

SLIM CHICKENS SITE PLAN

A PORTION OF PARKER AND PINE FILING NO. 1
 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 MAIN STREET
 PARKER, CO 80138-7334
 TEL: (303) 805-3331
 CONTACT: CAROLYN PARKINSON

ELECTRICAL SERVICE

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

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
 501 S CHERRY STREET, SUITE 300
 GLENDALE, CO 80246
 ATTN: KRISTA 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
 1601 MILE HIGH STADIUM CIRCLE
 DENVER, CO 80204
 CONTACT: DEAN FLENTHROPE
 EMAIL: DEAN_FLENTHROPE@CABLE.COMCAST.COM

WATER/SANITARY SEWER

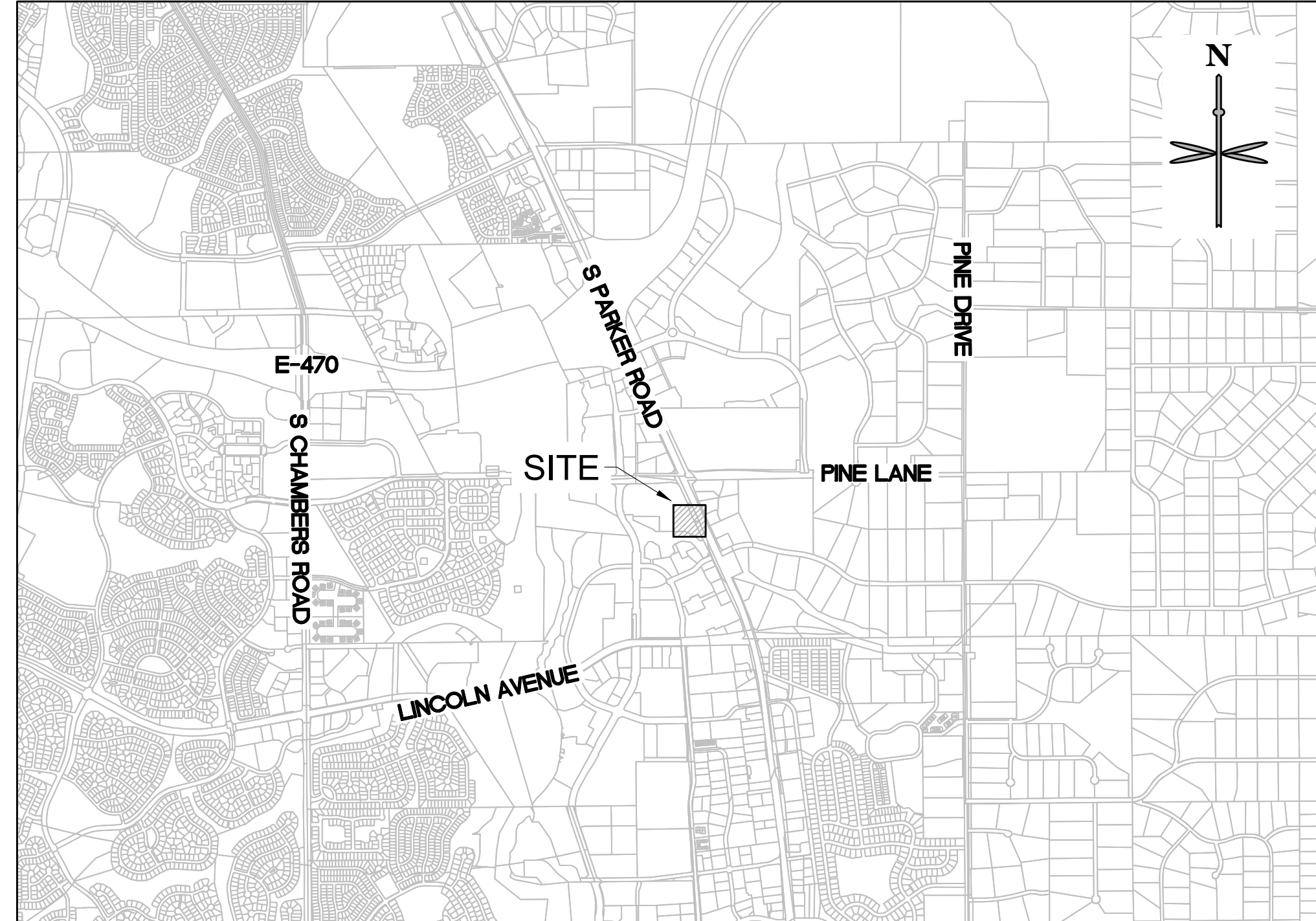
PARKER WATER AND SANITATION DISTRICT
 18100 E. WOODMEN ROAD
 PARKER, CO 80134
 TEL: (303) 841-4627
 CONTACT: DRAYTON SANDERSON

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. MAIN STREET
 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 - COMMERCIAL (PD-C)
BUILDING	SINGLE STORY - 3,481 SF
FAR	25% MAX / 3,481/37,998 X 100 = 9.2%
BUILDING COVERAGE	50% MAX / 3,481/37,998 X 100 = 9.2%
OPEN SPACE	20% MIN. VS. 8,443 /37,998 S.F. X 100 = 22%
BUILDING SETBACK	25' PUBLIC R.O.W. 25' SIDE & REAR
MAX. BUILDING HT	35'
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 42 SPACES PROVIDED
BICYCLE PARKING	PER SCHEDULE 13.06.060A: 4 SPACES REQUIRED 4 SPACES PROVIDED (2 SPACES ON EACH SIDE OF RACK)
OFF-STREET LOADING/ STACKING	8 VEHICLE LENGTHS

LEGAL DESCRIPTION:

A PORTION OF PARKER AND PINE FILING 1, 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 PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

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

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

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

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND 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.

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____, P.L.S. DATE _____

CIVIL ENGINEER'S STATEMENT

I, CHRIS MUELLER, BEING A REGISTERED ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS SITE DEVELOPMENT PLAN HAVE BEEN DESIGNED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OR PARKER PUBLIC WORKS CONSTRUCTION STANDARDS.

CHRIS MUELLER, P.E. DATE _____

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 APPROVAL 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 COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- 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.
- 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.
- 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.
- 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.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- 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 FOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

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

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF PARKER, COUNTY OF DOUGLAS, AND STATE OF COLORADO DESCRIBED HEREIN.

OWNER
 SIGNED THIS ___ DAY OF _____ 20__

NOTARY BLOCK
 SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF _____ 20__ BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SIGHT DISTANCE CERTIFICATION

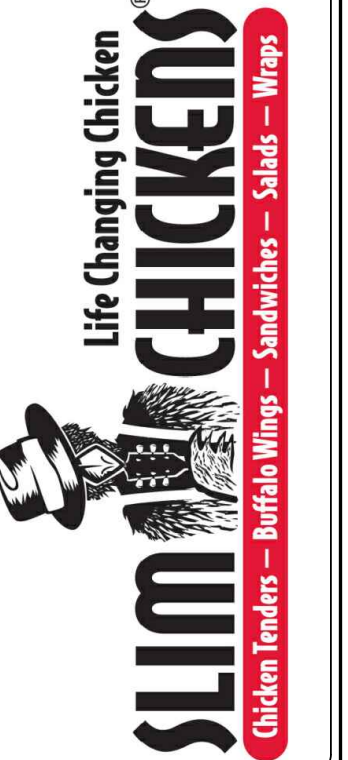
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, _____ IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH ASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

CHRIS MUELLER PE NCEES DATE _____

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TOWN OF PARKER, _____ DATE _____
 DIRECTOR OF ENGINEERING/PUBLIC WORKS

No.	REVISION	BY	DATE



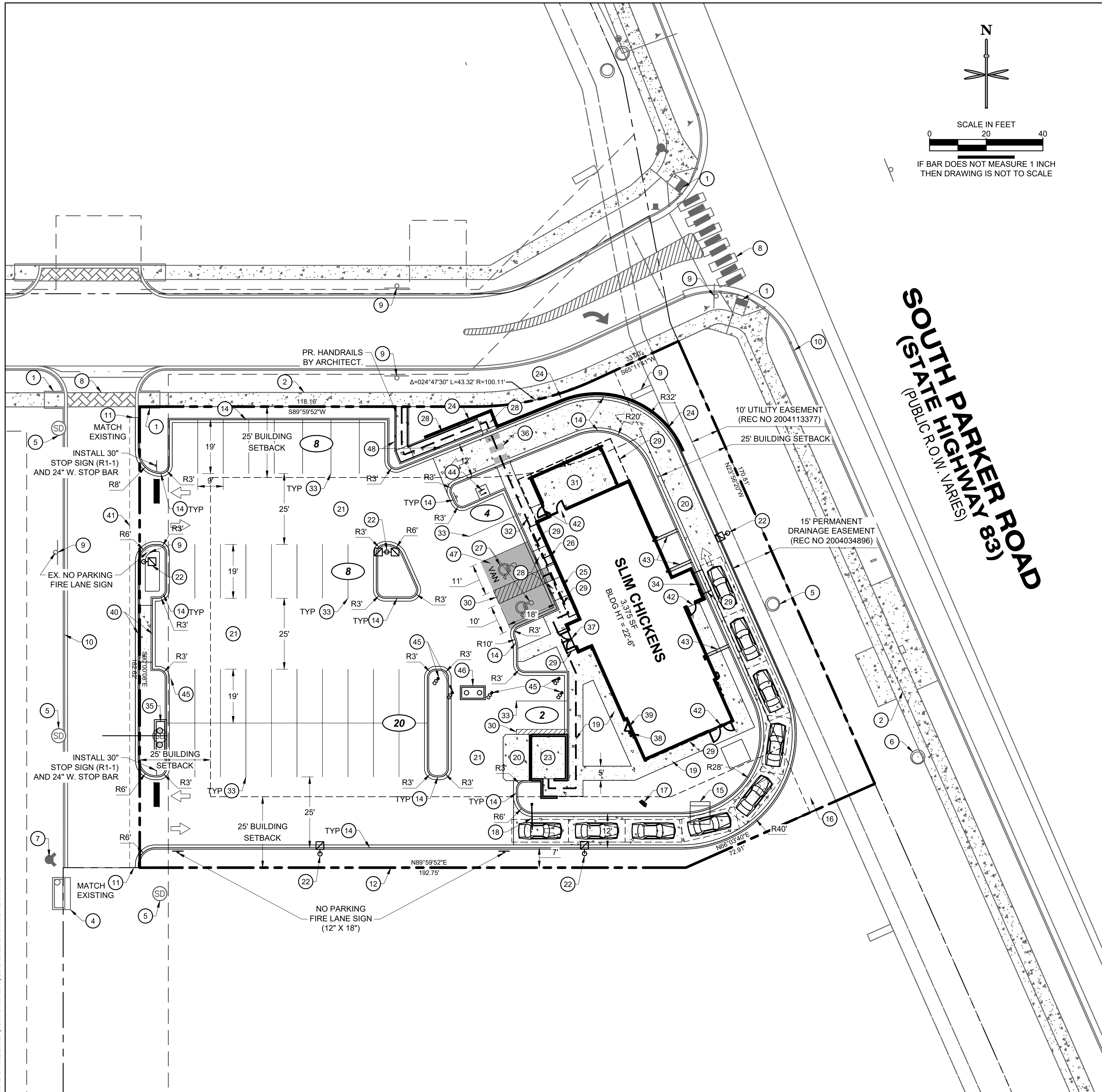
SITE PLAN
 SLIM CHICKENS
 COVER SHEET
 SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

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

C0.0

P:\TRAIL STAR DEVELOPMENT\COO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\PDF.0 COVER SHEET.DWG

811
 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.



