

Parker, CO

# #SP23-054

**Project:** Les Schwab Tire Center – Parker, CO

**Date:** 4.17.2026

**Attention:** Cynthia Liston Thye, City of Parker CO

## Purpose of Change: Site Plan Adjustments

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### C100 Site Plan Sheet

- 1. Attached is the current site plan, with updated bollards.
- 2. The Rain Bird is not on our property

### A2.1 Color Exterior Building Elevations

- 1. The Electrical panel has been approved to be painted and will. We verified the CORE, and will be painted EP-2

### E200 Detail Sheet

- 1. The initial site plan and cutsheet shows a double head. The cutsheet is for 1- 10 heads as shown below.

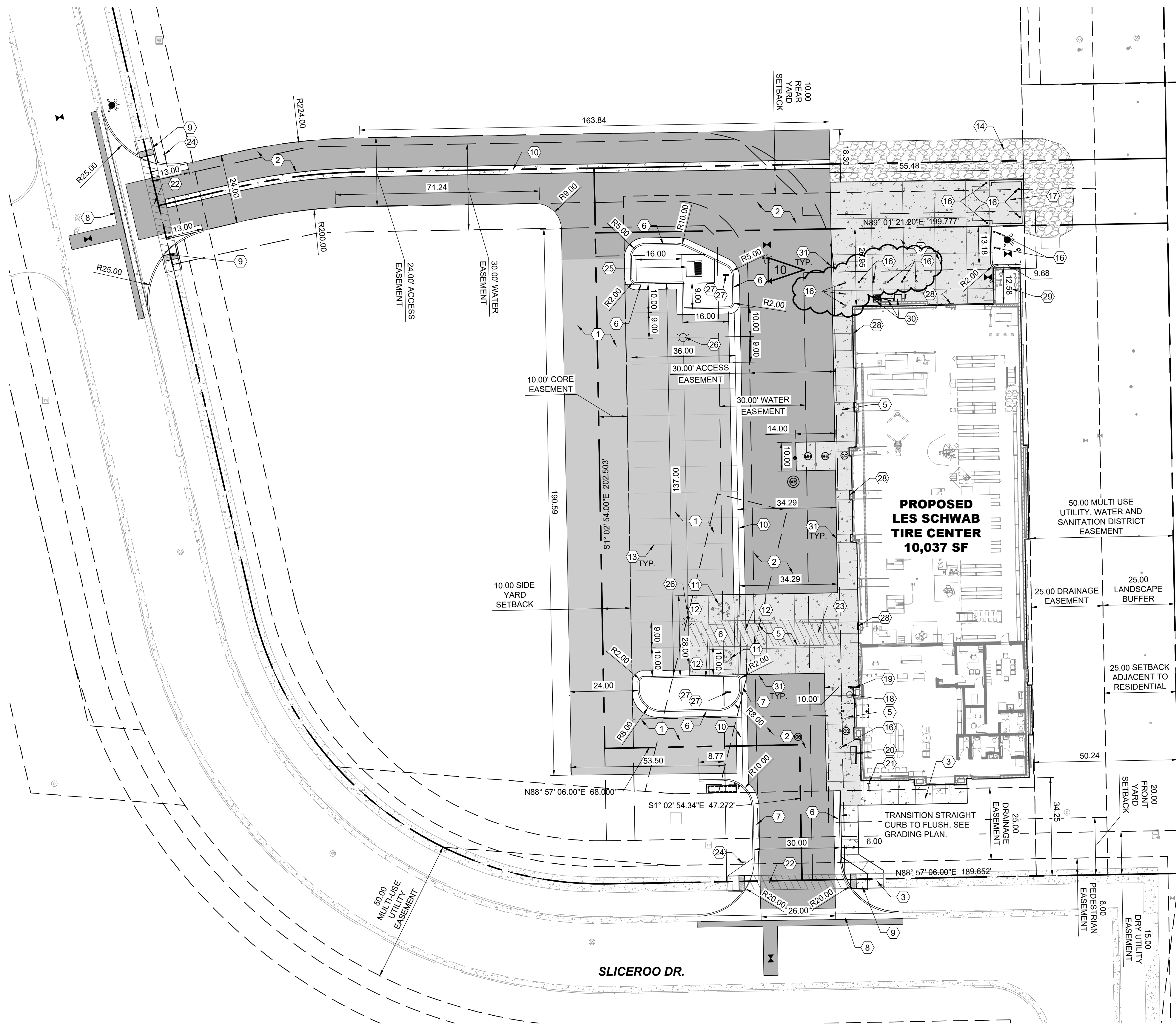
Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length <sup>1</sup>	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	--
9-10	33-3/4"	7"	16"	--	--

