



## Development Review Division

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

### M E M O R A N D U M

**TO:** Ian Graham, Crushing Terrell  
**FROM:** Ashley Chasez, Planner I  
**DATE:** June 20, 2024  
**SUBJECT:** Douglas 234 F6 AMD 2 L8A - Les Schwab Tire  
Review Comments 04

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:

### 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)
- CORE
- Parker Water and Sanitation District

The following agencies have not provided comments for review. Please reach out to the following agencies to get comments.

- Town of Parker – Construction Plans (Civil)
- Town of Parker – Drainage Report

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-B2,4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.



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
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C100	SITE PLAN SHEET
C200	GRADING PLAN
C201	DRIVEWAY GRADING PLAN AND STORM PROFILE
C202	STORM PLAN AND PROFILE
C300	UTILITY PLAN
C400	DETAILS SHEET
C401	DETAILS SHEET
C402	DETAILS SHEET
C403	DETAILS SHEET
C404	DETAILS SHEET
EX.1	FIRE TRUCK MOVEMENT

## 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 DUNBAR  
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

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

12236 SLICEROD DR, PARKER, CO 80134  
6-BAY LINEAR STORE  
LES SCHWAB TIRE CENTER - PARKER, CO

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CIVIL CDS

04.17.2024  
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
BOTTOM	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
CIPP	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
EP, 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.

## TOWN OF PARKER STRIPING AND SIGNAGE NOTES

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
- A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
- DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
- ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- CROSSWALKS SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER. SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
  - FOR CONCRETE SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
  - FOR ASPHALT SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), ETHYL-MYTHACRALATE, OR AS SPECIFIED.
- INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

## TOWN OF PARKER ROADWAY NOTES

- Paving shall not commence until a soils report and pavement design is approved by the Town of Parker and subgrade compaction tests are submitted to and approved by the Town Inspector.
- Standard Town of Parker Curb Ramps are to be constructed at all curb returns and at all "T" intersections in accordance with the latest Town of Parker standards.
- All stationing is based on centerline of roadways unless otherwise noted.
- All elevations are on USGS DATUM with date. Range point or monument shall be shown on the construction plans.
- Except where otherwise provided for in these plans and specifications, the Colorado Department of Highways Standard Specifications for Road and Bridge Construction, the Colorado Department of Highways M and S Standards, and the Town of Parker Roadway Design and Construction Criteria Manual, latest edition, shall apply.

**Cushing Terrell**

cushingterrell.com  
800.757.9522



12236 SLICEROO DR, PARKER, CO 80134  
6-BAY LINEAR STORE  
**LES SCHWAB TIRE CENTER - PARKER, CO**

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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CIVIL CDS

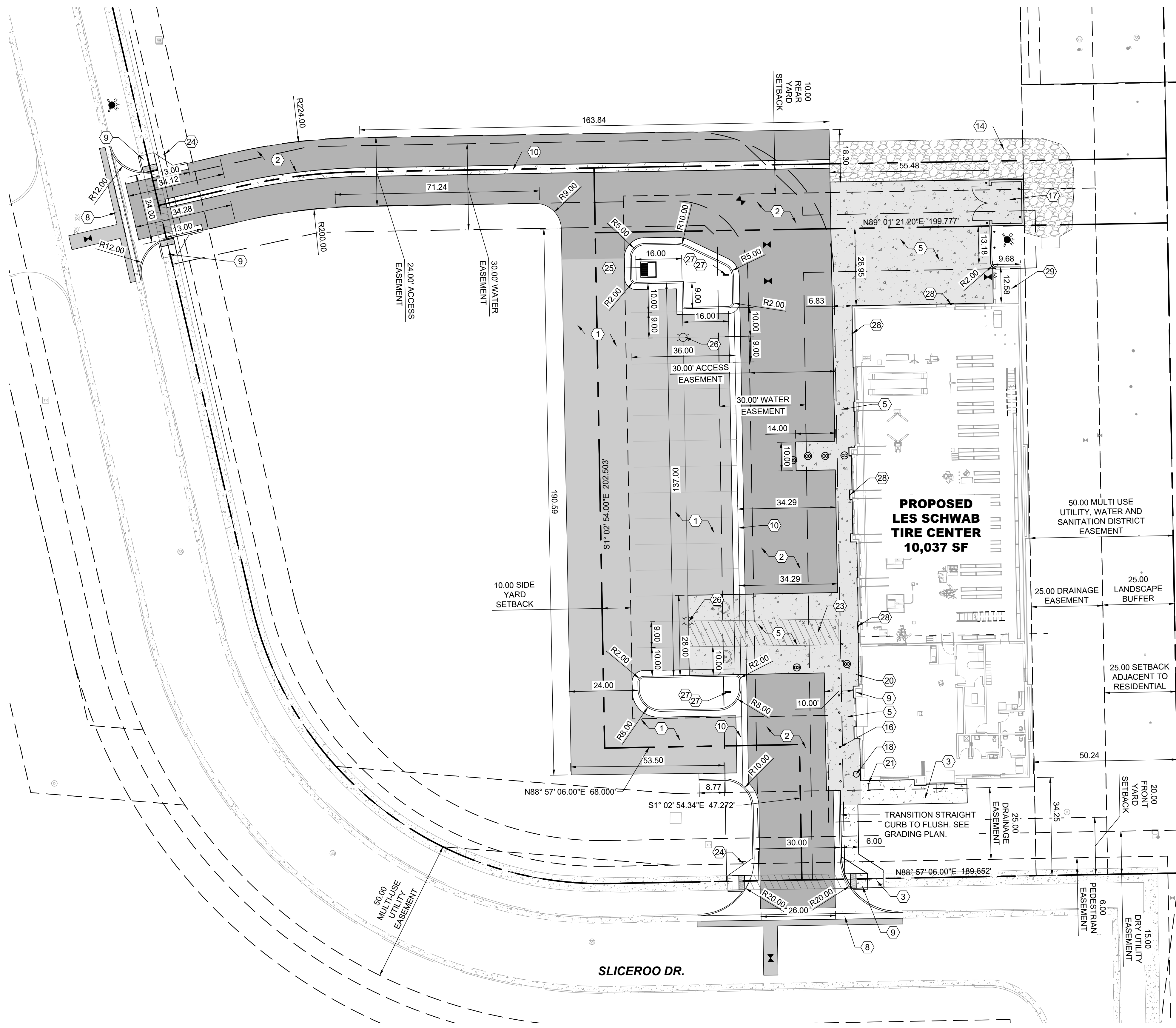
04.17.2024  
DRAWN BY | CAMPOS  
CHECKED BY | WALKER  
REVISIONS

GENERAL NOTES  
& LEGEND SHEET

**C001**



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%



**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.
10. NO VERTICAL CONSTRUCTION IS ALLOWED TO OCCUR UNTIL CURB AND GUTTER AND THE FIRST LIFTS OF ASPHALT ARE INSTALLED. A SITE INSPECTION WILL BE REQUIRED TO ENSURE THAT THIS REQUIREMENT IS MADE PRIOR TO THE ALLOWANCE OF VERTICAL CONSTRUCTION TO COMMENCE.

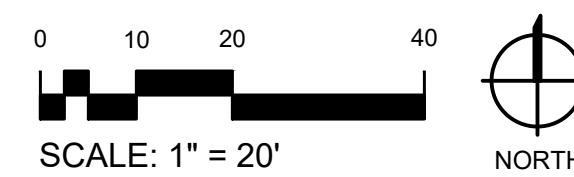
**PAVING NOTES**

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

**#KEYNOTES**

1. ASPHALT PAVEMENT - STANDARD DUTY. SEE DETAIL 1/C402
2. ASPHALT PAVEMENT - HEAVY DUTY. SEE DETAIL 2/C402
3. CONCRETE SIDEWALK. SEE DETAIL 1/C401
4. CONCRETE PAVEMENT - STANDARD DUTY. SEE DETAIL 3/C402.
5. CONCRETE PAVEMENT - HEAVY DUTY. SEE DETAIL 4/C402.
6. CURB & GUTTER (CATCH). SEE DETAIL 5/C400
7. CURB & GUTTER (SPILL). SEE DETAIL 5/C400
8. DRIVEWAY CUT. SEE DETAIL 1&3/C400
9. ADA RAMP. SEE DETAIL 2/C400
10. CONCRETE CROSS PAN. SEE DETAIL 1/C400
11. ADA STRIPING. SEE DETAIL 7/C402
12. ACCESSIBLE PARKING STRIPING. SEE DETAIL 8/C401.
13. 4" WIDE WHITE PARKING STRIPING.
14. RIP RAP. SEE DETAIL 12/C402
15. LANDSCAPE AREA. SEE LANDSCAPE PLANS.
16. BOLLARDS (TYP. OF 9). SEE DETAIL 5/C402
17. CMU TRASH ENCLOSURE. SEE ARCH FOR DETAILS
18. TRASH RECEPTACLE. SEE DETAIL 10/C402.
19. **KEYKEEPER WITH STAND. SEE DETAIL 11/C402.**
20. BENCH. SEE DETAIL 9/C402
21. BIKE RACK. SEE DETAIL 8/C402
22. CROSSWALK STRIPING (TYP.)
23. PROVIDE TEXTURED CONCRETE PATTERN AT ADA CROSSING (TYP.)
24. STOP SIGN (R1-1) TYPICAL. PROVIDE STREET NAME IDENTIFIER ON TOP OF STOP SIGN.
25. TRANSFORMER PAD. SEE ELECTRICAL FOR DETAILS.
26. SITE LIGHTING. SEE ELECTRICAL FOR DETAILS.
27. NO PARKING - FIRE LANE SIGNS, TYPE 'C' & 'D'
28. NO PARKING - FIRE LANE SIGN, TYPE 'B'
29. FIRE RISER ROOM. SEE MEP AND ARCH PLANS FOR DETAIL

1 SITE PLAN  
C100



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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6-BAY LINEAR STORE  
**LES SCHWAB TIRE CENTER - PARKER, CO**

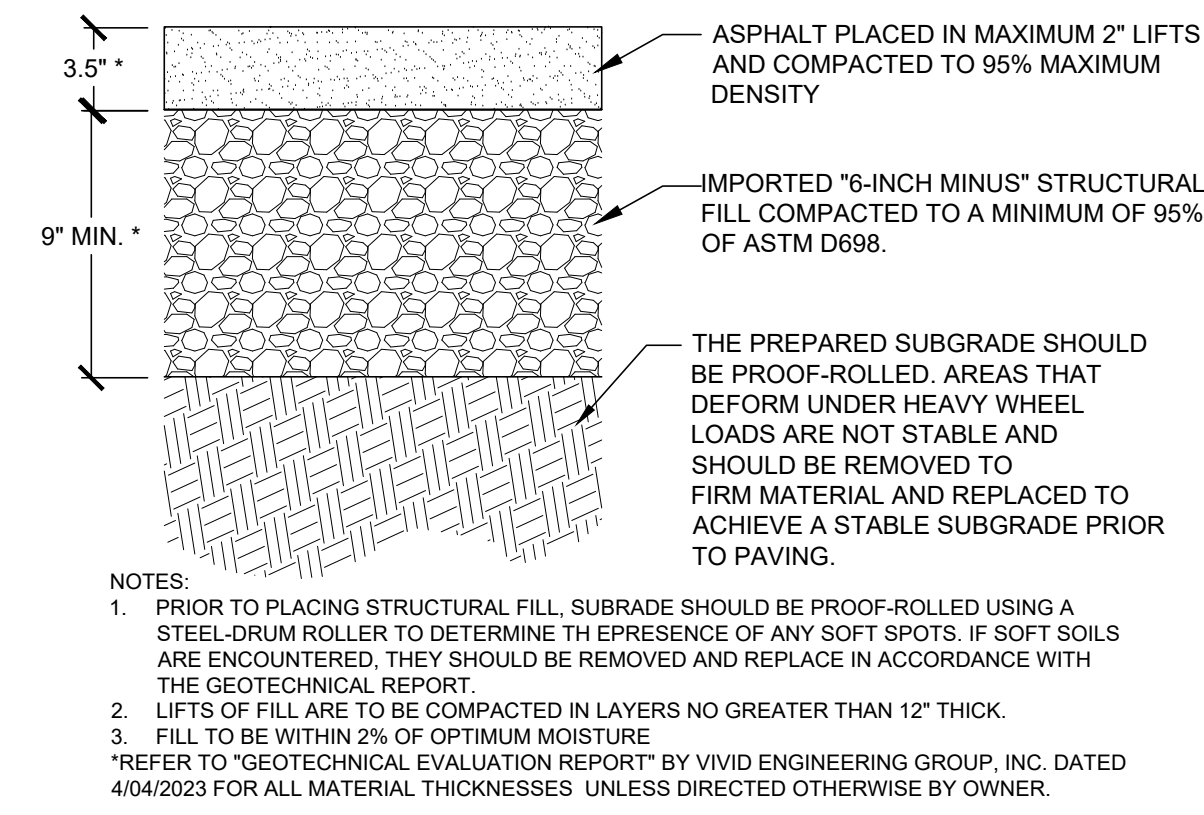
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CIVIL CDS

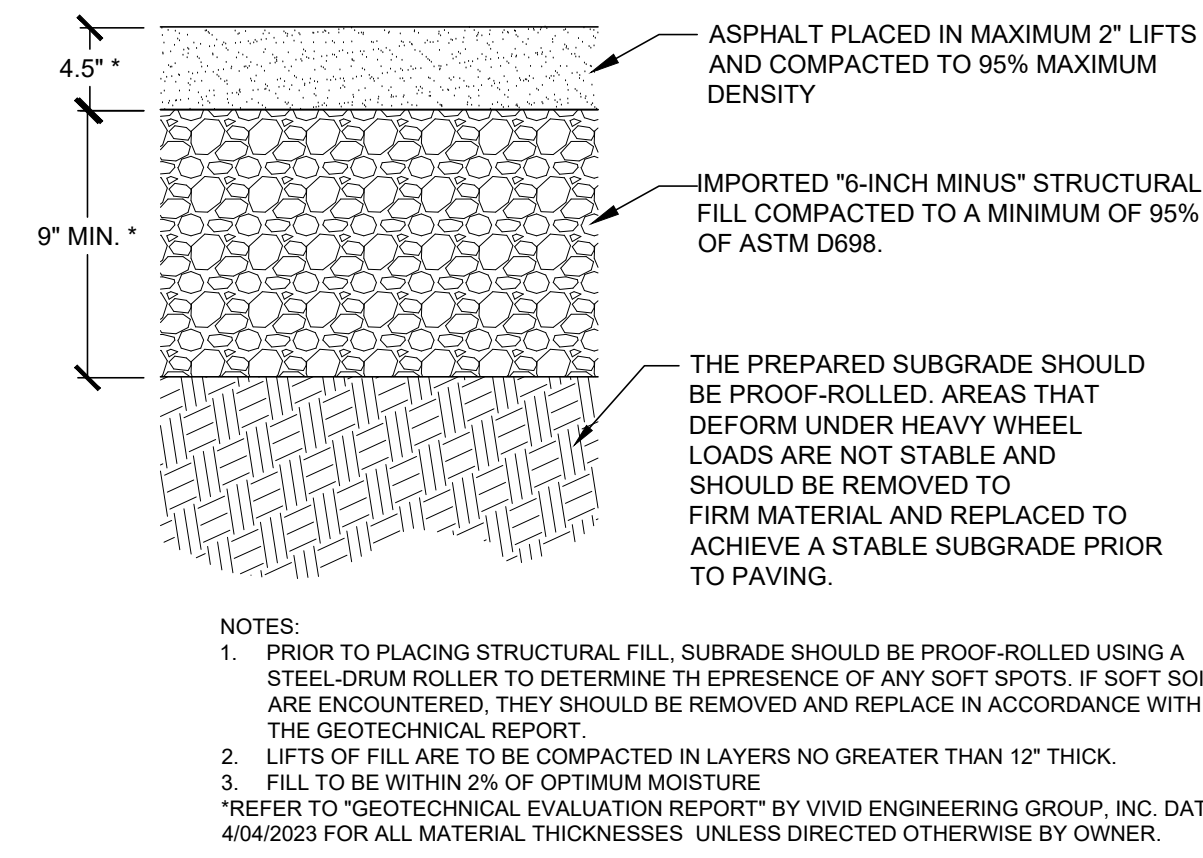
04.17.2024  
DRAWN BY | CAMPOS  
CHECKED BY | WALKER  
REVISIONS

