



Development Review Division

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

MEMORANDUM

TO: Robert Walker, Crushing Terrell
FROM: Ashley Chasez, Planner I
DATE: October 25, 2023
SUBJECT: Douglas 234 F6 AMD 2 L8A - Les Schwab Tire
Review Comments 02

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

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Ashley Chasez

EMAIL: achasez@parkeronline.org

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

1. Please see the attached redlines for additional information.

Comment Addressed: Yes No

Response:

2. Ensure that you meet both the horizontal and vertical articulation requirements. The horizontal articulation requirements can be found in the Town’s Design Standards, Section X.A.3.a. The vertical articulation requirements can be found in the Town’s Design Standards, Section X.A.3.b.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Town of Parker – Construction Plans (Environmental)
- Town of Parker – Construction Plans (Civil)
- Town of Parker – Drainage Report
- Town of Parker – Fire, Life & Safety
- Town of Parker – Site Plan (Civil)
- CORE
- Parker Water and Sanitation District

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date



SITE PLAN LES SCHWAB TIRE CENTER

LYING IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TOWN OF PARKER STANDARD NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82,4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.



Sheet List Table	
Sheet Number	Sheet Title
C000	COVER
C001	GENERAL NOTES & LEGEND SHEET
C002	DEMOLITION PLAN
C010	EROSION SHEET INITIAL
C011	EROSION SHEET INTERIM-FINAL
C012	EROSION DETAILS
C013	EROSION DETAILS
C100	SITE PLAN SHEET
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C201	DRIVEWAY GRADING PLAN AND STORM PROFILE
C300	UTILITY PLAN
C400	DETAILS SHEET
C401	DETAILS SHEET
C402	DETAILS SHEET
C403	DETAILS SHEET

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST TITLE INSURANCE COMPANY ORDER NO.NCS-1169584-QR1, EFFECTIVE DATE MARCH 08, 2023 AT 5:00PM FOR THIS INFORMATION.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS.
PARCEL II:
LOT 8, DOUGLAS 234 FILING 6, AMMENDMENT 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 2022, AT RECEPTION NO. 2022004920, COUNTY OF DOUGLAS, STATE OF COLORADO.
PARCEL I:
THOSE BENEFICIAL EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 15, 2021 AT RECEPTION NO.2021049514, COUNTY OF DOUGLAS, STATE OF COLORADO.
CONTAINING ±42,141 SQUARE FEET OR ±0.967 ACRES MORE OR LESS
ALSO KNOWN AS: NO POSTED ADDRESS

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH QUARTER CORNER BY A 3.25" ALUMINUM CAP "PLS STAMPED 35593" IN A RANGE BOX, AND MONUMENTED AT THE SOUTH QUARTER CORNER BY 3.25" ALUMINUM CAP "PLS STAMPED 22561." SAID SOUTH SECTION LINE BEARS NORTH 89°15'13" EAST A DISTANCE OF 2639.29 FEET WITH ALL BEARINGS HEREON BEING RELATIVE THERETO.

PROJECT BENCHMARK

DOUGLAS COUNTY GIS BENCHMARK 1074010, STAMPED "1.074010" LOCATED ON THE WEST SIDE OF DOUBLE ANGLE ROAD, NEAR THE SOUTH ENTRANCE TO THE PARKING LOT AT 9345 DOUBLE ANGLE ROAD.
PUBLISHED NAVD 1989 ELEVATION=6028.60 FEET

SITE DATA

PROJECT NAME	LES SCHWAB TIRE CENTER	
PROJECT DESCRIPTION	NEW AUTOMOBILE TIRE SERVICE CENTER	
PROJECT LOCATION	SLICEROD DRIVE NEAR HESS DRIVE	
PARCEL NUMBER	2233-294-20-008	
ZONING	SITE	DOUGLAS 234, PLANNED DEVELOPMENT
	NORTH	DOUGLAS 234, PLANNED DEVELOPMENT
	SOUTH	DOUGLAS 234, PLANNED DEVELOPMENT
	EAST	DOUGLAS 234, PLANNED DEVELOPMENT
	WEST	DOUGLAS 234, PLANNED DEVELOPMENT
SITE AREA	0.967 ACRES	
OPEN SPACE	8,917 SF PROVIDED, 8,428 SF REQUIRED (20%)	
BUILDING AREA	10,037 SF	
BUILDING HEIGHT	30 FEET PROPOSED, 60 FOOT MAXIMUM	
SETBACKS	FRONT	20 FEET
	SIDE	10 FEET, 25 FEET ADJACENT TO RESIDENTIAL
	REAR	10 FEET
PARKING	REQUIRED	1 SPACE PER 450 NLA, 3 PER BAY 2,700 SF OF NLA, 6 BAYS PROPOSED 24 SPACES REQUIRED = (2700 SF / 450 SF) + (6 BAYS * 3 SPACES)
	PROVIDED	28 PARKING SPACES

DEVELOPER/OWNER

OWNER/DEVELOPER
SFP-E, LLC
GEORGE BUNTING
PO BOX 5350
20900 COOLEY RD.
BEND, OR 97701

JURISDICTIONAL

PARKER COMMUNITY DEVELOPMENT AND TOWN PLANNING DEPARTMENT
20120 MAIN STREET,
PARKER, COLORADO 80138
(303) 841-2332

SANITARY SEWER
PARKER WATER & SANITATION DISTRICT
18100 E WOODMAN DR,
PARKER, CO 80134
(303) 841-4627

WATER
PARKER WATER & SANITATION DISTRICT
18100 E WOODMAN DR,
PARKER, CO 80134
(303) 841-4627

FIRE PROTECTION
SOUTH METRO FIRE DISTRICT
9195 E MINERAL AVE,
CENTENNIAL, CO
(720) 989-2000

CONSULTANT TEAM

ARCHITECT
CUSHING TERRELL
BRADLEY DUMBAR
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

CIVIL ENGINEER
CUSHING TERRELL
IAN GRAHAM, PE
303 E 17TH AVE. STE 105
DENVER, CO 80203
(720) 449-7556

ELECTRICAL ENGINEER
CUSHING TERRELL
GARY GLASSING, PE
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

LANDSCAPE ARCHITECT
CUSHING TERRELL
ANGELA HANSEN
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

GEOTECHNICAL ENGINEER
VIVID ENGINEERING GROUP, INC.
THOMAS J. NEVIN
3885 FOREST ST.
DENVER, CO 80207
(303) 994-5153

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

12236 SLICEROD DR. PARKER, CO
6-BAY LINEAR STORE
LES SCHWAB TIRE CENTER - PARKER, CO

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CIVIL CDS

07.11.2023
DRAWN BY | CAMPOS
CHECKED BY | WALKER
REVISIONS

COVER SHEET

C000

ABBREVIATIONS

@	AT	LT	LEFT
AB	ABANDONED	MEG	MATCH EXISTING GRADE
AHJ	AUTHORITIES HAVING JURISDICTION	MH	MANHOLE
APPROX	APPROXIMATE	MTR	METER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	OH, OHP	OVERHEAD, OVERHEAD POWER
BM	BENCHMARK	OHU	OVERHEAD UTILITIES
BOT	BOTTOM	PB	PULL BOX
BP	BURIED POWER	PC	POINT OF CURVATURE
BT	BURIED TELEPHONE	PIP	PROTECT IN PLACE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
CATV, TV	CABLE TELEVISION	PRC	POINT OF REVERSE CURVE
CI	CAST IRON	PT	POINT OF TANGENCY
CI PP	CURED IN PLACE PIPE	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RIM	RIM OF MANHOLE LID OR GRATE
CO	CLEANOUT	ROW	RIGHT OF WAY
D, DIA	DIAMETER	SF	SQUARE FOOT, SQUARE FEET
DG	DECOMPOSED GRANITE	SP	SPECIAL PROVISIONS
DI	DUCTILE IRON	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
DOM	DOMESTIC WATER	ST	STORM DRAIN
DW	DRIVEWAY	STA	STATION
DWG	DRAWING	STCB	STORM CATCH BASIN
EG	EXISTING GRADE	STCI	STORM CURB INLET
ELEC, E	ELECTRIC	STD	STANDARD
EL, ELEV	ELEVATION	STMH	STORM MANHOLE
EOP, EP	EDGE OF PAVEMENT	STYD	STORM YARD DRAIN
ESCP	EROSION AND SEDIMENT CONTROL PLAN	SW	SIDEWALK
EX	EXISTING	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FC	FACE OF CURB	SY	SQUARE YARD
FG	FINISHED GRADE	T, TEL	TELEPHONE
FH, HYD	FIRE HYDRANT	TA	TOP OF ASPHALT
FL	FLOW LINE	TBC	TOP BACK OF CURB
FT	FOOT, FEET	TC	TOP OF CONCRETE
G	GAS	TEMP	TEMPORARY
GM	GAS METER	TRANS	TRANSITION
GV	GAS VALVE	TW	TOP OF WALL
GW	GUY WIRE	TYP	TYPICAL
HP	HIGH PRESSURE	VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION	WM	WATER MAIN
INT	INTERSECTION	WV	WATER VALVE
IRR	IRRIGATION	W/	WITH
L	LENGTH	Δ	DELTA
LF	LINEAL FOOT, LINEAR FEET		
LS	LANDSCAPING		

LEGEND

EXISTING	PROPOSED	
		ASPHALT
		CONCRETE
		FIBER CONCRETE
		WATER MAIN
		FIRE SERVICE
		DOMESTIC WATER SERVICE
		STORM DRAIN
		SANITARY SEWER
		BURIED POWER
		OVERHEAD POWER
		BURIED TELEPHONE
		BURIED GAS
		BURIED FIBER OPTIC
		BUILDING
		BUILDING ROOF OVERHANG
		VERTICAL CURB
		CURB AND GUTTER
		CURB AND GUTTER - CATCH
		CURB AND GUTTER - SPILL
		VEGETATION EXTENTS
		PROPERTY LINE - SUBJECT
		PROPERTY LINE - ADJACENT
		EASEMENT
		CONTROL POINT
		FOUND PROPERTY CORNER AS NOTED
		FIRE HYDRANT/ CONTROL POINT HYDRANT
		WATER VALVE
		WATER SHUTOFF
		WATER WELL
		STORM DRAIN MANHOLE
		STORM DRAIN INLET STRUCTURE
		STORM DRAIN CURB INLET
		STORM DRAIN OUTLET STRUCTURE
		STORM DRAIN ROOF DOWNSPOUT
		STORM DRAIN CLEANOUT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		UTILITY POLE
		GUY WIRE
		LIGHT POLE (ONE LIGHT AND DIRECTION)
		LIGHT POLE
		TRANSFORMER
		POWER METER OR POWER HANDHOLE
		GAS METER
		TELEPHONE PEDESTAL
		IRRIGATION CONTROL VALVE
		POLE SIGN AND DOUBLE POLE SIGN
		BOLLARD (OR AS NOTED)
		PARKING STALL COUNT
		DECIDUOUS TREE
		CONIFEROUS TREE
		BUSH

NOTE: ALL EXISTING LAYERS SUBJECT TO DEMOLITION TO BE SHOWN DARKER THAN INDICATED IN THIS LEGEND.

GENERAL NOTES

- ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE TOWN OF PARKER COLORADO ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, TOWN OF PARKER AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A COLORADO LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER.
- IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
- SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

SHOP AND FABRICATION NOTES

- THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
- ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

ACCESS NOTES

- CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
- CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

EXISTING UTILITY NOTES

- EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE TOWN OF PARKER A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

GEOTECHNICAL REPORT

- ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "GEOTECHNICAL EVALUATION REPORT" BY VIVID ENGINEERING GROUP, INC. DATED 4/04/2023.
- ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.

**Cushing
Terrell**

cushingterrell.com
800.757.9522



12236 SLICEROO DR. PARKER, CO
6-BAY LINEAR STORE
LES SCHWAB TIRE CENTER - PARKER, CO

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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CIVIL CDS

07.11.2023
DRAWN BY | CAMPOS
CHECKED BY | WALKER
REVISIONS

GENERAL NOTES
& LEGEND SHEET

C001



PROJECT CONDITIONS

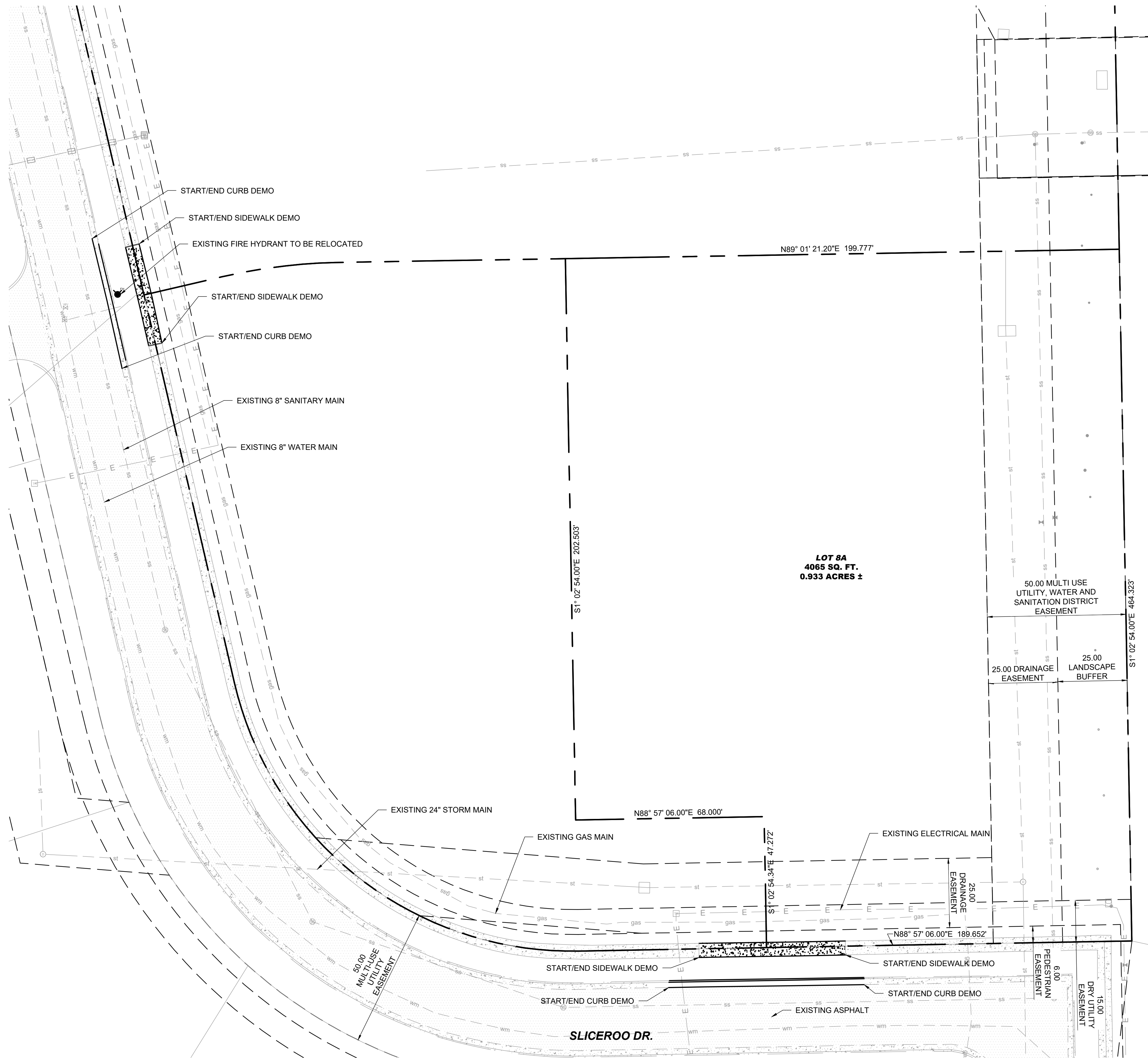
- STRUCTURES TO BE DEMOLISHED WILL BE DISCONTINUED IN USE AND VACATED PRIOR TO THE START OF WORK.
- THE OWNER ASSUMES NO RESPONSIBILITY FOR CONDITION OF STRUCTURES TO BE DEMOLISHED.
- CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
- UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
- EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED WITHOUT WRITTEN CONSENT OF AUTHORITIES HAVING JURISDICTION. SUCH WRITTEN CONSENT WILL NOT RELIEVE CONTRACTOR OF TOTAL RESPONSIBILITY FOR INJURY TO PERSONS OR FOR DAMAGE TO PROPERTY DUE TO BLASTING OPERATIONS. PERFORMANCE OF REQUIRED BLASTING SHALL COMPLY WITH GOVERNING REGULATIONS.

SITE PREPARATION

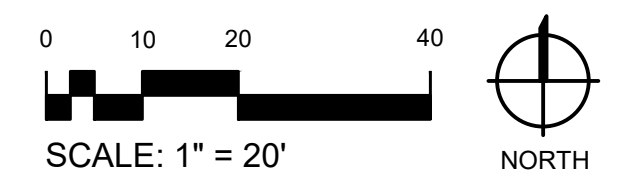
- PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
- PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
- MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
- ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.



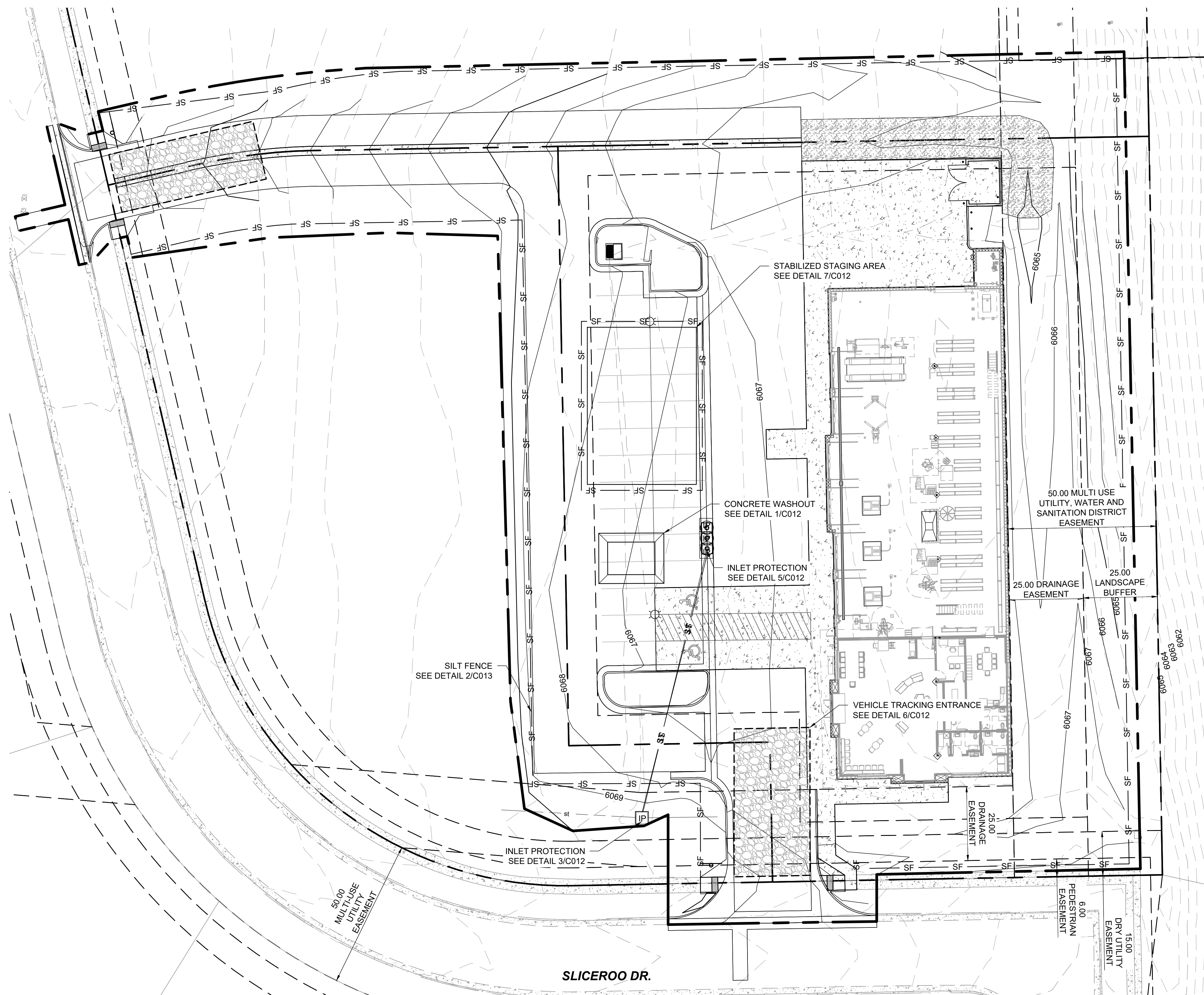
1 DEMOLITION PLAN
C002



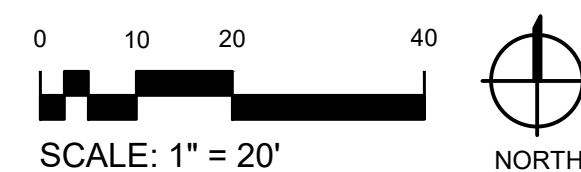


EROSION CONTROL PLAN LEGEND

- FLOW ARROW
- LIMITS OF DISTURBANCE
- SILT FENCE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- STABILIZED STAGING AREA
- CONCRETE WASHOUT



1 INTERIM/FINAL EROSION CONTROL PLAN
C011



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

12236 SLICEROO DR, PARKER, CO
6-BAY LINEAR STORE

LES SCHWAB TIRE CENTER - PARKER, CO

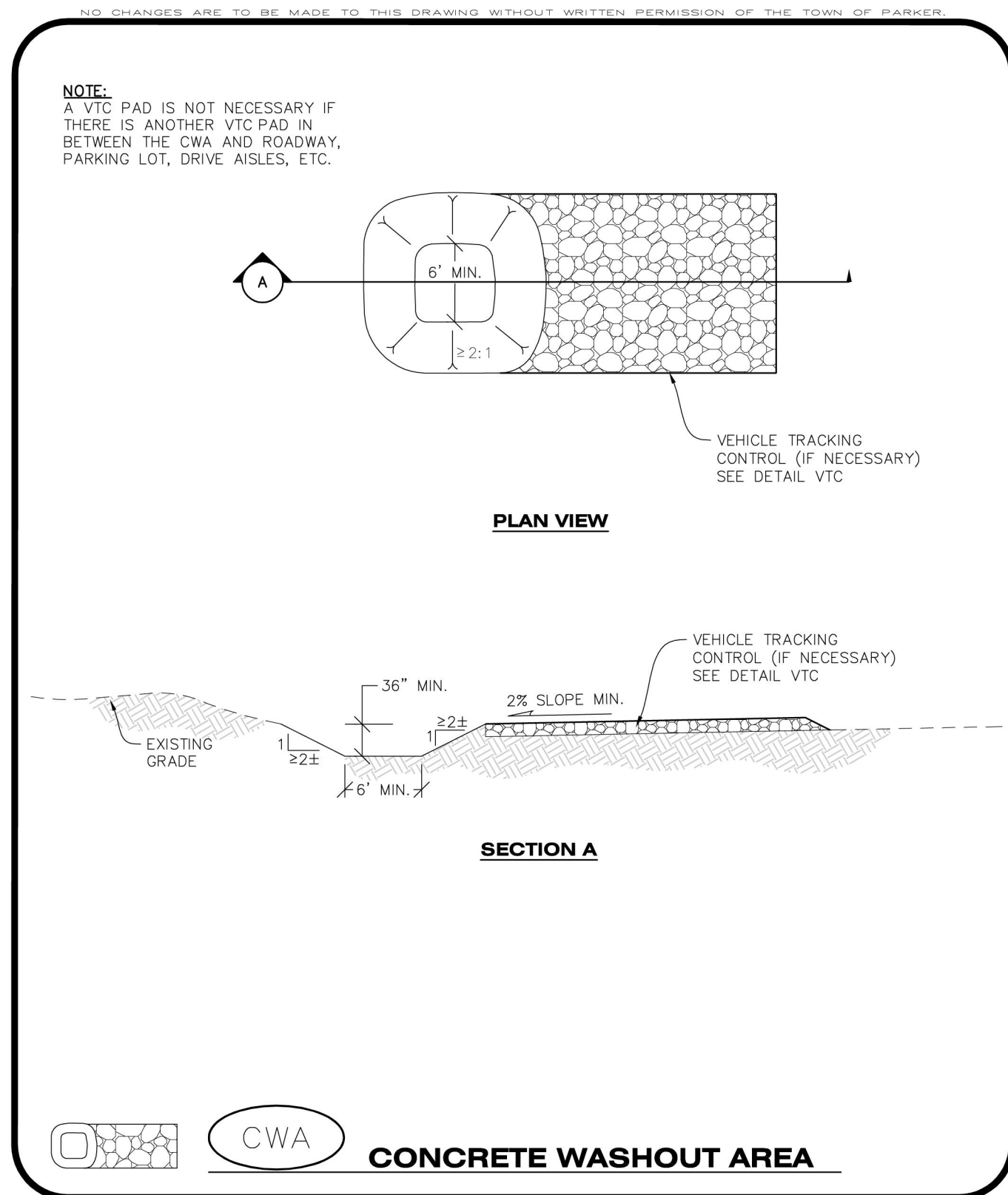
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CIVIL CDS

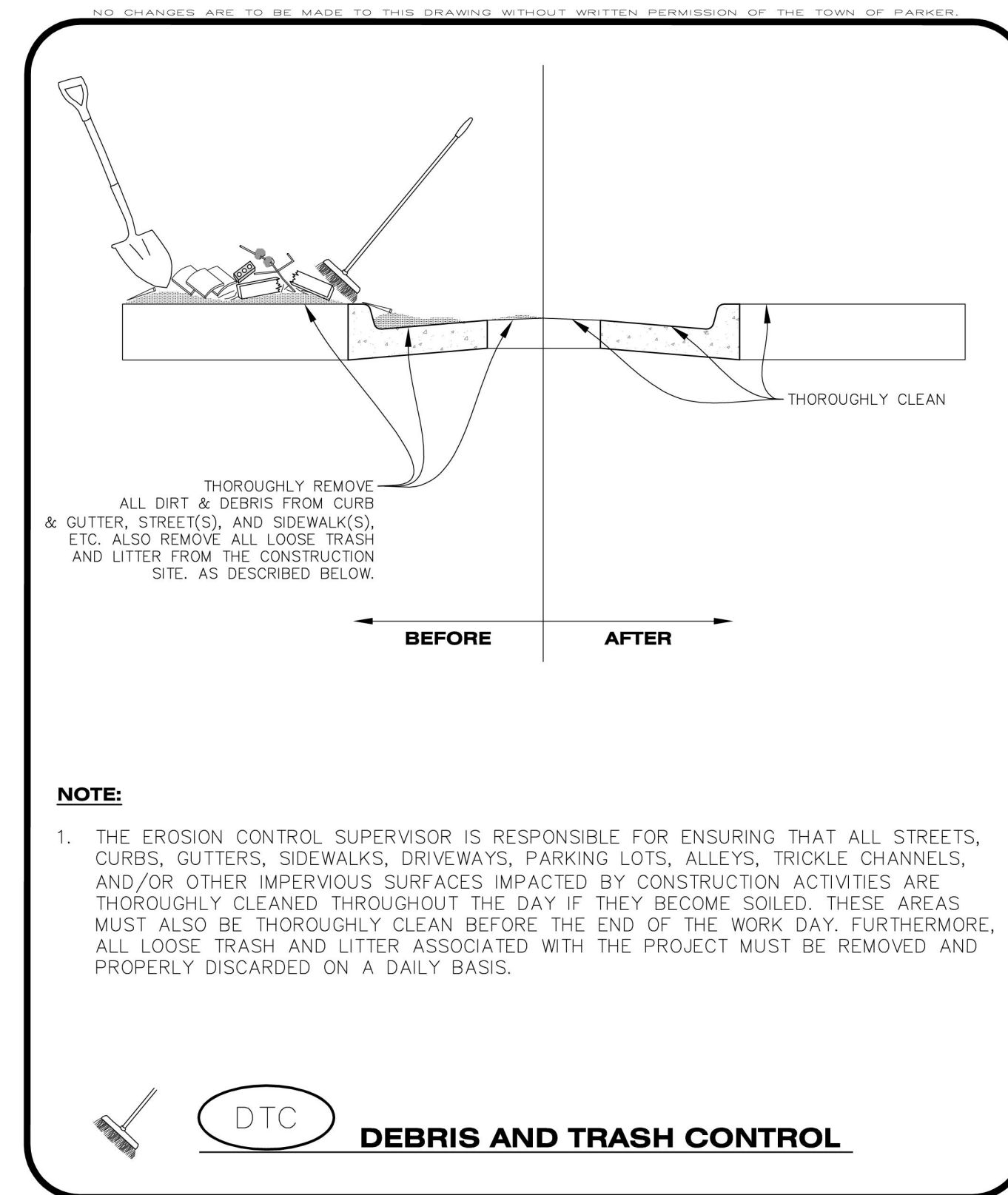
07.11.2023
DRAWN BY | CAMPOS
CHECKED BY | WALKER
REVISIONS

