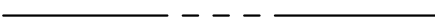
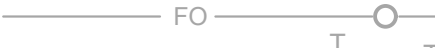
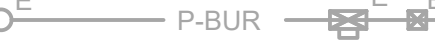
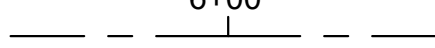
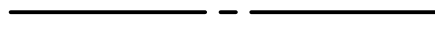
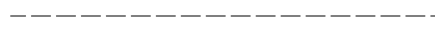
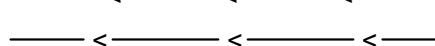


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EXISTING	
	RIGHT OF WAY
	PERMANENT EASEMENT
	PROPERTY LINE
	HORIZONTAL CONTROL POINT
	BENCHMARK
	SURVEY MARKER
	SOIL BORING
	SANITARY SEWER AND MANHOLE
	FORCE MAIN AND LIFT STATION
	SANITARY SEWER SERVICE & CLEANOUT
	WATER MAIN, HYDRANT, VALVE AND MANHOLE
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	GAS MAIN, VALVE, VENT AND METER
	HANDHOLE
	BURIED FIBER OPTIC CABLE AND MANHOLE
	BURIED PHONE CABLE, PEDESTAL AND MANHOLE
	BURIED TV CABLE, PEDESTAL AND MANHOLE
	BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER
	OVERHEAD WIRE, POLE AND GUY WIRE
	LIGHT POLE
	TRAFFIC SIGNAL
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RAILROAD TRACKS
	DECIDUOUS AND CONIFEROUS TREE
	BUSH / SHRUB AND STUMP
	EDGE OF WOODED AREA
	WETLAND
	BUILDING
	FENCE (UNIDENTIFIED)
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	ELECTRIC WIRE FENCE
	WOOD FENCE
	WOVEN WIRE FENCE
	PLATE BEAM GUARDRAIL
	CABLE GUARDRAIL
	POST / BOLLARD
	RETAINING WALL
PROPOSED	
	STREET CENTERLINE
	RIGHT-OF-WAY
	PERMANENT EASEMENT
	TEMPORARY EASEMENT
	CONSTRUCTION LIMITS
	SANITARY SEWER, BULKHEAD AND MANHOLE
	FORCE MAIN
	SANITARY SERVICE AND CLEANOUT
	WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE
	WATER VALVE MANHOLE, REDUCER, BEND AND CROSS
	WATER SERVICE AND CURB STOP BOX
	STORM SEWER, MANHOLE AND CATCH BASIN
	CULVERT AND APRON ENDWALL
	DRAIN TILE
	DITCH / SWALE
	RIPRAP
	STREET NAME SIGN
	SIGN (NON STREET NAME)
	RETAINING WALL

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH P.M. BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

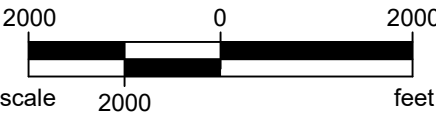
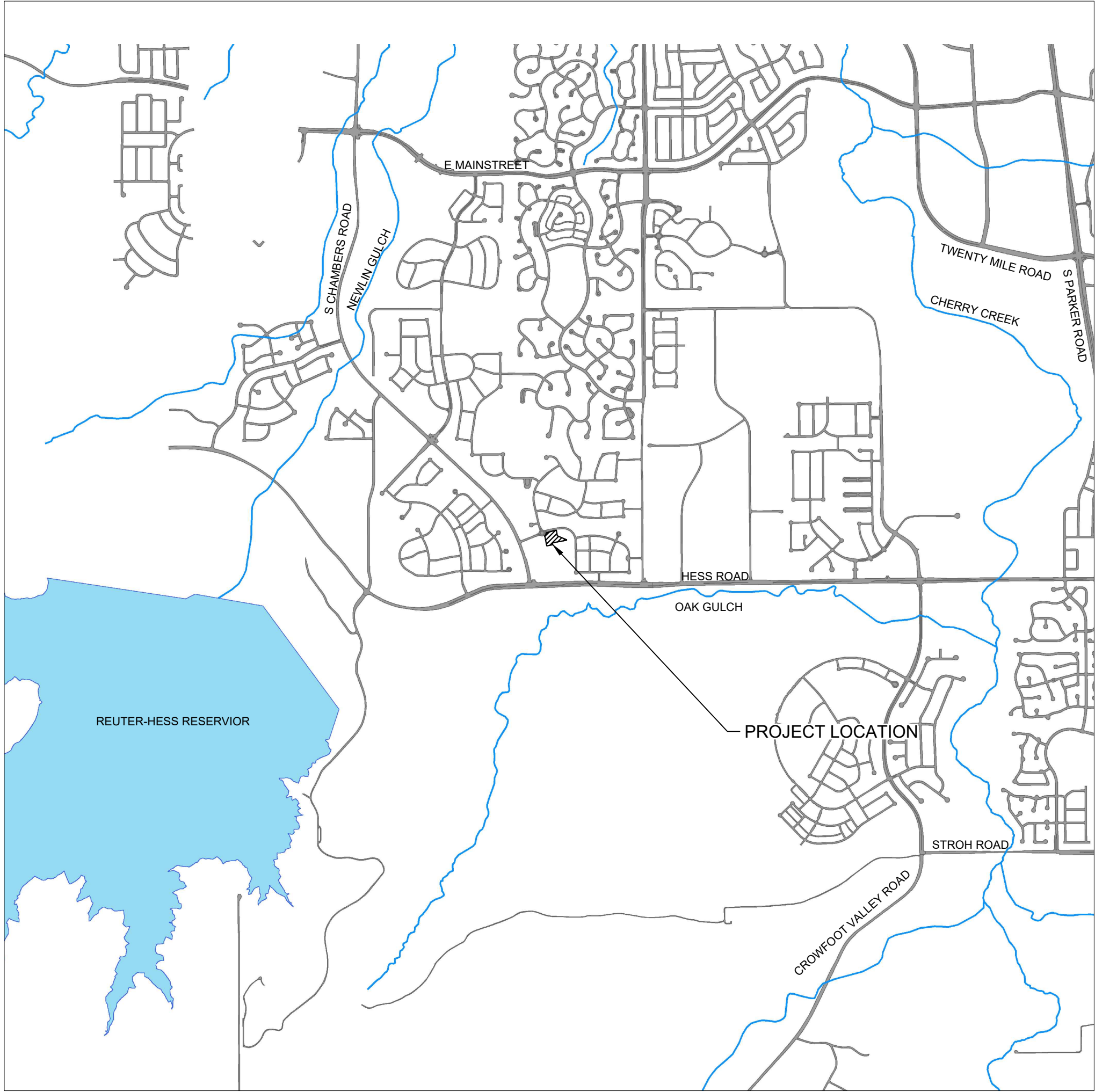
BENCHMARK

BENCHMARK IS BY GPS OBSERVATION NAVD 88. SET SITE BENCHMARK AT NORTHWEST CORNER OF INLET ON CHAMBERS RD. APPROXIMATELY 200'+/- NORTH OF HESS RD.

DOUGLAS 234, FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
1.651 ACRES

SITE PLANS FOR NEW HORIZON ACADEMY



PLAN SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	OVERALL SITE
C1.2	BUILDING SITE LAYOUT
C1.3	PARKING LOT SITE LAYOUT
C1.4	RETAINING WALL PLAN
C1.5	RETAINING WALL PROFILES
C2.0	GRADING PLAN
C5.0	SIGNAGE PLAN
A2.1 - A2.2	PRELIMINARY EXTERIOR ELEVATIONS
A2.3	PRELIMINARY ELEVATIONS
A2.4 - A2.5	PERSPECTIVES
ES.01	PHOTOMETRIC SITE PLAN
ES.02	LIGHT FIXTURE CUTSHEETS
ES.03	LIGHT FIXTURE CUTSHEETS
L1.01	LANDSCAPE PLAN
L1.02	IRRIGATION DIAGRAM
L1.03	LANDSCAPE DETAILS
	PLAYGROUND PLANS

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STORM WATER - JACOB JAMES
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PARKER, CO 80134
303-841-9800

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18100 E. WOODMAN DR.
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RANDALL CAPRA
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GOLDEN, CO 80401
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800-922-1987 (811)

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DENVER, CO 80207
303-329-1618

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ENGLEWOOD, CO 80112
720-490-3867

CENTURY LINK

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SEDALIA, CO 80135
303-688-3100

MILE HIGH FLOOD DISTRICT (MHFD)

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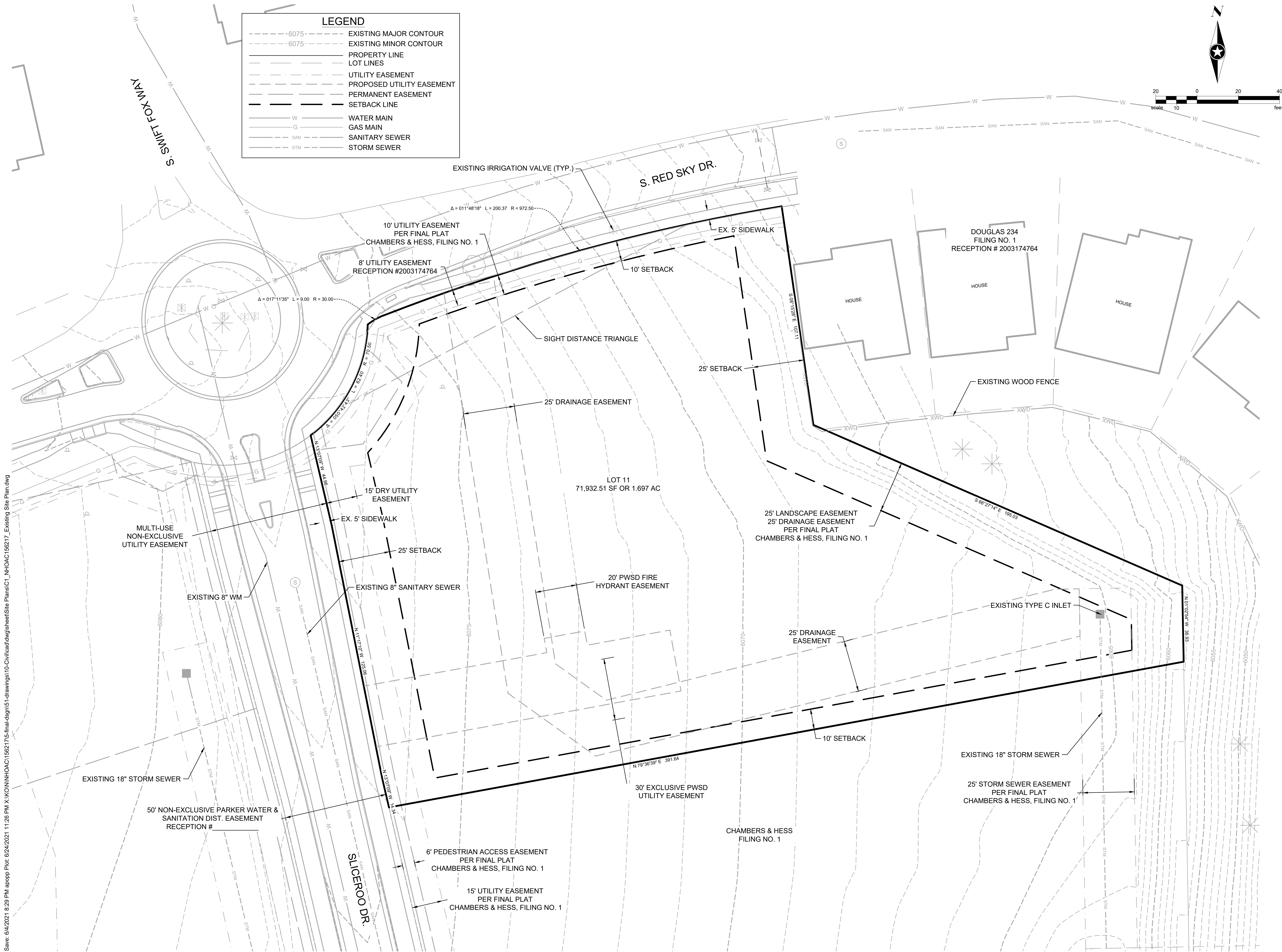
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CONSTRUCTION SET 6/25/2021

Revision Issue
Rev. # Description Date

COVER SHEET

C0.0

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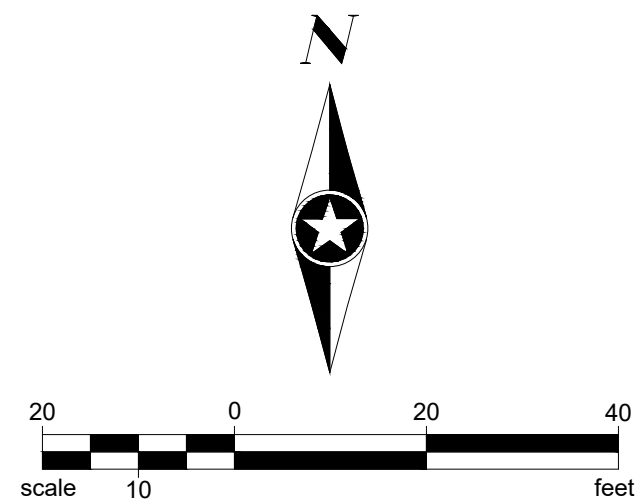
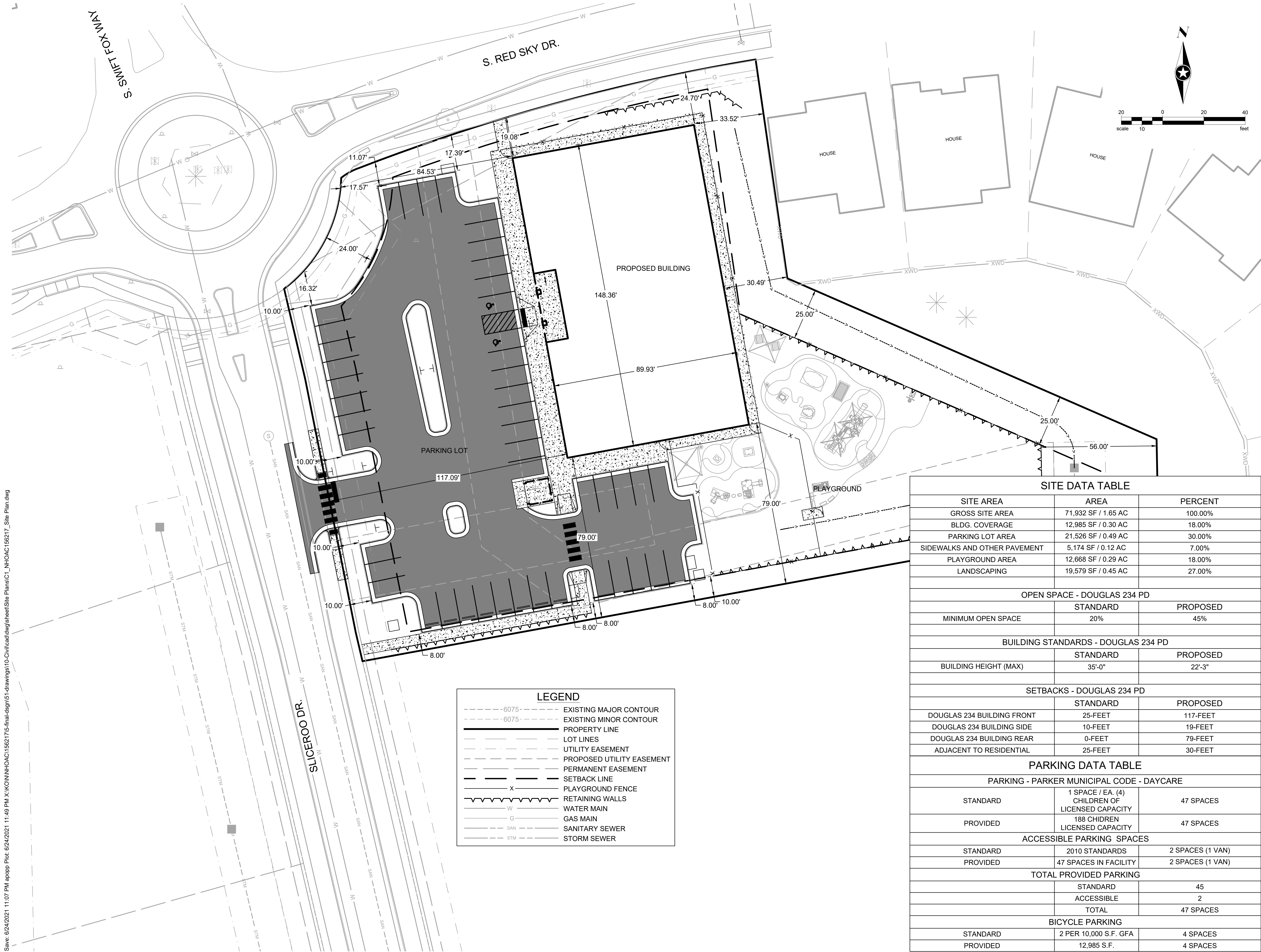
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Issue Date
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Revision Issue		
Rev. #	Description	Date

