

SLIM CHICKENS SITE PLAN

PARKER AND PINE FILING NO. 1, LOT 3

A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT/OWNER

TRAIL STAR DEVELOPMENT, LLC
413 WILCOX ST. STE. 200
CASTLE ROCK, CO 80104
ATTN: RICK STUCY
P: (303) 378-1592

ARCHITECT

CAHEN ARCHITECTURAL GROUP P.C.
7000 E. BELLVIEW AVE., STE. 335
GREENWOOD VILLAGE, CO 80111
ATTN: BENJAMIN HUGHES
P: (303) 743-0002, EXT. 213

OWNER'S REP

DEEP WATER POINT COMPANY
317 14 RUBY RANCH ROAD
EVERGREEN, CO 80439
ATTN: TIMOTHY LEONARD
P: (303) 674-7856

TELEPHONE

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

GAS SERVICE

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

TOWN OF PARKER

TOWN OF PARKER
20120 EAST MAINSTREET
PARKER, CO 80138-7334
TEL: (303) 805-3331
CONTACT: CAROLYN PARKINSON

ELECTRICAL SERVICE

IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (303) 686-7431
CONTACT: AMANDA STEINER

LEGAL DESCRIPTION:

PARKER AND PINE FILING 1, LOT 3, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK:

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

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

FLOODPLAIN NOTE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

DEVELOPMENT PLAN NOTES:

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

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

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

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

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

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

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

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

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S CHERRY STREET, SUITE 300
GLENDALE, CO 80246
ATTN: KRYSTA M. HOUTCHENS, P.E.
P: (303) 572-7997, EXT. 215

LANDSCAPE ARCHITECT

MEURAN DESIGN GROUP
700 COLORADO BLVD, SUITE 131
DENVER, CO 80206
ATTN: KERRY SMEESTER
P: (303) 512-0549

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC ST., SUITE 126
AURORA, CO 80012
TEL: (303) 337-1393
CONTACT: CHARLES BECKTROM, PLS

TELEVISION

COMCAST
1801 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHOPE
EMAIL: DEAN_FLENTHOPE@CABLE.COMCAST.COM

WATER/SANITARY SEWER

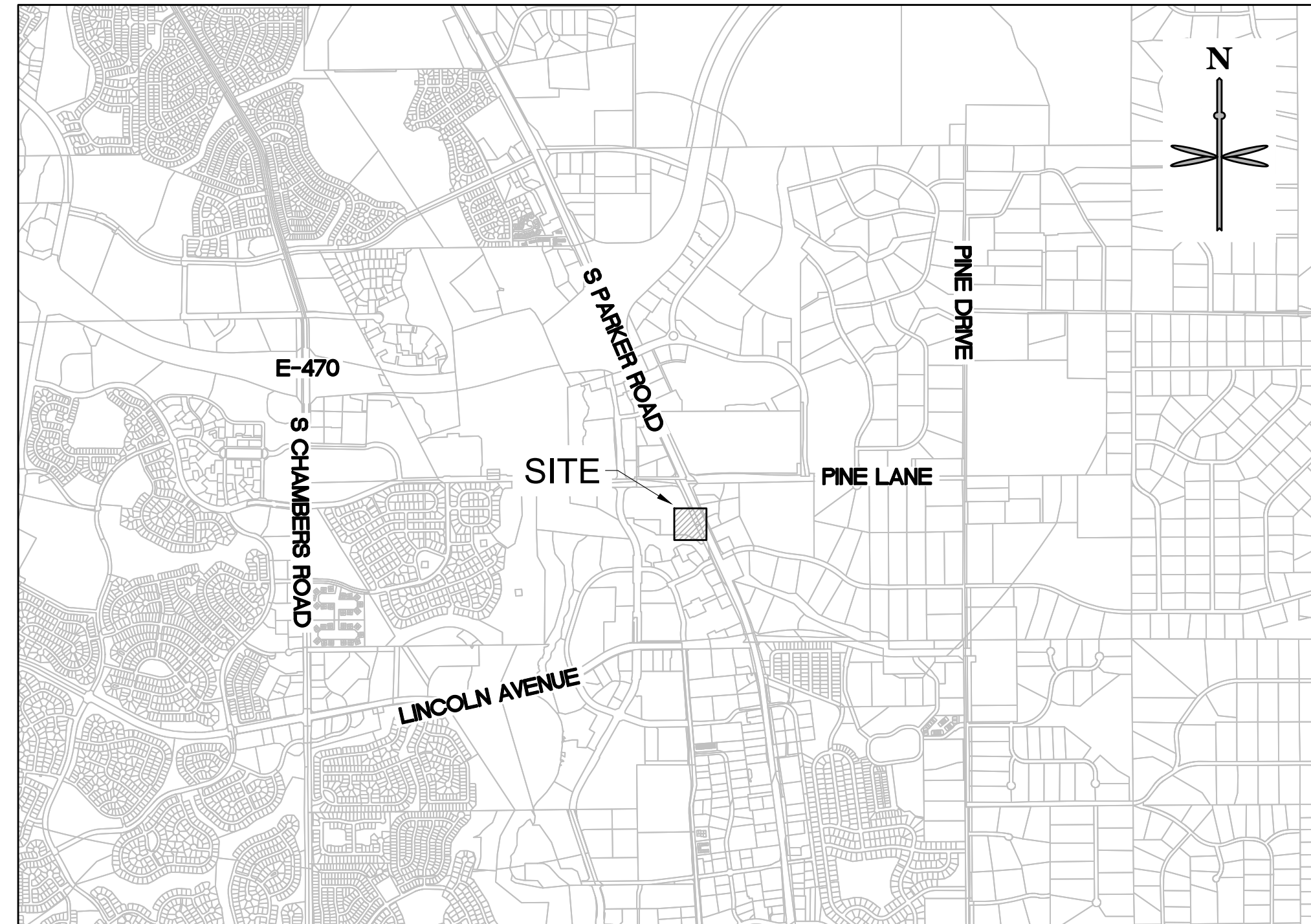
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMEN ROAD
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

FIRE DEPARTMENT

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

TOWN OF PARKER PLAN REVIEW

20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA



VICINITY MAP

SCALE: 1" = 2000'

SITE DATA TABLE:

SITE AREA	LOT 3: 37,998 SF = 0.8723 AC	
ZONING	PLANNED DEVELOPMENT - PARKER AND PINE PD; HIGHWAY ORIENTED COMMERCIAL	
BUILDING	SINGLE STORY - 3,481 SF	
OPEN SPACE	20% MIN. VS. 8,443 /37,998 S.F. X 100 = 22%	
*BUILDING SETBACK	REQUIRED MIN. 10', MAX. 80' PUBLIC R.O.W. 10' SIDE & REAR	ACTUAL 32' (REAR) 19', 43' (SIDE)
	*BUILDING SETBACKS PER *PARKER & PINE MIXED USE DEVELOPMENT PLANNED DEVELOPMENT GUIDE, 5/29/2020, SECTION IV.D., PAGE 9, FOR PLANNING AREA 3	
MAX. BUILDING HT	**45' VS. PROPOSED 27'	**PER PARKER AND PINE PD
PARKING	PER SCHEDULE 13.06.050A: RESTAURANT, LOUNGE, BAR, MICROBREWERY (WITH OR WITHOUT A DRIVE-THROUGH); 1 PER EACH 3 PERSONS OF RATED CAPACITY (EXCLUDING OUTDOOR SEATING AREAS) X 102 PERSONS= 34 SPACES REQUIRED 38 SPACES PROVIDED	
BICYCLE PARKING	PER SCHEDULE 13.06.060A: 4 SPACES REQUIRED - (2) RACKS 4 SPACES PROVIDED (2 SPACES ON EACH SIDE OF RACK)	
OFF-STREET LOADING/ STACKING	8 VEHICLE LENGTHS	

TOWN OF PARKER NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
L-1	PLANTING PLAN
L-2	PLANTING DETAILS + SPECIFICATIONS
P4.0	BUILDING ELEVATIONS
P4.1	BUILDING ELEVATIONS
P5.0	SITE LIGHTING PLAN
P5.1	SITE DETAILS

COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.

10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.

11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.

13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.

14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.

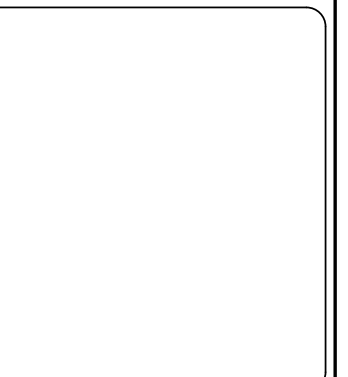
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.

16. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.

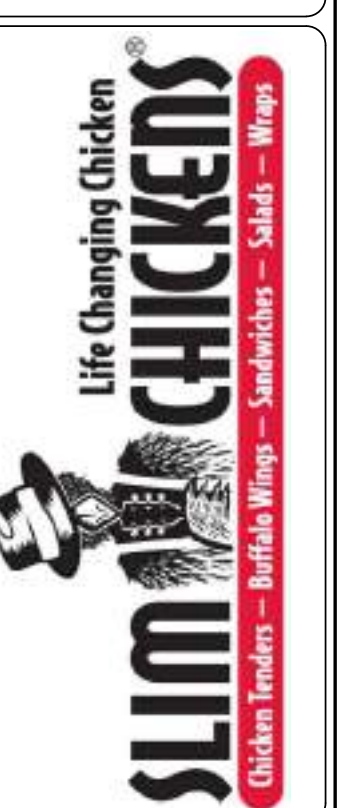
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

18. THE APPROVED SITE PLAN IS THE FINAL DOCUMENT AND NOT CONCEPTUAL. ANY PROPOSED DEVIATION/MODIFICATION/SUBSTITUTION WILL NEED PRIOR WRITTEN TOWN APPROVAL THROUGH THE APPROPRIATE PLANNING DEPARTMENT PROCESS.

No.	REVISION	BY	DATE



501 S Cherry St, Suite 300
Glendale, CO 80246
303-572-7997 www.ees.us.com



SITE PLAN
SLIM CHICKENS
COVER SHEET
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO.: TSD003.01
DESIGNED BY: CAM
DRAWN BY: JLG
DATE: 02/25/2021

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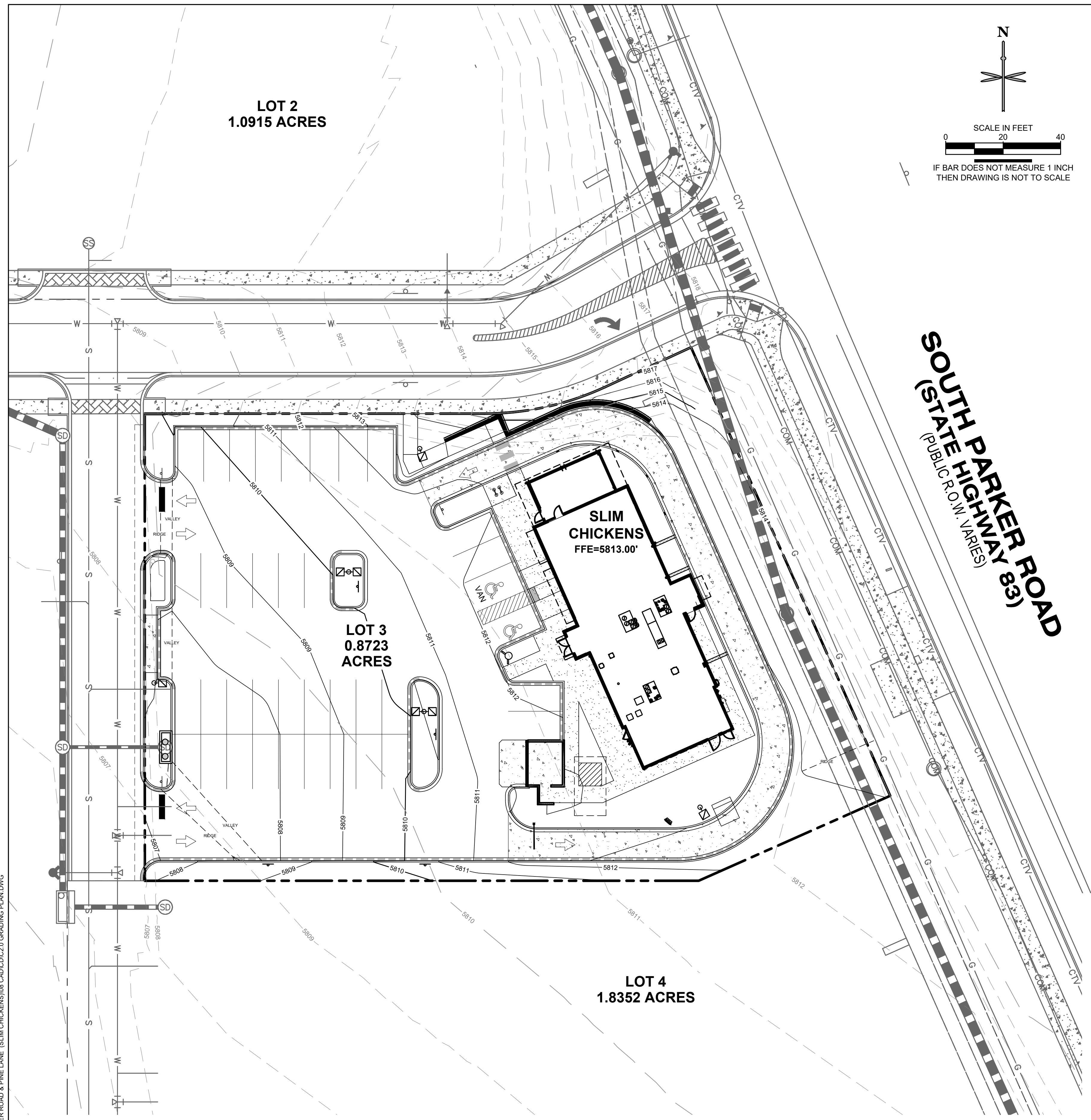


CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED FENCE
	PROPOSED RETAINING WALL
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED FLOW LINE ELEVATION
	PROPOSED SIDEWALK ELEVATION
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED TOP BACK OF CURB ELEVATION
	PROPOSED FINISHED GRADE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	FLOW ARROW AND GRADE

- GENERAL NOTES:**
- CATCH CURB AND GUTTER FLOWLINE GRADES SHALL BE A MINIMUM 0.5%.
 - ALL ADA SIDEWALKS, RAMPS AND PARKING STALLS SHALL COMPLY WITH CITY AND STATE APPLICABLE CODES AND STANDARDS.
 - ALL SPOT ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK.
 - SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
 - ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
 - OFFSITE EASEMENTS REQUIRED FOR ANY GRADING BEYOND PROPERTY BOUNDARY.
 - NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
 - FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
 - ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.

No.	REVISION	BY	DATE

EES
 ENTITLEMENT AND
 ENGINEERING
 SOLUTIONS, INC.
 501 S Cherry St, Suite 300
 Glendale, CO 80246
 303.572.7957 www.ees-us.com

Life Changing Chicken
SLIM CHICKENS
 Chicken Tenders - Buffalo Wings - Sandwiches - Salads - Wraps

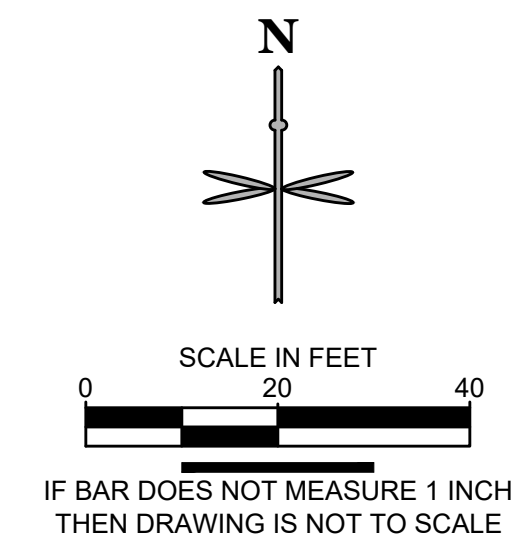
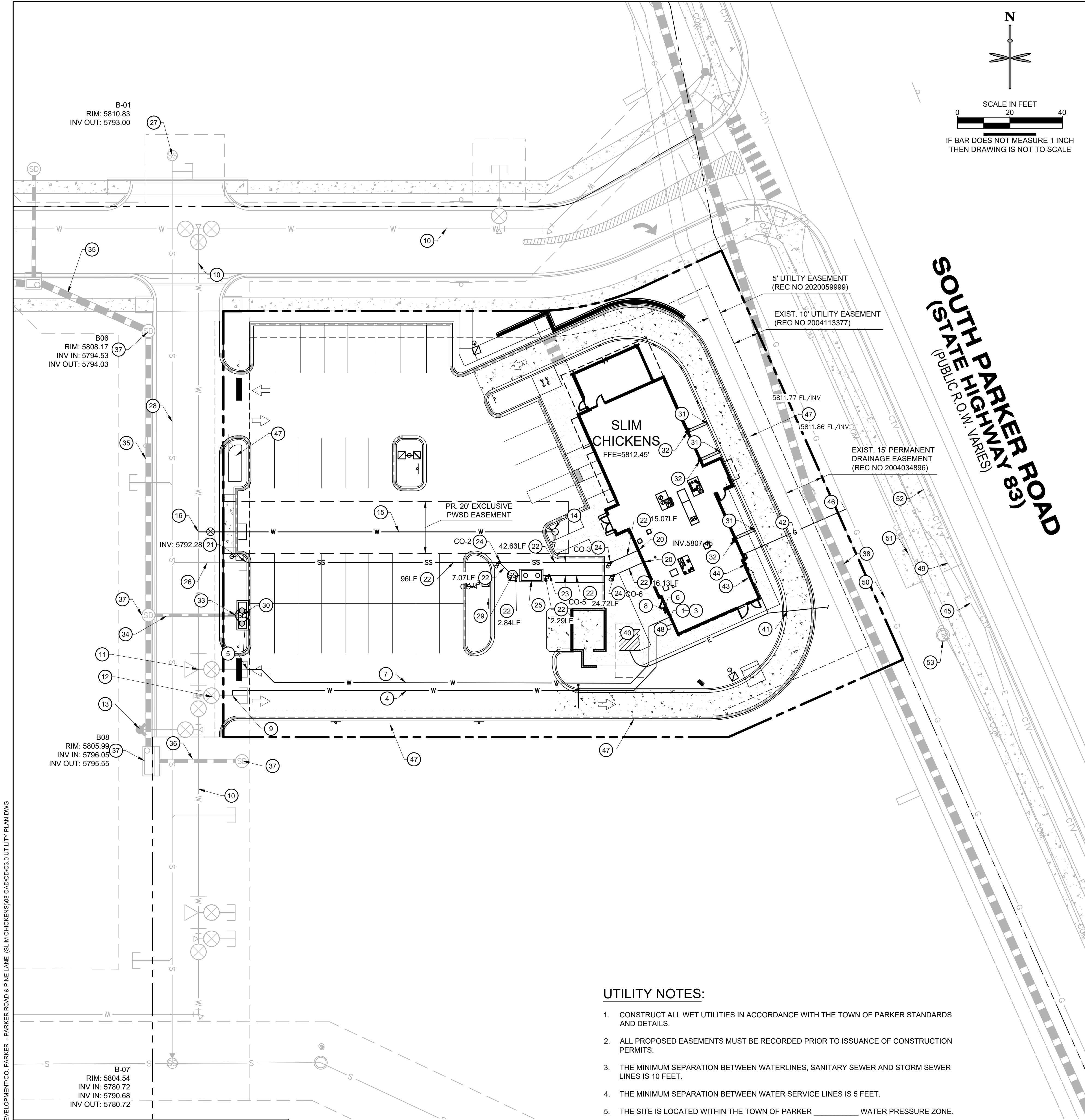
SITE PLAN
SLIM CHICKENS
 SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
GRADING PLAN

PROJECT NO:	TSD003.01
DESIGNED BY:	CAM
DRAWN BY:	JLG
DATE:	02/25/2021

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P:\TITIAL STAR DEVELOPMENT\CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\JOB CAD\CAD\C2.0 GRADING PLAN.DWG

811
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987 or 811
 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 Know what's below.
 Call before you dig.