SITE PLAN SHEET

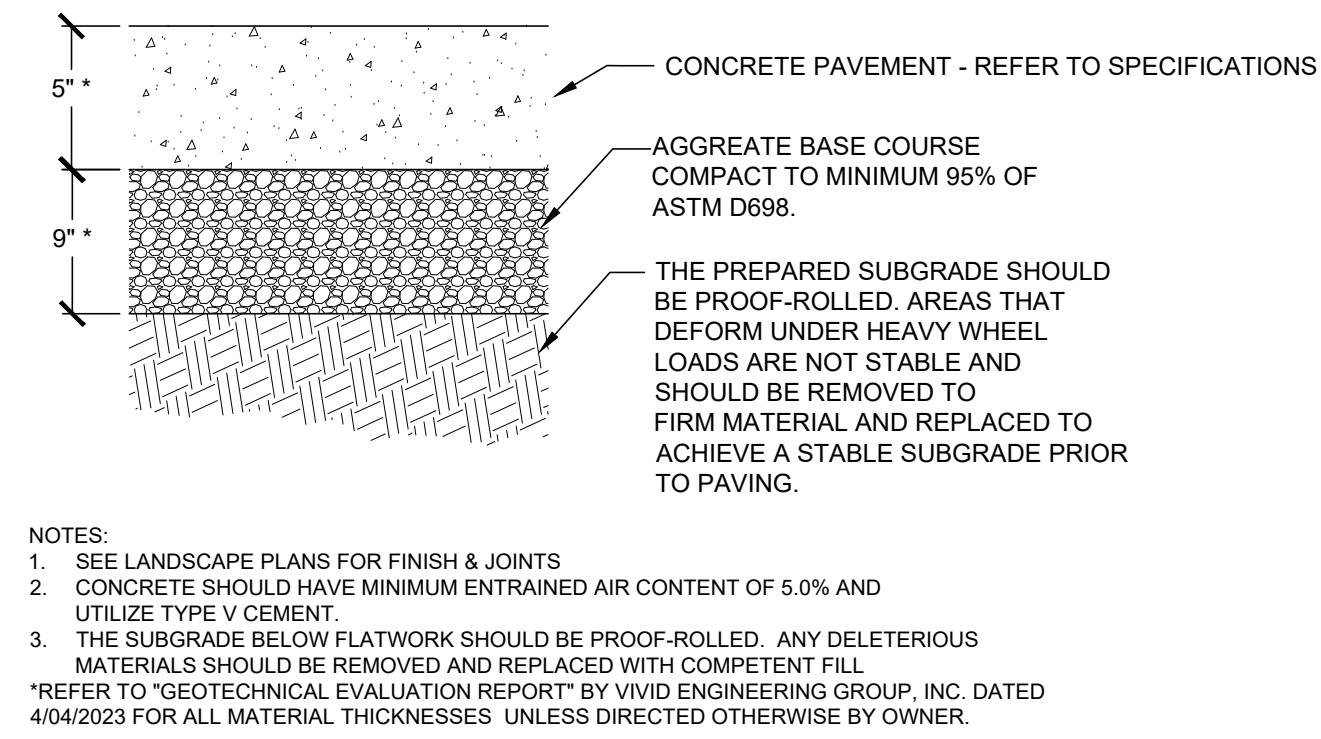
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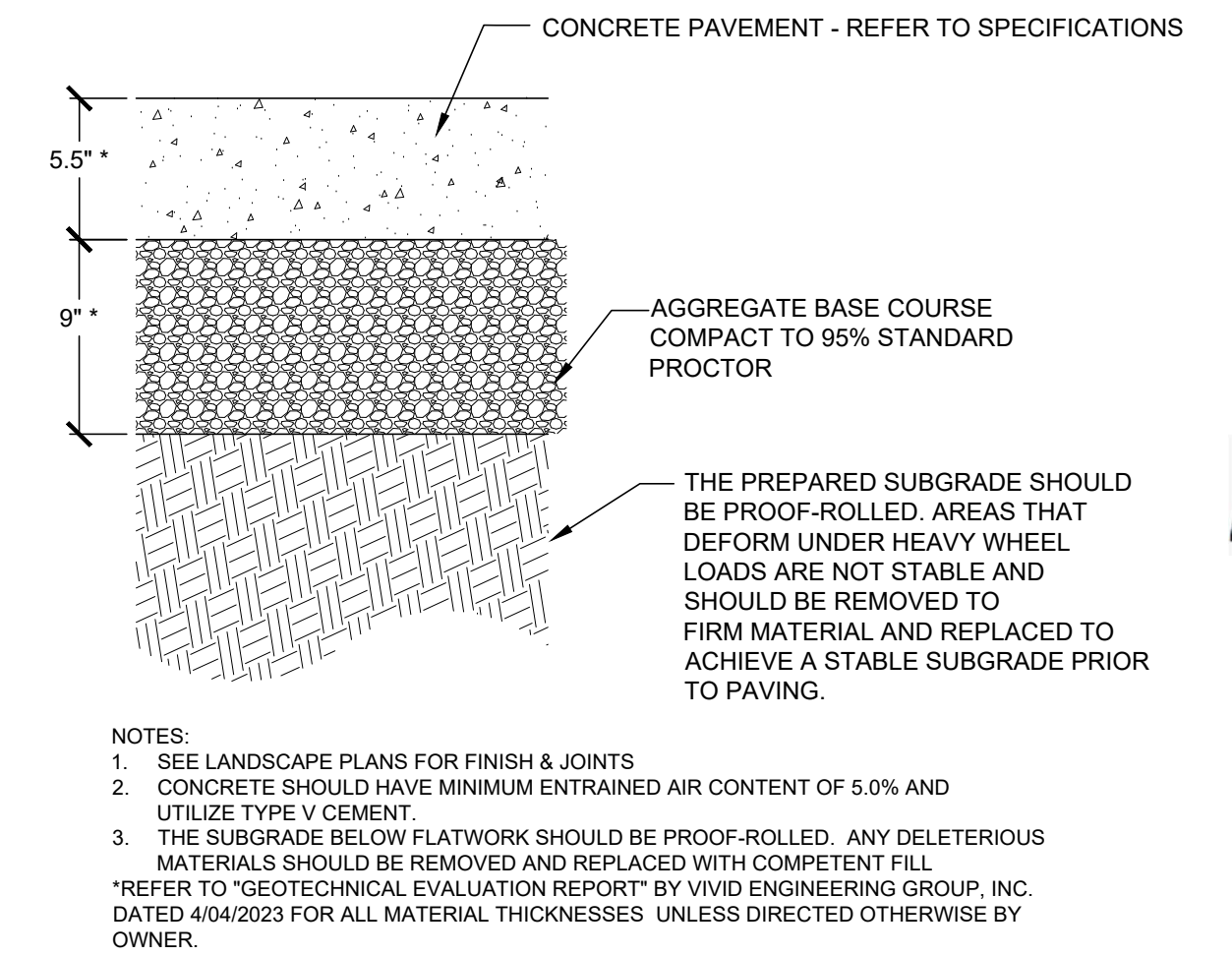
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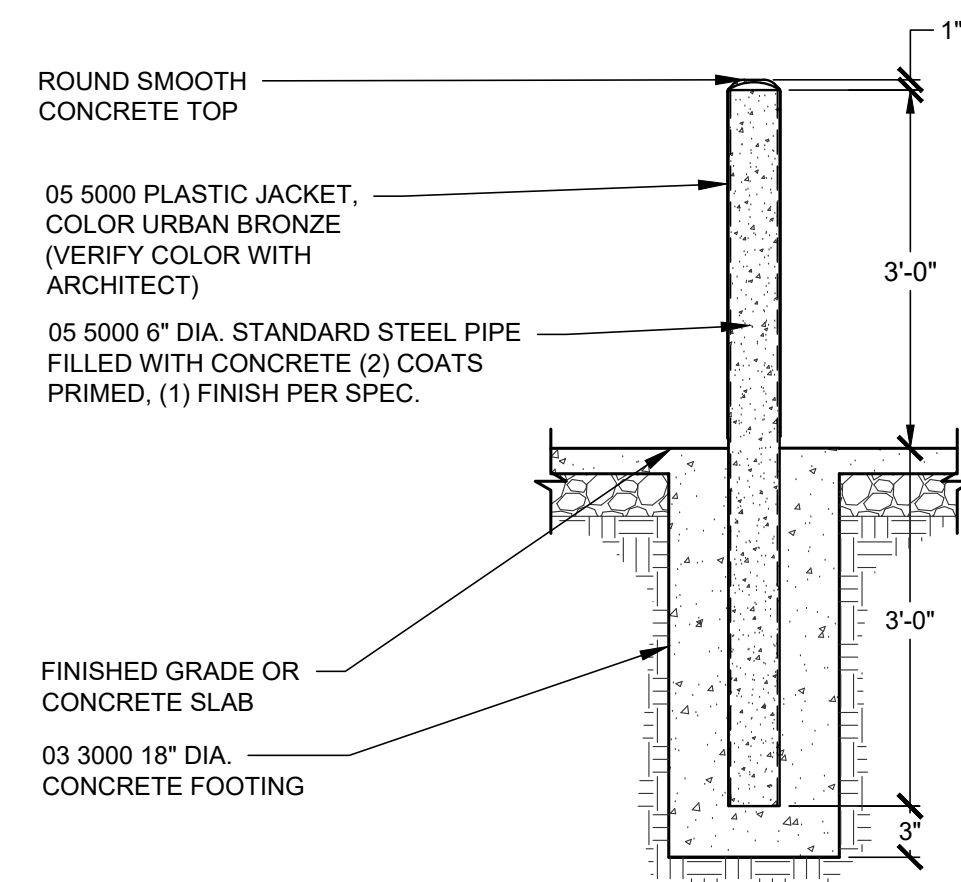
2 ASPHALT PAVEMENT HEAVY DUTY



3 CONCRETE PAVEMENT STANDARD DUTY

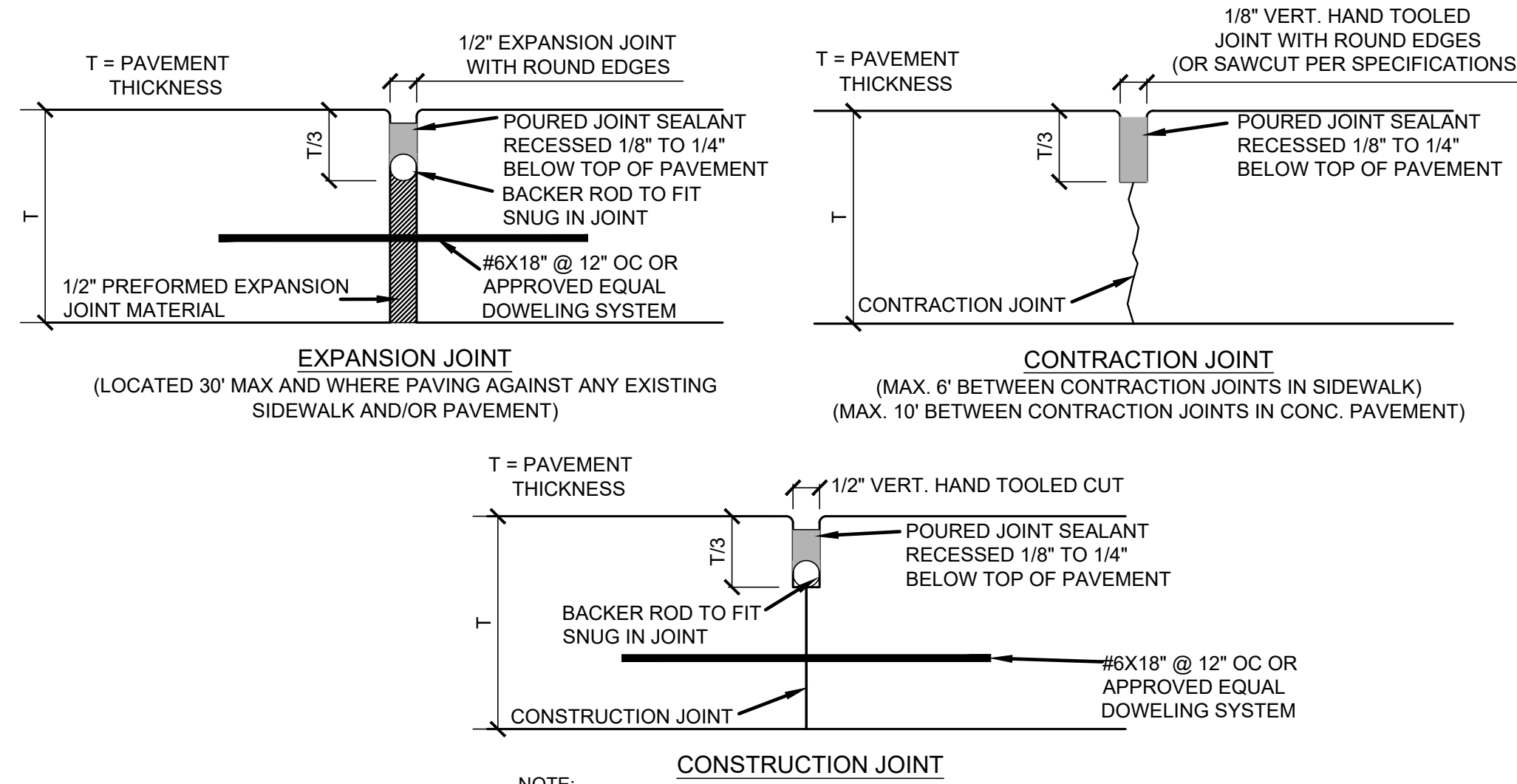


4 CONCRETE PAVEMENT HEAVY DUTY



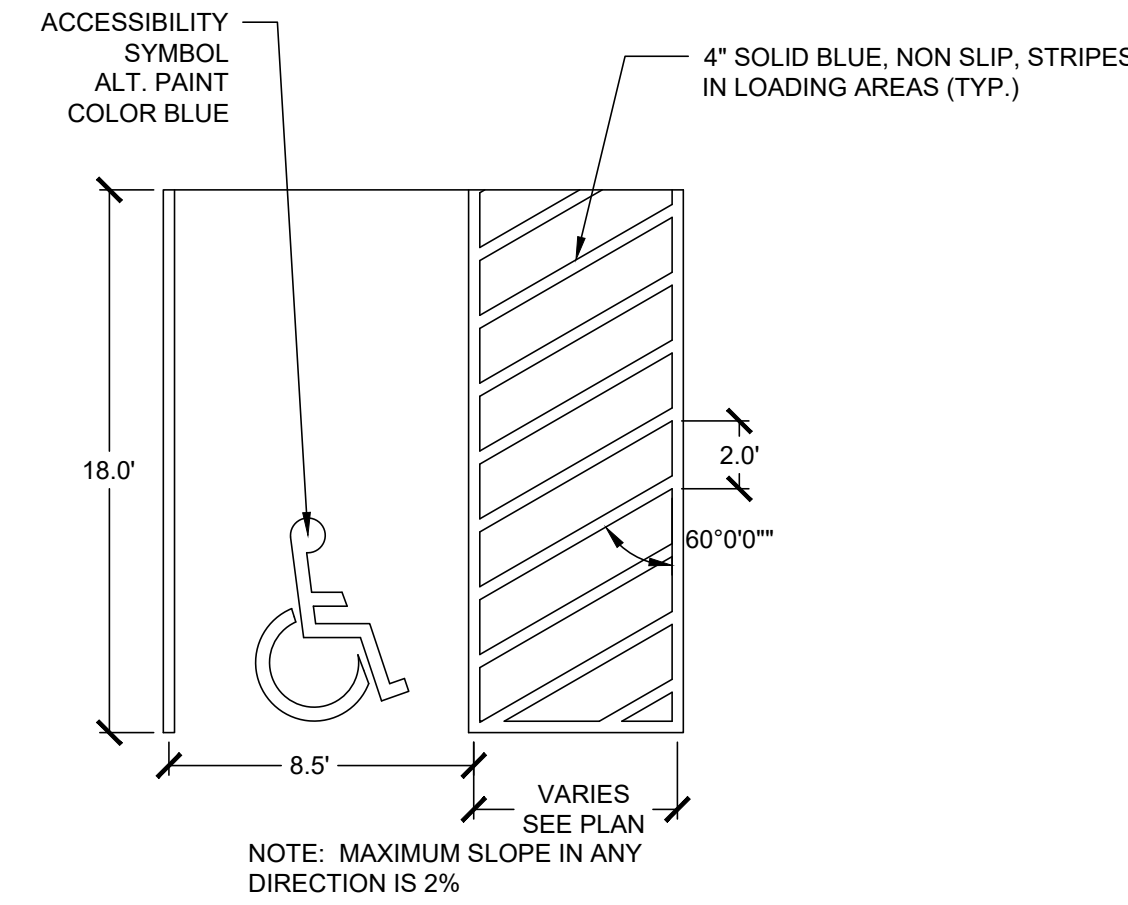
5 6" BOLLARD

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 TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.

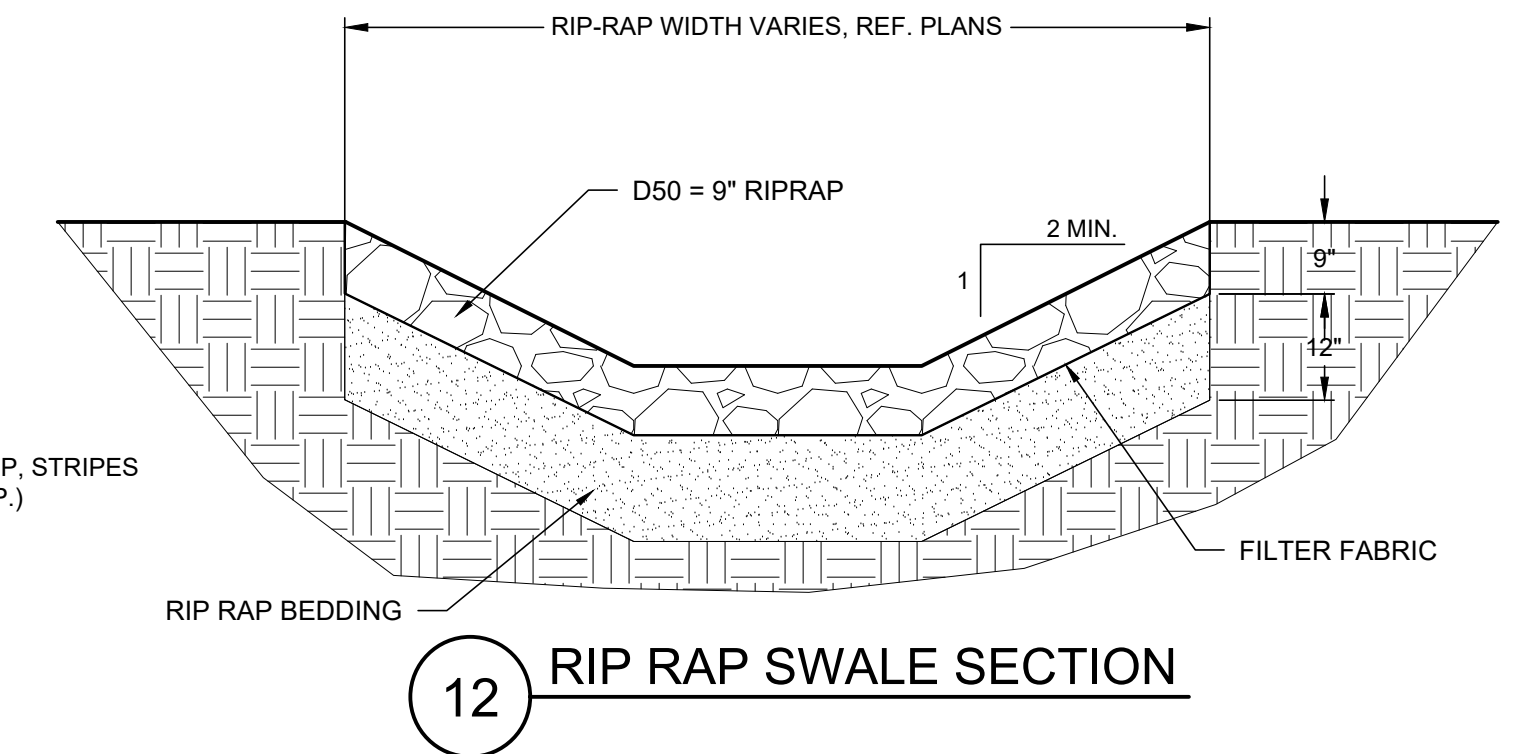


8 CONCRETE JOINTING

NOTE:  
 1. ALL CONCRETE SURFACE TO HAVE LIGHT BROOM FINISH.  
 2. CONTRACTOR TO PROVIDE A CONSTRUCTION JOINT WHERE CONCRETE PAVEMENT MEETS CURB AND GUTTER. (DOWELING NOT REQUIRED AT CURB AND GUTTER)  
 3. PROVIDE EXPANSION JOINT FILLER AT BUILDING PER SPECIFICATIONS. DOWEL TO BUILDING ONLY PER STRUCTURAL DRAWINGS



7 ADA STRIPING



12 RIP RAP SWALE SECTION

KeyKeeper Withstand Product Specifications

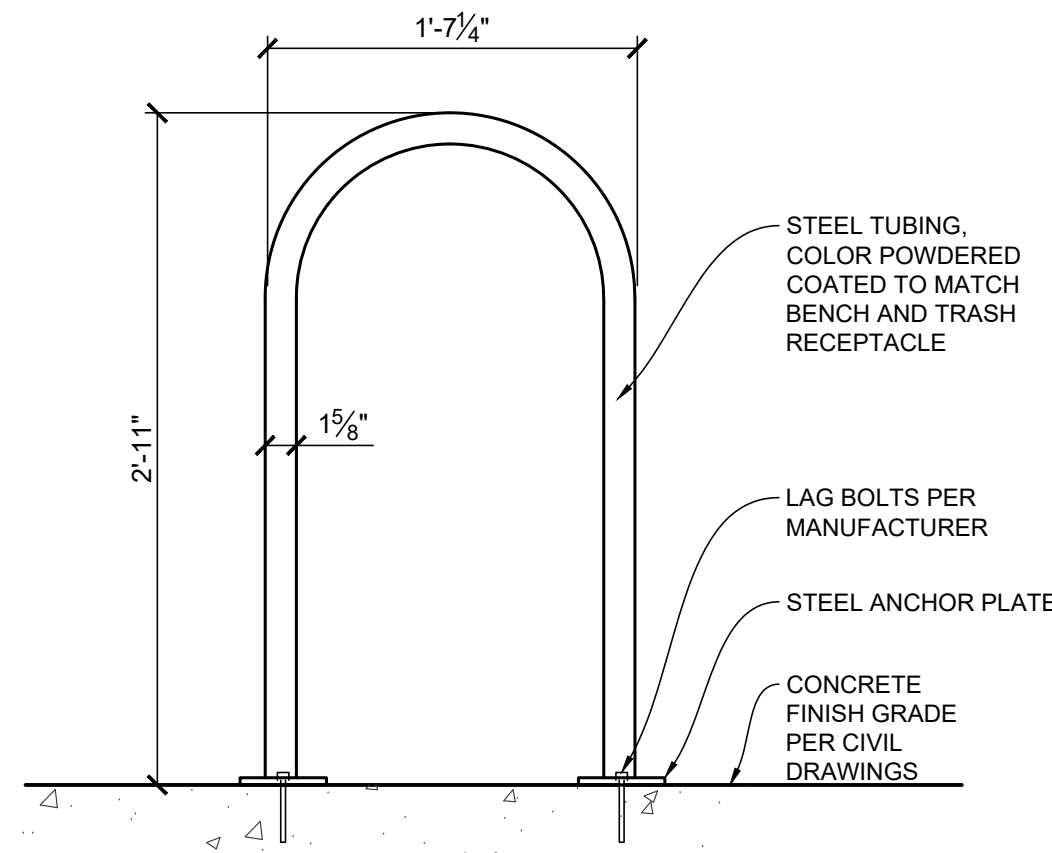
KeyKeeper Withstand is a freestanding version of our widely used KeyKeeper key drop system. KeyKeeper Withstand mounts to a concrete slab using four high-tensile spikes. KeyKeeper Withstand accepts approximately 100 sets of keys for after hour drops. KeyKeeper Withstand normally ships in a gray epoxy 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: 1/2" plate steel fabrication, Master 6270 High Security padlock  
 Mounting: Bolts to concrete using four high tensile Spikes

