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

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

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 ¼" 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

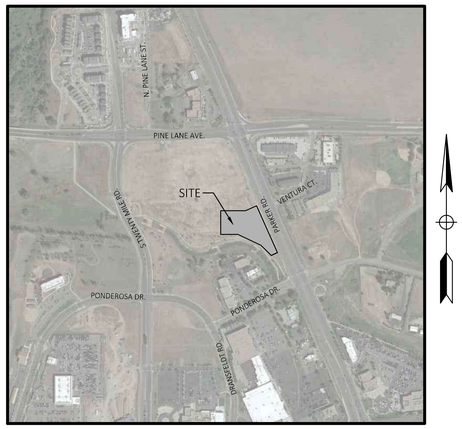
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.
MAP NUMBER: 08035C0067G
EFFECTIVE DATE: MARCH 16, 2016

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

1. 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.
2. 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.
3. 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.
4. 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.
5. DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.
6. 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.
7. CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS.
8. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.



Vicinity Map

1"=2,000'

SHEET INDEX

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AS4	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

OWNER
QUICK N CLEAN
7291 E. ADOBE DRIVE, SUITE 115
SCOTTSDALE, AZ 85255
PH: (480) 707-3531

OVERALL DEVELOPER
EVT PARKER COLORADO, LLC
2710 E. CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016
RYAN AMATO
PH: (602) 468-6100

CIVIL ENGINEER
CEI ENGINEERING ASSOC., INC.
710 PINEDALE AVE.
FRESNO, CA
JASON HATWIG, PROJECT MANAGER
PH: (559) 447-3119

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3108 S.W. REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
CHIP ASHLEY
PH: (479) 273-9472

ARCHITECT
CRSSA
1777 S. BELLAIRE STREET, SUITE 100
DENVER, CO 80222
BILL STOW
PH: (303) 962-9164

LAND SURVEYOR
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER COLORADO 80301
PH: (303) 464-9515

TOWN OF PARKER PLAN REVIEW
20120 E. MAINSTREET
PARKER , CO 80138
CHIP KERHOVE
PH: (70) 989-2244
RANDY CAPRA

TOWN OF PARKER ENGINEERING / PUBLIC WORKS
20120 E. MAINSTREET
PARKER, CO 80138-7335
TYLER SANDT
PH: (303) 805-3182

WATER & SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
DRAYTON SANDERSON/ ROBERT RAMSEY
PH: (303) 841-4627

FIRE DEPARTMENT
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
CHIP KERKHOVE
PH: (720) 989-2244

ELECTRICAL
IREA
5496 US HWY 85
SEDALIA, CO 80135
PH: (303) 688-7431

NATURAL GAS
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
PH: (303) 571-7511

CIVIL ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ LAND SURVEYING ▪ PLANNING
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

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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

COLORADO LICENSED
ERIC C. LAWRENCE
63984
PROFESSIONAL ENGINEER
05/06/2025

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

DRAWING LOCATION - P:\31600\31672.00\DRAWINGS\DESIGN\WORKING\31672-CS.DWG SAVED BY - ELAWRENCE

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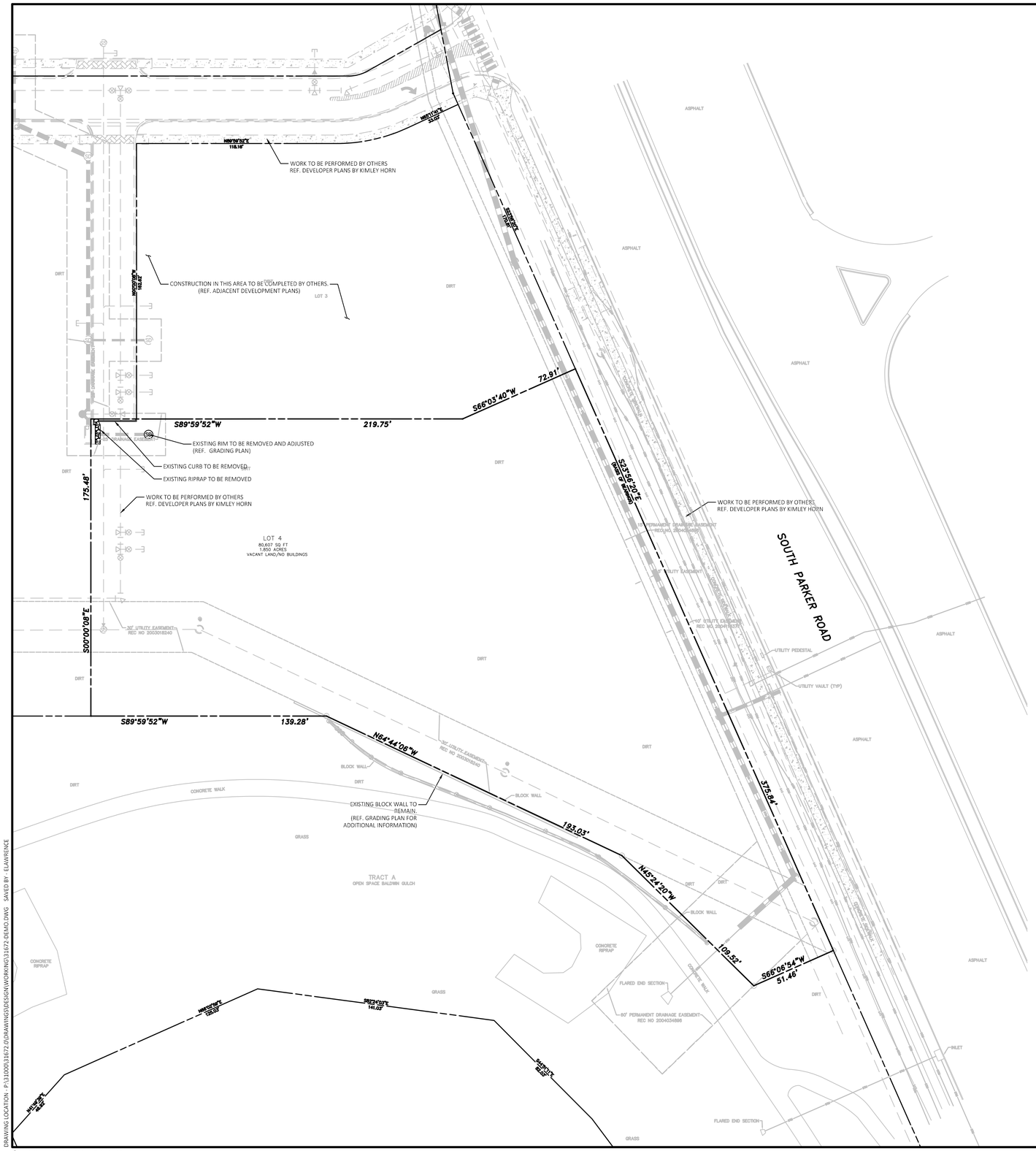

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05/06/2025

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:\31000\31672.01\DRAWING\SITE\DESIGN\WORKING\31672-DEMO.DWG SAVED BY: ELAWRENCE

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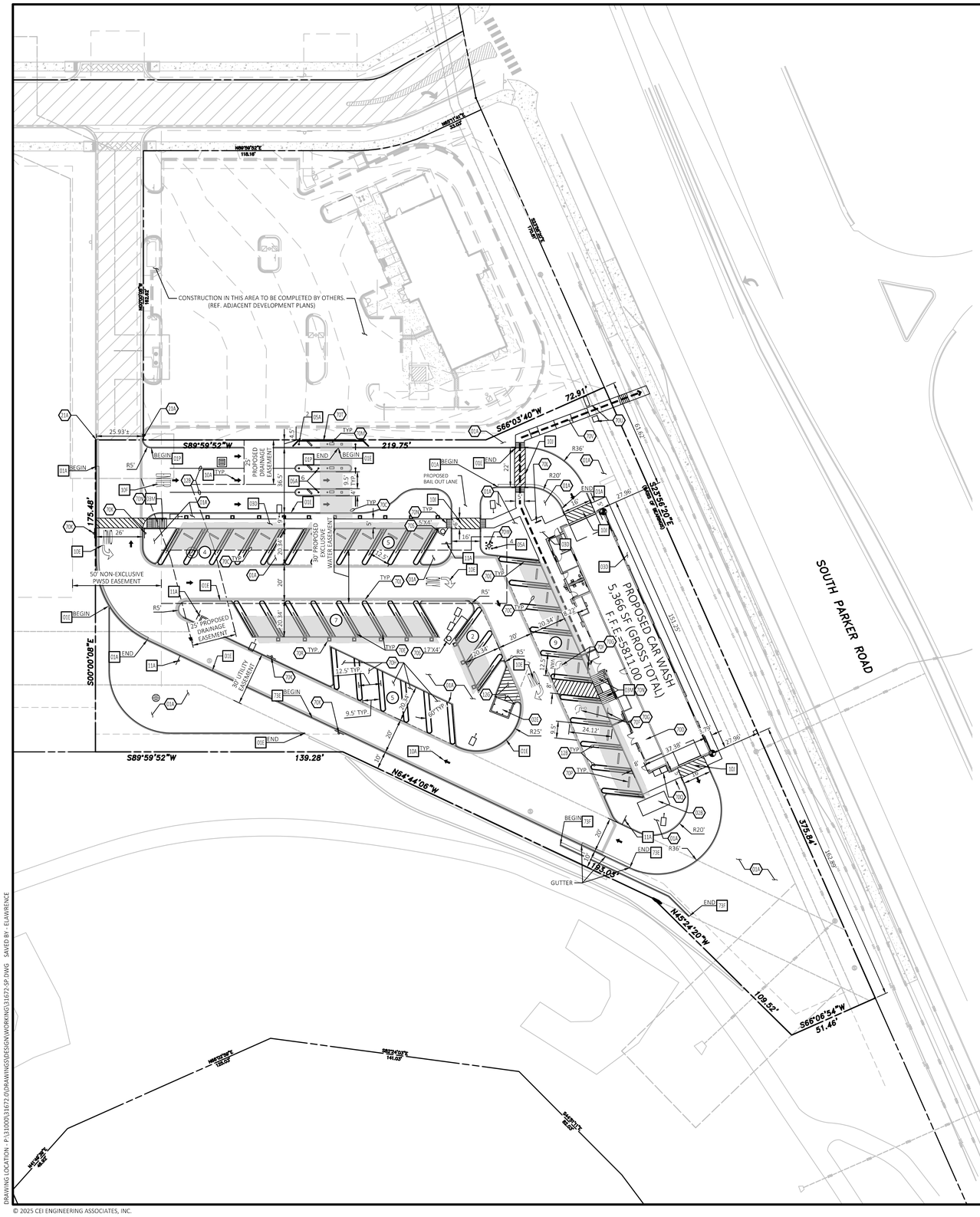

