

CIRCLE K AT AUBURN HILLS CENTRE L4 SITE DEVELOPMENT PLAN

LOCATED IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, STATE OF COLORADO



Know what's below.
Call before you dig.



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208



LAND DEVELOPMENT
CONSULTANTS, LLC

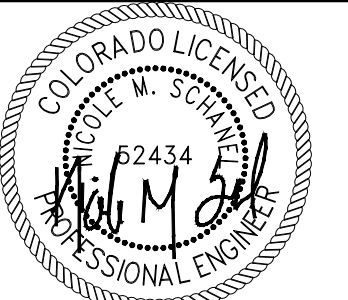
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:



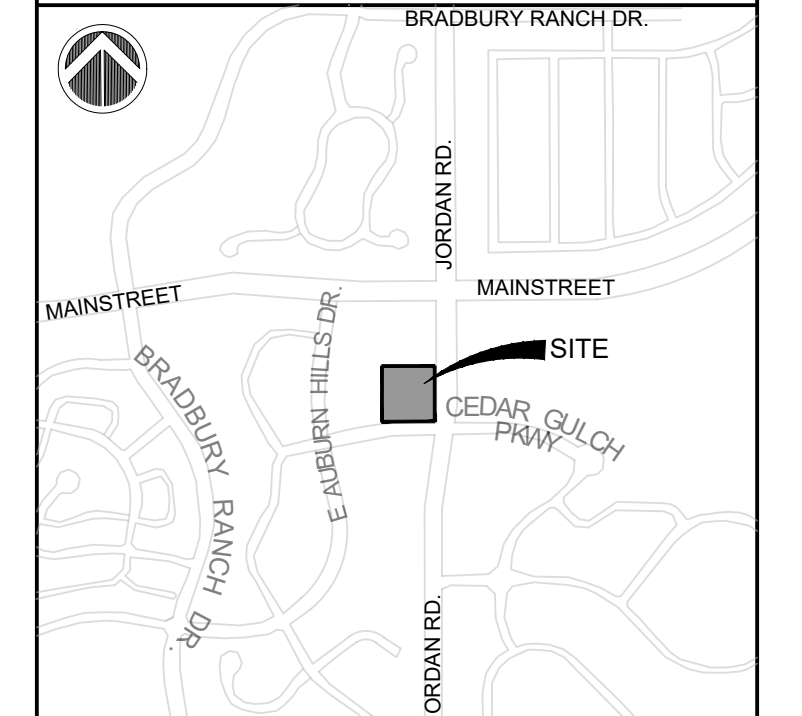
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE
MOST RECENT PROJECT CONSTRUCTION DOCUMENTS.
MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR
CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION
DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL

VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K STORES INC.

**AUBURN HILLS CENTRE L4
SITE DEVELOPMENT PLAN
MAINSTREET & JORDAN
TOWN OF PARKER, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.030

DRAWN BY: KMZ

CHECKED BY: NMS

DESIGNED BY: KMZ

SHEET TITLE:

COVER SHEET

CS01

SHEET 1 OF 10

DATE: OCTOBER 2022

CONTACT LIST

OWNER CIRCLE K STORES, INC. 5500 S. QUEBEC STREET, SUITE 100 GREENWOOD VILLAGE, CO 80111 PHONE: (720) 758-6223	TOWN OF PARKER - COMMUNITY DEVELOPMENT DEPARTMENT 20120 E. MAINSTREET PARKER, CO 80138 JOHN FUSSA PHONE: (303) 841-2332
DEVELOPER LAND DEVELOPMENT CONSULTANTS, LLC 950 S. CHERRY STREET, SUITE 512 DENVER, CO 80246 SOFIA HERNANDEZ PHONE: (303) 717-3305	PARKER WATER & SANITATION 18100 E WOODMAN DR, PARKER, CO 80134 PHONE: (303) 841-4627
CIVIL ENGINEER/ LANDSCAPE ARCHITECT MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 NICOLE SCHANEL/ JASON ALWINE PHONE: (719) 575-0100	SOUTH METRO FIRE RESCUE PHONE: (720) 989-2000
ARCHITECT GREENBERG FARROW 30 EXECUTIVE DRIVE, SUITE 100 IRVINE, CA 92614 ARMON BACOLOD PHONE: (949) 296-0450	XCEL ENERGY PHONE: 1-800-895-4999
LAND SURVEYOR RUBINO SURVEYING 3312 AIRPORT ROAD BOULDER, CO 80301 PHONE: (303) 464-9515	CORE ELECTRIC COOPERATIVE PHONE: (800) 332-9540
GEOTECHNICAL ENGINEER KUMAR & ASSOCIATES, INC. 2390 SOUTH LIPAN STREET DENVER, CO 80223 PHONE: (303) 742-9700	

GENERAL COVER SHEET NOTES

- FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE SOUTH METRO FIRE RESCUE.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE TOWN OF PARKER.

NOTES

- SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS, AND PRECISE BUILDING DIMENSIONS

BEARING

BEARINGS: BASED ON THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 20 ASSUMED TO BEAR N89°25'39"E BETWEEN MONUMENTS FOUND AND DESCRIBED ON THE ALTA/NSPS LAND TITLE SURVEY BY RUBINO SURVEYING DATED 06/08/2020

NOTICE TO BIDDERS

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (602) 850-8101. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER

FLOOD ZONE INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) RATE MAP COMMUNITY PANEL NO. 08035C0068G, DATED MARCH 16, 2016, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND KNOWN AS AUBURN HILLS CENTRE LOT 4 AND A PORTION OF THAT RIGHT-OF-WAY DESCRIBED AS PARCEL IV IN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 14, 1987 IN BOOK 753, PAGE 617 OF THE RECORDS OF DOUGLAS COUNTY, BEING SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP SIX SOUTH (T.6S.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20 AND ASSUMING THE EAST LINE OF SAID SE 1/4 AS BEARING SOUTH 00°21'15" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO,

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 00°21'15" EAST A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF BRADBURY RANCH SUBDIVISION FILING NO. 2K RECORDED OCTOBER 1, 1997 AT RECEPTION NO. 9754676 OF THE RECORDS OF DOUGLAS COUNTY;
THENCE SOUTH 88°58'38" WEST ALONG SAID SOUTH LINE A DISTANCE OF 94.78 FEET; THENCE SOUTH 45°37'01" EAST A DISTANCE OF 43.32 FEET;
THENCE SOUTH 00°21'15" EAST A DISTANCE OF 187.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°21'15" EAST A DISTANCE OF 108.63 FEET;
THENCE SOUTH 00°05'09" EAST A DISTANCE OF 34.05 FEET TO A POINT ON A CURVE (POC); THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 96.74 FEET; SAID CURVE HAS A RADIUS OF 898.98 FEET, A DELTA OF 6°09'57", AND IS SUBTENDED BY A CHORD BEARING SOUTH 01°58'23" WEST A DISTANCE OF 96.70 FEET;

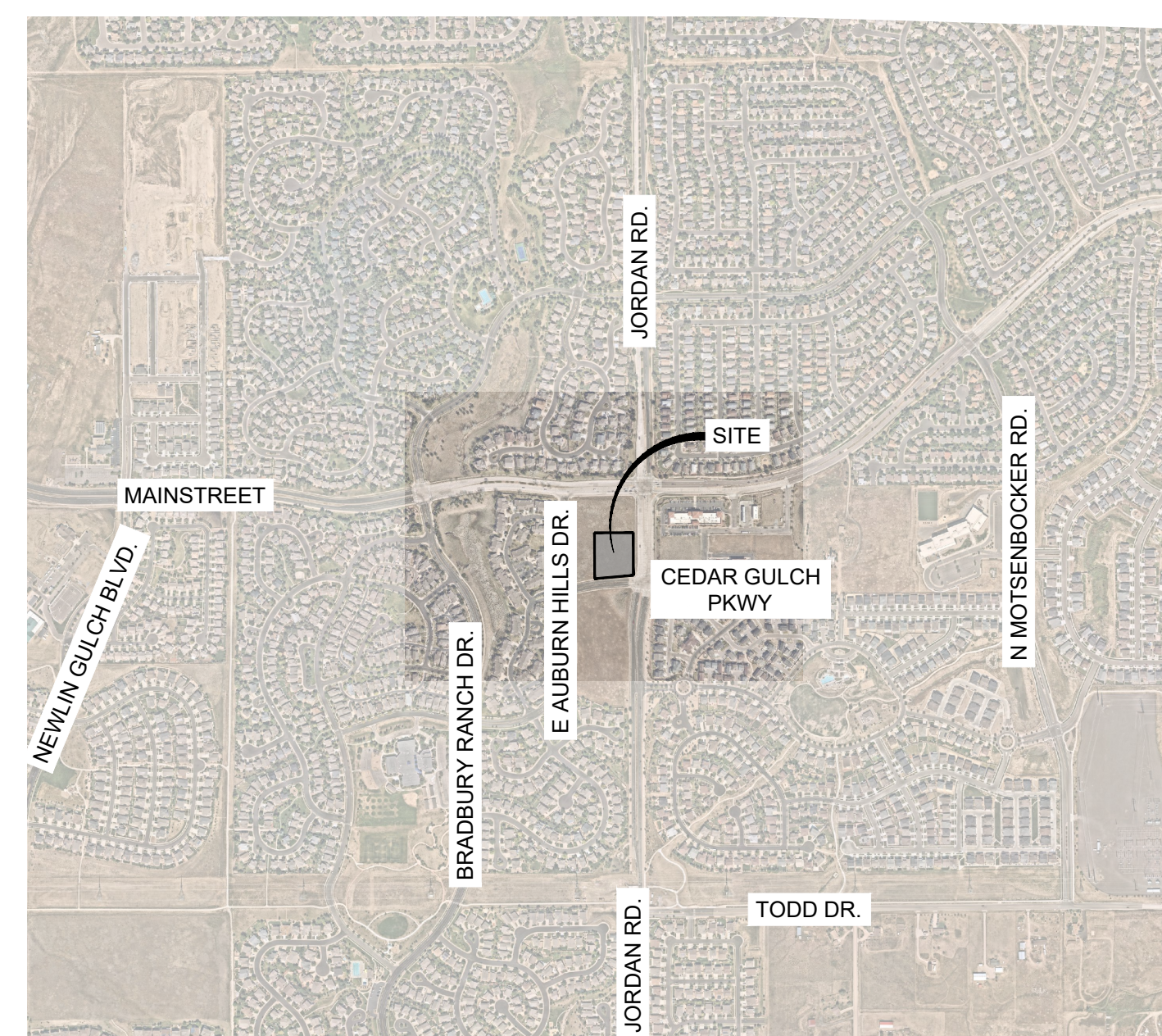
THENCE SOUTH 48°27'30" WEST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 55.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST AUBURN HILLS PLACE PER BRADBURY RANCH SUBDIVISION FILING NO. 3B RECORDED JULY 5, 2000 AT RECEPTION NO. 00046286 OF THE RECORDS OF DOUGLAS COUNTY AND TO A POC;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 207.70 FEET, SAID CURVE HAS A RADIUS OF 1537.50 FEET, A DELTA OF 07°44'25", AND IS SUBTENDED BY A CHORD BEARING SOUTH 85°28'16" WEST A DISTANCE OF 207.54 FEET;

THENCE NORTH 00°21'15" WEST A DISTANCE OF 233.96 FEET; THENCE NORTH 10°22'55" EAST A DISTANCE OF 58.14 FEET;
THENCE NORTH 89°38'45" EAST A DISTANCE OF 242.16 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1.597 ACRES OR 69,547 SQ. FT. MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS- OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

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SITE DETAILS	10



VICINITY MAP
1" = 1000'



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CONSULTANTS:

Matrix
Excellence by Design

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
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FAX: (719) 575-0208

LAND DEVELOPMENT
CONSULTANTS, LLC

950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:

ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

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VICINITY MAP: SCALE: NTS

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CIRCLE K STORES INC.

**AUBURN HILLS CENTRE L4
SITE DEVELOPMENT PLAN
MAINSTREET & JORDAN
TOWN OF PARKER, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:	21.1207.030
DRAWN BY:	KMZ
CHECKED BY:	NMS
DESIGNED BY:	KMZ

SHEET TITLE:

SITE PLAN

SP01

SHEET 2 OF 10

DATE: OCTOBER 2022

SITE NOTES

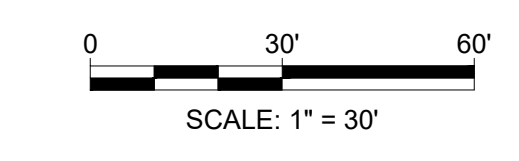
- 01 LANDSCAPE AREA (PER LANDSCAPE PLANS)
- 02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCH PLANS)
- 03 TRASH ENCLOSURE (PER ARCH PLANS)
- 04 FUEL CANOPY 192' x 24' SG-7 (TYP PER ARCH PLANS)
- 05 FUEL PUMPS (PER ARCH PLANS)
- 06 PROPERTY MONUMENT SIGN (BY OTHERS)
- 07 PROPOSED SIGN (PER ARCH PLANS)
- 08 UNDERGROUND FUEL TANKS (PER ARCH PLANS)
- 09 AIR UNIT (PER ARCH PLANS)
- 10 VAN ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)
- 11 PIPE BOLLARDS (PER ARCH PLANS)
- 12 CONVENIENCE STORE (5,200 SF)(SEE ARCHITECTURAL PLANS)
- 13 PROPOSED LIGHT POLE (PER ARCH PLANS)
- 14 ADA ACCESSIBLE RAMP (BY OTHERS)
- 15 BIKE RACK WITH 2 SPACES (PER ARCH PLANS)
- 16 CO2 ENCLOSURE (PER ARCH PLANS)
- 17 DIRECTIONAL ARROW PAVEMENT MARKING
- 18 2' CONCRETE GUTTER PAN
- 19 TABLES (PER ARCH PLANS)
- 20 VENT PIPES (PER ARCH PLANS)
- 21 METERED DOMESTIC WATER SERVICE ENTRY (PER ARCH PLANS)
- 22 SANITARY SERVICE ENTRY (PER ARCH PLANS)
- 23 GREASE INTERCEPTOR (PER ARCH PLANS)
- 24 CONNECT TO EXISTING WATER MAIN
- 25 CONNECT TO EXISTING SANITARY MAIN
- 26 FIRE SPRINKLER CONTROL VALVE ROOM
- 27 CONNECT UNDERGROUND FIRE LINE TO EXISTING WATER MAIN
- 28 DECORATIVE KNEE WALL (2.5'-3' HEIGHT) (PER ARCH PLANS)
- 29 PROPOSED FIRE HYDRANT W/ VALVE

LEGEND

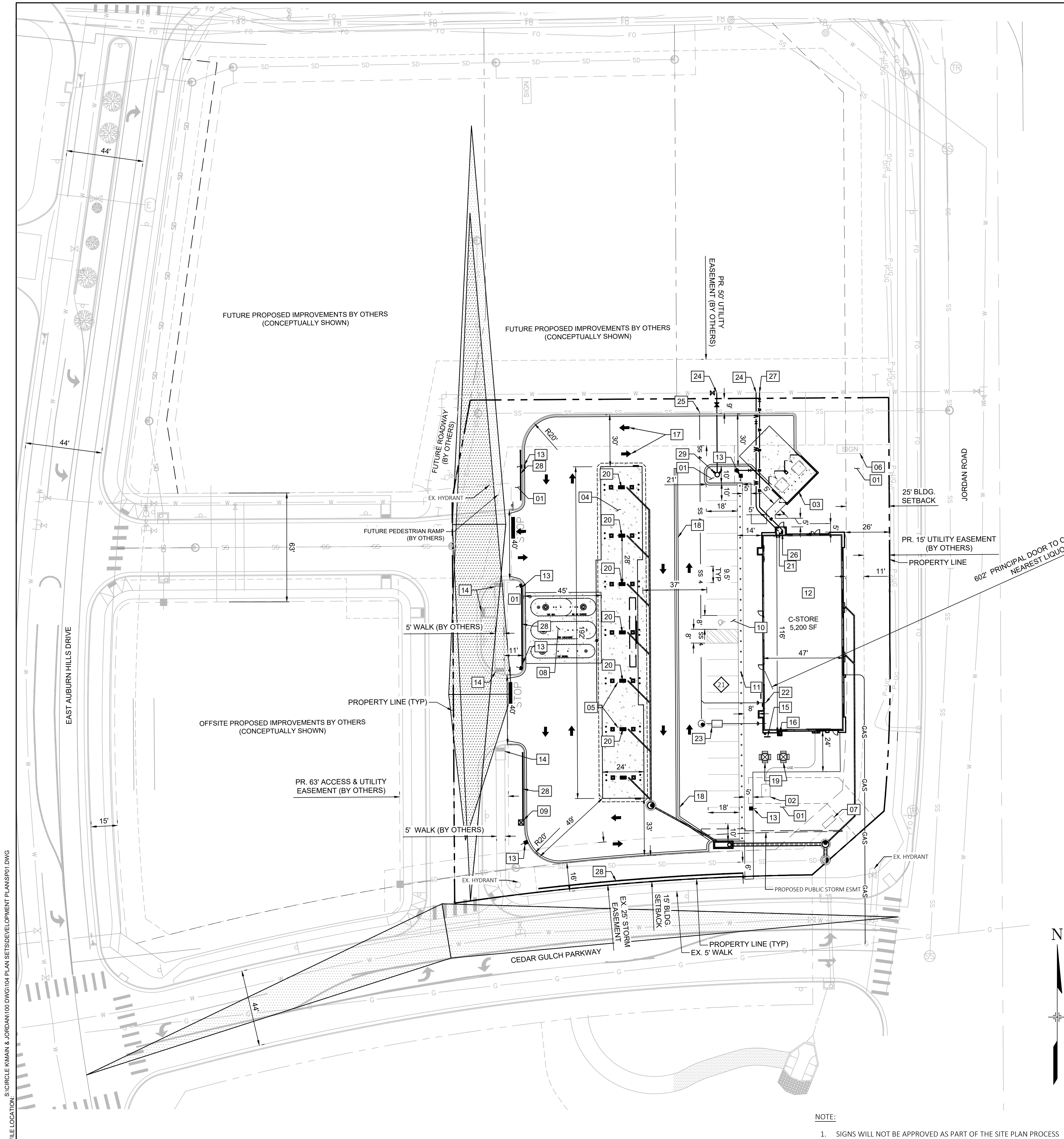
- PROPERTY LINE
- CATCH CONCRETE CURB & GUTTER
- SPILL CONCRETE CURB & GUTTER
- EXISTING CURB & GUTTER
- AASHTO DEPARTURE SIGHT TRIANGLE
- PARKING COUNT

SITE TRIANGLE NOTES:

- CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT "D" OF 15 FEET BACK FROM THE EDGE OF THE MAJOR STREET PAVEMENT (FLOWLINE) AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
- AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "D" DISTANCE SHALL BE 10'.
- INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL AND VERTICAL ALIGNMENTS.
- WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.



APPROVAL STAMP:



NOTE:
1. SIGNS WILL NOT BE APPROVED AS PART OF THE SITE PLAN PROCESS

FILE LOCATION: S:\CIRCLE K\MAIN & JORDAN\100 DWG\104 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG



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CONSULTANTS, LLC

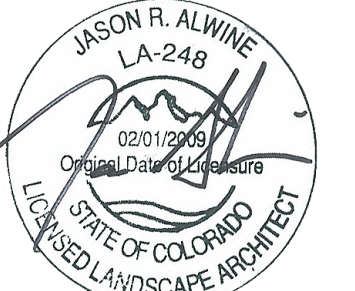
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:



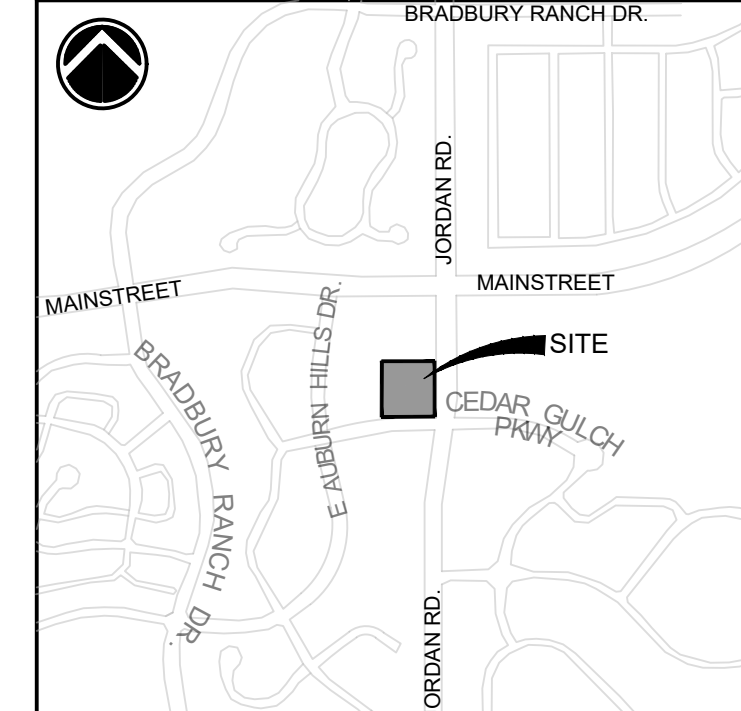
ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

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VICINITY MAP: SCALE: NTS



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CIRCLE K STORES INC.

