

LOT 10 PARKER POINTE

LOT 10, PARKER POINTE FILING NO. 1
 A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

COVER SHEET

PAGE 1 OF 12



VICINITY MAP
 SCALE: 1" = 500'



SITE DATA TABLE

GROSS SITE AREA	47,349 SF	100%
BUILDING FOOTPRINT	6,115 SF	12.9%
PARKING/DRIVES	24,561 SF	51.8%
SIDEWALKS	5,643 SF	11.9%
LANDSCAPING	11,030 SF	23.3%
PARKING REQUIRED		
RESTAURANT @ 1/100	3,000 SF	30
RETAIL @ 1/300	3,115 SF	10
TOTAL REQUIRED		40
TOTAL PROVIDED		52
HANDICAP REQUIRED		
HANDICAP REQUIRED		3
HANDICAP PROVIDED		3
BICYCLE PARKING		
TOTAL REQUIRED	3	(1/20 PARKING STALLS)
TOTAL PROVIDED	3	

SITE ZONING

TOWN OF PARKER - C - COMMERCIAL
 Modified Commercial

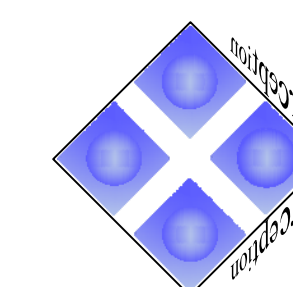
DEVELOPER

PARKER & STROH, LLC
 975 LINCOLN STREET, SUITE 204
 DENVER, CO 80203
 (303) 699-3368
 CONTACT: DAN YACOVETTA

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SITE PLAN
SHEET 3	GRADING PLAN
SHEET 4	UTILITY PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	LANDSCAPE NOTES
SHEET 7	LANDSCAPE CONSTRUCTION DETAILS
SHEET 8	BUILDING ELEVATIONS
SHEET 9	BUILDING ELEVATION DETAILS
SHEET 10	PHOTOMETRIC PLAN
SHEET 11	LUMINAIRE CUT SHEETS
SHEET 12	LUMINAIRE CUT SHEETS

FEBRUARY 28, 2018



Perception
 Design Group, Inc.

Consulting Civil Engineers

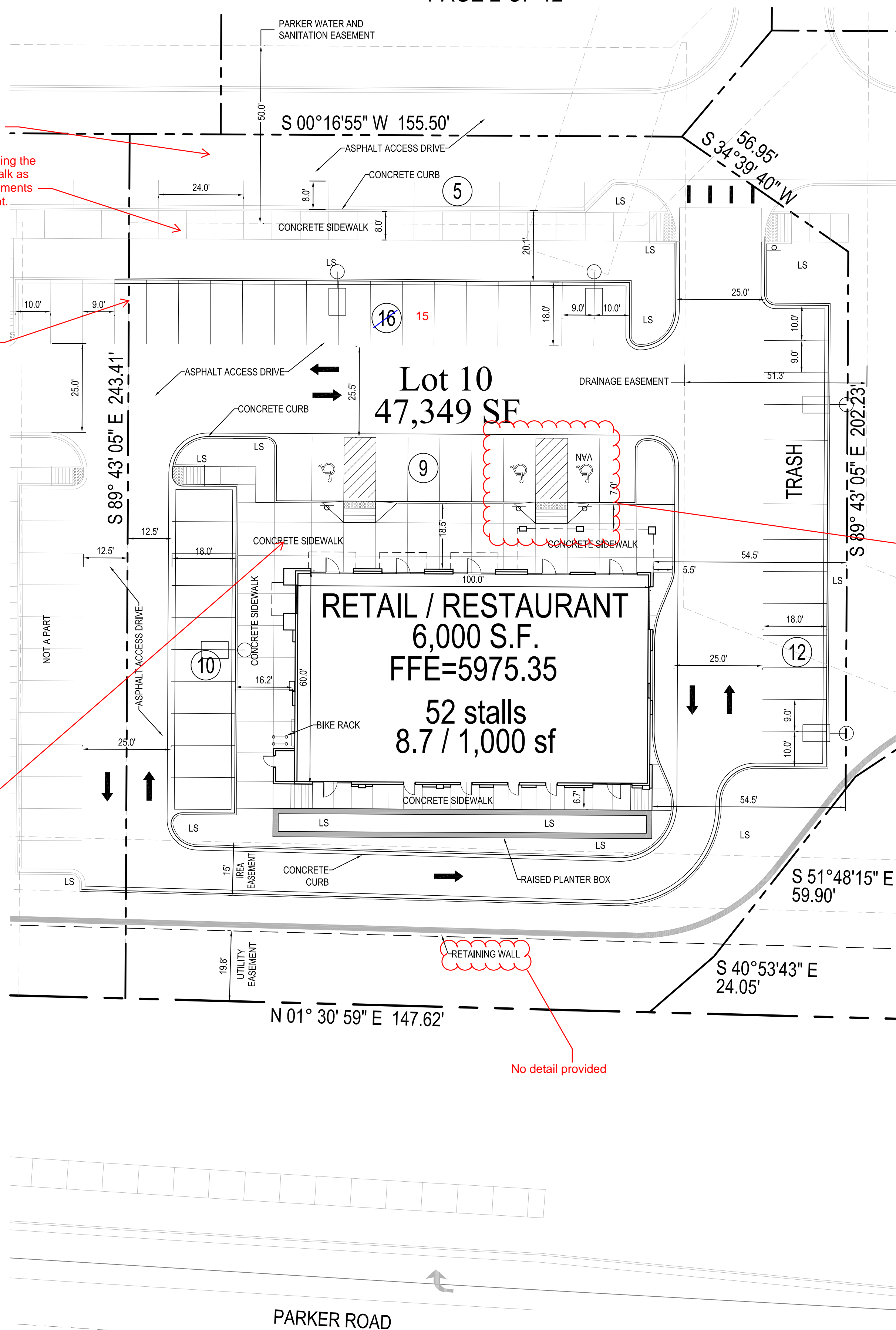
6901 South Pierce Street, Suite 315 Littleton, Colorado 80128
 303-232-8088

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SITE PLAN

PAGE 2 OF 12



Please name roadway

Please add a note regarding the construction of the sidewalk as part of the public improvements for the minor development.

Cannot count as a parking space as only half is within the property. There is more parking provided than is required, so correcting this should have no negative effect on the site plan.

General site plan submittal requirements
 Need building dimensions.
 Add names of adjacent streets
 Exterior lighting locations and fixture types are not shown as required.
 Identify adjacent lots.

Per CI&MF
 Need sidewalk connection to Parker Rd sidewalk. May use a single connection for lots 9 and 10, but connection is required to ultimately tie into Leron Gulch trail.

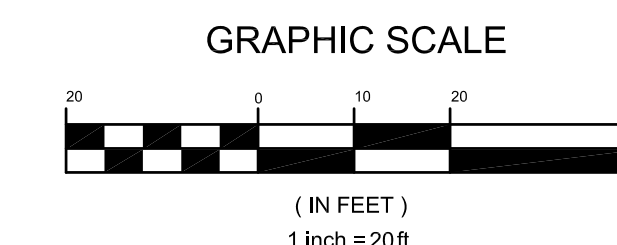
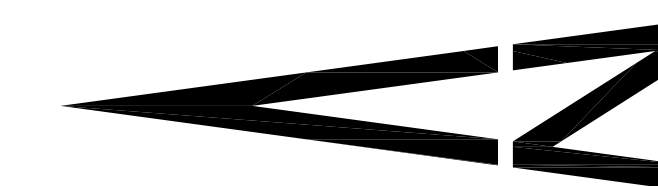
Staff has reviewed the response to this request. A sidewalk must be provided. Topography challenges could be overcome with steps. This access does not need to meet ADA as other ADA access is provided. Access to Sulpher Gulch will come from Parker Road, but pedestrian access to Parker Road must be provided from lots 10 and 11.

Please add a notation that a decorative concrete will be used or add "Decorative Concrete to the legend.

The relocation of HC parking has increased the access issue noted in the initial review comments. A clear walkway of a minimum of 7 feet must be provided. A ramp that leads directly into a patio area that will contain furniture is not accessible.

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP WITH DETECTABLE WARNING
- PROPOSED HANDICAP PARKING STALL
- PROPOSED PARKING COUNT PER ROW
- PROPOSED LANDSCAPED AREA
- FIRE HYDRANT
- PROPOSED SITE SIGNAGE SHOWN FOR INFORMATION ONLY NOT APPROVED WITH THIS PLAN SEPARATE REVIEW AND PERMIT REQUIRED
- EXISTING EASEMENT
- PROPOSED TRANSFORMER



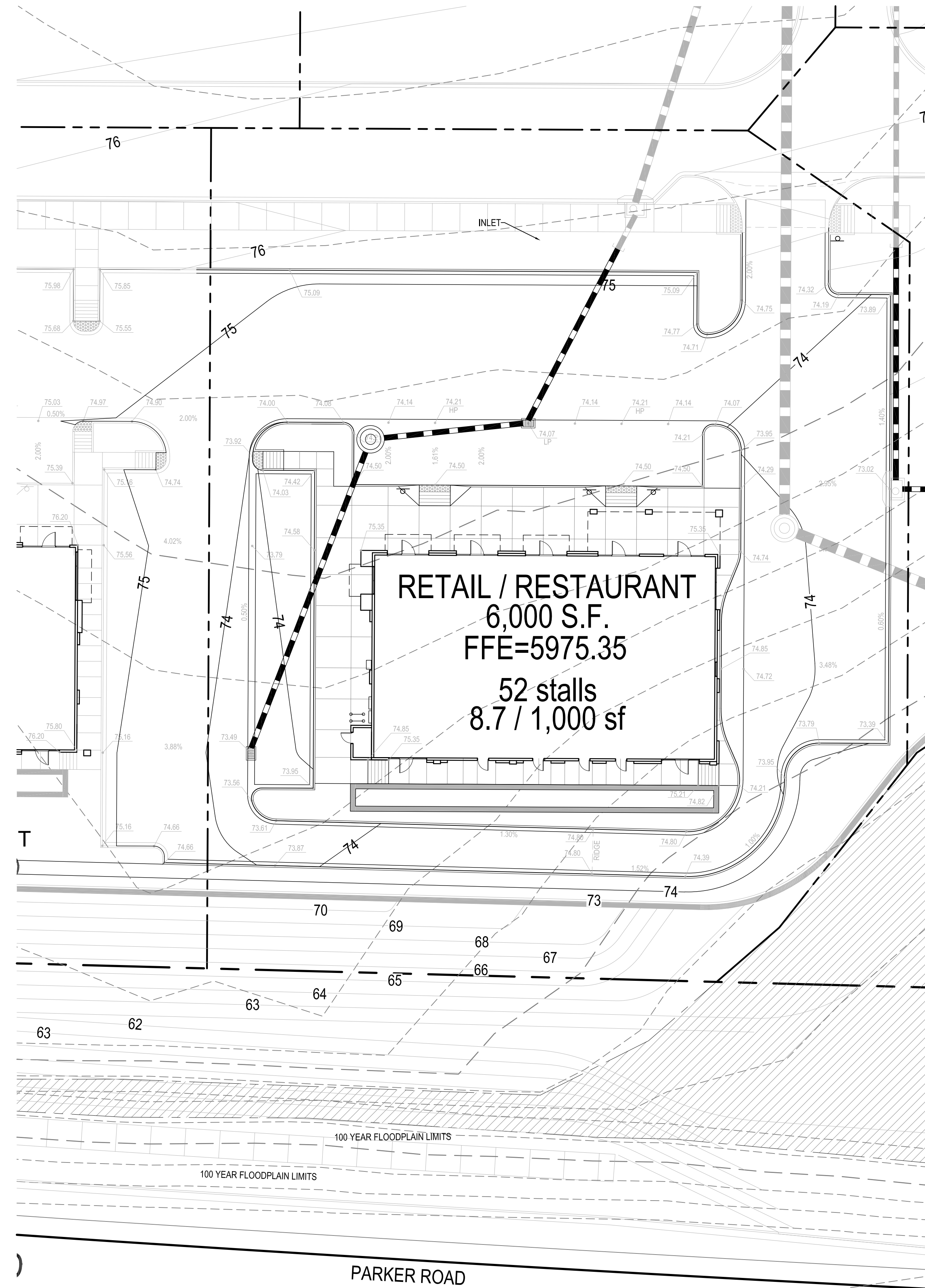
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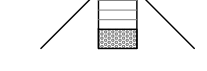




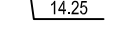



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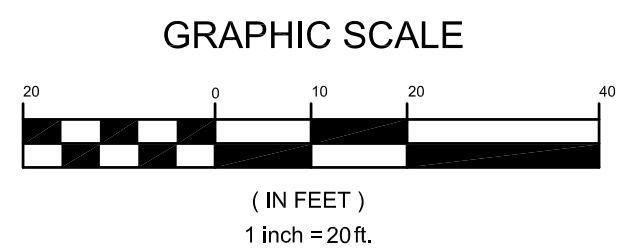
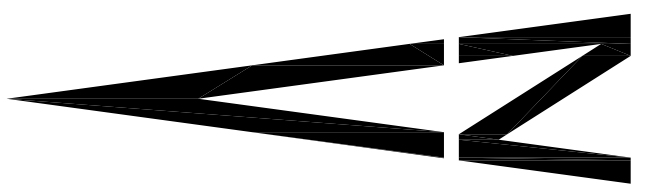
GRADING PLAN

PAGE 3 OF 12



LEGEND

-  PROPERTY LINE
-  EXISTING CURB AND GUTTER
-  PROPOSED CURB AND GUTTER
-  PROPOSED SIDEWALK
-  PROPOSED HANDICAP RAMP
-  5815 EXISTING CONTOUR
-  13 PROPOSED CONTOUR
-  HP PROPOSED HIGH POINT
-  LP PROPOSED LOW POINT
-  14.25 PROPOSED SPOT ELEVATION
-  PROPOSED RETAINING WALL
-  TW PROPOSED FINISHED GRADE AT TOP OF WALL
-  BW PROPOSED FINISHED GRADE AT BOTTOM OF WALL



