



Know what's below.
Call before you dig.

MURPHY OIL USA, INC.

A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE PLAN

PROJECT CONTACTS:

RECORD OWNER
EVI PARKER COLORADO, LLC
2770 E CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016
TEL: (602) 468-6100
CONTACT: RYAN AMATO

DEVELOPER/APPLICANT
MURPHY OIL USA, INC.
200 PEACH STREET
EL DORADO, AR 71730
CONTACT: GARY HEGENER

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
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EMAIL: JIM.ERWIN@GALLOWAYUS.COM

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6162 S. WILLOW DRIVE, SUITE 320
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CONTACT: TIM NELSON, RLA, ASLA, COP
EMAIL: TIM.NELSON@GALLOWAYUS.COM

SURVEYOR
GALLOWAY & COMPANY, INC.
1755 TELESTAR DR, SUITE 107
COLORADO SPRINGS, CO 80920
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: BRIAN DENNIS, PLS
EMAIL: BRIAN.DENNIS@GALLOWAYUS.COM

MUNICIPAL & UTILITY CONTACTS:

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

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

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

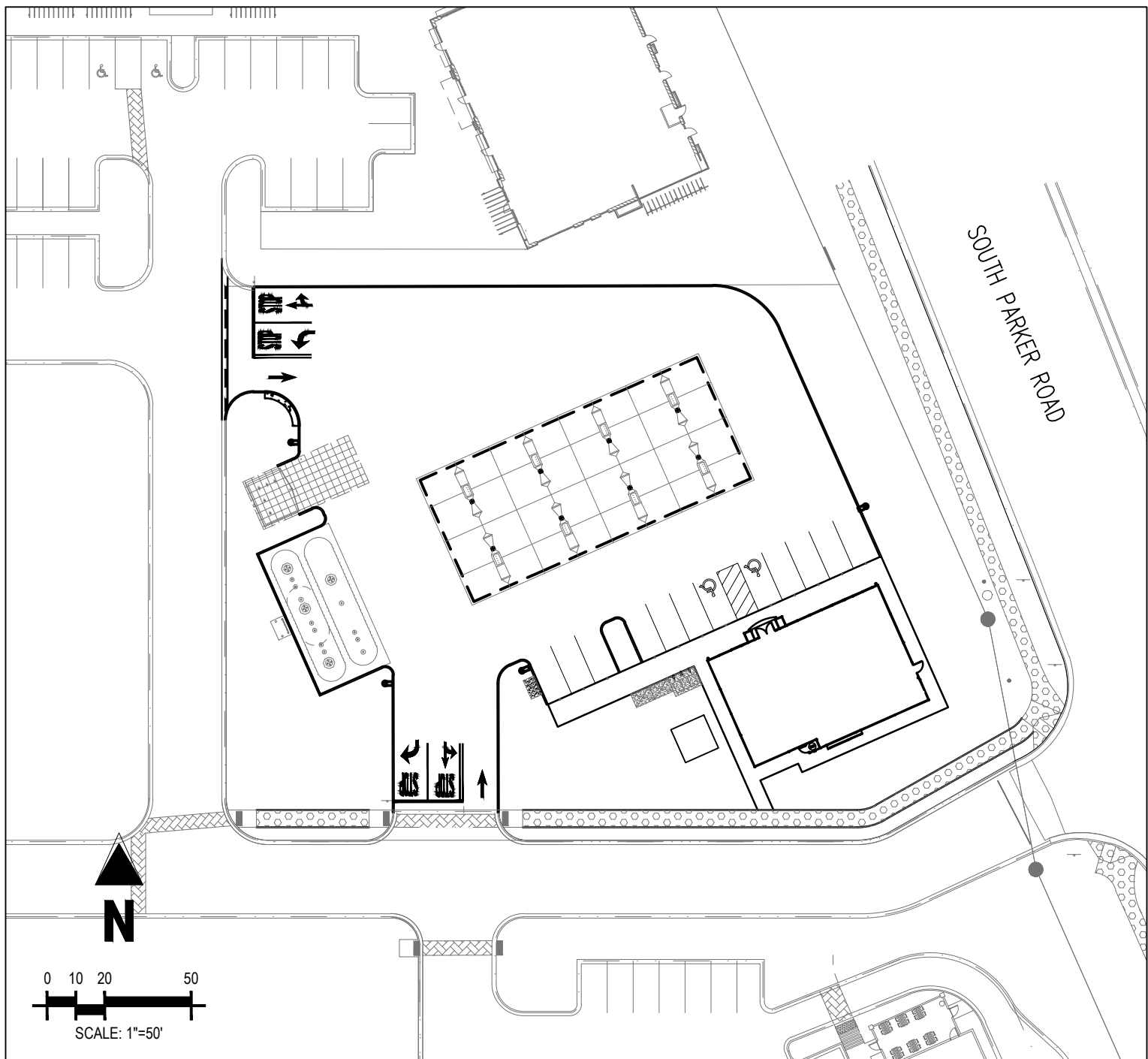
WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
1800 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

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

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH US HIGHWAY 85
SEDALIA, CO 80135
TEL: (303) 688-3100
CONTACT: AMANDA STEINER

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1601 MILE HIGH STADIUM CIRCLE
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1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
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SITE MAP
SCALE: 1"=50'



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C-0.0	COVER SHEET
1 OF 1	ALTA/NSPS LAND TITLE SURVEY
C-1.1	SITE PLAN
C-3.5	PHOTOMETRIC PLAN
C-3.6	PHOTOMETRIC DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS & NOTES
A1.1	ARCHITECTURAL ELEVATIONS (BUILDING)
A1.2	ARCHITECTURAL ELEVATIONS (BUILDING)
A1.3	ARCHITECTURAL ELEVATIONS (CANOPY)
1 OF 1	COLORLED RENDERING

SITE DATA TABLE

SITE AREA	47,821 SF / 1.09 AC
ZONING	PLANNED DEVELOPMENT – COMMERCIAL (PD-C)
BUILDING:	SINGLE STORY – 2,824 SF (BUILDING) SINGLE STORY – 4,830 SF (CANOPY)
FAR:	25% MAX. / 16.1% ACTUAL
BUILDING COVERAGE:	50% MAX. / 16.1% ACTUAL
OPEN SPACE:	20% MIN. / 30.6% ACTUAL (16,839 SF LANDSCAPED AREA)
BUILDING SETBACK:	25' PUBLIC R.O.W. 25' SIDE & REAR
MAX. BUILDING HT:	35'
PARKING:	12 SPACES (INCLUDES 2 ADA)

DEVELOPMENT PLAN NOTES

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDINGS PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

SHEET NO.

C-0.0

KML

KML

DES

PRN

DATE

REV-0

PM

DES

PRN

DATE

REV-0

PM

DES

PRN

DATE

REV-0

PM

DES

PRN

DATE

REV-0

PM

DES

PRN

COVER SHEET
MURPHY EXPRESS
12405 SOUTH PARKER ROAD
PARKER
COLORADO

Galloway

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

MURPHY OIL USA, INC.

200 PEACH STREET
EL DORADO, AR 71730



A PORTION OF LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO.



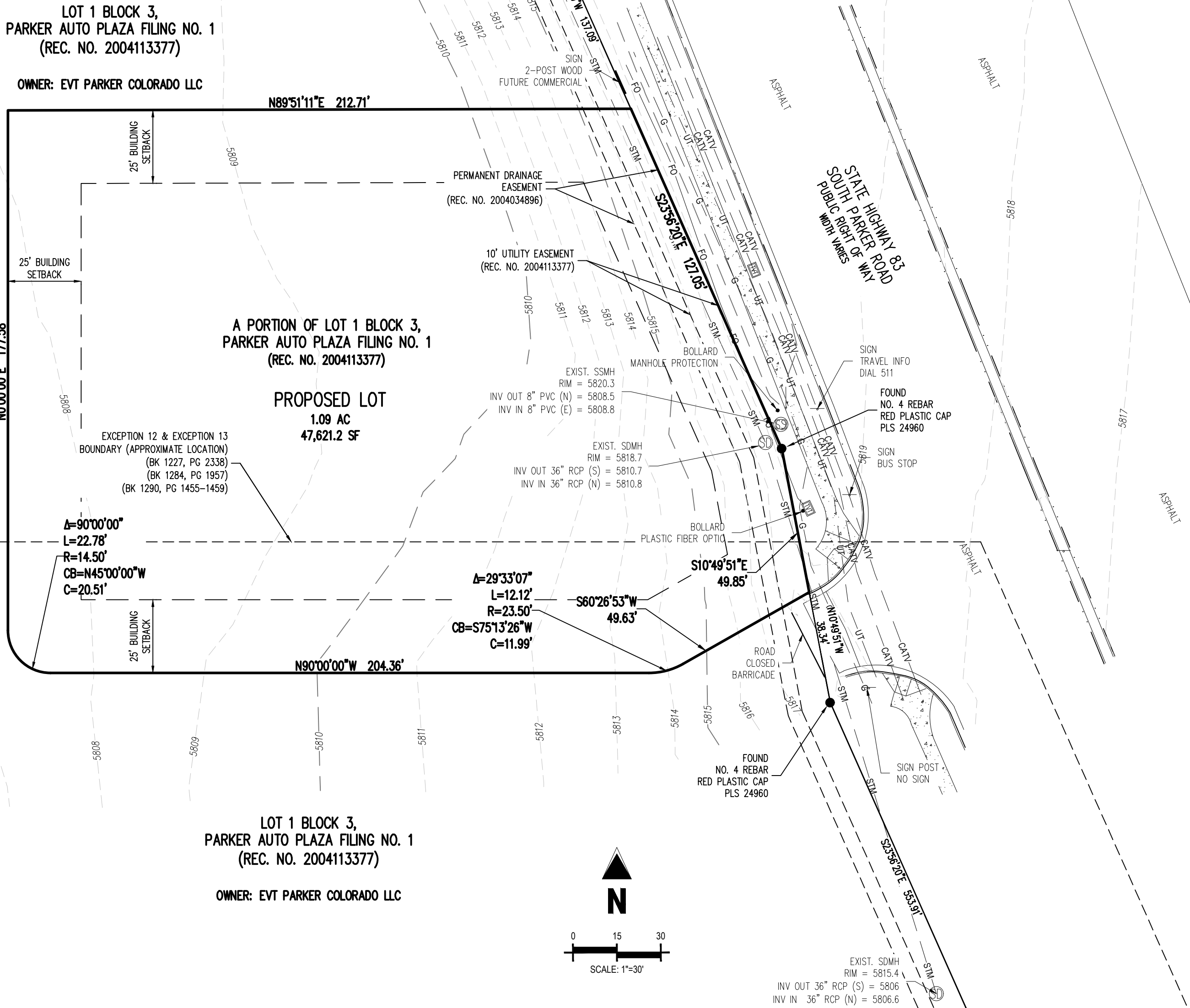
THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT.

TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-889354-CHAR, WITH AN EFFECTIVE DATE OF FEBRUARY 01, 2018 AT 5:00 P.M.

1. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
(NONE OBSERVED AT TIME OF SURVEY, EXCEPT AS SHOWN)
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
(NONE OBSERVED AT TIME OF SURVEY, EXCEPT AS SHOWN)
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE LAND WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(NONE OBSERVED AT TIME OF SURVEY, EXCEPT AS SHOWN)
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, PURSUED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS.
(NOT SURVEY RELATED)
5. ANY AND ALL UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES.
(NOT SURVEY RELATED)
6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(NOT SURVEY RELATED)
7. THE RIGHT OF A PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES, AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 22, 1892 IN BOOK P AT PAGE 113.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
8. RIGHT-OF-WAY GRANTED TO THE COLORADO TELEPHONE COMPANY IN DEED RECORDED DECEMBER 19, 1905 IN BOOK 34 AT PAGE 339 AND ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN DEED RECORDED JULY 31, 1911 IN BOOK 39 AT PAGE 547.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
9. RESERVATION OF AN UNDIVIDED ONE-HALF INTEREST IN OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED JANUARY 3, 1953 IN BOOK 108 AT PAGE 164, AND ALL OTHER ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
(PROPOSED LOT MAY BE SUBJECT TO THIS EXCEPTION, DOCUMENT IS ILLEGIBLE)
10. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT DEED TO THE PARKER WATER AND SANITATION DISTRICT RECORDED MARCH 13, 1973 IN BOOK 243 AT PAGE 418.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION)
11. RIGHT-OF-WAY, WHETHER IN FEE OR EASEMENT ONLY, FOR SANITARY SEWER PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO PARKER WATER AND SANITATION DISTRICT, BY THE EASEMENT DEED RECORDED MARCH 15, 1973 IN BOOK 243 AT PAGE 521.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION)
12. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE PARKER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 1, 1994 IN BOOK 1227 AT PAGE 2338.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, PLOTTED HEREON)
13. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE NON-TRIBUTARY GROUND WATER CONSENT LAND OWNERSHIP STATEMENT RECORDED AUGUST 30, 1995 IN BOOK 1284 AT PAGE 1957, AND SEPTEMBER 27, 1995 IN BOOK 1280 AT PAGES 1455, 1457 AND 1459.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, PLOTTED HEREON)
14. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE PARKER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 2, 1984 IN BOOK 546 AT PAGE 540.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION)
15. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE LANDOWNERSHIP AFFIDAVIT AND CONSENT TO APPROPRIATE, USE OR CLAIM GROUNDWATER RECORDED SEPTEMBER 20, 1985 IN BOOK 596 AT PAGE 133.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION)
16. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE FINDINGS, JUDGMENT AND DECREE CONCERNING THE APPLICATION FOR APPROVAL OF PLUMBING AUTOMATIC RENEWAL AND AUGUST 14, 1986 IN BOOK 1452 PAGE 926.
(PROPOSED LOT MAY BE SUBJECT TO THIS EXCEPTION, NO CLEARLY DEFINED AREA, THE DOCUMENT CALLS OUT LOCATIONS OF WELL LOCATIONS, NONE ARE SHOWN WITHIN THE PROPOSED LOT)
17. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. R-82-34 RECORDED APRIL 28, 1982 IN BOOK 440 AT PAGE 204 AND RE-RECORDED FEBRUARY 8, 1983 IN BOOK 465 AT PAGE 324.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
18. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE CREEK BASIN AUTHORITY, AS EVIDENCED BY INSTRUMENT RECORDED MAY 6, 1988 IN BOOK 790 AT PAGE 718.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
19. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE STANDARD AVIATION AND HAZARD EASEMENT IN FAVOR OF THE ARAPAHOE COUNTY PUBLIC UTILITY AUTHORITY RECORDED SEPTEMBER 6, 2001 IN BOOK 2124 AT PAGE 522.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
20. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 31396 RECORDED APRIL 5, 2002 IN BOOK 2304 AT PAGE 1651.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
21. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE BY AND BETWEEN PARKER AUTOMOTIVE PLAZA, LLP AND THE TOWN OF PARKER RECORDED APRIL 7, 2004 AT RECEPTION NO. 2004034896.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, PLOTTED HEREON)
22. ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE PARKER AUTOMOTIVE METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED JUNE 28, 2004 AT RECEPTION NO. 2004068366 AND MAY 21, 2004 AT RECEPTION NO. 2004052371.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, DOCUMENT PARCEL B & PARCEL C COVER THE PROPOSED LOT, BLANKET IN NATURE)
23. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE DEVELOPMENT PLAN RECORDED MARCH 19, 2004 AT RECEPTION NO. 2004027563.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
24. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED JULY 26, 2004 AT RECEPTION NO. 2004017572.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION)

- TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED FEBRUARY 11, 2003 AT RECEPTION NO. 2003018240.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION)
26. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED FEBRUARY 11, 2003 AT RECEPTION NO. 2003018241.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION)
27. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 2187 RECORDED MAY 10, 2007 AT RECEPTION NO. 2007038423, AND MAY 11, 2007 AT RECEPTION NO. 2007038637.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION, AREA ADDED IS OUTSIDE PROPOSED LOT, BUT IS ADDED TO THE TOTAL ANNEXATION ORDINANCE)
28. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 31932 RECORDED MAY 10, 2007 AT RECEPTION NO. 2007038425.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
29. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE WATER RIGHTS DECREE WITH PARKER WATER AND SANITATION DISTRICT RECORDED JULY 3, 2006 AT RECEPTION NO. 200605619.
(PROPOSED LOT MAY BE SUBJECT TO THIS EXCEPTION, NO CLEARLY DEFINED AREA, EXHIBIT WITHIN THE DOCUMENT SHOWS WELL LOCATIONS, NONE ARE SHOWN WITHIN THE PROPOSED LOT)
30. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDINANCE NO. 31933, SERIES OF 2009 RECORDED APRIL 27, 2009 AT RECEPTION NO. 2009030658.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
31. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE PARKER AUTO PLAZA - DEVELOPMENT PLAN RECORDED APRIL 27, 2009 AT RECEPTION NO. 2009030659.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
32. COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, EASEMENTS AND ASSESSMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKER AUTO PLAZA RECORDED APRIL 11, 2005 AT RECEPTION NO. 2005031189, AND AMENDMENT THERETO RECORDED AUGUST 12, 2014 AT RECEPTION NO. 2014045411, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
33. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUBDIVISION AGREEMENT RECORDED NOVEMBER 4, 2004 AT RECEPTION NO. 2004113378, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 27, 2006 AT RECEPTION NO. 2006016153; NOTE: AFFIDAVIT OF FACT REFLECTING REAL PROPERTY IN CONNECTION THEREWITH RECORDED JANUARY 12, 2015 AT RECEPTION NO. 2015010808.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
34. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1, RECORDED NOVEMBER 4, 2004 AT RECEPTION NO. 2004113377.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, PLOTTABLE ITEMS SHOWN HEREON)
35. AN EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES GRANTED TO TOWN OF PARKER, AS SET FORTH IN AN INSTRUMENT RECORDED APRIL 7, 2004 AT RECEPTION NO. 2004034894.
(PROPOSED LOT IS NOT SUBJECT TO THIS EXCEPTION)
36. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE IMPACT AREA AGREEMENT RECORDED OCTOBER 31, 2002 AT RECEPTION NO. 2002115436, NOTICE OF EXTENSION OF IMPACT AREA AGREEMENT RECORDED SEPTEMBER 10, 2009 AT RECEPTION NO. 2009071747, AND SECOND AMENDMENT TO IMPACT AREA AGREEMENT AND SECOND NOTICE OF EXTENSION RECORDED AUGUST 25, 2016 AT RECEPTION NO. 2016057577.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
37. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE EXTENSION FEE ASSIGNMENT AGREEMENT RECORDED MAY 12, 2016 AT RECEPTION NO. 2016029488, AND AMENDED AND RESTATED CONSTRUCTION CHARGES AND EXTENSION FEE ASSIGNMENT AGREEMENT RECORDED MAY 12, 2016 AT RECEPTION NO. 2016029489.
(PROPOSED LOT IS SUBJECT TO THIS EXCEPTION, BLANKET IN NATURE)
38. EXISTING LEASES AND TENANCIES.
(NOT SURVEY RELATED)

	FOUND MONUMENT (AS DESCRIBED)
	SET MONUMENT NO. 5 REBAR WITH YELLOW PLASTIC CAP, STAMPED PLS 38366
	SANITARY MANHOLE
	COMMUNICATION BOX/VAULT
	STORM DRAIN MANHOLE
	SIGN
	BOLLARD
	EXCEPTION NUMBER



ALTA/NSPS LAND TITLE SURVEY

PORTION OF LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO.

ADDRESS: 12405 SOUTH PARKER ROAD, PARKER, COLORADO

[illegible]

BEARINGS ARE BASED ON A PORTION OF THE EAST LINE OF LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AND BEING A PORTION OF THE WEST RIGHT OF WAY LINE OF PARKER ROAD, THE SOUTH END OF THE LINE BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3, MONUMENTED ON THE NORTH END BY A FOUND NO. 4 REBAR RED PLASTIC CAP PLS 24960 AND ON THE SOUTH END BY A FOUND NO. 4 REBAR RED PLASTIC CAP PLS 23524, AND IS CONSIDERED TO BEAR S23°56'20"E, A DISTANCE OF 553.91 FEET.

ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CRAIN, BEING 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 EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

TO: MURPHY OIL USA, INC., A DELAWARE CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY

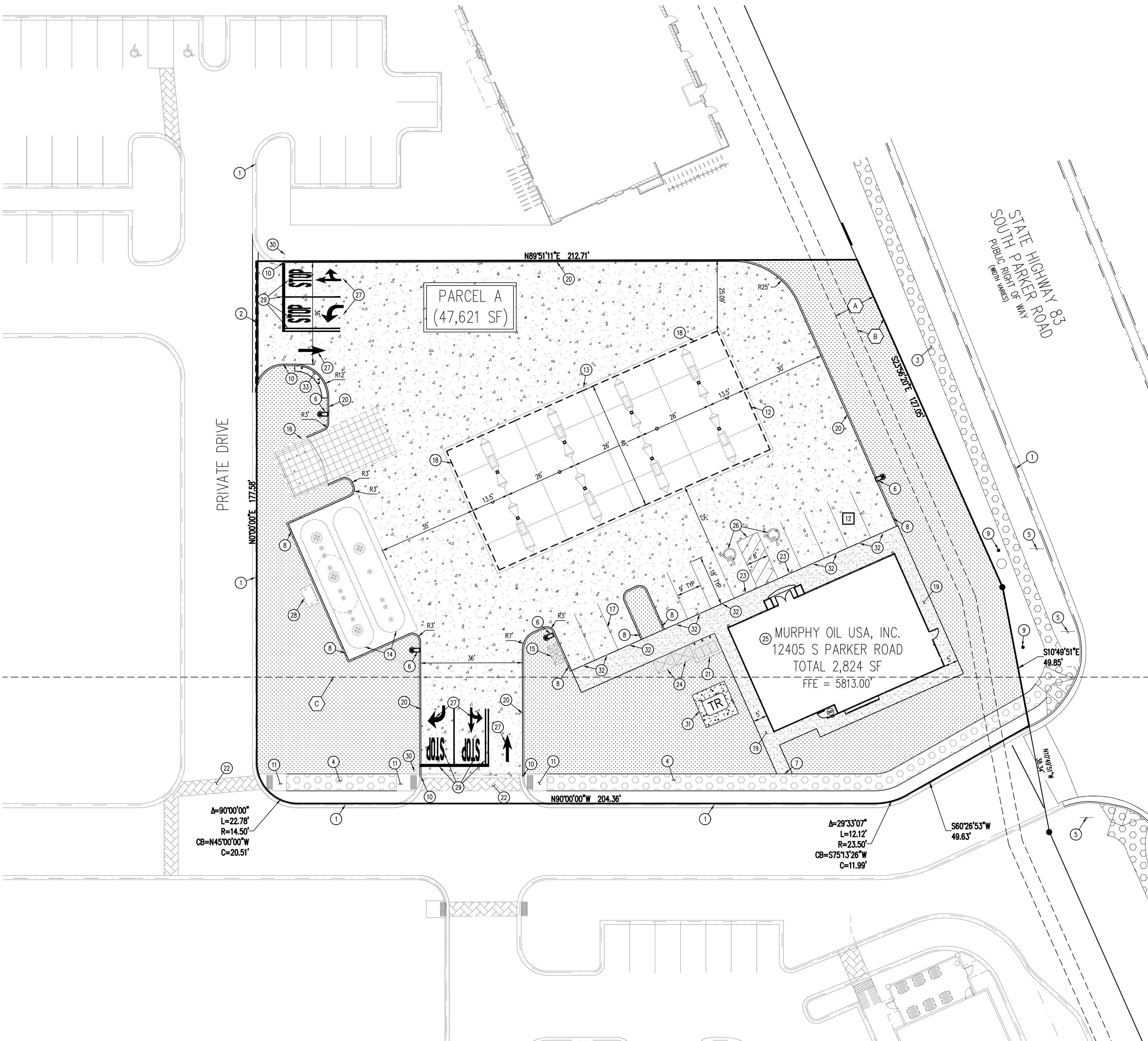
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF.

BRET W. DALTON
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38366
PROJECT NO.:MOC00046.10 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

MURPHY OIL USA, INC.

A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE PLAN



LEGEND

	LOT BOUNDARY
	EASEMENT BOUNDARY LINE
	SAWCUT LIMITS
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED BOLLARD
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPING (REF LANDSCAPE PLAN)
	PROPOSED SITE LIGHTING
	PARKING COUNT

EASEMENT SCHEDULE

- (A) PERMANENT DRAINAGE EASEMENT (REC NO. 2004034896)
- (B) 10' UTILITY EASEMENT (REC NO. 2004113377)
- (C) EXCEPTION 12 & EXCEPTION 13 BOUNDARY (APPROXIMATE LOCATION) (BK 1227, PG 2336; BK 1284, PG 1957; BK 1290, PG 1455-1459)

SCHEDULE

- (1) EXISTING CURB AND GUTTER TO REMAIN
- (2) SAWCUT EXISTING ASPHALT AT NEW DRIVEWAY ACCESS
- (3) EXISTING CONCRETE SIDEWALK TO REMAIN
- (4) EXISTING CONCRETE SIDEWALK INSTALLED BY DEVELOPER
- (5) EXISTING SIGN TO REMAIN
- (6) PROPOSED SITE LIGHT
- (7) CONNECTION TO EXISTING SIDEWALK
- (8) CURB TRANSITION
- (9) EXISTING BOLLARD TO REMAIN
- (10) PROPOSED CURB TO MATCH EXISTING
- (11) EXISTING CONCRETE RAMP INSTALLED BY DEVELOPER
- (12) PROPOSED OVERHEAD CANOPY
- (13) EDGE OF CONCRETE SLAB UNDERNEATH THE CANOPY
- (14) PROPOSED UNDERGROUND STORAGE TANKS
- (15) PROPOSED AIR VACUUM UNIT WITH 4'X7' CONCRETE SLAB
- (16) PROPOSED 6' TALL TRASH ENCLOSURE
- (17) PROPOSED PARKING STALL STRIPING
- (18) PROPOSED PRICE SIGN PER APPROVED ELEVATION
- (19) PROPOSED SIDEWALK PER MURPHY STANDARDS
- (20) PROPOSED INTEGRAL CONCRETE CURB
- (21) PROPOSED 7'X10' CONCRETE SLAB FOR PROPANE TANKS
- (22) EXISTING STAMPED CONCRETE CROSSWALK INSTALLED BY DEVELOPER
- (23) PROPOSED ACCESSIBLE/VAN ACCESSIBLE PARKING SIGN MOUNTED ON BOLLARD
- (24) PROPOSED 5'X7' CONCRETE PAD (2 TOTAL) FOR ICE UNIT
- (25) PROPOSED 2,824 SQUARE FOOT MURPHY EXPRESS KIOSK
- (26) PROPOSED ACCESSIBLE PARKING SYMBOLS AND STRIPING
- (27) PROPOSED DIRECTIONAL TRAFFIC FLOW ARROW
- (28) PROPOSED REMOTE TANK VENTS
- (29) PROPOSED "STOP" BAR, LANE STRIPING, AND "STOP" LETTERING
- (30) PROPOSED "STOP" SIGN
- (31) PROPOSED CONCRETE TRANSFORMER PAD
- (32) PROPOSED SINGLE GUARD POST
- (33) PROPOSED 2' WIDE CONCRETE BUFFER

BENCHMARK

ELEVATIONS ARE BASED ON A DOUGLAS COUNTY CONTROL MONUMENT, STATION NAME: CHAIN, BEING 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 EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 88) PUBLISHED BY DOUGLAS COUNTY

BASIS OF BEARING

BEARINGS ARE BASED ON A PORTION OF THE EAST LINE OF LOT 1, BLOCK 3, PARKER AUTO PLAZA FILING NO. 1 AND BEING A PORTION OF THE WEST RIGHT OF WAY LINE OF PARKER ROAD, THE SOUTH END OF THE LINE BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3, MONUMENTED ON THE NORTH END BY A FOUND NO. 4 REBAR RED PLASTIC CAP PLS 24960 AND ON THE SOUTH END BY A FOUND NO. 4 REBAR RED PLASTIC CAP PLS 25224, AND IS CONSIDERED TO BEAR S23°56'20"E, A DISTANCE OF 553.91 FEET.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SHEET NO.

C-1.1

SITE PLAN
MURPHY EXPRESS
12405 SOUTH PARKER ROAD
PARKER
COLORADO

Galloway

6162 S. Willow Drive, Suite 320
Parker, Colorado 80111
303.770.8844
GallowayUS.com

MURPHY OIL USA, INC.