WATER

- 1 PROPOSED 1" TYPE K COPPER DOMESTIC WATER CONNECTION TO BUILDING. STUB 5' OFF OF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 2 PROPOSED 1.5" TYPE K COPPER DOMESTIC WATER SERVICE LINE INSTALLED 5' AFTER METER INSIDE BLDG.
- 3 PROPOSED 1" DOMESTIC WATER METER (INTERIOR).
- 4 PROPOSED 1" TYPE K COPPER DOMESTIC WATER SERVICE LINE.
- 5 PROPOSED 6"x4" REDUCER.
- 6 PROPOSED 4" DIP FIRE SERVICE LINE (PRIVATE) CONNECTION TO BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 7 PR. 4" DIP FIRE LINE (PRIVATE). (VERIFY W/ MEP)
- 8 PROPOSED FDC WITH APPROVED KNOX PLUGS/CAPS.
- 9 PROPOSED 1" TAP.
- 10 8" PVC LOOPED WATER MAIN BY MASTER DEVELOPER.
- 11 6" WATER STUB WITH TEMP. BLOWOFF BY MASTER DEVELOPER.
- 12 8" STUB WITH TEMP. BLOWOFF (UIP) BY MASTER DEV.
- 13 FIRE HYDRANT BY MASTER DEVELOPER.
- 14 PROPOSED FIRE HYDRANT
- 15 PROPOSED 6" DIP FIRE LINE.
- 16 PROPOSED 6"x8" TEE AND VALVE.

SANITARY SEWER

- 20 PROPOSED 4" SANITARY SEWER STUB 5 FEET OFF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 21 PROPOSED 6" WYE SANITARY SEWER SERVICE CONNECTION WITH 4"x6" REDUCER. CONTRACTOR FIELD VERIFY AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 22 PROPOSED 4" PVC SDR 35 SANITARY SEWER SERVICE @ 2.1% SLOPE.
- 23 PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT. REFER TO CLEANOUT TABLE THIS SHEET.
- 24 PROPOSED 45° BEND W/ HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT. REFER TO CLEANOUT TABLE THIS SHEET.
- 25 PR. 1,190 GAL. GREASE INTERCEPTOR. (VERIFY W/ MEP)
- 26 6" PVC SANITARY SERVICE STUB BY MASTER DEVELOPER.
- 27 SANITARY MANHOLE BY MASTER DEVELOPER. PROTECT IN PLACE.
- 28 8" PVC MAIN BY MASTER DEVELOPER.
- 29 PROPOSED 4" SAMPLING MANHOLE

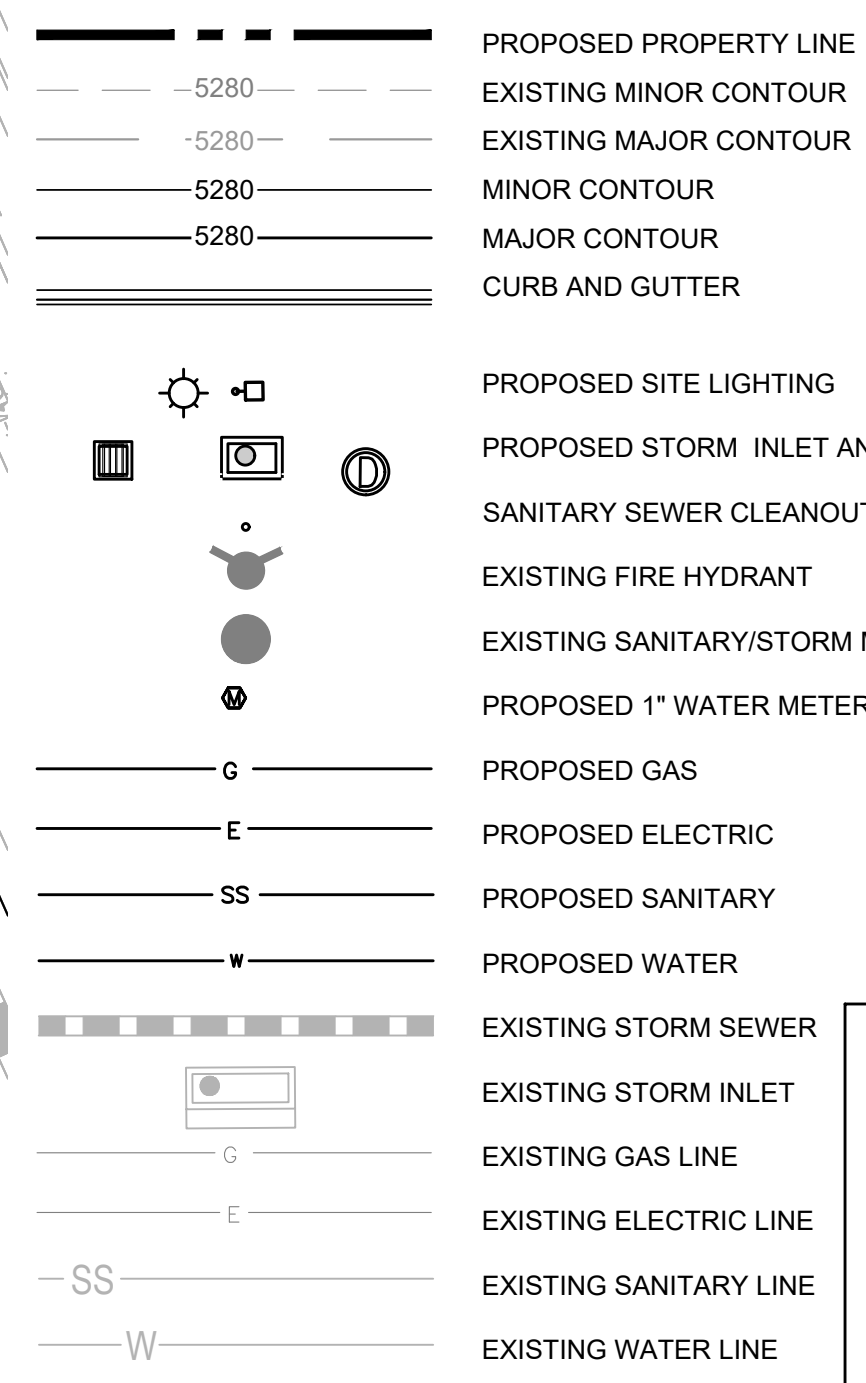
STORM SEWER

- 30 PROPOSED PRIVATE CDOT TYPE R INLET. EXISTING MANHOLE TO BE REMOVED.
- 31 PROPOSED CHASE DRAIN.
- 32 PROPOSED DOWNSPOUT LOCATION.
- 33 CONNECTION TO EXISTING PRIVATE STORM SEWER STUB (12" RCP @ 1.0%) PROVIDED BY BY MASTER DEVELOPER. CONTRACTOR TO VERIFY INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCY.
- 34 PRIVATE 12" RCP STORM SEWER STUB AT 1.0% BY MASTER DEVELOPER. PROTECT IN PLACE.
- 35 PRIVATE 24" RCP STORM SEWER BY MASTER DEVELOPER. PROTECT IN PLACE.
- 36 PRIVATE 18" RCP STORM SEWER BY MASTER DEVELOPER. PROTECT IN PLACE.
- 37 PRIVATE STORM SEWER, INLET OR MANHOLE BY MASTER DEVELOPER. PROTECT IN PLACE.
- 38 PRIVATE 36" RCP STORM SEWER BY MASTER DEVELOPER. PROTECT IN PLACE.

DRY UTILITIES

- 40 PROPOSED 8' X 8' ELECTRICAL TRANSFORMER PAD. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER.
- 41 PROPOSED ELECTRIC LINE. (APPROXIMATE LOCATION. CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
- 42 PROPOSED GAS LINE. (APPROXIMATE LOCATION. CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
- 43 PROPOSED ELECTRICAL METER. (LOCATION FOR REFERENCE ONLY).
- 44 PROPOSED GAS METER. (LOCATION FOR REFERENCE ONLY).
- 45 PROPOSED ELECTRIC LINE CONNECTION TO EXISTING LINE. (LOCATION FOR REFERENCE ONLY).
- 46 PROPOSED GAS LINE CONNECTION TO EXISTING LINE. (LOCATION FOR REFERENCE ONLY).
- 47 PROPOSED LIGHT POLE, BASE AND FIXTURE (SEE PHOTOMETRIC PLAN UNDER SEPARATE COVER).
- 48 PROPOSED KNOX BOX (SEE ARCHITECTURAL PLANS UNDER SEPARATE COVER).
- 49 EXISTING UNDERGROUND ELECTRIC.
- 50 EXISTING UNDERGROUND GAS LINE.
- 51 EXISTING UNDERGROUND COMMUNICATION LINE.
- 52 EXISTING TELECOMMUNICATION LINE.
- 53 EXISTING UTILITY MANHOLE/STRUCTURE/BOX

UTILITY LEGEND



UTILITY NOTES:

- 1. CONSTRUCT ALL WET UTILITIES IN ACCORDANCE WITH THE TOWN OF PARKER STANDARDS AND DETAILS.
- 2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 3. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
- 4. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- 5. THE SITE IS LOCATED WITHIN THE TOWN OF PARKER _____ WATER PRESSURE ZONE.
- 6. THE CONTRACTOR SHALL NOTIFY ENGINEER AND FIELD VERIFY TYPE, SIZE, AND LOCATION OF EXISTING UTILITIES PRIOR TO UTILITY CONSTRUCTION.
- 7. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER OF ANY WORK THAT IS REQUIRED SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS TWO WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY THE UTILITIES DEPARTMENT.

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

Fire Code Official or Designated Representative _____ Date _____

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

PITIAL STAR DEVELOPMENT CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS) 3D UTILITY PLANNING

811
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1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
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BY	
REVISION	
No.	

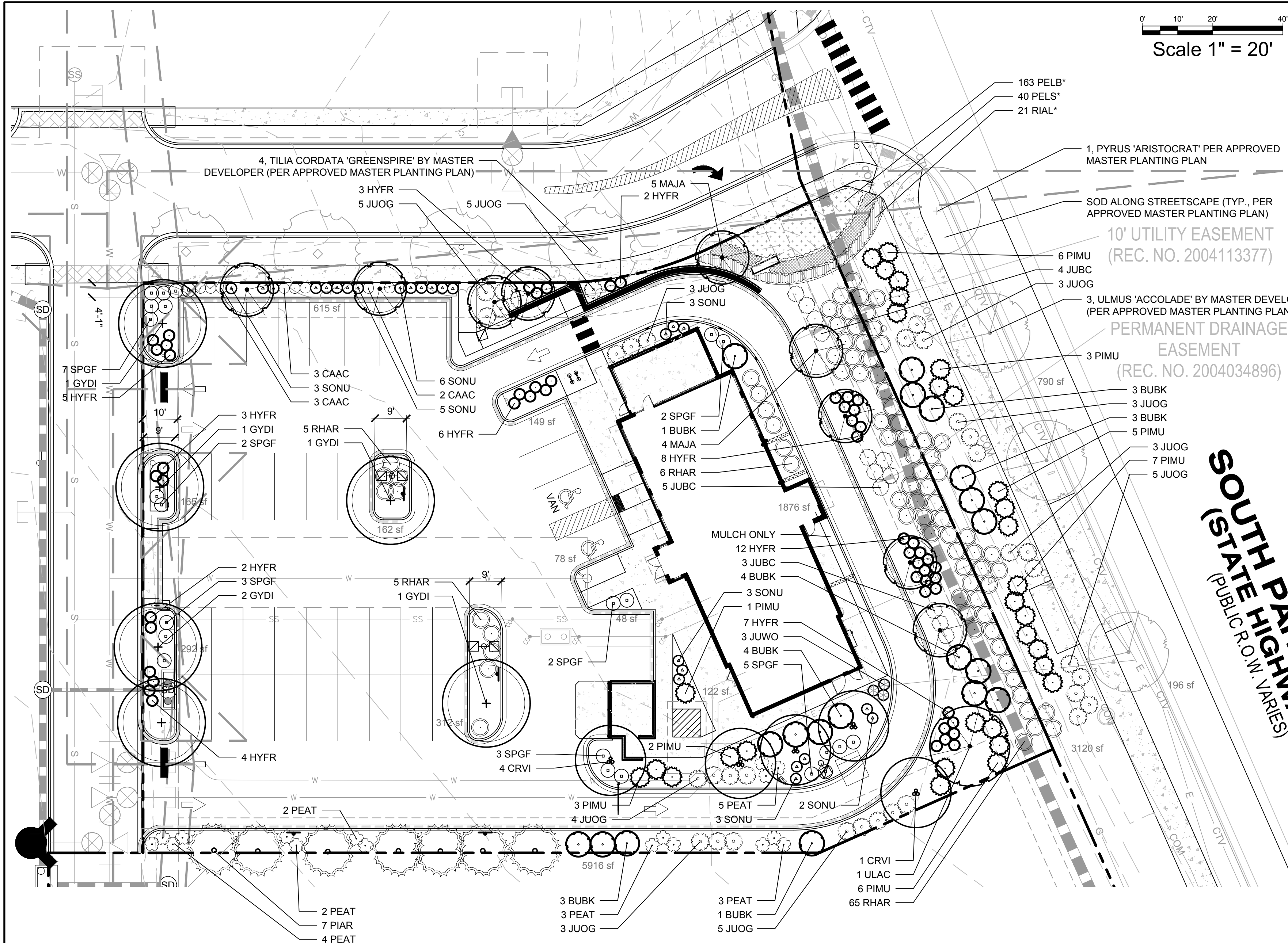
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Life Changing Chicken
Chicken Tenders - Buffalo Wings - Sandwiches - Salads - Wraps

SITE PLAN
SLIM CHICKENS
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
UTILITY PLAN

PROJECT NO: TSD003.01
DESIGNED BY: CAM
DRAWN BY: JLG
DATE: 02/25/2021

C3.0



Scale 1" = 20'

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	YEARS TO MATURITY	SIZE AT MATURITY (HxW)
DECIDUOUS TREES							
CRVI	Crataegus viridis 'Winter King'	Winter King Hawthorne	B&B, 2" caliper	Per plan	5	10-15 years	30' X 20'
GYDI	Gymnocladia dioica 'Espresso'	Seedless Coffeetree	B&B, 2" caliper	Per plan	6	20-25 years	40'-50' X 30'-35'
MAJA	Malus 'Jamin'	Marilee Crabapple	B&B, 2" caliper	Per plan	9	10-15 years	24' X 10'
ULAC	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B, 2" caliper	Per plan	1	20-25 years	50'-60' X 30'-40'
EVERGREEN TREES							
PIAR	Pinus aristata	Bristlecone Pine	B&B, 6" high min.	12'-15' o.c.	7	20-25 years	20'-25' X 10'-15'
DECIDUOUS SHRUBS							
BUBK	Buddleia 'Black Knight'	Black Knight Butterfly Bush	5 gallon	7' o.c.	19	+/-5 years	7' X 7'
HYFR	Hypericum frondosum 'Sunburst'	Sunburst St. Johnswort	5 gallon	3' o.c.	52	+/-2 years	2' X 3'
RIAL*	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gallon	3' o.c.	21	+/-2 years	3'-6" X 3'-6"
SPGF	Spiraea japonica 'Goldmound'	Goldmound Spiraea	5 gallon	3' o.c.	24	+/-5 years	2' X 3'
EVERGREEN SHRUBS							
JUOG	Juniperus media 'Old Gold'	Old Gold Juniper	5 gallon	4' o.c.	35	+/-5 years	3'-4" X 4'-5"
JUWO	Juniperus scopulorum 'Woodward'	Woodward Juniper	5 gallon	3' o.c.	3	5-10 years	15' X 2'-3'
PEAT	Perovskia atriplicifolia	Russian Sage	5 gallon	3' o.c.	17	+/-3 years	3' X 3'
PELS*	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	5 gallon	2' o.c.	40	+/-3 years	2' X 2'
PIMU	Pinus mugo 'White Bud'	White Bud Mugo Pine	5 gallon	5' o.c.	31	+/-10 years	8' X 6'
PERENNIALS, ORNAMENTAL GRASSES, AND GROUNDCOVERS							
CAAC	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	18" o.c.	8	2 years	36"-48" X 18"-24"
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gallon	5' o.c.	12	+/-5 years	1' X 4'-5"
PELS*	Pennisetum 'Little Bunny'	Little Bunny Fountain Grass	1 gallon	1' o.c.	163	2 years	1' X 1'
RHAR	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gallon	5' o.c.	81	2 years	12"-24" X 60"-72"
SONU	Sorghastrum nutans 'Sioux Blue'	Sioux Blue Indian Rice Grass	1 gallon	3' o.c.	24	2 years	4'-6" X 2'-3"

* INDICATES PLANTS PER APPROVED MASTER PLAN

TOWN OF PARKER LANDSCAPE CALCULATIONS

GENERAL
 SITE AREA: 37,998 SF
 LANDSCAPE AREA REQUIRED: 5,700 SF (15%)
 LANDSCAPE AREA PROVIDED: 9,731 SF (25.8%)

COVERAGE BY LIVE MATERIAL REQUIRED: 7,298 SF (75%)
COVERAGE BY LIVE MATERIAL PROVIDED: 7,346 (75.5%)

OVERALL SITE LANDSCAPE
 TOTAL AREA: 37,998 SF
 TREES REQUIRED: 7 (1 PER 1500 SF OF LANDSCAPE AREA)
 TREES PROVIDED: 7 (100%)
 DECIDUOUS: 7 (100%)
 EVERGREEN: 0 (0%)
 SHRUBS REQUIRED: 31 (6 PER 1500 SF OF LANDSCAPE AREA)
 SHRUBS PROVIDED: 39

NOTE: DUE TO PHYSICAL SPACE LIMITATIONS AND UTILITIES, ONE TREE (CRATAEGUS) HAS BEEN SHOWN SOUTH OF THE DRIVE-THROUGH.

