



## Development Review Division

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

### MEMORANDUM

**TO:** Ryan Amato, EVT Parker Colorado, LLC  
**FROM:** Ryan McGee, AICP, Associate Planner  
**DATE:** October 27, 2017  
**SUBJECT:** 1<sup>st</sup> submittal of Site Plan for Parker Auto Plaza Filing No. 1, Block 3, Lot 1 (Planning Case No. SP17-073).

Listed below are the Planning Division's review comments related to the first submittal of your application. Please provide a written response to the Town of Parker Planning Division, the Town of Parker Engineering Division, the Town of Parker Building Department, the Town of Parker Comprehensive Planning Department, the Town of Parker Economic Development Department, Parker Water and Sanitation District, IREA, Public Service Company of Colorado, C-DOT, Urban Drainage and Flood Control District, Douglas County Planning, Tri County Health, Fire Life Safety, etc. review comment(s) with a written response to each review comment and redlined note(s) logged into Trackit Project No. SP17-073. Please provide a written response to each comment and sign and return this memo with your resubmittal.

#### TOWN OF PARKER PLANNING DIVISION CASE PLANNER:

Ryan McGee, AICP, Associate Planner

EMAIL: [rmcgee@parkeronline.org](mailto:rmcgee@parkeronline.org)

PHONE: 303.805.3338

#### GENERAL COMMENTS:

1. The property on the southwest corner of Parker Road and Pine Lane is a highly prominent and important commercial asset for the Town of Parker. Parker elected officials, residents and staff desire to see a quality development that contributes to the Town's built environment for years to come. Staff looks forward to working with the applicant in a productive and efficient manner to achieve the goal of a high quality, attractive project.
2. The comments in this memo are general in nature and are intended to address the submitted information. Details and guidance on these comments can be discussed at a Development Review Team (DRT) meeting. **Please note:** Future submittals will not be sent out for review until a DRT meeting is scheduled. Please contact your case planner to schedule a DRT meeting.

The Planning Division has reviewed this application against the standards found in the [Land Development Ordinance](#), the Parker Auto Plaza Planned Development (PD), and the [Town of Parker Commercial, Industrial & Multifamily Residential Design Standards](#). Please ensure that future submittals are designed to meet these standards.

3. The submittal is inconsistent amongst sheets, which has impacted staff's ability to provide some specific feedback that is necessary for the application to move forward. Moreover, after SP17-073 was sent out for referral review, a pre-application meeting request was made to discuss a Replat and preliminary site plan for this

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- property. Included in the pre-application meeting request was a conceptual site plan that depicted one (1) building on the northeast corner of the property and a subsequent email correspondence from the applicant stating that the "Conceptual plan of one building (on the northeast corner of the property) is proposed now." It should be noted that staff has previously communicated, and is taking this opportunity to re-iterate, that staff is not supportive of a single building at the intersection in the proposed configuration.
4. Because the submittal will be changing, additional comments should be expected by the applicant that have not been made as a part of this comment letter and review cycle. Information that is lacking from this submittal that will be necessary for staff to review include, but may not be limited to:
    - a. Consistent, complete and accurate site plan sheets, building elevations, material and color board, data tables and Key Note/Legends.
    - b. Site Plan depictions of how the Parker Auto Plaza PD requirements including, but not limited to, setback and Floor Area Ratio standards are being met.
    - c. A landscape plan sheet depicting landscaping on the entire site.
    - d. A complete Photometric Plan submittal that includes details of all freestanding and building mounted light fixtures.
  5. For your reference, any future approvals of this Site Plan are final. The Planning Division will use the approved plan set to determine compliance at the time of inspection for Certificate of Occupancy.
  6. Any changes to an approved Site Plan requires a site plan amendment submittal and will need to be reviewed and approved by the Planning Division.
  7. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the Planning Division approved site plan set.**
  8. The Town of Parker Fire Life Safety Department must approve the latest submitted plans prior to approving this project.
  9. The Town of Parker Engineering Department must approve the latest civil construction documents (traffic, drainage plan(s)) prior to approving this project.
  10. The Parker Water and Sanitation District must approve the latest site plan and civil construction documents prior to approving this project.
  11. Signage was not reviewed as part of this submittal. All signage will be required to receive approval for a separate sign permit.
  12. No building permit for any use shall be issued for the construction of any new building, structure or improvement to the site or any addition or alteration to the structure or site, including exterior materials or colors, without first obtaining the approval of a site plan for the proposed use. No over lot grading, drainage work, parking lot construction or other site improvements will be allowed, unless specifically provided for by the Town Council, without first obtaining approval of a site plan for the proposed use. No certificate of occupancy will be issued until all improvements approved as part of the site plan have been completed.

**Sheet 1 (Cover Sheet):**

1. Please remove the "Proposed Zoning" from the Land Use Data table.

Comment Addressed:  Yes  No

Response:

2. Fifteen (15) sheets are included in the site plan set submitted (not 16 Sheets). Please correct this and accurately (re)number the site plan set and sheet index.

Comment Addressed:  Yes  No

Response:

3. The building height(s) depicted in the development standards table is inconsistent with the building height depicted on the building elevations. Please correct this.

Comment Addressed:  Yes  No

Response:

4. Please remove the "Loading Area required and provided" from the site data table.

Comment Addressed:  Yes  No

Response:

5. Please add the following from the Parker Auto Plaza PD Zoning: 1.) The Floor Area Ratio (FAR) requirement: 0.35 and 2.) The proposed FAR to the site data table.

Comment Addressed:  Yes  No

Response:

6. **A minimum of 44 parking spaces are required for the proposed retail buildings. Please correct the site data table to reflect this.**

Comment Addressed:  Yes  No

Response:

7. **Please add the Parker Auto Plaza PD required setbacks to the Land Use Data Table.**

Comment Addressed:  Yes  No

Response:

8. **Please provide a written rationale (or information related to the intent) for why vehicle parking for the entirety of the site is being depicted with this submittal. Please note that given staff's current understanding of the intent of the parking, staff does not support depicting vehicle parking for entirety of the site with this submittal. Depicting vehicle parking on the entirety of the site implies partial approval of future site plans and limits flexibility for improving the overall site layout and organization.**

Comment Addressed:  Yes  No

Response:

**[Sheet 2 \(Existing Conditions & Demo Plan\):](#)**

9. **Please depict the existing adjacent Baldwin Gulch Open Space area and trail on all sheets of the site and landscape plan(s).**

Comment Addressed:  Yes  No

Response:

10. **Please depict existing topographic lines on this sheet.**

Comment Addressed:  Yes  No

Response:

**Sheet 3 (Site Plan):**

**11. Please depict finished grade topographic lines on this sheet.**

Comment Addressed:  Yes  No

Response:

**12. Town of Parker Commercial, Industrial, & Multifamily Residential Design Standards III.1.D. Pedestrian Access: Continuous site perimeter pedestrian walkways within a development site, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, open space, building and store entry points, and adjacent pedestrian systems. All parking lots shall have pedestrian crosswalks that are distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored, colored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.**

- **Please depict an 8 foot wide tree lawn and a detached, 5 feet wide sidewalk(s) along both sides of all private roadways proposed within Parker Auto Plaza Filing No. 1, Block 3, Lot 1.**
- **Due to the traffic volumes on Parker Road, please depict an 8 foot wide tree lawn and a detached, 10 foot wide sidewalk along Parker Road.**
- **Due to the traffic volumes on Pine Lane and Twenty Mile Road, please depict an 8 foot wide tree lawn and a detached, 8 foot wide sidewalks along Pine Lane and Twenty Mile Roads.**
- **Please amend the plans to depict pedestrian crosswalks that are distinguished from driving surfaces materials such as pavers, bricks, or scored, colored concrete to enhance pedestrian safety and comfort.**

Comment Addressed:  Yes  No

Response:

**13. The Planning Division understands that the applicant desires to plat the property and is supportive of this application.. Please see attached Replat Development Assistance packet and submit a complete Replat application.**

Comment Addressed:  Yes  No

Response:

14. Please straighten and realign the private access drive to be located in the central portion of the property (see redline).

Comment Addressed:  Yes  No

Response:

15. Please identify existing and proposed transformer boxes, pedestals, etc. on the plan(s) and Key Notes legend.

Comment Addressed:  Yes  No

Response:

16. Please remove key note no. 19 from the plan.

Comment Addressed:  Yes  No

Response:

17. The Parker Auto Plaza PD zoning identifies required minimum building setbacks as follows:

Front: 25 feet from public streets

Side: 25 feet from lot line(s)

Rear: 25 feet from lot line(s)

Parker Auto Plaza Filing No. 1, Block 3, Lot 1 abuts Parker Road and Twenty Mile Road, therefore the front yard setback and at least 1 side yard setback are “build to” lines. At least three points of the building(s) must touch the front and side “build to” lines. At least 30% of the building(s) footprint areas must be within 40 feet of the “build to” lines. Therefore;

1. Please depict the required minimum building setbacks (noted above) on the site plan.
2. Please remove references to “future building setbacks” from the site plan.
3. Please identify and clearly label the front setback (25 feet from Public Streets), side setback (from lot line(s)) and rear setback (from lot line(s)) on the site plan.

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- 4. Please identify the 3 points of the building(s) touching the front and side “build to” lines on the site plan.
  
- 5. Please identify with cross-hatching (and clearly label) 30% of the building footprint(s) area(s) within 40 feet of the “build to” line(s) on the site plan.

Comment Addressed:  Yes  No

Response:

- 18. Town of Parker LDO Section 13.06.050(f)(1): For vehicle parking spaces adjacent to landscape islands please depict 10' x 18' parking space measurement(s) (typical) on the site and landscape plans.

Comment Addressed:  Yes  No

Response:

- 19. Please identify and label the functions (signage, pick up window, pedestrian crossing, landscape screening and/or walls) of the proposed drive through facility on the plans.

Comment Addressed:  Yes  No

Response:

- 20. The site plan is inconsistent with the building elevations. The site plan omits two (2) trellises proposed between the Retail A and retail B buildings.

**Please depict the two (2) trellises proposed between retail buildings A and B on the site plan.**

Comment Addressed:  Yes  No

Response:

- 21. Town of Parker Commercial, Industrial, & Multifamily Residential Design Standards III.1.B.(1)(2) Site Development & III.1.C.(4) Building Location and Orientation: Developments are encouraged to utilize creative, place-making, street sensitive site organization. Site planning shall respect the relationship of the site to existing and proposed buildings and streets. Where development occurs at intersections, corners shall be identified with significant landscaping and buildings shall be oriented to relate to the street corner. Buildings shall be grouped in ways which create positive space or "rooms" to accommodate parking and site circulation as well as to complete spaces established by adjacent

**developments. Entrances shall be visible and accessible from pedestrian sidewalks.**

**During the pre-application meeting for the proposed project, staff and the applicant(s) discussed providing visual access from the northeast to the southwest into the site and having the buildings address the corner of Parker Road and Pine Lane through building orientation, (re)location and/or improved architecture on facades facing Pine Lane and Parker Road. The application needs to propose design solutions that meet the intent of the referenced standards as the corner of Parker Road and Pine Lane is the most visually prominent corner of the development. The applicant will need to modify the building location(s) to allow visual access into the site (looking from the northeast to the southwest) and improving the building(s) architectural facades facing Pine Lane and Parker Road. Please amend the plan to allow pedestrian access into the site from the sidewalks along Pine Lane and Parker Road. Staff is open to discussing design solutions that creates an inviting, accessible and aesthetically appealing development for the project.**

Comment Addressed:  Yes  No

Response:

**22. Please remove the dumpster enclosure(s) from prominent, highly visible locations along Parker Road and Pine Lane.**

Comment Addressed:  Yes  No

Response:

**23. Town of Parker Commercial, Industrial, & Multifamily Residential Design Standards III.1.F(2) Screening: Architectural elements, materials, colors, and design of screening walls, coverings, and/or fences shall conform to those used as predominant materials, colors and elements on the building or landscaping.**

**Please provide an elevation of the existing and proposed retaining wall(s) with the site plan set. The retaining wall material(s) and color(s) shall conform to those used as predominant materials, colors and elements on the building.**

Comment Addressed:  Yes  No

Response:

**Sheet 4 (Fire Truck Access Plan):**

24. Please review the Fire Life Safety memorandum uploaded to SP17-073 and provide written response(s) to the memorandum and revise the plan to meet Fire Life Safety review comments.

Comment Addressed:  Yes  No

Response:

**Sheet(s) 5-10 (Landscape Plans):**

25. Please add the following note to the landscape plans, "No substantial change from the approved landscape plan may occur without prior review of the Parker Water and Sanitation District, which may require additional irrigation taps for changes due to more water intensive landscaping."

Comment Addressed:  Yes  No

Response:

26. Please add a landscape legend to each sheet of the landscape plans. The landscape legend shall identify trees, shrubs and ground cover materials, (etc.) proposed.

Comment Addressed:  Yes  No

Response:

27. Please depict site distance triangles on each landscape plan sheet(s) and amend the landscape plans to relocate trees within the site distance triangles to other landscaped areas. Shrubbery up to 2 feet in height may be located within site distance triangles.

Comment Addressed:  Yes  No

Response:

28. Please add an overall landscape plan sheet to the site plan set that depicts the entirety of the Parker Auto Plaza Filing No. 1 Blk 3, Lot 1 site with match lines that depict the landscaping plan for the entire property.

Comment Addressed:  Yes  No

Response:

29. **Town of Parker LDO Section 13.06.070(p) Site perimeter landscaping requirements. 1 tree and 5 shrubs for each 40 lineal feet of edge is required and a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.**

**Please amend the landscape plans and plant schedule table to depict the above requirement being met.**

Comment Addressed:  Yes  No

Response:

30. **Town of Parker LDO Section 13.06.070(f)(1)(a) Traditional turf grasses shall only make up fifteen percent (15%) of any required on-site landscaping (15,635 s.f.) for commercial uses.**

**Please amend the landscape plans and plant schedule table to meet this requirement.**

Comment Addressed:  Yes  No

Response:

31. **Town of Parker LDO Section 13.06.070(k)(1-8):**

**Please add the following note(s) to the Landscape Plans:**

**Maintenance requirements**

- (1) All plantings shall be maintained in a healthy and attractive manner, as determined by the Town. Maintenance shall be conducted by the property owner of record, the property owner's agent or tenant or a homeowners' association which has assumed landscape maintenance responsibility. All ornamental landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include, but not be limited to, watering, fertilizing, weeding, cleaning, mowing, edging, mulching, pruning, trimming, spraying, cultivating or other maintenance as needed and in accordance with acceptable horticultural practices. Areas of native or naturalized landscape are exempt from this level of maintenance. Acceptable maintenance of native plants includes, but is not limited to, removal of dead or diseased plants, weed control and seasonal mowing.**
- (2) Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five (45) days of their death, unless seasonal conditions prohibit removal and replacement. In such case, the removal and replacement shall occur within a reasonable period of time approved by the Town.**

- (3) Nonliving landscape materials such as rock, stone, bark chips and shavings which no longer cover the area in which they were originally deposited shall be regularly replenished to maintain the full coverage to a minimum depth of three (3) inches for rock mulches and four (4) inches for wood mulch.
- (4) Landscaping structural features (*e.g.* , fencing, walls, planter boxes) and site furnishings shall be maintained in a sound, structural and attractive condition.
- (5) Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials are being met.
- (6) Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.
- (7) Landscaped areas shall be free from trash and debris.
- (8) Failure to replace dead landscape materials within a reasonable period of time, as specified in Paragraph (2) above, shall be considered a violation of the site plan approval and is subject to the enforcement and penalty provisions of this Title.

Comment Addressed:  Yes  No

Response:

**32. Town of Parker LDO Section 13.06.070(j)(1-4):**

**Please add the following notes to the Landscape Plans**

**Irrigation requirements**

- (1) All landscaped areas shall be served by a functioning automatic irrigation system, except on individual single-family residential lots.
- (2) Landscaped areas in excess of five thousand (5,000) square feet shall have a properly designed irrigation system providing full coverage to all turf and plant material areas from rotary/gear-drive sprinklers, pop-up and surface spray sprinklers, bubblers, drip or trickle irrigation, as appropriate for the area to be landscaped. Residential landscaped areas less than five thousand (5,000) square feet may be irrigated by hand, so long as an adequate water source, such as outdoor hose bibs, is within fifty (50) feet of the landscaped area.
  - a. Landscape plantings are to be grouped according to water needs.
  - b. Trees, shrubs and plantings in bed areas shall be irrigated by drip, bubbler systems, low volume spray heads or subsurface irrigation systems, which may include the product Netafim or approved equivalent. Subsurface irrigation systems are strongly encouraged due to their efficiency and minimized runoff potential.
  - c. High-water-use turf areas, which may include Bluegrass, Fescue or other high-water-use turf, may be irrigated using pop-up or rotary/gear-drive sprinklers. Pop-up heights on sprinkler heads should be adequate to clear the grass height when extended.

- d. The use of subsurface irrigation for alternative low-water-use turf grass areas, which may include Buffalo Grass, Blue Grama or other low-water-use turf, is encouraged.
  - e. Temporary or permanent irrigation must be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards as provided in the Storm Drainage and Environmental Criteria Manual, as amended. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one (1) year.
  - f. Undeveloped lots planned for development, roadways and/or other capital improvement projects may not require temporary or permanent irrigation as determined by the Department of Engineering.
- (3) Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks and parking lots.
- (4) Rainfall or soil moisture sensors, check valves, pressure reducers, water-efficient sprinkler heads, which may include Hunter MP Rotators or approved equivalent, and flow sensor valves are all desirable to reduce unnecessary water usage.

Comment Addressed:  Yes  No

Response:

33. Town of Parker LDO Section 13.06.070(l)(2)(a): At maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials. Deciduous tree canopies shall not be included in the calculation.

Please depict a minimum of 75% of the landscape area to have a ground cover of living plant material including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials. Deciduous tree canopies shall not be included in the calculation. Please depict this on the plan and in the landscape calculation table.

Comment Addressed:  Yes  No

Response:

34. Town of Parker LDO Section 13.06.070(l)(5)(c): A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.

Please amend the landscape plans and plant schedule table to meet this requirement.

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Comment Addressed:  Yes  No

Response:

35. **Town of Parker LDO Section 13.06.070(l)(2): No commercial development shall allocate less than fifteen percent (15%) of the developed area for landscaping. Landscaping proposed in the public right-of-way to fulfill a standard of this Section for on-site landscaping shall not be permitted.**

**Please depict the percentage of on-site landscaping within the plant schedule table. Please do not include landscaping proposed in the right of way and/or landscape islands within this calculation.**

Comment Addressed:  Yes  No

Response:

**Sheet(s) 11 & 12 (Color Elevations):**

36. **The color elevations are inconsistent with the color and materials board provided and does not accurately portray the colors proposed on the materials board.**

Comment Addressed:  Yes  No

Response:

37. **Please add a color and materials legend to the color elevations that is consistent with the color and materials board provided.**

Comment Addressed:  Yes  No

Response:

38. **The building elevations omit the 3 foot high parapets and awnings on various elevations of buildings A and B. Please correct the building elevations to accurately portray architectural elements of the building(s).**

Comment Addressed:  Yes  No

Response:

**39. The building elevations are mis-labeled. Please correct the identifying labels on the building elevations to be accurate.**

Comment Addressed:  Yes  No

Response:

**40. Please add a dumpster enclosure elevation(s) to the plans. Garbage storage areas shall be visually screened on all sides by a brick, stone, concrete masonry, stucco, concrete or wood wall or fence consistent with the architecture of the primary structure.**

Comment Addressed:  Yes  No

Response:

**41. Town of Parker Commercial, Industrial and Multifamily Residential Design Standards Section(s) III.2.B. Architectural Elements and Articulation: Ground floor facades facing a primary access street shall have clearly defined, highly visible customer entrances that feature no less than three of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, outdoor patios, display windows, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.**

**Please amend the site plan and landscape plan to depict an outdoor patio(s), landscape area(s) for sitting and/or landscape planters to improve the aesthetic appeal of the buildings from Parker Road and Pine Lane.**

Comment Addressed:  Yes  No

Response:

**42. Please add accurate building height measurement(s) to the highest point of the building parapet(s) to this sheet.**

Comment Addressed:  Yes  No

Response:

43. **Town of Parker Commercial, Industrial and Multifamily Residential Design Standards Section(s) III.1.F(1)(2). Screening: Building mounted utility meters, air conditioning and heating units, HVAC equipment and other service functions shall be screened and integrated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.**

**Please depict all building mounted utility equipment on the building elevations and/or note that there is no additional building mounted utility equipment. If there are additional building mounted utility equipment, please add note(s) to the colored building elevations stating that building mounted utility meters, boxes, cabinets and mechanical equipment etc. will be painted to match the background color of the building to which it is attached.**

**Please amend the building elevations to depict rooftop mechanical equipment and screening per the above requirements. All rooftop mechanical equipment and vents greater than eight inches in diameter shall be screened. Screening may be done either with an extended parapet wall or a free-standing screen wall of a material and color matching the building. Screens shall be at least as high as the equipment they hide.**

**Additionally, please amend the landscape plan to depict tall shrubbery and/or evergreen trees in front of building mounted utility meters, boxes, cabinets and mechanical equipment to screen building mounted utility meters, boxes, cabinets and mechanical equipment.**

Comment Addressed:  Yes  No

Response:

44. **Town of Parker Commercial, Industrial and Multifamily Residential Design Standards Section(s) III.2.D. Colors: Intense, bright, black, or fluorescent colors shall not be used as the predominate color on any wall or roof of any primary or accessory structure.**

**The white cedar stain does not meet the above requirement. Please amend.**

Comment Addressed:  Yes  No

Response:

45. **Town of Parker Commercial, Industrial and Multifamily Residential Design Standards Section(s) III.2.D(5) Colors All exterior elements of a building that are metal, such as flues, flashings, etc., shall be painted a flat color or one that is a compatible color with the building and not be left nor allowed to become bare metal.**

Please add the above notes to the colored building elevations.

Comment Addressed:  Yes  No

Response:

**CONCEPTUAL RENDERINGS (Sheet(s) 13 & 14):**

46. Please provide a conceptual rendering of the site and buildings from the Parker Road and Pine Lane Intersection (looking south and west) and from the northbound lane of Parker Road (looking north and west). Please ensure that the conceptual renderings are consistent with the architectural building elevations and landscape plans. Please note that the architecture and materials of the building facades from these viewpoints should present an inviting and aesthetically pleasing look to the development.

Comment Addressed:  Yes  No

Response:

**PHOTOMETRIC PLAN (Sheet 15)**

47. Please review the Town of Parker Land Development Ordinance Section 13.10.140 Lighting Standards (attached) and add the following to the site plan set:

1. Cut sheets for all proposed exterior light fixtures. Please include both building mounted and freestanding light fixtures and light poles. Please including elevations, color and height measurements of the proposed light poles.
2. A Uniformity ratio (average as compared to the minimum) and maximum and minimum illuminance table that demonstrates compliance with Section 13.10.140.

Comment(s) Addressed:  Yes  No

Response:

**OUTSIDE REFERRAL AGENCY COMMENTS**

Please address all outside referral agency comments with a written response. These comments are available on eTRAKiT.

Comment(s) Addressed:  Yes  No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date

**REVIEWS**

<b>Randy Sale</b>	<b>Building 20</b>
<p>Building permit application cannot occur until the site plan is in substantial compliance with planning, i.e. - no location, structural or architectural changes. All plans must meet the 2015 I-Codes and the 2014 NEC if submitted prior to December 31, 2016, if later than the 2017 NEC will apply. Interior, exterior lighting compliance along with the mechanical and envelope com-checks must meet the 2015 IECC. All fire permit applications and inspections will be handled through the Parker Building Division. All SUB, SP projects and a Grading permit must be approved/issued per planning and public works prior to the any building permit being released.</p>	
<p>10/3/2017 1:29:35 PM</p>	

**REVIEWS**

<b>Jill M. Carlson, C.E.G.</b>	<b>Colorado Geological Survey 20</b>
<p>CGS reviewed the overall 105-acre Parker Auto Plaza Filing 1 at at rezoning and sketch plan in 2001. No concerns noted.</p>	
<p>10/4/2017 11:52:48 AM</p>	

**REVIEWS**

<b>Bryce Matthews</b>	<b>Comprehensive Planning 20</b>
<p>The Parker 2035 Master Plan includes the goal of:</p> <p>'Commercial buildings shall give special attention to building massing, form and design to create a series of unique places that contribute to the overall character of Parker as a distinctive community.'</p> <p>Please continue to work with the development review planner to revise architecture to meet the intent of this goal and the Commercial, Industrial and Multifamily Design Standards.</p>	
<p>10/4/2017 2:47:39 PM</p>	

**REVIEWS**

<b>Mike Waugh</b>	<b>CONSTRUCTION PLANS - CIVIL</b>
<p>See the Attached Redlines-Parker Auto Plaza F1 Block3 Lot1-Public Works Construction Documents- Engineering Redlines</p>	
<p>10/6/2017 4:56:43 PM</p>	

**REVIEWS**

<b>Kurt Patrick</b>	<b>CONSTRUCTION PLANS - ENVIRONMENTAL</b>
<p>1) Add silt fence to the southern boundary of the site.                  2) Show sediment control log or silt fence behind back of curb or sidewalk around all lots and landscape islands.                  3) Add note: In lieu of the trash rack within the TSB, pack uniformly sized 1½ - to 2-inch gravel in front of the orifice plate or surrounding the</p>	

riser pipe. This gravel will need to be cleaned out frequently during the construction period as sediment accumulates within it. The gravel pack will need to be removed and disposed of following construction to reclaim the basin for use as a permanent detention facility.

10/5/2017 4:28:05 PM

#### REVIEWS

**Kurt Patrick**

#### CONSTRUCTION PLANS - STORMWATER

- 1) Include plan view and details for all proposed detention pond upgrades.
- 2) Ensure all minor storm HGLs are at or below the crown of the pipe.
- 3) Specify how drop manholes will be constructed, coring through riser sections is not acceptable.

Defer additional comments to civil review.

10/5/2017 4:29:10 PM

#### REVIEWS

**David Aden**

#### CONSTRUCTION PLANS - TRAFFIC

Some modifications may be required when traffic study is completed.

10/6/2017 4:56:25 PM

#### REVIEWS

**Alex Mestdagh**

#### DRAINAGE REPORT - CIVIL

Drainage Report Comments:

Provide an UDFCD calc sheet to support the pond volume required by the proposed development. Please also ensure all other pond infrastructure functions properly in the proposed design. Ensure that flow rates match historic - taking into account the Town's compensatory storage requirements, ensure that outlet structure and spillway elevations work as well. Adjustments to the elevations, restriction plates, etc may be necessary to ensure the pond functions properly within the new design.

Ensure that compensatory storage is accounted for in you

Please clarify how Basin 24B will be conveyed to the pond upon development. Developed flows must be routed to the pond via storm sewer or other approved conveyance method rather than overland.

Please add a flow summary table to the drainage map that designates design points at each inlet and other key points. Show direct and cumulative flow at each design point.

Construction Plan Comments:

Please provide plans and details for all infrastructure necessary to accommodate the new outfall into the detention pond.

Per per-submittal discussions with the applicant, with no plat associated with this development all drainage easements must be dedicated to the Town via separate document. Town Council action is required to accept these easements, which process will not be initiated until the plans are approved. Please budget three to six weeks following plan approval for these easements to be finalized. No permits will be issued for the site until all required easements are in place.

With the next submittal, please submit legal descriptions and exhibits for drainage easements covering all proposed storm sewer. Reference the Town's Storm Drainage Criteria Manual for easement width by pipe size.

Revise design to ensure the HGL for the major storm is located a minimum of one foot below finished grade at structure B00.

At all locations where sanitary sewer crosses above storm sewer, the sanitary must be encased for 10 feet on either side of the storm sewer in accordance with PWSD details.

10/6/2017 5:07:36 PM

**REVIEWS**

**Kurt Patrick**

**DRAINAGE REPORT -  
STORMWATER**

1) Provide clarification for the Detention Storage Volume spreadsheet on sheet 41. Include UD-detention calculations.

2) Include calculations for new structures within the detention pond (forebay, trickle channel, etc.)

Defer additional comments to civil review.

10/5/2017 4:39:10 PM

**REVIEWS**

**Matt Carlson**

**Economic  
Development 20**

Expansive parking fronting Parker Road and at the south end of the site does not appear to support any developable lot(s) and hinders future development on the site.

Recommend applicant submit development plan for entire site.

9/8/2017 3:37:24 PM

**REVIEWS**

**Jacob James**

**FLOODPLAIN  
DEVELOPMENT  
PLAN**

1. The drainage report state that no portion of the site is within the regulatory floodplain of Baldwin Gulch, however, the detention pond serving the site does lie within the regulatory floodplain. Please amend the drainage report to reflect this and state the need for a floodplain development permit for all work within the detention pond.

2. A floodplain development permit will be required for all work within the detention pond. The floodplain development permit application form can

be found on the Town's website. Please submit the permit application along with all applicable documentation with the next submittal.	
10/6/2017 10:45:16 AM	

**REVIEWS**

<b>Brooks Kaufman</b>	<b>IREA 20</b>
<p>The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:</p> <p>The Association has existing underground electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.</p> <p>The Association is requiring utility easements adjacent to Twenty Mile Road, Pine Land and South Parker Road be changed to at least fifteen-feet (15') in width to accommodate the installation of electric facilities in this project. The smaller width easements depicted on the plat will create difficulties during installation of dry utilities due to the limited amount of space made available. In addition, The Association will require ten-feet (10') in width utility easement to accommodate the internal electrical distribution system for the proposed development.</p> <p>The Association will require that all structures and landscaping maintain adequate clearances to the underground transformer and allow for the Association to access for maintenance purposes. The Association has strong concern in regards to a potential screening of the electrical equipment; we ask that the underground transformer location be provided prior to approval of this application. In addition, the Association requests the required easements to be free encroachments of retaining walls, trash enclosures, monuments and parking lot lights.</p>	
10/2/2017 7:42:06 AM	

**REVIEWS**

<b>Patrick Dunakey</b>	<b>Magellan Pipeline 20</b>
<p>This project is west of Parker Rd. and Magellan's existing 6" refined petroleum products pipeline is east of Parker Rd. in this area. Magellan's pipeline should not be in conflict with this project.</p> <p>Thank you,</p> <p>Patrick Dunakey Magellan Midstream Partners, L.P. (918) 574-7872 patrick.dunakey@magellanlp.com</p>	
9/28/2017 1:53:01 PM	

**REVIEWS**

<b>Drayton Sanderson</b>	<b>Parker Water and Sanitation District 20</b>
<p>Pleaser refer to PWSD comment letter for revisions required before approval.</p>	
10/4/2017 12:14:47 PM	

**REVIEWS**

<b>Donna George</b>	<b>Public Service Company of Colorado 20</b>
please see attached letter	
9/21/2017 8:14:22 AM	

<b>Mike Waugh</b>	<b>SITE PLAN - CIVIL</b>
See attached redlines-Parker Auto Plaza F1 Block3 Lot1-Sight Plan Set-Engineering Redlines	
10/6/2017 4:57:54 PM	

<b>Alex Mestdagh</b>	<b>SITE PLAN - CIVIL</b>
<p>Please note that any Public Improvements will be required to be secured through a Development Agreement. Public Improvements will include any work with public right-of-way, and improvements within the detention pond.</p> <p>Any sight distance easements required on the property will be required to be dedicated to the Town by separate document. These will require Town Council action - please see drainage comments for more information.</p> <p>All utility easements required by providers must be dedicated by separate document and confirmed by providers prior to the issuance of any permits. All easements should be displayed within the construction plans for reference.</p>	
10/6/2017 5:11:30 PM	

**REVIEWS**

<b>Kurt Patrick</b>	<b>SITE PLAN - STORMWATER</b>
<p>1) Trees should be located a minimum of 7' from all storm sewer pipes and structures.</p> <p>2) Drainage easements are required over all storm sewer pipes and structures.</p> <p>Defer additional comments to civil review.</p>	
10/5/2017 4:35:49 PM	

**REVIEWS**

<b>Alex Mestdagh</b>	<b>TRAFFIC IMPACT STUDY - CIVIL</b>
Defer to Dave Aden comments.	
10/16/2017 6:19:36 PM	

**REVIEWS**

<b>David Aden</b>	<b>TRAFFIC IMPACT STUDY - TRAFFIC</b>
<p>Need justification for 20% internal capture.</p> <p>Several movements exceed Town LOS standards. Please contact Town to discuss mitigation options.</p>	
10/6/2017 4:56:01 PM	

**REVIEWS****Jim Swanson****Cherry Creek Basin Water Quality Authority 20**

No exceptions taken as submitted.

9/23/2017 3:12:09 PM

**REVIEWS****Ryan McGee****Tri-County Health  
Department 20**

Please read uploaded memo to SP17-073 and provide a written response.

10/26/2017 12:42:50 PM

# PARKER AND PINE RETAIL PINE LANE AND S. PARKER ROAD SITE PLAN

LOT 1 BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE  
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE  
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## CONTACTS:

**DEVELOPER:**  
EISENBERG COMPANY, INC.  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016  
TEL: (602) 468-6100  
CONTACT: RYAN AMATO

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2318  
CONTACT: DAN SKEEHAN

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (941) 379-7604  
CONTACT: CHRIS HICE

**TELEPHONE:**  
CENTURYLINK  
1801 CALIFORNIA STREET, SUITE 240  
DENVER, CO 80202  
CONTACT: IZZY MILLER  
EMAIL: IZZY.MILLER@CENTURYLINK.COM

**GAS SERVICE:**  
XCEL ENERGY  
1800 LARIMER STREET  
DENVER, CO 80202  
CONTACT: RON JOHNSON  
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

**TOWN OF PARKER:**  
TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138-7334  
TEL: (303) 841-0353  
CONTACT: PAUL STONEMAN

**ELECTRICAL SERVICE:**  
IREA  
5496 US HWY 85  
SEDALIA, CO 80135  
TEL: (303) 688-7431  
CONTACT: AMANDA STEINER

**ARCHITECT:**  
NAOS DESIGN GROUP, LLC  
4949 SOUTH SYRACUSE ST. SUITE 460  
DENVER, CO 80237  
TEL: 303-759-5777  
CONTACT: DICK ANSTETH

**SURVEYOR:**  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC ST. SUITE 126  
AURORA, CO 80012  
TEL: 303-337-1393  
CONTACT: CHARLES BECKSTROM, PLS

**TELEVISION:**  
COMCAST  
1601 MILE HIGH STADIUM CIRCLE  
DENVER, CO 80204  
CONTACT: DEAN FLENTHOPE  
EMAIL: DEAN\_FLENTHOPE@CABLE.COMCAST.COM

**WATER/SANITARY SEWER:**  
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: 303-841-4627  
CONTACT: DRAYTON SANDERSON

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

**TOWN OF PARKER PLAN REVIEW:**  
20120 E. MAINSTREET  
PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: RANDY CAPRA

## LEGAL DESCRIPTION

PARKER AUTO PLAZA FILING NO. 1 - LOT 1, BLOCK 3 COUNTY OF DOUGLAS, STATE OF COLORADO.

## BENCHMARK

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

## FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067F AND DATED SEPTEMBER 30, 2005 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.



VICINITY MAP  
1"=2,000'

Please add the Parker Auto Plaza PD required setbacks to the Land Use Data Table.

Please add: 1.) The Floor Area Ratio (FAR) requirement: .35 and; 2.) The proposed FAR to the site data table.

## SITE DATA

PROPERTY ACREAGE	15.95± ACRES (694,869 SF)
PERVIOUS AREA	4.55± ACRES
IMPERVIOUS AREA	11.40± ACRES
MAXIMUM IMPERVIOUS AREA	13.56± ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	13,296 SF (BLDG) = 1.9%
	694,869 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	158,642 SF
PARKING REQUIRED*	45 (1 PER 300 SF)
PARKING PROVIDED	205 ON-SITE SPACES (10 ADA SPACES)
BICYCLE PARKING REQUIRED	3 (2 PER 10,000 SF)
BICYCLE PARKING PROVIDED	8
LOADING AREA REQUIRED	0 DESIGNATED LOADING AREA
LOADING AREA PROVIDED	0 DESIGNATED LOADING AREA

Please remove all parking that is not supporting the two (2) retail buildings from the plan(s).

Please remove

A minimum of 44 parking spaces are required for the proposed two (2) retail buildings. Please correct the development standards table to reflect this.

## SHEET INDEX

01 OF 16	SITE PLAN COVER SHEET
02 OF 16	EXISTING CONDITIONS
03 OF 16	SITE AND UTILITY PLAN
04 OF 16	FIRE TRUCK ACCESS PLAN
05 OF 16	LANDSCAPE PLAN
06 OF 16	LANDSCAPE PLAN
07 OF 16	LANDSCAPE PLAN
08 OF 16	LANDSCAPE PLAN
09 OF 16	LANDSCAPE NOTES AND SCHEDULE
10 OF 16	LANDSCAPE DETAILS
11 OF 16	EXTERIOR ELEVATIONS
12 OF 16	EXTERIOR ELEVATIONS
13 OF 16	EXTERIOR RENDERING
14 OF 16	EXTERIOR RENDERING
15 OF 16	(NOT USED)
16 OF 16	PHOTOMETRIC PLAN

Please remove and renumber Sheet Index.

## LAND USE DATA

EXISTING ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
GROSS SITE AREA	15.95 ACRES
NUMBER OF BUILDINGS	2 BUILDINGS
BUILDING GROSS FLOOR AREA	13,296 SF

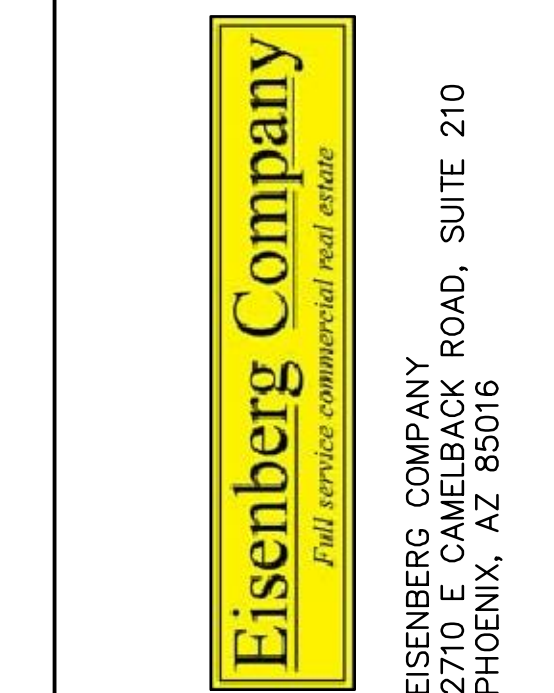
Please remove

## DEVELOPMENT STANDARDS

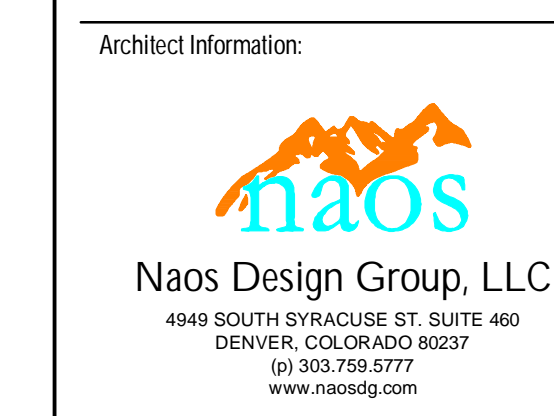
COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	2.39 AC (15%)	11.45 AC (72%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY / 28'-0"
MINIMUM OFF-STREET PARKING	45	205 ONSITE SPACES (10 ADA STALLS)

A minimum of 44 parking spaces are required for the proposed retail buildings.

Please correct this.



Address:  
LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO



**Kimley»Horn**  
4582 SOUTH ULSTER STREET  
SUITE 1500  
DENVER, CO 80237  
PH: 303-228-2300

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

## SITE PLAN SUBMITTAL

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

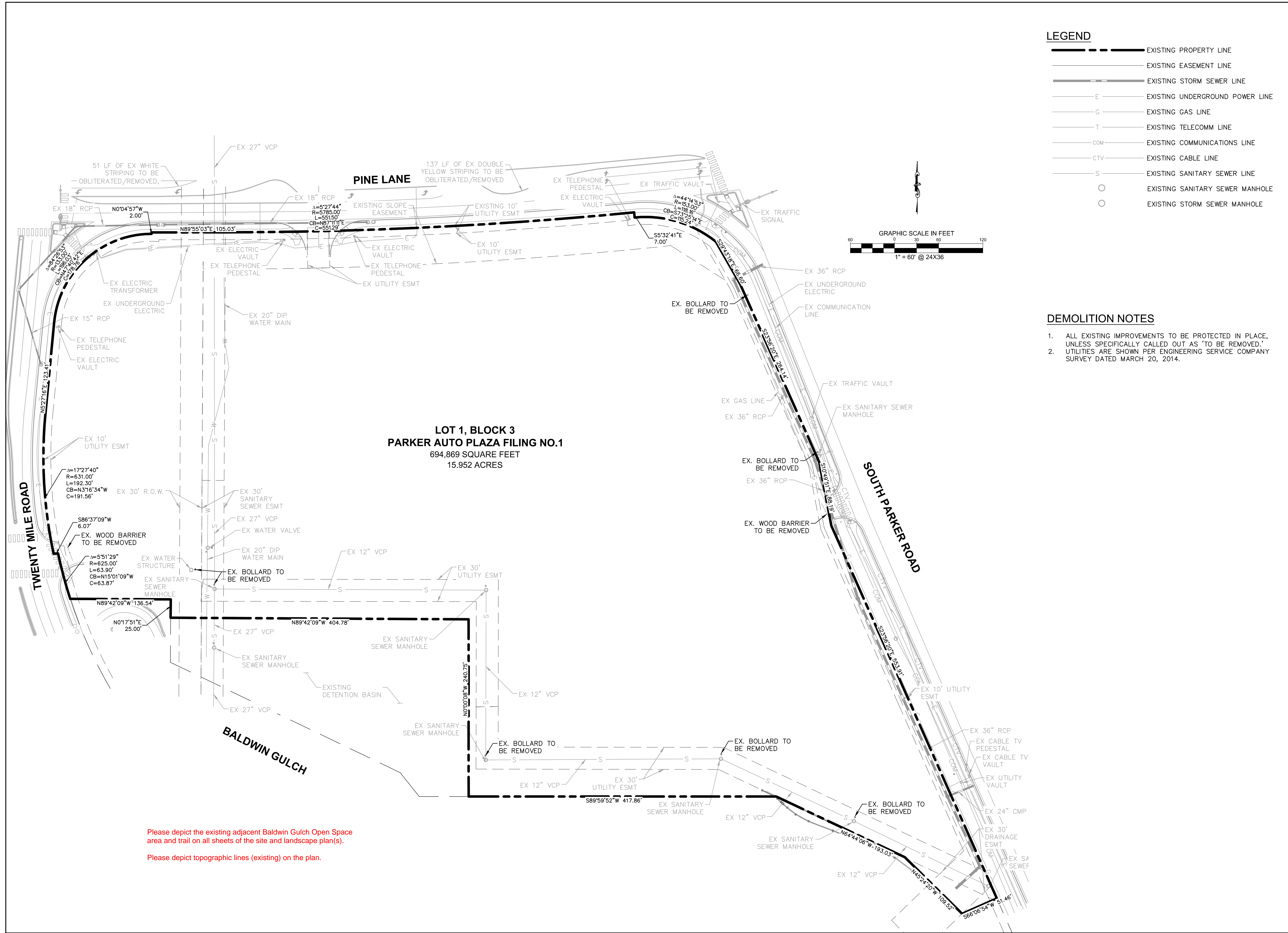
Sheet Title:  
**SITE PLAN COVER SHEET**

Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC

Sheet Number:  
**01 OF 16**

Inconsistent with building elevations and building heights depicted on Sheets 11 and 12.

Only 15 Sheets submitted with this site plan set. Please correct.

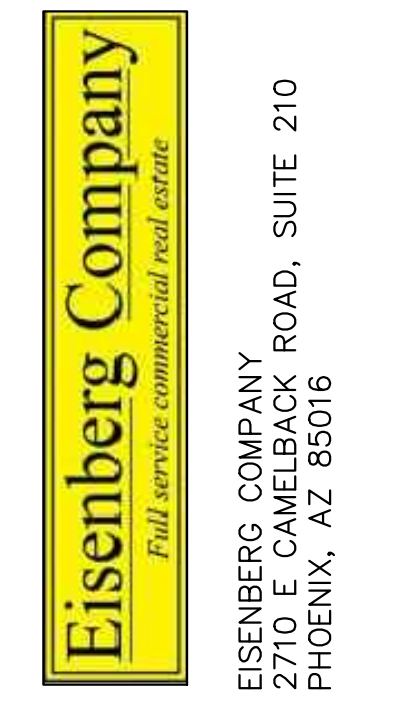


- LEGEND**
- — — — — EXISTING PROPERTY LINE
  - — — — — EXISTING EASEMENT LINE
  - — — — — EXISTING STORM SEWER LINE
  - — — — — EXISTING UNDERGROUND POWER LINE
  - — — — — EXISTING GAS LINE
  - — — — — EXISTING TELECOMM LINE
  - — — — — EXISTING COMMUNICATIONS LINE
  - — — — — EXISTING CABLE LINE
  - — — — — EXISTING SANITARY SEWER LINE
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING STORM SEWER MANHOLE

- DEMOLITION NOTES**
- ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
  - UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014.

**LOT 1, BLOCK 3  
PARKER AUTO PLAZA FILING NO.1  
694,869 SQUARE FEET  
15.952 ACRES**

Please depict the existing adjacent Baldwin Gulch Open Space area and trail on all sheets of the site and landscape plan(s).  
Please depict topographic lines (existing) on the plan.



Address:  
**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**



**Kimley»Horn**  
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SUITE 1500  
DENVER, CO 80237  
PH: 303-228-2300

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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title: **EXISTING  
CONDITIONS AND  
DEMOLITION PLAN**  
Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC  
Sheet Number:

Please depict an 8 foot wide tree lawn and a detached, 8 foot wide sidewalks along Pine Lane and Twenty Mile Roads.

Please depict an 8 foot wide tree lawn and a detached, 5 foot wide sidewalk(s) along both sides of all private roadways proposed within Parker Auto Plaza Filing No. 1, Block 3, Lot 1.

Incorrect. Please remove this from the plan.

The site plan is inconsistent with the building elevations. The site plan omits the trellis proposed between the retail A and retail B buildings.

Please depict the two (2) trellis proposed between retail buildings A and B on the site plan.

Please identify this on the plan, Legend and Key Notes.

Please identify this material in the Legend.

Please relocate trash enclosure to a less prominent location and off Parker Road frontage.

Please depict an 8 foot wide tree lawn and a detached, 10 foot wide sidewalk along Parker Road.

Please remove this from the plans.

Please remove

Incorrect. Please remove this from the plan

18' BUILDING SETBACK

Please straighten

The Planning Division requests that all proposed and/or proposed to be vacated easements (utility, slope, drainage, etc.) be done via Replat <http://www.parkeronline.org/DocumentCenter/Home/View/817> Replat application submittal.

Please depict the existing adjacent Baldwin Gulch Open Space area and trail on the plans.

Please depict topographic lines on the plan (finished grades).

The Parker Auto Plaza PD identifies minimum building setbacks as follows:

Front: 25 feet from public streets  
Side: 25 feet from lot line(s)  
Rear: 25 feet from lot line(s)

Parker Auto Plaza Filing No. 1, Block 3, Lot 1 abuts Parker Road and Twenty Mile Road, therefore the front yard setback and at least 1 side yard setback are "build to" lines. At least three points of the building(s) must touch the front and side "build to" lines. At least 30% of the building(s) footprint areas must be within 40 feet of the "build to" lines.

The site plan mis-identifies the Parker Auto Plaza PD zoning required minimum building setbacks, "build to" lines and identifies setbacks for (future) building(s).

1. Please remove references to future building setbacks from the site plan.
2. Please identify and clearly label the front setback (25 feet from Public Street), side setback (from lot line(s)) and rear setback (from lot line(s)) on the site plan.
3. Please depict at least 3 points of the building(s) touching the front and side "build to" lines on the site plan.
4. Please identify and clearly label 30% of the building footprint(s) area(s) within 40 feet of the "build to" line(s) on the site plan.

Please provide an elevation of the proposed retaining wall with the site plan set. Please identify the retaining wall material(s) and color(s) on the retaining wall elevation.

### LEGEND

- ADA PATH OF TRAVEL
- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- LANDSCAPED AREA
- HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING

### KEY NOTES

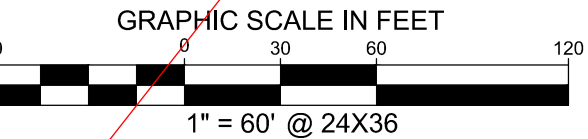
- 1 PROPOSED BUILDINGS
- 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
- 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 4 PROPOSED MONUMENT SIGN.
- 5 EXISTING 6" SIDEWALK TO REMAIN.
- 6 PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA PARKING STALLS.
- 9 PROPOSED PERMANENT STABILIZATION. REFER TO LANDSCAPE PLANS
- 10 PROPOSED 5' CONCRETE SIDEWALK.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 PROPOSED HEAVY DUTY ASPHALT PAVING.
- 13 PROPOSED HEAVY DUTY CONCRETE PAVING.
- 14 PROPOSED SITE LIGHTING.
- 15 PROPOSED 18" VERTICAL CURB
- 16 PROPOSED BOLLARD.
- 17 PROPOSED BICYCLE PARKING (4).
- 18 PROPOSED BOLLARD-MOUNTED ADA PARKING SIGN.
- 19 NOT USED
- 20 PROPOSED CURB TRANSITION FROM 18" CURB AND GUTTER (ON-SITE) TO 30" CURB AND GUTTER (OFF-SITE).
- 21 PROPOSED CROSSSPAN GUTTER

Please identify existing and proposed transformer boxes, pedestals, etc. on the plan(s) and Key Notes legend.

Please amend the plans to depict pedestrian crosswalks that are distinguished from driving surfaces materials such as pavers, bricks, or scored, colored concrete to enhance pedestrian safety and comfort.

Please refer to IREA, Excel, Parker Water and Sanitation District, CenturyLink, Town of Parker Engineering, Fire Life Safety, etc. review comments, uploaded memorandums and redlines and amend the plan(s) accordingly.

The Planning Division requests that all proposed and/or proposed to be vacated easements (utility, slope, drainage, etc.) be completed by a Replat application submittal. Please see attached Replat Development Assistance packet and submit all required Replat application.



EISENBERG COMPANY  
2770 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

Address:  
**LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 COUNTY OF DOUGLASS, STATE OF COLORADO**

Architect Information:  
  
Naos Design Group, LLC  
4949 SOUTH SYRACUSE ST. SUITE 460  
DENVER, COLORADO 80237  
PH: 303.759.5777  
www.naosdg.com

**Kimley»Horn**  
4582 SOUTH ULSTER STREET SUITE 1500  
DENVER, CO 80237  
PH: 303-228-2300

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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

### SITE PLAN SUBMITTAL

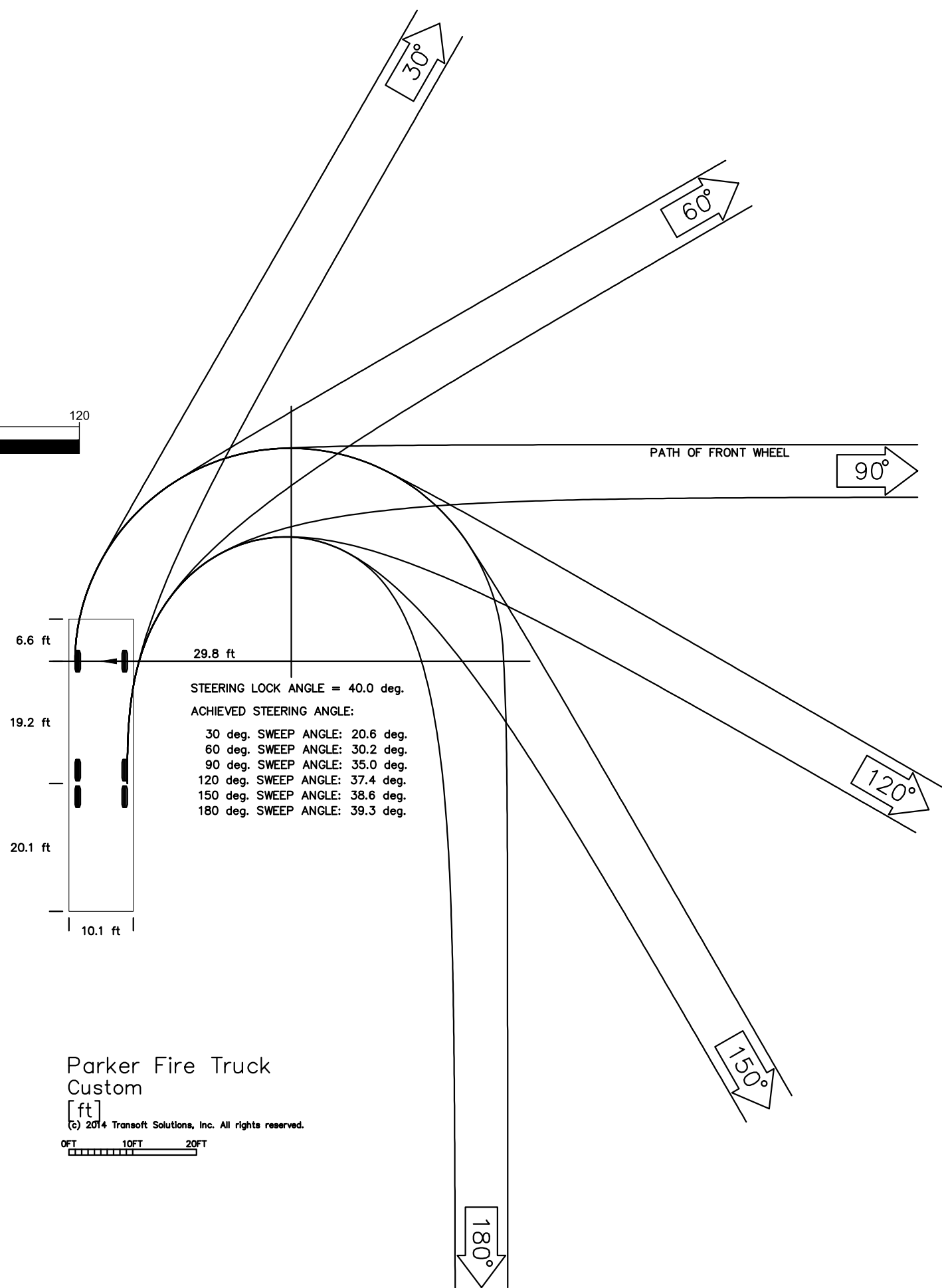
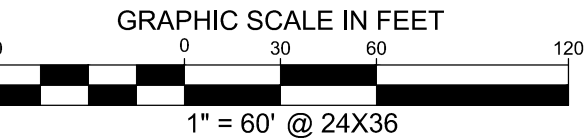
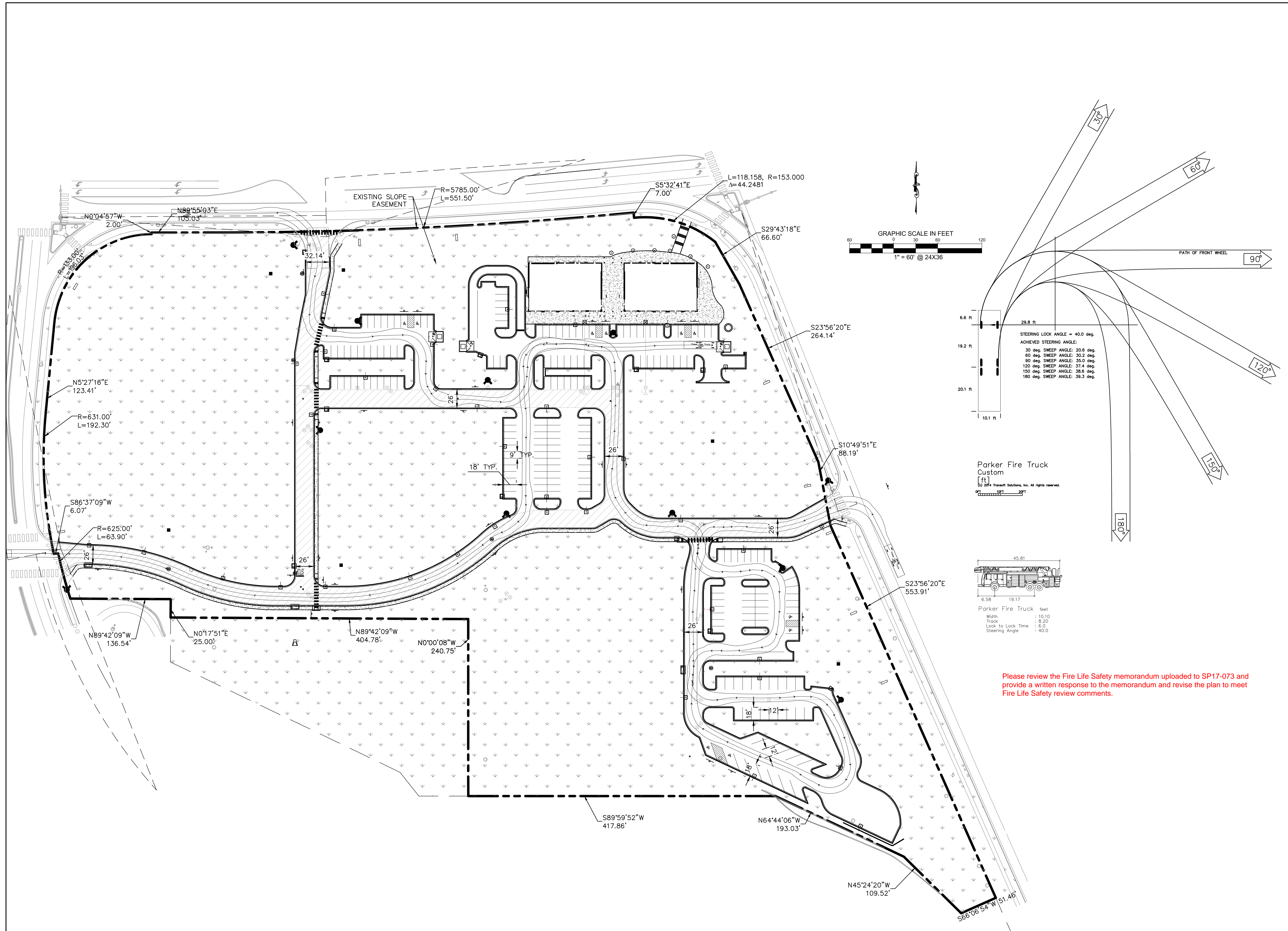
Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**SITE AND UTILITY PLAN**

Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC

Sheet Number:  
**03 OF 16**



Please review the Fire Life Safety memorandum uploaded to SP17-073 and provide a written response to the memorandum and revise the plan to meet Fire Life Safety review comments.

**Eisenberg Company**  
Full-service commercial real estate

EISENBERG COMPANY  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

Address:  
**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

Architect Information:  
  
Naos Design Group, LLC  
4949 SOUTH SYRACUSE ST. SUITE 400  
DENVER, COLORADO 80237  
(303) 759-5777  
www.naosdg.com

**Kimley»Horn**  
4582 SOUTH ULSTER STREET  
SUITE 1500  
DENVER, CO 80237  
PH: 303-228-2300

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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
1	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**FIRE TRUCK  
ACCESS PLAN**

Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC

Sheet Number:

Address:  
**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

Architect Information:  
**naos**  
Naos Design Group, LLC  
4949 SOUTH SYRACUSE ST. SUITE 400  
DENVER, COLORADO 80237  
(303) 759-5777  
www.naosdg.com

**Kimley»Horn**  
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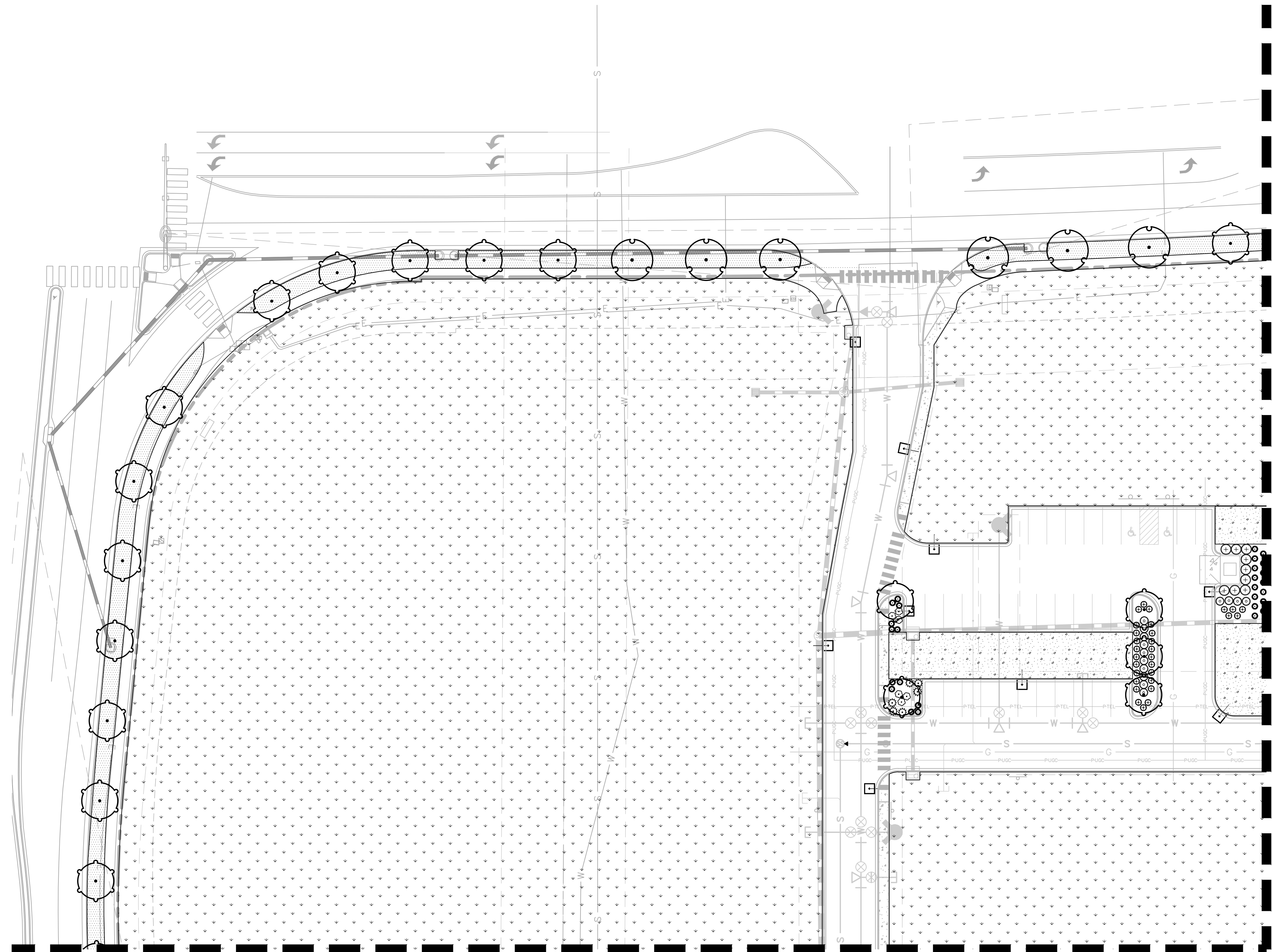
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**LANDSCAPE PLAN**  
Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC  
Sheet Number:



Please add the following note to the landscape plans, "No substantial change from the approved landscape plan may occur without prior review of the Parker Water and Sanitation District, which may require additional irrigation taps for changes due to more water intensive landscaping."

Please provide an overall landscape plan sheet with accurate match lines to the landscape plans.

Please add a landscape legend to each sheet of the landscape plans. The landscape legend shall identify tree, shrub and ground cover materials proposed.

SEE SHEET 06 OF 16 FOR CONTINUATION

SEE SHEET 07 OF 16 FOR CONTINUATION

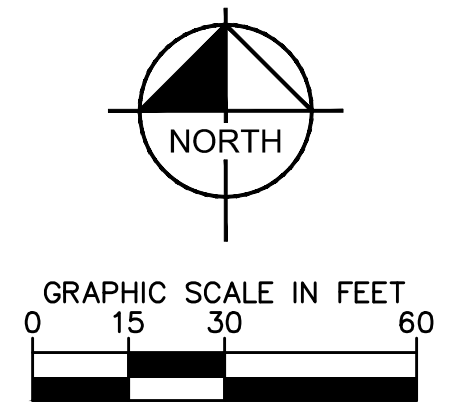
**LANDSCAPE CALCULATIONS**

	REQUIRED	PROVIDED
<b>STREET TREES</b>		
1 TREE/40 LF	54 TREES	54 TREES
<b>PARKING PERIMETER</b>		
10' MIN WIDTH BUFFER ALONG ALL PARKING	TREES AND SHRUBS MIN. 75% OPACITY	TREES AND SHRUBS MIN. 75% OPACITY
<b>PARKING LOT</b>		
8,495 SF OF ISLANDS	53 TREES + 265 SHRUBS	38 TREES+ (150 SUBSTITUTED FOR 15 TREES) & 273 SHRUBS
1 TREE + 5 SHRUBS/ 162 SF OF ISLANDS		
<b>MINIMUM SITE LANDSCAPING STANDARDS</b>		
SITE AREA: 694,969 SF	104,230 SF	498,887 SF
15% TOTAL SITE AREA	70 TREES + 348 SHRUBS	94 TREES + 778 SHRUBS
1 TREE+5 SHRUBS/1,500 SF OF SITE		

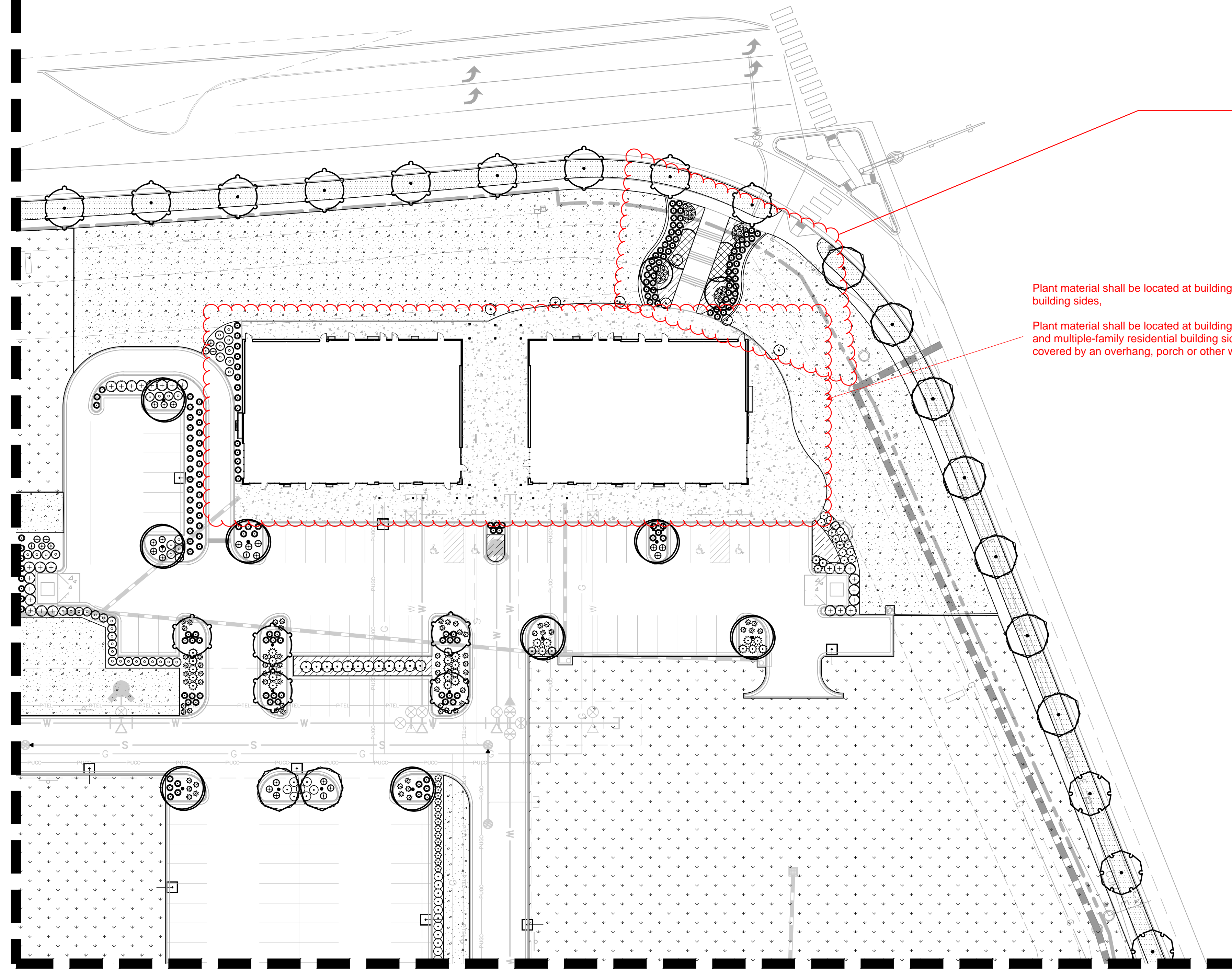
Site perimeter landscaping requirements. 1 tree and 5 shrubs for each 40 lineal feet of edge is required and a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.

Please amend the landscape plans and plant schedule table to depict the above requirement being met. This note is unclear. Please clarify and/or depict how this requirement

**NOTES**  
1. ALL OTHER CATEGORIES CAN BE COUNTED TOWARD "MINIMUM SITE LANDSCAPING STANDARDS"  
This note is unclear. Please clarify and/or remove this note.



SEE SHEET 05 OF 16 FOR CONTINUATION



SEE SHEET 08 OF 16 FOR CONTINUATION

Site entryways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers. Planting shall be massed and scaled as appropriate for the entryway size and space. Landscaping should provide detail, color and variety to create visual interest at the entryways into the site.

Plant material shall be located at building corners and along all commercial building sides,

Plant material shall be located at building corners and along all commercial and multiple-family residential building sides, except where building sides are covered by an overhang, porch or other weather protection features.



EISENBERG COMPANY  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

Address:

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AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

Architect Information:



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**PRELIMINARY**

FOR REVIEW ONLY  
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CONSTRUCTION

**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
1	08/17/2017	PLANNING SUBMITTAL

Sheet Title:

**LANDSCAPE PLAN**

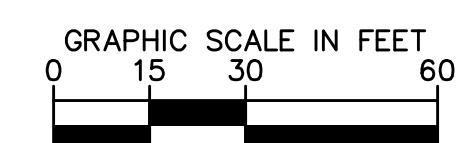
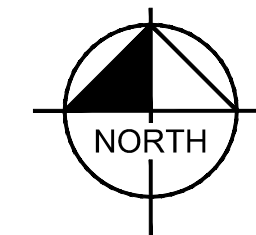
Date: 08/17/2017

Project Number: 096502001

Drawn By: STC

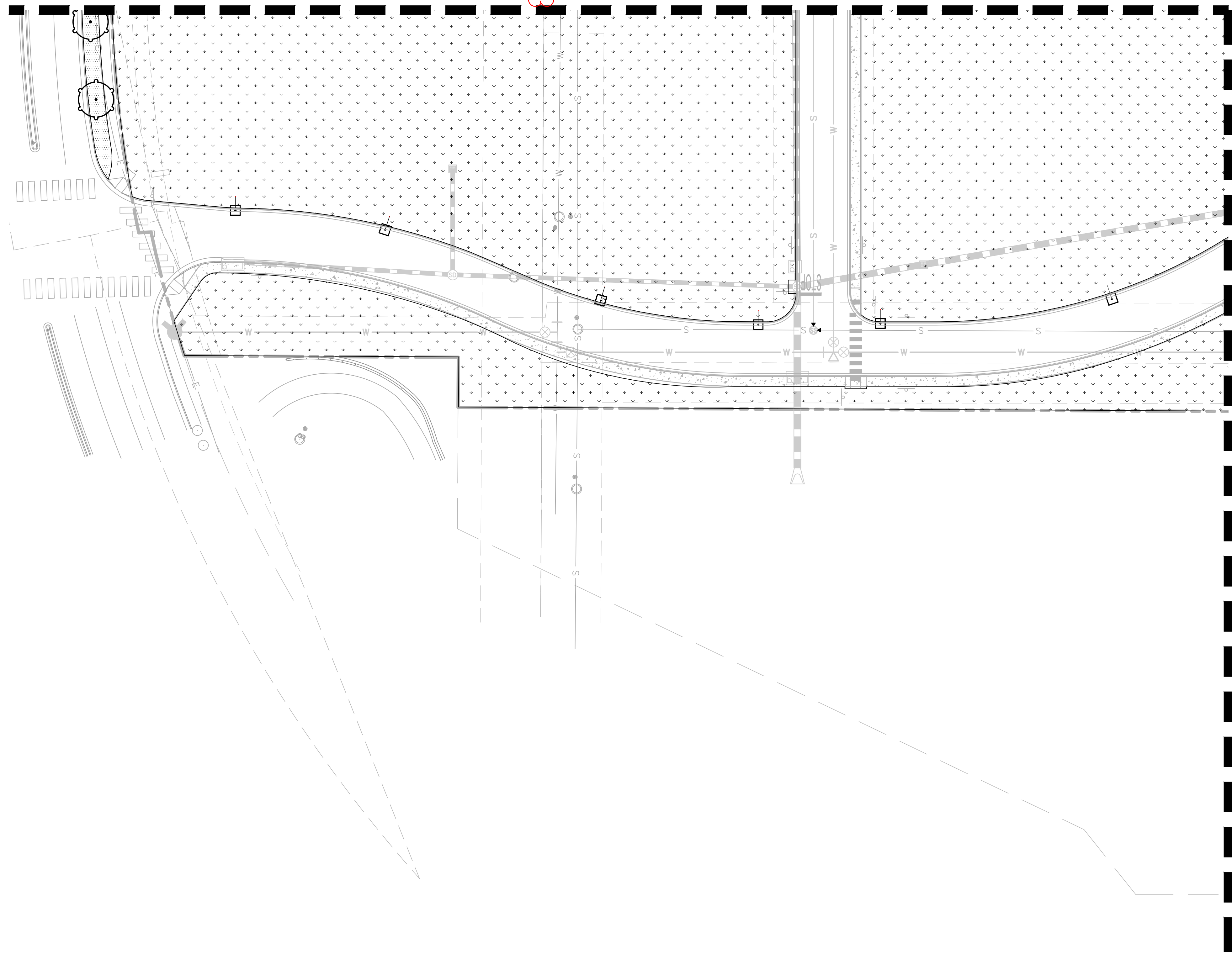
Sheet Number:

**06 OF 16**



Incorrect. Please correct.

