



Development Review Division

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

MEMORANDUM

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

FROM: Julia Duncan, Associate Planner

DATE: July 29, 2021

SUBJECT: SP21-064; Douglas 234 F6 L2 - Car Wash
Review Comments 01

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 Land Development Ordinance (LDO), the Development Design Standards, and Modified Commercial Zoning 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.**

Staff Comments 01
 SP21-064; Douglas 234 F6 L2
 Car Wash
 July 29, 2021

Site Plan and Project Details

1. **Landscape.** Please see the copied example below as a reference for a table to be used

SEE VALERIAN PLANS.

LANDSCAPE REQUIREMENTS

A. INTERNAL LANDSCAPING										
NET SITE AREA	LANDSCAPE AREA			% LIVE COVER						
	REQUIRED (15%)	PROVIDED	SURPLUS / DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS / DEFICIT				
39,507	5,926	11,120	5193.95	4,445	8,896	4451.46				
INTERNAL LANDSCAPE AREA (S.F.)	TREE REQUIREMENT 1/1500 S.F.			SHRUB REQUIREMENT 5/1500 S.F.			TREE EQUIVALENT CALCULATION			
	REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided	
5,926	4	4	0	20	20	0	0	0	4	
B. STREETScape LANDSCAPE										
LOCATION	LENGTH	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT 5/40 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
HESS ROAD	132	4	4	0	NA	NA	0	0	4	
C. LANDSCAPE PERIMETER (STANDARD)										
LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1 /40 LF			SHRUB REQUIREMENT 3/40 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS / DEFICIT	REQUIRED	PROVIDED	SURPLUS / DEFICIT	Shrubs available for Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
NORTH PROPERTY LINE	132	4	4	0	17	17	0	0	4	
EAST PROPERTY LINE	242	7	6	-1	31	41	10	10	7	
MIN. EVERGREEN REQUIREMENT	40%	5	3	-2			0			
D. 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 Tree Equivalents	Total Equivalent Trees	Total Tree & Tree Equivalents Provided
WEST PROPERTY LINE	242	10	10	0	49	50	1	1	10	
MIN. EVERGREEN REQUIREMENT	40%	4	6	2			0			
EVERGREEN TREE REQUIREMENT - OVERALL SITE										
MINIMUM EVERGREEN REQ.		25%								
Number of Trees		REQUIRED	PROVIDED							
29		8	9							

2. Please reference the redlines for all comments/clarification.

SEE ATTACHED

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 – Building
- Cherry Creek Basin Water Quality Authority
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Douglas County Planning
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Fire/Life Safety Division
- Intermountain Rural Electric Association – Utility

Staff Comments 01
SP21-064; Douglas 234 F6 L2
Car Wash
July 29, 2021

- Parker Water and Sanitation District
- Xcel Energy – Utility

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

- Antelope Heights Homeowners Association
- Town of Parker – Civil (Construction Plans)
- Horse Creek HOA
- Douglas County Engineering
- Town of Parker – Civil (Site Plan)
- Town of Parker – Police
- Town of Parker – Stormwater (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)
- Urban Drainage and Flood Control

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

CARWASH SITE PLAN

LOT 2 OF DOUGLAS 234 FILING NO. 6

LOCATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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

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) 537-2603

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: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

TRAFFIC ENGINEER

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE.
CENTENNIAL, CO 80033
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

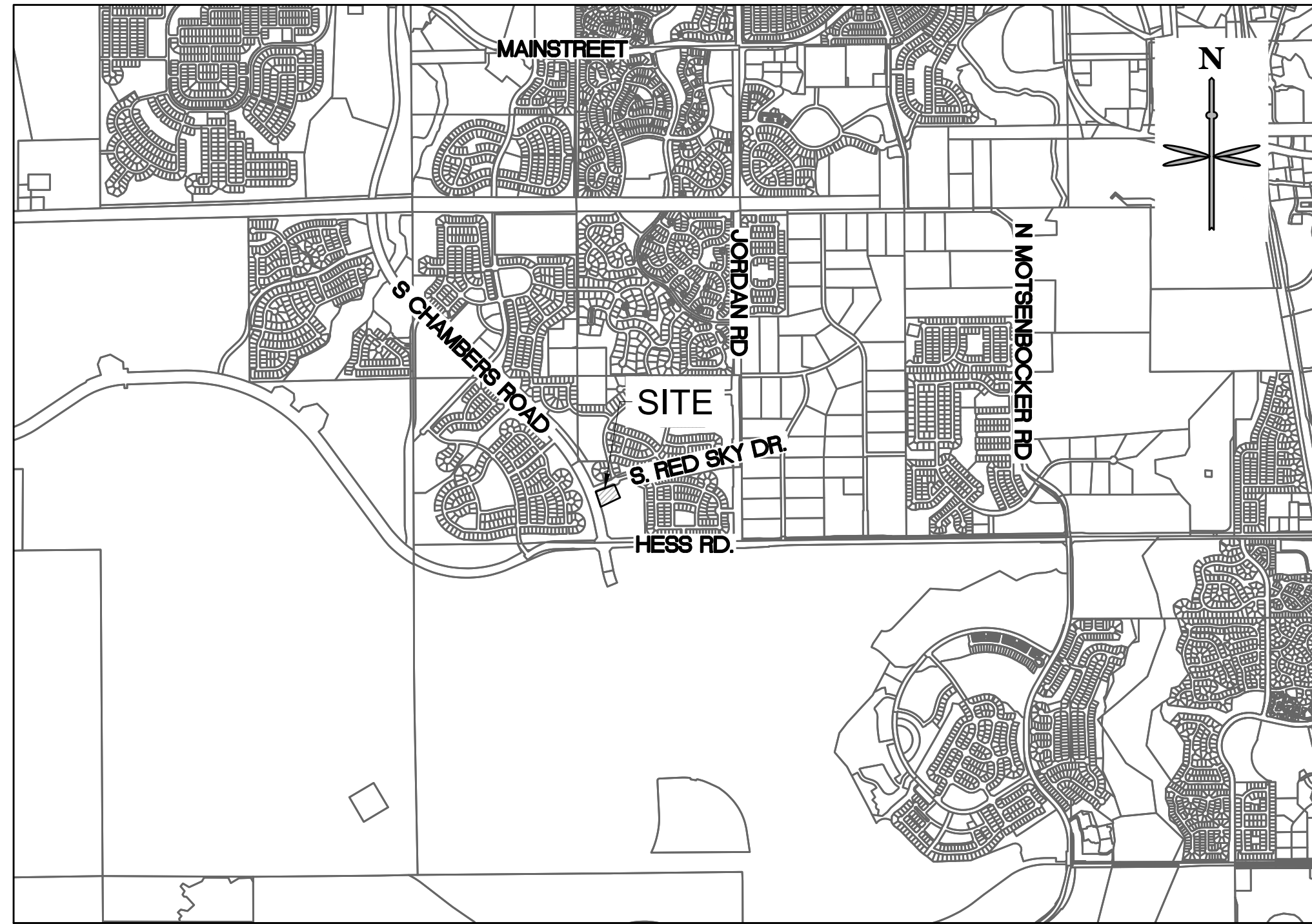
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
ATTN: RANDY CAPRA
P: (303) 805-3169

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'

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 2, 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: 29,024 SF = 0.67 AC
ZONING	PLANNED DEVELOPMENT - COMMERCIAL (PD-C)
BUILDING	SINGLE STORY - 2,599 SF
FAR	25% MAX / 2,599/29,024 X 100 = 8.9%
BUILDING COVERAGE	50% MAX / 2,599/29,024 X 100 = 8.9%
OPEN SPACE	20% MIN. VS. 13,246/29,024 S.F. X 100 = 45.6%
*BUILDING SETBACK	REQUIRED: 25' PUBLIC R.O.W. ACTUAL: 131' (W), 72' (E), 10' (S), 48'(N)
*BUILDING SETBACKS PER "PLANNED DEVELOPMENT GUID DOUGLAS 234," 6/25/2002, SECTION III., PAGE 12, FOR COMMERCIAL	
MAX. BUILDING HT	60' VS. PROPOSED 20'-0"
PARKING	1 PER 250 SF NLA 2,379 SF / 250 = 9.51 10 SPACES REQUIRED 23 SPACES PROVIDED

what is labeled side is actually front, revise
COMPLETE

what is labeled rear is actually side-please revise
COMPLETE

Max FAR is 50%, where are you getting 25%?
<http://parkeronline.org/DocumentCenter/View/22897/52---Douglas-234?bidId=>
You still meet requirements but please revise max to 50
COMPLETE

North & south property lines are side yards

East is Front
West is Rear

Rear and Front face ROW and require 25'

North side and south property line require 10'

Revise to show accurate required vs. actual
COMPLETE

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
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES AND DETAILS
02	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 SIGN TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.
- DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.
- AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
- CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND 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.