200 PEACH STREET
EL DORADO, AR 71730

MURPHY
USA

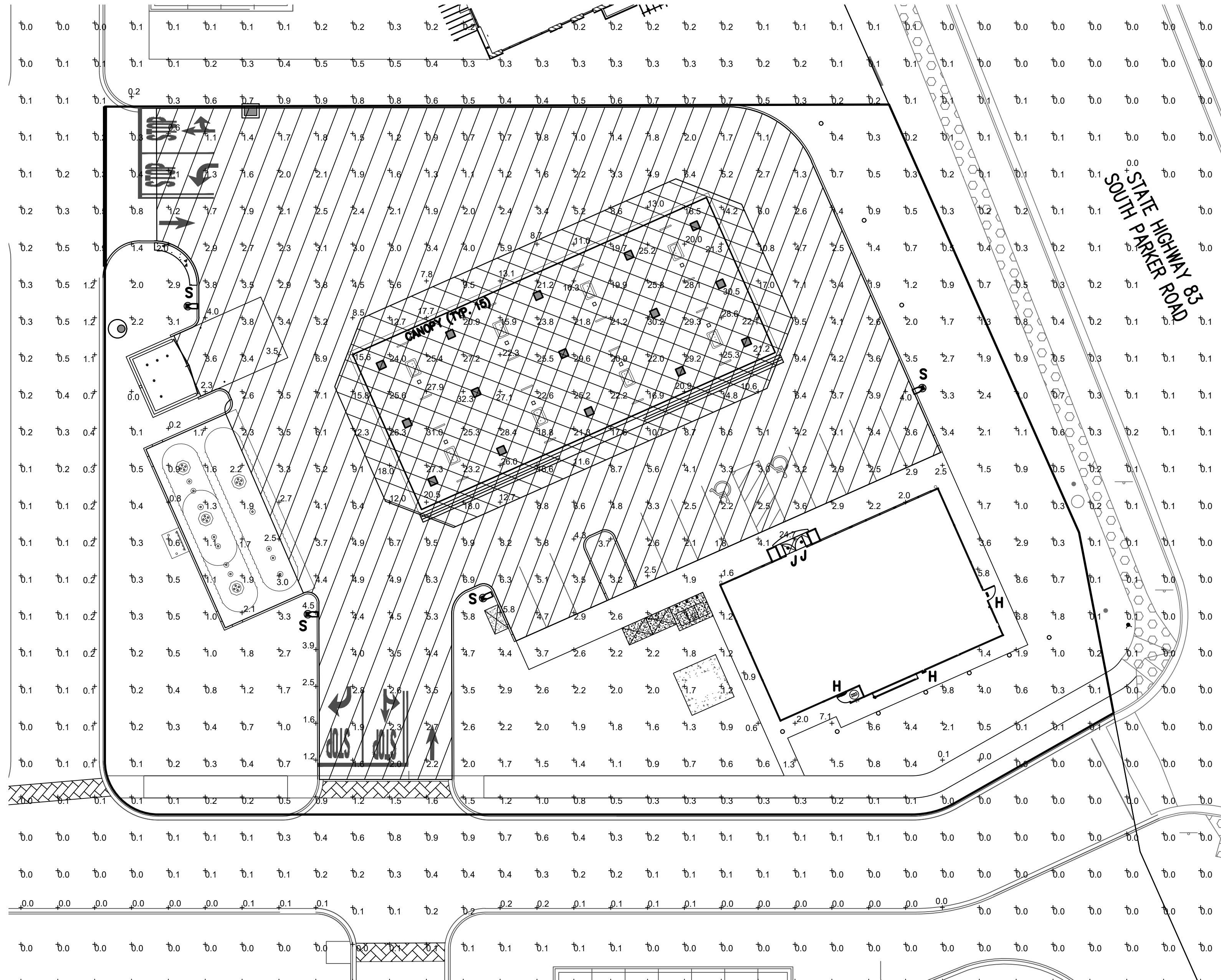


Know what's below.
Call before you dig.

MURPHY OIL USA, INC.

A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE CONSTRUCTION PLANS



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

LUMINAIRE SCHEDULE

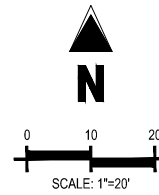
MOUNTING CONFIG	SYMBOL	QTY	ASSEMBLY HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
S		4	26'-0"	24'-0"	19664	149	SLM-18L-SIL-FT-UNV-50-70-BRZ	LSI LIGHTING, SLICE MEDIUM LED SERIES AREA LIGHT, 18,000 LUMENS PACKAGE, 5000K, 70 CRI, SINGLE HEAD FLAT LENS FIXTURE, FORWARD THROW
CANOPY		15	15'-0"	N/A	12949	114	CRUS-SC-LED-SS-40-UE-WHT	LSI LIGHTING, LEGACY SERIES, SUPER SAVER DRIVER, 4000K, FLAT LENS CANOPY FIXTURE
H		3	8'-1"	N/A	4109	42	XSPWA03MCUS-UZK	CREE LIGHTING, XSP WALL MOUNT LUMINAIRE, 5700K CCT, WITH PHOTOCELL SENSOR
J		2	8'-8"	N/A	1800	20	LR6-18L-35K-120V-A-DR W/LT6A	CREE LIGHTING, LR-6 DOWN LIGHT LUMINAIRE, 3500K CCT, 1800 LUMENS, 120V, 3,500K CCT, FULLY RECESSED ENTRY LIGHTS WITH HOUSING RC6-12W-GU24

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET
ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.
ALL FIXTURES ARE FULL CUT-OFF FIXTURES

POLE SCHEDULE

MOUNTING CONFIG	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
S		4	24'-0"	4SQB3-S11G-24-SR-BZ-4BC	LSI LIGHTING, STEEL SQUARE POLE, BOLT-ON ARM MOUNT, BRONZE

NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET
POLES RATED TO 130 MPH WIND VELOCITY



CONTRACTOR TO ENSURE THE LIGHT POLE AND HANDICAP PARKING SIGN ARE AT LEAST 2' FROM THE BACK OF CURB TO PREVENT VEHICLES FROM STRIKING THE LIGHT POLE OR HANDICAP PARKING SIGN. PROPOSED LIGHT POLE BASES SHOWN AT A MINIMUM OF 2'-6" FROM BACK OF CURB TO CENTER OF POLE/BASE. ENGINEER TO VERIFY PROPOSED LOCATIONS FOR ANY CONFLICTS OR MISPLACEMENTS. REPORT TO LIGHTING DESIGNER ANY DISCREPANCIES OR CONFLICTS

TOWN OF PARKER NOTE:

ALL FIXTURES ARE TO COMPLY WITH THE FULL SHIELDING REQUIREMENT OF THE TOWN OF PARKER LAND DEVELOPMENT CODE (13.10.140(C)(11)).

NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINATION LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

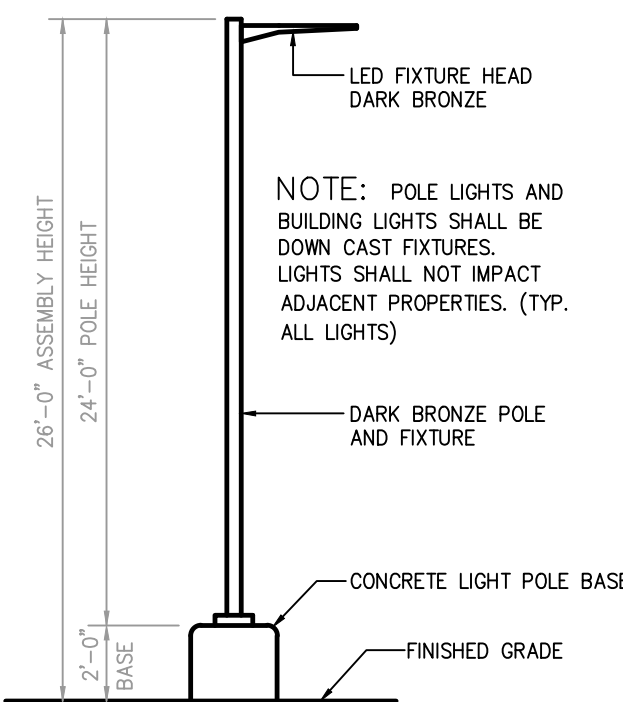
THE 26'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

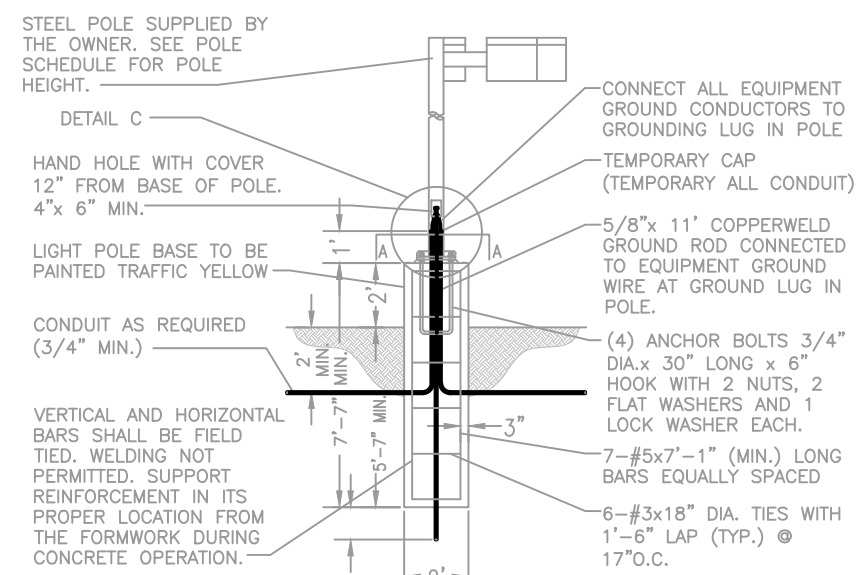
CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
INVENTORY AND GENERAL PARKING	FC	3.67	10.9	1.1	3.52 to 1	9.82 to 1
PRINCIPAL DISPLAY	FC	21.44	32.3	8.6	2.49 to 1	3.75 to 1

PRINCIPAL DISPLAY = 7,148 sf WHICH IS 15.0% OF TOTAL ILLUMINATED SITE AREA (47,621 sf)

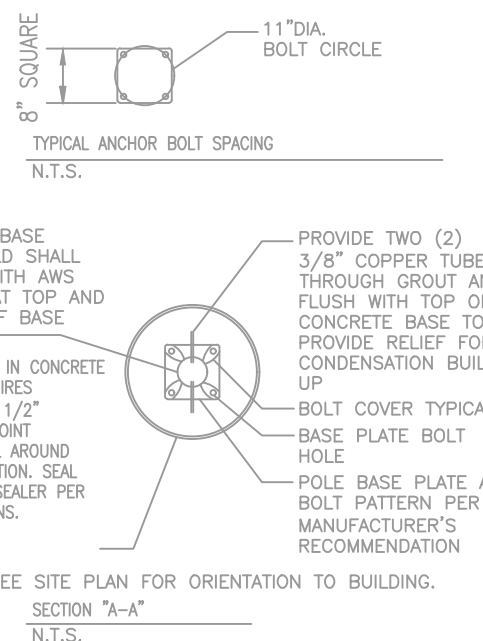


2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE



REFERENCE STANDARDS
• INTERNATIONAL BUILDING CODE (IBC) 2012 EDITION, SECTION 1807.3 "EMBEDDED POSTS AND POLES"
• ASCE STANDARD 7-10, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
• AISC 301-10 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
• ACI 308-11 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
WIND DESIGN DATA
• BASIC WIND SPEED (V_W, ULTIMATE DESIGN WIND SPEED) 130 MPH
• EXPOSURE CATEGORY: B
• RISK CATEGORY: II
FOUNDATION DESIGN DATA
• ALLOWABLE SOIL BEARING PRESSURE 100 PSF/FT (CLAY & SILTS)
CONCRETE MIX DESIGN REQUIREMENTS
• W/C/M RATIO 0.50
• AGGREGATE SIZE MAXIMUM 1 1/4 IN
• AIR CONTENT RANGE 4-7%
• SLUMP MAXIMUM 3 IN

TYPICAL LIGHT POLE BASE DETAIL
NOT TO SCALE



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SHEET NO.