SEE SHEET 04 OF 16 FOR CONTINUATION



SEE SHEET 08 OF 16 FOR CONTINUATION



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Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:

**LANDSCAPE PLAN**

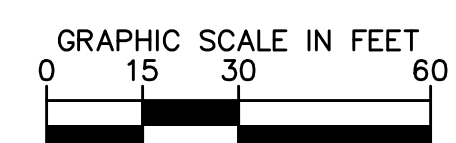
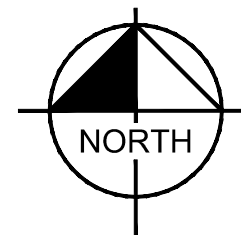
Date: 08/17/2017

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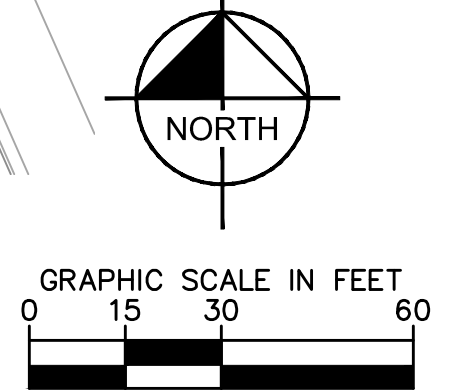
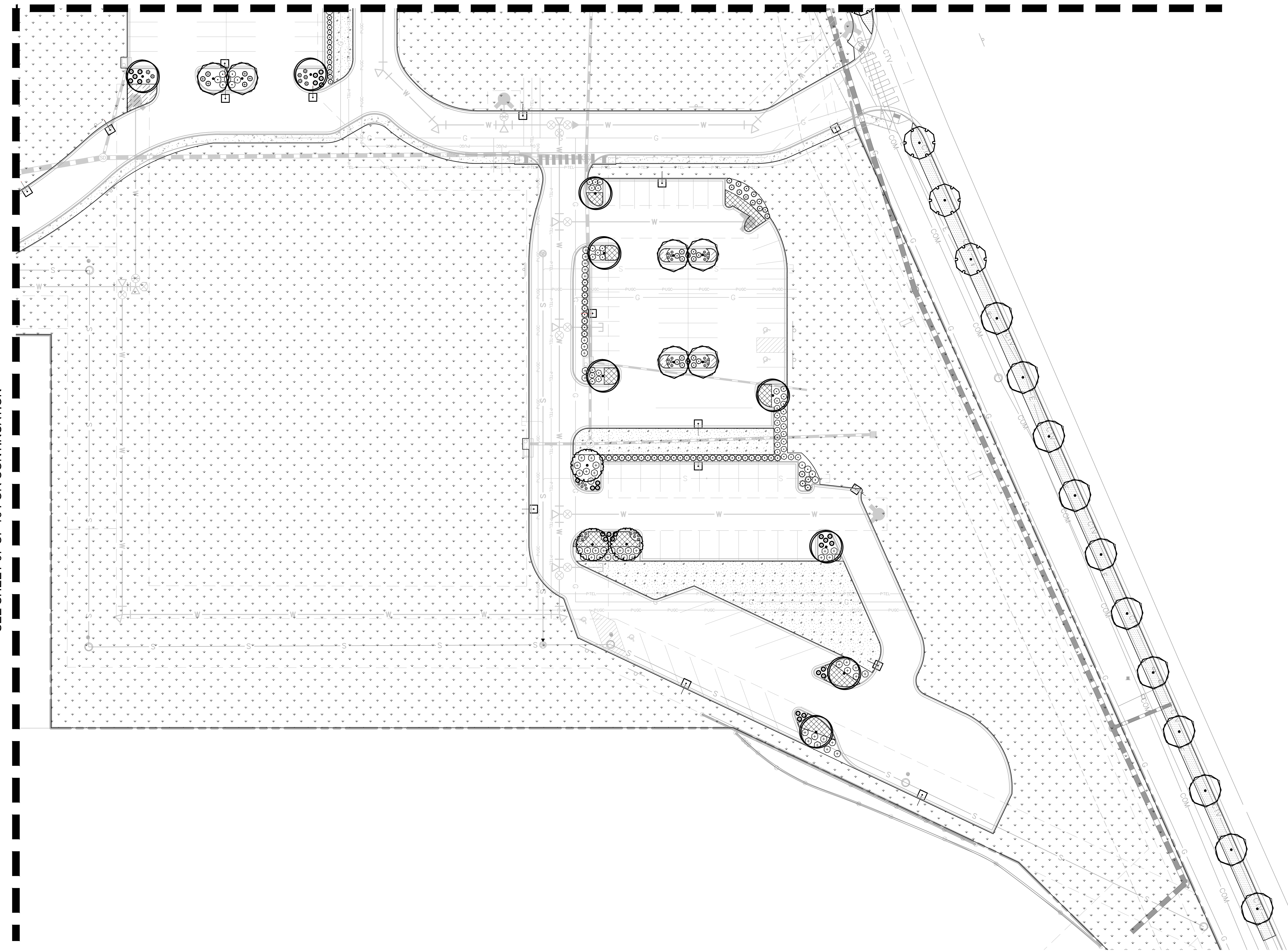
Sheet Number:

**07 OF 16**



SEE SHEET 07 OF 16 FOR CONTINUATION

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**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**LANDCAPE PLAN**

Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC

# GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK**
- THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
  - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA. LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK, THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPE AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
  - SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
- GENERAL  
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

  - PLANT MATERIALS  
a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS.  
b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY.  
c. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM PROJECT LANDSCAPE ARCHITECT.  
d. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT.  
e. THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.  
f. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. SOIL MIXTURE**
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
  - SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.  
a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.5. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.  
b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
  - TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.  
\* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.  
\* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL.
  - MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING**
- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
  - PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTFRUIT" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
  - CONTAINER GROWN STOCK  
a. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.  
b. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.  
c. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
  - MATERIALS LIST  
a. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
  - FINE GRADING  
a. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.  
b. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.  
c. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
  - PLANTING PROCEDURES  
a. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CONTRACTOR RESPONSIBLE OF THE CONTRACTOR.  
b. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.  
c. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO A MINIMUM DEPTH OF 36" FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTING AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL EXCAVATE POOR DRAINAGE CONDITION PLANTING DETAIL.  
d. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.  
e. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.  
f. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.  
g. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.  
h. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.  
i. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".  
j. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.  
k. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.  
l. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
  - TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
  - AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INCULCATION.
  - FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
  - ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
  - TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
  - SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- WOOD MULCH SHALL CONSIST OF NATURAL CEDAR FIBER MULCH AND SHALL BE APPLIED A MINIMUM OF FOUR (4) INCHES IN DEPTH, INSTALLED OVER A GEOTEXTILE FABRIC. THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO THE FOLLOWING:  
a. No geotextile fabric shall be installed under the trees.  
b. Natural cedar fiber mulch shall be used and not a processed polymer mulch. The contractor shall plant trees to a depth of two (2) inches in soil.  
c. (4) Rock or stone shall be two (2) to six (6) inches in size and a minimum depth of three (3) inches installed over a base of 2" of natural stone.
- N. LAWN SODDING**
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
  - ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
  - PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED, WET PREPARED AREA THOROUGHLY.
  - SODDING  
a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.  
b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID

- UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- LAWN MAINTENANCE  
a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.  
b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- CLEANUP
- PLANT MATERIAL MAINTENANCE  
a. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- FINAL INSPECTION AND ACCEPTANCE OF WORK  
a. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- WARRANTY  
a. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.  
b. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.  
c. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

# PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	GP	6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	2"	CAL MIN	
	GS	17	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2"	CAL MIN	
	MR	2	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2"	CAL MIN	
	PA3	6	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	B & B	2"	CAL MIN	
	QR	34	QUERCUS ROBUR	ENGLISH OAK	B & B	2"	CAL MIN	
	TG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2"	CAL MIN	
	UA	26	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2"	CAL MIN	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
	BR	55	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL		SEE PLAN	
	CA	52	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL		SEE PLAN	
	CA2	229	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		SEE PLAN	
	ER	30	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL		SEE PLAN	
	FE	35	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL		SEE PLAN	
	JO	79	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	5 GAL		SEE PLAN	
	LV	35	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL		SEE PLAN	
	PA	26	PEROVSKIA ATRIPLOCFOLIA	RUSSIAN SAGE	5 GAL		SEE PLAN	
	PA2	99	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL		SEE PLAN	
	R3	57	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	5 GAL		SEE PLAN	
	RA	29	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL		SEE PLAN	
	SM	12	SYRINGA MEYERI 'PALIN'	DWARF KOREAN LILAC	5 GAL		SEE PLAN	
	SS	65	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	5 GAL		SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	SPACING
	BD	38,740 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS	SOD			
	HP2	354	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	1 GAL		24" OC	24" o.c.
	KB	16,673 SF	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS	SOD			
	SM2	445,623 SF	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3	SEED			
	VC	541	VINCA MINOR	COMMON PERIWINKLE	4" P.P.		18" o.c.	

A mix of deciduous and evergreen trees is requested to provide color and screening in winter months. A maximum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.  
Please amend the landscape plans and plant schedule to depict evergreen trees to meet this requirement.

# Kimley»Horn

4582 SOUTH ULSTER STREET  
SUITE 1500  
DENVER, CO 80237  
PH: 303-228-2300

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FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
Kimley»Horn  
Kimley-Horn and Associates, Inc.

# SITE PLAN SUBMITTAL

Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**LANDSCAPE NOTES AND SCHEDULE**

Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC

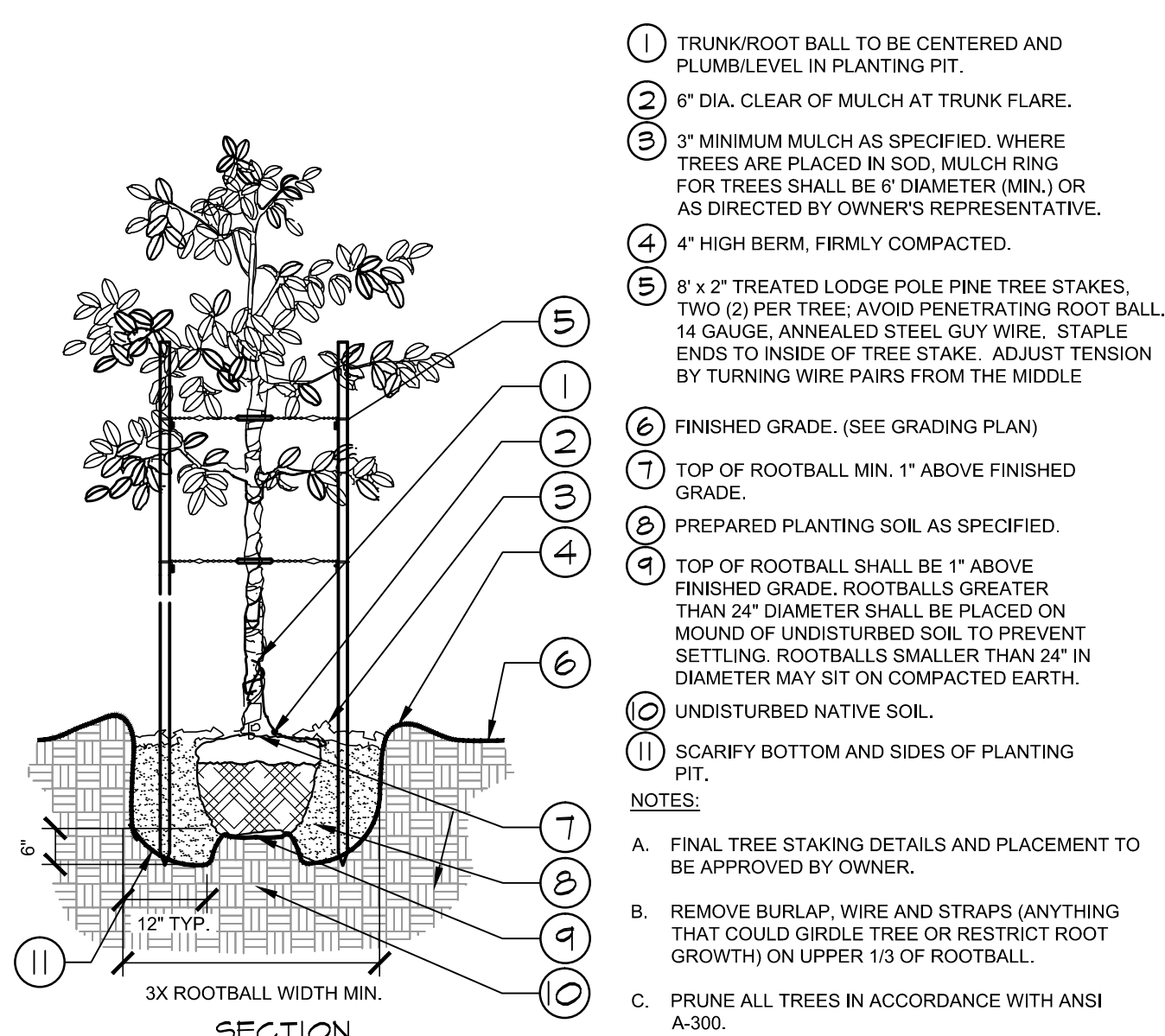
Sheet Number:

Traditional turf grasses shall only make up fifteen percent (15%) of any required on-site landscaping (15,635 s.f.) for commercial uses.  
Please amend the landscape plan and plant schedule to meet this requirement.

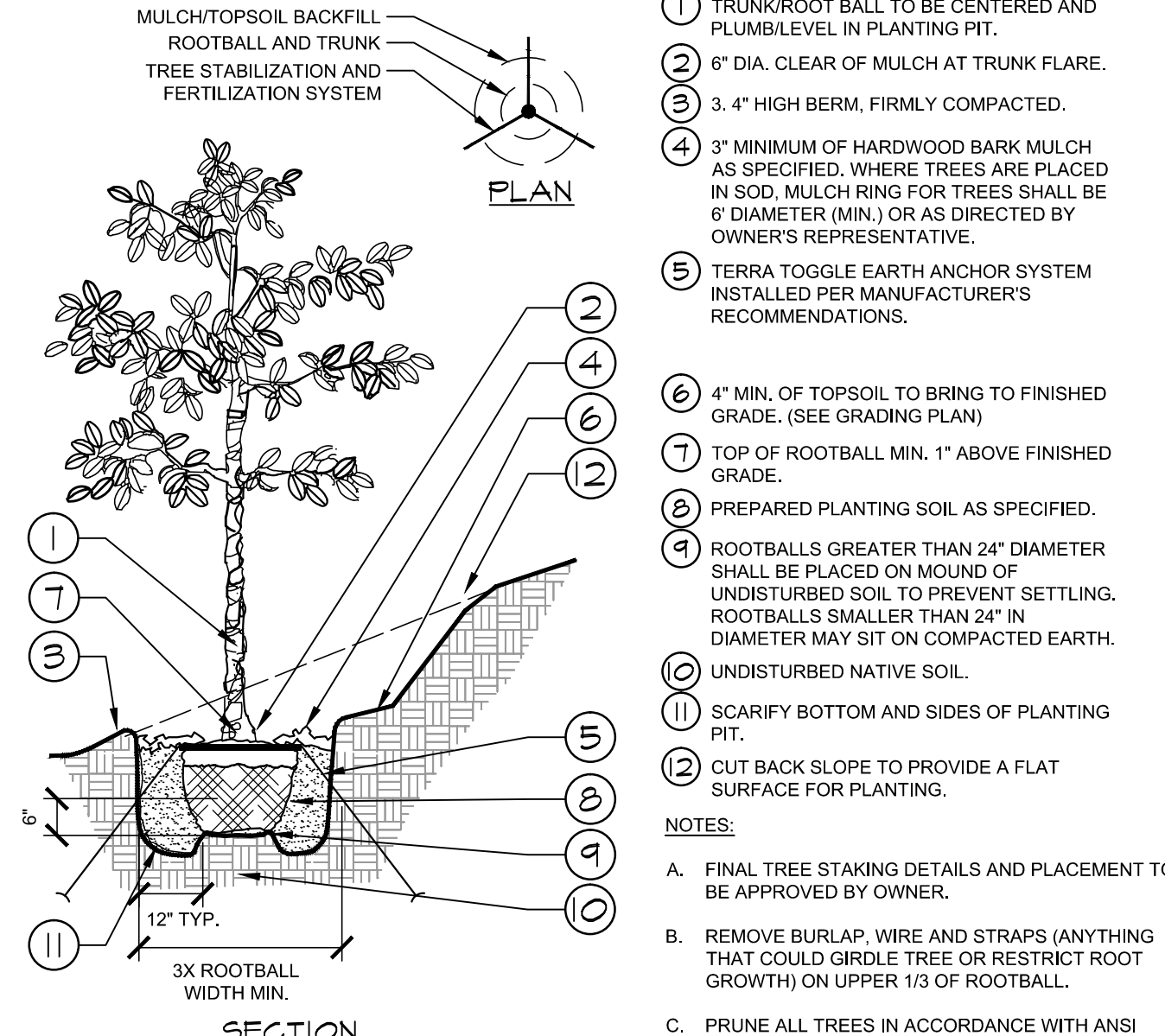
Not depicted in the plant schedule. Please correct.



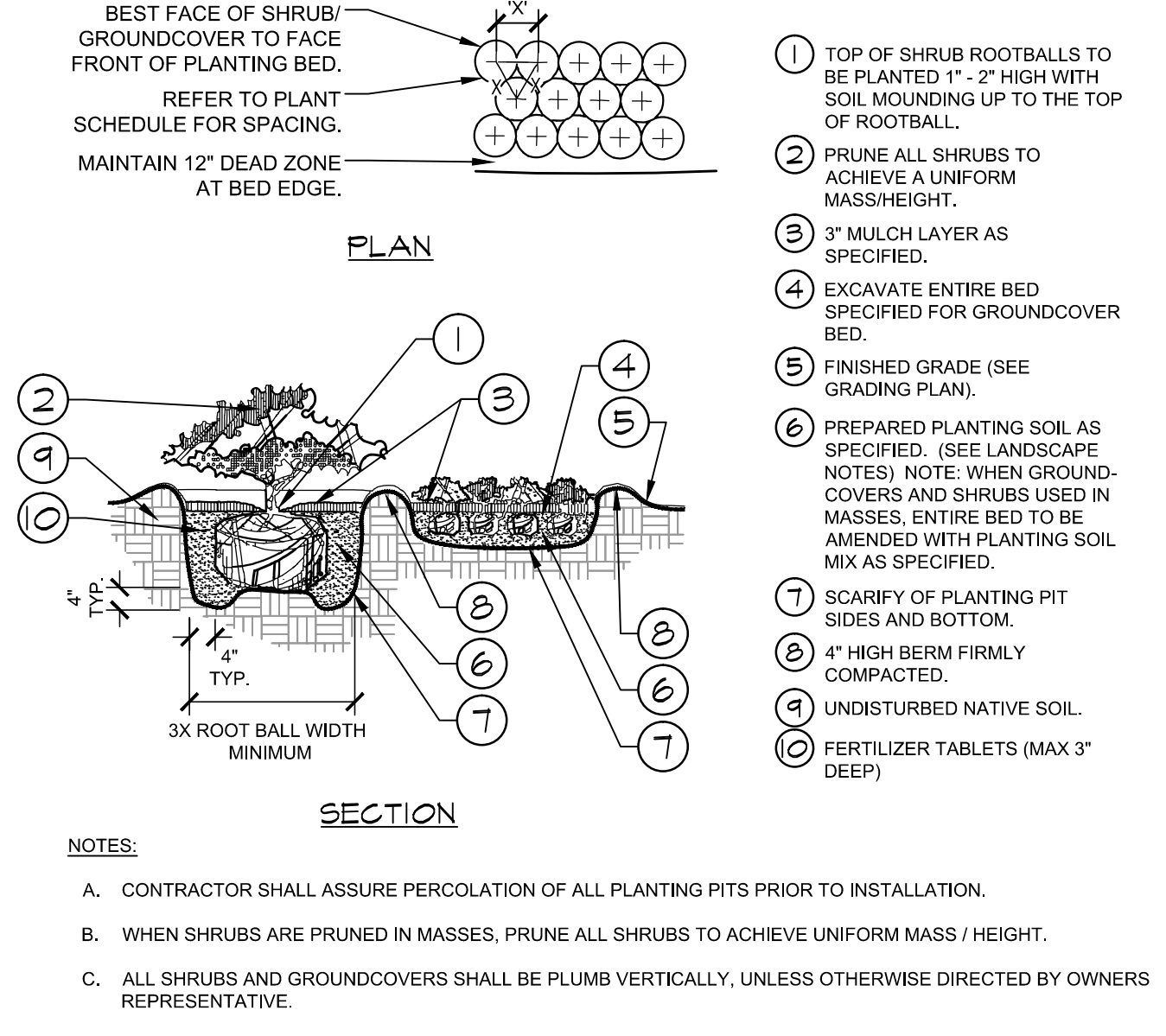
EISENBERG COMPANY  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016



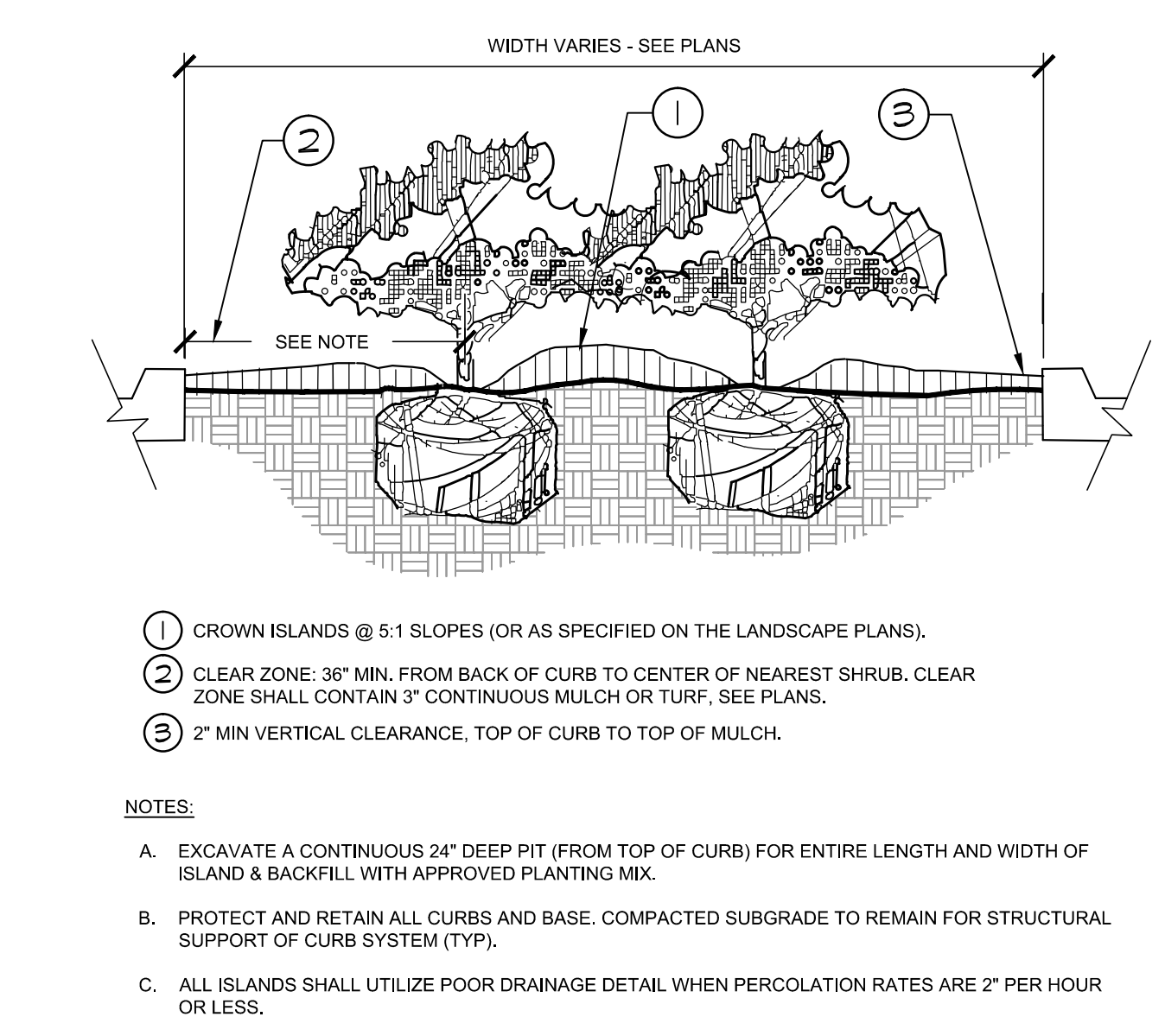
**1 TREE PLANTING**  
SECTION / PLAN NTS



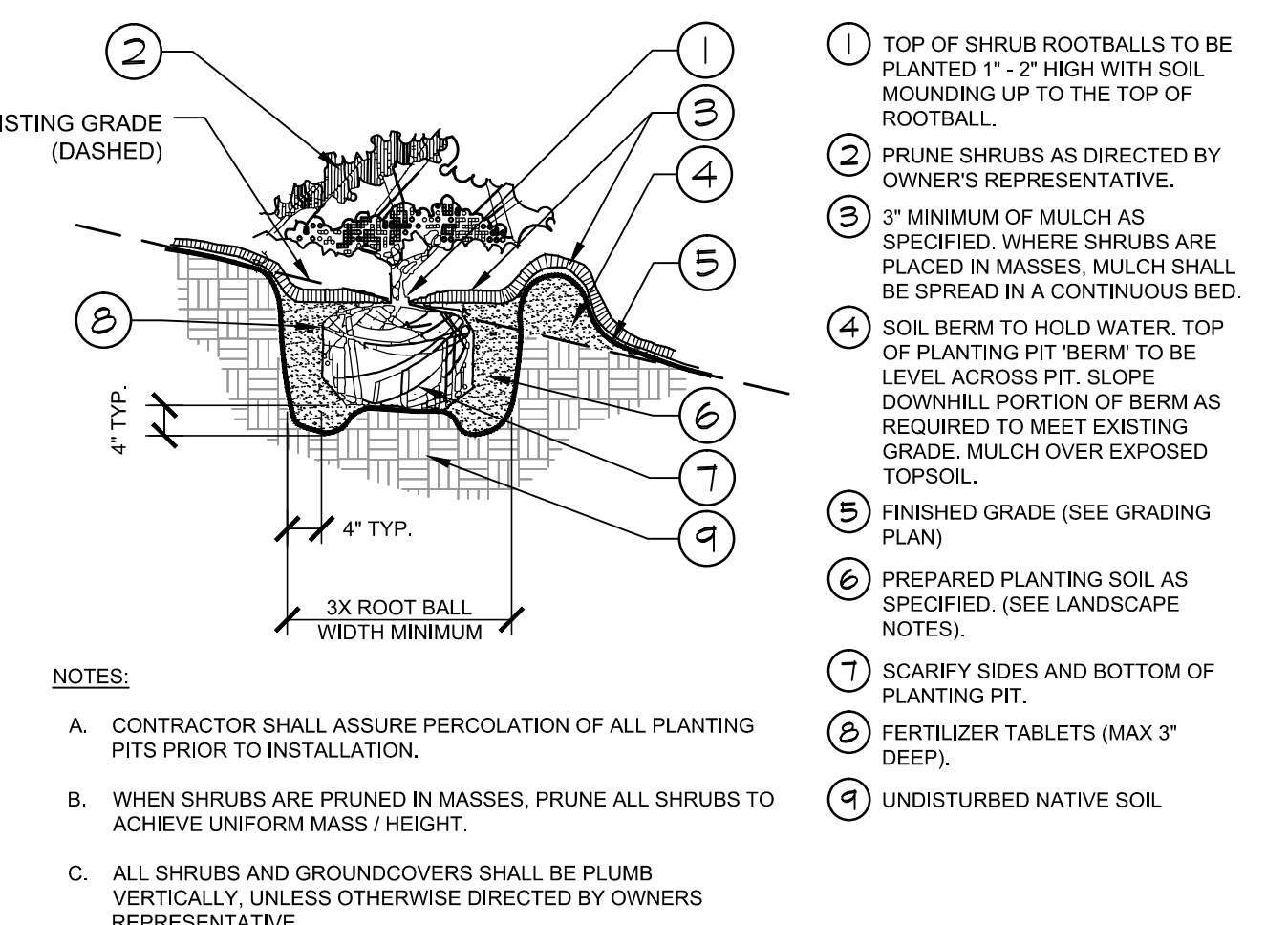
**2 TREE PLANTING ON A SLOPE**  
SECTION / PLAN NTS



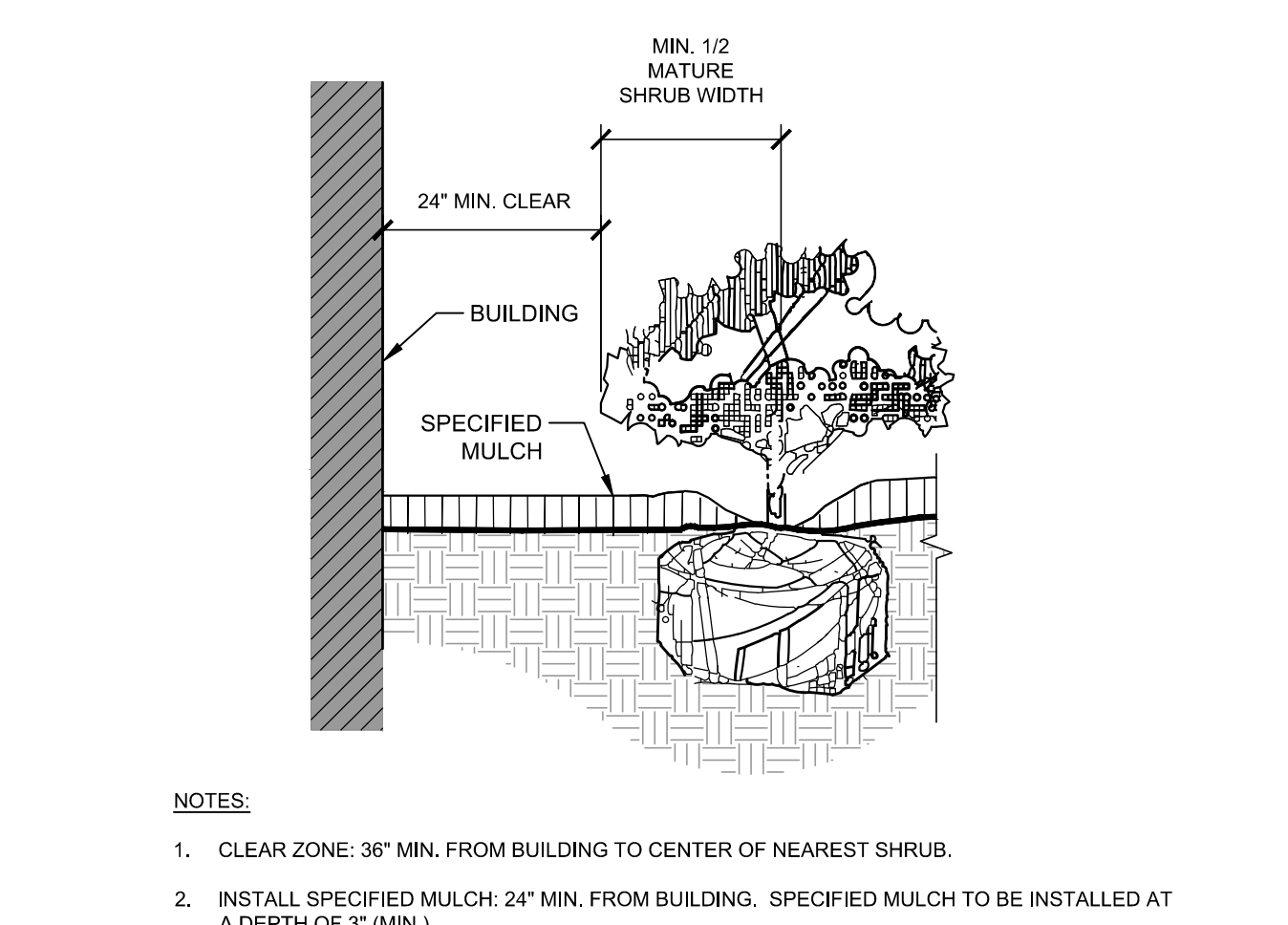
**3 SHRUB/GROUNDCOVER PLANTING**  
SECTION / PLAN NTS



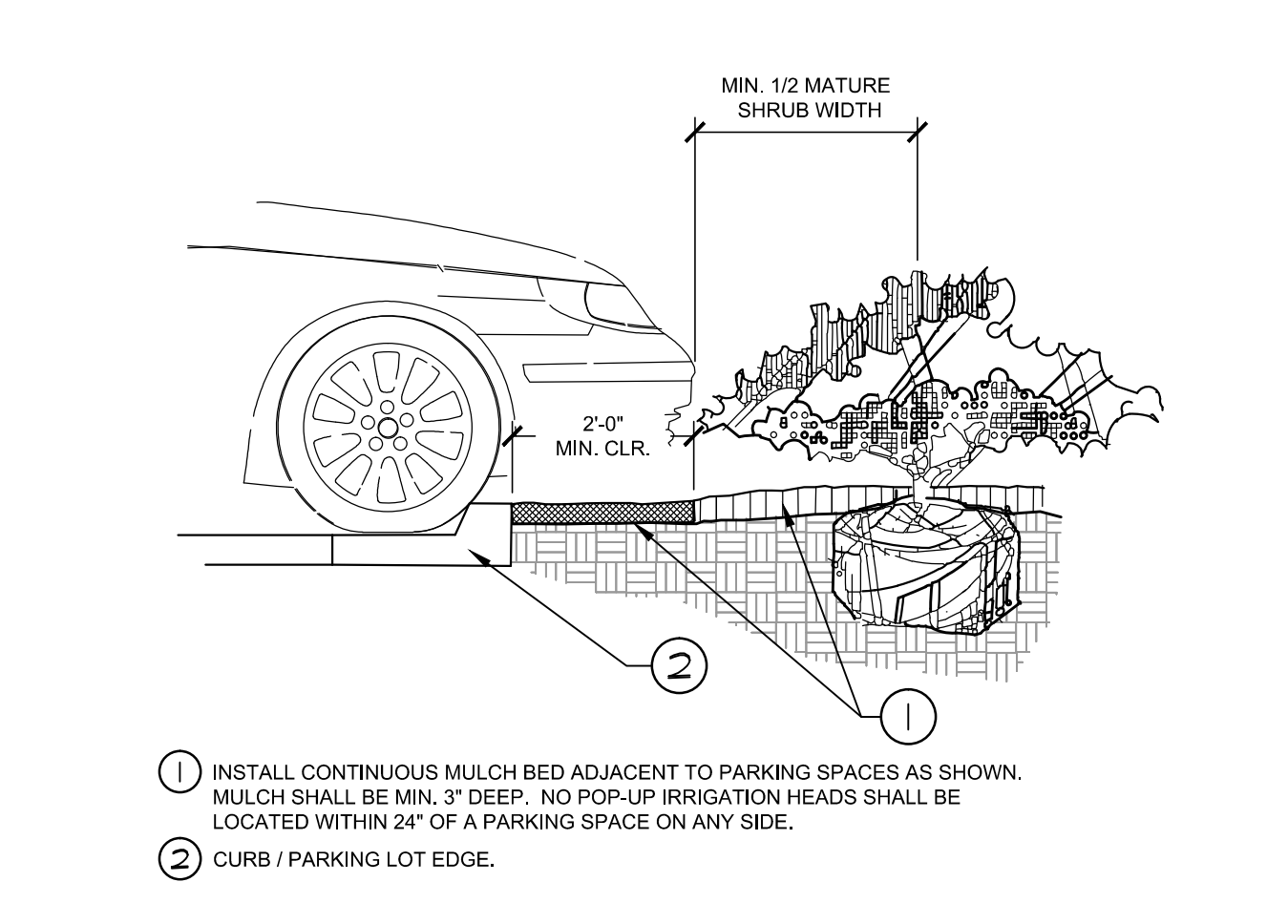
**4 PLANTED PARKING LOT ISLANDS/MEDIANS**  
SECTION NTS



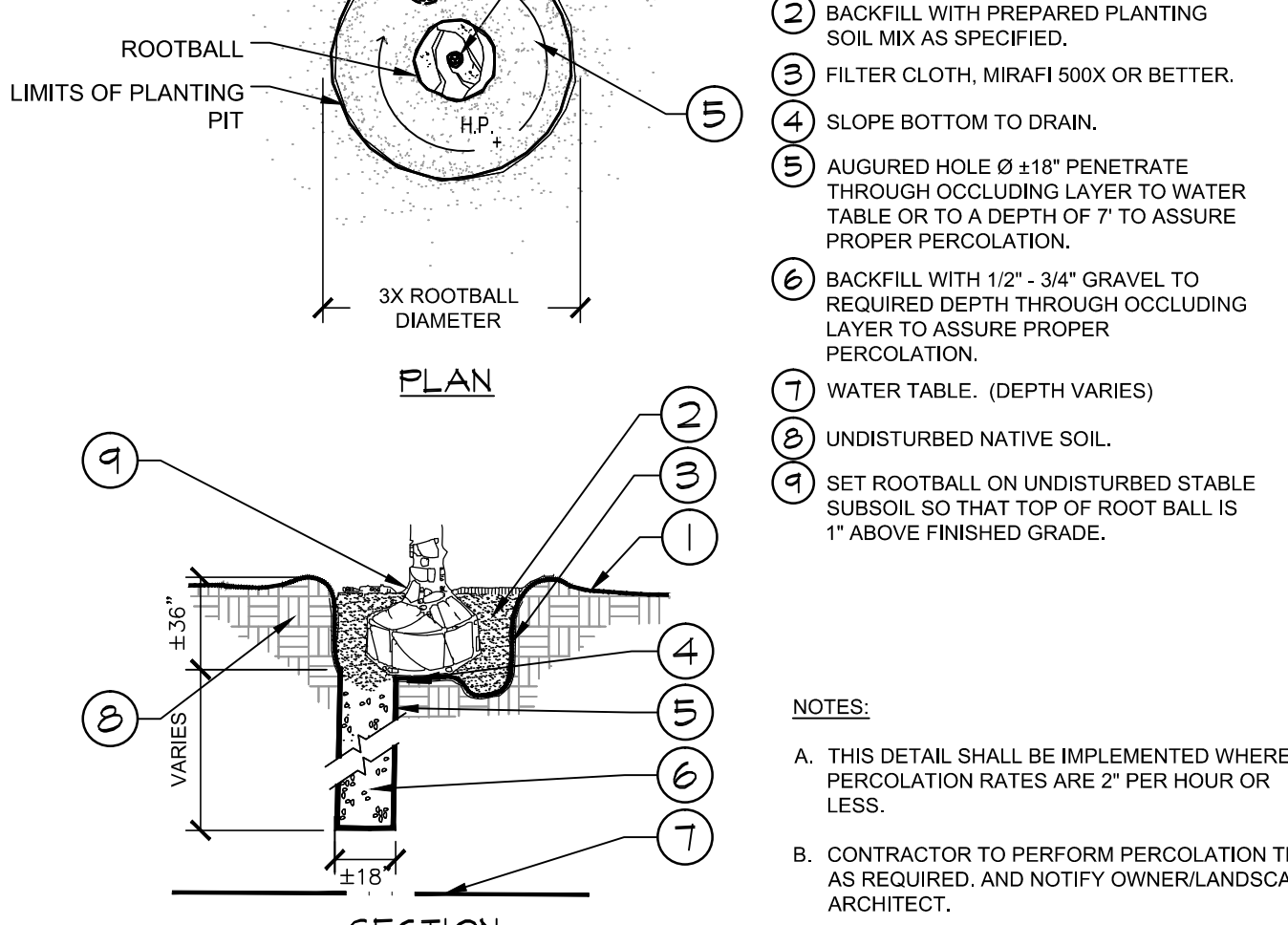
**5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE**  
SECTION NTS



**6 PLANTINGS ADJACENT TO BUILDINGS**  
SECTION NTS



**7 PARKING SPACE/CURB PLANTING**  
SECTION NTS



**8 POOR DRAINAGE CONDITION**  
SECTION / PLAN NTS

Please amend to be consistent with the Town of Parker Planting Standards (attached).

**Eisenberg Company**  
Full service commercial real estate  
EISENBERG COMPANY  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

Address:  
**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

Architect Information:  
**naos**  
Naos Design Group, LLC  
4949 SOUTH SYRACUSE ST. SUITE 460  
DENVER, COLORADO 80237  
p) 303.759.5777  
www.naosdg.com

**Kimley»Horn**  
4582 SOUTH ULSTER STREET  
SUITE 1500  
DENVER, CO 80237  
PH: 303-228-2300

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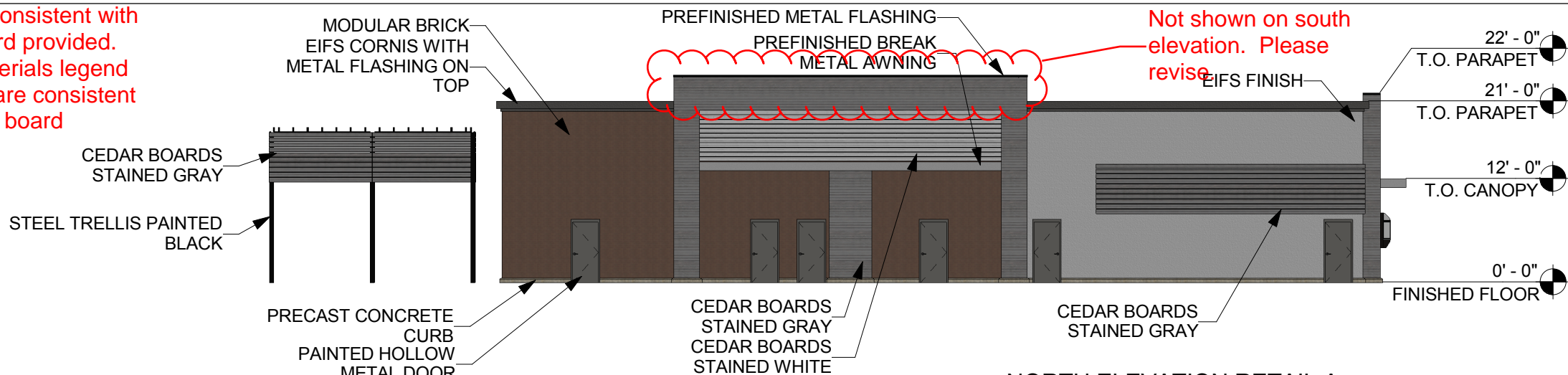
**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**LANDSCAPE  
DETAILS**  
Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC  
Sheet Number:

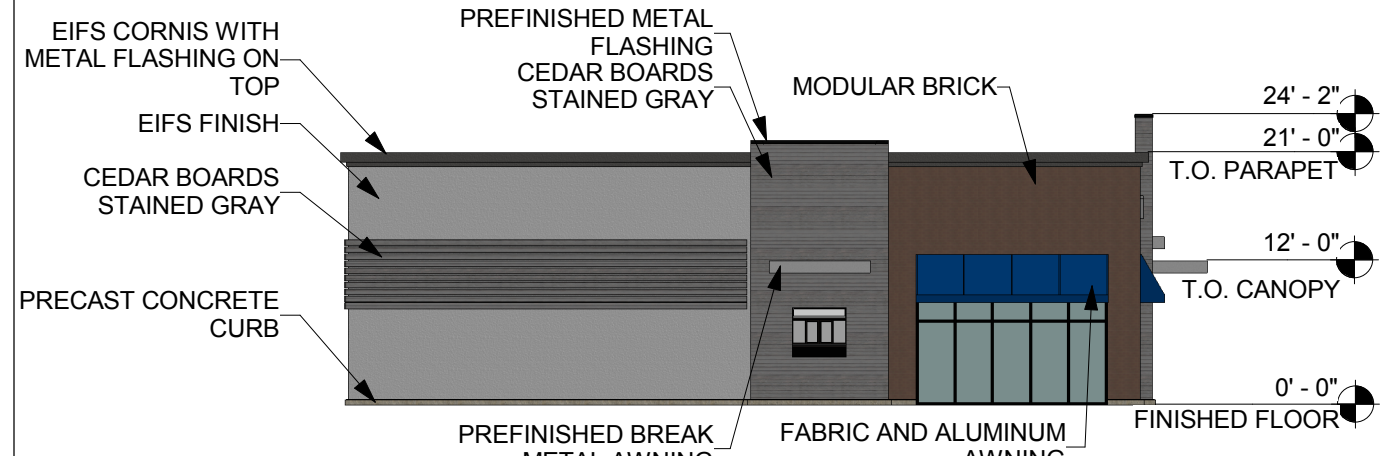
The color elevations are inconsistent with the color and materials board provided. Please add a color and materials legend to the color elevations that are consistent with the color and materials board provided.



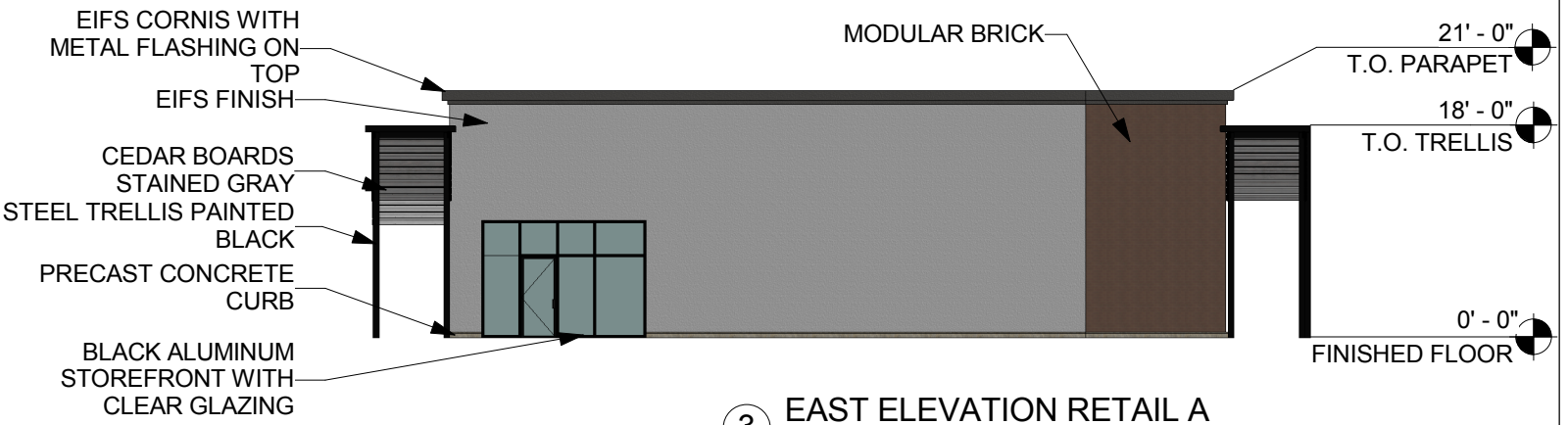
Not shown on south elevation. Please revise

Please add roof top mechanical equipment and screening to the building elevations.

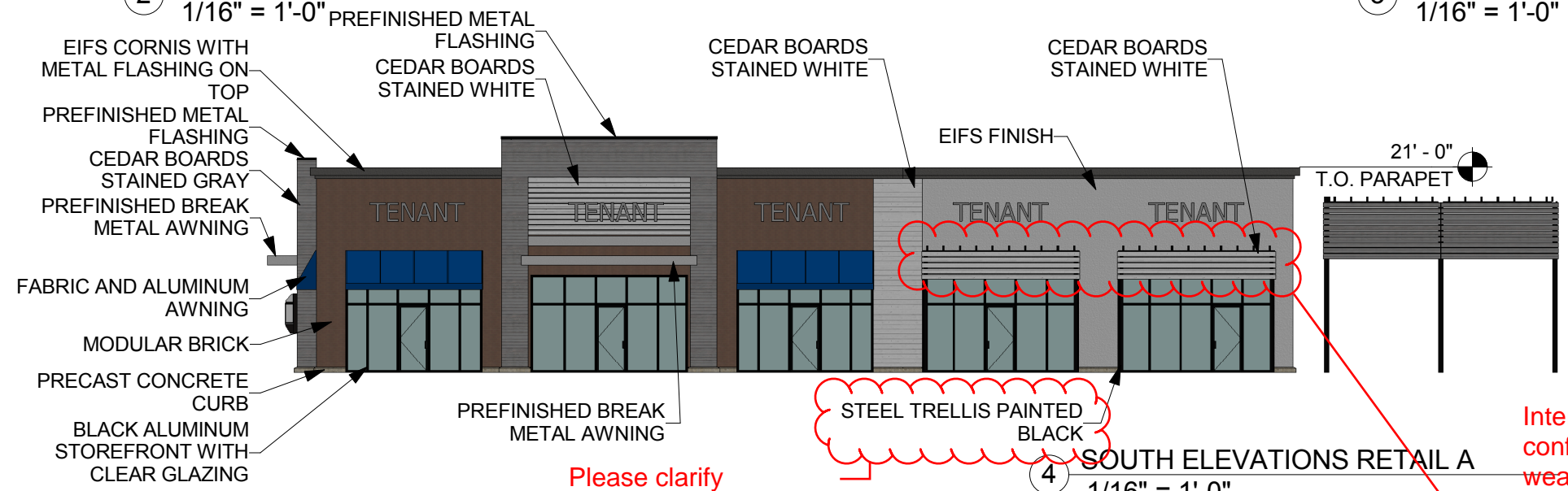
1 NORTH ELEVATION RETAIL A  
1/16" = 1'-0"



2 WEST ELEVATION RETAIL A  
1/16" = 1'-0"



3 EAST ELEVATION RETAIL A  
1/16" = 1'-0"



Please clarify

4 SOUTH ELEVATIONS RETAIL A  
1/16" = 1'-0"

Please add accurate building height measurement(s) to the highest point of the building parapet(s) to this sheet.

Internal pedestrian walkways provided in conformance with the above standard shall provide weather protection features such as awnings, arcades, or pergolas within 30 feet of all customer entrances.

# ELEVATIONS 11 of 16



Naos Design Group, LLC  
4949 S. SYRACUSE STREET SUITE 460  
DENVER, COLORADO 80237  
(p) 303.759.5777 (f) 720.360.4281  
www.naosdg.com

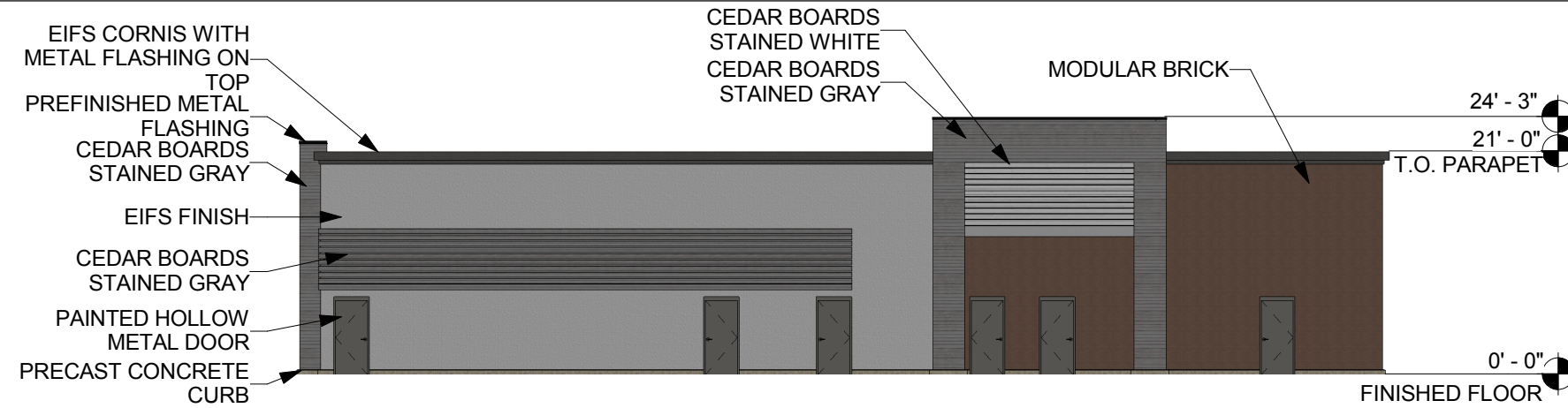
## PARKER AND PINE RETAIL A

SWC PARKER ROAD AND PINE LANE

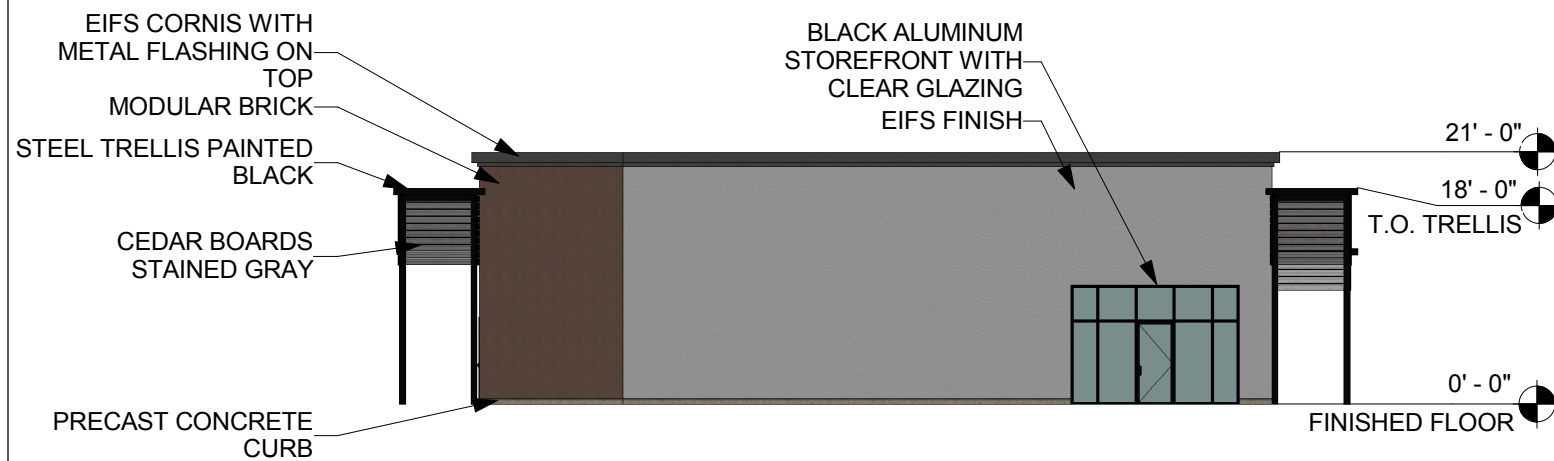
SCALE: 1/16" = 1'-0" JOB #: 2017022 DATE: 08.17.2017

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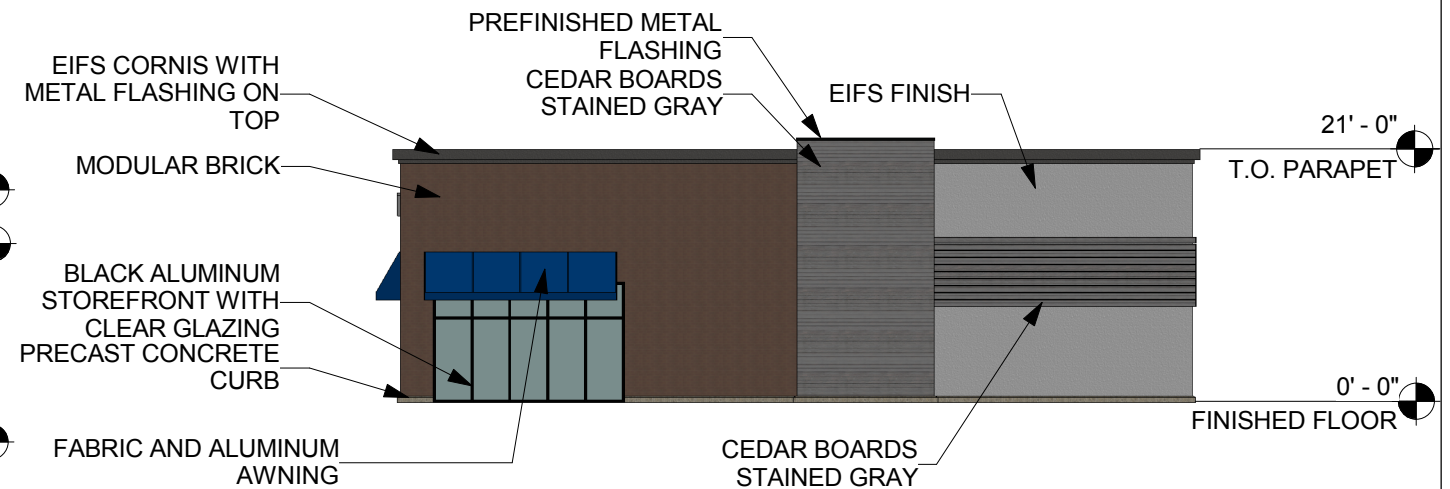
Please depict roof top and building mounted mechanical/utility equipment and screening to the building elevations.



1 NORTH ELEVATION RETAIL B  
1/16" = 1'-0"

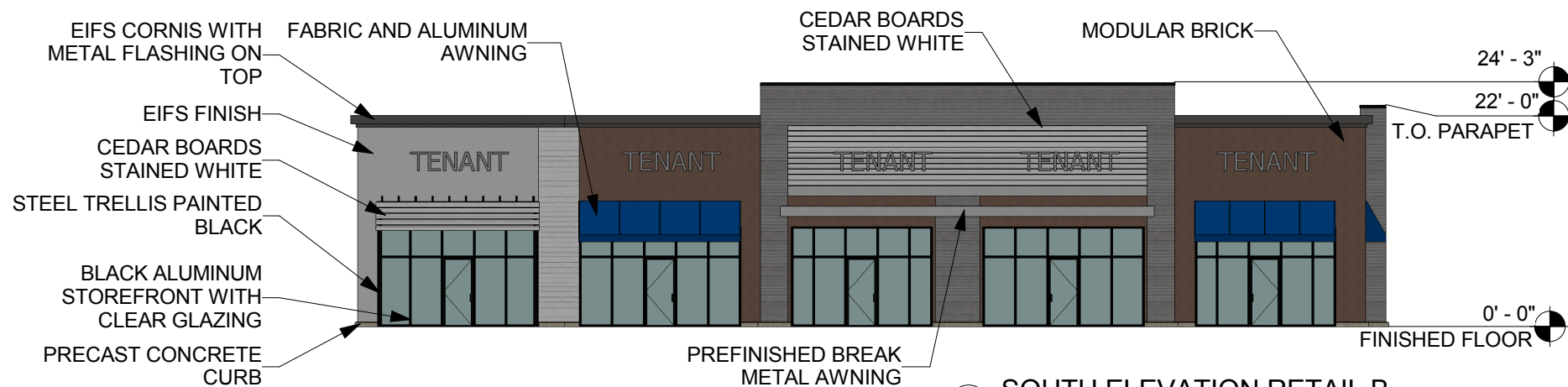


2 WEST ELEVATION RETAIL B  
1/16" = 1'-0"



3 EAST ELEVATION RETAIL B  
1/16" = 1'-0"

Please depict the 2 trellises proposed between the buildings.



4 SOUTH ELEVATION RETAIL B  
1/16" = 1'-0"



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## PARKER AND PINE RETAIL B

SWC PARKER ROAD AND PINE LANE

## ELEVATIONS 12 of 16

SCALE: 1/16" = 1'-0" JOB #: 2017022 DATE: 08.17.2017

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SOUTH WEST CORNER OF PARKER ROAD AND PINE LANE



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## PARKER AND PINE RETAIL

SWC PARKER ROAD AND PINE LANE

# RENDERING 13 of 16

SCALE: NONE

JOB #: 2017022 DATE: 08.17.2017

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PARKER ROAD LOOKING NORTH TOWARD PINE LANE



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DENVER, COLORADO 80237  
(p) 303.759.5777 (f) 720.360.4281  
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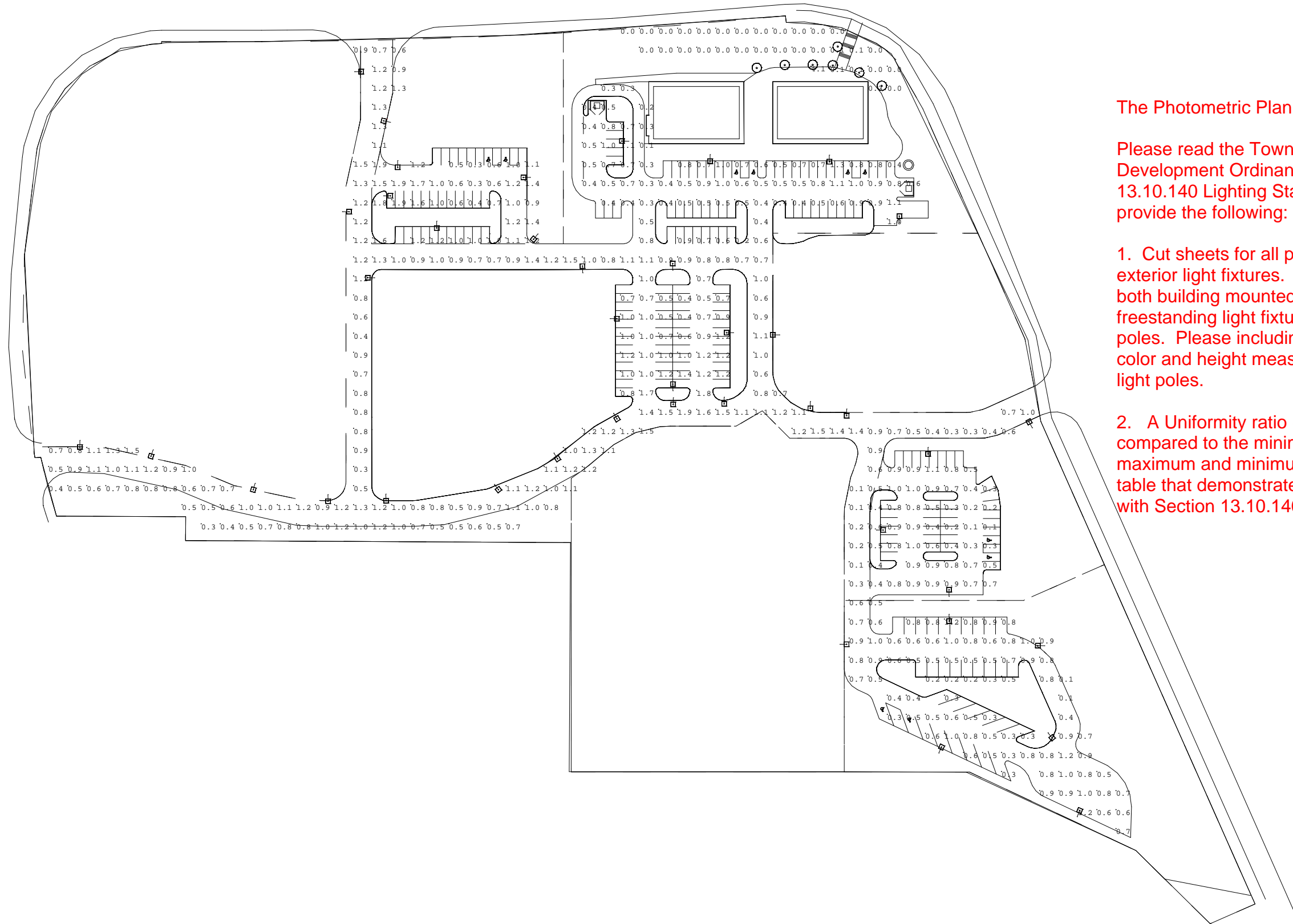
## PARKER AND PINE RETAIL

SWC PARKER ROAD AND PINE LANE

## RENDERING 14 of 16

SCALE: NONE JOB #: 2017022 DATE: 08.17.2017

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The Photometric Plan is incomplete.

Please read the Town of Parker Land Development Ordinance Section 13.10.140 Lighting Standards and provide the following:

1. Cut sheets for all proposed exterior light fixtures. Please include both building mounted and freestanding light fixtures and light poles. Please including elevations, color and height measurements of light poles.
2. A Uniformity ratio (average as compared to the minimum) and maximum and minimum illuminance table that demonstrates compliance with Section 13.10.140.

Only 15 Sheets in this site plan set. Please correct.



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**PARKER AND PINE RETAIL**  
 SWC PARKER ROAD AND PINE LANE

**PHOTOMETRIC 16 of 16**

SCALE: NONE JOB #: 2017022 DATE: 08.17.2017

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**From:** [Ryan Amato](#)  
**To:** [McGee, Ryan](#); "[Skeehan, Dan](#)"  
**Cc:** "[Cassidy, Shane](#)"  
**Subject:** RE: SP17-073 12405 S PARKER RD  
**Date:** Tuesday, October 17, 2017 12:25:36 PM  
**Attachments:** [image002.png](#)

---

Conceptual plan of one building is proposed now.

**Ryan W Amato PC**

Senior Vice President

O:(602)468-6100

**Eisenberg Company**

*Full service commercial real estate*

2710 E Camelback Rd #210

Phoenix, AZ 85016

---

**From:** McGee, Ryan [<mailto:rmcgee@parkeronline.org>]  
**Sent:** Tuesday, October 17, 2017 10:56 AM  
**To:** Skeehan, Dan <[Dan.Skeehan@kimley-horn.com](mailto:Dan.Skeehan@kimley-horn.com)>  
**Cc:** [wamato@sprynet.com](mailto:wamato@sprynet.com); Cassidy, Shane <[Shane.Cassidy@kimley-horn.com](mailto:Shane.Cassidy@kimley-horn.com)>  
**Subject:** RE: SP17-073 12405 S PARKER RD

Good Morning Dan,

The site plan submitted depicts two separated buildings but the conceptual plan submitted depicts 1 building. Please advise as to what is being proposed.

Respectfully,

Ryan McGee

---

**From:** Skeehan, Dan [<mailto:Dan.Skeehan@kimley-horn.com>]  
**Sent:** Tuesday, October 17, 2017 11:29 AM  
**To:** McGee, Ryan  
**Cc:** [wamato@sprynet.com](mailto:wamato@sprynet.com); Cassidy, Shane  
**Subject:** RE: SP17-073 12405 S PARKER RD

Ryan,

I wanted to follow-up on the Town's review, and see when you anticipate the outstanding department comments would be available. I checked again this morning and noticed that a couple of additional comments (PW, PWSD, etc.) were available.

Sincerely,



Dan Skeeahan, P.E. (AZ, CA, CO, NM)

**Kimley-Horn** | 4582 South Ulster Street, Suite 1500, Denver, CO 80237

Direct: (303) 228-2318 | Mobile: (602) 793-0005 | [www.kimley-horn.com](http://www.kimley-horn.com)

---

**From:** McGee, Ryan [<mailto:rmcgee@parkeronline.org>]

**Sent:** Tuesday, October 10, 2017 4:59 PM

**To:** Skeeahan, Dan <[Dan.Skeeahan@kimley-horn.com](mailto:Dan.Skeeahan@kimley-horn.com)>

**Cc:** [wamato@sprynet.com](mailto:wamato@sprynet.com); Cassidy, Shane <[Shane.Cassidy@kimley-horn.com](mailto:Shane.Cassidy@kimley-horn.com)>

**Subject:** RE: SP17-073 12405 S PARKER RD

Thank you Dan. I've scheduled a meeting for next Tuesday (the earliest time I could get) to discuss this with Engineering and my supervisors. I will be in touch.

---

**From:** Skeeahan, Dan [<mailto:Dan.Skeeahan@kimley-horn.com>]

**Sent:** Tuesday, October 10, 2017 3:29 PM

**To:** McGee, Ryan

**Cc:** [wamato@sprynet.com](mailto:wamato@sprynet.com); Cassidy, Shane

**Subject:** RE: SP17-073 12405 S PARKER RD

Ryan M.,

As discussed, the Client currently has submitted a Final Site Plan application for Phase 1 of the Parker & Pine Retail development. During Phase 1, the Client intends to rough grade the entire parcel, install utility and drive aisle infrastructure, construct 'Retail A' (and 'Retail B') building, and parking lots for three other building pads. It is anticipated that separate Site Plan applications will be submitted shortly for these three building pads. The remaining buildings and site improvements will be constructed in the future as part of Phase 2.

The Client originally intended not to Plat the develop, but dedicate any require easements by separate document. But subsequent to the Final Site Plan application, the Client has decided to Plat the parcel at the request of a future tenant for a separate tax parcel. A pre-application meeting was requested on Sept 18th.

The Client would like to pursue a Preliminary Site Plan approval for Phase 2 of the Parker & Pine Retail development. A pre-application meeting was requested on Sept 18<sup>th</sup> and the concept site plan submitted on Sept 26<sup>th</sup>. I understand that that Retail A and Retail B are combined as a single building with this new concept site plan.

Please advise how the Town would like to process these three applications.

Sincerely,

# Kimley»Horn

Dan Skeeahan, P.E. (AZ, CA, CO, NM)

**Kimley-Horn** | 4582 South Ulster Street, Suite 1500, Denver, CO 80237

Direct: (303) 228-2318 | Mobile: (602) 793-0005 | [www.kimley-horn.com](http://www.kimley-horn.com)

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**From:** Skeeahan, Dan  
**Sent:** Tuesday, October 10, 2017 1:26 PM  
**To:** 'McGee, Ryan' <[rmcgee@parkeronline.org](mailto:rmcgee@parkeronline.org)>  
**Cc:** [wamato@sprynet.com](mailto:wamato@sprynet.com)  
**Subject:** RE: SP17-073 12405 S PARKER RD

Ryan M.,

Yes, the Client has decided to Plat the project to create separate tax IDs.

Per the attached email, we have requested a Pre-Application meeting for the Plat (and Preliminary Site Plan), and are awaiting your response to schedule the meeting.

Sincerely,

# Kimley»Horn

Dan Skeeahan, P.E. (AZ, CA, CO, NM)

**Kimley-Horn** | 4582 South Ulster Street, Suite 1500, Denver, CO 80237

Direct: (303) 228-2318 | Mobile: (602) 793-0005 | [www.kimley-horn.com](http://www.kimley-horn.com)

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**From:** McGee, Ryan [<mailto:rmcgee@parkeronline.org>]  
**Sent:** Tuesday, October 10, 2017 12:55 PM  
**To:** [wamato@sprynet.com](mailto:wamato@sprynet.com)  
**Cc:** Skeeahan, Dan <[Dan.Skeeahan@kimley-horn.com](mailto:Dan.Skeeahan@kimley-horn.com)>  
**Subject:** SP17-073 12405 S PARKER RD

Good Afternoon Ryan,

Town staff advised during pre-application meetings that the property be replatted to accommodate the development and associated easements. Will there be a Replat submittal occurring?

Please advise.

Thank you,

Ryan McGee  
Associate Planner

20120 E. Mainstreet  
Parker, CO 80138-7335  
303.805.3338  
[www.parkeronline.org](http://www.parkeronline.org)



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October 4, 2017

Ryan McGee  
Town of Parker  
20120 E Mainstreet  
Parker CO 80138

Re: Parker Auto Plaza F1 B3 Lot 1  
Site Plan – 1<sup>st</sup> Referral Project #SUB17-073  
PWSD Project I.D. #2017-068

Dear Mr. McGee:

Thank you for forwarding the referral request for the above mentioned project. After a review of the documents submitted, the Parker Water & Sanitation District has the following comments:

- Submit completed PWSD Plan Requirements Checklist with the next submittal to ensure all plan requirements have been met. Checklist is available online at [www.pwsd.org](http://www.pwsd.org)
- Submit an executed PWSD Standard Improvement Agreement with all required exhibits.
- A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.
- A wet stamped and signed Engineers Estimate with a 20% contingency must be submitted for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit.
- List all fittings on the overall utility plan with numbers (man holes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, etc. i.e. PA-GV1 or PA-MH1).
- Submit the plumbing plans for the building(s) for verification and calculation of tap size (include engineer's fixture count worksheet). The District uses the 2009 IPC for sizing water taps. Please callout domestic tap size on the overall utility plan.
- Please note the proposed tie in location on Pine Lane may not exist. Please verify with PWSD's senior construction inspector Robert Ramsey or have a contractor pot hole to verify.

- On sheet C7.3 please consider lowering the proposed sanitary sewer line from manhole SSWR-03A to SSWR-01A. This will ensure the sanitary sewer service line will not run over the proposed water main. Or please verify on sheet 7.8 that the service line will run under the proposed water main and have 18" or greater clearance between lines. PWSD does not permit water mains to be under any sanitary sewer line.
- On sheet C7.3 please show and callout SSWR 01A as an outside drop manhole (not dog house). Please add PWSD detail S3.8. PWSD does not permit inside drop manholes in the District.
- On sheet C7.4 please callout SSWR-01B as a drop manhole (not a dog house)
- On sheet C7.4 please provide profiles & sizes for proposed 176Lf & 153LF sanitary sewer services.
- On sheet C7.5 please show fire hydrant in the plan and profile.
- On sheet C7.5 FH#10 is well over 100' in length. PWSD does not allow any fire hydrant supply lines to be over 100' in length.
- 6" fire hydrant supply lines are called out in PVC. PWSD only allows 6" DIP for all fire hydrant supply lines.
- On sheet C7.6 show and callout all fire hydrants. Please ensure no fire hydrant supply line is over 100'.
- On sheet C7.6 in the profile, it shows the 4" sanitary sewer service line running over the top of the water main at STA 4+92.24. Please revise sanitary sewer service line and main to run under the water main.
- On sheet C7.6 please show and call out a low point blow-off valve in the water main lowering at approximately STA 3+85.
- On sheet C7.7 show low point blow-off valve on all three proposed water main lowering's.
- On sheet C7.7 an Air-Vac will be required on the high point in the water line at approximately STA 3+85
- On sheet C7.8 please show and call out a low point blow off valve in the lowering.
- On C7.8 sanitary sewer service lines are running over the top of the proposed water main please revise.
- Please show and call out all fire hydrants in the plan & profile. Please redesign fire hydrant#6. PWSD does not allow bends in 6" fire hydrant supply lines. PWSD does not permit FH#6 to be over 100' in length. Please extend the 8" main to reduce the length and eliminate the bends in the fire supply line. Show and call out FH# 3 with all gate valves in the plan & profile.
- All manhole shall be numbered on the overall utility sheets and plan and profile sheets.

- Please show and clearly call out where the 2" domestic water services lines are going. Please show what buildings they are supplying water to on the overall utility and plans and profile sheets.
- Please verify the materials list on the cover sheet is correct for all water service line & tap materials.
- Submit the plumbing plans for the building(s) for verification and calculation of tap size (include engineer's fixture count worksheet). The District uses the 2009 IPC for sizing water taps.
- Include all necessary details to the construction plans.
- An Industrial Waste Permit application must be completed. Application is available at [www.pwsd.org](http://www.pwsd.org)
- If automobiles are going to be serviced and washed/detailed on the proposed site, a sand and oil interceptor will be required to be installed per PWSD specifications.
- ET based Smart Irrigation Controllers with rain sensors are required on all projects. Choose a controller from the Districts approved ET Controller list and specify the manufacturer and model number on the irrigation worksheet.  
[www.pwsd.org/pdf/Conservation/AvailableSmartIrrigationControlTechnologies.pdf](http://www.pwsd.org/pdf/Conservation/AvailableSmartIrrigationControlTechnologies.pdf)
- Please show and call out irrigations taps and sizes on Water and Sanitary Sewer construction plans.

Please do not hesitate to contact us should you have any questions.

Sincerely,  
Parker Water & Sanitation District

  
Drayton Sanderson  
Engineering Technician





GENERAL NOTES FOR CONTRACTOR

- 1. THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE TOWN WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 303-228-2300. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OTHER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
4. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
6. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE CONNECTED TO SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
8. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
9. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE ENGINEER.
11. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
12. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
13. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK IN QUESTION.
14. APPROVAL OF THESE PLANS BY THE TOWN DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
15. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE TOWN DOES NOT AUTHORIZE THE CONTRACTOR OR OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ.)
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH COLORADO REVISED STATUTES TITLE 12, ARTICLE 25, PART 2. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE TOWN FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
17. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE TOWN ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE TOWN/AGENCY INSPECTOR REQUIRES THE CHANGE.
18. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE TOWN. CONTACT THE ENGINEER FOR THE REQUIREMENTS OF THE AS-BUILT DRAWINGS.
19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE TOWN'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
20. EXISTING TOPOGRAPHY SHOWN WAS TAKEN FROM A SURVEY PREPARED BY **ENGINEERING SERVICE COMPANY DATED MARCH 20, 2014.**
21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
30. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
31. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE DURING INTERIM CONDITIONS OF CONSTRUCTION.
32. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY ENGINEER OF RECORD.

