



*Your kind of place.*

**TO:** Jim Erwin-Svoboda, Galloway and Company, Inc  
**FROM:** Stacey Nerger, Associate Planner  
**DATE:** May 6, 2020  
**SUBJECT:** Parker and Pine Filing No. 1 Lot 2 - Site Plan  
[Application SP20-019]

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**The following are the comments regarding your application. All comments must be responded to, and if you disagree with a comment please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance.**

**TOWN OF PARKER PLANNING DEPARTMENT:**

**ATTN: STACEY NERGER**

**E-MAIL:** [snerger@parkeronline.org](mailto:snerger@parkeronline.org)

**FAX:** 303-841-3223

**PHONE:** 303-805-3199

**PARKER AND PINE FILING 1 LOT 2 - SITE PLAN**

**General Comments:**

1. Please reference the redlines for additional comments/clarification.

Complied:  Yes  No

Response:

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2. Please change the plans to allow redlines over graphics. The overall site plan and lighting pages allowed this, but the others were restricted.

Complied:  Yes  No

Response:

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3. Please change the title on all pages to be consistent with the legal description once the Replat is recorded. This means the title should be Parker and Pine Filing No. 1 Lot 2 – Site Plan. Murphy Express can be the second line, but the legal description needs to be the main title of the Site Plan package.

Complied:  Yes  No

Response:

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4. Please label the setbacks for the convenience store and canopy from all property lines. Also, please include the Finished Floor Elevation (FFE) of the convenience store on the plans. The setbacks and FFE will be needed at time of building permit.

Complied:  Yes  No

Response:

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**Parking:**

5. Pursuant to the LDO Section 13.06.050(f) Parking spaces adjacent to landscape islands shall be ten (10) feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car. Please adjust the plan to account for the above requirement.

Complied:  Yes  No

Response:

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6. Pursuant to the LDO Section 13.06.060 (c) bicycle parking spaces are required for any building that requires site plan approval. Please include a minimum of 2 bicycle parking spaces on the property.

Complied:  Yes  No

Response:

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7. Pursuant to the Development Design Standards Section B. 5. Bicycle parking shall be thoughtfully located near public entrances with easy bicycle access from the public road, avoiding conflicts with vehicular and pedestrian movement.

Complied:  Yes  No

Response:

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**Landscaping:**

8. Please include a breakdown of all of the required landscaping within the landscape table. This should include overall landscape, streetscape, property perimeter, and parking lot perimeter. All landscaping that is on the proposed property will fall under the overall landscaping total.

Complied:  Yes  No

Response:

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9. Pursuant to Section 13.06.070 (m) of the Town of Parker LDO streetscape landscaping shall be provided along all property lines directly abutting a street. Streetscape landscaping shall be installed between the back of curb and the sidewalk. Turf grass along with 1 tree per 40 linear feet of frontage is required along these property lines. Please add the streetscape landscaping proposed to be installed as part of the Minor Development Plat to the landscape plan. These trees should be grayed back with a note that states: Not a part of this plan, to be installed as part of the MDP.

Complied:  Yes  No

Response:

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10. Pursuant to Section 13.06.070 (m) of the Town of Parker LDO streetscape landscaping shall be provided along all property lines directly abutting a street. Streetscape landscaping shall be installed between the back of curb and the sidewalk. This is also required along the internal roadways. The south property line states that the landscaping will be installed as part of the MDP, what about the west property line? If no landscaping is proposed along this property line, streetscape landscaping consisting of 1 tree per 40 linear feet shall be installed.

Complied:  Yes  No

Response:

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11. Pursuant to the LDO Section 13.06.070 (q) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. Based on the above you are required to have the following landscaping totals:

East – 5 trees and 22 shrubs

South – 6 trees and 28 shrubs

West – 5 trees and 22 shrubs

North – 6 trees and 28 shrubs

These trees and shrubs should be located along the property perimeter (5 – 10 feet inside the property line).

Complied:  Yes  No

Response:

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12. Pursuant to the LDO Section 13.06.070 (q) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use a minimum of 1 tree and 5 shrubs is required for every 40 lineal feet of edge. Along the east property line (adjacent to Parker Road) the table states that there are 4 trees and 150 shrubs. Based on the drawing it shows a total of 22 shrubs. Where is all of the landscaping listed. In addition, there is a lot of are adjacent to Parker Road that only consists of native seed. Additional shrubs should be added to this area since many utility easements do not restrict shrubs.

Complied:  Yes  No

Response:

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13. Pursuant to the LDO Section 13.06.070 (q) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. As outlined in number 12 above, the north property line is not proposed to be a shared access with the property to the north, therefore, the property perimeter landscaping is necessary. Please provide a minimum landscape bed width to allow for the required trees and shrubs to survive.



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Complied:  Yes  No

Response:

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14. Pursuant the Development Design Standards III.1.C; Buildings located at intersections shall include a plaza, courtyard or similar public space to create attractive and active outdoor public spaces with enhanced landscaping. Dependent upon easement ability, landscaping at the intersections of Parker Road and the southeast corner of your property should be enhanced.

Complied:  Yes  No

Response:

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15. Please use the Town of Parker Planting Standards located within the Town of Parker Specification and Design Considerations of Parks, Trails and Streetscapes, which can be found at the following link Construction:

<http://www.parkeronline.org/DocumentCenter/View/400>

On page 44-46 of the pdf document.

Complied:  Yes  No

Response:

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16. The Town of Parker recommends using the preferred seed mixes listed, please use one of the preferred native seed mixes as outlined within the Town of Parker Construction Specification and Design Considerations of Parks, Trails and Streetscapes, which can be found at the following link:

<http://www.parkeronline.org/DocumentCenter/View/400>

On page 84 of the pdf document.

Complied:  Yes  No

Response:

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17. Please include an irrigation plan to be reviewed as part of this site plan. This irrigation plan will also require specific Parker Water and Sanitation District calculations for water taps.

Complied:  Yes  No

Response:

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**Lighting:**

18. Please include within the photometric table the color of each fixture.

Complied:  Yes  No

Response:

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19. Per Section 13.10.140 of the Parker Land Development Ordinance the following lighting ratios are required:

- Parking Lots with medium vehicular activity: Average to Minimum Luminance ration shall be 3:1 and the Maximum to Minimum Luminance Ratio shall be 10:1.

Please ensure that all ratios meet these ratios. To meet these ratios, the areas with 0 luminance may need to be removed from the calculations.

Complied:  Yes  No

Response:

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20. Per Section 13.10.140 of the Parker Land Development Ordinance general parking areas shall not exceed 12.0 foot-candles, maximum installed illuminance. Please adjust the lights within these areas to ensure this maximum is not exceeded.

Complied:  Yes  No

Response:

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**Building Elevations:**

21. Pursuant the Development Design Standards Section F. 2. ii.; buildings located on corners are required to have two primary facades with one side designated as the main entrance. Corner treatments shall include two front primary facades, which are equally designated and articulated.

Complied:  Yes  No

Response:

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22. Pursuant the Development Design Standards Section F. 2. ii.; buildings located on corners shall be required to meet section D. 4. In the case where a building that is visible to the public realm from all four sides, all sides of the building shall be equally designed and articulated as a building front.

Complied:  Yes  No

Response:

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23. Pursuant the Development Design Standards Section F. 2. a.; canopies larger than 100 feet in length are recommended to be broken down into two or more smaller sized canopies with four gas pumps per canopy.

Complied:  Yes  No

Response:

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24. Pursuant the Development Design Standards Section X. A. 2. a.; to activate the street and create visual interest, arrange windows and other openings with transparent features to include clear glazing on each façade of the building. Faux windows and spandrel glass are not permitted. With this being said there are other options that we can evaluate with you which could include real windows that are blacked out, back lit windows (lighted from the inside, but without visibility into the building) as well as murals or other alternatives.

Complied:  Yes  No

Response:

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25. Pursuant the Development Design Standards Section X. A. c. i. 1.; Commercial buildings 100 feet in length or less with building fronts facing a public street shall include a ground floor level transparency shall be a minimum of 40%. The 40% transparency will apply to the north, east and south sides of the building.

Complied:  Yes  No

Response:

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26. Pursuant the Development Design Standards Section X. A. c. i. 2.; Commercial buildings 100 feet in length or less sides of buildings shall include a ground floor level transparency shall be a minimum of 25%. The 25% transparency will apply to the west side of the building.

Complied:  Yes  No

Response:

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27. Pursuant to Development Design Standards Section X. A. 3. a.; exterior building mass shall be reduced through a variation in wall planes, wall surfaces, fenestration and height to achieve a pedestrian-scaled building design. Building mass can also be broken down vertically by creating regular intervals of vertical elements of the building composition. Breaking down the building vertically shall require three of the following:

- A change in recesses, protrusions, or changes in the plane of the façade to create a visual shadow line.
- A significant break in the eave line of roof form
- A change in façade material or color.

All sides of the building shall meet this requirement.

Complied:  Yes  No

Response:

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28. Pursuant to Development Design Standards X. A. 3. a.; all commercial building shall be organized with a visual top, middle and base. All sides of the building shall meet this requirement.

Complied:  Yes  No

Response:

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29. Pursuant to Development Design Standards X. A. 3. c.; the building roof form shall be use to break the building massing vertically, through the roof pitch and roof type. Key elements, such as entries, towers, dormers, and corner elements shall have roof forms that add to the diversity of the building design. Please ensure that that the varied roof line requirements are satisfied.

