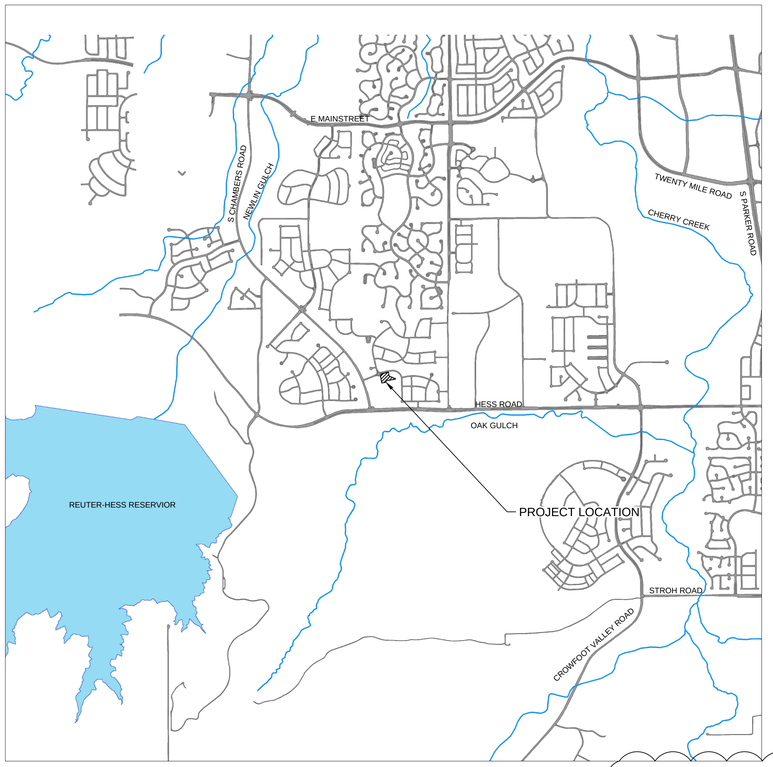
DOUGLAS 234, FILING NO. 6

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

1

SITE PLANS FOR NEW HORIZON ACADEMY



N

2000 0 2000
scale 2000 feet

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

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS.

GEOTECHNICAL ENGINEER: ROCKY MOUNTAIN GROUP.
PROJECT NO. 167366

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT AND BRING ANY CONFLICTS BETWEEN IT AND THE CONSTRUCTION PLANS AND SPECIFICATIONS TO THE ENGINEER'S ATTENTION PRIOR TO BEGINNING WORK.

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.

1

2

LEGAL DESCRIPTION:

THIS IS AN AS-SURVEYED PERIMETER DESCRIPTION AROUND THE SUBJECT PROPERTY AND IS NOT INTENDED TO REPLACE THE RECORD LEGAL DESCRIPTION.

LOT 11, DOUGLAS 234, FILING 6, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

CONTACT LIST

PARKER PUBLIC WORKS
20120 E MAINSTREET
PARKER, CO 80138
STREETS - MIKE WAUGH
STORM WATER - JACOB JAMES 303-840-9546

TOWN OF PARKER POLICE DEPARTMENT
196000 E PARKER SQUARE DR.
PARKER, CO 80134 303-841-9800

PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DR.
PARKER, CO 80134 303-841-4627

FIRE & LIFE SAFETY
RANDALL CAPRA
20120 E. MAINSTREET
CENTENNIAL, CO 80138 303-205-3169

UTILITY NOTIFICATION COMPANY OF COLORADO
2801 S. YOUNGFIELD ST. SUITE 301
GOLDEN, CO 80401 800-922-1987
LOCAL CALLS (811)

XCEL ENERGY
MICHELLE O'NAN
5909 E. 38TH AVE.
DENVER, CO 80207 303-329-1618

COMCAST
KEVIN YOUNG
6859 S. TUCSON WAY
ENGLEWOOD, CO 80112 720-490-3867

CENTURY LINK
WILLIAM BENSON
9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80220 303-792-6069

COLORADO DEPARTMENT OF HEALTH
4210 E. 11TH AVE.
DENVER, CO 303-320-8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
JASON JENKS
5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135 303-688-3100

MILE HIGH FLOOD DISTRICT (MHFD)
MIKE SARMENTO
2480 W 26TH AVE. SUITE 156-B
DENVER, CO 80211 303-455-6277

PLAN SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES
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
L1.01	LANDSCAPE PLAN
L1.02	IRRIGATION DIAGRAM
L1.03	LANDSCAPE DETAILS
	PLAYGROUND PLANS

1

2

SITE DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

TIM NUETZEL LICENSE NO. 37763

SEH
Building a Better World for All of Us®

NOT FOR CONSTRUCTION

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

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SEH Project	NHOAC 156217
Checked By	DRH
Drawn By	AMP

Project Status	Issue Date
TOWN REVIEW	8/26/2020
TOWN REVIEW	1/22/2021
TOWN REVIEW	3/22/2021

Revision Issue

Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21
2	TOWN COMMENTS	3/22/21

COVER SHEET

C0.0

Save: 3/23/2021 7:19 AM kglendenning Plot: 3/23/2021 7:41 AM X:\KON\NHOAC\156217\5-final-dsgn\51-drawings\10-Civil\cad\dwg\sheet\Site Plans\CO_NHOAC156217_SiteTitle.dwg

TOWN OF PARKER GENERAL NOTES – CONSTRUCTION

1. 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE

TOWN OF PARKER GENERAL NOTES – ROADWAY NOTES

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE TOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
2. STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

TOWN OF PARKER GENERAL NOTES – STORM SEWER SYSTEM

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
   - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
   - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.

