

O'Reilly AUTO PARTS

O'REILLY AUTO PARTS PARKER, CO (PK2)

LOT 1 OF PARKER POINTE SUBDIVISION FILING NO 1

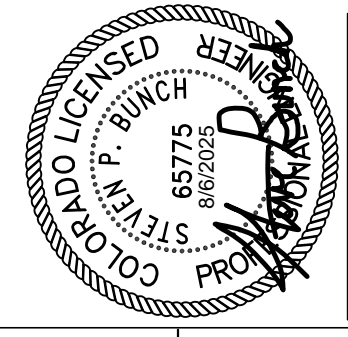
LOCATED IN THE NORTHEAST 1/4 SECTION OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., TOWN OF PAKER, COUNTY OF DOUGLAS, STATE OF COLORADO



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/13/2025

Planning Approval By: A. Wood Hicken



PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.tait.com

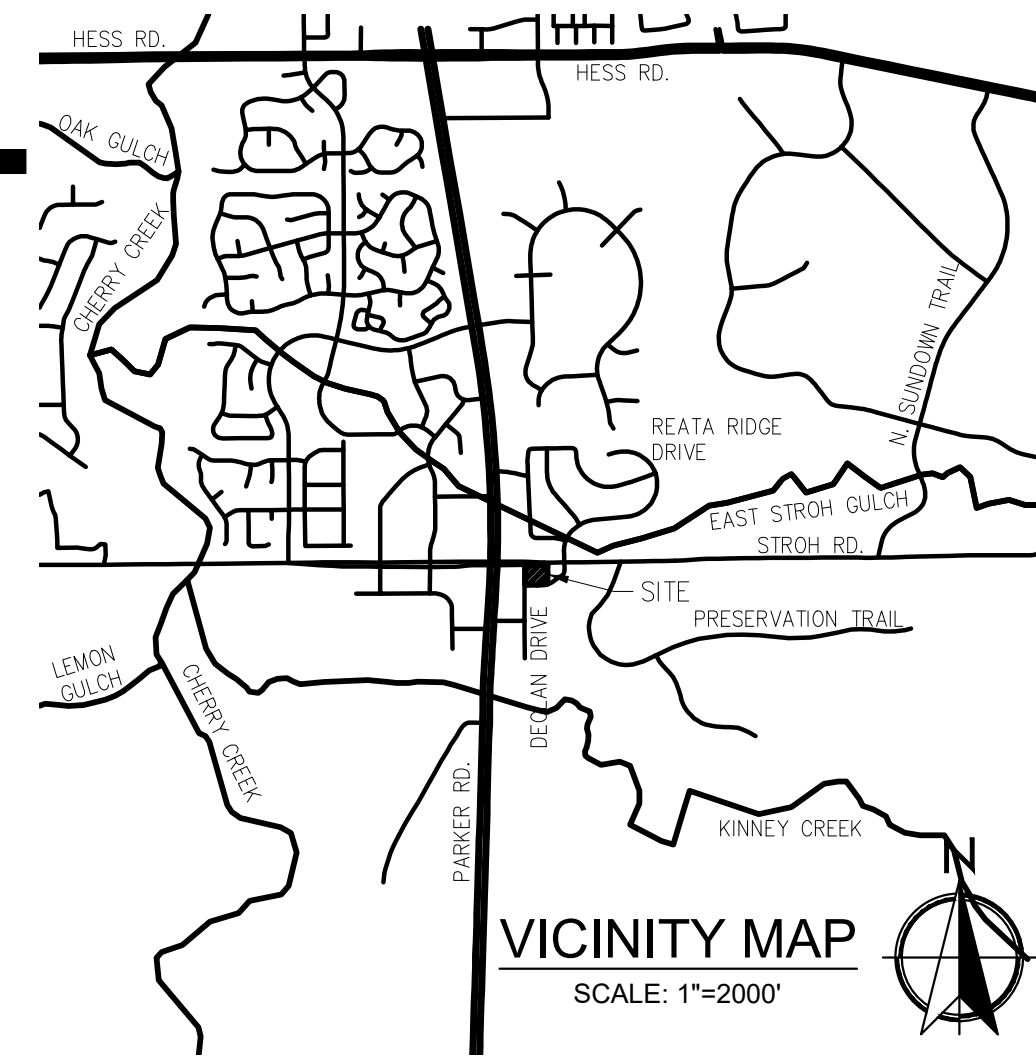
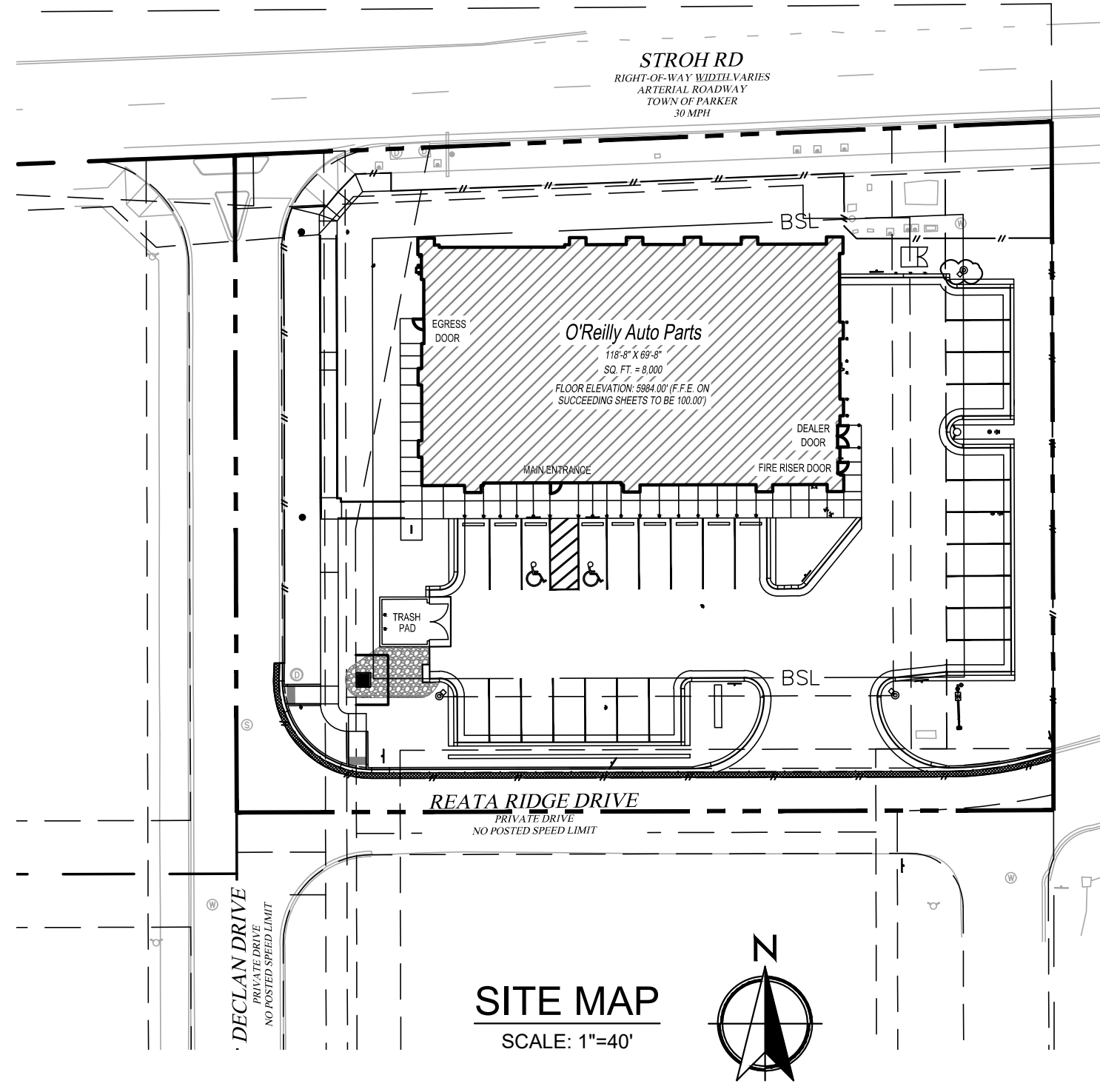
ENGINEERING ENVIRONMENTAL BUILDING LAND
SANTA ANA SACRAMENTO DENVER
SAN LUIS OBISPO RIVERSIDE BOISE

Since 1964



Steven P. Bunch, PE 6575

TIMOTHY M. GUILLOT
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417-862-0558
Fax: 417-862-3265
e-mail: architect@esterlyschneider.com



TOWN OF PARKER CONTACTS

BUILDING
JON NELSON
JNELSON@PARKERCO.GOV
(303) 805-3194

FIRE LIFE SAFETY
RANDY CAPRA
RCAPRA@PARKERCO.GOV
(303) 805-3163

ENGINEERING
ALEX MESTDAGH
AMESTDAGH@PARKERCO.GOV
(303) 805-3204

PLANNING
AMBER WOOD HICKEN
AHICKEN@PARKERCO.GOV
(303) 805-3338

UTILITY PURVEYORS

WATER/SEWER
PARKER WATER AND SANITATION DISTRICT
LISA SINDALL
(303) 841-4627

NATURAL GAS
XCEL ENERGY
(800) 628-2121

ELECTRIC
CORE ELECTRIC COOPERATIVE
BROOKS KAUFMAN
(303) 688-3100

TELEPHONE
CENTURYLINK
(720) 578-5142

LEGAL DESCRIPTION

LOT 1, PARKER POINTE SUBDIVISION, FILING NO. 1 ACCORDING TO THE PLAT RECORDED JANUARY 7, 2022, AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION THREE (3), TOWNSHIP SEVEN (7) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS AN ASSUMED BEARING OF NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 SOUTH 00°09'20" EAST 33.18 FEET TO THE NORTHEAST CORNER OF LOT 1 OF PARKER POINTE SUBDIVISION, FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY, AND NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°09'20" EAST 193.73 FEET;
2. SOUTH 89°50'40" WEST 229.86 FEET;
3. NORTH 00°09'20" WEST 184.90 FEET
4. NORTH 87°38'41" EAST 230.03 FEET TO THE POINT OF BEGINNING

CONTAINING 43,516 SQUARE FEET OR 0.999 ACRES MORE OR LESS.

SHEET INDEX

CT1.3	SITE PLAN COVER SHEET
C2.1	SITE DEVELOPMENT PLAN
C2.2	SITE DETAILS
C2.3	REFUSE ENCLOSURE
L1.0	LANDSCAPE PLAN
L1.5	LANDSCAPE DETAILS
L2.0	IRRIGATION PLAN
L2.5	IRRIGATION DETAILS
SP1	SITE LIGHTING PHOTOMETRICS
SP2	SITE LIGHTING DETAILS
SP3	SITE LIGHTING DETAILS
A2.1	EXTERIOR ELEVATIONS
CE1	COLOR ELEVATIONS

GENERAL NOTES

A. **CONTRACT ADMINISTRATION (LIMITED SERVICE):** THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN.

B. **QUALITY STANDARDS AND BUILDING CODES:** CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK.

C. **EXISTING CONDITIONS:** FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING WORK. NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

QUALITY CONTROL

1. REFER TO PROJECT MANUAL, SECTION 01 45 16 - QUALITY CONTROL PROCEDURES, FOR ADDITIONAL REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR SCHEDULE OF SPECIAL INSPECTIONS, IF INDICATED.
3. WHERE REQUIRED, THE OWNER SHALL PROVIDE THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING AND SPECIAL INSPECTIONS INDICATED.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

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 STORH 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.

OWNER AND DEVELOPER



O'REILLY AUTO ENTERPRISES, LLC
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

BIDDING INFORMATION:
REFER TO OWNER'S WEB SITE:
HTTP://WWW.O'REILLYPLANROOM.COM

NOTE: REFER TO CURRENT PROJECTS LIST, LOCATED AT BOTTOM OF SIGN IN PAGE, FOR INVITED GENERAL CONTRACTORS.

ALL SUB-CONTRACTOR BIDS TO BE SUBMITTED TO INVITED GENERAL CONTRACTORS ONLY.

CONTACT OWNER'S DESIGNATED REPRESENTATIVE FOR ADDITIONAL PROJECT INFORMATION.

ARCHITECT

Timothy M. Guillot
ARCHITECT
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

CIVIL ENGINEER

TAIT & ASSOCIATES
ENGINEERING ENVIRONMENTAL BUILDING LAND
SANTA ANA SACRAMENTO DENVER
SAN LUIS OBISPO RIVERSIDE BOISE
DALLAS

ABBREVIATIONS

BACK OF CURB	BC	FLOW LINE	FL
BOTTOM OF PIPE	BOP	FINISHED SURFACE	FS
CURB FACE	CF	INVERT	INV
EXPOSED FOUNDATION	EF	SIDEWALK	SW
EXISTING FOUNDATION	EG	TOP OF CURB	TC
EXISTING SURFACE	ES	TOP OF GRATE	TOG
EXISTING FLOOR	FF	TOP OF PIPE	TOP

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.

LAND USE SUMMARY

LOT AREA	0.999 AC / 43,516 SF
ZONE	MIXED-USE COMMUNITY
PROPOSED USE	COMMERCIAL RETAIL
DWELLING UNITS	NONE
TOTAL BUILDINGS	1
BUILDING GFA	8,000 SF

SETBACKS: REQUIRED	25' BUILDING SETBACK
PROVIDED	
NORTH PROPERTY LINE	25.4' MIN
EAST PROPERTY LINE	58.8' MIN
SOUTH PROPERTY LINE	89.8' MIN
WEST PROPERTY LINE	51.4' MIN

PARKING: CALCULATION	1 SPACE PER 300 SF GFA
TOTAL REQUIRED	27
TOTAL PROVIDED	27
ACCESSIBLE REQUIRED	2
ACCESSIBLE PROVIDED	2

BICYCLE PARKING: CALCULATION	2 PER 10,000 SF GFA
REQUIRED	2
PROVIDED	2

LANDSCAPE: REQUIRED	
PERCENTAGE	15%
AREA	6,527 SF
PROVIDED	
PERCENTAGE	26.8%
AREA	11,655 SF

EARTHWORK SUMMARY

ESTIMATED CUT:	661 CUBIC YARDS
ESTIMATED FILL:	495 CUBIC YARDS
ESTIMATED NET:	166 CUBIC YARDS (EXPORT)
ESTIMATED OVER-EXCAVATION:	985 CUBIC YARDS
STEEPEST PROPOSED SLOPE:	3:1
TOTAL DISTURBANCE:	35,105 SF (0.81 AC)
EXISTING IMPERVIOUS AREA:	6,754 SF (0.16 AC)
PROPOSED IMPERVIOUS AREA:	30,270 SF (0.70 AC)
AREA OF LAND DISTURBANCE:	35,105 SF (0.81 AC)
TREATED BY WATER QUALITY CONTROL MEASURES	

NOTE:
EARTHWORK QUANTITIES ARE CALCULATED USING AUTOCAD CIVIL 3D TO COMPARE THE DIFFERENCE BETWEEN THE EXISTING SURFACE (CREATED FROM THE SURVEY POINTS PROVIDED BY TAIT & ASSOCIATES) AND THE PROPOSED SURFACE. QUANTITIES ARE RAW NUMBERS TO BE USED FOR PERMIT PURPOSES ONLY. THESE FIGURES DO NOT INCLUDE REMEDIAL QUANTITIES, BULKING OR SHRINKAGE FACTORS. CONTRACTOR SHALL VERIFY QUANTITIES FOR CONSTRUCTION BID PURPOSES.

OVER-EXCAVATION QUANTITY ESTIMATED USING 2' OVER-EXCAVATION AT THE BUILDING FOUNDATION AND 8 INCH OVER-EXCAVATION FOR ALL OTHER PAVED SURFACES. SEE GEOTECHNICAL REPORT FOR DETAILS.

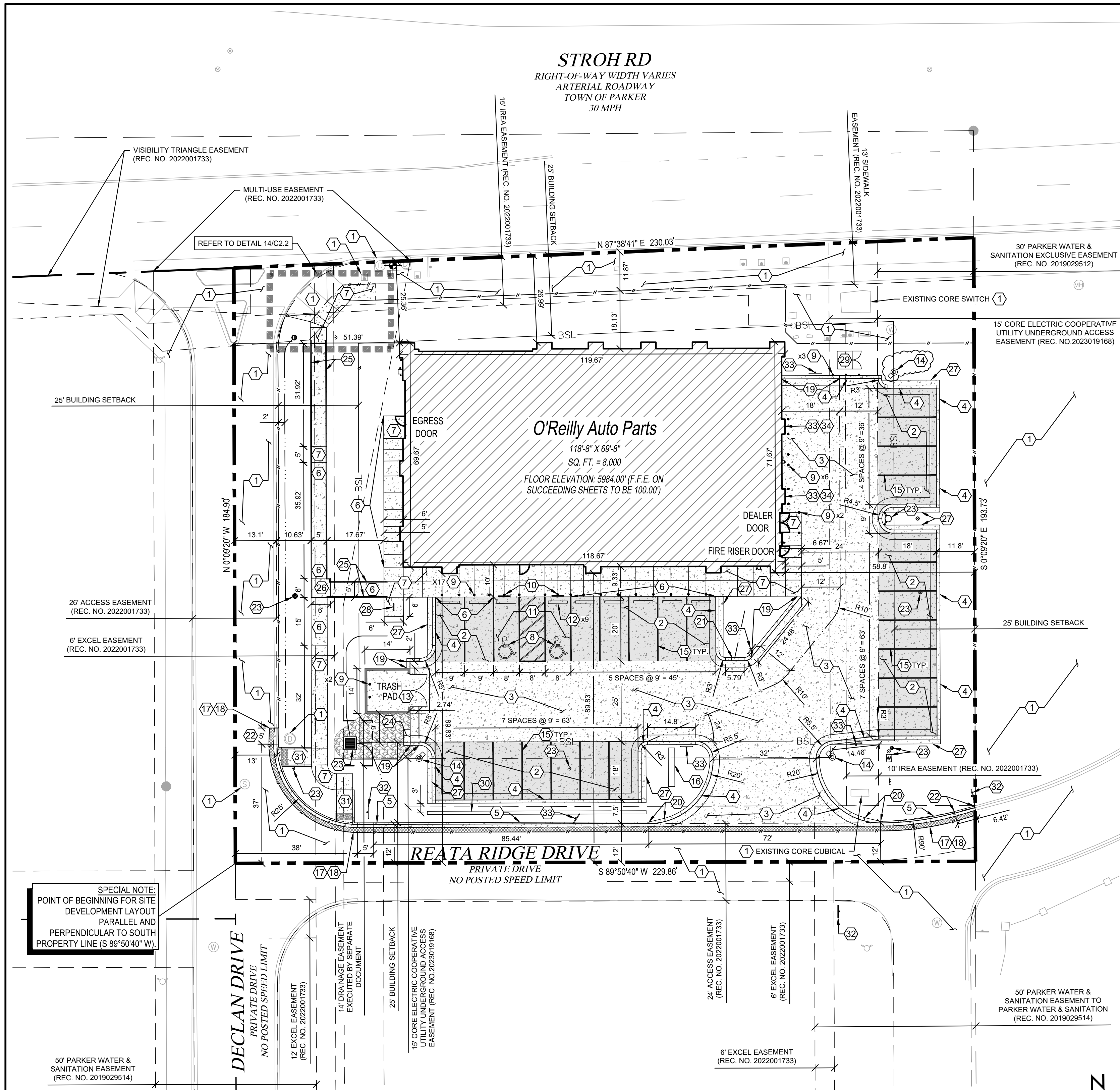


PROJECT: LOT 1 PARKER POINTE SUBDIVISION FILING 1

NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2
SITE PLAN COVER SHEET

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

COMM # 4884
DATE: 05/02/2025
REVISION
DATE: 07/01/2025
07/30/2025



1 SITE DEVELOPMENT PLAN

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

CAUTION:
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KEY NOTES

- 1 PROTECT EXISTING IMPROVEMENTS IN PLACE.
- 2 CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS. REFER TO DETAIL 2/C2.2
- 3 CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA. REFER TO DETAIL 1/C2.2
- 4 INSTALL CONCRETE CURB PER DETAIL 3/C2.2.
- 5 INSTALL TOWN OF PARKER MEDIAN CURB AND GUTTER SECTION PER DETAIL 13 ON SHEET C2.4.
- 6 INSTALL CONCRETE SIDEWALK CURB PER DETAIL 4/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
- 7 INSTALL CONCRETE SIDEWALK OR DOOR LANDING PER DETAIL 5/C2.2. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT ADJACENT TO BUILDING PERIMETER.
- 8 INSTALL ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING PER DETAIL 6/C2.2.
- 9 INSTALL STEEL BOLLARD PER DETAIL 7/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT DEALER DOOR, (6) ALONG EAST SIDE OF BUILDING, (3) AT TRANSFORMER PAD, AND (17) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR BOLLARDS ADJACENT TO BUILDING PERIMETER.
- 10 INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 8/C2.2.
- 11 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.
- 12 INSTALL CONCRETE BUMPER BLOCK (8" W X 5" H X 6'-0" L) ANCHORED TO PAVING WITH (2) 1'-6" LONG #4 REBAR.
- 13 REFUSE ENCLOSURE. REFER TO 1/C2.3.
- 14 PARKING LOT LIGHTING SHOWN FOR REFERENCE ONLY. REFER TO SHEET US1 FOR MORE DETAIL.
- 15 INSTALL 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
- 16 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. NOTE: SIGN APPROVAL NOT A PART OF THIS SITE PLAN AND SHALL BE APPROVED THROUGH SEPARATE PERMIT.
- 17 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.
- 18 1.5' WIDE, 2" DEEP GRADE SX ASPHALT MILL & OVERLAY PER GEOTECHNICAL RECOMMENDATIONS.
- 19 TRANSITION TO 0" CURB OVER DISTANCE AS SHOWN.
- 20 5" TRANSITION FROM 6" WIDE CURB TO 1' WIDE CURB.
- 21 2" CURB CUT PER DETAIL 9/C2.2.
- 22 TRANSITION TO EXISTING 6" CURB AND GUTTER.
- 23 REFER TO SHEET C3.1 FOR STORM AND UTILITY IMPROVEMENT DETAILS.
- 24 INSTALL 5' X 2' CONCRETE SPLASH PAD RECESSED 2" MIN. FROM PARKING ACCESS AISLE PAVEMENT. REFER TO GRADING PLAN FOR ELEVATIONS.
- 25 INSTALL SIDEWALK RAMP RAILING PER DETAIL 16/C2.2.
- 26 5' X 5' CLEAR SPACE AT RAMP CHANGE IN DIRECTION.
- 27 INSTALL 1.5' WIDE, 4" THICK CONCRETE STRIP ATTACHED TO PARKING STALL BACK OF CURB.
- 28 INSTALL INVERTED U BIKE RACK. SEE DETAIL 11/C2.2.
- 29 INSTALL TRANSFORMER PAD PER CORE ELECTRIC STANDARDS.
- 30 INSTALL PARKING LOT SCREENING WALL. REFER TO STRUCTURAL FOR MORE DETAIL.
- 31 INSTALL DIRECTIONAL CURB RAMP PER TOWN OF PARKER STANDARD DETAIL 15 ON SHEET C2.4. REFER TO DETAIL 14/C2.2 FOR SPECIFIC CONSTRUCTION DIMENSIONS.
- 32 INSTALL R1-1 STOP SIGN PER LATEST MUTCD STANDARDS.
- 33 INSTALL "NO PARKING FIRE LANE" SIGN PER DETAIL ON SHEET C2.4 AND THE LATEST MUTCD STANDARDS.
- 34 WALL MOUNT "NO PARKING FIRE LANE" SIGN PER DETAIL ON SHEET C2.4 TO BUILDING EXTERIOR PER ARCHITECT RECOMMENDATIONS.

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.

