

LOT 2 OF DOUGLAS 234 FILING NO. 6

CARWASH SITE PLAN

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

APPLICANT/OWNER

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

OWNERS'S REP

MARPCM
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: WILLIAM BENSON
WILLIAM.BENSON2@LUMEN.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

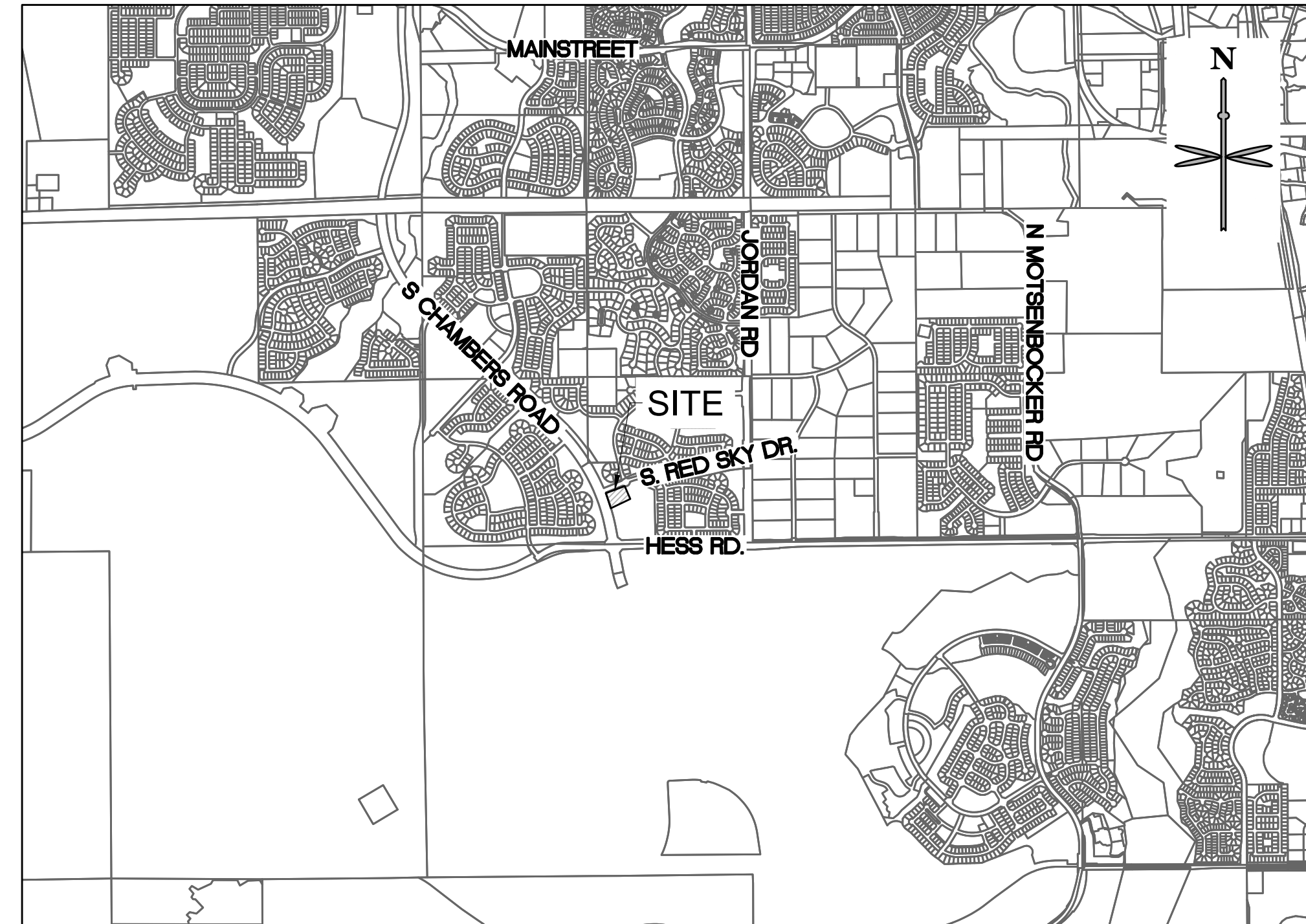
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
ATTN: RANDY CAPRA
P: (303) 805-3169

TOWN OF PARKER PLAN REVIEW

20120 E. MAINSTREET
PARKER, CO 80138
ATTN: BRIEANNA 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:

- THENCE NORTH 67°44'14" EAST, A DISTANCE OF 288.93 FEET;
- 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 02°22'01", 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	50% 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	ACTUAL
	25' PUBLIC R.O.W. (W,E)	120.93' (W), 92.68' (E)
	10' SIDES (N,S)	48.58' (N), 10.5' (S)
	*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	

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
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 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.

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 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, WOOD-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.



501 S Cherry St, Suite 300
DENVER, CO 80246
303.672.1997 www.ees-us.com

No.	REVISION	DATE

SITE PLAN LOT 2
CAR WASH
COVER SHEET

12191 SLIGEROO DRIVE, PARKER, CO 80134

PROJECT NO: TWS015.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 4/12/2022

P0.0

PITWINSTAR ENERGY CO., PARKER, CHAMBERS & HESS 06 CAD/SITE PLAN/LOT 1 COVER SHEET.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.

S RED SKY DR

SLICEROD DRIVE

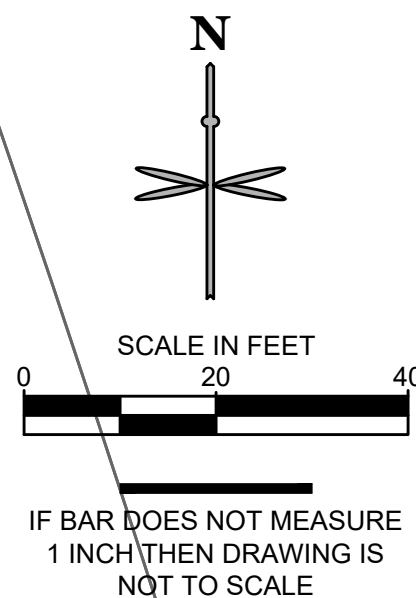
CHAMBERS RD

LOT 1
40,311 SF OR 0.93 ACRES

C-STORE
4,140 SF

CAR WASH
2,379 SF

LOT 2
29,024 SF OR 0.67 ACRES



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

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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.

No.	REVISION	BY	DATE

EES
ENTIREMENT AND
ENGINEERING
SOLUTIONS, INC.

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

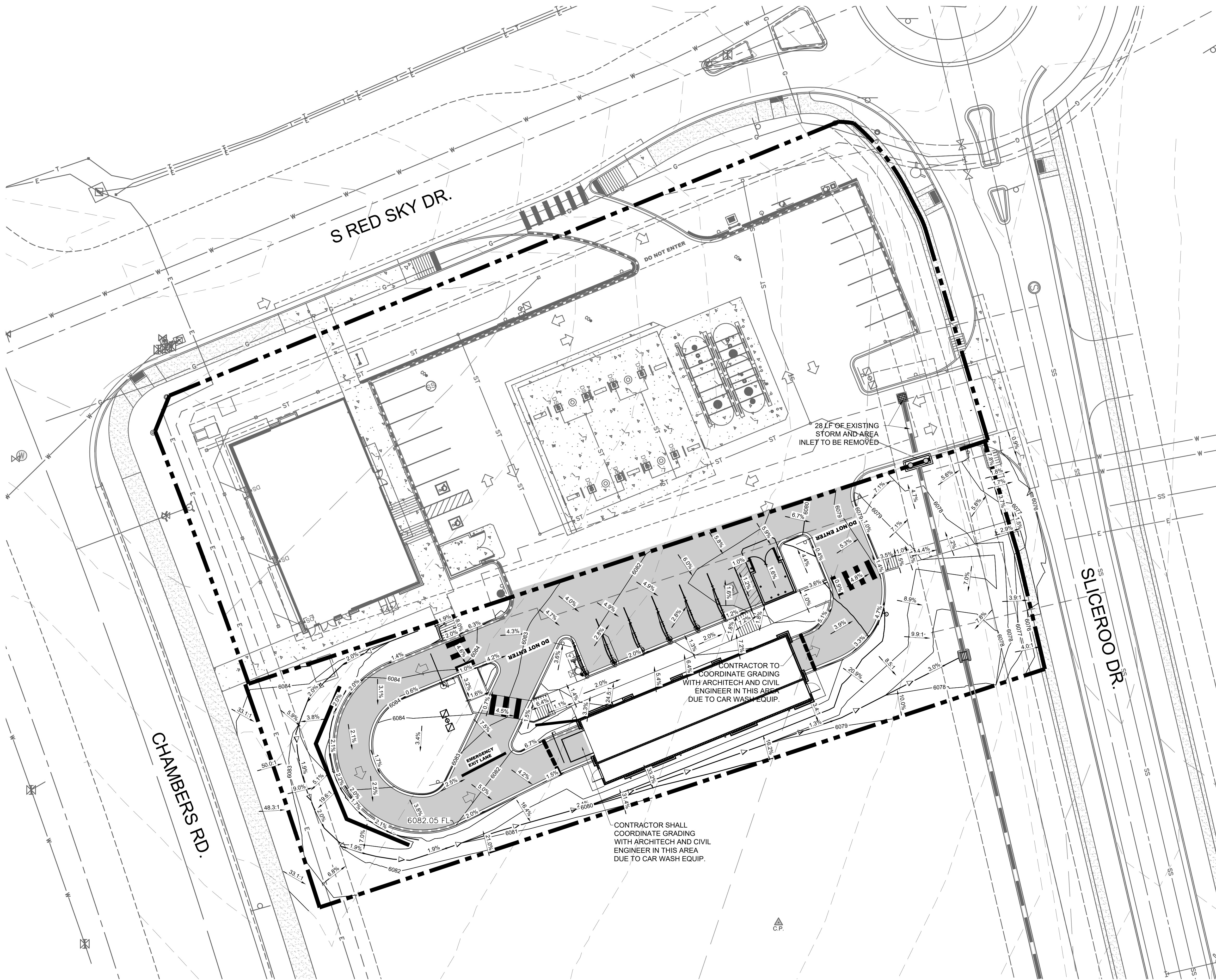
SITE PLAN LOT 2

CAR WASH

SITE PLAN

12191 SLICEROD DRIVE, PARKER, CO 80134

PROJECT NO:	TWS015.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	4/12/2022
P1.0	

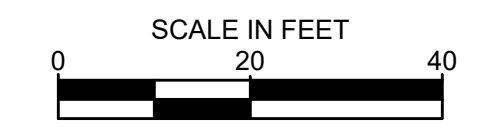
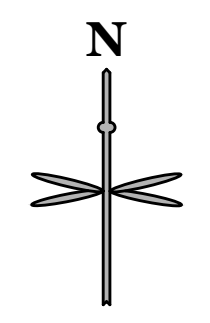


LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED FENCE
	PROPOSED RETAINING WALL
	PROPOSED MAJOR CONTOUR
	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.

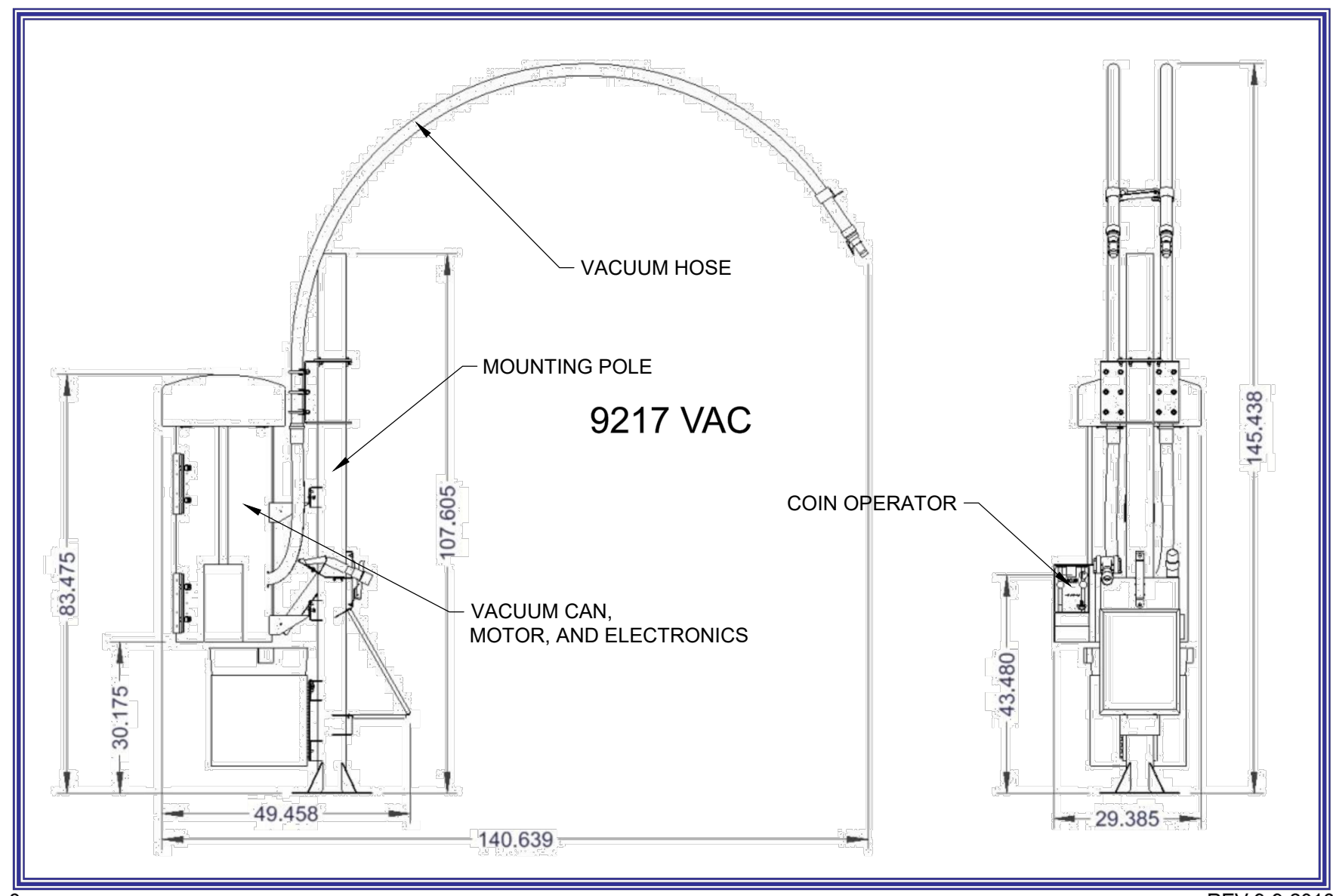
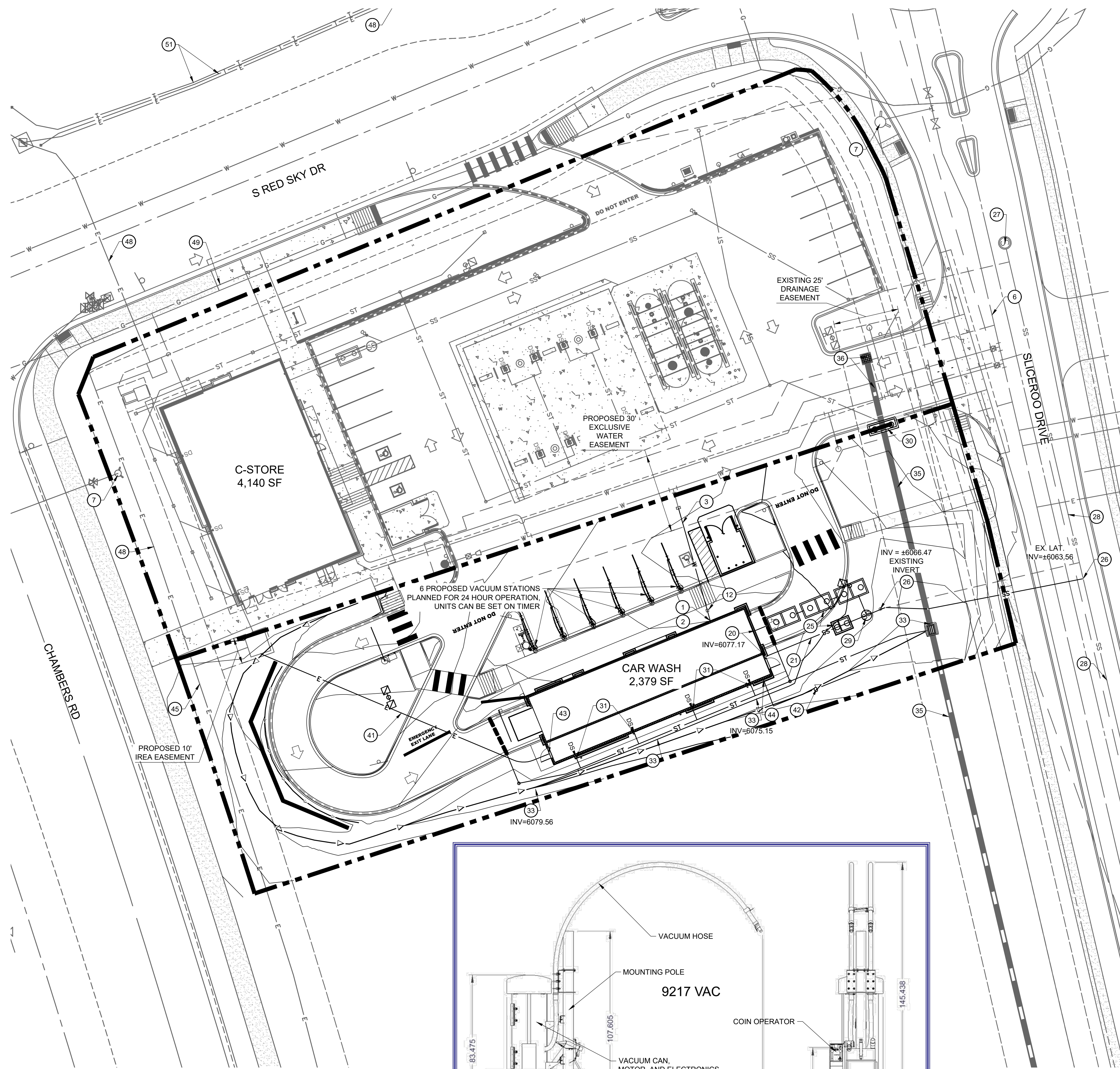


IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

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

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 303.572.7897 www.eesusa.com	
SITE PLAN LOT 2 CONVENIENCE STORE CHAMBERS AND HESS, PARKER, CO GRADING PLAN	
PROJECT NO:	TSD003.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	12/13/2021
P2.0	



WATER

- 1 PROPOSED 1.5" TYPE K COPPER LINE (C-STORE), 2" (CAR WASH) DOMESTIC WATER CONNECTION TO BUILDING. STUB 5' OFF OF BUILDING. REFER TO PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION.
- 2 PROPOSED 1.5" DOMESTIC INTERIOR WATER METER (C-STORE), 2" INTERIOR WATER METER (CARWASH).
- 3 PR. 73 LF - 1.5" TYPE K COPPER LINE (C-STORE), 45 LF - 2" (CAR WASH) DOMESTIC WATER TAP.
- 4 PR. 8" X 8" TEE.
- 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. ±267 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.
- 12 PR. 1.5" DOMESTIC CURB STOP (C-STORE), 2" DOMESTIC CURB STOP (CARWASH).
- 13 PR. ±217 LF 8" PVC FIRE LINE.
- 14 PR. ±13 LF 6" DIP LINE.
- 15 PR. 8"x1.5" TAPPING SLEEVE W/ SADDLE.
- 16 PR. 8"x2" TAPPING SLEEVE W/ SADDLE.
- 17 PR. 8"x3" TAPPING SLEEVE W/ SADDLE.
- 18 1/2" IRRIGATION CURB STOP VALVE + TRAFFIC-RATED COVER.
- 19 1/2" IRRIGATION METER PIT.

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.

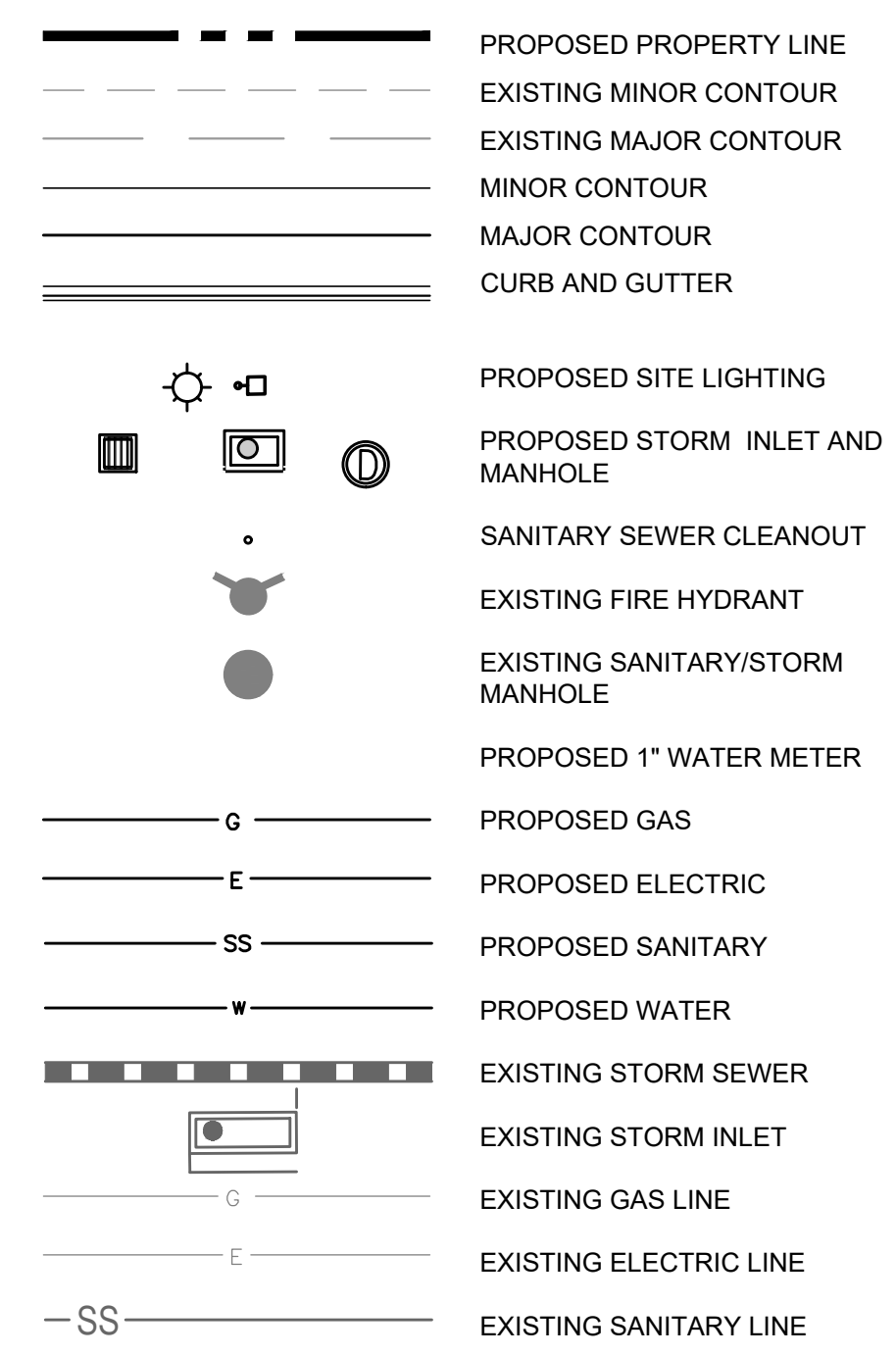
STORM SEWER

- 30 PROPOSED PRIVATE CDOT 10" TYPE R INLET. CONNECTION TO EXISTING PRIVATE STORM SEWER PROVIDED BY MASTER DEVELOPER. CONTRACTOR TO VERIFY INVERTS AND NOTIFY ENGINEER OF ANY DISCREPANCY. SEE SHEET C3.0 FOR INVERTS.
- 31 PROPOSED DOWNSPOUT LOCATION.
- 32 PROPOSED BURIED DOWNSPOUT. SEE SHEET C3.1.
- 33 EXISTING PRIVATE STORM SEWER, INLET OR MANHOLE BY MASTER DEVELOPER. PROTECT IN PLACE.
- 34 PROPOSED STORM 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).

UTILITY LEGEND

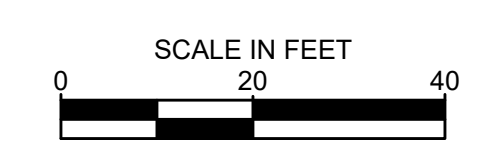
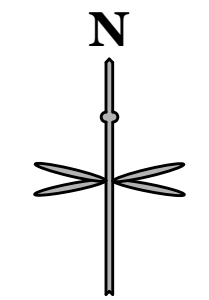


UTILITY NOTES:

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 WATER LINES, 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.

DRY UTILITIES CONT.:

- 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.
- 52 PROPOSED SWITCH CABINET.



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
 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.									

501 S. Cherry St., Suite 300
 Denver, CO 80246
 (303) 732-7997 www.ees-us.com

SITE PLAN LOT 2

CAR WASH

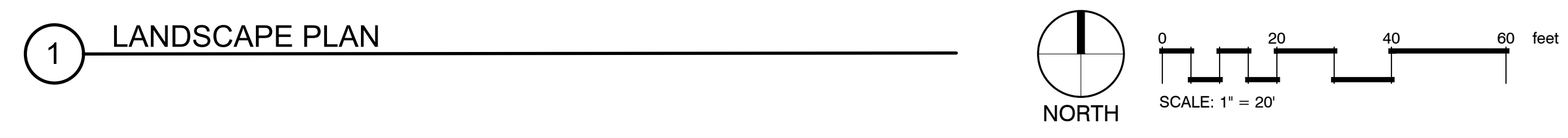
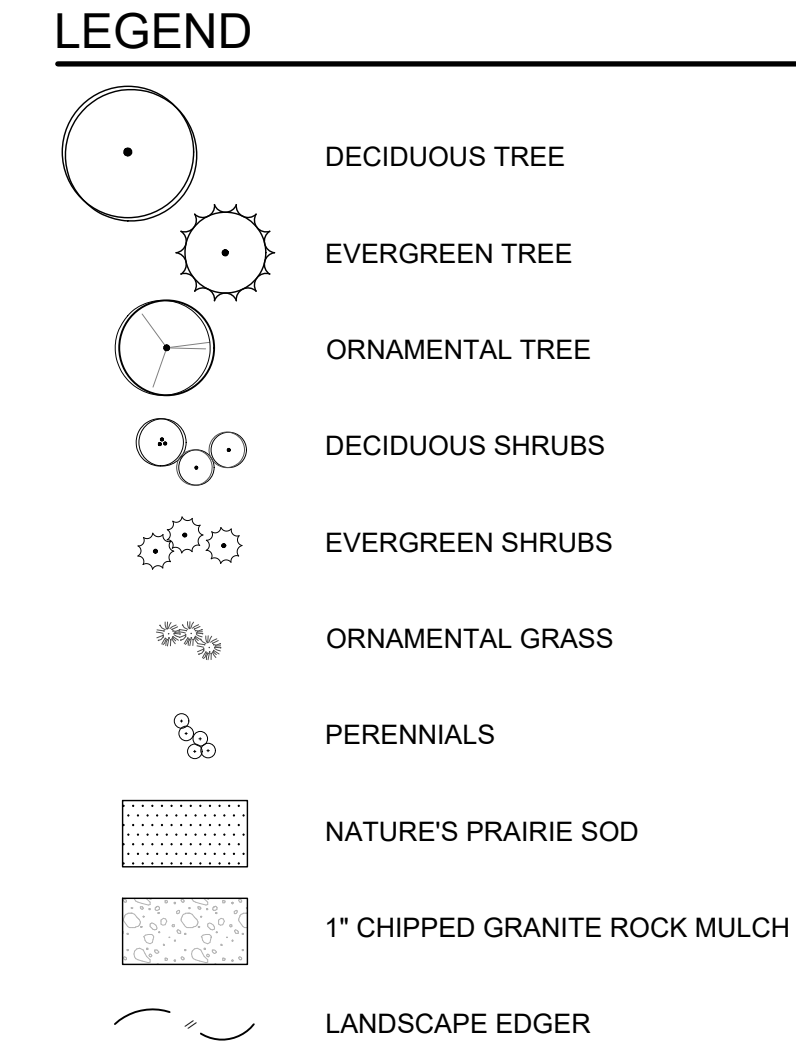
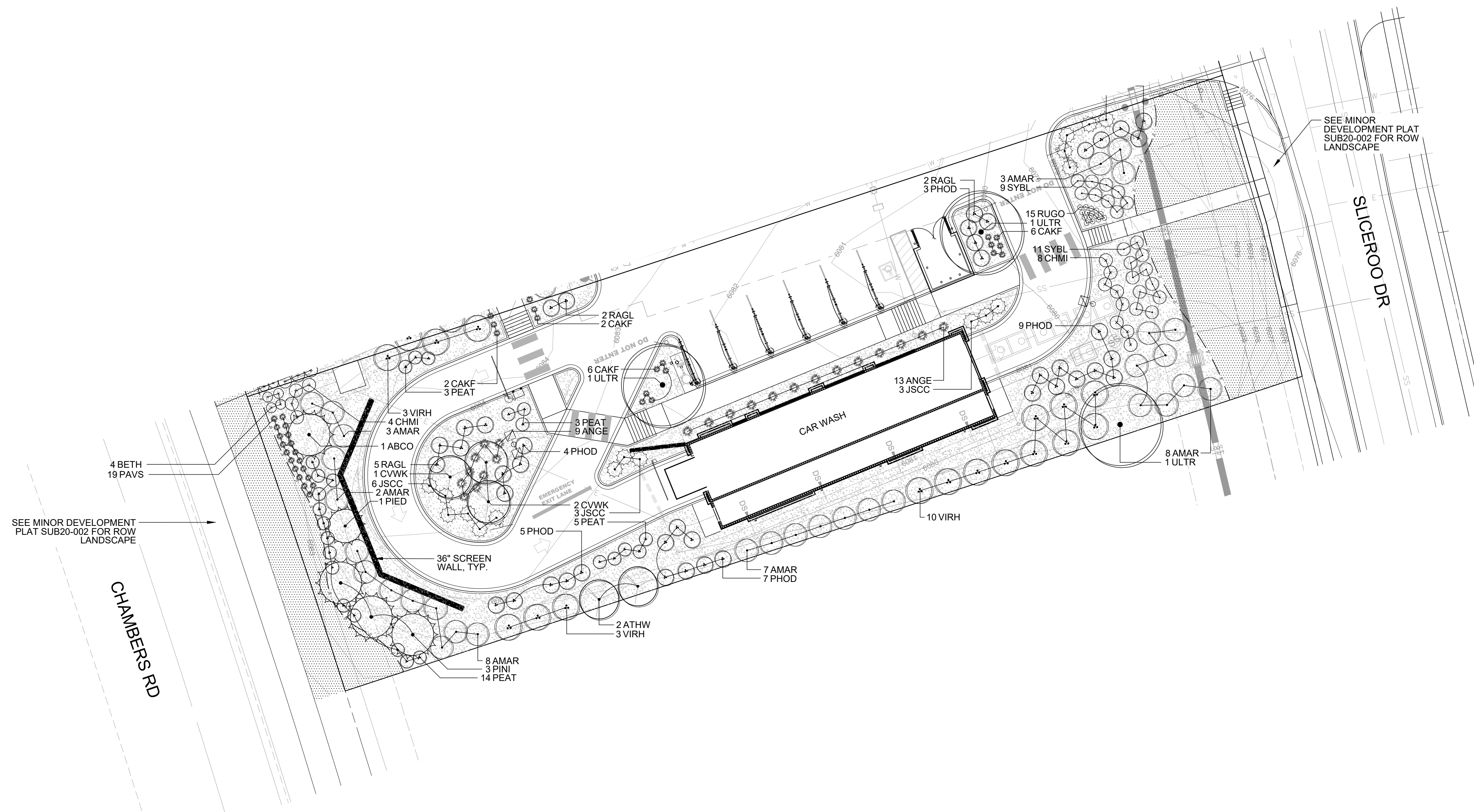
UTILITY PLAN

12191 SLICEROO DRIVE, PARKER, CO 80134

PROJECT NO.:	TWS015.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	4/12/2022