EROSION SHEET INTERIM/FINAL

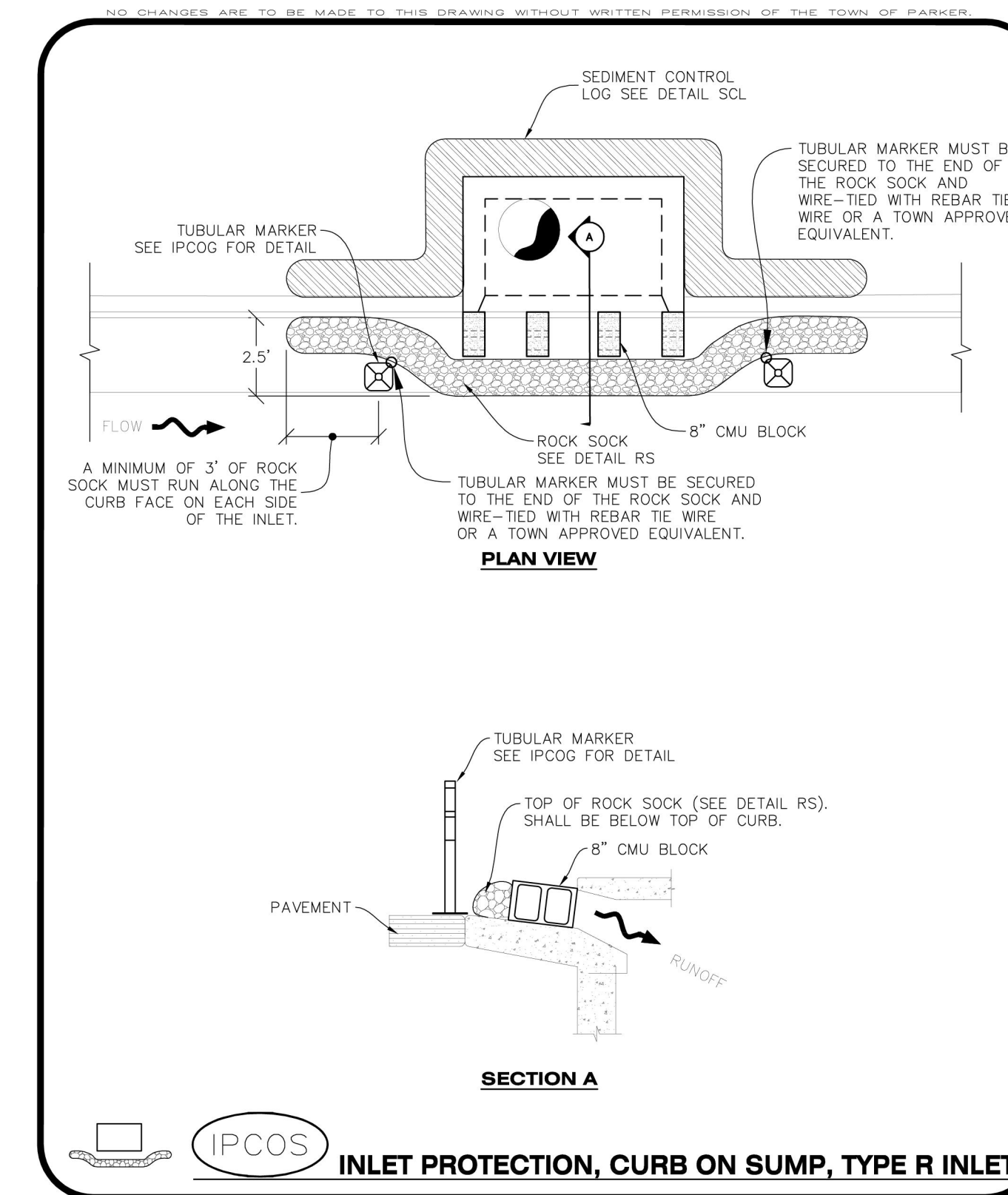
C011



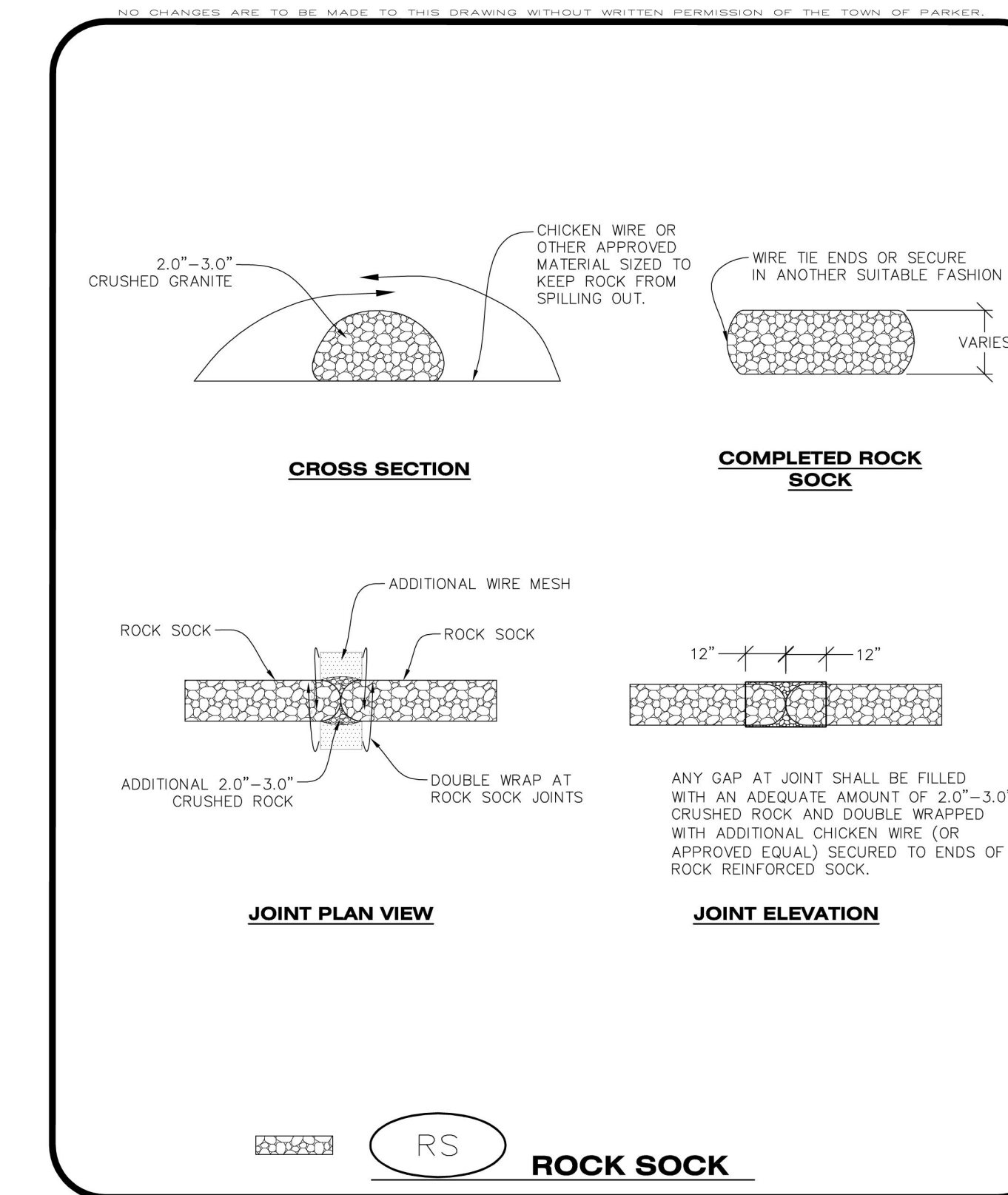
CBMP | **CWA** CONCRETE WASHOUT AREA | 1 OF 2
Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2 Oct. 2013



CBMP | **DTC** DEBRIS AND TRASH CONTROL | 1 OF 2
Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2 Oct. 2013



CBMP | **IPCOS** INLET PROTECTION, CURB ON SUMP, TYPE R INLET | 1 OF 2
Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2 Oct. 2013



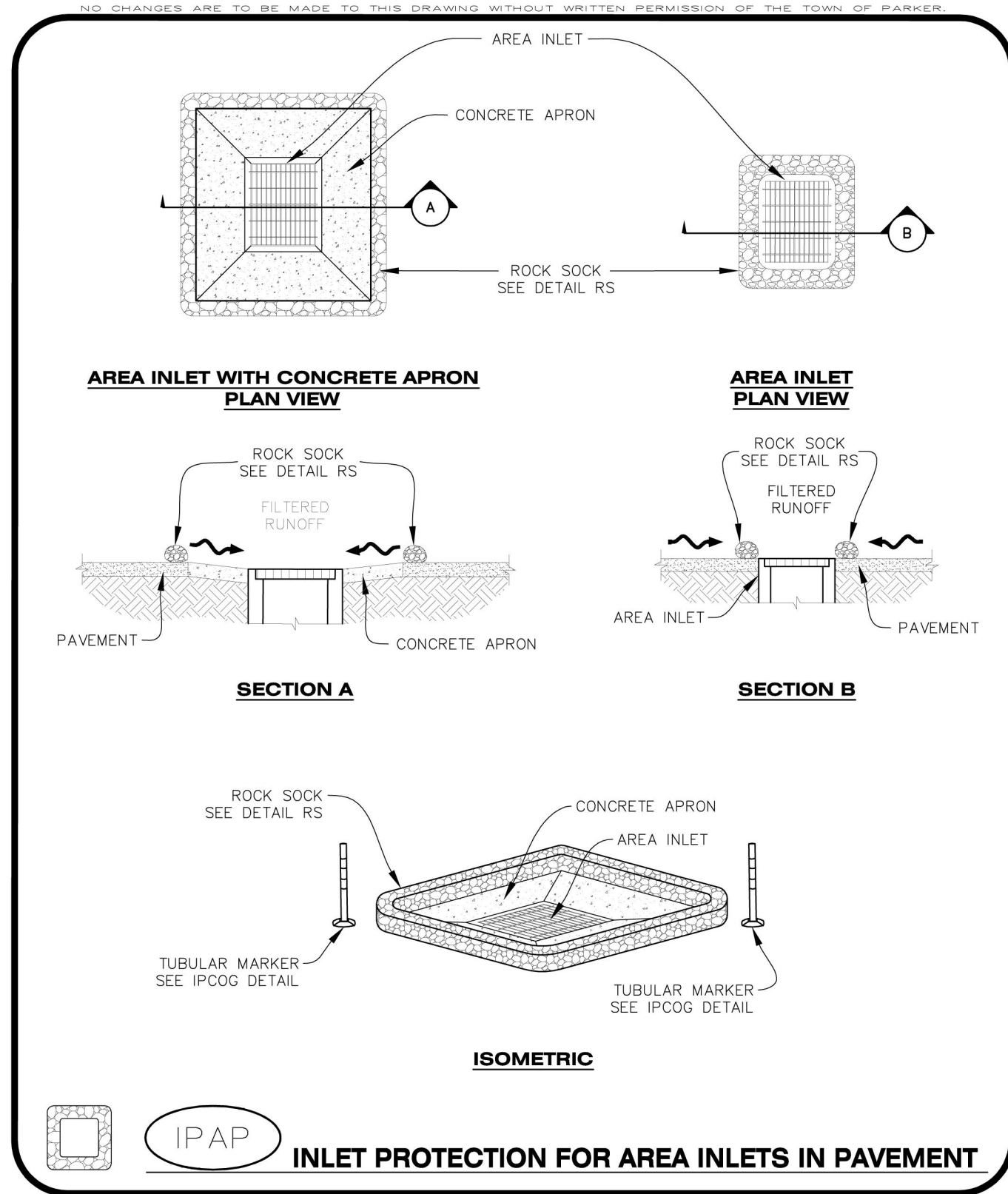
CBMP | **RS** ROCK SOCK | 1 OF 2
Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2 Oct. 2013

1 CONCRETE WASHOUT
C012

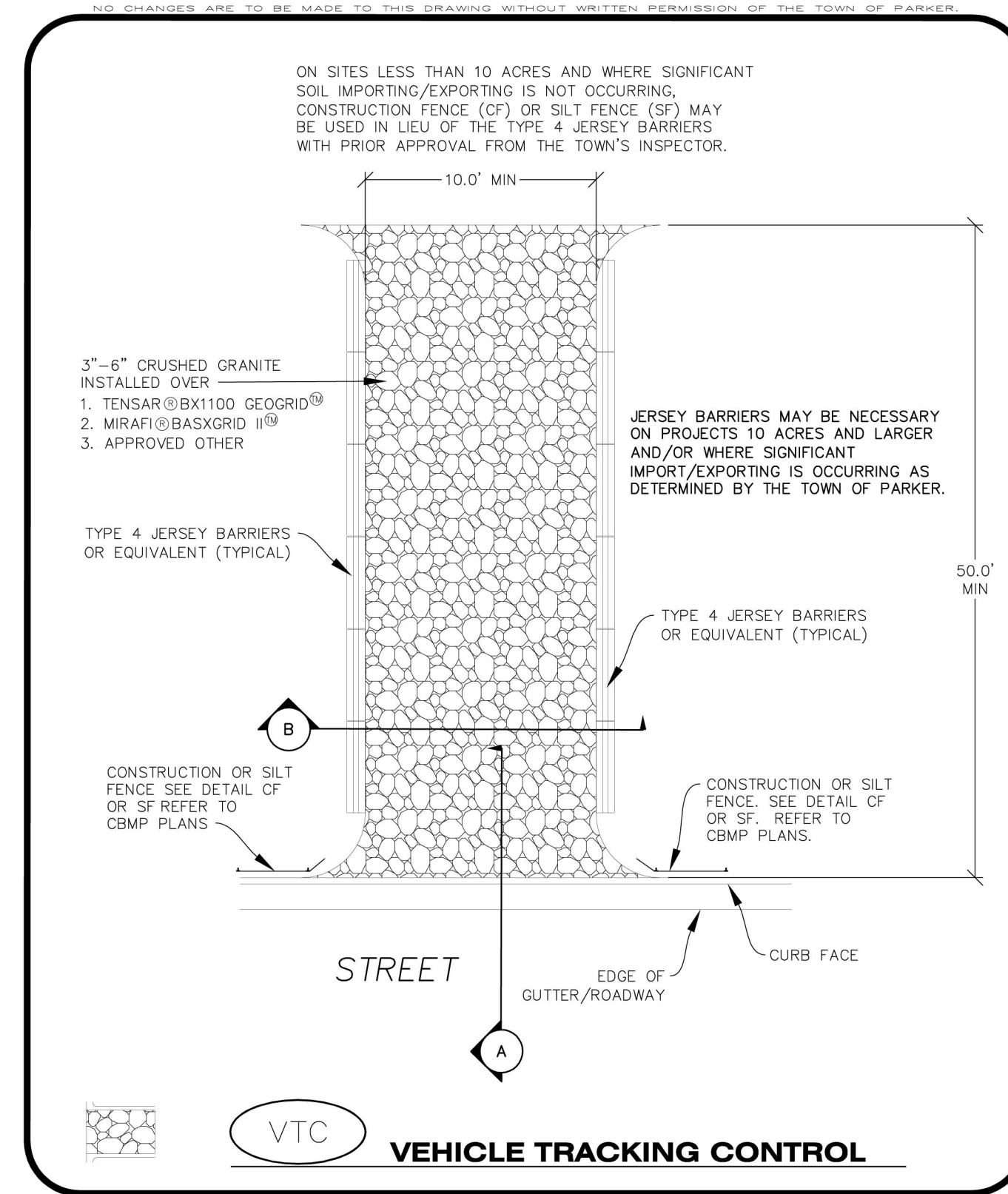
2 DEBRIS CONTROL
C012

3 TYPE R INLET PROTECTION
C012

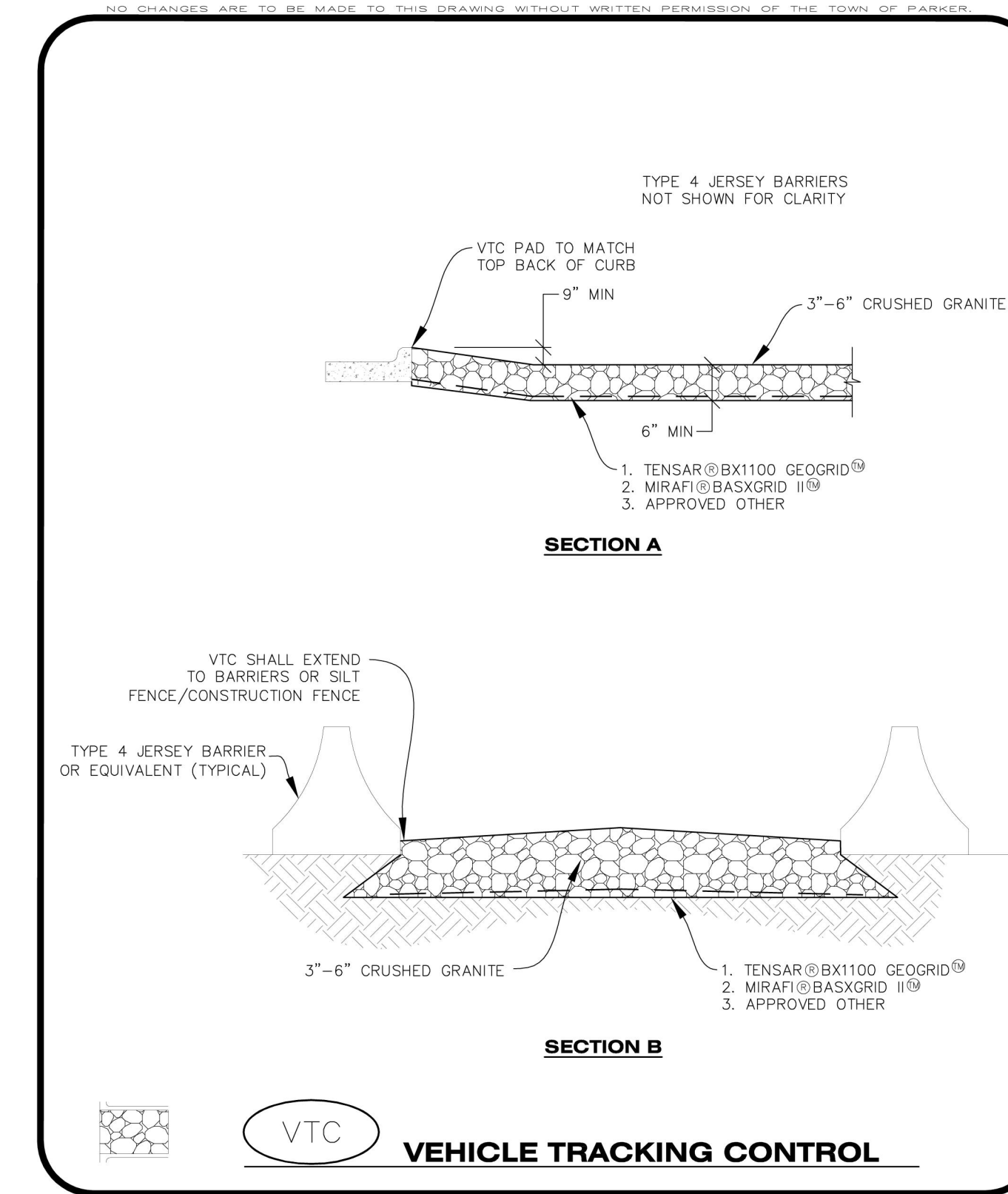
4 ROCK SOCK
C012



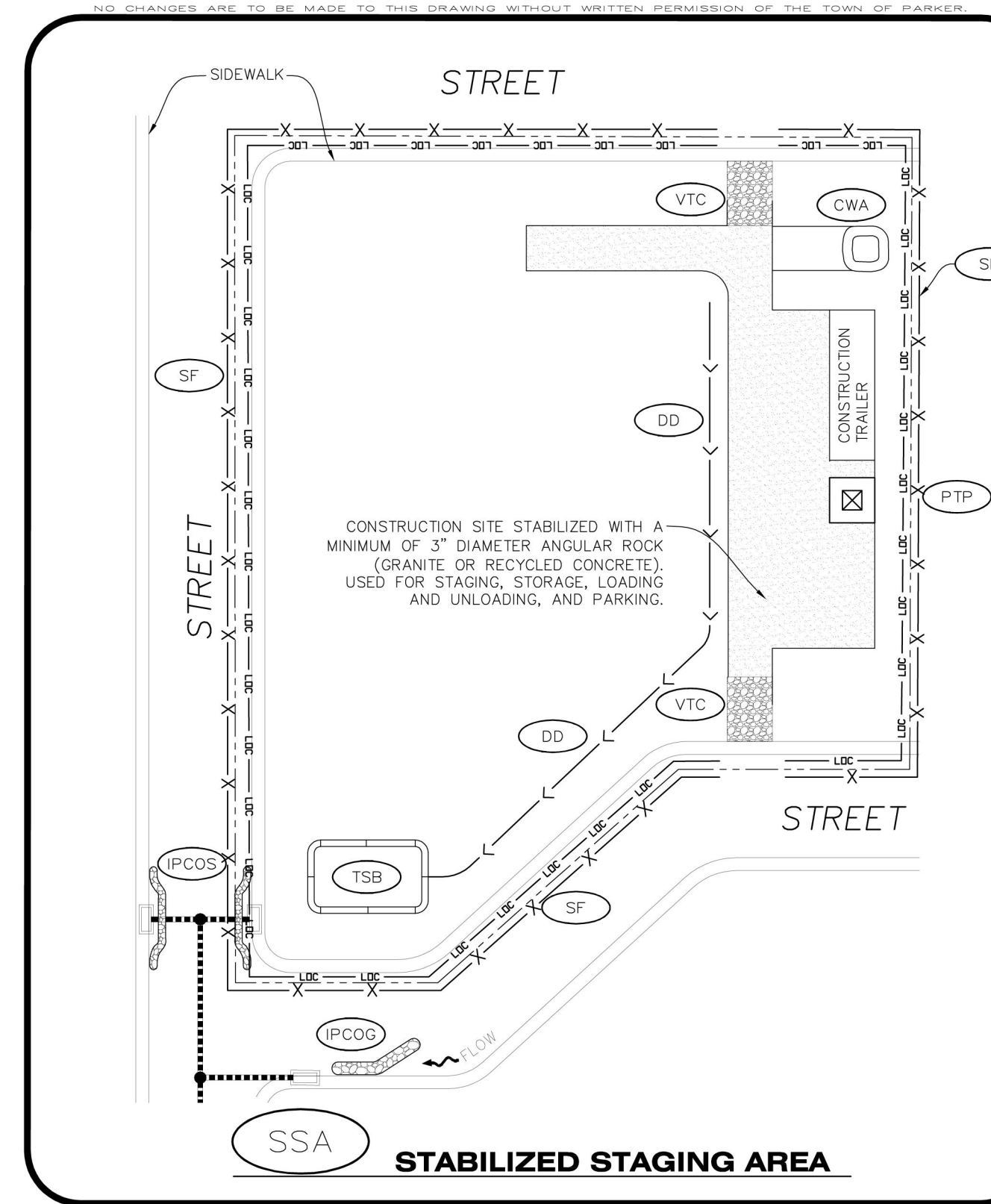
CBMP | **IPAP** INLET PROTECTION FOR AREA INLETS IN PAVEMENT | 1 OF 1
Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 1 Oct. 2013



CBMP | **VTC** VEHICLE TRACKING CONTROL | 1 OF 3
Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3 Oct. 2013



CBMP | **VTC** VEHICLE TRACKING CONTROL | 2 OF 3
Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3 Oct. 2013



CBMP | **SSA** STABILIZED STAGING AREA | 1 OF 2
Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2 Oct. 2013

5 IN PAVEMENT INLET PROTECTION
C012

6 VEHICLE TRACKING CONTROL
C012

7 STABILIZED STAGING AREA
C012

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

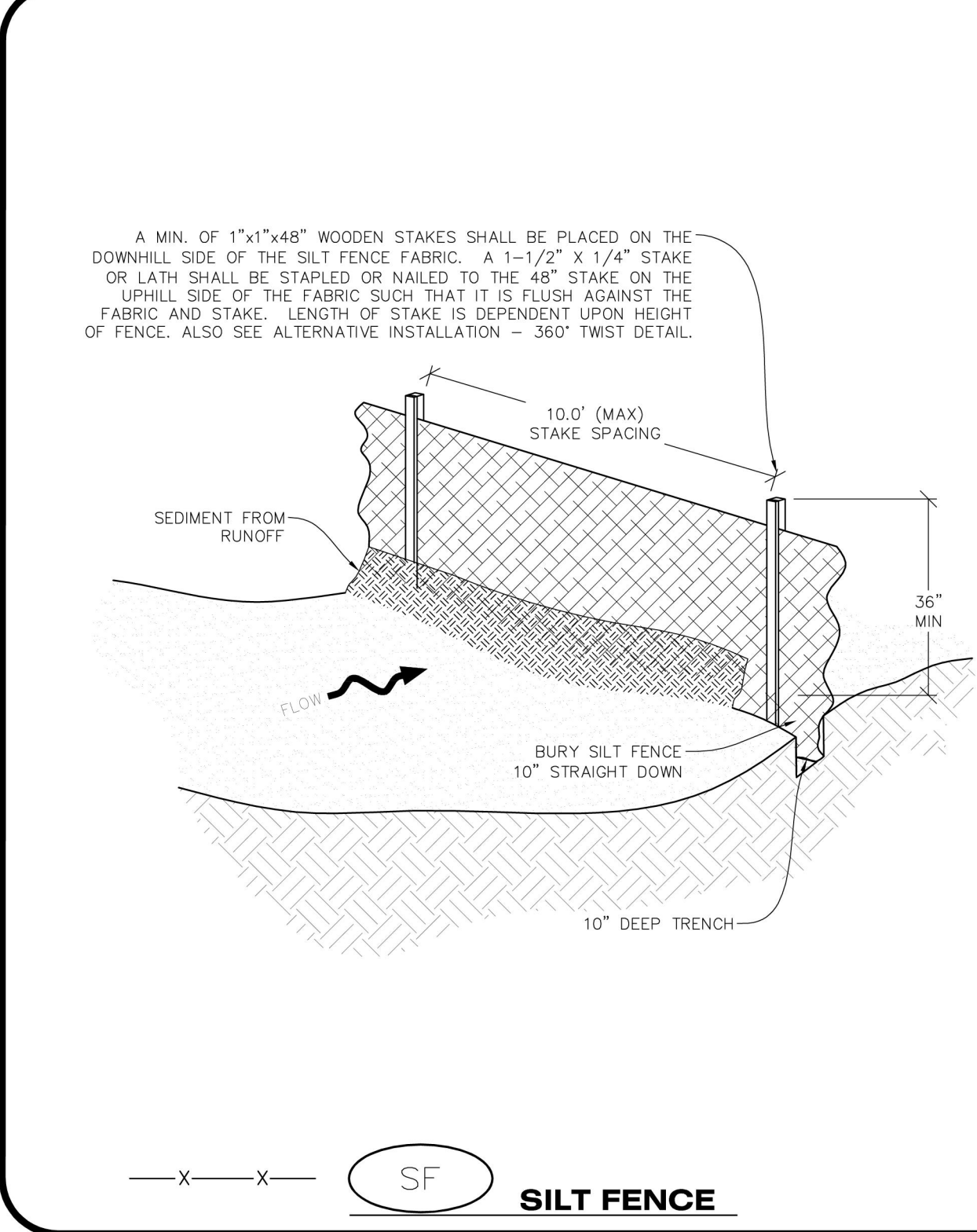
SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

- SEE PLAN VIEW FOR:
 - LOCATION(S) OF SEEDING AND MULCHING
 - TYPE OF SEED MIX
- SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
- SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
- IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
- ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF 1/4 - 1/2 INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- ALL AREAS INCAPABLE OF BEING DRILL SEEDER SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDER RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF 1/4 - 1/2 INCH.
- AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
- IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

	CBMP	
	CONSTRUCTION BEST MANAGEMENT PRACTICES	
	1 OF 3 Oct. 2013	

1 SEEDING AND MULCHING

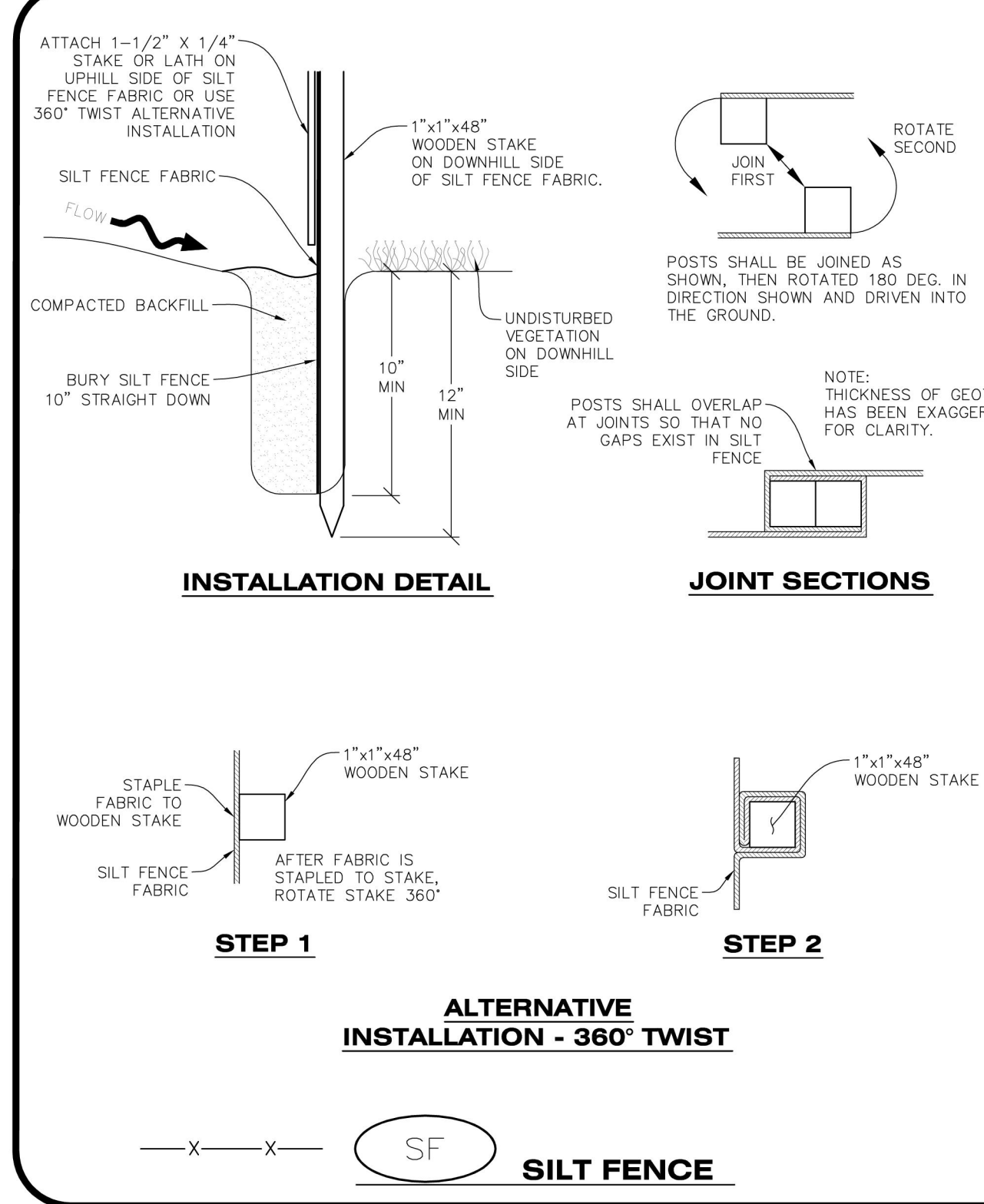
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



	CBMP	
	CONSTRUCTION BEST MANAGEMENT PRACTICES	
	1 OF 4 Oct. 2013	

2 SILT FENCE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



	CBMP	
	CONSTRUCTION BEST MANAGEMENT PRACTICES	
	2 OF 4 Oct. 2013	

Cushing Terrell
 cushingterrell.com
 800.757.9522



LES SCHWAB TIRE CENTER - PARKER, CO
 12236 SLICEROO DR. PARKER, CO
 6-BAY LINEAR STORE

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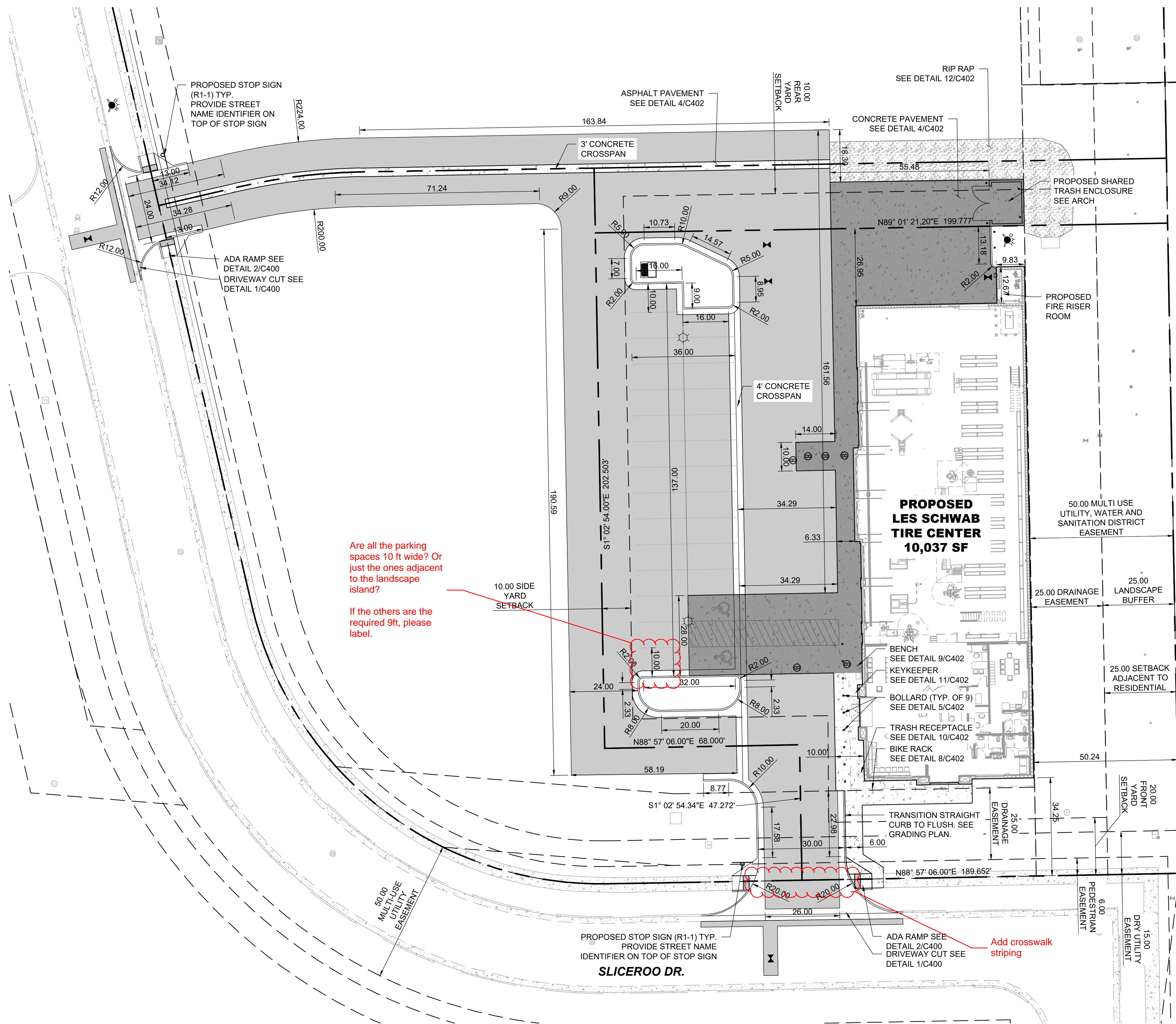
CIVIL CDS
 07.11.2023
 DRAWN BY | CAMPOS
 CHECKED BY | WALKER
 REVISIONS

EROSION SHEET DETAILS

C013



LAND USE TABLE		
USE	SIZE SF / ACRES	PERCENTAGE
BUILDING	10,037 / 0.23	24%
PARKING	4,824 / 0.11	12%
DRIVE LANES	14,145 / 0.32	33%
SIDEWALKS	4,218 / 0.10	10%
OPEN SPACE / LANDSCAPING	8,917 / 0.20	21%
TOTAL	42,141 / .97	100%



Are all the parking spaces 10 ft wide? Or just the ones adjacent to the landscape island?
If the others are the required 9ft, please label.