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING STAMPED, SIGNED AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

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	1 SP. PER 300 SF GFA
PARKING FORMULA:	9' x 20' AT BUILDING
SPACE SIZE:	9' x 18' ALL OTHER LOCATIONS
SPACES REQUIRED:	27
SPACES PROVIDED:	27
H.C. SPACES PROVIDED:	2

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,500 PSI.
- B SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- E 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 OWNER'S 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

VERTICAL CONSTRUCTION

NO VERTICAL CONSTRUCTION MAY COMMENCE UNTIL CURB, GUTTER, AND CONCRETE DRIVE ACCESS PAVEMENT IS CONSTRUCTED. A SITE INSPECTION IS REQUIRED TO VERIFY THAT THIS REQUIREMENT IS SATISFIED BEFORE VERTICAL CONSTRUCTION CAN BEGIN.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

TAIT & ASSOCIATES
320 North Lincoln Avenue
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PARKER COLORADO

Final Document
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APPROVED DATE: 08/13/2025

Planning Approval By: A. Wood Hicken

TIMOTHY M. GUILLOT
ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

417.862.6558
Fax: 417.862.3265
e-mail: architect@estefyschneider.com

LOT 1 PARKER POINTE SUBDIVISION FILING 1

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

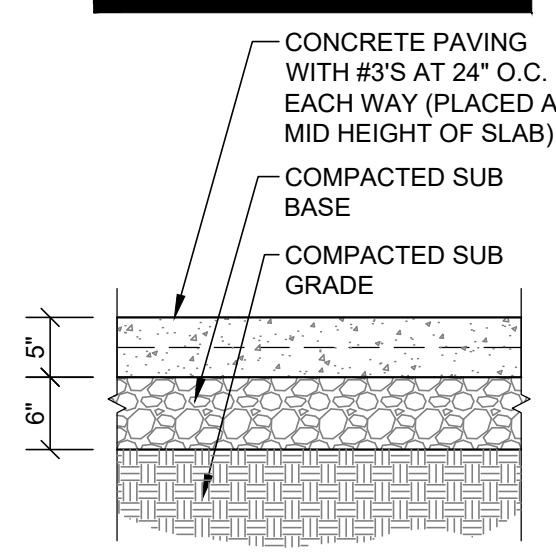
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS

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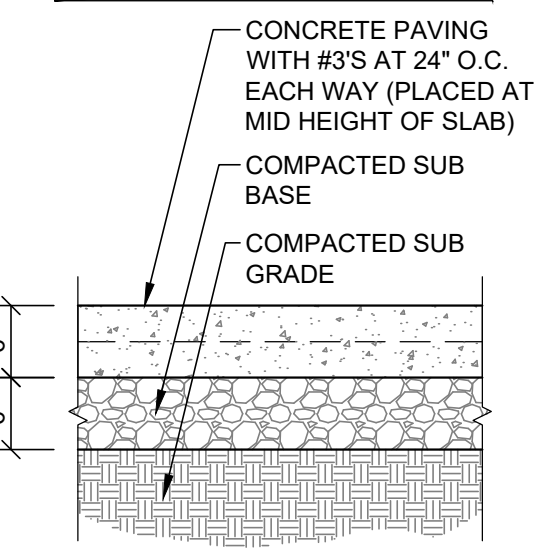
COMM #	4884
DATE:	02/14/2025
REVISION	
DATE:	05/02/2025
	07/01/2025
	07/30/2025

PROVIDE CONTROL JOINTS AT 12'-0" O.C. (25% SLAB THICKNESS)



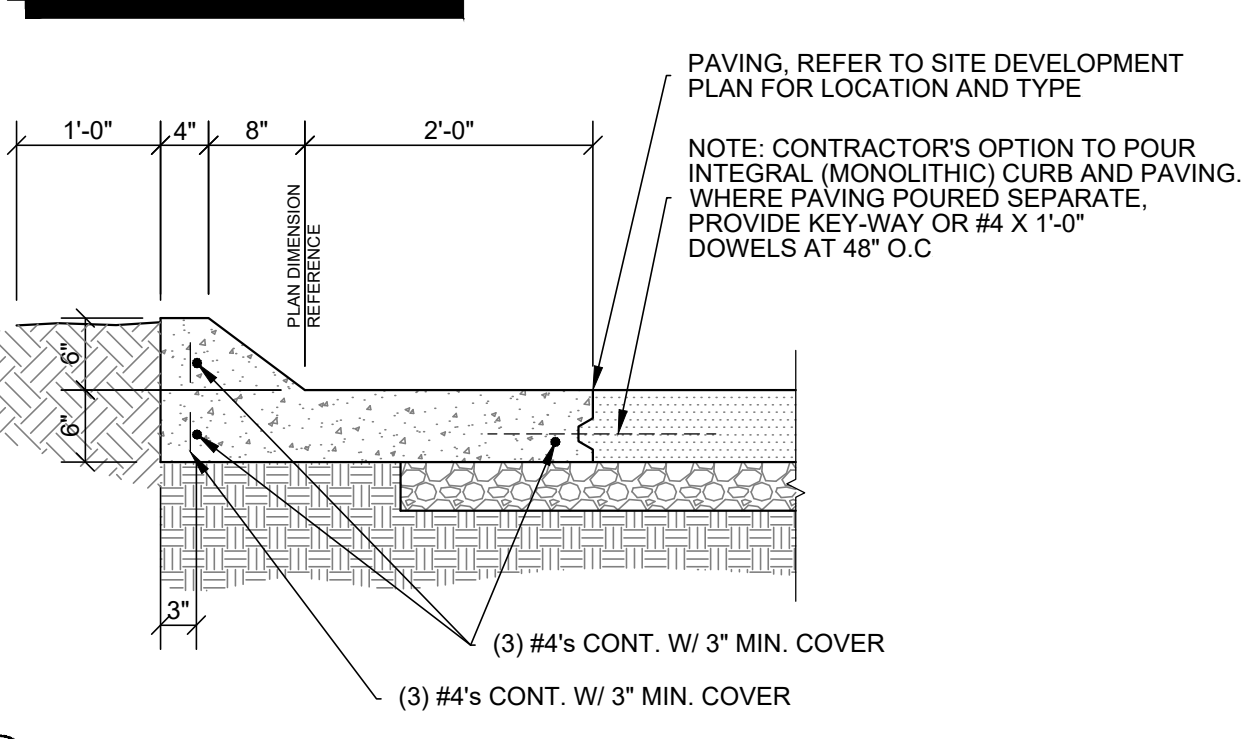
**PAVEMENT DESIGN IS BASED ON GEOTECHNICAL REPORT FROM GEG PROVIDED BY THE OWNER DATED 10/30/2024. CONTRACTOR IS RESPONSIBLE TO FULLY READ AND FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.

PROVIDE CONTROL JOINTS AT 12'-0" O.C. (25% SLAB THICKNESS)



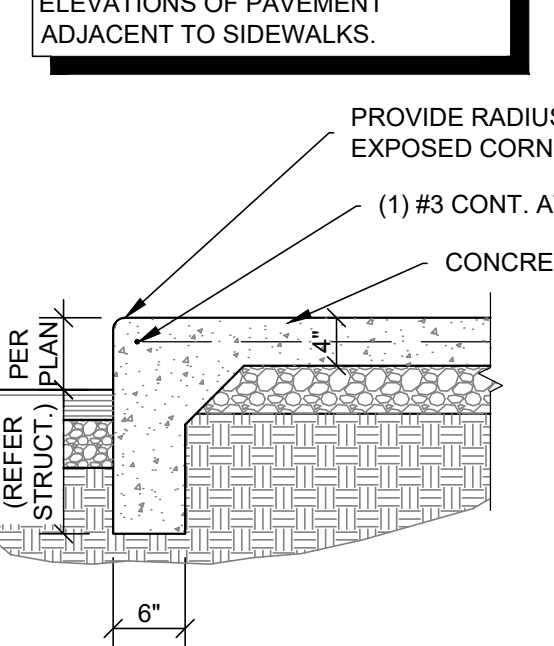
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PROVIDE CONTROL JOINTS AT 10'-0" O.C. (25% SLAB THICKNESS)

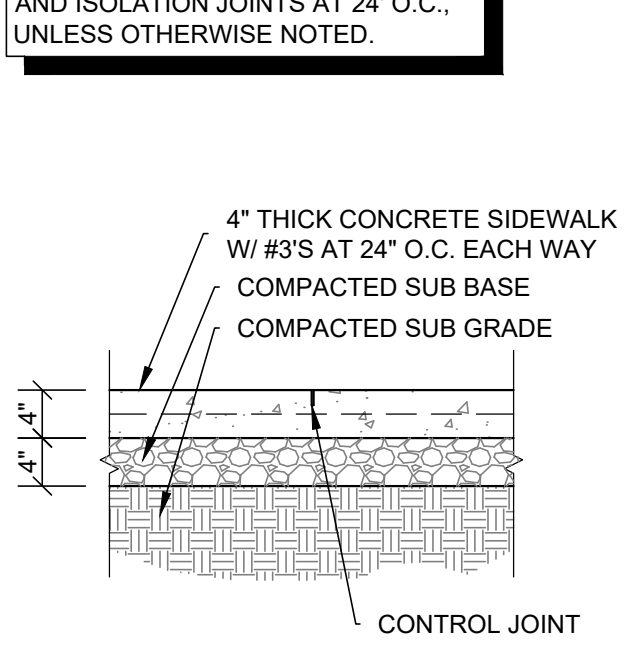


PAVING, REFER TO SITE DEVELOPMENT PLAN FOR LOCATION AND TYPE
NOTE: CONTRACTOR'S OPTION TO POUR INTEGRAL (MONOLITHIC) CURB AND PAVING, WHERE PAVING POURED SEPARATE, PROVIDE KEY-WAY OR #4 X 1'-0" DOWELS AT 48" O.C

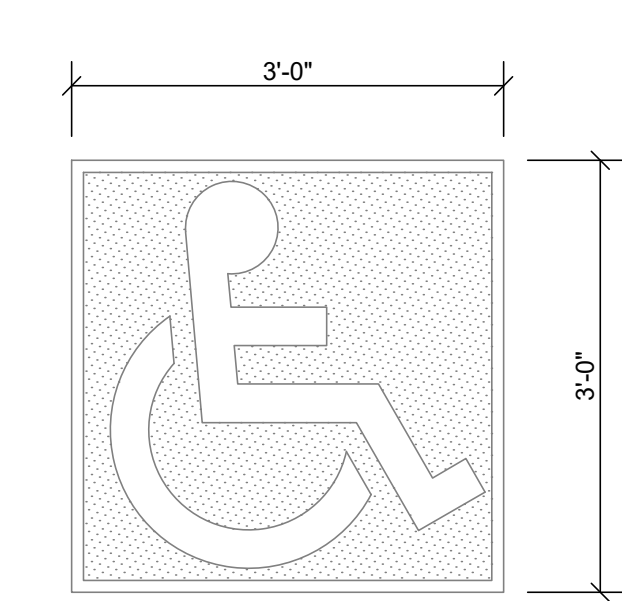
NOTE: REFER TO SITE GRADING PLAN FOR ELEVATIONS OF PAVEMENT ADJACENT TO SIDEWALKS.



PROVIDE TOOLED CONTROL JOINTS AT 6' O.C. (25% SLAB THICKNESS) AND ISOLATION JOINTS AT 24' O.C., UNLESS OTHERWISE NOTED.



WHITE SYMBOL OF ACCESSIBILITY TO BE 36" HIGH BY 36" WIDE ON A BLUE BACKGROUND. (USE HIGHWAY GRADE MARKING PAINT)



1 CONCRETE (STANDARD DUTY) PAVING SECTION
C2.2 SCALE: 3/4" = 1'-0"

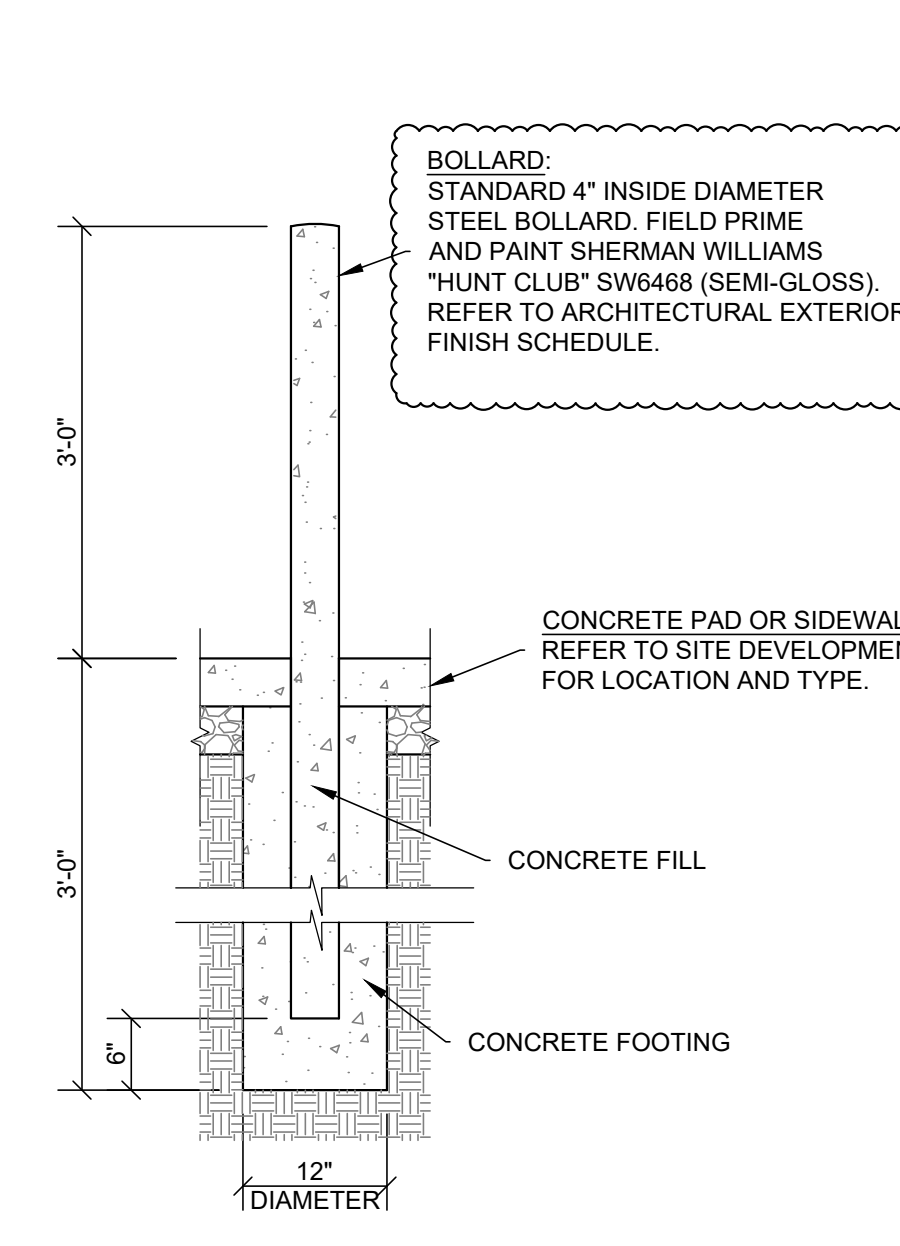
2 CONCRETE (HEAVY DUTY) PAVING SECTION
C2.2 SCALE: 3/4" = 1'-0"

3 CONCRETE CURB SECTION
C2.2 SCALE: 3/4" = 1'-0"

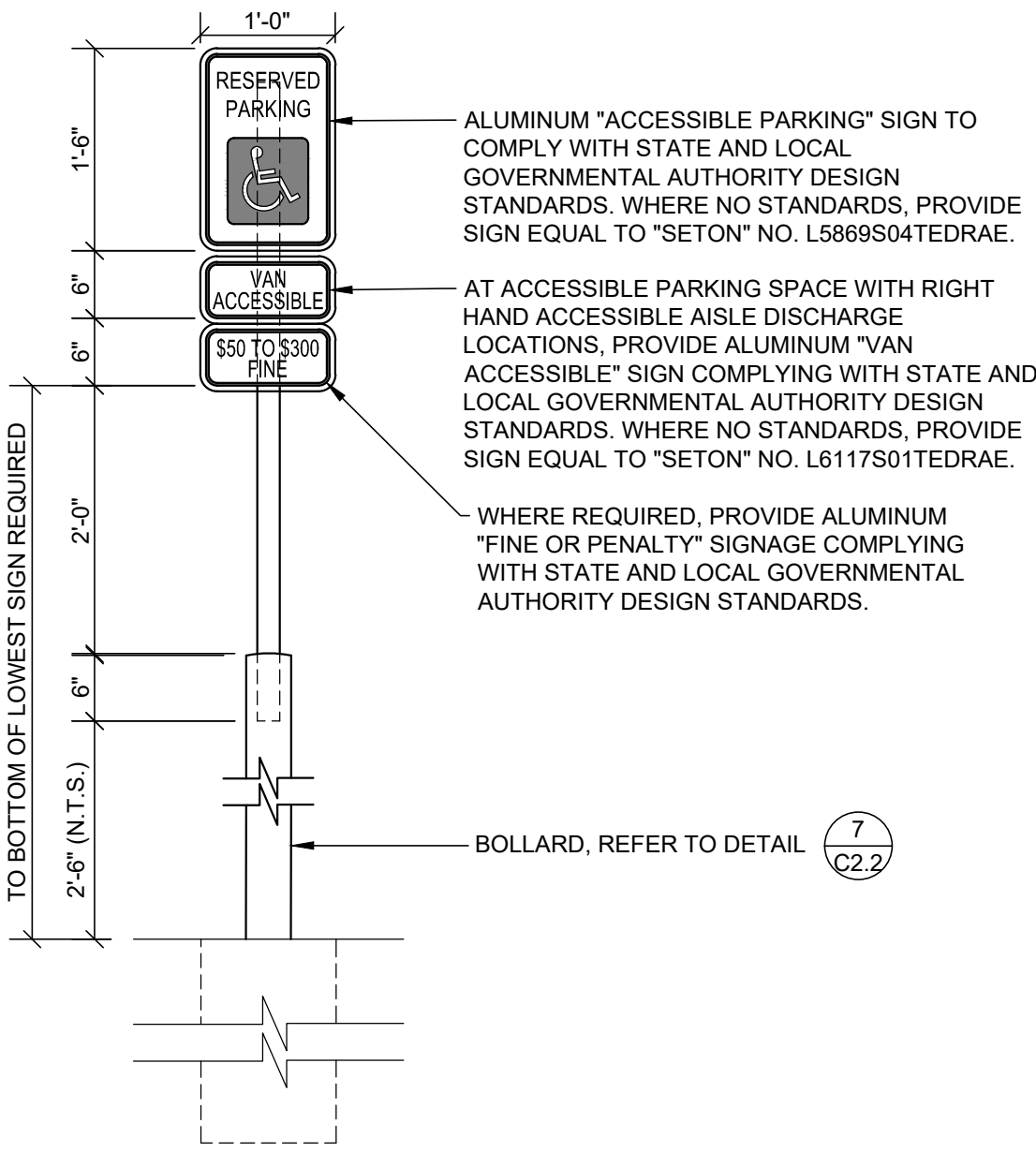
4 CONCRETE SIDEWALK CURB SECTION
C2.2 SCALE: 3/4" = 1'-0"

5 CONCRETE SIDEWALK SECTION
C2.2 SCALE: 3/4" = 1'-0"

6 ACCESSIBLE PARKING PAVEMENT STRIPING DETAIL
C2.2 SCALE: 3/4" = 1'-0"



BOLLARD: STANDARD 4" INSIDE DIAMETER STEEL BOLLARD, FIELD PRIME AND PAINT SHERMAN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS). REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULE.

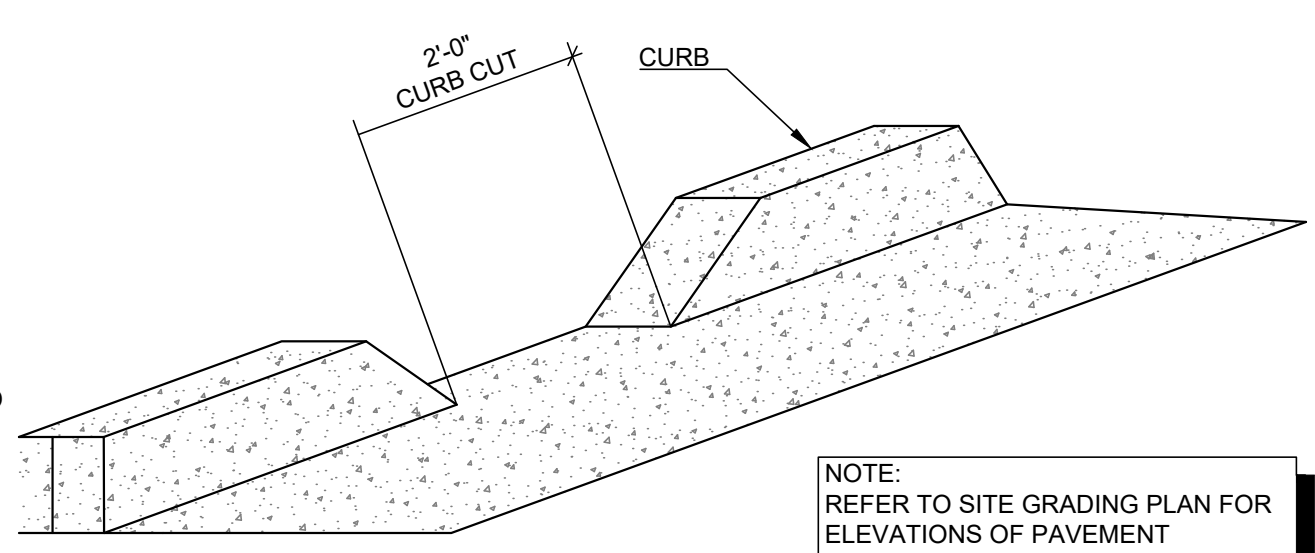


ALUMINUM "ACCESSIBLE PARKING" SIGN TO COMPLY WITH STATE AND LOCAL GOVERNMENTAL AUTHORITY DESIGN STANDARDS. WHERE NO STANDARDS, PROVIDE SIGN EQUAL TO "SETON" NO. L5869S04TEDRAE.

AT ACCESSIBLE PARKING SPACE WITH RIGHT HAND ACCESSIBLE AISLE DISCHARGE LOCATIONS, PROVIDE ALUMINUM "VAN ACCESSIBLE" SIGN COMPLYING WITH STATE AND LOCAL GOVERNMENTAL AUTHORITY DESIGN STANDARDS. WHERE NO STANDARDS, PROVIDE SIGN EQUAL TO "SETON" NO. L6117S01TEDRAE.

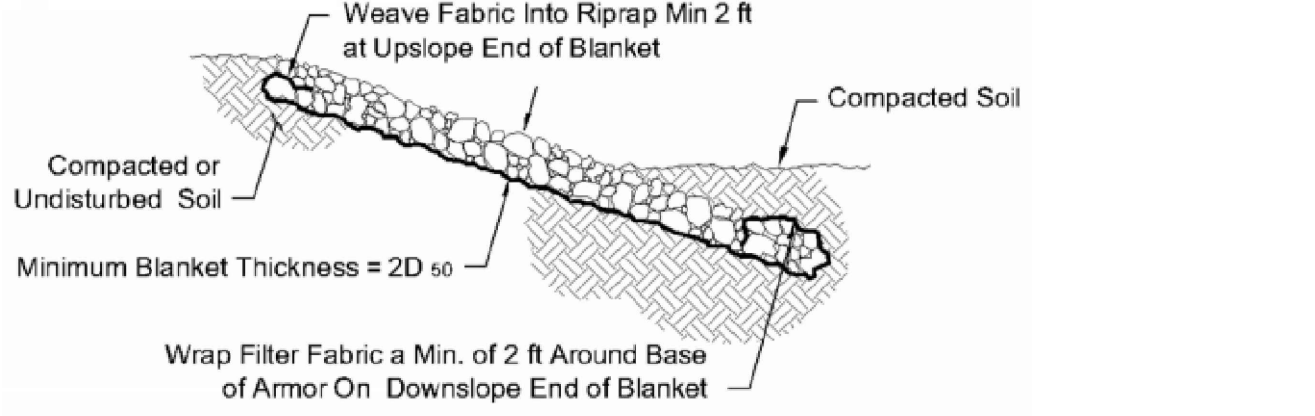
WHERE REQUIRED, PROVIDE ALUMINUM "FINE OR PENALTY" SIGNAGE COMPLYING WITH STATE AND LOCAL GOVERNMENTAL AUTHORITY DESIGN STANDARDS.

BOLLARD, REFER TO DETAIL (7) C2.2

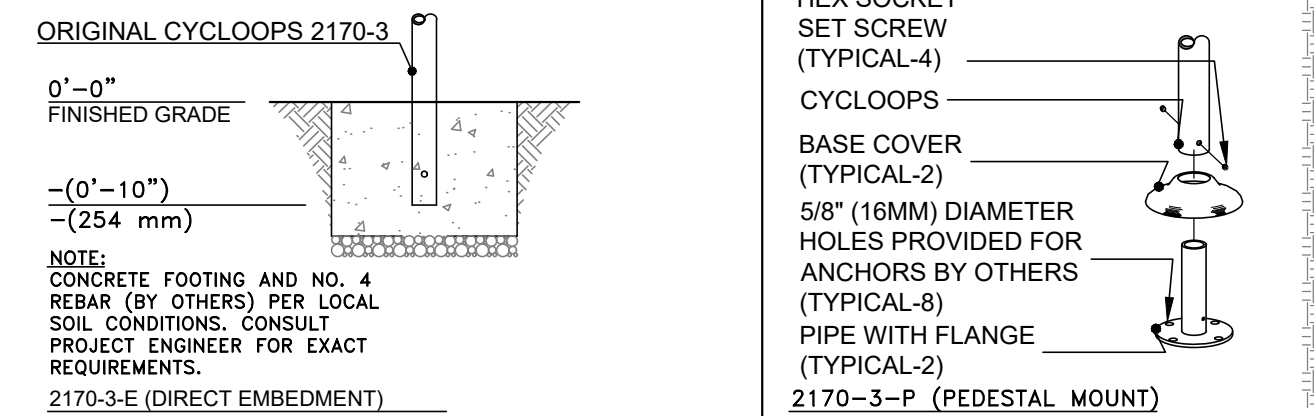
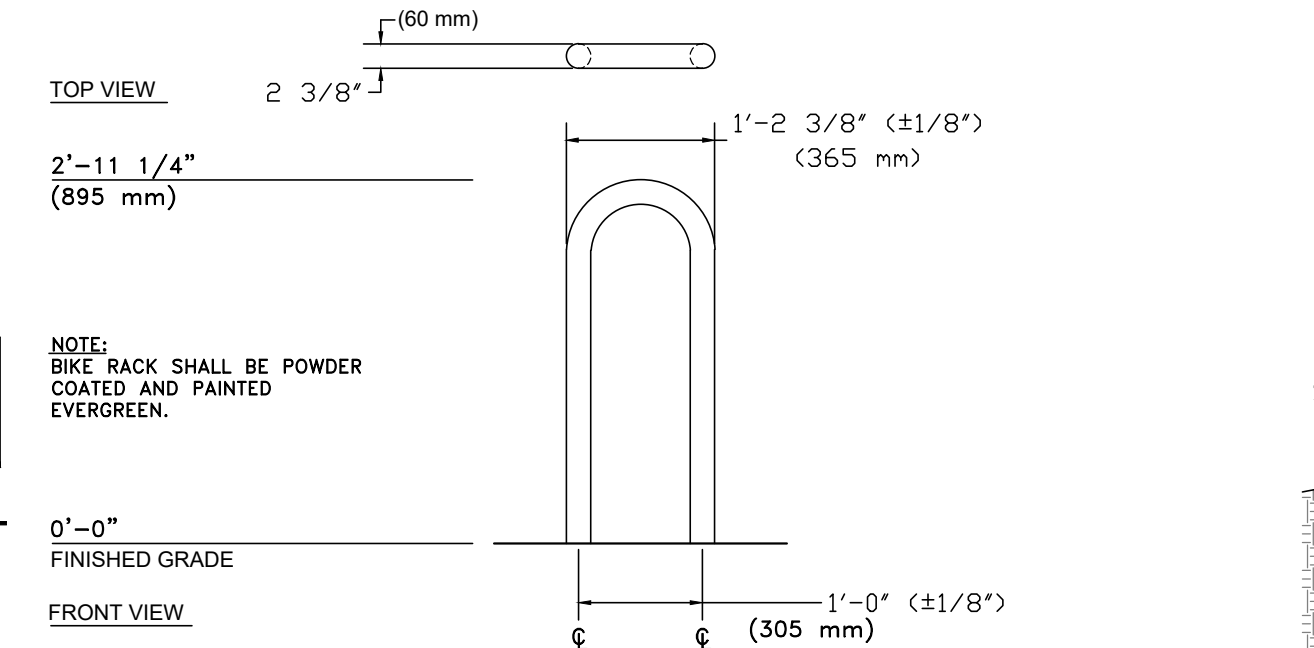


NOTE: REFER TO SITE GRADING PLAN FOR ELEVATIONS OF PAVEMENT ADJACENT TO SIDEWALKS.