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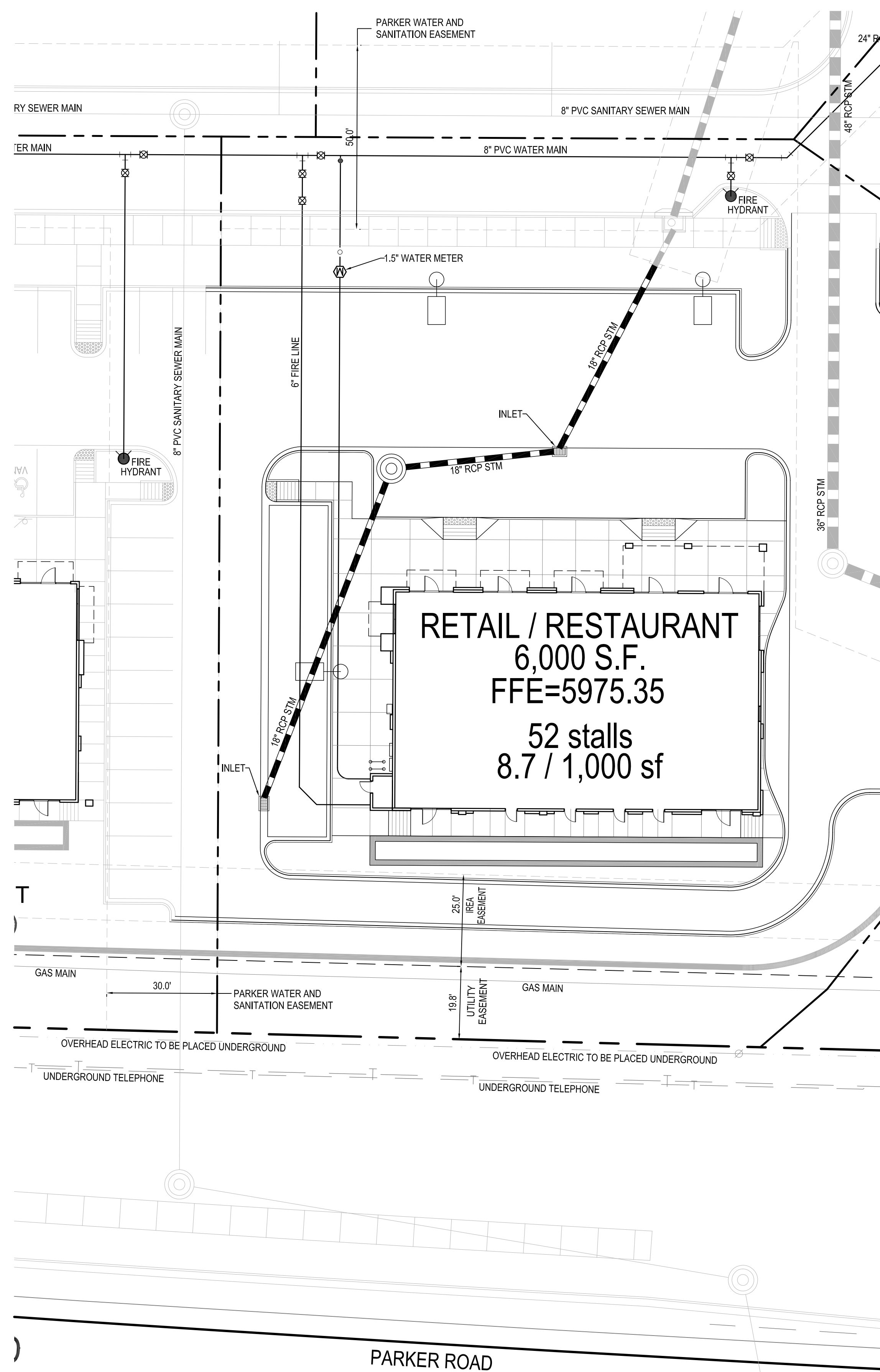
\\PDG-NAS\PUBLIC\PROJECTS\2015-015 PARKER AND STROH.DWG\2015-015 FDP - LOT 10.DWG 3/2/2018 10:36 AM

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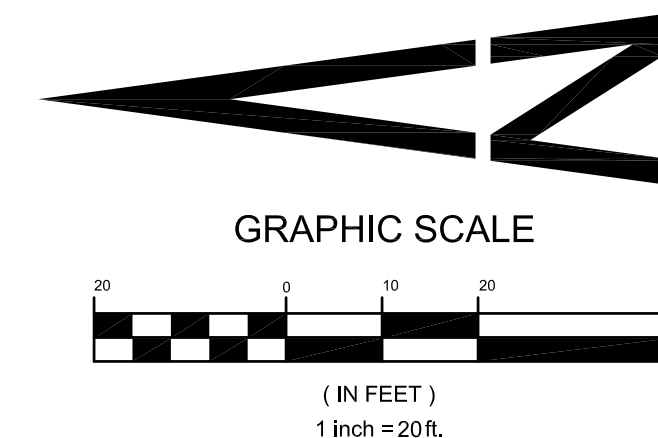
UTILITY PLAN

PAGE 4 OF 12



LEGEND

---	PROPERTY LINE
⊙	EXISTING SANITARY SEWER WITH MANHOLE
—W—	EXISTING WATERLINE W/ VALVE
●	PROPOSED SANITARY SEWER W/ MANHOLE AND CLEANOUT
←	PROPOSED WATERLINE W/ HYDRANT AND VALVE
▬▬▬	PROPOSED STORM SEWER
- - - -	EASEMENT
⊠	PROPOSED TRANSFORMER



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LANDSCAPE PLAN

PAGE 5 OF 12

PLANT LIST - LOT 10

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	MATURE HT. X SPD.	HYDROZONE	REMARKS
OVERSTORY TREES							
3 SL			SHADEMASTER LOCUST <i>Gleditsia triacanthos inermis</i> 'Shademaster'	2.5" CAL. B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
4 SW			SWAMP WHITE OAK <i>Quercus bicolor</i>	2.5" CAL. B&B	50' X 40'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
ORNAMENTAL TREES							
3 AB			AUTUMN BRILLIANCE SERVICEBERRY <i>Amaranthus x grandiflorus</i> 'Autumn Brilliance'	1.5" CAL. B&B	18' X 10'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
3 PC			PRAIRIEFIRE PINK CRAB <i>Malus 'Prairiefire'</i>	1.5" CAL. B&B	20' X 20'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
3 AP			AUSTRIAN PINE <i>Pinus nigra</i>	6" HT. B&B	50' X 25'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
2 PP			PONDEROSA PINE <i>Pinus ponderosa</i>	6" HT. B&B	50' X 30'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
11 BM			BLUE MIST SPIREA <i>Caryopteris x clandonensis</i>	#5 (18"-24" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
16 DR			DWARF RABBIT BRUSH <i>Chrysothamnus nauseosus</i> 'Dwarf Blue'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
7 SH			SUNBURST HYPERICUM <i>Hypericum frondosum</i> 'Sunburst'	#5 (12"-15" HT.)	3' X 3'	LOW	SPACING PER PLAN FULL FORM
13 RS			RUSSIAN SAGE <i>Rhus trilobata</i>	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
24 DN			LITTLE DEVIL NINEBARK <i>Physocarpus opulifolius</i> 'Donna May'	#5 (12"-15" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
20 PS			PAWNEE BUTTES SAND CHERRY <i>Prunus besseyi</i> 'Pawnee Buttes'	#5 (18" HT.)	2' X 5'	LOW	SPACING PER PLAN FULL FORM
7 SD			WESTERN SAND CHERRY <i>Prunus besseyi</i> 'Western'	#5 (18"-24" HT.)	5' X 5'	LOW	SPACING PER PLAN FULL FORM
17 GS			GRO-LOW SUMAC <i>Rhus aromatica</i> 'Gro-low'	#5 (12"-15" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
14 SA			SNOWMOUND SPIREA <i>Spiraea nipponica</i> 'Snowmound'	#5 (18"-24" HT.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
21 SB			SPANISH GOLD BROOM <i>Cytisus purgan</i> 'Spanish Gold'	#5 (18"-24" SPD.)	4' X 4'	LOW	SPACING PER PLAN FULL FORM
44 CJ			BLUE CHIP JUNIPER <i>Juniperus horizontalis</i> 'Blue Chip'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
6 BJ			BUFFALO JUNIPER <i>Juniperus sabina</i> 'Buffalo'	#5 (8"-12" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
27 OG			COMPACT OREGON GRAPE HOLLY <i>Mahonia aquifolium compacta</i>	#5 (12"-15" HT.)	3' X 5'	LOW	SPACING PER PLAN FULL FORM
ORNAMENTAL GRASSES							
137 FG			FEATHER REED GRASS <i>Calamagrostis acutiflora</i> 'Karl Foerster' (ESTABLISHED)	#1	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
36 BG			BLUE AVENA GRASS <i>Helictotrichon sempervirens</i> (ESTABLISHED)	#1	1.75' X 2.5'	LOW	SPACING PER PLAN FULL FORM
51 MG			MAIDEN GRASS <i>Miscanthus sinensis</i> (ESTABLISHED)	#1	5' X 3'	LOW	SPACING PER PLAN FULL FORM
46 RW			RED SWITCH GRASS <i>Panicum virgatum</i> 'Shanadoah' (ESTABLISHED)	#1	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
6 OF			ORIENTAL FOUNTAIN GRASS <i>Pennisetum orientale</i> 'Karley Rose' (ESTABLISHED)	#1	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS / GROUND COVER							
5 MP			ROCKY MOUNTAIN PENSTEMON <i>Penstemon strictus</i>	#1	4' X 3'	LOW	SPACING PER PLAN FULL FORM
6 MS			MOJAVE SAGE <i>Salvia pachyphylla</i>	#1	3' X 3'	LOW	SPACING PER PLAN FULL FORM
MULCH							
			COLOR/MATERIAL: ROCK MULCH AREA: 8,888 SF TYPE: 2"-4" DIA. MULTI-COLOR ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (4" THICK). SEE LANDSCAPE NOTES.				
			COLOR/MATERIAL: WOOD MULCH AREA: 519 SF TYPE: 4" THICK OF DOUBLE SHREDDED BARK MULCH				
			STEEL EDGING - 344 LF				
			11 GRANITE BOULDERS 24"-48" DIA. SIZE				

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDROZONE	REMARKS
ANNUALS (PLANTER POTS AND OWNER SPECIFIED AREAS ONLY - MAY INCLUDE BUT NOT LIMITED TO)							
519 SF			SNAP DRAGONS <i>Antirrhinum majus</i>	#1	3' X 1'	LOW	SPACING PER PLAN FULL FORM
			COSMOS <i>Cosmos bipinnatus</i>	#1	3' X 1'	LOW	SPACING PER PLAN FULL FORM
			GLOBE AMARANTH <i>Gomphrena globosa</i>	#1	1.5' X 1.5'	LOW	SPACING PER PLAN FULL FORM
			BLACK MONDO GRASS <i>Ophiopogon planiscapus</i> 'Nigrescens'	#1	1' X 1'	LOW	SPACING PER PLAN FULL FORM
			PURPLE FOUNTAIN GRASS <i>Pennisetum setaceum</i> 'Rubrum'	#1	3' X 2'	LOW	SPACING PER PLAN FULL FORM
			CLARY SAGE <i>Salvia sclarea</i>	#1	3' X 2'	LOW	SPACING PER PLAN FULL FORM
			NASTURTIUM <i>Tropaeolum majus</i> 'Alaska'	#1	1' X 1'	LOW	SPACING PER PLAN FULL FORM
NATIVE SEED							
912 SF			NATIVE SEED MIX			GRASS SEED	SEE SEED NOTES

LANDSCAPE DATA - LOT 10

ONSITE
 LOT AREA: 47,349 SF
 LANDSCAPE AREA REQUIRED (MIN 15%): 7,103 SF (15.0%)
 TOTAL LANDSCAPE AREA PROPOSED: 10,318 SF (21.8%)
 (NOTE: THESE CALCULATIONS DO NOT INCLUDE ANNUAL AREAS)

VEGETATION REQUIRED:	DESCRIPTION	AREA	REQUIRED	PROVIDED
TREES		19,993*	14 (1/1,500)	18
SHRUBS		19,993*	67 (5/1,500)	227

*47,349 LOT - 6,000 BLDG SF - 21,356 SF REQUIRED PARKING (PARKING STALLS & CIRCULATION AISLES WITH PARKING STALL ACCESS) - THESE CALCULATIONS DO NOT INCLUDE ANNUAL AREAS.

DIVERSITY:
 A MINIMUM OF TWENTY-FIVE PERCENT (25%) AND A MAXIMUM OF FIFTY PERCENT (50%) SHALL BE EVERGREEN TREES:

DESCRIPTION	EVERGREEN	DECIDUOUS	PROVIDED
TREES	5	13	27%

 Please provide % of evergreen for site perimeter trees, must be 40-60% 13.06.070 (p) (3)

LANDSCAPE COVERAGE:
 MINIMUM LANDSCAPE COVERAGE (MIN 75%): 7,739 SF (75.0%)
 LANDSCAPE AREA COVERAGE PROPOSED: 8,512 SF (82.4%)*
 *INCLUDES PLANTED BED SF, NATIVE SEED MIX, AND EVERGREEN TREES.

