



Development Review Division

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

MEMORANDUM

TO: Kristopher Apanian, TAIT & Associates, Inc.
FROM: Amber Wood Hicken, Planner I
DATE: 4/10/25
SUBJECT: Parker Pointe, Auto Parts Store, Site Plan
Review Comments 01

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: Amber Wood Hicken

EMAIL: ahicken@parkerco.gov

PHONE: 303.805.3338

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 send the application for referral without with this naming convention.
Example: "02" or "Second Submittal"

Site Plan and Project Details

1. Please see the attached redlines for planning comments.
2. Please submit photometric plan, landscape plan, elevations, and site plan as one document in future submittals.

OUTSIDE REFERRAL AGENCY COMMENTS

The following reviews in eTRAKiT have "Advisory Comments" or "Revisions Required:"

- Building
- Construction plans – environmental
- Construction plans – civil
- Drainage report – civil
- Fire life safety
- IREA (CORE)
- Parker Water and Sanitation
- Public Service Company of Colorado (Xcel)
- Site plan – civil
- Traffic impact study – civil

cover sheet needed. see LDO administrative manual for requirements.

provide total building setbacks from all property lines to building

STROH RD
RIGHT-OF-WAY WIDTH VARIES
ARTERIAL ROADWAY
TOWN OF PARKER
30 MPH

are these existing transformers? label these ones more specifically

add building length measurements on all facades

install bollards in highlighted area as well (sidewalk is less than 10' code requirement, bollards can mitigate)

parking spaces must be 9' per section 13.08.080(j)(2)

transformer cant be located in front yard per Section 13.08.120(c)(4)(b)
possible to locate here?

provide specs for bollards. image, color

add note - monument signs will not be approved as part of this site plan. approved under separate permit.

ZONING CODE

ZONING CLASSIFICATION:	MIXED-USE COMMUNITY
PROPERTY AREA:	43,516 SF (0.999 AC)
PROPOSED BUILDING AREA:	8,000 SF
PROPOSED PARKING PAVEMENT:	12,900 SF
PROPOSED SIDEWALK PAVEMENT:	2,250 SF
PARKING SUMMARY	
PARKING FORMULA:	1 SP. PER 300 SF GFA
SPACE SIZE:	9' x 20' AT BUILDING 9' x 18' ALL OTHER LOCATIONS
SPACES REQUIRED:	27
SPACES PROVIDED:	27
H.C. SPACES PROVIDED:	2

KEY NOTES

- PROTECT EXISTING IMPROVEMENTS IN PLACE.
- CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS. REFER TO DETAIL 2/C2.2
- CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA. REFER TO DETAIL 1/C2.2
- INSTALL CONCRETE CURB PER DETAIL 3/C2.2.
- INSTALL TOWN OF PARKER MEDIAN CURB AND GUTTER SECTION PER DETAIL 13 ON SHEET C2.2.
- INSTALL CONCRETE SIDEWALK CURB PER DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- INSTALL CONCRETE SIDEWALK OR DOOR LANDING PER DETAIL 5/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
- INSTALL ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING PER DETAIL 6/C2.2.
- INSTALL STEEL BOLLARD PER DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR AND PROVIDE (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR BOLLARDS ADJACENT TO BUILDING PERIMETER.
- INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 8/C2.2.
- ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
- INSTALL CONCRETE BUMPER BLOCK (8" W X 5" H X 6" O" L) ANCHORED TO PAVING WITH (2) 1"-6" LONG #4 REBAR.
- REFUSE ENCLOSURE. REFER TO 1/C2.3.
- PARKING LOT LIGHTING SHOWN FOR REFERENCE ONLY. REFER TO SHEET US1 FOR MORE DETAIL.
- INSTALL 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- SITE SIGN SHOWN FOR REFERENCE ONLY. REFER TO SHEET SG1.1 FOR CONSTRUCTION TYPE AND LOCATION. SIGN IS OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO SHEET US1 FOR ADDITIONAL REQUIREMENTS.
- LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOWEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-6" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.
- 1.5" WIDE, 2" DEEP GRADE SX ASPHALT MILL & OVERLAY PER GEOTECHNICAL RECOMMENDATIONS.
- TRANSITION TO 0" CURB OVER DISTANCE AS SHOWN.
- 5' TRANSITION FROM 6" WIDE CURB TO 1' WIDE CURB.
- 2' CURB CUT PER DETAIL 9/C2.2.
- TRANSITION TO EXISTING 6" CURB AND GUTTER.
- REFER TO SHEET C3.1 FOR STORM AND UTILITY IMPROVEMENT DETAILS.
- INSTALL 5' X 2' CONCRETE SPLASH PAD RECESSED 2" MIN. FROM PARKING ACCESS AISLE PAVEMENT. REFER TO GRADING PLAN FOR ELEVATIONS.
- INSTALL SIDEWALK RAMP RAILING PER DETAIL 14/C2.2.
- 5' X 5' CLEAR SPACE AT RAMP CHANGE IN DIRECTION.
- INSTALL 1.5" WIDE, 4" THICK CONCRETE STRIP ATTACHED TO PARKING STALL BACK OF CURB.
- INSTALL INVERTED U BIKE RACK. SEE DETAIL 11/C2.2.
- INSTALL TRANSFORMER PAD PER CORE ELECTRIC STANDARDS.
- INSTALL PARKING LOT SCREENING WALL. REFER TO STRUCTURAL FOR MORE DETAIL.

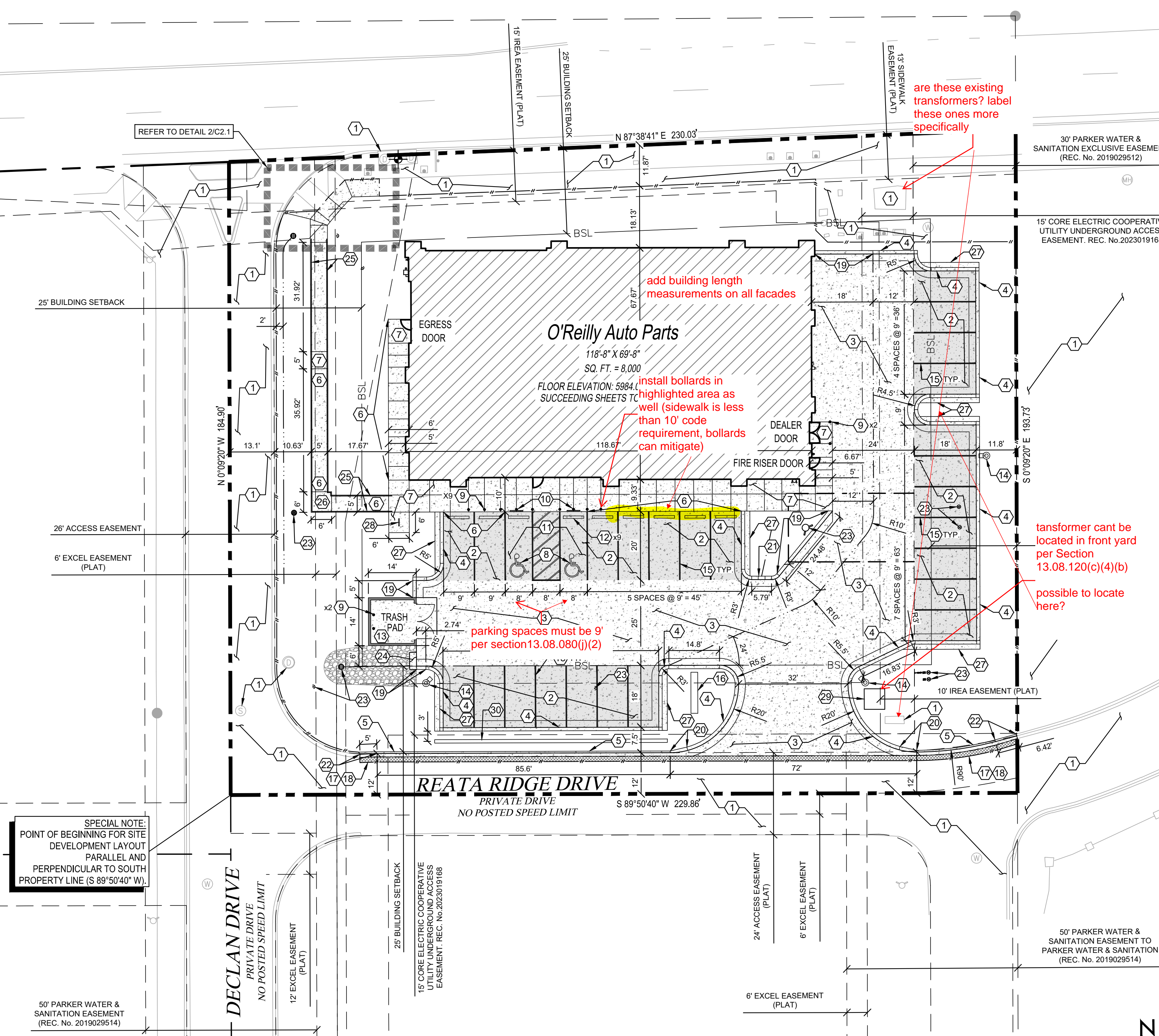
GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,500 PSI.
- SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

SYMBOLS LEGEND

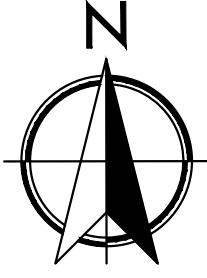
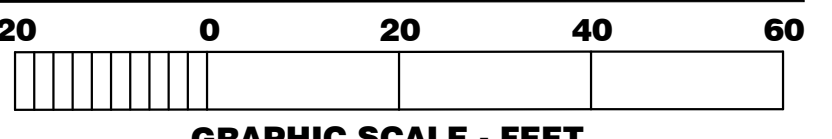
NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

---	RIGHT-OF-WAY
- - - - -	O'REILLY PROPERTY LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	EXISTING EASEMENT
- - - - -	PROPOSED EASEMENT
- - - - -	BSL - BUILDING SETBACK LINE
- - - - -	ROAD CENTERLINE
- - - - -	LIMIT OF DISTURBANCE
- - - - -	PROPOSED SAWCUT
- - - - -	PROPOSED FLOWLINE
+	PROPOSED SIGN
○	PROPOSED WHEEL STOP
•	PROPOSED BOLLARD
△	PROPOSED FDC
⊙	PROPOSED FIRE HYDRANT
⊕	PROPOSED GATE VALVE
⊖	PROPOSED CLEANOUT
⊗	PROPOSED LIGHT POLE
▨	PROPOSED BUILDING FOOTPRINT
▩	PROPOSED LIGHT DUTY CONCRETE
▪	PROPOSED HEAVY DUTY CONCRETE
▧	PROPOSED MILL & OVERLAY
▦	PROPOSED RIPRAP



1 SITE DEVELOPMENT PLAN

C2.1 SCALE: 1" = 20'-0"



BENCHMARK

DOUGLAS COUNTY BENCHMARK 1.060032, EL=5,903.17 FEET (NAVD88) - 3 1/4" INCH ALUMINUM CAP (DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 1.060032) AT THE SOUTHEAST CORNER OF THE PARKING LOT OF STROH RANCH SOCCER FIELDS, ON THE NORTH SIDE OF STROH RD, EAST OF THE INTERSECTION OF STROH ROAD AND N. MOTSENBOCKER ROAD, CITY OF PARKER, COLORADO.

BASIS OF BEARING

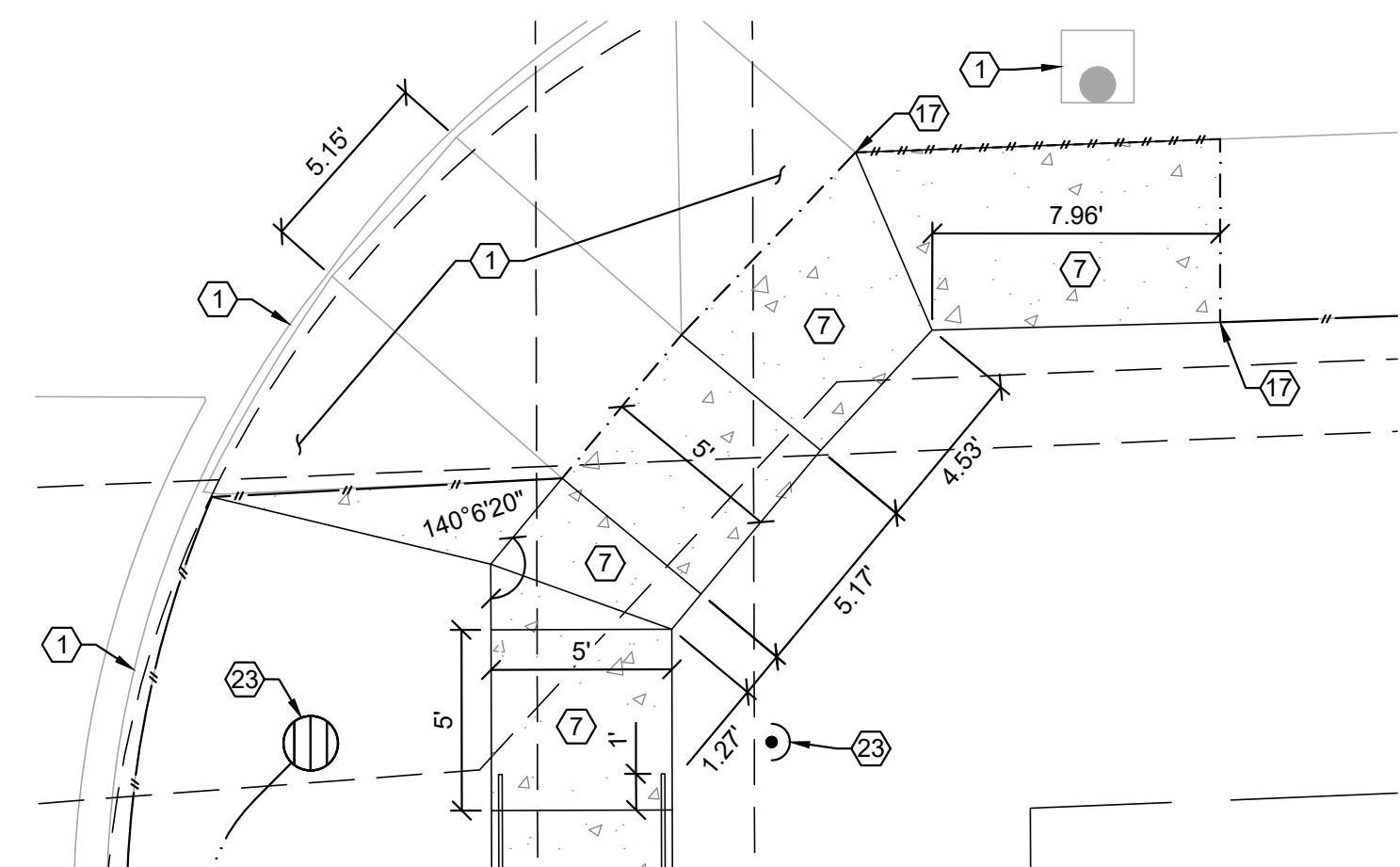
BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN ON THIS SURVEY PLAT AS BEARING NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

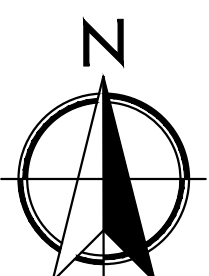
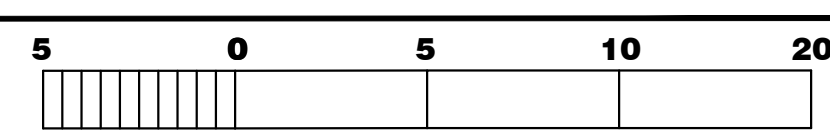
NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.



2 CURB RAMP TIE-IN DETAIL

C2.1 SCALE: 1" = 5'-0"



Know what's below
Call before you dig.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

TAIT & ASSOCIATES
320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com
ENGINEERING ENVIRONMENTAL BUILDING LAND
SANTA ANA SACRAMENTO DENVER
SAN LUIS OBISPO RIVERSIDE
Since 1914

DAVIS
BOISE

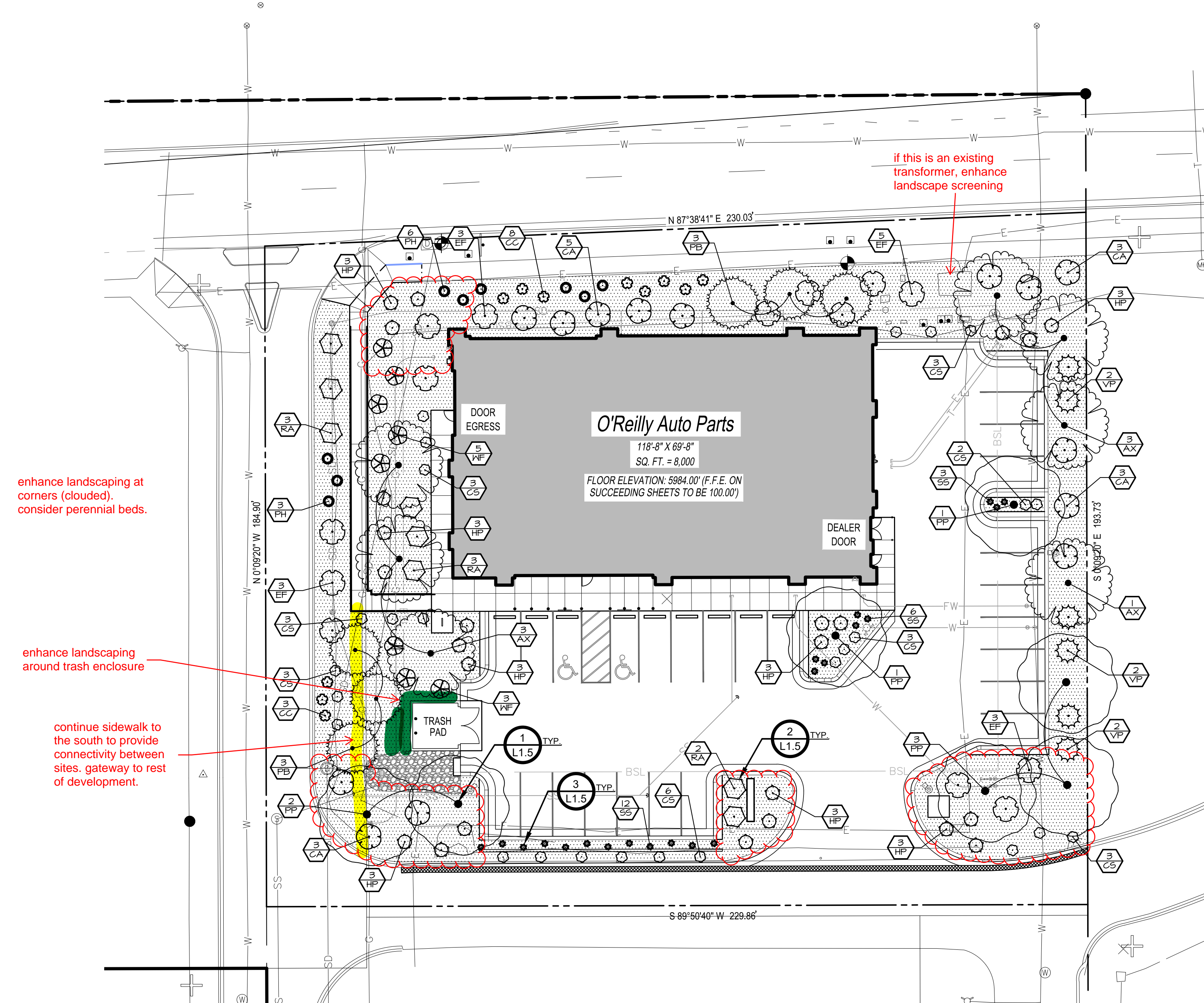
TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architec@esterlyschneider.com