EXISTING CONDITIONS

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SITE DATA TABLE		
SITE AREA	AREA	PERCENT
GROSS SITE AREA	71,932 SF / 1.65 AC	100.00%
BLDG. COVERAGE	12,985 SF / 0.30 AC	18.00%
PARKING LOT AREA	21,526 SF / 0.49 AC	30.00%
SIDEWALKS AND OTHER PAVEMENT	5,174 SF / 0.12 AC	7.00%
PLAYGROUND AREA	12,668 SF / 0.29 AC	18.00%
LANDSCAPING	19,579 SF / 0.45 AC	27.00%
OPEN SPACE - DOUGLAS 234 PD		
	STANDARD	PROPOSED
MINIMUM OPEN SPACE	20%	45%
BUILDING STANDARDS - DOUGLAS 234 PD		
	STANDARD	PROPOSED
BUILDING HEIGHT (MAX)	35'-0"	22'-3"
SETBACKS - DOUGLAS 234 PD		
	STANDARD	PROPOSED
DOUGLAS 234 BUILDING FRONT	25-FEET	117-FEET
DOUGLAS 234 BUILDING SIDE	10-FEET	19-FEET
DOUGLAS 234 BUILDING REAR	0-FEET	79-FEET
ADJACENT TO RESIDENTIAL	25-FEET	30-FEET
PARKING DATA TABLE		
PARKING - PARKER MUNICIPAL CODE - DAYCARE		
STANDARD	1 SPACE / EA. (4) CHILDREN OF LICENSED CAPACITY	47 SPACES
PROVIDED	188 CHIDREN LICENSED CAPACITY	47 SPACES
ACCESSIBLE PARKING SPACES		
STANDARD	2010 STANDARDS	2 SPACES (1 VAN)
PROVIDED	47 SPACES IN FACILITY	2 SPACES (1 VAN)
TOTAL PROVIDED PARKING		
	STANDARD	45
	ACCESSIBLE	2
	TOTAL	47 SPACES
BICYCLE PARKING		
STANDARD	2 PER 10,000 S.F. GFA	4 SPACES
PROVIDED	12,985 S.F.	4 SPACES



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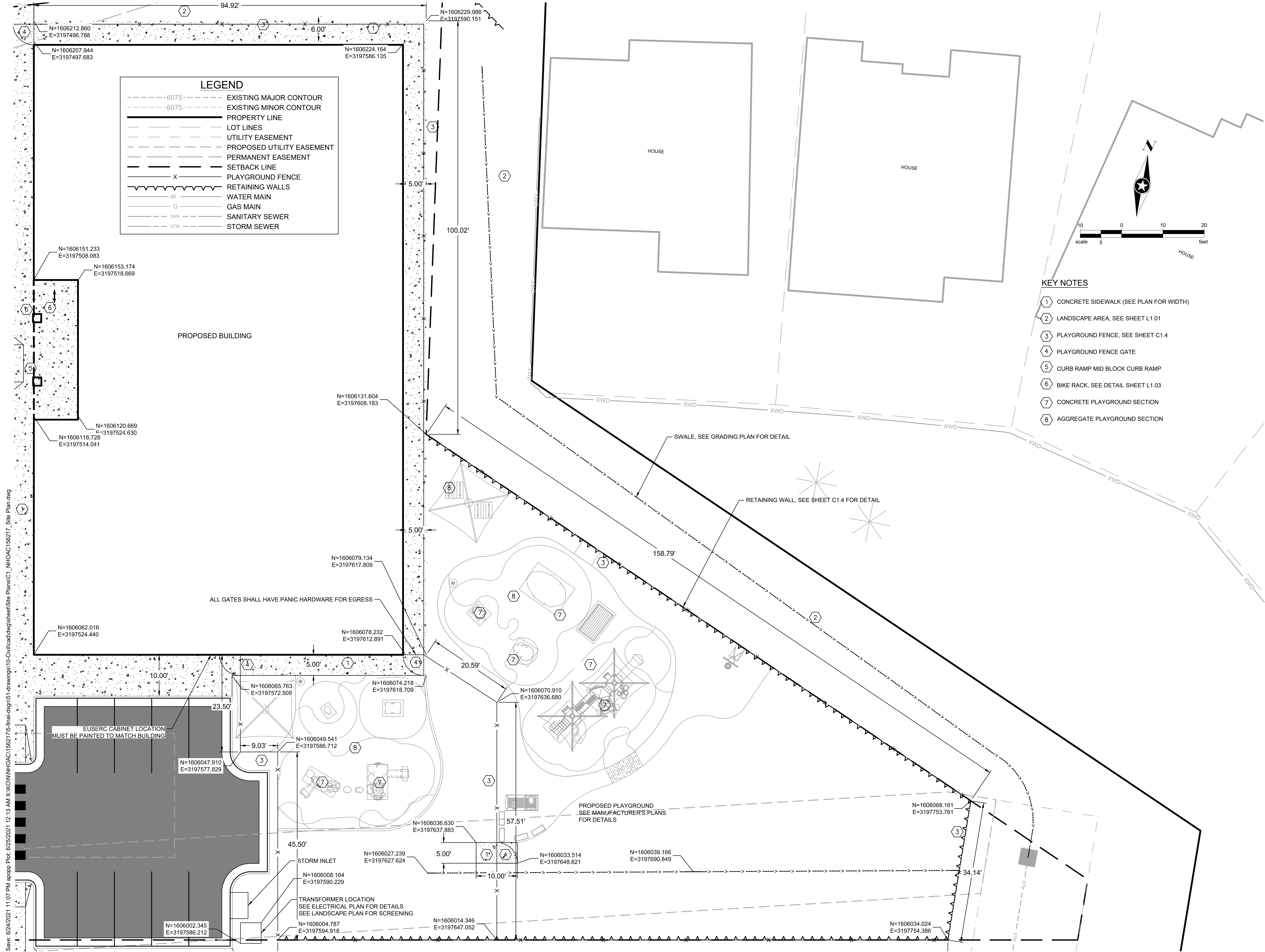
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OVERALL SITE

C1.1



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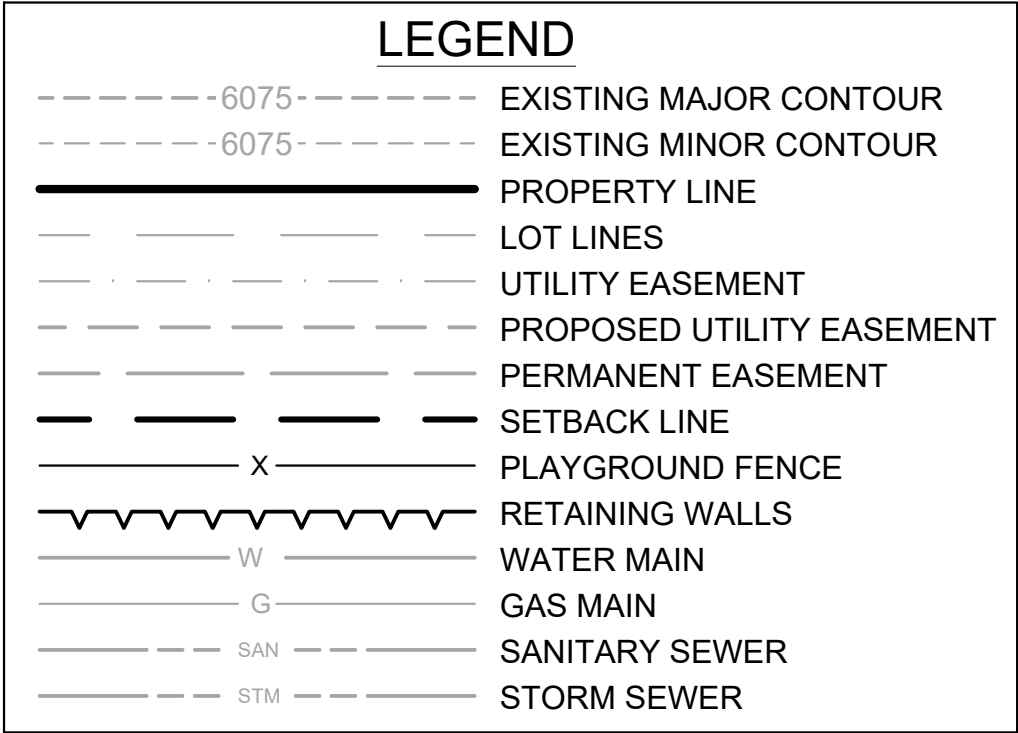
Rev. #	Description	Date
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BUILDING SITE LAYOUT

KEY NOTES

- 1 CONCRETE SIDEWALK (SEE PLAN FOR WIDTH)
- 2 LANDSCAPE AREA, SEE LANDSCAPE SHEET L1.01
- 3 PLAYGROUND FENCE
- 4 PLAYGROUND FENCE GATE
- 5 CURB RAMP MID BLOCK CURB RAMP
- 6 BIKE RACK, SEE LANDSCAPE SHEET L1.03
- 7 ASPHALT PARKING LOT
- 8 CONCRETE DUMPSTER PAD,
- 9 DUMPSTER ENCLOSURE FENCE, SEE SHEET A2.1
- 10 DUMPSTER ENCLOSURE FENCE GATE
- 11 VERTICAL CURB AND GUTTER SECTION (CATCH)
- 12 VERTICAL CURB AND GUTTER SECTION (SPILL)
- 13 DIRECTIONAL CURB RAMP WITHIN RADIUS
- 14 PEDESTRIAN CURB RAMP FOR SIDEWALK OR TRAIL

NOTE: CURB AND GUTTER AND FIRST LIFT OF ASPHALT MUST BE INSTALLED PRIOR TO ANY VERTICAL CONSTRUCTION OCCURRING BY ORDER OF THE FIRE MARSHALL.



PROPOSED BUILDING

CONNECT TO EXISTING SIDEWALK

S. RED SKY DR.

SLICEROO DR.

PARKING DATA TABLE

PARKING - PARKER MUNICIPAL CODE - DAYCARE

STANDARD	1 SPACE / EA. (4) CHILDREN OF LICENSED CAPACITY	47 SPACES
PROVIDED	188 CHIDREN LICENSED CAPACITY	47 SPACES

ACCESSIBLE PARKING SPACES

STANDARD	2010 STANDARDS	2 SPACES (1 VAN)
PROVIDED	47 SPACES IN FACILITY	2 SPACES (1 VAN)

TOTAL PROVIDED PARKING

STANDARD	45
ACCESSIBLE	2
TOTAL	47 SPACES

BICYCLE PARKING

STANDARD	2 PER 10,000 S.F. GFA	4 SPACES
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PARKING LOT SITE LAYOUT

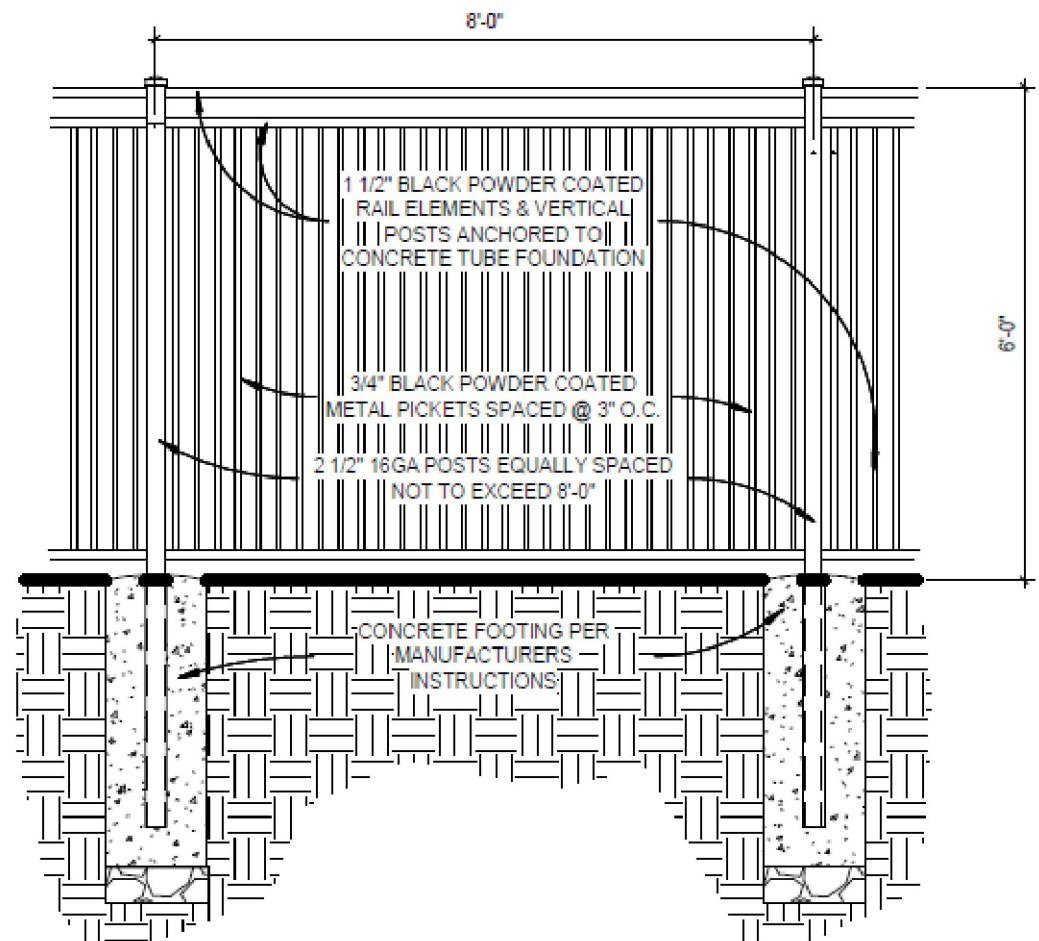
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Actual color may vary. See block samples to confirm colors.

APPROXIMATE FINAL APPEARANCE OF WALL BLOCK.



PLAYGROUND FENCE DETAIL
1/2" = 1'-0"

RETAINING WALL DETAIL
GRAVITY WALL

Revised:
Oct. 2011

SEH Plate No.
MISC-02

NOTES:

1. MAXIMUM EXPOSED HEIGHT NOT TO EXCEED 3 FEET. A SPECIFIC ENGINEERED DESIGN IS REQUIRED FOR WALLS WITH AN EXPOSED HEIGHT OVER 3 FEET.

2. FILL ALL VOID AREAS IN MODULAR BLOCK UNITS WITH COARSE FILTER MATERIAL (CLASS B) OR PEA GRAVEL AS APPROVED BY ENGINEER.

3. MODULAR BLOCK UNITS MUST HAVE INTERLOCKING LIP OR PIN CONNECTIONS.

4. RETAINING WALL LOCATION SHOWN ON PLANS.

5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR PROPOSED MODULAR BLOCK UNITS.