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
- 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-B2, 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.

DATE	
BY	
REVISION	
No.	
 501 S Cherry St, Suite 300 Denver, CO 80246 303.672.1997 www.ees-us.com	
SITE PLAN LOT 2 CAR WASH CHAMBERS AND HESS, PARKER, CO COVER SHEET	
PROJECT NO.:	TSD003.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/21
P0.0	

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

Know what's below. Call before you dig.

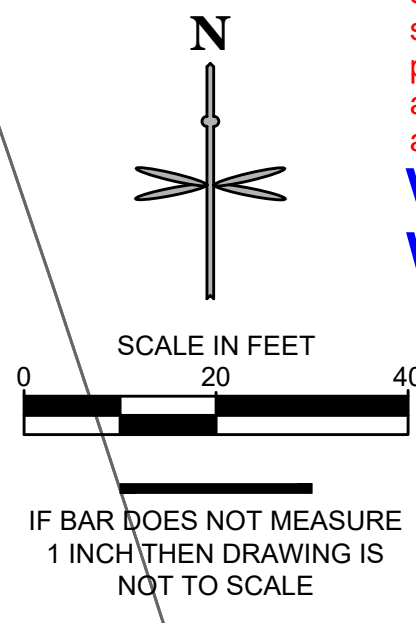
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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



How are you screening this drive aisle from the ROW per Design Standards: Vacuum stations and finishing areas shall be located away from open space and residential land uses and shall be screened from view from a public roadway using enhanced landscaping with an 80% opacity and/or a screening wall.

VALERIAN TO SCREEN WITH LANDSCAPE.

Remove all references to required building setbacks and reference and dimension actually setback to building lines.
COMPLETE

Should provide low rise-wall to shield adjacent ROW
VALERIAN TO SCREEN WITH LANDSCAPE.

25' BUILDING SETBACK

LANDSCAPE SCREENING & BERM BUFFER

Must be minimum 10 foot setback to property line.
CHANGED.

Please dimension all building lengths and widths.
COMPLETE.

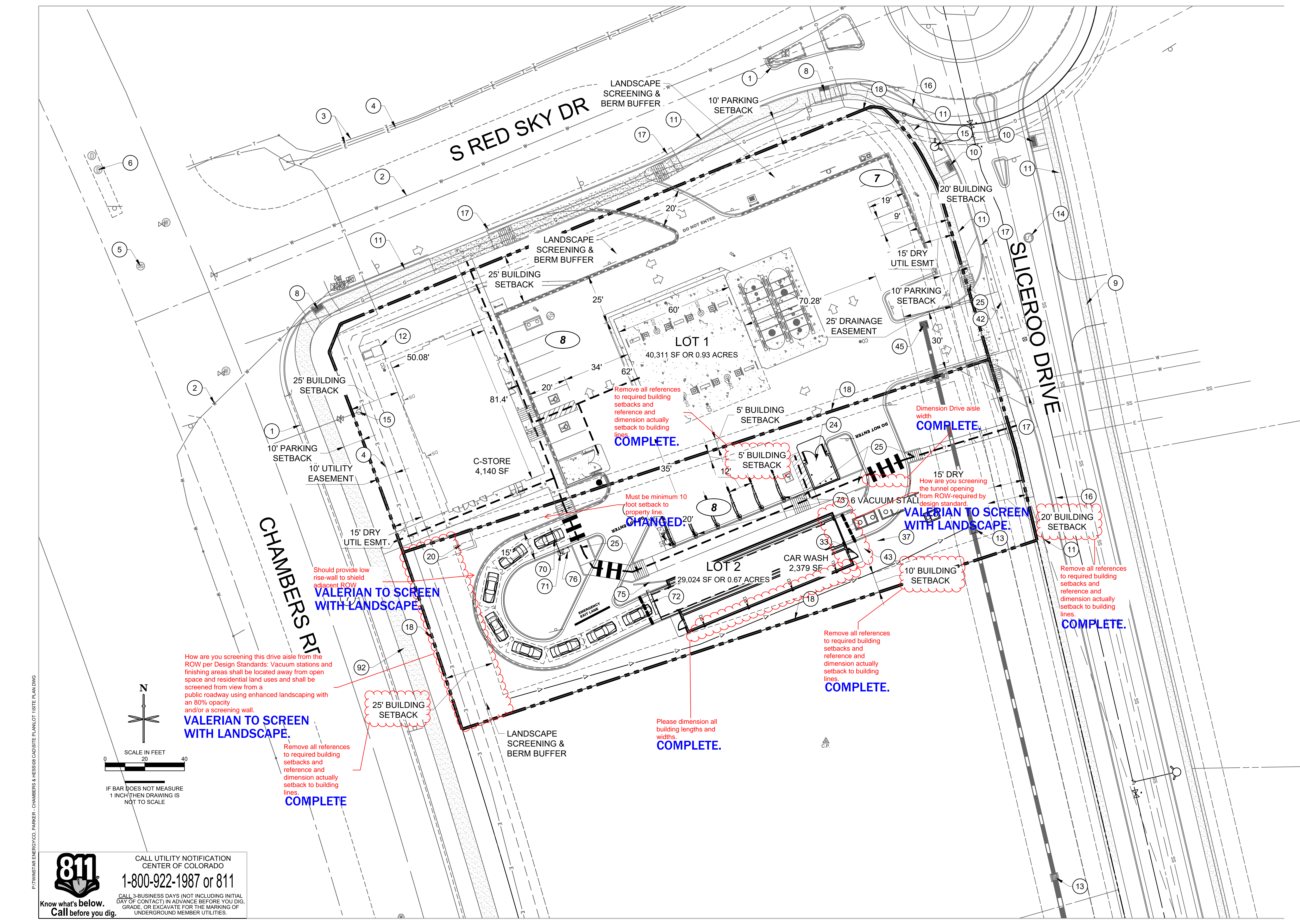
Remove all references to required building setbacks and reference and dimension actually setback to building lines.
COMPLETE.

VALERIAN TO SCREEN WITH LANDSCAPE.

Dimension Drive aisle width
COMPLETE.

Remove all references to required building setbacks and reference and dimension actually setback to building lines.
COMPLETE.

Remove all references to required building setbacks and reference and dimension actually setback to building lines.
COMPLETE.