TOWN OF PARKER GENERAL NOTES – STORM SEWER SYSTEM (CONT.)

9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OFWAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

TOWN OF PARKER GENERAL NOTES – SIGNAGE AND STRIPING

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"X12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.

TOWN OF PARKER GENERAL NOTES – SIGNAGE AND STRIPING

15. CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.

    SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.

    SHALL LINE UP WITH HANDICAP RAMPS.

    SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:

    FOR CONCRETE SURFACE:
    LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.

    WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.

    (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)

    FOR ASPHALT SURFACE:
    LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.

    WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

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SEH Project	NHOAC 156217
Checked By	DRH
Drawn By	AMP

Project Status	Issue Date
TOWN REVIEW	8/26/2020
TOWN REVIEW	1/22/2021
TOWN REVIEW	3/22/2021

Revision Issue

Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21
2	TOWN COMMENTS	3/22/21

GENERAL NOTES

C0.1

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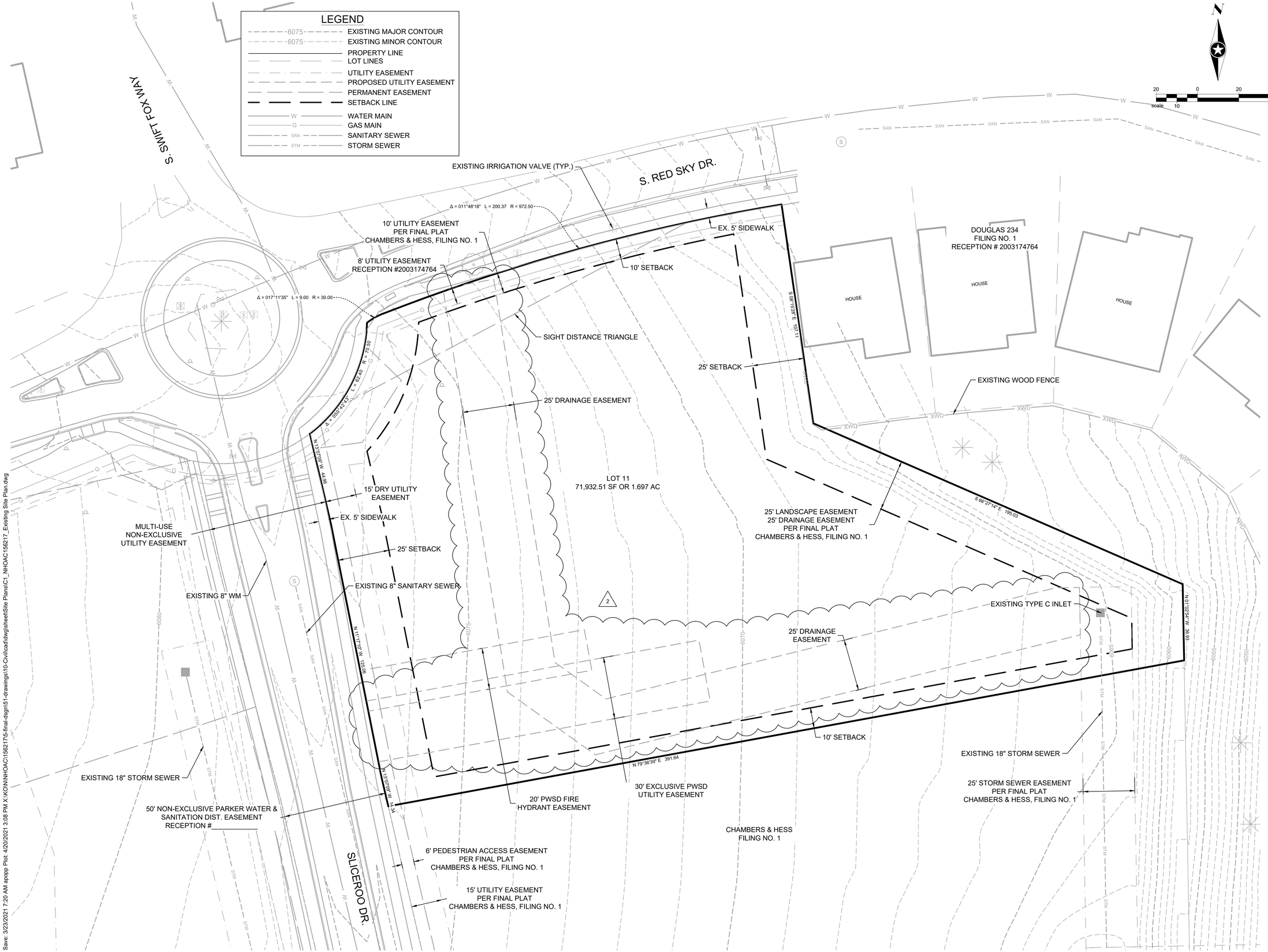

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2	TOWN COMMENTS	3/22/21

EXISTING CONDITIONS

C1.0

LEGEND

- EXISTING MAJOR CONTOUR (6075)
- EXISTING MINOR CONTOUR (6075)
- PROPERTY LINE
- LOT LINES
- UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PERMANENT EASEMENT
- SETBACK LINE
- PLAYGROUND FENCE (X)
- RETAINING WALLS
- WATER MAIN (W)
- GAS MAIN (G)
- SANITARY SEWER (SAN)
- STORM SEWER (STM)

