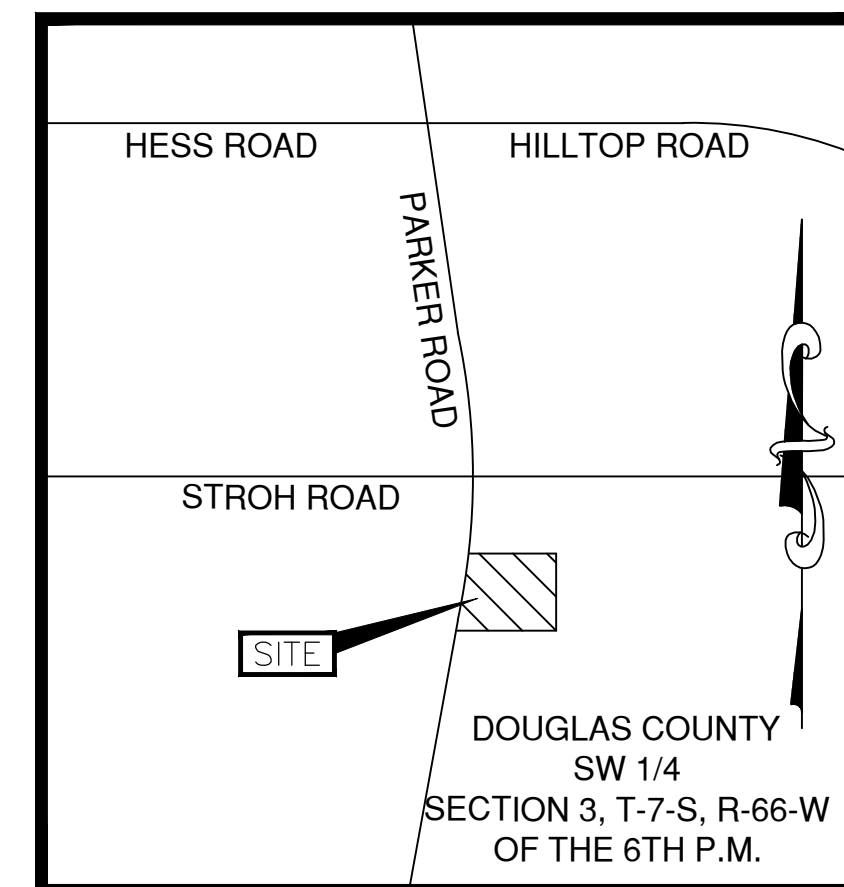


SITE DEVELOPMENT PLANS FOR



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
GI001	COVER SHEET
CE101	EROSION CONTROL PLAN
CH101	HORIZONTAL CONTROL PLAN
CP101	JOINTING PLAN
CS101	SITE PLAN
CU101	UTILITY PLAN
CG101	GRADING PLAN
CS501	DETAILS

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

PARKER, COLORADO

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

STIPULATION FOR REUSE
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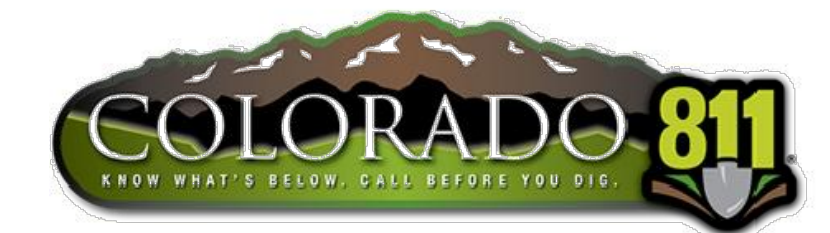
ISSUES / REVISIONS

NO	DATE	REVISION
	10/18/18	

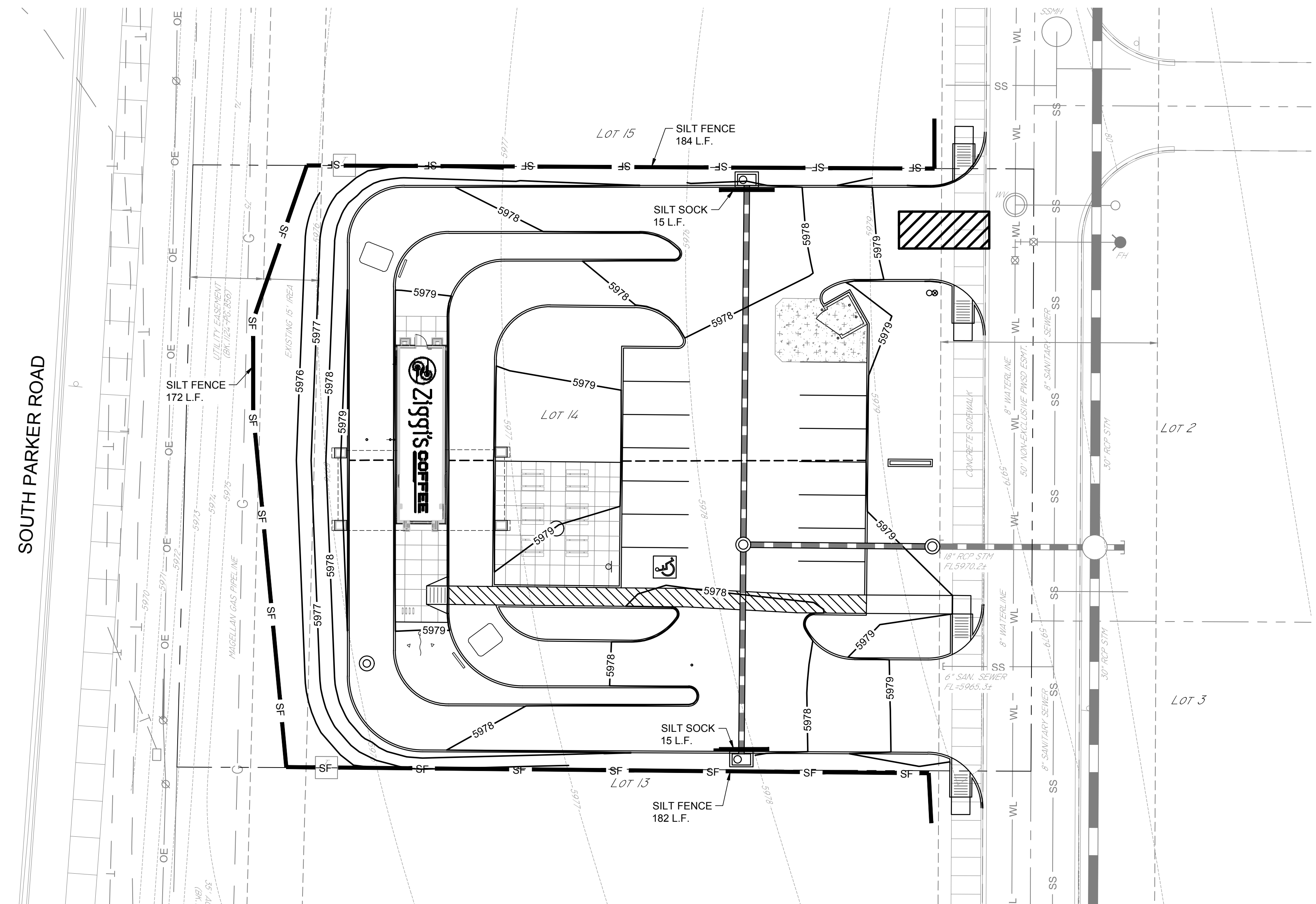
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PROTO DATE:
CHECKED BY: WCM
DRAWN BY: AWD

SHEET NAME
COVER SHEET

SHEET NUMBER
GI001



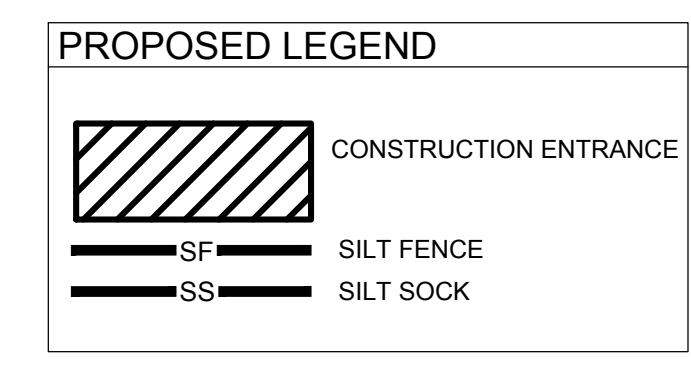
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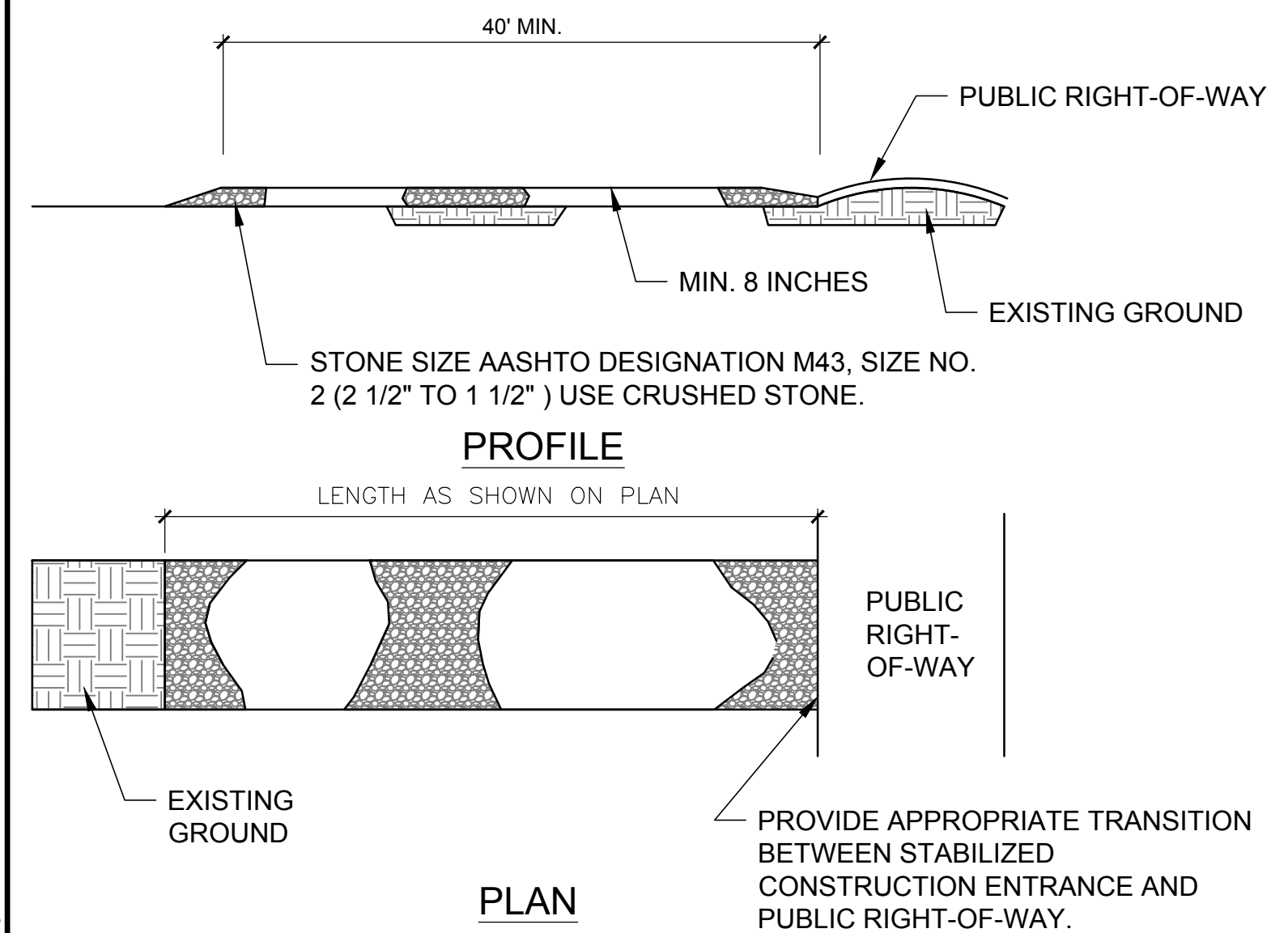
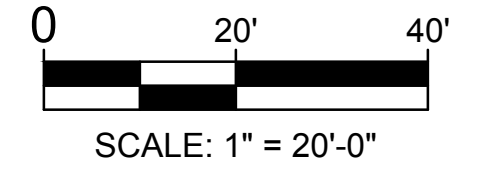
EROSION CONTROL PLAN NOTES

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 MAY BE LOCATED AND MARKED.
2. THE EROSION CONTROL PLAN WILL INCORPORATE EROSION CONTROL MEASURES AND TECHNIQUES TO PREVENT SEDIMENT AND ERODED SOIL FROM LEAVING THE SITE EITHER IN THE EXISTING STORM DRAIN SYSTEM OR ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. CONSTRUCT TEMPORARY EROSION CONTROL SYSTEMS AS SHOWN ON THE PLANS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION. CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER AT ONCE IF SITE CONDITIONS WARRANT ADDITIONAL EROSION CONTROL MEASURES. CONTRACTOR IS RESPONSIBLE FOR TAKING IMMEDIATE ACTION TO REMEDY EROSION CONTROL MEASURES WHILE ENGINEER IS PREPARING RESPONSE.
3. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITIES.
4. THE APPROPRIATE EROSION CONTROL DEVICE(S) SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. SILT FENCE SHOWN ON PLANS IS A SUGGESTED LAYOUT. IF CONDITIONS WARRANT, THE CONTRACTOR MAY SUBMIT AN ALTERNATE EROSION CONTROL PLAN TO THE CONSULTING ENGINEER FOR APPROVAL.
5. SEDIMENT COLLECTED BEHIND THE SILT FENCES OR SEDIMENT BARRIER SHALL BE REMOVED WHEN SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE BARRIER.
6. SEDIMENT FILTERS AND SILT FENCES SHALL BE INSPECTED AND MAINTAINED NO LESS THAN WEEKLY AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO SEDIMENT REMOVAL, BARRIER REPAIR AND/OR REPLACEMENT.
7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PERIODICALLY WATER THE SITE TO CONTROL DUST.
8. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING CONSTRUCTION OR UPON PERMANENT STABILIZATION OF THE DISTURBED AND GRADED AREAS, WHICHEVER OCCURS LAST.
9. ALL DISTURBED GRASS AREAS WITHIN THE CONSTRUCTION AREA SHALL BE REPAIRED OR REPLACED AND SHALL MEET OR EXCEED PRE DEVELOPMENT CONDITIONS.
10. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND DEBRIS REMOVAL HAS BEEN COMPLETED AND PERMANENT EROSION CONTROL MEASURES ARE IN PLACE.
11. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAYS SHALL BE REMOVED IMMEDIATELY.
12. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE ADEQUATELY CONTAINED THROUGH THE USE OF SEEDING, MULCH OR SILT FENCE.
13. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
14. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
15. PERMANENT EROSION CONTROL MEASURES SUCH AS SEEDING AND/OR SODDING SHALL TAKE PLACE AS SOON AS POSSIBLE AFTER FINAL GRADING OPERATIONS HAVE BEEN COMPLETED.

TOTAL DISTURBED AREA
0.67 ACRES
29,433 S.F.



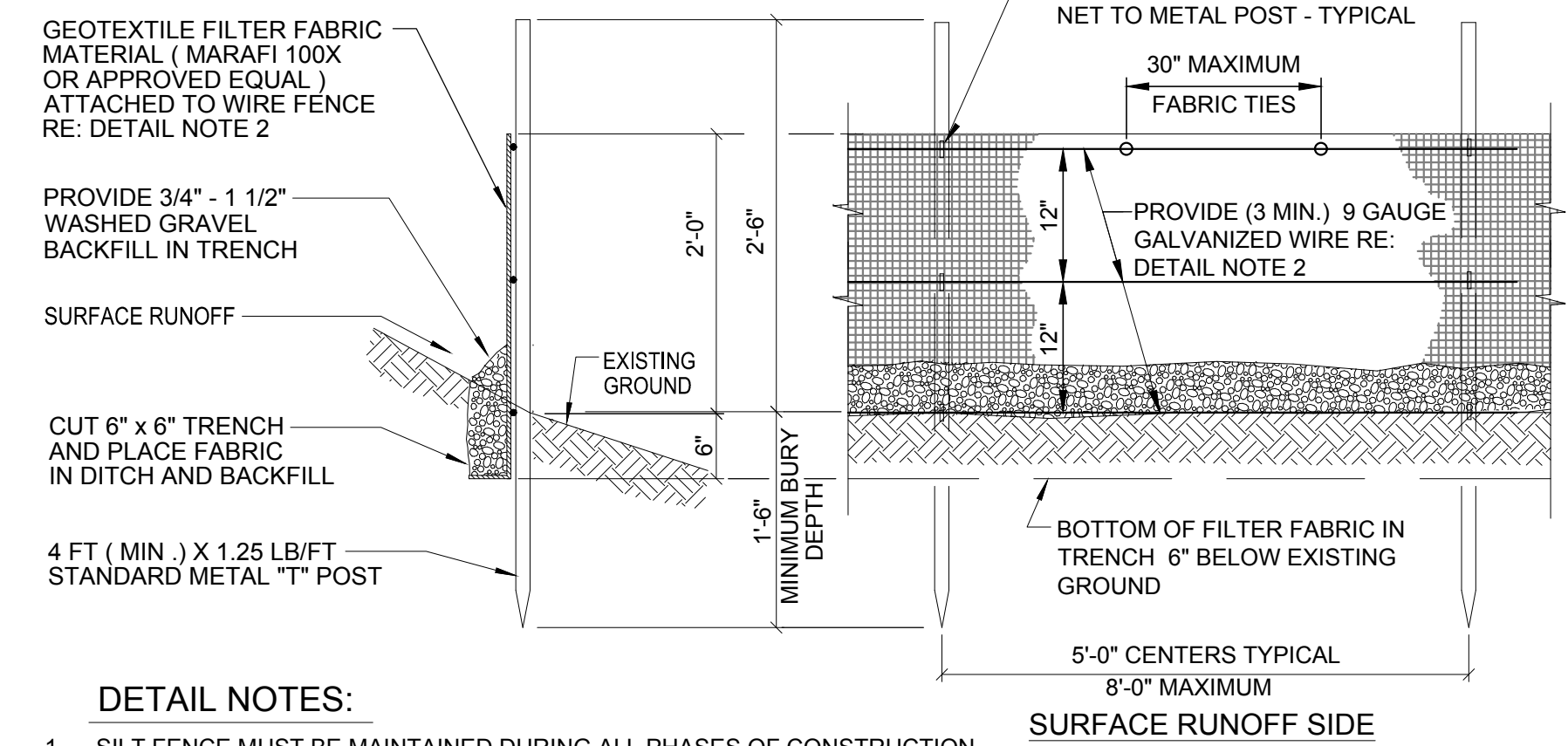
1 EROSION CONTROL PLAN
SCALE: 1" = 20'
NORTH



2 CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE

CONSTRUCTION ENTRANCE NOTES:

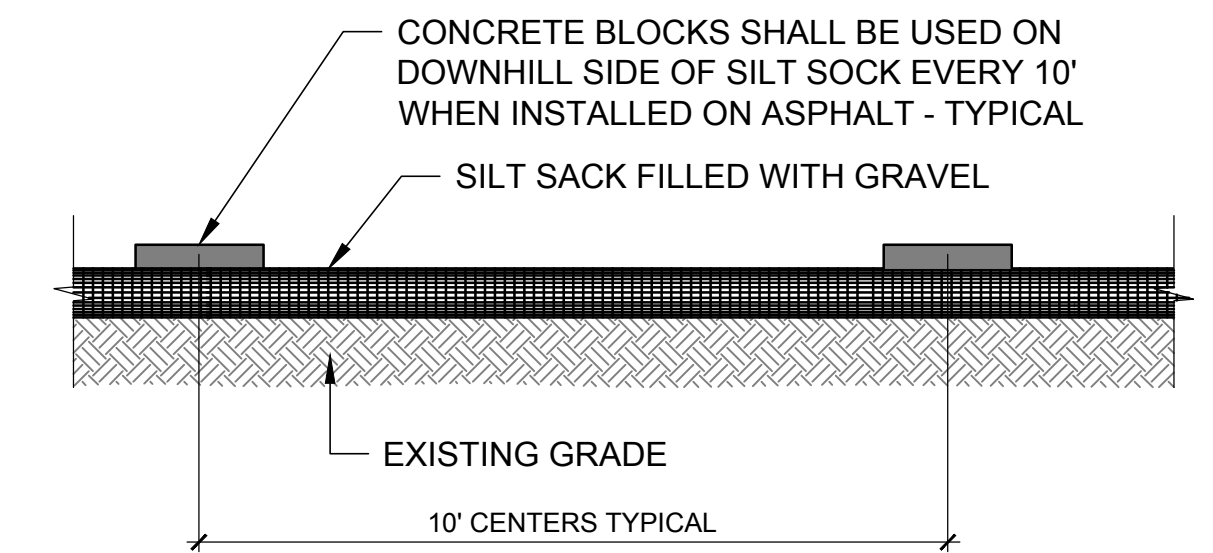
1. STONE SHALL BE AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH-AS EFFECTIVE, BUT NO LESS THAN 40 FEET.
3. THICKNESS-NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH-NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR AS INDICATED ON THE PLAN.
5. WASHING-WHEN NECESSARY. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN PROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER-COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.



DETAIL NOTES:

1. SILT FENCE MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. OPTION TO WIRE STRANDS: PROVIDE 6" X 6" X 11 GAGE SMOOTH ZINC-COATED (GALVANIZED) CARBON STEEL WIRE FENCE AS SUPPORT NETTING MATERIAL.
3. SILT FENCE IS DESIGNED FOR LOW FLOW STORM WATER RUN OFF ONLY. DO NOT USE SILT FENCE IN STREAM BED, DITCHES OR AREAS WITH RAPID WATER VELOCITY. FOR RAPID WATER VELOCITY USE A SEDIMENT BARRIER OR A DITCH CHECK.

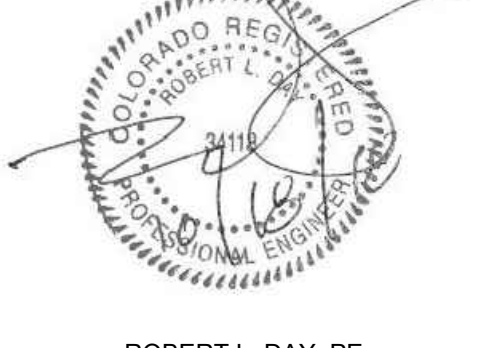
3 SILT FENCE DETAIL
SCALE: NOT TO SCALE



DETAIL NOTE:

SILT SOCK MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL SEEDING IS IN PLACE OR 75% VEGETATION STABILIZATION IS OBTAINED IN THE TRIBUTARY AREA.

