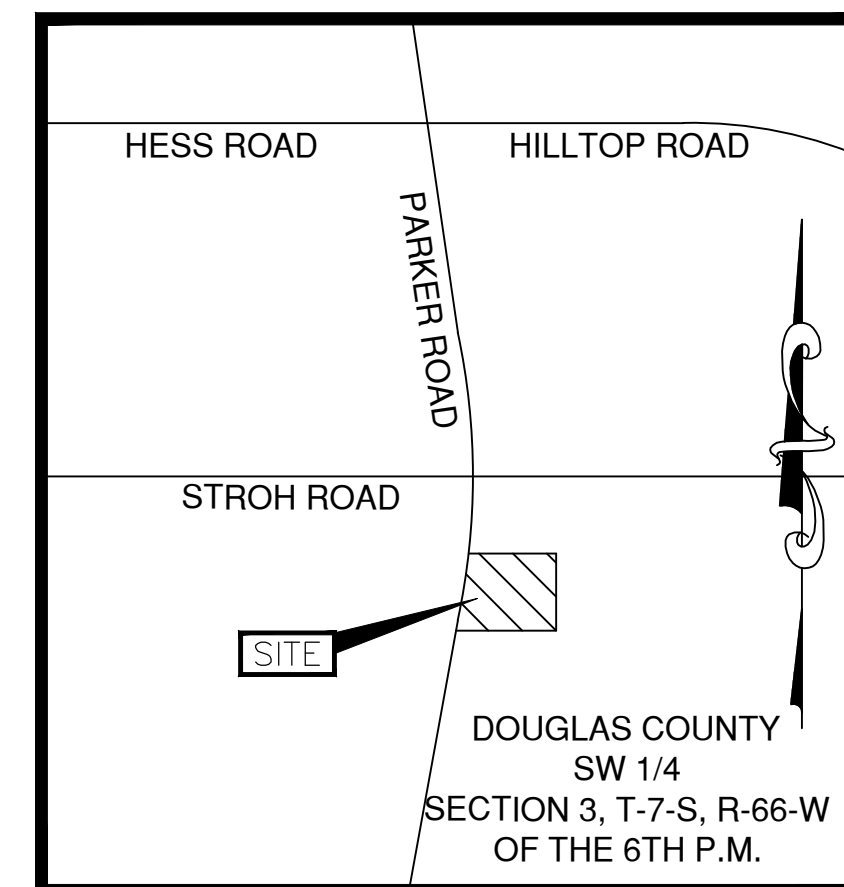


SITE DEVELOPMENT PLANS FOR



LOT 14 PARKER POINTE PARKER, COLORADO 80134



VICINITY MAP
Not to Scale

GENERAL NOTES:

- THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS, WHICH ARE BEING ALTERED OR REPLACED. THE CONTRACTOR SHALL CONTACT, IF DEEMED NECESSARY, THE ENGINEER FOR ADDITIONAL LANDSCAPING AND/OR IRRIGATION INFORMATION AND DETAILS REQUIRED TO COMPLETE THE WORK DETAILED IN THESE PLANS.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (918) 884-2335. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY IS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" (500-YEAR FLOOD PLAIN)), AND THEREFORE IS NOT IN THE 100 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR COMMUNITY NO. 080049, MAP NUMBER 08035C0182G, DATED MARCH 16, 2016.

BENCHMARKS:

BENCHMARK #1
DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83),
ELEVATION = 5970.79 (NAVD1988)

UTILITIES CONTACT LIST:

TOWN OF PARKER
PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-9546

FIRE DEPARTMENT
SOUTH METRO FIRE AND RESCUE
9195 EAST MINERAL AVENUE
CENTENNIAL, CO 80112
TEL: (720) 989-2244

GAS PROVIDER
XCEL ENERGY
550 15TH STREET, SUITE 700
DENVER, CO 80202
TEL: 1-800-628-2121

WATER/WASTEWATER PROVIDER:
PARKER WATER AND SANITATION DISTRICT
18100 WOODMAN DRIVE
PARKER, CO 80134
TEL : (303) 841-4627

ELECTRIC PROVIDER
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
TEL: (303) 688-3100

PROJECT CONTACT LIST:

ENGINEER OF RECORD
CYNERGY
810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK, 74119
TEL: (918) 877-6000
FAX: (918) 877-4000

OWNER'S REPRESENTATIVE
STEPHEN ANDERSON
11251 FOREST HILLS DR.
PARKER, CO 80138
TEL : (918) 884-2335

DEVELOPER
PARKER & STROH, LLC
975 LINCON STREET, SUITE 204
PARKER, CO 80203
TEL : (303) 699-3368

CIVIL SHEET INDEX

Sheet Number	Sheet Title
G1001	COVER SHEET
EE101	EROSION CONTROL PLAN
CH101	HORIZONTAL CONTROL PLAN
EP101	JOINTING PLAN
CS101	SITE PLAN
EU101	UTILITY PLAN
GC101	GRABING PLAN
GS101	DETAILS
LP-01	PLANTING PLAN
LP-02	PLANTING PLAN
LP-03	PLANTING DETAILS
LP-04	IRRIGATION DETAILS
LP-05	IRRIGATION DETAILS
LP-06	GENERAL NOTES
A-201	EXTERIOR ELEVATIONS, DOOR AND WINDOW SCHEDULES
ES1.1	ELECTRICAL PHOTOMETRIC PLAN

Please correct cross outs and revise sheet index

LEGAL DESCRIPTION:

LOT 14, PARKER POINTE FILING NO. 1, A PART OF SECTION 7 SOUTH, RANGE 6 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

ROBERT L. DAY, PE
ENGINEER OF RECORD

CYNERGY ENGINEERING, PLLC
CA # 3537
EXPIRES 6/30/2020

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT PARKER, COLORADO, CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 10/18/18, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

NO	DATE	REVISION
	/ / 18	

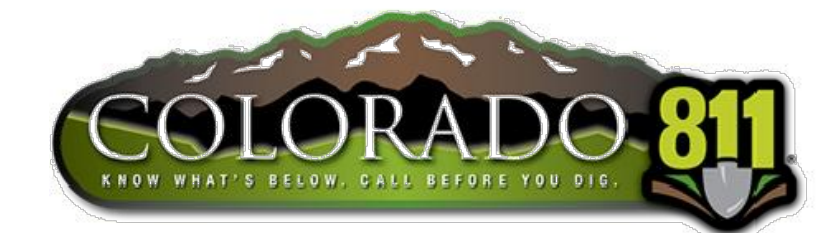
Please be sure to add revision dates

ISSUE DATE: 10/18/18
PROTO DATE:

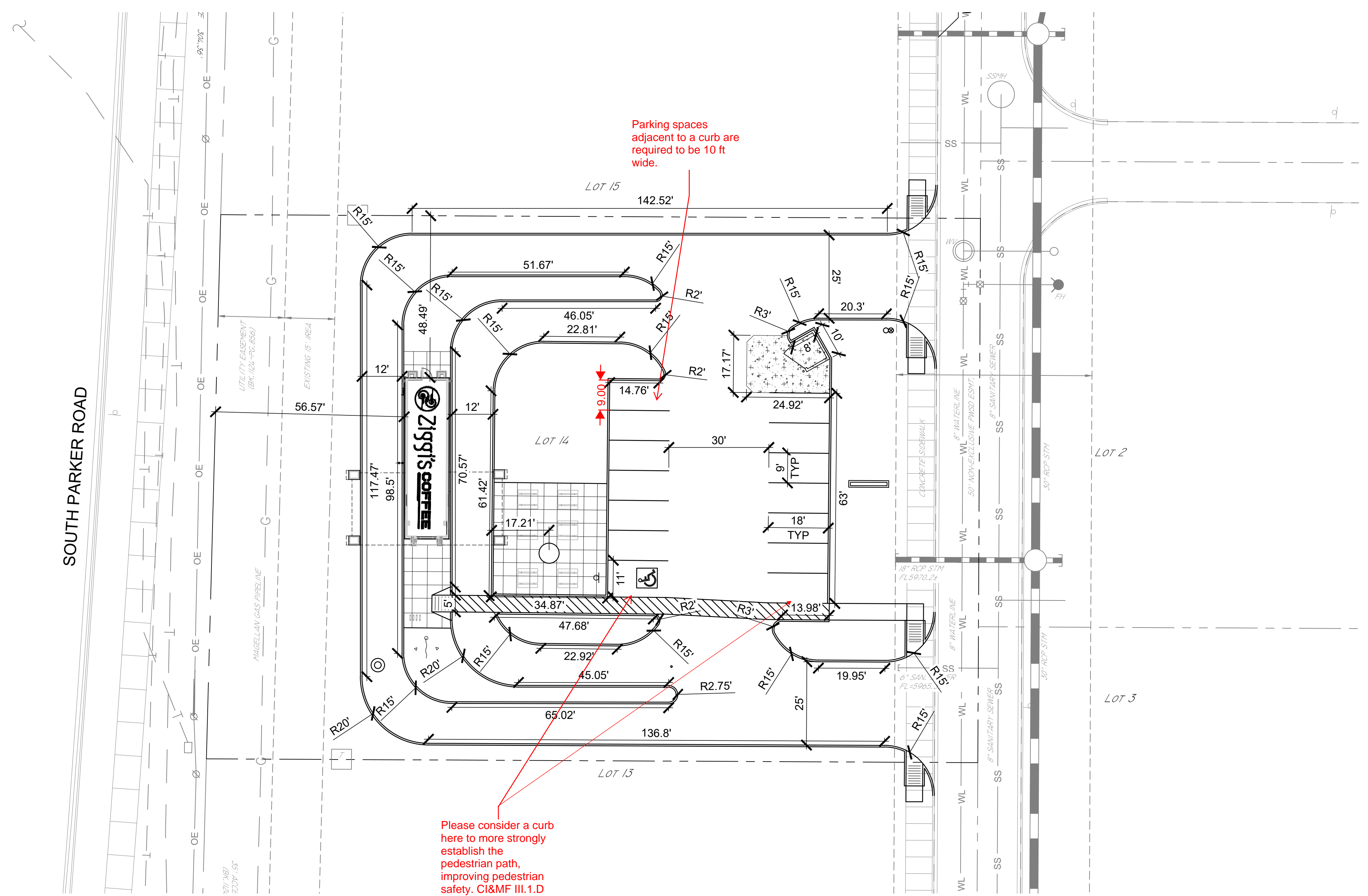
CHECKED BY: WCM
DRAWN BY: AWD

SHEET NAME
COVER SHEET

SHEET NUMBER
G1001



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1 HORIZONTAL CONTROL PLAN
SCALE: 1" = 20'



- HORIZONTAL CONTROL NOTES**
1. THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF ROAD, CENTERLINE OF PAINT STRIPES AND TO FACE OF CURB. DIMENSIONS TO BUILDINGS OR OF BUILDINGS ARE TO THE OUTSIDE FACE OF WALL, UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
 4. BASIS OF BEARING IS BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 5. ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.
 6. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS, IN PARTICULAR THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.

CYNERGY
810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK 74119
www.cynergy.com

ROBERT L. DAY, PE
ENGINEER OF RECORD

CYNERGY ENGINEERING, PLLC
CA # 3537
EXPIRES 6/30/2020

Ziggis
COFFEE
PARKER, COLORADO

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT PARKER, COLORADO, CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 10/18/18, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

NO	DATE	REVISION
	/ / 18	

ISSUE DATE: 10/18/18
PROTO DATE:
CHECKED BY: WCM
DRAWN BY: AWD

SHEET NAME
HORIZONTAL CONTROL PLAN

SHEET NUMBER
CH101

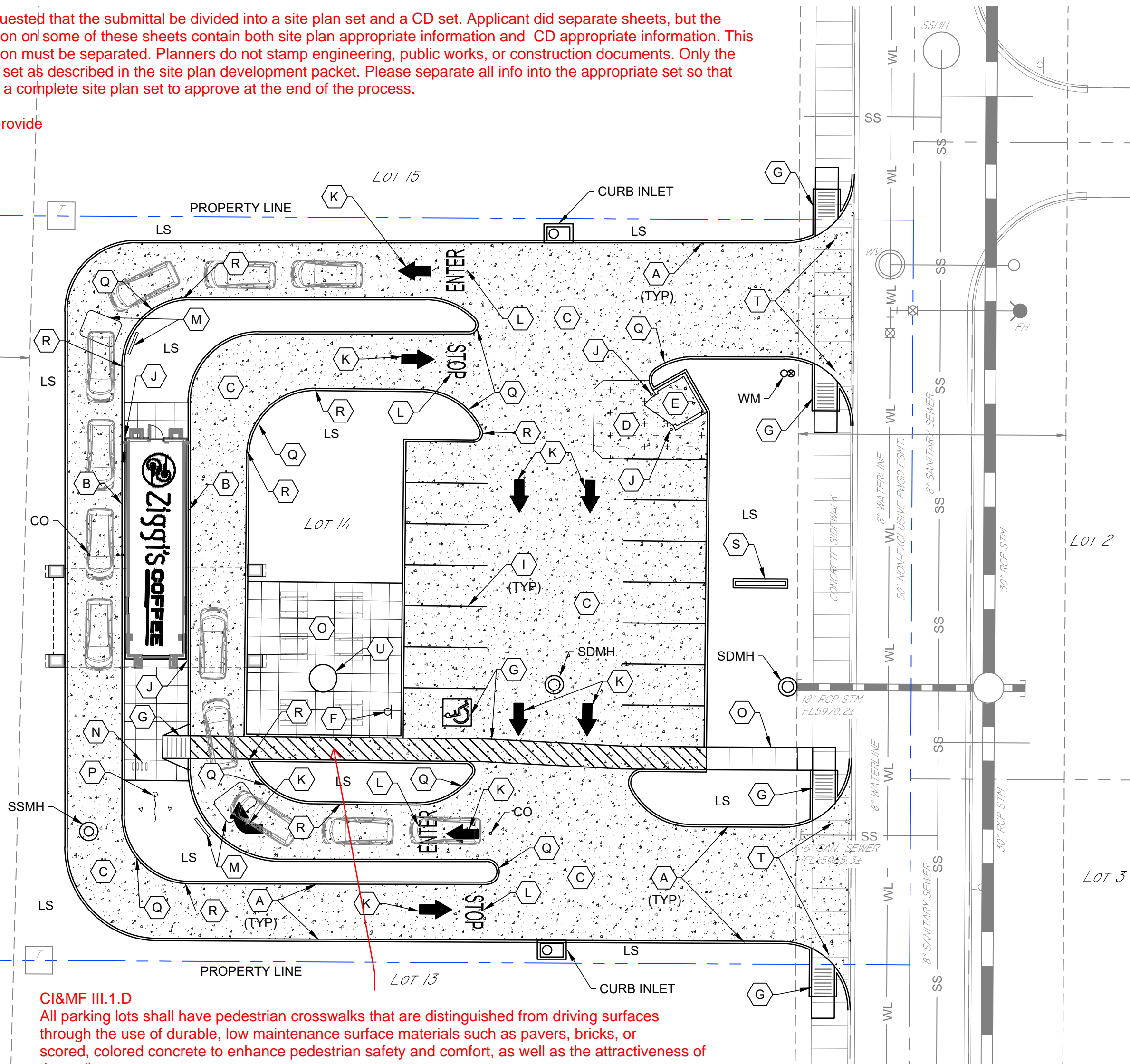


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Staff requested that the submittal be divided into a site plan set and a CD set. Applicant did separate sheets, but the information on some of these sheets contain both site plan appropriate information and CD appropriate information. This information must be separated. Planners do not stamp engineering, public works, or construction documents. Only the site plan set as described in the site plan development packet. Please separate all info into the appropriate set so that staff has a complete site plan set to approve at the end of the process.