P3.0

X:\DRGBOX\VALERIAN\VALERIAN TEAM\PROJECTS\2020-085_EES_PARKER 7-ELEVEN & CAR WASH\2020-03-15_LAND_IR_CDSD20-085_3_LANDSCAPE PLAN_CAR WASH.DWG



PLANT SCHEDULE LOT 2			
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME
ULTR	3	ULMUS X TRIUMPH	TRIUMPH ELM
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME
ABCO	1	ABIES CONCOLOR	WHITE FIR
PIED	1	PINUS EDULIS	PINON PINE
PINI	3	PINUS NIGRA	AUSTRIAN PINE
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME
ATHW	2	ACER TATARICUM 'GARANN'	HOT WINGS TATARIAN MAPLE
CVWK	3	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
AMAR	31	AMELANCHIER ALNIFOLIA 'REGENT'	SASKATOON SERVICEBERRY
BETH	4	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY
CHMI	12	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	FERNBUSH
PEAT	25	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
PHOD	28	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK
RAGL	14	RHUS AROMATICA 'GRO-LOW'	GRO LOW SUMAC
SYBL	20	SYRINGA X 'BLOOMERANG'	BLOOMERANG LILAC
VIRH	16	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
JSCC	17	JUNIPERUS SABINA 'CALGARY CARPET'	CALGARY CARPET JUNIPER
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME
ANGE	22	ANDROPOGON GERARDII	BIG BLUE STEM
CAKF	16	CALAMAGROSTIS ACTUFLORA 'KARL FOERSTER'	FEATHER REED GRASS
PAVS	19	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
RUGO	15	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	4,225 SF		NATURE'S PRAIRIE SOD

INTERNAL LANDSCAPE

NET SITE AREA	LANDSCAPE AREA			% LIVE COVER		
	REQUIRED 15%	PROVIDED	SURPLUS/ DEFICIT	REQUIRED (75%)	PROVIDED	SURPLUS/ DEFICIT
29,024 SF	4,354 SF	14,609 SF	+10,255 SF	10,957 SF	11,810 SF	+853 SF

TREE REQUIREMENT 1/1500 SF			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
3	3	0	15	33 & 38 GRASSES	+30	30	3	6

LANDSCAPE PERIMETER STANDARD

LOCATION	LENGTH / PERCENT	TREE REQUIREMENT 1/40 LF			SHRUB REQUIREMENT 5/40 LF			TREE EQUIVALENT CALCULATION		
		REQUIRED	PROVIDED	SURPLUS/ DEFICIT	REQUIRED	PROVIDED	SURPLUS/ DEFICIT	SHRUBS AVAILABLE FOR EQUIVALENTS	TOTAL EQUIVALENT TREES	TOTAL TREE & TREE EQUIVALENTS PROVIDED
SOUTH	305	8	3	-5	38	91	+53	50	5	8

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
EAST	94	4	3	-1	19	29	+10	10	1	4
WEST	93	4	4	0	19	14 & 19 GRASSES	+1	0	0	4

	REQUIRED	PROVIDED
TOTAL TREES/TE'S	19	22
TOTAL SHRUBS	91	165
TOTAL GRASSES	NA	57

PLANT REQUIREMENT NOTES:
 1. ORNAMENTAL GRASSES AND PERENNIALS ARE COUNTED TOWARD TE'S AS 3 GRASSES = 1 SHRUB. ALL GRASS SUBSTITUTIONS APPLY TO REQUIRED SHRUB NUMBERS, NOT TE'S.

EVERGREEN TREE REQUIREMENT - OVERALL SITE

MINIMUM EVERGREEN REQ.	25%	
	REQUIRED	PROVIDED
NUMBER OF TREES	4	5
13 TOTAL		

TURF

MAXIMUM ALLOWED	4,354 SF - 15%
PROVIDED	3,293 SF - 11.3%

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

BY	DATE
NR	12/22/21
NR	01/11/22
NR	02/04/22
NR	03/10/22
NR	03/15/22

REVISION	No.	REVISIONS PER CITY COMMENTS
	3	REVISIONS PER CITY COMMENTS
	4	REVISIONS PER CITY COMMENTS
	5	REVISIONS PER CITY COMMENTS
	6	REVISIONS PER CITY COMMENTS
	7	REVISIONS PER CITY COMMENTS

EES ENGINEERING AND SOLUTIONS, INC.
 501 S Cherry St, Suite 300
 80246
 303.572.7997 www.eesusa.com

SITE PLAN LOT 2

CONVENIENCE STORE
 CHAMBERS AND HESS, PARKER, CO

LANDSCAPE PLAN

PROJECT NO: TSD003.01
 DESIGNED BY:
 DRAWN BY: NR
 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 ALLOWANCES 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.

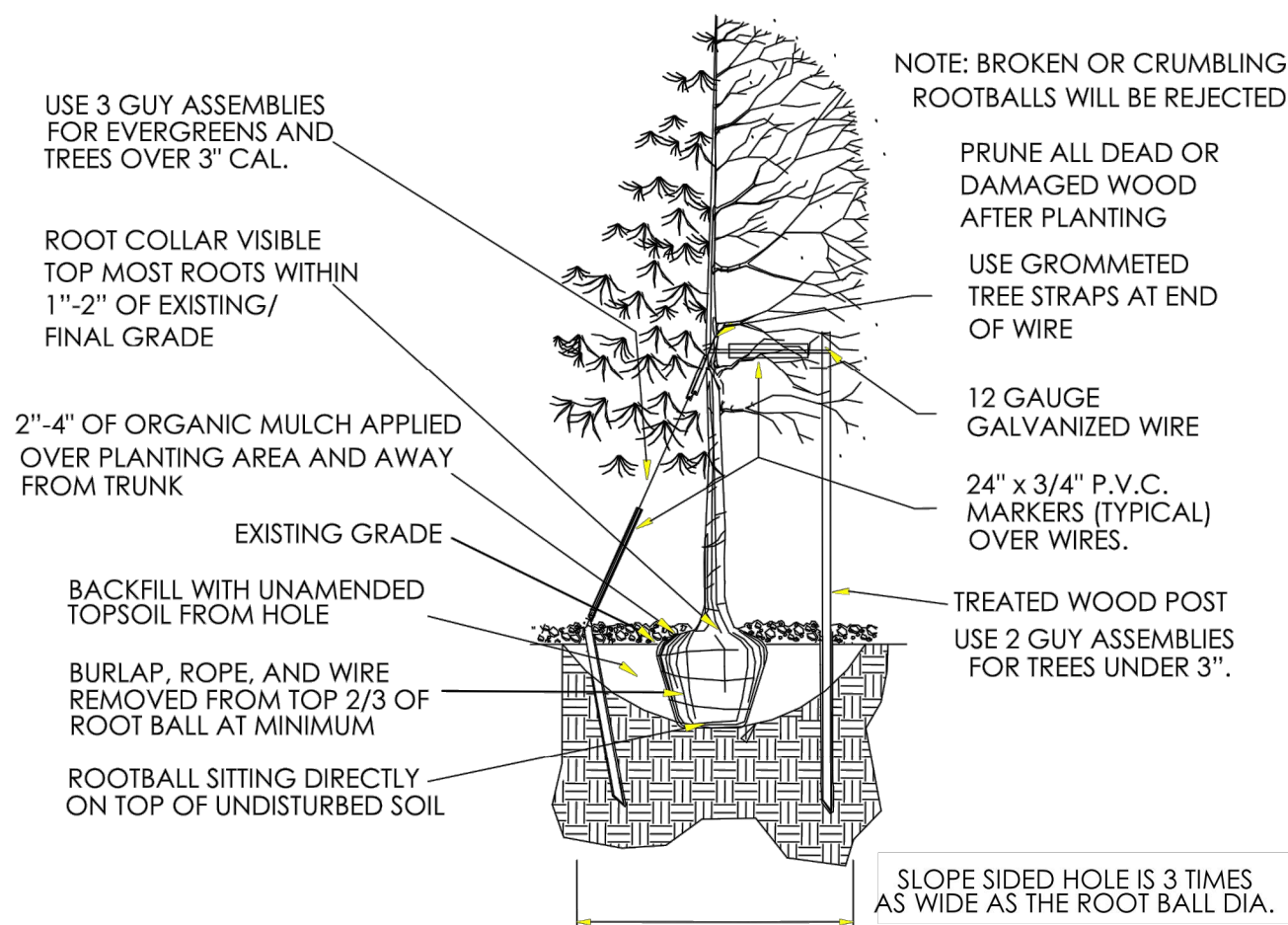
MULCH

- 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 MIRAFIL, 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 settling. 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.

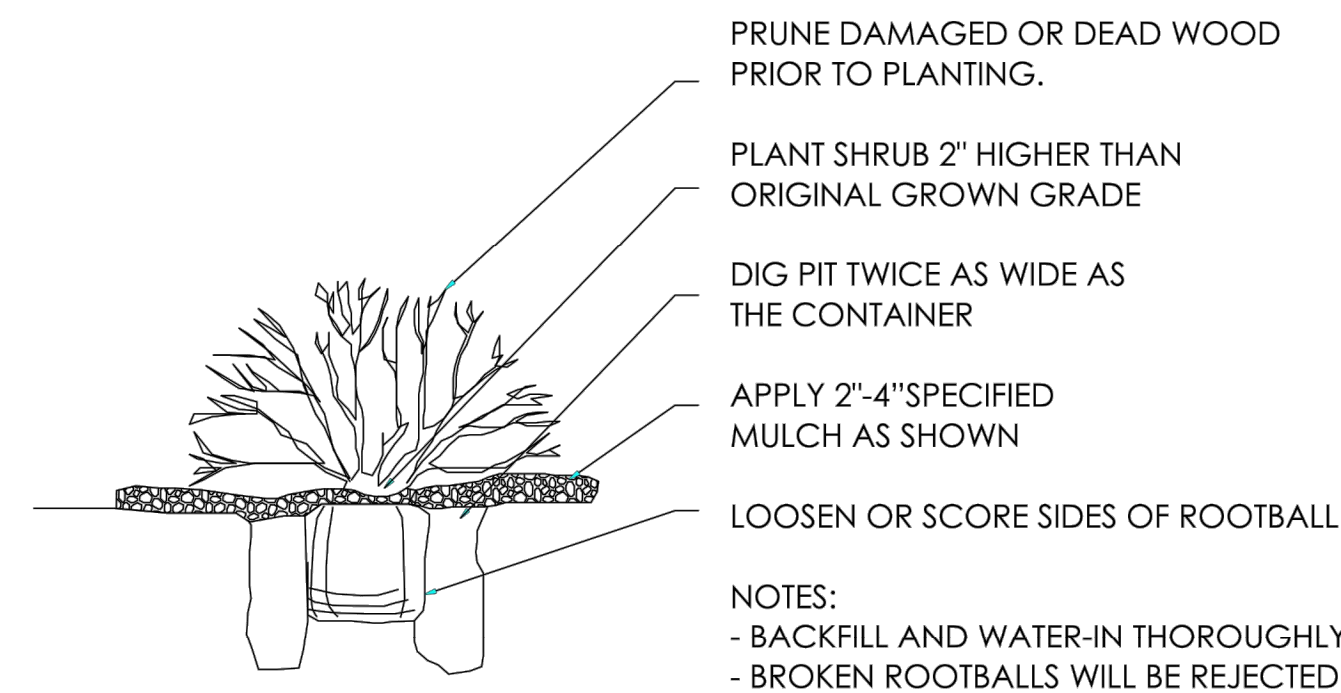
11

1 DECIDUOUS TREE PLANTING - TOWN OF PARKER

N.T.S.

TOWN OF PARKER PLANTING STANDARDS

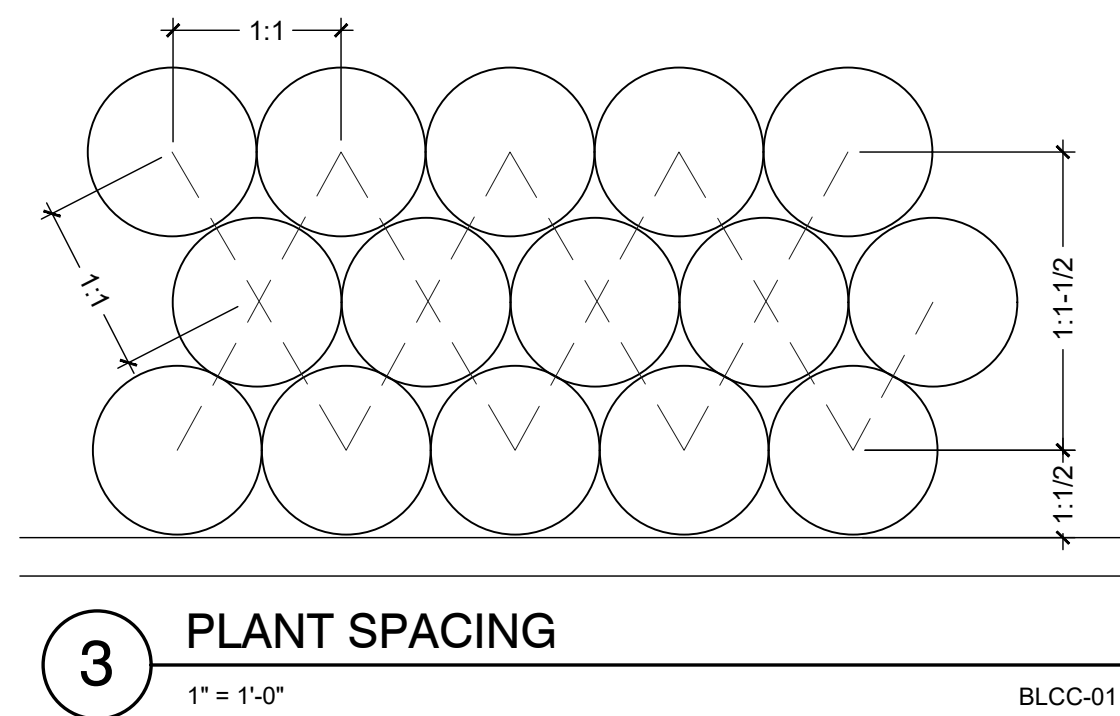
TOWN OF PARKER PLANTING DETAIL – SHRUBS



13

2 SHRUB PLANTING - TOWN OF PARKER

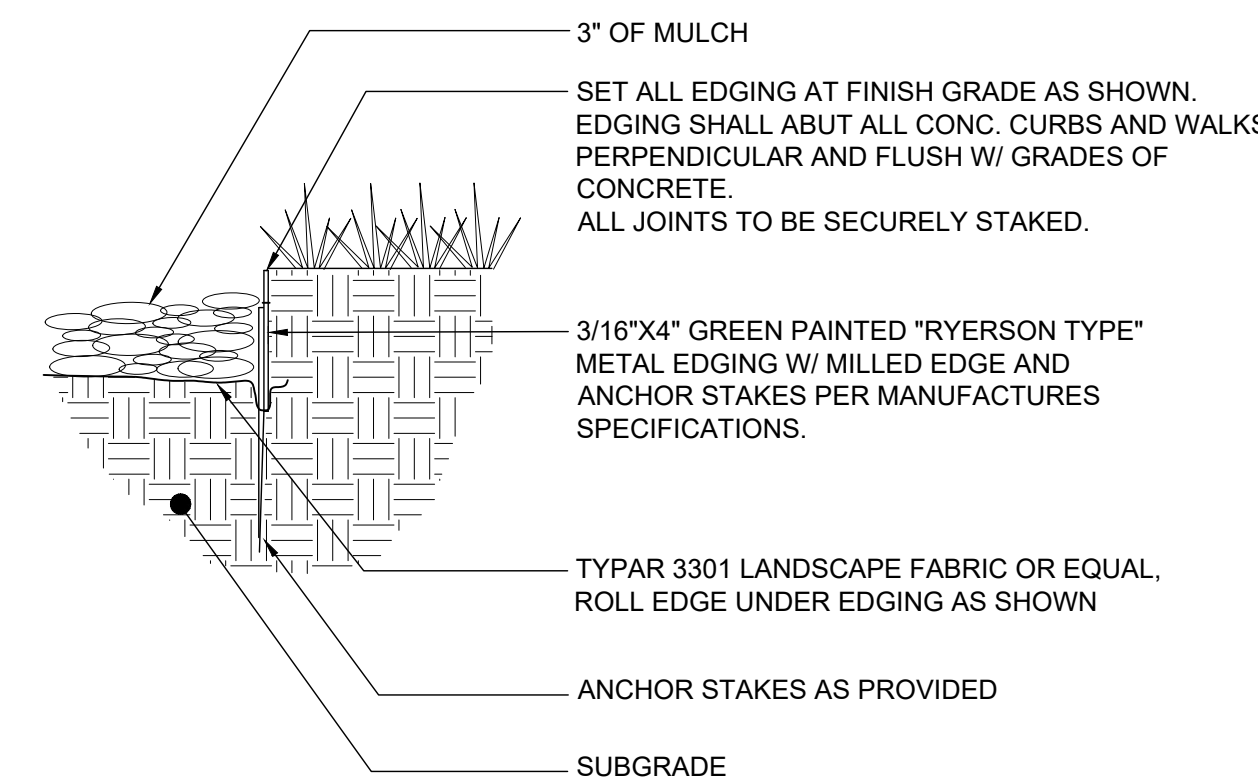
N.T.S.



