



## Development Review Division

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

### MEMORANDUM

**TO:** Jonathan Greenhut, EES, *Applicant*  
Twin Star Energy, LLC., *Owner*  
Mark Perrino, MAPCM, *Developer*

**FROM:** Julia Duncan, Associate Planner

**DATE:** October 21, 2021

**SUBJECT:** SP21-063; Douglas 234 F6 L1 - Gas and Convenience Store  
Review Comments 02

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Julia Duncan

**EMAIL:** jduncan@parkeronline.org

**PHONE:** 303.805.3334

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Development Design Standards, the Land Development Ordinance (LDO), and the Douglas 234 Planned Development District. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)  
[Douglas 234 Planned Development](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and includes a comprehensive detailing of comments.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

### Site Plan and Project Details

**1. Please reference the redlines for all comments/clarification.**

Comment Addressed:  Yes  No

Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Fire/Life Safety Division
- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)

*Please keep an eye out in eTRAKiT for the comment to the following reviews:*

- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Antelope Heights Homeowners Association
- Horse Creek HOA
- Parker Water and Sanitation District

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

# CONVENIENCE STORE SITE PLAN

LOCATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.  
 LOT 1 OF DOUGLAS 234 FILING NO. 6  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Original Comment not addressed. This is first line and need to be switched with the Legal Description

The Legal Description needs to be the main title-switch 1st and 2nd lines

## APPLICANT/OWNER

TWIN STAR ENERGY, LLC  
 7671 SHAFFER PARKWAY  
 LITTLETON, CO 80127  
 C/O: MARK PERRINO  
 P: (303) 898-2803

## OWNERS'S REP

MARCM  
 6415 CHEROKEE DRIVE  
 SEDALIA, CO. 80135  
 ATTN: MARK A PERRINO  
 P: (303) 537-2803

## ARCHITECT

101, ARCHITECTURE LLC  
 8400 E. CRESCENT PARKWAY, SUITE 160  
 GREENWOOD VILLAGE, CO 80111  
 ATTN: BUDDY POPPITT, LEED AP  
 P: (720) 881-1600

## GAS SERVICE

XCEL ENERGY  
 1123 WEST 3RD AVENUE  
 DENVER, CO 80223  
 ATTN: DONNA GEORGE  
 P: (303) 571-3306

## ELECTRICAL SERVICE

IREA  
 5496 US HWY 85  
 SEDALIA, CO 80135  
 ATTN: BROOKS KAUFMAN  
 P: (720) 805 3331

## TELEPHONE

CENTURYLINK  
 1801 CALIFORNIA STREET, SUITE 240  
 DENVER, CO 80202  
 ATTN: WILLIAM BENSON  
 WILLIAM.BENSON2@LUMEN.COM

## TRAFFIC ENGINEER

RICK ENGINEERING COMPANY  
 9801 EAST EASTER AVE.  
 CENTENNIAL, CO 80112  
 ATTN: JACK SCANLON, PE  
 P: (303) 537-8020

## ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.  
 501 S CHERRY STREET, SUITE 300  
 GLENDALE, CO 80246  
 ATTN: LANDIS GORDON, PE  
 P: (618) 670-1512

## LANDSCAPE ARCHITECT

VALERIAN  
 970 YUMA STREET SUITE 130  
 DENVER, CO 80204  
 ATTN: BRENT KASLON  
 P: (303) 347-1200

## SURVEYOR

RICK ENGINEERING COMPANY  
 9801 EAST EASTER AVE.  
 CENTENNIAL, CO 80112  
 ATTN: ROBERT HENNESSY, PLS  
 P: (303) 537-8020

## WATER/SANITARY SEWER

PARKER WATER AND SANITATION DISTRICT  
 18100 E. WOODMAN DRIVE  
 PARKER, CO 80134  
 ATTN: ROBERT RAMSEY  
 P: (720) 842-4260

## FIRE DEPARTMENT

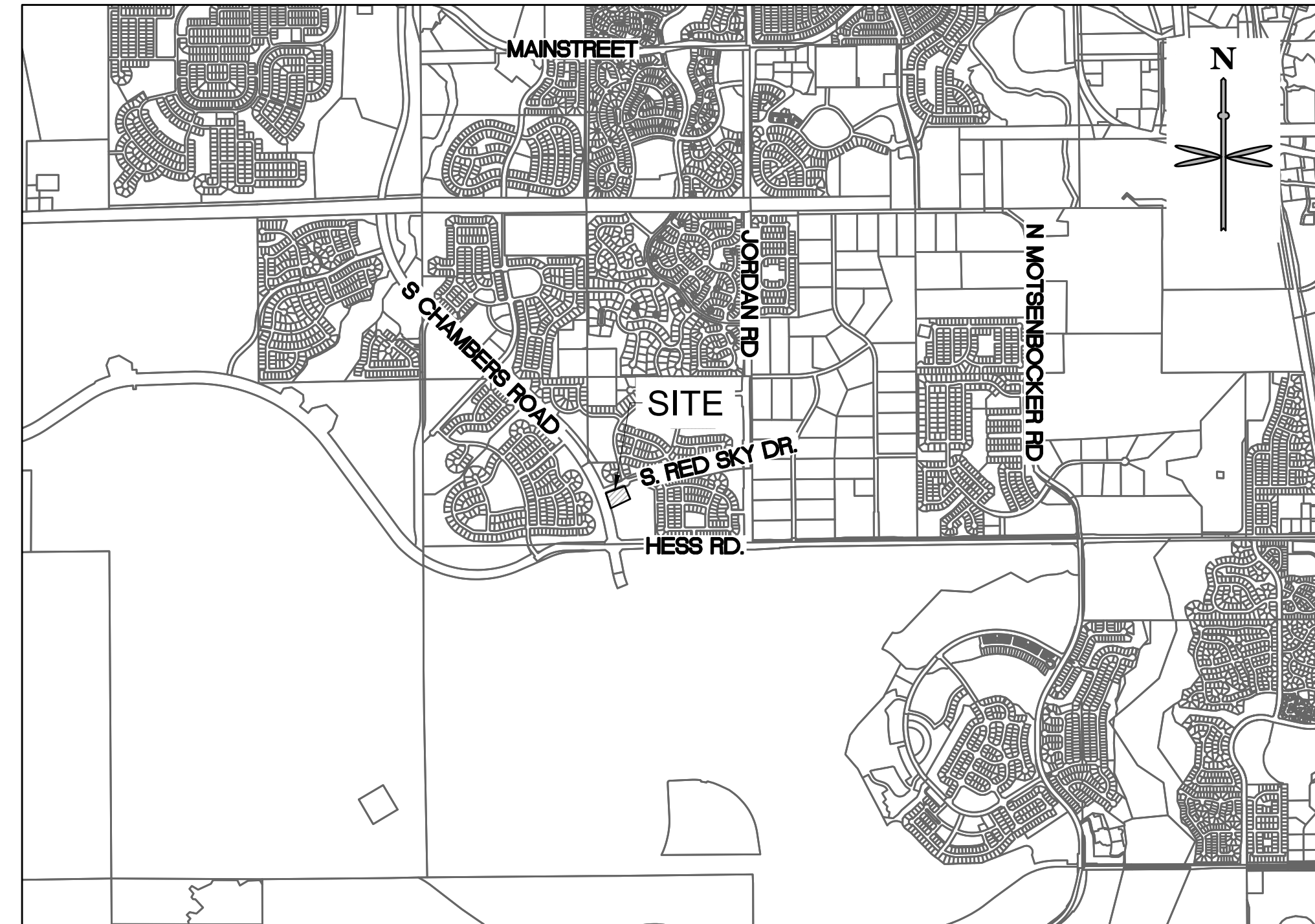
SOUTH METRO FIRE RESCUE AUTHORITY  
 9195 E. MINERAL AVE.  
 CENTENNIAL, CO 80112  
 ATTN: RANDY CAPRA  
 P: (303) 805-3169

## TOWN OF PARKER PLAN REVIEW

20120 E. MAINSTREET  
 PARKER, CO 80138  
 ATTN: BRIANNA SIMON  
 P: (303) 805-3338

## GEOTECHNICAL ENGINEER

TERRACON  
 10825 W. 1-70 FRONTAGE ROAD N, SUITE 3  
 WHEAT RIDGE, CO 80033  
 ATTN: JOHN HAAS  
 P: (303) 454 5290



VICINITY MAP  
 SCALE: 1" = 2000'

## 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
- 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 AFOREMENTIONED 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.
- 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.

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BASIS OF BEARINGS:  
 BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 BEING ASSUMED TO BEAR NORTH 89°15'13" EAST, A DISTANCE OF 2638.35 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:  
 -THE SOUTHEAST CORNER OF SECTION 29 BEING A FOUND 3.25" ALUMINUM CAP PLS 35593 IN RANGE BOX MATCHING MONUMENT RECORD FILED 11/29/05.  
 -THE SOUTH QUARTER CORNER OF SECTION 29 BEING A FOUND 3.25" ALUMINUM CAP PLS 22561 IN RANGE BOX MATCHING MONUMENT RECORD FILED 4/30/13.  
 COMMENCING AT SAID SOUTH QUARTER CORNER:  
 THENCE NORTH 23°09'28" EAST, A DISTANCE OF 786.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH CHAMBERS ROAD AND THE POINT OF BEGINNING;  
 THENCE ALONG SAID RIGHT-OF-WAY BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,085.00 FEET, A CENTRAL ANGLE OF 01°59'59", WHOSE CHORD BEARS NORTH 20°18'56" WEST A DISTANCE OF 107.67 FEET, FOR A DISTANCE OF 107.67 FEET;  
 THENCE NORTH 21°50'47" EAST, A DISTANCE OF 15.32 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SOUTH RED SKY DRIVE;  
 THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
 1. THENCE NORTH 67°44'14" EAST, A DISTANCE OF 288.93 FEET;  
 2. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 07°31'34", WHOSE CHORD BEARS SOUTH 84°58'12" EAST A DISTANCE OF 6.10 FEET, FOR AN ARC DISTANCE OF 6.11 FEET;  
 THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 88.00 FEET, A CENTRAL ANGLE OF 22°23'01", WHOSE CHORD BEARS SOUTH 38°24'40" EAST A DISTANCE OF 34.16 FEET, FOR AN ARC DISTANCE OF 34.38 FEET;  
 THENCE SOUTH 27°13'09" EAST, A DISTANCE OF 11.25 FEET;  
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 10°44'07", WHOSE CHORD BEARS SOUTH 21°51'05" EAST A DISTANCE OF 7.11 FEET, FOR AN ARC DISTANCE OF 7.12 FEET;  
 THENCE SOUTH 16°29'16" EAST, A DISTANCE OF 86.95 FEET;  
 THENCE SOUTH 71°45'39" WEST, A DISTANCE OF 311.12 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 40,531 SQUARE FEET OR 0.930 ACRES, MORE OR LESS.

## BENCHMARK:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THE MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCH MARCH HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200' NORTH OF HESS ROAD. ELEVATION = 6075.31

## BASIS OF BEARING:

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

## 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 T6SR66WS29 AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## SITE DATA TABLE:

SITE AREA	LOT 1: 40,531 SF = 0.93 AC	
ZONING	PLANNED DEVELOPMENT - COMMERCIAL (PD-C)	
BUILDING	SINGLE STORY - 4,140 SF	
FAR	50% MAX / 4,140/40,531 X 100 = 10.2%	
BUILDING COVERAGE	50% MAX / 4,140/40,531 X 100 = 10.2%	
OPEN SPACE	20% MIN. VS. 11,705 /40,531 S.F. X 100 = 28.9%	
*BUILDING SETBACK	REQUIRED 25' PUBLIC R.O.W. (N.E.W.) 15' FRONT (E) 10' SIDE (S) 25' Front (W)	ACTUAL 25.46' (N) C-STORE 106.9' (E) FUEL CANOPY 11.85' (S) C-STORE 25.29' (W) C-STORE
*BUILDING SETBACKS PER * <td colspan="2"></td>		
MAX. BUILDING HT	60' VS. PROPOSED 26'-3"	
PARKING	1 PER 250 SF NLA 4,140 SF / 250 = 16.56 17 SPACES REQUIRED 23 SPACES PROVIDED	
BICYCLE PARKING	PER SCHEDULE 13.06.060A: 2 PER 10,000 SF GFA 2 SPACES REQUIRED 2 SPACES PROVIDED	

Required front yards have a 25 foot setback revise

## SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
P0.0	COVER SHEET
P1.0	SITE PLAN
P1.1	SITE PLAN SCHEDULE, NOTES & LEGEND
P2.0	GRADING PLAN
P3.0	UTILITY PLAN
IR 1.2	IRRIGATION PLAN - CARWASH
IR 1.3	IRRIGATION NOTES AND DETAILS
IR 1.4	IRRIGATION DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES AND DETAILS
01	BUILDING ELEVATIONS
03	BUILDING ELEVATIONS
04	BUILDING ELEVATIONS
05	BUILDING ELEVATIONS
1	SITE LIGHTING PLAN

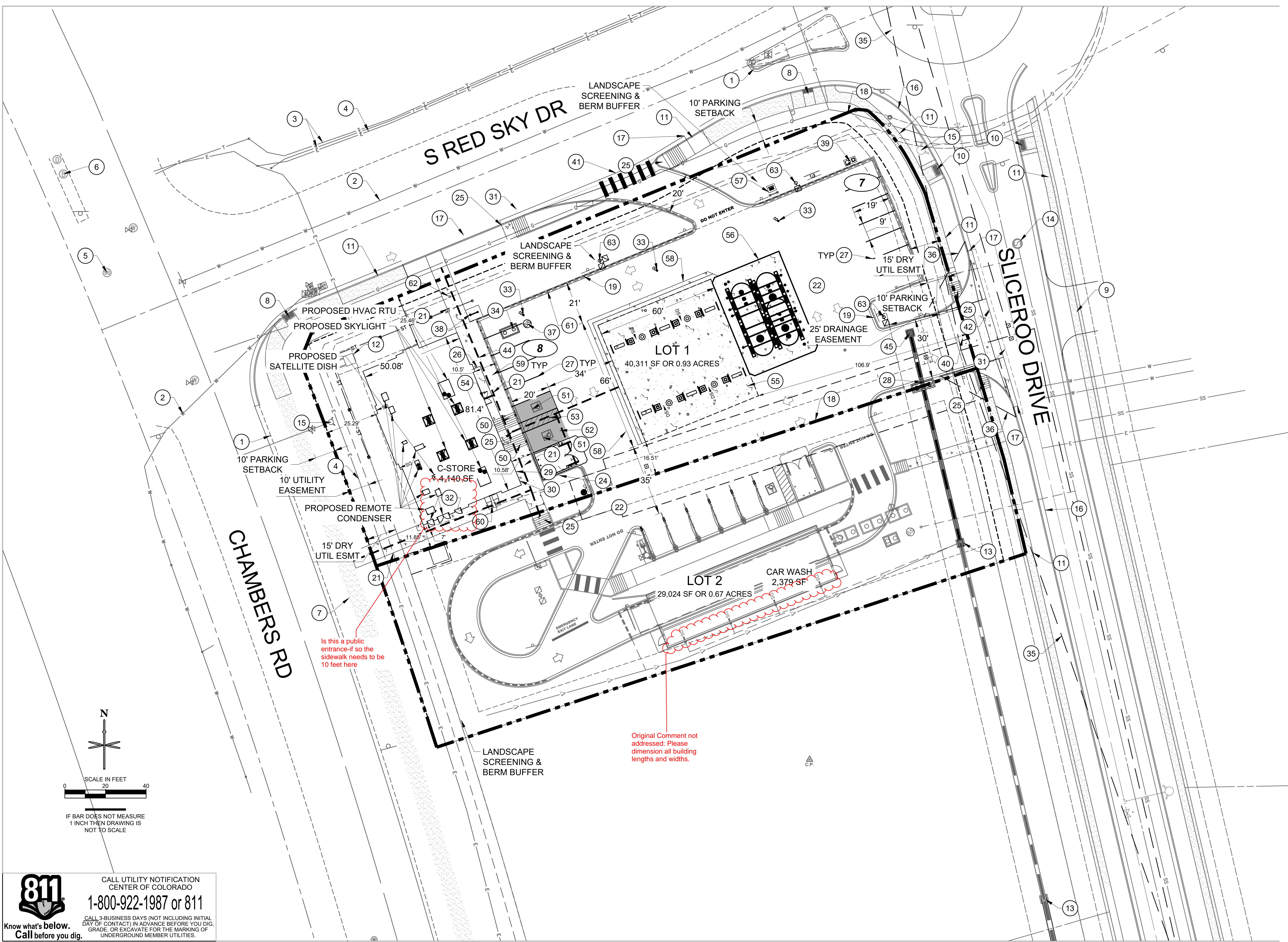
## DEVELOPMENT PLAN NOTES:

- 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 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.

**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.

DATE					
BY					
REVISION					
No.					
501 S. Cherry St., Suite 300 Denver, CO 80246 www.ees-us.com 303.572.1997 www.ees-us.com					
SITE PLAN LOT 1 <b>CONVENIENCE STORE</b> 12181 SLICEROO DRIVE, PARKER, CO 80134 <b>COVER SHEET</b>					
PROJECT NO.:	TSD003.01				
DESIGNED BY:	LCG				
DRAWN BY:	JLG				
DATE:	05/27/21				
<b>P0.0</b>					

PITWINSTAR ENERGY CO. PARTNER - CHAMBERS & HESS/DC CAD/SITE PLANNING/LOT 1/SITE PLAN.DWG



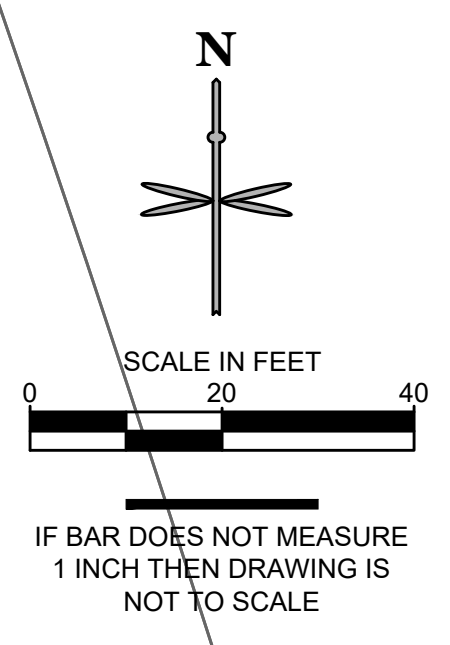
CHAMBERS RD

S RED SKY DR

SLICEROO DRIVE

Original Comment not addressed: Please dimension all building lengths and widths.

Is this a public entrance-if so the sidewalk needs to be 10 feet here




IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

**811**  
 Know what's below.  
 Call before you dig.

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.

DATE	
BY	
REVISION	
No.	
 <small>EES ENGINEERING AND SOLUTIONS, INC.        501 S Cherry St, Suite 300        Denver, CO 80246        303.572.7897 www.eesusa.com</small>	
<b>SITE PLAN LOT 1</b> <b>CONVENIENCE STORE</b> <small>CHAMBERS AND HESS, PARKER, CO</small> <b>SITE PLAN</b>	
PROJECT NO:	TSD003.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	03/19/21
<b>P1.0</b>	

There are no existing structures this is a vacant lot everything is new

### SITE SCHEDULE

- 1 EXISTING CURB AND GUTTER TO REMAIN.
- 2 EXISTING WATER.
- 3 EXISTING UNDERGROUND TELEPHONE.
- 4 EXISTING UNDERGROUND ELECTRIC.
- 5 EXISTING SANITARY MANHOLE.
- 6 EXISTING STORM INLET/MANHOLE.
- 7 EXISTING SIDEWALK TO REMAIN.
- 8 EXISTING RAMP TO REMAIN.
- 9 NEW HORIZON'S DAYCARE ENTRANCE.
- 10 MASTERPLAN ADA RAMP TO REMAIN
- 11 MASTERPLAN SIDEWALK TO BE BUILT BY MASTER DEVELOPER.
- 12 FUTURE MONUMENT & SIGN LOCATIONS BY SEPARATE SIGN PERMIT.
- 13 MASTERPLAN STORM INLET TO REMAIN.
- 14 MASTERPLAN SANITARY MANHOLE TO REMAIN.
- 15 EXISTING OR MASTERPLAN FIRE HYDRANT TO REMAIN.
- 16 MASTERPLAN CURB AND GUTTER TO REMAIN.
- 17 BEGIN CURB CUT. MATCH MASTERPLAN CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING.
- 18 PROPERTY LINE.
- 19 PROPOSED ONSITE 6" VERTICAL CURB AND 1" GUTTER. REFER TO DETAIL ON SHEET C5.1 OF CD SET.
- 20 PROPOSED 8'X8' ELECTRICAL TRANSFORMER PAD. REFER TO MEP PLANS FOR TRANSFORMER DESIGN AND DETAILS.
- 21 PROPOSED ONSITE CONCRETE WALK. REFER TO DETAIL ON SHEET C5.0 OF CD SET.
- 22 PROPOSED ASPHALT PAVEMENT. DETAIL ON SHEET C5.2 OF CD SET.
- 23 APPROX. LOCATION OF PROPOSED LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.)
- 24 PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- 25 PROPOSED ADA RAMP. PER TOWN DETAIL 18, OR SEE SHEET C5.2 OF CD SET.
- 26 PROPOSED BUILDING OVERHANG. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- 27 PROPOSED PAINT 4" 90° SOLID WHITE PARKING STRIP. (TYP.)
- 28 PROPOSED STORM INLET.
- 29 PROPOSED FDC AND KNOX BOX.
- 30 FIRE RISER ROOM.
- 31 PROPOSED 2" SAWCUT ADJACENT TO PROPOSED SITE ACCESS.
- 32 SECONDARY ENTRANCE.
- 33 PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT. DETAIL ON SHEET U2.0 OF PWSD SET.
- 34 PROPOSED GREASE INTERCEPTOR. DETAIL ON SHEET U2.1 OF PWSD SET.
- 35 PROPOSED SIGHT DISTANCE TRIANGLE. PER TOWN DETAIL 24. ASSUME 25 MPH.
- 36 PROPOSED 30'X30' CORNER SIGHT TRIANGLE.
- 37 PROPOSED SANITARY SEWER SAMPLING MANHOLE. DETAIL ON SHEET U2.1 OF PWSD SET
- 38 PROPOSED BICYCLE RACK. REFER TO DETAIL ON SHEET C5.2.
- 39 PROPOSED TIRE INFLATOR. REFER TO FUELING PLANS UNDER SEPARATE COVER.
- 40 PROPOSED CONCRETE DRIVEWAY APPROACH FULL MOVEMENT ACCESS. PER TOWN DETAIL
- 41 PROPOSED CONCRETE DRIVEWAY ENTRANCE RIGHT IN ACCESS ONLY.
- 42 PROPOSED INTERSECTION CROSS PAN PER TOWN OF PARKER STD. DTL. 19 ON SHEET C5.2.
- 43 PROPOSED SAND AND OIL INTERCEPTOR. REFER TO SHEET U2.1 ON PWSD SET FOR DETAIL. VERIFY WITH MEP.
- 44 PROPOSED ADA ROUTE
- 45 CONVERT INLET GRATE TO MANHOLE LID FOR MASTER PLAN INLET.

