



# 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
C013	EROSION DETAILS
C014	EROSION DETAILS
C015	EROSION DETAILS
C016	EROSION DETAILS
C017	EROSION DETAILS
C018	EROSION DETAILS
C019	EROSION DETAILS
C020	EROSION DETAILS
C021	EROSION DETAILS
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

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

© 2024 | ALL RIGHTS RESERVED

SITE PLAN REVIEW

08.02.2024  
DRAWN BY | CAMPOS  
CHECKED BY | WALKER  
REVISIONS

COVER SHEET

C000

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

## 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
CL	CENTERLINE	RIM	RIM OF MANHOLE LID OR GRATE
CMP	CORRUGATED METAL PIPE	ROW	RIGHT OF WAY
CO	CLEANOUT	SF	SQUARE FOOT, SQUARE FEET
D, DIA	DIAMETER	SP	SPECIAL PROVISIONS
DG	DECOMPOSED GRANITE	SS	SANITARY SEWER
DI	DUCTILE IRON	SSMH	SANITARY SEWER MANHOLE
DIP	DUCTILE IRON PIPE	ST	STORM DRAIN
DOM	DOMESTIC WATER	STA	STATION
DW	DRIVEWAY	STCB	STORM CATCH BASIN
DWG	DRAWING	STCI	STORM CURB INLET
EG	EXISTING GRADE	STD	STANDARD
ELEC, E	ELECTRIC	STMH	STORM MANHOLE
EL, ELEV	ELEVATION	STYD	STORM YARD DRAIN
EP, EP	EDGE OF PAVEMENT	SW	SIDEWALK
ESCP	EROSION AND SEDIMENT CONTROL PLAN	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EX	EXISTING	SY	SQUARE YARD
FC	FACE OF CURB	T, TEL	TELEPHONE
FG	FINISHED GRADE	TA	TOP OF ASPHALT
FH, HYD	FIRE HYDRANT	TBC	TOP BACK OF CURB
FL	FLOW LINE	TC	TOP OF CONCRETE
FT	FOOT, FEET	TEMP	TEMPORARY
G	GAS	TRANS	TRANSITION
GM	GAS METER	TW	TOP OF WALL
GV	GAS VALVE	TYP	TYPICAL
GW	GUY WIRE	VCP	VITRIFIED CLAY PIPE
HP	HIGH PRESSURE	WM	WATER MAIN
IE	INVERT ELEVATION	WV	WATER VALVE
INT	INTERSECTION	W	WITH
IRR	IRRIGATION	Δ	DELTA
L	LENGTH		
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

© 2024 | ALL RIGHTS RESERVED

SITE PLAN REVIEW

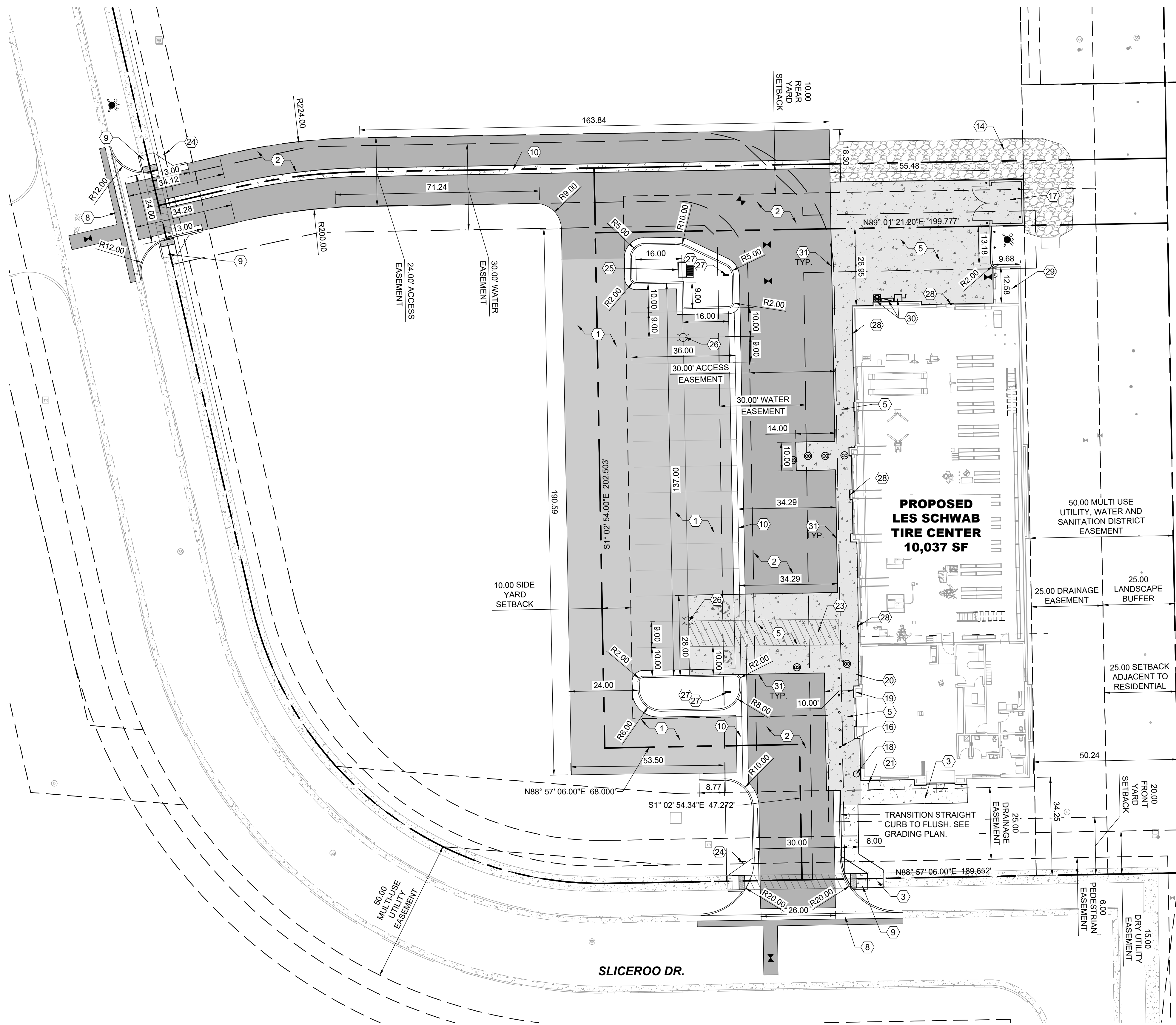
08.02.2024  
DRAWN BY | CAMPOS  
CHECKED BY | WALKER  
REVISIONS

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.

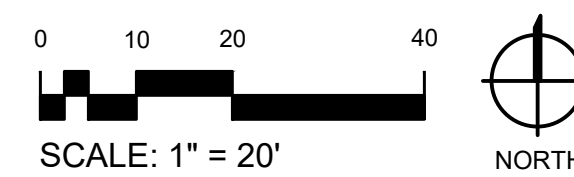
**PAVING NOTES**

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
30. ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR DETAIL
31. ASPHALT/CONCRETE JOINTING. SEE DETAIL 7/C403.

1 SITE PLAN  
C100



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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

**LES SCHWAB TIRE CENTER - PARKER, CO**

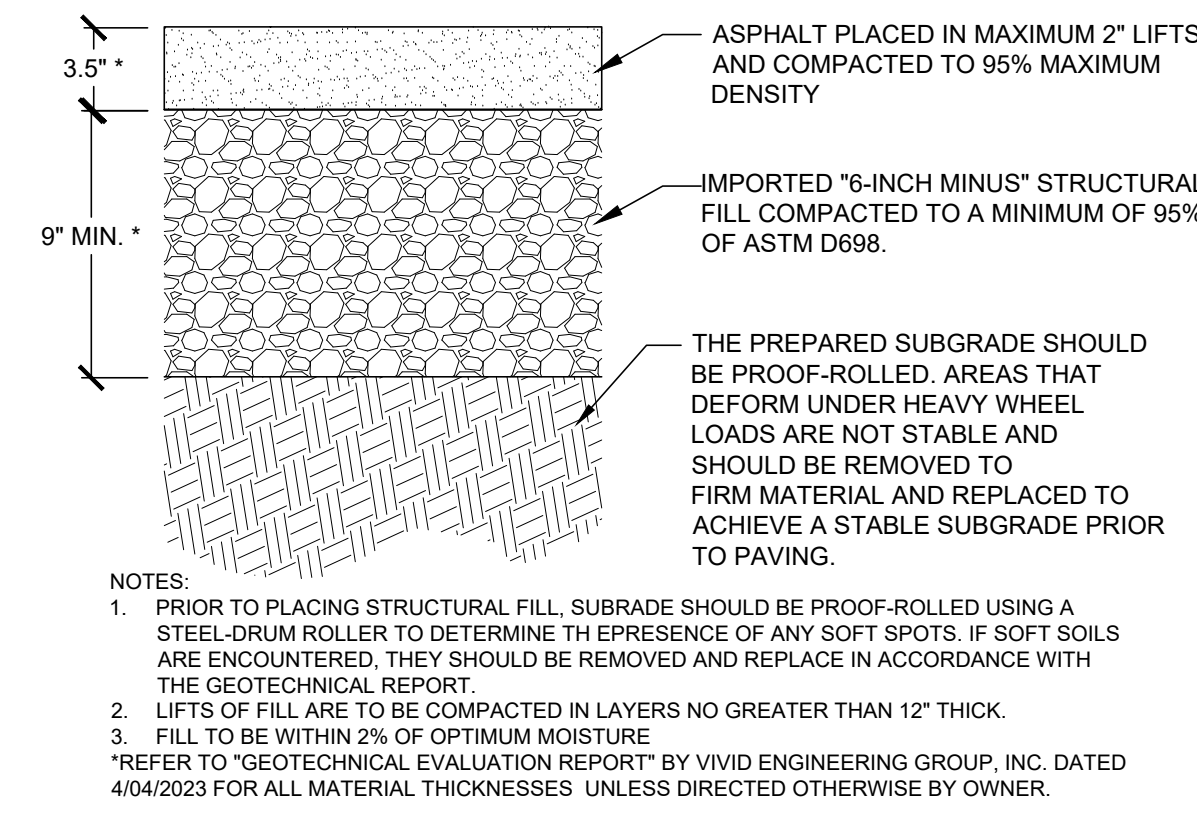
© 2024 | ALL RIGHTS RESERVED

SITE PLAN REVIEW

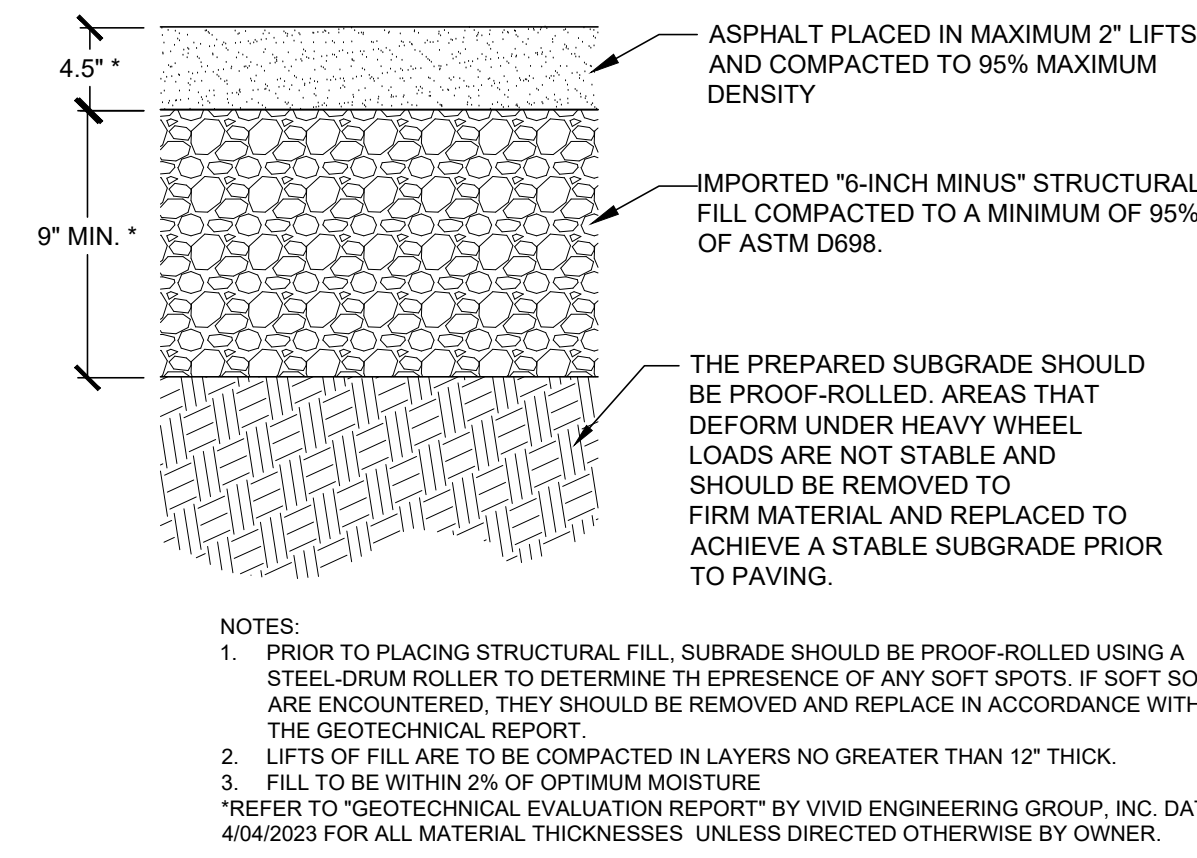
08.02.2024  
DRAWN BY | CAMPOS  
CHECKED BY | WALKER  
REVISIONS