SOUTH PARKER ROAD (83)
SOUTH STATE HIGHWAY (PUBLIC R.O.W. VARIES)

SITE SCHEDULE

- 1 EXISTING ADA RAMP TO REMAIN
- 2 EXISTING SIDEWALK TO REMAIN
- 3 EXISTING PROJECT MONUMENT SIGN TO REMAIN.
- 4 EXISTING STORM INLET TO REMAIN
- 5 EXISTING STORM MANHOLE TO REMAIN
- 6 EXISTING SANITARY MANHOLE TO REMAIN
- 7 EXISTING FIRE HYDRANT TO REMAIN
- 8 EXISTING CROSSWALK STRIPING
- 9 EXISTING SIGN TO REMAIN
- 10 EXISTING CURB AND GUTTER TO REMAIN
- 11 BEGIN CURB CUT. MATCH EXISTING CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING.
- 12 PROPERTY LINE
- 13 PROPOSED PAINT 4" SOLID WHITE DRIVE-THRU STRIPING.
- 14 PROPOSED CURB AND GUTTER (TYP.)
- 15 PROPOSED DRIVE-THRU ORDER SCREEN. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- 16 PROPOSED 8'X8' ELECTRICAL TRANSFORMER PAD. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS FOR TRANSFORMER DESIGN AND DETAILS.
- 17 PROPOSED DRIVE-THRU MENU BOARD. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- 18 PROPOSED DRIVE-THRU CLEARANCE BAR & ENTRY SIGNAGE. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- 19 PROPOSED CONCRETE SIDEWALK
- 20 PROPOSED CONCRETE PAVEMENT
- 21 PROPOSED ASPHALT PAVEMENT
- 22 APPROX. LOCATION OF PROPOSED LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.)
- 23 PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- 24 PROPOSED SEGMENTAL BLOCK RET. WALL - DESIGN BY OTHERS.
- 25 PROPOSED ADA PARKING SIGNAGE R7-8 MOUNTED ON BUILDING
- 26 PROPOSED ADA HANDICAP VAN ACCESSIBLE SIGN R7-8 AND R7-8A MOUNTED ON BUILDING
- 27 PROPOSED PAINT HC PARKING SYMBOL
- 28 PROPOSED ADA RAMP
- 29 PROPOSED BUILDING OVERHANG. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- 30 PROPOSED PAINT 4" SOLID WHITE PARKING STRIPS AT 16" O.C. AN 45° TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- 31 PROPOSED COVERED PATIO AREA (397 SF). REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- 32 PROPOSED ADA ROUTE
- 33 PROPOSED PAINT 4" 90° SOLID WHITE PARKING STRIP (TYP.)
- 34 PROPOSED DRIVE-THRU WINDOW
- 35 PROPOSED STORM INLET
- 36 PROPOSED CROSSWALK STRIPING
- 37 FACILITY MAIN PUBLIC ENTRY
- 38 PROPOSED FDC
- 39 FIRE RISER ROOM
- 40 MOUNTABLE CURB AND PAVEMENT FOR FIRE VEHICLE ACCESS
- 41 PROPOSED 2' SAWCUT ADJACENT TO PROPOSED SITE ACCESS.
- 42 SECONDARY ENTRANCE
- 43 PROPOSED SIDEWALK CHASE
- 44 PROPOSED BIKE RACK
- 45 PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT
- 46 PROPOSED 1,500 GALLON GREASE INTERCEPTOR
- 47 SCREENED AREA DEFINES ADA COMPLIANT ZONE OF ACCESSIBILITY FROM BUILDING FRONT ENTRANCE TO HANDICAP PARKING STALLS. CROSS SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- 48 CURB TURN DOWN

LEGEND

- PROPERTY LINE
- - - OFF-SITE PROPERTY LINE
- ▭ PROPOSED BUILDING
- # PARKING COUNT
- ▬ EXISTING CURB AND GUTTER
- ▬ PROPOSED 6" CURB AND GUTTER
- ⊙ EXISTING SITE LIGHTING
- ⊙ EXISTING FIRE HYDRANT
- ▭ PROPOSED CONCRETE PAVEMENT
- ← DENOTES TRAFFIC FLOW PATTERNS
- - - DENOTES ADA ROUTE
- ⊙ PROPOSED SITE LIGHTING
- ▭ EXISTING STORM INLET
- ⊙ EXISTING SANITARY/STORM MANHOLE
- ⊙ EXISTING SIGN
- ⊙ PROPOSED SIGN
- ⊙ PROPOSED STORM INLET AND MANHOLE

GENERAL NOTES:

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ALL GOVERNING JURISDICTIONS AS APPLICABLE.
4. EMERGENCY AND SERVICE TRUCKS WILL MANEUVER THROUGH DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
5. CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
6. HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA, DIMENSIONS, AND ELEVATIONS.
8. THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
9. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE.
10. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
11. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
12. SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
13. THE SLIM CHICKENS HOURS OF OPERATION WILL BE 12 HOURS A DAY.
14. THERE ARE NO USES WITHIN THE SLIM CHICKENS PROJECT THAT UTILIZE OR GENERATE ANY SIGNIFICANT QUANTITIES OF TOXIC MATERIAL.
15. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
16. ALL PARKING LOT STRIPING SHALL BE WHITE.
17. UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLAND SHALL BE 3'.
18. THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.
19. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

P:\TRAIL STAR DEVELOPMENT\COO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CDDC10 SITE PLAN.DWG

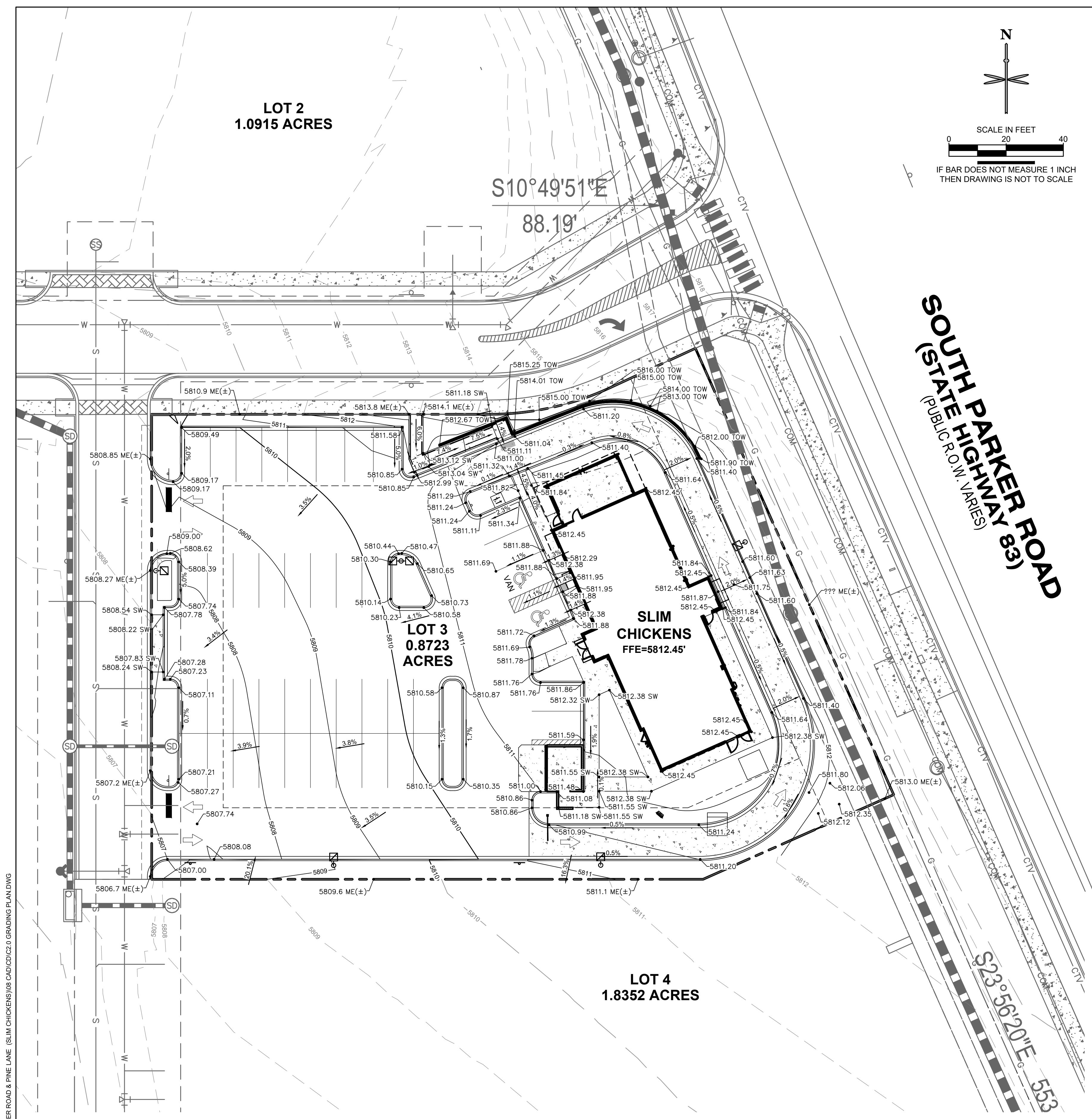
811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
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No.	REVISION	DATE

EES ENGINEERING AND SOLUTIONS, INC.
 501 S. Cherry St., Suite 300
 Glendale, CO 80246
 303.572.7987 www.ees.us.com

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

SITE PLAN
SLIM CHICKENS
 SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
SITE PLAN
 PROJECT NO: TSD003.01
 DESIGNED BY: CAM
 DRAWN BY: CAM
 DATE: 06/15/2020
C1.0



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5256.21 PROPOSED FLOW LINE ELEVATION
- 5256.21 SW PROPOSED SIDEWALK ELEVATION
- 5256.21 ME PROPOSED GRADE TO MATCH EXISTING
- 5256.21 TBC PROPOSED TOP BACK OF CURB ELEVATION
- 5256.21 FG PROPOSED FINISHED GRADE ELEVATION
- 5256.21 PROPOSED EXTERIOR GRADE AT FOUNDATION
- 3.1% FLOW ARROW AND GRADE

GENERAL NOTES:

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

No.	REVISION	BY	DATE

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE. APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

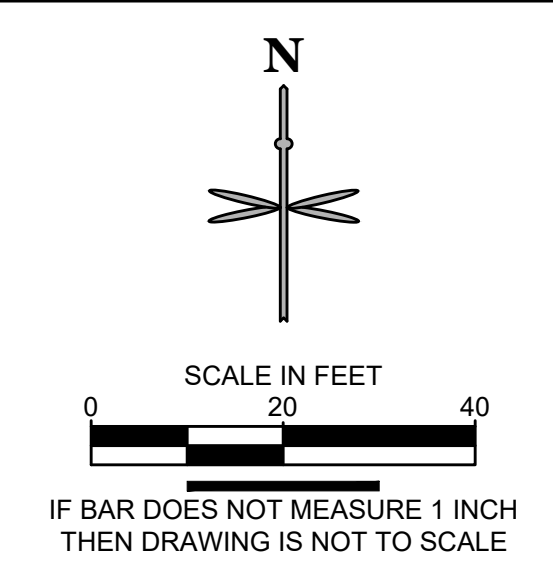
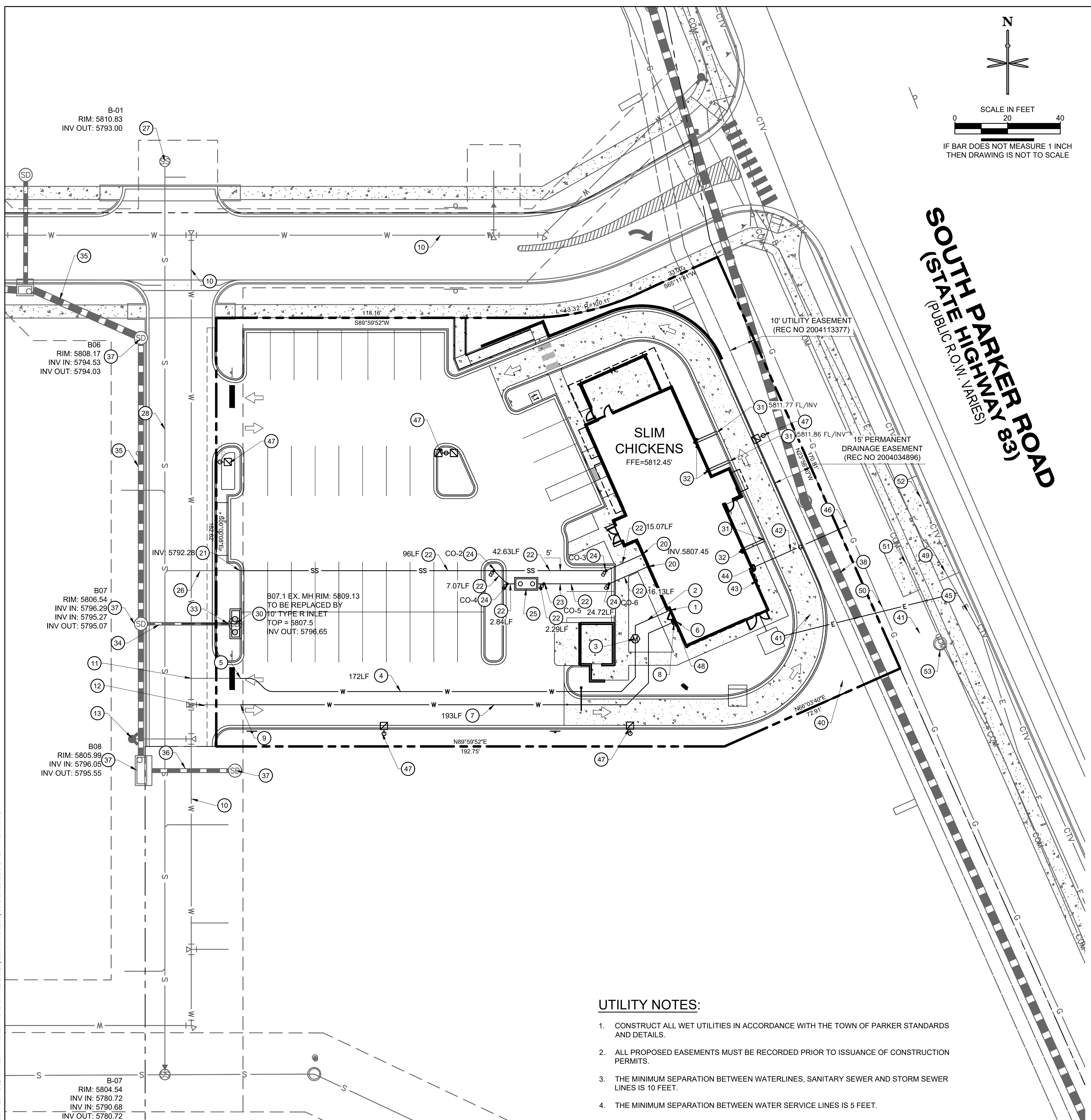
PROJECT NO: TSD003.01
DESIGNED BY: CAM
DRAWN BY: CAM
DATE: 06/15/2020