Please provide

SOUTH PARKER ROAD



CI&MF III.1.D
All parking lots shall have pedestrian crosswalks that are distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored, colored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

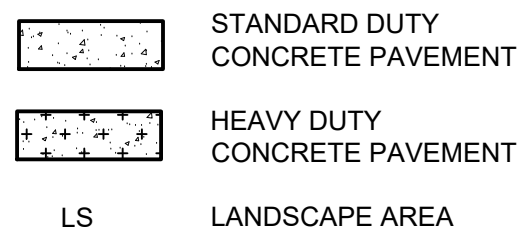
Scale is far too large for the site plan sheet, please enlarge by a minimum of 100%.

1 SITE PLAN
SCALE: 1" = 20'



Please sort through these and remove those that belong in the CD's or on utility sheet or grading sheet.

LEGEND



SITE CRITERIA

CURRENT ZONING	C. COMMERCIAL
TOTAL FLOOR AREA	624 S.F.
FLOOR TO AREA RATIO (FAR)	37,473.84 S.F. (0.86 ACRES)
EXISTING IMPERVIOUS AREA	0.018 S.F.
PROPOSED IMPERVIOUS AREA	19,491 S.F.
PARKING (1/100 S.F.)	
REGULAR SPACES REQUIRED	6
ACCESSIBLE SPACES REQUIRED	1
REGULAR SPACES PROVIDED	13
ACCESSIBLE SPACES PROVIDED	1
TOTAL SPACES PROVIDED	14

Add bicycle parking to site criteria - Minimum 4

SITE PLAN KEY NOTES

- (A) CONSTRUCT 6" CURB AND GUTTER, RE: 3/CS101
- (B) CONSTRUCT INTEGRAL 6" CURB, RE: 5/CS101
- (C) CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT, RE: 1/CS501
- (D) CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT, RE: 1/CS501
- (E) CONSTRUCT TRASH ENCLOSURE, RE: ARCHITECTURAL
- (F) INSTALL ADA PARKING SIGN, RE: 2/CS501
- (G) INSTALL ADA CURB RAMP, RE: 2/CS501
- (H) ADA PARKING SYMBOLS & STRIPING, RE: 3/CS501
- (I) 4" SOLID WHITE PARKING LINE
- (J) CONSTRUCT PIPE BOLLARD, RE: 4/CS501
- (K) PAINTED DIRECTIONAL ARROW (WHITE)
- (L) PAINTED "ENTER", 6" HIGH
PAINTED "STOP", 6" HIGH
- (M) MENU BOARD W/DETECTION LOOP
- (N) INSTALL INVERTED "U" BIKE RACKS (4)
- (O) CONSTRUCT CONCRETE SIDEWALK, RE: 5/CS501
- (P) FLAG POLE WITH ILLUMINATION
- (Q) CONSTRUCT ROLL OVER CURB AT INSIDE RADIUS OF DRIVE THRU LANE, RE: 4/CS101
- (R) TRANSITION FROM ROLL OVER CURB TO STANDARD CURB AND GUTTER IN 24"
- (S) MONUMENT SIGN, BY OTHERS
- (T) REMOVE EXISTING SIDEWALK, CURB AND GUTTER IN DRIVE OPENING
- (U) ROCK/WATER FEATURE, 6" DIA. SLAB LEAVE OUT RE: ARCHITECTURAL PLANS

These notes are construction notes. These are not construction documents, this is a site plan set. Please review all notes for appropriateness as a part of the site plan set. Please review the site plan development packet for specific sheet requirements.

SITE PLAN NOTES

1. THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL 2/CS101.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W.
5. THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL AS SHOWN ON THE CONSTRUCTION PLANS FOR PARKER POINTE AS PREPARED BY PERCEPTION DESIGN GROUP, INC.
6. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS.
7. ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT THE CITY STANDARD SPECIFICATIONS AND DETAILS.
8. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REGULATIONS AND SAFETY REQUIREMENTS.
9. THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS A WHOLE IN THAT THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INFORMATION PRESENTED ON ALL SHEETS OF THIS SET OF DRAWINGS.
10. CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED STATE OR LOCAL PERMITS. CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN (CE101).
13. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS, IN PARTICULAR THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
14. ALL PAVEMENT MARKING OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS, UNLESS OTHERWISE NOTED.
15. PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
16. ALL NEW SIDEWALKS, NOT ADJACENT TO THE BUILDING, SHALL BE 4" THICK AND A MINIMUM OF FOUR (4) FEET WIDE. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONTRACTION JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40 FOOT SPACING UNLESS OTHERWISE NOTED.

ADA NOTES

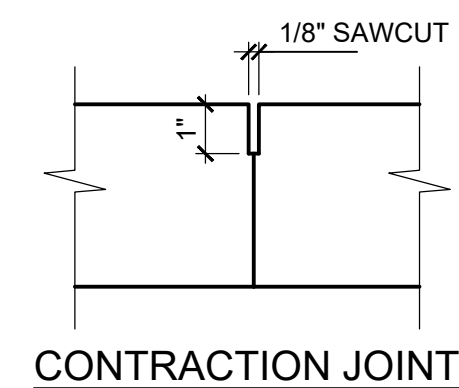
1. ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DEPICTED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN ON AND IN THESE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REPLACED TO BE MADE FULLY COMPLIANT, REGARDLESS OF MAGNITUDE, AT THE CONTRACTOR AND/OR SUB-CONTRACTOR'S EXPENSE. THE CONTRACTOR MUST FOLLOW THE "REQUEST FOR INFORMATION" (RFI) PROCESS IN ACQUIRING THE APPROVAL OF CHANGES TO ADA RELATED ITEMS.
2. RE: GRADING PLAN SHEET (CG101) FOR FINAL GRADES.
3. ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC R/W AND WHEN ADJACENT STREET GRADES EXCEED 5%, THEN SIDEWALK RUNNING SLOPES MAY MATCH STREET GRADES.
4. 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

PAVING NOTES

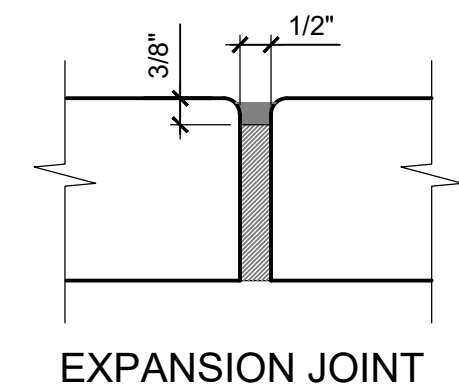
1. ALL CONCRETE SHALL BE 4000 PSI, AND ALL REINFORCING STEEL SHALL BE GRADE 60, UNLESS OTHERWISE NOTED.
2. TRAFFIC CONTROL MEASURES SHALL BE IN-ACCORDANCE WITH THE CITY AND THE LATEST VERSION OF THE MUTCD.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
4. CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH PVC SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT. THE LOCATION AND NUMBER OF CONDUITS SHALL APPEAR ON THE SITE UTILITY PLAN. VERIFY CONDUIT LOCATIONS WITH ALL UTILITY COMPANIES, AGENCIES OR ENGINEER SUPPLYING FUTURE SERVICES.
5. ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 9 INCH LIFTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

These notes do not belong on the site plan sheet. These are construction notes and belong on CD's.

These details are not needed on the site plan, these are CD details.



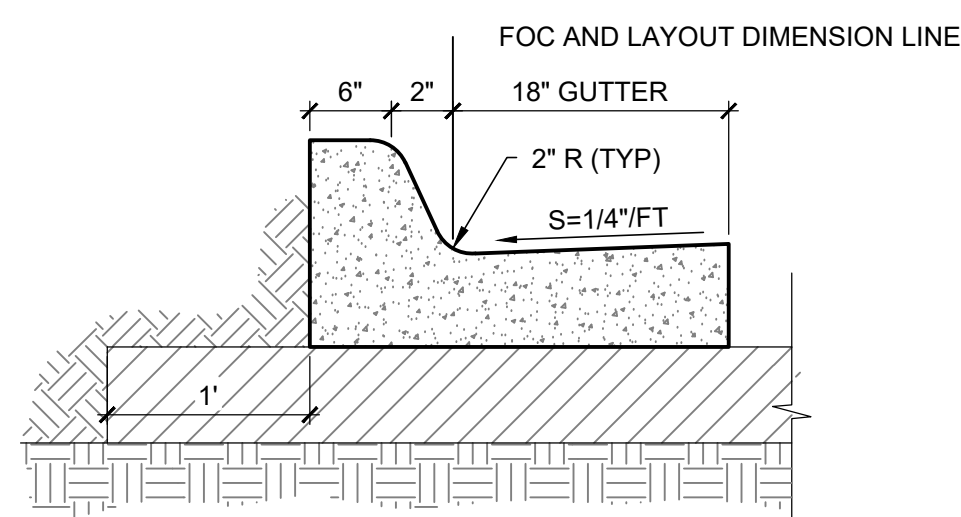
CONTRACTION JOINT



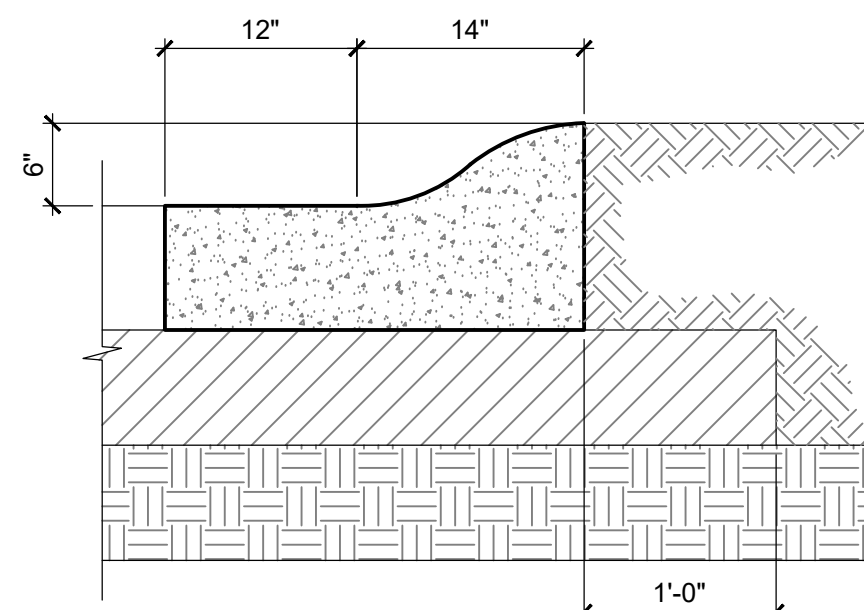
EXPANSION JOINT

- NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 6' UNLESS OTHERWISE NOTED.
 2. EXPANSION JOINTS SHALL BE PLACED EVERY 54' UNLESS OTHERWISE NOTED AND NEXT TO BUILDING.

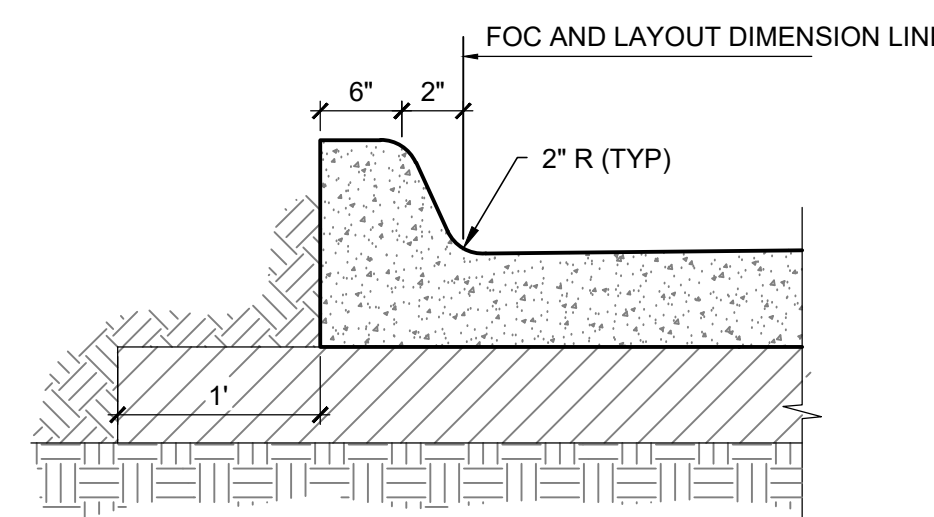
2 SIDEWALK JOINT DETAILS
SCALE: NOT TO SCALE



3 CURB AND GUTTER DETAIL
SCALE: NOT TO SCALE



4 ROLL OVER CURB DETAIL
SCALE: NOT TO SCALE



5 INTEGRAL CURB DETAIL
SCALE: NOT TO SCALE

LEGEND (ABBREVIATIONS)

CMP	CORRUGATED METAL PIPE
CO	SANITARY SEWER CLEAN OUT
ES	ELECTRICAL SECONDARY UNDERGROUND
F.F.E.	FINISH FLOOR ELEVATION
FL	FLOW LINE
G	GUTTER
GL	GAS LINE
HDPE	HIGH-DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FOOT
LS	LANDSCAPE AREA
O.C.	ON CENTER
OE	OVERHEAD ELECTRICAL LINE
PP	POWER POLE
R	RADIUS
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
T	THICK
TC	TOP OF CURB
TG	TOP OF GRATE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TYP	TYPICAL
UE	UNDERGROUND ELECTRICAL LINE
UT	UNDERGROUND TELEPHONE LINE
WM	WATER METER



DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT PARKER, COLORADO, CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 10/18/18, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