6. OUTLET DRAIN PIPE TO A STORM SEWER CATCH BASIN OR MANHOLE OR THROUGH FACE OF WALL.

7. RETAINING WALL BLOCK TO BE SPLIT FACE AND MATCH BUILDING COLOR PALETTE.

8. BASIS OF DESIGN IS ALLEN BLOCK CLASSIC IN TAN BLEND.

SECTION

NTS

LEGEND

-6075-

EXISTING MAJOR CONTOUR

-6075-

EXISTING MINOR CONTOUR

PROPERTY LINE

LOT LINES

UTILITY EASEMENT

PROPOSED UTILITY EASEMENT

PERMANENT EASEMENT

SETBACK LINE

X

X

PLAYGROUND FENCE

RETAINING WALLS

W

W

WATER MAIN

G

G

GAS MAIN

SAN

SAN

SANITARY SEWER

STM

STM

STORM SEWER

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COLORADO REGISTERED
TIMOTHY ALAN HETTEL
37763
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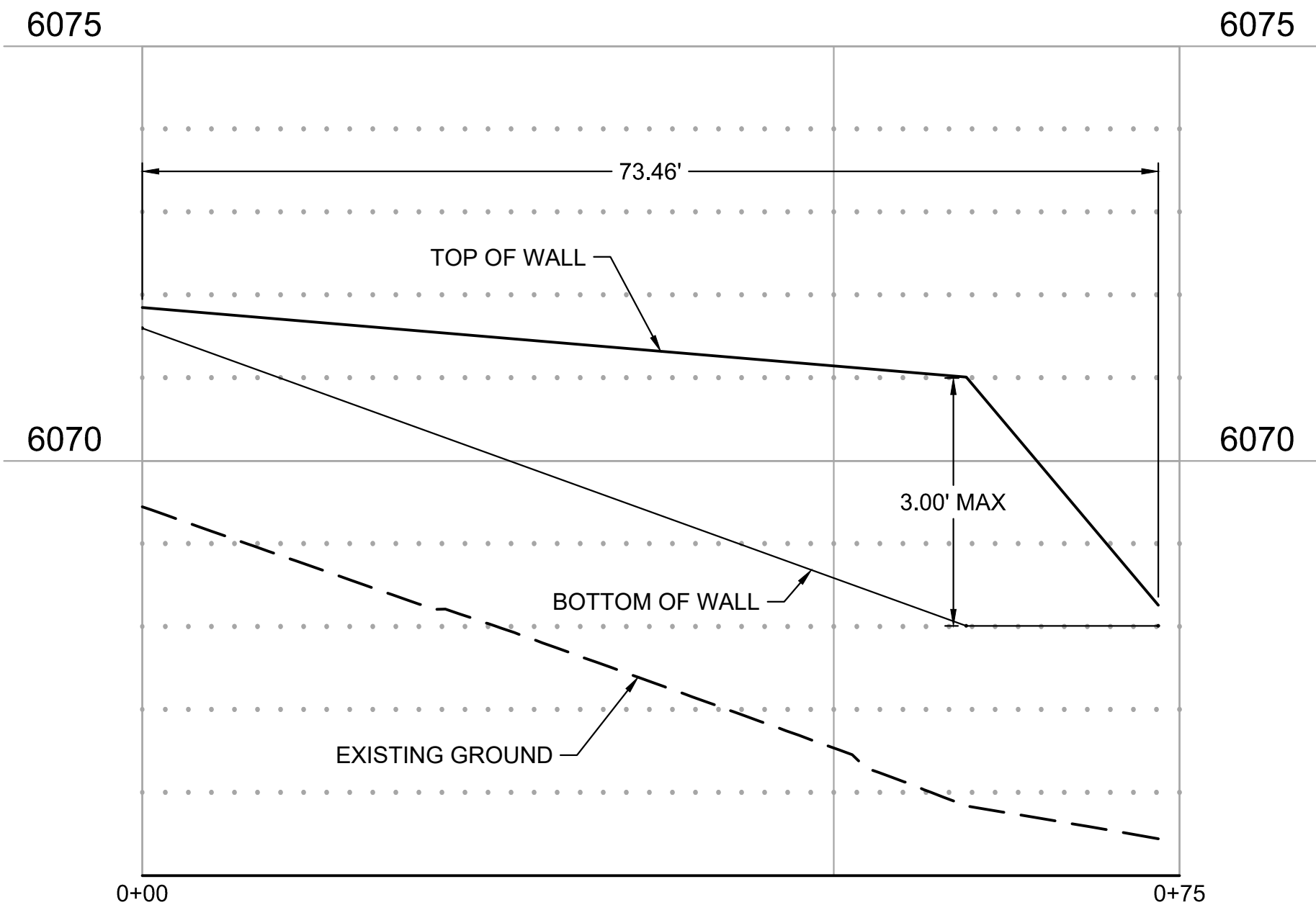
Revision Issue
Rev. # Description Date

RETAINING WALL PLAN

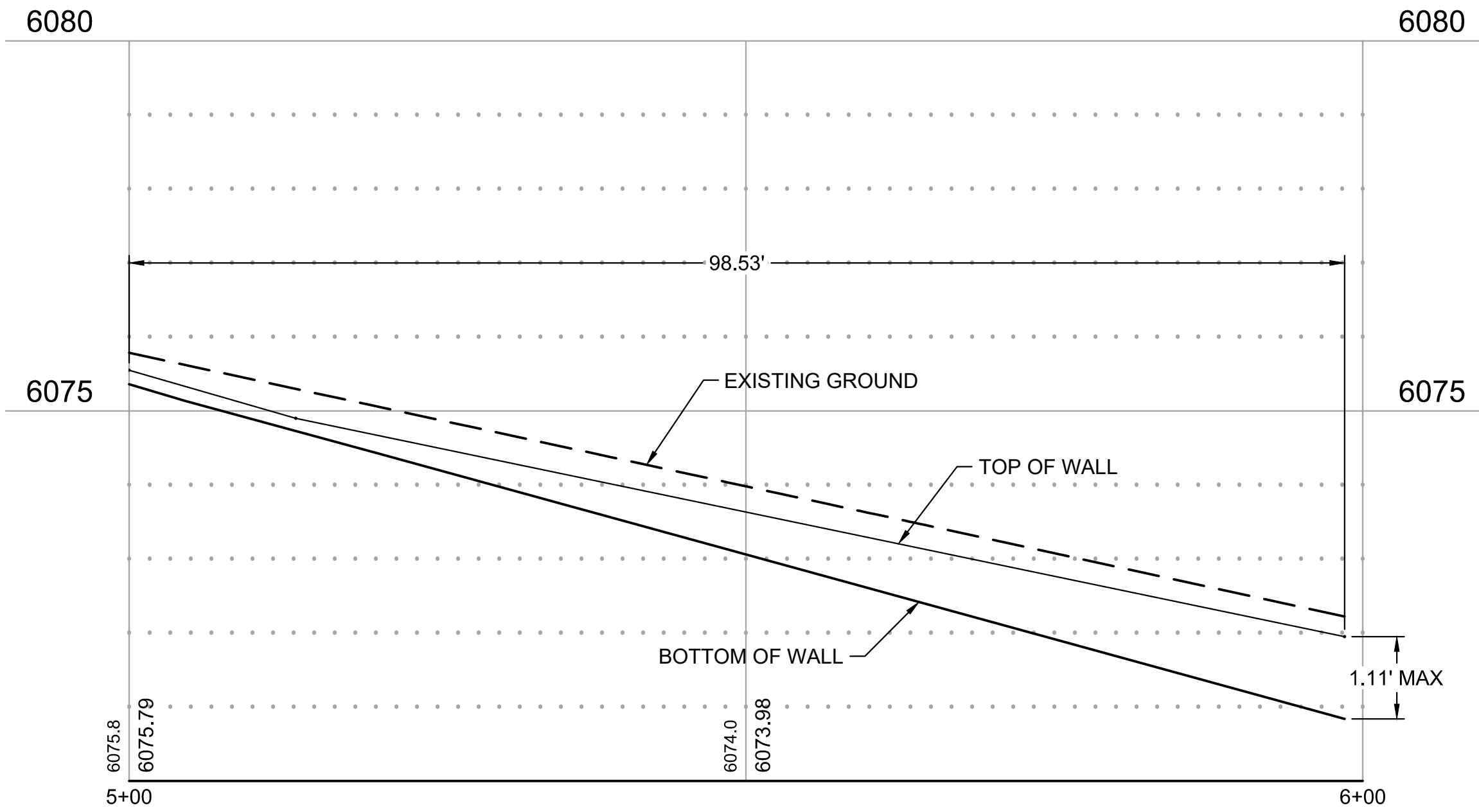
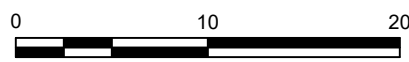
C1.4

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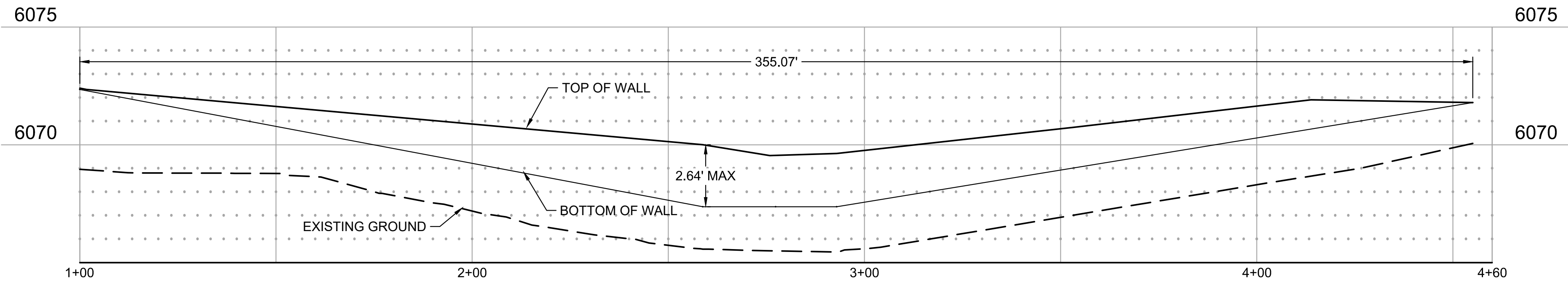
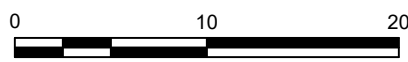
NOTE:
RETAINING WALL PROFILES ARE SHOWN FOR
REFERENCE ONLY. ELEVATIONS SHOULD BE
DETERMINED FROM PLAN SHEETS.



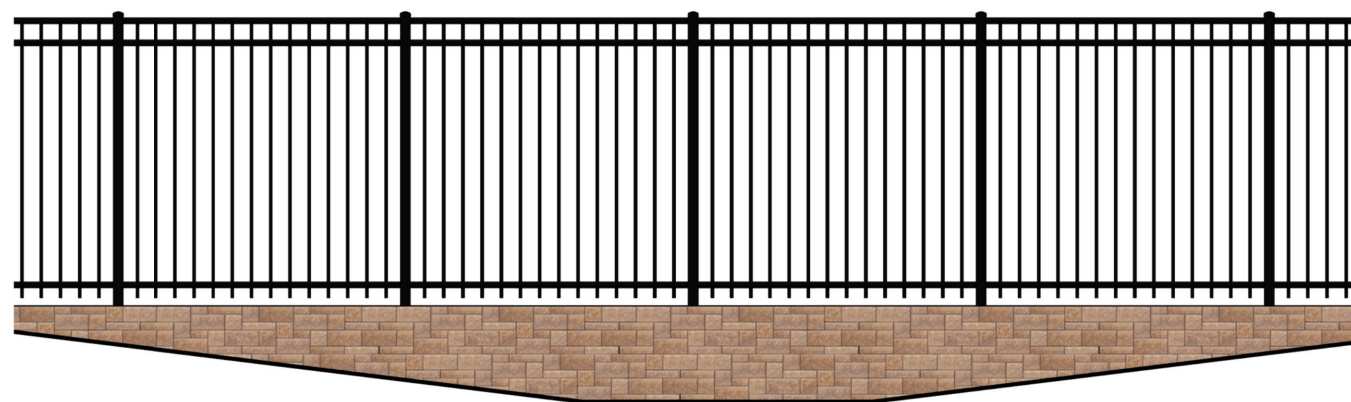
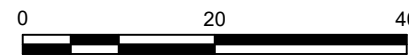
RETAINING WALL PROFILE
WALL ALONG NORTH SIDE OF BUILDING



RETAINING WALL PROFILE
WALL ALONG SOUTH SIDE OF PARKING LOT

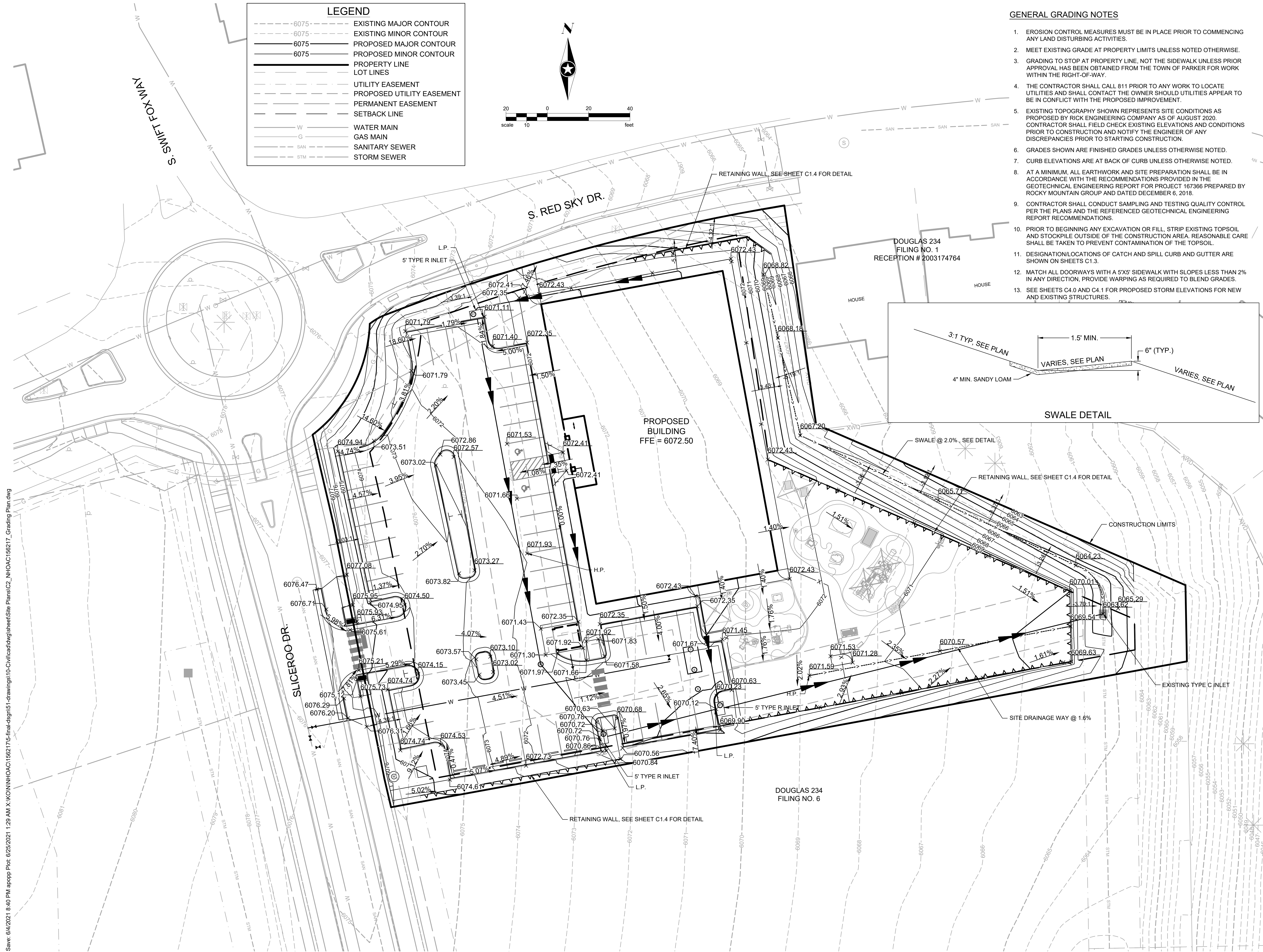


RETAINING WALL PROFILE
WALL ALONG PLAYGROUND FENCE



TYPICAL ELEVATION OF RETAINING
WALL WITH PLAYGROUND FENCE

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GENERAL GRADING NOTES

1. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
2. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
3. GRADING TO STOP AT PROPERTY LINE, NOT THE SIDEWALK UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE TOWN OF PARKER FOR WORK WITHIN THE RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PROPOSED BY RICK ENGINEERING COMPANY AS OF AUGUST 2020. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
6. GRADES SHOWN ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
7. CURB ELEVATIONS ARE AT BACK OF CURB UNLESS OTHERWISE NOTED.
8. AT A MINIMUM, ALL EARTHWORK AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR PROJECT 167366 PREPARED BY ROCKY MOUNTAIN GROUP AND DATED DECEMBER 6, 2018.
9. CONTRACTOR SHALL CONDUCT SAMPLING AND TESTING QUALITY CONTROL PER THE PLANS AND THE REFERENCED GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
10. PRIOR TO BEGINNING ANY EXCAVATION OR FILL, STRIP EXISTING TOPSOIL AND STOCKPILE OUTSIDE OF THE CONSTRUCTION AREA. REASONABLE CARE SHALL BE TAKEN TO PREVENT CONTAMINATION OF THE TOPSOIL.
11. DESIGNATION/LOCATIONS OF CATCH AND SPILL CURB AND GUTTER ARE SHOWN ON SHEETS C1.3.
12. MATCH ALL DOORWAYS WITH A 5'X5' SIDEWALK WITH SLOPES LESS THAN 2% IN ANY DIRECTION, PROVIDE WARPING AS REQUIRED TO BLEND GRADES.
13. SEE SHEETS C4.0 AND C4.1 FOR PROPOSED STORM ELEVATIONS FOR NEW AND EXISTING STRUCTURES.