STREETSCAPE LANDSCAPE
 TOTAL AREA: 4,106 SF
 LIVE COVERAGE REQUIRED: 3,080 SF (75%)
 LIVE COVERAGE PROVIDED: 3,100 SF (75.5%)

NOTE: ORNAMENTAL GRASSES ARE NOT USED IN THE LANDSCAPE CALCULATIONS.

SITE PERIMETER LANDSCAPE
WESTERN FRONTAGE (163 LF)
 TREES REQUIRED: 4 (1 PER 40 LF OF FRONTAGE)
 TREES PROVIDED: 4
 EVERGREEN: 0
 DECIDUOUS: 4
 SHRUBS REQUIRED: 21 (5 PER 40 LF OF FRONTAGE)
 SHRUBS PROVIDED: 21

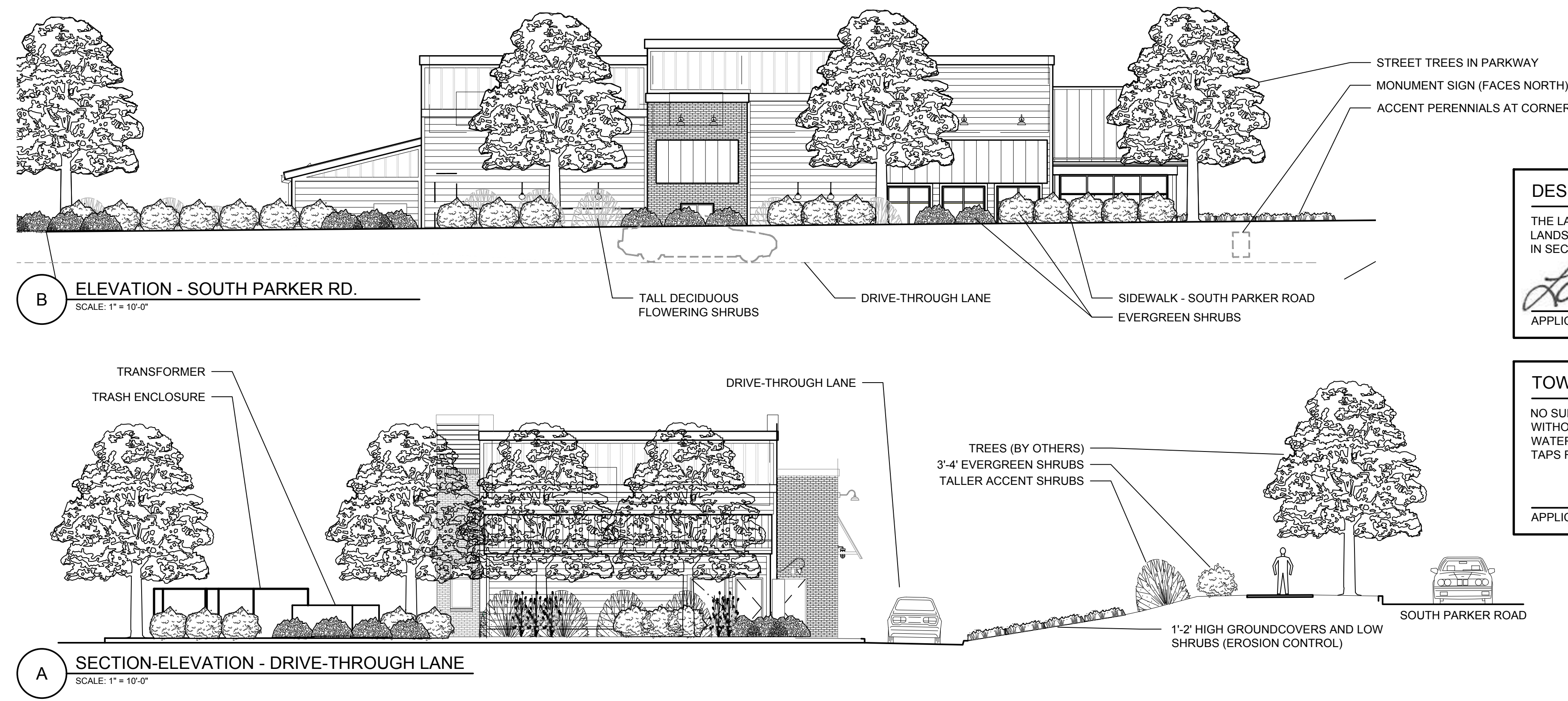
NORTHERN FRONTAGE (194 LF)
 TREES REQUIRED: 5 (1 PER 40 LF OF FRONTAGE)
 TREES PROVIDED: 5
 EVERGREEN: 0
 DECIDUOUS: 5
 SHRUBS REQUIRED: 25 (5 PER 40 LF OF FRONTAGE)
 SHRUBS PROVIDED: 25

EASTERN FRONTAGE (171 LF)
 TREES REQUIRED: 4 (1 PER 40 LF OF FRONTAGE)
 TREES PROVIDED: 4
 EVERGREEN: 0
 DECIDUOUS: 4
 SHRUBS REQUIRED: 22 (5 PER 40 LF OF FRONTAGE)
 SHRUBS PROVIDED: 31

SOUTHERN PROPERTY LINE (266 LF)
 TREES REQUIRED: 7 (1 PER 40 LF OF FRONTAGE)
 TREES PROVIDED: 7
 EVERGREEN: 7
 DECIDUOUS: 0
 SHRUBS REQUIRED: 34 (5 PER 40 LF OF FRONTAGE)
 SHRUBS PROVIDED: 34

TOTAL EVERGREEN TREES: 7 (37%)
TOTAL DECIDUOUS TREES: 12 (63%)

- ### TOWN OF PARKER LANDSCAPE NOTES
- PLANT SPECIES AND LOCATION SHALL FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST GET APPROVAL FROM THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT, PRIOR TO PLANTING.
 - ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR NOT LESS THAN ONE YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER.
 - TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - LANDSCAPE AREAS SHALL RECEIVE ORGANIC SOIL AMENDMENTS AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, OR AS OTHERWISE RECOMMENDED BY A SOIL TEST. AMENDMENTS SHALL BE ROTILLLED TO A MINIMUM DEPTH OF 8".
 - ANY CHANGES TO THE SITE PLAN REQUIRE PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT AND MAY REQUIRE A SITE PLAN AMENDMENT.
 - NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.



DESIGN CERTIFICATION

THE LANDSCAPE ARCHITECT ACKNOWLEDGES AND HEREBY CERTIFIES THAT THE LANDSCAPE DESIGN PLAN MEETS THE TOWN OF PARKER LANDSCAPE REGULATIONS IN SECTION 13.08.070 OF THE TOWN OF PARKER LAND DEVELOPMENT ORDINANCE.

Lawrance M. Lesser
 APPLICANT/DEVELOPER DATE 2/22/2021

TOWN OF PARKER NOTES

NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW AND APPROVAL OF THE TOWN OF PARKER AND THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.

APPLICANT/DEVELOPER DATE



811
 CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987 or 811
 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 Know what's below. Call before you dig.

DATE: _____
 BY: _____
 REVISION: _____
 No. _____

EVERGREEN DESIGN GROUP
 (800) 680-6430
 1755 Telesar Dr., Ste 300
 Colorado Springs, CO 80920
 www.EvergreenDesignGroup.com

EES
 ENTERTAINMENT AND ENGINEERING SOLUTIONS, INC.
 501 S Cherry St., Suite 300
 Glendale, CO 80246
 303-572-7957 www.ees.us.com

Life Changing Chicken SLIM CHICKENS
 Chicken tenders - Buffalo Wings - Sandwiches - Salads - Wraps

SITE PLAN
SLIM CHICKENS
PLANTING PLAN

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO: TSD003.01
 DESIGNED BY: LML
 DRAWN BY: LML
 DATE: 06/15/2020

L-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
- A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER CLARIFICATION OF THE CONTRACTOR'S CAPABILITIES.
- THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK

- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

- CONTAINER AND BALLED-AND-BURLAPPED PLANTS.
- FURNISH NURSERY-GROWN PLANTS COMPLIANT WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFOLIATION SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITH A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
- ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER 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 AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
- MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
- ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT 0.5 TO 1.0 PERCENT; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- TREE STAKING AND GUYING
 - STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTAL OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
- SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT.
 - THE 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): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEEDS, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR 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 INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT FOR BIDDING PURPOSES ONLY. THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE (IRON SULPHATE - 2 LBS. PER CU. YD.)
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES 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 ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS, TREES, SHRUBS, TURF, AND SEEDS THAT MAY BE APPROPRIATE.
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRIC (IF REQUIRED). CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND DIAMETERS, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND DIAMETERS. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5 ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, UNRAE EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP, AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- FOR CONTAINERS AND BURLAPPED TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS CUT FROM THE ROOTBALL.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- IF THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE, ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
- TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES SHOULD BE THE MINIMUM LISTED BELOW. STAKING SHALL BE LEFT TO THE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES: TWO STAKES PER TREE
 - 2-1/2"-4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING

- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. MULCH

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVERING 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

G. CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE

- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE

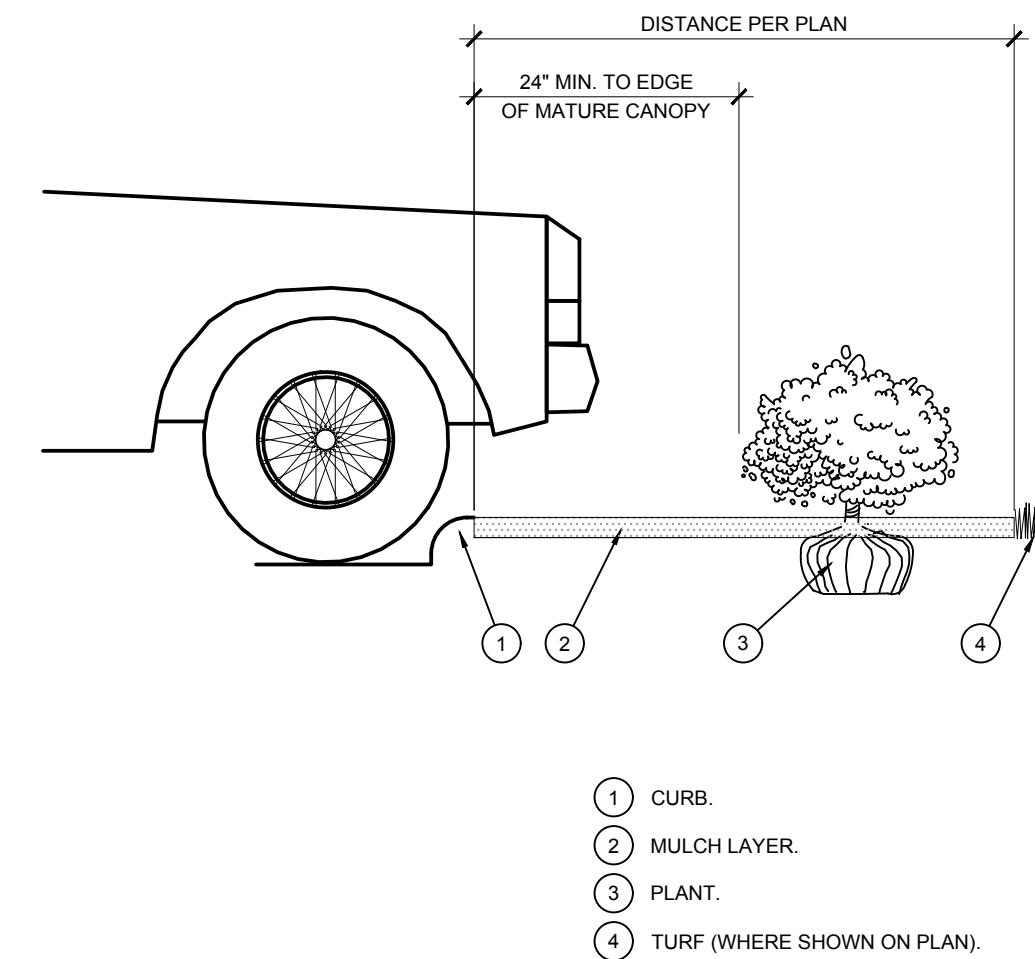
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTORING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ONE OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CRITERIA SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

J. WARRANTY

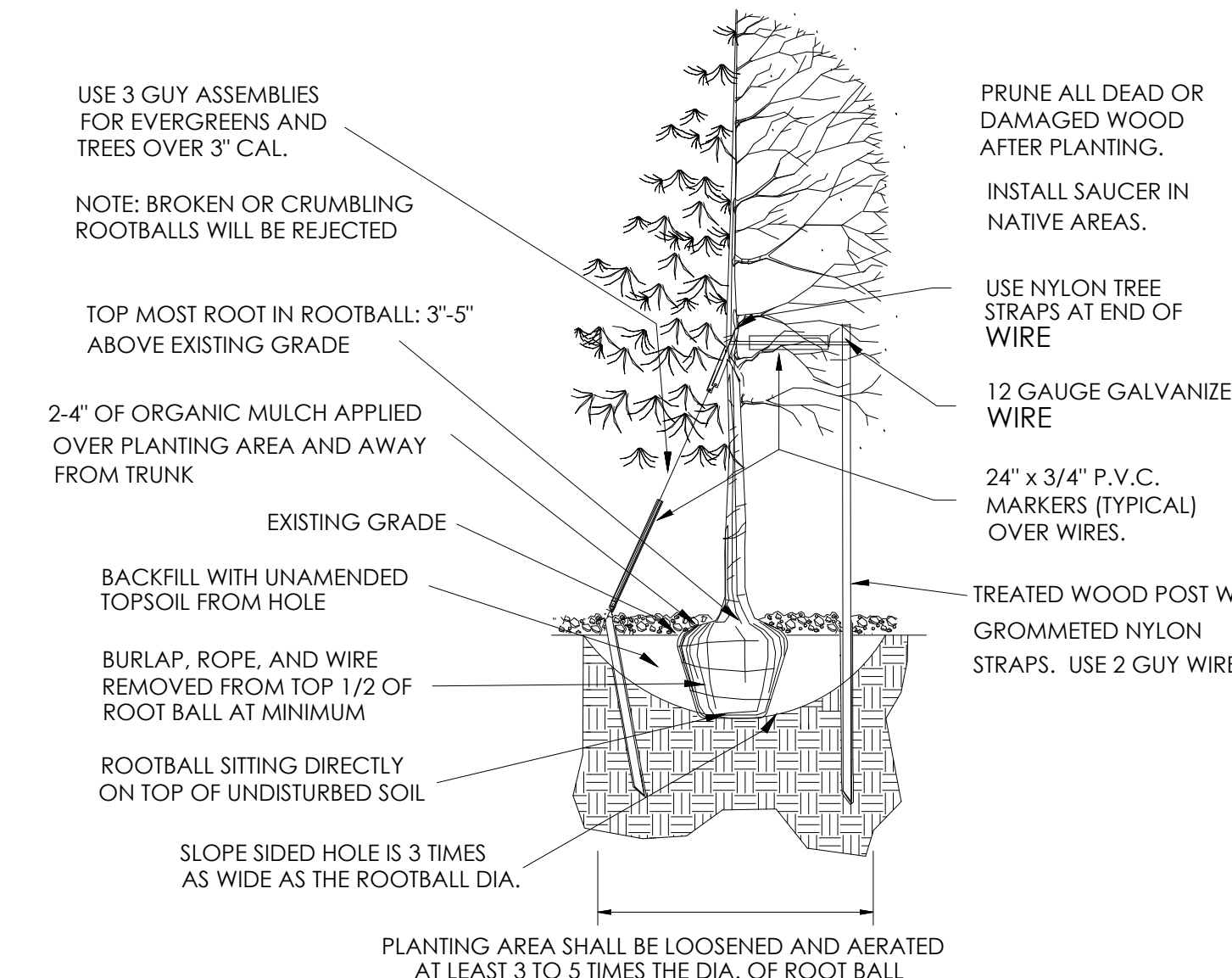
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

