

DRAWING LOCATION: P:\3100\31072\DRAWINGS\DESIGN\WORKING\31072_CDWG - SAVED BY: ELEANORE

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LEGAL DESCRIPTION
(PER THE TITLE COMMITMENT)
LOT 4, PARKER AND FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.
BENCHMARK
DOUGLAS CONTROL MONUMENT #1.095035, A 3- ¹ / ₂ " ALUMINUM CAP.
ELEVATION = 5906.34 FEET (NAVD1988), AS PUBLISHED BY DOUGLAS COUNTY
BASIS OF BEARINGS
THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR S23°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
FLOOD ZONE INFORMATION
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. MAP NUMBER: 08035C0067G EFFECTIVE DATE: MARCH 16, 2016
EXISTING LEGEND
--- PROPERTY LINE/RIGHT OF WAY LINE Ⓢ COMMUNICATIONS MANHOLE Ⓢ SANITARY SEWER MANHOLE Ⓢ STORM SEWER MANHOLE --- GAS --- UNDERGROUND GAS LINES --- COM --- UNDERGROUND COMMUNICATIONS LINES --- STM --- UNDERGROUND STORM SEWER LINES
DEVELOPMENT PLAN NOTES

- LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTIES SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.
- SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.
- SIGNAGE NOTE: APPROVAL OF A SEPARATE SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.
- DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.
- AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
- CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS.
- THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

SITE PLANS

PARKER AND PINE FILING NO.1 LOT 4 - CAR WASH

9572 TWENTY MILE ROAD

PARKER, COLORADO

A PORTION OF THE 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO



Vicinity Map

1"=2,000'

SHEET #	SHEET TITLE
1 OF 7	COVER SHEET
2 OF 7	EXISTING CONDITIONS MAP
3 OF 7	SITE PLAN
4 OF 7	GRADING PLAN
5 OF 7	UTILITY PLAN
6 OF 7	LANDSCAPE PLAN
7 OF 7	LANDSCAPE NOTES
A51	EXTERIOR ELEVATIONS
A52	DETAILS
A53	ENCLOSURE PLANS & ELEVATIONS
A54	DETAILS
ES1.0	LIGHTING PLAN
ES1.1	EXTERIOR LIGHTING SPEC SHEETS



RESOURCE LIST

APPLICANT 3K1 CONSULTING SERVICES, LLC 11811 N. TATUM BOULEVARD PHOENIX, AZ 85028 PH: (602) 850-8081	TOWN OF PARKER PLAN REVIEW 20120 E. MAIN STREET PARKER, CO 80138 CHIP KERKHOVE PH: (702) 989-2244 RANDY CAPRA
OWNER QUICK'N CLEAN 7291 E. ADOBE DRIVE, SUITE 115 SCOTTSDALE, AZ 85255 PH: (480) 707-3531	TOWN OF PARKER ENGINEERING / PUBLIC WORKS 20120 E. MAIN STREET PARKER, CO 80138-7335 TYLER SANDT PH: (303) 805-3182
OVERALL DEVELOPER EVT PARKER COLORADO, LLC 2710 E. CAMIE BACK ROAD, SUITE 210 PHOENIX, AZ 85016 RYAN AMATO PH: (602) 468-6100	WATER & SEWER PARKER WATER AND SANITATION DISTRICT 18100 E. WOODMAN ROAD PARKER, CO 80134 DRAYTON SANDERSON/ ROBERT RAMSEY PH: (303) 841-4627
CIVIL ENGINEER CEI ENGINEERING ASSOC., INC. 710 PINEDALE AVE. FRESNO, CA JASON HATWIG, PROJECT MANAGER PH: (559) 447-3119	FIRE DEPARTMENT SOUTH METRO FIRE RESCUE AUTHORITY 9195 E. MINERAL AVE. CENTENNIAL, CO 80112 CHIP KERKHOVE PH: (720) 989-2244
LANDSCAPE ARCHITECT CEI ENGINEERING ASSOC., INC. 3108 S.W. REGENCY PARKWAY, SUITE 2 BENTONVILLE, AR 72712 CHIP ASHLEY PH: (479) 273-9472	ELECTRICAL IRIXA 5406 US HWY 85 SEDALIA, CO 80135 PH: (303) 688-7431
ARCHITECT CHSQA 1777 S. BELLAIRE STREET, SUITE 100 DENVER, CO 80222 BILL STOV PH: (303) 962-9164	NATURAL GAS XCEL ENERGY 1800 LARIMER STREET DENVER, CO 80202 PH: (303) 572-7511
LAND SURVEYOR RUBINO SURVEYING 3512 AIRPORT ROAD BOULDER COLORADO 80301 PH: (303) 464-9515	



CEI ENGINEERING ASSOCIATES, INC.
710 W. PINEDALE AVE.
FRESNO, CA 93711
PHONE: (559) 447-3119
FAX: (559) 447-3129



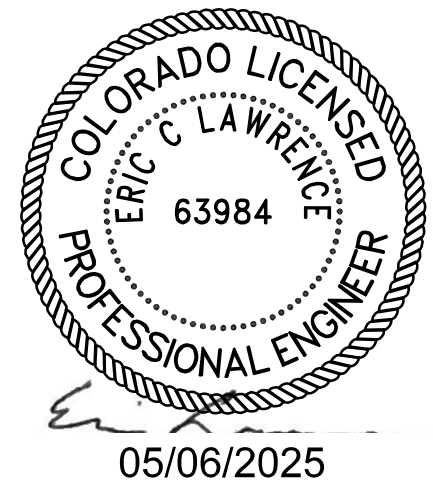
CLIENT
3K1 CONSULTING SERVICES, LLC.
11811 N. TATUM BOULEVARD,
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101



PLANS PREPARED FOR
QUICK'N CLEAN
7291 E. ADOBE DRIVE, SUITE 115
SCOTTSDALE, AZ 85255
PHONE: (480) 707-3531

REVISION		
NO.	DESCRIPTION	DATE

PARKER AND PINE FILING NO.1 LOT 4 - CAR WASH
9572 TWENTY MILE ROAD
PARKER, COLORADO

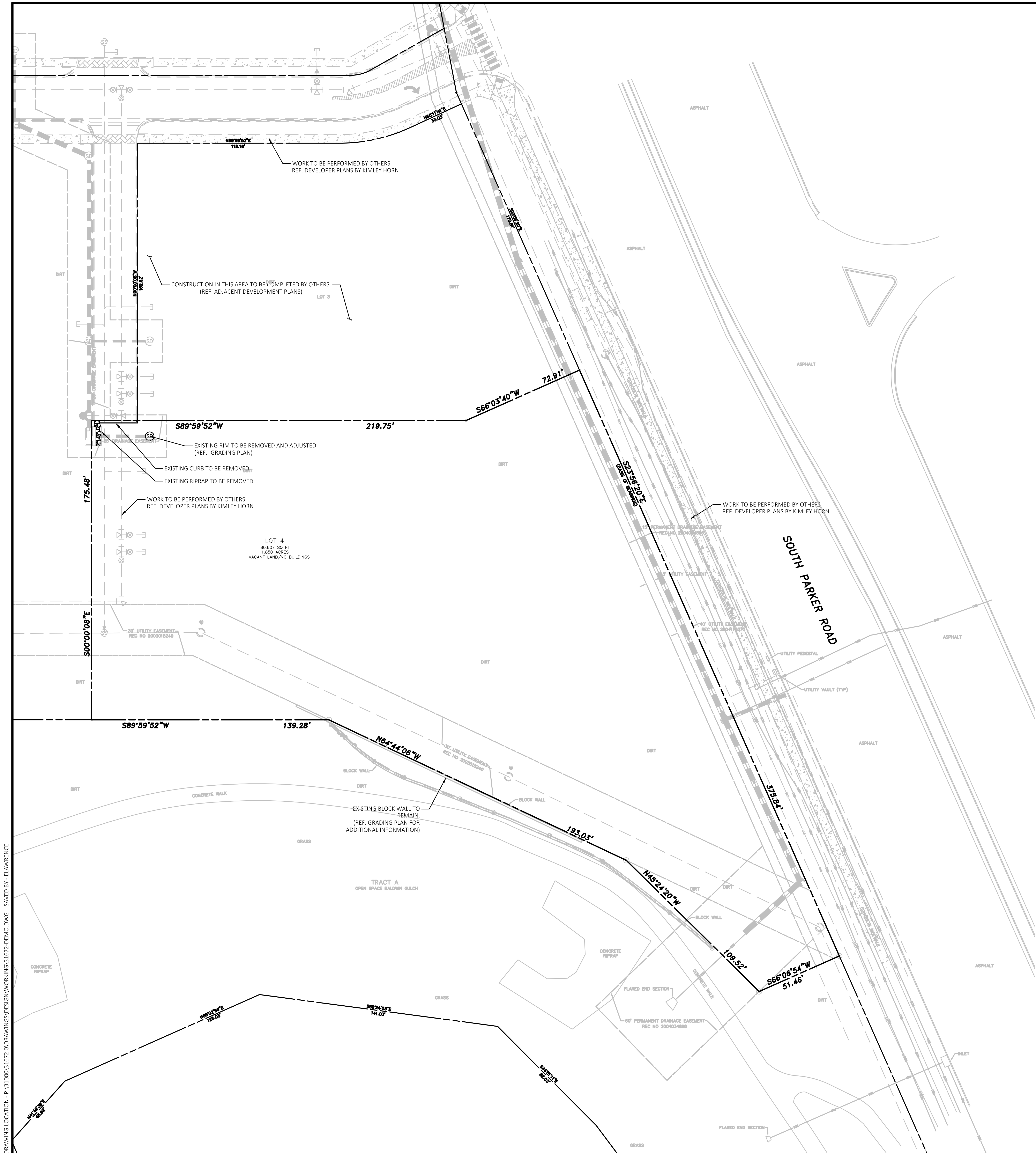


PROFESSIONAL OF RECORD	ECL
PROJECT MANAGER	MS
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	5/5/2025
REVISION	REV-7

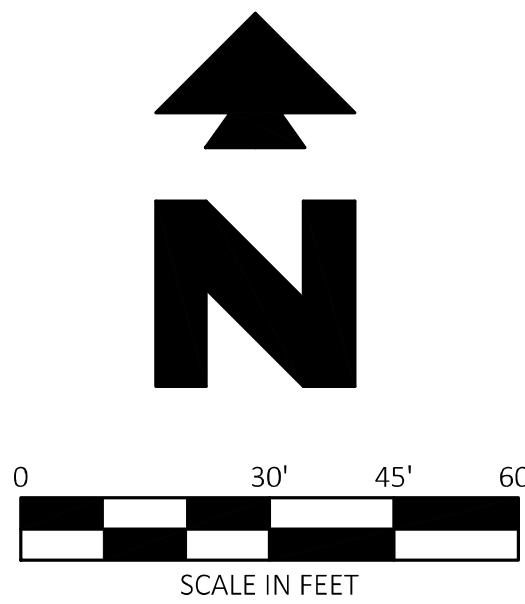
COVER SHEET

SHEET TITLE
SHEET NUMBER

01 OF 07



Know what's below.
Call before you dig.



BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3" ALUMINUM CAP.
ELEVATION = 5906.34 FEET (NAVD1988), AS PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR S23°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
MAP NUMBER: 08050067G
EFFECTIVE DATE: MARCH 16, 2016

FLOOD ZONE INFORMATION

EXISTING LEGEND:

- PROPERTY LINE/RIGHT OF WAY LINE
- ⊙ COMMUNICATIONS MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- UNDERGROUND GAS LINES
- UNDERGROUND COMMUNICATIONS LINES
- UNDERGROUND STORM SEWER LINES

DRAWING LOCATION: P:\3100\31072\DRAWINGS\DESIGN\WORKINGS\15172.DWG SAVES BY: CLAWRENCE

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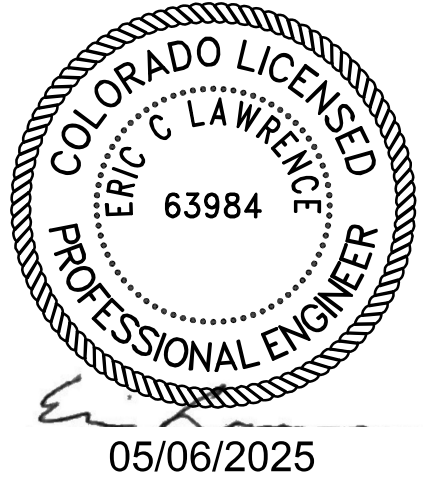
CLIENT
3K1 CONSULTING SERVICES, LLC.
11811 N. TATUM BOULEVARD,
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101



PLANS PREPARED FOR
QUICK N CLEAN
7291 E. ADAMS DRIVE, SUITE 115
SCOTTSDALE, AZ 85255
PHONE: (480) 707-3531

REVISION		
NO.	DESCRIPTION	DATE

PARKER AND PINE FILING NO.1 LOT 4 - CAR WASH
9572 TWENTY MILE ROAD
PARKER, COLORADO

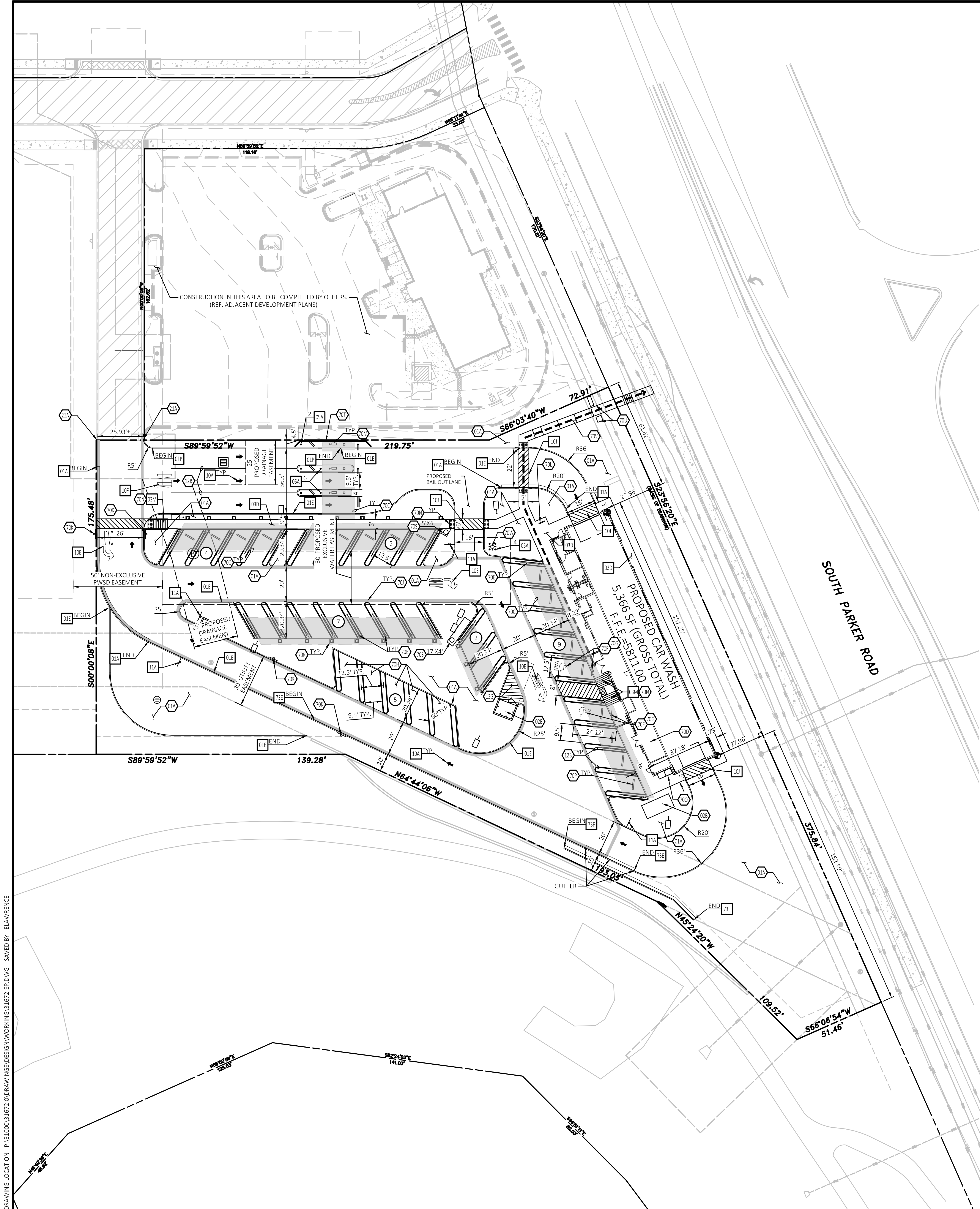


PROFESSIONAL OF RECORD	ECL
PROJECT MANAGER	MS
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	5/5/2025
REVISION	REV-7

EXISTING CONDITION
& DEMOLITION PLAN

SHEET TITLE
SHEET NUMBER

02 OF 07



DRAWING LOCATION: P:\3100\31072\DRAWINGS\DESIGN\WORKING\31072-SP.DWG - SAVED BY: CLARENCE

LEGAL DESCRIPTION

REFERENCE 01 - COVER SHEET FOR LEGAL DESCRIPTION.

BENCHMARK

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ELEVATION = 5906.34 FEET (NAVD1988), AS PUBLISHED BY DOUGLAS COUNTY

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FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
MAP NUMBER: 080500067G
EFFECTIVE DATE: MARCH 16, 2016

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

GENERAL SITE NOTES

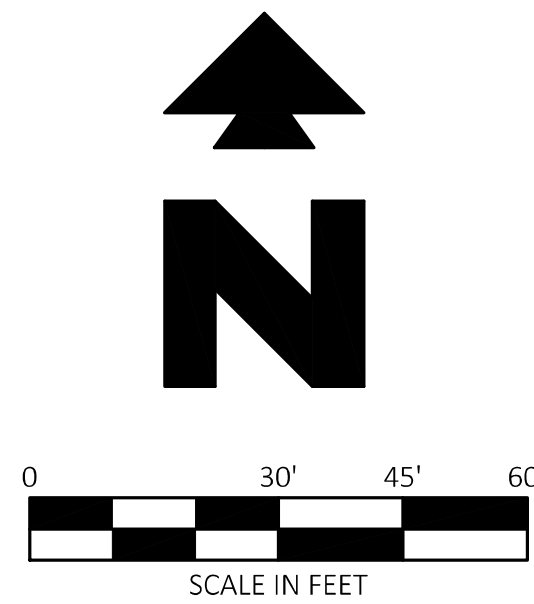
- A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- B. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- C. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- D. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- E. ALL CURBED RADII ARE TO BE 2' OR 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- F. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- G. EXISTING STRUCTURES TO REMAIN WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED / ADJUSTED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- I. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- J. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT CONTRACT REQUIREMENTS.
- K. REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- L. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- M. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE CONTRACT REQUIREMENTS.
UNLESS OTHERWISE NOTED, ALL CURB ON-SITE SHALL BE INSTALLED PER 01E.
ALL PARKING LOT SIGN BASE SUPPORTS (EXCLUDING ACCESSIBLE PARKING SIGNAGE) SHALL BE INSTALLED PER DETAIL 12F.
ALL PARKING LOT STRIPING SHALL BE PAINTED WITH 4 INCH YELLOW PAINT (TYP.)
ACCESSIBLE PARKING STALL STRIPING AND ISA SYMBOL SHALL BE PAINTED PER ARCH PLANS.
- N. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING THAT VEHICLES IN VIOLATION OF THE LOCAL MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- O. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE OPERATOR SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- P. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% (1:48) IN ANY DIRECTION.
- Q. ANY FACILITIES THAT ARE TO REMAIN AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF CONSTRUCTION, SHALL BE REPLACED PER CURRENT CONTRACT REQUIREMENTS AT THE SOLE EXPENSE OF THE CONTRACTOR.
- R. REFER TO DETAIL 08B FOR CONCRETE JOINT DETAILS.
- S. CONTRACTOR SHALL ENSURE ADA CONFORMANCE OF ALL EXISTING SIDEWALKS AND CURB RAMPS WITHIN PUBLIC RIGHT-OF-WAY WITHIN THE PROJECT LIMITS. ALL EXISTING SIDEWALKS AND CURB RAMPS SHALL CONFORM TO THE LATEST ADOPTED VERSION (AND ALL AMENDMENTS) OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN & THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS). ANY EXISTING SIDEWALK THAT IS NOT IN CONFORMANCE WITH ADA REGULATIONS SHALL BE REMOVED AND REPLACED PER CITY OF DALLAS CODES AND COST SHALL BE INCLUDED IN BASE BID.
- T. ALL ADA SIGNS SHALL BE PERMITTED SEPARATELY.