4 SILT SOCK DETAIL
SCALE: NOT TO SCALE



ROBERT L. DAY, PE
ENGINEER OF RECORD
CYNERGY ENGINEERING, PLLC
CA # 3537
EXPIRES 6/30/2020

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ISSUES / REVISIONS

NO	DATE	REVISION

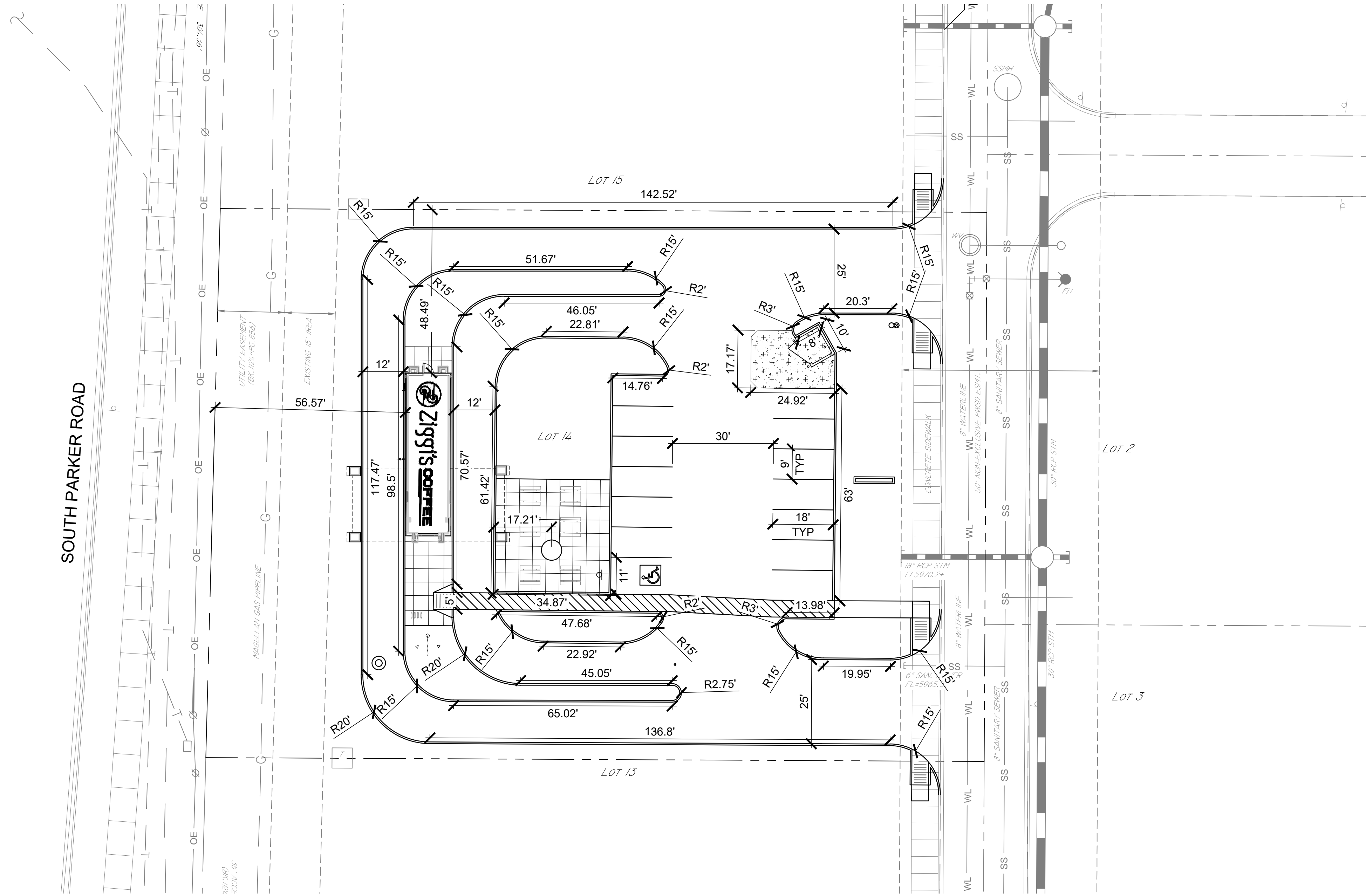
ISSUE DATE: 10/18/18
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SHEET NAME
EROSION CONTROL PLAN

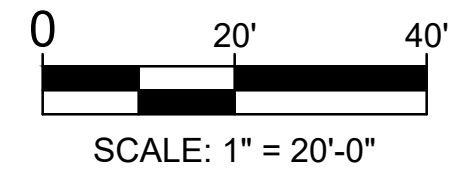
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1 HORIZONTAL CONTROL PLAN
SCALE: 1" = 20'



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

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ISSUES / REVISIONS

NO	DATE	REVISION
	/ / 18	

ISSUE DATE: 10/18/18
PROTO DATE:
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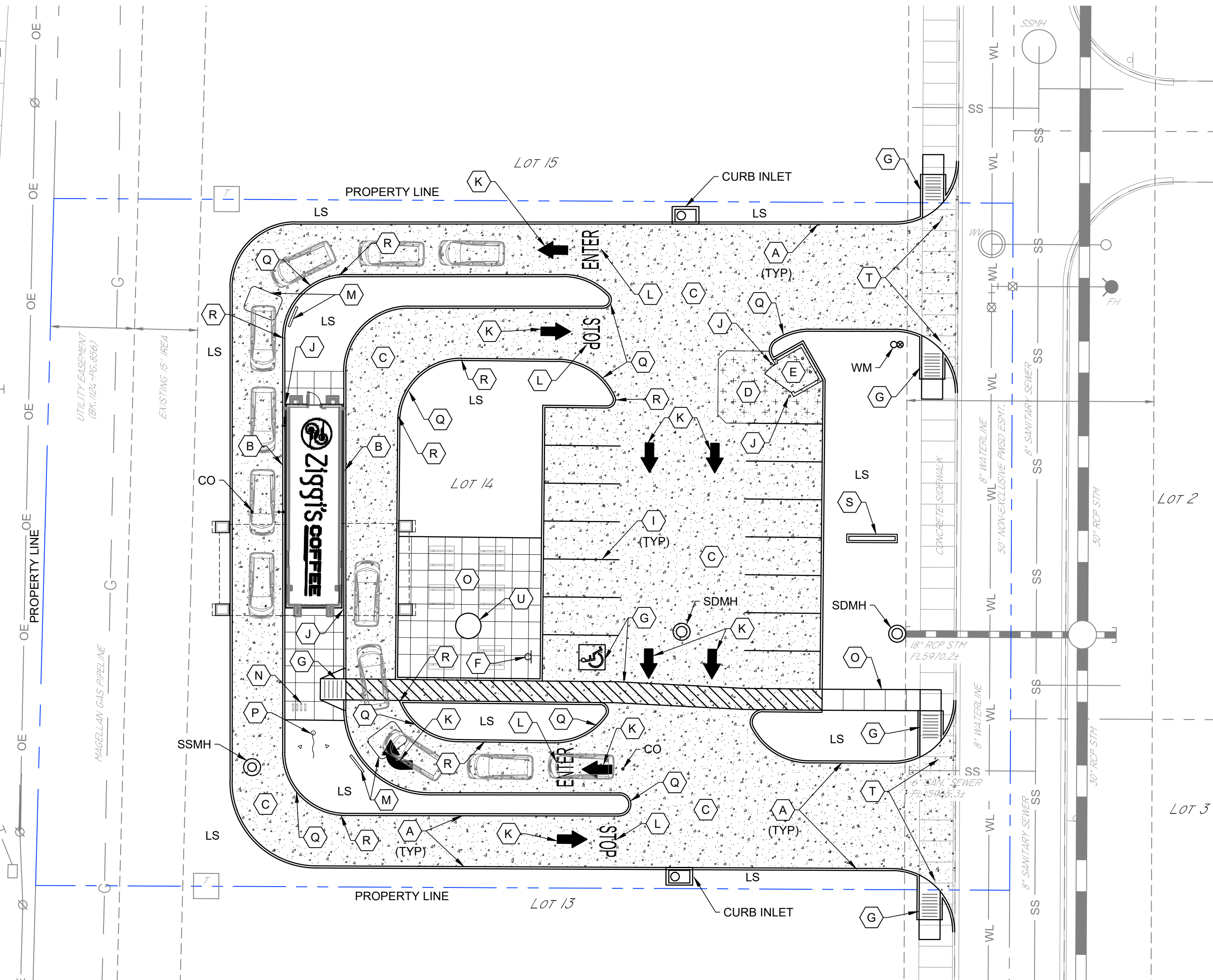
SHEET NAME
HORIZONTAL CONTROL PLAN

SHEET NUMBER
CH101



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SOUTH PARKER ROAD



1 SITE PLAN
SCALE: 1" = 20'

LEGEND

[Pattern]	STANDARD DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
LS	LANDSCAPE AREA

SITE CRITERIA

CURRENT ZONING	C, COMMERCIAL
TOTAL FLOOR AREA	624 S.F.
LAND AREA	37,473.84 S.F. (0.86 ACRES)
FLOOR TO AREA RATIO (FAR)	0.016
EXISTING IMPERVIOUS AREA	0 S.F.
PROPOSED IMPERVIOUS AREA	19,491 S.F.
PARKING (1/100 S.F.)	6
REGULAR SPACES REQUIRED	6
ACCESSIBLE SPACES REQUIRED	1
REGULAR SPACES PROVIDED	13
ACCESSIBLE SPACES PROVIDED	1
TOTAL SPACES PROVIDED	14

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

- 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

SITE PLAN NOTES

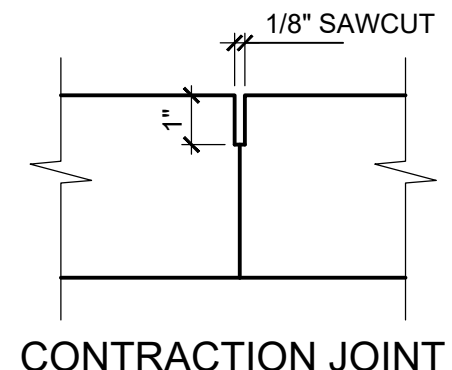
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2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL 2/CS101.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 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

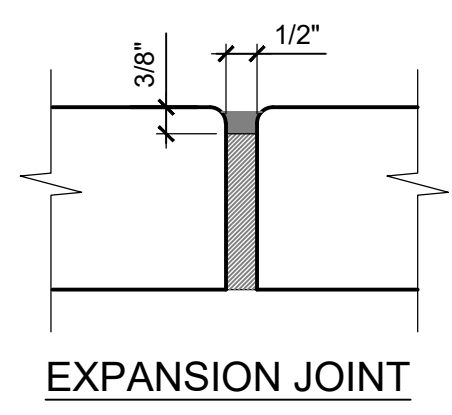
1. ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DEPICTED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANT 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.



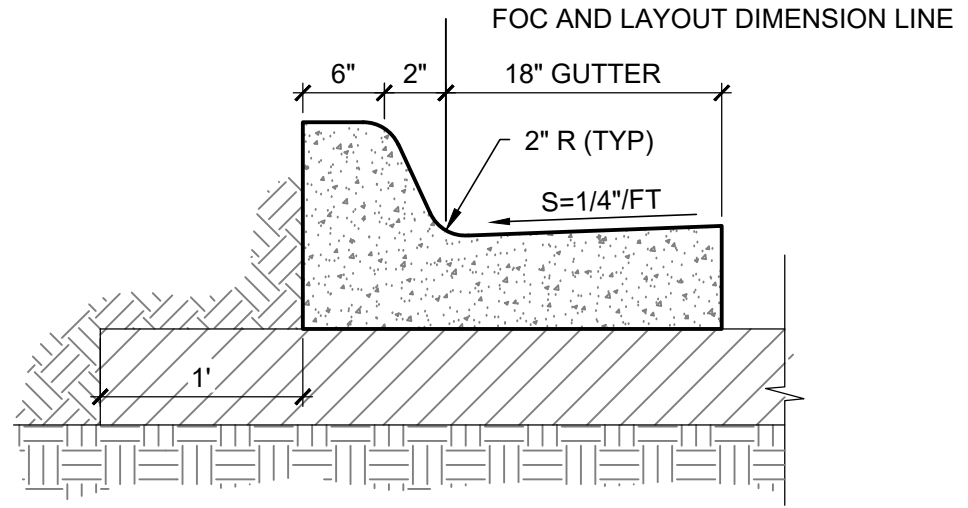
CONTRACTION JOINT



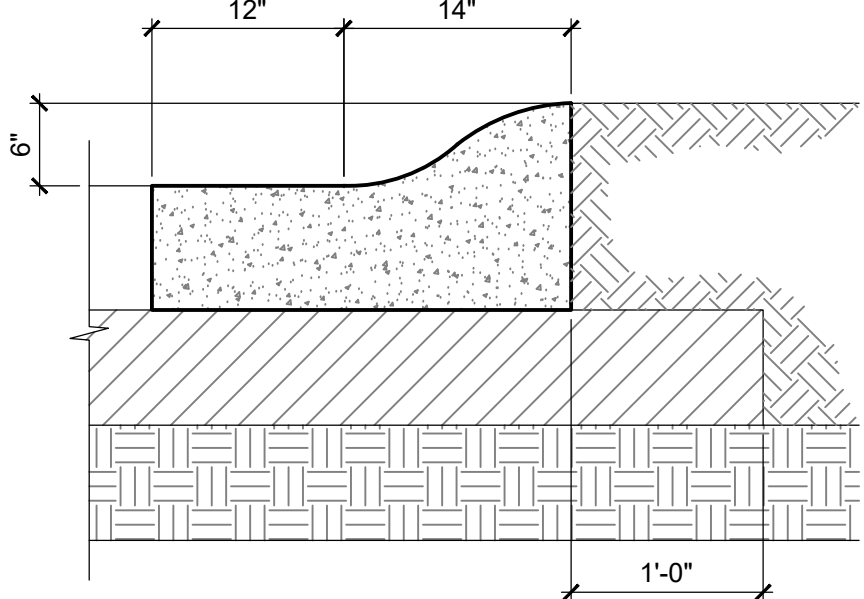
EXPANSION JOINT

- 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.

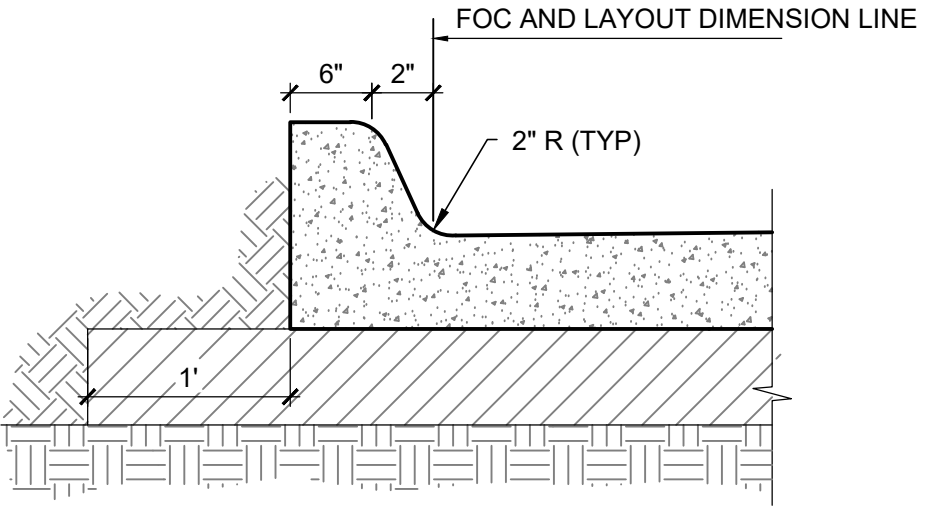
2 SIDEWALK JOINT DETAILS
SCALE: NOT TO SCALE



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



ROBERT L. DAY, PE
ENGINEER OF RECORD
CYNERGY ENGINEERING, PLLC
CA # 3537
EXPIRES 6/30/2020

Ziggis COFFEE
PARKER, COLORADO

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ISSUES / REVISIONS

NO	DATE	REVISION
1	10/18	

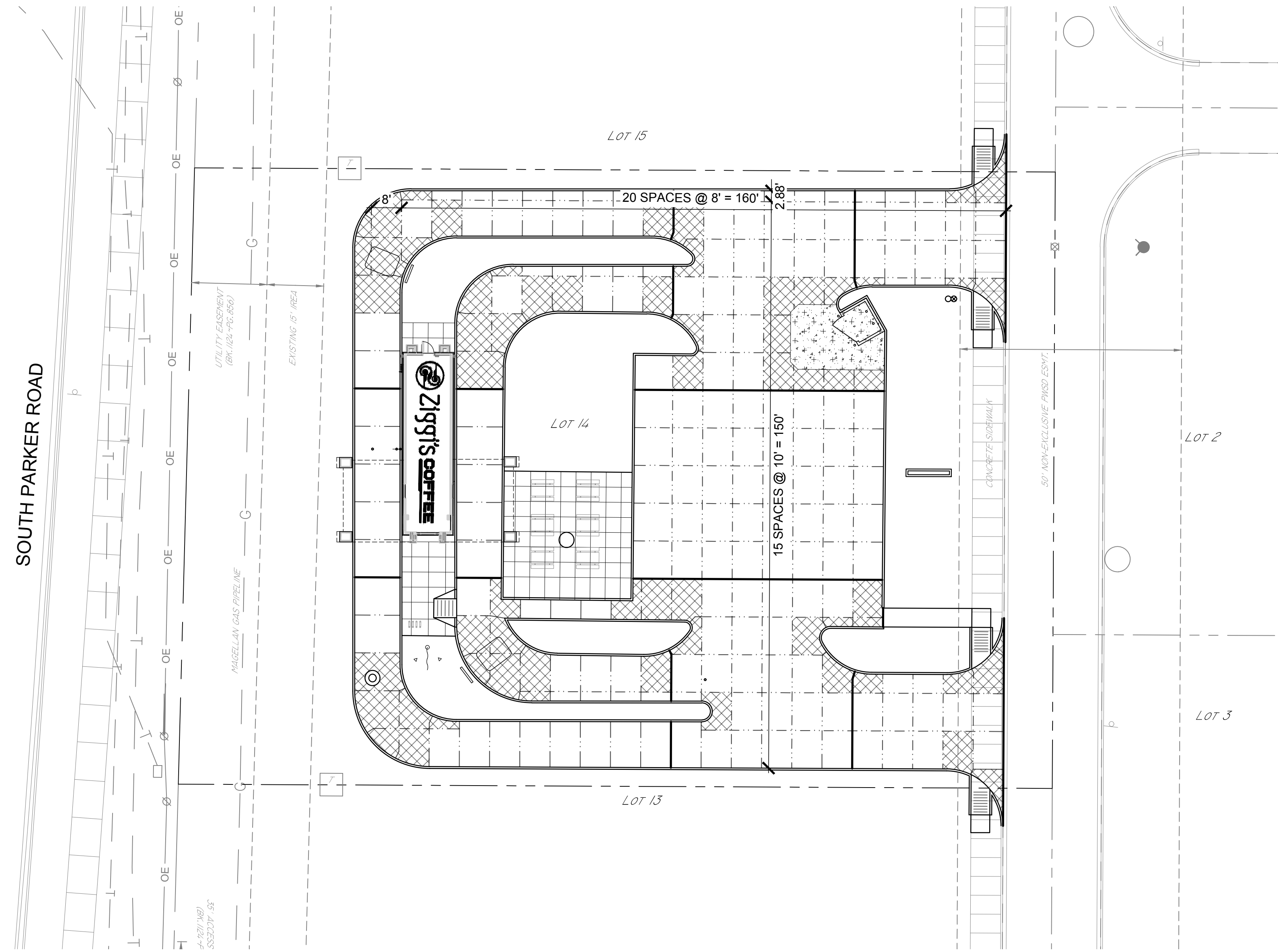
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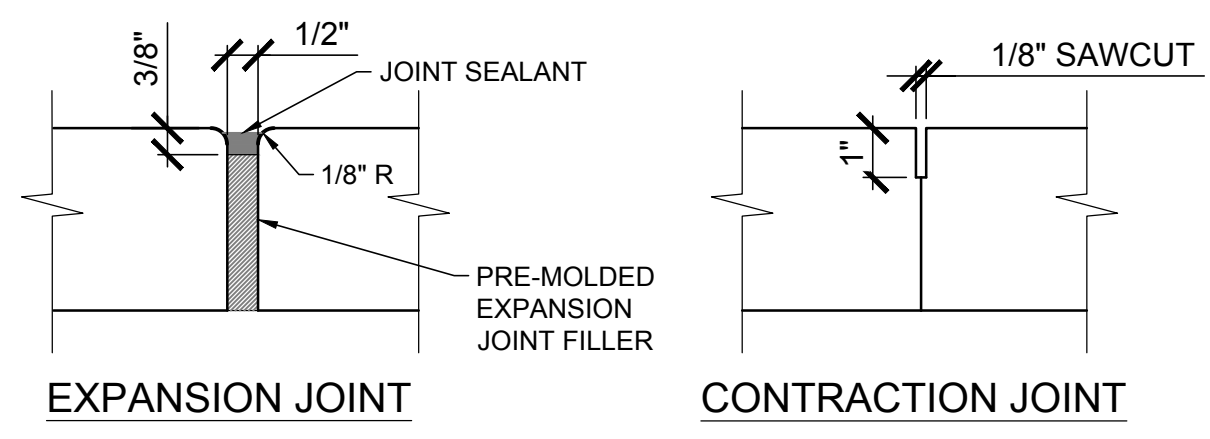
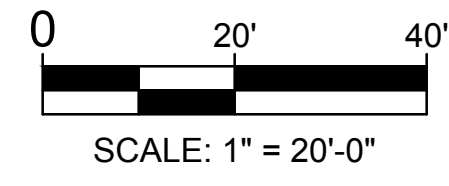
SHEET NUMBER
CS101



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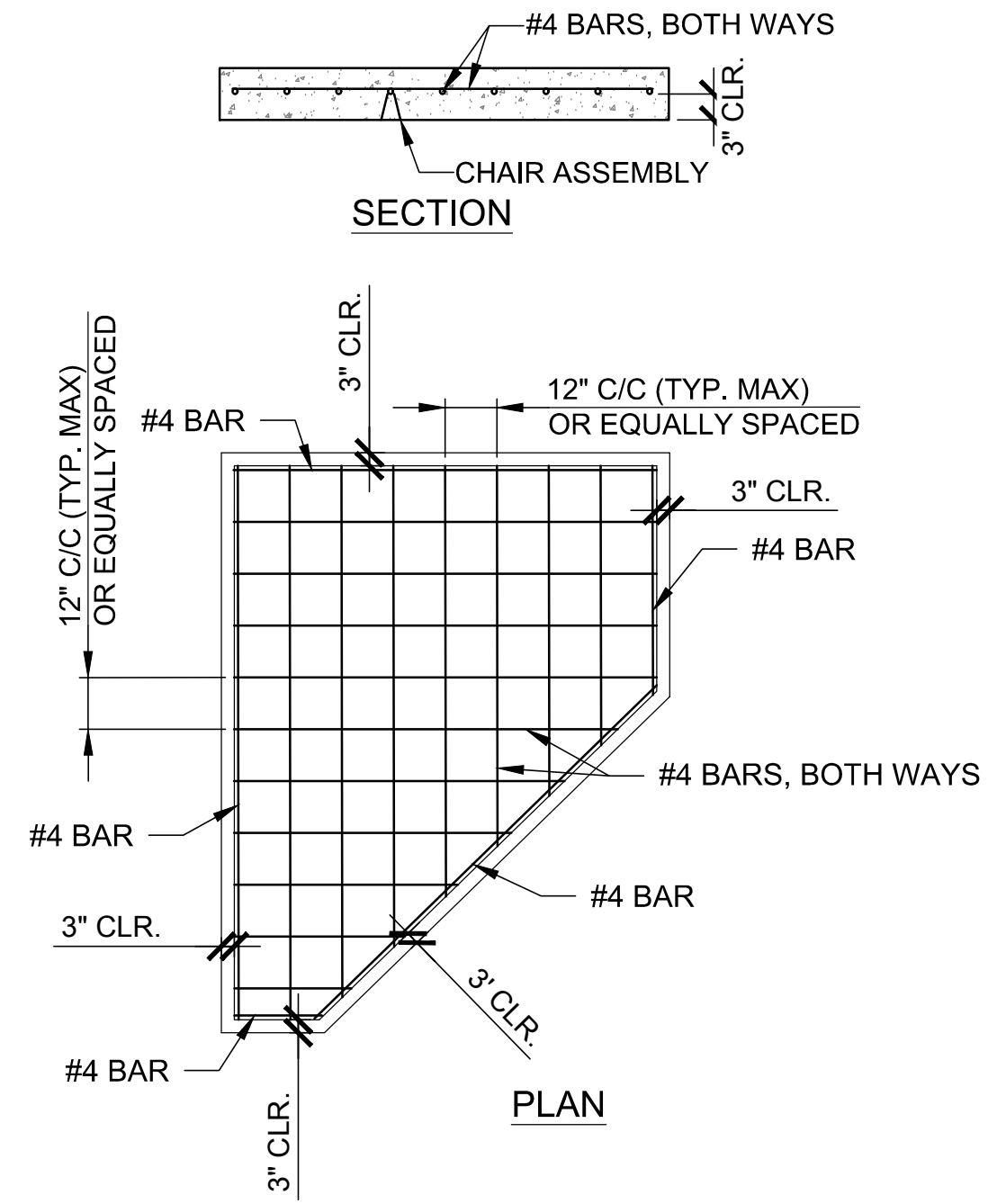


1 HORIZONTAL CONTROL PLAN
SCALE: 1" = 20'



2 JOINT DETAILS
SCALE: NOT TO SCALE

- LEGEND**
- CONTRACTION JOINT
 - EXPANSION JOINT
 - REINFORCED PANEL, RE: 3/CP101



- PANEL REINFORCEMENT NOTES**
1. CHAIR ASSEMBLIES SHALL BE OF A TYPE APPROVED BY THE ENGINEER AND AT LEAST ONE CHAIR WILL BE REQUIRED FOR EACH 16 SQUARE FEET OF PAVEMENT, OR IN SUCH NUMBER AS TO FULLY SUPPORT THE REINFORCING STEEL.
 2. VIBRATION EQUIPMENT SHALL BE REQUIRED TO ENSURE COMPLETE AND UNIFORM CONSOLIDATION OF CONCRETE AROUND THE REINFORCING.
 3. THE RECOMMENDED PLACEMENT OF THE LONGITUDINAL STEEL IS TO BE SUPPORTED ON TRANSVERSE STEEL & CHAIR ASSEMBLIES. CHAIR ASSEMBLIES MUST BE USED.