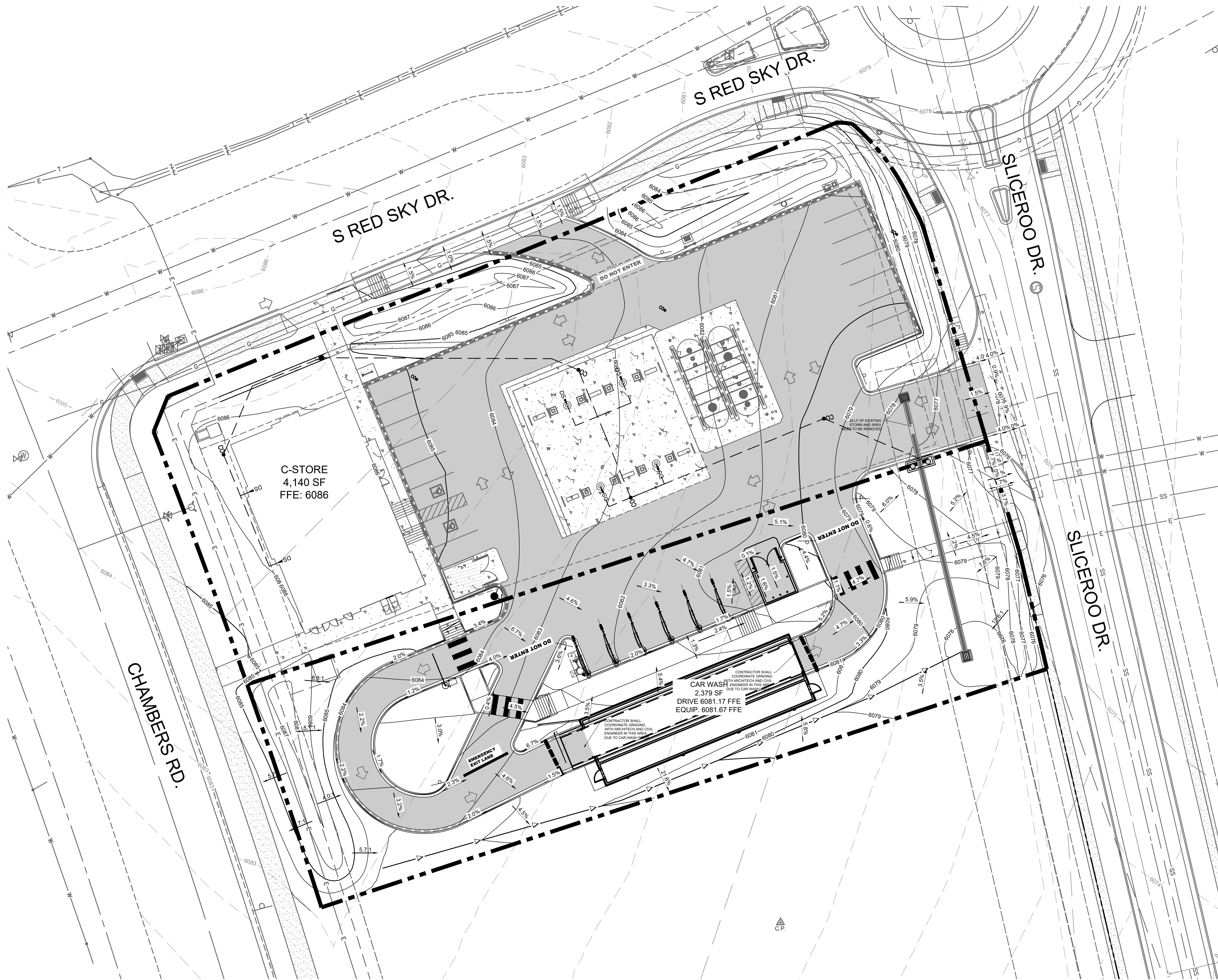


DATE	
BY	
REVISION	
No.	

EES
ENGINEERING AND
ENTIREMENT AND
SOLUTIONS, INC.
501 S Cherry St, Suite 300
Denver, CO 80246
303.572.7897 www.eesusa.com

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

PROJECT NO: TSD003.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 03/19/21
P1.0

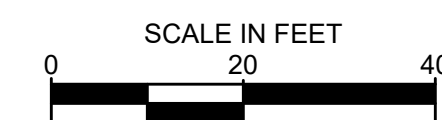
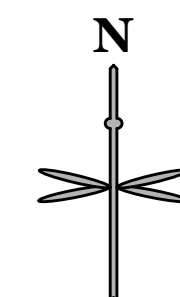


LEGEND

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



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

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



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.

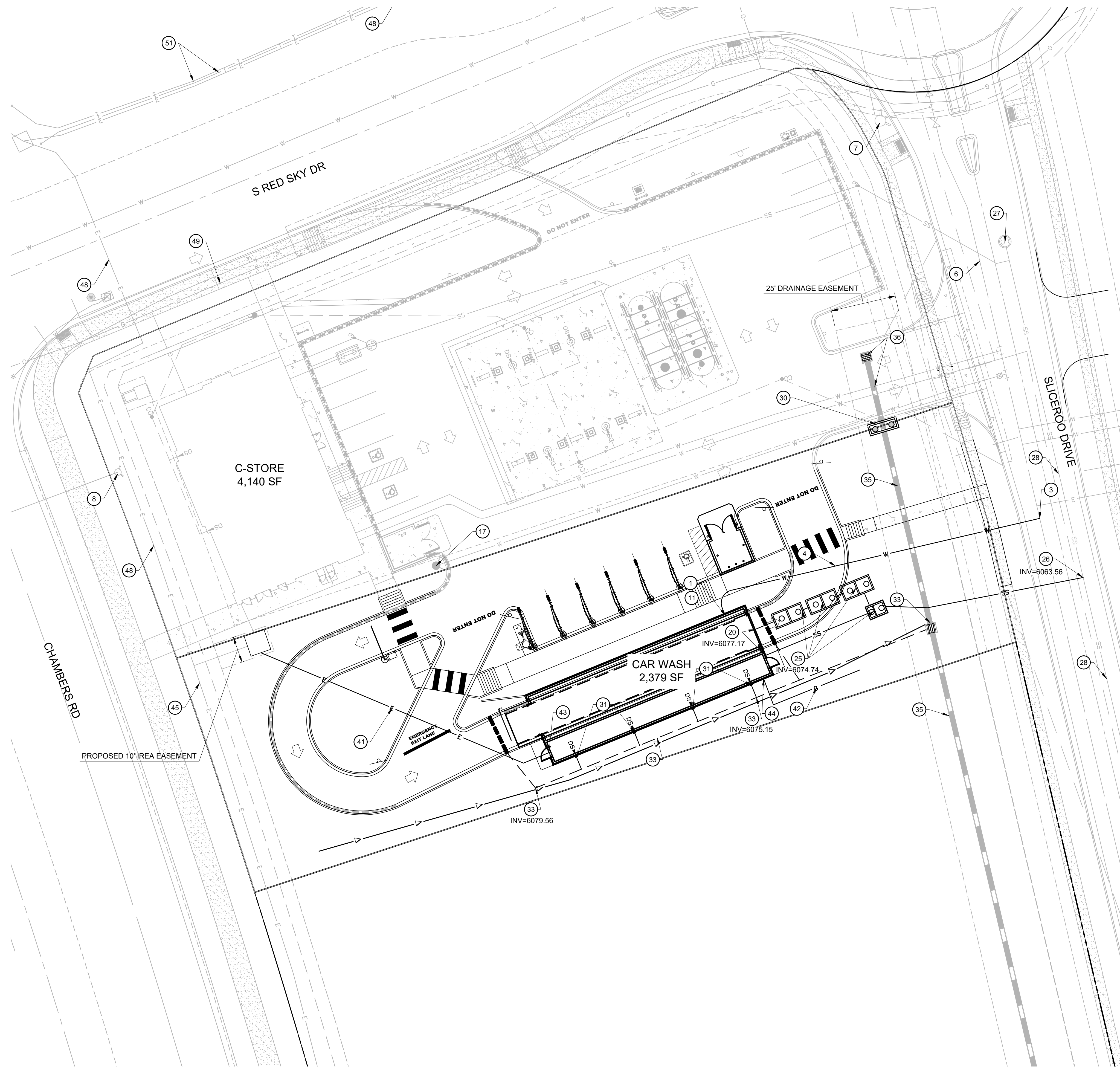
DATE	BY	REVISION



SITE PLAN LOT 2
CONVENIENCE STORE
CHAMBERS AND HESS, PARKER, CO
GRADING PLAN

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

P2.0



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" DOMESTIC WATER METER (INTERIOR).
- 3 PROPOSED 1" TAP.
- 4 PROPOSED 1" TYPE K COPPER DOMESTIC WATER SERVICE LINE.
- 5 PROPOSED FDC WITH KNOX BOX.
- 6 8" PVC WATER MAIN BY MASTER DEVELOPER.
- 7 FIRE HYDRANT BY MASTER DEVELOPER.
- 8 EXISTING FIRE HYDRANT
- 9 PR. 4" DIP FIRE LINE (PRIVATE). (VERIFY W/ MEP)
- 10 PR. 8" X 4" TEE FIRE CONNECTION.
- 11 PR. 1.5" SERVICE LINE FROM METER TO BUILDING.

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 PROPOSED CONNECTION TO EXISTING SANITARY MAIN.
- 27 SANITARY MANHOLE BY MASTER DEVELOPER. PROTECT IN PLACE.
- 28 8" PVC MAIN BY MASTER DEVELOPER.
- 29 PROPOSED SAMPLING MANHOLE.