3 PLANT SPACING

1" = 1'-0"

BLCC-01



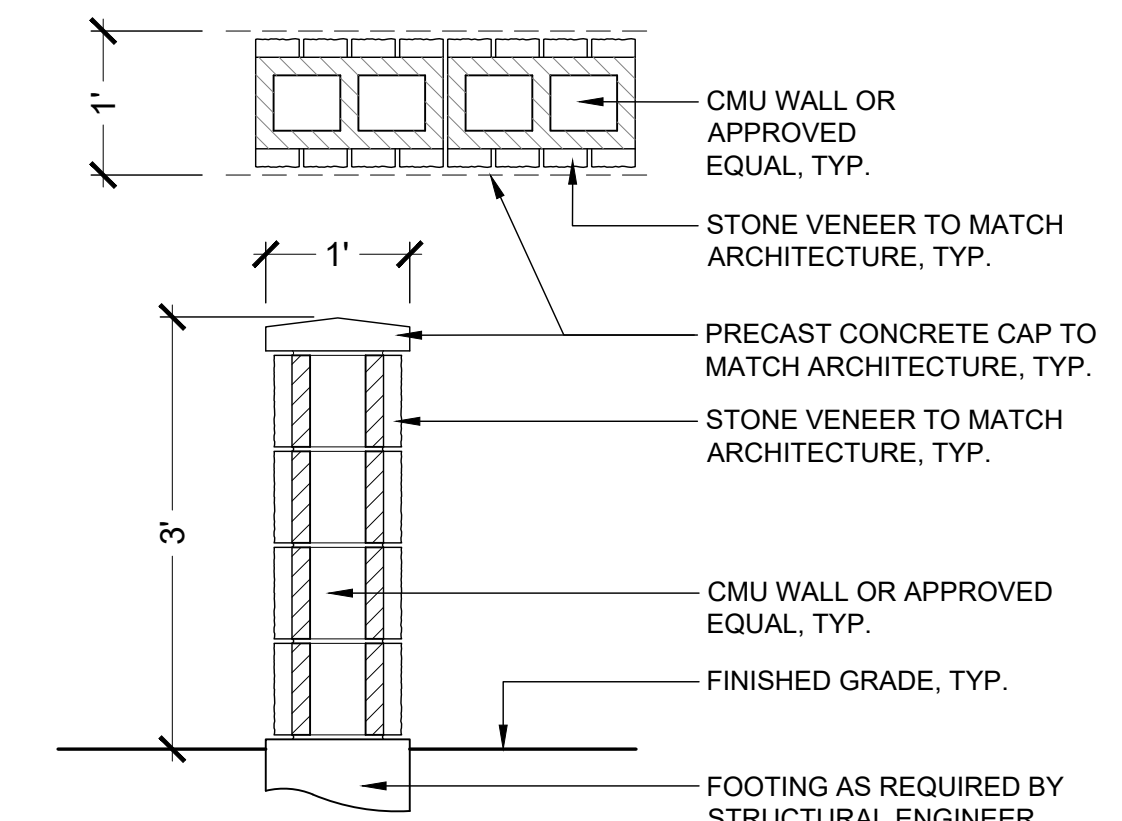
4 STEEL EDGING

1" = 1'-0"

BLCC-02

NOTE:

- WALL CONSTRUCTION SHALL BE FREE-STANDING VENEER WALL OR APPROVED EQUAL TO MAINTAIN A SCREEN OF THE DRIVE LANE. SCREEN WALL NOT TO EXCEED 36" HIGH.
- STONE VENEER TO BE THIN ROCK STONE VENEER OR APPROVED EQUAL, AS SPECIFIED BY OWNER.



5 3' - SCREEN WALL

3/4" = 1'-0"

P7.11CW-01

X:\DRGBOX\VALERIAN\VALERIAN TEAM\FOLDER\PROJECTS\20-085_EES_PARKER 7-ELEVEN & CAR WASH\2-WORKING\2022-03-15_LAND_IR_CDS\20-085_4_LANDSCAPE NOTES AND DETAILS_CAR WASH.DWG

NO.	REVISION	DATE
3	REVISIONS PER CITY COMMENTS	12/22/21
4	REVISIONS PER CITY COMMENTS	01/11/22
5	REVISIONS PER CITY COMMENTS	02/04/22
6	REVISIONS PER CITY COMMENTS	03/10/22
7	REVISIONS PER CITY COMMENTS	03/15/22

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501 S Cherry St, Suite 300
Denver, CO 80246
303.572.7997
www.eesusa.com

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

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

L1.2

811
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
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3/15/2022 4:18 PM X:\DROBOX (VALERIAN)\VALERIAN TEAM\FOLDER\PROJECTS\20-085_EES_PARKER 7-ELEVEN & CAR WASH\2-WORKING\2022-03-15_LAND_IR_CDS\20-085_IRRIGATION PLAN_CAR WASH.DWG

IRRIGATION SCHEDULE CAR WASH

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	TURF ROTARY - R-VAN14 RAIN BIRD R-VAN14, 1806-SAM-P45, 8'-14", TURF ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR.	1	45
	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.	26	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.	12	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" PESS VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2
	PIPE TRANSITION POINT PIPE TRANSITION FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" DRIP BOX.	8
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	11
	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)	11,250 S.F.
	DRIP TUBING: 3/4" POLYETHYLENE TUBING.	1,150 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	CONTROL VALVE RAIN BIRD PEB-PRS-D. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	5
	QUICK COUPLER VALVE RAIN BIRD 44-RC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	3
	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	975 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	425 L.F.
	PIPE SLEEVE: PVC CLASS 160 SDR 26	80 L.F.

	Valve Number
	Valve Flow
	Valve Size

POINT OF CONNECTION (POC) NOTES:

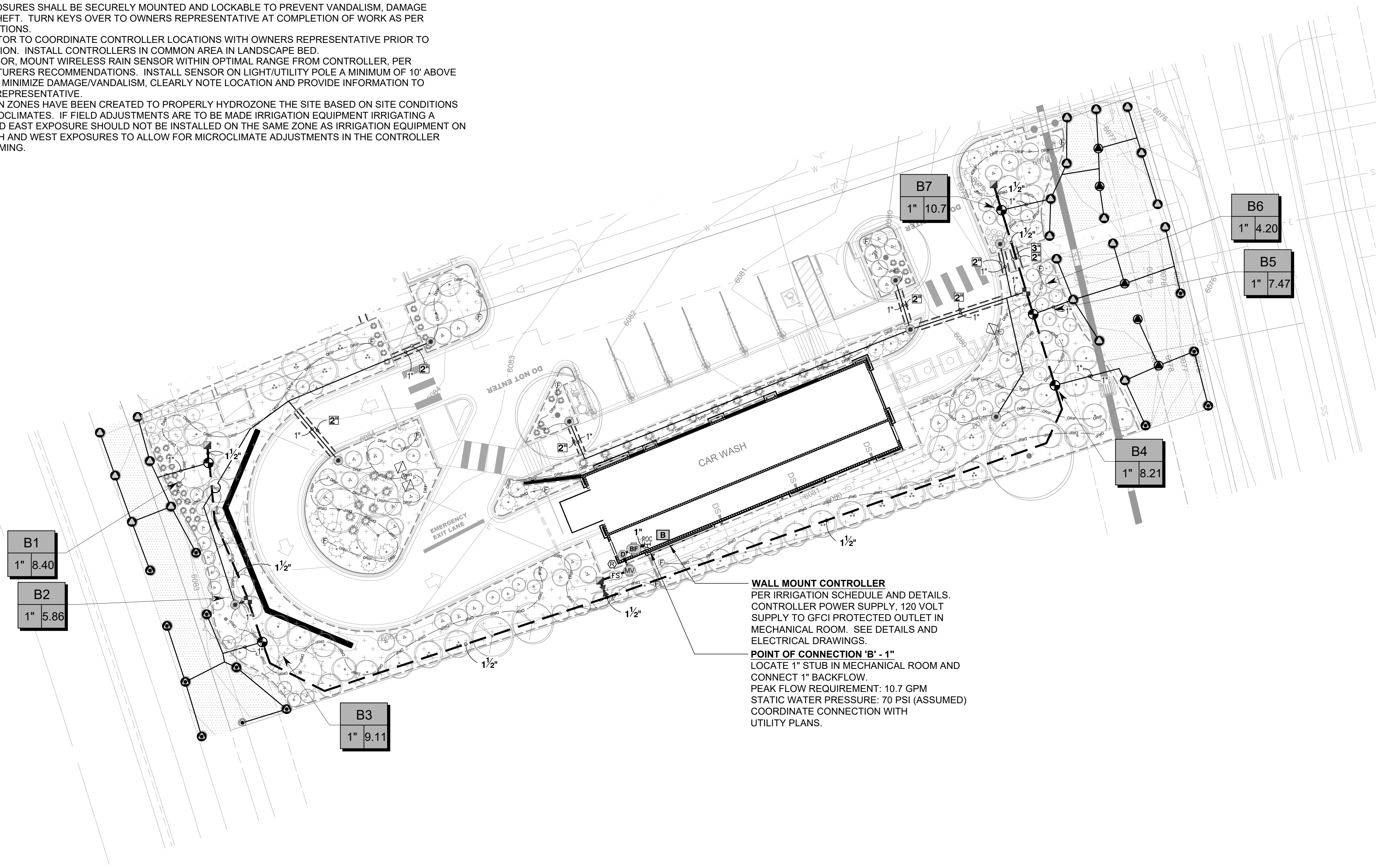
POC - 'B' - PROPOSED 1" STUB-OUT IN MECHANICAL ROOM. CONNECT 1" TYPE 'K' COPPER TO BACKFLOW PREVENTOR LOCATED IN THE MECHANICAL ROOM. REFER TO PLUMBING PLANS FOR CONNECTION LOCATION.

AVAILABLE WATER PRESSURE: THE ASSUMED AVAILABLE PSI AT THE POINT OF CONNECTION IS - **70 PSI**. CONTRACTOR SHALL TEST PRIOR TO INSTALLATION.

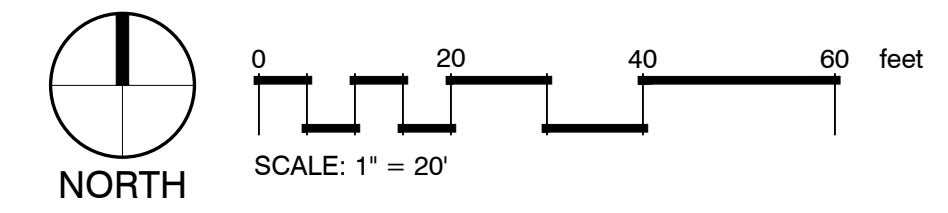
DESIGN PRESSURE: **70 PSI**

DESIGN FLOW: **10 GPM MAX.** (SINGLE VALVE OPERATION)

- 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.
- CONTRACTOR TO INSTALL ALL REQUIRED EQUIPMENT IN ACCORDANCE WITH ALL LOCAL WATER PURVEYORS REQUIREMENTS.
- 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.
- 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.
- CONTRACTOR TO COORDINATE CONTROLLER LOCATIONS WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL CONTROLLERS IN COMMON AREA IN LANDSCAPE BED.
- 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.
- 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.



1 IRRIGATION PLAN - CAR WASH



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NO.	REVISION	BY	DATE
3	REVISIONS PER CITY COMMENTS	BK	12/22/21
4	REVISIONS PER CITY COMMENTS	BK	01/11/22
5	REVISIONS PER CITY COMMENTS	BK	02/04/22
6	REVISIONS PER CITY COMMENTS	BK	03/10/22
7	REVISIONS PER CITY COMMENTS	BK	03/15/22

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CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

IRRIGATION PLAN - CAR WASH

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

IR1.2

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.