SITE PLAN SHEET

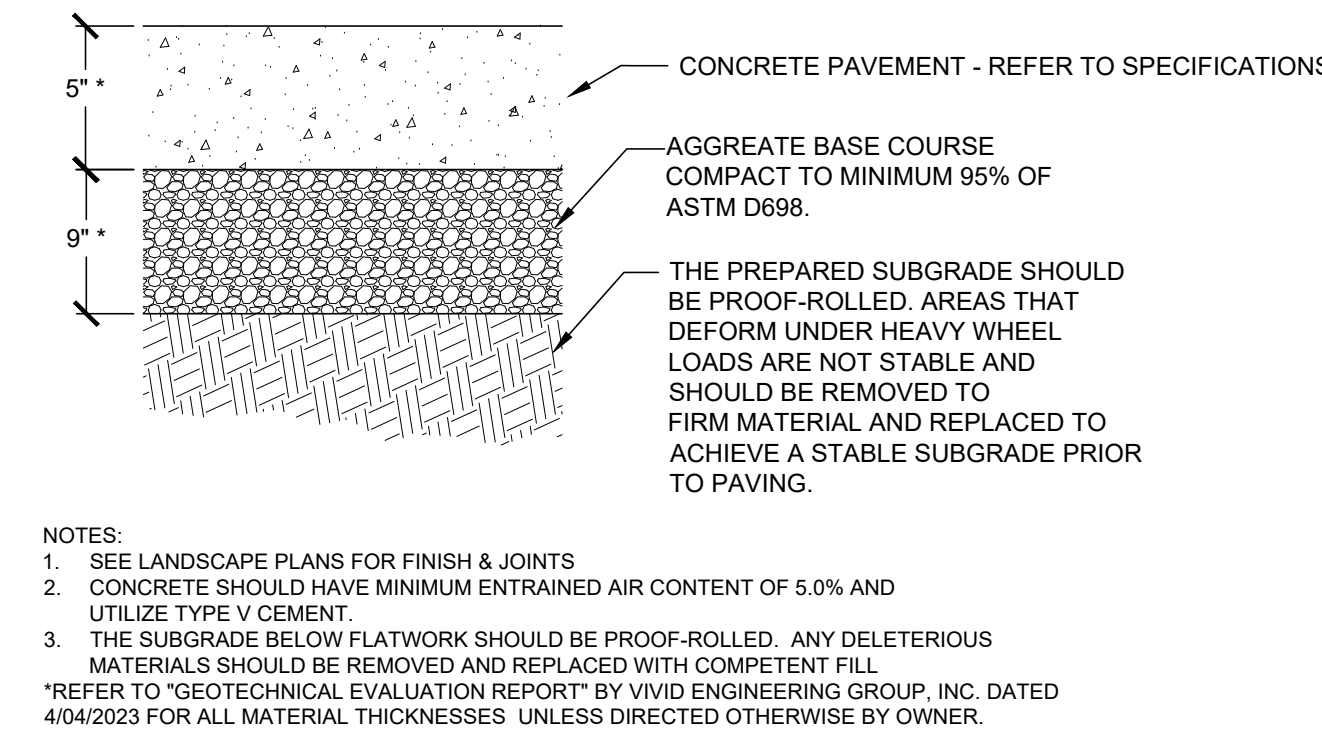
**C100**



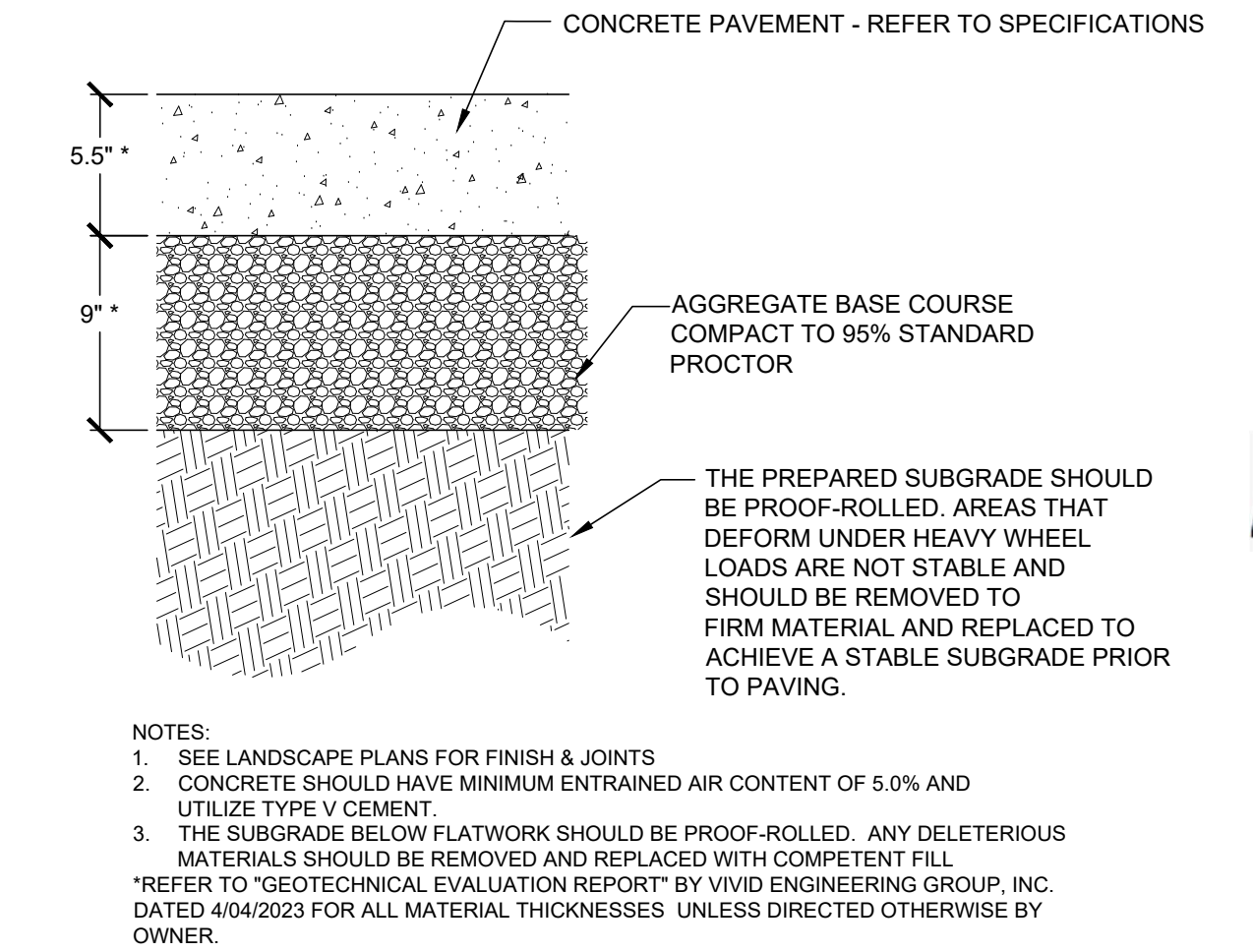
1 ASPHALT PAVEMENT STANDARD DUTY



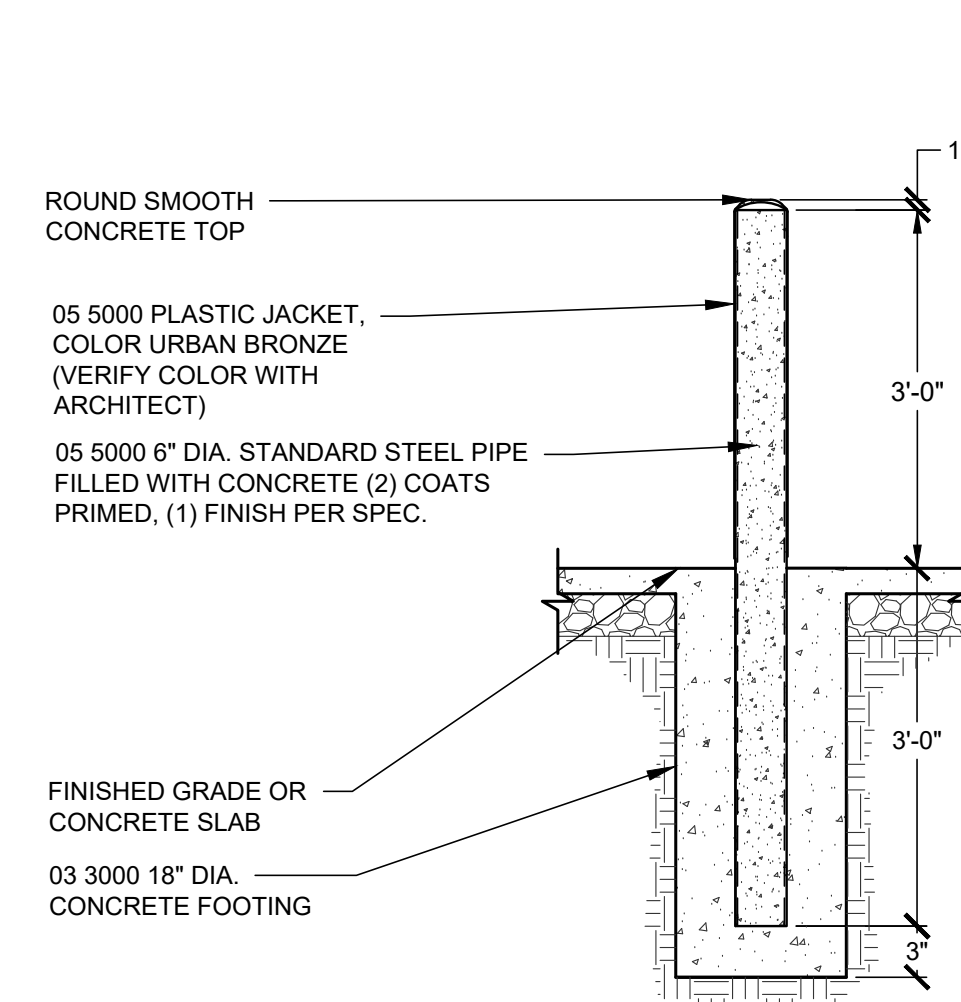
2 ASPHALT PAVEMENT HEAVY DUTY



3 CONCRETE PAVEMENT STANDARD DUTY

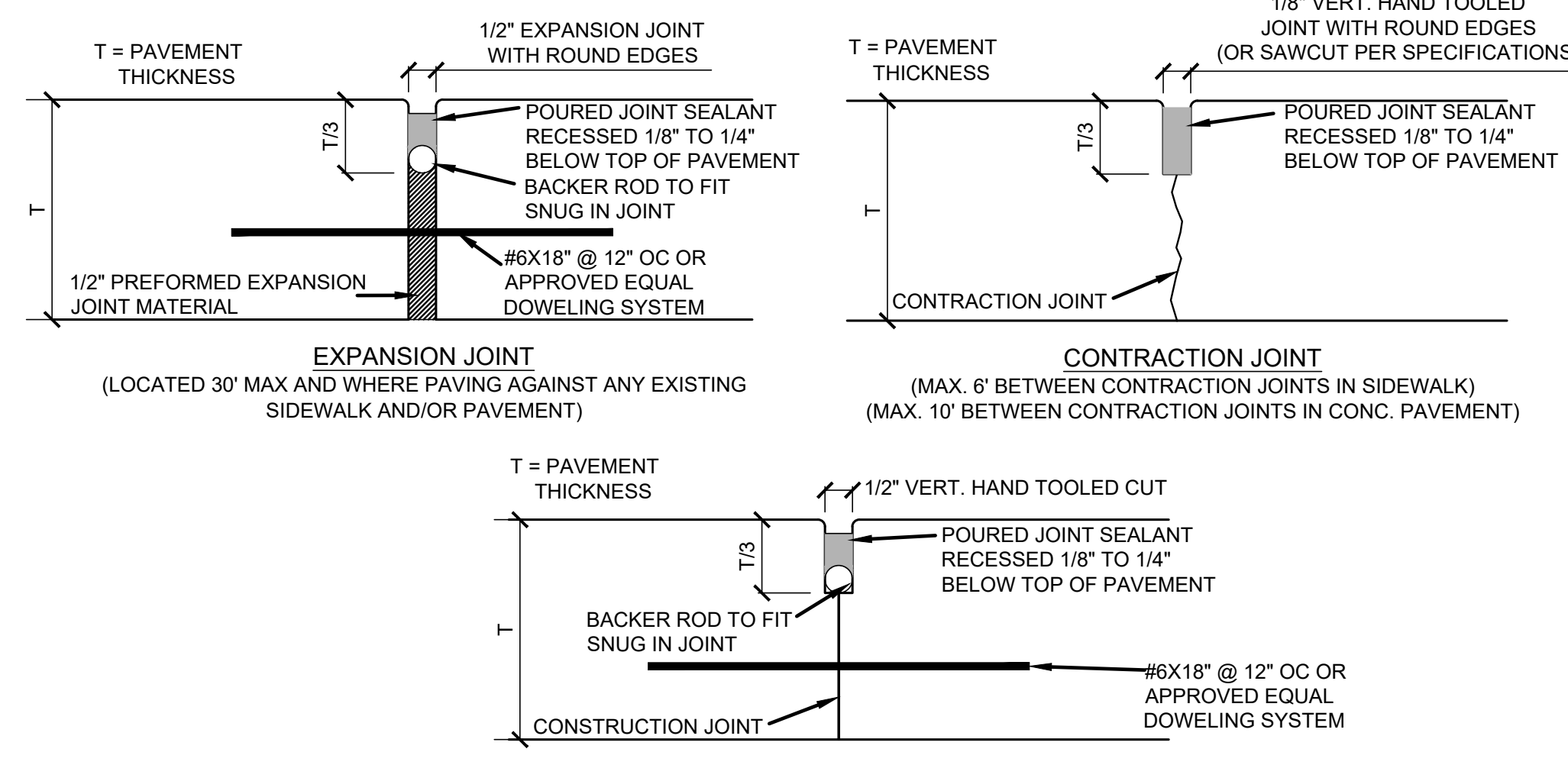


4 CONCRETE PAVEMENT HEAVY DUTY



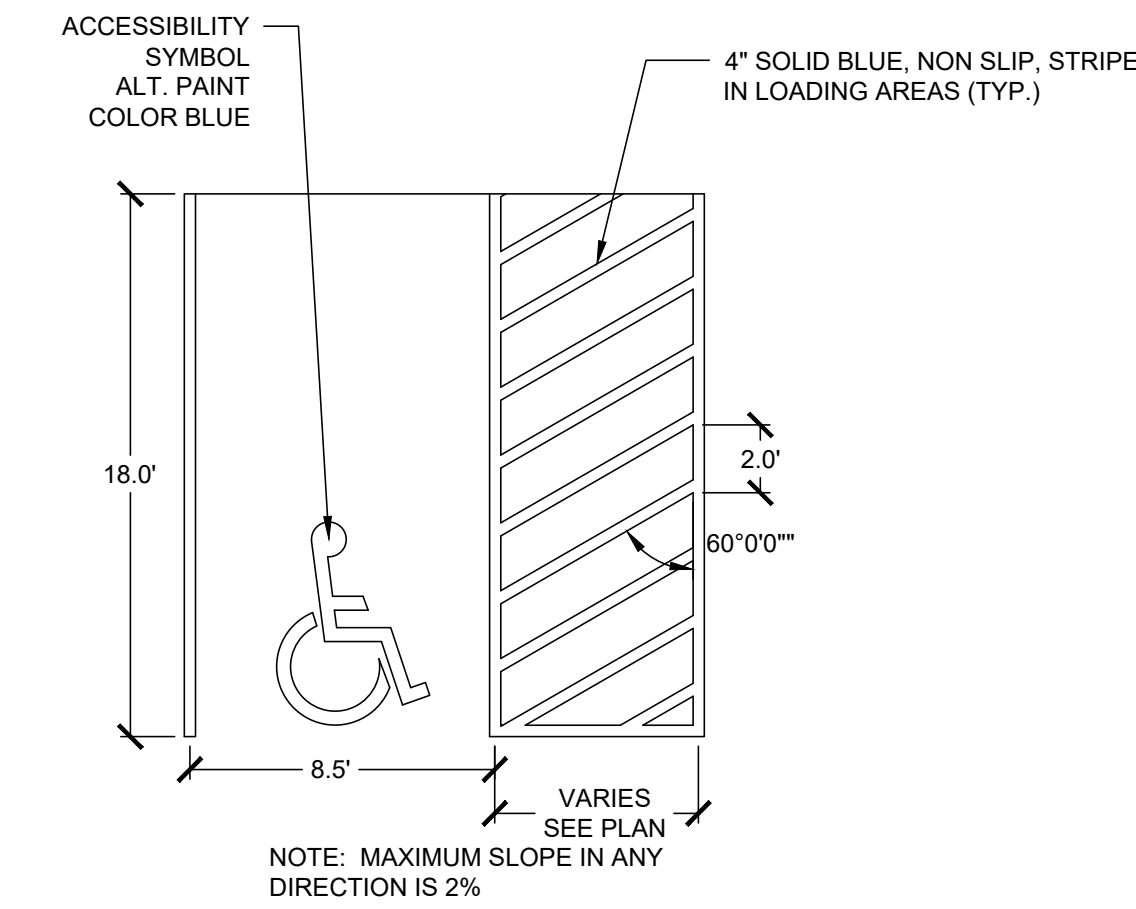
5 6" BOLLARD

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

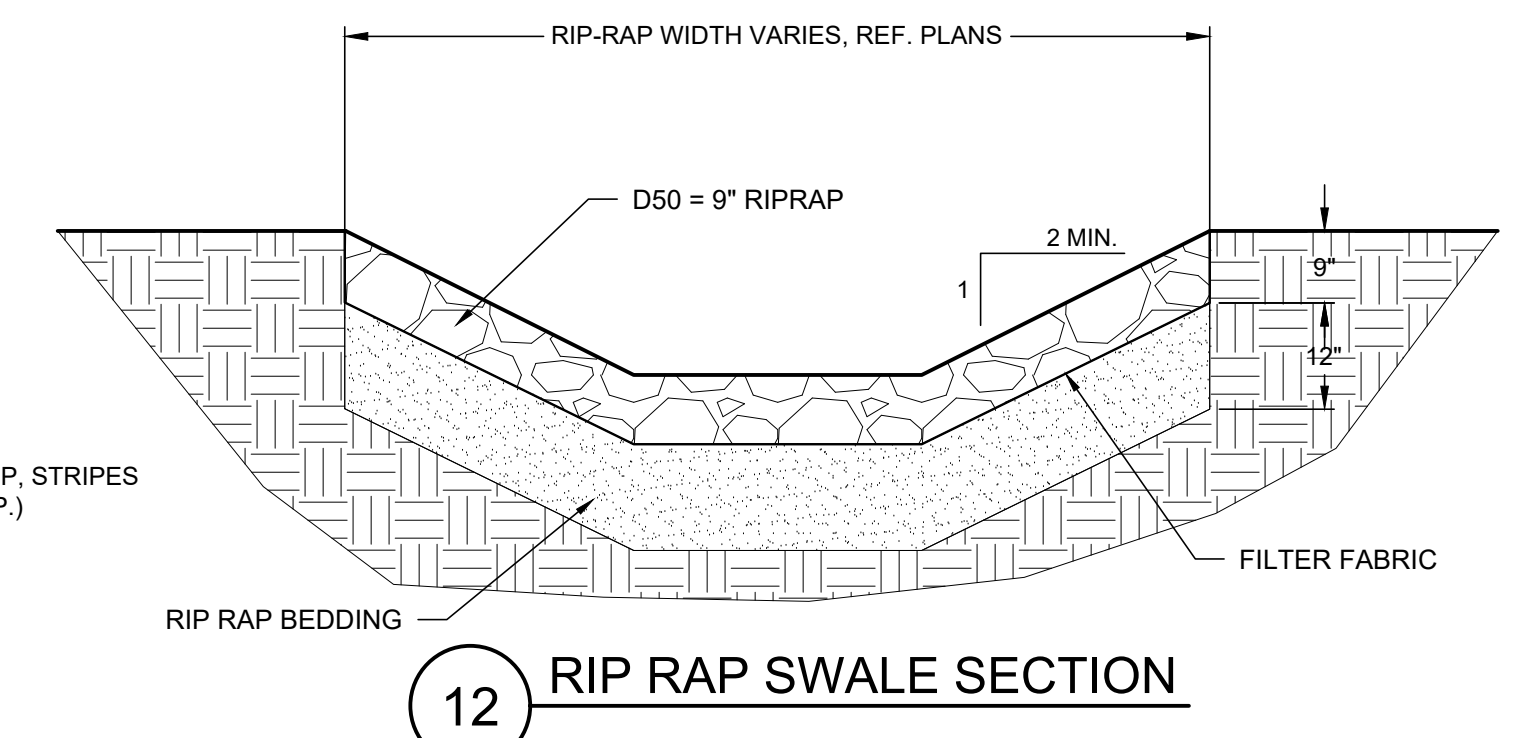


8 CONCRETE JOINTING

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

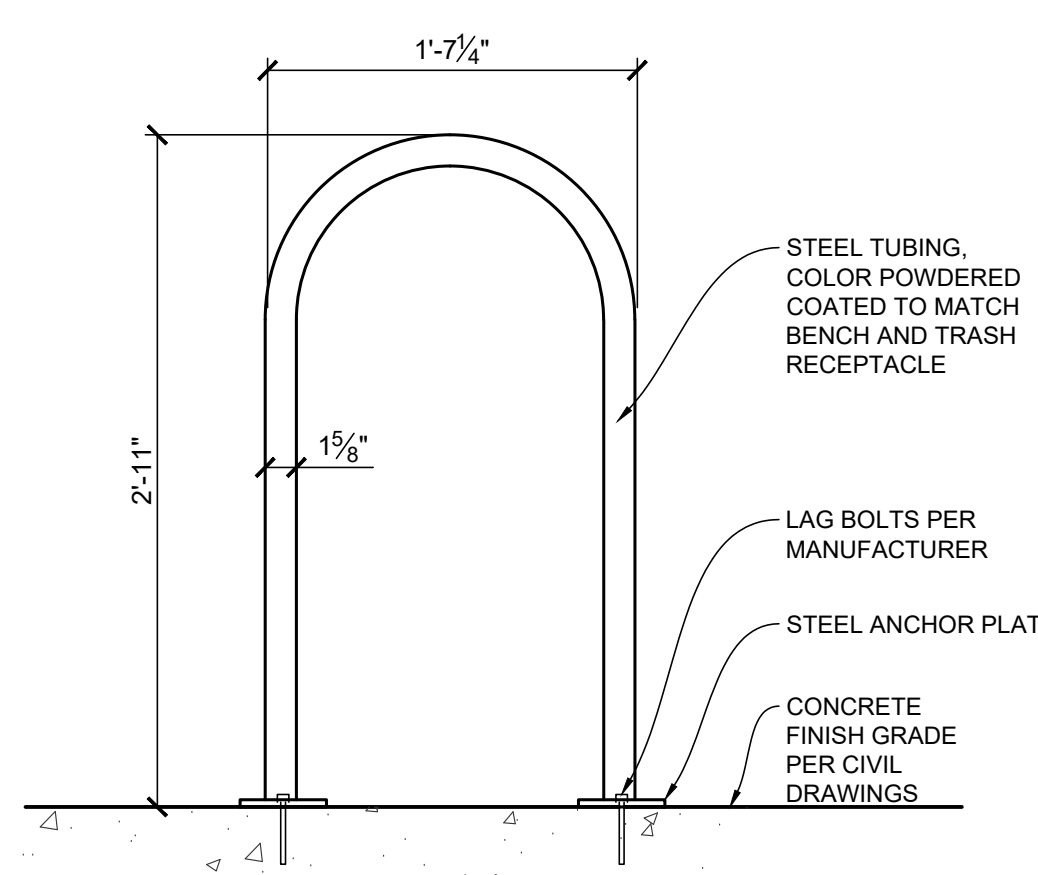
KeyKeeper Withstand is a freestanding version of our widely used KeyKeeper key drop system. KeyKeeper Withstand mounts to a concrete slab using four high-tensile spikes. KeyKeeper Withstand accepts approximately 100 sets of keys for after hour drops. KeyKeeper Withstand normally ships in a gray epoxy 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, STEE SLAT, BLACK #79F694854BK.  
 2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.  
 3. SEE SHEET A150 FOR LOCATIONS(S).