9 2' WIDE CURB CUT
C2.2 SCALE: NTS



10 RIPRAP DETAIL
C2.2 SCALE: NTS

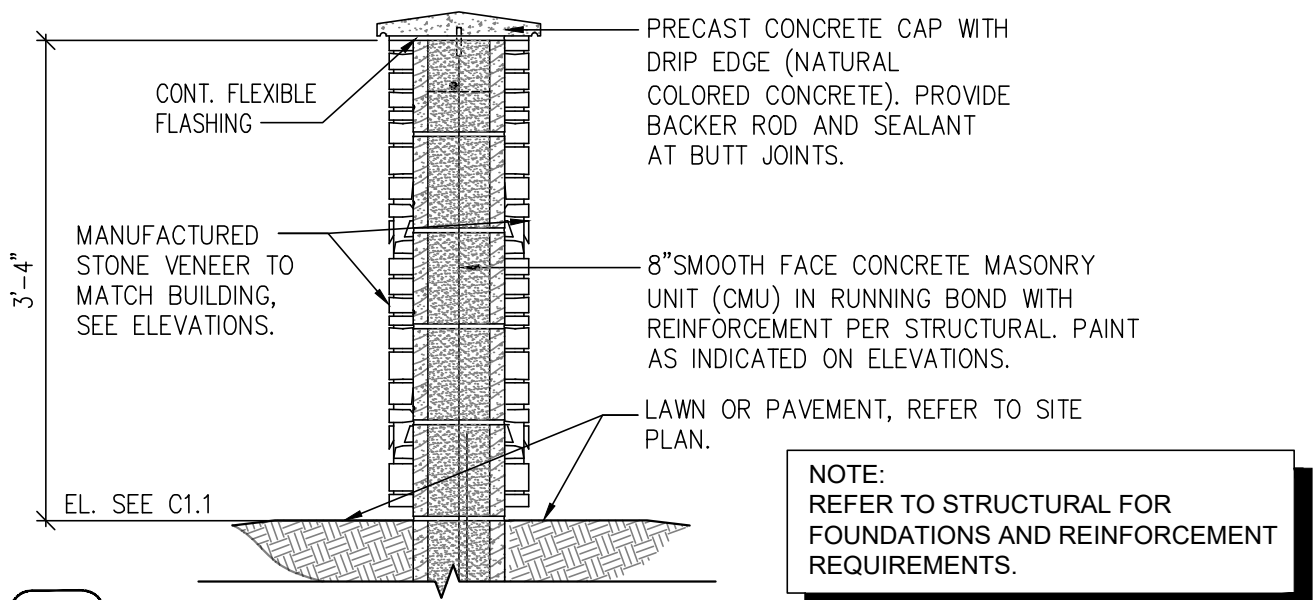


11 BICYCLE PARKING (INVERTED "U")
C2.2 SCALE: 3/4" = 1'-0"

12 DOWNSPOUT CONNECTION
C2.2 SCALE: NTS

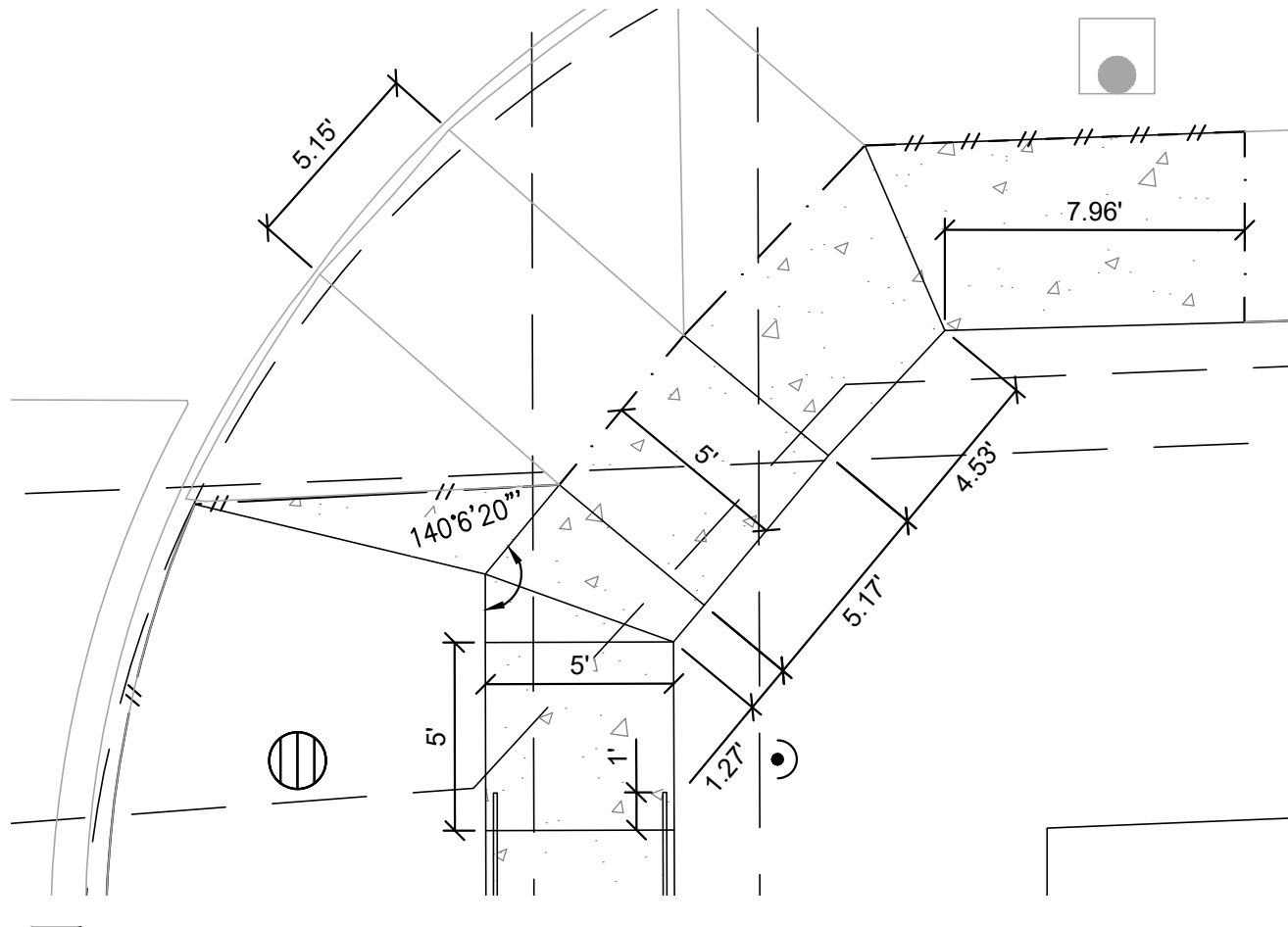
7 STEEL BOLLARD SECTION
C2.2 SCALE: 3/4" = 1'-0"

8 HANDICAP PARKING SIGN DETAIL
C2.2 SCALE: 3/4" = 1'-0"

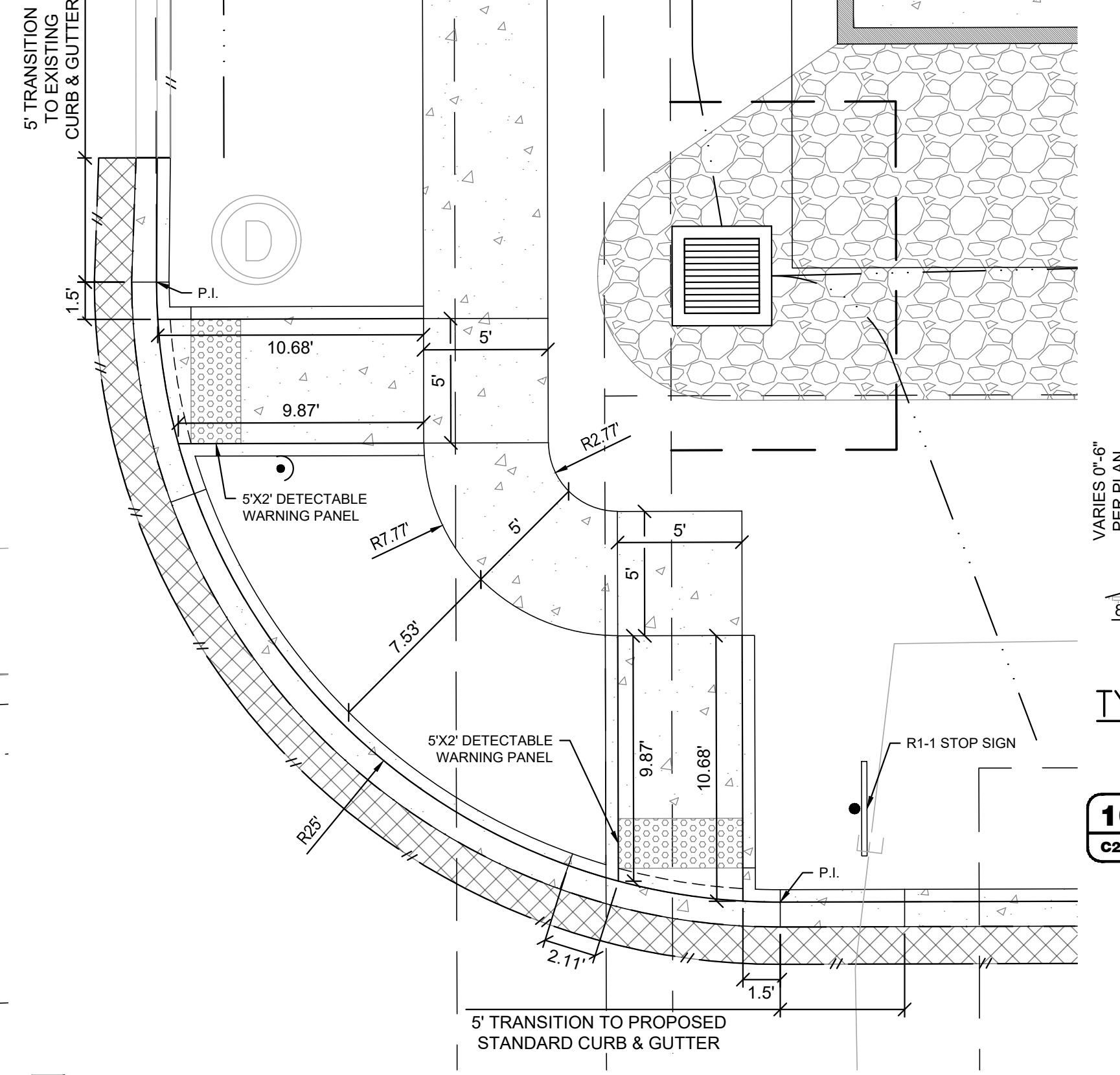


NOTE: REFER TO STRUCTURAL FOR FOUNDATIONS AND REINFORCEMENT REQUIREMENTS.

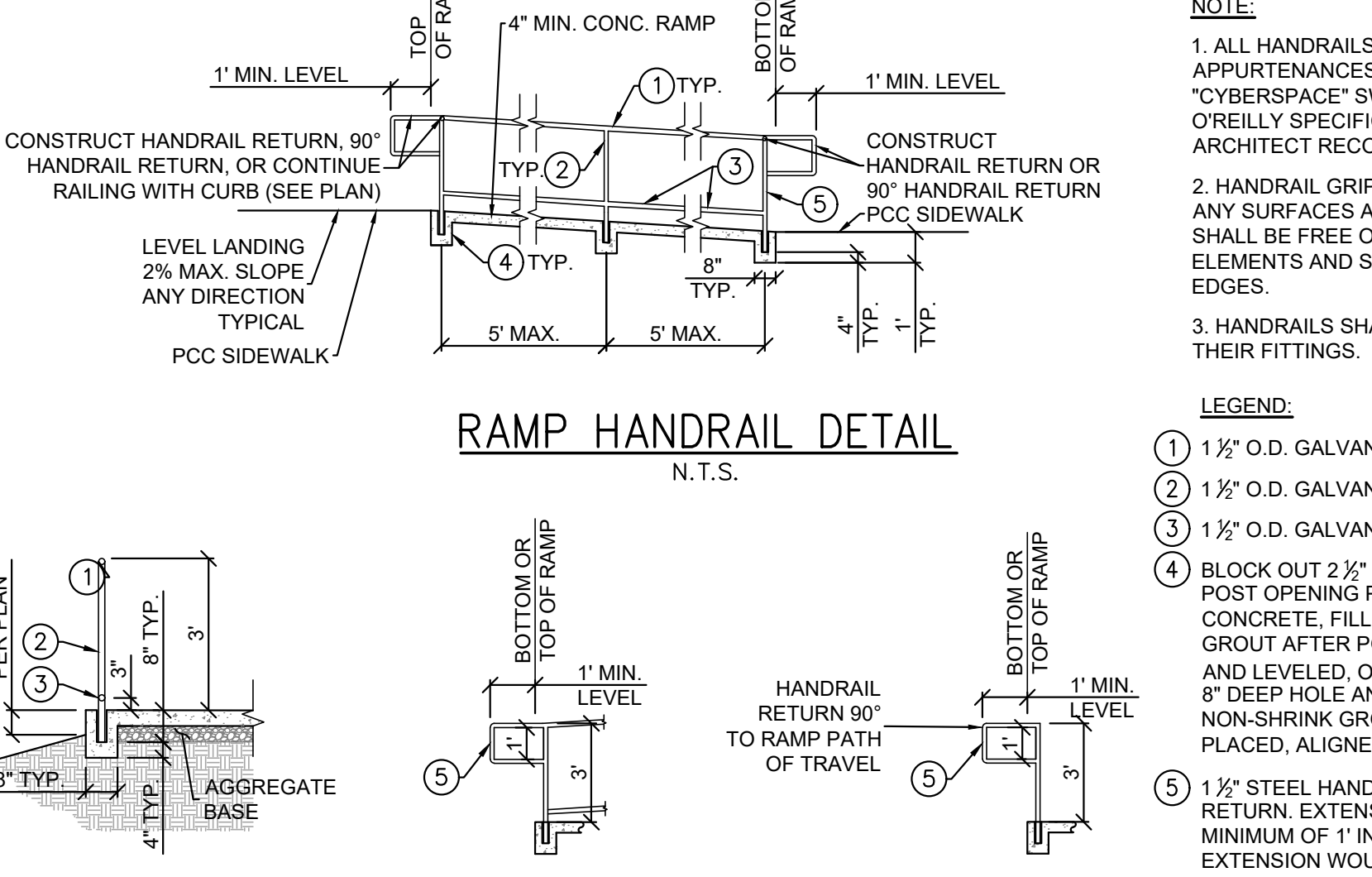
13 LANDSCAPE SCREEN WALL
C2.2 SCALE: 3/4" = 1'-0"



14 NORTHWEST ACCESSIBLE RAMP TIE-IN DETAIL
C2.2 SCALE: 1" = 5'



15 PROPOSED CURB RAMP DETAIL
C2.2 SCALE: 1" = 5'



16 HANDRAIL DETAILS
C2.2 SCALE: NTS

NOTE:
1. ALL HANDRAILS, POSTS, AND APPURTENANCES TO BE PAINTED "CYBERSPACE" SW7076 (OR EQUAL) PER O'REILLY SPECIFICATIONS AND ARCHITECT RECOMMENDATIONS.
2. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
3. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

- LEGEND:
- 1 1 1/2" O.D. GALVANIZED STEEL HANDRAIL.
 - 2 1 1/2" O.D. GALVANIZED STEEL POST.
 - 3 1 1/2" O.D. GALVANIZED STEEL GUIDE RAIL.
 - 4 BLOCK OUT 2 1/2" x 2 1/2" x 8" DEEP SQUARE POST OPENING PRIOR TO POURING CONCRETE. FILL WITH NON-SHRINK GROUT AFTER POST IS PLACED, ALIGNED AND LEVELED.
 - 5 1 1/2" STEEL HANDRAIL EXTENSION. RETURN: EXTENSION SHALL EXTEND A MINIMUM OF 1" IN DIRECTION OF RAMP. IF EXTENSION WOULD CREATE A HAZARD, THE EXTENSION MAY BE TURNED 90 DEGREES TO THE RUN OF THE RAMP.
- ANY WELDS SHALL BE SLOT OR FILLET WELDS EQUAL TO THICKNESS OF PIPE. WELD ALL JOINTS ALL AROUND.

PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/13/2025

Planning Approval By: A. Wood Hicken

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

320 North Lincoln Avenue
Loveland, CO 80537
p: 970.613.1447
www.taitinc.com
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LICENSED PROFESSIONAL ENGINEER
STATE OF COLORADO
No. 65775
Professional Seal

TIMOTHY M. GUILLOT
ARCHITECT

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

417.862.6558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

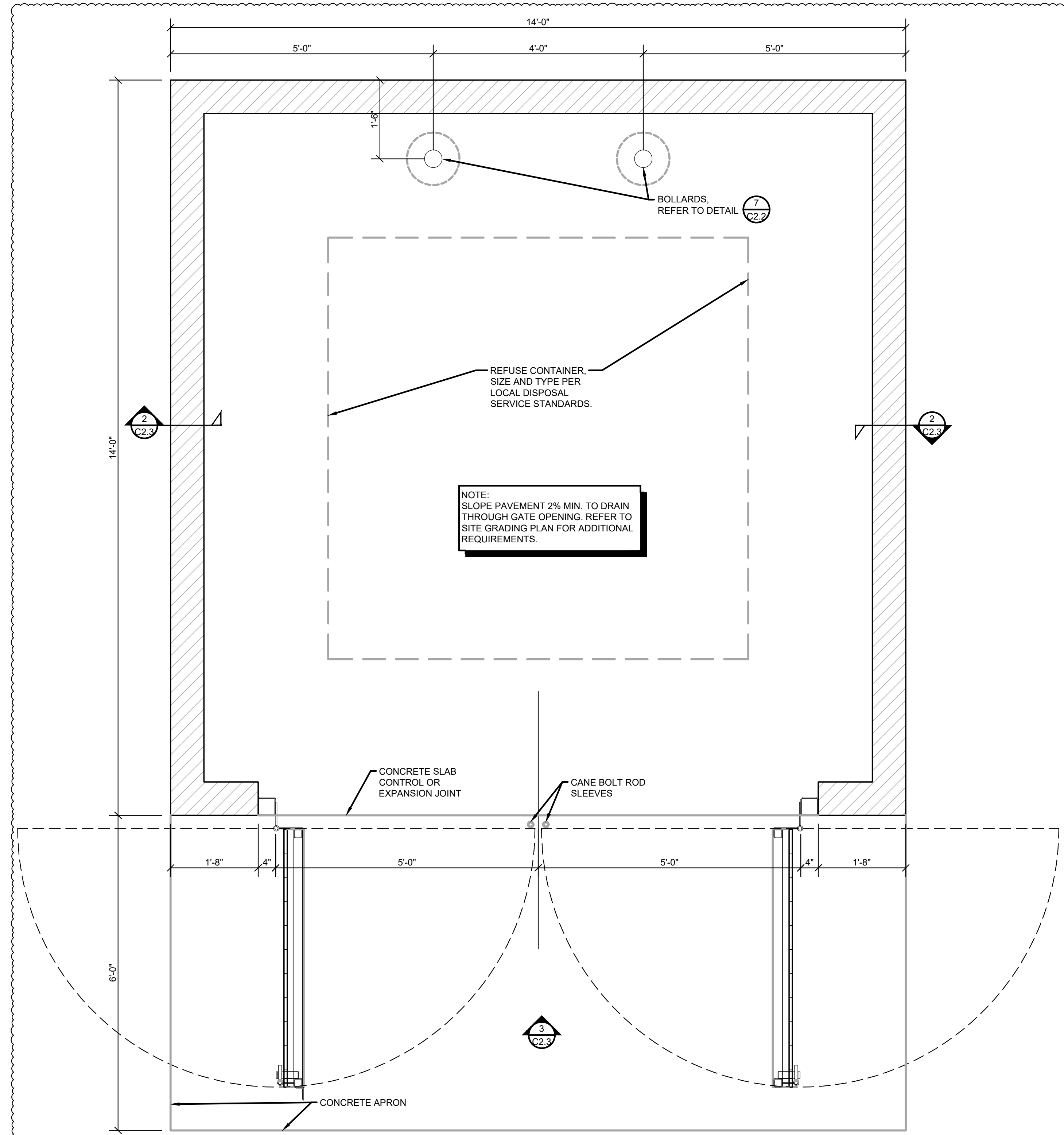
LOT 1 PARKER POINTE SUBDIVISION FILING 1

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

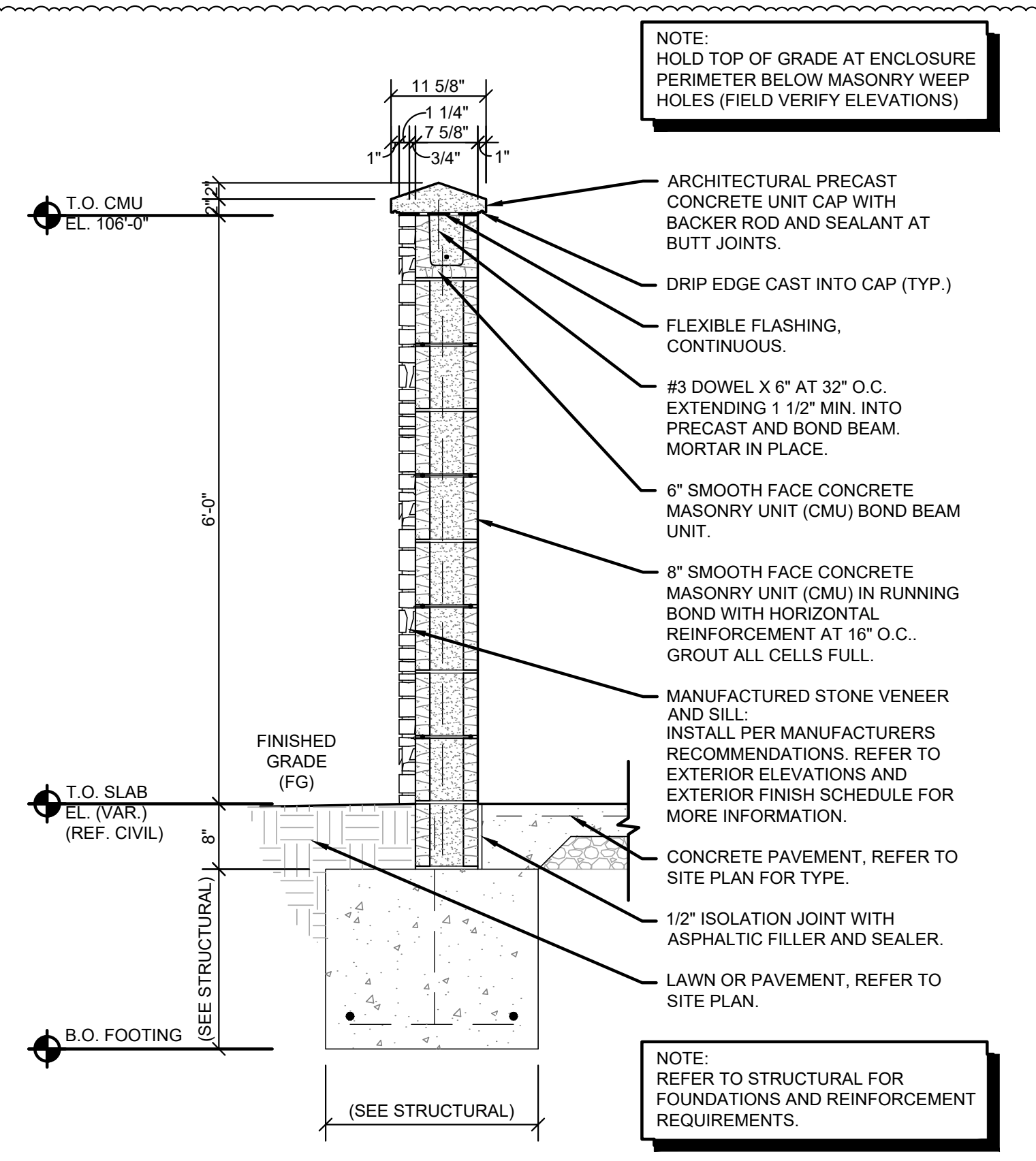
O'Reilly AUTO PARTS

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

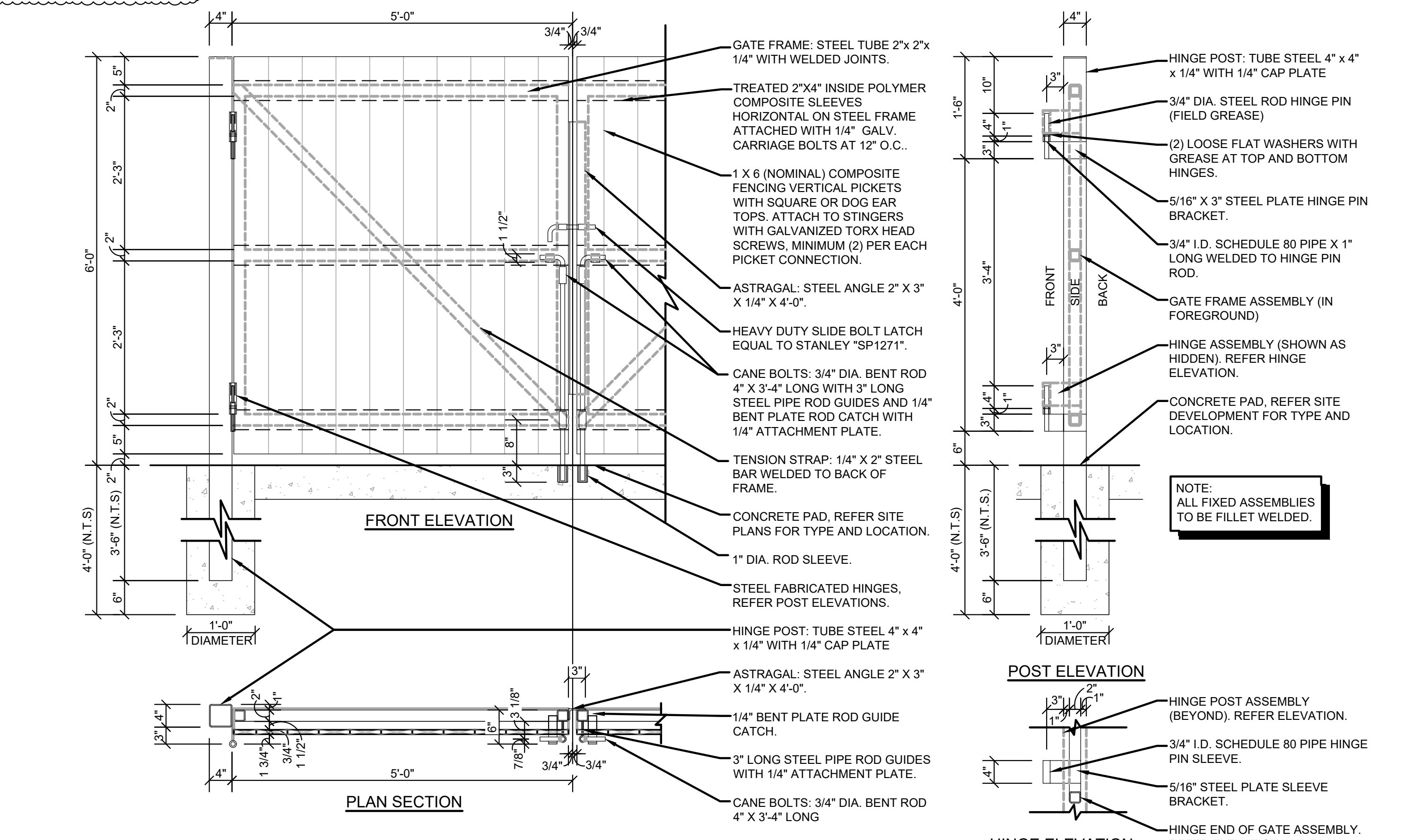
COMM #	4884
DATE:	02/14/2025
REVISION	
DATE:	05/02/2025
	07/01/2025
	07/30/2025