NO	DATE	REVISION
1	10/18	

ISSUE DATE: 10/18/18
PROTO DATE:
CHECKED BY: WCM
DRAWN BY: AWD

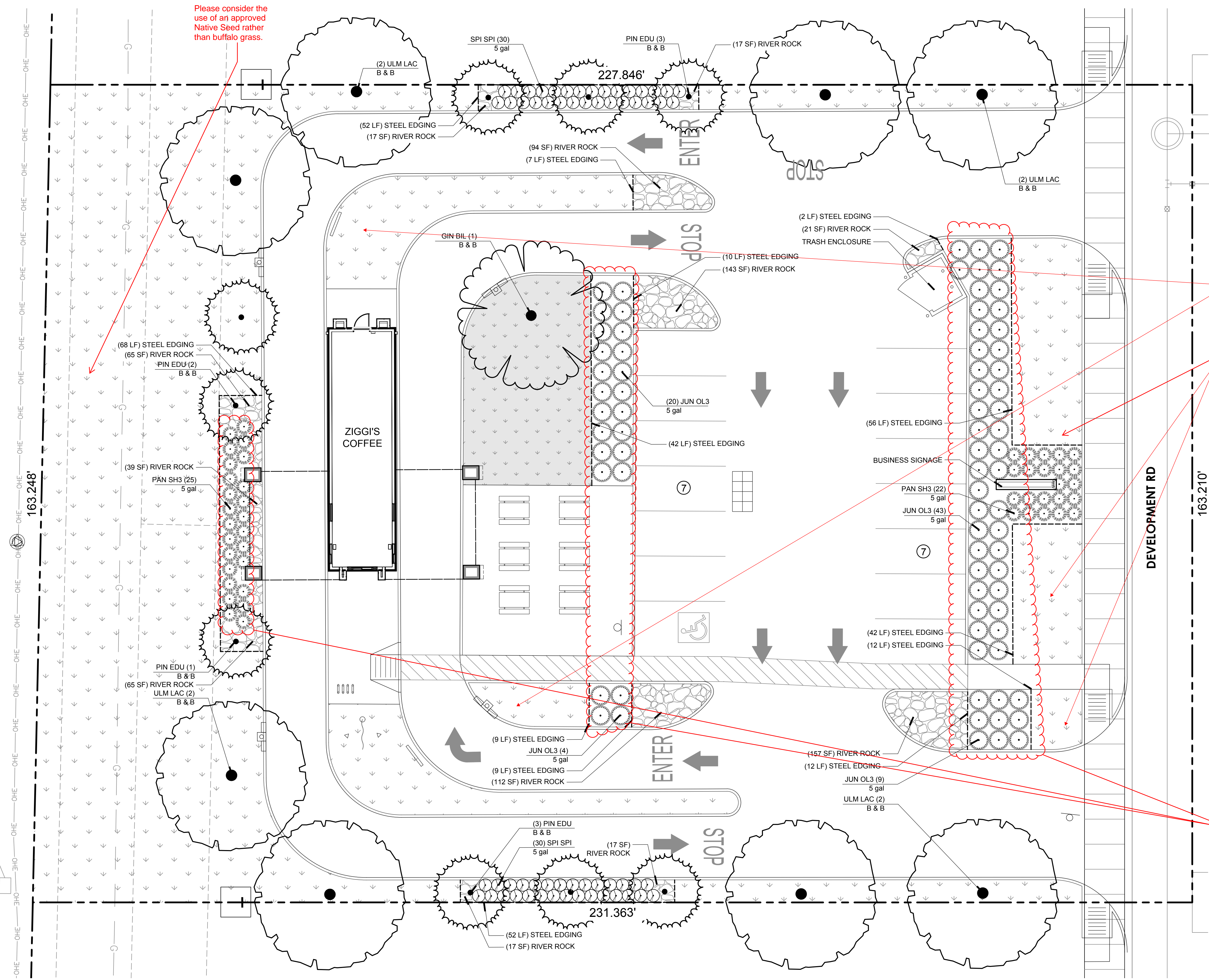
SHEET NAME
SITE PLAN

SHEET NUMBER
CS101





ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COVINGTON STANDARDS AND SPECIFICATIONS INCLUDING COOT STANDARD SPECIFICATIONS 2011 EDITION.



Please consider the use of an approved Native Seed rather than buffalo grass.

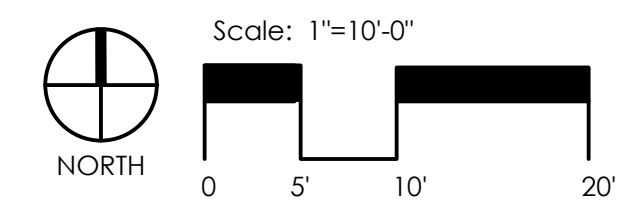
Buffalo grass is not appropriate in internal landscape area and has been historically difficult to establish. Even when established, which takes 2-3 years, it doesn't have a landscaped appearance. Additional trees or shrubs could be added that would be more aesthetically pleasing for drivers waiting in line.

Buffalo grass will not be accepted adjacent to the sidewalk. Please consider a turf grass in this area provided the total turf does not exceed 15%.

There is not enough variation in variety to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity. 13.06.070 (g) (3)

LEGEND (THIS SHEET)

- 6" x 3/16" STEEL EDGING (COLOR: GREEN)
- ⊕ NUMBER OF PARKING SPACES
- ⊕ 3"-6" RIVER ROCK



REFER TO SHEET LP-02 FOR PLANT SCHEDULE & CALCULATIONS

REFER TO SHEET LP-06 FOR PLANTING NOTES

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT COVINGTON, COLORADO, CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 05/01/2018, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

NO	DATE	REVISION

ISSUE DATE: 10/05/18
PROTO DATE:
CHECKED BY: DRM
DRAWN BY: SKR
PROJECT: 18143

PLANTING PLAN

SHEET NUMBER
LP-01

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Town

City of Parker, Colorado
1994 A Codification of the General Ordinances to the Town of Parker, Colorado (Beginning with Supp. No. 14.3)

Description of Property

Zoning District= Commercial
Lot size= 37,474 sf (0.86 ac)
Building footprint= 675 sf
Impervious area= 22,240 sf (59.3% of site)
Landscape area= 15,234 sf (40.7% of site)
Landscape area covered with living plant materials= 14,474 sf (38.9%)
Lot size not covered by a building or required parking= 32,167 sf
Parking Spaces= 14

Chapter 13.06.070 Landscape Regulations

(f) XERISCAPE REQUIREMENTS

Traditional turf grasses shall only make up fifteen (15%) of any required on-site landscape for commercial uses.

REQUIRED Traditional turf grass= 2,285 sf (15%) PROVIDED Traditional turf grass= 1,270 sf (8.33%)

(i) MINIMUM SITE LANDSCAPE REQUIREMENTS

No commercial development shall allocate less than fifteen (15%) of the developed area for landscaping.

At maturity, at least 75% of the landscaped area shall have a ground cover of living plant material.

One (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking. (32,167 sf / 1,500= 21.44)

A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees.

REQUIRED Trees= 22 Shrubs= 110 PROVIDED Deciduous Trees= *9 Evergreen Trees= *9 Shrubs= 75

*Ten (10) shrubs are being substituted per one (1) tree (5 trees x 10= 50 additional shrubs required)

(m) PARKING LOT PERIMETER LANDSCAPING

Provided a buffer a minimum of ten (10) feet in width measured from back of sidewalk to curb, whichever is greater

(o) PARKING LOT INTERIOR LANDSCAPING

Parking lot interior landscaping shall not be applied to commercial developments requiring fewer than (80) parking spaces.

(p) SITE PERIMETER LANDSCAPING STANDARDS

The minimum amount of site perimeter trees and landscaping for a commercial lot that shares a property line boundary with nonresidential use is 1 tree and 5 shrubs for each 40 lineal feet of edge.

A minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen.

NORTH EDGE (231 lf /40= 5.78)

REQUIRED Trees= 6 Shrubs= 30 PROVIDED Deciduous Trees= 3 Evergreen Trees= 3 Shrubs= 30

EAST EDGE (163 lf /40= 4.07)

REQUIRED Trees= 5 Shrubs= 25 PROVIDED Deciduous Trees= *0 Evergreen Trees= *0 Shrubs= 25

*Ten (10) shrubs are being substituted per one (1) tree (5 trees x 10= 50 additional shrubs required)

SOUTH EDGE (231 lf /40= 5.78)

REQUIRED Trees= 6 Shrubs= 30 PROVIDED Deciduous Trees= 3 Evergreen Trees= 3 Shrubs= 30

WEST EDGE (163 lf /40= 5.78)

REQUIRED Trees= 5 Shrubs= 25 PROVIDED Deciduous Trees= 2 Evergreen Trees= 3 Shrubs= 25

IRRIGATION :

An automatic irrigation system with an equipped rain/freeze sensor must be provided for all required landscape areas. Refer to irrigation notes on Sheet LP-06.




No streetscape landscaping has been provided. Perimeter landscaping and streetscape landscaping is cumulative, both are required.

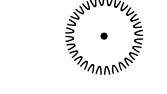


I, Derek McCall, Registered Landscape Architect # 0001292, Certify that the plan shown meets the Parker Municipal Code titled 1994 A Codification of the General Ordinances of the Town of Parker, Colorado (Beginning with Supp. No. 14.3).

Signature 



Date 10/05/2018

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	1	Ginkgo biloba / Maidenhair Tree (Male Variety Only)	B & B	2" Cal
	9	Pinus cembroides adults / Pinon Pine	B & B	8' H min.
	8	Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree	B & B	2" Cal

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	76	Juniperus x pfitzeriana 'Old Gold' / Old Gold Juniper	5 gal	48" o.c.
	47	Panicum virgatum 'Shenandoah' / Switch Grass	5 gal	36" o.c.
	60	Spiraea japonica 'Little Princess' / Little Princess Japanese Spirea	5 gal	30" o.c.

GROUNDCOVERS

	*13,240 SF	BUFFALO GRASS SODDING
	*1,270 SF	KENTUCKY BLUEGRASS SODDING

* INCLUDES ADDITIONAL 25% CONTINGENCY.

*Plant & material quantities are provided to help bidding. Contractor responsible for verifying exact quantities correcting on bid.

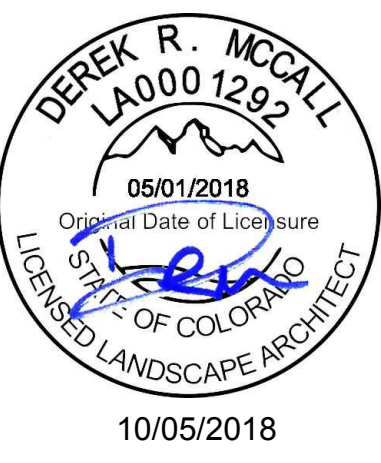
**The owner of the property for which landscaping is required is responsible for the maintenance of all required landscaping. Landscaping that dies or is damaged must be removed and replaced by the owner of such property.

Please add a note stating that any changes to the landscape plan requires prior approval from the Town.

There is not enough variation in variety to ensure the continued appeal of a project in those instances where a particular species is killed through insect or disease activity. 13.06.070 (g) (3)

Please provide justification, there appears to be enough room to accommodate the required number of trees.

There appears to be enough room in the landscape area along the sidewalk to accommodate the required trees.



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LANDSCAPE ARCHITECT OF RECORD
DEREK ROBERT MCCALL
CO LA0001292 05/01/2018



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COVINGTON STANDARDS AND SPECIFICATIONS INCLUDING COST STANDARD SPECIFICATIONS 2011 EDITION.



STIPULATION FOR REUSE
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NO	DATE	REVISION

ISSUE DATE: 10/05/18
PROTO DATE:
CHECKED BY: DRM
DRAWN BY: SKR
PROJECT: 18143

REFER TO SHEET LP-01 FOR PLANTING PLAN

REFER TO SHEET LP-06 FOR PLANTING NOTES

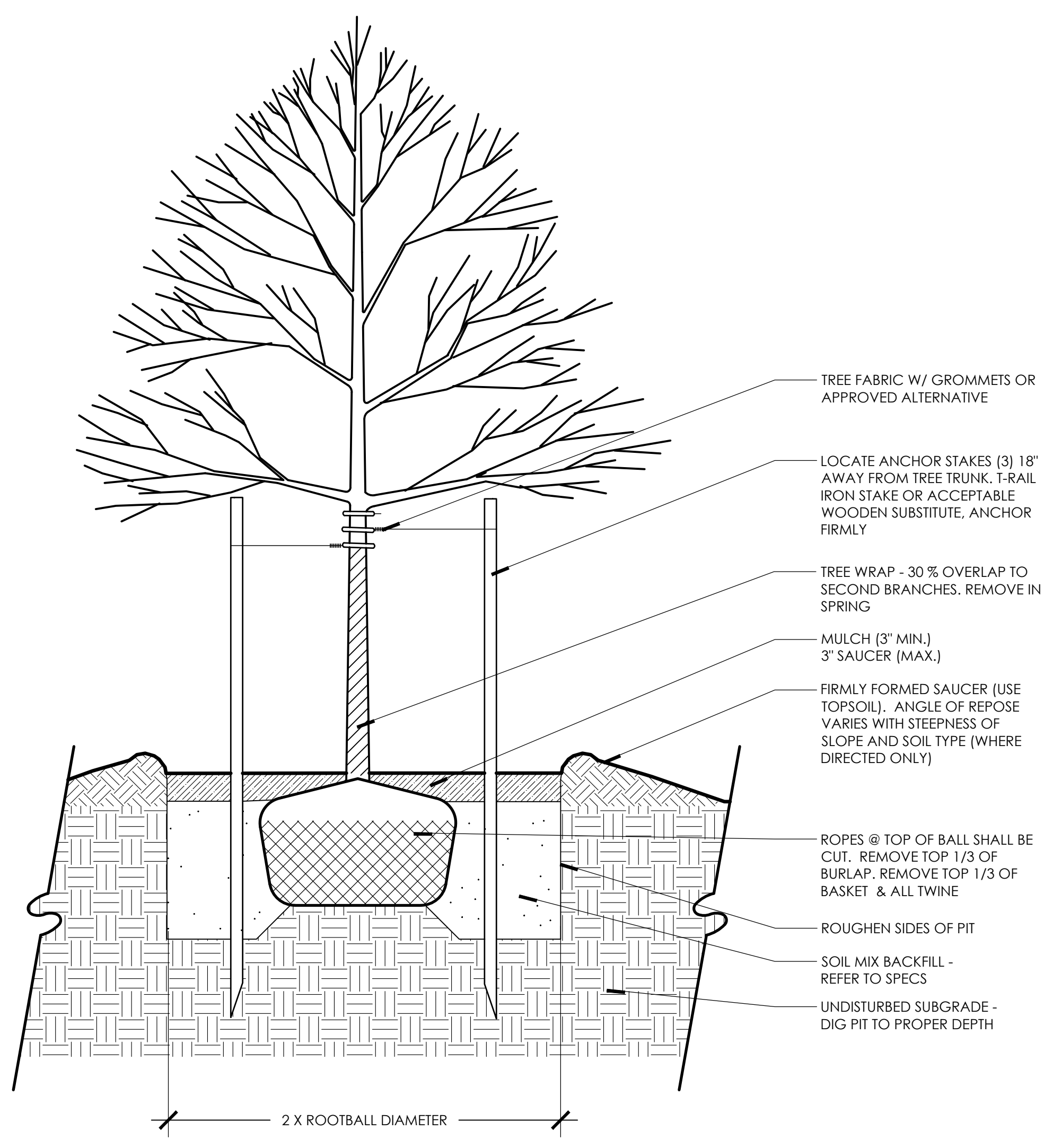
SHEET NAME
PLANTING PLAN
SHEET NUMBER
LP-02