### LOT 1 SITE SCHEDULE

- 50 PROPOSED ADA HANDICAP VAN ACCESSIBLE SIGN MOUNTED IN BOLLARD. REFER TO DETAIL ON SHEET C6.1 OF CD SET.
- 51 PROPOSED PAINT HC PARKING SYMBOL. REFER TO DETAIL ON SHEET C6.1 OF CD SET.
- 52 SCREENED AREA DEFINES ADA COMPLIANT ZONE OF ACCESSIBILITY FROM BUILDING FRONT ENTRANCE TO HANDICAP PARKING STALLS. CROSS SLOPES NOT TO EXCEED 2% IN ALL DIRECTIONS.
- 53 PROPOSED PAINT 4" SOLID WHITE PARKING STRIPS AT 16" O.C. AN 23 DEGREE TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- 54 FACILITY MAIN PUBLIC ENTRY.
- 55 PROPOSED GMPD STANDARD FUEL CANOPY AND EDGE OF CONCRETE SLAB. REFER TO FUELING PLANS UNDER SEPARATE COVER.
- 56 PROPOSED FUEL TANK FARM AND CONCRETE SLAB. REFER TO FUELING PLANS UNDER SEPARATE COVER.
- 57 PROPOSED VENT RISER. REFER TO FUELING PLANS UNDER SEPARATE COVER.
- 58 PROPOSED 4' PAN. REFER TO DETAIL ON SHEET C5.2 OF CD SET.
- 59 PROPOSED 6" BOLLARD. (TYP.) REFER TO DETAIL ON SHEET C5.0 OF CD SET.
- 60 PROPOSED CO2 AND N2 TANK/CAGE. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- 61 PROPOSED SIDEWALK CHASE. REFER TO TOWN DETAIL 29 ON SHEET C5.2 OF CD SET.
- 62 PROPOSED CURB OPENING. REFER TO DETAIL 3 ON SHEET C5.0 OF CD SET.
- 63 PR. APPROX. LOCATION OF LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.)

### LEGEND

	PROPERTY LINE
	OFF-SITE PROPERTY LINE
	PROPOSED BUILDING
	PARKING COUNT
	EXISTING CURB AND GUTTER
	PROPOSED 6" STANDARD CURB AND GUTTER
	PROPOSED 6" SPILL CURB AND GUTTER
	EXISTING SITE LIGHTING
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	PROPOSED CONCRETE
	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 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 LAND DEVELOPMENT ORDINANCE.
10. ALL SIGNAGE SHALL BE BY SEPARATE PERMIT THROUGH THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.
11. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
12. SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
13. THE CONVENIENCE STORE 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.



Know what's below.  
Call before you dig.

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.

DATE	BY	REVISION

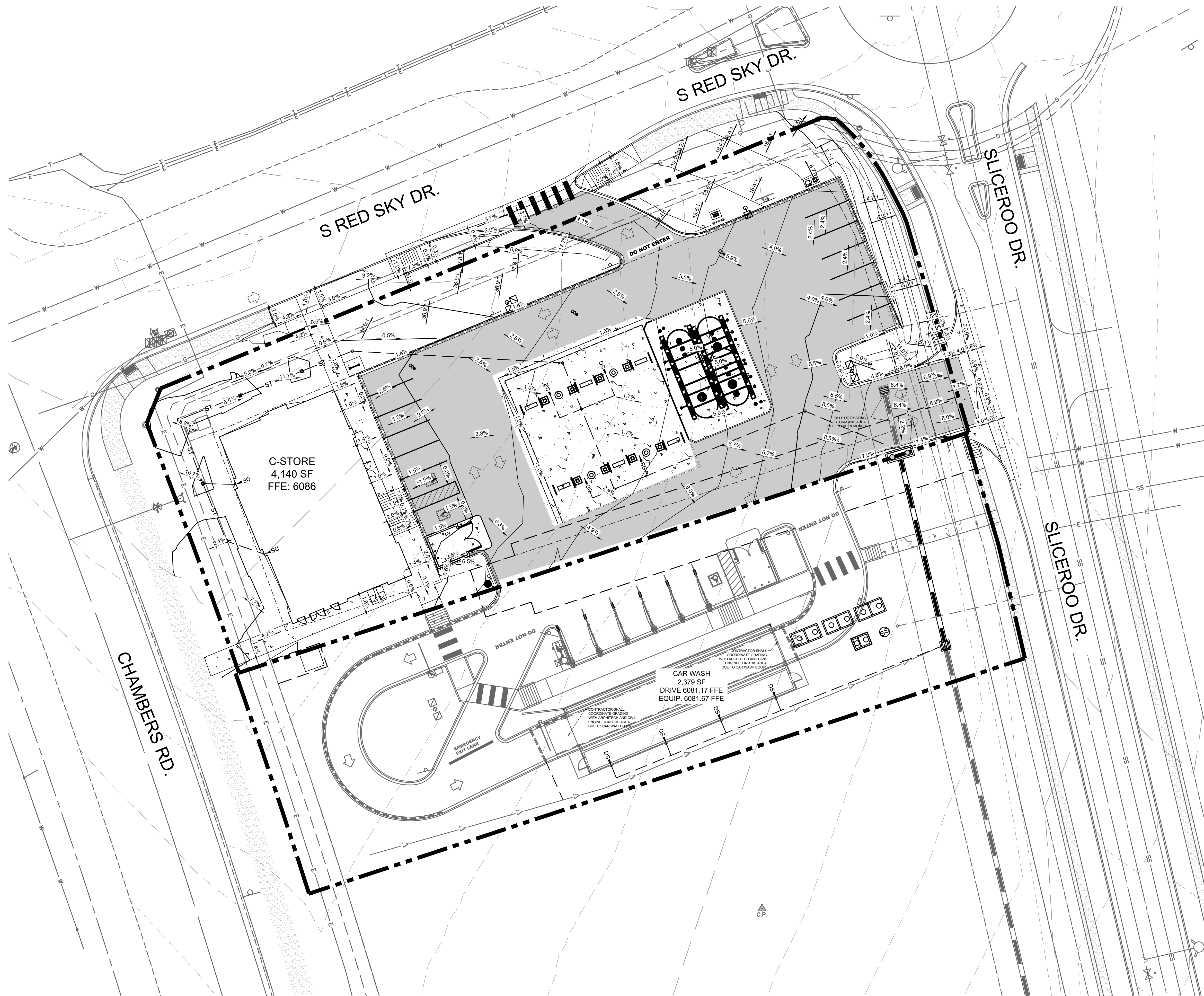
**EES**  
ENGINEERING AND  
ENTIREMENT AND  
SOLUTIONS, INC.  
501 S. Cherry St., Suite 300  
Denver, CO 80246  
303.572.7397 www.ees-us.com



SITE PLAN LOT 1  
**CONVENIENCE STORE**  
CHAMBERS AND HESS, PARKER, CO  
**SITE PLAN SCHEDULE, NOTES & LEGEND**

PROJECT NO:	TSD003.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	03/19/21

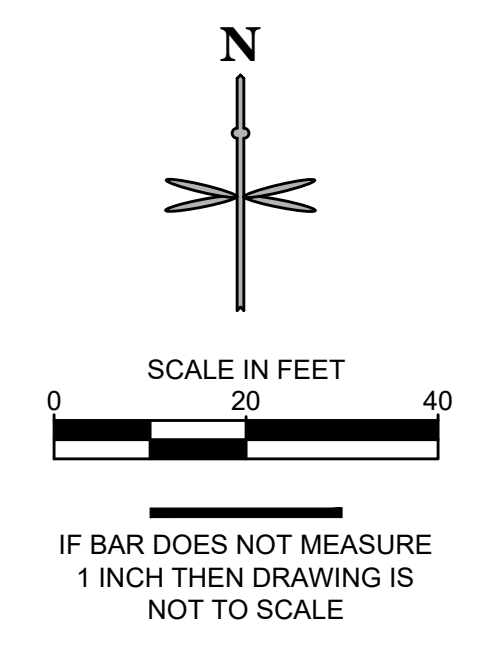
**P1.1**



**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
	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
	TRASH ENCLOSURE PAD (SEE PAVING DETAILS ON SHEET C5.2)
	ONSITE ASPHALT DRIVE LANES AND PARKING AREAS (SEE PAVING DETAILS ON SHEET C5.2)
	ONSITE CONCRETE SIDEWALK (SEE DETAIL C6.0)

- 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.



DATE	BY	REVISION

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501 S. Cherry St., Suite 300  
Denver, CO 80246  
303.572.7897 www.ees-us.com

**SITE PLAN LOT 1**  
**CONVENIENCE STORE**  
CHAMBERS AND HESS, PARKER, CO  
**GRADING PLAN**

PROJECT NO.:	TSD003.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	03/19/21
<b>P2.0</b>	

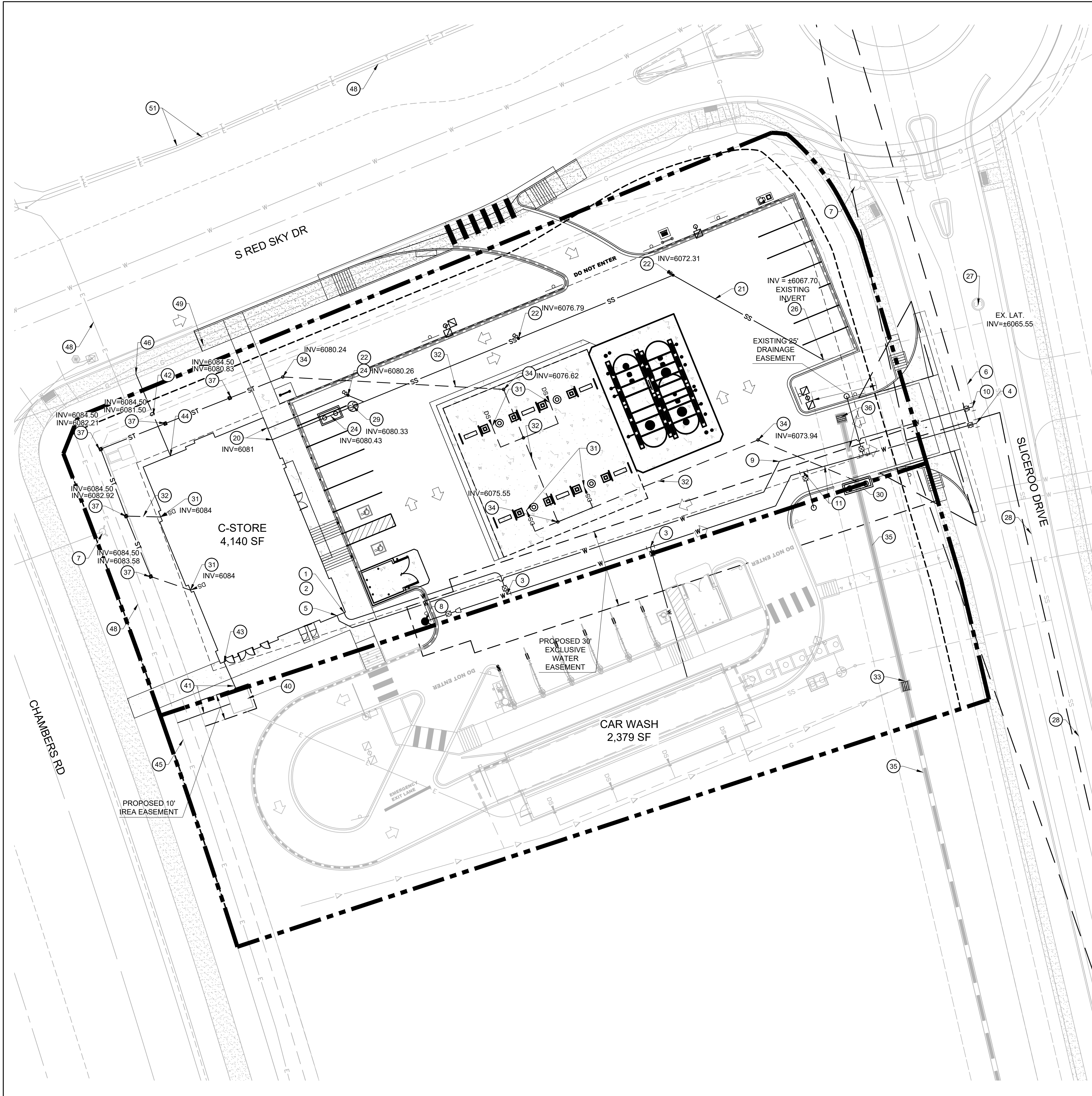
P:\WINSTAR\ENERGY\CO - PARKER - CHAMBERS & HESS\03\CAD\SITE PLAN\LOT 1\GRADING PLAN.DWG

**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.

P:\WINSTAR\ENERGY\COO - PARKER - CHAMBERS & HESS\06\CAD\SITE PLAN\LOT 1 UTILITY PLAN.DWG



**WATER**

- 1 PROPOSED 1.5" 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" DOMESTIC WATER METER (INTERIOR).
- 3 PR. 1.5" (C-STORE), 2" (CAR WASH) DOMESTIC WATER TAP.
- 4 PR. 8" X 8" TS&V, 8" PVC MAIN, 8" PLUG (BY OTHERS).

- 5 PROPOSED FDC WITH KNOX BOX.
- 6 8" PVC WATER MAIN BY MASTER DEVELOPER.
- 7 F.H. (EXISTING OR BY MASTER DEVELOPER).
- 8 PR. FIRE HYDRANT, 6" VALVE, 6"X8" REDUCER
- 9 PR. ±266 LF 4" DIP FIRE LINE (PRIVATE). (VERIFY W/ MEP)
- 10 PR. 8" X 4" TS&V, 4" UFL DIP, 4" PLUG (BY OTHERS).
- 11 PR. 3/4" IRRIGATION LINE, VALVE, METER.

**SANITARY SEWER**

- 20 PROPOSED 4" SANITARY SEWER STUB 5 FEET OFF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 21 PROPOSED 4" PVC SDR 35 SANITARY SEWER SERVICE @ 2.1% SLOPE.
- 22 PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- 23 PROPOSED 45° BEND W/ HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT.
- 24 PR. 1,200 GAL. GREASE INTERCEPTOR. (VERIFY W/ MEP)
- 25 PR. PRIVATE RECLAIM SYSTEM WITH SAND OIL INTERCEPTOR. (VERIFY W/ MEP)
- 26 PR. 4"X6" RED. CONN. TO EX. 6" SAN. STUB. C.O. ATG.
- 27 EXISTING SANITARY MANHOLE BY MASTER DEVELOPER.
- 28 EX. 8" PVC MAIN.
- 29 PROPOSED SAMPLING MANHOLE.

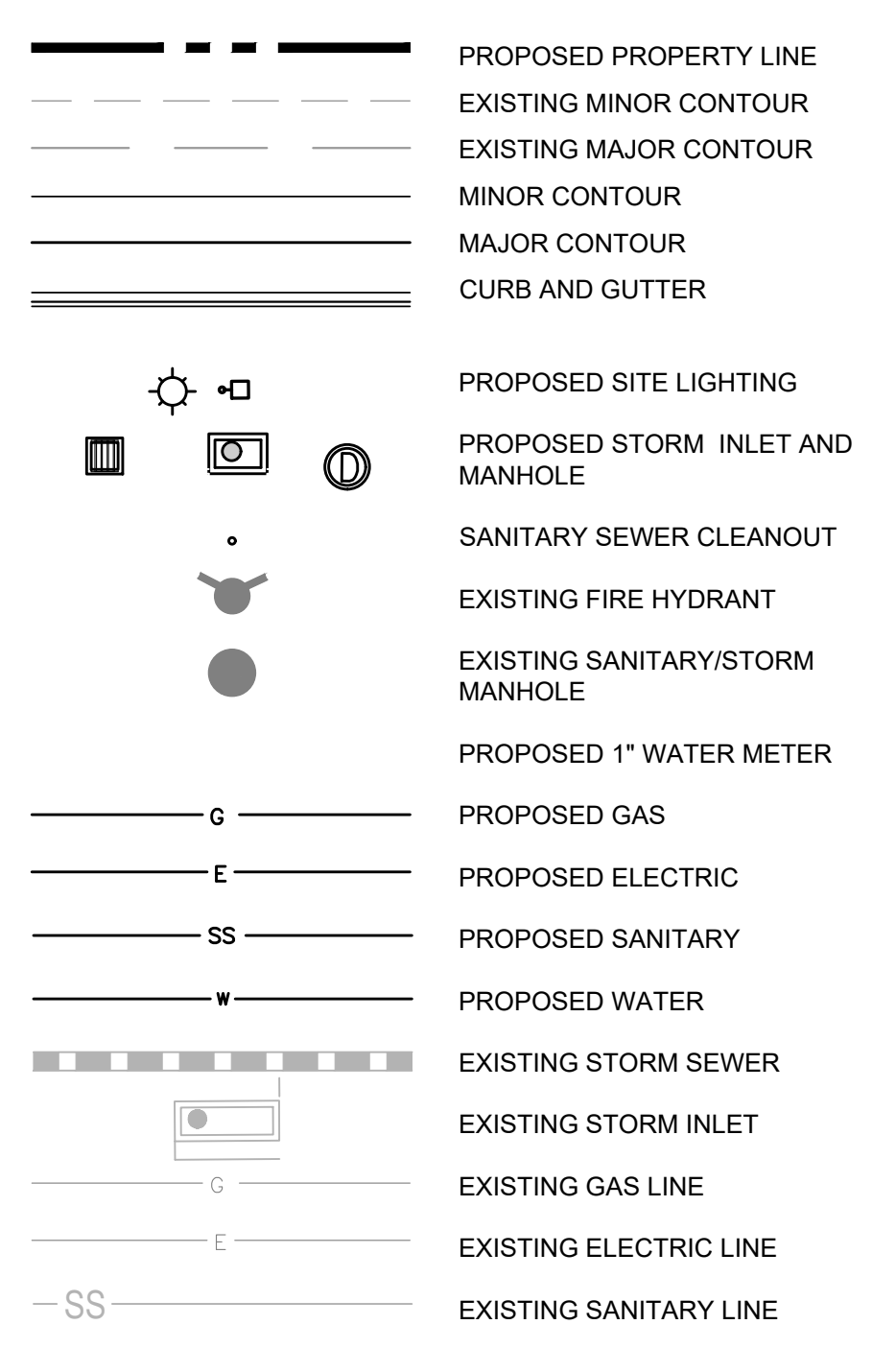
**STORM SEWER**

- 30 PROPOSED PRIVATE CDOT 10' TYPE R INLET. CONNECTION TO EXISTING PRIVATE STORM SEWER PROVIDED BY BY MASTER DEVELOPER. CONTRACTOR TO VERIFY INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCY. SEE SHEET C3.0 FOR INVERTS.
- 31 PROPOSED DOWNSPOUT LOCATION.
- 32 PROPOSED DOWNSPOUT 8" PVC @ 2%.
- 33 EXISTING PRIVATE STORM SEWER, INLET OR MANHOLE BY MASTER DEVELOPER. PROTECT IN PLACE.
- 34 PROPOSED STORM BEND/CLEANOUT.
- 35 PRIVATE 18" STORM SEWER PIPE BY MASTER DEVELOPER. PROTECT IN PLACE.
- 36 PRIVATE STORM SEWER OR INLET BY MASTER DEVELOPER TO BE REMOVED.
- 37 PROPOSED PRIVATE LANDSCAPE DRAIN.

**DRY UTILITIES**

- 40 PROPOSED 8" X 8" ELECTRICAL TRANSFORMER PAD. 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 EXISTING UNDERGROUND ELECTRIC.
- 49 EXISTING UNDERGROUND GAS LINE.
- 50 EXISTING UNDERGROUND COMMUNICATION LINE.
- 51 EXISTING TELECOMMUNICATION LINE.