**AUBURN HILLS CENTRE L4
SITE DEVELOPMENT PLAN
MAINSTREET & JORDAN
TOWN OF PARKER, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
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DRAWING INFORMATION:

PROJECT NO: 21.1207.030

DRAWN BY: KMM

CHECKED BY: JRA

DESIGNED BY: KMM

SHEET TITLE:

LANDSCAPE PLAN

LS01

SHEET 3 OF 10

DATE: OCTOBER 2022

CIRCLE K SDP

LANDSCAPE REQUIREMENTS

SITE DATA:
 AREA OF PARCEL: 69,547 SF
 APPLICABLE INTERNAL AREA: 60,801
 (SANS BLDG (5,200 SF) AND REQ PRK (3,546))
 EAST BOUNDARY: 267 LF
 SOUTH BOUNDARY: 235 LF
 NORTH BOUNDARY: 242 LF
 WEST BOUNDARY: 292 LF
 CEDAR GULCH STREETScape: 295 LF
 JORDAN STREETScape: 425 LF
 PARKING: 23 SPACES

LANDSCAPE AREA	REQ.	PROV.
LANDSCAPE AREA (15% SITE AREA)	10,432 SF	19,981 SF (28.73%)

REQUIRED TREES	REQ.	PROV.
SITE PERIMETER:		
EAST BOUNDARY (1 PER 40 LF)-JR	7	7
SOUTH BOUNDARY (1 PER 40 LF)-CG	6	4**
NORTH BOUNDARY (1 PER 40 LF)-NB	7	5**
WEST BOUNDARY (1 PER 40 LF)-WB	8	8
ADDITIONAL TO MEET MIN. (1 PER 1,500 SF)-IN	13	13
STREETScape:		
CEDAR GULCH (1 PER 40 LF)	8	8 (BY OTHERS)
JORDAN RD (1 PER 40 LF)	11	11 (BY OTHERS)
TOTAL TREES	41	37** + 19 BY OTHERS

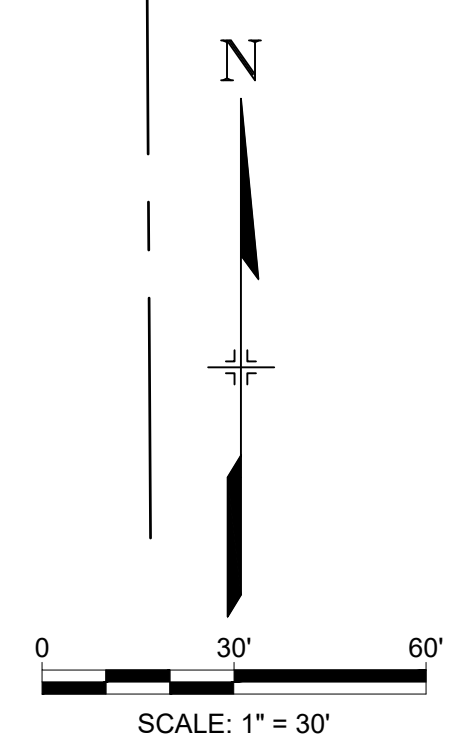
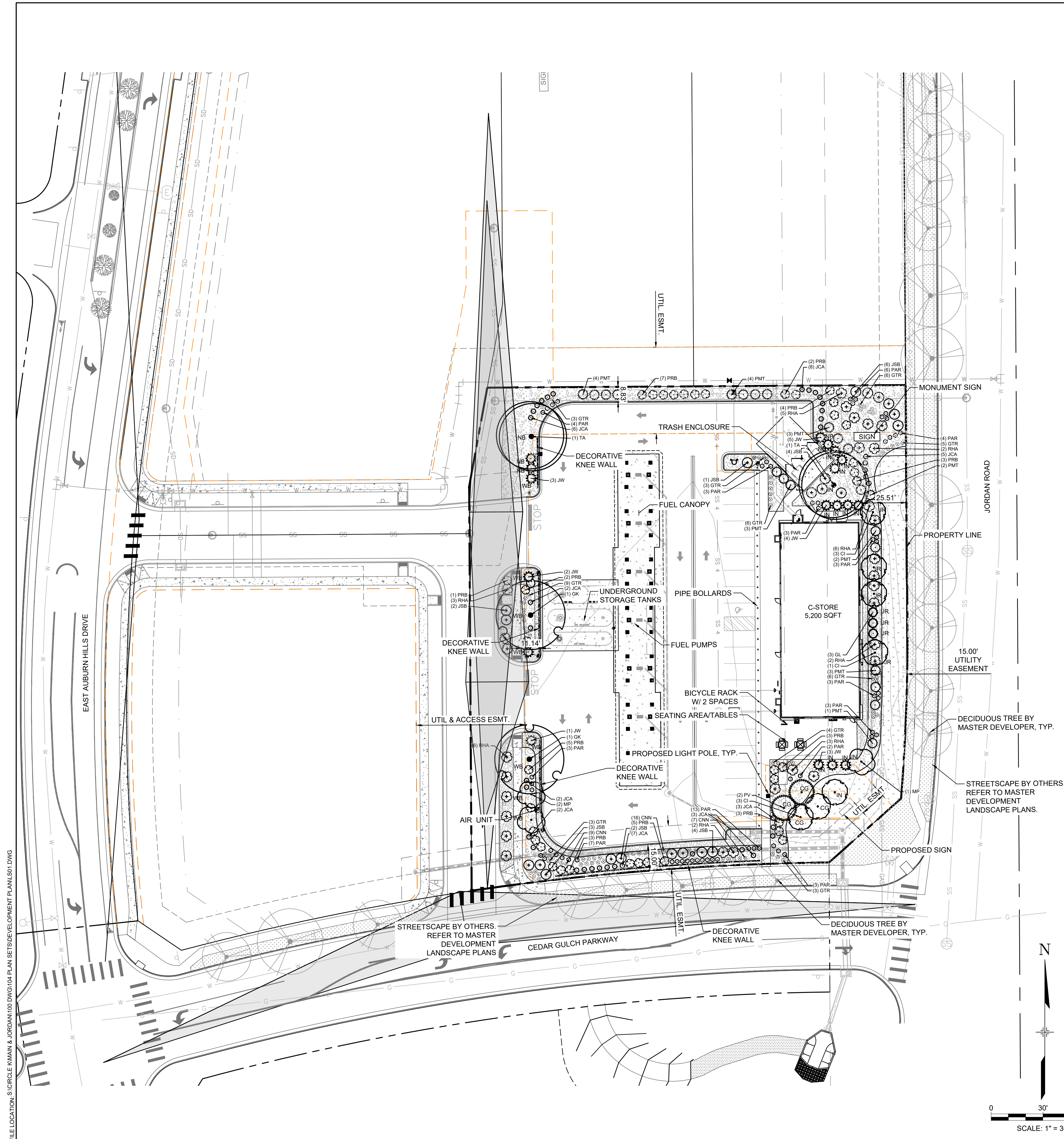
REQUIRED EVERGREEN TREES	REQ.	PROV.
SITE PERIMETER:		
EAST BOUNDARY (40-60%)-JR	3-4	3
SOUTH BOUNDARY (40-60%)-CG	3	2**
NORTH BOUNDARY (40-60%)-NB	3-4	4
WEST BOUNDARY (40-60%)-WB	4-5	4
TOTAL (25-50%)-IN	9-18	13

REQUIRED SHRUBS	REQ.	PROV.
SITE PERIMETER:		
EAST BOUNDARY (1 PER 40 LF)	34	67
SOUTH BOUNDARY (1 PER 40 LF)	30	30
NORTH BOUNDARY (1 PER 40 LF)	31	41
WEST BOUNDARY (1 PER 40 LF)	37	37
ADDITIONAL TO MEET MIN. (5 PER 1,500 SF)	71	71
SHRUB SUBSTITUTION (10 PER TREE)	40	40
TOTAL SHRUBS	243	286

** REQUIREMENT PROVIDED OUTSIDE OF UTILITY EASEMENT OR SUBSTITUTED WITH SHRUBS (10 SHRUBS PER 1 TREE)

LEGEND

- NATIVE SEED-LOW
MIX NAME: TOWN OF PARKER SEED MIX 2
5,181 SF
- 3/4" ROCK
TYPE:
3/4" CHEYENNE GREY
SUPPLIER: PIONEER
DEPTH: 3" MINIMUM
OR APPROVED EQUAL
11,405 SF
- 2-4" COBBLE
TYPE:
2-4" HORIZON COBBLESTONE
SUPPLIER: PIONEER
DEPTH: 3-4" MINIMUM
OR APPROVED EQUAL
2,410 SF
- AASHTO DEPARTURE SIGHT TRIANGLE



FILE LOCATION: S:\CIRCLE KWARK & JORDAN\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

ENTITLEMENT NOTES

- NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
- WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.

SOIL AMENDMENT NOTES

- PER SOIL TEST RESULT, THE SITE CONSISTS OF CLAY LOAM SOILS.
- CONTRACTOR TO APPLY TO ALL AREAS 3 CY 1,000 SF ORGANIC MATTER COMPOST OR AS RECOMMENDED BY LOCAL JURISDICTION. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR IS TO APPLY FERTILIZERS AS RECOMMENDED BY A SOILS ANALYSIS.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
- SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE NOTES

- GUARANTEE:**
ACCEPTANCE OF GRADING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- REPLACEMENT:**
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.
- MAINTENANCE:**
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THEREAFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

- APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
- IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
- NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
- CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2" FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS - 12" MINIMUM, NATIVE SEED - 12" MINIMUM
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- MAINTAIN 5 MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A THREE INCH (3") TOP DRESSING/MULCHING SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
- THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY: LATE APRIL-EARLY OCTOBER
DECIDUOUS SHRUBBERY & TREES: LATE APRIL-EARLY OCTOBER
EVERGREEN TREES: LATE APRIL-EARLY OCTOBER

SEEDING NOTES

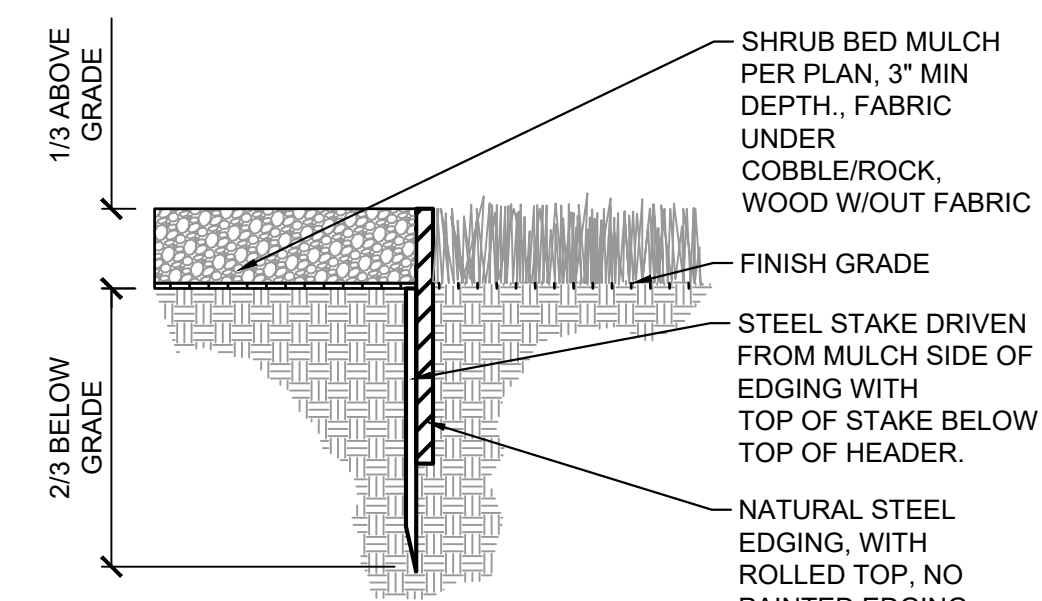
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G. COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - HYDRO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTECT AND MAINTAIN THE SEED.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEED IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDD WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	GK	2	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	40'
	TA	2	TILIA AMERICANA AMERICAN LINDEN	2" CAL.	B&B	60'	40'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JW	18	JUNIPERUS SCOPULORUM 'WICHITA BLUE' WICHITA BLUE JUNIPER	6' HT.	B&B	15'	6'
	GL	3	PICEA GLAUCA 'NORTH STAR' NORTH STAR SPRUCE	6' HT.	B&B	12'	6'
	PV	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	6' HT.	B&B	40'	20'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CI	7	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20'	15'
	MP	3	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15'	15'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CNN	32	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	#5 CONT.	CONT.	2'	2'
	GTR	48	GENISTA TINCTORIA 'ROYAL GOLD' ROYAL GOLD DYER'S BROOM	#5 CONT.	CONT.	2'	2.5'
	PAR	57	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#5 CONT.	CONT.	3'	3'
	PRB	38	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
	RHA	29	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JCA	38	JUNIPERUS CHINENSIS 'ARMSTRONGII' ARMSTRONG JUNIPER	#5 CONT.	CONT.	3'	3'
	JSB	22	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5'	6'
	PMT	22	PINUS MUGO 'TANNENBAUM' MUGO PINE	#5 CONT.	CONT.	10'	6'

TOTAL COUNTS:

DECIDUOUS TREES: 4
 EVERGREEN TREES: 23
 ORNAMENTAL TREES: 10
 DECIDUOUS SHRUBS: 204
 EVERGREEN SHRUBS: 82



NOTE: ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

4 STEEL EDGING
NTS MS-STD-LS-12

APPROVAL STAMP:

CONSULTANTS:



2435 RESEARCH PARKWAY, SUITE 300
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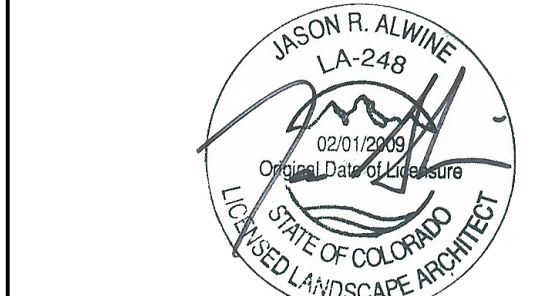
950 S. CHERRY STREET, SUITE 512
 DENVER, CO 80246

OWNER/DEVELOPER:



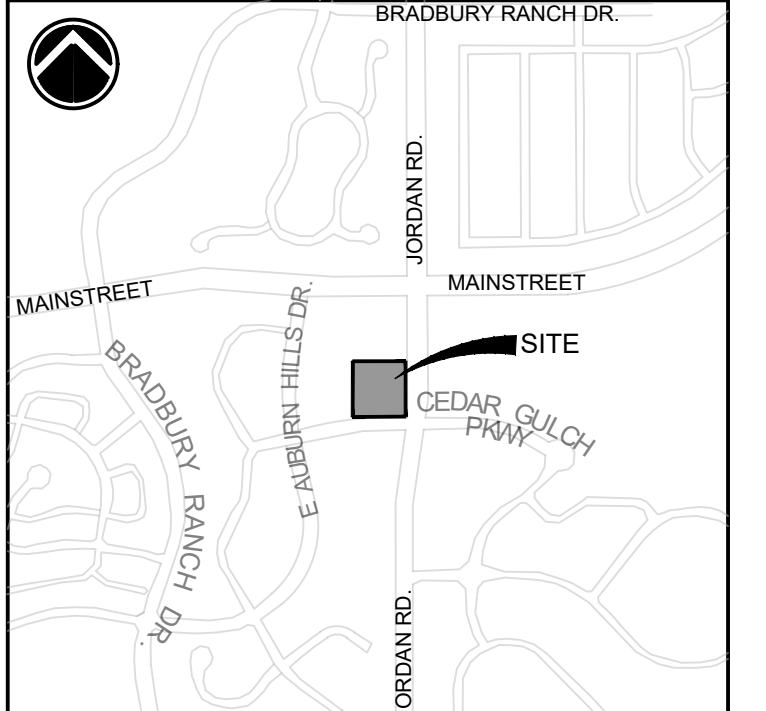
ROCKY MOUNTAINS DIVISION
 5500 S QUEBEC STREET, SUITE 100
 GREENWOOD VILLAGE, CO 80111

SEAL



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VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K STORES INC.
AUBURN HILLS CENTRE L4
SITE DEVELOPMENT PLAN
MAINSTREET & JORDAN
TOWN OF PARKER, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.1207.030
 DRAWN BY: KMM
 CHECKED BY: JRA
 DESIGNED BY: KMM

SHEET TITLE:

LANDSCAPE DETAILS

LS02

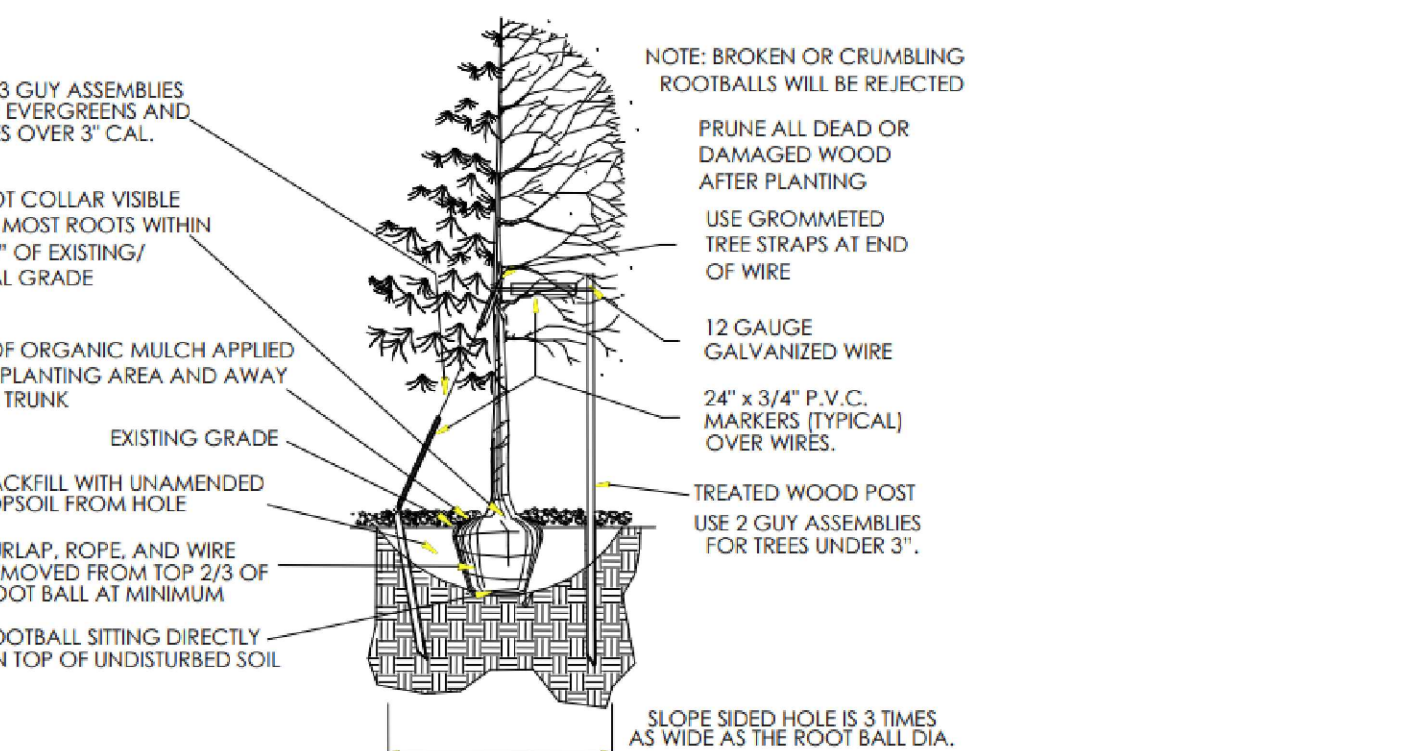
SHEET 4 OF 10

DATE: OCTOBER 2022

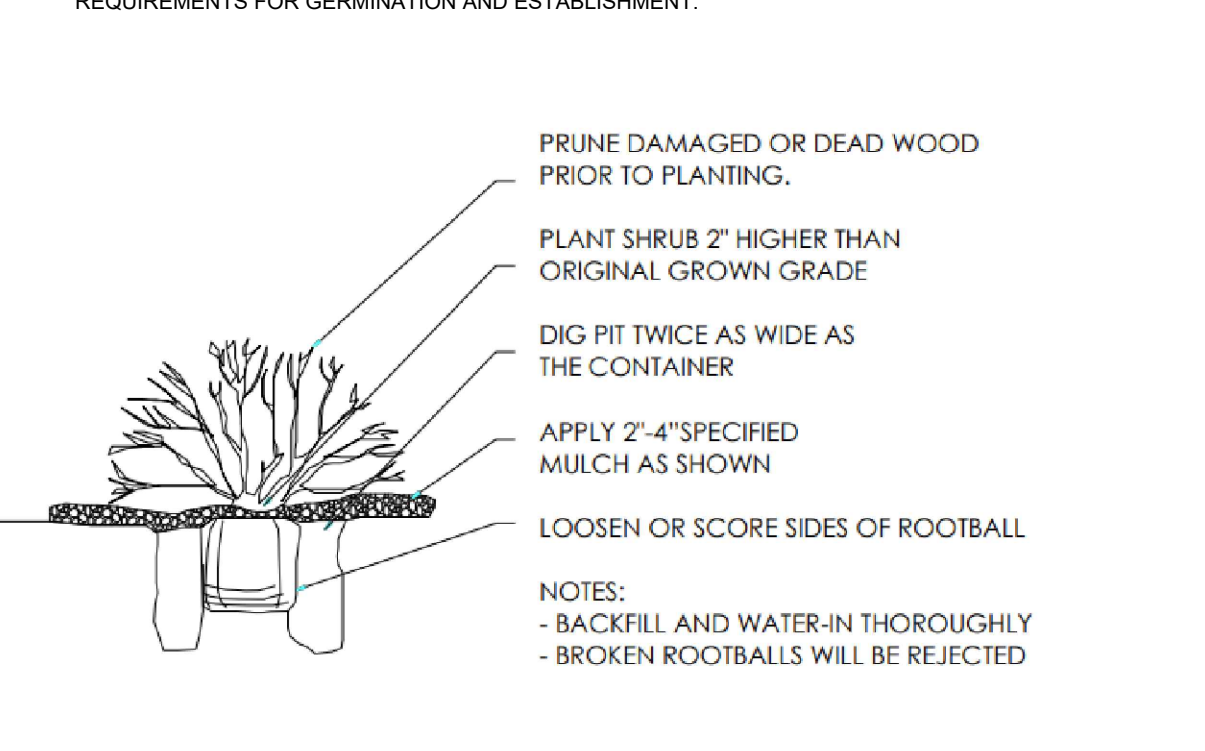
CIRCLE K SDP

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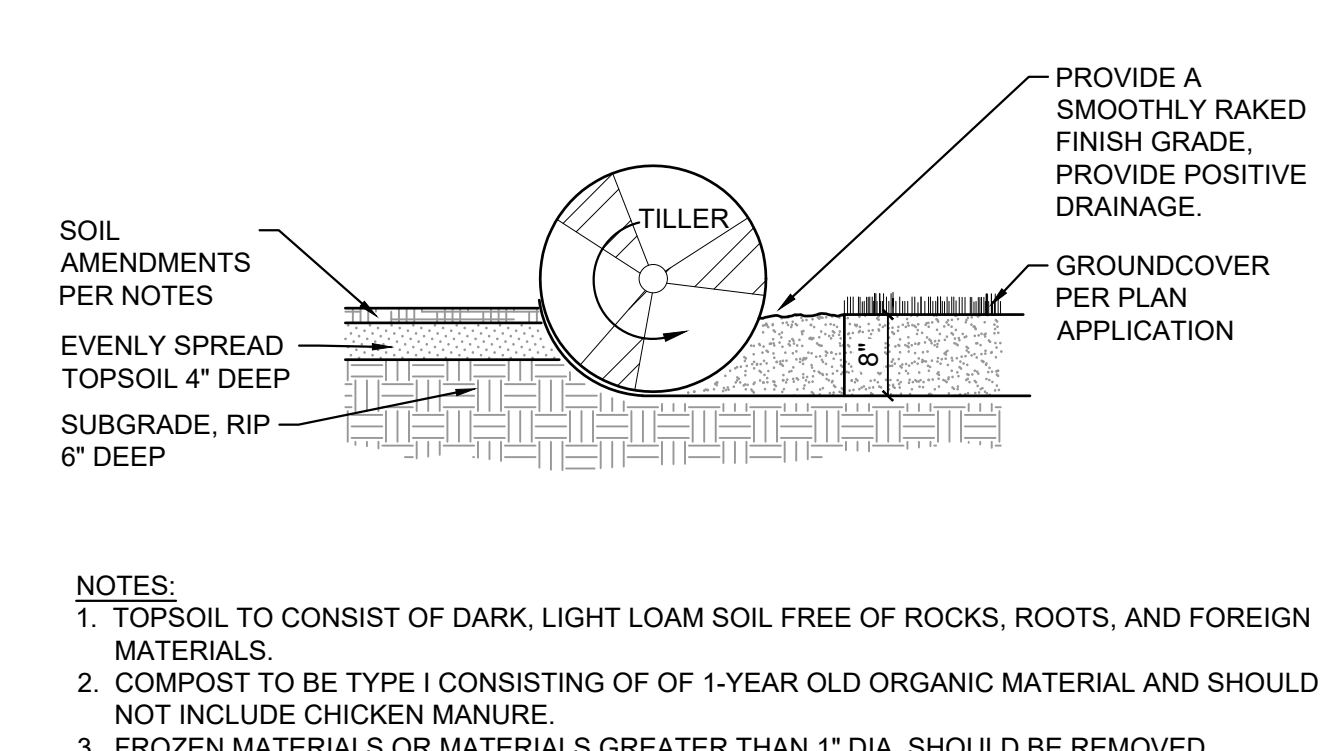
1 TREE
NTS
DETAIL-FILE



2 SHRUBS
NTS
DETAIL-FILE



3 SOIL PREP FOR ALL AREAS
NTS
MS-STD-LS-05





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ISSUE/REVISION RECORD	DATE	DESCRIPTION
07/18/22	SDP SUBMITAL	
09/30/22	SDP RESUBMITAL	
07/26/23	SDP RESUBMITAL	

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

DOUG COUPER

PROJECT MANAGER

AAB

QUALITY CONTROL

AAB

DRAWN BY

AAB

PROJECT NAME

CIRCLE K

STORES INC.

PARKER

MAIN ST. & JORDAN RD.

PARKER, CO



LAND DEVELOPMENT

CONSULTANTS, LLC

950 S. CHERRY ST., STE #512

DENVER, CO 80246



CIRCLE K STORES INC.

PROJECT NUMBER

20210744.0

SHEET TITLE

BUILDING

EXTERIOR ELEVATIONS

5200

SHEET NUMBER

5 of 10

KEY NOTES

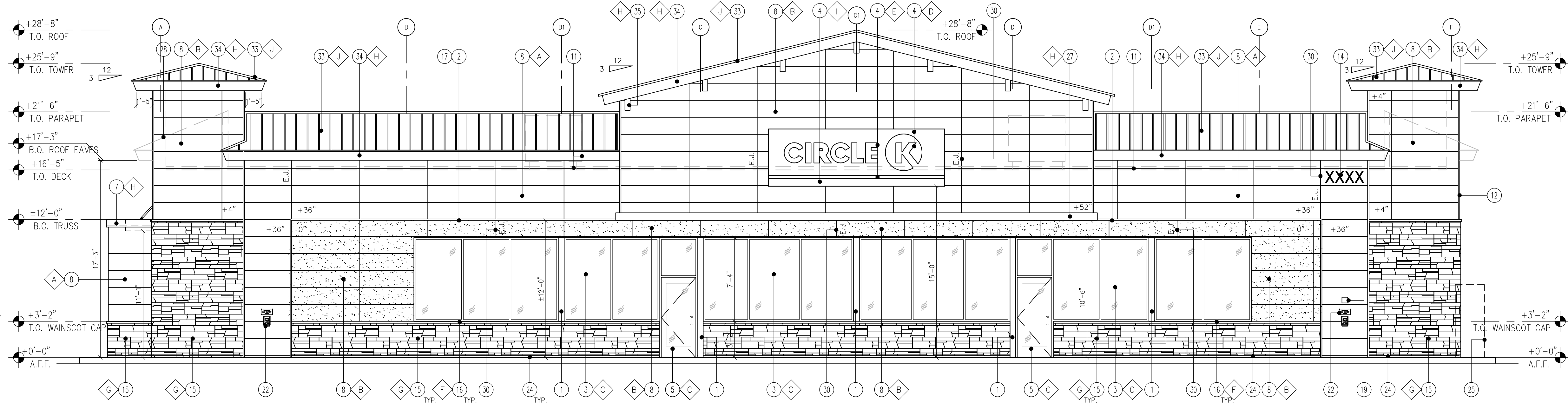
- STEEL COLUMN WRAP WITH BREAK METAL
- LINE OF CANOPY / SOFFIT
- DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS WINDOW SYSTEM
- INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
- DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- PRE-FINISHED METAL COPING
- NICHHA FIBER CEMENT WALL PANEL SYSTEM
- WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK
- CT ENCLOSURE LOCATION
- ROOF LINE AND HVAC UNITS
- 1-1/2" STAINLESS STEEL CORNER KEY EDGE, TYP. TO ALL CORNERS
- DOWNSPOUT
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT
- 1 3/8" THK. X 6" NICHHA KURASTONE HIGH FIBER CEMENT WAINSCOT
- 1-1/2" HIGH NICHHA FIBER CEMENT CAP INSTALL PER MFR. SPECS
- NICHHA ESSENTIAL "OVERHANG" FLASHING
- PARAPET WALL BEYOND
- (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- FIRE DEPARTMENT CONNECTION (IF REQUIRED)
- ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PROVIDE BLOCKING IN EXTERIOR WALL FOR AWNING AND SUPPORTS
- EMERGENCY FUEL SHUT-OFF SWITCH
- INSULATED METAL DOOR
- NICHHA ESSENTIAL "STARTER" FLASHING
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
- FOAM TRIM
- LINE OF ROOF BEYOND
- METAL ROOF ACCESS LADDER WITH SECURITY DOOR LADDER GUARD MODEL # LG6 C1 P2 BY COTTERMAN
- CONTROL/EXPANSION JOINT "E.J." LOCATION
- HARDSOFFIT FIBER CEMENT PANELS
- STOREFRONT WITH DOUBLE EXTERIOR WALL
- STANDING SEAM METAL ROOF - FIRESTONE UNA CLAD
- VINYL RAFTER TAIL
- FIRE RISER ROOM. POST SIGN ON DOOR WITH WORDS "FIRE RISER ROOM"

FINISH SCHEDULE

- A - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6095 TOASTY
- B - ***NICHHA TUFF BLOCK - COLOR TO MATCH #SW 6115 TOTALLY TAN
- C - 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
- D - *SHERWIN WILLIAMS #SW 4081 - **SAFETY RED
- E - *SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE
- F - ***NICHHA CHISELED SILL TAN
- G - ***NICHHA LEDGESTONE BLUFF
- H - *SHERWIN WILLIAMS #SW 6090 - JAVA - FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
- I - CIRCLE K ORANGE #PMS 144
- J - FIRESTONE KYNAR - MANSARD BROWN SR - "UC-14"

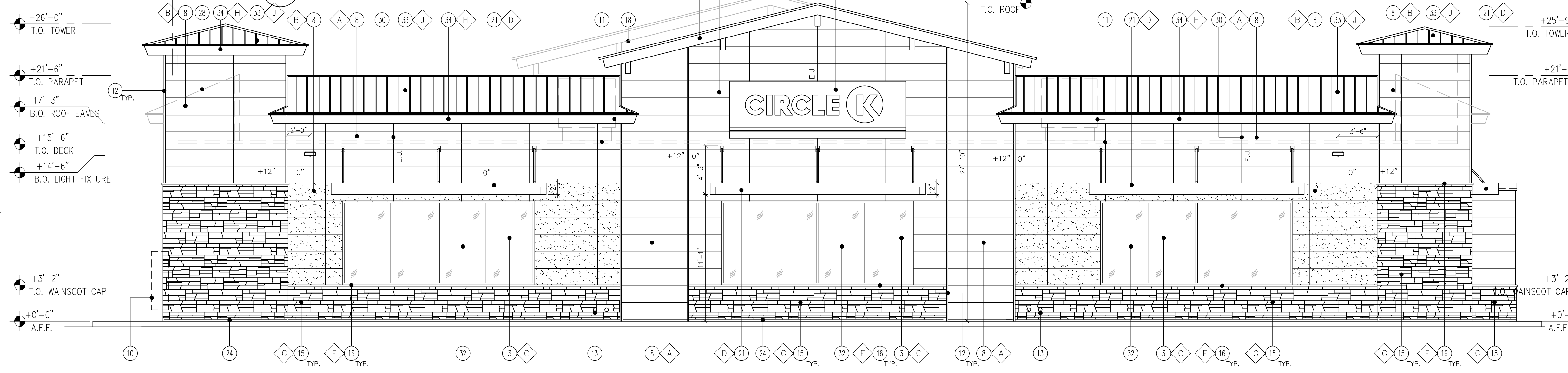
STOREFRONT %

SOUTH ELEVATION WINDOW CALCULATION		NORTH ELEVATION WINDOW CALCULATION	
-STOREFRONT - 158 SQ. FT.	-WALL UP TO CEILING - 925 SQ. FT.	-STOREFRONT - 132 SQ. FT.	-WALL UP TO CEILING - 526 SQ. FT.
-REQUIRED TRANSPARENCY PERCENTAGE: 30%	-PROVIDED TRANSPARENCY PERCENTAGE: 30%	-REQUIRED TRANSPARENCY PERCENTAGE: 25%	-PROVIDED TRANSPARENCY PERCENTAGE: 25%
EAST ELEVATION WINDOW CALCULATION		WEST ELEVATION WINDOW CALCULATION	
-STOREFRONT - 370 SQ. FT.	-WALL UP TO CEILING - 1204 SQ. FT.	-STOREFRONT - 560 SQ. FT.	-WALL UP TO CEILING - 1204 SQ. FT.
-REQUIRED TRANSPARENCY PERCENTAGE: 30%	-PROVIDED TRANSPARENCY PERCENTAGE: 30%	-REQUIRED TRANSPARENCY PERCENTAGE: 30%	-PROVIDED TRANSPARENCY PERCENTAGE: 47%



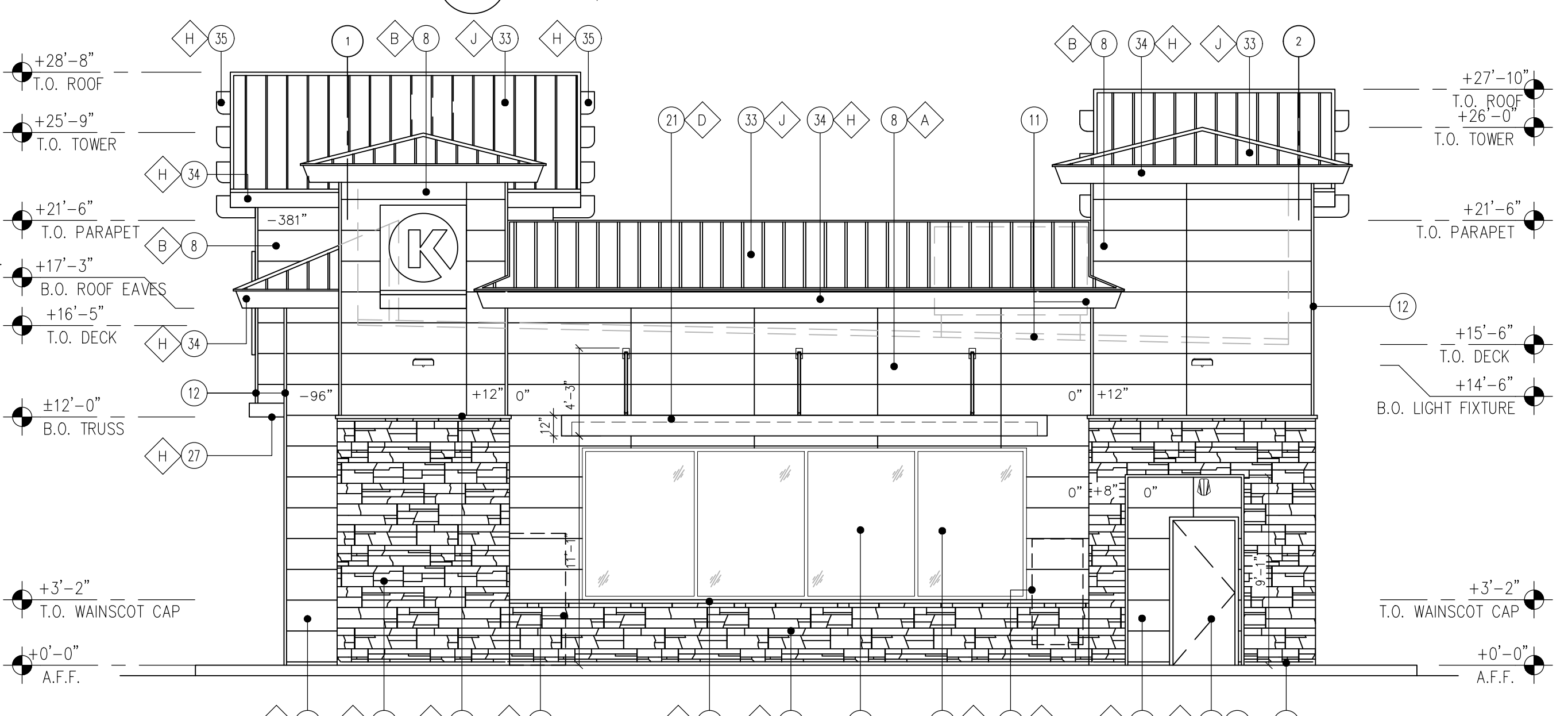
1 WEST - FRONT ELEVATION

SCALE: 3/16" = 1'-0"



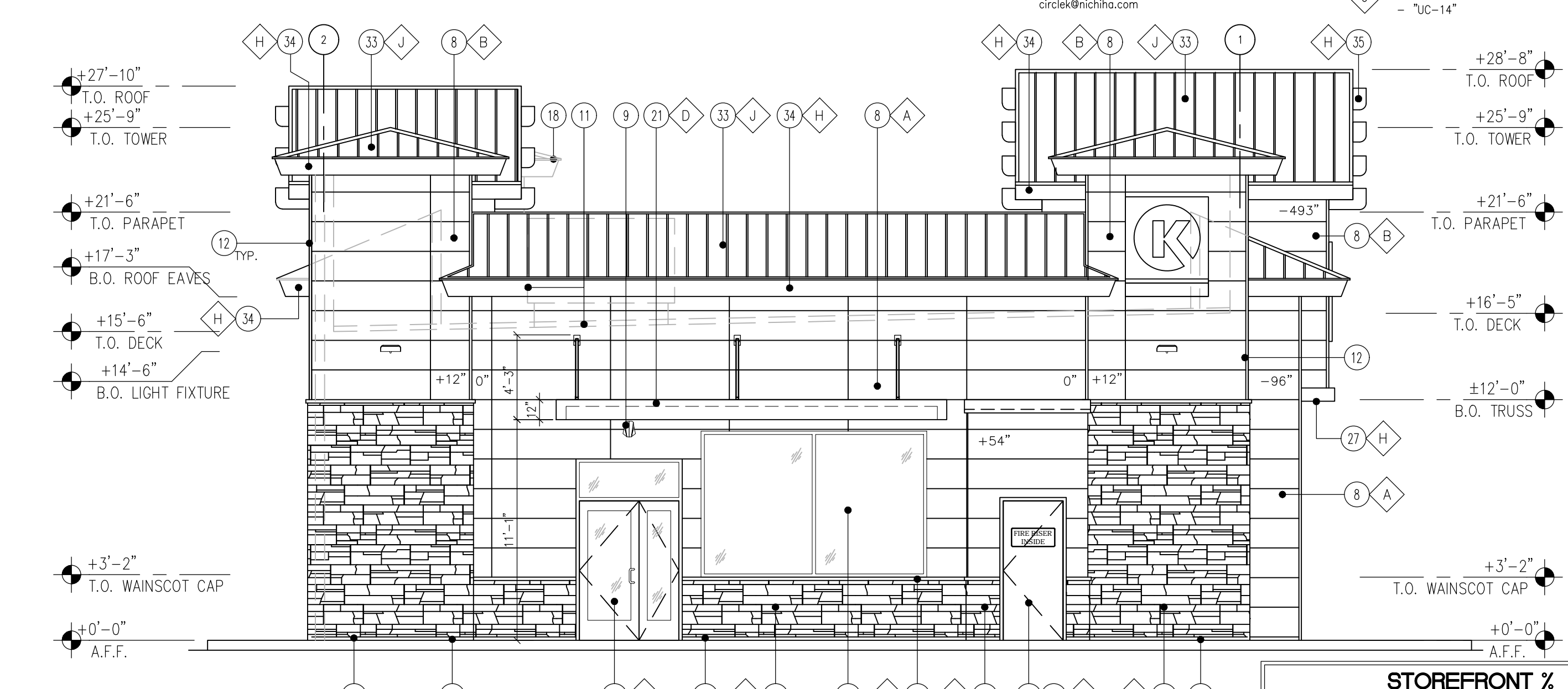
2 EAST - BACK ELEVATION

SCALE: 3/16" = 1'-0"



3 SOUTH - SIDE ELEVATION

SCALE: 3/16" = 1'-0"



4 NORTH - SIDE ELEVATION

SCALE: 3/16" = 1'-0"



30 Executive Park, Suite 100
Irvine, CA 92614
t. 949 296 0450

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ISSUE/REVISION RECORD
DATE DESCRIPTION
07/18/22 SDP SUBMITAL
09/30/22 SDP RESUBMITAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG COUPER

PROJECT MANAGER
AAB

QUALITY CONTROL
AAB

DRAWN BY
AAB

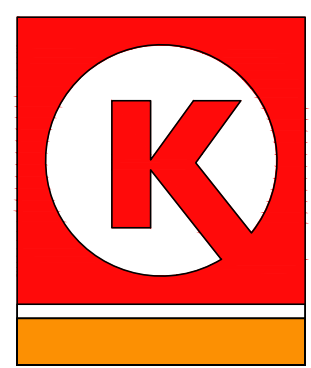
PROJECT NAME

CIRCLE K STORES INC.