GENERAL GRADING AND PLANTING NOTES

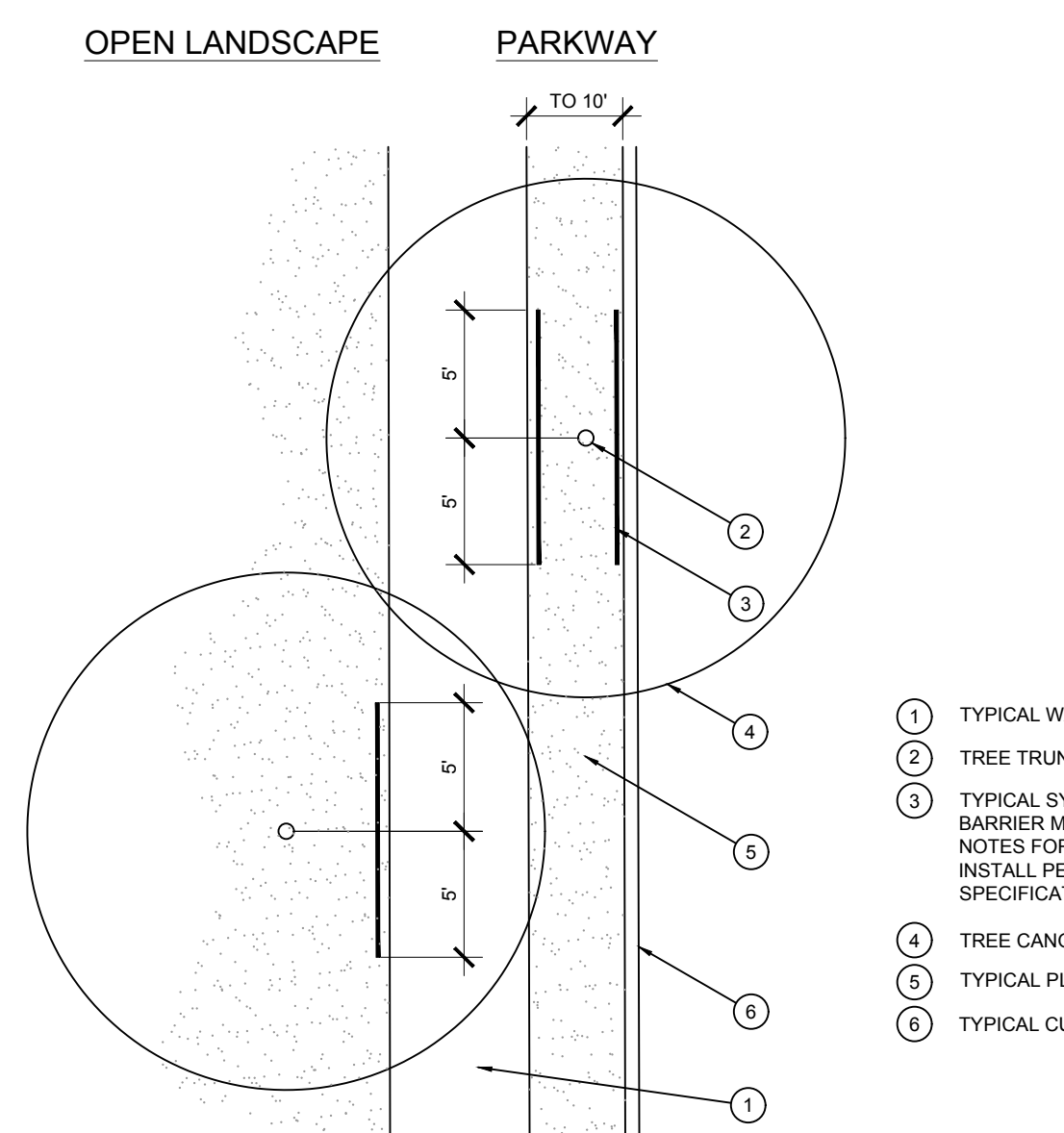
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES 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 ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHALL ENSURE ON THE PLANS, AND THE LANDSCAPE CONTRACTOR SHALL ENSURE IN THE FIELD, THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE TOWN-APPROVED LANDSCAPE PLAN IS FINAL, AND NOT CONCEPTUAL. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. ANY PROPOSED CHANGES, MODIFICATIONS, AND/OR SUBSTITUTIONS REQUIRE PRIOR TOWN APPROVAL VIA THE APPROPRIATE PROCESS THROUGH THE PLANNING DEPARTMENT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



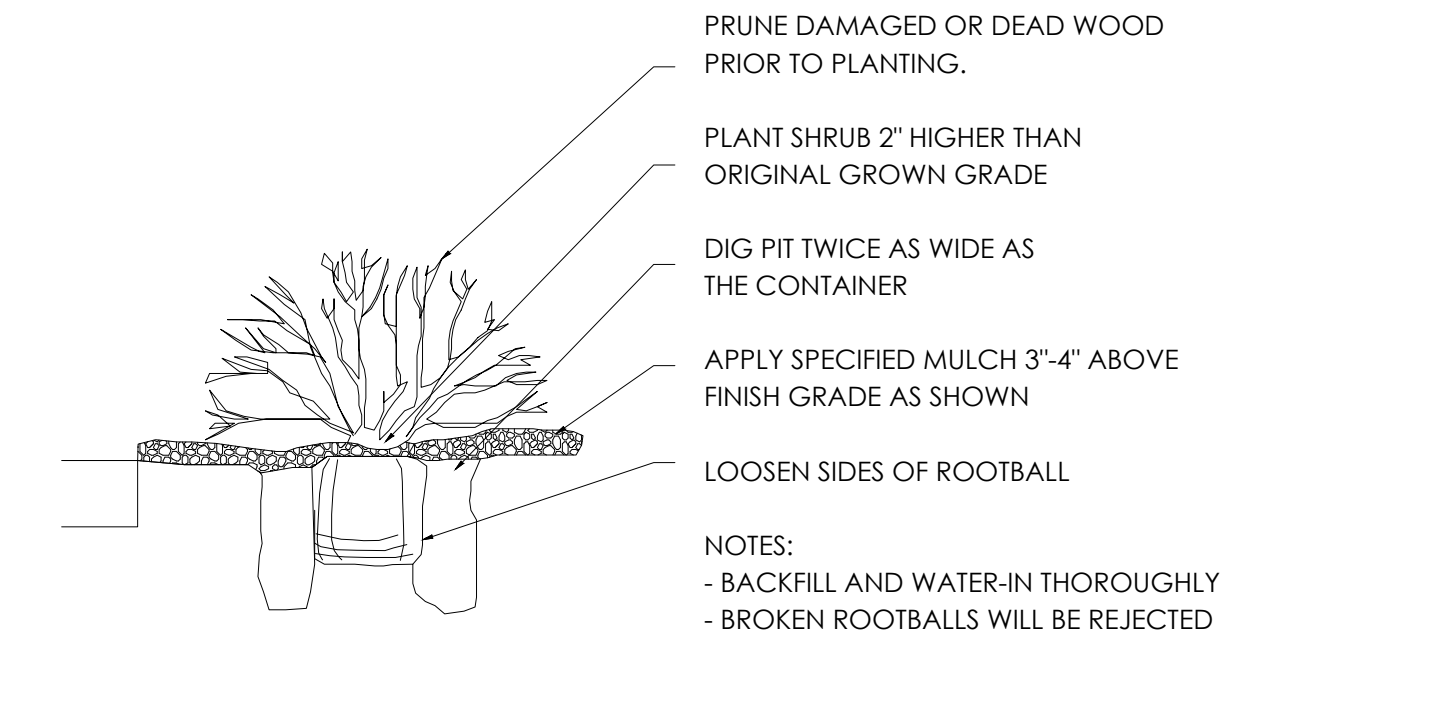
D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



A TOWN OF PARKER TREE PLANTING DETAIL
SCALE: NOT TO SCALE



E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



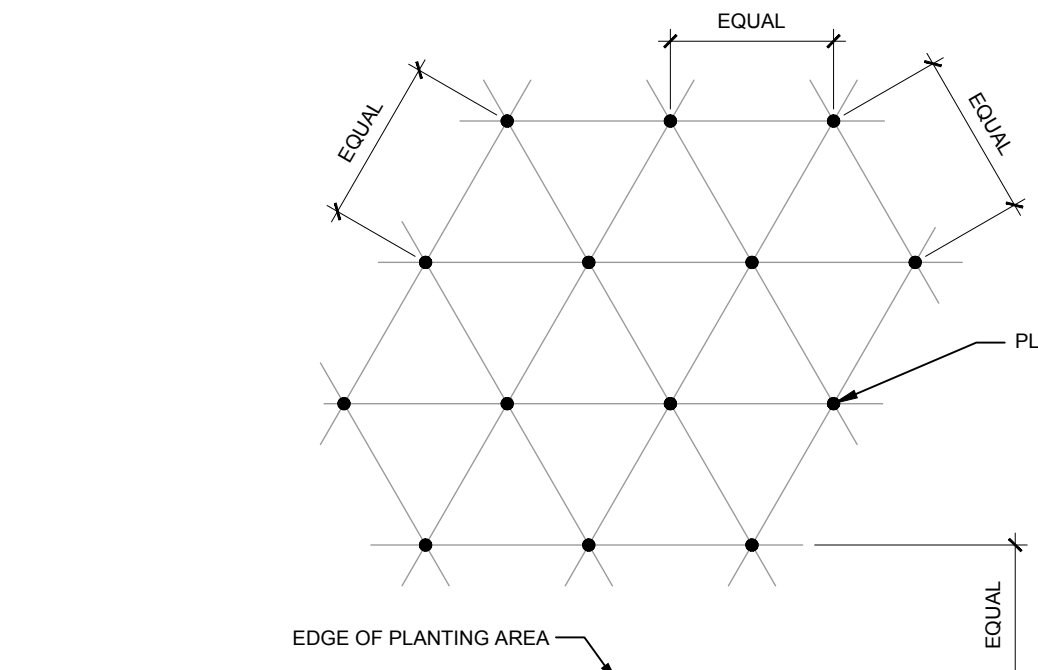
B TOWN OF PARKER SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF 4'-6" DIA. GRANITE ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
18"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS

DATE: _____
BY: _____
REVISION: _____
No. _____

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Life Changing Chickens
SLIM CHICKENS
Chicken Trainers - Buffalo Wings - Sandwiches - Wraps

SITE PLAN
SLIM CHICKENS
S.W.C. OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO: TSD003.01
DESIGNED BY: LML
DRAWN BY: LML
DATE: 06/15/2020

L-2

811
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3 BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below.
Call before you dig.

LAWRENCE M. LESSER
188
01/01/2008
State of Colorado
LICENSED LANDSCAPE ARCHITECT
2/22/2021

EXTERIOR FINISH LEGEND (X-X)

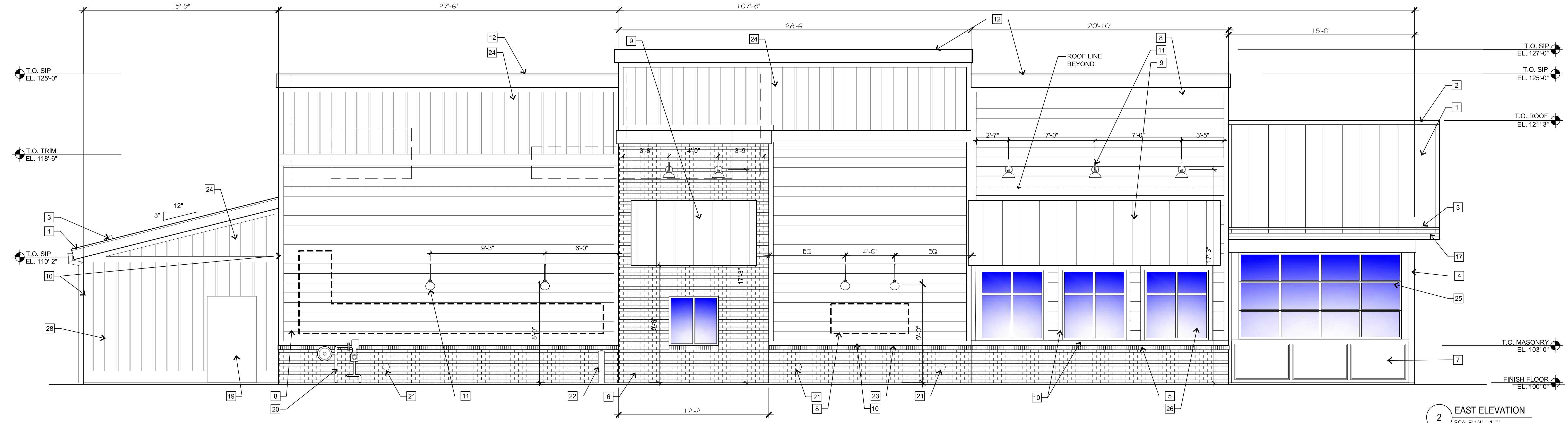
KEY	MATERIAL	MANUFACTURER	FINISH/STYLE	SPECIFICATIONS	LOCATION	MATERIAL NOTES
BR-1	BRICK	GENERAL SHALE	WATERTON	RUNNING BOND - ROWLOCK SILL	EXTERIOR WALLS	
CD-1	COMPOSITE DECKING BOARDS	ENVISION	2" X 6" NOMINAL BOARDS W/ SQUARE EDGES	WEATHERED WOOD	PATIO SIGNAGE / DUMPSTER ENCLOSURE	1" GAPS BETWEEN BOARDS - FASTENED PER MFR RECOMMENDATIONS
FRP-1	FIBERGLASS REINFORCED PANEL	MARLITE OR APPROVED EQUAL	P100 WHITE	CLEAR	BACK OF HOUSE	PROVIDE MANUFACTURERS STANDARD PVC CORNER GUARDS. INSTALL ABOVE BASE.
MT-1	GALVALUME R-PANELS	METAL SALES MANUFACTURING CORP.	CLEAR	26 GAUGE	AWNINGS AND PATIO ROOF	
MT-2	PRE-FINISHED METAL COPING	FIRESTONE	UNA-CLAD / CLEAR ANODIZED KYNAR 500 FINISH	.05" GAUGE	COPINGS	
MT-3	GALVALUME COPING	METAL SALES MANUFACTURING CORP.	CLEAR	---	COPINGS AT DUMPSTER ENCLOSURE	
MT-4	PRE-FINISHED METAL COPING	FIRESTONE	UNA-EDGE DE / CLEAR ANODIZED KYNAR 500 FINISH	.05" GAUGE	COPING AT DRIVE-THRU	
P-1	PAINT	SHERWIN WILLIAMS	A-100 / SATIN	SW 7005 - PURE WHITE	EXTERIOR FIBER CEMENT BOARD TRIM	
P-4	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	EXTERIOR FIBER CEMENT BOARD TRIM	
P-4	PAINT	SHERWIN WILLIAMS	A-100 / SATIN	---	SEE FINISH NOTE 2	
	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	BASE: TINT 50%	EXTERIOR WOOD / FIBER CEMENT LAP SIDING	
	PRIMER	SHERWIN WILLIAMS	LOXON BLOCK SURFACER	BASE: TINT 50%	DUMPSTER ENCLOSURE CMU	
	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE: TINT 50%	DUMPSTER ENCLOSURE STEEL POSTS	
P-6	PAINT	SHERWIN WILLIAMS	DTM ACRYLIC / ULTRADEEP / SEMI-GLOSS	SW 6258 - TRICORN BLACK	HM DOORS & FRAMES	
P-6	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE: TINT 50%	---	
P-6	PAINT	SHERWIN WILLIAMS	DTM ACRYLIC / SAFETY YELLOW / GLOSS	SW 4084 - SAFETY YELLOW	BOLLARDS	
P-6	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE: TINT 50%	---	
P-7	PAINT	SHERWIN WILLIAMS	SATIN	MATCH BENJAMIN MOORE HC-169	FIBER CEMENT SIDING PANELS	
P-8	PAINT	SHERWIN WILLIAMS	SATIN	MATCH BM 1183 SEMINOLE BROWN	GAS METER	

KEY NOTES (X)