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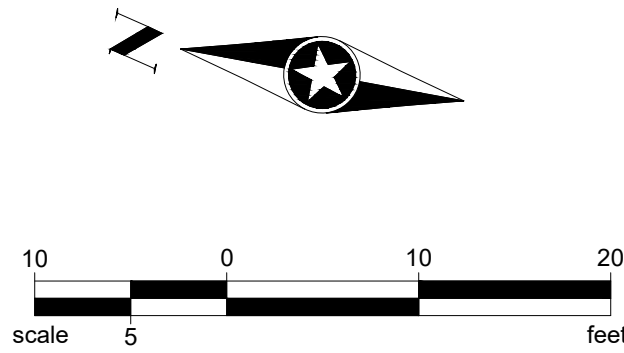
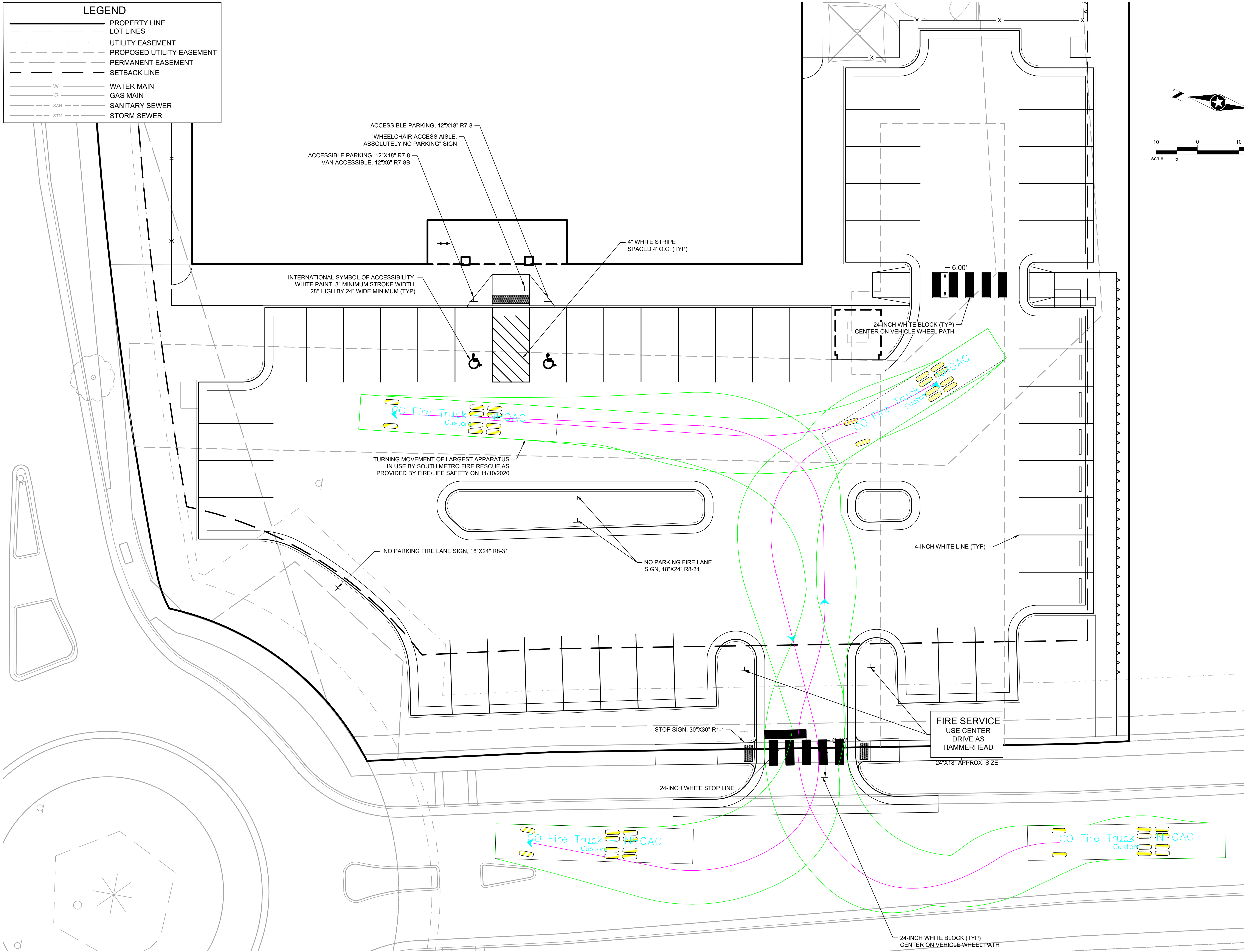
Issue Date
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Revision Issue
Rev. # Description Date

GRADING PLAN

C2.0

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SIGNAGE PLAN

C5.0

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PRELIMINARY EXTERIOR
ELEVATIONS



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

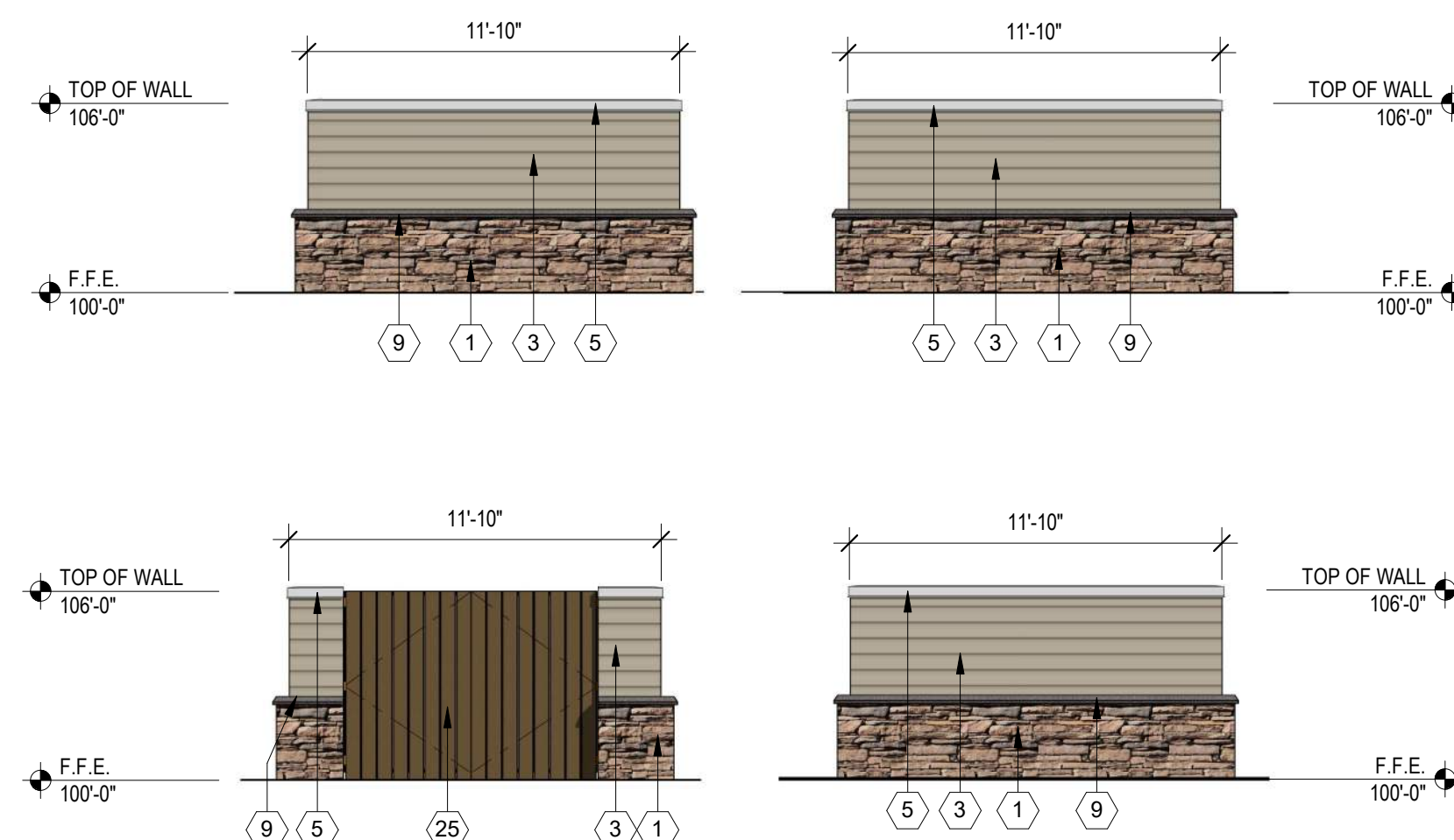


2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

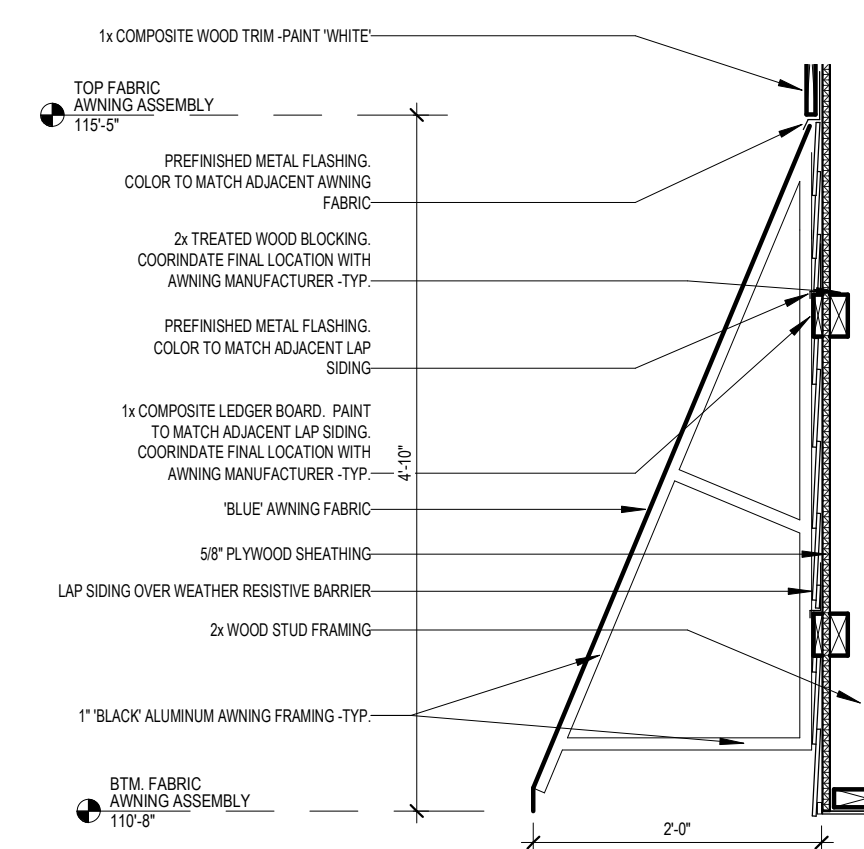


3 NORTH ENTRY ELEVATION
3/16" = 1'-0"

4 SOUTH ENTRY ELEVATION
3/16" = 1'-0"



5 TRASH ENCLOSURE
3/16" = 1'-0"



6 FABRIC AWNING DETAIL
3/4" = 1'-0"

- ELEVATION KEY NOTES (#)**
- STONE - SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
 - FIBER CEMENT SHAKE SIDING - HARDIESHINGLE - STRAIGHT EDGE PANEL 'COBBLESTONE' BY JAMES HARDIE
 - FIBER CEMENT HORIZONTAL SIDING - HARDIEPLANK - SMOOTH - 'COBBLESTONE' BY JAMES HARDIE
 - FIBER CEMENT BOARD AND BATTEN SIDING - HARDIEPANEL VERTICAL SIDING - SMOOTH - 'COBBLESTONE' WITH HARDIETRIM BOARD - SMOOTH BATTEN BOARD - 'COBBLESTONE' BY JAMES HARDIE
 - PREFINISHED METAL COPING - 'WHITE'
 - ALUMINUM STOREFRONT FRAMING / GLAZING ASSEMBLY - INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
 - ALUMINUM DOOR / TRANSOM / GLAZING ASSEMBLY - INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
 - HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH 'DARK BRONZE'
 - ARCHITECTURAL PRECAST CONCRETE SILL
 - 14'-3" x 3'-7" EXTERIOR LED 'NEW HORIZON ACADEMY' AND 'SUN' SIGNAGE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
 - EIFS CORNICE - PAINT 'WHITE'
 - PREFINISHED METAL SCUPPER AND 4"x6" DOWNSPOUT - 'DARK BRONZE'. CONNECT DOWNSPOUT TO UNDERGROUND STORM SEWER. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
 - LED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
 - 1x FIBER CEMENT TRIM - PAINT 'WHITE'
 - 'BLUE' FABRIC AWNING.
 - DASHED LINE DENOTES TOP OF ROOF BEYOND
 - EIFS DENTIL MOLDING - PAINT 'WHITE'
 - ARCHITECTURAL PRECAST CONCRETE COLUMN CAP
 - 8x8 WOOD COLUMN, STAINED. SEE STRUCTURAL FOR FURTHER INFORMATION
 - 4x12 WOOD BEAM, STAINED.
 - 12" FIBER CEMENT TRIM - PAINT "BLUE"
 - WALL MOUNTED CT CABINET - PAINT TO MATCH ADJACENT FINISH
 - ELECTRICAL METER - PAINT TO MATCH ADJACENT FINISH
 - 1'-0" HIGH x 2'-0" WIDE SCUPPER OPENING
 - WOODEN TRASH ENCLOSURE GATE AND POST ASSEMBLY
 - ROOFTOP SCREENING BEYOND - SEE ROOF PLAN AND 8/A 305
 - FIRE DEPARTMENT LOCK BOX. MODEL R3-RECESSED BY THE DAMA COMPANY. VERIFY LOCATION WITH LOCAL FIRE OFFICIAL

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Issue Date 6/25/2021

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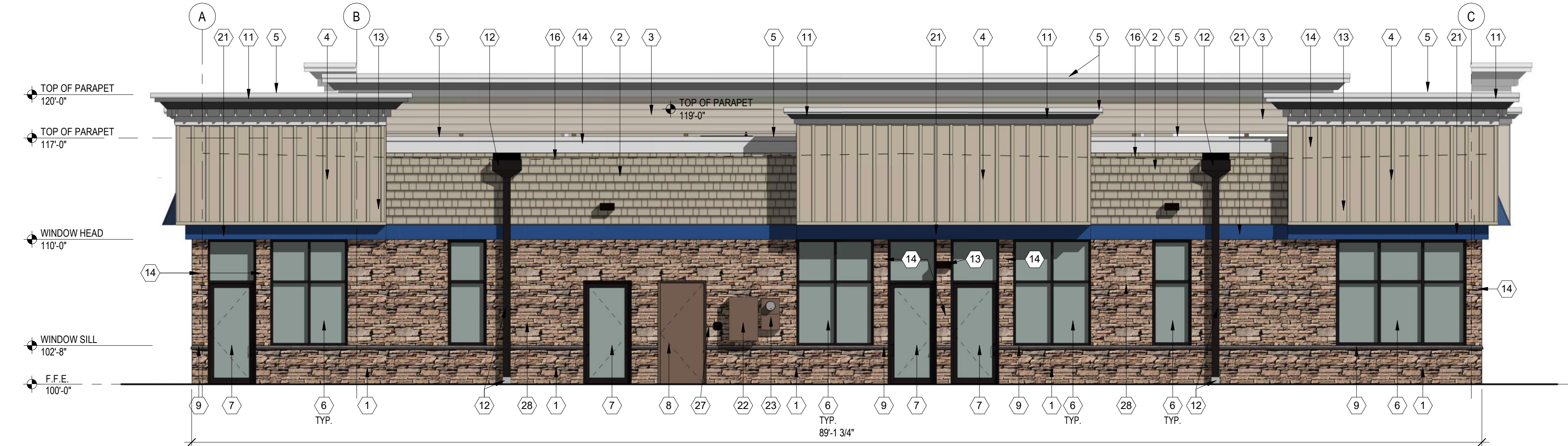
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PRELIMINARY EXTERIOR
ELEVATIONS



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL	PRODUCT
STONE VENEER	SOUTHERN LEDGESTONE; 'CHARDONNAY'; BY CULTURED STONE
FIBER CEMENT SHAKE SIDING	HARDIESHINGLE; STRAIGHT EDGE PANEL; 'COBBLESTONE'; BY JAMES HARDIE
FIBER CEMENT HORIZONTAL SIDING	HARDIEPLANK; SMOOTH; 'COBBLESTONE'; BY JAMES HARDIE
FIBER CEMENT BOARD AND BATTEN SIDING	HARDIEPANEL VERTICAL SIDING; SMOOTH; 'COBBLESTONE'; WITH HARDIETRIM BOARD; SMOOTH BATTEN BOARD; 'COBBLESTONE' BY JAMES HARDIE
COMPOSITE WOOD TRIM	PAINT 'BLUE'
COMPOSITE WOOD TRIM	PAINT TO MATCH 'ARTIC WHITE' BY JAMES HARDIE
ARCHITECTURAL PRECAST CONCRETE	INDIANA LINESTONE
ALUMINUM STOREFRONT FRAMING	'DARK BRONZE' ANODIZED
FABRIC AWNING	'BLUE' BY SUNBRELLA

FACADE TRANSPARENCY SCHEDULE

FACADE	TOTAL S.F. OF FACADE	TRANSPARENCY REQUIRED	TRANSPARENCY PROVIDED
NORTH ELEVATION (BUILDING FRONT LESS THAN 100' IN LENGTH)	704 S.F.	40% (282 S.F.)	60% (423 S.F.)
SOUTH ELEVATION (BUILDING REAR LESS THAN 100' IN LENGTH)	712 S.F.	25% (178 S.F.)	44% (311 S.F.)
EAST ELEVATION (BUILDING SIDE MORE THAN 100' IN LENGTH)	1,178 S.F.	25% (295 S.F.)	50% (587 S.F.)
WEST ELEVATION (BUILDING FRONT MORE THAN 100' IN LENGTH)	1,179 S.F.	30% (354 S.F.)	58% (689 S.F.)