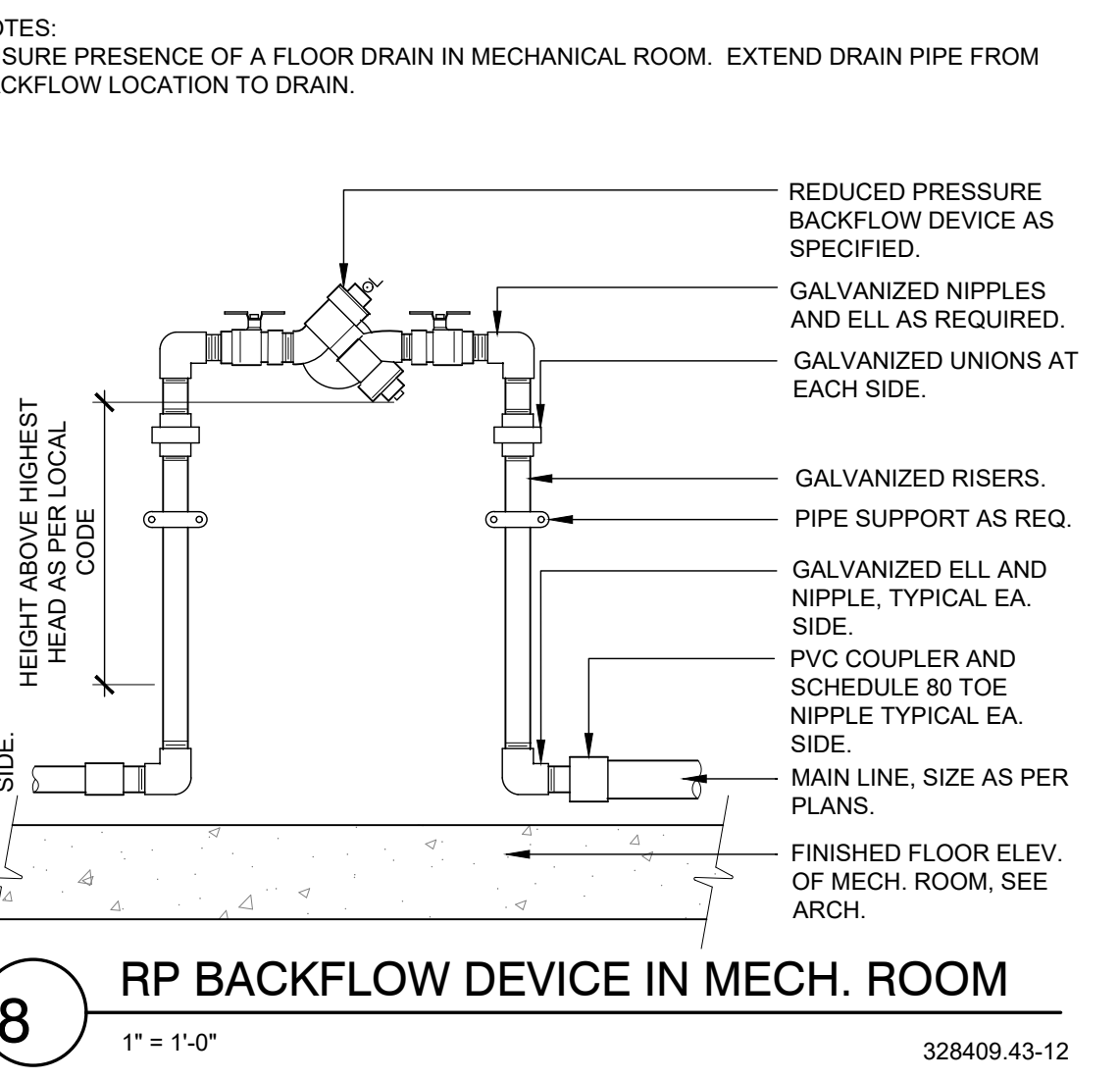
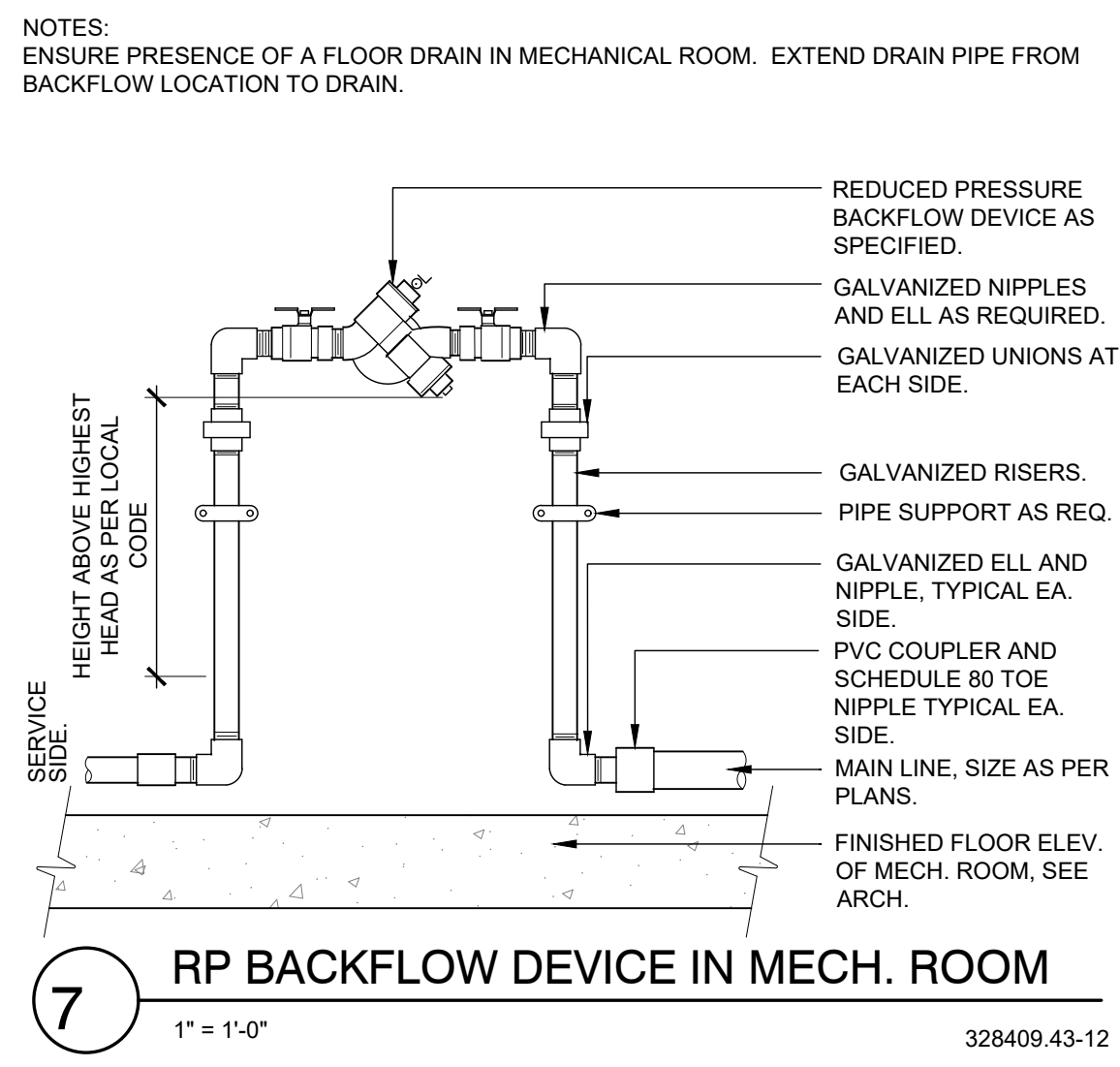
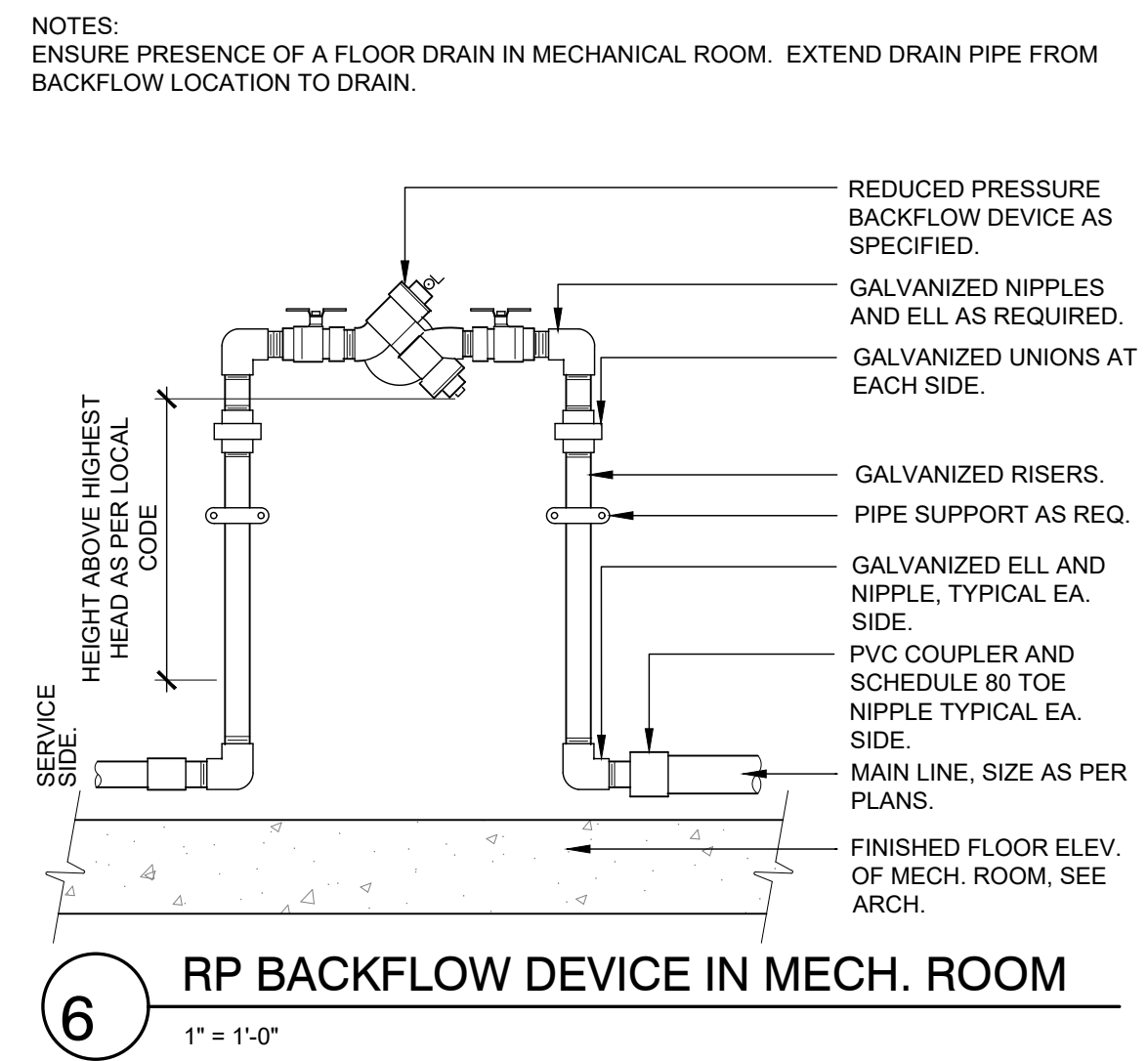
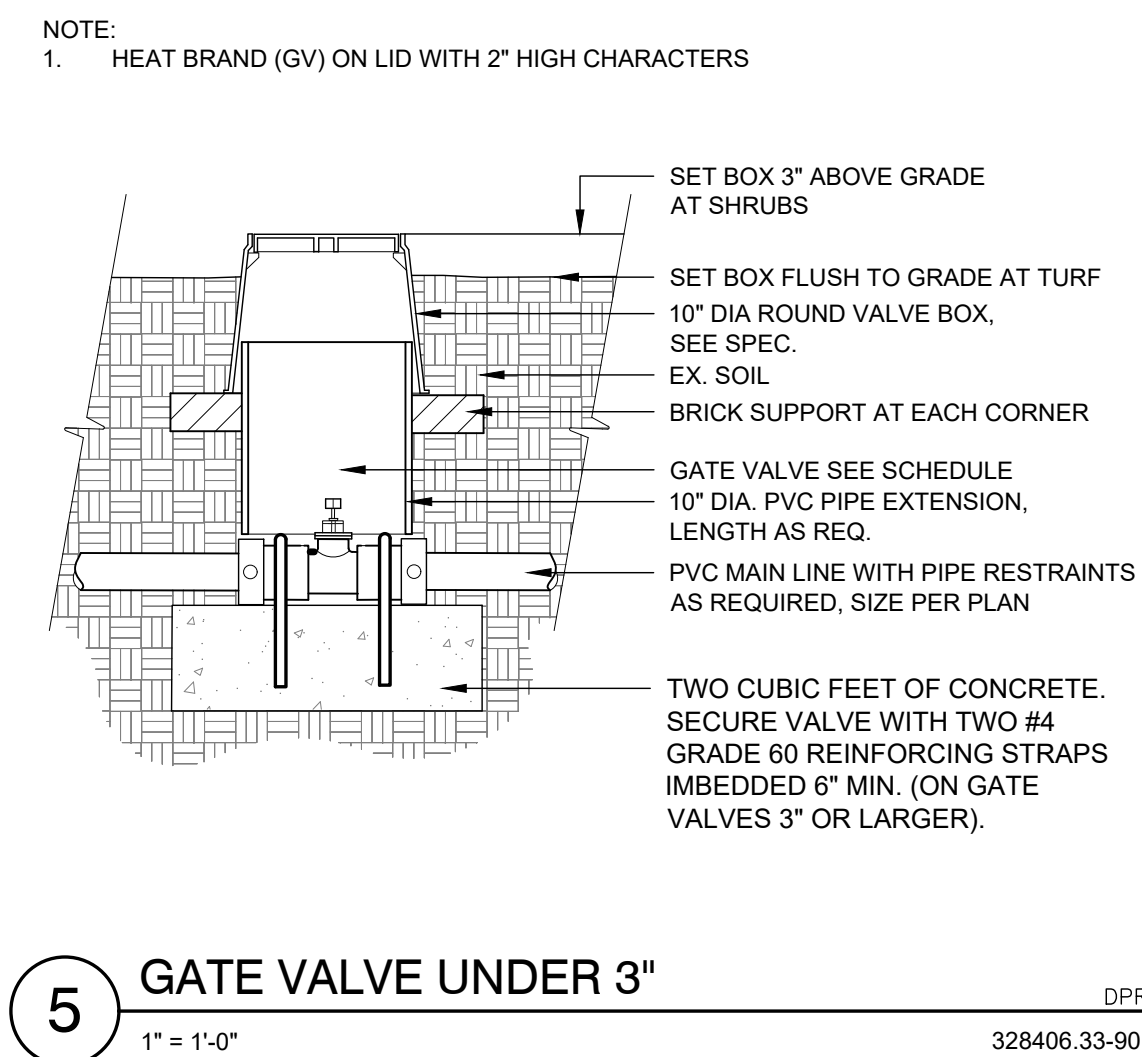
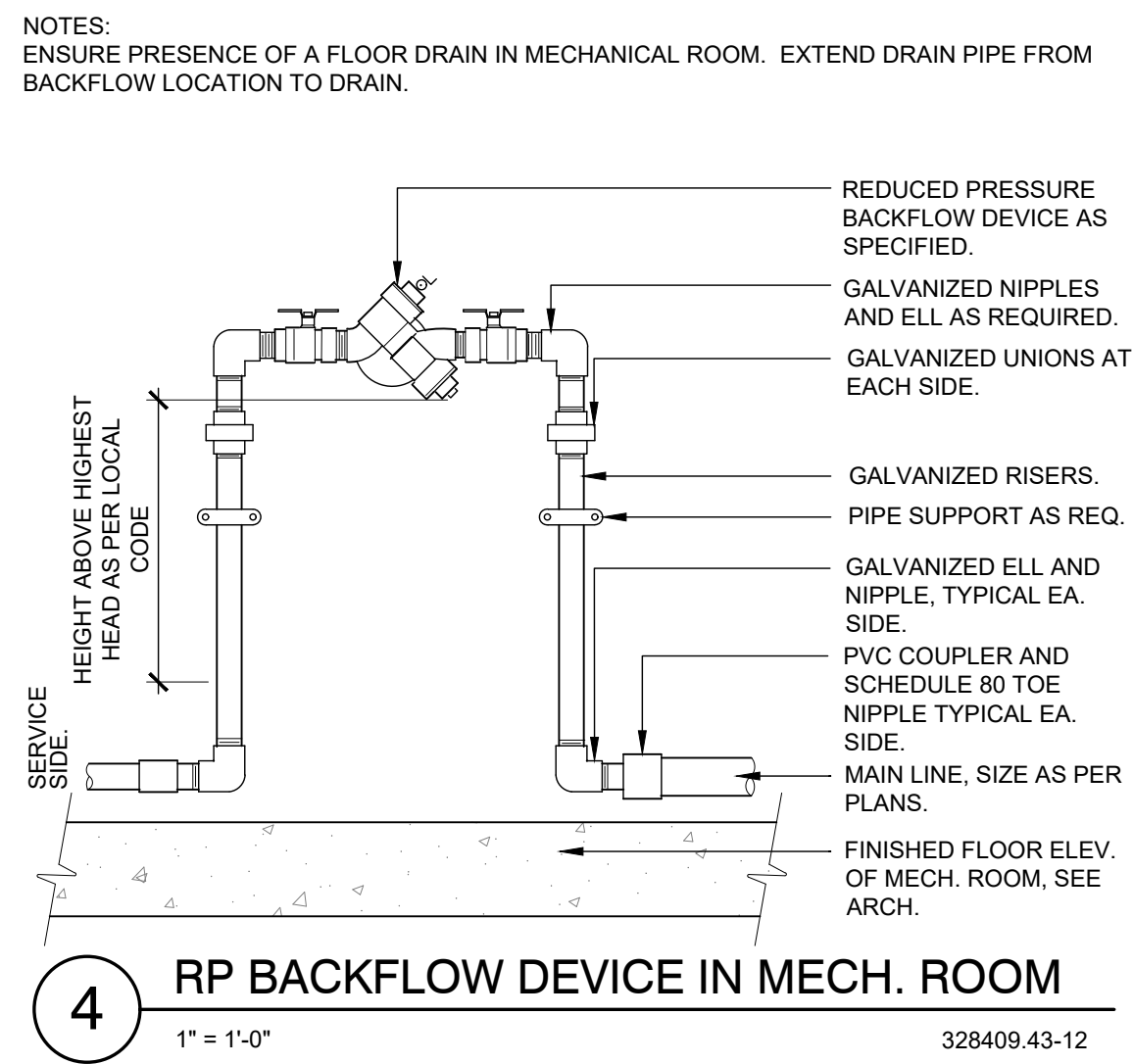
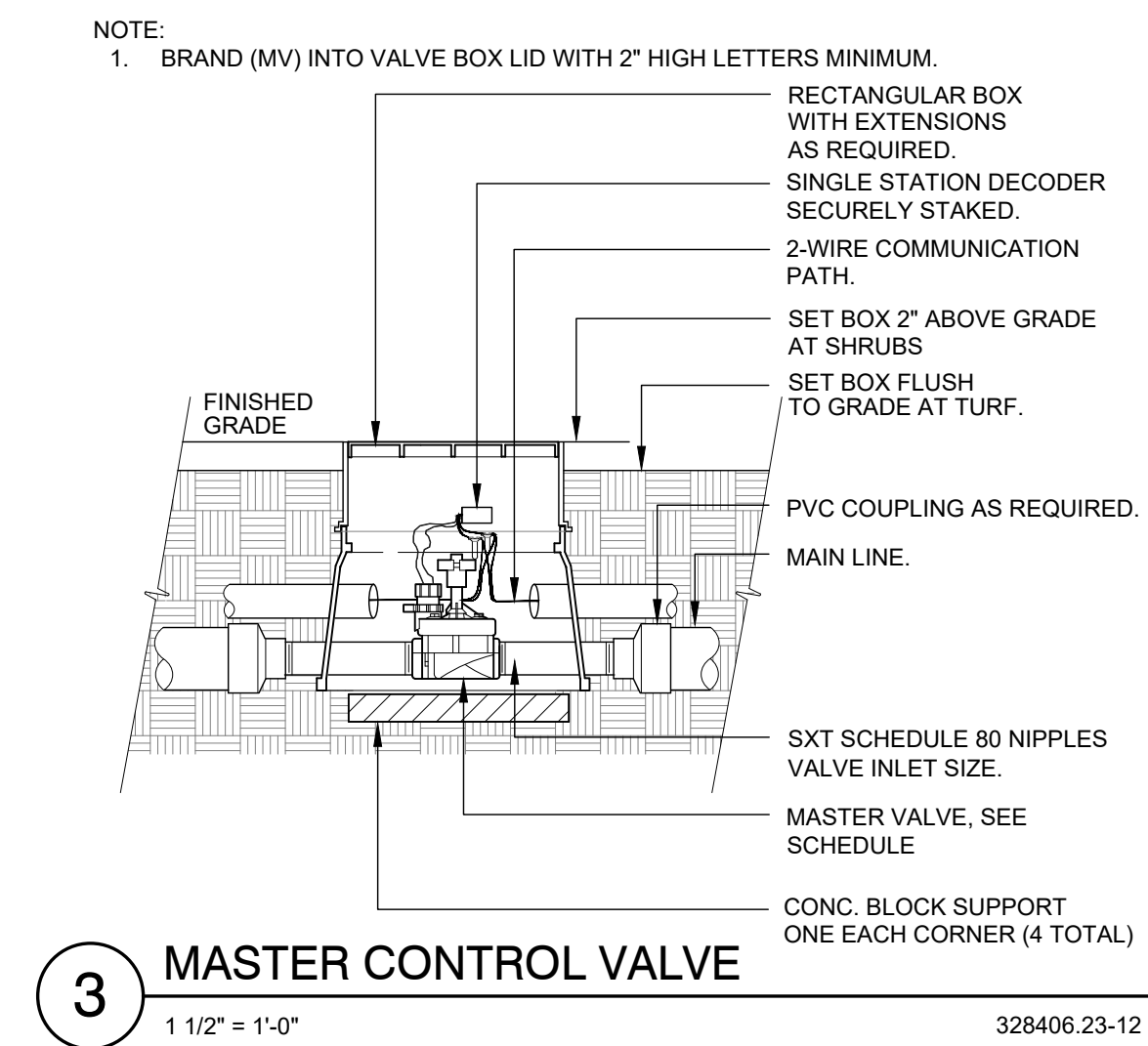
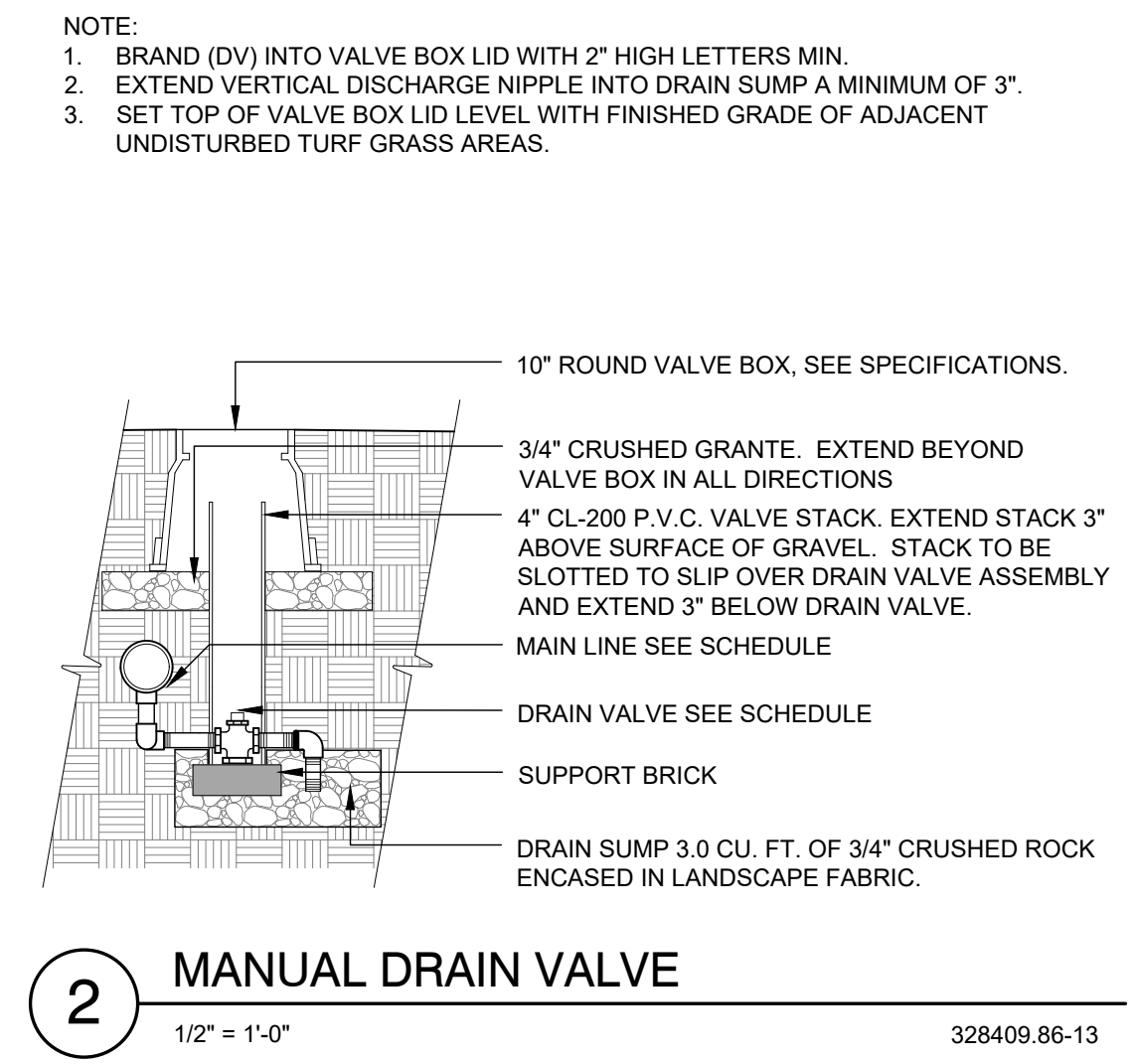
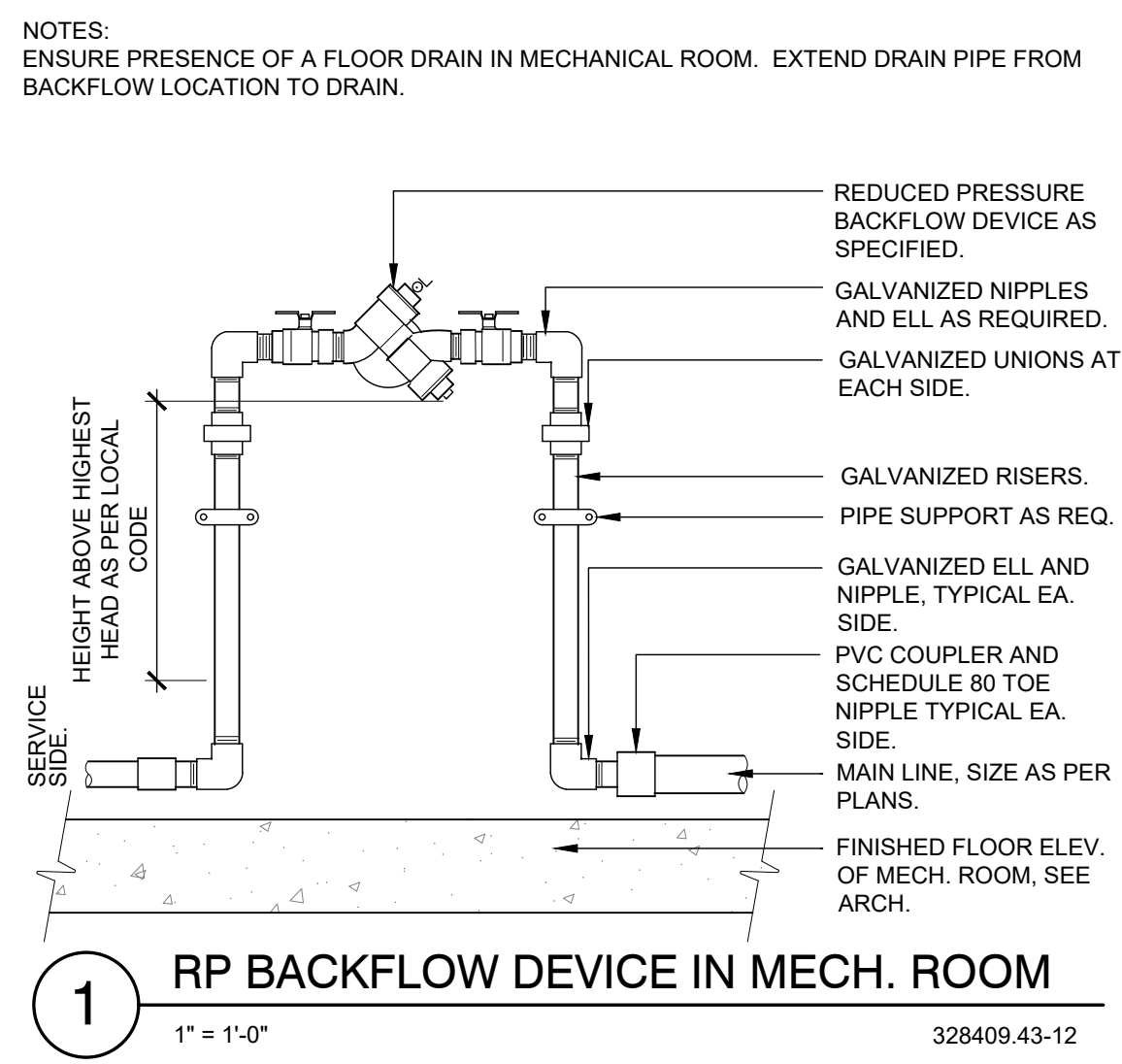
TOWN OF PARKER, _____ DATE _____
DIRECTOR OF ENGINEERING/PUBLIC WORKS