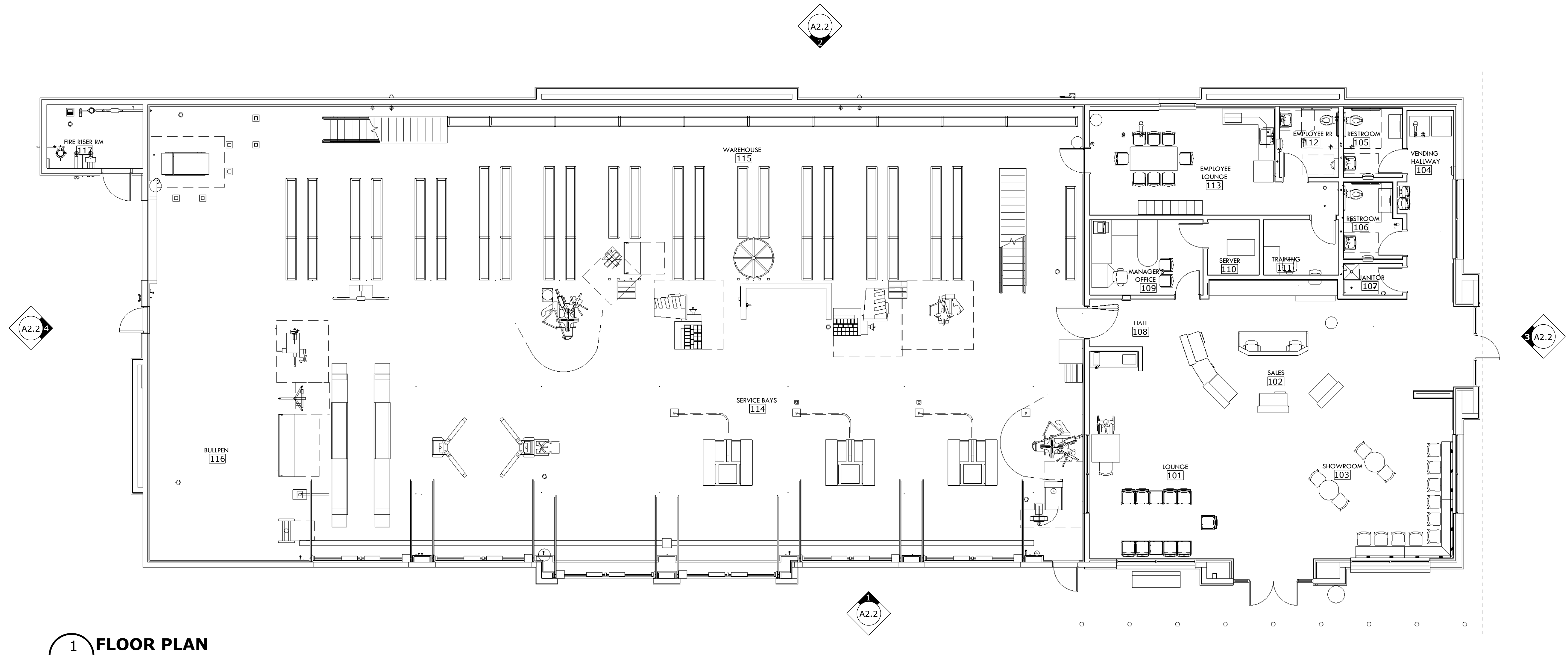


10 TRASH RECEPTACLE

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).



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



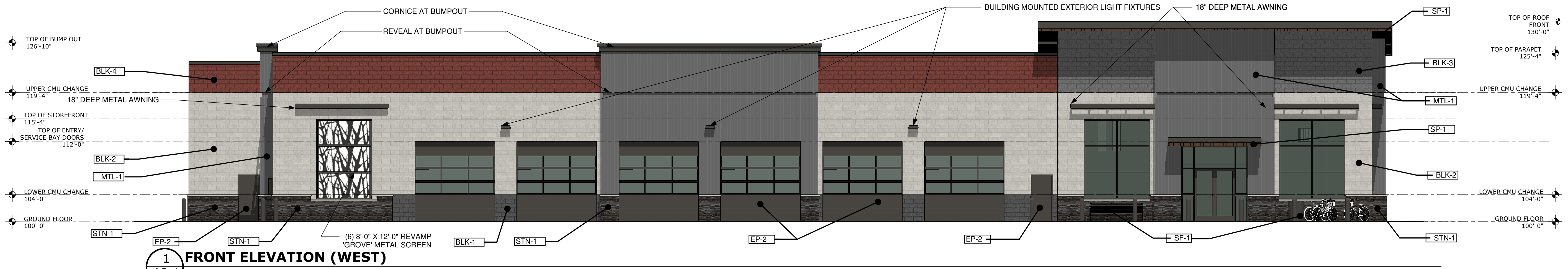
**1 FLOOR PLAN**  
A1.1 1/8" = 1'-0"

© 2024 ALL RIGHTS RESERVED

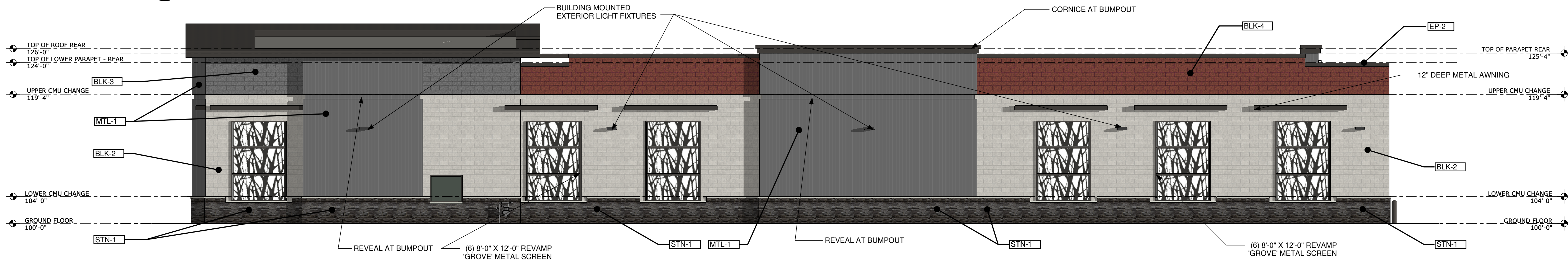
**SITE PLAN REVIEW**  
NOT FOR CONSTRUCTION

DATE  
08.02.2024

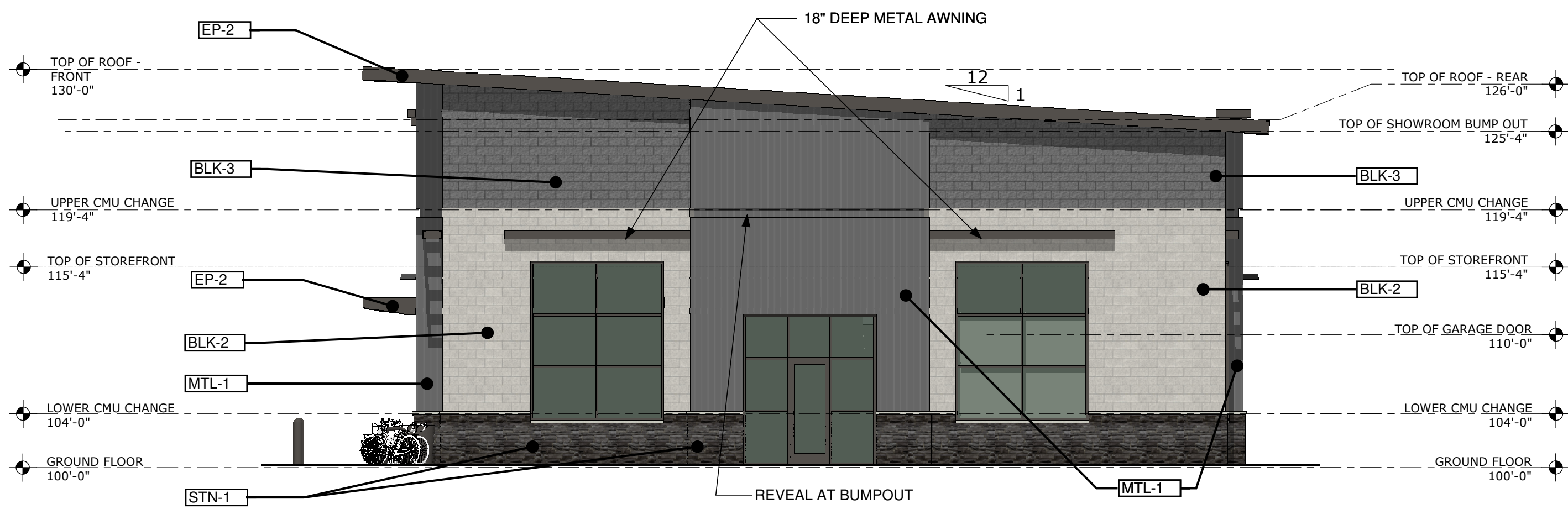
DRAWN BY - NELSON



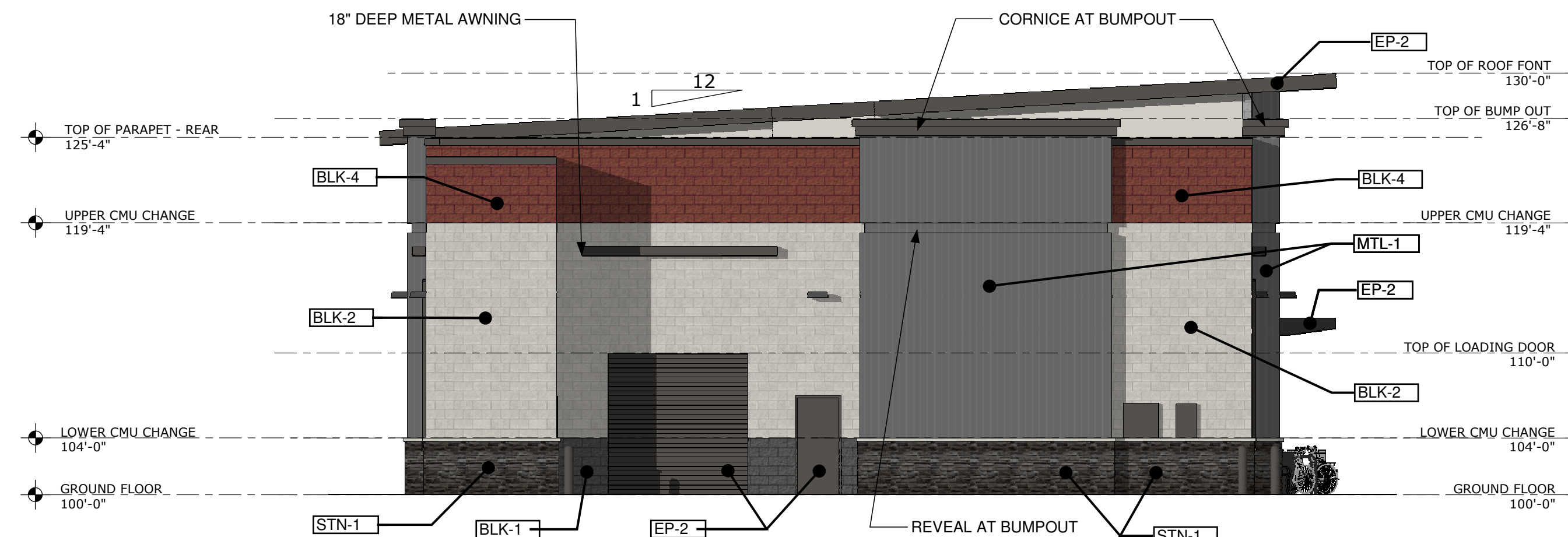
**1 FRONT ELEVATION (WEST)**  
A2.1 1/8" = 1'-0" GROUND FLOOR LEVEL TRANSPARENCY CALCULATION: 441 SF / 1,068 SF = 41%



**2 REAR ELEVATION (EAST)**  
A2.1 1/8" = 1'-0" ENHANCED ARCHITECTURE IN LIEU OF TRANSPARENCY REQUIREMENT TO INCLUDE DECORATIVE METAL PANELS, AWNING ELEMENTS, REVEAL AND DECORATIVE CORNICHE AT BUMPOUTS



**3 SHOWROOM SIDE ELEVATION (SOUTH)**  
A2.1 1/8" = 1'-0" GROUND FLOOR LEVEL TRANSPARENCY CALCULATION: 153 SF / 352 SF = 43%



**4 LOADING SIDE ELEVATION (NORTH)**  
A2.1 1/8" = 1'-0" ENHANCED ARCHITECTURE IN LIEU OF TRANSPARENCY REQUIREMENT TO INCLUDE AWNING ELEMENTS, REVEAL AND DECORATIVE CORNICHE AT BUMPOUTS

**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)

© 2024 ALL RIGHTS RESERVED

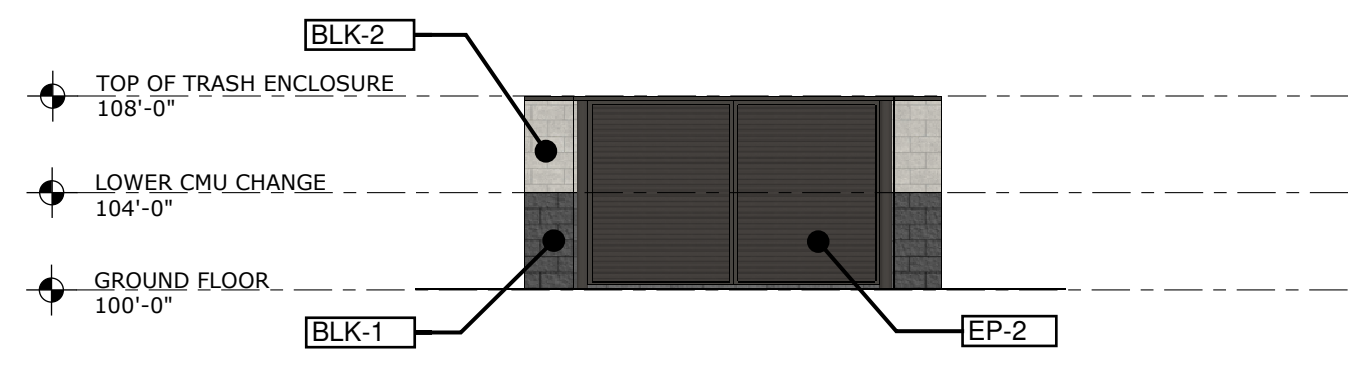
**SITE PLAN REVIEW**  
NOT FOR CONSTRUCTION

DATE  
08.02.2024

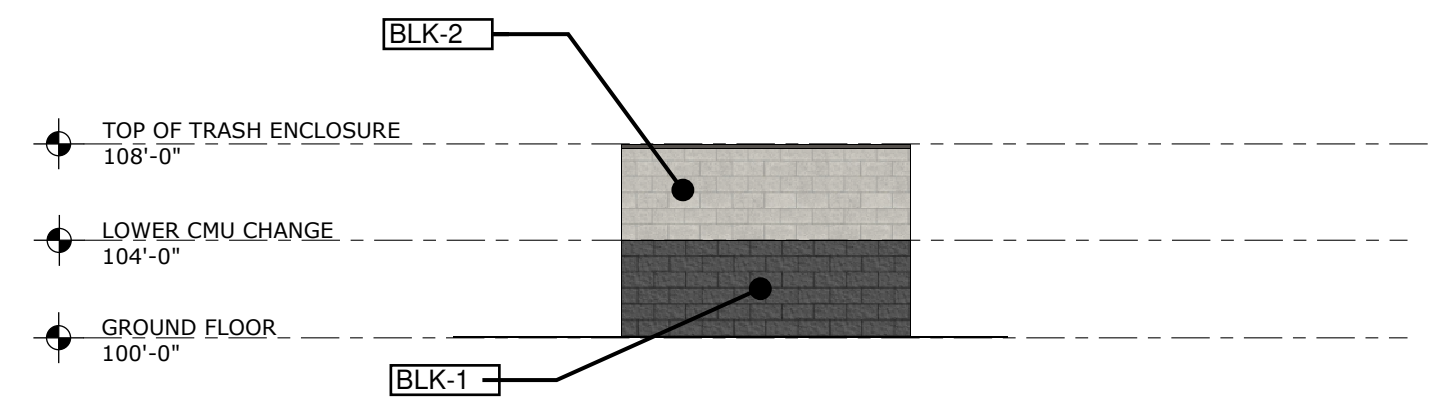
DRAWN BY - NELSON

COLOR EXTERIOR  
BUILDING ELEVATIONS

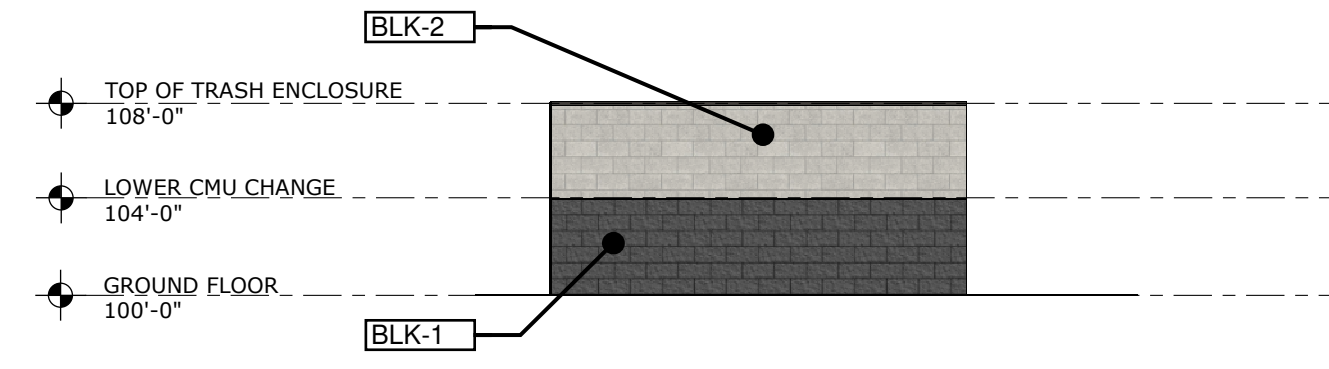
**A2.1**



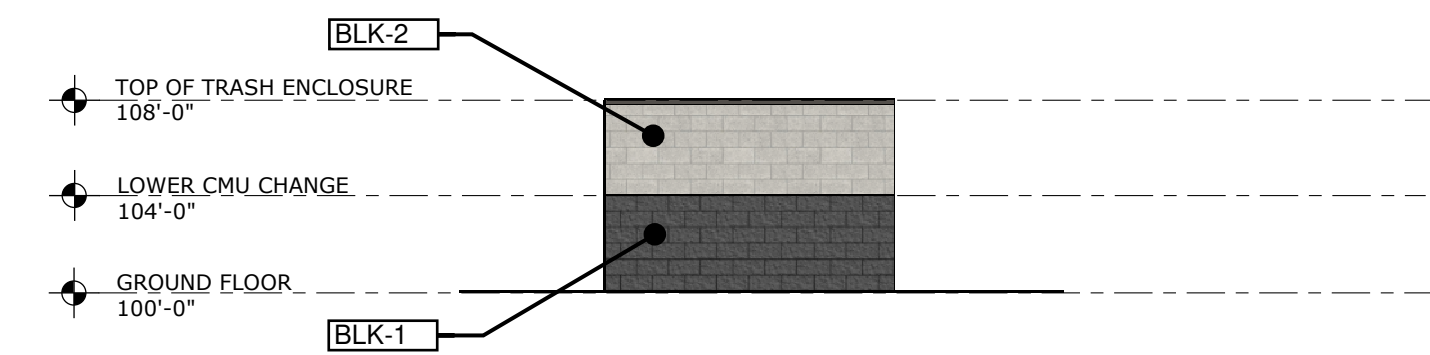
**1 TRASH ENCLOSURE FRONT ELEVATION (WEST)**  
A2.2 1/8" = 1'-0"