LEGAL DESCRIPTION

REFERENCE 01 - COVER SHEET FOR LEGAL DESCRIPTION.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 ¼" 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 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 OTHER WISE 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 08R 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
01C TYPE C CONCRETE RAISED CURB AND GUTTER
01E TYPE E CURB
01P RAISED CURB AND GUTTER
03D 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

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

N

0 30' 45' 60'
SCALE IN FEET

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	1.85± AC. / 80,607± S.F.
BUILDING AREA	5,380± S.F.
LANDSCAPE AREA (ONSITE & 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: (f) 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
COMMUNICATIONS MANHOLE
SANITARY SEWER MANHOLE
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 SEEDED GREEN AREA.
02B TRANSFORMER PAD (PER ELEC CO. AND.OR ARCH PLANS)
02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
12B 4INCH 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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QUICK N CLEAN

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9572 TWENTY MILE ROAD
PARKER, COLORADO

COLORADO LICENSED ERIC C. LAWRENCE 63984 PROFESSIONAL ENGINEER
05/06/2025

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:\31000\31672.01\DRAWINGS\DESIGN\WORKING\31672-SP.DWG SAVED BY - ELAWRENCE

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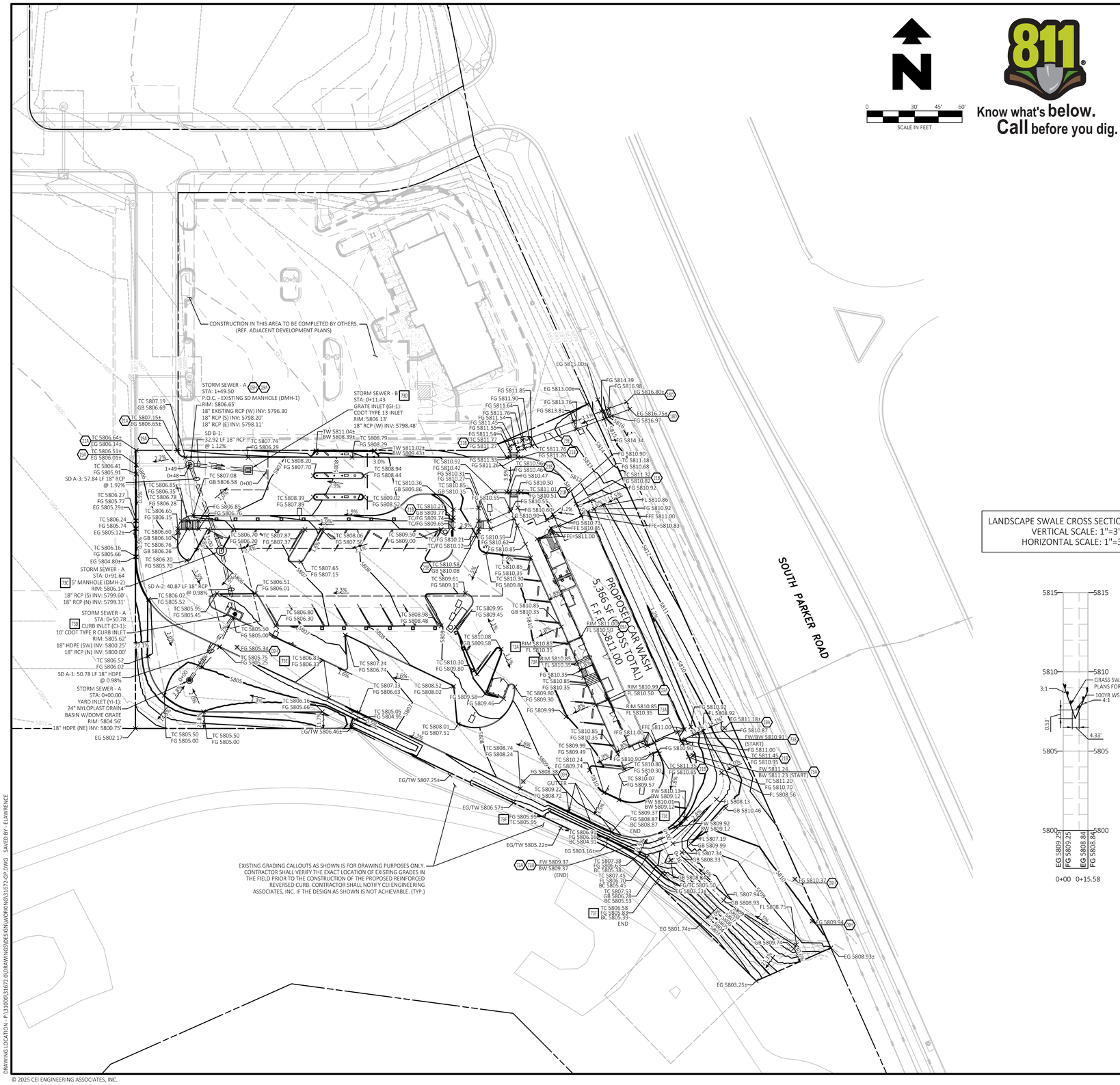

Know what's **below.**
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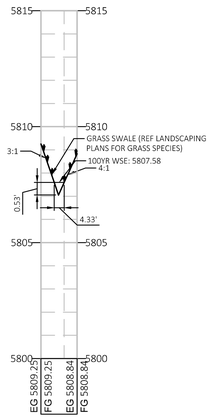
LANDSCAPE SWALE CROSS SECTION PROFILE
VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'



EXISTING LEGEND:

- PROPERTY LINE/RIGHT OF WAY LINE
- (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

- GRADE BREAK
- XXX — 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
  RIM = TOP OF STRUCTURE
  TC = TOP OF CURB
  TW=TOP OF WALL

GENERAL GRADING NOTES

A. 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.

B. 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.

C. 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.

D. 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.

E. 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' CDOT TYPE R CURB INLET W/ TOWN OF PARKER MANHOLE COVER
73C 5' CDOT MANHOLE W/TOWN OF PARKER MANHOLE COVER
73D CDOT TYPE 13 INLET
73E REINFORCED REVERSED CURB WITHOUT FOOTING
73F REINFORCED REVERSED 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 ¼" 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

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PLANS PREPARED FOR
QUICK N CLEAN
7291 E. ADOBE DRIVE, SUITE 115
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REVISION

NO.	DESCRIPTION	DATE

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

COLORADO LICENSED
ERIC C. LAWRENCE
63984
PROFESSIONAL ENGINEER
05/06/2025

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:\31000\31672 (X)\DRAWINGS\DESIGN\WORKING\31672-GP.DWG SAVED BY - ELAWRENCE

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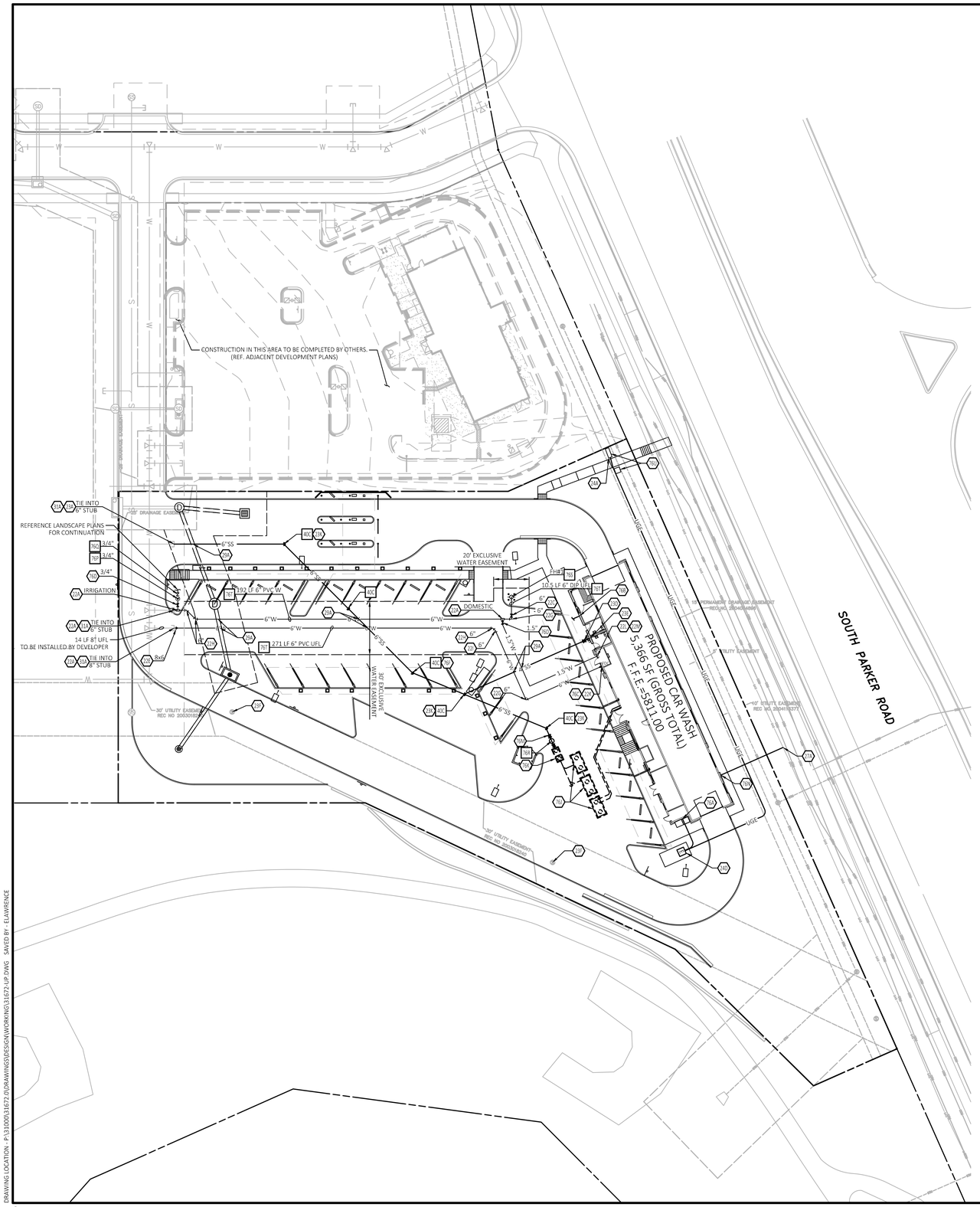

LEGAL DESCRIPTION

REFERENCE 01 - COVER SHEET FOR LEGAL DESCRIPTION.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 ¼" 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

A. ALL WATER LINES SHALL HAVE 4'-6" MIN. COVER.

B. ALL SANITARY SEWER LINES 6" AND SMALLER SHALL BE PVC (SDR35) WITH 4'-6" MIN. COVER.

C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

D. 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.

E. 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.

F. 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.

G. 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.

H. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).