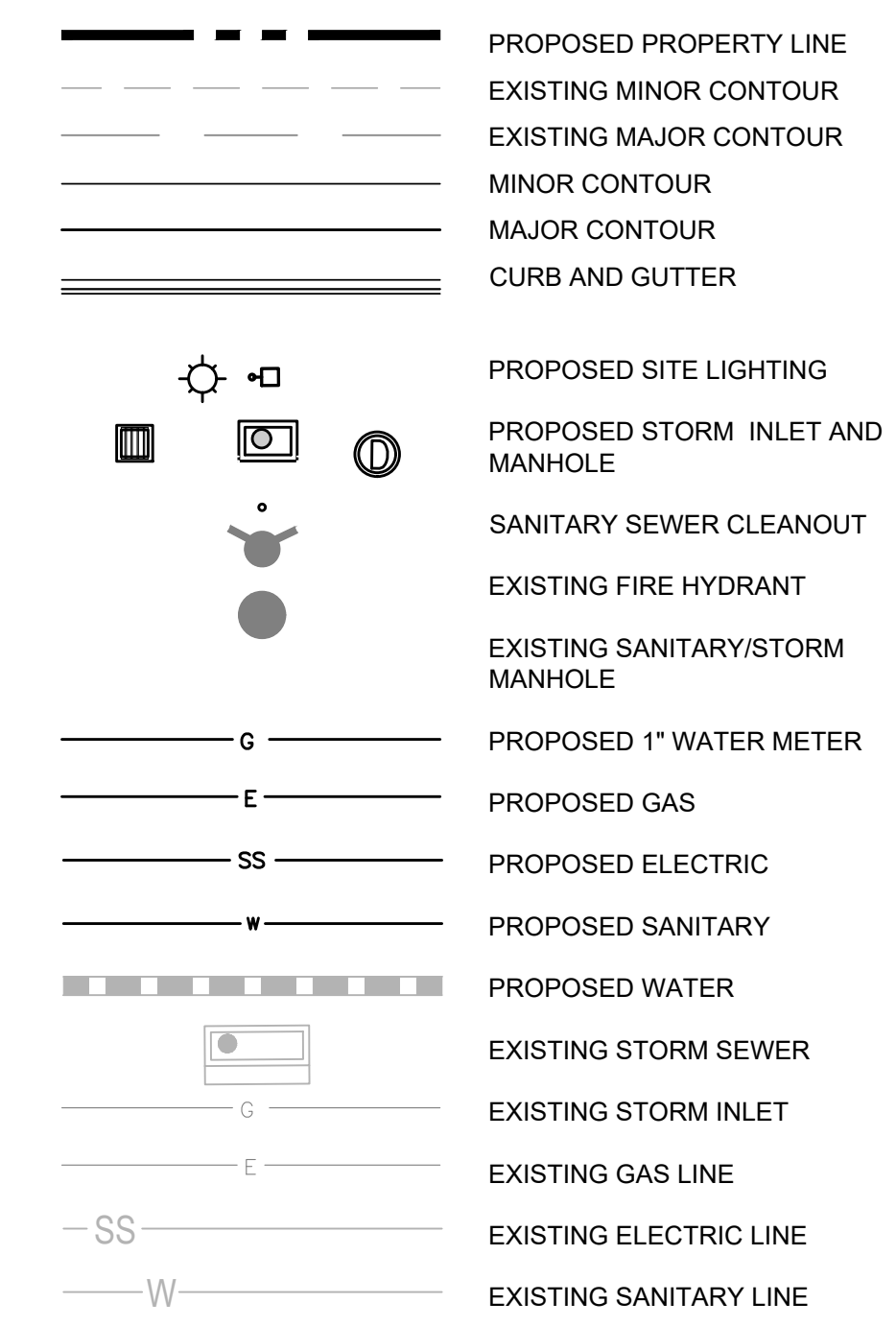
STORM SEWER

- 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 PROP. STORM CONC. CHASE DRAIN PER TOWN DETAIL.
- 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.
- 38 PROPOSED STORM BEND/CLEANOUT.

DRY UTILITIES

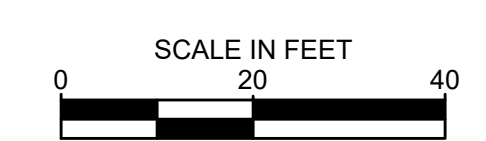
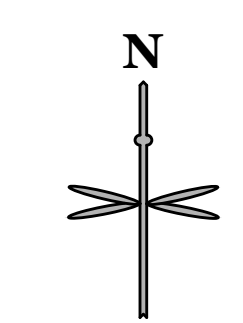
- 40 PROPOSED 8" X 8" ELECTRICAL TRANSFORMER PAD. REFER TO MEP PLANS FOR TRANSFORMER DESIGN UNDER SEPARATE COVER.
- 41 PROPOSED ELECTRIC LINE. (APPROXIMATE LOCATION. CONTRACTOR TO COORDINATE WITH PROJECT MEP AND UTILITY COMPANY PRIOR TO ANY CONSTRUCTION)
- 42 PROPOSED GAS LINE. (APPROXIMATE LOCATION. 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.



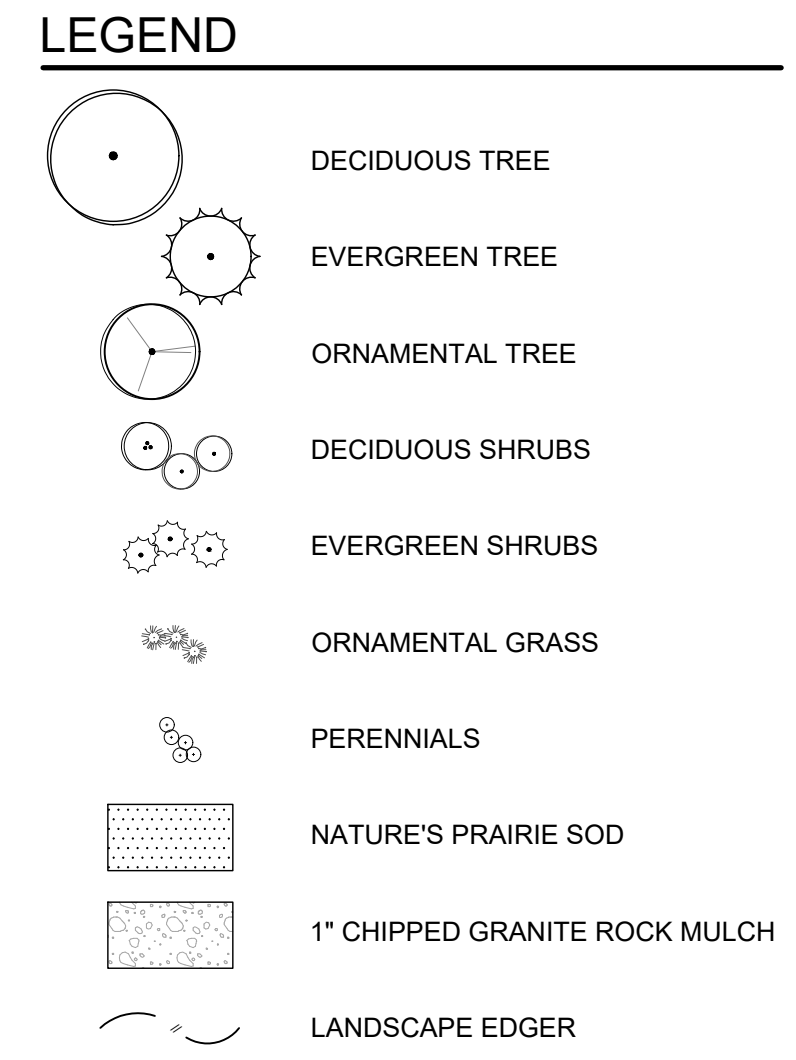
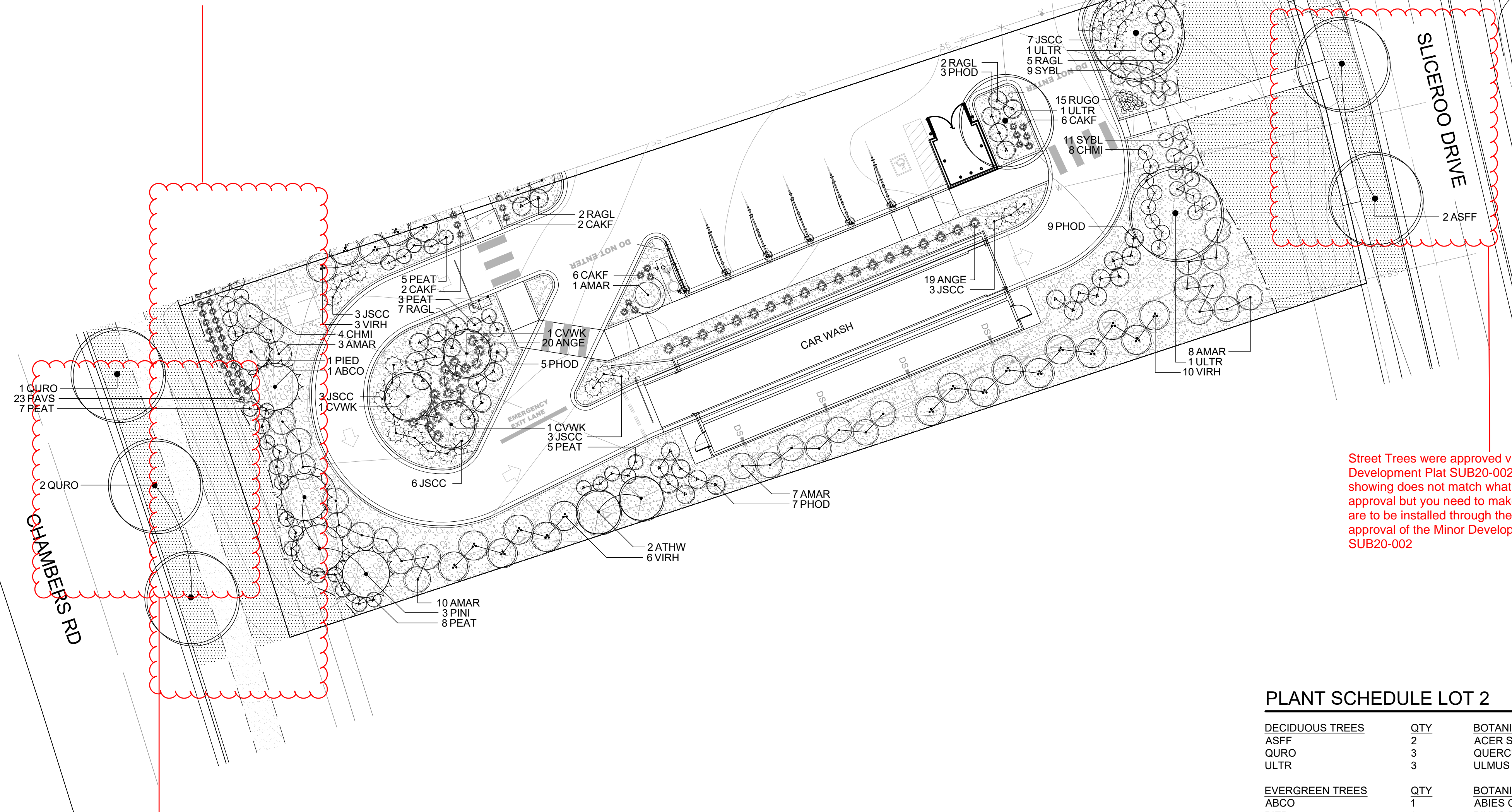
IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