SITE DETAILS (REF CONSTRUCTION DOCUMENTS FOR DETAILS)

- 01A TYPE A CONCRETE CURB AND GUTTER
- 01B TYPE C CONCRETE RAISED CURB AND GUTTER
- 01E TYPE E CURB
- 01P RAISED CURB AND GUTTER
- 030 CONCRETE SIDEWALK
- 03M WHEELCHAIR RAMP IN SIDEWALK
- 05A BOLLARD (SINGLE)
- 10A TRAFFIC FLOW ARROW
- 10B STOP BAR
- 10E RIGHT/LEFT TURN ONLY PAVEMENT MARKING
- 10F ENTER PAVEMENT MARKING WITH ARROW
- 10J CROSSWALK MARKING
- 11A DO NOT ENTER SIGN
- 12G STOP SIGN
- 73E REINFORCED REVERSED CURB WITHOUT FOOTING
- 73F REINFORCED REVERSED CURB WITH FOOTING



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PROJECT INFORMATION	
PROJECT NAME:	QUICK N CLEAN (CAR WASH)
PROJECT ADDRESS:	9572 TWENTY MILE ROAD, PARKER, COLORADO
PROJECT DESCRIPTION:	DEVELOPMENT OF A FREE-STANDING EXPRESS CAR WASH BUILDING WITH ASSOCIATED VACUUM (23) AND PAY STATION (3) CANOPIES.
SITE INFORMATION	
PROPOSED PROPERTY	1.88± AC. / 80,607± S.F.
BUILDING AREA	5,380± S.F.
LANDSCAPE AREA (ON-SITE & FRONTAGE)	0.73± AC. / 31,882± S.F.
SITE LANDSCAPE RATIO	39.55%
ZONING INFORMATION	
JURISDICTION:	PARKER
EXISTING ZONING:	PLANNED DEVELOPMENT
PROPOSED ZONING:	PLANNED DEVELOPMENT
MAX. BUILDING HEIGHT ALLOWED:	2 STORIES, NOT TO EXCEED 45'-0"
PROPOSED BUILDING HEIGHT:	24'-8"
SETBACKS PER PARKER & PINE MIXED USE DEVELOPMENT PLANNED DEVELOPMENT GUIDE):	BUILDING: FRONT YARD: 10 FT MIN., 80FT MAX. FROM PUBLIC STREET SIDE YARD: 10 FT REAR YARD: 10 FT LANDSCAPE: (1) LANDSCAPING, EACH SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH CHAPTER 13.06 OF THIS TITLE.
PARKING REQUIREMENTS	
PARKING REQUIRED:	CAR WASH: 1 PER ESTABLISHMENT PLUS 1 PER STAFF MEMBER PER MAXIMUM SHIFT
PARKING PROVIDED:	EMPLOYEE: 4 (12.5' X 18') NON-VACUUM: 1 (12.5' X 18') VACUUM: 25 (12.5' X 18') ACCESSIBLE (VACUUM): 2 (12.5' X 18') (8' ACCESS AISLE) TOTAL PARKING:32
BICYCLE PARKING REQUIRED:	2
BICYCLE PARKING PROVIDED:	2

EXISTING LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- (C) COMMUNICATIONS MANHOLE
- (S) SANITARY SEWER MANHOLE
- (D) STORM SEWER MANHOLE
- GAS --- UNDERGROUND GAS LINES
- COM --- UNDERGROUND COMMUNICATIONS LINES
- STM --- UNDERGROUND STORM SEWER LINES

PROPOSED

- CONCRETE CURB
- BUILDING CONTROL POINT
- PROPOSED PARKING SPACES
- PEDESTRIAN PATH OF TRAVEL
- VACUTECH CANOPY
- LIGHT POLE

SITE NOTES

- 01A SEEDDED GREEN AREA.
- 02B TRANSFORMER PAD (PER ELEC CO. AND/OR ARCH PLANS)
- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- 12B 4 INCH TRAFFIC YELLOW ALIGNMENT STRIPES (TYP.)
- 12G 4" WIDE PAINTED WHITE STRIPES, 2.0' O.C. @ 45°
- 21A TAPER CURB TO MATCH EXISTING CURB.
- 70C "VACUTECH" CORRUGATED ALUMINUM CANOPY, REF ARCHITECTURAL PLANS VACUUM CANOPY BY OTHERS AND SHOWN ON THIS PLAN FOR REFERENCE. REFER TO VENDOR PLANS FOR FINAL PLACEMENT AND INSTALL REQUIREMENTS.
- 70D "VACUTECH" VACUUM ENCLOSURE, REF ARCHITECTURAL PLANS VACUUM CANOPY BY OTHERS AND SHOWN ON THIS PLAN FOR REFERENCE. REFER TO VENDOR PLANS FOR FINAL PLACEMENT AND INSTALL REQUIREMENTS.
- 70E "VACUTECH" VACUUM (RIVAL ARCH), REF ARCHITECTURAL PLANS VACUUM CANOPY BY OTHERS AND SHOWN ON THIS PLAN FOR REFERENCE. REFER TO VENDOR PLANS FOR FINAL PLACEMENT AND INSTALL REQUIREMENTS.
- 70F "UNAUTHORIZED VEHICLES" WARNING SIGN (PER ARCH. PLANS)
- 70G ACCESSIBLE PARKING OFF-STREET (PER ARCH. PLANS)
- 70H EMPLOYEE PARKING & ESTABLISHMENT PARKING
- 70J FIRE LANE MARKING PER TOWN OF PARKER STANDARDS
- 70K NO PARKING FIRE LANE SIGN PER TOWN OF PARKER STANDARDS
- 70L BICYCLE RACK (PER ARCH. PLANS)
- 70M PAY STATION (REF ARCH. PLANS)
- 70N 3" DEEP DETECTABLE WARNING TO BE INSTALLED AT FULL WIDTH OF LANDING
- 70P WHEEL STOP, REF. ARCH. PLANS FOR FINAL PLACEMENT
- 70Q WORKING SPACE OF 3' BEYOND DOORS OPEN AT 90 DEGREES REQUIRED (WORKING SPACE CANNOT BE IN A DRIVABLE LOCATION).
- 70R 2' X 2' CONCRETE PAD WITH TRASH RECEPTACLE
- 70S CONCRETE PAD WITH VACUUM EQUIPMENT (SEE SIZE OF PAD THIS SHEET) (REF. VENDOR DRAWINGS FOR ADDITIONAL DETAILS).
- 70T CMU RETAINING FEATURE (10" DEEP BLOCKS, ROUGHLY 28" TALL)
- 70U ELECTRICAL TRANSFORMER PADS (PER ELEC. CO.)
- 70V STEPPED PATH
- 70W FIRE HYDRANT



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3K1 CONSULTING SERVICES, LLC.
11811 N. TATUM BOULEVARD,
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101



PLANS PREPARED FOR
QUICK N CLEAN
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SCOTTSDALE, AZ 85255
PHONE: (480) 707-3531

REVISION

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PARKER AND PINE FILING NO.1 LOT 4 - CAR WASH

9572 TWENTY MILE ROAD
PARKER, COLORADO



PROFESSIONAL OF RECORD	ECL
PROJECT MANAGER	MS
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	5/5/2025
REVISION	REV-7

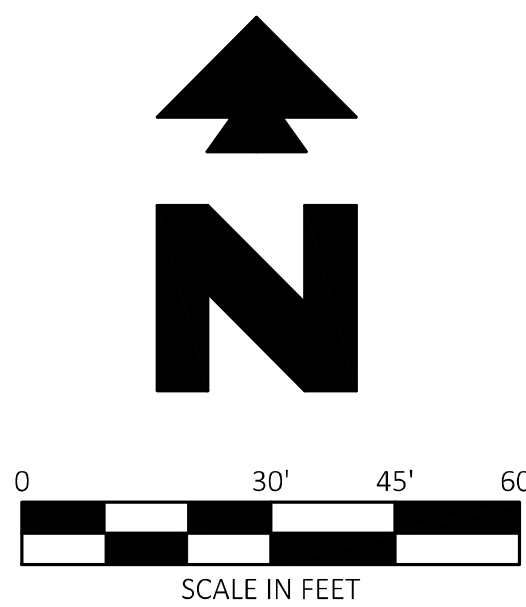
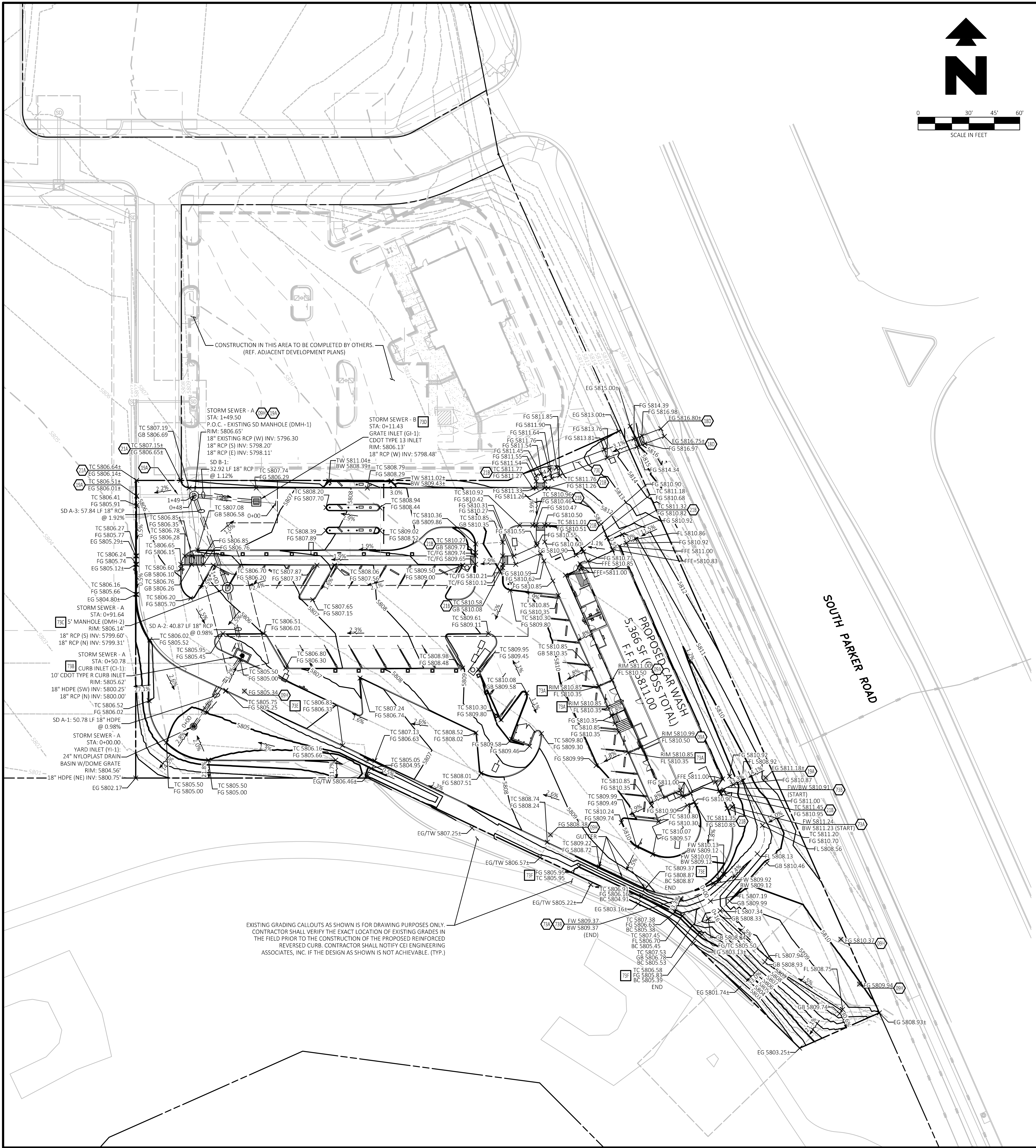
SITE PLAN

SHEET TITLE
SHEET NUMBER

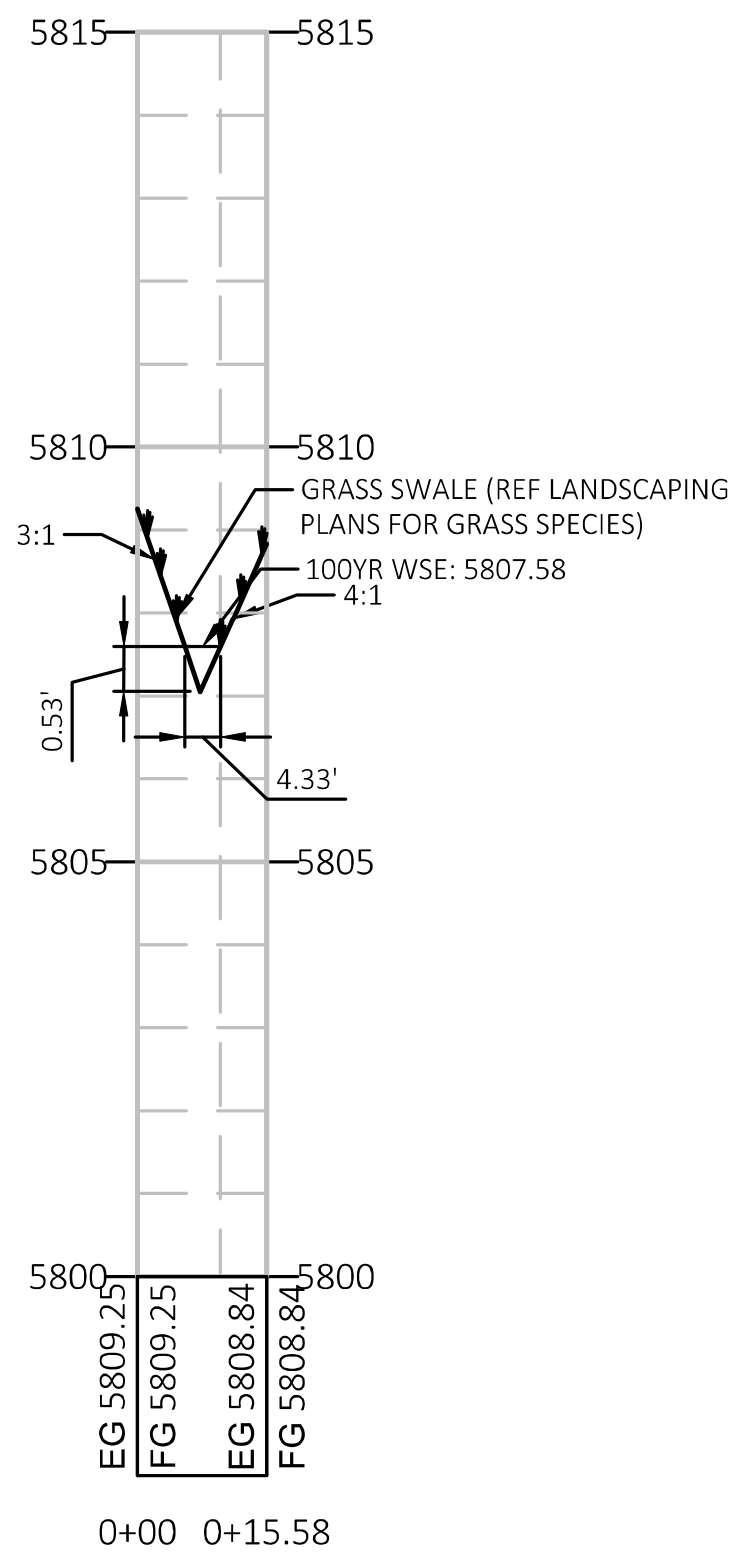
03 OF 07

DRAWING LOCATION: P:\3100\31072\DRAWINGS\DESIGN\WORKINGS\31072-GP.DWG SAVED BY: ELA WRENCE

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LANDSCAPE SWALE CROSS SECTION PROFILE
VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'



EXISTING LEGEND:

- PROPERTY LINE/RIGHT OF WAY LINE
- COMMUNICATIONS MANHOLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- UNDERGROUND GAS LINES
- UNDERGROUND COMMUNICATIONS LINES
- UNDERGROUND STORM SEWER LINES

PROPOSED

- GRADE BREAK
- CONTOUR ELEVATIONS
- STORM DRAIN

x XX.XX

- SPOT ELEVATIONS:
BC = BOTTOM OF REINFORCED REVERSE CURB
EG = EXISTING GRADE
FFE = FINISH FLOOR ELEVATION
FG = FINISH GRADE
FL = FLOW LINE
FW = FRONT OF WALL
GB = GRADE BREAK
RM = TOP OF STRUCTURE
TC = TOP OF CURB
TW=TOP OF WALL

GENERAL GRADING NOTES

- PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- CONTRACTOR HAS THE OPTION TO BID THE FOLLOWING MATERIAL FOR THE STORM SEWER SYSTEM EXCEPT WHERE OTHERWISE NOTED: RCP, OR HDPE AS INDICATED ON THIS PLAN WHERE THE WORD PIPE IS USED. ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("N") OF 0.013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE PROJECT CONTRACT REQUIREMENTS FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS OF THE LOCAL AUTHORITIES:
 - ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A (REF. CONSTRUCTION PLAN SET).
 - ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

GRADING DETAILS (REF. CONSTRUCTION PLAN SET FOR DETAILS)

- 01P RAISED CURB AND GUTTER
- 73A 6" CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT - PER PARKER COLORADO STANDARD DETAIL 29
- 73B 10" CDDOT TYPE R CURB INLET W/ TOWN OF PARKER MANHOLE COVER
- 73C 5" CDDOT MANHOLE W/TOWN OF PARKER MANHOLE COVER
- 73D CDDOT TYPE 13 INLET
- 73E REINFORCED REVERSE CURB WITHOUT FOOTING
- 73F REINFORCED REVERSE CURB WITH FOOTING

GRADING NOTES

- 09A DOWN SPOUTS - (TYP. - PER ARCH. PLANS).
- 09H REMOVE TOP OF EXISTING DRAINAGE STRUCTURE AND ADJUST RIM TO ELEVATION TO MATCH FINISH GRADE. IF EXISTING STRUCTURE TOP IS A GRATE, REPLACE WITH TOWN OF PARKER MANHOLE COVER.
- 18D MATCH EXISTING PAVEMENT ELEVATIONS.
- 19A EXISTING TO REMAIN.
- 21A TAPER CURB TO MATCH EXISTING CURB
- 21B TAPER CURB FROM 6 INCHES TO 0 INCHES OVER 2 FEET.
- 73A RETAINING WALL (PER ARCH. PLANS).
- 73B FOUR (4) FOOT SCREEN WALL (PER ARCH. PLANS).
- 73C LANDSCAPE SWALE TERMINATION (REF SECTION VIEW THIS SHEET)
- 73D TRANSITION FROM 6" CURB AND GUTTER TO 12" RAISED CURB AND GUTTER
- 73E STEPPED PATH WITH UPPER STAIR SEGMENT; ELEVATIONS SET BY OTHERS

ADA STANDARD NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF PARKER DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL, OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3" ALUMINUM CAP.
ELEVATION = 5906.34 FEET (NAVD1988), AS PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR S23°50'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
MAP NUMBER: 08050007G
EFFECTIVE DATE: MARCH 16, 2016