LOT 1 PARKER POINTE SUBDIVISION FILING 1

PROJECT:
NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	4884
DATE:	02/14/2025
REVISION	
DATE:	



enhance landscaping at corners (clouded), consider perennial beds.

enhance landscaping around trash enclosure

continue sidewalk to the south to provide connectivity between sites, gateway to rest of development.

if this is an existing transformer, enhance landscape screening

break out islands, show square footage & planting requirements for each

break out each property line. P1 landscaping applies to north, east, west, & a portion of south. P2 applies to portion of south property line with parking

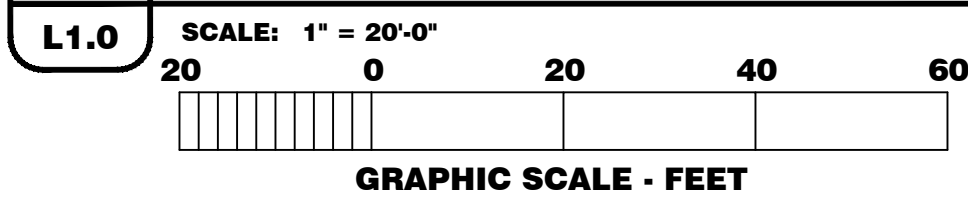
show that requirements are met:

1 tree, 5 shrubs per 1,500sf of lot area not covered by building or required parking

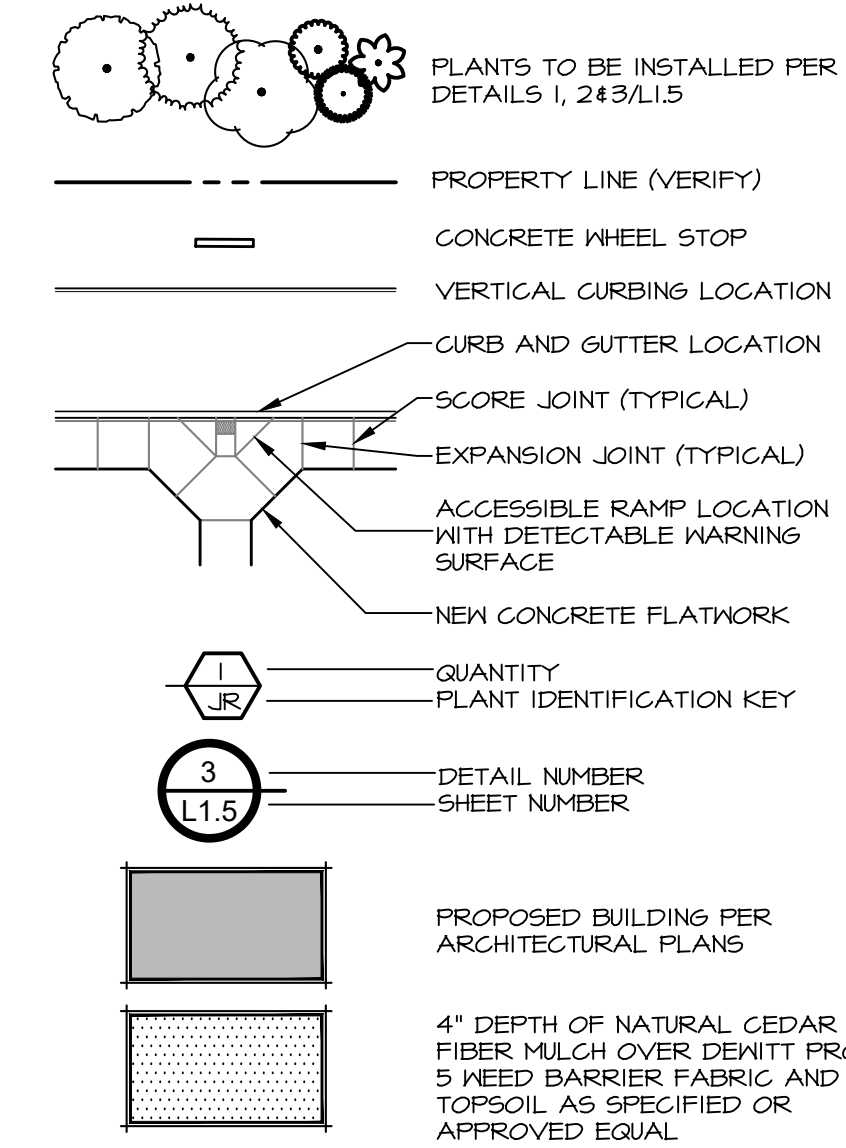
15% of developed area must be landscaped (show percentage & square footage)

75% of required landscaping must be live cover (show percentage & square footage)

1 LANDSCAPE PLAN



LANDSCAPE LEGEND

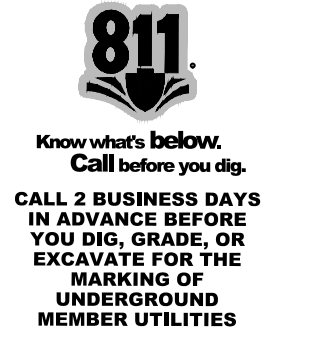


LANDSCAPE REQUIREMENTS

PARKING LOT			
Requirements:		REQUIRED	PROVIDED
1 TREE / ISLAND		2 TREES	2 TREES
5 SHRUBS / ISLAND		10 SHRUBS	17 SHRUBS
PERIMETER			
Requirements:	LENGTH	REQUIRED	PROVIDED
1 TREE / 40 LF	834 LF	21 TREES	18 TREES
5 SHRUBS / 40 LF		105 SHRUBS	141 SHRUBS
* REPLACE 1 TREE WITH 10 SHRUBS			
GENERAL			
Requirements:	TOTAL TREES	EVERGREEN TREES	PROVIDED
25-50% EVERGREEN TREES	22 TREES	6 TREES	26%

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
	AX	7	Acer truncatum x platanoides 'Warrenred'	Pacific Sunset Maple	2" Cal. B4B	30' X 25' W
	FP	7	Parrotia persica	Persian Ironwood	2" Cal. B4B	40' X 30' W
	PB	6	Picea pungens glauca 'Baby Blue Eyes'	Baby Blue Eyes Colorado Blue Spruce	2" Cal. B4B	30' X 15' W
SHRUBS						
	CC	11	Coreopsis x 'Creme Brulee'	Creme Brulee Tickseed	1 gal.	1'-2" H x 2'-3" W
	CA	14	Cornus alba 'Balthalo' TM	Ivory Halo Dogwood	5 gal.	6'-8" H & W
	CS	26	Cornus sericea 'Kelsey'	Kelsey Dwarf Redtwig Dogwood	2 gal.	24"-30" H x 24"-30" W
	EF	14	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	2 gal.	2'-3" H & 6'-8" W
	HP	24	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	5 gal.	3'-5" H & W
	PH	4	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 gal.	2'-3" H x 1'-2" W
	VP	6	Viburnum plicatum 'Popcorn'	Popcorn Japanese Snowball	5 gal.	6'-8" H & 6'-8" W
	RA	8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	2'-3" H x 5'-7" W
	SS	21	Salvia x sylvestris 'May Night'	May Night Sage	1 gal.	18"-24" H & W
	WF	8	Melgela florida 'Red Prince'	Red Prince Melgela	5 gal.	5'-6" H & W



TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
e-mail: architect@estertyschneider.com
417.862.0558
Fax: 417.862.3265

PROJECT: NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2
LANDSCAPE PLAN



COMM #	4884
DATE:	2-14-2025
REVISION	
DATE:	

LANDSCAPE AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES, LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOAK IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 85 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

TOPSOIL NOTES

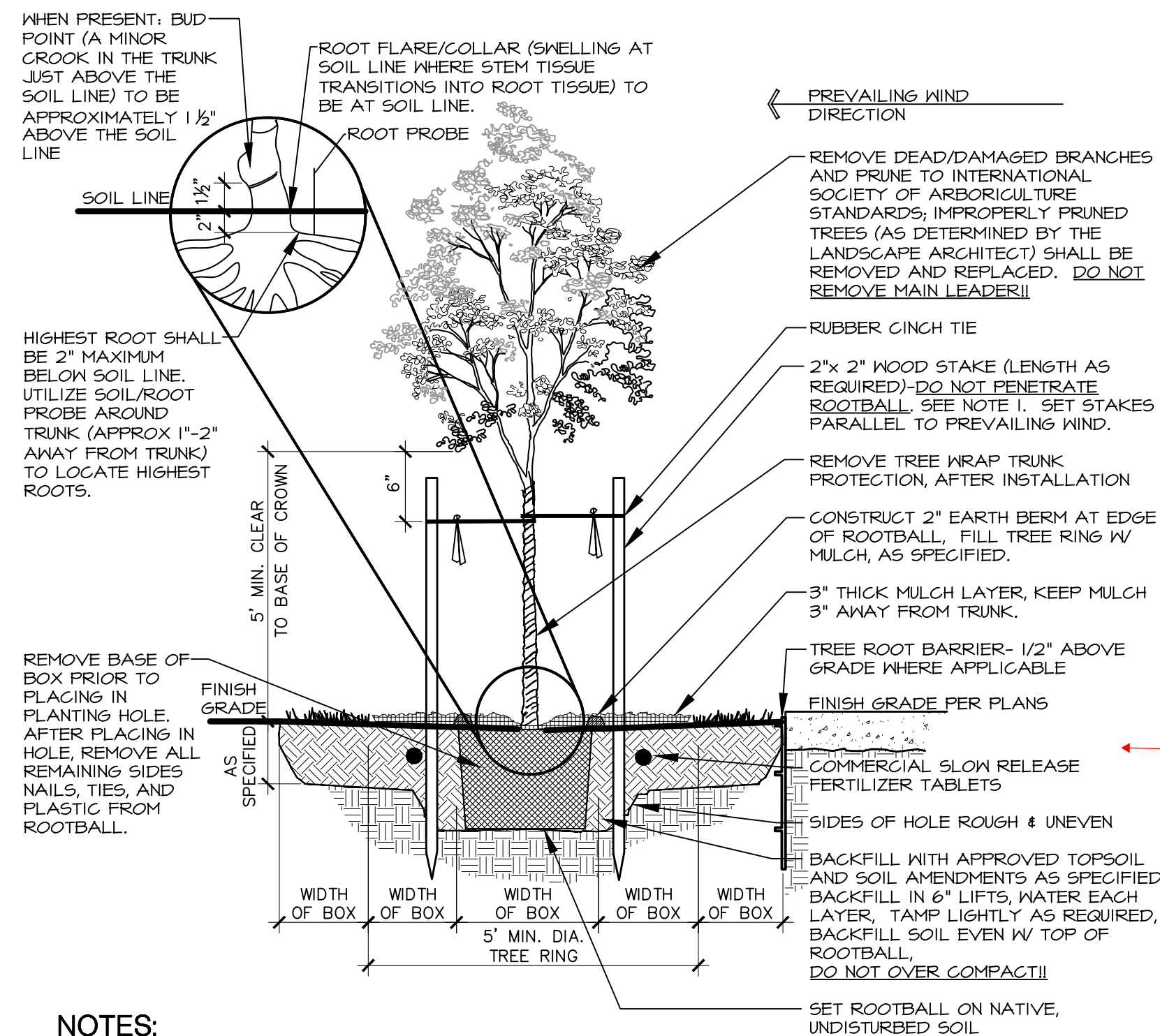
- TOPSOIL REQUIREMENTS: ASTM D 5288, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
 - COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - PLANTER BEDS: 18 INCHES MINIMUM
 - FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 4" DEPTH OF NATURAL CEDAR FIBER MULCH. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL, AND A HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 - PROVIDE APPROVED IMPORTED TOPSOIL, OR
 - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE: PH: 5.5 TO 7.0.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSING OF PROPERLY OFF SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF GROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

WEED ABATEMENT NOTES:

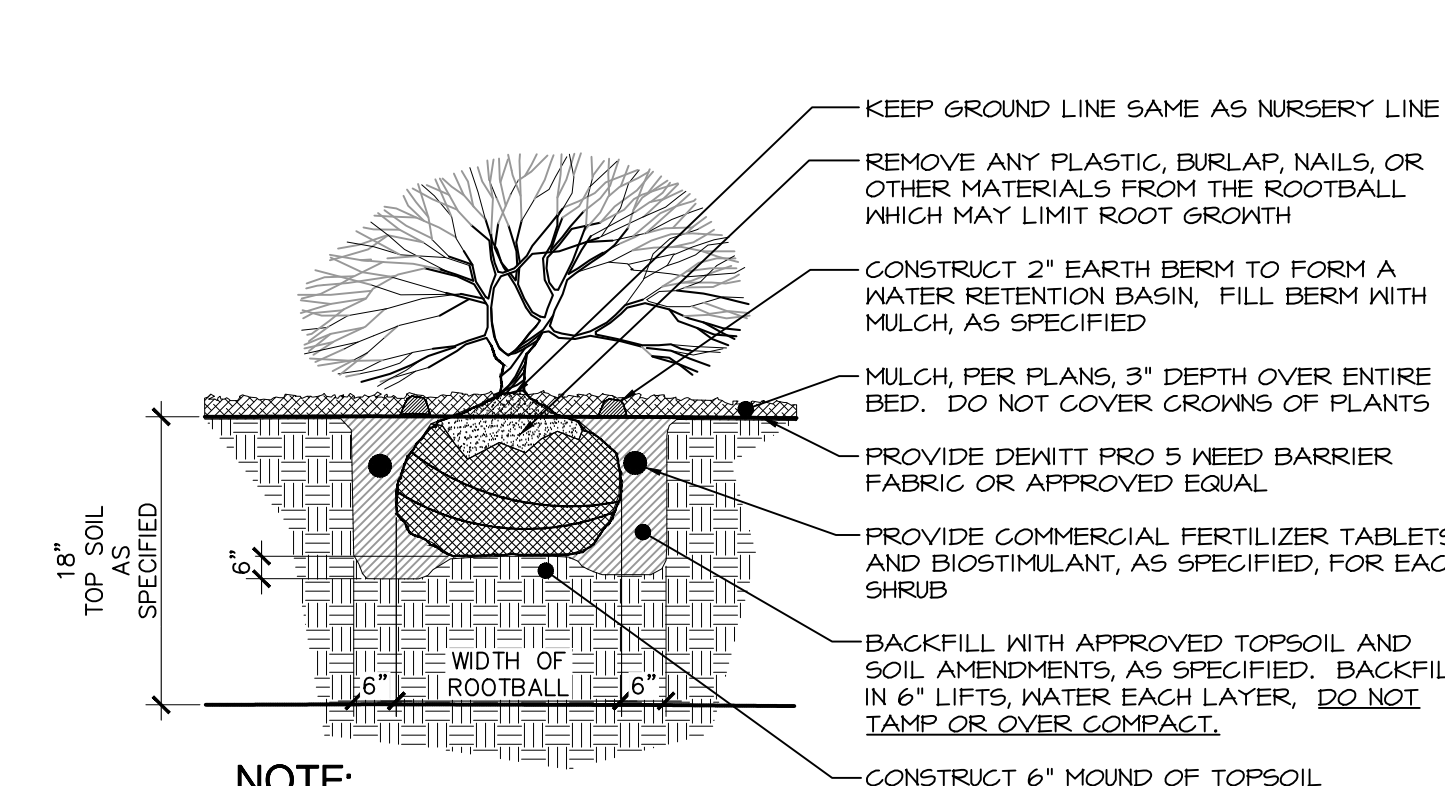
- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH GROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF GROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.



NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER GINGH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT THAT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE 24" TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

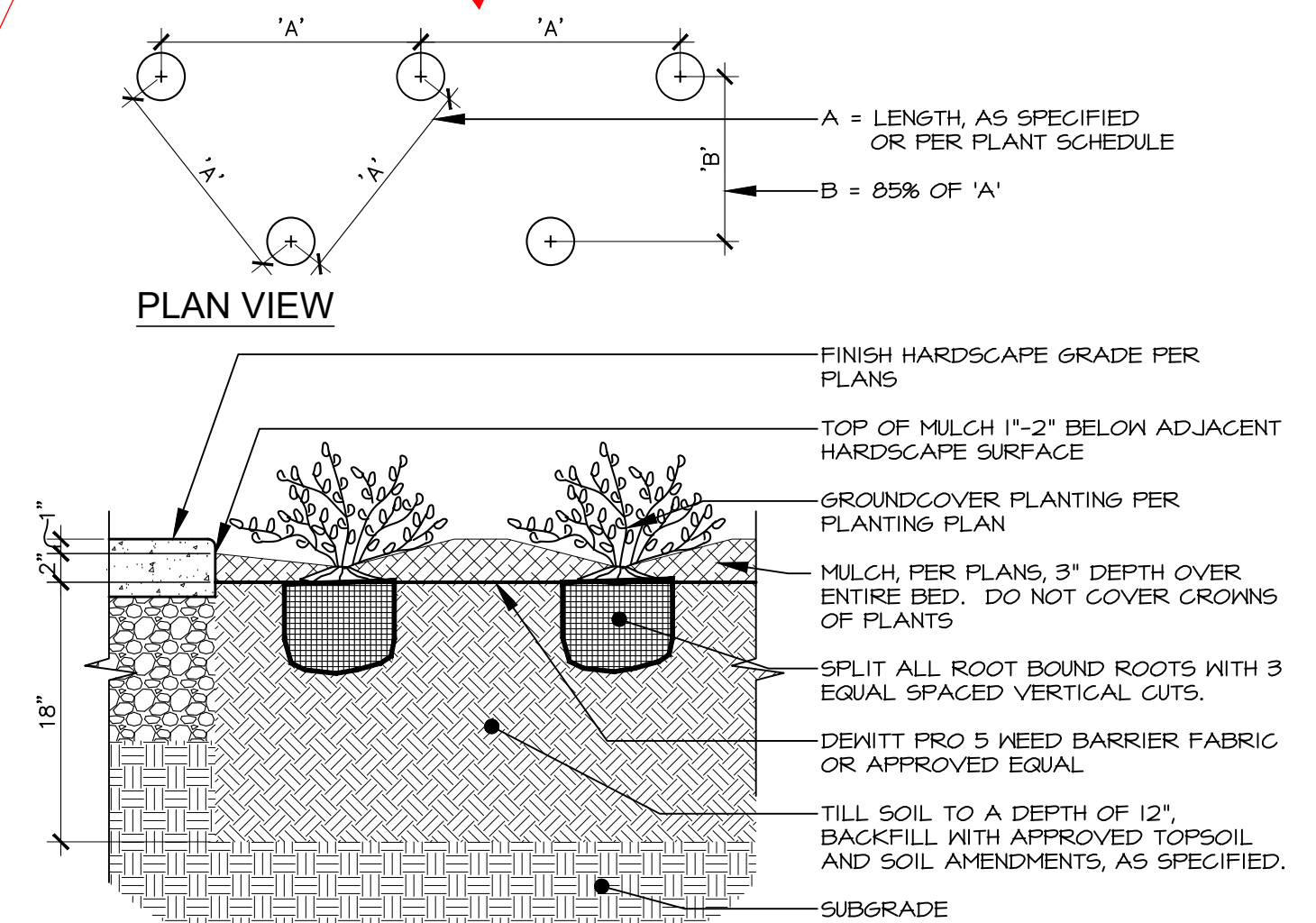
1 DECIDUOUS TREE BOX PLANTING



NOTE:

- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
- APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

2 SHRUB PLANTING

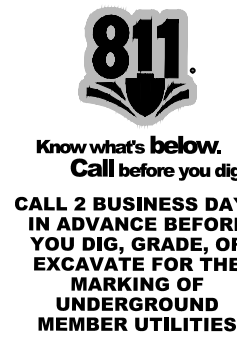


NOTES:

- ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
- APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 PERENNIAL & GROUNDCOVER PLANTING

Scale: 1"=1'-0"



TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
e-mail: architect@estertyschneider.com
417.862.0558
417.862.3265
Fax: 417.862.3265

PROJECT:
NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2
LANDSCAPE DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
STYLINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM # 4884
DATE: 2-14-2025
REVISION
DATE:

IRRIGATION NOTES

- SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 14 G.P.M. WITH 65 P.S.I. AT THE SOURCE AND 45 P.S.I. AT THE HEADS.
- ALL LATERAL LINES THAT ARE NOT LABELED SHALL BE 3/4" DIAMETER.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
- COORDINATE ALL IRRIGATION INSTALLATION OPERATIONS WITH CIVIL, MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION CONDUIT AND SLEEVES UNDER HARD SURFACES WITH RESPECTIVE CONTRACTORS.
- ALL SLEEVES SHALL BE INSTALLED AS PART OF IRRIGATION CONTRACT. APPROXIMATE LOCATION OF SLEEVES ARE SHOWN ON THE IRRIGATION PLAN. FIELD VERIFY LOCATION. ALL ENDS OF SLEEVES SHALL BE TAPERED OR CAPPED AND MARKED WITH A 2" X 4" PAINTED STAKE EXTENDING TO 24" ABOVE GRADE. STAKES SHALL NOT BE REMOVED UNTIL THE IRRIGATION SYSTEM IS COMPLETE. ALL SLEEVES SHALL EXTEND A MINIMUM OF 18" BEYOND BACK OF CURB OR EDGE OF PAVEMENT. PROVIDE COMPACTED BACKFILL AS NECESSARY AT HARD SURFACE LOCATIONS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
- IRRIGATION CONTROLLER(S) ARE TO BE LOCATED AS SHOWN ON THE PLAN. CONTROLLERS SHALL BE WIRED TO POWER SUPPLY BY A LICENSED ELECTRICIAN PER LOCAL CODES. IRRIGATION CONTRACTOR TO PROVIDE ALL REQUIRED CONNECTIONS TO 24 VOLT IRRIGATION CONTROL WIRE INSIDE THE BUILDING THROUGH APPROPRIATE SIZED CONDUIT.
- ALL HEADS ARE TO BE 4" POP-UP IN LAWN AREAS. IRRIGATED AREAS CONTAINING VEGETATION WHICH POTENTIALLY MAY IMPEDE PERFORMANCE OF A 4" POP-UP SPRINKLER ARE TO BE REPLACED WITH A 12" HIGH POP-UP SPRINKLER. ALL ELECTRICAL WORK TO MEET OR EXCEED N.E.C., STATE CODES, LOCAL CODES, AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ROCK AND DEBRIS BROUGHT TO THE SURFACE AS A RESULT OF TRENCHING OPERATIONS.
- CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- ALL 24 VOLT POWER WIRES SHALL BE #14 AWG SOLID COPPER. ALL ABOVE GROUND 120 VOLT AND 24 VOLT WIRE SHALL BE IN PVC CONDUIT. ALL 24 VOLT CONTROL WIRES SHALL BE LOCATED IN A 3/4" CONDUIT.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
- IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT DRAWING IN PDF FORMAT UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
- THE ENTIRE SYSTEM SHALL BE GUARANTEED TO BE COMPLETE AND PERFECT IN EVERY DETAIL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ITS ACCEPTANCE. REPAIRS OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT ONE YEAR SHALL BE FREE OF EXPENSE TO THE OWNER.
- AS PART OF THIS CONTRACT, PERFORM AT NO EXTRA COST WINTERIZATION AND SPRING START UP OF THE SYSTEM DURING THE GUARANTEE PERIOD (1 YEAR).
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OWNER OR DESIGN PROFESSIONAL.
- IRRIGATION CONTRACTOR SHALL MAKE NECESSARY MINOR FIELD ADJUSTMENTS TO SPRINKLER NOZZLES, SPRINKLERS, PIPE, AND OTHER IRRIGATION EQUIPMENT LOCATIONS TO FIT THE SITE. ADJUST HEAD AND PIPE LOCATIONS AS REQUIRED TO AVOID DAMAGING EXISTING TREE ROOTS. ADJUSTMENTS SHALL ENSURE HEAD TO HEAD COVERAGE AND NOT OVER SPRAY THE BUILDING OR OTHER IMPROVEMENTS.
- IRRIGATION PIPING LAYOUT IS SCHEMATIC. WHERE LINES ARE SHOWN BELOW PAVEMENT ADJACENT TO LANDSCAPE AREAS, THEY SHALL BE LOCATED IN THE LANDSCAPE AREA UNLESS SHOWN WITH A SLEEVE SYMBOL.
- BASE PLAN AND LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE AND EXISTING IRRIGATION ELEMENTS AND CONDITIONS PRIOR TO CONSTRUCTION AND PROVIDE NECESSARY ADJUSTMENTS.
- IRRIGATION CONTRACTOR SHALL USE THE MANUFACTURER'S APPROVED PRESSURE REGULATING MODULE AS SPECIFIED TO ADJUST ZONE OPERATING PRESSURES TO AN AVERAGE OF 30 P.S.I. IN SPRAY ZONES AND 45 P.S.I. IN ROTOR ZONES.
- ALL MAIN LINE FITTINGS SHALL BE SCHEDULE 40 SOLVENT WELD TYPE UNLESS NOTED FOR LATERAL SERVICE.
- IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE CERTIFICATE OF COMPLETION IRRIGATION SCHEDULING, LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULES, IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS.

DRIP IRRIGATION NOTES

- ALL PLANTER BEDS SHALL BE IRRIGATED WITH AN INLINE EMITTER DRIP LINE IRRIGATION SYSTEM, HUNTER HDL OR APPROVED EQUAL. ALL TREES IN THE NOTED AREA ARE TO BE IRRIGATED AS PER DETAIL 10/L2.5. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE DRIP SYSTEM AS PER MANUFACTURER'S RECOMMENDATIONS AND FOLLOWING REQUIREMENTS:
 - AN INLINE EMITTER DRIP LINE TUBING SHALL BE USED. THE EMITTER SPACING SHALL BE TWELVE INCHES (12") AND THE EMITTER FLOWS ARE TO BE 6 G.P.H. LATERALS SHALL BE SPACED AT TWELVE INCHES (12").
 - A MANUAL BASKET FILTER SHALL BE INSTALLED ON EACH ZONE SEE LEGEND FOR MODEL NUMBER. THE FILTER SHALL BE INSTALLED IN CONJUNCTION WITH AN ELECTRIC REMOTE CONTROL VALVE AS SPECIFIED (SIZE AS NOTED ON SCHEDULE). THE FILTER SHALL INCLUDE A 200 MESH STAINLESS STEEL SCREEN.
 - ALL ZONES SHALL BE INSTALLED WITH A MANUAL LINE FLUSHING VALVE. INSTALL WITH COLLAR. SEE DETAIL 2/L2.0.
 - ALL TUBING SHALL BE STAKED DOWN WITH T1.56 SIX INCH (6") SOIL STAPLES EVERY 3'-5' PLUS TWO ON EACH TEE, ELBOW OR CROSS.
- THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A MEETING WITH THE DESIGN PROFESSIONAL AND THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH ANY IRRIGATION INSTALLATION IN ORDER TO REVIEW WORK TO BE DONE. NO CHANGES IN MATERIAL SPECIFIED OR TO THE DESIGN OF THE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE DESIGN PROFESSIONAL.
- ALL PVC LATERAL LINES FROM VALVES TO HEADERS ARE TO BE BURIED AT MINIMUM DEPTH OF TWELVE INCHES (12"). SIZE AS NECESSARY. (SEE PIPE SIZING NOTES ON THIS SHEET.)
- AFTER INSTALLATION OF THE IRRIGATION SYSTEM THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE OWNER WITH AS-BUILT DRAWINGS AND INSTRUCTIONS FOR MAINTENANCE OF THE DRIP SYSTEM. PROVIDE DRIP LINE TO ENSURE EACH SHRUB AND TREE RECEIVES ADEQUATE IRRIGATION SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED TO ENSURE THE HEALTH OF ALL PLANT MATERIAL. BURY DRIP LINE AT 5" MIN. BELOW GRADE, SEE DETAIL 10/L2.5. LOCATE DRIP LINE TO OBTAIN COMPLETE COVERAGE OF PLANTER AREAS, SEE DETAIL 10/L2.5. REFER TO NOTES, SPECIFICATIONS, AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SYSTEM OPERATIONAL NOTES

SYSTEM OPERATION:
(BASED ON HISTORICAL CLIMATE)

CONTROLLER SETUP:

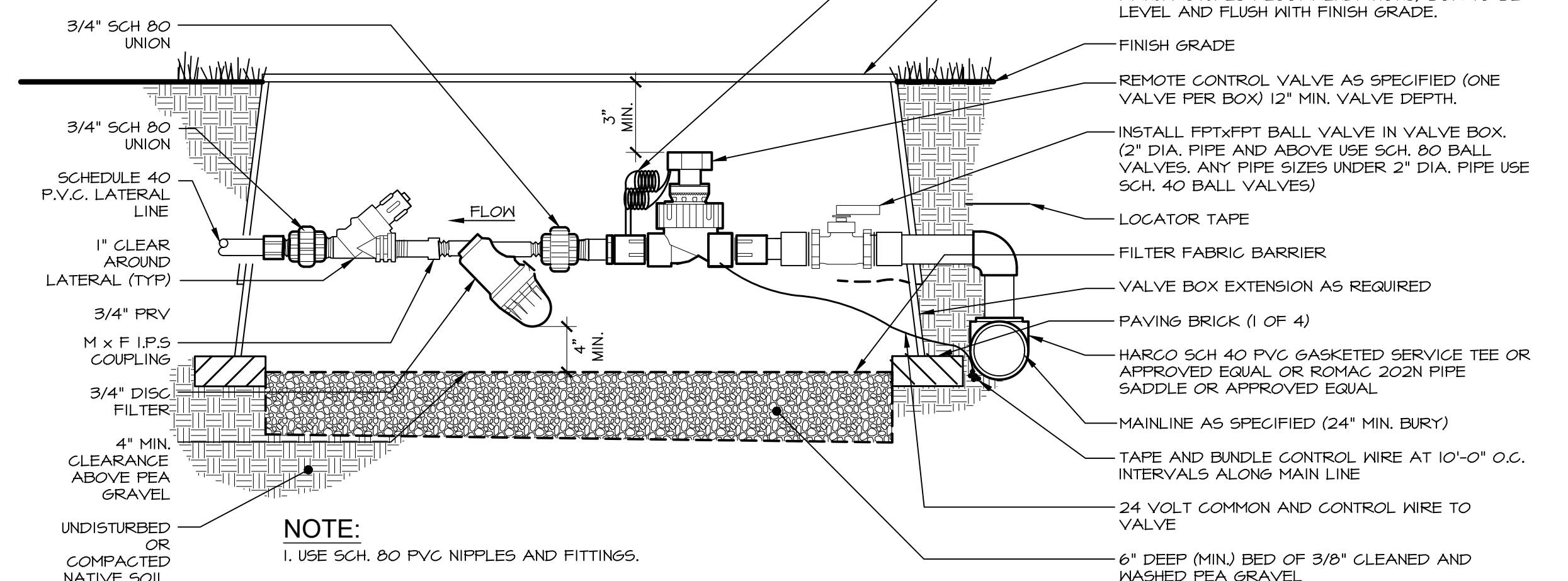
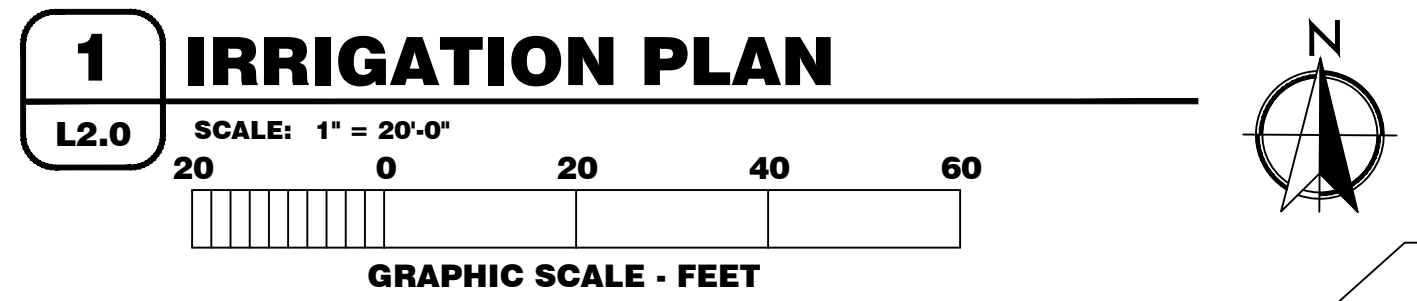
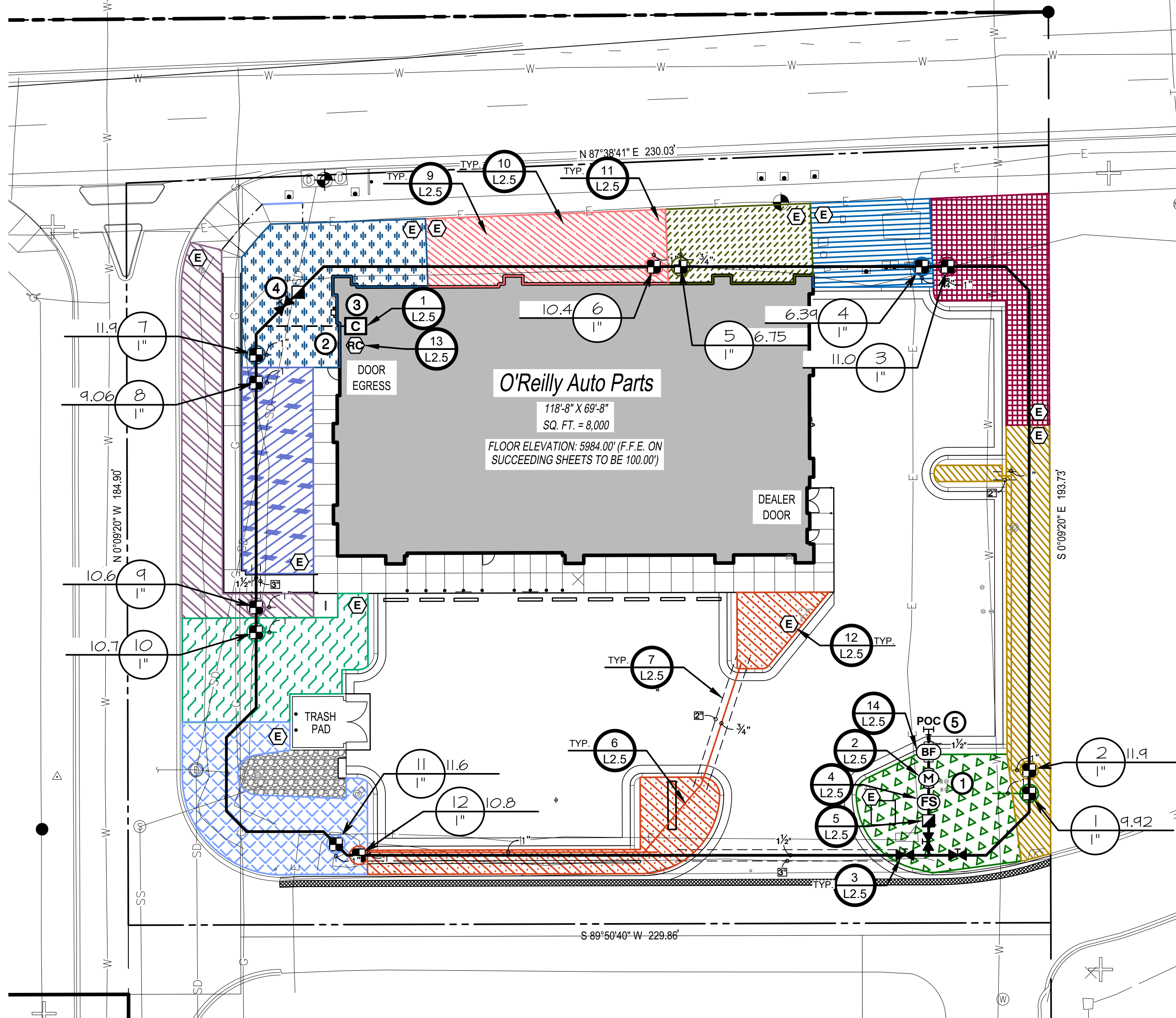
A CYCLING TECHNIQUE WILL BE USED FOR APPLICATION OF WATER, EACH STATION RUN TIME WILL BE APPLIED WITH THREE (3) DIFFERENT START TIMES, THEREFORE STATION RUN TIMES REFLECT ONE THIRD (1/3) THE TOTAL APPLICATION. PEAK WATER APPLICATION WILL REQUIRE IRRIGATION EVERY NIGHT. SET CONTROLLERS FOR START TIME #1 AT 7:30P.M., START TIME #2 AT 12:00A.M., AND START TIME #3 AT 5:30A.M. EXTEND WATER WINDOW IF REQUIRED TO MEET PEAK WATER REQUIREMENTS.

INITIAL STATION RUN TIMES:

DRIP ZONES: SHRUBS - 10 MINUTE CYCLES. (6 CYCLES MINIMUM SPACED EVENLY THROUGHOUT WATER WINDOW AS NOTED ABOVE)
SPRAY ZONES: TURF - 5 MINUTE CYCLES.

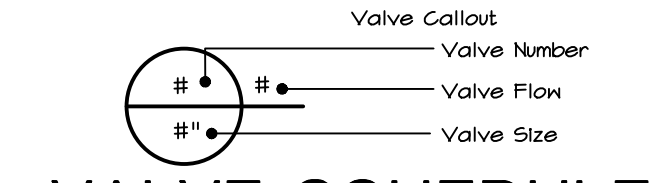
SYSTEM BALANCING:

AS THE SYSTEM OPERATES, SOME ZONES WILL BE WET WHILE OTHERS ARE DRY. ADJUST ONLY THOSE STATIONS WHICH REQUIRE ADDITIONAL OR LESS WATER. FOR EXAMPLE, IF STATION T51, A 15' TURF SPRAY ZONE IS ALWAYS DRY, CHANGE THE STATION T51 RUN TIME FROM FIFTEEN (15) MINUTES TO SIXTEEN (16) MINUTES. CONTINUE MAKING ADJUSTMENTS UNTIL THE ZONE MOISTURE CONTENT IS ACCEPTABLE. USE NOZZLE CHANGES OR NOZZLE SCREEN ADJUSTMENTS TO ADJUST WET AND DRY AREAS WITHIN A ZONE.