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

11 KEYKEEPER WITH STAND



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

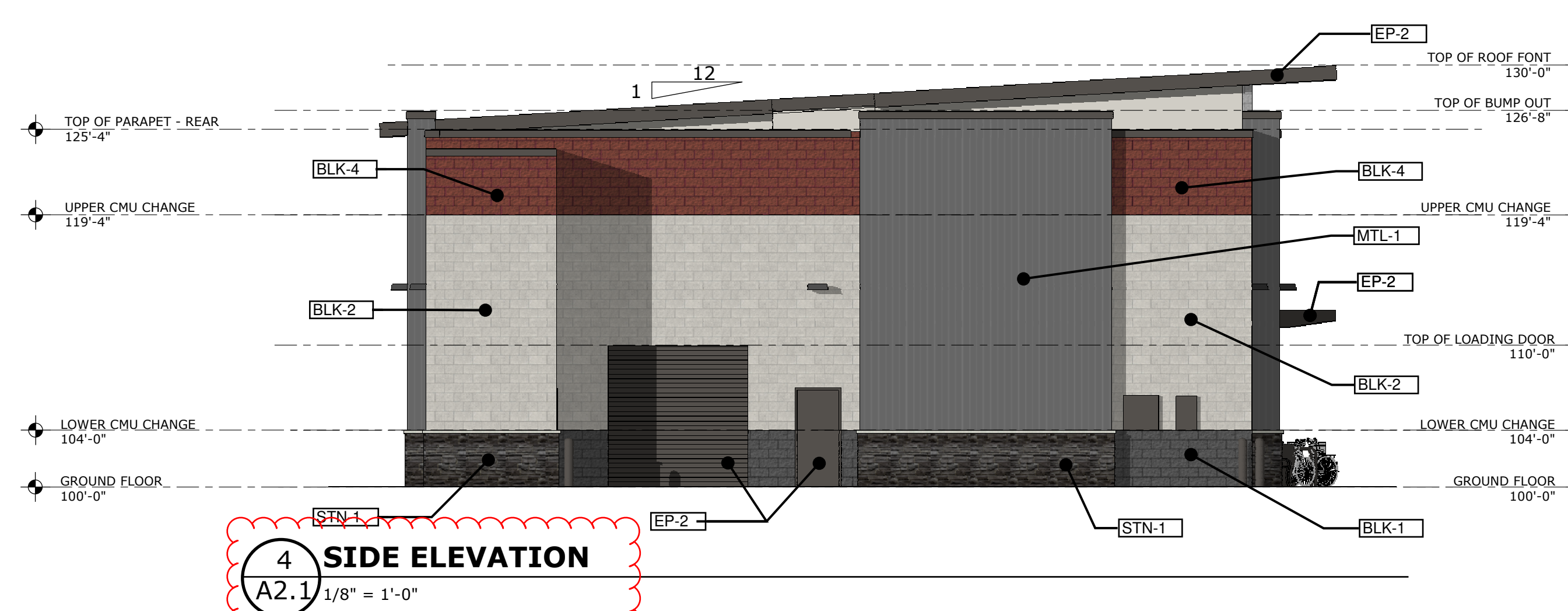
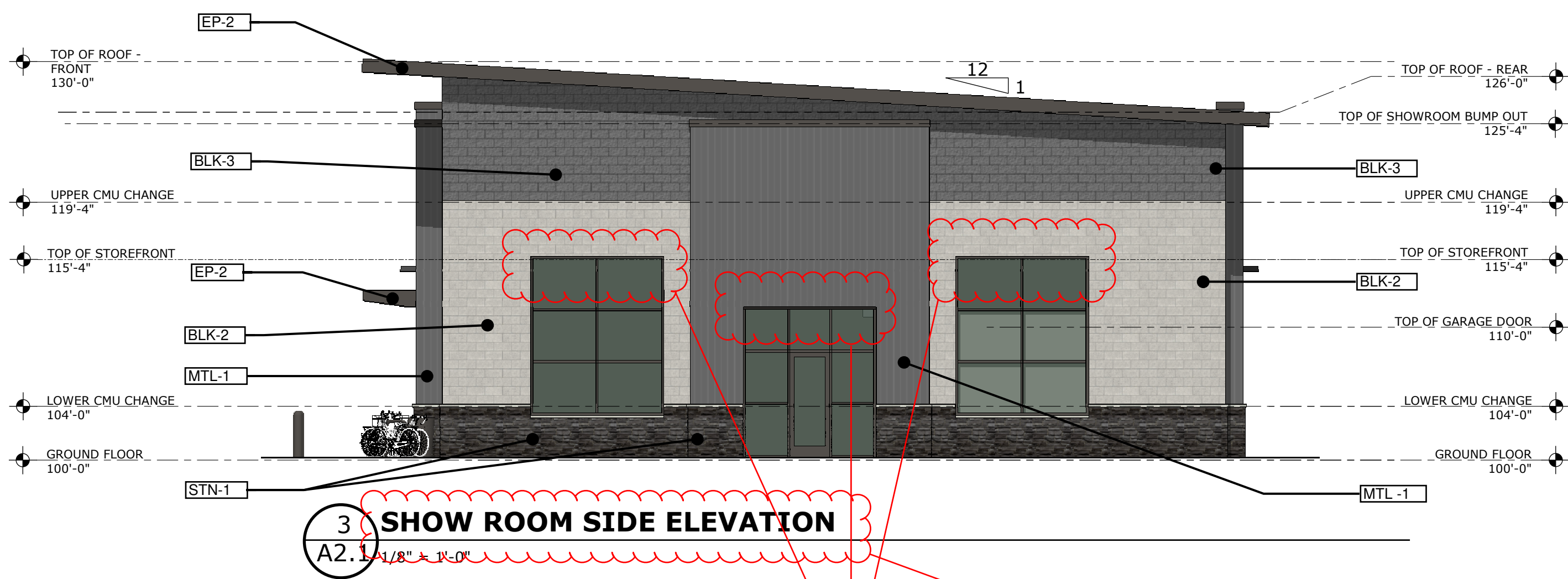
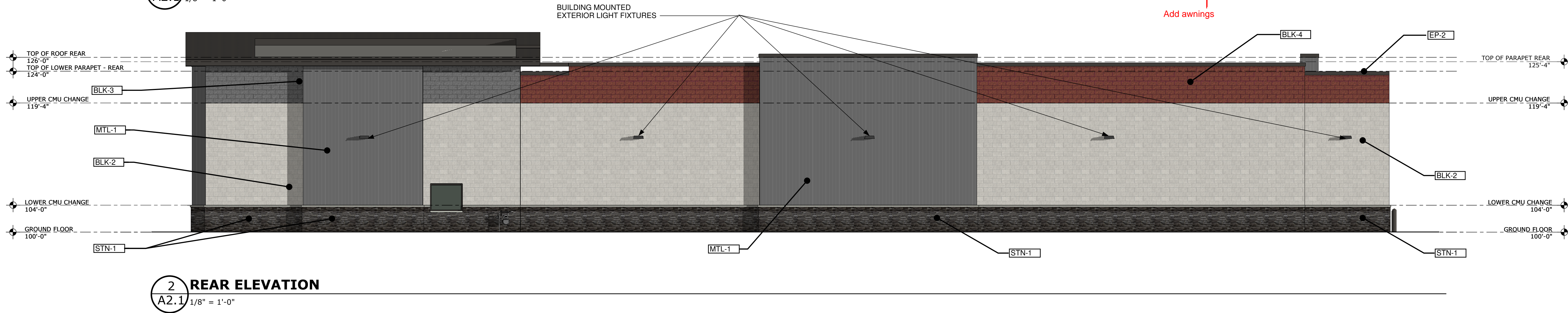
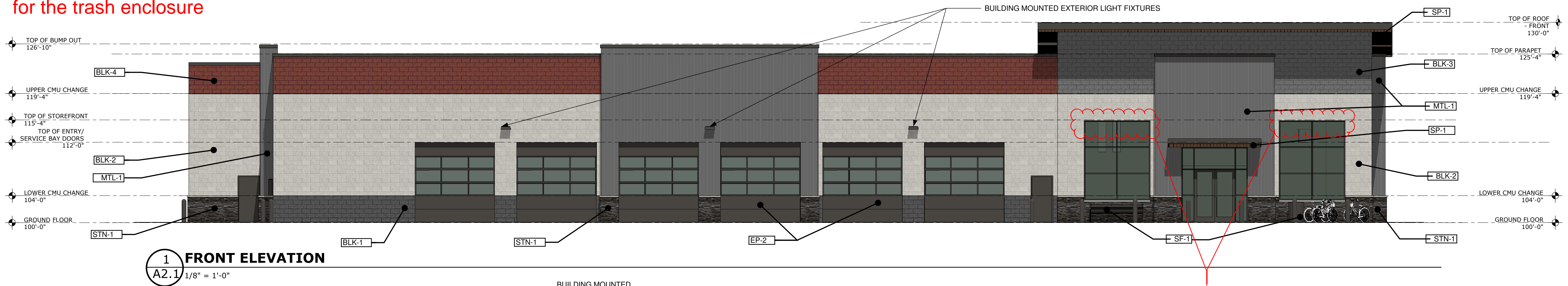
NOTE:  
 1. GLOBAL INDUSTRIAL: 6' OUTDOOR PARK BENCH WITH BLACK, STEEL SLAT, BLACK #79F694854BK.  
 2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.  
 3. SEE SHEET A150 FOR LOCATIONS(S).



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).

Include color elevations for the trash enclosure



Per the Design Standard X.A.2.i, show that you meet the transparency criteria for each facade. All "front facades must have 40% transparency and other facades must have 25%.

This building has 3 front facades. Those are the south, east and west facing facades.

If actual windows are not possible, you can include enhanced architecture, frosted windows or art to meet the transparency standards.

12236 SLICEROO DR. PARKER, CO 80134  
6 BAY LH LINEAR STORE

LES SCHWAB TIRE CENTER - PARKER, CO

**ELEVATION GENERAL NOTES**

- A) ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B) ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- C) REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS
- D) CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS
- E) COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS
- F) PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM.
- G) EXPOSED STEM CONCRETE WALL IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUND COVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING
- H) REFER TO SHEET E501 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS
- I) VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION

**MATERIAL LEGEND:**

- BLK - 1** BASALITE CMU - SPLIT FACE, (#807 WR)
- BLK - 2** BASALITE CMU - GROUND FACE, (#720 WR)
- BLK - 3** BASALITE CMU - SPLIT FACE, (#803 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 - (GUNNISON)
- MTL-1** PAC-CLAD VERTICAL METAL SIDING - (GRAY)

Add awning as this is a store front

Add cardinal directions to all sides

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DATE  
03.12.2024

DRAWN BY - HENDRICKS

COLOR EXTERIOR  
ELEVATIONS

**A2.1**



1 **STN-1**  
N.T.S.



4 **BLK-3**  
N.T.S.



7 **SP-1**  
N.T.S.



2 **BLK-1**  
N.T.S.



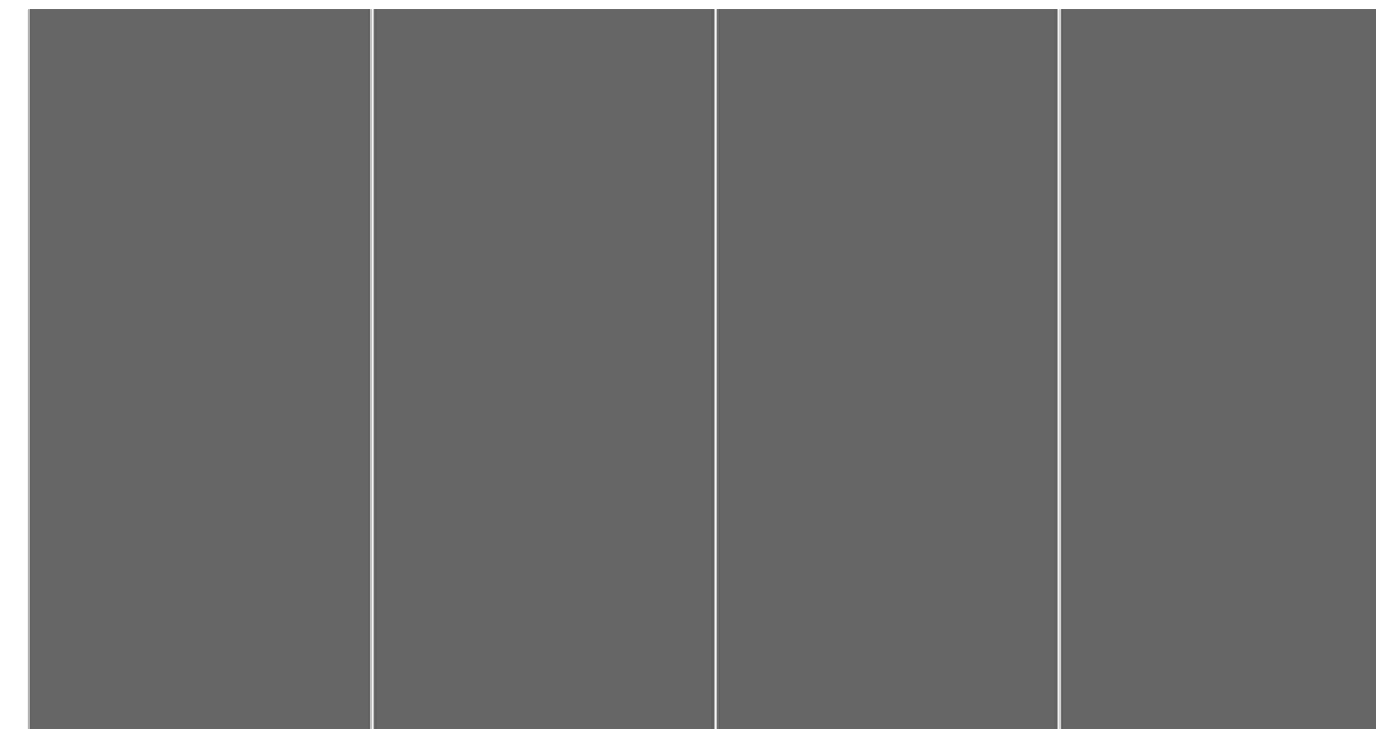
5 **BLK-4**  
N.T.S.



8 **EP-2**  
N.T.S.



3 **BLK-2**  
N.T.S.



6 **MTL-1**  
N.T.S.

**MATERIAL LEGEND:**

- BLK - 1** BASALITE CMU - SPLIT FACE, (#807 WR)
- BLK - 2** BASALITE CMU - GROUND FACE, (#720 WR)
- BLK - 3** BASALITE CMU - SPLIT FACE, (#803 WR)
- BLK - 4** BASALITE CMU - SPLIT FACE, (#869 WR)
- EP-2** EXTERIOR PAINT SUPERPAINT EXTERIOR ACRYLIC LATEX SATIN A89W01151 (MATCH KAWNEER #40 DARK BRONZE), REF SPEC
- MTL-1** PAC-CLAD VERTICAL SIDING - SLATE GRAY
- SP-1** SOFFIT PANEL PAC-CLAD FLUSH SOLID W/ PVDF WOOD GRAIN FINISH (COPPER)
- STN-1** CULTURED STONE VENEER - (GUNNISON)