**2 TRASH ENCLOSURE SIDE ELEVATION (NORTH)**  
A2.2 1/8" = 1'-0"



**3 TRASH ENCLOSURE REAR ELEVATION (EAST)**  
A2.2 1/8" = 1'-0"



**4 TRASH ENCLOSURE SIDE ELEVATION (SOUTH)**  
A2.2 1/8" = 1'-0"

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

**LES SCHWAB TIRE CENTER - PARKER, CO**

© 2024 ALL RIGHTS RESERVED

**SITE PLAN REVIEW**  
NOT FOR CONSTRUCTION

DATE  
08.02.2024

DRAWN BY - NELSON

COLOR TRASH  
ENCLOSURE ELEVATIONS

**A2.2**

**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)



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



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



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



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



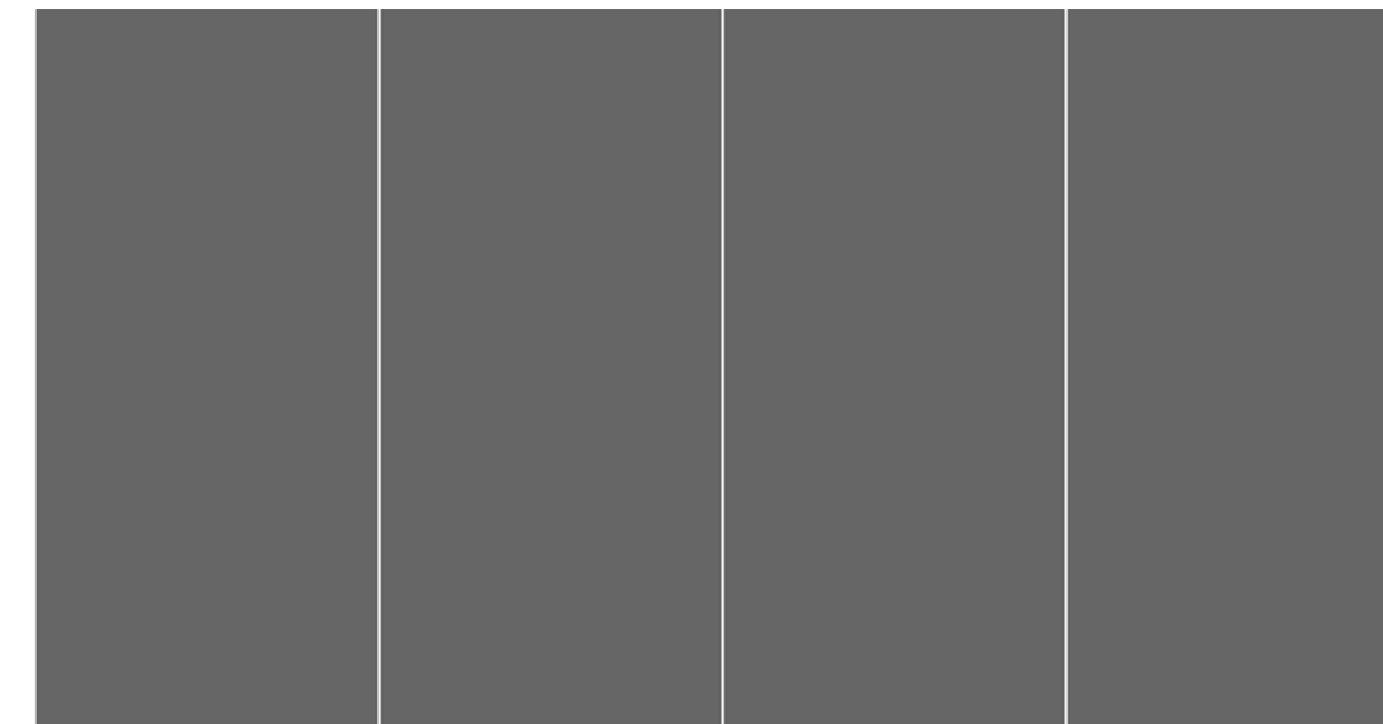
5 **BLK-4**  
N.T.S.



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



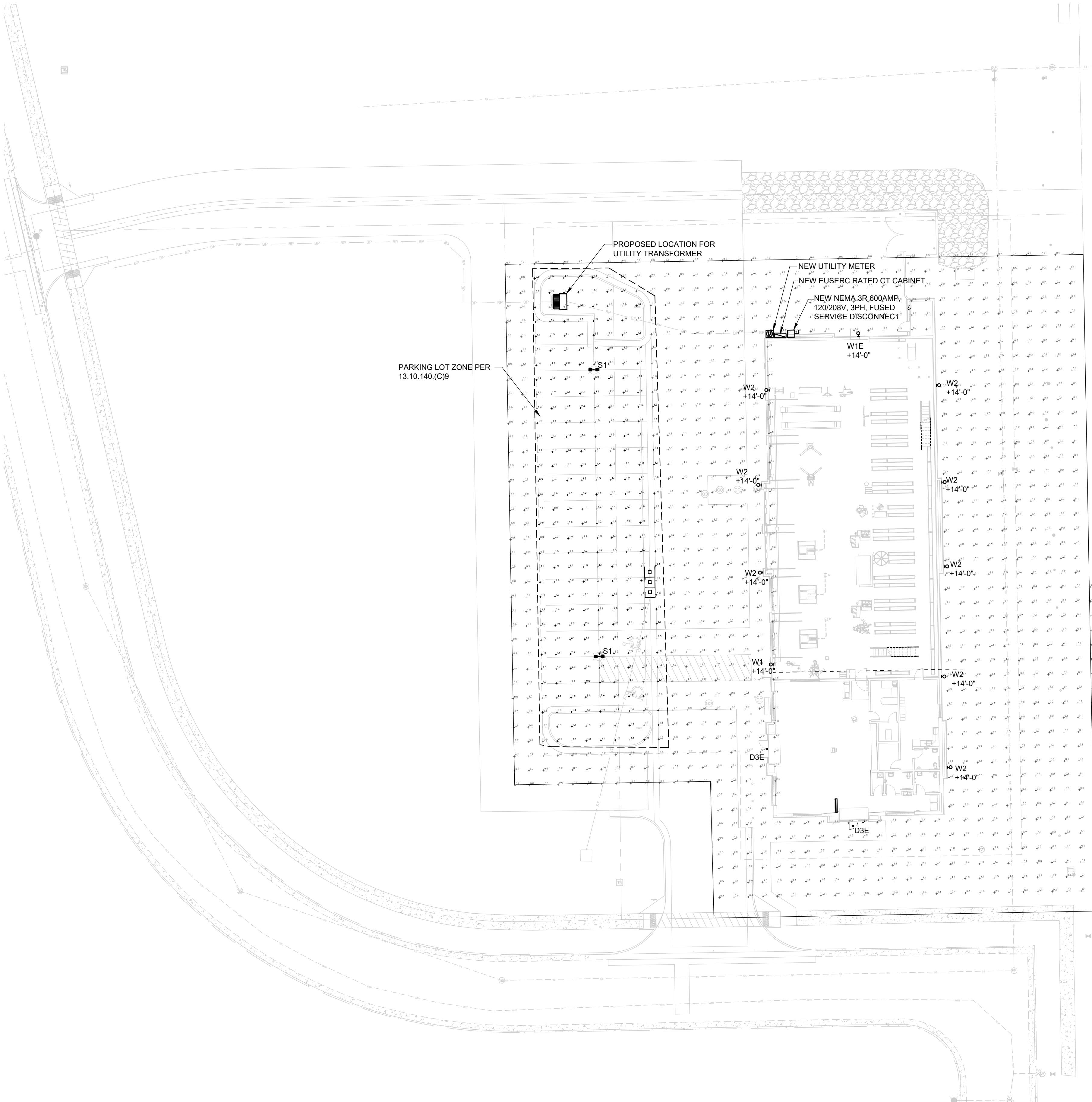
3 **BLK-2**  
N.T.S.



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)



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.

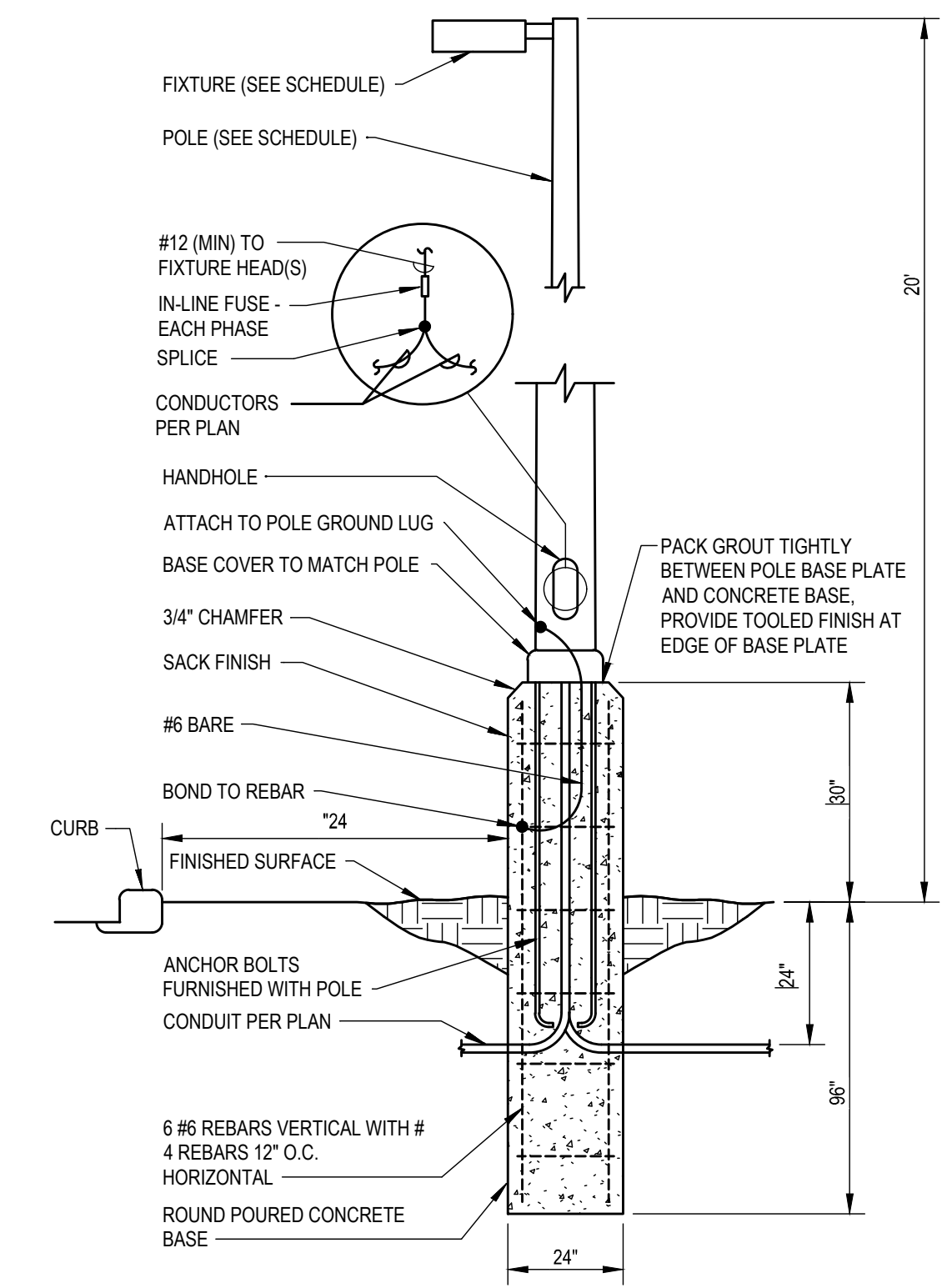
LEGEND

- 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	PRNDC-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	7,060	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

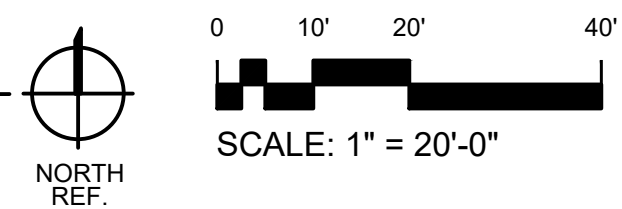
- NOTES:
- COLOR SHALL BE DARK BRONZE. VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
  - FIXTURE SHALL BE CONTROLLED BY PROGRAMMABLE LIGHTING PANEL TO DISABLE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY A41.
  - INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL-CUTOFF DISTRIBUTION (NO 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



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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

LES SCHWAB TIRE CENTER - PARKER, CO

© 2023 | ALL RIGHTS RESERVED

CIVIL CDS

04.17.2024  
DRAWN BY | GRAGG  
CHECKED BY | GRAGG  
REVISIONS

SITE PHOTOMETRIC PLAN

E100

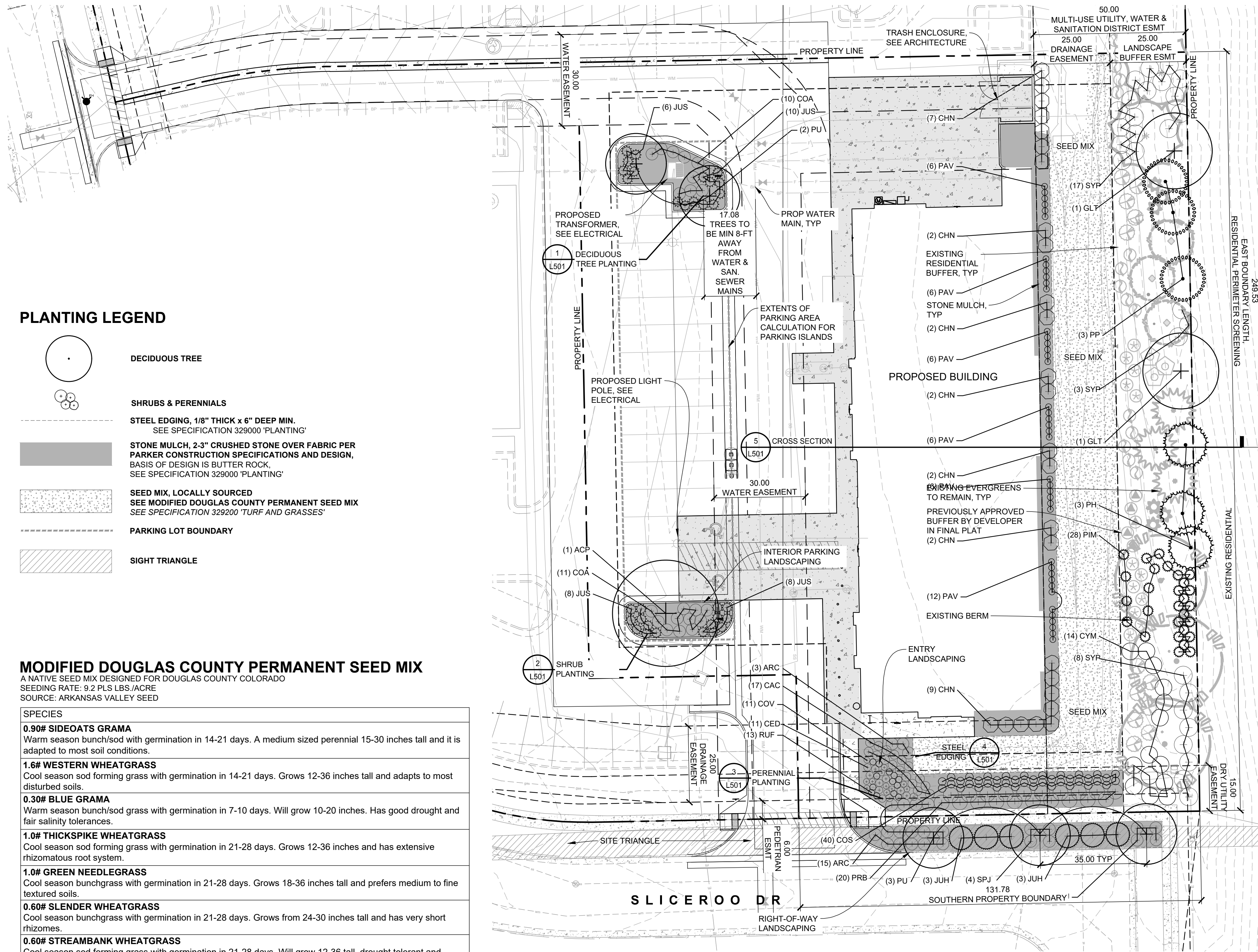




**LANDSCAPE PLAN REQUIREMENTS**

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	9,473.06 SF (97.41%) (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	26 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	131.78 LF / 40 LF	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

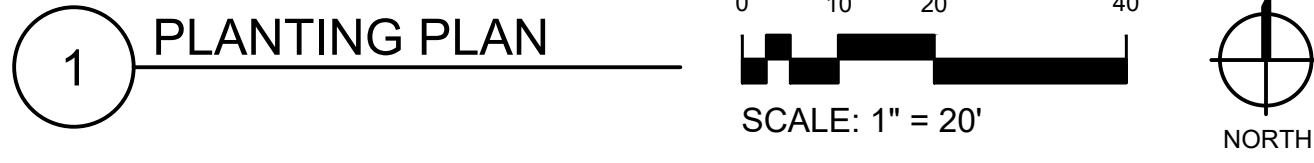


**PLANTING LEGEND**

- 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**

HARDINESS: 5B ANNUAL RAINFALL: 18 INCHES ANNUAL SNOWFALL: 77 INCHES

CODE	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	SPACING
<b>TREES</b>							
ACP	1	ACER PLATANOIDES 'FAIRVIEW'	FAIRVIEW MAPLE	2" CAL	B&B	45' H X 35' W	
GLT	2	GLEDDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	2" CAL	B&B	50' H X 35' W	
PB	3	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	6" HT.	B&B	20'-30' H X 10'-20' W	
PH	3	PIRUS HELDREICHII	BOSNIAN PINE	6" HT.	B&B	20-40' H X 10'-15' W	
PU	5	PYRUS USSURIENSIS 'PRAIRIE GEM PEAR'	PRAIRIE GEM PEAR	2" CAL	B&B	20-25' H X 20' W	
<b>SHRUBS</b>							
ARC	18	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	POT	1.5' H X 4' W	48" o.c.
CAC	17	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL.	POT	3' H X 3' W	36" o.c.
CHN	26	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL.	POT	4-5' H X 4-5' W	60" o.c.
COS	40	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.	POT	2-3' H X 2-3' W	30" o.c.
COA	21	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB COTONEASTER	5 GAL.	POT	1' H X 4' W	48" o.c.
CYM	14	CYTISUS X MINSTEAD'	MINSTEAD BROOM	5 GAL.	POT	5-6' H X 5-6' W	66" o.c.
JUH	6	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	5 GAL.	POT	0.5' H X 6-8' W	96" o.c.
JUS	32	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL.	POT	2' H X 3-5' W	42" o.c.
PIM	28	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	POT	3-4' H X 3-4' W	42" o.c.
PRB	20	PRUNUS BESSEYI 'POTIS'	PAWNEE BUTTES® SAND CHERRY	5 GAL.	POT	1.1-1.5' H X 5-8' W	60" o.c.
SPJ	8	SPIREA JAPONICA 'ALPINA'	DAPHNE SPIREA	5 GAL.	POT	2' H X 4' W	48" o.c.
SYP	28	SYRINGA FATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.	POT	6-8' H X 6-8' W	72" o.c.
<b>GRASSES</b>							
PAV	42	PANICUM VIRGATUM	SWITCH GRASS	1 GAL.	POT	3-4' H X 1-2' W	24" o.c.
<b>PERENNIALS</b>							
CED	11	CENTAUREA DEALBATA	PINK BACHELOR BUTTON	1 GAL.	POT	2' H X 2.5' W	30" o.c.
COV	11	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.	POT	2' H X 2' W	24" o.c.
RUF	13	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL.	POT	2' H X 2' W	24" o.c.