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	116-FEET
DOUGLAS 234 BUILDING SIDE	10-FEET	10-FEET
DOUGLAS 234 BUILDING REAR	0-FEET	25-FEET
ADJACENT TO RESIDENTIAL	25-FEET	25-FEET

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OVERALL SITE

2

C1.1

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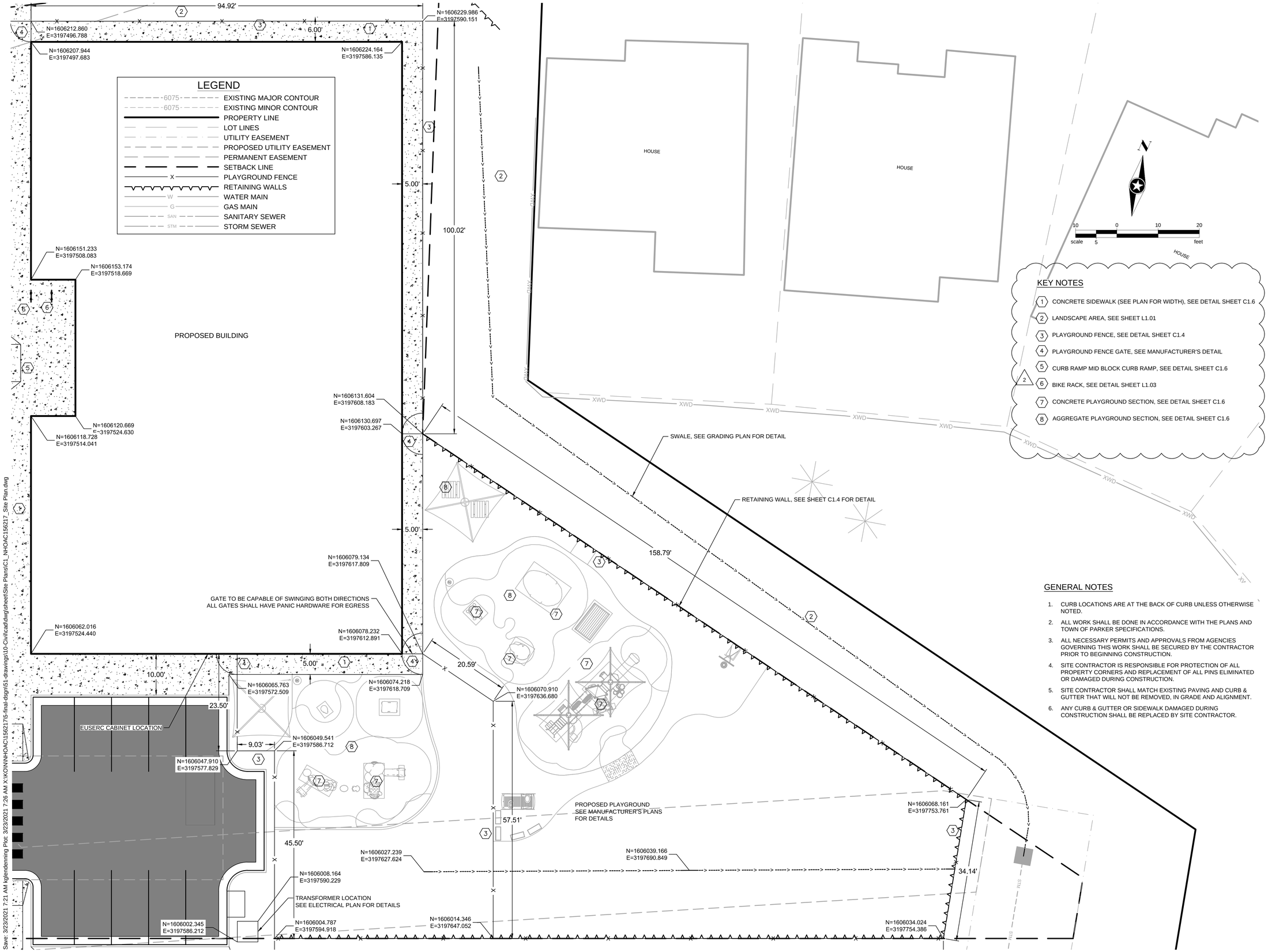

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2	TOWN COMMENTS	3/22/21

BUILDING SITE LAYOUT

1

C1.2

KEY NOTES

1. CONCRETE SIDEWALK (SEE PLAN FOR WIDTH), SEE DETAIL SHEET C1.6
2. LANDSCAPE AREA, SEE LANDSCAPE PLANS
3. PLAYGROUND FENCE, SEE DETAIL SHEET C1.4
4. PLAYGROUND FENCE GATE, SEE MANUFACTURER'S DETAIL
5. CURB RAMP MID BLOCK CURB RAMP, SEE DETAIL SHEET C1.6
6. BIKE RACK, SEE LANDSCAPE PLANS
7. ASPHALT PARKING LOT, SEE DETAIL SHEET C1.6
8. CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C1.6
9. DUMPSTER ENCLOSURE FENCE, SEE ARCHITECTURAL PLANS
10. DUMPSTER ENCLOSURE FENCE GATE, SEE ARCHITECTURAL PLANS
11. VERTICAL CURB AND GUTTER SECTION (CATCH), SEE DETAIL SHEET C1.6
12. VERTICAL CURB AND GUTTER SECTION (SPILL), SEE DETAIL SHEET C1.6
13. DIRECTIONAL CURB RAMP WITHIN RADIUS, SEE DETAIL SHEET C1.6
14. PEDESTRIAN CURB RAMP FOR SIDEWALK OR TRAIL, SEE DETAIL SHEET C1.6