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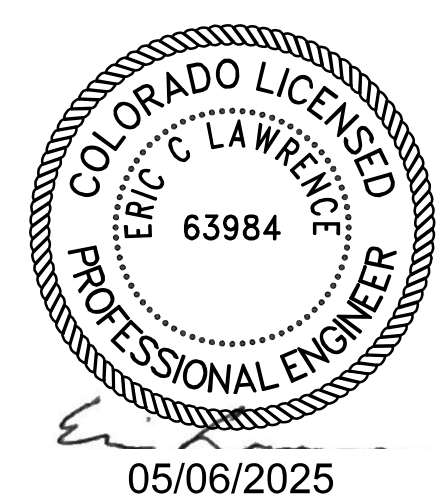
REVISION

NO.	DESCRIPTION	DATE

PARKER AND PINE FILING NO.1 LOT 4 - CAR WASH

9572 TWENTY MILE ROAD

PARKER, COLORADO

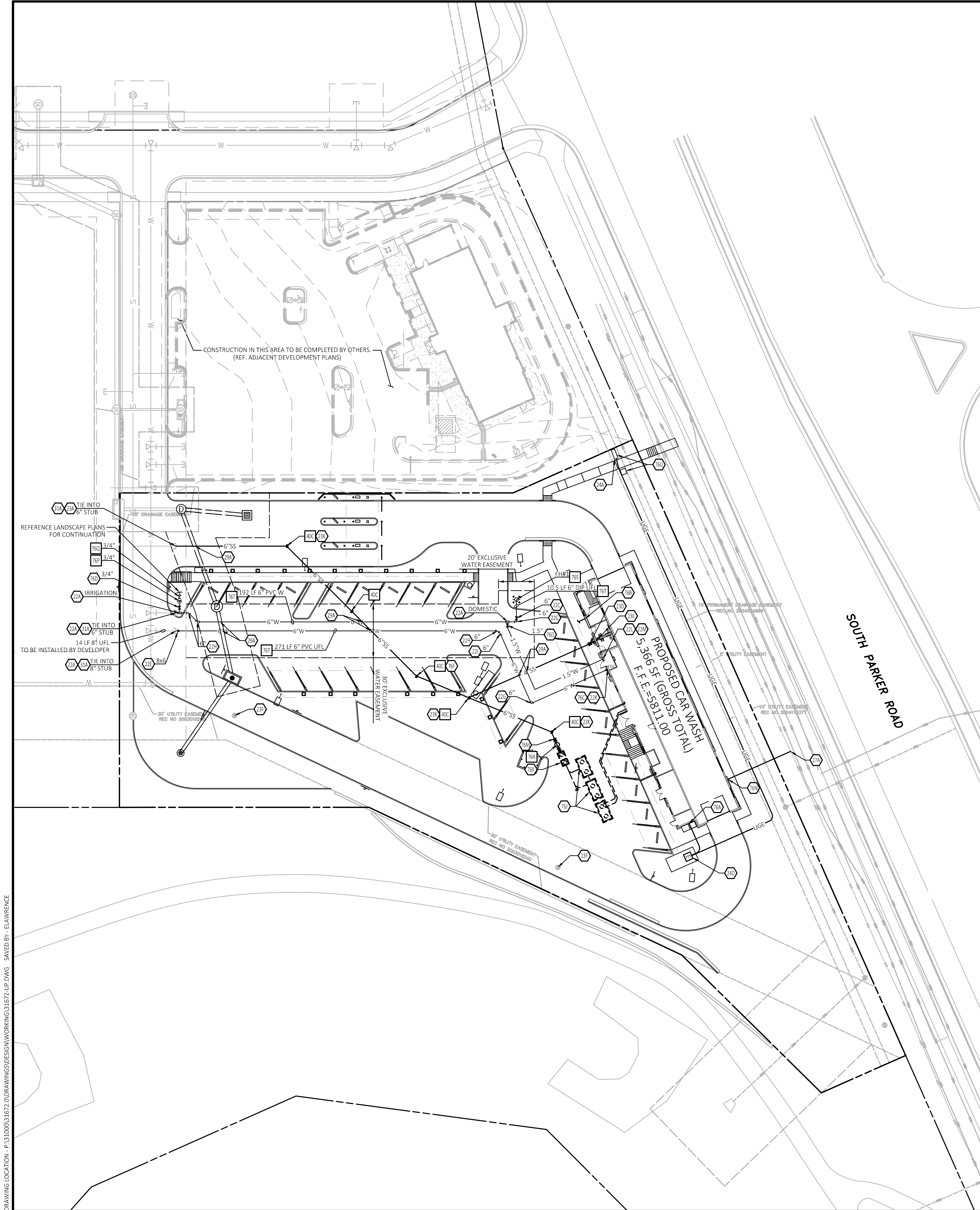


PROFESSIONAL OF RECORD	ECL
PROJECT MANAGER	MS
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	5/5/2025
REVISION	REV-7

GRADING PLAN

SHEET TITLE
SHEET NUMBER

04 OF 07



DRAWING LOCATION: P:\3100\31072\DRAWINGS\DESIGN\WORKINGS\1072-UP.DWG SAVED BY: ELAURANCE

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LEGAL DESCRIPTION

REFERENCE 01 - COVER SHEET FOR LEGAL DESCRIPTION.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3" ALUMINUM CAP.
ELEVATION = 5906.34 FEET (NAVD1988), AS PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR S23°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
MAP NUMBER: 08035C0067G
EFFECTIVE DATE: MARCH 16, 2016

NOTE:

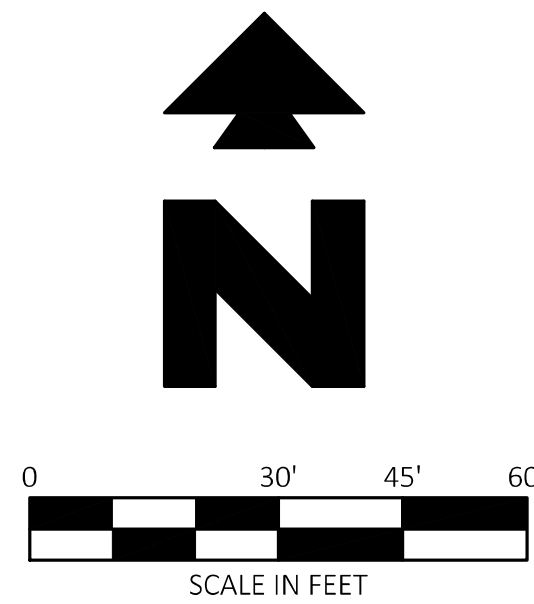
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

GENERAL UTILITY NOTES

- ALL WATER LINES SHALL HAVE 4'-6" MIN. COVER.
- ALL SANITARY SEWER LINES 6" AND SMALLER SHALL BE PVC (SDR35) WITH 4'-6" MIN. COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE PROJECT CONTRACT REQUIREMENTS OR SPECIFICATIONS OF THE LOCAL AUTHORITIES:
REFERENCE DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICE DETAIL W1.1
ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER W3.18.
ALL WATER LINE PIPE TRENCHING & BEDDING SHALL BE INSTALLED PER W4.1.
ALL SANITARY SEWER PIPE TRENCHING & BEDDING SHALL BE INSTALLED PER S4.1-S4.5.
REFERENCE DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICE DETAIL S1.1.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM COVER ON ALL WATER LINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - REFER TO ELECTRIC COMPANY PLANS FOR ELECTRIC SERVICE DESIGN.
 - REFER TO TELEPHONE PLANS FOR TELEPHONE & DATA SERVICE DESIGN.



Know what's below.
Call before you dig.



EXISTING LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- COMMUNICATIONS MANHOLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GAS — UNDERGROUND GAS LINES
- COM — UNDERGROUND COMMUNICATIONS LINES
- STM — UNDERGROUND STORM SEWER LINES

PROPOSED LEGEND

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- X"G — GAS SERVICE
- X"SS — SANITARY SEWER SERVICE
- UGE — UNDERGROUND ELECTRIC SERVICE
- UGT — UNDERGROUND TELEPHONE SERVICE
- X"W — WATER SERVICE
- FDC — FIRE DEPARTMENT CONNECTION
- Fire HYDRANT

UTILITY NOTES

- POINT OF CONNECTION - WATER SERVICE PER LOCAL CODE STANDARDS
- M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET)
- M.J. REDUCER (SEE SIZES THIS SHEET)
- 90° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 45° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22.5° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- SPRINKLER ENTRY PER ARCH. PLANS
- METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET)
- INTERNAL WATER METER (PER LOCAL CODES AND SPECIFICATION) (REF ARCH PLANS)
- POINT OF CONNECTION FOR SANITARY SEWER
- BUILDING SANITARY SEWER SERVICE CLEAN-OUT
- SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS)
- ADJUST RIM TO MATCH FINISH GRADE
- SANITARY SEWER SERVICE WYE (PER LOCAL CODES)
- POINT OF CONNECTION FOR ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
- PROPOSED ELECTRIC TRANSFORMER
- POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENT)
- MAINTAIN MINIMUM 18" VERTICAL SEPARATION
- LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- UNDERGROUND ELECTRICAL SERVICE ENTRY (PER ARCH PLANS) (REF ELECTRICAL SCHEMATIC PLANS FOR ELECTRICAL SERVICE CONSTRUCTION INFORMATION)
- UNDERGROUND TELEPHONE SERVICE ENTRY (PER ARCH PLANS) (REF TELEPHONE CO. SCHEMATIC PLANS FOR TELEPHONE SERVICE CONSTRUCTION INFORMATION)
- INTERNAL FIRE SPRINKLER RISER WITH WALL MOUNT FIRE DEPARTMENT CONNECTION (FDC), REF MECHANICAL PLANS
- CURB STOP VALVE REF TOWN OF PARKER DETAILS AND SPECIFICATIONS.
- 22.5° BEND
- RECLAIM SYSTEM (REF PLUMBING PLANS)
- SAND/VOID SEPARATOR (REF PLUMBING PLAN)
- REF PLUMBING PLANS FOR CONTINUATION
- GAS SERVICE ENTRY (PER ARCH. PLANS)
- ELECTRICAL TRANSFORMER PADS AND TRANSFORMERS (PER ELEC. CO.)

UTILITY DETAILS (REF CONSTRUCTION DOCUMENTS FOR DETAILS)

- SANITARY SEWER CLEAN OUT
- OUTSIDE SETTING FOR 8" - 1" METER PER TOWN OF PARKER DETAIL W5.10
- REDUCED PRESSURE BACKFLOW PER TOWN OF PARKER DETAIL W6.1
- SAMPLING MANHOLE PER TOWN OF PARKER DETAIL S5.3
- FIRE HYDRANT PER TOWN OF PARKER DETAIL W2.5
- LOCATOR WIRE PER TOWN OF PARKER DETAIL W2.6



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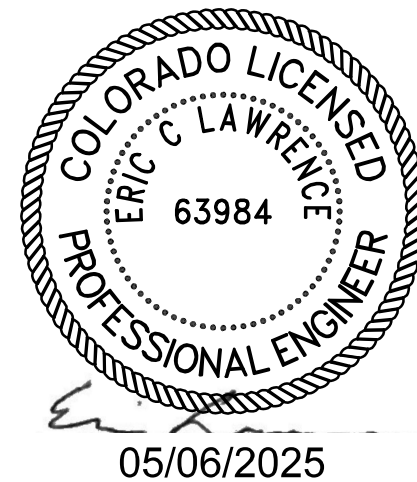


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REVISION

NO.	DESCRIPTION	DATE

PARKER AND PINE FILING NO. 1 LOT 4 - CAR WASH
9572 TWENTY MILE ROAD
PARKER, COLORADO

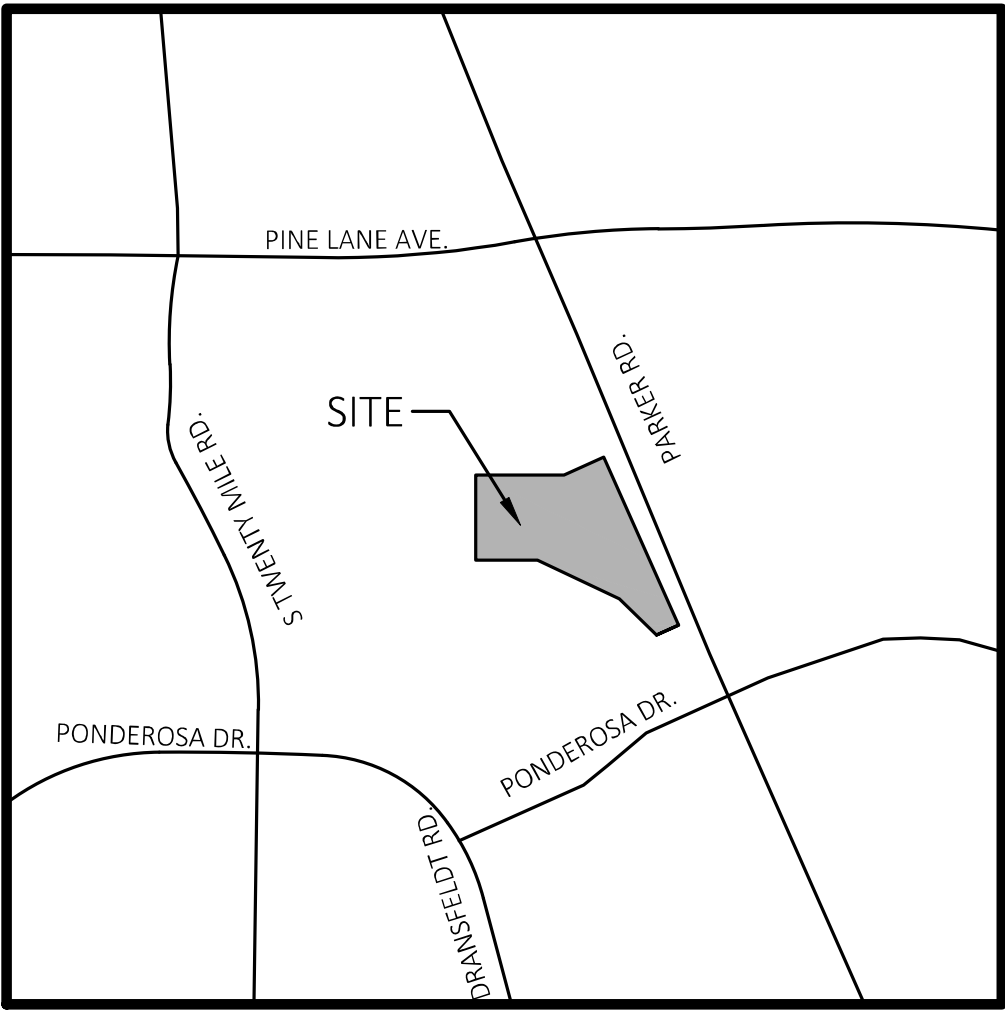
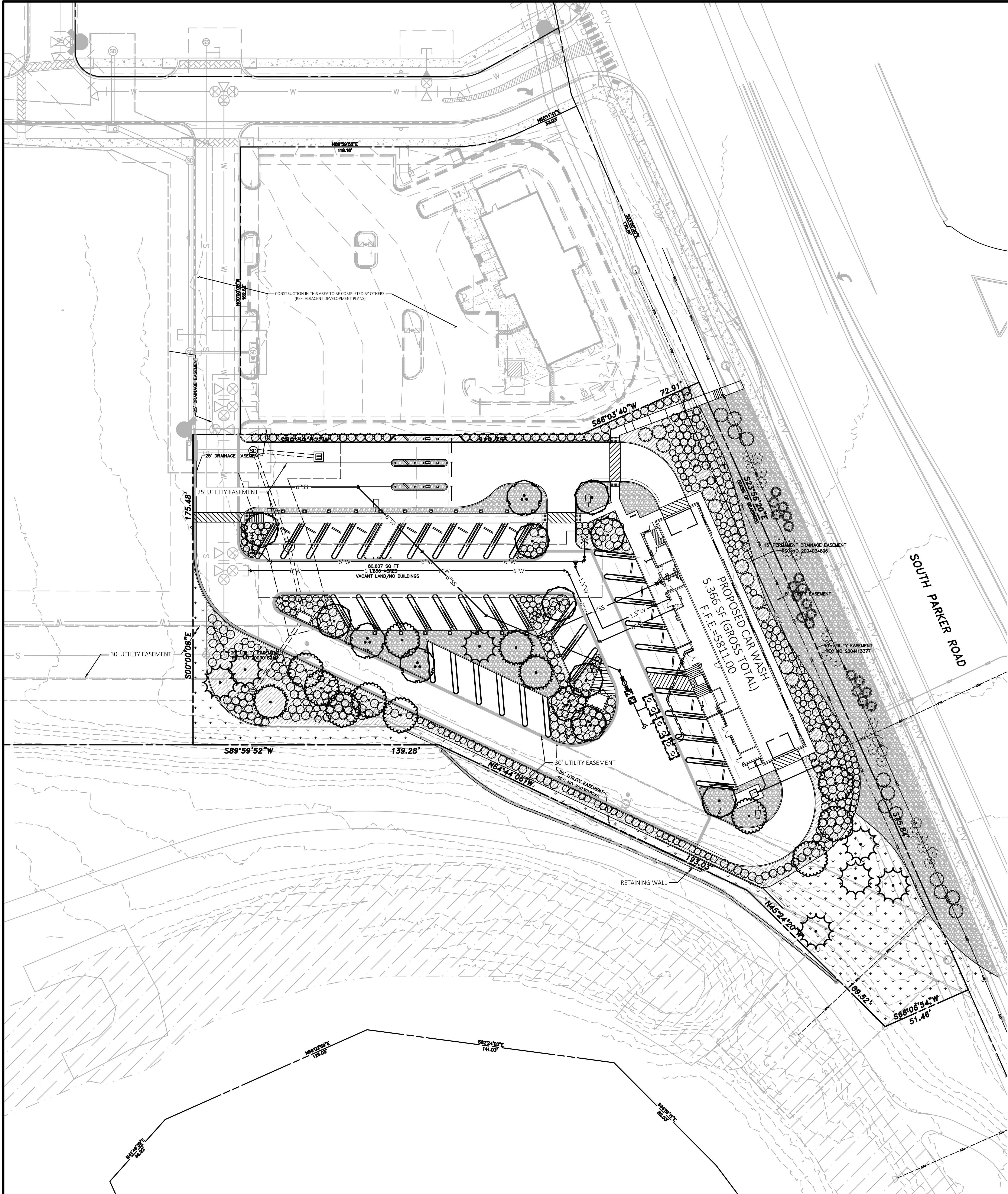


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DESIGNER	RM
CEI PROJECT NUMBER	31672
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REVISION	REV-7

UTILITY PLAN

SHEET TITLE
SHEET NUMBER

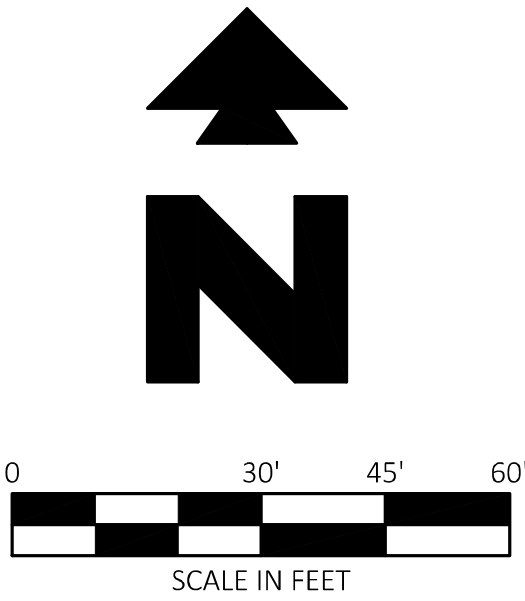
05 OF 07



Vicinity Map
Not to Scale



Know what's below.
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PROPOSED LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- STORM DRAIN
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

PROPOSED LEGEND

- 50A TREE PLANTING DETAIL
- 50B SHRUB PLANTING DETAIL
- 50Q STEEL EDGING DETAIL

LANDSCAPE REQUIREMENTS

AREA	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	A MIN OF 1% OF THE TOTAL DEVELOPED AREA SHALL BE DEDICATED TO LANDSCAPE	80,607 x 15% = 12,091 SF OF LANDSCAPE AREA REQUIRED	38,246 SF PROVIDED
	1 TREE AND 5 SHRUBS SHALL BE PLANTED PER 1,500 SF OF LANDSCAPED LOT AREA	12,091 / 1,500 = 8 TREES AND 40 SHRUBS REQUIRED	8 TREES AND 40 SHRUBS PROVIDED
	25% - 50% OF REQUIRED TREES SHALL BE EVERGREEN	2 - 4 TREES SHALL BE EVERGREEN	10 EVERGREEN TREES PROVIDED
PARKING LOT PERIMETER	A MIN 10' BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS, RESIDENTIAL USES, NONCOMPATIBLE USES OR OPEN SPACE	REQUIRED	PROVIDED
PARKING LOT INTERIOR LANDSCAPE	AN AREA EQUAL TO 10% OF THE TOTAL PARKING AREA SHALL BE DEDICATED TO LANDSCAPE	45,364 SF x 10 = 4,536 SF OF LANDSCAPE AREA REQUIRED	5,648 SF PROVIDED
SITE PERIMETER LANDSCAPE	1 TREE SHALL AND 5 SHRUBS SHALL BE PLANTED PER LANDSCAPE ISLAND	6 TREES AND 30 SHRUBS REQUIRED	8 TREES AND 30 SHRUBS PROVIDED
	1 ADDITIONAL SHRUB SHALL BE PLANTED FOR EACH ADDITIONAL 15 SF ABOVE 162 SF IN EACH LANDSCAPE ISLAND		
TOTAL NUMBER OF TREES AND SHRUBS PROVIDED	1 TREE AND 5 SHRUBS SHALL BE PLANTED PER 40 LF OF SITE PERIMETER	665 LF OF PERIMETER / 40 = 17 TREES AND 84 SHRUBS REQUIRED	17 TREES AND 84 SHRUBS PROVIDED
			33 TREES PROVIDED 548 SHRUBS PROVIDED

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TREE SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	MATURE HT.	CAL.
TREES							
	5	BETULA OCCIDENTALIS / WATER BIRCH	B & B	50A		40'	2.50" CAL.
	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER LOCUST	B & B	50A		50'	2.50" CAL.
	7	PICEA PUNGENS / COLORADO SPRUCE	B & B	50A	6'-8" MIN	50'	
	3	PINUS EDULIS / PINON PINE	B & B	50A	6'-8" MIN	25'	
	10	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	50A		50'	2.50" CAL.