Complied:  Yes  No

Response:

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30. Pursuant to Development Design Standards X. A. 3. e.; the portions of a building located at a corner or intersection shall be designed with greater building massing, high quality architectural design using prominent building elements to frame the intersection in which the building in fronting. Building articulation shall wrap around the corner to create an architectural focal point. The northeast/southeast corners of the building need to include additional articulation to meet this standard. Relocating the building entrance to the east end and wrapping the tower element and windows can help meet this intent.

Complied:  Yes  No

Response:

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31. Pursuant the Development Design Standards; all front and side building facades that face a public roadway shall include a minimum of two of the following building elements: awnings, canopies, arcades, galleries, tower elements, or prominent roof feature. Please ensure that two of these features are located on all sides of the building that face a public roadway.

Complied:  Yes  No

Response:

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32. Pursuant to Development Design Standards XI. A. 3.; EIFS shall not be used as the primary building material and shall comprise no more than 30% of the total street facing facade. Please ensure that EIFS does not make up more than 30% of the north, east or west facades.

Complied:  Yes  No

Response:

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33. Pursuant to Development Design Standards XI. B.; exterior color palettes shall be cohesive and compatible with the colors of nearby structures and shall be used to enhance, unify and complement the building design. Coordinated color themes shall consist of a minimum of three different colors. Based on the colored elevation drawings the colors of the stone, brick and EIFS look very close to the same color. Additional color variation may be necessary.

Complied:  Yes  No

Response:

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34. For information purposes only, the Development Design Standards prohibit the use of products that emulate brick or masonry such as veneer.

Complied:  Yes  No

Response:

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35. Pursuant the Development Design Standards; trash collection 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 public rights-of-way, open space or residential areas. Also, 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 update the elevations of the trash enclosure to include materials and colors similar to the building.

Complied:  Yes  No

Response:



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36. Pursuant the Development Design Standards; utility equipment shall be located away from the public realm and shall be screen from view. Utilities attached to the building shall be painted to match the building façade and shall be inset into the wall to help screen from view.

Complied:  Yes  No

Response:

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37. Pursuant the Development Design Standards; A sample material board is required to be submitted. The Town is planning to open back up to the public within the coming weeks. I will keep you informed as to when the materials board can be dropped off at Town Hall.

Complied:  Yes  No

Response:

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38. Please make sure to review the Design Standards developed for the Parker and Pine Property and ensure your design meets the minimum requirements.

Complied:  Yes  No

Response:

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**Miscellaneous:**

39. The Pine and Parker Subdivision Minor Development Plat will need to be approved prior to approval of the Site Plan.

Complied:  Yes  No

Response:

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**OUTSIDE REFERRAL AGENCY COMMENTS**

40. Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied:       Yes       No

Response:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date



Please change the title on all pages to be:  
Parker and Pine Filing No. 1 Lot 2 - Site Plan  
Murphy Oil 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 PLAN

### PROJECT CONTACTS:

**RECORD OWNER**  
EVI PARKER COLORADO, LLC  
2710 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  
TEL: (303) 770-8884  
FAX: (303) 770-3636  
CONTACT: JIM ERWIN-SVOBODA, P.E.  
EMAIL: JIMERWINSVOBODA@GALLOWAYUS.COM

**LANDSCAPE/CONSULTANT**  
GALLOWAY & COMPANY, INC.  
6162 S. WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 770-8884  
FAX: (303) 770-3636  
CONTACT: TIM NELSON, RLA, ASLA, CDP  
EMAIL: TIMNELSON@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: BRIANDENNIS@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

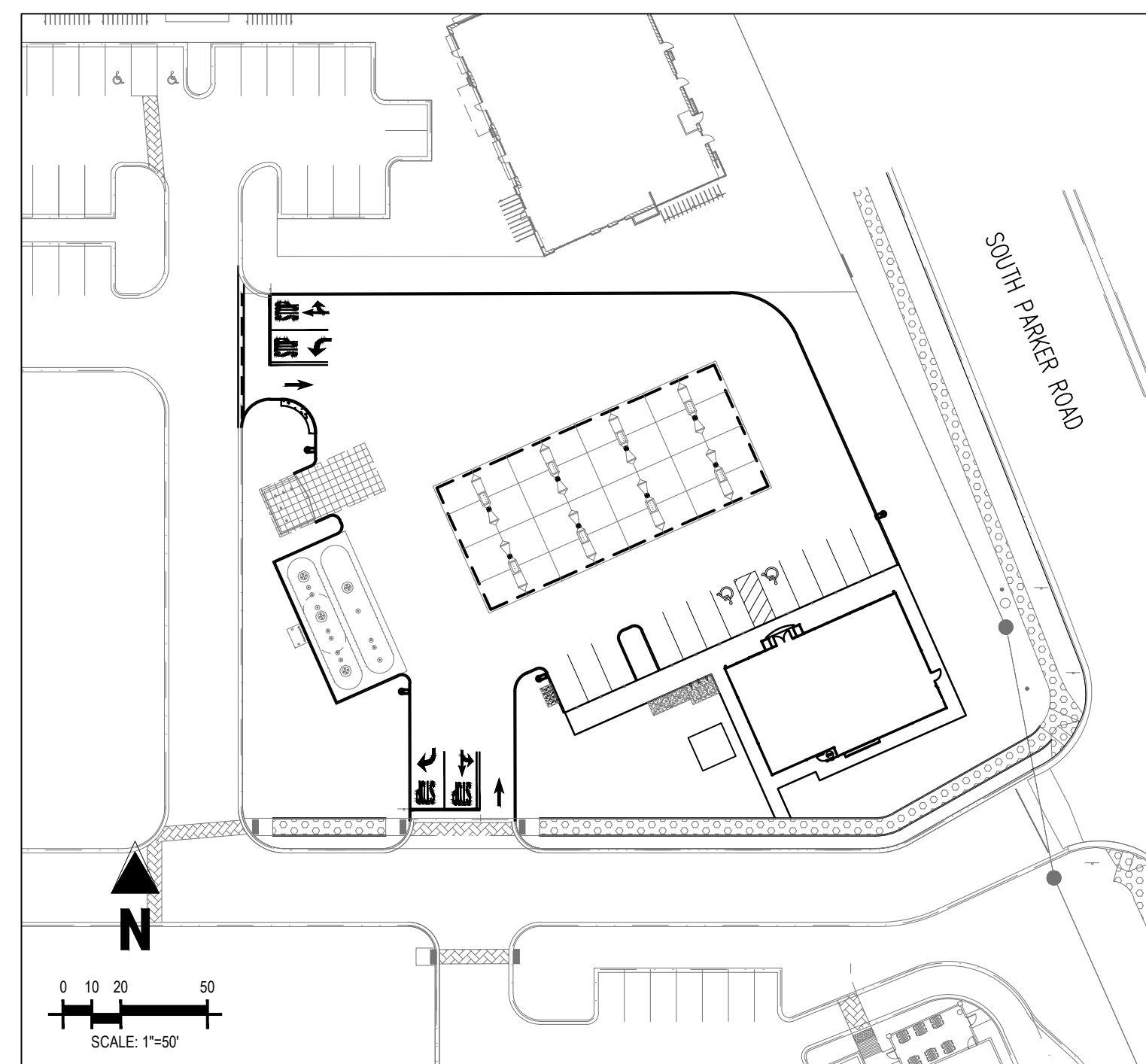
**WATER & SANITARY SEWER**  
PARKER WATER AND SANITATION DISTRICT  
1800 E. WOODMAN DRIVE  
PARKER, CO 80134  
TEL: (303) 841-4627  
CONTACT: DRAYTON SANDERSON

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

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

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

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



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	COLORING RENDERING

### SITE DATA TABLE

SITE AREA	47,621 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)

Change Commercial to Highway Oriented Commercial to align with the PD zoning

Minimum landscape area/open space is 15% please update.

Max. height per the PD is 45 feet, please correct. Also please include the proposed building height in this table.

Please include the number required and the number provided. Also, please also include required and provided bicycle parking (yes, it is required for a gas station).