Add crosswalk striping

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

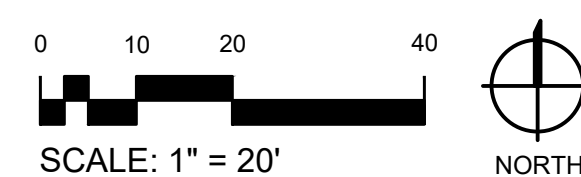
PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

PAVING LEGEND

- PROPOSED ASPHALT PAVING, SEE SHEET C402
- PROPOSED CONCRETE PAVING, SEE SHEET C402
- PROPOSED RIP RAP, SEE SHEET C402

1 SITE PLAN
C100



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

12236 SLICEROO DR, PARKER, CO
6-BAY LINEAR STORE

LES SCHWAB TIRE CENTER - PARKER, CO

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REVISIONS

SITE PLAN SHEET

C100

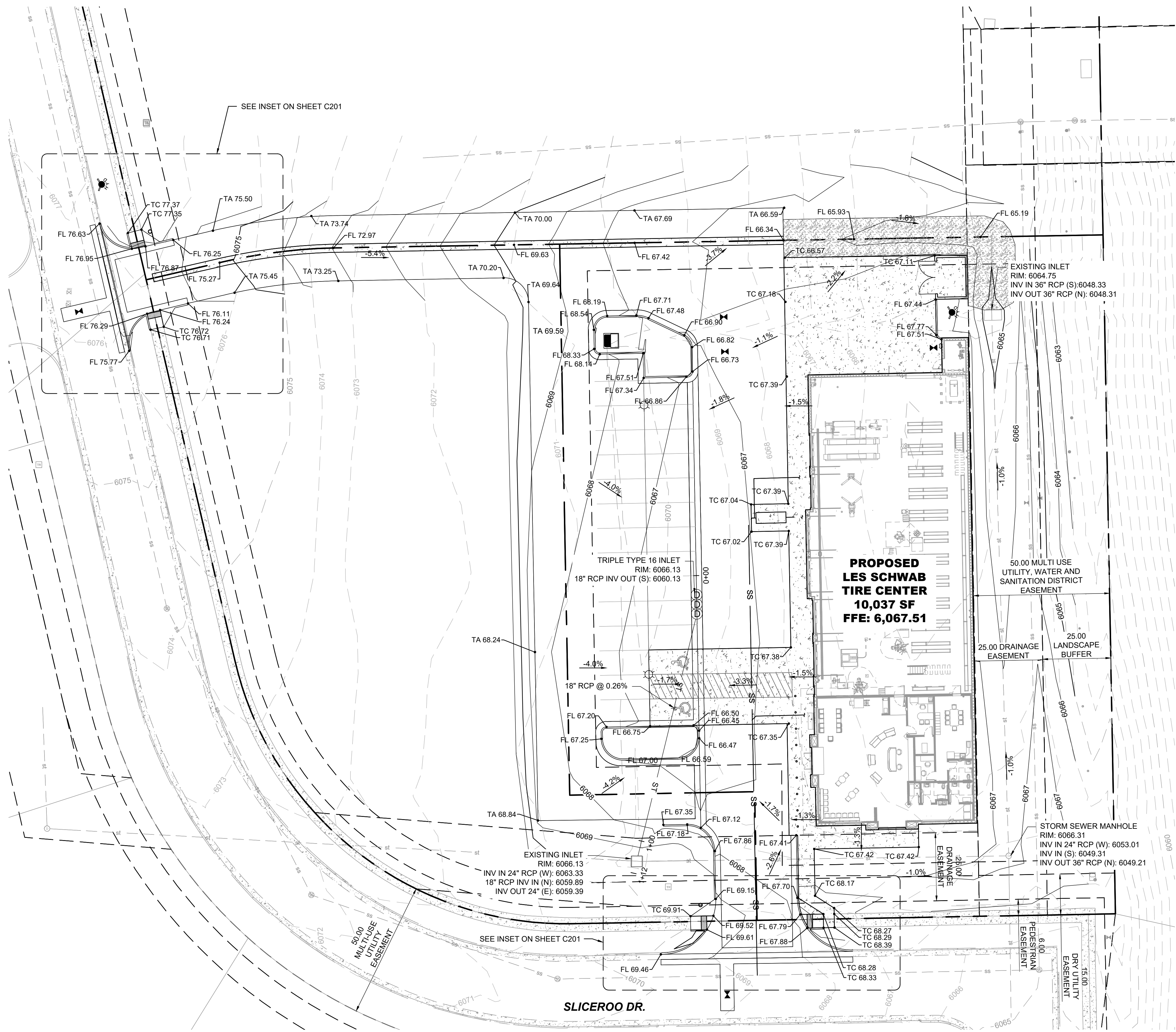


GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
8. SPOT ELEVATIONS INDICATE TOP OF ASPHALT, UNLESS OTHERWISE INDICATED.
9. FINISHED GRADE SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 6000 FOR ACTUAL ELEVATION.
10. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
11. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2%. 1.5% IS PREFERRED.
12. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
13. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
14. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
15. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
16. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
17. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

STORMWATER NOTES

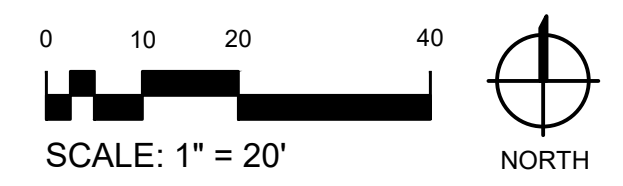
1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
5. ALL JOINTS SHALL BE "WATERTIGHT".
6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.



**PROPOSED
LES SCHWAB
TIRE CENTER
10,037 SF
FFE: 6,067.51**

SLICEROO DR.

1 GRADING PLAN
C200



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

12236 SLICEROO DR, PARKER, CO
6-BAY LINEAR STORE

LES SCHWAB TIRE CENTER - PARKER, CO

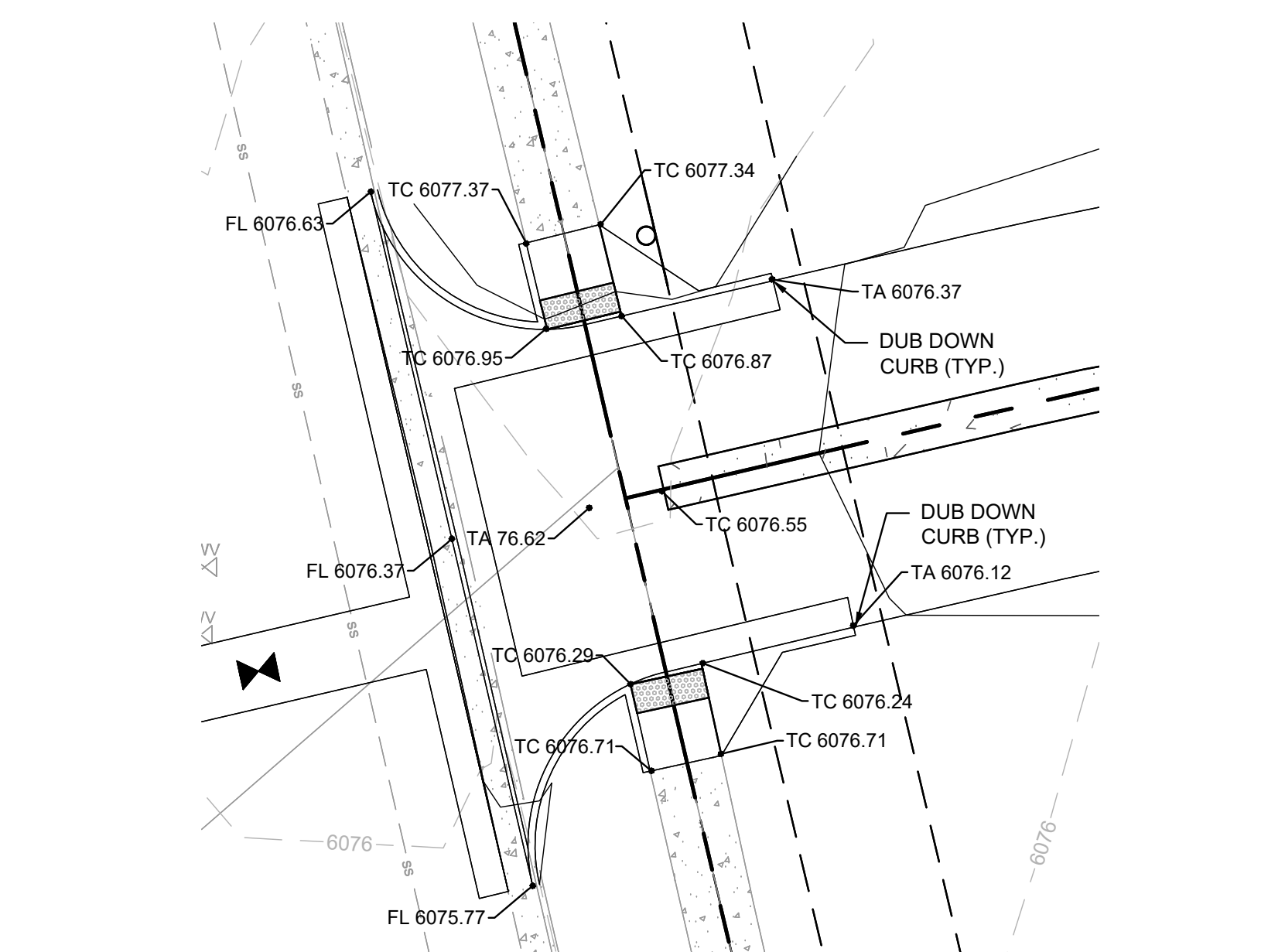
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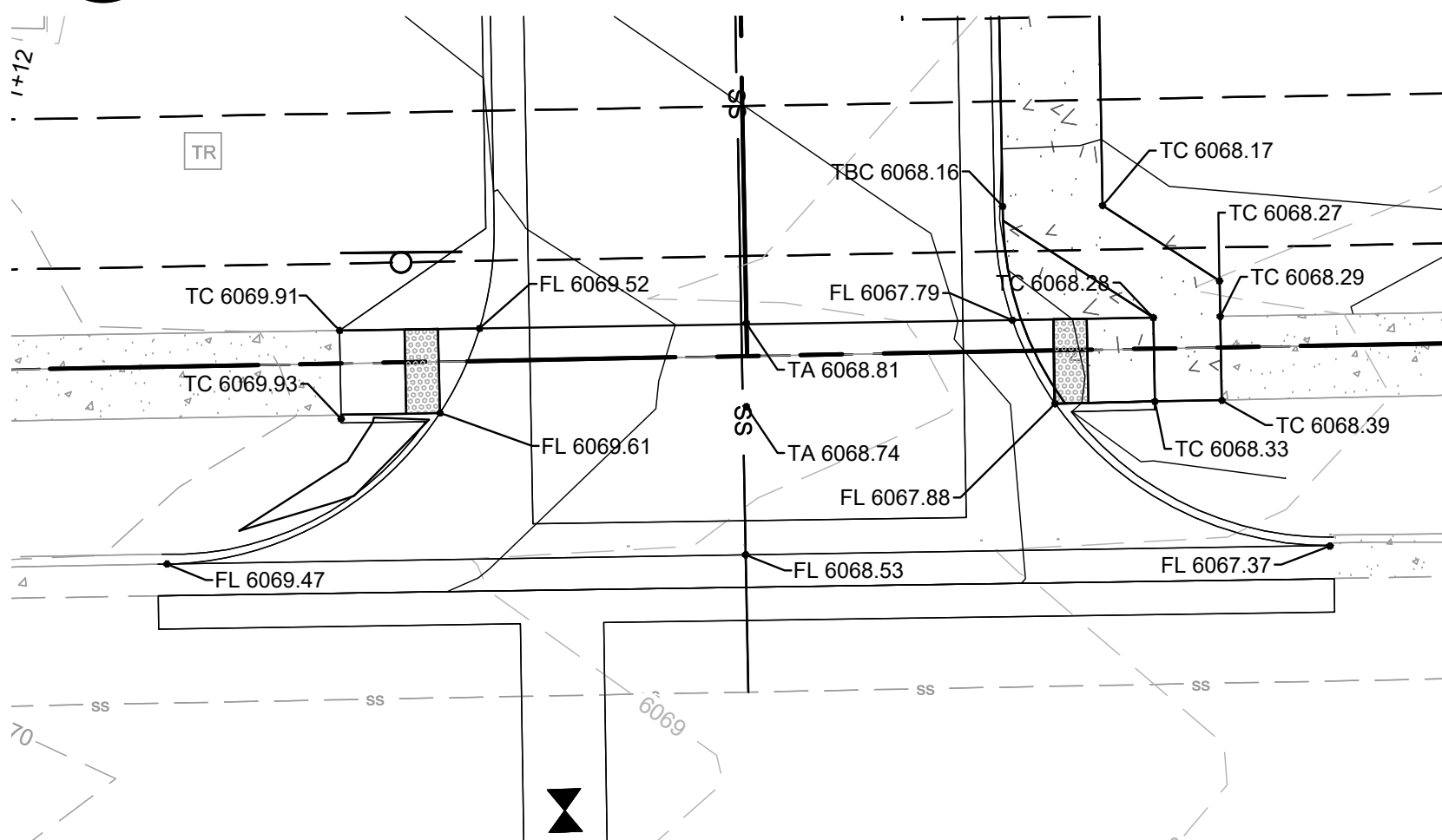
07.11.2023
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REVISIONS

GRADING PLAN

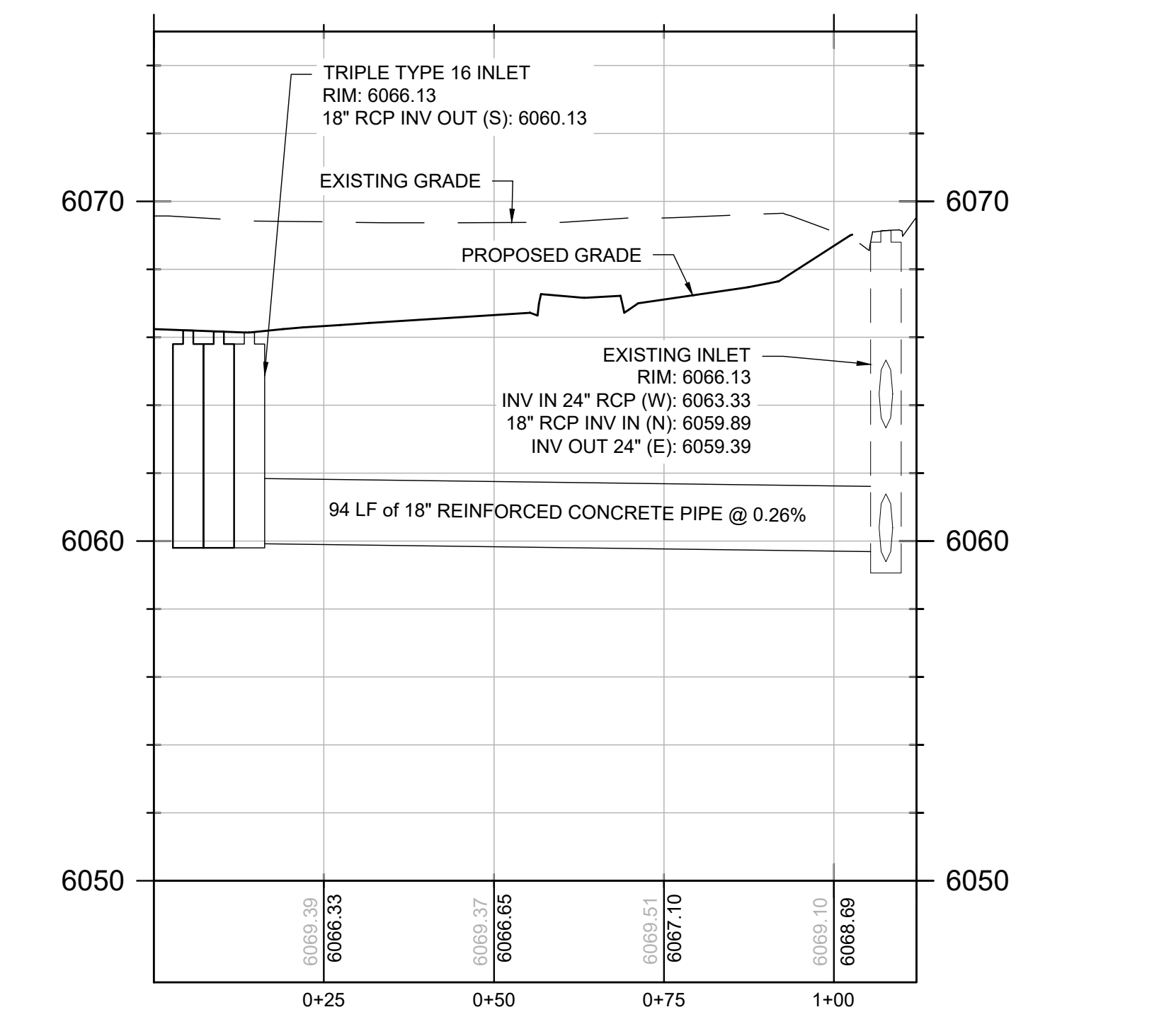
C200



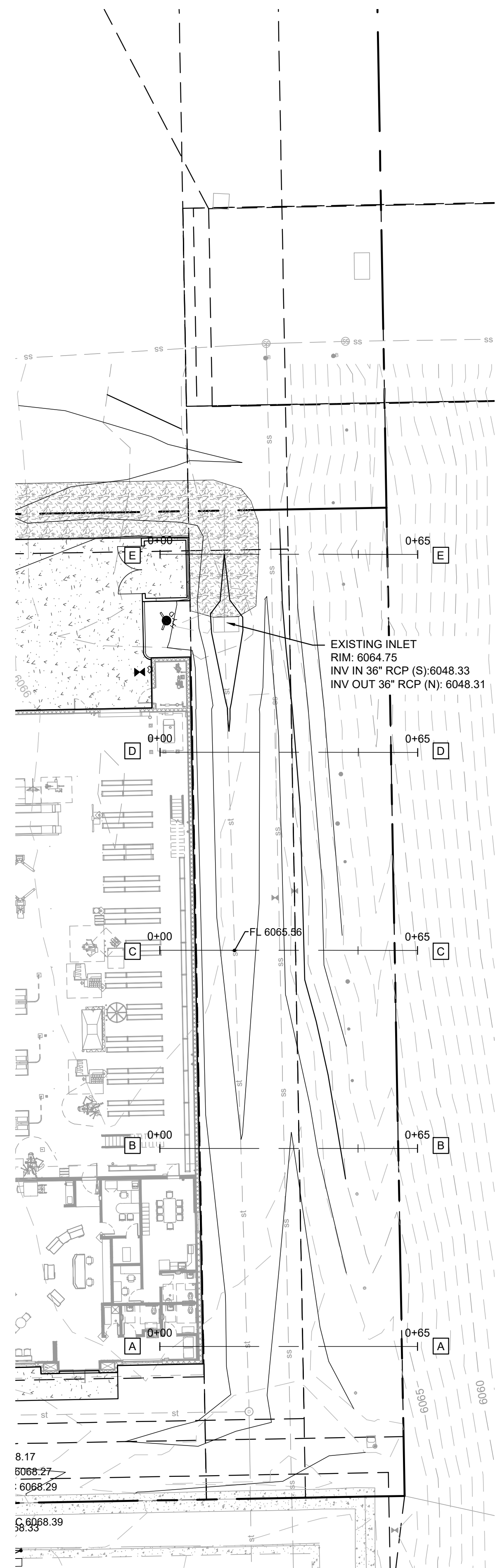
1 NORTHEAST DRIVEWAY GRADING PLAN
C200 SCALE: 1" = 10'



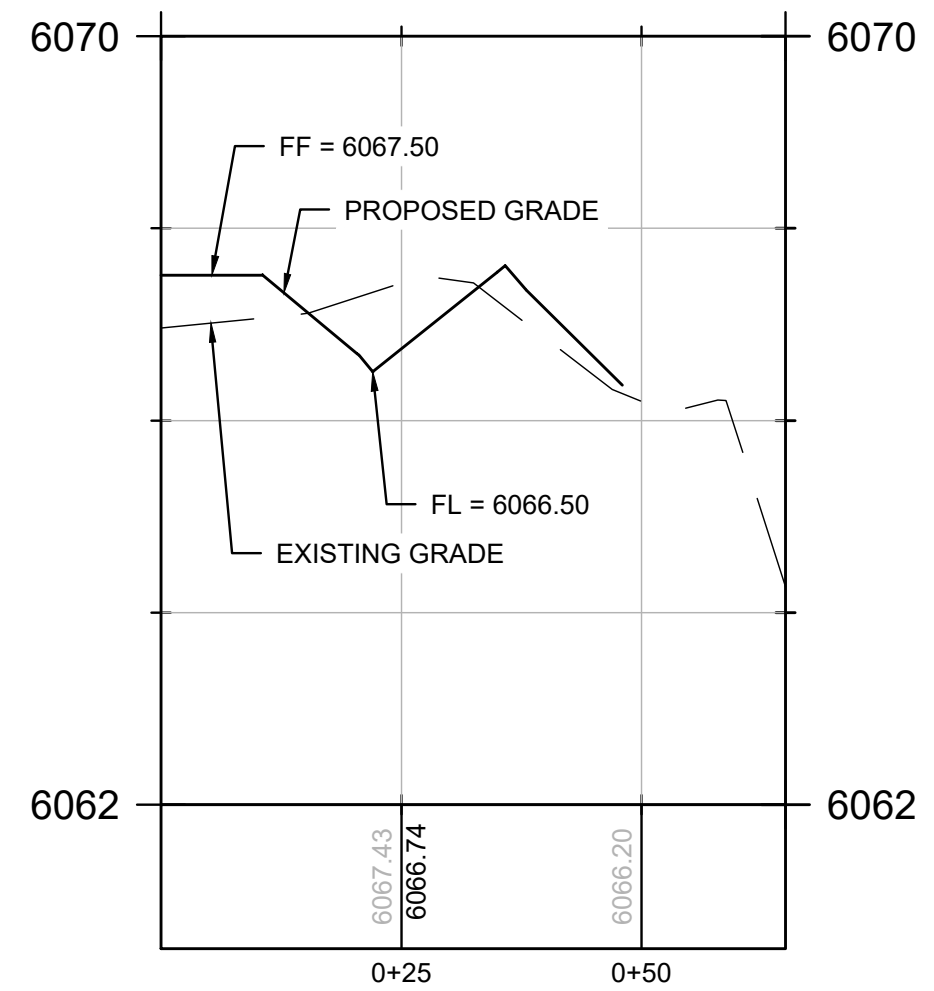
2 SOUTH DRIVEWAY GRADING PLAN
C200 SCALE: 1" = 10'



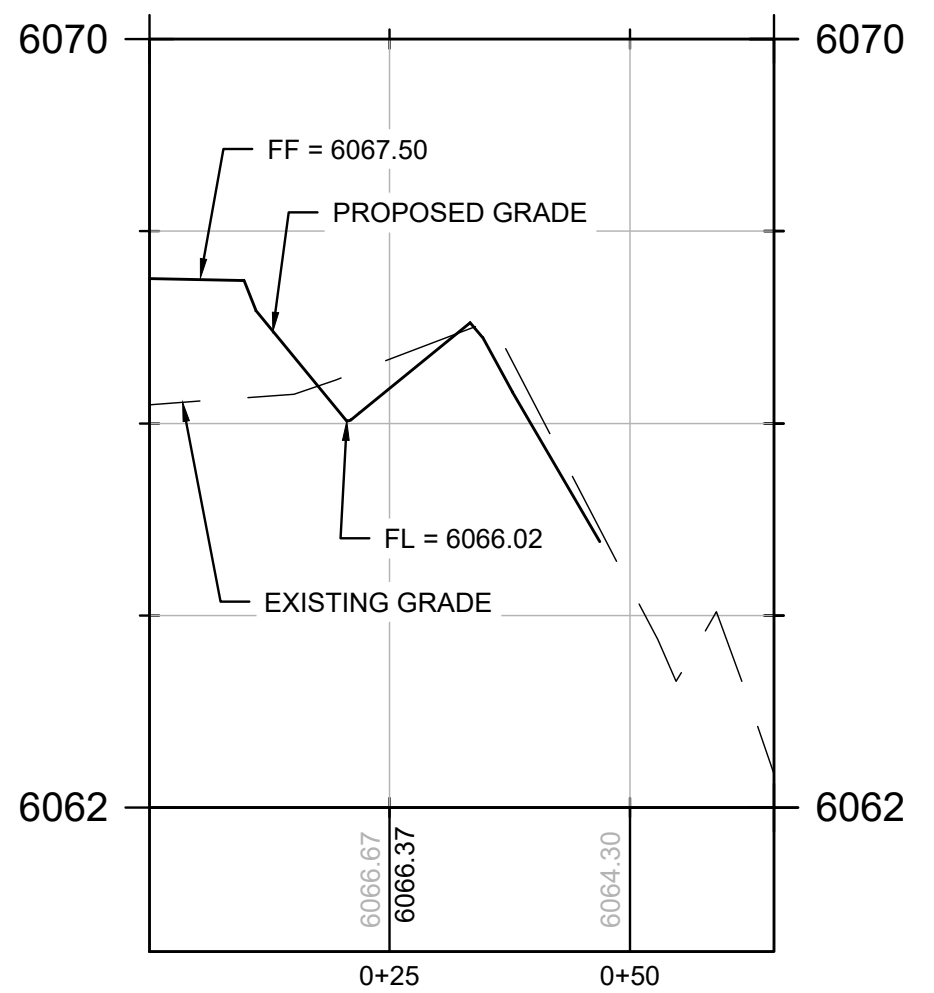
3 STORM SEWER PROFILE
C200 SCALE: 1" = 20'



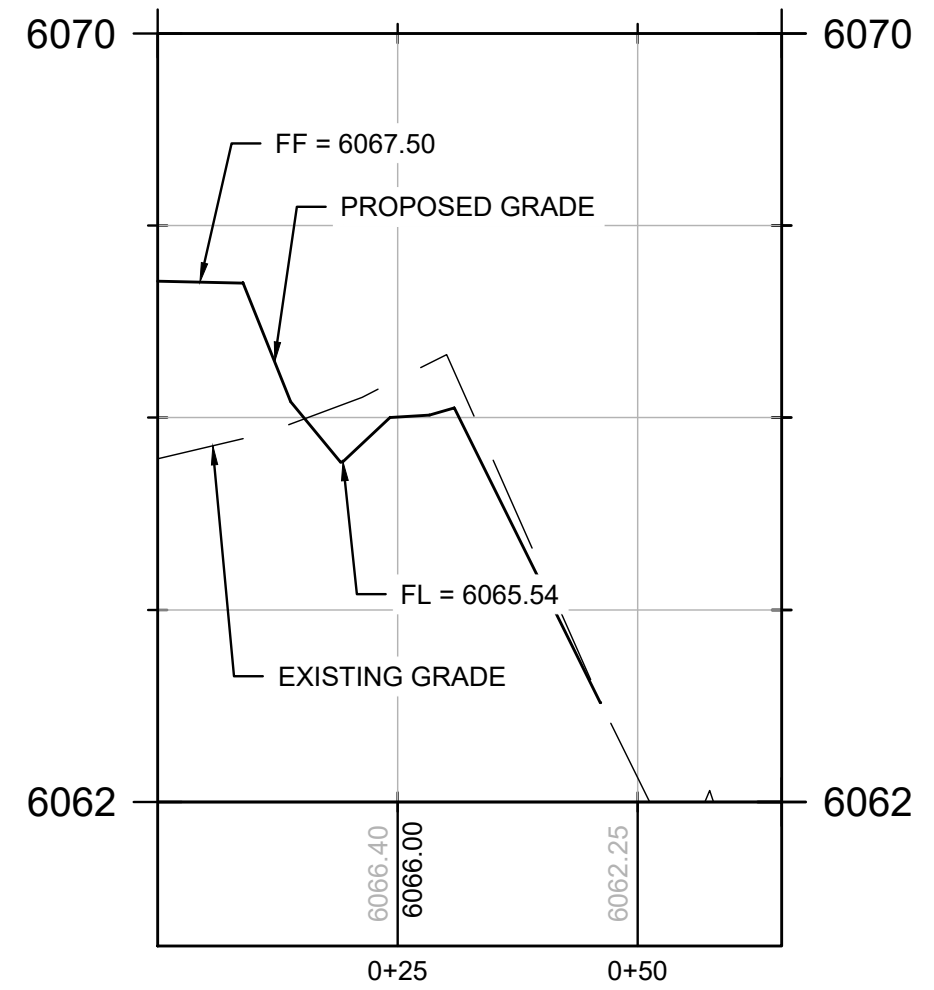
4 NORTHEAST DRIVEWAY GRADING PLAN
C200 SCALE: 1" = 20'