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SHRUB SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT.
SHRUBS					
	25	BUDDLEIA DAVIDI 'BLACK KNIGHT' / BLACK KNIGHT BUTTERFLY BUSH	5 GAL	50B	6'
	85	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL	50B	4'
	25	FORESTIERA NEOMEXICANA 'HAPPY BOY' / HAPPY BOY NEW MEXICO PRIVET	5 GAL	50B	12'
	150	JUNIPERUS CHINENSIS 'ARMSTRONGII' / ARMSTRONG JUNIPER	5 GAL	50B	4'
	106	JUNIPERUS HORIZONTALIS 'ANDROMA' / ANDROMA JUNIPER	5 GAL	50B	2'
	20	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	5 GAL	50B	3'
	3	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	5 GAL	50B	4'
	200	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	50B	2'
	14	RUDBECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM CONEFLOWER	5 GAL	50B	3'

LANDSCAPE MATERIALS LEGEND

GROUND COVERS	QTY	NAME	TYPE
	+/- 13,887 SF	4" DEPTH 2" - 3" WASHED GRANITE ROCK MULCH COLOR: BROWN/TAN	
	+/- 14,801 SF	3" - 6" RIVER ROCK COBBLE (4" - 6" DEPTH) COLOR: BROWN/TAN	
	+/- 12,297 SF	SEED MIX OF 40% CRESTED WHEATGRASS, 40% PERENNIAL RYEGRASS, 10% SWITCHGRASS, 5% BLUE GRAMA (COATED), AND 5% SIDEDOTS GRAMA @ 3 LBS PER 1000 SF	SEED



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PARKER AND PINE FILING NO. 1 LOT 4 - CAR WASH

9572 TWENTY MILE ROAD

PARKER, COLORADO



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PROJECT MANAGER MS
DESIGNER RM
CEI PROJECT NUMBER 31672
DATE 5/7/2025
REVISION REV-7

LANDSCAPE PLAN

SHEET TITLE
SHEET NUMBER

06 OF 07

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH THE DESCRIBED WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLANS TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERY. THE OWNERS REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL PROVIDE AN ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS, SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE CONTRACTOR SHALL NOT HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE SOIL SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARD GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL, SUCH POINT AS TREE IS FULLY ESTABLISHED. ANY AREAS OF EROSION, STRUCTURES, SITE UTILITIES, ETC., WHICH OCCUR AS A RESULT OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPORT ALL ALL INFORMATION TO THE LANDSCAPE ARCHITECT, SITE UTILITIES, ETC., WHICH OCCUR AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THE PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AROUND GRADING.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 40% KENTUCKY BLUEGRASS, 40% TALL FESCUE, 20% PERENNIAL RYEGRASS BY WEIGHT @ 3 LBS / 1000 SF.
- SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE. SEEDING SHALL BE COMPLETED WITHIN 10 DAYS OF BED PREP AND MUST BE DELAYED AFTER MIXING 12-24 HOURS AND AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPS 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL, BLANKET AS SHOWN ON EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- THE LANDSCAPE CONTRACTOR SHALL HAVE A SOILS ANALYSIS TEST CONDUCTED ON THE SITE PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR ANALYSIS. THE RESULTS WILL INCLUDE A NUTRIENT AND pH TEST REPORT AND RECOMMENDATIONS (AMENDMENTS/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUBS, SOD, TREES). THE SOILS LAB DESIGN AND RECOMMENDATIONS ARE TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLING ANY LANDSCAPE MATERIALS ON SITE.

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCKS, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY, AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL SHALL BE PROPERLY COMPACTED. FILL MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
3. LOCATE TREES A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2" FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACROSS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
6. ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
7. TOPSOIL DEPTH SHALL BE AS FOLLOWS:
PLANTER BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
8. BACKFILL ALL TREES, SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
10. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT TREATMENT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
12. ALL PLANTING BEDS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST.
13. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
14. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDING OF THE TREE. REMOVE WIRE, TWINE, AND BURGLAR FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
15. IF A NON-BIODegradABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
16. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
18. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
19. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
20. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
21. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
22. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
23. A FOUR INCH (4") TOP DRESSING/MULCHING OF 2" - 3" WASHED GRANITE ROCK MULCH SHALL BE PLACED IN ALL PLANT AREAS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
24. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY OCT-APR
DECIDUOUS SHRUBBERY & TREES OCT-APR
EVERGREEN TREES OCT-APR

A. **GUARANTEE:**
ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN HAS BEEN ESTABLISHED, MAINTENANCE SHALL BE THE DUTY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AREAS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE RE-SEEDING UNTILL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH SHALL BE MORE THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.

B. **REPLACEMENT:**
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISLEAF, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING FIVE (5) DAY MAINTENANCE PERIOD, OR AT THE END OF THE MAINTENANCE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED WITHIN GIVEN CYCLES.

C. **MAINTENANCE:**
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THEREAFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE ARE ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

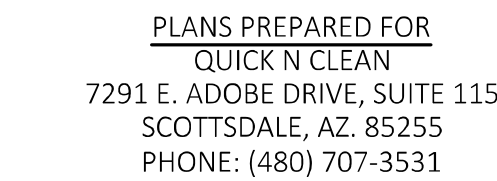
1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE
3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.



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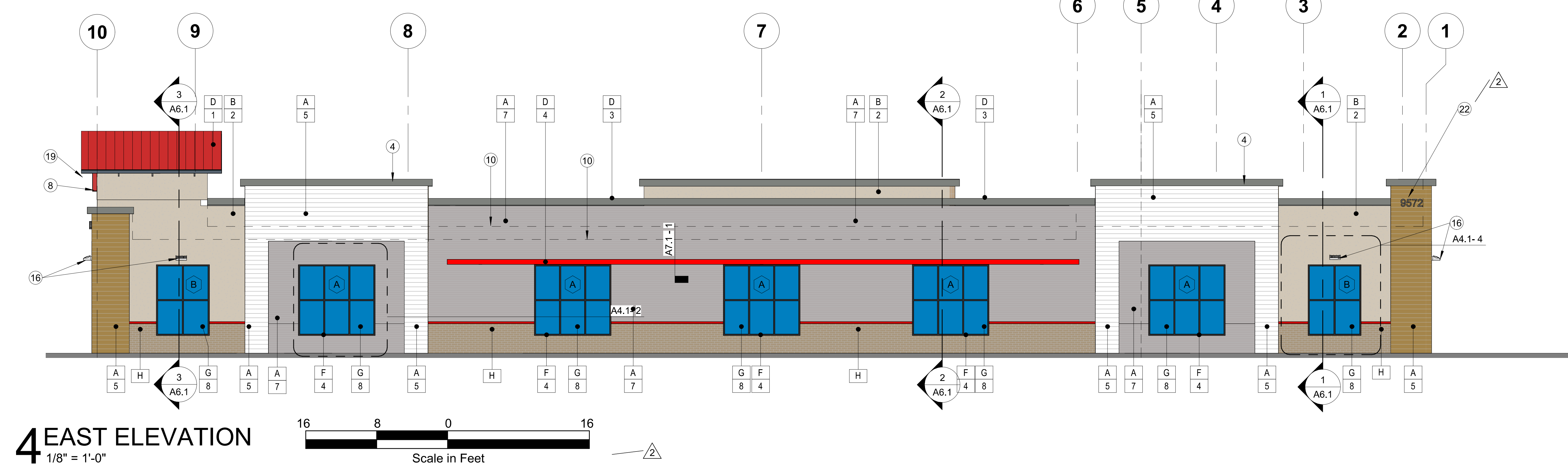
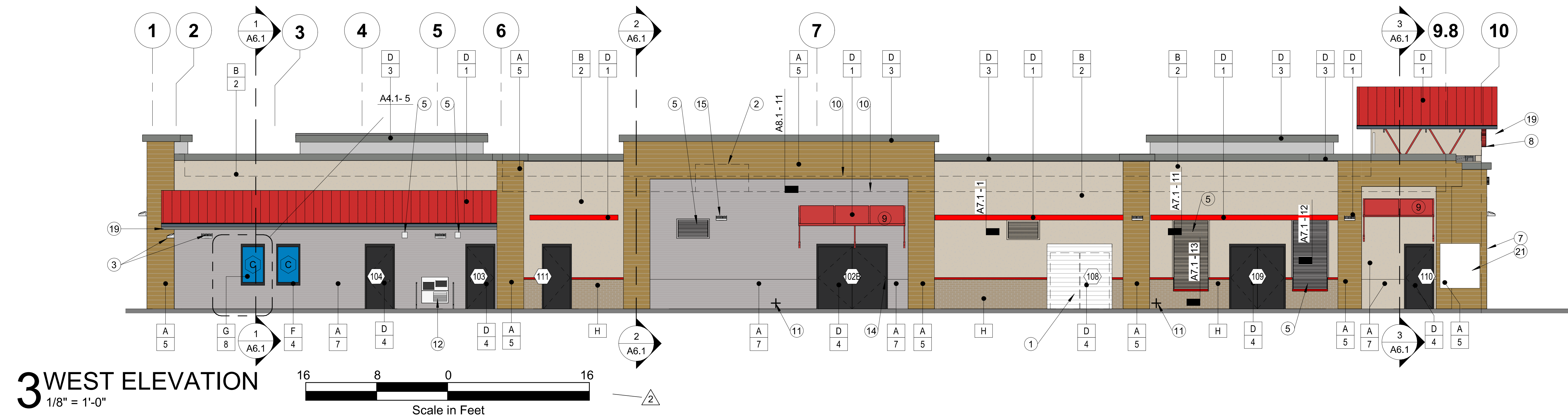
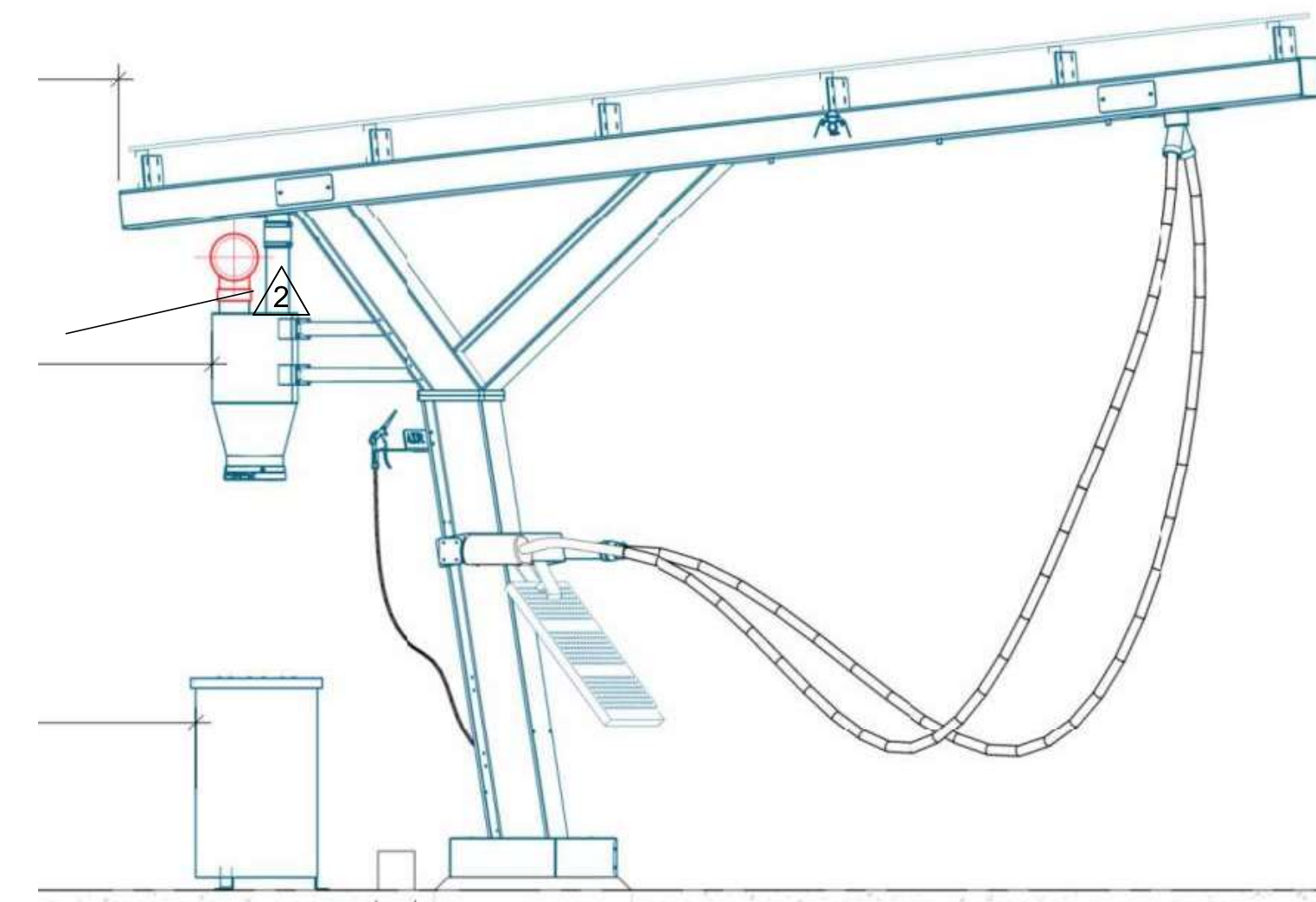
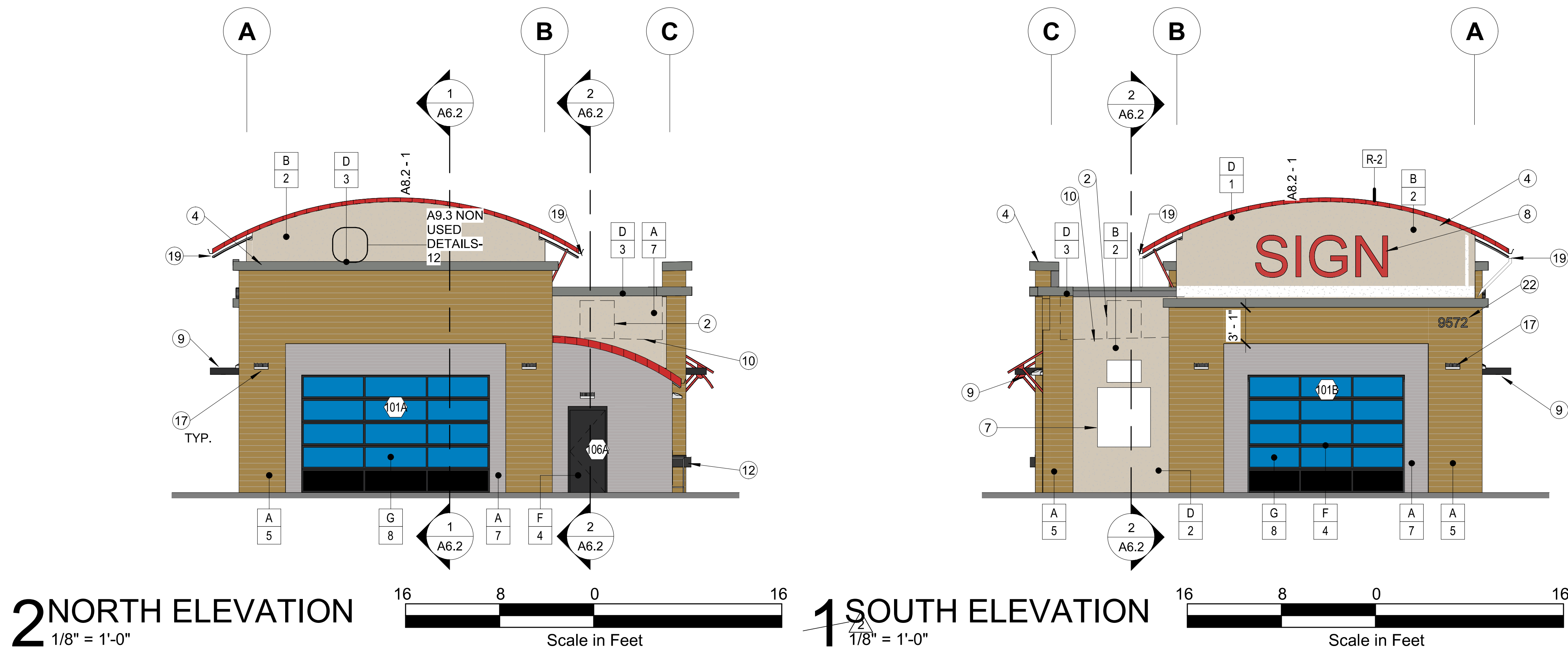
REVISION		
NO.	DESCRIPTION	DATE

9572 TWENTY MILE ROAD



PROFESSIONAL OF RECORD	ECU
PROJECT MANAGER	MS
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	5/7/2025
REVISION	REV-7

07 OF 07



GENERAL NOTES:

- THE REFERENCE ELEVATION MARKED WITH REPRESENTS VERTICAL HEIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT 100'-0" RE: CIVIL FOR ACTUAL ELEVATION.
- ALL MATERIAL SYMBOLS ARE FOR REPRESENTATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER COURSING, ETC.
- LOCATION FOR ADDRESS SIGNAGE TO BE INSTALLED AS REQUIRED AND APPROVED BY THE CITY OF RIVERSIDE, CA.
- ALL COPING WILL EITHER MATCH A COMPLEMENTARY TRIM OR ACCENT COLOR, OR MATCH THE SURROUNDING PREDOMINATE COLOR TO BLEND. GC TO REQUEST COPY OF THE COLOR ELEVATIONS FROM ARCHITECT IF NOT PROVIDED BY OWNER.
- ALL ROOFTOP EQUIPMENT TO BE SCREENED BY WALLS OR EQUIPMENT SCREENS.
- GC TO CONFIRM EXTERIOR MATERIALS AND FINISHES WITH OWNER.