**NOTES:**  
For arm selection requirements and additional line art, see Mounting Details section.

- 2. The wattage category on the entitlements photometric form has a 33/66 number in it for the S1 fixture. This means 33 watts per head for a total of 2 heads (66).
- 3. The South exterior is NOT considered a legal egress exit, therefore it does not require an exit light.



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



**CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADII SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
10. NO VERTICAL CONSTRUCTION IS ALLOWED TO OCCUR UNTIL CURB AND GUTTER AND THE FIRST LIFTS OF ASPHALT ARE INSTALLED. A SITE INSPECTION WILL BE REQUIRED TO ENSURE THAT THIS REQUIREMENT IS MADE PRIOR TO THE ALLOWANCE OF VERTICAL CONSTRUCTION TO COMMENCE.
11. CURB AND GUTTER AND FIRST LIFT OF ASPHALT PAVING SHALL BE INSTALLED PRIOR TO VERTICAL CONSTRUCTION.

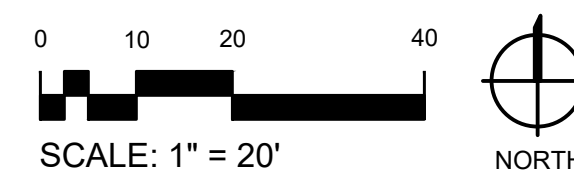
**PAVING NOTES**

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

**# KEYNOTES**

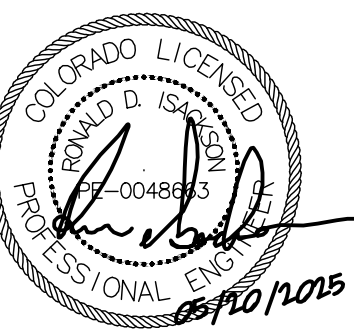
1. ASPHALT PAVEMENT - STANDARD DUTY. SEE DETAIL 1/C402
2. ASPHALT PAVEMENT - HEAVY DUTY. SEE DETAIL 2/C402
3. CONCRETE SIDEWALK. SEE DETAIL 1/C401
4. NOT USED.
5. CONCRETE PAVEMENT - HEAVY DUTY. SEE DETAIL 3&6/C402.
6. CURB & GUTTER (CATCH). SEE DETAIL 4/C400
7. CURB & GUTTER (SPILL). SEE DETAIL 4/C400
8. DRIVEWAY CUT. SEE DETAIL 1&3/C400
9. ADA RAMP. SEE DETAIL 2/C400
10. CONCRETE CROSS PAN. SEE DETAIL 1/C400
11. ADA STRIPING. SEE DETAIL 4/C402
12. ADA ACCESSIBLE PARKING SIGNAGE. SEE DETAIL 12/C402.
13. 4" WIDE WHITE PARKING STRIPING.
14. RIP RAP. SEE DETAIL 7/C402
15. NOT USED.
16. BOLLARDS (TYP. OF 17). SEE DETAIL 5/C402
17. CMU TRASH ENCLOSURE. SEE ARCH FOR DETAILS
18. TRASH RECEPTACLE. SEE DETAIL 10/C402.
19. KEYKEEPER WITH STAND. SEE DETAIL 11/C402.
20. BENCH. SEE DETAIL 9/C402
21. BIKE RACK. SEE DETAIL 8/C402
22. CROSSWALK STRIPING (TYP.)
23. PROVIDE TEXTURED CONCRETE PATTERN AT ADA CROSSING (TYP.)
24. STOP SIGN (RT-1) TYPICAL. PROVIDE STREET NAME IDENTIFIER ON TOP OF STOP SIGN.
25. TRANSFORMER PAD. SEE ELECTRICAL FOR DETAILS.
26. SITE LIGHTING. SEE ELECTRICAL FOR DETAILS.
27. NO PARKING - FIRE LANE SIGNS, TYPE 'C' & 'D'. SEE DETAIL 5/C401
28. NO PARKING - FIRE LANE SIGN, TYPE 'B'. SEE DETAIL 5/C401
29. FIRE RISER ROOM. SEE MEP AND ARCH PLANS FOR DETAIL
30. ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR DETAIL
31. ASPHALT/CONCRETE JOINTING. SEE DETAIL 7/C403.