IRRIGATION SCHEDULE

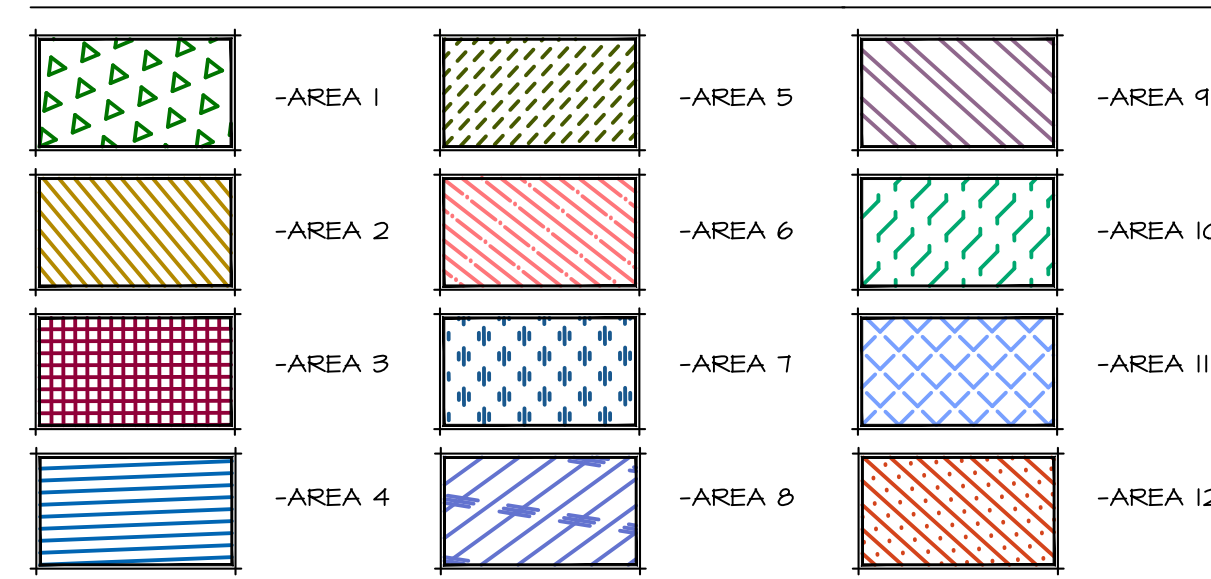
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	Hunter ICZ-101-25-LF Drip Control Zone Kit, In. 1CV Globe Valve with In. HY100 Filter system. Pressure Regulation 25psi, Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen. See Detail 1/L2.0
SEE DRIP MATERIAL LEGEND	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV; Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. See Details 8-1/L2.5
■	Hunter HQ-5RC Quick coupler valve, yellow rubber cover, red brass and stainless steel, with In. NPT inlet, 1-piece body. See Detail 5/L2.5
■	Mueller Brass Valve or approved equal. Threaded. See Detail 3/L2.5
M	Hunter ICV-6-FS Size to match mainline. Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for commercial/municipal use. With Filter Sentry Factory Installed Option. See Detail 3/L2.5
BF	Zurn 350 Size to match mainline. Backflow Preventer w/ EZ5nap. See Detail 14/L2.5
C	Hunter PHC-12001 NI-FI enabled, full-functioning controller with touchscreen, 12-Station fixed controller, 120 VAC, indoor model. See Detail 1/L2.5
RC	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch. See Detail 13/L2.5
FS	Hunter HC-100-FLOW Size to match mainline. Flow meter for use with Hydralise and/or POC controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system. See Detail 4/L2.5
POC	Point of Connection 1/2"
—	Irrigation Lateral Line: PVC Schedule 40 Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4". See Detail 64/L2.5
—	1/2" Irrigation Mainline: PVC Schedule 40. See Detail 64/L2.5
---	Schedule 40 PVC for electrical control wires, size as indicated on plans. Coordinate with Electrical.
---	Pipe Sleeve: PVC Schedule 40.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	9.92
2	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	11.88
3	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	10.96
4	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	6.39
5	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	6.15
6	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	10.44
7	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	11.85
8	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	4.06
9	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	10.64
10	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	10.7
11	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	11.61
12	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	10.74

DRIP MATERIAL LEGEND



2 MANUAL LINE FLUSHING VALVE PLUMBED TO TUBING

NOT TO SCALE

CALLOUT LEGEND

- CONNECT NEW 1/2" MAINLINE TO SERVICE IN THIS APPROXIMATE LOCATION (FIELD VERIFY). SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- 2" WIRE SLEEVE, ROUTE TO CONTROLLER LOCATION PER LOCAL CODES AS REQUIRED.
- INDOOR WALL MOUNT IRRIGATION CONTROLLER IN THIS APPROXIMATE LOCATION AS REQUIRED. CONNECT 120 VOLT AS REQUIRED. ALL ABOVE GRADE WIRES SHALL BE LOCATED IN APPROPRIATELY SIZED CONDUIT (2" MINIMUM). IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH CERTIFIED ELECTRICAL CONTRACTOR FOR ALL ELECTRICAL CONNECTIONS. IRRIGATION CONTRACTOR SHALL ENSURE ALL CONTROLLER OPTIONS AND ZONES ARE FULLY OPERATIONAL AFTER TRENCHING HAS FINISHED. CONTROLLER LOCATION TO BE OWNER APPROVED. REVISE LOCATION AS REQUIRED FOR OWNER APPROVAL.
- EXTEND EXTRA WIRES TO THIS POINT, COIL APPROXIMATELY 24" LENGTH OF EXTRA WIRES IN SEPARATE VALVE BOX AT THIS LOCATION.
- IRRIGATION MATERIALS SHOWN IN HARDSCAPE IS FOR GRAPHIC CLARITY ONLY AND SHALL BE LOCATED IN ADJACENT LANDSCAPING.

PRESSURE ANALYSIS

FLOW AVAILABLE

Point of Connection Size: 1/2"

Flow Available: 46.54 GPM

PRESSURE AVAILABLE

Static Pressure at POC: 60 PSI

Pressure Available: 60 PSI

DESIGN ANALYSIS

Maximum Station Flow: 11.88 GPM

Flow Available at POC: 46.54 GPM

Residual Flow Available: 34.71 GPM

Critical Station: 2

Design Pressure: 25 PSI

Friction Loss: 2.85 PSI

Fittings Loss: 0.28 PSI

Elevation Loss: 0 PSI

Loss through Valve: 4.13 PSI

Pressure Req. at Critical Station: 37.3 PSI

Loss for Fittings: 0.28 PSI

Loss for Main Line: 0 PSI

Loss for POC to Valve Elevation: 0 PSI

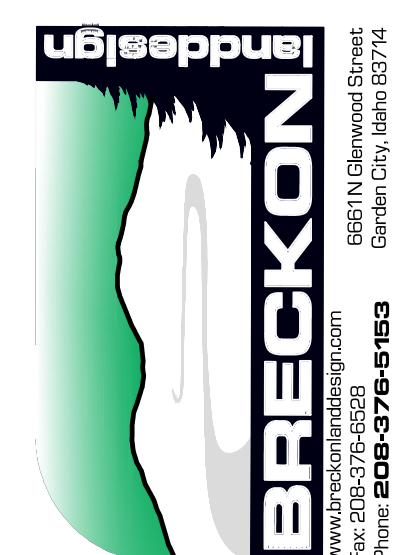
Loss for Backflow: 4.14 PSI

Loss for Master Valve: 3 PSI

Critical Station Pressure at POC: 44.8 PSI

Pressure Available: 60 PSI

Residual Pressure Available: 15.2 PSI

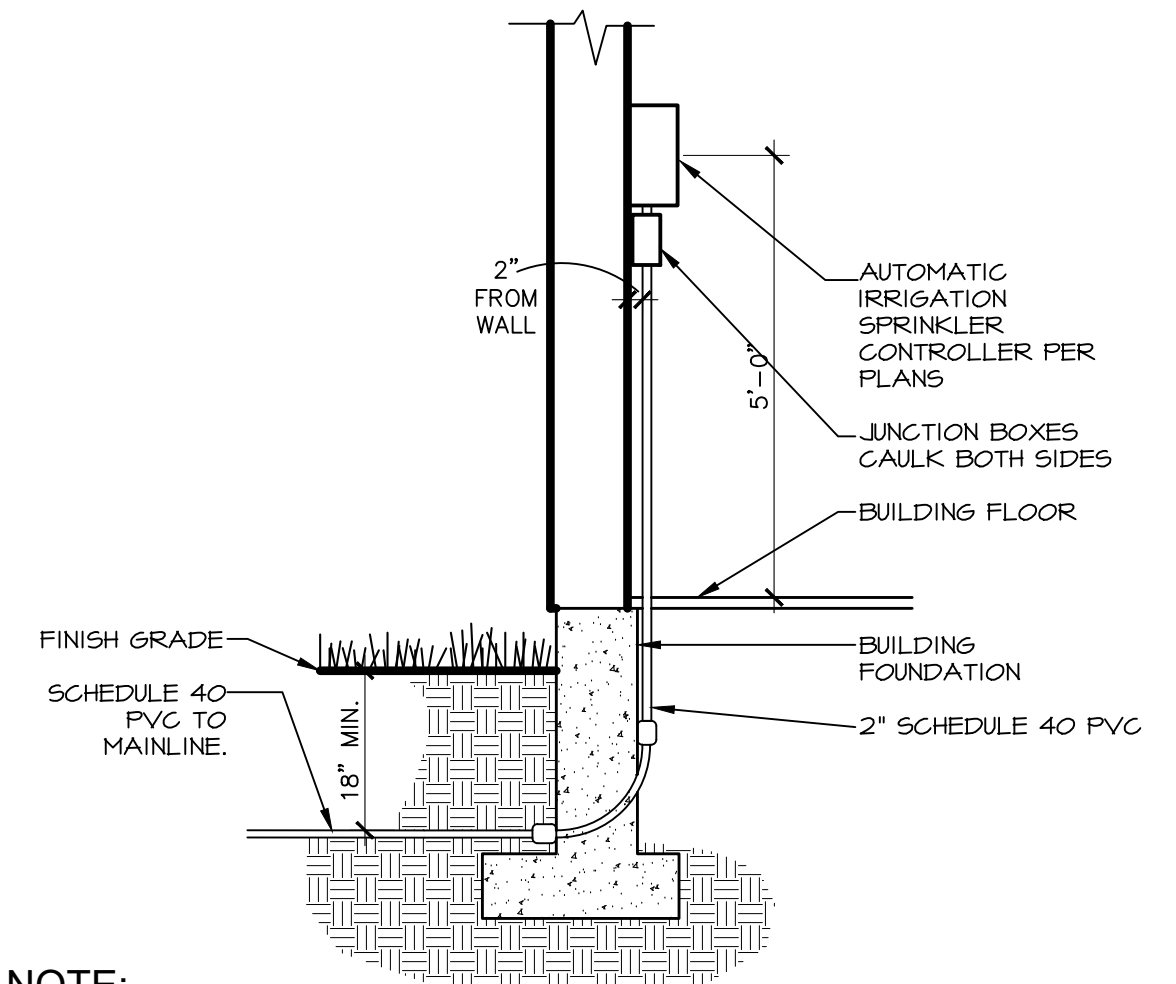


TIMOTHY M. GUILLOT
ARCHITECT
1730 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
417.862.3265
e-mail: architect@estertyschneider.com

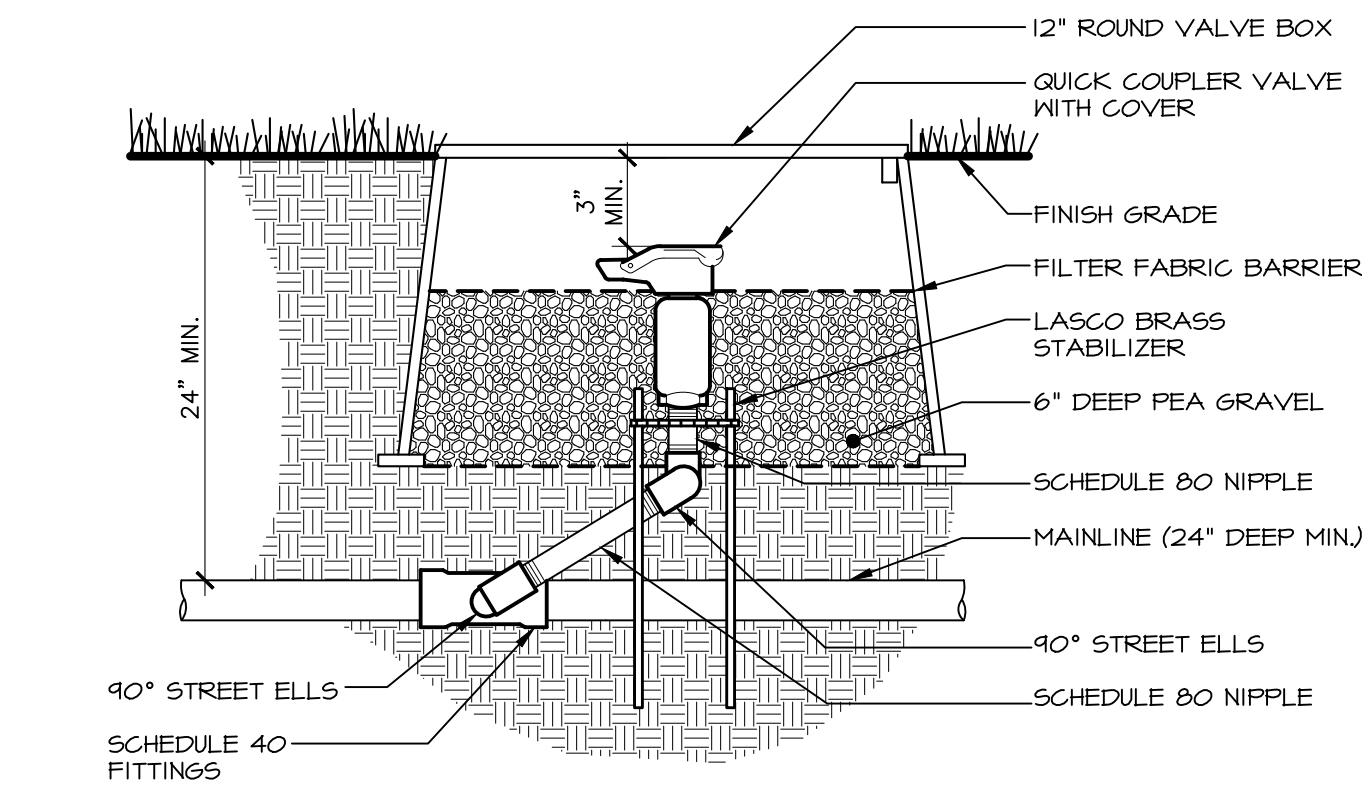
PROJECT:
NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2
IRRIGATION PLAN

O'Reilly AUTO PARTS
CORPORATE OFFICES
235 SOUTH PATTERSON
ST. LOUIS, MISSOURI 63102
(417) 982-2674 TELEPHONE

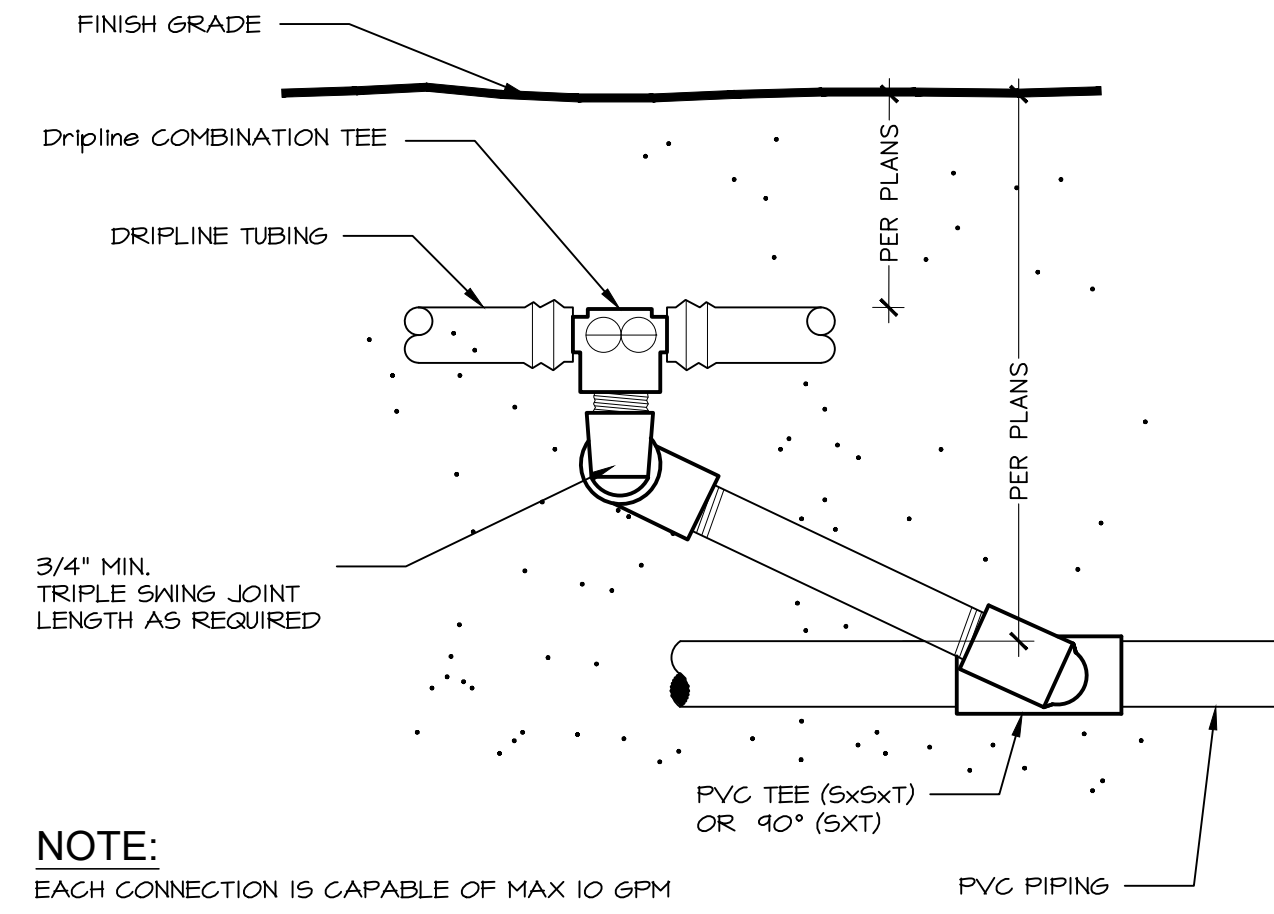
COMM #	4884
DATE:	2-14-2025
REVISION	
DATE:	