MATERIAL LEGEND:

- | | |
|---|--|
| A | HARDIE BOARD SIDING |
| B | STUCCO OVER 8"x16" CMU |
| C | SINGLE-PLY MEMBRANE ROOFING WITH SURFACE APPLIED RIBBING FOR STANDING SEAM APPEARANCE. COLOR OF MEMBRANE AND RIBBING TO MATCH DARK BRONZE OR SIMILAR. VERIFY FINAL COLOR WITH OWNER. |
| D | METAL |
| E | METAL AWNING |
| F | ALUMINUM WINDOW FRAME |
| G | CLEAR GLAZING |
| H | BRICK VENEER |

COLOR LEGEND:

- | | |
|---|---|
| 1 | PAINT, BENJAMIN MOORE - RUBY RED 2001-01 |
| 2 | PAINT, SHERWIN WILLIAMS - ACCESSIBLE BEIGE 7036 |
| 3 | PAINT, SHERWIN WILLIAMS - BROWN TBD |
| 4 | PAINT, SHERWIN WILLIAMS - CAVIAR 6990 |
| 5 | FINISH, HARDIE BOARD SIDING - KAHKI BROWN |
| 6 | FINISH, GENERAL SHALE - PEPPERMILL |
| 7 | FINISH, HARDIE BOARD SIDING - NIGHT GREY |
| 8 | FINISH, VITRO GLASS SOLARBAN 70XL - CLEAR GLASS |

SHEET NOTES:

- VENDING MACHINE BEYOND. OWNER FURNISHED AND OWNER INSTALLED. G.C. TO VERIFY SIZE OF EQUIPMENT WITH OWNER PRIOR TO CONSTRUCTING OPENING.
- SCREENED MECHANICAL EQUIPMENT, C/W MECHANICAL DRAWINGS. RE: WALL SECTION
- EXTERIOR LIGHT FIXTURE, MOUNT BOTTOM OF FIXTURE AT 8'-0" A.F.F., RE: ELECTRICAL.
- METAL FLASHING/COPING, RE: COPING DETAILS, G.C. TO VERIFY FINAL PAINT COLOR WITH OWNER.
- MECHANICAL LOUVER, C/W MECHANICAL DRAWINGS. GC TO PREVIEW WITH CARWASH EQUIPMENT PROVIDER CLEARANCE IN/OVER LOUVERS. PAINT TO MATCH ADJACENT SURFACE
- SERVICE SINK, C/W PLUMBING DRAWINGS.
- ELECTRICAL SERVICE ENTRANCE SECTION (SES), PAINT.
- SIGN PACKAGE BY OTHERS AND APPROVED UNDER SEPARATE PERMIT. COORDINATE POWER REQUIREMENTS AND BLOCKING IF REQ'D.
- CANOPY, RE: DETAILS
- HIDDEN LINE OF ROOF BEYOND.
- ROOF OVERFLOW DRAIN DISCHARGE, RE: A7.3 - 11 & 12 AND PLUMBING.
- H/L DRINKING FOUNTAINS RE: PLUMBING AND DETAILS A7.1-16.
- PAINTED LOGO. COORDINATE SPECIFICS WITH OWNER.
- KNOX BOX - INSTALL IN LOCATION DIRECTED BY FIRE DEPARTMENT.
- CONTROL JOINT. SPACE EQUALLY WITHIN BAYS, ALIGN WITH PILASTERS, AND/OR ALIGN WITH OPENINGS.
- EXTERIOR LIGHT FIXTURE, MOUNT BOTTOM OF FIXTURE AT 10'-6" A.F.F., RE: ELECTRICAL.
- EXTERIOR LIGHT FIXTURE, MOUNT BOTTOM OF FIXTURE AT 9'-6" A.F.F., RE: ELECTRICAL.
- EXTERIOR LIGHT FIXTURE, MOUNT BOTTOM OF FIXTURE AT 7'-8" A.F.F., RE: ELECTRICAL.
- GUTTER AND DOWNSPOUT.
- BREAK METAL, RE: DETAILS. MATCH COLOR AND FINISH OF ADJACENT METAL PANEL.
- ELECTRICAL PANELS RE: ELECTRICAL
- PIN MOUNTED ADDRESS SIGNAGE BY OWNER, MIN. 10-INCHES TALL



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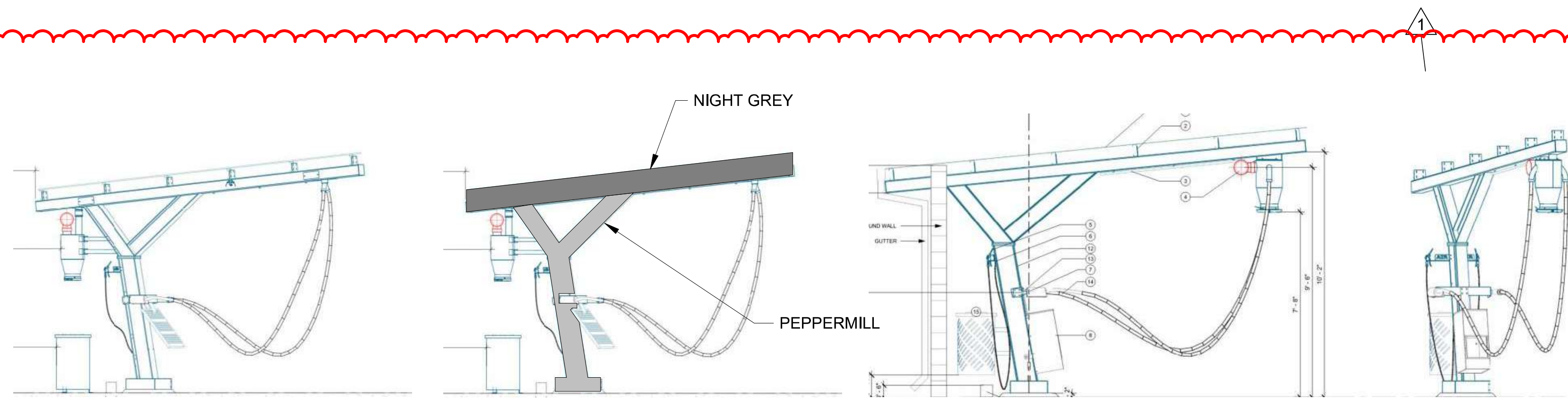
PROJECT	DATE
20037.000	12-19-2023
DRAWN	CHECKED
RJ	JGM

REVISED
1 AGENCY COMMENTS 3/15/2023
2 AGENCY COMMENTS 7/28/2023
3 AGENCY COMMENTS 09/04/2025

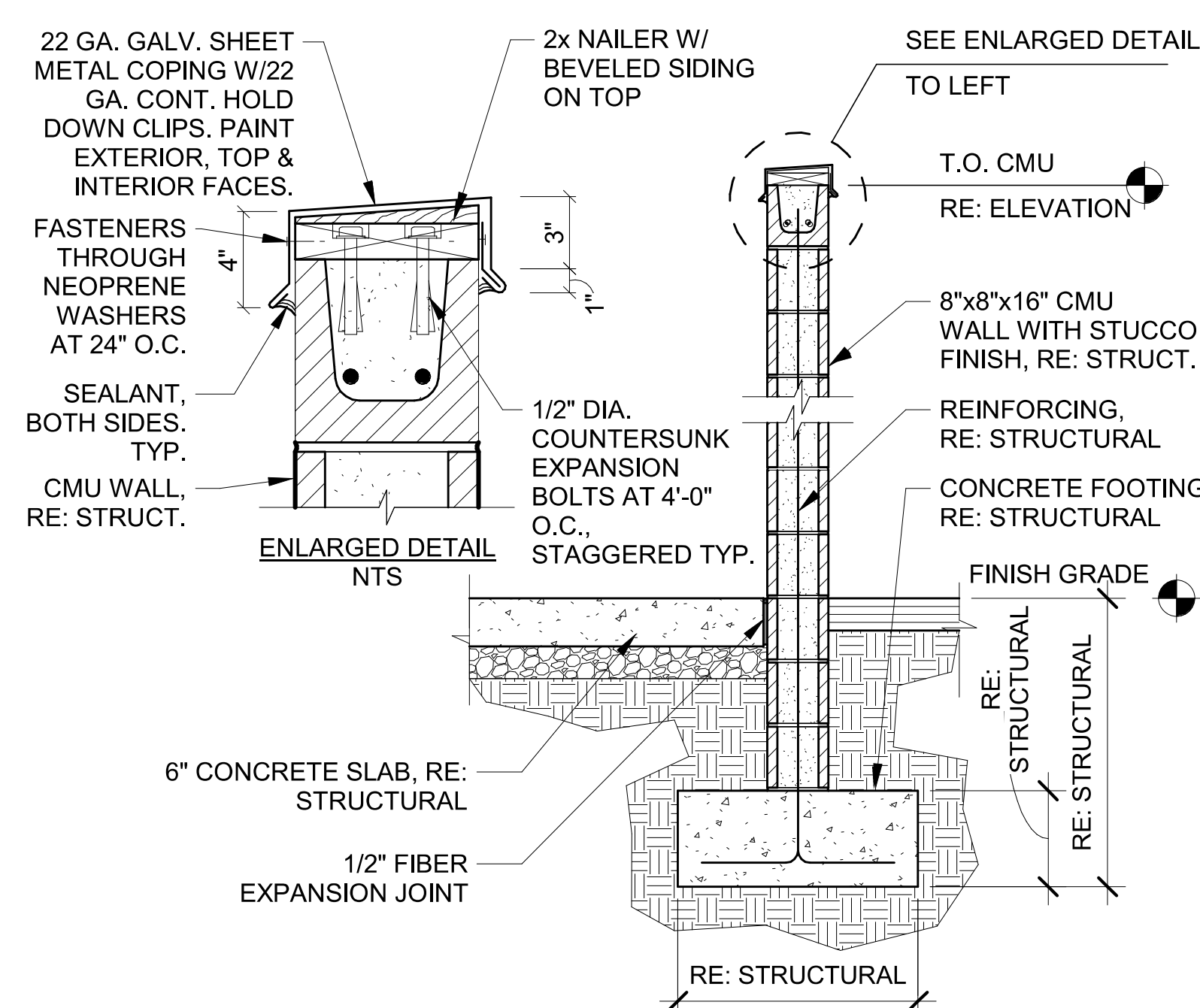
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EXTERIOR ELEVATIONS

SHEET

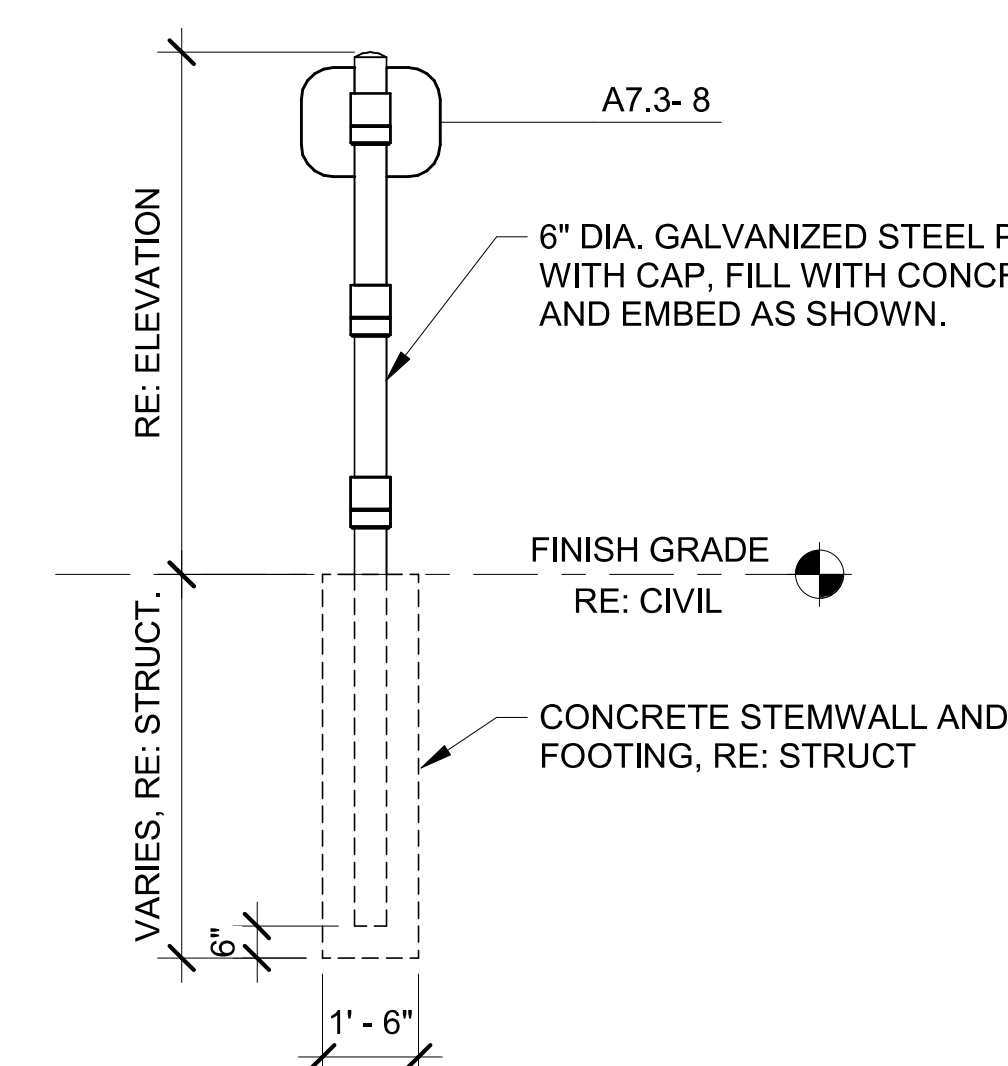
A5.1
ORIGINAL SHEET SIZE
24" x 36"



1 PRIMARY AND SECONDARY VACUUM CANOPY DETAILS
6" = 1'-0"



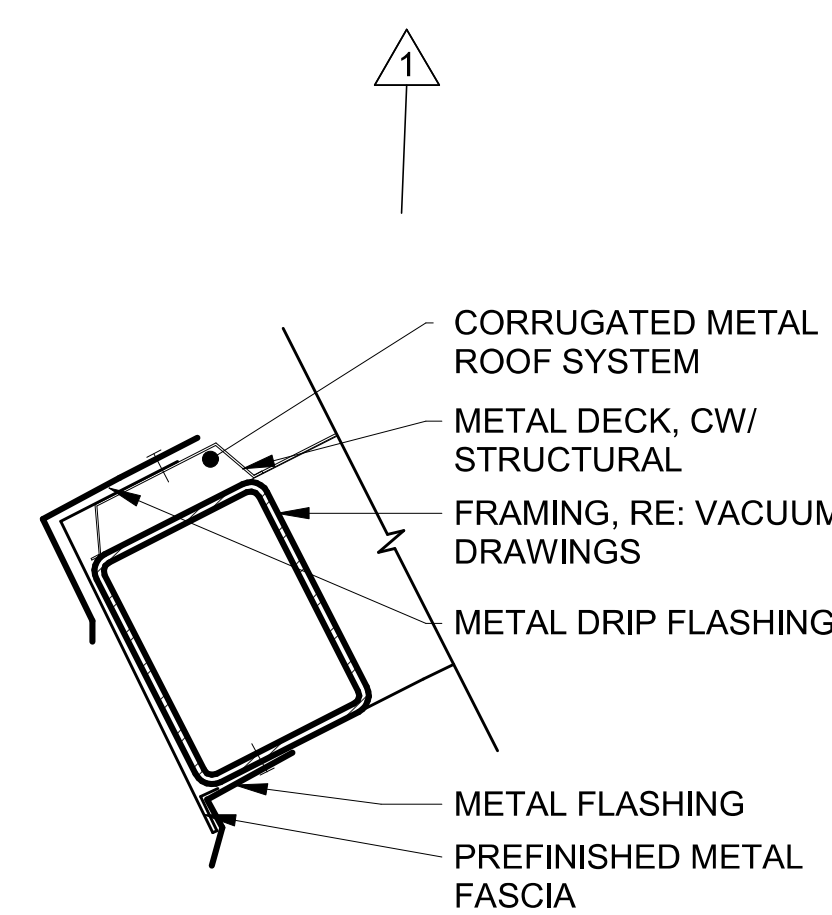
5 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



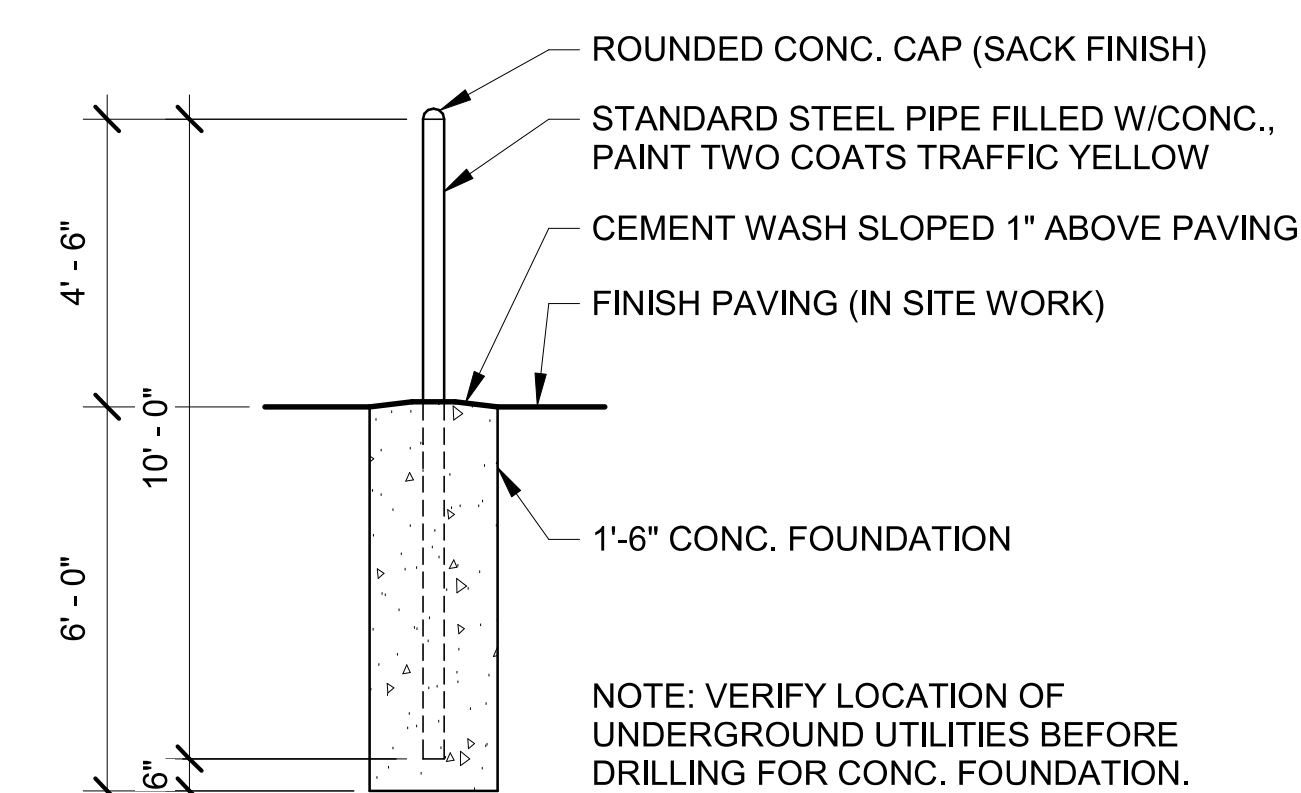
6 GATE POST
1/4" = 1'-0"