LEGEND

- EXISTING MAJOR CONTOUR (6075)
- EXISTING MINOR CONTOUR (6075)
- PROPERTY LINE
- LOT LINES
- UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PERMANENT EASEMENT
- SETBACK LINE
- PLAYGROUND FENCE (X)
- RETAINING WALLS
- WATER MAIN (W)
- GAS MAIN (G)
- SANITARY SEWER (SAN)
- STORM SEWER (STM)

PROPOSED BUILDING

CONNECT TO EXISTING SIDEWALK

RADIUS TABLE			
POINT #	NORTHING	EASTING	RADIUS
1	1606004.909	3197526.268	4.5'
2	1605989.988	3197446.653	4.5'
3	1606027.163	3197433.881	4.5'
4	1606060.532	3197427.345	4.5'
5	1606157.222	3197406.08	4.5'
6	1606199.903	3197344.409	94.5'
7	1606190.568	3197476.979	4.5'
8	1606176.196	3197415.564	26.5'
9	1606083.346	3197460.281	4.5'
10	1606083.483	3197461.027	4.5'
11	1606126.604	3197453.119	0.75'
12	1606126.224	3197451.049	0.75'
13	1606017.400	3197408.364	9.5'
14	1606060.700	3197400.543	9.5'
15	1606052.341	3197399.005	1.0'
16	1606053.237	3197406.972	1.0'
17	1606026.667	3197411.771	1.0'
18	1606024.694	3197403.998	1.0'
19	1606006.172	3197533.153	1.50'
20	1606014.926	3197586.448	4.50'
21	1606048.363	3197580.287	4.50'
22	1606037.647	3197527.385	1.50'
23	1606054.090	3197517.256	19.50'
24	1606038.214	3197505.934	0.50' (FOC)

N=1606225.051 E=3197488.447
N=1606211.780 E=3197490.884
N=1606188.576 E=3197491.069
N=1606135.339 E=3197508.456
N=1606126.487 E=3197510.080
N=1606139.888 E=3197499.997
N=1606119.233 E=3197503.785
N=1606201.067 E=3197470.478
N=1606194.033 E=3197432.118
N=1606135.830 E=3197399.369
N=1606062.510 E=3197415.156
N=1606069.052 E=3197389.381
N=1606044.754 E=3197585.556
N=1606020.164 E=3197590.063
N=1606060.828 E=3197573.414
N=1606000.836 E=3197584.455
N=1606044.935 E=3197525.541
N=1606036.649 E=3197528.504
N=1606001.655 E=3197533.472
N=1606007.502 E=3197533.845
N=1605992.180 E=3197537.242
N=1605986.901 E=3197536.176
N=1605990.376 E=3197527.406
N=1606052.180 E=3197526.246
N=1606043.854 E=3197519.639
N=1606034.729 E=3197519.786
N=1606041.526 E=3197518.035
N=1606053.331 E=3197515.870
N=1606005.908 E=3197525.148
N=1606000.573 E=3197527.570
N=1606049.995 E=3197497.673
N=1606037.208 E=3197500.018
N=1606020.408 E=3197423.543
N=1605991.041 E=3197429.672
N=1605976.851 E=3197453.635
N=1605965.874 E=3197421.486
N=1606005.871 E=3197400.792

GENERAL NOTES

1. CURB LOCATIONS ARE AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND TOWN OF PARKER SPECIFICATIONS.
3. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
4. SITE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.

S. RED SKY DR.

SLICEROO DR.

RETAINING WALL, SEE SHEET C1.4 FOR DETAIL

CURB STOP (TYP)

BACKFLOW PREVENTER ENCLOSURE

10 0 10 20
Scale 5 feet

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TOWN REVIEW	3/22/2021

Revision Issue

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1	TOWN COMMENTS	1/22/21
2	TOWN COMMENTS	3/22/21

PARKING LOT SITE LAYOUT

1

C1.3

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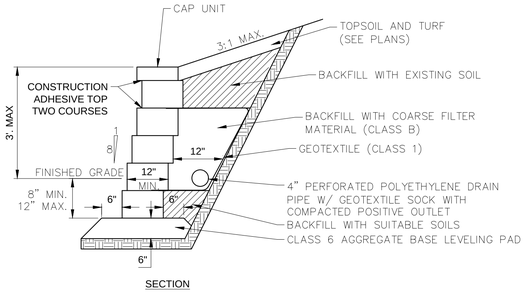
NOTES:

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.