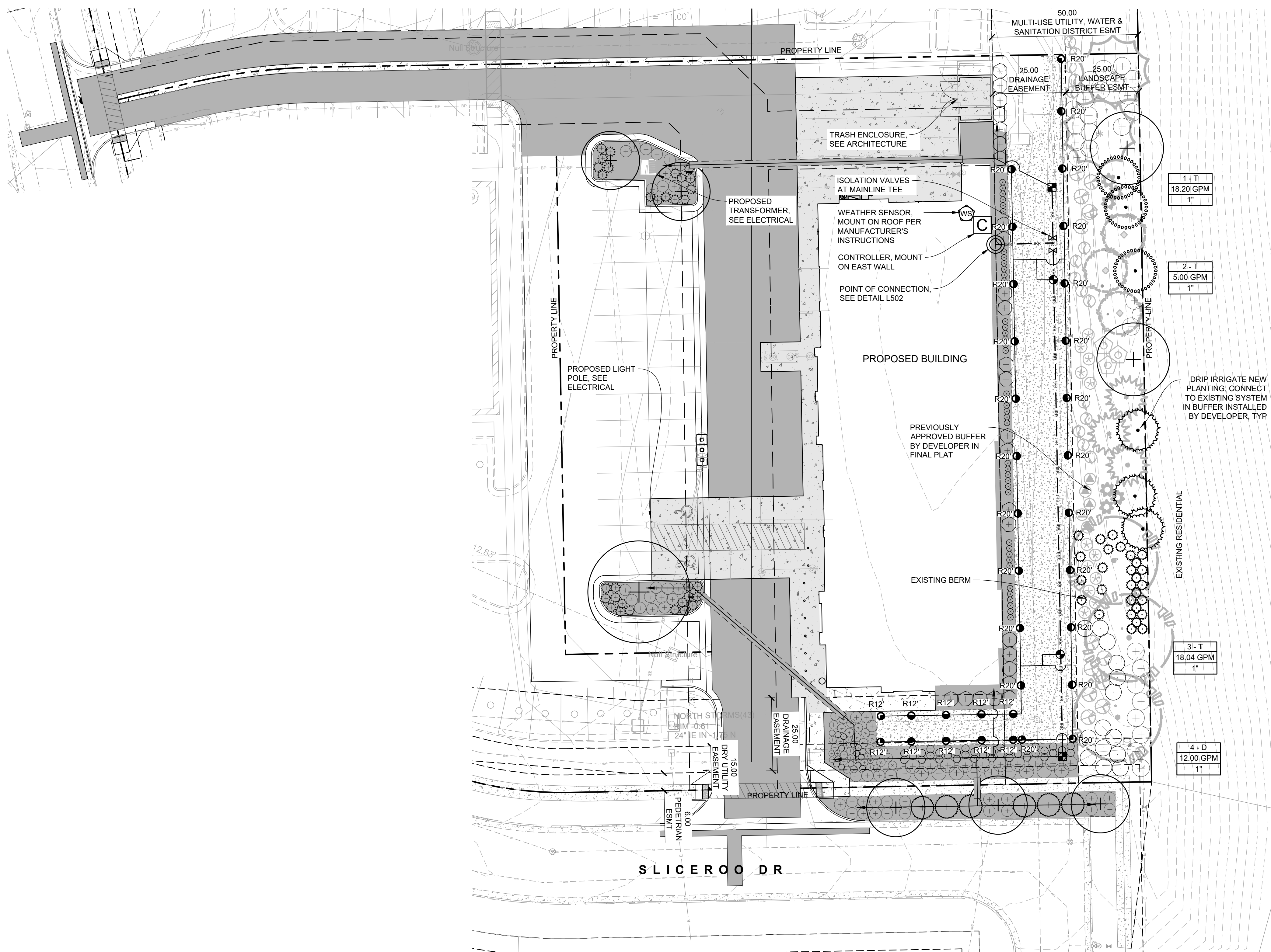
ESTIMATED YEARS TO MATURITY  
20-30 YRS  
25-35 YRS  
30-40 YRS  
20-50 YRS  
15-20 YRS  
ESTIMATED YEARS TO MATURITY  
3-7 YRS  
3-5 YRS  
2-4 YRS  
5-10 YRS  
5-7 YRS  
3-5 YRS  
8-10 YRS  
5-10 YRS  
10-15 YRS  
4-6 YRS  
7-10 YRS  
3-5 YRS  
ESTIMATED YEARS TO MATURITY  
3-4 YRS  
ESTIMATED YEARS TO MATURITY  
2-3 YRS  
1-3 YRS  
2-4 YRS

**PLANTING COVERAGE**

SPECIES	QUANTITY	SF PER PLANT	TOTALS (SF)
ARC	18	12.57	226.26
CAC	17	7.07	120.19
CHN	26	19.63	510.38
COS	40	4.91	196.40
COA	20	12.57	251.40
CYM	14	23.76	332.64
JUH	6	50.27	301.62
JUS	32	9.62	307.84
PIM	28	9.62	269.36
PRB	20	19.63	392.60
SPJ	8	12.57	100.56
SYP	28	28.27	791.56
PAV	42	3.14	131.88
CED	11	4.91	54.01
COV	11	3.14	34.54
RUF	13	3.14	40.82
<b>TOTAL PLANT AREA</b>		<b>4,062.06</b>	
<b>TOTAL SEEDED AREA</b>		<b>5,411</b>	
<b>TOTAL LIVING GROUND COVER AREA</b>		<b>9,473.06</b>	
<b>TOTAL ON SITE &amp; ROW LANDSCAPE AREA</b>		<b>9,724.70</b>	
		<b>9,473.06 SF / 9,724.70 = 97.41%</b>	
<b>OVERALL COVERAGE PERCENTAGE</b>		<b>97.41%</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.

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN



1 IRRIGATION PLAN

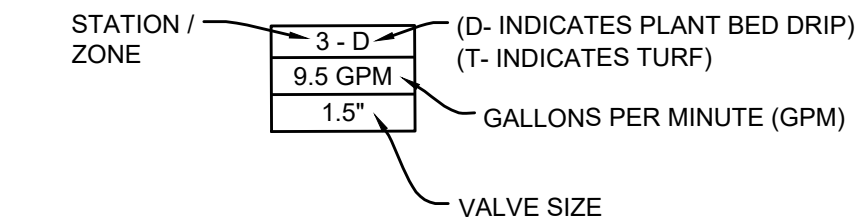
0 10 20 40  
SCALE: 1" = 20'

NORTH

**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
	TRADITIONAL CONTROLLER RAINBIRD ESP-ME3	14	L502
	WEATHER STATION RAINBIRD WR2 RAIN FREEZE SENSOR	15	L502

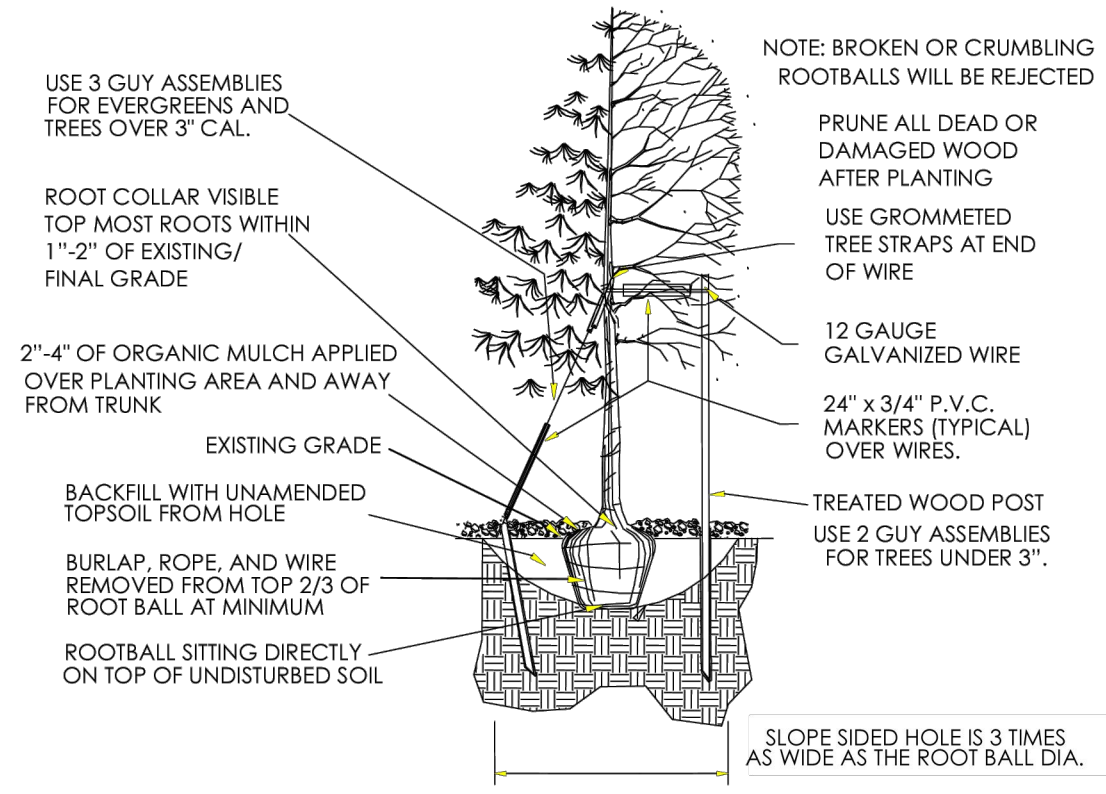
**ZONE CALLOUT:**



**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.

TOWN OF PARKER PLANTING STANDARDS



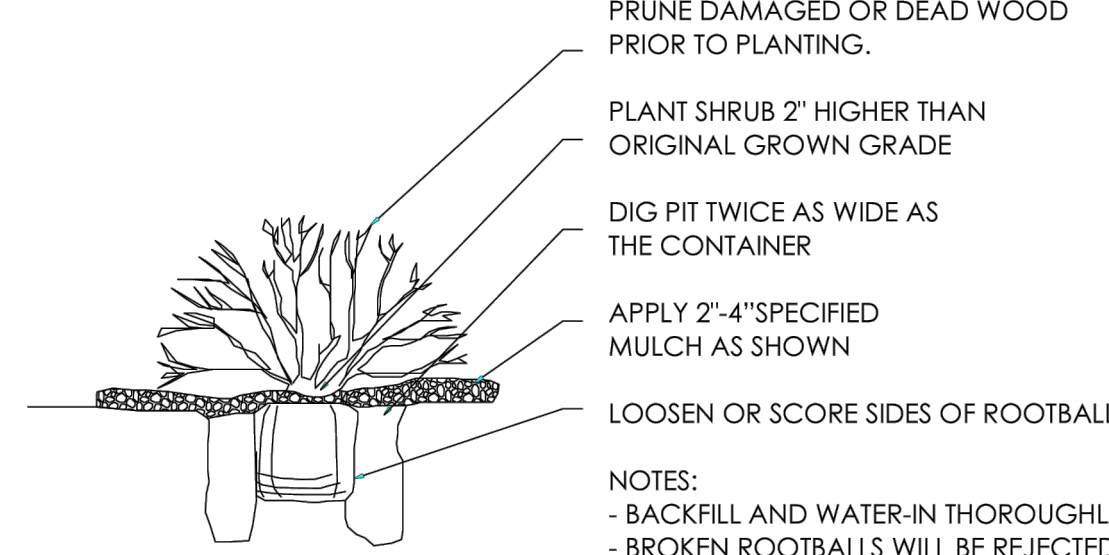
- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do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