TOWN OF PARKER CONSTRUCTION NOTES

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
SANITARY SEWER CONNECTION - N/A
WATER TIE IN - N/A
STORM CONNECTION - N/A
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) 'SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.'
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR 'STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.' FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

TOWN OF PARKER STORM DRAINAGE INFRASTRUCTURE NOTES

- 1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED TO MEET TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
6.1. 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE MANHOLES, INLETS, ETC)
6.2. 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

ROADWAY NOTES

- 1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

TOWN OF PARKER SIGNAGE AND STRIPING NOTES

- 1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER, A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS:
• SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
• SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
• SHALL LINE UP WITH HANDICAP RAMPS.
• SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
FOR CONCRETE SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

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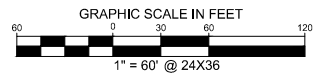
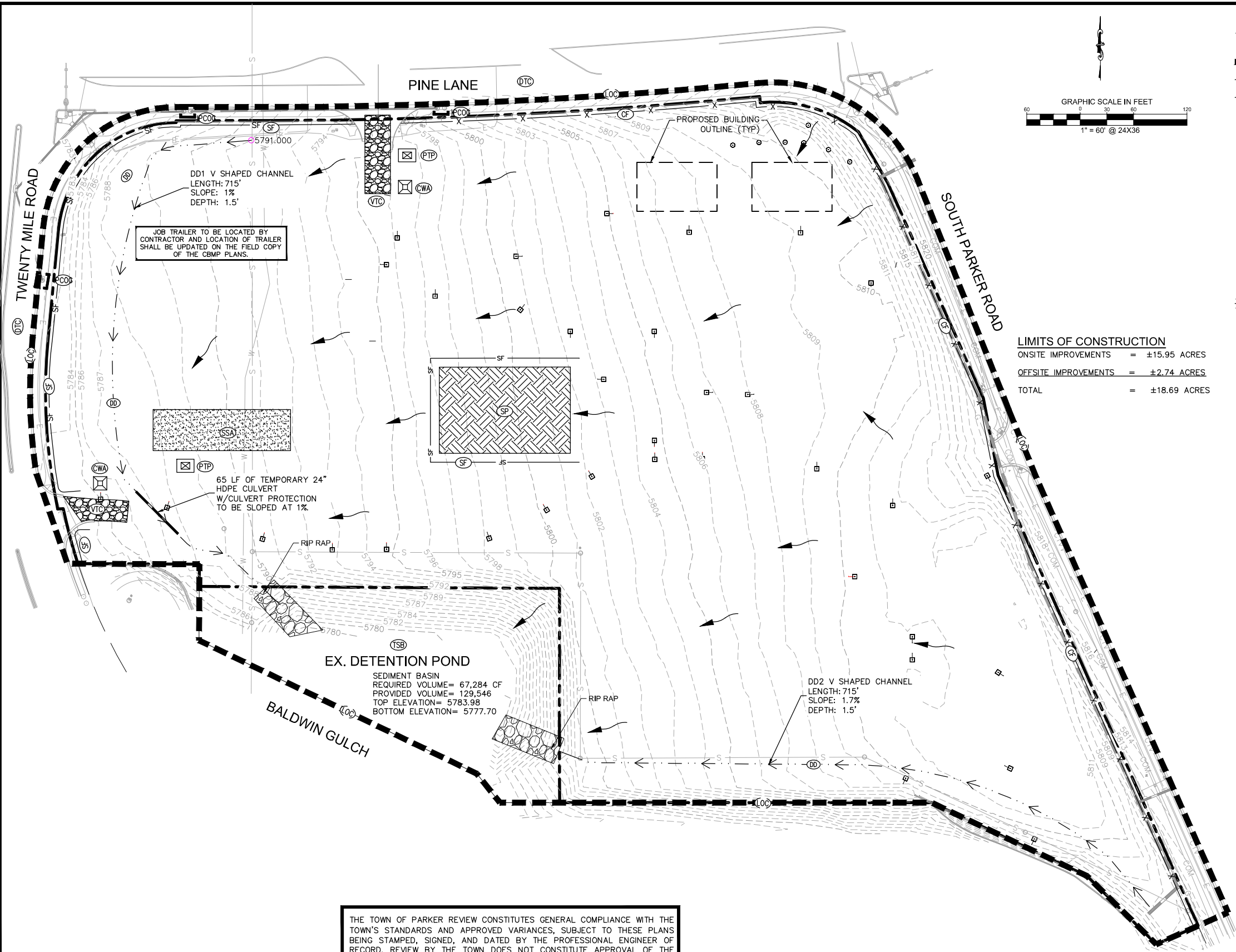
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PARKER, CO
CONSTRUCTION DOCUMENTS
GENERAL NOTES

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**LEGEND\***

- EXISTING PROPERTY LINE
- LOC LIMITS OF CONSTRUCTION
- X-X- CONSTRUCTION FENCE
- SF- SILT FENCE
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL
- SP SOIL STOCKPILE
- PTP PORTABLE TOILET PROTECTION
- FLOW ARROW
- OTC DEBRIS TRASH CONTROL
- PCOS INLET PROTECTION, CURB ON SUMP
- DD DIVERSION DITCH/BERM
- MWP MASONRY WORK PROTECTION
- PCOD INLET PROTECTION, CURB ON GRADE

**LIMITS OF CONSTRUCTION**  
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\*SEE SHEET C3.2 - CBMP DETAILS FOR COMPLETE LEGEND

**NOTES**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: REFER TO SHEET C3.11 FOR BMP CALCULATIONS.

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
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 4582 South Ulster Street, Suite 1500  
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DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

**PARKER & PINE**  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 CBMP PLAN (INITIAL)

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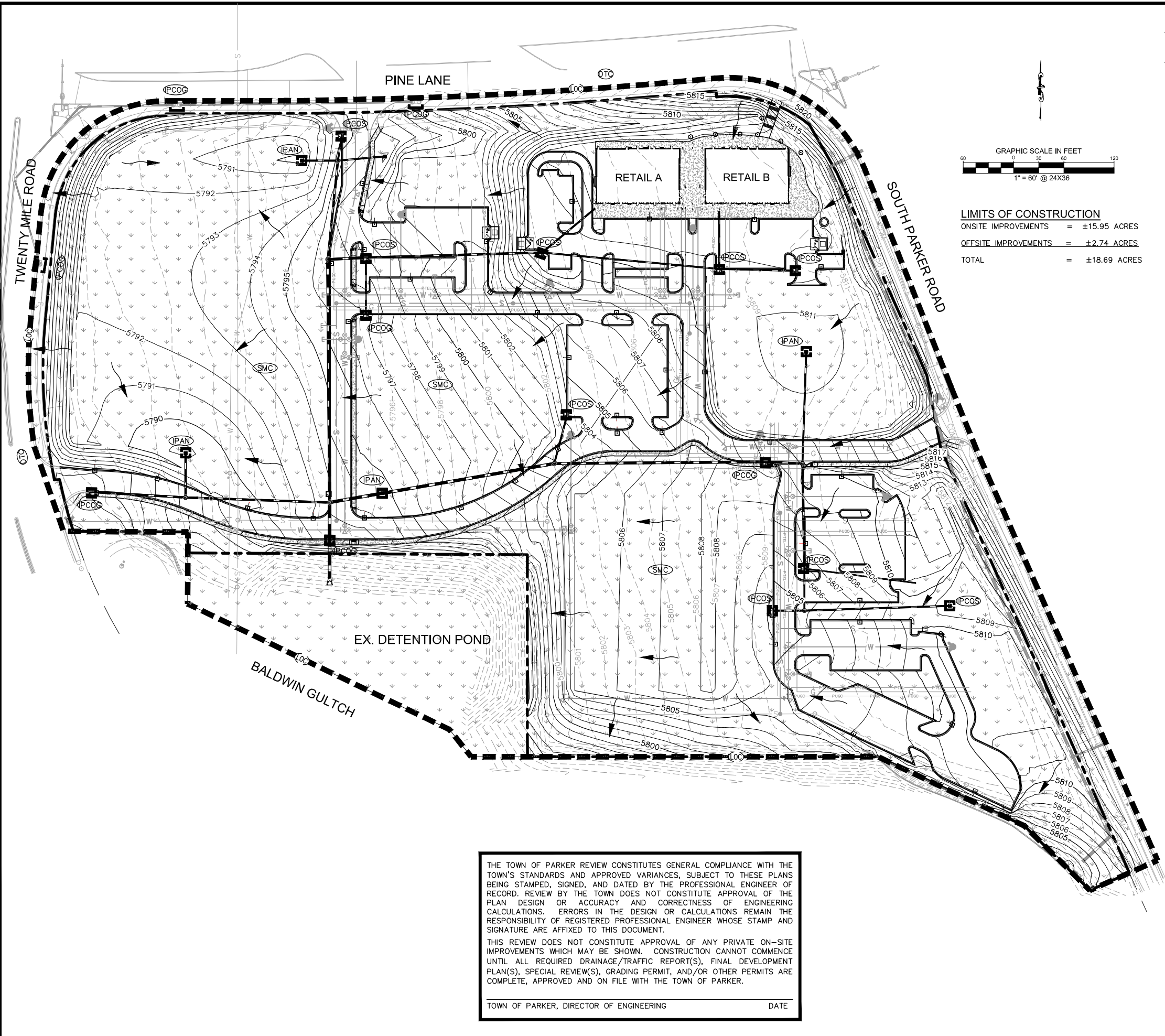
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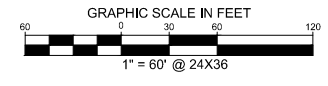


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**LEGEND\***

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- SF- SILT FENCE
- ▭ PAVED AREA
- ☒ PORTABLE TOILET PROTECTION
- FLOW ARROW
- ☉ PCOS INLET PROTECTION, CURB ON SUMPS
- ☉ IPAN INLET PROTECTION, AREA INLETS NOT IN PAVEMENT
- ☉ PCOS INLET PROTECTION, CURB ON GRADE
- ☉ SMC SEEDING MULCHING AND CRIMPING
- ☉ DTG DEBRIS TRASH CONTROL
- ☉ SCL SEDIMENT CONTROL LOGS
- ..... PERMANENT STABILIZATION REFER TO LANDSCAPE PLANS
- SCL ---



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PARKER & PINE  
 PARKER, CO  
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### PHASED BMP IMPLEMENTATION – INITIAL PHASE

THE INITIAL PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER WHILE MOBILIZING AND PREPARING THE SITE FOR CONSTRUCTION ACTIVITIES. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED INITIAL PHASE SEQUENCING AS FOLLOWS:

- 1.CONTRACTOR TO OBTAIN TOWN EROSION CONTROL PERMIT AND STATE CONSTRUCTION ACTIVITIES DISCHARGE PERMIT IN ADVANCE OF START OF CONSTRUCTION.
- 2.INSTALL CONSTRUCTION FENCE AROUND LIMITS OF CONSTRUCTION (LOC) AT PROPERTY LINE.
- 3.INSTALL STABILIZED VEHICLE TRACKING CONTROL PAD. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
- 4.PREPARE STABILIZED STAGING AREA AND CONCRETE WASHOUT.
- 5.INSTALL PERIMETER SILT FENCE, AT DOWN GRADIENT LOCATIONS.
- 6.CONSTRUCT AND STABILIZE TEMPORARY SEDIMENT BASIN WITH APPROPRIATE OUT FALL STRUCTURES AFTER RECEIPT OF GRADING PERMIT (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL THE BASIN). TEMPORARY SEDIMENT BASINS SHALL REMAIN IN PLACE UNTIL ALL STORM SEWER AND PAVEMENT BASE COURSE HAVE BEEN INSTALLED OR INSTRUCTED IN THE SEQUENCE OF NOTES, DUE TO FIELD CONDITIONS OR INSPECTOR INPUT.
- 7.INSTALL DIVERSION DITCHES.
- 8.CALL TOWN OF PARKER FOR EROSION CONTROL INSPECTION.

### PHASED BMP IMPLEMENTATION – INTERIM PHASE

THE INTERIM PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER DURING THE CONSTRUCTION UTILITIES AND SITE GRADING ASSOCIATED WITH THE PROPOSED RESIDENTIAL BUILDING. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED INTERIM PHASE SEQUENCING AS FOLLOWS:

- 1.CONFIRM EXISTING BMPS WHICH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION ARE IN WORKING ORDER AND COMPLIANT WITH APPLICABLE REGULATIONS.
- 2.REPAIR AND/OR REPLACE ANY EXISTING BMPS WHICH ARE DEEMED INADEQUATE.
- 3.STOCKPILE MATERIALS IN ACCORDANCE WITH THE STOCKPILE MANAGEMENT (SP) CBMP.

NOTE: SOIL STOCKPILES ARE DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES OR IS ANTICIPATED TO BE CEASED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH TEMPORARY SEEDING OR OTHER STABILIZATION METHODS WITHIN 7 DAYS OF TEMPORARILY CEASING CONSTRUCTION.

NOTE: STOCKPILE AREAS SHOWN ON THE PLAN FOR REFERENCE ONLY. DUE TO THE CONSTRUCTION PHASES, REUSE OF DEMOLITION MATERIALS AND IMPORT REQUIRED, IT IS ANTICIPATED THAT ONSITE STOCKPILES WILL BE REQUIRED. CONTRACTOR SHALL IMPLEMENT STOCKPILE MANAGEMENT (SP) BMPS AT LOCATIONS REQUIRED BY CONSTRUCTION PHASING AND SEQUENCING AND NOTE SUCH ON THE STORMWATER MANAGEMENT SITE MAP.

- 4.INSTALL PRIVATE STORM, SANITARY, AND WATER FACILITIES.
- 5.INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED. CONDUCT PERIODIC INSPECTIONS AT NOTED INTERVALS AS REQUIRED BY THE TOWN AND STATE OF COLORADO.

### PHASED BMP IMPLEMENTATION – FINAL PHASE

THE FINAL PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER DURING THE CONSTRUCTION OF THE PROPOSED STRUCTURE AND ASSOCIATED LIMITED SITE IMPROVEMENTS. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED FINAL PHASE SEQUENCING AS FOLLOWS:

- 1.BEGIN VERTICAL CONSTRUCTION OF BUILDING AND STRUCTURES.
- 2.INSTALL DRY UTILITIES AND SET TRANSFORMERS AND METER BANKS IN COORDINATION WITH XCEL ENERGY AND IREA.
- 3.PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- 4.UPON COMPLETION OF STORM DRAINAGE SYSTEM, CONTRACTOR SHALL TAKE THE SEDIMENT BASIN OFF-LINE AND ESTABLISH DETAILED CONSTRUCTION OF DRAINAGE FACILITIES.
- 5.COMPLETE GRADING AND INSTALLATION OF POND.
- 6.PREPARE SITE FOR CURB, GUTTER, AND PAVING INSTALLATION.
- 7.PAVE SITE AND INSTALL HARDSCAPE.
- 8.REFER TO LANDSCAPING PLAN FOR PLANTING INFORMATION AND INSTALL FINAL STABILIZATION MEASURES.
- 9.CONTACT THE TOWN OF PARKER FOR FINAL INSPECTION.
- 10.REMOVE BMPS.
- 11.REFER TO LANDSCAPING PLAN FOR PLANTING INFORMATION AND INSTALL FINAL STABILIZATION MEASURES.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

	CD	CHECK DAM
	CF	CONSTRUCTION FENCE
	CP	CULVERT PROTECTION
	CWA	CONCRETE WASHOUT AREA
	D	DEWATERING
	DD	DIVERSION DITCH
	DP	DETENTION POND PROTECTION
	DTC	DEBRIS TRASH CONTROL
	ECB	EROSION CONTROL BLANKET
	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **LEGEND**  
1 OF 3  
Oct. 2013

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY Lapse IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
3. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (e.g., CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPS ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPS AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE: (i) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS. (ii) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS. (iii) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **GEN NOTES**  
1 OF 4  
Oct. 2013

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

	LP	LOT PROTECTION
	MWP	MASONRY WORK PROTECTION
	PTP	PORTABLE TOILET PROTECTION
	RCSC	ROUGH CUT STREET CONTROL
	RS	ROCK SOCK
	RSS	ROCK SOCK IN SWALE
	SB	STRAW BALE
	SCL	SEDIMENT CONTROL LOGS
	SF	SILT FENCE
	SMC	SEEDING, MULCHING AND CRIMPING
	SR	SURFACE ROUGHING
	SSA	STABILIZED STAGING AREA
	STP	SIDEWALK TRANSITION PROTECTION

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **LEGEND**  
2 OF 3  
Oct. 2013

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

11. ANY EROSION AND SEDIMENT CONTROL BMPS THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPLOYED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMP'S MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **GEN NOTES**  
2 OF 4  
Oct. 2013

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

	TI	TEMPORARY IRRIGATION
	TSB	TEMPORARY SEDIMENT BASIN
	VTC	VEHICLE TRACKING CONTROL

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **LEGEND**  
3 OF 3  
Oct. 2013

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-9-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMP'S SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS: 1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW). A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED. B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS. C. ALL CBMP'S HAVE BEEN PROPERLY REMOVED FROM THE SITE. D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE. E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE. F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED. G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED. H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT. I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED.

FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE, IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **GEN NOTES**  
3 OF 4  
Oct. 2013

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DRAWN BY: CTM  
CHECKED BY: DLS  
DATE: 8/17/17

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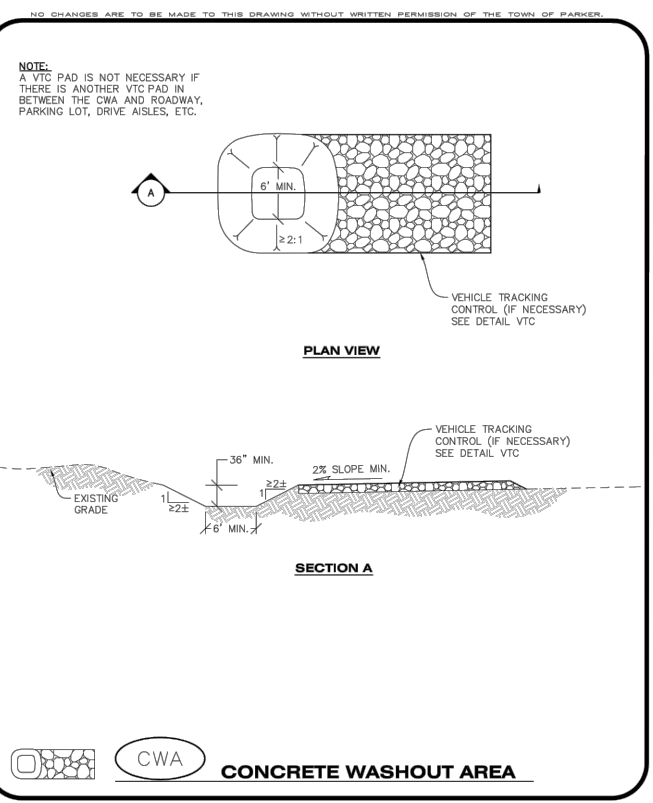
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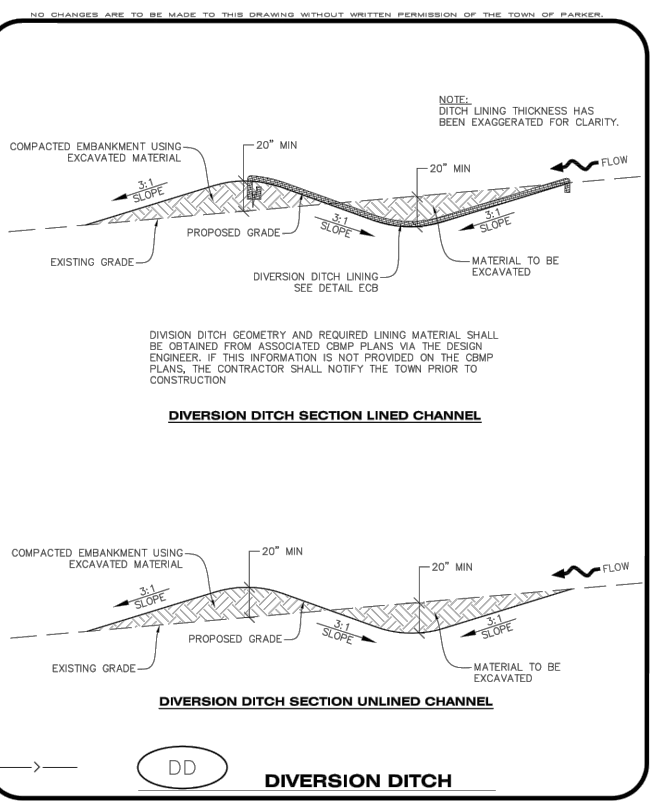




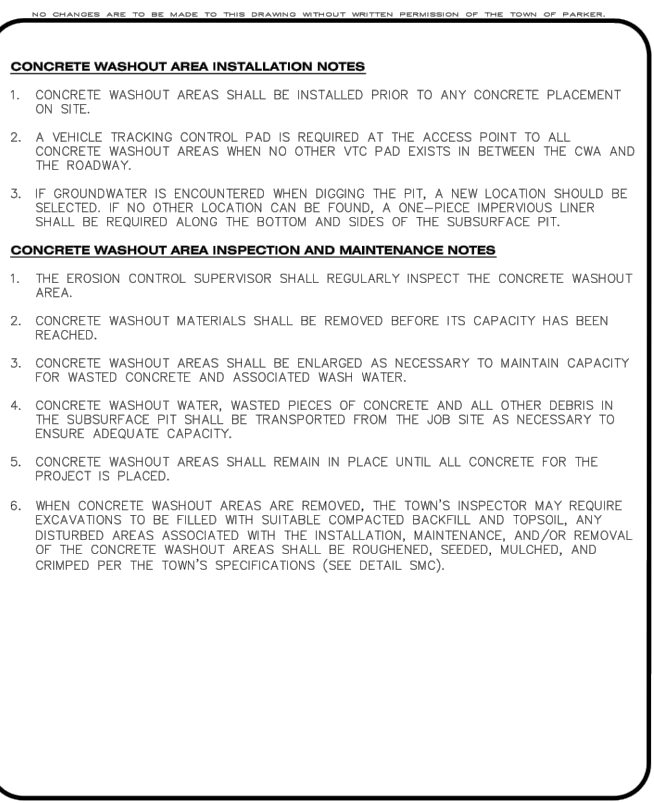
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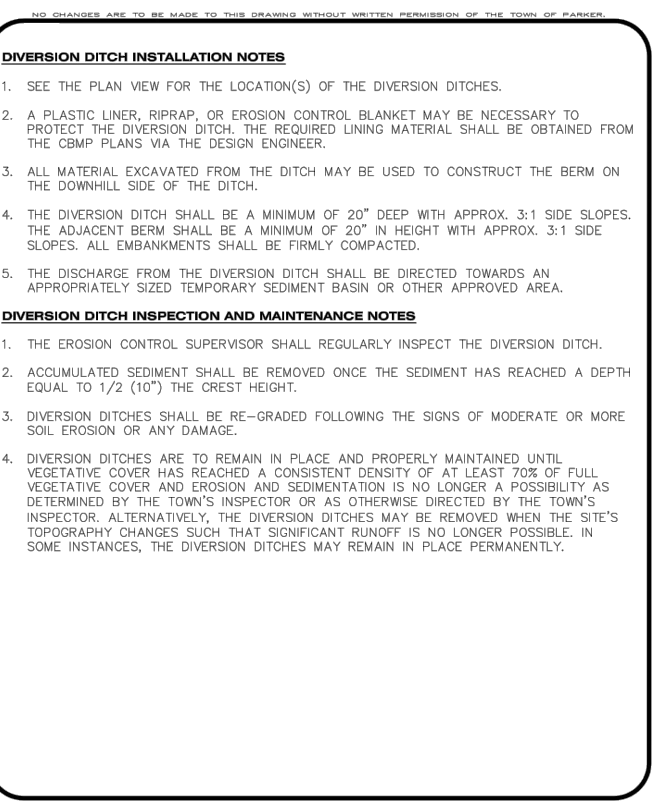
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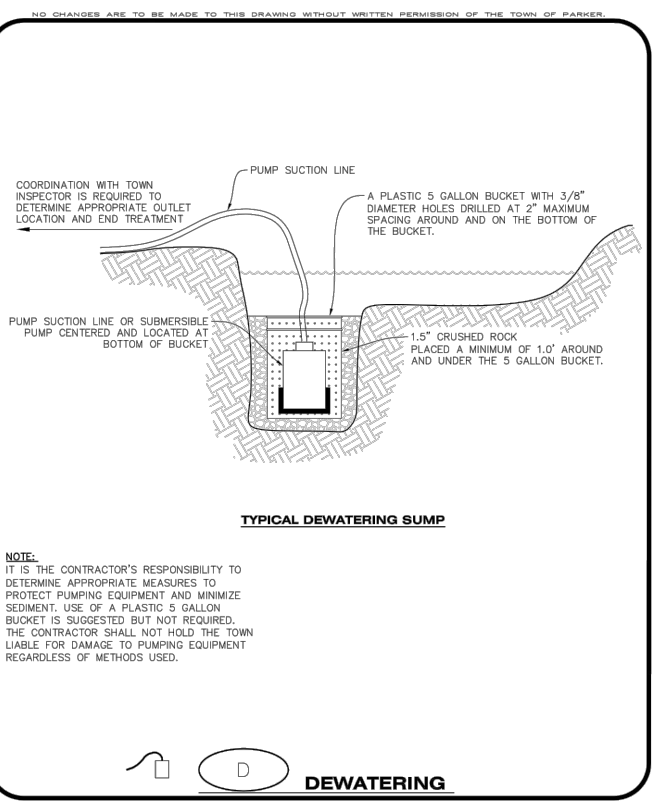
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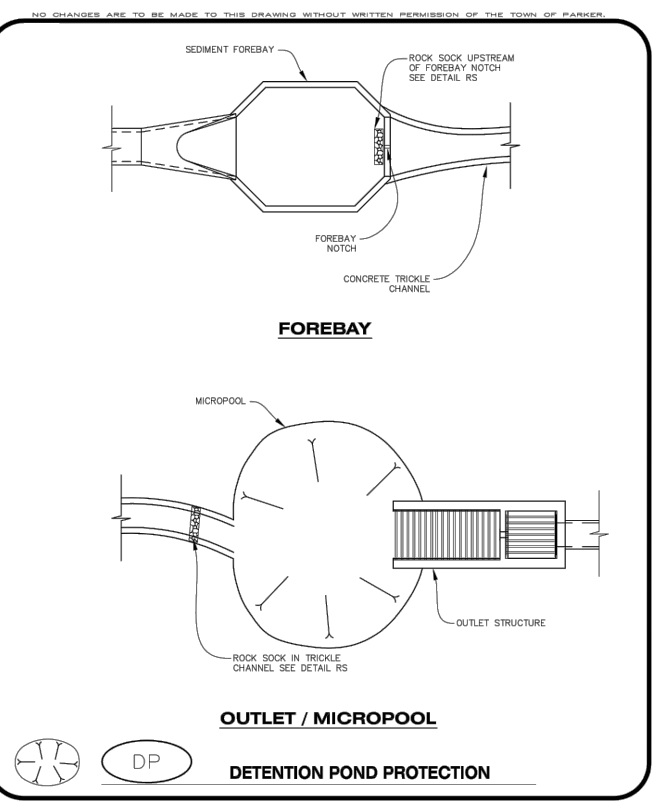
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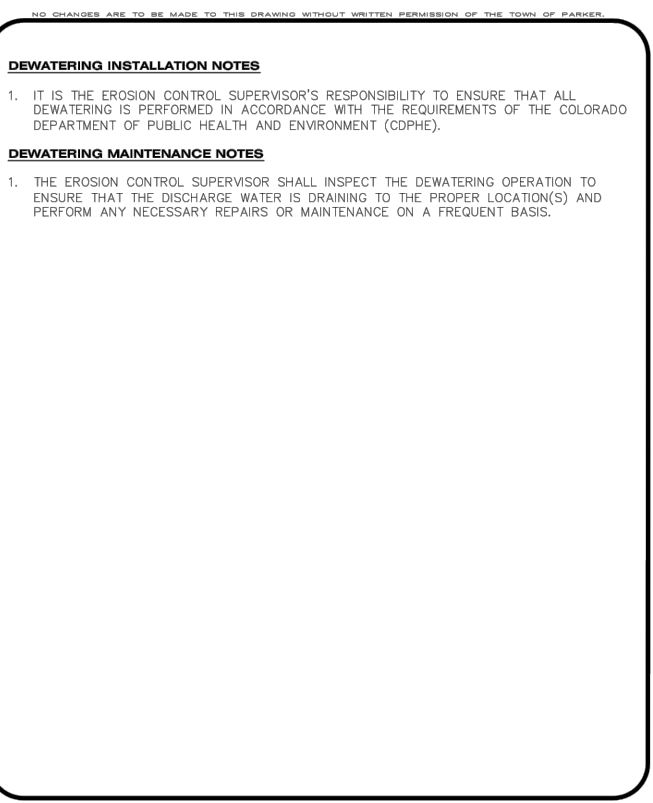
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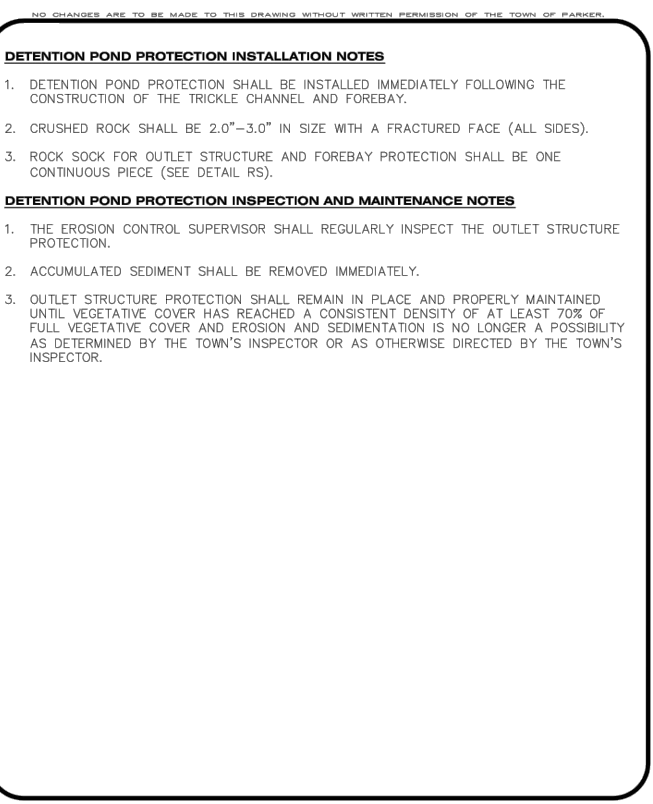
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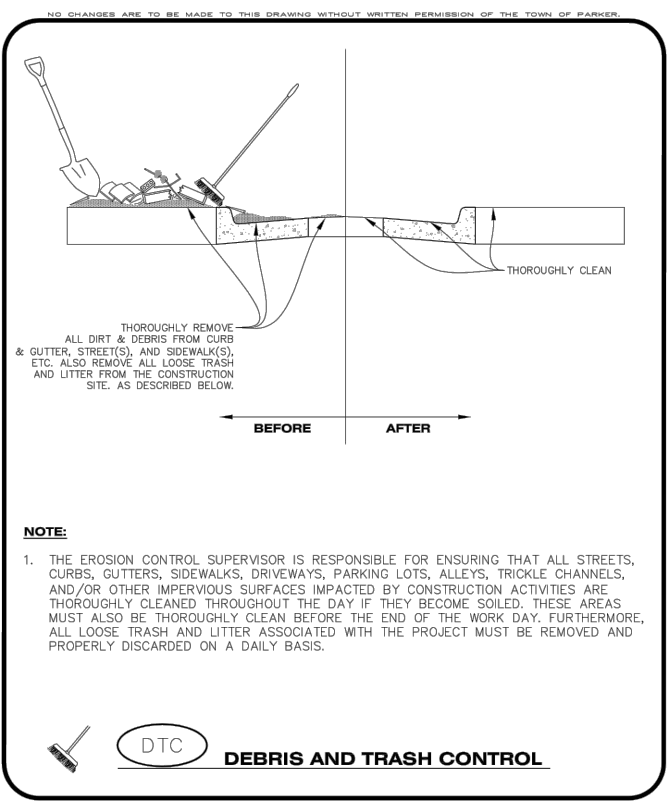
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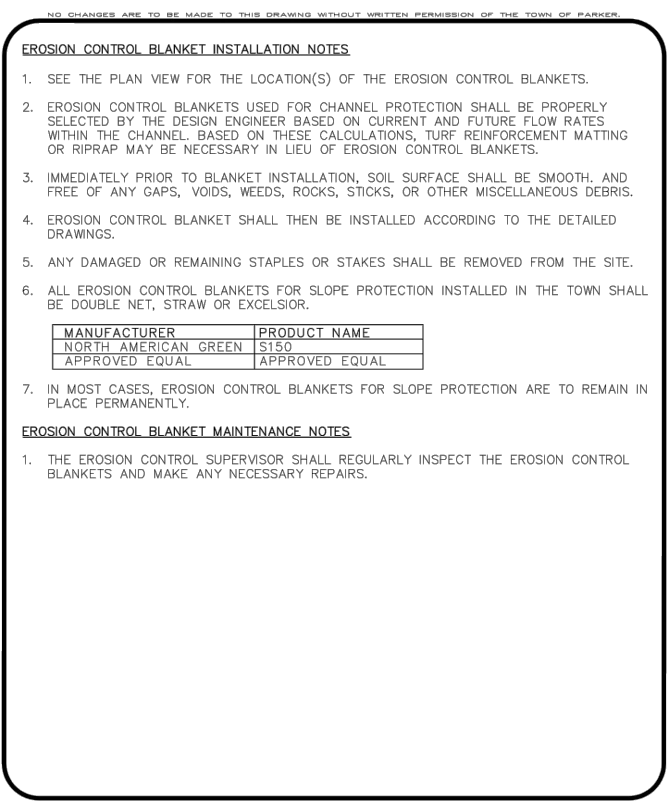
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**DEBRIS AND TRASH CONTROL**

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC 1 OF 2 Oct. 2013

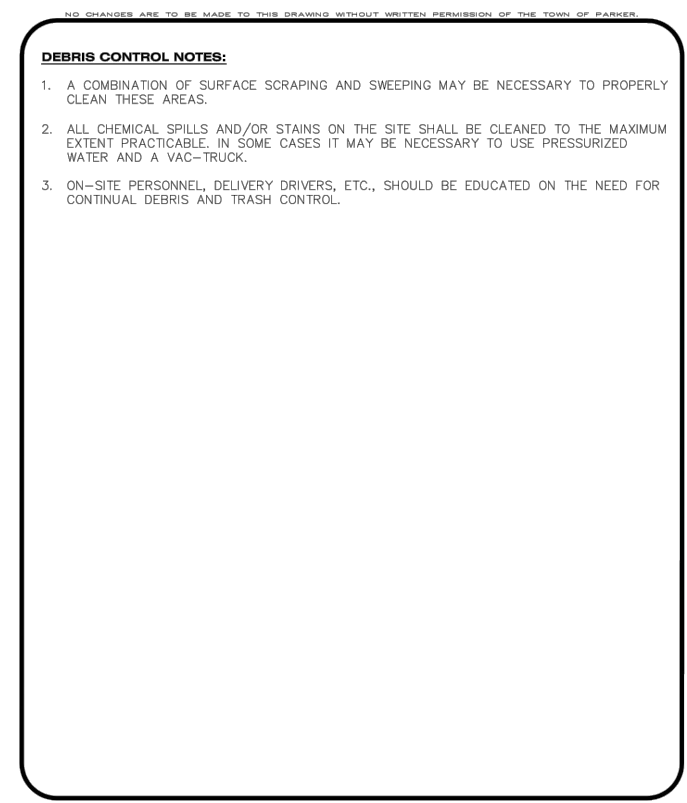


**EROSION CONTROL BLANKET MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 3 OF 3 Oct. 2013



**DEBRIS CONTROL NOTES:**

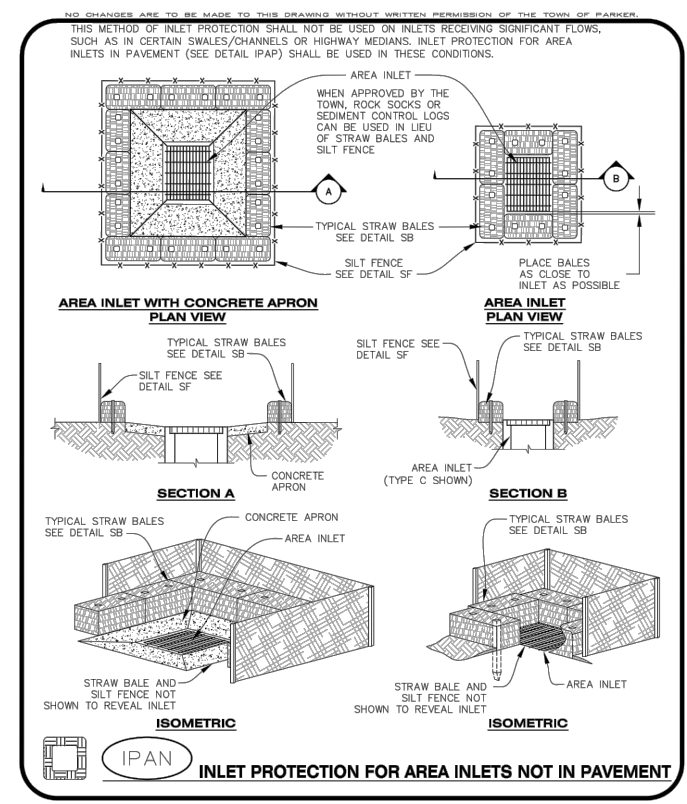
1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.

2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.

3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

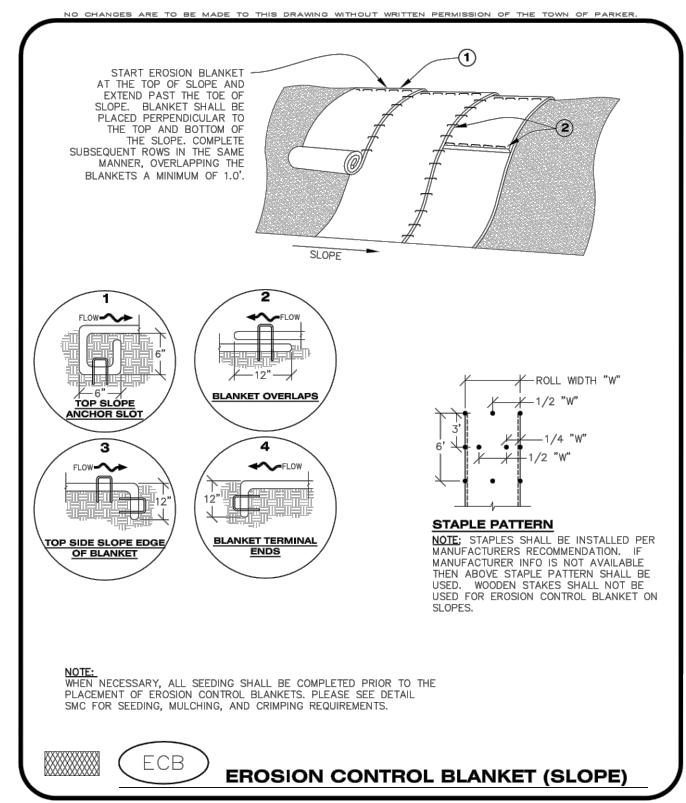
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**INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

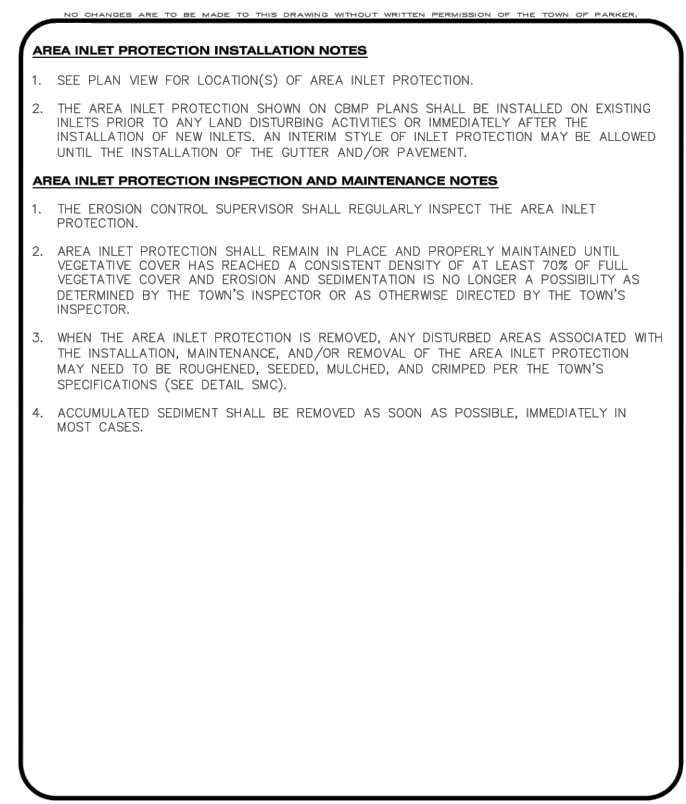
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**EROSION CONTROL BLANKET (SLOPE)**

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 1 OF 3 Oct. 2013



**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.

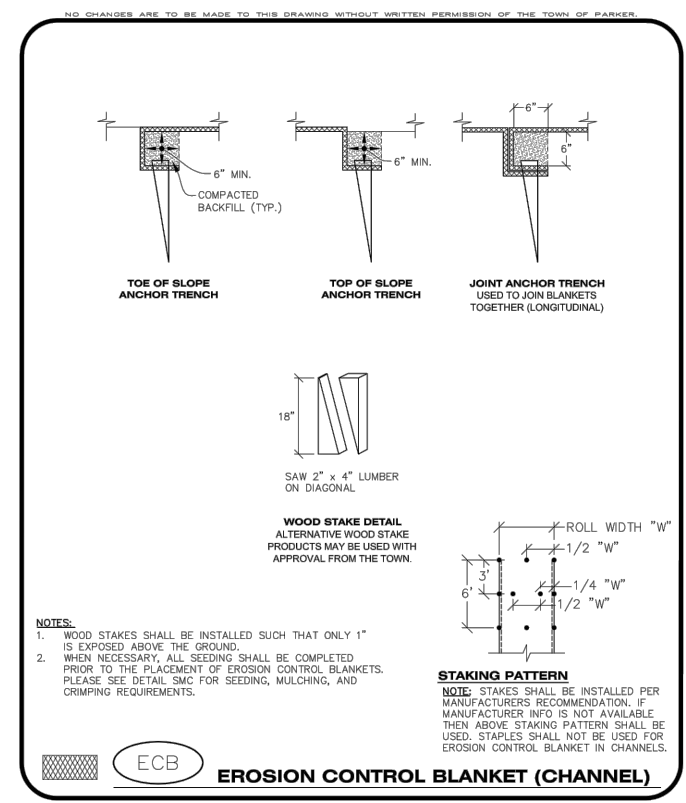
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

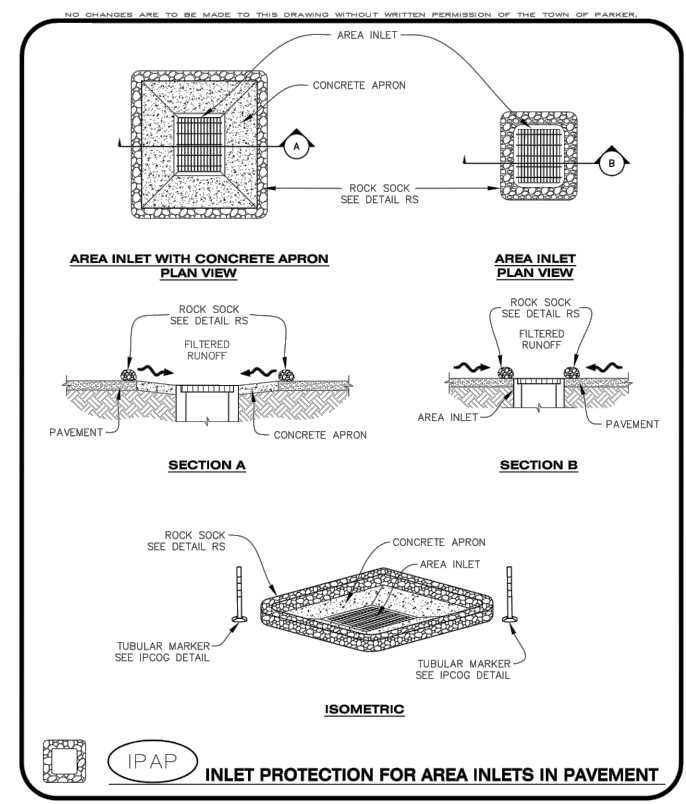
IPA 1 OF 1 Oct. 2013



**EROSION CONTROL BLANKET (CHANNEL)**

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 2 OF 3 Oct. 2013



**INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

IPAP 1 OF 1 Oct. 2013

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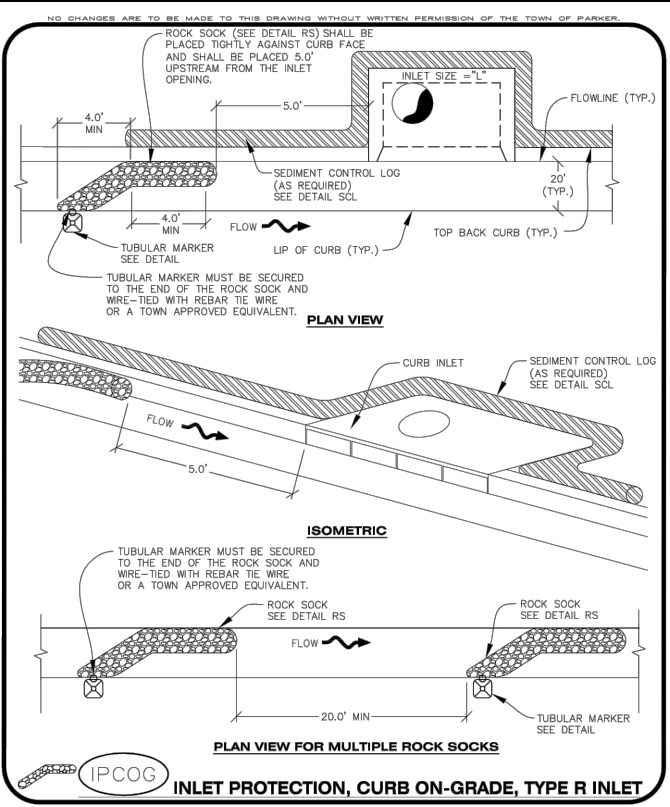
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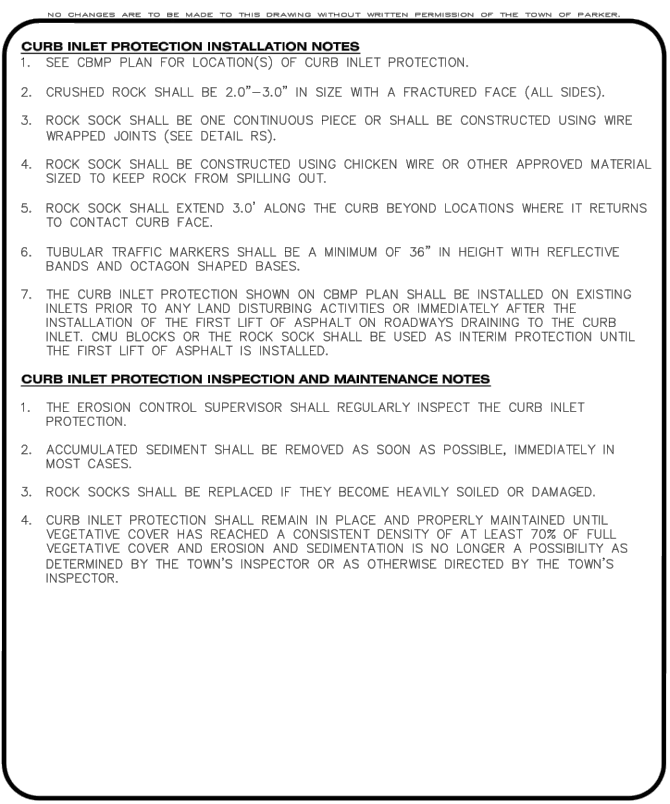
NO. REVISION BY DATE APPR



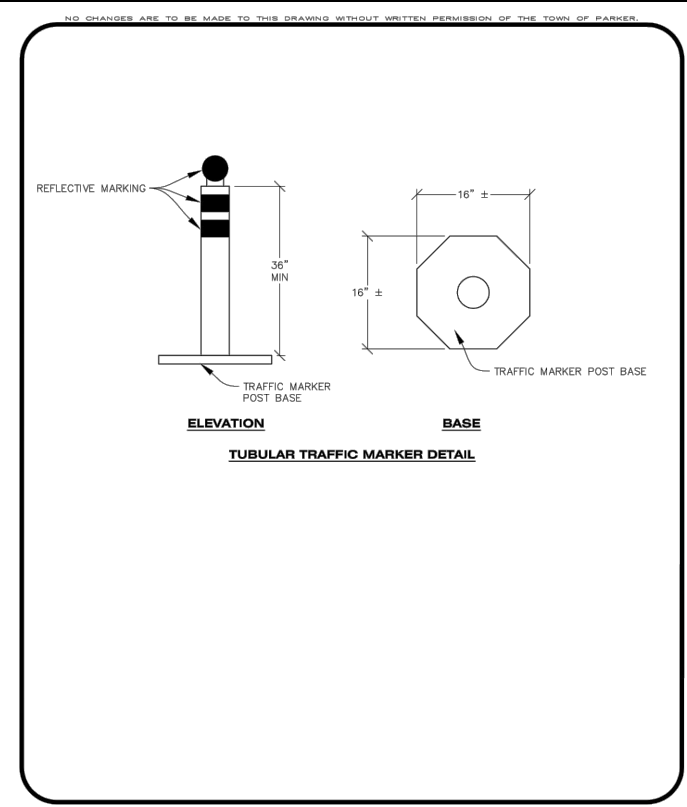
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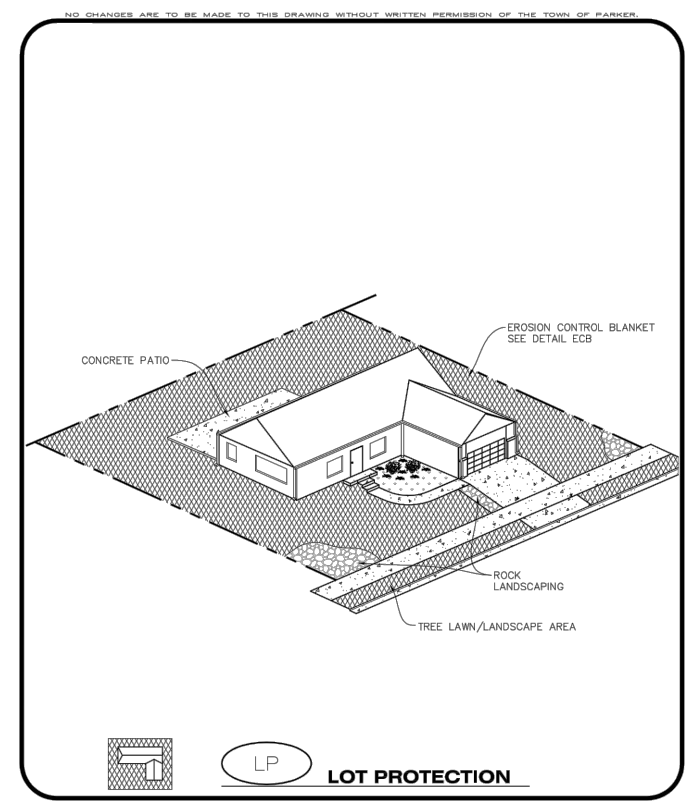
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
 Oct. 2013



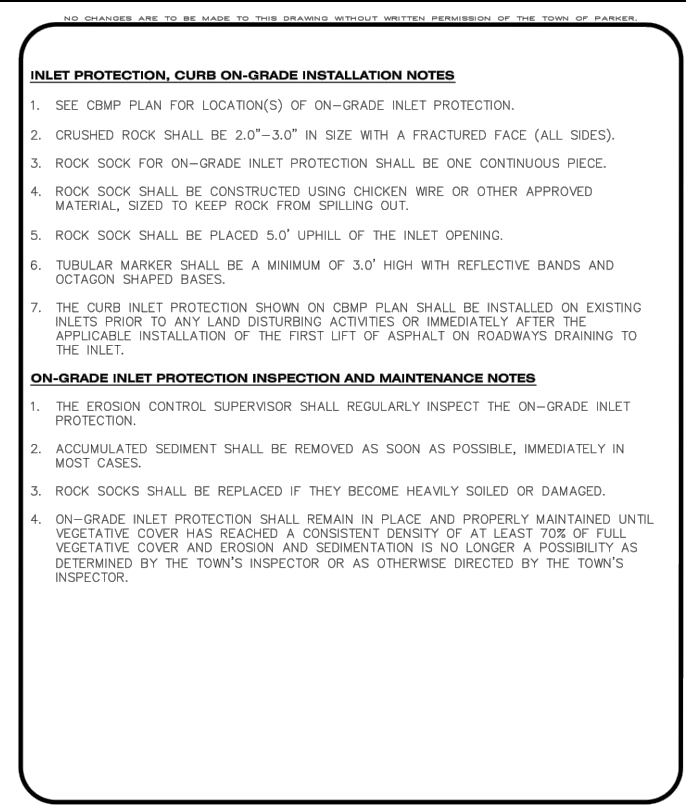
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
 Oct. 2013



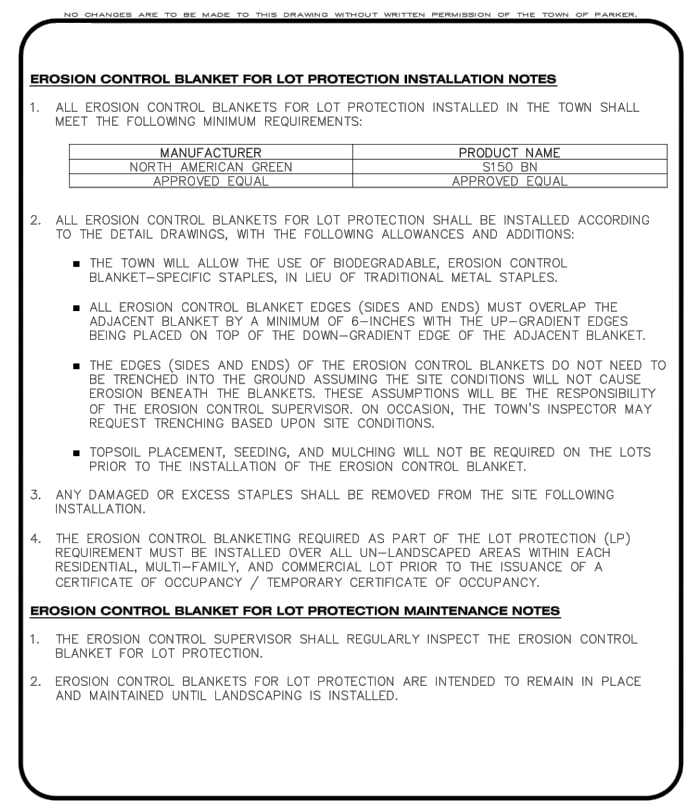
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
 Oct. 2013



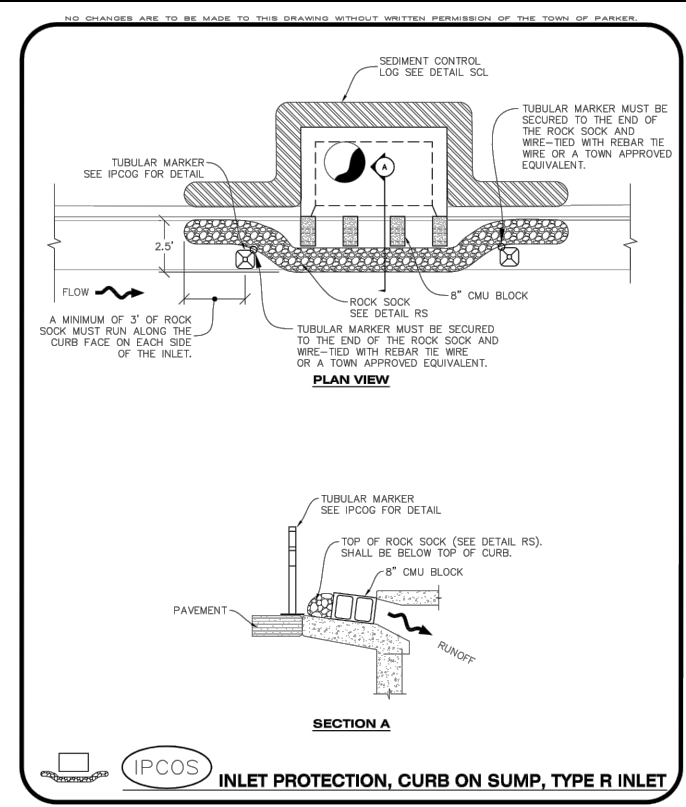
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
 Oct. 2013



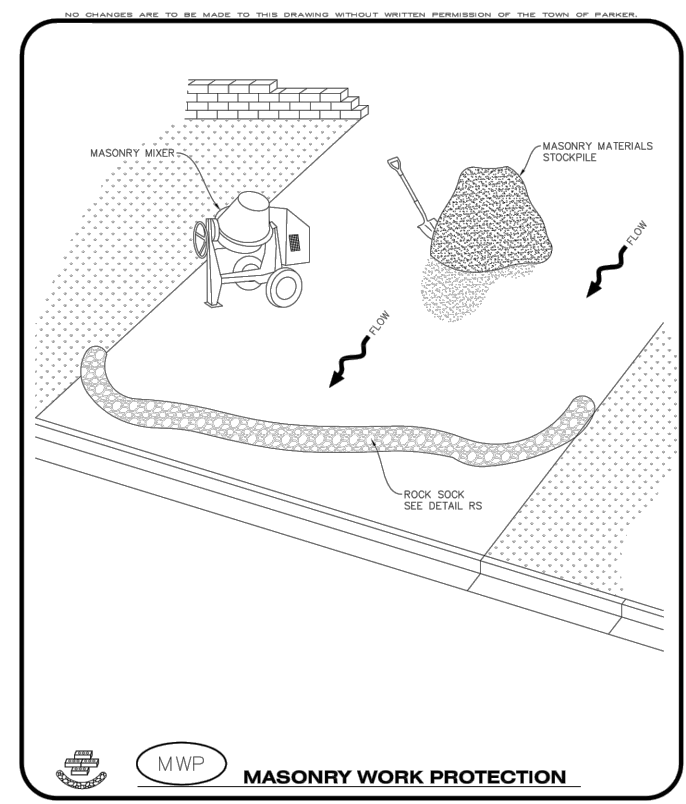
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
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**CBMP** | **LP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
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**CBMP** | **IPCOG**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
 Oct. 2013



**CBMP** | **MWP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
 Oct. 2013

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**Kimley»Horn**  
 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

**PARKER & PINE**  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
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PROJECT NO.  
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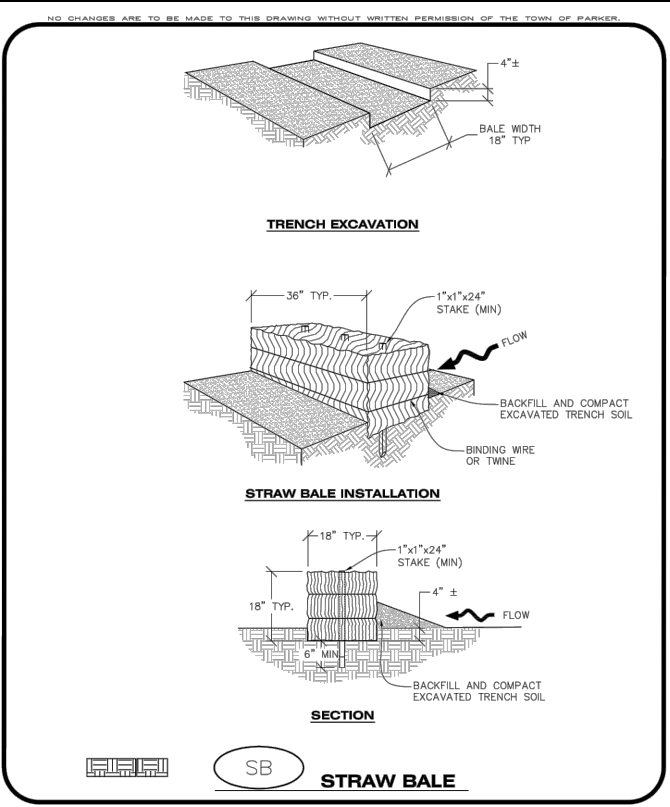
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**CBMP** | **SB**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
 Oct. 2013

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**STRAW BALE INSTALLATION NOTES**

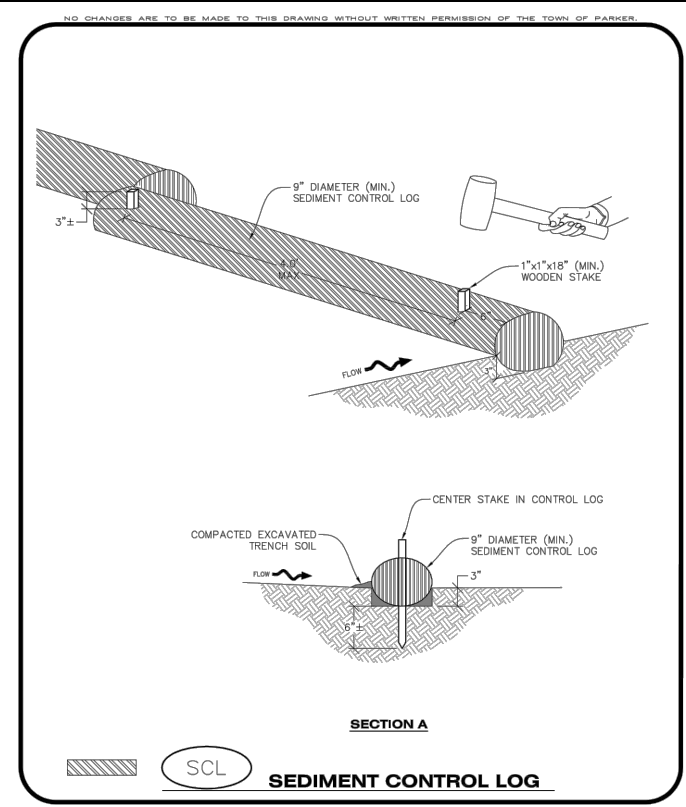
- SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
- TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
- WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
- STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

**STRAW BALE INSPECTION AND MAINTENANCE NOTES**

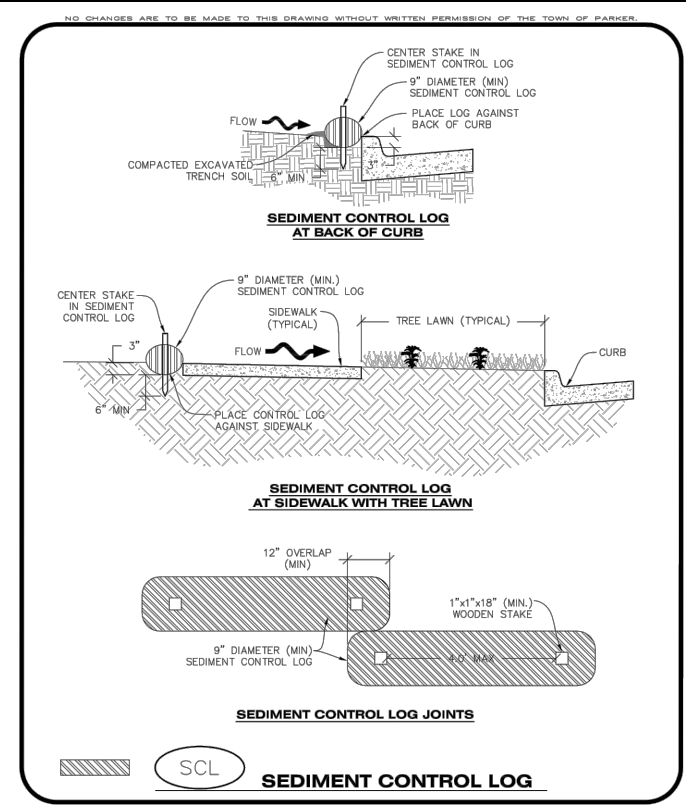
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
- STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
- STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN INSPECTOR.
- WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

**SCL SEDIMENT CONTROL LOG**

**CBMP** | **SB**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
 Oct. 2013



**CBMP** | **SCL**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
 Oct. 2013



**CBMP** | **SCL**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
 Oct. 2013

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**SEDIMENT CONTROL LOG INSTALLATION NOTES**

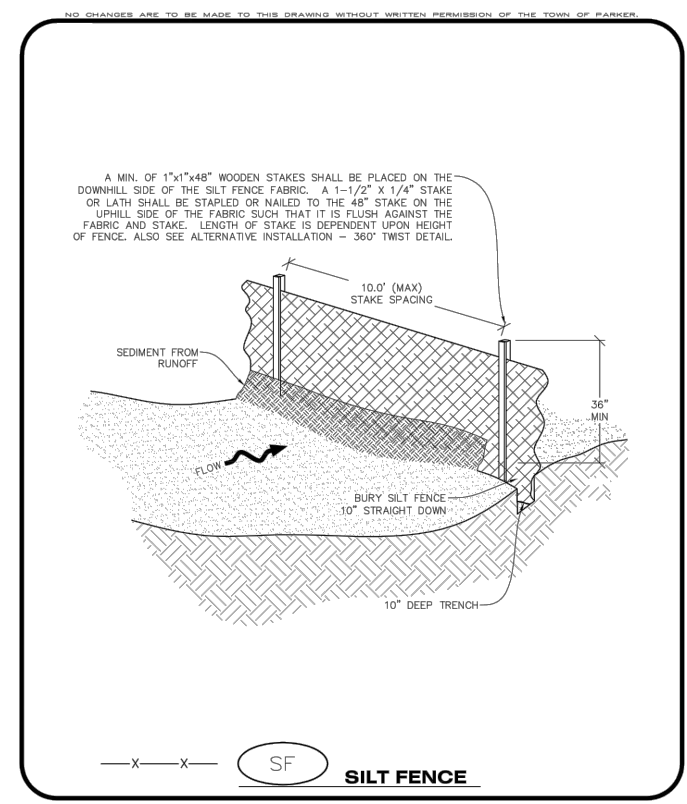
- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
- ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
- A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
- ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
- ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
- SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
- STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
- SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADE SIDE OF THE LOGS.
- SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
- SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

**SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES**

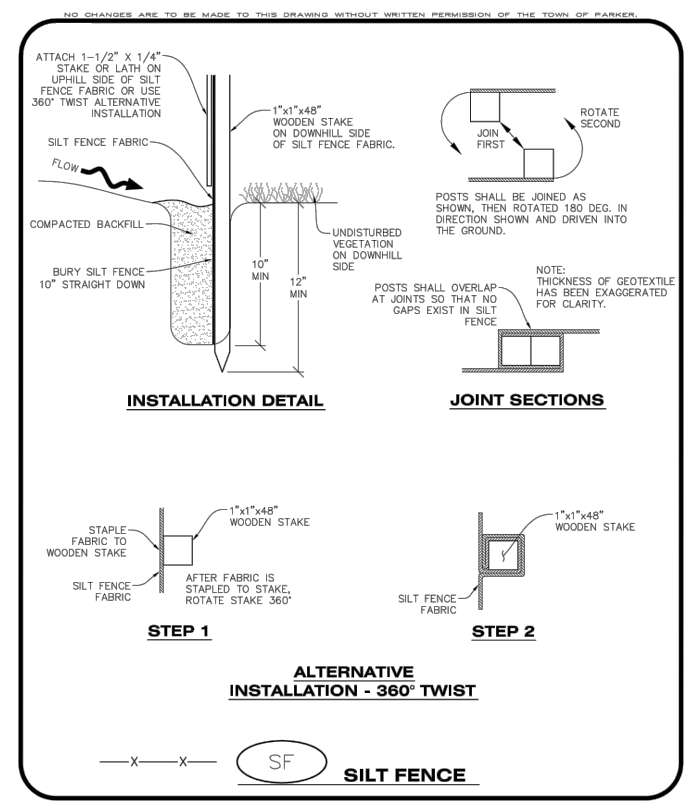
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
- SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
- WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

**SCL SEDIMENT CONTROL LOG**

**CBMP** | **SCL**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
 Oct. 2013



**CBMP** | **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 4  
 Oct. 2013



**CBMP** | **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 4  
 Oct. 2013

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

**SILT FENCE INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
- ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
- A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
- ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
- THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADE SIDE OF THE SILT FENCE.
- STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x3/4"x24".
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
- SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	> 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

- AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
- SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
- SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

**SF SILT FENCE**

**CBMP** | **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 4  
 Oct. 2013

NO.	REVISION	BY	DATE	APPR.

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 Denver, Colorado 80237 (303) 228-2300

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 DRAWN BY: CTM  
 CHECKED BY: DLS  
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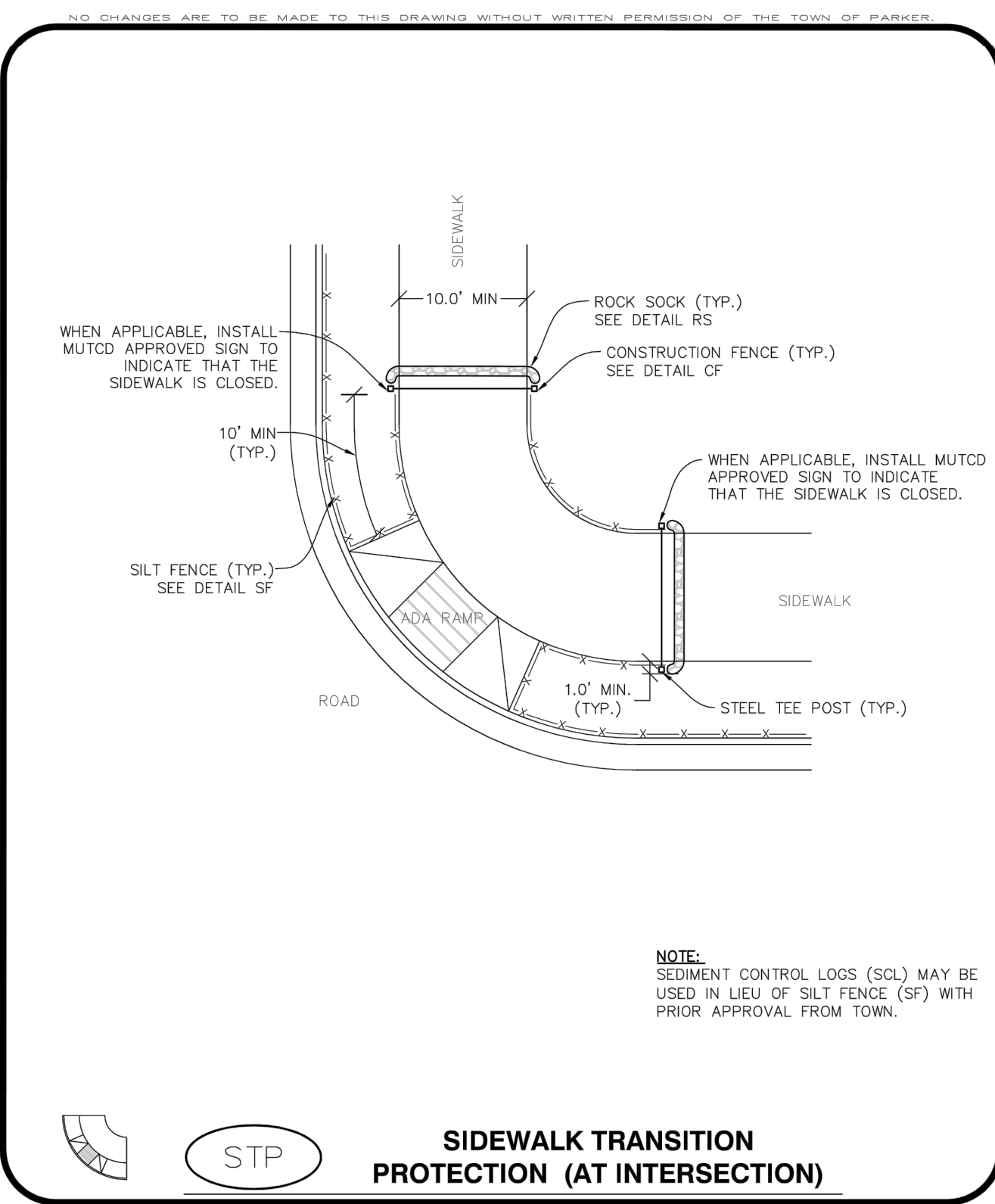
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PROJECT NO.  
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 DRAWING NAME  
 096502001EC\_DT  
**C3.8**

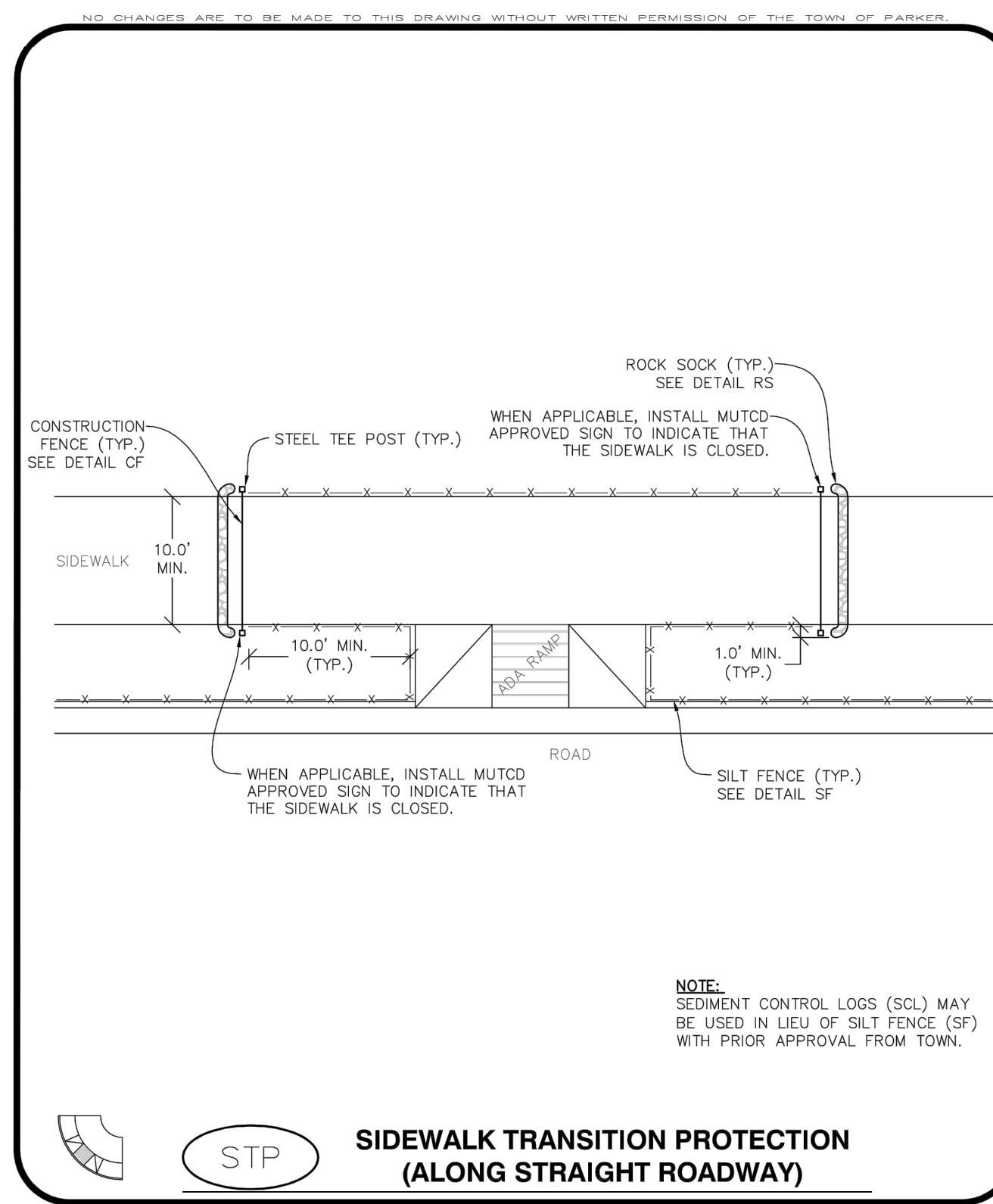




1. The user shall verify the accuracy of the information provided in this drawing. The user shall be responsible for any errors or omissions in the drawing. The user shall be responsible for any damage to the drawing or any loss of information. The user shall be responsible for any changes to the drawing. The user shall be responsible for any updates to the drawing. The user shall be responsible for any revisions to the drawing. The user shall be responsible for any modifications to the drawing. The user shall be responsible for any deletions to the drawing. The user shall be responsible for any insertions to the drawing. The user shall be responsible for any corrections to the drawing. The user shall be responsible for any improvements to the drawing. The user shall be responsible for any enhancements to the drawing. The user shall be responsible for any additions to the drawing. The user shall be responsible for any changes to the drawing. The user shall be responsible for any updates to the drawing. The user shall be responsible for any revisions to the drawing. The user shall be responsible for any modifications to the drawing. The user shall be responsible for any deletions to the drawing. The user shall be responsible for any insertions to the drawing. The user shall be responsible for any corrections to the drawing. The user shall be responsible for any improvements to the drawing. The user shall be responsible for any enhancements to the drawing. The user shall be responsible for any additions to the drawing.