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DATE  
03.12.2024

DRAWN BY - HENDRICKS

MATERIAL BOARD



**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.

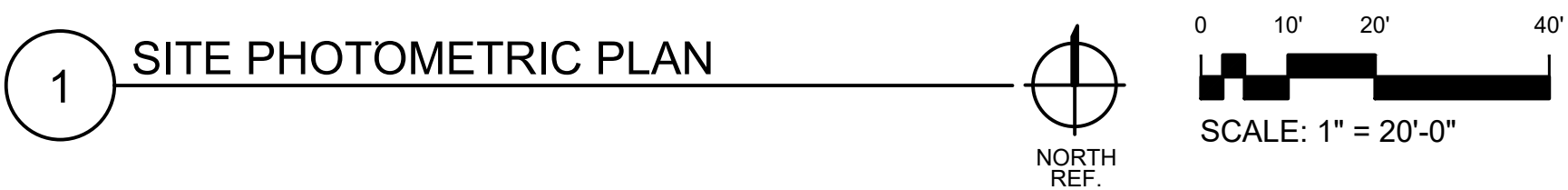
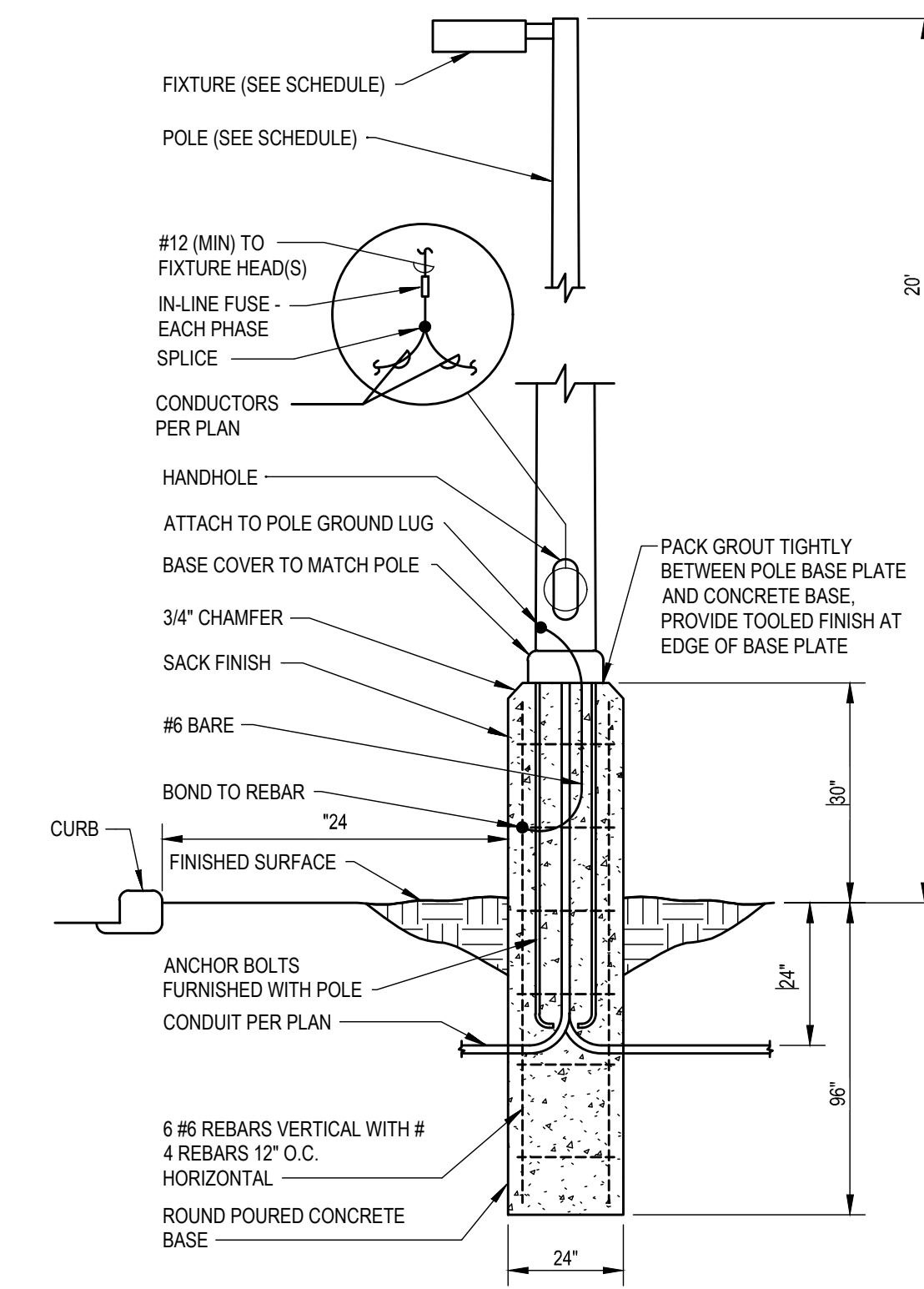
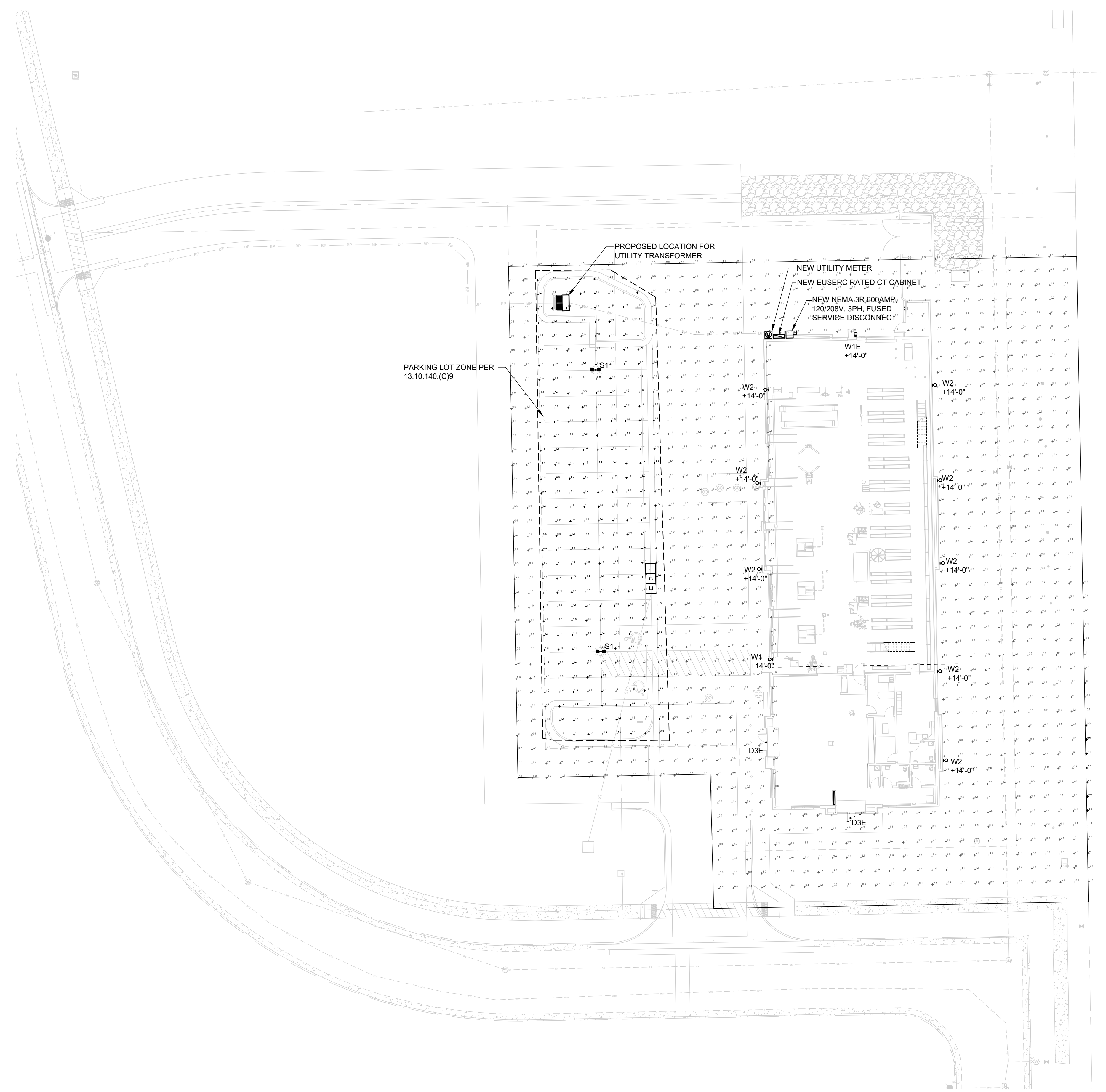
**LEGEND**

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

SITE LIGHTING SCHEDULE											
FIXTURES		MOUNTING		LAMP							
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NOTES	VOLTS	LUMENS	WATTS	TYPE	HEIGHT	TYPE	
D3E	6.2' WET LOCATION RECESSED DOWNLIGHT WITH REMOTE EMERGENCY BATTERY	ZUMTOBEL	PNR02-DN-150-RL-11W-830-CB-W-E-1500L-R-11W-2x1 BOONE SS, TC-CSTJU		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-SA1E-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	RSSxxxS-F-12-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-SA1E-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-SA1E-740-U-SL2-BZ-MS/DIM-L20		1, 2	120	5,846	45	WALL	12"	LED, 4000K

- NOTES:
- COLOR SHALL BE DARK BRONZE. VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
  - FIXTURE SHALL BE CONTROLLED BY PROGRAMMABLE LIGHTING PANEL TO DISABLE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY AHJ.
  - 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).
  - COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE 20' FIXTURE MOUNTING HEIGHT INCLUDING 42" 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



2 POLE DETAIL

1 SITE PHOTOMETRIC PLAN





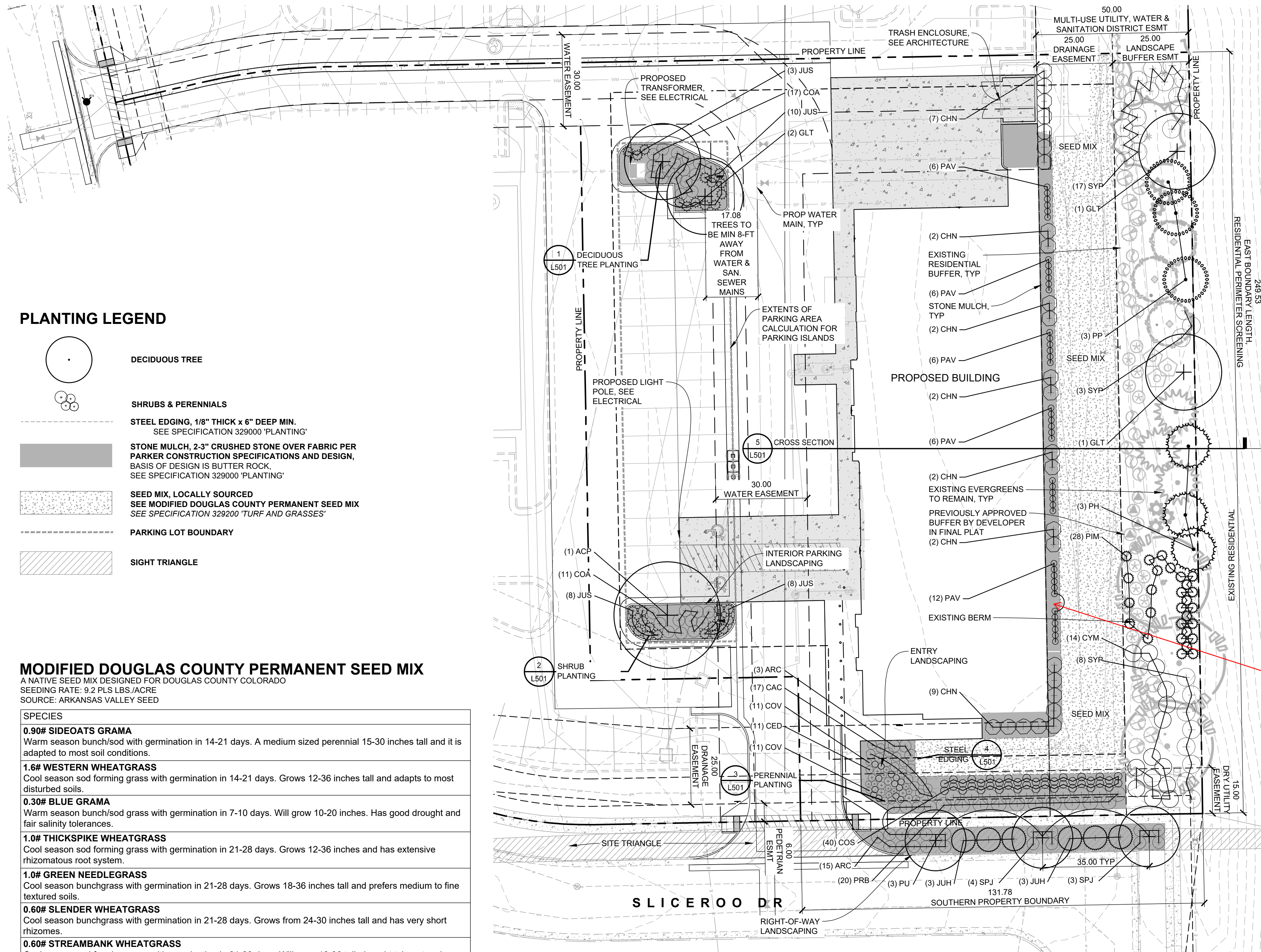
**LANDSCAPE PLAN REQUIREMENTS**

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	9,544.76 SF (98.15%) (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

Show the bump outs on each facade for all plans



1 PLANTING PLAN  
SCALE: 1" = 20'  
NORTH

**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.

**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 '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	ESTIMATED YEARS TO MATURITY
ARC	19	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	POT	1.5" H X 4" W	3-7 YRS
CAC	17	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL.	POT	3" H X 3" W	3-5 YRS
CHN	26	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL.	POT	4-5" H X 4-5" W	2-4 YRS
COS	40	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	POT	2-3" H X 2-3" W	5-10 YRS
COA	28	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB COTONEASTER	5 GAL.	POT	1" H X 4" W	5-7 YRS
CYM	14	CYTISUS X 'MINSTEAD'	MINSTEAD BROOM	5 GAL.	POT	5'-6" H X 5'-6" W	3-5 YRS
JUH	6	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	5 GAL.	POT	0.5" H X 6-8" W	8-10 YRS
JUS	29	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL.	POT	2" H X 3-5" W	5-10 YRS
PIM	28	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	POT	3-4" H X 3-4" W	10-15 YRS
PRB	20	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL.	POT	1-1.5" H X 5-8" W	4-6 YRS
SPJ	7	SPIREA JAPONICA 'ALPINA'	ALPINE SPIREA	5 GAL.	POT	2" H X 4" W	7-10 YRS
SYP	28	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.	POT	6-8" H X 6-8" W	3-5 YRS
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	ESTIMATED YEARS TO MATURITY
PAV	42	PANICUM VIRGATUM	SWITCH GRASS	1 GAL.	POT	3-4" H X 1-2" W	3-4 YRS
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	ESTIMATED YEARS TO MATURITY
CEC	11	CENTAUREA DEALBATA	PINK BACHELOR BUTTON	1 GAL.	POT	2" H X 2.5" W	2-3 YRS
COV	11	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.	POT	2" H X 2" W	1-3 YRS
RUF	13	RUDBECKIA FULGIDA 'GOLDSURM'	BLACK-EYED SUSAN	1 GAL.	POT	2" H X 2" W	2-4 YRS

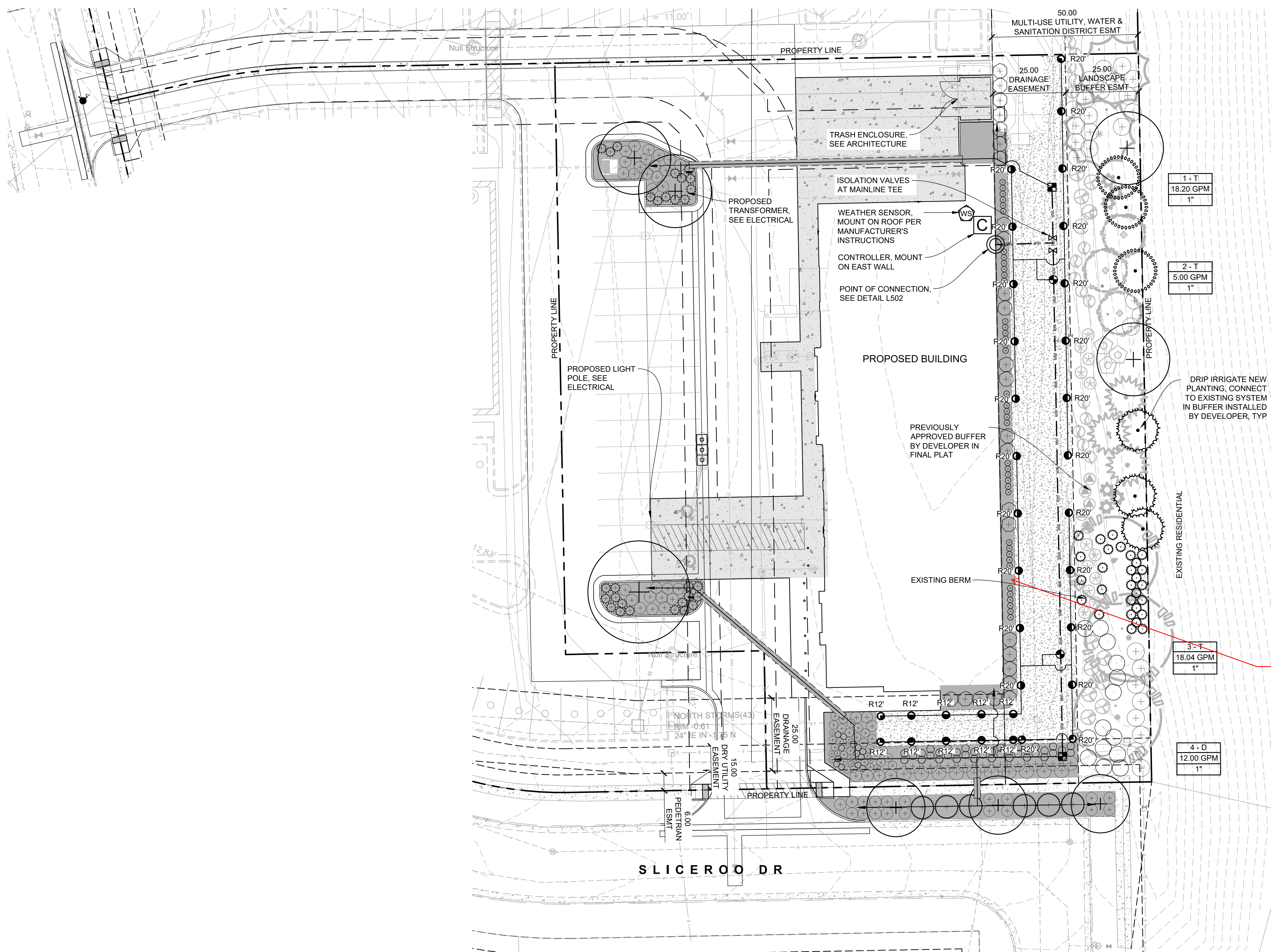
**PLANTING COVERAGE**

SPECIES	QUANTITY	SF PER PLANT	TOTALS (SF)
ARC	19	12.57	238.83
CAC	17	7.07	120.19
CHN	26	19.63	510.38
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	19.63	392.60
SPJ	7	12.57	87.99
SYP	28	28.27	791.56
PAV	42	3.14	131.88
CEC	11	4.91	54.01
COV	11	3.14	34.54
RUF	13	3.14	40.82
<b>TOTAL PLANT AREA</b>			<b>4,133.76</b>
<b>TOTAL SEEDED AREA</b>			<b>5,411</b>
<b>TOTAL LIVING GROUND COVER AREA</b>			<b>9,544.76</b>
<b>TOTAL ON SITE &amp; ROW LANDSCAPE AREA</b>			<b>9,724.70</b>
			<b>9,544.76 SF / 9,724.70 = 98.15%</b>
<b>OVERALL COVERAGE PERCENTAGE</b>			<b>98.15%</b>

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

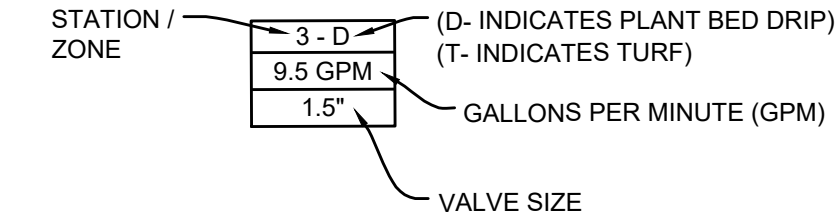
DATE



**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION	DETAIL	SHEET
○	WATER POINT OF CONNECTION, 3/4" TAP	1	L502
—	NEW MAIN LINE, 1" SCH 40 PVC	2	L502
—	LATERAL LINE, CLASS 200 PVC IPS PLASTIC PIPE	2	L502
—	SLEEVE, SCH 40 PVC	3	L502
⊘	ISOLATION VALVE AS SPECIFIED	5	L502
⊞	DRIP CONTROL VALVE AS SPECIFIED	7	L502
⊙	DRIP CONTROL VALVE AS SPECIFIED	10	L502
—	DRIP ZONE, DRIP TUBING WITH POINT SOURCE EMITTERS, AS SPECIFIED		
	FLOW: 4 GPM TREES 1 GPM SHRUBS 0.5 GPM PERENNIALS	11	L502
●●●●	EMITTER SPACING: PER PLANT LAYOUT SPRINKLER HEADS RAINBIRD 5006+SAM	12	L502
C	TRADITIONAL CONTROLLER RAINBIRD ESP-ME3	14	L502
WS	WEATHER STATION RAINBIRD WR2 RAIN FREEZE SENSOR	15	L502