PARKER
MAIN ST. & JORDAN RD.
PARKER ,CO



LAND DEVELOPMENT
CONSULTANTS, LLC
950 S. CHERRY ST., STE #512
DENVER, CO 80246



CIRCLE K STORES INC.

PROJECT NUMBER
20210744.0

SHEET TITLE

**FUEL CANOPY
EXTERIOR
ELEVATIONS (SG07)**

SHEET NUMBER

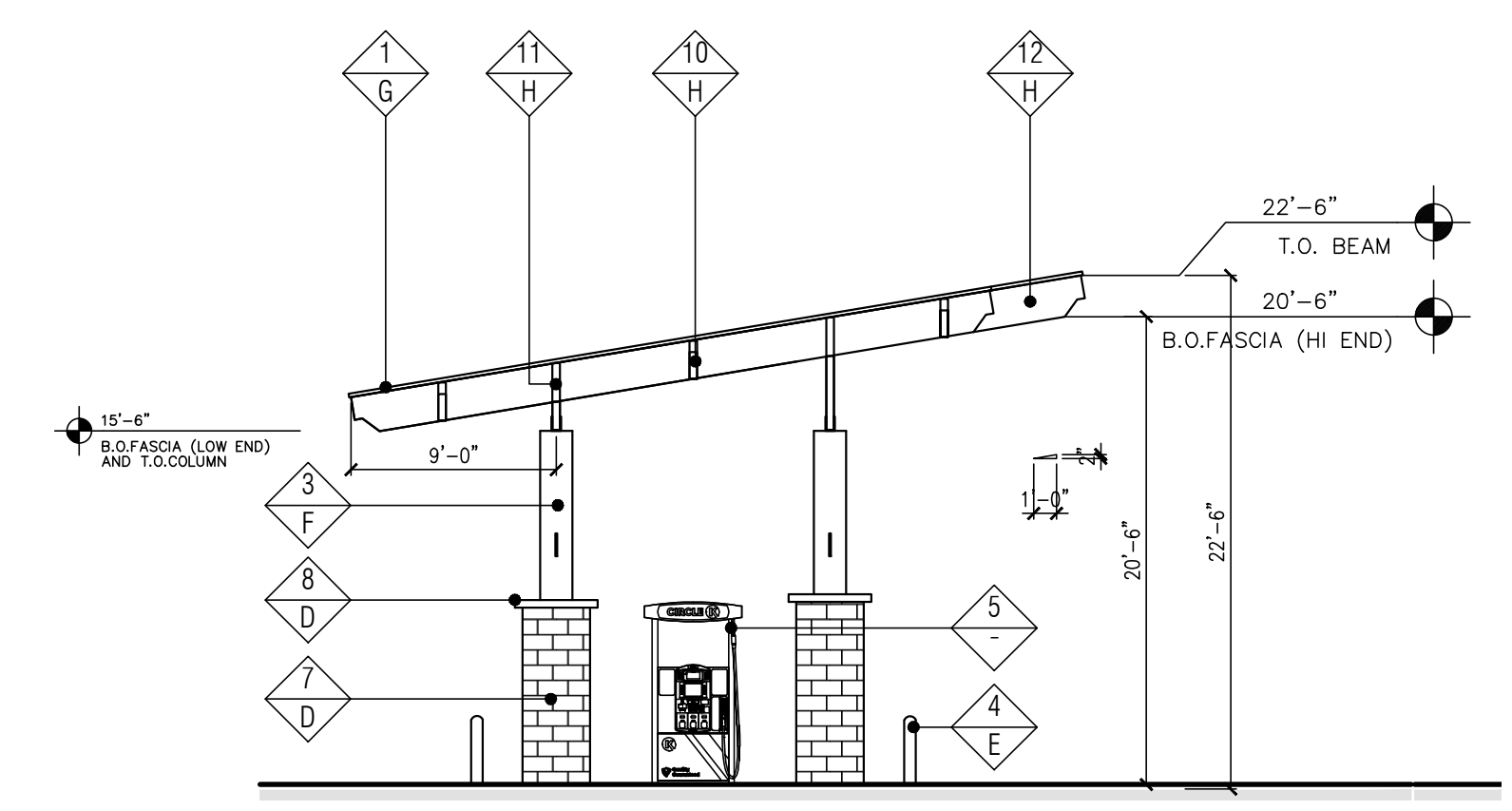
6 of 10

FINISH SCHEDULE

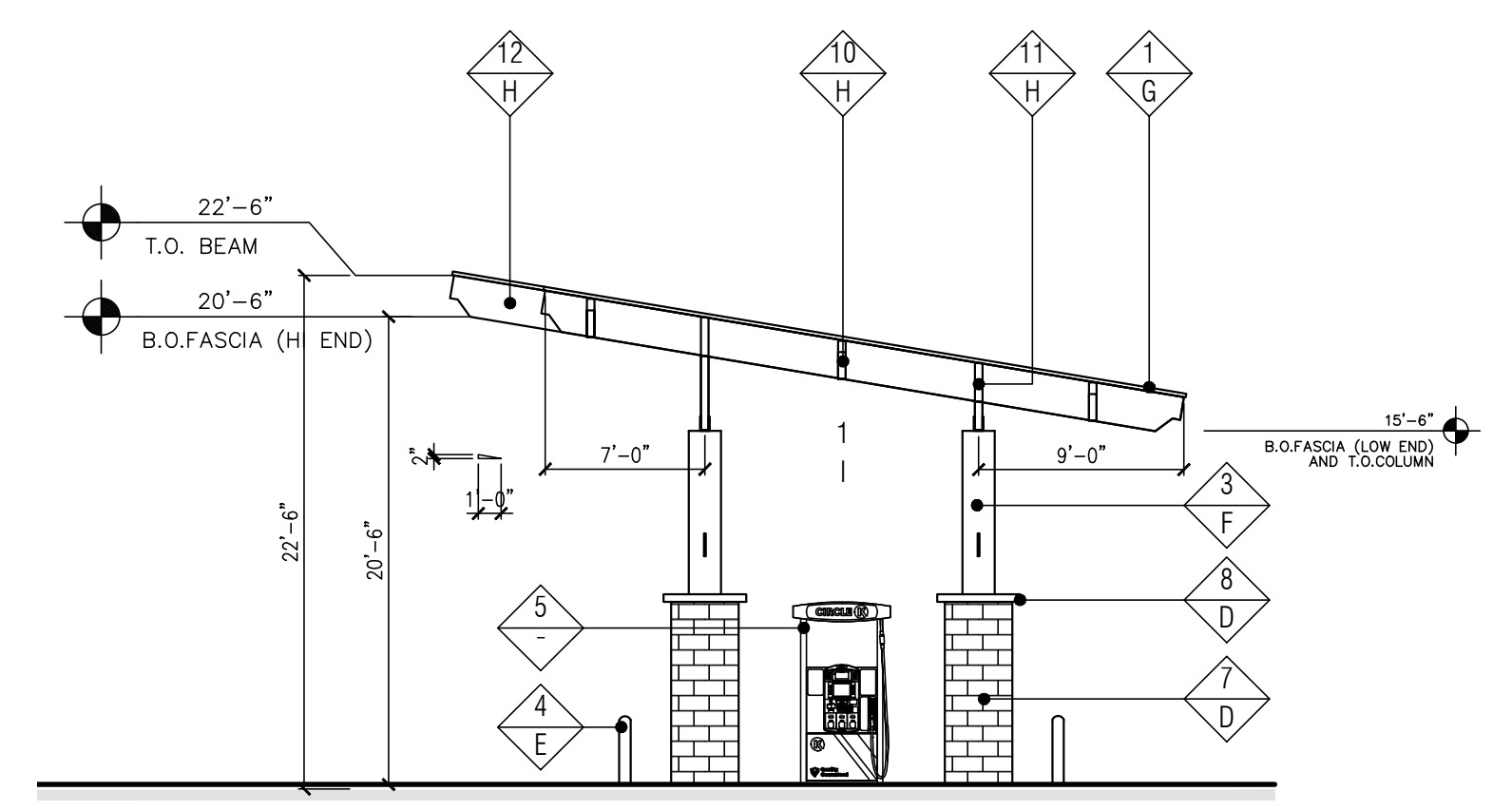
FINISH MATERIAL	
1	STANDING SEAM METAL ROOF ON METAL DECK
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	POTENTIAL SIGN LOCATION (UNDER SEPARATE PERMIT)
7	4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
8	4X8X16 SOLID CMU CAP, INSTALL PER MFR. SPECS.
9	STANDING SEAM METAL ROOF
10	STEEL BEAM
11	STEEL GIRDER
12	STEEL BEAM BEYOND

FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	SHERWIN WILLIAMS - SW6095 - TOASTY
G	FIRESTONE KYNAR - MANSARD BROWN SR - "UC-14"
H	SHERWIN WILLIAMS - SW6090 - JAVA

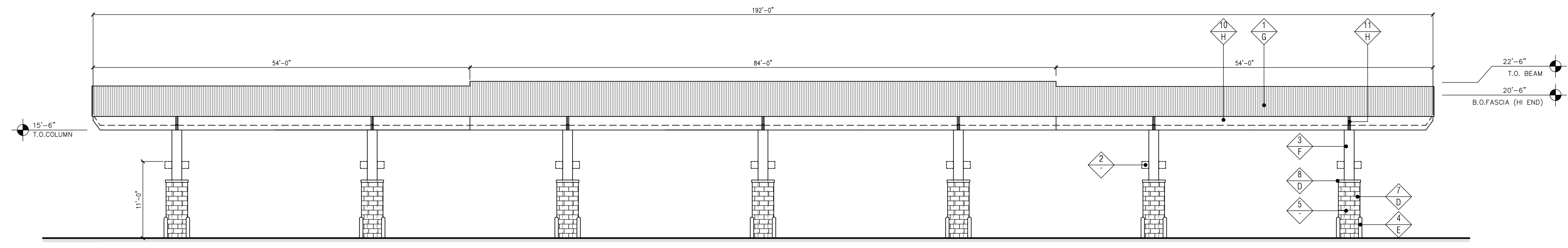
Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
2. All signs require a separate submittal.
3. All lighting on canopy to be flush mounted with fascia.



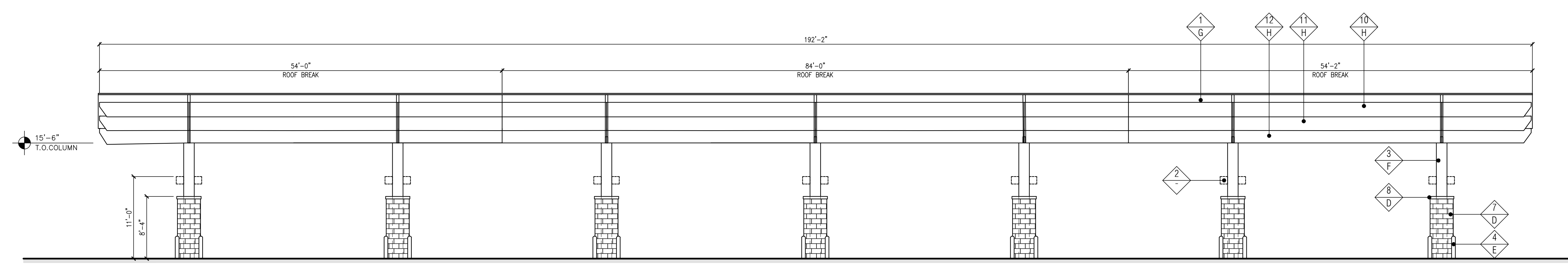
3 "SIDE" ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



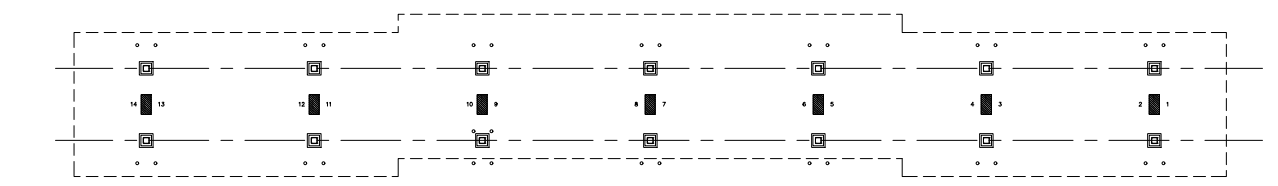
4 "SIDE" ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



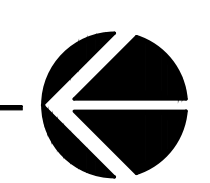
2 "FRONT" ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



1 "REAR" ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



A FLOOR KEY PLAN





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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/18/22	SDP SUBMITTAL
09/30/22	SDP RESUBMITTAL
07/26/23	SDP RESUBMITTAL
09/08/23	SDP RESUBMITTAL

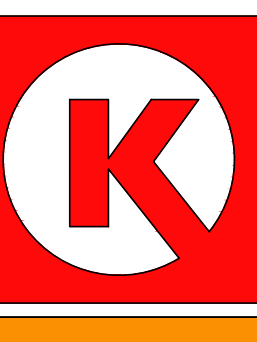
PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG COOPER
PROJECT MANAGER
AAB
QUALITY CONTROL
AAB
DRAWN BY
AAB

PROJECT NAME
CIRCLE K STORES INC.
PARKER
MAIN ST. & JORDAN RD.
PARKER ,CO



LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY ST., STE #512
DENVER, CO 80246



CIRCLE K STORES INC.

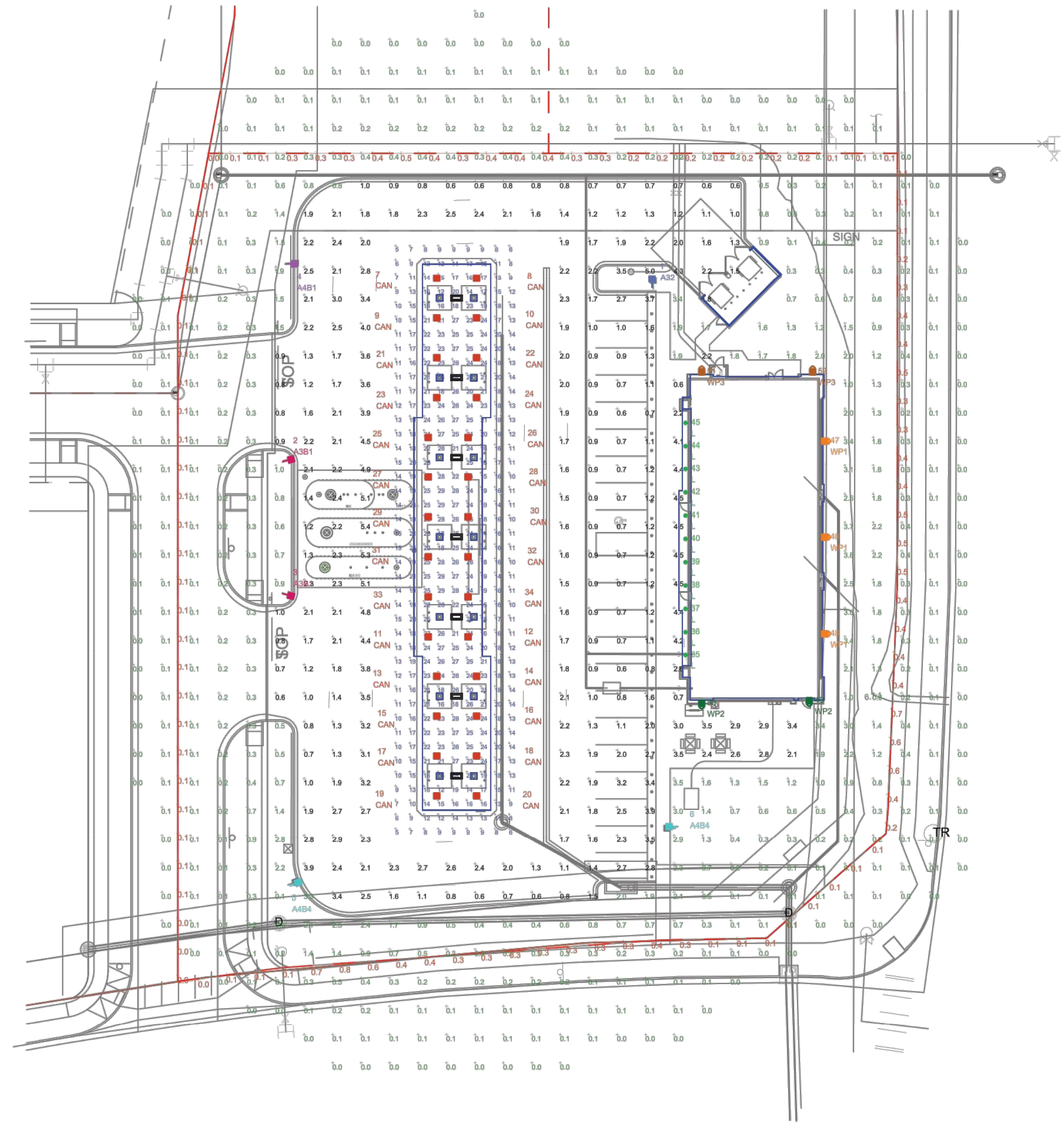
PROJECT NUMBER
20210744.0

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

7 of 10



ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS
REGULATED BY LOCAL ORDINANCES

NOTE:
- ALL AREA LIGHTS ON NEW 15 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE
- ALL LUMINAIRES HAVE ZERO LUMENS ABOVE 90 DEGREES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	1.97	5.4	0.6	3.28	9.00
PROPERTY LINE	0.24	0.8	0.0	N.A.	N.A.
UNDEFINED	0.43	3.8	0.0	N.A.	N.A.
UNDER CANOPY	17.85	29	5	3.57	5.80