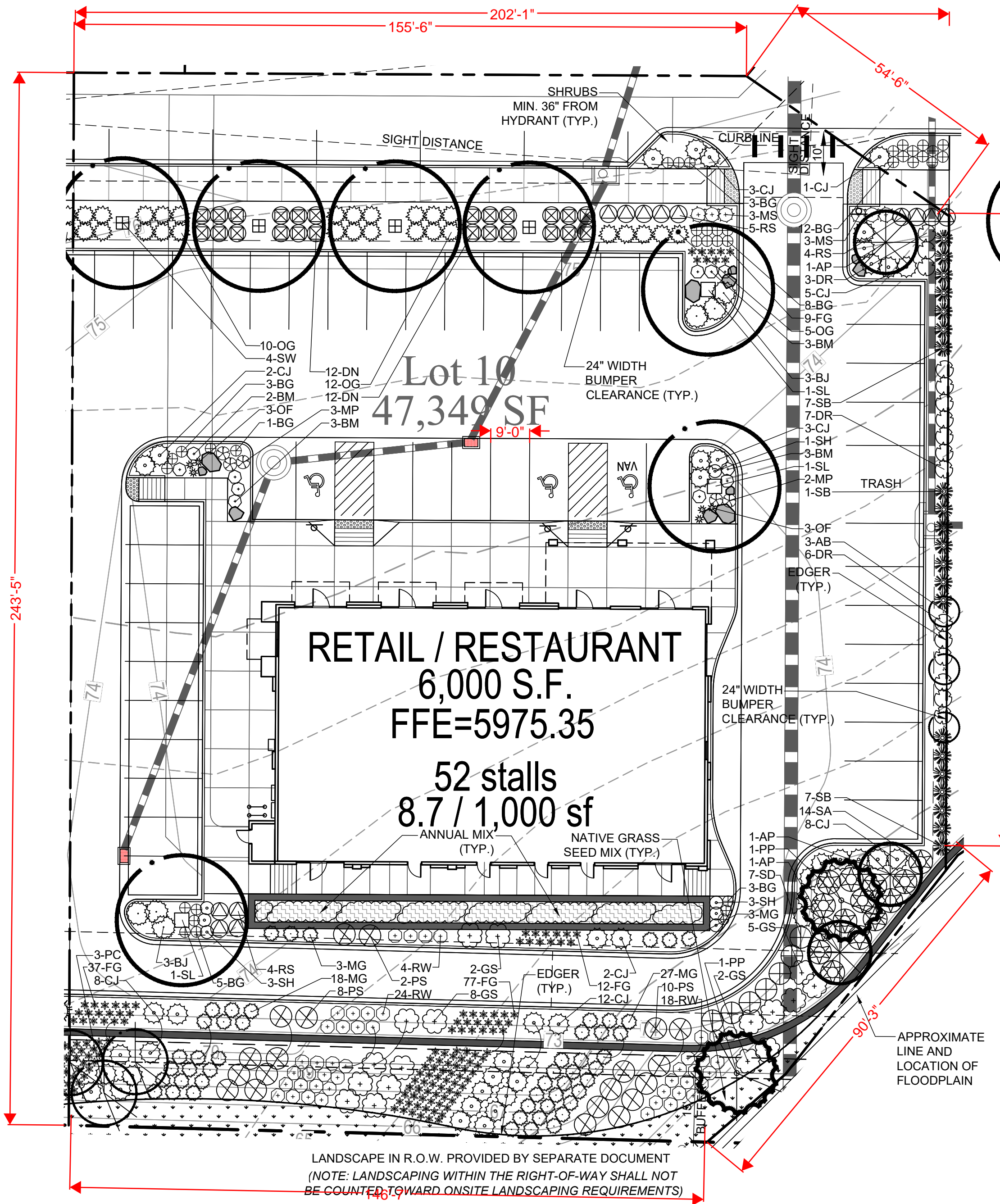
STREETSCAPE LANDSCAPING	DESCRIPTION	AREA	REQUIRED	PROVIDED
EASTERN PRIVATE RD.		159 LF	4 TREES (1/40)	4 TREES

SITE PERIMETER LANDSCAPING	DESCRIPTION	AREA	REQUIRED	PROVIDED
NORTH EDGE		40 LF	1 TREES (1/40), 5 SHRUBS (5/40)	1 TREES, 17 SHRUBS
WEST EDGE		191 LF	5 TREES (1/40), 24 SHRUBS (5/40)	5 TREES, 71 SHRUBS
SOUTH EDGE		216 LF	6 TREES (1/40), 27 SHRUBS (5/40)	6 TREES, 54 SHRUBS
EASTERN EDGE		159 LF	4 TREES (1/40), 20 SHRUBS (5/40)	0 TREES, 60 SHRUBS

NOTE:
 NO TURF GRASS IS PROPOSED WITHIN THE PROJECT LIMITS.

These calculations are not correct, Total boundaries are approx 783 feet

245' 5"	7 req
155' 6"	4 req
146' 3"	4 req
90' 3"	3 req
145' 7"	4 req
783	22 req



LANDSCAPING ACKNOWLEDGEMENT

NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.

APPLICANT AND/OR OWNER _____ DATE _____

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

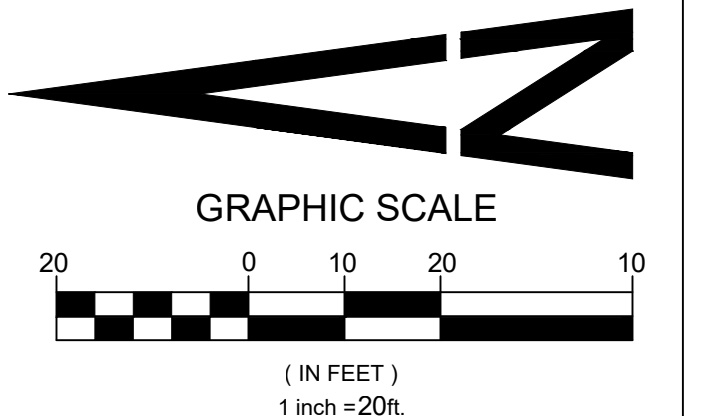


Know what's Below.
 Call before you dig.

Sterling Design Associates, Inc
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS
 2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

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 Consulting Civil Engineers
 6901 South Pierce Street, Suite 315 Littleton, Colorado 80128
 303-232-8088

PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, C.D., P.E., COLORADO REGISTRATION LA 304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



OCTOBER 20, 2017
 REV. FEBRUARY 28, 2018

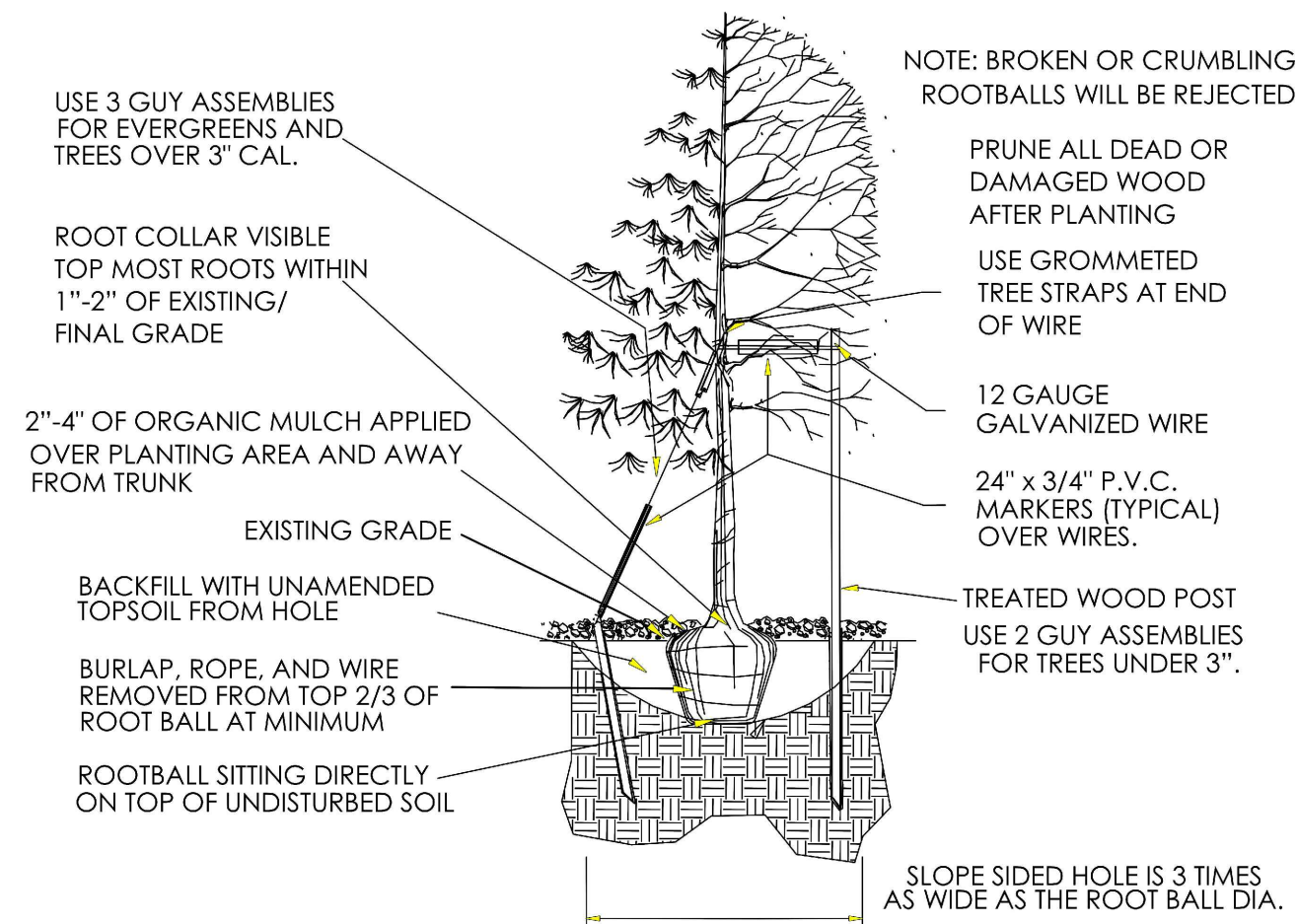
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LANDSCAPE DETAILS