I. CONTRACTOR SHALL MAINTAIN A MINIMUM COVER ON ALL WATERLINES.

J. 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).

K. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.

L. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.

M. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.

N. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

O. REFER TO ELECTRIC COMPANY PLANS FOR ELECTRIC SERVICE DESIGN.

P. REFER TO TELEPHONE PLANS FOR TELEPHONE & DATA SERVICE DESIGN.

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

N

0 30' 45' 60'
SCALE IN FEET

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 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

22A POINT OF CONNECTION - WATER SERVICE PER LOCAL CODE STANDARDS
22C M.J. GATE VALVE WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET)
22E M.J. REDUCER (SEE SIZES THIS SHEET)
22G 90° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
22H 45° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
22I 22.5° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
22K SPRINKLER ENTRY PER ARCH. PLANS
22L METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET)
22M INTERNAL WATER METER (PER LOCAL CODES AND SPECIFICATION) (REF ARCH PLANS)
23A POINT OF CONNECTION FOR SANITARY SEWER
23D BUILDING SANITARY SEWER SERVICE CLEAN-OUT
23E SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS)
23F ADJUST RIM TO MATCH FINISH GRADE
23K SANITARY SEWER SERVICE WYE (PER LOCAL CODES)
24A POINT OF CONNECTION FOR ELECTRICAL SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
24D PROPOSED ELECTRIC TRANSFORMER
27A POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENT)
29A MAINTAIN MINIMUM 18" VERTICAL SEPARATION
31A 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.
76A UNDERGROUND ELECTRICAL SERVICE ENTRY (PER ARCH PLANS) (REF ELECTRICAL SCHEMATIC PLANS FOR ELECTRIC SERVICE CONSTRUCTION INFORMATION)
76B UNDERGROUND TELEPHONE SERVICE ENTRY (PER ARCH PLANS) (REF TELEPHONE CO. SCHEMATIC PLANS FOR TELEPHONE SERVICE CONSTRUCTION INFORMATION)
76C INTERNAL FIRE SPRINKLER RISER WITH WALL MOUNT FIRE DEPARTMENT CONNECTION (FDC). REF MECHANICAL PLANS
76D CURB STOP VALVE REF TOWN OF PARKER DETAILS AND SPECIFICATIONS.
76F 22.5° BEND
76J RECLAIM SYSTEM (REF PLUMBING PLANS)
76K SAND/OIL SEPARATOR (REF PLUMBING PLAN)
76M REF PLUMBING PLANS FOR CONTINUATION
76N GAS SERVICE ENTRY (PER ARCH. PLANS)
76U ELECTRICAL TRANSFORMER PADS AND TRANSFORMERS (PER ELEC. CO.)

UTILITY DETAILS (REF CONSTRUCTION DOCUMENTS FOR DETAILS)

40C SANITARY SEWER CLEAN OUT
76P OUTSIDE SETTING FOR ¾" - 1" METER PER TOWN OF PARKER DETAIL W5.10
76Q REDUCED PRESSURE BACKFLOW PER TOWN OF PARKER DETAIL W6.1.
76R SAMPLING MANHOLE PER TOWN OF PARKER DETAIL S5.3.
76S FIRE HYDRANT PER TOWN OF PARKER DETAILW2.5.
76T LOCATOR WIRE PER TOWN OF PARKER DETAIL W2.6

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QUICK N CLEAN

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

COLORADO LICENSED
ERIC C. LAWRENCE
63984
PROFESSIONAL ENGINEER
05/06/2025

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

UTILITY PLAN
SHEET TITLE

SHEET NUMBER
05 OF 07

DRAWING LOCATION - P:\31000\31672.00\DRAWINGS\DESIGN\WORKING\31672-UP.DWG SAVED BY - ELAWRENCE

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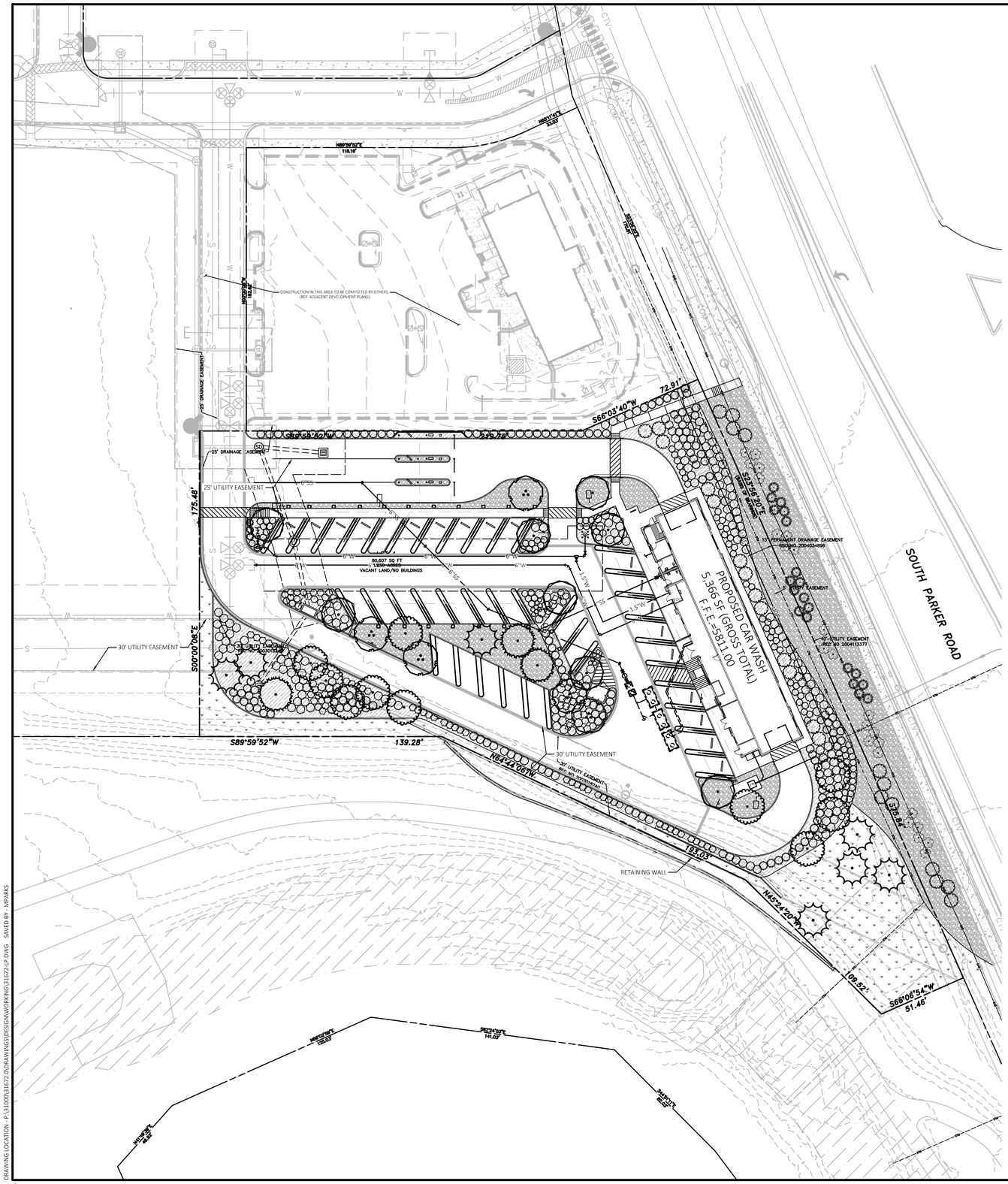

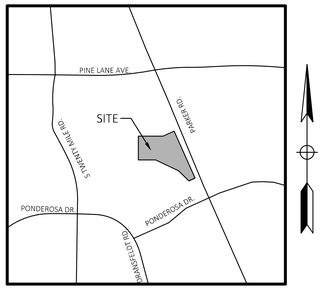

Vicinity Map

Not to Scale

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

N

0 30' 45' 60'

SCALE IN FEET

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 15% 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
	1 TREE SHALL AND 5 SHRUBS SHALL BE PLANTED PER LANDSCAPE ISLAND 1 ADDITIONAL SHRUB SHALL BE PLANTED FOR EACH ADDITIONAL 15 SF ABOVE 162 SF IN EACH LANDSCAPE ISLAND	6 TREES AND 30 SHRUBS REQUIRED	8 TREES AND 30 SHRUBS PROVIDED
SITE PERIMETER LANDSCAPE	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
TOTAL NUMBER OF TREES AND SHRUBS PROVIDED			33 TREES PROVIDED 548 SHRUBS PROVIDED

2025-03-11 16:45

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	BUDDLEJA DAVIDII '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 'ANDORRA' / ANDORRA 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% CREASTED WHEATGRASS, 40% PERENNIAL RYEGRASS, 10% SWITCHGRASS, 5% BLUE GRAMA (COATED), AND 5% SIDEOATS GRAMA @ 3 LBS PER 1000 SF	SEED	

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REVISION

NO.	DESCRIPTION	DATE

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

RYAN YORK EVITTS
LA.0001578
03/10/2022
Original Date of Licensure
05/09/2025
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

PROFESSIONAL OF RECORD	ECL
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

DRAWING LOCATION - P:\31000\31672.0\DRAWINGS\DESIGN\WORKING\31672-LP.DWG SAVED BY - MPARKS

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GENERAL NOTES

1. 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.
2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
3. 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 PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
10. 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 PROPOSED DESIGN MUST 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.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. 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 REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
13. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
14. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
15. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
16. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
17. 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.
18. 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, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
19. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
21. 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 RESULTS. THIS WILL INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENTS/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUBS, SOD, TREES). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT PRIOR TO INSTALLING ANY LANDSCAPING MATERIALS ONSITE.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL 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 MATERIAL STRIPPED FROM SITE 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 SHRUBS 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 ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 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 HOLE 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 HERBICIDE SHALL BE APPLIED PER MANUFACTURE'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 BED SOILS 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 GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP 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 BEDS 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

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE

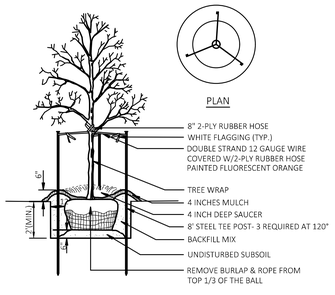
A. GUARANTEE:
   ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER 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, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE; ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.