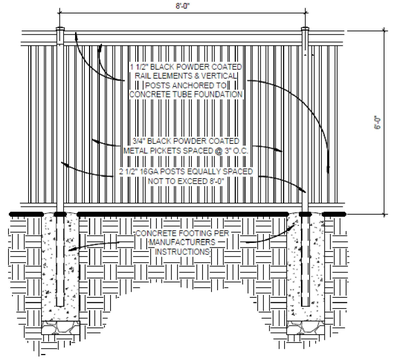
SECTION

NTS

SEH	RETAINING WALL DETAIL GRAVITY WALL	Revised: Oct. 2011 SEH Plate No. MISC-02

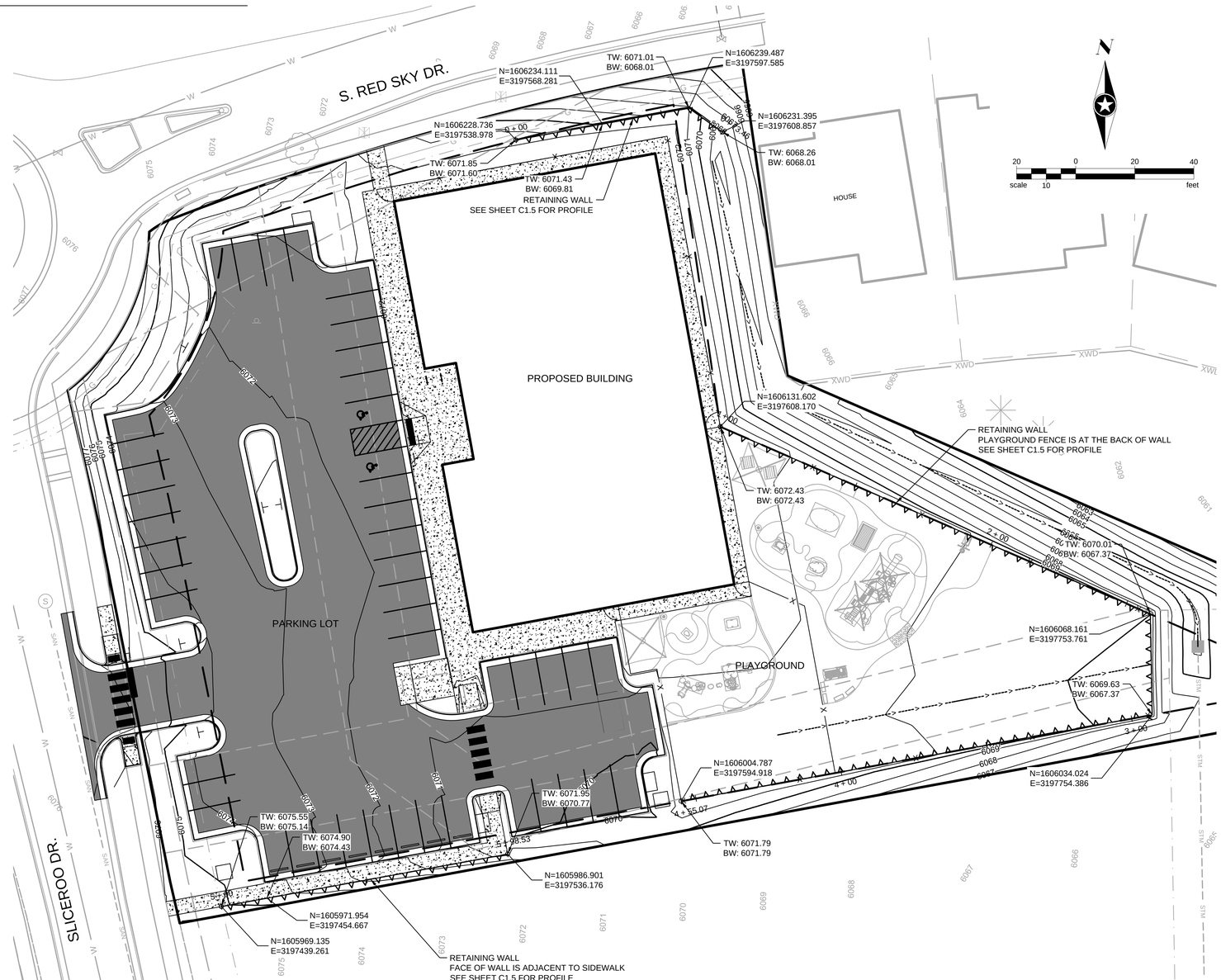
Actual color may vary. See black samples to confirm colors.

APPROXIMATE FINAL APPEARANCE OF WALL BLOCK.



PLAYGROUND FENCE DETAIL

1/2" = 1'-0"