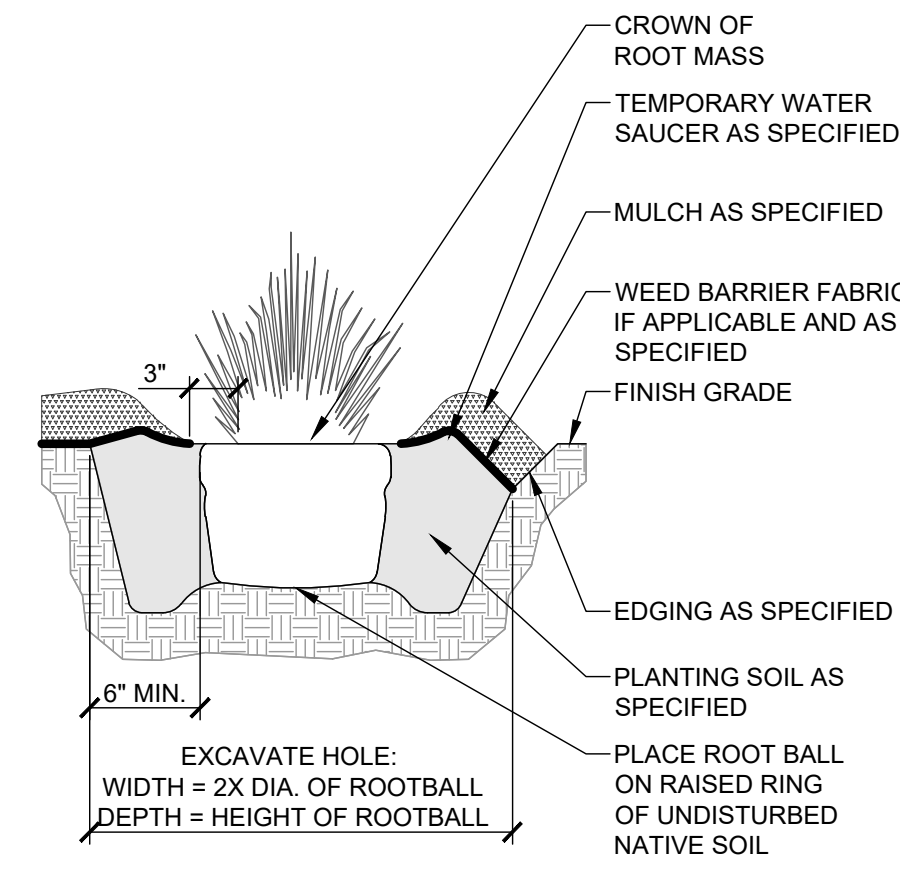
TOWN OF PARKER PLANTING STANDARDS

TOWN OF PARKER PLANTING DETAIL - SHRUBS



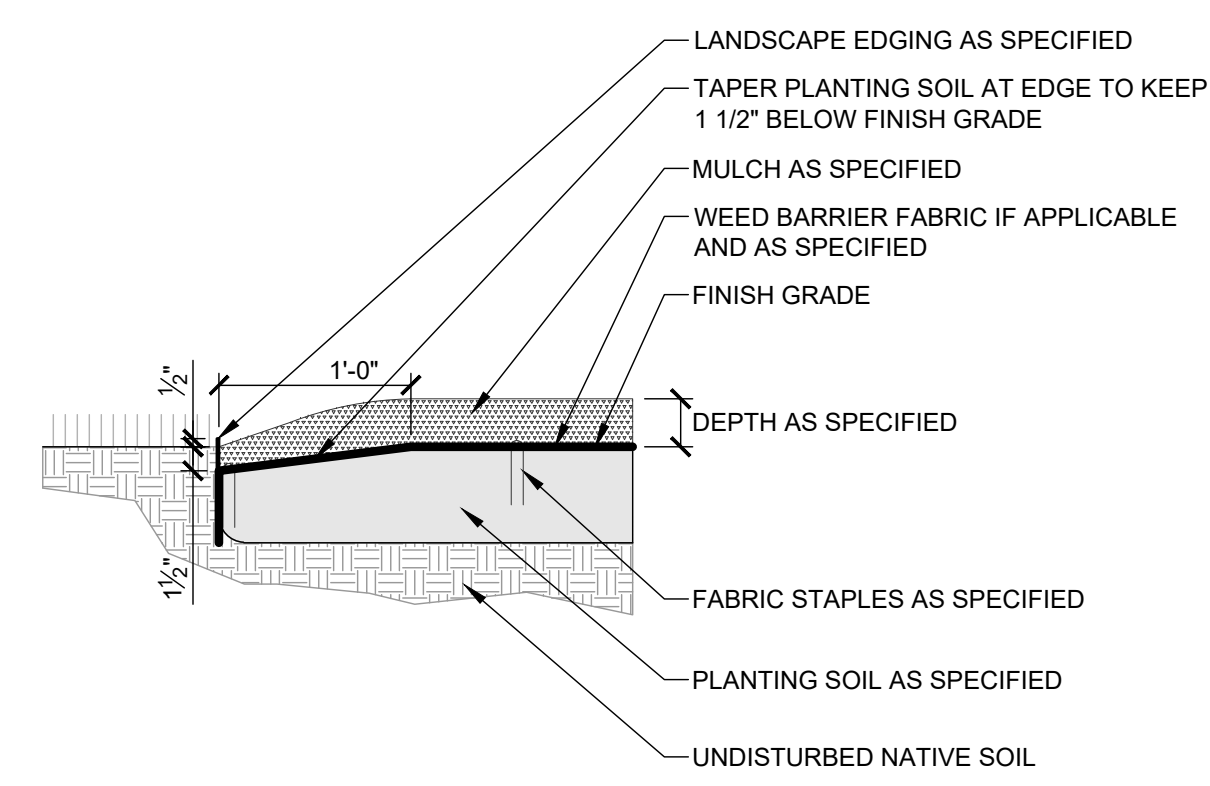
13

2 SHRUB PLANTING

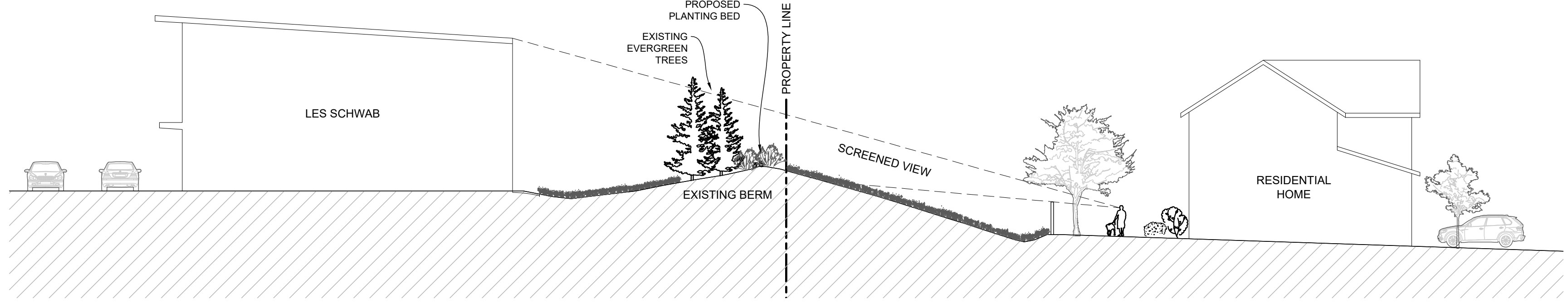


3 PERENNIAL PLANTING

- 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

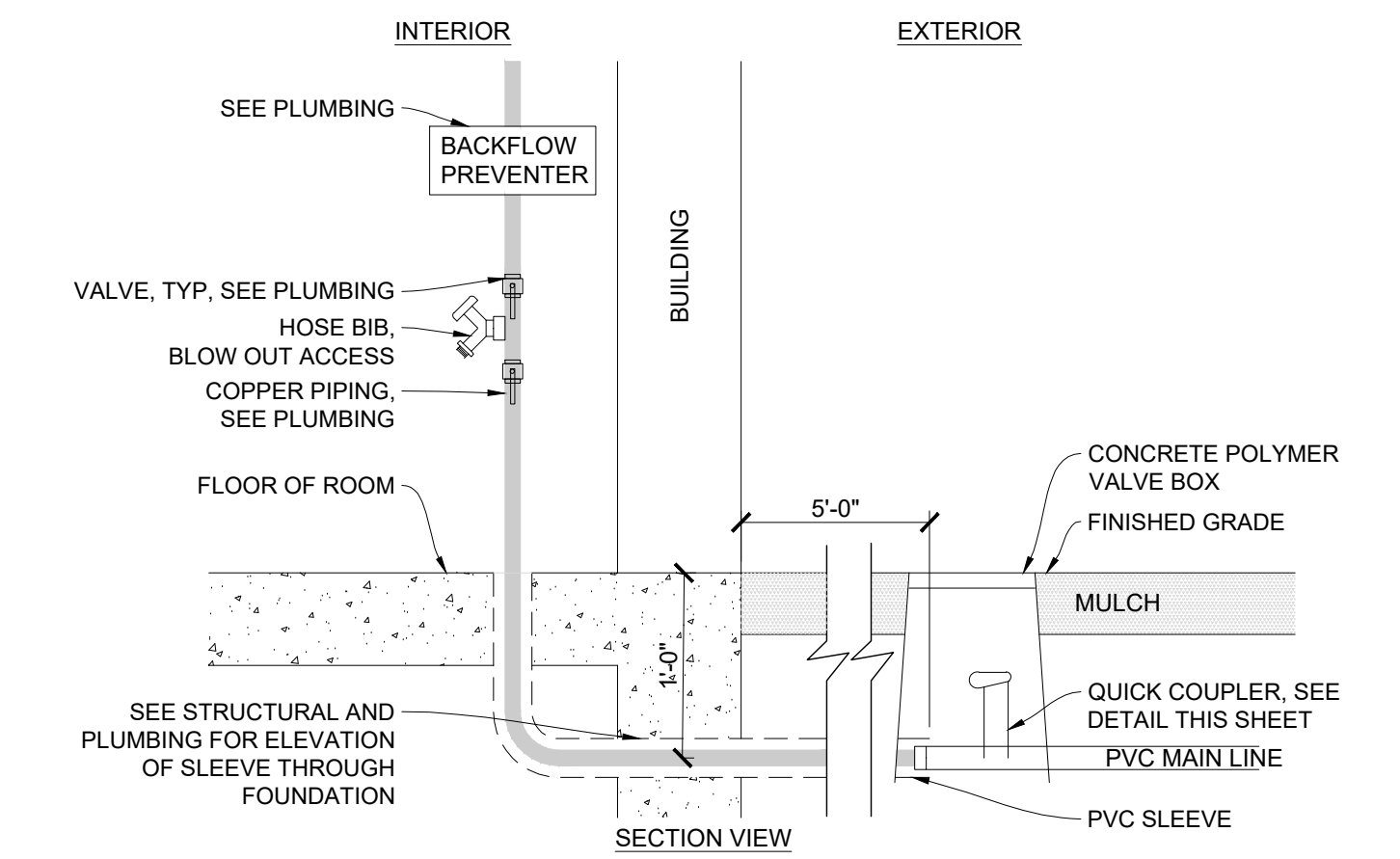


12236 SLICEROO DR, PARKER, CO 80134  
 6-BAY LINEAR STORE  
**LES SCHWAB TIRE CENTER - PARKER, CO**

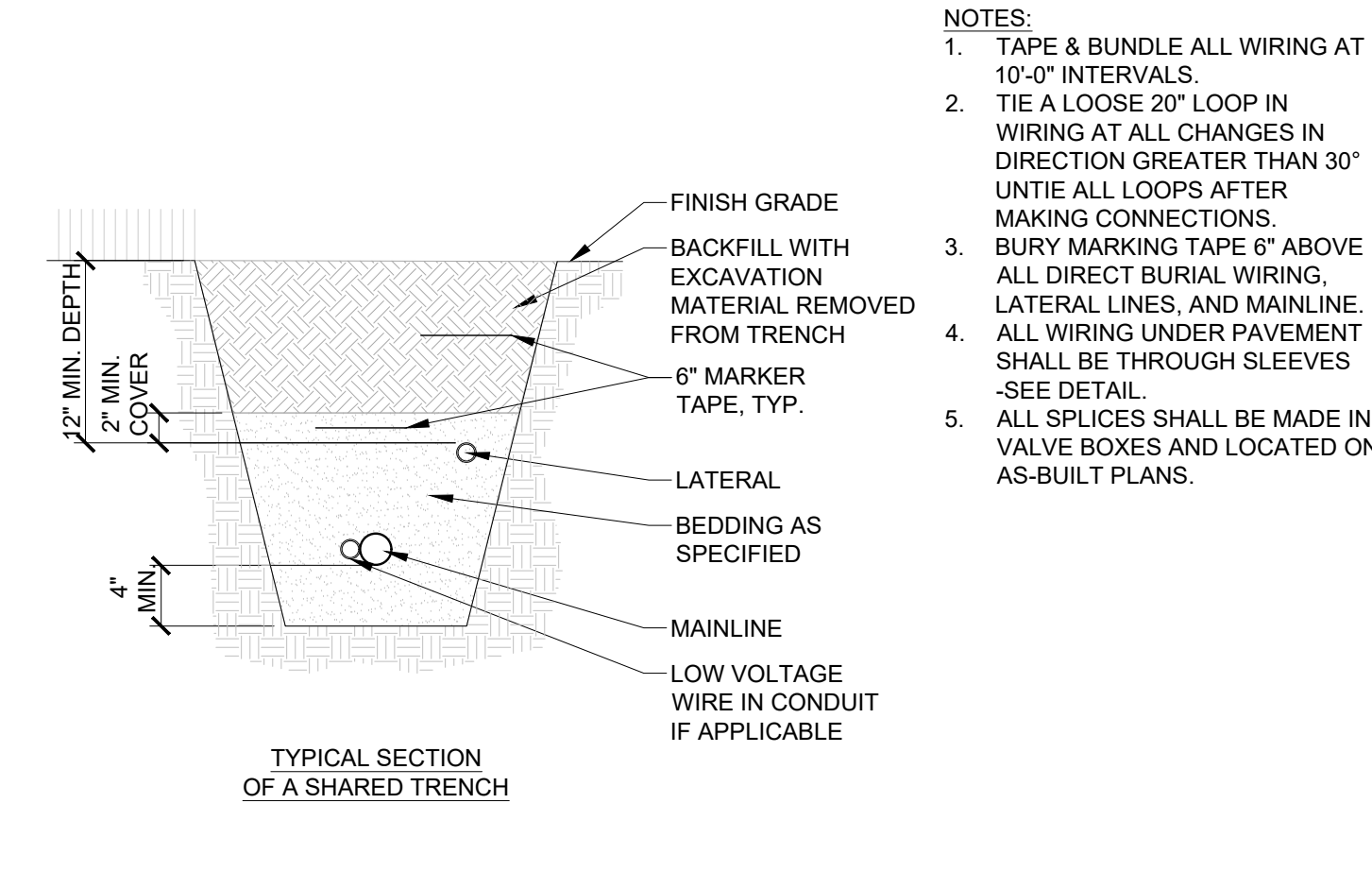
NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

© 2024 | ALL RIGHTS RESERVED  
 SITE PLAN REVIEW  
 08.02.2024  
 DRAWN BY | DONOVAN  
 CHECKED BY | HANSEN  
 REVISIONS

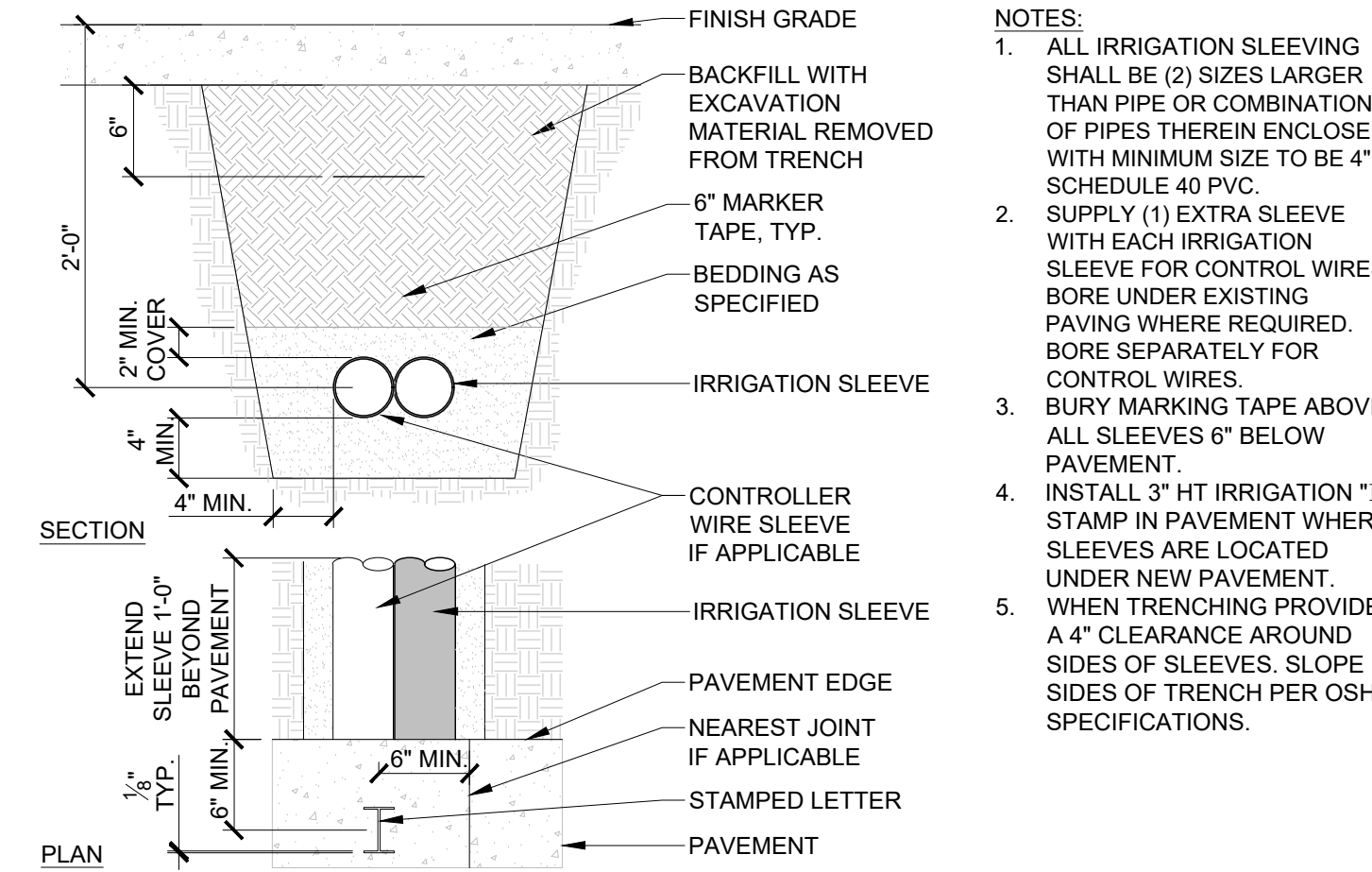
PLANTING DETAILS  
**L501**



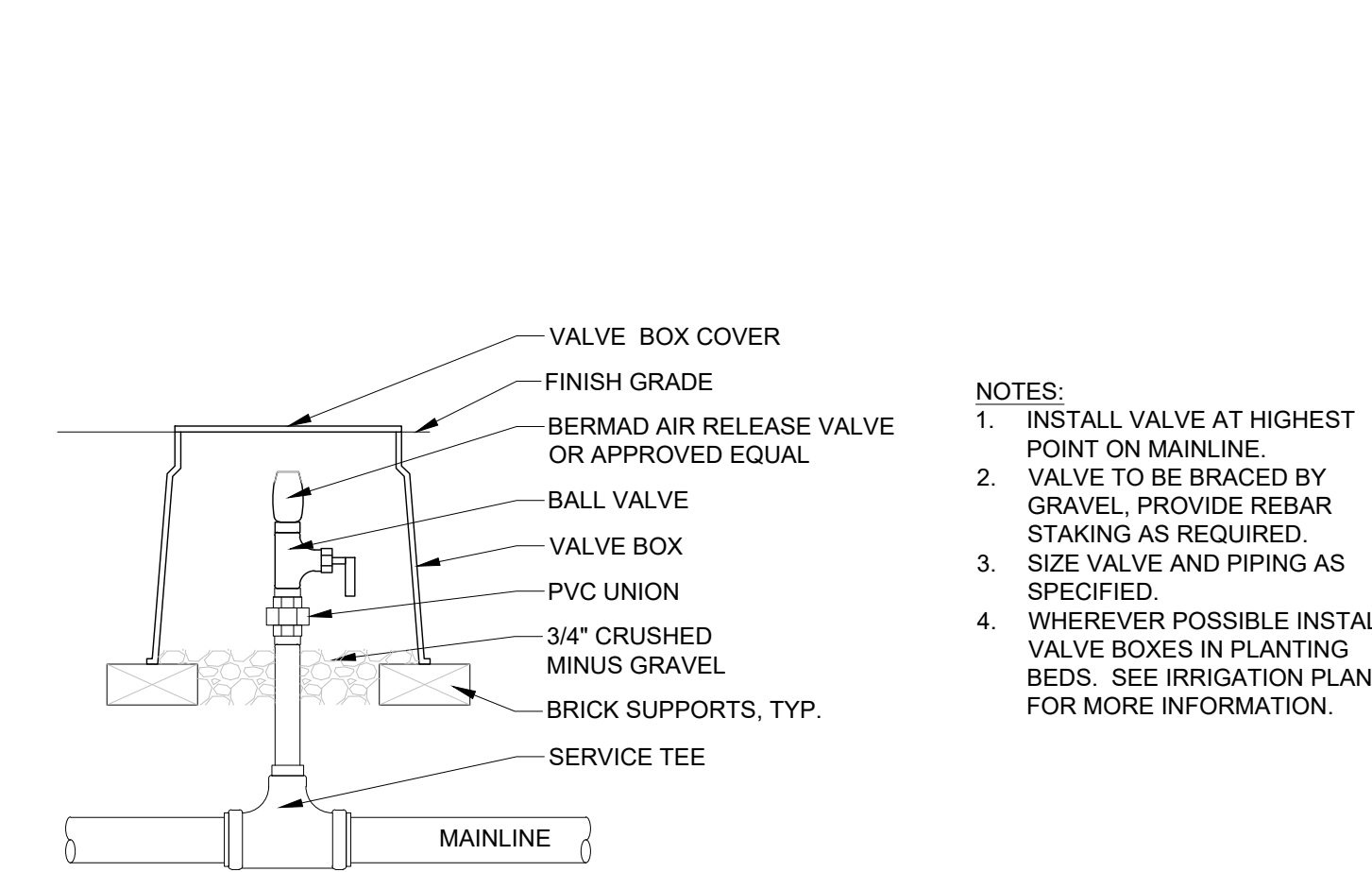
1 POINT OF CONNECTION 1"=1'-0"



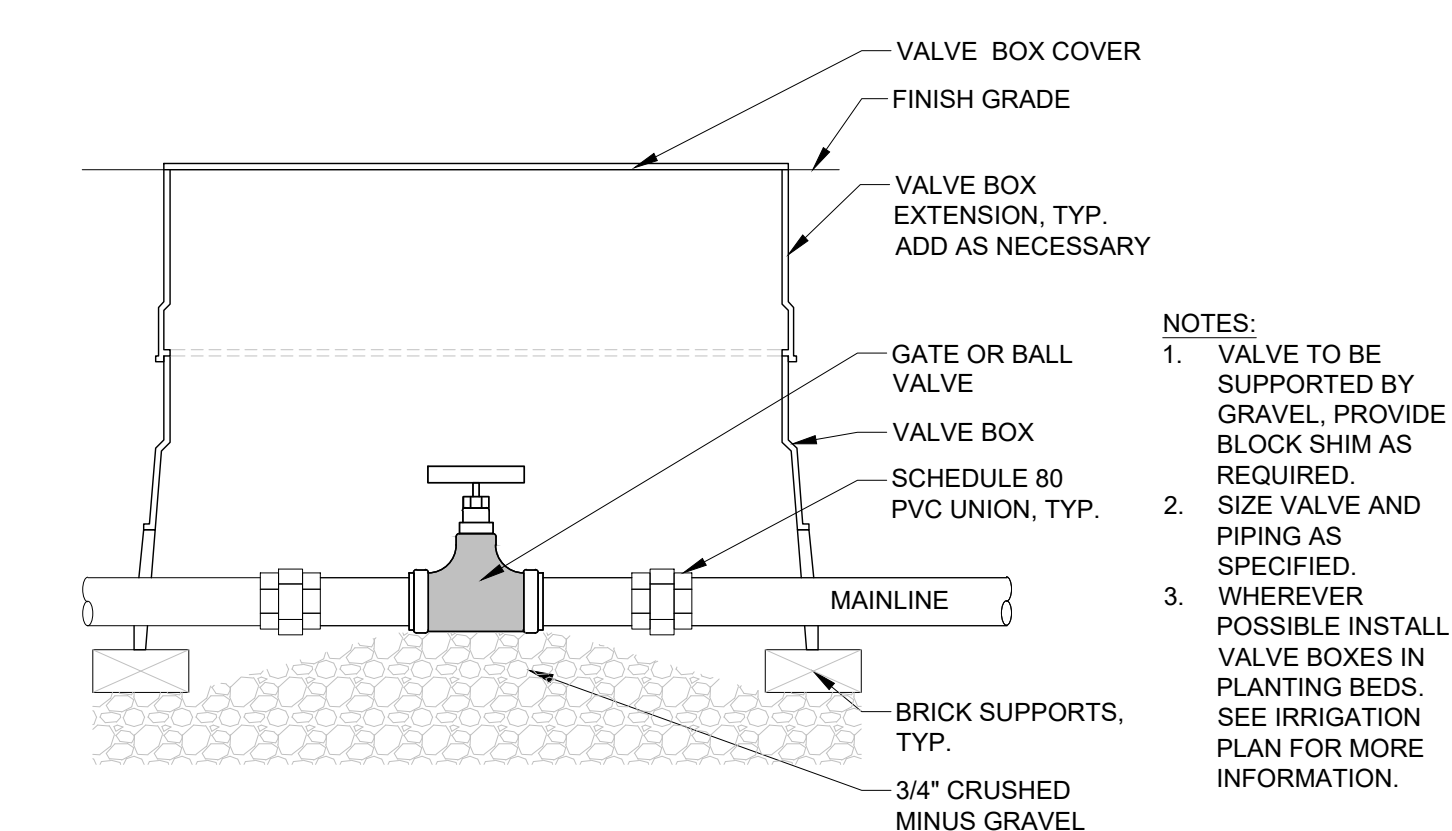
2 IRRIGATION TRENCH 1"=1'-0"