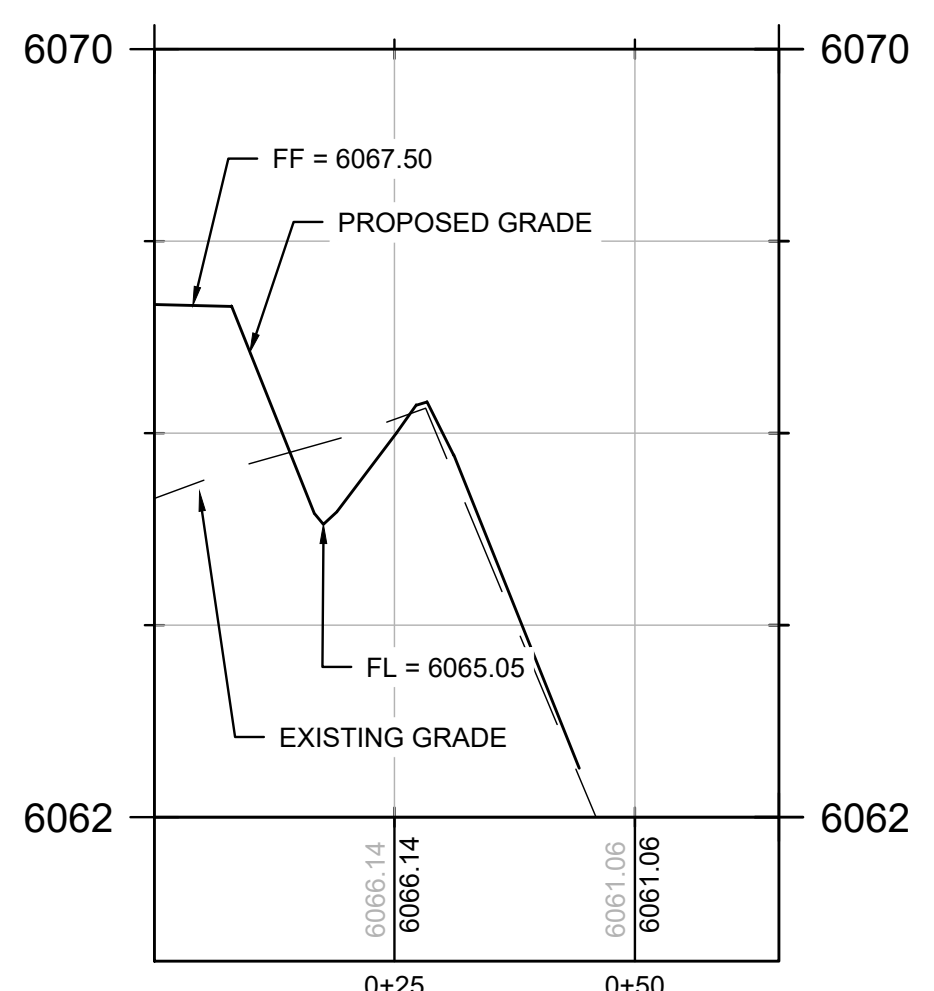
5 SWALE SECTION A-A
C200



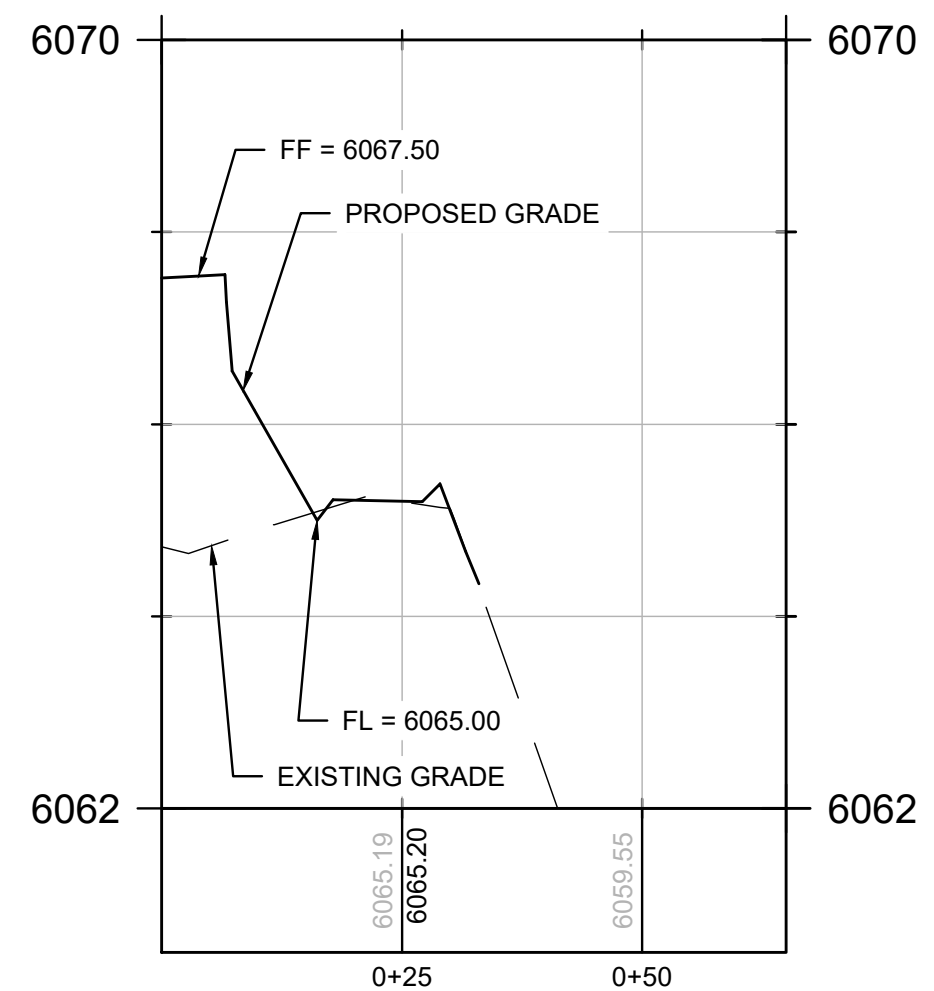
6 SWALE SECTION B-B
C200



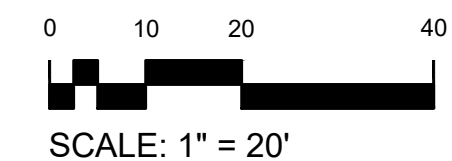
7 SWALE SECTION C-C
C200



8 SWALE SECTION D-D
C200



9 SWALE SECTION E-E
C200





WATER NOTES

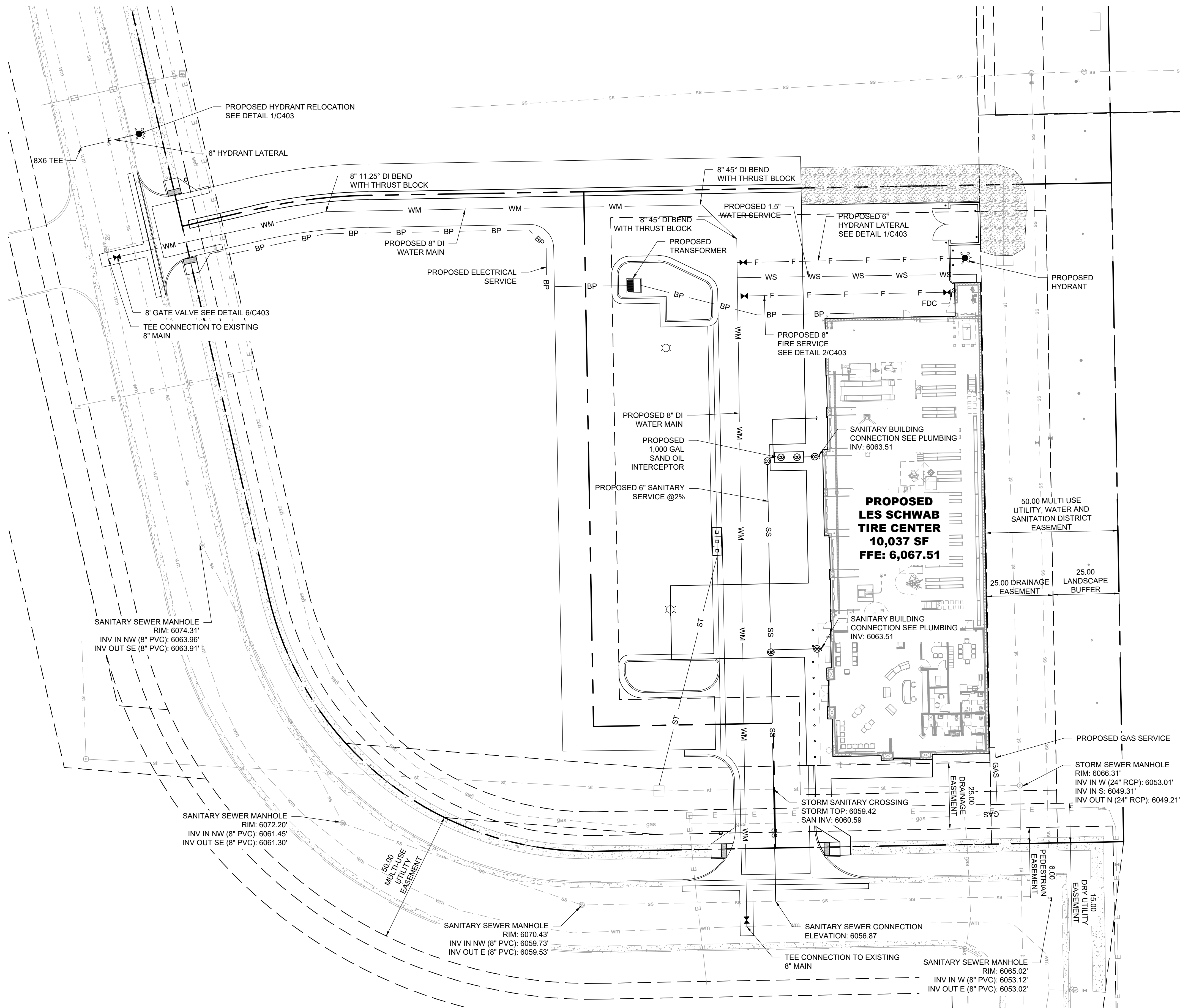
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS MANUAL, JANUARY 2017.
- UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE PVC C900 IN CONFORMANCE WITH AWWA C900. ALL SERVICES AND CONNECTIONS SHALL BE PE-AL-PE WITH A PRESSURE RATING OF 200 PSI AND CONFORM TO THE PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS MANUAL, JANUARY 2017.
- THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
- THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 4.5 FT. WHERE AT LEAST 4.5 FT OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE PIPING AS INDICATED ON PLANS.
- THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
- LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
- ANY EXISTING OR NEW VALVES THAT CONTROL THE TOWN OF PARKER WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
- PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH THE PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS MANUAL, JANUARY 2017 AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
- ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS MANUAL, JANUARY 2017 AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
- ALL DUCTILE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.
- PER THE CURRENT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE WATER MAIN WORK (ie. CUT, GATE VALVES & PIPE INSTALLATION) INSPECTED AND TESTED PER CURRENT CDPHE PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR.

SEWER NOTES

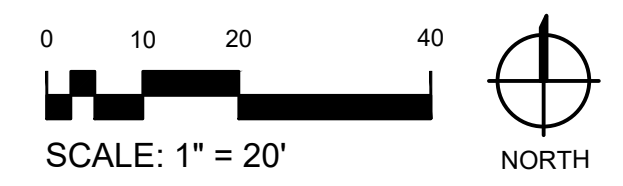
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS AND ANY APPLICABLE TOWN OF PARKER MODIFICATIONS OR APPROPRIATE MASTER SPECIFICATION.
- UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE CURRENT PARKER WATER & SANITATION DISTRICT STANDARD SPECIFICATIONS AND SPECIFICATIONS AND ANY APPLICABLE TOWN OF PARKER MODIFICATIONS.
- ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS & ANY APPLICABLE TOWN OF PARKER MODIFICATIONS.
- PER CURRENT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE SEWER WORK INSPECTED AND TESTED PER DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO FINAL SURFACE RESTORATION.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SANITARY SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT PARKER WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS AND ANY APPLICABLE TOWN OF PARKER STANDARDS.
- AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR SHALL CONDUCT DEFLECTION TESTING OF SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE DESIGNED PIPE DIAMETER. TESTING SHALL BE CONDUCTED NO MORE THAN 7 DAYS AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED.
- PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER PIPE AND MANHOLES.
- CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.

DRY UTILITY NOTES

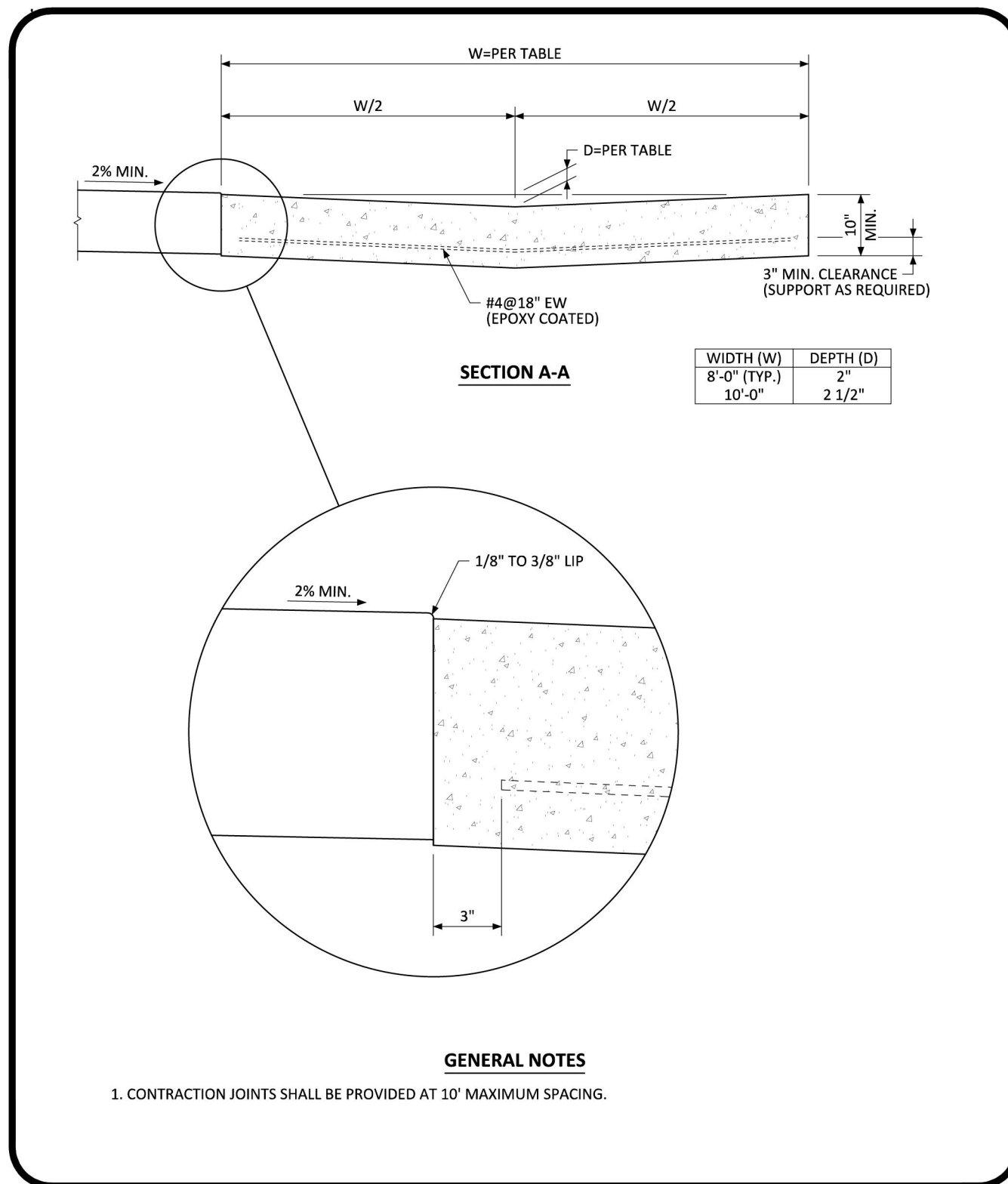
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
- REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
- REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.



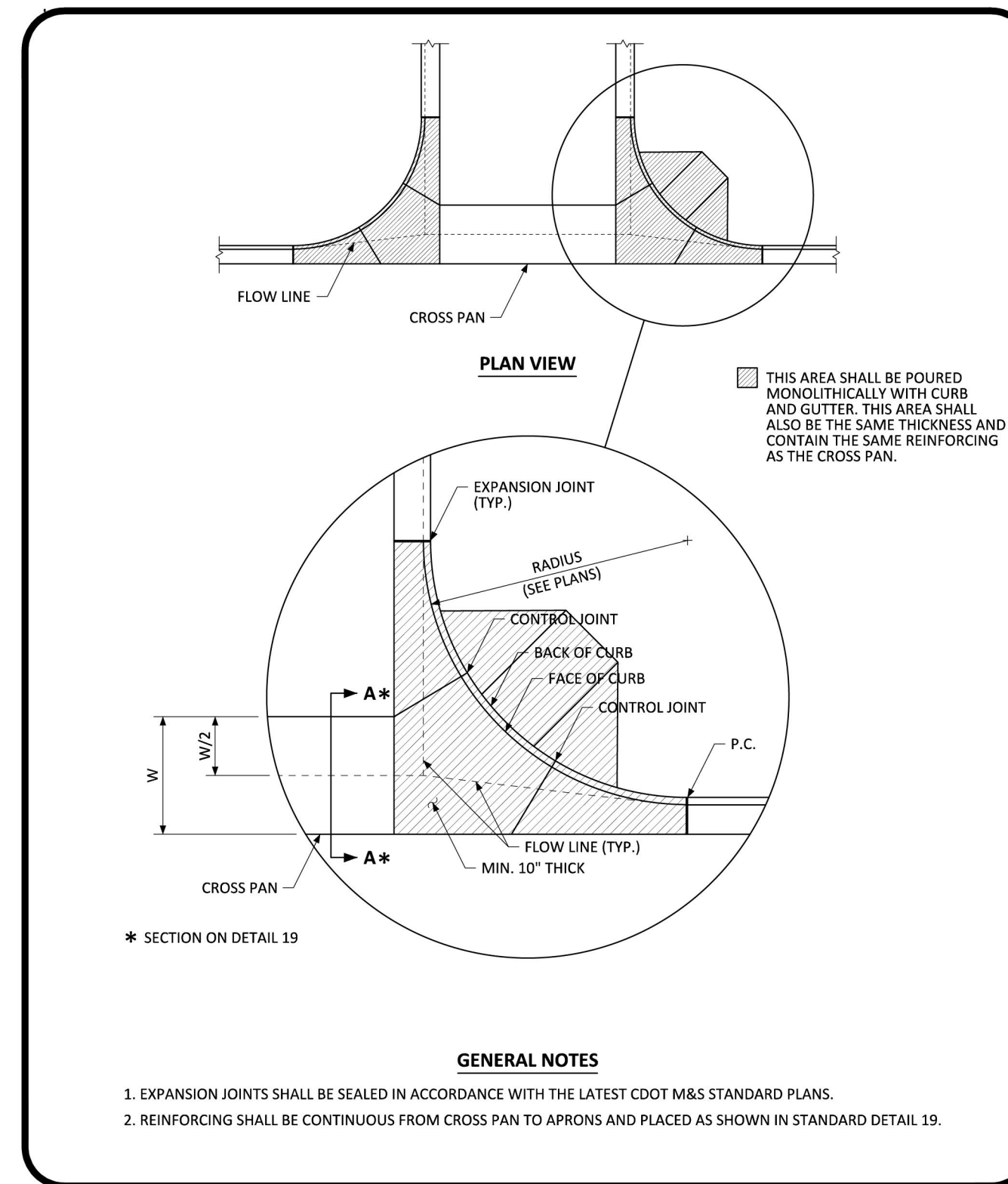
1 UTILITY PLAN
C300



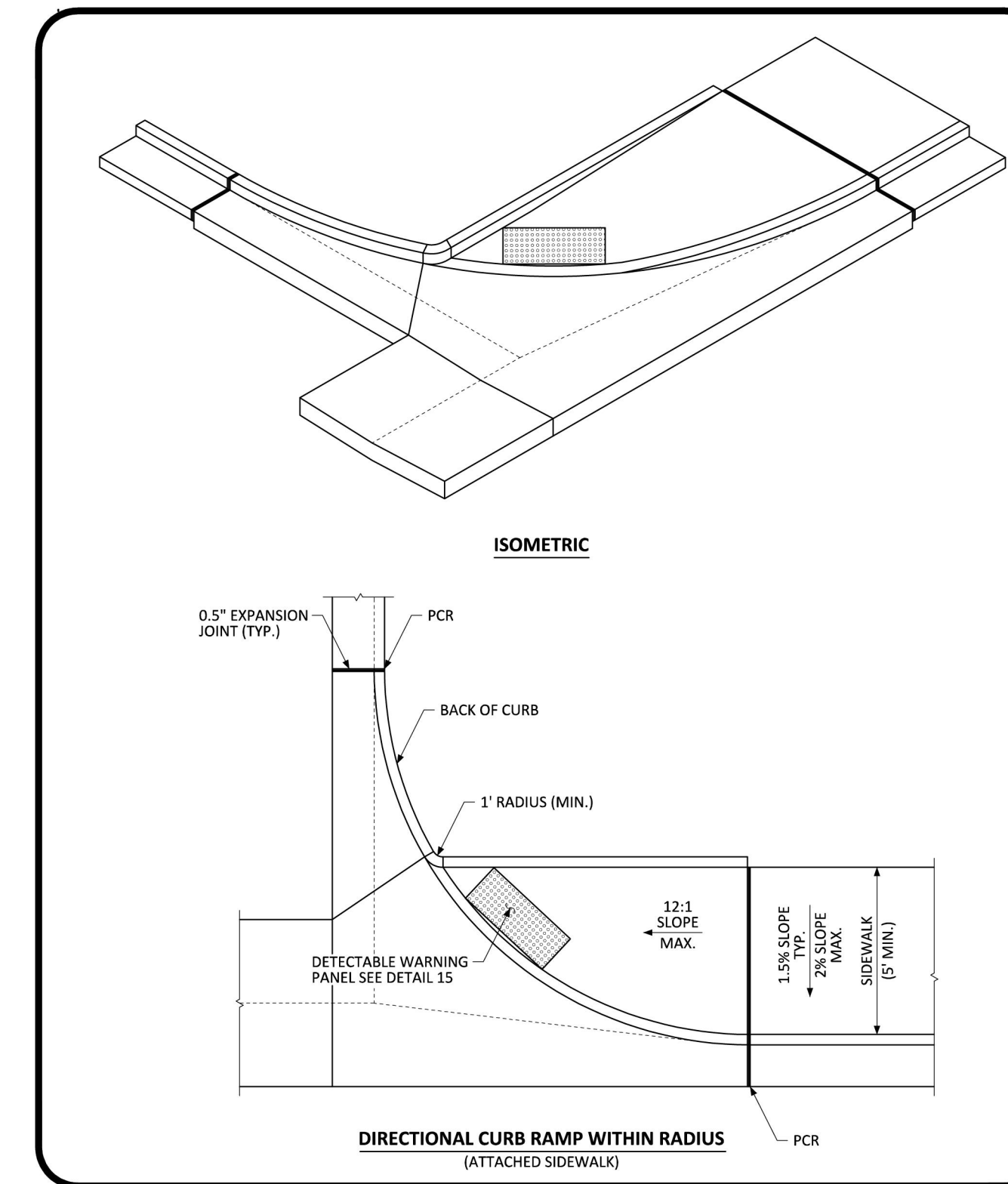
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN



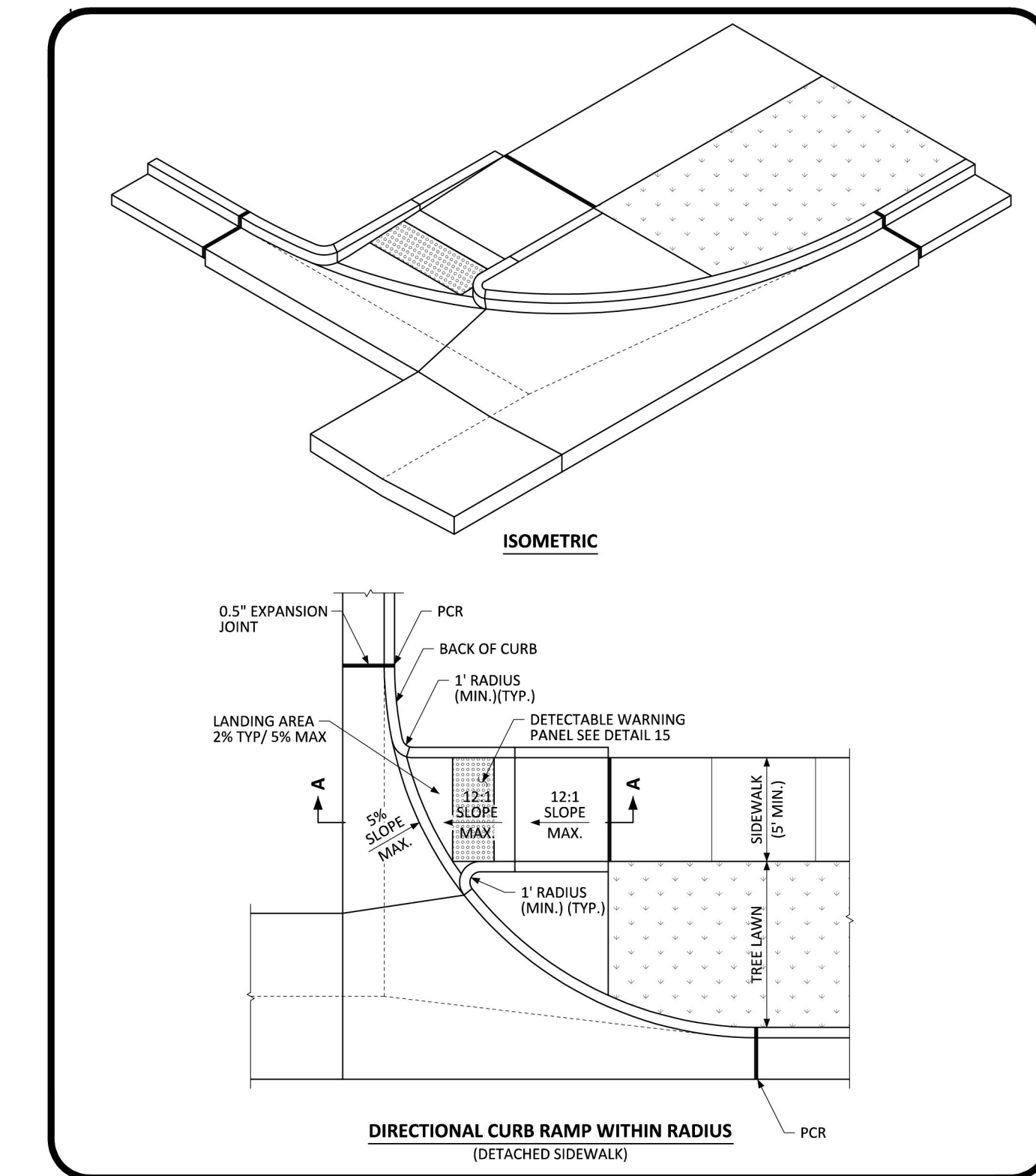
PARKER COLORADO INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 19 1 OF 2



PARKER COLORADO INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 19 2 OF 2



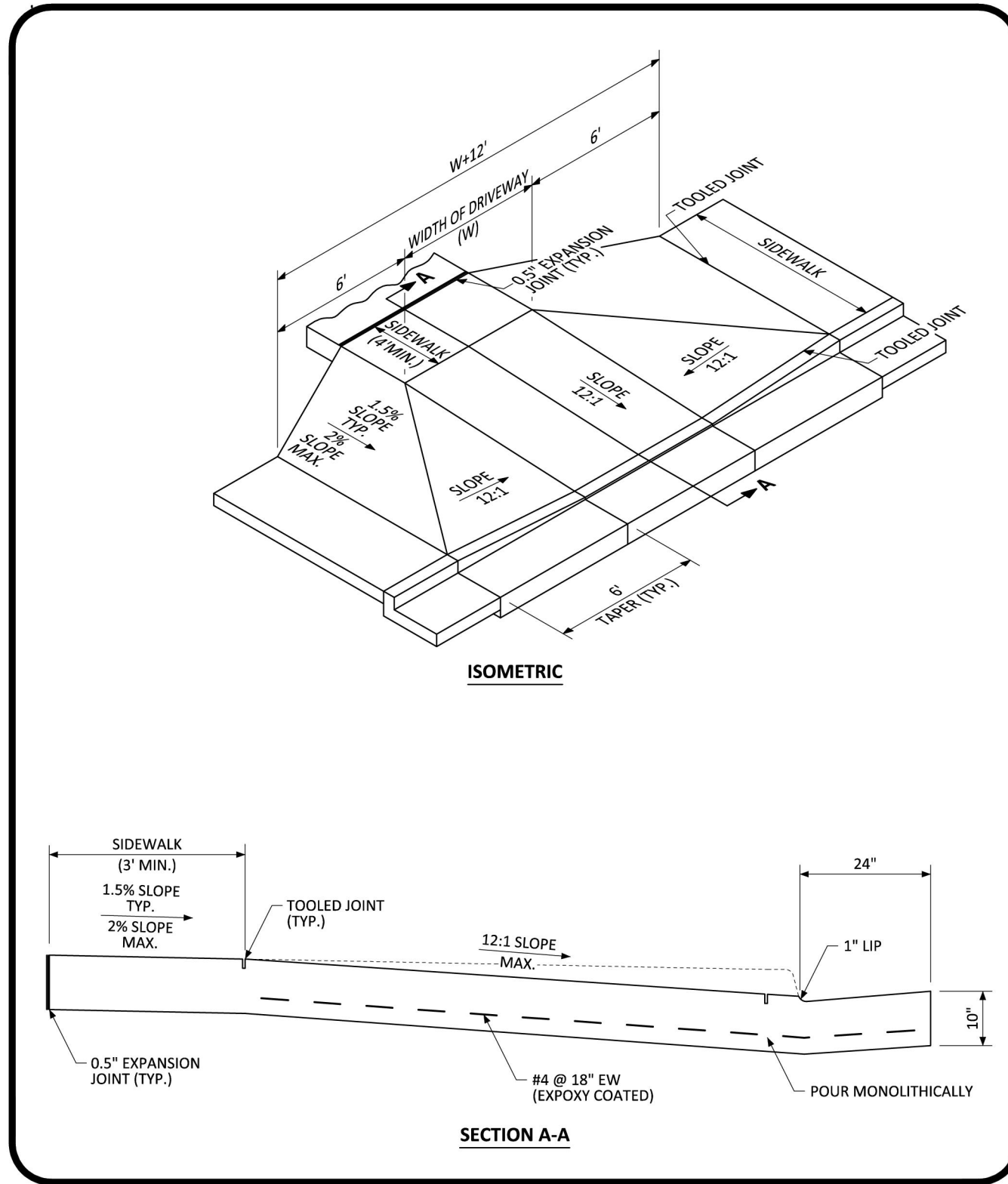
PARKER COLORADO DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 18 1 OF 2



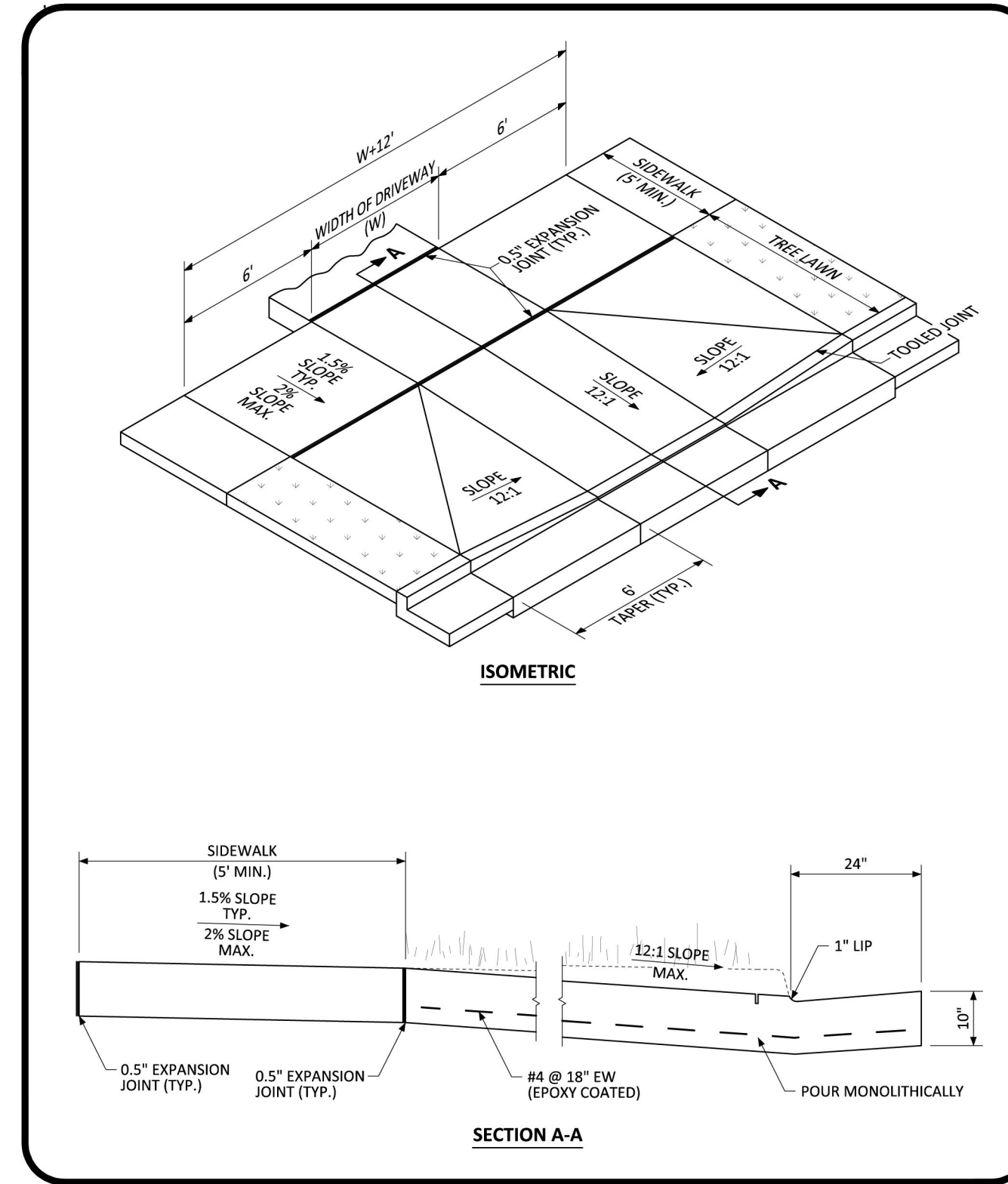
PARKER COLORADO DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 18 2 OF 2