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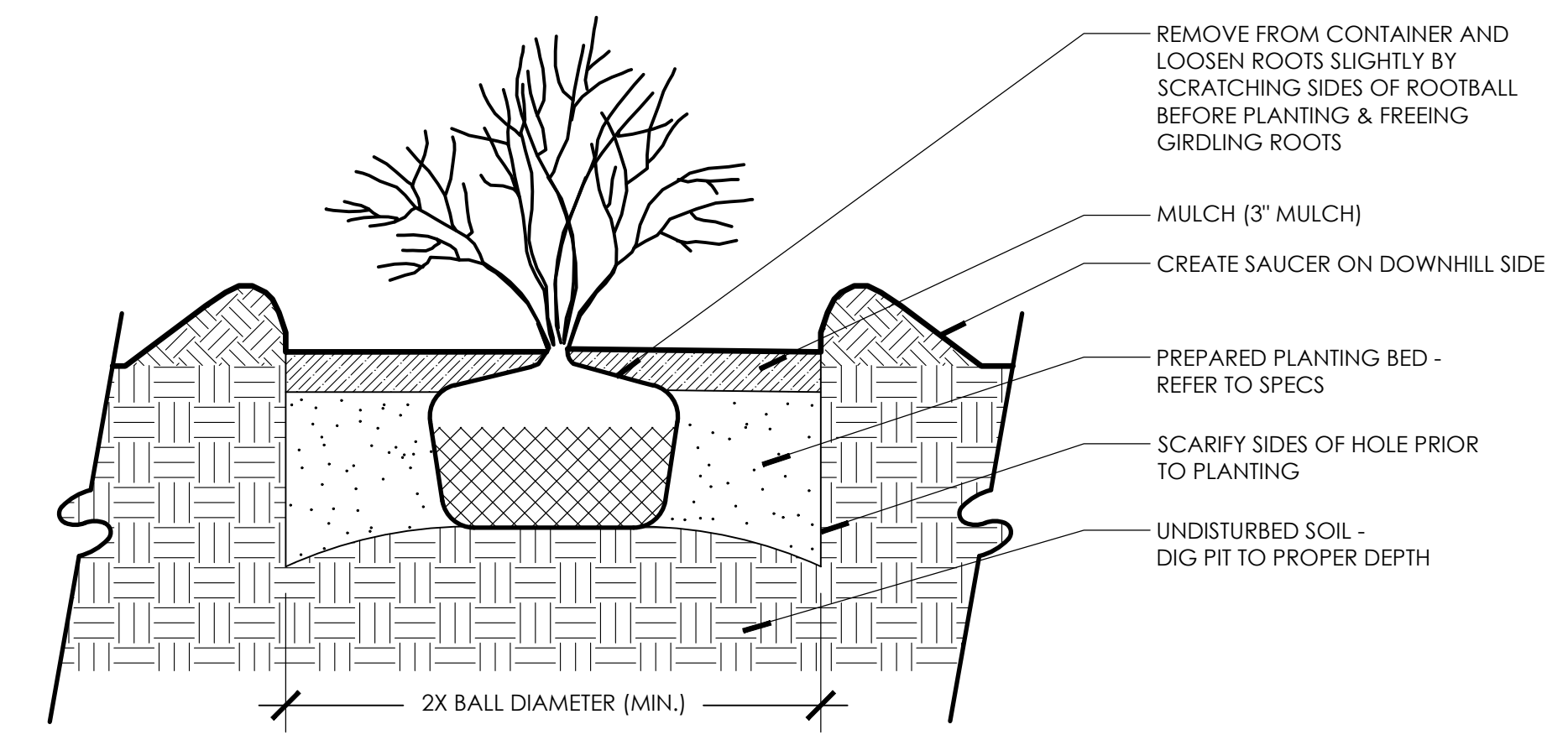


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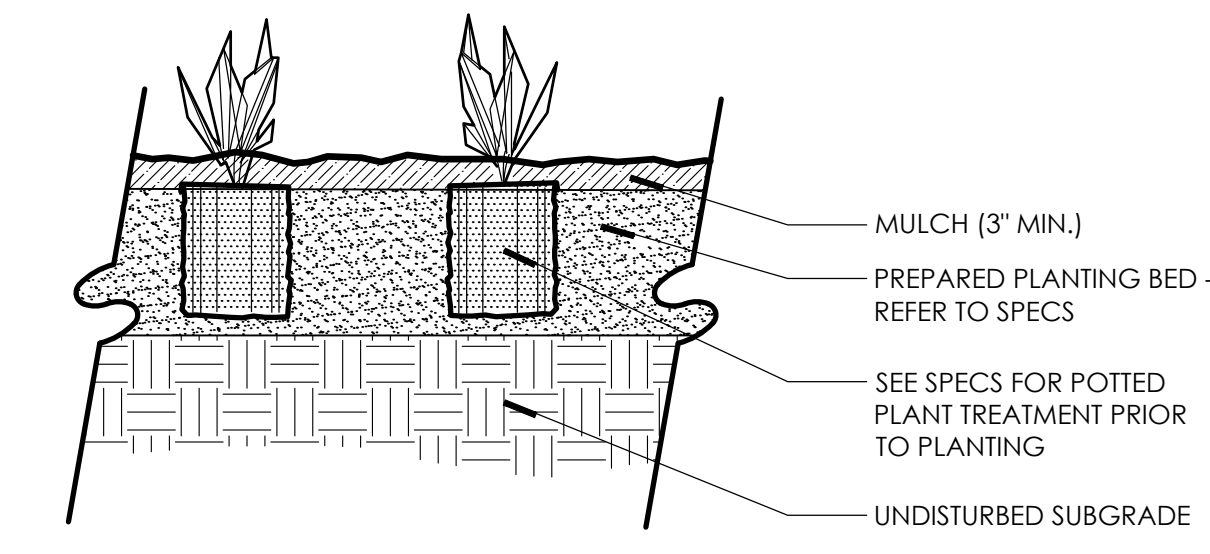
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PARKER, COLORADO



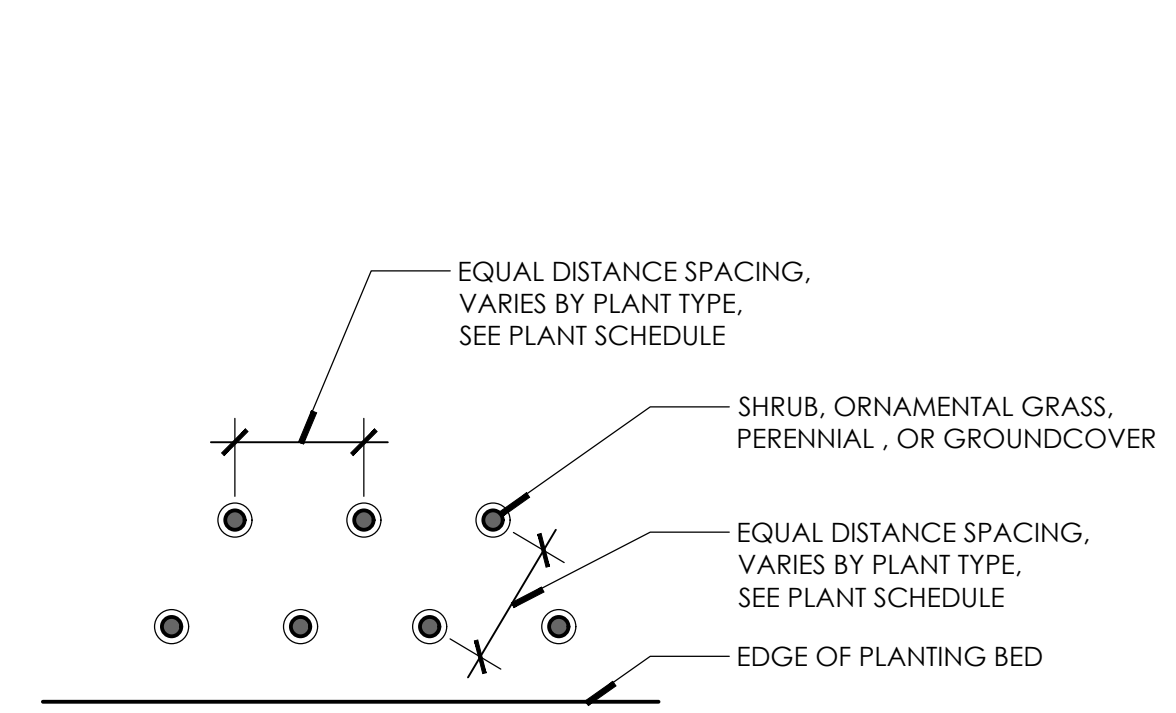
1 SECTION: DECIDUOUS TREE PLANTING
1"=1'-0"



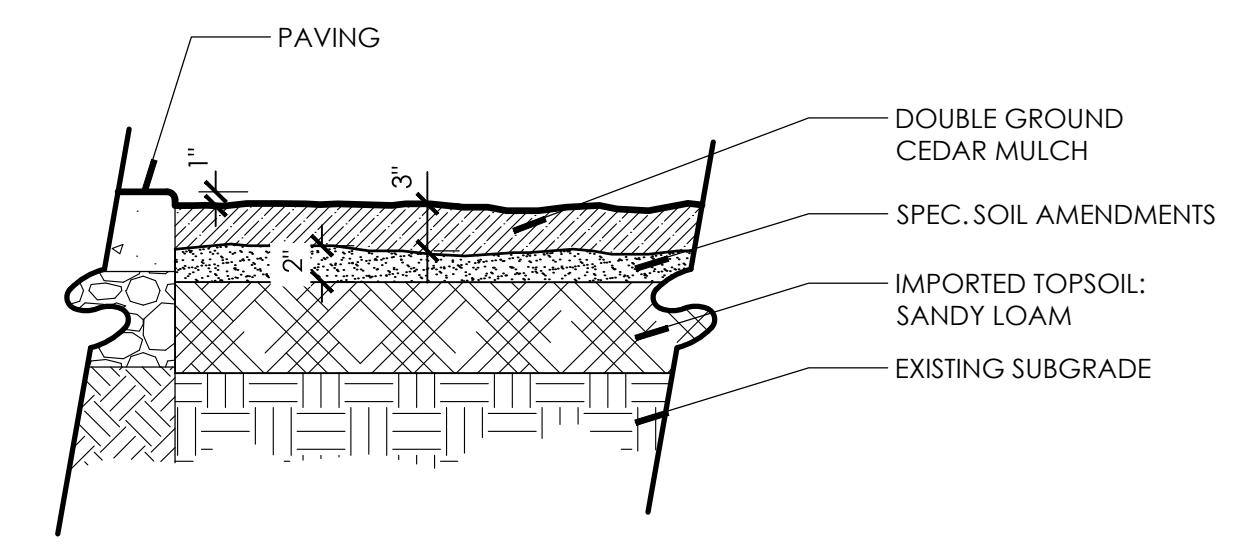
2 SECTION: SHRUB PLANTING
1"=1'-0"



3 SECTION: PERENNIAL & GROUNDCOVER PLANTING
1"=1'-0"



4 DETAIL PLAN: TYPICAL PLANT LAYOUT
1"=1'-0"



NOTES:
1) REMOVE ALL ROCK, DEBRIS AND OTHER FOREIGN MATTER OVER 1" IN DIAMETER FROM TOP 4" OF SOIL
2) RIP SUBGRADE PRIOR TO INSTALLING TOPSOIL AND TILL INTERFACE OF SUBGRADE AND TOPSOIL
3) TILL TOPSOIL AND SOIL AMENDMENTS TO A MIN. OF 4" DEPTH
4) CONTRACTOR TO ASSURE PLANTING BEDS ARE FREE OF WEED SEEDS AND EXISTING LAWN GRASSES

5 SECTION: MULCH
1"=1'-0"

REFER TO SHEET LP-06 FOR PLANTING NOTES

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ISSUES / REVISIONS

NO	DATE	REVISION

ISSUE DATE: 10/05/18
PROTO DATE:

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PROJECT: 18143

SHEET NAME
PLANTING DETAILS

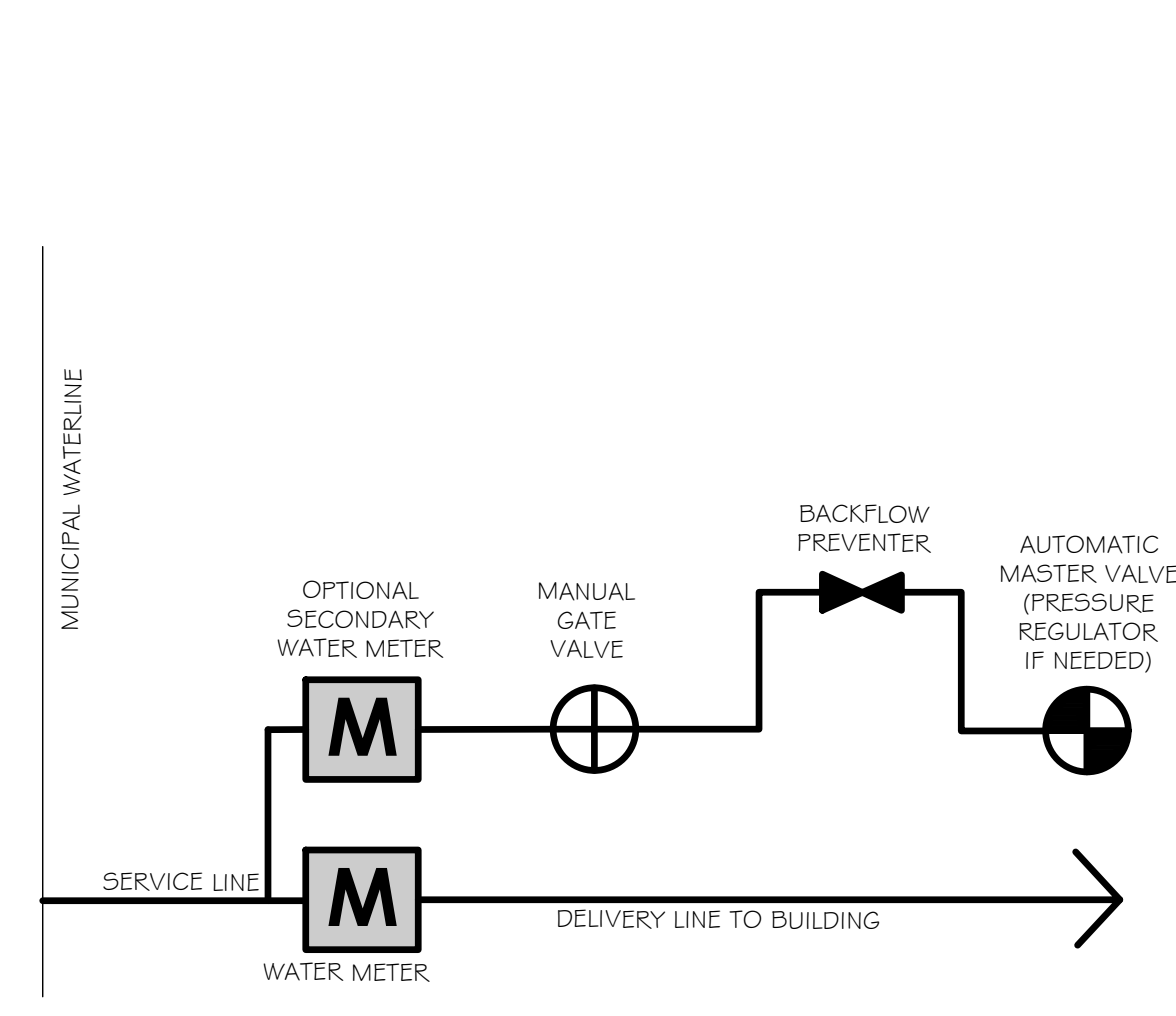
SHEET NUMBER
LP-03

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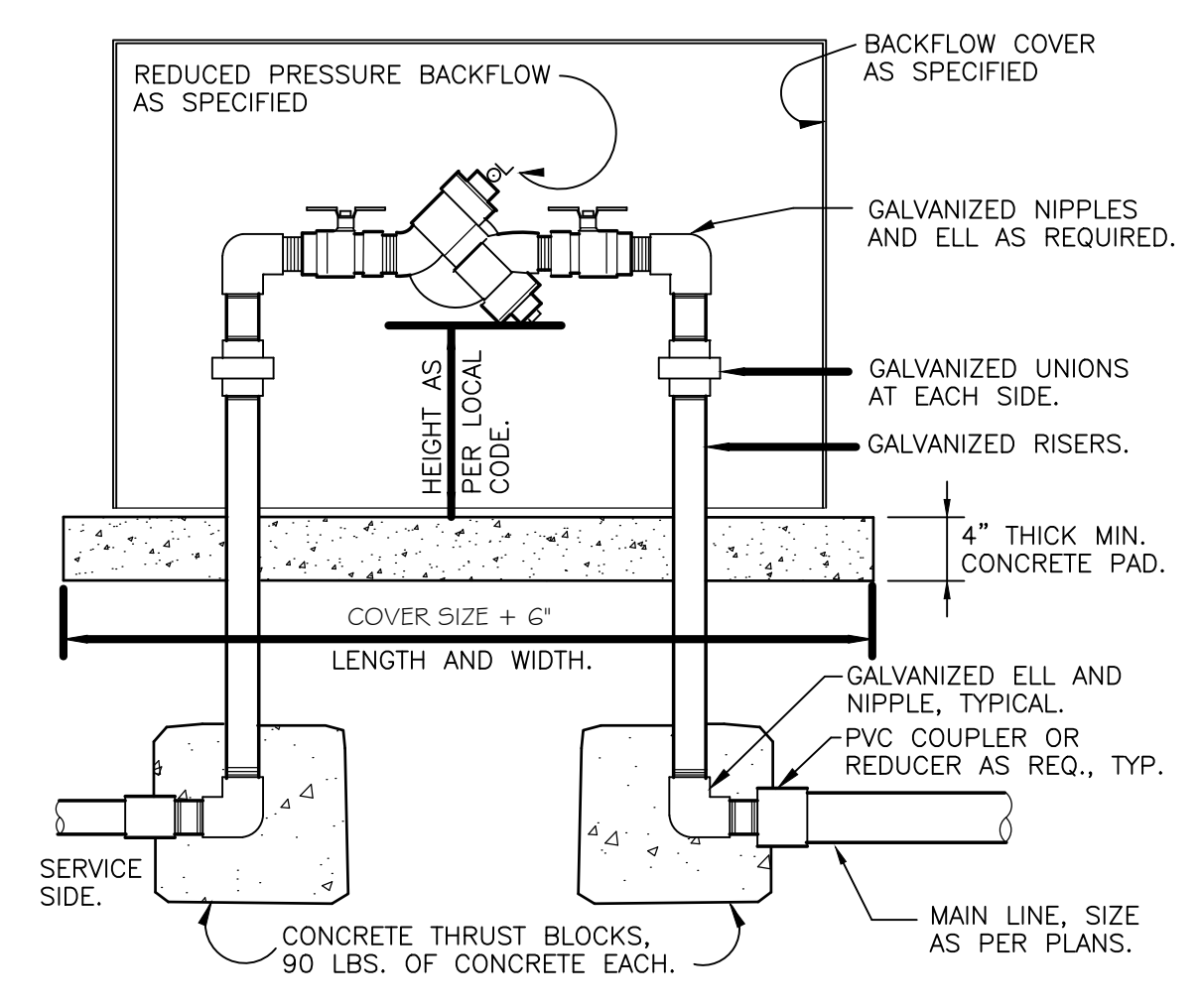


ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COVING STANDARDS AND SPECIFICATIONS INCLUDING COOT STANDARD SPECIFICATIONS 2017 EDITION.

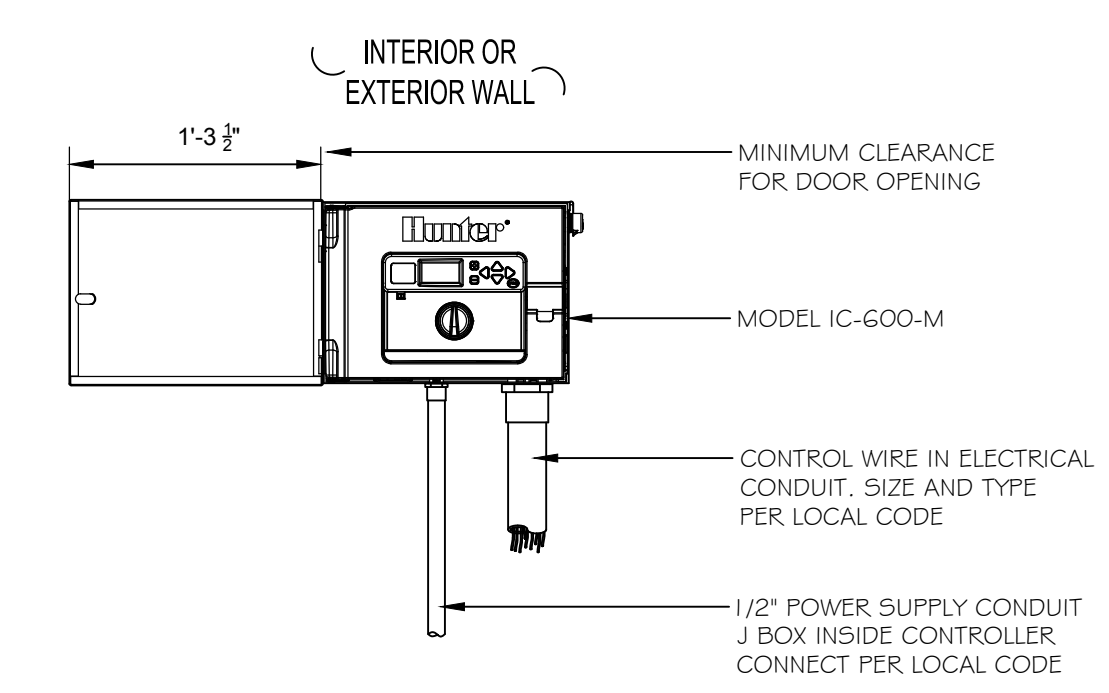
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PARKER, COLORADO



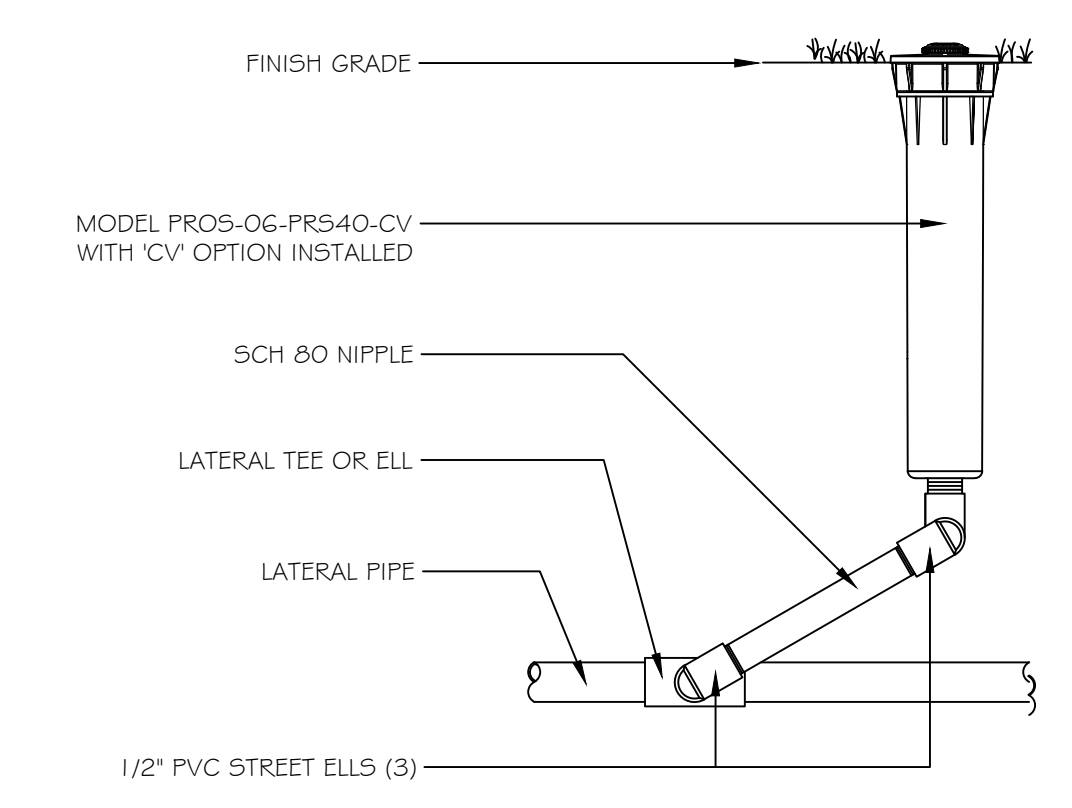
1 SCHEMATIC METER CONNECTION
NTS DETAIL-FILE



2 RP BACKFLOW W/ENCLOSURE
1" = 1'-0" 32 8409.46-03

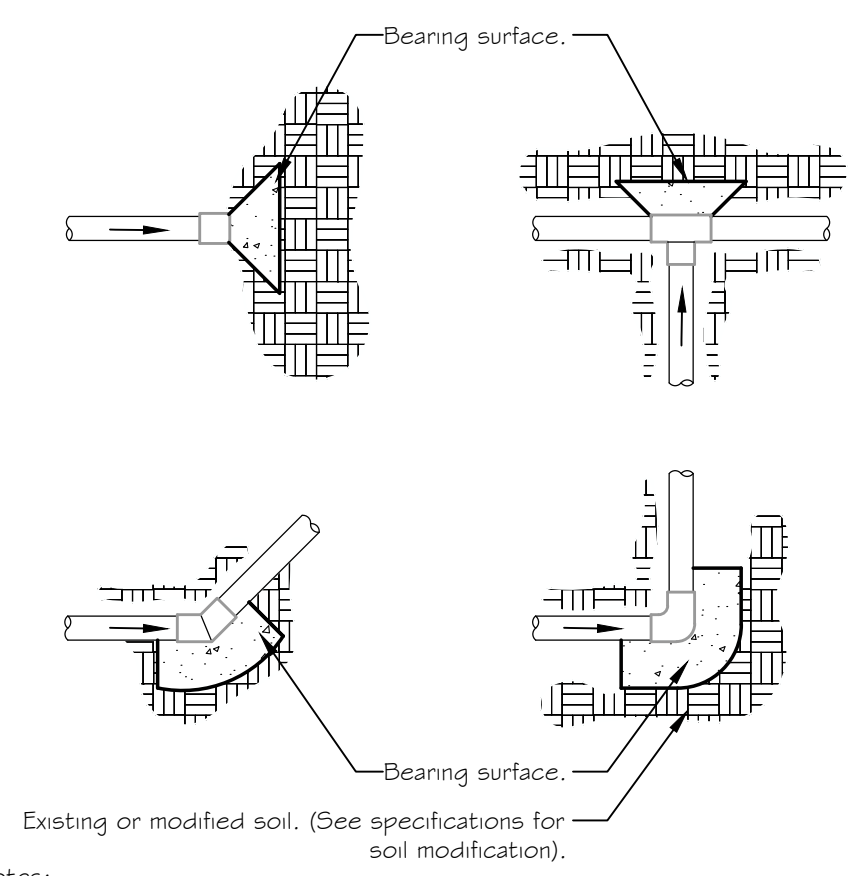


3 HUNTER I-CORE METAL CONTROLLER
SCALE: 1"=1'-0" (OR APPROVED ALTERNATIVE)



4 PROS-06-PRS40-CV MP ROTATOR SPRINKLER (1)
3" = 1'-0" (OR APPROVED ALTERNATIVE)

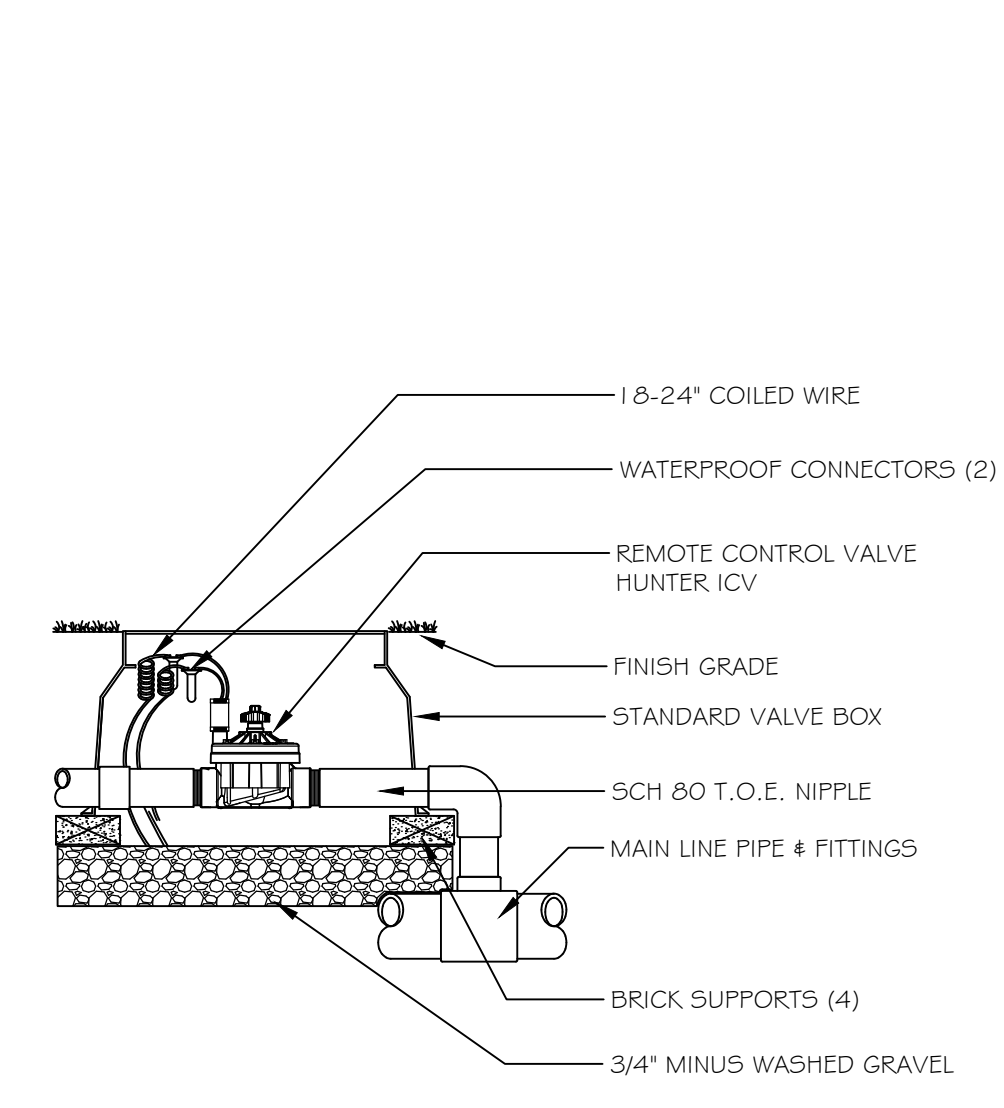
PIPE SIZE	MINIMUM BEARING SURFACE AREA		
	TEE AND PLLG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.63 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
2-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.49 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	4.02 FEET ²
8"	9.08 FEET ²	12.83 FEET ²	6.96 FEET ²
10"	14.93 FEET ²	21.07 FEET ²	11.44 FEET ²