ELEVATION KEY NOTES (#)

- STONE - SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
- FIBER CEMENT SHAKE SIDING - HARDIESHINGLE - STRAIGHT EDGE PANEL 'COBBLESTONE' BY JAMES HARDIE
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Revision Issue

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PRELIMINARY ELEVATIONS



1 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"



1 NORTHWEST PERSPECTIVE



2 NORTHEAST PERSPECTIVE

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PERSPECTIVES



1 SOUTHWEST PERSPECTIVE



2 SOUTHEAST PERSPECTIVE

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New Horizon Academy
NEW HORIZON ACADEMY -
DOUGLAS 234 FILING, NO. 6
PARKER, CO

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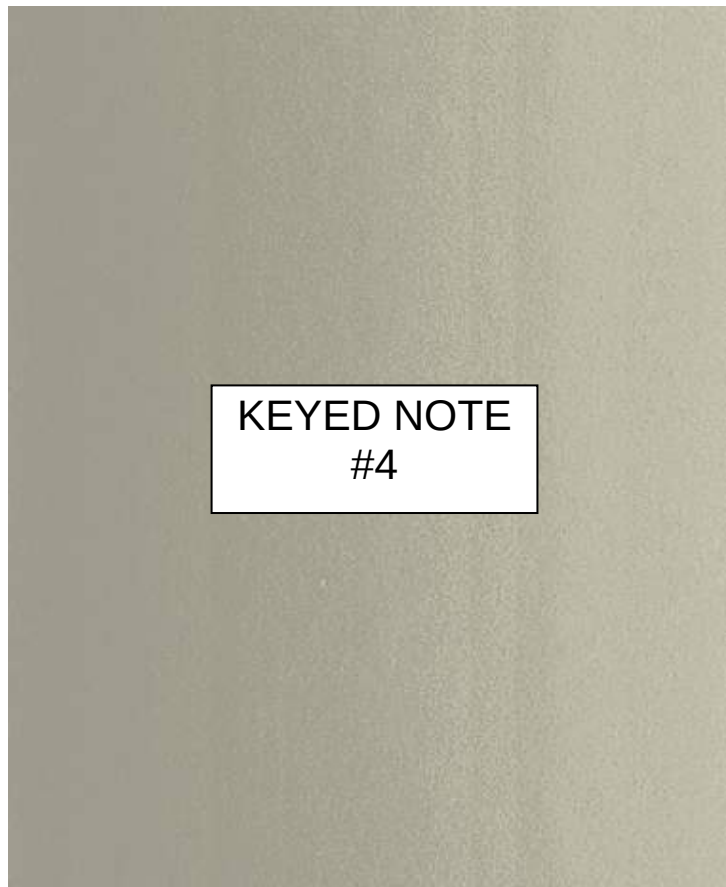
NHAC 156217
SB
DRS

Project Status
CONSTRUCTION SET

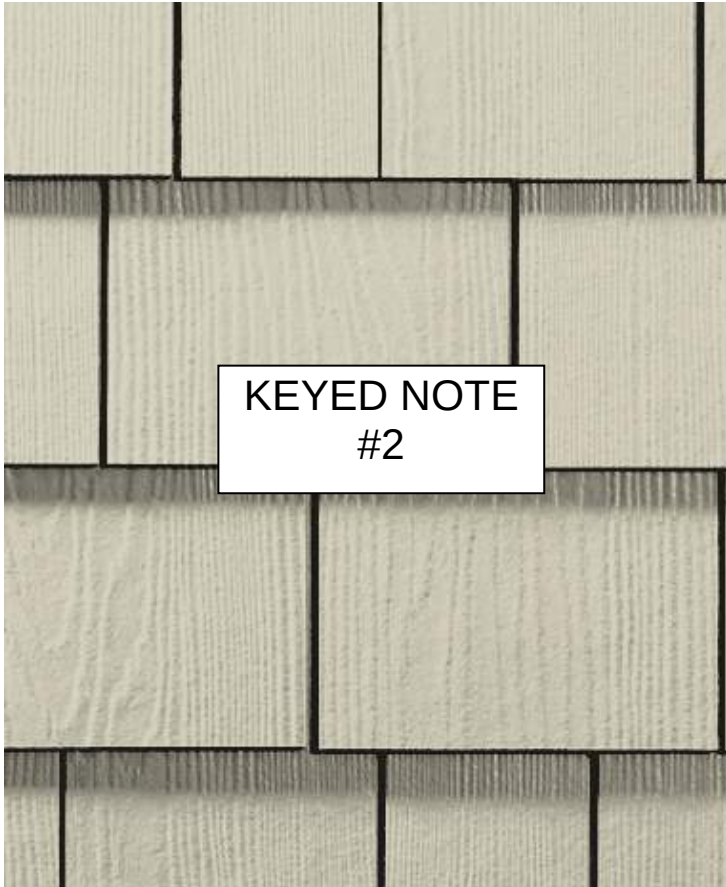
Issue Date
6/25/2021

Revision Issue
Rev. # Description Date

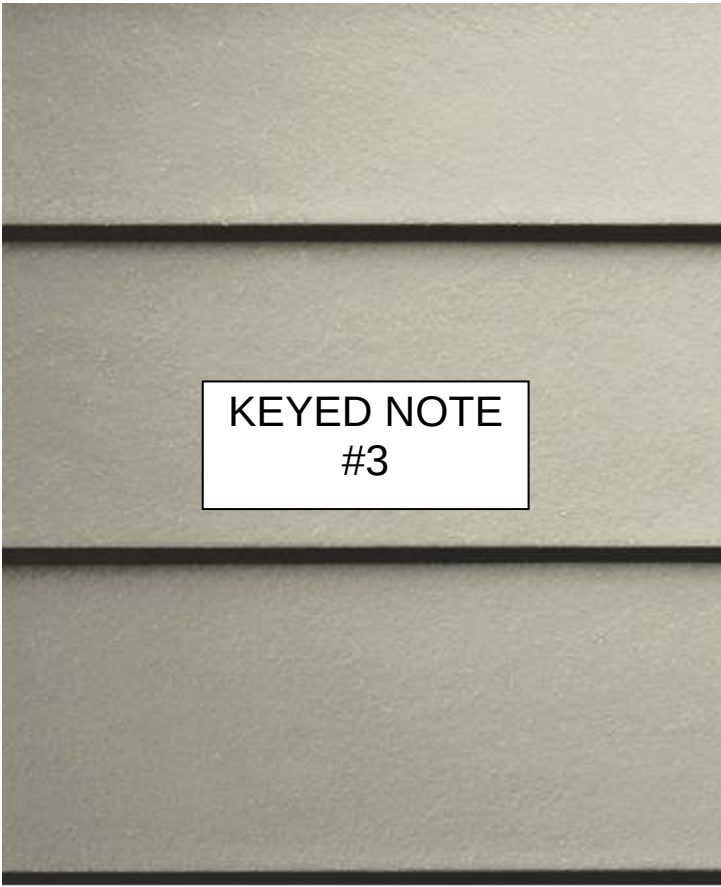
EXTERIOR MATERIALS
BOARD



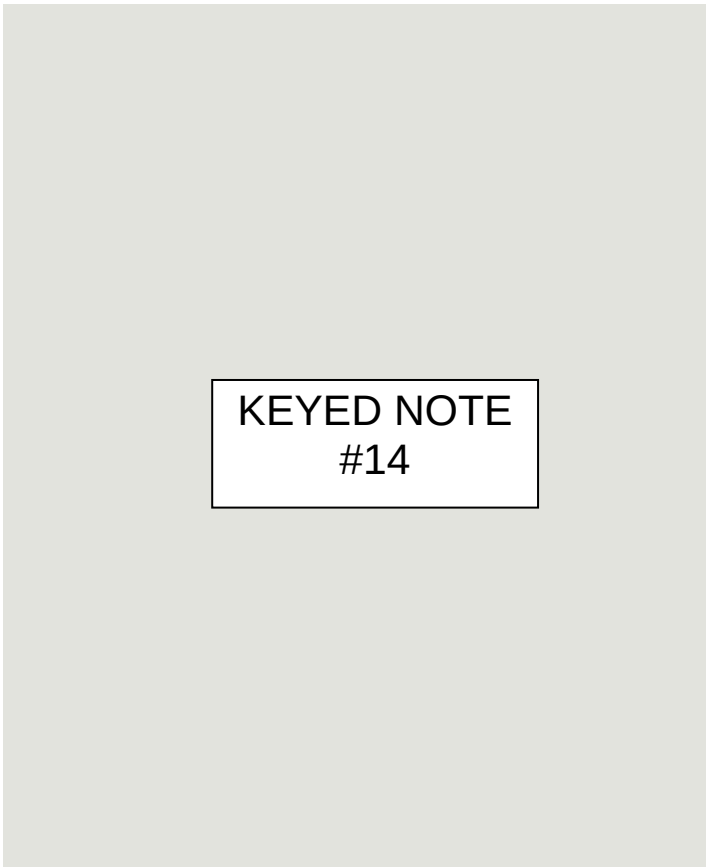
FIBER CEMENT BOARD AND BATTEN SIDING -
HARDIEPANEL VERTICAL SIDING - SMOOTH -
'COBBLESTONE' WITH HARDIETRIM BOARD -
SMOOTH BATTEN BOARD - 'COBBLESTONE' BY
JAMES HARDIE



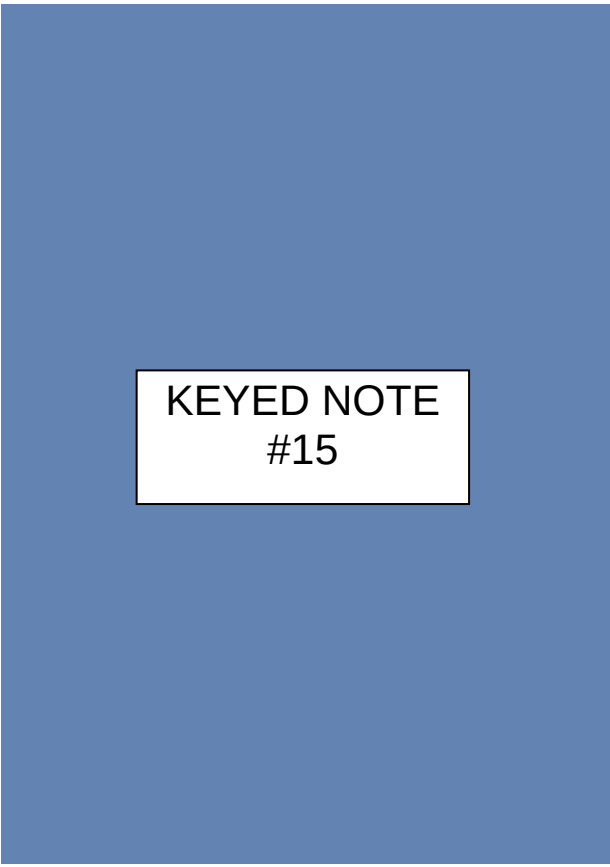
FIBER CEMENT SHAKE SIDING -
HARDIESHINGLE - STRAIGHT EDGE PANEL
'COBBLESTONE' BY JAMES HARDIE



FIBER CEMENT HORIZONTAL SIDING -
HARDIEPLANK - SMOOTH - 'COBBLESTONE'
BY JAMES HARDIE



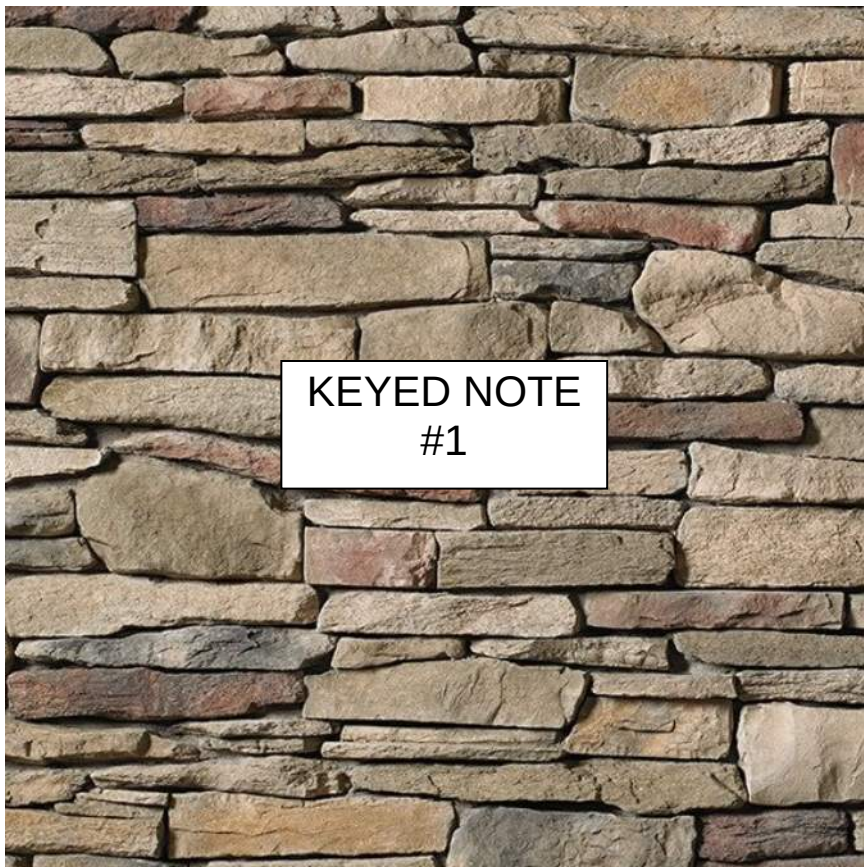
COMPOSITE WOOD TRIM - PAINTED TO
MATCH 'ARCTIC WHITE' BY JAMES HARDIE



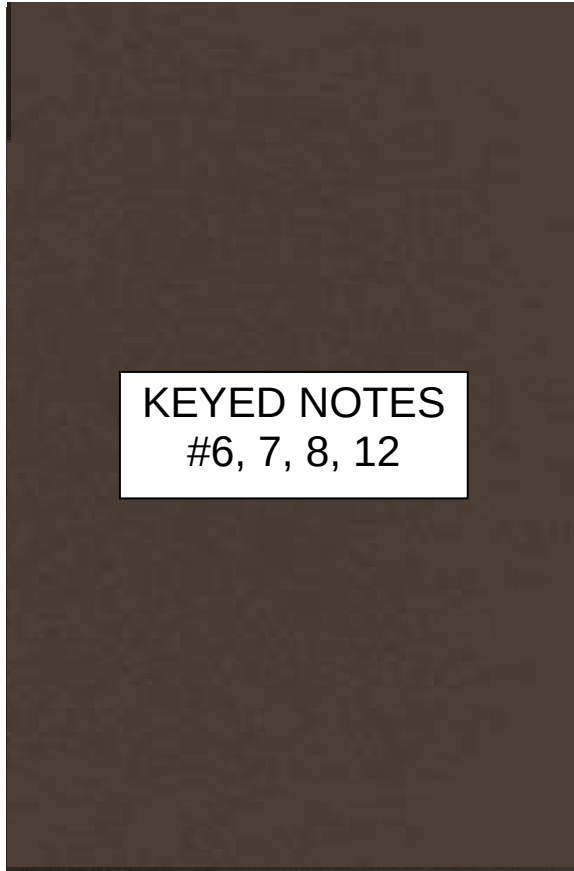
'BLUE' FABRIC AWNING



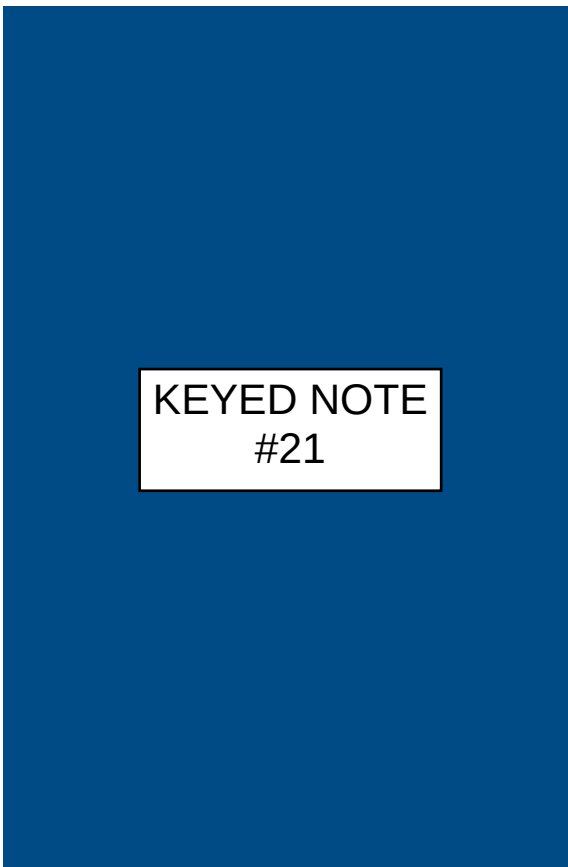
ARCHITECTURAL PRECAST CONCRETE -
INDIANA LIMESTONE



STONE VENEER - SOUTHER LEDGESTONE
'CHARDONNAY' BY CULTURED STONE



ALUMINUM STOREFRONT FRAMING -
'DARK BRONZE' ANODIZED



COMPOSITE WOOD TRIM (LIMITED
LOCATIONS) - PAINT 'BLUE'



