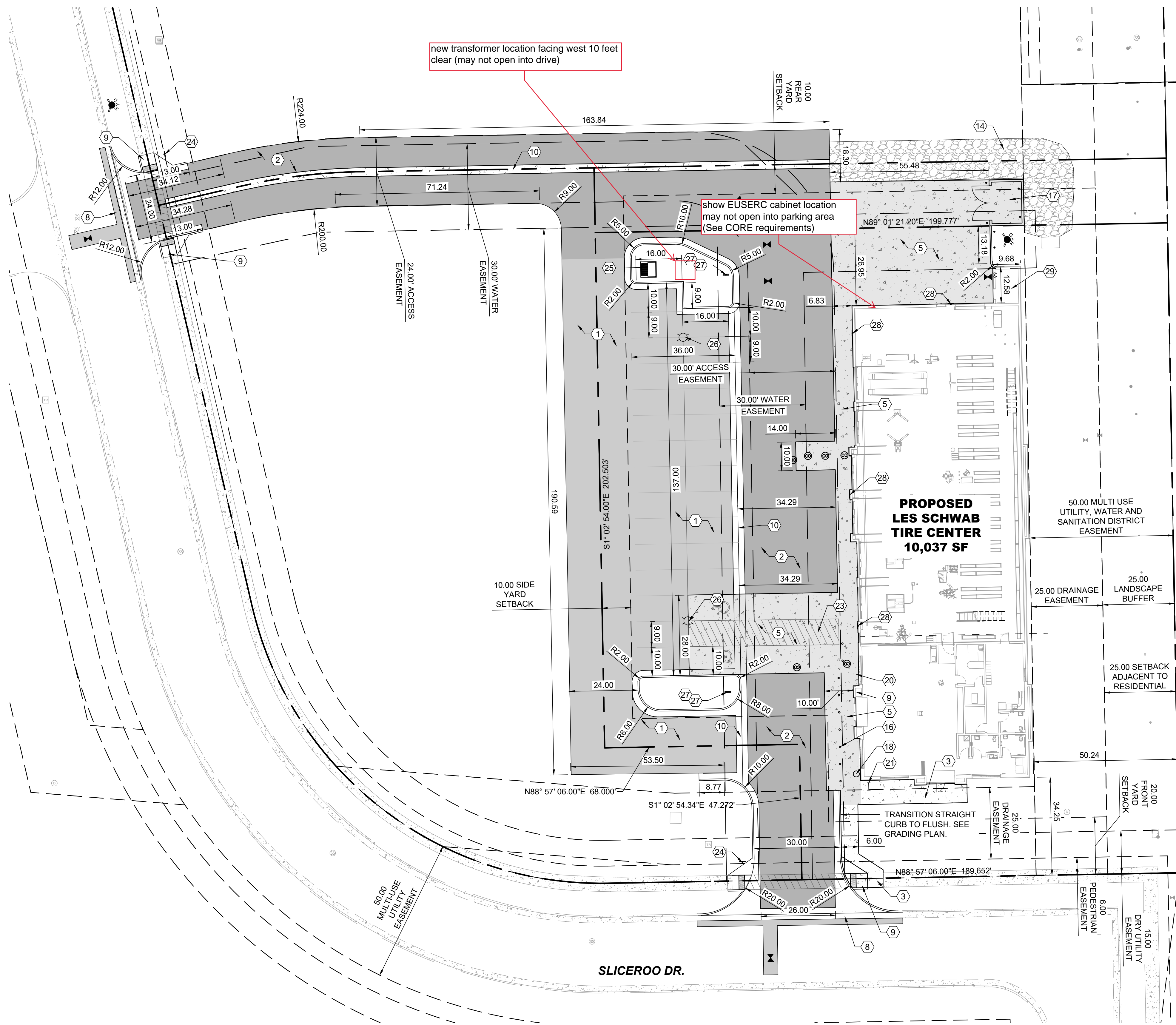




LAND USE TABLE		
USE	SIZE SF / ACRES	PERCENTAGE
BUILDING	10,037 / 0.23	24%
PARKING	4,824 / 0.11	12%
DRIVE LANES	14,145 / 0.32	33%
SIDEWALKS	4,218 / 0.10	10%
OPEN SPACE / LANDSCAPING	8,917 / 0.20	21%
TOTAL	42,141 / .97	100%