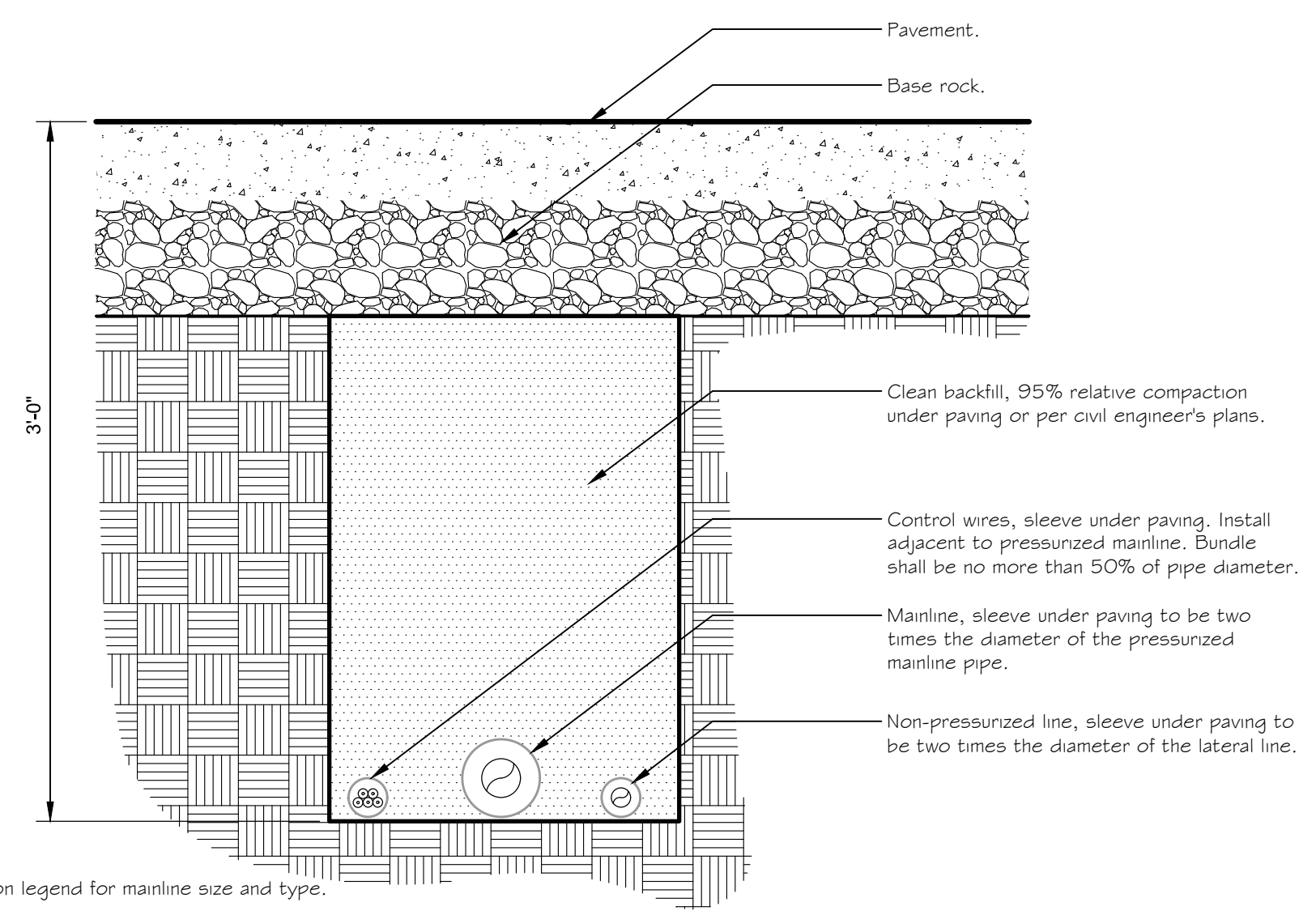
- Notes:
- Size thrust blocks shall be specified as show in the table above.
 - Control wires shall not be encased in concrete.
 - All fittings shall be wrapped with polyethylene to prevent concrete from adhering to pipe, fittings or bolts.
 - Joints and bolts shall be accessible for repairs.
 - Thrust blocks shall be a minimum of 6" thick.
 - One 80 lbs. sack of concrete shall cover .6 ft.³

8 THRUST BLOCK
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-07

REFER TO SHEET LP-06 FOR IRRIGATION NOTES

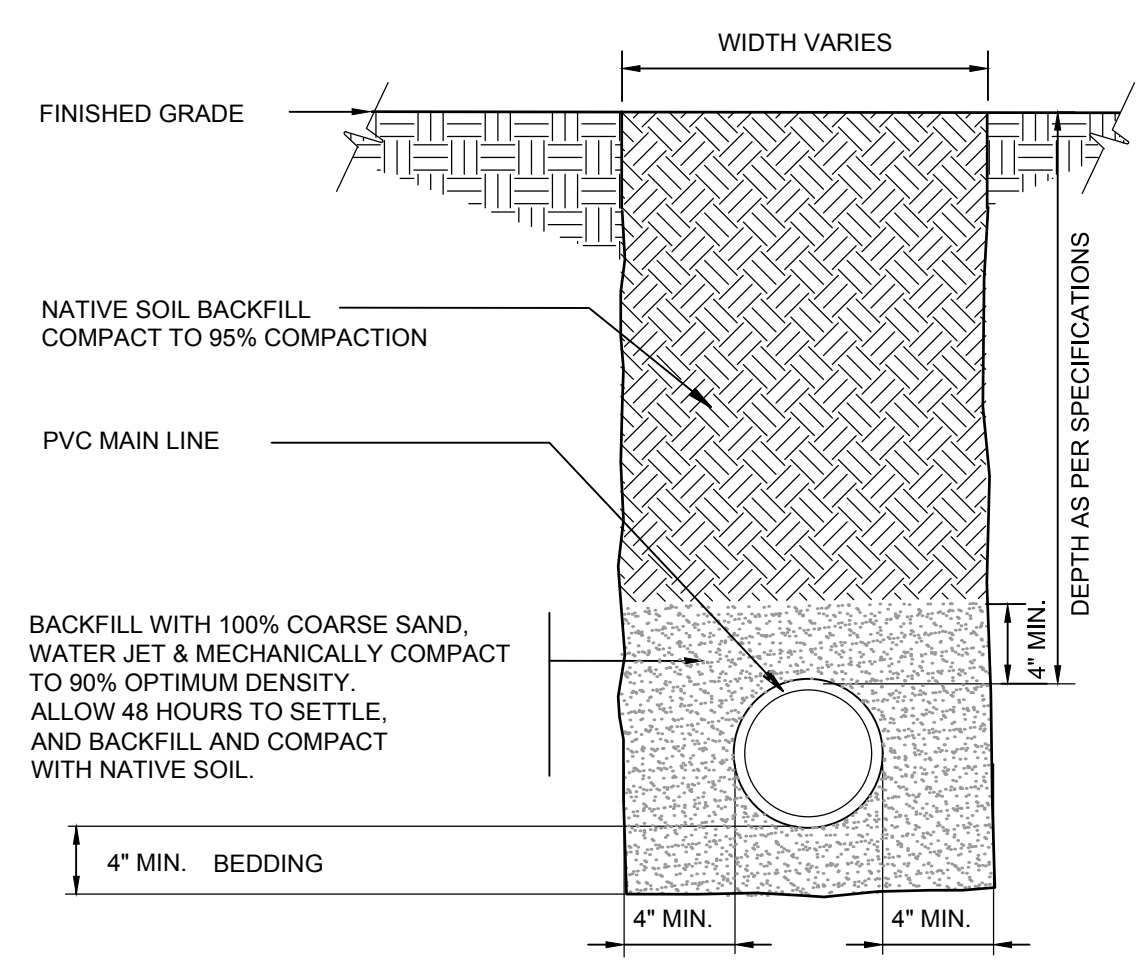


5 HUNTER ICV GLOBE VALVE
SCALE: 1"=1'-0"



- Notes:
- See irrigation legend for mainline size and type.
 - All sleeves shall be Sch. 40 PVC pipe.
 - All sleeves shall extend 12" beyond the edge of pavement.
 - End of sleeves shall be located with a wooden stake or PVC pipe. Locators shall run continuously from the end of the sleeve to finished grade.

6 PIPE BENEATH PAVEMENT
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-05



7 MAINLINE WITH SAND BEDDING
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-13

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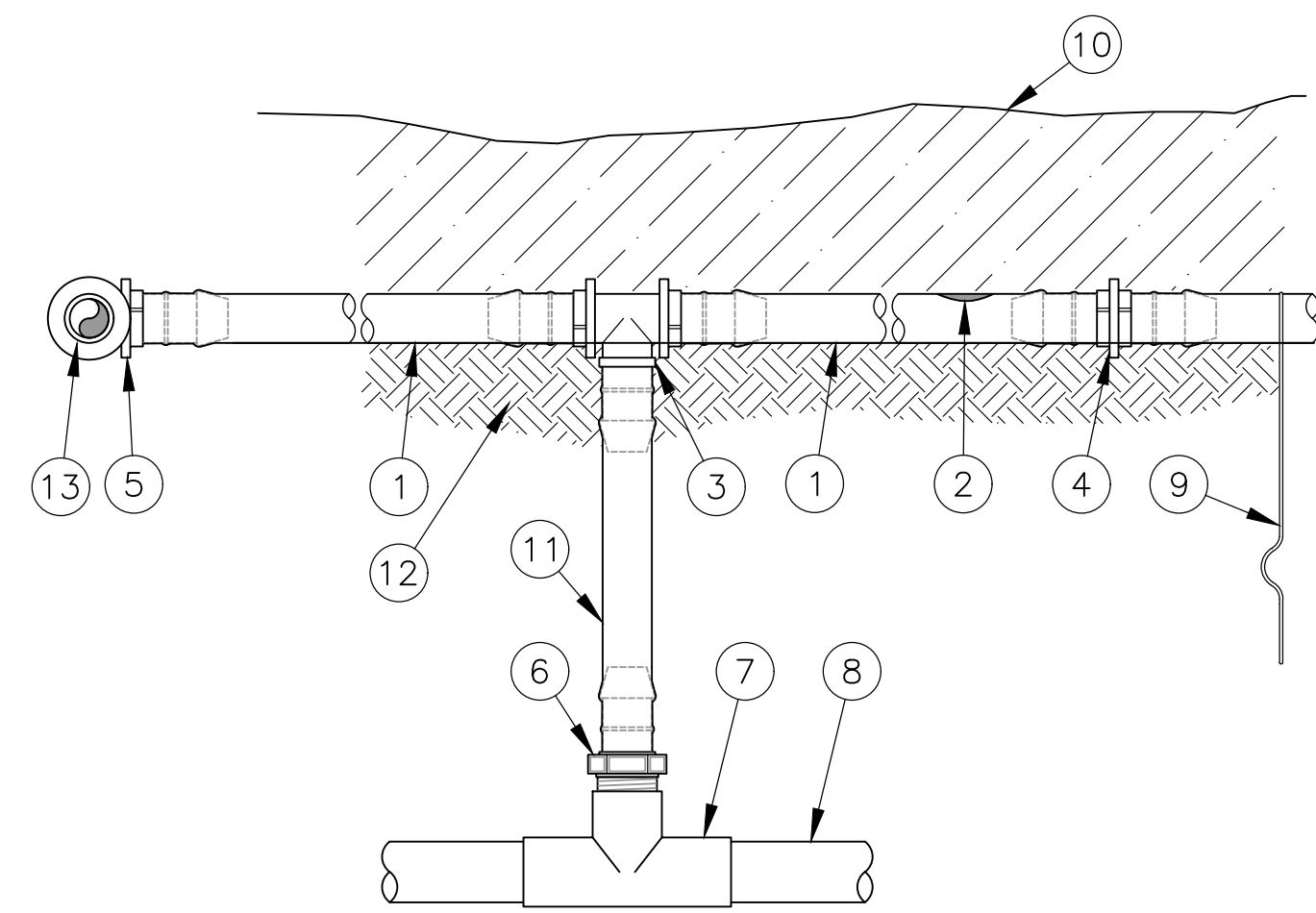
ISSUES / REVISIONS

NO	DATE	REVISION

ISSUE DATE: 10/05/18
PROTO DATE:
CHECKED BY: DRM
DRAWN BY: SKR
PROJECT: 18124

SHEET NAME
IRRIGATION DETAILS
SHEET NUMBER
LP-04

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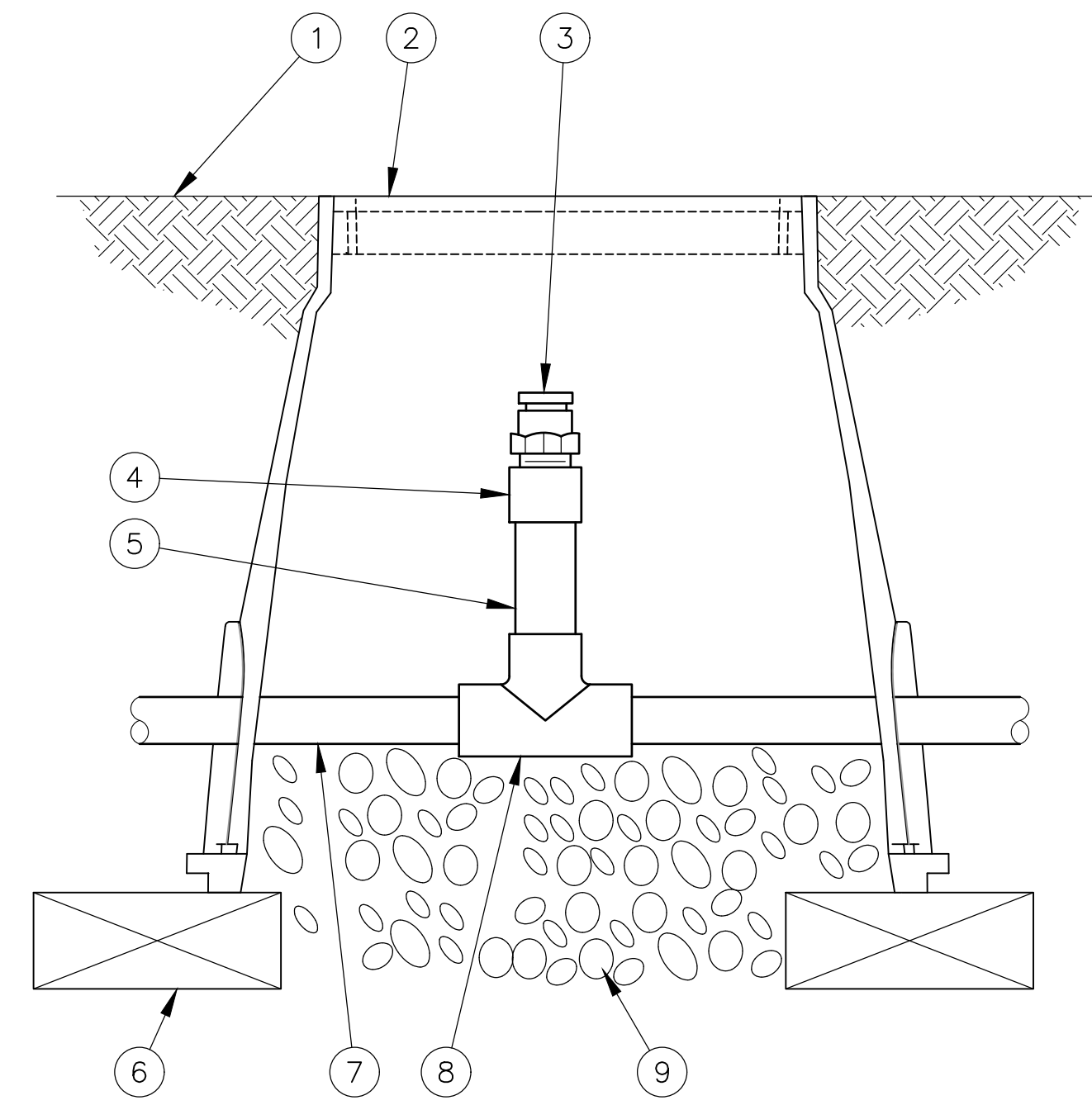