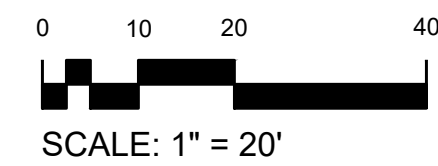
**ZONE CALLOUT:**



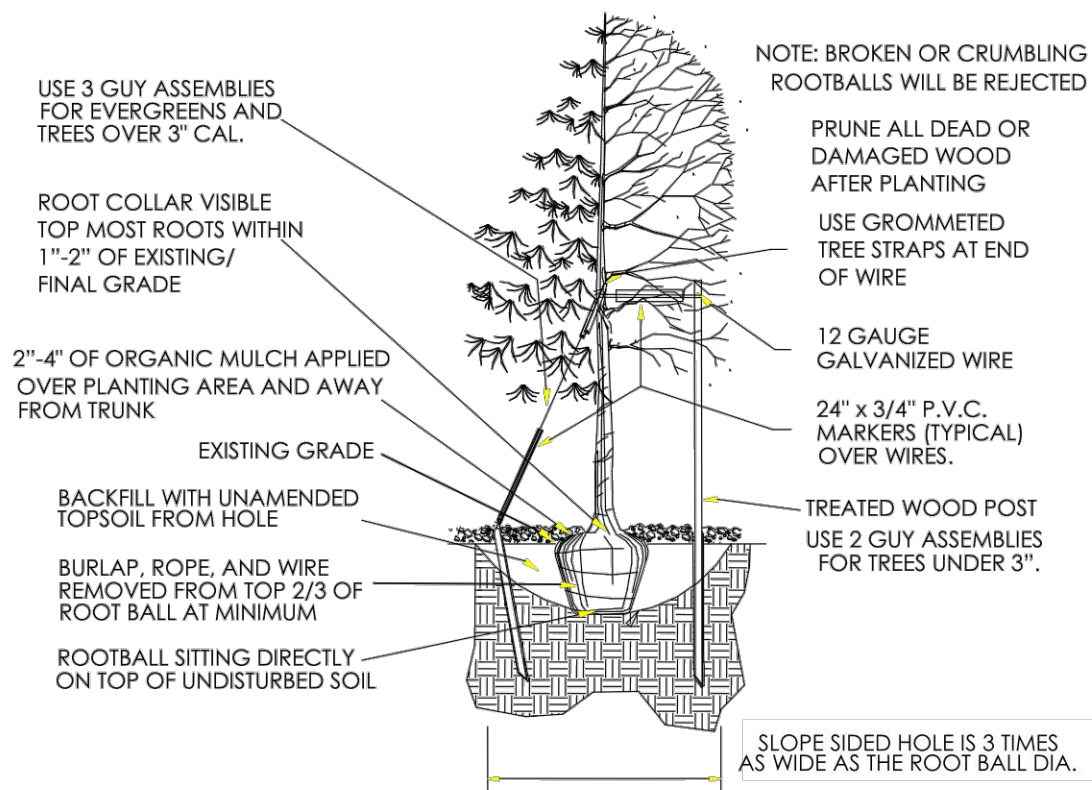
**IRRIGATION NOTES**

- SEE SPECIFICATION 328400 "PLANTING IRRIGATION" FOR MORE INFORMATION.
- CONTRACTOR TO DESIGN IRRIGATION SYSTEM PER SCHEMATIC LAYOUT AND INSTALL UNDERGROUND AUTOMATIC IRRIGATION SYSTEM TO PROVIDE ADEQUATE WATER FOR ALL PLANT MATERIAL AS SHOWN ON DRAWINGS. INSTALL MANUAL DRAINS AT LOW POINTS AND AIR RELIEF VALVES AT HIGH POINTS ALONG MAINLINE. INSTALL QUICK COUPLERS AT END OF MAINLINE AND ISOLATION VALVES DOWNSTREAM OF MAINLINE TEES.
- IRRIGATION SYSTEM TO BE INSTALLED TO PREVENT OVER-SPRAY ONTO BUILDING AND PAVED SURFACES.
- THE PLAN IS DIAGRAMMATIC FOR PIPING. ADJUST PIPE LOCATION AS NECESSARY. ALL VALVES & PIPING ARE TO BE INSTALLED IN PLANTING OR MULCH AREAS.
- DO NOT INSTALL THE IRRIGATION SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES OR OTHER DETRIMENTAL SITE GEOMETRY EXISTS.
- ALL INFORMATION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WATER CONNECTIONS AND IRRIGATION CONTROLLER WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONFIRM WATER SOURCE FOR PRESSURE AND GPM REQUIREMENTS PRIOR TO CONSTRUCTION THROUGH SUBMITTALS.
- IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR TO VERIFY AVAILABLE GALLONAGE, PRESSURE, POWER, AND PROTECTION OF WATER SOURCE AS DESIGNED BEFORE INSTALLATION OF SYSTEM.
- PROPOSED TREES, SHRUBS, AND PERENNIALS SHALL BE WATERED BY POINT SOURCE DRIP LINE WITH DRIP ZONE CONTROL KIT AS DETAILED AND NOTED ON LEGEND. PROVIDE PVC LATERALS TO BEDS AND CONNECT TO PE PIPE AS DETAILED, SPECIFIED AND SHOWN ON PLAN.
- CONTRACTOR SHALL PROVIDE SLEEVING FOR PIPE BELOW PAVEMENT. SLEEVE AS SPECIFIED. SUPPLY ONE EXTRA SLEEVE WITH EACH MAINLINE SLEEVE FOR CONTROL WIRES. COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES AND OTHER PROJECTS. BORE UNDER EXISTING PAVED AREAS AS REQUIRED USING DRILL, AUGER, WATER JET, OR ANY OTHER INSTRUMENT APPROVED BY OWNER'S REPRESENTATIVE CAPABLE OF PRODUCING A PRECISE HOLE. BORING SHALL NOT DISTURB OVERLAYING STRUCTURES OR CAUSE SETTLEMENT AND DAMAGE TO THOSE STRUCTURES. IF DEMOLISHING EXISTING PAVEMENT FOR SLEEVE INSTALLATION, PATCH EXISTING ASPHALT AS REQUIRED.
- IRRIGATION SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS, THE REFERENCED STANDARDS, AND THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE ALL COMPONENTS REQUIRED FOR PROPER WINTERIZATION OF SYSTEM.
- LINE SIZE WINTERIZATION BLOW-OUT ADAPTER SHALL BE INSTALLED IMMEDIATELY DOWN STREAM OF POINT OF CONNECTION.
- LATERAL LINES SHALL BE SOLVENT WELDED CL200 PVC PIPE.
- ELECTRICAL & MANUAL GATE VALVES SHALL BE INSTALLED IN VALVE BOXES OR APPROVED EQUAL. USE A 12" STANDARD BOX FOR ALL CONTROL VALVES. 10" ROUND FOR ALL OTHERS.
- PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.
- ALL WIRES SHALL BE INSTALLED UNDER A MINIMUM OF 12" COVER AND MAY BE INSTALLED IN TRENCHES WITH PIPE AS LONG AS THE WIRES ARE INSTALLED UNDER THE PIPE.
- DBY DRY SPLICE WIRE CONNECTORS SHALL BE USED FOR ALL ELECTRICAL CONNECTIONS.
- ADD AIR RELIEF VALVE PER DETAIL AT HIGHEST POINT IN THE IRRIGATION SYSTEM.
- ALL IRRIGATION LINES SHALL BE SURVEYED, AND SHOWN ON AS-BUILT DRAWINGS, IN THREE DIMENSIONS AT EACH END AND ALL ANGLE POINTS.

1 IRRIGATION PLAN



TOWN OF PARKER PLANTING STANDARDS



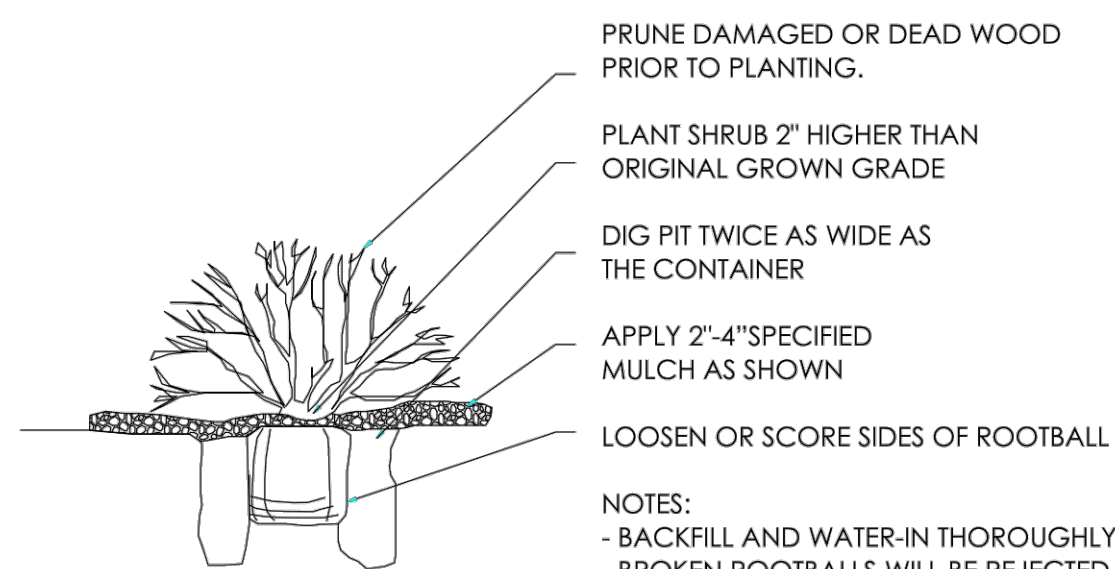
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do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

11

1 DECIDUOUS TREE PLANTING

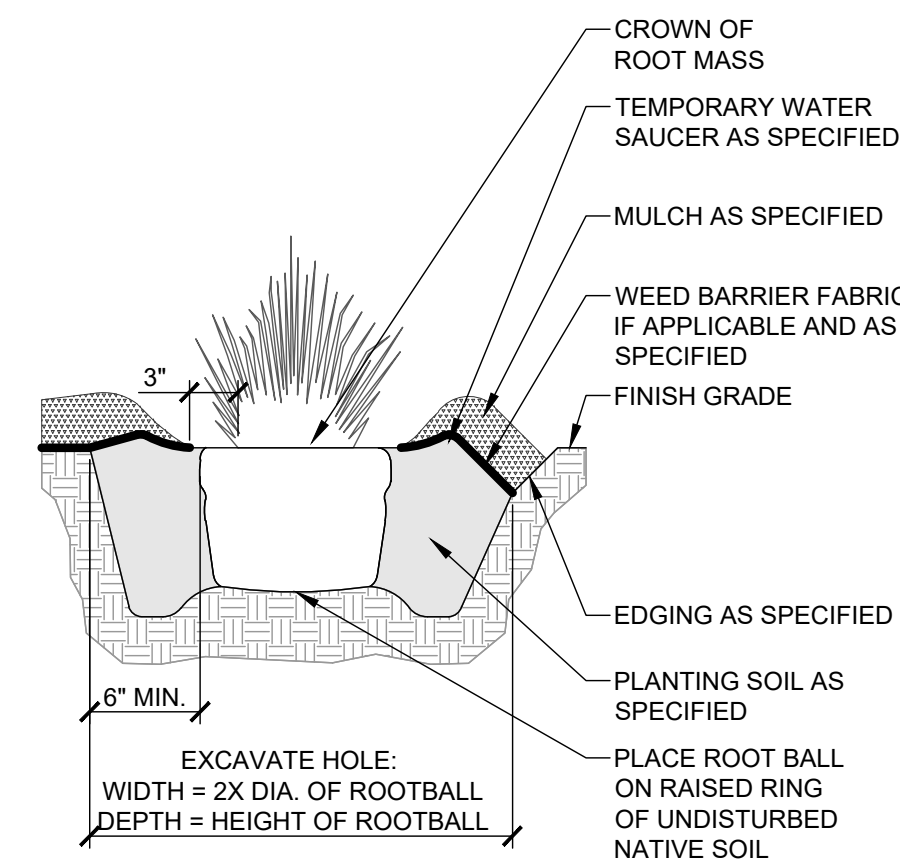
TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL - SHRUBS



13

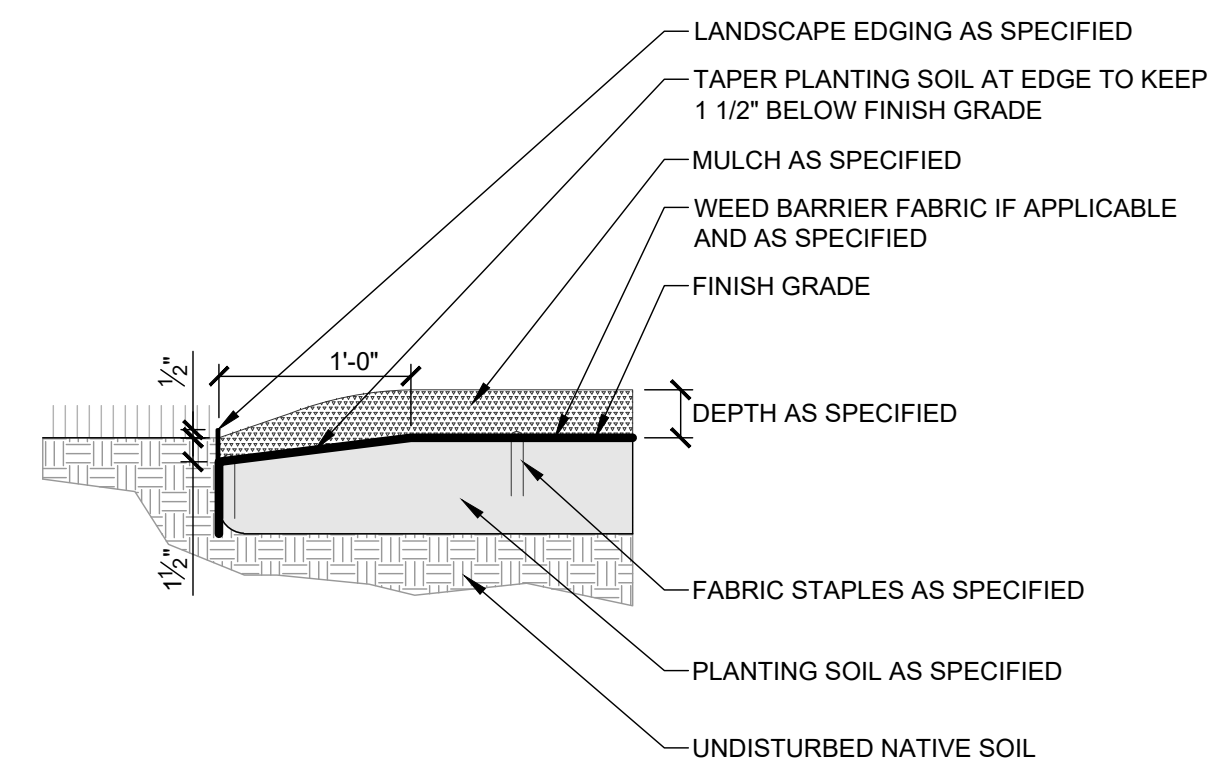
2 SHRUB PLANTING



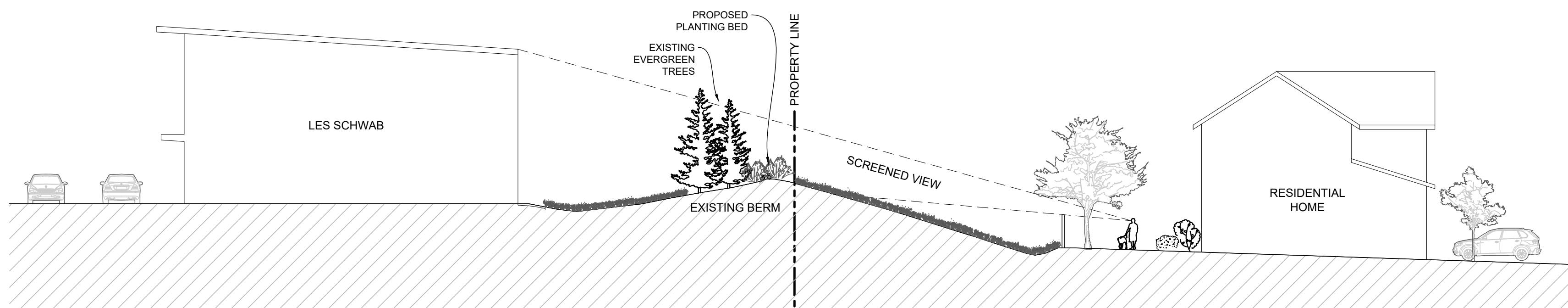
3 PERENNIAL PLANTING

PLANTING NOTES:

- FOR MORE INFORMATION SEE PLANTING NOTES ON L301 AND SPECIFICATION 329300 PLANTS.
- REMOVE ALL ROOT CONTAINMENT MATERIALS FROM ROOT BALL. THE CROWN OF THE ROOT MASS OF ALL PERENNIALS SHALL BE LEVEL WITH OR UP TO 1" ABOVE GRADE.
- ALL PERENNIALS SHALL BE INSTALLED WITH A TEMPORARY SAUCER OF RAISED SOIL AT THE EDGE OF ROOT MASS TO CONTAIN WATER. REMOVE OR BREACH WATER SAUCER BEFORE THE FIRST FROST.
- PULL MULCH AWAY FROM ROOT MASS A MINIMUM OF 3".