**CBMP** | **STP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
 Oct. 2013



**CBMP** | **STP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
 Oct. 2013

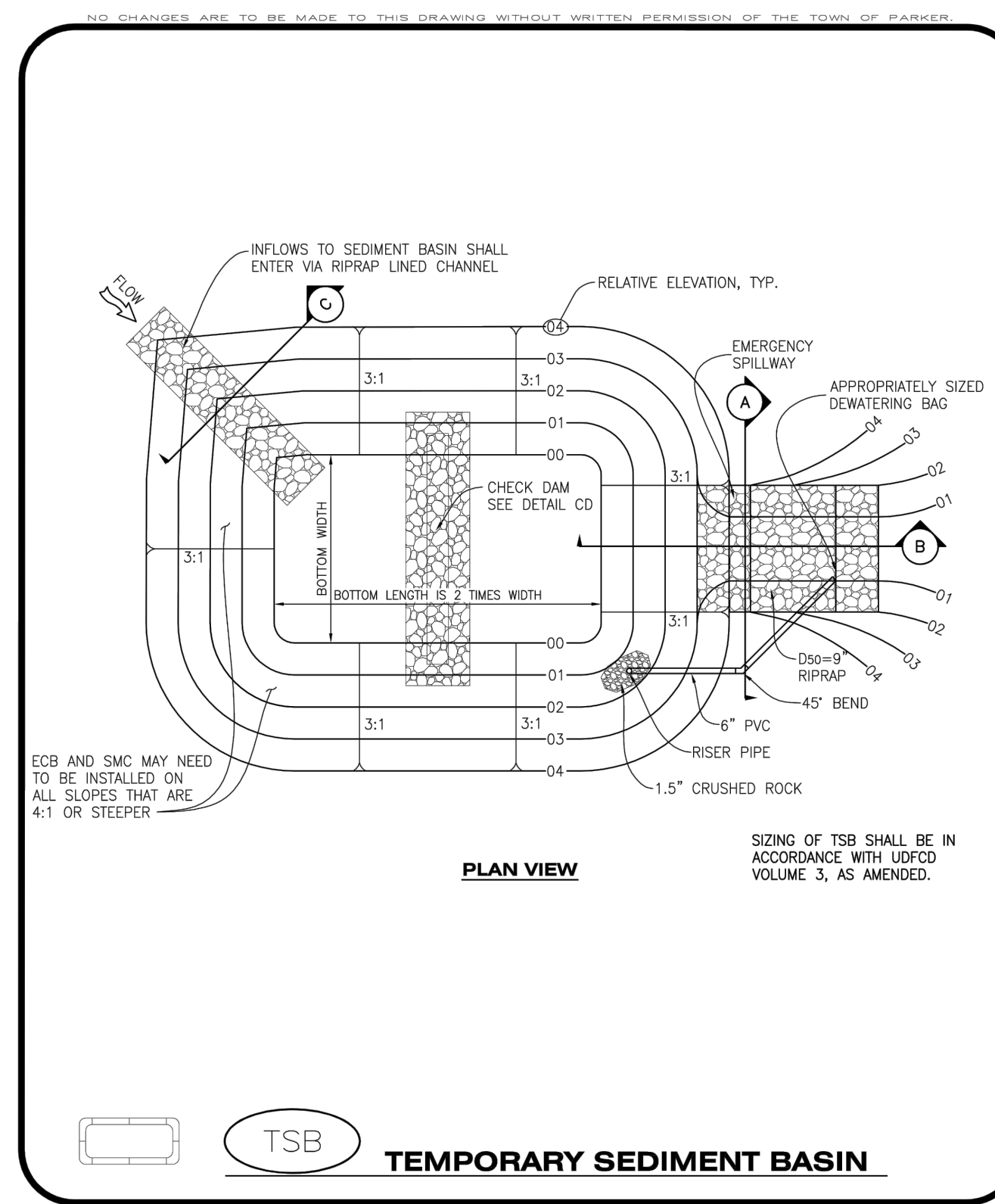
**SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
- ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
- SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
- CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
- SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

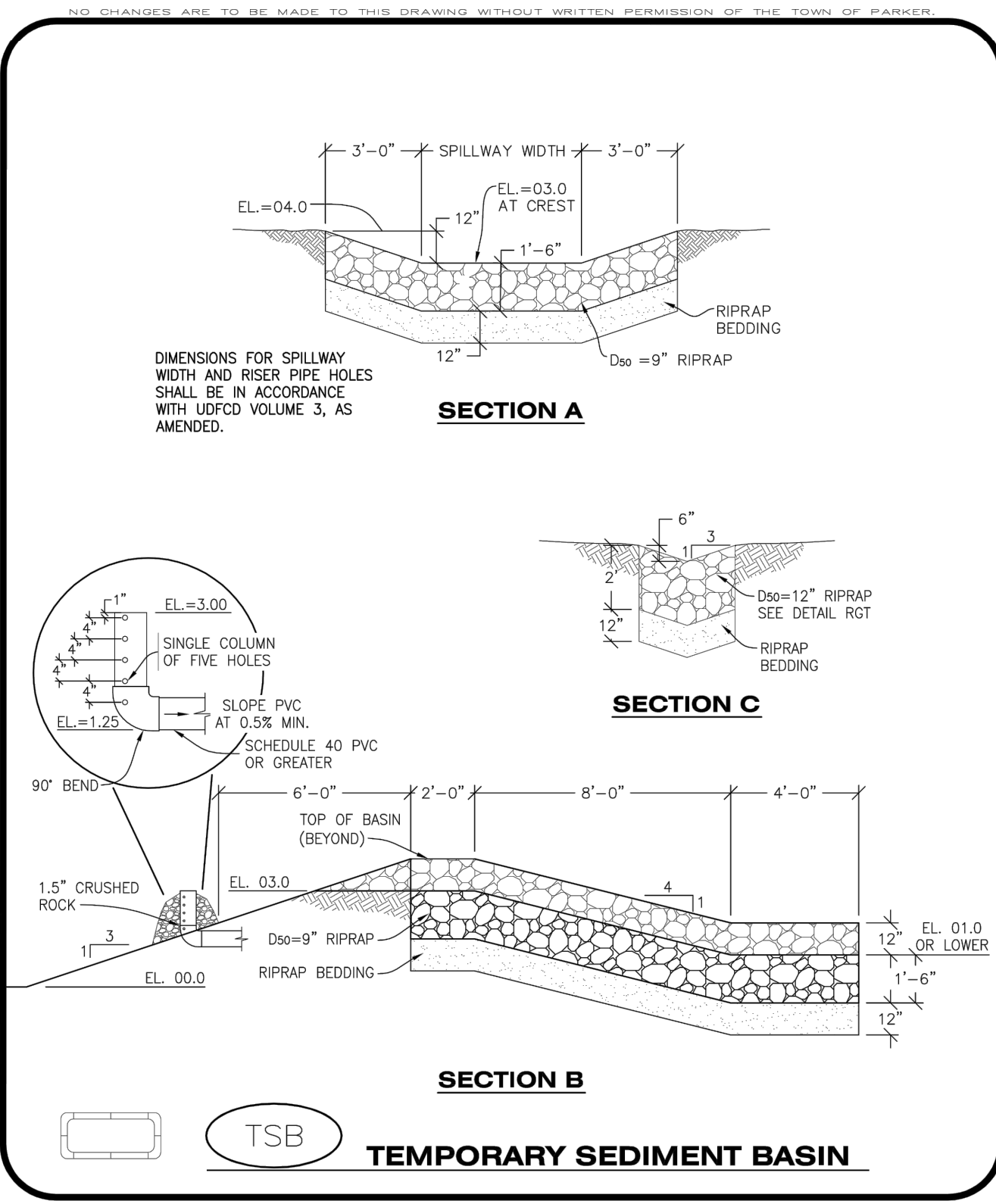
**SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

**CBMP** | **STP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
 Oct. 2013



**CBMP** | **TSB**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
 Oct. 2013



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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
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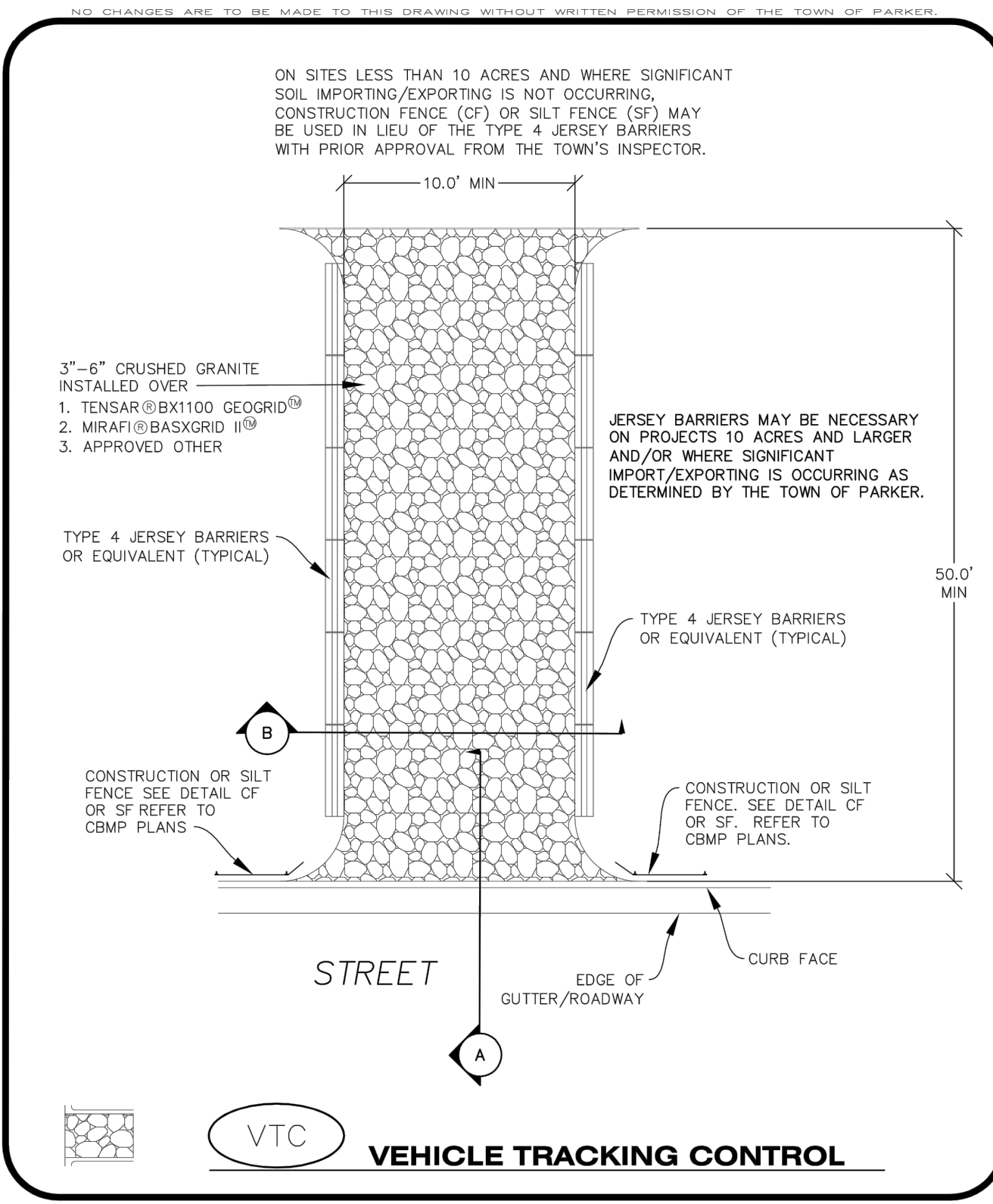
**TEMPORARY SEDIMENT BASIN INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
- THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
- THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
- AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

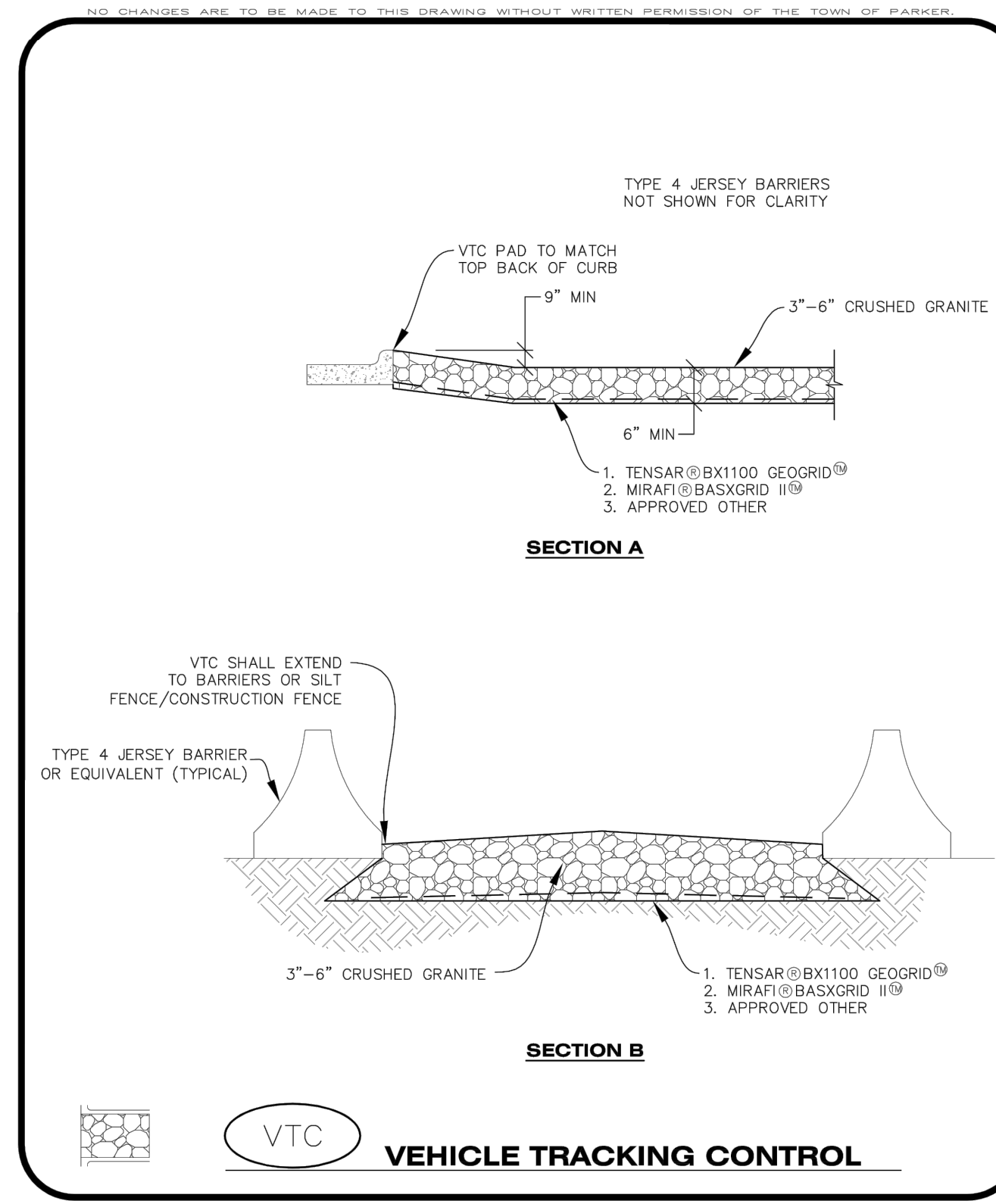
**TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.

**CBMP** | **TSB**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
 Oct. 2013



**CBMP** | **VTC**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
 Oct. 2013



**CBMP** | **VTC**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
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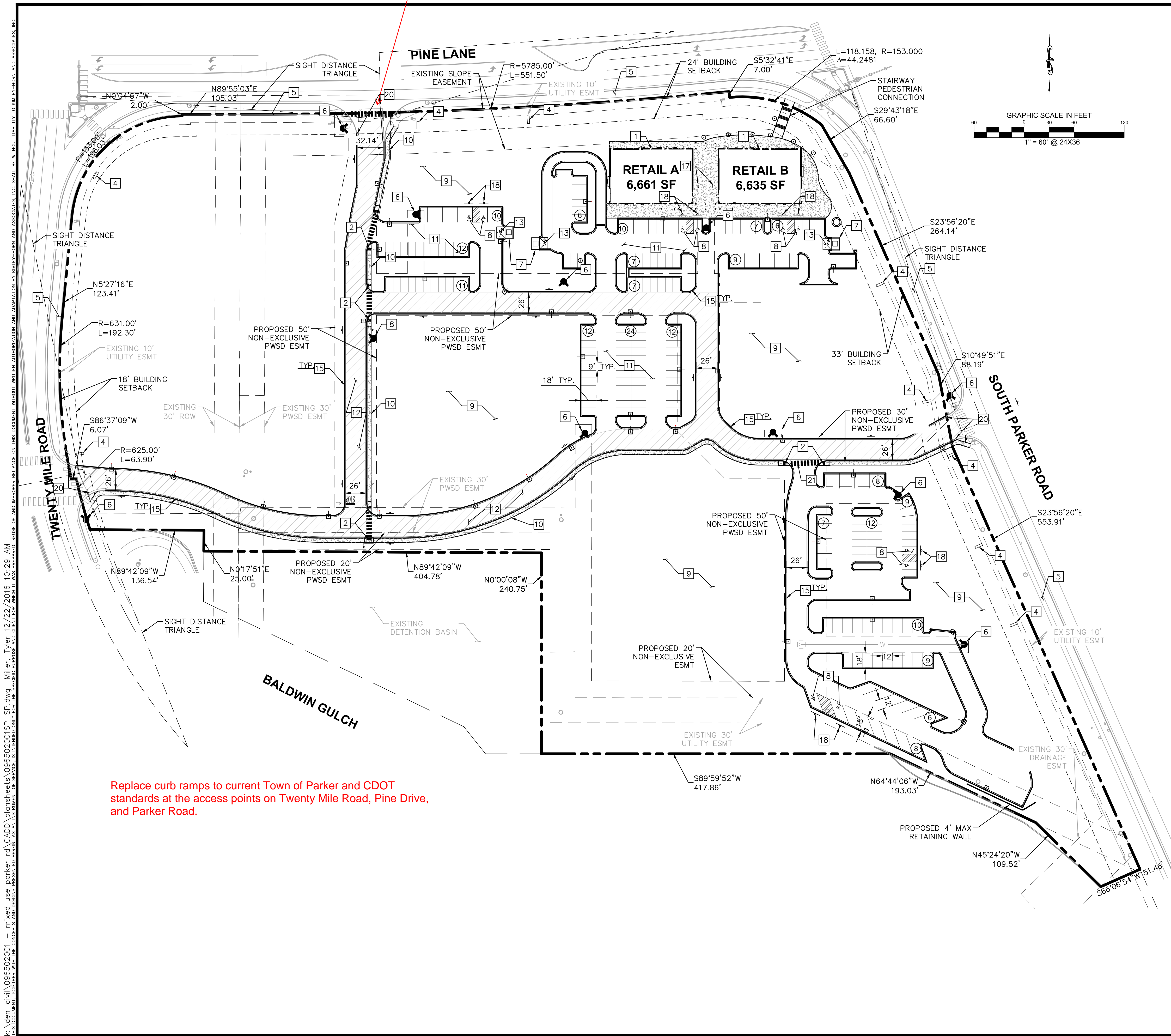
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**C3.10**





Per previous discussions with Town staff there will be no Left Turn allowed. Show striping, signage, and median limiting the turning movements.



Replace curb ramps to current Town of Parker and CDOT standards at the access points on Twenty Mile Road, Pine Drive, and Parker Road.

**LEGEND**

- PROPERTY LINE
- ADA ROUTE
- EASEMENT
- BUILDING SETBACK
- NUMBER OF PARKING SPACES
- PROPOSED FIRE HYDRANT
- ACCESSIBLE PARKING SPACE
- HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING

**KEY NOTES**

- 1 PROPOSED BUILDINGS
- 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
- 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 4 PROPOSED MONUMENT SIGN.
- 5 EXISTING 6' SIDEWALK TO REMAIN.
- 6 PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA PARKING STALLS.
- 9 PROPOSED PERMANENT STABILIZATION. REFER TO LANDSCAPE PLANS
- 10 PROPOSED 5' CONCRETE SIDEWALK.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 PROPOSED HEAVY DUTY ASPHALT PAVING.
- 13 PROPOSED HEAVY DUTY CONCRETE PAVING.
- 14 PROPOSED SITE LIGHTING.
- 15 PROPOSED 18" VERTICAL CURB
- 16 PROPOSED BOLLARD.
- 17 PROPOSED BICYCLE PARKING (4).
- 18 PROPOSED BOLLARD-MOUNTED ADA PARKING SIGN.
- 19 NOT USED
- 20 PROPOSED CURB TRANSITION FROM 18" CURB AND GUTTER (ON-SITE) TO 30" CURB AND GUTTER (OFF-SITE).
- 21 PROPOSED CROSSSPAN GUTTER

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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**SITE PLAN**

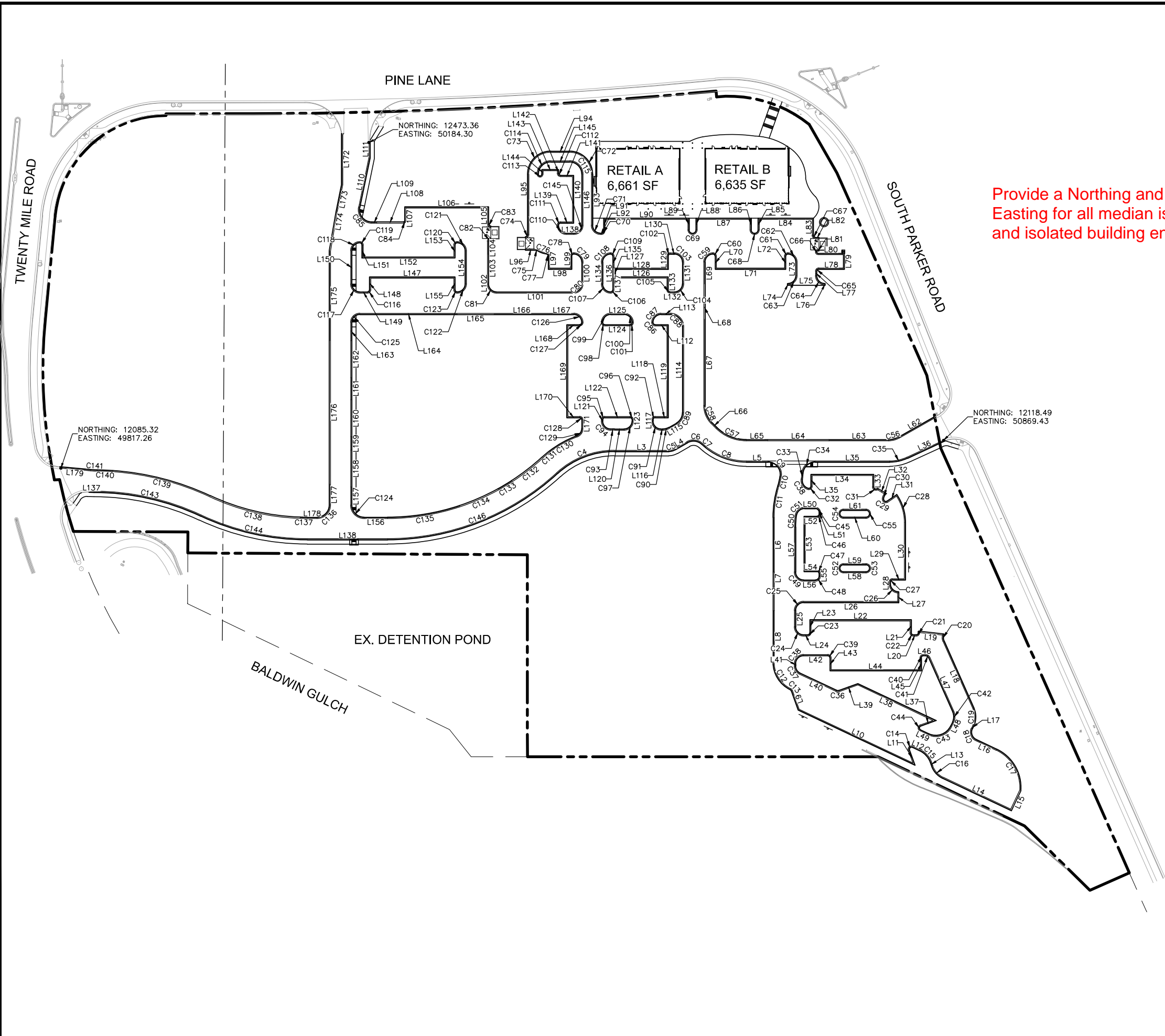
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 NOT FOR  
 CONSTRUCTION  
**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
096502001  
 DRAWING NAME  
096502001SP\_SP  
**C4.0**

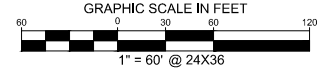


L:\parker\096502001 - revised user: parker (A:\CAD\Projects\096502001\SP\_SP.dwg Miller, T:\12/12/2016 10:29 AM  
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Provide a Northing and Easting for all median islands and isolated building enclaves



--- PROPERTY LINE  
 --- PROPOSED CONCRETE CURB  
 --- EXISTING CURB

**HORIZONTAL CONTROL NOTES**

1. REFER TO SHEETS C4.2 FOR HORIZONTAL CONTROL LINE AND CURVE TABLES

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

**PARKER & PINE**  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
**HORIZONTAL CONTROL PLAN**

PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096502001

DRAWING NAME  
 096502001HC

C4.1



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Line Table		
Line #	Length	Direction
L3	65.136	N90° 00' 00.00"E
L4	16.864	N60° 00' 00.00"E
L5	25.896	N90° 00' 00.00"E
L6	64.979	S0° 00' 00.00"E
L7	46.000	S0° 00' 00.00"E
L8	61.500	S0° 00' 00.00"E
L9	24.222	S19° 44' 06.00"E
L10	152.735	S64° 44' 06.00"E
L11	18.213	N19° 44' 06.00"W
L12	9.728	S64° 44' 06.00"E
L13	4.745	S19° 44' 06.00"E
L14	89.968	S64° 44' 06.00"E
L15	25.981	S25° 15' 54.00"W
L16	26.907	N64° 44' 06.00"W
L17	3.755	N25° 15' 54.00"E
L18	87.659	N23° 56' 20.00"W
L19	30.538	N83° 41' 57.14"W
L20	3.257	N90° 00' 00.00"E
L21	15.000	S0° 00' 00.00"E
L22	120.000	N90° 00' 00.00"E
L23	15.000	N0° 00' 00.00"E
L24	4.808	N90° 00' 00.00"E
L25	19.348	S0° 00' 00.00"E
L26	112.855	N90° 00' 00.00"W
L27	12.000	S0° 00' 00.00"E
L28	1.966	N0° 00' 00.00"E
L29	15.000	S90° 00' 00.00"E
L30	68.038	N0° 00' 00.00"E
L31	13.533	S55° 36' 07.19"W
L32	11.344	N58° 34' 33.89"W
L33	14.642	S0° 00' 00.00"E
L34	74.000	N90° 00' 00.00"E
L35	13.731	N0° 00' 00.00"E
L36	88.703	N90° 00' 00.00"W
L37	49.709	S65° 11' 41.01"W
L38	18.213	N70° 15' 54.00"E
L39	101.823	N64° 44' 06.00"W
L40	23.385	S70° 15' 54.00"W
L41	47.520	N64° 44' 06.00"W
L42	2.575	N0° 00' 00.00"E
L43	28.808	N90° 00' 00.00"E
L44	15.000	S0° 00' 00.00"E
L45	108.000	N90° 00' 00.00"E
L46	15.000	N0° 00' 00.00"E
L47	2.225	N90° 00' 00.00"E
L48	70.154	S23° 56' 20.00"E
L49	5.345	S25° 15' 54.00"W
L50	10.845	N64° 44' 06.00"W
L51	12.961	N90° 00' 00.00"E
L52	2.000	S0° 00' 00.00"E
L53	15.000	N90° 00' 00.00"W
L54	65.000	S0° 00' 00.00"E
L55	15.000	N90° 00' 00.00"E
L56	3.000	S0° 00' 00.00"E
L57	13.855	N90° 00' 00.00"W
L58	53.348	N0° 00' 00.00"E
L59	27.000	N90° 00' 00.00"W
L60	27.000	N90° 00' 00.00"E
L61	27.000	N90° 00' 00.00"E

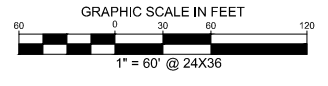
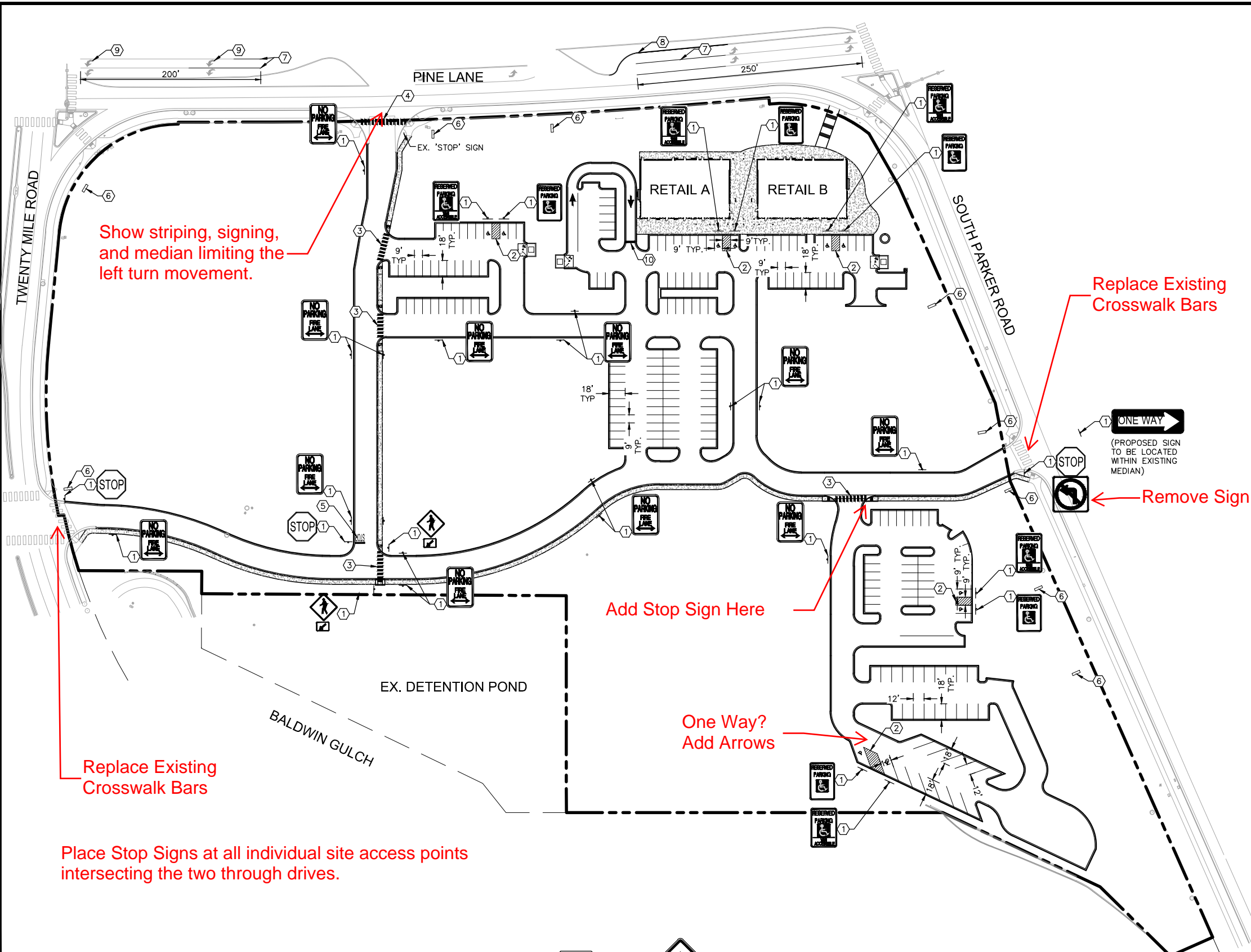
Line Table		
Line #	Length	Direction
L62	48.955	S60° 26' 52.61"W
L63	71.362	N90° 00' 00.00"W
L64	73.000	N90° 00' 00.00"W
L65	25.459	N90° 00' 00.00"W
L66	7.635	N45° 00' 00.00"W
L67	102.744	N0° 00' 00.00"E
L68	42.000	S0° 00' 00.00"E
L69	26.000	S0° 00' 00.00"E
L70	15.000	N0° 00' 00.00"E
L71	83.000	N90° 00' 00.00"W
L72	15.000	S0° 00' 00.00"E
L73	16.000	N0° 00' 00.00"E
L74	1.000	S0° 00' 00.00"E
L75	44.000	N90° 00' 00.00"E
L76	1.000	N0° 00' 00.00"E
L77	5.000	S0° 00' 00.00"E
L78	30.000	N90° 00' 00.00"W
L79	18.000	S0° 00' 00.00"E
L80	31.000	N90° 00' 00.00"E
L81	1.000	N90° 00' 00.00"W
L82	4.000	N90° 00' 00.00"W
L83	20.000	N0° 00' 00.00"E
L84	65.000	N90° 00' 00.00"W
L85	13.500	S0° 00' 00.00"E
L86	13.500	N0° 00' 00.00"E
L87	65.000	N90° 00' 00.00"W
L88	13.500	S0° 00' 00.00"E
L89	13.500	N0° 00' 00.00"E
L90	101.000	N90° 00' 00.00"W
L91	15.000	S0° 00' 00.00"E
L92	1.000	S90° 00' 00.00"W
L93	60.868	N0° 00' 00.00"E
L94	22.712	N90° 00' 00.00"W
L95	72.077	S0° 00' 00.00"E
L96	12.337	N90° 00' 00.00"E
L97	15.194	S0° 00' 00.00"E
L98	27.000	N90° 00' 00.00"E
L99	15.000	N0° 00' 00.00"E
L100	26.000	S0° 00' 00.00"E
L101	92.124	N90° 00' 00.00"W
L102	2.282	N0° 00' 00.00"E
L103	33.234	S0° 00' 00.00"E
L104	15.183	S0° 00' 00.00"E
L105	19.791	N0° 00' 00.00"E
L106	99.000	N90° 00' 00.00"W
L107	16.000	S0° 00' 00.00"W
L108	31.729	N90° 00' 00.00"E
L109	5.918	N90° 00' 00.00"W
L110	59.828	N11° 38' 07.76"E
L111	20.000	N0° 00' 00.00"E
L112	15.000	N90° 00' 00.00"E
L113	11.000	N90° 00' 00.00"W
L114	102.262	N0° 00' 00.00"E
L115	10.158	N60° 00' 00.00"E
L116	2.203	N90° 00' 00.00"E
L117	1.341	S0° 00' 00.00"E
L118	15.000	N90° 00' 00.00"W
L119	110.000	S0° 00' 00.00"E
L120	11.476	N90° 00' 00.00"W
L121	1.401	N0° 00' 00.00"E

Line Table		
Line #	Length	Direction
L122	30.000	N90° 00' 00.00"E
L123	1.341	S0° 00' 00.00"E
L124	30.000	N90° 00' 00.00"W
L125	16.000	N90° 00' 00.00"E
L126	63.000	N90° 00' 00.00"W
L127	10.000	N0° 00' 00.00"E
L128	63.000	N90° 00' 00.00"E
L129	15.000	N0° 00' 00.00"E
L130	5.000	N90° 00' 00.00"E
L131	26.000	S0° 00' 00.00"E
L132	5.000	N90° 00' 00.00"W
L133	15.000	N0° 00' 00.00"E
L134	26.000	N0° 00' 00.00"E
L135	15.000	S0° 00' 00.00"E
L136	10.000	S0° 00' 00.00"E
L137	6.145	S88° 56' 41.38"E
L138	15.000	S0° 00' 00.00"E
L139	95.566	N90° 00' 00.00"E
L140	8.712	N90° 00' 00.00"W
L141	15.000	N90° 00' 00.00"E
L142	15.000	N90° 00' 00.00"E
L143	15.000	N90° 00' 00.00"W
L144	5.132	S0° 00' 00.00"E
L145	22.712	S90° 00' 00.00"E
L146	60.868	S0° 00' 00.00"E
L147	101.000	N90° 00' 00.00"E
L148	14.941	N0° 00' 00.00"E
L149	9.000	N90° 00' 00.00"E
L150	39.490	S0° 00' 00.00"W
L151	15.000	N0° 00' 00.00"E
L152	110.000	N90° 00' 00.00"W
L153	15.000	S0° 00' 00.00"W
L154	39.490	N0° 00' 00.00"E
L155	14.941	S0° 00' 00.00"W
L156	28.119	N90° 00' 00.00"E
L157	21.605	S0° 00' 00.00"W
L158	44.000	S0° 00' 00.00"W
L159	16.000	S0° 00' 00.00"W
L160	44.000	S0° 00' 00.00"W
L161	26.555	S0° 00' 00.00"W
L162	44.000	S0° 00' 00.00"W
L163	21.445	S0° 00' 00.00"W
L164	116.000	N90° 00' 00.00"W
L165	44.000	N90° 00' 00.00"W
L166	66.098	N90° 00' 00.00"E
L167	29.026	N90° 00' 00.00"E
L168	15.000	N90° 00' 00.00"W
L169	110.000	S0° 00' 00.00"E
L170	15.000	N90° 00' 00.00"E
L171	10.106	S0° 00' 00.00"E
L172	61.112	S0° 00' 00.00"E
L173	33.591	S11° 38' 07.76"W
L174	46.643	S9° 43' 41.42"W
L175	106.990	S0° 00' 00.00"W
L176	171.000	S0° 00' 00.00"W
L177	25.161	S0° 00' 00.00"W
L178	11.446	N90° 00' 00.00"W
L179	37.167	N84° 51' 01.91"W

Curve Table			
Curve #	Length	Radius	Delta
C4	74.339	100.000	42.5930
C5	7.854	15.000	30.0000
C6	19.271	15.000	73.6093
C7	5.983	76.000	4.5105
C8	51.863	76.000	39.0988
C9	25.637	15.000	97.9271
C10	12.112	74.000	9.3775
C11	38.055	126.000	17.3046
C12	40.045	36.000	63.7334
C13	2.304	3.000	43.9984
C14	7.069	3.000	135.0000
C15	19.635	25.000	45.0000
C16	19.635	25.000	45.0000
C17	60.146	50.000	68.9226
C18	15.708	10.000	90.0000
C19	21.469	25.000	49.2039
C20	8.411	10.000	48.1897
C21	6.196	3.000	118.3359
C22	4.712	3.000	90.0000
C23	4.712	3.000	90.0000
C24	15.708	10.000	90.0000
C25	15.708	10.000	90.0000
C26	15.708	10.000	90.0000
C27	4.712	3.000	90.0000
C28	34.821	58.000	34.3980
C29	6.702	3.000	128.0030
C30	7.324	10.000	41.9613
C31	7.039	3.000	134.4337
C32	5.539	3.000	105.7803
C33	7.024	100.000	4.0245
C34	22.500	15.000	85.9426
C35	21.647	50.000	24.8053
C36	3.927	5.000	45.0000
C37	11.298	10.000	64.7350
C38	14.364	10.000	82.3016
C39	15.708	10.000	90.0000
C40	4.712	3.000	90.0000
C41	5.765	5.000	66.0611
C42	12.882	15.000	49.2039
C43	31.416	20.000	90.0000
C44	7.069	3.000	135.0000
C45	7.854	5.000	90.0000
C46	4.712	3.000	90.0000
C47	4.712	3.000	90.0000
C48	7.854	5.000	90.0000
C49	15.708	10.000	90.0000
C50	14.104	100.000	8.0812
C51	14.298	10.000	81.9188
C52	14.137	4.500	180.0000
C53	14.137	4.500	180.0000
C54	14.137	4.500	180.0000
C55	14.137	4.500	180.0000
C56	12.379	24.000	29.5521
C57	39.270	50.000	45.0000
C58	23.562	30.000	45.0000
C59	15.708	10.000	90.0000
C60	4.712	3.000	90.0000
C61	4.712	3.000	90.0000
C62	15.708	10.000	90.0000

Curve Table			
Curve #	Length	Radius	Delta
C63	15.708	10.000	90.0000
C64	15.708	10.000	90.0000
C65	4.712	3.000	90.0000
C66	6.283	2.000	180.0000
C67	4.712	3.000	90.0000
C68	14.137	4.500	180.0000
C69	14.137	4.500	180.0000
C70	4.712	3.000	90.0000
C71	15.708	10.000	90.0000
C72	42.412	27.000	90.0000
C73	42.412	27.000	90.0000
C74	4.712	3.000	90.0000
C75	1.781	3.000	34.0150
C76	11.899	25.000	27.2713
C77	4.359	3.000	83.2563
C78	4.712	3.000	90.0000
C79	15.708	10.000	90.0000
C80	15.708	10.000	90.0000
C81	15.708	10.000	90.0000
C82	4.712	3.000	90.0000
C83	4.712	3.000	90.0000
C84	3.142	2.000	90.0000
C85	26.608	15.000	101.6355
C86	4.712	3.000	90.0000
C87	15.708	10.000	90.0000
C88	23.562	15.000	90.0000
C89	15.708	15.000	60.0000
C90	7.854	15.000	30.0000
C91	15.708	10.000	90.0000
C92	4.712	3.000	90.0000
C93	4.228	126.000	1.9226
C94	16.005	10.000	91.6994
C95	4.712	3.000	90.0000
C96	4.712	3.000	90.0000
C97	15.708	10.000	90.0000
C98	4.712	3.000	

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**LEGEND**

- PROPERTY LINE
- ACCESSIBLE PARKING SPACES
- DIRECTIONAL ARROWS
- SIGN

**SIGNING AND STRIPING NOTES**

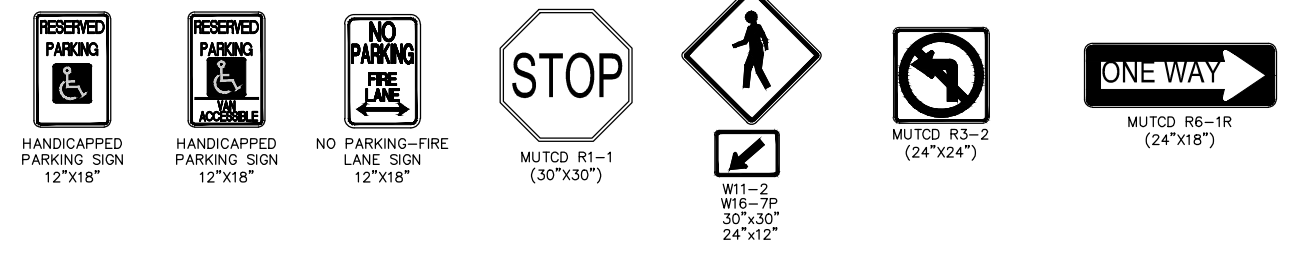
- ① ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ② TWO COATS WHITE LATEX TRAFFIC PAINT (4" MIN. WIDTH) REQUIRED FOR PAVEMENT STRIPING EXCEPT TWO COATS BLUE TRAFFIC PAINT SHALL BE USED FOR HANDICAP PARKING AREA AND TWO COATS YELLOW TRAFFIC PAINT FOR FIRE LANE MARKINGS (18" LETTERS, 2" PAINT STROKE).
- ③ 6' CROSSWALK STRIPING SHALL BE PAINTED 2' WIDE SINGLE WHITE SOLID LINE AT 4'-0" O.C. PERPENDICULAR TO THE PATH OF TRAVEL
- ④ 10' CROSSWALK STRIPING SHALL BE 2' WIDE SOLID RECESS PREFORMED PLASTIC AT 4'-0" O.C. PERPENDICULAR TO THE PATH OF TRAVEL
- ⑤ 12" STOP BAR. SEE DETAIL ON SHEET C4.4
- ⑥ PROPOSED MONUMENT SIGN (REFER TO ARCH. PLANS)
- ⑦ EXTEND EXISTING 6" SOLID WHITE STRIPE **8" Solid White**
- ⑧ 6" SOLID DOUBLE YELLOW STRIPE **4" Double Yellow**
- ⑨ DIRECTIONAL PAVEMENT MARKING. SEE DETAIL SHEET C4.4
- ⑩ 'DO NOT ENTER/ONE WAY STRIPING.' SEE DETAIL ON SHEET C4.4

- NOTES:
1. SEE SIGN POST DETAIL ON SHEET C4.4 FOR INSTALLATION AND POST/BASE DIMENSIONS.
  2. ALL PARKING ADJACENT TO LANDSCAPE ISLANDS SHALL BE 10' WIDE FROM STRIPE TO FACE OF CURB.
  3. CONTRACTOR TO REMOVE ALL EXISTING PAVEMENT MARKINGS IN CONFLICT WITH THE FINAL SIGNAGE AND STRIPING PLAN.

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_



Show striping, signing, and median limiting the left turn movement.

Replace Existing Crosswalk Bars

Remove Sign

Add Stop Sign Here

One Way? Add Arrows

Replace Existing Crosswalk Bars

Place Stop Signs at all individual site access points intersecting the two through drives.

**Kimley-Horn**  
 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

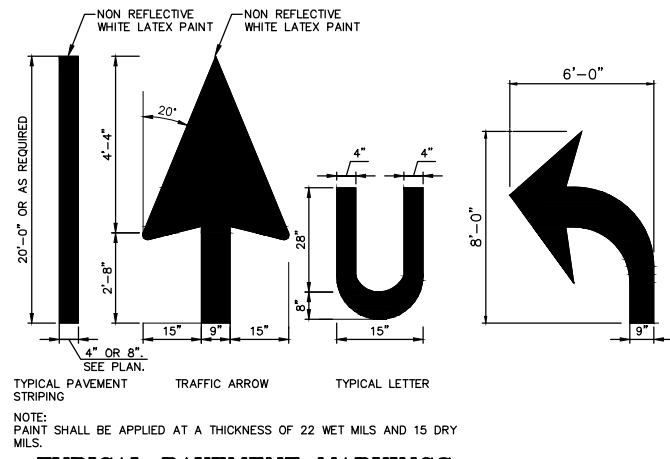
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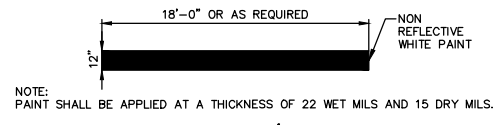
PROJECT NO.  
 096502001  
 DRAWING NAME  
 096502001SIGN



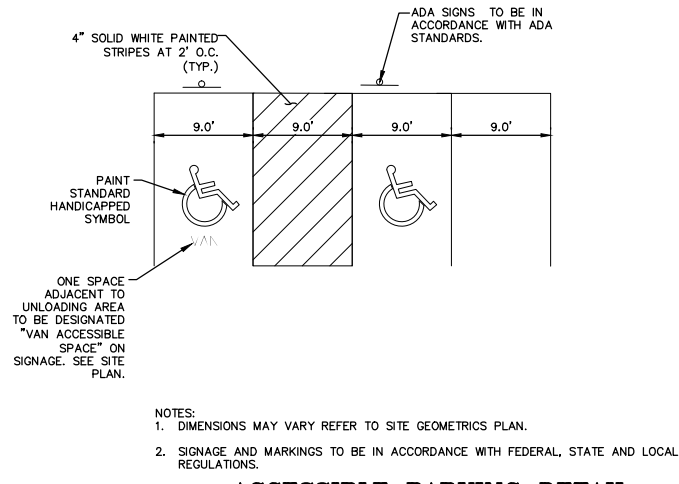
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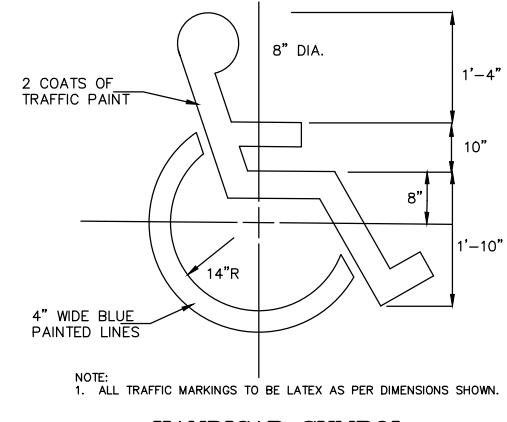
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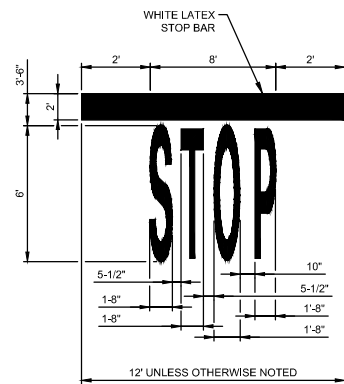
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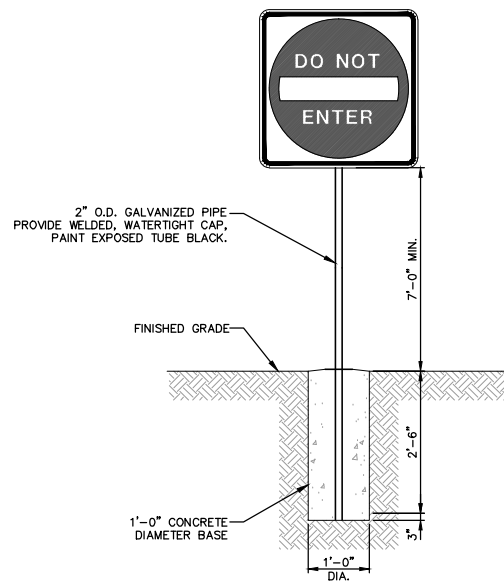
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NOT TO SCALE



**HANDICAP SYMBOL**  
NOT TO SCALE



**STOP BAR DETAIL**  
NOT TO SCALE



**SIGN POST DETAIL**  
NOT TO SCALE

- NOTES**
- BOLLARD SHALL NOT BE USED WHEN SIGN IS LOCATED BEHIND BACK OF CURB.
  - MOUNT BOTTOM OF LOWEST SIGN 84" ABOVE PARKING SURFACE.

NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

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 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 SIGNAGE AND STRIPING DETAILS

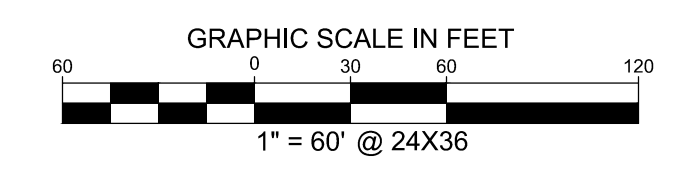
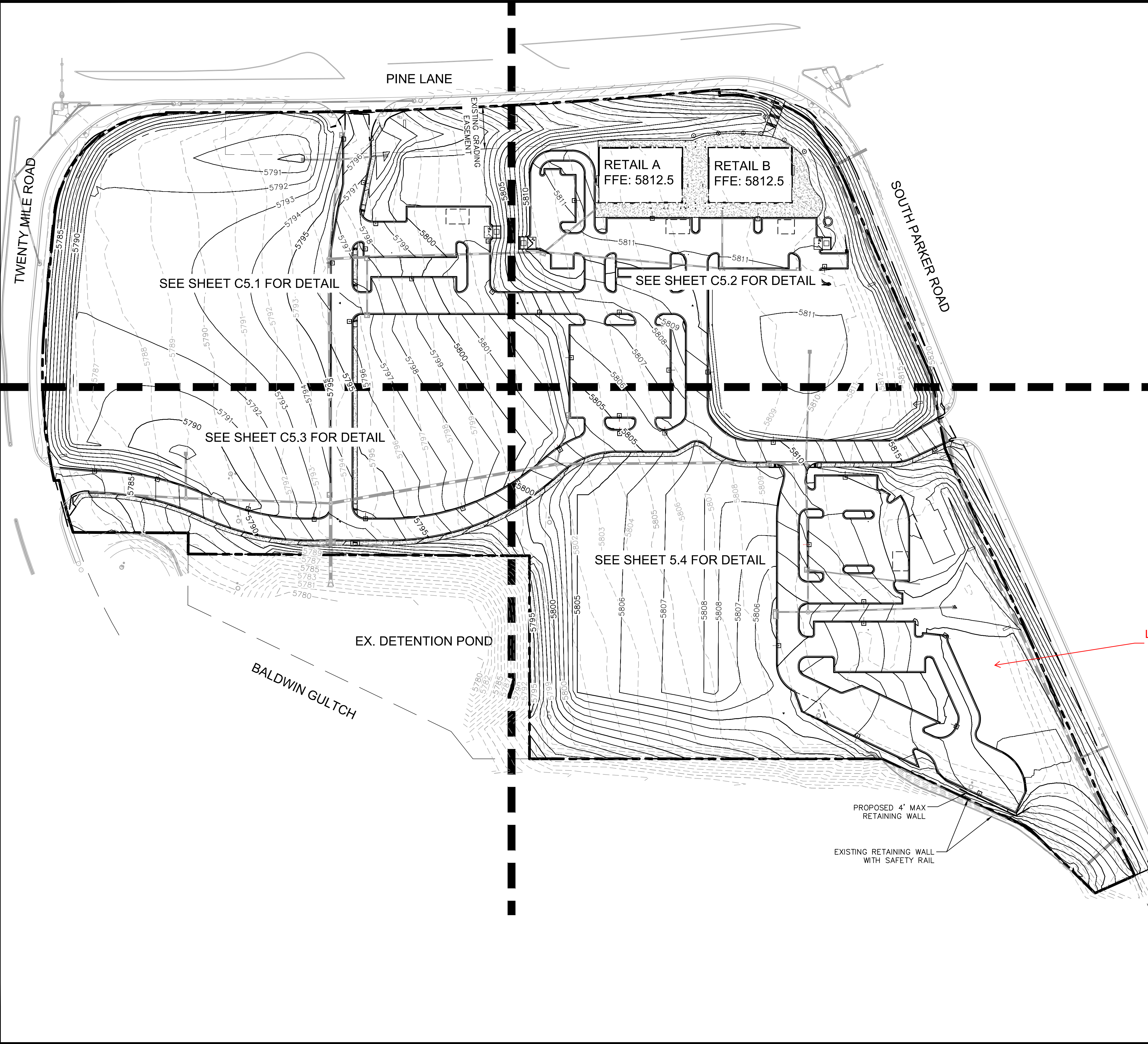
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- LEGEND**
- EXISTING PROPERTY LINE
  - - - EXISTING CONTOUR
  - 5771— PROPOSED CONTOUR
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - PROPOSED STORM INLET
  - DELINEATION OF ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA.

**BENCHMARK**  
 DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.  
 ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

NO.	REVISION	BY	DATE	APPR

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 CONSTRUCTION DOCUMENTS  
**OVERALL GRADING PLAN**

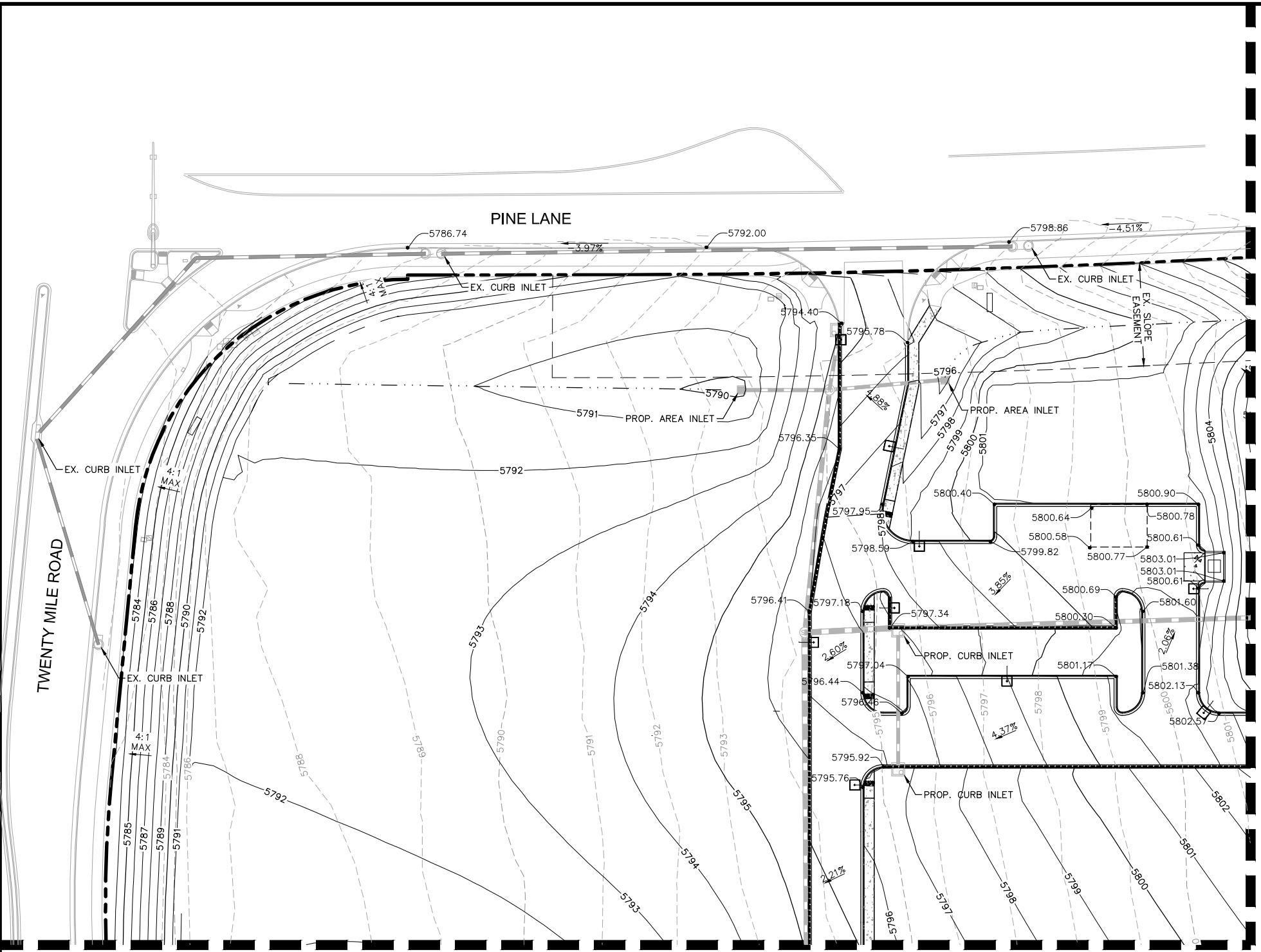
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 DRAWING NAME  
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C5.0



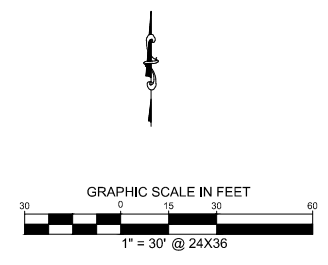
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SEE SHEET C5.3 FOR CONTINUATION

SEE SHEET C5.2 FOR CONTINUATION

Label all manhole, inlet, and pipe and inlet size and type on plan sheets consistent with the Drainage Report



- LEGEND**
- PROPERTY LINE
  - - - - - EXISTING CONTOUR
  - 5771 — PROPOSED CONTOUR
  - 1.00% → PROPOSED FLOW ARROW WITH SLOPE
  - 5771 ○ PROPOSED SPOT ELEVATION
  - ○ — EXISTING STORM SEWER
  - ○ — PROPOSED STORM SEWER
  - PROPOSED STORM INLET
  - TP TOP OF PAVEMENT
  - TS TOP OF SLAB (DUMPSTER PAD)
  - SW TOP OF SIDEWALK
  - ME MATCH EXISTING ELEVATION
  - DELINEATION OF ADA PARKING AND ACCESS, SLOPES NOT TO EXCEED 2% IN THIS AREA.
  - - - - - PROPOSED VALLEY
  - - - - - PROPOSED RIDGE
  - CATCH CURB

**BENCHMARK**  
 DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.  
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**PARKER & PINE**  
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 DETAILED GRADING PLAN

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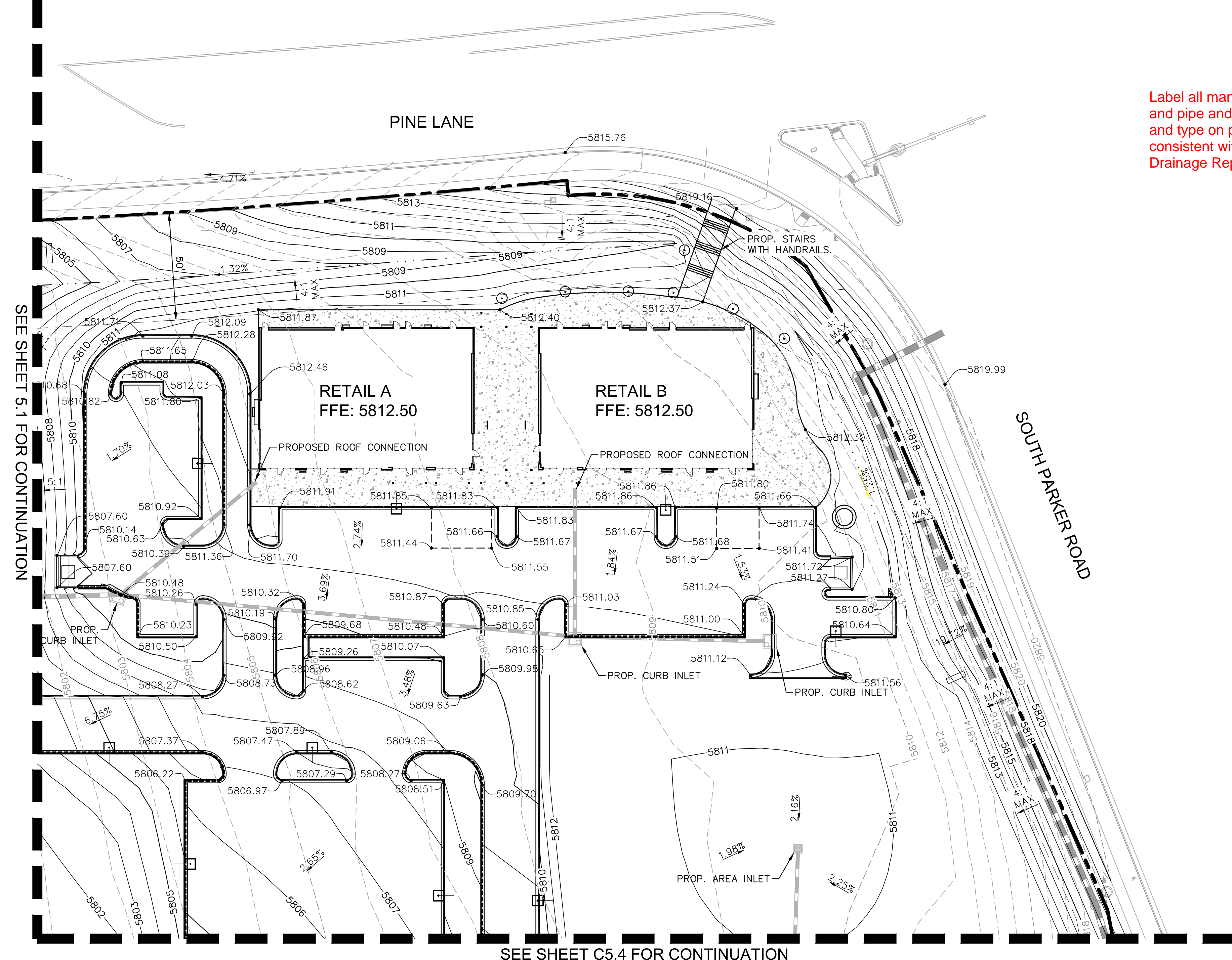
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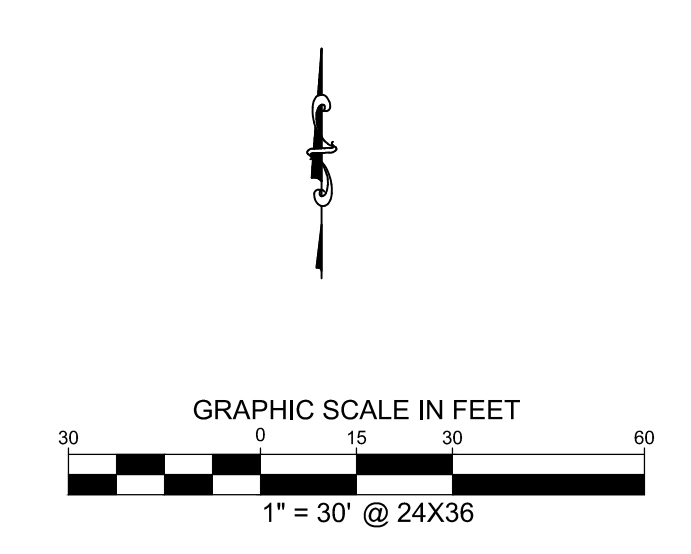
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Label all manhole, inlet, and pipe and inlet size and type on plan sheets consistent with the Drainage Report



**LEGEND**

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED FLOW ARROW WITH SLOPE
	PROPOSED SPOT ELEVATION
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	TP TOP OF PAVEMENT
	TS TOP OF SLAB (DUMPSTER PAD)
	SW TOP OF SIDEWALK
	ME MATCH EXISTING ELEVATION
	DELINEATION OF ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA.
	PROPOSED VALLEY
	PROPOSED RIDGE
	CATCH CURB

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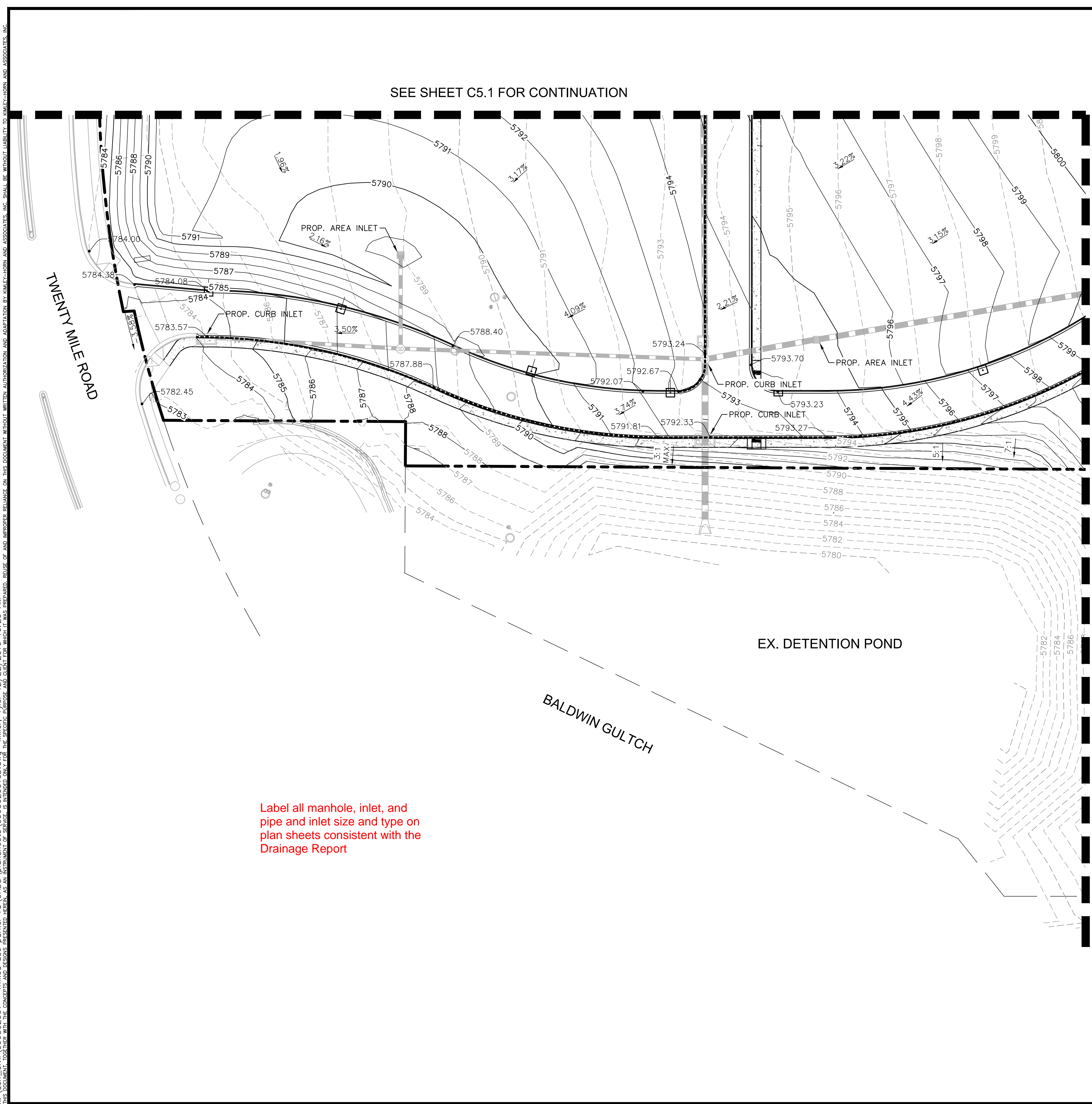
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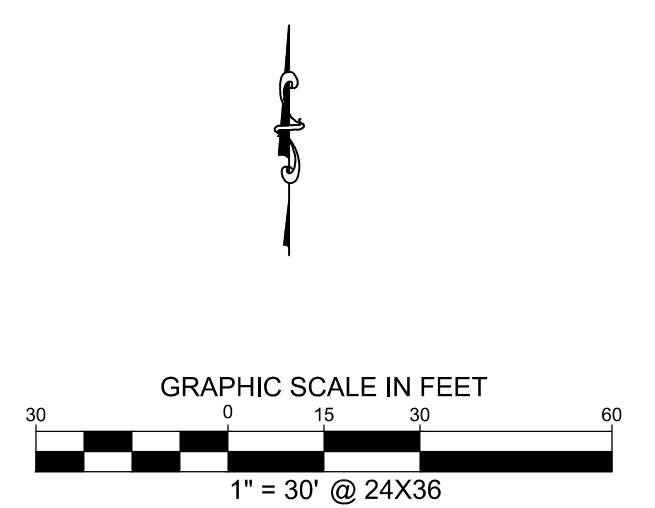
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SEE SHEET C5.1 FOR CONTINUATION

SEE SHEET C5.4 FOR CONTINUATION

Label all manhole, inlet, and pipe and inlet size and type on plan sheets consistent with the Drainage Report



**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROW WITH SLOPE
- PROPOSED SPOT ELEVATION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- TP TOP OF PAVEMENT
- TS TOP OF SLAB (DUMPSTER PAD)
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- ME MATCH EXISTING ELEVATION
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- PROPOSED VALLEY
- PROPOSED RIDGE
- CATCH CURB

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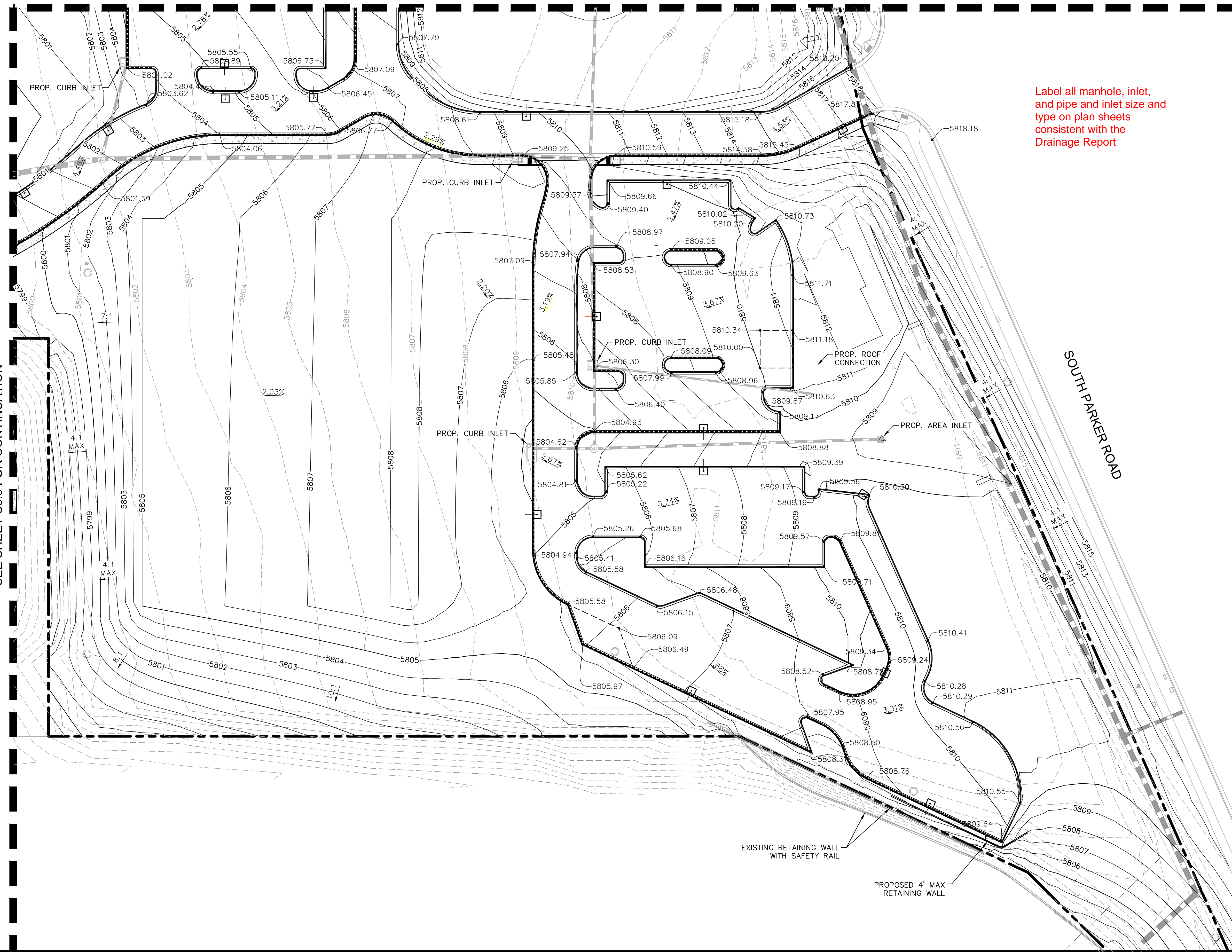
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SEE SHEET C5.3 FOR CONTINUATION

SEE SHEET C5.2 FOR CONTINUATION



Label all manhole, inlet, and pipe and inlet size and type on plan sheets consistent with the Drainage Report

**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROW WITH SLOPE
- PROPOSED SPOT ELEVATION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- TP TOP OF PAVEMENT
- TS TOP OF SLAB (DUMPSTER PAD)
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- ME MATCH EXISTING ELEVATION
- DELINEATION OF ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA.
- PROPOSED VALLEY
- PROPOSED RIDGE
- CATCH CURB

**BENCHMARK**

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DETAILED GRADING PLAN

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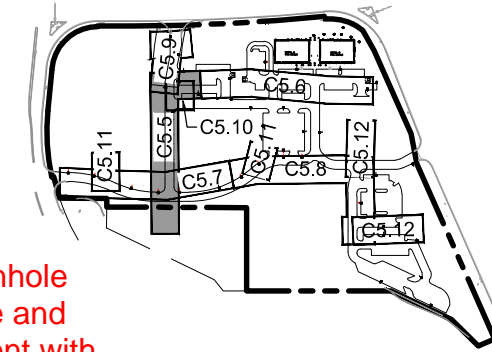
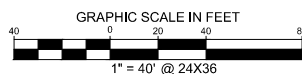
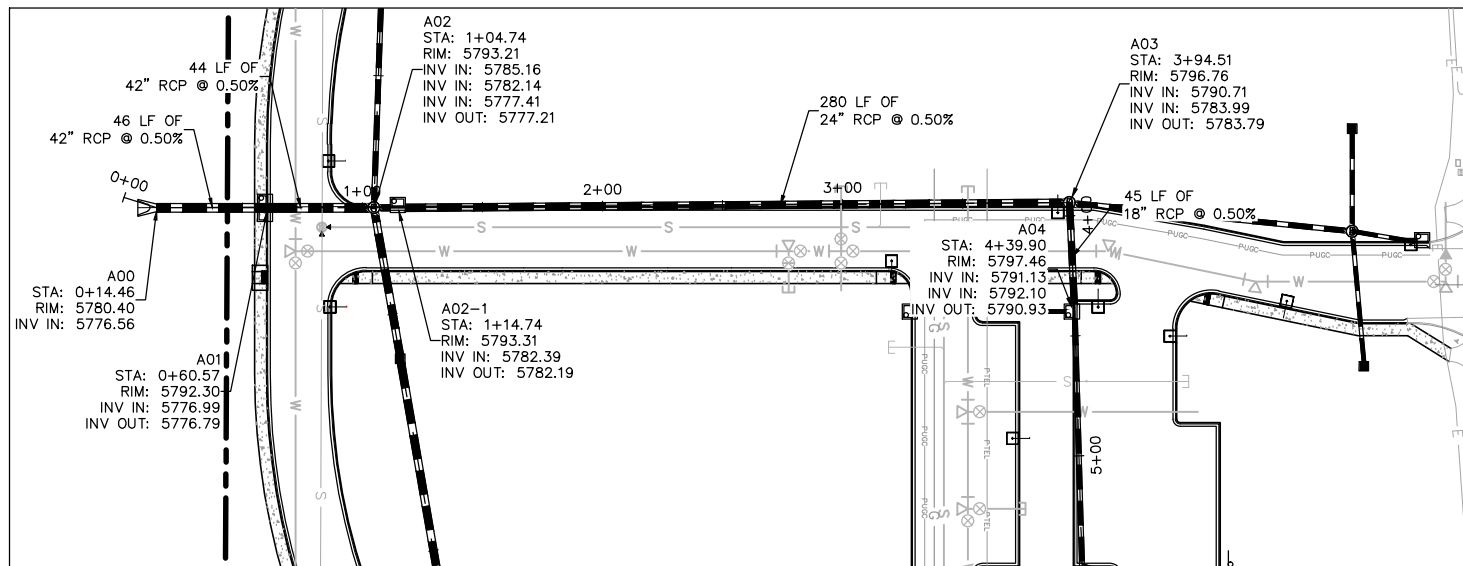
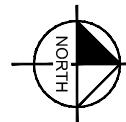
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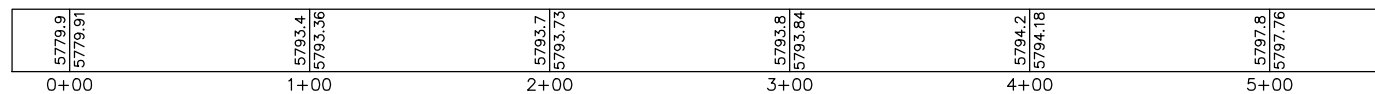
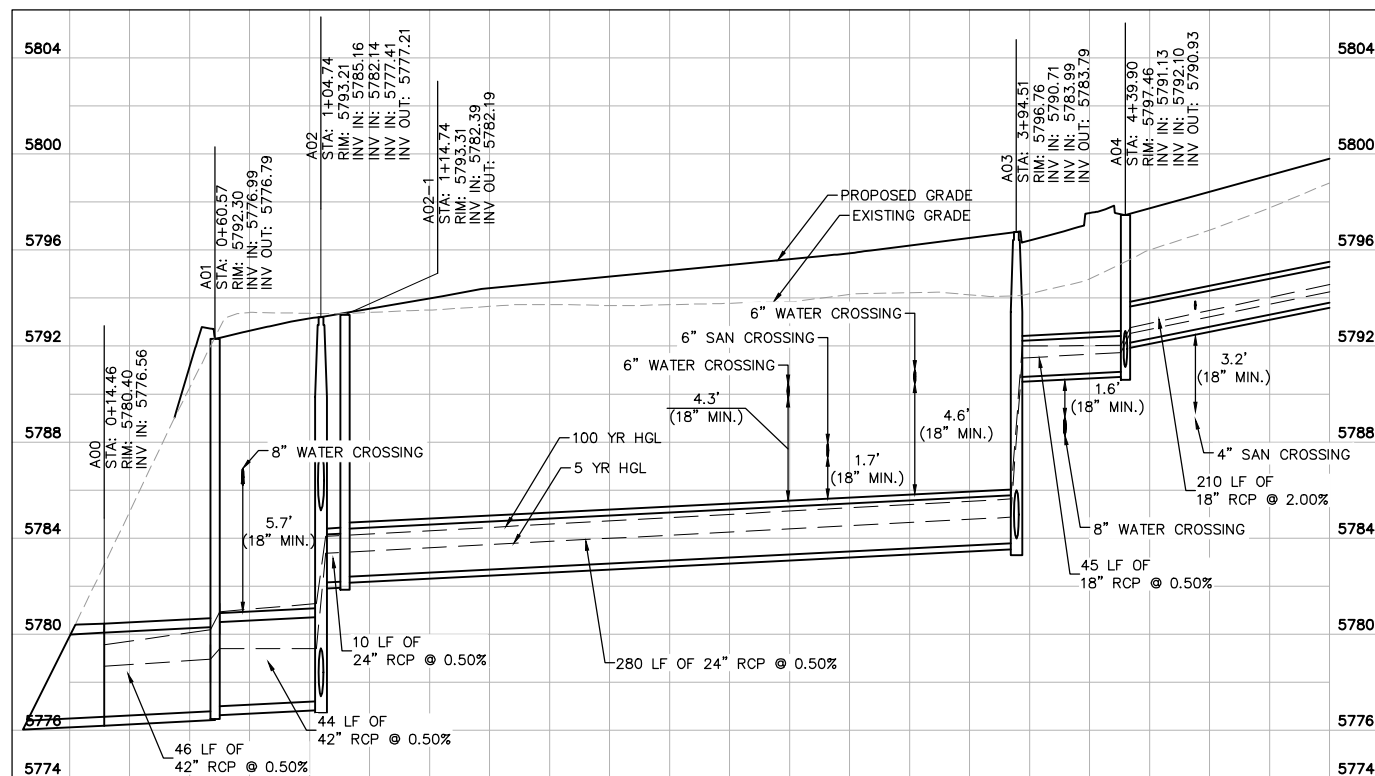


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KEYMAP  
NOT TO SCALE

Label all manhole and inlet size and type consistent with the Drainage Report in both plan and profile.