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811
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Know what's below.
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P:\TRAIL STAR DEVELOPMENT\COO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CAD\C2.0 GRADING PLAN.DWG

P:\TRAIL STAR DEVELOPMENT\COO - PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CAD\C3.0 UTILITY PLAN.DWG



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 TO BLDG.
- 3 PROPOSED 1" DOMESTIC WATER METER (2' FROM ANY CONCRETE).
- 4 PROPOSED 1" TYPE K COPPER DOMESTIC WATER SERVICE LINE.
- 5 PROPOSED CONNECTION TO EXISTING 1" WATER STUB.
- 6 PROPOSED 4" DIP FIRE SERVICE LINE (PRIVATE) CONNECTION TO BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 7 PROPOSED 4" DIP FIRE SERVICE LINE (PRIVATE).
- 8 PROPOSED FDC WITH APPROVED KNOX PLUGS/CAPS.
- 9 PROPOSED CONNECTION TO EXISTING 4" WATER STUB.
- 10 EXISTING 8" PVC LOOPED WATER MAIN BY OTHERS.
- 11 EXISTING 1" DOMESTIC WATER STUB BY OTHERS.
- 12 EXISTING 4" FIRE LINE STUB BY OTHERS.
- 13 EXISTING FIRE HYDRANT BY OTHERS.

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 @ MIN. 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 PROPOSED 1,000 GALLON GREASE INTERCEPTOR (DESIGNED BY OTHERS).
- 26 EXISTING 6" PVC SANITARY SERVICE STUB BY OTHERS.
- 27 EXISTING SANITARY MANHOLE BY OTHERS. PROTECT IN PLACE.
- 28 EXISTING 8" PVC MAIN BY OTHERS.

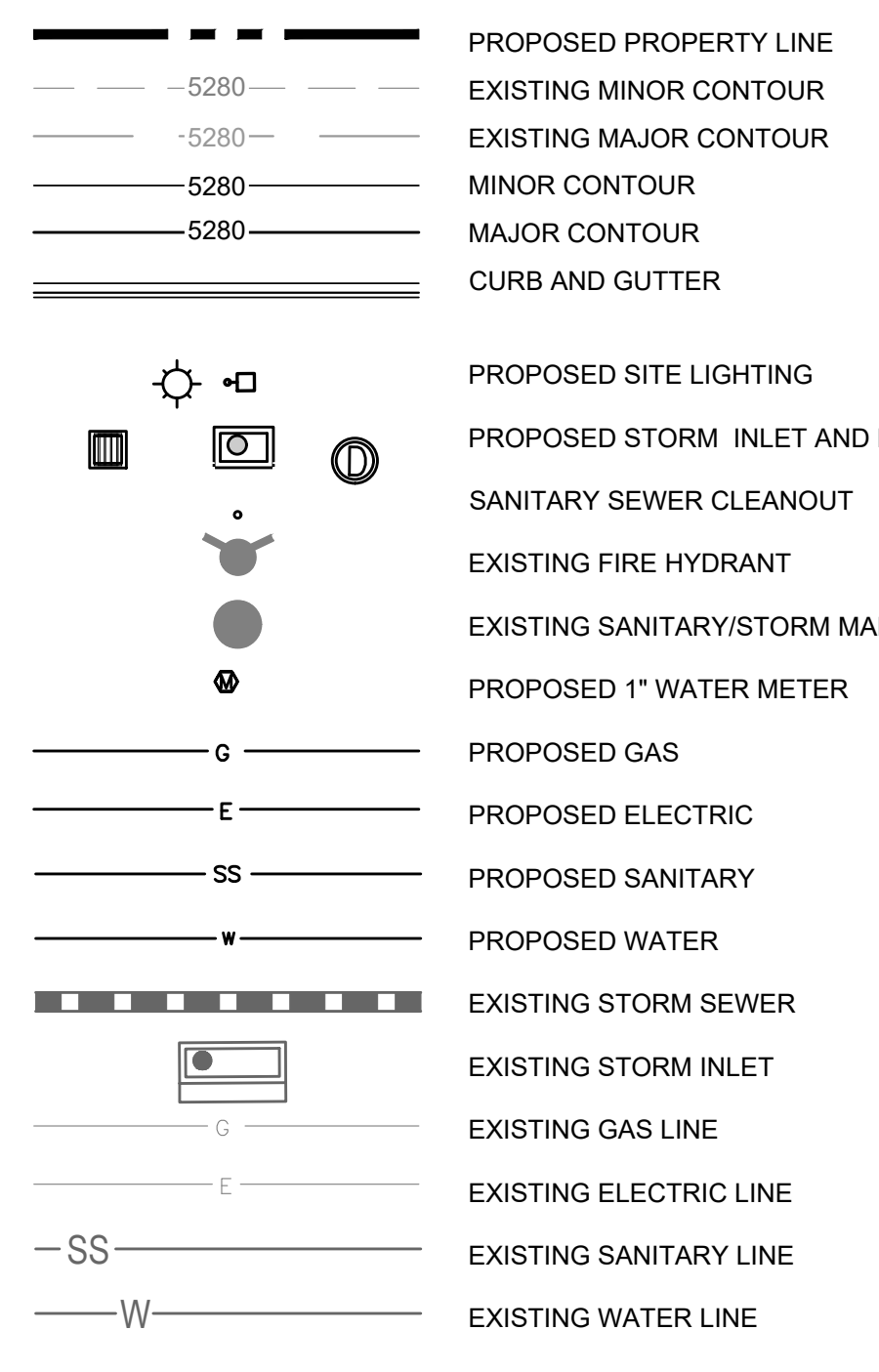
STORM SEWER

- 30 PROPOSED PRIVATE CDOT TYPE R INLET. EXISTING MANHOLE TO BE REMOVED.
- 31 PROPOSED CHASE DRAIN.

DRY UTILITIES

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

B-01
RIM: 5810.83
INV OUT: 5793.00

B06
RIM: 5808.17
INV IN: 5794.53
INV OUT: 5794.03

B07
RIM: 5806.54
INV IN: 5796.29
INV OUT: 5795.07

B08
RIM: 5805.99
INV IN: 5796.05
INV OUT: 5795.55

B-07
RIM: 5804.54
INV IN: 5790.72
INV IN: 5790.68
INV OUT: 5780.72

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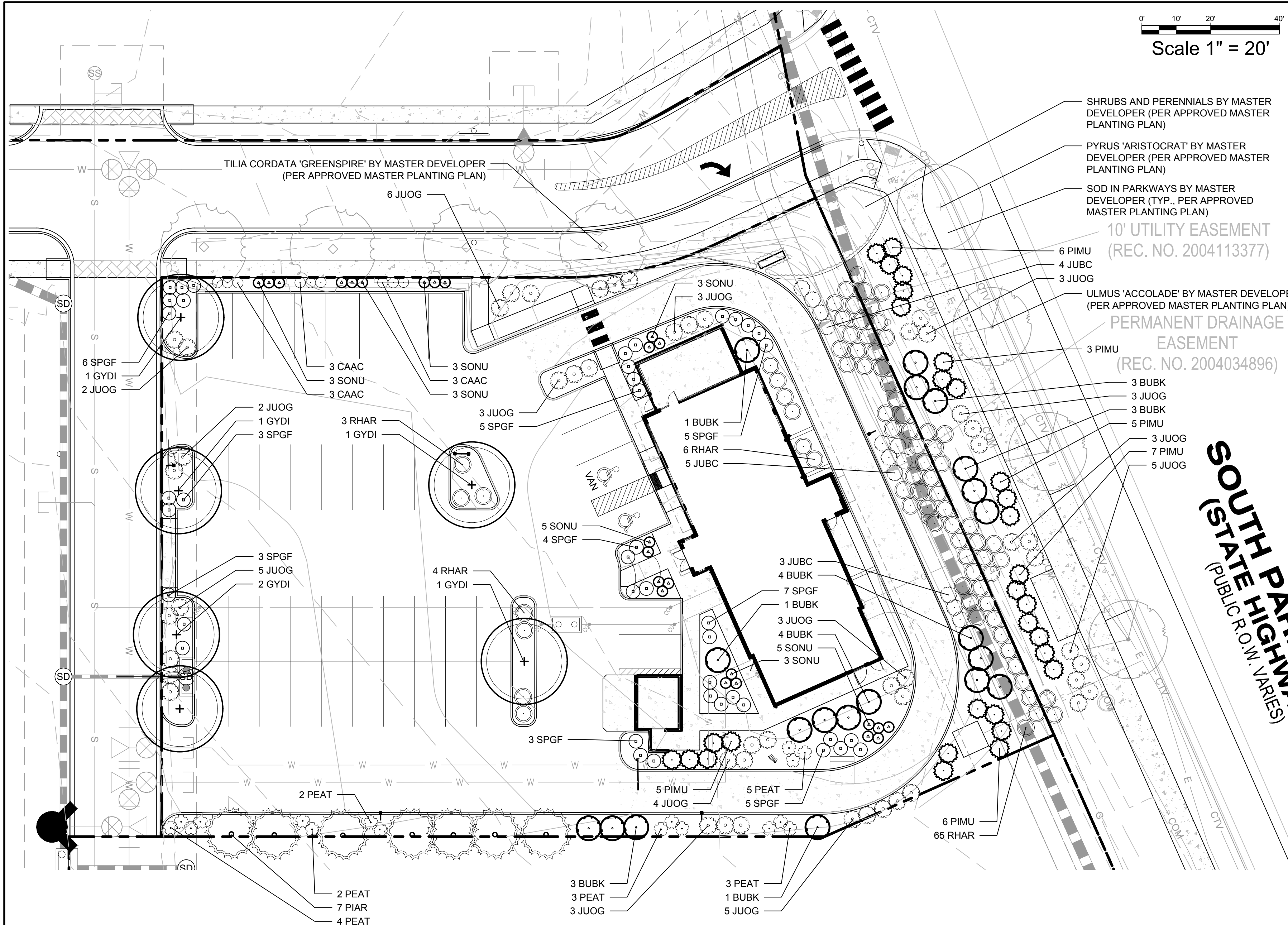
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SVC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

UTILITY PLAN

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

C3.0



Scale 1" = 20'