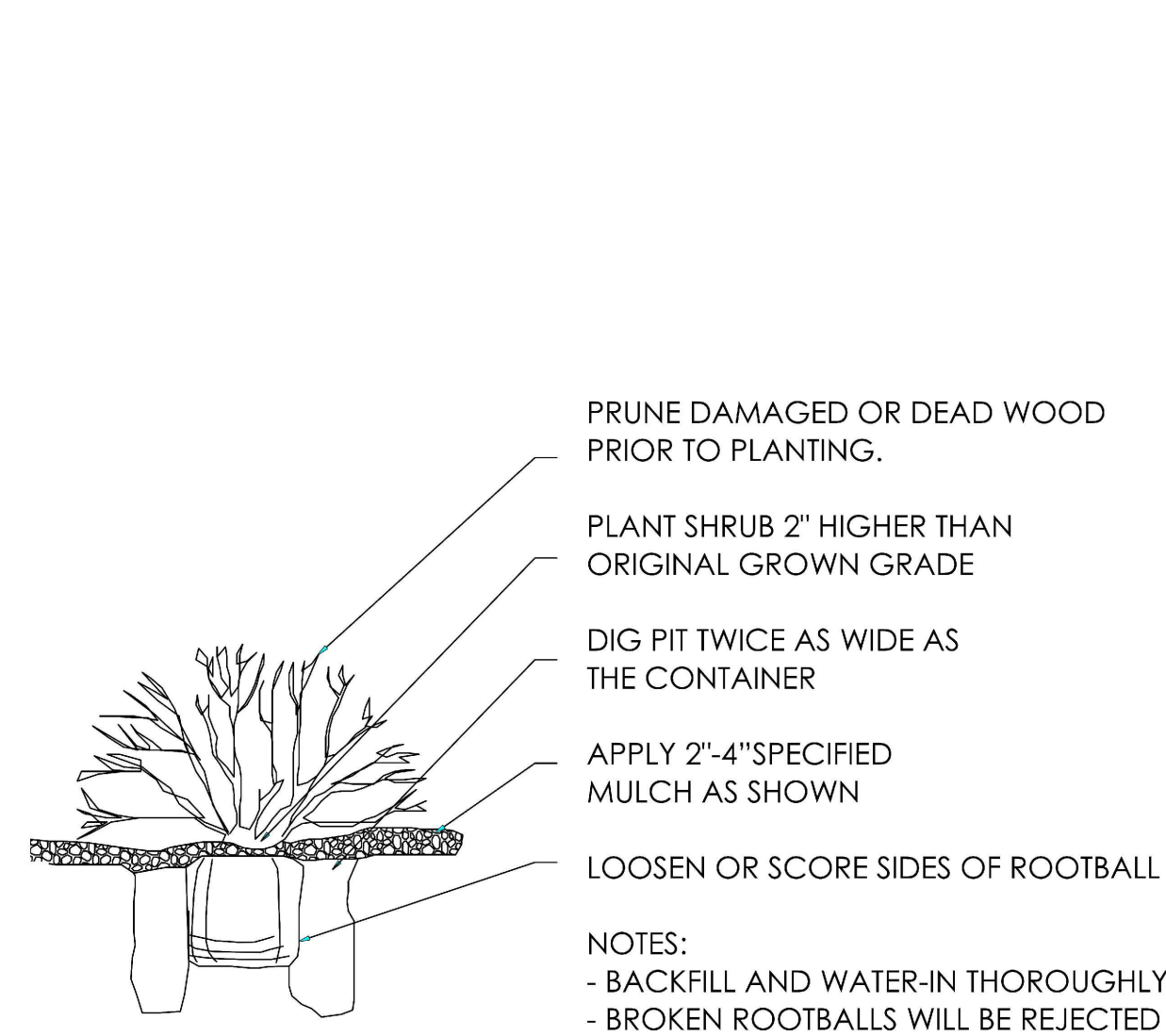
PAGE 6 OF 12

TOWN OF PARKER PLANTING STANDARDS

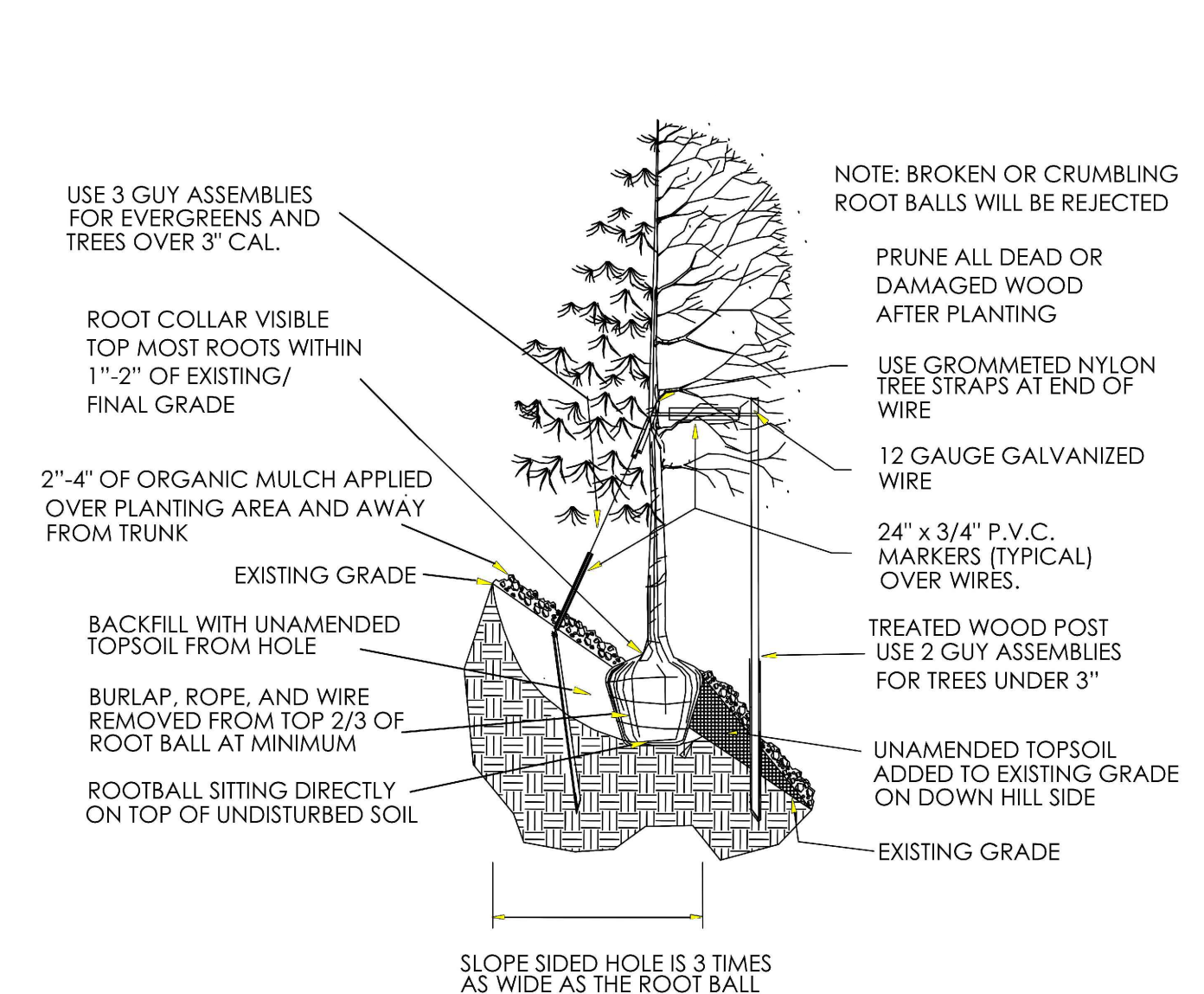


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/lane visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

TOWN OF PARKER PLANTING STANDARDS



TOWN OF PARKER PLANTING STANDARDS



TOWN OF PARKER WATER TAP WORKSHEET



Landscape/Irrigation Worksheet

Project Name: Parker and Stroh Site Lot 10

Landscape/Irrigation Tap address (physical location of tap) SE Corner of S. Parker and Stroh Road

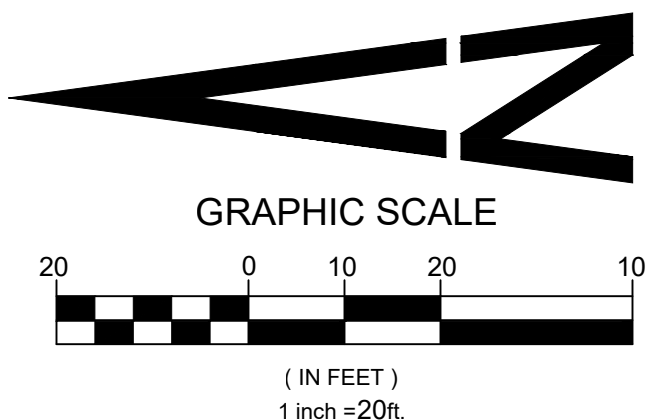
Landscape Area	High Water TURF (6,000sf = 1 SFE)	Low Water Native Grass and Spray Shrubs & Perennials (10,000sf = 1 SFE)	Drip Irrigated area (20,000sf = 1 SFE)	Sub-Total of Non-Irrigated area (calculated) Areas	PWSD one SFE per 6000	SFE Requirement (Sub-Total Calculation divided by 6000 = requirement)
10,318 sf total						
Area #1	0 sf x 1 = 0	0 sf x .6 = 0	9,406 sf x .3 = 2,822	912 sf x 0 = 0	2,822 sf	6,000
						0.5 SFE's

Worksheet Completed by: Joseph L. Wilson, PLA, CID
 Company: Sterling Design Associates, LLC
 Address: 2009 W. Littleton Blvd. #300, Littleton, CO 80120
 Phone #: 303-794-4727 ext 207

Owner/Developer: Dan Yacovetta
 Attn: ----
 Billing Address: ----
 Phone #: ----

ET Controller (with Rain Sensor)	
Manufacturer	HUNTER-LORE W/ SOLAR-SYNC
Model number	IC-4200-M/SOLAR-SYNC-SEN

Tap Size Requirements:
 0 - 1 SFE's requires a 3/4-inch tap
 1.1 - 2.0 SFE's requires a 1-inch tap
 2.1 - 4.0 SFE's requires a 1 1/2-inch tap
 4.1 - 7.0 SFE's requires a 2-inch tap
 7.1 - 16.0 SFE's requires a 3-inch tap



OCTOBER 20, 2017
 REV. FEBRUARY 28, 2018



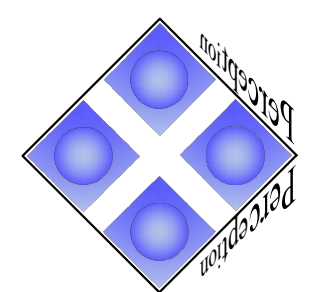
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PREPARED UNDER THE DIRECT SUPERVISION OF JOSEPH L. WILSON, CID, PLA, COLORADO REGISTRATION LA-304 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



Perception Design Group, Inc.

Consulting Civil Engineers

6901 South Pierce Street, Suite 315 Littleton, Colorado 80128
 303-232-8088

LOT 10 PARKER POINTE

LOT 10, PARKER POINTE FILING NO. 1

A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LANDSCAPE NOTES

PAGE 7 OF 12

STANDARD LANDSCAPE NOTES

- COORDINATION**
 - THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL, AND IRRIGATION PLANS, STANDARDS AND SPECIFICATIONS, TO FORM COMPLETE INFORMATION REGARDING THIS SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY AND UP-TO-DATE ISSUE PLAN SETS.
 - ALL LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
 - MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR THE GOVERNING JURISDICTION CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS.
 - IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES.
- COMPLIANCE**
 - ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, INCLUDING ANY STANDARDS, AND SPECIFICATIONS.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.
- GUARANTEE**
 - ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE AND REPAIR/REPLACE ANY PORTIONS OF THE IRRIGATION SYSTEM AS NECESSARY IN THAT TIME.
- COMPLETION AND MAINTENANCE**
 - FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - LANDSCAPE MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, RE-GRADING, REPLANTING, DISEASE AND INSECT PROTECTION. IF SITE IS TO OPEN DURING WINTER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT ON TIMING FOR THE INSTALLATION OF PLANT MATERIAL. THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
 - GRADING MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THESE NOTES, THE GRADING PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.
 - IRRIGATION MAINTENANCE: DURING THE LANDSCAPE MAINTENANCE PERIOD, ALL IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- SITE CONDITIONS**
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS TO REMAIN. THE CONTRACTOR SHALL REPLACE ANY SUCH PLANTS DAMAGED DURING CONSTRUCTION/MAINTENANCE PERIODS WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- DAMAGE AND CLEANING**
 - CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION**
 - OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME.

- SOIL PREPARATION**
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT OR APPROVED EQUAL AT A RATE OF 4.0 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. AMENDMENT SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- PLANT MATERIAL**
 - ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
 - TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- PLANTING**
 - TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. NO T-STAKES SHALL BE USED FOR TREES.
 - TREES INSTALLATION PROCEDURE: SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3" ABOVE FINISH GRADE. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING.
 - BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH EDGE AS SPECIFIED IN THE LEGEND. EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. WHEN STEEL EDGING IS SPECIFIED, ALL STEEL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- MULCH**
 - AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S CONTAINER/ROOTBALL. TREE RING SIZE SHALL REFERENCE INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE STATE'S LANDSCAPE CONTRACTORS ASSOCIATION.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS OR APPROVED EQUAL. INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS.
- IRRIGATION**
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
 - ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 - THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE

POTABLE SOURCE PER LOCAL, STATE, AND FEDERAL CODE.
REFER TO THE IRRIGATION PLAN (AS APPLICABLE).

TOWN OF PARKER LANDSCAPE MAINTENANCE NOTES

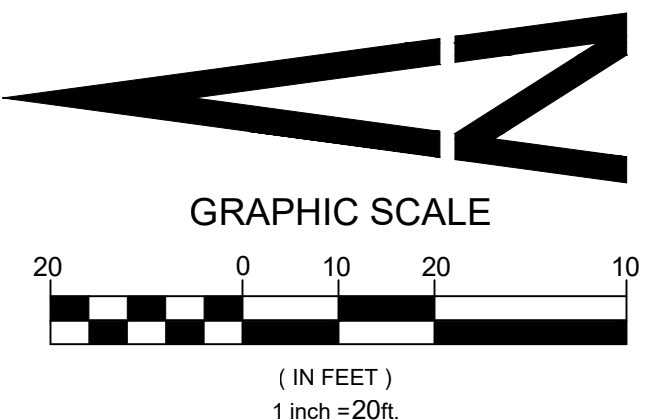
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY AND ATTRACTIVE MANNER, AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY OWNER'S AGENT OR TENANT OR A HOMEOWNER'S ASSOCIATION WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.
- ALL ORNAMENTAL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS, AND LITTER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING, WEEDING, CLEANING, MOWING, EDGING, MULCHING, PRUNING, TRIMMING, SPRAYING, CULTIVATING, OR OTHER MAINTENANCE AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. AREAS OF NATIVE OR NATURALIZED LANDSCAPE ARE EXEMPT FROM THIS LEVEL OF MAINTENANCE. ACCEPTABLE MAINTENANCE OF NATIVE PLANTS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF DEAD OR DISEASED PLANTS, WEED CONTROL AND SEASONAL MOWING.
- DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH HEALTHY PLANTING MATERIALS OF COMPARABLE SIZE AND SPECIES THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN WITHIN FORTY-FIVE (45) DAYS OF THEIR DEATH, UNLESS SEASONAL CONDITIONS PROHIBIT REMOVAL AND REPLACEMENT. IN SUCH CASE, THE REMOVAL AND REPLACEMENT SHALL OCCUR WITHIN A REASONABLE PERIOD OF TIME APPROVED BY THE TOWN.
- NON-LIVING LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REGULARLY REPLENISHED TO MAINTAIN THE FULL COVERAGE TO A MINIMUM DEPTH OR THREE (3) INCHES FOR ROCK MULCHES AND FOUR (4) INCHES FOR WOOD MULCH.
- LANDSCAPING STRUCTURAL FEATURES (E.G. FENCING, WALLS, PLANTER BOXES) AND SITE FURNISHINGS SHALL BE MAINTAINED IN A SOUND, STRUCTURAL AND ATTRACTIVE CONDITION. IRRIGATION SYSTEMS ARE TO BE MONITORED AND ADJUSTED PERIODICALLY TO ENSURE THAT THE WATER DEMANDS OF ALL PLANT MATERIALS ARE BEING MET.
- IRRIGATION SYSTEM REPAIRS SHALL BE MADE WITHIN SEVEN (7) DAYS OF DISCOVERY OF DAMAGE, UNLESS SEASONAL CONDITIONS PROHIBIT REPAIRS.
- LANDSCAPE AREAS SHALL BE FREE FROM TRASH AND DEBRIS.
- FAILURE TO REPLACE DEAD LANDSCAPE MATERIALS WITHIN A REASONABLE PERIOD OF TIME, AS SPECIFIED IN PARAGRAPH (2) ABOVE, SHALL BE CONSIDERED A VIOLATION OF THE SITE PLAN APPROVAL AND IS SUBJECT TO ENFORCEMENT AND PENALTY PROVISIONS OF THIS TITLE.