LUMINAIRE LOCATION SUMMARY

LUM. NO.	LABEL	MTG. HT.
1	A32	18
2	A3B1	18
3	A3B1	18
4	A4B1	18
5	A4B4	18
6	A4B4	18
7	CAN	17.5
8	CAN	17.5
9	CAN	17.5
10	CAN	17.5
11	CAN	17.5
12	CAN	17.5
13	CAN	17.5
14	CAN	17.5
15	CAN	17.5
16	CAN	17.5
17	CAN	17.5
18	CAN	17.5
19	CAN	17.5
20	CAN	17.5
21	CAN	17.5
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25	CAN	17.5
26	CAN	17.5
27	CAN	17.5
28	CAN	17.5
29	CAN	17.5
30	CAN	17.5
31	CAN	17.5
32	CAN	17.5
33	CAN	17.5
34	CAN	17.5
35	L	12
36	L	12
37	L	12
38	L	12
39	L	12
40	L	12
41	L	12
42	L	12
43	L	12
44	L	12
45	L	12
46	WP1	14.5
47	WP1	14.5
48	WP1	14.5
49	WP2	14.5
50	WP2	14.5
51	WP3	14.5
52	WP3	14.5

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	CCT	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
[Symbol]	1	A32	5700K	SINGLE	7275	1.040	1.000	1.040	B1-U0-G2	44	44	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-3M-UL-NM-XX-Q2
[Symbol]	2	A3B1	5700K	SINGLE	1930	1.040	1.000	1.040	B0-U0-G1	16	32	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-4L-57K7-3M-UL-NM-XX-Q1 + OSQ-BLSMF
[Symbol]	1	A4B1	5700K	SINGLE	4720	1.040	1.000	1.040	B1-U0-G1	37	37	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q1 + OSQ-BLSMF
[Symbol]	2	A4B4	5700K	SINGLE	6849	1.040	1.000	1.040	B1-U0-G2	54	108	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-11L-57K7-4M-UL-NM-XX-Q4 + OSQ-BLSMF
[Symbol]	28	CAN	5700K	SINGLE	10847	1.040	0.700	0.728	B3-U0-G1	63.36	1774.08	BETALED, A DIVISION OF RUUD LIGHTING	CAN-228-SL-RM-06-E-UL-XX-525-57K (SET DIAL @ 4)
[Symbol]	11	L	4000K	SINGLE	650	1.040	1.000	1.040	B1-U0-G0	7.5	82.5	Cree Lighting	LR6X-7L-40K-120V
[Symbol]	3	WP1	4000K	SINGLE	2490	1.040	1.000	1.040	B1-U0-G1	19	57	Cree Inc	XSPW-B-WM-2ME-2L-40K-UL-XX
[Symbol]	2	WP2	4000K	SINGLE	4270	1.040	1.000	1.040	B1-U0-G1	31	62	Cree Inc	XSPW-B-WM-4ME-4L-40K-UL-XX
[Symbol]	2	WP3	4000K	SINGLE	2490	1.040	1.000	1.040	B1-U0-G1	19	38	Cree Inc	XSPW-B-WM-4ME-2L-40K-UL-XX

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

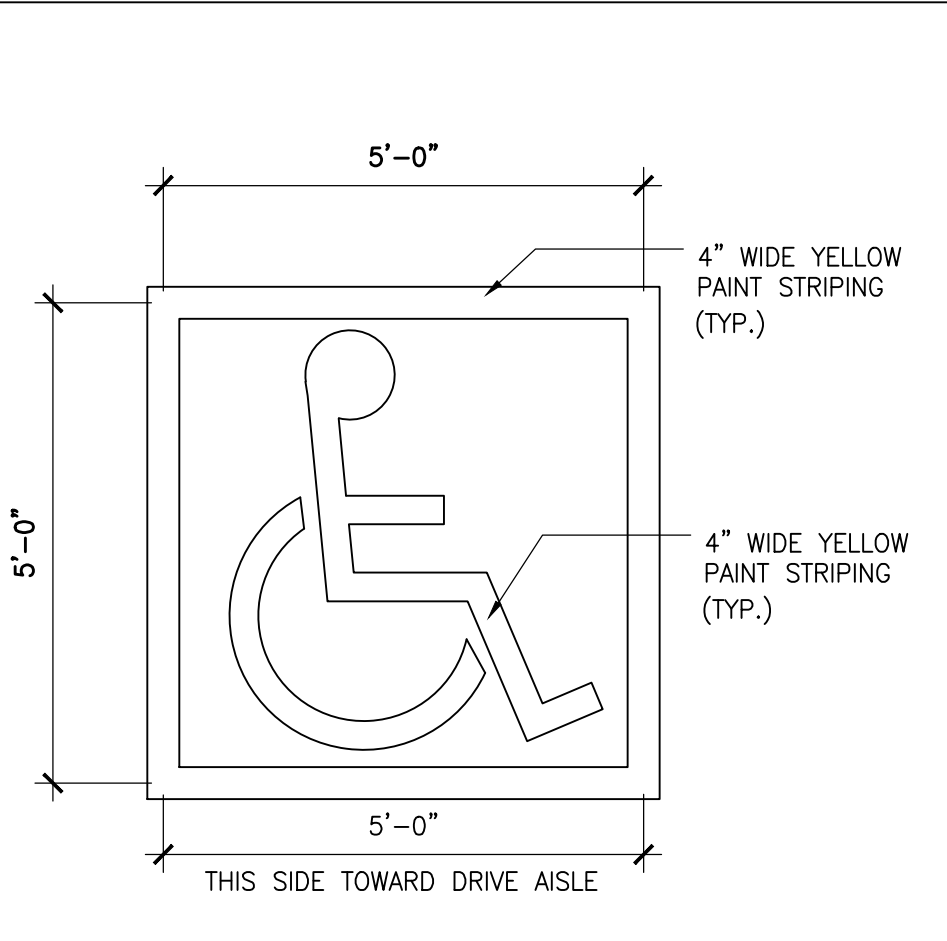
REV.	BY	DATE	DESCRIPTION
R1	FNE	5/26/22	REVISED PER UPDATED SITE PLAN
R2	FNW	11/4/22	REVISED PER UPDATED SITE PLAN
R3	JSG	9/7/23	ADD CCT COLUMN TO LUMINAIRE SCHEDULE

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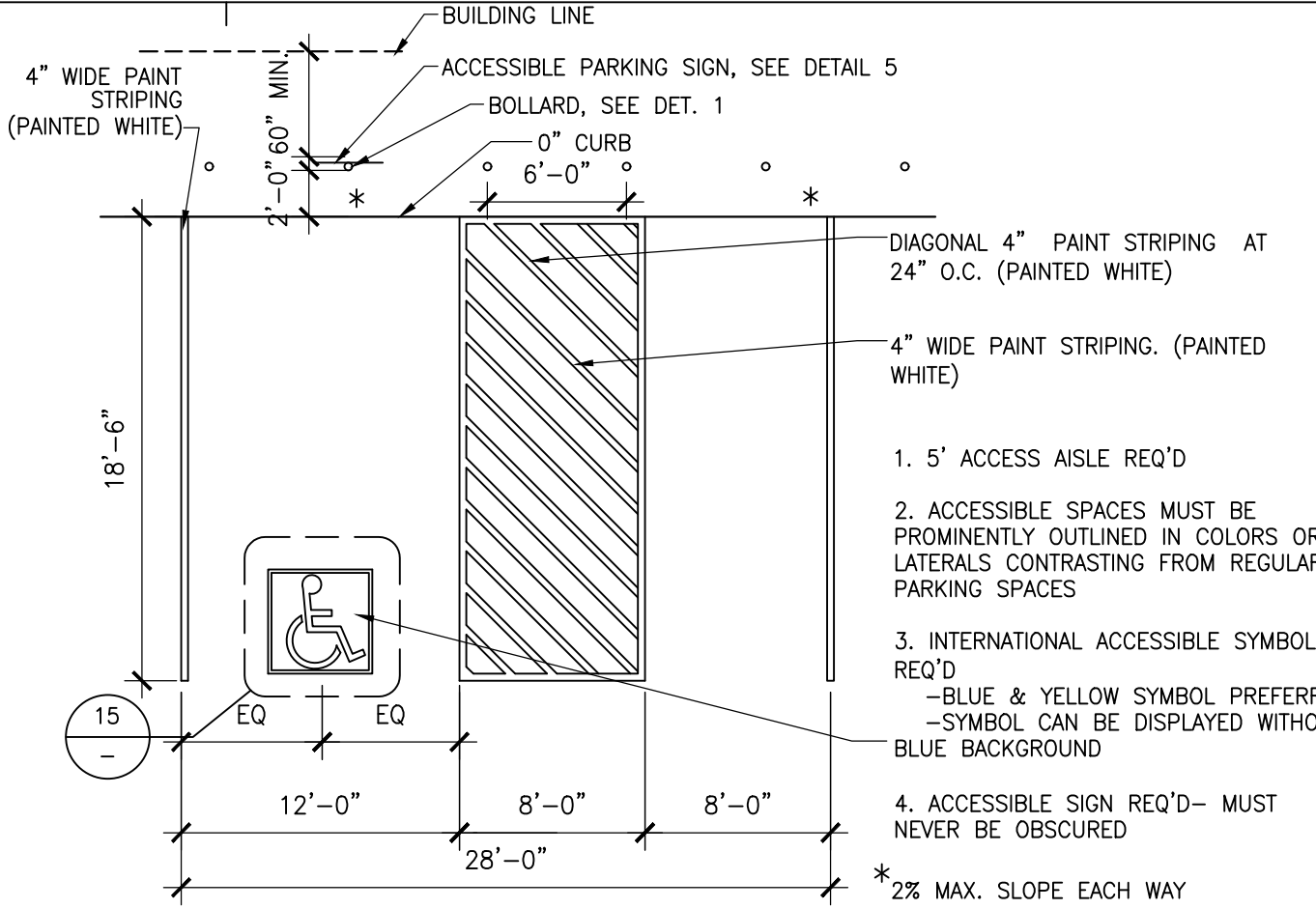
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CIRCLE K
MAIN & JORDAN
DRAWING NUMBER:
RL-7627-S1-R3

SCALE: 1" = 30'
LAYOUT BY: FNE
DATE: 8/25/21
DWG SIZE: D

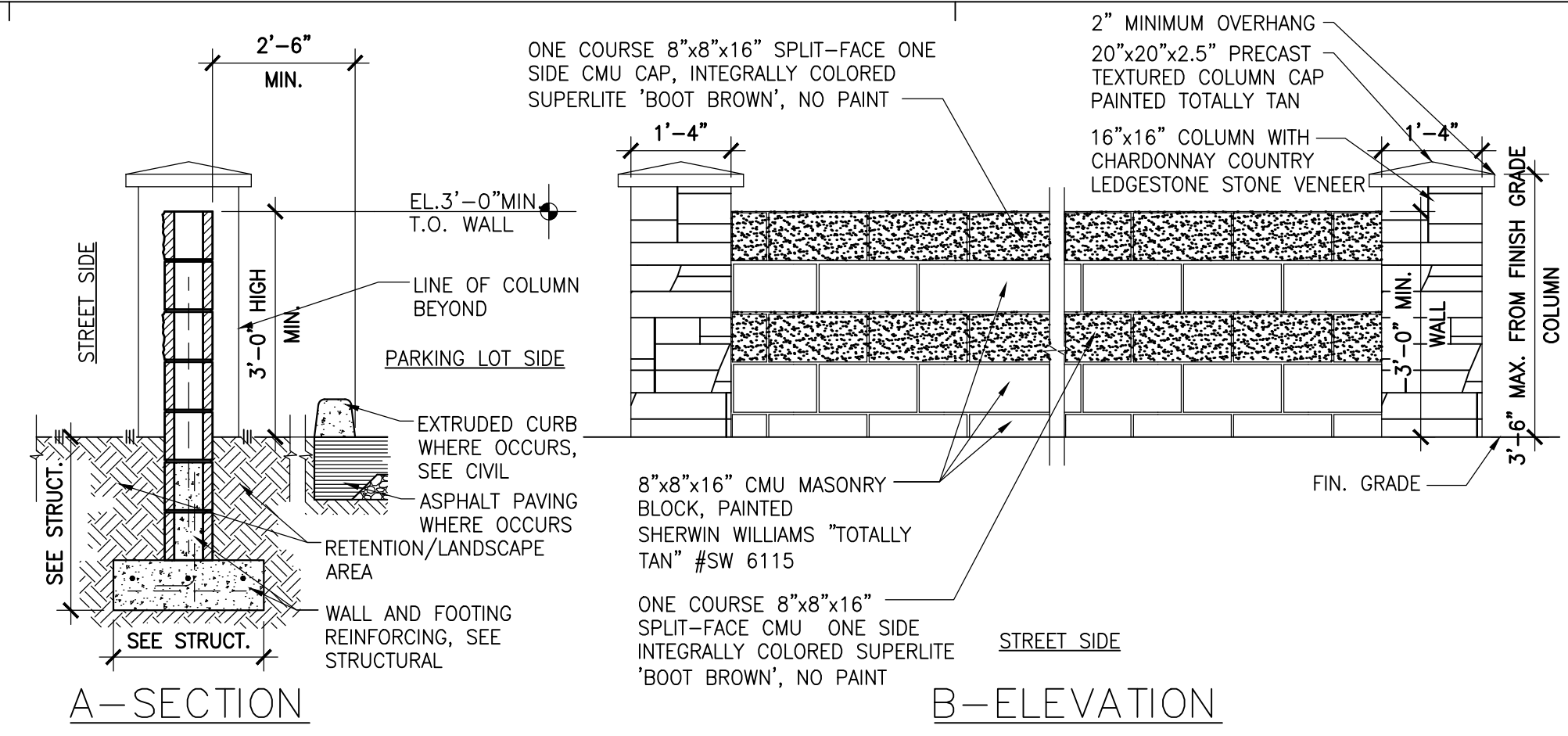




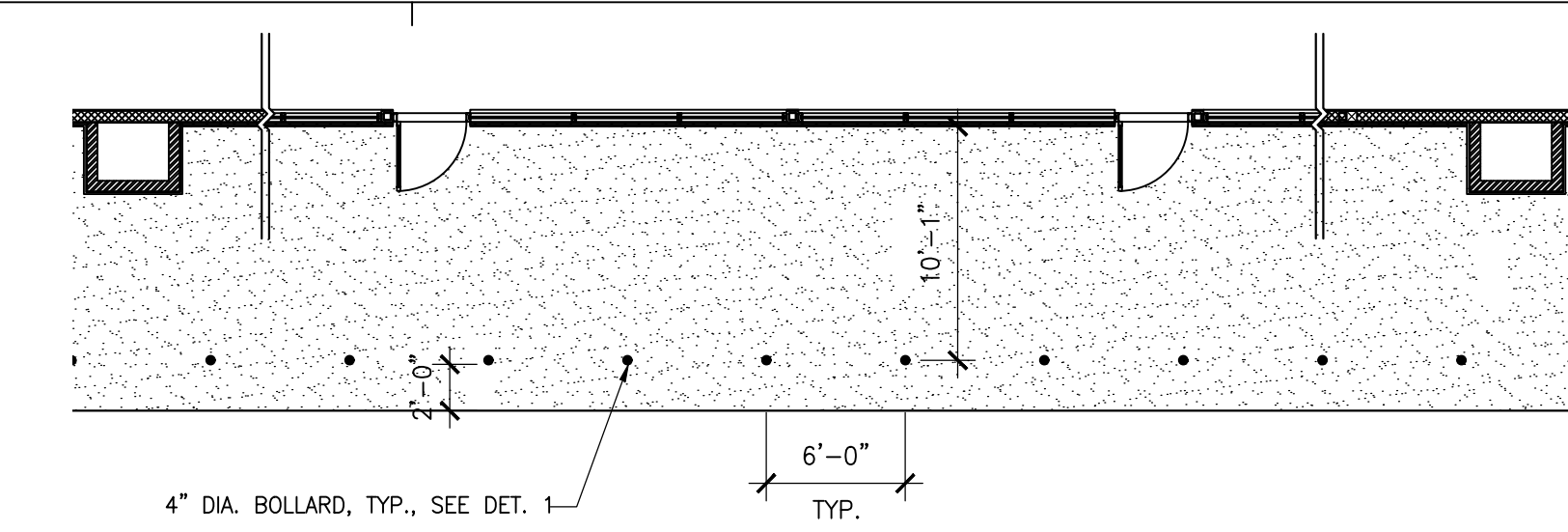
15 ACCESSIBLE PARKING SYMBOL
1/2"=1'-0"



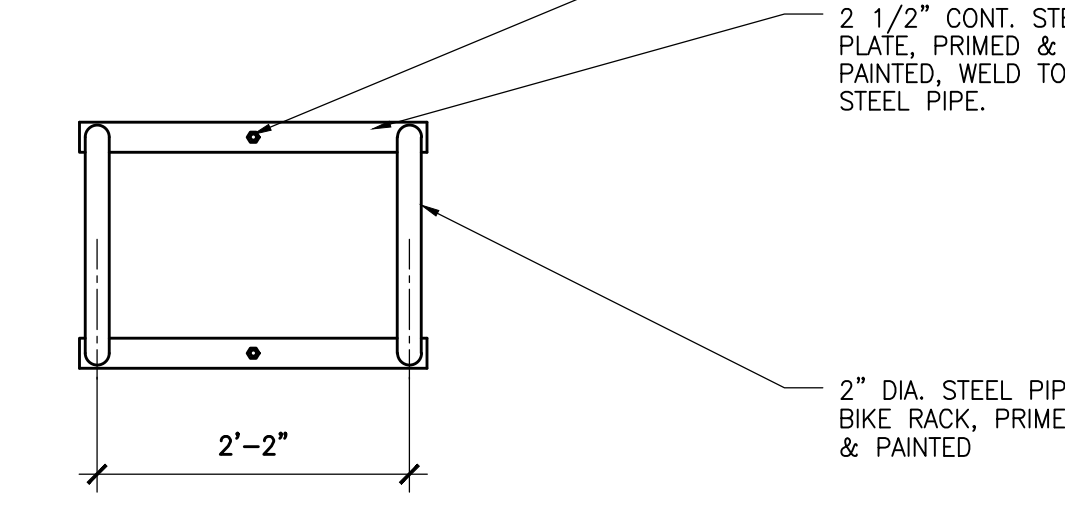
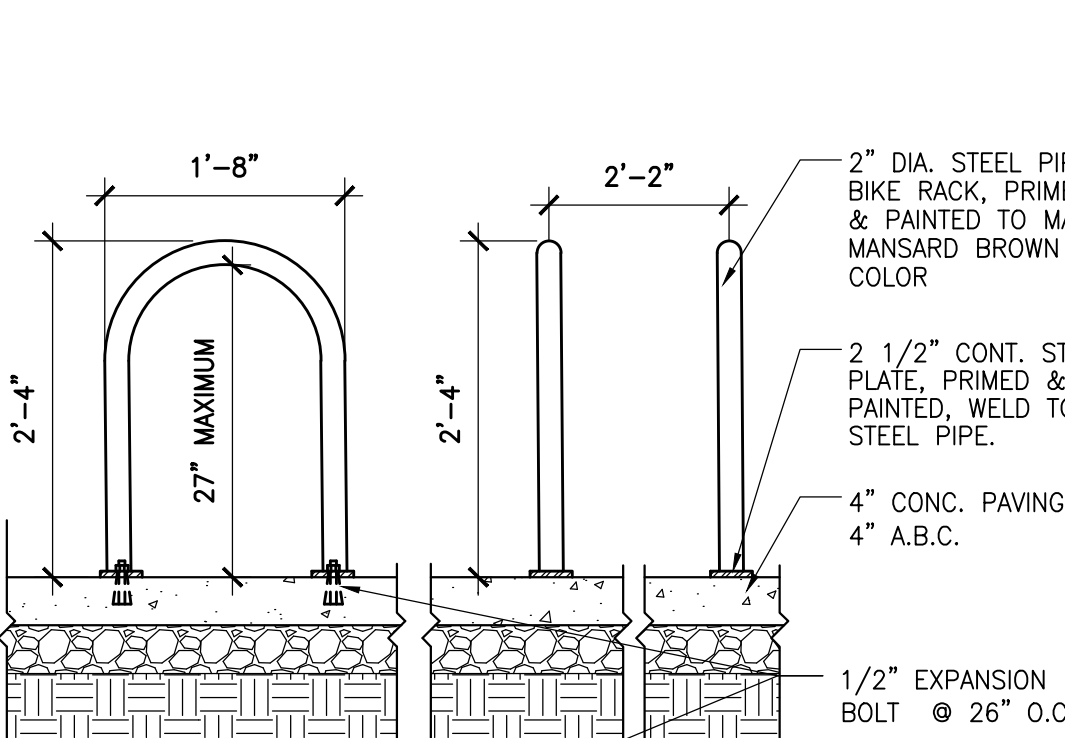
12 ACCESSIBLE PARKING STALL
1/8"=1'-0"