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	YEARS TO MATURITY	SIZE AT MATURITY (HxW)
DECIDUOUS TREES							
GYDI	Gymnocladus dioica 'Espresso'	Seedless Coffeetree	B&B, 2" caliper	30' o.c.	6	20-25 years	40'-50' X 30'-35'
EVERGREEN TREES							
PIAR	Pinus aristata	Bristlecone Pine	B&B, 6" high min.	Per plan	7	20-25 years	20'-25' X 10'-15'
DECIDUOUS SHRUBS							
BUBK	Buddleia 'Black Knight'	Black Knight Butterfly Bush	5 gallon	7' o.c.	20	+/-5 years	7' X 7'
SPGF	Spiraea japonica 'Goldflame'	Goldflame Spiraea	5 gallon	4' o.c.	41	+/-5 years	2'-3' X 3'-4'
EVERGREEN SHRUBS							
JUOG	Juniperus media 'Old Gold'	Old Gold Juniper	5 gallon	4' o.c.	50	+/-5 years	3'-4' x 4'-5'
PEAT	Perovskia atriplicifolia	Russian Sage	5 gallon	3' o.c.	17	+/-3 years	3' X 3'
PIMU	Pinus mugo 'White Bud'	White Bud Mugo Pine	5 gallon	5' o.c.	30	+/-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.	9	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'
RHAR	Rhus aromatica 'Gro-Low'	Gro-Low-Sumac	1 gallon	5' o.c.	85	2 years	12"-24" X 60"-72"
SONU	Sorghastrum nutans 'Sioux Blue'	Sioux Blue Indian Rice Grass	1 gallon	3' o.c.	25	2 years	4'-6' X 2'-3'

TOWN OF PARKER LANDSCAPE CALCULATIONS

GENERAL	SITE PERIMETER LANDSCAPE
SITE AREA: 37,998 SF	WESTERN FRONTAGE (153 LF)
LANDSCAPE AREA REQUIRED: 5,700 SF (15%)	TREES REQUIRED: 4 (1 PER 40 LF OF FRONTAGE)
LANDSCAPE AREA PROVIDED: 9,049 SF (23.8%)	TREES PROVIDED: 4
COVERAGE BY LIVE MATERIAL REQUIRED: 6,787 SF (75%)	EVERGREEN: 0
COVERAGE BY LIVE MATERIAL PROVIDED: 7,409 (81.9%)	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: 4 (PER APPROVED MASTER PLAN)
	EVERGREEN: 0
	DECIDUOUS: 5
	SHRUBS REQUIRED: 25 (5 PER 40 LF OF FRONTAGE)
	SHRUBS PROVIDED: 67 (6 PROPOSED, 61 PER MASTER PLAN)
	EASTERN FRONTAGE (171 LF)
	TREES REQUIRED: 4 (1 PER 40 LF OF FRONTAGE)
	TREES PROVIDED: 4 (PER APPROVED MASTER PLAN)
	EVERGREEN: 0
	DECIDUOUS: 5
	SHRUBS REQUIRED: 22 (5 PER 40 LF OF FRONTAGE)
	SHRUBS PROVIDED: 37
	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%)

NOTES:
1) ORNAMENTAL GRASSES ARE NOT USED IN THE LANDSCAPE CALCULATIONS.

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 ROTOTILLED 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.

ROOT BARRIERS

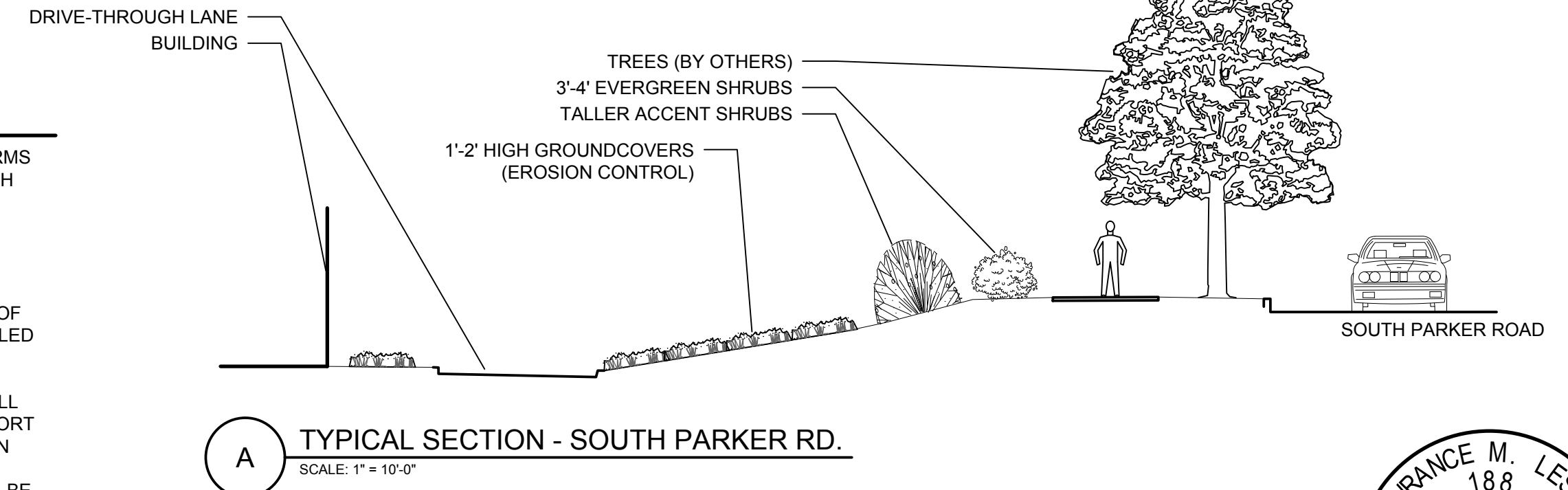
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S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

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF 4"-6" DIA. 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.

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 CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. 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. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA 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.



A TYPICAL SECTION - SOUTH PARKER RD.
SCALE: 1" = 10'-0"

CITY NOTES

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.

APPLICANT/DEVELOPER _____ DATE _____

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS _____ DATE _____

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Know what's below. Call before you dig.

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Colorado Springs, CO 80920
www.EvergreenDesignGroup.com

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Glendale, CO 80246
303-572-7957 www.ees.us.com

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DRAWN BY: CAM
DATE: 06/15/2020

L-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

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

B. SCOPE OF WORK

1. 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.
2. 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.
3. 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

1. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
2. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN 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.
 2. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 3. 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.
 4. 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.
 5. 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.
 6. 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.
 7. 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.
3. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
4. 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 5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
5. 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).
6. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
7. TREE STAKING AND GUYING
 1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
8. 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

1. 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.
2. SOIL TESTING:
 1. 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.
 2. 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.
 3. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 4. 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.
3. 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:
 1. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
4. 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.
 1. 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.
 2. 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.
 3. 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.
 4. 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.
 5. 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.
5. 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

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. 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 FOR TREES, SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
 1. 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 BRANCHES. 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).
 2. 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.
 3. 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. WRAPE EXPOSED ROOTS WITH SEVERAL LAYERS OF DE GRAPLOR AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 4. 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

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A MINIMUM DEPTH 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.
2. FOR CONTAINER AND BOX 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" STAKES OUT FROM THE ROOTBALL.
3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
4. BACKFILL 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.
5. 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 (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE 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. 1"-2" TREES: TWO STAKES PER TREE
 2. 2-1/2"-4" TREES: THREE STAKES PER TREE
 3. TREES OVER 4" CALIPER: GUY AS NEEDED
 4. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
6. 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

1. 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.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. MULCH

1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. 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 COVERED WITHIN 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

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

H. INSPECTION AND ACCEPTANCE

1. 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.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. 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.
 1. 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, RESTAKING 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.
 2. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 1. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 2. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
4. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
 1. 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 REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. 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.

I. LANDSCAPE MAINTENANCE

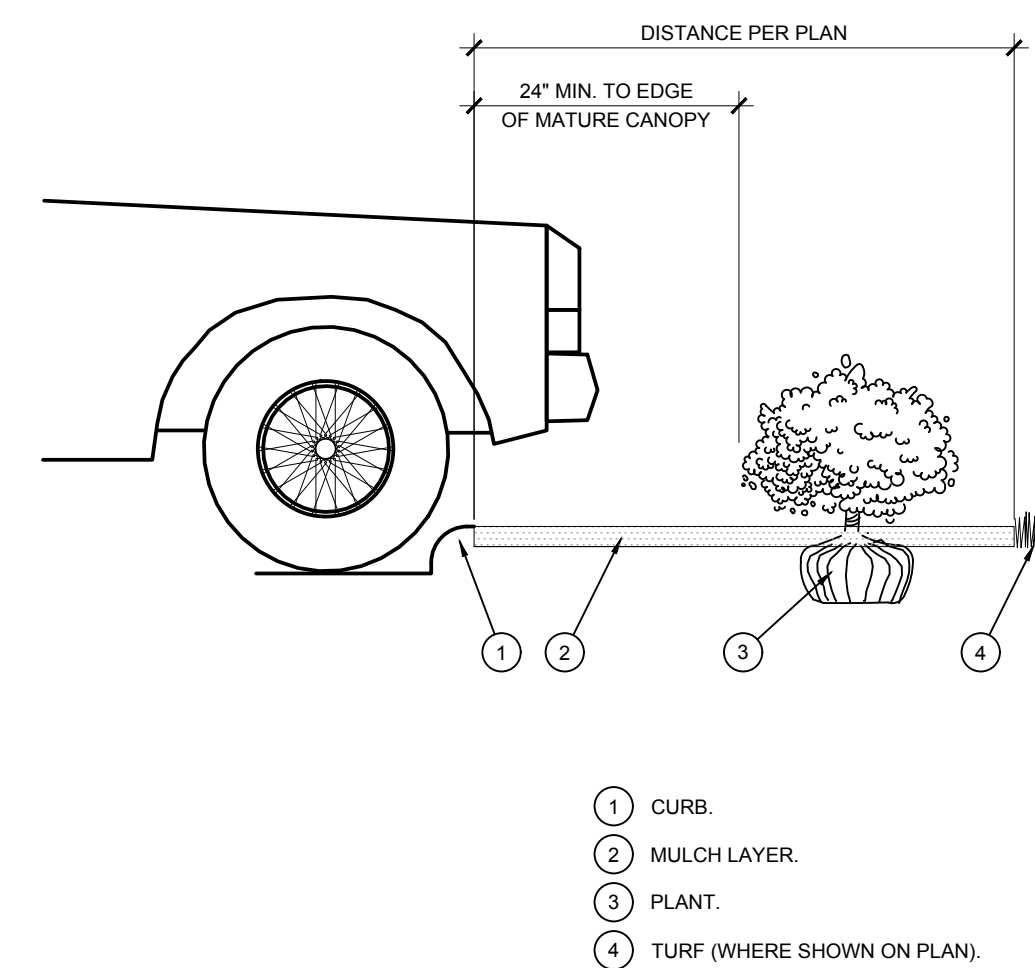
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J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

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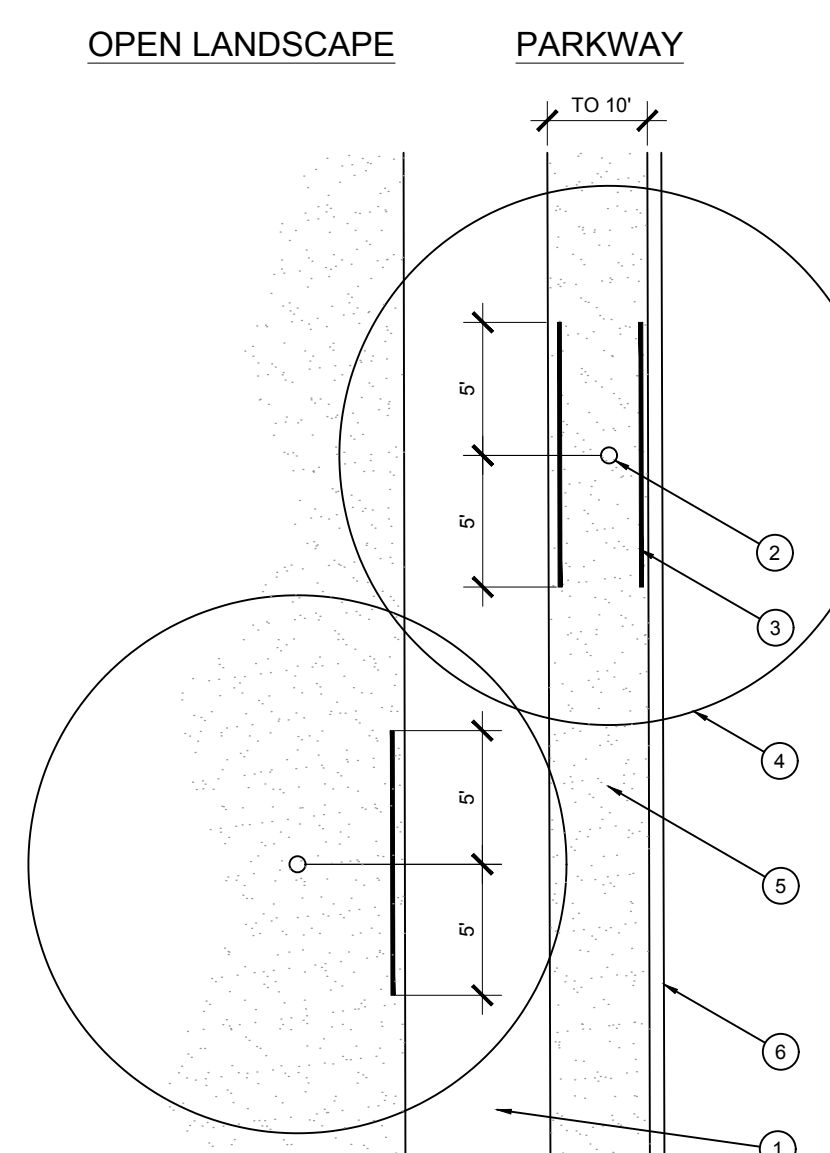
K. RECORD DRAWING