STORM LINE A PROFILE [STA 0+00 TO 5+00]

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE

STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R-10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R-5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C-DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R-5'
A04	INLET - CDOT TYPE R-5'
A04-1	INLET - CDOT TYPE R-5'
A05	INLET - CDOT TYPE R-5'
A06	INLET - CDOT TYPE R-5'
A07	INLET - CDOT TYPE R-5'
B00	INLET - CDOT TYPE R-10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C-DEPRESSED
B02	INLET - CDOT TYPE C-DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R-5'
B04	INLET - CDOT TYPE R-5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C-DEPRESSED
B06	INLET - CDOT TYPE R-5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R-10'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
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 CHECKED BY: DLS  
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 CONSTRUCTION DOCUMENTS  
 STORM-A PLAN AND PROFILE

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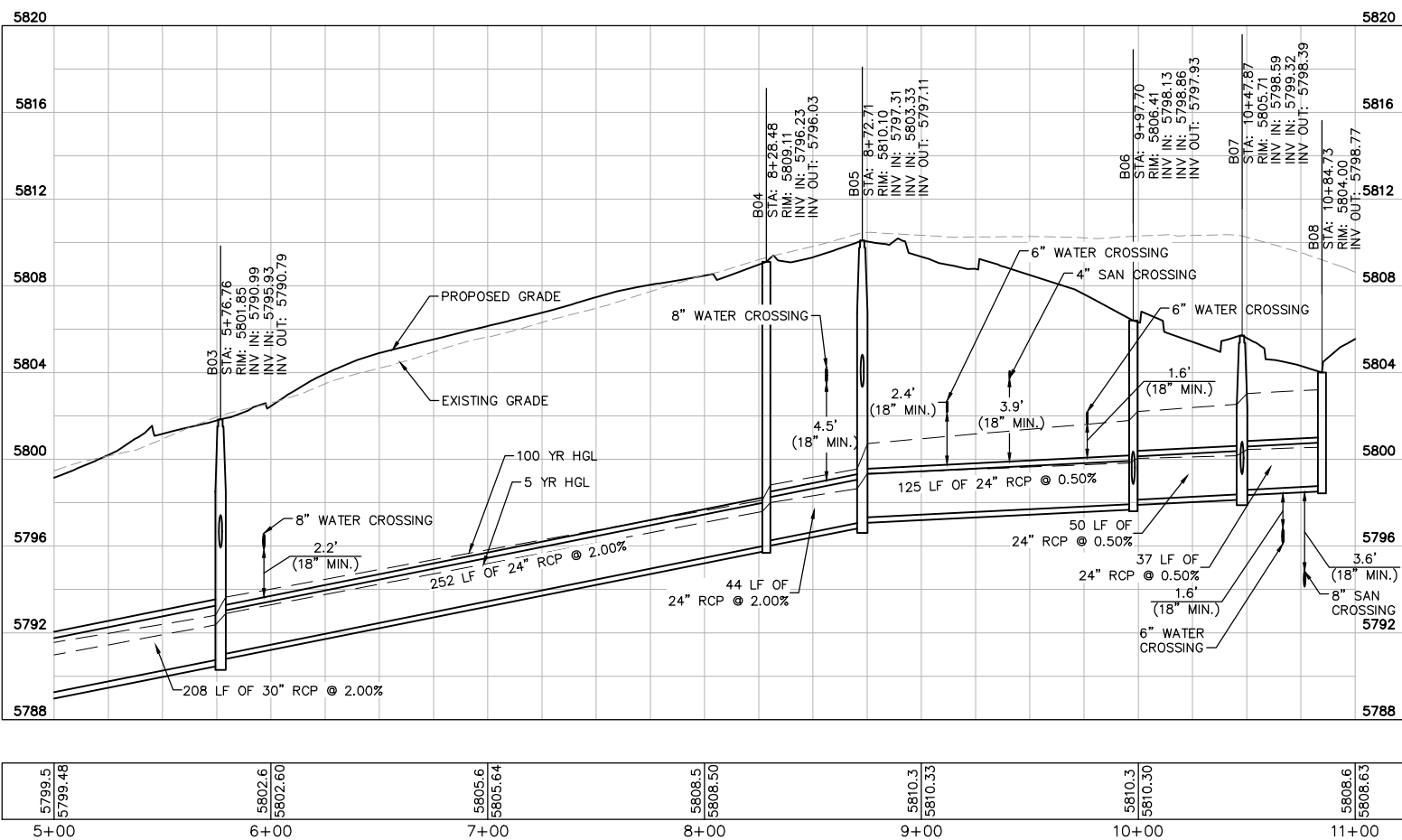
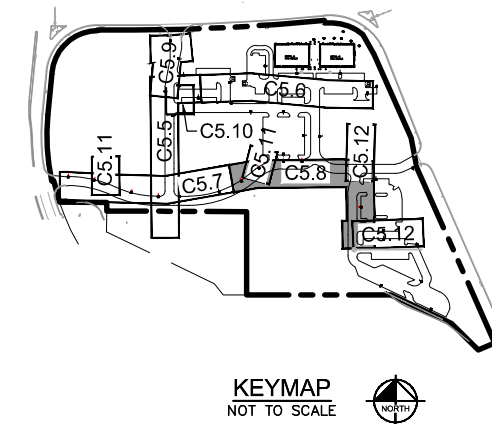
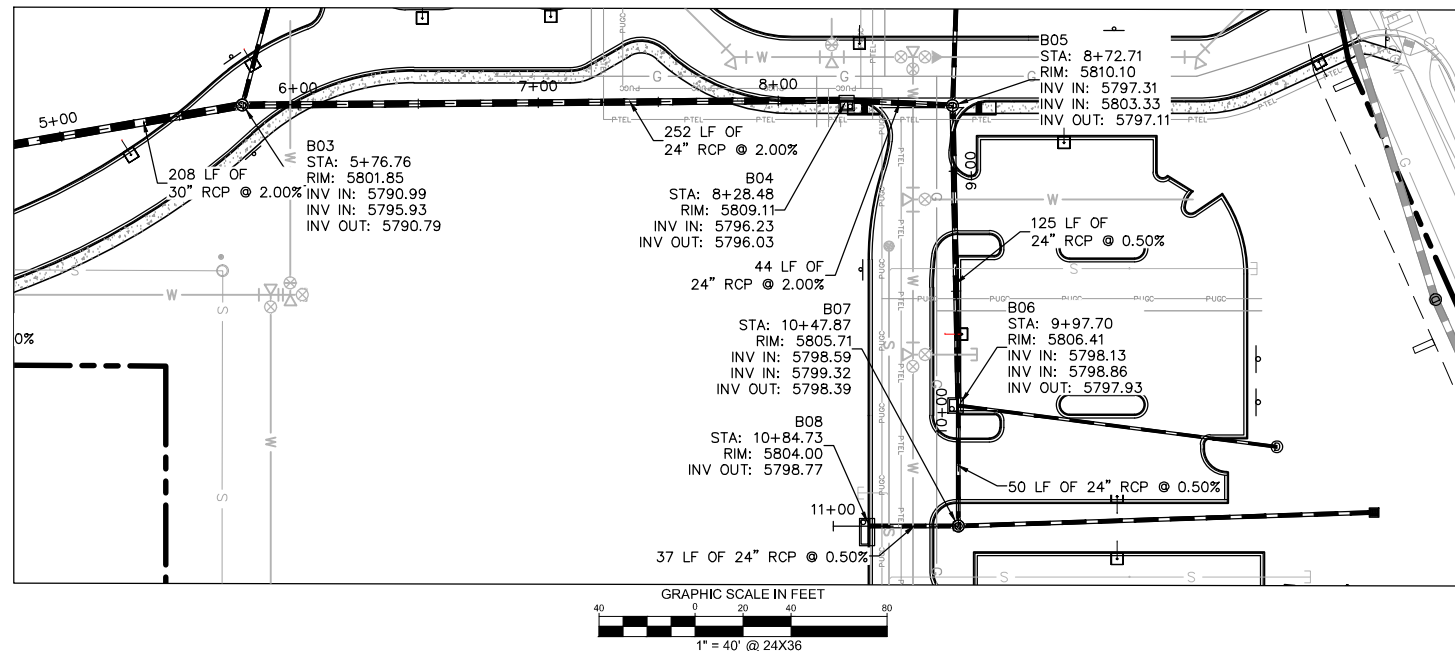






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Label all manhole and inlet size and type consistent with the Drainage Report in both plan and profile.



STORM LINE B PROFILE [STA 5+00 TO 11+00]

HORIZONTAL SCALE: 1"=40'  
 VERTICAL SCALE: 1"=4'

**LEGEND**

- PROPERTY LINE
- - - PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE

STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R -10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R -5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C-DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R -5'
A04	INLET - CDOT TYPE R -5'
A04-1	INLET - CDOT TYPE R -5'
A05	INLET - CDOT TYPE R -5'
A06	INLET - CDOT TYPE R -5'
A07	INLET - CDOT TYPE R -5'
B00	INLET - CDOT TYPE R -10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C-DEPRESSED
B02	INLET - CDOT TYPE C-DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R -5'
B04	INLET - CDOT TYPE R -5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C-DEPRESSED
B06	INLET - CDOT TYPE R -5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R -10'

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**Kimley»Horn**  
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 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

**PARKER & PINE**  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
**STORM-B PLAN AND PROFILE**

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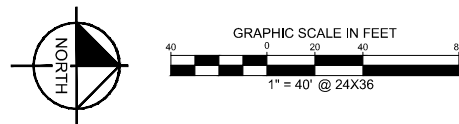
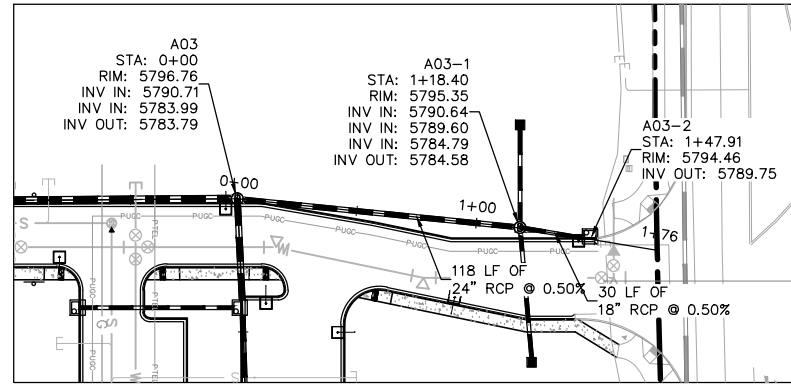
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DRAWING NAME  
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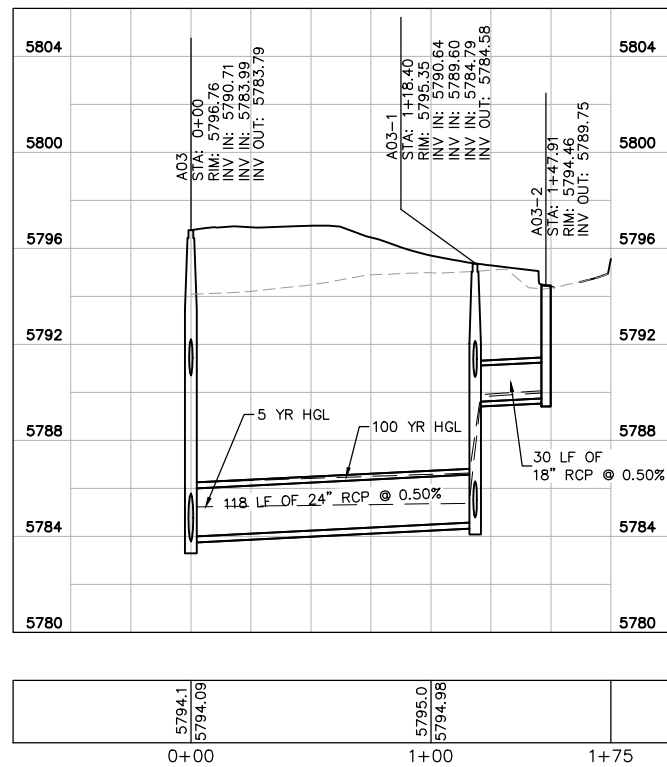
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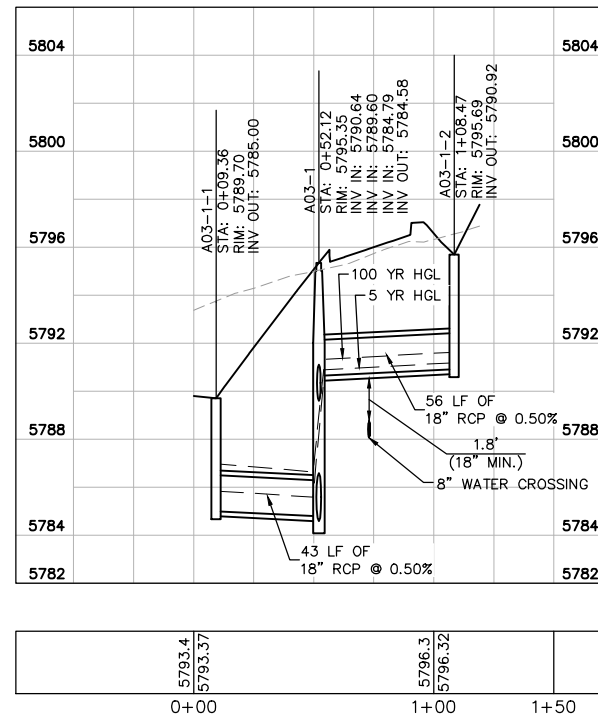
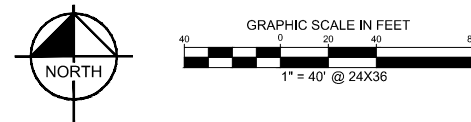
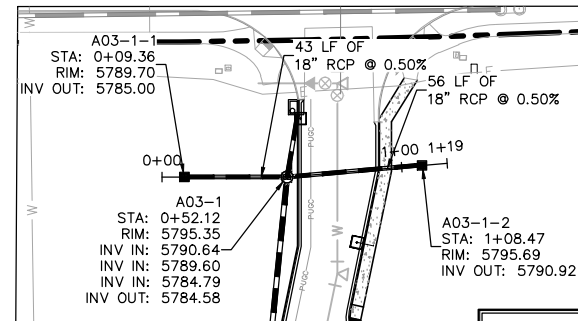


Label all manhole and inlet size and type consistent with the Drainage Report in both plan and profile.



STORM LATERAL A-1 PROFILE  
[STA 0+00 TO 1+75]

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



STORM LATERAL A-1.1 PROFILE  
[STA 0+00 TO 1+50]

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



KEYMAP  
NOT TO SCALE

**LEGEND**

- PROPERTY LINE
- - - PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE

STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R-10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R-5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C-DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R-5'
A04	INLET - CDOT TYPE R-5'
A04-1	INLET - CDOT TYPE R-5'
A05	INLET - CDOT TYPE R-5'
A06	INLET - CDOT TYPE R-5'
A07	INLET - CDOT TYPE R-5'
B00	INLET - CDOT TYPE R-10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C-DEPRESSED
B02	INLET - CDOT TYPE C-DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R-5'
B04	INLET - CDOT TYPE R-5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C-DEPRESSED
B06	INLET - CDOT TYPE R-5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R-10'

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4582 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

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DRAWN BY: CTM  
CHECKED BY: DLS  
DATE: 8/17/17

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STORM-A LATERALS PLAN AND PROFILE

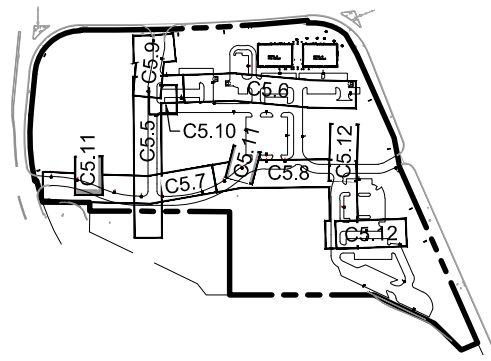
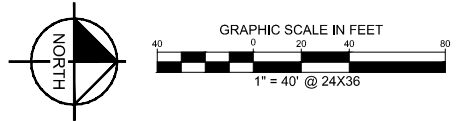
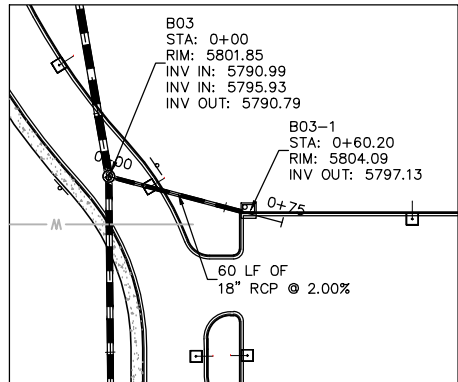
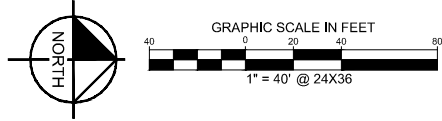
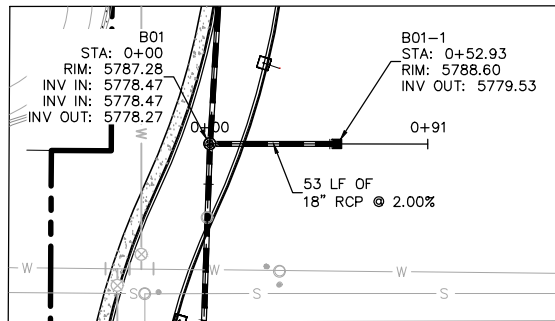
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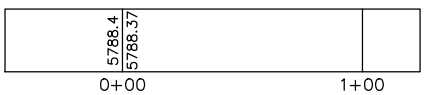
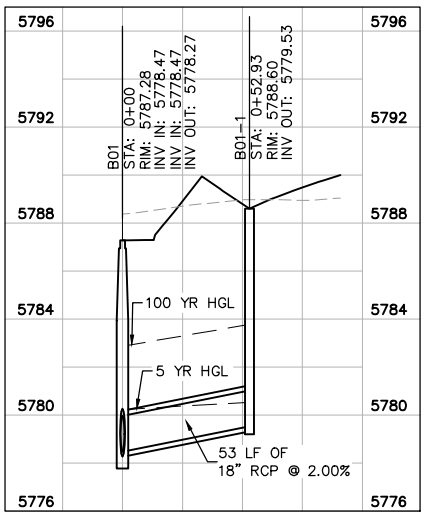


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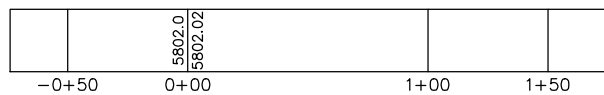
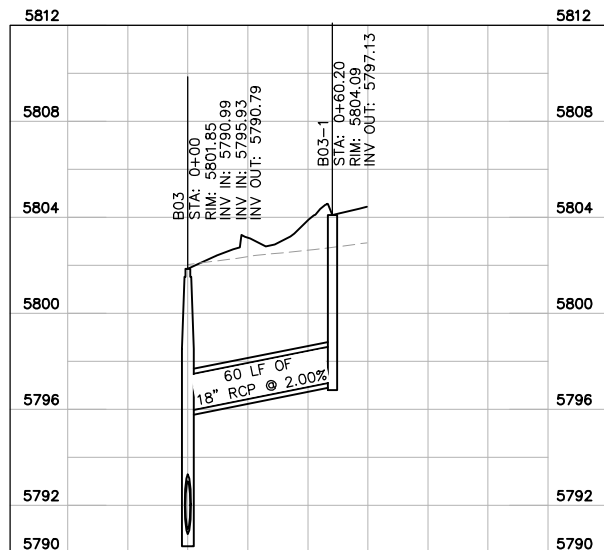
KEYMAP  
NOT TO SCALE

Label all manhole and inlet size and type consistent with the Drainage Report in both plan and profile.



STORM LATERAL B-1 PROFILE  
[STA 0+00 TO 1+00]

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



STORM LATERAL B-2 PROFILE  
[STA 0+00 TO 1+00]

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE

STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R - 10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R - 5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C-DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R - 5'
A04	INLET - CDOT TYPE R - 5'
A04-1	INLET - CDOT TYPE R - 5'
A05	INLET - CDOT TYPE R - 5'
A06	INLET - CDOT TYPE R - 5'
A07	INLET - CDOT TYPE R - 5'
B00	INLET - CDOT TYPE R - 10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C-DEPRESSED
B02	INLET - CDOT TYPE C-DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R - 5'
B04	INLET - CDOT TYPE R - 5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C-DEPRESSED
B06	INLET - CDOT TYPE R - 5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R - 10'

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NO.	REVISION	BY	DATE	APPR

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 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

PARKER & PINE  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 STORM-B LATERALS PLAN AND PROFILE

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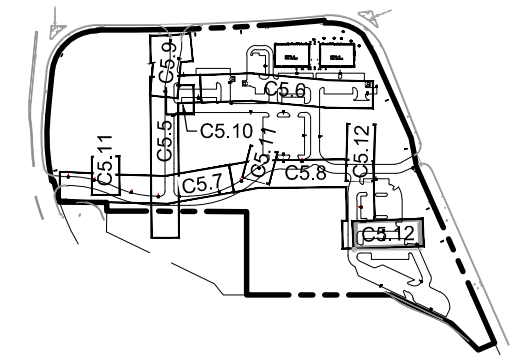
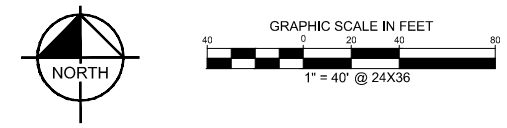
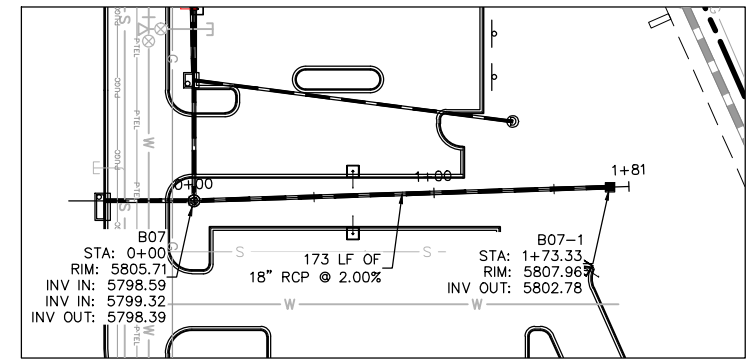
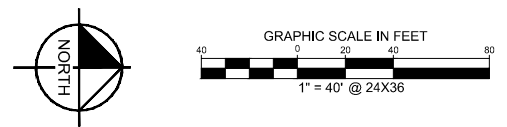
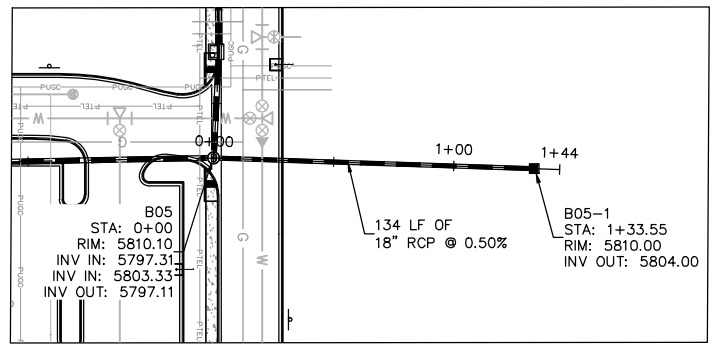
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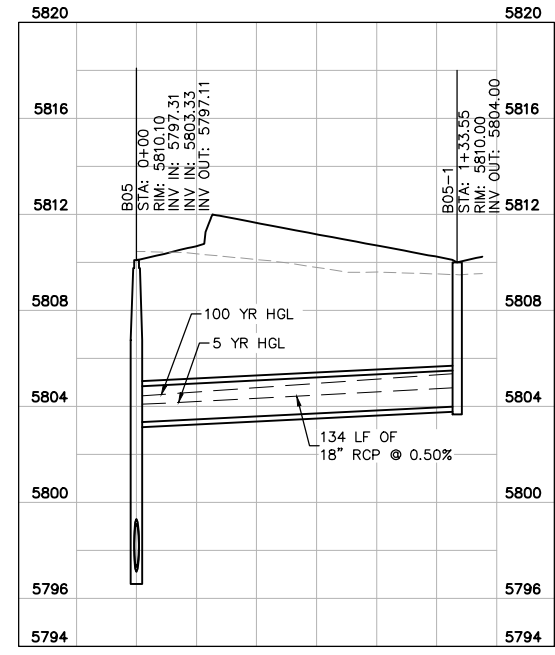
KEYMAP  
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Label all manhole and inlet size and type consistent with the Drainage Report in both plan and profile.

**LEGEND**

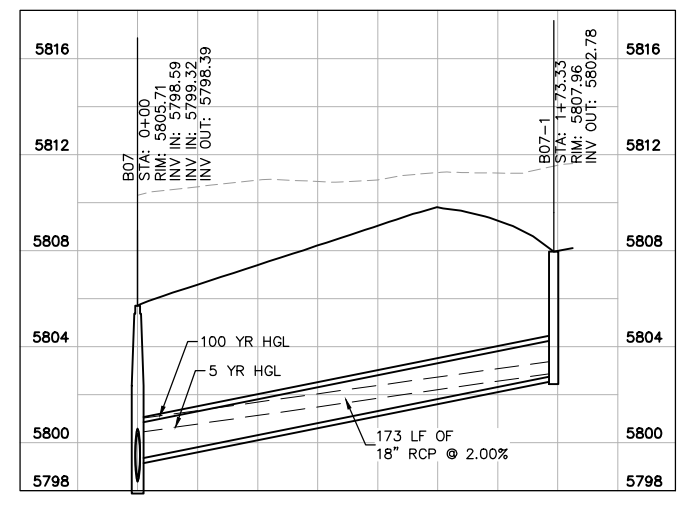
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- PROPOSED STORM MANHOLE

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A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C-DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R - 5'
A04	INLET - CDOT TYPE R - 5'
A04-1	INLET - CDOT TYPE R - 5'
A05	INLET - CDOT TYPE R - 5'
A06	INLET - CDOT TYPE R - 5'
A07	INLET - CDOT TYPE R - 5'
B00	INLET - CDOT TYPE R - 10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C-DEPRESSED
B02	INLET - CDOT TYPE C-DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R - 5'
B04	INLET - CDOT TYPE R - 5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C-DEPRESSED
B06	INLET - CDOT TYPE R - 5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R - 10'



STORM LATERAL B-3 PROFILE  
[STA 0+00 TO 1+50]

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



STORM LATERAL B-4 PROFILE  
[STA 0+00 TO 2+00]

HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

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NO.	REVISION	BY	DATE	APPR

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 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

PARKER & PINE  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 STORM-A PLAN AND PROFILE

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PROJECT NO.  
096502001

DRAWING NAME  
096502001ST

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**MANHOLE BOX BASE**

MANHOLE SIZE	TYPE	NO. OF BARS	BAR SIZE	BAR LENGTH	FORMULAS
481	4	1	0.688	10.0	481 BAR LENGTH = 10" + 20" I.D.
482	4	8	0.688	10.0	482 BAR LENGTH = I.D. + 2W
501	5	1	1.043	10.0	501 BAR LENGTH = 24" + I.D. + 2W
502	5	1	1.043	10.0	502 BAR LENGTH = 24" + I.D. + 2W
503	5	8	1.043	10.0	503 NUMBER BARS REQ'D = 3 + (24" + I.D. + 2W) / (24" + I.D. + 2W)
504	5	1	1.043	10.0	504 NUMBER BARS REQ'D = 2 + (24" + I.D. + 2W) / (24" + I.D. + 2W)
1101	11	1	5.313	10.0	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	1	5.313	10.0	1102 BAR LENGTH = 21" + I.D. + 2W
1103	11	1	5.313	10.0	1103 BAR LENGTH = 21" + I.D. + 2W

**QUANTITIES FOR CONCRETE MANHOLE BOX BASE**

REINFORCING STEEL TOTAL	CONCRETE	FORMWORK
596.8	1,037.5	1,074.0

**Computer File Information**  
 Creation Date: 07/04/06  
 Last Modification Date: 07/04/06  
 Drawing File Name: 604200203.dwg  
 CAD Ver.: MicroStation V8  
 Scale: Not to Scale  
 Units: English

**Sheet Revisions**

Date	Comments

**Colorado Department of Transportation**  
 4201 East Arkansas Avenue  
 Denver, Colorado 80222  
 Phone: (303) 757-9083  
 Fax: (303) 757-9820  
 Project Development Branch SRJ/LTA

**MANHOLES**  
 Issued By: Project Development Branch on July 04, 2006

**STANDARD PLAN NO.**  
 M-604-20  
 Sheet No. 1 of 3

**MANHOLE RISER DETAIL**

**PRECAST MANHOLE BASES NOTES:**

- THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
- PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REWORKED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
- PRECAST MANHOLE BASES SHALL BE RECESSED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

**Computer File Information**  
 Creation Date: 07/04/06  
 Last Modification Date: 07/04/06  
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**MANHOLES**  
 Issued By: Project Development Branch on July 04, 2006

**STANDARD PLAN NO.**  
 M-604-20  
 Sheet No. 2 of 3

**T-BASE MANHOLES NOTES**

- THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
- THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
- EXCEPT FOR CLASS OF PIPE SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPES.
- THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA, INCLUDING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

**Computer File Information**  
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 Last Modification Date: 07/04/06  
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 CAD Ver.: MicroStation V8  
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**Sheet Revisions**

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 Project Development Branch SRJ/LTA

**MANHOLES**  
 Issued By: Project Development Branch on July 04, 2006

**STANDARD PLAN NO.**  
 M-604-20  
 Sheet No. 3 of 3

**GENERAL NOTES**

- ON ROADWAY CURVES WITH A RADIUS OF 1,800 FT. OR LESS, CURBS AND GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE, UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CURVE LENGTH OF 50 FT. MAY BE USED WHEN THE CURVE RADIUS IS GREATER THAN 1,800 FT.
- PROFILES SHALL BE CLASS B.
- PROFILES GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.
- CURB TYPE 4 (DOY-WAY) MAY BE USED IN LIEU OF CURB AND GUTTER TYPE 2 (SECTION 10) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- GUTTER CROSS SLOPES SHALL MATCH EXISTING PAVEMENT THICKNESS IF PLACED MONOLITHICALLY WITH CONCRETE PAVEMENT.
- INCREASE SIDEWALK THICKNESS TO 6 IN. AT LOCATIONS SHOWN ON THE PLANS.
- MINIMUM SIDEWALK WIDTH IS 4 FT.

**CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION**

**Computer File Information**  
 Creation Date: 07/04/12  
 Last Modification Date: 05/16/14  
 Drawing File Name: 604200204.dwg  
 CAD Ver.: MicroStation V8  
 Scale: Not to Scale  
 Units: English

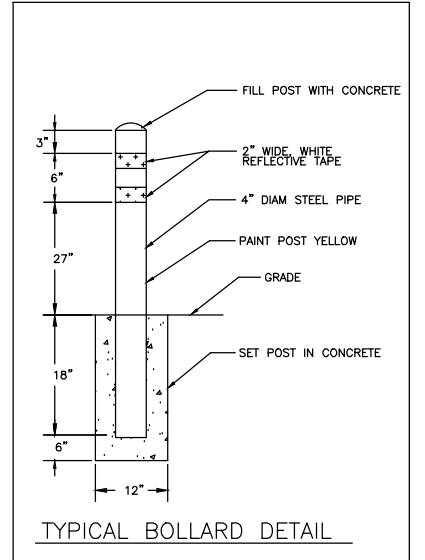
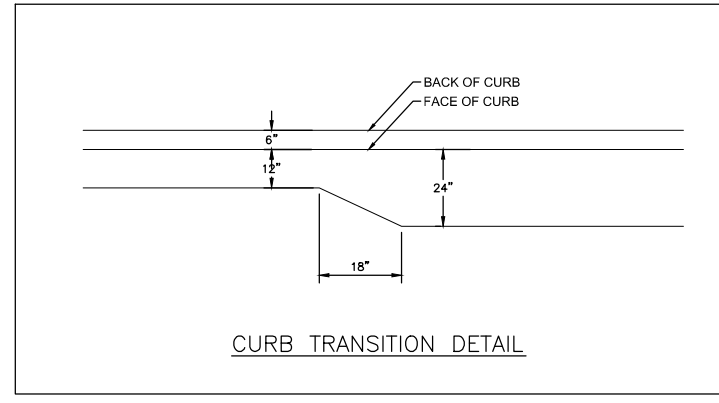
**Sheet Revisions**

Date	Comments
07/24/12	Changed to the existing from 30" to 36"
05/16/14	Revised barrier base detail to match All Time

**Colorado Department of Transportation**  
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 Denver, Colorado 80222  
 Phone: (303) 757-9083  
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 Project Development Branch DLM/LTA

**CURB, GUTTERS, AND SIDEWALKS**  
 Issued By: Project Development Branch on July 4, 2012

**STANDARD PLAN NO.**  
 M-609-1  
 Sheet No. 1 of 4



Update all details to most current 2012 CDOT details. Include inlet specific details.

**Kimley-Horn**  
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 Denver, Colorado 80237 (303) 228-2300

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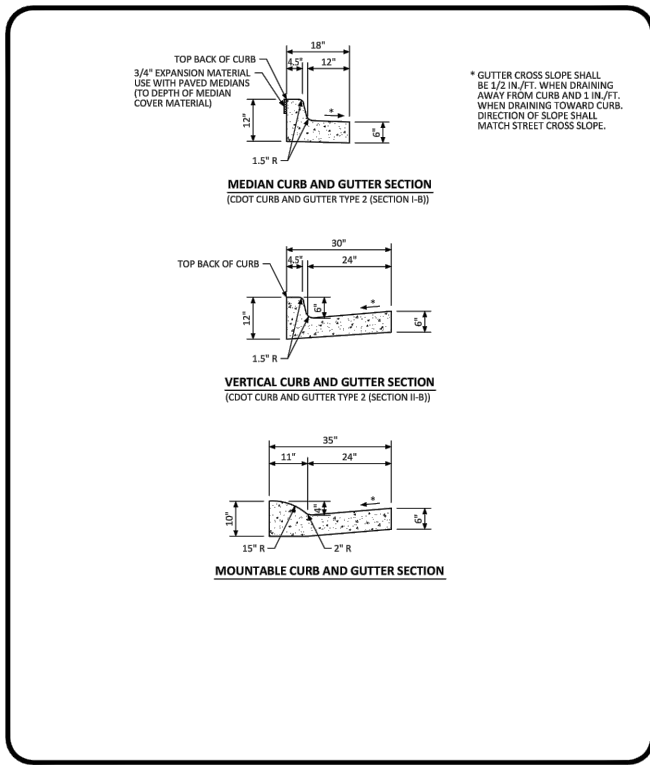
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NO.	REVISION	BY	DATE	APPROV.



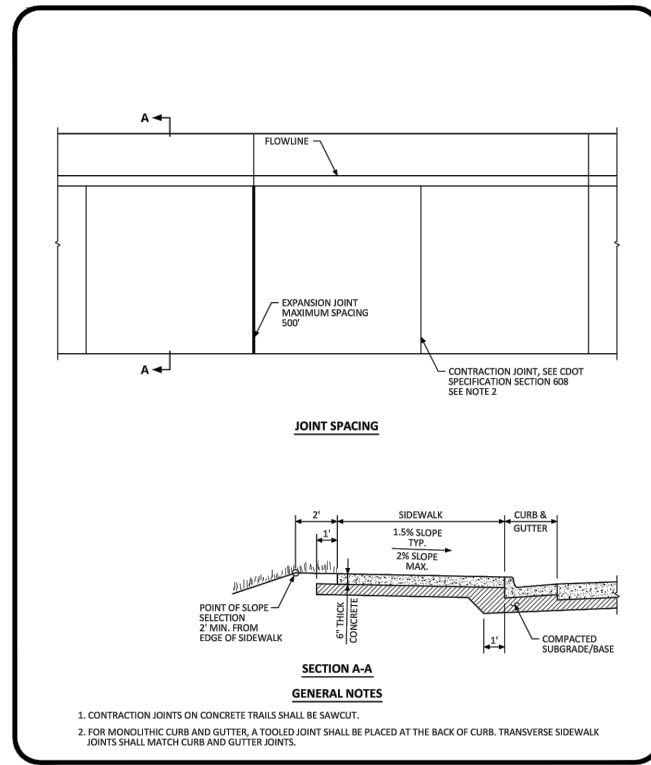
k:\den\_civil\096502001 i mixed use parker rd\CADD\plansheets\096502001PW-DT.dwg Miller, Tyler 12/22/2016 10:29 AM  
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**CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL**

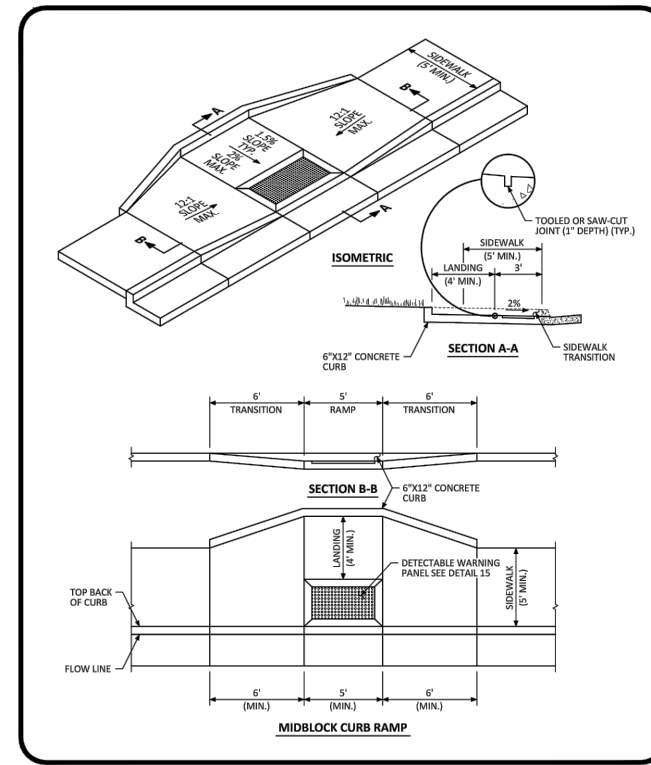
DATE: AUGUST 2014  
 DETAIL: 3 OF 1



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**ATTACHED SIDEWALK STANDARD DETAIL**

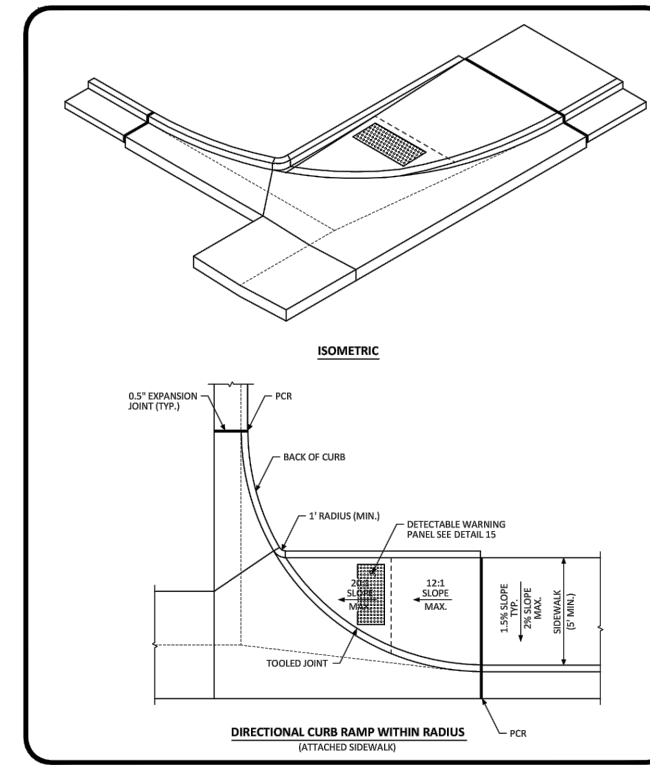
DATE: AUGUST 2014  
 DETAIL: 4 OF 2



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**MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL**

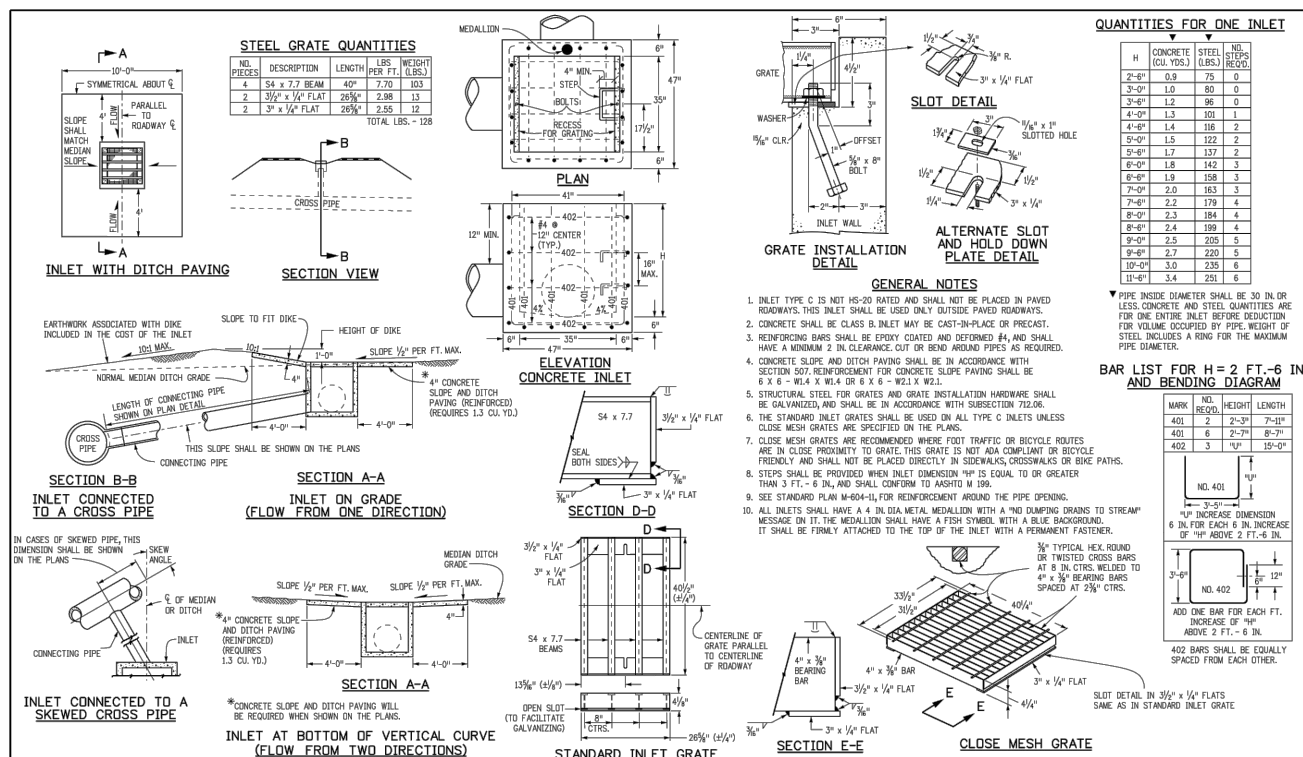
DATE: AUGUST 2014  
 DETAIL: 17 OF 2



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

**DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL**

DATE: AUGUST 2014  
 DETAIL: 18 OF 2



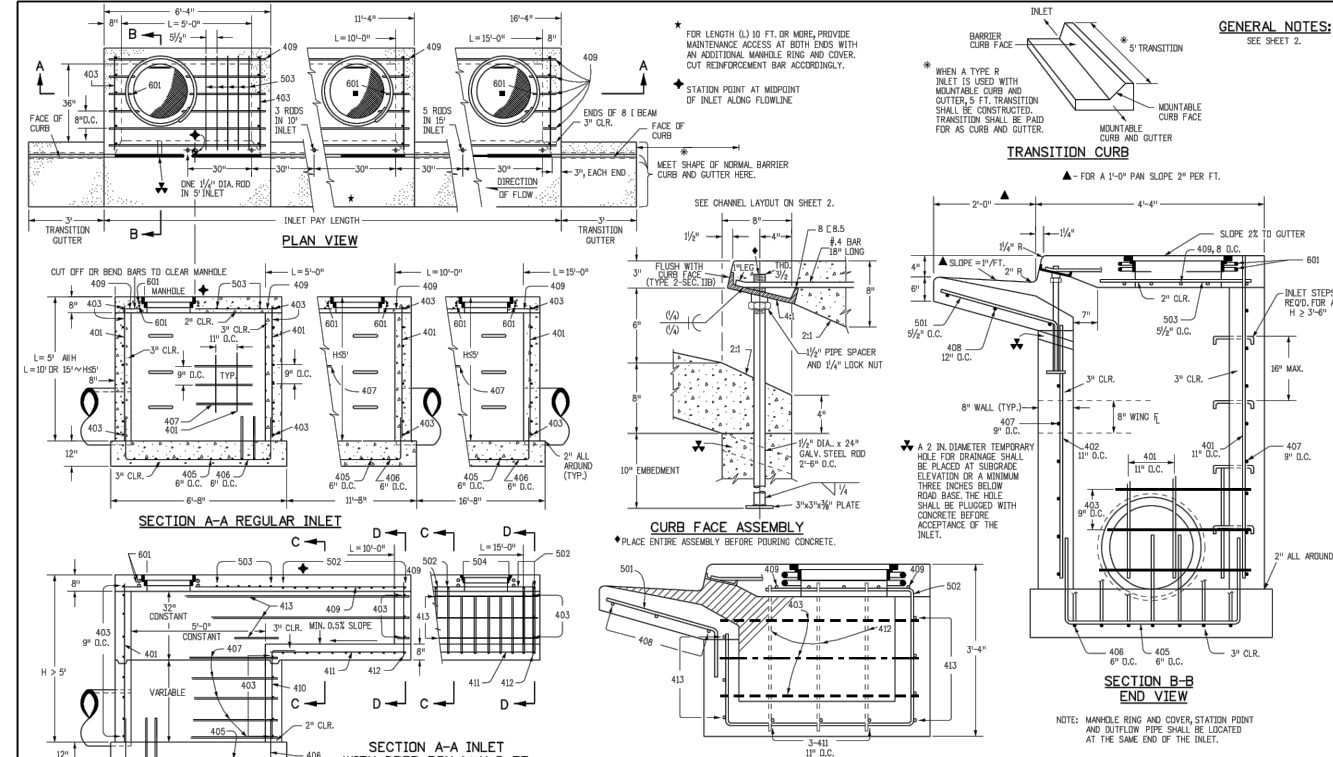
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 Last Modification Date: 07/04/12  
 Full Path: www.colorado.gov/info/business/designsupport  
 Drawing File Name: 60401201.dgn  
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Colorado Department of Transportation  
 4201 East Arkansas Avenue  
 Denver, Colorado 80222  
 Phone: (303) 757-9083  
 Fax: (303) 757-9820  
 Project Development Branch DD/LTA

**INLET, TYPE C**

STANDARD PLAN NO. M-604-10  
 Sheet No. 1 of 1

Issued By: Project Development Branch July 4, 2012



Computer File Information  
 Creation Date: 07/04/12  
 Last Modification Date: 07/04/12  
 Full Path: www.colorado.gov/info/business/designsupport  
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 4201 East Arkansas Avenue  
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 Phone: (303) 757-9083  
 Fax: (303) 757-9820  
 Project Development Branch DD/LTA

**INLET, TYPE R**

STANDARD PLAN NO. M-604-12  
 Sheet No. 1 of 2

Issued By: Project Development Branch July 4, 2012

Include Town of Parker Standard Detail 25-1 and 25-2



NO.	REVISION	BY	DATE	APPROV.

**Kimley-Horn**  
 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: CTM  
 CHECKED BY: DLS  
 DATE: 8/17/17

**PARKER & PINE**  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
 DETAILS

PRELIMINARY  
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**Kimley-Horn**  
 Kimley-Horn and Associates, Inc.

PROJECT NO. 096502001  
 DRAWING NAME 096502001PW-DT  
 C6.1

# PARKER AND PINE RETAIL PINE LANE AND S. PARKER ROAD SITE PLAN

LOT 1 BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE  
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE  
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

**CONTACTS:**

**DEVELOPER:**  
EISENBERG COMPANY, INC.  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016  
TEL: (602) 468-6100  
CONTACT: RYAN AMATO

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (303) 228-2318  
CONTACT: DAN SKEEHAN

**LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
4582 SOUTH ULSTER STREET, SUITE 1500  
DENVER, CO 80237  
TEL: (941) 379-7604  
CONTACT: CHRIS HICE

**TELEPHONE:**  
CENTURYLINK  
1801 CALIFORNIA STREET, SUITE 240  
DENVER, CO 80202  
CONTACT: IZZY MILLER  
EMAIL: IZZY.MILLER@CENTURYLINK.COM

**GAS SERVICE:**  
XCEL ENERGY  
1800 LARIMER STREET  
DENVER, CO 80202  
CONTACT: RON JOHNSON  
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

**TOWN OF PARKER:**  
TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138-7334  
TEL: (303) 841-0353  
CONTACT: PAUL STONEMAN

**ELECTRICAL SERVICE:**  
IREA  
5496 US HWY 85  
SEDALIA, CO 80135  
TEL: (303) 688-7431  
CONTACT: AMANDA STEINER

**ARCHITECT:**  
NAOS DESIGN GROUP, LLC  
4949 SOUTH SYRACUSE ST. SUITE 460  
DENVER, CO 80237  
TEL: 303-759-5777  
CONTACT: DICK ANSTETH

**SURVEYOR:**  
ENGINEERING SERVICE COMPANY  
1300 SOUTH POTOMAC ST. SUITE 126  
AURORA, CO 80012  
TEL: 303-337-1393  
CONTACT: CHARLES BECKSTROM, PLS

**TELEVISION:**  
COMCAST  
1601 MILE HIGH STADIUM CIRCLE  
DENVER, CO 80204  
CONTACT: DEAN FLENTHROPE  
EMAIL: DEAN\_FLENTHROPE@CABLE.COMCAST.COM

**WATER/SANITARY SEWER:**  
PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: 303-841-4627  
CONTACT: DRAYTON SANDERSON

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

**TOWN OF PARKER PLAN REVIEW:**  
20120 E. MAINSTREET  
PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: RANDY CAPRA



VICINITY MAP  
1"=2,000'

**SHEET INDEX**

01 OF 16	SITE PLAN COVER SHEET
02 OF 16	EXISTING CONDITIONS
03 OF 16	SITE AND UTILITY PLAN
04 OF 16	FIRE TRUCK ACCESS PLAN
05 OF 16	LANDSCAPE PLAN
06 OF 16	LANDSCAPE PLAN
07 OF 16	LANDSCAPE PLAN
08 OF 16	LANDSCAPE PLAN
09 OF 16	LANDSCAPE NOTES AND SCHEDULE
10 OF 16	LANDSCAPE DETAILS
11 OF 16	EXTERIOR ELEVATIONS
12 OF 16	EXTERIOR ELEVATIONS
13 OF 16	EXTERIOR RENDERING
14 OF 16	EXTERIOR RENDERING
15 OF 16	(NOT USED)
16 OF 16	PHOTOMETRIC PLAN

All Drainage Easements and Sight  
Distance Easements will be required by  
separate document.

Include the Signing and Striping Plan

**SITE DATA**

PROPERTY ACREAGE	15.95± ACRES (694,869 SF)
PERVIOUS AREA	4.55± ACRES
IMPERVIOUS AREA	11.40± ACRES
MAXIMUM IMPERVIOUS AREA	13.56± ACRES, 85% OF TOTAL LAND AREA
BUILDING DENSITY	13,296 SF (BLDG) = 1.9%
	694,869 SF (LOT)
MAX BUILDING DENSITY	NONE
PARKING AREA	158,642 SF

PARKING REQUIRED*	45 (1 PER 300 SF)
PARKING PROVIDED	205 ON-SITE SPACES (10 ADA SPACES)
BICYCLE PARKING REQUIRED	3 (2 PER 10,000 SF)
BICYCLE PARKING PROVIDED	8
LOADING AREA REQUIRED	0 DESIGNATED LOADING AREA
LOADING AREA PROVIDED	0 DESIGNATED LOADING AREA

**LAND USE DATA**

EXISTING ZONING	PD (PLANNED DEVELOPMENT)
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
GROSS SITE AREA	15.95 ACRES
NUMBER OF BUILDINGS	2 BUILDINGS
BUILDING GROSS FLOOR AREA	13,296 SF

**DEVELOPMENT STANDARDS**

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	2.39 AC (15%)	11.45 AC (72%)
MAXIMUM BUILDING HEIGHT	35 FEET	1 STORY/ 28'-0"
MINIMUM OFF-STREET PARKING	45	205 ONSITE SPACES (10 ADA STALLS)

**LEGAL DESCRIPTION**

PARKER AUTO PLAZA FILING NO. 1 – LOT 1, BLOCK 3 COUNTY OF DOUGLAS, STATE OF COLORADO.

**BENCHMARK**

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW ¼ OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

**FLOODPLAIN NOTE**

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067F AND DATED SEPTEMBER 30, 2005 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.



EISENBERG COMPANY  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

Address:  
  
LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO

Architect Information:  
  
**Naos Design Group, LLC**  
 4949 SOUTH SYRACUSE ST. SUITE 460  
 DENVER, COLORADO 80237  
 (303) 759-5777  
 www.naosdg.com

**Kimley»Horn**  
 4582 SOUTH ULSTER STREET  
 SUITE 1500  
 DENVER, CO 80237  
 PH: 303-228-2300

**PRELIMINARY**

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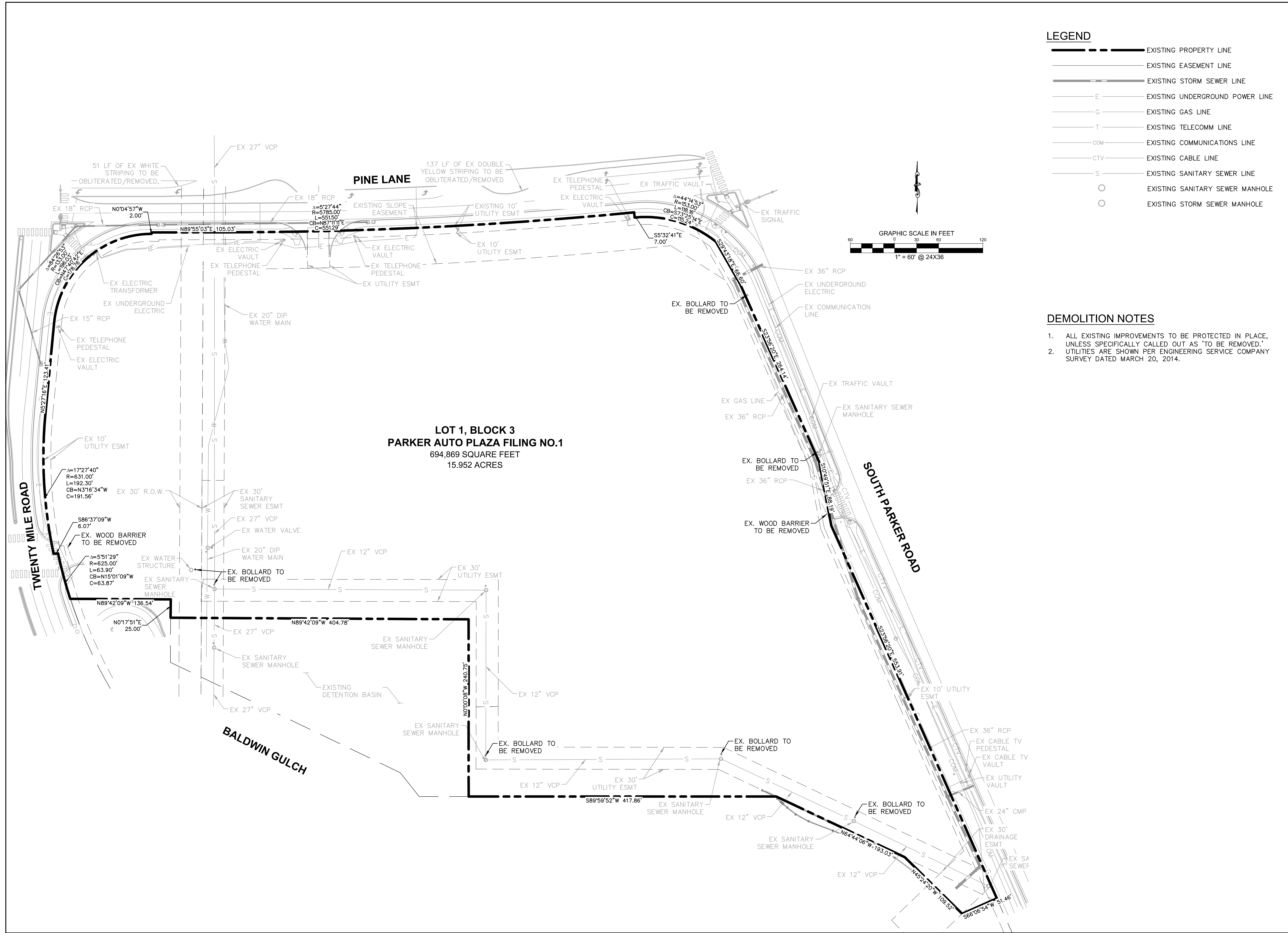
**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
08/17/2017		PLANNING SUBMITTAL

Sheet Title:  
**SITE PLAN COVER SHEET**

Date: 08/17/2017  
 Project Number: 096502001  
 Drawn By: STC

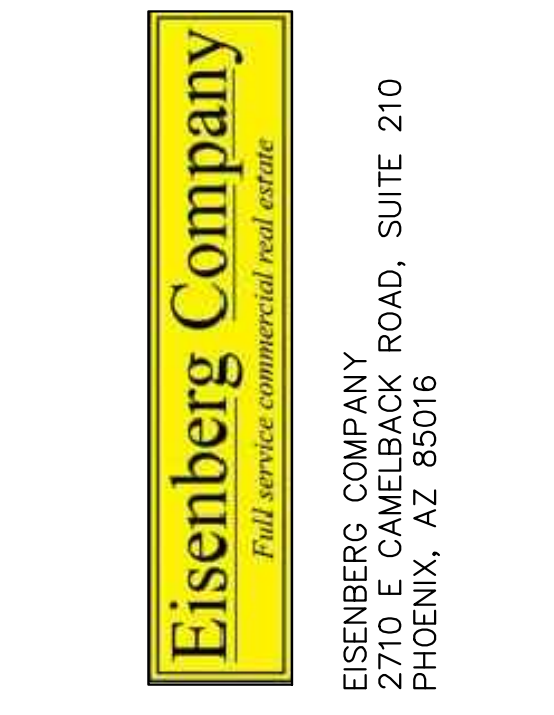


**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM SEWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING GAS LINE
	EXISTING TELECOMM LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING CABLE LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE

- DEMOLITION NOTES**
- ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
  - UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014.

**LOT 1, BLOCK 3  
PARKER AUTO PLAZA FILING NO.1  
694,869 SQUARE FEET  
15.952 ACRES**



Address:  
**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**



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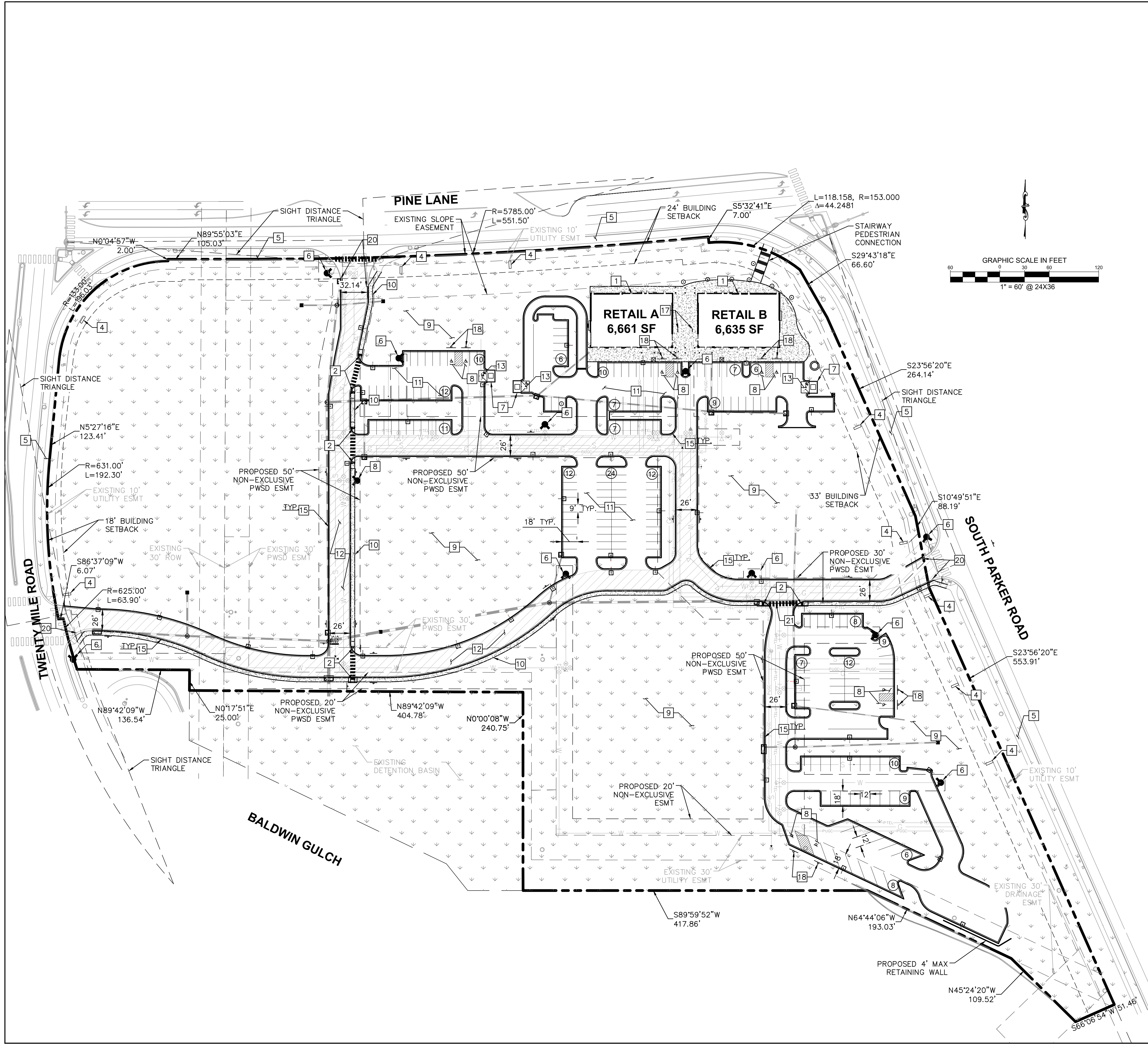
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Kimley-Horn and Associates, Inc.