SEED NOTES

	TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
1. ALL SEED MIXES SUGGESTED THROUGH: WESTERN NATIVE SEED COMPANY P.O. BOX 188 COALDALE, CO 81222 (719) 942-3935	SEEDING RATE: 3 LBS/1000 SQ. FT.
	% COMMON NAME
2. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:	25% EPHRAIM CRESTED WHEATGRASS 23% SHEEP FESCUE 18% PERENNIAL RYEGRASS 13% CANADA BLUEGRASS 12% BARLEY OR OATS 9% BLUE FESCUE
	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

SEED ESTABLISHMENT NOTES

- INSTALL PER SEED PROVIDOR'S AND/OR MANUFACTURE'S RECOMMENDATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOO IN ALL SEEDED AREAS.



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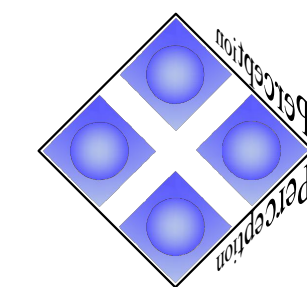
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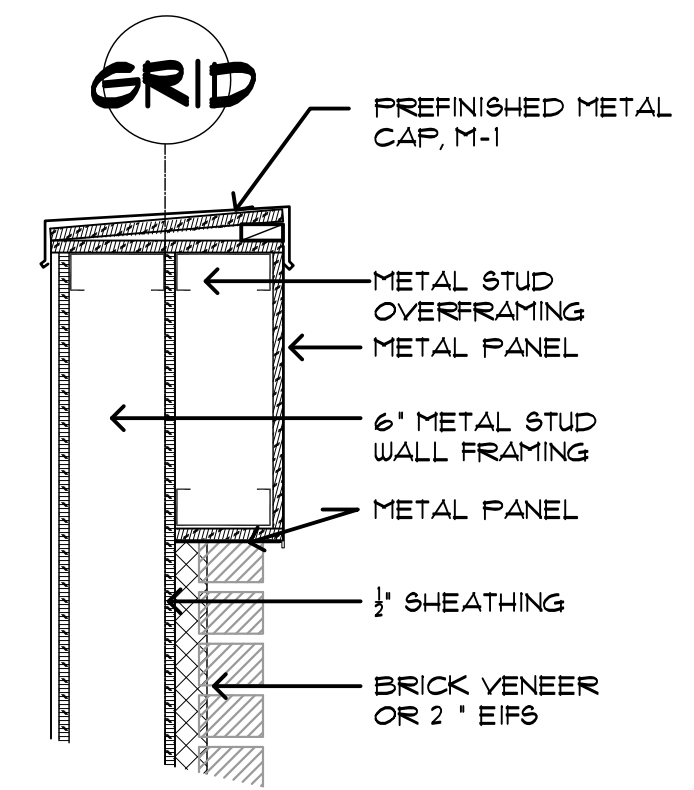
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LOT 10 PARKER POINTE

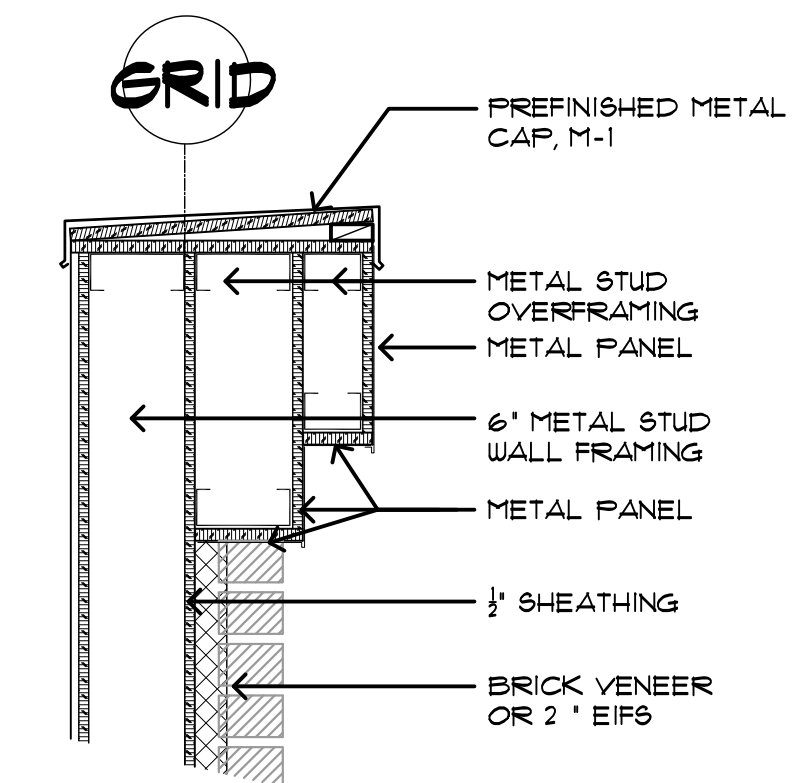
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

EXTERIOR ELEVATIONS

PAGE 8 OF 12



05 PARAPET DETAIL
 SCALE: 1" = 1'-0"



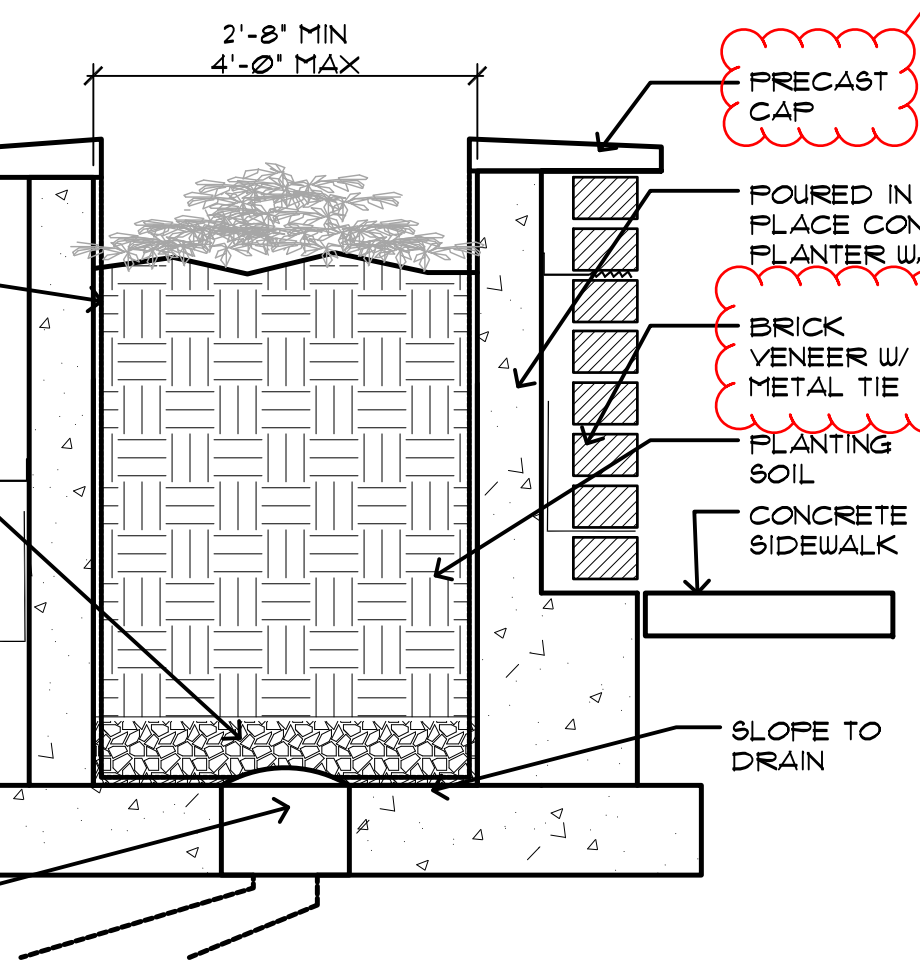
04 DECORATIVE PARAPET DETAIL
 SCALE: 1" = 1'-0"

3D drawing shows only one color of awning material. This is a smaller building, staff feels one color as opposed to two is better. The color on the sample board is much more red than the renditions. The burgundy color on the renditions is a better match with the brick colors. Please consider choosing a color that more closely resembles the color rendition.

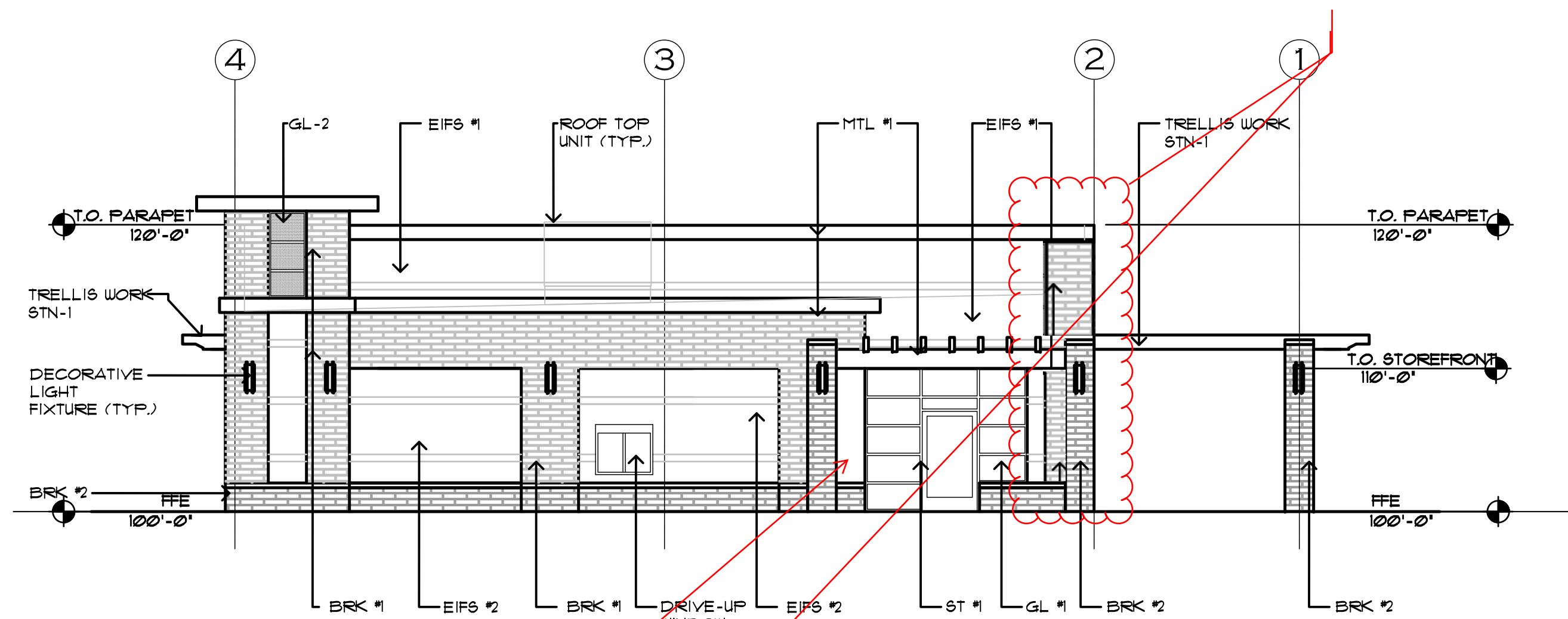
EIFS on the corners feels unfinished when compared with the rest of the building. Consider wrapping this corner with brick on both the east and south elevations as shown here.

No sample provided. Color?

Color #1 or #2?

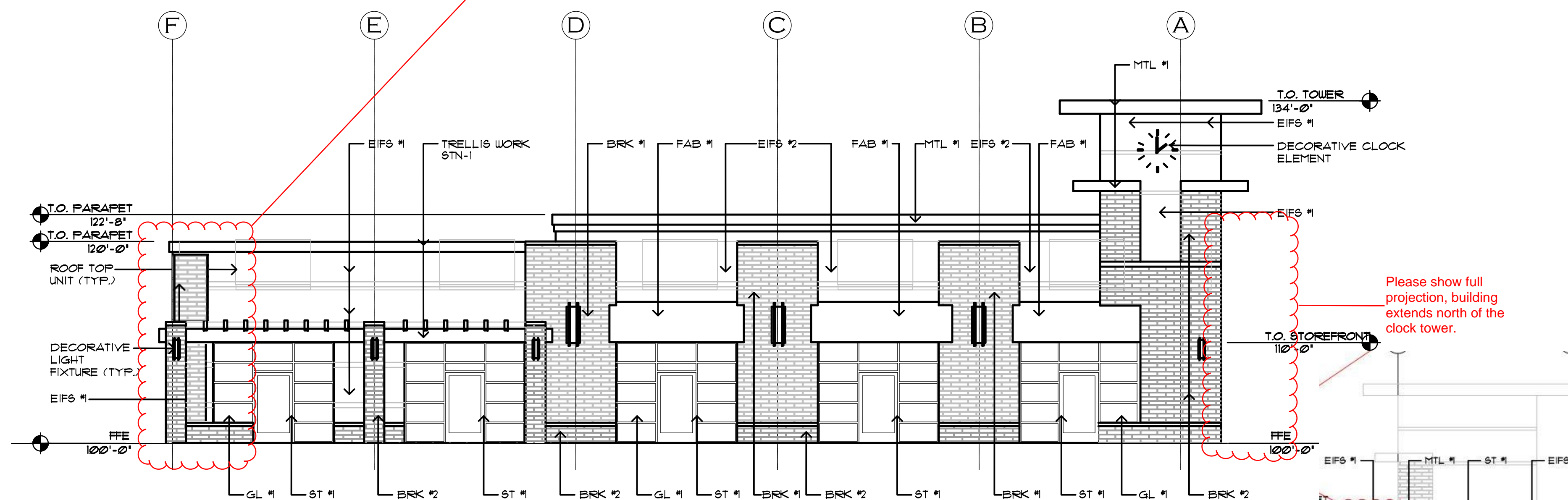


03 PLANTER DETAIL
 SCALE: 1" = 1'-0"



02 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

Glass, brick?