### 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 SIGN 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

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





# 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**



**SHEET NO.**  
**C-1.1**

**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 2338; BK 1284, PG 1957; BK 1290, PG 1455-1459)

**SCHEDULE**

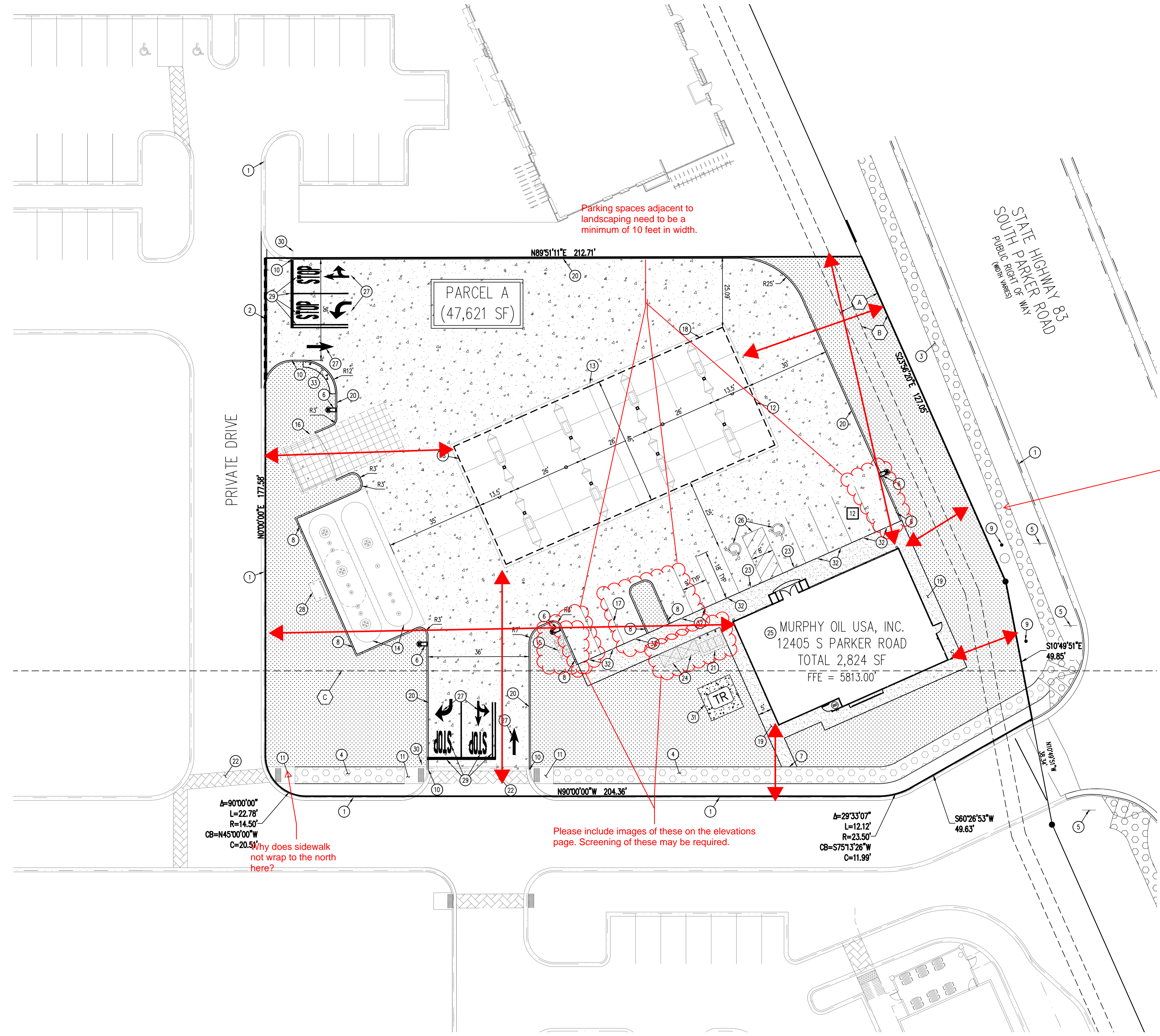
- EXISTING CURB AND GUTTER TO REMAIN
- SAWCUT EXISTING ASPHALT AT NEW DRIVEWAY ACCESS
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING CONCRETE SIDEWALK INSTALLED BY DEVELOPER
- EXISTING SIGN TO REMAIN
- PROPOSED SITE LIGHT
- CONNECTION TO EXISTING SIDEWALK
- CURB TRANSITION
- EXISTING BOLLARD TO REMAIN
- PROPOSED CURB TO MATCH EXISTING
- EXISTING CONCRETE RAMP INSTALLED BY DEVELOPER
- PROPOSED OVERHEAD CANOPY
- EDGE OF CONCRETE SLAB UNDERNEATH THE CANOPY
- PROPOSED UNDERGROUND STORAGE TANKS
- PROPOSED AIR VACUUM UNIT WITH 4'X7' CONCRETE SLAB
- PROPOSED 6' TALL TRASH ENCLOSURE
- PROPOSED PARKING STALL STRIPING
- PROPOSED PRICE SIGN PER APPROVED ELEVATION
- PROPOSED SIDEWALK PER MURPHY STANDARDS
- PROPOSED INTEGRAL CONCRETE CURB
- PROPOSED 7'X10' CONCRETE SLAB FOR PROPANE TANKS
- EXISTING STAMPED CONCRETE CROSSWALK INSTALLED BY DEVELOPER
- EXISTING ACCESSIBLE/VAN ACCESSIBLE PARKING SIGN MOUNTED ON BOLLARD
- PROPOSED 5'X7' CONCRETE PAD (2 TOTAL) FOR ICE UNIT
- PROPOSED 2,824 SQUARE FOOT MURPHY EXPRESS KIOSK
- PROPOSED ACCESSIBLE PARKING SYMBOLS AND STRIPING
- PROPOSED DIRECTIONAL TRAFFIC FLOW ARROW
- PROPOSED REMOTE TANK VENTS
- PROPOSED "STOP" BAR, LANE STRIPING, AND "STOP" LETTERING
- PROPOSED "STOP" SIGN
- PROPOSED CONCRETE TRANSFORMER PAD
- PROPOSED SINGLE GUARD POST
- PROPOSED 2' WIDE CONCRETE BUFFER

Anything that is currently not there, please change "Existing" to "Proposed as part of MDP"

Please include setbacks from all property lines for both the convenience store and the canopy.

Please include images of these on the elevations page. Screening of these may be required.

Why does sidewalk not wrap to the north here?



**BENCHMARK**  
 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 WAY, 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 SOUTHWEST 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.

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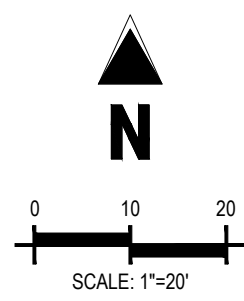
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

**SITE PLAN**  
**MURPHY EXPRESS**  
**12405 SOUTH PARKER ROAD**  
**PARKER COLORADO**

**Galloway**  
 6162 S. Willow Drive, Suite 320  
 Highlands, CO 80111  
 303.770.9844  
 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



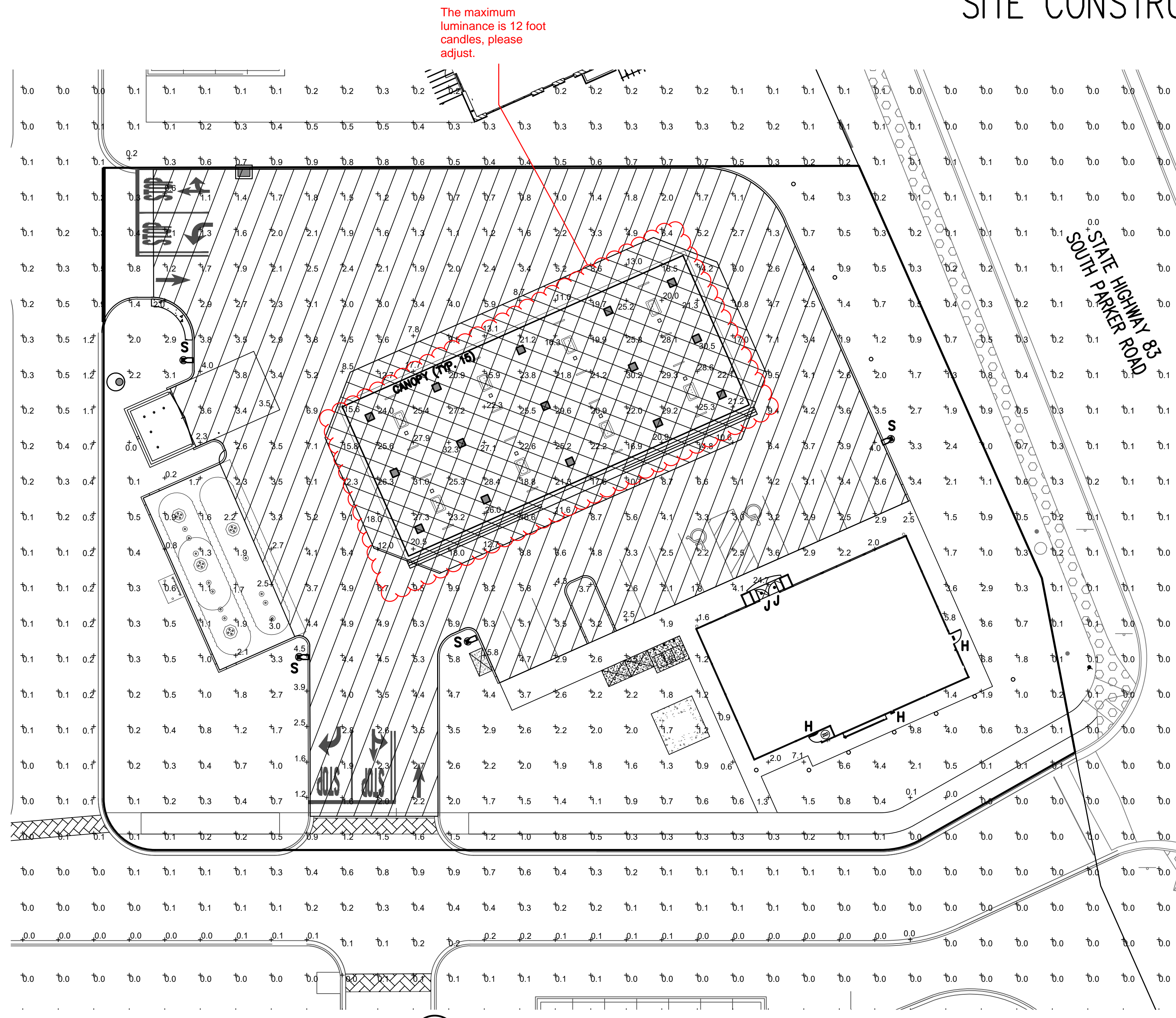
Know what's below.  
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SHEET NO.  
**C-3.5**

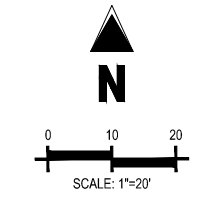
PHOTOMETRIC PLAN  
 MURPHY EXPRESS  
 12405 SOUTH PARKER ROAD  
 PARKER, COLORADO

**Galloway**

**MURPHY OIL USA, INC.**  
 200 PEACH STREET  
 EL DORADO, AR 71730



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



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:**

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.