**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title: **EXISTING  
CONDITIONS AND  
DEMOLITION PLAN**  
Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC  
Sheet Number:



**LEGEND**

- ADA PATH OF TRAVEL
- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- LANDSCAPED AREA
- HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING

- KEY NOTES**
- 1 PROPOSED BUILDINGS
  - 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
  - 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
  - 4 PROPOSED MONUMENT SIGN.
  - 5 EXISTING 6" SIDEWALK TO REMAIN.
  - 6 PROPOSED FIRE HYDRANT.
  - 7 PROPOSED TRASH ENCLOSURE.
  - 8 PROPOSED ADA PARKING STALLS.
  - 9 PROPOSED PERMANENT STABILIZATION. REFER TO LANDSCAPE PLANS
  - 10 PROPOSED 5' CONCRETE SIDEWALK.
  - 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
  - 12 PROPOSED HEAVY DUTY ASPHALT PAVING.
  - 13 PROPOSED HEAVY DUTY CONCRETE PAVING.
  - 14 PROPOSED SITE LIGHTING.
  - 15 PROPOSED 18" VERTICAL CURB
  - 16 PROPOSED BOLLARD.
  - 17 PROPOSED BICYCLE PARKING (4).
  - 18 PROPOSED BOLLARD-MOUNTED ADA PARKING SIGN.
  - 19 NOT USED
  - 20 PROPOSED CURB TRANSITION FROM 18" CURB AND GUTTER (ON-SITE) TO 30" CURB AND GUTTER (OFF-SITE).
  - 21 PROPOSED CROSSSPAN GUTTER

**Eisenberg Company**  
*Full service commercial real estate*  
 EISENBERG COMPANY  
 2710 E. CAMELBACK ROAD, SUITE 210  
 PHOENIX, AZ 85016

Address:  
**LOT 1 BLOCK 3, PARKER  
 AUTO PLAZA FILING NO. 1  
 COUNTY OF DOUGLASS,  
 STATE OF COLORADO**

Architect Information:  
  
 Naos Design Group, LLC  
 4949 SOUTH SYRACUSE ST. SUITE 400  
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 (303) 759-5777  
 www.naosdg.com

**Kimley»Horn**  
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 DENVER, CO 80237  
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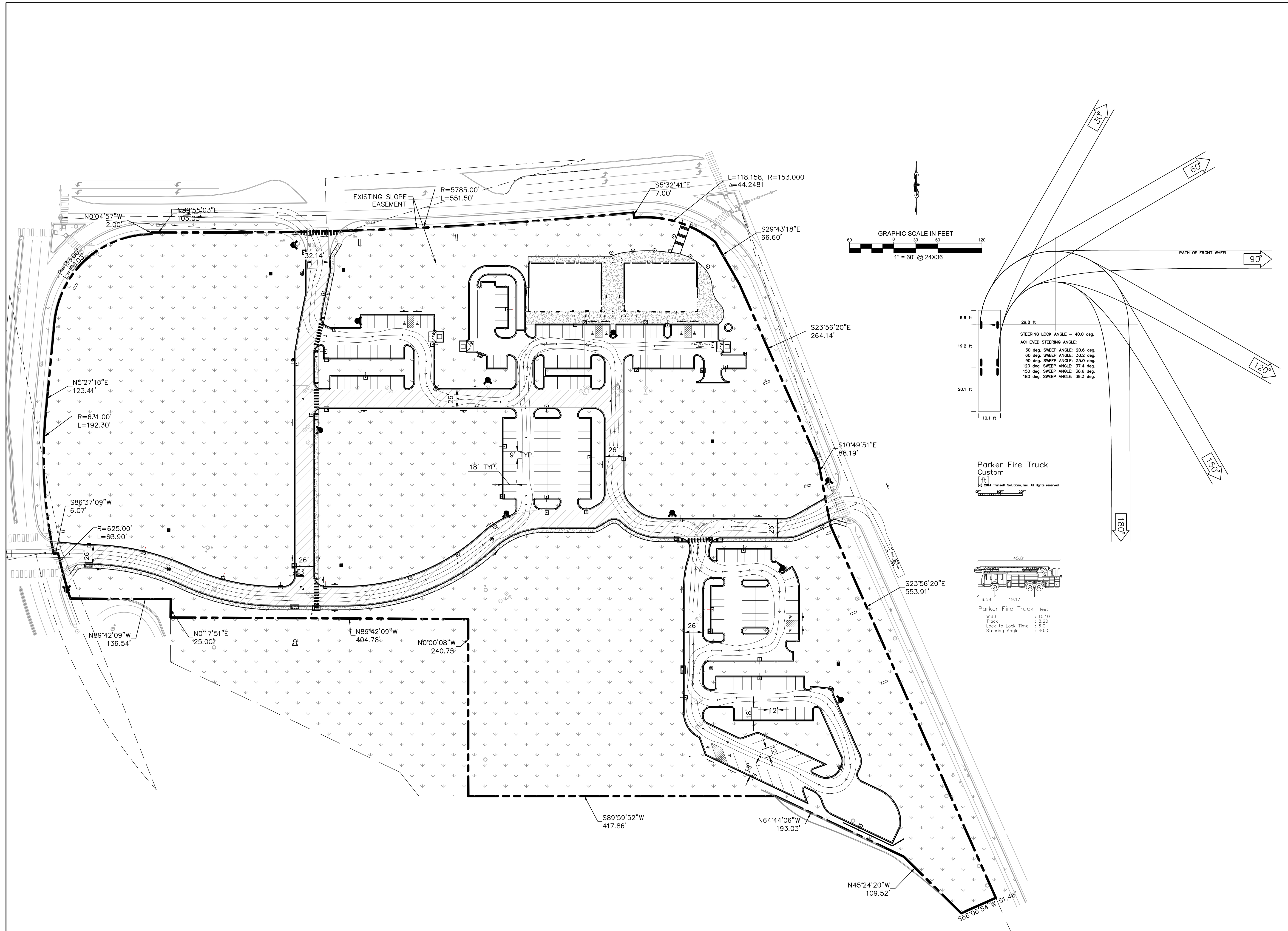
Revisions:

#	Date	Description

Sheet Title:  
**SITE AND UTILITY  
 PLAN**

Date: 08/17/2017  
 Project Number: 096502001  
 Drawn By: STC

Sheet Number:



**Eisenberg Company**  
Full-service commercial real estate

EISENBERG COMPANY  
2710 E CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

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Architect Information:



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Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title:

**FIRE TRUCK  
ACCESS PLAN**

Date: 08/17/2017

Project Number: 096502001

Drawn By: STC

Sheet Number:

**04 OF 16**

Address:  
**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

Architect Information:  
**naos**  
Naos Design Group, LLC  
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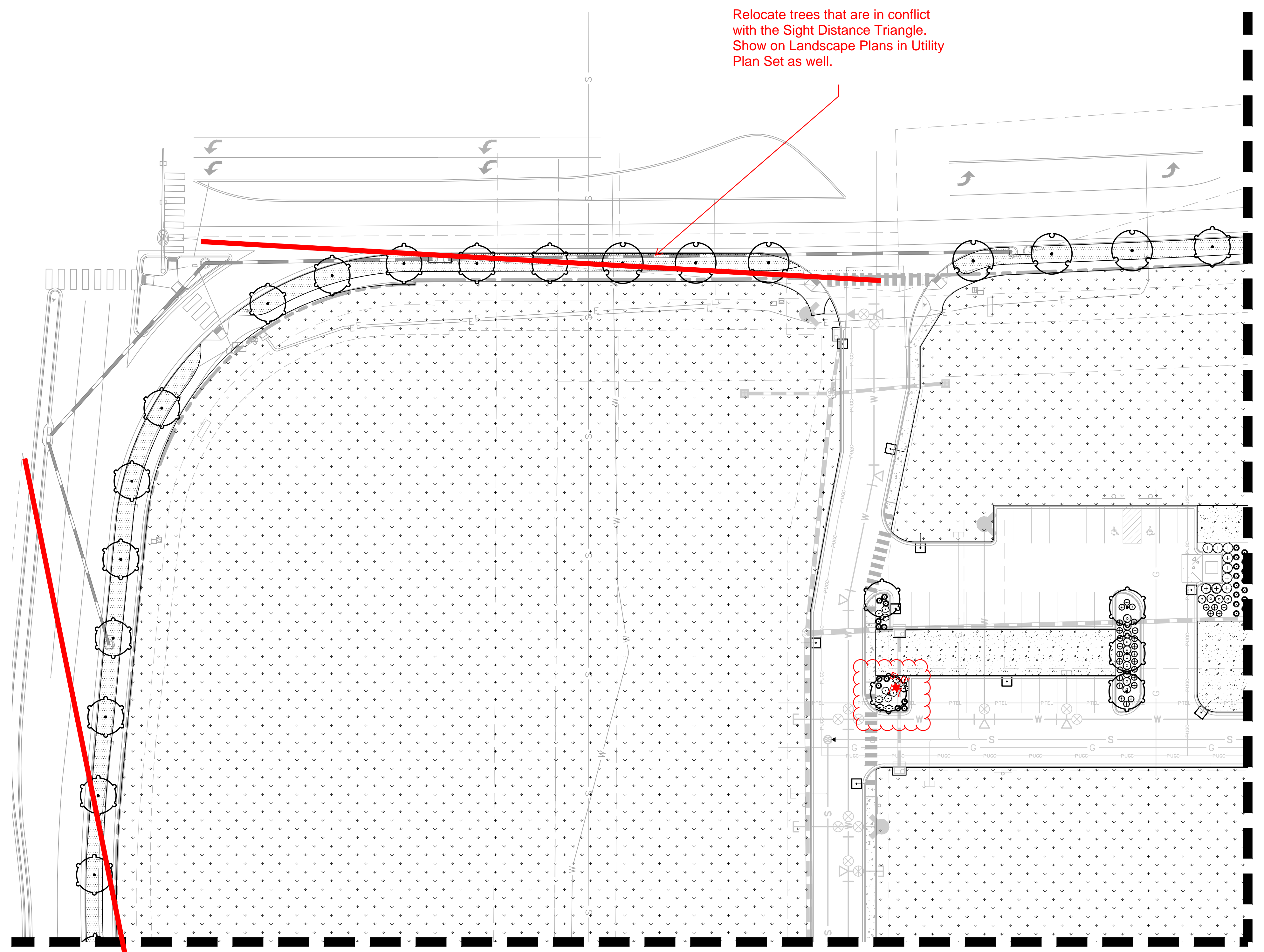
Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**LANDSCAPE PLAN**

Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC

Sheet Number:



Ensure 10 feet separation from storm pipe to tree

SEE SHEET 06 OF 16 FOR CONTINUATION

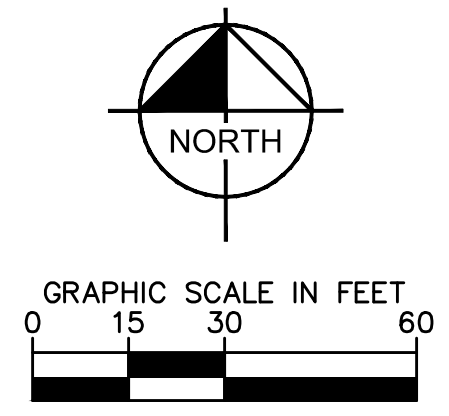
SEE SHEET 07 OF 16 FOR CONTINUATION

Relocate trees that are in conflict with the Sight Distance Triangle. Show on Landscape Plans in Utility Plan Set as well.

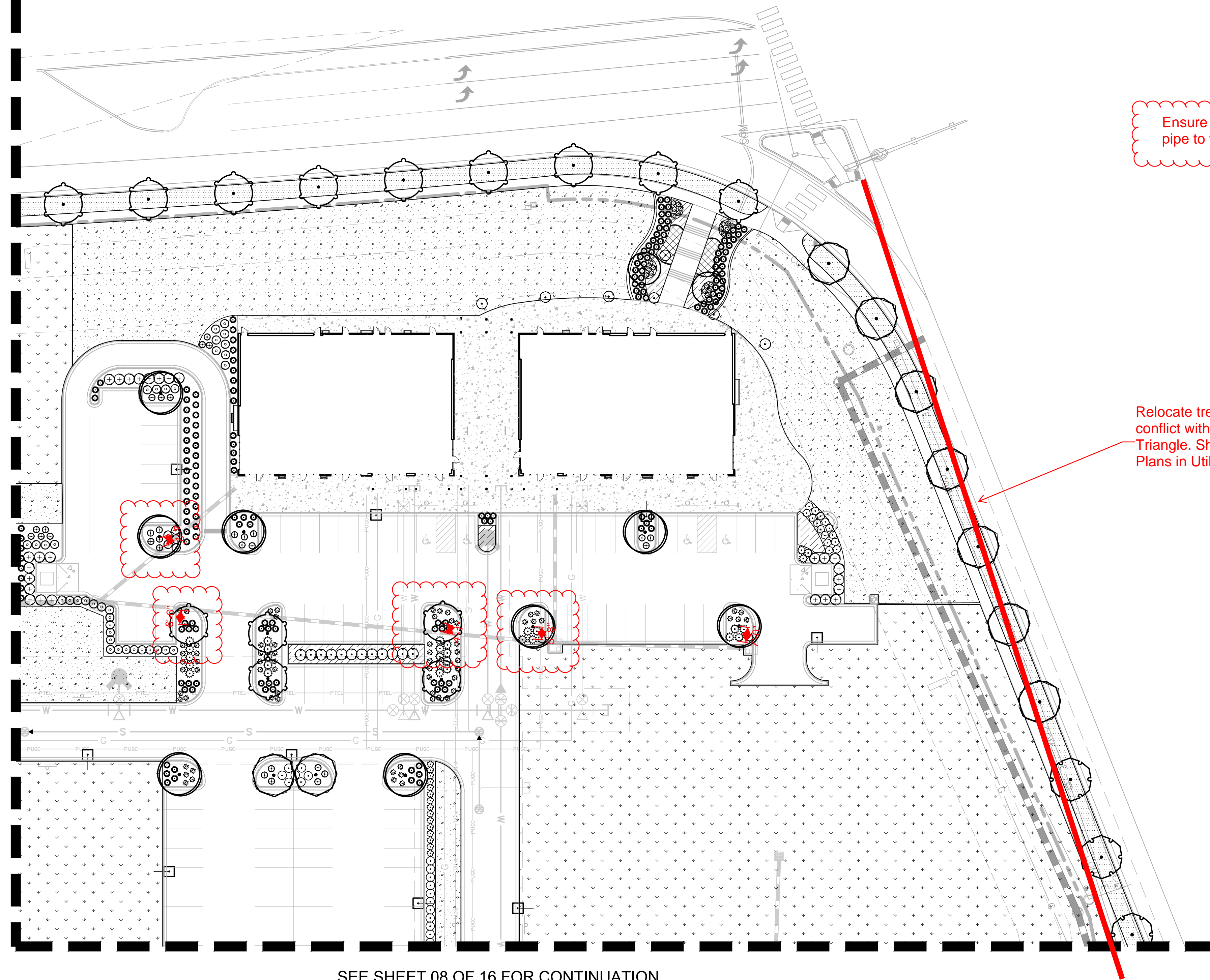
**LANDSCAPE CALCULATIONS**

	REQUIRED	PROVIDED
<b>STREET TREES</b>		
1 TREE/40 LF	54 TREES	54 TREES
<b>PARKING PERIMETER</b>		
10' MIN WIDTH BUFFER ALONG ALL PARKING	TREES AND SHRUBS MIN. 75% OPACITY	TREES AND SHRUBS MIN. 75% OPACITY
<b>PARKING LOT</b>		
8,495 SF OF ISLANDS		
1 TREE + 5 SHRUBS/ 162 SF OF ISLANDS	53 TREES + 265 SHRUBS	38 TREES+ (150 SUBSTITUTED FOR 15 TREES) & 273 SHRUBS
<b>MINIMUM SITE LANDSCAPING STANDARDS</b>		
SITE AREA: 694,969 SF		
15% TOTAL SITE AREA	104,230 SF	498,887 SF
1 TREE+5 SHRUBS/1,500 SF OF SITE	70 TREES + 348 SHRUBS	94 TREES + 778 SHRUBS

NOTES:  
1. ALL OTHER CATEGORIES CAN BE COUNTED TOWARD "MINIMUM SITE LANDSCAPING STANDARDS"



SEE SHEET 05 OF 16 FOR CONTINUATION



SEE SHEET 08 OF 16 FOR CONTINUATION

Ensure 10 feet separation from storm pipe to tree

Relocate trees that are in conflict with the Sight Distance Triangle. Show on Landscape Plans in Utility Plan Set as well.



EISENBERG COMPANY  
 2710 E. CAMELBACK ROAD, SUITE 210  
 PHOENIX, AZ 85016

Address:  
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**SITE PLAN SUBMITTAL**

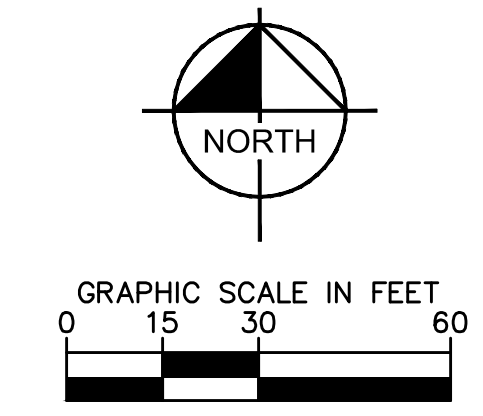
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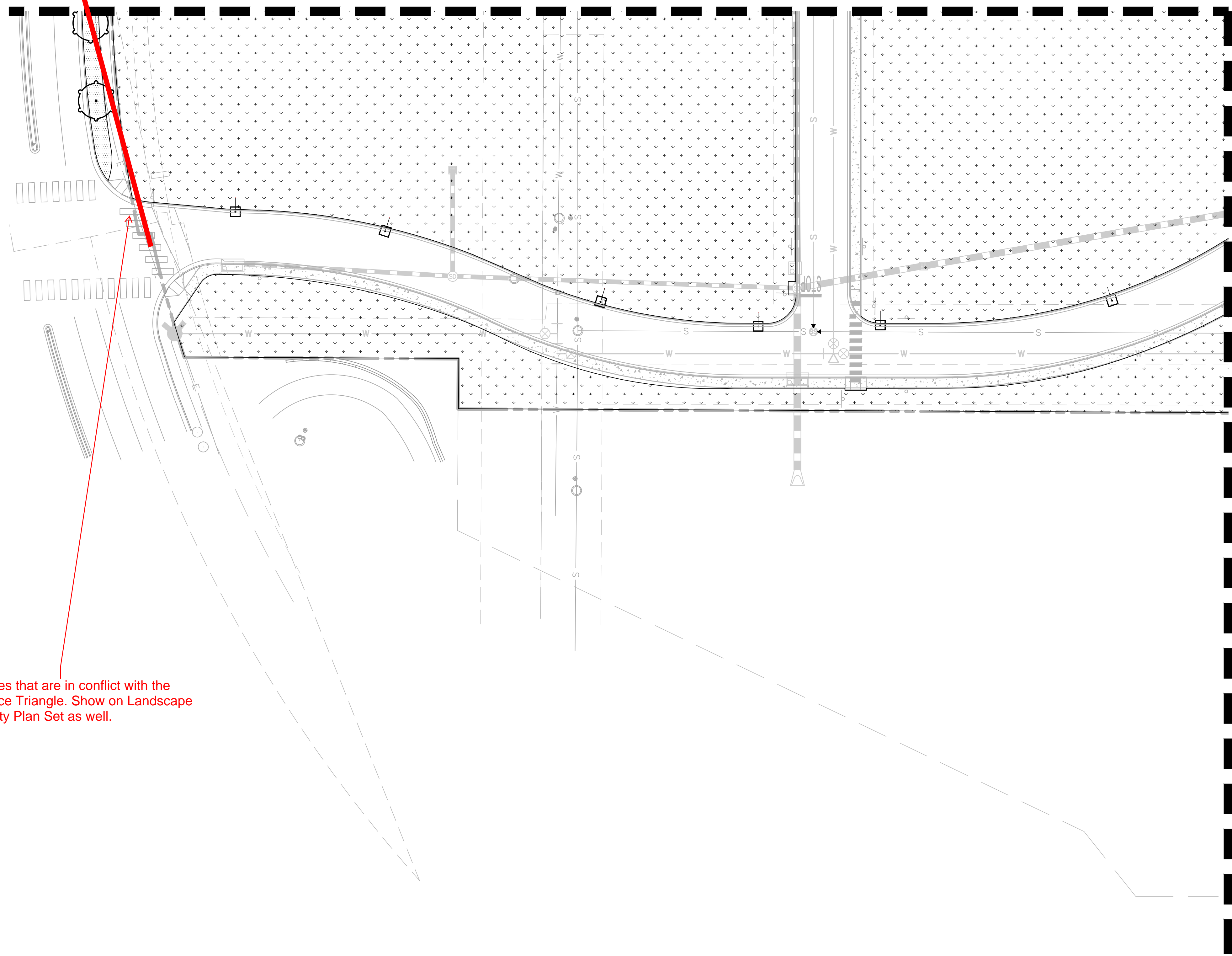
Sheet Title:  
**LANDSCAPE PLAN**

Date: 08/17/2017  
 Project Number: 096502001  
 Drawn By: STC

Sheet Number:



SEE SHEET 04 OF 16 FOR CONTINUATION



Relocate trees that are in conflict with the Sight Distance Triangle. Show on Landscape Plans in Utility Plan Set as well.

SEE SHEET 08 OF 16 FOR CONTINUATION



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**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
	08/17/2017	PLANNING SUBMITTAL

Sheet Title:

**LANDSCAPE PLAN**

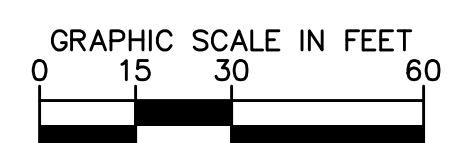
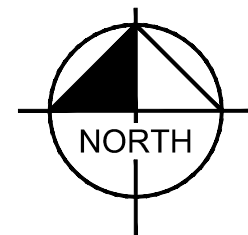
Date: 08/17/2017

Project Number: 096502001

Drawn By: STC

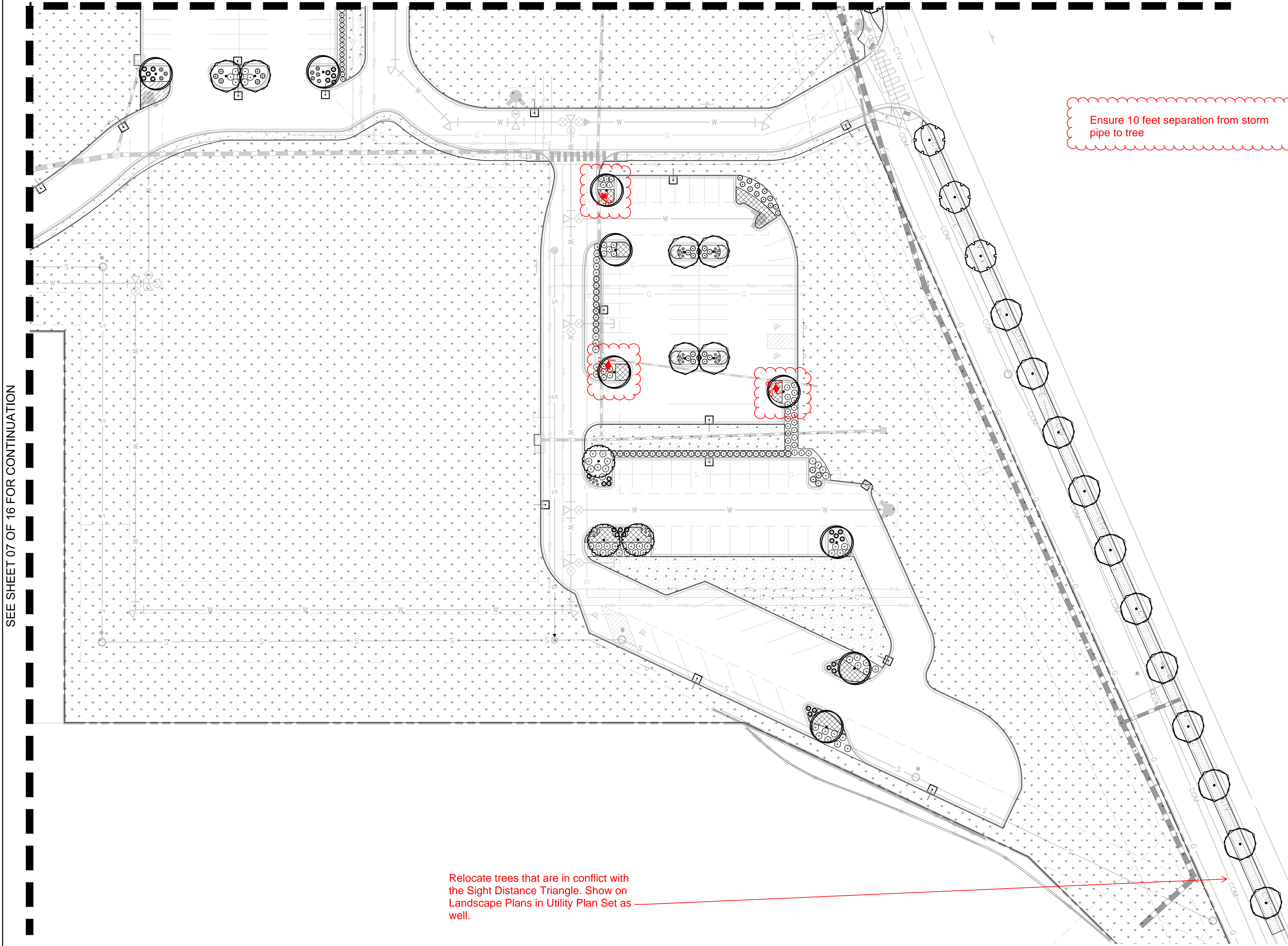
Sheet Number:

**07 OF 16**



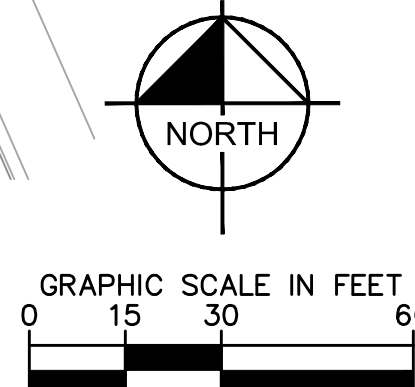
SEE SHEET 07 OF 16 FOR CONTINUATION

SEE SHEET 07 OF 16 FOR CONTINUATION



Relocate trees that are in conflict with the Sight Distance Triangle. Show on Landscape Plans in Utility Plan Set as well.

Ensure 10 feet separation from storm pipe to tree



EISENBERG COMPANY  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

Address:

**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

Architect Information:



Naos Design Group, LLC  
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PH: 303-228-2300

**PRELIMINARY**

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

**Kimley»Horn**

Kimley-Horn and Associates, Inc.

**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title:

**LANDCAPE PLAN**

Date: 08/17/2017

Project Number: 096502001

Drawn By: STC

Sheet Number:

**08 OF 16**

# GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
  - 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
  - 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
  - 1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
  - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
  - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
  - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK; THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MIS-SHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
  - 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
  - 1. GENERAL
    - MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

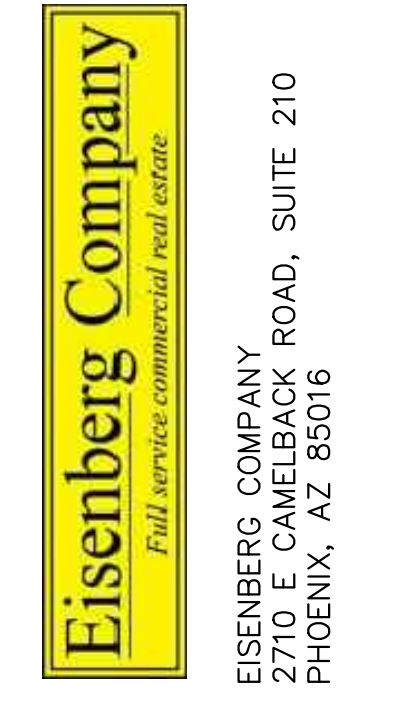
MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
  - 2. PLANT MATERIALS
    - a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
    - b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY.
    - c. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM PROJECT LANDSCAPE ARCHITECT.
    - d. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT.
    - e. THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
    - f. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. SOIL MIXTURE
  - 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
  - 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
    - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.5. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS OF SOIL MIXTURE.
    - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
  - 3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
  - 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
    - \* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER
  - 1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
    - \* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH
  - 1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL.
  - 2. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING
  - 1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
  - 2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPARENT PRODUCT ("WILTFRUIT" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

- 3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK
  - 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
  - 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
  - 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST
  - 1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING
  - 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
  - 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
  - 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES
  - 1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CONTRACTOR MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
  - 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
  - 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
  - 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
  - 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
  - 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
  - 7. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
  - 8. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
  - 9. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
  - 10. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
  - 11. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
  - 12. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
  - 13. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
  - 14. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INCULCATION.
  - 15. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
  - 16. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
  - 17. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
  - 18. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
  - 19. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
  - 20. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- N. LAWN SODDING
  - 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
  - 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
  - 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED, WET PREPARED AREA THOROUGHLY.
  - 4. SODDING
    - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
    - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID

- UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- 6. LAWN MAINTENANCE
  - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.
  - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER, OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- O. CLEANUP
  - 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- P. PLANT MATERIAL MAINTENANCE
  - 1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- Q. FINAL INSPECTION AND ACCEPTANCE OF WORK
  - 1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- R. WARRANTY
  - 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
  - 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
  - 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	GP	6	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	B & B	2"	CAL MIN	
	GS	17	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2"	CAL MIN	
	MR	2	MALUS X 'RADIANT'	RADIANT CRAB APPLE	B & B	2"	CAL MIN	
	PA3	6	PYRUS CALLERYANA 'ARISTOCRAT' TM	ARISTOCRAT FLOWERING PEAR	B & B	2"	CAL MIN	
	QR	34	QUERCUS ROBUR	ENGLISH OAK	B & B	2"	CAL MIN	
	TG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2"	CAL MIN	
	UA	26	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2"	CAL MIN	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
	BR	55	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL		SEE PLAN	
	CA	52	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL		SEE PLAN	
	CA2	229	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		SEE PLAN	
	ER	30	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL		SEE PLAN	
	FE	35	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL		SEE PLAN	
	JO	79	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	5 GAL		SEE PLAN	
	LV	35	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL		SEE PLAN	
	PA	26	PEROVSKIA ATRIPLOCLIFOLIA	RUSSIAN SAGE	5 GAL		SEE PLAN	
	PA2	99	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL		SEE PLAN	
	R3	57	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	5 GAL		SEE PLAN	
	RA	29	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRRANT	5 GAL		SEE PLAN	
	SM	12	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL		SEE PLAN	
	SS	65	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	5 GAL		SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	SPACING
	BD	38,740 SF	BOUTELOUA DACTYLOIDES	BUFFALO GRASS	SOD			
	HP2	354	HEMEROCALLIS X 'PARDON ME'	PARDON ME DAYLILY	1 GAL		24" OC	24" o.c.
	KB	16,673 SF	KEN-TEX BLUEGRASS	KEN-TEX BLUEGRASS	SOD			
	SM2	445,623 SF	TOWN OF PARKER SEED MIX 3	TOWN OF PARKER SEED MIX 3	SEED			
	VC	541	VINCA MINOR	COMMON PERIWINKLE	4" P.P.			18" o.c.



Address:  
**LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 COUNTY OF DOUGLASS, STATE OF COLORADO**



**Kimley»Horn**  
 4582 SOUTH ULSTER STREET SUITE 1500 DENVER, CO 80237 PH: 303-228-2300

**PRELIMINARY**  
 FOR REVIEW ONLY NOT FOR CONSTRUCTION  
 Kimley»Horn  
 Kimley-Horn and Associates, Inc.

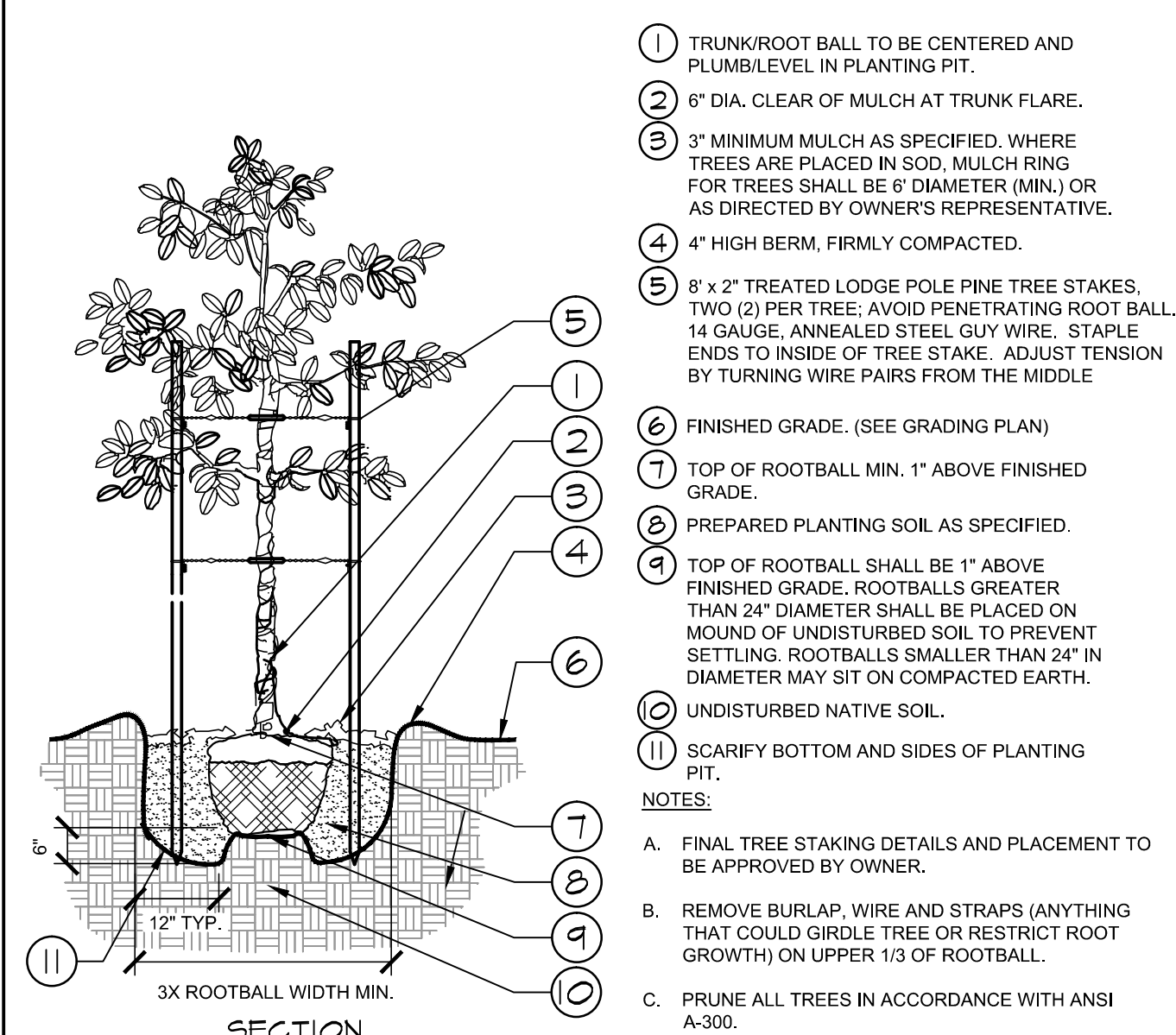
## SITE PLAN SUBMITTAL

Revisions:

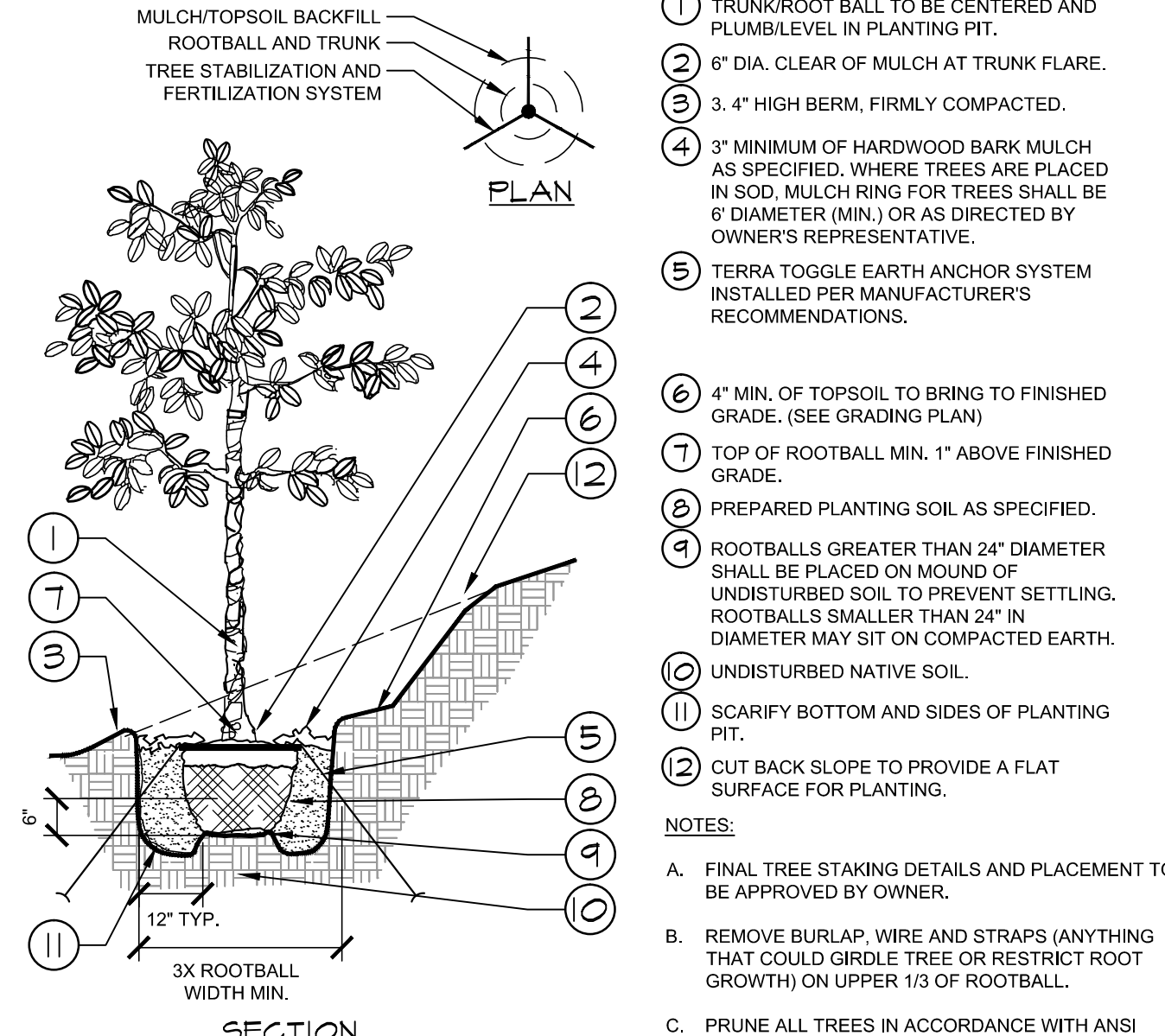
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	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**LANDSCAPE NOTES AND SCHEDULE**

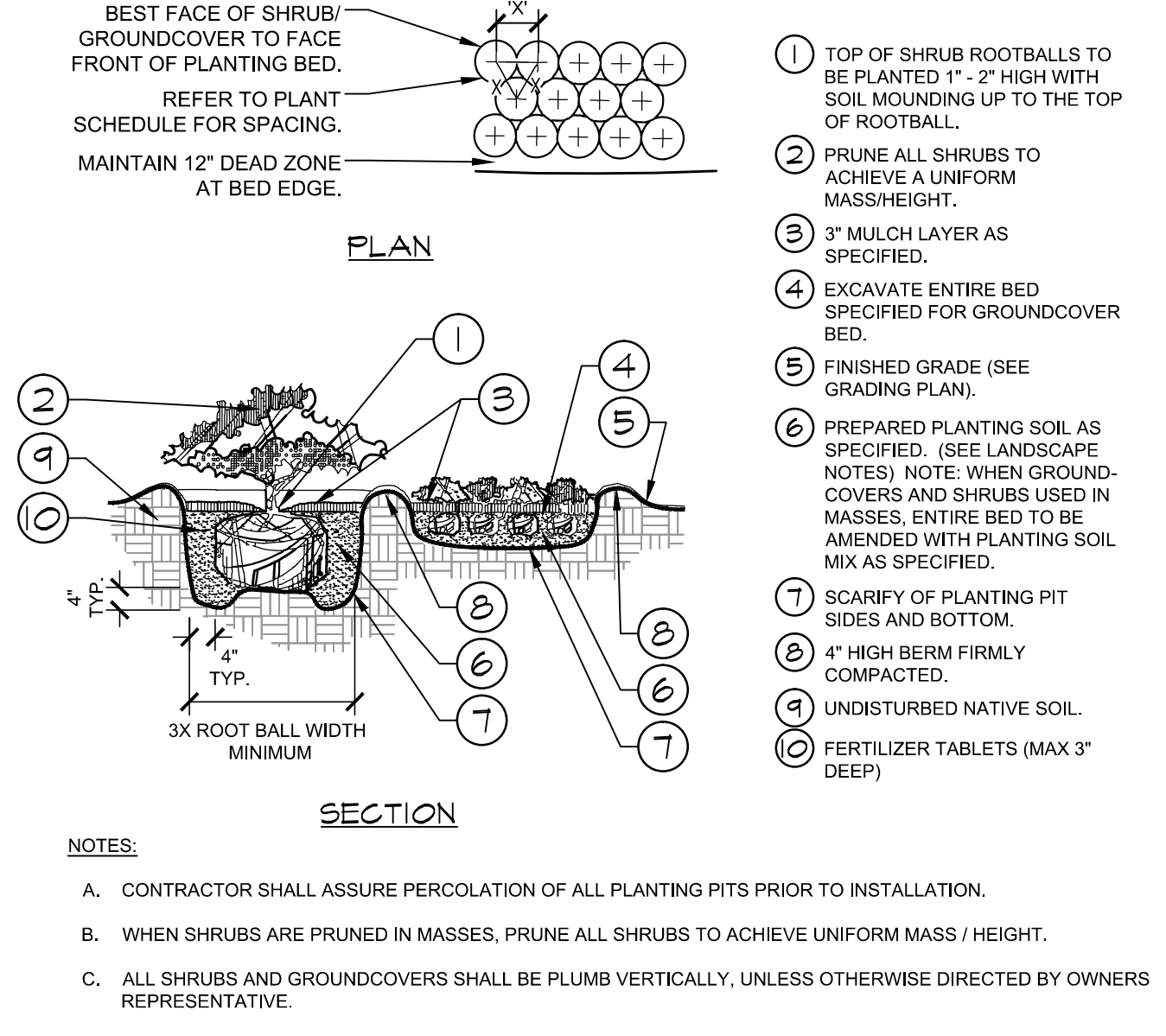
Date:	08/17/2017
Project Number:	096502001
Drawn By:	STC
Sheet Number:	



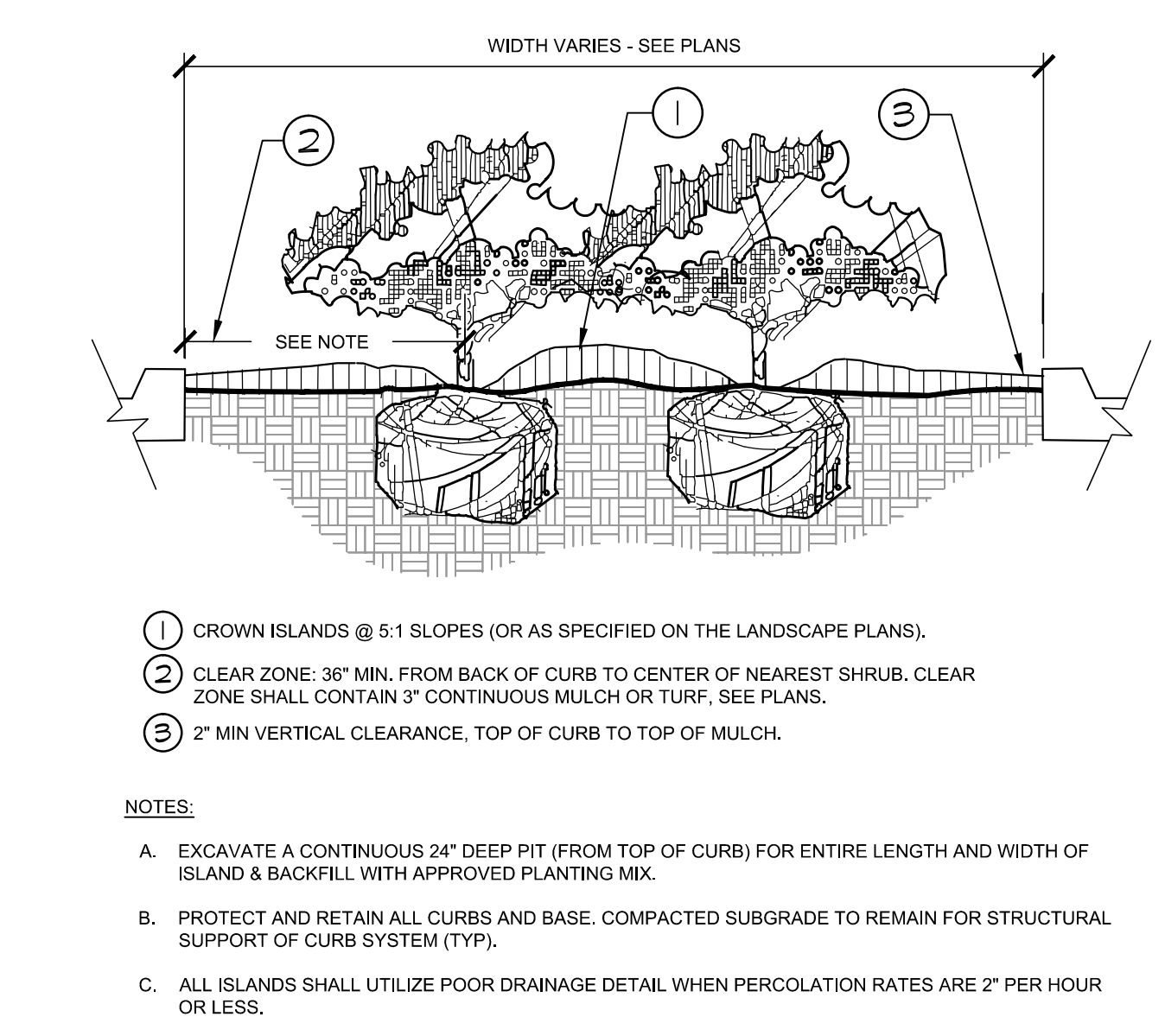
**1 TREE PLANTING**  
SECTION / PLAN  
NTS



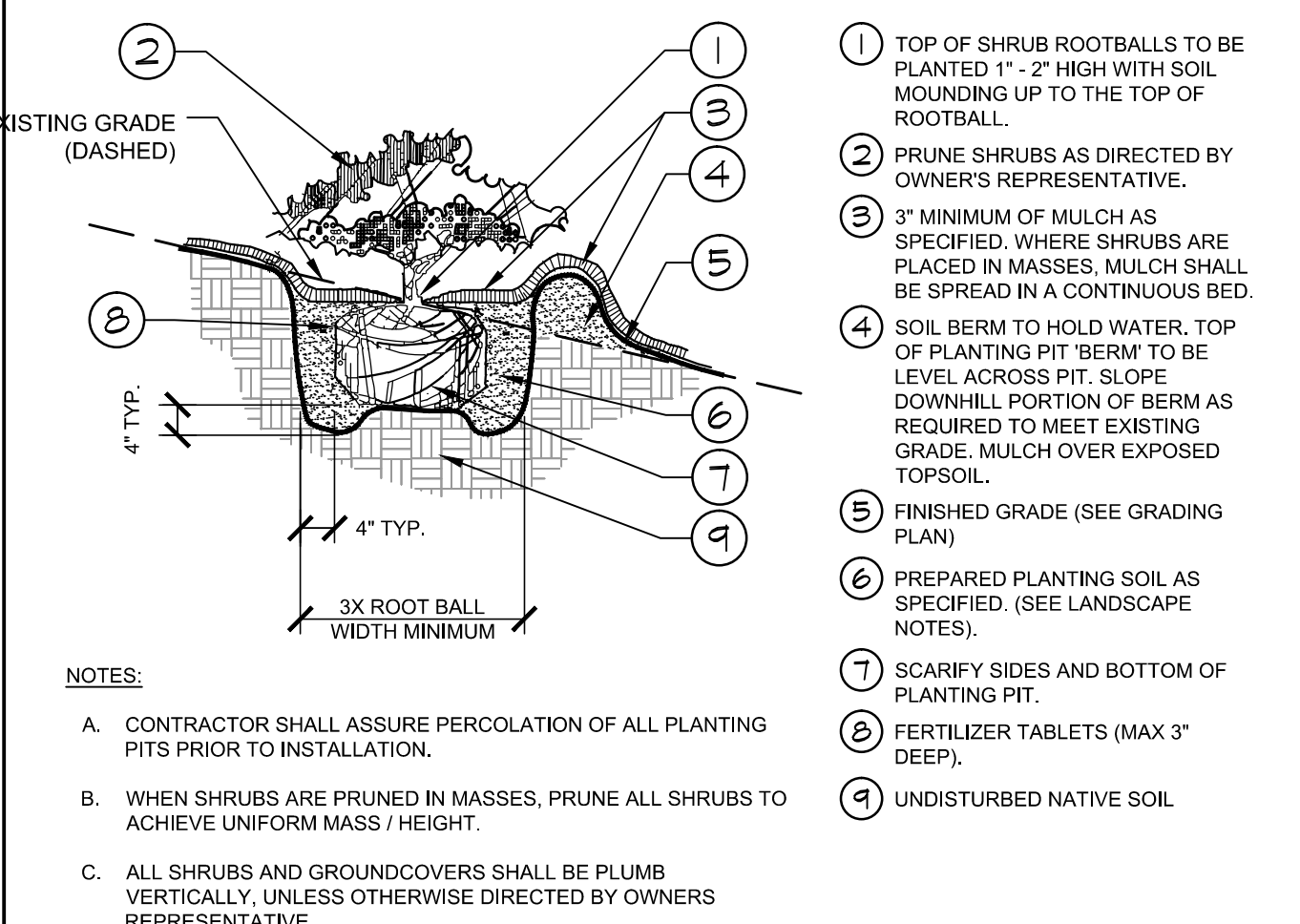
**2 TREE PLANTING ON A SLOPE**  
SECTION / PLAN  
NTS



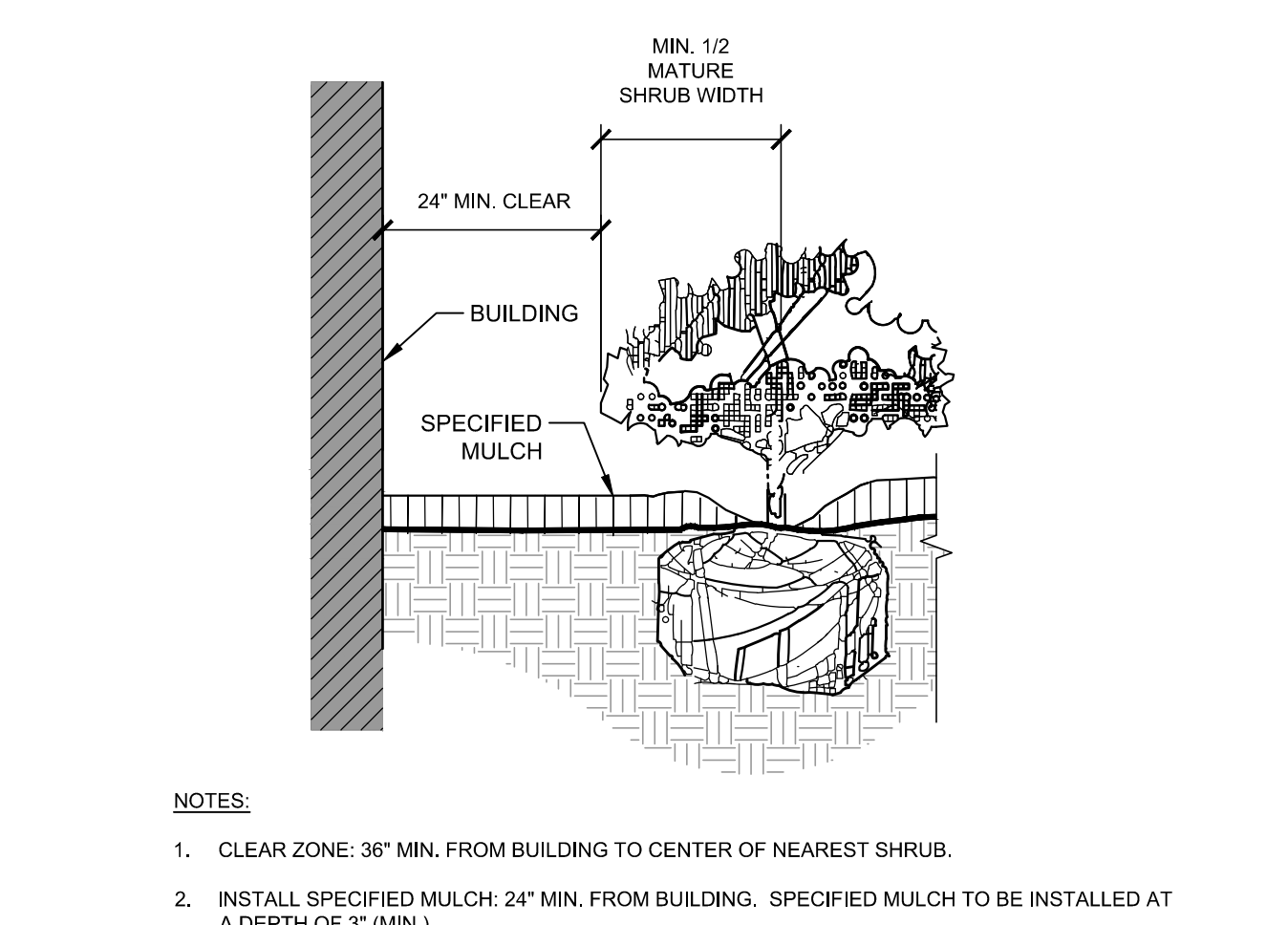
**3 SHRUB/GROUNDCOVER PLANTING**  
SECTION / PLAN  
NTS



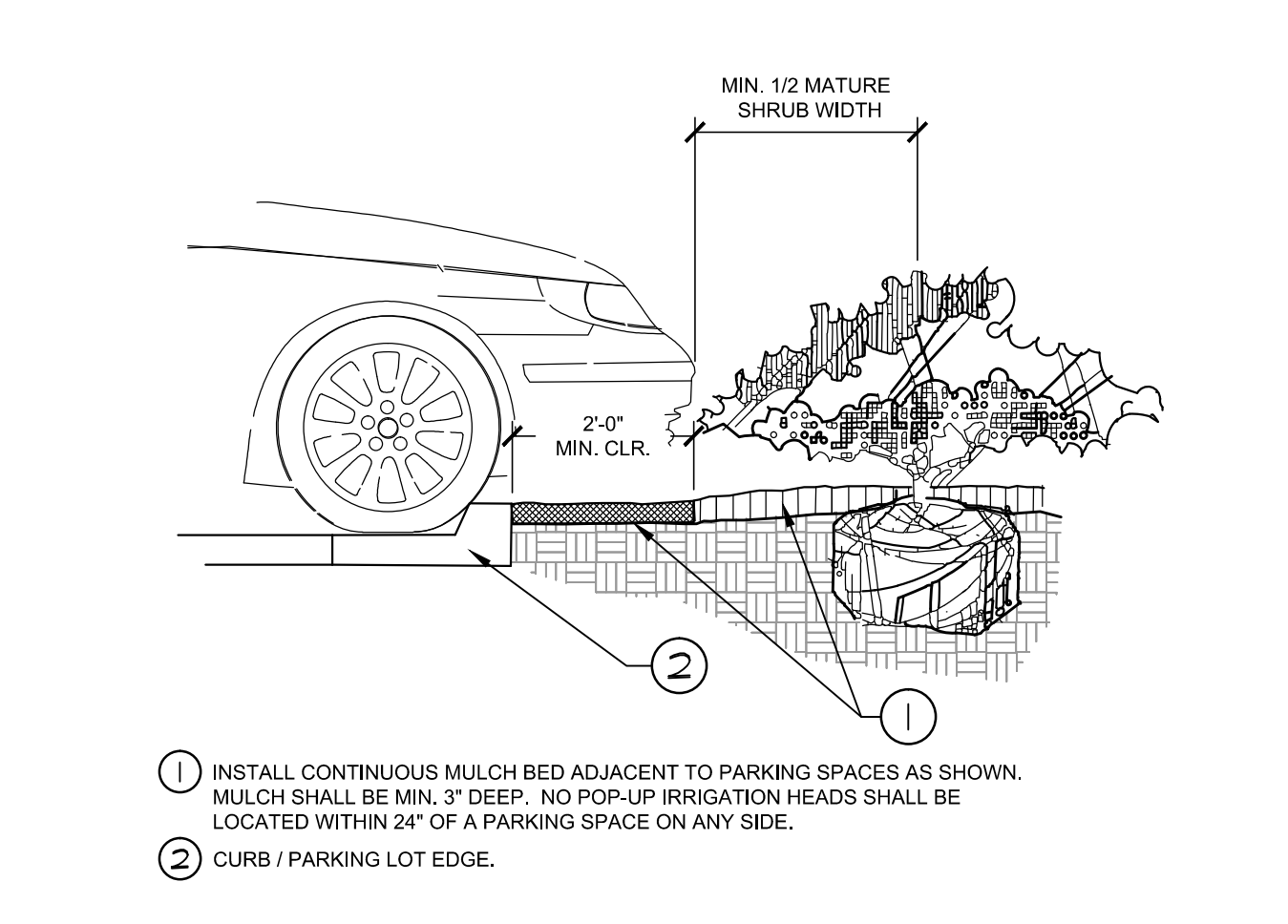
**4 PLANTED PARKING LOT ISLANDS/MEDIANS**  
SECTION  
NTS



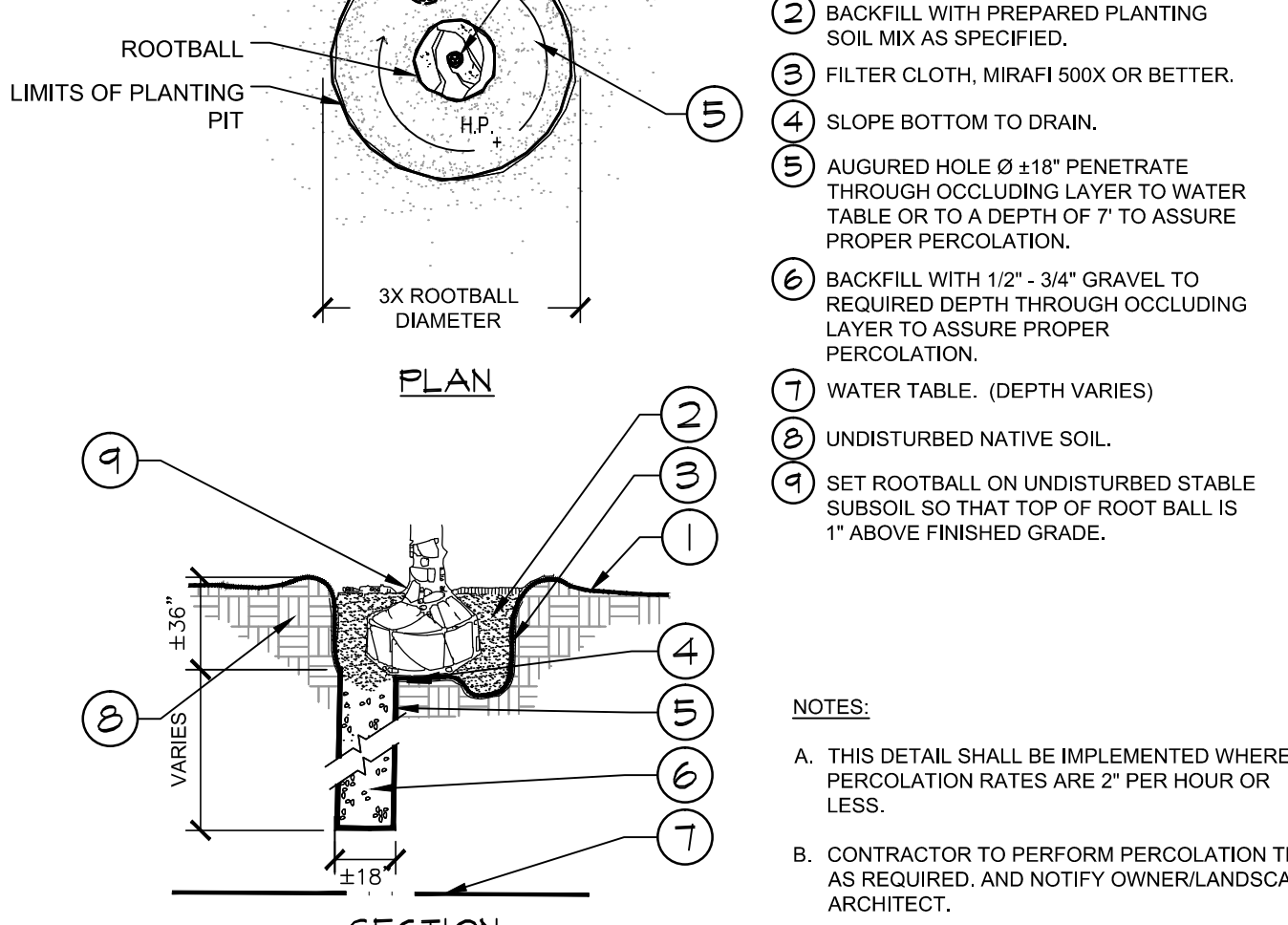
**5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE**  
SECTION  
NTS



**6 PLANTINGS ADJACENT TO BUILDINGS**  
SECTION  
NTS



**7 PARKING SPACE/CURB PLANTING**  
SECTION  
NTS



**8 POOR DRAINAGE CONDITION**  
SECTION / PLAN  
NTS

**Eisenberg Company**  
*Full service commercial real estate*  
EISENBERG COMPANY  
2710 E. CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

Address:  
**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

Architect Information:  
**naos**  
Naos Design Group, LLC  
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DENVER, COLORADO 80237  
p) 303.759.5777  
www.naosdg.com

**Kimley»Horn**  
4582 SOUTH ULSTER STREET  
SUITE 1500  
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PH: 303-228-2300

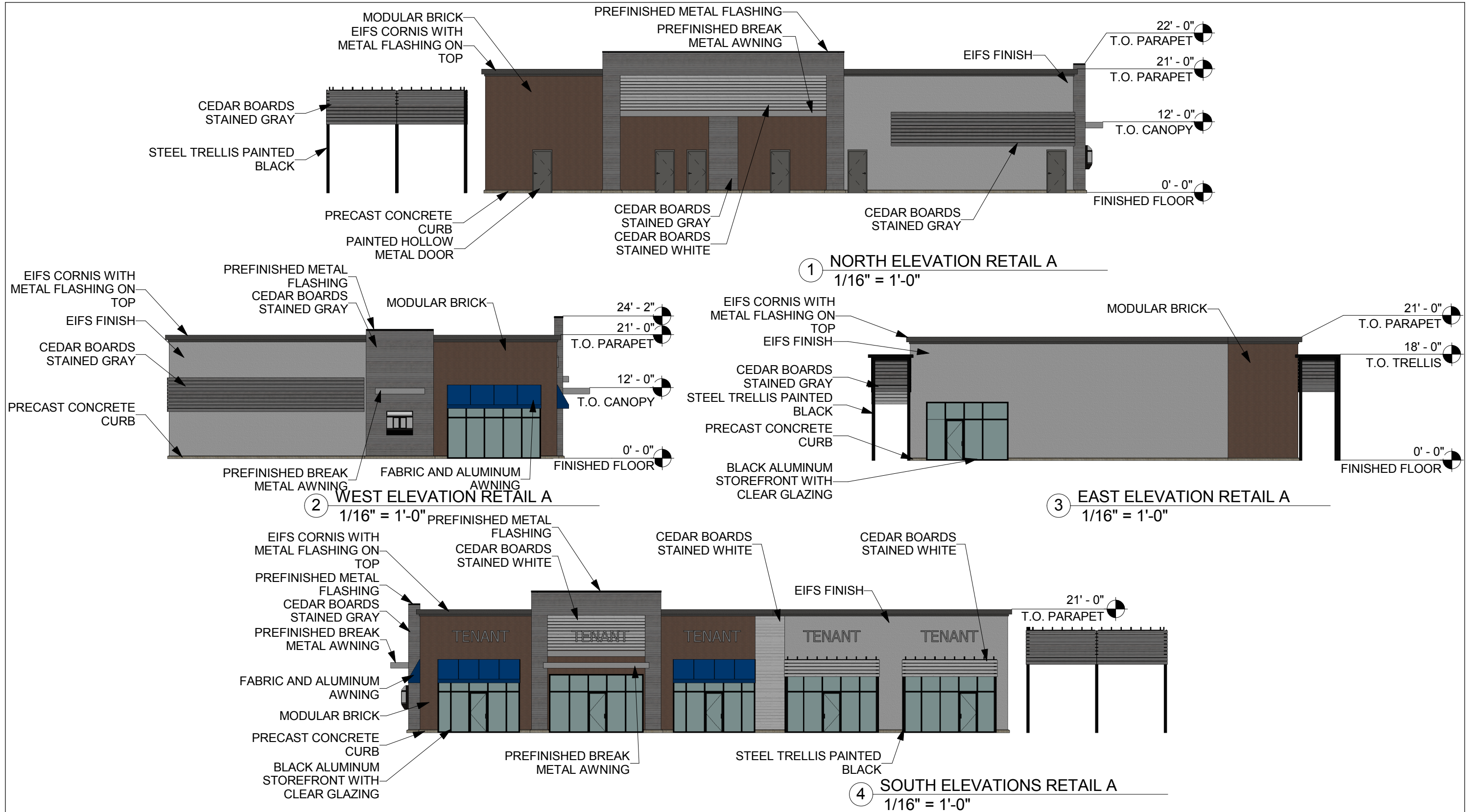
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

**SITE PLAN SUBMITTAL**

Revisions:

#	Date	Description
08/17/2017	08/17/2017	PLANNING SUBMITTAL

Sheet Title:  
**LANDSCAPE  
DETAILS**  
Date: 08/17/2017  
Project Number: 096502001  
Drawn By: STC  
Sheet Number:



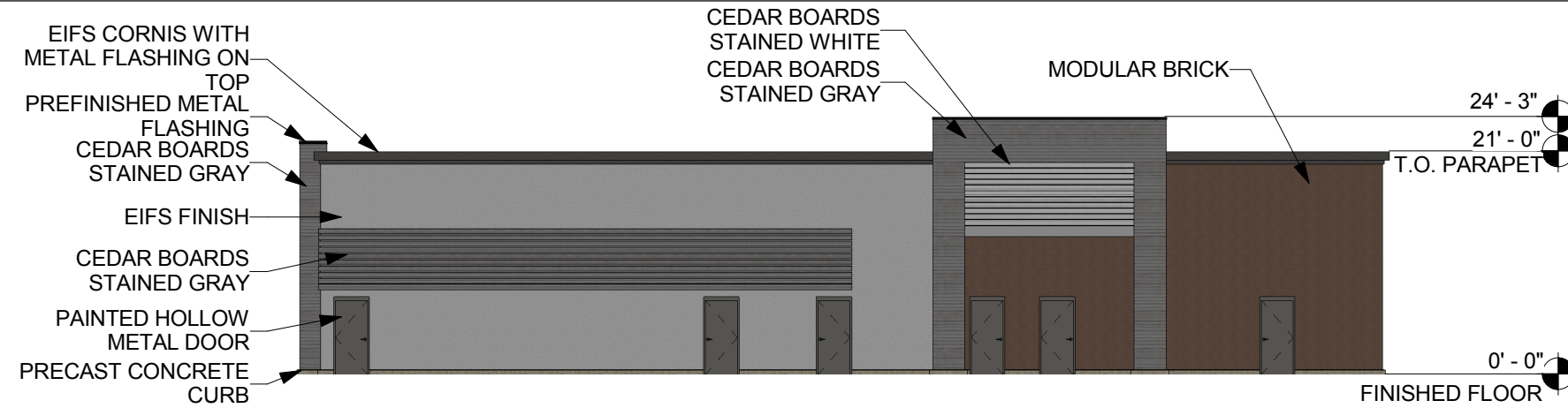
Naos Design Group, LLC  
4949 S. SYRACUSE STREET SUITE 460  
DENVER, COLORADO 80237  
(p) 303.759.5777 (f) 720.360.4281  
www.naosdg.com

**PARKER AND PINE RETAIL A**  
SWC PARKER ROAD AND PINE LANE

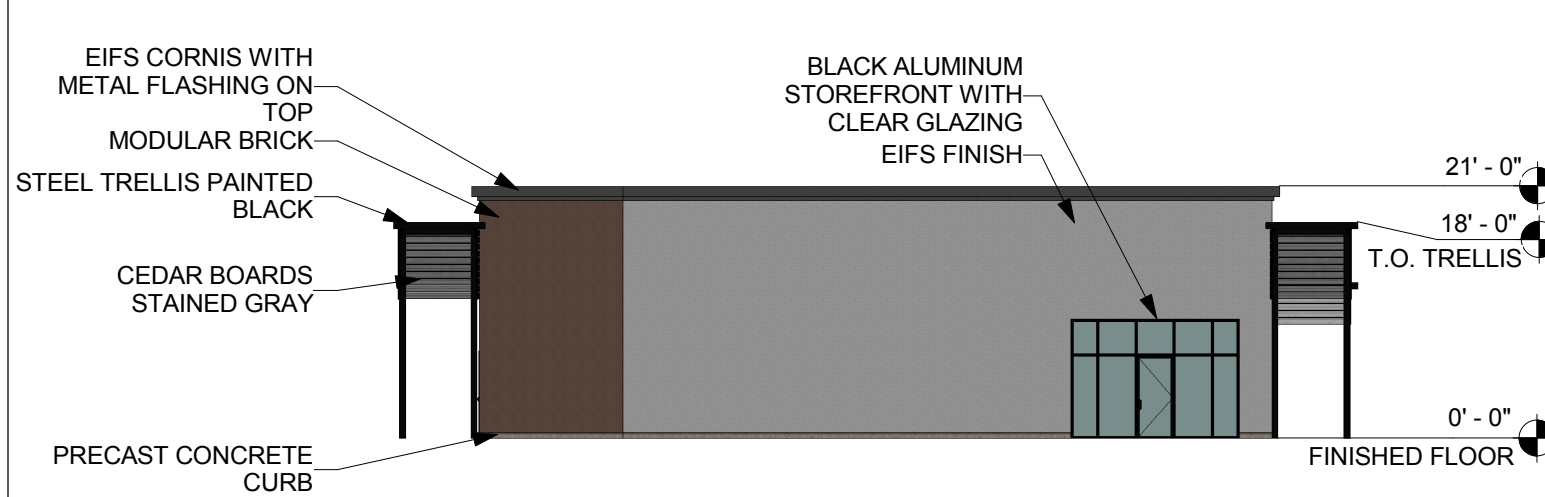
**ELEVATIONS 11 of 16**

SCALE: 1/16" = 1'-0" JOB #: 2017022 DATE: 08.17.2017

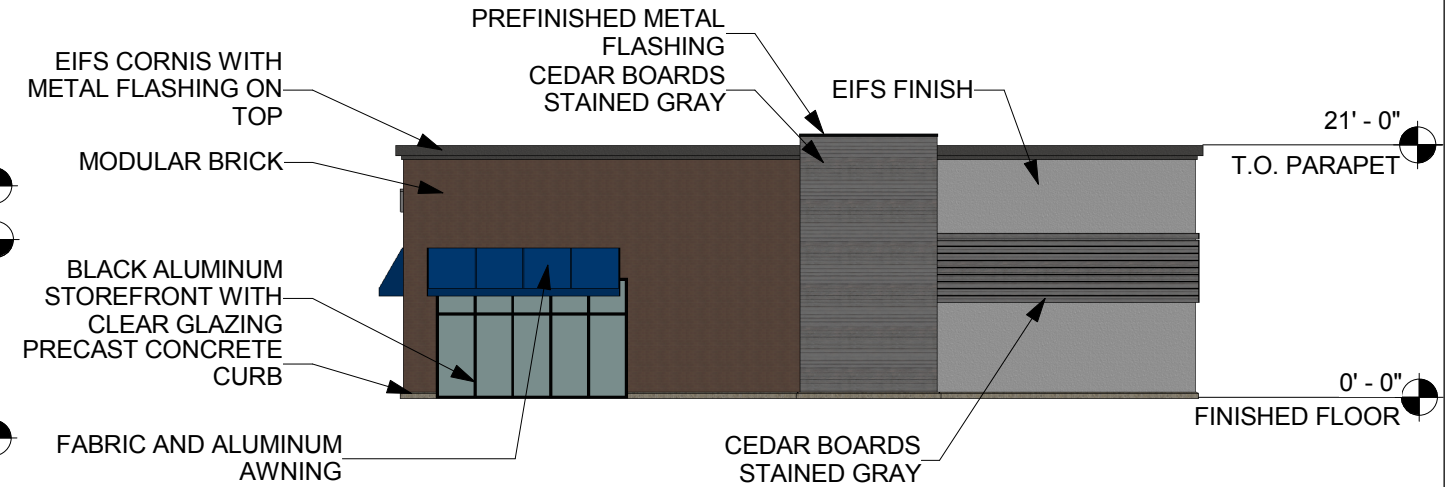
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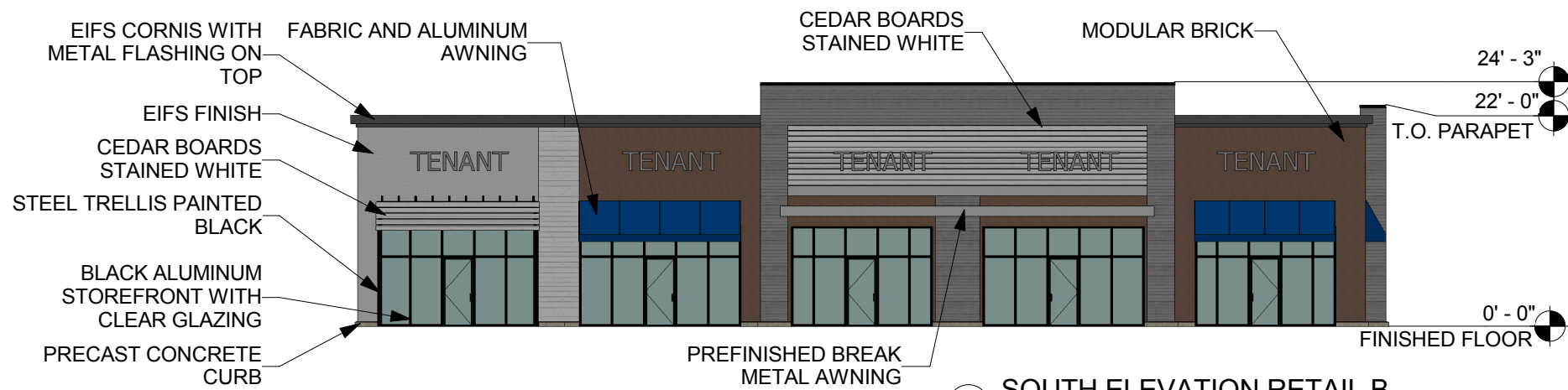
① NORTH ELEVATION RETAIL B  
1/16" = 1'-0"



② WEST ELEVATION RETAIL B  
1/16" = 1'-0"



③ EAST ELEVATION RETAIL B  
1/16" = 1'-0"



④ SOUTH ELEVATION RETAIL B  
1/16" = 1'-0"



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**PARKER AND PINE RETAIL B**  
SWC PARKER ROAD AND PINE LANE

**ELEVATIONS 12 of 16**  
SCALE: 1/16" = 1'-0" JOB #: 2017022 DATE: 08.17.2017

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SOUTH WEST CORNER OF PARKER ROAD AND PINE LANE



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(p) 303.759.5777 (f) 720.360.4281  
www.naosdg.com

## PARKER AND PINE RETAIL

SWC PARKER ROAD AND PINE LANE

# RENDERING 13 of 16

SCALE: NONE

JOB #: 2017022 DATE: 08.17.2017

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PARKER ROAD LOOKING NORTH TOWARD PINE LANE



Naos Design Group, LLC

4949 S. SYRACUSE STREET SUITE 460  
DENVER, COLORADO 80237  
(p) 303.759.5777 (f) 720.360.4281  
[www.naosdg.com](http://www.naosdg.com)

## PARKER AND PINE RETAIL

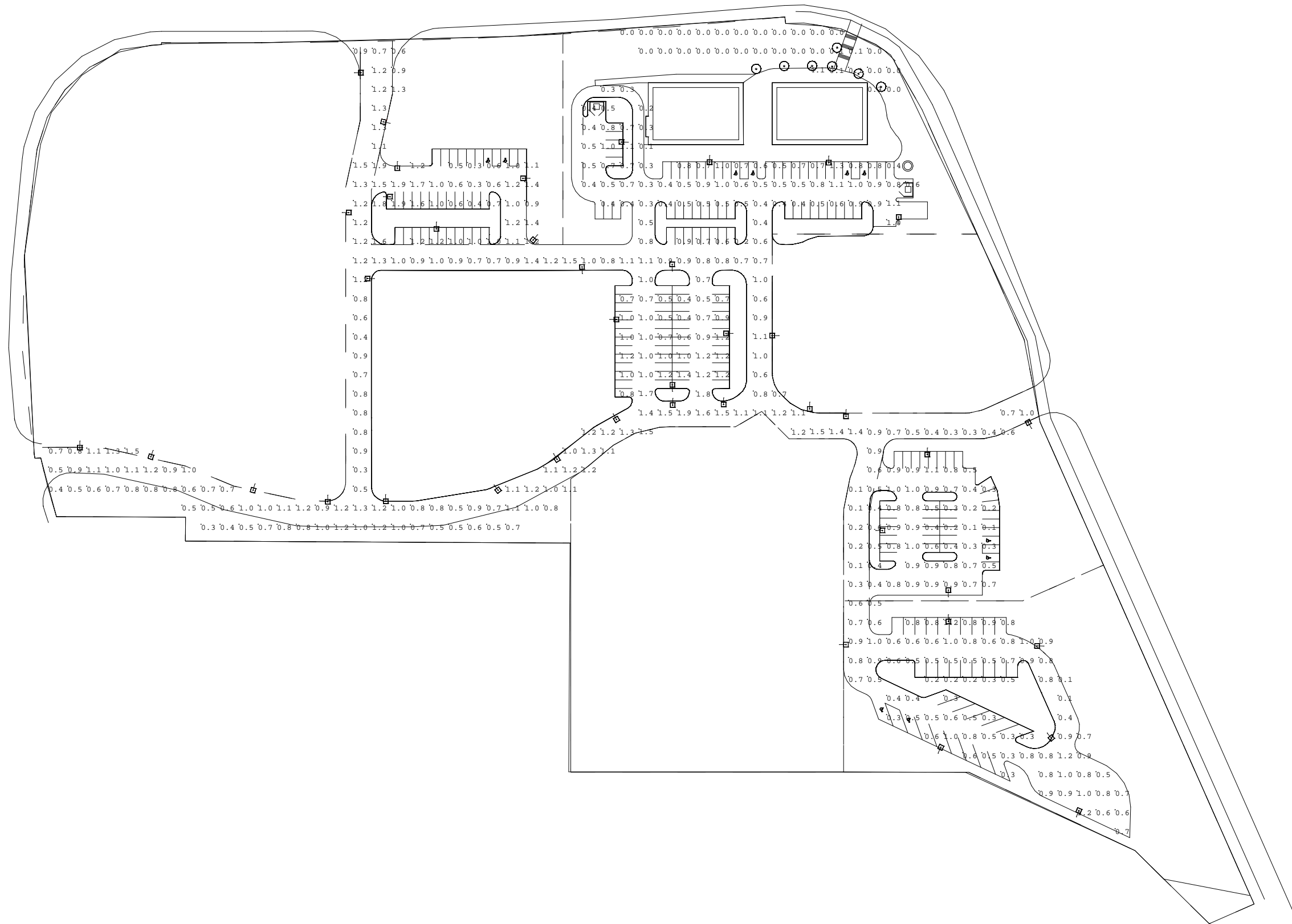
SWC PARKER ROAD AND PINE LANE

## RENDERING 14 of 16

SCALE: NONE

JOB #: 2017022 DATE: 08.17.2017

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**PARKER AND PINE RETAIL**  
 SWC PARKER ROAD AND PINE LANE

**PHOTOMETRIC 16 of 16**  
 SCALE: NONE JOB #: 2017022 DATE: 08.17.2017

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Town of Parker Community Development Department  
Development Review Division  
Attention: **Ryan McGee**

Application Type: **Site Plan**  
Status: **First Referral**  
Application Name: **Parker Auto Plaza F1 B3 L1**  
Case/AP#: **SP17-007**  
Referral Received: September 7, 2017  
Comments Due: October 5, 2017

Application Location: 12405 S Parker Road

Review date: **September 27, 2017**  
Plan reviewer: **Randall L. Capra**, [rcapra@parkeronline.org](mailto:rcapra@parkeronline.org)  
Phone: 303.805.3168

**Narrative:** This request is a site plan for two multitenant retail buildings and grading and utilities for future commercial buildings on a 15.95 acre lot in Parker Auto Plaza Filing 1 located at the southwest corner of Parker Road and Pine Drive. The combined square footage of both buildings will total approximately 13,000 sf.; both buildings are to be fully sprinklered per the appropriate edition of NFPA 13.