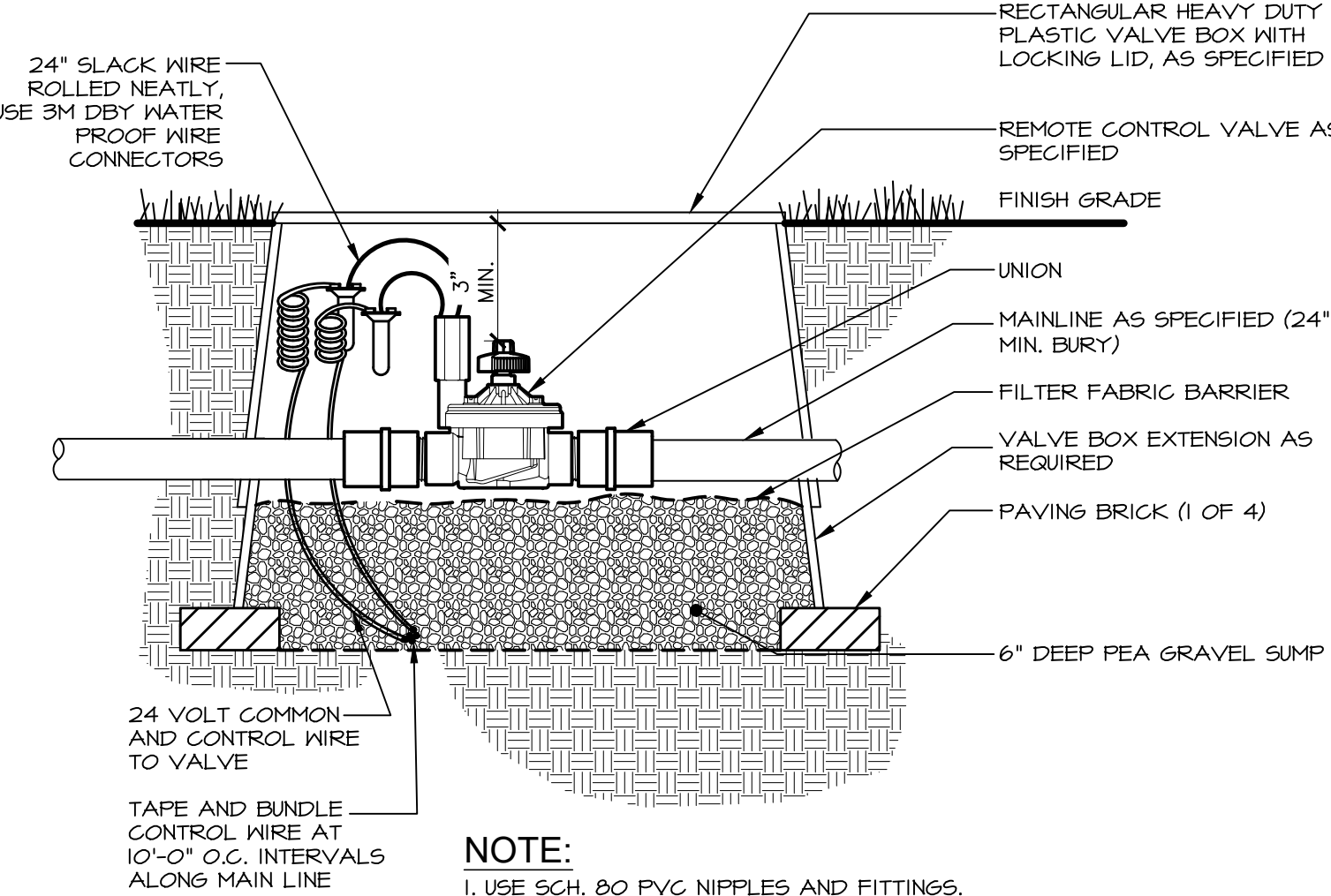
1 AUTOMATIC IRRIGATION CONTROLLER
NOTE:
1. COORDINATE CONDUIT INSTALLATION WITH ELECTRICAL AND FOUNDATION INSTALLATION.
NOT TO SCALE



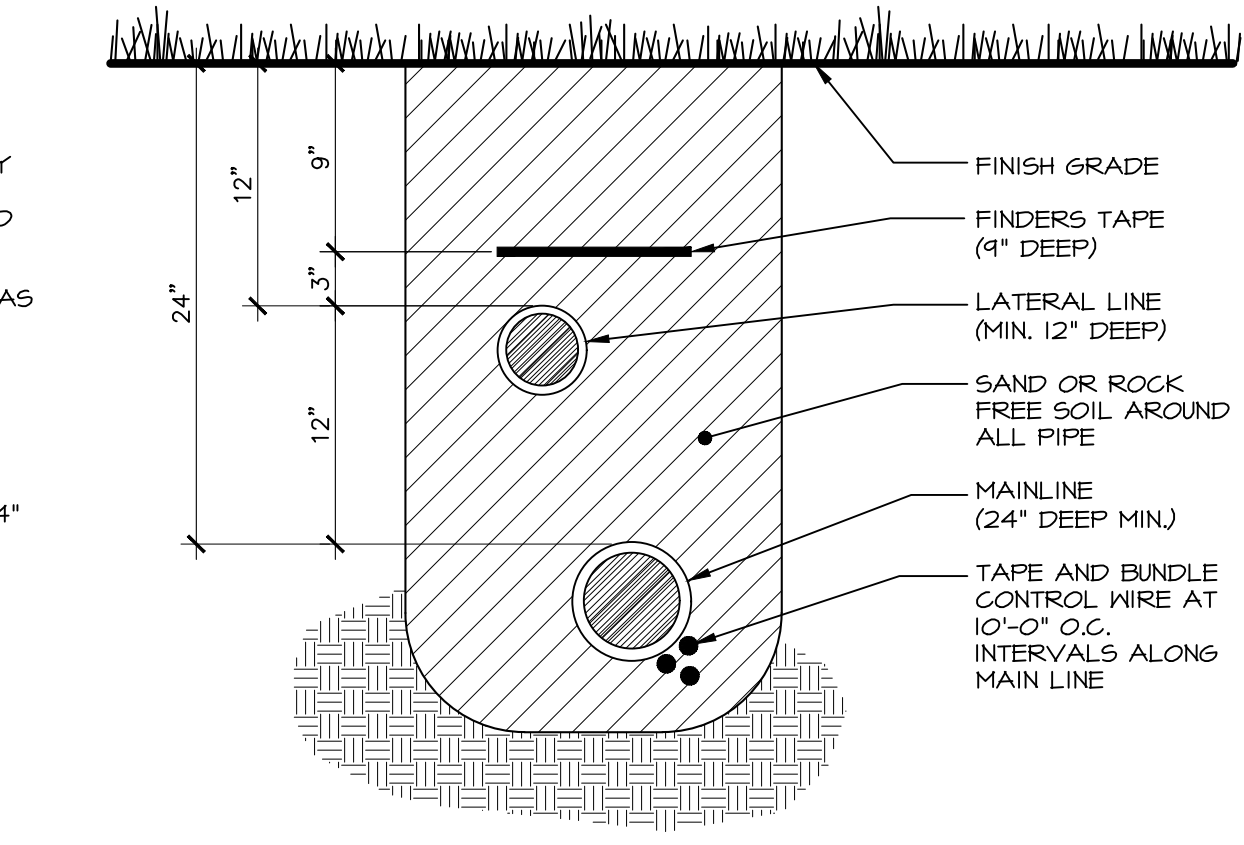
5 QUICK COUPLER VALVE
NOT TO SCALE



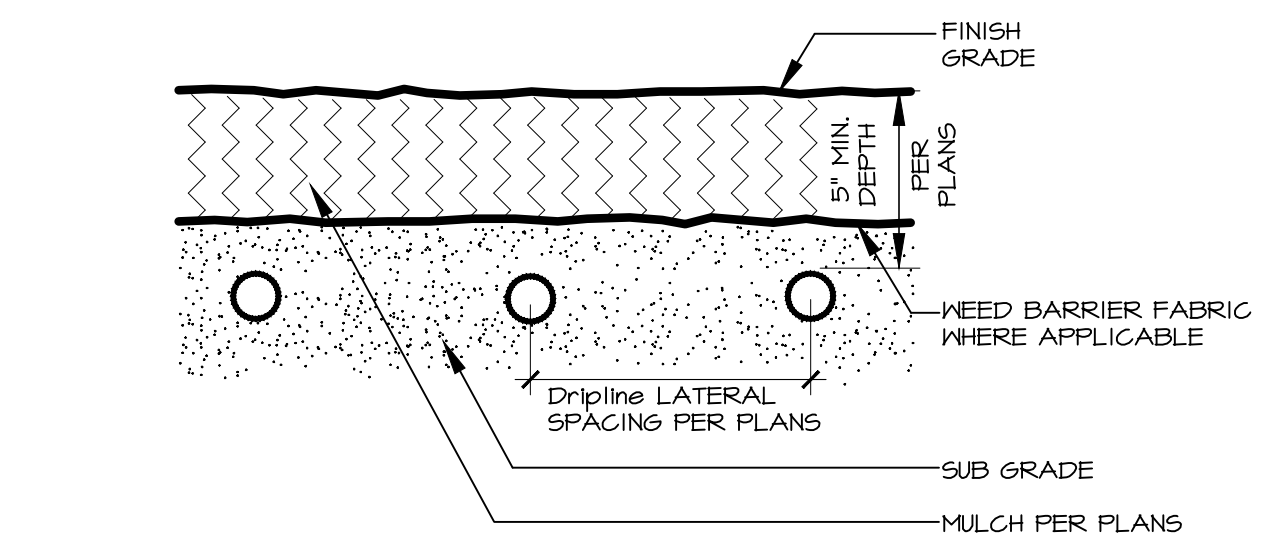
8 DRIPLINE START CONNECTION
NOTE:
EACH CONNECTION IS CAPABLE OF MAX 10 GPM
NOT TO SCALE



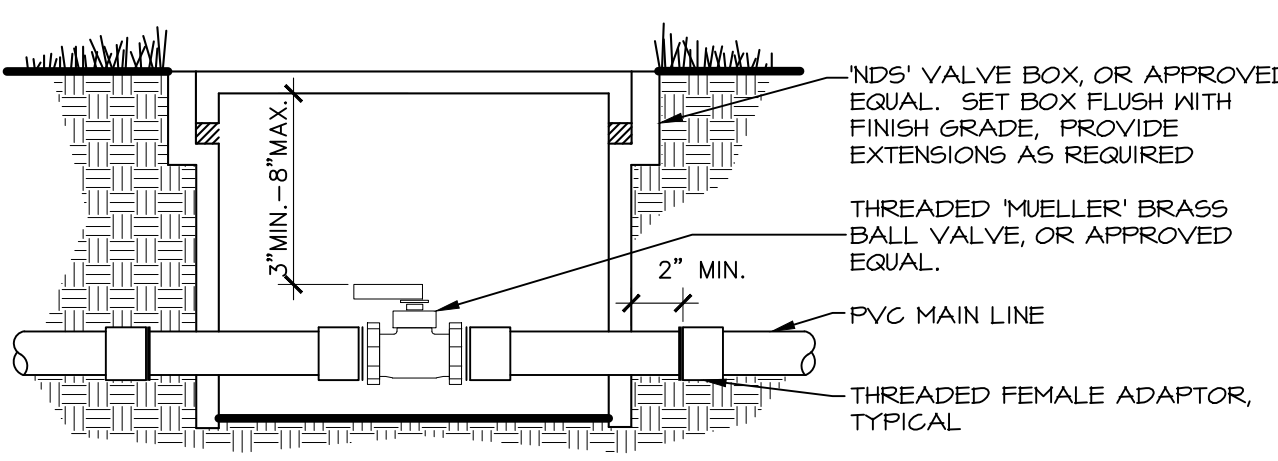
2 MASTER VALVE
NOT TO SCALE



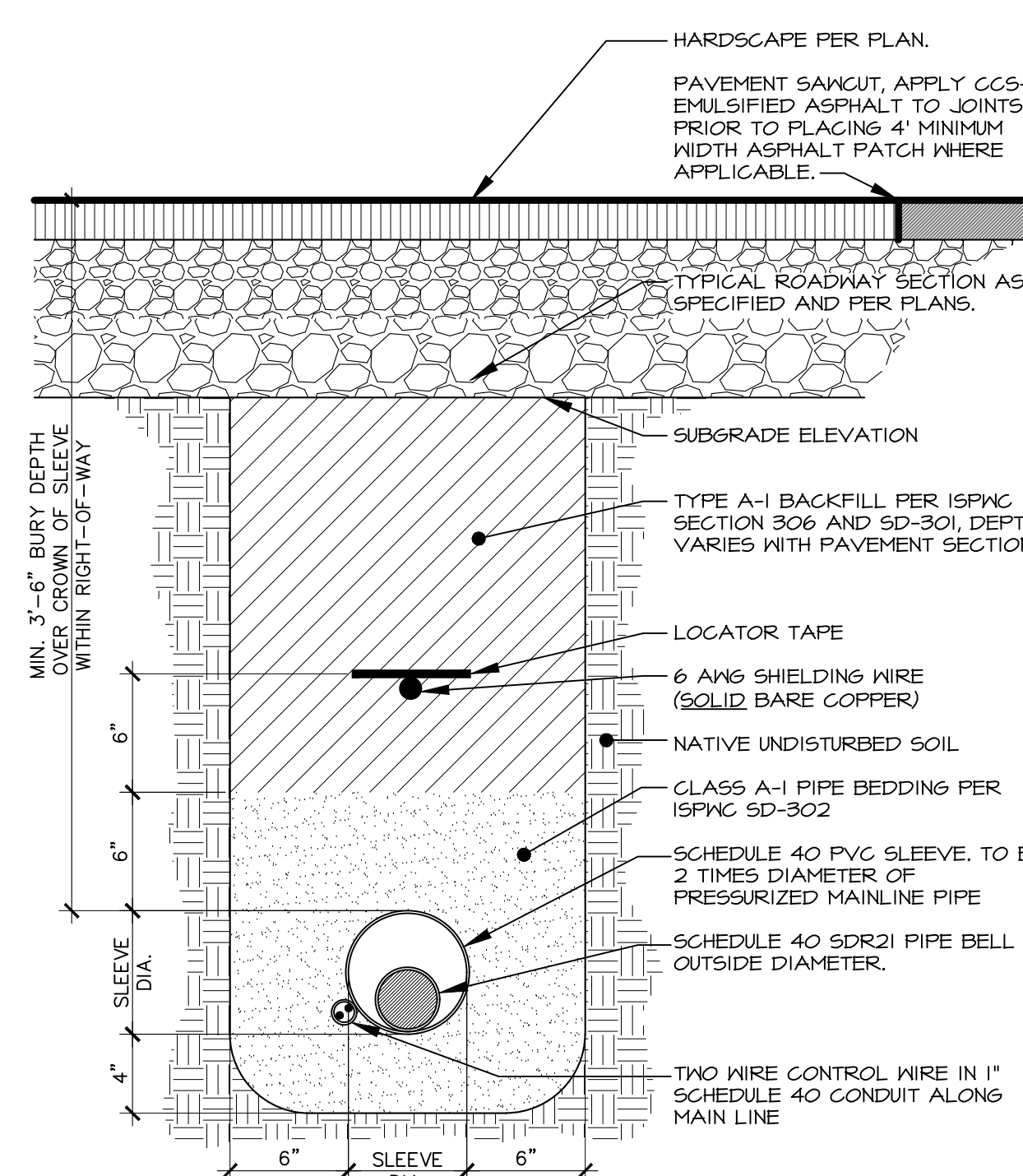
6 TRENCH SECTION
NOT TO SCALE



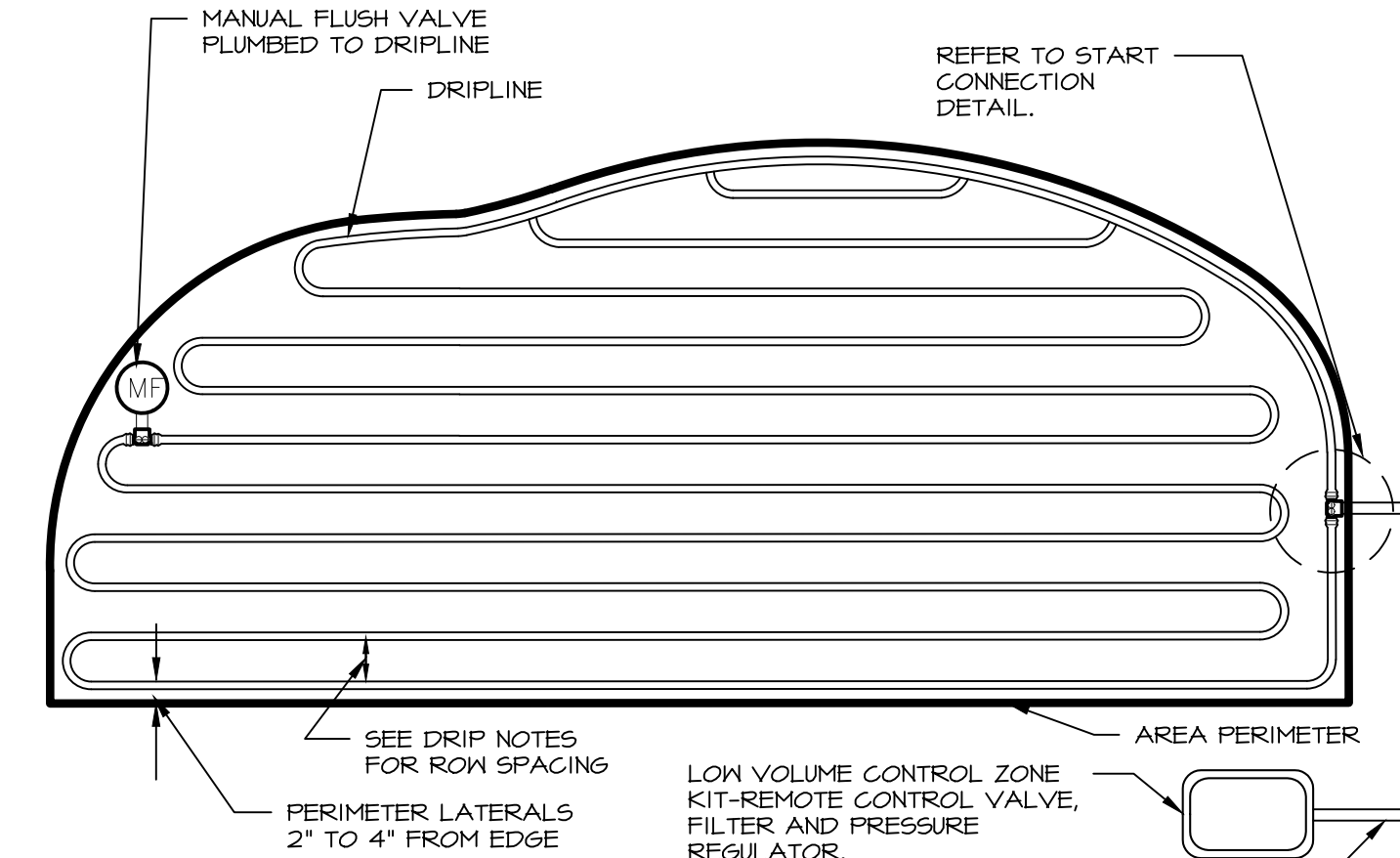
9 DRIPLINE SUBGRADE INSTALLATION
NOT TO SCALE