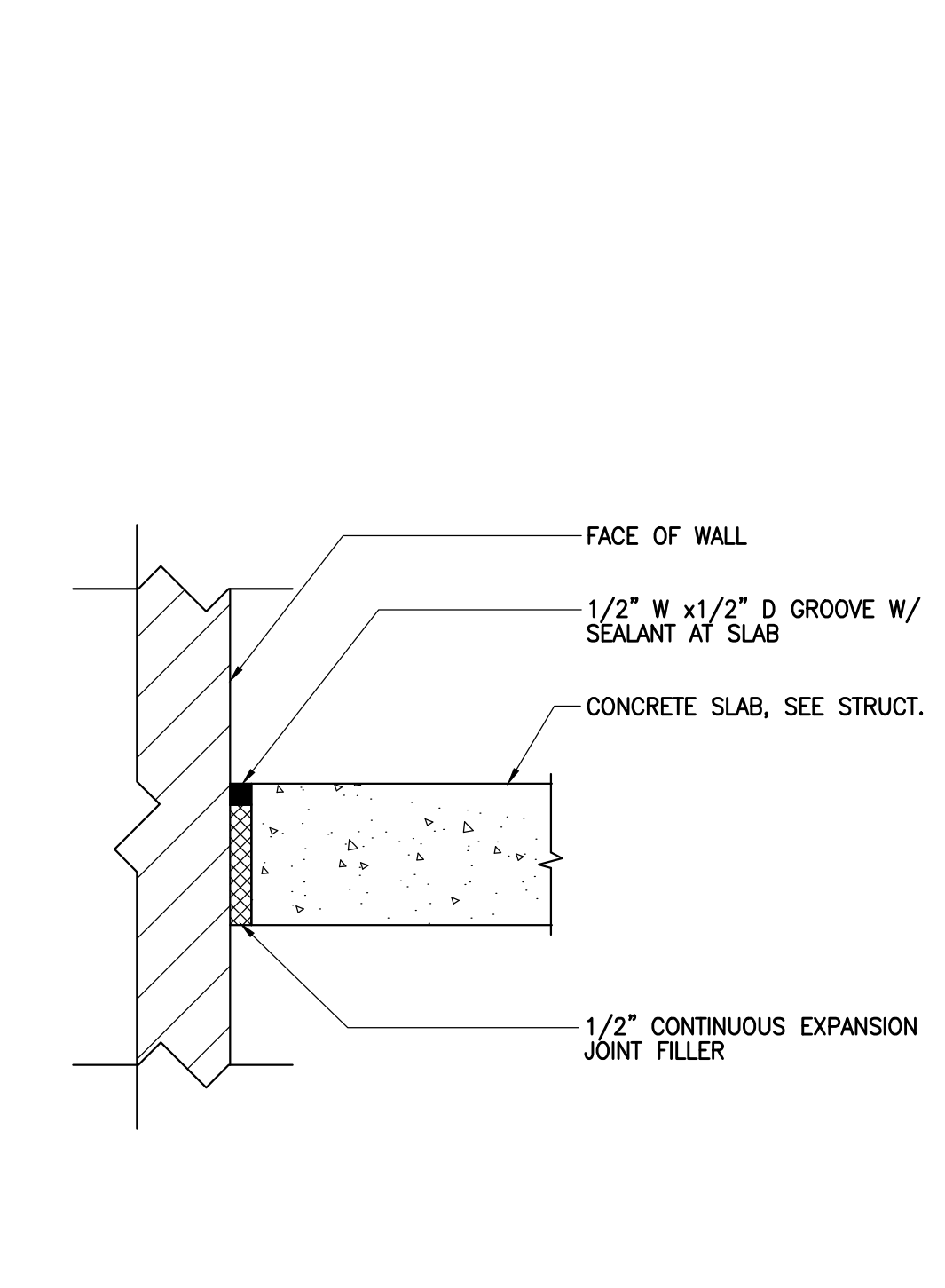
7 SCREEN WALL
1/2"=1'-0"



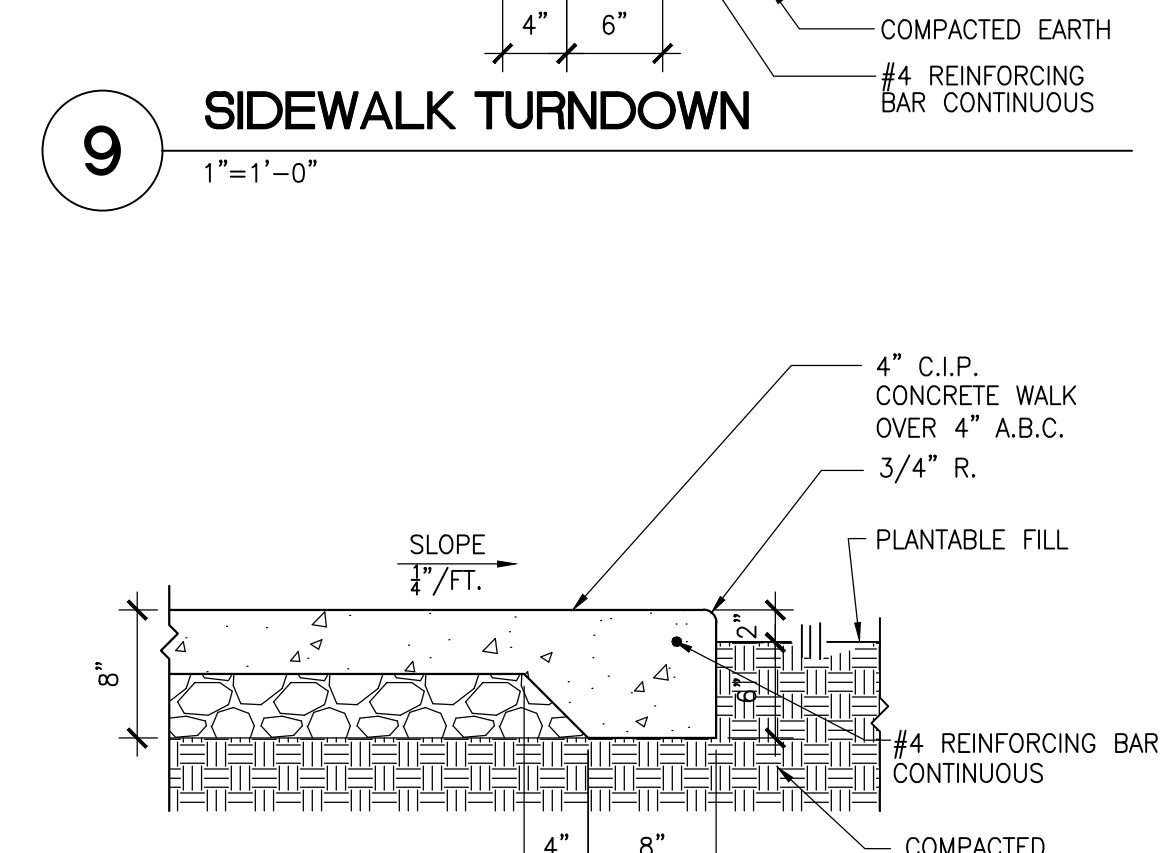
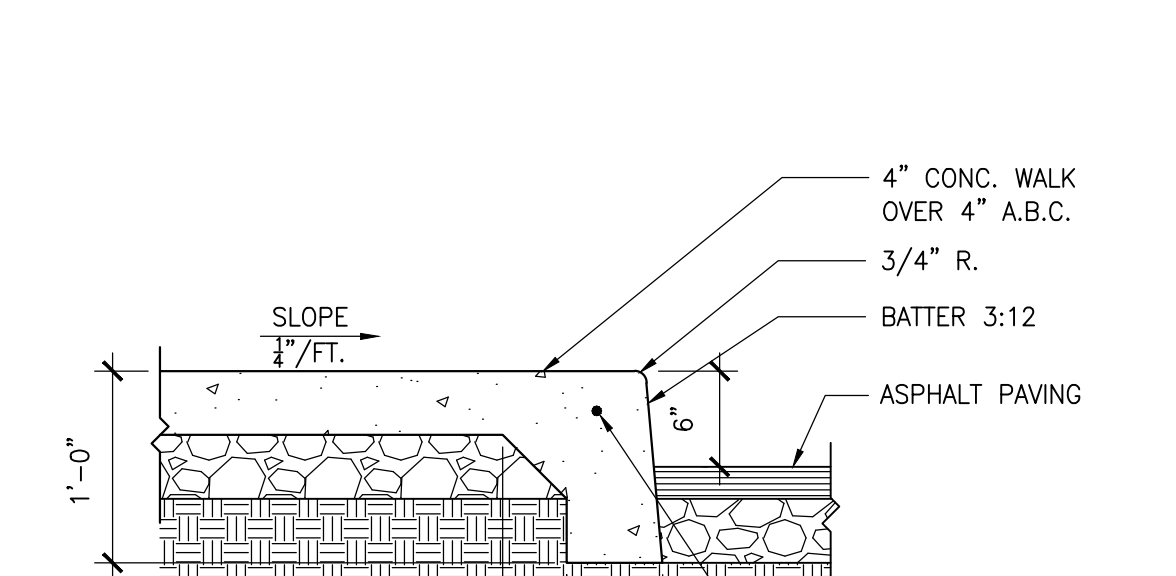
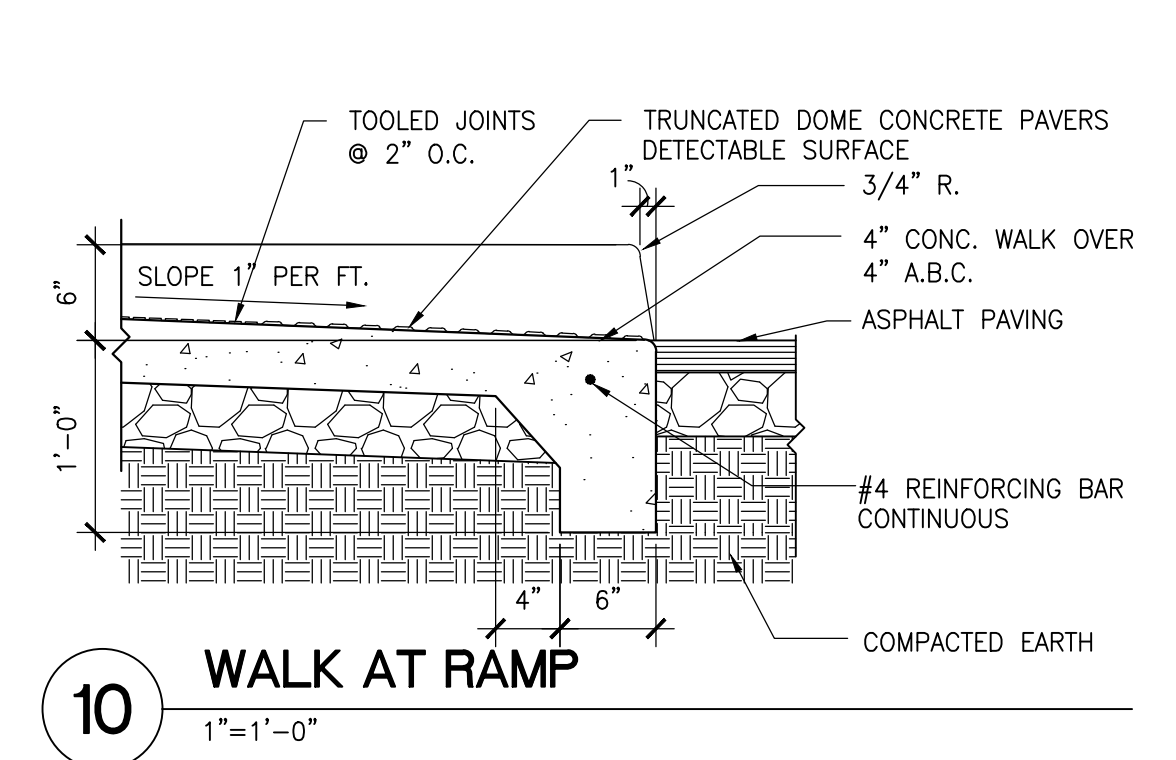
4 TYP. FRONT CONCRETE SIDEWALK + BOLLARD
1/8"=1'-0"



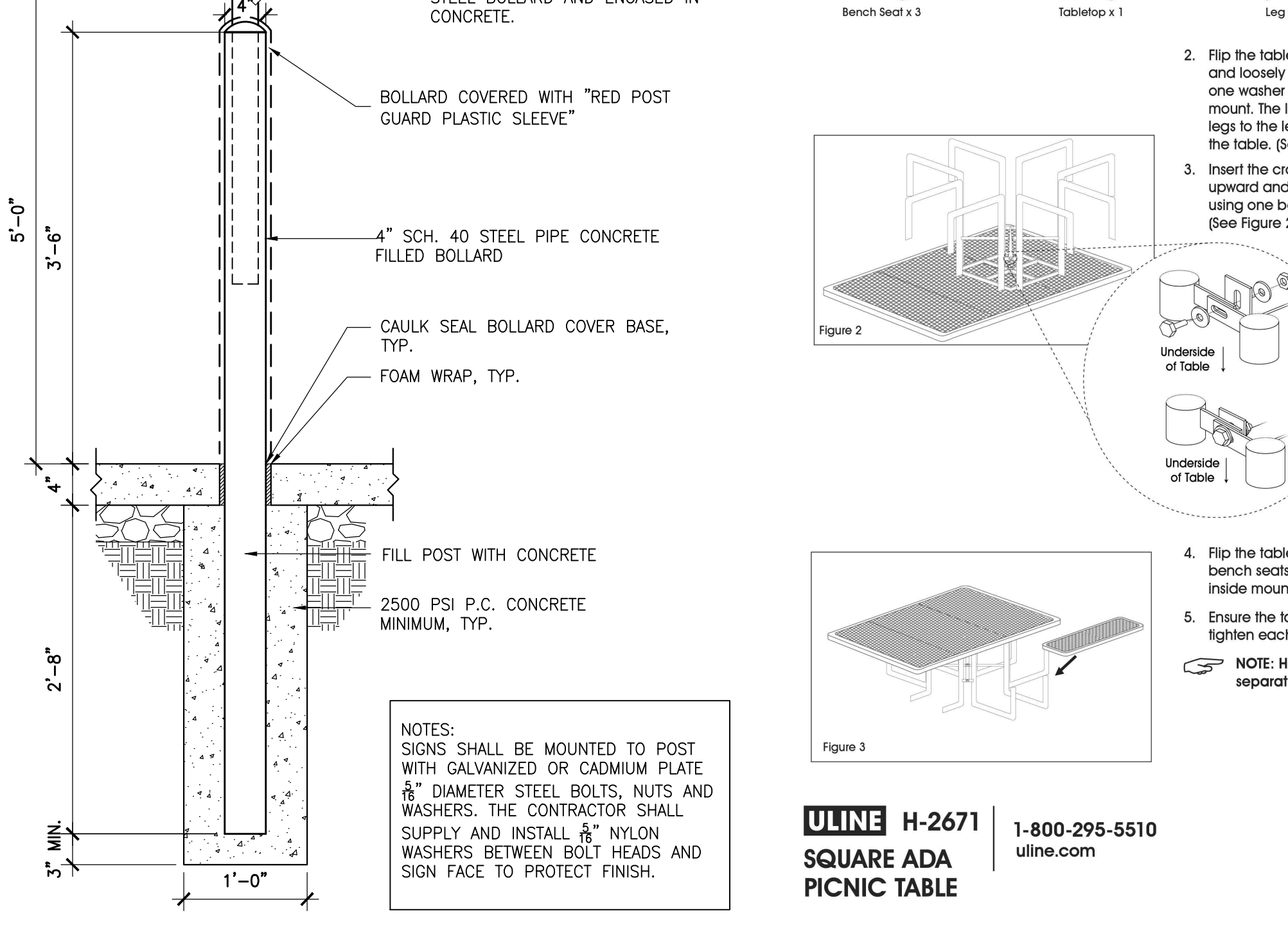
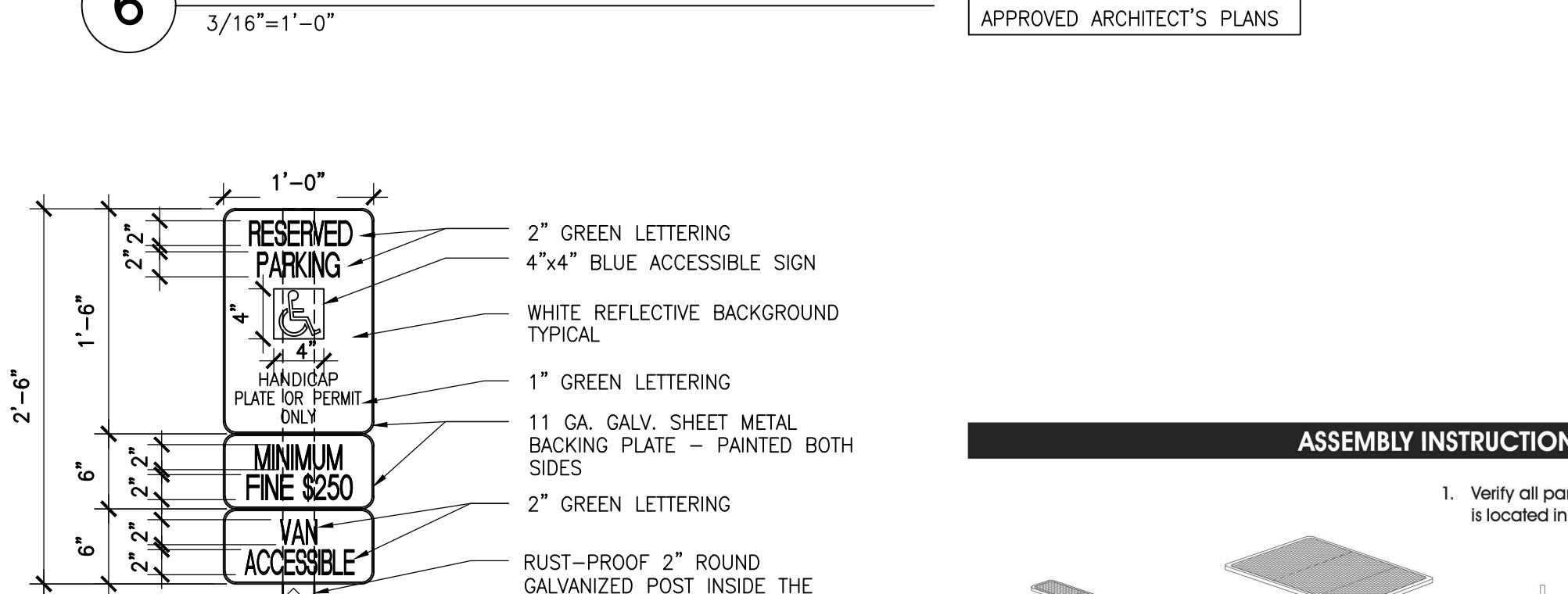
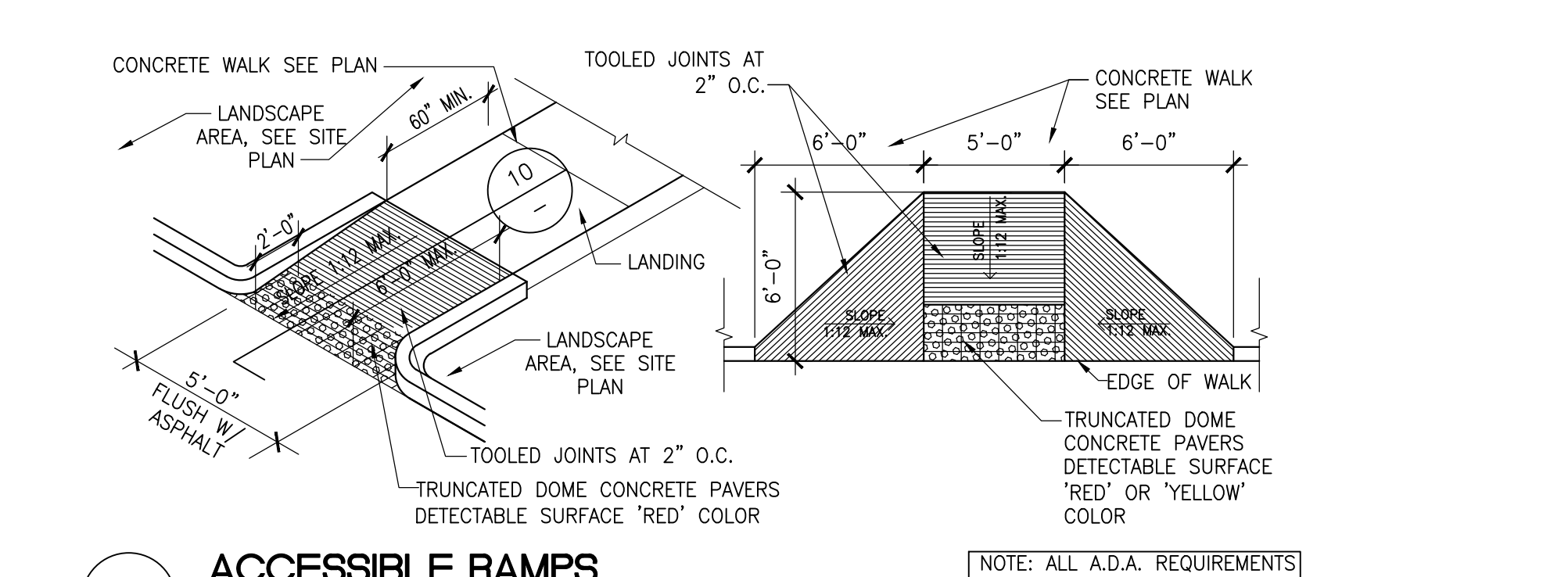
14 BIKE RACK DETAIL (TYPICAL OF 2)
3/4"=1'-0"