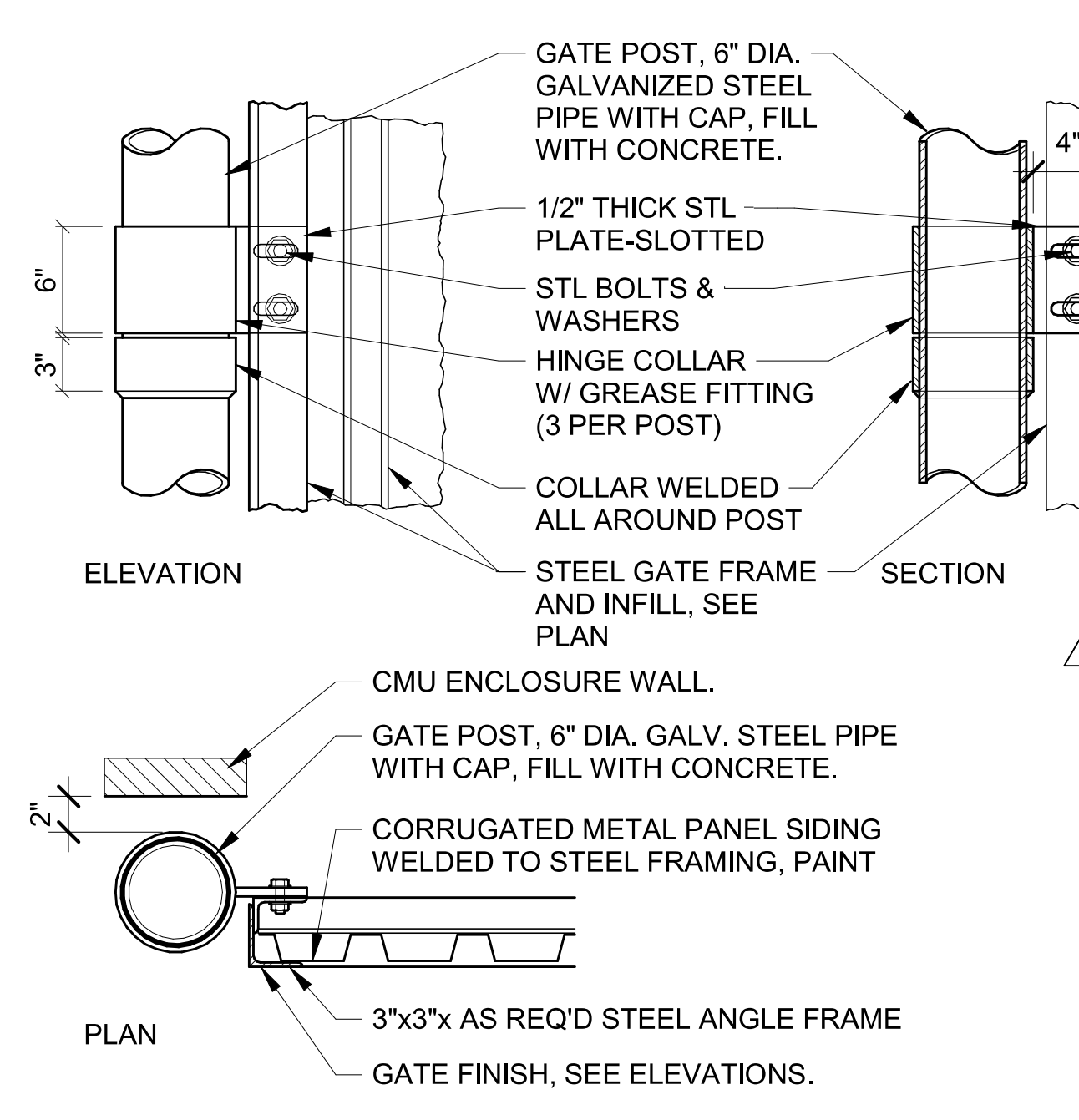
7 PAINT
12" = 1'-0"



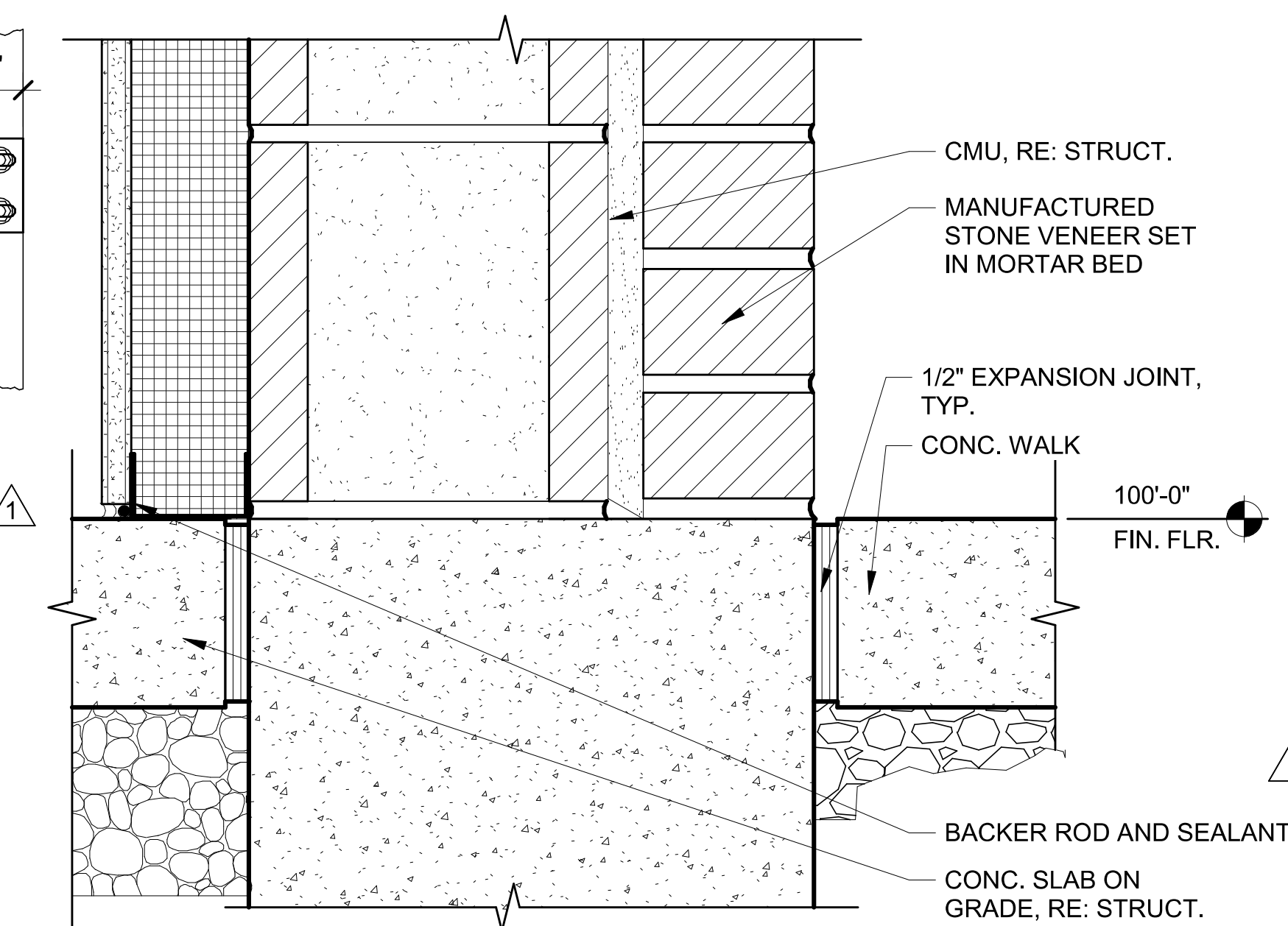
2 COPING DETAIL
1 1/2" = 1'-0"



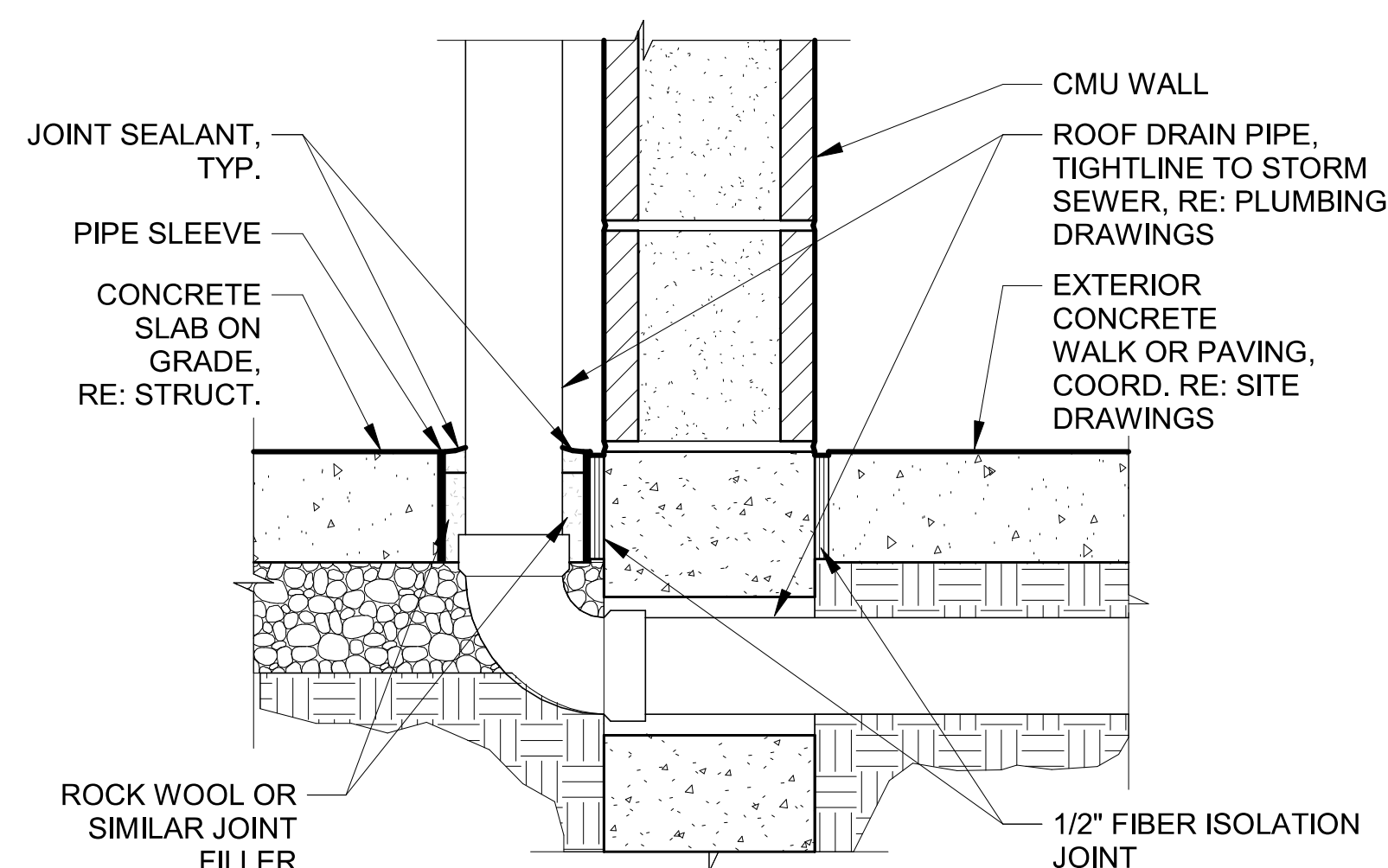
3 PIPE BUMPER
1/4" = 1'-0"



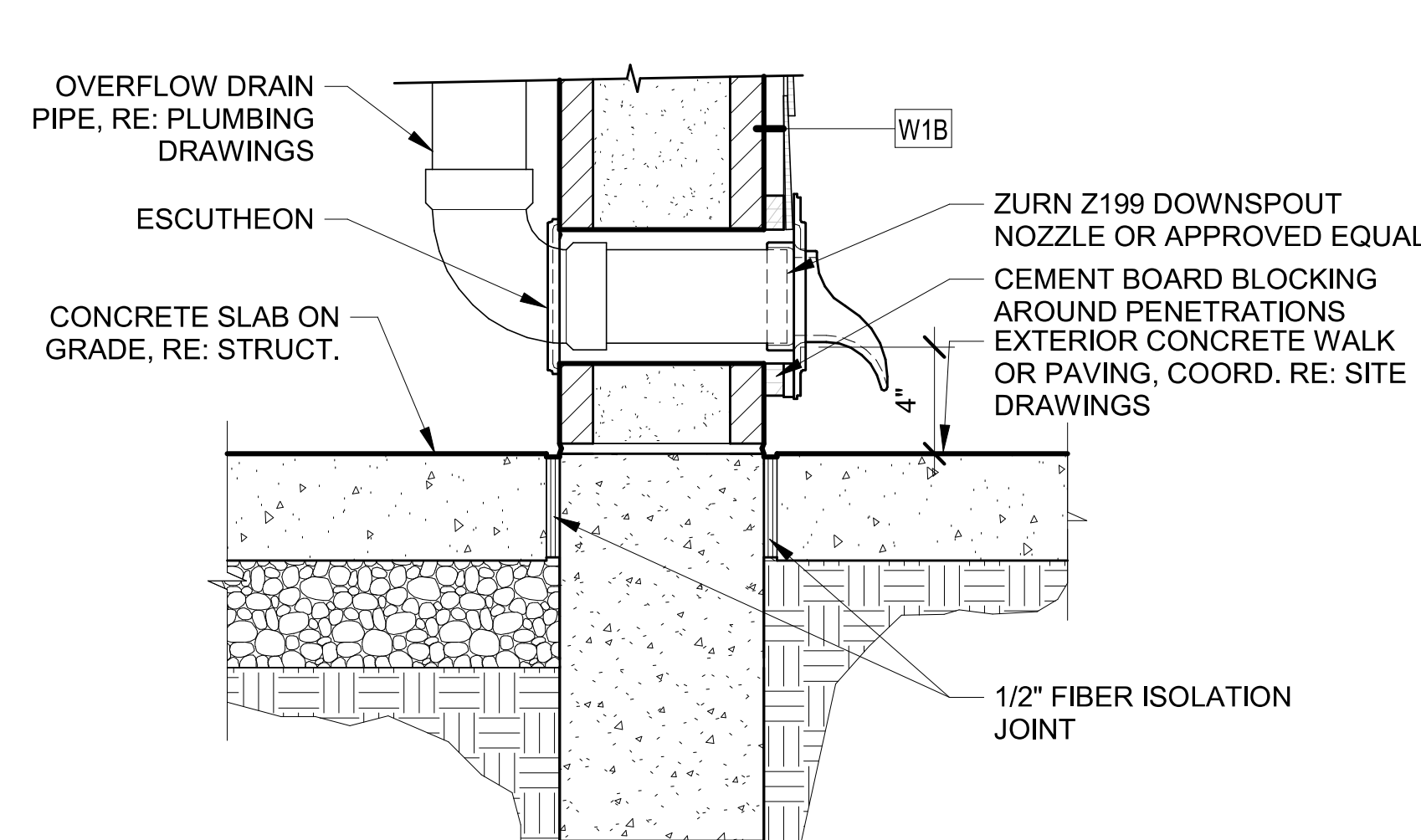
8 GATE DETAILS
1" = 1'-0"



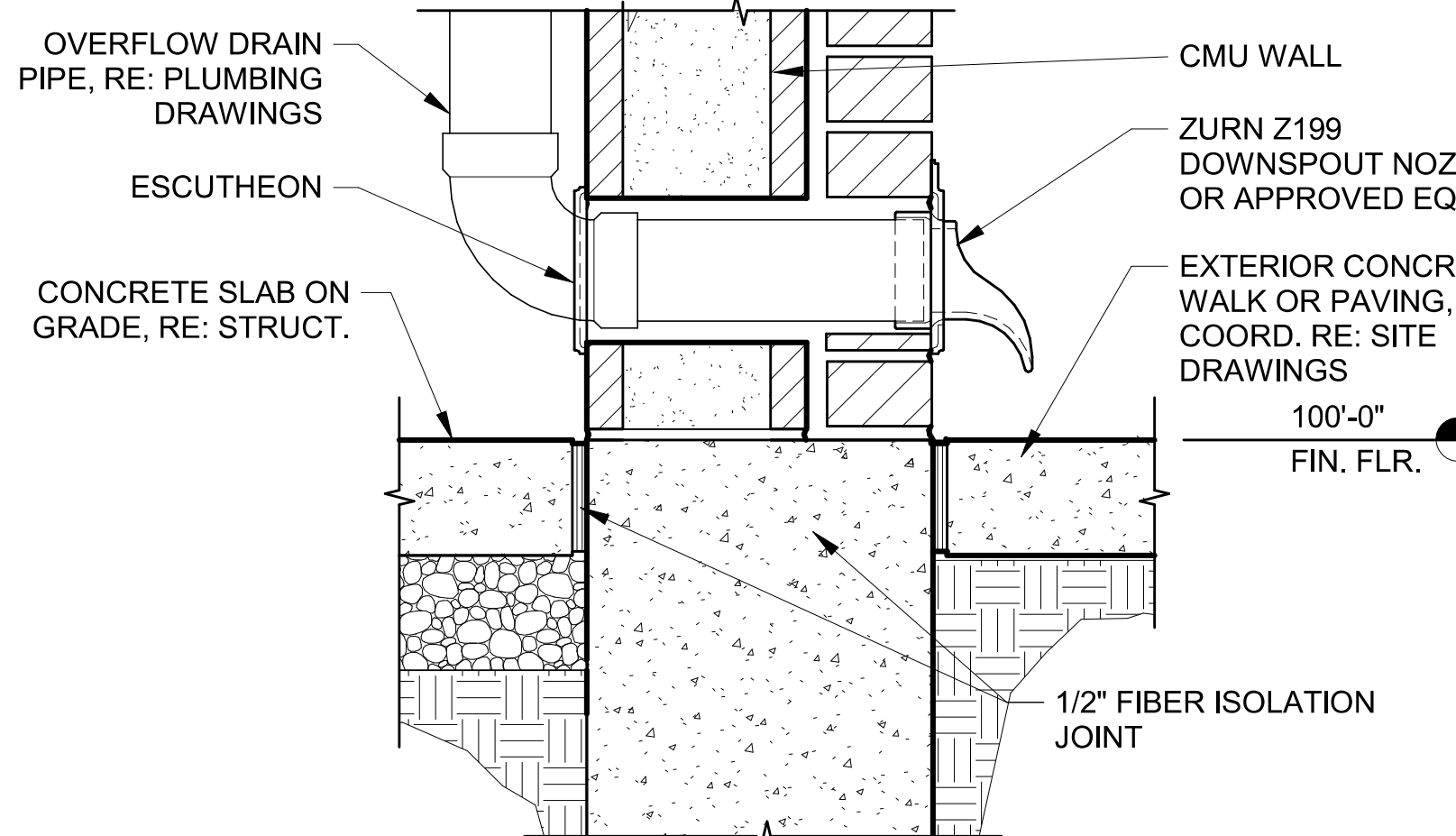
9 BRICK BASE
3" = 1'-0"