3 TYPICAL PANEL REINFORCEMENT DETAIL
SCALE: N.T.S.

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ISSUES / REVISIONS

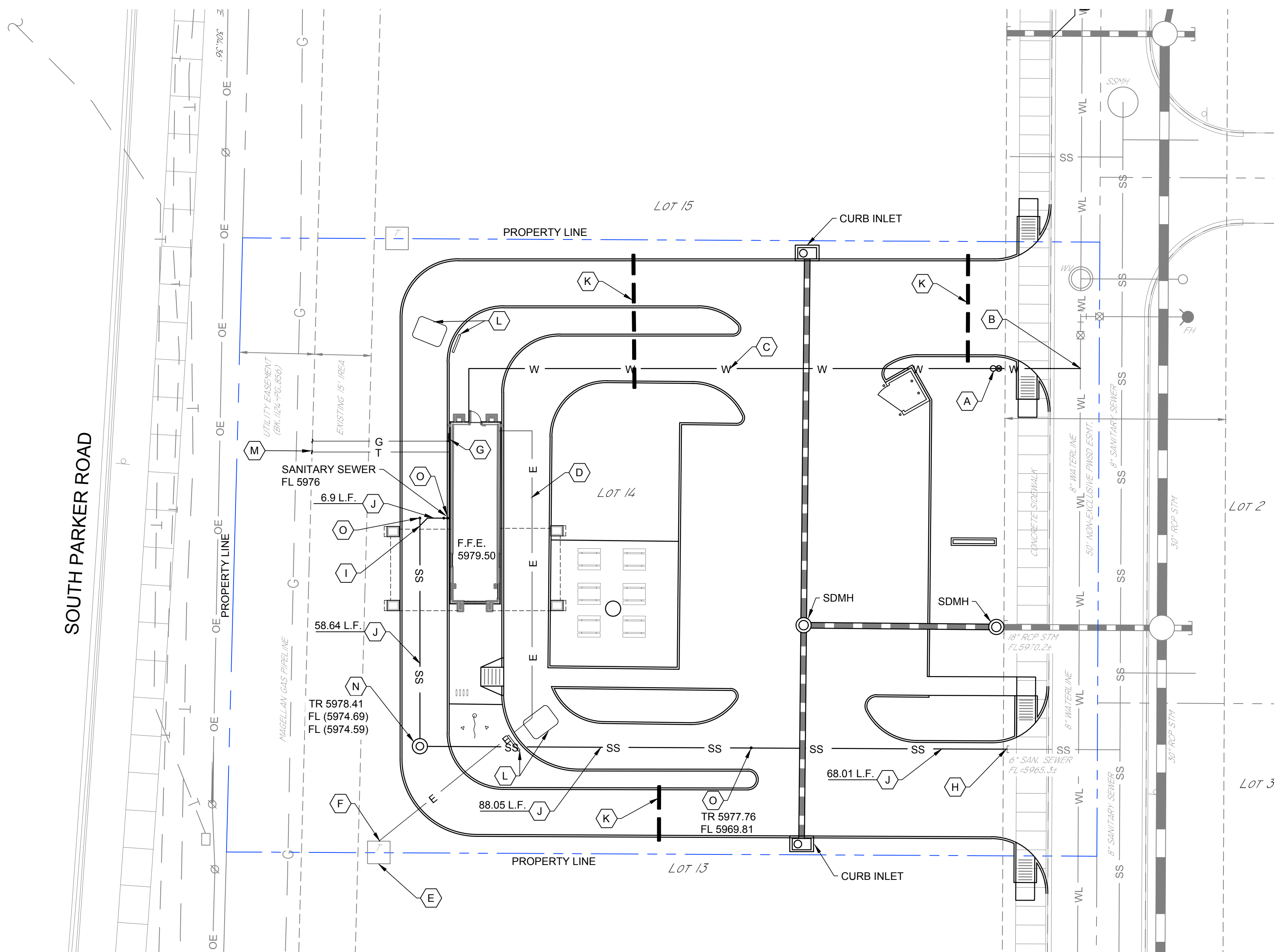
NO	DATE	REVISION
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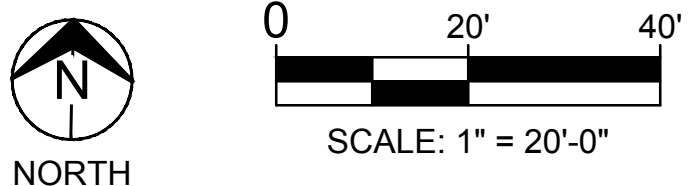
SHEET NAME
JOINTING PLAN

SHEET NUMBER
CP101





1 UTILITY PLAN
SCALE: 1" = 20'



LEGEND

- T EXISTING UNDERGROUND TELEPHONE
- OE EXISTING OVERHEAD ELECTRICAL
- W EXISTING WATER LINE
- SS EXISTING SANITARY SEWER

UTILITY KEY NOTES

- A PROPOSED 1" DOMESTIC WATER METER SETTING (INSTALLED BY CITY). CONTRACTOR RESPONSIBLE FOR TAP & EQUITY FEES.
- B PROPOSED WATER SERVICE LINE TAP. CONNECT PER CITY PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- C INSTALL 1 1/4" (SCH-40) PVC, DOMESTIC WATER SERVICE
- D INSTALL UNDERGROUND SECONDARY ELECTRICAL LINE
- E ELECTRICAL TRANSFORMER AND PRIMARY LINE BY OTHERS
- F PROPOSED POINT OF CONNECTION FOR ELECTRICAL SERVICE.
- G GAS METER AND GAS LINE FROM METER TO GAS MAIN INSTALLED BY OTHERS.
- H PROPOSED POINT OF CONNECTION FOR SANITARY SEWER SERVICE. VERIFY FLOW LINE, IF NECESSARY, ADJUST SLOPE AND INVERTS. TIE IN THE PROPOSED SERVICE PER CITY OF TULSA STANDARDS.
- I INSTALL 4" WYE AND CLEAN-OUT, RE: 5/CU101
- J INSTALL 4" PVC SANITARY SEWER SERVICE LINE.
- K INSTALL 4" PVC CONDUIT WITH PULL WIRE AND CAPPED ENDS FOR FUTURE USE.
- L MENU BOARD W/DETECTION LOOP (N.I.C.)
- M APPROXIMATE LOCATION OF TELECOMMUNICATIONS LINE. VERIFY LOCATION WITH UTILITY PROVIDER.
- N 4" I.D. SANITARY SEWER MANHOLE
- O PROPOSED 4" TWO-WAY CLEANOUT

LEGEND (ABBREVIATIONS)

- CICI CAST IRON CURB INLET
- 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
- W WIDE

UTILITY NOTES

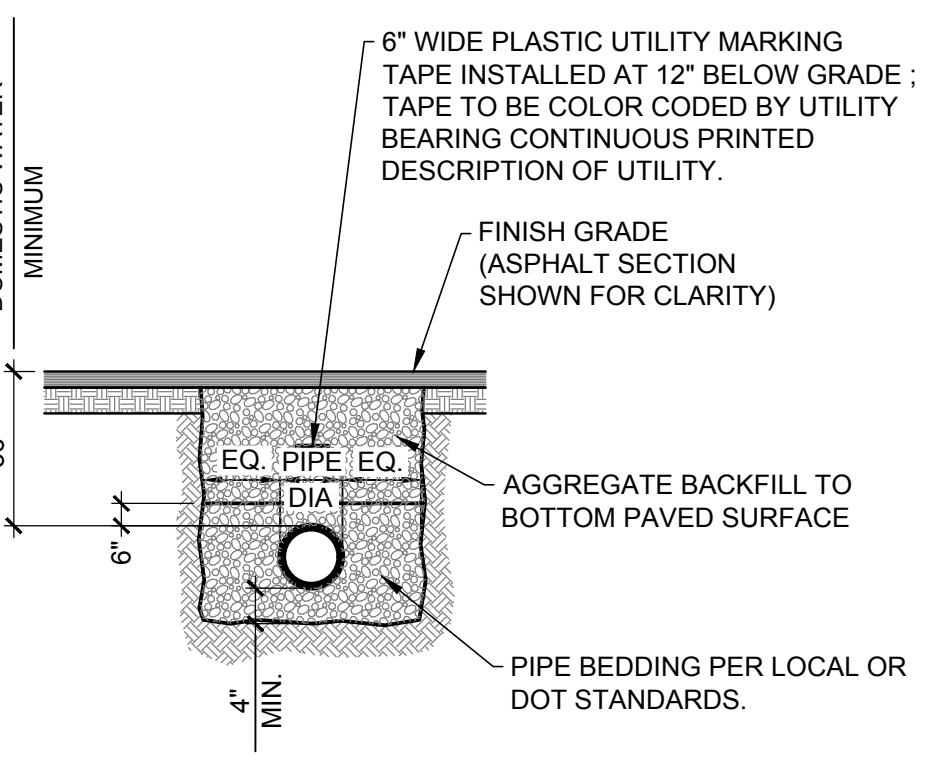
- THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
- UTILITY TRENCHING AND BACKFILLING SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL SAFETY STANDARDS.
- UTILITY CONSTRUCTION SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DETAILS.
- MANHOLE LIDS AND SLEEVES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- WATER LINES SHALL BE INSTALLED WITH AT LEAST 36" COVER.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL CLEARANCE BETWEEN WATER PIPE AND SANITARY SEWER PIPE. RE: 4/CU101 FOR MINIMUM VERTICAL CLEARANCE REQUIREMENTS.
- PROVIDE PIPE BOLLARDS AT LOCATIONS SHOWN AND AT LOCATIONS SPECIFIED BY THE OWNER, REGULATORY AGENCIES AND UTILITY COMPANIES. COORDINATE BOLLARD INSTALLATION WITH FINISHED PAVING GRADE.
- EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, MEASUREMENTS AND LOCATIONS OF EXISTING FACILITIES, UTILITIES, EQUIPMENT AND OTHER EXISTING ITEMS WHICH MAY EFFECT CONSTRUCTION SCHEDULES AND NEW UTILITY DESIGN.
- EXISTING UTILITY LOCATIONS ARE SHOWN APPROXIMATELY AND FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION.
- DURING CONSTRUCTION TEMPORARY PLUGS SHALL BE INSTALLED AT ALL OPENINGS WHENEVER ANY PIPELINE IS LEFT UNATTENDED.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING A MINIMUM OF ONE LANE OF A ROADWAY OPEN DURING CONSTRUCTION. TEMPORARY ROADWAY OR BY-PASS PAVEMENT MUST BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION UNTIL PERMANENT PAVEMENT REPLACEMENT IS INSTALLED.
- ADEQUATE EMERGENCY VEHICLE AND PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES TO ROADWAYS, DRIVEWAYS AND BUILDING ENTRANCES.
- ALL SANITARY SEWER LINES SHALL BE PVC SDR-35 PIPE. PIPE SHALL BE LAID UPSTREAM WITH THE SPIGOT ENDS POINTING DOWNSTREAM. ALL PIPES SHALL BE PLACED TRUE TO LINE AND GRADE WITH ENDS ABUTTING, CAREFULLY CENTERED, AND WITH A SMOOTH INVERT AT THE JOINTS.

UTILITY INSTALLATION CONSIDERATIONS

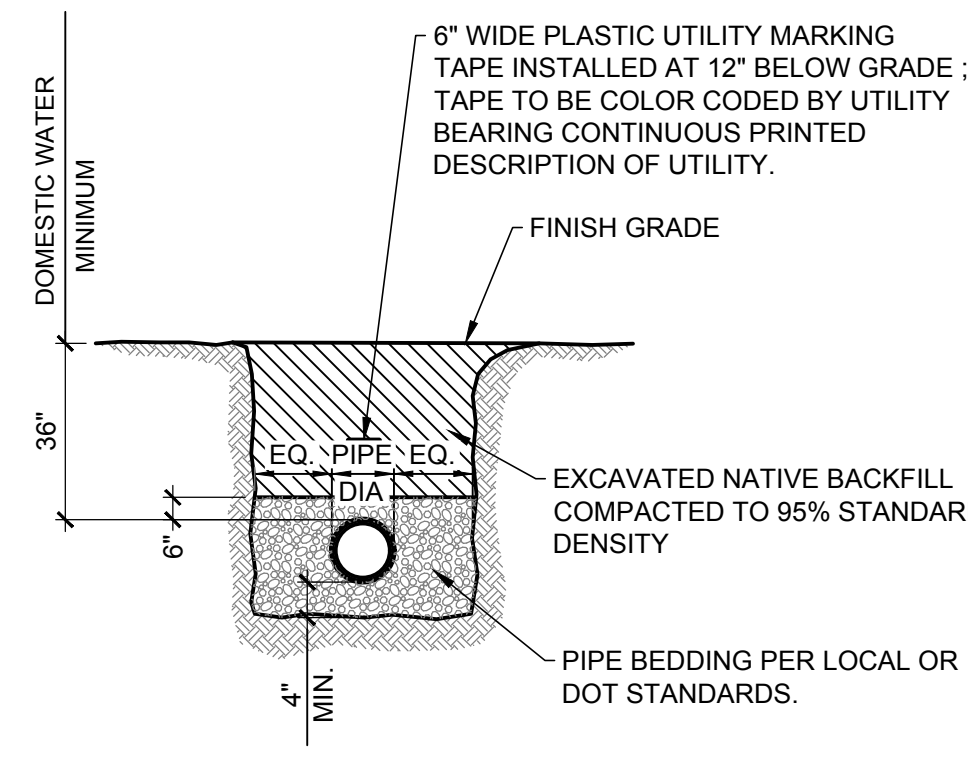
- PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.
- ALL PROPOSED UTILITIES, WHEN POSSIBLE, SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.
- REFER TO DETAIL 2 AND 3, THIS SHEET, FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.
- BACKFLOW PREVENTER TO BE PLACED INSIDE THE BUILDING, MOUNTED 12" TO 60" FROM THE FLOOR, BE ACCESSIBLE, INSTALLED BEFORE ANY OTHER CONNECTION IN THE BUILDING AND BE WITHIN 200' FROM THE CONNECTION TO THE WATER MAIN.

CAUTION EXISTING UTILITIES !!!

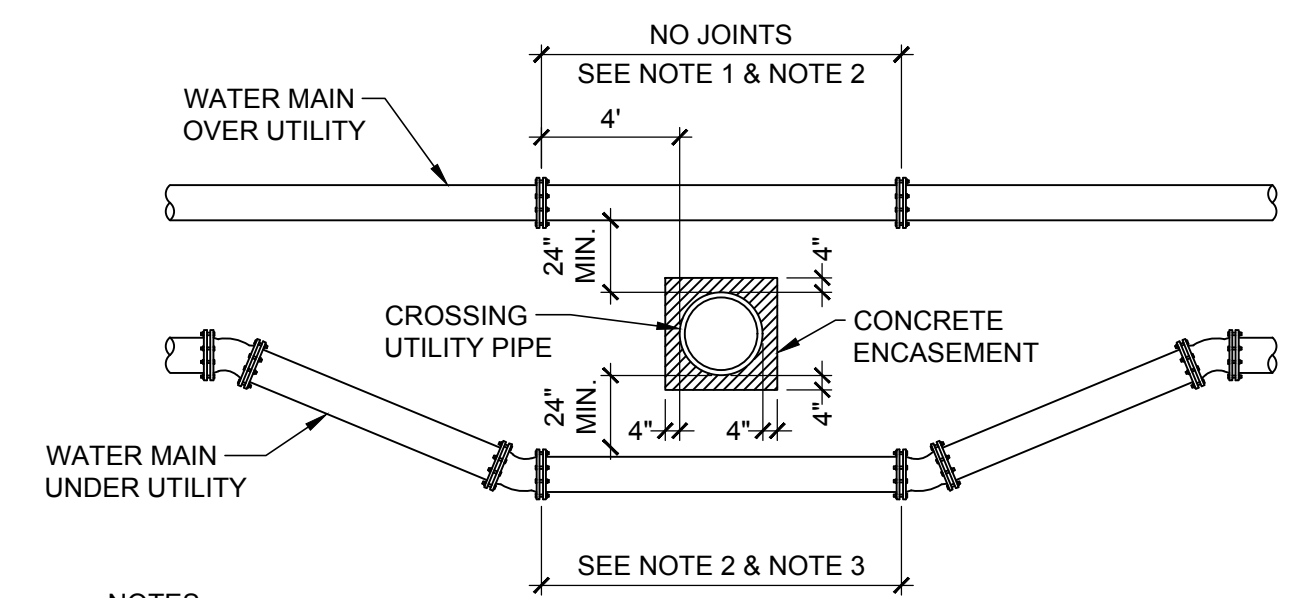
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



2 TRENCH DETAIL (PAVED AREAS)
SCALE: NOT TO SCALE

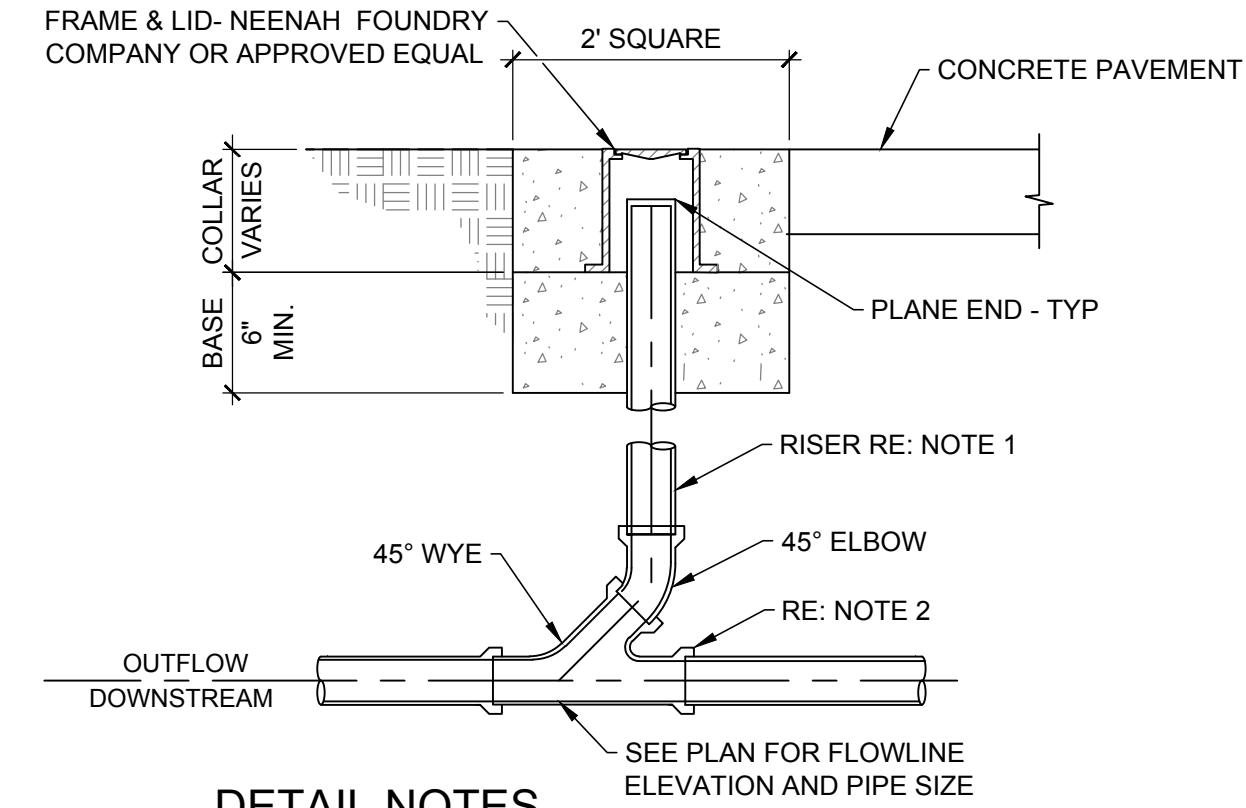


3 TRENCH DETAIL (UNPAVED AREAS)
SCALE: NOT TO SCALE



- NOTES:**
- WHEN THE UTILITY BEING CROSSED IS NOT A STORM DRAIN, SANITARY SEWER, OR A NON-POTABLE WATER LINE, THEN THE "NO JOINT" REQUIREMENT DOES NOT APPLY.
 - WHEN THE UTILITY BEING CROSSED IS A STORM DRAIN, SANITARY SEWER, OR A NON-POTABLE WATER LINE, EITHER ABOVE OR BELOW THE POTABLE WATERLINE, AND THE MINIMUM CLEARANCE IS 24", THEN THE TYPE OF PIPE MUST BE DUCTILE IRON PIPE OR AWWA C900 DR-14 PVC PIPE. IF THE CLEARANCE IS LESS THAN 24" THEN THE CROSSING UTILITY MUST ALSO BE ENCASED WITH 4 INCHES OF CONCRETE, MINIMUM FOR A DISTANCE 20', 10' ON EITHER SIDE OF THE WATERLINE.
 - NO JOINTS ALLOWED IF LESS THAN 18 FEET, OR LESS THAN 20 FEET IF THE UTILITY BEING CROSSED IS SEWER. ALL JOINTS BETWEEN FITTINGS MUST BE RESTRAINED.

4 UTILITY CROSSING DETAIL
SCALE: NOT TO SCALE



- DETAIL NOTES**
- RISER DIAMETER TO MATCH DOWNSTREAM PIPE SIZE. MAXIMUM RISER DIAMETER IS 10 INCHES.
 - WHERE LINE DOES NOT EXTEND, INSTALL A PLUG OR SUBSTITUTE A LENGTH OF STRAIGHT PIPE AND ANOTHER 45° ELBOW FOR WYE.