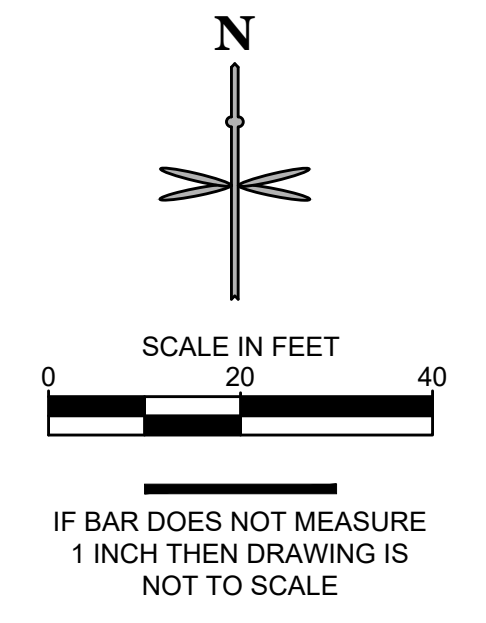
**UTILITY LEGEND**



**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 3 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.

**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.	

**EES**  
 ENGINEERING AND SOLUTIONS, INC.  
 501 S. Cherry St., Suite 300  
 Denver, CO 80246  
 303.572.7597 www.ees-us.com

**SITE PLAN LOT 1**  
**CONVENIENCE STORE**  
 12181 SLICEROO DRIVE, PARKER, CO 80134  
**UTILITY PLAN**

PROJECT NO: TSD003.01  
 DESIGNED BY: LCG  
 DRAWN BY: JLG  
 DATE: 05/27/21  
**P3.0**

X:\DRGBOX\VALERIAN\VALERIAN TEAM\PROJECTS\20-085\_EES\_PARKER\7-ELEVEN & CAF\WORKING\2021-09-03\_LAND\_IR\_CD20-085\_1\_LANDSCAPE PLAN\_7-11.DWG

DATE	9/03/21
BY	NR
REVISION	REVISIONS PER CITY COMMENTS
No.	1



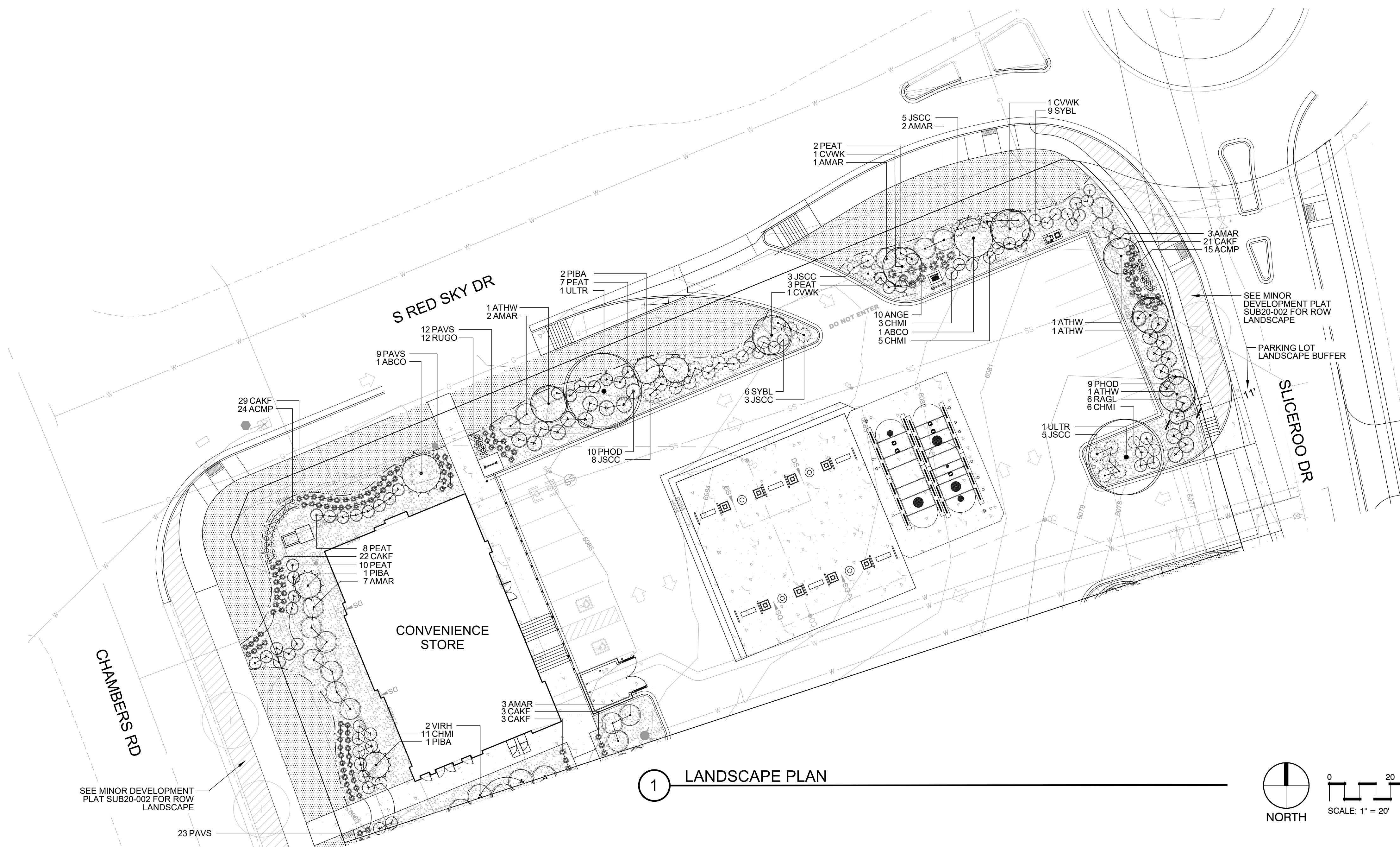
Cannot use decimals for trees in this case for replacements you round down- in th total column I'm not sure where these numbers are coming from it would be your total actually provided in the 4th column plus the number in "Total Equivalent Trees" added together.

So for instance in the "North" row of the chart (before correcting for rounding and only using your numbers as an example) it would be 9+3=12, not 18.5

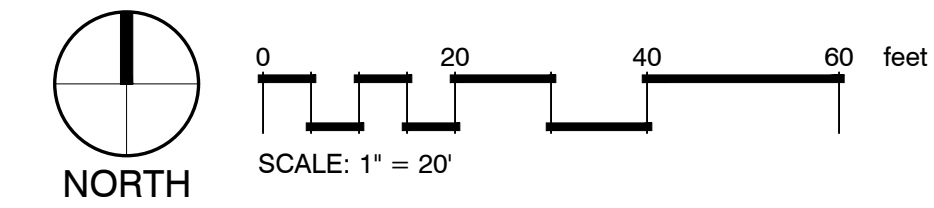
PROJECT NO:	TSD003.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/18/21

**LEGEND**

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- PERENNIALS
- NATURE'S PRAIRIE SOD
- 1" CHIPPED GRANITE ROCK MULCH
- LANDSCAPE EDGER



**1 LANDSCAPE PLAN**



**PLANT SCHEDULE LOT 1**

TYPE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT X SP
DECIDUOUS TREES	2	ULMUS X TRIUMPH	TRIUMPH ELM	B & B	2.5" CAL	50' X 40'
EVERGREEN TREES	2	ABIES CONCOLOR	WHITE FIR	B & B	6' HT	50' X 20'
ORNAMENTAL TREES	4	PICEA PUNGENS 'BAKERI'	BLUE SPRUCE	B & B	6' HT	30' X 15'
ORNAMENTAL TREES	4	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL	20' X 20'
ORNAMENTAL TREES	3	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL	20' X 20'
DECIDUOUS SHRUBS	18	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	#5		8' X 8'
DECIDUOUS SHRUBS	25	CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH'	FERNBUSH	#5		4' X 4'
DECIDUOUS SHRUBS	30	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5		4' X 4'
DECIDUOUS SHRUBS	19	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5		6' X 5'
DECIDUOUS SHRUBS	6	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	#5		2' X 5'
DECIDUOUS SHRUBS	15	SYRINGA X 'BLOOMERANG'	BLOOMERANG LILAC	#5		4' X 4'
DECIDUOUS SHRUBS	2	VIBURNUM X 'RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	#5		8' X 8'
EVERGREEN SHRUBS	24	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5		1' X 5'
ORNAMENTAL GRASSES	10	ANDROPOGON GERARDII	BIG BLUE STEM	#1		6' X 3'
ORNAMENTAL GRASSES	78	CALAMAGROSTIS ACTUIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1		5' X 2'
ORNAMENTAL GRASSES	44	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1		4' X 2'
PERENNIALS	39	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	#1		2' X 1.5'
PERENNIALS	12	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#1		1.5' X 1.5'

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @
	5,758 SF		NATURE'S PRAIRIE SOD	SOD

**INTERNAL LANDSCAPE**

NET SITE AREA	LANDSCAPE AREA			% LIVE COVER			TREE EQUIVALENT CALCULATION		
	REQUIRED 15%	PROVIDED	SURPLUS/ DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
40,531 SF	6,080 SF	11,029 SF	+4,949 SF	8,272 SF	8,966 SF	+694 SF	0	0	6.0

**STREETSCAPE**

LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT 5/1500 SF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
S RED SKY DR	195	4.9	4.9	0	0	0	0	0	4.9	

**LANDSCAPE PERIMETER ENHANCED**

LOCATION	LENGTH	PERCENT	TREE REQUIREMENT 1/25 LF			SHRUB REQUIREMENT 5/25 LF			TREE EQUIVALENT CALCULATION		
			REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
NORTH	289		11.5	9	-2.5	58	95	+37	37	3.7	18.5
EAST	140		5.6	4	-1.6	28	34	+6	6	0.6	7.4
WEST	108		4.3	2	-2.3	22	51	+29	29	2.9	7.1

**EVERGREEN TREE REQUIREMENT - OVERALL SITE**

MINIMUM EVERGREEN REQ.	25%
NUMBER OF TREES	REQUIRED 43.1, PROVIDED 43.9
15 TOTAL	REQUIRED 3.8, PROVIDED 6

**TURF**

MAXIMUM ALLOWED	6,080 SF - 15%
PROVIDED	2,750 SF - 6.8%

**PARKING LOT PERIMETER BUFFER**

REQUIRED	10' BUFFER
PROVIDED	11' BUFFER

Include the legend here for each of these species so we can see their correspondence on the plan-remember everything around the perimeter must have a minimum height of 4 feet for shrubs to act as screening in lieu of a wall

Should be rounded up to 5

You cannot provide 4.9 of a tree needs to round to 5

Needs to say Tree's and TE's

Needs to be sum of the required column

Needs to be sum of provided plus TE's

PLANT REQUIREMENT NOTES:  
 1. WHERE REQUIREMENT AREAS OVERLAP, LANDSCAPE IS COUNTED TOWARDS BOTH REQUIREMENTS.  
 2. ORNAMENTAL GRASSES AND PERENNIALS ARE COUNTED TOWARD TE'S AS 3 GRASSES = 1 SHRUB.

In the column to the left in this row you say you are providing 4 trees, are you providing 4 or 6?

Where is this coming from? Needs to match provided number of trees and show your percentage calc.

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
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 Know what's below. Call before you dig.

In your chart to the right you say you are only providing 2,750 sf-please rectify

SITE PLAN LOT 1  
 CONVENIENCE STORE  
 CHAMBERS AND HESS, PARKER, CO  
 LANDSCAPE PLAN

**GENERAL NOTES:**

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
- COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

**CLEARING & GRADING:**

- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
- A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
- ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

**SOIL SPECIFICATIONS:**

- ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
- LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
- IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
- ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS I TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES, PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

**EDGING:**

- ALL LANDSCAPE EDGING TO BE 1/8"x4" 14 GAUGE GALVANIZED STEEL AS PER THE TOWN OF PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PARKS, TRAILS, AND STREETSCAPES.

**PLANTING NOTES:**

- LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
  - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
  - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
  - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
  - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
  - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
- CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

**MULCH**

- PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1" CHIPPED GRANITE MULCH AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. DEPRESS MULCH 2" BELOW SURROUNDING CURBS AND WALKS, PLACE WITH TIGHT JOINTS. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

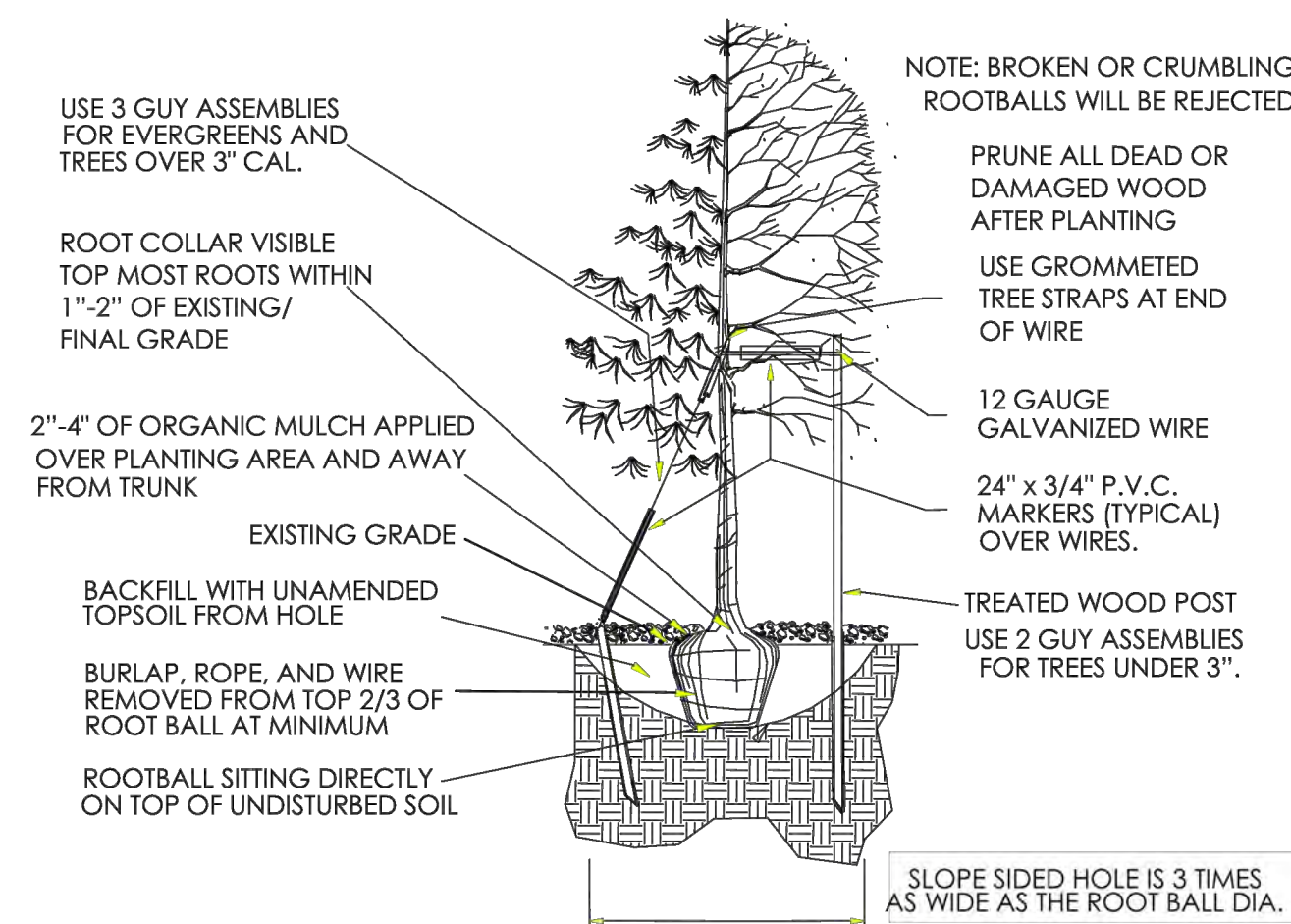
**TURF SOD**

- KEEP ALL EQUIPMENT, VEHICLES AND FOOT TRAFFIC OFF ALL SODDED AREAS. ALL DAMAGED MATERIALS SHALL BE REPLACED AND ALL DAMAGED AREAS RESTORED TO ORIGINAL CONDITIONS.
- ALL TURF SOD SHALL BE NATURE'S PRAIRIE SOD (SUPPLIED BY TURFMASTER SOD) AS OUTLINED IN THE PLANT SCHEDULE OR APPROVED EQUAL. FOR SUBSTITUTION APPROVAL CONTACT THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL SOD SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME OF CUTTING ON A FIRM AND MOIST SUBGRADE. DO NOT PLANT IF SOD IS DORMANT OR THE GROUND IS FROZEN.
- ALL SOD SHALL BE INSTALLED PARALLEL TO SLOPES TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

No.	REVISION	PER CITY COMMENTS	DATE
1			9/03/21

**EES**  
ENGINEERING AND  
ENGINEERING  
SOLUTIONS, INC.  
501 S Cherry St, Suite 300  
Denver, CO 80246  
303.572.7997 www.ees-us.com

**TOWN OF PARKER PLANTING STANDARDS**



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for setting. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

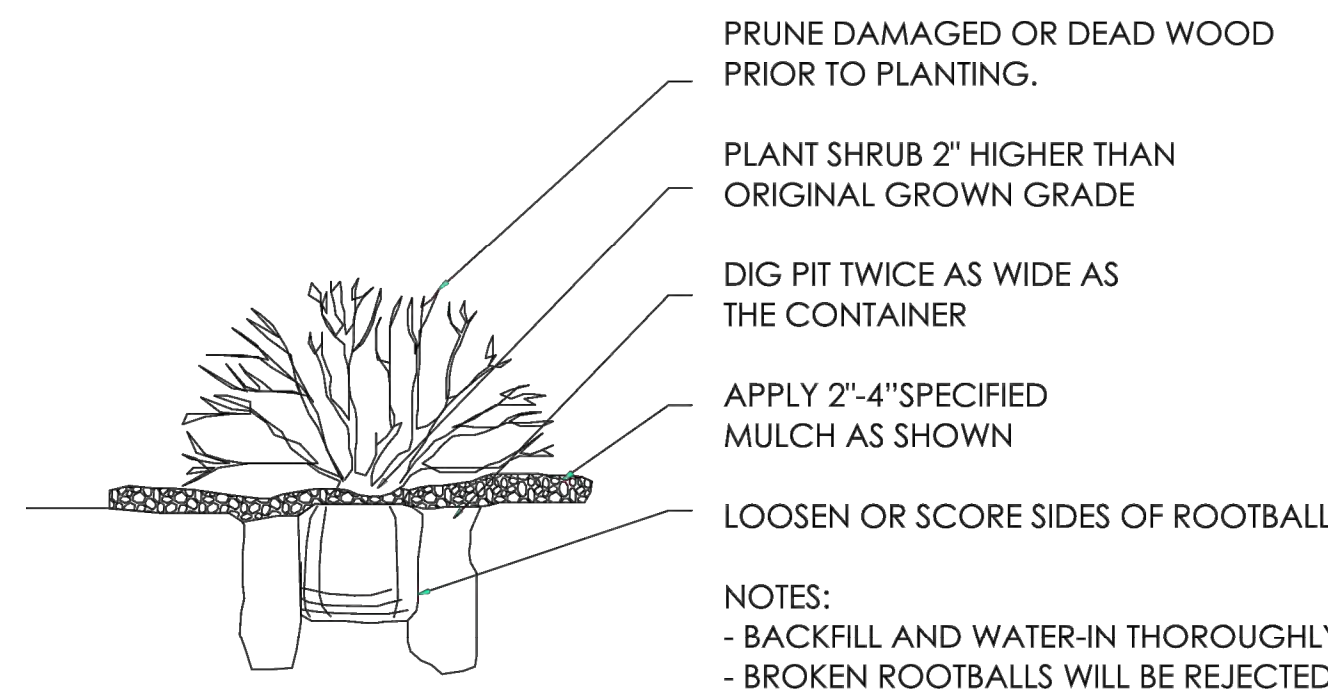
11

**1 DECIDUOUS TREE PLANTING - TOWN OF PARKER**

N.T.S.