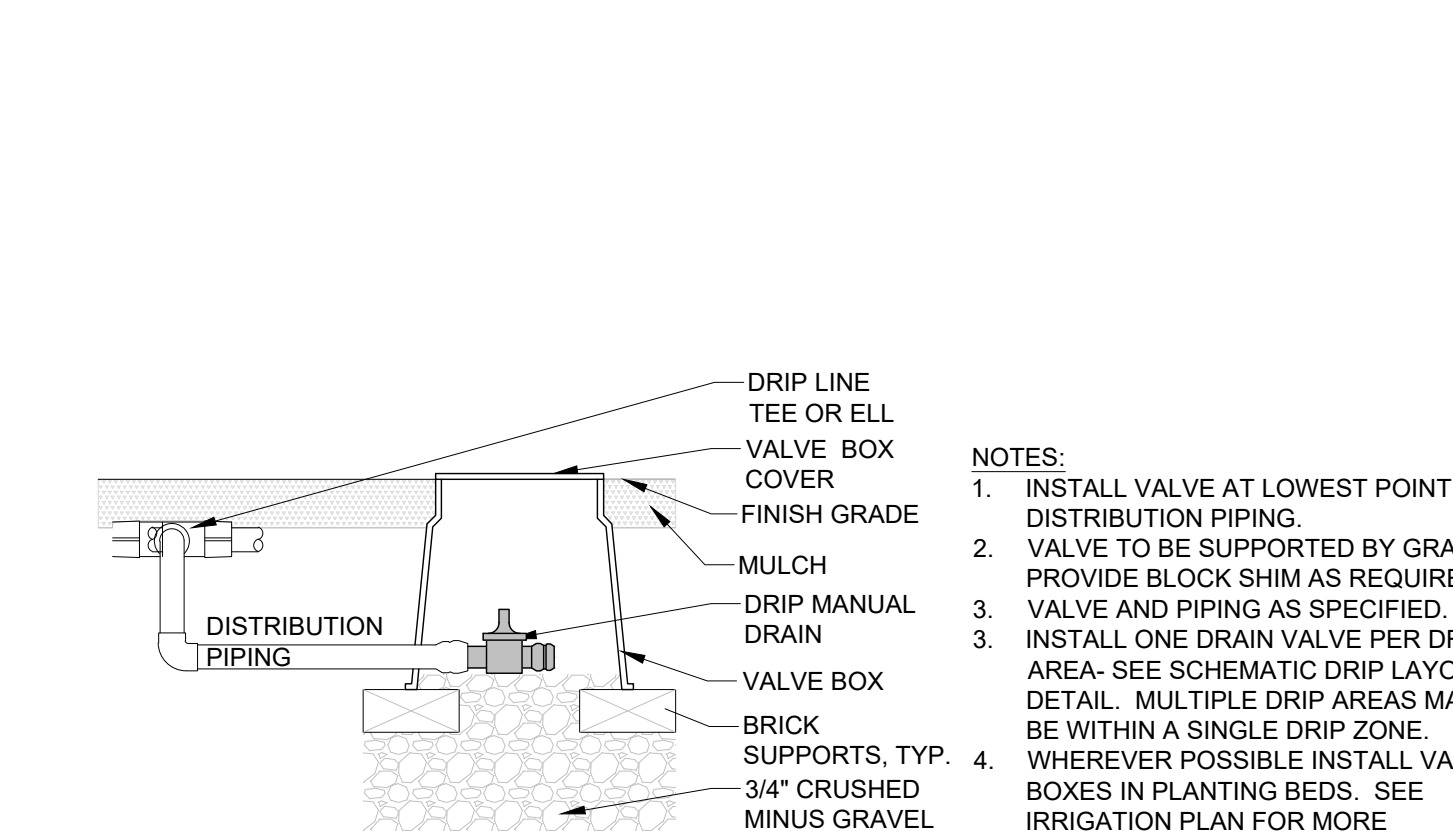
3 IRRIGATION SLEEVE 1"=1'-0"



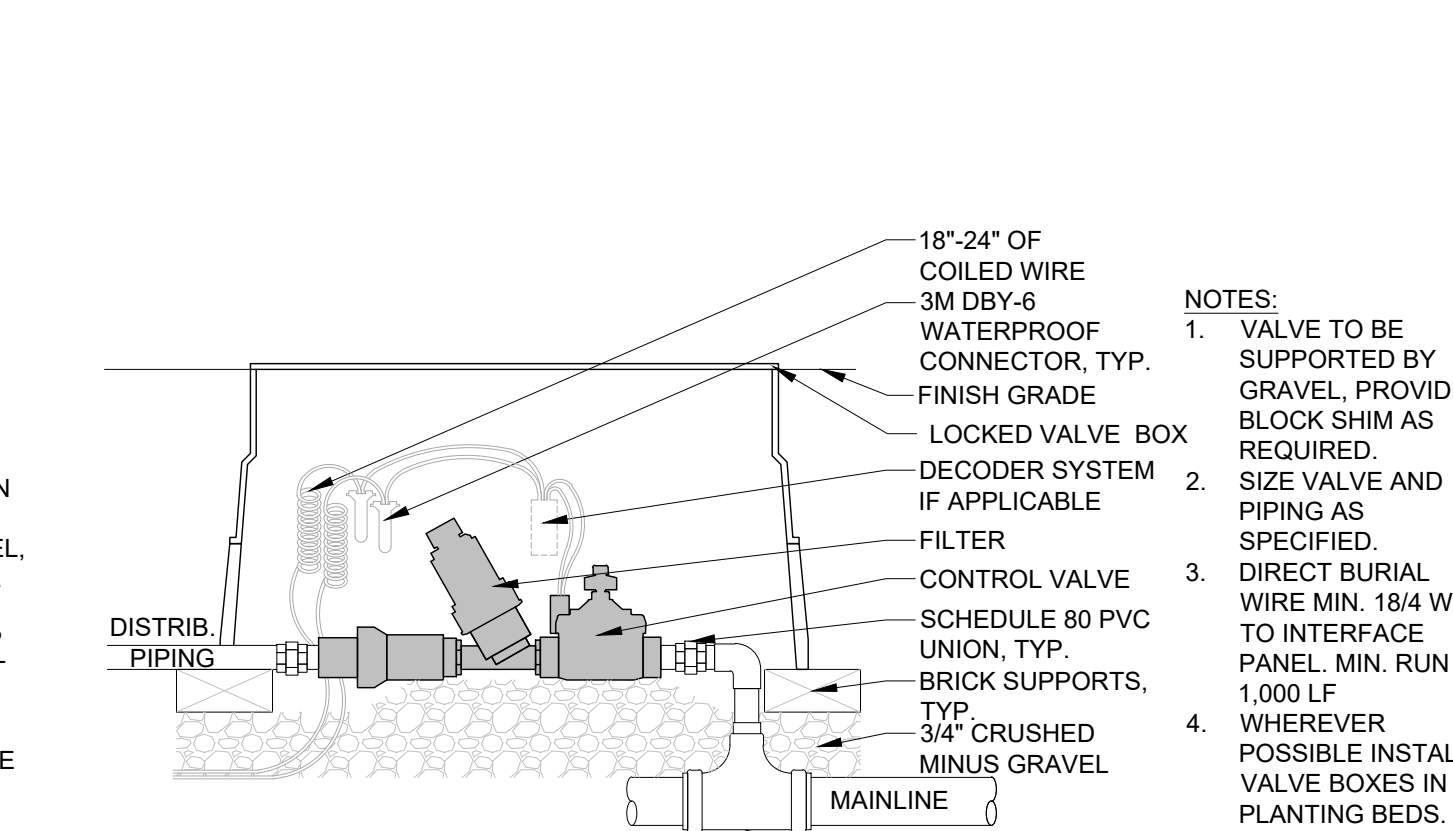
4 AIR RELIEF VALVE 1 1/2"=1'-0"



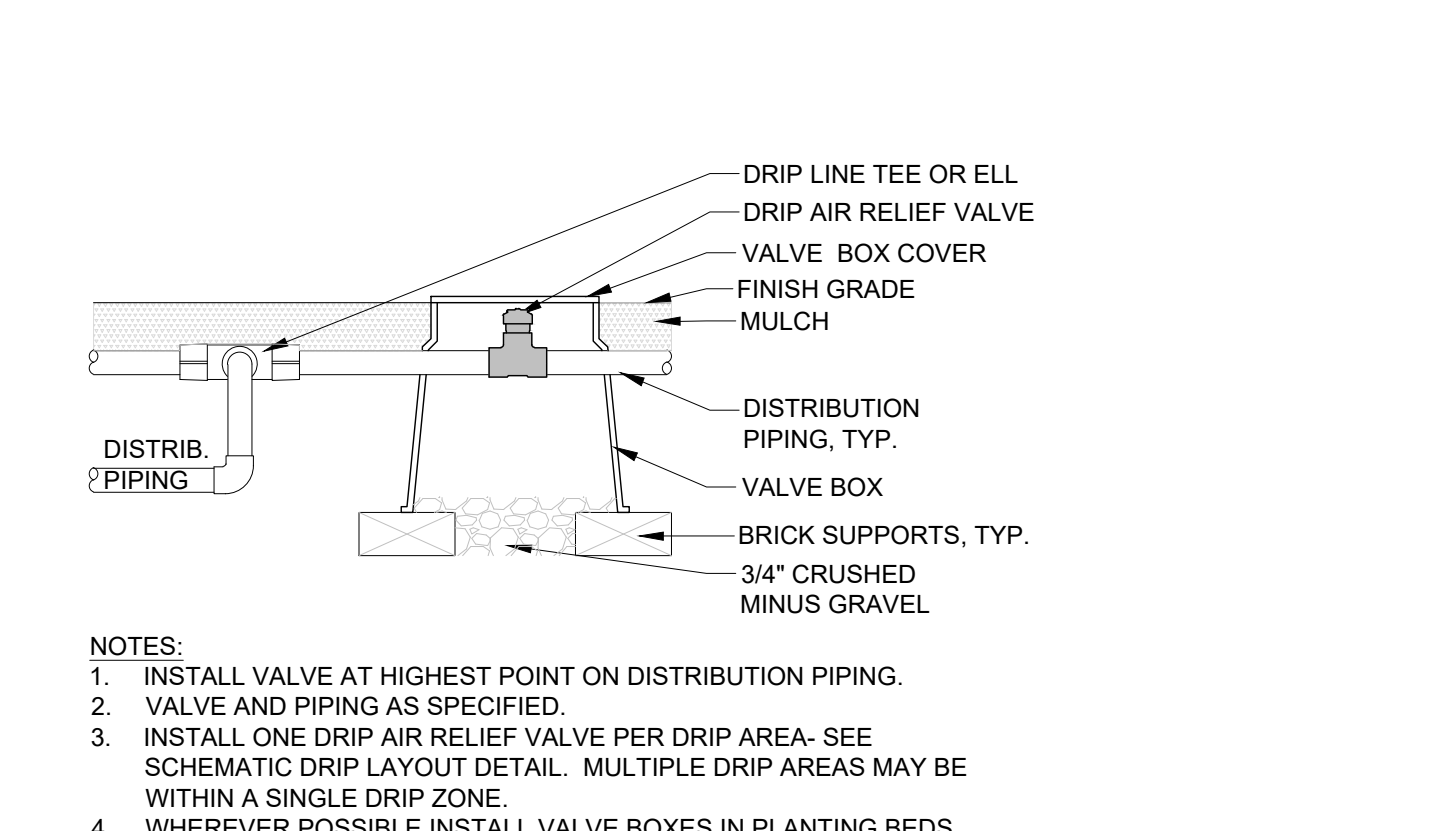
5 ISOLATION VALVE 1 1/2"=1'-0"



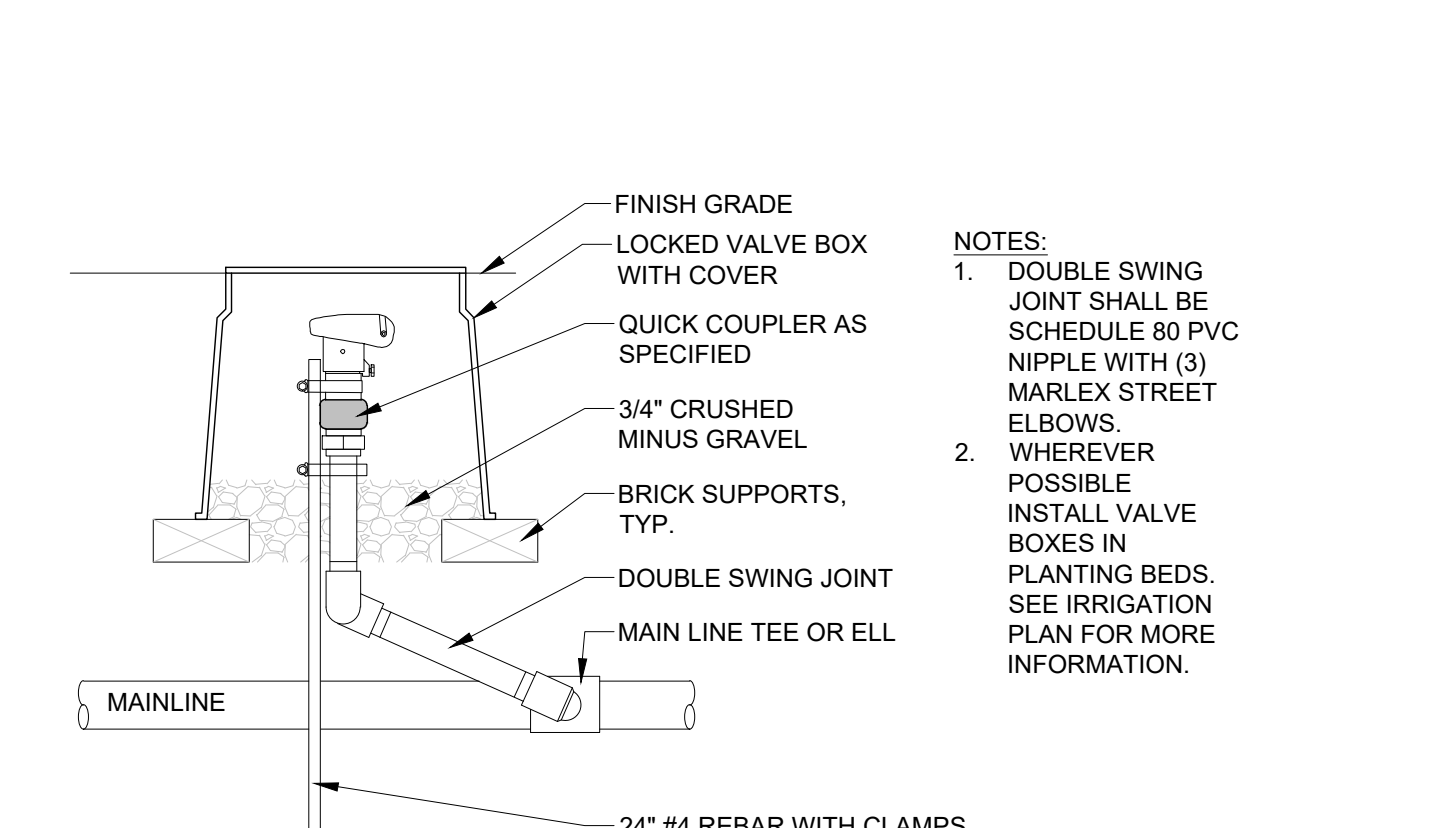
6 DRIP MANUAL DRAIN 1 1/2"=1'-0"



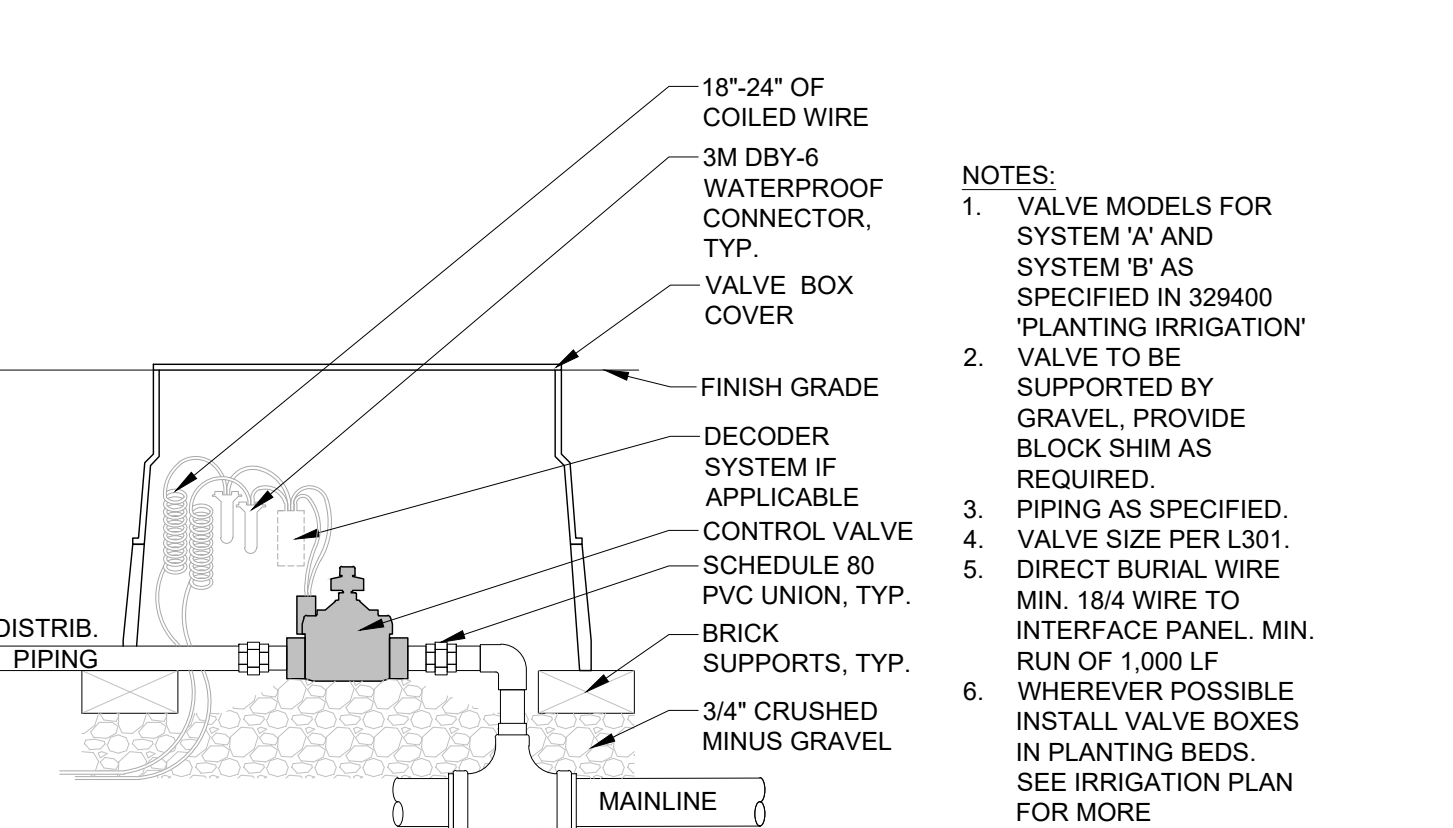
7 DRIP CONTROL VALVE 1 1/2"=1'-0"