1. PROVIDE A MINIMUM OF (3) 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.

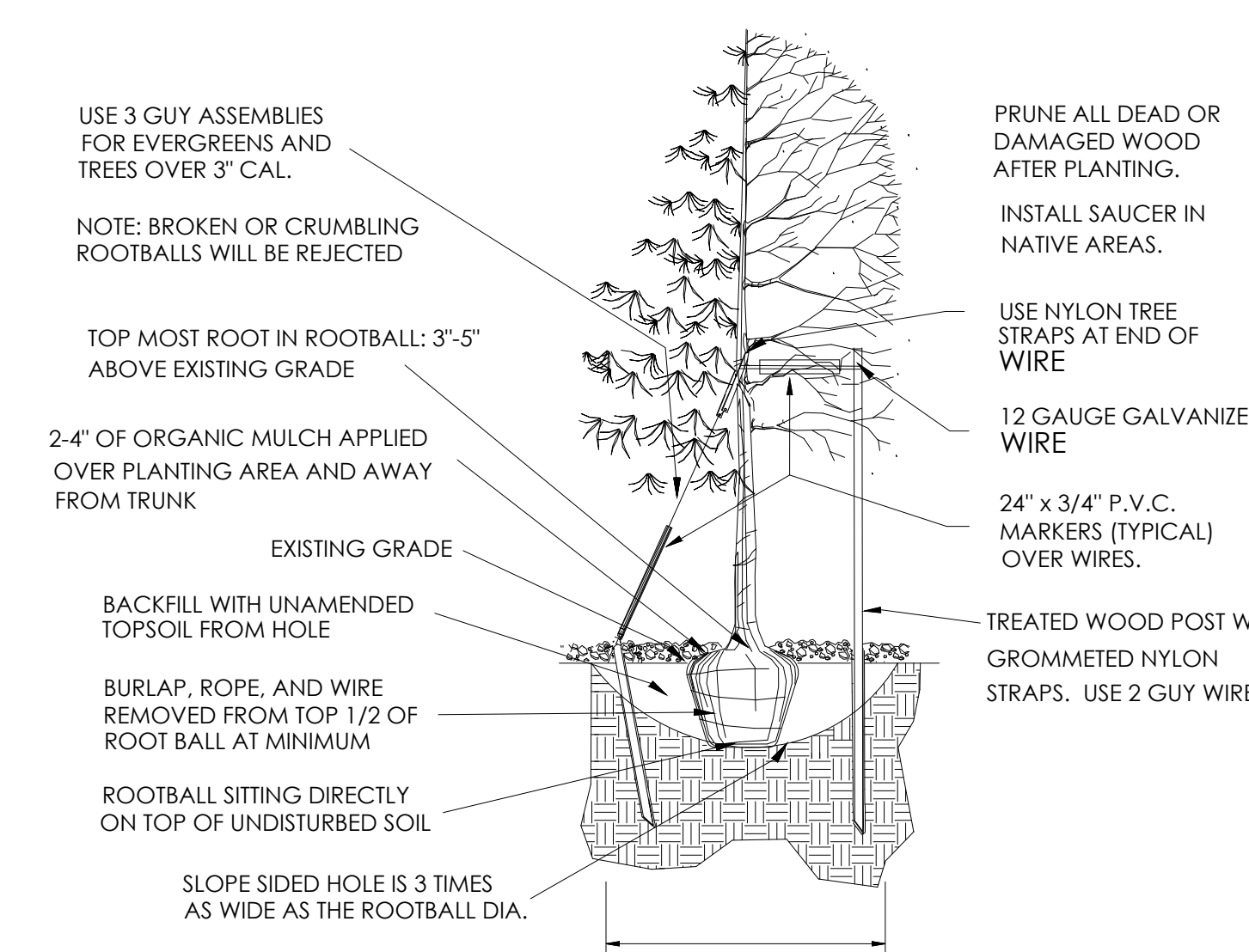


1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

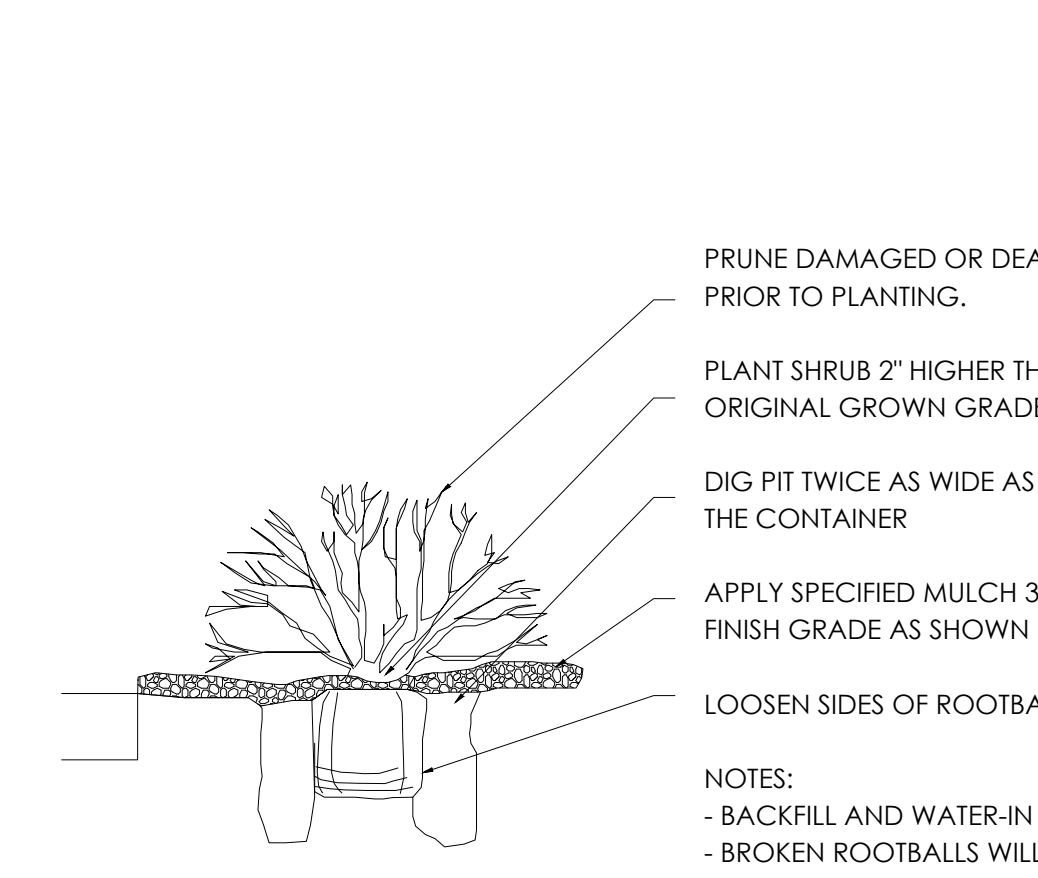
D. PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



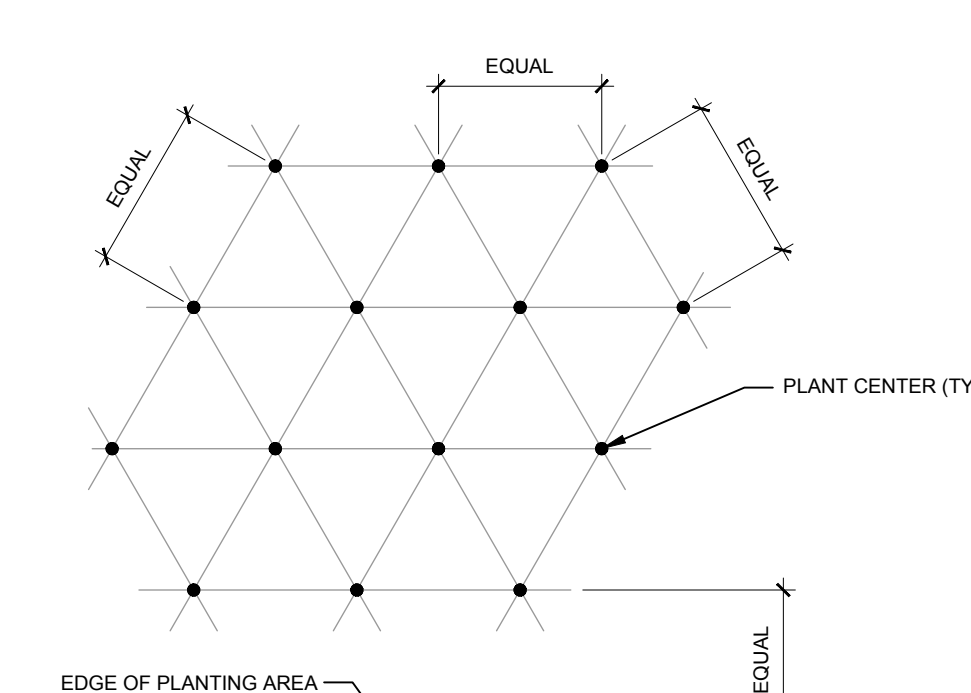
E. ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



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



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



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
6"	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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

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Original Date of Licensure
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REGISTERED LANDSCAPE ARCHITECT
6/15/2020

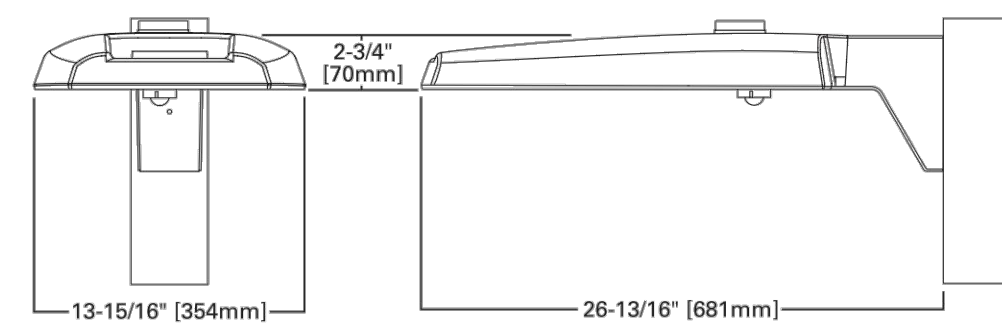
SITE PLAN
SLIM CHICKENS
S.W.C. OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
PROJECT NO: TSD003.01
DESIGNED BY: CAM
DRAWN BY: CAM
DATE: 06/15/2020
L-2

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.