NOTES:

- 1) PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
- 2) AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
- 3) SAVE YOUR HANDS. USE THE RAIN BIRD FITTINGS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

1 XFS DRIPLINE & RISER ASSEMBLY
NOT TO SCALE

- 1 ON-SURFACE DRIPLINE:
RAIN BIRD XFS SERIES DRIPLINE
- 2 INLINE DRIP EMITTER OUTLET, SEE PLANS
FOR DRIPLINE OUTLET SPACING.
- 3 BARB TEE 17x17x17mm
RAIN BIRD XFF-TEE
- 4 BARB COUPLING 17x17mm
RAIN BIRD XFF-COUP
- 5 BARB ELBOW 17x17mm
RAIN BIRD XFF-ELBOW
- 6 BARB MALE ADAPTER
17mm X 1/2" MPT
RAIN BIRD XFF-MA-050
17mm X 3/4" MPT
RAIN BIRD XFF-MA-075
- 7 PVC TEE SxSxT
- 8 PVC LATERAL SUPPLY HEADER
- 9 TIE DOWN STAKE:
RAIN BIRD TDS-050 WITH BEND (TYPICAL)
- 10 TOP OF MULCH
- 11 RAIN BIRD XF SERIES BLANK TUBING
LENGTH AS REQUIRED
- 12 SOIL MIX BACKFILL - REFER TO L0-01
- 13 PVC LATERAL FLUSH HEADER

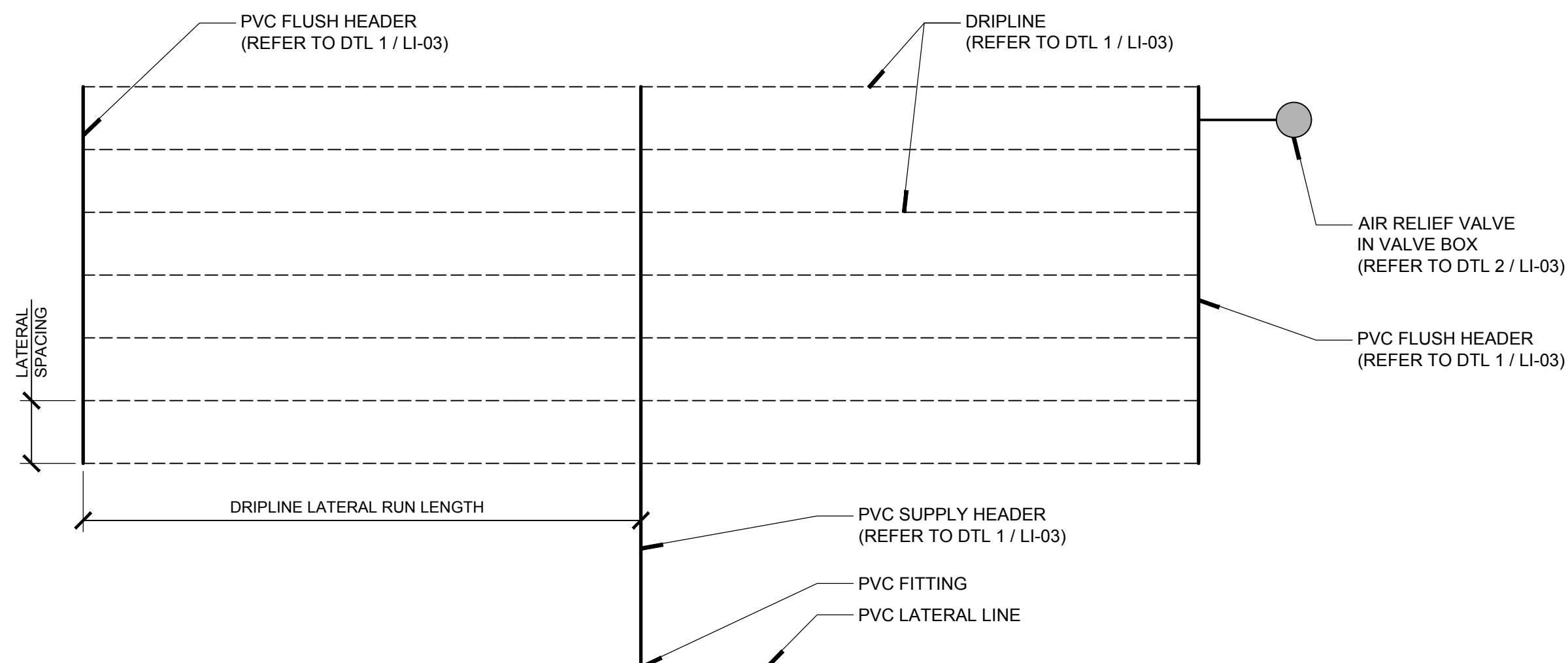


- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE:
RAIN BIRD ARV050
TO BE INSTALLED AT HIGH POINTS
IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 BRICK (1 OF 2)
- 7 PVC HEADER PIPE
- 8 PVC SCH 40 TEE
- 9 3" MINIMUM DEPTH OF
3/4" WASHED GRAVEL

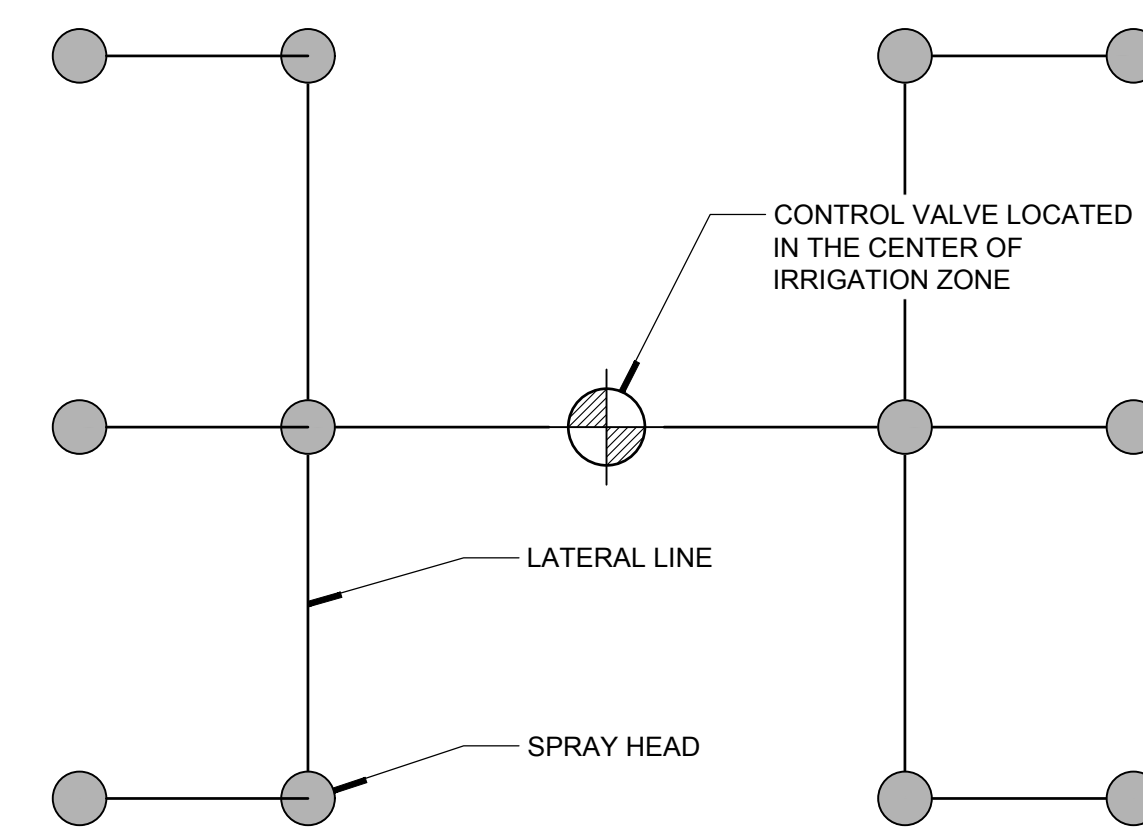
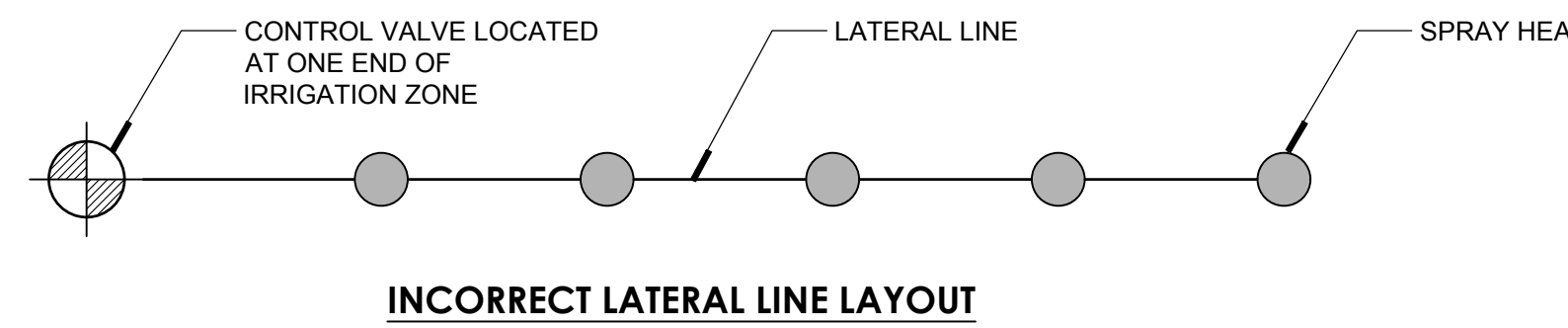
2 AIR RELIEF VALVE FOR DRIPLINE ZONE
NOT TO SCALE

NOTES:

- 1) Refer to RainBird Sub-Surface Layouts Guide for layout of drip irrigation:
<http://www.rainbird.com/sites/default/files/media/documents/2018-02/DriplineLayouts.pdf>



3 DRIP IRRIGATION DIAGRAMMATIC LAYOUT
SCALE: 1"= 1'-0"



4 LATERAL LINE DIAGRAMMATIC LAYOUT
SCALE: 1"= 1'-0"

REFER TO SHEET LP-06 FOR IRRIGATION NOTES



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LANDSCAPE ARCHITECT OF RECORD
DEREK ROBERT MCCALL
CO LA0001292 05/01/2018



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ISSUES / REVISIONS

NO	DATE	REVISION

ISSUE DATE: 10/05/18
PROTO DATE:

CHECKED BY: DRM
DRAWN BY: SKR
PROJECT: 18124

SHEET NAME
IRRIGATION DETAILS

SHEET NUMBER
LP-05

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GENERAL PROJECT NOTES

1. Work performed shall conform to these notes, construction drawings, and specifications.
2. Work performed shall conform to all applicable local, state, and federal ordinances and regulations.
3. Contractor shall be responsible for all damage to all utilities during the installation. Contractor shall confirm the location of the utilities prior to starting any work. All utility locations shown are approximate and are based on survey information, site development plans, utility records, etc.
4. The contractor is responsible for contacting local underground utility services and/or one-call system at 1-800-522-6543 for utility location and identification, prior to commencing any construction activities.
5. Perform construction activities in the vicinity to existing utilities by hand, if necessary. The contractor bears full financial and legal responsibility for his/her work and damage to utilities shall be repaired immediately at no cost to the owner.
6. Notify Landscape Architect of any site conditions that would not allow this plan to be installed as shown. If any part of this plan cannot be installed as shown due to site conditions or any other reason, notify the client's representative for clarification prior to commencing construction.
7. Verify base information. Source of surveyor, civil engineer, or architect base information is assumed to be correct. Report discrepancies to the landscape architect or Owner's Representative immediately.
8. When the contractor believes they are substantially complete, they are to request a punch-list walk-through with the owner's representative and landscape architect.

DEMOLITION NOTES

1. Items shall only be removed if designated for removal in the drawings. Trees, footings, paving, and other items to be removed to their full depth unless otherwise noted.
2. Significant items found below grade and not shown on drawings shall be brought to the attention of the landscape architect or owner's representative.
3. All concrete and asphalt removal shall be saw-cut. Damage to edges of paving to be saved shall be repaired to an acceptable quality by the contractor at no cost to the owner.
4. Remove demolished material from site and dispose of according to local, state, and federal regulations. No burning or burying is allowed.
5. Salvage existing site materials as requested by the landscape architect and stockpile on-site in an area that will not inhibit construction activities.

LAYOUT NOTES

1. Layout and verify dimensions and locations prior to construction. Bring discrepancies to the attention of the landscape architect for clarification.
2. Written dimensions take precedence over scaled drawings. Addenda, clarifications, and specifications take precedence over written dimensions.
3. For dimensions of existing buildings and proposed buildings, refer to the architectural drawings.
4. Dimensions are measured perpendicular from adjacent face of building, wall, or other fixed site improvement. Dimensions to centerlines are as indicated.
5. Where dimensions are called 'equal' or 'typical' (TYP.), space referenced items equally measured to their centerlines.
6. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
7. Provide expansion joints where flatwork meets buildings, footings, wall, curbs, steps, or other fixed elements.
8. Install control joints as shown on plans. Control joints in concrete walkways spaced no more than distances equal to 24 to 30 times the slab thickness and be a minimum of 1/4 of the depth of the slab made 4-12 hours after concrete finishing.
9. All walkways shall be located from finished face of buildings.

GRADING AND DRAINAGE NOTES

1. Drainage lines to be laid out in field and slope a minimum of 1% downhill.
2. All hardscape surfaces shall drain toward drainage inlets and away from structures.
3. All planting beds to drain toward drain inlets or french drains as shown and away from building at a min. of 6" over 10'. Finished grade of planting beds shall be a minimum 8" lower than the finished floor elevation of the building slab. Notify the landscape architect immediately of any perceived discrepancies.
4. Erosion and control measures installed as required by all municipal codes and shall meet all municipal code specifications
5. All drainage pipes in lawn areas to have pop-up exits or drain to specified location.
6. The contractor is to install according to this plan but proper drainage and grading will be the ultimately be the responsibility of the Contractor on site. Discrepancies in drawing to be brought to the attention of Landscape Architect before or during construction.
7. Walls over 48" from top of wall to bottom of footing to be reviewed by designed by licensed Engineer.