1 CROSSPAN
C400

2 CURB RAMP
C400

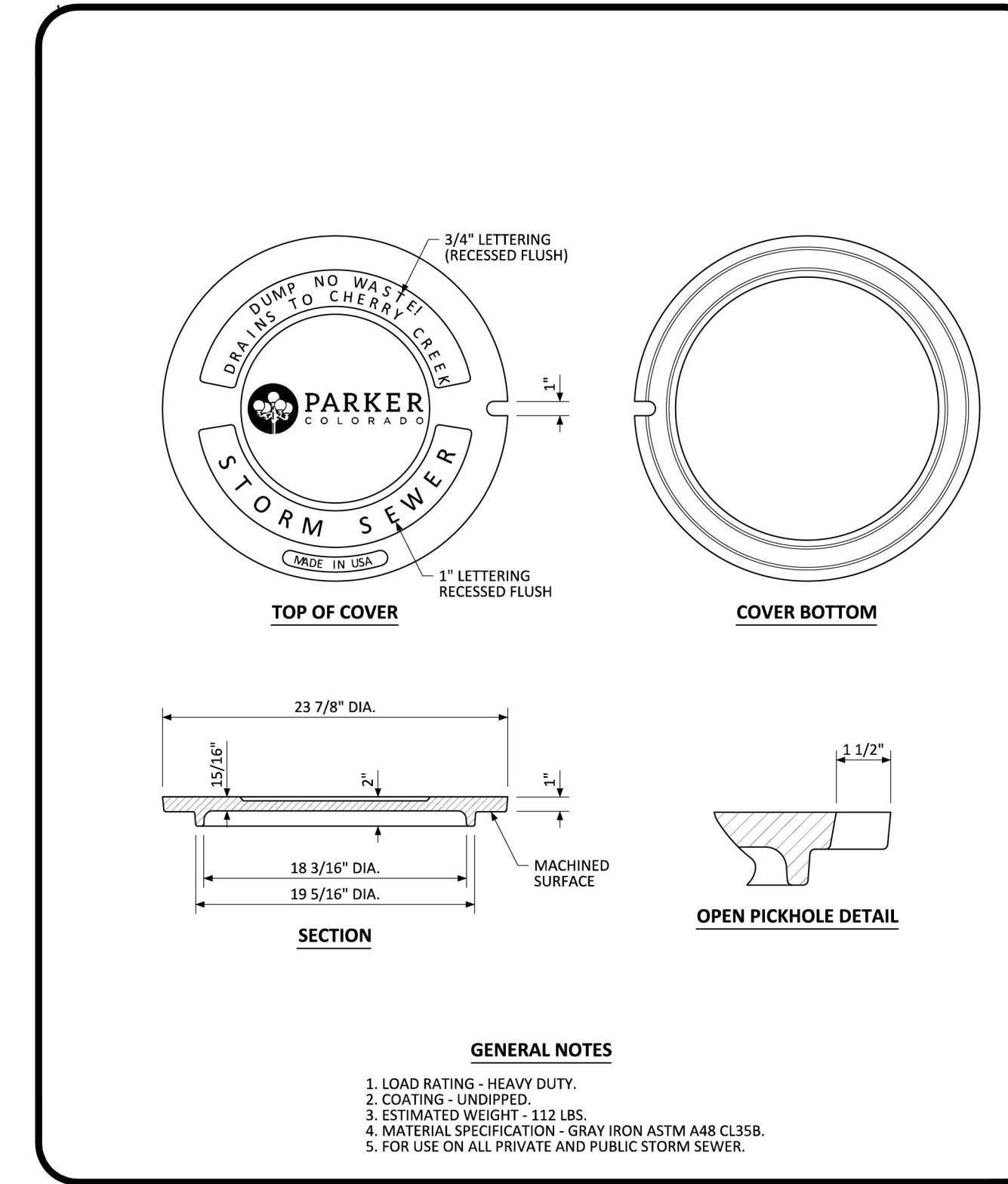


PARKER COLORADO COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 20 1 OF 2



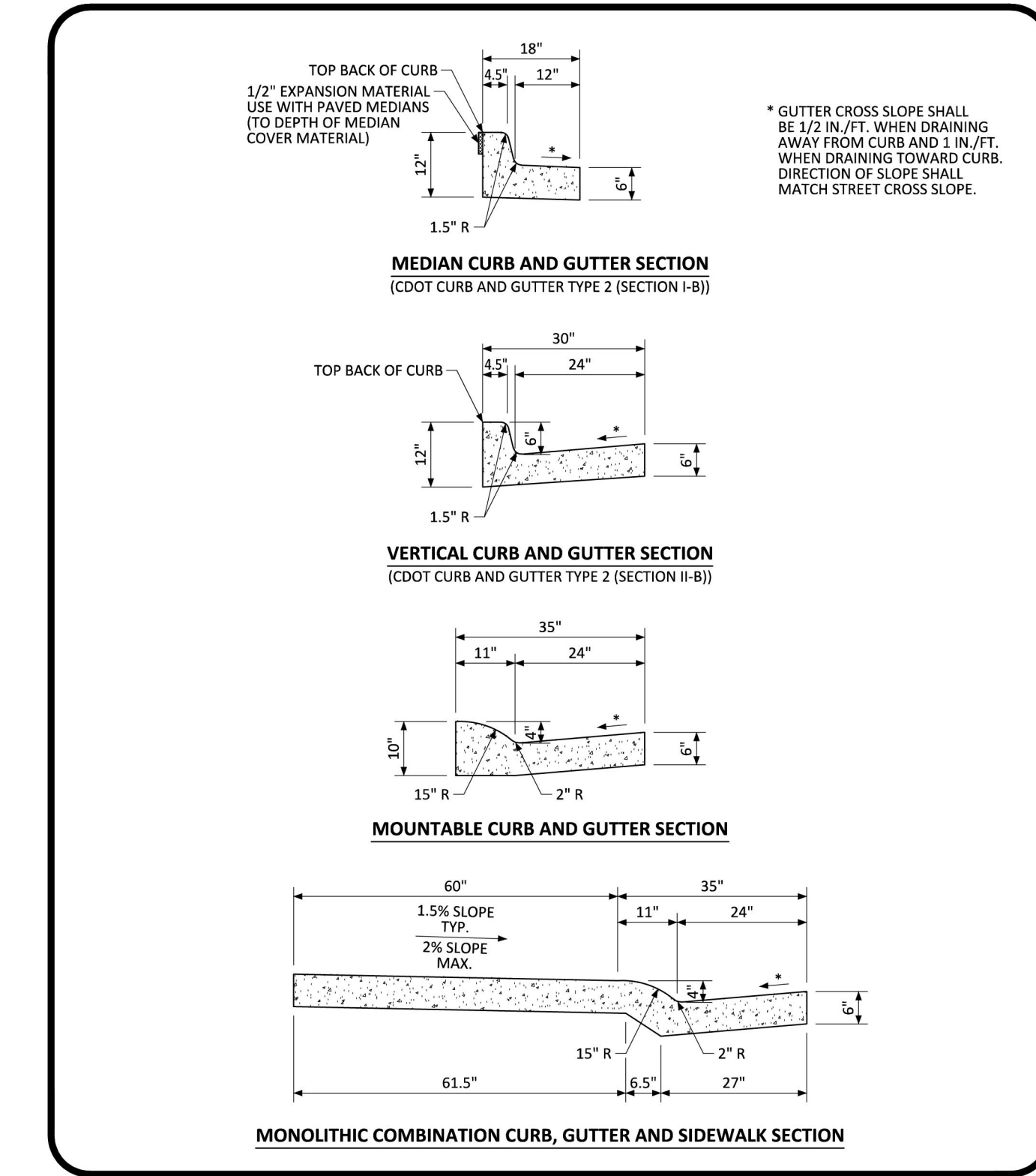
PARKER COLORADO COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 20 2 OF 2

3 DRIVEWAY CUT
C400



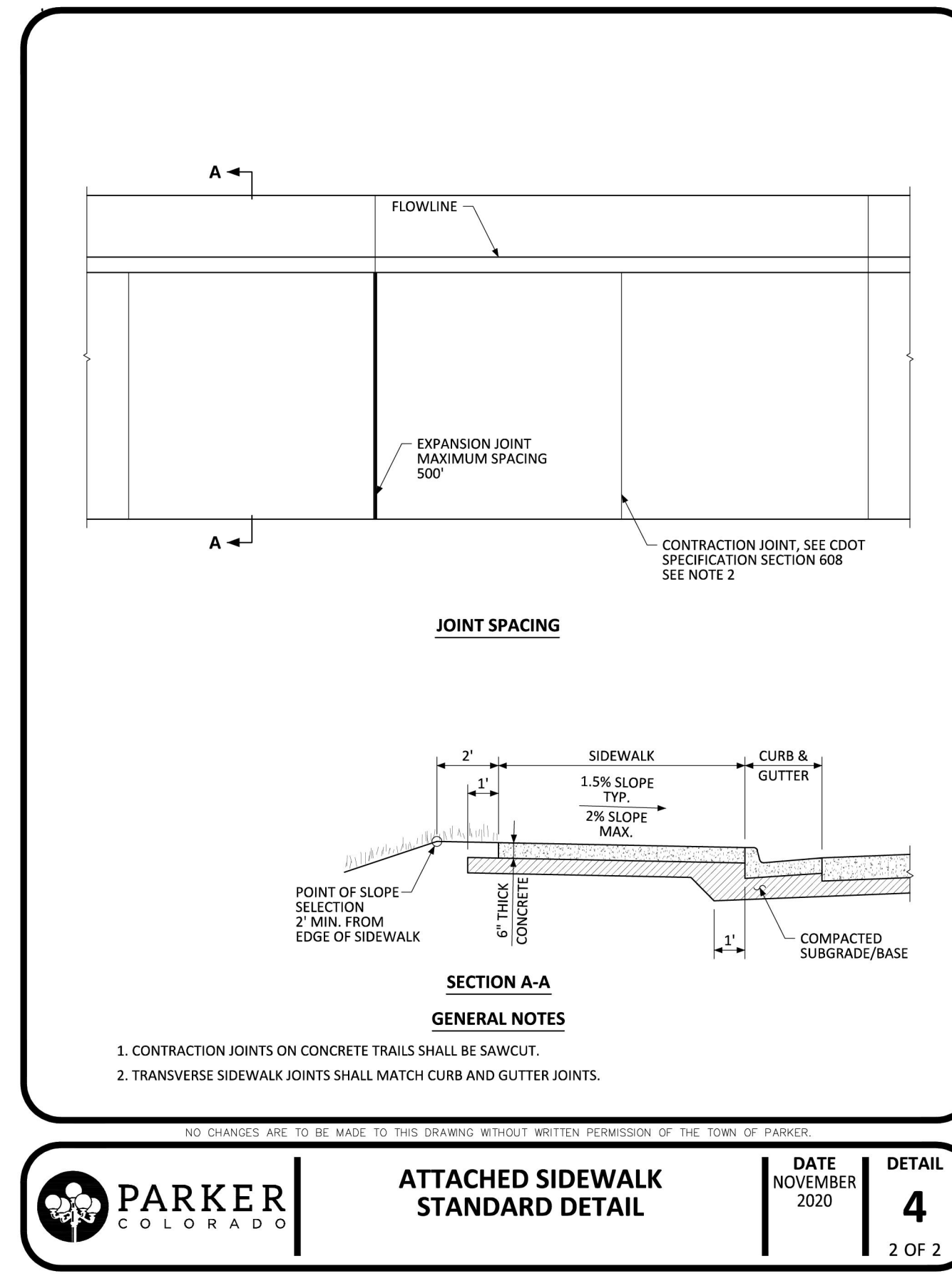
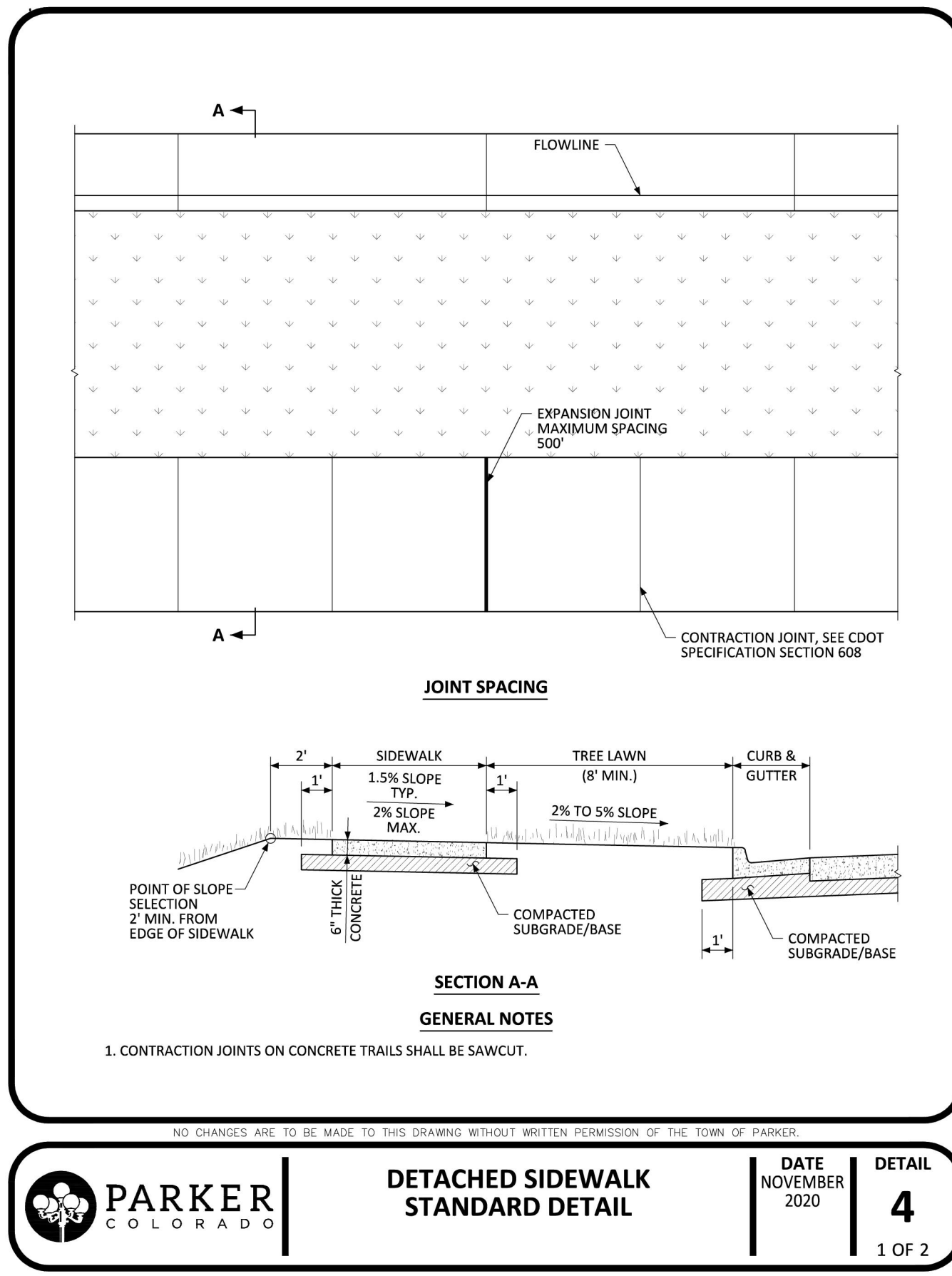
PARKER COLORADO MANHOLE COVER STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 33 1 OF 1