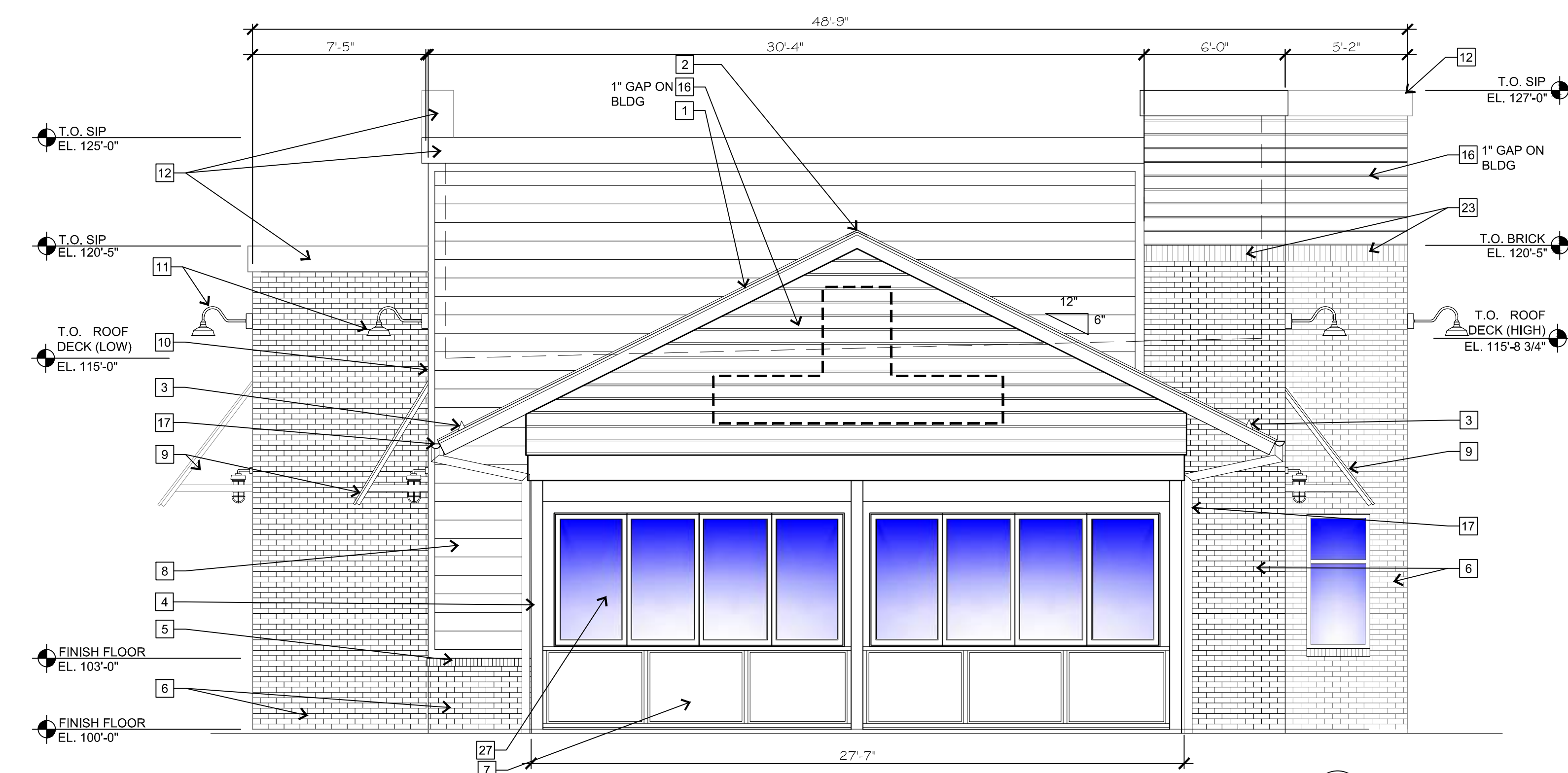
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- METAL AWNING (MT-1)
- FIBER CEMENT BOARD TRIM, TYP (P-1)
- EXTERIOR LIGHTING FIXTURE, RE: ELEC.
- PRE-FINISHED METAL COPING (MT-2)
- KNOX BOX
- FIRE DEPARTMENT CONNECTION
- WALL MOUNTED TVS ABOVE WINDOWS RE: SPECS

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- SIGNAGE COMPANY TO PERMIT THE LARGEST POSSIBLE SIGNAGE. COORDINATE WITH A.H.J.
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 - FORMULA FOR ST-1:
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B1 - 18
N1 - 11
R2 - 1
Y3 - 7
W1 - 2Y
 - ALL CAULK/SEALANT USED IN PROJECT TO EXHIBIT COLOR THAT MATCHES ADJACENT FINISHES.



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

P:\SLIM CHICKENS\31802 - SC PARKER (PARKER & PINE)\HISTORY\01 SITE PLAN SUBMITTALS\2021-02-19 SITE SUBMITTAL UPDATE\WORKING FILES\P4.0_EXTERIOR_ELEVATIONS.DWG

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Know what's below. Call before you dig.

DATE	6/19/2020
BY	12/22/2020
REVISION	1st SDP SUBMITTAL
No.	2nd SDP SUBMITTAL

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501 S Cherry St, Suite 300
Denver, CO 80246
303-572-7997 www.ees.us.com

SLIM CHICKENS
Life Changing Chicken®
Chicken Tenders - Buffalo Wings - Sandwiches - Salads - Wraps

SITE PLAN
SLIM CHICKENS
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
BUILDING ELEVATIONS

PROJECT NO: TSD003.01
DESIGNED BY: BH
DRAWN BY: TS
DATE: 12/02/2020

P4.0

EXTERIOR FINISH LEGEND (X-X)

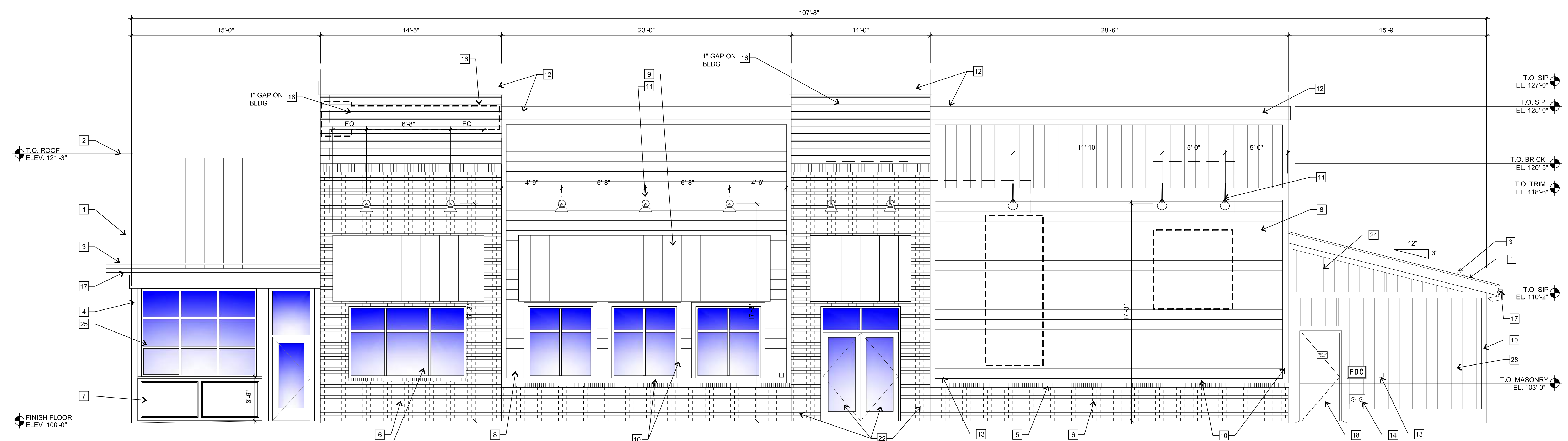
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P-1	PAINT	SHERWIN WILLIAMS	A-100 / SATIN	SW 7005 - PURE WHITE	EXTERIOR FIBER CEMENT BOARD TRIM	---
P-2	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	EXTERIOR FIBER CEMENT BOARD TRIM	---
P-3	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	EXTERIOR WOOD / FIBER CEMENT LAP SIDING / DUMPSTER ENCLOSURE STEEL POSTS AND CMU	---
P-4	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	EXTERIOR WOOD / FIBER CEMENT LAP SIDING	---
P-5	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	DUMPSTER ENCLOSURE CMU	---
P-6	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	DUMPSTER ENCLOSURE STEEL POSTS	---
P-7	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	HM DOORS & FRAMES	---
P-8	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	BOLLARDS	---
P-9	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	FIBER CEMENT SIDING PANELS	---
P-10	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	GAS METER	---

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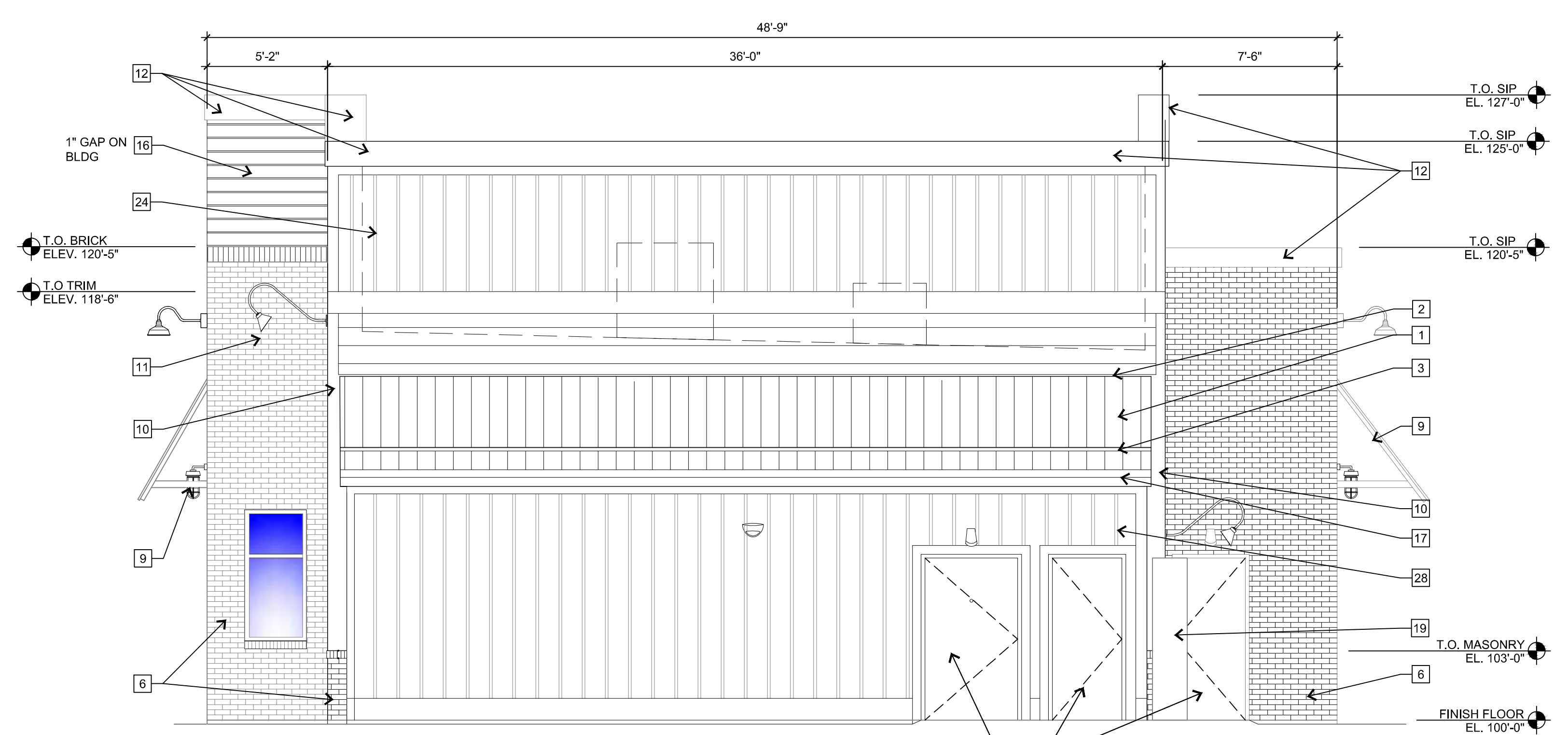
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SITE PLAN
SLIM CHICKENS
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
BUILDING ELEVATIONS

PROJECT NO:	TSD003.01
DESIGNED BY:	BH
DRAWN BY:	TS
DATE:	12/02/2020

P4.1

Submitted by Malmstrom White Company

Job Name: SLIM CHICKENS PROTO-KATIE'S REVISIONS

Catalog Number: LVL20UG

Type: G

Notes:

DESCRIPTION

The Lumark LVL20UG vaportight area light provides an indoor / outdoor solution in applications where lighting fixture protection is required. The fixture provides equivalent light output up to 100-watt incandescent and 23-watt CFL fixtures with high-quality and long-lasting illumination. The fixture is vaportight to protect against dust and moisture. Ideal for garages, storage, and industrial areas.

Specification Features:

- Construction:** Durable die-cast aluminum housing and gage provides protection against vandalism. Vaportight IP68 rating protects against dust and moisture. Versatile mounting options - wall, ceiling and post. Frosted glass lens. 1/2" NPT conduit openings.
- Electrical:** Frosted glass lens. Maintenance-free LEDs with L70 50,000 hours of life. Universal 120-277V power supply. Fixture operating temperature range from -20°C to 40°C. cULus listed for wet locations.
- Optics:** 300K color temperature. Fixture produces up to 1450 Lumens.
- Warranty:** Five-year warranty.

Dimensions: Top View (138mm diameter, 5.12" diameter), Side View (120mm height).

POWER LUMENS: Delivered Lumens: 1450, CCT (Kv): 3000, CRI (Color Rendering Index): 90, Power Consumption (W): 127.

ORDERING INFORMATION: Model: LVL20UG, Description: Die-cast Aluminum Vaportight LED.

CERTIFICATION DATA: IESNA Wet Location Listed, Lighting Facts Approved, 30°C to 40°C Temperature Rating.

TECHNICAL DATA: Approximate Net Weight: 4 lbs. (1.8 kg).

Submitted On: Nov 13, 2019

Index Page: 1/2

GridLite COMMERCIAL EXTERIOR LED SITE LIGHT FIXTURE

ENERGYLITE PROJECT TYPE

/ 120 - 277 V Standard; 347 - 480 V option available
 / 10 year warranty
 / Chip-scale package LEDs
 / 0 - 10 V dimming standard; DALI dimming option available
 / C136.41 compliant rotating photocell receptacle
 / Corrosion resistant powder-coated finish to minimum 3.0 mil. thickness
 / Die cast aluminum housing designed for optimal thermal performance
 / 1000 hour salt spray compliant
 / Marine grade finish option available

/ DLC and DLC Premium listed
 / UL and IDA Dark Sky listed
 / IP66 rated optical and electrical chambers
 / 3G Bridge Vibration Rated (ANSI C136.31-2010)
 / Surge Protection (ANSI C136.2-2015)
 10kV 5kA Standard; 20kV 10kA optional*
 / Suitable for wet locations
 / Rated for operation -40°C to 40°C; For 50°C, consult factory
 / Adjustable for 1 1/2" to 2 1/2" O.D. tenon

Ordering Information: Example: GL2/15/2M/05/STD/10/10/300°/N/MS-35

Fixture	Output	Distribution	CRI + CCT	Voltage	Surge	Photocell	Finish	Mounting	Options + Accessories
GL2	10-15,000	ZM - Type II Med	70-90 CRI 3000K	120-277V	20-20kV 10kA	3-9 pin	Black	SA - Site Arm	MS - House side shield
GL4	20-20,000	ZM - Type II Med	80-90 CRI 3000K	120-277V	20-20kV 10kA	3-9 pin	Black	HT - Horizontal Tenon	MG - Marine Grade
GL6	40-40,000	SQ - Type II Square	70-90 CRI 4000K	120-277V	20-20kV 10kA	3-9 pin	Black	IM - In-Knuckle Mount	RP - Round Pole Adapter

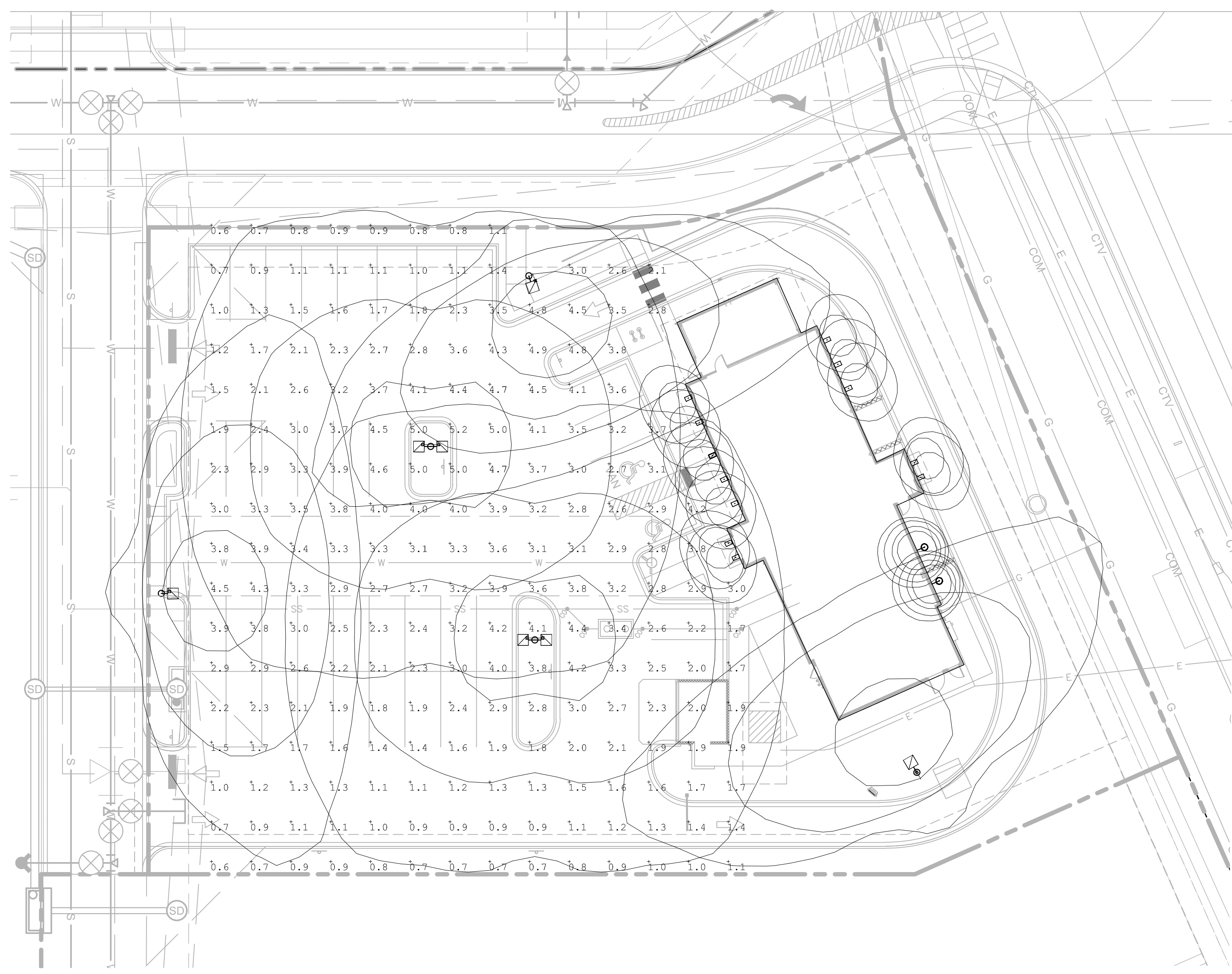
TM-21 Lumen Maintenance Projection: The projected lumen maintenance is calculated by utilizing the LED manufacturer's LM80 test data in conjunction with third party verified in-situ LED drive current and LED temperature data. All data is taken at a maximum drive current of 1050mA and an ambient temperature of 25°C. Projected data is limited to 6 times the actual tested hours by the LED manufacturer.