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for All of Us

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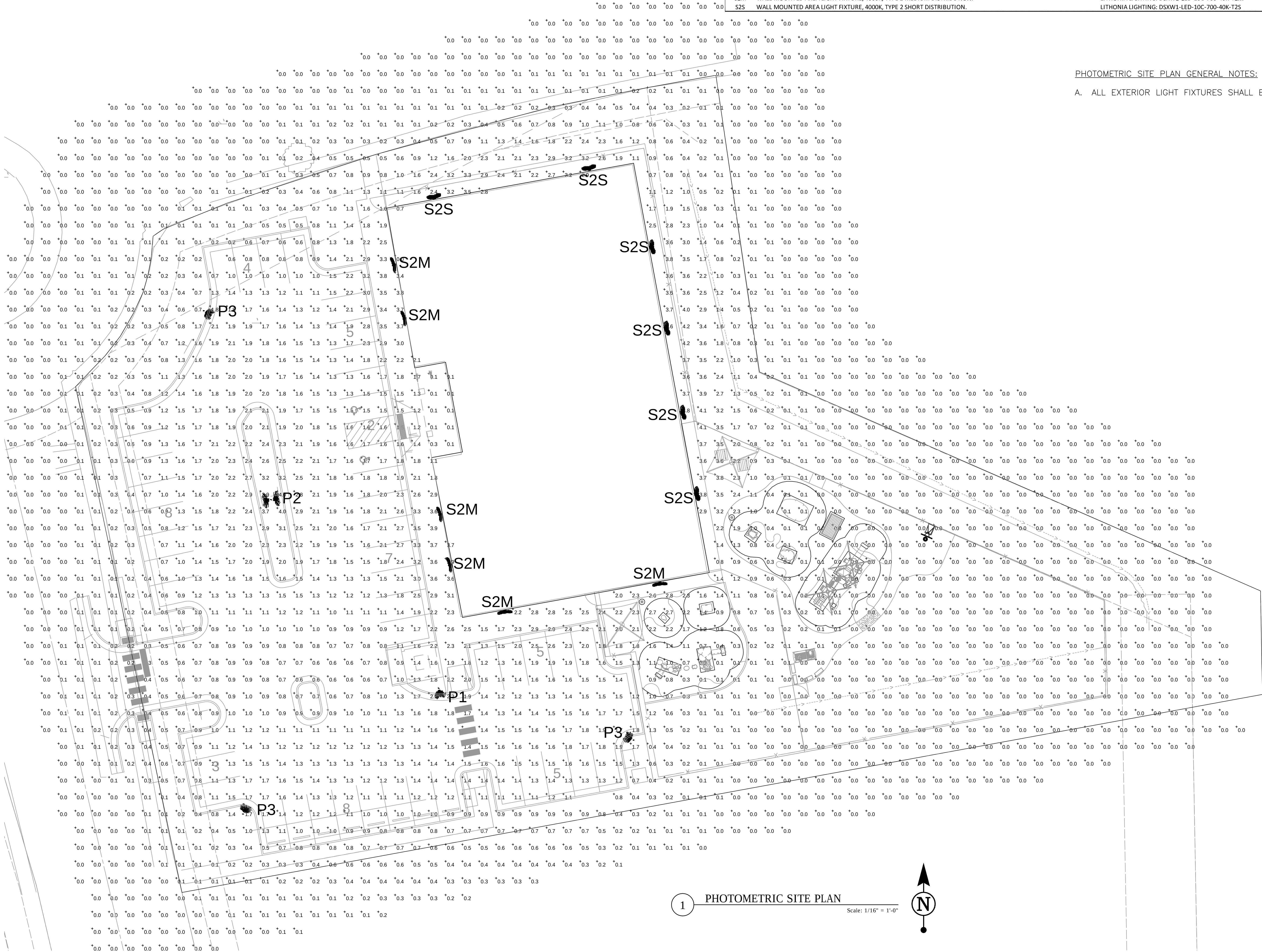
PHOTOMETRIC SITE PLAN

ES.01

TYPE	DESCRIPTION	CATALOG #	MOUNTING
P1	POLE MOUNTED AREA LED LIGHT FIXTURE, 4000K, TYPE TFTM FORWARD THROW DISTRIBUTION W/HOUSE SIDE SHIELDS	LITHONIA LIGHTING: DSX1-LED-P1-40K-TFTM-MVOLT-RPA-HS	POLE: 22 FEET
P2	POLE: ROUND STRAIGHT STEEL, DARK BRONZE FINISH TWIN POLE MOUNTED AREA LED LIGHT FIXTURES, 4000K, TYPE 3 MEDIUM DISTRIBUTION	POLE: LITHONIA LIGHTING RSS, DDBXD LITHONIA LIGHTING: DSX1-LED-P2-40K-T3M-MVOLT-RPA	POLE: 22 FEET
P3	POLE: ROUND STRAIGHT STEEL, DARK BRONZE FINISH POLE MOUNTED AREA LED LIGHT FIXTURE, 4000K, TYPE 4 MEDIUM DISTRIBUTION W/HOUSE SIDE SHIELDS	POLE: LITHONIA LIGHTING RSS, DDBXD LITHONIA LIGHTING: DSX1-LED-P1-40K-T4M-MVOLT-RPA-HS	POLE: 22 FEET
S2M	WALL MOUNTED AREA LIGHT FIXTURE, 4000K, TYPE 2 MEDIUM DISTRIBUTION.	LITHONIA LIGHTING: DSXW1-LED-10C-700-40K-T2M	WALL: 12 FEET
S2S	WALL MOUNTED AREA LIGHT FIXTURE, 4000K, TYPE 2 SHORT DISTRIBUTION.	LITHONIA LIGHTING: DSXW1-LED-10C-700-40K-T2S	WALL: 12 FEET

PHOTOMETRIC SITE PLAN GENERAL NOTES:

A. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF.



1 PHOTOMETRIC SITE PLAN

Scale: 1/16" = 1'-0"



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Multipliers	Lumen Multiplier
0°C	3.0°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 28°C ambient, based on 10,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-11.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings									
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time			
PBR or PBRH	3V (37%) Output	10V (100%) Output	Enabled @ 9°C	5 min	3 sec	5 min			
*PBRFCV or *PBRFCVH	3V (37%) Output	10V (100%) Output	Enabled @ 19°C	5 min	3 sec	5 min			

*PBR use when motion sensor is used as dusk to dawn control.

Controls Options					
Nomenclature	Description	Functionality	Primary control device	Notes	
FAO	Field adjustable output device installed inside the luminaire, wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads.	
DS	Drivers wired independently for 50/50 luminance operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider light & dim a more cost effective alternative.	
PBR or PBRH	Twist lock photocell receptacle	Compatible with standard twist lock photocells for dusk to dawn operation, or advanced control wires that provide 0-10V dimming signals.	Twist-lock photocells such as DLI Elite or advanced control nodes such as ROAM.	Pins 6 & 7 are capped inside luminaire	
PBR or PBRH	Motion sensors with integral photocell. PBR for 8-10" mounting; PBRH for 15-10" mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SGR	Also available with PBRFCV when the sensor photocell is used for dusk to dawn operation.	
N2LR2-PRIR	Right AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Cabled dimming with motion sensor override when wirelessly connected to the right AIR Edgecye.	Right AIR d2GR	Right AIR sensors can be programmed and commissioned from the ground using the CLarity Pro app.	

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3738) • www.lithonia.com
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DSX1-LED
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Electrical Load

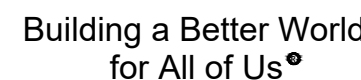
	Performance Package	LED Count	Driver Package	System Watts	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.13	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
Rotated Optics (Requires LDR or R90)	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	100V (100V-120V)				400V (100V-120V)				500V (100V-120V)						
					L	B	U	LPW	L	B	U	LPW	L	B	U	LPW			
30	530	P1	54W	T15	6,457	2	0	2	128	6,956	2	0	2	129	7,044	2	0	2	130
				T25	6,450	2	0	2	119	6,940	2	0	2	129	7,037	2	0	2	130
				T3M	6,483	1	0	1	120	6,984	1	0	1	129	7,073	1	0	1	131
				T35	6,279	2	0	2	116	6,744	2	0	2	125	6,856	2	0	2	127
				T3M	6,464	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				IFPM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T35S	6,722	2	0	2	124	7,242	3	0	3	134	7,334	3	0	3	136
				T35	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T3M	6,713	3	0	1	124	7,229	3	0	1	134	7,321	3	0	1	136
30	700	P2	70W	T3M	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				B/C	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LED	1,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				REC	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				T15	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T25	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T3M	8,281	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T35	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,085	2	0	2	115	8,708	2	0	2	126	8,818	2	0	2	128
30	1050	P3	102W	IFPM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T35S	8,388	3	0	3	123	9,252	3	0	3	132	9,369	3	0	3	134
				T35	8,395	3	0	1	123	9,259	3	0	1	132	9,336	3	0	1	134
				T3M	8,573	3	0	3	122	9,286	3	0	3	132	9,353	3	0	3	134
				T35W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				B/C	6,770	1	0	2	97	7,291	1	0	2	104	7,386	1	0	2	105
				LED	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				REC	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				T15	11,643	2	0	2	114	12,542	3	0	3	123	12,721	3	0	3	125
				T25	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
30	1250	P4	125W	T3M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T35	11,339	2	0	2	111	12,215	3	0	3	120	12,330	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,438	2	0	2	112	12,289	2	0	2	121	12,465	2	0	2	122
				T3M	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T35S	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T35	12,158	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T3M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T35W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				B/C	9,570	1	0	2	96	10,130	1	0	2	101	10,400	1	0	2	102
30	1400	P5	140W	LED	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				REC	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				T15	15,455	2	0	3	107	16,473	3	0	3	116	16,697	3	0	3	117
				T25	15,421	3	0	3	107	16,458	3	0	3	116	16,461	3	0	3	117
				T3M	15,490	2	0	2	108	16,532	3	0	3	116	16,716	3	0	3	118
				T35	15,064	3	0	3	105	16,074	3	0	3	113	16,252	3	0	3	114
				T3M	15,457	2	0	2	108	16,497	2	0	2	116	16,681	2	0	2	117
				T4M	15,365	2	0	3	104	16,302	2	0	3	113	16,482	2	0	3	115
				T3M	15,449	2	0	3	106	16,468	2	0	3	115	16,650	2	0	3	117
				T35S	15,887	3	0	2	112	16,586	4	0	2	121	16,692	4	0	2	122
30	1500	P6	150W	T3M	15,999	3	0	3	112	16,588	4	0	3	121	16,692	4	0	3	122
				T35	15,989	3	0	3	110	16,580	4	0	3	121	16,677	4	0	3	122
				T3M	15,963	4	0	2	112	16,562	4	0	2	120	16,533	4	0	2	122
				T35W	15,872	4	0	3	111	16,546	4	0	3	119	16,513	4	0	3	121
				B/C	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LED	4,265	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				REC	4,265	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				T15	16,409	3	0	3	106	16,814	3	0	3	115	16,914	3	0	3	116
				T25	16,464	3	0	3	106	16,797	3	0	3	114	16,997	3	0	3	116
				T3M	16,479	3	0	3	107	16,819	3	0	3	115	16,909	3	0	3	117
30	1800	P5	180W	T35	16,474	3	0	3	103	16,577	3	0	3	111	16,572	3	0	3	113
				T3M	16,495	2	0	3	107	16,840	3	0	3	115	16,880	3	0	3	116
				T4M	16,384	2	0	3	104	16,596	3	0	3	112	16,603	3	0	3	114
				IFPM	16,494	2	0	3	106	16,830	3	0	3	115	16,890	3	0	3	116
				T35S	17,114	4	0	3	111	18,046	4	0	3	120	18,167	4	0	3	121
				T35	15,295	3	0	1	111	16,447	4	0	1	119	16,666	4	0	1	121
				T3M	15,257	4	0	2	111	16,415	4	0	2	119	16,444	4	0	2	121
				T3W	15,157	4	0	2	110	16,328	4	0	2	118	16,534	4	0	2	119
				B/C	12,968	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LED	8,945	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71



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Project Status	Issue Date
CONSTRUCTION SET	6/25/2021

Revision Issue		
Rev. #	Description	Date

LANDSCAPE PLAN

L1.01

NHA Provided Planting Schedule							
SYM	QTY	Botanical Name	Common Name	Size	Mature Size (H x W)	Water Usage	Notes
	34	Trees					
		Deciduous					
GD	3	Gymnocladus dioicus	Kentucky Coffee Tree	2.5" Cal B&B	60' x 50'	Xeric	
CC	6	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	2" Cal B&B	20' x 20'	Xeric	
MP	10	Malus 'Prairifire'	Prairifire Crabapple	2" Cal B&B	20' x 20'	Low	
TA	7	Tilia americana 'Boulevard'	Boulevard Linden	2.5" Cal B&B	60' x 30'	Low	
		Coniferous					
PN	8	Pinus Nigra	Austrian Pine	6' HT	50' x 25'	Xeric	
	214	Shrubs					
		Deciduous					
PA	10	Pervoskia artiplicifolia	Russian Sage	5 Gal	4' x 4'	Xeric	
SJ	83	Spiraea japonica 'Little Princess'	Little Princess Spirea	5 Gal	2' x 3'	Low	
SP	23	Syringa Patula 'Miss Kim'	Miss Kim Lilac	5 Gal	7' x 6'	Low	
EF	47	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 Gal	4' x 4'	Low	
		Coniferous					
JS	50	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal	1' x 5'	Xeric	
JC	1	Juniperus chinensis 'Spartanmint'	Spartanmint Juniper	5Gal	15' x 5'	Xeric	
	686	Ornamental Grasses					
CA	94	Calamagrotis acutifolia 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal	5' x 2'	Low	
FG	592	Festuca clausa 'Elijah Blue'	Elijah Blue Fescue	1 Gal	10" x 10"	Xeric	

Developer's Planting Schedule		
QTY	Botanical Name	Common Name
15	Trees	
	Deciduous	
4	Catalpa Speciosa	Catalpa
2	Ornamental	
	Koelreuteria paniculata	Goldenrain Tree
	Coniferous	
	3 Picea pungens 'Bakeri'	Bakeri Spruce
6	Pinus nigra	Austrian Pine
73	Shrubs	
	Deciduous	
6	Amelanchier alnifolia	Saskatoon Serviceberry
5	Cornus sericea 'Kelsey'	Kelsey Dogwood
15	Perovskia atriplicifolia	Russian Sage
9	Prunus besseyi 'Pawnee Buttes'	Sandcherry Pawnee Buttes
3	Rhus trilobata	Threeleaf Sumac
3	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac
	Coniferous	
	5 Cytisus x 'Minstead'	Minstead Broom
7	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus
3	Juniperus sabina 'Arcadia'	Arcadia Juniper
17	Pinus mugo 'Mops'	Mops Mugo Pine
	Ornamental Grasses	
	75 Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass

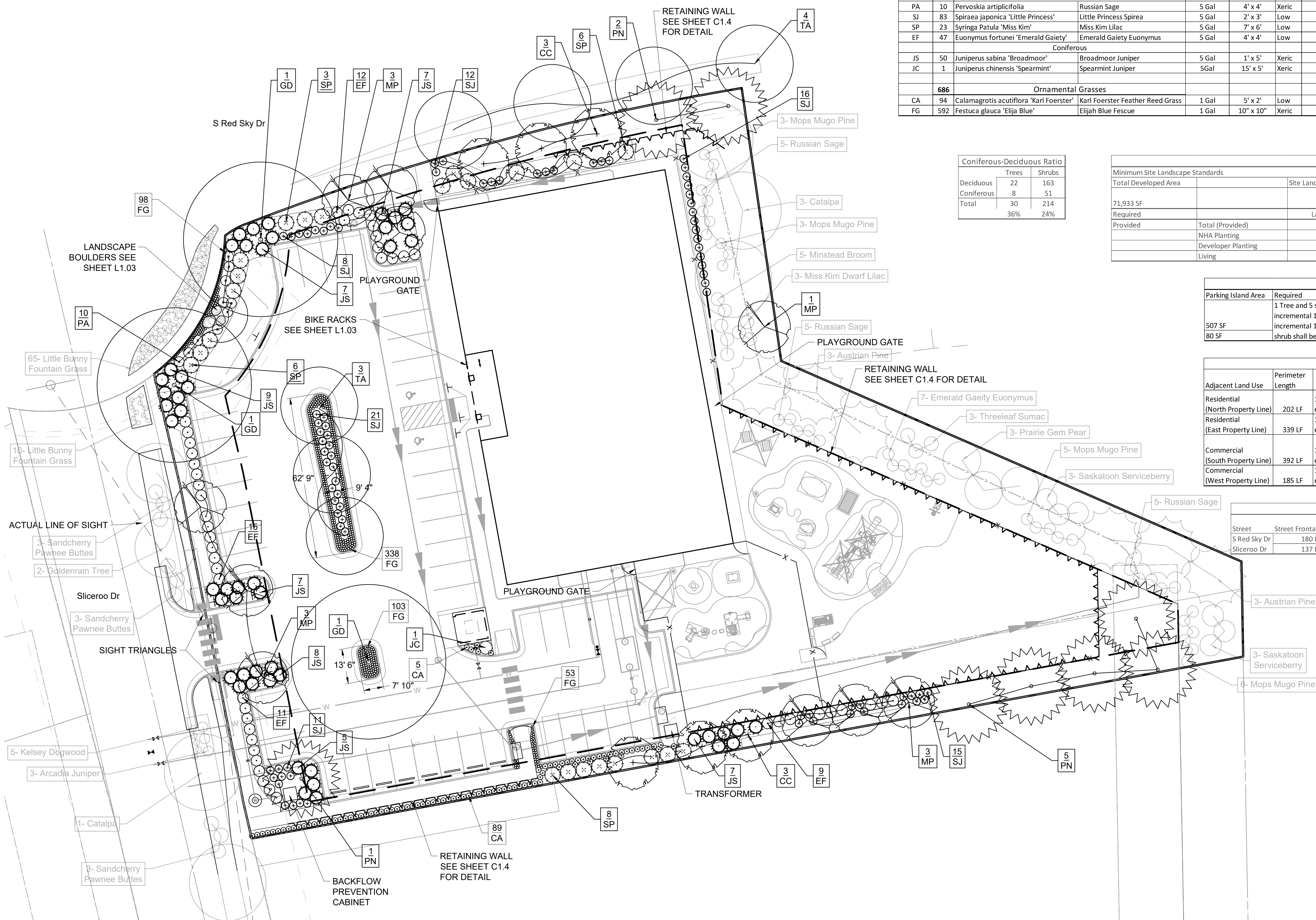
Coniferous-Deciduous Ratio		
	Trees	Shrubs
Deciduous	22	163
Coniferous	8	51
Total	30	214
	36%	24%