**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.

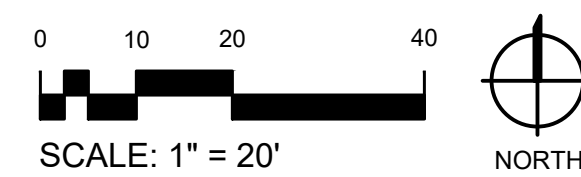
**PAVING NOTES**

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

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

LES SCHWAB TIRE CENTER - PARKER, CO

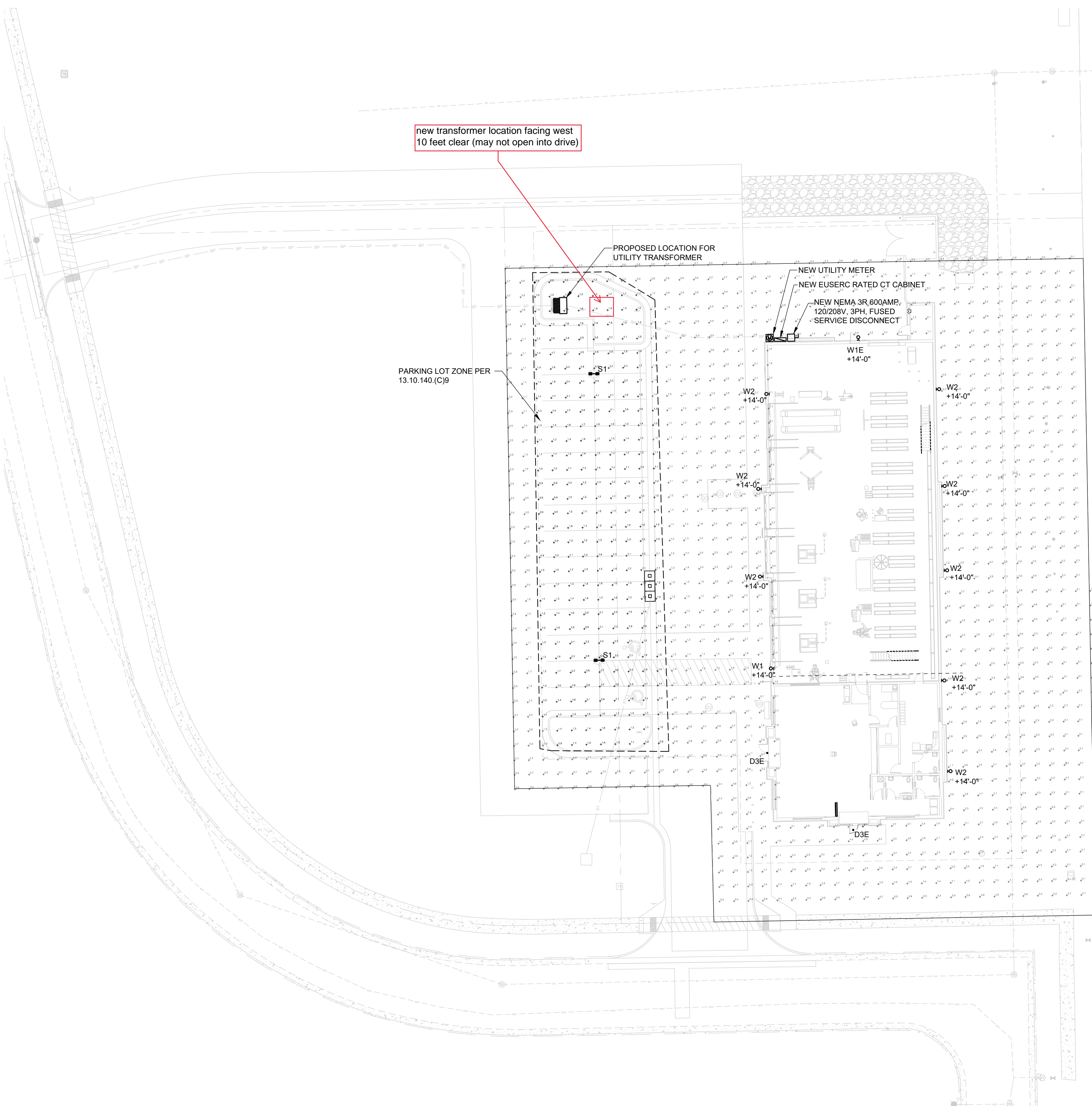
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CIVIL CDS