4 STORM MANHOLE
C400

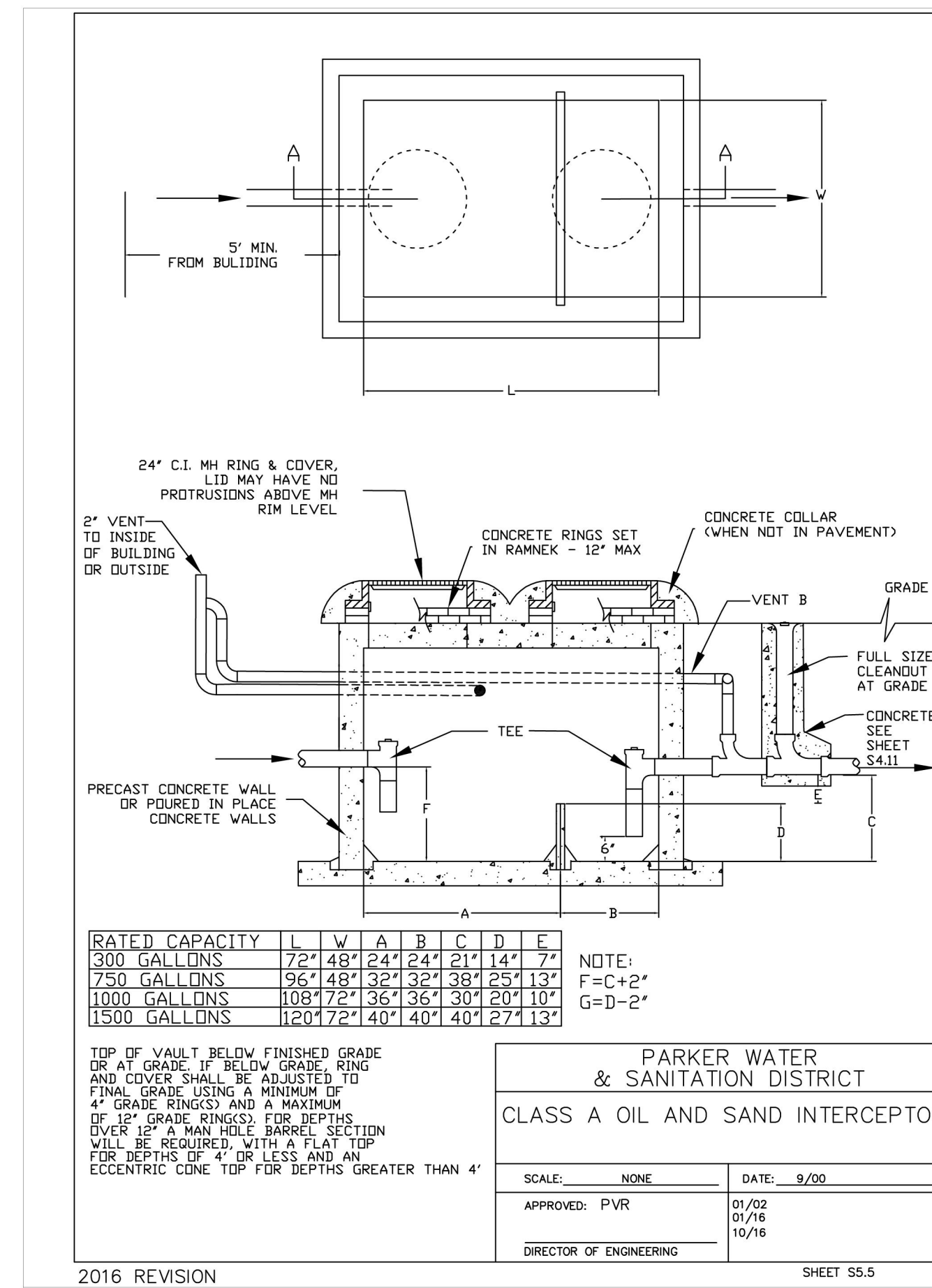


PARKER COLORADO CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 3 1 OF 1

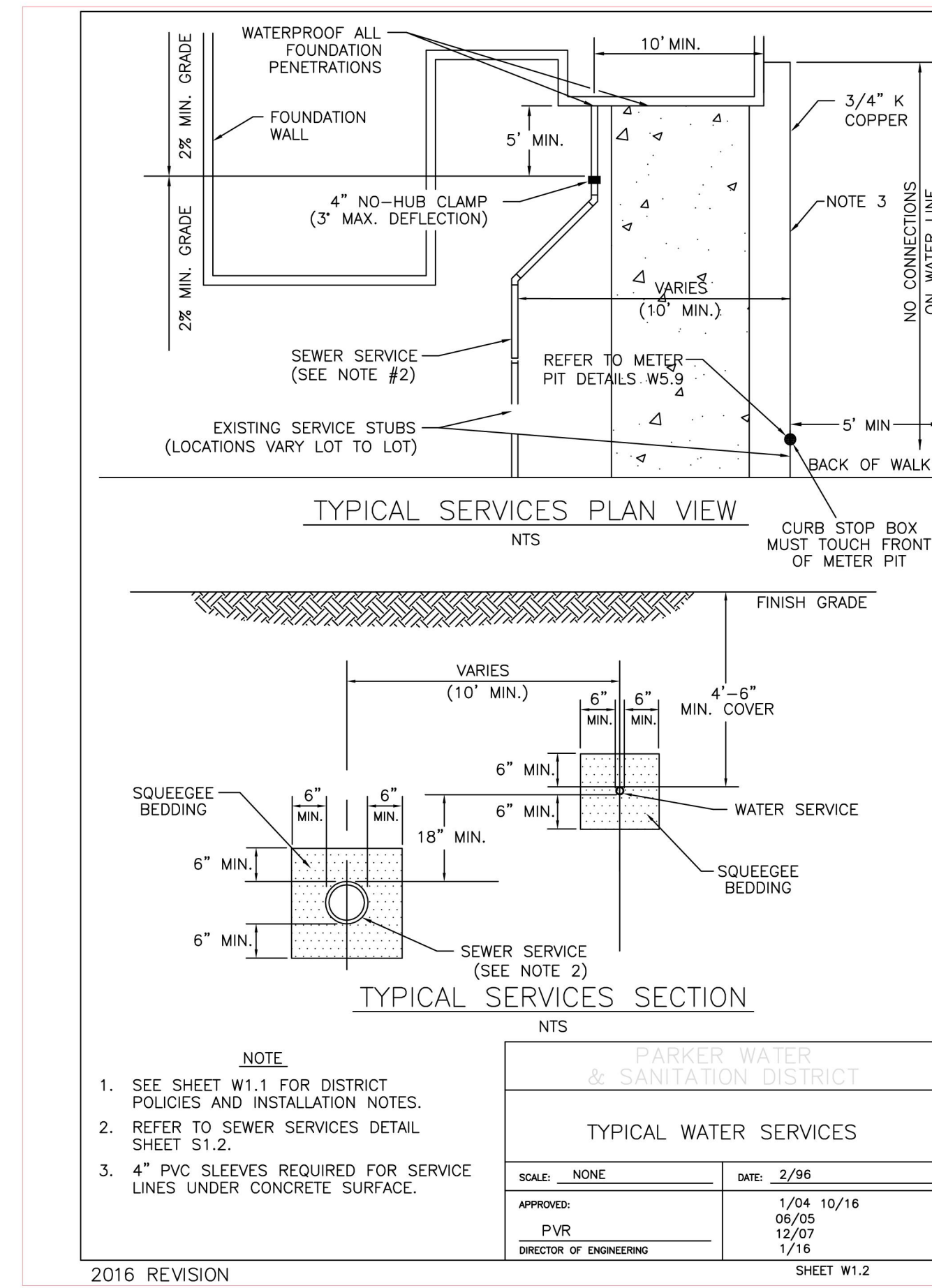
5 CURB & GUTTER
C400



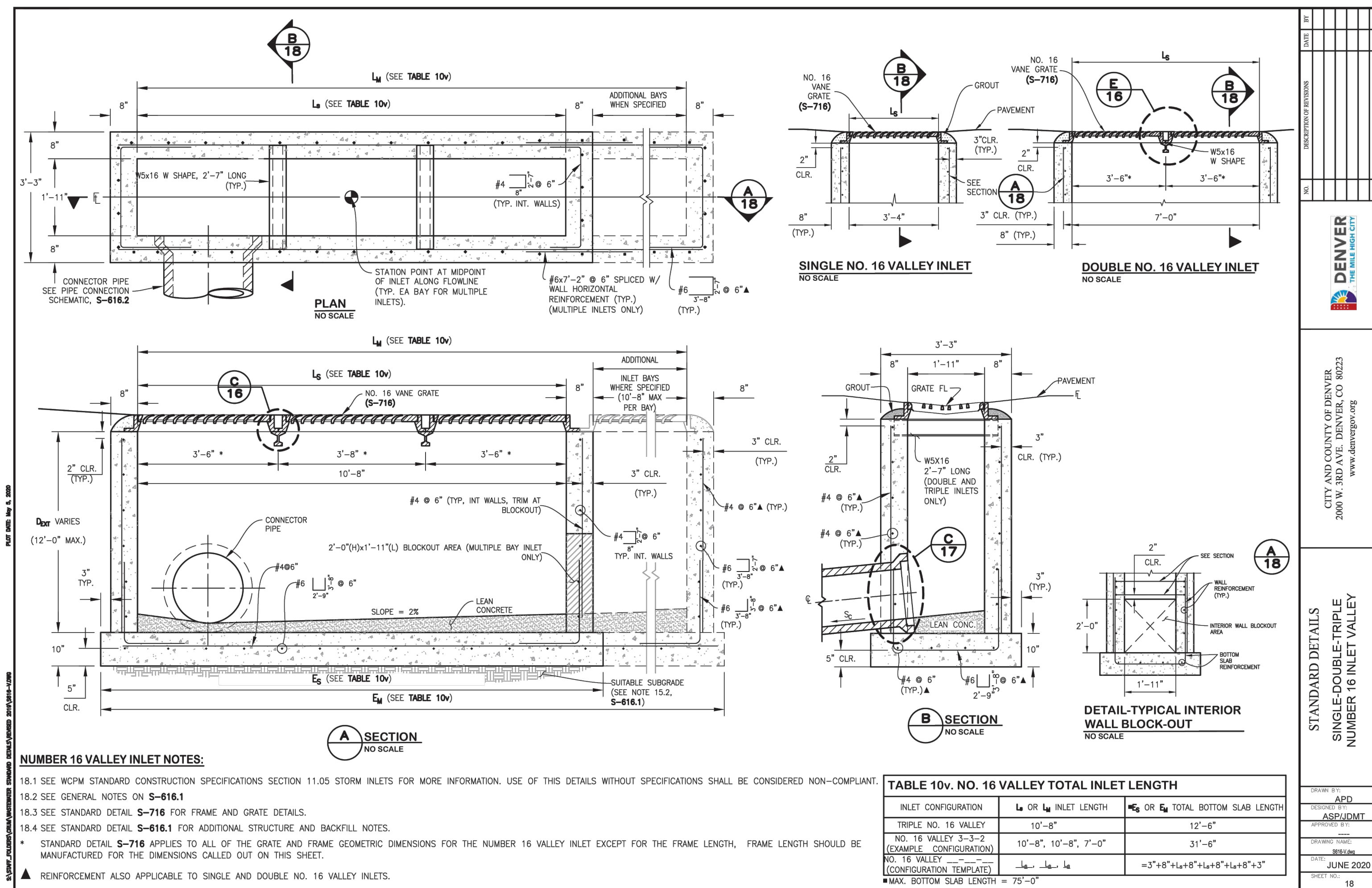
1 SIDEWALK
C401



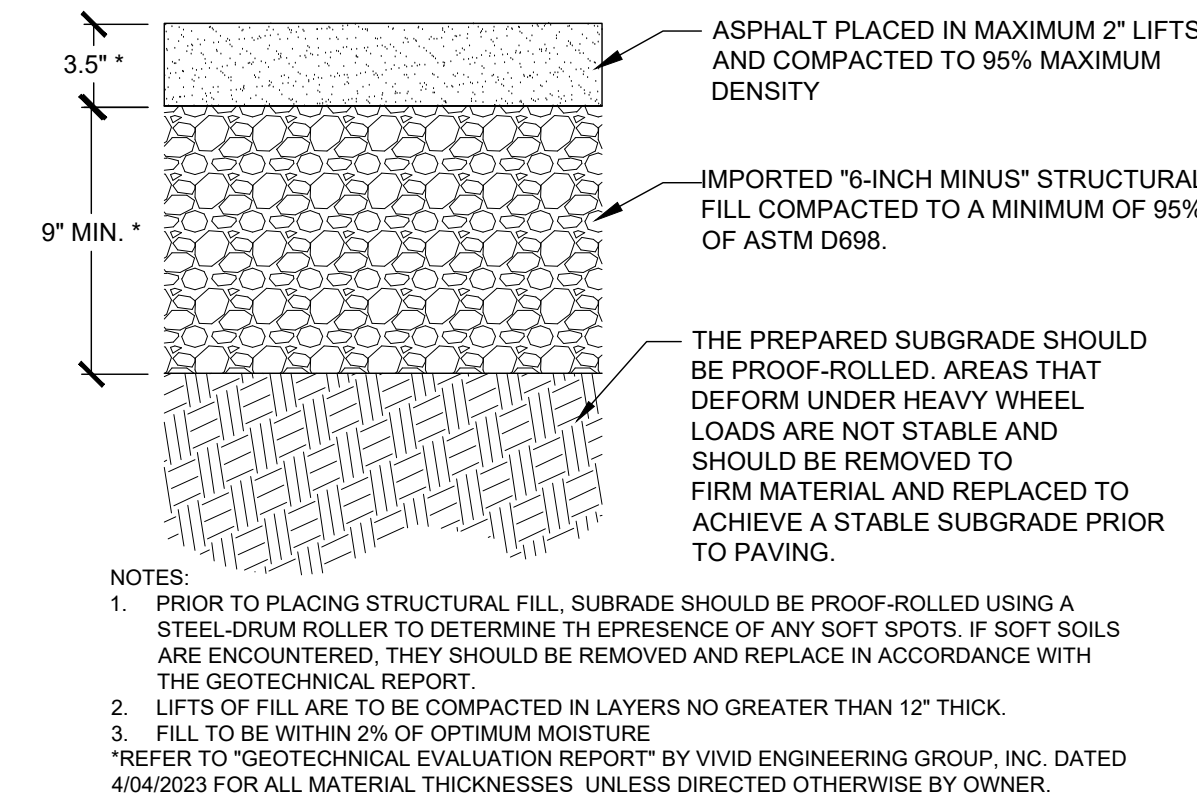
2 SAND OIL INTERCEPTOR
C401



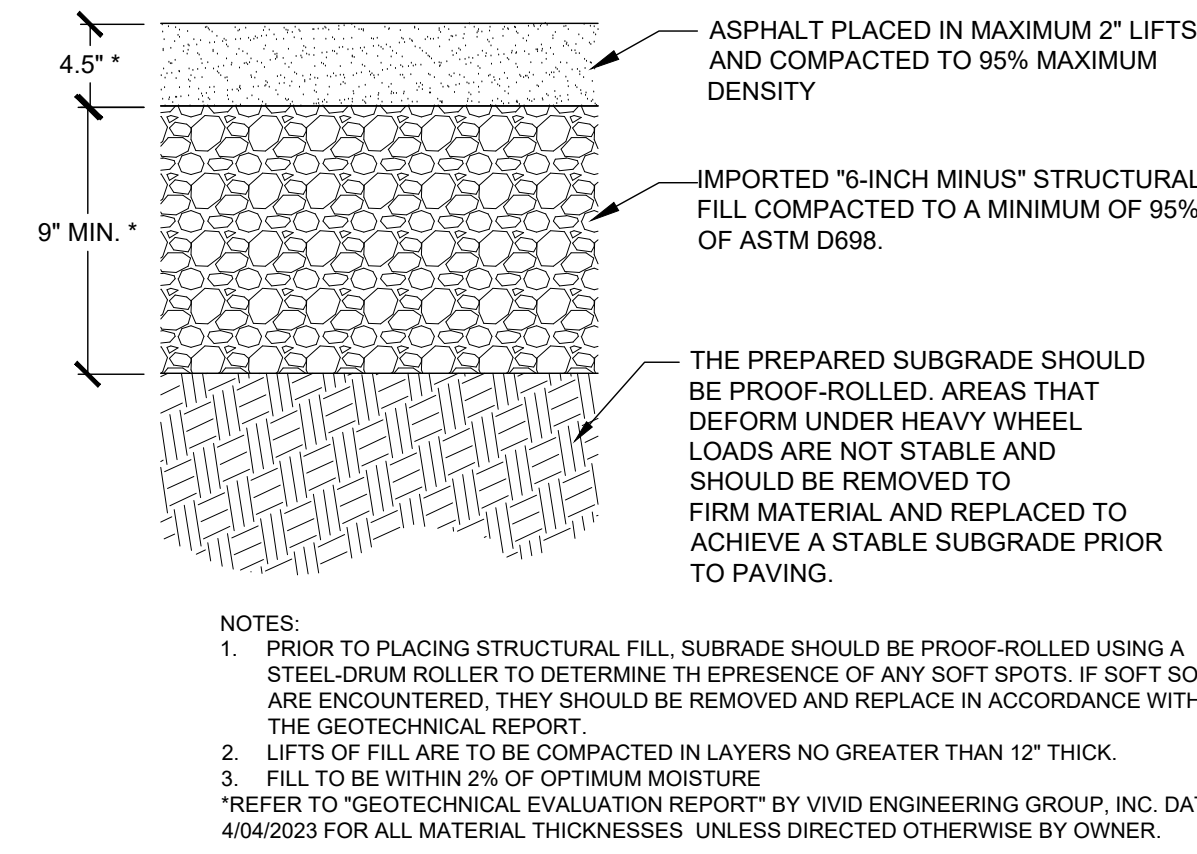
3 TYPICAL WATER SERVICES
C401



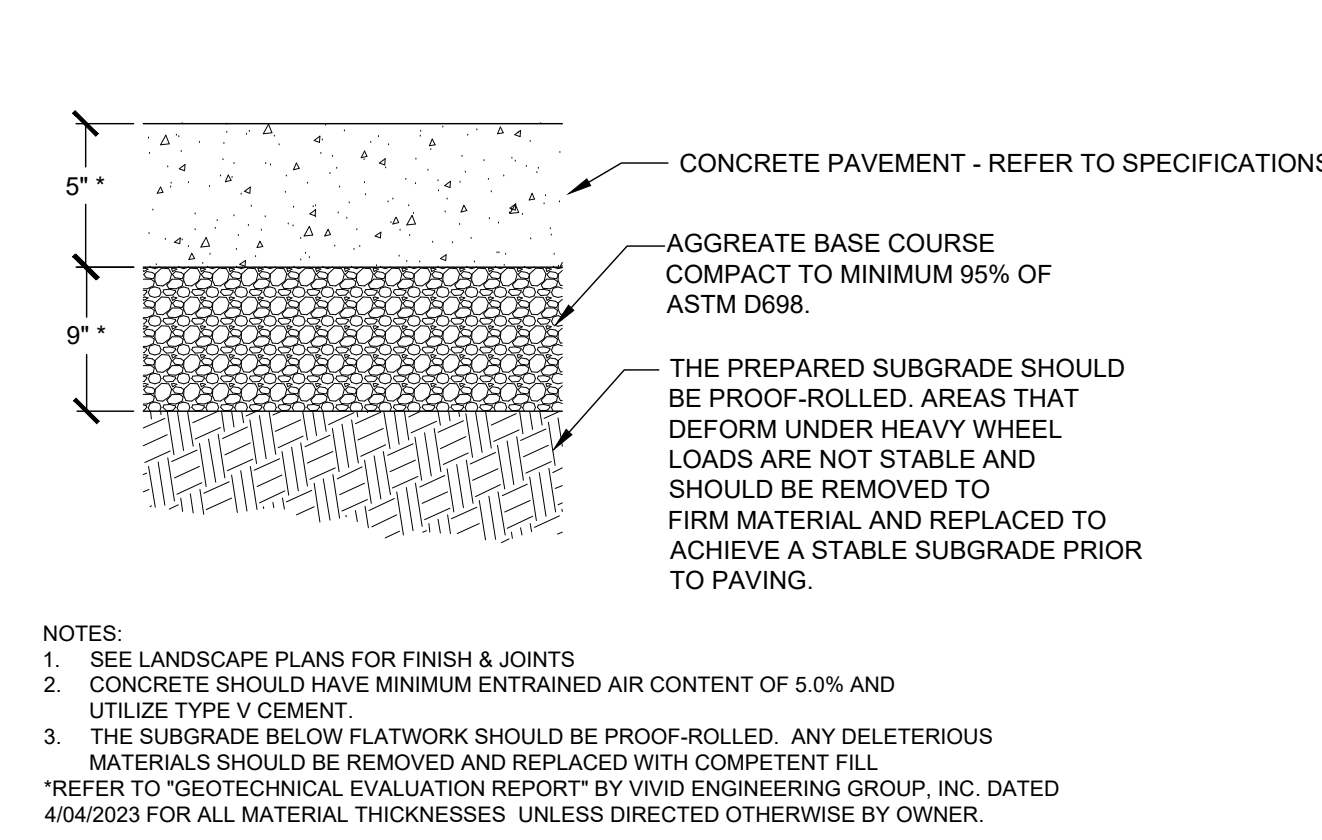
4 TYPE 16 STORM INLET
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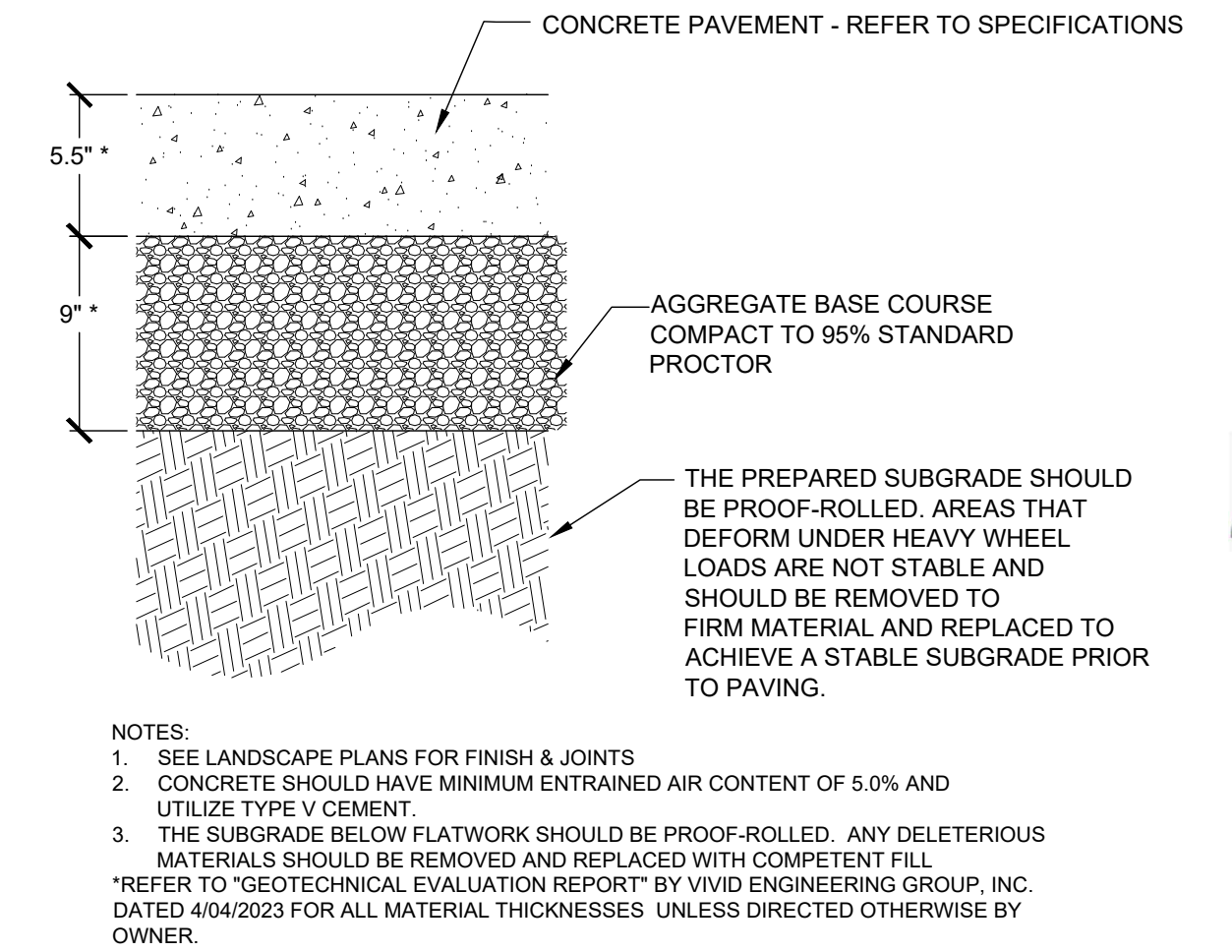
1 ASPHALT PAVEMENT STANDARD DUTY



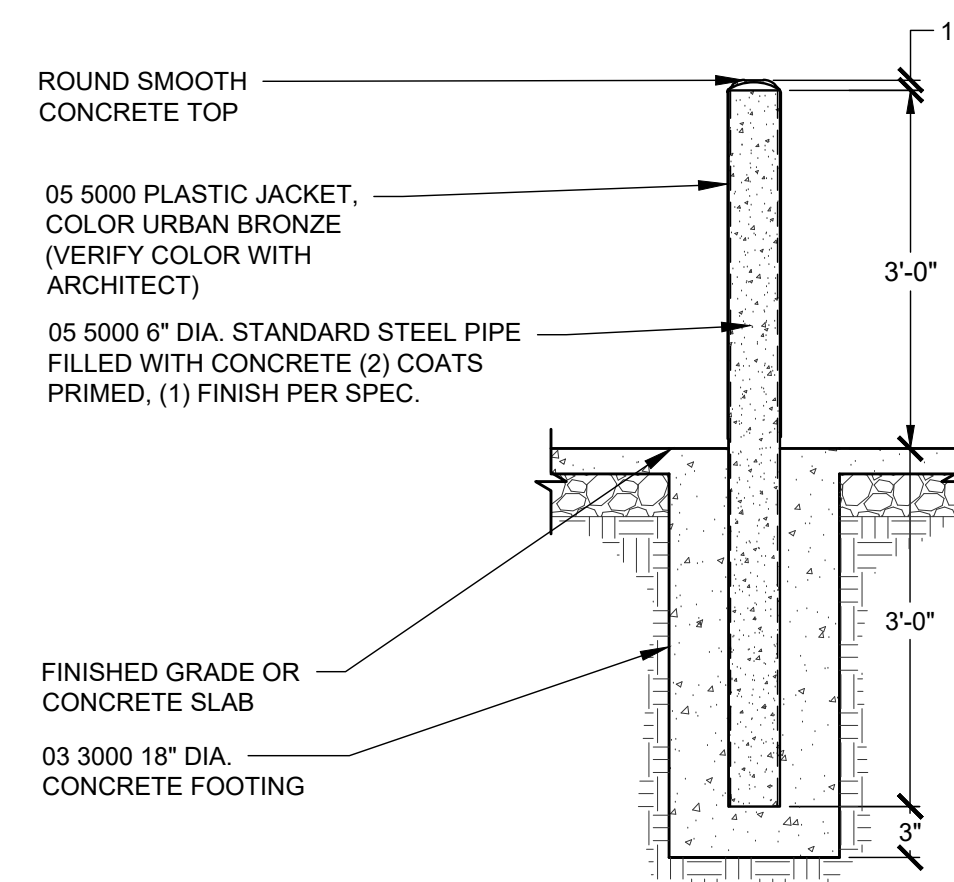
2 ASPHALT PAVEMENT HEAVY DUTY



3 CONCRETE PAVEMENT STANDARD DUTY

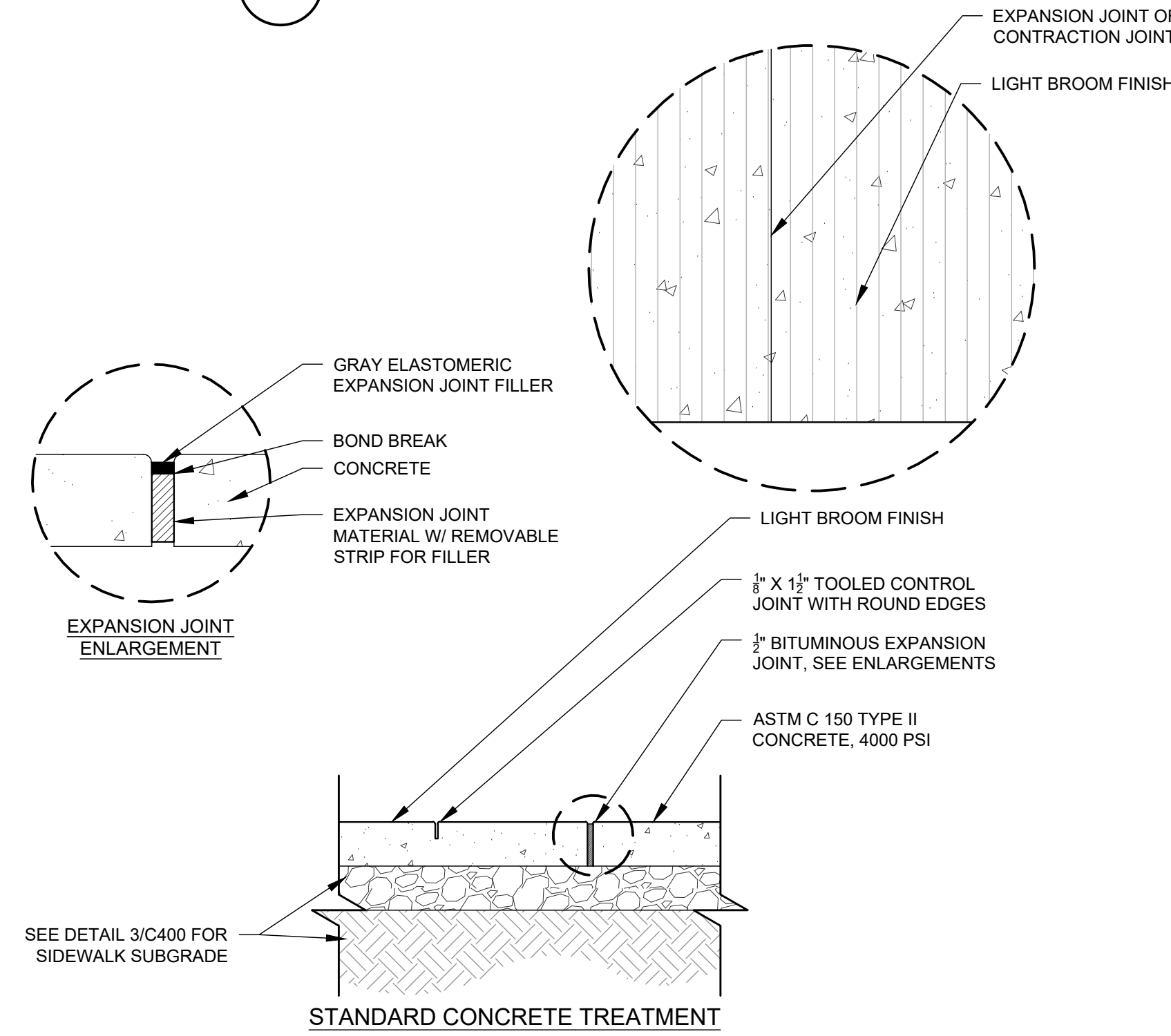


4 CONCRETE PAVEMENT HEAVY DUTY

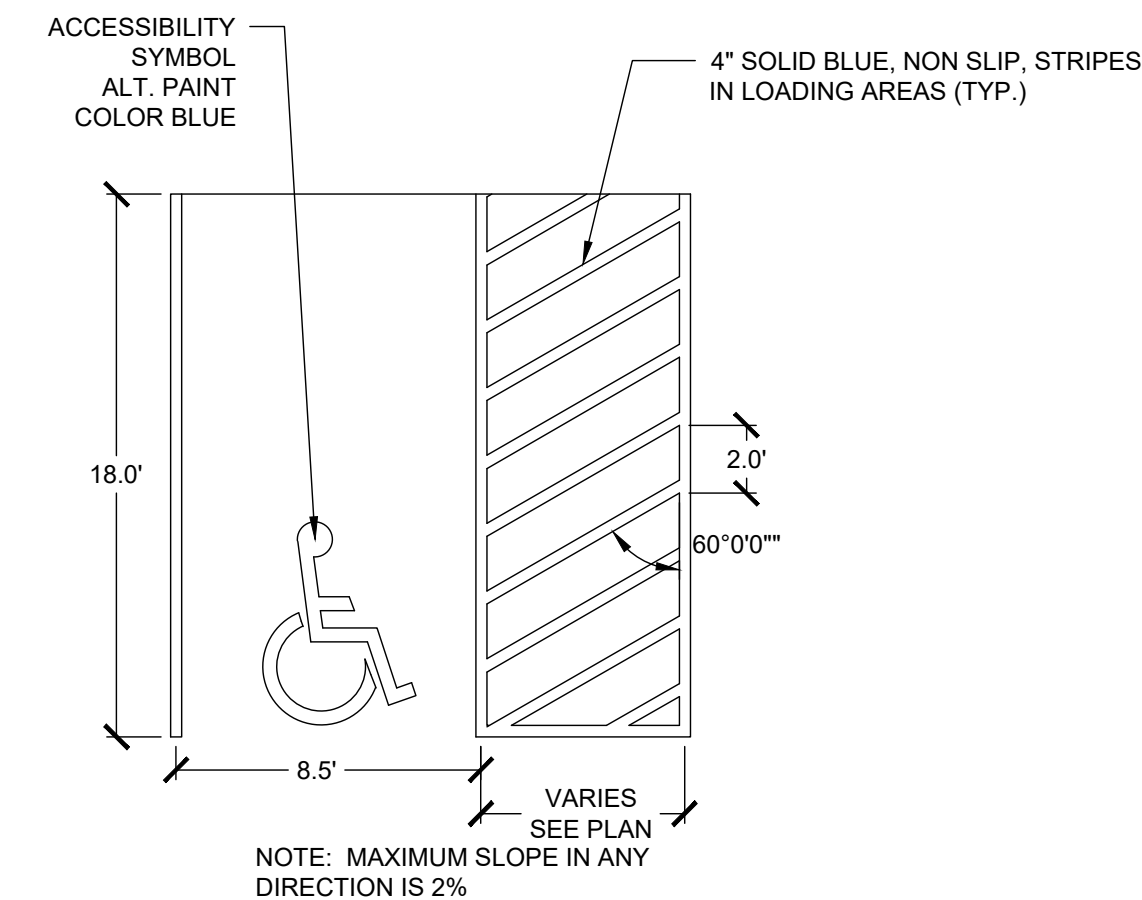


5 6" BOLLARD

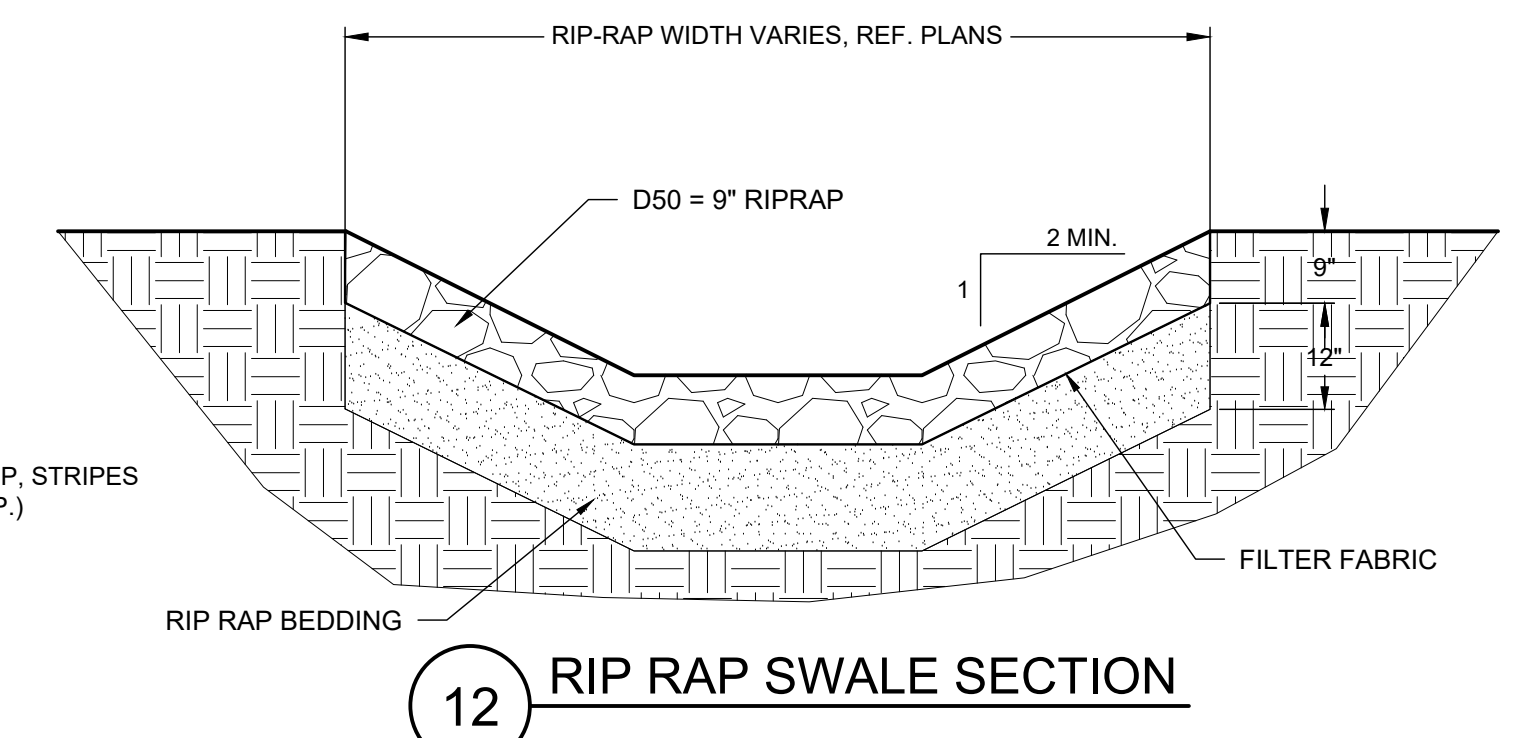
EXTERIOR BOLLARD NOTES:
1. 05 5000 PLASTIC JACKET, COLOR URBAN BRONZE (VERIFY COLOR WITH ARCHITECT).
2. ROUND SMOOTH CONCRETE TOP
3. 05 5000 6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE (2) COATS PRIMED
4. TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.



6 CONCRETE JOINTING



7 ADA STRIPING



12 RIP RAP SWALE SECTION

KeyKeeper Withstand Product Specifications

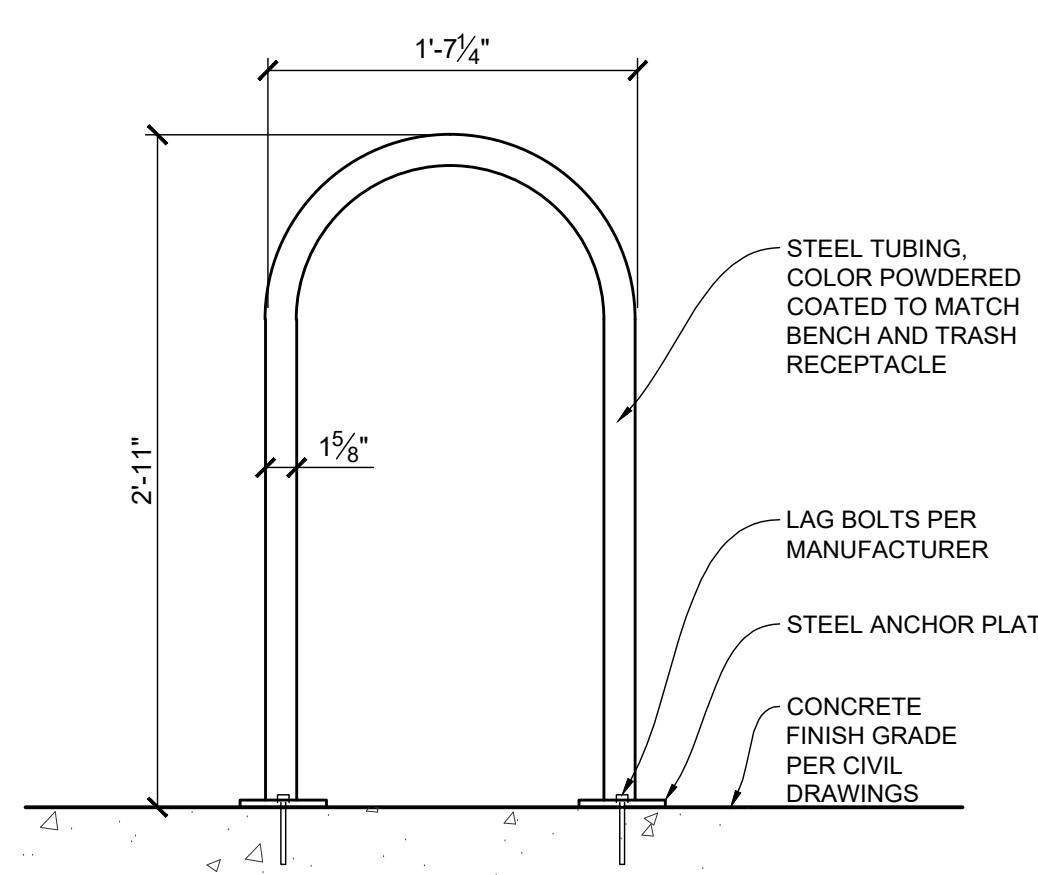
KeyKeeper Withstand is a freestanding version of our widely used KeyKeeper key drop system. KeyKeeper Withstand mounts to a concrete slab using four high-tensile spikes. KeyKeeper Withstand accepts approximately 100 sets of keys for after hour drops. KeyKeeper Withstand normally ships in a gray epoxy finish.



Weight: 87 lbs., Shipping: 1 Carton, ships via UPS
Installation Time: 1 hour on average
Compartment Size: Holds approx. 100 sets of keys
Security: 1/4" plate steel fabrication, Master 6270 High Security padlock
Mounting: Bolts to concrete using four high tensile Spikes

11 KEYKEEPER WITH STAND

To order, call us toll free at 1-800-666-1283
Secure Industries / KeyKeeper
57 Galaxy Blvd., Bldg. 6, Toronto, ON M9W 5P1



8 BIKE RACK

NOTE:
1. MAGLIN MBR500-00003 (MBR500-S), SURFACE MOUNTED, COLOR TO MATCH BENCH AND TRASH.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



9 BENCH

NOTE:
1. GLOBAL INDUSTRIAL: 6' OUTDOOR PARK BENCH WITH BLACK, STEEL SLAT, BLACK #79F694854BK.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. SEE SHEET A150 FOR LOCATIONS(S).



10 TRASH RECEPTACLE

NOTE:
1. GLOBAL INDUSTRIAL: OUTDOOR SLATTED STEEL TRASH CAN WITH RAIN BONNET LID, 36 GALLON, BLACK #79F260804BK.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. SEE SHEET A150 FOR LOCATIONS(S).