1 SITE PLAN  
C100



12236 SLICEROO DR. PARKER, CO 80134  
6-BAY RH LINEAR STORE - PROTOTYPE Q1 2024

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



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ISSUED FOR CONSTRUCTION

08/14/2025  
DRAWN BY | CAMPOS  
CHECKED BY | WALKER  
REVISIONS  
8 09.19.2025 ASI 003  
10 10.31.2025 ASI 005

SITE PLAN SHEET

**C100**

## SITE LIGHTING FIXTURE SCHEDULE

NOTES:  
 1) COLOR SHALL BE DARK BRONZE, VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.  
 2) INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL-CUTOFF DISTRIBUTION (NO LIGHT OUTPUT EMITTED ABOVE 90 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).  
 3) COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE 25' FIXTURE MOUNTING HEIGHT WITH INCLUDING CONCRETE BASE. PROVIDE POLE MFR'S RECOMMENDED ANCHOR BOLTS.

POLES: SQUARE STRAIGHT STEEL POLE, COORDINATE FINAL LENGTH AND DRILL PATTERN WITH SITE ELECTRICAL CONTRACTOR.

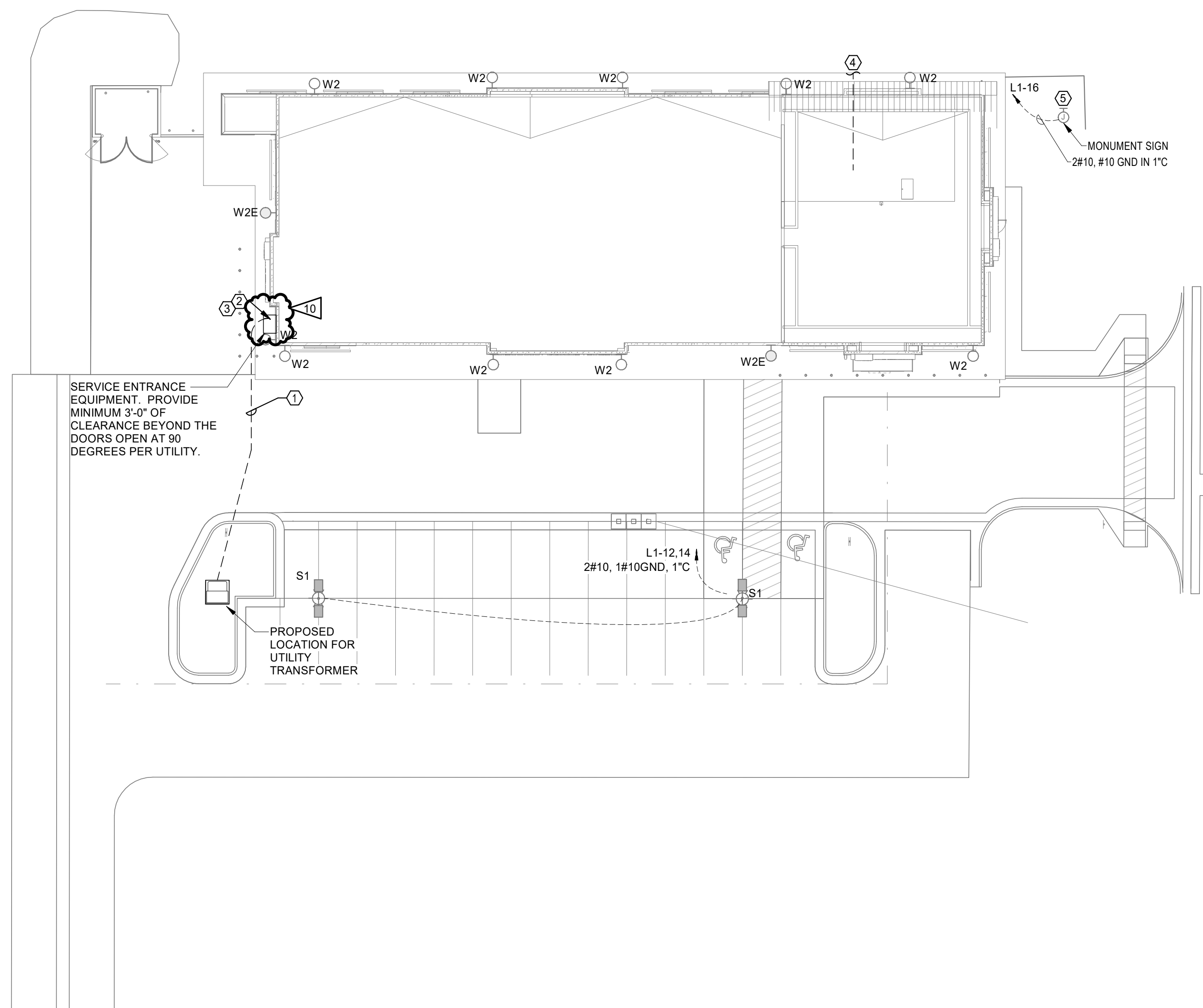
TYPE	DESCRIPTION	FIXTURE	MANUFACTURER	CATALOG NUMBER	MOUNTING		VOLTAGE	VA	LIGHT SOURCE LAMP TYPE	NOTES
					TYPE	HEIGHT				
S1	LED POLE MOUNTED FIXTURE, TWIN HEAD @ 180 DEGREE, TYPE 3 DISTRIBUTION WITH SPILL CONTROL AND MOTION SENSOR CONTROLLED DIMMING	MCGRAW-EDISON	GALN-SA19-740-U-SL3-BZ-FF-MS/DIM-L40W	POLE	20'	208 V	88.00	LED, 4000K	1, 2 & 3	
W2	LED WALL PACK	COOPER	IST-SA1D-740-U-SL2-BZ-MS/DIM-L20	SURFACE	14'	120 V	45.00	LED FURN W FIXTURE		
W2E	WALL PACK WITH BATTERY BACKUP	COOPER	IST-SA1E-740-U-SL2-BZ-CBP-MS/DIM-L20	SURFACE	14'	120 V	58.00	LED FURN W FIXTURE		