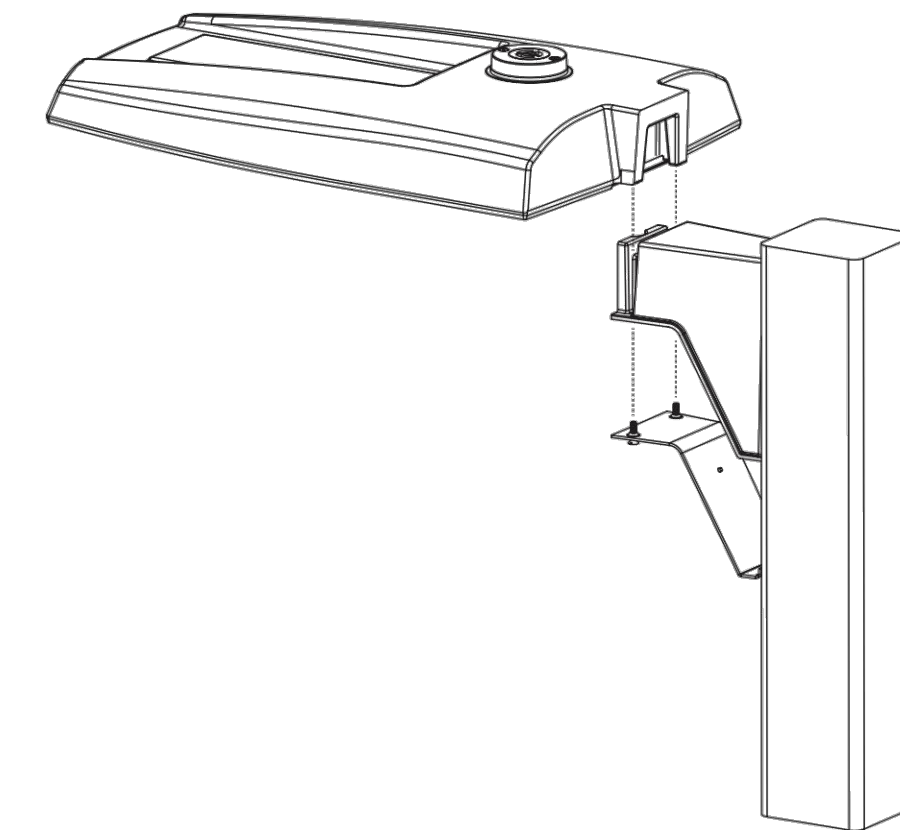
SHEET NOTES

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".