C-3.5

PHOTOMETRIC PLAN
MURPHY EXPRESS
12405 SOUTH PARKER ROAD
PARKER
COLORADO

Galloway

6162 S. Willow Drive, Suite 320
Parker, Colorado 80138
303.770.8844
GallowayUS.com

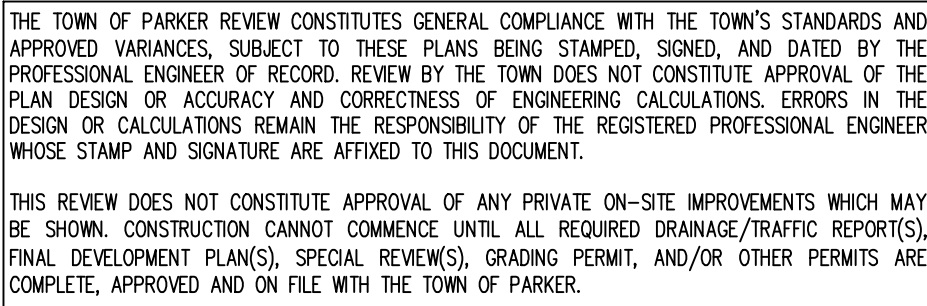
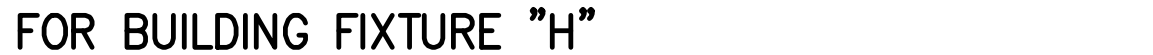
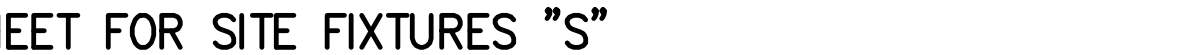
MURPHY OIL USA, INC.

200 PEACH STREET
EL DORADO, AR 71730

MURPHY
USA

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TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE CONSTRUCTION PLANS



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SITE CONSTRUCTION PLANS



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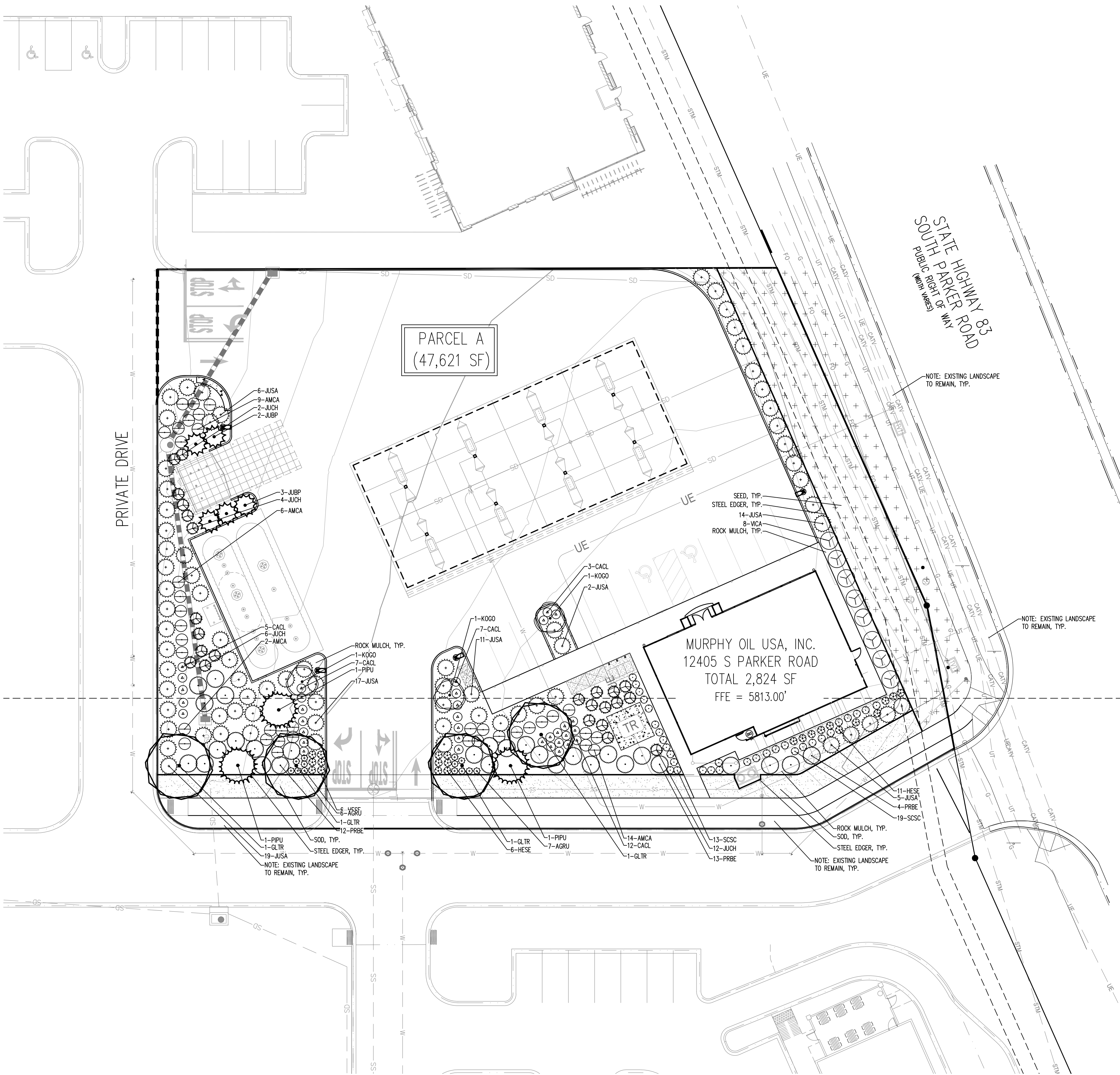
LANDSCAPE PLAN

MURPHY EXPRESS
12405 SOUTH PARKER ROAD
PARKER
COLORADO

Galloway

MURPHY OIL USA, INC.

200 PEACH STREET
EL DORADO, AR 71730



LANDSCAPE CALCULATIONS

AREAS OF REQUIRED LANDSCAPING	AREA	FORMULA	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
TOTAL REQUIRED LANDSCAPE AREA	55,106 SF	15% MIN. OF TOTAL SITE AREA (8,265 SF TOTAL SITE)	8,265 SF REQUIRED	16,839 SF PROVIDED 30.6% OF TOTAL SITE AREA
REQUIRED LANDSCAPING	8,265 SF	1 TREE AND 5 SHRUBS PER 1,500 SF OF LOT AREA NOT COVERED BY A BUILDING OR REQUIRED PARKING	6 TREES 28 SHRUBS	6 TREES 28 SHRUBS
SITE PERIMETER LANDSCAPING		1 TREE AND 5 SHRUBS FOR EACH 40 LINEAL FEET OF EDGE		
WEST PERIMETER	173' LF	1 TREE AND 5 SHRUBS FOR EACH 40 LINEAL FEET OF EDGE	4 TREES 22 SHRUBS	5 TREES / 30 SHRUBS
SOUTH PERIMETER	218' LF	1 TREE AND 5 SHRUBS FOR EACH 40 LINEAL FEET OF EDGE	5 TREES 27 SHRUBS	6 TREES / 27 SHRUBS
EAST PERIMETER	176' LF	1 TREE AND 5 SHRUBS FOR EACH 40 LINEAL FEET OF EDGE	4 TREES 22 SHRUBS	4 TREES / 150 SHRUBS

NOTE: MULTIPLE UTILITY CONFLICTS EXIST ON SITE TO ACHIEVE THE SITE PERIMETER LANDSCAPING REQUIREMENT. TREES HAVE BEEN SPREAD OUT ACROSS THE SITE AND SUBSTITUTED FOR SHRUBS TO ACHIEVE THE SITE PERIMETER LANDSCAPING FOR THE EAST PROPERTY LINE.

NOTE: TEN SHRUBS MAY BE SUBSTITUTED FOR ONE TREE. ONE ORNAMENTAL GRASS IN A FIVE-GALLON CONTAINER OR THREE ORNAMENTAL GRASSES IN A ONE-GALLON CONTAINER MAY BE SUBSTITUTED FOR ONE SHRUB

PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (V.L.L.M.H)	WATER USE	SUN/SHADE
DECIDUOUS TREES							
4	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5' CAL. B&B	50'X5'	L	SUN
EVERGREEN TREES							
3	PIPU	PICEA PUNGENS 'BAKER'	BAKERI SPRUCE	8' HEIGHT B&B	30'X10'	M	SUN
ORNAMENTAL TREES							
3	KOGO	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1.5' CAL. B&B	30'X25'	L	SUN
UPRIGHT JUNIPERS							
5	JUBP	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	#5 CONT. 3' HEIGHT	12'X6'	VL	SUN/PART SHADE
DECIDUOUS SHRUBS							
38	AMCA	AMORPHA CANESCENS	LEADPLANT	#5 CONT. 18-24"	4'X4'	VL	SUN
34	CACL	CARYOPTERIS X OLANDONIENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
29	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18'X6'	VL	SUN
8	VICA	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	#5 CONT. 18-24"	6'X6'	M	SUN
EVERGREEN SHRUBS							
24	JUCH	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG'S JUNIPER	#5 CONT. 18-24"	4'X4'	VL	SUN
74	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	12'X6'	VL	SUN/PART SHADE
ORNAMENTAL GRASSES							
23	HESE	HELIOTRICHON SEMPERVIRENS	BLUE AVENA	#3 CONT. 2.5'X2.5'	VL	SUN/PART SHADE	
32	SCSC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#3 CONT. 3'X2'	VL	SUN	
PERENNIALS							
13	AGRU	AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP	#1 CONT. 30'X24"	VL	SUN	
SEED							
4,500 S.F.		HIGH PLAINS FOOTHILLS SEED MIX	HIGH PLAINS FOOTHILLS SEED MIX	SEED		L	
SOD							
1,800 S.F.		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M	
MULCH							
8,355 S.F.		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
AS NEEDED		WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A	
EDGING							
410 L.F.		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A	

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



MURPHY OIL USA, INC.

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO
SITE CONSTRUCTION PLANS

PLANTING NOTES

- GENERAL
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT

- FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- PLANTING
- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
 - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
 - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.

- MULCHING
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL.

IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS, WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.

- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

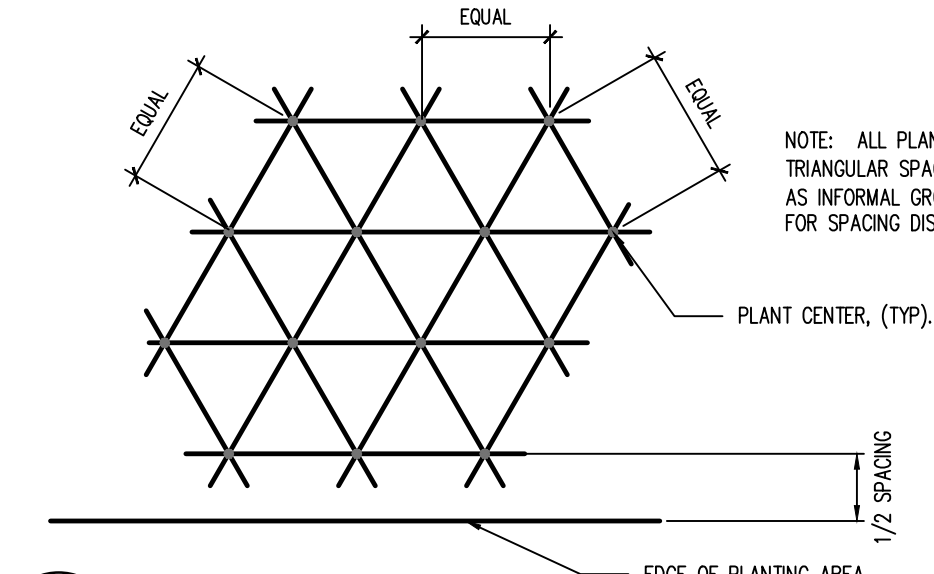
SEED NOTES

- ALL SEED MIXES AVAILABLE THROUGH:
WESTERN NATIVE SEED COMPANY
P.O. BOX 188
COALDALE, CO 81222
(719) 942-3635
- DRYLAND SEED MIXES ARE AVAILABLE AS FOLLOWS:
50% "FOOTHILLS GRASS MIX", 50% "XERISCAPE WILDFLOWER MIX"
- ALL SEED APPLICATIONS SHALL BE DRILL SEED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

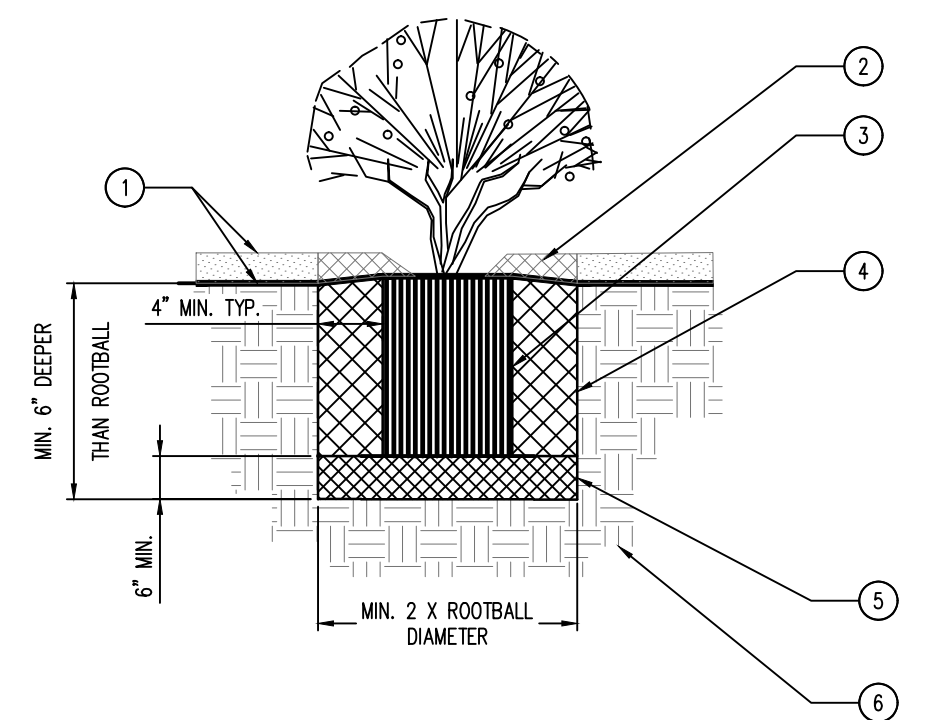
	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

SEED ESTABLISHMENT NOTES

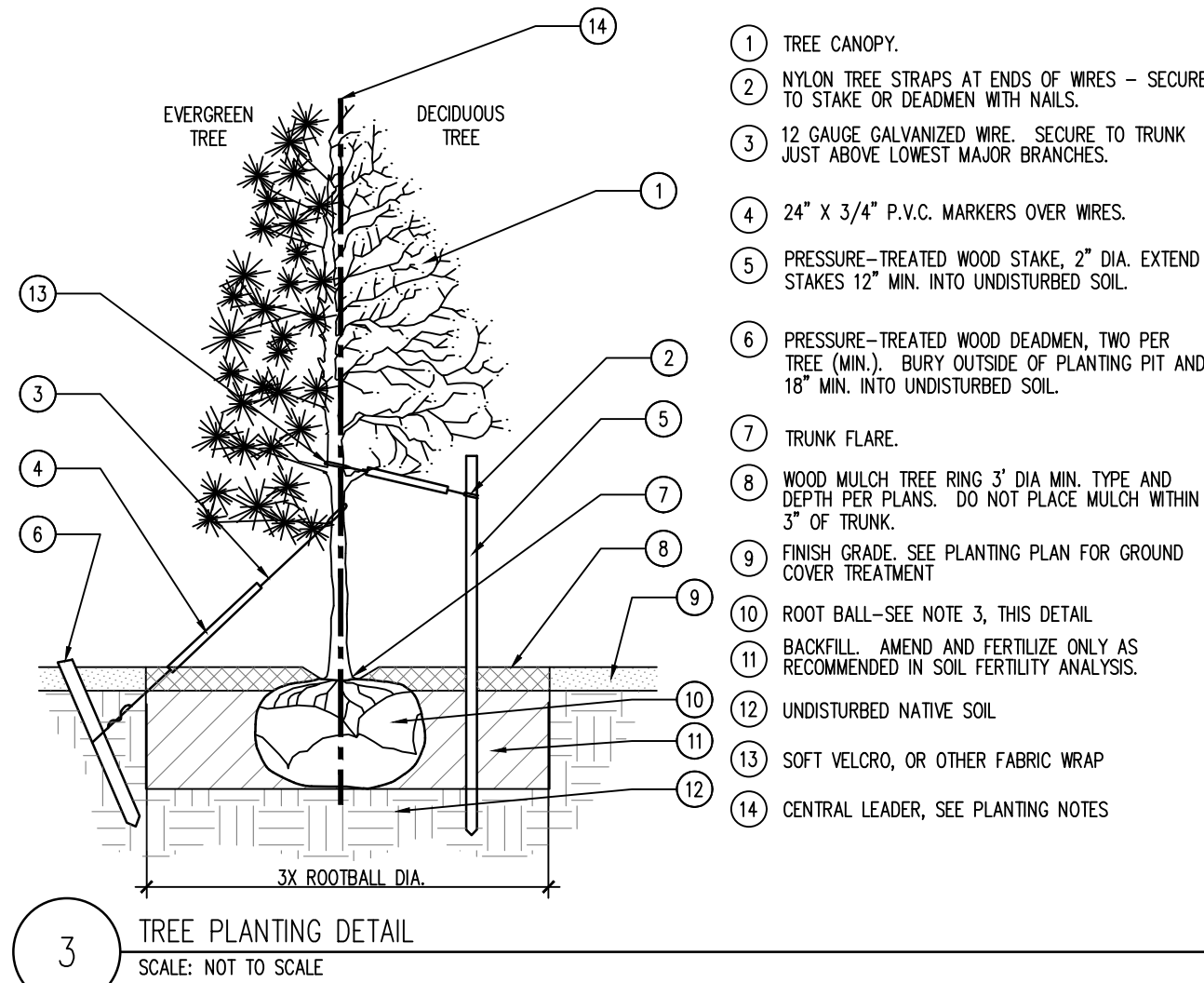
- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEED SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEED AREAS.



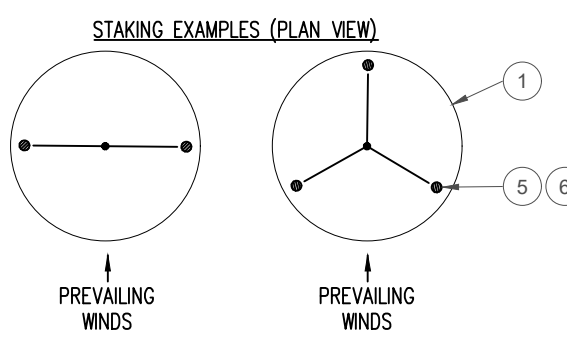
1 PLANT SPACING
SCALE: NOT TO SCALE



2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



IRRIGATION CONCEPT

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

LANDSCAPE GUARANTEE AND MAINTENANCE

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

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 OR CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SHEET NO.

L1.2

LANDSCAPE DETAILS & NOTES
MURPHY EXPRESS
12405 SOUTH PARKER ROAD
PARKER
COLORADO

Galloway

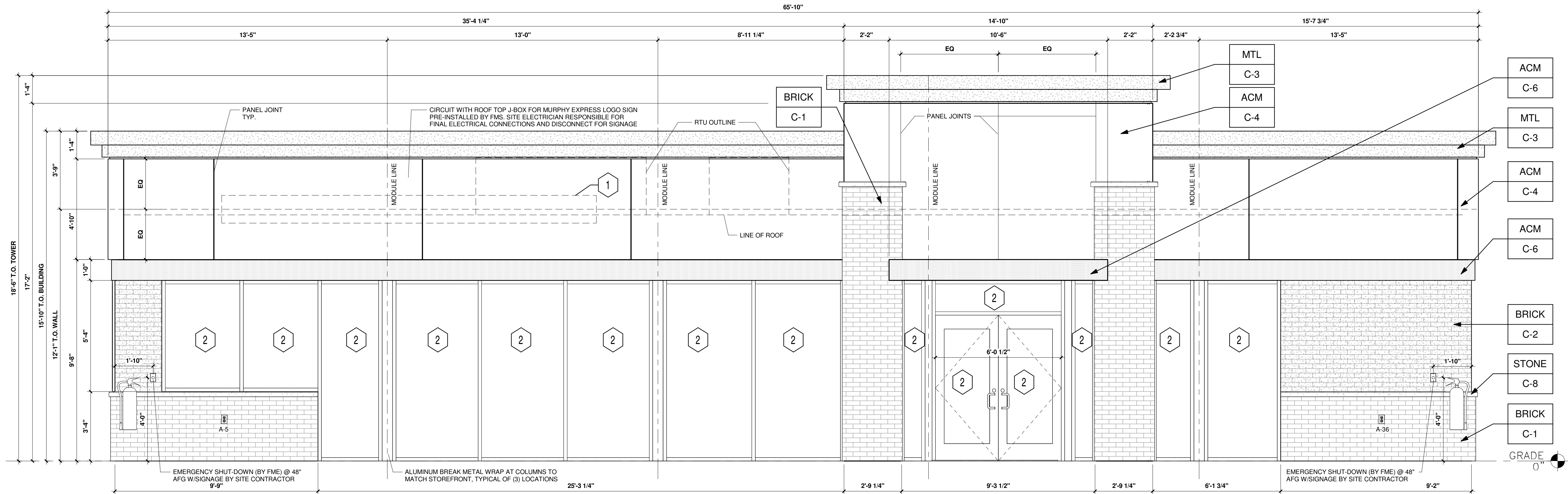
6162 S. Willow Drive, Suite 320
Parker, Colorado 80111
303.770.8844
GallowayUS.com

MURPHY OIL USA, INC.