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

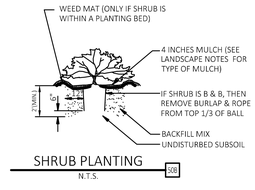
HERBICIDES NOTES

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.

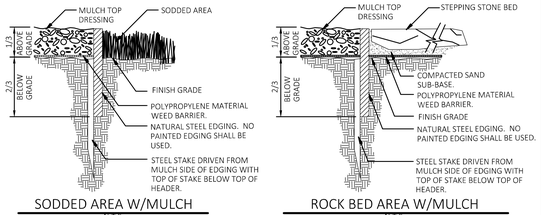


NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S. 20



SHRUB PLANTING
N.T.S. 20



SODDED AREA W/MULCH
N.T.S.

ROCK BED AREA W/MULCH
N.T.S.

STEEL EDGING
N.T.S. 20

DRAWING LOCATION: P:\31000\31672.0\DRAWINGS\DESIGN\WORKING\31672-LP.DWG SAVED BY: MPARKS

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

REVISION

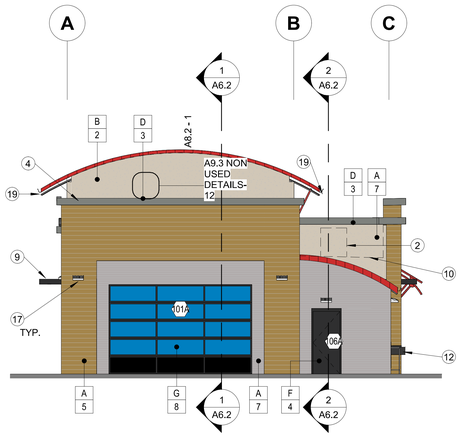
NO.	DESCRIPTION	DATE

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

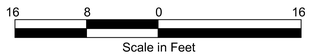
RYAN YORK EVITTS
LA.0001578
03/10/2022
Original Date of Licensure
05/09/2025
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

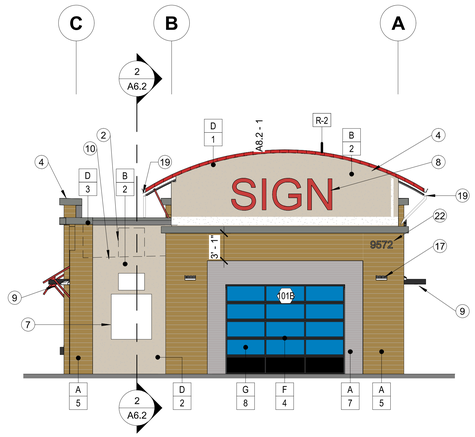
PROFESSIONAL OF RECORD	ECL
PROJECT MANAGER	MS
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	5/7/2025
REVISION	REV-7

LANDSCAPE NOTES
SHEET TITLE
SHEET NUMBER
07 OF 07

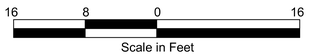


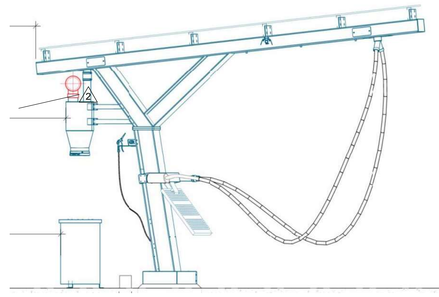
2 NORTH ELEVATION
1/8" = 1'-0"



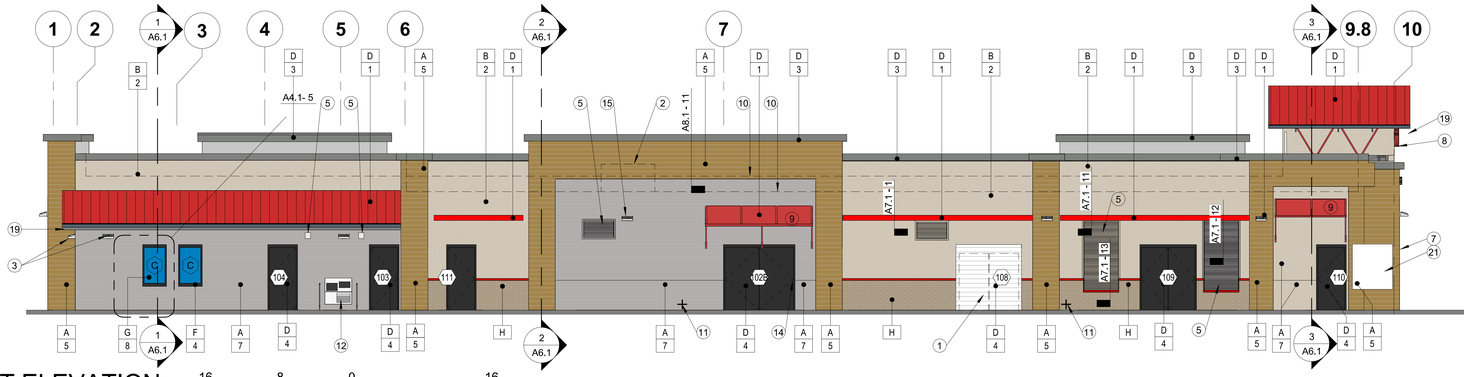


1 SOUTH ELEVATION
1/8" = 1'-0"

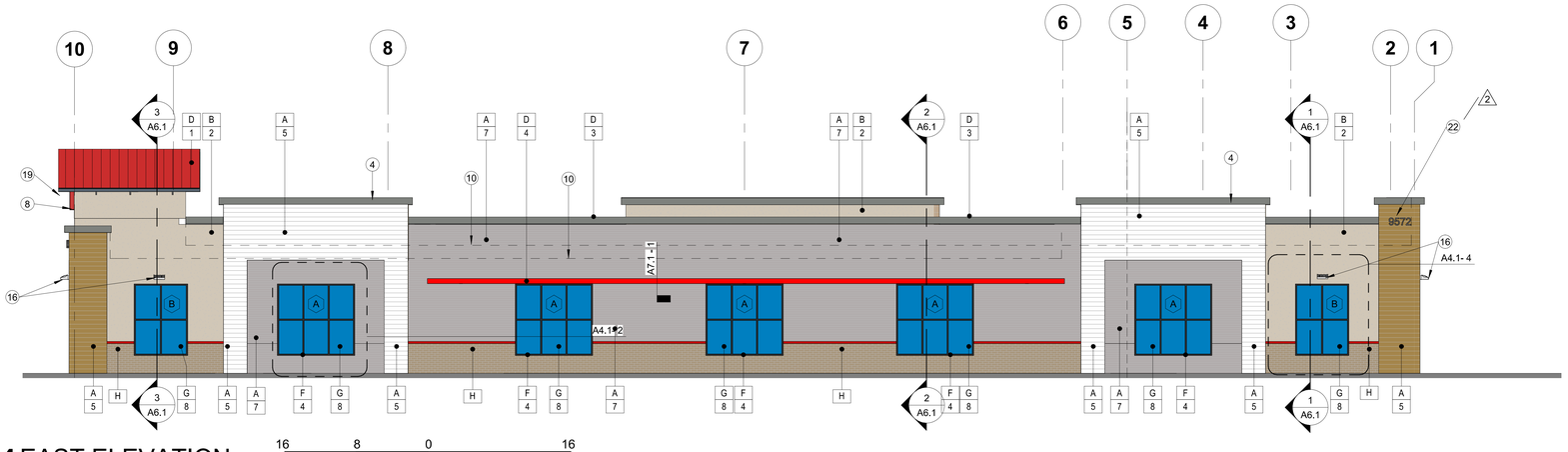




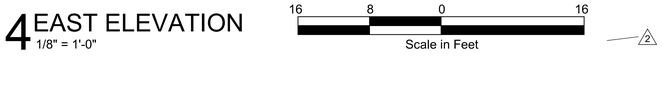
2 VACUUM ELEVATION



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



GENERAL NOTES:

A. THE REFERENCE ELEVATION MARKED WITH ◔ REPRESENTS VERTICAL HEIGHTS RELATIVE TO INTERIOR FLOOR DATUM ASSUMED AT 100' -0" RE: CIVIL FOR ACTUAL ELEVATION.

B. ALL MATERIAL SYMBOLS ARE FOR REPRESENTATION ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER COURSING, ETC.

C. LOCATION FOR ADDRESS SIGNAGE TO BE INSTALLED AS REQUIRED AND APPROVED BY THE CITY OF RIVERSIDE, CA.

D. 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.

E. ALL ROOFTOP EQUIPMENT TO BE SCREENED BY WALLS OR EQUIPMENT SCREENS.

F. 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:

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

STATE OF COLORADO
JESSE GOLDMAN
400744
12/19/23
LICENSED ARCHITECT

JESSE GOLDMAN, ARCHITECT
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QUICK N CLEAN CAR WASH

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www.cshqa.com

CSHQA

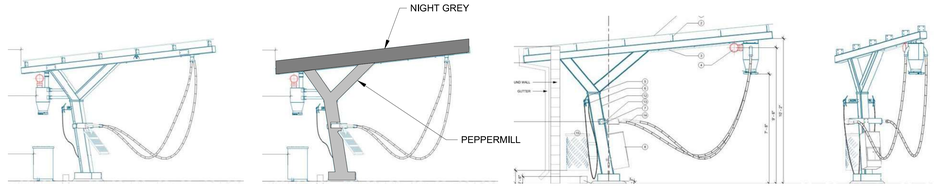
PROJECT	DATE
20037.000	12-19-2023
DRAWN	CHECKED
RJ	JGM

REVISED
1 AGENCY COMMENTS 3/15/2023
2 AGENCY COMMENTS 7/28/2023
3 AGENCY COMMENTS 08/04/2025

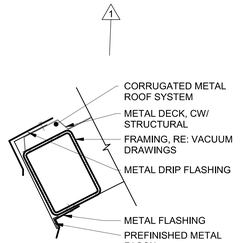
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET
A5.1
ORIGINAL SHEET SIZE
24" x 36"