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

ACTUAL ILLUMINANCE 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.

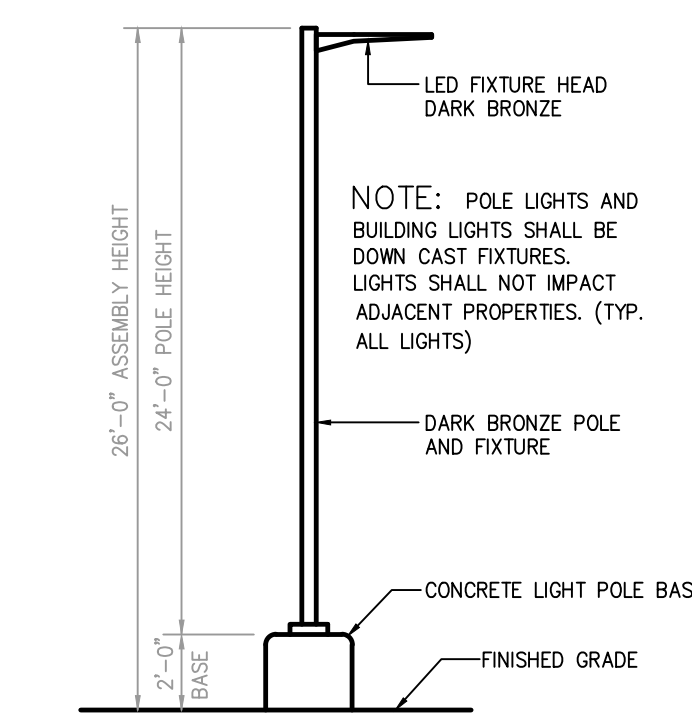
**CALCULATION SUMMARY**

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

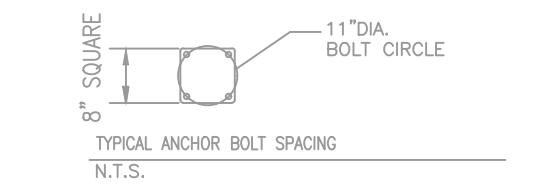
PRINCIPAL DISPLAY = 7,148 of WHICH IS 15.0% OF TOTAL ILLUMINATED SITE AREA (47,621 sf)

Once the display area has been removed, please make sure the required ratios are still satisfied.

The canopy area is not considered principal display. Maximum luminance cannot exceed 12 foot candles.



**2 AREA LIGHT DETAIL**  
 SCALE: NOT TO SCALE



**LUMINAIRE SCHEDULE**

MOUNTING CONFIG	SYMBOL	QTY	ASSEMBLY HEIGHT	POLE HEIGHT	LUMENS	TOTAL WATTS	MODEL NUMBER	DESCRIPTION
S	[Symbol]	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	[Symbol]	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 WITH PHOTOCELL SENSOR
H	[Symbol]	3	8'-1"	N/A	4109	42	XSPWA03MCUS-UZK	CREE LIGHTING, XSP WALL MOUNT LUMINAIRE, 5700K CCT, WITH PHOTOCELL SENSOR
J	[Symbol]	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

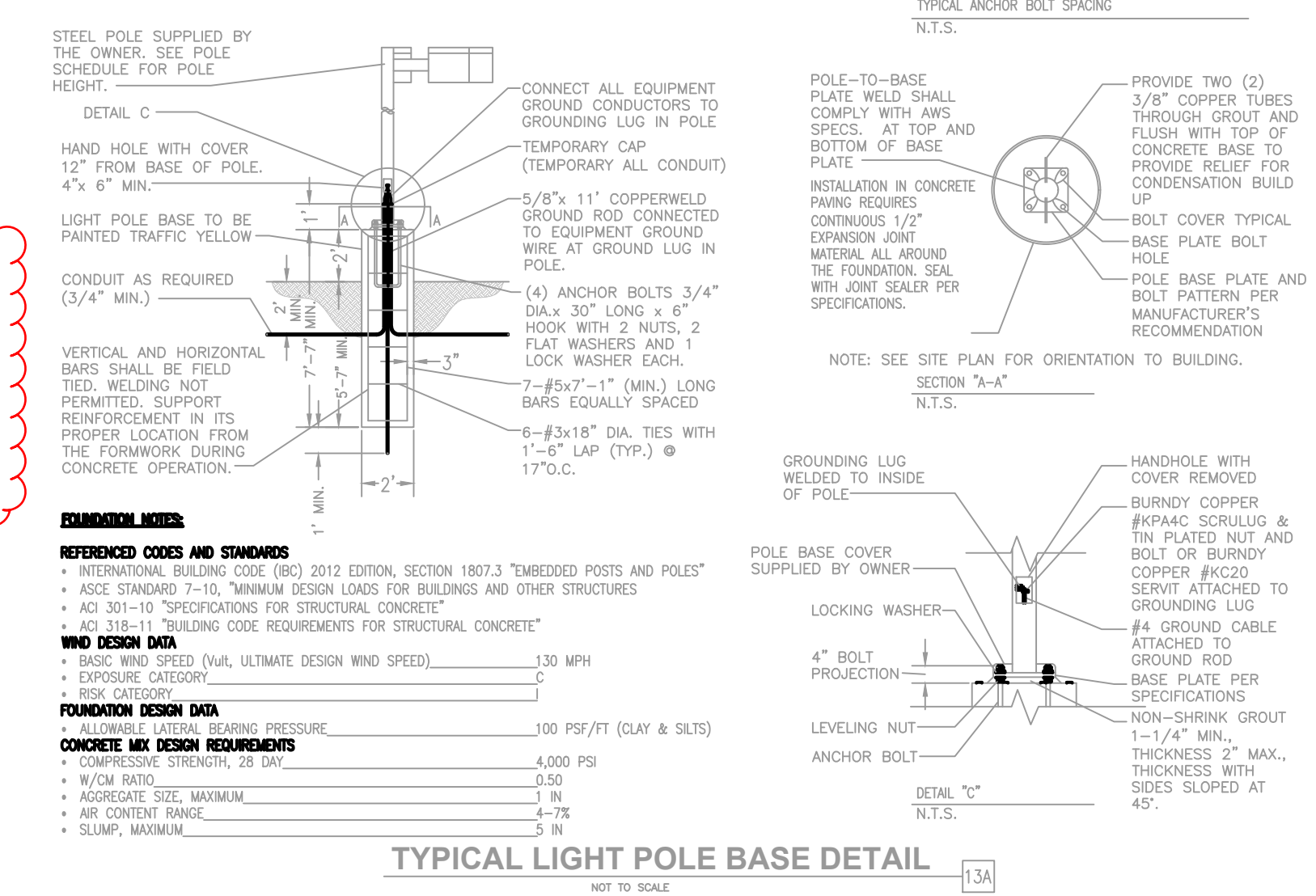
NOTES: ALL AREA SITE LIGHT FIXTURES AND POLES TO BE MOUNTED ON CONCRETE BASE PER DETAIL, THIS SHEET  
 ALL ANCHOR BOLTS TO BE ORIENTED IN THE SAME DIRECTION (SQUARE) AT INSTALLATION PER MANUFACTURER'S SPECIFICATIONS.  
 ALL FIXTURES ARE FULL CUT-OFF FIXTURES

**POLE SCHEDULE**

MOUNTING CONFIG	SYMBOL	QTY	POLE HEIGHT	MODEL NUMBER	DESCRIPTION
S	[Symbol]	4	24'-0"	4SQB3-S11G-24-S-BRZ-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

Please add a row for the color of each fixture.



**TYPICAL LIGHT POLE BASE DETAIL**  
 NOT TO SCALE

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



# 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.

SHEET NO.

L1.1

Can the site elements shift south to allow for the northern property boundary landscaping. To fit the required trees and shrubs, there buffer needs to be a 5 - 10 feet in width.

Please change you this plan to allow redlines over the graphics.

The 1 tree and 5 shrub requirement is off of the provided landscaping not required.

The turf grass should be expanded to create a nice visual edge to the back of sidewalk. In addition, shrubs, grasses and perennials should be added to these areas. Understanding that this is off-site, behind the sidewalk.

Please also include streetscape requirements and parking lot perimeter requirements.

Please show landscaping to be installed by MDP. These trees can be grayed out as they are not a part of this plan, but they need to be shown.

Please enhance this area with additional landscaping. See Planning Memo.

Additional large shrubs and or trees should be used to help screen the transformer from view.

Please show landscaping to be installed by MDP. These trees can be grayed out as they are not a part of this plan, but they need to be shown.

The front sheet of this plan states the size of the lot to be 47,621. Please correct whichever one is incorrect.

You plan currently shows 22 shrubs. Where are the trees and the other 128 shrubs.

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

All landscaping that is located on the site will count towards onsite landscaping. Based on the perimeter landscaping you have more trees and shrubs than you listed.

Are you using substitutions? Please describe where.