**TOWN OF PARKER PLANTING STANDARDS**

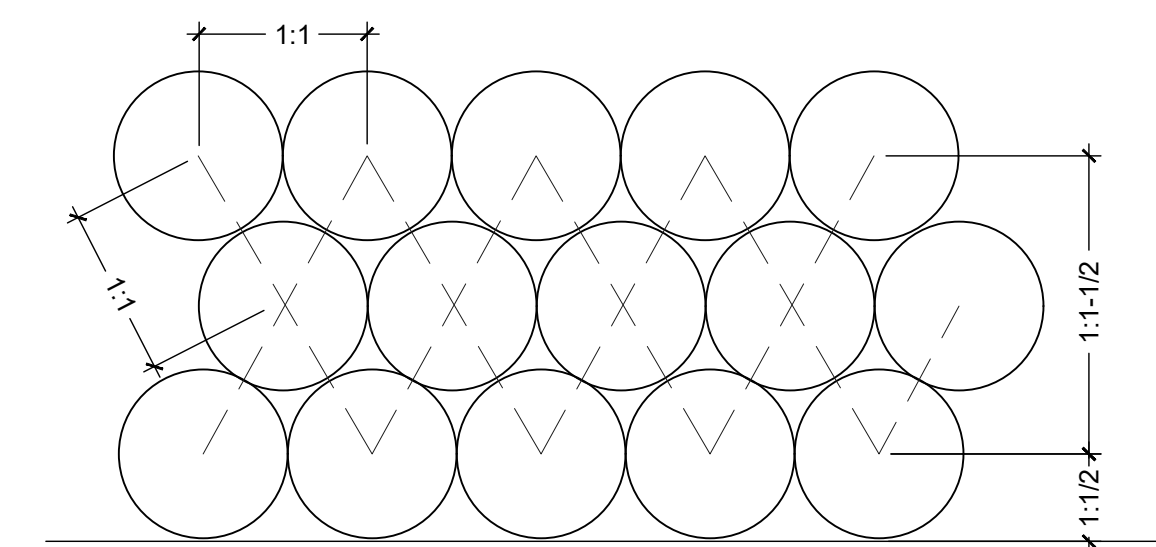
**TOWN OF PARKER PLANTING DETAIL – SHRUBS**



13

**2 SHRUB PLANTING - TOWN OF PARKER**

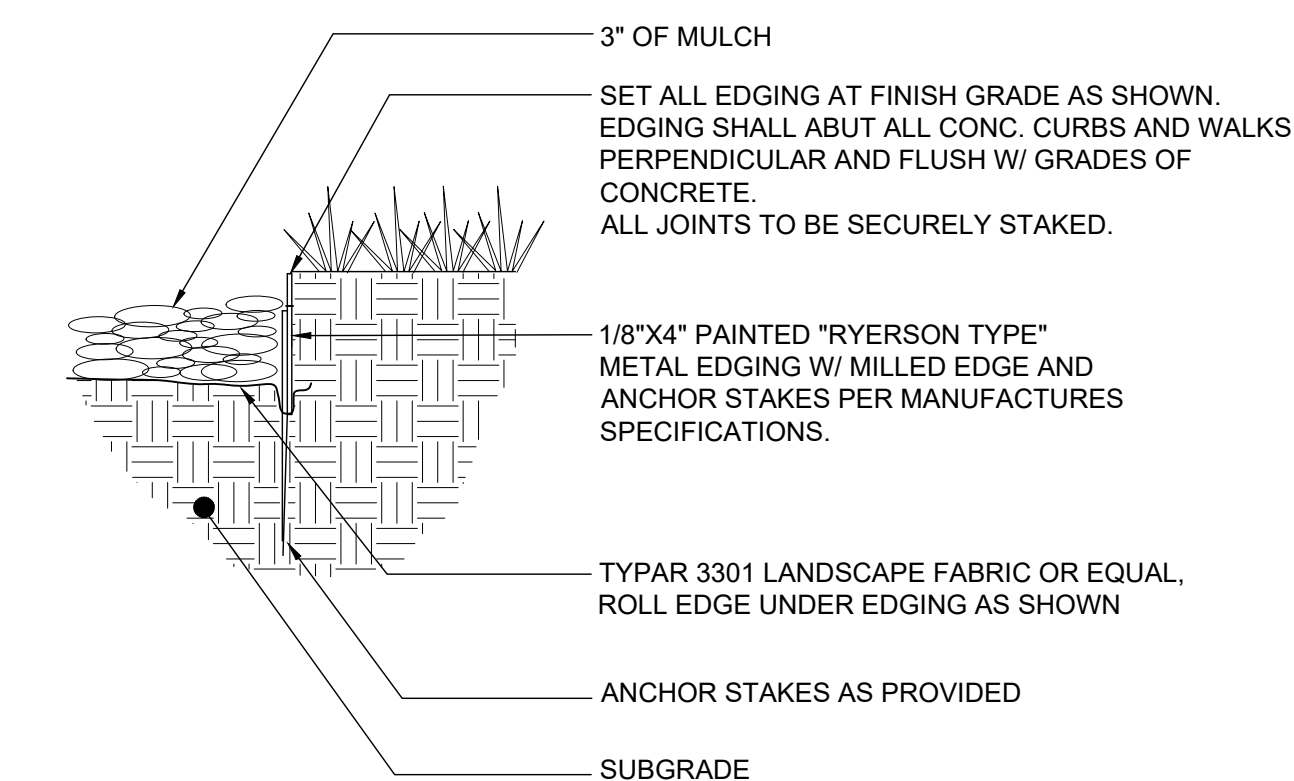
N.T.S.



**3 PLANT SPACING**

1" = 1'-0"

BLCC-01



**4 STEEL EDGING**

1" = 1'-0"

BLCC-02

**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.

**SITE PLAN LOT 1**  
**CONVENIENCE STORE**  
CHAMBERS AND HESS, PARKER, CO  
**LANDSCAPE NOTES AND DETAILS**

PROJECT NO:	TSD003.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/18/21

**L1.2**

**IRRIGATION SCHEDULE GAS STATION**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	TURF ROTARY - R-VAN18 RAIN BIRD R-VAN18, 1806-SAM-P45, 13'-18", TURF ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR.	37	45
	TURF ROTARY - R-VAN24 RAIN BIRD R-VAN24, 1806-SAM-P45, 17'-24", TURF ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR.	18	45
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	DRIP CONTROL VALVE ASSEMBLY RAIN BIRD XCZ-100-PRB-COM - WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	3	
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	3	
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	6	
	AREA TO RECEIVE DRIP EMITTERS AREA FOR DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 2.0 GPH emitters (6 assigned to each B & B, 2" Cal plant) 2.0 GPH emitters (6 assigned to each B & B, 6" HT plant) 0.5 GPH emitters (2 assigned to each #1 plant) 1.0 GPH emitters (2 assigned to each #5 plant)	11,351 S.F.	
	DRIP TUBING: 3/4" POLYETHYLENE TUBING.	750 LF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	CONTROL VALVE RAIN BIRD PEB-PRS-D, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE.	7	
	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	2	
	GATE VALVE - 2-1/2" AND SMALLER MATCO-NORCA 514T BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE.	1	
	MASTER VALVE - NORMALLY CLOSED 1" RAIN BIRD EFB-CP BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN AND FD-101TURF DECODER. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.	1	
	MANUAL DRAIN VALVE MUELLER ORISEAL #H-10283, WITH BRASS SWING JOINT ASSEMBLY. INSTALL PER INSTALLATION DETAIL.	1	
	REDUCED PRESSURE BACKFLOW PREVENTER 1" FEBCO 825YA	1	
	CONTROLLER RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 - 10 STATION, HYBRID MODULAR CONTROLLER.	1	
	RAIN/FREEZE SENSOR RAIN BIRD WR2-RFC - WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1	
	FLOW SENSOR -1" RAINBIRD MJ100B - 1" FLOW SENSOR FOR USE WITH RAIN BIRD ESP-ME.	1	
	POINT OF CONNECTION 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	827.1 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	468.2 L.F.	
	PIPE SLEEVE: PVC CLASS 160 SDR 26 Valve Callout	57.5 L.F.	
	Valve Number		
	Valve Flow		
	Valve Size		

**POINT OF CONNECTION (POC) NOTES:**

- POC - 'A'** - PROPOSED 1" STUB-OUT IN MECHANICAL ROOM, CONNECT 1" TYPE 'K' COPPER TO BACKFLOW PREVENTOR LOCATED IN THE MECHANICAL ROOM. REFER TO PLUMBING PLANS FOR CONNECTION LOCATION.
- AVAILABLE WATER PRESSURE:** THE ASSUMED AVAILABLE PSI AT THE POINT OF CONNECTION IS - **70 PSI**. CONTRACTOR SHALL TEST PRIOR TO INSTALLATION.
- DESIGN PRESSURE: 70 PSI**
- DESIGN FLOW: 10 GPM MAX.** (SINGLE VALVE OPERATION)
1. THE IRRIGATION SYSTEMS ARE DESIGNED WITHIN A WATER WINDOW AND SIZED TO ACCOMMODATE SINGLE VALVE STARTS NOT TO EXCEED DESIGN FLOW LISTED. CONTRACTOR TO PROGRAM CONTROLLER ACCORDINGLY.
  2. CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
  3. CONTRACTOR TO FIELD LOCATE REQUIRED IRRIGATION EQUIPMENT DOWNSTREAM FROM METER FOR APPROVAL PRIOR TO INSTALLATION. ALL ATTEMPTS SHALL BE MADE TO INSTALL EQUIPMENT IN LANDSCAPE BEDS.
  4. ALL ENCLOSURES SHALL BE SECURELY MOUNTED AND LOCKABLE TO PREVENT VANDALISM, DAMAGE AND/OR THEFT. TURN KEYS OVER TO OWNERS REPRESENTATIVE AT COMPLETION OF WORK AS PER SPECIFICATIONS.
  5. CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL CONTROLLERS IN COMMON AREA IN LANDSCAPE BED.
  6. RAIN SENSOR, MOUNT WIRELESS RAIN SENSOR WITHIN OPTIMAL RANGE FROM CONTROLLER, PER MANUFACTURERS RECOMMENDATIONS. INSTALL SENSOR ON LIGHT/UTILITY POLE A MINIMUM OF 10' ABOVE GRADE TO MINIMIZE DAMAGE/VANDALISM. CLEARLY NOTE LOCATION AND PROVIDE INFORMATION TO OWNERS REPRESENTATIVE.
  7. IRRIGATION ZONES HAVE BEEN CREATED TO PROPERLY HYDROZONE THE SITE BASED ON SITE CONDITIONS AND MICROCLIMATES. IF FIELD ADJUSTMENTS ARE TO BE MADE IRRIGATION EQUIPMENT IRRIGATING A NORTH AND EAST EXPOSURE SHOULD NOT BE INSTALLED ON THE SAME ZONE AS IRRIGATION EQUIPMENT ON THE SOUTH AND WEST EXPOSURES TO ALLOW FOR MICROCLIMATE ADJUSTMENTS IN THE CONTROLLER PROGRAMMING.

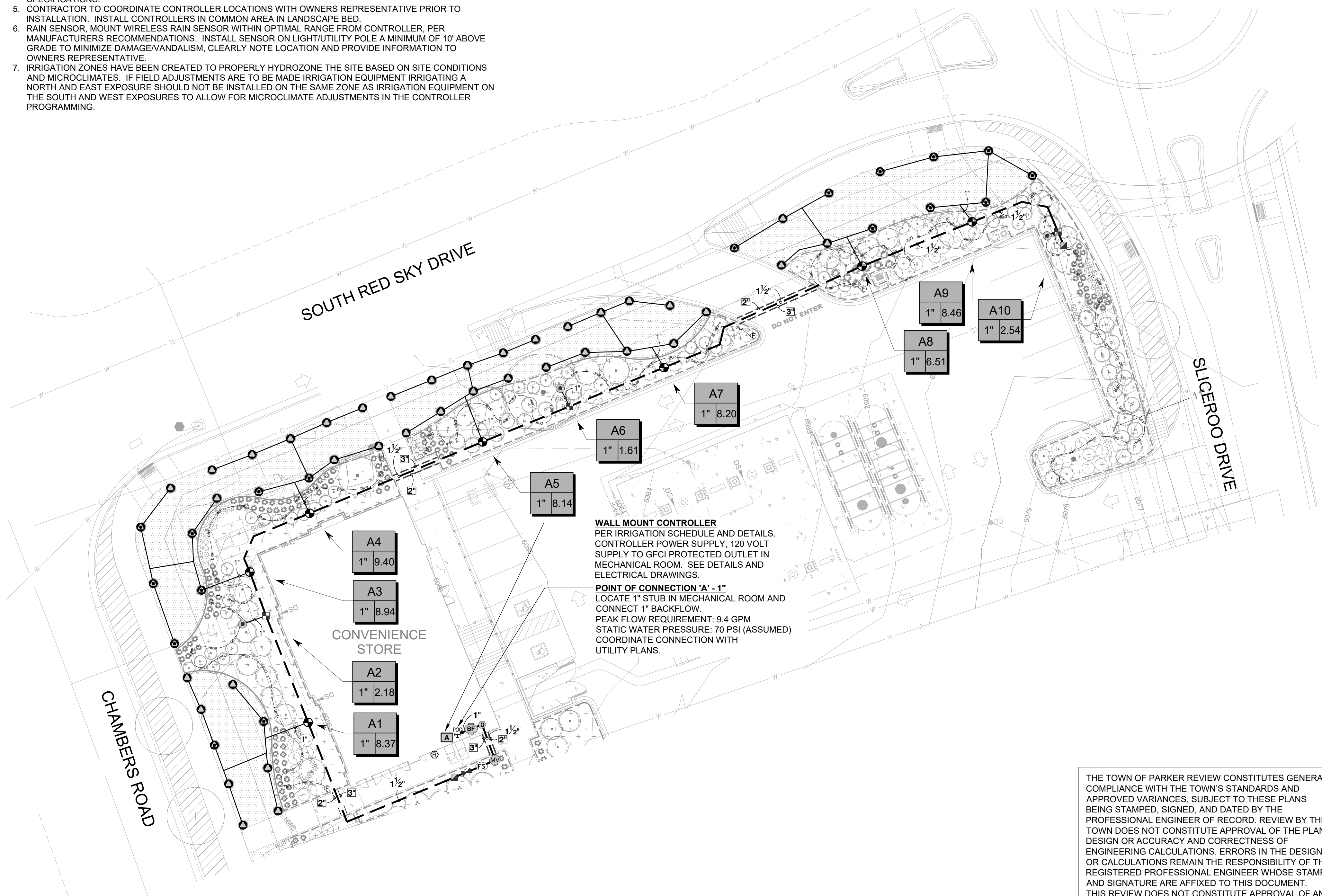
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DATE	BY	REVISION

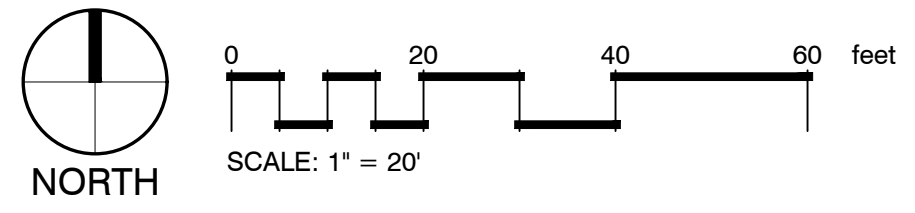
**EES**  
ENGINEERING SOLUTIONS, INC.  
501 S Cherry St, Suite 300  
Glendale, CO 80246  
303-572-7997 www.ees.us.com



**WALL MOUNT CONTROLLER**  
PER IRRIGATION SCHEDULE AND DETAILS. CONTROLLER POWER SUPPLY, 120 VOLT SUPPLY TO GFCI PROTECTED OUTLET IN MECHANICAL ROOM. SEE DETAILS AND ELECTRICAL DRAWINGS.

**POINT OF CONNECTION 'A' - 1"**  
LOCATE 1" STUB IN MECHANICAL ROOM AND CONNECT 1" BACKFLOW. PEAK FLOW REQUIREMENT: 9.4 GPM. STATIC WATER PRESSURE: 70 PSI (ASSUMED). COORDINATE CONNECTION WITH UTILITY PLANS.

**1 IRRIGATION PLAN - CONVENIENCE STORE**



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.

**CONSTRUCTION DOCUMENTS**

**CONVENIENCE STORE AND CARWASH**

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

**IRRIGATION PLAN - CONVENIENCE STORE**

PROJECT NO: -----  
DESIGNED BY: BK  
DRAWN BY: BK  
DATE: 09/03/2021

**IR1.1**

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

© 2021, ALL RIGHTS RESERVED. 9/3/2021 12:46 PM X:\DROBOX (VALERIAN)\VALERIAN TEAM FOLDER\PROJECTS\20-085\_EES\_PARKER 7 ELEVEN & CAR WASH\2-WORKING\2021-09-03\_LAND\_IR\_CDS\20-085\_EES\_IRRIGATION PLAN\_7-11.DWG

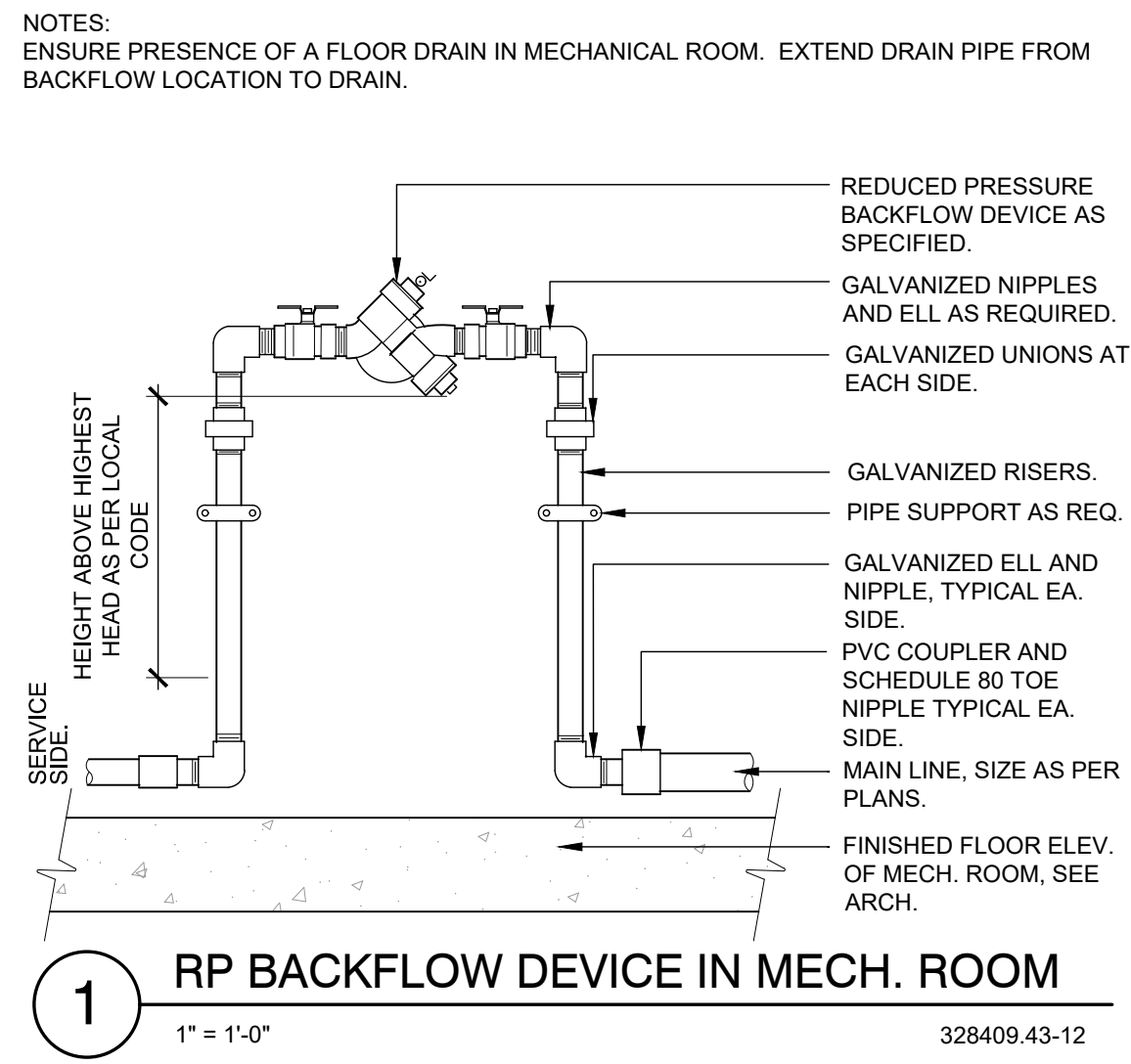
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GENERAL NOTES:

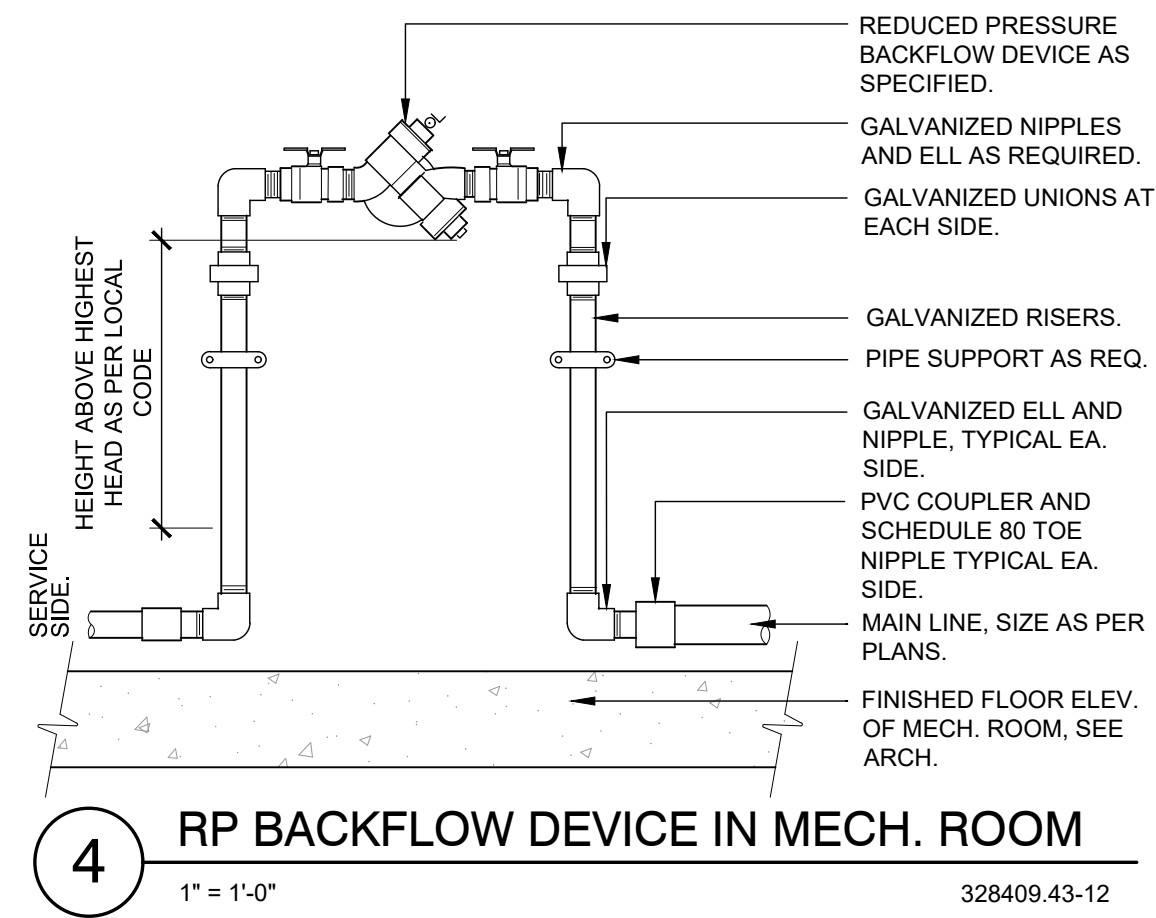
- 1. PRIOR TO BEGINNING WORK VERIFY THE CONTRACT DRAWINGS AGAINST ALL APPLICABLE EXISTING CONDITIONS. NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES.
2. PRE-CONSTRUCTION CONFERENCE IS REQUIRED WITH PUBLIC WORKS PRIOR TO CONSTRUCTION.
3. BACKFLOW PREVENTION TESTING IS REQUIRED BY BUILDING DEPARTMENT.
4. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK.
5. VERIFY LOCATION OF ALL ABOVE AND BELOW GRADE MECHANICAL, PLUMBING, ELECTRICAL/UTILITY LINES AND EQUIPMENT AND ADHERE TO ALL FEDERAL, MUNICIPAL, UTILITY PURVEYOR REQUIRED EASEMENTS, MINIMUM OFFSETS AND SETBACKS.
6. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.