1 MASONRY SCREEN FENCE REFUSE ENCLOSURE PLAN
C2.3 SCALE: 3/4" = 1'-0"



2 MASONRY SCREEN FENCE SECTION
C2.3 SCALE: 3/4" = 1'-0"



3 SCREEN FENCE GATE DETAILS
C2.3 SCALE: 3/4" = 1'-0"

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GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) DIMENSIONS ARE TO ROUGH FACE OF CONCRETE, FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE INDICATED.
- (C) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (D) REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES, COLORS, AND FINISHES. UNLESS OTHERWISE INDICATED PROVIDE FINISHES AS FOLLOWS:
 1. ALL NON-GALVANIZED METAL PARTS TO BE PRIMED AND PAINTED (2) COATS SHERWIN WILLIAMS SW6468 "HUNT CLUB".
 2. COMPOSITE FENCING MATERIAL COLOR TO BE EQUAL TO LOUISIANA-PACIFIC - LP ELEMENTS ATLAS COLLECTION-76 SERIES "PRIMED" AND PAINTED SHERWIN WILLIAMS "LATTE" SW6108.

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/13/2025

Planning Approval By: A. Wood Hicken

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Steven P. Bunch, PE 65775

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

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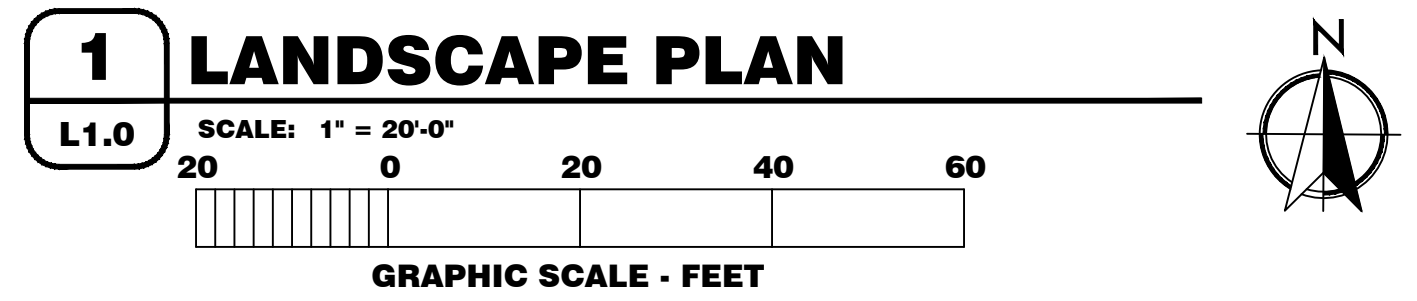
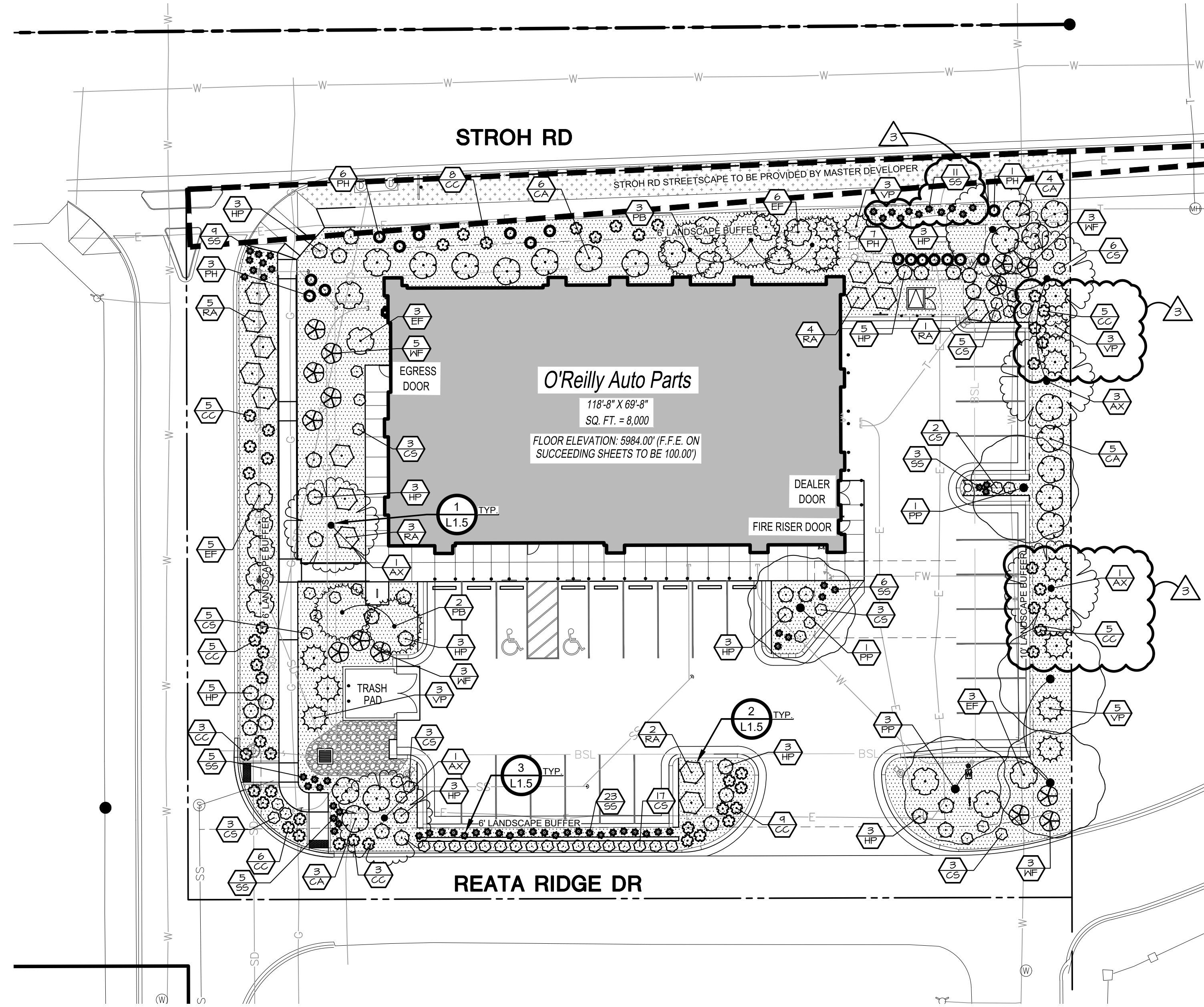
PROJECT:
NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2

REFUSE ENCLOSURE

O'Reilly AUTO PARTS

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

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DATE:	02/14/2025
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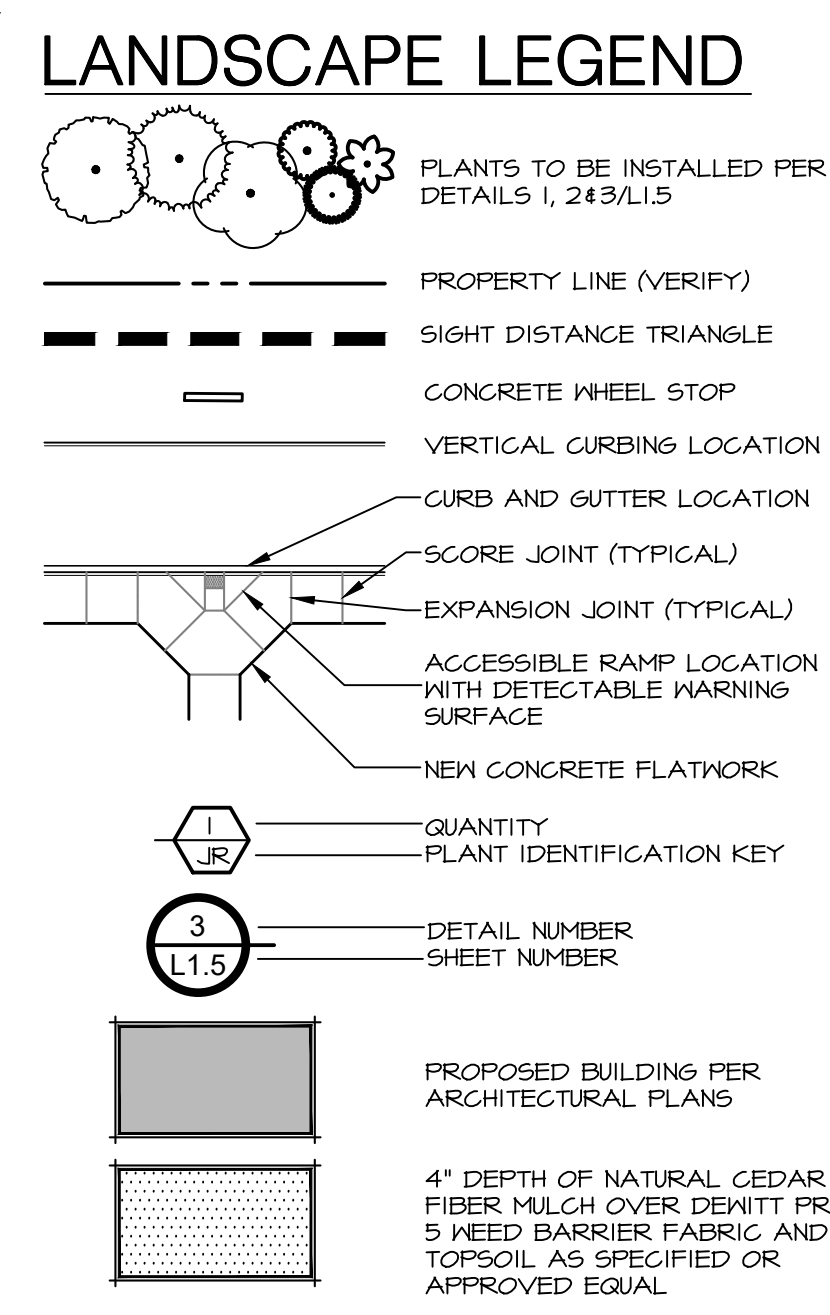


1 LANDSCAPE PLAN
L1.0 SCALE: 1" = 20'-0"

PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 08/13/2025
Planning Approval By: A. Wood Hicken

BRECKON
BRECKON LANDSCAPE DESIGN
8881 N. Clearwater Street
Greenwood Village, Colorado 80111
Phone: 303-776-6763

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



LANDSCAPE REQUIREMENTS

Requirements	REQUIRED	PROVIDED	
EAST PARKING LOT ISLAND - 162 SF			
1 TREE / ISLAND	1 TREES	1 TREES	
5 SHRUBS / ISLAND	5 SHRUBS	5 SHRUBS	
SOUTH PARKING LOT ISLAND - 286 SF			
1 TREE / ISLAND	1 TREES	1 TREES	
5 SHRUBS / ISLAND	5 SHRUBS	12 SHRUBS	
NORTH PERIMETER - 216 LF			
1 TREE / 30 LF	1 TREES	5 TREES*	
5 SHRUBS / 30 LF	36 SHRUBS	56 SHRUBS*	
* REPLACE 1 TREE WITH 10 SHRUBS			
PI 6' BUFFER			
*STROH RD STREETScape TO BE PROVIDED BY MASTER DEVELOPER			
EAST PERIMETER - 164 LF			
1 TREE / 30 LF	5 TREES	4 TREES*	
5 SHRUBS / 30 LF	21 SHRUBS	31 SHRUBS*	
* REPLACE 1 TREE WITH 10 SHRUBS			
10' PARKING LOT BUFFER			
SOUTH PERIMETER - 217 LF			
1 TREE / 25 LF	8 TREES	2 TREES*	
5 SHRUBS / 25 LF	43 SHRUBS	43 SHRUBS*	
* REPLACE 1 TREE WITH 10 SHRUBS			
6' PARKING LOT BUFFER			
WEST PERIMETER - 156 LF			
1 TREE / 30 LF	5 TREES	3 TREES*	
5 SHRUBS / 30 LF	26 SHRUBS	10 SHRUBS*	
* REPLACE 1 TREE WITH 10 SHRUBS			
PI 6' BUFFER			
GENERAL			
Requirements:	TOTAL TREES	EVERGREEN TREES	PROVIDED
25-50% EVERGREEN TREES	17 TREES	5 TREES	24%
1 TREE & 5 SHRUBS / 1500 SF	LANDSCAPE AREA	REQ'D TOTAL TREES	TOTAL SHRUBS
* REPLACE 1 TREE WITH 10 SHRUBS	11,616 SF	8 TREES	17 TREES
15% OF SITE TO BE LANDSCAPED	1,742 SF	23 SHRUBS	252 SHRUBS
75% OF REQUIRED LANDSCAPE TO BE LIVE COVER	1,307 SF	17 TREES	198 SHRUBS
	LANDSCAPE AREA	TOTAL AREA	PROVIDED AREA
	11,616 SF	43,516 SF	26%
	LANDSCAPE AREA	COVERED AREA	PROVIDED AREA
	11,616 SF	4,350 SF	37%

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
AX		1	Acer truncatum x platanoides 'Warrenred'	Pacific Sunset Maple	2.5" Cal. B4B	30' X 25' W DECIDUOUS
PP		5	Parrotia persica	Persian Ironwood	2.5" Cal. B4B	40' X 30' W DECIDUOUS
PB		5	Picea pungens glauca 'Baby Blue Eyes'	Baby Blue Eyes Colorado Blue Spruce	2.5" Cal. B4B	30' X 15' W EVERGREEN
SHRUBS						
CG	49		Coreopsis x 'Creme Brulee'	Creme Brulee Tickseed	5 gal.	1'-2' H x 2'-3' W
CA	18		Cornus alba 'Balthazo' TM	Ivory Halo Dogwood	5 gal.	6'-8' H & W
CS	47		Cornus sericea 'Kelsey'	Kelsey Dwarf Redtwig Dogwood	5 gal.	24"-30" H x 24"-30" W
EF	17		Evonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	5 gal.	2'-3' H x 6'-8' W
HP	31		Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	5 gal.	3'-5' H & W
PH	17		Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	5 gal.	2'-3' H x 2'-3' W
RA	15		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	2'-3' H x 5'-7' W
SS	62		Salvia x sylvestris 'May Night'	May Night Sage	5 gal.	18"-24" H & W
VP	14		Viburnum plicatum 'Popcorn'	Popcorn Japanese Snowball	5 gal.	6'-8' H x 6'-8' W
WF	14		Weigela Florida 'Red Prince'	Red Prince Weigela	5 gal.	5'-6' H & W

** The minimum offset distance of any tree to edge of storm pipe/ Inlet is 1 feet per SDECM Section 6.3.3.2.

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

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

COMM #	4884
DATE:	2-14-2025
REVISION DATE:	5-2-2025
	7-1-2025
	7-30-2025

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, UNIFORM 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 SOIL IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 45 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5280, 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:
 - PLANTING 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, UNIFORM 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.

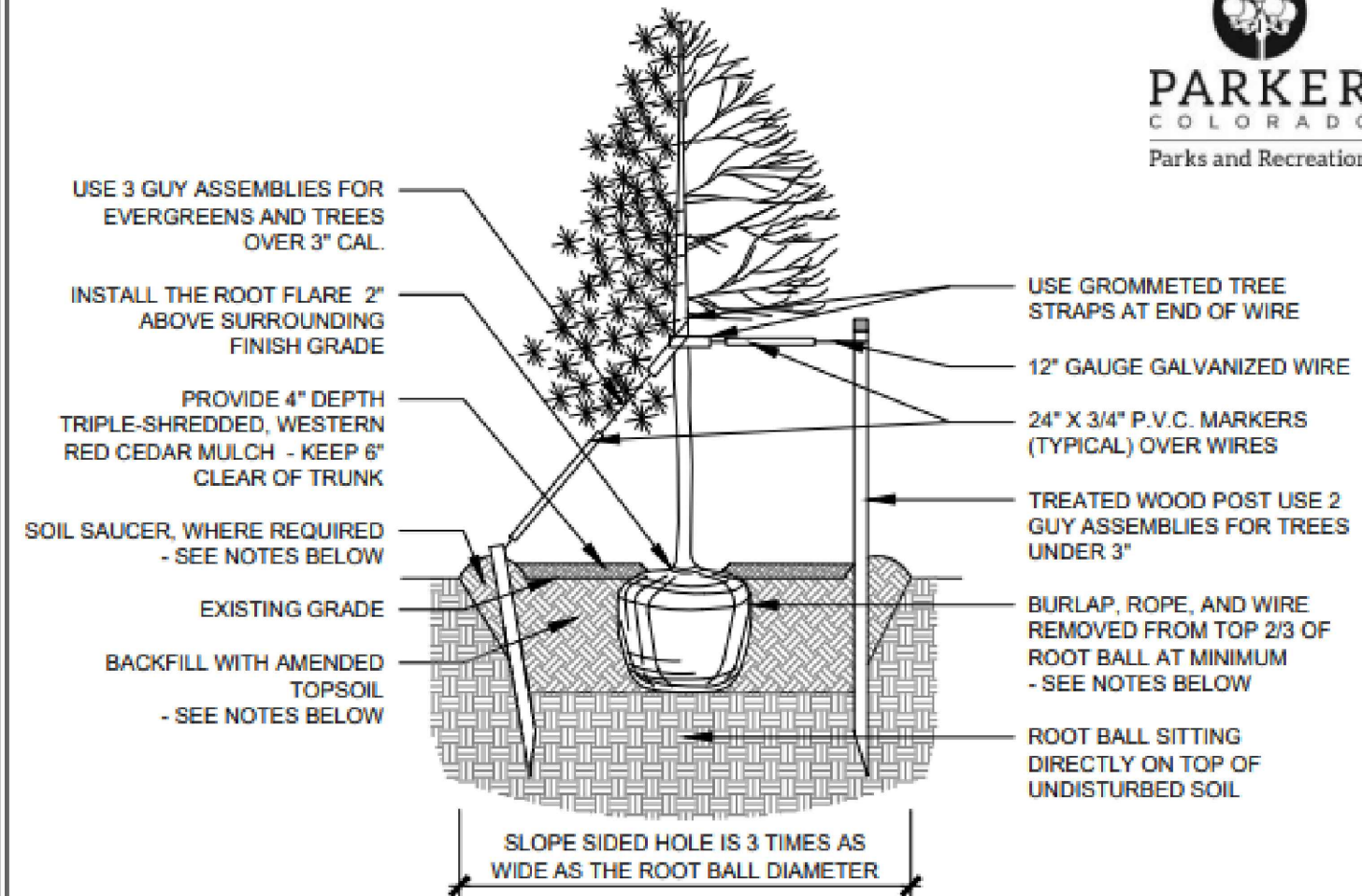
LANDSCAPE NOTES:

- 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.
- FINISH GRADING 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 GRADING 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, 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, 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 DISPOSE OF PROPERLY OFF SITE.
- SEEZAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH GROUND-UP-A (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-A 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.