### PLANTING LEGEND

QTY	LEGEND	ABBREVIATION	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)	SUNSHADE
<b>DECIDUOUS TREES</b>								
4	GLTR		GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5' CAL. B&B	50'X5'	L	SUN
<b>EVERGREEN TREES</b>								
3	PIPU		PICEA PUNGENS 'BAKER'	BAKERI SPRUCE	8' HEIGHT B&B	30'X10'	M	SUN
<b>ORNAMENTAL TREES</b>								
3	KOGO		KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1.5' CAL. B&B	30'X25'	L	SUN
<b>UPRIGHT JUNGLES</b>								
5	JUBP		JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	#5 CONT. 5' HEIGHT	12'X6'	VL	SUN/PART SHADE
<b>DECIDUOUS SHRUBS</b>								
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 BUTTIES'	PAWNEE BUTTIES 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
<b>EVERGREEN SHRUBS</b>								
24	JUCH		JUNIPERUS CHINENSIS 'ARMSTRONGIF'	ARMSTRONG 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
<b>ORNAMENTAL GRASSES</b>								
23	HESB		HELICTOTRICHON 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
<b>PERENNIALS</b>								
13	AGRU		AGASTACHE RUPESTRIS 'SUNSET'	SUNSET HYSSOP	#1 CONT. 30'X24"		VL	SUN
<b>SEED</b>								
4,500 S.F.			HIGH PLAINS FOOTHILLS SEED MIX	HIGH PLAINS FOOTHILLS SEED MIX	SEED		L	
<b>SOD</b>								
1,800 S.F.			FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M	
<b>MULCH</b>								
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 SHREDDDED HARDWOOD MULCH	MULCH		N/A	
<b>EDGING</b>								
410 L.F.			STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A	

LANDSCAPE PLAN  
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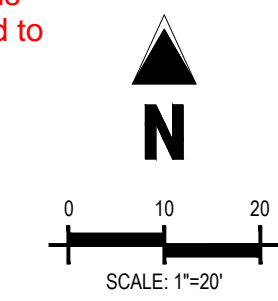
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE





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TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO  
**SITE CONSTRUCTION PLANS**

SHEET NO.  
**L1.2**

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



**MURPHY OIL USA, INC.**  
200 PEACH STREET  
EL DORADO, AR 71730



### 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 PLAN 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 UP PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
  - FOR ALL INFORMATION ON SURFACE MATERIAL, 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 PROVIDED 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 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 UNSHARED 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 DEWIT 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.

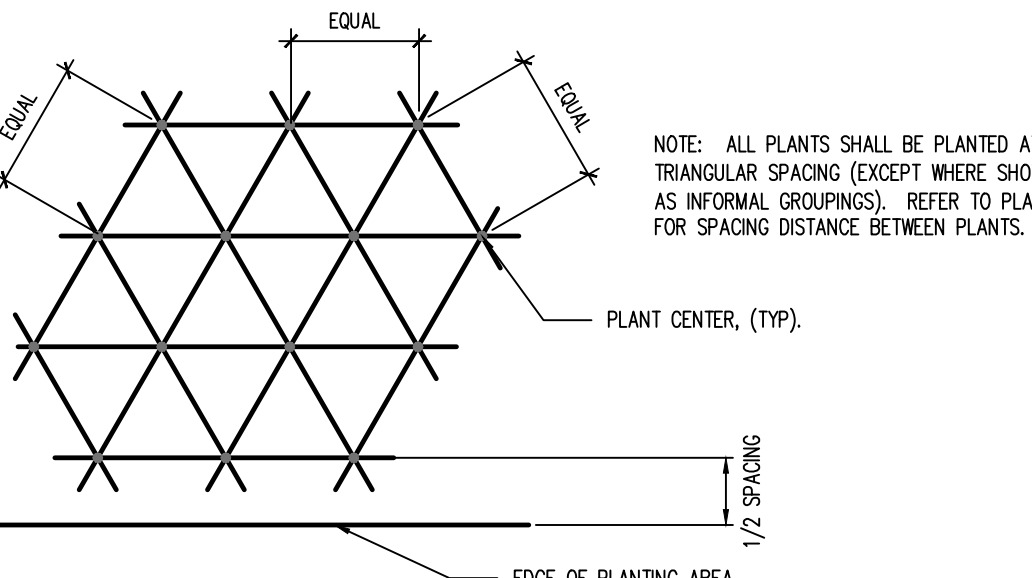
### SEED NOTES

- ALL SEED MIXES AVAILABLE THROUGH:  
WESTERN NATIVE SEED COMPANY  
P.O. BOX 188  
COALDALE, CO 81222  
(719) 942-3835
- DRYLAND SEED MIXES ARE AVAILABLE AS FOLLOWS:  
50% "FOOTHILLS GRASS MIX", 50% "XERISCAPE WILDFLOWER MIX"
- ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:  

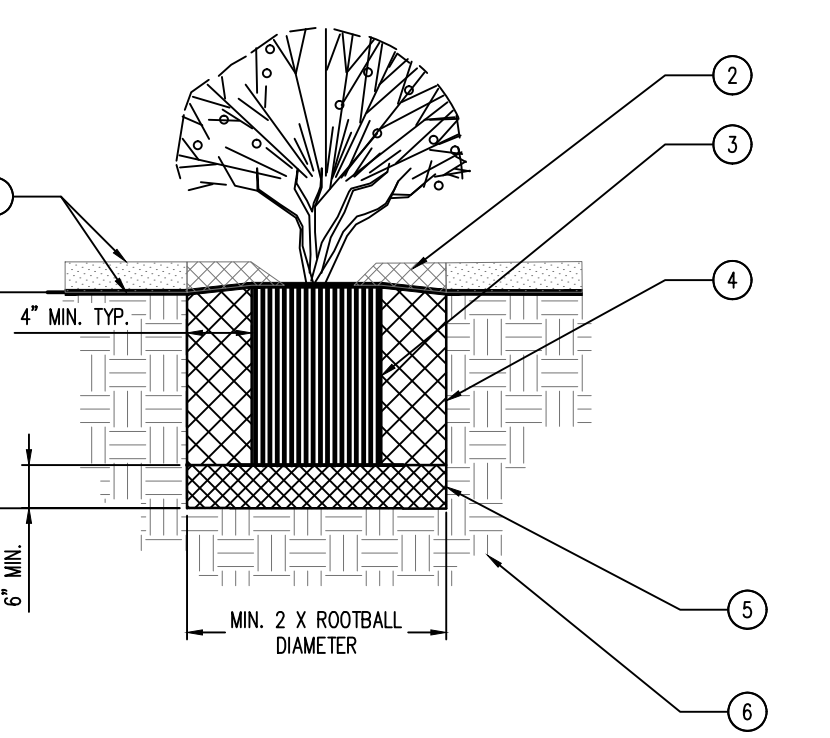
	1BS/1,000 SF
WOOD FIBER MULCH	48
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

### SEED ESTABLISHMENT NOTES

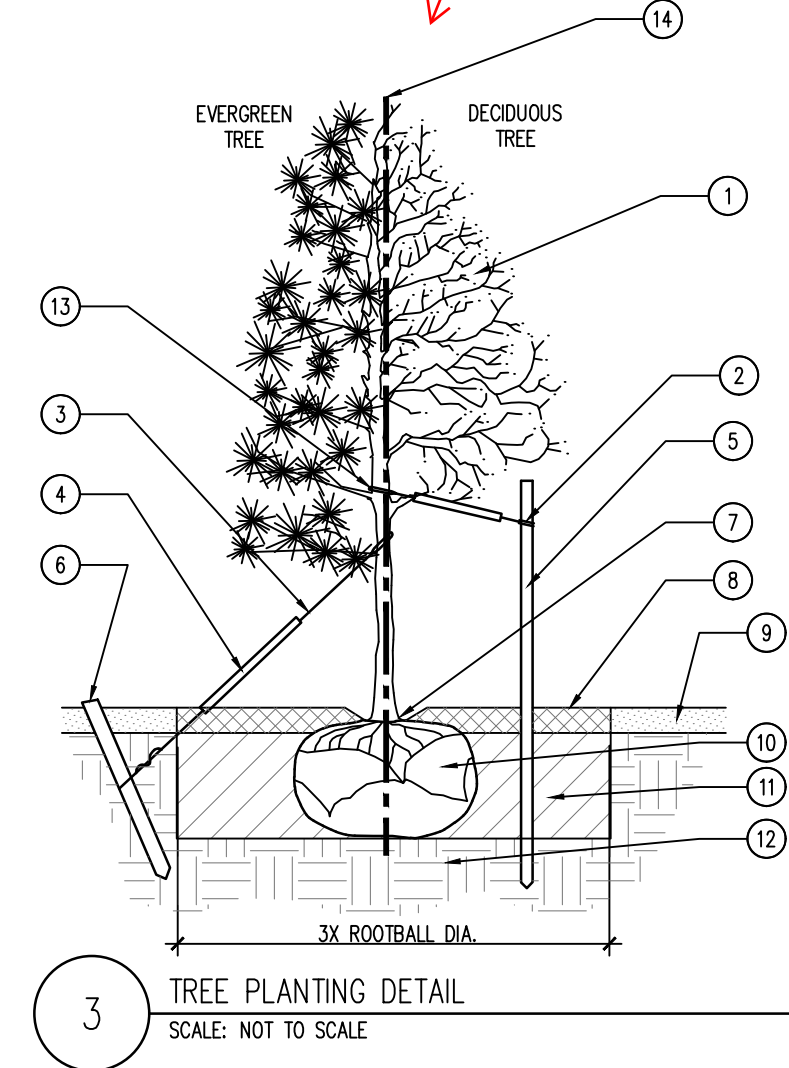
- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING 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 SEEDED 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 SOIL IN ALL SEEDED AREAS.