IRRIGATION NOTES:

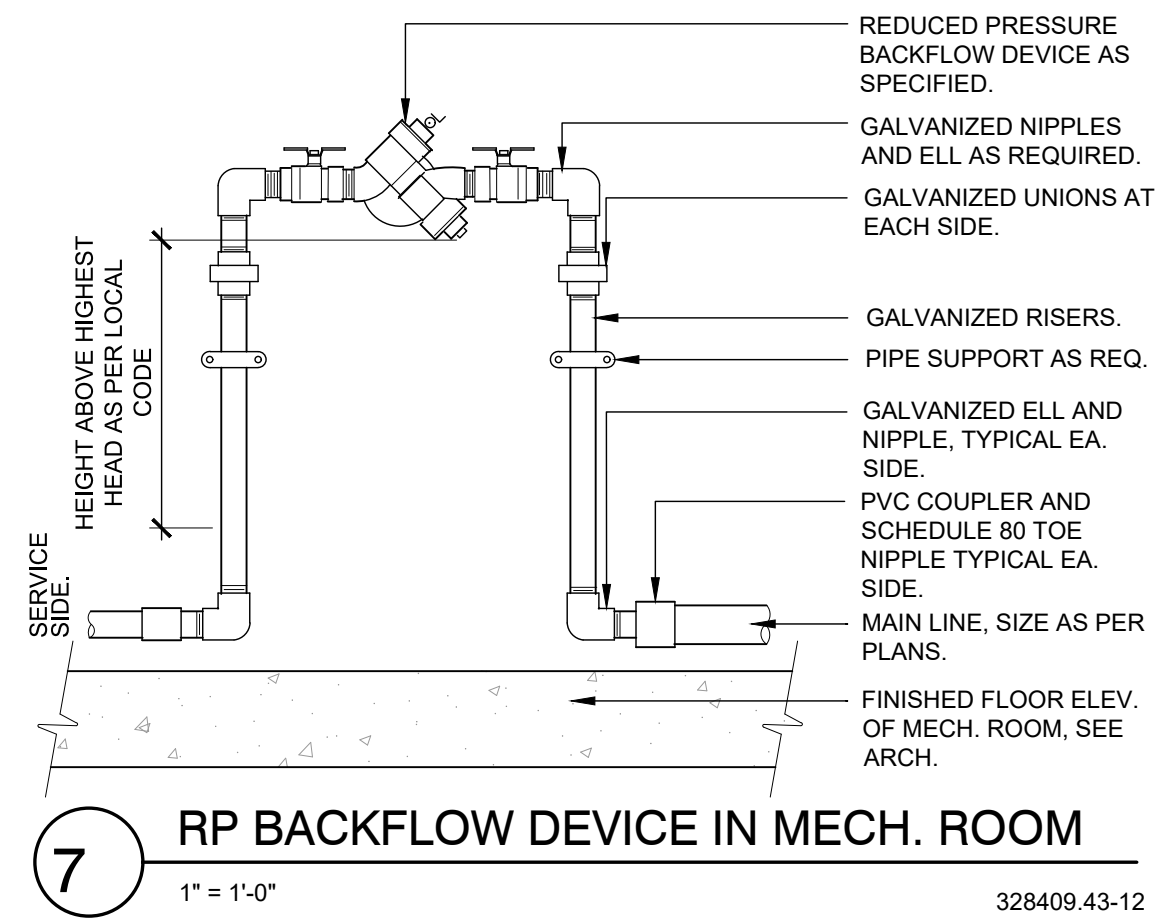
- 1. THE CONTRACTOR IS TO INSTALL AN AUTOMATIC IRRIGATION SYSTEM THAT WILL PROVIDE COVERAGE FOR ALL LANDSCAPED AREAS AS SHOWN ON CONTRACT DRAWINGS.
2. REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND MUNICIPAL CODES FOR WORK NECESSARY IN IRRIGATION SYSTEM INSTALLATION.
4. POINT OF CONNECTION SHOWN ON THE IRRIGATION PLANS ARE PER THE CIVIL DOCUMENTS. REPORT ANY DISCREPANCIES IN THE LOCATION TO THE DESIGNER FOR CLARIFICATION OR REVISION.
5. CONTRACTOR IS TO PROVIDE ALL NECESSARY PIPE, VALVES, ETC. DOWNSTREAM FROM POINT OF CONNECTION NOT INSTALLED BY OTHER DISCIPLINES.
6. WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2009 INTERNATIONAL PLUMBING CODE (IPC) AND ALL OTHER STATE OR LOCAL MUNICIPAL REGULATIONS CURRENT UPON THE SIGNING OF THIS CONTRACT.
7. CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED IN LANDSCAPED AREAS WHEREVER POSSIBLE AND WITHIN THE PROPERTY LIMITS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY.
8. LATERAL AND MAINLINE PIPE, CONTROL WIRES AND SLEEVES ARE SHOWN ON CONTRACT DRAWINGS SPACED HORIZONTALLY ON PLAN FOR GRAPHIC CLARITY ONLY. CONTRACTOR SHALL CONSOLIDATE IRRIGATION LATERALS, MAINLINES AND COMPONENTS WHEREVER POSSIBLE. IRRIGATION PIPING SHALL BE INSTALLED WITH A MINIMUM OF 4 INCHES CLEAR ON ALL SIDES.
9. CONTRACTOR SHALL MAINTAIN THE MINIMUM DEPTHS DETAILED AND SPECIFIED FOR ALL IRRIGATION EQUIPMENT.
10. CONTRACTOR IS TO VERIFY AVAILABLE PRESSURE AND FLOW AT POINT OF CONNECTION PRIOR TO INSTALLATION OF IRRIGATION SYSTEM EQUIPMENT.
11. CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH OVERALL SITE CONSTRUCTION AND INSTALLATION OF PAVING AND SIDEWALKS. ALL SLEEVING UNDER PAVED SURFACES SHOWN ON CONTRACT DRAWINGS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. ALL MAINLINES, LATERAL LINES, DRIP LINES AND CONTROL WIRES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. INSTALL SLEEVING AS PER DETAIL, NOTES, SCHEDULES AND SPECIFICATIONS.
12. ALL PIPING, PVC ELECTRICAL SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. CAP ALL ENDS HAND TIGHT PRIOR TO BACKFILL.
13. EACH MAINLINE SLEEVE REPRESENTED IN THE DRAWINGS SHALL CONSIST OF TWO SLEEVES: ONE FOR MAINLINE PIPING AND ONE FOR FIELD WIRING.
14. CONTRACTOR IS TO PROVIDE ELECTRICAL POWER TO THE AUTOMATIC CONTROLLER. SEE ELECTRICAL DRAWINGS.
15. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL MALE PIPE THREADS ON ALL IRRIGATION SWING JOINT AND VALVE ASSEMBLIES.
16. BACKFILLING SHALL BE DONE IN LIFTS AND COMPACTED.
17. MAINTENANCE AND OPERATION REQUIREMENTS: A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON APRIL 1 THROUGH OCTOBER 1 SHALL ESTABLISH PROCEDURES FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE THE FOLLOWING ITEMS:
- VERIFY COVERAGE OF HEADS (BI-MONTHLY)\*
- CHECK FOR BROKEN HEADS OR LEAKAGE (BI-MONTHLY)\*
- REPROGRAM CONTROLLERS ACCORDING TO THE SEASONAL NEEDS (MONTHLY)\*
- VERIFY WATER SUPPLY AND PRESSURE (UPON SYSTEM STARTUP, THEN TWO ADDITIONAL TIMES)
- INSPECT THE BACKFLOW PREVENTER DEVICE (UPON SYSTEM STARTUP)
- VERIFY SENSOR FUNCTIONALITY (BI-MONTHLY)\*
\*ALL ITEMS SHALL BE PERFORMED UPON SYSTEM START UP AND THEN AT A MINIMUM OF THE PERIOD STATED, INSPECTIONS SHALL BE PERFORMED MORE FREQUENTLY AS REQUIRED.



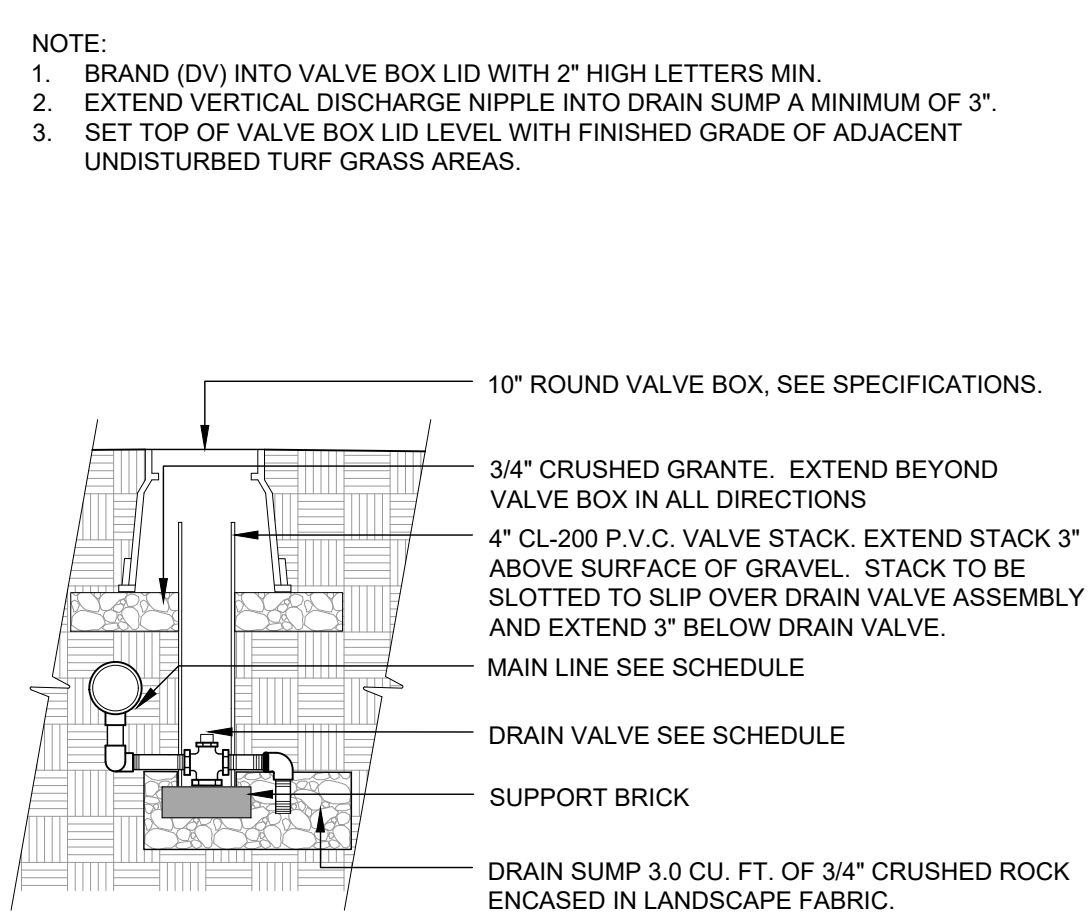
1 RP BACKFLOW DEVICE IN MECH. ROOM 1" = 1'-0" 328409.43-12



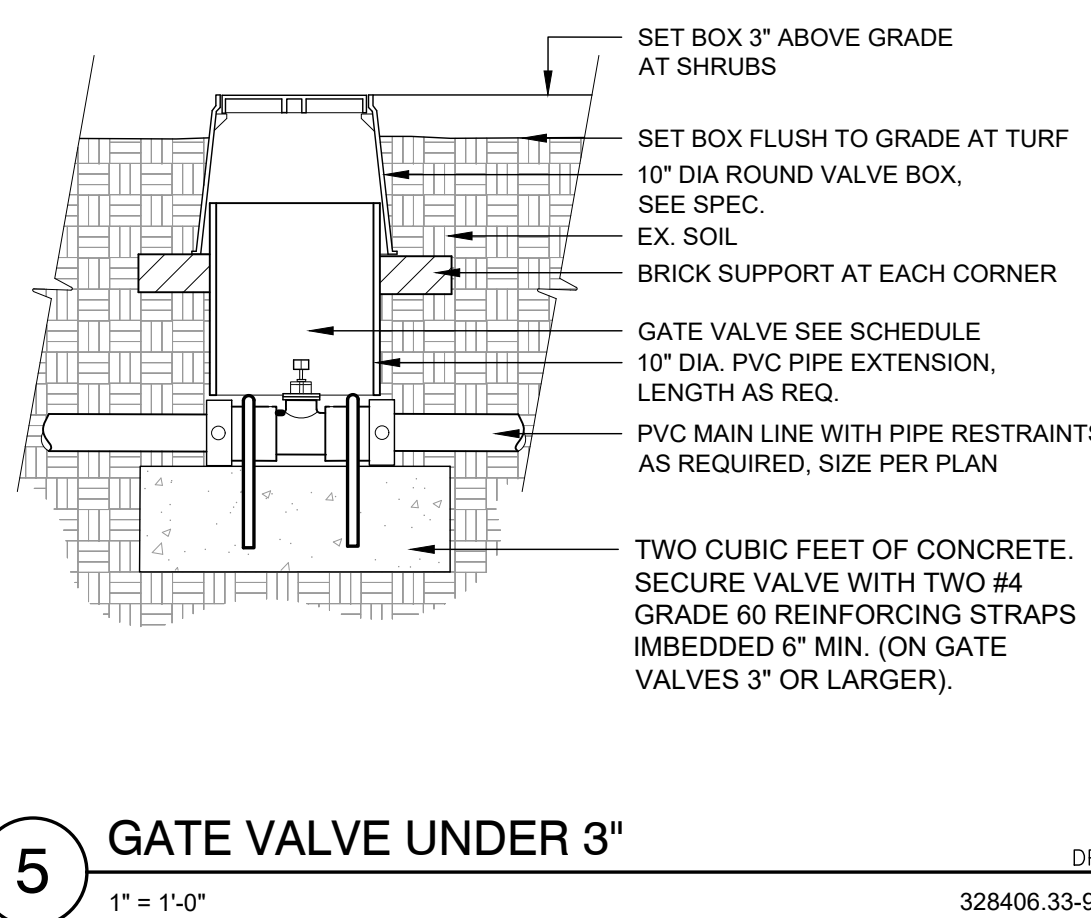
4 RP BACKFLOW DEVICE IN MECH. ROOM 1" = 1'-0" 328409.43-12



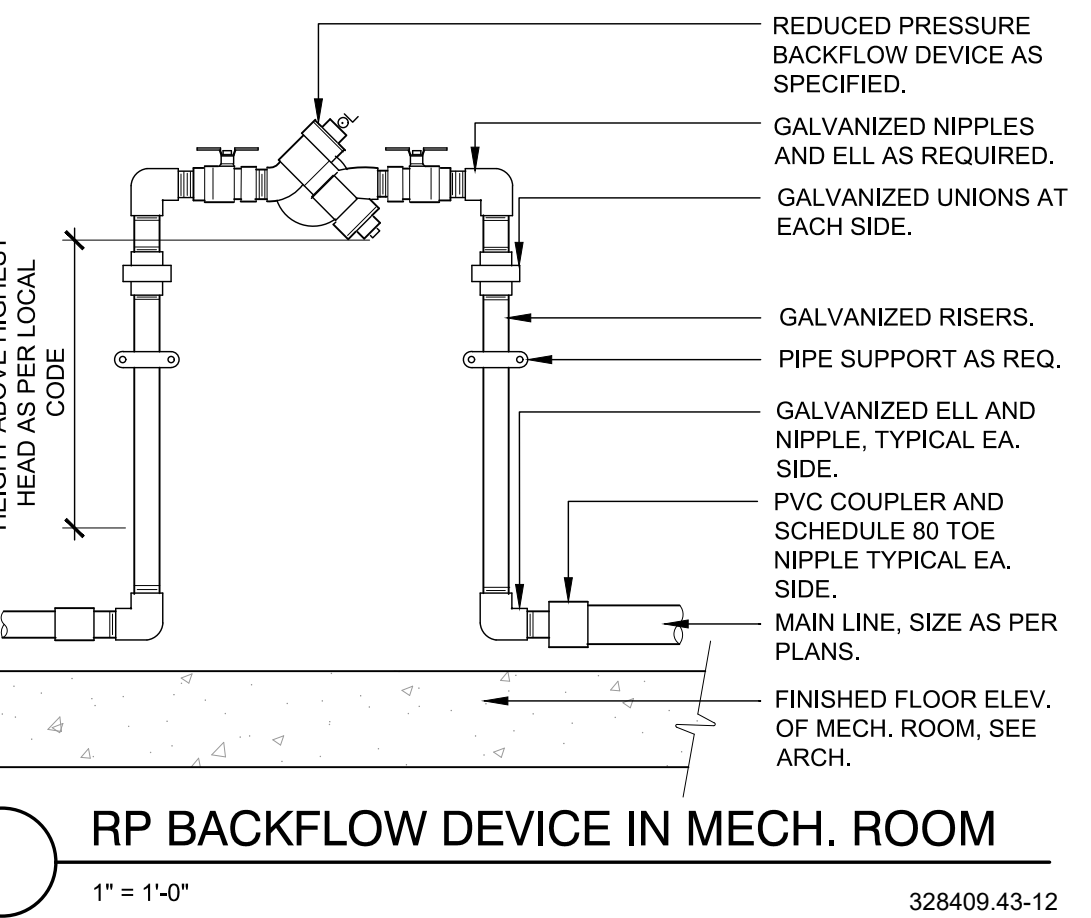
7 RP BACKFLOW DEVICE IN MECH. ROOM 1" = 1'-0" 328409.43-12