04.17.2024  
DRAWN BY | CAMPOS  
CHECKED BY | WALKER  
REVISIONS

SITE PLAN SHEET

C100



GENERAL NOTES

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

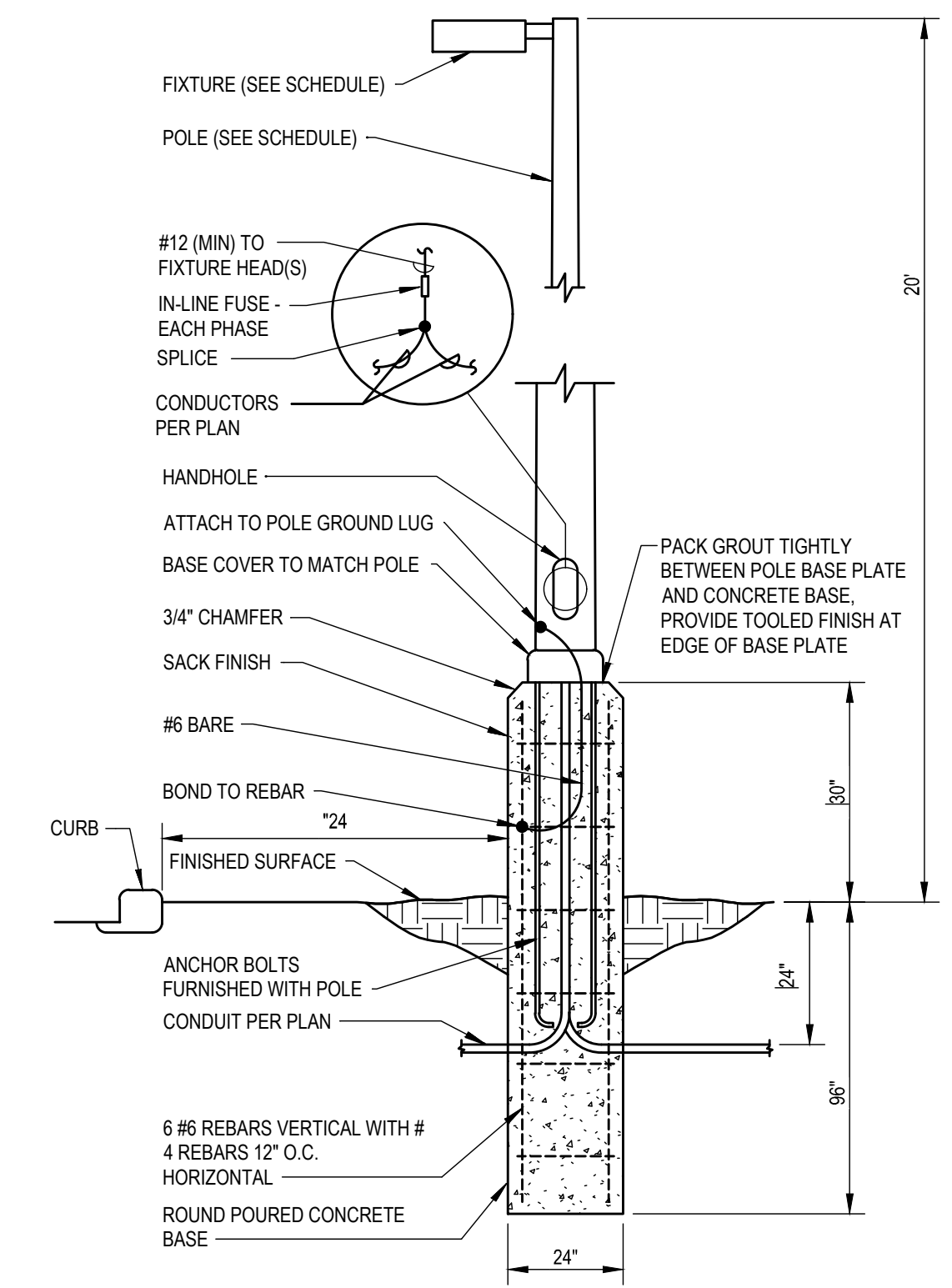
LEGEND

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

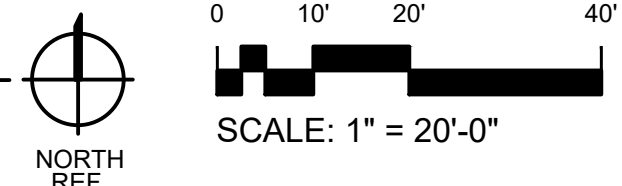
SITE LIGHTING SCHEDULE											
FIXTURES											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	NOTES	VOLTS	LUMENS	WATTS	MOUNTING		LAMP	
D3E	6'22" WET LOCATION RECESSED DOWNLIGHT WITH REMOTE EMERGENCY BATTERY	ZUMTOBEL	PRNDC-DN-150-RL-11W-83-CB-W-E-1500L-R-11W-5A-11-BOONE-SB-10C2TU		2	120	1,848	11	RECESSED	12"	LED, 3500K
S1	LED POLE MOUNTED FIXTURE, TWIN HEAD @ 180 DEGREE, TYPE 3 DISTRIBUTION WITH SPILL CONTROL, AND MOTION SENSOR CONTROLLED DIMMING	MCGRAW EDISON	GLEON-SA1B-740-U-SL3-BZ-FF-MSDIM-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-14-2-X-G		1, 4						
W1E	LED WALL MOUNTED FIXTURE, FULL CUTOFF, DARK BRONZE FINISH WITH MOTION SENSOR AND DIMMING, PROVIDE BATTERY BACKUP WHERE LABELED 'W1E'	MCGRAW EDISON	ST-SA1E-740-U-SL2-BZ-CBP-MSDIM-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-MSDIM-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