1 PLANT SPACING  
SCALE: NOT TO SCALE

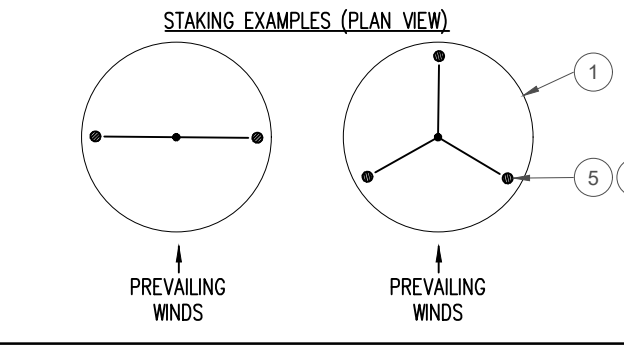


2 SHRUB AND PERENNIAL DETAIL  
SCALE: NOT TO SCALE



3 TREE PLANTING DETAIL  
SCALE: NOT TO SCALE

- TREE CANOPY.
- NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADEN WITH NAILS.
- 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- WOOD MULCH TREE RING 3" DIA. MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- FINISH GRADE - SEE PLANTING PLAN FOR GROUND COVER TREATMENT.
- ROOT BALL - SEE NOTE 3, THIS DETAIL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSES.
- UNDISTURBED NATIVE SOIL.
- SOFT VELCRO, OR OTHER FABRIC WRAP.
- CENTRAL LEADER, SEE PLANTING NOTES.



- 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 SOO/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, SOO, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 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 recommends using one of the Towns preferred seed mixes. Please see Planing Memo.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

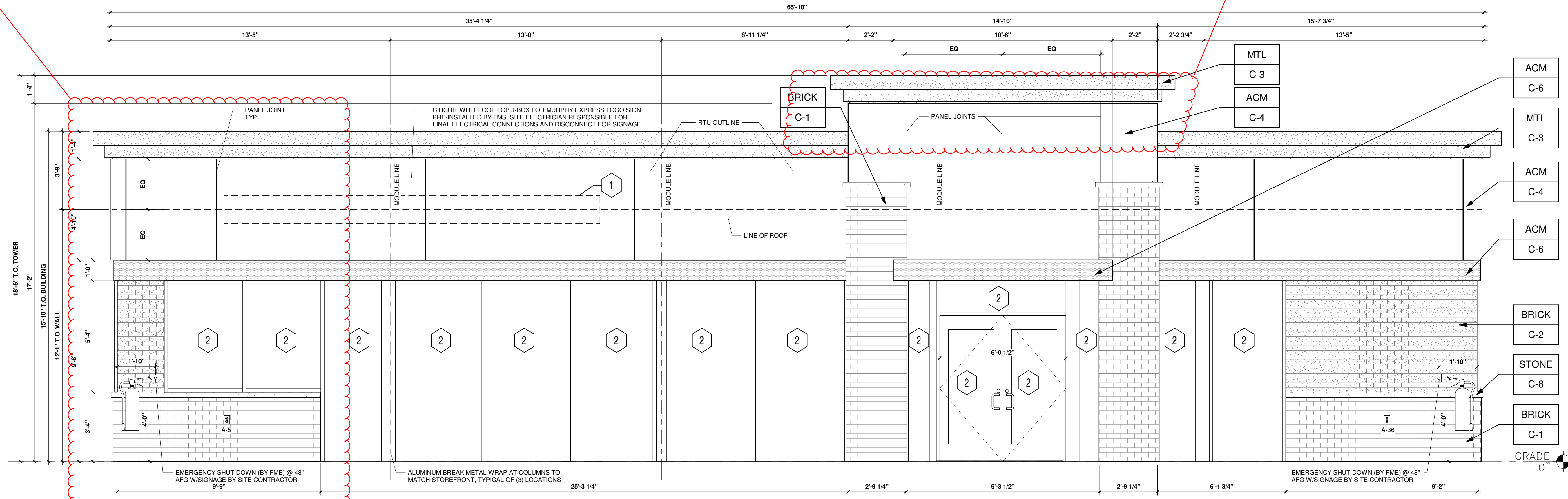
# MURPHY OIL USA, INC.

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

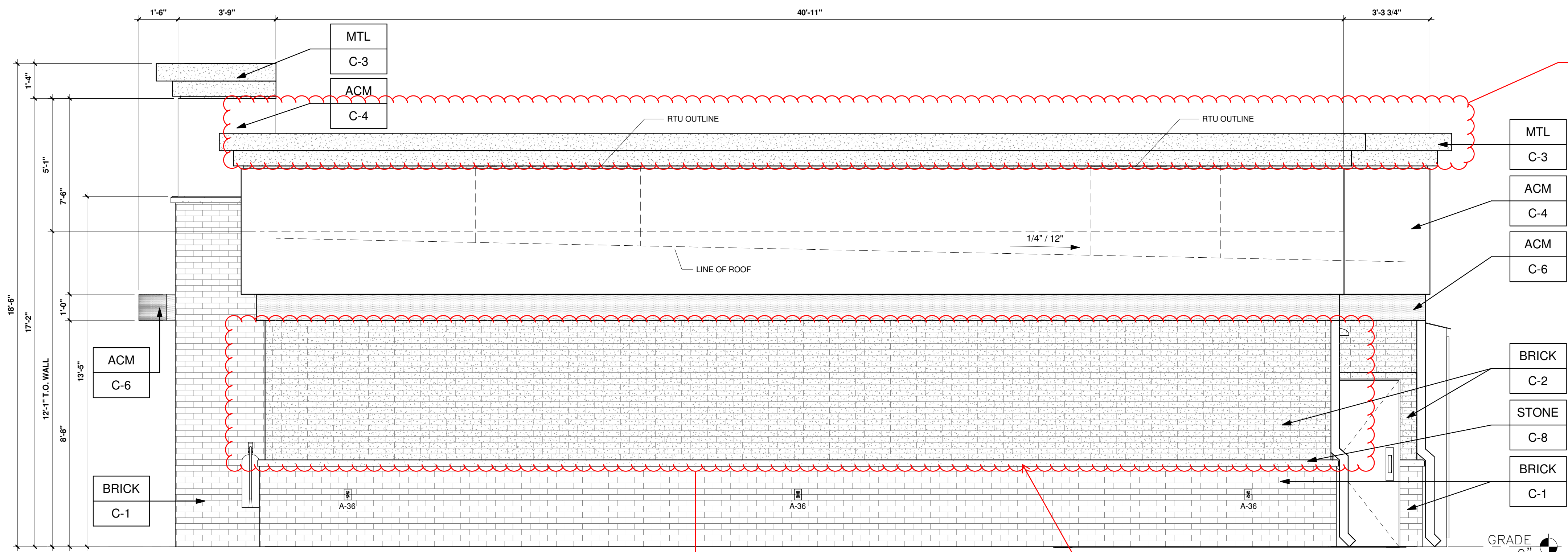
## SITE CONSTRUCTION PLANS

Buildings located at corners shall include greater building massing that wrap around the corner. See Planning Memo for ideas that could help this building to meet the minimum requirements.

This element should be enlarged as well as increased in height to bring more level with the height of the canopy.



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



**2 RIGHT ELEVATION (SOUTH 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 PREBLENDEN 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

Create a varied roof line on this elevation.

Blank facades are not allowed. This elevation will need to feature additional articulation. Understanding that every building needs to have a back of house, this additional articulation could include an additional brick color applied in a different direction/format, windows, mural painting, etc.

Side elevations need to have a minimum of 25% transparent glazing.