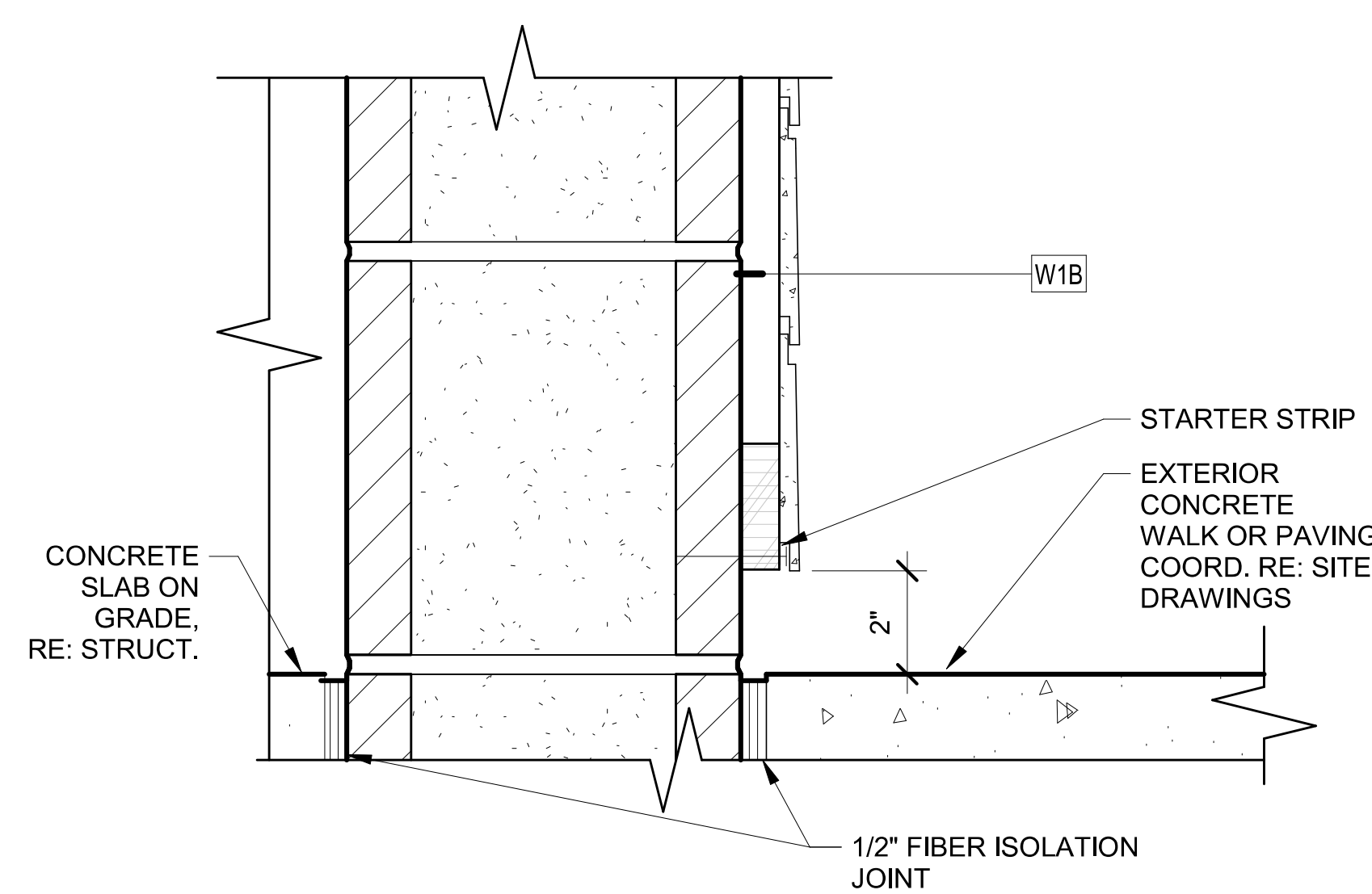
10 ROOF DRAIN
1 1/2" = 1'-0"



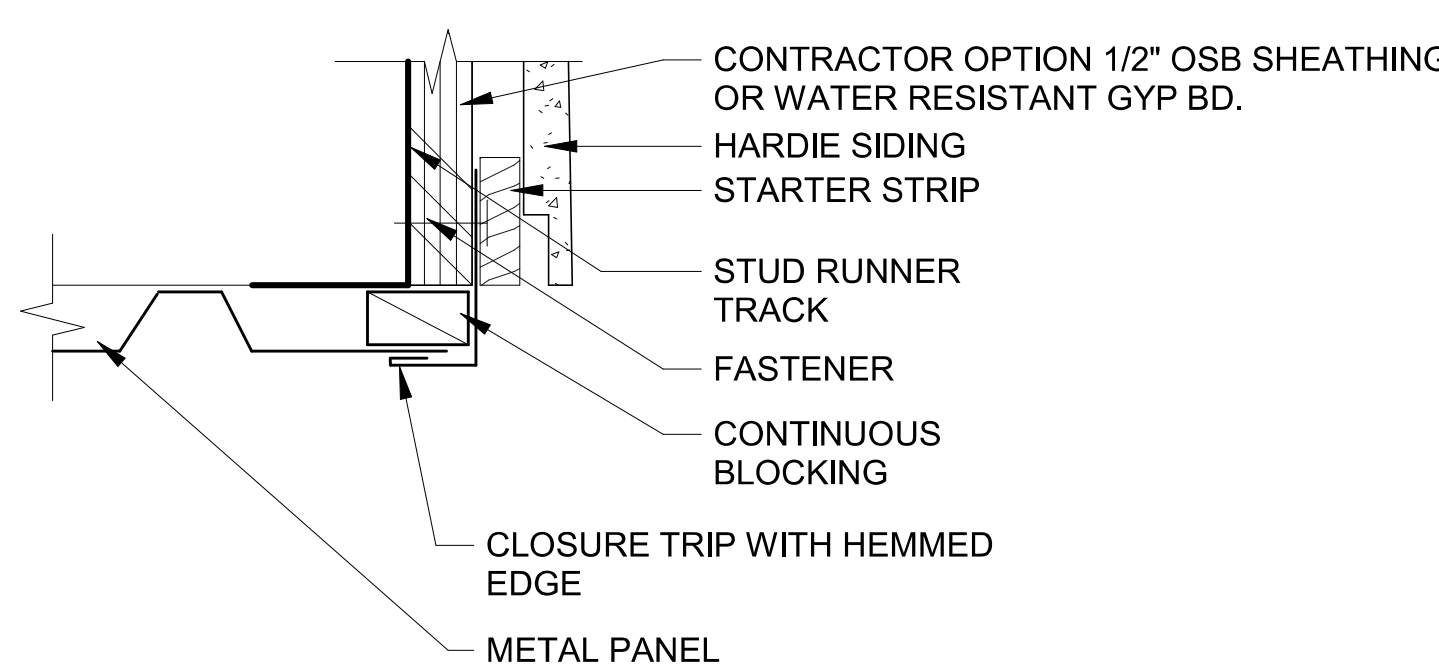
11 OVERFLOW DISCHARGE
1 1/2" = 1'-0"



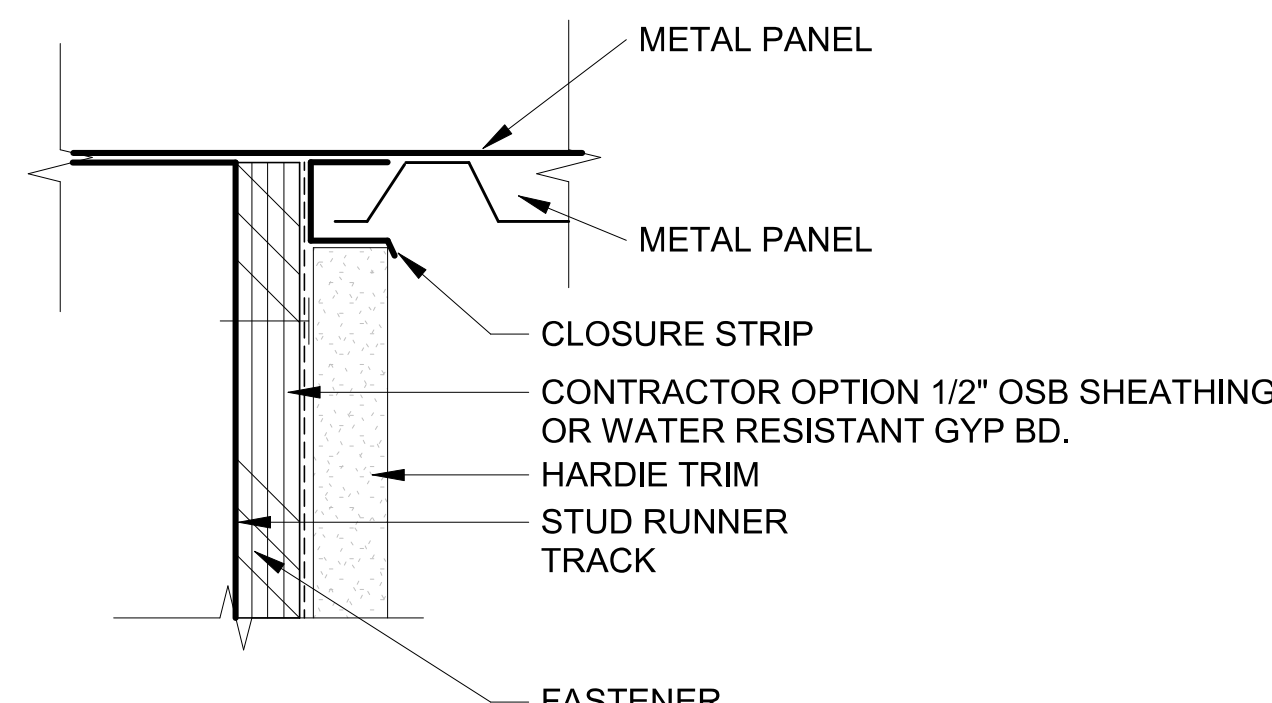
12 OVERFLOW DISCHARGE @ BRICK
1 1/2" = 1'-0"



13 HARDIE PLANK AT GRADE
3" = 1'-0"



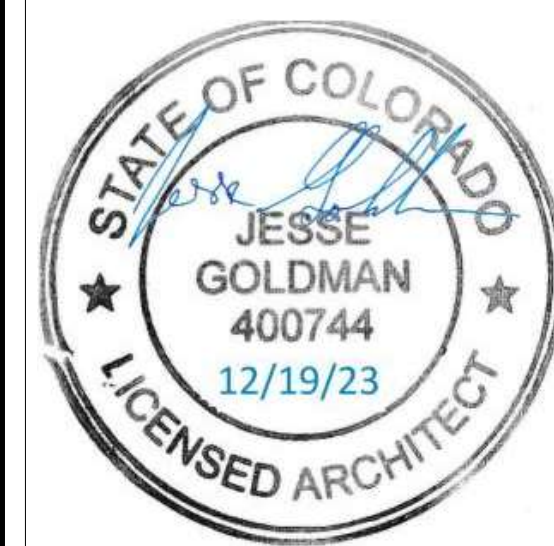
14 DRIP EDGE AT HARDIE
6" = 1'-0"



15 INSIDE CORNER
6" = 1'-0"



16 BIKE RACK - BLACK
12" = 1'-0"



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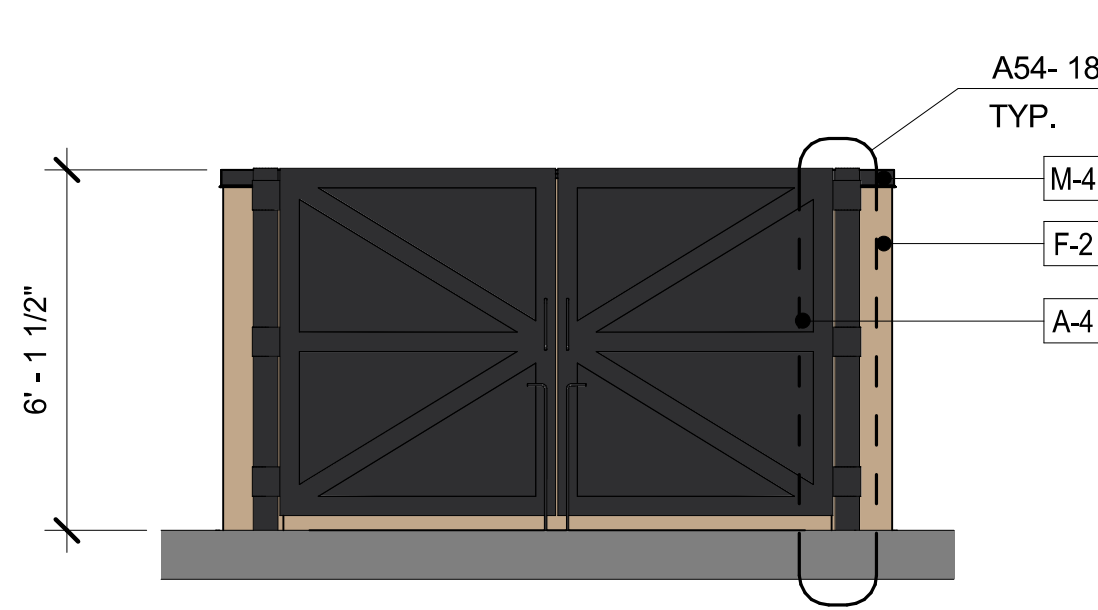
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1 AGENCY COMMENTS 12/19/2023
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SHEET TITLE

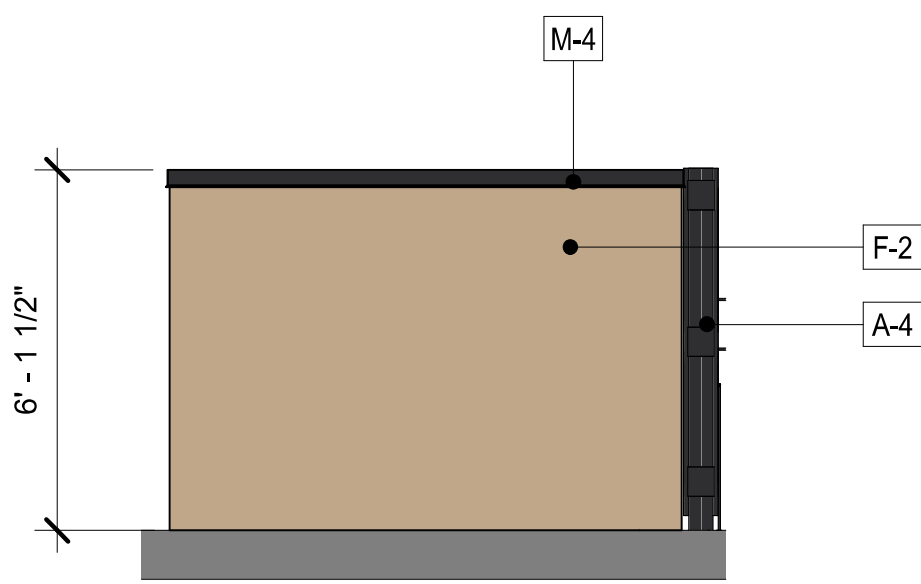
DETAILS

SHEET

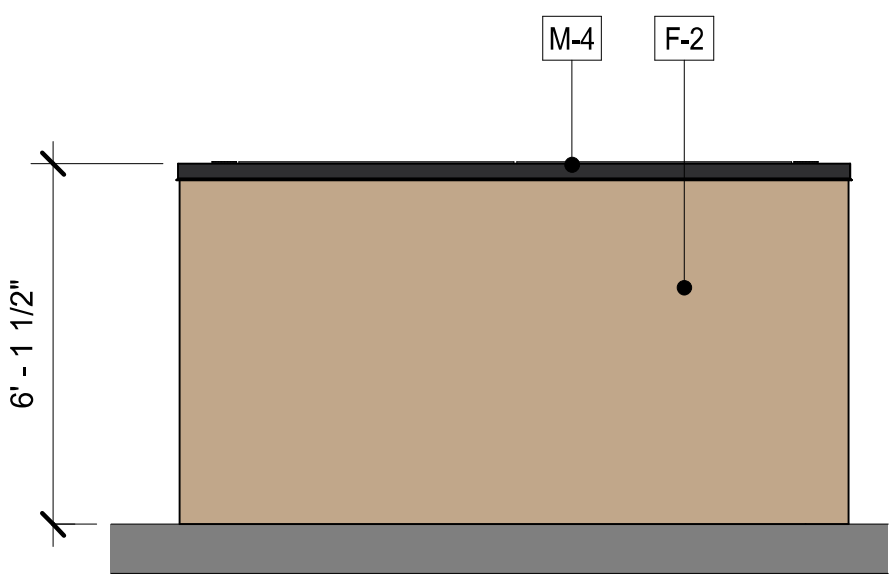
A7.3
ORIGINAL SHEET SIZE
24" x 36"



1 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



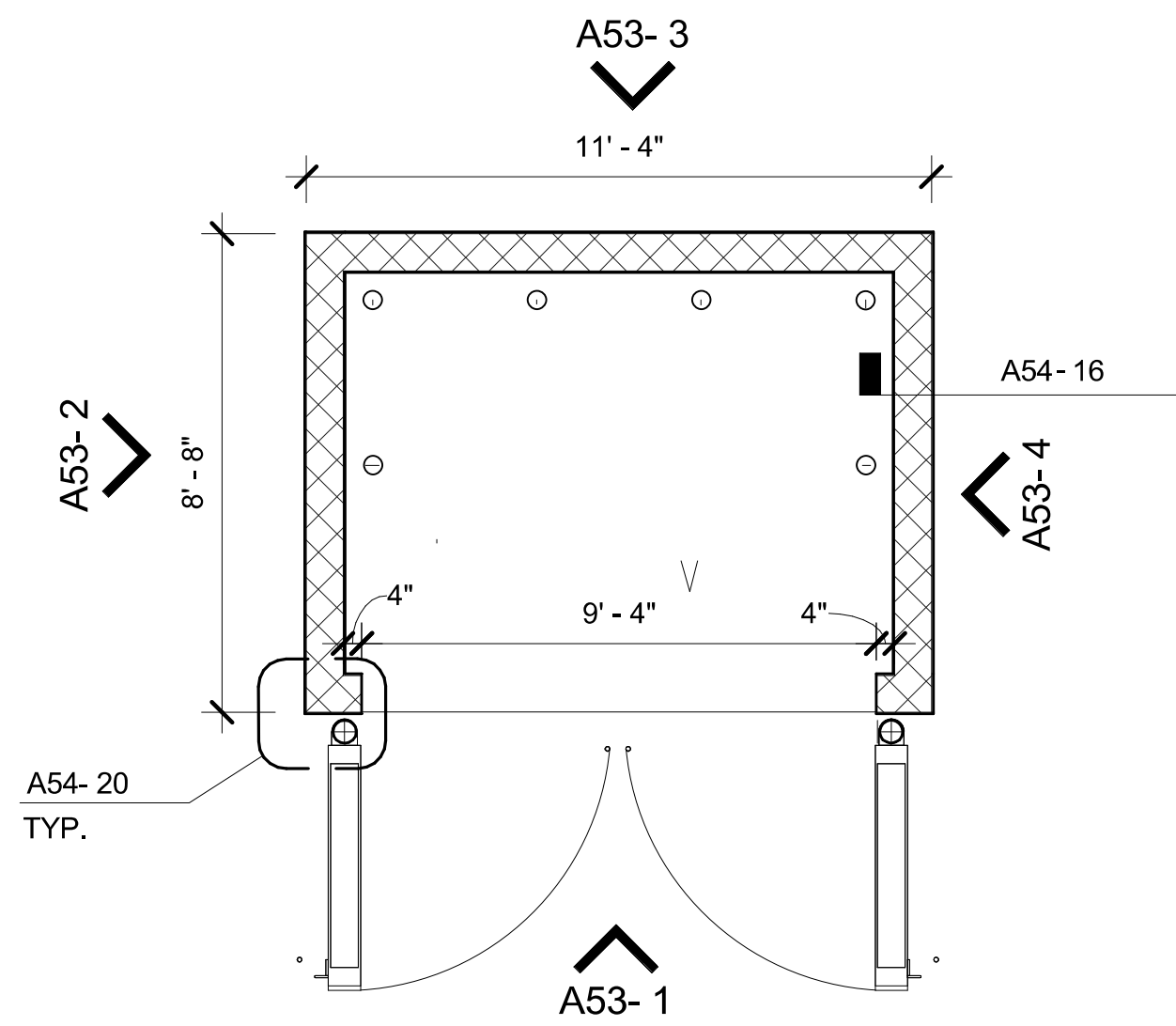
2 TRASH ENCLOSURE LEFT SIDE ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE RIGHT SIDE ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