5 CLEANOUT DETAIL
SCALE: NOT TO SCALE

CYNTERGY
810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK 74119
www.cyntergy.com

ROBERT L. DAY, PE
ENGINEER OF RECORD

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

Ziggis COFFEE
PARKER, COLORADO

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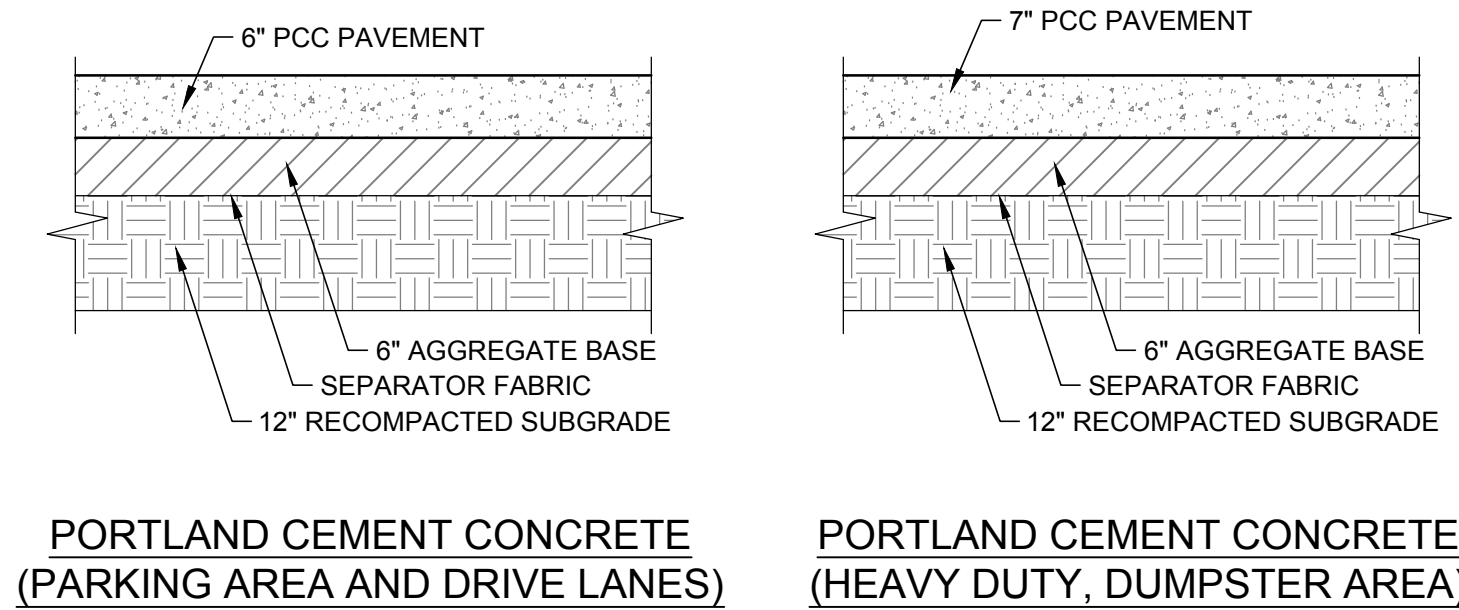
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UTILITY PLAN

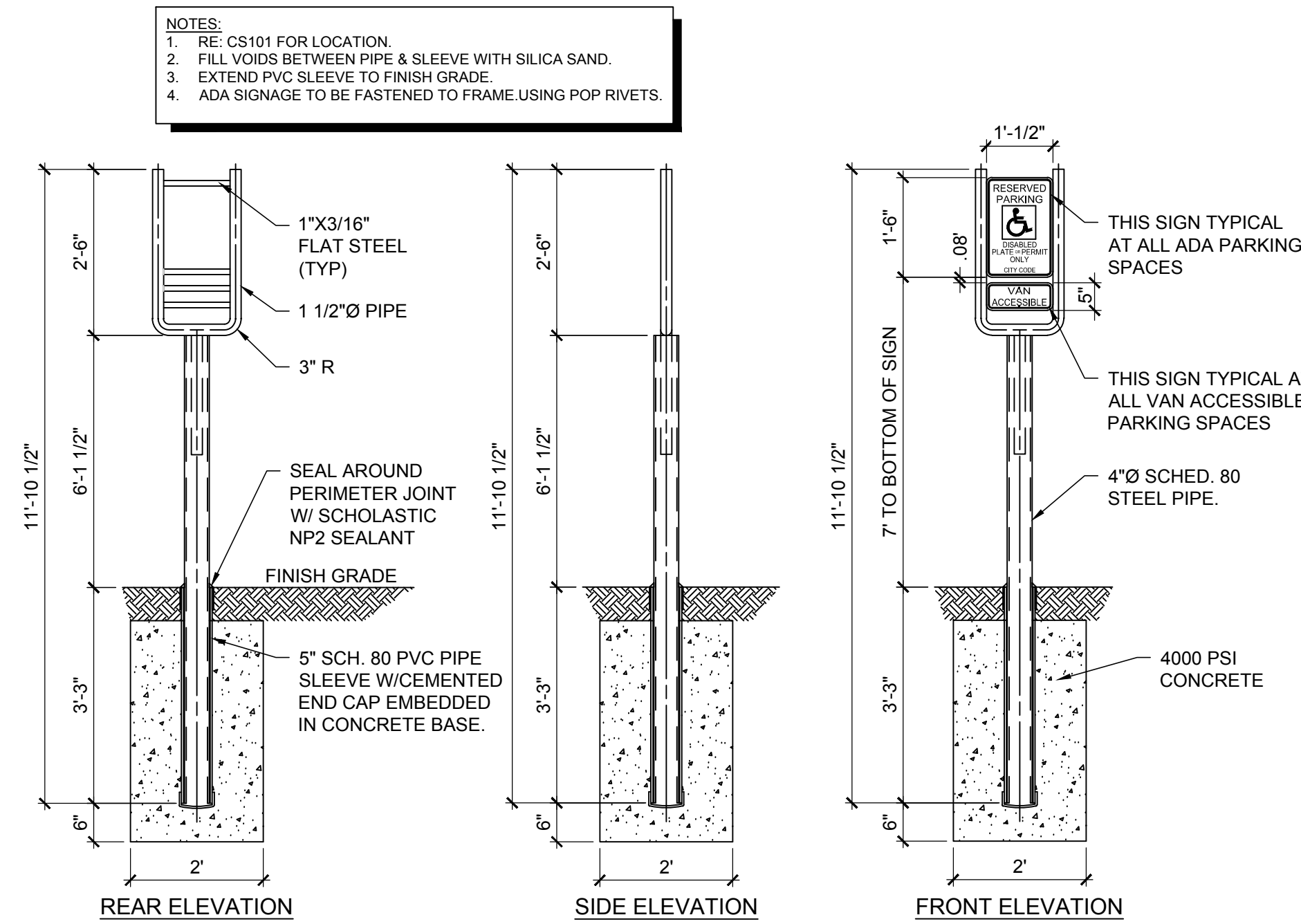
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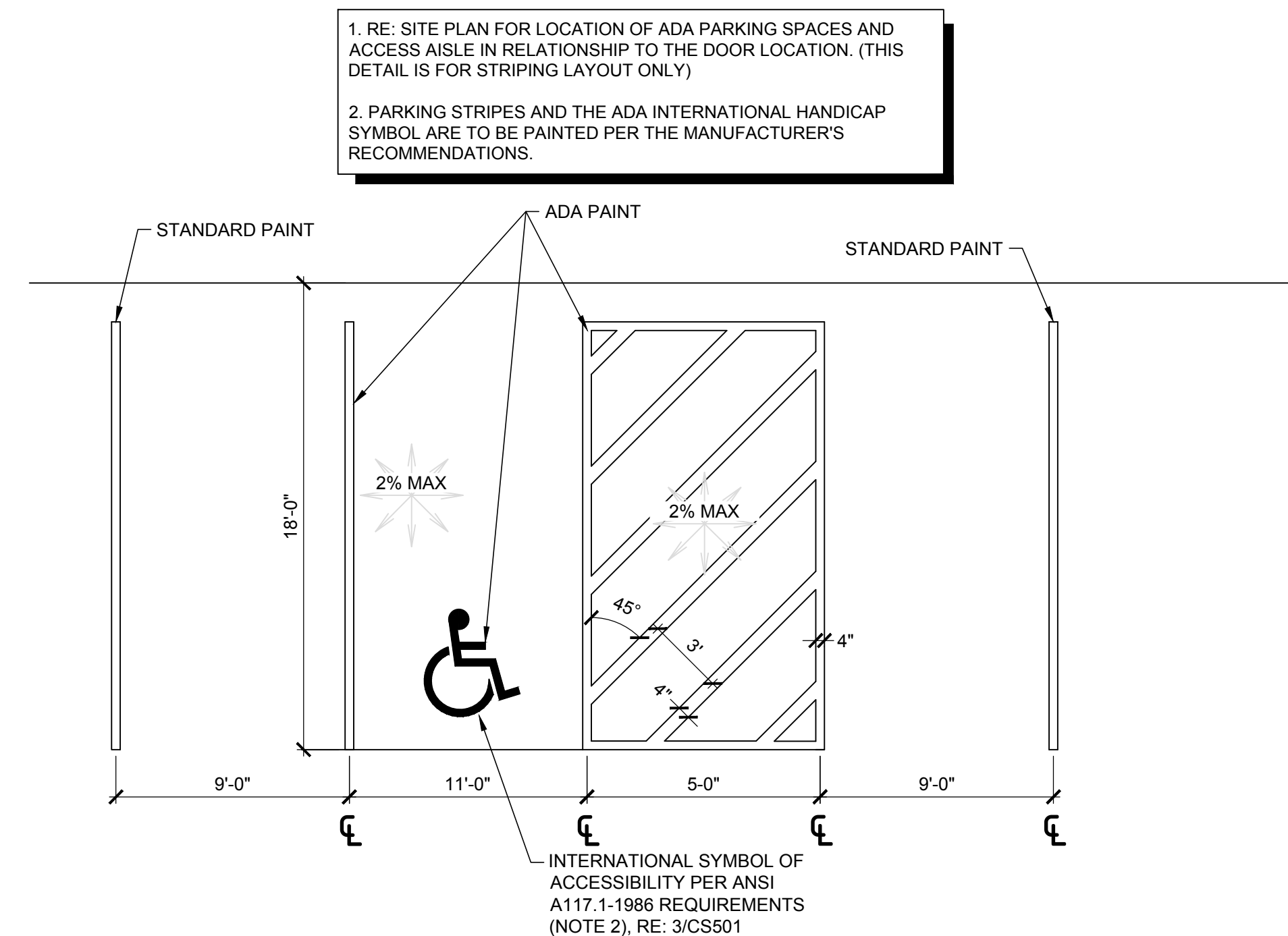


DETAIL NOTE:
CONTRACTOR TO CONSTRUCT A FIVE (5) FOOT PAVEMENT TRANSITION BETWEEN ASPHALT AND CONCRETE PAVEMENT. THICKEN THE ASPHALT SECTION TO MATCH THE CONCRETE PAVEMENT DEPTH AND CREATE A THICKENED EDGE PAVEMENT TRANSITION.

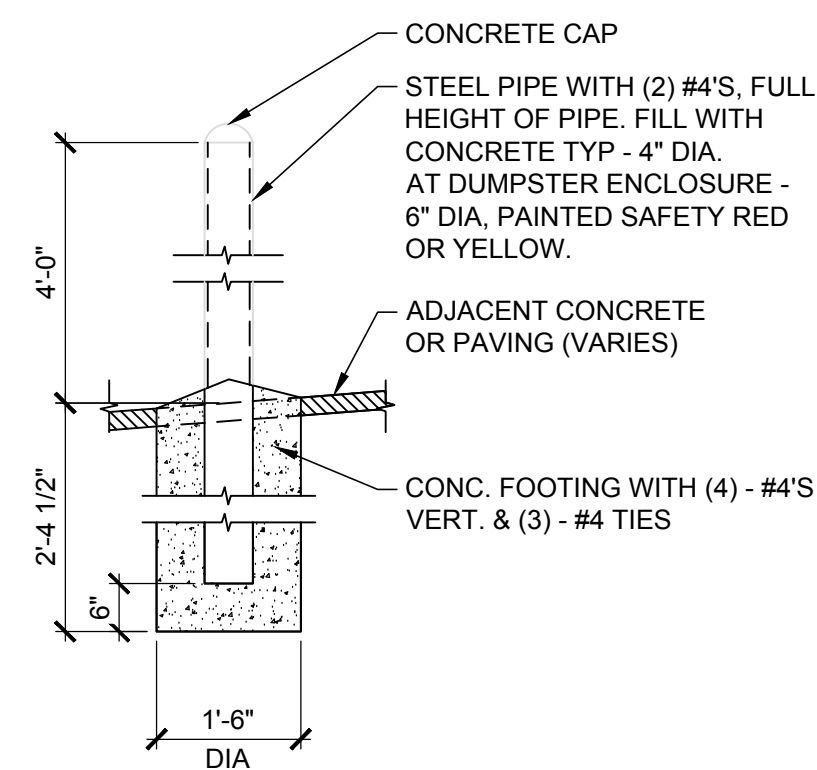
1 PAVEMENT SECTIONS
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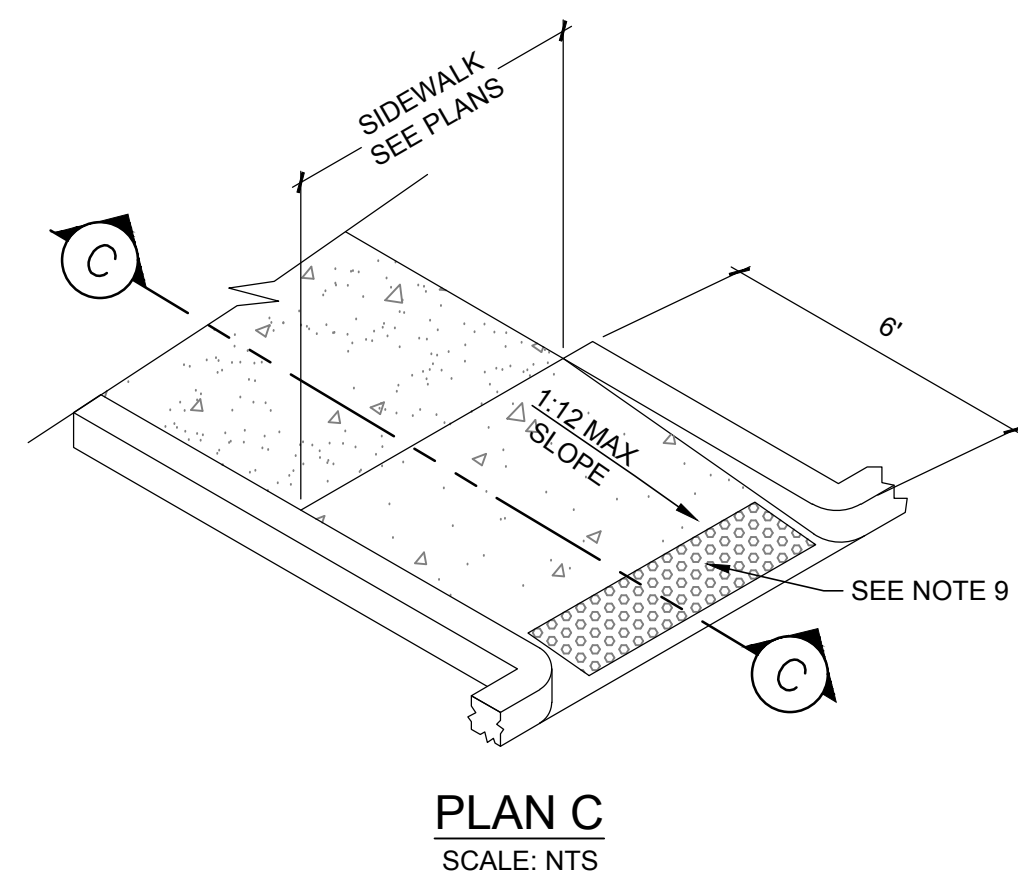
2 ADA SIGN IN BOLLARD DETAIL
SCALE: 1\"/>



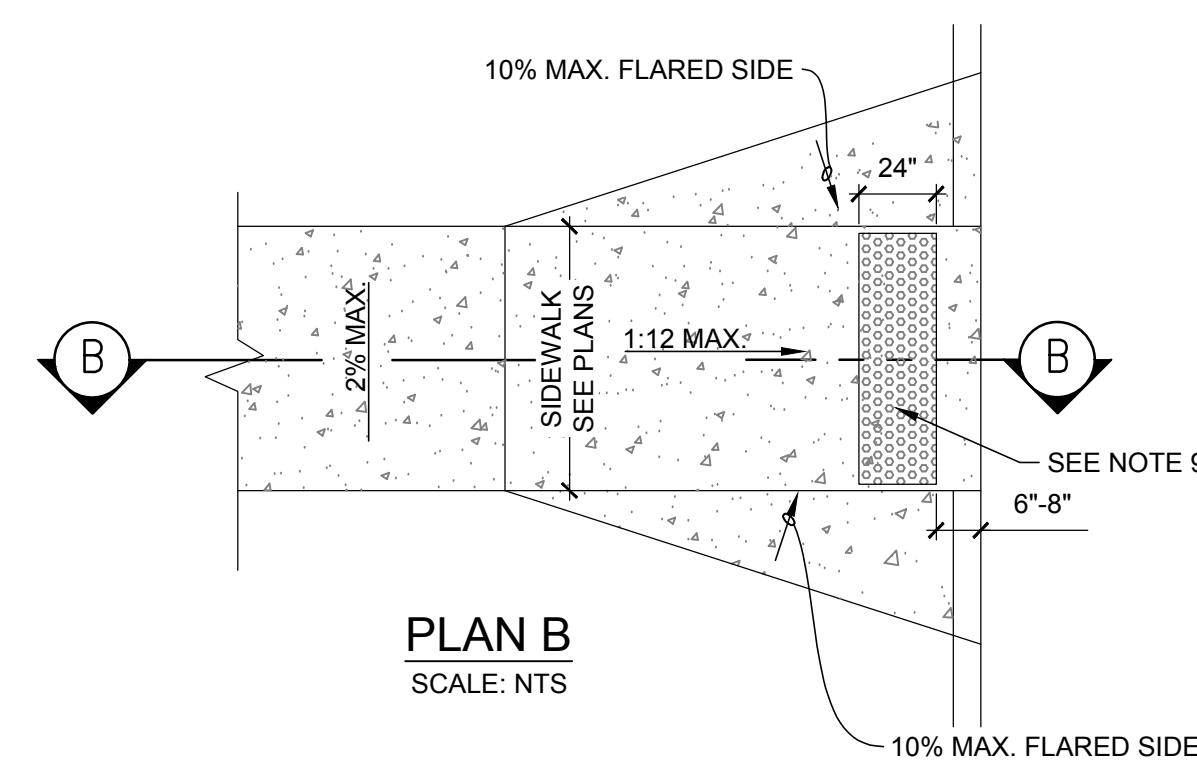
3 ADA PARKING DETAIL
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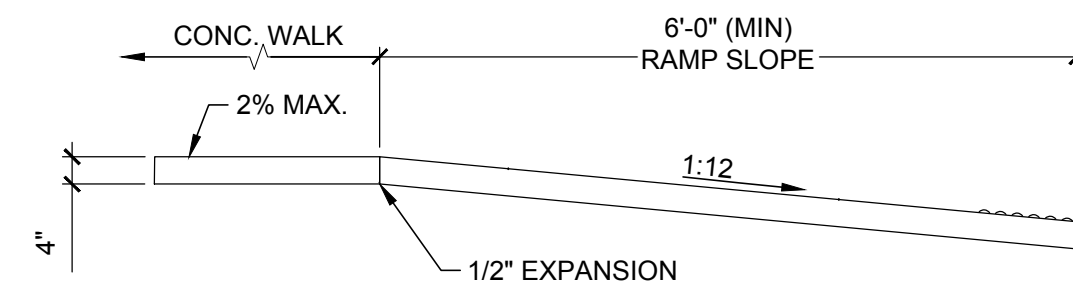
4 PIPE BOLLARD DETAIL
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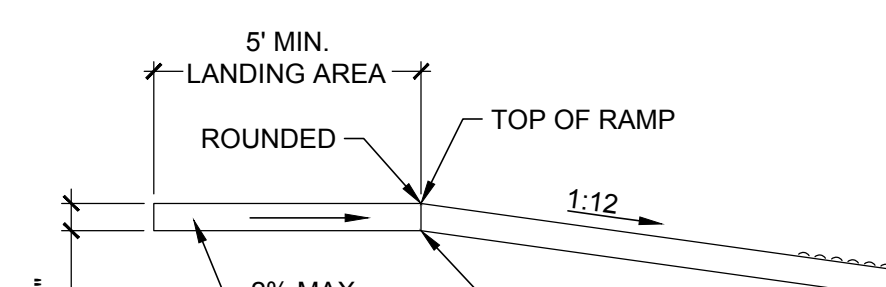
PLAN C
SCALE: NTS



PLAN B
SCALE: NTS



SECTION C-C
SCALE: NTS

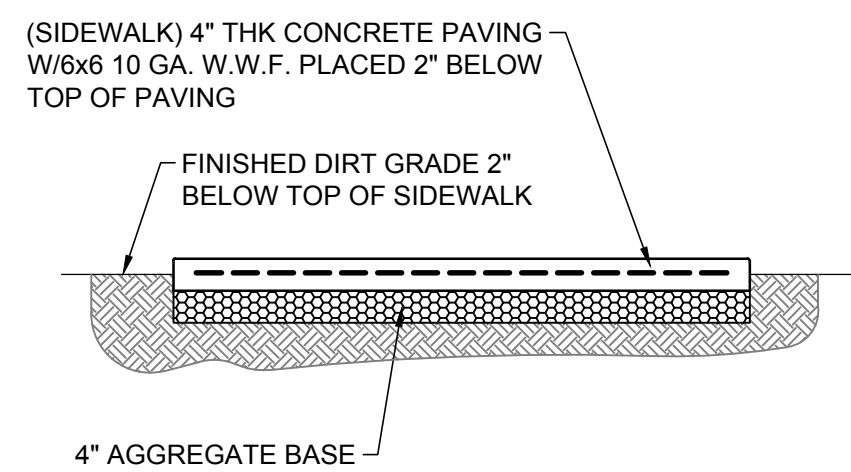


SECTION B-B
SCALE: NTS

NOTES:
1. ALL RAMPS SHALL BE CONSTRUCTED WITH 4\"/>

6 ADA RAMP DETAIL
SCALE: NOT TO SCALE

RE: GEOTECHNICAL REPORT FOR APPROVED METHOD OF SUBGRADE PREPARATION



5 SIDEWALK DETAIL
SCALE: NOT TO SCALE

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ISSUES / REVISIONS

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	/ / 18	

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

SHEET NAME
DETAILS

SHEET NUMBER
CS501



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

STIPULATION FOR REUSE
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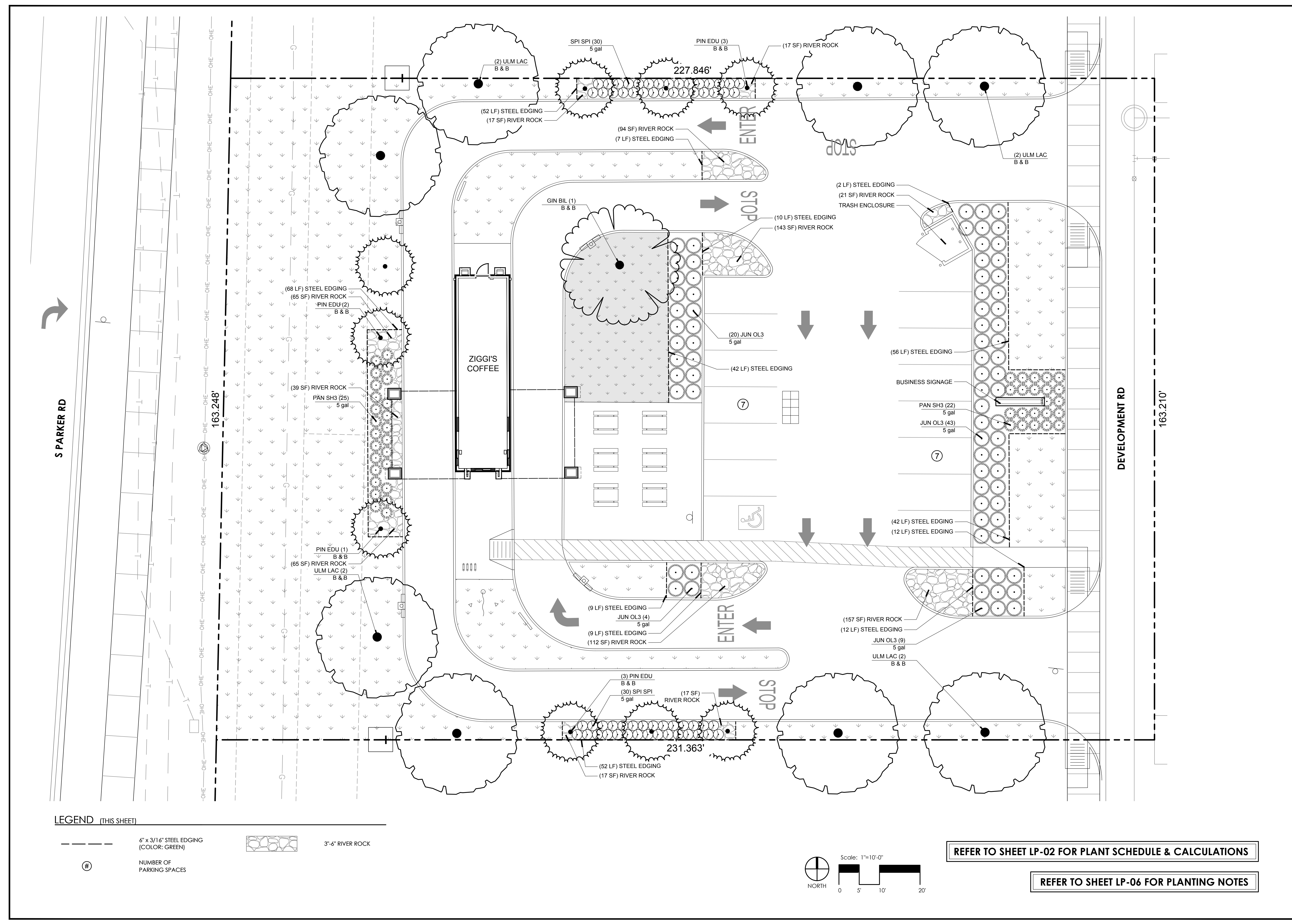
ISSUES / REVISIONS

NO	DATE	REVISION

ISSUE DATE: 10/05/18
PROTO DATE:
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PROJECT: 18143

SHEET NAME
PLANTING PLAN

SHEET NUMBER
LP-01

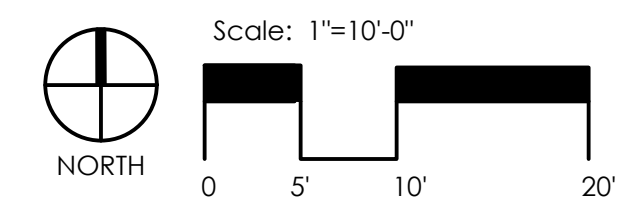


LEGEND (THIS SHEET)

--- 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

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


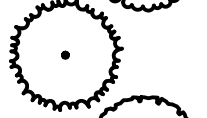

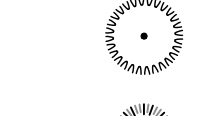


Description of Property

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

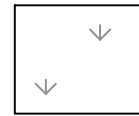

Chapter 13.06.070 Landscape Regulations

- (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 PROVIDED Deciduous Trees= *9
 Shrubs= 110 Evergreen Trees= *9
 Shrubs= 160
 *Ten (10) shrubs are being substituted per one (1) tree (5 trees x 10= 50 additional shrubs required)
- (n) 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 PROVIDED Deciduous Trees= 3
 Shrubs= 30 Evergreen Trees= 3
 Shrubs= 30
EAST EDGE (163 lf /40= 4.07)
 REQUIRED Trees= 5 PROVIDED Deciduous Trees= *0
 Shrubs= 25 Evergreen Trees= *0
 Shrubs= 75
 *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 PROVIDED Deciduous Trees= 3
 Shrubs= 30 Evergreen trees= 3
 Shrubs= 30
WEST EDGE (163 lf /40= 5.78)
 REQUIRED Trees= 5 PROVIDED Deciduous Trees= 2
 Shrubs= 25 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.