4 STEEL EDGING



5 CROSS SECTION

Cushing Terrell

cushingterrell.com  
 800.757.9522



LES SCHWAB TIRE CENTER - PARKER, CO

12236 SLICEROO DR, PARKER, CO 80134  
 6-BAY LINEAR STORE

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

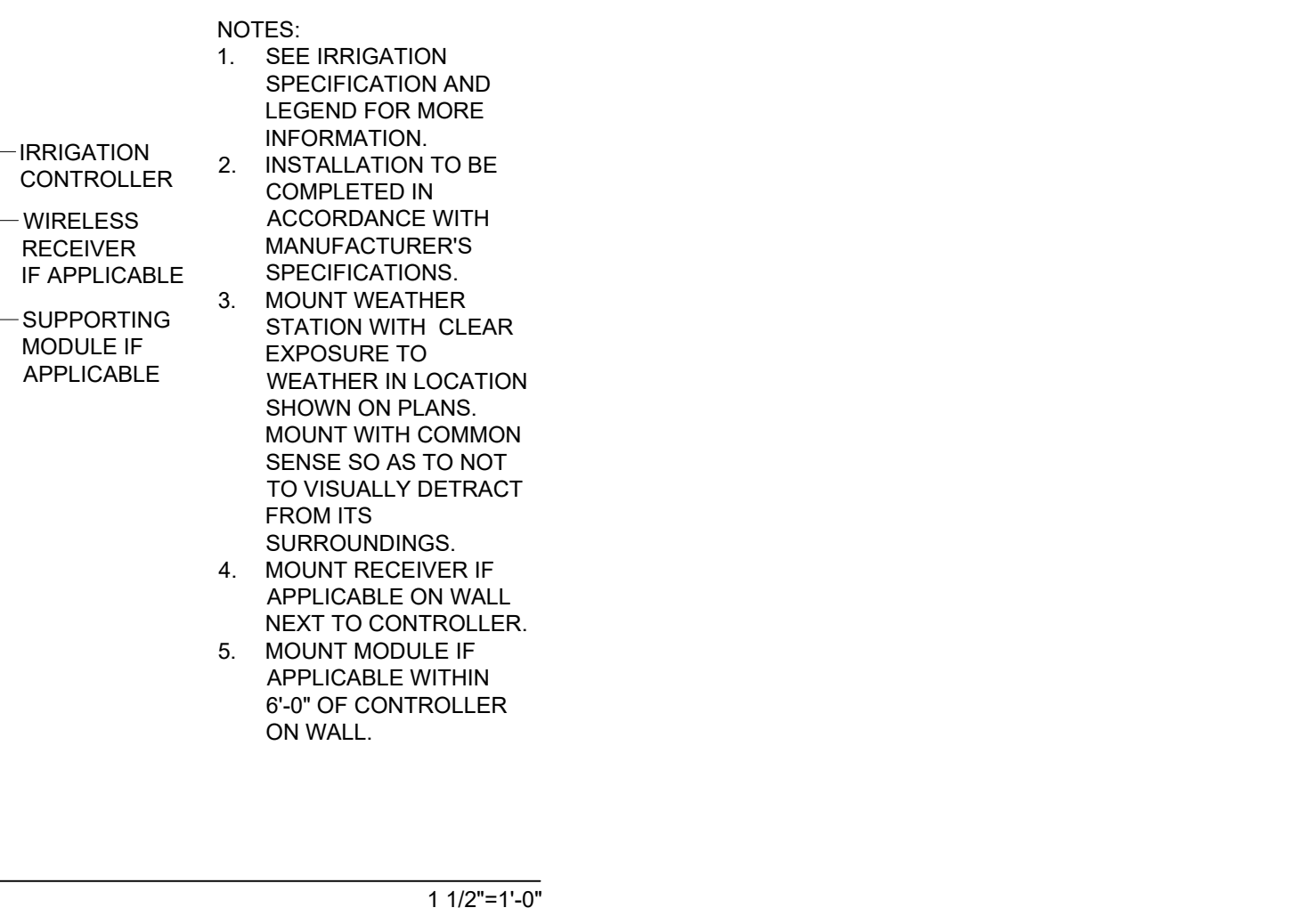
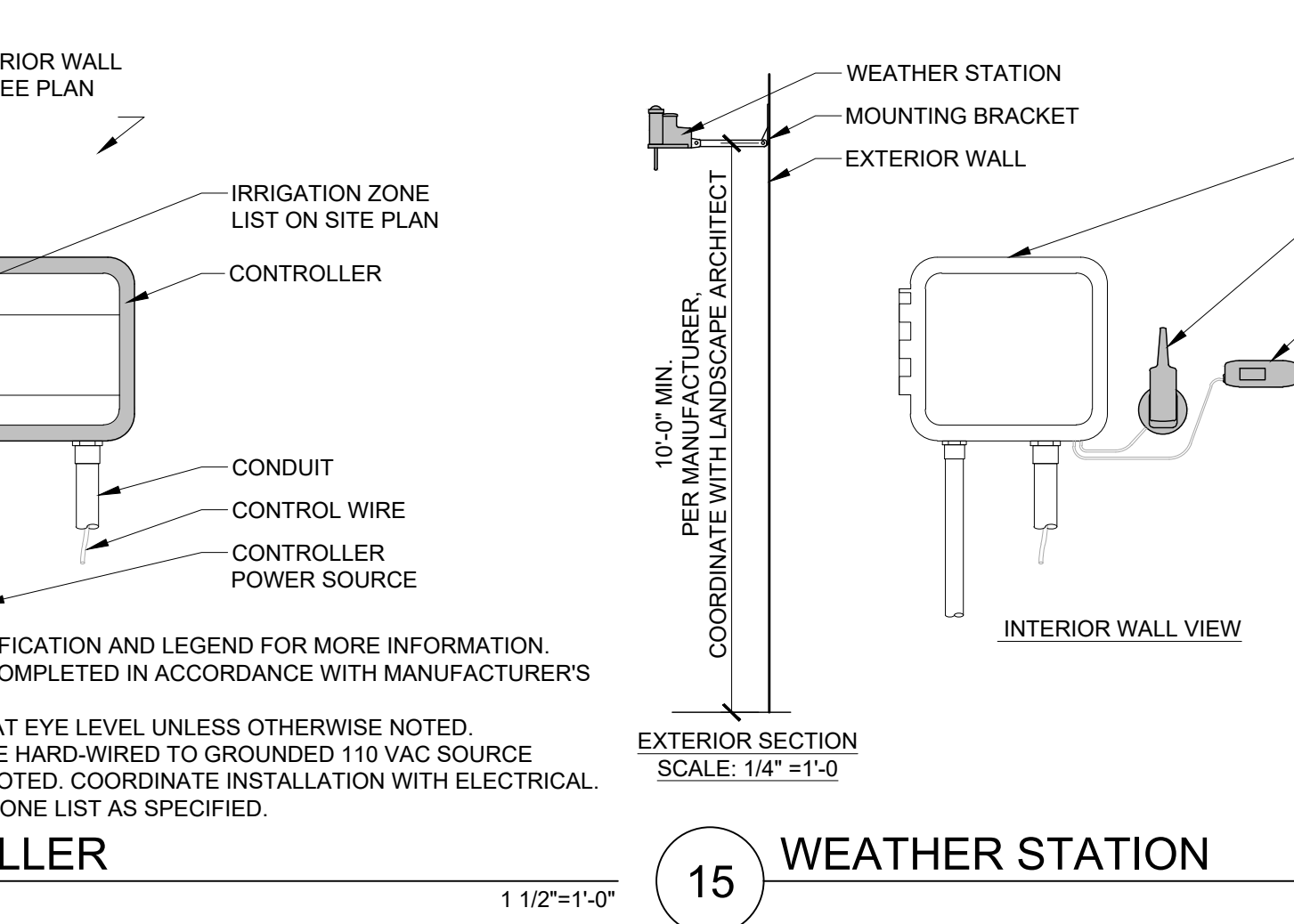
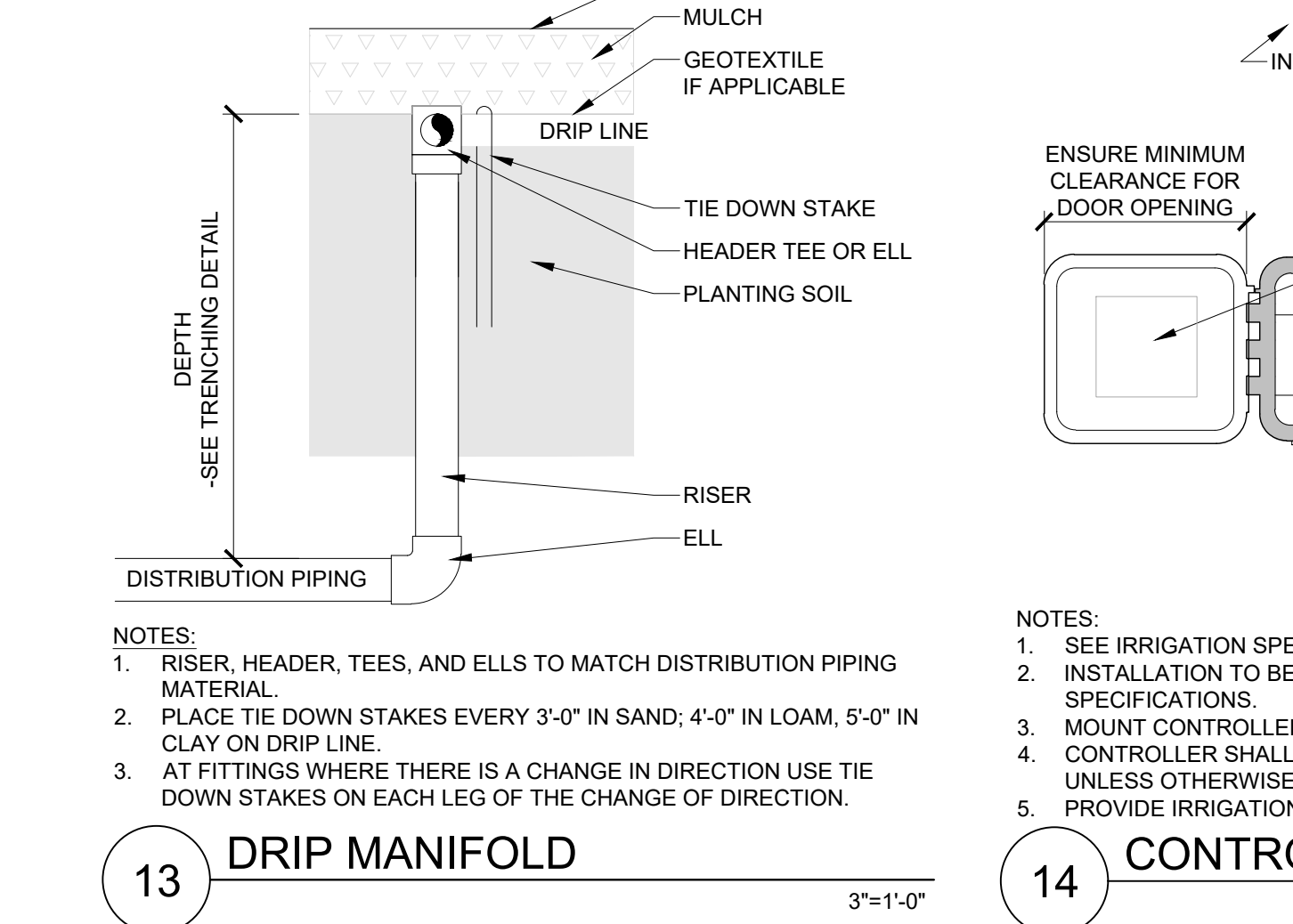
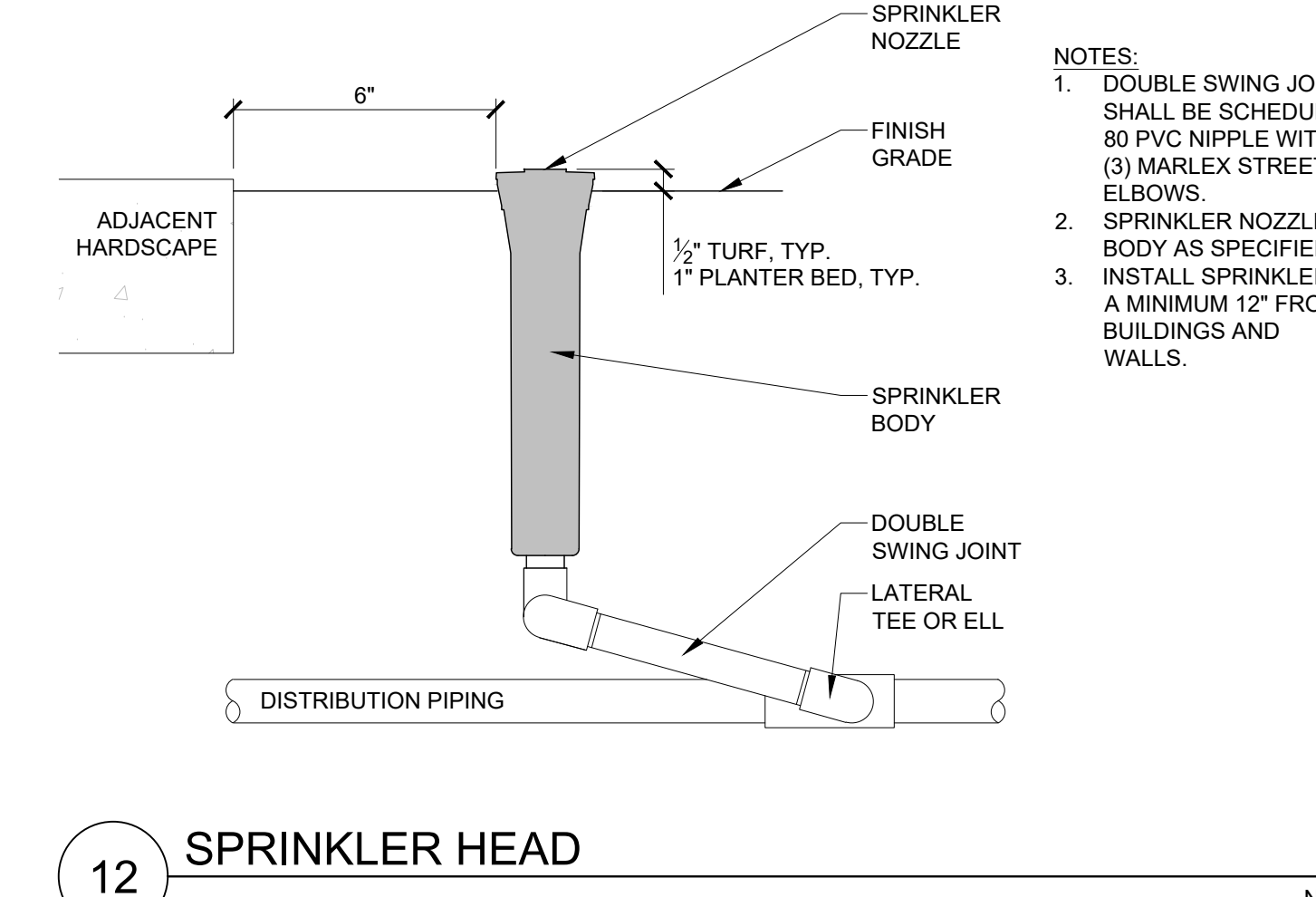
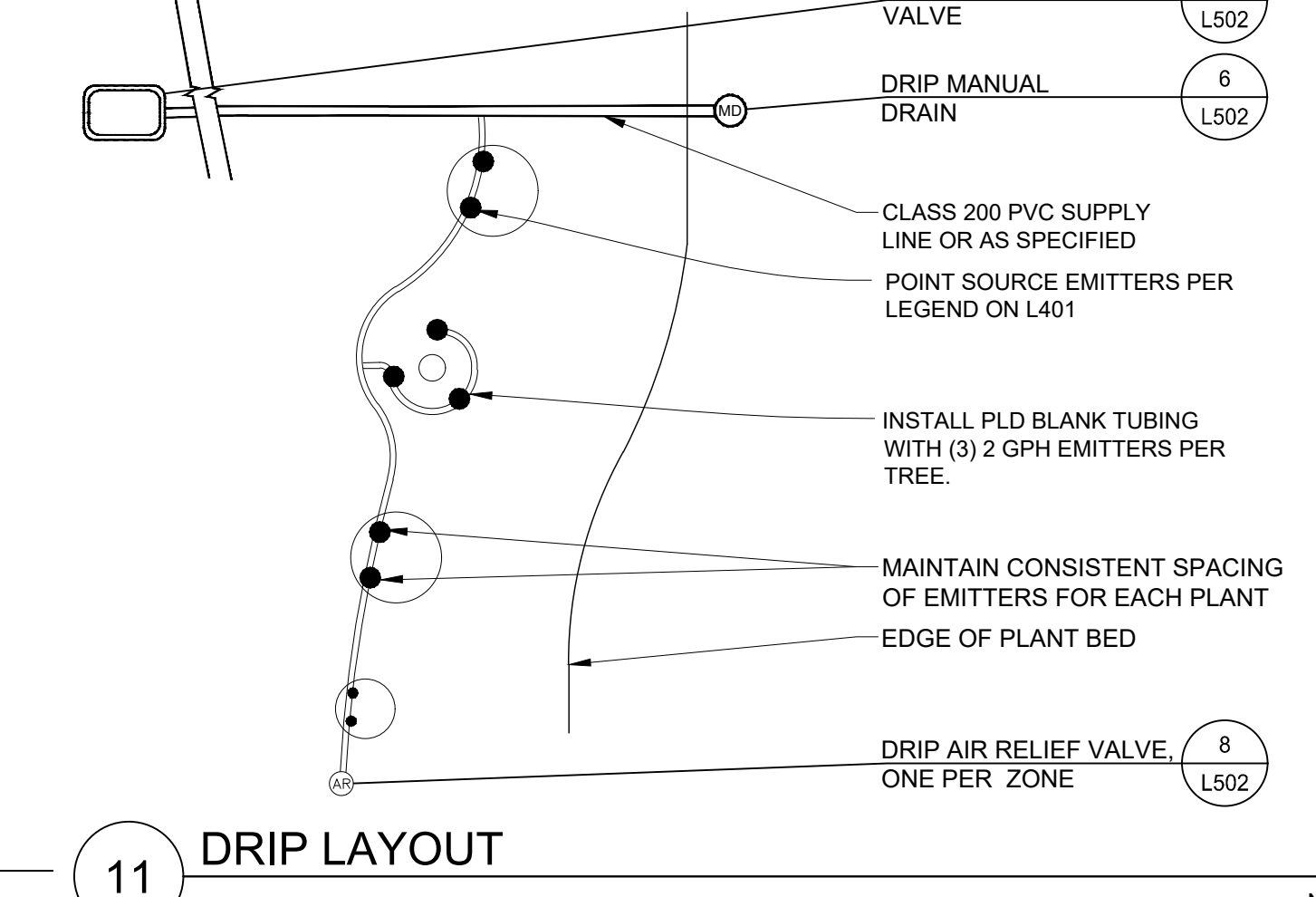