01 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

Please show full projection, building extends north of the clock tower.

EXTERIOR MATERIAL LEGEND

AWNING (FAB #1)	MANUFACTURE, SUNBRELLA - COLOR 'FLAGSHIP ROUGE'
AWNING (FAB #2)	MANUFACTURE, SUNBRELLA - COLOR 'FLAGSHIP IVY'
MTL FLASHING (MTL #1)	MANUFACTURE, BERRIDGE - COLOR 'DARK BRONZE'
EIFS/STUCCO (EIFS #1)	MANUFACTURE, DRYVIT - COLOR 'PARCHMENT'
EIFS/STUCCO (EIFS #2)	MANUFACTURE, DRYVIT - COLOR 'GULL GRAY'
ALUMINUM STOREFRONT (ST #1)	MANUFACTURE, KALNEER - COLOR 'ANODIZED'
CLEAR GLAZING (GL-1)	CLEAR GLAZING, DOUBLE PANE, LOW E
FROSTED GLAZING (GL-2)	DECORATIVE TRANSLUCENT GLAZING, BACK LIGHTING
WOOD TRELLIS, STAINED (STN-1)	SEMI TRANSPARENT STAIN 'PADRE BROWN'
HOLLOW METAL DOOR, PAINTED (PT-3)	SHERWIN WILLIAMS SUB100 'UMBER RUST'

This colors does not blend well with the awning colors or the bricks. It is called parchment but is actually quite a peachy tone. Consider an oyster or other neutral that has a gray base as opposed to a yellow/red base.

BRICK VENEER (BRK #1)	MANUFACTURE, SUMMIT BRICK - COLOR 'SUNSET RED'
BRICK VENEER (BRK #2)	MANUFACTURE, SUMMIT BRICK - COLOR 'CHARCOAL IRONSPOT'

February 28, 2018



Architecture - Planning
 425 Wilcox Street, Ste. 120
 Castle Rock, Co 80104
 720-878-6534

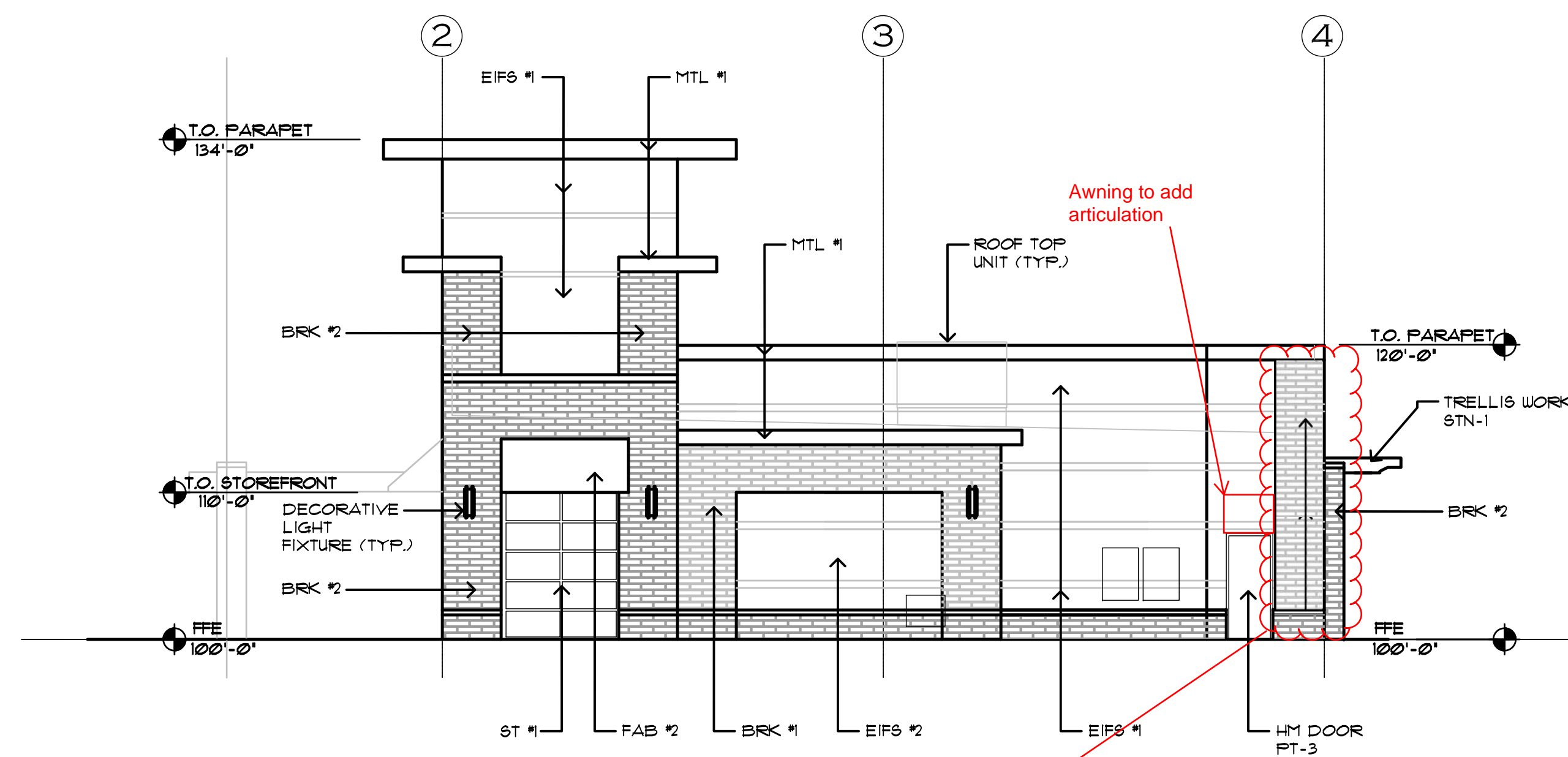
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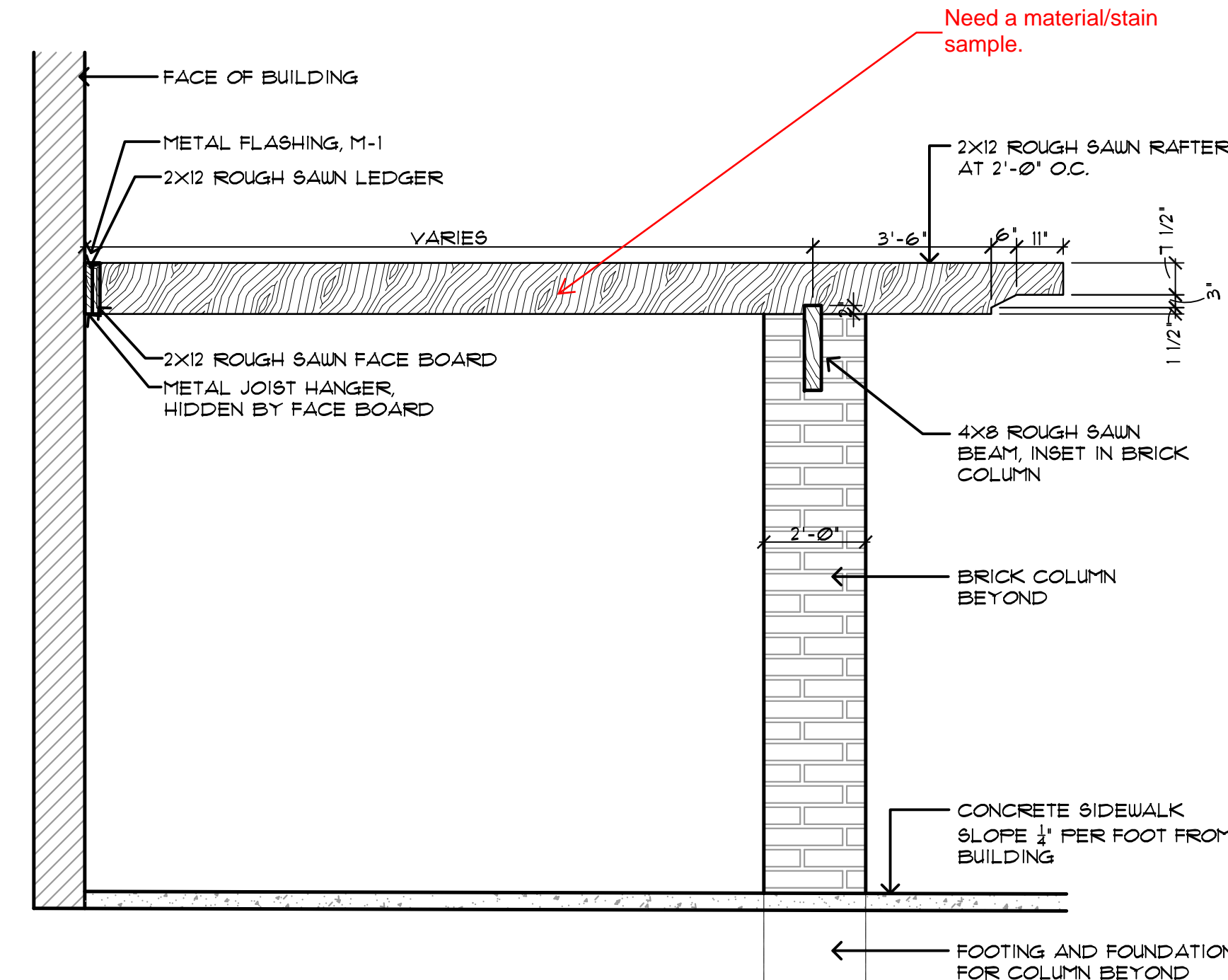
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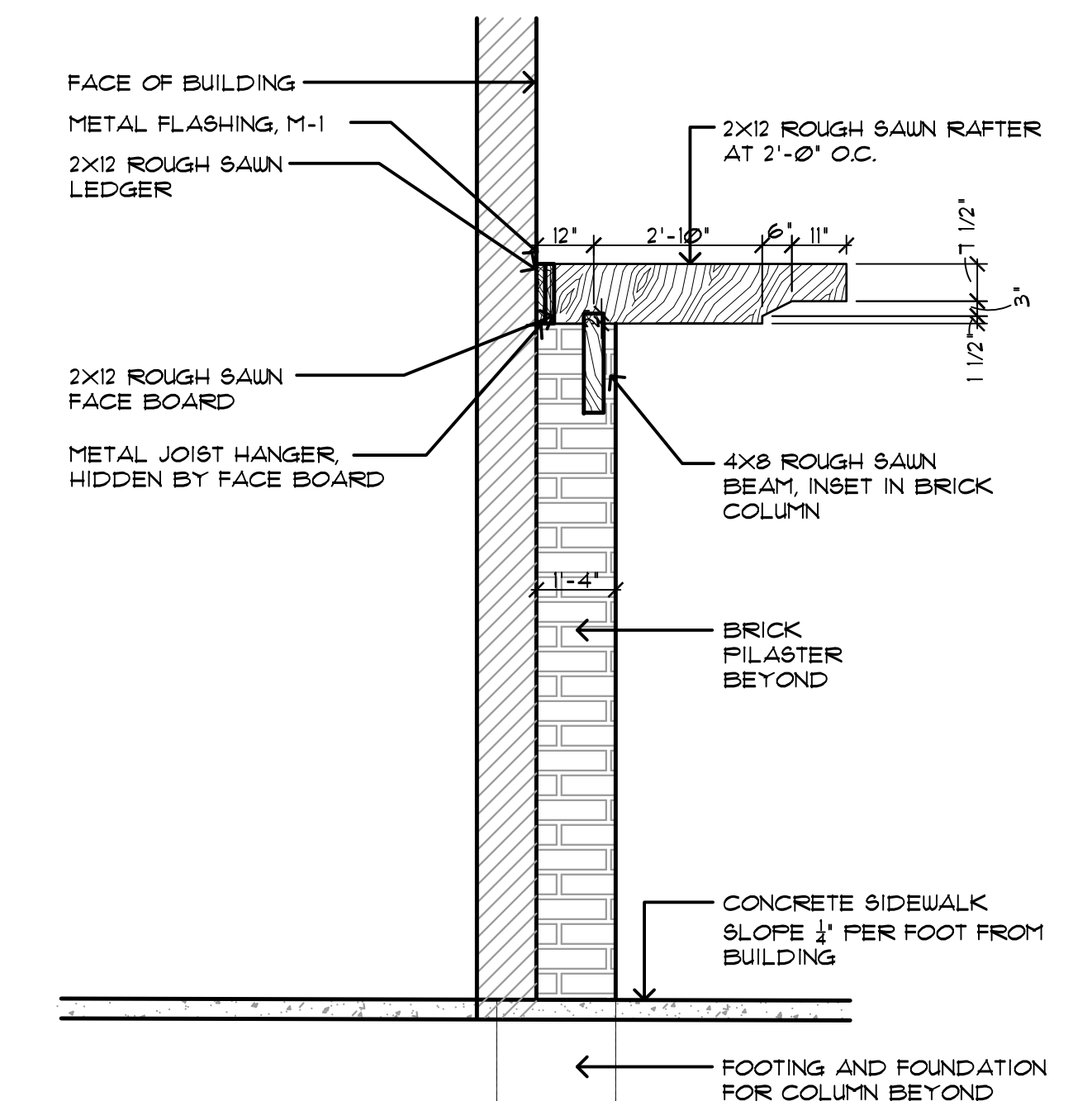
PAGE 9 OF 12