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

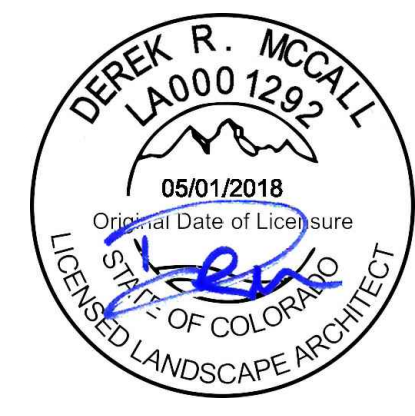
* INCLUDES ADDITIONAL 25% CONTINGENCY.

*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.

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



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 TULSA OKLAHOMA 74105-6539
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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 COOT STANDARD SPECIFICATIONS 2017 EDITION.



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ISSUES / REVISIONS

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

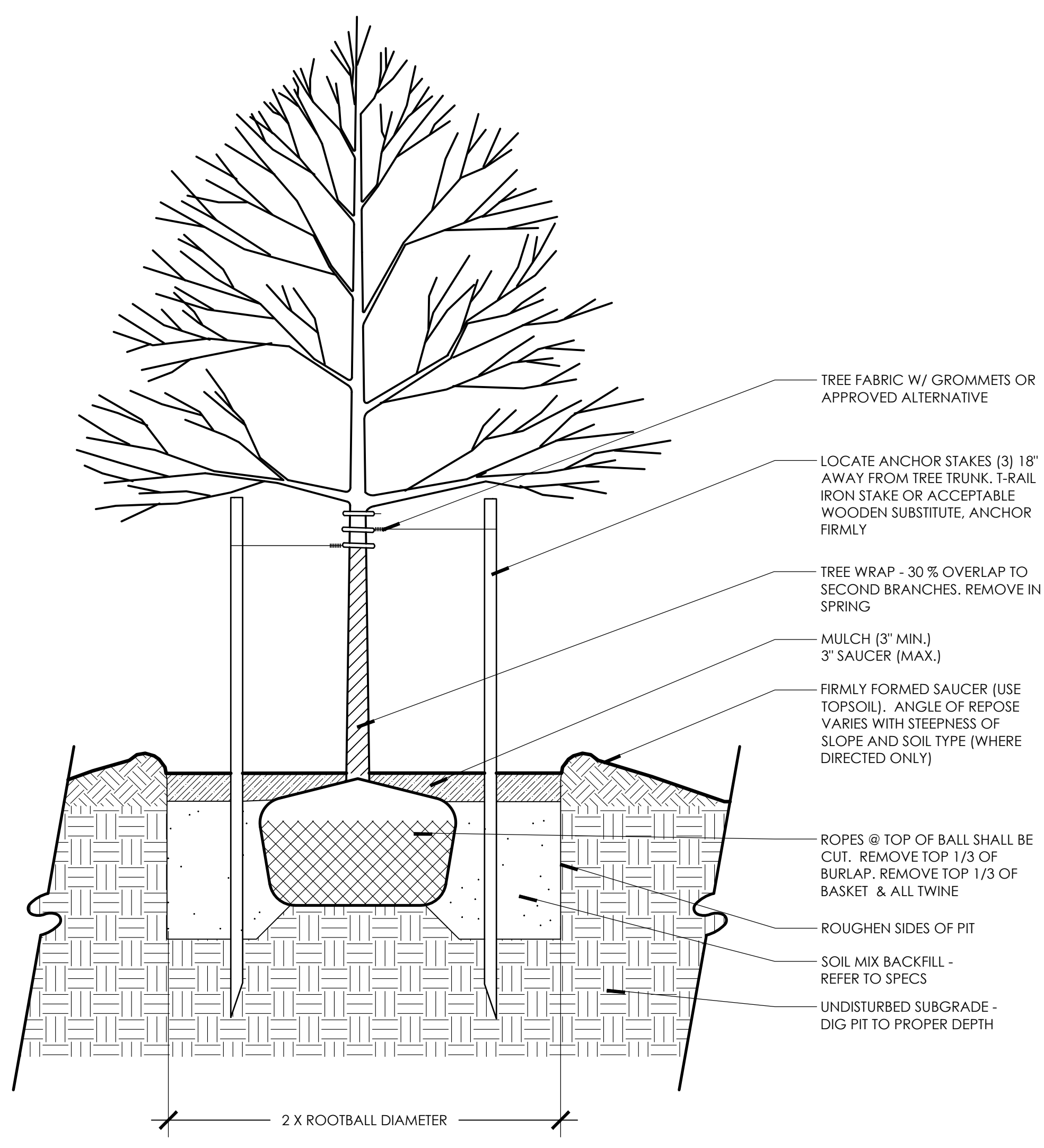
REFER TO SHEET LP-06 FOR PLANTING NOTES

SHEET NAME
PLANTING PLAN
 SHEET NUMBER
LP-02

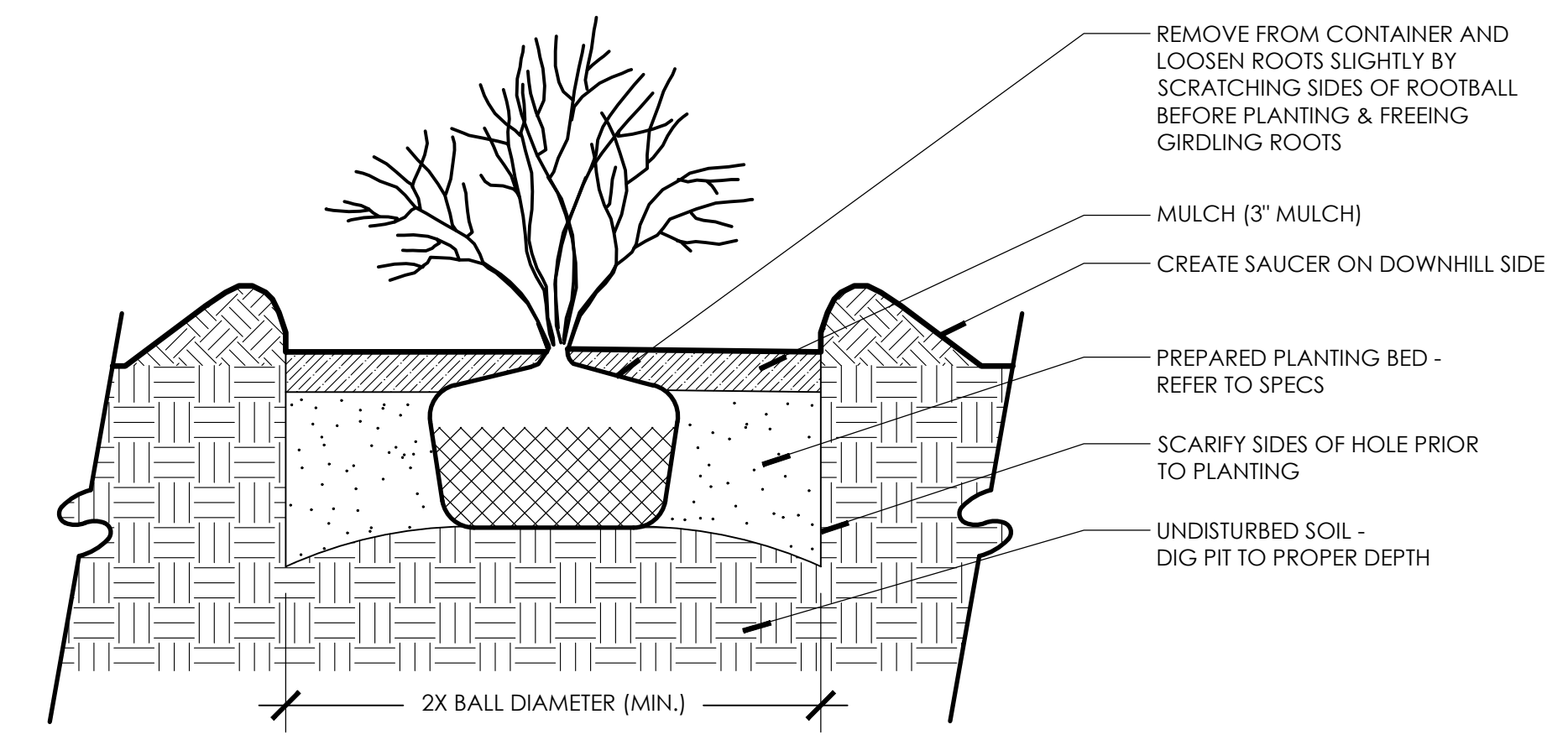
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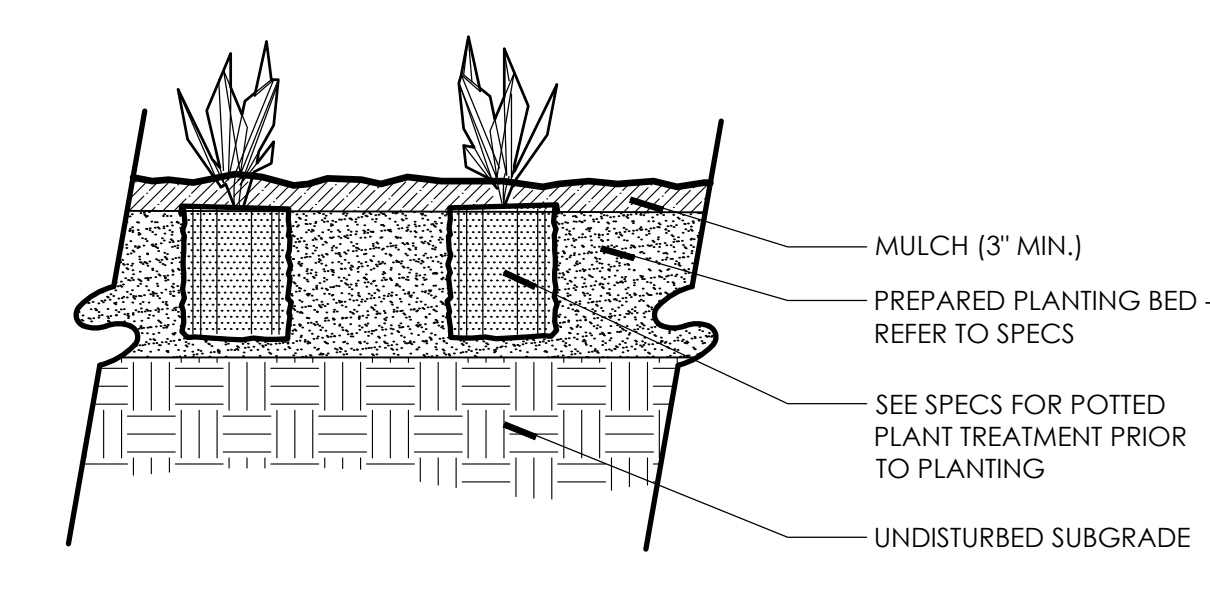
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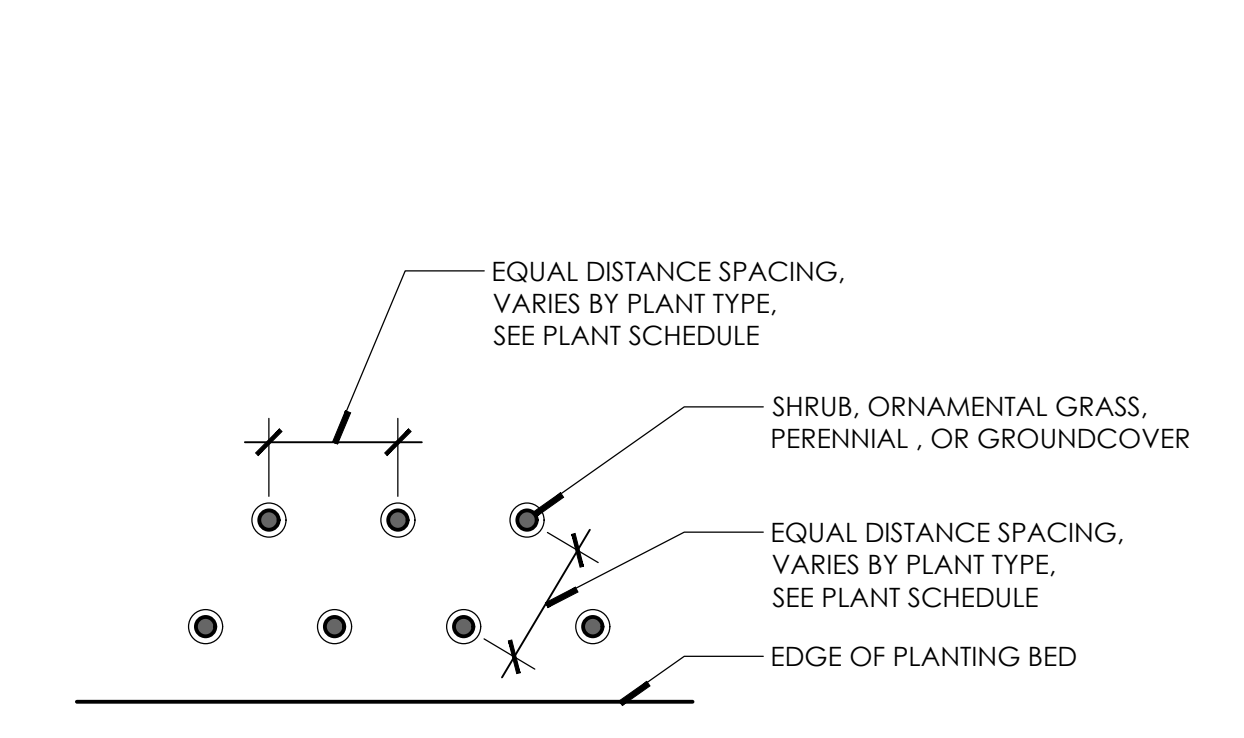
1 SECTION: DECIDUOUS TREE PLANTING
1"=1'-0"



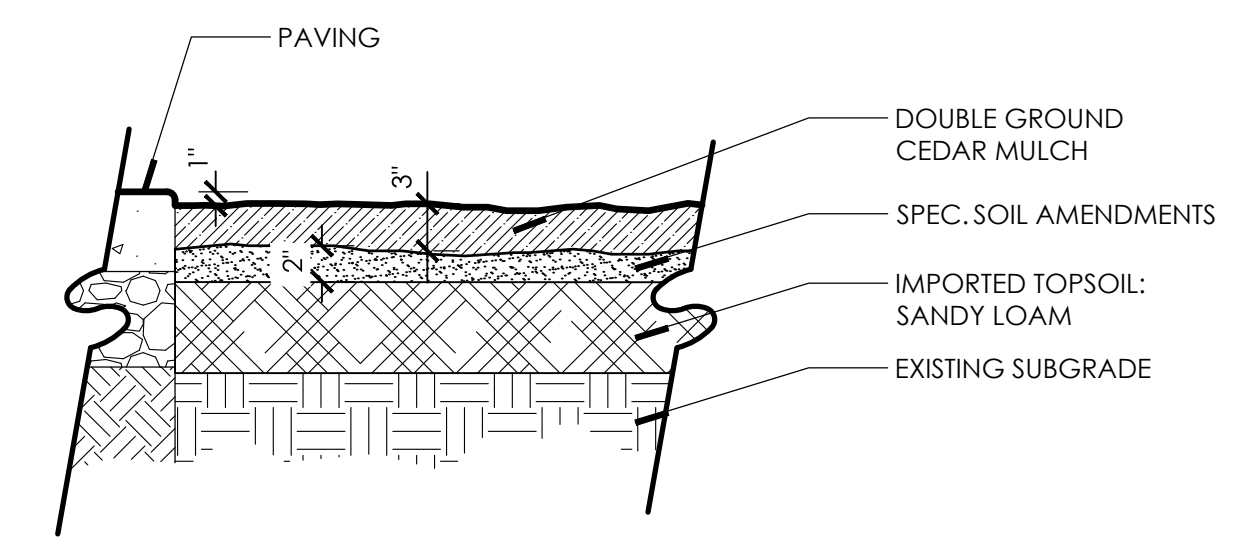
2 SECTION: SHRUB PLANTING
1"=1'-0"



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
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DRAWN BY: SKR
PROJECT: 18143

SHEET NAME
PLANTING DETAILS

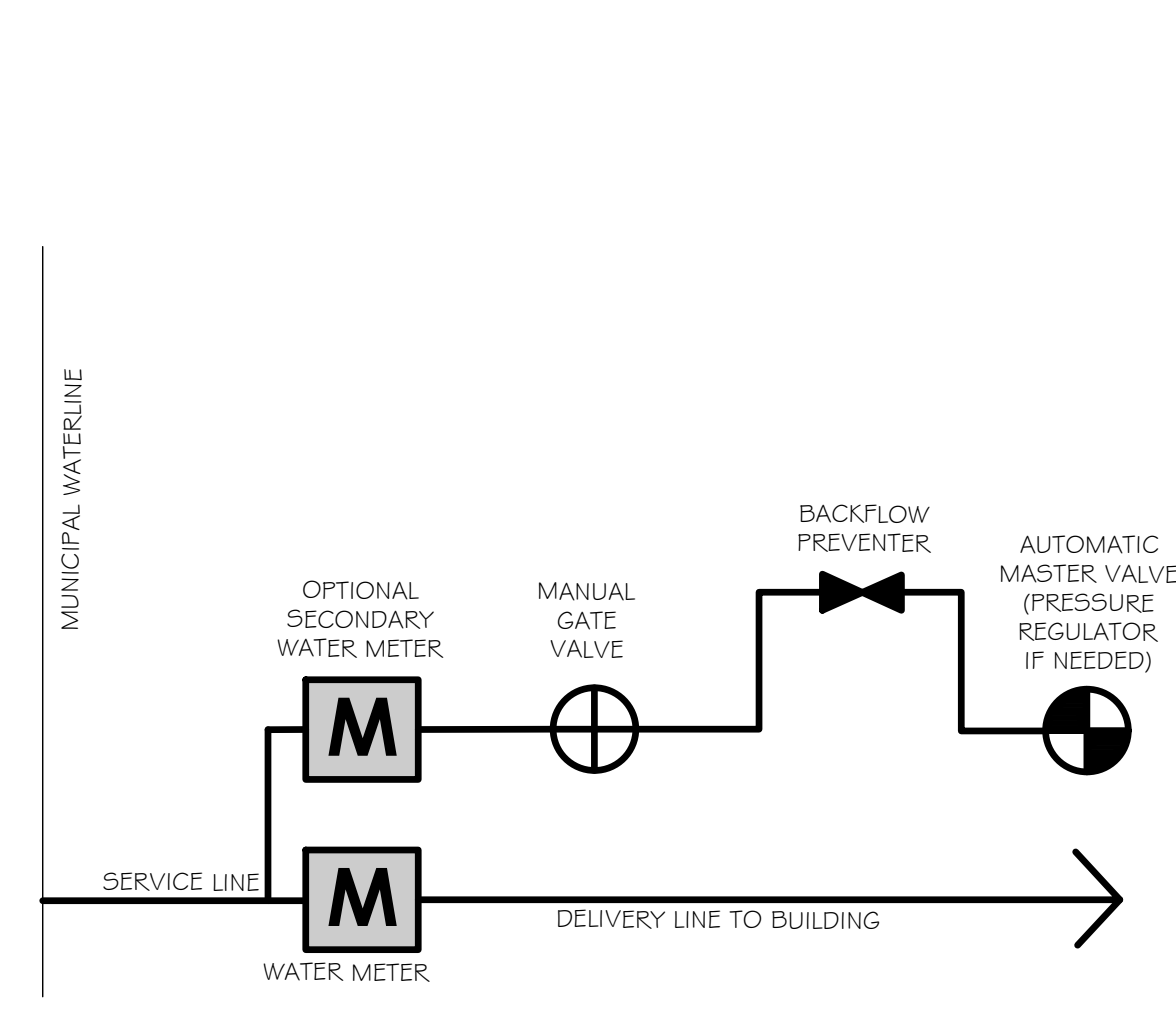
SHEET NUMBER
LP-03

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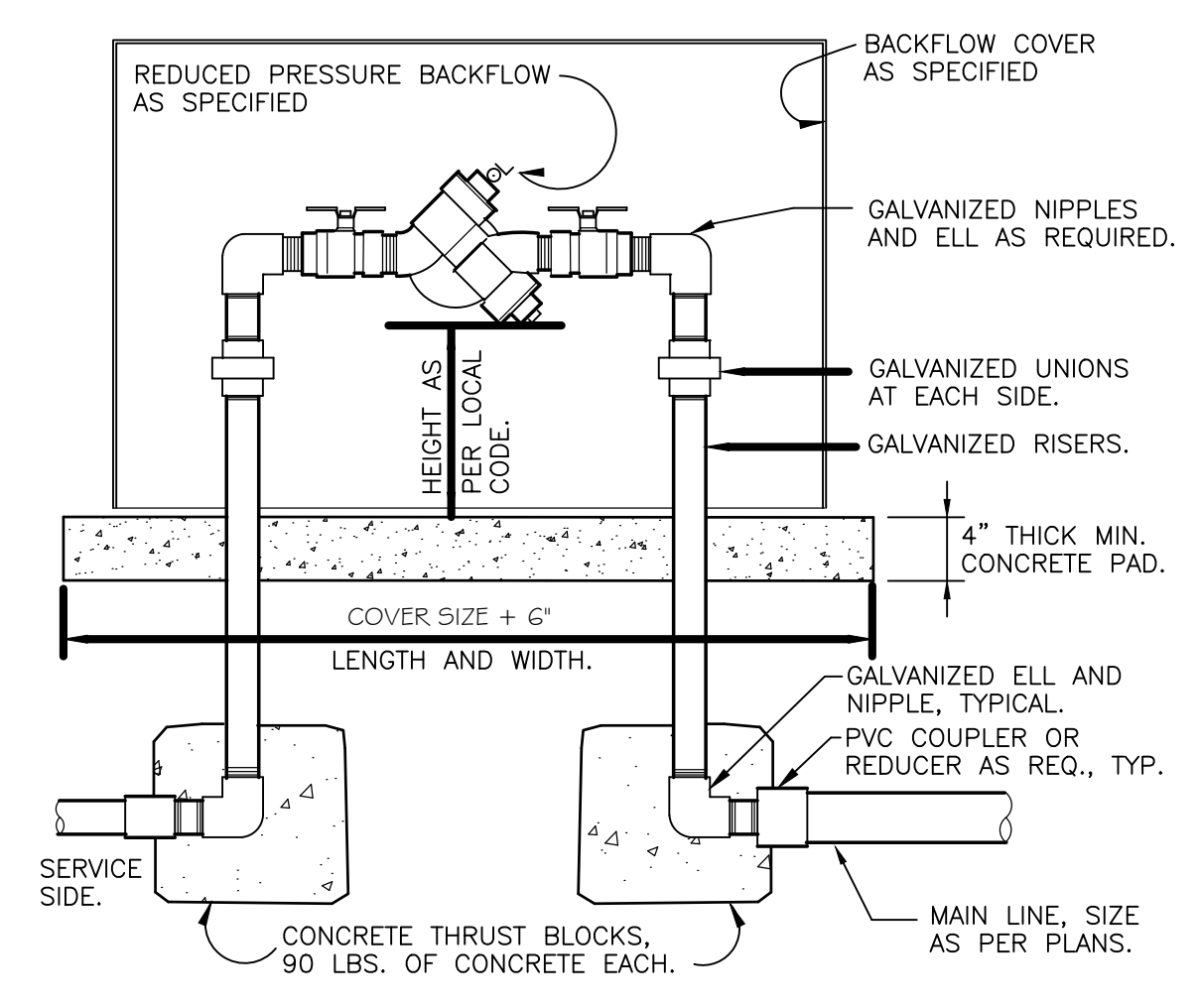