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.



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.

Table with 7 columns: No., REVISION, PER CITY, COMMENTS, REVISIONS, PER CITY, COMMENTS, REVISIONS, PER CITY, COMMENTS. Contains revision history for items 3, 4, 5, 6, and 7.

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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 TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

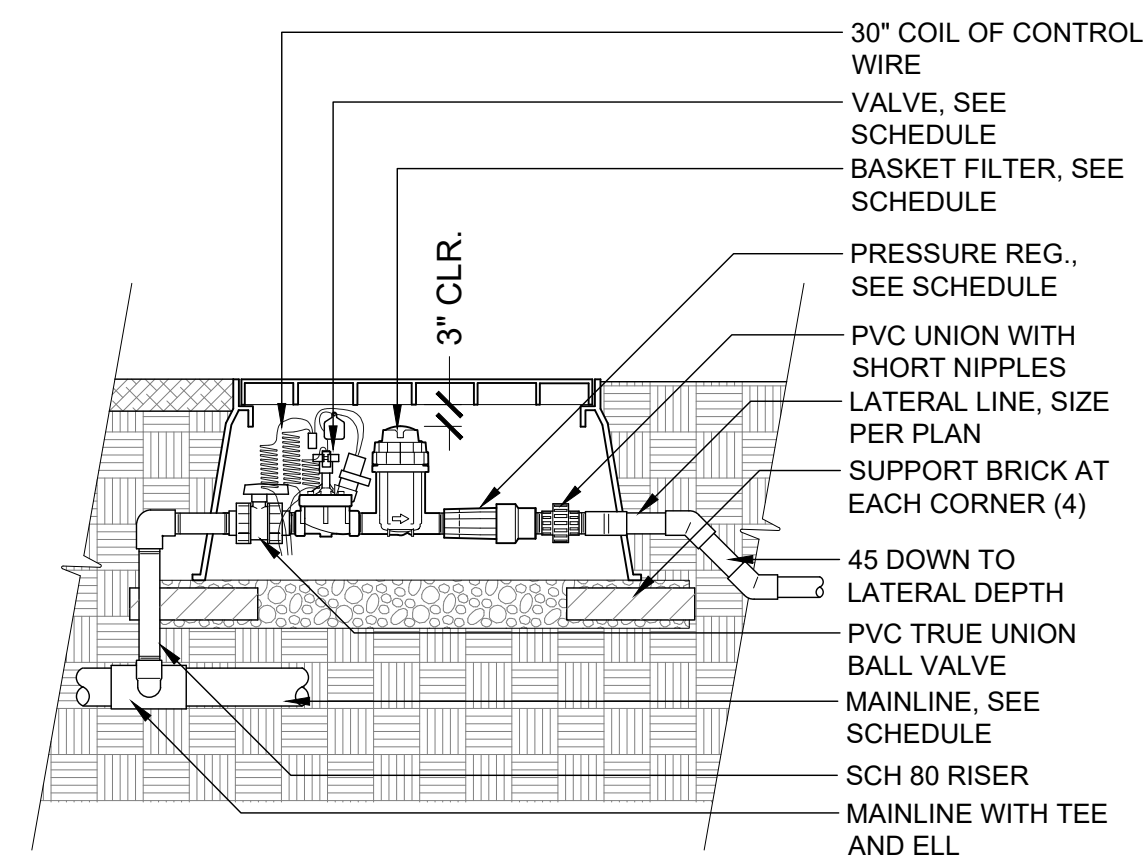
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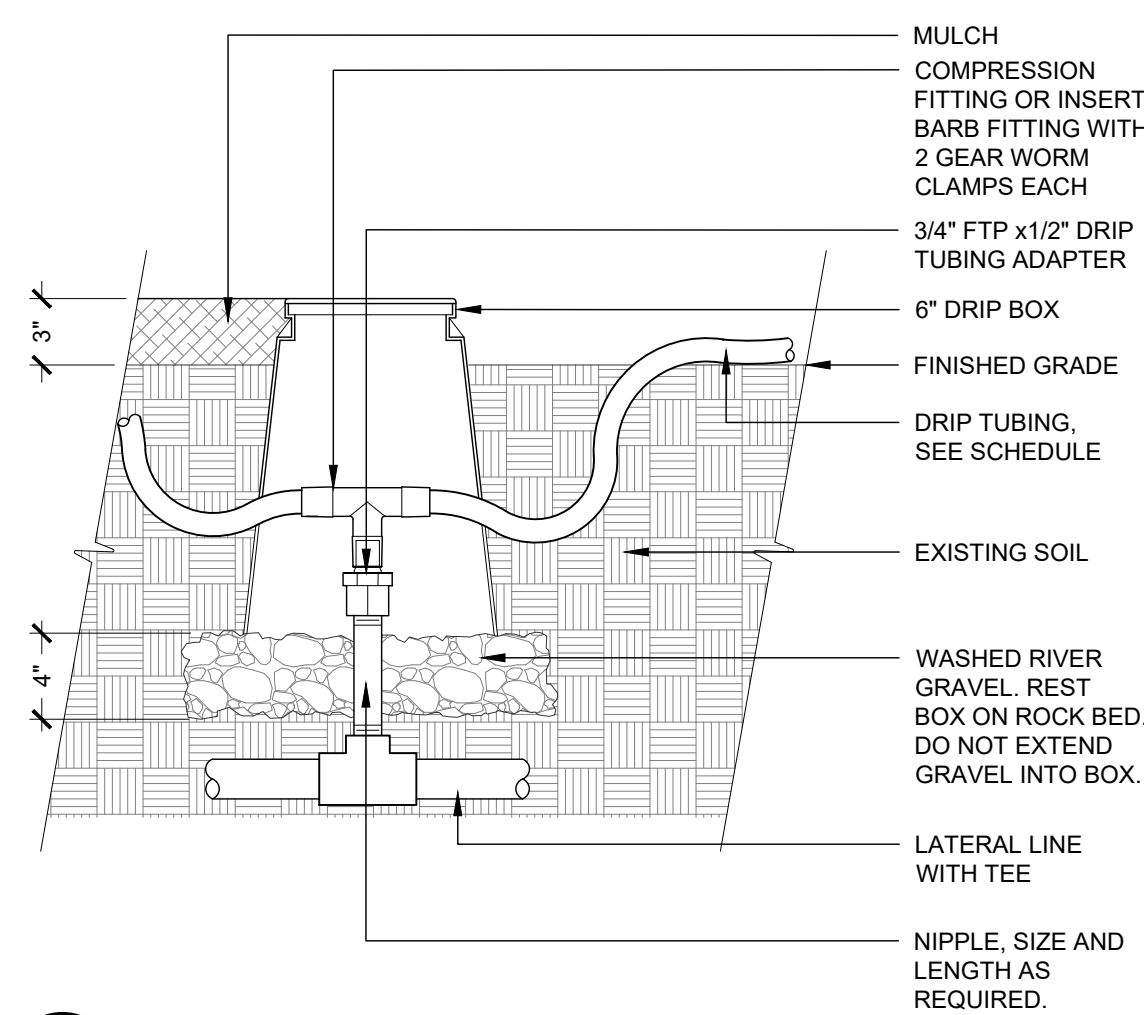
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NOTE:
 1. HEAT BRAND VALVE AND CONTROLLER NUMBER (EX. A-#) ON LID WITH 2" HIGH LETTERS MINIMUM.