2 MANUAL DRAIN VALVE 1/2" = 1'-0" 328409.86-13



5 GATE VALVE UNDER 3" 1" = 1'-0" 328406.33-90

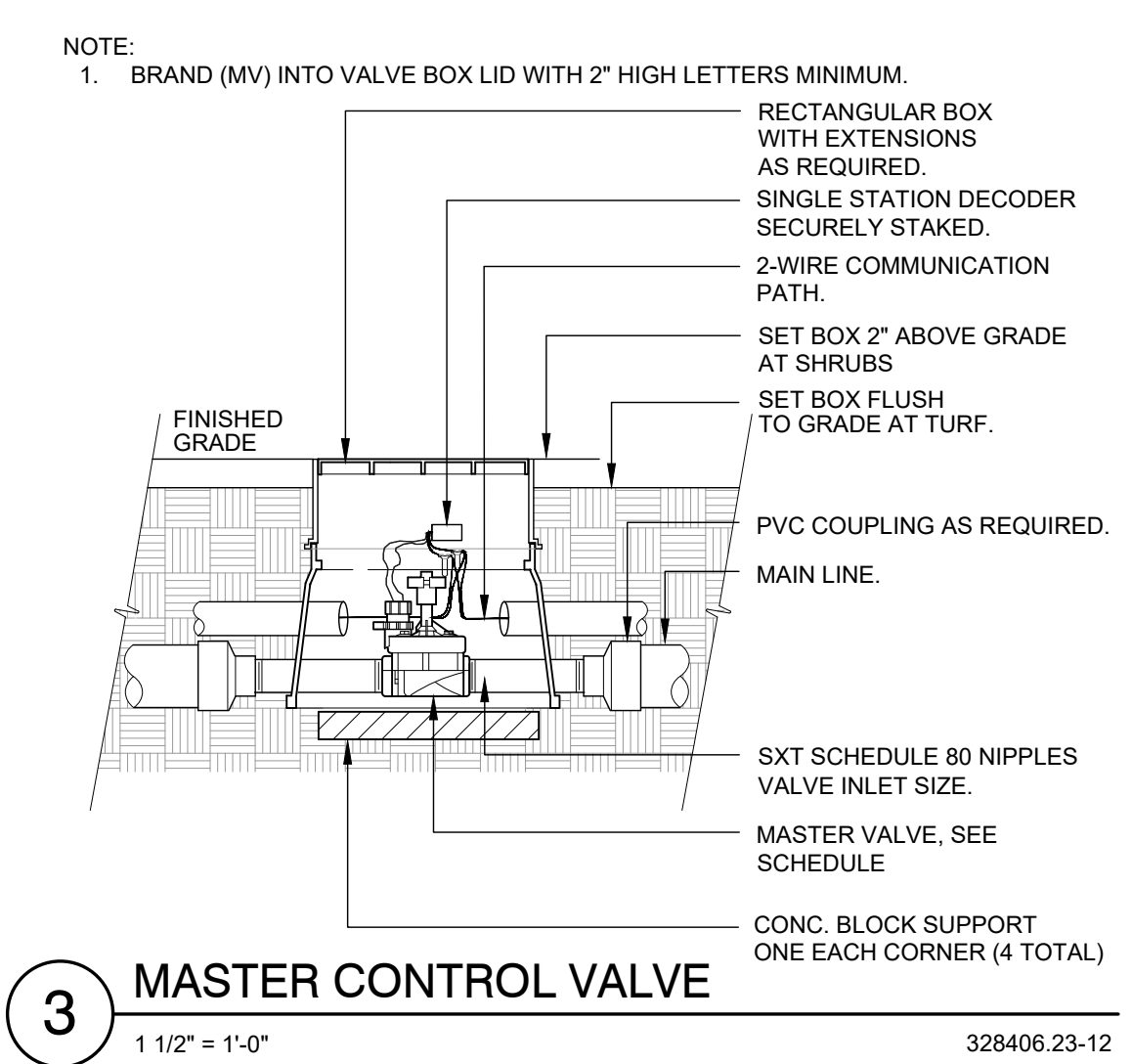


8 RP BACKFLOW DEVICE IN MECH. ROOM 1" = 1'-0" 328409.43-12

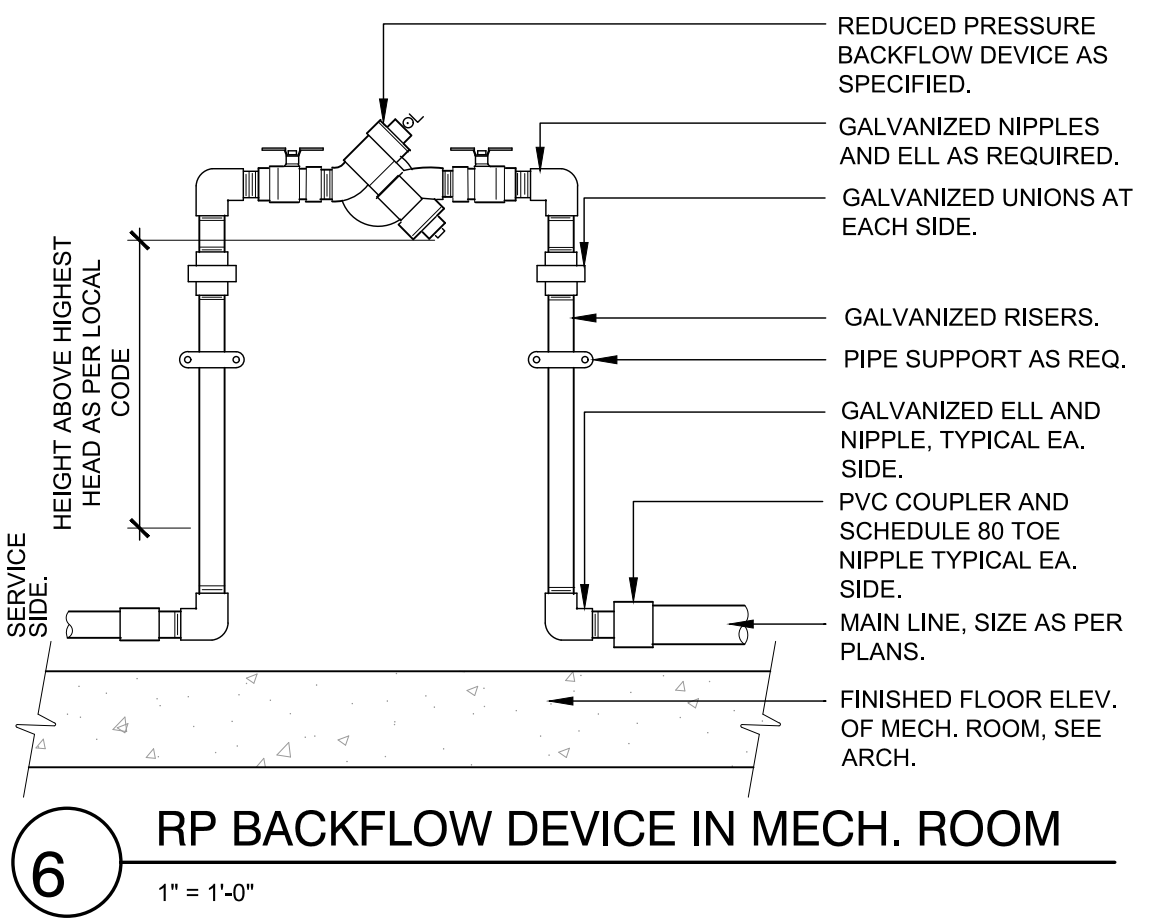


Know what's below. Call before you dig.

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.



3 MASTER CONTROL VALVE 1 1/2" = 1'-0" 328406.23-12



6 RP BACKFLOW DEVICE IN MECH. ROOM 1" = 1'-0" 328406.33-90

Table with columns for REVISION, No., and DATE.

EES ENGINEERING SOLUTIONS, INC. 501 S Cherry St, Suite 300 Glendale, CO 80246 303-572-7997 www.ees.us

CONSTRUCTION DOCUMENTS CONVENIENCE STORE AND CARWASH CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134 IRRIGATION NOTES AND DETAILS

PROJECT NO: DESIGNED BY: BK DRAWN BY: BK DATE: 09/03/2021

IR1.3

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

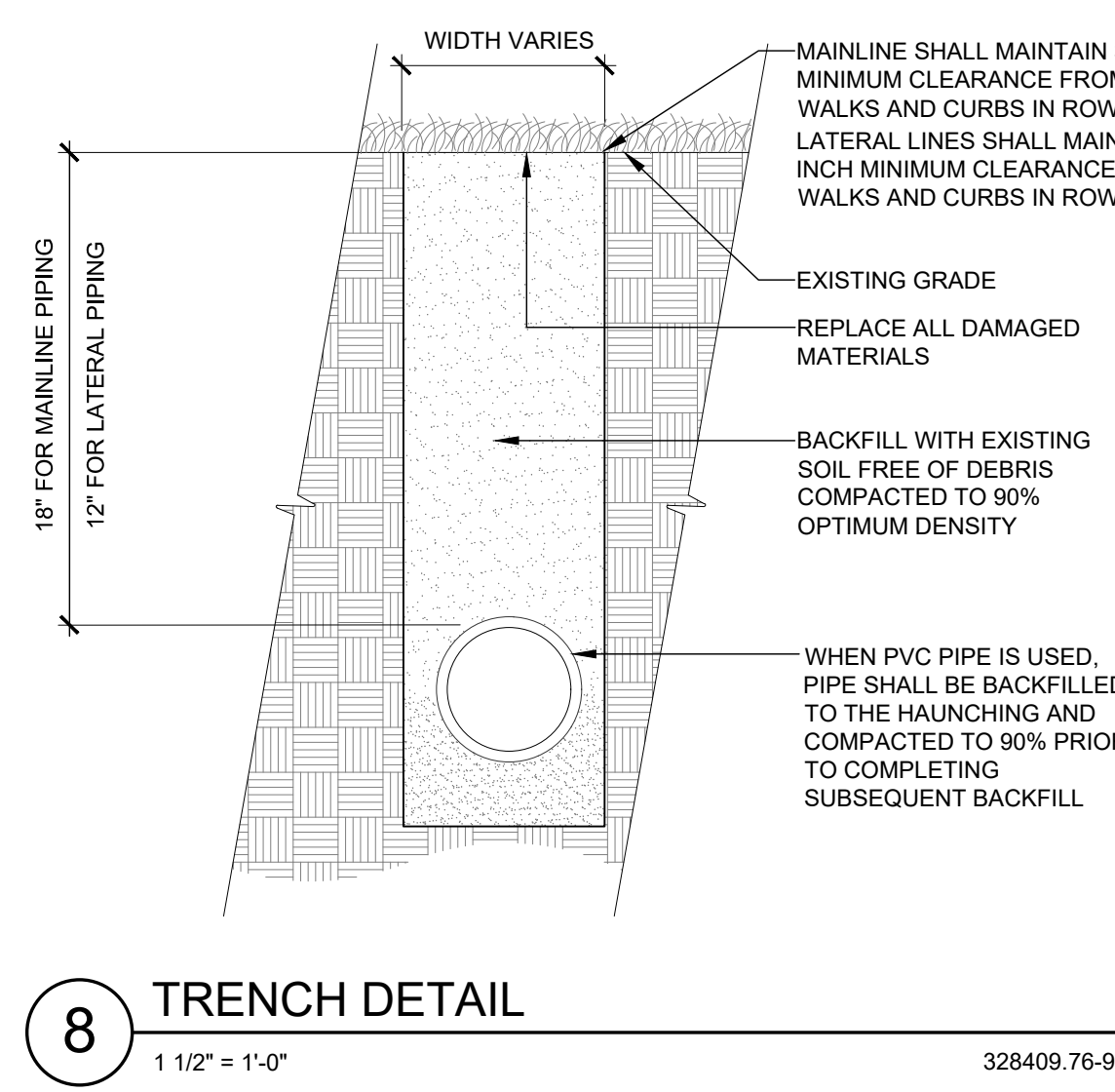
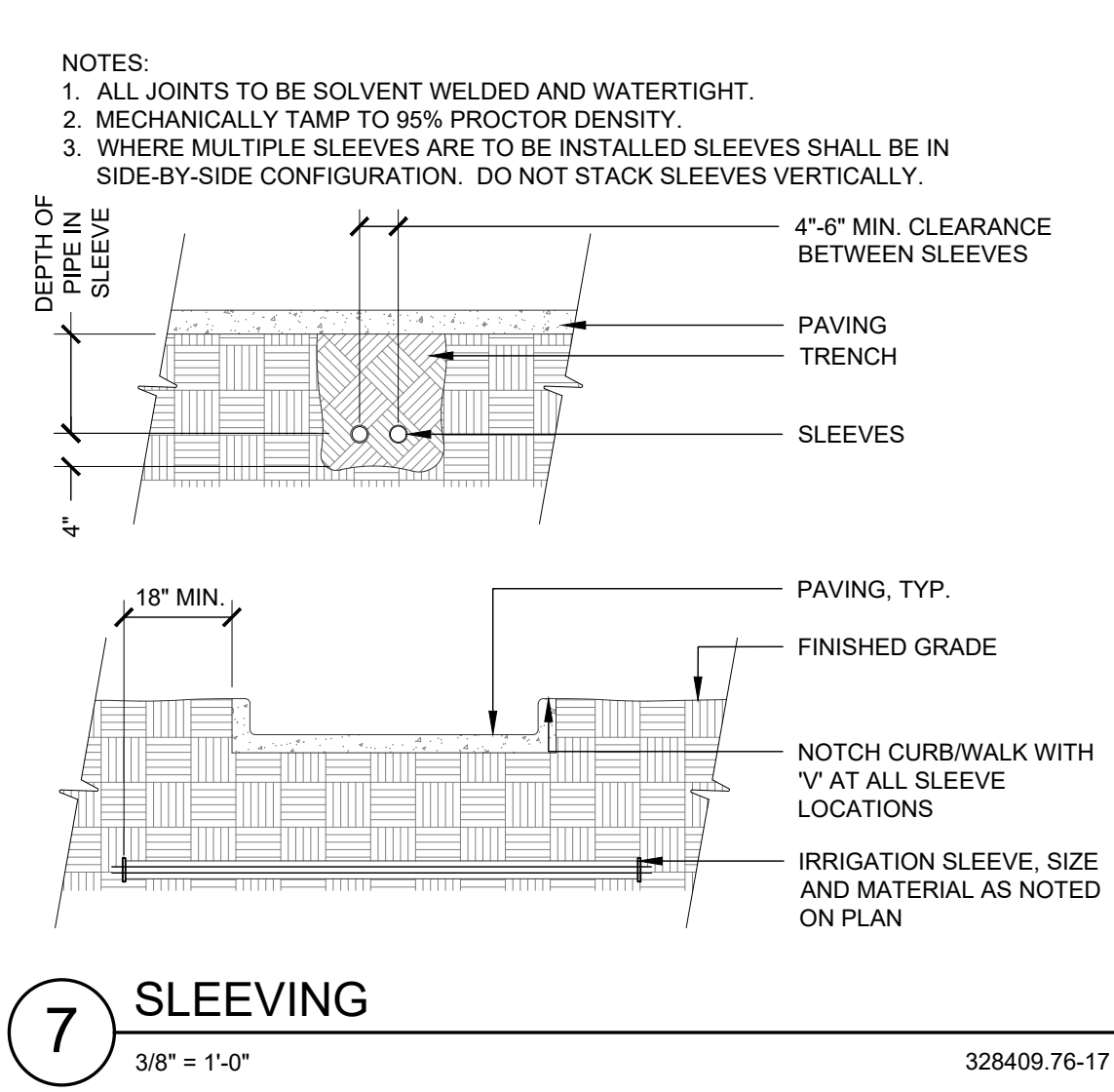
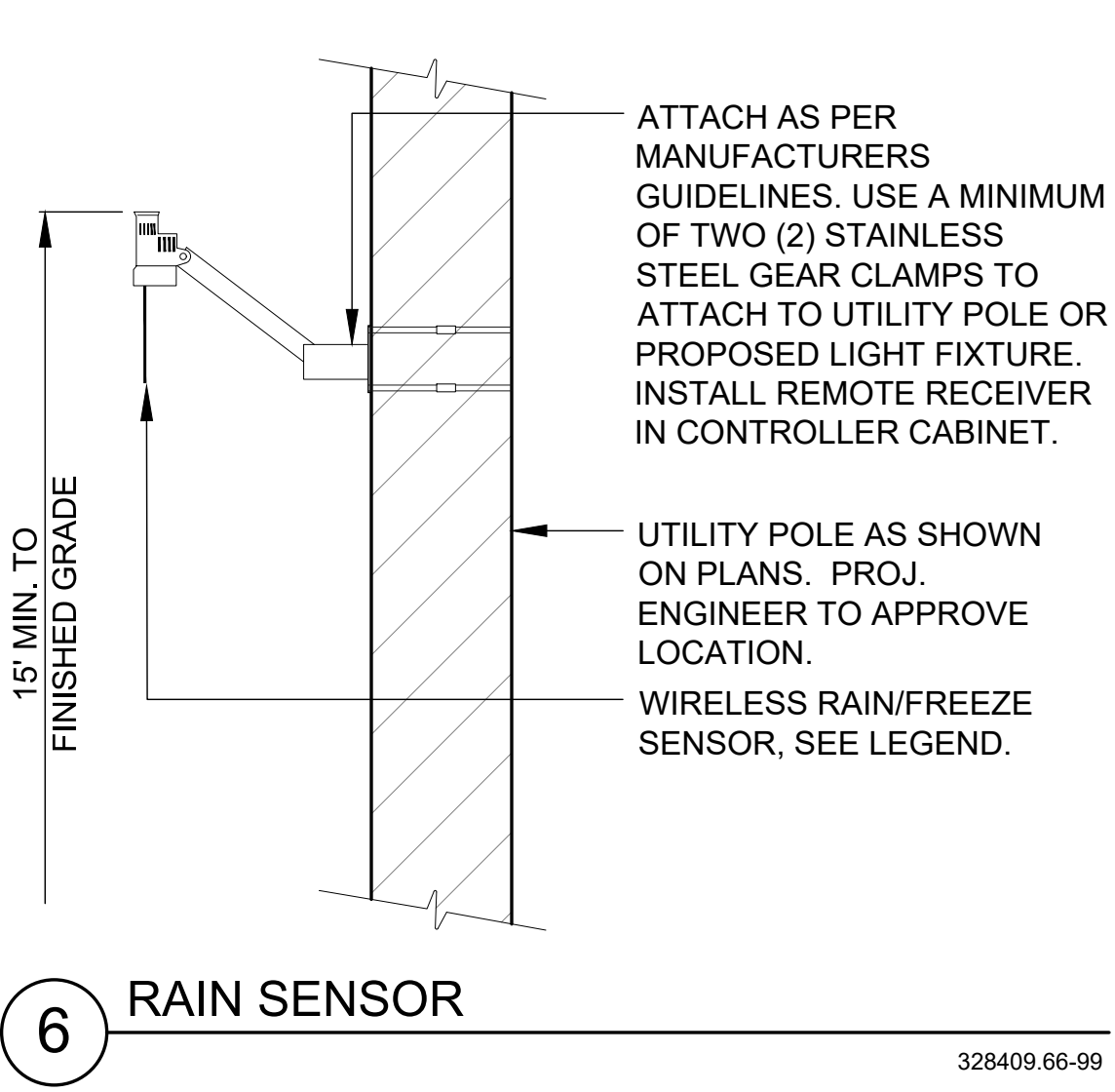
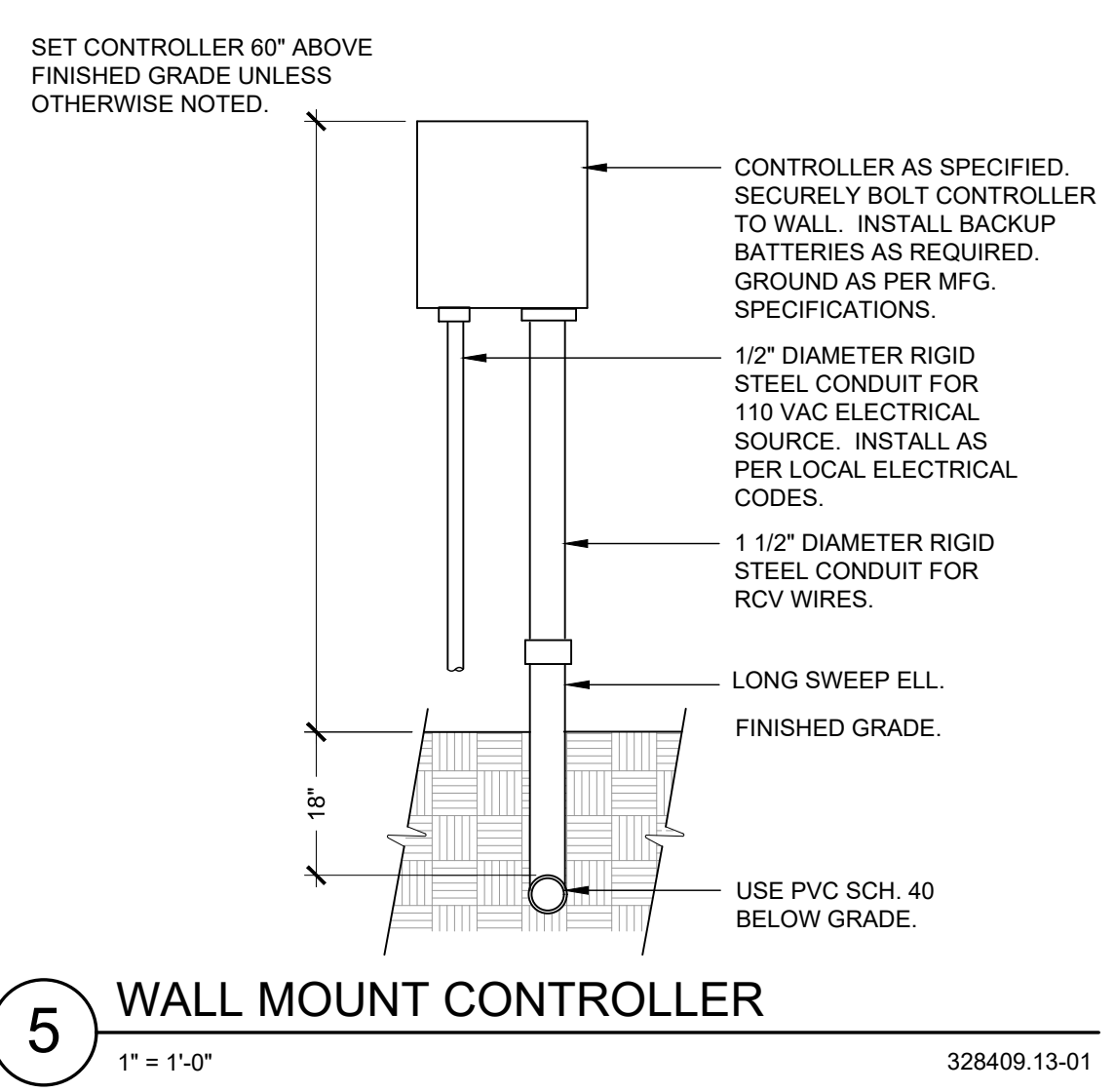
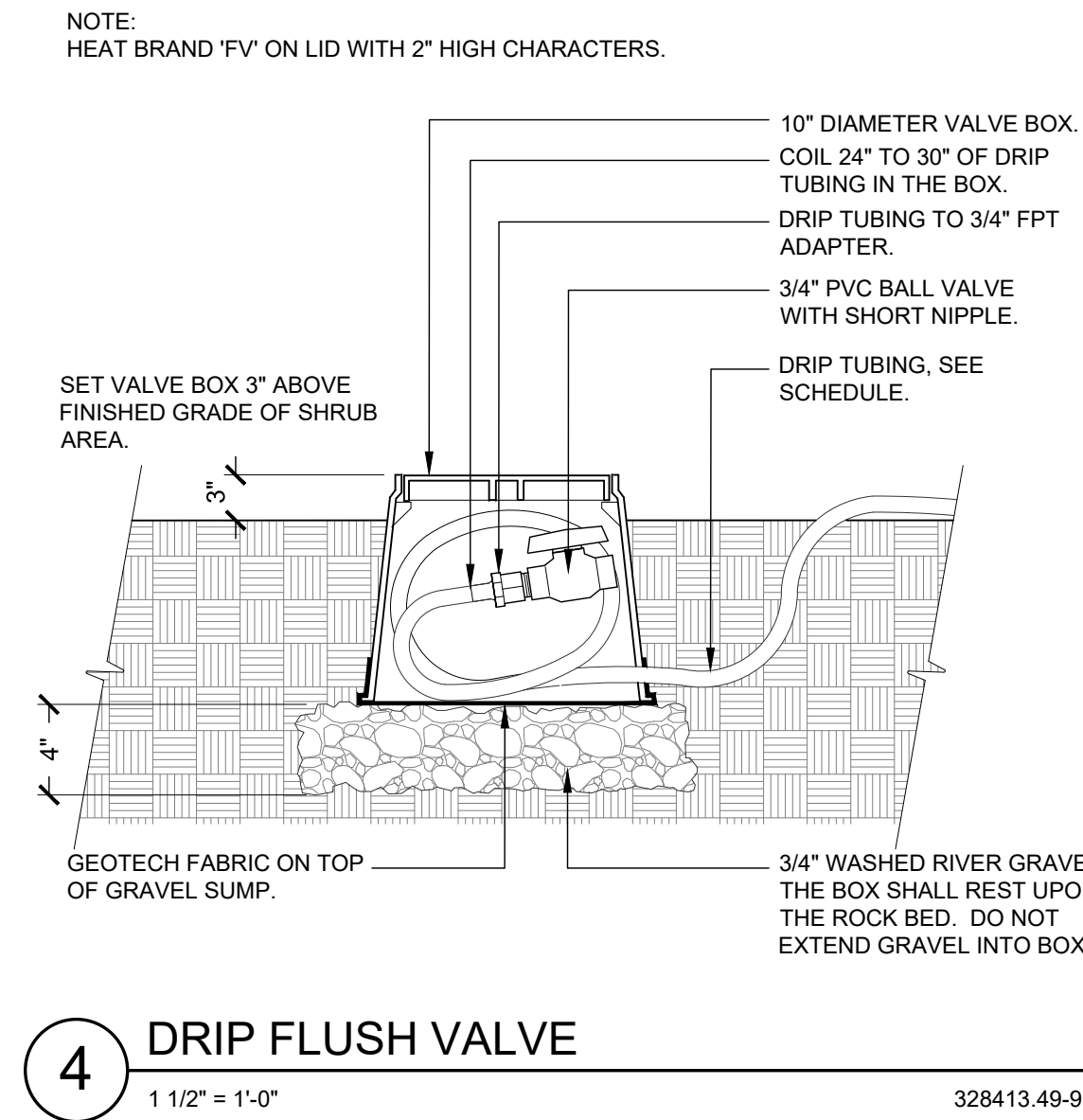
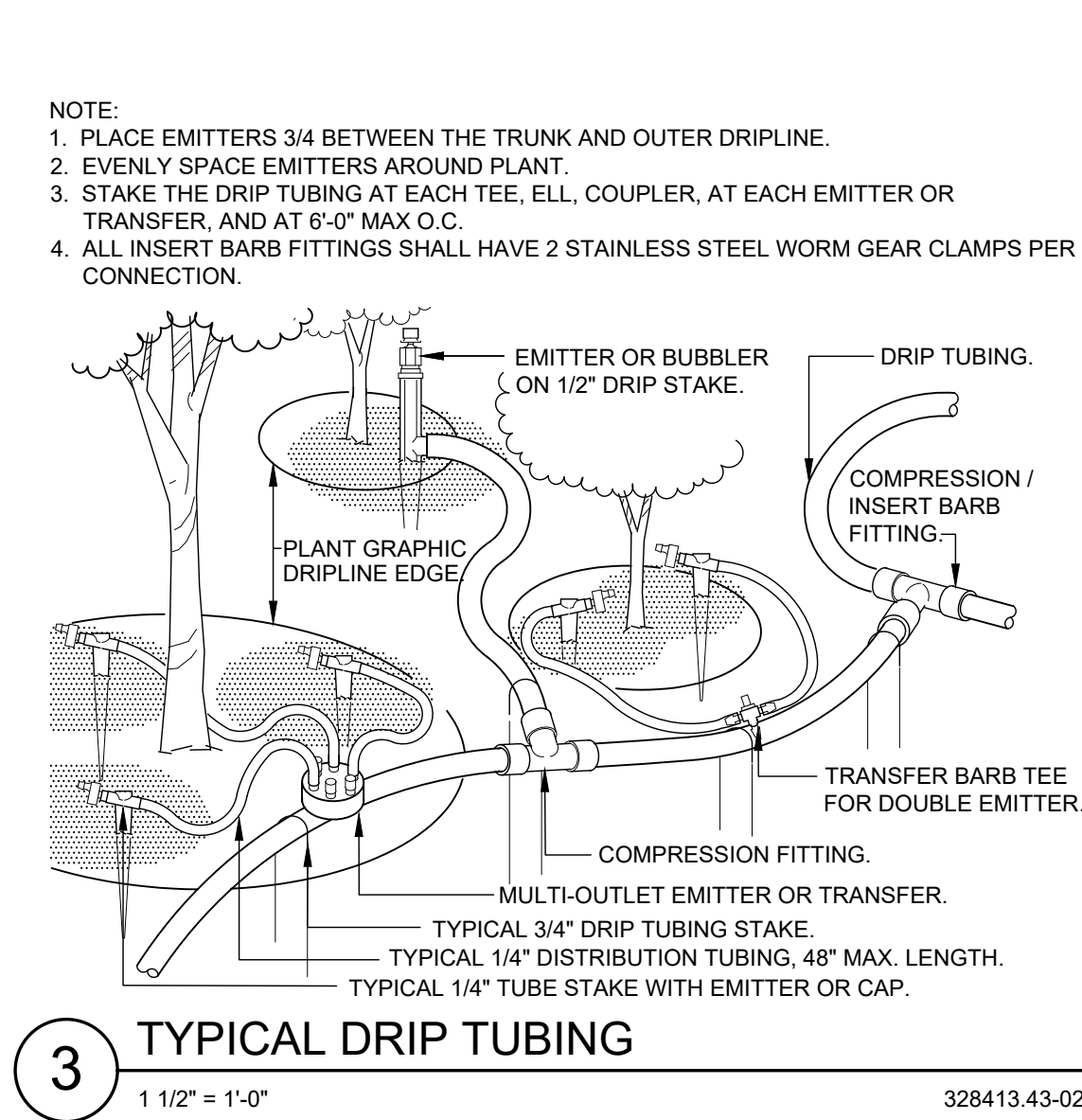
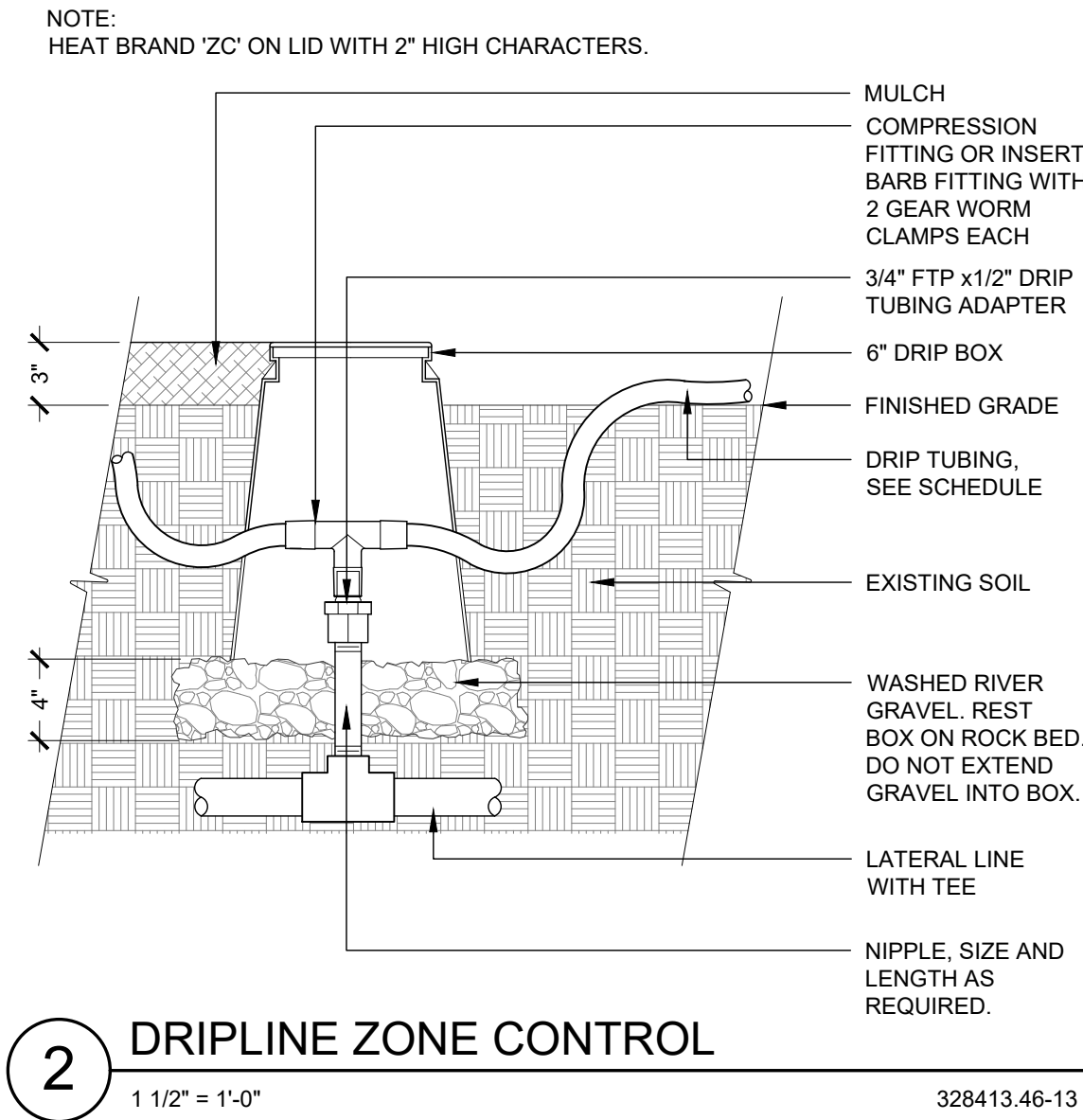
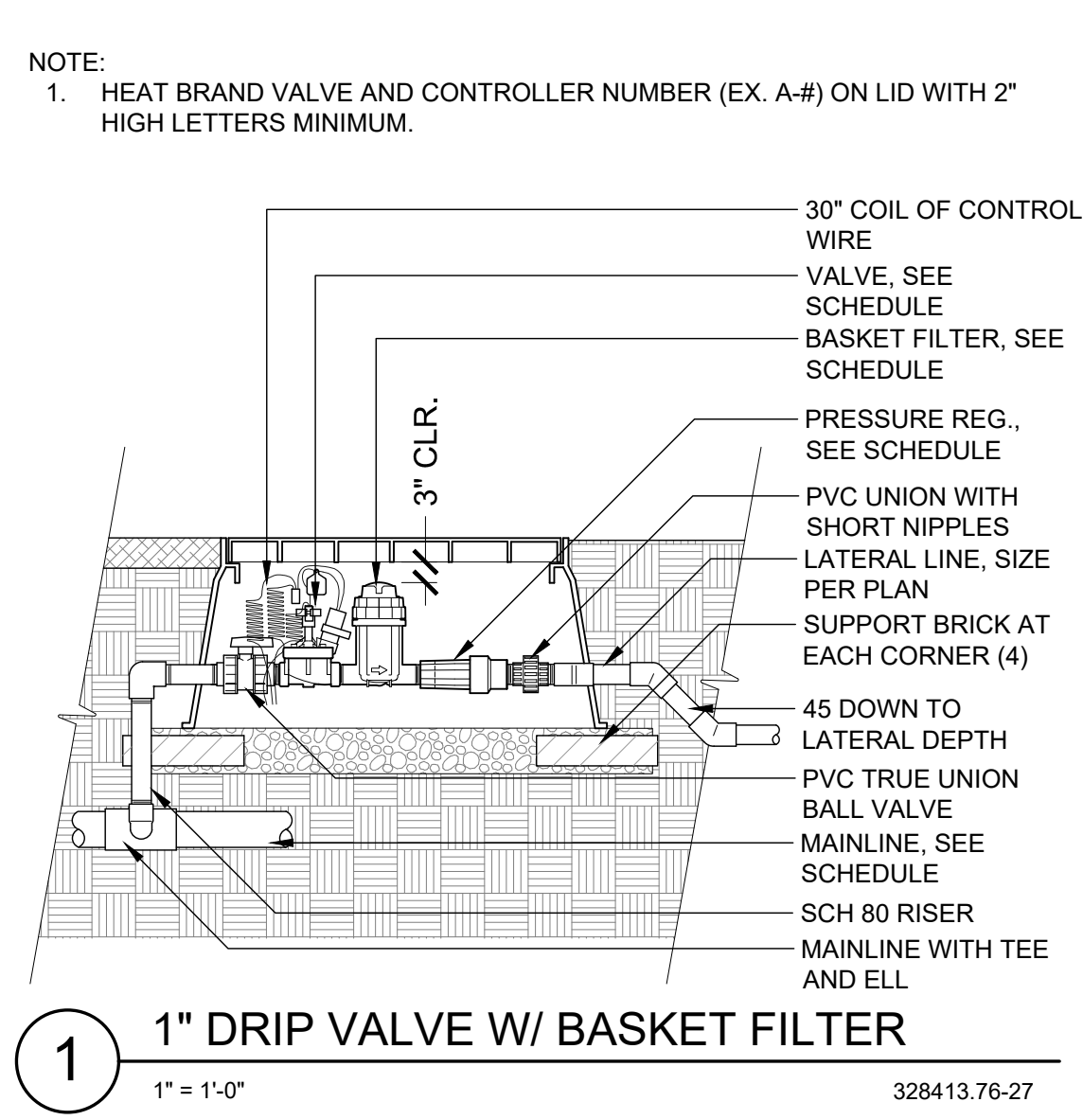
9/3/2021 12:47 PM X:\DROPROX (VALERIAN)\VALERIAN TEAM\FOLDERPROJECTS\20-086\_EES\_PARKER 7-ELEVEN & CAR WASH\WORKING\2021-09-03\_LAND\_IR\_CDS\20-086\_7\_IRRIGATION DETAILS.DWG