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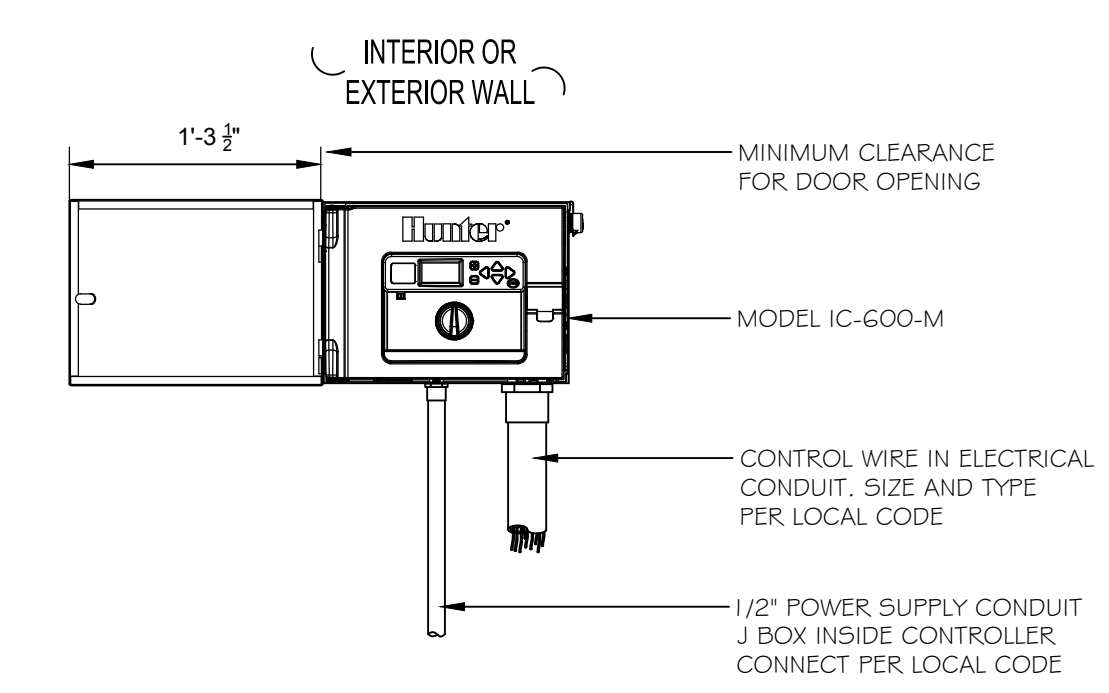
Ziggis COFFEE
PARKER, COLORADO



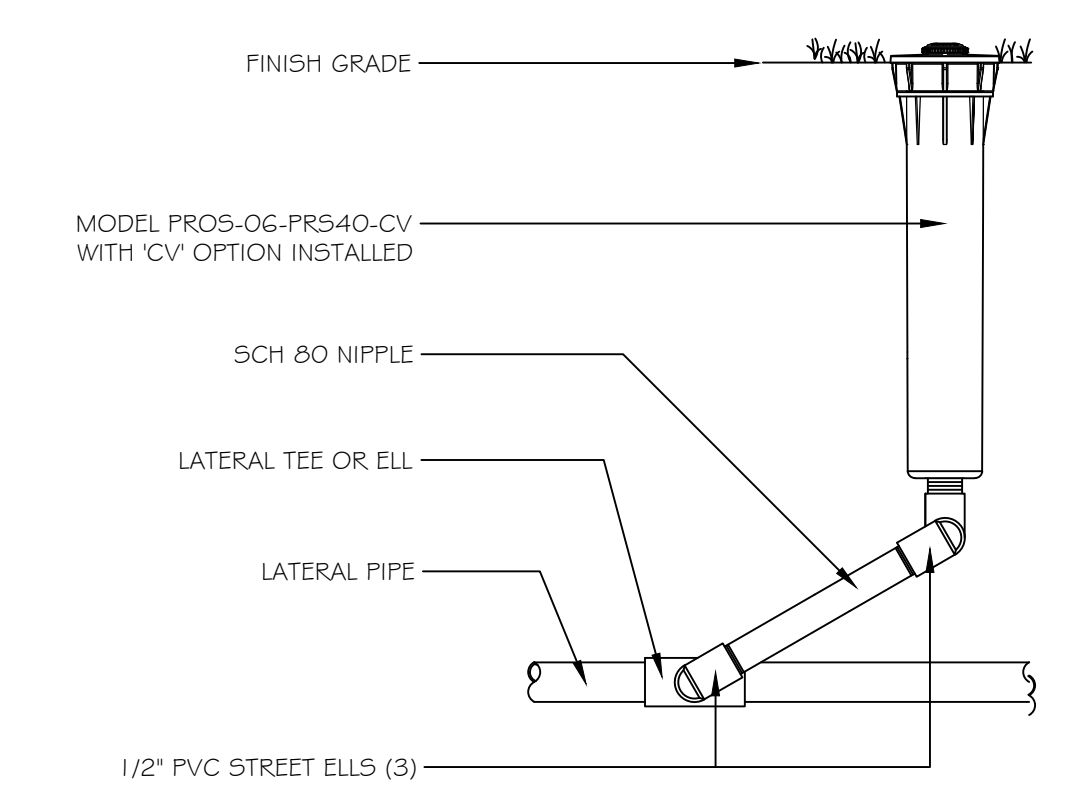
1 SCHEMATIC METER CONNECTION
NTS DETAIL-FILE



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

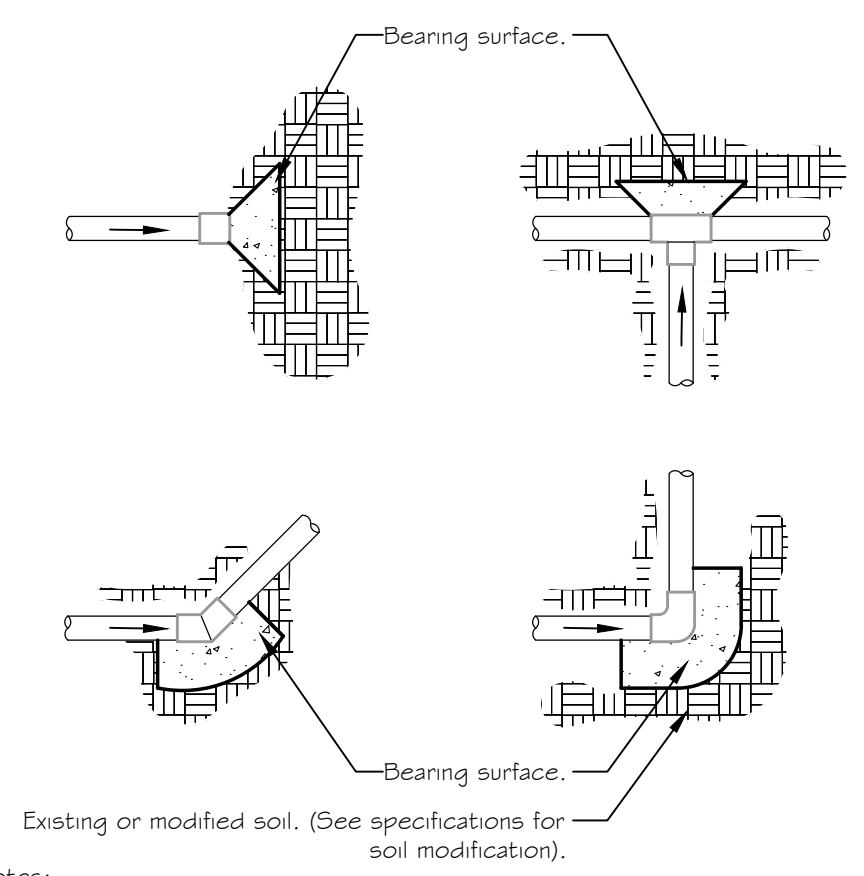


3 HUNTER I-CORE METAL CONTROLLER
SCALE: 1"=1'-0" (OR APPROVED ALTERNATIVE)



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

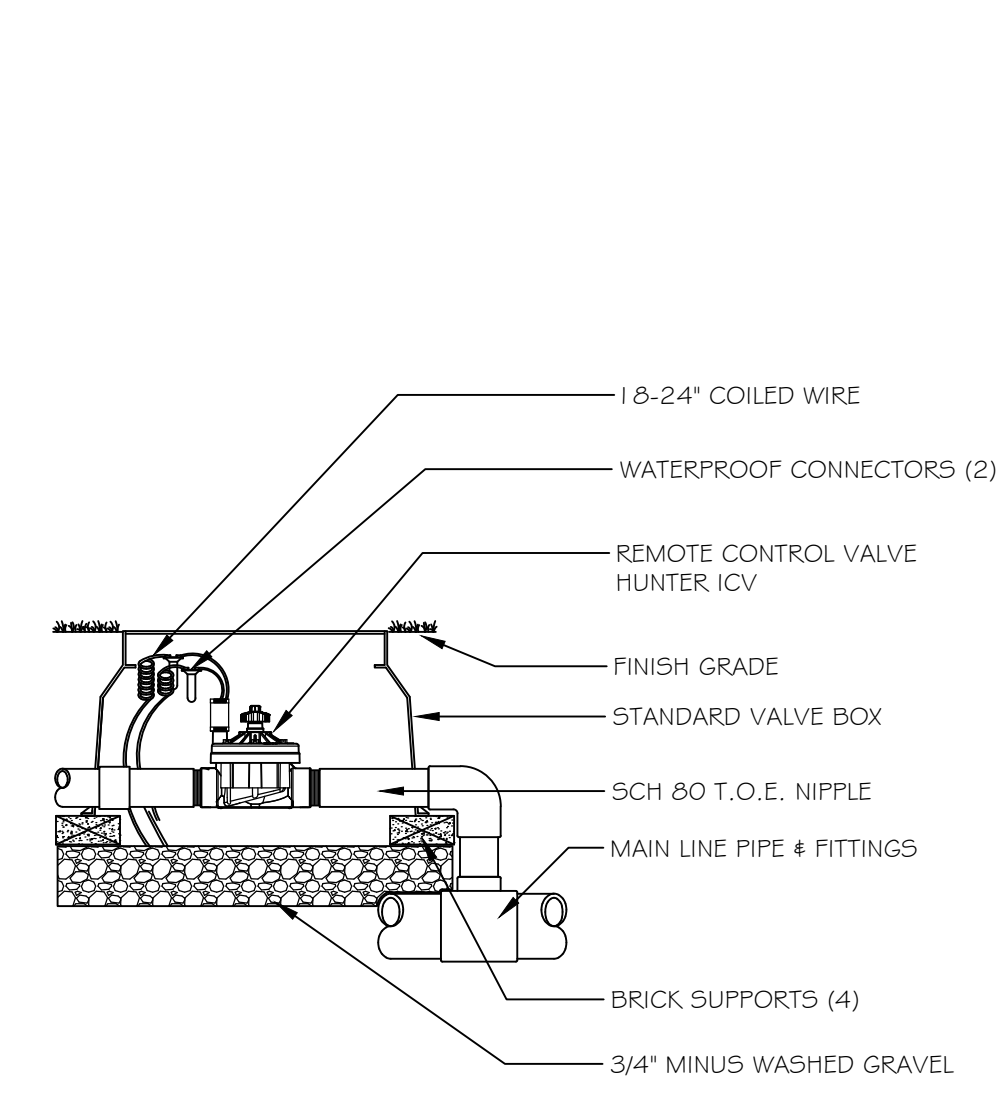
PIPE SIZE	MINIMUM BEARING SURFACE AREA		
	TEE AND PLLG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.63 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
2-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.48 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	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



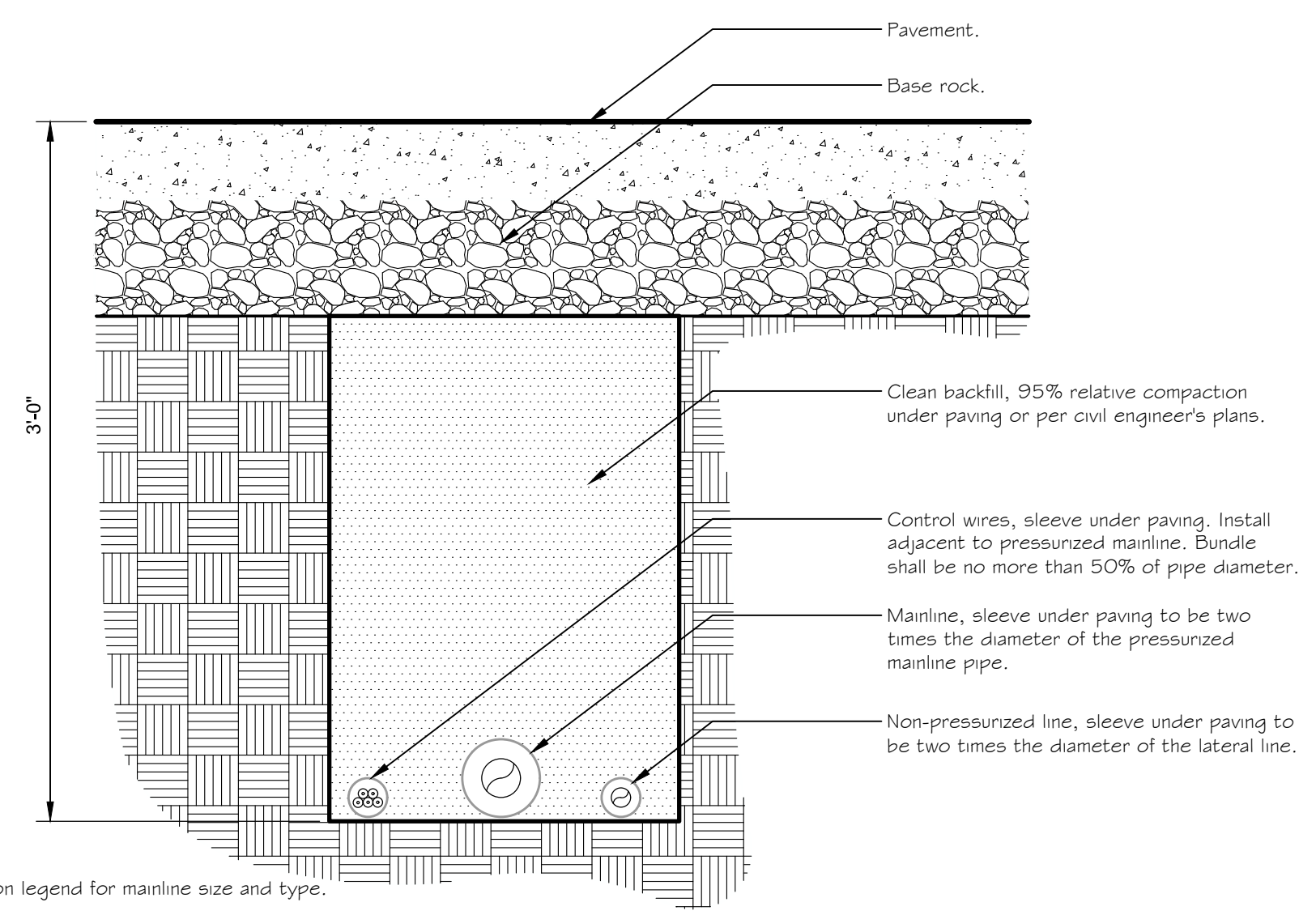
- Notes:
- Size thrust blocks shall be specified as show in the table above.
 - Control wires shall not be encased in concrete.
 - All fittings shall be wrapped with polyethylene to prevent concrete from adhering to pipe, fittings or bolts.
 - Joints and bolts shall be accessible for repairs.
 - Thrust 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

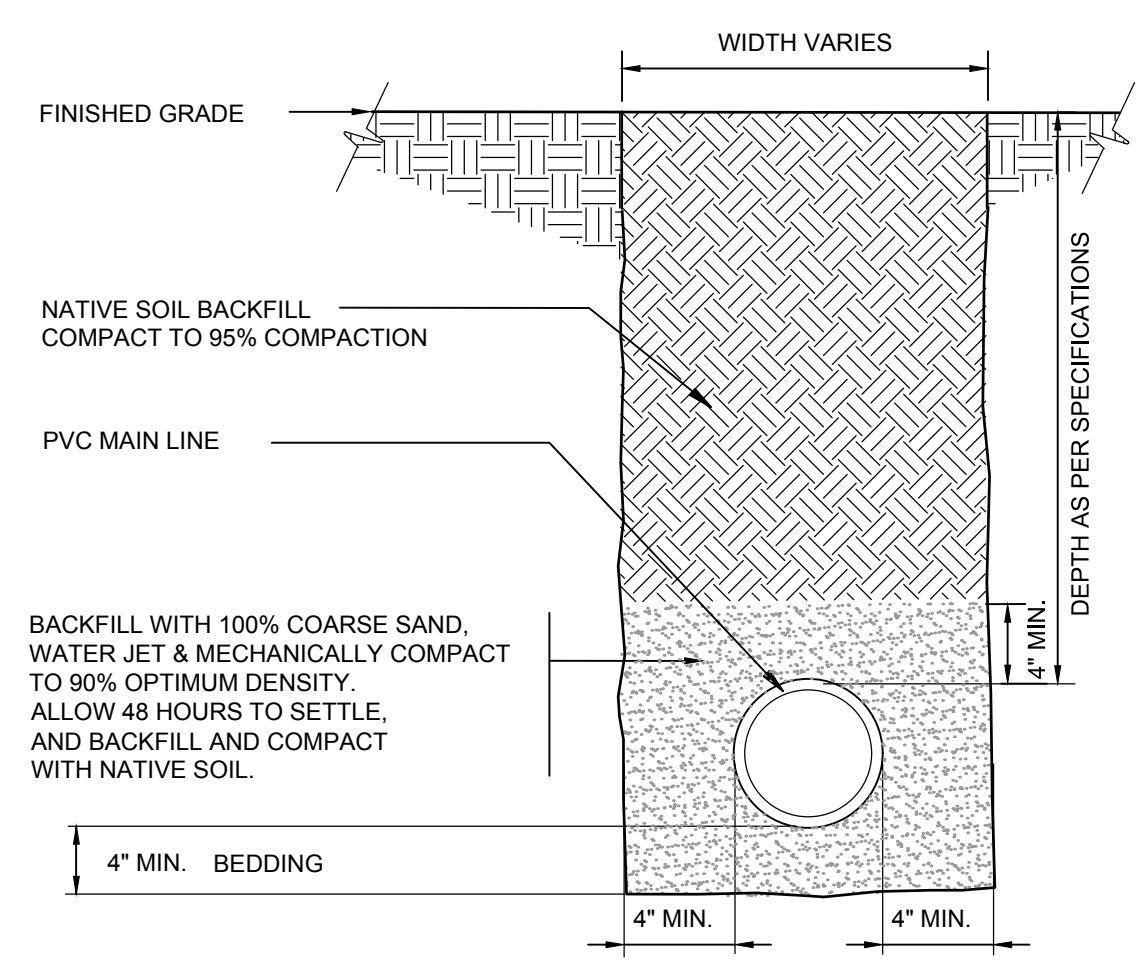


5 HUNTER ICV GLOBE VALVE
SCALE: 1"=1'-0"



- 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

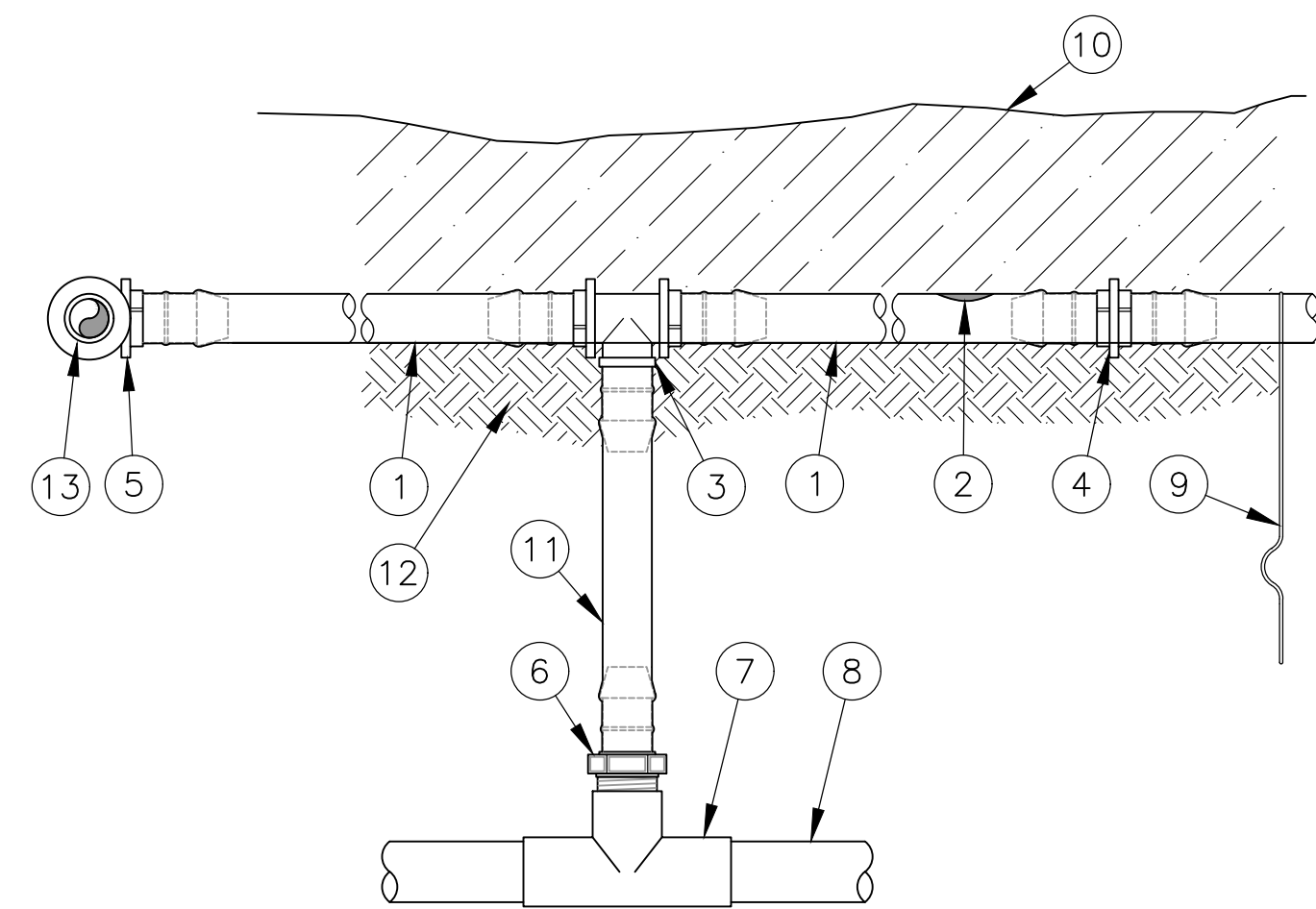
ISSUE DATE: 10/05/18
PROTO DATE:

CHECKED BY: DRM
DRAWN BY: SKR
PROJECT: 18124

SHEET NAME
IRRIGATION DETAILS

SHEET NUMBER
LP-04

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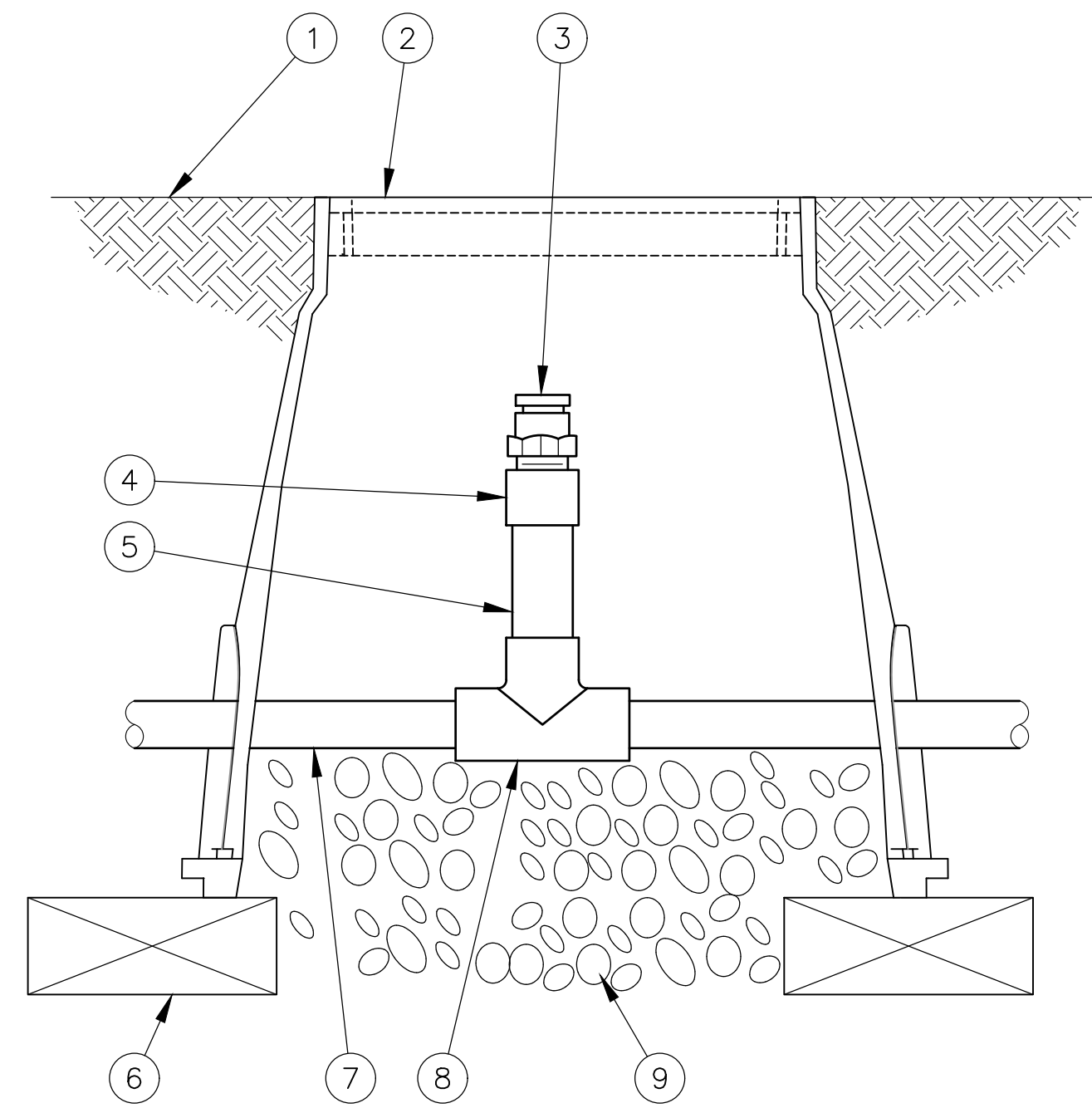


NOTES:

- 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

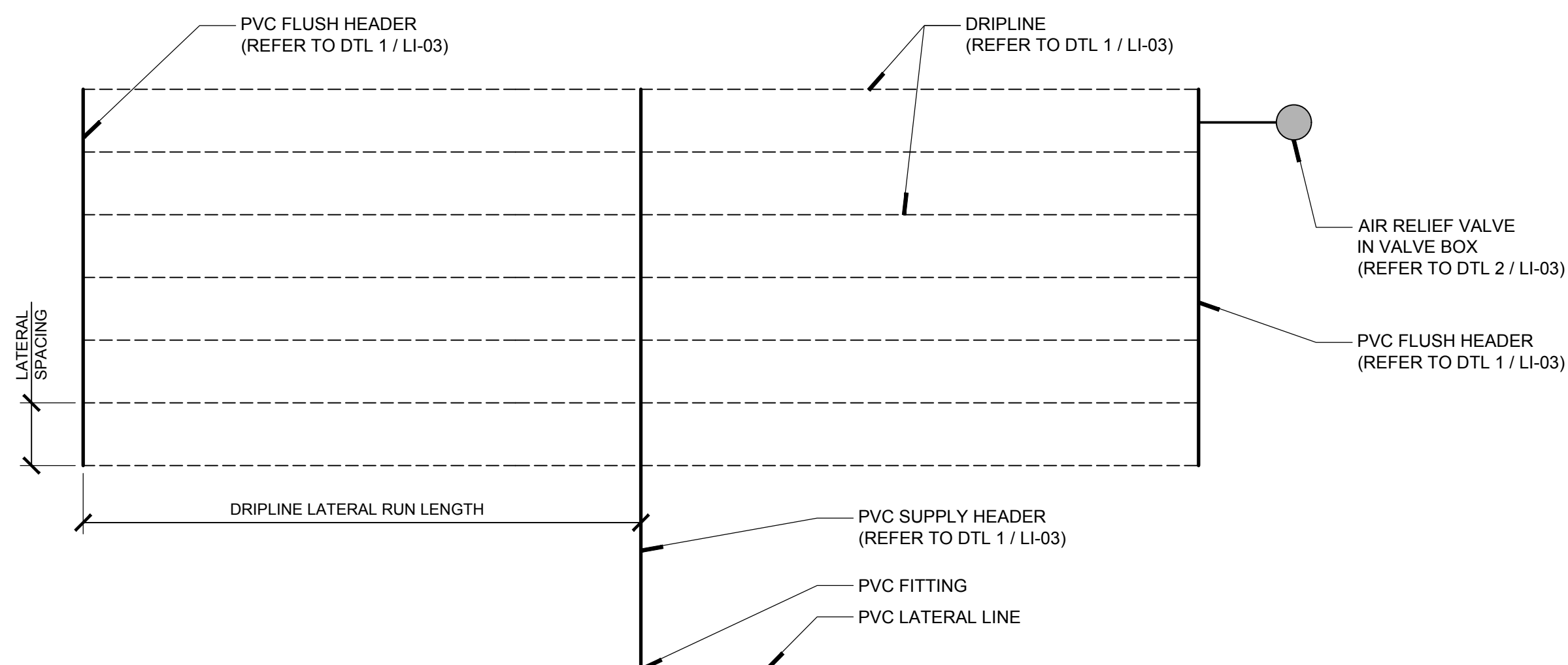


- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX:
RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE:
RAIN BIRD ARV050
TO BE INSTALLED AT HIGH POINTS
IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 BRICK (1 OF 2)
- 7 PVC HEADER PIPE
- 8 PVC SCH 40 TEE
- 9 3" MINIMUM DEPTH OF
3/4" WASHED GRAVEL

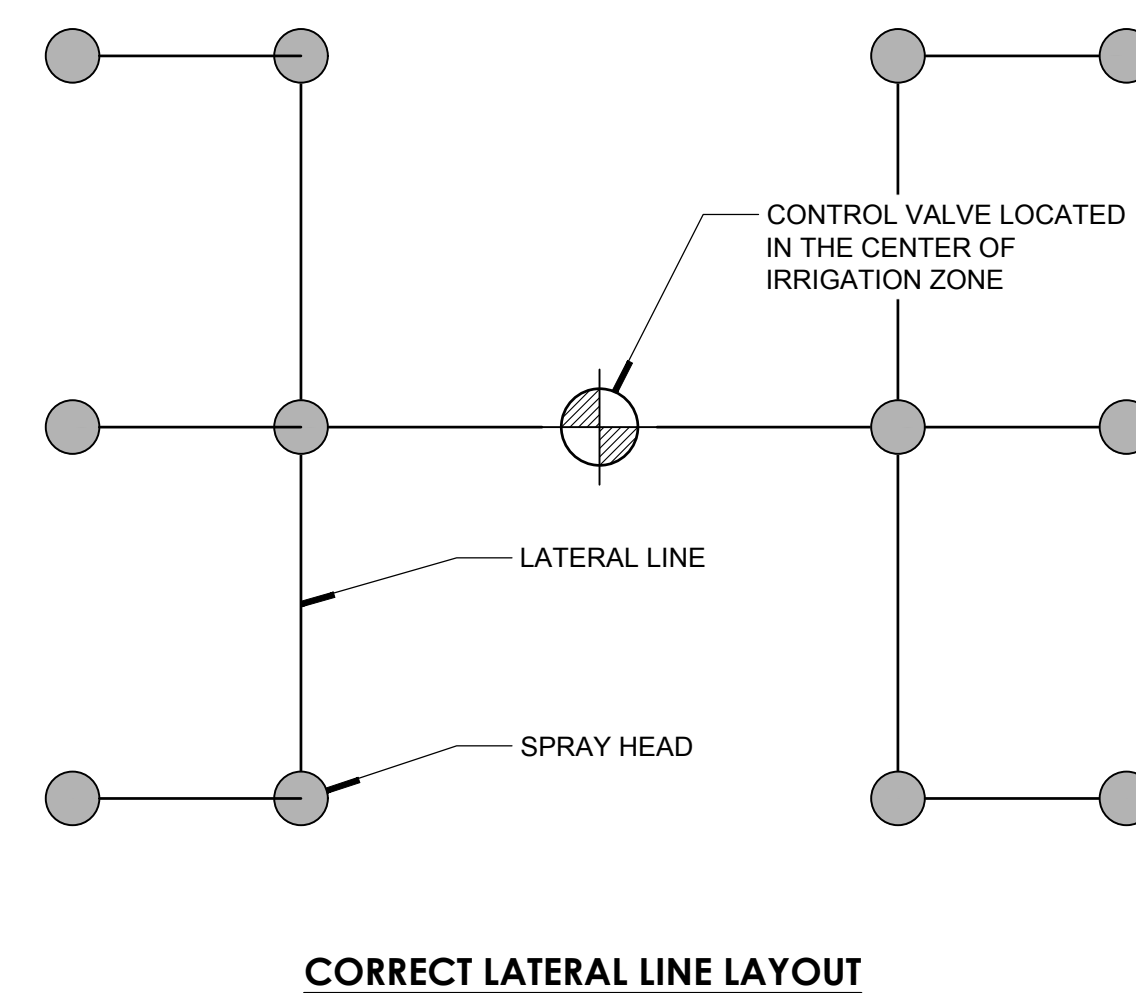
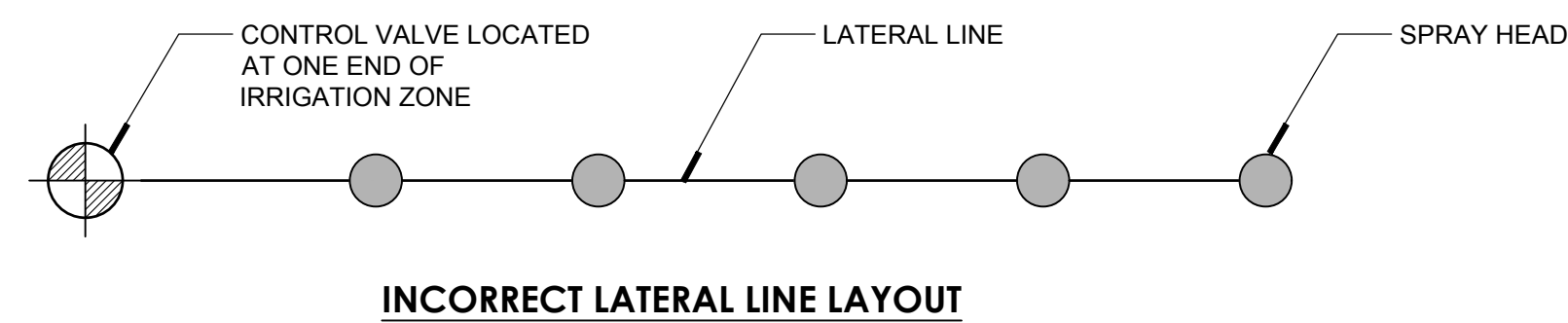
2 AIR RELIEF VALVE FOR DRIPLINE ZONE
NOT TO SCALE

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>

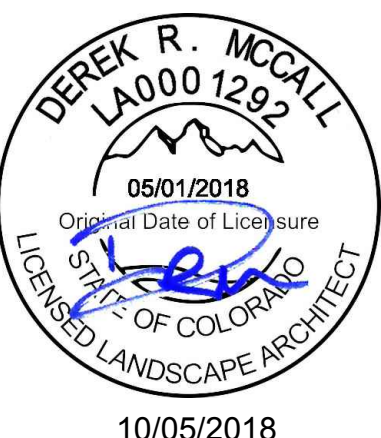


3 DRIP IRRIGATION DIAGRAMMATIC LAYOUT
SCALE: 1"= 1'-0"



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

REFER TO SHEET LP-06 FOR IRRIGATION NOTES



5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
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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
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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

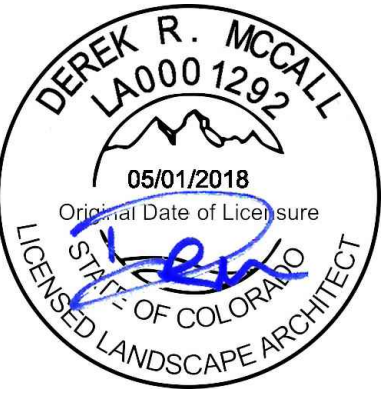
1. All trees to be preserved as indicated on the Landscape Demolition Plan shall be protected by 6' construction fence. The fence shall be located at a 5-ft. radius from the edge of the trunk. The fence shall be firmly anchored into the ground and shall remain upright and intact until all construction 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.



10/05/2018
Tanner Consulting LLC
 CIVIL ENGINEERING | LAND SURVEYING
 LANDSCAPE ARCHITECTURE | PLANNING
 5323 SOUTH LEWIS AVENUE
 TULSA OKLAHOMA 74105-6539
 OFFICE: 918.745.9929
 www.tannerbaitshop.com

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

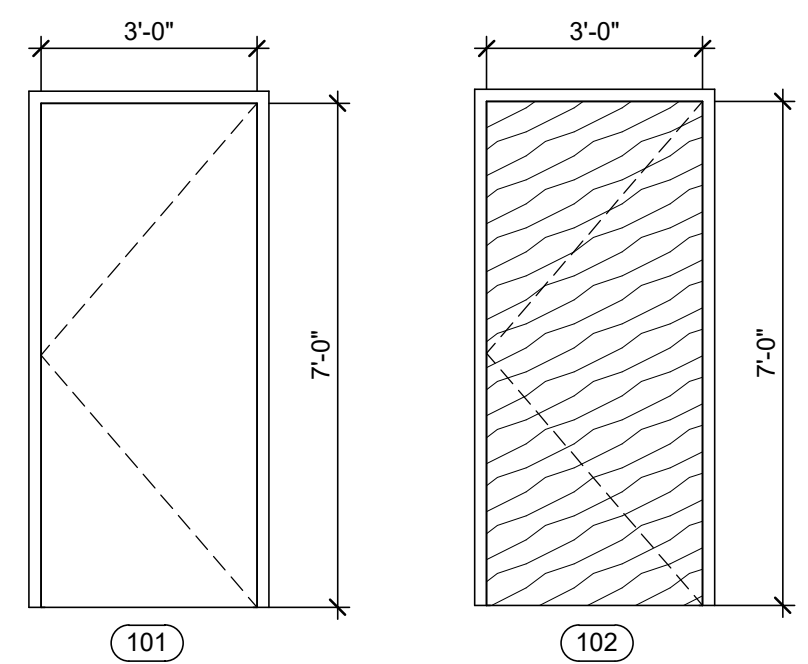
DOOR SCHEDULE						
DOOR NO.	QTY	W	H	DOOR MATERIAL	FRAME MATERIAL	U-FACTOR
101	1	3'-0"	7'-0"	METAL	METAL	7/A-201 MIN. U-0.37
102	1	3'-0"	7'-0"	WOOD	METAL	8/A-201 N/A
103	1	3'-0"	1'-0"	19/32"		

DOOR NOTES:

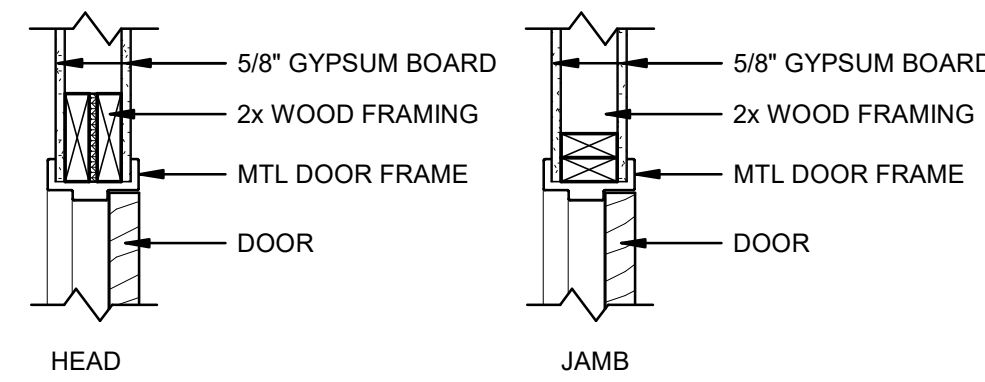
- DOOR DIMENSIONS SHOWN ARE TO FRAME EDGE UNLESS OTHERWISE NOTED. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR ROUGH OPENING REQUIREMENTS. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION.
- ALL HOLLOW METAL FRAMES SHALL BE A MINIMUM OF 16 GAUGE STEEL UNLESS OTHERWISE NOTED. ALL HOLLOW METAL DOOR PANELS SHALL BE A MINIMUM OF 18 GAUGE STEEL UNLESS OTHERWISE NOTED.
- ALL LOCKS SHALL BE FALCON 6 PIN INTERCHANGEABLE CORE, SUPPLIED AND INSTALLED BY THE G.C. ALL EXTERIOR LOCKS SHALL BE PROVIDED WITH CONSTRUCTION CORES. ALL PERMANENT CORES SHALL BE KEYPED ALIKE. PERMANENT CORES TO BE SHIPPED TO THE SHELL BUILDING OWNER.
- EXTERIOR DOOR TO BE INSULATED

DOOR HARDWARE:

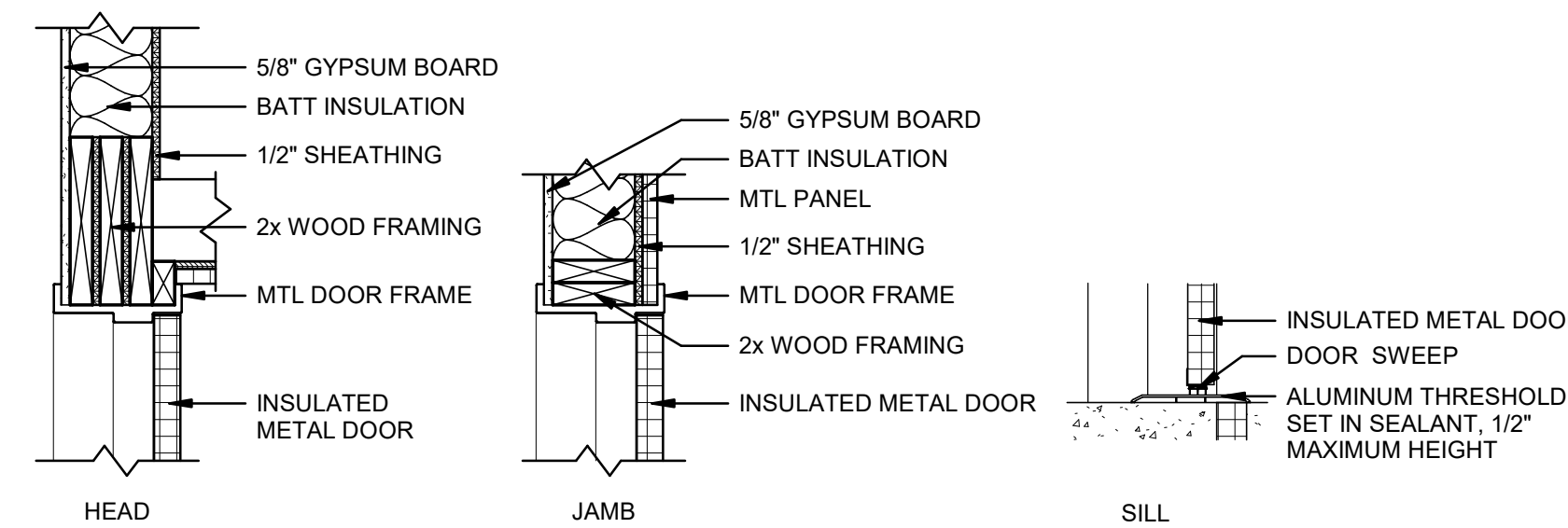
- HINGES:** MCKINNEY #74B3386, 4 1/2" X 4 1/2"
LOCKS: EXTERIOR LATCH GUARD
CLOSERS: LCN-4040, MOUNT ON PUSH SIDE ONLY.
THRESHOLD: FENIKS 190A
DOOR SWEEP: SWEEP PER DOOR MANUFACTURER. WEATHERSTRIP GASKET ADJUSTABLE