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

DATE					
BY					
REVISION					
No.					
<small>501 S Cherry St, Suite 300 Denver, CO 80246 303.572.7897 www.eesusa.com</small>					
SITE PLAN LOT 2 CAR WASH <small>CHAMBERS AND HESS, PARKER, CO</small> UTILITY PLAN					
PROJECT NO: TSD003.01					
DESIGNED BY: LCG					
DRAWN BY: JLG					
DATE: 05/27/21					
P3.0					

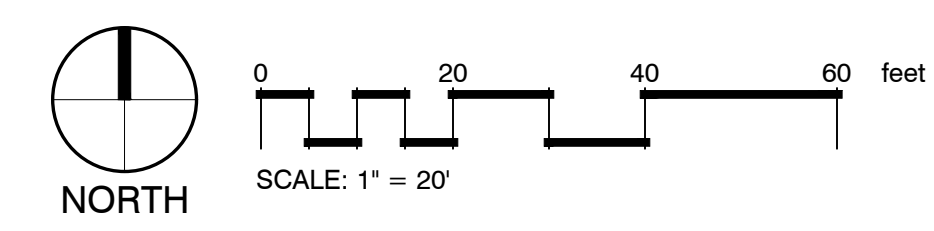
The Enhanced Landscape Perimeter ratios should be used (tree requirement: 1/40 L.F. and shrubs: 5/40 L.F.) along all rights-of-way: Red Sky Dr., Chambers road, and Sliceroo Dr.



Street Trees were approved via Minor Development Plat SUB20-002. What you are showing does not match what was approved in that approval but you need to make a note that these are to be installed through the Agreement and approval of the Minor Development Plat SUB20-002

Include Maturation Heights

1 LANDSCAPE PLAN



Street Trees were approved via Minor Development Plat SUB20-002. What you are showing does not match what was approved in that approval but you need to make a note that these are to be installed through the Agreement and approval of the Minor Development Plat SUB20-002

Traditional turf grasses shall only make up fifteen percent (15%) of any required on-site landscaping for commercial and industrial uses. You need to show the Percentage and compliance.

LANDSCAPE REQUIREMENTS

TYPE	QTY/% REQUIRED	QTY/% PROVIDED
LANDSCAPE AREA	15% MINIMUM	58.3%
LIVING LANDSCAPE AREA	75% MIN. OF TOTAL LANDSCAPE AREA	80%
PLANTING	12 TREES / 57 SHRUBS	13 TREES / 173 SHRUBS
TURF	15% MAXIMUM	14.9%
EVERGREEN TREES	25% MIN. - 50% MAX.	38%

PLANT REQUIREMENT NOTES:
1. PLANTING REQUIREMENT IS CALCULATED AT 1 TREE AND 5 SHRUBS PER 1,500 SF.

PLANT SCHEDULE LOT 2

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ASFF	2	ACER SACCHARUM 'FALL FIESTA'	FALL FIESTA SUGAR MAPLE	B & B	2.5'CAL
QURO	3	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5'CAL
ULTR	3	ULMUS X TRIUMPH	TRIUMPH ELM	B & B	2.5'CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ABCO	1	ABIES CONCOLOR	WHITE FIR	B & B	6' HT
PIED	1	PINUS EDULIS	PINON PINE	B & B	6' HT
PINI	3	PINUS NIGRA	AUSTRIAN PINE	B & B	8' HT.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ATHW	2	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE	B & B	2'CAL
CVWK	3	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2'CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
AMAR	29	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY	#5	
CHMI	12	CHAMAEBATIARIA MILLEFOLIA 'FERNBUSH'	FERNBUSH	#5	
PEAT	28	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	
PHOD	24	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	#5	
RAGL	16	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC	#5	
SYBL	20	SYRINGA X 'BLOOMERANG'	BLOOMERANG LILAC	#5	
VIRH	19	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	#5	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
JSCC	25	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER	#5	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
ANGE	39	ANDROPOGON GERARDII	BIG BLUE STEM	#1	
CAKF	16	CALAMAGROSTIS ACTUIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1	
PAVS	23	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
RUGO	15	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#1	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @	
	6,291 SF		NATURE'S PRAIRIE SOD	SOD	

1. Call out lot size to show how you get 15%
2. Break out the required Streetscape Landscaping-no further that 1 tree ever 40' apart
3. Need to break out Parking Lot Perimeter Landscaping
4. See example chart provided on referral notes.
5. Math needs to be shown for all calcs. of how you get to the required percentages

X:\DROPOG\VALERIAN\TEAM FOLDER\PROJECTS\20-085_EES_PARKER 7-ELEVEN\2.WORKING\2021-05-18_PRELIMINARY PLANS\20-085_3_LANDSCAPE PLAN_CAR WASH.DWG

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.

No.	REVISION	DATE
	BY	

EES
ENGINEERING AND SOLUTIONS, INC.
501 S Cherry St, Suite 300
Denver, CO 80246
303.572.1997 www.ees-us.com

SITE PLAN LOT 2
CONVENIENCE STORE
CHAMBERS AND HESS, PARKER, CO
LANDSCAPE PLAN

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

L1.1

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.