TOWN OF PARKER STANDARD DETAILS



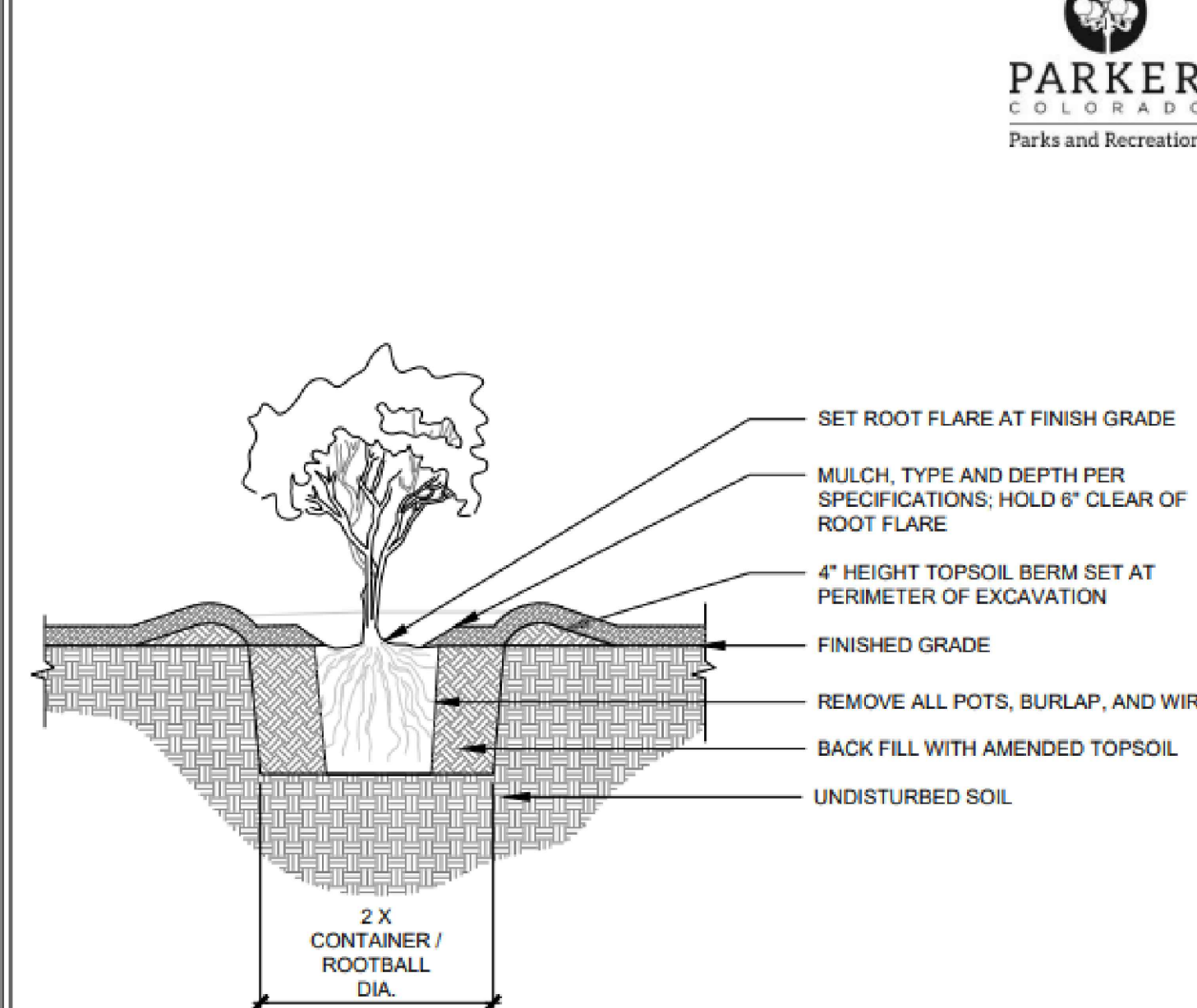
- NOTES:
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL.
 - BACKFILL SHALL CONSIST OF APPROVED ON-SITE TOPSOIL BLENDED W/ COMPOST AMENDMENT. IF ON-SITE TOPSOILS ARE NOT APPROVED FOR USE, BACKFILL W/ IMPORTED TOPSOIL BLENDED WITH COMPOST AMENDMENT. REFER TO SPECIFICATION SECTION 329113 FOR ADDITIONAL INFORMATION.
 - TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 - WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 - FORM SOIL INTO A 6" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 - STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY AFTER CONSULTATION WITH THE TOWN ARBORIST.
 - RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

TREE PLANTING

1/4" = 1'-0"

DATE: MAY 2023 | DETAIL SD-3

TOWN OF PARKER STANDARD DETAILS



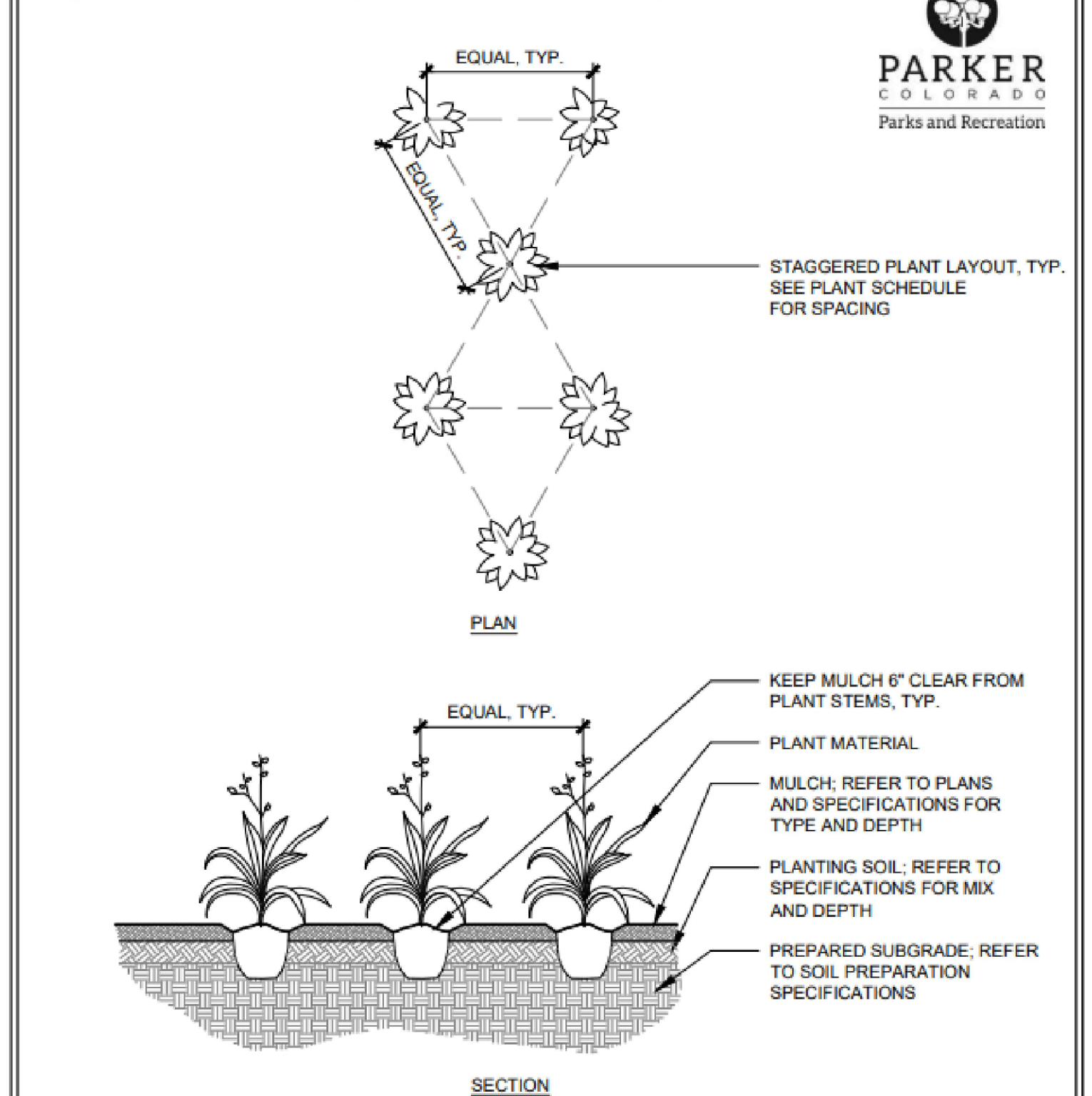
- NOTES:
- PRUNE ALL DAMAGED, DISEASED OR WEAK LIMBS.
 - CLEARLY PRUNE ALL DAMAGED ROOT ENDS.
 - DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS.
 - DEEP WATER AFTER PLANTING.

SHRUB PLANTING

1/2" = 1'-0"

DATE: MAY 2023 | DETAIL SD-5

TOWN OF PARKER STANDARD DETAILS



- NOTES:
- WHEN BACKFILLING AROUND PLANTS, DO NOT ALLOW AIR POCKETS TO FORM.
 - AFTER PLANTING, WATER THOROUGHLY.

PERENNIAL PLANTING

1/4" = 1'-0"

DATE: MAY 2023 | DETAIL SD-6



Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/13/2025

Planning Approval By: A. Wood Hicken



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
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 DETAILS

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

COMM # 4884
DATE: 2-14-2025
REVISION DATE: 5-2-2025
7-1-2025

IRRIGATION NOTES

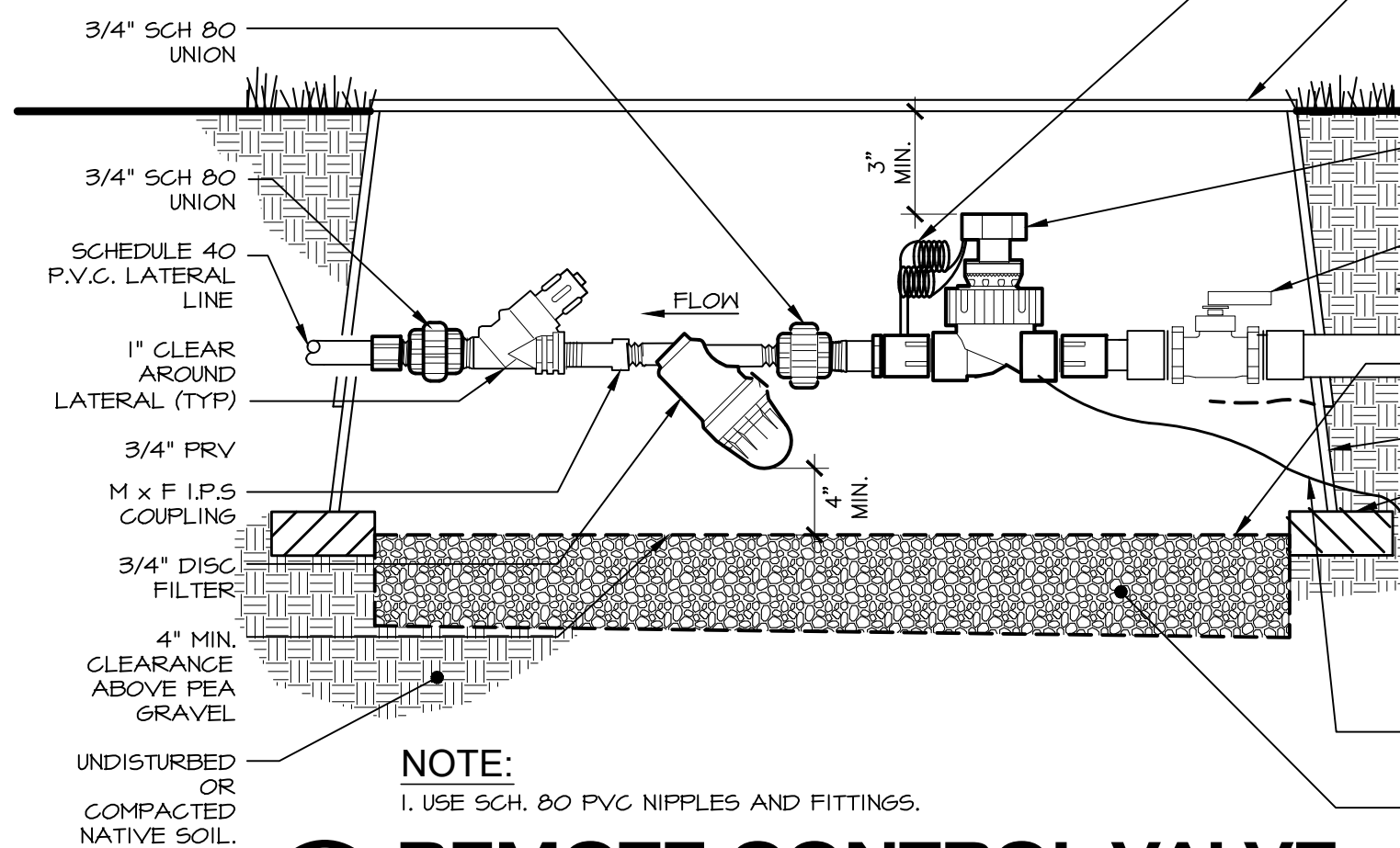
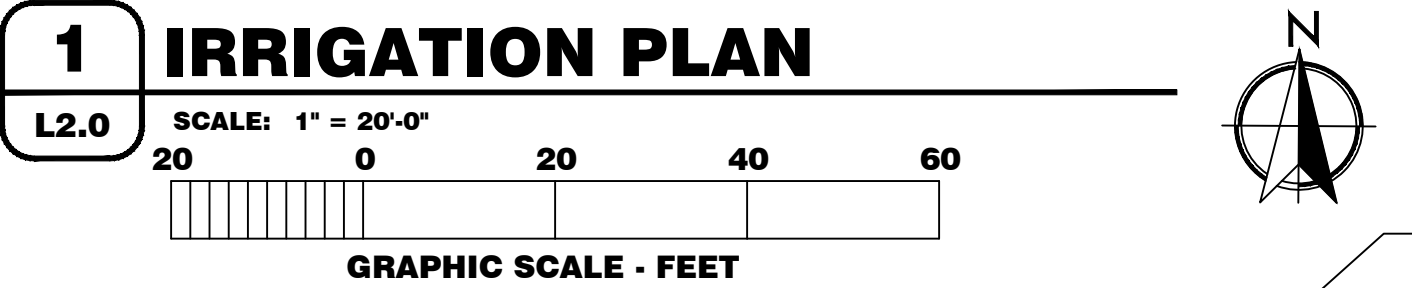
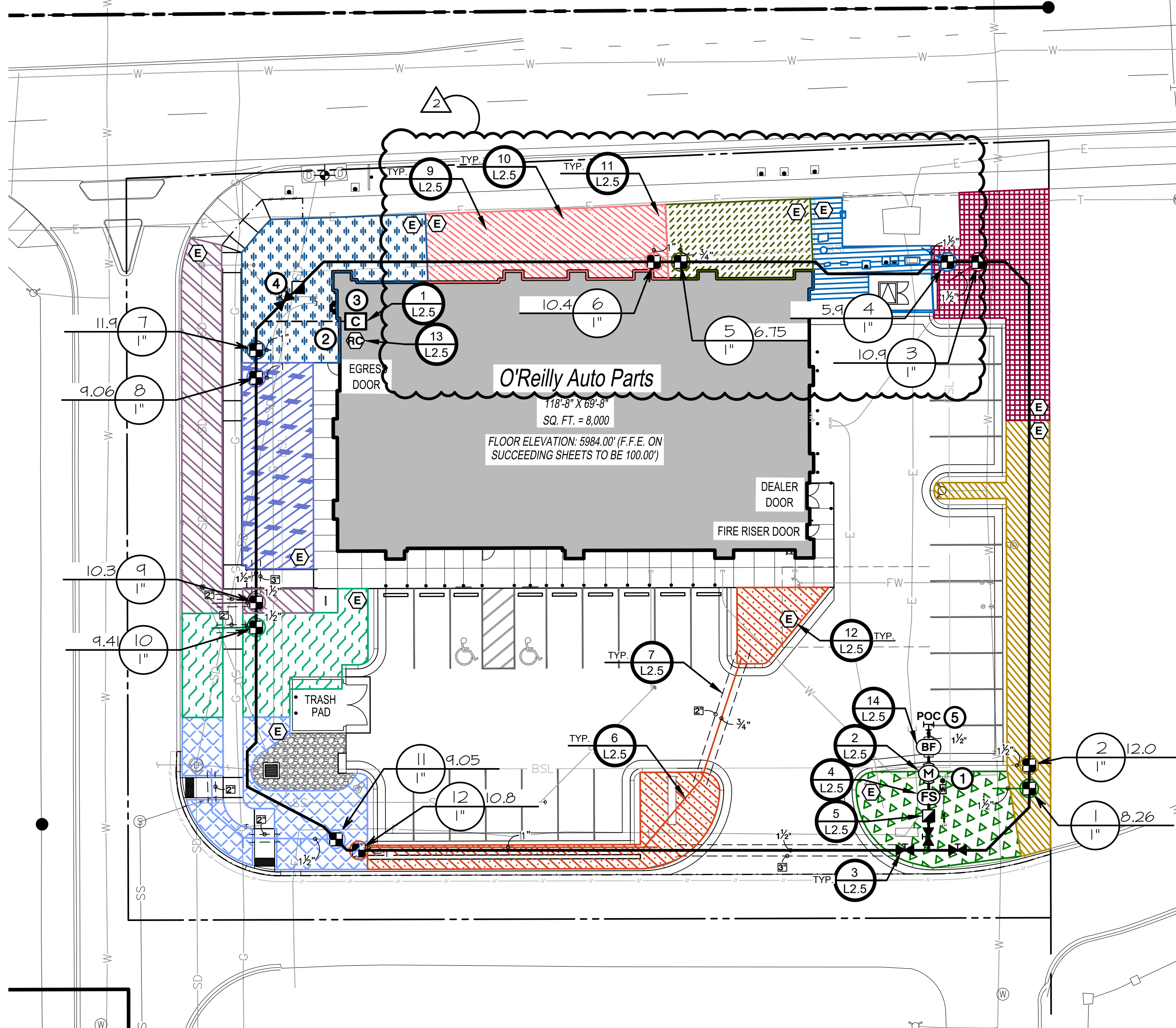
- SYSTEM DESIGN BASED ON THE ASSUMPTION OF THE AVAILABILITY OF 14 G.P.M. WITH 65 P.S.I. AT THE SOURCE AND 45 P.S.I. AT THE HEADS.
- ALL LATERAL LINES THAT ARE NOT LABELED SHALL BE 3/4" DIAMETER.
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. 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 AND 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 GUARANTEED 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 THE 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 T156 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 9/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.

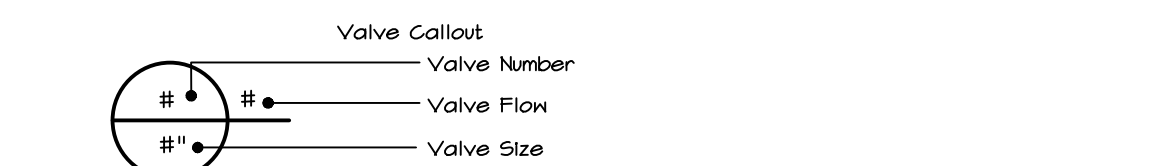
SYSTEM OPERATIONAL NOTES

- 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 NINETEEN (19) MINUTES 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

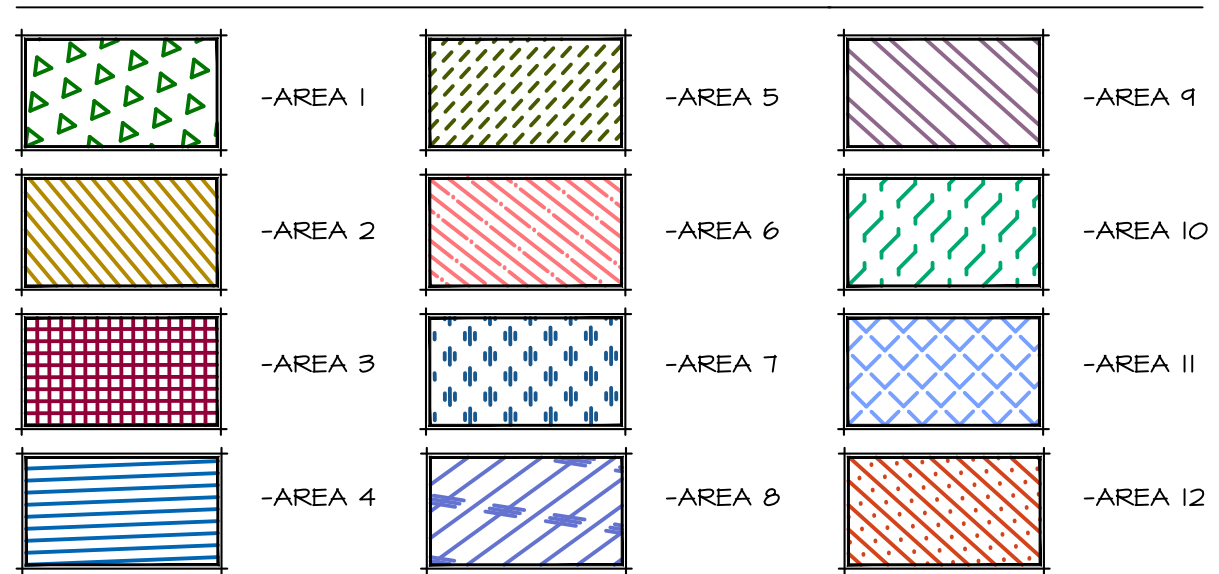
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
■	Hunter ICZ-101-25-LF Drip Control Zone Kit, In. 1CV Globe Valve with In. HY100 Filter system, Pressure Regulation 25psi, Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen. See Detail 1/L2.0
SEE DRIP MATERIAL LEGEND	Area to Receive Dripline Hunter HDL-06-12-CV 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's 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/Multiphas. Use. With Filter Sentry Factory Installed Option. See Detail 3/L2.5
(BF)	Zum 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
(FC)	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 analog 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.



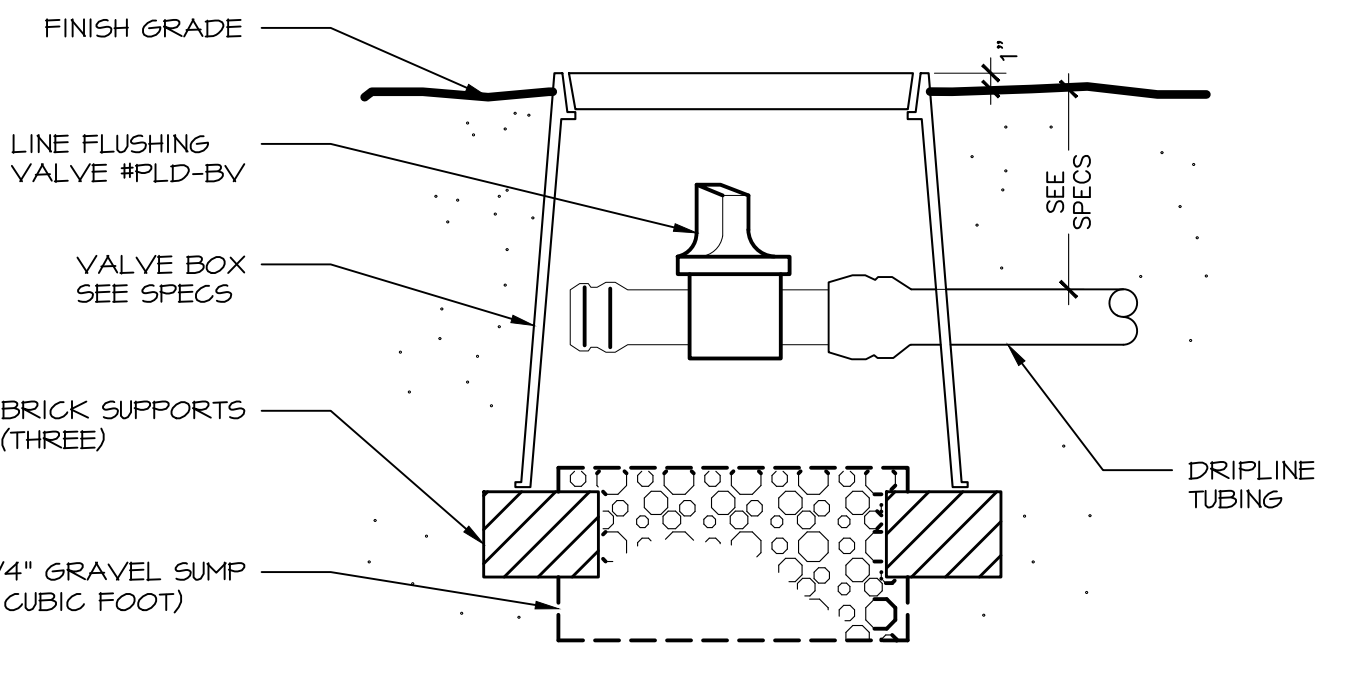
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	8.26
2	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	12.01
3	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	10.90
4	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	5.90
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	9.06
9	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	10.33
10	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	4.41
11	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	4.05
12	Hunter ICZ-101-25-LF-R	1"	Area for Dripline	10.74

DRIP MATERIAL LEGEND



2 MANUAL LINE FLUSHING VALVE PLUMBED TO TUBING



CALLOUT LEGEND

- CONNECT NEW 1/2" MAINLINE TO SERVICE IN THIS APPROXIMATE LOCATION (FIELD VERIFY). SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- 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

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1 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:
Design Pressure: 25 PSI
Friction Loss: 0.36 PSI
Fittings Loss: 0.03 PSI
Elevation Loss: 0 PSI
Loss through Valve: 4.21 PSI
Pressure Req. at Critical Station: 37.3 PSI
Loss for Fittings: 0.03 PSI
Loss for Main Line: 0.28 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 4.18 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

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/13/2025

Planning Approval By: A. Wood Hicken

BRECKON
888.714.2222
1500 S. W. 10th St., Suite 100
Fort Lauderdale, FL 33315
Phone: 808-376-8783

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.