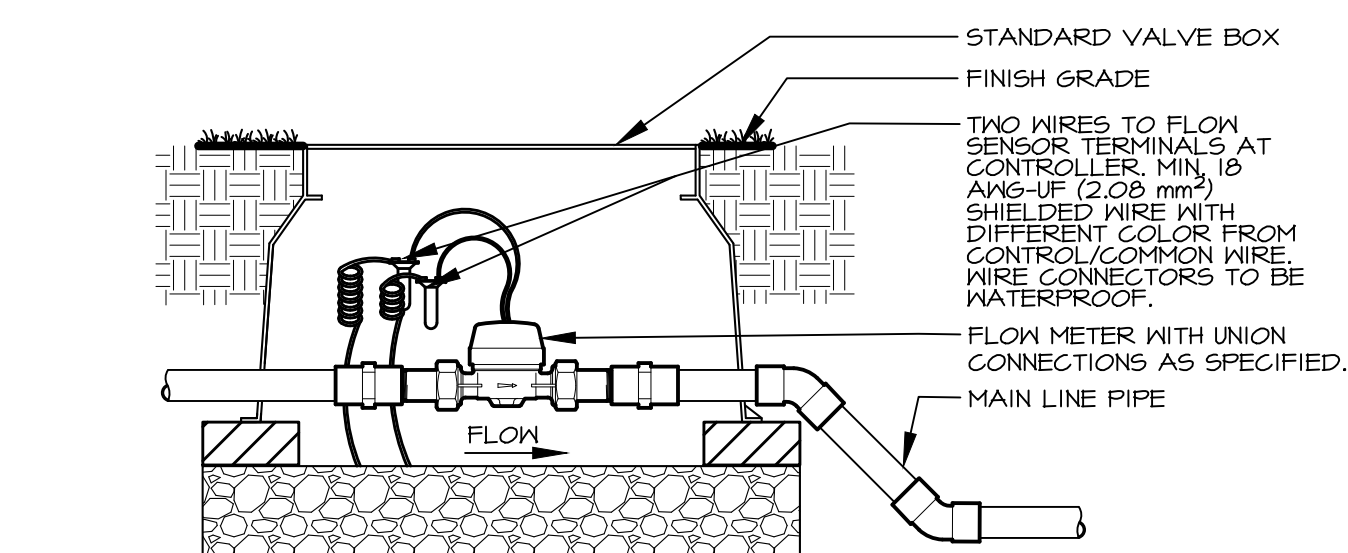
3 ISOLATION VALVE
NOT TO SCALE



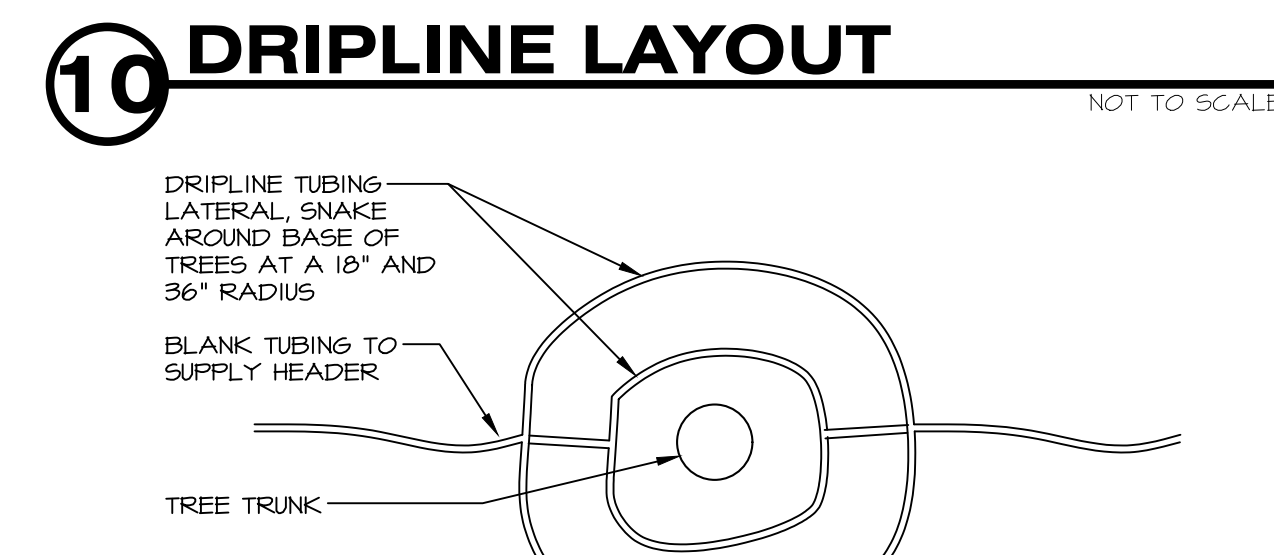
7 HARDSCAPE CROSSING TRENCH SECTION
NOTE:
1. COORDINATE WITH OTHER CONTRACTORS TO INSTALL SLEEVE, CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROADWAY IF APPLICABLE.
2. ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITH THE FULL EXTENT OF THE RIGHT-OF-WAY.
3. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE SHALL CROSS BELOW OTHER UTILITIES.
4. THE CONTRACTOR SHALL CONSTRUCT ALL ROAD CROSSINGS OF THE IRRIGATION PIPE AND POTABLE WATER PIPE IN ACCORDANCE WITH THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE ISFNC 5D-407.
Scale: 1/12" = 1'-0"



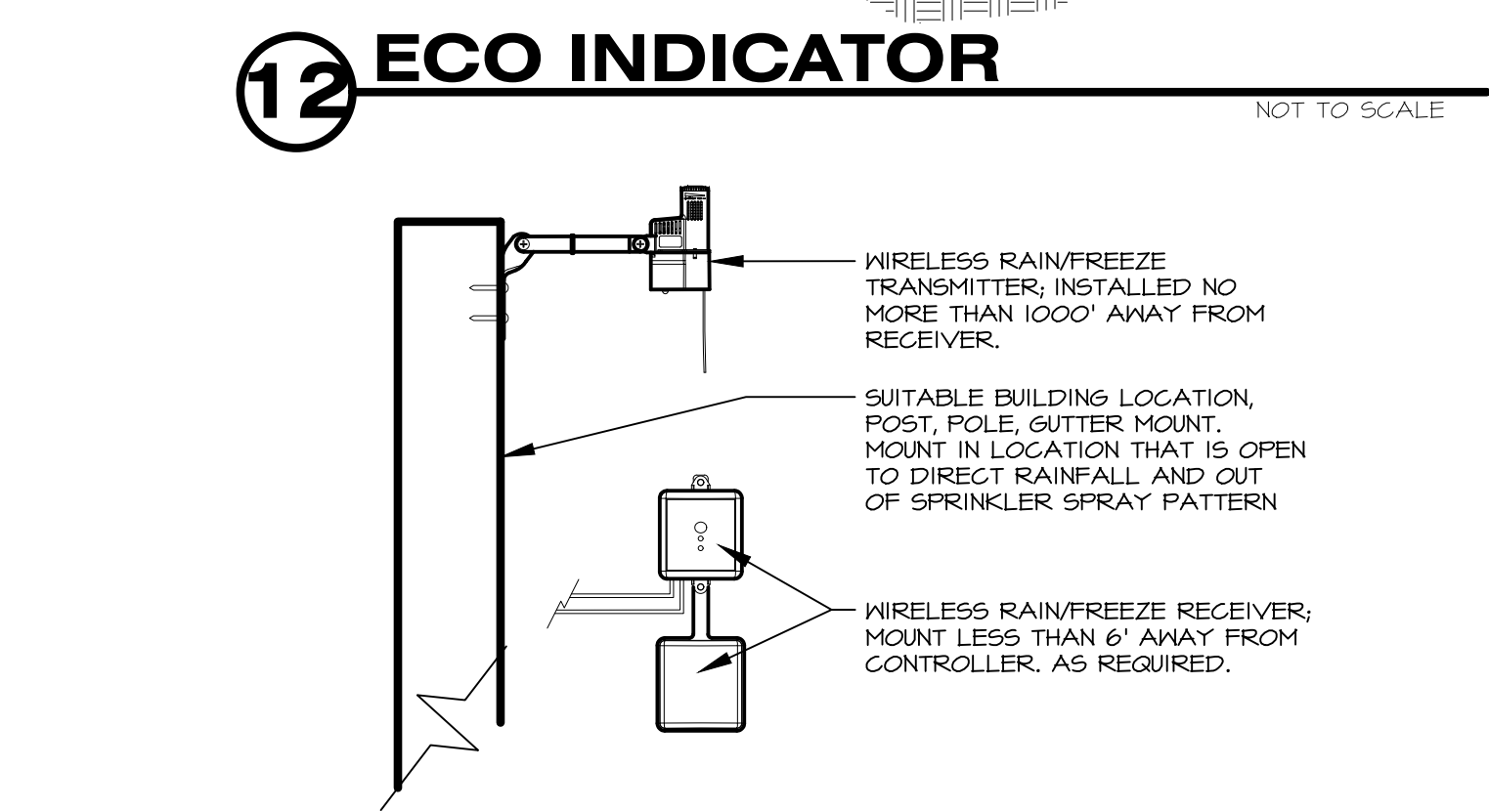
10 DRIPLINE LAYOUT
NOTE:
1. CENTER FEED LITE LAYOUTS ALLOW 2X MAX TUBING LENGTH OF STANDARD LAYOUTS.
2. PLACE SOIL STAPLE EVERY 3'-5\"/>



4 FLOW METER
NOTE:
INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA, STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. FITTINGS TO BE SCH 80 PVC SOLVENT WELD.
Scale: NTS



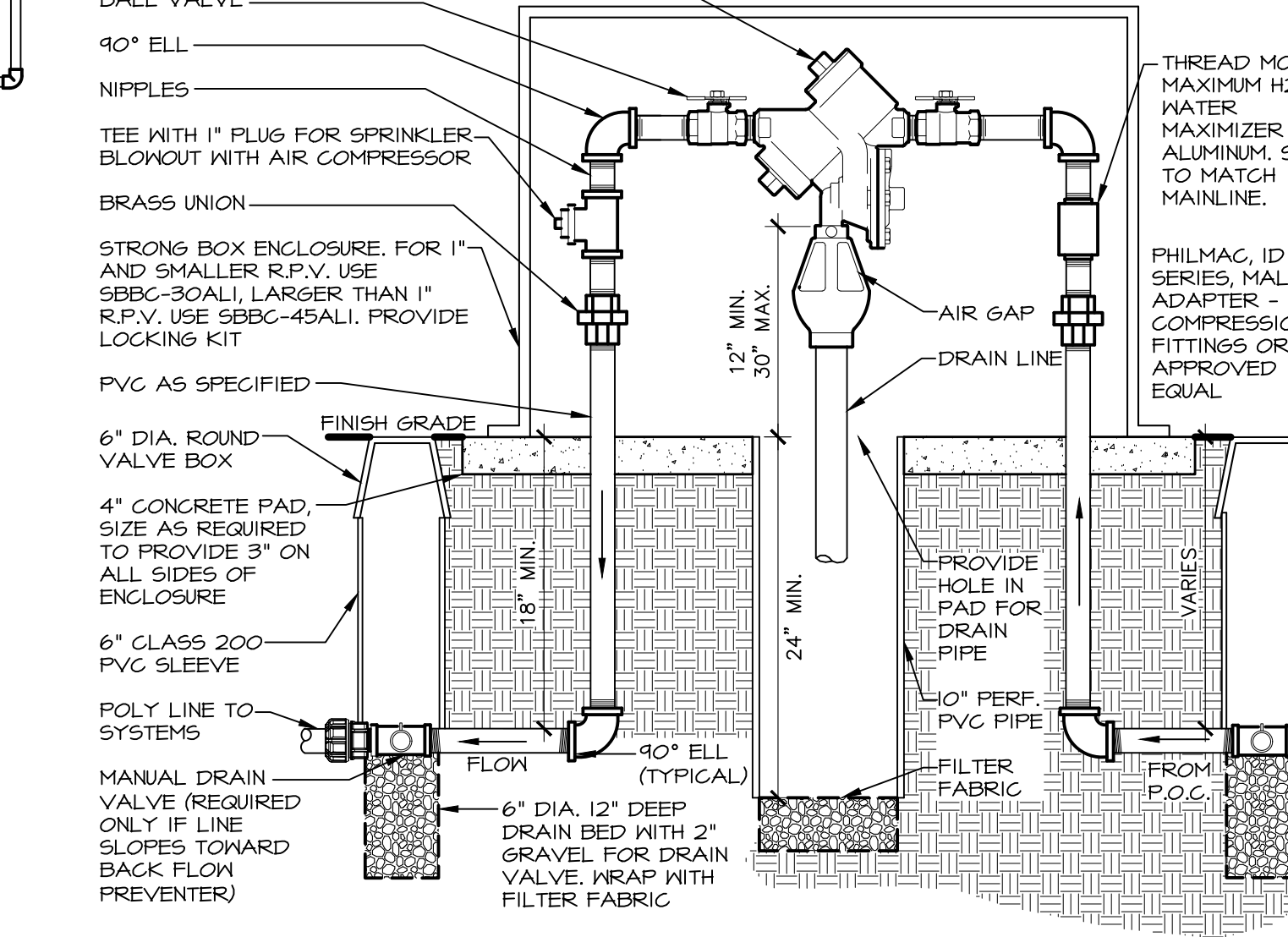
11 DRIPLINE LAYOUT AT TREES
NOTE:
1. TO BE USED AT ALL TREES PLANTED WITHIN AREA NOTED ON PLAN.
NOT TO SCALE



12 ECO INDICATOR
NOT TO SCALE



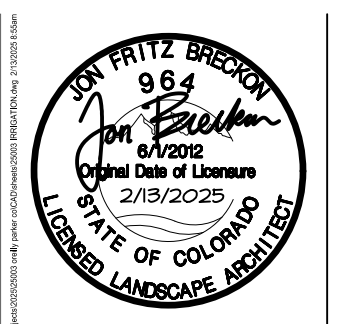
13 WIRELESS RAIN/FREEZE CLIK SYSTEM
Scale: NTS



14 REDUCED PRESSURE BACK FLOW PREVENTER
NOTE:
1. ALL PIPES AND FITTINGS USED FOR BACK FLOW ASSEMBLY TO BE MADE OF RED BRASS.
NOT TO SCALE



811
Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
417.862.3265
e-mail: architect@estertyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2
IRRIGATION DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
STYLING, MISSOURI 65802
(417) 882-2674 TELEPHONE

COMM #	4884
DATE:	2-14-2025
REVISION	
DATE:	

EXTERIOR LIGHT FIXTURE SCHEDULE													
ALL ITEMS LISTED ON THE "LIGHT FIXTURE SCHEDULE" WILL BE SUPPLIED BY THE OWNER (O'REILLY). ITEMS SHALL BE DIRECT ORDERED AND OR RELEASED FROM THE LISTED ELECTRICAL EQUIPMENT DISTRIBUTOR:				SOURCEONE SOLUTIONS 4341 GREEN ASH DRIVE EARTH CITY, MO 63045				SOURCEONE SOLUTIONS O'REILLY TEAM EMAIL: nco'reilly@sourceonesolutions.com PHONE: 314-499-6400					
MARK	MFR.	CATALOG NUMBER	SUPPLY VOLTAGE	FINISH	MOUNTING			LAMPS			WATTAGE	NOTES	FIXTURE QUANTITY
					SURFACE WALL	SURF. CEILING	OTHER	TYPE	FLUORESCENT	LED			
LED EXTERIOR LIGHTS													
WS1	LSI	XWM-FT-LED-06L-50-UE-BRZ NO SUBSTITUTIONS	120	DARK BRONZE	X			X			45	FULL CUT-OFF, BUG RATING B1-U0-G1. ARCHITECTURAL ELEVATIONS SHOW DIMENSIONED LOCATIONS.	5
WSP	LSI	XWM-FT-LED-06L-50-UE-BRZ-PC120 NO SUBSTITUTIONS	120	DARK BRONZE	X			X			45	FULL CUT-OFF, BUG RATING B1-U0-G1. ARCHITECTURAL ELEVATIONS SHOW DIMENSIONED LOCATIONS.	1
LED POLE LIGHTS													
P1	LSI	MRM-LED-18L-SIL-FT-UNV-DIM-50-70CRI-BRZ-IL	120	DARK BRONZE			X	X			135	25' POLE LENGTH, ADVANCE BALLASTS, FULL CUT-OFF, NO SUBSTITUTIONS, ANCHOR BOLTS W/HARDWARE & TEMPLATE, WITH INTERNAL LOUVER HOUSE SIDE SHIELD, BUG RATING B2-U0-G3	3
FIXTURE QUANTITY TO BE VERIFIED WITH SITE PLAN QUANTITY													

BACKLIGHT-UPLIGHT-GLARE (BUG) RATING / FULL CUTOFF															
ALL "LSI MRM" & "XWM" LED FIXTURES HAVE ZERO UPLIGHT AND ARE CONSIDERED FULL CUT OFF AND DARKSKY COMPLIANT. THE DELIVERED LUMEN CHART BELOW APPLIES TO "LSI XWM" FIXTURES AND CONFIRMS THAT IN EVERY CONFIGURATION THE FIXTURE PRODUCES ZERO UPLIGHT (U = 0). BUG RATING CHART FOR "LSI MRM" FIXTURES IS FOUND ON CORRESPONDING "SP" SHEETS.															
DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K			3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
03L	2	70	2703	120	B1-U0-G1	2822	125	B1-U0-G1	3088	137	B1-U0-G1	3088	137	B1-U0-G1	22.6
	3	70	2752	122	B1-U0-G1	2873	127	B1-U0-G1	3144	139	B1-U0-G1	3144	139	B1-U0-G1	
	FT	70	2718	120	B1-U0-G1	2838	126	B1-U0-G1	3105	137	B1-U0-G1	3105	137	B1-U0-G1	
04L	2	70	3546	120	B1-U0-G1	3702	125	B1-U0-G1	4051	137	B1-U0-G1	4051	137	B1-U0-G1	29.5
	3	70	3610	122	B1-U0-G1	3769	128	B1-U0-G1	4124	140	B1-U0-G1	4124	140	B1-U0-G1	
	FT	70	3565	121	B1-U0-G1	3722	126	B1-U0-G1	4073	138	B1-U0-G1	4073	138	B1-U0-G1	
06L	2	70	5274	118	B2-U0-G1	5506	123	B2-U0-G2	6025	135	B2-U0-G2	6025	135	B2-U0-G2	44.7
	3	70	5369	120	B1-U0-G1	5606	125	B1-U0-G1	6134	137	B1-U0-G2	6134	137	B1-U0-G2	
	FT	70	5303	119	B1-U0-G2	5536	124	B1-U0-G2	6058	136	B1-U0-G2	6058	136	B1-U0-G2	
08L	2	70	6996	113	B2-U0-G2	7304	118	B2-U0-G2	7993	129	B2-U0-G2	7993	129	B2-U0-G2	62.0
	3	70	7123	115	B1-U0-G2	7437	120	B1-U0-G2	8138	131	B2-U0-G2	8138	131	B2-U0-G2	
	FT	70	7035	113	B1-U0-G2	7345	118	B2-U0-G2	8037	130	B2-U0-G2	8037	130	B2-U0-G2	
12L	2	70	10516	103	B2-U0-G2	10979	107	B3-U0-G3	12014	118	B3-U0-G3	12014	118	B3-U0-G3	102.2
	3	70	10707	105	B2-U0-G2	11178	109	B2-U0-G2	12232	120	B2-U0-G2	12232	120	B2-U0-G2	
	FT	70	10574	103	B2-U0-G3	11040	108	B2-U0-G3	12080	118	B2-U0-G3	12080	118	B2-U0-G3	