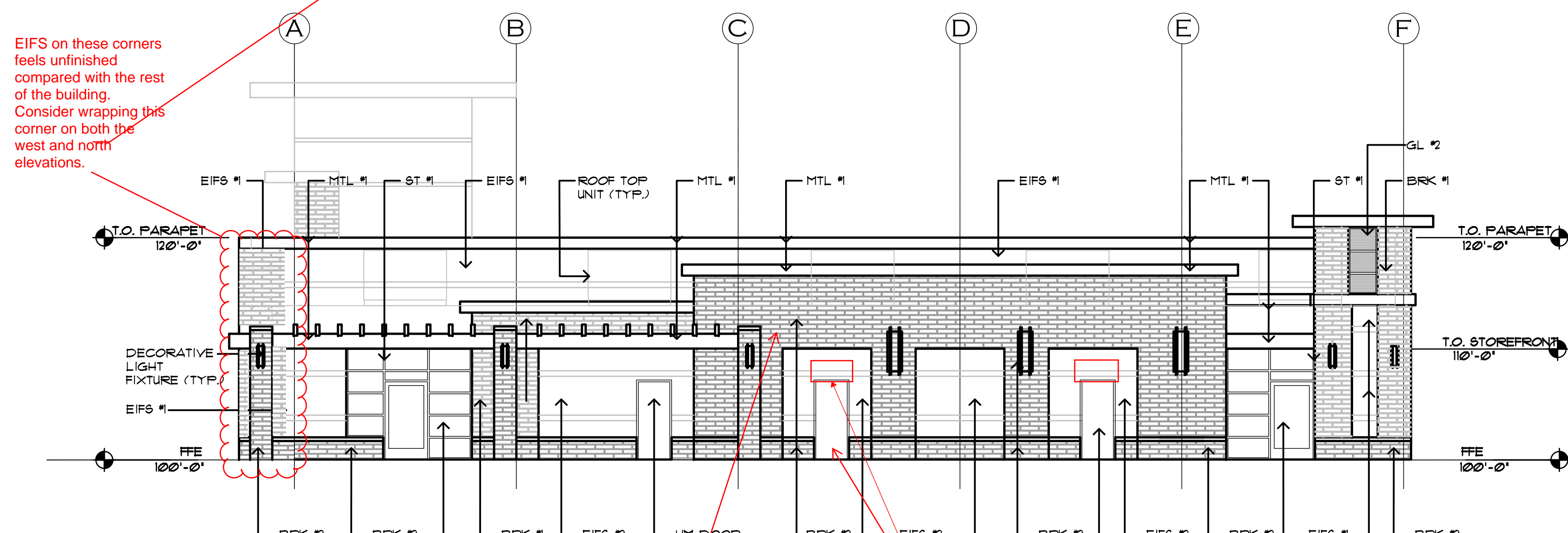
02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 TRELLIS DETAIL @ COLUMN
SCALE: 3/8" = 1'-0"



04 FAUX TRELLIS DETAIL
SCALE: 3/8" = 1'-0"



01 WEST ELEVATION
SCALE: 1/8" = 1'-0"

Please identify brick color.

As noted in previous comments, these doors face Parker Rd and should reflect "front of house" architectural detail. One option to add articulation would be to add awnings that match the other awnings proposed.

EXTERIOR MATERIAL LEGEND

AWNING (FAB #1)	MANUFACTURE, SUNBRELLA - COLOR 'FLAGSHIP ROUGE'
AWNING (FAB #2)	MANUFACTURE, SUNBRELLA - COLOR 'FLAGSHIP IVY'
MTL FLASHING (MTL #1)	MANUFACTURE, BERRIDGE - COLOR 'DARK BRONZE'
EIFS/STUCCO (EIFS #1)	MANUFACTURE, DRYVIT - COLOR 'PARCHMENT'
EIFS/STUCCO (EIFS #2)	MANUFACTURE, DRYVIT - COLOR 'GULL GRAY'
ALUMINUM STOREFRONT (ST #1)	MANUFACTURE, KAUNEER - COLOR 'ANODIZED'
CLEAR GLAZING (GL-1)	CLEAR GLAZING, DOUBLE PANE, LOW E
FROSTED GLAZING (GL-2)	DECORATIVE TRANSLUCENT GLAZING, BACK LIGHTING
WOOD TRELLIS, STAINED (STN-1)	SEMI TRANSPARENT STAIN 'PADRE BROWN'
HOLLOW METAL DOOR, PAINTED (PT-3)	SHERWIN WILLIAMS SW9100 'UMBER RUST'
BRICK VENEER (BRK #1)	MANUFACTURE, SUMMIT BRICK - COLOR 'SUNSET RED'
BRICK VENEER (BRK #2)	MANUFACTURE, SUMMIT BRICK - COLOR 'CHARCOAL IRONSPOT'

FEBRUARY 28, 2018



Architecture - Planning
425 Wilcox Street, Ste. 120
Castle Rock, Co 80104
720-878-6534

LOT 10 PARKER POINTE

LOT 10, PARKER POINTE FILING NO. 1

A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PHOTOMETRIC PLAN

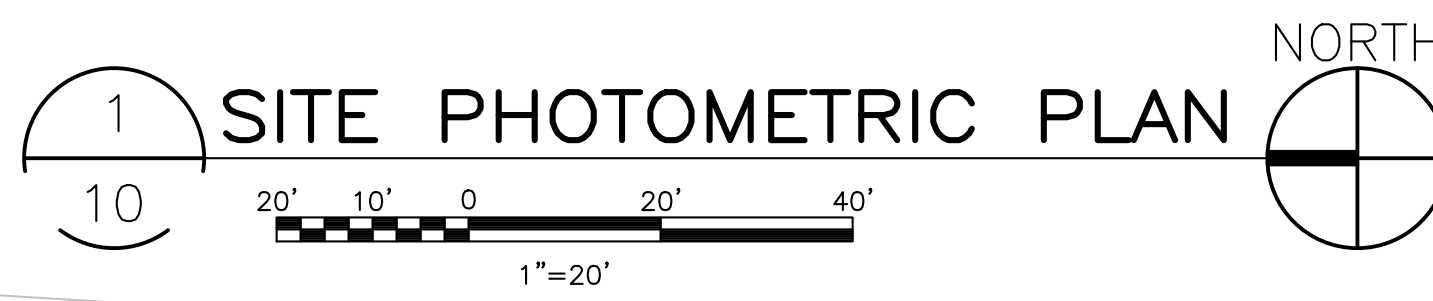
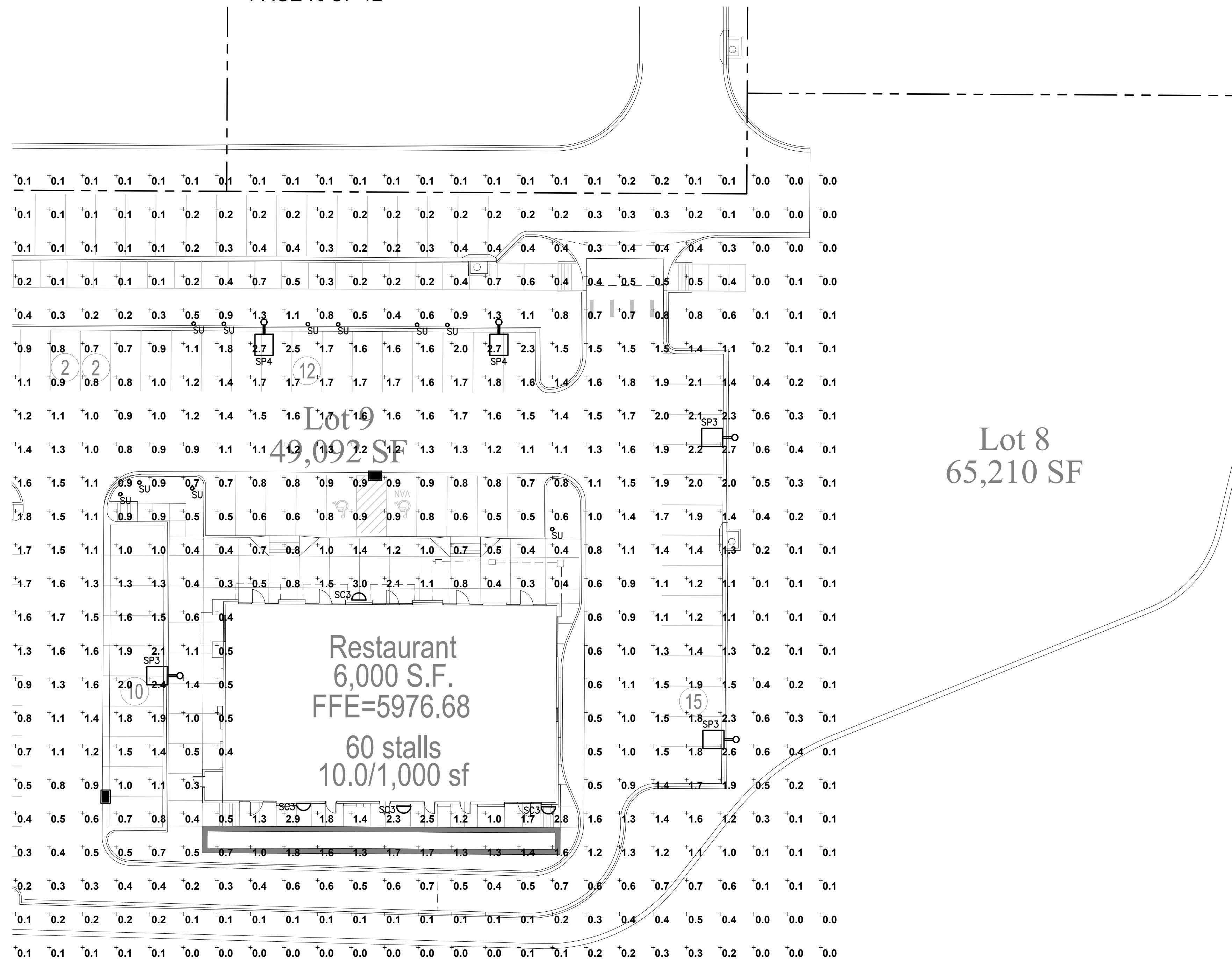
PAGE 10 OF 12

GENERAL NOTES:

1. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE CONTROLLED BY AN ASTRONOMICAL TIMECLOCK OR PHOTOCCELL.
2. PHOTOMETRIC CALCULATIONS HAVE BEEN DETERMINED USING A LIGHT LOSS FACTOR OF 1.0
3. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
4. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH NO GLARE ONTO ADJACENT PROPERTIES.
5. THERE WILL BE NO OFF-SITE GLARE ALLOWED.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min Ratio
SITE CALCS	+	0.8 fc	2.9 fc	0.1 fc	29.0:1



Lot 8
65,210 SF

OCTOBER 25, 2017

GIVEN
& ASSOCIATES INC
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Project # 17133

LOT 10 PARKER POINTE

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A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE LIGHTING DETAILS

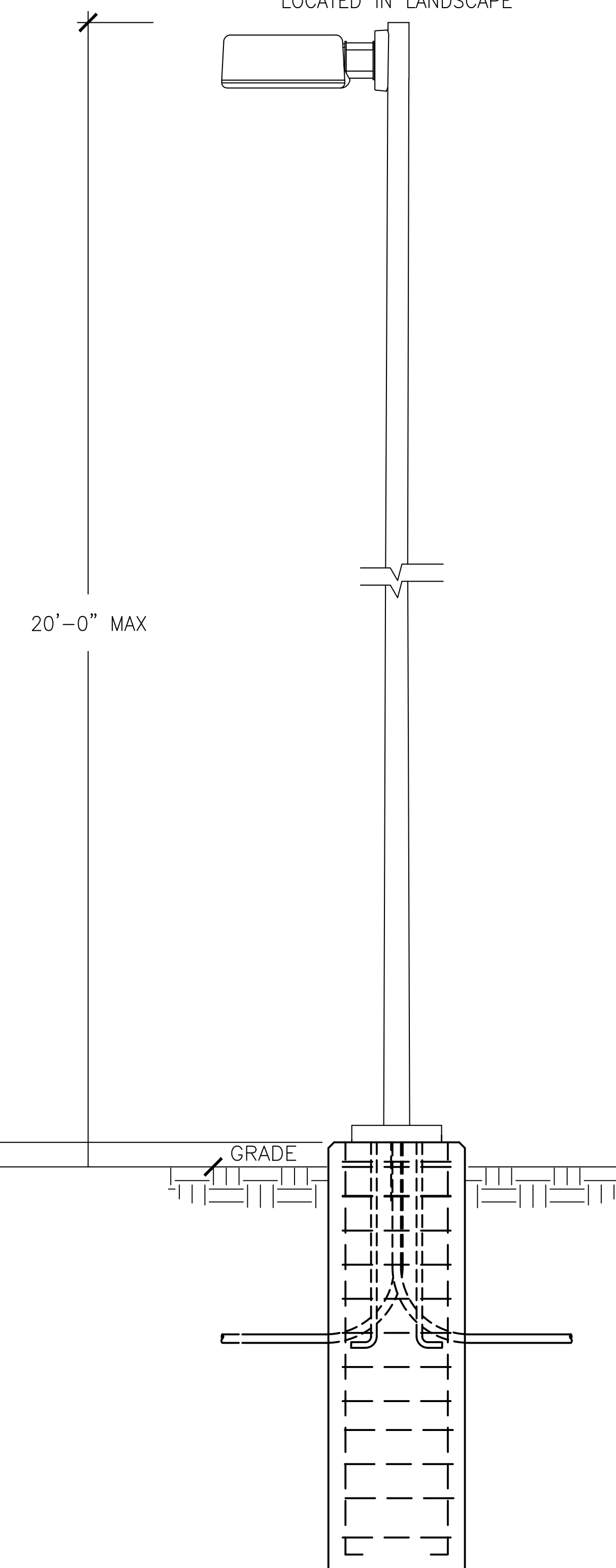
PAGE 11 OF 12

No quantities provided
- how many of each
fixture?