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2	TOWN COMMENTS	3/22/21

RETAINING WALL PLAN

2

C1.4

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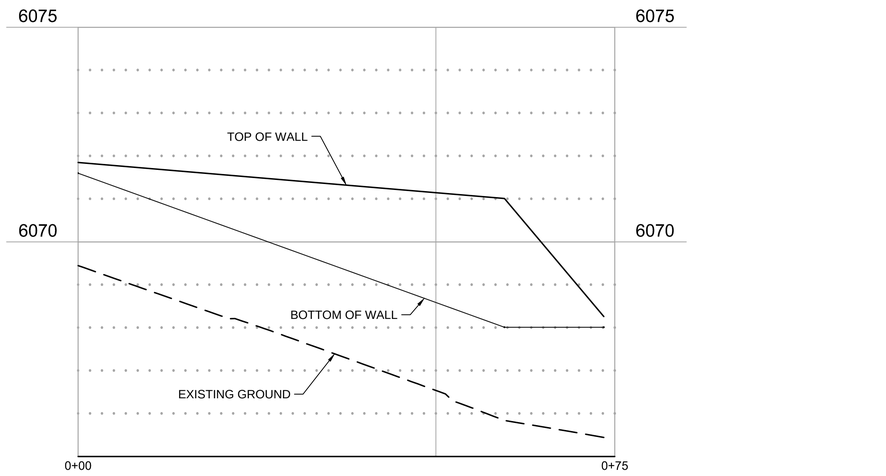
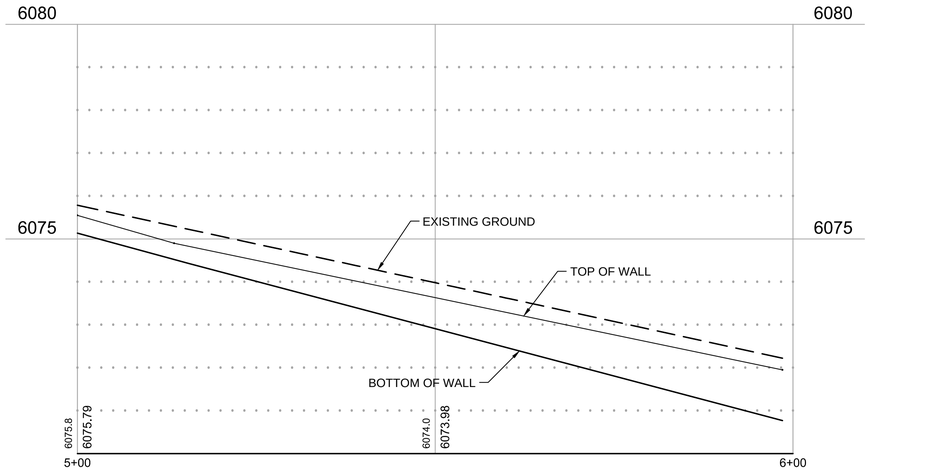
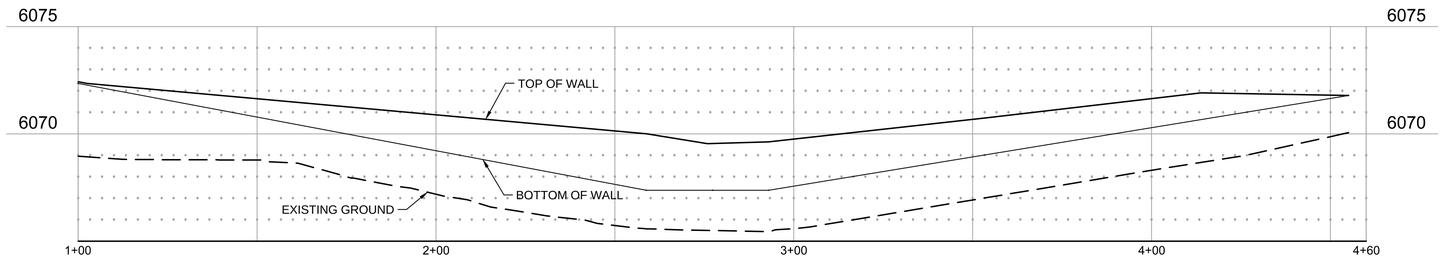


RETAINING WALL PROFILE
WALL ALONG NORTH SIDE OF BUILDING



RETAINING WALL PROFILE
WALL ALONG SOUTH SIDE OF PARKING LOT

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



RETAINING WALL PROFILE
WALL ALONG PLAYGROUND FENCE

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

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SEH Project	NHOAC 156217
Checked By	DRH
Drawn By	AMP

Project Status	Issue Date
TOWN REVIEW	8/26/2020
TOWN REVIEW	1/22/2021
TOWN REVIEW	3/22/2021

Revision Issue

Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21
2	TOWN COMMENTS	3/22/21

RETAINING WALL PROFILES
2

C1.5

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LEGEND

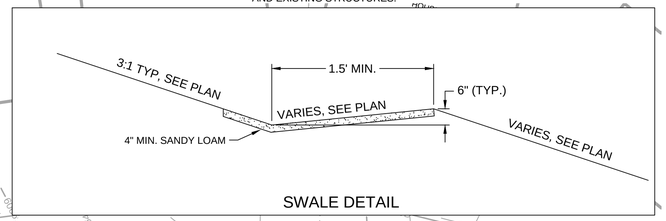
- EXISTING MAJOR CONTOUR (6075)
- EXISTING MINOR CONTOUR (6075)
- PROPOSED MAJOR CONTOUR (6075)
- PROPOSED MINOR CONTOUR (6075)
- PROPERTY LINE
- LOT LINES
- UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PERMANENT EASEMENT
- SETBACK LINE
- WATER MAIN (W)
- GAS MAIN (G)
- SANITARY SEWER (SAN)
- STORM SEWER (STM)

N

scale 10 — 20 0 20 40 — feet

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.



SWALE DETAIL

S. SWIFT FOX WAY

S. RED SKY DR.

SLICEROO DR.

RETAINING WALL, SEE SHEET C1.4 FOR DETAIL

L.P.

5' TYPE R INLET

DOUGLAS 234
FILING NO. 1
RECEPTION # 2003174764

HOUSE

PROPOSED
BUILDING
FFE = 6072.50

SWALE @ 2.0% , SEE DETAIL

CONSTRUCTION LIMITS

EXISTING TYPE C INLET

SITE DRAINAGE WAY @ 1.6%

H.P.