AUTOMATIC LIGHTING CONTROL

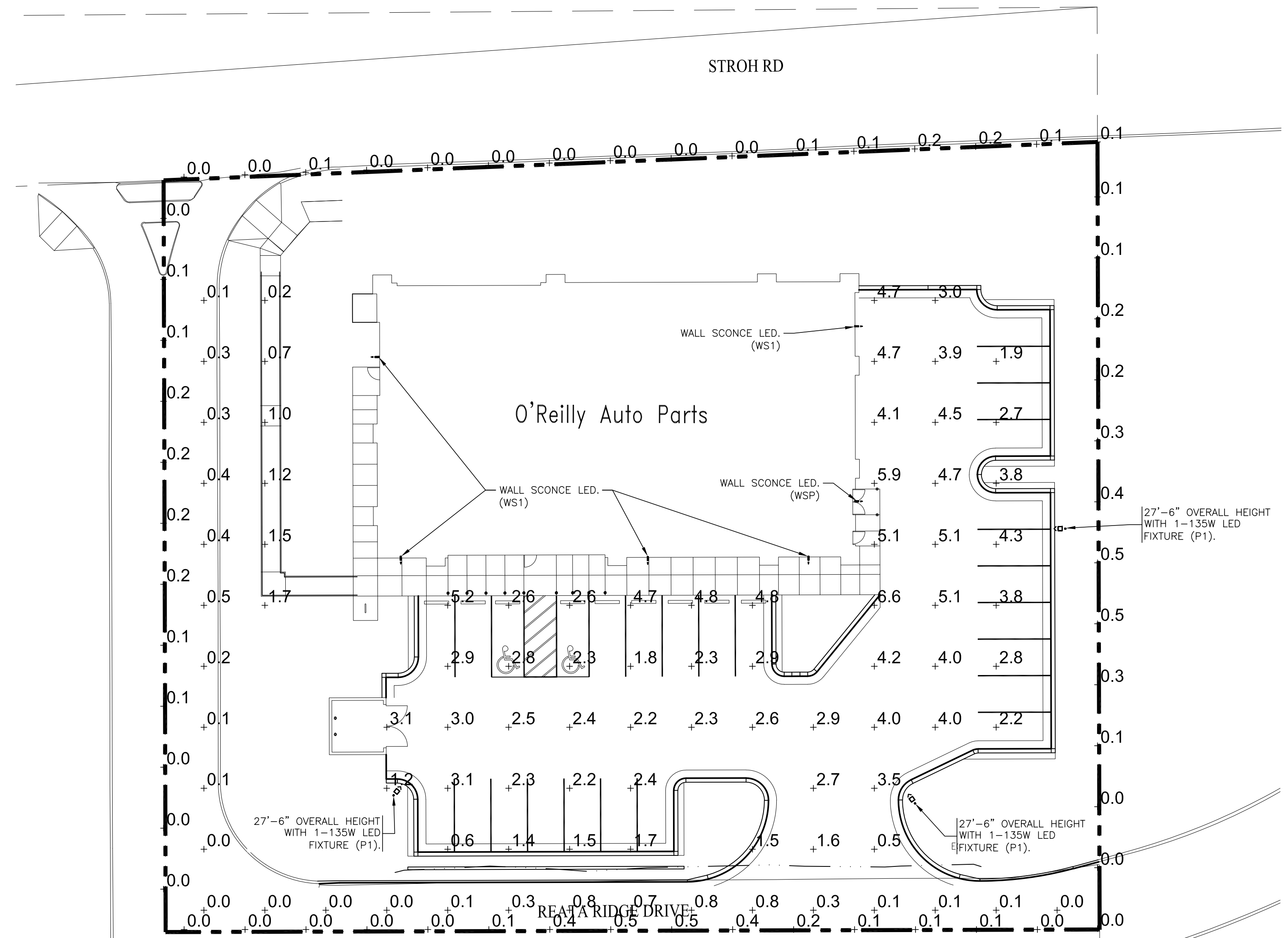
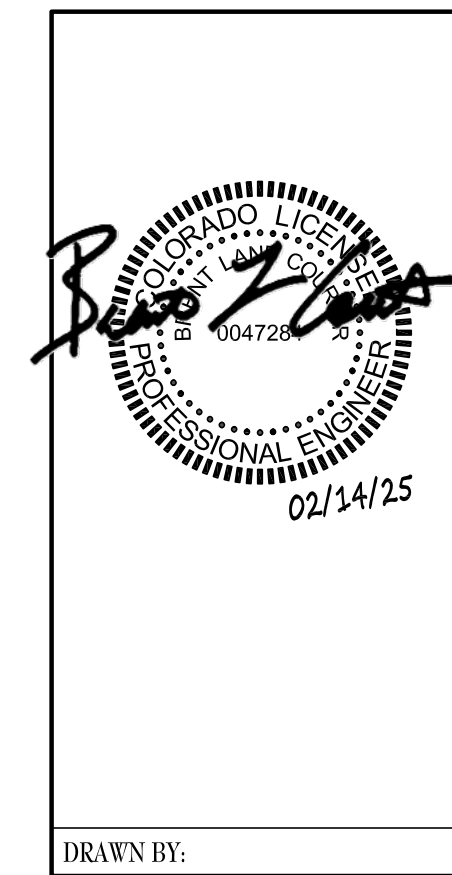
COMPLIANCE WITH ENERGY CODE IS ACHIEVED BY:

- ONCE THE EMS HAS BEEN PROGRAMMED, THE INTERIOR AND EXTERIOR LIGHTS WILL TURN ON AND OFF USING THE FOLLOWING LOGIC: SEE EM SHEETS.
- INTERIOR WORK LIGHTS WILL TURN ON WITH FIRST MOTION IN THE STORE AND WILL TURN OFF 15 MINUTES AFTER LAST MOTION ONCE THE STORE IS CLOSED.
- INTERIOR SALES LIGHTS WILL TURN ON AT STORE OPENING AND TURN OFF 15 MINUTES AFTER STORE CLOSING.
- EXTERIOR SIGN LIGHTS WILL TURN ON WHEN ITS DARK ENOUGH OUTSIDE ANYTIME DURING STORE HOURS, AND WILL TURN OFF AT STORE CLOSING.
- EXTERIOR SITE LIGHTS WILL TURN ON WHEN IT IS DARK ENOUGH OUTSIDE AND IT IS WITHIN STORE HOURS OR THERE IS MOTION IN THE STORE. THEY WILL TURN OFF 30 MINUTES AFTER LAST MOTION ONCE THE STORE IS CLOSED.

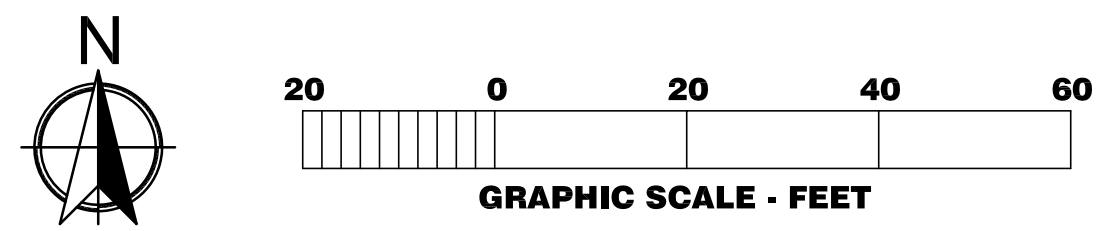
FOR NEW CONSTRUCTION LOCATIONS ONLY, THERE IS A TEMPORARY PROGRAM TO KEEP SIGN AND SITE LIGHTS ON UNTIL MIDNIGHT RATHER THAN THE TIMES INDICATED ABOVE. O'REILLY WILL DISABLE THIS PROGRAM ONE YEAR AFTER STORE OPENING.

(EXCLUDING TX, EXTERIOR LIGHTS STAY ON OVERNIGHT FOR SECURITY PURPOSES.)

- RESTROOMS AND OFFICES: ALL LIGHTING IN THESE AREAS ARE CONTROLLED BY OCCUPANT-SENSING DEVICES.



SITE LIGHTING PHOTOMETRICS
SCALE: 1"=20'



PROJECT:
NEW O'REILLY AUTO PARTS STORE
STROTH RD
PARKER, CO #2
SITE LIGHTING PHOTOMETRICS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE


COMM # 4884
DATE: 02-14-2025
REVISION
DATE:



TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
e-mail: architect@esteytschneider.com
417.862.0558
Fax: 417.862.3265

Catalog #: _____ Project: _____
 Prepared By: _____ Date: _____ Type: _____

Mirada Medium (MRM) Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	7000 - 48000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight (lb/kg)	30 (13.6)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip™ polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IE5 Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral lower (LL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C82.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9)

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant, with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLC to confirm which versions are qualified.
- Paraflex Silicone Optics (US Patent NO. 10,596,165 B2)
- IK08 rated luminaire per IEC 60626 mechanical impact code.

Specifications and dimensions subject to change without notice.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsiinc.com
 (513) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

Page 1/9 Rev. 09/08/21 SPEC.1048.A.0630

Catalog #: _____ Project: _____
 Prepared By: _____ Date: _____ Type: _____

Mirada Medium Outdoor LED Area Light

IP66 IK08

ORDERING GUIDE

Back to Quick Links

Typical Order Example: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire	Light Source	Lumen Package	Light Source	Distribution	Orientation	Voltage	Driver	
MRM - LED	7L - 7000 lms 8L - 9,000 lms 9L - 10,000 lms 10L - 11,000 lms 11L - 12,000 lms 12L - 13,000 lms 13L - 14,000 lms 14L - 15,000 lms 15L - 16,000 lms 16L - 17,000 lms 17L - 18,000 lms 18L - 19,000 lms 19L - 20,000 lms 20L - 21,000 lms 21L - 22,000 lms 22L - 23,000 lms 23L - 24,000 lms 24L - 25,000 lms 25L - 26,000 lms 26L - 27,000 lms 27L - 28,000 lms 28L - 29,000 lms 29L - 30,000 lms 30L - 31,000 lms 31L - 32,000 lms 32L - 33,000 lms 33L - 34,000 lms 34L - 35,000 lms 35L - 36,000 lms 36L - 37,000 lms 37L - 38,000 lms 38L - 39,000 lms 39L - 40,000 lms 40L - 41,000 lms 41L - 42,000 lms 42L - 43,000 lms 43L - 44,000 lms 44L - 45,000 lms 45L - 46,000 lms 46L - 47,000 lms 47L - 48,000 lms 48L - 49,000 lms 49L - 50,000 lms 50L - 51,000 lms 51L - 52,000 lms 52L - 53,000 lms 53L - 54,000 lms 54L - 55,000 lms 55L - 56,000 lms 56L - 57,000 lms 57L - 58,000 lms 58L - 59,000 lms 59L - 60,000 lms 60L - 61,000 lms 61L - 62,000 lms 62L - 63,000 lms 63L - 64,000 lms 64L - 65,000 lms 65L - 66,000 lms 66L - 67,000 lms 67L - 68,000 lms 68L - 69,000 lms 69L - 70,000 lms	2 - Type 2 3 - Type 3 5W - Type 5W FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise	Black - Black BRZ - Dark Bronze GMS - Gun Metal Gray GPF - Graphite MSV - Metallic Silver PFP - Platinum Plus SWS - Satin White Green WHT - White	Black - Black BRZ - Dark Bronze GMS - Gun Metal Gray GPF - Graphite MSV - Metallic Silver PFP - Platinum Plus SWS - Satin White Green WHT - White	Black - Black BRZ - Dark Bronze GMS - Gun Metal Gray GPF - Graphite MSV - Metallic Silver PFP - Platinum Plus SWS - Satin White Green WHT - White	Black - Black BRZ - Dark Bronze GMS - Gun Metal Gray GPF - Graphite MSV - Metallic Silver PFP - Platinum Plus SWS - Satin White Green WHT - White	UNV - Universal Voltage (120-277V) HW - High Voltage (347-480V)	DM - 0-10V Dimming (0-100%)

Color Temp 7000K - 70 CRI

Color Rendering 7000K - 70 CRI

Finish Black - Black
BRZ - Dark Bronze
GMS - Gun Metal Gray
GPF - Graphite
MSV - Metallic Silver
PFP - Platinum Plus
SWS - Satin White Green
WHT - White

Options [Blank] - None
II - Integral House Side Shield
IL - Integral Lower (Sharp Spot Light Cutoff)

Controls (House Side)

Blank - None
AISC - Airtlink Sengate Control System
ALSCE - Airtlink Sengate Control System (with 12" Motion Sensor)
ALSCEM - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor)
ALSCEM2 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)
ALSCEM3 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)
ALSCEM4 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)
ALSCEM5 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)
ALSCEM6 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)
ALSCEM7 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)
ALSCEM8 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)
ALSCEM9 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)
ALSCEM10 - Airtlink Sengate Control System (with 12" Motion Sensor & Photo Sensor & Photo Sensor)

Lumen Linealight Controls

LLC - Linealight Integral Wireless Radio Control by Lutron®
LLC2 - Linealight Integral Wireless Radio Control and PIR Motion®
LLC3 - Linealight Integral Wireless Radio Control and PIR Motion®
LLC4 - Linealight Integral Wireless Radio Control and PIR Motion®
LLC5 - Linealight Integral Wireless Radio Control and PIR Motion®
LLC6 - Linealight Integral Wireless Radio Control and PIR Motion®
LLC7 - Linealight Integral Wireless Radio Control and PIR Motion®
LLC8 - Linealight Integral Wireless Radio Control and PIR Motion®
LLC9 - Linealight Integral Wireless Radio Control and PIR Motion®
LLC10 - Linealight Integral Wireless Radio Control and PIR Motion®

Button Type Products

BT - 12" Motion Sensor
BT2 - 12" Motion Sensor & Photo Sensor
BT3 - 12" Motion Sensor & Photo Sensor
BT4 - 12" Motion Sensor & Photo Sensor
BT5 - 12" Motion Sensor & Photo Sensor
BT6 - 12" Motion Sensor & Photo Sensor
BT7 - 12" Motion Sensor & Photo Sensor
BT8 - 12" Motion Sensor & Photo Sensor
BT9 - 12" Motion Sensor & Photo Sensor
BT10 - 12" Motion Sensor & Photo Sensor