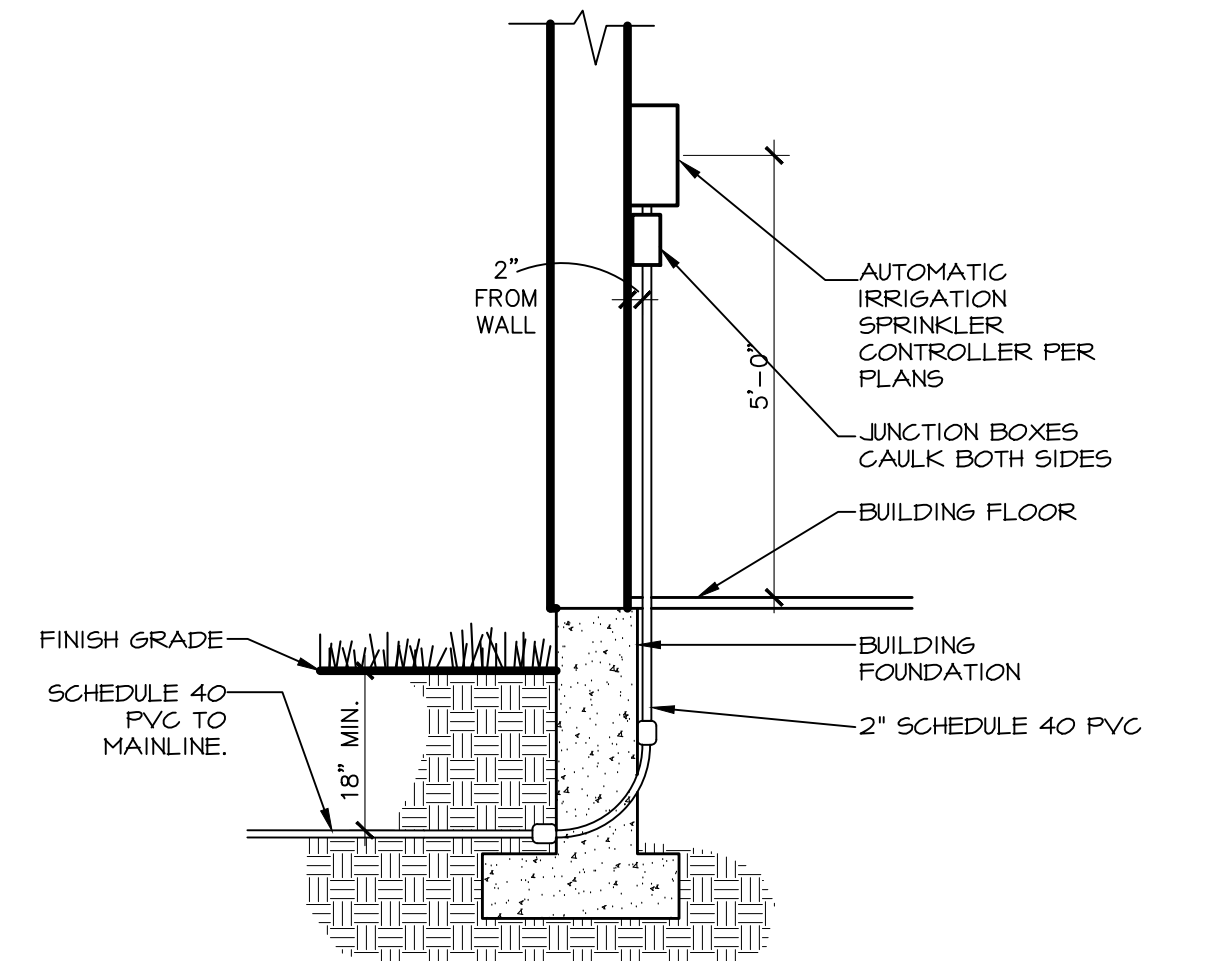
TIMOTHY M. GUILLOT ARCHITECT
1730 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@estertyschneider.com

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

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON ST
STYVENSVILLE, MISSOURI 65602
(417) 982-2674 TELEPHONE

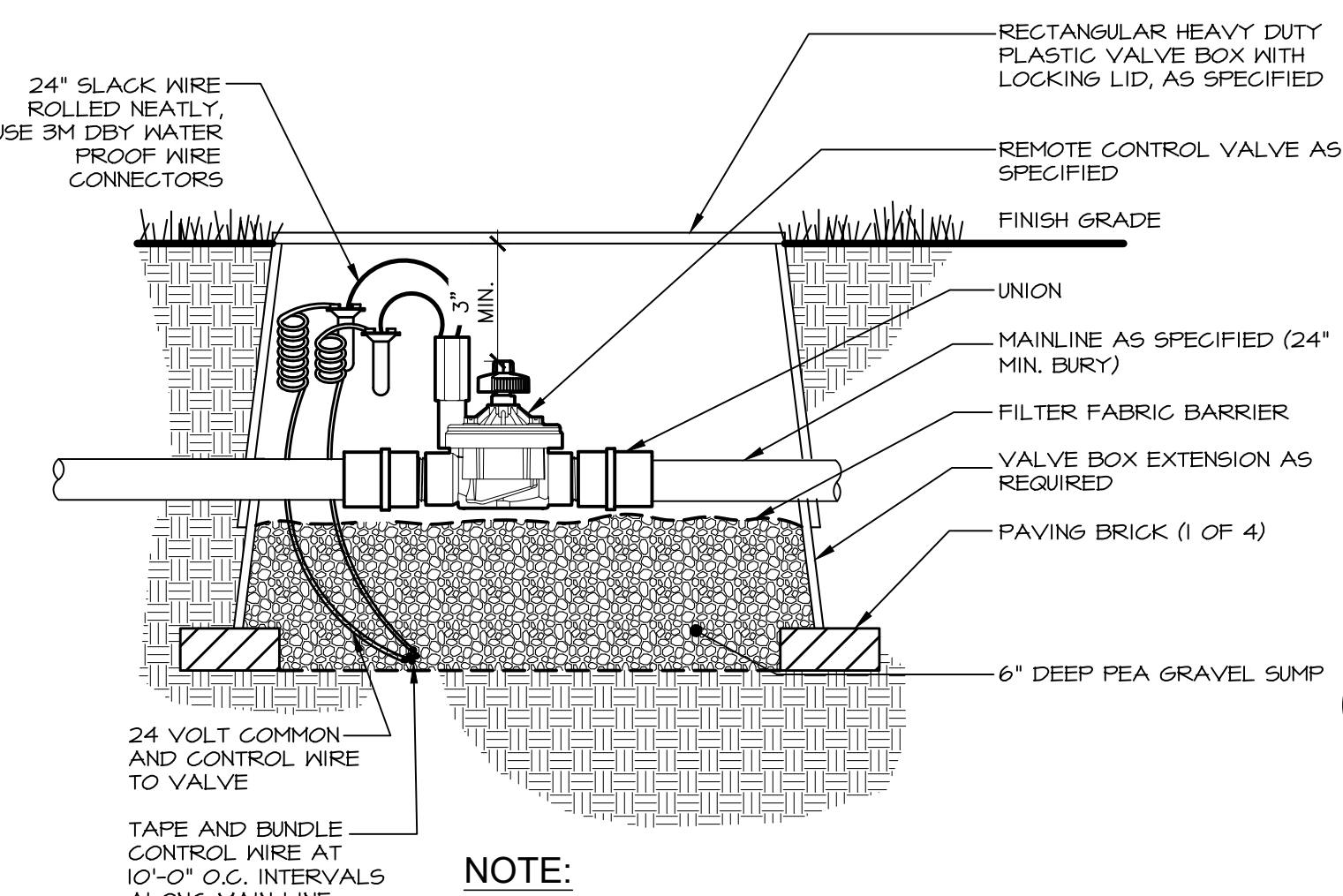
COMM # 4884
DATE: 2-14-2025
REVISION DATE: 5-2-2025
7-1-2025

L2.0

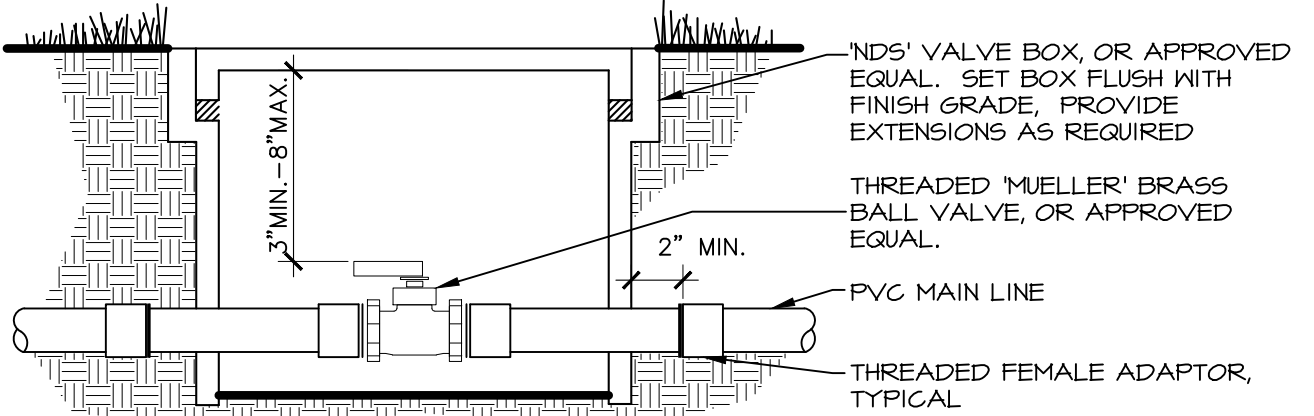


NOTE:
1. COORDINATE CONDUIT INSTALLATION WITH ELECTRICAL AND FOUNDATION INSTALLATION.

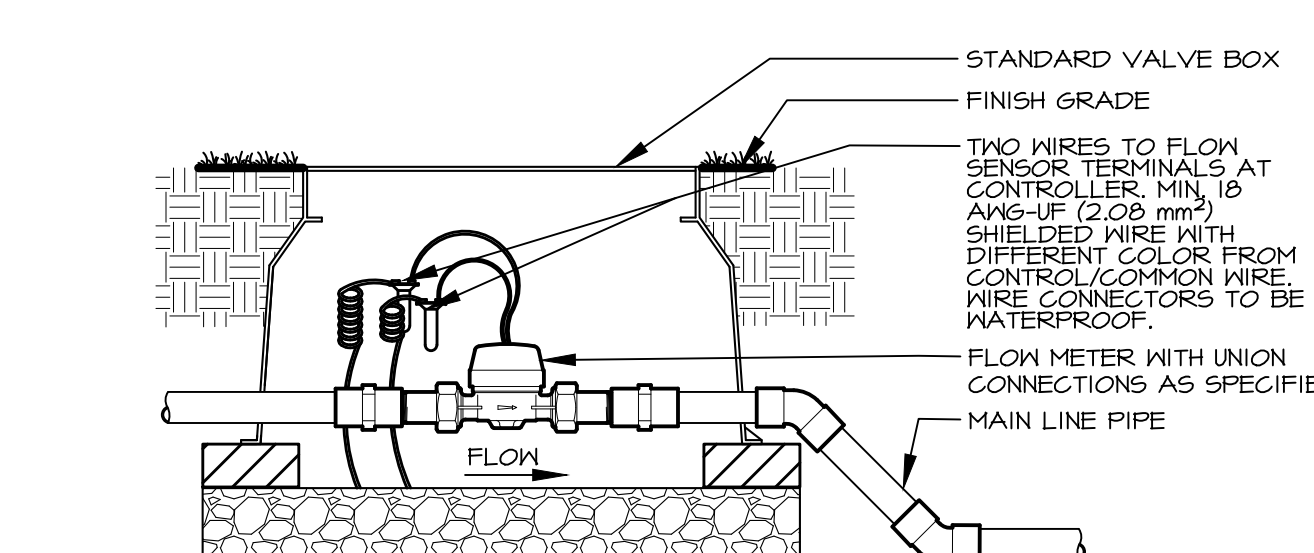
1 AUTOMATIC IRRIGATION CONTROLLER NOT TO SCALE



2 MASTER VALVE NOT TO SCALE

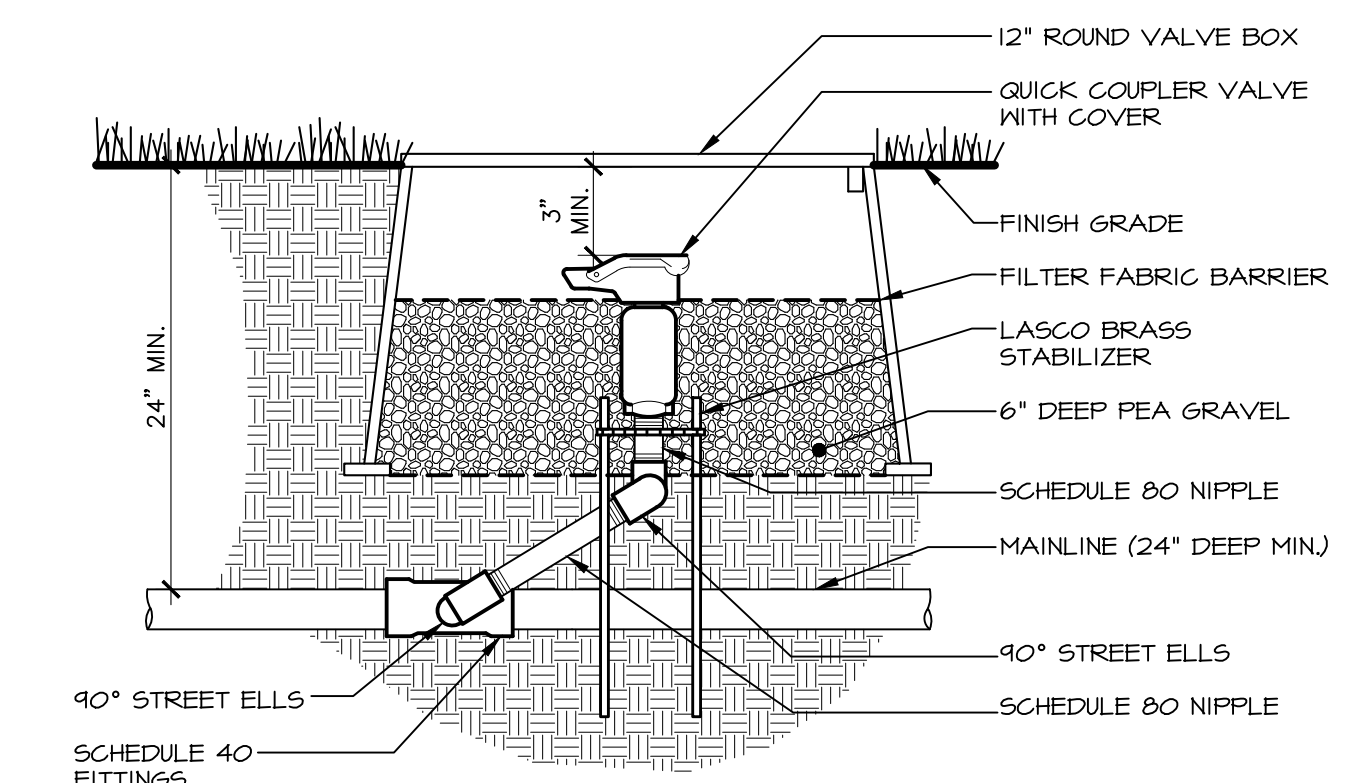


3 ISOLATION VALVE NOT TO SCALE

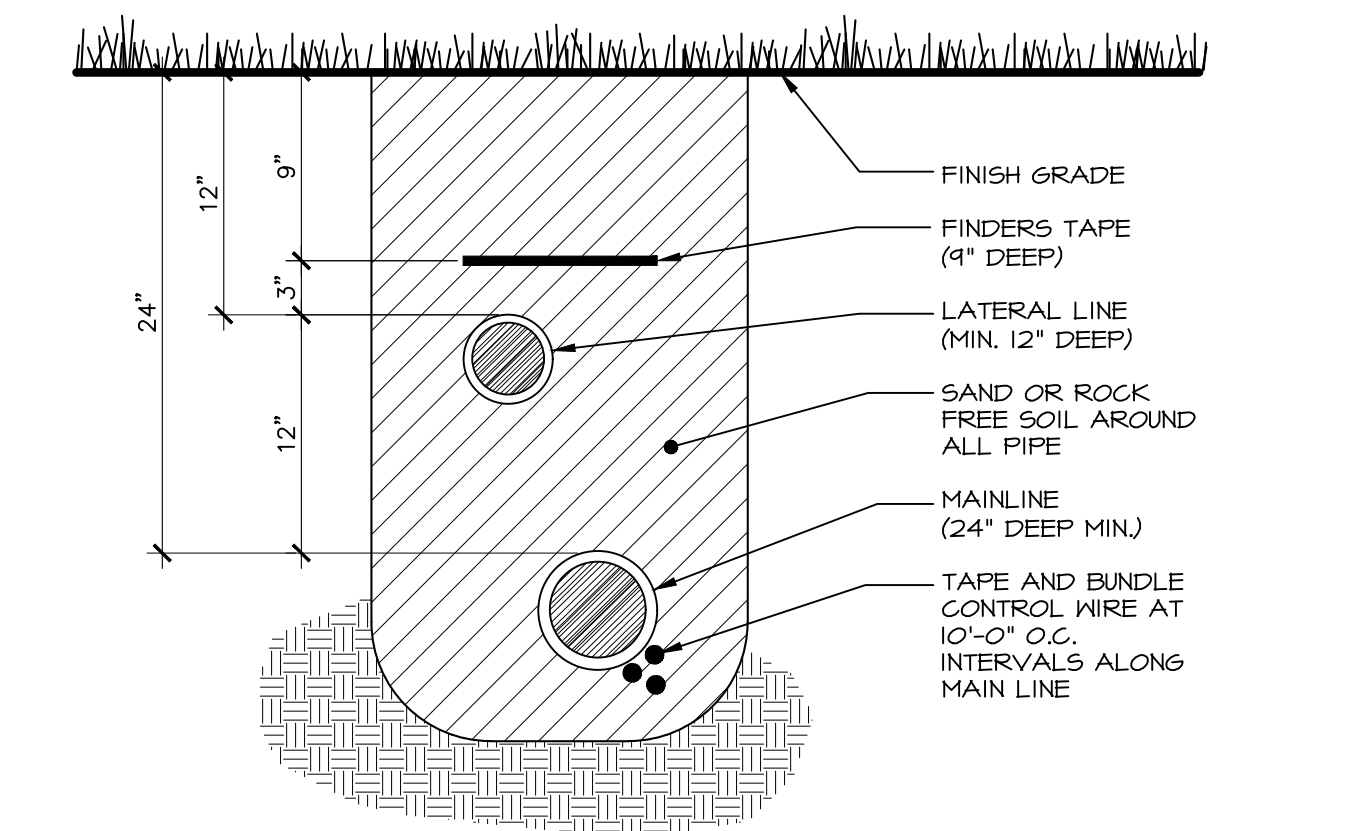


NOTE:
INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA, STRAIGHT, CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS. FITTINGS TO BE SCH 80 PVC SOLVENT WELD.

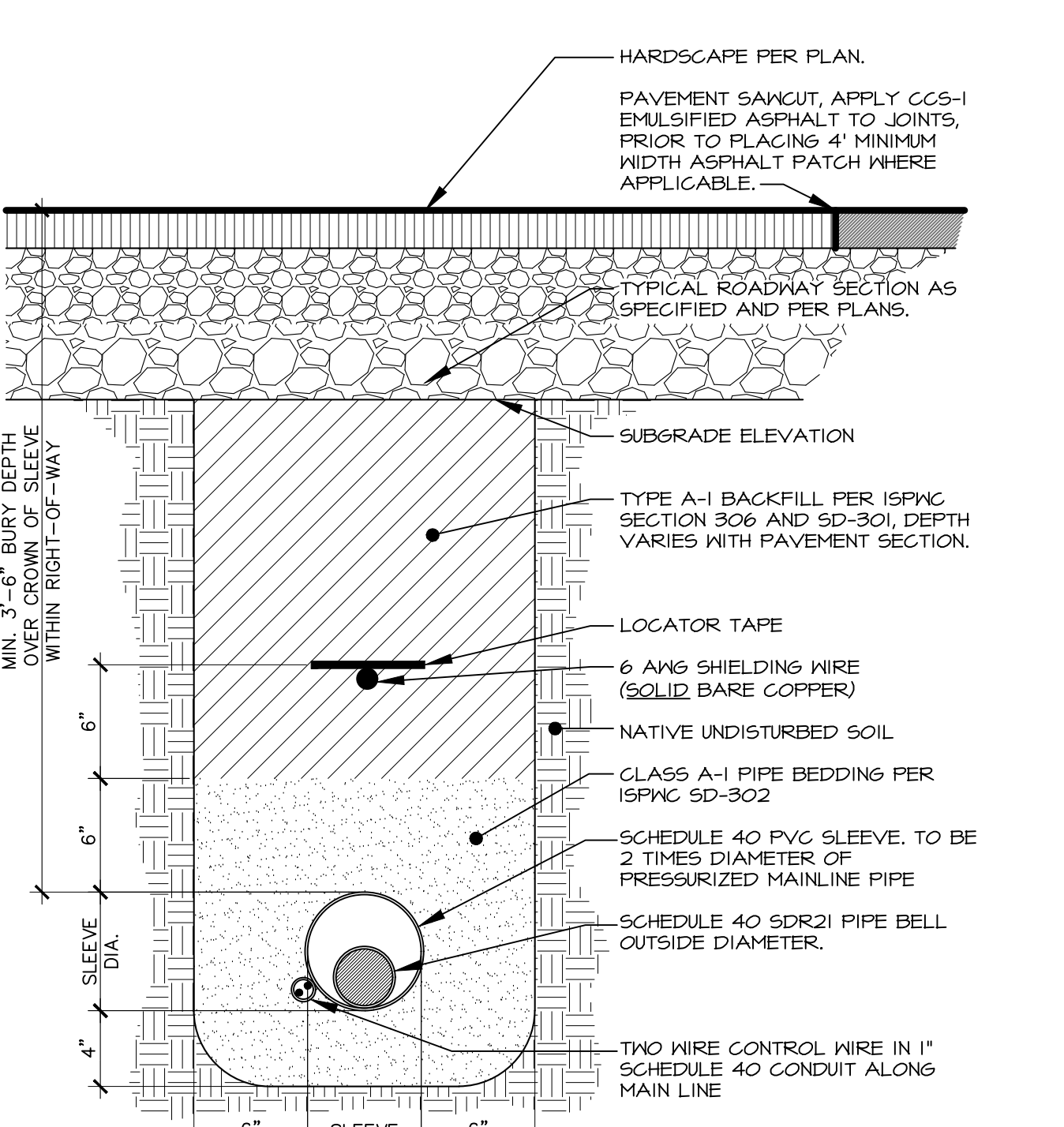
4 FLOW METER Scale: NTS



5 QUICK COUPLER VALVE NOT TO SCALE

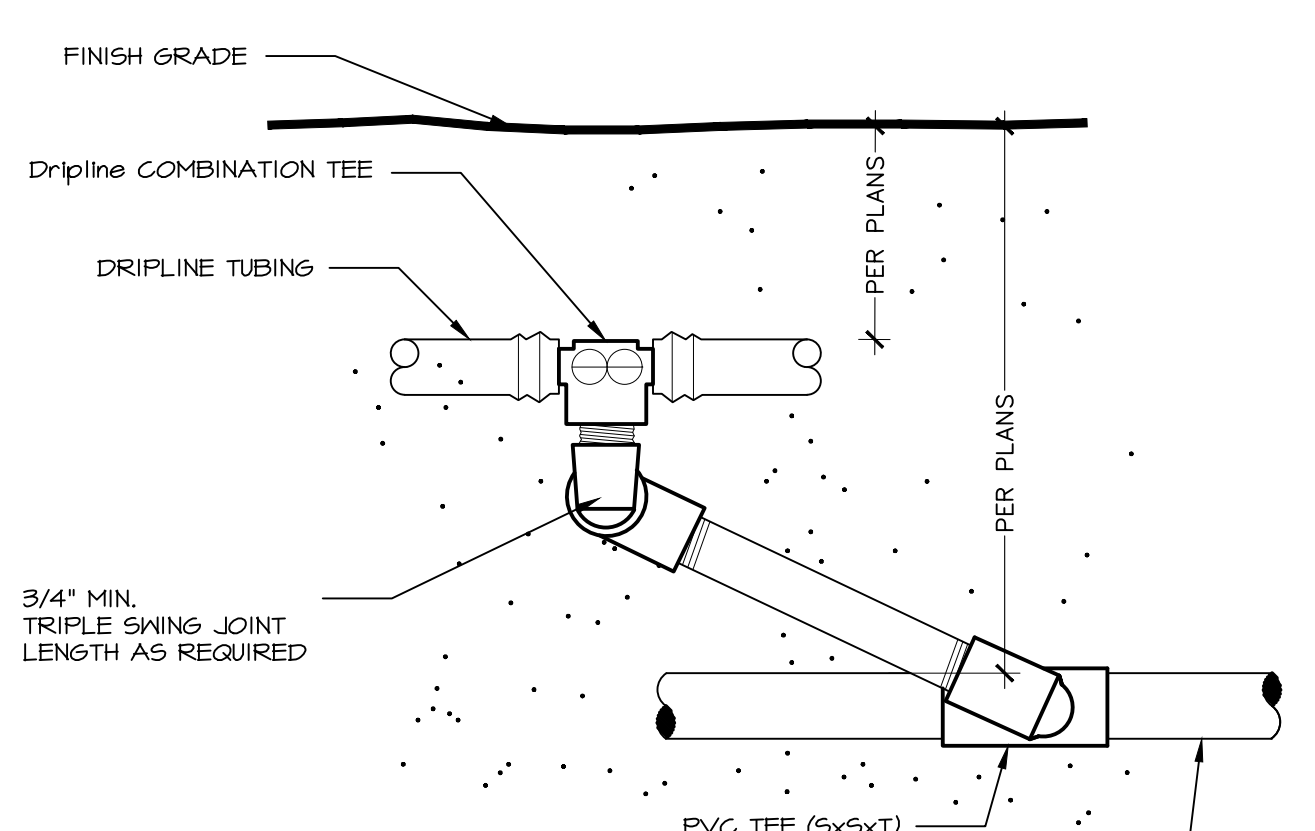


6 TRENCH SECTION NOT TO SCALE



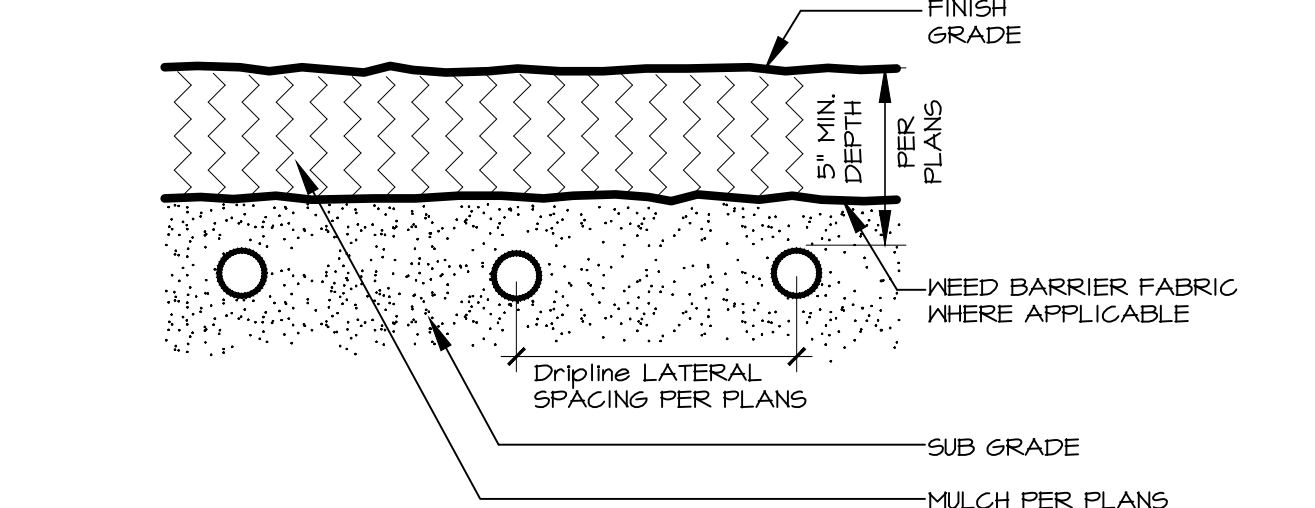
NOTE:
1. COORDINATE WITH OTHER CONTRACTORS TO INSTALL SLEEVE, CONDUIT, FINDER TAPE AND LOCATING WIRE PRIOR TO INSTALLATION OF ROADWAY IF APPLICABLE.
2. ROAD CROSSING INSTALLATION REQUIREMENTS APPLY WITH THE FULL EXTENT OF THE RIGHT-OF-WAY.
3. IN CASE OF CONFLICTS WITH OTHER UTILITIES, IRRIGATION SLEEVE 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.