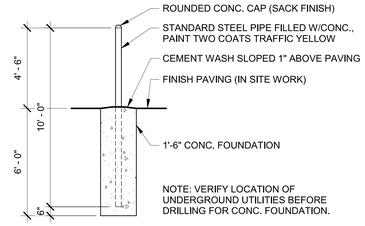
8/5/2025 11:24:04 AM



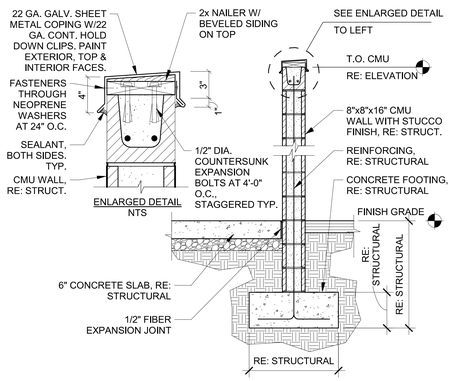
1 PRIMARY AND SECONDARY VACUUM CANOPY DETAILS
6" = 1'-0"



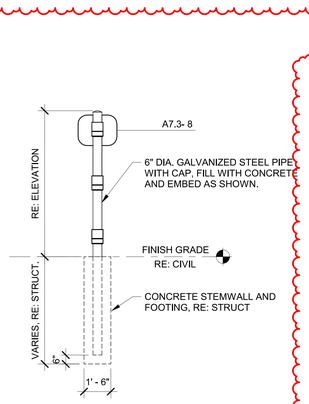
2 COPING DETAIL
1 1/2" = 1'-0"



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

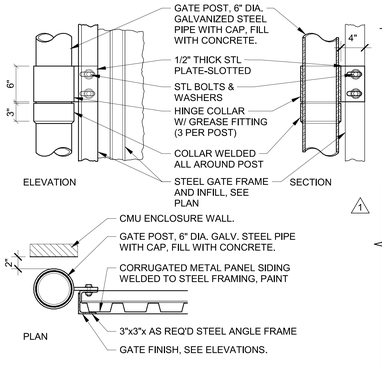


5 TRASH ENCLOSURE SECTION
1/2" = 1'-0"

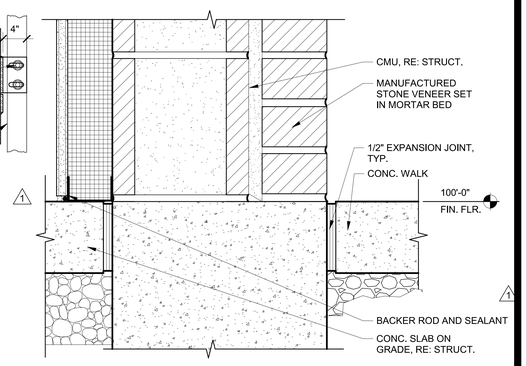


6 GATE POST
1/4" = 1'-0"

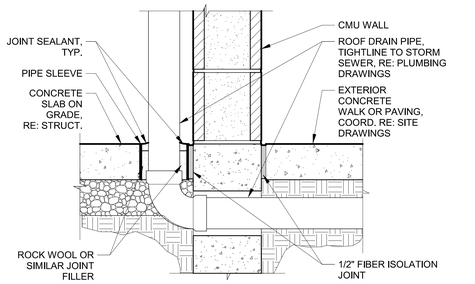
7 PAINT
12" = 1'-0"



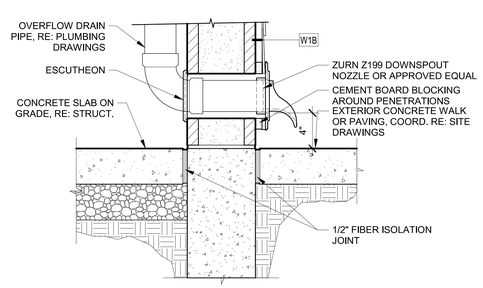
8 GATE DETAILS
1" = 1'-0"



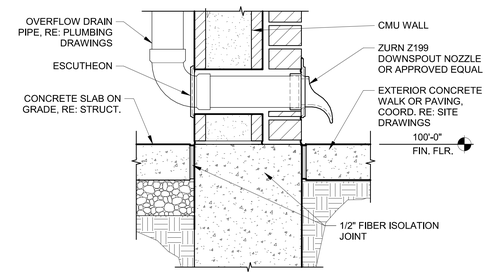
9 BRICK BASE
3" = 1'-0"



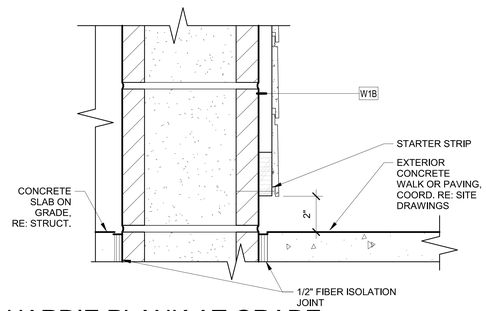
10 ROOF DRAIN
1 1/2" = 1'-0"



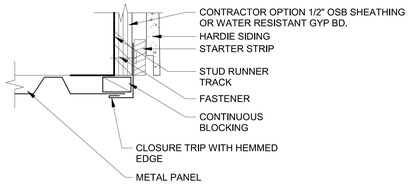
11 OVERFLOW DISCHARGE
1 1/2" = 1'-0"



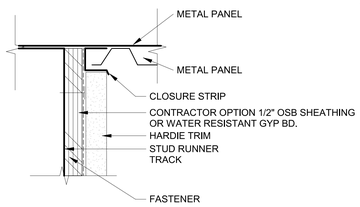
12 OVERFLOW DISCHARGE @ BRICK
1 1/2" = 1'-0"



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"

JESSE GOLDMAN, ARCHITECT
2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164

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STATE OF COLORADO
JESSE GOLDMAN
400744
12/19/23
LICENSED ARCHITECT

QUICK N CLEAN CAR WASH

9572 TWENTY MILE ROAD
PARKER, CO

2696 S COLORADO BLVD, SUITE 525
DENVER, CO 80222
(303) 962-9164
www.cshqa.com

CSHQA

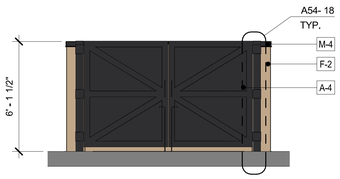
PROJECT	DATE
20037.000	12-19-2023
DRAWN	CHECKED
RJ	WRS

REVISED
1 AGENCY COMMENTS 12/19/2023
2 AGENCY COMMENTS 08/04/2025

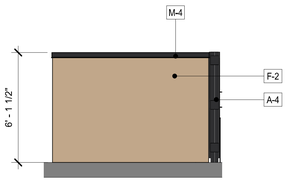
SHEET TITLE
DETAILS

SHEET
A7.3
ORIGINAL SHEET SIZE
24" x 36"

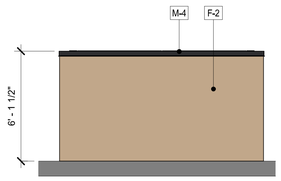
8/5/2025 11:24:04 AM



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

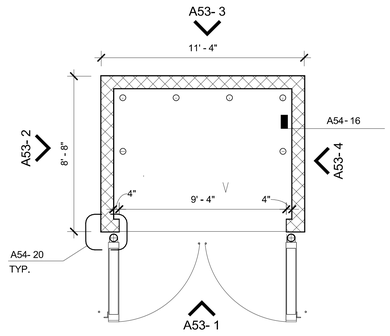


2 TRASH ENCLOSURE LEFT SIDE ELEVATION
1/4" = 1'-0"



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:

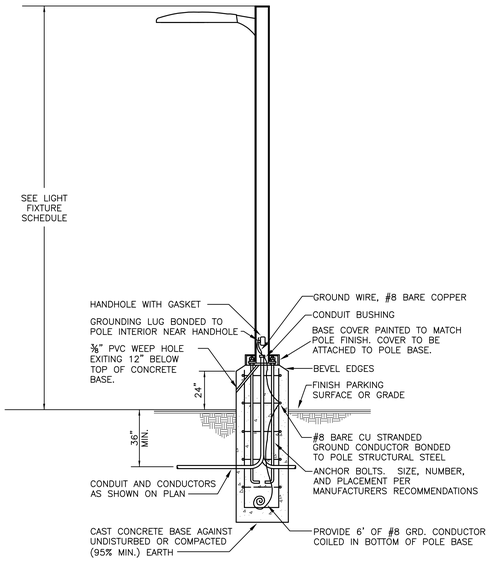
X	MATERIAL	PERCENTAGES N	S	E	W
	M-1 METAL CANOPIES	0%	0%	0%	2%
	M-2 METAL SES/ LOUVERS	(EQUIPMENT, NOT INCLUDED)			
	M-3 METAL COPING	4%	4%	4%	4%
	MC-4 METAL CANOPIES	0%	0%	2%	1%
	F-2 STUCCO	20%	45%	12%	26%
	S-5 HARDIE BOARD SIDING	43%	35%	24%	20%
	S-7 HARDIE BOARD SIDING	24%	12%	41%	25%
	A-4 PAINTED ALUMINUM AT WINDOWS AND PAINTED HOLLOW METAL AT DOORS	9%	4%	2%	10%
	B-6 BRICK VENEER	0%	0%	12%	4%
	R-1 STANDING SEAM METAL ROOF	0%	0%	3%	8%
	G-8 CLEAR GLAZING				

X	FINISH/COLOR
1	QUICK N' CLEAN RED: BENAJMIN MOORE 2001-01 "RUBY RED"
2	SHERWIN WILLIAMS 7036 "ACCESIBLE BEIGE"
3	SHERWIN WILLIAMS 7067 "CITY SCAPE"
4	SHERWIN WILLIAMS 6990 "CAVIAR"
5	HARDIE BOARD SIDING KAHKI BROWN
6	GENERAL SHALE "PEPPERMILL"
7	HARDIE BOARD SIDING NIGHT GREY
8	VITRO GLASS SOLARBAN 70XL. CLEAR GLASS

PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 05/05/2023

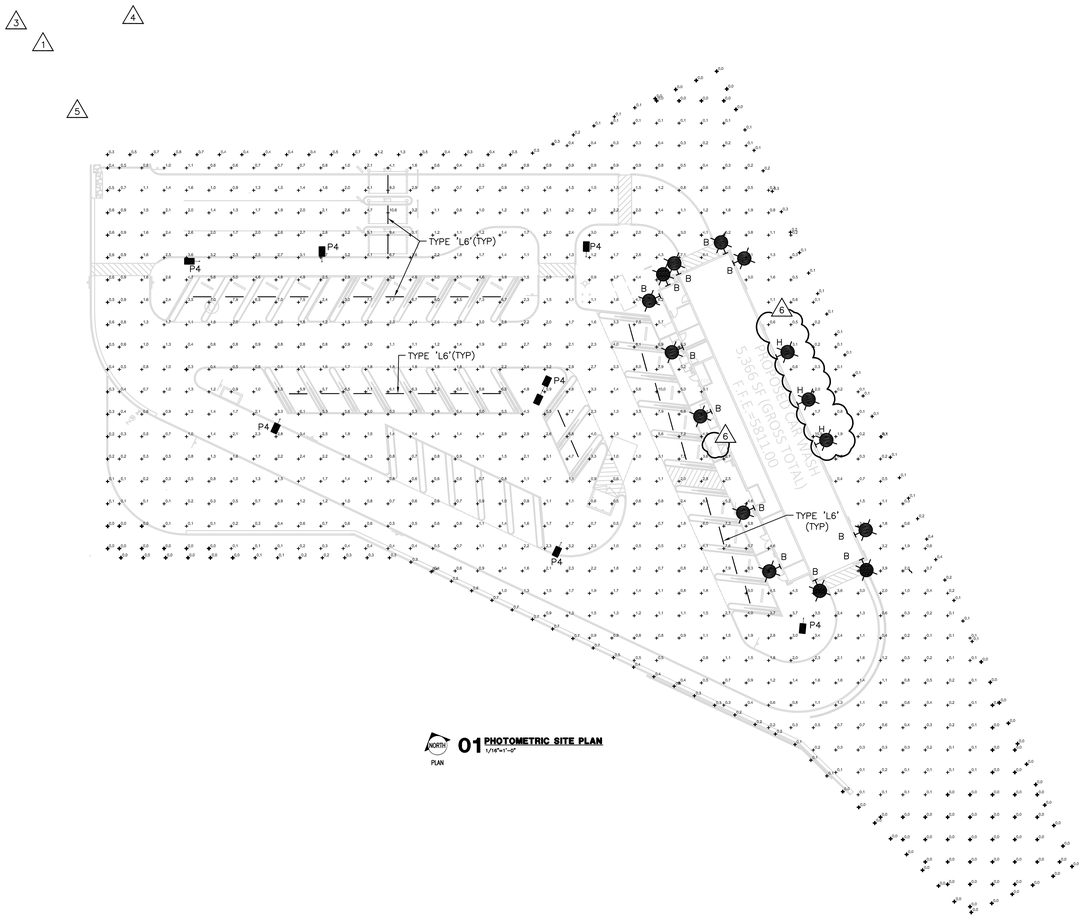
Planning Approval By: J. Fettig



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



01 PHOTOMETRIC SITE PLAN
1/16"=1'-0"

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-SO-40K	LED 3600 LUMENS	SURFACE	277	27	
L8	NOT USED	–	–	–	–	–	
H	6" DOWNLIGHT	HUBBELL: LC6SL-6LC6SL-18L-40K-8	LED 1800 LUMENS	RECESSED	277	23	

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COLORADO
JOSHUA IBARRA
PE.0056687
PROFESSIONAL ENGINEER
8/04/2025

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PARKER AND PINE

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DENVER, CO 80222
(303) 962-9164
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PROJECT	DATE
20037	08-19-2020
DRAWN	CHECKED
AAD	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"

6" LED Downlight
LC6SL
1000/ 1400/ 1800 Lumens
120V-277V, 347V
0-10V Dimming

APPLICATIONS:
Lithonia Commercial LC6SL is a 6" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 35,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35° C. Free Air Rise around the fixture is required for optimal life performance. This product is not recommended for use with 3rd party TRIM/HVAC or other kits.

HOUSING:
One piece 22 gauge non-corrosive steel platform. Pre-wired 2 lines with snap-in cover for easy access. Snap-in connectors from driver compartment allow easy installation of light engine(s) and trim. Integral mounting tabs with pre-punched knockouts for improvement. Approved for 0 ft x 0 in/ 0 mc. (0 AHC) conductors rated for 90° C through-wiring.

REFLECTOR:
High purity aluminum, 45cutt, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WH) available as option.

LED LIGHT ENGINE:
The LC6SL uses mid-power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid-power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple lumen ranges and the system is designed to provide optimal life and lumen maintenance (70,000 hours at 70% lumen maintenance). The reflective light engine assembly is mechanically retained to the housing.

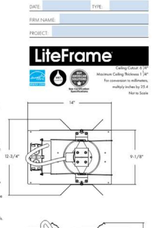
LED DRIVER:
The LC6SL utilizes a constant current LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing drive and simplified specification. The driver is UL8750, Class 2 compliant and universal 120V-277V.

DIMMING:
Comes standard with flicker-free 0-10V dimming to 10%. 0-10V to 1% dimming option is also available. See list of compatible dimmers on page (4). For the rating of the control circuit, the dimming circuit may require up to 2mA of sink current.

INSTALLATION:
Light-armored fan hangers included (not with WWCP option). Grooved adjustable mounting brackets also accept 15" EMT conduit or 1/2" or ¾" tubing channel (by others) in Prescolite 24" bar hangers (B24 or B6). Wall-wash orientation may be field adjusted in 90- increments to housing.

CERTIFICATIONS:
CSA certified to US and Canadian safety standards. Suitable for wet locations (BA, DwA and WW damp locations). ENERGY STAR qualified. This product qualifies as a "designated country construction materials" per FAR 25.108-1(a). See Buy American Compliance Materials under Trade Agreements Act effective 6/10/2020. See Buy American Solutions.

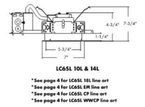
WARRANTY:
5 year limited warranty. See www.prescolite.com for details.



*** See page 4 for LC6SL 1EL line art**
*** See page 4 for LC6SL ER line art**
*** See page 4 for LC6SL CF line art**
*** See page 4 for LC6SL WWCP line art**

DATE
TYPE
TRIM NAME
PROJECT

LiteFrame
Ceiling Cutout: 6-1/2"
Recommended Ceiling Thickness: 1-34"
For conversion to a reflectorless, multiply Inches by 19.4
Not to Scale



Order housing, reflector, and accessories separately.

CATALOG NUMBER | EXAMPLE: LC6SL-6ICSL14CWSSMVOLT

HOUSING	DRIVER OPTIONS	VOLTAGE	HOUSING OPTIONS	TRIM LENS/FLGE	OUTPUT	KELVIN	CRI	KIT FINISH/ COLOR OPTIONS	REFLECTOR OPTIONS	ACCESSORIES
❑ LC6SL	Standard 0-10v Dimming	Standard 120V-277V	Standard Housing	Standard Trim Lens	10L 1000 Lumen	27K 2700 Kelvin	CRI 80+ CRI	WH Painted White	Standard Clear Reflector	❑ EM*** Emergency Battery Pack
❑ DM1 0-10V Dimming to 1% 120V-277V	❑ 347* 347V	❑ ICW Indoor Chicago Plenum Housing	❑ 45LSL Recessed Lens/ Clear Alzak Reflector	❑ 14L 1400 Lumen	30K 3000 Kelvin	90+ 90+ CRI	❑ WW Painted White Wall Wash Reflector and Flange	❑ WT Wide/Wide Flange Only	❑ EM*** Emergency Battery Pack	
❑ DMTD** Triac/ELV Dimmable	❑ WWCP** Wall Wash Chicago Plenum Housing	❑ 18L 1800 Lumen	❑ 35K 3500 Kelvin	❑ ADK 4000 Kelvin	❑ WW Wide/Wide Wall Wash	❑ SF** Surface Mount Kit	❑ LPS Surface* Wall/Frame Recess 20in.-33in.			
					❑ 50K 5000 Kelvin	❑ WWP Wide/Wide Pendant Mount				

* See Control Inverter compatibility note and web links on page 4
** EM must be selected as both the housing and the trim. Example: LC6SL-6ICSL14CWSSMEM
* Factory Installed only
* Compatible with 35W only
** Compatible with 35W only. Must be ordered with the housing and the trim
* Not compatible with CF
* Not compatible with 347V
* WWP must be selected as one of the two housing options
* WSQ and WS cannot be chosen together, not compatible with WT, WR, or SW

prescolite

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications, or materials that in our opinion will not alter the function of the product.
Web: **www.prescolite.com** * Tech Support **(888) 777-4833**

PHOTOMETRIC DATA

LiteFrame - 6" LC6SL Downlight

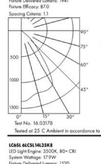
DRIVER DATA	ALCSL10Lxxx	ALCSL14Lxxx	ALCSL18Lxxx
Input Voltage	120-277V	120-277V	120-277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.11 (120v) 0.048 (277v)	0.148 (120v) 0.064 (277v)	0.181 (120v) 0.082 (277v)
Input Power	13.4W	17.8W	22.2W
Constant Current Output	700mA	700mA	700mA
Operating Temperature	0 to 40 °C (32 to 104 °F)	0 to 40 °C (32 to 104 °F)	0 to 40 °C (32 to 104 °F)
Dimming	0-10V	0-10V	0-10V
Over-voltage, over-current, short-circuit protected			

When operating in Eff mode, the fixture will deliver approximately 20% of the published full lumen output.

Lumen Multiplier Table
Photometrics for the LC6SL are published below at a nominal 3500 Kelvin temperature. This table may be used to approximate the lumen values of different kelvin temperatures. Power consumption would stay the same.