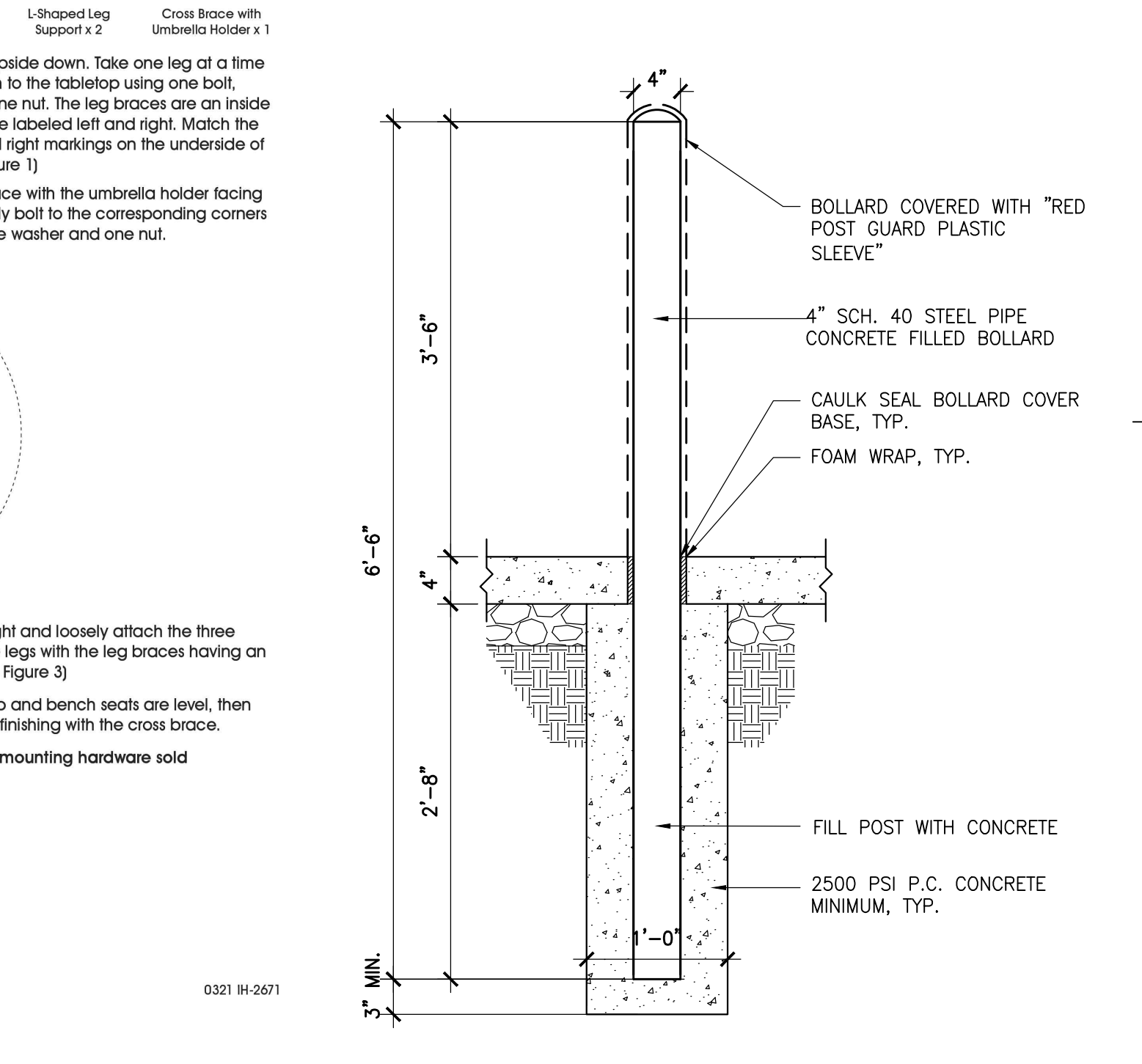
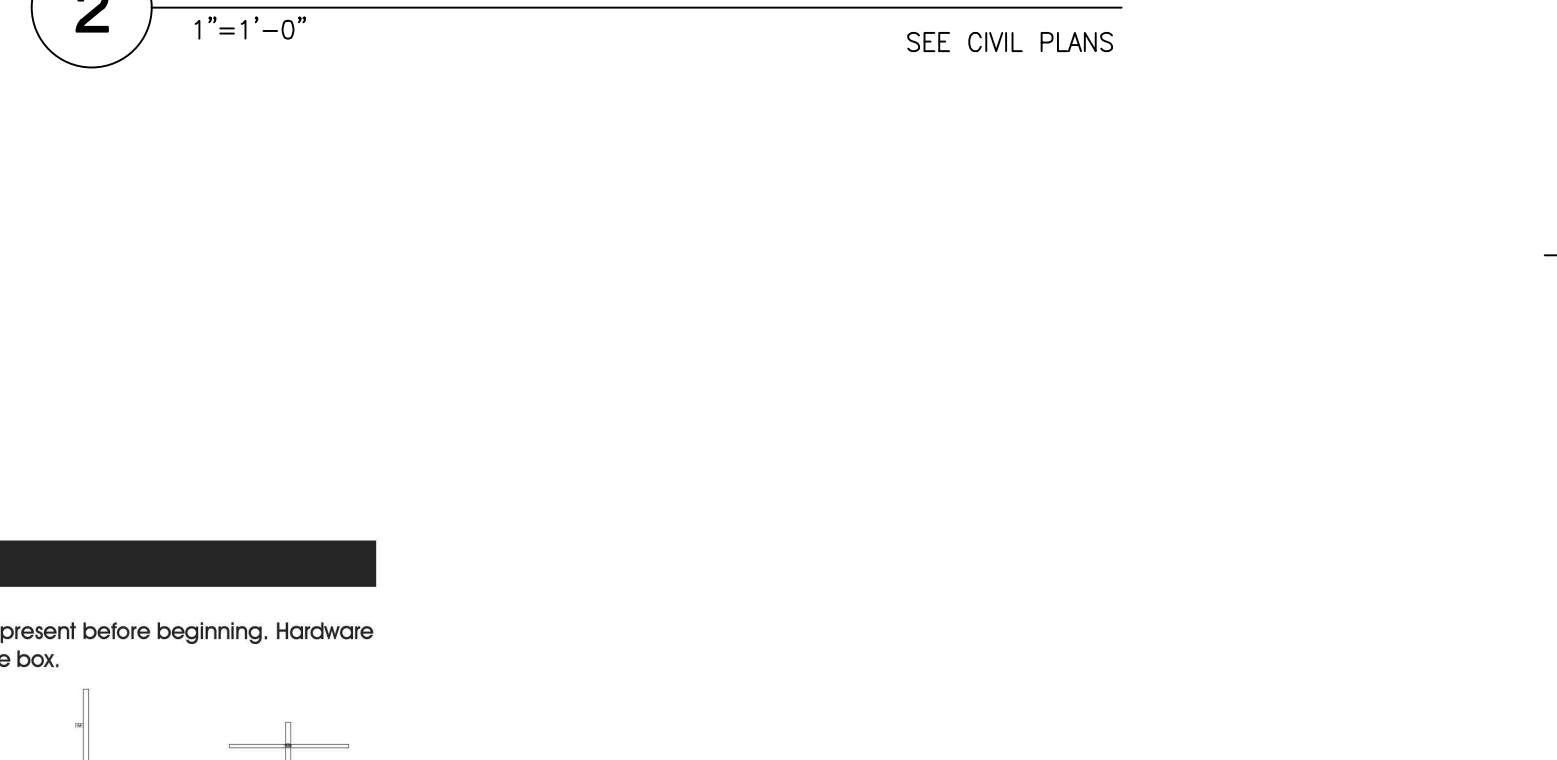
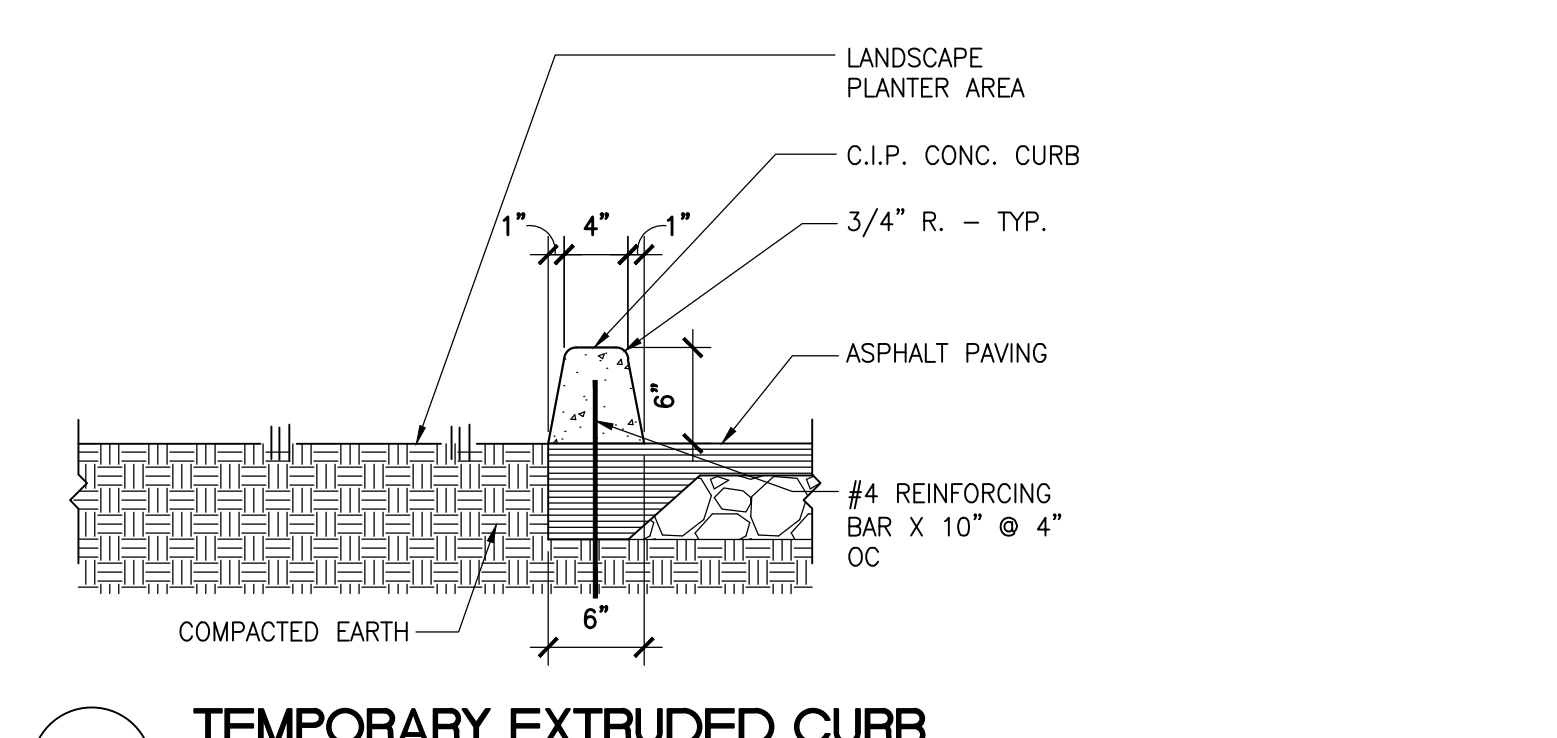
13 TYPICAL SLAB AT GRADE
3"=1'-0"



9 SIDEWALK TURNDOWN
1"=1'-0"



5 HANDICAP ACCESSIBLE SIGN
1"=1'-0"



1 GUARD POST
1"=1'-0"

ASSEMBLY INSTRUCTIONS

- Verify all parts are present before beginning. Hardware is located in a white box.
- Flip the tabletop upside down. Take one leg at a time and loosely attach to the tabletop using one bolt, one washer and one nut. The leg braces are an inside mount. The legs are labeled left and right. Match the legs to the left and right markings on the underside of the table. (See Figure 1)
- Insert the cross brace with the umbrella holder facing upward and loosely attach to the corresponding corners using one bolt, one washer and one nut. (See Figure 2)
- Flip the table upright and loosely attach the three bench seats to the legs with the leg braces having an inside mount. (See Figure 3)
- Ensure the tabletop and bench seats are level, then tighten each bolt, finishing with the cross brace.

NOTE: H-2300 mounting hardware sold separately.

ULINE H-2671 | 1-800-295-5510
SQUARE ADA PICNIC TABLE | uline.com

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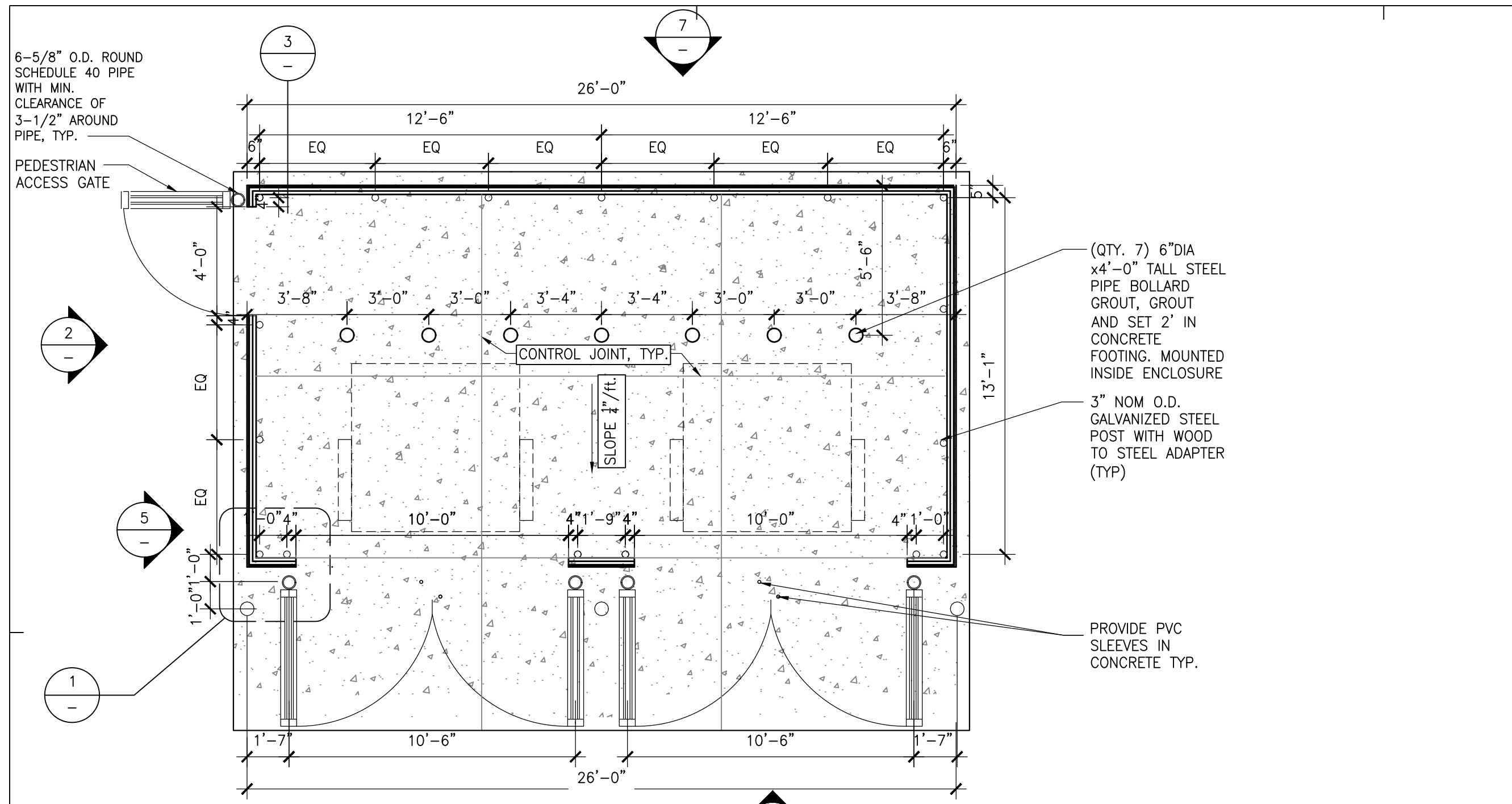
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08/30/22	SDP RESUBMITAL	
07/26/23	SDP RESUBMITAL	

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG COOPER
PROJECT MANAGER
AAB
QUALITY CONTROL
AAB
DRAWN BY
AAB
PROJECT NAME
CIRCLE K STORES INC.
PARKER
MAIN ST. & JORDAN RD.
PARKER, CO

D
LAND DEVELOPMENT
CONSULTANTS, LLC
950 S. CHERRY ST., STE #512
DENVER, CO 80246

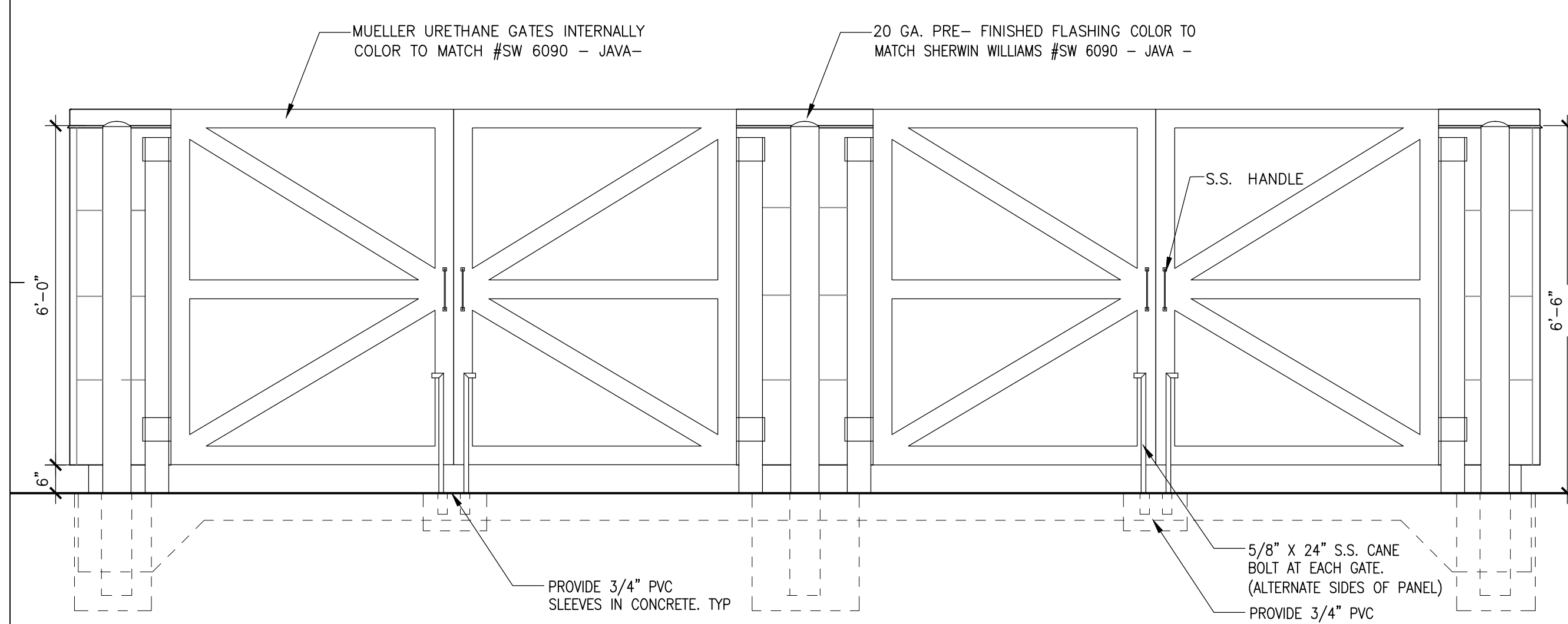
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CIRCLE K STORES INC.
PROJECT NUMBER
20210744.0
SHEET TITLE
SITE DETAILS
SHEET NUMBER