1 SITE PHOTOMETRIC PLAN



2 POLE DETAIL

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6-BAY LINEAR STORE

LES SCHWAB TIRE CENTER - PARKER, CO

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SITE PHOTOMETRIC PLAN

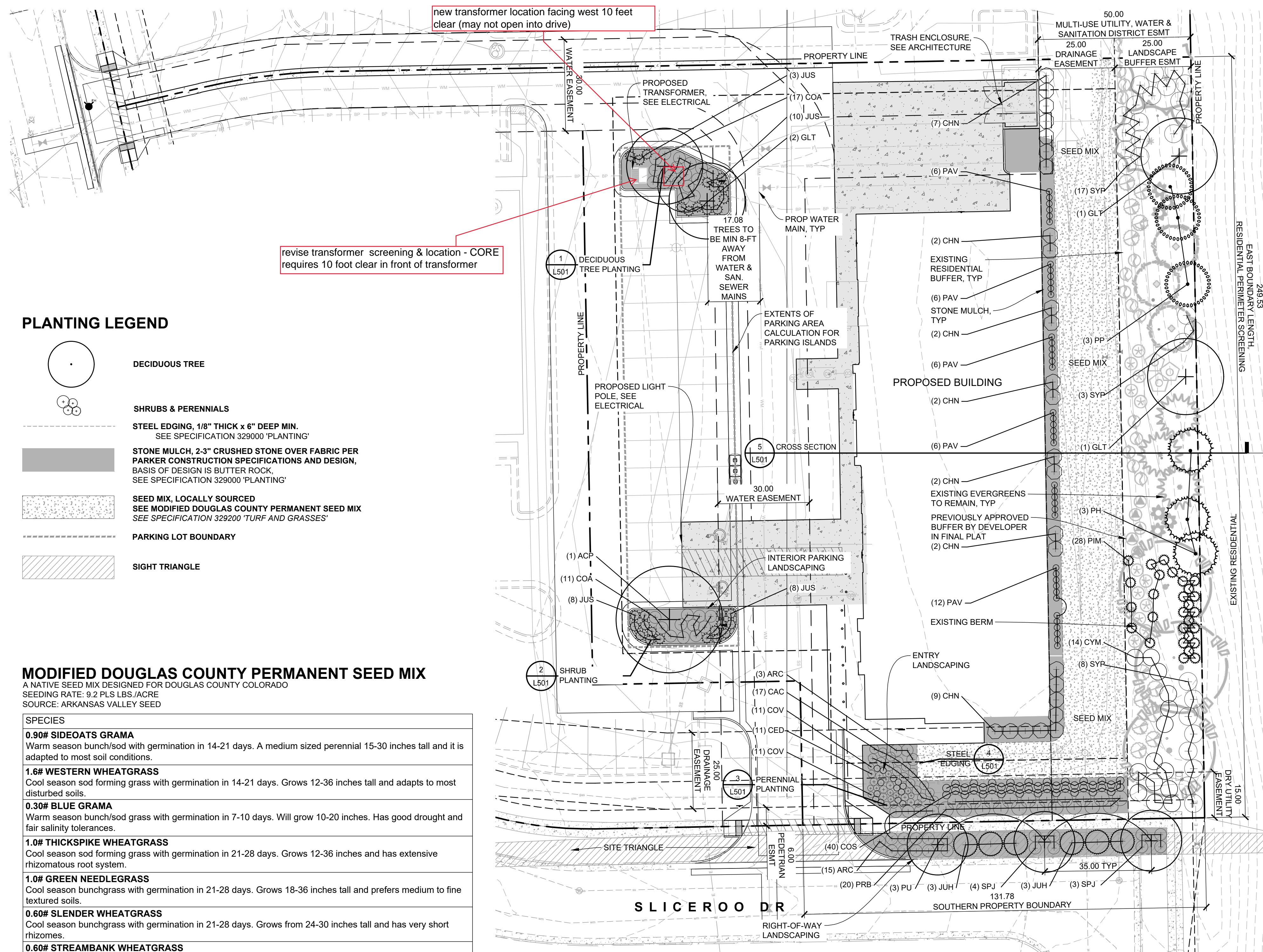
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**LANDSCAPE PLAN REQUIREMENTS**

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	9,544.76 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	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



**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# SIDEOTS 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 'INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B	50" H X 35" W	25-35 YRS
PP	3	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	6" HT.	B&B	20" 30" H X 10" 20" W	30-40 YRS
PH	3	PINUS HELDREICHII	BOSNIAN PINE	6" HT.	B&B	20" 40" H X 10" 15" W	20-50 YRS
PU	3	PYRUS USSURIENSIS 'PRAIRIE GEM PEAR'	PRAIRIE GEM PEAR	2" CAL.	B&B	20" 25" H X 20" W	15-20 YRS
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	ESTIMATED YEARS TO MATURITY
ARC	19	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	28	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	29	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 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL.	POT	1-1.5" H X 5" 8" W	60" o.c.
SPJ	7	SPIREA JAPONICA 'ALPINA'	ALPINE SPIREA	5 GAL.	POT	2" H X 4" W	48" o.c.
SYP	28	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	5 GAL.	POT	6" 8" H X 6" 8" W	72" o.c.
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	24" o.c.
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	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 'GOLDSURM'	BLACK-EYED SUSAN	1 GAL.	POT	2" H X 2" W	24" o.c.

**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 \_\_\_\_\_

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