**Code Reference:** 2015 International Fire Code, 2015 International Building Code

#### **UNRESOLVED ISSUES/COMMENTS**

1. A sidewalk shall be provided to each riser room and a 4x4 pad shall be provided at the location of the FDC as applicable.
2. The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site (both sides of the gas canopy); NO PARKING – FIRE LANE signage is required for any portion of the access where the 20 foot clear width requirement cannot be met.
3. The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 24 ton two axle and 30 ton three axle vehicles. An unimpeded clear width of 20 feet shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require “NO PARKING – FIRE LANE” signage. This signage shall be red on white.

#### **GENERAL COMMENTS (as applicable)**

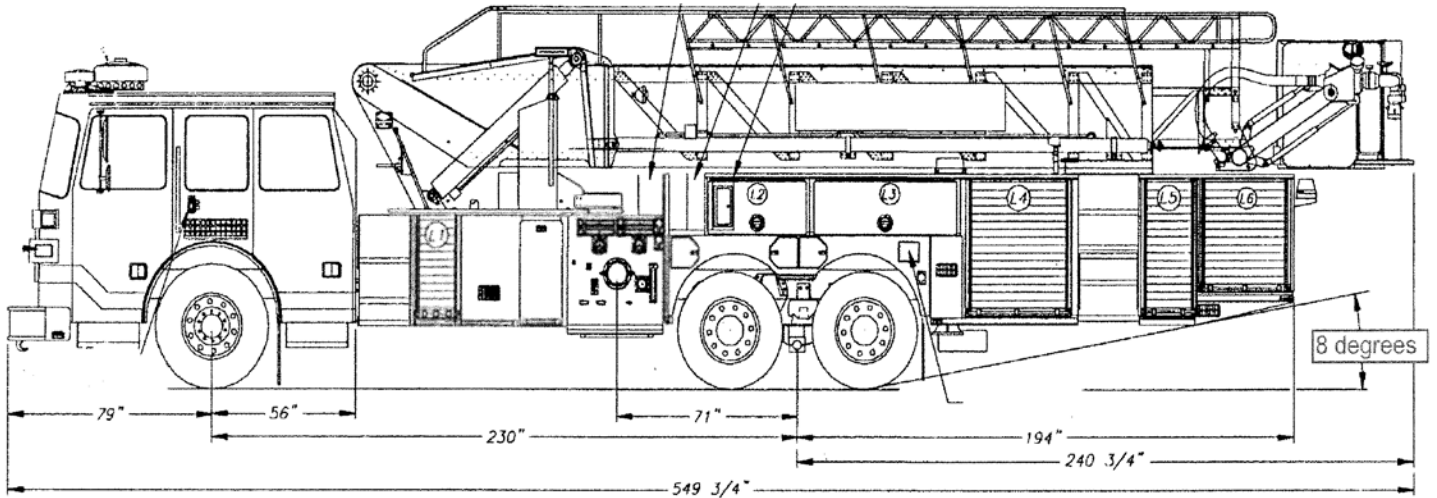
All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

#### **Underground fire lines**

When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 13 NFPA 24: 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

# FIRE ACCESS ROAD DESIGN CRITERIA



## Vehicles specifications

Length = 47.5'

Width = 10' 1" mirror to mirror

Height = 11' 6" [a minimum unobstructed vertical clearance of 13' 6" is required] 06, 09 IFC 503.2.1

Inside Turning Radius = 27 feet

Outside Turning Radius = 45 feet

## Access Roads

**Width** unobstructed: 20 feet minimum [15 IFC 503.2.1]

**Grade:** 6% maximum within 150 feet of structures. Grades for other roads shall not exceed that of the appropriate county or municipal roadway standard. [15 IFC 503.2.7]

**Design load:** 72,000 pounds [15 IFC 503.2.3]

**Surface:** All-weather material of asphalt or concrete

## FIRE CODE REVIEW BLOCK

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative

Date

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

# Underground Fire Line - Submittal Requirements

Reference: 2013 NFPA 24 [Installation of Private Fire Service Mains and Their Appurtenances](#)

A separate permit is required and will be issued pending review of a detailed submittal which must include the following:  
[15 IFC 901.2]

4.1.1 Working plans shall be submitted for approval to the authority having jurisdiction before any equipment is installed or replaced.

4.1.2 Deviation from approved plans shall require permission of the authority having jurisdiction.

4.1.3 Working plans shall be drawn to an indicated scale on sheets of uniform size, with a plan of each floor as applicable, and shall include the following items that pertain to the design of the system:

- (1) Name of owner
- (2) Location, including street address
- (3) Point of compass
- (4) A graphic representation of the scale used on all plans
- (5) Name and address of contractor
- (6) Size and location of all water supplies
- (7) The following items that pertain to private fire service mains:
  - (a) Size
  - (b) Length
  - (c) Location
  - (d) Material (ductile-iron, PVC., etc.)
  - (e) Point of connection to city main
  - (f) Sizes, types, and locations of valves, depth at which the top of the pipe is laid below grade
  - (g) Method of restraint (Meg-a-Lug or similar)

4.1.4 The working plan submittal shall include the manufacturer's installation instructions for any specially listed equipment, including descriptions, applications, and limitations for any devices, piping, or fittings. Submittals must include installation specifications for thrust blocks, corrosion protection, restraint system, bedding, detail of pipe under the building up to, and including, the flange. When it is intended that a different contractor will extend the fire line from a stopping point outside the building, to the inside flange, a second submittal and permit is required.

**All tees, plugs, reducers, valves, and hydrant branches shall be restrained against movement by thrust blocks [10.8.2] or restrained joint systems [10.8.3]. When thrust blocks are used as part of the pipe restraint system, submitted plans shall provide detailed documentation that the thrust blocks satisfy all requirements of Section 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.**

Any individual or company who physically works on or installs any part of a fire suppression system, including underground supply lines, from public water lines to system risers and backflow preventers, **must** be registered with the Colorado Division of Fire Safety. [Dept of Public Safety, Division of Fire Safety, Fire Suppression Program 8 CCR 1507-11:3.1.2]  
Documentation of valid annual registration may be required with plan submittal.

The following website for the Colorado Division of Fire Safety will provide registration instructions.

<http://dfs.state.co.us/SuppAppsProclnsp.htm>

All submittals must display a wet stamp and original signature by a Colorado licensed professional engineer or NICET III, or higher, in fire suppression systems. [Dept of Public Safety, Division of Fire Safety, Fire Suppression Program 8 CCR 1507

# STATE OF COLORADO

## Traffic & Safety

Region 1

2000 South Holly Street  
Denver, Colorado 80222



**COLORADO**  
Department of Transportation

Project Name: **Parker Auto Plaza**

Print Date:

Highway:

Mile Marker:

### Drainage Comments:

I have reviewed the attached drainage report for this development

I concluded that historical drainage patterns has been maintained and there is no negative drainage impact to SH83

samer

9-25-2017

### Traffic Comments:

Scherner 9-21-17

Please provide the rationale behind the assumption of a 20% internal capture rate. For this please use the NCHRP Report 684 estimator spreadsheet. The internal capture seems way too high.

The 2022 Buildout at the Parker Rd/Pine intersection requires an additional NB left turn lane to be striped in. The v/c ratio in the 2022 PM total traffic scenario for this movement is overcapacity at 1.21.

This will also require turning movement striping and lane turning arrows. Implementation should occur immediately.

### Resident Engineer Comments:

9/20/2017 - As long as the Design Criteria (e.g. sight triangles, acceleration lane length, etc.) meet current design standards from the AASHTO Green Book and any other governing manuals, I have no comments. The Site Plans look fairly well advanced. What vehicle does the Parker Fire Truck compare to, WB-50? - Dan Keyghobad.

### Permits Comments:

--A state Highway access permit will be required for access to Parker Road. The Town of Parker is an issuing authority for State Highway Access permits within their jurisdiction. Application should be made to Dave Aden at the Town of Parker. He can be reached at 303-805-3202 or daden@parkeronline.org

--Any signing for this development that will be visible to State Highway 83 must be on-premise in nature and only advertise goods or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado, **2 CCR 601-3**

--Steve Loeffler

Highway improvements in-place along SH 83 abutting this property appear to be currently optimized. Unclear if the access proposed to SH 83 matches the existing location that formerly served a residential property. Regardless, with this change of land use, a new Access permit is required which will be assumed to be the same right in/out

shown on the Access Control Plan for MM 61.37. We support protecting the throat of the access to SH 83 and to maintain a manageable slope (2% or less) within the first 20 ft of the approach to highway pavement.

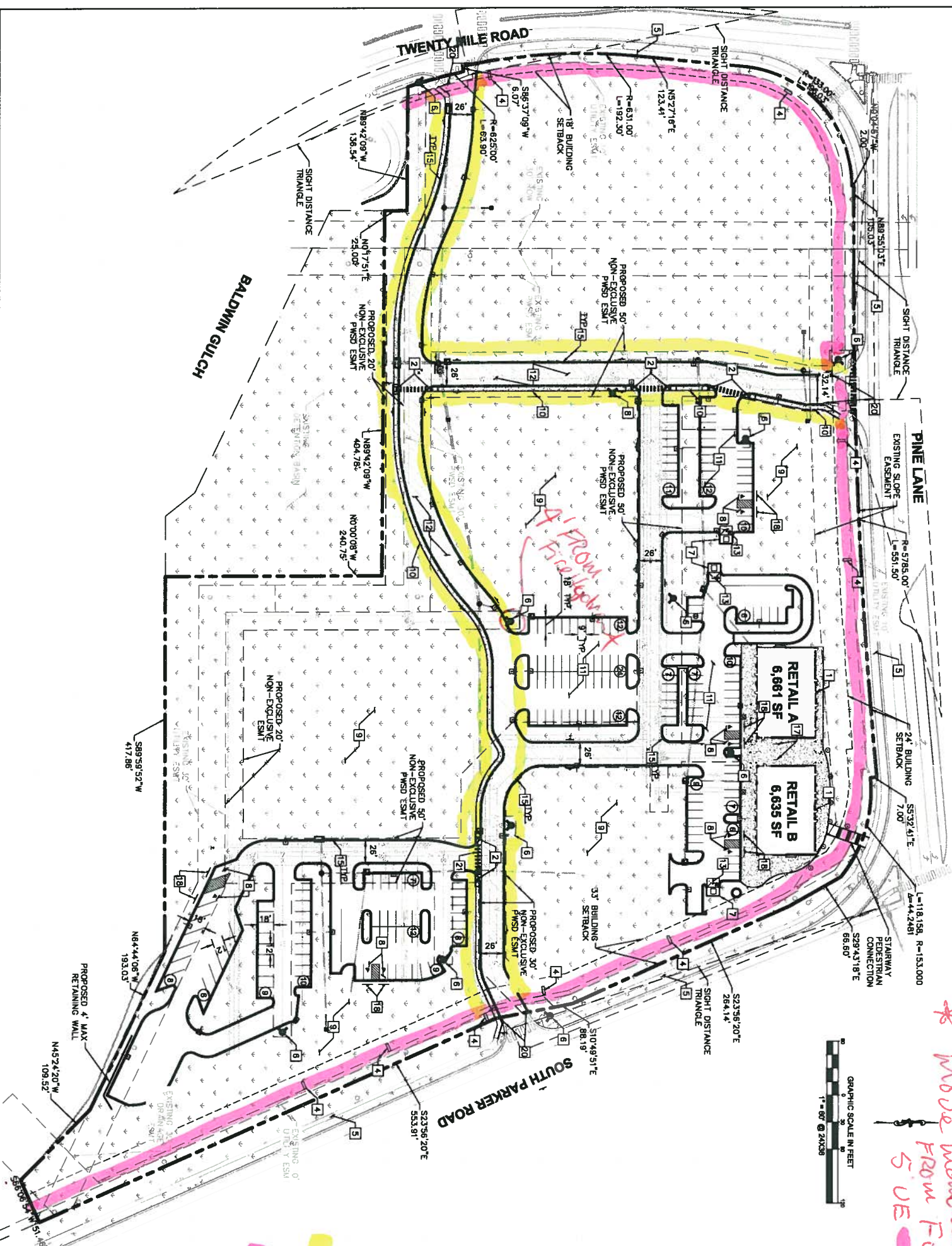
Did not see a plat with this plan set. The Corridor Optimization Plan for SH 83 shows a 175-ft ROW. Please validate that 1/2 of the ROW will be in-place as measured from the roadway's centerline. *NOTE: The recent Parker Road Corridor Plan TAC-study has been "shelved" by the Town for the time being, and anticipated outcome was to ID the preferred alternative to either widen, one way couplet, or parallel parkway concept of which at least one alternative would have needed lesser ROW.*

The landscape illustrations show a line of street trees within a tree lawn along SH 83. Any landscaping within CDOT ROW is by permit and caution is advised that such street trees are discouraged on this high speed section of highway.

The TIS will need to be revamped for Access Permitting. The 20% internal capture rate exceeds State Access code that might allow up to 2% for AM Peak, and up to 8% for PM peak. This is moreso a matter to get the correct traffic counts assigned to each access.

- RS 09-25-17

Please note comments from CDOT Environmental were not provided by due date. We will forward those comments later, when we receive them.



*\* Show transitions  
locations  
\* Move monuments  
FROM FUTURE  
5' UE*

*10' UE  
Add 5' UE  
to existing  
10' UE picketed*



**LEGEND**

- ADA PATH OF TRAVEL
- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ⊙ ACCESSIBLE PARKING SPACES
- ▨ LANDSCAPED AREA
- ▨ HEAVY DUTY ASPHALT PAVING
- ▨ STANDARD DUTY ASPHALT PAVING

**KEY NOTES**

- 1 PROPOSED BUILDINGS
- 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
- 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 4 PROPOSED MONUMENT SIGN.
- 5 EXISTING 6' SIDEWALK TO REMAIN.
- 6 PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA PARKING STALLS.
- 9 PROPOSED PERMANENT STABILIZATION, REFER TO LANDSCAPE PLANS
- 10 PROPOSED 5' CONCRETE SIDEWALK.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 PROPOSED HEAVY DUTY ASPHALT PAVING.
- 13 PROPOSED HEAVY DUTY CONCRETE PAVING.
- 14 PROPOSED SITE LIGHTING.
- 15 PROPOSED 18" VERTICAL CURB
- 16 PROPOSED BOLLARD.
- 17 PROPOSED BICYCLE PARKING (4).
- 18 PROPOSED BOLLARD-MOUNTED ADA PARKING SIGN.
- 19 NOT USED
- 20 PROPOSED CURB TRANSITION FROM 18" CURB AND GUTTER (ON-SITE) TO 30" CURB AND GUTTER (OFF-SITE).
- 21 PROPOSED CROSSSPAN GUTTER



EISENBERG COMPANY  
2710 N CAMELBACK ROAD, SUITE 210  
PHOENIX, AZ 85016

Address:  
**LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 COUNTY OF DOUGLASS, STATE OF COLORADO**

Architect Information:  
**naos**  
Naos Design Group, LLC  
4848 SOUTH SPRINGWOOD ST SUITE 148  
DENVER, CO 80237  
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www.naosgroup.com

**Kimley-Horn**  
4882 SOUTH ULSTER STREET  
SUITE 1500  
DENVER, CO 80237  
PH: 303-228-2300

FOR REVIEW ONLY  
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**Kimley-Horn**  
Kimley-Horn and Associates, Inc.

**SITE PLAN SUBMITTAL**

#	Date	Description
1	08/17/2017	PLANNING SUBMITTAL

**SITE AND UTILITY PLAN**

Sheet Title:  
Date: 08/17/2017  
Project Number: 086502001  
Drawn By: STC  
Sheet Number:



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

September 21, 2017

Town of Parker Community Development Department  
20120 E. Mainstreet  
Parker, CO 80138

Attn: Ryan McGee

**Re: Parker Auto Plaza F1 B3 L1, Case # SP17-073**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Parker Auto Plaza F1 B3 L1**. Please be aware PSCo owns and operates existing natural gas distribution facilities not only along South Parker Road as shown on the plans to a point, but along the entire length of Parker as well as along Pine Lane and the northerly area of Twenty Mile Road before it crosses the street to the west. PSCo requests that these lines are shown on the plans, as well.

The property owner/developer/contractor must complete the **application process** for any new gas service or modification to existing facilities via FastApp-Fax-Email-USPS (go to: <https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders>). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

**Project Name:** Parker Auto Plaza F1 B3 L1

**Project Number:**

**Date Received:** 09/07/2017

**Jurisdiction:** Town of Parker

**Due Date:** 10/05/2017

**Addressing Comments:**

The proposed addresses are as follows:

Retail A - 9550 Twenty Mile Road

Retail B - 9554 Twenty Mile Road.

These addresses are not to be used for any purpose other than for plan review with the building and fire departments until after this project is approved. These addresses are subject to change and the Town of Parker and Douglas County will not reimburse any funds spent using these proposed addresses should the addresses require a change.

**Engineering Comments:**

No Comments.

**Planner Comments:**

Douglas County Planning Services has reviewed the application within the Town of Parker. The project site is located within the Parker Auto Plaza PD and is subject to those specific design guidelines. The applicant should incorporate how each of the design criteria (building orientation, pedestrian access) are met within the project narrative.



October 4, 2017

Ryan McGee  
Town of Parker Community Development Department  
20120 E. Mainstreet  
Parker, CO 80138

RE: Parker Auto Plaza F1 B3 L1 (Parker and Pine Retail), SP17-073  
TCHD Case No. 4599

Dear Mr. McGee,

Thank you for the opportunity to review and comment on the site plan for two retail buildings and parking located at the southwest corner of Pine Lane and Parker Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

### **Food Service Plan Review**

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. If a retail food establishment is proposed, the applicant shall submit plans to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the Town issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

### **Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Parker Auto Plaza (Parker and Pine Retail)

October 4, 2017

Page 2 of 2

TCHD recommends the applicant provide sidewalks throughout the development, and bike racks at the retail buildings.

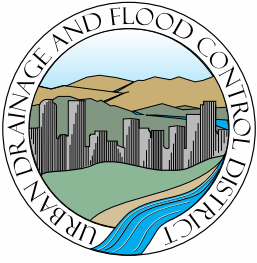
Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS  
Environmental Health Specialist III

cc: Sheila Lynch, Keith Homersham, TCHD



## URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

---

Ken MacKenzie, Executive Director  
2480 W. 26th Avenue, Suite 156B  
Denver, CO 80211-5304

Telephone 303-455-6277  
Fax 303-455-7880  
www.udfcd.org

October 2, 2017

### **UDFCD Maintenance Eligibility Program Referral Review Comments**

Project: PARKER AUTO PLAZA F1 B3 L1  
Stream: **Baldwin Gulch**  
UDFCD MEP Phase: **Design**  
UD MEP ID: **106644**

Dear **Mr. Ryan McGee**,

This letter is in response to the request for our comments concerning the above referenced project. We generally have no comments on this project as it does not meet the requirements for maintenance eligibility. The tributary area is less than 130 acres and does not include any proposed UDFCD master plan improvements.

However, the development is adjacent to Baldwin Gulch. It appears there are no plans for grading or construction within the floodplain. If future submittals show otherwise, we would like to review those plans.

Please feel free to contact me with any questions or concerns.

Sincerely,  
**Urban Drainage and Flood Control District**

  
**Morgan Lynch, PE, CFM**  
Watershed Services Program



## Development Assistance Packet

*Replat*

### Guide to the Town of Parker's eTRAKiT Electronic Development Review System

eTRAKiT is a state-of-the-art online tool utilized to facilitate the land development review process. eTRAKiT's online system provides access to land use applications, plan reviews, code inspections, projects, permits and licenses. Contractors and homeowners are able to apply and pay for permits, submit plans, view and respond to plan review comments, schedule and see inspection results all electronically. Access is available 24 hours a day, 7 days a week. Applicants will be assigned a login and password during a pre-application meeting, by Town Staff. For additional questions about the eTRAKiT system, please contact the Town of Parker's Community Development Department at 303.841.2332.

eTRAKiT is located at: <https://lms.parkeronline.org/etrakit3/>

#### **Please Note:**

Development Assistance Packets are prepared to facilitate land use applicants in the review procedures, submittal requirements and overall process for evaluation of land use applications in the Town of Parker, Colorado.

Applicants should be advised that although this Assistance Packet contains information regarding the land use review process, it is not a complete summary of the Town's Land Development Ordinance, nor is it intended to be. Applicants for land use projects in the Town of Parker are highly encouraged to familiarize themselves with the requirements of the Town's Land Development Code and all amendments thereto.

Date released: 1/13/2017

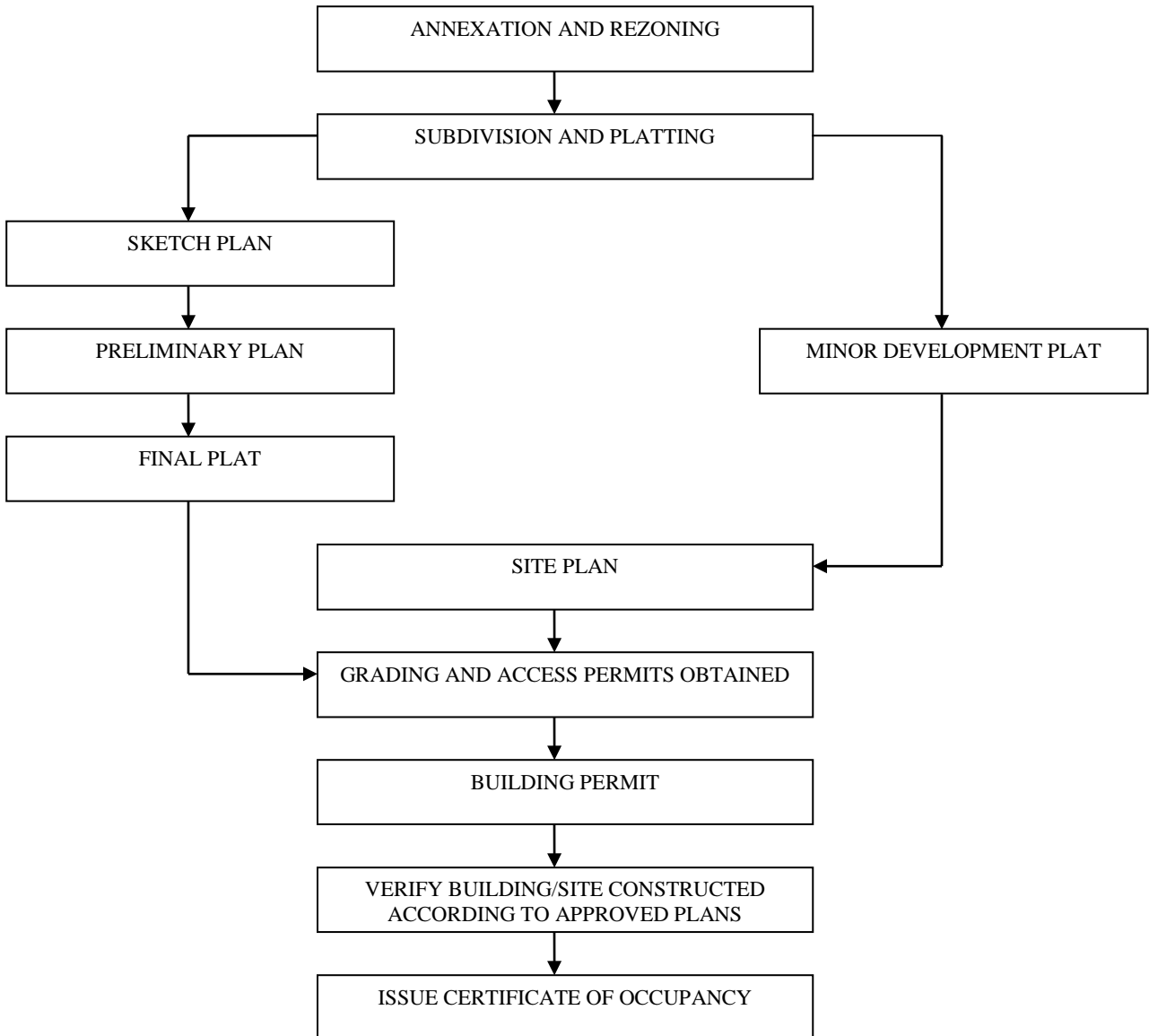
#### *Prepared By:*

The Town of Parker Community Development Department  
Town Hall / 20120 East Mainstreet  
Parker, CO 80138

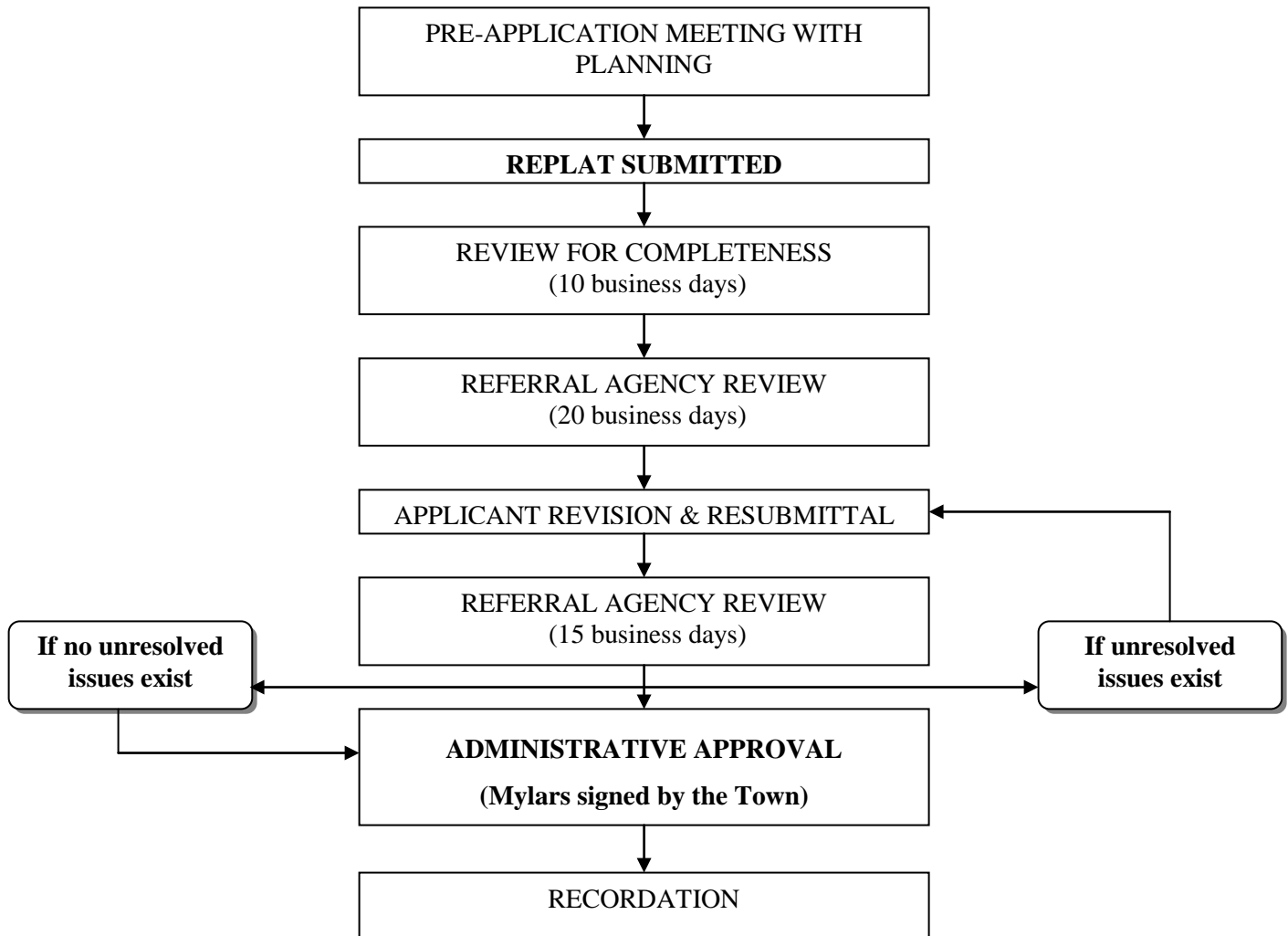
303/841.2332 [phone]  
<http://www.parkeronline.org> [internet]



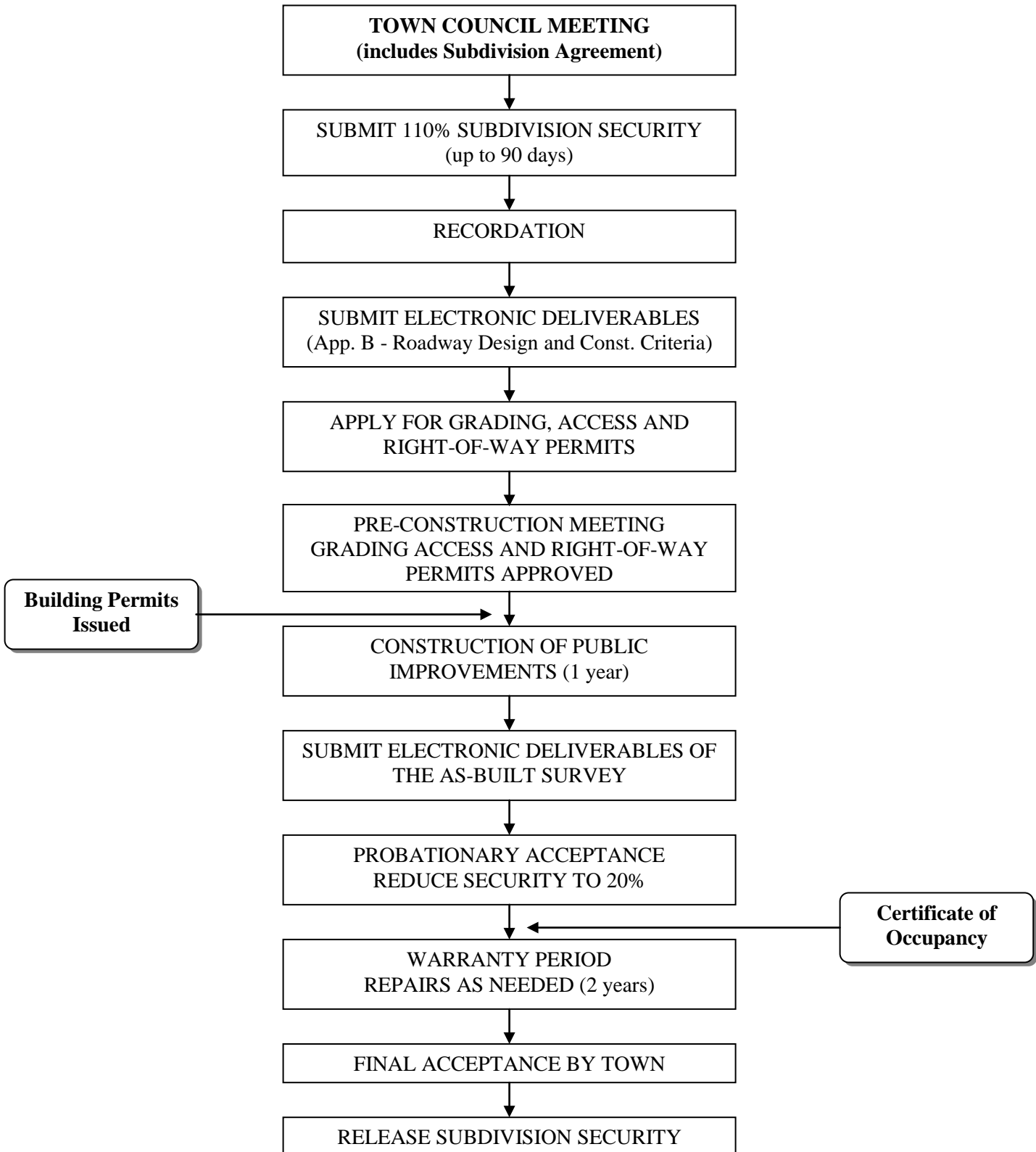
# Overall Development Review Process



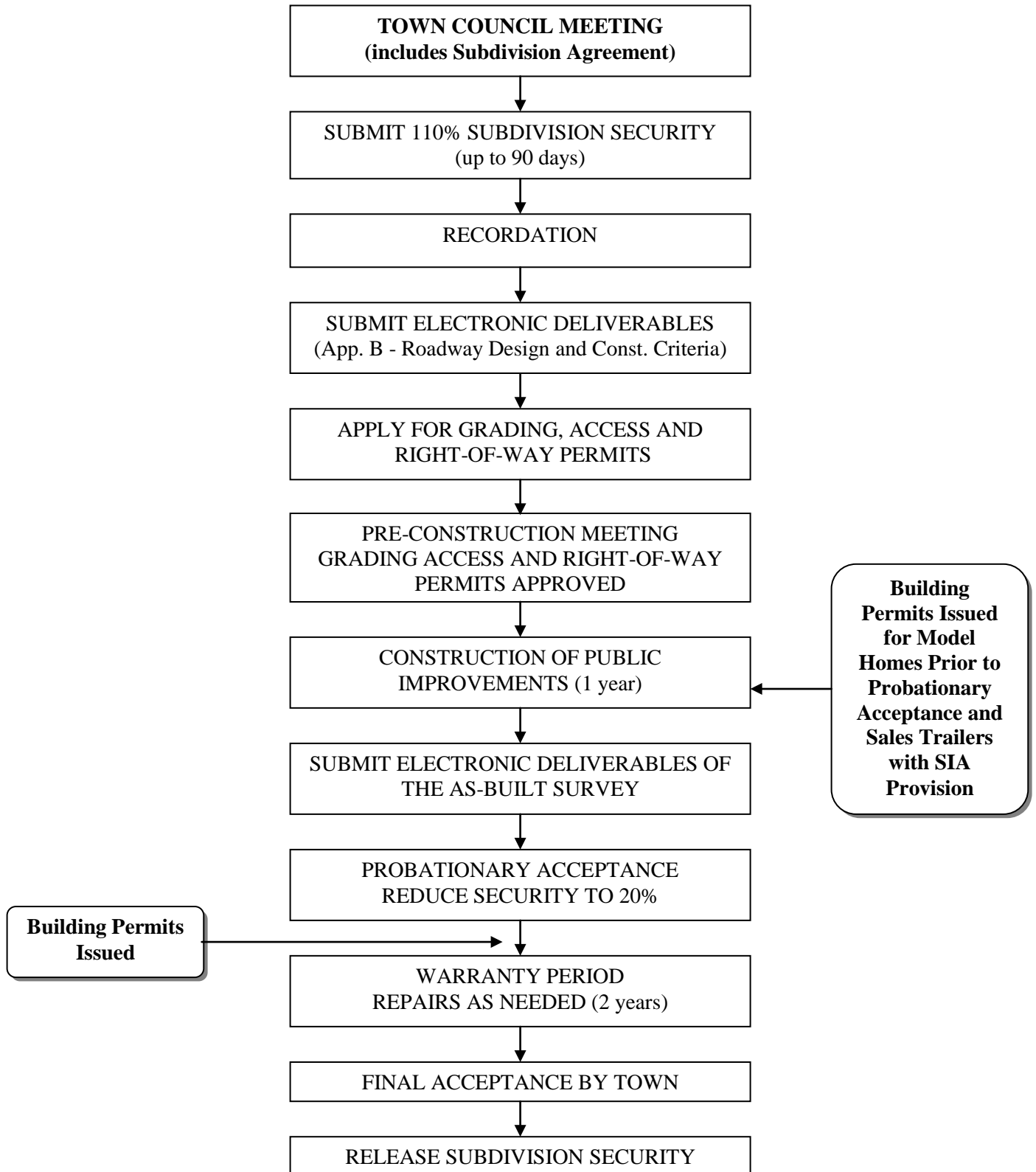
## Replat Process



**Built Environment – Non-Residential**



**Built Environment - Residential**





# Town of Parker Community Development Department

Town Hall / 20120 East Mainstreet, Parker, CO 80138

**PARKER**  
COLORADO

## Application Submittal Checklist - Replat

Checklist  
Applicable?

### Submittal Item

Notes: Trakit located online at: <https://ms.parkeronline.org/etrakit3/>

#### General Submittal Requirements - Electronic Submittals to be uploaded into Trakit

Application (see note 1)		Form enclosed; completed and signed; electronic PDF document
Submittal Fees Paid		Refer to Fee Schedule
Legal Description of Property (see note 2)		Electronic pdf Document(Exhibit A)
Title Commitment/Policy		Current to within 30 days (Exhibit B); Electronic PDF Document
Notarized Letter of Authorization		Exhibit C enclosed; completed, signed. Electronic PDF Document
Disclosure Letter		Exhibit D enclosed; completed, signed. Electronic PDF Document
Vicinity Map of Project Site		Electronic format in JPEG - 1MB max (Exhibit E)
Charge Back Agreement		Form enclosed; Completed and signed; electronic PDF Document
Public Notice Requirements Apply		Refer to Public Notice Matrix

#### Specific Submittal Requirements - Section 13.07.080(d) and (f) - Electronic Submittals to be uploaded into Trakit

Project Narrative		Electronic PDF Document
Replat Exhibits:		24" x 36" size PDF Document (see note 3)
Cover Sheet		Reference 13.07.130 for signature block requirements
Replat		Reference 13.07.080(e) for formatting requirements
Civil Construction Documents - 100%		Refer to Construction Plan Requirements (see note 4)
Other Additional Information		As required by the Town

#### Reports and Studies - Section 13.07.080(f) - Electronic Submittals to be uploaded into Trakit

Final drainage report and drainage plan		Electronic PDF Document
Final road construction documents		Electronic PDF Document
Final utility construction drawings		Electronic PDF Document
Park facilities master plan & construction plans		If applicable. Electronic PDF Document
Cost estimates for all public improvements		Electronic PDF Document
Subdivision Agreement		Signed copy of Subdivision Agreement attached to the ordinance
Traffic Impact Analysis		Electronic PDF Document
Traffic Impact Compliance Letter		Electronic PDF Document
Other Additional Information		As required by the Town

#### Prior to Approval

Water/Sewer Improvement Security		Payable to the Parker Water and Sanitation District
Certificate of Taxes Paid		Proof of paid property tax liability must be received from the Douglas County Treasurer's Office

#### For Recordation - To be submitted upon staff's request

Fully Executed Replat Mylars		Reference 13.07.080(e)(3) for formatting requirements
Fully Executed Subdivision Agreement		Original to Planning
Recordation Fees		24" x 36" Mylar (see Note 5 and recording fees below)
Electronic Deliverables		See Roadway Design and Construction Criteria manual Appendix G for requirements
Public Improvement Security		
Warranty Deed(s)/Easement(s)		
Public Notice Requirements		Include list of property owners adjacent to the site, proof of notification and affidavits

#### Notes:

- 1: Application must include all exhibit attachments.
- 2: Legal descriptions are required to be attached to signed authorization and disclosure letters.
- 3: Provide (1) 24"x36" and (1) 11"x17" PDF document sets with consistent page orientation.
- 4: Roadway Design and Construction Criteria Manual, Appendix B, Plan Sheet Submittal List
5. In accordance to SB16-115, Colorado recording fees will increase effective January 1, 2017.

**Colorado recording document fees are calculated as follows:**  
**Letter size (8 ½ x 11):** \$13 for the first page and \$5 for each additional page.  
**Plats, Mats, Documents larger than 8 ½ x 14:** \$13 for the first page and \$10 for each additional page.  
**Surcharge Fee:** A \$2 surcharge fee will be added to each recorded document.



**Instructions:**

1. All applications must be typed or printed. Illegible applications may be rejected at the discretion of the Community Development Department.
2. All applicable sections must be completed, and the application signed by ALL parties of interest. Unsigned applications **WILL NOT** be processed.
3. All requisite Exhibit Attachments must be included if the application is to be deemed complete.

**Type of Application:**

**OFFICIAL USE ONLY**

Case # \_\_\_\_\_

(Check All that Apply)

<input type="checkbox"/> Amendment to Comprehensive Plan	<input type="checkbox"/> Vacation of Lot Line or Easement
<input type="checkbox"/> Annexation & Rezoning	<input type="checkbox"/> Use by Special Review
<input type="checkbox"/> Rezoning or PD Amendment	<input type="checkbox"/> Variance
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Condo Plat
<input type="checkbox"/> Minor Development Plat	<input type="checkbox"/> Amendment to SIA or Recorded Plat
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Other: _____

Trakit #:	_____
Application Accepted by:	_____
Date:	_____
Fees:	_____
Receipt No.:	_____
Application Reviewed by:	_____
Date:	_____
Application Assigned to:	_____
Date:	_____

**Project Name:**

**Address or General Location:**

Section <input type="text"/>	<input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE	Lot <input type="text"/>
Township <input type="text"/>		Block <input type="text"/>
Range <input type="text"/>		Filing No. <input type="text"/>
Total Acres: Gross <input type="text"/>	Net <input type="text"/>	

**Requested Application in Detail:**

**Property Owner of Record:**

**Applicant (if different from Property Owner):**

Name: _____	Name: _____
Company: _____	Company: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____

**Project Representative or Consultant:**

**For Subject Property, List Utility Providers**

Name: _____	Water: _____
Company: _____	Sanitary Sewer: _____
Address: _____	Electricity: _____
Phone: _____	Gas: _____
Fax: _____	Telephone: _____
Email: _____	Cable: _____
	Fire Protection: _____

*Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.*

**Current Property Zoning & Use:**

**Proposed Property Zoning & Use:**

Zoning: _____	Requested Zoning: _____
IF PD, Specify Use: _____	If Applicable PD Name: _____
Current Use: _____	If Rezoning Total Acreage: _____
Subdivision: _____	Proposed Use: _____

**Proposals For Construction of New Residential, Commercial, or Industrial Buildings or Space**

Has prior residential project been approved for all or part of this project Yes  No  Total residential dwelling units requested: \_\_\_\_\_

Indicate total number of units: \_\_\_\_\_ Single Family Detached: \_\_\_\_\_ Single Family Attached: \_\_\_\_\_

Multi-Family/Condominiums/Townhomes: \_\_\_\_\_

COMMERCIAL/INDUSTRIAL

**Indicate the type of commercial/industrial development proposed (Check all that applies)**

Retail     
  Other Commercial     
  Medical/Dental Office     
  High Tech Office     
  Business/Professional Office  
 Mini Storage     
  Industrial     
  Warehouse     
  Other

Please provide additional descriptions as appropriate:

**What type of gross leasable square footage for each category indicated above?**

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage

ACCEPTANCE OF TERMS

**By signing below, the Land Owner of Record, Applicant and Project representative are indicating that each understands and agrees to the following terms:**

1. Authorized personnel from the Town of Parker, and its consultants, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application.
2. The Property Owner of Record acknowledges and agrees that the Town of Parker may file liens against the subject property for any unpaid financial obligation owed to the Town related to reviewing and processing the application.
3. There are no known geologic, physical or biologic hazards, or vicious animals present on the subject property except as indicated in the attached Exhibit D.
4. All requirements for submission of this application for reviewing and processing by Town of Parker Community Development Department made in accordance with the Town's Land Development Code, and any and all applicable Town of Parker Ordinances and Resolutions.
5. All requisite fees have been paid to the Town of Parker.
6. All information contained in this application, the attached Exhibits, and other materials submitted in connection with this application are true and accurate to the best knowledge of the Applicant, Land Owner of Record and Project Representative. It is clearly understood and agreed to that false or untruthful information may be grounds for the Town to stop processing this application or withdrawing any approval granted based upon such false or untruthful information.
7. The Town of Parker is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
8. **The schedule of Exhibit attachments, as described below, accompanies this application:**  
 Exhibit A: Legal Description of Property.  
 Exhibit B: Title Policy, current to within thirty (30) days of the date of signatures below.  
 Exhibit C: Letter of Authorization from the Property Owner of Record, allowing Applicant and Project Representative to act on their behalf, and accepting ultimate financial obligation for expenses incurred by the Town of Parker as a result of the evaluation of this request.  
 Exhibit D: Disclosure of any Geologic, Physical or Biologic Hazard present on site, or any vicious animals in residence on property.  
 Exhibit E: Vicinity Map of Project Site.

SIGNATURES

**Property Owner of Record:**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Applicant, if different from Property Owner:**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Project Representative or Consultant**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# TOWN OF PARKER DEVELOPMENT REVIEW FEE SCHEDULE

**MAKE CHECKS PAYABLE TO: TOWN OF PARKER**

*Adopted by Resolution No. 03-070*

ZONING	FEE	SUBDIVISION	FEE	MISCELLANEOUS	FEE		
<b>ANNEXATION</b>	See Rezoning	<b>SKETCH PLAN</b>	Base Fee 400.00 plus 25.00/gross acre	<b>SITE PLAN</b> ➤ Residential ➤ Non Residential ➤ Amendment requiring PC Approval ➤ Amendment/requiring Administrative Approval	Base Fee 500.00 10.00/du 50.00/gross acre 250.00  150.00		
<b>ANNEXATION AGREEMENT AMENDMENT</b>	400.00	<b>PRELIMINARY PLAN</b>  <b>PRELIMINARY PLAN AMENDMENT</b>	Base Fee 400.00 plus 10.00/residential lot or unit or 25.00/gross acre for non residential  Base Fee 350.00				
<b>REZONING</b> ➤ To a Residential Zone District (excluding Planned Development)  ➤ To Non Residential Zone District (excluding Planned Development)  ➤ To a Planned Development Zone District	Base Fee 350.00 plus 0-99 acre 10.00/gross acre 100-320 acre 15.00/gross acre 321 + acres 20.00/gross acre	<b>FINAL PLAT</b>  <b>FINAL PLAT AMENDMENT (Replat)</b>	Base Fee 500.00 plus 10.00/residential lot or unit or 30.00/gross acre for non residential  Base Fee 350.00	<b>BUILDING PERMIT**</b> ➤ Site Plans ➤ New residential ➤ Tenant Finish ➤ Administrative Review Additions and minor revisions	85.00 50.00 10.00 10.00 10.00		
	Base Fee 400.00 plus 75.00/gross acre	<b>MINOR DEVELOPMENT</b>	Base Fee 500.00 plus 10.00/residential lot or unit or 30.00/gross acre for non residential				
	Base Fee 400.00 plus 0-99 acre: 10.00/gross acre 100-320 acres: 15.00/gross acre 321 + acres: 20.00/gross acre  plus 5.00 per dwelling unit	<b>CONDO PLAT</b>	Base Fee 300.00 plus 5.00/residential lot or unit or 20.00/gross acre for non residential			<b>VARIANCE</b> ➤ Land Use ➤ Sign	200.00 150.00
		<b>VACATION OF PLAT, ROW OR EASEMENT</b>	150.00			<b>WAIVER</b> ➤ Land Development Code	100.00
<b>PLANNED DEVELOPMENT</b> ➤ Amendment to Development Guide ➤ Amendment to Development Map ➤ Minor Amendment ➤ Major Amendment  <i>NOTE:</i> Amendments requiring a Development Guide and a Development Map Amendment will be charged both fees	350.00 Per Application	<b>EASEMENT REQUEST</b> (Town grants easement)	300.00	<b>APPEALS</b> ➤ To Town Council	100.00		
	Base Fee 350.00 plus Base Fee 350.00 plus 0-99 acres 4.00/gross acre 100-320 acres 6.00/gross acre 321+acres 8.00/gross acre	<b>TIME EXTENSION FOR SUBDIVISION APPROVAL</b>	150.00	<b>TEMPORARY USE/VENDOR PERMIT</b> ➤ Extension if applicable	50.00 15.00		
		<b>SUBDIVISION AGREEMENT AMENDMENT</b>	400.00	<b>SIGN PERMIT</b> ➤ New ➤ Planned Sign Program ➤ Planned Sign Program Amendment	75.00 200.00 75.00		
<b>USE BY SPECIAL REVIEW</b> ➤ General  ➤ CMRS (Commercial Mobile Radio Service) ➤ CMRS Administrative Approval (per 13.12.040(e))	350.00 Base Fee plus 15.00/gross acre			<b>RESIDENTIAL DESIGN MINIMUMS</b> ➤ Subdivision ➤ Changes	250.00 100.00		

**LANDSCAPE, DRAINAGE AND ROAD CONSTRUCTION PLANS:** Town consultants charge a plan review on an hourly basis. These costs are charged to the Town and are then charged to the applicant plus 15% to cover administrative costs. Site inspections for construction and erosion control observations are charged on the same basis.

**PUBLIC NOTICE FEE:** The applicant shall be charged back the cost of publishing any public notices required for an annexation request. The Town shall bill this cost plus a 15% administration fee.

**\*\*BUILDING PERMITS SITE PLAN REVIEW:** For attached units, review will be based on each bldg. Fee includes building permit review & Certificate of Occupancy inspection. Amendments to existing commercial projects will be assessed the site plan administrative review fee. *New Residential:* Includes plot plan, Improvement Location Certificate review, & Grading Certificate submittal. *Administrative Review:* Minor changes include: room or building additions, decks, patios and driveway additions, enclosures, & accessory structures.

# Exhibit C to Town of Parker Land Use Application

Letter of Authorization from Property Owner

[Date \_\_\_\_\_]

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

Regarding: Property Owner Letter of Authorization  
[Name of Project: \_\_\_\_\_]

I, (*Name of Property Owner*), hereby certify that I am the legal owner of record of the land described in the attached Legal Description (See Exhibit A to this Land Use Application), and do hereby authorize (*Name of Applicant/Applicant's Representative*) to process this land use application on behalf of the subject property.

I understand that in the review of this project, by providing this authorization, I will allow Town of Parker Staff to enter the subject property for purposes of evaluating this land use request, as the specifics of this application may require.

I also understand that as part of the review of this project, the Town may find it necessary to outsource certain aspects of the review. Although there is a Charge Back Agreement submitted by the applicant for payment of those outsourced review fees which specifies that the applicant shall pay such fees, ultimately, it is the subject property, itself, which encumbers the ultimate responsibility for repayment of those fees in the event of default of payment by the applicant. Should this occur, I understand that the Town has, as part of its remedies under the Charge Back Agreement and Land Use Application, the imposition of liens against the property, should such become necessary.

\_\_\_\_\_  
Signature of Property Owner

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

STATE OF COLORADO        )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

My commission expires: \_\_\_\_\_

(S E A L)

\_\_\_\_\_  
Notary Public

# Exhibit D to Town of Parker Land Use Application

Disclosure Letter

[Date \_\_\_\_\_]

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

Regarding: Disclosure Letter of Known Hazards on Site  
[Name of Project: \_\_\_\_\_]

As applicant for the above referenced project, we understand that Town staff and its consultants may need to visit the subject property for the purpose of observation, assessment, measurement or analysis of the property related to the land development request we have submitted. Consistent with the Town's Risk Management policies, the purpose of this disclosure letter is to advise the Town of any know Geologic, Biologic, or Physical Hazards on site, or of vicious animals present on site.

*(Choose the applicable paragraph from the next two paragraphs)*

We are therefore advising the Town of the following known hazards (list in bullet point form below)

We are therefore advising the Town that to the best of our knowledge and understanding regarding the subject property, there are no known hazards on site for which Town staff would need to take precautions before entering the property.

Should you have any questions or require clarification of the above referenced information, you may contact us using the information below.

\_\_\_\_\_  
Signature of Applicant

*Print Name/Title:* \_\_\_\_\_

*Company:* \_\_\_\_\_

*Address:* \_\_\_\_\_

*Phone Number:* \_\_\_\_\_

## CHARGE BACK AGREEMENT

THIS CHARGE BACK AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by and between the TOWN OF PARKER, a Colorado municipal corporation (the "Town"), and \_\_\_\_\_ (the "Owner").

WHEREAS, Section 13.01.080 of the Town of Parker Municipal Code requires that the Town be reimbursed for the cost of the time spent for engineering, planning, surveying, inspection, hydrological and legal services in reviewing development proposals and construction, plus fifteen percent (15%) for administrative costs (hereafter "Consultants' Time").

WHEREAS, this obligation to reimburse the Town for Consultants' Time exists regardless of whether the project is approved, completed, and/or regardless of whether the Owner chooses to complete the Town's land review process as a whole; and

WHEREAS, this Agreement memorializes the obligation by the Owner to the Town to reimburse the Town for all Consultants' Time as set forth in Section 13.01.080(c) of the Parker Municipal Code for the project described under TRAKiT#\_\_\_\_\_.

NOW, THEREFORE, in consideration of the recitals and mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and the Owner agree as follows:

1. Reimbursement. Owner agrees to reimburse the Town, regardless of completion of the Owner's project, regardless of approval of the Owner's project, and/or regardless of whether the Town's land review process as a whole is completed, for all Consultants' Time, as set forth in Section 13.01.080(c) of the Town of Parker Municipal Code, for all such costs incurred by the Town which are incurred as a result of, or which are otherwise related to, Owner's land use submission and its subsequent review.

2. Deposit. At the time of the execution of this Agreement, the Owner shall deposit with the Town the sum of \$\_\_\_\_\_. The deposit, and any additional amounts deposited with the Town pursuant to this Agreement, shall be used to reimburse the Town for the amounts described in Paragraph 1 of this Agreement. If the deposit is depleted prior to the completion of the project, the Owner shall promptly deposit additional monies with the Town in an amount specified by the Town, but not to exceed the amount of the original deposit less any remaining deposit held by the Town. The parties understand and agree that the amount deposited with the Town is an estimate of the costs only, and that the Owner shall pay the amounts provided for in Paragraph 1 of this Agreement through the initial deposit and additional deposits, if necessary. If such additional amounts are not deposited when necessary, the Town may suspend or terminate the work described in Paragraph 1 of this Agreement, until such additional amounts are deposited with the Town, as provided herein. Additional amounts shall be deposited as determined by the Town to cover outstanding balances prior to recommencement of any work described herein. Any remaining deposit monies will be returned to the Owner.

3. Remedies. In the event Owner fails to reimburse the Town for all Consultants' Time as set forth in Section 13.01.080(c), the Town shall have the following remedies:

(a) The Town may impose the remedies provided by Section 13.01.80(c), as required, including the following:

i. The termination of the review process, including any and all inspections, if payment is not made in full within thirty (30) days of the issuance of the statement indicating the actual cost of Consultants' Time;

ii. The application being deemed withdrawn if the statement is not paid in full within thirty (30) days of the date of the issuance of the statement indicating the actual cost of Consultants' Time;

iii. The imposition of interest on the amount due and outstanding at the rate of one and one-half of one percent (1.5%) per month from the date when due.

iv. The initiation of an enforcement action for nonpayment of Consultants' Time to collect unpaid fees.

v. Certify that delinquent amounts, including interest to the Douglas County Treasurer, to be collected and paid over by the Douglas County Treasurer in the same manner as taxes, as provided by C.R.S. § 31-20-105.

(b) The Town may also impose any or all of the following remedies, at its sole discretion:

i. The filing of a lien on the property which is or was the subject of the proposed development upon which the Town has not been reimbursed for Consultants' Time; and/or

ii. The refusal to issue a building permit for any portion of the proposed development upon which the Town has not been reimbursed; and/or

iii. The refusal to issue a certificate of occupancy for any portion of the proposed development upon which the Town has not been reimbursed; and/or

iv. The refusal to accept any further land use applications from any Owner which has failed to reimburse the Town for Consultants' Time for any project.

4. Attorney Fees. Should this Agreement become the subject of litigation to resolve a claim of default of performance by the Owner and a court of competent jurisdiction determines that the Owner was in default in the performance of the Agreement, the Owner shall pay the attorney fees, expenses and court costs of the Town.

5. Severability. If any provision of this Agreement is invalid, illegal or unenforceable, such provision shall be severable from the rest of this Agreement, and the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

6. Governing Law. This Agreement shall be governed by and construed in all respects according to the laws of the State at Colorado.

7. Headings. Headings of the sections of this Agreement are inserted for convenience only and shall not be deemed to constitute a part hereof.

8. Modifications. No amendments to or modifications of this Agreement shall be made or be deemed to have been made, unless such amendments or modifications are made in writing and executed by the party to be bound thereby.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

**TOWN OF PARKER, COLORADO**

\_\_\_\_\_  
Community Development Director

**OWNER:** \_\_\_\_\_

[Company name, not signer's name↑]

\_\_\_\_\_  
[Please sign on line↑]

\_\_\_\_\_  
[Signer's name and title↑]

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

**Witnessed by:**

\_\_\_\_\_  
[Please sign on line↑]

\_\_\_\_\_  
[Signer's name and title↑]



**Public Notice Matrix - Section 13.08.030**

	Annexation/Rezoning	Rezoning*	Sketch Plan	Preliminary Plan	Final Plat	Site Plan Non-Res/MF	Site Plan (if Push Up)	Condominium Plat	Minor Dev Plat	Plat Correction	Zoning & Sign Code Ordinances	Replat	Vacation**	Use By Special Review	Use By Special Review - Underground Utility
<b>Public Noticing Requirements</b>															
Publish on Town's Website - 15 days prior to a public hearing	✓	✓	✓	✓			✓		✓		✓	✓	✓	✓	
First Class Mailing - 15 days prior to a public hearing - Sent to all property owners whose property abuts subject property for which land use application is made for. Written notice affidavit required prior to hearing date. See Section 13.08.030 for further requirements.	✓	✓	✓	✓			✓		✓			✓	✓	✓	
Sign Posting - 15 days prior to a public hearing. Photograph of installed sign must accompany the sign posting affidavit. See Section 12.08.030 for further requirements.	✓	✓	✓	✓			✓		✓			✓	✓	✓	
Administrative Approval Sign Posting - During referral period						✓									
Mineral Rights Notice - 30 days prior to public hearing. Send notice by certified mail, return receipt requested, or by a nationally recognized overnight courier.	✓	✓	✓	✓					✓			✓		✓	
Annexation Publication - Published 5 consecutive weeks prior to the public hearing	✓														
Registered Mailing - Sent to Special Districts 25 days prior to the public hearing	✓														
Impact Report Mailing - 25 days prior to public hearing ***	✓														
Planning Commission Meeting Required	✓		✓	✓			✓		✓		✓	✓	✓	✓	
Town Council Meeting Required	✓		✓	✓	✓				✓	✓	✓	✓	✓	✓	

\* Includes major amendments to a development guide or plan  
 \*\* Vacation requests include lot lines, approved plats or rights-of-way  
 \*\*\* Required for land located outside of Parker's Urban Growth Boundary



# Construction Plan Requirements

## EXAMPLE PLAN SET

The Utility Plan Set for the water and sanitation district shall be able to stand alone, but shall be provided at the back of all construction plan sets submitted to the Town of Parker. All record sets shall be signed in accordance with Construction Plan Approval Process.

### TOWN OF PARKER CONSTRUCTION PLAN SET

**Sheet**

Cover Sheet  
Construction Notes  
Horizontal Control Plan  
Grading Plan and Details  
CBMP Plan  
CBMP Details and Notes  
Storm Drainage Plan and Profile  
Storm Drainage Details and Notes  
Roadway Plan and Profile  
Roadway Details and Notes  
Signing and Striping  
Signing and Striping Details and Notes

**Required Signature Blocks**

Town  
Town  
Town  
Town  
Town  
No Signature Block  
Town  
Town  
Town  
Town (only on sheets containing non-standard details)  
Town  
Town

### UTILITY PLAN SET

(Please contact the applicable water and sanitation district for specific plan requirements)

**Sheet**

Cover Sheet for Water and Sanitary Plans  
Water & Sanitary Sewer General Notes  
Overall Utility Plan  
Sanitary Sewer Line Plan and Profile  
Sanitary Sewer Details  
Water Line Plan and Profile  
Water Details  
Irrigation Plan  
Landscape Plan

**Required Signature Blocks**

Water and Fire/Life Safety  
No Signature Block  
Town and Fire/Life Safety  
No Signature Block  
No Signature Block  
No Signature Block  
No Signature Block  
No Signature Block  
No Signature Block  
Town (Planning)

Note: Standard specifications, notes and details are available on the following websites:

- Cottonwood Water & Sanitation District – [www.cottonwoodwater.org](http://www.cottonwoodwater.org) or at (303) 792-9509
- Parker Water & Sanitation District – [www.pwsd.org](http://www.pwsd.org) or at (303) 841-4627
- Stonegate Village Metropolitan District – [svmd.org](http://svmd.org) or at (303) 858-9909
- Town of Parker – [www.parkeronline.org](http://www.parkeronline.org) or at (303) 840-9546
- South Metro Fire Authority – [www.southmetro.org](http://www.southmetro.org) or at (720) 989-2000
- ACCWA – [www.arapahoewater.org](http://www.arapahoewater.org) or at (303) 790-4830

### Construction Plan Approval Process

Step 1: Construction plans shall be submitted for review during the application process with the Community Development Department. All comments from each referral agency shall be satisfactorily addressed. The Town Construction plans and Parker Water and Sanitation District plans shall be separate sets.

- Step 2: Provided there are no significant outstanding comments from any review agency, a Site Plan may be scheduled for a Planning Commission Meeting.
- Step 3: Construction Plans will not be considered for signature until all of the following have been completed:
- The plat for the overall development shall be recorded (See Plat Checklist for details)
  - If a Subdivision Improvement Agreement (SIA) or Development Agreement is necessary for Town and/or PWSD improvements. The agreement(s) shall be completed & approved by Town Council and/or PWSD.
  - Security (Letter of Credit (LOC) or cash) shall be in place in accordance with any Agreement(s).
  - All required fees (review, tap, permit, etc.) shall be paid in full.
- Step 4: Electronic record sets of the Town Construction plans only shall be submitted for approval as follows:
- First, Utility Plans **only** to Fire/Life Safety reviewer for approval.
  - Second, Utility Plans **only** to PWSD or applicable water and sewer provider for approval.
  - Last, **Complete** set of construction plans (includes Town and approved Utility Plan Set) to Town for approval.
  - Paper copies of the Utility Plans may be required by PWSD or the applicable water and sewer provider.
- Step 5: After records sets have been approved by all agencies, the applicant shall produce the following paper copies:
- Seven (7) paper copies for the Town. These sets must be provided to the Town prior to scheduling the Preconstruction Meeting.
  - Additional paper copies may be required by PWSD or the applicable water and sewer provider.
- Step 6: A grading permit will not be issued until the following have been completed:
- All requirements of the grading permit application have been met, including the submittal of Grading and CBMP securities.
  - A Preconstruction Meeting shall be held. The meeting **will not** be scheduled until Steps 1-5 have been completed, and all requirements of the grading permit application have been met.
  - A separate Preconstruction Meeting will be held with PWSD; however, it does not need to be completed prior to issuance of the Grading Permit.

Attached is the "Example Plan Set" for typical projects. Please contact the individual agencies for specifics.

## SECTION I

### DEFINITION

#### A. PURPOSE

This Section defines terms, words and phrases used in this Development Guide. Words, terms and phrases used herein shall be interpreted in accordance with these definitions. All other terms, words or phrases not specifically defined herein shall be given their customary meanings.

#### B. DEFINITIONS

**Abutting or Contiguous Land:** A parcel of land that has a common boundary line with another parcel of land.

**Basement:** That part of a building partially or totally underground.

**Building Envelope:** A defined area on a lot indicating the location for all residential structural elements. The purpose of a building envelope is to carefully designate areas for development and preserve natural vegetation.

**Carport:** A roofed structure, or a portion of a building, open on two (2) or more sides, designed primarily for the parking of automobiles.

**Commercial Retail:** A commercial use characterized by the selling of tangible goods, wares and merchandise directly to the consumer.

**Commercial Service:** A commercial use characterized by the selling of services and intangibles directly to the consumer.

**Common Area or Common Element, Commercial:** The total area and structures within a commercial or industrial project which are designed, designated and maintained for common use and enjoyment by the owners and tenants of the project and their invitees, such as parking facilities and their appurtenances, enclosed and open malls, sidewalks, landscaped areas, public toilets and service facilities.

**Construction:** The actual placement and fastening of construction materials in a fixed position. If a basement is being excavated, such excavation shall be deemed to be actual construction. If demolition or removal of any existing building or structure has commenced preparatory to construction, such demolition or removal shall be deemed to be actual construction. The term construction shall apply to buildings, roadways, utilities, other structures and landscaping.

**Courtyard:** A space open and unobstructed to the sky, located at or above grade level on a lot bounded on three (3) or more sides by walls of a building.

**Covered Parking:** Parking facilities that are protected by a roof or enclosed within a structure.

**Detached Structure:** Any structure having no party wall or common wall with another structure.

**Driveway:** A private vehicular passageway for the exclusive use of the owners and occupants of the lot(s) or project and their invitees.

**Educational Facility:** Private or public schools, colleges, universities, technical schools or libraries qualified to offer general academic and/or specialized education.

**Garage, Private:** A building, or portion thereof, used primarily for the parking of motor vehicles belonging to the occupants of the land upon which it is situated and their invitees.

**Garage, Public:** A building or portion thereof, other than a private garage, used for the parking of motor vehicles.

**Hospital:** An institutional facility used primarily for the overnight accommodation and medical and surgical care of the sick, injured and infirm, including sanitariums, but excluding therefrom, medical or dental clinics, rest homes, convalescent homes and homes for the aged.

**Hotel:** Any building arranged, designed and intended as a temporary lodging place for human beings, with or without meals; in which there are six (6) or more guest rooms or suites; and in which no provision is made for cooking in any individual room or suite.

**Joint Use of Parking:** The shared use of off-street parking facilities by more than one type of land use where the same parking spaces are taken into account in satisfaction of the parking requirements of each use.

**Laboratory:** A building or portion of a building devoted to the experimental study of the science of testing and analysis of chemicals, drugs, explosives, minerals, etc.

**Laboratory -Medical or Dental:** A building or a portion of a building devoted to the use of providing bacteriological, biological, medical, x-ray, pathological and similar analytical or diagnostic services to doctors or dentists and where no fabrication is conducted on the premises, except the custom fabrication of dentures.

**Landscaping:** Improvement to an area of land by the planting of a combination of trees, shrubs and ground cover, or the installation of other materials such as rock, bark, retaining walls, or sprinkler systems.

**Lot Area:** The total horizontal area within the lot lines of a lot.

**Lot, Corner:** A lot of which at least two (2) adjacent sides abut for their full length upon a public street.

**Lot, Double Facing:** A lot of which the front and rear property lines abut for their full length upon a public street.

**May:** A right or election to do so, not a requirement.

**Major Facilities of a Public Utility:** A transmission line, power plant, switching station, substation of electrical facilities, pipelines and storage areas of utilities providing natural gas or petroleum derivatives.

**Mobile Office:** A vehicle, with or without self-motive power, designed and equipped for human occupancy for industrial, commercial or professional purposes, including but not limited to, temporary offices for the sale of homes, temporary construction management and supervisor trailers.

**Motel:** A hotel primarily used for transients traveling by automobile.

**Office:** A place of business containing offices.

**Preservation Zone:** A specific area on a platted lot with significant vegetation, outside of the building envelope, which in all cases must be maintained in a natural state as a permanent feature of the landscape. The area between the building envelope and the preservation zone shall remain free of any permanent improvements and any scars resulting from construction. As long as the vegetation and land surface are not permanently damaged, it is possible to clean trim in this area to practice better forest management and fire mitigation. The Preservation Zone shall apply in the Single Family Area "A" and Townhome Area "A" areas only.

**Project:** One or more lots planned, designed and developed as a unified entity such as a condominium project, patio home project, cluster project, commercial project or industrial project.

**Protective Covenants:** A written agreement, duly recorded, binding upon a specified group of property owners and their successors, heirs or assigns wherein certain restrictions and conditions are established to promote and protect the value, desirability and development of the subject property.

**Public or Quasi-Public Facilities:** Facilities intended for public use including but not limited to: educational facilities, fire stations, police stations, public parks, public recreational facilities, public utilities and public roadways.

**Recreational Vehicle:** A motor home, travel or camping trailer, boat, van or truck camper, with or without self-motive power, designed for temporary or permanent human habitation.

**Recreation Vehicle Storage:** An area of land and associated structures arranged, designed and intended to accommodate the temporary parking or storage of unoccupied recreation vehicles.

**Riding, Hiking and Biking Trail:** A trail or passageway arranged, designed and intended for use by equestrians, pedestrians and cyclists using non-motorized bicycles.

**Right of Way or Passageway:** An area or strip of land either publicly or privately owned, over which a right of passage has been recorded for the use by vehicles, or pedestrians, or both.

**Setback Line-Front:** A line parallel to the front lot line and tangent to that part of the building situated on the lot that is closest to the front lot line

**Setback Line-Rear:** A line parallel to the rear property line and tangent to that part of building situated on the lot that is closest to the rear property line

**Setback Line-Side:** A line parallel to the side property line and tangent to that part of the building situated on the lot which is closest to the side property line (excluding open fire escapes or stairways, eaves, overhangs, chimneys, uncovered patios and decks, fences and courtyards).

**Shall:** Mandatory responsibility or requirement.

**Special Community Event:** A temporary event, sponsored by a club, homeowners' association, property owners' association, other community organization or the owner of a major portion of land within Parker Auto Plaza, including but not limited to: fireworks, parades, swim meets, community picnics, athletic events, non-motorized vehicle races, rodeos, Christmas and holiday pageants and other outdoor programs.

**Stable, Private:** A building, or portion thereof, accessory structures used to shelter and feed horses that are used exclusively by the owners or occupants of the property upon which the stable is situated; and their guests.

**Structure:** Anything constructed or erected in, under, over or upon the land, or attached to something in, under, or upon the land.

**Structure, Permanent:** A structure that is built of such materials, and in such a manner, that it would reasonably be expected to land and remain useful for a substantial period of time.

**Structure, Temporary:** A structure that is not a permanent structure, or one, which is constructed for a special purpose in contemplation of removal upon accomplishment of

such purpose.

**Temporary Construction Yard:** A place for temporary offices and temporary storage of materials used for the construction of any structure permitted.

**Transitional Uses:** Property that is in the interim period between annexation/ rezoning and development.

**Use:** The purpose for which land areas or buildings are arranged, designed and intended.

**Watercourse:** A channel, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir or land that carries or contains storm runoff and flood water.

## SECTION II

### GENERAL PROVISIONS

#### A. PURPOSE

The purpose of this Parker Auto Plaza Development Guide (hereinafter referred to as the "Development Guide") is to establish standards for the development of property in an efficient and orderly fashion.

Innovative, yet consistent, design standards shall be encouraged. The property shall be developed as a community with common themes throughout and strong attention paid to existing drainage ways, and improvements to the town's road alignment system.

#### B. APPLICATION ADOPTION AND EFFECT

This Development Guide shall apply to all lands described in Exhibit D, "Legal Description," and shall become effective upon the approval and adoption of same by the Town Council of the Town of Parker. From that date forward, all used of the property shall be in conformance with this Development Guide.

#### C. AUTHORITY

It is the intent of this Development Guide to be consistent with, and to assist in the implementation of the legislative declarations contained in the Planned Unit Development Act of 1972 of the State of Colorado.

#### D. ENFORCEMENT

The provisions of this Development Guide shall run with the land and be enforced, at law or in equity, by the Town of Parker, without limitation on any power or regulations otherwise granted by law.

#### E. MODIFICATIONS (*replaced original paragraph*)

Any modification of this Development Guide which substantially changes the intent of this development on the overall density, in so far as maximum density or commercial and office intensity, shall be processed through the Town of Parker as a Rezoning and meet all the conditions of same. Processed in accordance with the requirements of Section 13.04.240 of the Parker Land Development Code, as amended."

## **F. DEVELOPMENT PLAN**

Together with this Development Guide, a Planned Development (PD) has been prepared and serves as the graphic representation of these provisions. This Planned Development (PD) is a part hereof and is incorporated herein by this reference with everything shown thereon and all amendments thereto.

## **G. EFFECT OF THE TOWN OF PARKER SUBDIVISION REGULATIONS**

All provisions of the Town of Parker Subdivision Regulations and any amendments thereto as may be made from time to time, are by this reference incorporated herein as if fully set forth.

## **H. CONFLICT**

The provisions of this Development Guide shall prevail and govern the development of Parker Auto Plaza, except where these provisions do not clearly address a specific subject, or are in conflict with a specific provision defined within the Town of Parker Land Development Code. In such situations, the provisions of the Town of Parker Land Development Code, as amended, shall prevail, when applicable.

## **I. DEVELOPMENT PHASING**

Any project within this development may be constructed in phases, as approved through the Planned Development (PD), provided that it complies with this Development Guide.

## **J. LAND USE BOUNDARIES AND DENSITY**

- 1) **Boundary Calculation:**  
All land use areas shall be considered to include all of the land within the perimeters indicated on the Planned Development (PD) and one-half of any adjacent streets.
- 2) **Final Boundary Configuration:**  
The Planned Development (PD) is intended to depict general locations and illustrate concepts of the provisions of the Development Guide. Major intersections shall be approved in more detail by the Planning Commission at the time of platting. Final collector roadway alignments and configurations of lot and tract sizes and shapes shall be determined at the time of final platting.
- 3) **Utilities:**  
All utilities shall be placed underground, where practical.

## **K. DEDICATION REQUIREMENTS**

All dedications of Public Facilities, including but not limited to Park and Open Space lands, roadways, utility easements and drainage facilities and easements, shall be made at the time of final platting of the specific project area.

Public park, and open space and other areas dedicated to the Town of Parker shall be delineated on the Planned Development (PD).

## SECTION III

### COMMERCIAL USE AREAS

#### A. PURPOSE

This section establishes standards for the commercial use areas designated on the plan, which will provide for planned, orderly development, meeting the automotive and retail needs of the community as it develops. All roof-mounted equipment, including solar collectors and heaters, shall be properly screened.

#### B. USES PERMITTED

The following uses shall be permitted in Commercial Areas as a matter of right:

##### 1. Retail shopping establishments including the following:

- a. Antique shops;
- b. Artist supplies;
- c. Bakeries;
- d. Banks;
- e. Barber shop and beauty parlors;
- f. Book stores;
- g. Bowling alleys;
- h. Clothing stores;
- i. Convenience stores, providing no sales of gasoline or fuel product is included;
- j. Craft and hobby shops;
- k. Drug stores;
- l. Dry goods and variety shops;
- m. Electrical and household appliances;
- n. Fast food restaurants, including drive-through, drive-in and drive-up facilities;
- o. Florists;
- p. Furniture stores, provided no major warehousing is included with the activity;
- q. Gift shops;
- r. Grocery stores;
- s. Hardware and building materials stores;
- t. Jewelry stores;
- u. Music shops;
- v. Office supplies;
- w. Outpatient veterinary emergency facilities where no kenneling of animals is proposed;
- x. Package liquor stores;
- y. Paint shops;
- z. Pet shops;
- aa. Photography studios, equipment and supplies;
- bb. Restaurants, including restaurants with bar services and microbrewery facilities;
- cc. Shoe stores;

- dd. Sporting and Outdoor recreation goods and athletic equipment;
- ee. Theaters, indoor only;
- ff. Tire sales and repair;
- gg. Toy and game stores;
- hh. Travel agencies;

2. Service establishment including the following:

- a. Amusement and recreational establishments;
  - b. Automobile and Truck service and repair facilities;
  - c. Automobile sales (new and used), rental and leasing;
  - d. Car wash – automatic and coin operated – as a principal use;
  - e. Hotels and motels, including restaurants, gifts shops and other accessory uses;
  - f. Institutional and educational facilities (both public and private);
  - g. Professional, medical, dental, governmental and public utility offices;
  - h. Printing and publishing establishments;
  - i. Public facilities, as defined in the Parker Land Development Ordinance, as amended;
  - j. Public or private memberships clubs;
  - k. Radio and television offices;
  - l. Recreational vehicle storage;
  - m. Sales, leasing and rental of motorized equipment;
  - n. Sales of gasoline and automotive fuel products
  - o. Veterinary clinics, provided only household, domesticated animals are treated, and there is no provision for overnight kenneling of animals.
3. Churches and church schools;
4. Nursing homes, assisted living facilities, convalescent homes and other extended care facilities;
5. Open space;
6. Parking required for the above uses;
7. Incidental and ancillary structures for the above described uses.