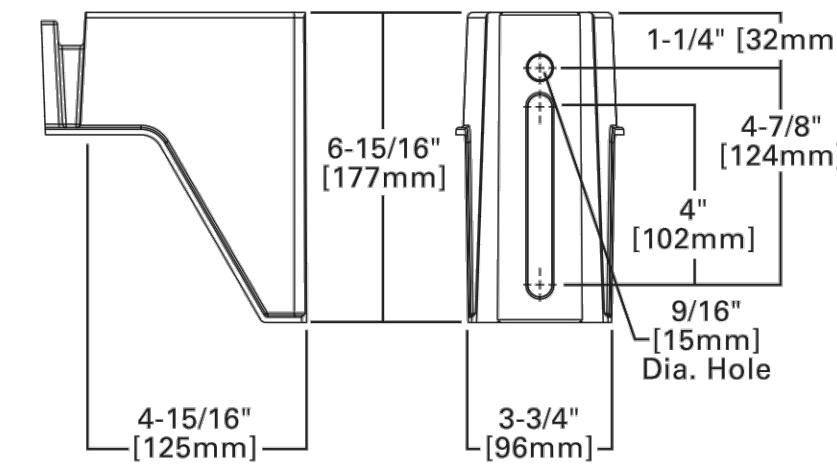
DIMENSIONS



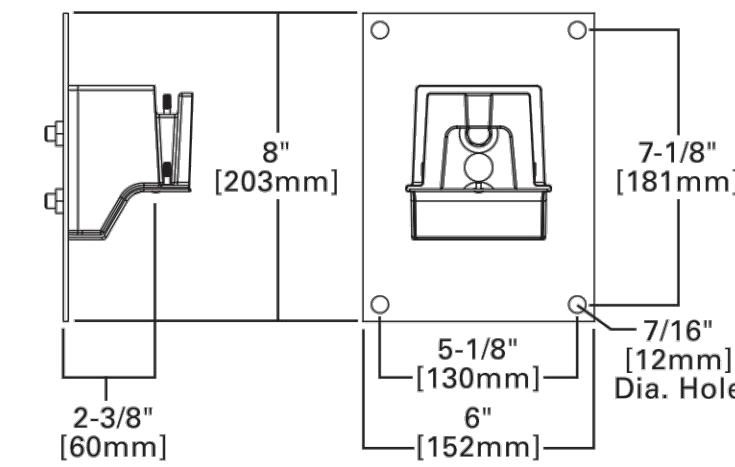
VERSATILE MOUNT SYSTEM



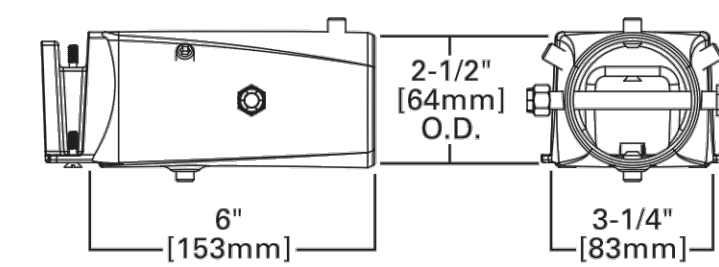
POLE MOUNT ARM



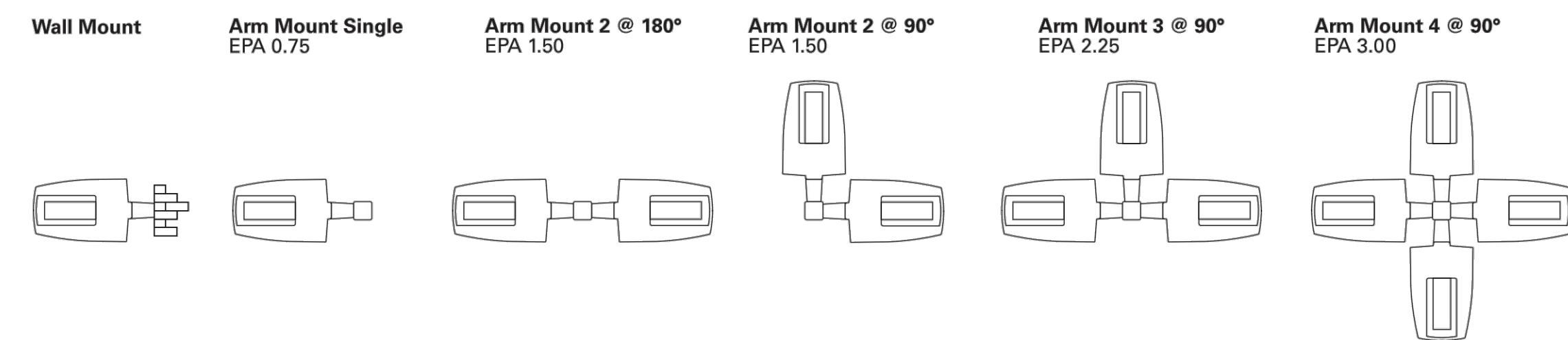
WALL MOUNT



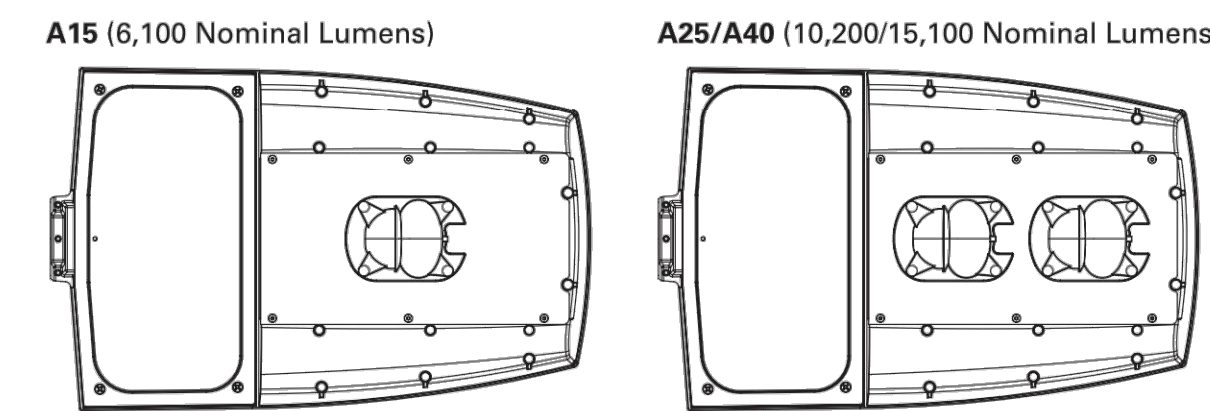
MAST ARM MOUNT



MOUNTING CONFIGURATIONS AND EPAS



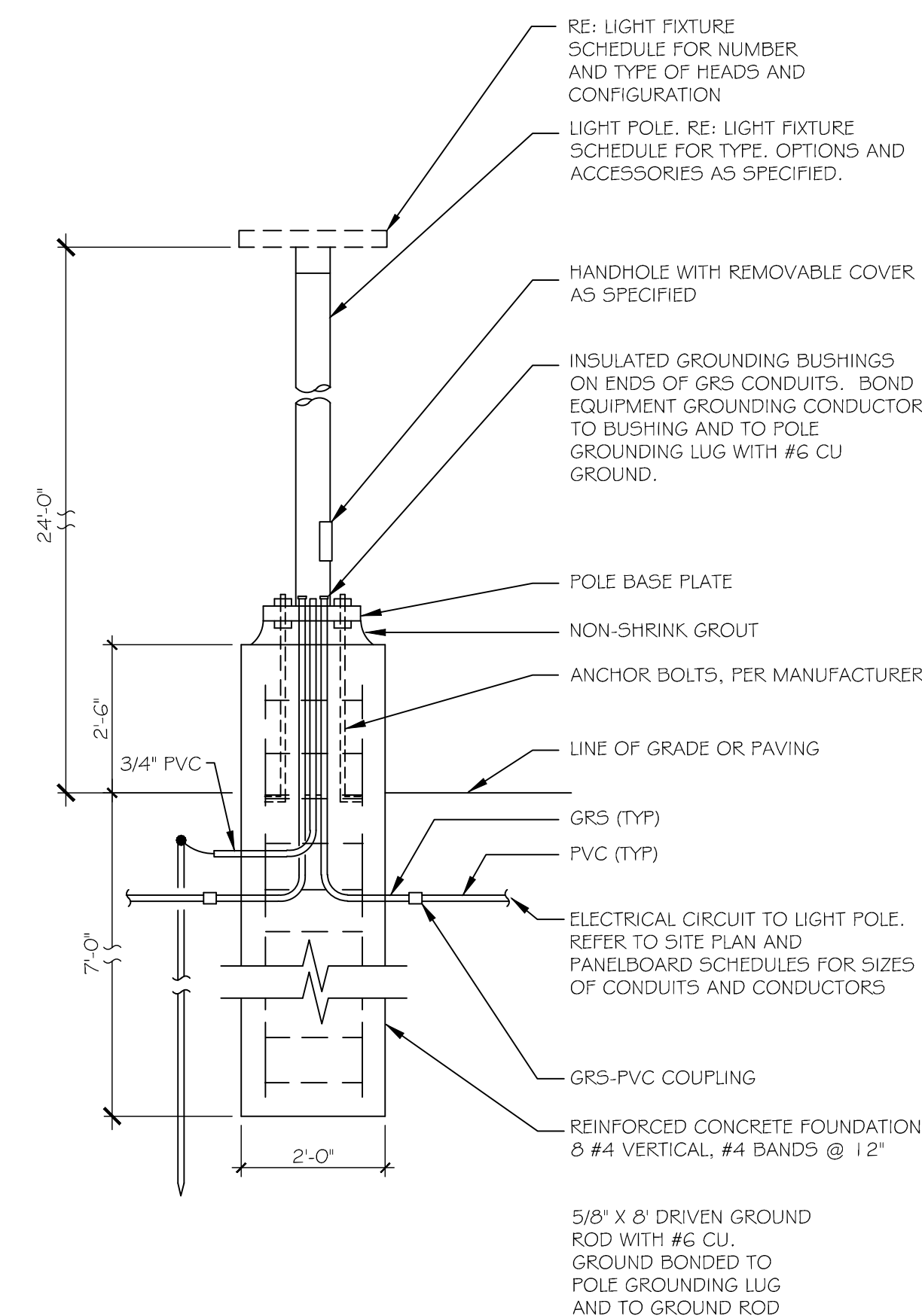
OPTICAL CONFIGURATIONS



POWER AND LUMENS

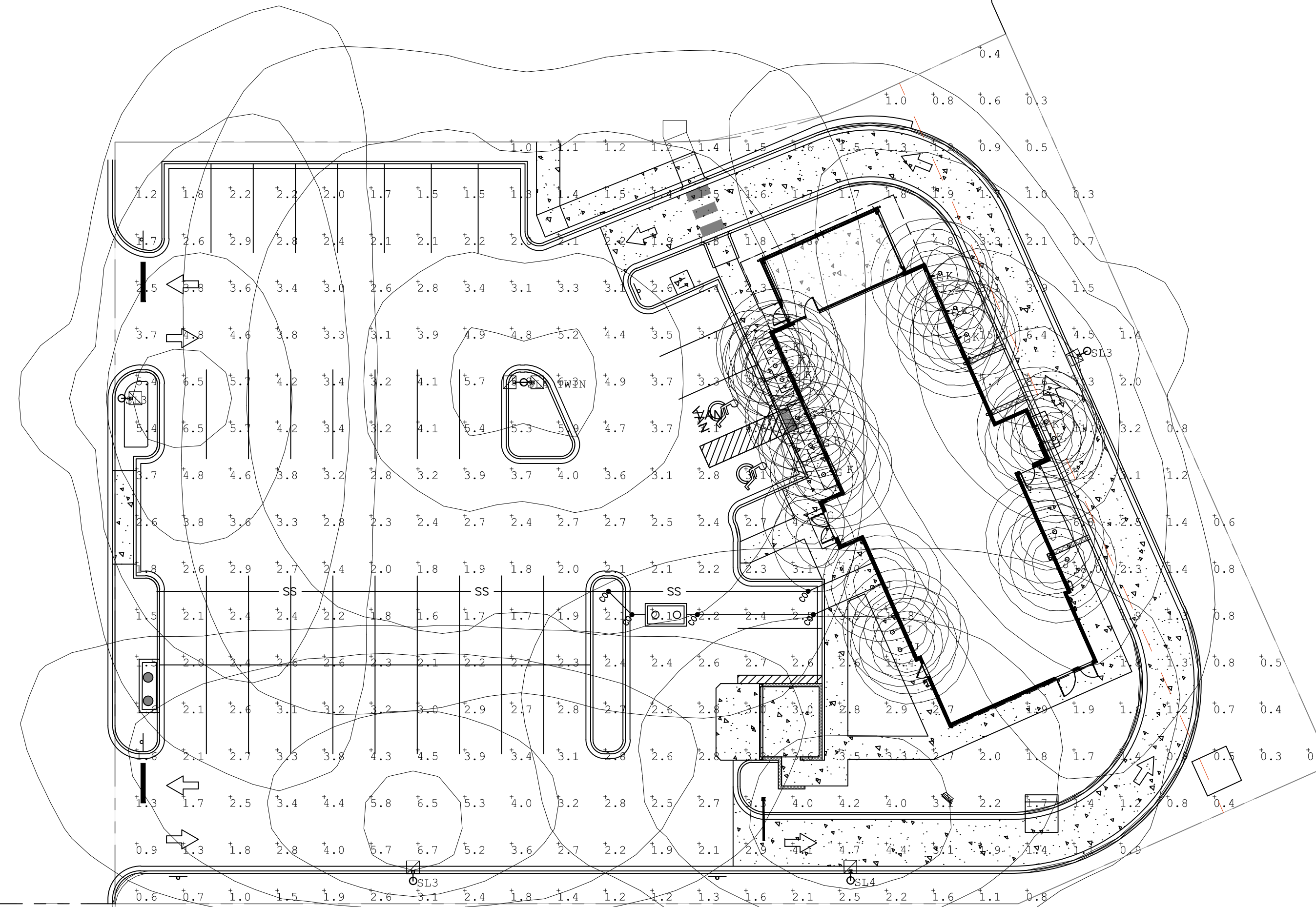
Light Engine	A15	A25	A40	
Nominal Power (Watts)	57W	87W	143W	
Input Current @ 120V (A)	0.49	0.76	1.23	
Input Current @ 277V (A)	0.22	0.35	0.54	
Input Current @ 347V (A)	0.18	0.28	0.45	
Input Current @ 480V (A)	0.13	0.21	0.33	
Type II	Lumens	6,139	10,204	15,073
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3
Type IV	Lumens	6,173	10,261	15,157
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4
Type V	Lumens	6,393	10,627	15,697
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.



LABEL SL

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



Fixture	Label	Arrangement	Panel	Line	Current	Power	Description
1	SL1	180°	120V	120V	0.49	57W	1x A15 6,100 Lumens
2	SL2	180°	120V	120V	0.76	87W	1x A25 10,200 Lumens
3	SL3	180°	120V	120V	1.23	143W	1x A40 15,100 Lumens

Fixture	Label	Power	Current	Power	Current
1	SL1	57W	0.49A	57W	0.49A
2	SL2	87W	0.76A	87W	0.76A
3	SL3	143W	1.23A	143W	1.23A

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

No.	REVISION	DATE
3	SDP - 3rd Submittal	03/22/19

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

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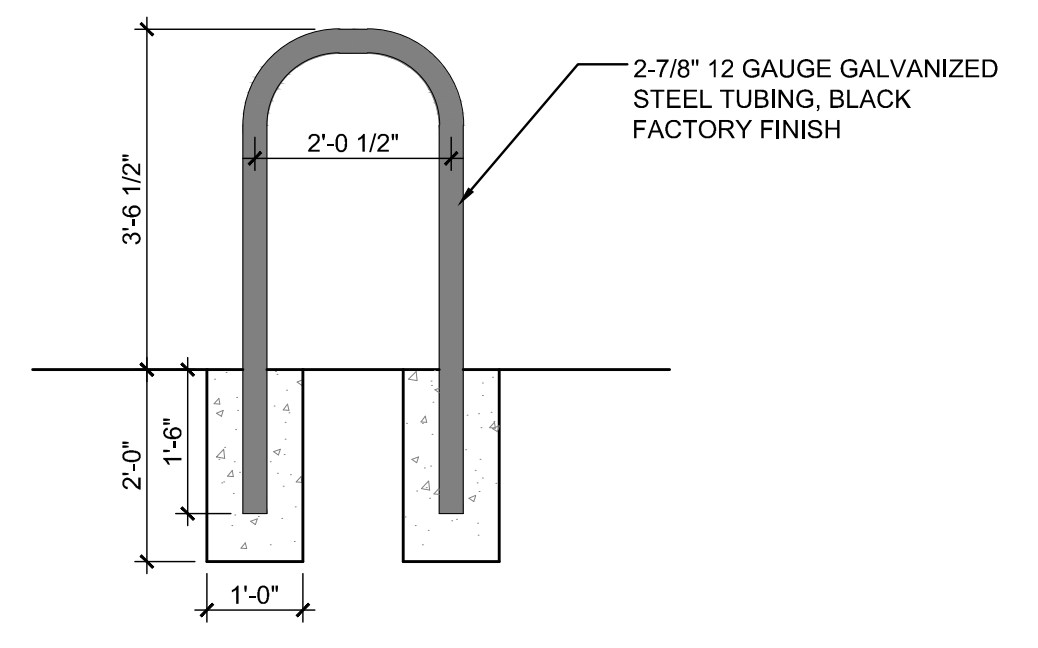
SITE PLAN
SLIM CHICKENS
SVC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
SITE LIGHTING PLAN

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

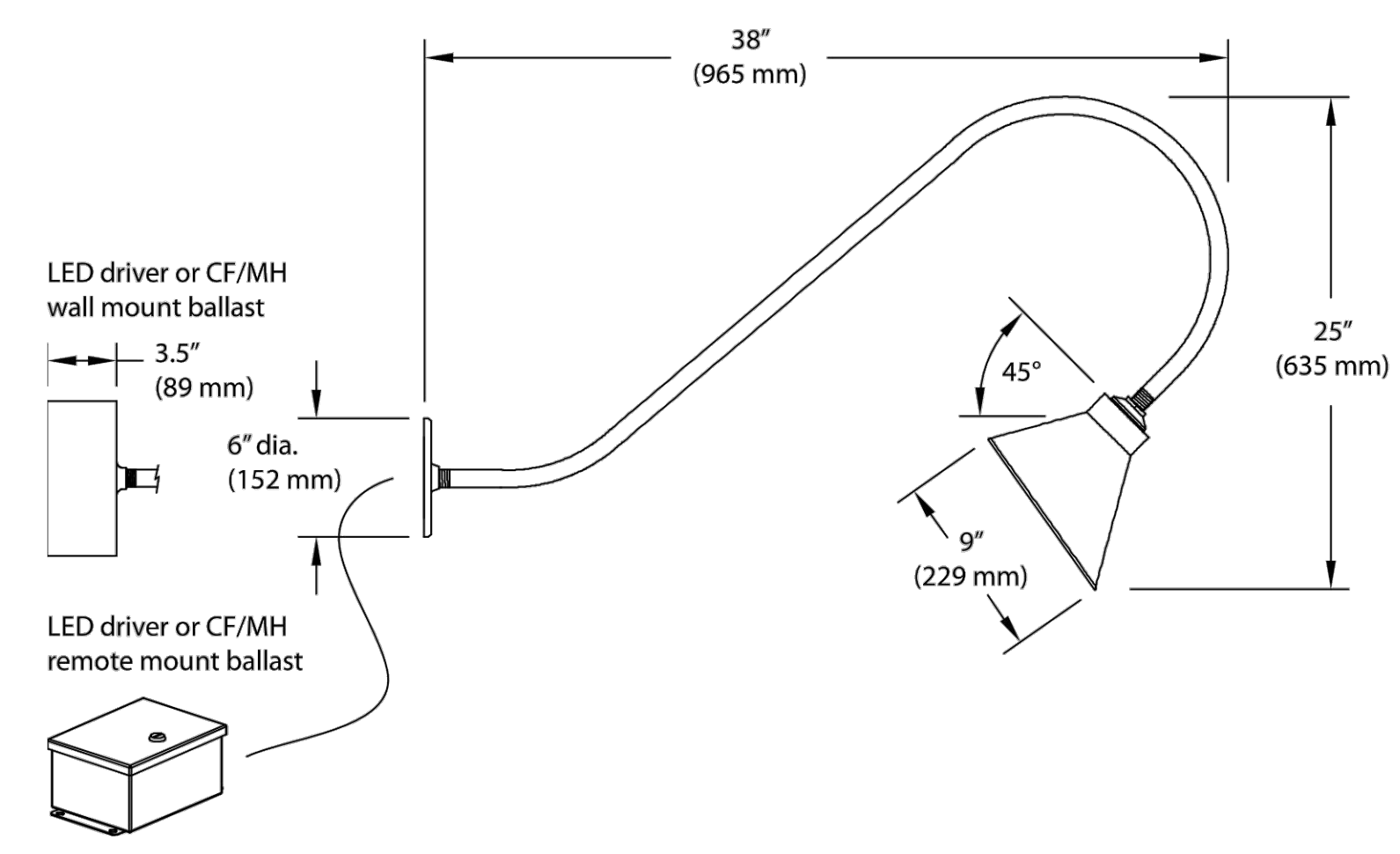
P5.0
SHEET 8 OF 9

P:\SLIM CHICKENS\31802 - SC PARKER (PARKER & PINE)\HISTORY\01 SITE PLAN SUBMITTALS\2020-06-16 SITE SUBMITTALS\PS_0_SITE LIGHTING PLAN.DWG

811
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05 INVERTED "U" BICYCLE RACK
SCALE: N.T.S.



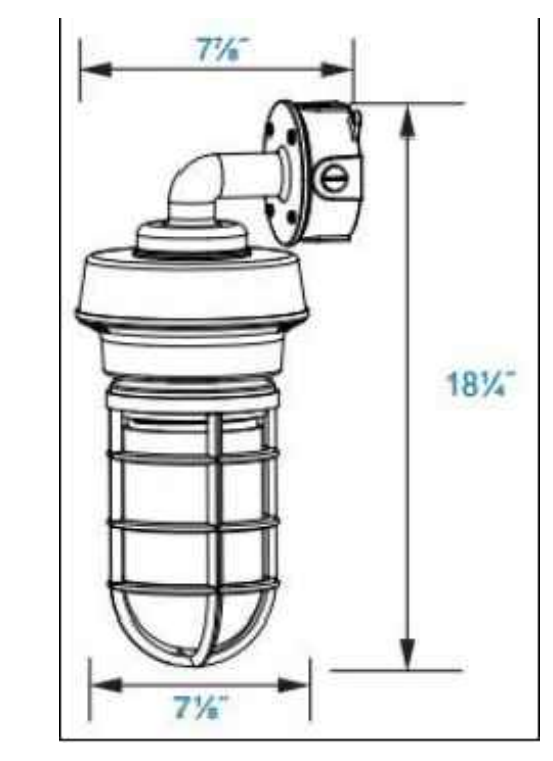
Custom
TMS Lighting can customize this and many of our standard fixtures. The dimensions, lamp types, enclosure and colors could be modified to suit your lighting and architectural requirements. Contact your local representative for more details: <http://www.tmslighting.com/info/agents>

Specifications are subject to change without notice.