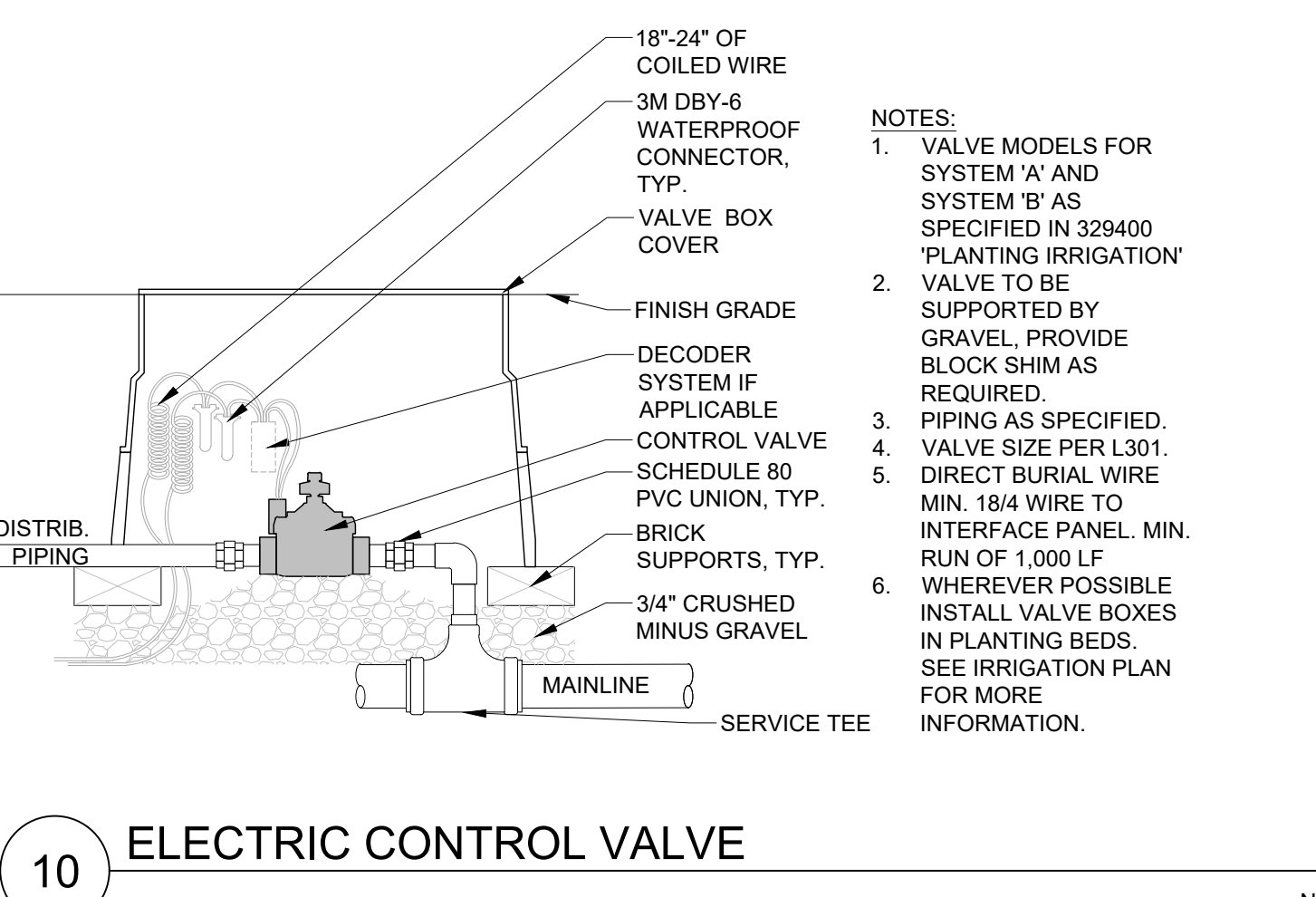
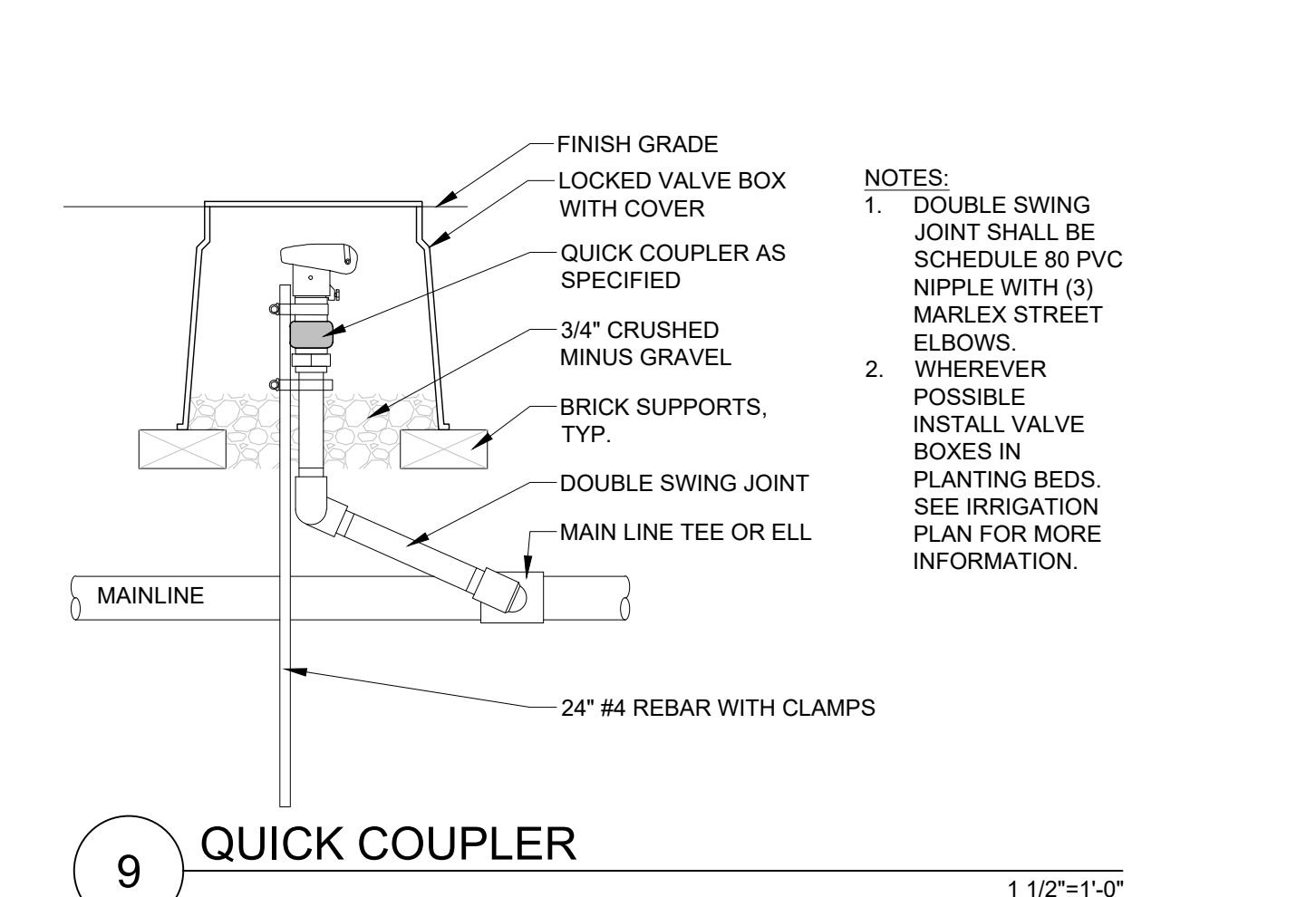
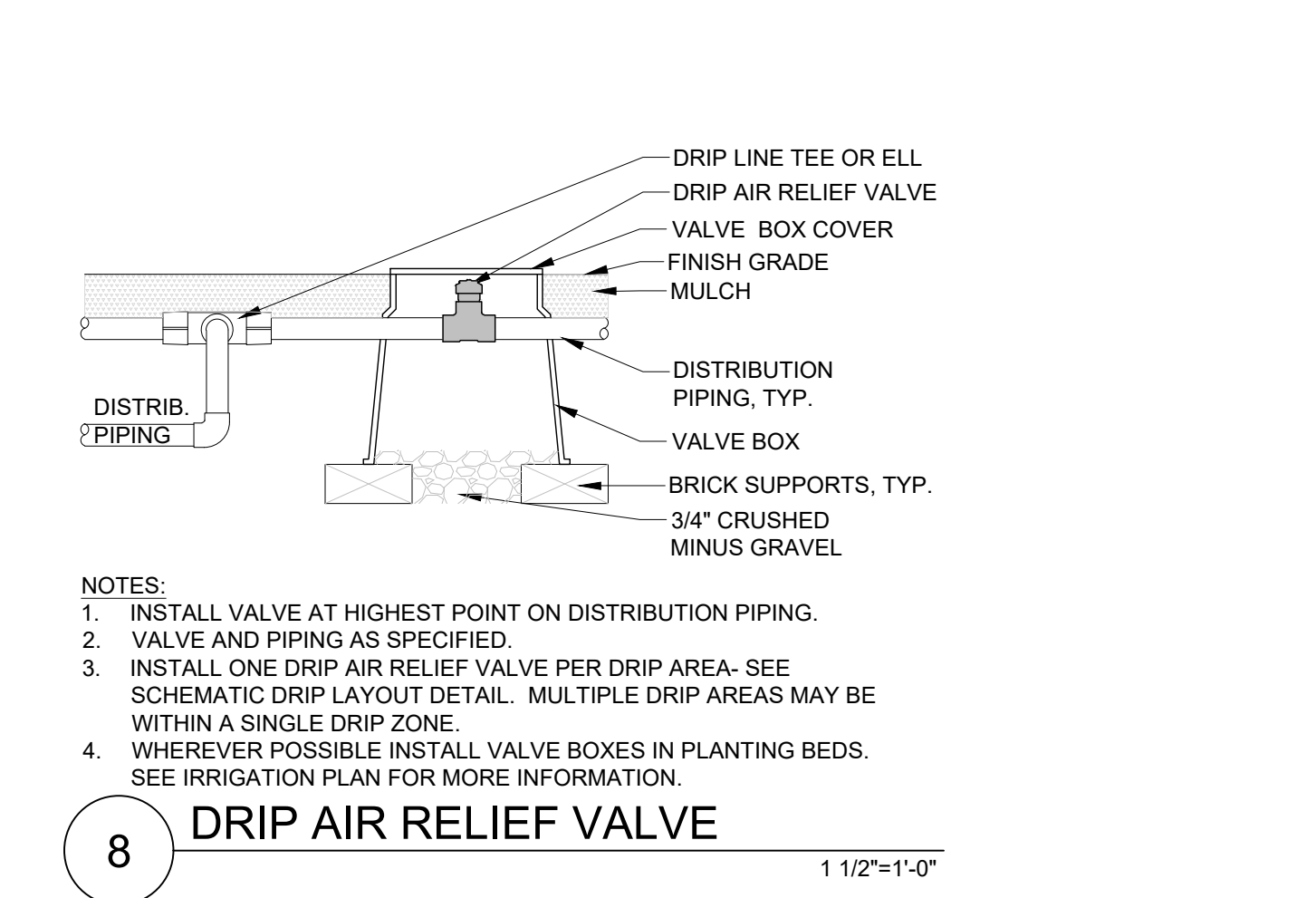
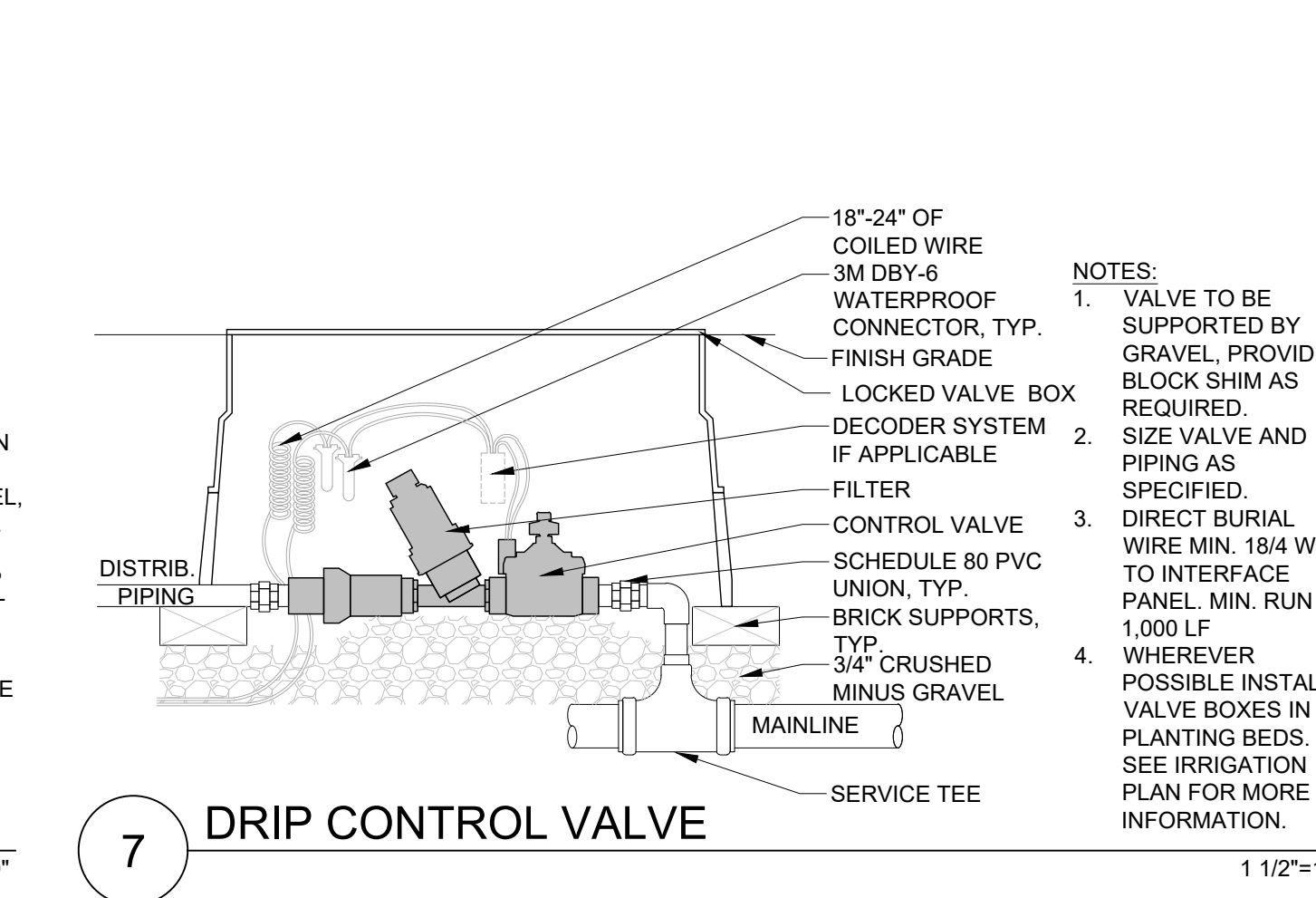
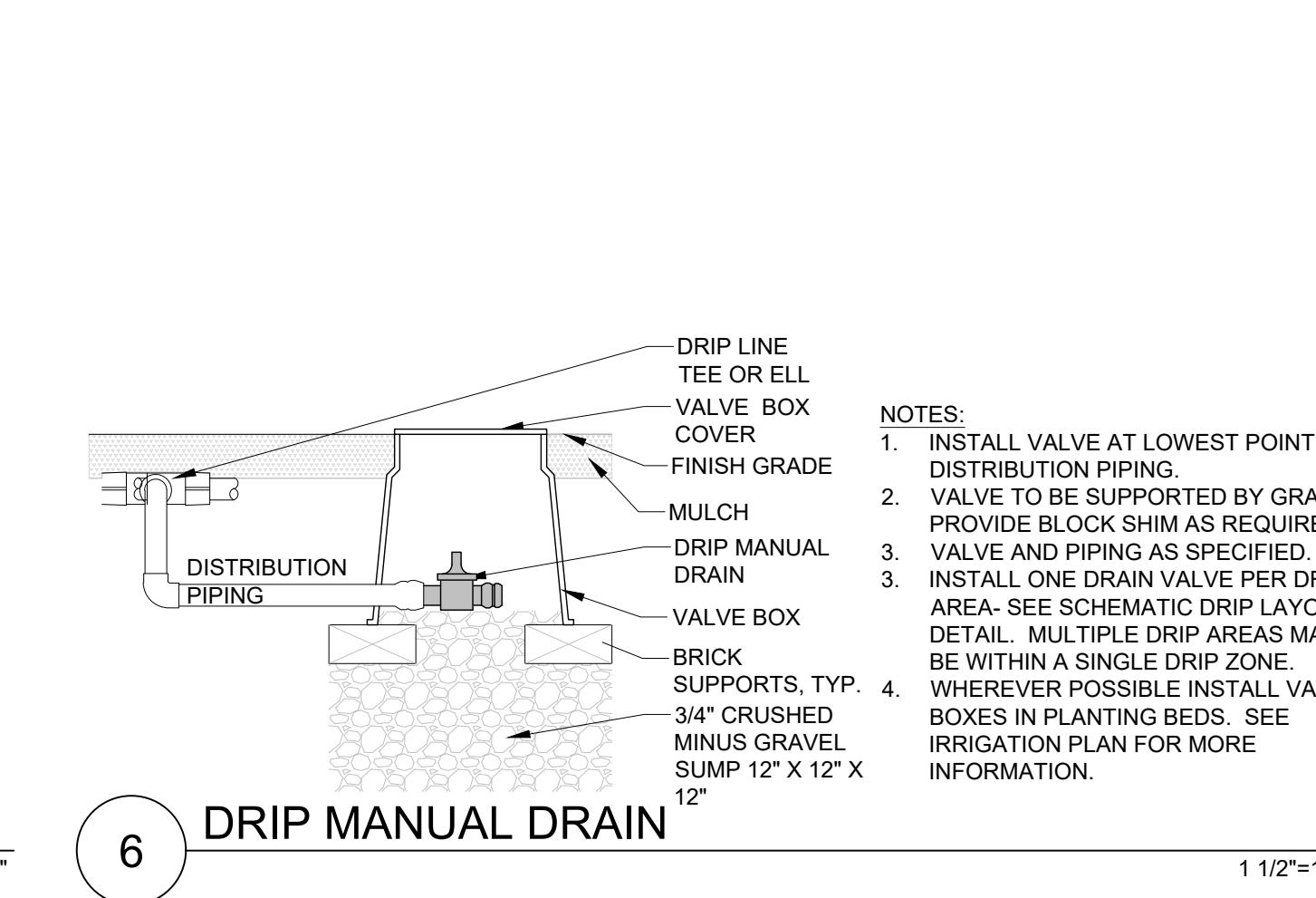
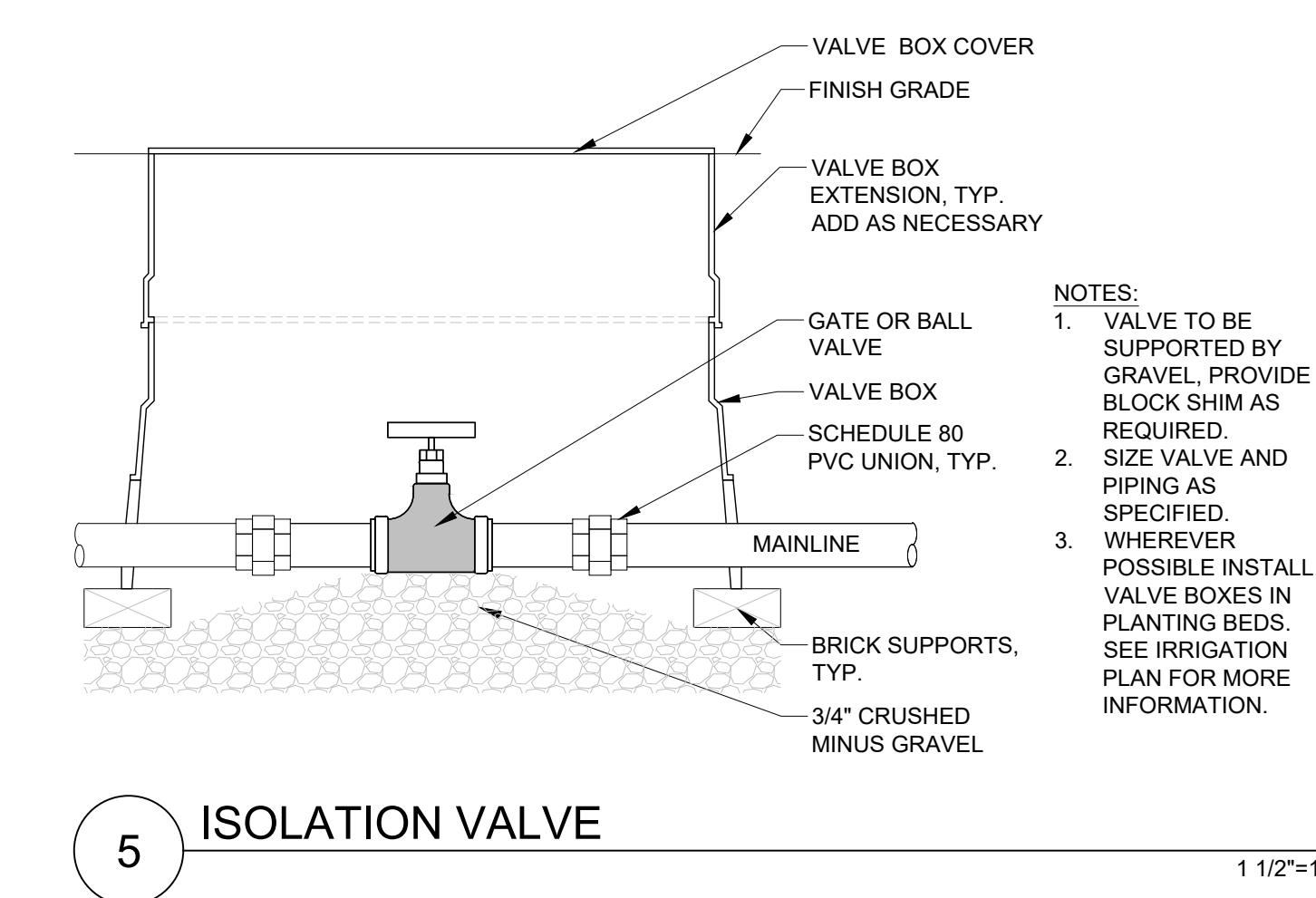
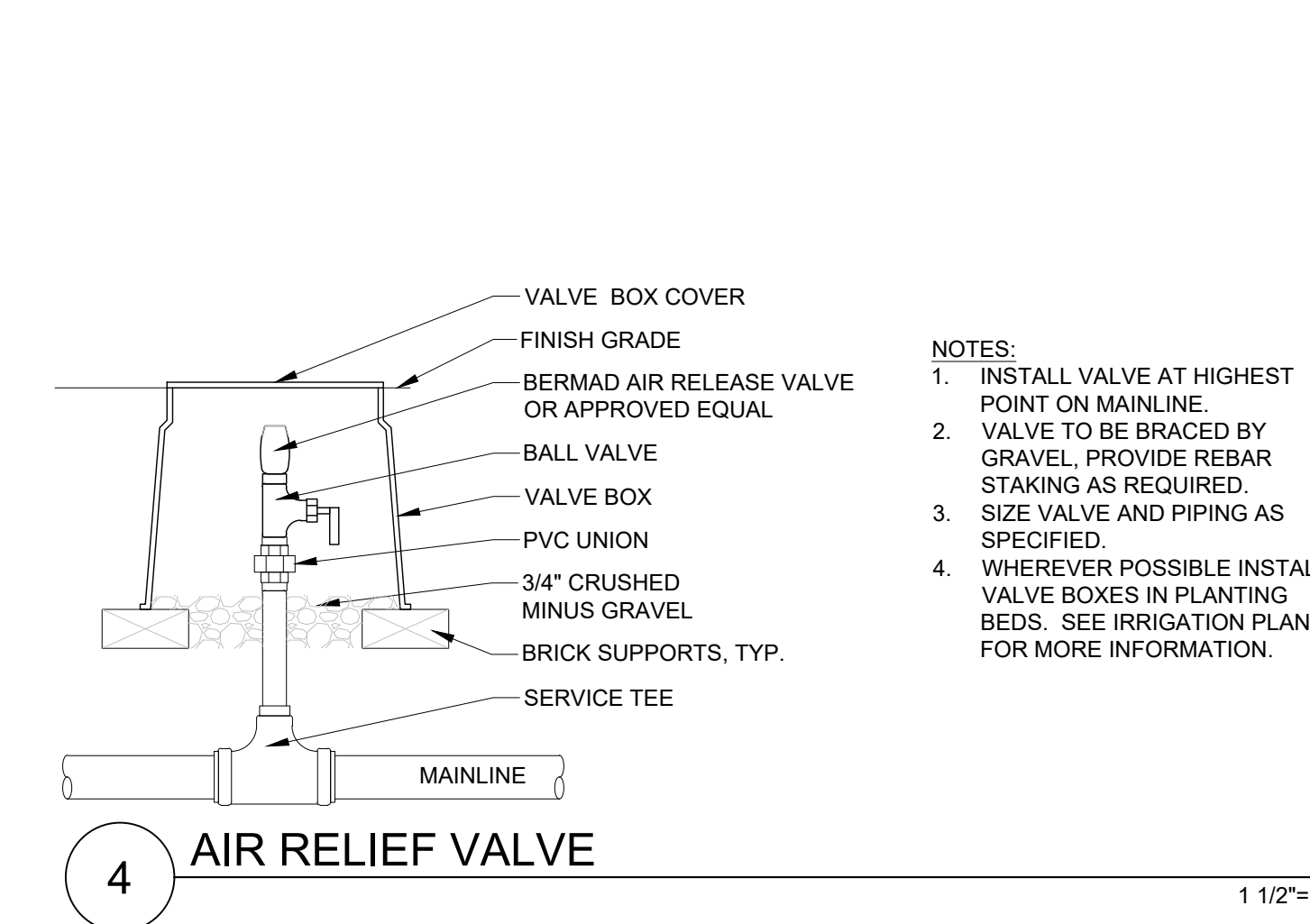
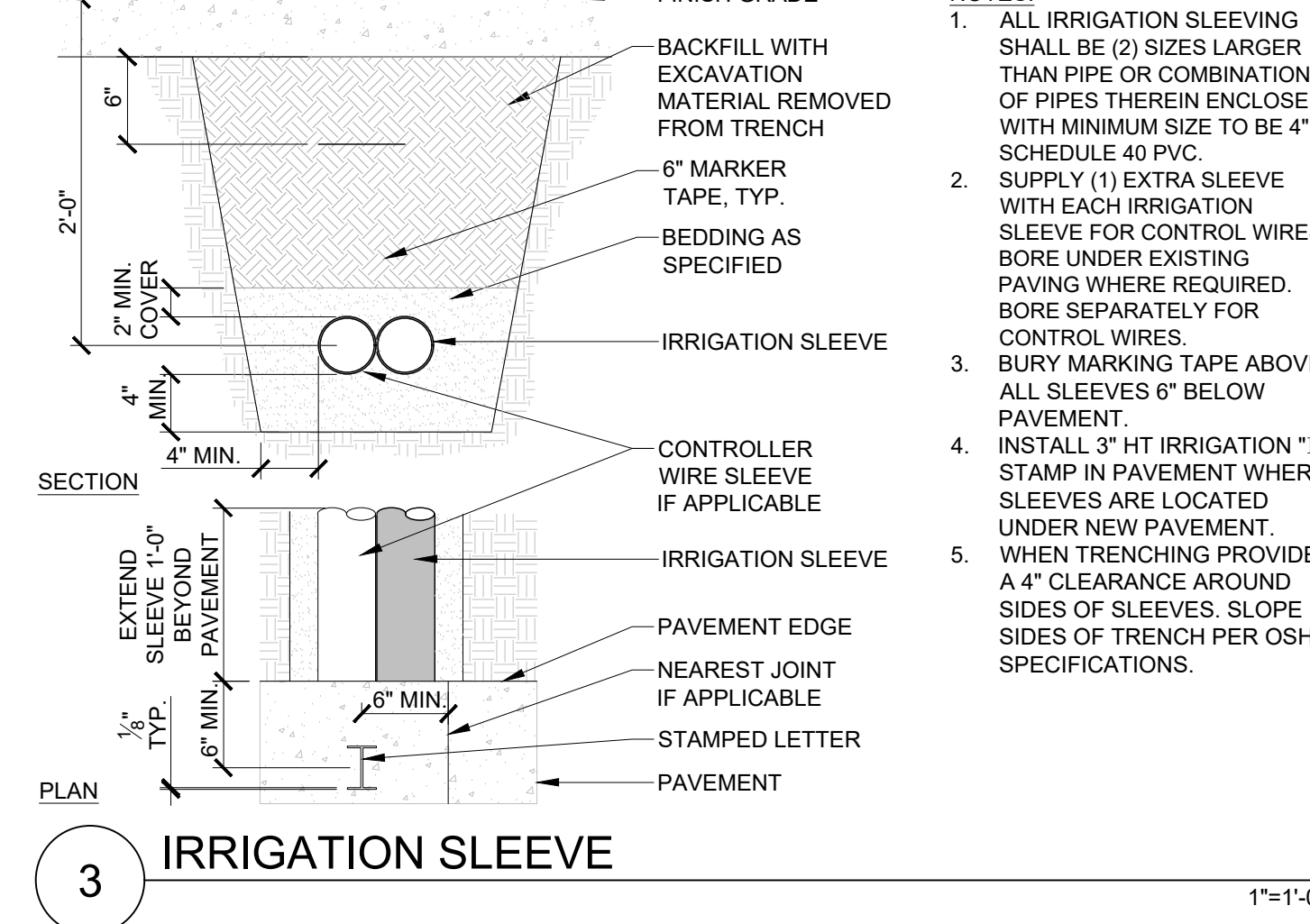
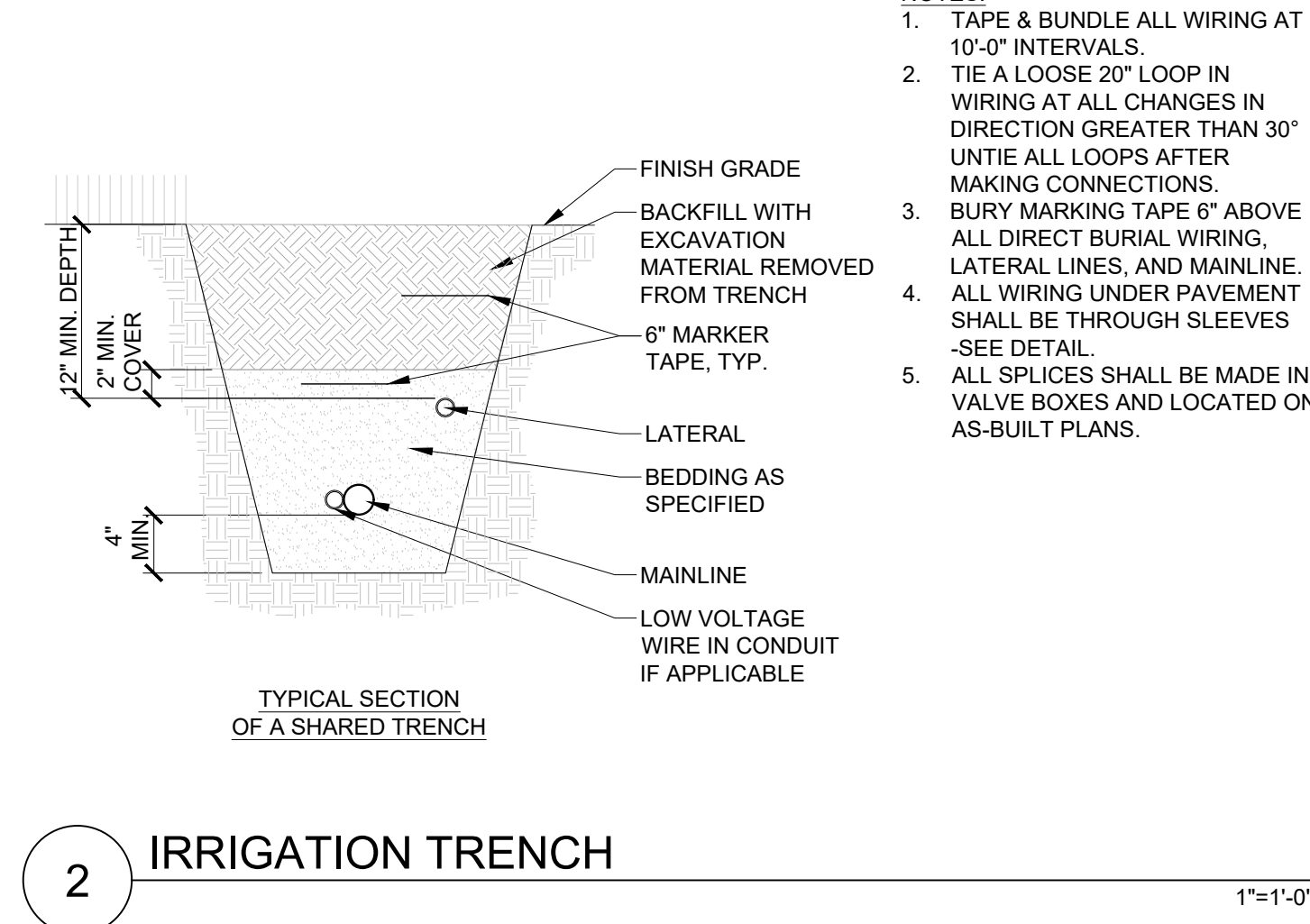
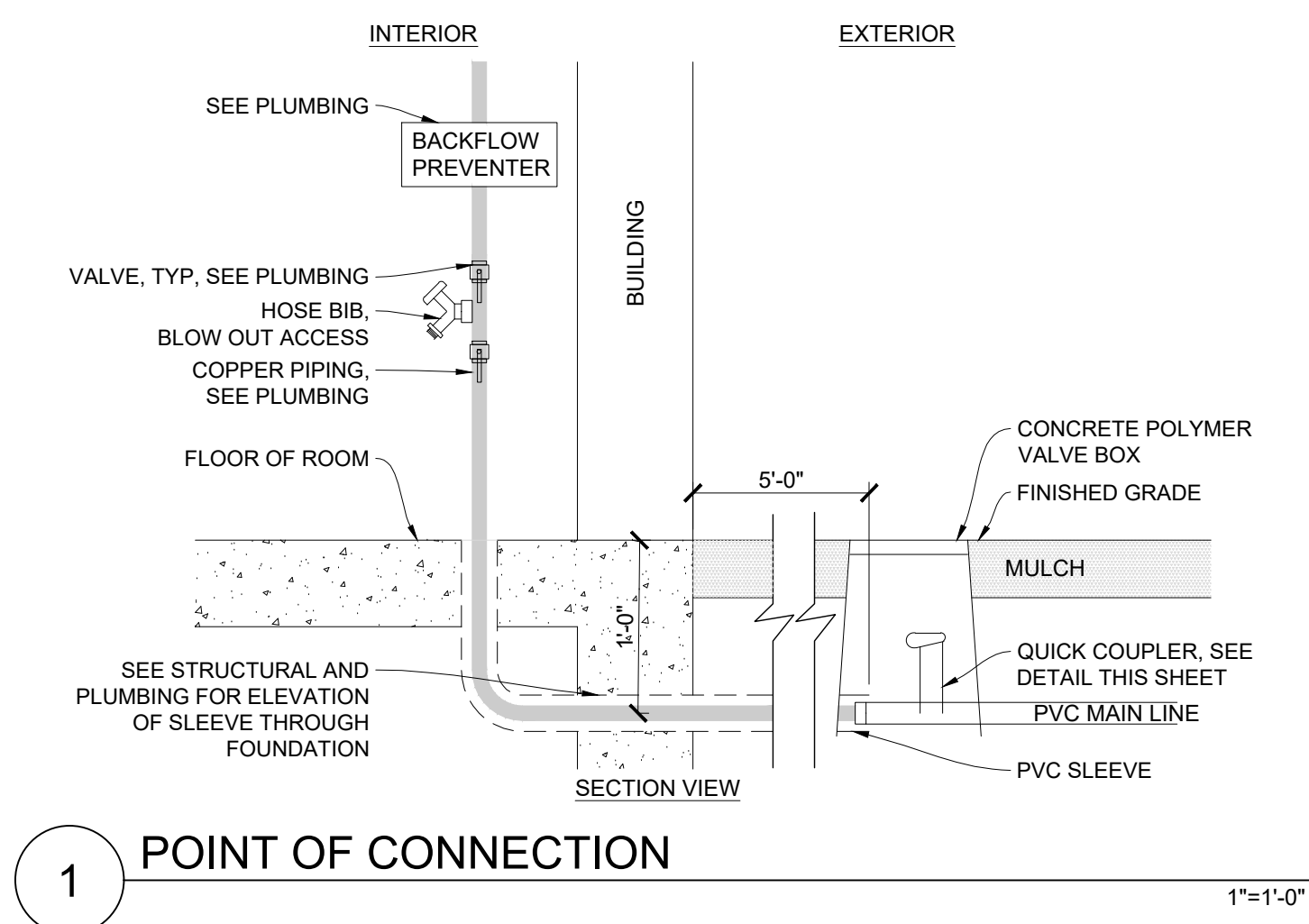
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CIVIL CDS