Landscape Requirements					
Minimum Site Landscape Standards					
Total Developed Area		Site Landscape Requirements	Site Trees	Site Shrubs	Grasses
71,933 SF			1 Tree/ 1,500 SF (1/4 Evergreen)	5 Shrubs/ 1,500 SF	3 Grasses/ 1 Shrub
Required		Landscaped Area 15%	22 Trees	106 Shrubs	N/A
Provided	Total (Provided)	31,851 SF (44%)	45	287	761
	NHA Planting		30	214	686
	Developer Planting		15	73	75
	Living	26,255 SF (82%)		N/A	

Parking Lot Interior Requirements				
Parking Island Area	Required	Provided Trees	Provided Shrubs	Provided Grasses
507 SF	1 Tree and 5 shrubs each incremental 162 SF. Each additional	(3 Req.) 3 Provided	(16 Req.) 21 Provided	(0 Req.) 338 Provided
80 SF	incremental 15 SF, and additional shrub shall be planted.	(0 Req.) 1 Provided	(0 Req.) 0 Provided	(0 Req.) 103 Provided

Site Perimeter Requirements						
Adjacent Land Use	Perimeter Length	Required		Total Provided	NHA Provided	Developer Provided
Residential (North Property Line)	202 LF	1 Tree and 5 Shrubs for each 25 LF of edge	8 Trees/ 40 Shrubs	8 Trees/ 54 Shrubs	8 Trees/ 54 Shrubs	N/A
Residential (East Property Line)	339 LF	1 Tree and 5 Shrubs for each 25 LF of edge	14 Trees/ 70 Shrubs	14 Trees/ 72 Shrubs	2 Trees/ 16 Shrubs	12 Trees/ 56 Shrubs
Commercial (South Property Line)	392 LF	1 Tree and 5 Shrubs for each 40 LF of edge	10 Trees/ 50 Shrubs	11 Trees/ 50 Shrubs	12 Trees/ 50 Shrubs	N/A
Commercial (West Property Line)	185 LF	1 Tree and 5 Shrubs for each 40 LF of edge	5 Trees/ 25 Shrubs	5 Trees/ 55 Shrubs	5 Trees/ 55 Shrubs	N/A

Street Tree Requirements					
Required Trees					Total Trees Provided
Street	Street Frontage Length	(1 Tree/ 40 Linear Feet)	Provided NHA	Provided Developer	
S Red Sky Dr	180 LF	4	4	0	4
Slicerow Dr	137 LF	3	0	3	3



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1 LANDSCAPE PLAN

0' 10' 20' 40' 80'

SCALE: 1" = 20'-0"

Owner
New Horizon Academy
3405 Annapolis Lane
N, Suite 100
Plymouth, MN 55447
763.557.1111

Architect
Short Elliott Hendrickson, Inc.
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Fort One, Suite 6000
Denver, Colorado 80222
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Civil Engineer
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Suite 200
Duluth, MN 55802
218.279.3000

Structural Engineer

Mechanical Engineer

Electrical Engineer

New Horizon Academy
**NEW HORIZON ACADEMY -
DOUGLAS 234 FILING, NO. 6**
PARKER CO

This drawing is an instrument of service and shall remain the property of Short Elliott Hendrickson (SEH). This drawing and the concepts and ideas contained herein shall not be used, reproduced, revised, or retained without the express written approval of SEH.

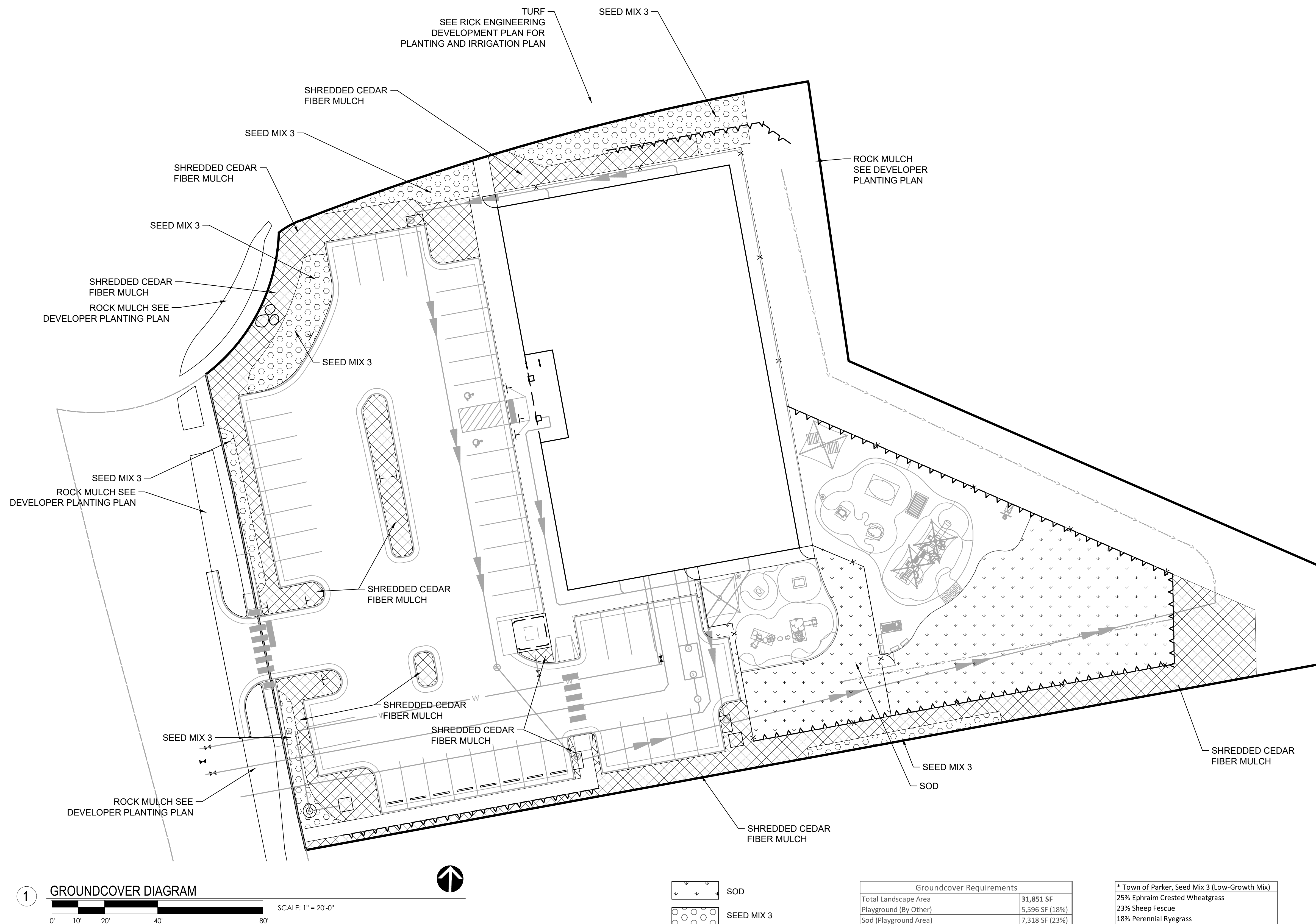
SEH Project	NHOAC 15621
Checked By	K
Drawn By	V

Project Status	Issue Date
CONSTRUCTION SET	6/25/2021

Revision Issue		
Rev. #	Description	Date

GROUNDCOVER DIAGRAM

L1.02



SOD

SEED MIX 3

MULCH

FINAL IRRIGATION PLAN AND
SPECIFICATIONS TO BE SUPPLIED
BY IRRIGATION CONTRACTOR.

NOTE:
THE LANDSCAPE WORKSHEET IS
1.8 SFE. A 1" IRRIGATION TAP IS
APPROPRIATE IF THE FLOW RATE
AND PRESSURE WORK FOR THE
IRRIGATION DESIGN.

Groundcover Requirements	
Total Landscape Area	31,851 SF
Playground (By Other)	5,596 SF (18%)
Sod (Playground Area)	7,318 SF (23%)
Town of Parker, Seed Mix 3*	3,155 SF (10%)
Natural Cedar Fiber Mulch-minimum of 4" in depth over base of geotextile fabric.	7,134 SF (22%)
Developer installed Landscape rock	8,648 SF (27%)

* Town of Parker, Seed Mix 3 (Low-Growth Mix)
25% Ephraim Crested Wheatgrass
23% Sheep Fescue
18% Perennial Ryegrass
13% Canada Bluegrass
12% Barley or Oats
9% Blue Fescue

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

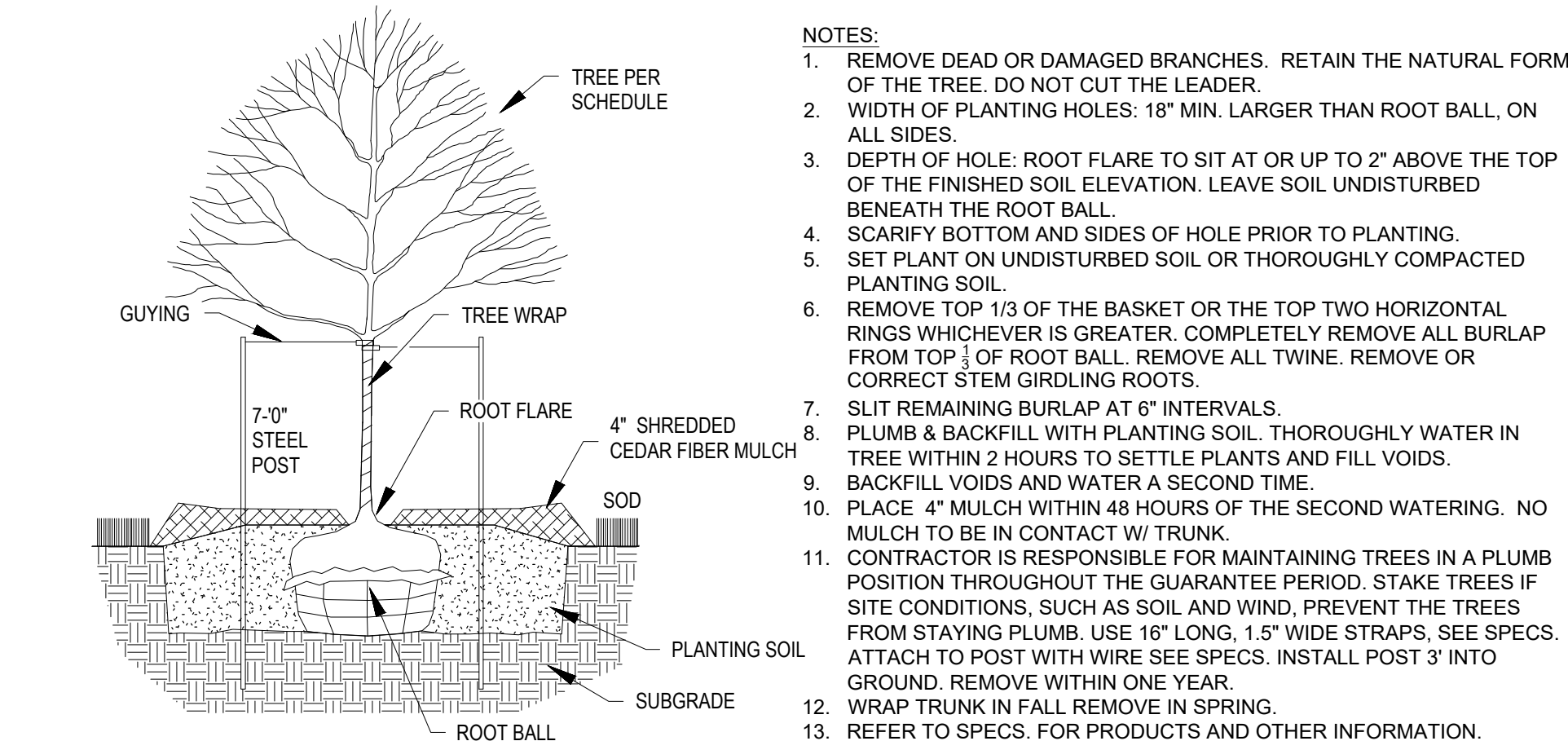
- REFERENCES
 - CDOT - COLORADO DEPARTMENT OF TRANSPORTATION, 2017 EDITION.
 - AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.
- QUALITY ASSURANCE
 - WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR WITH EXTENSIVE HORTICULTURE KNOWLEDGE, AND A MIN. OF 3 YEARS EXPERIENCE.
 - HANDLE PLANTS IN SUCH A WAY AS TO PROTECT FROM DAMAGE EITHER PHYSICAL OR BY EXPOSURE TO SUN AND WIND. MISHANDLED PLANTS ARE SUBJECT TO REJECTION BY LANDSCAPE ARCHITECT.
 - PLANTS USED ON THIS PROJECT SHALL MEET THE GRADING STANDARDS RECOMMENDED BY THE ANSI Z60.1-2014.
- PRODUCTS
 - PLANTS: PROVIDE AS SPECIFIED ON PLANT SCHEDULE.
 - EDGING: RYERSON STEEL EDGING $\frac{3}{8}$ " X 5" W/ 18" STAKES, OR EQUAL.
 - MULCH: SHREDDED CEDAR FIBER MULCH, APPLIED A MINIMUM OF FOUR INCHES IN DEPTH, INSTALLED OVER A BASE OF GEOTEXTILE FABRIC.
 - WATER: CONTRACTOR TO PROVIDE.
 - PLANTING SOIL MIX: RICH SANDY LOAM, FREE OF DEBRIS AND SEEDS, AND CONFORMING TO CDOT 207 (TOPSOIL).
 - SOIL AMENDMENTS: CONFORMING TO CDOT 212 (SEEDING, FERTILIZER, SOIL CONDITIONS AND SODDING).
 - TREE WRAP: TWO-PLY WEATHER RESISTANT PAPER PRODUCT.

- PLANTING DATES: SPRING PLANTING: APR. 1- JUNE 15. THESE DATES MAY BE EXTENDED IF DAYTIME TEMPS. REMAIN BELOW 80 DEGREES. FALL: SEPT. 30 - OCT. 30TH. DAYTIME TEMPS. NEED TO DROP BELOW 80 DEGREES BEFORE PLANTING BEGINS, AND MAY CONTINUE UNTIL FREEZE UP. CONIFEROUS TREES AUG. 15- OCT. 1ST. PLANT UNDER FAVORABLE WEATHER CONDITIONS, DO NO PLANT DURING DAYS OF EXTREME HEAT.