200 PEACH STREET
EL DORADO, AR 71730

MURPHY
USA

MURPHY OIL USA, INC.
A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO
SITE CONSTRUCTION PLANS



1 FRONT ELEVATION (NORTH WEST)
3/8" = 1'-0"

KEYED NOTES:

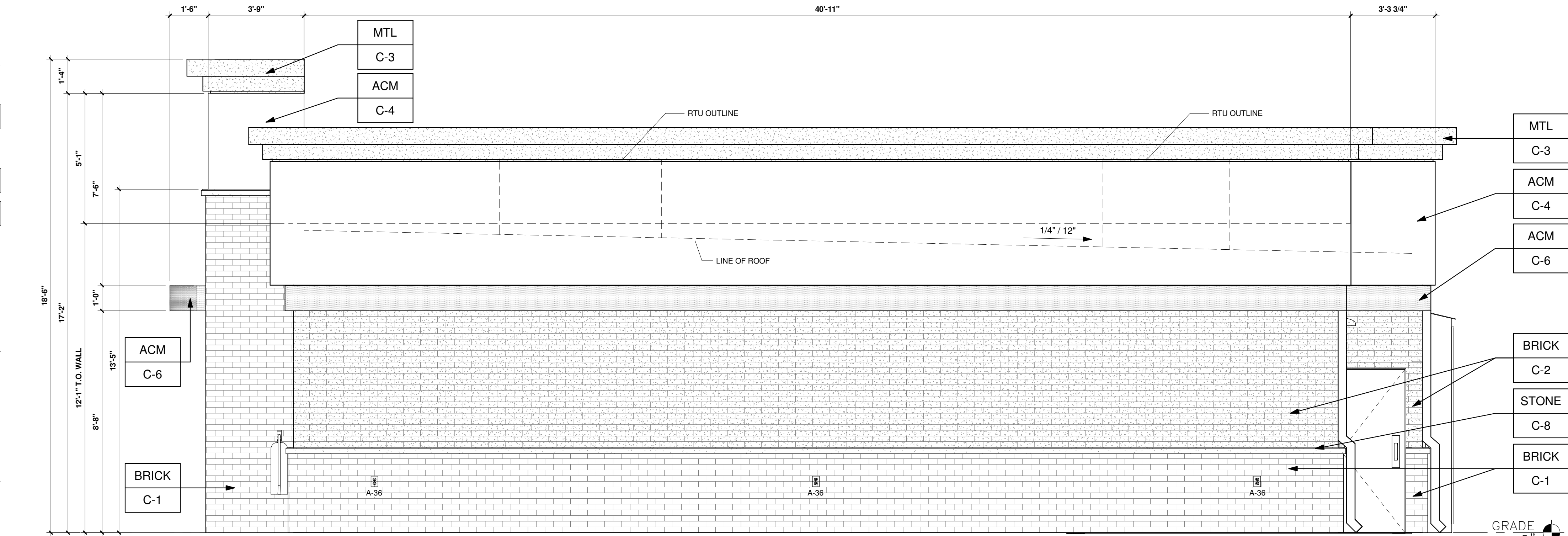
- 1 ROUTED LETTER LOGO SIGNAGE BY FMS
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM KAWNEER, YKK OR EQUAL C-7
- 3 EXTERIOR LIGHTING, REFER TO LIGHTING PLAN SHEET EL2
- 4 4" x 4" PAINTED METAL DOWNSPOUTS C-3
- 5 DOORS (EXTERIOR SIDE) AND DOOR FRAMES PAINTED C-3
- 6 OPEN BY FMS
- 7 OPEN BY FMS
- 8 FAUX WINDOW BY FMS

EXTERIOR FINISHES:

- ACM ACM (3MM THICKNESS) BY FMS
- BRICK THIN BRICK BY FMS
- MTL 20 GA. SHEET METAL (UNLESS NOTED OTHERWISE) BY FMS
- STONE STONE SILL BY FMS

EXTERIOR PAINT/COLORS:

- C-1 THIN BRICK VENEER - LIGHT SANDSTONE VELOUR BY ENDICOTT (WIRE CUT FINISH) WITH ENDURA MAX PREBLENDING GREY COLOR GROUT BY FMS
- C-2 THIN BRICK VENEER - ARCTIC WHITE BY INTERSTATE BY FMS
- C-3 'DORMER BROWN' SW #7521 BY FMS
- C-4 'GRECIAN IVORY' SW #7541 BY FMS
- C-5 OPEN BY FMS
- C-6 'PROGRAM RED' BY ALPOLIC BY FMS
- C-7 CLEAR ANODIZED ALUMINUM STOREFRONT BY FMS
- C-8 STONE SILL - CONCRETE GRAY CAP BY FMS



2 RIGHT ELEVATION (SOUTH WEST)
3/8" = 1'-0"

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



SHEET NO.

A1.1

ARCHITECTURAL ELEVATIONS (BUILDING)
MURPHY EXPRESS
12405 SOUTH PARKER ROAD
PARKER
COLORADO



6162 S. Willow Drive, Suite 200
Greensboro Village, CO 80111
303.770.8884
GallowayUS.com

MURPHY OIL USA, INC.

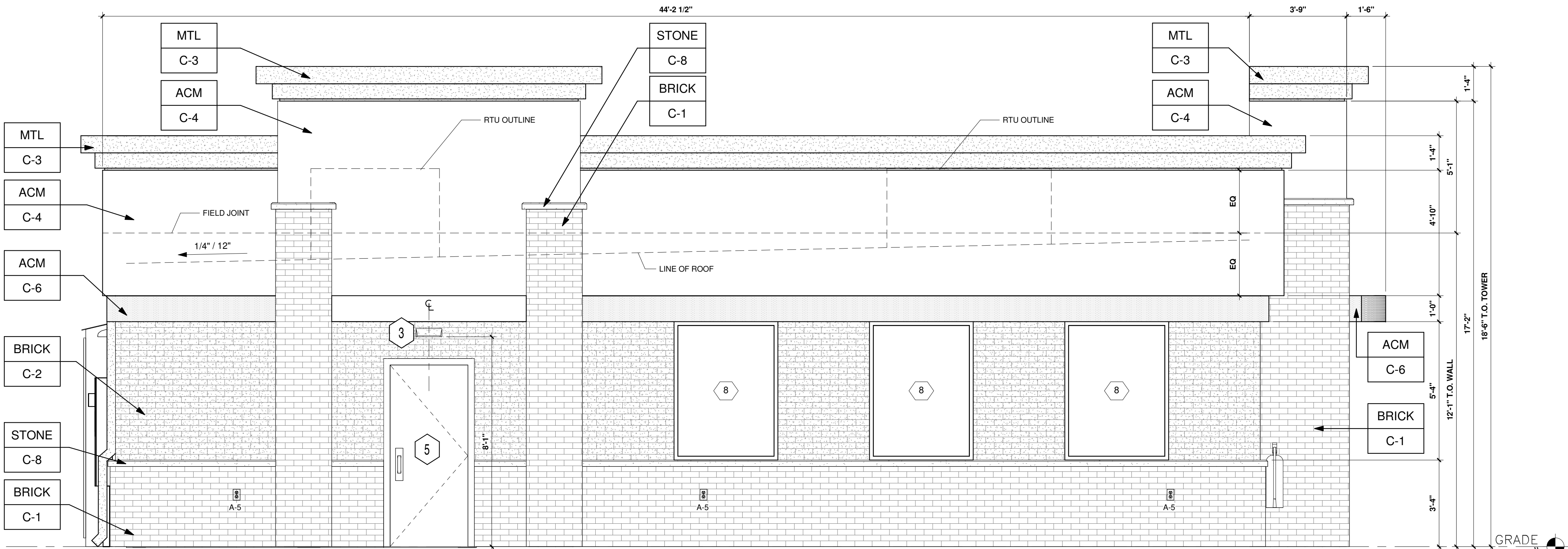
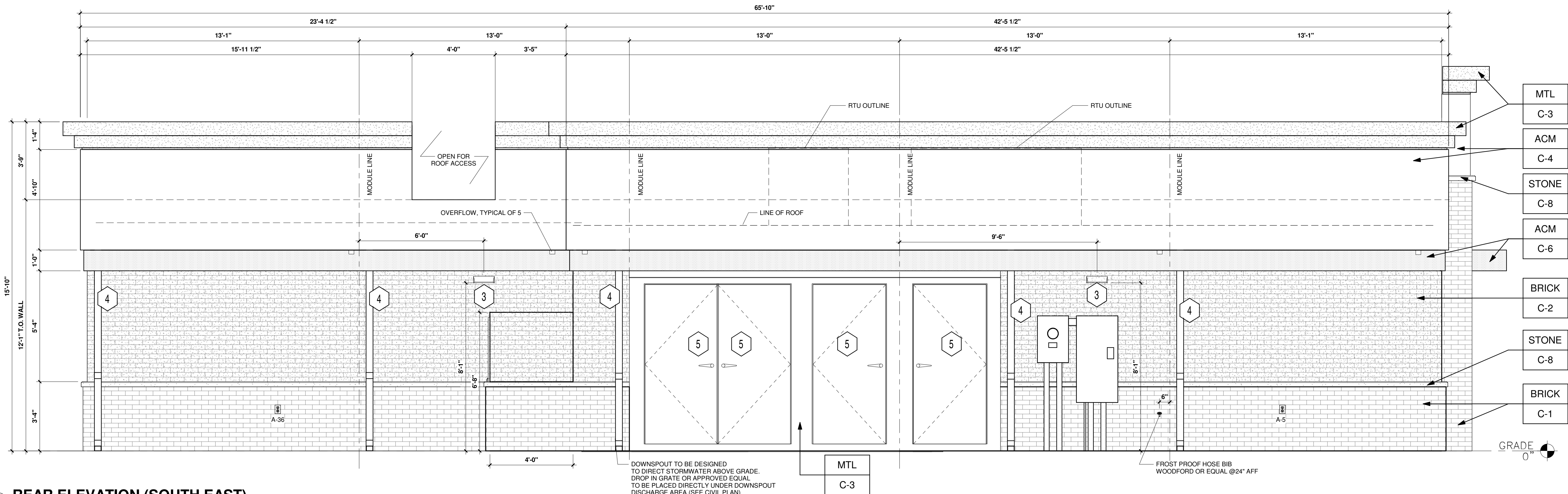
200 PEACH STREET
EL DORADO, AR 71730



MURPHY OIL USA, INC.
A PORTION OF LOT 1, BLOCK 3 PARKER AUTO PLAZA FILING NO. 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO
SITE CONSTRUCTION PLANS



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



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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

GreenbergFarrow

SHEET NO.