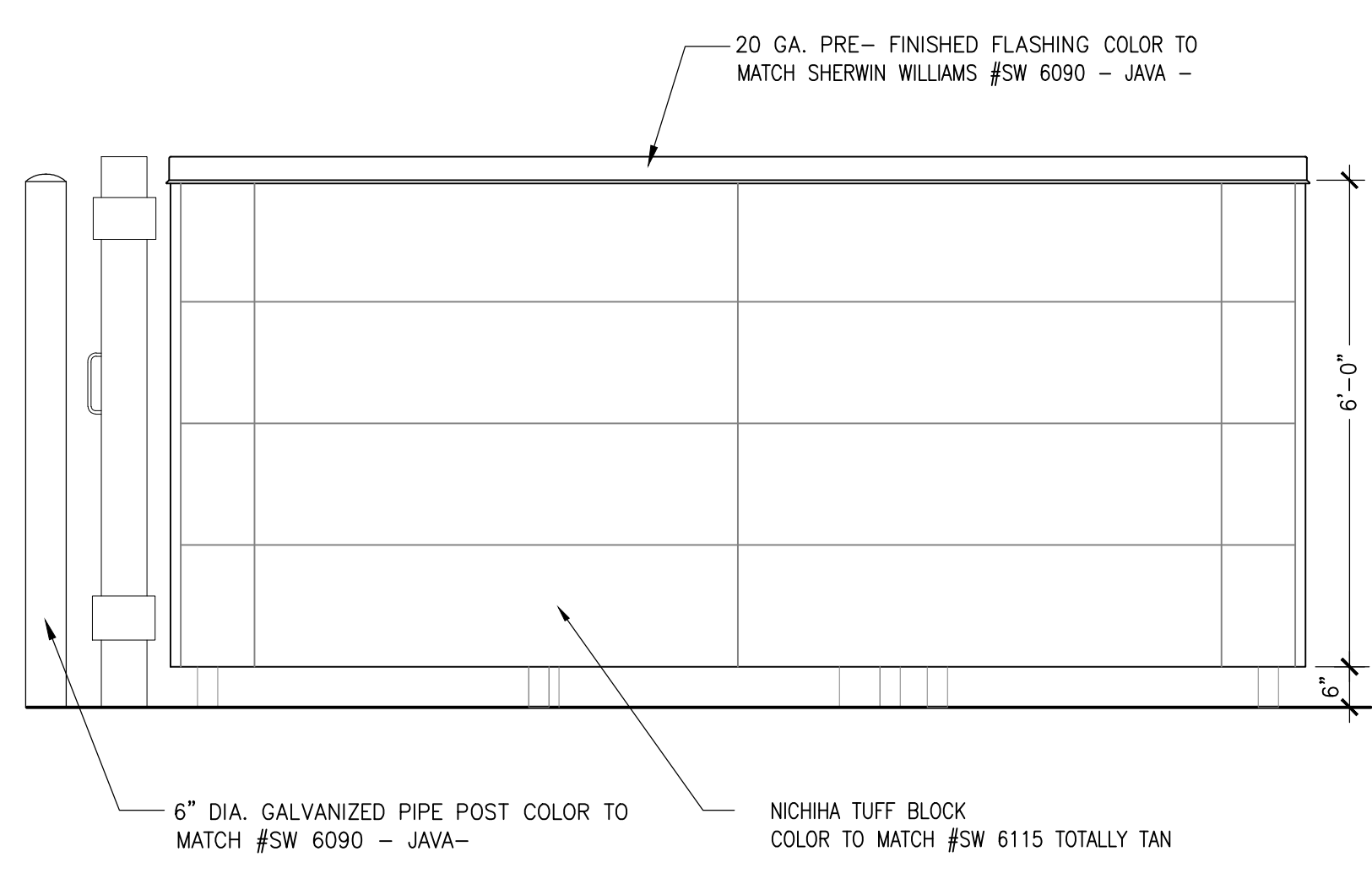
9 TRASH ENCLOSURE (PLAN)
1/4"=1'-0"

6 GATE BOLLARD DETAIL
1/2"=1'-0"

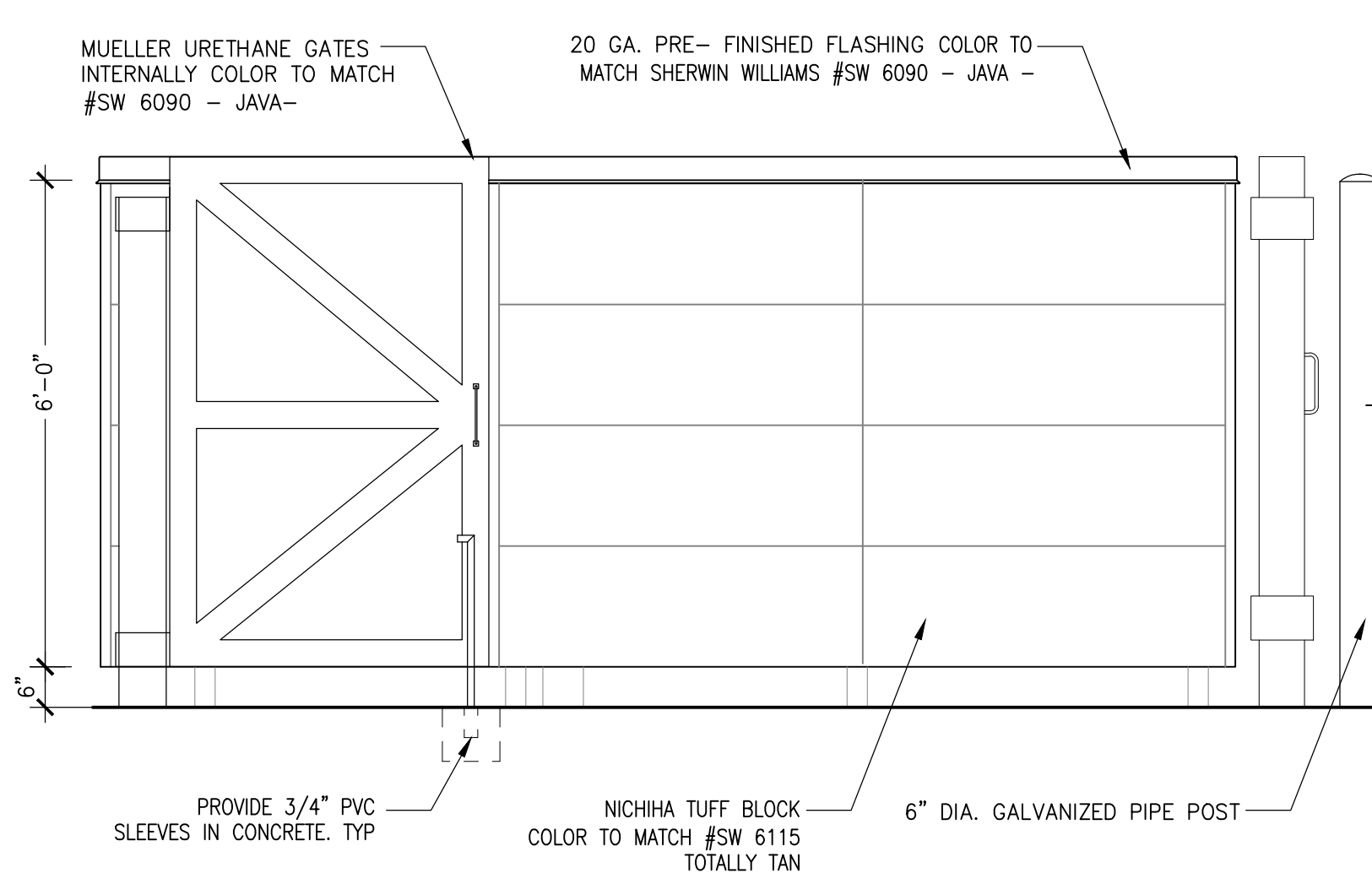
3 TRASH ENCLOSURE WALL SECTION
1/2"=1'-0"



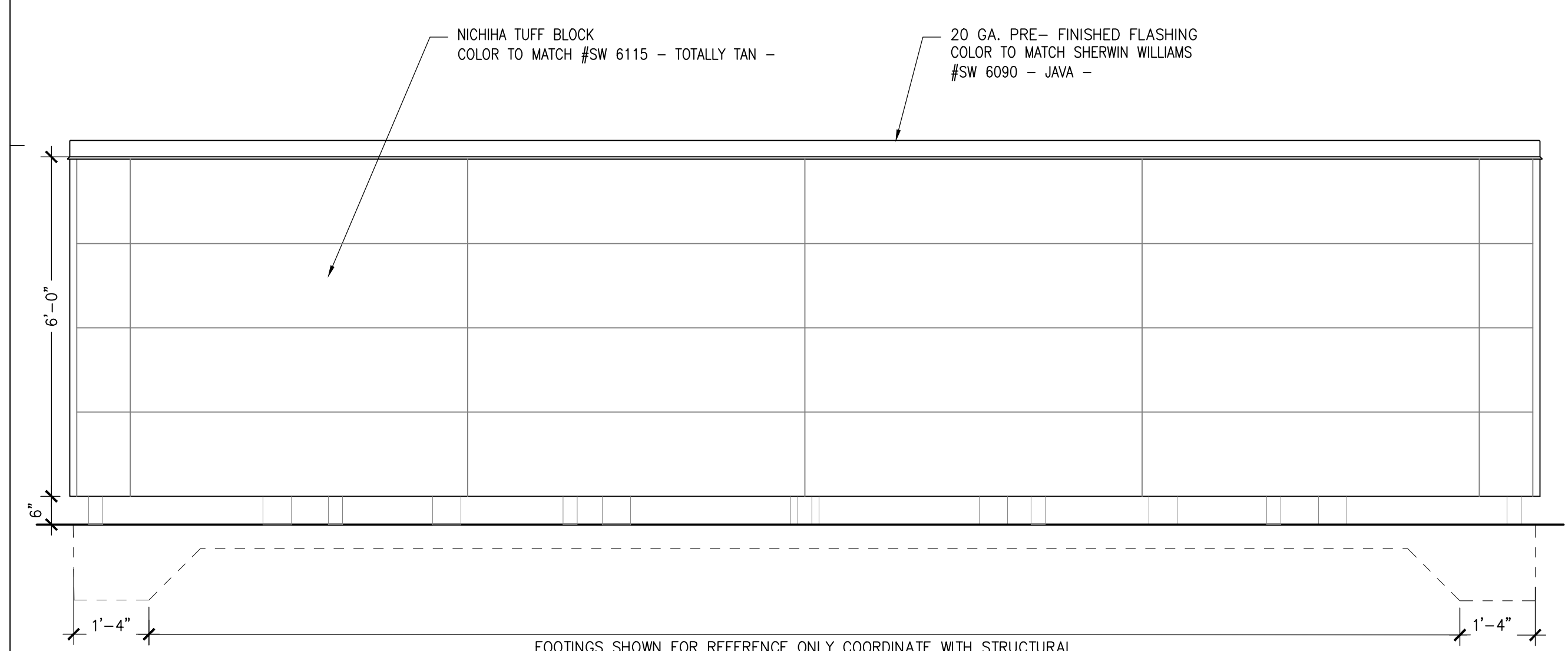
8 TRASH ENCLOSURE FRONT ELEVATION
1/2"=1'-0"



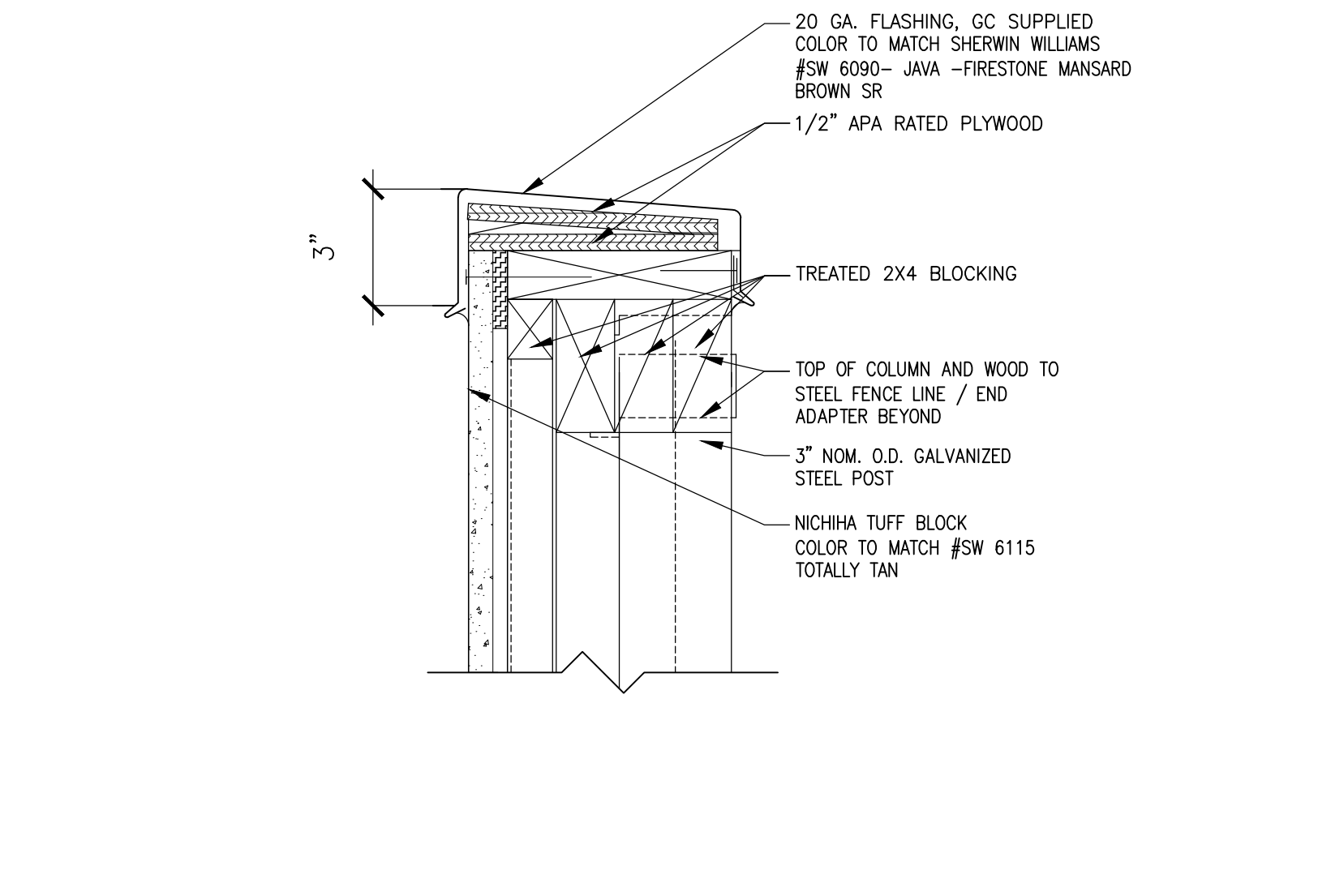
5 TRASH ENCLOSURE SIDE ELEVATION
1/2"=1'-0"



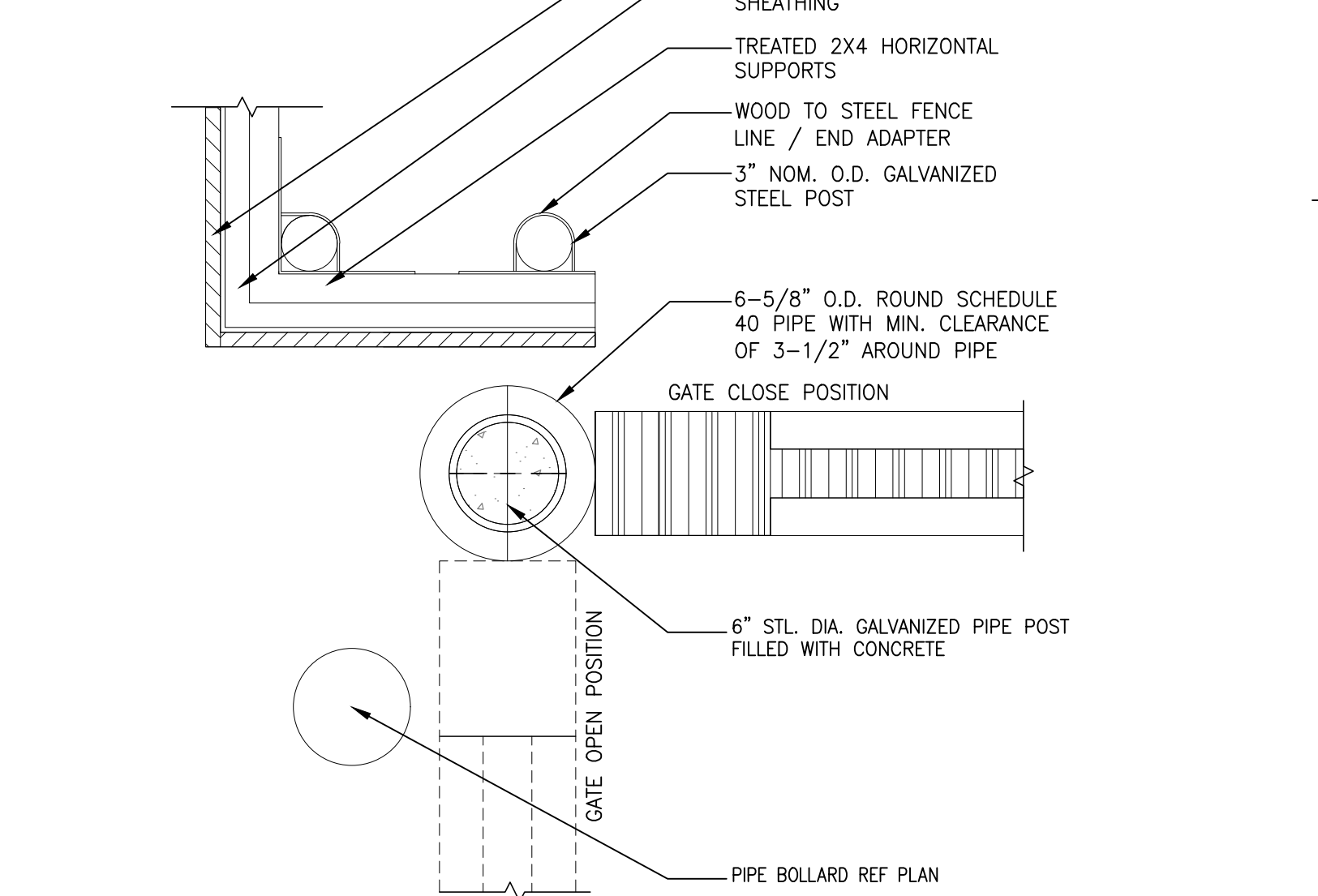
2 TRASH ENCLOSURE SIDE ELEVATION
1/2"=1'-0"



7 TRASH ENCLOSURE REAR ELEVATION
1/2"=1'-0"



4 DETAIL COPING
1 1/2"=1'-0"



1 ENCLOSURE GATE HINGE
1 1/2"=1'-0"