Fixture	Weight	EPA
GL2	8 lbs.	0.26 sq. ft.
GL4	17 lbs.	0.38 sq. ft.
GL6	27 lbs.	0.44 sq. ft.
GL6	42 lbs.	0.57 sq. ft.

Ordering Information Table: Lists various configurations for GL2, GL4, and GL6 fixtures with columns for Output, Distribution, CRI + CCT, Voltage, Surge, Photocell, Finish, Mounting, and Options + Accessories.

Submitted On: Nov 13, 2019

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No.	REVISION	DATE
1.	1st SDP SUBMITTAL	6/19/2020
2.	2nd SDP SUBMITTAL	12/22/2020

EES ENGINEERING AND SOLUTIONS, INC.
 501 S Cherry St, Suite 300
 Denver, CO 80246
 303-572-7897 www.ees.us.com

05 UNDER CANOPY LIGHT 'G'
SCALE: N.T.S.

03 EXTERIOR WALL LIGHT FIXTURE 'J'
SCALE: N.T.S.

1 • Lamping

- 100IN: 100W INC (A-19)
- 17LED: 17W LED (supplied)
- 16LED: 15W LED (CRI 90)
- 19LED: 19W LED (CRI 90)
- 28CF: 28W CF (PL-T)
- 32CF: 32W CF (PL-T)
- 70MH: 70W MH (E-17)

2 • LED CCT (color temp.)

- None
- 30K: 3000K
- 35K: 3500K
- 40K: 4000K

3 • Voltage

- 120-120V
- 277-277V
- 347-347V (CF and MH only)

4 • Ballast / Driver

- None
- WM: Wall mount (integral)
- N1: Remote, indoor mount (NEMA 1)
- N4: Remote, outdoor mount (NEMA 4)

5 • Finish

- BR: Brushed aluminum
- AN: Anodized (semi-specular)
- Powder-coated
- F05: White
- F08: Clay brown
- F08: Midnight blue
- F09: Pewter
- F10: Fire red
- F13: Forest green
- F14: Sunshine yellow
- F15: Matte black
- F16: Gloss black
- F18: Flat aluminum
- F19: Mirror silver
- F21: Architectural bronze
- F24: Melted platinum (textured)
- F25: Melted gold (textured)
- F28: Melted copper
- F31: Silver metallic
- F32: Bronze metallic
- F33: Pyrite bronze
- F34: Burnt orange
- RAL: RAL custom color (specify)

6 • Dimming

- None
- DIML: LED dimming

7 • Emergency

- None
- EM: Integral LED or CF
- EMC: Integral LED or CF with cold pack
- EMR: Remote LED or CF
- EMCR: Remote LED or CF with cold pack

8 • Globe

- None
- G1: Clear, elongated globe
- G3: Prismatic, elongated globe

9 • Accessories

- None
- AK: Aiming knuckle

Note: Some options may not be compatible with others. To ensure compatibility between options, go to tslighting.com, on the 'details' page of this luminaire, and use the configuration tool.

04 SITE LIGHTING 'SL'
SCALE: N.T.S.

01 PHOTOMETRIC PLAN
SCALE: N.T.S.

02 SITE LIGHT POLE BASE DETAIL
SCALE: 1/2" = 1'-0"

RE: LIGHT FIXTURE SCHEDULE FOR NUMBER AND TYPE OF HEADS AND CONFIGURATION

LIGHT POLE, RE: LIGHT FIXTURE SCHEDULE FOR TYPE, OPTIONS AND ACCESSORIES AS SPECIFIED.

HANDHOLE WITH REMOVABLE COVER AS SPECIFIED

INSULATED GROUNDING BUSHINGS ON ENDS OF GRS CONDUITS. BOND EQUIPMENT GROUNDING CONDUCTOR TO BUSHING AND TO POLE GROUNDING LUG WITH #6 CU GROUND.

POLE BASE PLATE

NON-SHRINK GROUT

ANCHOR BOLTS, PER MANUFACTURER

LINE OF GRADE OR PAVING

GR5 (TYP)

PVC (TYP)

ELECTRICAL CIRCUIT TO LIGHT POLE. REFER TO SITE PLAN AND PANELBOARD SCHEDULES FOR SIZES OF CONDUITS AND CONDUCTORS

GR5-PVC COUPLING

REINFORCED CONCRETE FOUNDATION, 8 #4 VERTICAL, #4 BANDS @ 12"

5/8" x 8" DRIVEN GROUND ROD WITH #6 CU. GROUND BONDED TO POLE GROUNDING LUG AND TO GROUND ROD

Luminaire Schedule

Symbol	Label	Qty	Mounting Height	Arrangement	Color	Description
⊙	J	2	8'-0"/17'-0"	SINGLE	Red	SIGN 1 FLOODLIGHT 10 IN DIA ASYMMETRICAL ALUMINUM REFLECTOR WHITE POLYESTER PO LVL20UG
⊠	G	12	10'-0"	SINGLE	Clear	GL2-11-3M-730-STD-10-10-7-B2
⊞	SL-1	3	27'-0"	SINGLE	Bronze	GL2-11-4S-730-STD-10-10-7-B2 twin
⊞	SL-2	2	27'-0"	BACK-BACK	Bronze	GL2-11-4S-730-STD-10-10-7-B2 twin

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 2	Illuminance	Fc	2.3	5.2	0.6	3.83	8.67

811 CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below. Call before you dig.

SHEET NOTES

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".

SLIM CHICKENS Life Changing Chicken

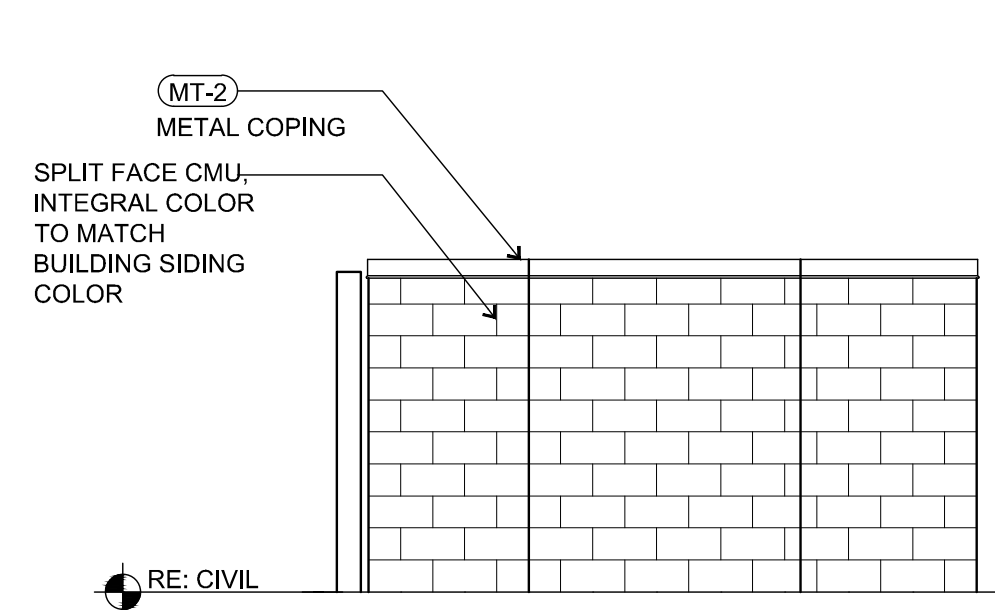
SITE PLAN

SITE LIGHTING PLAN

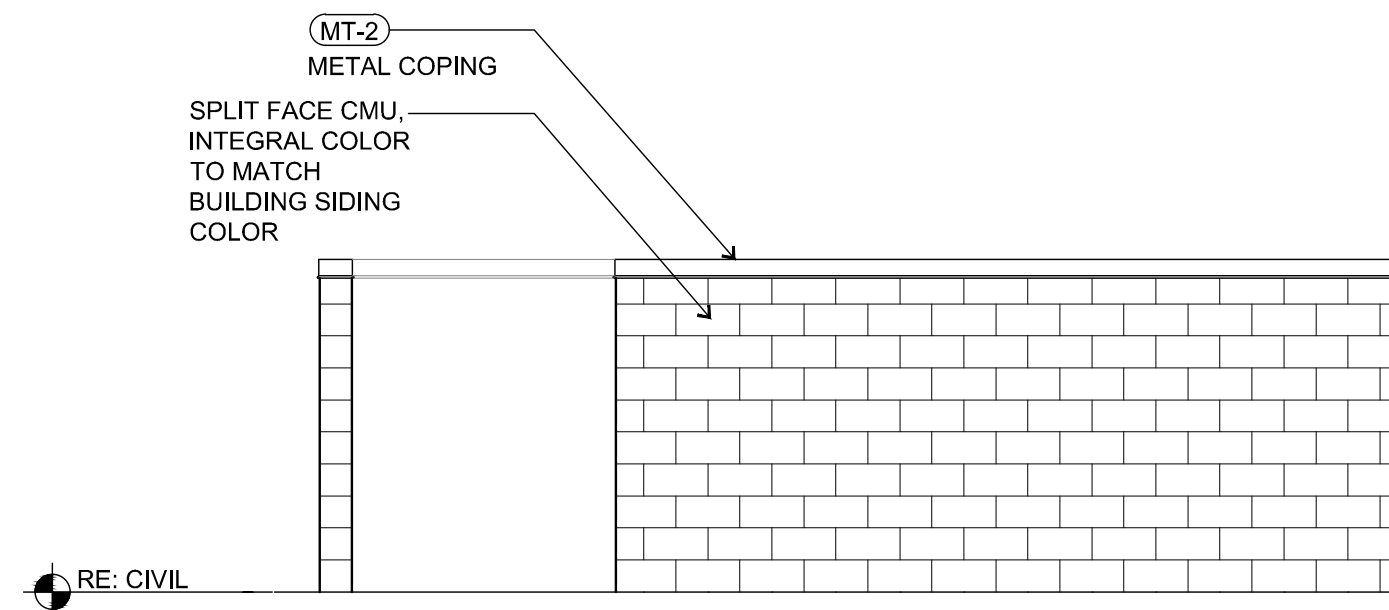
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO: TSD003.01
 DESIGNED BY: BH
 DRAWN BY: TS
 DATE: 12/02/2020

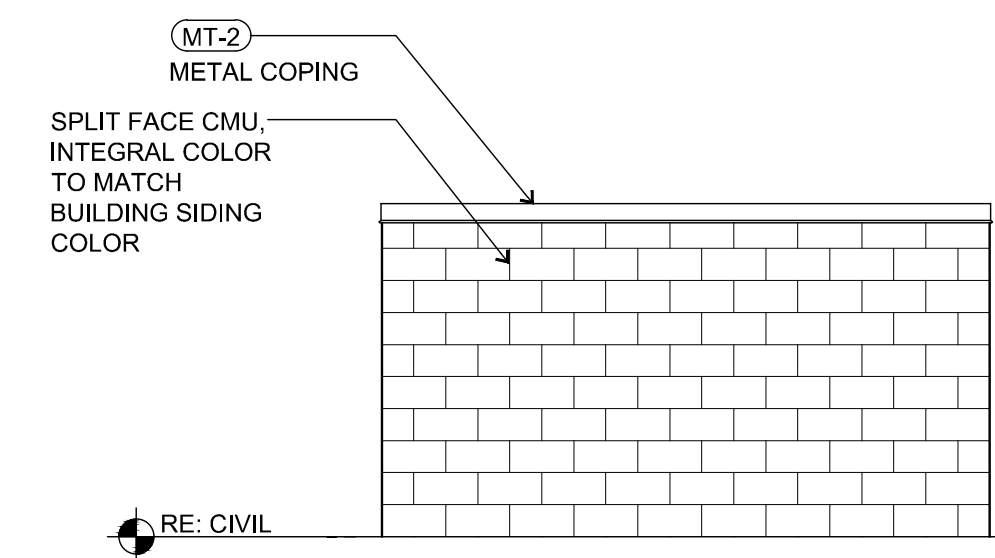
P5.0
SHEET 8 OF 9



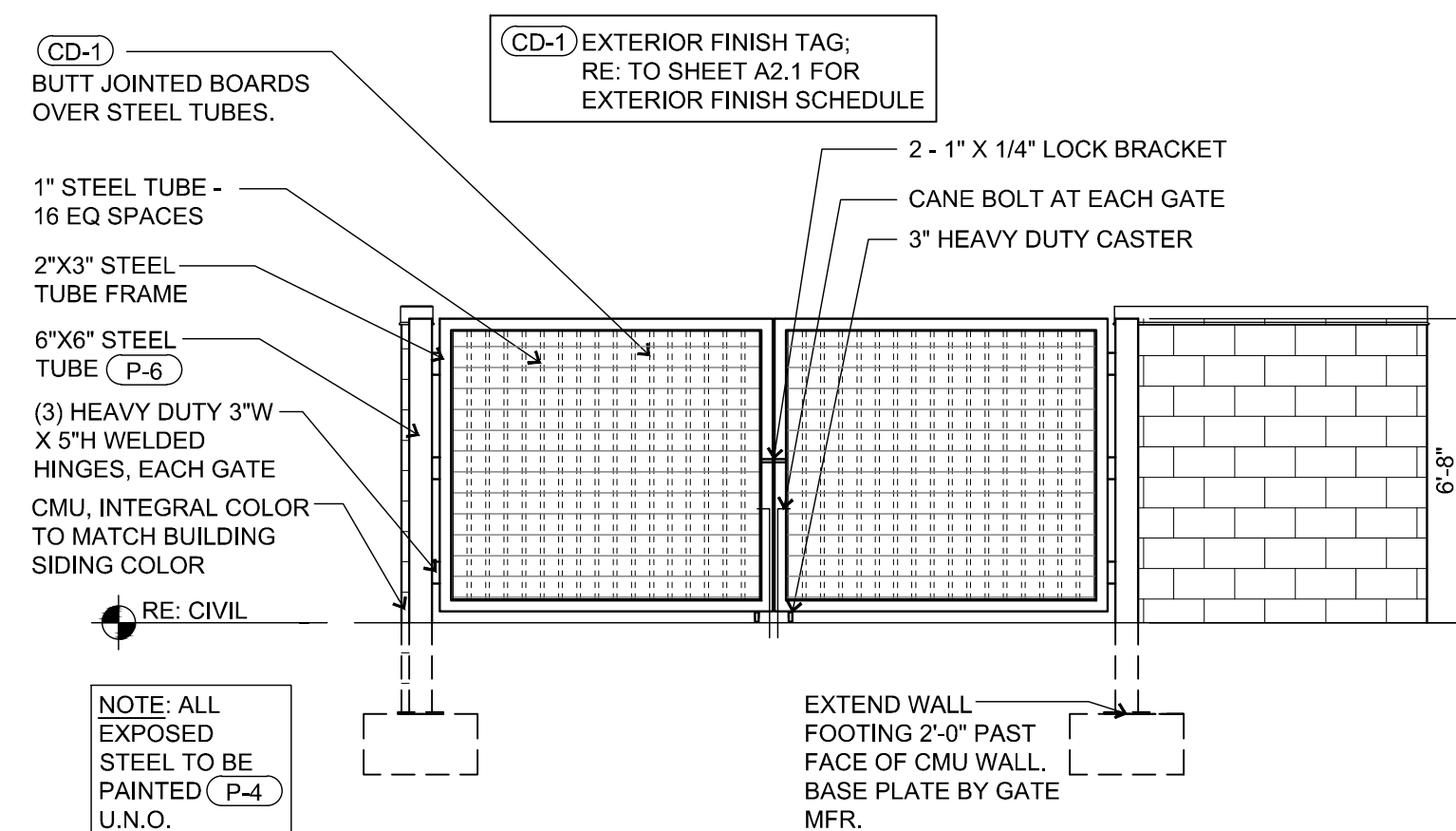
04D SOUTH ELEVATION
SCALE: 1/4"=1'-0"