TMS Lighting Inc.
247A Summerlea Road,
Brampton, Ontario,
Canada. L6T 4E1
Web Site: tmslighting.com

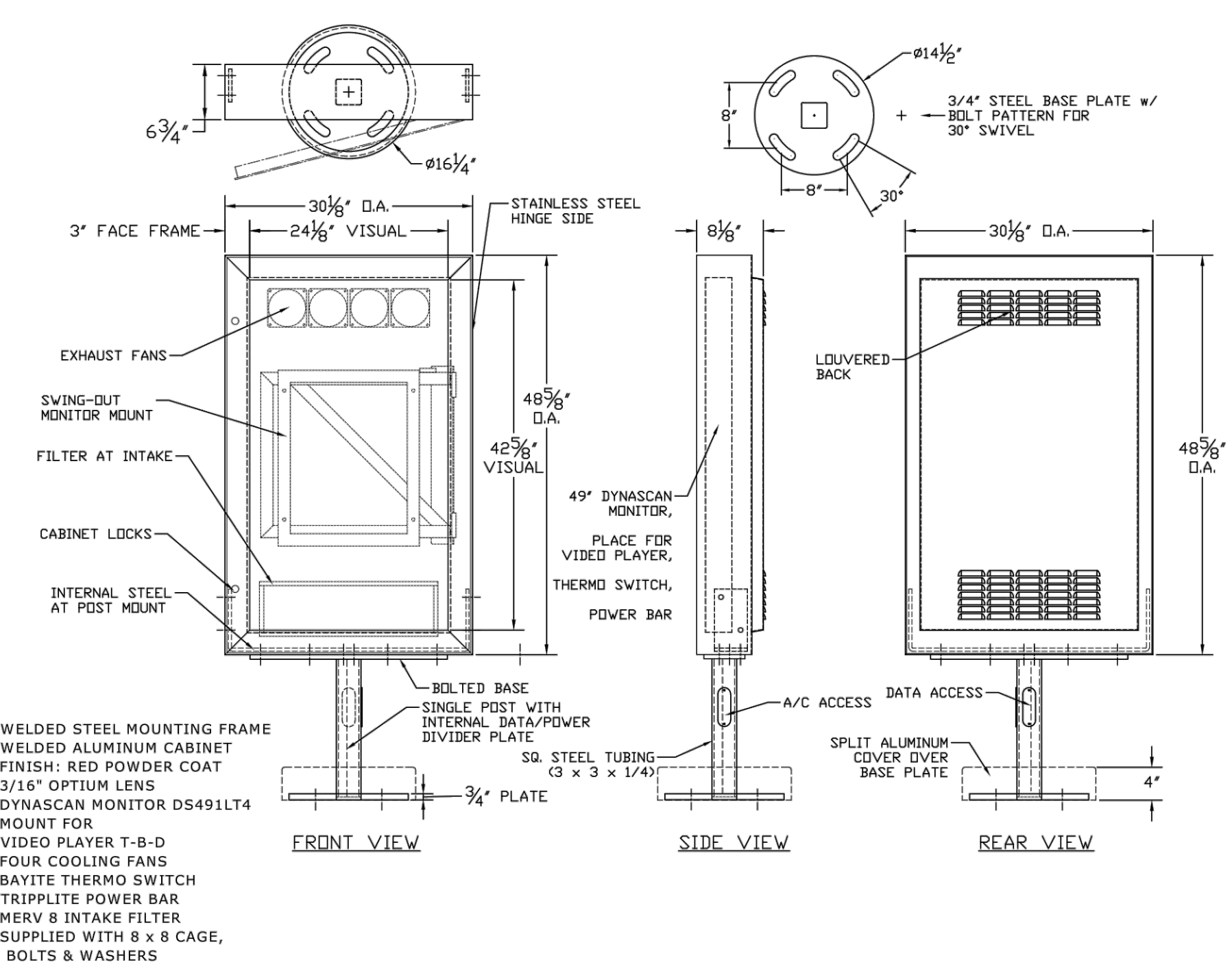
North America: (905) 793-1174
Toll-free: (866) 793-1174
Fax: (905) 793-1175

UK & Europe: 44-1474-250-654

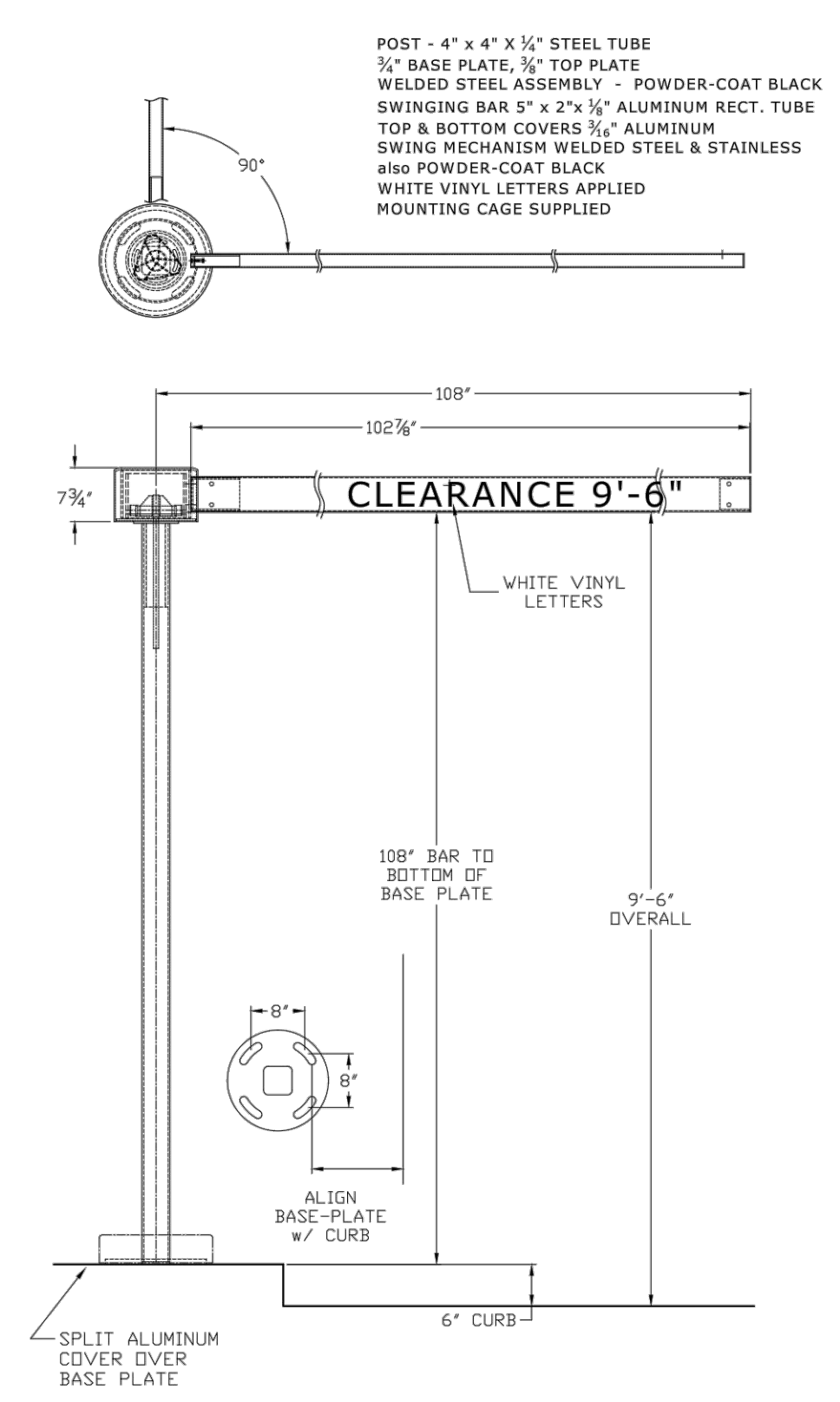


04 LABEL G UNDER CANOPY LIGHT
SCALE: N.T.S.

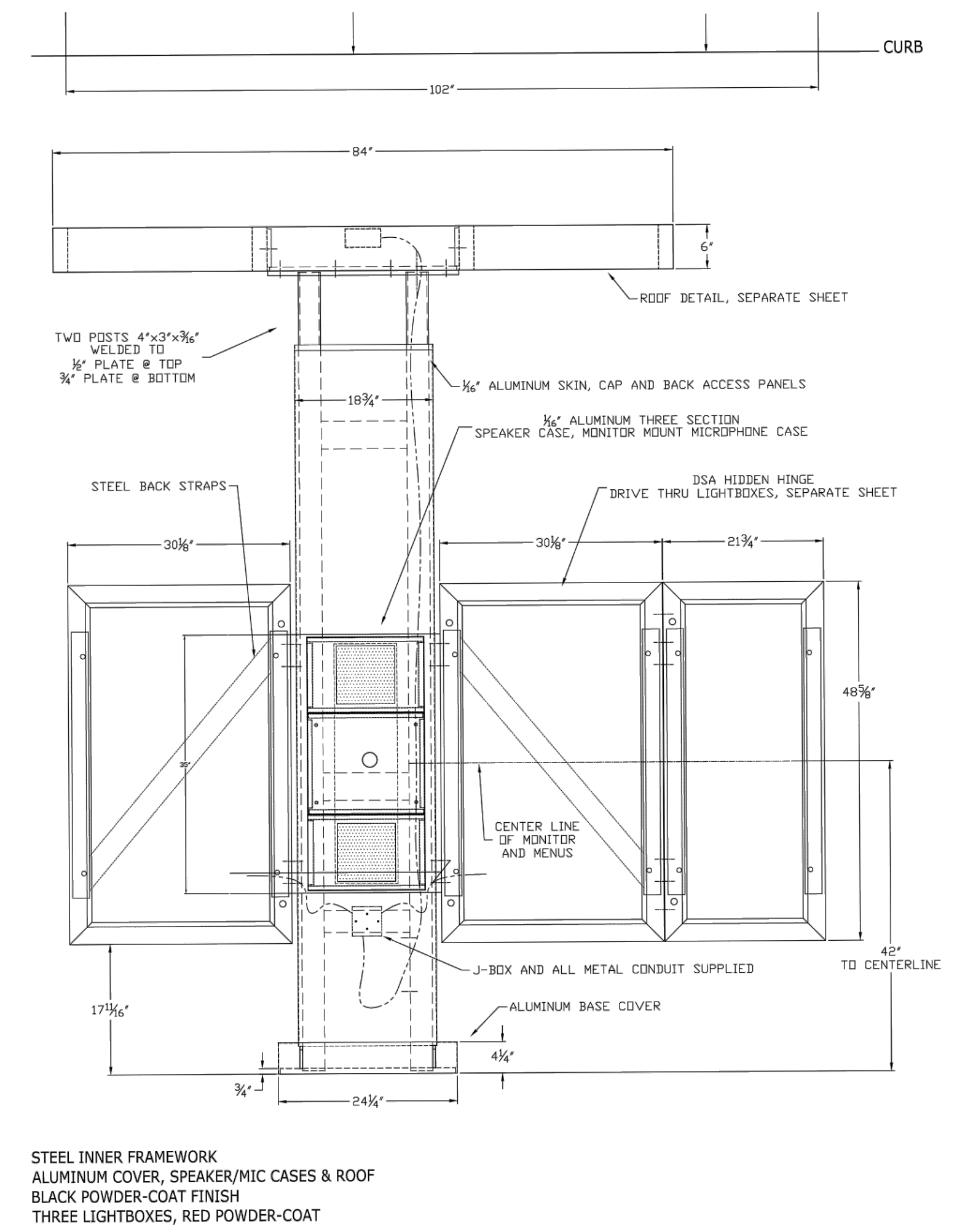
05 LABEL J & K EXTERIOR WALL LIGHTING
SCALE: N.T.S.



03 MENU BOARD
SCALE: N.T.S.



02 CLEARANCE BAR
SCALE: N.T.S.



01 ORDER KIOSK
SCALE: N.T.S.

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SITE DETAILS

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

P5.1
SHEET 9 OF 9

P:\SLIM CHICKENS\31802 - SC PARKER (PARKER & PINE)\HISTORY\01 SITE PLAN\SUBMITTALS\2020-06-16 SITE SUBMITTALS\1 SITE DETAILS.DWG

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