5000 Kelvin	1.09
4000 Kelvin	1.00
3500 Kelvin	1.00
3000 Kelvin	0.99
2700 Kelvin	0.96

LC6S ALCS 10L35K8
LED Light Engine: 3500K, 80+ CRI
System Wattage: 13.4W
Fixture Delivered Lumens: 1041
Fixture Efficacy: 81.0
Spacing Criteria: 1.1



CANDELA DISTRIBUTION

DEG	CANDELA
0	1268
5	1245
10	1243
15	1247
20	1223
25	1157
30	1057
35	933
40	797
45	653
50	512
55	387
60	283
65	202
70	141
75	97
80	66
85	45
90	0

Test No. 16-03178
Tested at 23 C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1035	99.7
60-90	1020	100.0
90-180	0	0.0
0-180	1041	100.0

LUMINANCE DATA IN CANDELA/ SQ. METER

Angle in Vertical	Average
45°	27667
55°	2580
65°	648
75°	312
85°	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

% Reflectance Ceiling / Wall / Floor	80% / 70% / 50%	80% / 50% / 20%	70% / 50% / 20%
RCR 0	100	100	100
RCR 1	94	92	92
RCR 2	88	86	86
RCR 3	83	81	81
RCR 4	78	76	76
RCR 5	73	72	72
RCR 6	69	68	68
RCR 7	65	64	64
RCR 8	62	61	61
RCR 9	59	58	58
RCR 10	56	55	55

Test No. 16-03177

LC6S ALCS 14L35K8
LED Light Engine: 3500K, 80+ CRI
System Wattage: 17.9W
Fixture Delivered Lumens: 1320
Fixture Efficacy: 84.9
Spacing Criteria: 1.1

CANDELA DISTRIBUTION

DEG	CANDELA
0	1072
5	1050
10	975
15	1001
20	995
25	977
30	931
35	870
40	794
45	703
50	603
55	494
60	381
65	272
70	177
75	103
80	51
85	17
90	0

Test No. 16-03177
Tested at 23 C Ambient in accordance to IESNA LM-79-2008

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-60	1320	100.0
60-90	0	0.0
0-180	1320	100.0

LUMINANCE DATA IN CANDELA/ SQ. METER

Angle in Vertical	Average
45°	21457
55°	1913
65°	519
75°	272
85°	0

COEFFICIENTS OF UTILIZATION Zonal Cavity Method

% Reflectance Ceiling / Wall / Floor	80% / 70% / 50%	80% / 50% / 20%	70% / 50% / 20%
RCR 0	100	100	100
RCR 1	94	92	92
RCR 2	88	86	86
RCR 3	83	81	81
RCR 4	78	76	76
RCR 5	73	72	72
RCR 6	69	68	68
RCR 7	65	64	64
RCR 8	62	61	61
RCR 9	59	58	58
RCR 10	56	55	55

Test No. 16-03177

Web: **www.prescolite.com** * Tech Support **(888) 777-4833**
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Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Specifications

Construction & Materials
Convenient push-and-click connectors let you easily and rapidly install GPX fixtures in a variety of configurations. Multiple cable lengths support a variety of layouts.

Integrated aluminum heat spreader.

Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

All G&G luminaires and components (with the exception of our LED boards and drivers) are proudly manufactured and assembled in the USA.

Electrical System
Power Factor: 0.9 nominal

Input Power: Stays consistent over life.

Temperature Rating: Designed to operate in temperatures -40°C to 55°C.

Total Harmonic Distortion: < 20%

Regulatory Qualifications
cULus Listed
UL Listed for Wet Locations
DLC Listed
NEMA 4X Rated

DIRECT AC DRIVERLESS

Photometry

Based on DTC Report Test # 14404-1

Future photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. IESNA LM-79 describes the entire luminaire as the source resulting in a fixture efficiency of 100%.

Polar Candela Distribution

Zonal Lumen Summary

Zone	Lumiaire
0-30	26.7%
0-40	41.2%
0-60	77.9%
0-90	98.3%
0-180	100%

Lumen & Power Data

Length & Output	Lumens	Wattage	Amps @120V	Amps @277V
GPXLED	1000	9	0.076	0.032
GPXLED	2000	18	0.152	0.065
GPXLHO	3000	27	0.228	0.097
GPXLHO	4000	36	0.304	0.129
GPXLHO	5000	45	0.380	0.161
GPXLHO	6000	54 (6-ft 4-Pin)	0.456	0.194
GPXLHO	8000	72 (8-ft 4-Pin)	0.607	0.258

Dimensions

Model	Fixture Diameter	Fixture Length	Mounted
GPXL	1.4"	48 (4-ft)	48.48" (4-ft)
GPXL	1.4"	72 (6-ft)	72.48" (6-ft)
GPXL	1.4"	96 (8-ft)	96.48" (8-ft)

Maximum Fixture Run

Maximum Fixture Run (Per Linear Cable) 120VAC

	GPXLED (1K)	GPXLED (2K)	GPXLHO (3K)	GPXLHO (4K)	GPXLHO (5K)	GPXLHO (6K)
AWG 20/3	66 (16ft)	33 (10ft)	20 (6ft)	16 (5ft)	13 (4ft)	11 (3ft)
AWG 18/3	131 (40ft)	66 (20ft)	39 (12ft)	33 (10ft)	26 (8ft)	22 (6ft)
AWG 16/3	197 (60ft)	98 (30ft)	59 (18ft)	49 (15ft)	39 (12ft)	33 (10ft)

Maximum Fixture Run (Per Linear Cable) 277VAC

	GPXLED (1K)	GPXLED (2K)	GPXLHO (3K)	GPXLHO (4K)	GPXLHO (5K)	GPXLHO (6K)
AWG 20/3	164 (50ft)	82 (25ft)	52 (16ft)	39 (12ft)	33 (10ft)	26 (8ft)
AWG 18/3	328 (100ft)	164 (50ft)	98 (30ft)	82 (25ft)	66 (20ft)	52 (16ft)
AWG 16/3	492 (150ft)	246 (75ft)	148 (45ft)	123 (37ft)	98 (30ft)	82 (25ft)

Rev Date 21 0303

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G&G INDUSTRIAL LIGHTING
T (800.285.6780) E sales@ggled.com
www.ggled.com

GPX DRIVERLESS LINEAR

L6
Date
Project

UL LISTED DIRECT AC DRIVERLESS DLC

Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy-chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single-piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary

Delivered Light Output: Up to 8,000 Lumens
Efficacy: 98 LPW
CRI: Typical 80 CRI
CCT: 5000 K, 4000K
Lifetime: Designed to last 100,000 Hours at 25°C
Warranty: 5 Years (See ggled.net for Terms)
Mounting: Ceiling or Pod
Protection Class: IP67
Dimming: Yes, TRIAC Dimmable
Voltage: 120 VAC or 277 VAC Rated
Maximum Run Length: Refer to the Table on Page 2
Ambient Temperature: 40°C to 55°C

Ordering Information

Product	Length	Lumen Output	Cable Temp.	Lens Diffusion	UV Protection	Through Wired	Voltage
GPX	2 2-ft	SO/Blank Standard Output (1K and 2K)	50K Standard 5000K	Blank Standard Diffused Clear Lens	Blank Standard, No UV Inhibitor	Blank Standard Feature Quick Connector for Pass-Through Wiring	120V 120V Rated
	4 4-ft	HO* High Output (3K, 4K, 5K, 6K, 8K) *Not for 2' or 2"HO	40K* Optional 4000K *Not for 2' or 2"HO	QC Optional Clear Diffused Lens with Enhanced Optical Control	UVO Optional Added UV Inhibitor for Outdoor Use	SI Single In-Wall Feature Quick Connector for Single-In-Wall Wiring	277V 277V Rated
	6 6-ft						
	8 8-ft						

Power & Connection Accessories

Code	Type	Length	Wire
	No Jumper Cable Required on End-to-End Connection		
GPX-JMP-1	Jumper	1ft	18 AWG SJTW
GPX-JMP-2	Jumper	2ft	18 AWG SJTW
GPX-JMP-4	Jumper	4ft	18 AWG SJTW
GPX-JMP-8	Jumper	8ft	18 AWG SJTW
GPX-LDR-10	Leader Cable	10ft	18 AWG SJTW
GPX-SPR-25	Spare Cable	25ft	18 AWG SJTW

Mounting Hardware	Description
GPX-MNTKIT	Non-Metallic Quick Latch
GPX-MNTSS	Stainless Steel Bolt Latch

*For serviceability and expansion/connection considerations ONLY limit the number of luminaires connected end-to-end (with no jumper cable) for a maximum of 4.

Rev Date 21 0303

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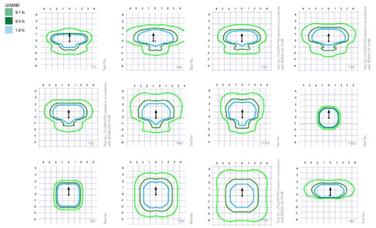
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the ZDSX-LED-40C 1000 40K. Distances are in units of mounting height (20').

LEGEND
- 0.5 fc
- 0.2 fc
- 0.1 fc



Ordering Information

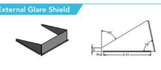
Accessories
Ordered and shipped separately.

BLC20 120	Pictured - (3) twist-lock (LB-2278) *
BLC20T 120	Pictured - (3) twist-lock (LB-2278) *
BLANK7 120	Pictured - (3) twist-lock (ANSI) *
DSBB 20	Base side-feed kit (PLUG)
DSBB 20 2	Base side-feed kit (PLUG) pack/10 *
DSBB 20 3	Base side-feed kit (PLUG) pack/50 *
DSBB 40 3	Base side-feed kit (PLUG) pack/50 *
DSBB 5	Bifurcated tray (polycarbonate) *
RAB4 DSBB20	Bird spikes (stainless steel) for mounting bracket adapter (specify finish) *
RAB5 DSBB20	Bird guard mounting bracket adapter (specify finish) *

For more control options, visit DTL and ROAM online.
Link to page 3

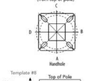
NOTES
1. Not available with PS, PT, and PCO.
2. ACL, T1, or T2 and PE and motion sensor (LSO or MSS) only available together.
3. Not available with SPD20 or SPD40 and HS and PE together.
4. Not available with FS or DS.
5. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. AVOLT not available with fusing (SF or DF).
6. Not available with PE and PCO together.
7. AVOLT not available with Fusing (SF or DF) and not available with PE, PIRH, PIRHCW, PIR1FCW, or PIR1FC3V.
8. Not available with PE and BL30 or BL50.
9. Luminaire mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable where pole's drill pattern is within the tolerances shown.
10. Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 3.5" diameter round arm (not included).
11. Must be ordered with PIRHN.
12. Must be ordered with NLTAIR2 or NLTAIR2 PIRHN.
13. Can be ordered with NLTAIR2. For more information on dual switching, see Motion Sensor Default Settings on page 4 and Table 3 on page 5.
14. Ordered and shipped separately. Must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
15. Reference Motion Sensor default settings on page 4.
16. Reference Controls Options table on page 4.
17. Reference Motion Sensor Default Table on page 4 to see functionality.
18. Not available with SF, DF, or PIRHN.
19. Not available with BCE, DCE or HS.
20. Not available with BL30 or BL50.
21. Requires Luminaire to be specified with PER, PERS or PERS7 option. See Controls Table on page 4.
22. For retrofit use only. Only used to when pole's drill pattern is NOT offered as template #8.