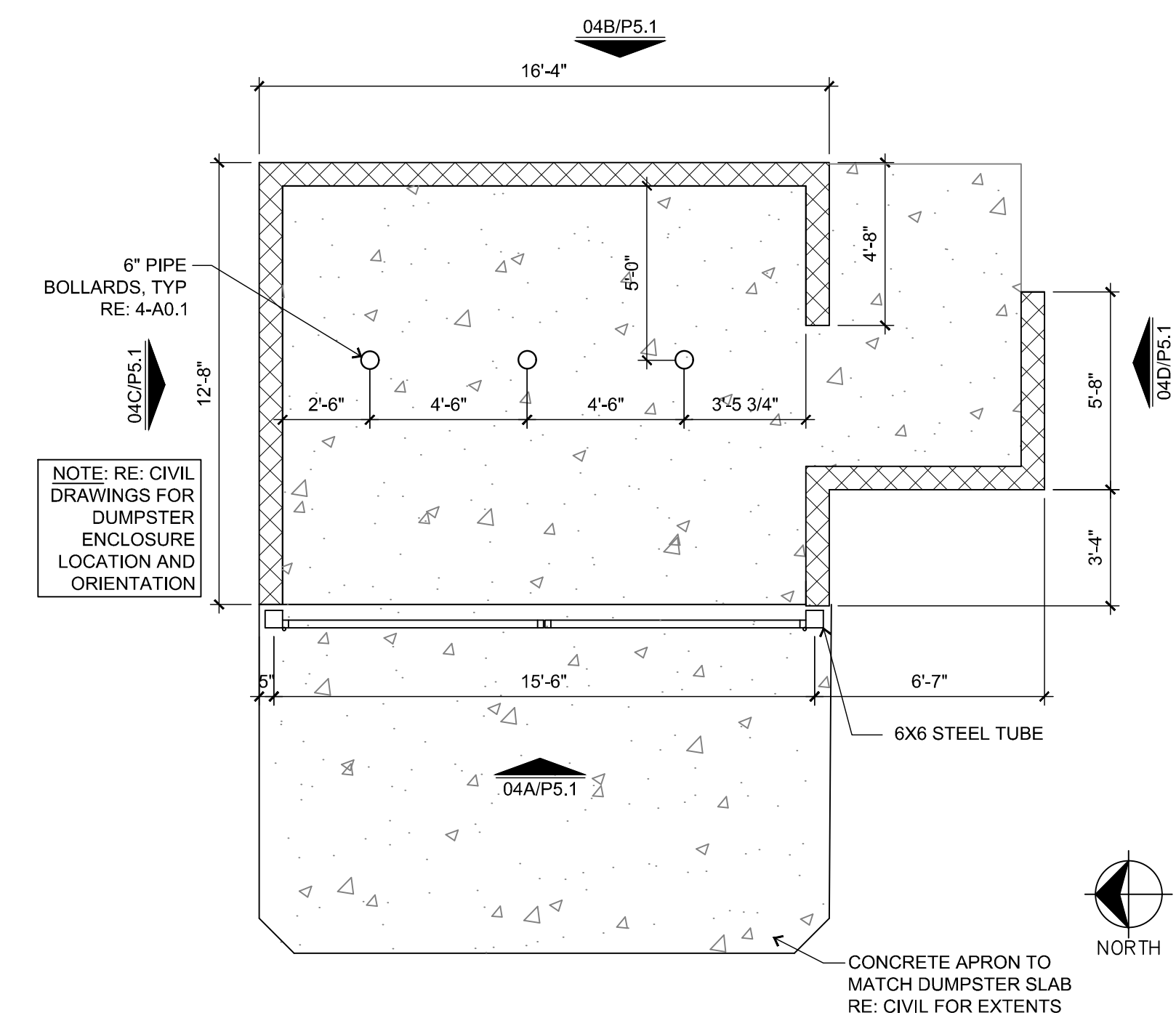
04B EAST ELEVATION
SCALE: 1/4"=1'-0"



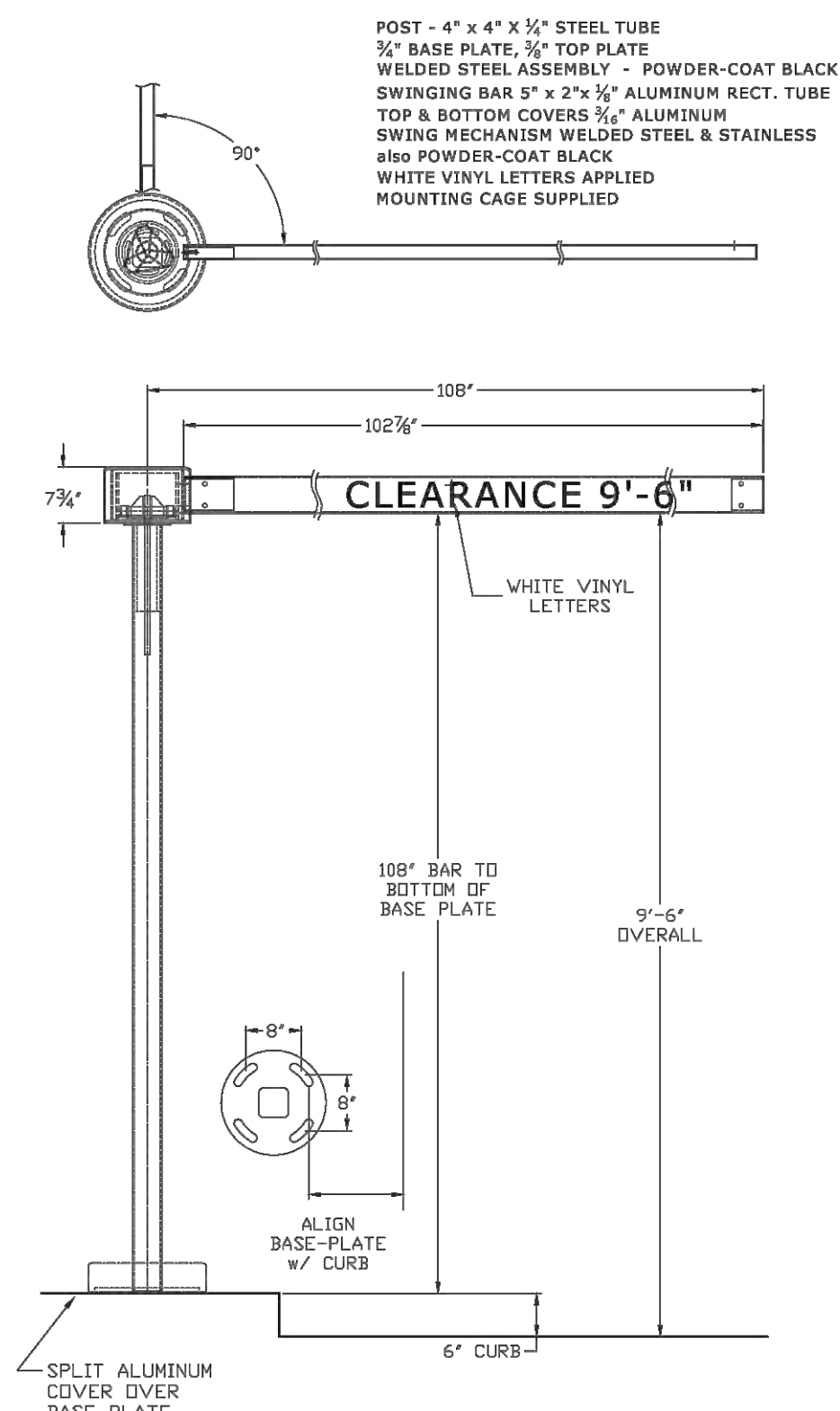
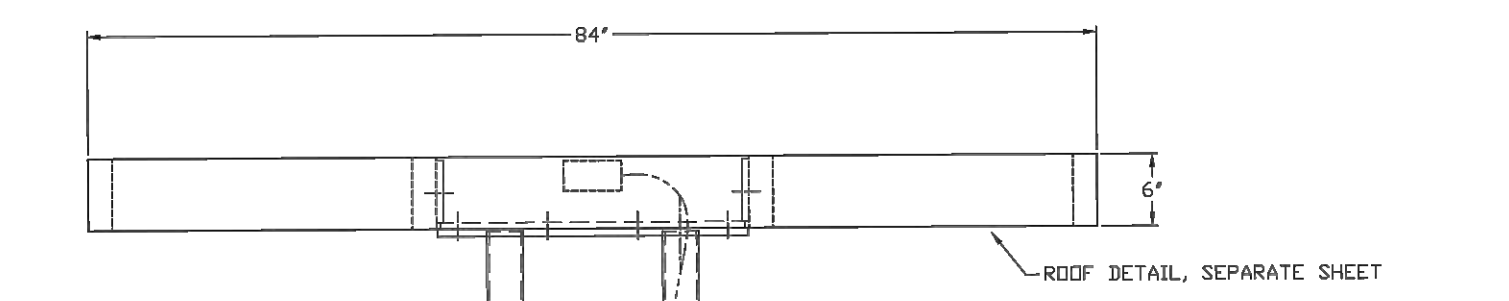
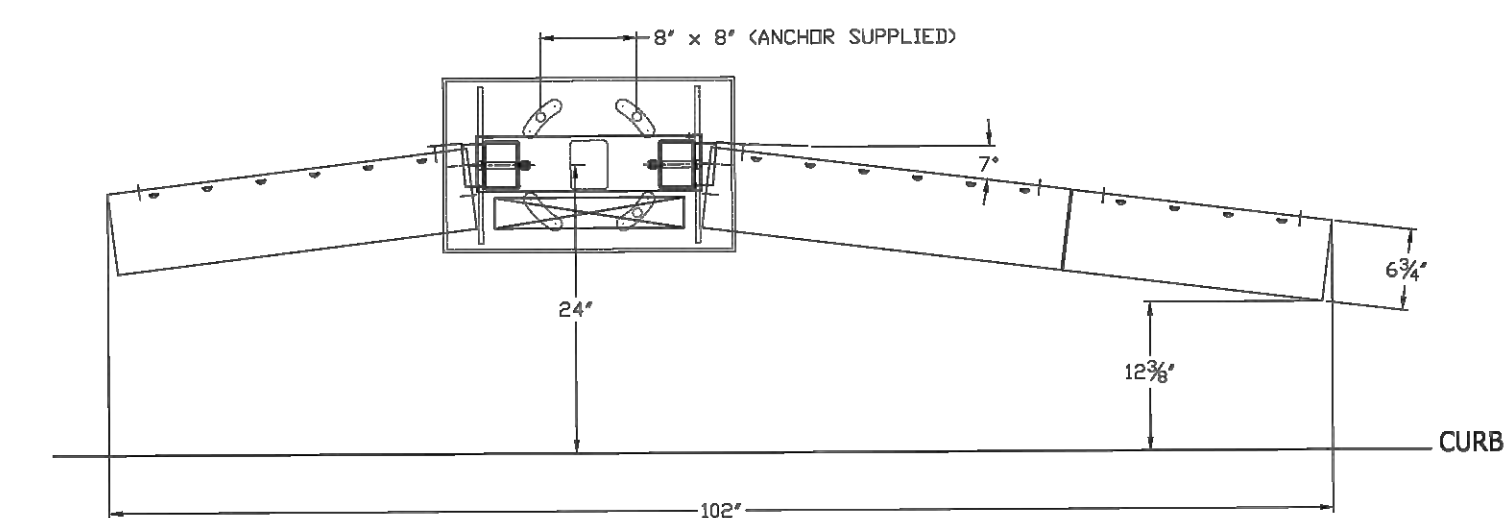
04C NORTH ELEVATION
SCALE: 1/4"=1'-0"



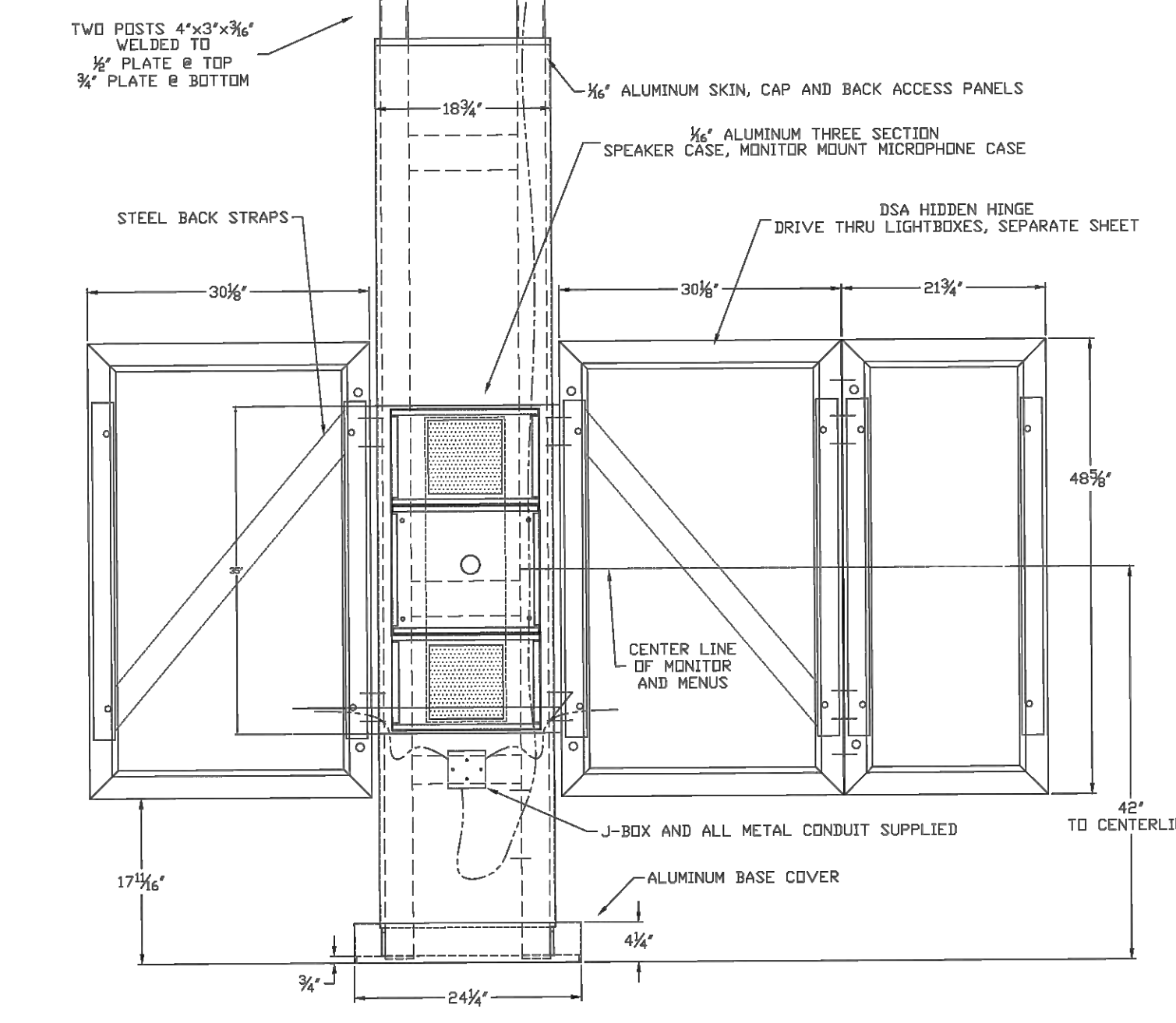
04A WEST ELEVATION
SCALE: 1/4"=1'-0"