PLANTING NOTES

1. The contractor shall familiarize himself/herself with the site conditions and verify them to his/her satisfaction.
2. The contractor is responsible for maintaining, in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by owner and/or Landscape Architect.
3. The landscape contractor is responsible for confirming the availability of all the specified plant materials within two (2) weeks of project award. All requests for substitution due to lack of availability must be made to the landscape architect in writing within this period. No substitution shall be permitted without prior written approval. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution. Approved substituted materials must be offered at no additional costs to the owner.
4. The landscape contractor is responsible for confirming the quantities of each plant material required to adequately cover the area shown on the landscape plans at the prescribed spacing and notifying the landscape architect immediately of any perceived discrepancies a min. of two (2) working days prior to planting.
5. The landscape architect reserves the right to review and approve all plant materials if requested, including sod, at the source nursery with the landscape contractor prior to delivery to the job site.
6. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
7. Each tree shall be backfilled with 3 cubic feet of Back to Nature cotton burr compost mixed thoroughly with existing topsoil. Apply Biotone starter following Espoma Organic Bio-tone Starter Plus 4-3-3 following manufacturer's recommendations.
8. For evergreen shrub and tree planting, apply Wilt-Pruf anti-desiccant spray at a rate of 1:10 (Wilt-Pruf to water) the same day as planting.
9. Refer to Civil Engineer's grading plans for grading information. If actual site conditions vary from what is shown on the plans or if there are discrepancies between the plans, contact the Landscape Architect for direction as to how to proceed.
10. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
11. All trees must be guyed or staked as shown in the details.
12. Installation- all plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
13. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
14. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, and/or landscape architect shall declare the project substantially complete.
15. Contractor to replace rejected plant material within two (2) weeks of written notice.
16. Contractor shall mulch all plant material throughout and completely to a three-inch (3") depth of loose, weed free sterilized cedar mulch unless noted otherwise in plans or specifications. All disturbed areas to be covered with sod, mulch, planting, or gravel at completion of project. No bare soil shall remain on property or adjacent properties.
17. Contractor shall place all plant material on site and get landscape architect approval before planting.

SOIL PREPARATION NOTES

1. Till and remove the top 8" of soil and stockpile on site. Amend and reuse by percentage as shown below or replace with new conforming mix. Till the 8" of soil mix into the next 6" of soil to obtain 14" of weed free de-compacted soil. Stones over 2" to be removed from the soil.
The top 8" of planting bed soil to consist of the following percentages by volume:

Native or imported topsoil	40%
Sharp washed sand	10%
Leaf Compost	40%
Mushroom or Cotton Burr Compost	10%
2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication

IRRIGATION NOTES

1. Contractor shall install a fully functional and automated irrigation system that provides full coverage to all landscape areas as shown in the plans and details. Planting beds shall be irrigated with subsurface irrigation and turf areas shall be irrigated with pop-up sprinklers. Contractor shall cut and remove any abandoned existing irrigation main lines and lateral lines within the project work area.
2. This irrigation design is for diagrammatic purposes only. The intent is to show the general layout and logic of the system. Major adjustments to the design must immediately be brought to the attention of the Landscape Architect. Scaled measurements, quantities, and actual location of equipment may vary due to field adjustments. Piping layout is schematic. Locate heads, lines and wiring along back of curbs and bed edges, combine lines and wiring in common trenches where possible. Place heads directly adjacent to curbs and edges. Place valves in accessible locations. No lines are to be placed under vehicular paving areas unless in irrigation sleeves.
3. All irrigation sleeving under pavements shall be minimum 4" schedule 40 pvc (unless noted otherwise) placed 18"-24" below finish grade. Cap ends shut and backfill with crushed limestone gravel and compact according to earthwork specifications. Contractor shall field verify any existing sleeves. Temporarily mark ends of all sleeves with wood stakes or steel "I" posts. Permanently mark all sleeves with 1/4" deep "V" cut into pavements. Verify actual locations on site. All sleeving shall be bored underneath existing pavement or installed prior to new pavement. No existing pavement shall be removed for irrigation sleeving.
4. Contractor shall verify design data water pressure and GPM flow and notify Tanner Consulting if pressure is less than or significantly higher than 40 PSI before proceeding with installation.
5. Install a Reduced Pressure Principle Backflow Preventer in accordance with all applicable local and state regulations. Size per waterline. An insulated, fiberglass enclosure is to be installed over the assembly. A GFI receptacle is to be installed within the enclosure and hard wired to an electrical supply. Landscape Architect shall approve of the backflow location if there is not an existing one
6. Install controller inside building or if installed outside it must be placed inside of a locking enclosure. Coordinate location with general contractor or landscape architect.
7. Appropriate size valve boxes are to be installed over all valves.
8. The general contractor to provide adequate electrical outlets for all irrigation controls.
9. Contractor shall obtain any required permits, adhere to all municipal codes and follow standard and accepted local practices.
10. An automatic drain valve shall be installed at the lowest portion of each zone and at 100' intervals on the mainline.
11. Provide 100% coverage for all landscape areas and make final adjustments to obtain optimal performance. 100% coverage is defined as having head to head coverage in all direction in all areas. There shall be no shrub heads or drip irrigation placed on the same zone with turf heads and vice versa.
12. Review and report any discrepancies shown on the plan, for correction, prior to proceeding with related work.
13. Install all equipment in accordance with manufacturers details and specifications.
14. Place all piping on the perimeter of landscape areas where possible. Place valves in planting areas or out of view where possible. Limit trenching around existing trees as much as possible, stay min. of 8' from trunk. Be aware of the location of new trees and shrubs and place piping away from the root balls.
15. All subsurface irrigation in planting beds to be drip tube. All spray heads in lawn areas to be a 4" pop up minimum.
16. Some piping may be shown off property or outside of sleeves for graphic purposes only. Place all irrigation components on the property and in appropriate sleeves.
17. All wire connections for the irrigation system shall be made with 3M Direct Bury Splice Ket DBR/Y-6 or approved equal.
18. Control wires shall have looped slack at all valves, corners, and bores. Snake wire in trench to allow for contraction.
19. Detectable underground warning tape shall be installed with all main line and lateral lines.

TREE PRESERVATION NOTES

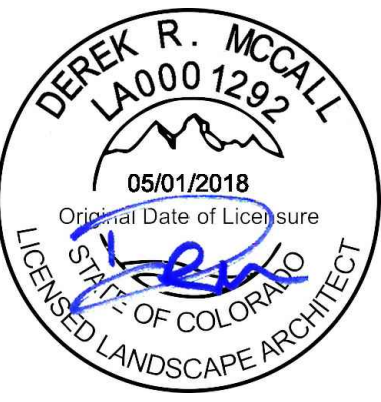
1. All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by 6' construction fence. The fence shall be located at a 5-ft. radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction activity is complete. Construction activities or storage shall not occur within these protected areas. The Contractor shall stake the protective fencing location. The location of the protective fencing shall be approved onsite by the Landscape Architect prior to the start of any site work.
2. When excavation near a tree to be protected must be carried out, damage can be limited by root pruning. Root pruning shall be completed before grading is started and shall occur beneath the protective fencing as shown on the plan.
3. Root pruning shall be performed, when required, with a trencher such as a telephone cable puller or a "Ditch Witch" prior to adjacent excavation. The trenching shall be to a minimum depth of 24" or the depth of excavation. The contractor shall stake the limit of root pruning as per the plan. Limits of trenching shall be approved by the Landscape Architect prior to any trenching in the field. Do not trench for irrigation or electrical within drip lines of existing trees. Coordinate all trenching required for utility work with the landscape plans.
4. The best method to avoid soil compaction is to KEEP OFF. This includes restricting all traffic both vehicular and pedestrian from crossing over the root zones, and restricting even temporary material storage under trees.

LAWN NOTES

1. Sod or seed all areas as shown on plans and all disturbed areas. If not shown on plans but within limits of work, contractor to confirm with landscape architect.
2. Provide 3/4 inch of compost to be filled into top 4" of lawn areas prior to seeding or sodding if heavy clay soils are present.
3. Top soil shall be free of weeds and foreign material immediately before sodding.
4. Lay sod with closely fitted joints leaving no voids and with ends of sod strips staggered. Sod shall be laid within 24 hours of harvesting.
5. Tamp and roll sod with approved equipment to eliminate minor irregularities and to form close contact with soil bed immediately after planting and watering. Submit type of tamping and rolling equipment to be used to the Landscape Architect for approval, prior to construction.
6. Evenly spread fertilizer composite at a rate of 40 pounds per 5000 square feet or as recommended by manufacturer. Fertilizer shall not be placed until 2 weeks after placement of sod.
7. Lawn to receive a minimum 1/2 inch water for the first 3 weeks after area is sodded. After 3-week period, water twice a week with 3/4 inch of water each time unless comparable amount has been provided by rain.

MAINTENANCE NOTES

1. 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 no 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.
2. 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 fort-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 time approved by the Town.
3. Nonliving 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 of three (3) inches for rock mulches and four (4) inches for wood mulch.
4. Landscaping structural features (e.g., fencing, walls, planter boxes) and site furnishings shall be maintained in a sound, structural, and attractive condition.
5. Irrigation systems are to be monitored and adjusted periodically to ensure that the water demands of all plant materials, are being met.
6. Irrigation system repairs shall be made within seven (7) days of discovery of damage, unless seasonal conditions prohibit repairs.

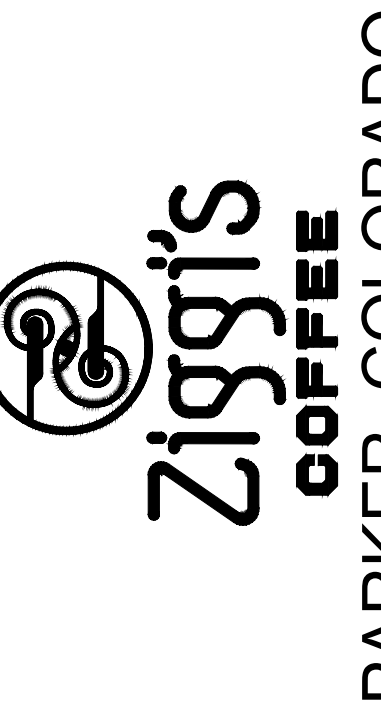


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LANDSCAPE ARCHITECT OF RECORD
DEREK ROBERT MCCALL
CO LA0001292 05/01/2018



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COVINGTON STANDARDS AND SPECIFICATIONS INCLUDING COST STANDARD SPECIFICATIONS 2011 EDITION.



STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT COVINGTON, COLORADO, CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 05/05/2018, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON AND/OR OTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

NO	DATE	REVISION

ISSUE DATE: 10/05/18
PROTO DATE:

CHECKED BY: DRM
DRAWN BY: SKR
PROJECT: 18143

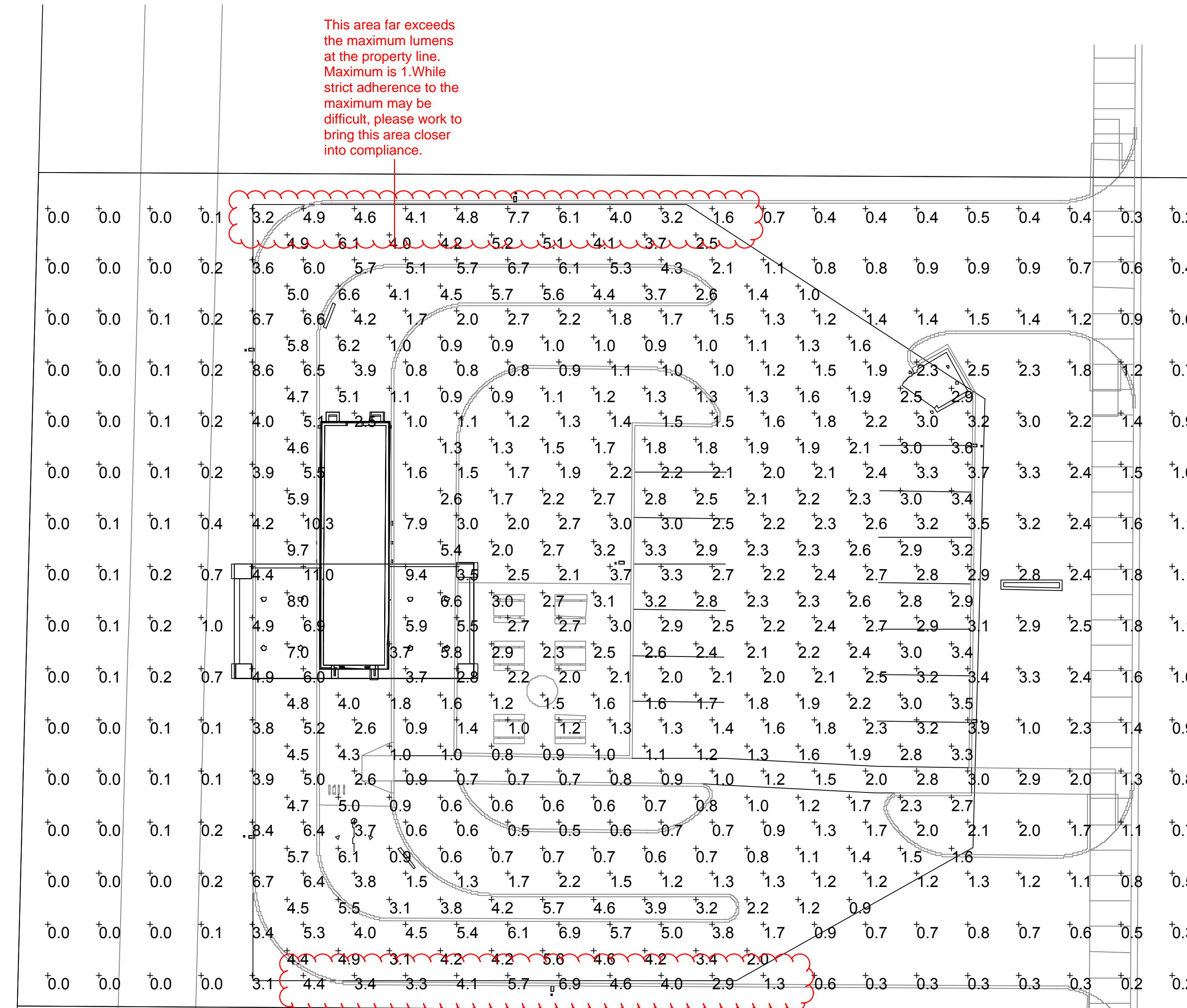
SHEET NAME
GENERAL NOTES

SHEET NUMBER

LP-06

No lighting specs
 Fixtures are not shown on this photometric or on the elevations as required. If
 luminaires are being used, be sure to provide the height of the pole. All
 lighting is required to be fully shielded, please indicate that proposed lighting
 meets this requirement.

This area far exceeds
 the maximum lumens
 at the property line.
 Maximum is 1. While
 strict adherence to the
 maximum may be
 difficult, please work to
 bring this area closer
 into compliance.



This area far exceeds
 the maximum lumens
 at the property line.
 Maximum is 1. While
 strict adherence to the
 maximum may be
 difficult, please work to
 bring this area closer
 into compliance.

Statistical data does not conform to
 uniformity ratio requirements.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive	+	2.8 fc	9.7 fc	0.6 fc	16.2:1	4.7:1
Site	+	2.1 fc	11.0 fc	0.0 fc	N/A	N/A

Nonresidential Area	Uniformity Ratio (Average to Minimum)	Uniformity Ratio (Maximum to Minimum)
Roadways, local	6:1	10:1
Parking lots with vehicular traffic, medium activity	3:1	10:1
Pedestrian safety and orientation, medium activity lots	3:1	10:1
Pedestrian safety and orientation, high activity lots	3:1	10:1
Material storage areas, active	6:1	10:1
Material storage areas, inactive	10:1	20:1

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

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ISSUES / REVISIONS

NO	DATE	REVISION
	/ /18	

ISSUE DATE: 10/18/18
 PRTO DATE:
 CHECKED BY:
 DRAWN BY:

SHEET NAME
ELECTRICAL PHOTOMETRIC PLAN
 SHEET NUMBER

ES1.1