EGS – External Glare Shield

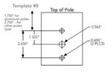


Drilling

HANDHOLE ORIENTATION
(Facing the pole)



Templates #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180°	2 @ 90°	3 @ 90°	4 @ 90°
2-3/8"	Pipe	AST25-190	AST25-280	AST25-290	AST25-390	AST25-490
2-7/8"	Pipe	AST35-190	AST35-280	AST35-290	AST35-390	AST35-490
4"	Pipe	AST40-190	AST40-280	AST40-290	AST40-390	AST40-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	4 @ 90
Tenon Included		Use 5@90	Use 5@90	Use 5@90	Use 5@90	Use 5@90
Shipped Separately		Use 5@90	Use 5@90	Use 5@90	Use 5@90	Use 5@90
Shipped Included		Use 5@90	Use 5@90	Use 5@90	Use 5@90	Use 5@90
Shipped Separately		Use 5@90	Use 5@90	Use 5@90	Use 5@90	Use 5@90
Tenon Included		DM19AS	DM28AS	DM28AS	DM28AS	DM28AS
Tenon Included		DM19S	DM28S	DM28S	DM28S	DM28S
Tenon Included		DM19AS	DM28AS	DM28AS	DM28AS	DM28AS
Tenon Included		DM19S	DM28S	DM28S	DM28S	DM28S

Tenon Included Universal Drilling Pattern Dimensions

	A	B	C	D
2%	4.5	2-7/8"	3.5"	3.5"
5%	4.5	2-7/8"	3.5"	3.5"
5TBBSS	4.5	2-7/8"	3.5"	3.5"
5TBBSS	4.5	2-7/8"	3.5"	3.5"

DSX0 Area Luminaire - EPA

*Includes luminaire and mounting accessories only. Does not include any poles, brackets or other accessories not included on the DSX0.

Configuration	Single (SNG)	2 @ 180 (D2H)	2 @ 90 (D2V)	3 @ 120 (D3A)	4 @ 90 (D4V)
Mounting Eye	0.950	1.900	1.850	2.850	3.344
DSX0 LED	0.950	1.900	1.850	2.850	3.344

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXD-LED
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COOPER Lighting Solutions
P1500004EN page 3
November 15, 2021 4:54 PM

Ordering Information

Ordering Information
SAMPLE NUMBER: **ISC-SAIF-740-U-T3-BZ**

Product Family*	Light Engine	Color Temperature	Voltage	Distribution	Finish
ISC=Impact Elite LED (Small Cylinder)	SA1 = Square (1,000)	A=3000nm	120=120V, 277V	T1S=Type I short	AP=Grey
ISC=Impact Elite LED (Small Guardian Sphere)	PA1= Panel (2,000)	B=3500nm	220=220V, 240V	T2S=Type II short	BZ=Bronze
ISC=Impact Elite LED (Small Trapezoid)	OA=Other**	C=4000nm	480=480V	T2M=Type II medium	BK=Black
SAA-ISC=Impact Elite LED Small Cylinder Sky American Air Compliant *		D=5000nm	347=347V	T3S=Type III short	SVG=Graphite
SAA-ISC=Impact Elite LED Small Cylinder Trade Agreements Act Compliant *		E=5700nm	UNV=120V-277V	T3M=Type III medium	SBK=Graphite
SAA-ISC=Impact Elite LED Small Guardian Sphere Sky American Air Compliant *		F=Other**	HVU=347V-480V	T4M=Type IV medium	WH=White
SAA-ISC=Impact Elite LED Small Guardian Sphere Trade Agreements Act Compliant *				TFTM=Type IV Forward Throw	RAL=Specify
SAA-ISF=Impact Elite LED Small Trapezoid Sky American Air Compliant *				TVS=Type V Small	DDBXD=Dark Bronze
SAA-ISF=Impact Elite LED Small Trapezoid Trade Agreements Act Compliant *				TVM=Type V Medium	DBLXD=Black
SAA-IUM=Impact Elite LED Small Wedge Trade Agreements Act Compliant *				TW=Type V Wide	DNAT=Natural Aluminum
				TFTM=Type IV Forward Throw Medium	DWHGR=White
				TVS=Type V Small	DBTXD=Textured Bronze
				TVM=Type V Medium	DBLBXD=Textured Black
				TW=Type V Wide	DNATXD=Textured Aluminum
					DWHXD=Textured White

Options (Add as Suffix)
E=Driver Surge Protection (SPD Only)**
EL=Emergency Battery Backup, Integral Battery Pack with Basic Elec, Cold Weather (-20°C Minimum)
EM=Emergency Battery Pack with Basic Elec, Cold Weather (-20°C Minimum)
PIR=Bottom Tube Photocontrol (120, 208, 240 or 277V Must Specify Voltage)
PIRH=Bottom Tube Photocontrol, Dimming Motion and Daylight, Bluetooth
PIR1FC3V=Bottom Tube Photocontrol, Dimming Motion and Daylight, Bluetooth
PIRHCW=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, Bluetooth
PIR1FCW=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, Bluetooth
PIRHN=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, NLC
PIRTW=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, WAC
PIRTWHM=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, WAC
PER=NEMA Twist-Lock Receptacle Only (Control Ready)
PERS=NEMA Twist-Lock Receptacle Only and Shorting Cap
PERS7=NEMA Twist-Lock (7-Pin) Receptacle Only and Shorting Cap
DMG=0-10V Dimming Wires Pulled Outside Fixture for Separate Control
DS=Dual Switching (Requires Two Drivers)
DF=Double Fuse (120, 277, 347 or 480V)
SF=Single Fuse (120, 277, 347 or 480V)
BCE=Bottom Conduit Entry
DCE=Dual Conduit Entry
HS=House-side Shield
SPA=Square Pole Mounting Adaptor
RPA=Round Pole Mounting Adaptor
WBA=Wall Bracket
VG=Vandal Guard
BSW=Bird Spikes
FBO=Fusing Board Only

Controls and Systems Options (Add as Suffix)
DCR=Dusk to Dawn
PE=Button Type Photocontrol (120, 208, 240 or 277V Must Specify Voltage)
CSW=Control Switch (Requires Two Drivers)
DMG=0-10V Dimming Wires Pulled Outside Fixture for Separate Control
DS=Dual Switching (Requires Two Drivers)
PIR=Bottom Tube Photocontrol, Dimming Motion and Daylight, Bluetooth
PIRH=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, Bluetooth
PIR1FC3V=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, WAC
PIRHCW=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, WAC
PIRTW=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, WAC
PIRTWHM=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, WAC
PIRHN=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, NLC
PIR1FCW=Bottom Tube PIR, 5ft Dim, Dimming Motion and Daylight, NLC
PER=NEMA Twist-Lock Receptacle Only (Control Ready)
PERS=NEMA Twist-Lock Receptacle Only and Shorting Cap
PERS7=NEMA Twist-Lock (7-Pin) Receptacle Only and Shorting Cap
DMG=0-10V Dimming Wires Pulled Outside Fixture for Separate Control
DS=Dual Switching (Requires Two Drivers)

Shielding Accessories (Ordered and shipped separately)
BS=Bird spikes**
VG2=External glare shield

Mounting Accessories (Ordered and shipped separately)
KMA=Mast arm mounting bracket adapter (specify finish)**
KTBBSS=Trunnion mounting bracket adapter (specify finish)**
KTBBSS7=Trunnion mounting bracket adapter (specify finish)**

NOTES:
1. Single Light Generation® Gradient. Refer to www.acuitybrands.com/SmartNet Products List under Family Models for details.
2. Not available with E7 or E10WC.
3. Not available with EL, ELCW, or PIRTW.
4. Must be ordered with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
5. Cannot be used in conjunction with other control options.
6. Requires the use of photocontrol. Not available with CSW or DS as control. See Motion Sensor Default Settings on page 4 and Table 3 on page 5.
7. Requires the use of photocontrol. Not available with CSW or DS as control.
8. Not available with SPD20 or SPD40.
9. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
10. Not available with BL30 or BL50.
11. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
12. Not available with BCE, DCE or HS.
13. Not available with BL30 or BL50.
14. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
15. Not available with BCE, DCE or HS.
16. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
17. Not available with BL30 or BL50.
18. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
19. Not available with BCE, DCE or HS.
20. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
21. Not available with BL30 or BL50.
22. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
23. Not available with BCE, DCE or HS.
24. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
25. Not available with BL30 or BL50.
26. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
27. Not available with BCE, DCE or HS.
28. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
29. Not available with BL30 or BL50.
30. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
31. Not available with BCE, DCE or HS.
32. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
33. Not available with BL30 or BL50.
34. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
35. Not available with BCE, DCE or HS.
36. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
37. Not available with BL30 or BL50.
38. Not available with PIR, PIRH, PIR1FC3V, PIRHCW, PIRTW, PIRTWHM, PIRHN, PIR1FCW, PER, PERS, PERS7, DMG, DS, or CSW.
39. Not available with BCE, DCE or HS.
40. Not available with

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

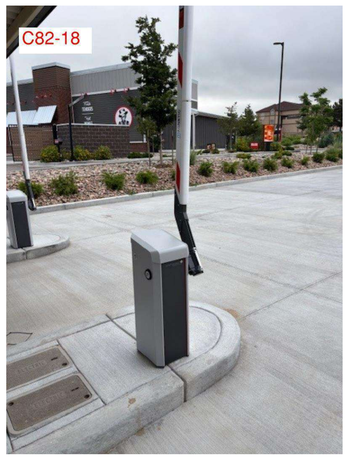
C82 - Parker **SITE ELEMENT LIST**

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	

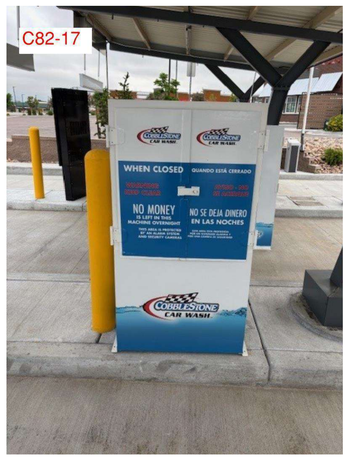
6 SITE ELEMENT LIST
3/8" = 1'-0"

15 LANDSCAPE WALL LOW
1/8" = 1'-0"

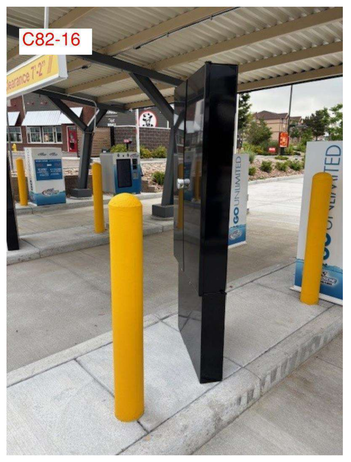
16 FIRE HYDRANT
1/8" = 1'-0"



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"

07/14/2025

CSHQA

COBBLESTONE CARWASH
PLANNING DOCUMENTATION

SITE ELEMENTS

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