04.17.2024  
 DRAWN BY | DONOVAN  
 CHECKED BY | HANSEN  
 REVISIONS

PLANTING DETAILS

L501





# 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: **REVISIONS REQD 3+**

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	7/17/2023	7/31/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
7/17/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						



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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](http://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=>



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# 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.						



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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	4/8/2024	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:						



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# Project Reviews Town of Parker



Review Group: SP 2ND 15

9/20/2023	10/25/2023	10/11/2023	SITE PLAN 15	Ashley Chasez	REVISIONS REQUIRED	
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Notes:

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	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	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	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	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	10/12/2023	10/11/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:

SP23-054 –DOUGLAS 234 F6 AMD 2 L8A - LES SCHWAB TIRE, 2nd, Environmental Review, 7-14-23

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



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# Project Reviews Town of Parker



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"

#### 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=>

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.



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# Project Reviews Town of Parker



Review Group: SP GRP 10

12/27/2023	1/24/2024	1/11/2024	SITE PLAN 10	Ashley Chasez	REVISIONS REQUIRED	03 Review 10
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Notes:  
I only have the landscape and elevations for my third review. What was submitted is good, but I will need a Site Plan package that includes a site plan, landscaping, elevations, and photometric information. Please upload a complete Site Plan packet with the updated elevations that we discussed on 1/19.

12/27/2023	1/4/2024	1/11/2024	SITE PLAN - CIVIL 10	Michael Walton	APPROVED	03 Review 10
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Notes:

12/27/2023	1/11/2024	1/11/2024	IREA 10	Brooks Kaufman	DENIED	03 Review 10
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Notes:  
The applicant has not resolved the transformer location and CORE's requirements. The transformer may not open into the driveway. CORE requires 10-foot unobstructed clearance in front of the transformer. In addition, the applicant has not provided the EUSERC cabinet location. CORE has provided the Builder Handbook that addresses both concerns.

12/27/2023	12/29/2023	1/11/2024	FIRE LIFE SAFETY 10	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:  
The applicant has not addressed Fire Life Safety Comments or provided the required response letter. Address all issues when submitting for the fourth time to avoid delays.

12/27/2023	1/4/2024	1/11/2024	DRAINAGE REPORT - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:

12/27/2023	1/4/2024	1/11/2024	CONSTRUCTION PLANS - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
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Notes:



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# Project Reviews Town of Parker



12/27/2023	1/2/2024	1/11/2024	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	REVISIONS REQUIRED	03 Review 10 See Engineering Memo and Comments
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Notes:  
SP23-054 –DOUGLAS 234 F6 AMD 2 L8A - LES SCHWAB TIRE, 3rd, Environmental Review, 1-2-24

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 provide Parker’s COMPLETE legend of keys/symbols to correspond to Parker’s 31 CBMP Details on the Initial and Interim/Final Erosion Control plan sheets.
2. Masonry Work Protection (MWP) should be shown on the Interim Plan Sheet, not the Initial Plan Sheet. Please remove MWP from the Initial Plan Sheet and add MWP to the Interim/Final Plan Sheet.
3. 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). These must be on the CIVIL DRAWINGS (6-8 pages per sheet) so they can be printed with the plan set. See examples below.

6/4/2024	6/17/2024	6/18/2024	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	REVISIONS REQUIRED	04 Review 10 See ENGINEERING MEMO and COMMENTS
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Notes:  
SP23-054 –DOUGLAS 234 F6 AMD 2 L8A - LES SCHWAB TIRE, 4th Environmental Review, 6-17-24

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.

GENERAL COMMENTS - for all Erosion Control Plan Sheets

1. Please provide Parker’s COMPLETE legend of CBMP Keys/Symbols to correspond to Parker’s 31 CBMP Details on the Initial and Interim/Final Erosion Control plan sheets.

Interim/Final Erosion Control Plan Sheet

2. Masonry Work Protection must be shown on the Interim/Final Plan Sheet in addition to Erosion Control Note # 5. Please provide and identify the MWP Key/Symbol in two locations on the Interim/Final Plan Sheet.

6/4/2024		6/18/2024	CONSTRUCTION PLANS - CIVIL 10	Alex Mestdagh		04 Review 10
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Notes:

6/4/2024		6/18/2024	DRAINAGE REPORT - CIVIL 10	Alex Mestdagh		04 Review 10
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Notes:



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# Project Reviews Town of Parker



6/4/2024	6/4/2024	6/18/2024	FIRE LIFE SAFETY 10	Randy Capra	APPROVED	04 Review 10
Notes:						
6/4/2024	6/12/2024	6/18/2024	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	04 Review 10
Notes: CORE will require the applicant to relocate transformer to meet CORE clearance and location requirements. In addition, EUSERC cabinet location to be shown and may not open into parking area. See CORE requirements.						
6/4/2024		6/18/2024	SITE PLAN 10	Ashley Chasez		04 Review 10
Notes:						
Review Group: SP GRP 10 ADD						
12/27/2023	1/9/2024	1/11/2024	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	03 Review 10
Notes: Please see the uploaded comment letter.						
6/4/2024	6/18/2024	6/18/2024	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please note: All PWSD documents need to be submitted IE: PWSD Easements, LOC, An EPOC, A LOC based off the approved EPOC. All Invoices must be paid in full before the next review will be completed.						