9 DOOR ELEVATIONS
3/8" = 1'-0"



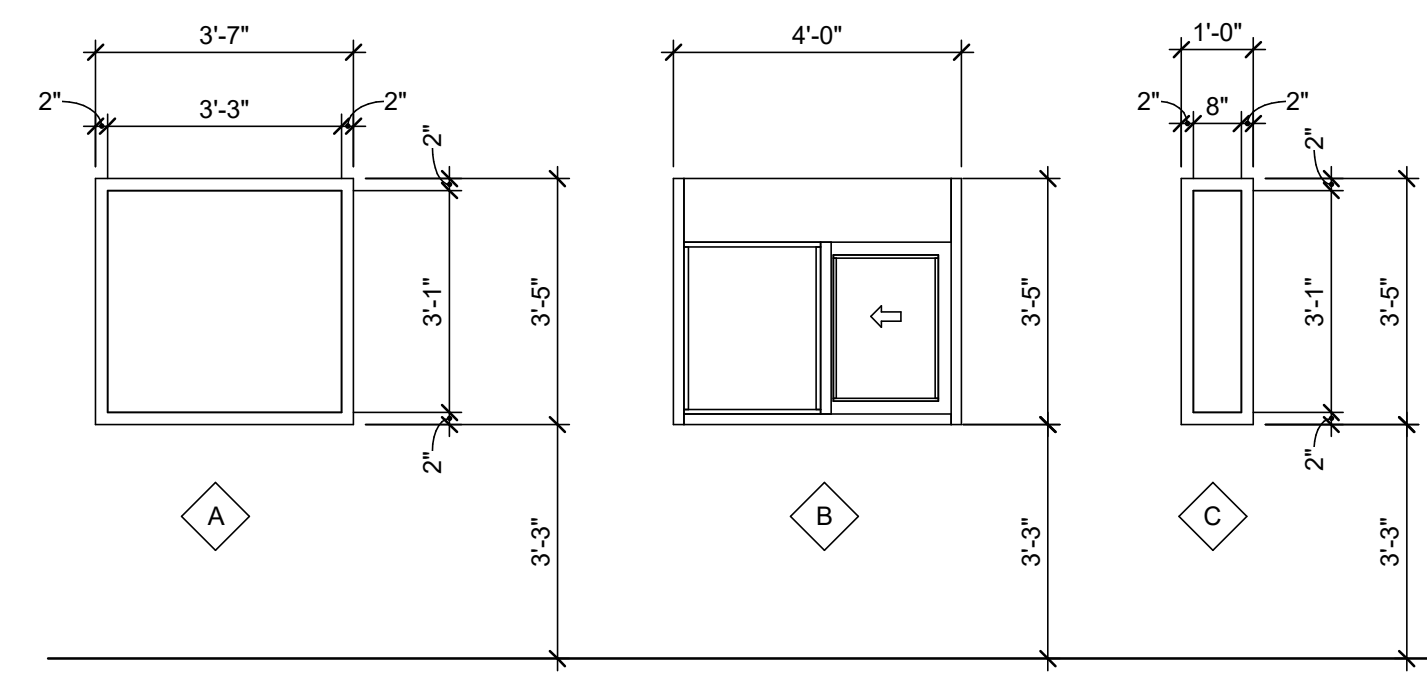
8 INT. DOOR HEAD/JAMB DETAIL
1" = 1'-0"



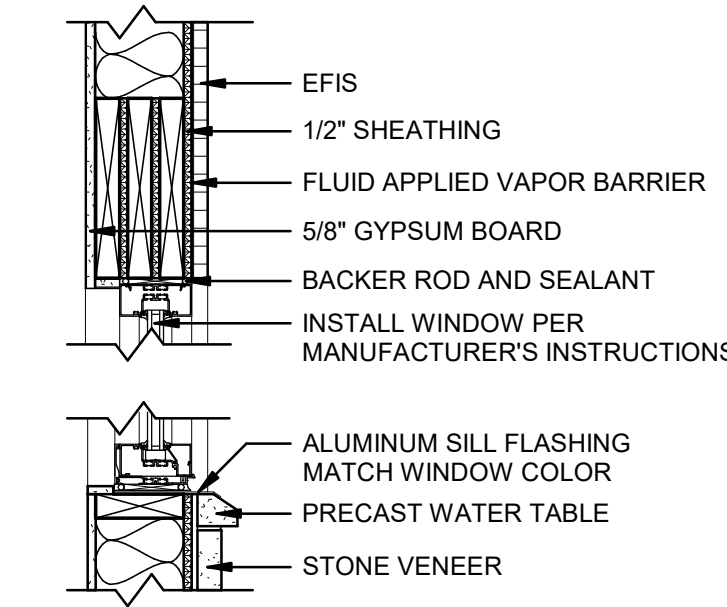
7 EXT. DOOR HEAD/JAMB DETAIL
1" = 1'-0"

WINDOW SCHEDULE							
WINDOW NO.	COUNT	FRAME MATERIAL	SILL HEIGHT	WIDTH	HEIGHT	U-FACTOR	NOTES
A	2	ALUMINUM	3'-3"	3'-3"	3'-5"	5/A-201	U-0.38
B	3	ALUMINUM	3'-3"	4'-0"	3'-5"	5/A-201	U-0.45
C	2	ALUMINUM	3'-3"	1'-0"	3'-5"	5/A-201	U-0.38

- WINDOW GENERAL NOTES**
- ENTIRE STOREFRONT SYSTEM SHALL BE ANODIZED ALUMINUM. COLOR: DARK BRONZE.
 - ALL STOREFRONT MATERIAL AND GLAZING SHALL BE SUPPLIED AND INSTALLED BY G.C. UNLESS OTHERWISE NOTED.
 - STOREFRONT BASIS OF DESIGN TO BE: KAWNEER 807-297, CUSTOM 1600 WALL SYSTEM, 6" FRAME, 1 1/2" PROJECTION WITH 1" GLAZING. PROVIDE 808-436 WALL MOUNTED PRESSURE PLATE. VERIFY SEAMS AND LENGTHS. COLOR: DARK BRONZE. PROVIDE ARCHITECTURAL CLASS 1, ETCHED, MEDIUM MATTE CLEAR ANODIZED COATING, 0.7 MM THICKNESS. GLAZING TO BE LOW-E OR EQUAL.

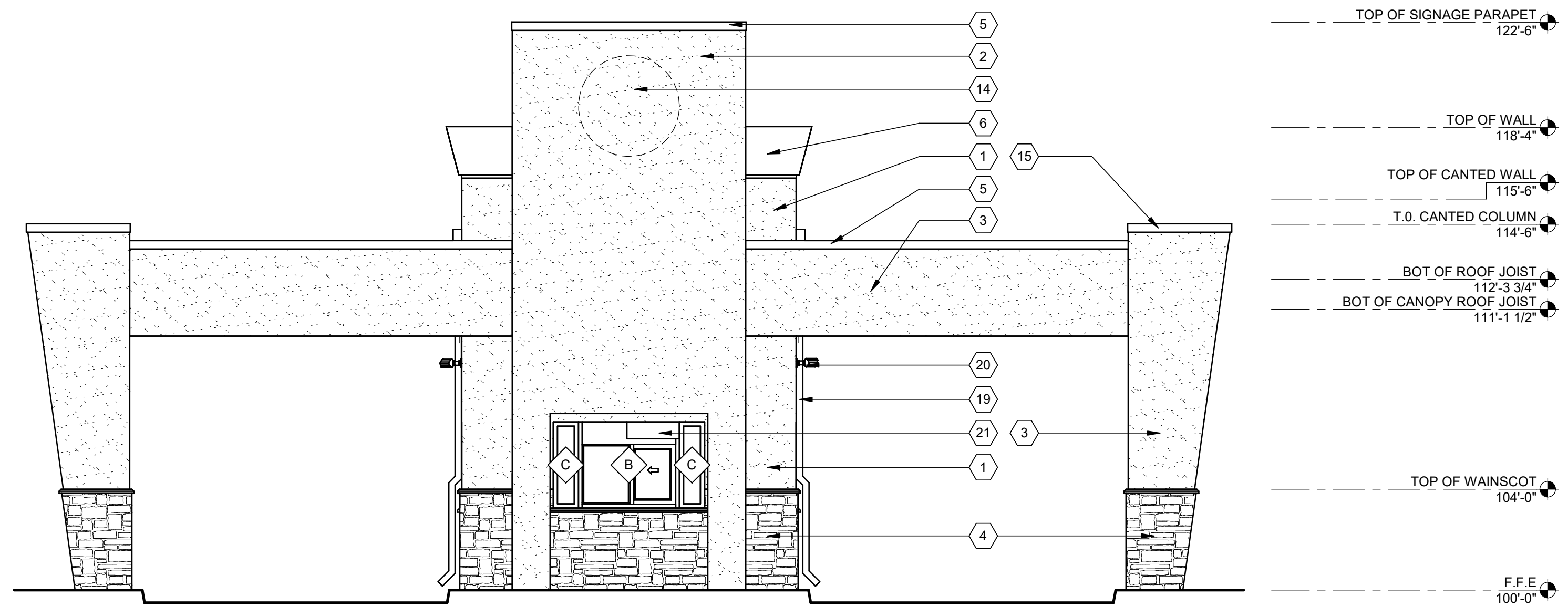


6 WINDOW ELEVATIONS
3/8" = 1'-0"

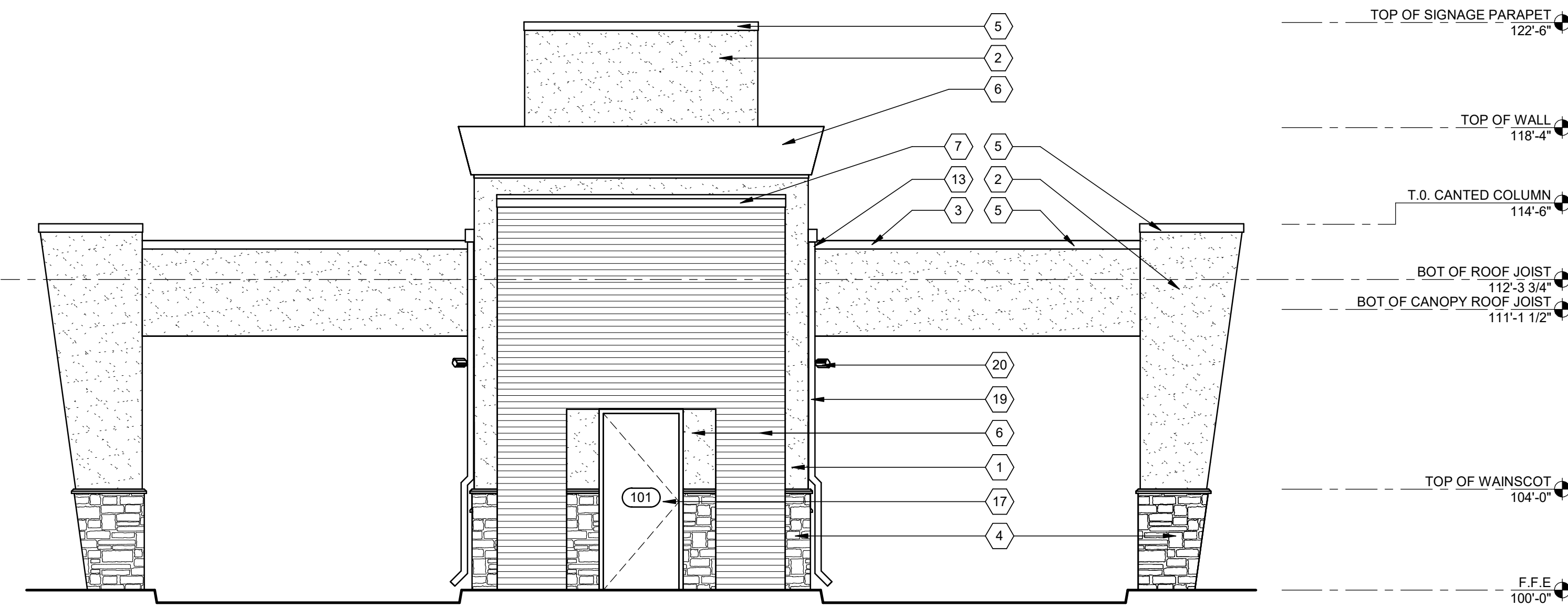


5 WINDOW DETAILS
1" = 1'-0"

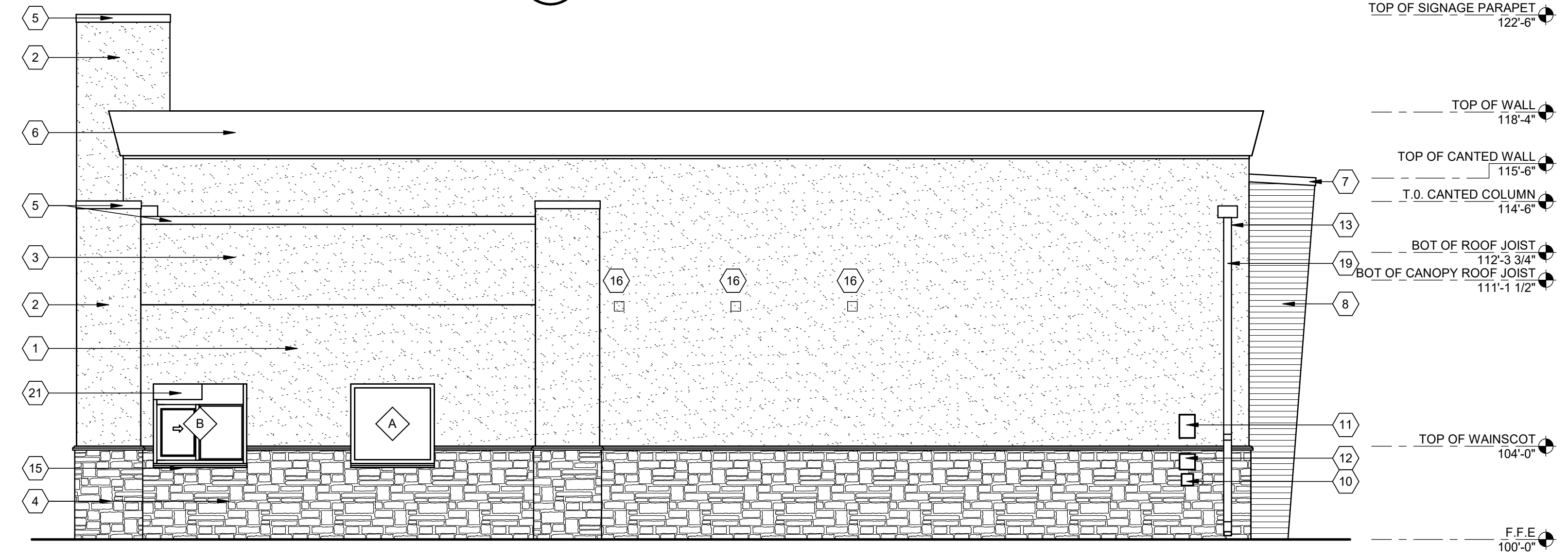
ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	EFIS STUCCO VENEER SYSTEM, PAINT COLOR TO MATCH SHERWIN WILLIAMS 7522 - MEADOWLARK
2	EFIS STUCCO VENEER SYSTEM, PAINT COLOR TO MATCH SHERWIN WILLIAMS 9183 - DARK CLOVE
3	EFIS STUCCO VENEER SYSTEM, PAINT COLOR TO MATCH SHERWIN WILLIAMS 8085 - SIMPLY BEIGE
4	STONE VENEER WITH PRE-CAST WATER TABLE
5	PRE-FINISHED METAL PAPERAPET CAP WITH 4" RETURN, MATCH COLOR TO ADJACENT EFIS COLOR.
6	PRE-FINISHED METAL PAPERAPET CAP, COLOR DARK BRONZE.
7	GALVALUME SLOPED METAL ROOF CAP WITH 4" RETURN
8	GALVALUME CORRUGATED METAL WALL PANELS AND TRIM.
9	EXHAUST VENT, COLOR TO MATCH ADJACENT EFIS COLOR.
10	IRRIGATION CONTROL SYSTEM.
11	ELECTRIC METER
12	EMERGENCY ELECTRICAL SHUT-OFF.
13	6" x 12" ROOF SCUPPER WITH COLLECTOR TO DOWNSPOUT.
14	APPROX. LOCATION FOR BUILDING SIGNAGE BY OTHERS. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. PROVIDE POWER AND JUNCTION BOX. VERIFY LOCATION PRIOR TO INSTALLING.
15	STAINLESS STEEL TIP SHELF AT DRIVE-THRU SERVICE WINDOW(S)
16	EXTERIOR WALL MOUNTED LIGHT FIXTURE
17	HOLLOW METAL DOOR AND METAL FRAME, PAINT TO MATCH ADJACENT COLOR.
18	GAS METER
19	DOWNSPOUT, DARK BRONZE
20	SECURITY CAMERA
21	AIR CURTAIN



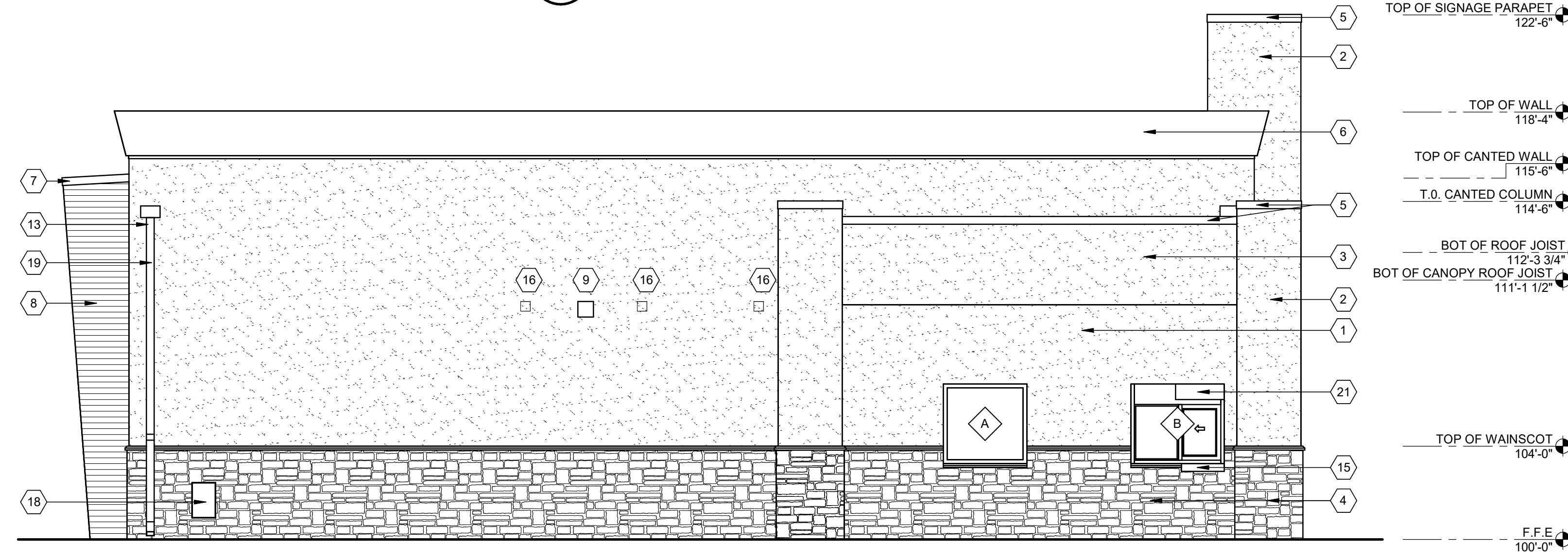
4 WEST ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

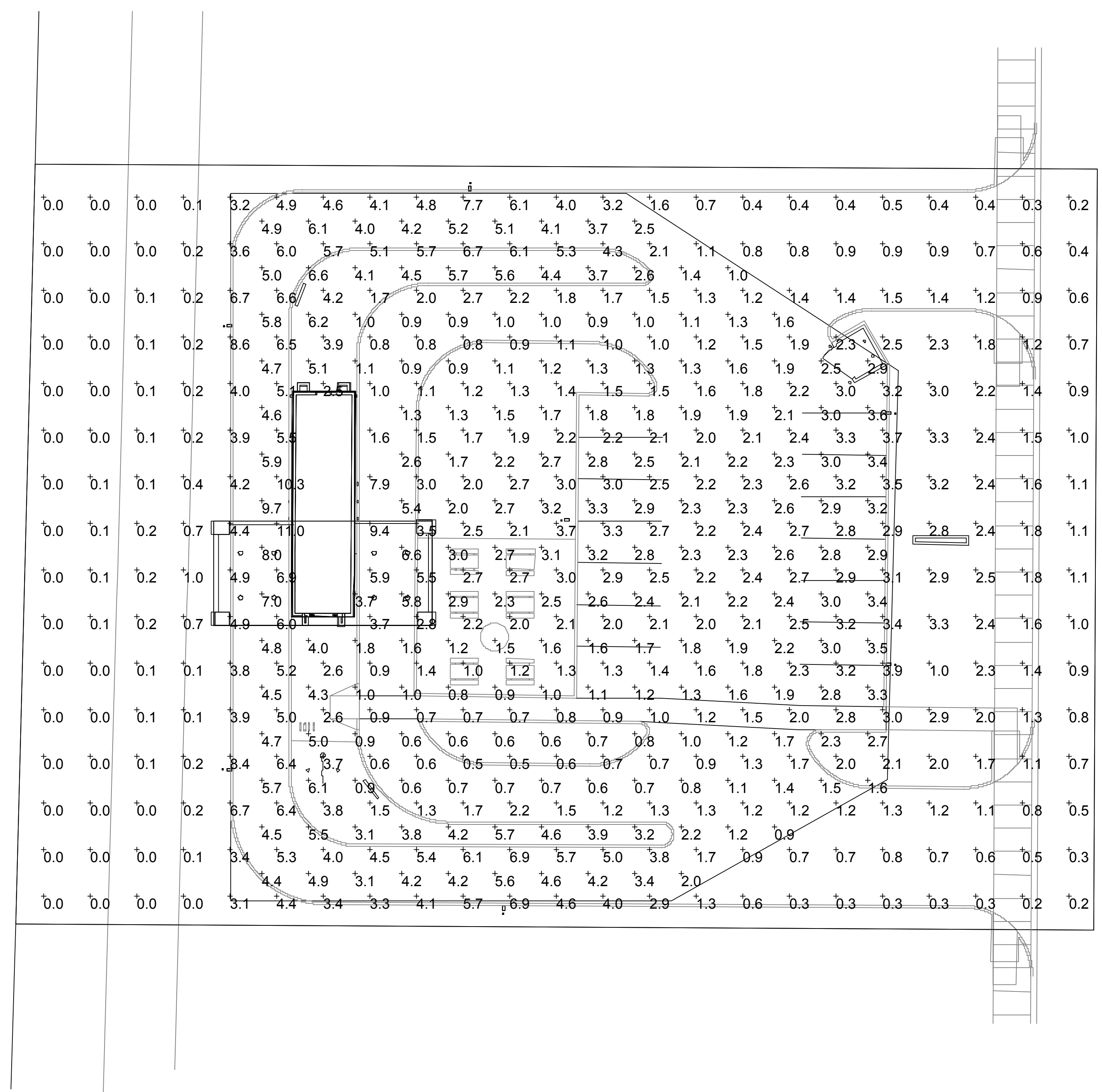
ZIGGI'S COFFEE
PLEASANT HILL BLENDZ, LLC
A PART OF THE NE 1/4 OF SECTION 3, T.7S., R.6W., OF THE
6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, CO

ISSUES / REVISIONS

ISSUE DATE:
PROJECT NO.: ZIG180001003
CHECKED BY: SRH
DRAWN BY: JAB

SHEET NAME:
EXTERIOR ELEVATIONS, DOOR AND WINDOW SCHEDULES

SHEET NUMBER:
A-201



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

1
PHOTOMETRIC PLAN
 ES1.1 SCALE: 1/16" = 1'-0"

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