7 HARDSCAPE CROSSING TRENCH SECTION Scale: 1/12" = 1'-0"

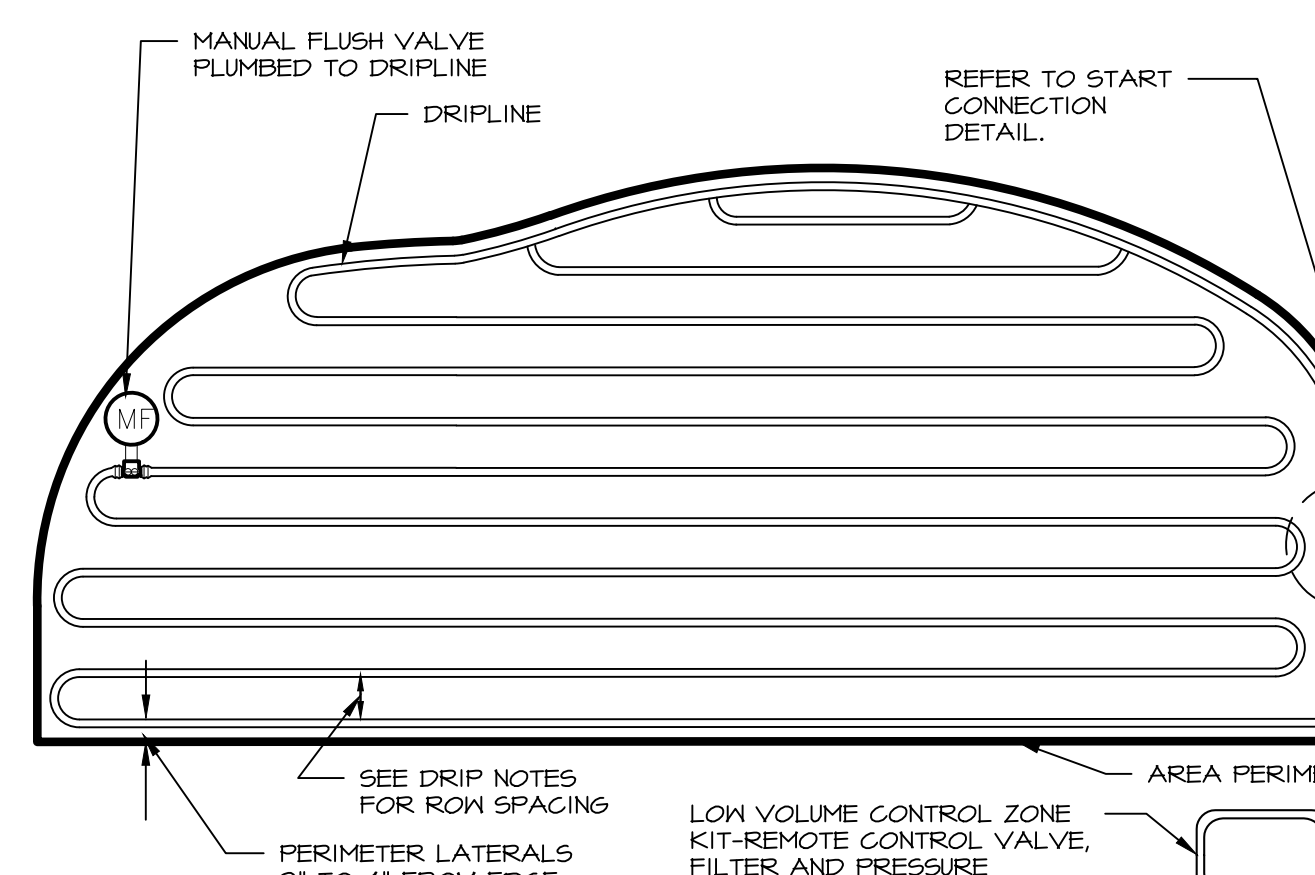


NOTE:
EACH CONNECTION IS CAPABLE OF MAX 10 GPM

8 DRIPLINE START CONNECTION NOT TO SCALE

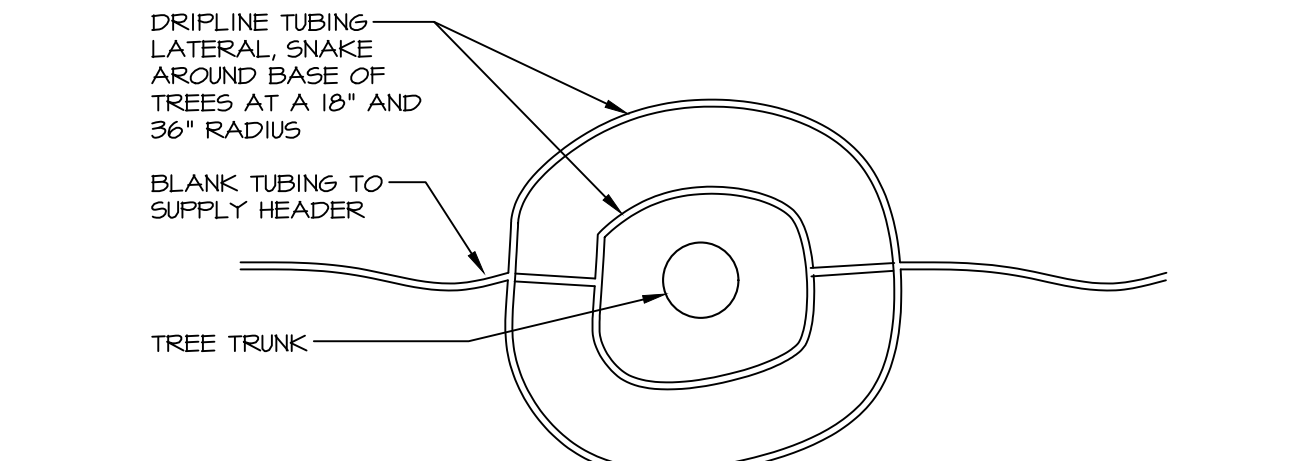


9 DRIPLINE SUBGRADE INSTALLATION NOT TO SCALE



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

10 DRIPLINE LAYOUT NOT TO SCALE

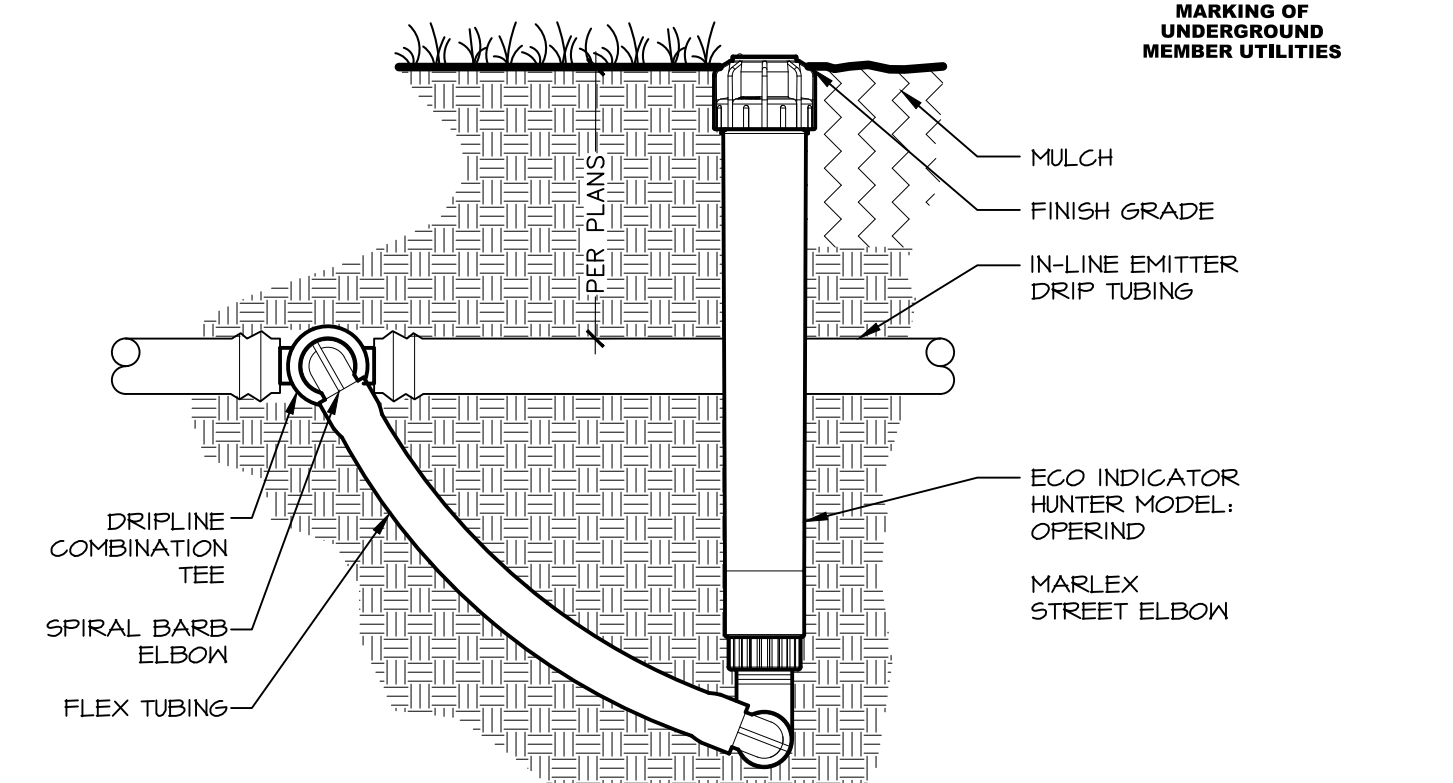


NOTE:
1. TO BE USED AT ALL TREES PLANTED WITHIN AREA NOTED ON PLAN.

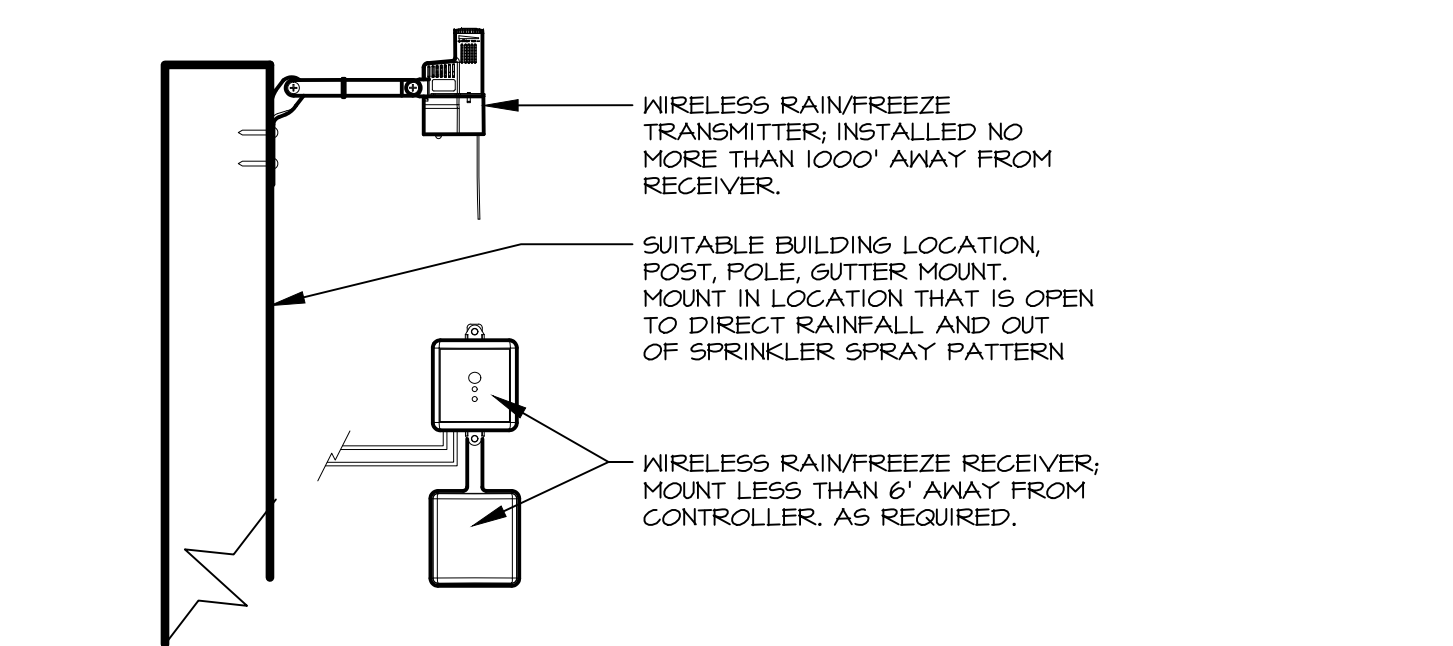
11 DRIPLINE LAYOUT AT TREES NOT TO SCALE

PARKER COLORADO
Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 08/13/2025
Planning Approval By: A. Wood Hicken

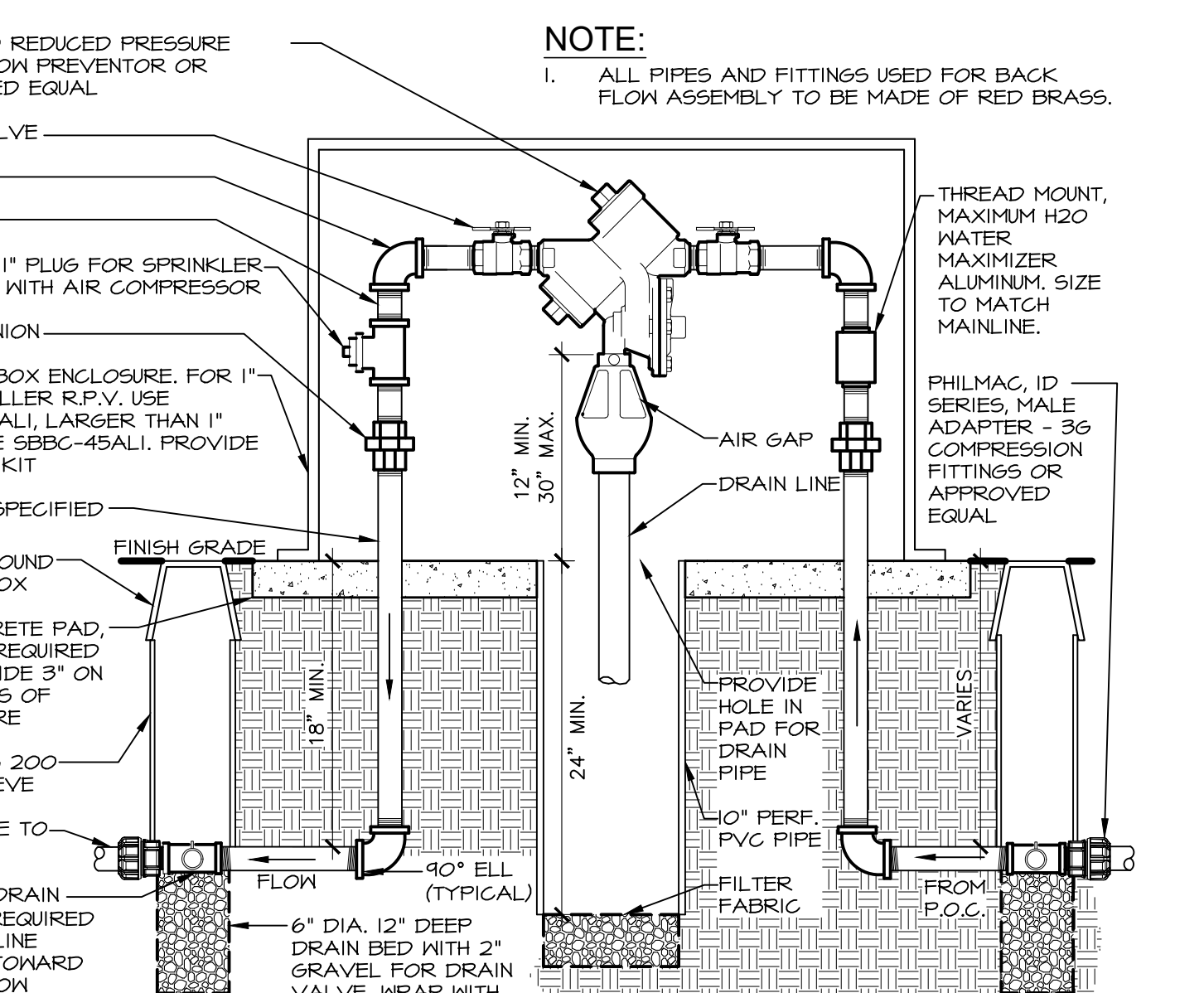
BRECKON
BRECKON LANDSCAPE DESIGN
8887th Street, Suite 100
Golden, CO 80401
Phone: 303-376-6163



12 ECO INDICATOR NOT TO SCALE



13 WIRELESS RAIN/FREEZE CLIK SYSTEM Scale: NTS



NOTE:
1. ALL PIPES AND FITTINGS USED FOR BACK FLOW ASSEMBLY TO BE MADE OF RED BRASS.

14 REDUCED PRESSURE BACK FLOW PREVENTER NOT TO SCALE

FRITZ BRECKON
984
2/19/2025
2/19/2025
LICENSED LANDSCAPE DESIGNER
STATE OF COLORADO

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
IRRIGATION DETAILS

O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
STYVENS, 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: ncorreilly@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	QUANTITY			
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.	4
WS2	LSI	XWM-FT-LED-04L-50-UE-BRZ NO SUBSTITUTIONS	120	DARK BRONZE	X			X		30	FULL CUT-OFF, BUG RATING B1-U0-G1. ARCHITECTURAL ELEVATIONS SHOW DIMENSIONED LOCATIONS.	1
WSP	LSI	XWM-FT-LED-04L-50-UE-BRZ-PC120 NO SUBSTITUTIONS	120	DARK BRONZE	X			X		30	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	1	22.5' 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	2
	LSI	SSQB3-S11G-25-S-BRZ-LAB-5BC										
P2	LSI	MRM-LED-12L-SIL-FT-UNV-DIM-50-70CRI-BRZ-IL	120	DARK BRONZE				X	X	1	22.5' 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	1
	LSI	SSQB3-S11G-25-S-BRZ-LAB-5BC										
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	2922	125	B1-U0-G1	3088	137	B1-U0-G1	3068	137	B1-U0-G1	22.6
	3	70	2752	122	B1-U0-G1	2973	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	3616	120	B1-U0-G1	3702	125	B1-U0-G1	4051	137	B1-U0-G1	4051	137	B1-U0-G1	29.5
	3	70	3619	122	B1-U0-G1	3769	128	B1-U0-G1	4124	140	B1-U0-G1	4124	140	B1-U0-G1	
	FT	70	3655	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	10616	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.

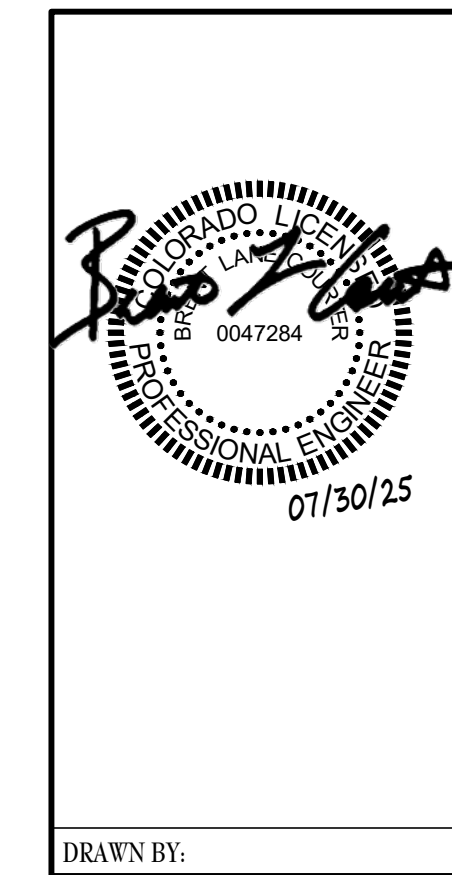
EXTERIOR SIGN LIGHTS WILL TURN ON WHEN ITS DARK ENOUGH OUTSIDE ANYTIME DURING STORE HOURS, AND WILL TURN OFF AT STORE CLOSING.

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.



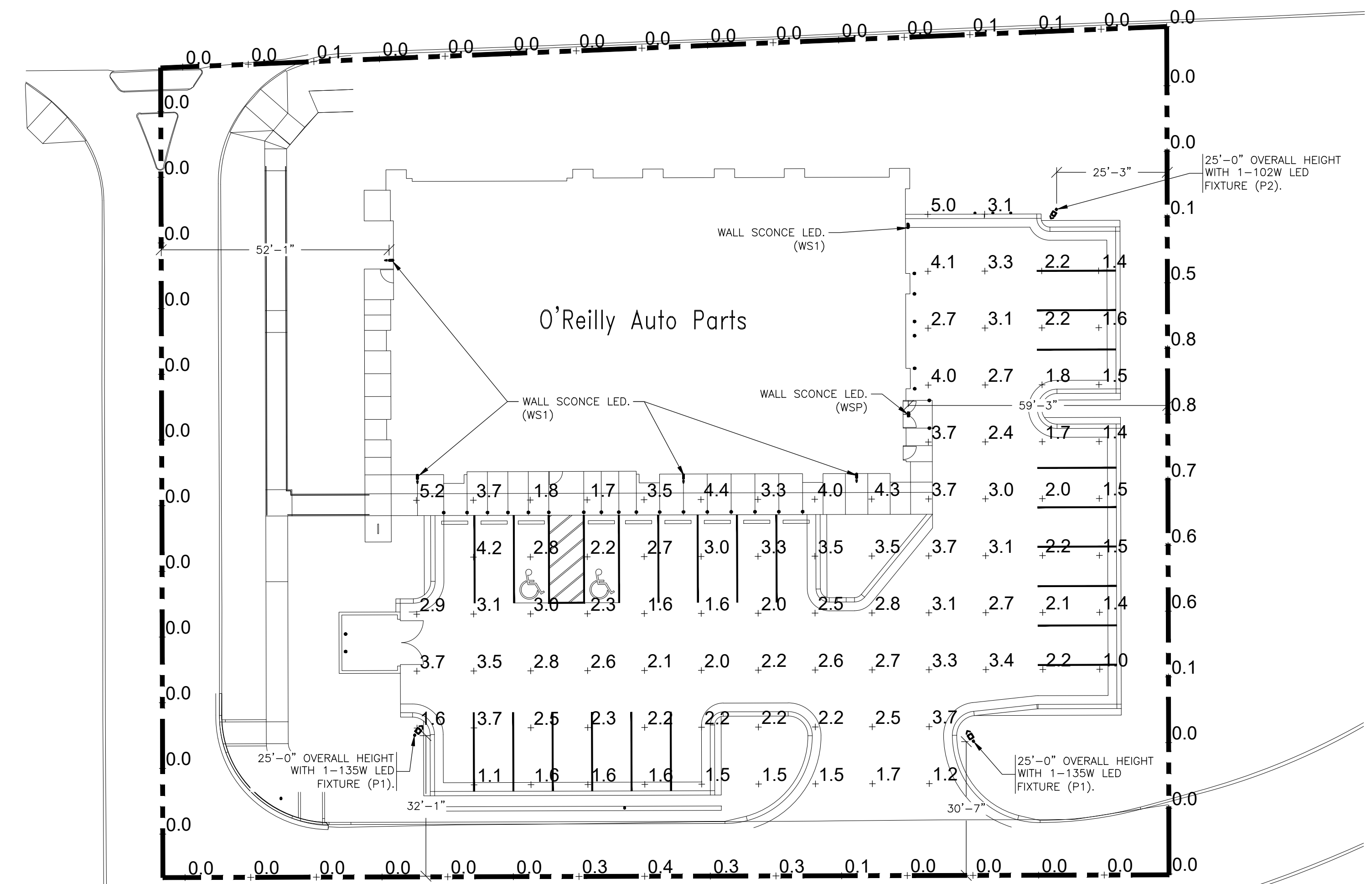
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking/Drive	+	2.6 fc	5.2 fc	1.0 fc	5.2:1	2.6:1	N/A

PARKER
COLORADO

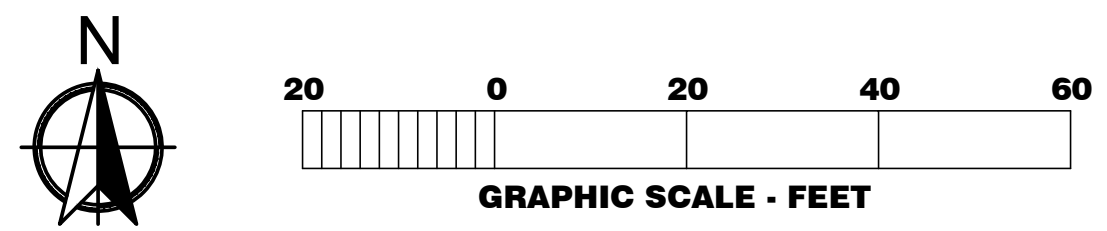
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APPROVED DATE: 08/13/2025

Planning Approval By: A. Wood Hicken



SITE LIGHTING PHOTOMETRICS
SCALE: 1"=20'



07-30-25

SHEET CHANGED
IN ITS ENTIRETY.

SGE
SMITH-GOTH ENGINEERS, INC.