**C. USES BY SPECIAL REVIEW** (as defined and regulated by the Parker Land Development Ordinance, as amended)

- 1. Ambulance Services;
- 2. Hospitals and emergency care facilities;
- 3. Major facilities of a public utility;
- 4. Self-storage units;
- 5. Veterinary hospitals, including provisions for kenneling animals;
- 6. Display parking of automotive vehicles (including motorcycles, recreational vehicles and other type of motorized vehicle) for sale within the front or side yard setback of a lot.”

**D. DESIGN STANDARDS**

- 1. Minimum lot area 1 acre, unless the project is developed as a planned center, in which case no minimum lot area is required.

2. Maximum building height: 35 feet, heights in excess of 35' may be requested for uses as a Use by Special Review but may not exceed 60'. The maximum building height for commercial buildings shall be measured in accordance with the Town of Parker Land Development code, as amended.
3. Minimum lot width: 150 feet
4. Minimum building setbacks:
  1. Front: twenty-five feet (25') from public streets. [except where prohibited by Section 13.04.040 of the Parker Land Development Ordinance, as amended].
  2. Side: Twenty-five feet (25').
  3. Rear: Twenty-five feet (25').
5. Floor Area Ratios shall not exceed 0.35 for each platted lot.
6. On-site lighting will comply with the requirements of the Town of Parker Land Development Code, as amended.
7. Building materials, material colors, pedestrian orientation and building placement on lots shall be done in accordance with the "Town of Parker Commercial, Industrial & Multi-Family Residential Design Guideline Standards".
8. For lots which abut Lincoln Avenue, Parker Road or 20-Mile Road, the front yard setback, and at least one (1) side yard setback shall be considered a 'build-to' lines. At least three points of the building must touch this setback line, and at least thirty percent (30%) of the building footprint area must be within forty feet of the setback line. The intent of this provision is to ensure that buildings which front the aforementioned streets by their placement on site act to screen the parking areas from view and orient the uses internally to the Parker Auto Plaza Planned Development area.

## SECTION IV

### OPEN SPACE / CONSERVATION AREA

#### A. PURPOSE

This section establishes standards for the Open Space / Conservation Areas. It is the intent of this Section to provide natural open space and conservation areas while preserving natural resources such as significant vegetation and wildlife. These use areas may be private or public and will be determined at the time of final platting.

#### B. PERMITTED USES

The following uses shall be permitted in the Open Space / Conservation Area as a matter of right:

- 1) Natural open space;
- 2) Wildlife and natural preserves;
- 3) Flood plains and natural drainage ways;
- 4) Trails;
- 5) Special community events;
- 6) Ancillary structures and parking;
- 7) Any other uses which are consistent with the above;
- 8) Public right-of-way

#### C. DESIGN STANDARDS

- 1) All lighting shall be of a type such that no offensive glare shall be imposed on adjacent residential uses.
- 2) Trash and storage areas shall be screened from view, either within buildings or behind fences or similar screening material.
- 3) Maintenance shall be by an organized maintenance association or another entity mutually agreed upon by the Town and the Developer.

#### D. CONSERVATION

- 1) A conservation easement may be placed over lands designated for open space purposes, if deemed appropriate for such conservation easement by the Town. This easement may be in favor of an entity other than the property owner, developer or Town, but must be an easement holder acceptable to the Town. The property intended to be the recipient of the open space conservation easement must be deeded to the Town free and clear of all liens and encumbrances.

- 2) Any conservation easement will be properly recorded on a plat, or separate instrument.

## SECTION V

### TRANSITIONAL USE AREAS

#### A. PURPOSE

This Section establishes transitional uses for all use areas. It is likely that the project shall develop over time and intermediate uses should be allowed until such time as the area develops. These transitional uses shall be permitted in any use area until such area is platted and construction has commenced.

#### B. PERMITTED USES

The following uses shall be permitted in the Transitional Period as a matter of right, ten (10) years from the adoption of the Parker Auto Plaza PD and this Development Guide:

- 1) Agricultural uses, including farming and ranching;
- 2) Keeping of livestock;
- 3) Single-family detached residences;
- 4) Plant Nursery [outdoor tree farm, greenhouse structures];
- 5) Ancillary buildings;
- 6) Any use which is consistent with the purpose of this section.

**EXHIBITS**

- EXHIBIT A Parker Auto Plaza Development Plan (8 ½ X 11)
- EXHIBIT B Existing Conditions Plan (8 1/2 X 11)
- EXHIBIT C Land Use Summary Chart
- EXHIBIT D Legal Description of Property - Open Space Dedication  
- Baldwin Gulch
- EXHIBIT E Legal Description of Property – East & West Parcels,  
Combined excepting Baldwin Gulch open space

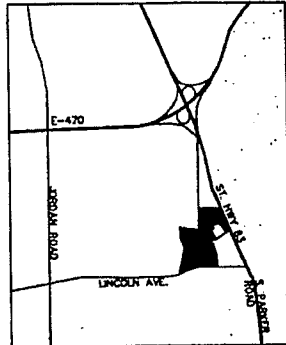
**EXHIBIT C  
LAND USE SUMMARY CHART**

Open Space – Zone OS	8.3 ± acres
R.O.W. Dedication	12.8 ± acres
Planned Development	<u>83.2 ± acres</u>
<b>TOTAL PROPERTY</b>	<b>104.3 ± Acres</b>

The Use Area may vary up to 10% as an administrative function, based upon approved plats for the property.

# PARKER AUTO PLAZA- DEVELOPMENT PLAN

A PART OF THE SW 1/4 SECTION 10  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,  
DOUGLAS COUNTY, STATE OF COLORADO  
105 ACRES



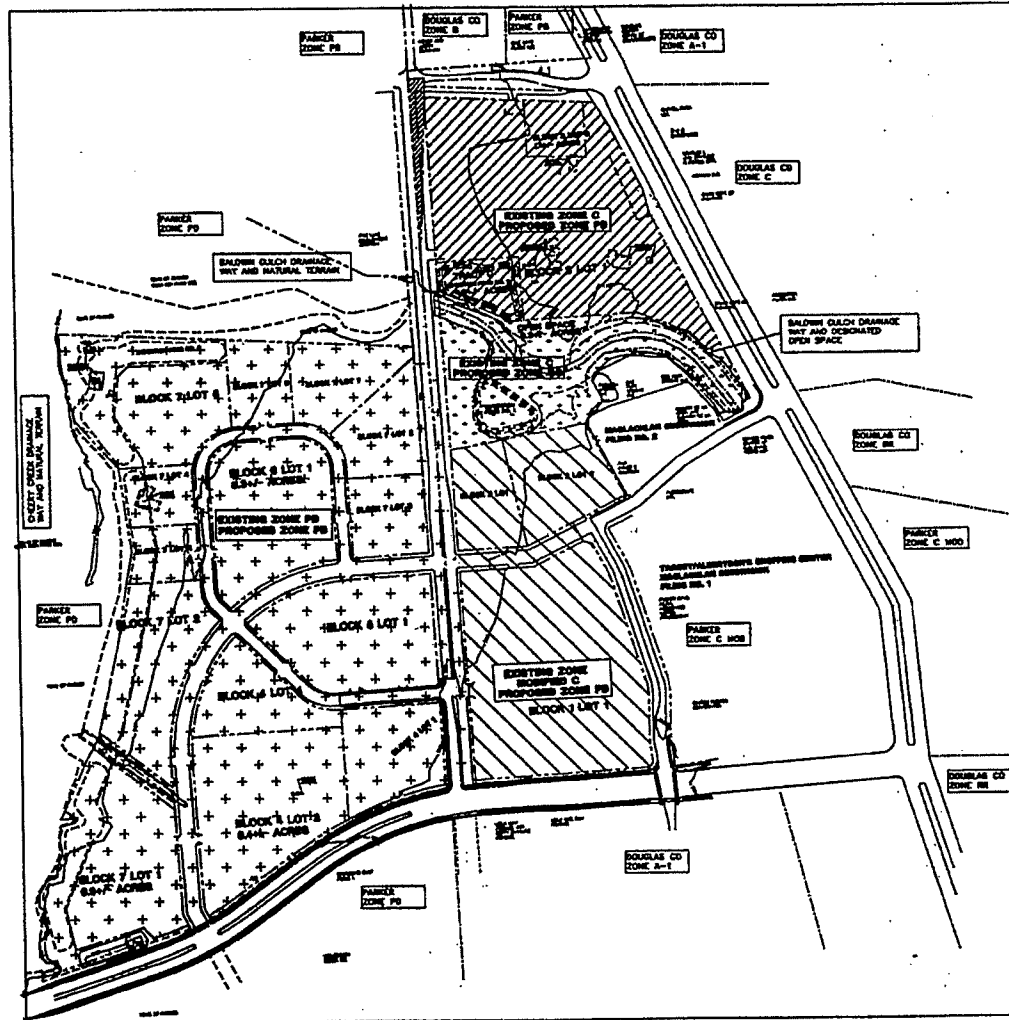
**VICINITY MAP**  
SCALE: 1"=2000'

PARKER  
ZONE PD - PLANNED DEVELOPMENT  
PARKER  
ZONE C MOD - MODIFIED COMMERCIAL

**PARKER ZONING**

DOUGLAS CO  
ZONE SR - RURAL RESIDENTIAL  
DOUGLAS CO  
ZONE C - COMMERCIAL  
DOUGLAS CO  
ZONE B - BUSINESS  
DOUGLAS CO  
ZONE A - AGRICULTURAL, ETC.

**DOUGLAS COUNTY ZONING**



**DEVELOPMENT PLAN**

SCALE: 1"=200'-0"

NORTH



FOR BURT AUTOMOTIVE NETWORK  
IN CARE OF:  
L&C MANAGEMENT, INC.  
8386 S. BROADWAY  
EMBLEWOOD, CO

PREPARED BY:  
CONCEPTS WEST ARCHITECTURE  
302 E. CHEYENNE 8TH BLVD., SUITE 9  
COLORADO SPRINGS, CO 80906



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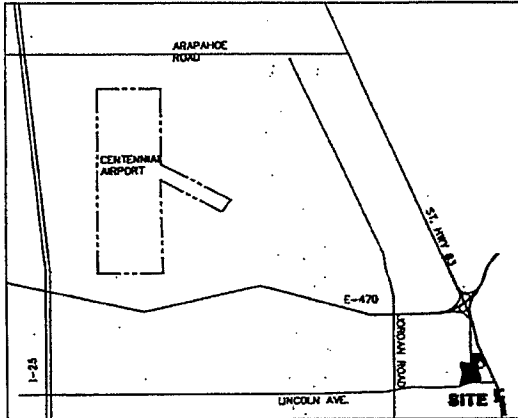
**PARKER AUTO PLAZA**

**Concepts West Architecture, Inc.**

Sheet  
**1**  
of 1

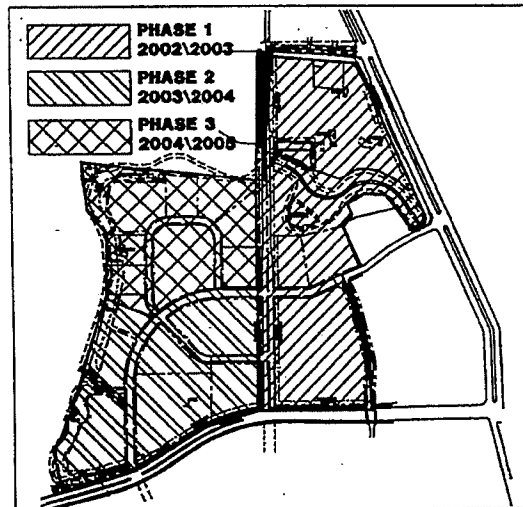
# PARKER AUTO PLAZA- SKETCH PLAN

A PART OF THE SW 1/4 SECTION 10  
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,  
 DOUGLAS COUNTY, STATE OF COLORADO  
 105 ACRES



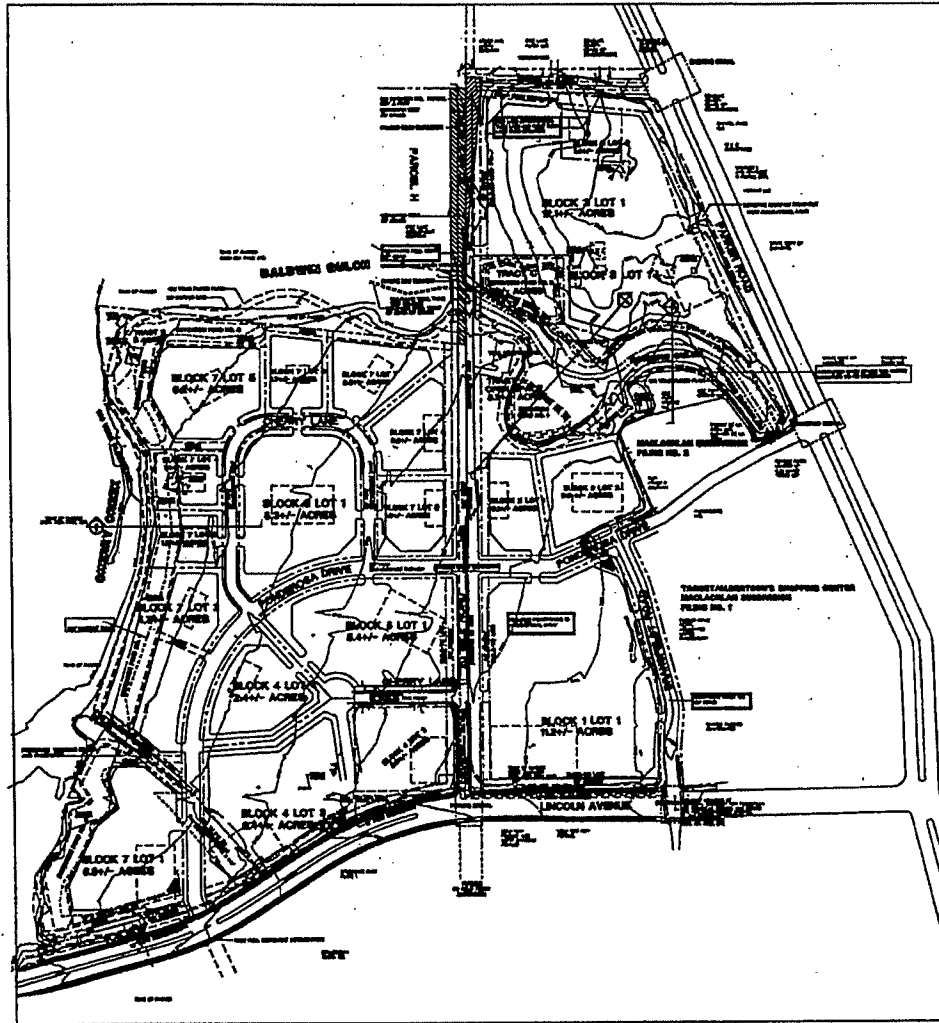
**VICINITY MAP**

SCALE: 1"=4000'



**PHASING MAP**

SCALE: 1"=400'



**SKETCH PLAN**

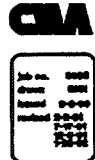
SCALE: 1"=200'-0"

NORTH



FOR BENT AUTOMOTIVE NETWORK  
 IN CARE OF:  
 LSC MANAGEMENT, INC.  
 6300 S. BROADWAY  
 ENGLEWOOD, CO

PREPARED BY:  
 CONCEPTS WEST ARCHITECTURE  
 308 E. CHEYENNE 8TH BLVD., SUITE G  
 COLORADO SPRINGS, CO 80906



**PARKER AUTO PLAZA**

PARKER PLAZA AND LINCOLN AVENUE  
 PARKER, CO  
 PREPARED BY: CONCEPTS WEST ARCHITECTURE, INC.  
 308 E. CHEYENNE 8TH BLVD., SUITE G  
 COLORADO SPRINGS, CO 80906

**Concepts West  
 Architecture, Inc.**

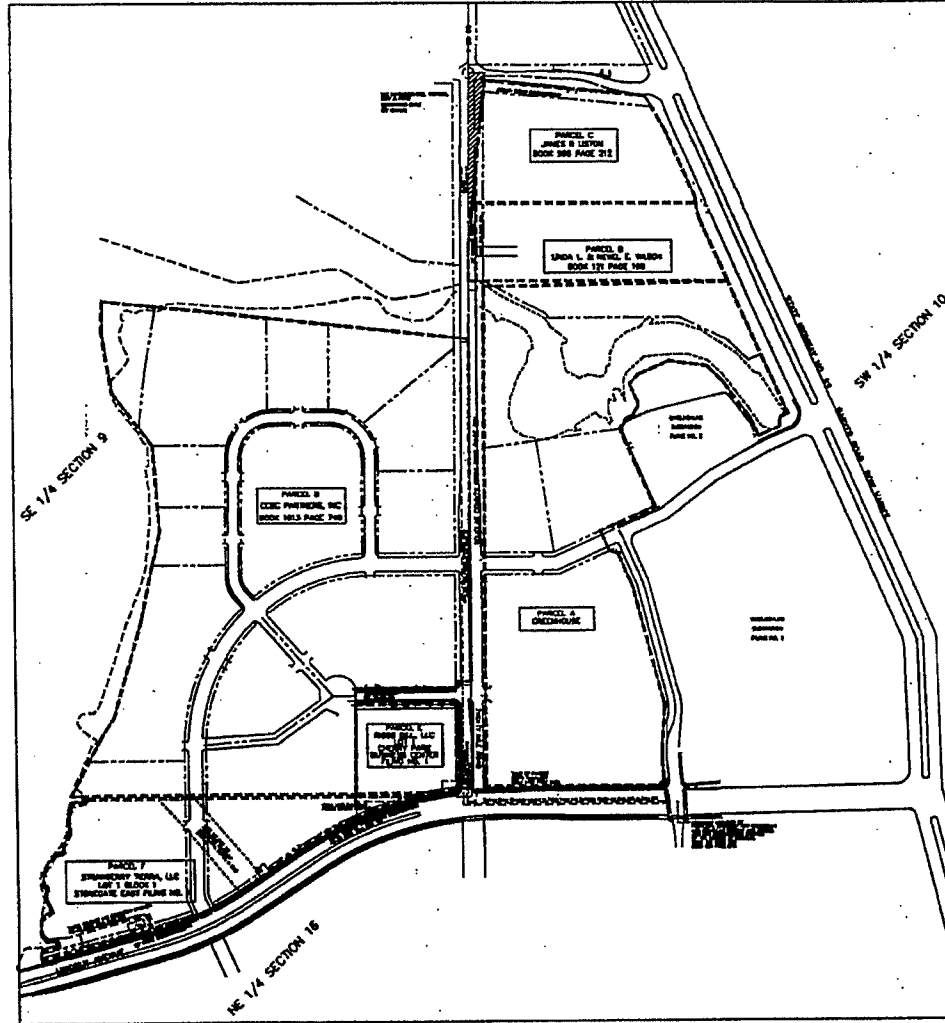
CONCEPTS WEST ARCHITECTURE, INC.  
 308 E. CHEYENNE 8TH BLVD., SUITE G  
 COLORADO SPRINGS, CO 80906

sheet  
**1**  
 of 8

PL07486.DWG

# PARKER AUTO PLAZA- SKETCH PLAN

A PART OF THE SW 1/4 SECTION 10  
 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,  
 DOUGLAS COUNTY, STATE OF COLORADO  
 105 ACRES



EXISTING LAND PARCEL PLAN

SCALE: 1"=200'-0"

NORTH



FOR BURT AUTOMOTIVE NETWORK  
 IN CARE OF:  
 LMC MANAGEMENT, INC.  
 2300 S. BROADWAY  
 ENGLEWOOD, CO

PREPARED BY:  
 CONCEPTS WEST ARCHITECTURE  
 302 E. CHEYENNE 8TH BLVD., SUITE C  
 COLORADO SPRINGS, CO 80909

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 1111  
 1111

PARKER AUTO PLAZA

PLANNED BY:  
 LMC MANAGEMENT, INC.  
 2300 S. BROADWAY  
 ENGLEWOOD, CO 80113

Concepts West  
 Architecture, Inc.

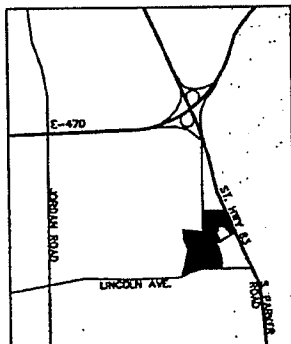
CONCEPTS WEST ARCHITECTURE  
 302 E. CHEYENNE 8TH BLVD., SUITE C  
 COLORADO SPRINGS, CO 80909

sheet  
 4  
 of 6

18 PLOT-182228

# PARKER AUTO PLAZA- DEVELOPMENT PLAN

A PART OF THE SW 1/4 SECTION 10  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,  
DOUGLAS COUNTY, STATE OF COLORADO  
105 ACRES



**VICINITY MAP**

SCALE: 1"=2000'

PARKER  
ZONE PD - PLANNED DEVELOPMENT

PARKER  
ZONE C MOD - MODIFIED COMMERCIAL

## PARKER ZONING

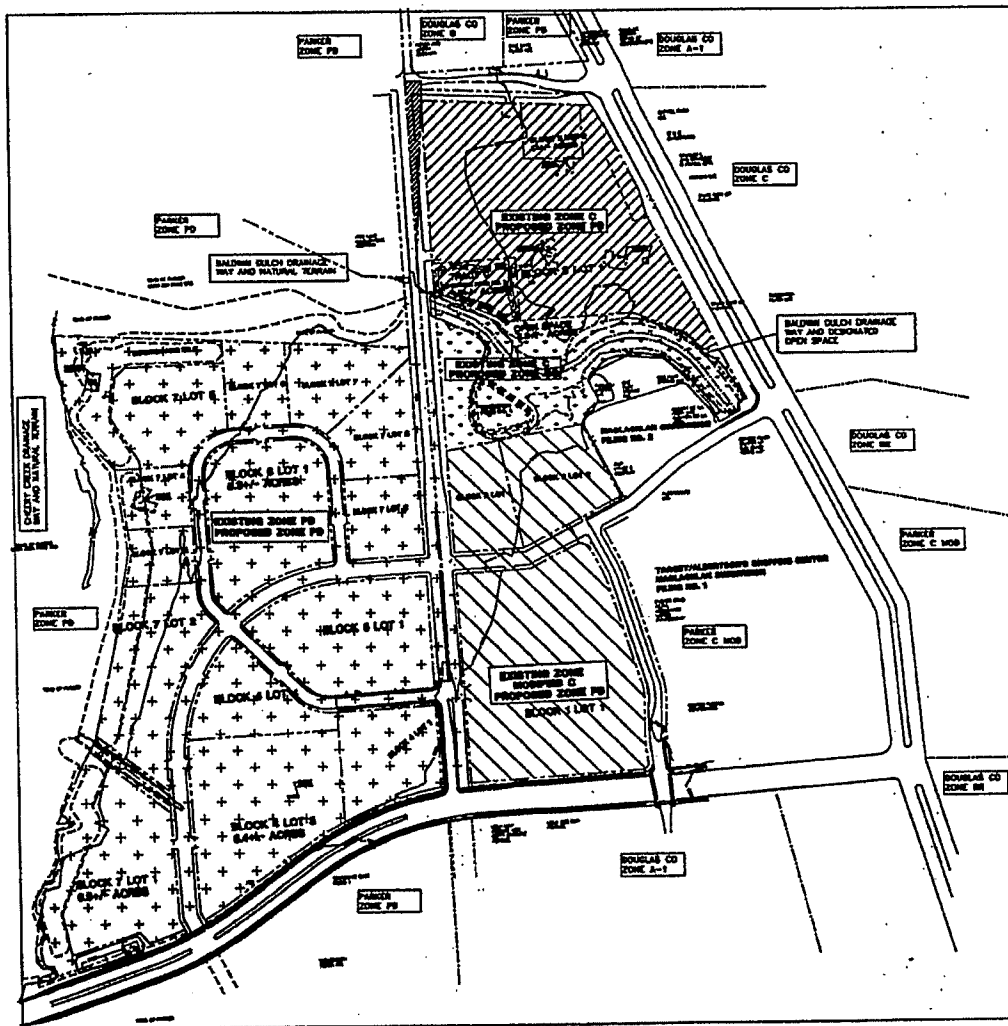
DOUGLAS CO  
ZONE SR - RURAL RESIDENTIAL

DOUGLAS CO  
ZONE C - COMMERCIAL

DOUGLAS CO  
ZONE S - SUBURBAN

DOUGLAS CO  
ZONE A - ASSOCIATIONAL ONE

## DOUGLAS COUNTY ZONING



**DEVELOPMENT PLAN**

SCALE: 1"=200'-0"

NORTH



FOR BURT AUTOMOTIVE NETWORK  
IN CARE OF:  
LSC MANAGEMENT, INC.  
2300 S. BROADWAY  
BIRLEWOOD, CO

PREPARED BY:  
CONCEPTS WEST ARCHITECTURE  
302 E. CHEYENNE MTH BLVD., SUITE 2  
COLORADO SPRINGS, CO 80908

11/11  
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11/11

**PARKER AUTO PLAZA**

**Concepts West Architecture, Inc.**

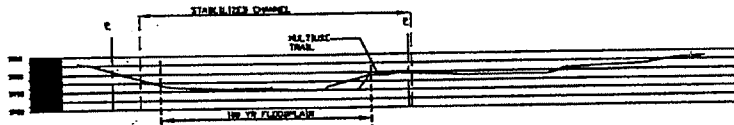
Sheet  
**1**  
of 1

# PARKER AUTO PLAZA- SKETCH PLAN

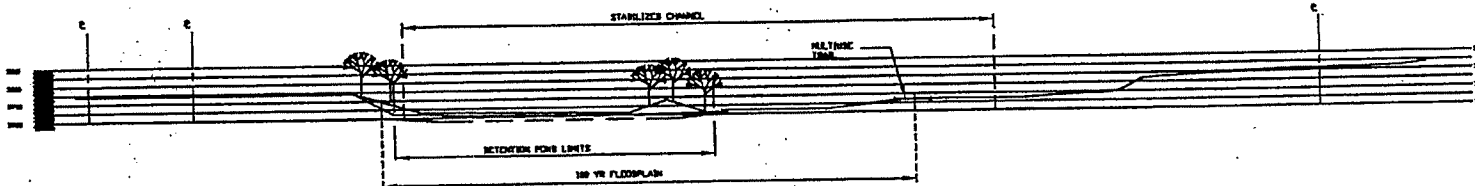
A PART OF THE SW 1/4 SECTION 10  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6th P.M.,  
DOUGLAS COUNTY, STATE OF COLORADO  
105 ACRES



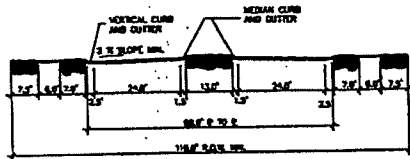
SECTION 'A' TYPICAL AT CHERRY CREEK PERIMETER  
SCALE: 1" = 30'-0" LOOKING NORTH



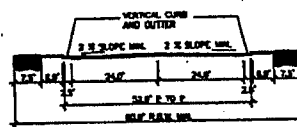
SECTION 'B' AT BALDWIN GULCH  
SCALE: 1" = 30'-0" LOOKING WEST



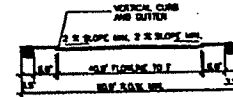
SECTION 'C' AT BALDWIN GULCH  
SCALE: 1" = 30'-0" LOOKING NORTHWEST



ARTERIAL  
SCALE: 1" = 15'-0"



NON-RESIDENTIAL COLLECTOR  
SCALE: 1" = 15'-0"



NON-RESIDENTIAL LOCAL  
SCALE: 1" = 15'-0"



PARKER AUTO PLAZA

PARKER, CO  
PARKER ROAD AND LINCOLN AVENUE  
PARKER, COLORADO 80130

Concepts West  
Architecture, Inc.

Sheet  
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# EXHIBIT D

## OPEN SPACE DESCRIPTION BALDWIN GULCH

A parcel of land lying within Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North  $00^{\circ}17'51''$  East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "PLS 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "PLS 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;

Thence North  $00^{\circ}17'51''$  East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;

Thence North  $89^{\circ}56'00''$  East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of a said parcel described in a Book 1180 at Page 0881 said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;

Thence North  $00^{\circ}17'51''$  East, 1252.52 feet, along the easterly line of said parcel described in Book 1180 at Page 881, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **TRUE POINT OF BEGINNING**;

Thence North  $82^{\circ}29'03''$  East, 508.71 feet, to the Northwest Corner Lot 2 of the Maclachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;

Thence along the westerly, northerly, and easterly lines of Maclachlan Subdivision Filing No. 2 the following fifteen (15) courses:

1. Thence North  $33^{\circ}20'29''$  East, 46.58 feet;
2. Thence North  $63^{\circ}21'12''$  East, 25.91 feet;
3. Thence North  $32^{\circ}34'42''$  East, 42.07 feet;
4. Thence North  $14^{\circ}20'55''$  West, 16.30 feet;
5. Thence North  $23^{\circ}57'00''$  West, 69.77 feet;
6. Thence North  $41^{\circ}49'39''$  East, 46.92 feet;
7. Thence North  $66^{\circ}02'59''$  East, 125.03 feet;
8. Thence South  $82^{\circ}24'03''$  East, 141.03 feet;
9. Thence South  $44^{\circ}51'11''$  East, 82.03 feet;
10. Thence South  $36^{\circ}52'57''$  East, 170.09 feet;
11. Thence South  $23^{\circ}56'49''$  East, 72.93 feet, to a point of non-tangent curvature;
12. Thence northeasterly, along the arc of a curve to the right, whose center bears South  $28^{\circ}09'48''$  East, 355.00 feet, thru a central angle of  $04^{\circ}12'48''$ , an arc length of 26.11 feet, whose chord bears North  $63^{\circ}56'37''$  East, 26.10 feet to a point of tangency;
13. Thence North  $66^{\circ}03'00''$  East, 57.85 feet;
14. Thence North  $01^{\circ}17'56''$  East, 35.93 feet;
15. Thence North  $66^{\circ}03'00''$  East, 32.62 feet, to the northeast corner of Tract B of said Maclachlan Subdivision Filing No. 2;

Thence North  $66^{\circ}03'00''$  East, 0.79 feet, on an extension of the northerly line of said Tract B to the westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;

Thence North  $23^{\circ}56'16''$  West, 238.21 feet, along westerly right-of-way line of said CDOT Parcel 59 Rev.;

Thence South  $66^{\circ}06'54''$  West, 51.46 feet;  
Thence North  $45^{\circ}24'20''$  West, 109.52 feet;  
Thence North  $64^{\circ}44'06''$  West, 193.03 feet;  
Thence South  $89^{\circ}59'52''$  West, 484.96 feet;  
Thence North  $38^{\circ}32'29''$  West, 23.24 feet;

Thence North 62°36'49" West, 255.72 feet, to the Northeast Corner of a parcel described in a deed to the Board of County Commissioners of the County of Douglas recorded in Book 1180 at Page 881;

Thence South 00°17'51" West, 614.67 feet, along the easterly line of said parcel, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **POINT OF BEGINNING**.

Containing 8.3284 acres, or 362,783 square feet, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI JOB NO.: 9958-002.6

DATE: July 9, 2001

For and on Behalf of

WESTERN STATES SURVEYING, INC.

19029 East Plaza Drive, Suite 252

Parker, CO 80134

(303) 841-7436

Thomas F. Phalin, PLS 23516

SA99580026AAVIGATION05.doc



# EXHIBIT E

## EAST & WEST PARCELS, COMBINED - EXCEPTING BALDWIN GULCH OPEN SPACE

A parcel of land consisting of a portion of Lot 1, Block 1, Stonegate East Filing No. 1 as shown on plat recorded at Reception No. 8712189 of the Douglas County records, a portion of Lot 1, Cherry Park Business Center Filing No. 1 as shown on plat recorded at Reception No. 9500907, and all of that parcel described in a warranty deed to Parker Auto Plaza II, LLC recorded in Book 1935 at Page 2064, Reception No. 00090678 of the Douglas County records, said parcel is located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, together with a parcel of land consisting of all that parcel described in Book 1921 at Page 1184 and Book 1921 at Page 1188, all that parcel described in Book 1942 at Page 852 and Book 1942 at Page 847 and all that parcel described in Book 2013 at Page 190, all located in the Southwest Quarter of Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North  $00^{\circ}17'51''$  East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "PLS 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "PLS 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;

Thence North  $00^{\circ}17'51''$  East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;

Thence North  $89^{\circ}56'00''$  East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of that parcel described in Book 1180 at Page 0881, said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;

Thence North  $00^{\circ}17'51''$  East, 9.18 feet, parallel with and 55.00 feet easterly of the westerly line of said Section 10 and along the easterly line of said parcel described in Book 1180 at Page 0881, and the westerly line of said parcel described in Book 1186 at Page 0908 to the Northwest Corner thereof and the TRUE POINT OF BEGINNING, said point being the beginning of a non-tangent curve;

Thence easterly, along the arc of a curve to the right, whose center bears South  $02^{\circ}05'15''$  East, 1320.00 feet, thru a central angle of  $02^{\circ}01'15''$ , an arc length of 46.56 feet, whose chord bears North  $88^{\circ}55'21''$  East, 46.56 feet, along the northerly line of said parcel described in Book 1186 at Page 0908, to a point of tangency;

Thence North  $89^{\circ}56'00''$  East, 574.13 feet; continuing along said northerly line, parallel with and 20' northerly of the southerly line of said Section 10 to a point on the northerly line of that parcel described in a warranty deed to the Board of County Commissioners of the County of Douglas recorded in Book 721 at Page 629;

Thence North  $85^{\circ}55'45''$  East, 16.08 feet, continuing along said northerly line to a point of tangency, said point being the Southwest Corner of Maclachlan Subdivision Filing No. 1 as recorded at Reception number 9415118;

Thence along the westerly line of Maclachlan Subdivision Filing No. 1 and the westerly right-of-way line of Dransfeldt Road the following ten (10) courses:

1. Thence easterly, along the arc of a curve to the left, whose center bears North  $04^{\circ}04'24''$  West, 25.00 feet, thru a central angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet, whose chord bears North  $40^{\circ}55'36''$  East, 35.35 feet, to a point of tangency;
2. Thence North  $04^{\circ}04'15''$  West, 72.03 feet, to a point of curvature;
3. Thence northerly, along the arc of a curve to the right, whose center bears North  $85^{\circ}55'45''$  East, 280.00 feet, thru a central angle of  $08^{\circ}13'05''$ , an arc length of 40.16 feet, whose chord bears North  $00^{\circ}02'17''$  East, 40.13 feet to a point of tangency;
4. Thence North  $04^{\circ}08'50''$  East, 140.81 feet, to a point of curvature;
5. Thence northerly, along the arc of a curve to the left, whose center bears North  $85^{\circ}51'10''$  West, 120.00 feet, thru a central angle of  $18^{\circ}49'43''$ , an arc length of 39.43 feet, whose chord bears North  $05^{\circ}16'02''$  West, 39.26 feet to a point of tangency;
6. Thence North  $14^{\circ}40'53''$  West, 409.89 feet, to a point of curvature;
7. Thence northerly, along the arc of a curve to the left, whose center bears South  $75^{\circ}19'07''$  West, 220.00 feet, thru a central angle of  $09^{\circ}16'07''$ , an arc length of 35.59 feet, whose chord bears North  $19^{\circ}18'57''$  West, 35.55 feet to a point of tangency;
8. Thence North  $23^{\circ}57'00''$  West, 110.43 feet, to a point of curvature;

9. Thence northwesterly, along the arc of a curve to the left, whose center bears South 66°03'00" West, 25.00 feet, thru a central angle of 90°00'00", an arc length of 39.27 feet, whose chord bears North 68°57'00" West, 35.36 feet, to a point of non-tangency;

10. Thence North 23°57'00" West, 80.00 feet, to the Northwest Corner of said Maclachlan Subdivision Filing No. 1 and the North line of Ponderosa Drive right-of-way; Thence North 66°03'00" East, 219.95 feet, along the northerly line of Maclachlan Subdivision Filing No. 1 to the Southwest Corner of the Maclachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;

Thence along the westerly, northerly, and easterly lines of Maclachlan Subdivision Filing No. 2 the following sixteen (16) courses:

1. Thence North 23°57'00" West, 309.52 feet;
2. Thence North 33°20'29" East, 46.58 feet;
3. Thence North 63°21'12" East, 25.91 feet;
4. Thence North 32°34'42" East, 42.07 feet;
5. Thence North 14°20'55" West, 16.30 feet;
6. Thence North 23°57'00" West, 69.77 feet;
7. Thence North 41°49'39" East, 46.92 feet;
8. Thence North 66°02'59" East, 125.03 feet;
9. Thence South 82°24'03" East, 141.03 feet;
10. Thence South 44°51'11" East, 82.03 feet;
11. Thence South 36°52'57" East, 170.09 feet;
12. Thence South 23°56'49" East, 72.93 feet, to a point of non-tangent curvature;
13. Thence northeasterly, along the arc of a curve to the right, whose center bears South 28°09'47" East, 355.00 feet, thru a central angle of 04°12'48", an arc length of 26.11 feet, whose chord bears North 63°56'37" East, 26.10 feet, to a point of non-tangency;
14. Thence North 66°03'00" East, 57.85 feet;
15. Thence North 01°17'56" East, 35.93 feet;
16. Thence North 66°03'00" East, 32.62 feet, to the northeast corner of Tract B of said Maclachlan Subdivision Filing No. 2;

Thence North 66°03'00" East, 0.79 feet, on an extension of the northerly line of said Tract B to the

westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;

Thence North 23°56'20" West, 533.99 feet, along the westerly right-of-way line to its intersection with southerly line of a parcel described in Book 121 at Page 190;

Thence North 23°56'20" West, 32.86 feet, along said westerly right-of-way line to the Northwest Corner of said CDOT Parcel 59 Rev., said point also being the Southwest Corner of CDOT Parcel 56 Rev. as described in Book 743 at Page 709;

Thence North 23°56'20" West, 225.26 feet, along the said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev.;

Thence North 10°49'51" West, 57.52 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev. to the northerly line of said parcel described in Book 121 at Page 190, also being the southerly line of a parcel described in Book 966 at Page 212;

Thence North 10°49'51" West, 30.67 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 56 Rev to the Northwest Corner thereof;

Thence North 23°56'20" West, 264.14 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 55 Rev 2 as described in Book 923 at Page 121;

Thence North 29°43'18" West, 148.87 feet, continuing along said westerly right of way line and the westerly line of said CDOT Parcel 55 Rev 2 to the Southeast Corner of a Town of Parker parcel described in Exhibit A, of Rule and Order to the Town of Parker recorded in Book 1203 at Page 2667;

Thence North 84°24'17" West, 598.04 feet, along the southerly line of said parcel to the Southwest Corner thereof, said point is also on the westerly line of a parcel described in Book 102 at Page 206, from which the Northwest Corner of said parcel bears North 5°46'45" East, 14.08 feet;

Thence South 05°46'45" West, 457.92 feet; along the westerly line of said parcel described in Book 102 at Page 206 to the Southwest Corner of said parcel described in Book 966 at Page 212, said point also being the Northwest Corner of said parcel described in Book 121 at Page 190;

Thence South 05°46'45" West, 167.16 feet; along the westerly line of said parcel described in Book 102 at Page 206 to the west line of said Section 10 from which the Southwest Corner of said Section 10 bears South 00°17'51" West, 2003.02 feet;

Thence South 00°17'51" West, 125.53 feet; along the west line of said parcel described in Book 102 at Page 206 and the west line of said Section 10 to the Southwest Corner of said parcel described in Book 121 at Page 190;

Thence South  $00^{\circ}17'51''$  West, 212.01 feet, continuing along said west line, to the Northeast Corner of that parcel described in Book 1935 at Page 2064 of the Douglas County records;

Thence North  $83^{\circ}57'09''$  West, 1369.56 feet, to the northeasterly corner of a parcel described in a deed to the Town of Parker recorded in Book 1304 at Page 238 of the Douglas County records;

Thence continuing along the easterly line of that parcel described in Book 1304 at Page 238 the following nine (9) courses:

1. Thence South  $00^{\circ}58'38''$  West, 117.70 feet;
2. Thence South  $09^{\circ}22'17''$  East, 225.85 feet;
3. Thence South  $37^{\circ}24'45''$  East, 242.21 feet;
4. Thence South  $04^{\circ}30'40''$  East, 316.43 feet;
5. Thence South  $13^{\circ}45'22''$  West, 126.49 feet;
6. Thence South  $12^{\circ}00'58''$  West, 207.37 feet;
7. Thence South  $16^{\circ}23'09''$  West, 367.51 feet;
8. Thence South  $32^{\circ}17'02''$  West, 90.34 feet;
9. Thence South  $28^{\circ}00'16''$  West, 242.02 feet, to a point on the southerly line of said Section 9 and the southerly corner of that parcel described at Book 1304 at Page 238 from which the Southeast Corner of said Section 9 bears North  $89^{\circ}43'57''$  East, 1485.31 feet;

Thence North  $89^{\circ}43'57''$  East, 62.62 feet along the southerly line of said Section 9 to the Northwest Corner of said Lot 1, Block 1, Stonegate East Filing No. 1;

Thence along the westerly line of said Lot 1 the following twenty-one (21) courses:

1. Thence South  $40^{\circ}25'55''$  West, 19.48 feet;
2. Thence South  $78^{\circ}34'39''$  West, 58.85 feet;
3. Thence South  $27^{\circ}16'01''$  East, 15.43 feet;
4. Thence South  $22^{\circ}23'26''$  West, 25.67 feet;
5. Thence South  $04^{\circ}22'26''$  East, 64.60 feet;
6. Thence South  $28^{\circ}19'00''$  West, 55.31 feet;
7. Thence South  $10^{\circ}35'26''$  East, 21.60 feet;
8. Thence South  $79^{\circ}00'04''$  West, 32.07 feet;
9. Thence South  $34^{\circ}56'18''$  West, 72.68 feet;
10. Thence South  $07^{\circ}01'51''$  West, 47.44 feet;
11. Thence South  $51^{\circ}38'01''$  East, 22.77 feet;
12. Thence South  $29^{\circ}03'27''$  West, 19.05 feet;
13. Thence South  $10^{\circ}28'48''$  East, 29.18 feet;
14. Thence South  $27^{\circ}31'05''$  East, 39.67 feet;
15. Thence South  $54^{\circ}06'30''$  West, 51.05 feet;
16. Thence South  $00^{\circ}39'26''$  West, 51.56 feet;
17. Thence South  $38^{\circ}39'34''$  East, 34.50 feet;
18. Thence North  $81^{\circ}20'48''$  East, 38.07 feet;
19. Thence South  $21^{\circ}37'18''$  East, 23.28 feet;
20. Thence South  $73^{\circ}38'29''$  West, 70.87 feet;
21. Thence South  $01^{\circ}44'46''$  East, 28.42 feet, to the Southwest Corner of said Lot 1;

Thence along the southerly line of said Lot 1 the following two (2) courses:

1. Thence North  $75^{\circ}07'51''$  East, 503.34 feet, to a point of curvature;
2. Thence easterly, along the arc of a curve to the left, whose center bears North  $14^{\circ}52'09''$  West, 1237.57 feet, thru a central angle of  $06^{\circ}47'06''$ , an arc length of 146.55 feet, whose chord bears North  $71^{\circ}44'18''$  East, 146.47 feet, to the Southwest Corner of Lincoln Avenue Right-of-way Parcel RW-8NW as described in the Agreement for Possession and Use as recorded in Book 1544 at Page 888 of the Douglas County records and a point of non-tangent curvature;

Thence along the northwesterly line of said Parcel RW-8NW the following three (3) courses:

1. Thence northeasterly, along the arc of a curve to the left, whose center bears North  $25^{\circ}37'25''$  West, 1200.00 feet, thru a central angle of  $06^{\circ}34'05''$ , an arc length of 137.56 feet, whose chord bears North  $61^{\circ}05'33''$  East, 137.49 feet to a point of tangency;
2. Thence North  $57^{\circ}48'30''$  East, 301.74 feet, to a point of curvature;
3. Thence northeasterly, along the arc of a curve to the right, whose center bears South  $32^{\circ}11'30''$  East, 1320.00 feet, thru a central angle of  $08^{\circ}08'11''$ , an arc length of 187.45 feet, whose chord bears North  $61^{\circ}52'36''$  East, 187.29 feet, to a point on the southerly line of said Lot 1 and the northeasterly corner of said Parcel RW-8NW and a point of non-tangent curvature;

Thence northeasterly, along the southerly line of said Lot 1, along the arc of a curve to the right, whose center bears South  $24^{\circ}30'12''$  East, 1049.31 feet, thru a central angle of  $04^{\circ}22'11''$ , an arc length of 80.03 feet, whose chord bears North  $67^{\circ}40'53''$  East, 80.01 feet, to the westerly corner of the Lincoln Avenue right-of-

way Parcel RW-8NE as described in Book 1544 at Page 888 of the Douglas County records, and a point of non-tangent curvature;  
 Thence easterly, along the northerly line of said Parcel RW-8NE, along the arc of a curve to the right, whose center bears South 20°34'55" East, 1320.00 feet, thru a central angle of 10°24'45", an arc length of 239.89 feet, whose chord bears North 74°37'28" East, 239.56 feet, to the easterly corner thereof and a point on the northerly line of Section 16 and a point of non-tangent curvature, from which the Northeast Corner of Section 16 bears North 89°43'57" East, 129.57 feet;  
 Thence North 89°43'57" East, 0.05 feet, to the westerly corner of Lincoln Avenue Right-of-Way Parcel RW-15 as described in Book 1565 at Page 624 of the Douglas County records, and a point of non-tangent curvature;  
 Thence easterly, along the northerly line of said Parcel RW-15, along the arc of a curve to the right, whose center bears South 10°09'56" East, 1320.00 feet, thru a central angle of 03°16'25", an arc length of 75.41 feet, whose chord bears North 81°28'17" East, 75.40 feet, to a point on the east line of said Lot 1 Cherry Park Business Center Filing No. 1 and the Northeast Corner of said right of way parcel from which the Southeast Corner of said Lot 1 bears South 00°17'51" West, 10.84 feet;  
 Thence South 00°17'51" West, 10.84 feet;  
 Thence North 89°43'57" East, 55.00 feet, to the POINT OF BEGINNING.

**EXCEPT THE FOLLOWING DESCRIBED PARCEL:**

A parcel of land lying within Section 10, Township 6 South, Range 66 West of the Sixth Principal Meridian, Douglas County, State of Colorado, being more particularly described as follows:

NOTE: For the purpose of this description the bearings are based on the easterly line of the Southeast Quarter of said Section 9, being of an assumed bearing North 00°17'51" East, 2669.21 feet. Monumented by a 3.25" aluminum cap stamped "PLS 20966, 1997" at the northern terminus and by a 3.25" aluminum cap stamped "PLS 19003, 1999" at the southern terminus.

Commencing at the Southwest Corner of said Section 10;

Thence North 00°17'51" East, 10.00 feet, along the westerly line of said Section 10, to the Northwest Corner of that Board of County Commissioners of the County of Douglas parcel described in Book 721 at Page 640 and the southwest corner of that Board of County Commissioners of the County of Douglas parcel described in Book 1180 at Page 0881;  
 Thence North 89°56'00" East, 55.00 feet, along the northerly line of said parcel described in Book 721 at Page 640, parallel with and 10.00 feet northerly of the southerly line of said Section 10 to the southeast corner of a said parcel described in a Book 1180 at Page 0881 said point also being the Southwest Corner of that Town of Parker parcel described in Book 1186 at Page 0908;  
 Thence North 00°17'51" East, 1252.52 feet, along the easterly line of said parcel described in Book 1180 at Page 881, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **TRUE POINT OF BEGINNING**;  
 Thence North 82°29'03" East, 508.71 feet, to the Northwest Corner Lot 2 of the Maclachlan Subdivision Filing No. 2 as recorded at Reception number 9628035;  
 Thence along the westerly, northerly, and easterly lines of Maclachlan Subdivision Filing No. 2 the following fifteen (15) courses:  
 1. Thence North 33°20'29" East, 46.58 feet;  
 2. Thence North 63°21'12" East, 25.91 feet;  
 3. Thence North 32°34'42" East, 42.07 feet;  
 4. Thence North 14°20'55" West, 16.30 feet;  
 5. Thence North 23°57'00" West, 69.77 feet;  
 6. Thence North 41°49'39" East, 46.92 feet;  
 7. Thence North 66°02'59" East, 125.03 feet;  
 8. Thence South 82°24'03" East, 141.03 feet;  
 9. Thence South 44°51'11" East, 82.03 feet;  
 10. Thence South 36°52'57" East, 170.09 feet;  
 11. Thence South 23°56'49" East, 72.93 feet, to a point of non-tangent curvature;  
 12. Thence northeasterly, along the arc of a curve to the right, whose center bears South 28°09'48" East, 355.00 feet, thru a central angle of 04°12'48", an arc length of 26.11 feet, whose chord bears North 63°56'37" East, 26.10 feet to a point of tangency;  
 13. Thence North 66°03'00" East, 57.85 feet;  
 14. Thence North 01°17'56" East, 35.93 feet;  
 15. Thence North 66°03'00" East, 32.62 feet, to the northeast corner of Tract B of said Maclachlan Subdivision Filing No. 2;

Thence North 66°03'00" East, 0.79 feet, on an extension of the northerly line of said Tract B to the westerly right-of-way line of State Highway No. 83 (AKA South Parker Road), said line also being the westerly line of the CDOT Parcel 59 Rev. described in Book 741 at Page 239;

Thence North 23°56'16" West, 238.21 feet, along westerly right-of-way line of said CDOT Parcel 59 Rev.;

Thence South 66°06'54" West, 51.46 feet;

Thence North 45°24'20" West, 109.52 feet;

Thence North 64°44'06" West, 193.03 feet;

Thence South 89°59'52" West, 484.96 feet;

Thence North 38°32'29" West, 23.24 feet; Page 5 of 5 Page 5 of 5 Page 5 of 5

Thence North 62°36'49" West, 255.72 feet, to the Northeast Corner of a parcel described in deed to the Board of County Commissioners of the County of Douglas recorded in Book 1180 at Page 881;

Thence South 00°17'51" West, 614.67 feet, along the easterly line of said parcel, parallel with and 55.00 feet easterly of the west line of said Section 10 to the **POINT OF BEGINNING**.

Net area: Containing 96.0224 Acres or 4,182,736 square feet, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI JOB NO.: 9958-002.6

DATE: July 9, 2001

For and on Behalf of

WESTERN STATES SURVEYING.

12753 S. Parker Road, Suite 205

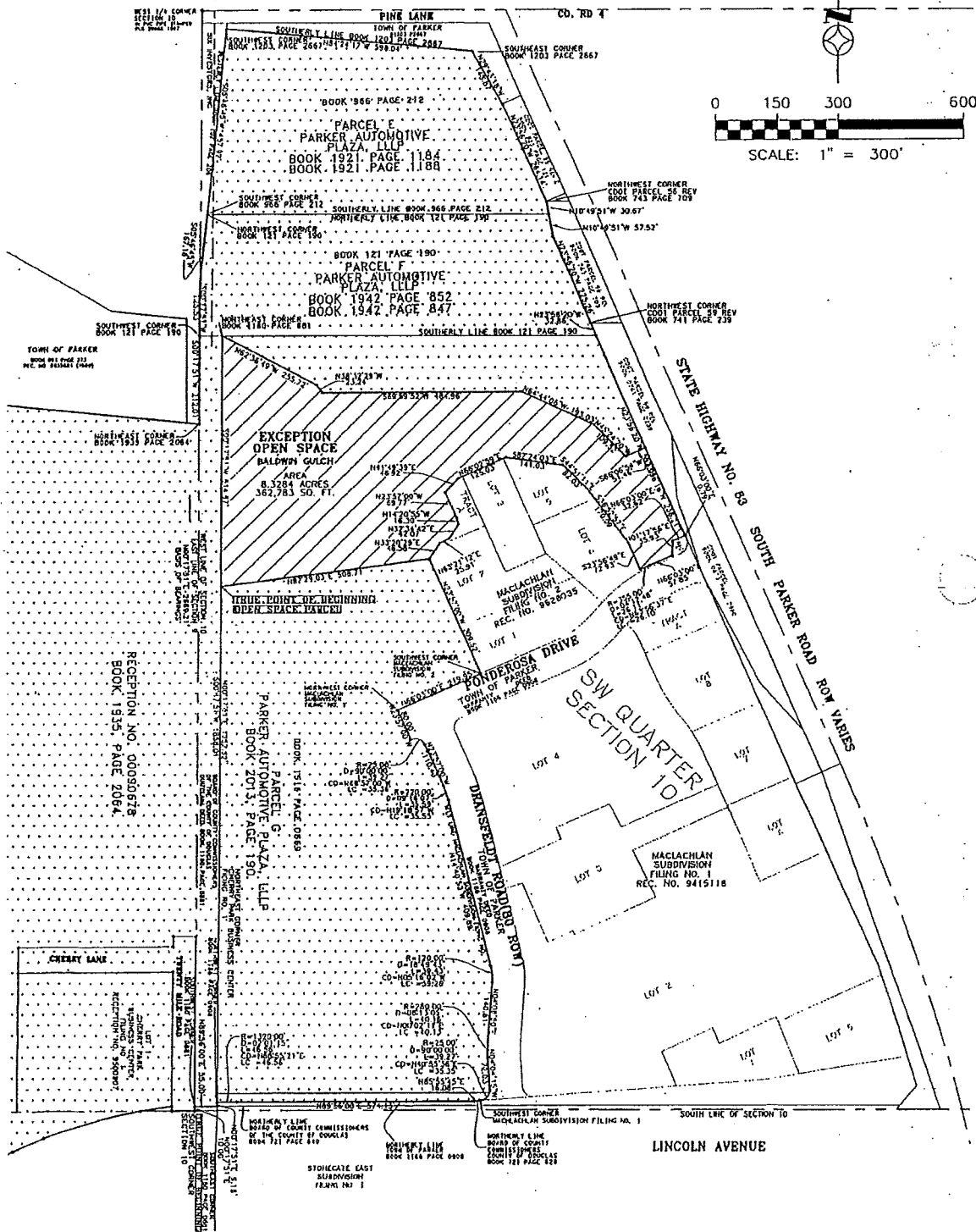
Parker, CO 80134

(303) 841-7436

Thomas F. Phalin, PLS 23516



# EXHIBIT



PARCEL CONTAINS 96.0224 ACRES

PAGE 6 OF 7

JOB NO.: 995B-002.6  
 SCALE: 1" = 300'  
 DATE: July 9, 2001  
 SURVEYOR: LEL  
 DRAWN BY: RDC

EAST AND WEST PARCELS,  
 COMBINED.  
 (EXCEPTING OPEN SPACE)  
 PARKER AUTO PLAZA, LLLP

**Western States**  
**SURVEYING, Inc.**  
 12753 S. PARKER ROAD, SUITE 205  
 PARKER, COLORADO 80134 (303) 841-7438

13.10.140 - Lighting standards.

- (a) Definitions. For the purpose of this Section, the terms listed below shall have the following meaning; provided, however, that in the event there is a conflict between the definitions set forth below and the definitions contained in Section 13.02.010 of this Title, the definitions in this Section shall apply:

*Active storage area* means a commercial site that remains open to the public after 5:00 p.m. and is used to store the personal property of various individuals.

*Decorative luminaire* means the *luminaires* used for aesthetic or landscaping purposes that include Parker-style lights, ballards, carriage-style or other luminaires with less than fifteen hundred (1500) lumens.

*Fixture* means the assembly that houses the lamp(s) and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a ballast, a lamp, a reflector or mirror and/or a refractor lens.

*Floodlight* or *spotlight* means a light fixture or lamp that incorporates a reflector to concentrate the light output into a directed beam in a particular direction.

*Foot-candle* means a unit of light or density when the foot is the unit of measure. One (1) foot-candle (fc) equals one (1) lumen per square foot of area. When metric units are used, lux is the unit of light quantity. One (1) lux equals one (1) lumen per square meter of area. One (1) foot-candle equals ten and seventy-six hundredths (10.76) lux. For the purpose of establishing consistent measurements, both foot-candles and lux are measured at finished grade.

*Full-cutoff luminaire* means a luminaire that allows no light emission above a horizontal plane through its lower light-emitting part.

*Glare* means light emitted without a lens or through a clear lens from a luminaire with an intensity great enough to reduce a person's ability to see, and in extreme cases to cause momentary blindness.

*High-activity parking lot* means a facility adjacent to a high pedestrian or vehicular traffic area such as a fast food restaurant, recreation center, mall or other shopping center.

*Horizontal plane* means an imaginary line drawn across the bottom of a light fixture above which no light shall be emitted.

*Inactive material storage area* means a commercial site that is not open to the public after 5:00 p.m. and is generally used to store the merchandise or equipment that belongs to the business.

*Light trespass* means the shining of more than one (1) foot-candle of light produced by a luminaire which shines beyond the boundaries of the property on which the fixture is located.

*Lumen* means a unit of luminous flux. One (1) foot-candle is one (1) lumen per square foot.

*Luminaire* means the complete lighting system, which includes the lamp(s) and fixtures.

*Luminaire height* means the measurement from a paved or landscaped surface at ground level directly under the fixture to the top of the luminaire.

*Medium-activity parking lot* means a facility adjacent to a pedestrian or vehicular traffic area such as a park-n-ride, a sit-down restaurant, Town facility or office building.

*Principal display* means those outdoor areas where active nighttime sales activity occurs and where accurate color perception of merchandise by customers must occur. To qualify as a principal display area, one (1) of the following specific uses must occur: motorized vehicle sales, boat sales, gardening or nursery sales, outdoor gasoline sales. Uses not on this list must be approved as principal display area uses by the Planning Director.

*Shielded, fully luminaire* means a light fixture with cutoff optics that allows no direct light emissions above a vertical cutoff angle of ninety degrees (90°) for street lighting and of eighty degrees (80°) for all other lighting through the luminaire's lowest component that emits light.

*Shielded, partially luminaire* means luminaires that are shielded or constructed so that no more than ten percent (10%) of the light rays are emitted by the installed fixture at angles above the horizontal plane.

*Uniformity ratio* relates to how evenly light is distributed on any given site. A uniformity ratio is usually expressed in average foot-candles of illuminance on a paved area to the foot-candles at the point of maximum or minimum illuminance on the same site. For example, an average to minimum uniformity ratio of 6:1 requires that the average foot-candle level of the luminaire is not greater than six (6) times the minimum level. In other words, the minimum cannot be less than one-sixth ( $\frac{1}{6}$ ) the average. If the average is twelve (12) foot-candles, the minimum should be no less than two (2).

- (b) Intent. To provide for the safety of citizens by providing adequate lighting in public areas, to minimize light pollution by focusing lights in desired directions and to establish a uniformity of lighting used within various districts to minimize the need for the eye to adjust to different levels of light.
- (c) General standards.
  - (1) Outdoor lighting shall not be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares, including:
    - a. Any fixed light not designed for roadway illumination that produces direct or reflected light that could be disturbing to the operator of a motor vehicle.
    - b. Any light that may be confused with or construed as a traffic control device except as authorized by a state, federal or Town government.
    - c. Any blinking, flashing or changing intensity lights.
  - (2) Searchlights and rotating beacons are not permitted.
  - (3) The maximum height of any luminaire shall not exceed thirty (30) feet.
  - (4) Luminaries installed along collector streets shall not exceed twenty (20) feet in height.
  - (5) Luminaires installed along trails or pedestrian areas shall not exceed fifteen (15) feet in height.
  - (6) Luminaires installed along collector streets shall not exceed the equivalent of thirty-five thousand (35,000) lumens.
  - (7) A maximum of one (1) foot-candle is allowed at the lot line of any site.
  - (8) All stadium and all other exterior sports arena lights used for the purpose of illumination of the playing areas shall be extinguished by 10:00 p.m. or immediately after the conclusion of the final event of the day. The remainder of the facility lighting, except for reasons of security, must be extinguished at 10:00 p.m. or within one (1) hour after the event, whichever is later, and remain extinguished until one (1) hour prior to the commencement of the next event. For reasons of security, however, a maximum average level of five (5) foot-candles at an entrance and one (1) foot-candle on the rest of the structure is permitted.
  - (9) A photometric site plan and cut sheets for all proposed exterior fixtures shall be included with the application requirements of subdivision of land or a site plan. The photometric plan shall provide computer printout information that shows that the proposed feature meets the requirements of the Code and shall include, but not be limited to, the following: maximum installed illuminance, uniformity ratio (average as compared to the minimum) and maximum and minimum illuminance.
  - (10) Classifications and details regarding light types for a luminaire, spotlight and decorative fixture are located in the Town of Parker Design Criteria Manual and are made a part of this Section by reference.
  - (11) Luminaires exceeding the equivalent of fifteen thousand (15,000) lumens shall be shielded. The following table lists the types of lamps and shielding required for their use.

<b><i>Fixture Lamp Type</i></b>	<b><i>Shielding in Residential Areas</i></b>	<b><i>Shielding in Nonresidential Areas</i></b>
Low Pressure Sodium	Must be partially shielded	Must be partially shielded
High Pressure Sodium	Must be partially shielded	Lamp type only allowed on arterial streets. Full shielding is required
Metal Halide	Must be partially shielded	Full shielding is required
Fluorescent	Full shielding is required	Full shielding is required
Quartz	Must be partially shielded	Full shielding is required
Incandescent (>100 watt)	Full shielding is required	Full shielding is required
Incandescent (<100 watt)	None required	None required
Any light source <100 watt	None required	None required
Neon, argon or krypton filled fixtures	Requires Planning Commission approval	Requires Planning Commission approval
Other sources	Requires Planning Department approval	Requires Planning

		Department approval
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- (12) It is the responsibility of the property owner to maintain all exterior luminaries to keep them in good working order.
- (13) Except for security purposes, outside lighting is prohibited in the Open Space District. All outside lighting shall be consistent with the purpose of maintaining the open space values of the property and the lighting standards found in this Section.
- (14) The maximum illuminance on any residential or nonresidential site (not including any site with a qualifying principal display area) is twelve point zero (12.0) foot-candles, maximum installed illuminance.

(d) Residential lighting standards.

- (1) All lamps contained within any freestanding luminaire on a public or private street shall conform to the uniformity ratios included below.

<b><i>Residential Area</i></b>	<b><i>Uniformity Ratio (Average to Minimum)</i></b>	<b><i>Uniformity Ratio (Maximum to Minimum)</i></b>
Roadways, local	6:1	10:1
Walkways and bikeways	3:1	6:1
Parking lots	4:1	6:1

(e) Nonresidential lighting standards.

- (1) Internal lighting shall be screened so that lamps are not visible from adjacent properties or public roads.
- (2) Internal lighting shall not exceed five (5) foot-candles when measured ten (10) feet from the outside perimeter of the building with all outdoor fixtures turned off.
- (3) Parking lots.
  - a. All freestanding luminaires within a parking lot shall be the same height unless the development contains two (2) or more buildings of different heights. The height of the luminaire shall match the height of each of the buildings, and shall not exceed thirty (30) feet without Planning Commission approval.
  - b. The lamp contained within any freestanding luminaire within a parking lot or on a site shall not exceed fifty thousand (50,000) lumens and shall conform to the uniformity ratios included below.

<b><i>Nonresidential Area</i></b>	<b><i>Uniformity Ratio (Average to Minimum)</i></b>	<b><i>Uniformity Ratio (Maximum to Minimum)</i></b>
Roadways, local	6:1	10:1
Parking lots with vehicular traffic, medium activity	3:1	10:1
Pedestrian safety and orientation, medium activity lots	3:1	10:1
Pedestrian safety and orientation, high activity lots	3:1	10:1
Material storage areas, active	6:1	10:1
Material storage areas, inactive	10:1	20:1

- c. All parking lot lights, except those required for security as provided herein, shall be extinguished within one (1) hour after the end of business hours and remain extinguished until one (1) hour prior to the commencement of business hours. For reasons of security, a maximum of thirty percent (30%) of the total lights used for parking lot illumination may remain in operation during such period. For land uses which contain a principal display area, the area of the photometric plan designated as "Principal Display" shall observe the described maximum of thirty percent (30%) of the total lights on site, and the area designated on the photometric plan as "Inventory and General Parking" shall observe a maximum of fifty percent (50%) of the lights being allowed to operate after business hours.
  - d. The setbacks from the property line shall be at least equal to the total height of the luminaire.
- (4) Floodlights.
- a. All floodlights shall be designed or retrofitted with shielding to focus the light so that it falls upon either the surface of the structure to be illuminated, on a freestanding sign, or on the ground.

- b. All floodlights, except those required for security, shall remain extinguished until one (1) hour prior to the commencement of business hours. For reasons of security, however, a maximum average level of five (5) foot-candles at entrances and loading docks and one (1) foot-candle on the rest of the structure is permitted.
  - c. The maximum intensity for floodlights shall not exceed the equivalent of thirty-five thousand (35,000) lumens.
- (5) Photometric plans submitted in conjunction with a site plan for which a qualifying "Principal Display" area is proposed shall define two (2) areas of luminescent intent on site. The first area shall be called "Principal Display" and shall not exceed thirty percent (30%) of the total site or development area.

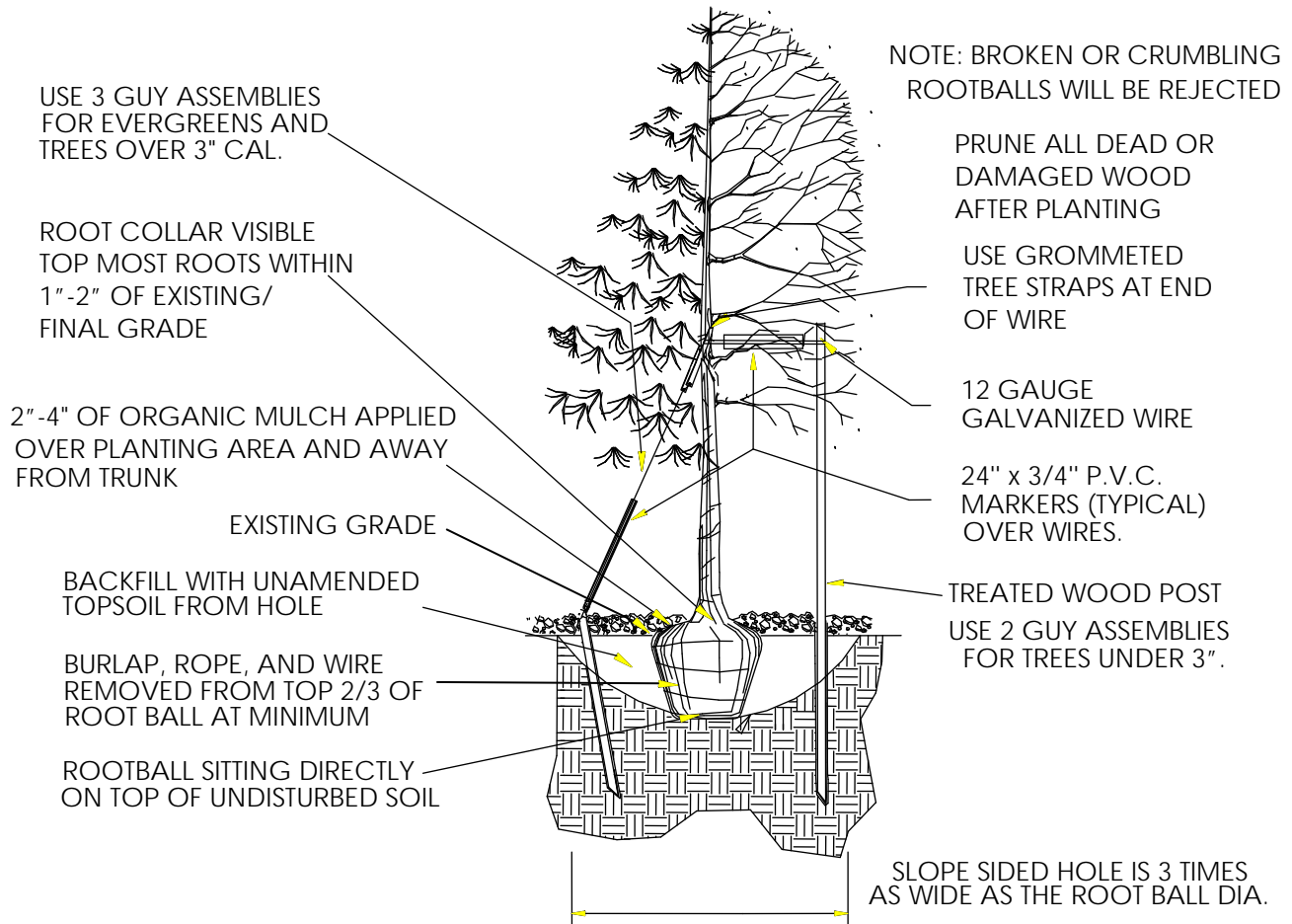
The remaining area of the total site or development area shall be called "Inventory and General Parking." Each area shall independently conform to the uniformity ratios specified in Subparagraph (3)b. above. For the purposes of these requirements, the area described as "Inventory and General Parking," may have a uniformity ratio of 20:1 (material storage areas, inactive) at the discretion of the Planning Director, in view of the context of the situation.

- (6) For uses which propose a qualifying "Principal Display" area, the area designated on the photometric plan as "Principal Display" shall not exceed thirty-five point zero (35.0) foot-candles, maximum installed illuminance. The area designated as "Inventory and General Parking" shall not exceed twelve point zero (12.0) foot-candles, maximum installed illuminance.
  - (7) A five point zero (5.0) foot-candle increase in the maximum allowance is permissible if unforeseen design constraints dictate a necessity for this allowance. The applicant will be required to receive approval of the justification for such a request from the Planning Director. Such justification must come from a qualified lighting engineer stating why the thirty-five point zero (35.0) foot-candle maximum cannot be met.
- (f) Decorative lighting.
- (1) The Parker-style streetlight shall be one of the predominant lighting fixture used in the Downtown Business District and along the Parker Road corridor. A graphic depiction can be found in the Design Review Criteria Manual.
    - a. The lights are most appropriate for pedestrian areas or small scale sites.
    - b. Decorative lighting placed at the entrance to property or buildings shall be reviewed by the Planning Commission during the site plan process.
  - (2) Lamps are limited to fifteen thousand (15,000) lumens.
- (g) Exemptions.
- (1) Luminaires in residential areas which have a lamp of one hundred (100) watts or less.
  - (2) Traffic control devices and luminaires on these devices installed by the Town or other governmental entity.
  - (3) Temporary decorations or displays shall be allowed for a maximum of forty-five (45) days when such are clearly associated with any national, local or religious holiday or celebration.
- (h) Nonconforming lights. A nonconforming light may be continued and shall be maintained in good condition, but shall not be:
- (1) Changed to another nonconforming light;
  - (2) Structurally altered;
  - (3) Altered so as to increase the degree of nonconformity of the light;
  - (4) Expanded or enlarged.
- (i) Violations.

- (1) Any person, firm or corporation, whether as principal, agent, employee or otherwise, who violates any of the provisions of this Section shall be fined an amount not to exceed four hundred ninety-nine dollars (\$499.00) for each such violation, such fine to inure to the Town. Each day of the documented existence of any situation held to be a violation shall be deemed an equal and separate offense.
- (2) The Town may withhold certificates of occupancy, temporary or otherwise, for any use that installs luminaires that do not comply with this Section.

(Ord. 3.207 §§1—6, 2003; Ord. 3.01.49 §4, 2000; Ord. 3.122 §1, 1998)

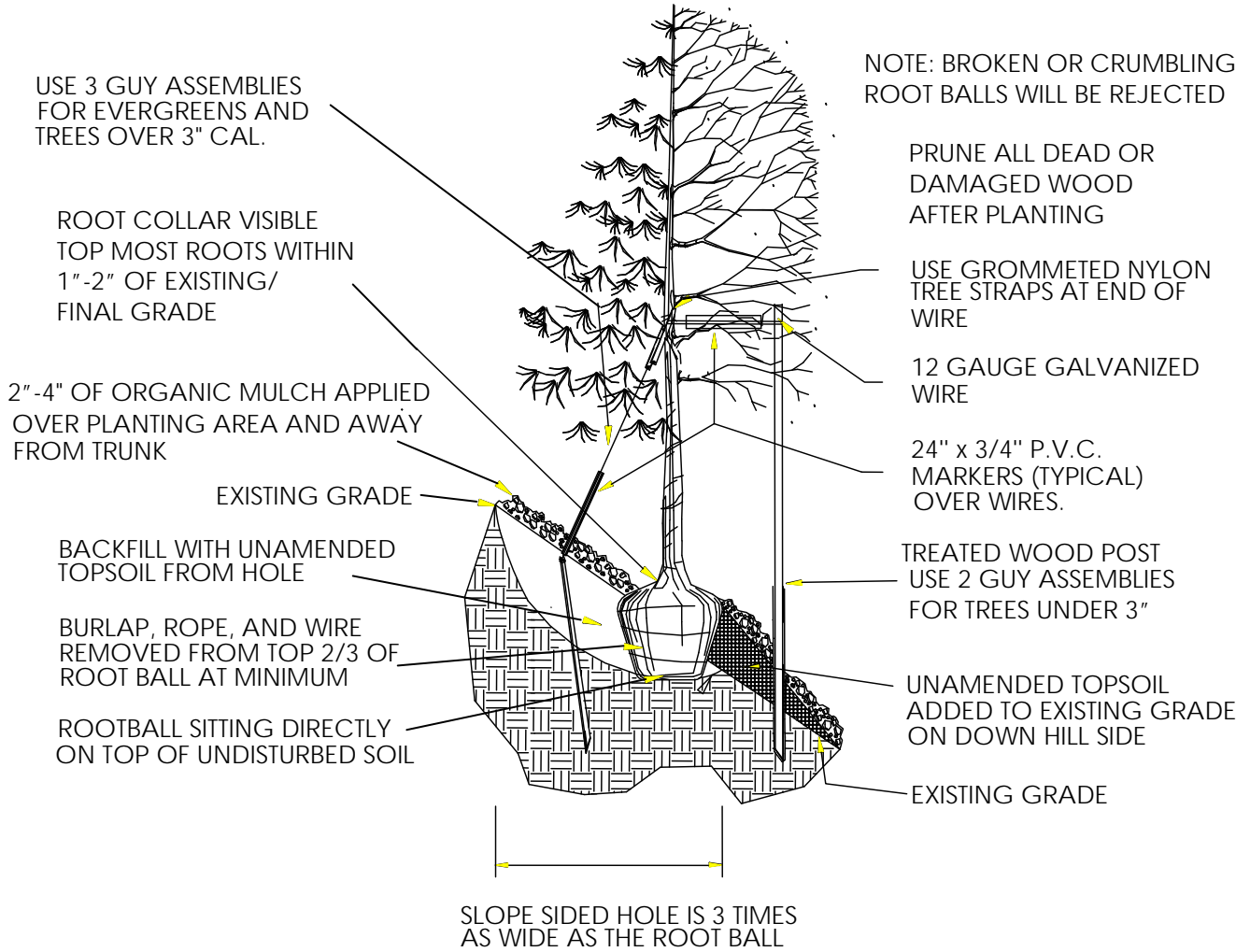
## TOWN OF PARKER PLANTING STANDARDS



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom  $\frac{1}{4}$  of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

# TOWN OF PARKER PLANTING STANDARDS

## TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



## TOWN OF PARKER PLANTING STANDARDS

### TOWN OF PARKER PLANTING DETAIL – SHRUBS