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

12236 SLICEROO DR, PARKER, CO
6-BAY LINEAR STORE

LES SCHWAB TIRE CENTER - PARKER, CO

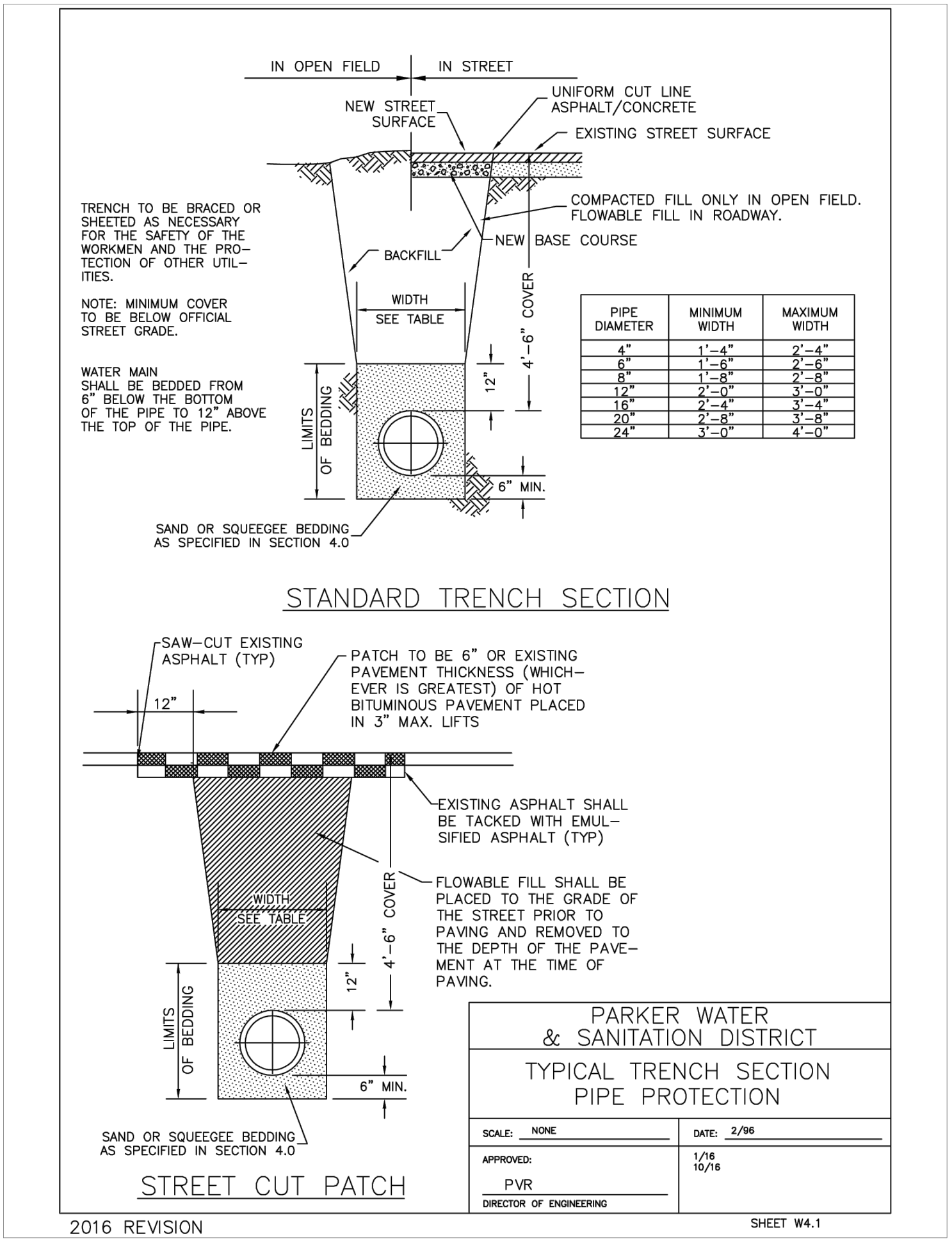
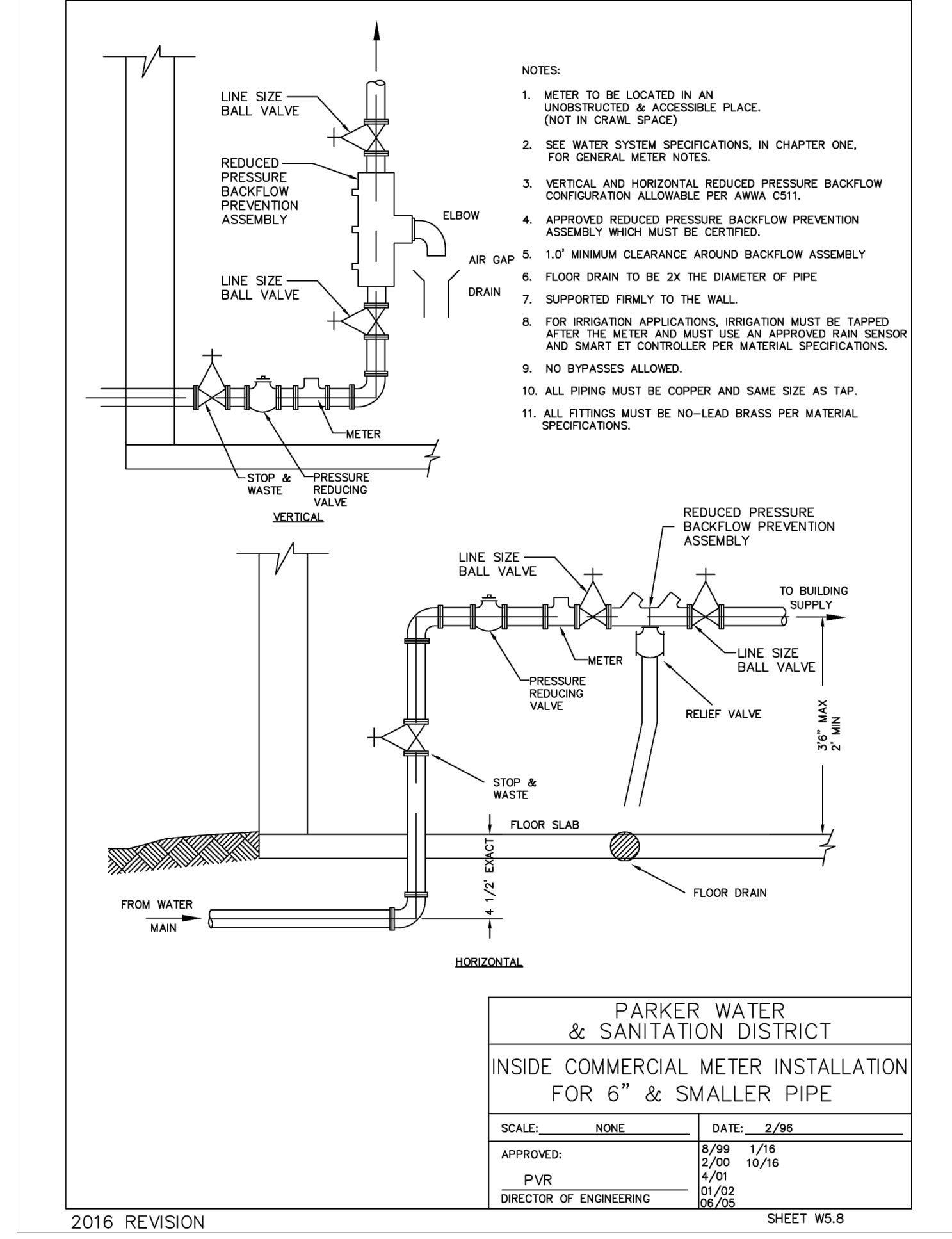
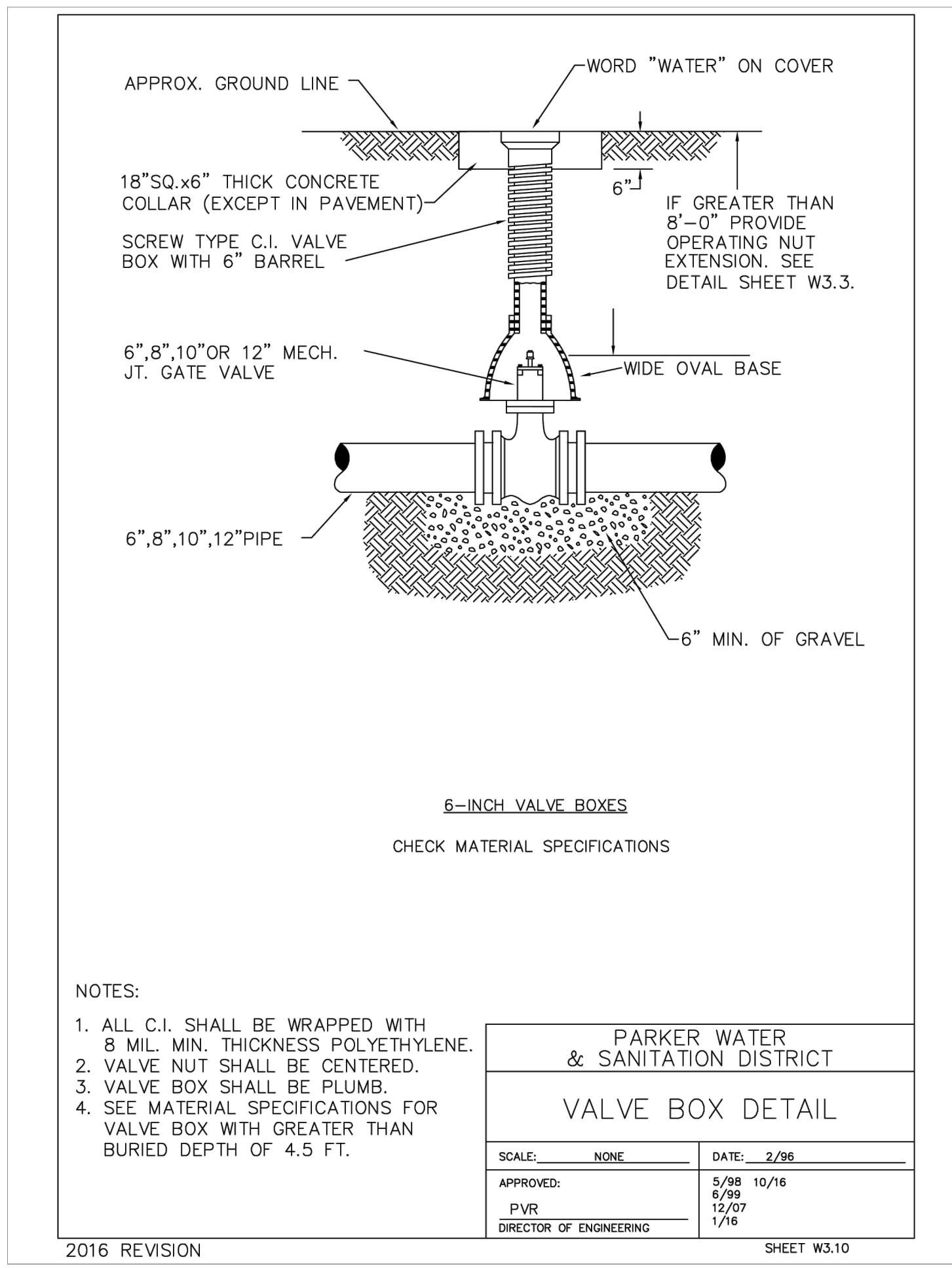
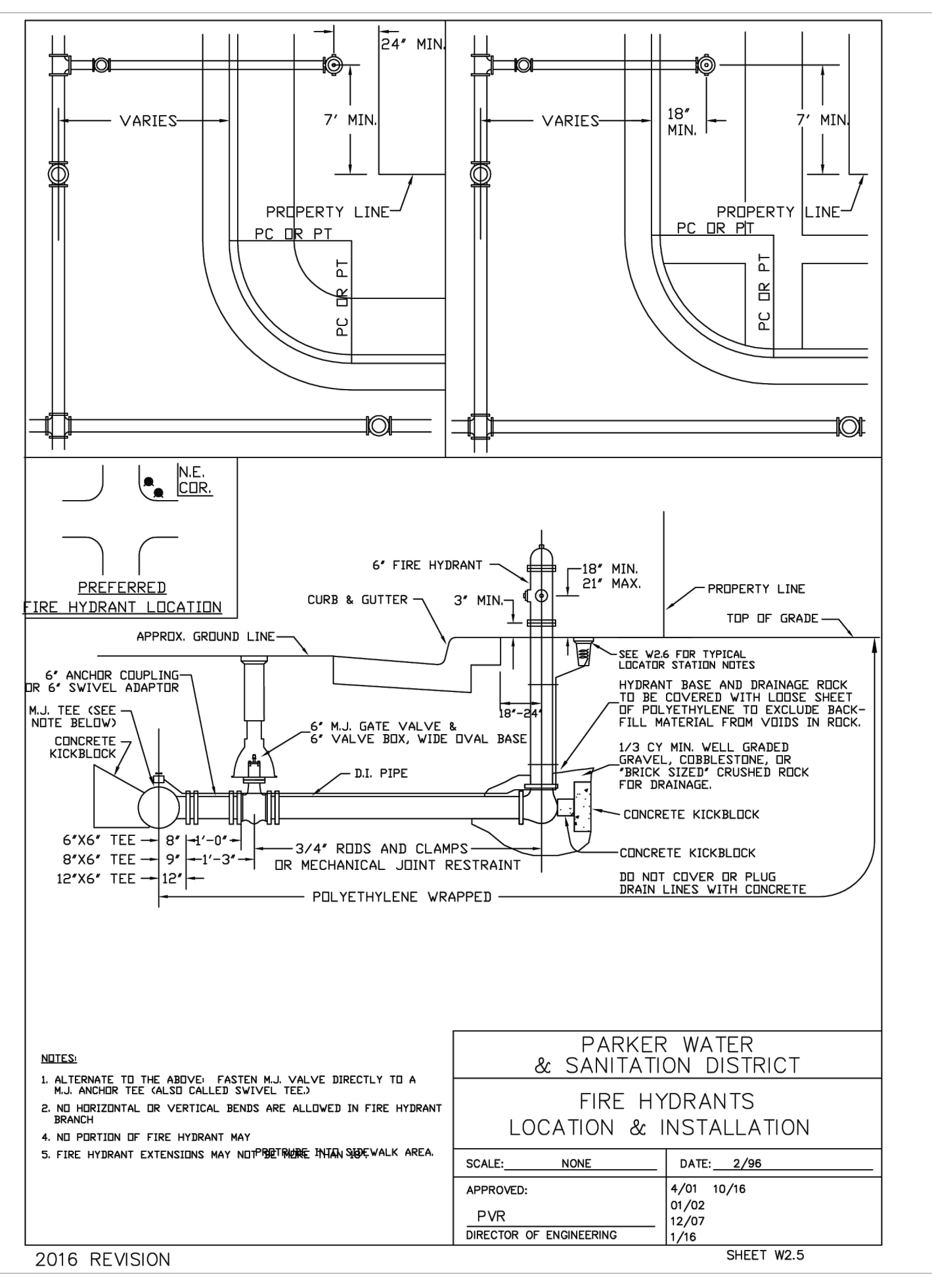
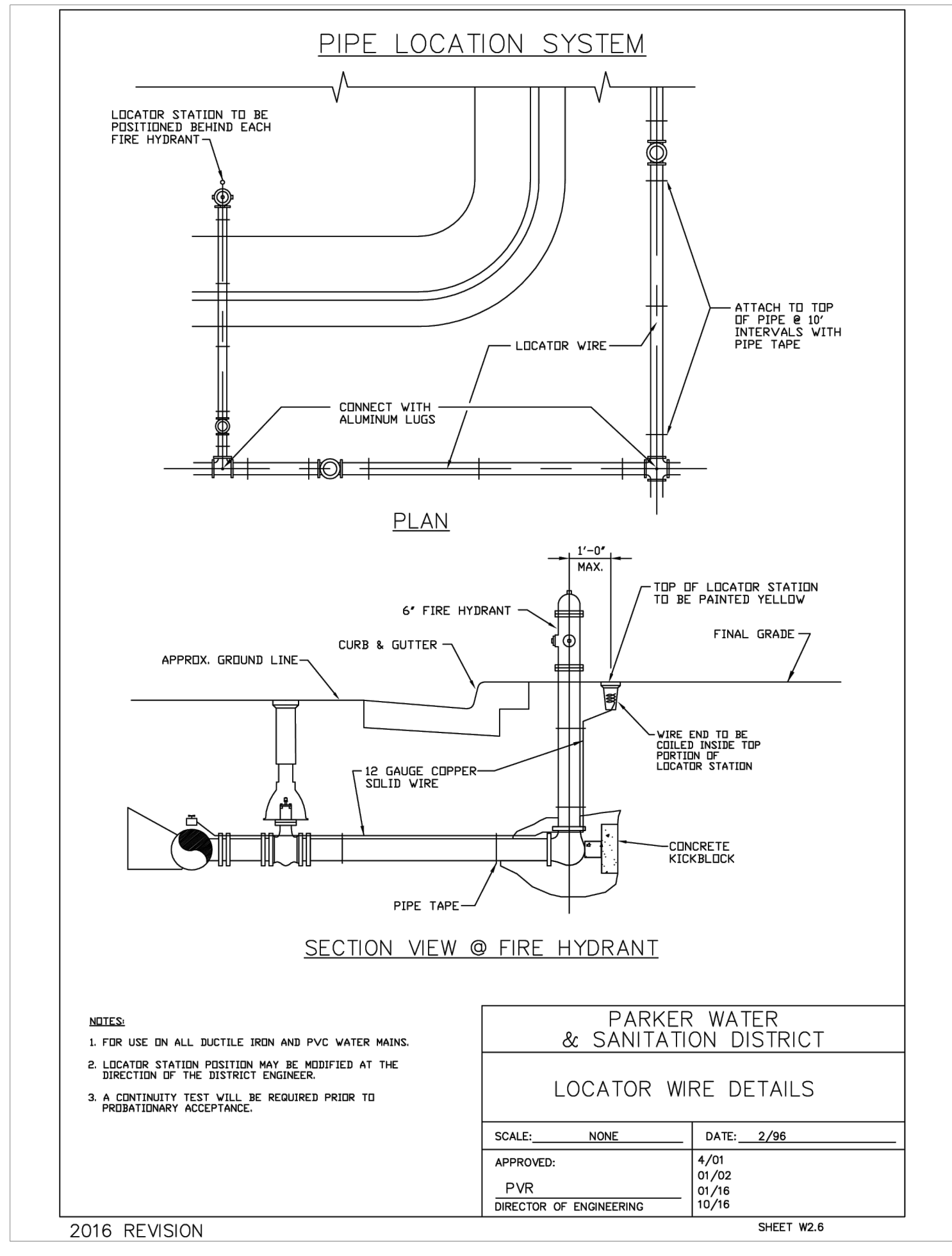
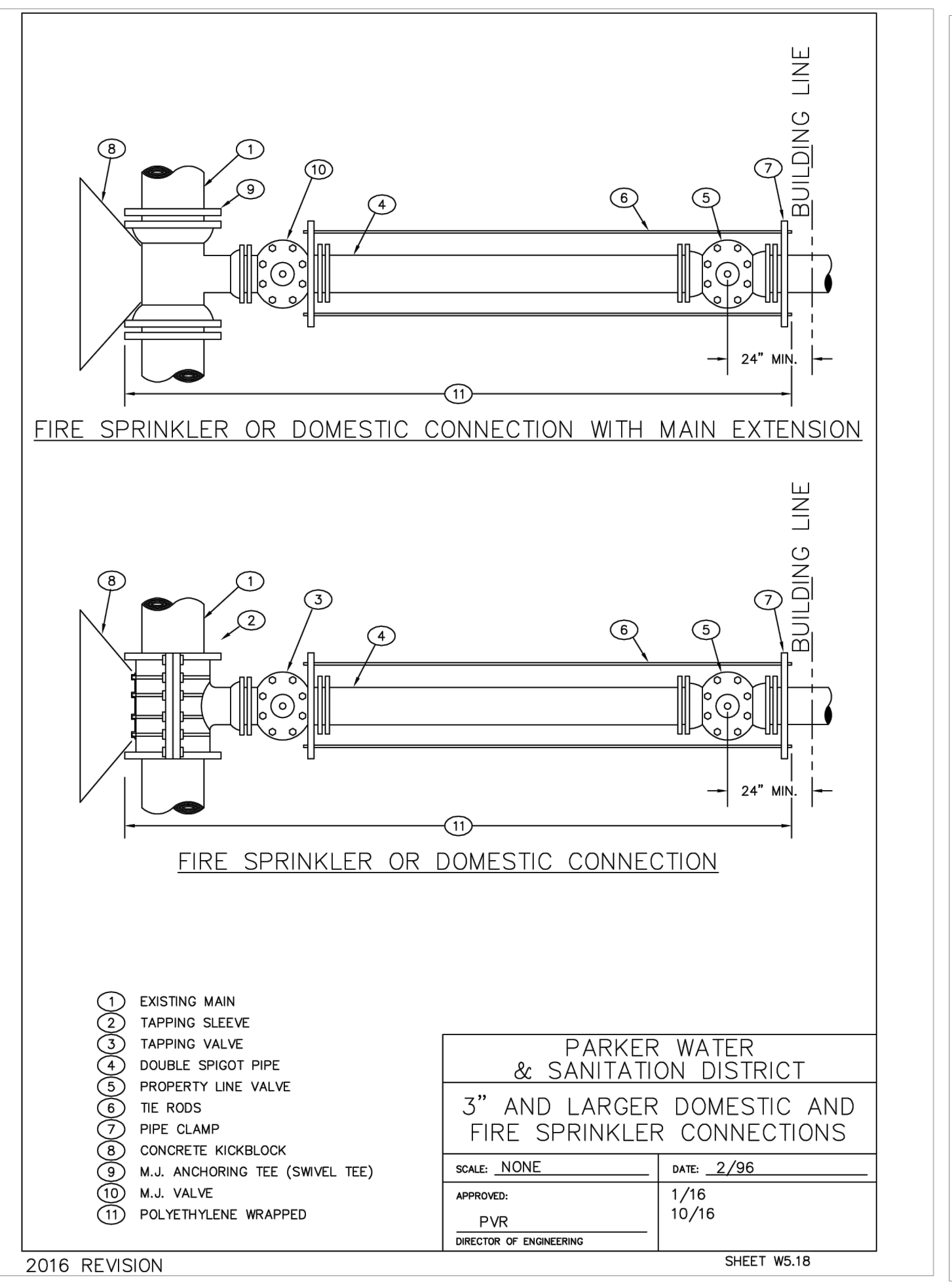
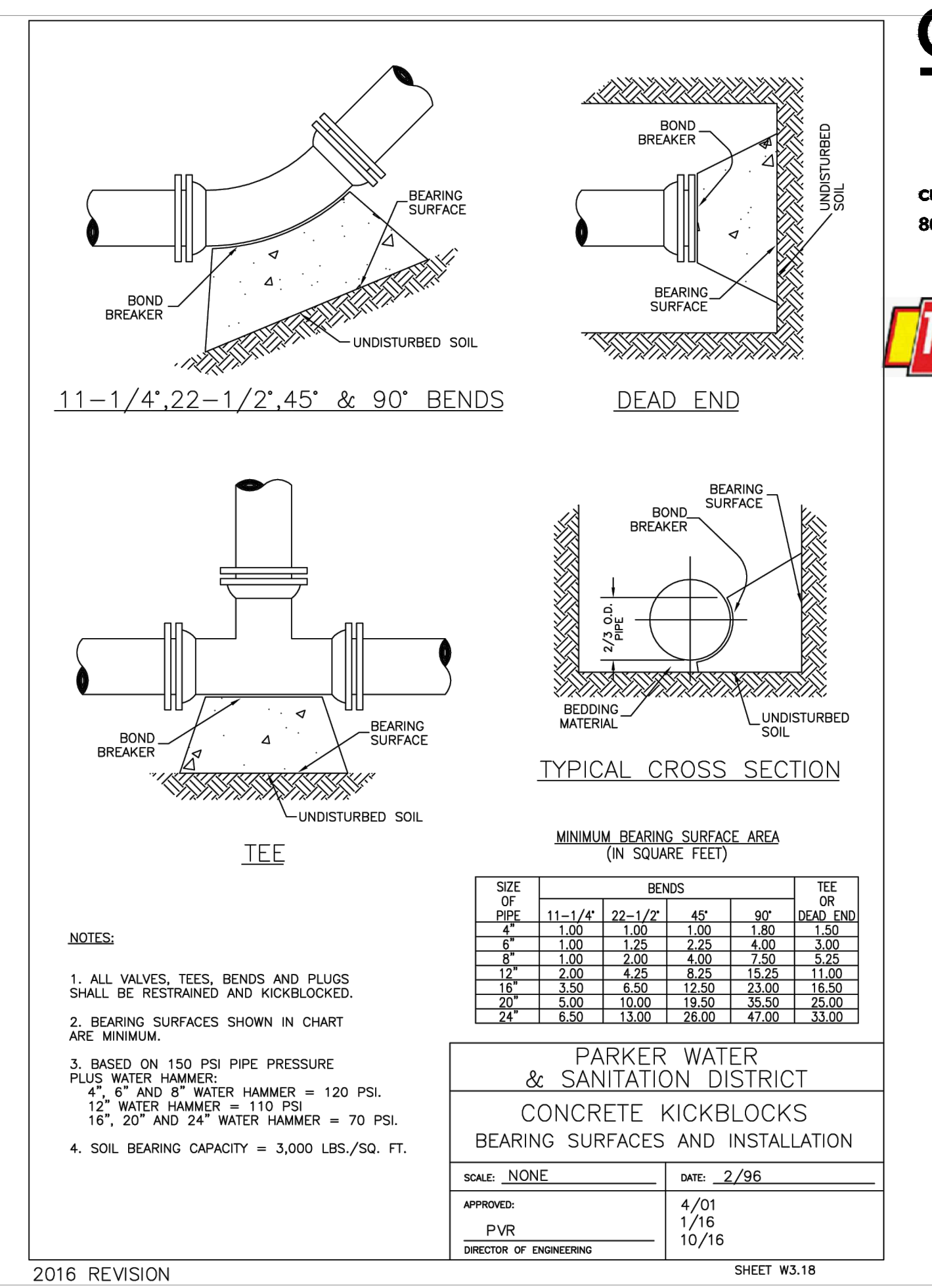
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CIVIL CDS

07.11.2023
DRAWN BY | CAMPOS
CHECKED BY | WALKER
REVISIONS

DETAILS SHEET

C402



4 UTILITY TRENCH

5 WATER METER

6 VALVE BOX

1 FIRE HYDRANT

2 FIRE SERVICE

3 THRUST BLOCK



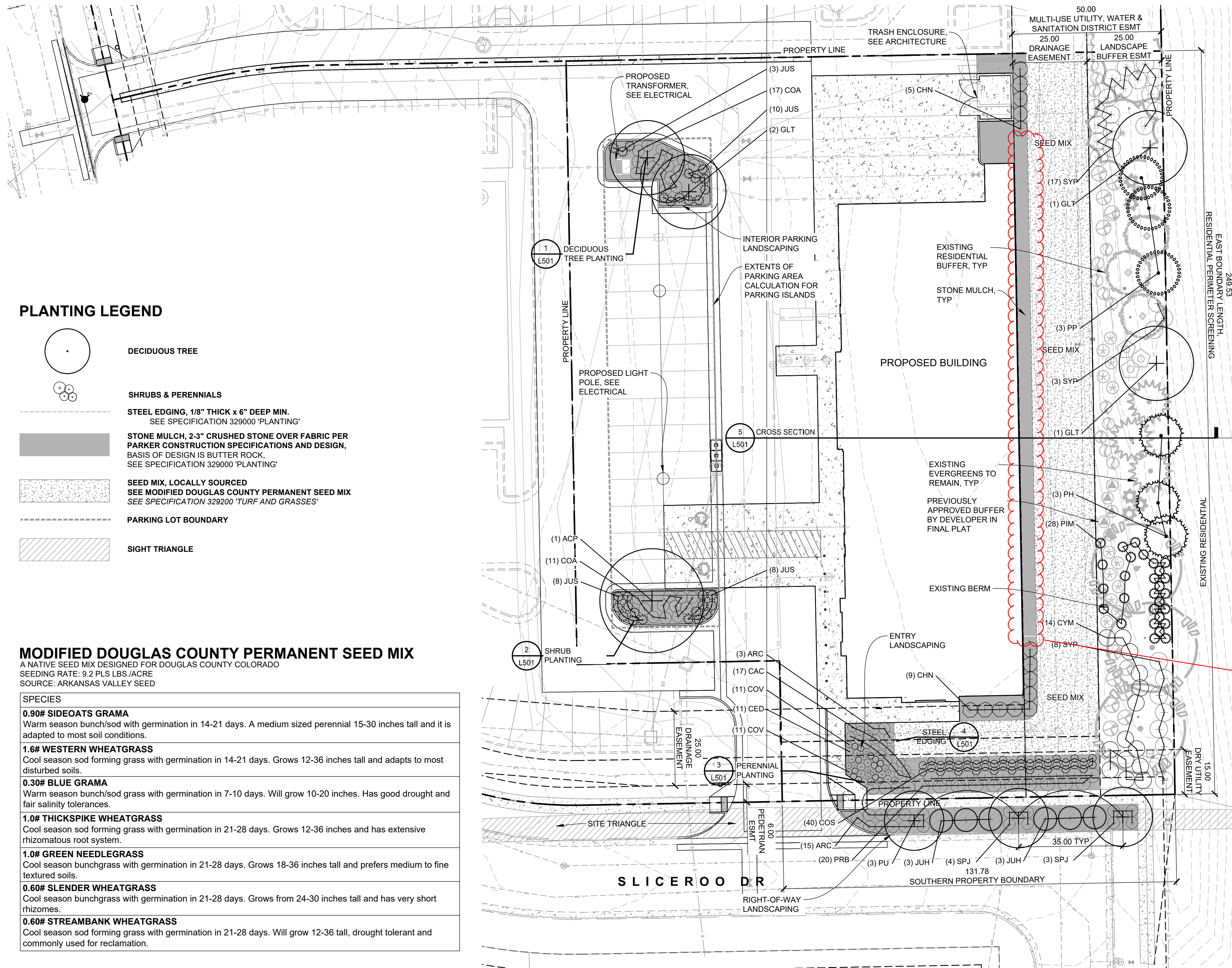
LANDSCAPE PLAN REQUIREMENTS

ZONING: PD, PLANNED DEVELOPMENT

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	
13.06.070 (f)(2)	Xeriscape requirements.	NO LIMITATION ON USE OF PREFERRED TURF GRASS	5,411 SF PREFERRED TURF GRASS / 46,637.68 SF	NO LIMITATION	9.6% PREFERRED TURF GRASS	
13.06.070 (l)(2)	Minimum site landscaping standards	COMMERCIAL MIN - 15%	46,637.68 SF x 15%	6,995.65 SF	8,917.31 SF (ROW NOT INCLUDED)	
13.06.070 (l)(2)a	Minimum site landscaping standards	75% LIVE COVERAGE	9,724.70 SF x 75%	7,293.53 SF	9,350.12 SF (96.14%) (ROW INCLUDED)	
13.06.070 (l)(5)	Minimum site landscaping standards	1 TREE PER 1,500 SF OF LANDSCAPE	8,917.31 SF / 1,500 SF	6 TREES	11 TREES*	
13.06.070 (l)(5)	Minimum site landscaping standards	5 SHRUBS PER 1,500 SF OF LANDSCAPE	(8,917.31 SF / 1,500 SF) x 5	30 SHRUBS	225 SHRUBS*	
13.06.070 (l)(5)c	Minimum site landscaping standards	25% MIN AND 50% MAX EVERGREEN TREES	11 TREES x 25% 11 TREES x 50%	3 MIN 6 MAX	6 EVERGREEN TREES	
13.06.070 (m)(3)c	Streetscape landscaping	1 TREE PER 40 FEET	131.78 LF / 40	3 TREES	TREES 35 FEET APART	
13.06.070 (p)(2)	Parking lot interior landscaping	10 % TOTAL PARKING AREA	5,896 SF x 10%	589.60 SF	865 SF	
13.06.070 (p)(4)b	Parking lot interior landscaping	1 TREE / 162 SF 1 TREE SUBSTITUTED FOR 10 SHRUBS	NORTH ISLAND: 493.79 SF / 162 SF	3 TREES	2 TREES, 1 TREE SUBSTITUTED FOR 10 SHRUBS	
13.06.070 (p)(4)b	Parking lot interior landscaping	5 SHRUBS PER 162 SF + 1 SHRUB PER ADDITIONAL 15 SF	NORTH ISLAND: (486 SF / 162 SF) x 5 + (7.79 SF / 15 SF) x 1	16 SHRUBS	30 SHRUBS	
13.06.070 (p)(4)b	Parking lot interior landscaping	1 TREE / 162 SF 1 TREE SUBSTITUTED FOR 10 SHRUBS	SOUTH ISLAND: 371.30 SF / 162 SF	2 TREES	1 TREE, 1 TREE SUBSTITUTED FOR 10 SHRUBS	
13.06.070 (p)(4)b	Parking lot interior landscaping	5 SHRUBS / 162 SF	SOUTH ISLAND: (324 SF / 162 SF) x 5 + (47.3 SF / 15 SF) x 1	14 SHRUBS	27 SHRUBS	
13.06.070 (q)(2)	Site perimeter landscaping	1 TREE FOR EACH 25 LINEAL FEET	249.53 LF / 25 LF	10 TREES	8 TREES, 2 TREES SUBSTITUTED FOR 20 SHRUBS	
13.06.070 (q)(2)	Existing Residential	Site perimeter landscaping	5 SHRUBS FOR EACH 25 LINEAL FEET (249.53 LF / 25 LF) x 5	50 SHRUBS	70 SHRUBS	
13.06.070 (q)(3)	Existing Residential	Site perimeter landscaping	40% MIN 60% MAX EVERGREEN TREES	11 TREES x 40% 11 TREES x 60%	5 TREES MIN 7 TREES MAX	6 EVERGREEN TREES
13.06.070 (q)(2)	Existing Nonresidential	Site perimeter landscaping	1 TREE FOR EACH 40 LINEAL FEET	4 TREES	0 TREES, 4 TREES SUBSTITUTED FOR 40 SHRUBS	
13.06.070 (q)(2)	Existing Nonresidential	Site perimeter landscaping	5 SHRUBS FOR EACH 40 LINEAL FEET (131.78 LF / 40 LF) x 5	20 SHRUBS	60 SHRUBS	

*TOTAL PROPOSED TREES AND SHRUBS PROVIDED WITHIN PROPERTY BOUNDARY

Add shrubs or grasses to the area directly behind the building



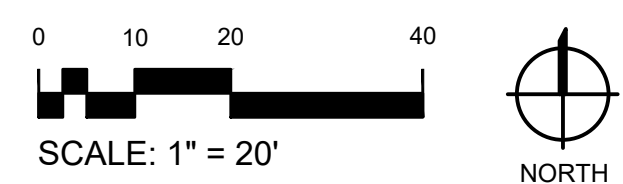
PLANTING LEGEND

- DECIDUOUS TREE
- SHRUBS & PERENNIALS
- STEEL EDGING, 1/8" THICK x 6" DEEP MIN. SEE SPECIFICATION 329000 'PLANTING'
- STONE MULCH, 2-3" CRUSHED STONE OVER FABRIC PER PARKER CONSTRUCTION SPECIFICATIONS AND DESIGN, BASIS OF DESIGN IS BUTTER ROCK, SEE SPECIFICATION 329000 'PLANTING'
- SEED MIX, LOCALLY SOURCED SEE MODIFIED DOUGLAS COUNTY PERMANENT SEED MIX SEE SPECIFICATION 329200 'TURF AND GRASSES'
- PARKING LOT BOUNDARY
- SIGHT TRIANGLE

MODIFIED DOUGLAS COUNTY PERMANENT SEED MIX

- A NATIVE SEED MIX DESIGNED FOR DOUGLAS COUNTY COLORADO
SEEDING RATE: 9.2 PLS LBS /ACRE
SOURCE: ARKANSAS VALLEY SEED
- SPECIES**
- 0.90# SIDEOATS GRAMA**
Warm season bunch/sod with germination in 14-21 days. A medium sized perennial 15-30 inches tall and it is adapted to most soil conditions.
 - 1.6# WESTERN WHEATGRASS**
Cool season sod forming grass with germination in 14-21 days. Grows 12-36 inches tall and adapts to most disturbed soils.
 - 0.30# BLUE GRAMA**
Warm season bunch/sod grass with germination in 7-10 days. Will grow 10-20 inches. Has good drought and fair salinity tolerances.
 - 1.0# THICKSPIKE WHEATGRASS**
Cool season sod forming grass with germination in 21-28 days. Grows 12-36 inches and has extensive rhizomatous root system.
 - 1.0# GREEN NEEDLEGRASS**
Cool season bunchgrass with germination in 21-28 days. Grows 18-36 inches tall and prefers medium to fine textured soils.
 - 0.60# SLENDER WHEATGRASS**
Cool season bunchgrass with germination in 21-28 days. Grows from 24-30 inches tall and has very short rhizomes.
 - 0.60# STREAMBANK WHEATGRASS**
Cool season sod forming grass with germination in 21-28 days. Will grow 12-36 tall, drought tolerant and commonly used for reclamation.