DOUGLAS 234
FILING NO. 6

RETAINING WALL, SEE SHEET C1.4 FOR DETAIL

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New Horizon Academy

PARKER, CO

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TOWN REVIEW	3/22/2021

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2	TOWN COMMENTS	3/22/21

GRADING PLAN

2

C2.0

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LEGEND

- PROPERTY LINE
- LOT LINES
- UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- PERMANENT EASEMENT
- SETBACK LINE
- W — WATER MAIN
- G — GAS MAIN
- SAN — SANITARY SEWER
- STM — STORM SEWER

ACCESSIBLE PARKING, 12"X18" R7-8

"WHEELCHAIR ACCESS AISLE, ABSOLUTELY NO PARKING" SIGN

ACCESSIBLE PARKING, 12"X18" R7-8 VAN ACCESSIBLE, 12"X6" R7-8B

4" WHITE STRIPE SPACED 4' O.C. (TYP)

INTERNATIONAL SYMBOL OF ACCESSIBILITY, WHITE PAINT, 3" MINIMUM STROKE WIDTH, 28" HIGH BY 24" WIDE MINIMUM (TYP)

24-INCH WHITE BLOCK (TYP) CENTER ON VEHICLE WHEEL PATH

TURNING MOVEMENT OF LARGEST APPARATUS IN USE BY SOUTH METRO FIRE RESCUE AS PROVIDED BY FIRE/LIFE SAFETY ON 11/10/2020

NO PARKING FIRE LANE SIGN, 18"X24" R8-31

NO PARKING FIRE LANE SIGN, 18"X24" R8-31

4-INCH WHITE LINE (TYP)

STOP SIGN, 30"X30" R1-1

FIRE SERVICE USE CENTER DRIVE AS HAMMERHEAD

24"X18" APPROX. SIZE

24-INCH WHITE STOP LINE

24-INCH WHITE BLOCK (TYP) CENTER ON VEHICLE WHEEL PATH

CO Fire Truck NHOAC Custom

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

scale 10 5 0 10 20 feet

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NEW HORIZON ACADEMY - DOUGLAS 234 FILING, NO. 6

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TOWN REVIEW	3/22/2021

Revision Issue

Rev. #	Description	Date
1	TOWN COMMENTS	1/22/21
2	TOWN COMMENTS	3/22/21

SIGNAGE PLAN

2

C5.0

1 WEST ELEVATION

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

0' 2' 6' 12' 21'-4"

2 NORTH ELEVATION

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

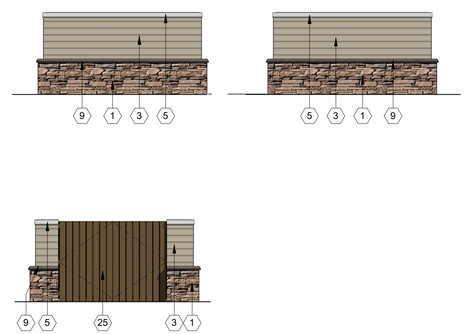
0' 2' 6' 12' 21'-4"

3 NORTH ENTRY ELEVATION

3/16" = 1'-0"

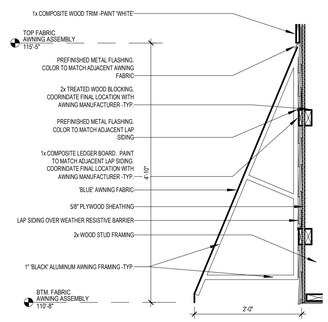
4 SOUTH ENTRY ELEVATION

3/16" = 1'-0"



5 TRASH ENCLOSURE

3/16" = 1'-0"



6 FABRIC AWNING DETAIL

3/4" = 1'-0"

ELEVATION KEY NOTES

1. STONE - SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
2. FIBER CEMENT SHAKE SIDING - HARDIESHINGLE - STRAIGHT EDGE PANEL 'COBBLESTONE BY JAMES HARDIE
3. FIBER CEMENT HORIZONTAL SIDING - HARDIEPLANK - SMOOTH - 'COBBLESTONE' BY JAMES HARDIE
4. FIBER CEMENT BOARD AND BATTEN SIDING - HARDIEPANEL VERTICAL SIDING - SMOOTH - 'COBBLESTONE' WITH HARDIETRIM BOARD - SMOOTH BATTEN BOARD - 'COBBLESTONE' BY JAMES HARDIE
5. PREFINISHED METAL COPING - 'WHITE'
6. ALUMIUNUM STOREFRONT FRAMING / GLAZING ASSEMBLY - CLEAR INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
7. ALUMINUM DOOR / TRANSOM / GLAZING ASSEMBLY - CLEAR INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
8. HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH 'DARK BRONZE'
9. ARCHITECTURAL PRECAST CONCRETE SILL
10. 14'-3" x 3'-7" EXTERIOR LED 'NEW HORIZON ACADEMY' AND 'SUN' SIGNAGE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.
11. EIFS CORNICE - PAINT 'WHITE'
12. PREFINISHED METAL SCUPPER AND 4"x6" DOWNSPOUT - 'DARK BRONZE'. CONNECT DOWNSPOUT TO UNDERGROUND STORM SEWER. SEE CIVIL DRAWINGS FOR FURTHER INFORMATION.
13. LED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
14. 1x FIBER CEMENT TRIM - PAINT 'WHITE'
15. 'BLUE' FABRIC AWNING.
16. DASHED LINE DENOTES TOP OF ROOF BEYOND
17. EIFS DENTIL MOLDING - PAINT 'WHITE'
18. ARCHITECTURAL PRECAST CONCRETE COLUMN CAP
19. 8x8 WOOD COLUMN, STAINED. SEE STRUCTURAL FOR FURTHER INFORMATION
20. 4x12 WOOD BEAM, STAINED.
21. 12" FIBER CEMENT TRIM - PAINT "YELLOW"
22. WALL MOUNTED CT CABINET - PAINT TO MATCH ADJACENT FINISH
23. ELECTRICAL METER - PAINT TO MATCH ADJACENT FINISH
24. 1'-0" HIGH x 2'-0" WIDE SCUPPER OPENING
25. WOODEN TRASH ENCLOSURE GATE AND POST ASSEMBLY
26. ROOFTOP SCREENING BEYOND - SEE ROOF PLAN AND 8 / A 305
27. FIRE DEPARTMENT LOCK BOX. MODEL R3-RECESSED BY THE DAMA COMPANY. VERIFY LOCATION WITH LOCAL FIRE OFFICIAL
28. THIN BRICK VENEER - ACME BRICK - 'ROXBURY' VELOUR TO MATCH 'NEWPORT' BY OCHS BRICK COMPANY