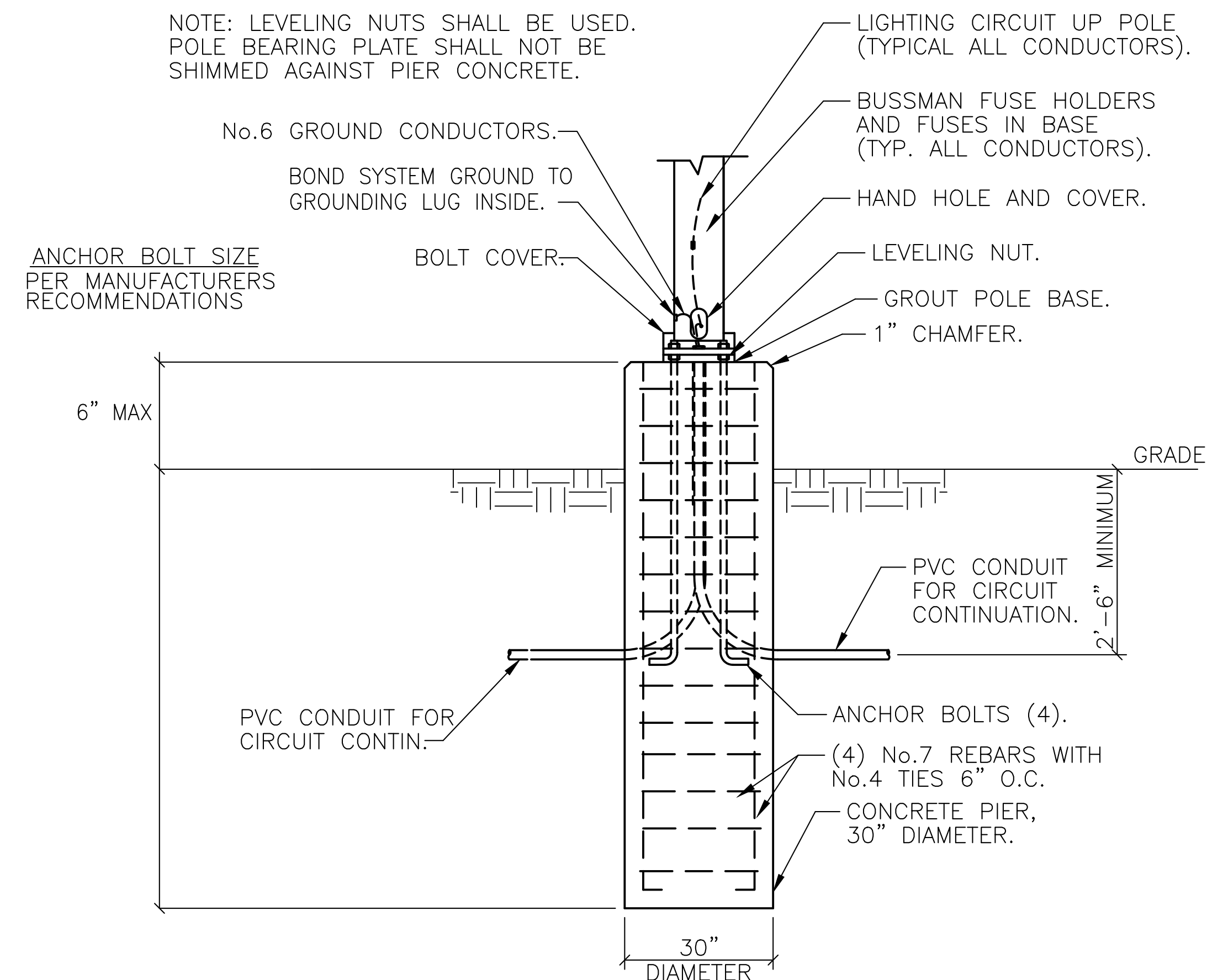
LUMINAIRE SCHEDULE							
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	REMARKS
SP3	POLE	20' HEIGHT	LITHONIA KAD-LED-30C-700-30K-ER-MVOLT-HS	120/208	1	69W LED	TYPE III DISTRIBUTION W/ HOUSE SIDE SHEILDS
SP4	POLE	20' HEIGHT	LITHONIA KAD-LED-30C-700-30K-R4-MVOLT	120/208	1	69W LED	TYPE IV DISTRIBUTION
SU	IN-GRADE	TREE WALL URLIGHT	LITHONIA CLB-3-30K-MVOLT-0DB	MVOLT	1	10.5W LED	
SC3	SURFACE	WALL SCONCE	LITHONIA WSQ LED-1-10A700/40K-SR3-MVOLT-WLU	MVOLT	1	24W LED	

There are two sizes of
these on the color
renditions. Please add
to Luminaire schedule.

TYPE 'SD1/SD3/SD4/SD5' FIXTURES
LOCATED IN LANDSCAPE



NOTE: LEVELING NUTS SHALL BE USED.
POLE BEARING PLATE SHALL NOT BE
SHIMMED AGAINST PIER CONCRETE.



2 POLE BASE DETAIL
11 N.T.S.

1 POLE DETAIL
11 N.T.S.

OCTOBER 25, 2017

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A PART SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE LIGHTING DETAILS

PAGE 12 OF 12

KAD LED Area Luminaire



Specifications:
Height: 12" (30.5 cm)
Length: 17.12" (43.5 cm)
Width: 17.12" (43.5 cm)
Weight: 7.15# (3.2 kg)
Inch: 36 lbs (16.3 kg)

Ordering Information EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DBBXD

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting	Shipped separately**
KAD1D	20C ² 2010S	150	530 mK	30K	200V	R2 Top 8	Shipped included
	30C ² 3010S	750	700 mK	40K	400V	R3 Top 8	Shipped included
	40C ² 4010S	1000	1000 mK	50K	500V	R4 Top 8	Shipped included
	60C ² 6010S	1500	1400 mK	80K	800V	R5 Top 8	Shipped included

Options:
SP3 / SP4

Capable Luminaire
This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to ROAM: Link to DTL DLL.

LITHONIA LIGHTING

OLB LED Bullet Flood Light




Features & Specifications:
INTENDED USE: The OLB LED Bullet Flood Light is a long-lasting, energy-efficient flood light. Available with spot or flood optics, making it ideal for many commercial and residential outdoor applications such as lighting of walkways, building details and flag poles.
CONSTRUCTION: The cast-aluminum housing has an integrated sink-fine-to-optimize thermal management through conduction and convection cooling. The LED driver is mounted in the lower housing protecting a low operating temperature and long life. Housing is coated against moisture and environmental contaminants (PVC). Finish: Exterior parts are protected by a wet-durable powder coat finish that provides superior resistance to corrosion and weathering. A highly consistent multi-stage process ensures a minimum 3 mil thickness for finish that can withstand extreme climate change without cracking or peeling.
OPTICS: Optics are engineered for superior beam ratio, uniformity and quality. Available with 30° x 4° flood optics for illuminating large objects or 24° x 2° spot optics for illuminating signs up to 35 feet away. Light engines are available in 3000K, 4000K or 5000K (3600K, 4000K, 5000K).
ELECTRICAL: OLBs are available in any line voltage from 120-277V (50/60 Hz). Light engine consists of 4 diodes (LEDs) directly mounted directly to the heat sink to maximize heat dissipation and promote long life (100,000 hrs. at 40° C, I.R.T.). Drivers are factory isolated to insure long-term life.
INSTALLATION: Integral adjustable bracket with 1/2-14 NPT threaded pipe facilitates quick and easy installation in a variety of mounting methods.
LISTINGS: UL Listed to U.S. and Canadian safety standards for wet locations within four feet of the ground. Tested in accordance with ENEC LM-79 and LM-80 standards.
WARRANTY: 5 year limited warranty. Complete warranty terms located at www.lithonia.com/warranty. Actual performance may differ as a result of environmental and application. Note: Specifications subject to change without notice.

Ordering Information EXAMPLE: OLB 8 30K DDB

Series	Light Engine	Color Temperature (CCT)	Voltage	Beam	Finish
OLB 8	340 Flood optics	30K	300V	30°x4°	DDB
OLB 8	240 Spot optics	50K	500V	24°x2°	DDB

LITHONIA LIGHTING

WSQ LED Architectural Wall Sconce



Specifications:
Luminaire:
Height: 9-3/8" (23.8 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.9 cm)
Weight: 17.7 lbs (7.9 kg)

Optional Back Box (BBW)
Height: 4" (102 mm)
Width: 5-1/2" (140 mm)
Depth: 1-1/2" (38 mm)

Ordering Information EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DDBTXD

Series	Light Engine	Performance	Distribution	Voltage	Mounting	Options	Finish
WSQ LED	1 One engine (10A) 10A700/40K 3000K	582 lm	SR3 120°	120V	Flush mount	Shipped included	DDBD Dark bronze
	2 Two engines (10A) 10A700/40K 4000K	582 lm	SR3 120°	120V	Flush mount	Shipped separately**	DDBD Dark bronze

Emergency Battery Operation
The emergency battery backup (EBCW) option is integral to the luminaire, no external housing required. This design provides integral emergency operation without the need for an external battery pack.
1. The emergency battery pack (EBCW) is integrated into the luminaire, no external housing required. This design provides integral emergency operation without the need for an external battery pack.
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10. The emergency battery pack (EBCW) is integrated into the luminaire, no external housing required. This design provides integral emergency operation without the need for an external battery pack.

Portman Square Collection

Portman Square 2 Light Outdoor Wall Light - OZ 49160OZ (Old Bronze)



Ordering Information:
Product ID: 49160OZ
Finish: Old Bronze
Available Finishes: OZ, OZ
Collection: Portman Square Collection

Dimensions:
Extension: 6.25"
Height from center of wall opening: 10.00"
Base Backplate: 20 X 9.5
Weight: 14.50 LBS

Specifications:
Material: Brass
Diffuser Description: Etched Seeded
Voltage: 120V

Qualifications:
Safety Rated: Wet
Title 24: Yes
Expected Life Span: 10000 Hours
Warranty: www.kichler.com/warranty

Primary Lamping:
Light Source: Incandescent
Lamp Included: Not Included
of Bulb/LED Modules: 2
Initial Lumens: 1250
Max or Nominal Watt: 15W
Socket Type: Medium
Bulb Product ID: 4044

Notes:
1) Information provided is subject to change without notice.
2) Incandescent Equivalent: The incandescent equivalent as measured on a maximum number and is for reference only.

LITHONIA LIGHTING

OLB LED Bullet Flood Light

Lighting Facts:
Light Output (Lumens): 592
Watts: 10.5
Lumens per Watt (Efficacy): 56
Color Accuracy: 84
Light Color: 3000K (Bright White)

Lighting Facts:
Light Output (Lumens): 839
Watts: 11.3
Lumens per Watt (Efficacy): 74
Color Accuracy: 66
Light Color: 4750K (Daylight)

Lighting Facts:
Light Output (Lumens): 638
Watts: 11.2
Lumens per Watt (Efficacy): 56
Color Accuracy: 83
Light Color: 2950K (Warm White)

Lighting Facts:
Light Output (Lumens): 1032
Watts: 7.6
Lumens per Watt (Efficacy): 66
Color Accuracy: 66
Light Color: 4688K (Daylight)

LITHONIA LIGHTING

WSQ LED Architectural Wall Sconce

Performance Data:
Lumen Output:
Light engine: 10A700-4 24W 582 lm
Light engine: 10A700-4 47W 582 lm
Light engine: 10A700-4 94W 582 lm

Lumen Ambient Temperature (LAT) Multipliers:
LAT Multiplier: 0.75
LAT Multiplier: 1.00
LAT Multiplier: 1.25
LAT Multiplier: 1.50

Projected LED Lumen Maintenance:
Lumen Maintenance: 100%
Lumen Maintenance: 90%
Lumen Maintenance: 80%
Lumen Maintenance: 70%
Lumen Maintenance: 60%
Lumen Maintenance: 50%

Electrical Load:
Light engine: 10A700-4 24W 0.24 A
Light engine: 10A700-4 47W 0.47 A
Light engine: 10A700-4 94W 0.94 A

Photometric Diagrams:
Beam angle: 30° x 4°
Beam angle: 24° x 2°

Features & Specifications:
INTENDED USE: The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a battery box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50-175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.
ELECTRICAL: WSQ LED sconces consist of 50 high efficiency LEDs mounted to a metal circuit board and energy efficient heat sink to maximize heat dissipation and promote long life (100,000 hrs. at 40° C, I.R.T.). Class II electronic driver has a power factor (PF) of > 0.95. Efficacy: 110 lm/W. Exterior protection device meets a minimum Category II per ANSI/IEEE C62.41.
CONSTRUCTION: An universal mounting plate with integral mounting options allows the fixture to be mounted on any exterior wall surface or other structural member. Corner body is made of cast aluminum housing that provides secondary heat sink to optimize thermal transfer from the integral light engine heat sink and promote long life. The driver is mounted in direct contact with the casting for an operating temperature and long life. The die and driver are fully protected in a wet-durable powder coat finish that provides superior resistance to corrosion and weathering. A highly consistent multi-stage process ensures a minimum 3 mil thickness for finish that can withstand extreme climate change without cracking or peeling.
FINISH: Exterior parts are protected by a wet-durable powder coat finish that provides superior resistance to corrosion and weathering. A highly consistent multi-stage process ensures a minimum 3 mil thickness for finish that can withstand extreme climate change without cracking or peeling.
OPTICS: Optics are engineered for superior distribution, uniformity, and spacing. Available with 30° x 4° flood optics for illuminating large objects or 24° x 2° spot optics for illuminating signs up to 35 feet away. Light engines are available in 3000K, 4000K or 5000K (3600K, 4000K, 5000K).
WARRANTY: 5 year limited warranty. Complete warranty terms located at www.lithonia.com/warranty. Actual performance may differ as a result of environmental and application. Note: Specifications subject to change without notice.

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DATE: FEBRUARY 28, 2018