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SHEET NO. **A1.1**

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



MURPHY OIL USA, INC.  
 200 PEACH STREET  
 EL DORADO, AR 71730

**MURPHY USA**

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

# 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

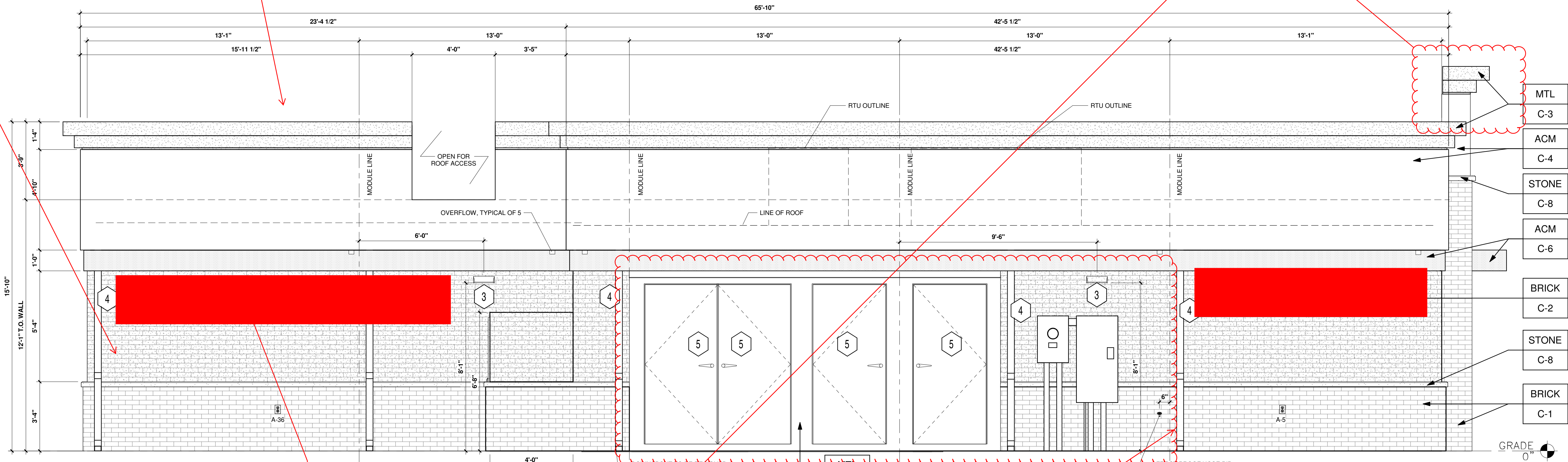
## SITE CONSTRUCTION PLANS



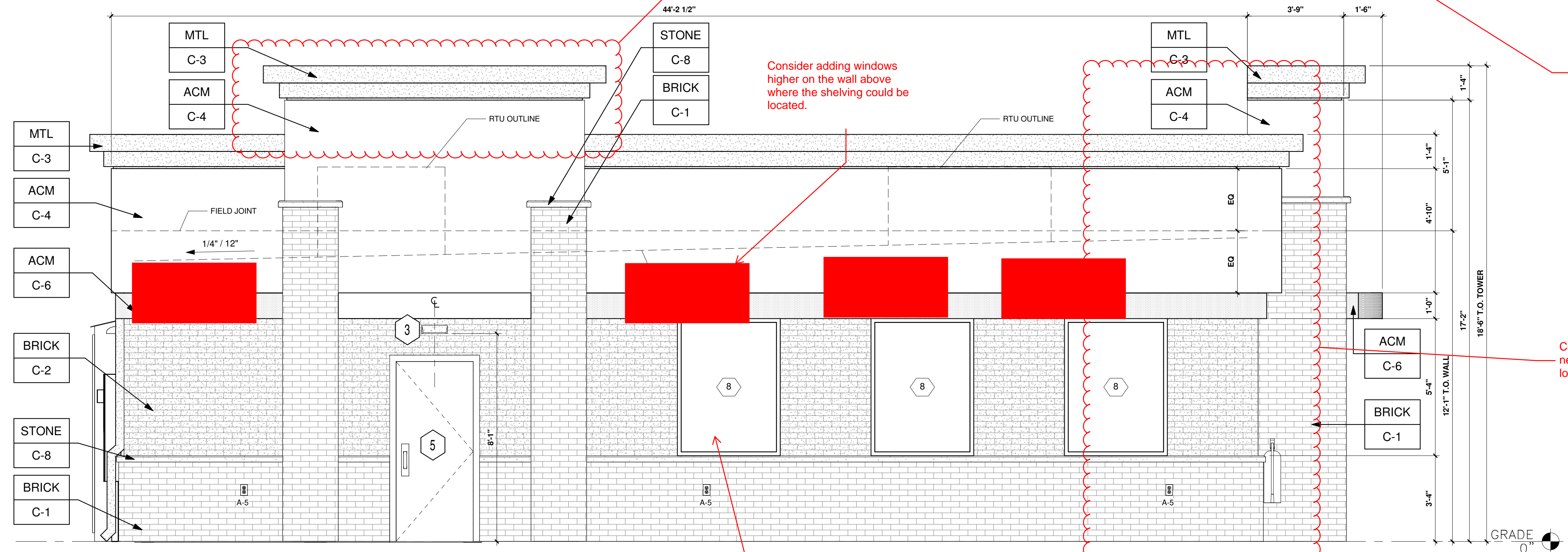
Commercial building 100 feet in length or less shall have a minimum of 40% transparency for buildings facing a roadway or open space.

Additional varied roof line needed on this elevation.

This element should be enlarged as well as increased in height to bring more level with the height of the canopy.



3 REAR ELEVATION (SOUTH EAST)  
 3/8" = 1'-0"



4 LEFT ELEVATION (NORTH EAST)  
 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

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



SHEET NO. A1.2

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



MURPHY OIL USA, INC.  
 200 PEACH STREET  
 EL DORADO, AR 71730

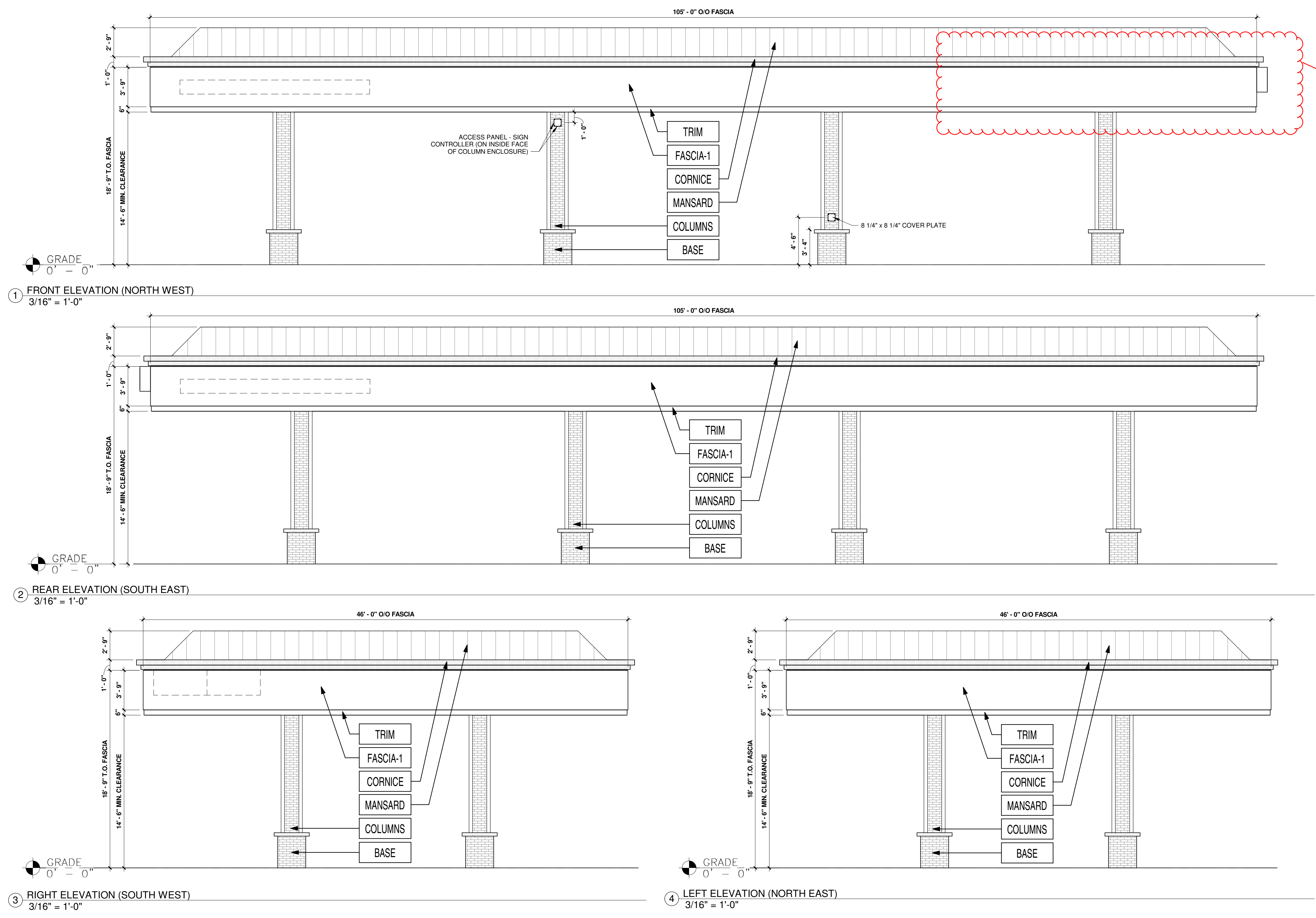
MURPHY USA

Please also include images of the air pump, and any other exterior sales areas for review.

# 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



Canopy roof forms shall match or compliment the same roof form as the main building. A flat roof canopy is not permitted.