1 PLANTING PLAN



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	ESTIMATED YEARS TO MATURITY	
ACP	1	ACER PLATANOIDES 'FAIRVIEW'	FAIRVIEW MAPLE	2" CAL.	B&B	45' H X 35' W	20-30 YRS	
GLT	4	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B	50' H X 35' W	25-35 YRS	
PP	3	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	6" HT.	B&B	20'-30" H X 10'-20" W	30-40 YRS	
PH	3	PINUS HELDREICHII	BOSNIAN PINE	6" HT.	B&B	20-40' H X 10'-15' W	20-50 YRS	
PU	3	PYRUS USSURIENSIS 'PRAIRIE GEM PEAR'	PRAIRIE GEM PEAR	2" CAL.	B&B	20-25' H X 20' W	15-20 YRS	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	SPACING	ESTIMATED YEARS TO MATURITY
ARC	19	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	POT	1.5' H X 4' W	48" o.c.	3-7 YRS
CAC	17	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL.	POT	3' H X 3' W	36" o.c.	3-5 YRS
CHN	14	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL.	POT	4.5' H X 4.5' W	60" o.c.	2-4 YRS
COS	40	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	POT	2-3' H X 2-3' W	30" o.c.	5-10 YRS
COA	28	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB COTONEASTER	5 GAL.	POT	1' H X 4' W	48" o.c.	5-7 YRS
CYM	14	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	POT	5'-6" H X 5'-6" W	66" o.c.	3-5 YRS
JUH	6	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	5 GAL.	POT	0.5' H X 6-8' W	96" o.c.	8-10 YRS
JUS	29	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL.	POT	2' H X 3-5' W	42" o.c.	5-10 YRS
PIM	28	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	POT	3.4' H X 3.4' W	42" o.c.	10-15 YRS
PRB	20	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL.	POT	1-1.5' H X 5-8' W	60" o.c.	4-6 YRS
SPJ	7	SPIREA JAPONICA 'ALPINA'	DAFINE SPIREA	5 GAL.	POT	2' H X 4' W	48" o.c.	7-10 YRS
SYP	28	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.	POT	6-8' H X 6-8' W	72" o.c.	3-5 YRS
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	SPACING	ESTIMATED YEARS TO MATURITY
CED	11	CENTAUREA DEALBATA	PINK BACHELOR BUTTON	1 GAL.	POT	2' H X 2.5' W	30" o.c.	2-3 YRS
COV	11	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.	POT	2' H X 2' W	24" o.c.	1-3 YRS
RUF	13	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL.	POT	2' H X 2' W	24" o.c.	2-4 YRS

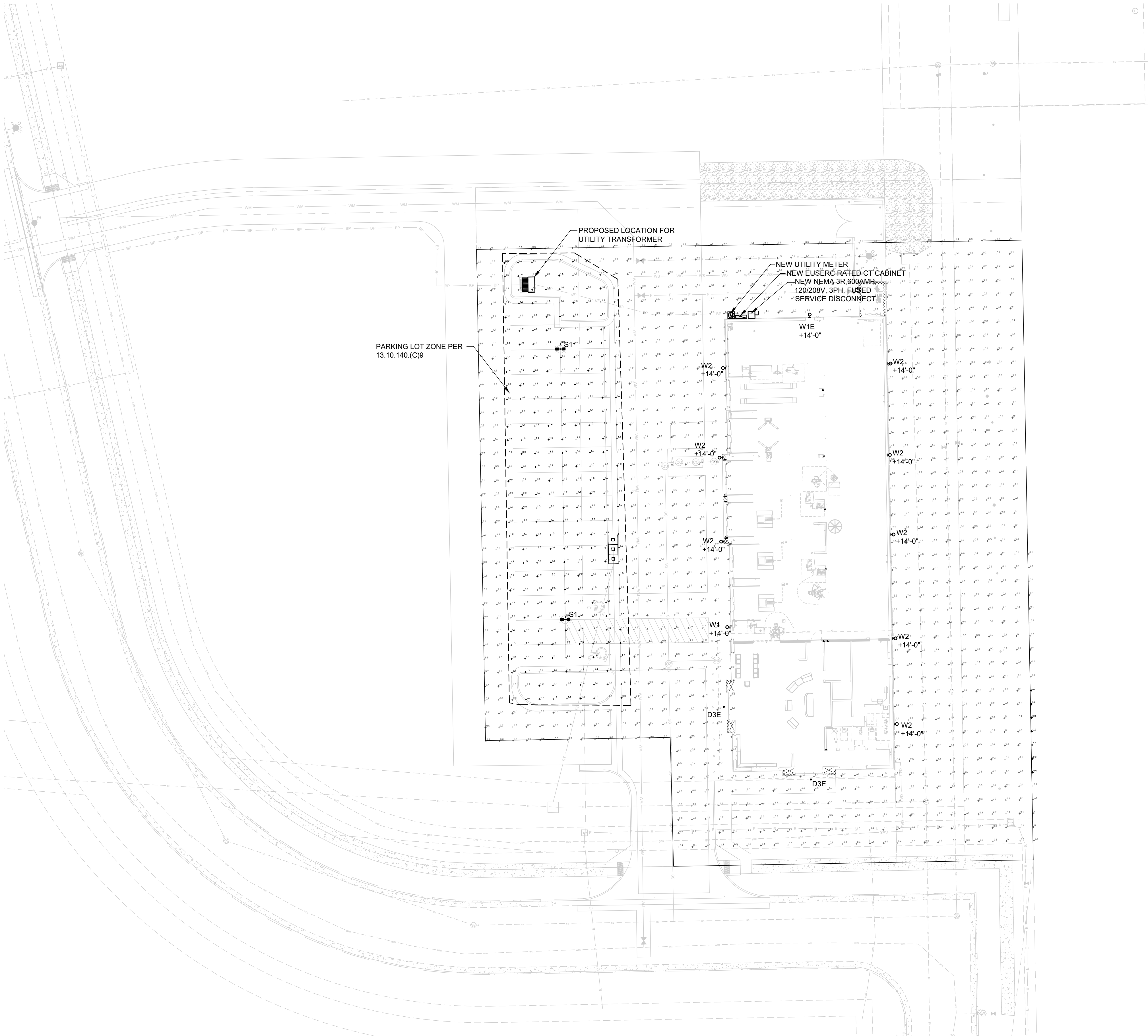
PLANTING COVERAGE

SPECIES	QUANTITY	SF PER PLANT	TOTALS (SF)
ARC	19	12.57	238.83
CAC	17	7.07	120.19
CHN	14	19.63	274.82
COS	40	4.91	196.40
COA	28	12.57	351.96
CYM	14	23.76	332.64
JUH	6	50.27	301.62
JUS	29	9.62	278.98
PIM	28	9.62	269.36
PRB	20	28.27	565.40
SPJ	7	12.57	87.99
SYP	28	28.27	791.56
CED	11	4.91	54.01
COV	11	3.14	34.54
RUF	13	3.14	40.82
TOTAL PLANT AREA			3,939.12
TOTAL SEEDED AREA			5,411
TOTAL LIVING GROUND COVER AREA			9,350.12
TOTAL ON SITE & ROW LANDSCAPE AREA			9,724.70
			9,350.12 SF / 9,724.70 = 96.14%
OVERALL COVERAGE PERCENTAGE			96.14%

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.

SIGNATURE OF APPLICANT

DATE



GENERAL NOTES

- A. PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CONTRIBUTION FROM STREET LIGHTING OR LIGHTING FROM ADJACENT PROPERTY.
- B. ALL FIXTURES SHALL BE FULL CUTOFF AND MOUNTED IN FULL CUTOFF POSITION. ALL SITE POLES SHALL BE ROUND AND PAINTED IN A DARK, NON-REFLECTIVE COLOR.

LEGEND

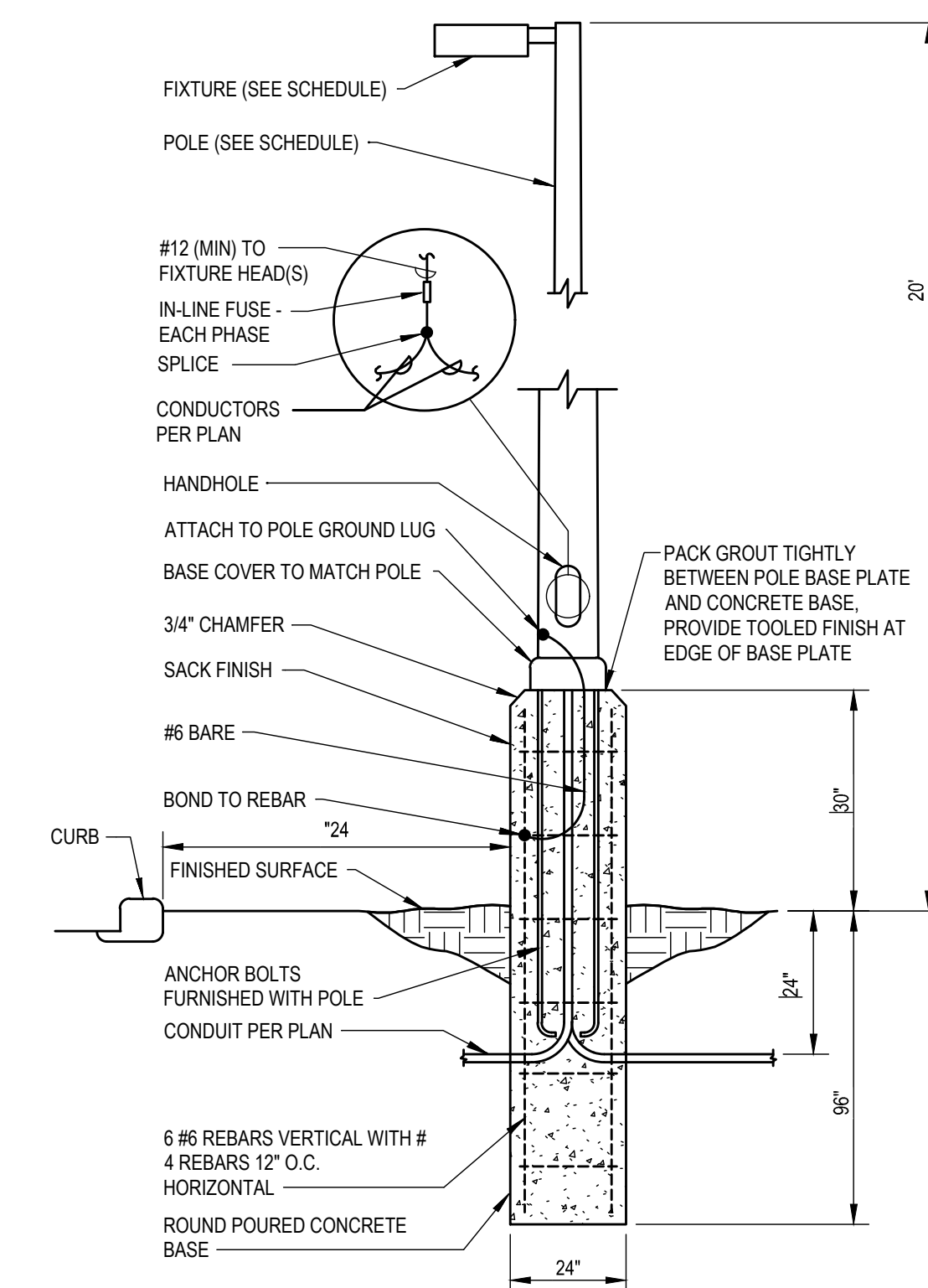
- POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED CAN LIGHT

SITE LIGHTING SCHEDULE										
FIXTURES										
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NOTES	VOLTS	LUMENS	WATTS	HEIGHT	MOUNTING	LAMP
D3E	6.2' WET LOCATION RECESSED DOWNLIGHT WITH REMOTE EMERGENCY BATTERY	ZUMTOBEL	PNR05-DN-150-RL-11W-830-CB-W-E-1500L-R-11W-5A-11-BOONE-SS-10C2TU		2	120	1,848	11	RECESSED	12' LED, 3500K
S1	LED POLE MOUNTED FIXTURE, TWIN HEAD @ 180 DEGREE, TYPE 3 DISTRIBUTION WITH SPILL CONTROL, AND MOTION SENSOR CONTROLLED DIMMING	MCGRAW-EDISON	GLEON-5A1E-740-U-SL3-BZ-FF-MS/DIM-L40W		1, 2, 3	208	5,985 / 11,070	44 / 88	POLE	20' LED, 4000K
S201E	ROUND STRAIGHT STEEL POLE, DARK BRONZE, 20' MOUNTING HEIGHT	MCGRAW-EDISON	RSSxxxxS-F-14-2-X-G		1, 4					
W1E	LED WALL MOUNTED FIXTURE, FULL CUTOFF, DARK BRONZE FINISH WITH MOTION SENSOR AND DIMMING, PROVIDE BATTERY BACKUP WHERE LABELED 'W1E'	MCGRAW-EDISON	ST-5A1E-740-U-SL2-BZ-CBP-MS/DIM-L20		1, 2	120	7,000	50	WALL	14' LED, 4000K
W2	LED WALL MOUNTED FIXTURE, FULL CUTOFF, DARK BRONZE FINISH	MCGRAW-EDISON	ST-5A1E-740-U-SL2-BZ-MS/DIM-L20		1, 2	120	5,846	45	WALL	12' LED, 4000K

NOTES:
 1. COLOR SHALL BE DARK BRONZE. VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
 2. FIXTURE SHALL BE CONTROLLED BY PROGRAMMABLE LIGHTING PANEL TO DISABLE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY AHJ.
 3. INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL-CUTOFF DISTRIBUTION (NO LIGHT OUTPUT EMITTED ABOVE 90 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).
 4. COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE 20' FIXTURE MOUNTING HEIGHT INCLUDING 4" CONCRETE BASE. PROVIDE POLE MPFS RECOMMENDED ANCHOR BOLTS.

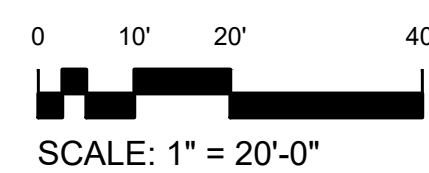
PHOTOMETRIC STATISTICS - ILLUMINANCE IN FOOT-CANDLES						
(VALUES ARE CALCULATED USING VISUAL LIGHTING 2020 BY LITHONIA AND MANUFACTURER'S IES FILES)						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT AREA	+	1.6 fc	6.8 fc	0.8 fc	2.0:1	8.5:1

Include the cut sheet for the light fixtures.



2 POLE DETAIL

1 SITE PHOTOMETRIC PLAN



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

12236 SLICEROO DR, PARKER, CO
6-BAY LINEAR STORE

LES SCHWAB TIRE CENTER - PARKER, CO

09.08.2023

LES SCHWAB

6 BAY LES SCHWAB TIRE CENTER

Parker, Colorado



FOR VISUALIZATION PURPOSES ONLY

SHEET INDEX

- CVR COVER
- A1.1 FLOOR PLAN
- A2.1 ELEVATIONS
- A2.2 MATERIALS
- A3.1 PERSPECTIVES

PROJECT DESCRIPTION

6 BAY TIRE STORE 2022 PROTOTYPE

Owner

LES SCHWAB

Architect

CUSHING TERRELL
 13 NORTH 23RD STREET
 BILLINGS MT 59101
 406.248.7455

CONTRACTOR

TBD



ENTITLEMENT SET

NOT FOR CONSTRUCTION

DATE
 09.08.2023

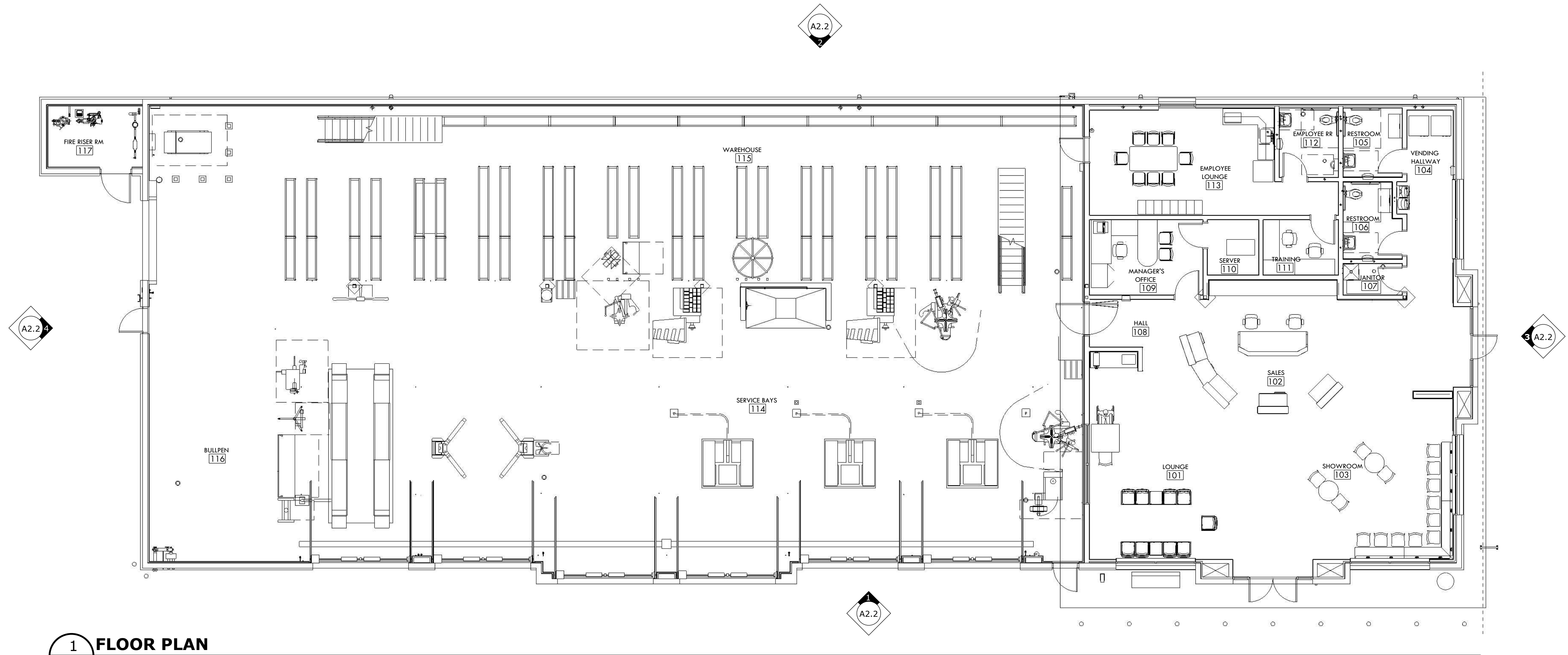
DRAWN BY - HENDRICKS

COVER

CVR



12236 SLICEROO DR. PARKER, CO
6 BAY LH LINEAR STORE
LES SCHWAB TIRE CENTER - PARKER, CO



1 FLOOR PLAN
A1.1 1/8" = 1'-0"

ENTITLEMENT SET

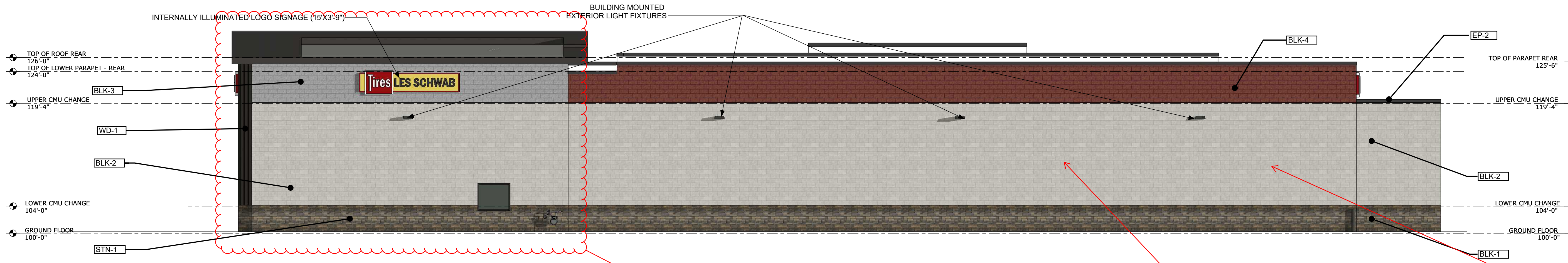
NOT FOR CONSTRUCTION

DATE
09.08.2023

DRAWN BY - HENDRICKS



1 FRONT ELEVATION
A2.1 1/8" = 1'-0"

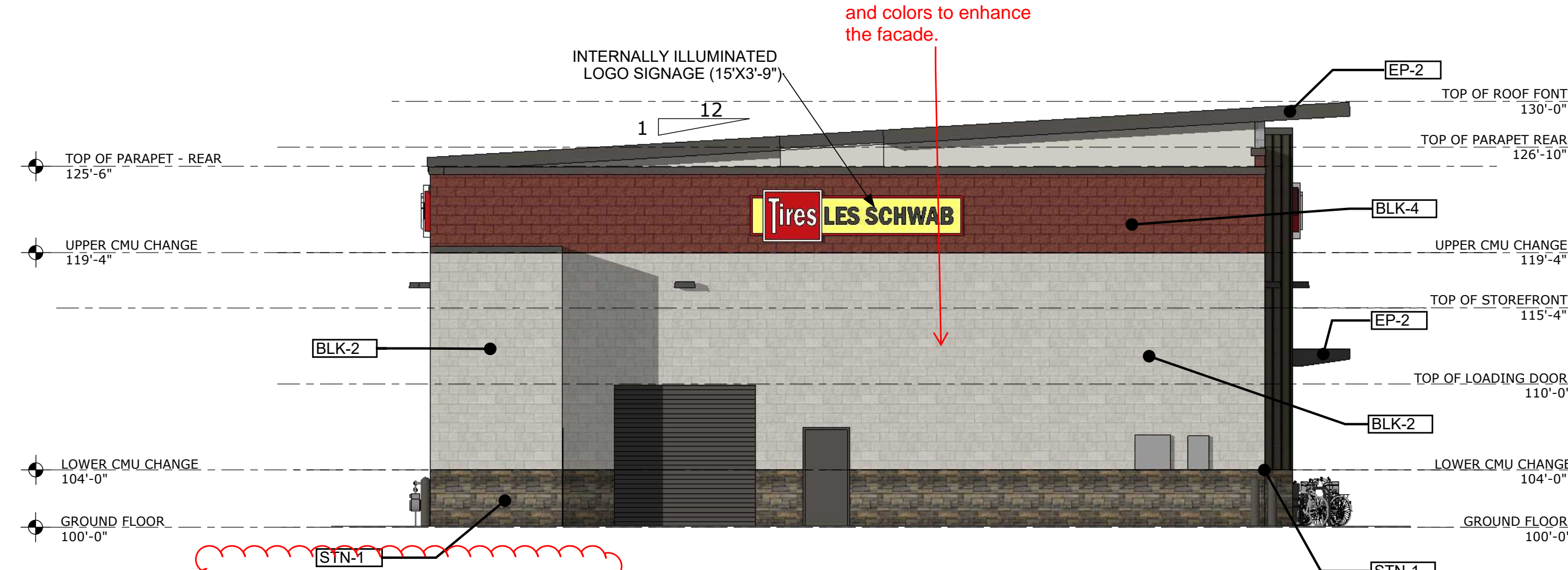


2 REAR ELEVATION
A2.1 1/8" = 1'-0"



3 SHOW ROOM SIDE ELEVATION
A2.1 1/8" = 1'-0"

Move label to the correct material.



4 SIDE ELEVATION
A2.1 1/8" = 1'-0"

See design standards for guidance on vertical and horizontal articulation

Include cardinal directions on each elevation.

ELEVATION GENERAL NOTES	MATERIAL LEGEND:
A) ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.	BLK - 1 NOT USED
B) ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.	BLK - 2 BASALITE CMU - GROUND FACE, (#720 WR)
C) REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS	BLK - 3 BASALITE CMU - SPLIT FACE, (#701 WR)
D) CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS	BLK - 4 BASALITE CMU - SPLIT FACE, (#869 WR)
E) COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS	SP-1 SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
F) PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM.	SF-1 SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
G) EXPOSED STEM CONCRETE WALL IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING	EP-2 EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC
H) REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS	STN-1 CULTURED STONE VENEER - (BLACK RUNDLE)
I) VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION	WD-1 CEMENTITIOUS VERTICAL SIDING - PAINTED DARK BRONZE

ENTITLEMENT SET
NOT FOR CONSTRUCTION

DATE
09.08.2023

DRAWN BY - HENDRICKS

COLOR EXTERIOR
ELEVATIONS

A2.1



1 PLANNING STN-1
N.T.S.



4 PLANNING BLK-4
N.T.S.



7 PLANNING EP-2
N.T.S.



2 PLANNING BLK-2
N.T.S.



5 PLANNING SP-1
N.T.S.



3 PLANNING BLK-3
N.T.S.



6 PLANNING WD-1
N.T.S.

Smooth-face gray CMU is not allowed as a primary construction material. Colored CMU can only be used as an accent.

MATERIAL LEGEND:

- BLK - 1** NOT USED
- BLK - 2** BASALITE CMU - GROUND FACE, (#720 WR)
- BLK - 3** BASALITE CMU - SPLIT FACE, (#701 WR)
- BLK - 4** BASALITE CMU - SPLIT FACE, (#869 WR)
- SP-1** SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
- SF-1** SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTICLE AND BENCH
- EP-2** EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC
- STN-1** CULTURED STONE VENEER - (BLACK RUNDLE)
- WD-1** CEMENTITIOUS VERTICAL SIDING - PAINTED DARK BRONZE

ENTITLEMENT SET
NOT FOR CONSTRUCTION

DATE
09.08.2023

DRAWN BY - HENDRICKS

MATERIAL BOARD



1 CORNER PERSPECTIVE
A3.1 N.T.S.



2 SERVICE BAY BIRDS EYE
A3.1 N.T.S.



3 SHOW ROOM BIRDS EYE
A3.1 N.T.S.

12236 SLICEROO DR. PARKER, CO
6 BAY LH LINEAR STORE

LES SCHWAB TIRE CENTER - PARKER, CO

ENTITLEMENT SET

NOT FOR CONSTRUCTION

DATE
09.08.2023

DRAWN BY - HENDRICKS

PERSPECTIVES

A3.1



Project Reviews Town of Parker

Project Number: SP23-054

Description: **Douglas 234 F6 AMD 2 L8A - Les Schwab Tire**

Applied: **7/17/2023**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW 2**

Applicant: **CUSHING TERRELL**

Parent Project: **SUB23-012**

Owner: **Les Schwab Tire Center**

Contractor: **CUSHING TERRELL**

Details:

The applicant, Cushing Terrell, is proposing a 10,037 Sq. Ft. tire store and service center. The site is located on the northeast corner of Hess Road and Chambers Road.

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
7/18/2023	7/27/2023	7/25/2023	COMPLETENESS REVIEW	Ashley Chasez	COMPLETED	
Notes:						
Review Group: AUTO						
7/17/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
7/17/2023	7/17/2023	7/31/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
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Project Reviews Town of Parker



Review Group: SP 1ST 20

7/28/2023	7/31/2023	8/18/2023	BUILDING 20	Randy Sale	APPROVED	SEE IMPORTANT NOTES
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

General Comments to be aware of:
 Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

7/28/2023		8/18/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

7/28/2023		8/18/2023	COLORED BUILDING ELEVATIONS 20			
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Notes:

7/28/2023		8/18/2023	COLORS AND MATERIAL BOARD 20			
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Notes:

7/28/2023		8/18/2023	COMCAST 20	Butch Buster		
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Notes:

7/28/2023	8/16/2023	8/18/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Notes
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Notes:

Construction Plans must include Initial and Interim/Final CBMP sheets with all the required criteria and complete Town of Parker CBMP details. See Parker's Storm Drainage and Environmental Criteria Manual, Appendix D, CBMP Plan Check List starting on page 250.

<http://parkeronline.org/DocumentCenter/View/118/Parker-Storm-Drainage-and-Environmental-Criteria-?bidId=>



PARKER
COLORADO

Project Reviews Town of Parker



7/28/2023	8/18/2023	8/18/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
7/28/2023	8/7/2023	8/18/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
Notes:						
7/28/2023		8/18/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		
Notes:						
7/28/2023	8/7/2023	8/18/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	
Notes: Addressing Comments: The proposed address is 12236 SLICEROO DR. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Street names must be reflected on the site development plan (SP23-054) as well as named on a recorded document such as a plat or access easement. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.						
7/28/2023	8/18/2023	8/18/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
7/28/2023	7/31/2023	8/18/2023	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
7/28/2023	8/7/2023	8/18/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: Both a word document has been provided so that the applicant can respond easily using the word document... as required. See documents named "SP23-054 Douglas 234 F6 AMD 2 L8A Les Schwab Tire [1] Fire Life Safety Response Ltr 080723" for all comments.						
7/28/2023	8/16/2023	8/18/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be required to revise site layout meet CORE transformer clearances and the transformer may not open into driveway traffic. Last item, provide EUSERC cabinet location. All CORE clearance and EUSERC cabinet requirements can be found in the attached CORE Builder Handbook.						



PARKER
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Project Reviews Town of Parker



7/28/2023		8/18/2023	PHOTOMETRIC PLAN 20			
Notes:						
7/28/2023		8/18/2023	POLICE 20	Greg Epp		
Notes:						
7/28/2023	8/3/2023	8/18/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
7/28/2023	8/18/2023	8/18/2023	SITE PLAN - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
7/28/2023	8/18/2023	8/18/2023	SITE PLAN - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
7/28/2023	8/24/2023	8/18/2023	SITE PLAN 20	Ashley Chasez	REVISIONS REQUIRED	
Notes:						
7/28/2023		8/18/2023	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
7/28/2023	8/18/2023	8/18/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	APPROVED	
Notes:						
Review Group: SP 1ST 20 ADD						
7/28/2023		8/18/2023	COTTONWOOD WATER AND SANITATION DISTRICT 20	Scott Barnett		
Notes:						
Review Group: SP 2ND 15						
9/20/2023	10/12/2023	10/11/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
Notes: SP23-054 –DOUGLAS 234 F6 AMD 2 L8A - LES SCHWAB TIRE, 2nd, Environmental Review, 7-14-23						



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COLORADO

Project Reviews Town of Parker



GENERAL COMMENTS - for all Erosion Control Plan Sheets

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
4. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
7. Please consider connecting the Stabilized Staging Area (SSA) to the north Vehicle Tracking Control (VTC) and connecting the Concrete Wash Out (CWA) to the Stabilized Staging Area (SSA) as shown in the Town’s standard CBMP detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
8. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at initial phase. Addition PTPs may be needed in the interim and final phases.
9. Please provide existing and proposed grading contours with arrows to indicate the direction of stormwater flow.
10. Please omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater on the Erosion Control Plans.
11. Please provide a complete legend of the hatching and line work used on the Plan Sheets.
12. Please provide Parker’s legend of keys/symbols to correspond to Parker’s 31 CBMP Details on Erosion Control plan sheets.
13. Include within the plan set immediately following the Final Erosion Control Plan sheet, all 71 pages of the Town of Parker’s CBMP Legend, General Notes, and CBMP Details (in alphabetical order).
14. Include the Town of Parker review block on the Initial, Interim and Final Erosion Control Plan sheets. Reference the Town’s Roadway Design and Construction Criteria Manual (RDCCM), Appendix B.
15. Add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.
16. Provide and identify Debris and Trash Control (DTC) on Sliceroo Drive, throughout the site, and around the site perimeter.
17. Inlet Protection (IPAP, IPAN, IPCOG, IPCOS) on plans must have the proper legend code/symbol for the type of inlet and the diagram on the plans must match the proper type of inlet protection needed. Provide and identify the appropriate type of inlet protection from the Town of Parker’s four standard types for the existing and proposed inlets to the site.
18. Provide and identify 4 curb line rock socks on Sliceroo Drive down gradient of both VTC entrances to the site. Follow the Inlet Protection Curb on Grade (IPCOG) detail in the Town’s CBMP Details.

INITIAL CBMP PLANS

19. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad. The perimeter silt fence (SF) on the west side of the south VTC must turn and continue into the site along the VTC to prevent stormwater from flowing off-site over the VTC.

INTERIM/FINAL CBMP PLANS

20. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
21. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
22. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.

CAD Drawings Link:

"\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"



PARKER
COLORADO

Project Reviews Town of Parker



Grading Permit Links:

<https://www.parkeronline.org/DocumentCenter/View/118>
<http://parkeronline.org/532/Construction-Best-Management-Practices>
<https://www.parkeronline.org/DocumentCenter/View/118/Parker-Storm-Drainage-and-Environmental-Criteria-?bidId=>

9/20/2023	10/11/2023	10/11/2023	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

9/20/2023	10/11/2023	10/11/2023	DRAINAGE REPORT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

9/20/2023	9/25/2023	10/11/2023	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See response letter and address ALL comments
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Notes:

9/20/2023	9/26/2023	10/11/2023	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	
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Notes:
 The applicant will be required to revise landscape plan and site plan. The proposed transformer location does not meet CORE requirements. The transformer may not open into a drive lane. The applicant will be required to provide 10-foot of clearance in front of the transformer.

9/20/2023	10/11/2023	10/11/2023	SITE PLAN - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

9/20/2023		10/11/2023	SITE PLAN 15	Ashley Chasez		
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Notes:

Review Group: SP 2ND 15 ADD

9/20/2023	10/11/2023	10/11/2023	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	See Notes
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Notes:
 Please see uploaded review letter.