### GENERAL NOTES:

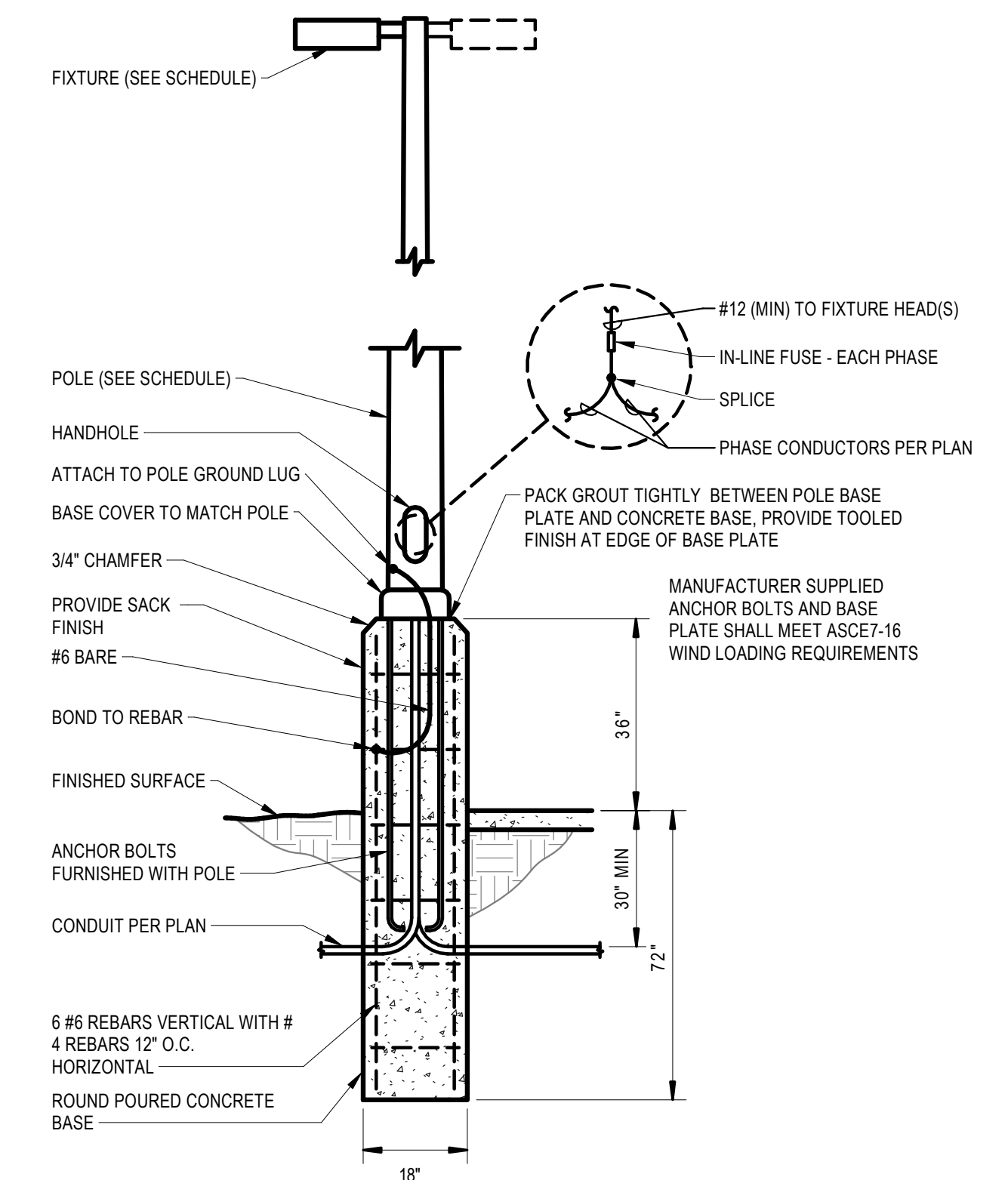
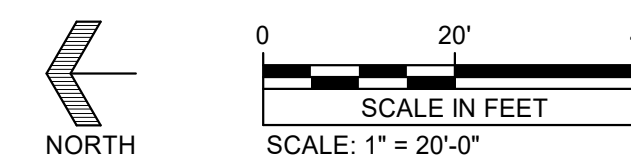
- COMPLY WITH 2020 VERSION OF NEC AS ADOPTED AND AMENDED BY THE TOWN OF PARKER, COMPLY WITH ALL OTHER APPLICABLE CODES AND STANDARDS.
- SHARED NEUTRALS ARE NOT ALLOWED FOR SINGLE PHASE BRANCH CIRCUITS.
- SEE LIGHTING CONTROL SCHEDULE ON SHEET E502.

### SITE PLAN KEY NOTES:

- UNDERGROUND SECONDARY SERVICE LATERAL, TWO 4" CONDUITS BY E.C.
- PROVIDE CORE ELECTRIC COOPERATIVE APPROVED 600AMP, 120/208V, 3-PHASE, EUSERC RATED SERVICE EQUIPMENT WITH CT COMPARTMENT, METER SOCKET AND DISCONNECT IN NEMA 3R, LOCKABLE ENCLOSURE. COORDINATE FINAL REQUIREMENTS WITH UTILITY. SEE 1E501.
- UNDERGROUND TELECOM SERVICE CONDUIT, PROVIDE (11/4" CONDUIT FROM SERVER ROOM TO SERVICE PROVIDER'S PEDESTAL UNLESS OTHERWISE REQUIRED BY SERVICE PROVIDER. COORDINATE REQUIREMENTS WITH SERVICE PROVIDER.
- PROVIDE POWER VIA LIGHTING CONTROL FOR MONUMENT SIGN. VERIFY EXACT LOCATION AND EXACT POWER REQUIREMENTS WITH SIGN VENDOR PRIOR TO ROUGH-IN.



**1** ELECTRICAL SITE PLAN  
SCALE: 1" = 20'-0"



**2** POLE BASE DETAIL  
SCALE: NTS