04 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

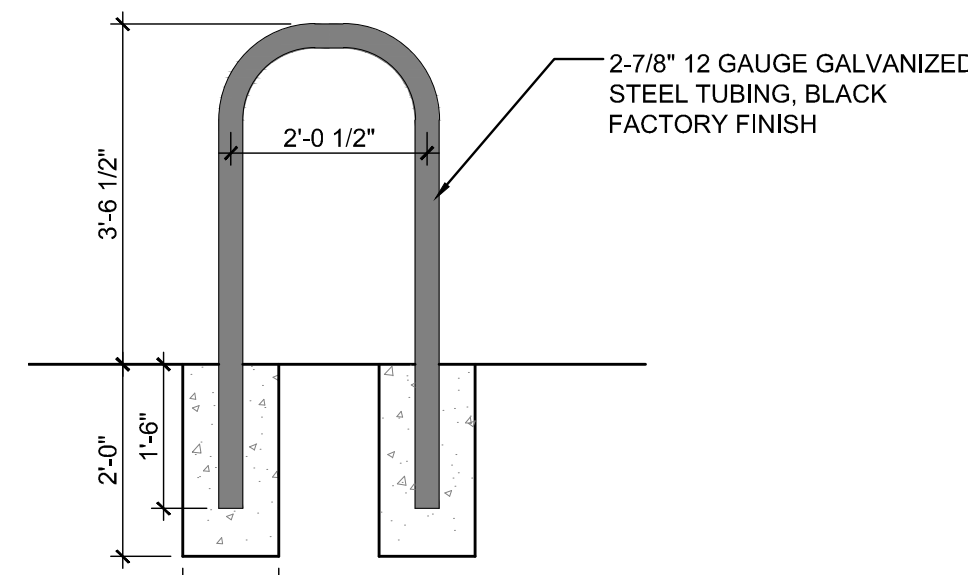


02 CLEARANCE BAR
SCALE: N.T.S.

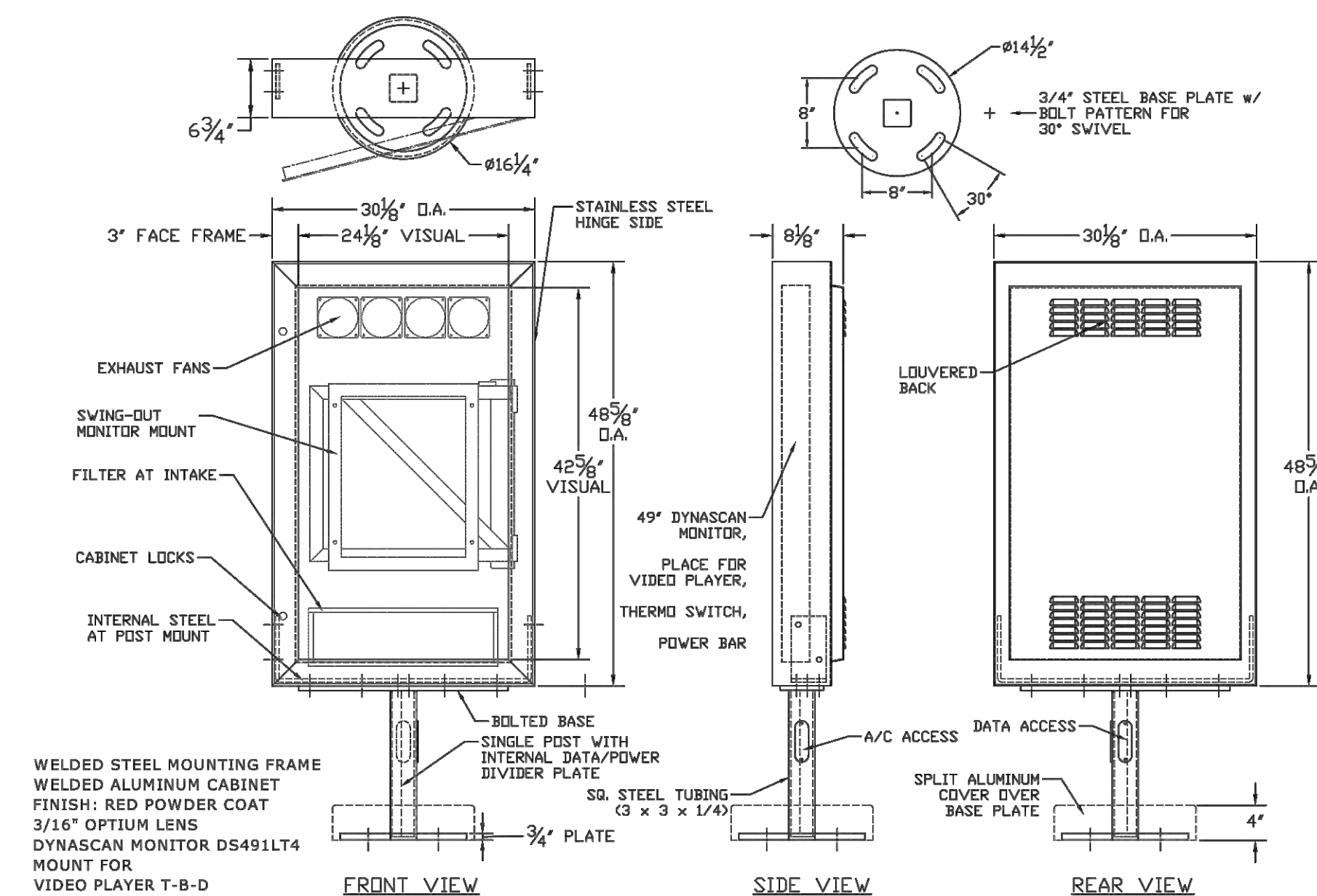


01 ORDER KIOSK
SCALE: N.T.S.

STEEL INNER FRAMEWORK
ALUMINUM COVER, SPEAKER/MIC CASES & ROOF
BLACK POWDER-COAT FINISH
THREE LIGHTBOXES, RED POWDER-COAT



06 INVERTED "U" BICYCLE RACK
SCALE: N.T.S.



03 MENU BOARD
SCALE: N.T.S.

P:\SLIM CHICKENS\31802 - SC PARKER (PARKER & PINE)\HISTORY\01 SITE PLAN SUBMITTALS\2021-02-19 SITE SUBMITTAL UPDATE\WORKING FILES\P5_1_SITE DETAILS.DWG

811
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Denver, CO 80246
303-572-7997 www.ees-us.com

Life Changing Chicken
SLIM CHICKENS
Chicken Tenders - Buffalo Wings - Sandwiches - Salads - Wraps

SITE PLAN
SLIM CHICKENS
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

SITE DETAILS

PROJECT NO: TSD003.01
DESIGNED BY: BH
DRAWN BY: TS
DATE: 12/02/2020

P5.1
SHEET 9 OF 9

EXTERIOR FINISH LEGEND (xx)

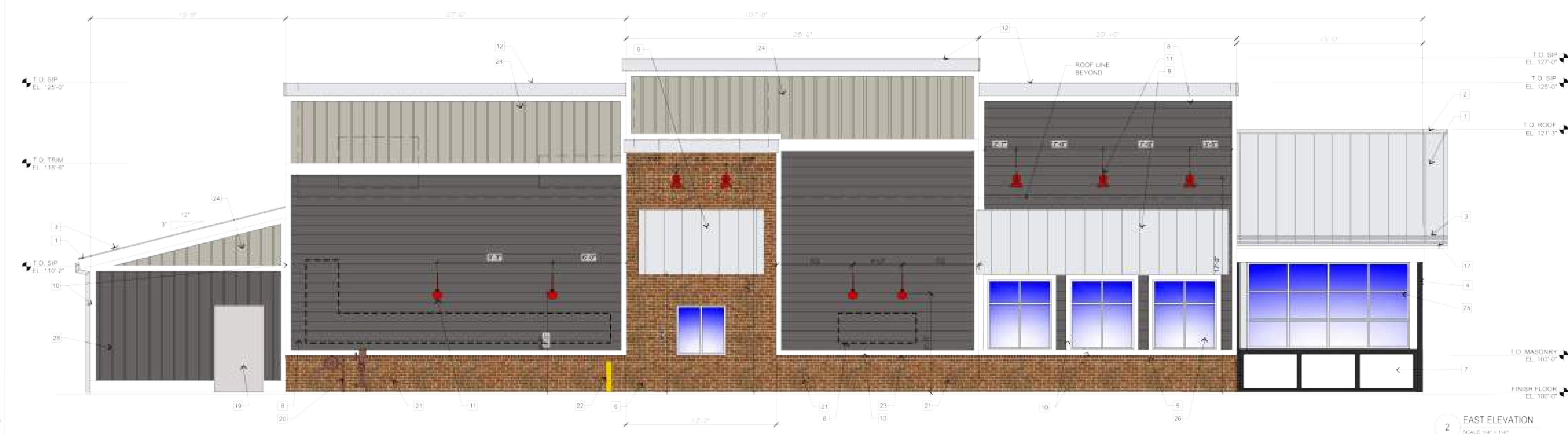
KEY	MATERIAL	MANUFACTURER	FINISH/STYLE	SPECIFICATIONS	LOCATION	MATERIAL NOTES
BR-1	BRICK	GENERAL SHALE	WATERTON	RUNNING BOND - ROWLOCK SILL	EXTERIOR WALLS	
CD-1	COMPOSITE DECKING BOARDS	ENVISION	2" X 6" NOMINAL BOARDS W/ SQUARE EDGES	WEATHERED WOOD	PATIO SIGNAGE / DUMPSTER ENCLOSURE	1" GAPS BETWEEN BOARDS - FASTENED PER MFR RECOMMENDATIONS
FRP-1	FIBERGLASS REINFORCED PANEL	MARLITE OR APPROVED EQUAL	P100 WHITE	---	BACK OF HOUSE	PROVIDE MANUFACTURERS STANDARD PVC CORNER GUARDS - INSTALL ABOVE BASE
MT-1	GALVALUME R PANELS	METAL SALES MANUFACTURING CORP	CLEAR	26 GAUGE	AWNINGS AND PATIO ROOF	---
MT-2	PRE-FINISHED METAL COPING	FIRESTONE	UNA-CLAD / CLEAR ANODIZED KYNAR 500 FINISH	05" GAUGE	COPINGS	---
MT-3	GALVALUME COPING	METAL SALES MANUFACTURING CORP	CLEAR	---	COPINGS AT DUMPSTER ENCLOSURE	---
MT-4	PRE-FINISHED METAL COPING	FIRESTONE	UNA-EDGE DE / CLEAR ANODIZED KYNAR 500 FINISH	05" GAUGE	COPING AT DRIVE THRU	---
P-1	PAINT	SHERWIN WILLIAMS	A 100 / SATIN	SW 7005 - PURE WHITE	EXTERIOR FIBER CEMENT BOARD TRIM	---
P-2	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	---	EXTERIOR FIBER CEMENT BOARD TRIM	---
P-4	PAINT	SHERWIN WILLIAMS	A 100 / SATIN	---	EXTERIOR WOOD / FIBER CEMENT LAP SIDING / DUMPSTER ENCLOSURE STEEL POSTS AND CMU	SEE FINISH NOTE 2
P-5	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	BASE TINT 50%	EXTERIOR WOOD / FIBER CEMENT LAP SIDING	---
P-5	PRIMER	SHERWIN WILLIAMS	LOXON BLOCK SURFACER	BASE TINT 50%	DUMPSTER ENCLOSURE CMU	---
P-5	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE TINT 50%	DUMPSTER ENCLOSURE STEEL POSTS	---
P-5	PAINT	SHERWIN WILLIAMS	DTM ACRYLIC / ULTRADEEP / SEMI-GLOSS	SW 6258 - TRICORN BLACK	HM DOORS & FRAMES	---
P-5	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE TINT 50%	---	---
P-6	PAINT	SHERWIN WILLIAMS	DTM ACRYLIC / SAFETY YELLOW / GLOSS	SW 4084 - SAFETY YELLOW	BOLLARDS	---
P-7	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE TINT 50%	---	---
P-7	PAINT	SHERWIN WILLIAMS	SATIN	MATCH BENJAMIN MOORE HC-169	FIBER CEMENT SIDING PANELS	---
P-8	PAINT	SHERWIN WILLIAMS	SATIN	MATCH BM 1183 SEMINOLE BROWN	GAS METER	---

KEY NOTES (x)

- R-PANEL SEAM METAL ROOF W/ 12" O.C. RIBS (MT-1)
- RIDGE CAP
- CONTINUOUS ALUMINUM SNOW GUARD
- STEEL POST, RE. STRUCT
- ROWLOCK BRICK SILL (BR-1)
- BRICK - RUNNING BOND
- NON-ILLUMINATED FROSTED TRANSLUCENT PANEL
- 6" EXPOSED FIBER CEMENT BOARD LAP SIDING (P-4)
- METAL AWNING (MT-1)
- FIBER CEMENT BOARD TRIM, TYP (P-1)
- EXTERIOR LIGHTING FIXTURE, RE. ELEC.
- PREFINISHED METAL COPING (MT-2)
- KNOX BOX
- FIRE DEPARTMENT CONNECTION
- WALL MOUNTED TVS ABOVE WINDOWS RE. SPECS
- COMPOSITE DECKING BOARD WITH 1" GAP OVER PAINTED EXTERIOR SHEATHING (CD-1)
- 5" HALF ROUND GALVANIZED METAL GUTTER & 4" ROUND DOWNSPOUTS TYP
- HOLLOW METAL DOOR AND FRAME PAINT (P-5)
- ELECTRIC PANELS (P-4)
- GAS METER (P-8)
- ROOF DRAIN OUTLET, RE. ROOF PLAN
- BOLLARDS, RE. CIVIL (P-6)
- SOLDIER BRICK (BR-1)
- 16" O.C. FIBER CEMENT BOARD & BATTEN SIDING (P-4)
- O.H. DOOR, RE. SCHEDULE (P-7)
- ALUMINUM STOREFRONT
- BI-FOLD WINDOWS
- 16" O.C. FIBER CEMENT BOARD & BATTEN SIDING (P-4)

GENERAL NOTES

- SIGNAGE COMPANY TO PERMIT THE LARGEST POSSIBLE SIGNAGE. COORDINATE WITH AHJ
- FINISH NOTES**
- ALL MATERIAL SUBSTITUTIONS PROPOSED BY GENERAL CONTRACTORS MUST HAVE CORPORATE APPROVAL PRIOR TO SUBMISSION OF PROPOSAL. CONTRACTORS SUBMITTING PROPOSALS WITH MATERIALS OTHER THAN THOSE LISTED ABOVE DO SO AT THEIR OWN RISK.
 - FORMULA FOR ST-1
1 GALLON FORMULA (TO MATCH HC-168 CHELSEA GRAY)
B1 - 18
N1 - 11
R2 - 1
Y3 - 7
W1 - 2Y
 - ALL CAULK/SEALANT USED IN PROJECT TO EXHIBIT COLOR THAT MATCHES ADJACENT FINISHES



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

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501 S. Cherry St. Suite 300
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Life Changing Children
SLIM CHICKENS
Chicken Wraps - Sandwiches - Salads - Wings

SITE PLAN
SLIM CHICKENS
SWC OF S PARKER ROAD AND E PINE LANE, PARKER, CO 80134
BUILDING ELEVATIONS

PROJECT NO: TSD003.01
DESIGNED BY: BH
DRAWN BY: TS
DATE: 12/02/2020

EXTERIOR FINISH LEGEND (XX)

KEY	MATERIAL	MANUFACTURER	FINISH/STYLE	SPECIFICATIONS	LOCATION	MATERIAL NOTES
BR-1	BRICK	GENERAL SHALE	WATERTON	RUNNING BOND - ROWLOCK SILL WEATHERED WOOD	EXTERIOR WALLS	
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MT-1	GALVALUME R PANELS	METAL SALES MANUFACTURING CORP	CLEAR	26 GAUGE	AWNINGS AND PATIO ROOF	
MT-2	PRE-FINISHED METAL COPING	FIRESTONE	UNA-CLAD / CLEAR ANODIZED KYNAR 500 FINISH	35" GAUGE	COPINGS	
MT-3	GALVALUME COPING	METAL SALES MANUFACTURING CORP	CLEAR		COPINGS AT DUMPSTER ENCLOSURE	
MT-4	PRE-FINISHED METAL COPING	FIRESTONE	UNA-EDGE DE / CLEAR ANODIZED KYNAR 500 FINISH	35" GAUGE	COPING AT DRIVE-THRU	
P-1	PAINT	SHERWIN WILLIAMS	A-100 / SATIN	SW 7005 - PURE WHITE	EXTERIOR FIBER CEMENT BOARD TRIM	
P-2	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER		EXTERIOR FIBER CEMENT BOARD TRIM	
P-3	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER		EXTERIOR WOOD / FIBER CEMENT LAP SIDING	
P-4	PAINT	SHERWIN WILLIAMS	A-100 / SATIN	SEE FINISH NOTE 2	DUMPSTER ENCLOSURE STEEL POSTS AND CMU	
P-5	PRIMER	SHERWIN WILLIAMS	QUICK DRY STAIN BLOCKING PRIMER	BASE TINT 50%	EXTERIOR WOOD / FIBER CEMENT LAP SIDING	
P-6	PRIMER	SHERWIN WILLIAMS	LOXON BLOCK SURFACER	BASE TINT 50%	DUMPSTER ENCLOSURE CMU	
P-7	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE TINT 50%	DUMPSTER ENCLOSURE STEEL POSTS	
P-8	PAINT	SHERWIN WILLIAMS	DTM ACRYLIC / ULTRADEEP / SEMI-GLOSS	SW 6256 - TRICORN BLACK	HM DOORS & FRAMES	
P-9	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE TINT 50%		
P-10	PRIMER	SHERWIN WILLIAMS	DTM ACRYLIC / SAFETY YELLOW / GLOSS	SW 4084 - SAFETY YELLOW	BOLLARDS	
P-11	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE TINT 50%		
P-12	PAINT	SHERWIN WILLIAMS	DTM ACRYLIC / SAFETY YELLOW / GLOSS	SW 4084 - SAFETY YELLOW	BOLLARDS	
P-13	PRIMER	SHERWIN WILLIAMS	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	BASE TINT 50%		
P-14	PAINT	SHERWIN WILLIAMS	SATIN	MATCH BENJAMIN MOORE HC-169	FIBER CEMENT SIDING PANELS	
P-15	PAINT	SHERWIN WILLIAMS	SATIN	MATCH BM 1183 SEMINOLE BROWN	GAS METER	

KEY NOTES (X)

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- STEEL POST, RE: STRUCT (P-4)
- ROWLOCK BRICK SILL (BR-1)
- BRICK - RUNNING BOND
- NON-ILLUMINATED FROSTED TRANSLUCENT PANEL (P-4)
- 6" EXPOSED FIBER CEMENT BOARD LAP SIDING (P-4)
- METAL AWNING (MT-1)
- FIBER CEMENT BOARD TRIM, TYP (P-1)
- EXTERIOR LIGHTING FIXTURE, RE: ELEC (P-4)
- PREF-FINISHED METAL COPING (MT-2)
- KNOX BOX
- FIRE DEPARTMENT CONNECTION
- WALL MOUNTED TV'S ABOVE WINDOWS RE: SPECS
- COMPOSITE DECKING BOARD WITH 1" GAP OVER PAINTED EXTERIOR SHEATHING (CD-1)
- 5" HALF ROUND GALVANIZED METAL GUTTER & 4" ROUND DOWNSPOUTS TYP
- HOLLOW METAL DOOR AND FRAME PAINT (P-5)
- ELECTRIC PANELS (P-4)
- GAS METER (P-8)
- ROOF DRAIN OUTLET, RE: ROOF PLAN
- BOLLARDS, RE: CIVIL (P-6)
- SOLDER BRICK (BR-1)
- 16" O.C. FIBER CEMENT BOARD & BATTEN SIDING (P-4)
- O.H. DOOR, RE: SCHEDULE (P-7)
- ALUMINUM STOREFRONT
- BI-FOLD WINDOWS
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 Life Changing Chicken
 Chicken Tenders - Buffalo Wings - Sandwiches - Salads - More

SITE PLAN
SLIM CHICKENS
 SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
BUILDING ELEVATIONS

PROJECT NO: TSD003.01
 DESIGNED BY: BH
 DRAWN BY: TS
 DATE: 12/02/2020

P4.1

P:\SLIM CHICKENS\1902 - SW PARKER (PARKER & PINE) HISTORIC SITE PLAN SUBMITTALS\2020-05-19 SITE SUBMITTAL UPDATE\WORKING FILES\SP4.1 EXTERIOR ELEVATIONS.DWG

811
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987 or 811
 CALL 3 BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.