Accessory Ordering Information*

Custom Accessories

Description Order Number*
PI-10V Protocol for use with 0-10V system (120V) 621014
PI-10V Protocol for use with 0-10V system (277V) 621015
PI-10V Protocol for use with 0-10V system (277V) 621016
PI-10V Protocol for use with 0-10V system (277V) 621017
PI-10V Protocol for use with 0-10V system (277V) 621018
PI-10V Protocol for use with 0-10V system (277V) 621019
PI-10V Protocol for use with 0-10V system (277V) 621020
PI-10V Protocol for use with 0-10V system (277V) 621021
PI-10V Protocol for use with 0-10V system (277V) 621022
PI-10V Protocol for use with 0-10V system (277V) 621023
PI-10V Protocol for use with 0-10V system (277V) 621024
PI-10V Protocol for use with 0-10V system (277V) 621025
PI-10V Protocol for use with 0-10V system (277V) 621026
PI-10V Protocol for use with 0-10V system (277V) 621027
PI-10V Protocol for use with 0-10V system (277V) 621028
PI-10V Protocol for use with 0-10V system (277V) 621029
PI-10V Protocol for use with 0-10V system (277V) 621030
PI-10V Protocol for use with 0-10V system (277V) 621031
PI-10V Protocol for use with 0-10V system (277V) 621032
PI-10V Protocol for use with 0-10V system (277V) 621033
PI-10V Protocol for use with 0-10V system (277V) 621034
PI-10V Protocol for use with 0-10V system (277V) 621035
PI-10V Protocol for use with 0-10V system (277V) 621036
PI-10V Protocol for use with 0-10V system (277V) 621037
PI-10V Protocol for use with 0-10V system (277V) 621038
PI-10V Protocol for use with 0-10V system (277V) 621039
PI-10V Protocol for use with 0-10V system (277V) 621040
PI-10V Protocol for use with 0-10V system (277V) 621041
PI-10V Protocol for use with 0-10V system (277V) 621042
PI-10V Protocol for use with 0-10V system (277V) 621043
PI-10V Protocol for use with 0-10V system (277V) 621044
PI-10V Protocol for use with 0-10V system (277V) 621045
PI-10V Protocol for use with 0-10V system (277V) 621046
PI-10V Protocol for use with 0-10V system (277V) 621047
PI-10V Protocol for use with 0-10V system (277V) 621048
PI-10V Protocol for use with 0-10V system (277V) 621049
PI-10V Protocol for use with 0-10V system (277V) 621050
PI-10V Protocol for use with 0-10V system (277V) 621051
PI-10V Protocol for use with 0-10V system (277V) 621052
PI-10V Protocol for use with 0-10V system (277V) 621053
PI-10V Protocol for use with 0-10V system (277V) 621054
PI-10V Protocol for use with 0-10V system (277V) 621055
PI-10V Protocol for use with 0-10V system (277V) 621056
PI-10V Protocol for use with 0-10V system (277V) 621057
PI-10V Protocol for use with 0-10V system (277V) 621058
PI-10V Protocol for use with 0-10V system (277V) 621059
PI-10V Protocol for use with 0-10V system (277V) 621060
PI-10V Protocol for use with 0-10V system (277V) 621061
PI-10V Protocol for use with 0-10V system (277V) 621062
PI-10V Protocol for use with 0-10V system (277V) 621063
PI-10V Protocol for use with 0-10V system (277V) 621064
PI-10V Protocol for use with 0-10V system (277V) 621065
PI-10V Protocol for use with 0-10V system (277V) 621066
PI-10V Protocol for use with 0-10V system (277V) 621067
PI-10V Protocol for use with 0-10V system (277V) 621068
PI-10V Protocol for use with 0-10V system (277V) 621069
PI-10V Protocol for use with 0-10V system (277V) 621070
PI-10V Protocol for use with 0-10V system (277V) 621071
PI-10V Protocol for use with 0-10V system (277V) 621072
PI-10V Protocol for use with 0-10V system (277V) 621073
PI-10V Protocol for use with 0-10V system (277V) 621074
PI-10V Protocol for use with 0-10V system (277V) 621075
PI-10V Protocol for use with 0-10V system (277V) 621076
PI-10V Protocol for use with 0-10V system (277V) 621077
PI-10V Protocol for use with 0-10V system (277V) 621078
PI-10V Protocol for use with 0-10V system (277V) 621079
PI-10V Protocol for use with 0-10V system (277V) 621080
PI-10V Protocol for use with 0-10V system (277V) 621081
PI-10V Protocol for use with 0-10V system (277V) 621082
PI-10V Protocol for use with 0-10V system (277V) 621083
PI-10V Protocol for use with 0-10V system (277V) 621084
PI-10V Protocol for use with 0-10V system (277V) 621085
PI-10V Protocol for use with 0-10V system (277V) 621086
PI-10V Protocol for use with 0-10V system (277V) 621087
PI-10V Protocol for use with 0-10V system (277V) 621088
PI-10V Protocol for use with 0-10V system (277V) 621089
PI-10V Protocol for use with 0-10V system (277V) 621090
PI-10V Protocol for use with 0-10V system (277V) 621091
PI-10V Protocol for use with 0-10V system (277V) 621092
PI-10V Protocol for use with 0-10V system (277V) 621093
PI-10V Protocol for use with 0-10V system (277V) 621094
PI-10V Protocol for use with 0-10V system (277V) 621095
PI-10V Protocol for use with 0-10V system (277V) 621096
PI-10V Protocol for use with 0-10V system (277V) 621097
PI-10V Protocol for use with 0-10V system (277V) 621098
PI-10V Protocol for use with 0-10V system (277V) 621099
PI-10V Protocol for use with 0-10V system (277V) 621100
PI-10V Protocol for use with 0-10V system (277V) 621101
PI-10V Protocol for use with 0-10V system (277V) 621102
PI-10V Protocol for use with 0-10V system (277V) 621103
PI-10V Protocol for use with 0-10V system (277V) 621104
PI-10V Protocol for use with 0-10V system (277V) 621105
PI-10V Protocol for use with 0-10V system (277V) 621106
PI-10V Protocol for use with 0-10V system (277V) 621107
PI-10V Protocol for use with 0-10V system (277V) 621108
PI-10V Protocol for use with 0-10V system (277V) 621109
PI-10V Protocol for use with 0-10V system (277V) 621110
PI-10V Protocol for use with 0-10V system (277V) 621111
PI-10V Protocol for use with 0-10V system (277V) 621112
PI-10V Protocol for use with 0-10V system (277V) 621113
PI-10V Protocol for use with 0-10V system (277V) 621114
PI-10V Protocol for use with 0-10V system (277V) 621115
PI-10V Protocol for use with 0-10V system (277V) 621116
PI-10V Protocol for use with 0-10V system (277V) 621117
PI-10V Protocol for use with 0-10V system (277V) 621118
PI-10V Protocol for use with 0-10V system (277V) 621119
PI-10V Protocol for use with 0-10V system (277V) 621120
PI-10V Protocol for use with 0-10V system (277V) 621121
PI-10V Protocol for use with 0-10V system (277V) 621122
PI-10V Protocol for use with 0-10V system (277V) 621123
PI-10V Protocol for use with 0-10V system (277V) 621124
PI-10V Protocol for use with 0-10V system (277V) 621125
PI-10V Protocol for use with 0-10V system (277V) 621126
PI-10V Protocol for use with 0-10V system (277V) 621127
PI-10V Protocol for use with 0-10V system (277V) 621128
PI-10V Protocol for use with 0-10V system (277V) 621129
PI-10V Protocol for use with 0-10V system (277V) 621130
PI-10V Protocol for use with 0-10V system (277V) 621131
PI-10V Protocol for use with 0-10V system (277V) 621132
PI-10V Protocol for use with 0-10V system (277V) 621133
PI-10V Protocol for use with 0-10V system (277V) 621134
PI-10V Protocol for use with 0-10V system (277V) 621135
PI-10V Protocol for use with 0-10V system (277V) 621136
PI-10V Protocol for use with 0-10V system (277V) 621137
PI-10V Protocol for use with 0-10V system (277V) 621138
PI-10V Protocol for use with 0-10V system (277V) 621139
PI-10V Protocol for use with 0-10V system (277V) 621140
PI-10V Protocol for use with 0-10V system (277V) 621141
PI-10V Protocol for use with 0-10V system (277V) 621142
PI-10V Protocol for use with 0-10V system (277V) 621143
PI-10V Protocol for use with 0-10V system (277V) 621144
PI-10V Protocol for use with 0-10V system (277V) 621145
PI-10V Protocol for use with 0-10V system (277V) 621146
PI-10V Protocol for use with 0-10V system (277V) 621147
PI-10V Protocol for use with 0-10V system (277V) 621148
PI-10V Protocol for use with 0-10V system (277V) 621149
PI-10V Protocol for use with 0-10V system (277V) 621150
PI-10V Protocol for use with 0-10V system (277V) 621151
PI-10V Protocol for use with 0-10V system (277V) 621152
PI-10V Protocol for use with 0-10V system (277V) 621153
PI-10V Protocol for use with 0-10V system (277V) 621154
PI-10V Protocol for use with 0-10V system (277V) 621155
PI-10V Protocol for use with 0-10V system (277V) 621156
PI-10V Protocol for use with 0-10V system (277V) 621157
PI-10V Protocol for use with 0-10V system (277V) 621158
PI-10V Protocol for use with 0-10V system (277V) 621159
PI-10V Protocol for use with 0-10V system (277V) 621160
PI-10V Protocol for use with 0-10V system (277V) 621161
PI-10V Protocol for use with 0-10V system (277V) 621162
PI-10V Protocol for use with 0-10V system (277V) 621163
PI-10V Protocol for use with 0-10V system (277V) 621164
PI-10V Protocol for use with 0-10V system (277V) 621165
PI-10V Protocol for use with 0-10V system (277V) 621166
PI-10V Protocol for use with 0-10V system (277V) 621167
PI-10V Protocol for use with 0-10V system (277V) 621168
PI-10V Protocol for use with 0-10V system (277V) 621169
PI-10V Protocol for use with 0-10V system (277V) 621170
PI-10V Protocol for use with 0-10V system (277V) 621171
PI-10V Protocol for use with 0-10V system (277V) 621172
PI-10V Protocol for use with 0-10V system (277V) 621173
PI-10V Protocol for use with 0-10V system (277V) 621174
PI-10V Protocol for use with 0-10V system (277V) 621175
PI-10V Protocol for use with 0-10V system (277V) 621176
PI-10V Protocol for use with 0-10V system (277V) 621177
PI-10V Protocol for use with 0-10V system (277V) 621178
PI-10V Protocol for use with 0-10V system (277V) 621179
PI-10V Protocol for use with 0-10V system (277V) 621180
PI-10V Protocol for use with 0-10V system (277V) 621181
PI-10V Protocol for use with 0-10V system (277V) 621182
PI-10V Protocol for use with 0-10V system (277V) 621183
PI-10V Protocol for use with 0-10V system (277V) 621184
PI-10V Protocol for use with 0-10V system (277V) 621185
PI-10V Protocol for use with 0-10V system (277V) 621186
PI-10V Protocol for use with 0-10V system (277V) 621187
PI-10V Protocol for use with 0-10V system (277V) 621188
PI-10V Protocol for use with 0-10V system (277V) 621189
PI-10V Protocol for use with 0-10V system (277V) 621190
PI-10V Protocol for use with 0-10V system (277V) 621191
PI-10V Protocol for use with 0-10V system (277V) 621192
PI-10V Protocol for use with 0-10V system (277V) 621193
PI-10V Protocol for use with 0-10V system (277V) 621194
PI-10V Protocol for use with 0-10V system (277V) 621195
PI-10V Protocol for use with 0-10V system (277V) 621196
PI-10V Protocol for use with 0-10V system (277V) 621197
PI-10V Protocol for use with 0-10V system (277V) 621198
PI-10V Protocol for use with 0-10V system (277V) 621199
PI-10V Protocol for use with 0-10V system (277V) 621200
PI-10V Protocol for use with 0-10V system (277V) 621201
PI-10V Protocol for use with 0-10V system (277V) 621202
PI-10V Protocol for use with 0-10V system (277V) 621203
PI-10V Protocol for use with 0-10V system (277V) 621204
PI-10V Protocol for use with 0-10V system (277V) 621205
PI-10V Protocol for use with 0-10V system (277V) 621206
PI-10V Protocol for use with 0-10V system (277V) 621207
PI-10V Protocol for use with 0-10V system (277V) 621208
PI-10V Protocol for use with 0-10V system (277V) 621209
PI-10V Protocol for use with 0-10V system (277V) 621210
PI-10V Protocol for use with 0-10V system (277V) 621211
PI-10V Protocol for use with 0-10V system (277V) 621212
PI-10V Protocol for use with 0-10V system (277V) 621213
PI-10V Protocol for use with 0-10V system (277V) 621214
PI-10V Protocol for use with 0-10V system (277V) 621215
PI-10V Protocol for use with 0-10V system (277V) 621216
PI-10V Protocol for use with 0-10V system (277V) 621217
PI-10V Protocol for use with 0-10V system (277V) 621218
PI-10V Protocol for use with 0-10V system (277V) 621219
PI-10V Protocol for use with 0-10V system (277V) 621220
PI-10V Protocol for use with 0-10V system (277V) 621221
PI-10V Protocol for use with 0-10V system (277V) 621222
PI-10V Protocol for use with 0-10V system (277V) 621223
PI-10V Protocol for use with 0-10V system (277V) 621224
PI-10V Protocol for use with 0-10V system (277V) 621225
PI-10V Protocol for use with 0-10V system (277V) 621226
PI-10V Protocol for use with 0-10V system (277V) 621227
PI-10V Protocol for use with 0-10V system (277V) 621228
PI-10V Protocol for use with 0-10V system (277V) 621229
PI-10V Protocol for use with 0-10V system (277V) 621230
PI-10V Protocol for use with 0-10V system (277V) 621231
PI-10V Protocol for use with 0-10V system (277V) 621232
PI-10V Protocol for use with 0-10V system (277V) 621233
PI-10V Protocol for use with 0-10V system (277V) 621234
PI-10V Protocol for use with 0-10V system (277V) 621235
PI-10V Protocol for use with 0-10V system (277V) 621236
PI-10V Protocol for use with 0-10V system (277V) 621237
PI-10V Protocol for use with 0-10V system (277V) 621238
PI-10V Protocol for use with 0-10V system (277V) 621239
PI-10V Protocol for use with 0-10V system (277V) 621240
PI-10V Protocol for use with 0-10V system (277V) 621241
PI-10V Protocol for use with 0-10V system (277V) 621242
PI-10V Protocol for use with 0-10V system (277V) 621243
PI-10V Protocol for use with 0-10V system (277V) 621244
PI-10V Protocol for use with 0-10V system (277V) 621245
PI-10V Protocol for use with 0-10V system (277V) 621246
PI-10V Protocol for use with 0-10V system (277V) 621247
PI-10V Protocol for use with 0-10V system (277V) 621248
PI-10V Protocol for use with 0-10V system (277V) 621249
PI-10V Protocol for use with 0-10V system (277V) 621250
PI-10V Protocol for use with 0-10V system (277V) 621251
PI-10V Protocol for use with 0-10V system (277V) 621252
PI-10V Protocol for use with 0-10V system (277V) 621253
PI-10V Protocol for use with 0-10V system (277V) 621254
PI-10V Protocol for use with 0-10V system (277V) 621255
PI-10V Protocol for use with 0-10V system (277V) 621256
PI-10V Protocol for use with 0-10V system (277V) 621257
PI-10V Protocol for use with 0-10V system (277V) 621258
PI-10V Protocol for use with 0-10V system (277V) 621259
PI-10V Protocol for use with 0-10V system (277V) 621260
PI-10V Protocol for use with 0-10V system (277V) 621261
PI-10V Protocol for use with 0-10V system (277V) 621262
PI-10V Protocol for use with 0-10V system (277V) 621263
PI-10V Protocol for use with 0-10V system (277V) 621264
PI-10V Protocol for use with 0-10V system (277V) 621265
PI-10V Protocol for use with 0-10V system (277V) 621266
PI-10V Protocol for use with 0-10V system (277V) 621267
PI-10V Protocol for use with 0-10V system (277V) 621268
PI-10V Protocol for use with 0-10V system (277V) 621269
PI-10V Protocol for use with 0-10V system (277V) 621270
PI-10V Protocol for use with 0-10V system (277V) 621271
PI-10V Protocol for use with 0-10V system (277V) 621272
PI-10V Protocol for use with 0-10V system (277V) 621273
PI-10V Protocol for use with 0-10V system (277V) 621274
PI-10V Protocol for use with 0-10V system (277V) 621275
PI-10V Protocol for use with 0-10V system (277V) 621276
PI-10V Protocol for use with 0-10V system (277V) 621277
PI-10V Protocol for use with 0-10V system (277V) 621278
PI-10V Protocol for use with 0-10V system (277V) 621279
PI-10V Protocol for use with 0-10V system (277V) 621280
PI-10V Protocol for use with 0-10V system (277V) 6212



1 SOUTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

FINISH LEGEND:

	ACCENT BRICK -	"DOVE GRAY" BY ACME BRICK OR APPROVED EQUAL
	FIELD BRICK -	"OXFORD BROWN" BY ACME BRICK OR APPROVED EQUAL
	EIFS AROUND SIGN -	CUSTOM RED MIX BY DRYVIT ORAP011030S SHERWIN WILLIAMS "POSITIVE RED" SW6871
	STOREFRONT -	KAWNEER "DARK IVY"
	ACCENT STUCCO -	SHERWIN WILLIAMS "SOFTER TAN" SW6141
	FIELD STUCCO -	SHERWIN WILLIAMS "LATTE" SW6108
	STONE VENEER -	CORONADO STONE SIERRA LEDGE COLOR: BROOKSIDE

label where each is used on plans

EIFS (stucco) can't make up more than 30% of total facades. note percentages.

label window material (transparent glass?)

enhance blank area. consider adding another green canopy/eyebrow



2 EAST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

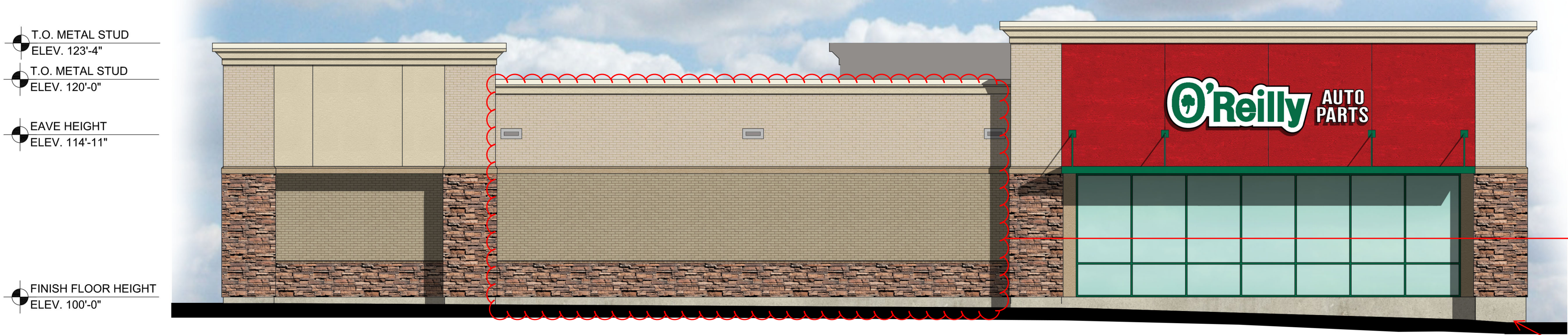
transparency requirements apply

this side will be visible from stroh. add some elements from other facades (red, green, canopy/eyebrow)

need transparency calculations for all sides

north (front): 40% east (side): 25% south (front): 40% west (side): 25%

label. add note that electrical equipment will be painted to match adjacent wall, show as tan/brown on renderings



3 NORTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

architectural enhancements needed. this needs to be treated as a building front (see commercial design standards for building fronts)

enhance blank area

foundation wall material needs to be labeled. can't be exposed concrete. use materials used on building.

label. add note that pipes/meter will be painted to match adjacent wall, show as tan/brown on renderings



4 WEST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

TIMOTHY M. GULLOT
ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3965
e-mail: architect@estertyschneider.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #	
DATE:	1-22-25
REVISION	
DATE:	

CE1



Project Reviews Town of Parker

Project Number: SP25-025

Description: Parker Pointe F1 L1 - Auto Parts Store

Applied: **3/3/2025**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: , **CO 80134**

Status: **UNDER REVIEW 1**

Applicant: **O'Reilly Auto Enterprises, LLC**

Parent Project: **SUB19-052**

Owner: **PARKER & STROH LLC**

Contractor: **<NONE>**

Details:

The applicant, O'Reilly Auto Parts, is proposing an 8,000 sq. ft. auto parts store. The site is located on the south side of Stroh Road east of Parker Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
3/5/2025	3/13/2025	3/13/2025	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
3/3/2025			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
3/3/2025	3/7/2025	3/17/2025	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP 1ST 20

3/13/2025	3/26/2025	4/10/2025	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes
-----------	-----------	-----------	-------------	-------------	-------------------	-----------

Notes:

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

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

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 2023 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72 and NFPA 13). 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.

3/13/2025		4/10/2025	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
-----------	--	-----------	-------------------------------	-------------	--	--

Notes:

3/13/2025		4/10/2025	COMCAST 20	Butch Buster		
-----------	--	-----------	------------	--------------	--	--

Notes:

3/13/2025	4/4/2025	4/10/2025	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
-----------	----------	-----------	-----------------------------	---------------	--------------------	-----------------------------------

Notes:

SP25-025 Parker Pointe F1 L1, O'Reilly Auto Parts – 1st Environmental Review, 4-4-25

Please note that a CBMP Cost 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 (Initial, Interim and Final Plan Sheets)

- Civil Plans must include multiple Erosion Control Plan Sheets referencing the Initial, Interim and Final phases of the project. You can use two plan sheets, Initial and Interim/Final: or three plan sheets, Initial, Interim, and Final. Each Erosion Control Plan must be on a separate Civil Plan sheet, enlarged to provide more detail. Using three plan sheets is preferred but not required.
 - Initial Erosion Control Plan Sheet: Only show the Initial CBMPs (Silt Fence Perimeter Control, Construction Fence Perimeter Control, VTC, Staging Area, Portable Toilets, Concrete Washout, and existing stormwater utilities with inlet protection). This plan sheet should show existing grade contours with stormwater flow arrows.
 - Interim Erosion Control Plan Sheet: Show all CBMPs needed through the progression of the construction project.
 - Final Erosion Control Plan Sheet: Show all permanent CBMPs that will remain in place till the native grasses are established.
- Please follow the Town of Parker Stormwater/Erosion Control Requirements using the Erosion Control - CBMP Plan Checklist.
- Please add a general note stating – "THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL".
- Please add a general note stating – "THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS".
- Please add a general note stating – "LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY."



PARKER
COLORADO



Project Reviews Town of Parker

6. Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
7. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
8. Please add a general 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.
9. Please provide existing and proposed grading contours.
10. Please provide arrows to indicate the direction of stormwater flow.
11. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1.
12. Please use Parker’s complete Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Details on the Erosion Control plan sheets.
13. Please 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 & CBMP Details (in Alphabetical Order). See link below for layout and use.
14. 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.
15. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
16. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
17. 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 Interim 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.
18. Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.
19. 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 viewpoint and provide a hatch to define the overall extents.

Links:

72-page layout of CBMP Legend, General Notes and Details Link:

https://drive.google.com/file/d/1oE5TRyFktV-bdRygduwlqhwaf3eQJxzs/view?usp=drive_link

Stormwater/Storm Drainage and Environmental Criteria Manual

Microsoft Word - SDECM Draft 10-21-13 (parkerco.gov)

CBMP Details

<http://parkeronline.org/532/Construction-Best-Management-Practices>

Roadway Design/Construction Criteria Manual

Roadway-Design--Construction-Criteria-Manual (parkerco.gov)

Erosion Control - CBMP Checklist (See Appendix D)

Microsoft Word - SDECM Draft 10-21-13 (parkerco.gov)

REDLINED EROSION CONTROL PLAN SHEETS available in attachments.

3/13/2025	4/10/2025	4/10/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
-----------	-----------	-----------	----------------------------	--------------------	--------------------	---------------------------------

Notes:

3/13/2025	4/7/2025	4/10/2025	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
-----------	----------	-----------	------------------------------------	-----------------	------------	--

Notes:

3/13/2025	3/20/2025	4/10/2025	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NOT APPLICABLE	
-----------	-----------	-----------	--	--------------	----------------	--

Notes:
N/A



PARKER
COLORADO

Project Reviews Town of Parker



3/13/2025		4/10/2025	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals		
Notes:						
3/13/2025	4/10/2025	4/10/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						
3/13/2025	3/26/2025	4/10/2025	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: A written response is required for the response letter provided by Fire Life Safety to the applicant; this letter has been uploaded to the application in both a pdf and a word document.						
3/13/2025	4/9/2025	4/10/2025	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	See notes
Notes: The proposed transformer location does not meet CORE clearance requirements and may not open into drive or parking spot. CORE will require 10-feet in front of the doors from back of curb. The proposed landscape plans will required to be revised to meet clearances at the existing switch and cubical. Trees may not be planted within 10 feet of the existing CORE facilities and future transformer location.						
3/13/2025	4/10/2025	4/10/2025	PLAT - CIVIL	Charles Kudlauskas	NOT APPLICABLE	
Notes:						
3/13/2025	4/2/2025	4/10/2025	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
3/13/2025	4/10/2025	4/10/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						
3/13/2025		4/10/2025	SITE PLAN 20	Amber Wood Hicken		
Notes:						
3/13/2025	4/10/2025	4/10/2025	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						



PARKER
COLORADO



Project Reviews Town of Parker

Review Group: SP 1ST 20 ADD

3/13/2025	4/3/2025	4/10/2025	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	see notes
-----------	----------	-----------	--	---------------	-----------------------	-----------

Notes:

Please upload the PWSD plans for this project.