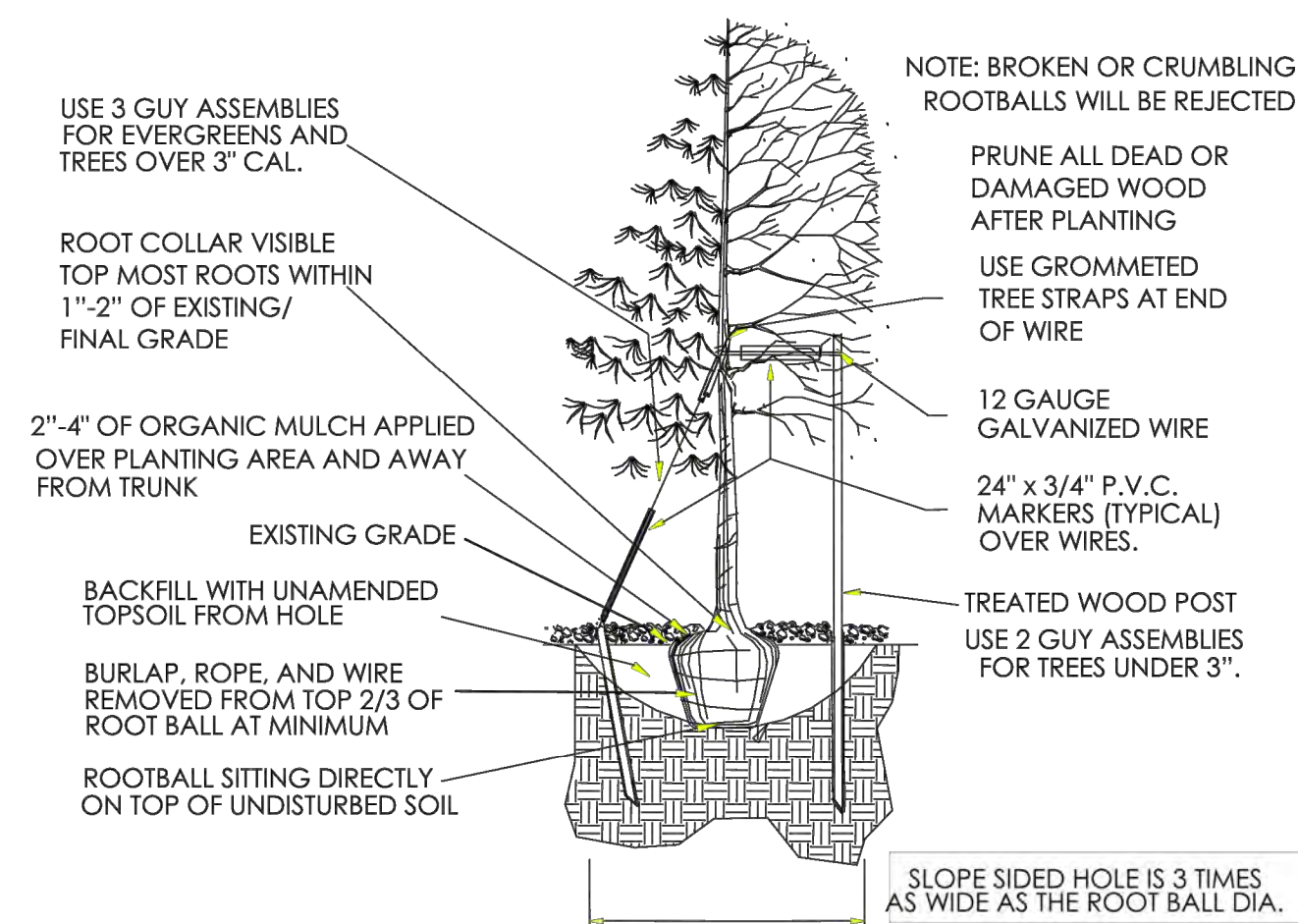
MULCH

- 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.

TOWN OF PARKER PLANTING STANDARDS

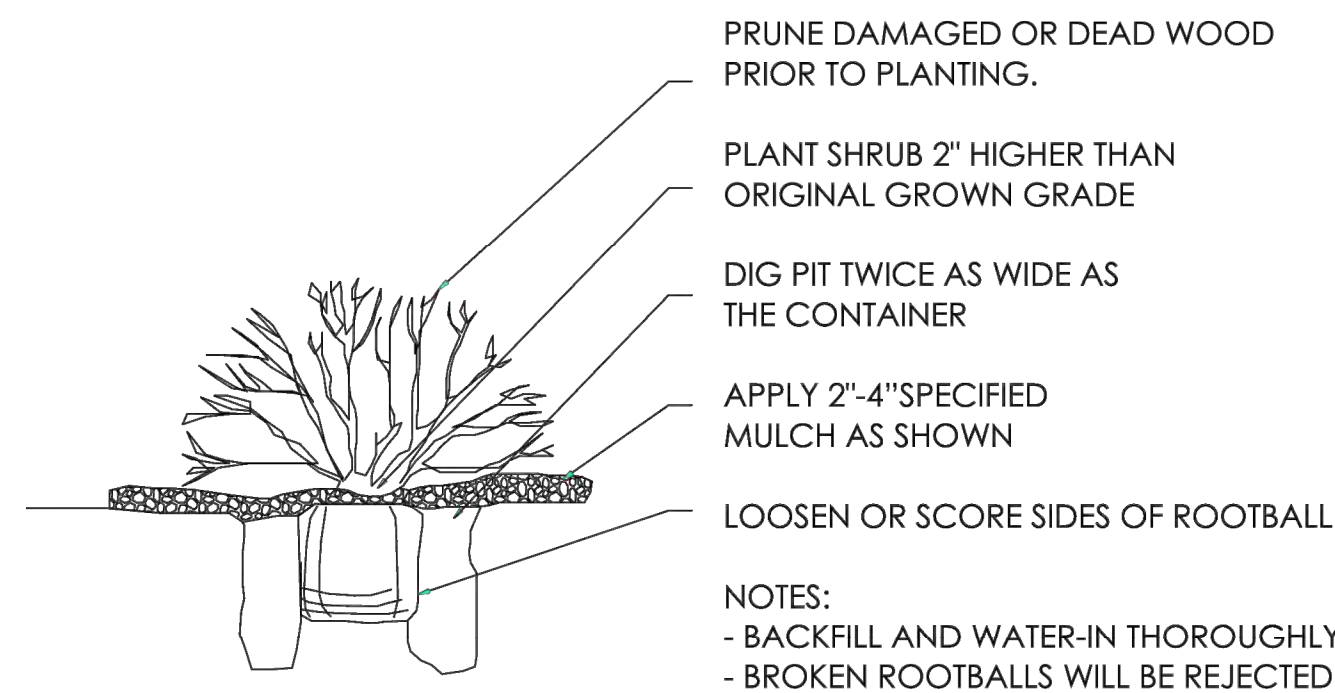


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for setting. Do not disturb soil at bottom of planting holes, but do score 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.