MATERIALS & FINISH
SCHEDULE:

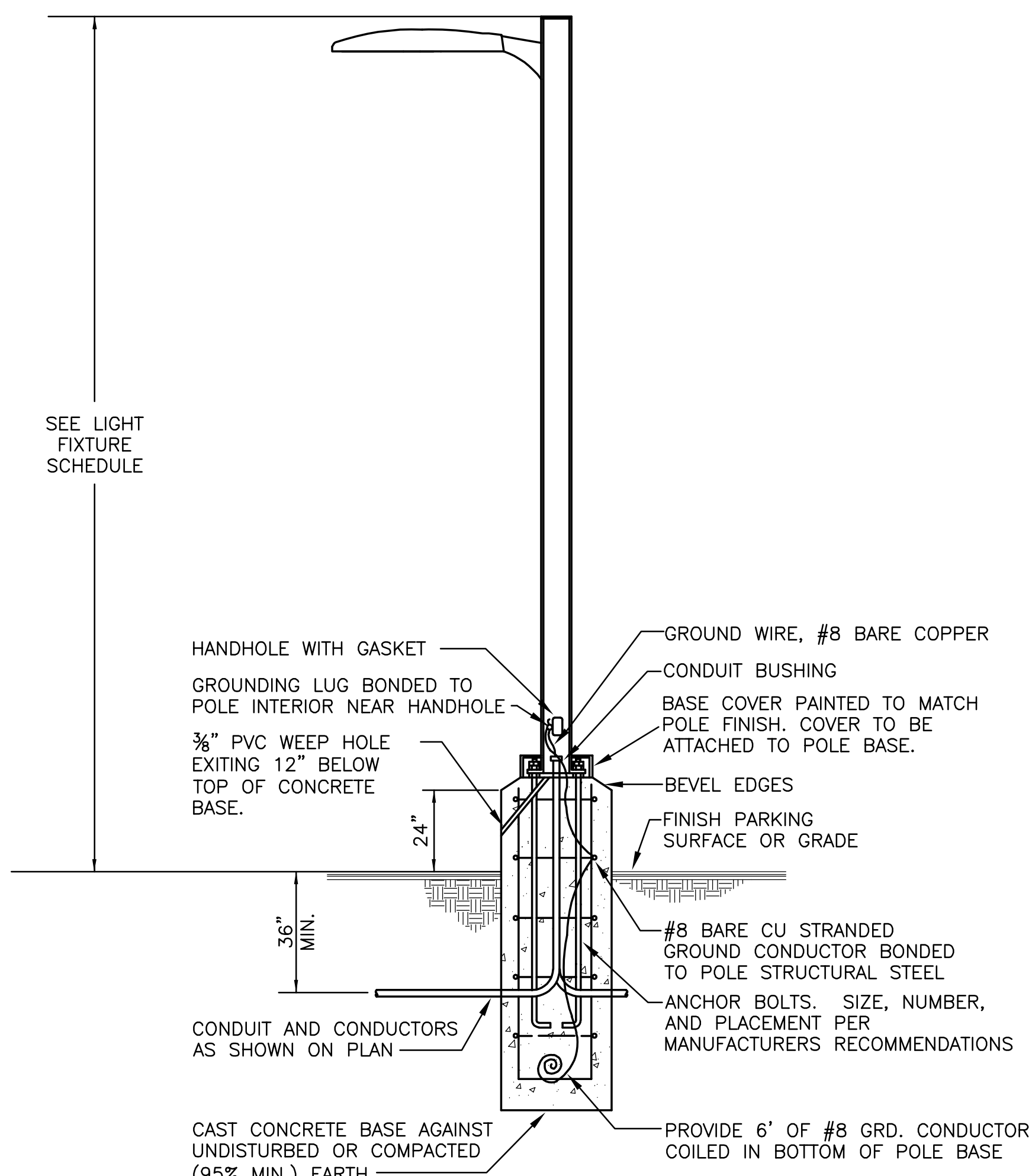
MATERIAL		PERCENTAGES				FINISH/COLOR	
X		N	S	E	W	X	
	M-1 METAL CANOPIES	0%	0%	0%	2%	1	QUICK N' CLEAN RED: BENAJMIN MOORE 2001-01 "RUBY RED"
	M-2 METAL SES/ LOUVERS	(EQUIPMENT, NOT INCLUDED)				2	SHERWIN WILLIAMS 7036 "ACCESIBLE BEIGE"
	M-3 METAL COPING	4%	4%	4%	4%	3	SHERWIN WILLIAMS 7067 "CITY SCAPE"
	MC-4 METAL CANOPIES	0%	0%	2%	1%	4	SHERWIN WILLIAMS 6990 "CAVIAR"
	F-2 STUCCO	20%	45%	12%	26%	5	HARDIE BOARD SIDING KAHKI BROWN
	S-5 HARDIE BOARD SIDING	43%	35%	24%	20%	6	GENERAL SHALE "PEPPERMILL"
	S-7 HARDIE BOARD SIDING	24%	12%	41%	25%	7	HARDIE BOARD SIDING NIGHT GREY
	A-4 PAINTED ALUMINUM AT WINDOWS AND PAINTED HOLLOW METAL AT DOORS	9%	4%	2%	10%	8	VITRO GLASS SOLARBAN 70XL CLEAR GLASS
	B-6 BRICK VENEER	0%	0%	12%	4%		
	R-1 STANDING SEAM METAL ROOF	0%	0%	3%	8%		
	G-8 CLEAR GLAZING						



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 05/05/2023

Planning Approval By: J. Fetting



NOTE:
DIAMETER & DEPTH OF CONCRETE BASE TO BE DETERMINED ON A REGIONAL BASES. STRUCTURAL ENGINEER SHALL SIZE REBAR AND CONCRETE BASED ON REGIONAL WEATHER AND SOILS CONDITIONS.

NOTE:
CONTRACTOR TO INSTALL NON-SHRINK MOTAR GROUT BETWEEN POLE BASE PLATE AND CONCRETE FOUNDATION AS REQUIRED AND SPECIFIED BY POLE MANUFACTURER.

02 POLE BASE DETAIL

NTS

LIGHTING CALCULATION SUMMARY					
AREA	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	1.5	4.1	0.3	5.0:1	6:1
PROPERTY LINE	.2	1.3	0.0	NA	NA
SITE	1.9	10.9	0.0	NA	NA

LIGHTING FIXTURE SCHEDULE							
TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS & BALLAST	MOUNTING	VOLTS	WATTS	REMARKS
P4	SITE POLE	DSXO LED P4 40K T3M MVOLT / SSS 20' W/2" BASE	LED 10256 LUMENS	POLE MOUNT	277	92	
B	EXTERIOR DECORATIVE WALL MOUNT	MCGRAW-EDISON IMPACT ELITE LED ISW-PA1-740-U-T3-BK	LED 2731 LUMENS	WALL MOUNT	277	20	
B1	NOT USED	-	-	-	-	-	
W3	NOT USED	-	-	-	-	-	
L6	WET LOCATION LED STRIP	G&G LED: GPX6-S0-40K	LED 3600 LUMENS	SURFACE	277	27	
L8	NOT USED	-	-	-	-	-	
H	6" DOWNLIGHT	HUBBELL: LC6SL-6LC6SL-1BL-40K-8	LED 1800 LUMENS	RECESSED	277	23	

01 PHOTOMETRIC SITE PLAN

PLAN

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STE 525
DENVER, CO 80222

PARKER, CO

2696 S. COLORADO BLVD., STE 525
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QNC CAR WASH
PARKER AND PINE

Created: 08/04/2025 10:07:14 AM, User: jbanked, Job: 2025-08-04-01, P4

PROJECT
20037

DATE
08-19-2020

DRAWN
AAD

CHECKED
EKZ

REVISED
1-CITY COMMENTS 05/13/21
2-OWNER UPDATE 05/02/22
3-CITY COMMENTS 10/20/22
4-OWNER UPDATE 05/06/25
5-CITY COMMENTS 07/10/25
6-CITY COMMENTS 08/04/25

SHEET TITLE

**PHOTOMETRIC
SITE PLAN**

SHEET

ES1.0

ORIGINAL SHEET SIZE
24" x 36"

[illegible]



D-Series Size 0
LED Area Luminaire






Size
 1' x 1' x 1"

Color
 White

d-Series

Specifications

IP6A: 60° Beam Angle

Length: 12"

Width: 12"

Height (mm): 25.4mm



Introduction

The modern styling of the D-Series is striking yet undistinctive – making a bold progressive statement even as it blends seamlessly with its environment. The D-Series displays the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The outstanding photometric performance in sizes with excellent uniformity, greater pole spacing and lower power density, is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

Length	Width	Color temperature	Beam Angle	Height	Mounting
500/100	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	25.4mm (1" / 100mm)	Surface mount
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	40mm (1 1/2" / 150mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	50mm (2" / 200mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	75mm (3" / 300mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	100mm (4" / 400mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	125mm (5" / 500mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	150mm (6" / 600mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	175mm (7" / 700mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	200mm (8" / 800mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	225mm (9" / 900mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	250mm (10" / 1000mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	275mm (11" / 1100mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	300mm (12" / 1200mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	325mm (13" / 1300mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	350mm (14" / 1400mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	375mm (15" / 1500mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	400mm (16" / 1600mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	425mm (17" / 1700mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	450mm (18" / 1800mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	475mm (19" / 1900mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	500mm (20" / 2000mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	525mm (21" / 2100mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	550mm (22" / 2200mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	575mm (23" / 2300mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	600mm (24" / 2400mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	625mm (25" / 2500mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	650mm (26" / 2600mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	675mm (27" / 2700mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	700mm (28" / 2800mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	725mm (29" / 2900mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	750mm (30" / 3000mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	775mm (31" / 3100mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	800mm (32" / 3200mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	825mm (33" / 3300mm)	Spot (pole) mounting
	1' x 1'	4000K, 5000K, 6500K	75° / Spot (beam spread)	850mm (34" / 3400mm)	Spot (pole) mounting
	1' x 1'</				

QNC CAR WASH
PARKER AND PINE

PARKER, CO

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[illegible][illegible]

Project	Category #	Image	Type
Prepared by	Notes		Date



Interactive Menu

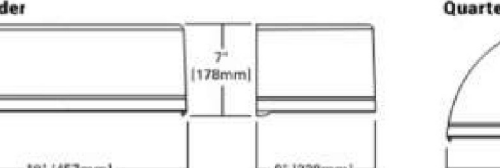
- Ordering Information [page 1](#)
- Product Specifications [page 2](#)
- Energy and Performance Data [page 3](#)
- Control Options [page 4](#)

Quick Facts

- 15 Optical Distinctions
- Lumen packages range from 2,459 to 11,480 (20W - 55W)
- Efficiency up to 149 lumens per watt

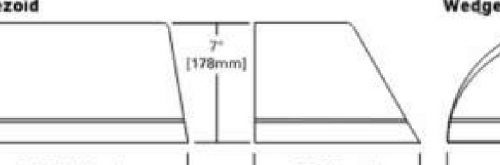
Dimensional Details

Cylinder



10" (254mm)
1" (25mm)
1" (25mm)

Trapezoid



16 1/2" (419mm)
1" (25mm)
1" (25mm)
1" (25mm)

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

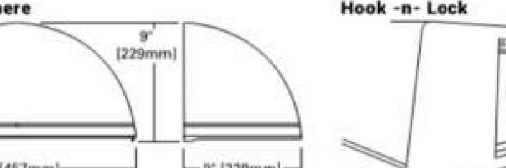
Product Certifications




Connected Systems

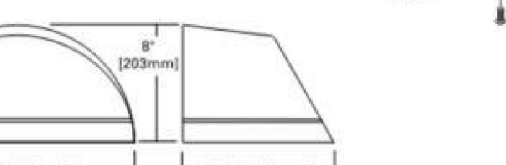
- WaveLink PRO Luminaire
- Luminaire LITE Luminaire
- Enlighted

Quarter Sphere



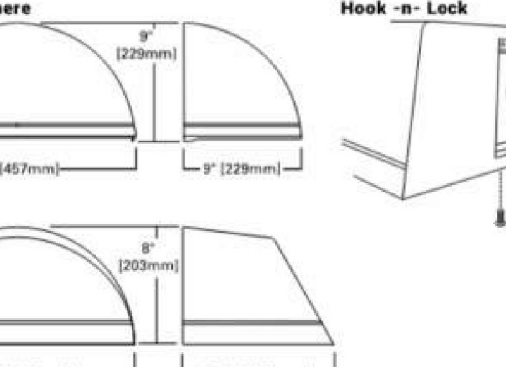
10" (254mm)
1" (25mm)
1" (25mm)

Wedge



16 1/2" (419mm)
1" (25mm)
1" (25mm)
1" (25mm)

Hook-to-Lock



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6-CITY COMMENTS 08/04/25

SHEET TITLE

**EXTERIOR
LIGHTING
SPEC SHEETS**



14 LICENSE PLATE READER
1/8" = 1'-0"



13 LANDSCAPE WALL HIGH
1/8" = 1'-0"



12 IRRIGATION VALVE COVER
1/8" = 1'-0"



11 VACUUM EQUIPMENT 01
1/8" = 1'-0"



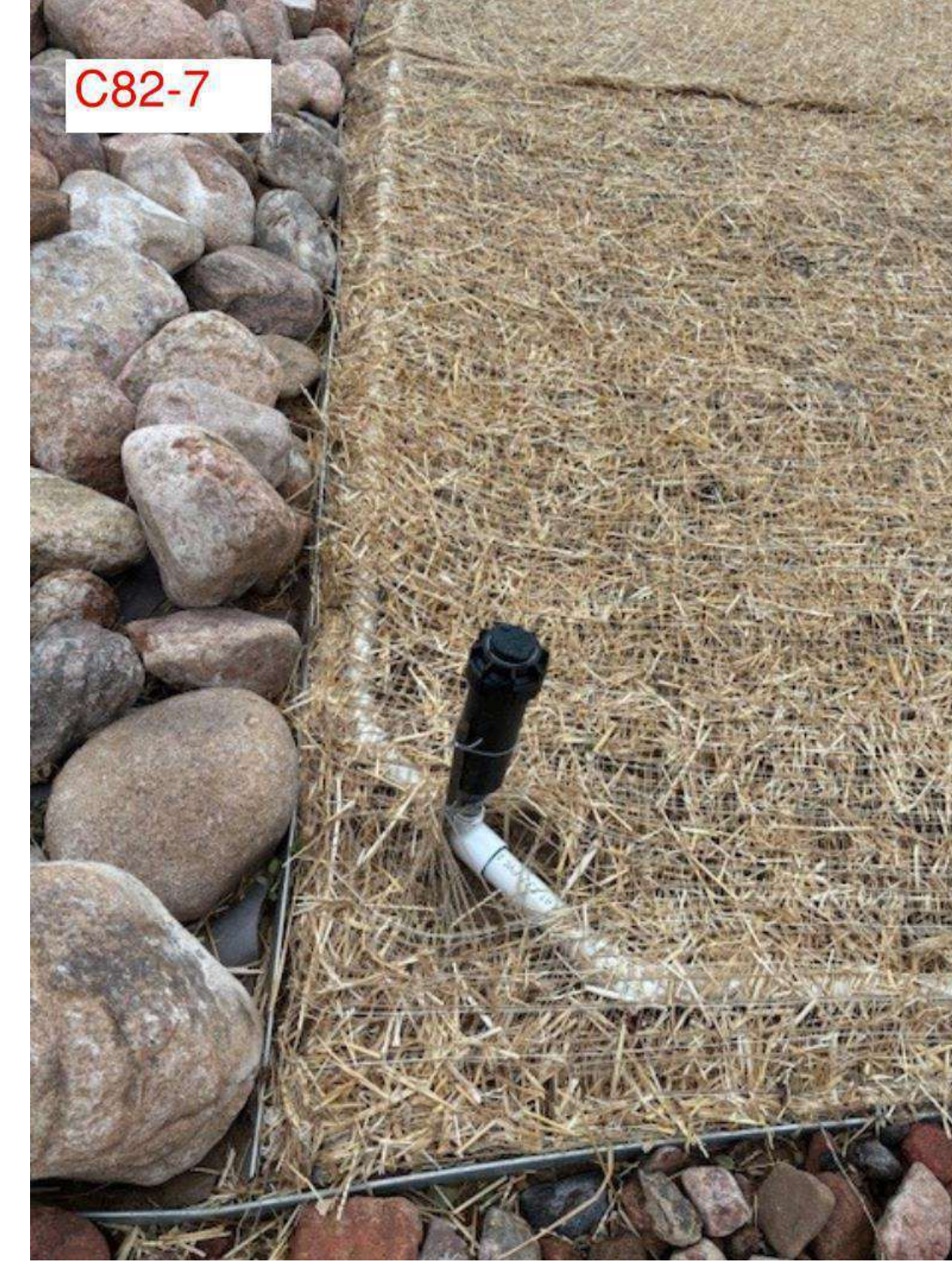
10 VACUUM EQUIPMENT
1/8" = 1'-0"



9 TRASH CAN
1/8" = 1'-0"



8 SITE SIGNAGE - TYP
1/8" = 1'-0"



7 IRRIGATION SYSTEM
1/8" = 1'-0"



6 GAS METER
1/8" = 1'-0"



5 CAMERA STAND
1/8" = 1'-0"



4 EXISTING UTILITIES
1/8" = 1'-0"



3 EXISTING UTILITY BOX
1/8" = 1'-0"



2 SITE DIRECTIONAL SIGNAGE - TYP
1/8" = 1'-0"



1 UTILITY BOX - CORE POWER
1/8" = 1'-0"

07/14/2025

CSHQA

COBBLESTONE
CARWASH
PLANNING
DOCUMENTATION

SITE ELEMENTS

pg. A7.4

C82 - Parker

SITE ELEMENT LIST

ITEM	MATERIAL	COLOR	PICTURE	NOTE
Utility Box	Metal	Green	#1	Core Power
Site Directional Signage - Typ	Metal	Blue, Red, White	#2	
Existing Utility Box	Metal	Green	#3	
Existing Utilities	Plastic	Gray, Green	#4	
Camera Stand	Metal	Yellow	#5	
Gas Meter	Metal	Gray, Green	#6	
Irrigation System	Plastic	Black	#7	
Site Signage - Typ	Metal	Varies	#8	
Trash Can	Metal	Blue. Black	#9	
Vacuum Equipment	Metal, PVC	Varies	#10, #11	Picture shows in progress
Irrigation Valve Cover	Metal	Green	#12	
Landscape Wall	Cement Block	Brown	#13	
License Plate reader	Metal	Almond	#14	
Site Bollard - Typ	Metal	Yellow	#20	
Menu Board	Metal	Black	#19	
Payment Station	Metal	Varies	#18	
Entry Gate	Metal, Plastic	Gray, White, Red	#17	
Fire Hydrant	Metal	Yellow	#16	
Landscape Wall	Cement Block	Brown	#15	

6 SITE ELEMENT LIST

3/8" = 1'-0"

07/14/2025



COBBLESTONE
CARWASH
PLANNING
DOCUMENTATION



15 LANDSCAPE WALL LOW

1/8" = 1'-0"



16 FIRE HYDRANT

1/8" = 1'-0"



17 ENTRY GATE

1/8" = 1'-0"



18 PAY STATION

1/8" = 1'-0"



19 MENU BOARD

1/8" = 1'-0"



20 SITE BOLLARD - TYP

1/8" = 1'-0"

SITE ELEMENTS

pg. A7.5