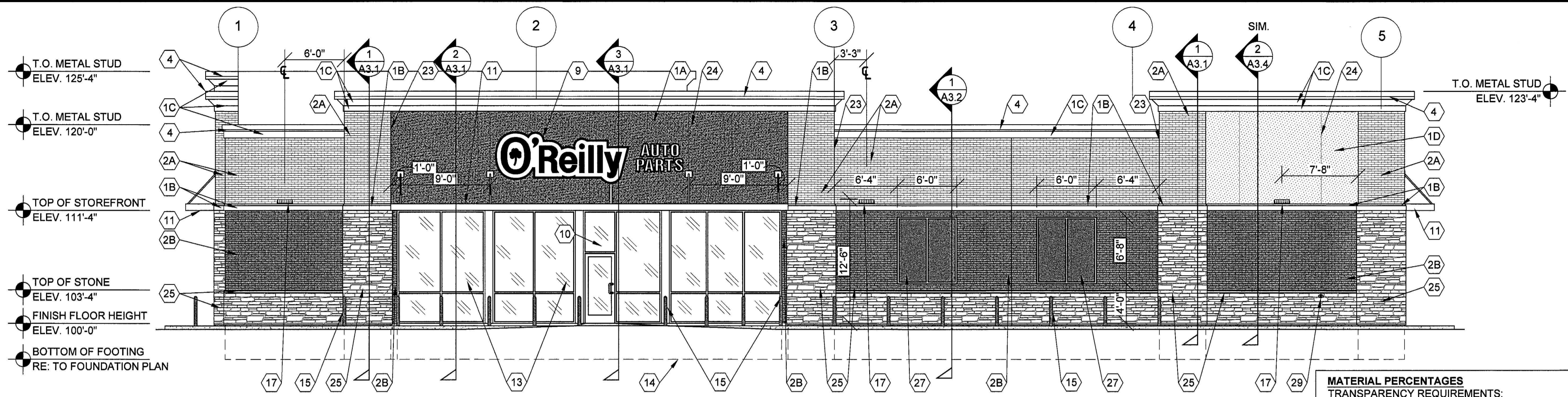
3855 S. JEFFERSON AVE. P: 417-882-2200
SPRINGFIELD, MO 65807 F: 417-882-1188
WWW.SMITHGOOTH.COM

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

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

COMM # 4884
 DATE: 02-14-2025
 REVISION DATE: 05-02-25
 07-01-25, 07-30-25

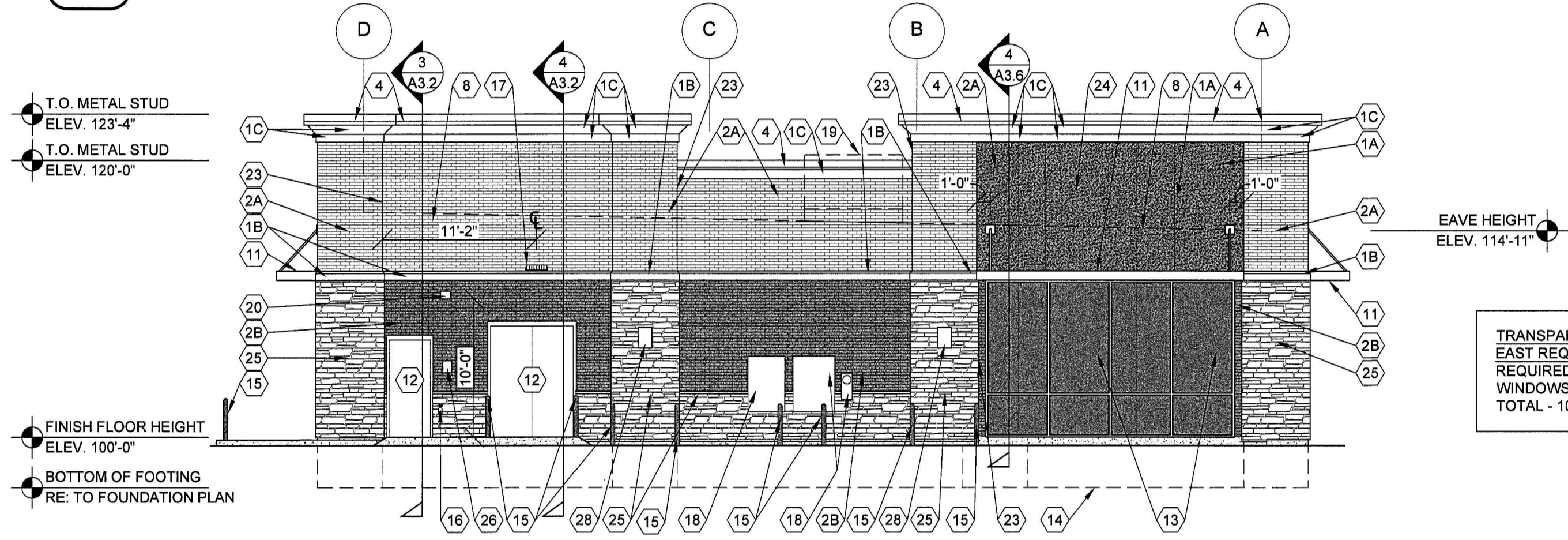
SP1 of 3



1 SOUTH EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

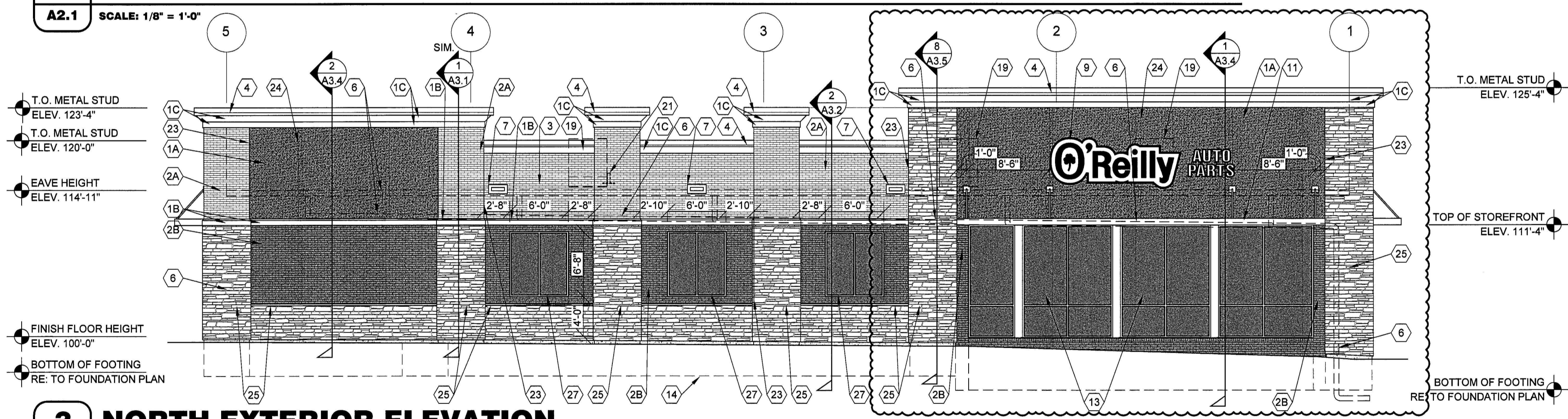
MATERIAL PERCENTAGES
 TRANSPARENCY REQUIREMENTS:
 SOUTH REQUIRED BETWEEN 2' AND 8' = 712.87 SQ.FT.
 REQUIRED - 285.14 SQ.FT (40%)
 WINDOWS PROVIDED - 232.0 SQ.FT (32.54%)
 APPLIED WINDOW MULLION AREA - 48.0 SQ.FT (6.73%)
 TOTAL 287.68 (40.35%)



2 EAST EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

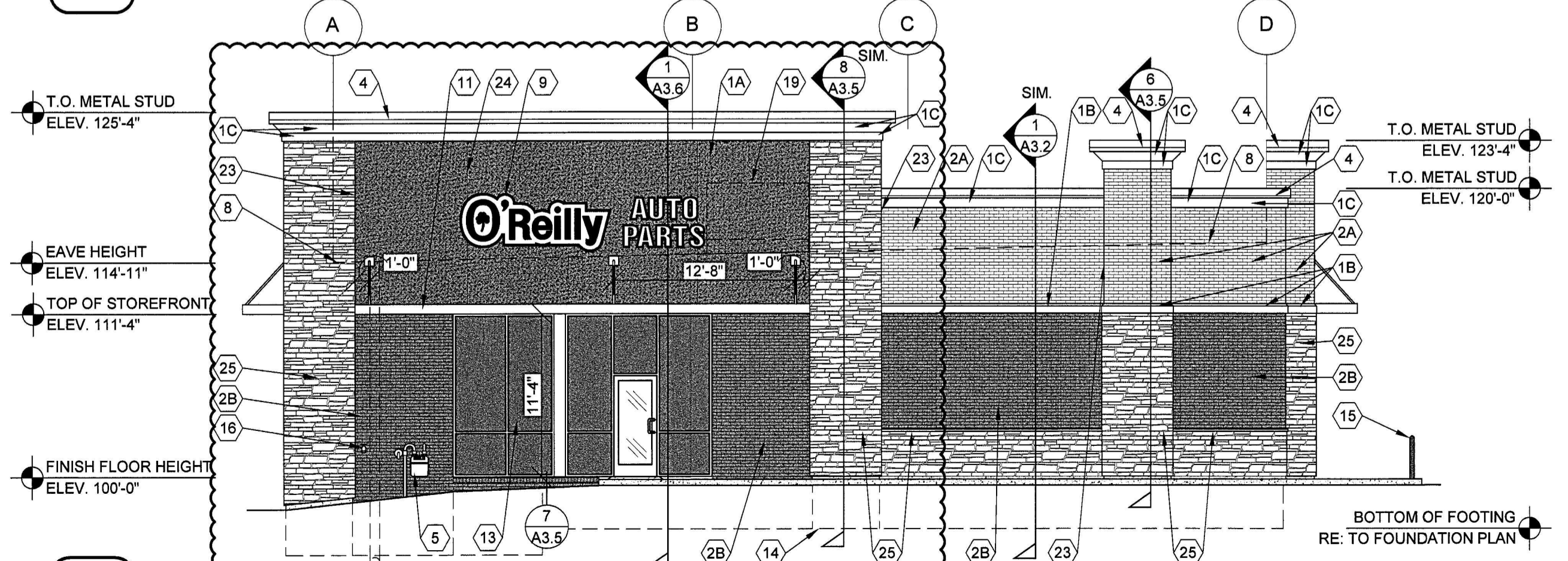
TRANSPARENCY REQUIREMENTS:
 EAST REQUIRED BETWEEN 2' AND 8' = 432.89 SQ.FT.
 REQUIRED - 108.22 SQ.FT (25%)
 WINDOWS PROVIDED - 108.0 SQ.FT (24.94%)
 TOTAL - 108.0 SQ.FT (24.94%)



3 NORTH EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

TRANSPARENCY REQUIREMENTS:
 NORTH REQUIRED BETWEEN 2' AND 8' = 719.75 SQ.FT.
 REQUIRED - 287.90 SQ.FT (40%)
 WINDOWS PROVIDED - 212.0 SQ.FT (29.45%)
 APPLIED WINDOW MULLION AREA - 72.0 SQ.FT (10.0%)
 TOTAL 284.0 (39.45%)



4 WEST EXTERIOR ELEVATION

A2.1

TRANSPARENCY REQUIREMENTS:
 WEST REQUIRED BETWEEN 2' AND 8' = 418.87 SQ.FT.
 REQUIRED - 104.71 SQ.FT (25%)
 WINDOWS PROVIDED - 108.0 SQ.FT (25.78%)
 TOTAL - 108.0 SQ.FT (25.78%)

EXTERIOR FINISH SCHEDULE

PORTLAND CEMENT STUCCO
 KEY NOTE NO. 1A:
 MFG: STO SPECIFIED. EQUAL BY DRYVIT OR MASTER BUILDERS (NO SUBSTITUTES)
 SERIES: STOPOWERWALL
 TEXTURE: MEDIUM SAND
 COLOR: EQUAL TO DRYVIT "ORAP011030S" STRATOTONE HIGH PERFORMANCE
 COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS

KEY NOTES NO. 1B:
 MFG: PER LOCAL SUPPLIER
 TEXTURE: SANDBLAST
 COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SHER-CRYL) GLOSS (COLOR TO BE INTEGRAL IN THE TOP COAT OF PLASTER)

KEY NOTES NO. 1C & 1D:
 MFG: PER LOCAL SUPPLIER
 TEXTURE: SANDBLAST
 COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SHER-CRYL) GLOSS (COLOR TO BE INTEGRAL IN THE TOP COAT OF PLASTER)

UNIT MASONRY
 KEY NOTE NO. 2A:
 TYPE: CLAY MASONRY UNIT
 MFG: ACME BRICK
 SIZE: 2 1/4" X 3 5/8" X 7 5/8" (MODULAR)
 COURSING: RUNNING BOND
 COLOR: (ACCENT COLOR) BLEND 30 DOVE GRAY VELOUR
 MORTAR COLOR: NATURAL GRAY

KEY NOTE NO. 2B:
 TYPE: CLAY MASONRY UNIT
 MFG: ACME BRICK
 SIZE: 2 1/4" X 3 5/8" X 7 5/8" (MODULAR)
 COURSING: RUNNING BOND
 COLOR: (FIELD COLOR) BLEND 600 OXFORD BROWN VELOUR
 MORTAR COLOR: NATURAL GRAY

FLASHING AND SHEET METAL
 KEY NOTE NO. 3:
 TYPE: STANDING SEAM ROOFING SYSTEM
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: FACTORY PRIMED AND FIELD PAINT
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

KEY NOTE NO. 4:
 TYPE: CAP FLASHING AT MASONRY
 MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)
 FINISH: FACTORY PRIMED AND FIELD PAINT
 COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

DOORS AND WINDOWS
 KEY NOTE NO. 12:
 TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 3)
 MFG: (OWNER FURNISHED) (CONTRACTOR INSTALLED)
 FINISH: FACTORY PRIMED AND FIELD PAINTED
 COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

KEY NOTE NO. 13, 27:
 TYPE: (REFER TO WINDOW SCHEDULE)
 MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL) (NO SUBSTITUTES)
 COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

PAINTING
 KEY NOTE NO. 5:
 TYPE: GAS METER (REFER TO PLUMBING DRAWINGS)
 FINISH: FIELD PRIMED AND PAINTED
 COLOR: SHERWIN WILLIAMS (MATCH ADJACENT BRICK COLOR) (SEMI-GLOSS)

KEY NOTE NO. 15:
 TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)
 FINISH: FIELD PRIMED AND PAINTED
 COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6488 (SEMI-GLOSS)

KEY NOTE NO. 18:
 TYPE: ELECTRIC METER AND BOX (REFER TO ELECTRICAL DRAWINGS)
 FINISH: FIELD PRIMED AND PAINTED
 COLOR: SHERWIN WILLIAMS (MATCH ADJACENT BRICK COLOR) (SEMI-GLOSS)

PRE-FABRICATED METAL CANOPY:
 KEY NOTE NO. 11:
 TYPE: PRE-FABRICATED METAL CANOPY SYSTEM
 MFG: (REFER PROJECT MANUAL)
 FINISH: KYNAR FINISH
 COLOR: (MATCH WINDOW SYSTEM)

STONE VENEER
 KEY NOTE 25:
 TYPE: STONE VENEER
 MFG: CORONADO STONE
 FINISH: SIERRA LEDGE
 COLOR: BROOKSIDE
 **FIELD PAINT EXPOSED BLOCK BELOW TO MATCH STONE COLOR.
 COATS: (1) COAT SW "PREPRITE" BLOCK FILLER B25W25 (NO LESS THAN 8 MILS) AND (2) COATS SW "CONFLX XL" SMOOTH ELASTOMERIC A5-400 (NO LESS THAN 5.7 MILS EACH COAT)

STONE VENEER SILL
 KEY NOTE 25:
 TYPE: STONE VENEER
 MFG: CORONADO STONE
 FINISH: SNAFFED EDGE
 COLOR: BUFF



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APPROVED DATE: 08/13/2025

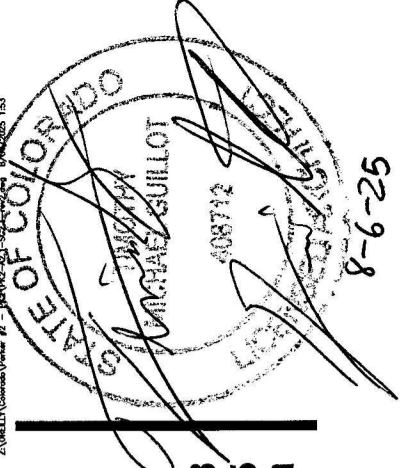
Planning Approval By: **A. Wood Hicken**

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (C) REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SYSTEM TYPES AND ADDITIONAL REQUIREMENTS.
- (D) REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIAL TYPES.
- (E) REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- (F) REFER TO SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.

KEY NOTES

- (1A) EXTERIOR PORTLAND CEMENT (STUCCO).
- (1B) EXTERIOR PORTLAND CEMENT (STUCCO) BANDING.
- (1C) EXTERIOR PORTLAND CEMENT (STUCCO) CORNICE.
- (1D) EXTERIOR PORTLAND CEMENT (STUCCO).
- (2A) CLAY MASONRY UNIT EXTERIOR WALL CONSTRUCTION (ACCENT COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (2B) CLAY MASONRY UNIT EXTERIOR WALL CONSTRUCTION (FIELD COLOR). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- (3) PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM (BEYOND).
- (4) PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING. FIELD BREAK FROM FLAT STOCK AS REQUIRED.
- (5) GAS METER. REFER TO PLUMBING PLANS.
- (6) INTERNAL GUTTER AND DOWNSPOUTS (BEYOND); PRE-ENGINEERED INTERNAL METAL GUTTER PER METAL BUILDING MANUFACTURER AND PVC D.S. (BY CONTRACTOR). REFER TO PLUMBING FOR MORE INFORMATION.
- (7) PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM. REFER TO SHEET A3.5.
- (8) LINE OF ROOF BEYOND WITH 1/4"-12" SLOPE MINIMUM.
- (9) SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET SGG.1.
- (10) BUILDING ADDRESS NUMBERS IN 8" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- (11) PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS FOR DETAILS.
- (12) EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- (13) EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- (14) APPROXIMATE LINE OF FOUNDATION, REFER TO STRUCTURAL DRAWINGS.
- (15) STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- (16) HOSE BIB, REFER TO PLUMBING DRAWINGS.
- (17) LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- (18) ELECTRIC METER AND BOX. REFER TO ELECTRICAL PLANS.
- (19) MECHANICAL ROOF TOP UNIT (BEYOND), REFER TO MECHANICAL DRAWINGS.
- (20) MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- (21) PLUMBING ROOF VENT (BEYOND), REFER TO PLUMBING DRAWINGS AND DETAIL 11/A4.2.
- (22) CONCRETE SPLASH BLOCK INSTALL AT EACH DOWNSPOUT.
- (23) MASONRY CONTROL JOINT. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD. COLOR TO MATCH ADJACENT MASONRY.
- (24) RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.
- (25) MANUFACTURED STONE VENEER AND SILL. REFER TO EXTERIOR FINISH SCHEDULE.
- (26) KNOX BOX. PROVIDE KNOX BRAND SECURITY KEY BOX PER FIRE DEPARTMENT REQUIREMENTS AND LOCATE WHERE SHOWN (VERIFY EXACT LOCATION AND HEIGHT WITH FIRE DEPARTMENT).
- (27) 2-1/2" WIDE APPLIED MULLION WINDOW FRAME. REFER TO WINDOW SCHEDULE. INSTALL SEALANT EQUAL TO "TREMCO" SERIES 830 AROUND PERIMETER OF FRAME (SEALANT COLOR TO MATCH FRAME).
- (28) NO PARKING-FIRE LANE SIGN AS REQUIRED BY THE FIRE MARSHAL. MECHANICALLY FASTEN TO BUILDING. LOCATE BOTTOM EDGE OF SIGN 7' ABOVE ADJACENT FINISH GRADE. (VERIFY EXACT LOCATION AND HEIGHT WITH FIRE DEPARTMENT)
- (29) WALL-MOUNTED SIEMSE FIRE DEPARTMENT CONNECTION. REFER TO FIRE PROTECTION PLAN.



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

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



COMM #	4884
DATE:	2-14-25
REVISION	
DATE:	5-2-25
	6-24-25
	8-6-25



1 SOUTH EXTERIOR ELEVATION

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

TRANSPARENCY REQUIREMENTS:
SOUTH REQUIRED BETWEEN 2' AND 8' = 712.87 SQ.FT.
REQUIRED - 285.14 SQ.FT (40%)
WINDOWS PROVIDED - 232.0 SQ.FT (32.54%)
APPLIED WINDOW MULLION AREA - 48.0 SQ.FT (6.73%)
TOTAL 287.68 (40.35%)

FINISH TABLE				
MATERIAL PREVIEW	MATERIAL	MANUFACTURER	FINISH	% SHOWN
	ACCENT BRICK	ACME BRICK	DOVE GRAY	≈ 18.0%
	FIELD BRICK	ACME BRICK	OXFORD BROWN	≈ 16.3%
	STONE VENEER	CORONADO STONE	SIERRA LEDGE	≈ 20.9%
	STUCCO AROUND SIGN	SHERWIN WILLIAMS	POSITIVE RED SW6871*	≈ 18.0%
	STOREFRONT	KAWNEER	DARK IVY	≈ 17.3%
	ACCENT STUCCO	SHERWIN WILLIAMS	SOFTER TAN SW6141	≈ 3.5%
	CORNICE STUCCO	SHERWIN WILLIAMS	LATTE SW6108	≈ 6.0%

* NOTE: CUSTOM RED MIX BY DRYVIT ORAP011030S

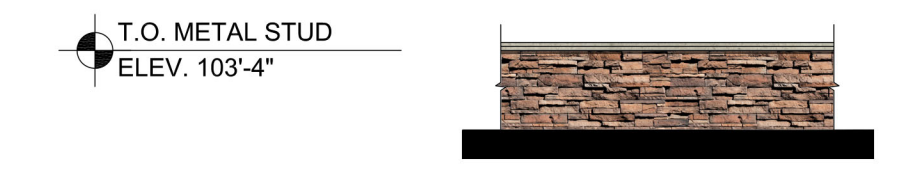
** NOTE: OVERHEAD AND STEEL DOORS NOT TAKEN INTO ACCOUNT IN CALCULATIONS



2 EAST EXTERIOR ELEVATION

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

TRANSPARENCY REQUIREMENTS:
EAST REQUIRED BETWEEN 2' AND 8' = 432.89 SQ.FT.
REQUIRED - 108.22 SQ.FT (25%)
WINDOWS PROVIDED - 108.0 SQ.FT (24.94%)
TOTAL - 108.0 SQ.FT (24.94%)



7 MASONRY SCREEN FENCE

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

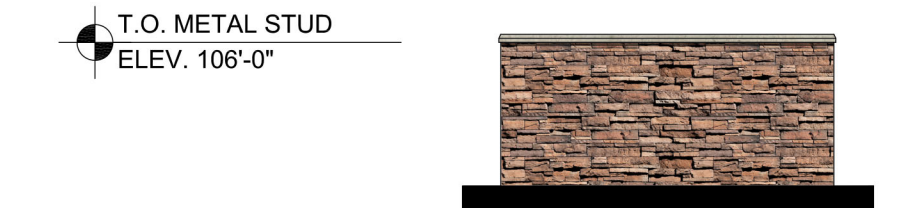
TRASH ENCLOSURE/SCREEN FENCE FINISH LEGEND:	
	TRASH ENCLOSURE GATE - COLOR: SHERWIN WILLIAMS 'LATTE' SW6108
	STONE VENEER - CORONADO STONE SIERRA LEDGE COLOR: BROOKSIDE



3 NORTH EXTERIOR ELEVATION

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

TRANSPARENCY REQUIREMENTS:
NORTH REQUIRED BETWEEN 2' AND 8' = 719.75 SQ.FT.
REQUIRED - 287.90 SQ.FT (40%)
WINDOWS PROVIDED - 212.0 SQ.FT (29.45%)
APPLIED WINDOW MULLION AREA - 72.0 SQ.FT (10.0%)
TOTAL 284.0 (39.45%)



5 NORTH, SOUTH, EAST EXTERIOR ELEVATION

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

PARKER COLORADO

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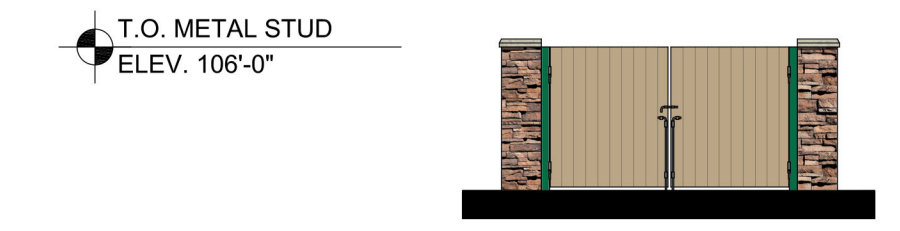
Planning Approval By: A. Wood Hicken



4 WEST EXTERIOR ELEVATION

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

TRANSPARENCY REQUIREMENTS:
WEST REQUIRED BETWEEN 2' AND 8' = 418.87 SQ.FT.
REQUIRED - 104.71 SQ.FT (25%)
WINDOWS PROVIDED - 108.0 SQ.FT (25.78%)
TOTAL - 108.0 SQ.FT (25.78%)



6 WEST EXTERIOR ELEVATION

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



TIMOTHY M. GULLOT
ARCHITECT
1736 East sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

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

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

COMM #	DATE
1-22-25	1-22-25
REVISION	DATE
6-17-25	5-2-25
8-6-25	

CE1

NOT FOR CONSTRUCTION