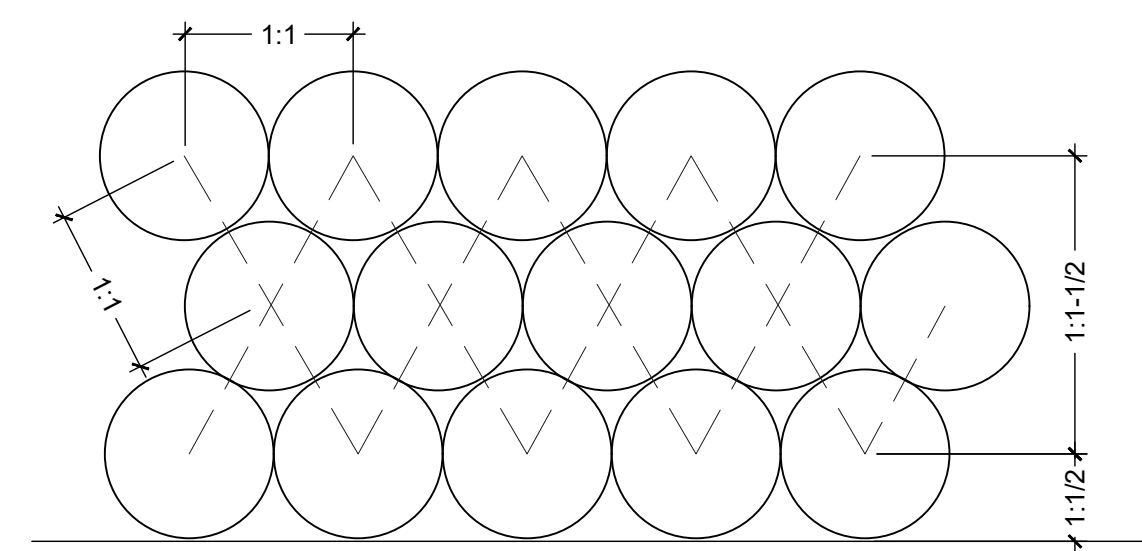
11

TOWN OF PARKER PLANTING STANDARDS

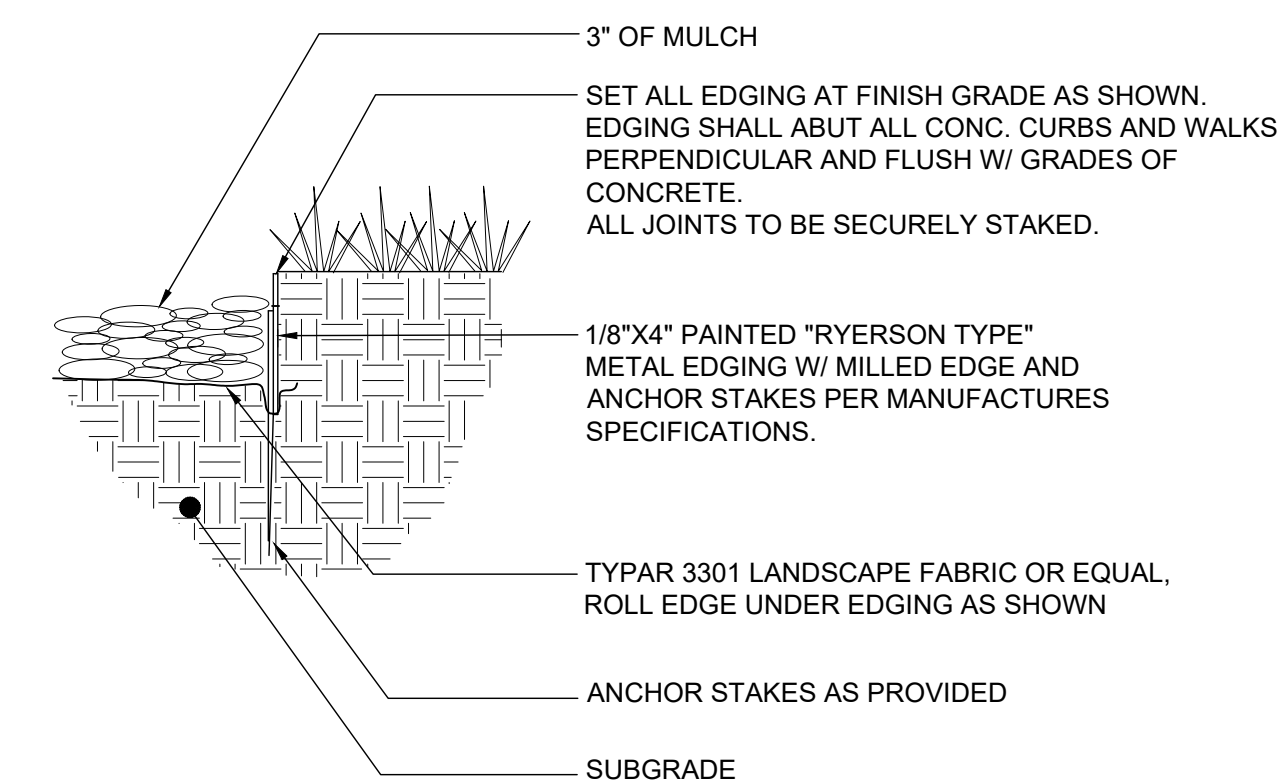
TOWN OF PARKER PLANTING DETAIL – SHRUBS



13



3 PLANT SPACING
1" = 1'-0" BLC-01



4 STEEL EDGING
1" = 1'-0" BLC-02

1 DECIDUOUS TREE PLANTING - TOWN OF PARKER
N.T.S.

2 SHRUB PLANTING - TOWN OF PARKER
N.T.S.

4 STEEL EDGING
1" = 1'-0" BLC-02

X:\DRGBOX\VALERIAN\VALERIAN TEAM\FOLDER\PROJECTS\00-085_EES_PARKER 7-ELEVEN\2.WORKING\2021-05-18_PRELIMINARY PLANS\20-085_4_LANDSCAPE NOTES AND DETAILS_CAR WASH.DWG