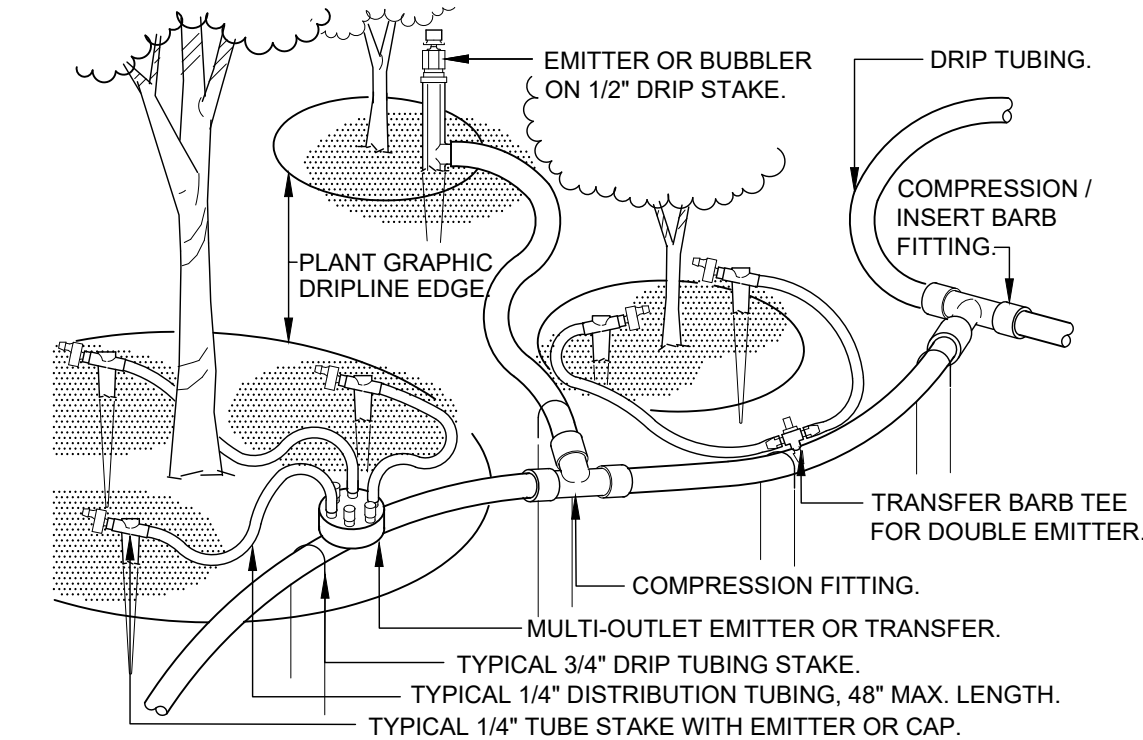
1 1" DRIP VALVE W/ BASKET FILTER
 1" = 1'-0" 328413.76-27

NOTE:
 HEAT BRAND '2C' ON LID WITH 2" HIGH CHARACTERS.



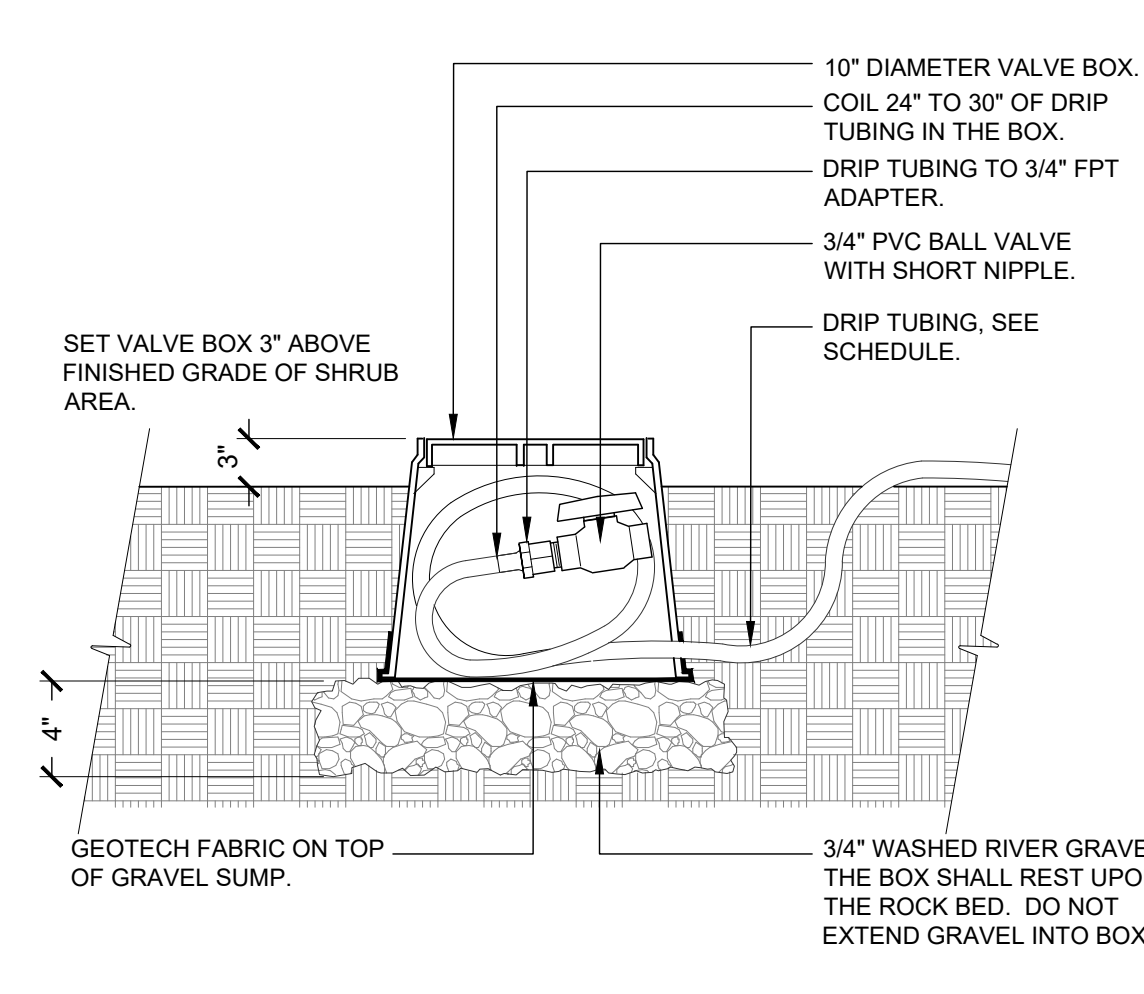
2 DRIPLINE ZONE CONTROL
 1 1/2" = 1'-0" 328413.46-13

NOTE:
 1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
 2. EVENLY SPACE EMITTERS AROUND PLANT.
 3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.
 4. ALL INSERT BARB FITTINGS SHALL HAVE 2 STAINLESS STEEL WORM GEAR CLAMPS PER CONNECTION.

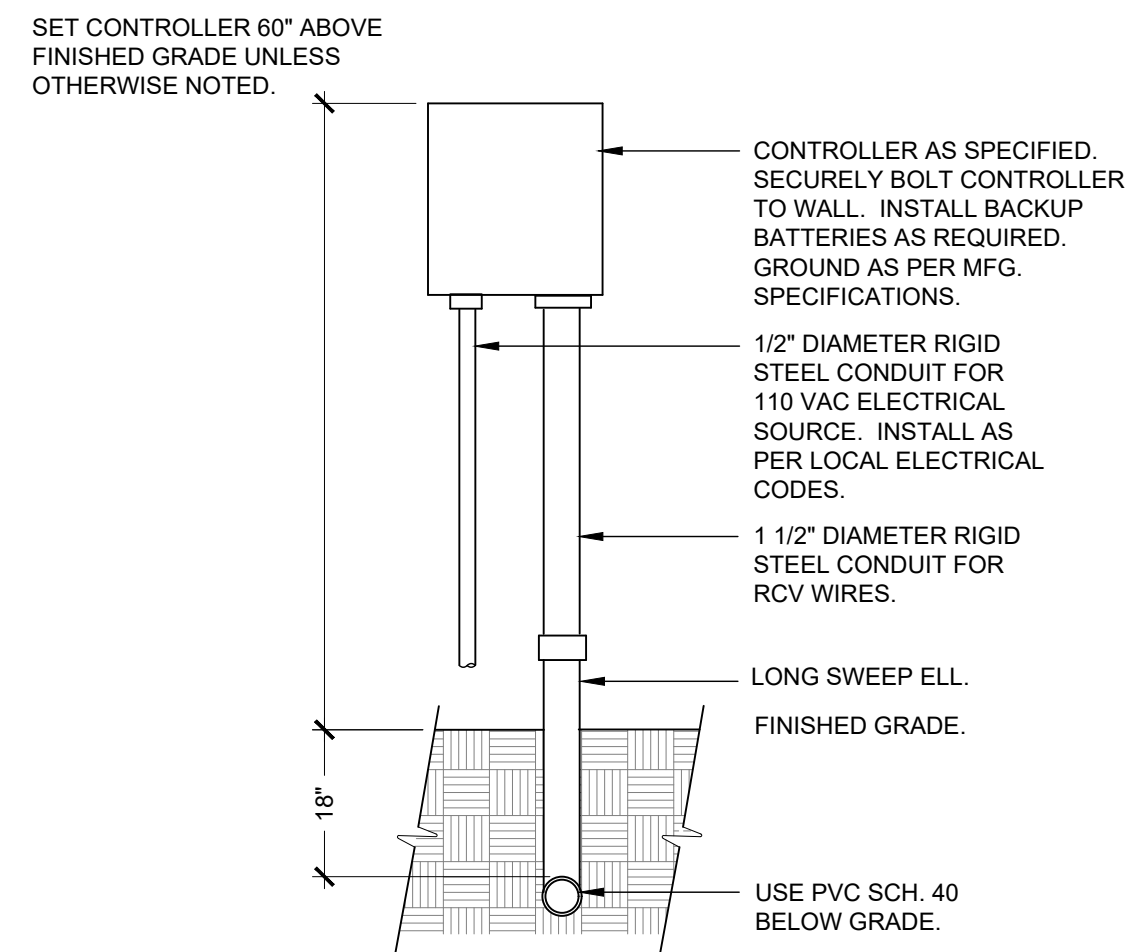


3 TYPICAL DRIP TUBING
 1 1/2" = 1'-0" 328413.43-02

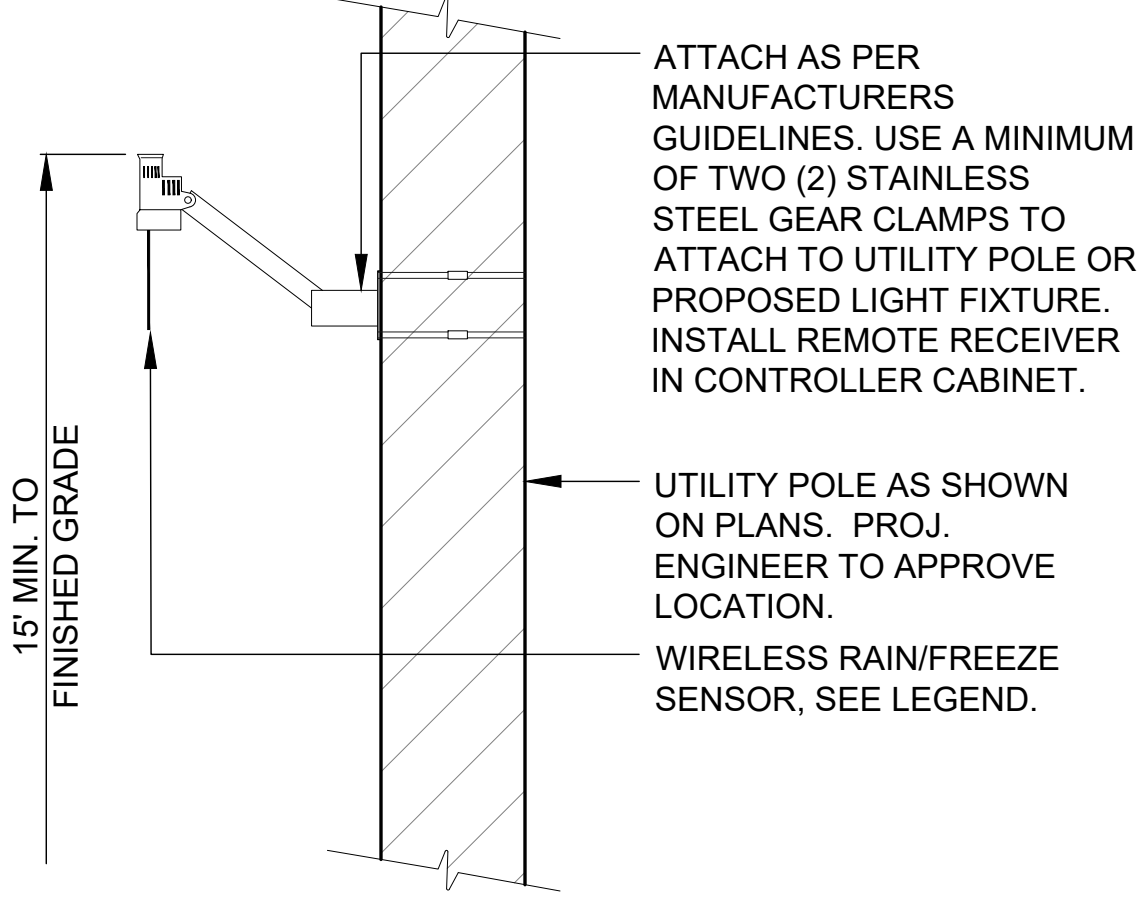
NOTE:
 HEAT BRAND 'FV' ON LID WITH 2" HIGH CHARACTERS.