A1.2

ARCHITECTURAL ELEVATIONS (BUILDING)
MURPHY EXPRESS
12405 SOUTH PARKER ROAD
PARKER
COLORADO

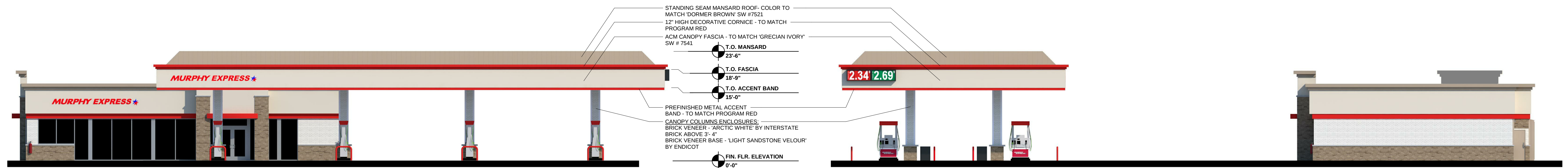
Galloway

6162 S. Willow Drive, Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

MURPHY OIL USA, INC.

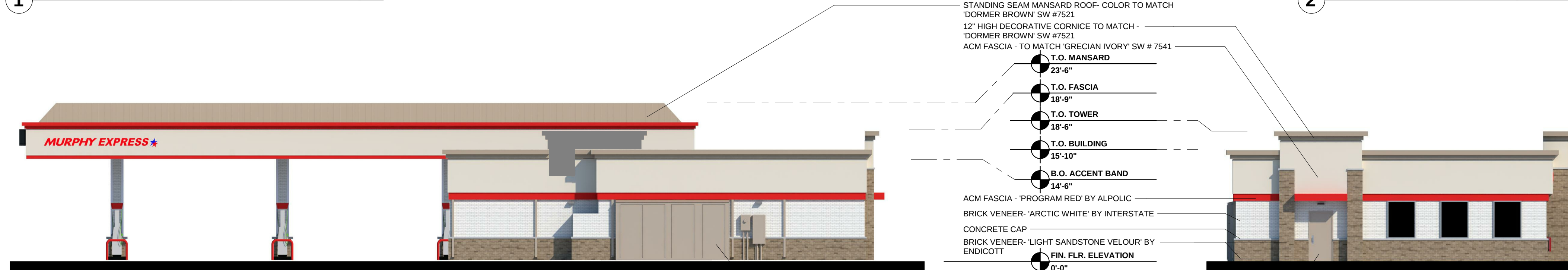
200 PEACH STREET
EL DORADO, AR 71730

MURPHY
USA



1 ELEVATION- FRONT (NORTH WEST)

2 ELEVATION- RIGHT (SOUTH WEST)

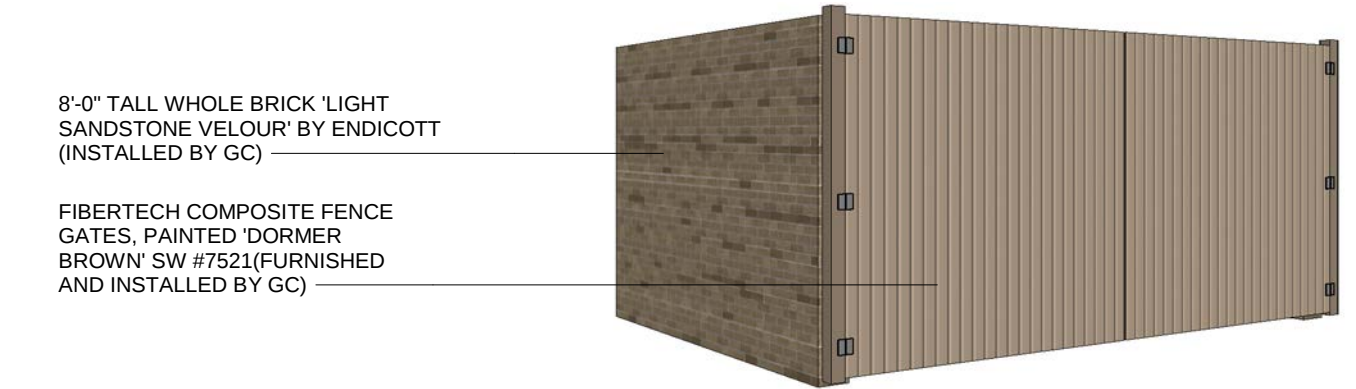


3 ELEVATION- REAR (SOUTH EAST)

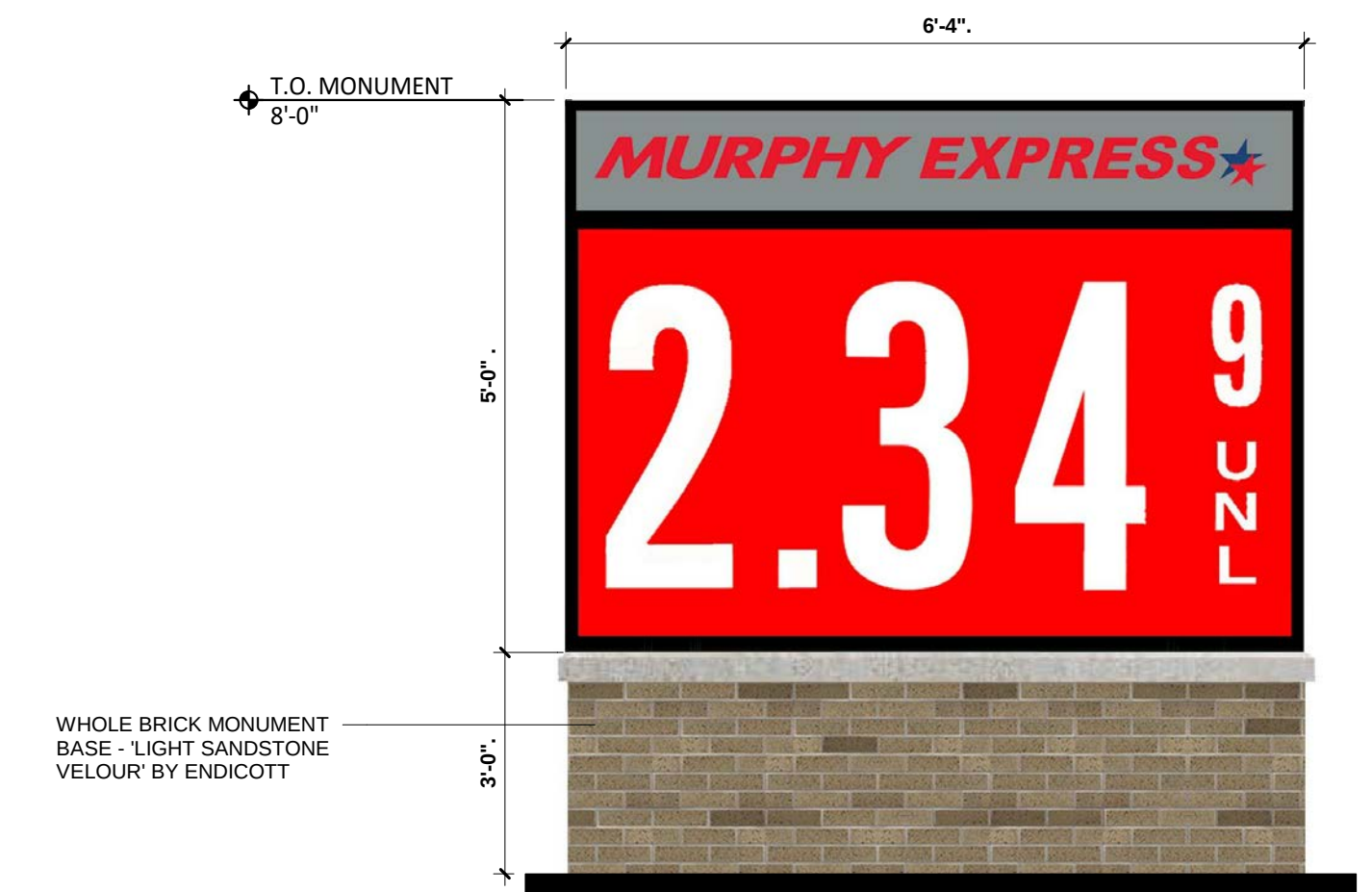
4 ELEVATION- LEFT (NORTH EAST)



5 ELEVATION- FRONT BUILDING ONLY (NORTH WEST)



6 TRASH ENCLOSURE



7 MONUMENT SIGN



SIGN	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY EXPRESS BLDG. LOGO SIGN	1		GRAPHIC AREA	24.00	24.00
MURPHY EXPRESS CANOPY LOGO SIGN	2		GRAPHIC AREA	24.00	48.00
COMBINED CANOPY PRICE SIGN (UNL / DSL)	1	28.25'	121.50'	23.84	23.84
TOTAL:					95.84 S.F.
MONUMENT SIGN:					
UNLEADED W/ LOGO	2	60.00"	76.00"	31.67	63.34
TOTAL SIGNAGE:					63.34 S.F.