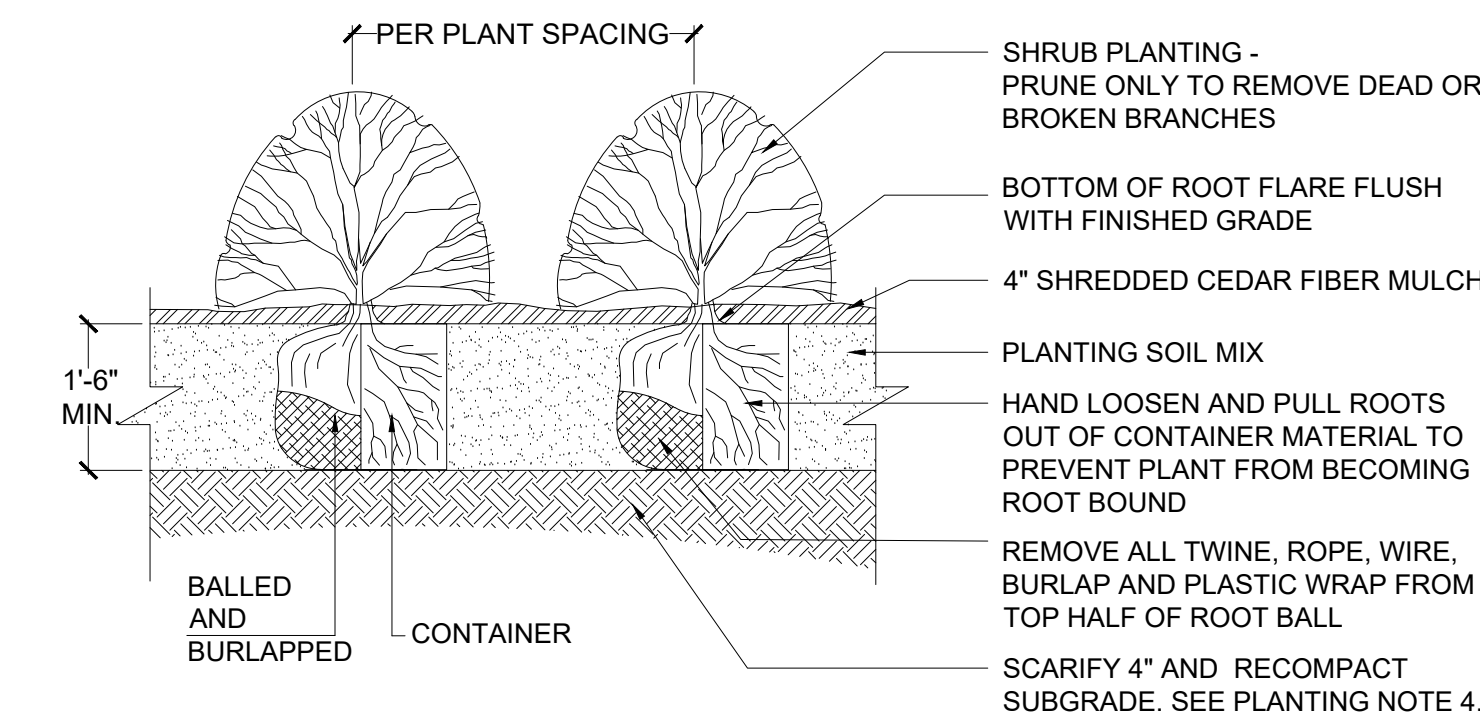
- EXECUTION
 - PLANT INTO PREPARED PLANTING BEDS.
 - PRIOR TO DIGGING, CONTRACTOR TO HAVE UTILITIES LOCATED AND MARKED.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 3 DAYS IN ADVANCE OF WHEN PLANTING WORK WILL OCCUR.
 - INSTALL TREES, SHRUBS, AND PERENNIALS PER PLANTING DETAILS, ADJUST LOCATION IF IN CONFLICT WITH UTILITIES. VERIFY NEW LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - SEPARATE ALL SHRUB BEDS FROM SOD AREAS WITH METAL EDGER.
 - CLEAN-UP ENTIRE SITE FOLLOWING PLANTING OPERATIONS.
- ACCEPTANCE OF PLANTING WORK
 - CONTRACTOR TO NOTIFY OWNER WHEN PLANTING WORK IS COMPLETE FOR REVIEW AND PUNCH LIST.
 - CONTRACTOR TO WATER AND MAINTAIN THE TREES, SHRUBS, AND PERENNIALS UNTIL OWNER ACCEPTANCE.
 - OWNER WILL GIVE ACCEPTANCE OF WORK, FOLLOWING SATISFACTORY CORRECTION OF PUNCH LIST ITEMS.
 - WATERING AND REGULAR LANDSCAPE MAINTENANCE OF TREES, SHRUBS, AND PERENNIALS WILL BE OWNERS RESPONSIBILITY FOLLOWING OWNER ACCEPTANCE OF WORK.

- GUARANTEE PERIOD
 - CONTRACTOR TO WARRANTY TREES, SHRUBS, AND PERENNIALS FOR TWO YEARS FOLLOWING ACCEPTANCE OF WORK BY OWNER.
 - CONTRACTOR TO MAINTAIN THE TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
 - CONTRACTOR TO REMOVE ALL STAKING/ WIRING/ STRAPS FROM FREES AT THE END OF THE GUARANTEE PERIOD.
 - REPLACEMENTS: AT THE END OF THE GUARANTEE PERIOD, ALL PLANTS WHICH ARE UNHEALTHY, DEAD, NOT HAVING A NORMAL DENSITY, SIZE, SHAPE OR COLOR SHALL BE REPLACED. REPLACEMENTS SHALL MATCH CALIPER AND/OR HEIGHT OF THE OTHER PLANTS AT TIME OF REPLACEMENT. SELECTION OF REPLACEMENT MATERIAL AND INSTALLATION PRACTICES SHALL FOLLOW THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

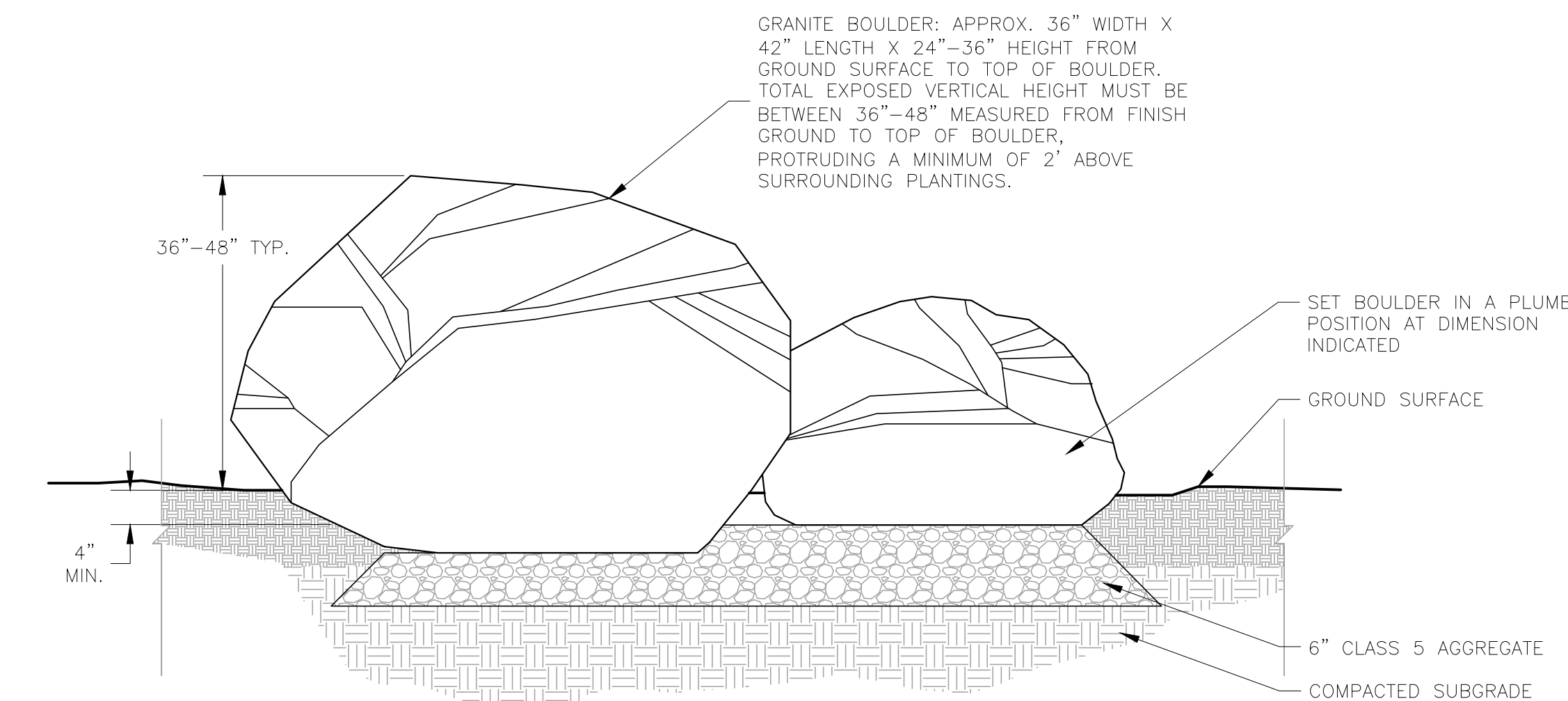
- IRRIGATION
 - CONFORM TO THE REQUIREMENTS OF CDOT 107.14 (INTERRUPTION OF IRRIGATION WATER FLOW), CDOT 623 (IRRIGATION SYSTEM) AND ALL OTHER APPLICABLE CDOT IRRIGATION MATERIALS AND CONSTRUCTION REQUIREMENTS.



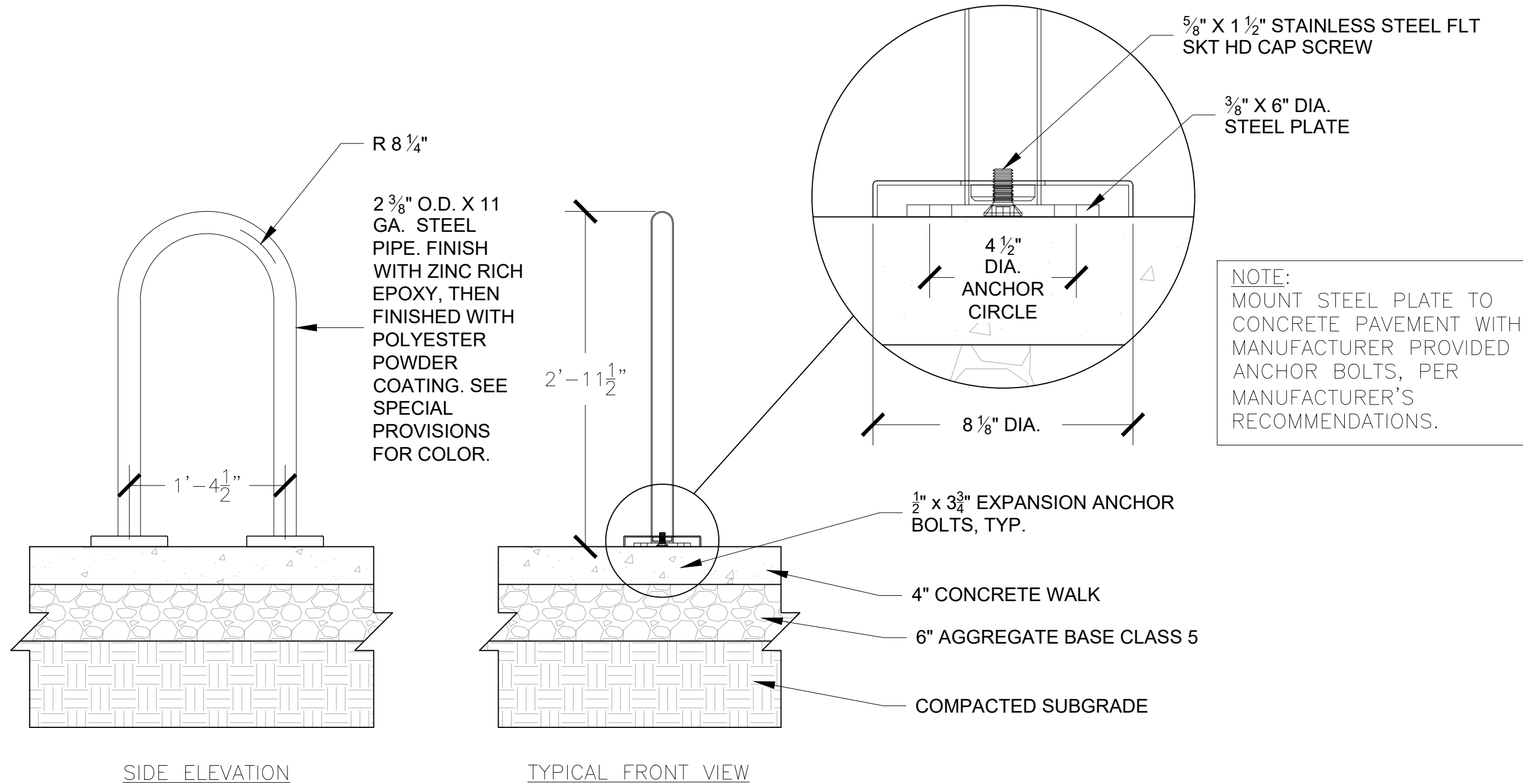
1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



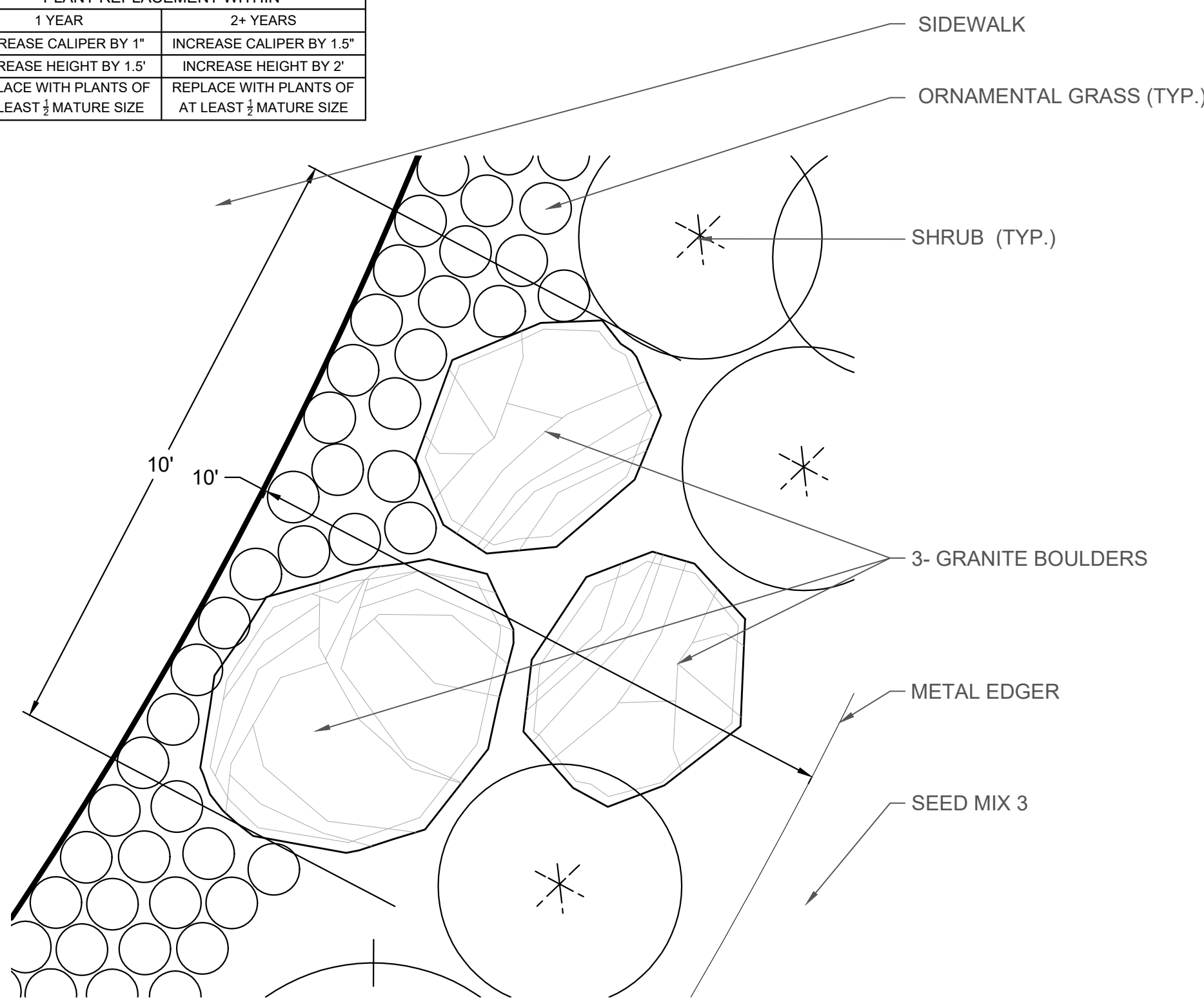
3 BOULDER SECTION "VERTICAL HEIGHT ELEMENT"
NOT TO SCALE



4 BIKE RACK DETAIL
NOT TO SCALE

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE CONTRACTOR. THIS SHALL INCLUDE PROPER PRUNING, MOVING AND AERATION OF LAWNS, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSUMPTION. SHOULD ANY PLANT MATERIAL DIE, THE CONTRACTOR, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE.

TYPE	PLANT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
TREE- DECIDUOUS	INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5"
TREE- CONIFEROUS	INCREASE HEIGHT BY 1.5'	INCREASE HEIGHT BY 2'
SHRUB	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST 1/2 MATURE SIZE



5 BOULDER PLAN VIEW "VERTICAL HEIGHT ELEMENT"
NOT TO SCALE