4 DRIP FLUSH VALVE
 1 1/2" = 1'-0" 328413.49-98

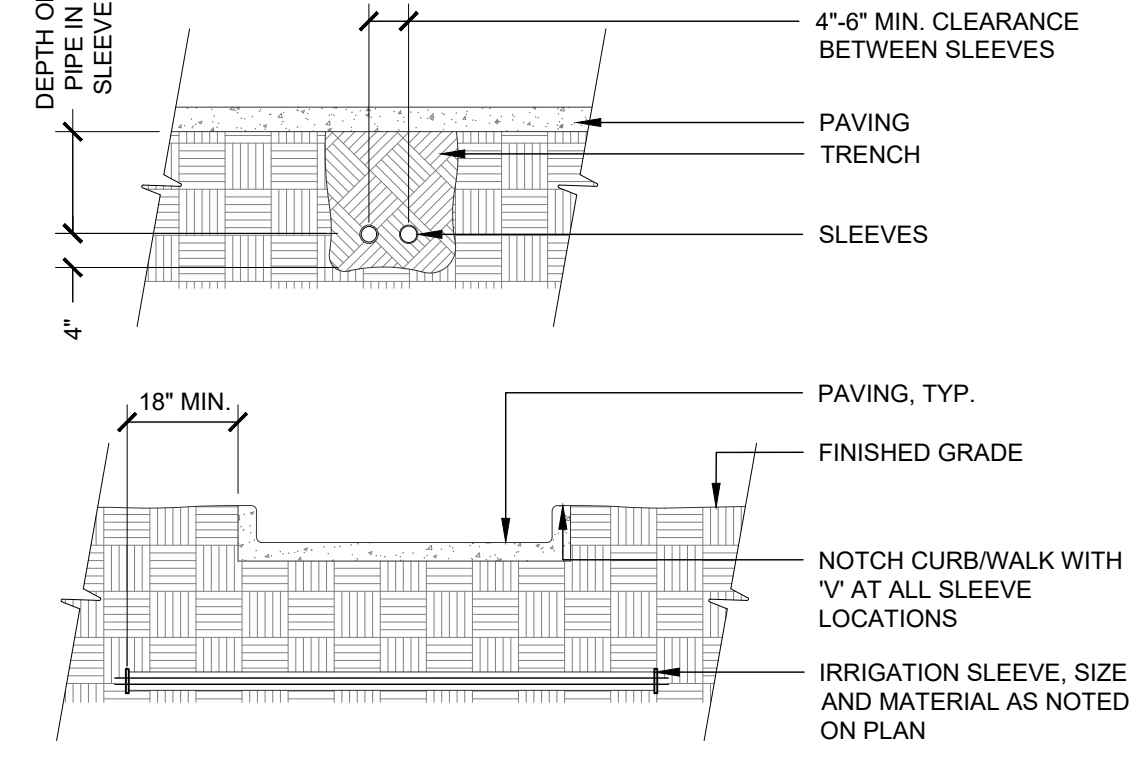


5 WALL MOUNT CONTROLLER
 1" = 1'-0" 328409.13-01

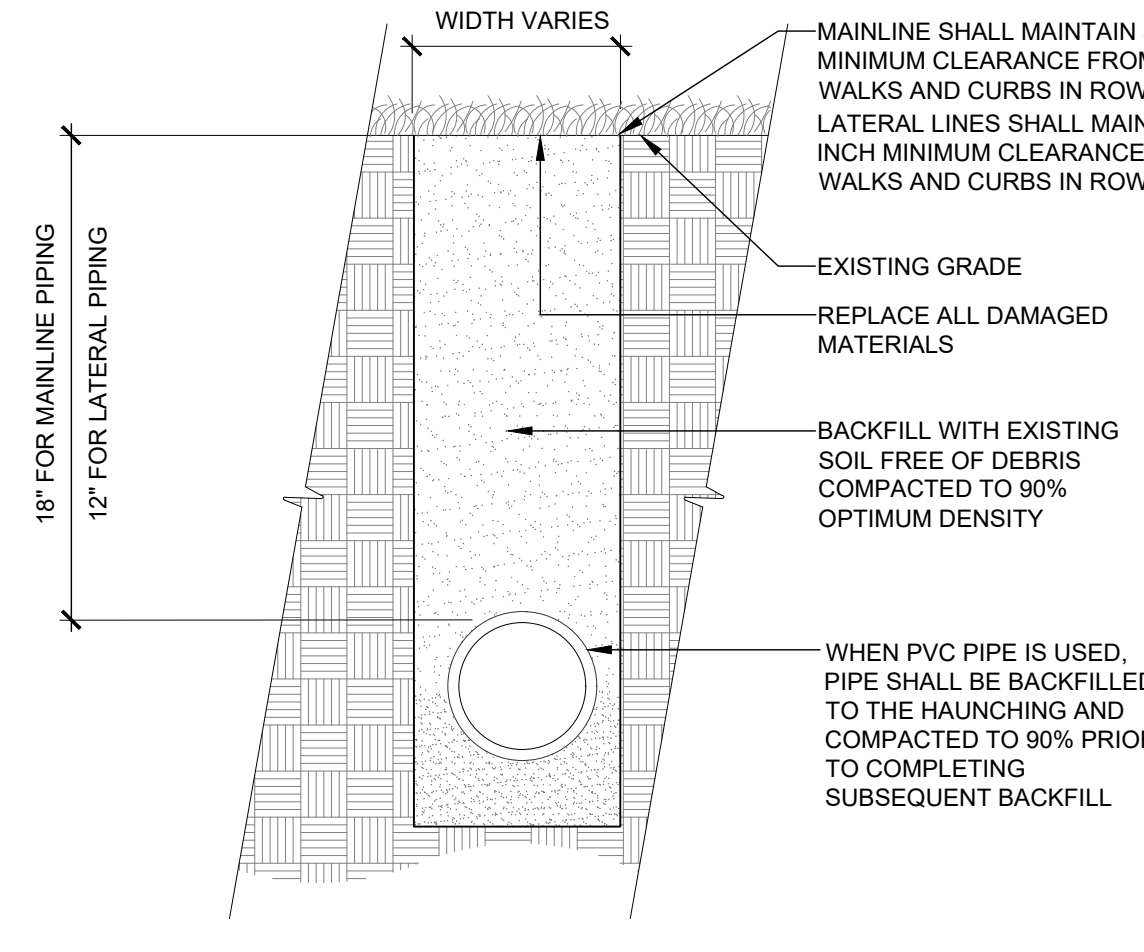


6 RAIN SENSOR
 328409.66-99

NOTES:
 1. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 2. MECHANICALLY TAMP TO 95% PROCTOR DENSITY.
 3. WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED SLEEVES SHALL BE IN SIDE-BY-SIDE CONFIGURATION. DO NOT STACK SLEEVES VERTICALLY.



7 SLEEVING
 3/8" = 1'-0" 328409.76-17



8 TRENCH DETAIL
 1 1/2" = 1'-0" 328409.76-95

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

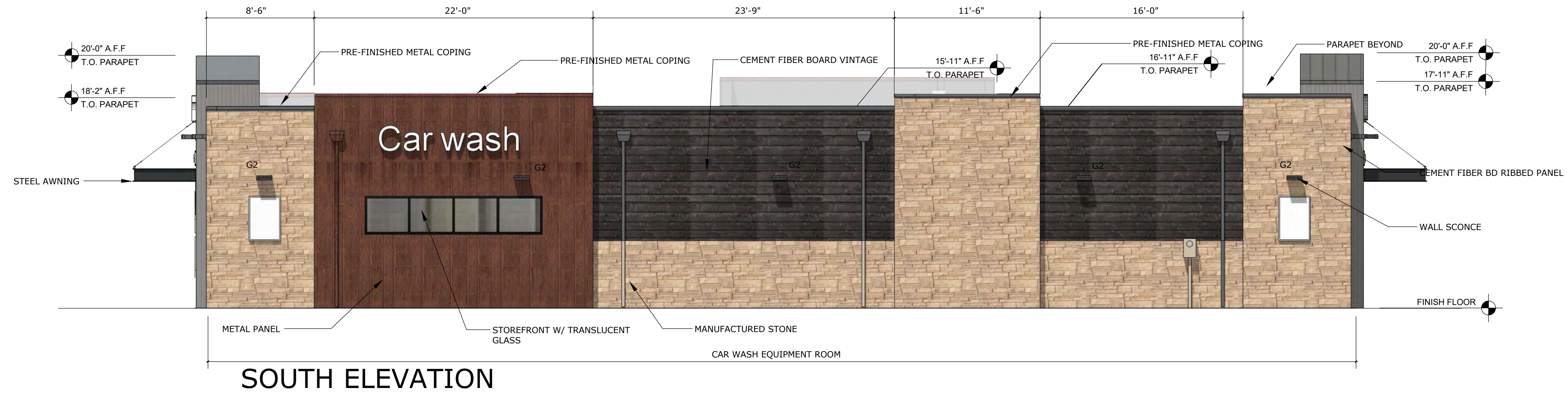
BY	DATE
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BK	02/04/22
BK	03/10/22
BK	03/15/22

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

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

IR1.4



SOUTH ELEVATION



NORTH ELEVATION



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

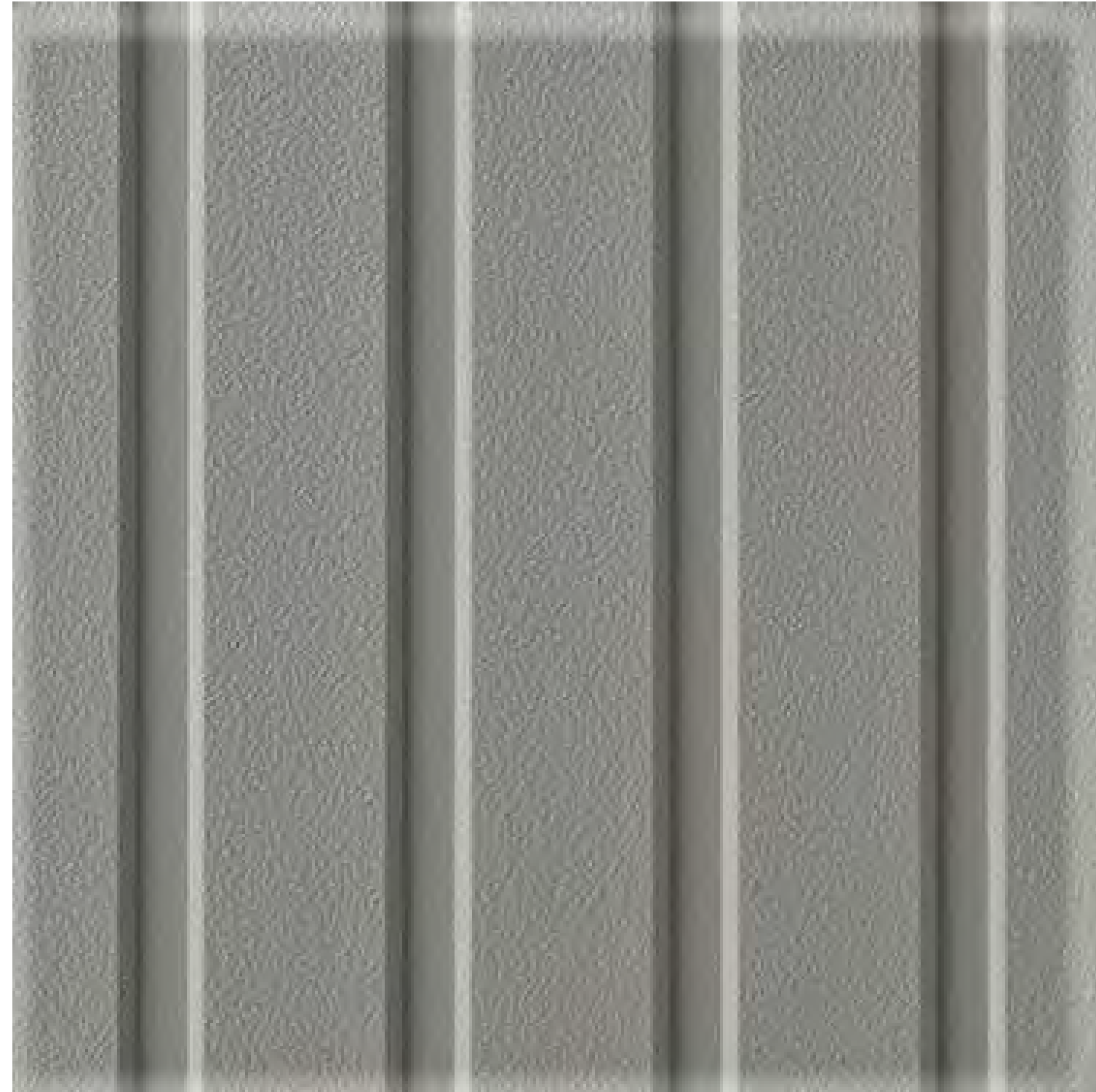
EAST ELEVATION



WEST ELEVATION

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

NICHIHA - RIBBED PANEL
SW7655 STAMPED CONCRETE



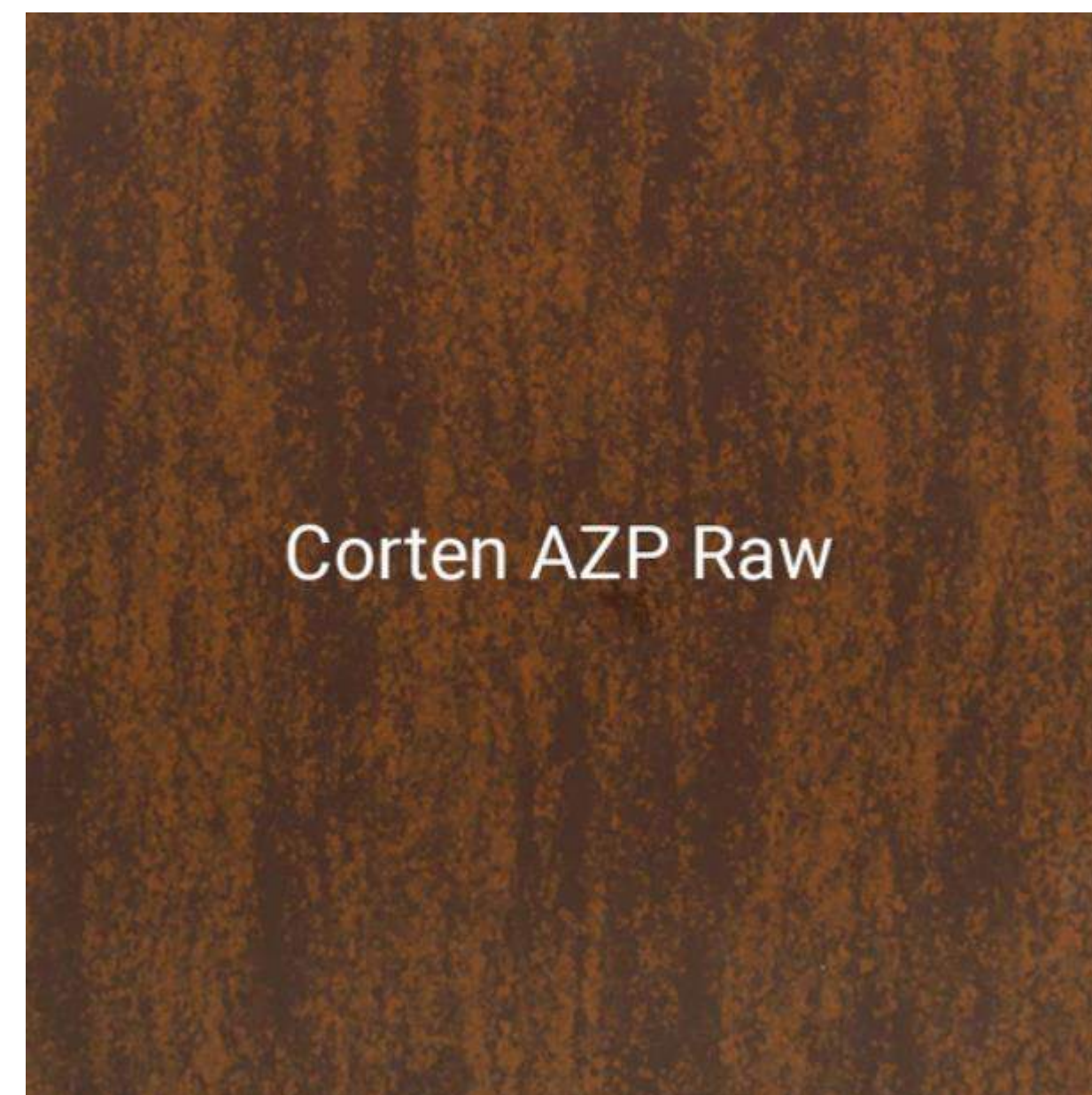
SW 7655 STAMPED
CONCRETE



SW 9565 FORGED
STEEL



NICHIHA VINTAGE WOOD



Corten AZP Raw

METAL PANEL

MATERIAL BOARD SAMPLE PHOTOS



NICHIHA BLUFF LEDGESTONE



BLACK ANODIZED
STOREFRONT



Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
⊥	6	BO	Single	1.000	N.A.	19.6	ADJUSTABLE WALL WASH PRODUCT PROVIDED BY OTHERS
⊥	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
⊥	19	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	2.83	29.6	0.0	N.A.	N.A.
GAS CANOPY	Fc	47.18	68	19	2.48	3.58
PAVED AREA	Fc	6.33	29.6	1.1	5.75	26.91

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 ***

Qty	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

XSP Pole Mount