**811**  
 Know what's below.  
 Call before you dig.

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.

DATE	BY	REVISION

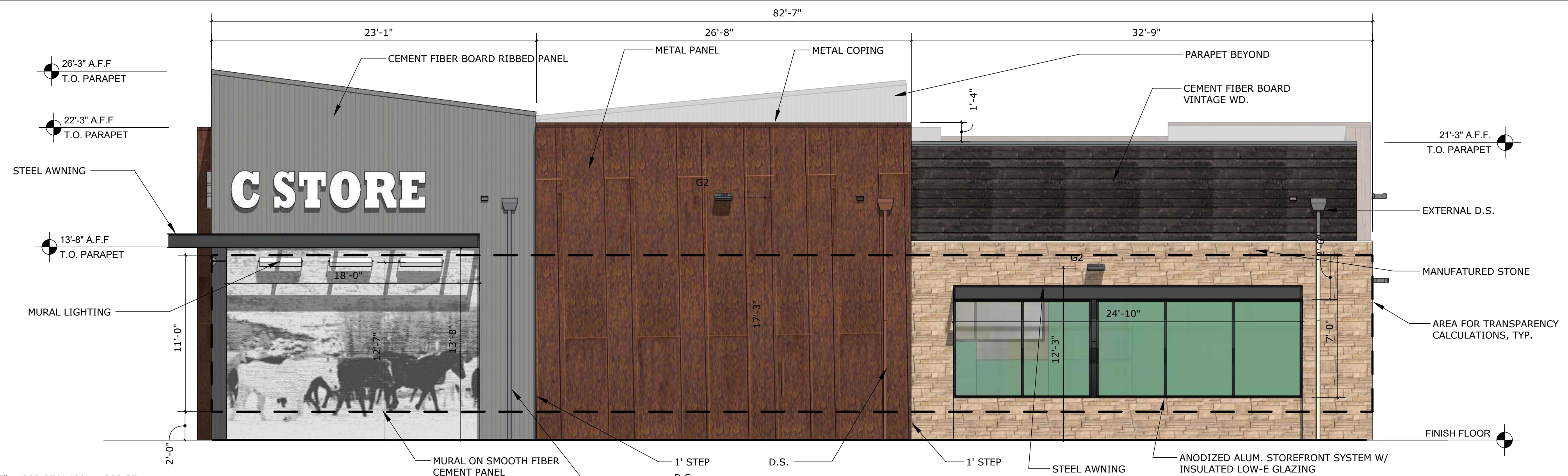


**EES**  
 ENGINEERING AND SOLUTIONS, INC.  
 501 S Cherry St, Suite 300  
 Glen Dale, CO 80246  
 303-672-7997 www.ees-us.com

CONSTRUCTION DOCUMENTS  
**CONVENIENCE STORE AND CARWASH**  
 CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134  
**IRRIGATION DETAILS**

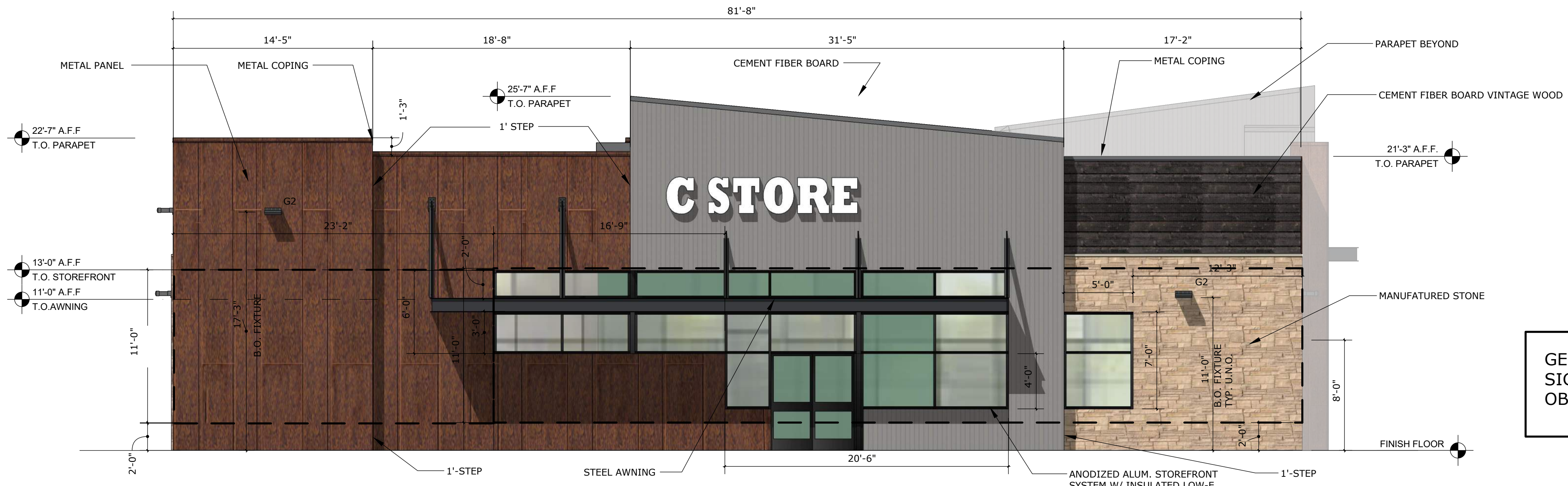
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PROJECT NO: \_\_\_\_\_  
 DESIGNED BY: BK  
 DRAWN BY: BK  
 DATE: 09/03/2021



**WEST ELEVATION**  
 TRANSPARENCY REQUIRED = 11'-0" X 82'-7" = 908 SF X 40% = 363 SF  
 TOTAL TRANSPARENCY PROVIDED = 173 SF = 19%  
 ARCHITECTURAL ENHANCED FEATURE - MURAL = 18'-0" X 13'-8" = 245 SF  
 TOTAL ENHANCEMENT = 418 SF = 46%

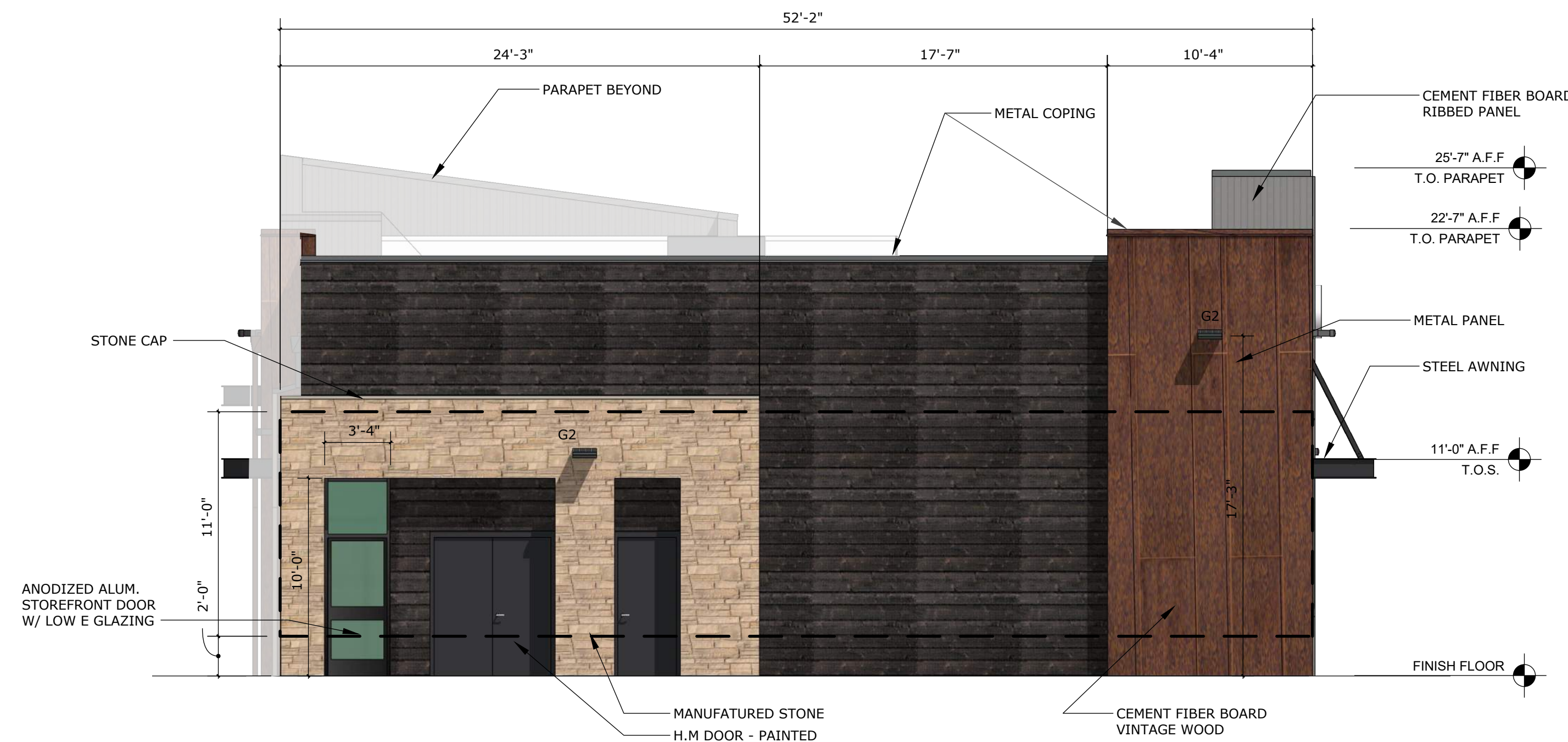
**WEST ELEVATION**



**EAST ELEVATION**  
 TRANSPARENCY REQUIRED = 11'-0" X 81'-8" = 894SF X 40% = 357 SF  
 TOTAL TRANSPARENCY PROVIDED = 360 SF = 40%