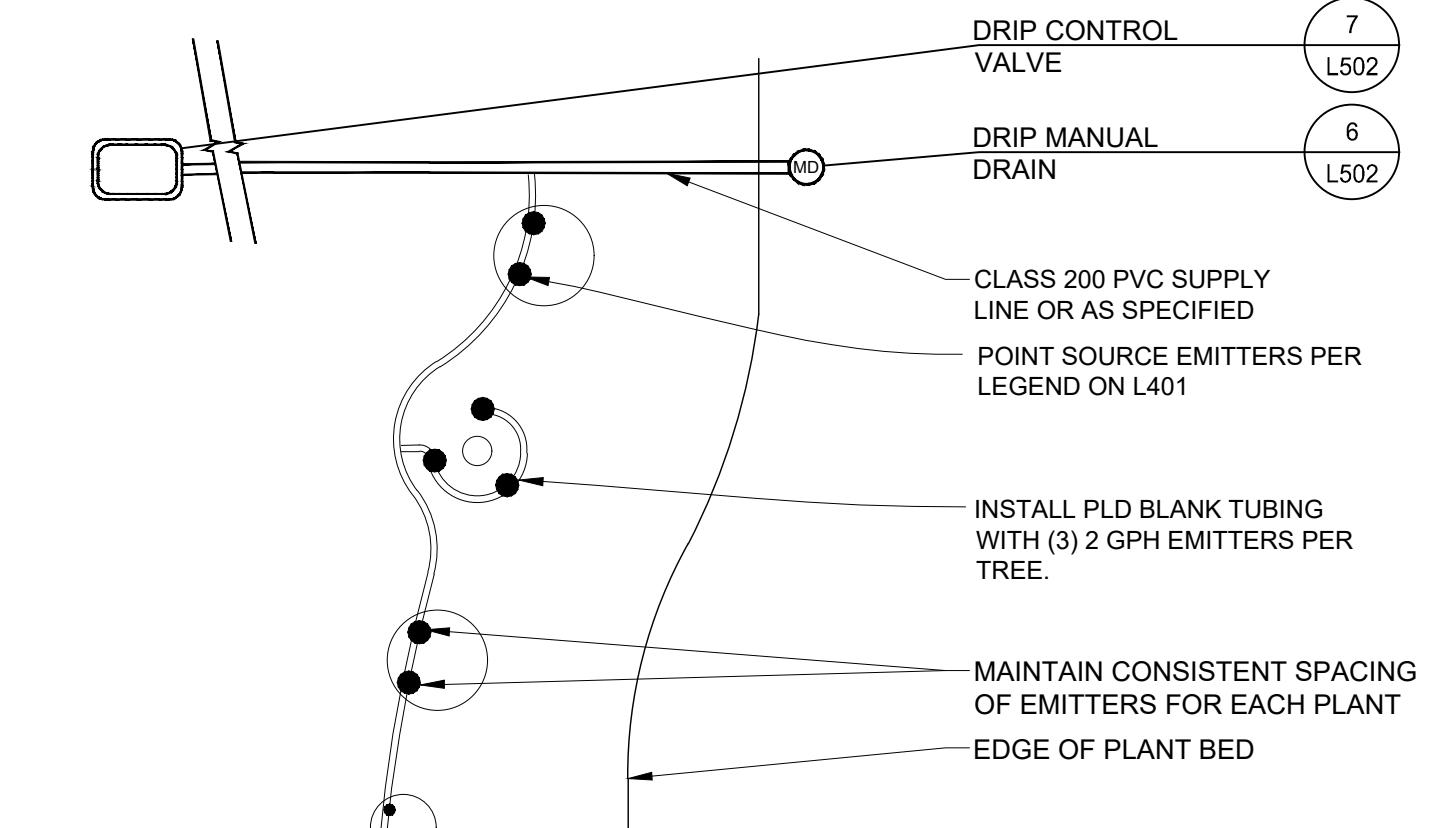
8 DRIP AIR RELIEF VALVE 1 1/2"=1'-0"



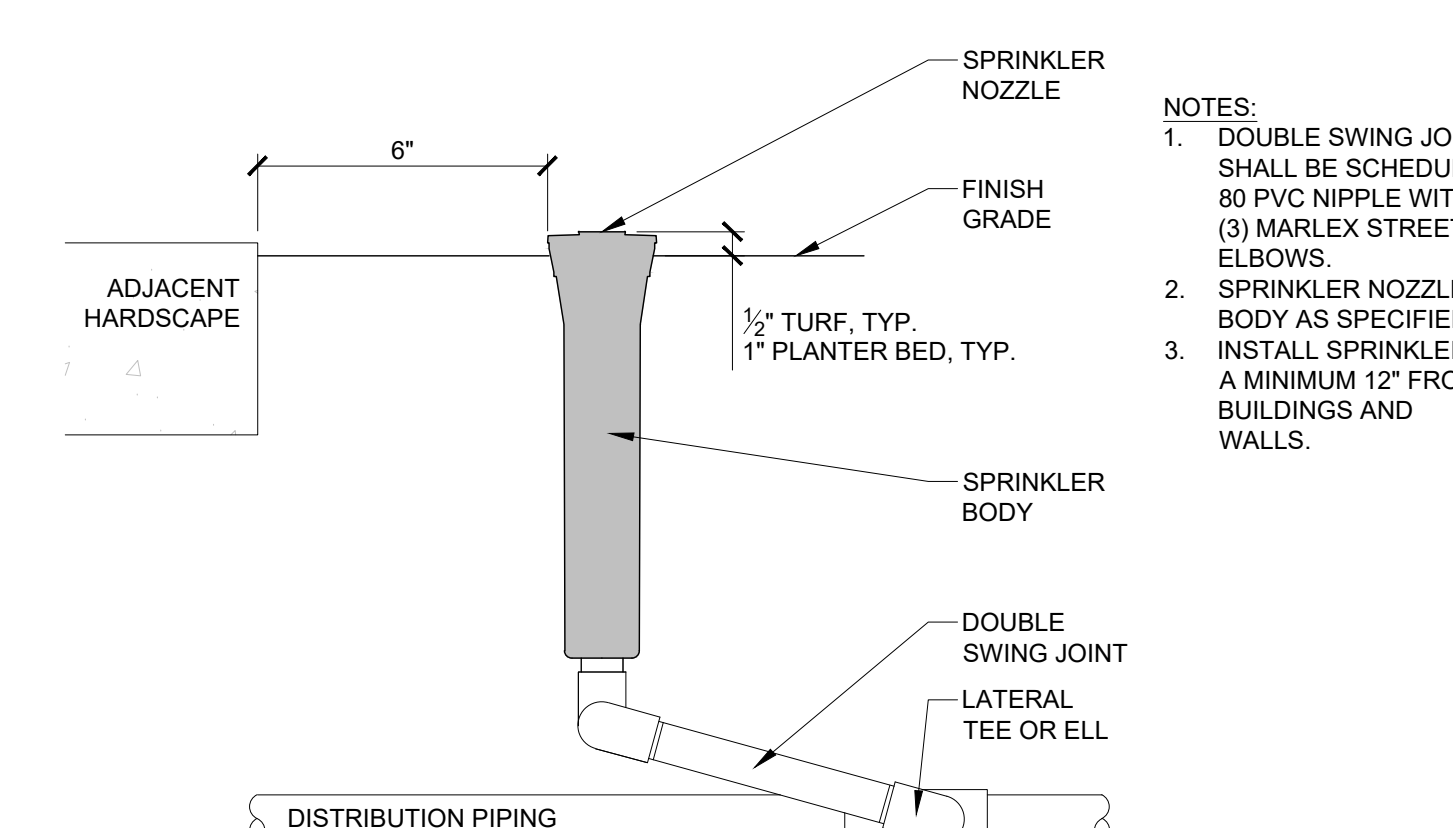
9 QUICK COUPLER 1 1/2"=1'-0"



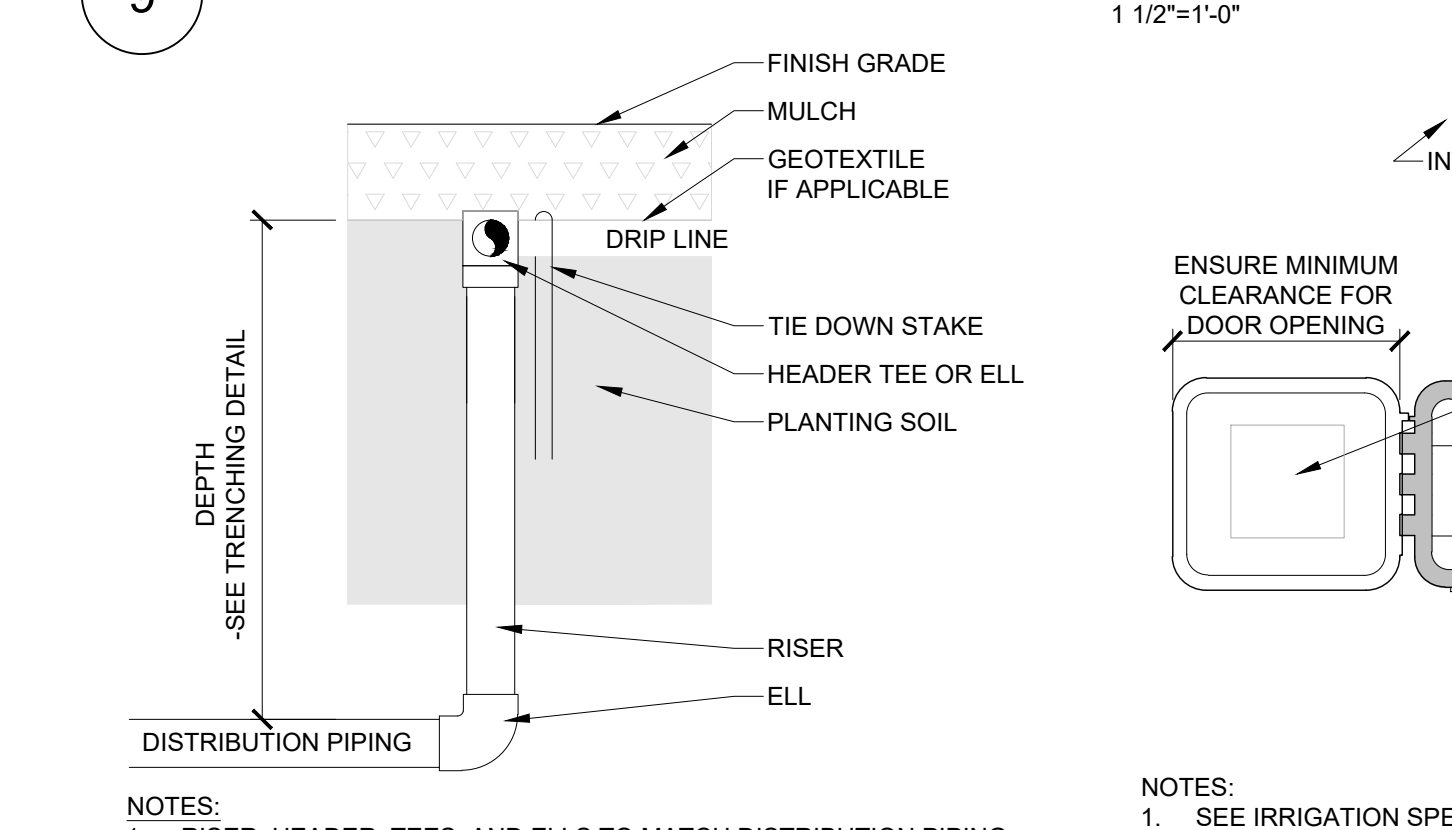
10 ELECTRIC CONTROL VALVE NTS



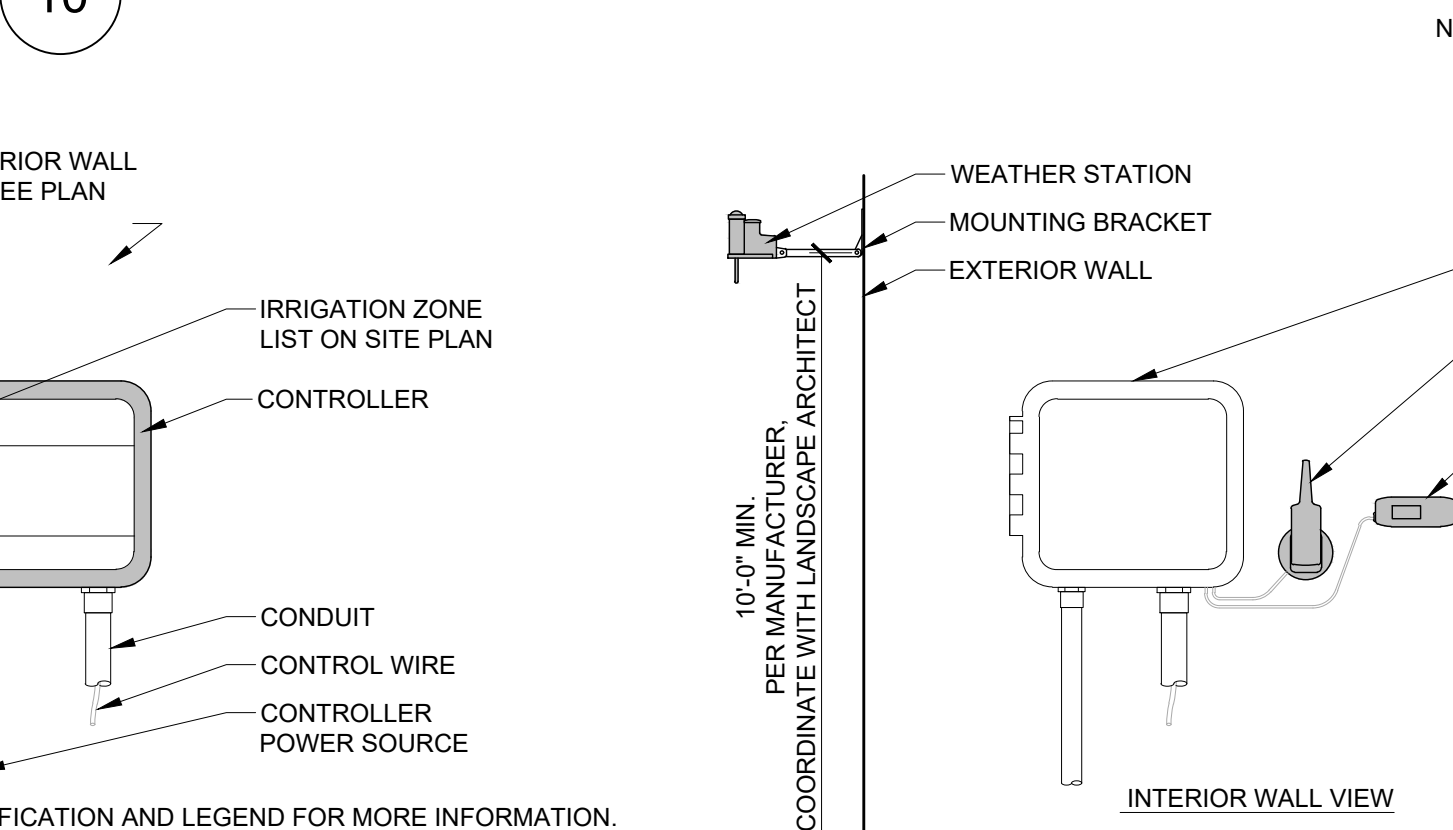
11 DRIP LAYOUT NTS



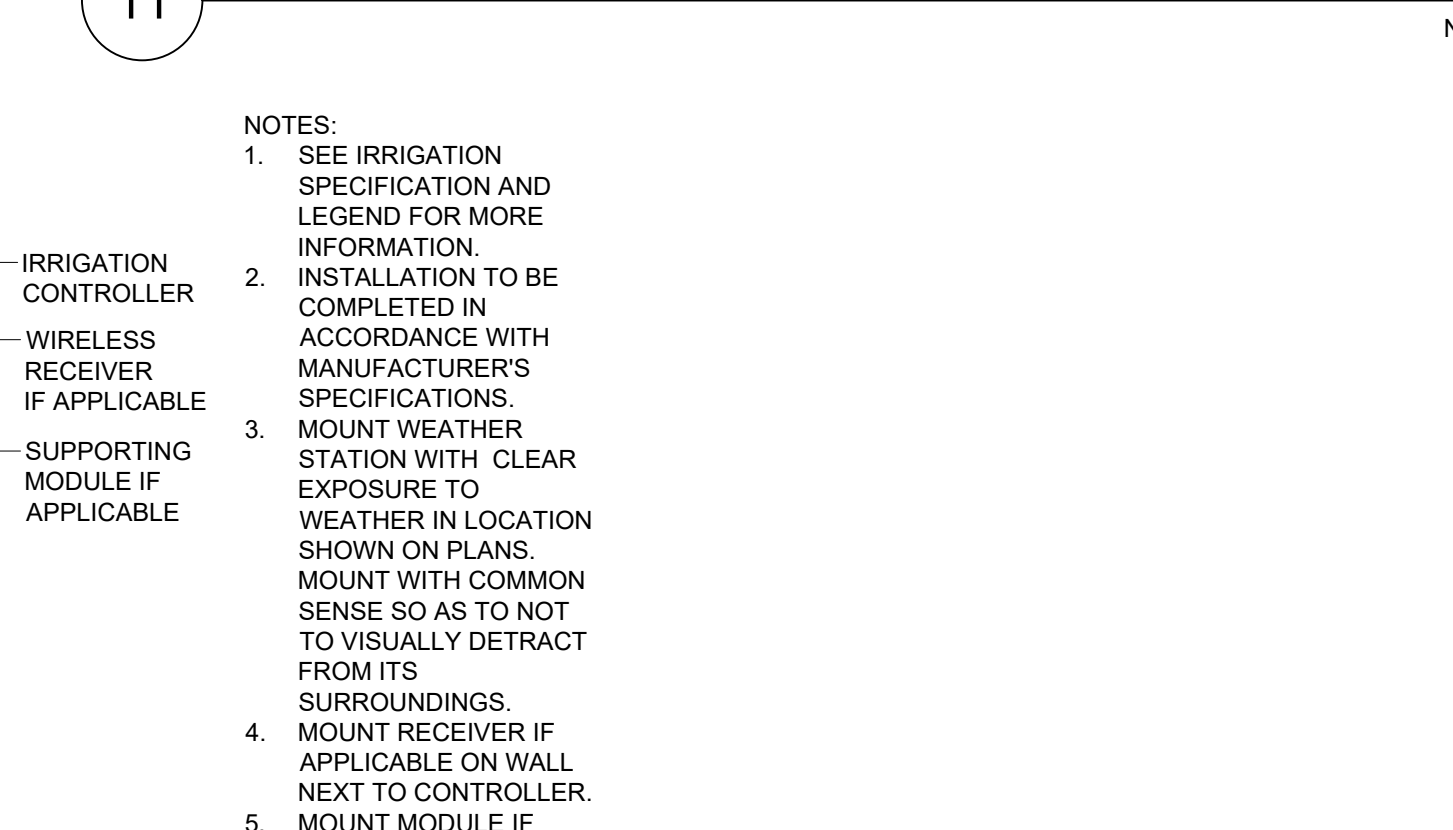
12 SPRINKLER HEAD NTS



13 DRIP MANIFOLD 3"=1'-0"



14 CONTROLLER 1 1/2"=1'-0"



15 WEATHER STATION 1 1/2"=1'-0"

13 DRIP MANIFOLD 3"=1'-0"

14 CONTROLLER 1 1/2"=1'-0"

15 WEATHER STATION 1 1/2"=1'-0"

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

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

© 2024 | ALL RIGHTS RESERVED

SITE PLAN REVIEW

08.02.2024  
DRAWN BY | DONOVAN  
CHECKED BY | HANSEN  
REVISIONS

IRRIGATION DETAILS

L502