FINISH SCHEDULE			
FASCIA-1	ACM (ALUMINUM COMPOSITE MATERIAL)	ACM FASCIA 'GRECIAN IVORY' SW #7541	FURNISHED & INSTALLED BY FMS
TRIM	20 GA. SHEET METAL	6" HT PRE-FINISHED METAL ACCENT BAND 'PROGRAM RED' BY ALPOLIC	FURNISHED & INSTALLED BY FMS
COLUMNS	THIN BRICK VENEER	'ARCTIC WHITE' BY INTERSTATE	FURNISHED & INSTALLED BY FMS
BASE	THIN BRICK VENEER	'LIGHT SANDSTONE VELOUR' BY ENDICOTT	FURNISHED & INSTALLED BY FMS
CORNICE	ACM (ALUMINUM COMPOSITE MATERIAL)	PAINTED 'PROGRAM RED' BY ALPOLIC	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACTOR IN FIELD
MANSARD	20 GA. SHEET METAL (STANDING SEAM)	PAINTED 'DORMER BROWN' SW #7521	FURNISHED & INSTALLED BY FMS PAINTED BY SITE CONTRACTOR IN FIELD

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

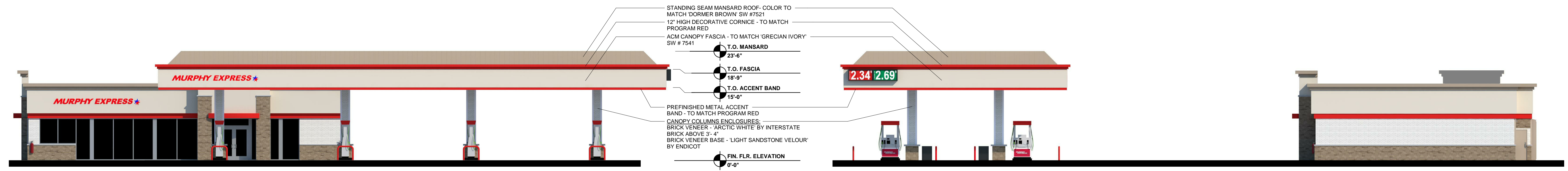
SHEET NO. **A1.3**

ARCHITECTURAL ELEVATIONS (CANOPY)  
 MURPHY EXPRESS  
 12405 SOUTH PARKER ROAD  
 PARKER, COLORADO



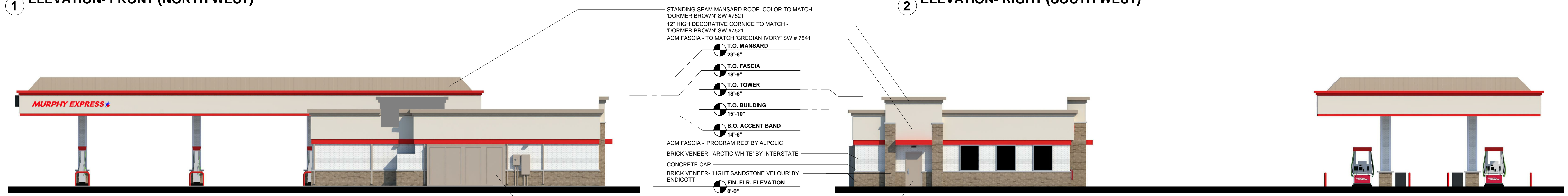
**MURPHY OIL USA, INC.**  
 200 PEACH STREET  
 EL DORADO, AR 71730

**MURPHY USA**



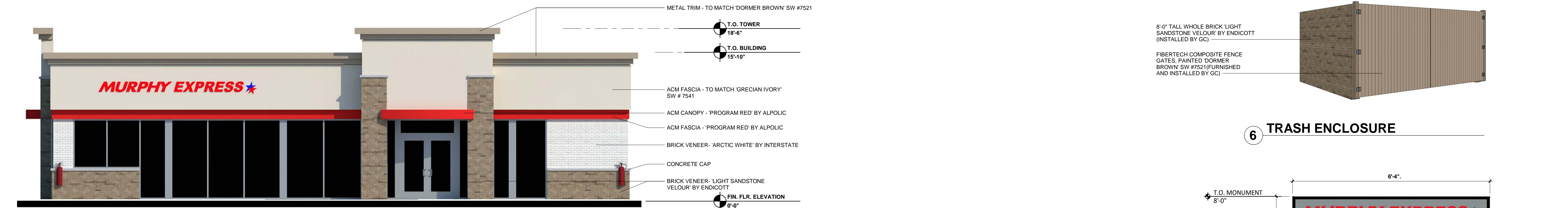
1 ELEVATION- FRONT (NORTH WEST)

2 ELEVATION- RIGHT (SOUTH WEST)

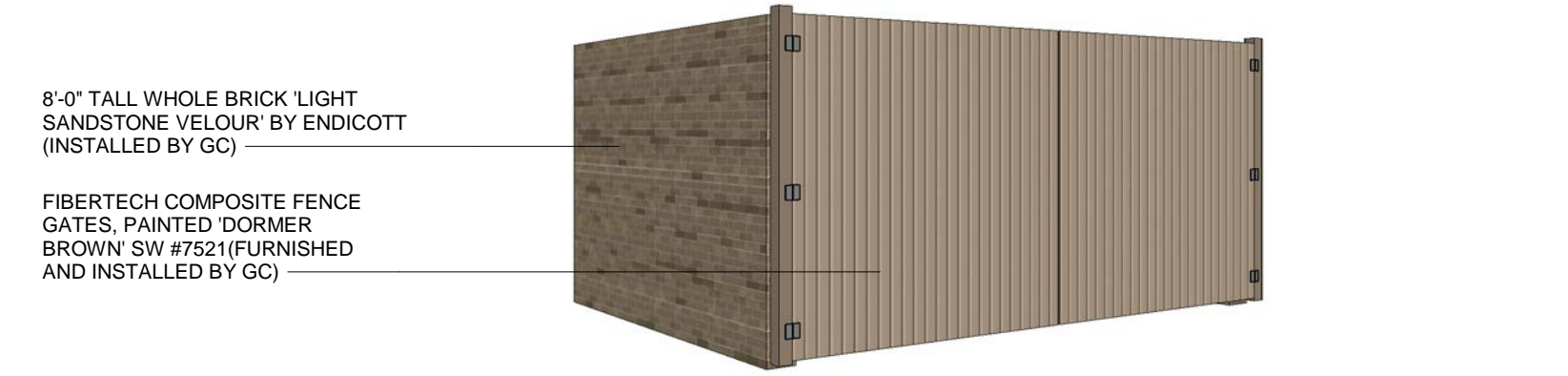


3 ELEVATION- REAR (SOUTH EAST)

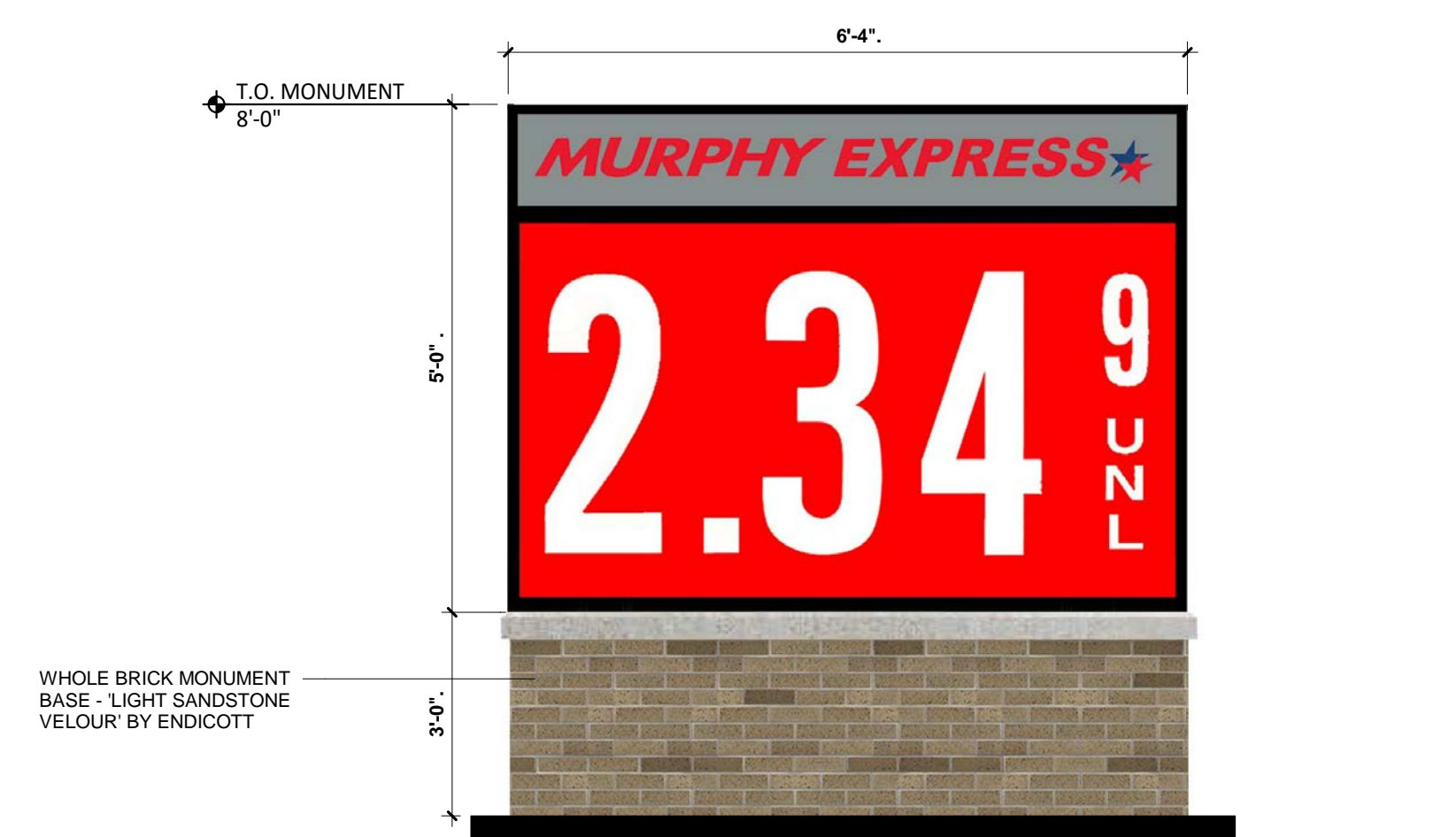
4 ELEVATION- LEFT (NORTH EAST)



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.
<b>MONUMENT SIGN:</b>					
UNLEADED W/ LOGO	2	60.00'	76.00'	31.67	63.34
			TOTAL SIGNAGE:		63.34 S.F.