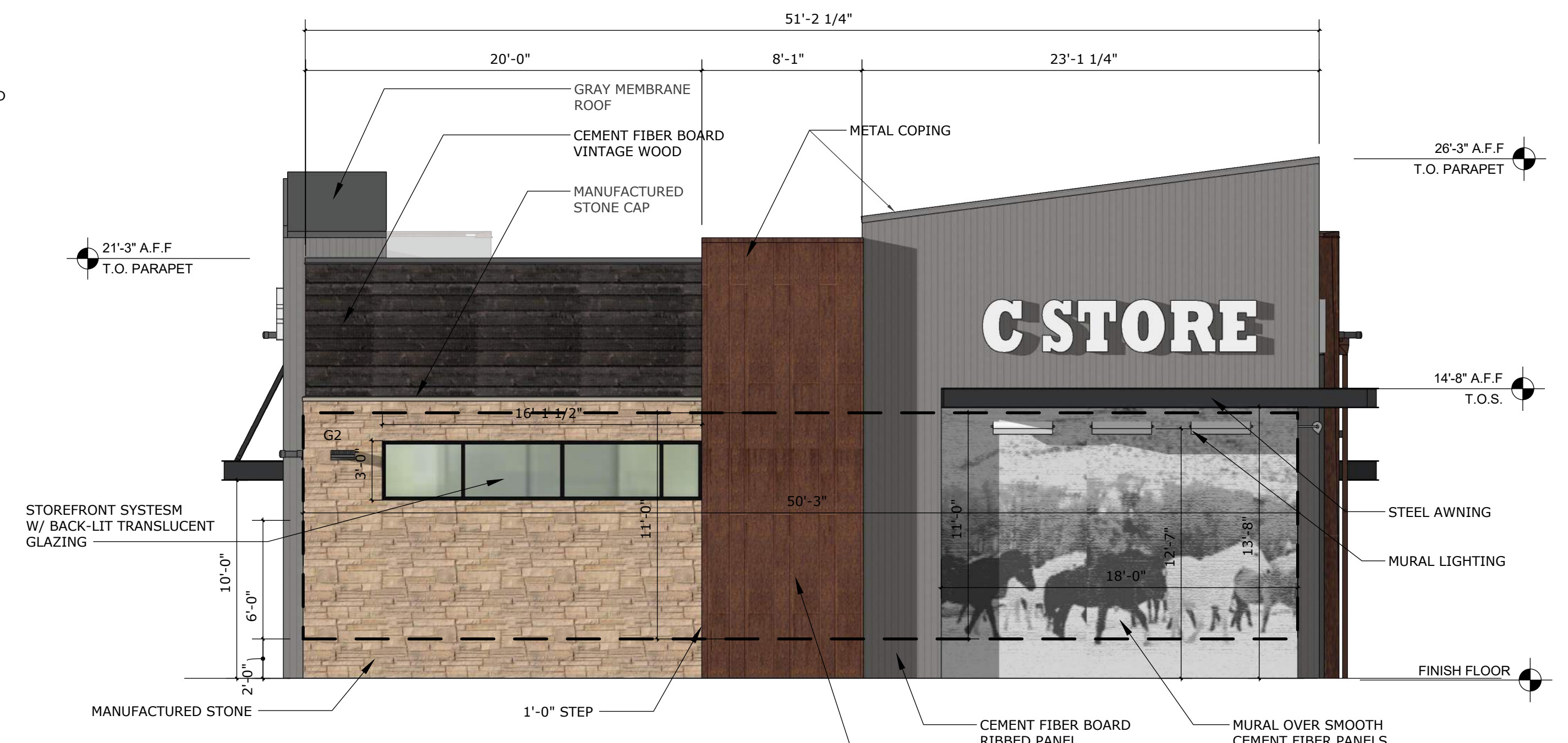
**EAST ELEVATION**

**GENERAL NOTES:**  
 SIGNAGE IS A PLACE HOLDER AND WILL BE OBTAINED UNDER A SEPARATE PERMIT.



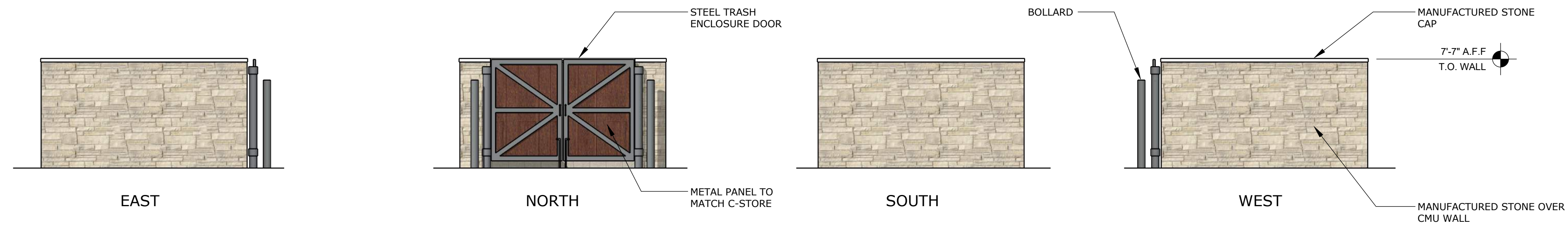
**SOUTH ELEVATION**

**SOUTH ELEVATION**  
 TRANSPARENCY REQUIRED = 11'-0" X 52'-2" = 573SF X 25% = 143 SF  
 TOTAL TRANSPARENCY PROVIDED = 33 SF = 5%

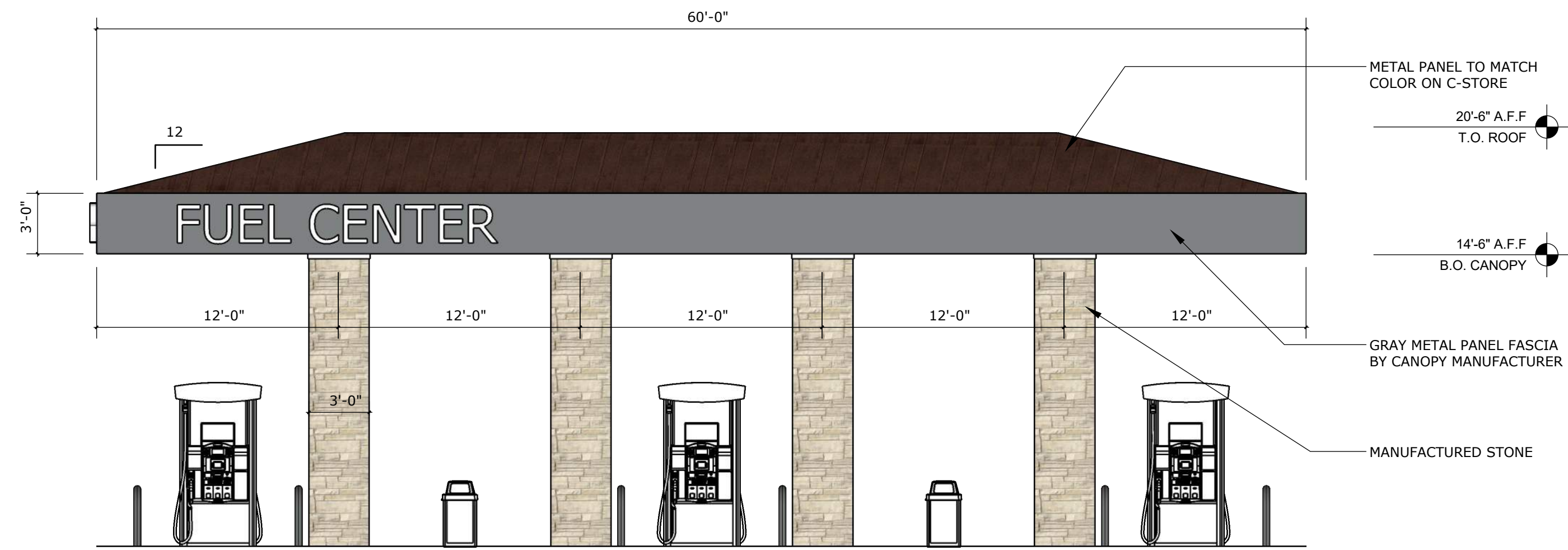


**NORTH ELEVATION**

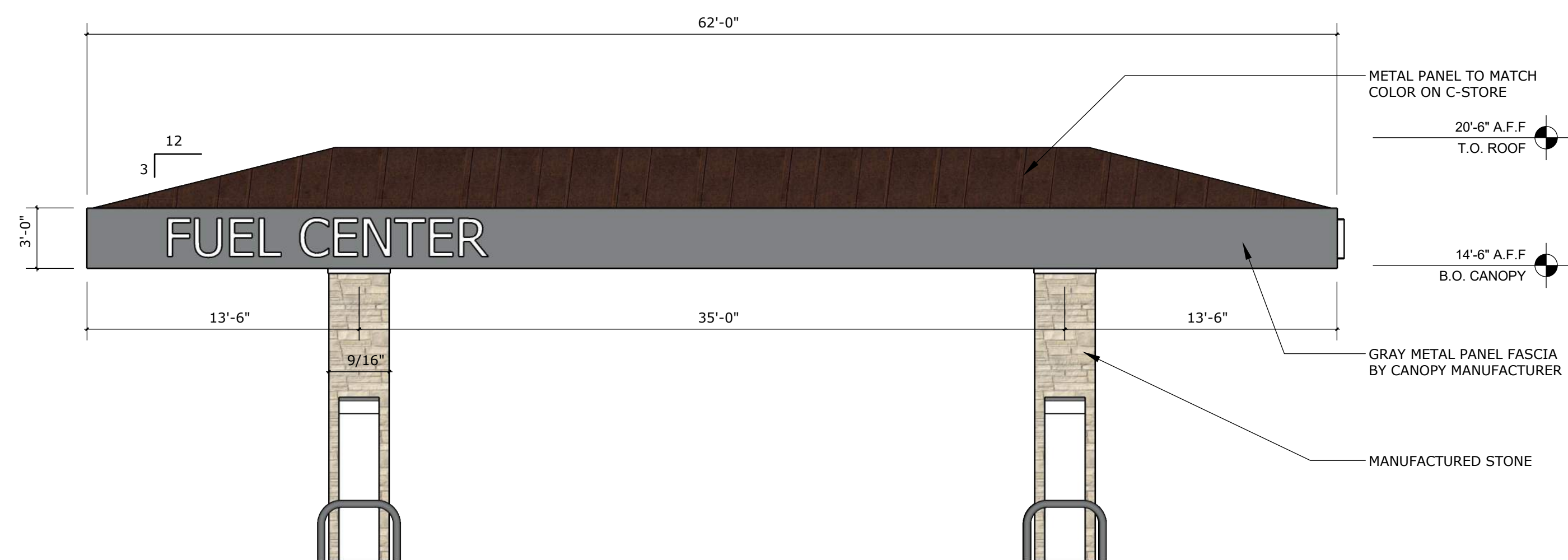
**NORTH ELEVATION**  
 TRANSPARENCY REQUIRED = 11'-0" X 50'-3" = 552 SF X 40% = 220 SF  
 TRANSPARENCY PROVIDED = 48 SF = 8%  
 ARCHITECTURAL ENHANCED FEATURE - MURAL = 18'-0" X 13'-8" = 245 SF  
 TOTAL ENHANCEMENT = 293 SF = 53%



DUMPSTER ELEVATIONS



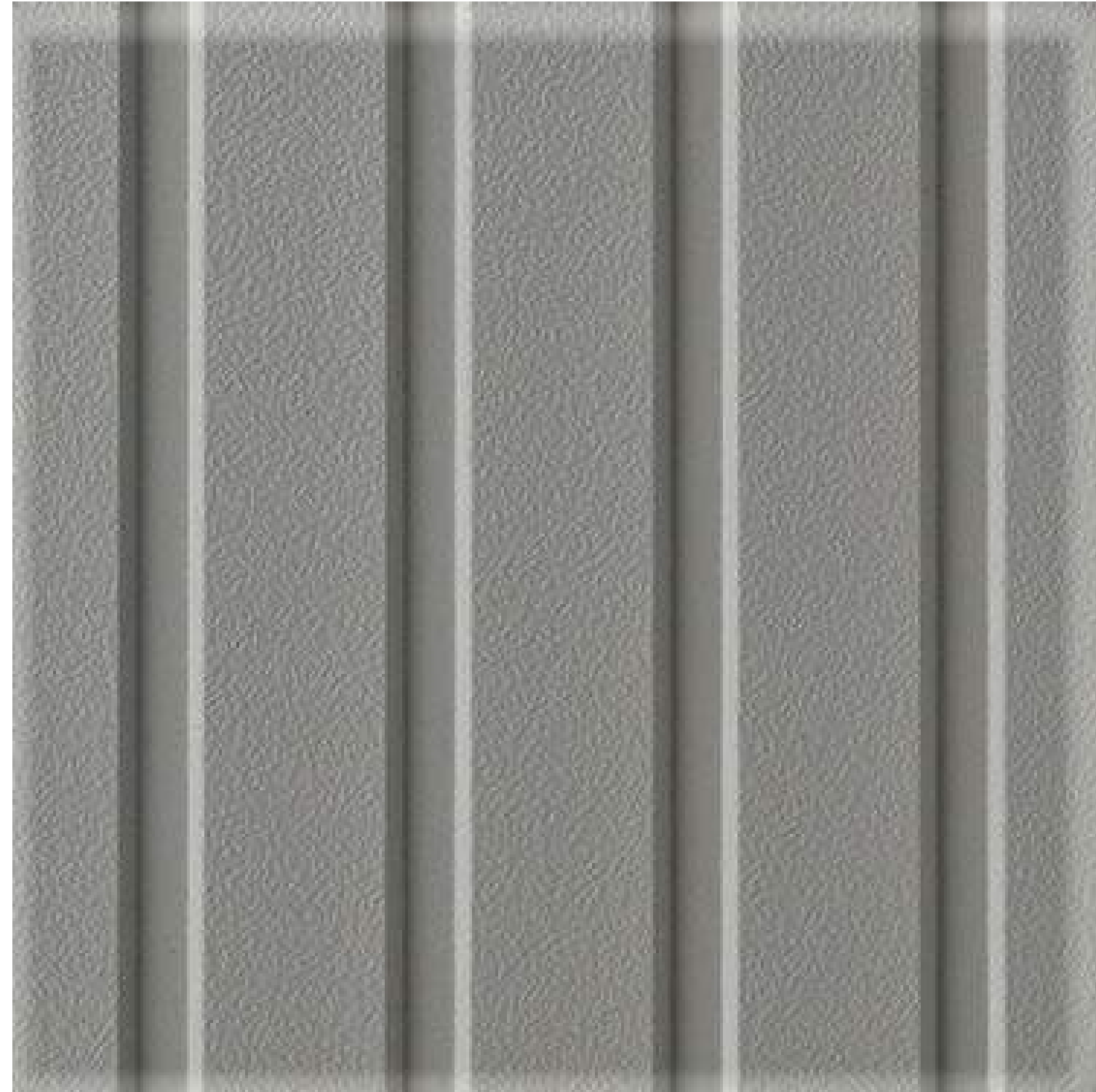
NORTH & SOUTH ELEVATIONS



EAST & WEST ELEVATIONS

GENERAL NOTES:  
SIGNAGE IS A PLACE HOLDER AND WILL BE OBTAINED UNDER A SEPARATE PERMIT.

NICHIHA - RIBBED PANEL  
SW7655 STAMPED CONCRETE



SW 7655 STAMPED  
CONCRETE



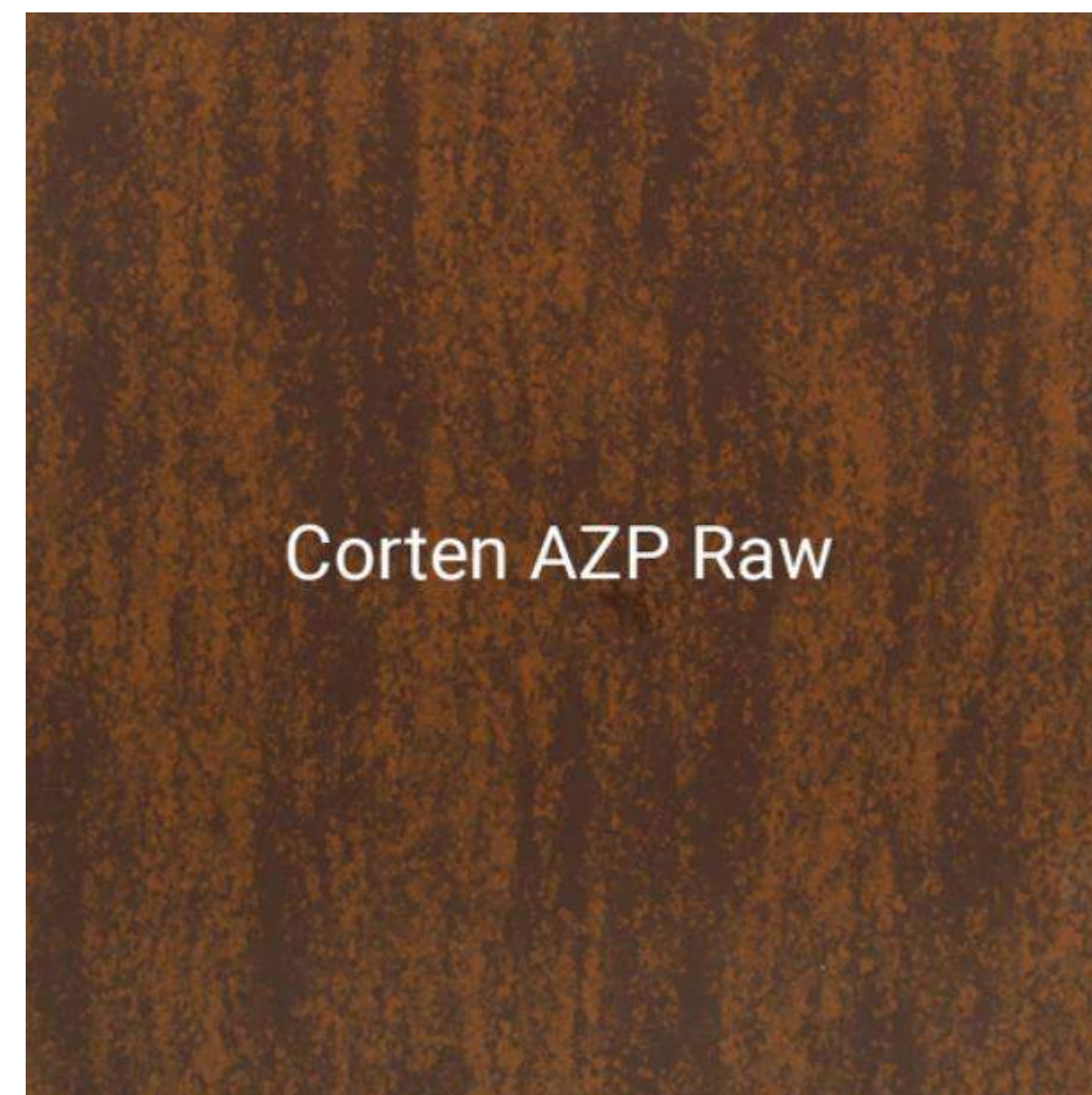
SW 9565 FORGED  
STEEL



NICHIHA VINTAGE WOOD



BLACK ANODIZED  
STOREFRONT



Corten AZP Raw

METAL PANEL

MATERIAL BOARD SAMPLE PHOTOS



NICHIHA BLUFF LEDGESTONE



Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	20	CPY-FLAT-13L	SINGLE	1.000	12825	91	CPY250-B-DM-F-13L-UL-WH-57K-HZ
	4	CPY-FLAT-C	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-UL-BZ-57K-HZ
	1	XSPLG-3ME	SINGLE	1.000	23600	184	XSPLG-D-HT-3ME-24L-57K7-UL-BZ-N
	3	XSPLG-4ME	SINGLE	1.000	23600	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	1	XSPLG-4ME-2	2 @ 90°	1.000	23600	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	1	XSPLG-4ME-2(180)	2 @ 180°	1.000	23600	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N
	17	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ

Calculation Summary (Footcandles calculated using initial lumen values @ 25°C)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.73	29.9	0.0	N.A.	N.A.
GAS CANOPY	Fc	46.87	67	19	2.47	3.53
PAVED AREA	Fc	6.27	29.9	1.0	6.27	29.90

Pole Mounted Fixture Height: 20' AFG (17' pole + 3' base)

Pole Schedule  
 (6) SSS-4-11-17-CW-BS-OT-N-BZ (17' X 4" X 11ga STEEL SQUARE POLE)  
 Proposed poles meet 140 MPH sustained winds.

Additional Equipment:  
 (4) PD-1H4BZ (Single Head Tenon)  
 (1) PD-2H4(180)BZ (Twin Head Tenon @ 180°)  
 (1) PD-2H4(90)BZ (Twin Head Tenon @ 90°)

\*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*

BOM: Complete Part Description	
20	CPY250-B-DM-F-13L-UL-WH-57K-HZ
04	CPY250-B-DM-F-C-UL-WH-57K-HZ
01	XSPLG-D-HT-3ME-24L-57K-UL-BZ-N
07	XSPLG-D-HT-4ME-24L-57K-UL-BZ-N
17	XSPW-B-WM-3ME-4L-57K-UL-BZ
06	SSS-4-11-17-CW-BS-OT-N-BZ
04	PD-1H4BZ
01	PD-2H4(180)BZ
01	PD-2H4(90)BZ