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

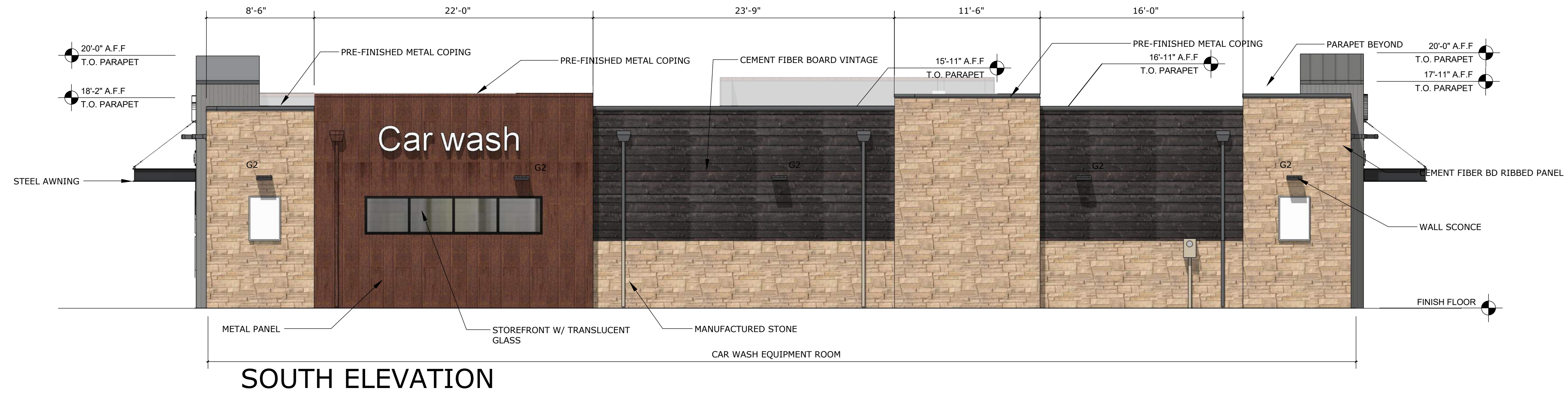
DATE	BY	REVISION

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

SITE PLAN LOT 2
CONVENIENCE STORE
CHAMBERS AND HESS, PARKER, CO
LANDSCAPE NOTES AND DETAILS

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

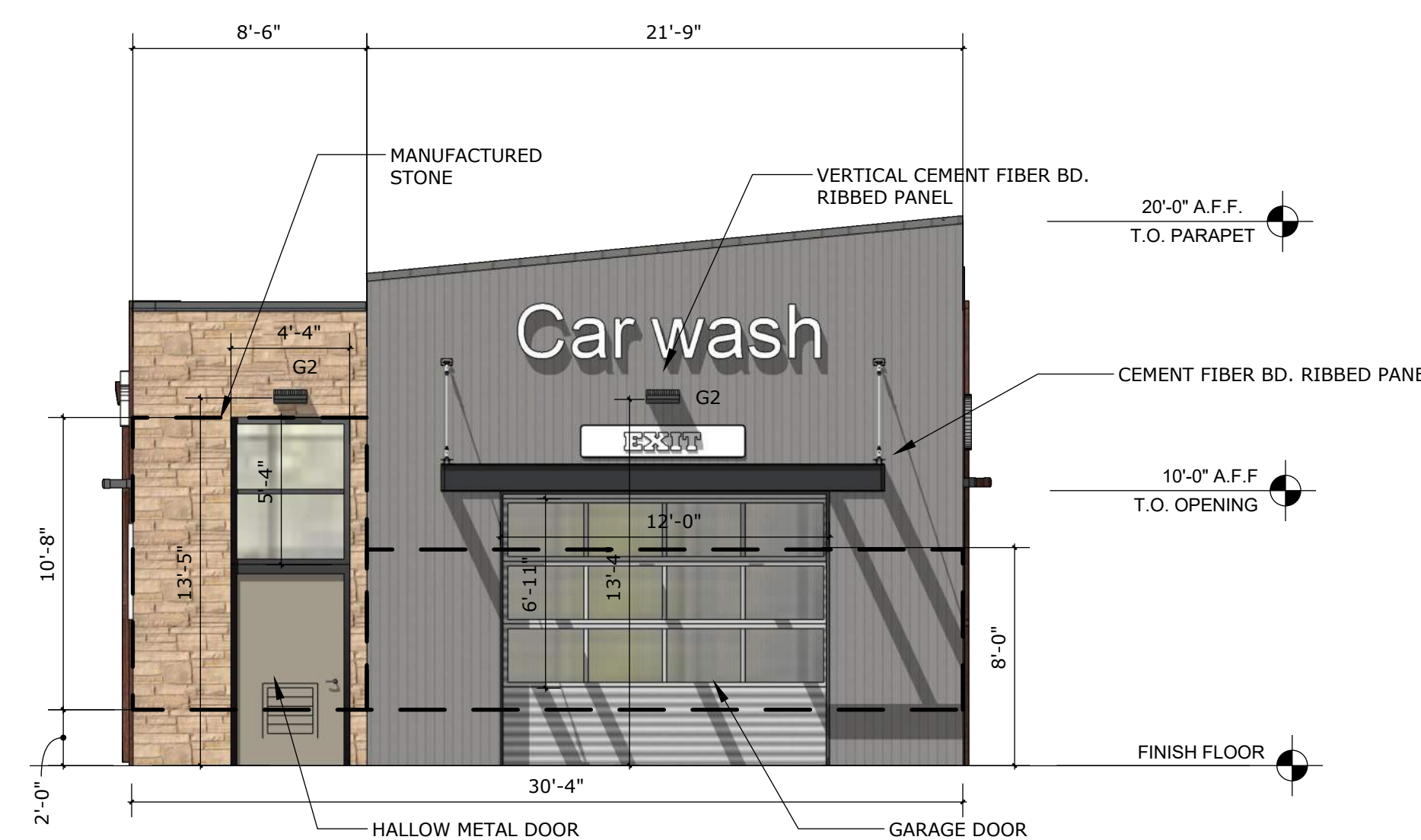
L1.2



SOUTH ELEVATION



NORTH ELEVATION



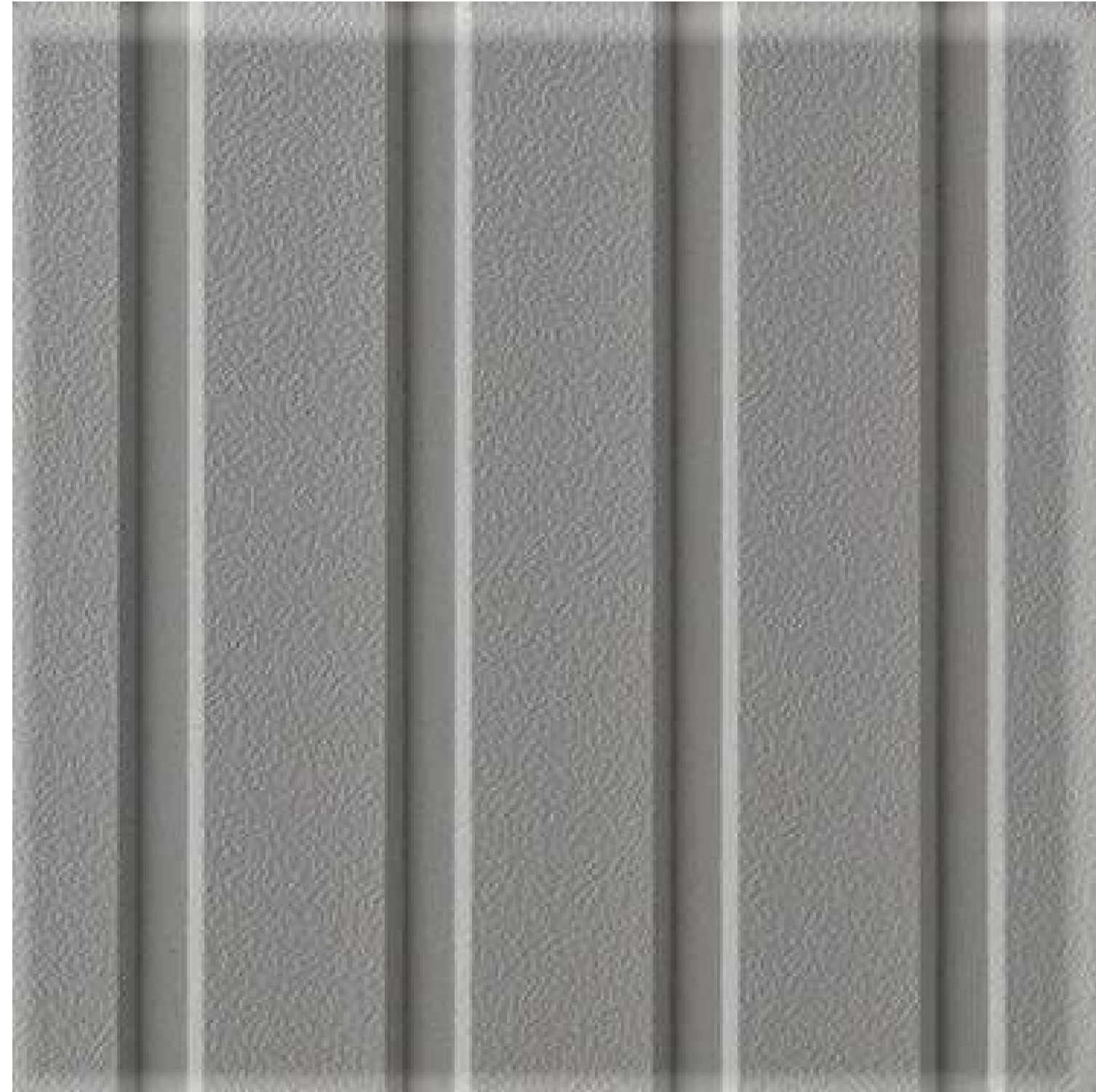
EAST ELEVATION
 TRANSPARENCY REQUIRED = 263 SF X 40% = 105.2 SF
 TOTAL TRANSPARENCY PROVIDED = 105 SF = 29%

EAST ELEVATION



WEST ELEVATION

NICHIHA - RIBBED PANEL
SW7655 STAMPED CONCRETE



SW 7655 STAMPED
CONCRETE



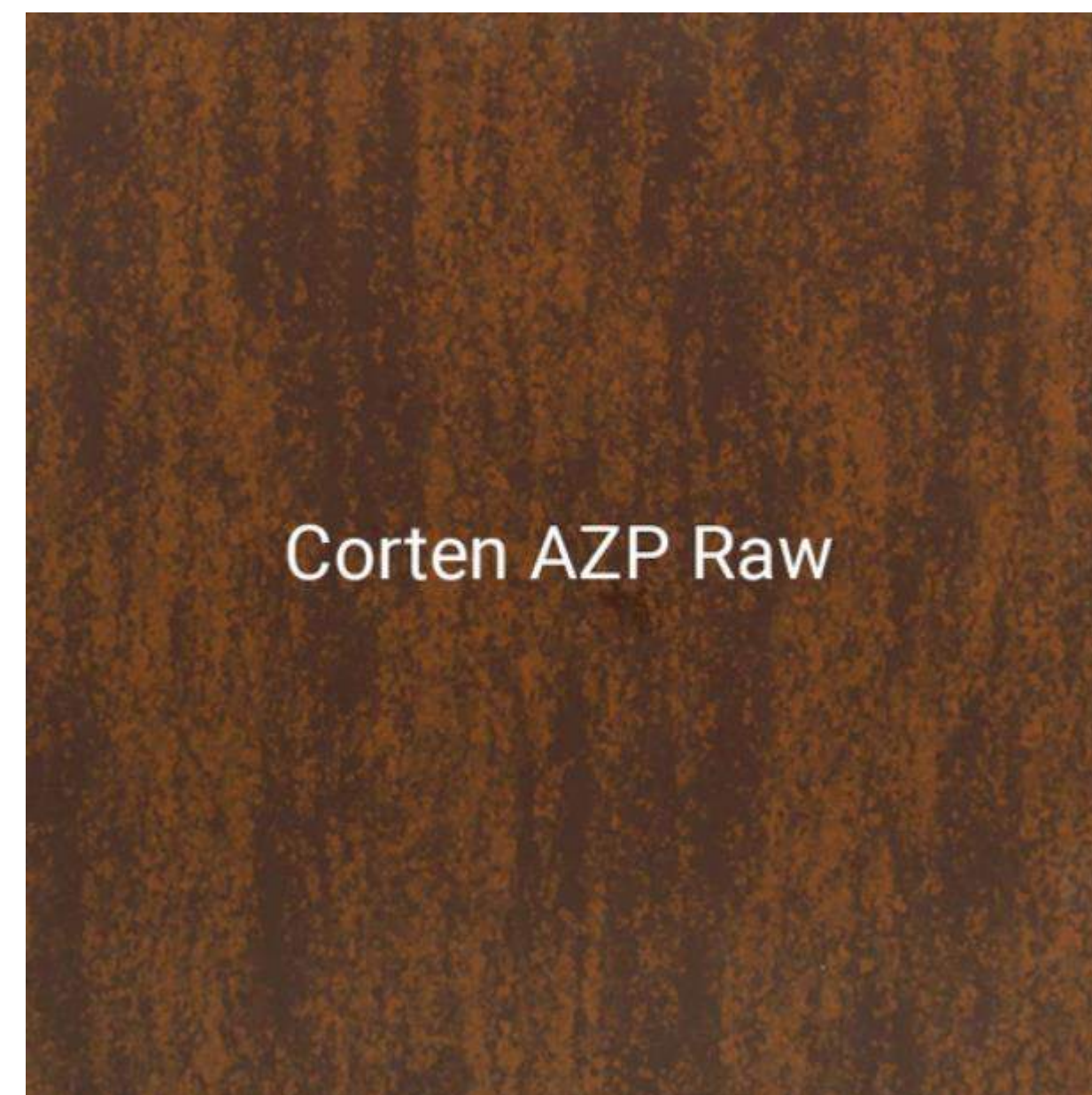
SW 9565 FORGED
STEEL



NICHIHA VINTAGE WOOD



BLACK ANODIZED
STOREFRONT



METAL PANEL

MATERIAL BOARD SAMPLE PHOTOS



NICHIHA BLUFF LEDGESTONE