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NEW HORIZON ACADEMY
CHAMBERS AND HESS CHILD CARE CENTER
PARKER, CO

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SEH Project	NHOAC 156217
Checked By	SB
Drawn By	DRS
Project Status	**Issue Date**
	--.--.----

Revision Issue

Rev. #	Description	Date
1	City Comments	01/15/2021

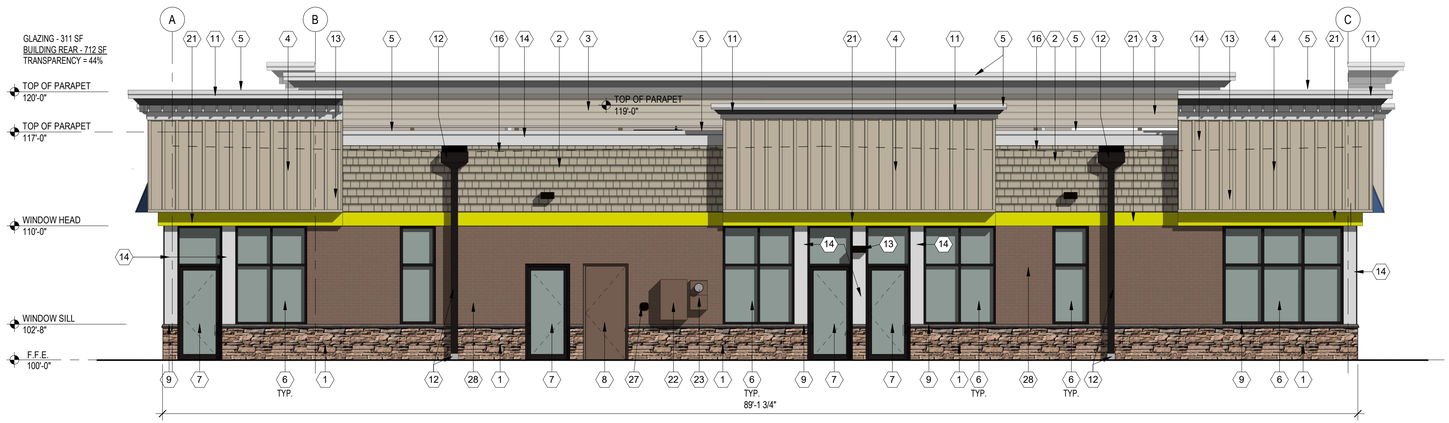
PRELIMINARY EXTERIOR ELEVATIONS

A2.1

1 EAST ELEVATION

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

0' 2' 6' 12' 21'-4"



2 SOUTH ELEVATION

3/16" = 1'-0"

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

0' 2' 6' 12' 21'-4"

ELEVATION KEY NOTES (#)

1. STONE - SOUTHERN LEDGESTONE 'CHARDONNAY' BY CULTURED STONE
2. FIBER CEMENT SHAKE SIDING - HARDIESHINGLE - STRAIGHT EDGE PANEL 'COBBLESTONE BY JAMES HARDIE
3. FIBER CEMENT HORIZONTAL SIDING - HARDIEPLANK - SMOOTH - 'COBBLESTONE' BY JAMES HARDIE
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7. ALUMINUM DOOR / TRANSOM / GLAZING ASSEMBLY - INSULATED LOW-E GLASS WITH 'DARK BRONZE' ANODIZED ALUMINUM FRAMES
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11. EIFS CORNICE - PAINT 'WHITE'
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13. LED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION
14. 1x FIBER CEMENT TRIM - PAINT 'WHITE'
15. 'BLUE' FABRIC AWNING.
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Revision Issue

Rev. #	Description	Date
1	City Comments	01/15/2021

PRELIMINARY EXTERIOR ELEVATIONS

A2.2

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"

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Revision Issue

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PRELIMINARY ELEVATIONS

A2.3

1 NORTHWEST PERSPECTIVE

2 NORTHEAST PERSPECTIVE

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SEH Project	NHOAC 156217
Checked By	SB
Drawn By	DRS

Project Status	**Issue Date**
	--/--/----

Revision Issue

Rev. #	Description	Date

PERSPECTIVE

A2.4

1 SOUTHWEST PERSPECTIVE

2 SOUTHEAST PERSPECTIVE

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NEW HORIZON ACADEMY

CHAMBERS AND HESS CHILD CARE CENTER

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Project Status	**Issue Date**
	--.--.----

Revision Issue

Rev. #	Description	Date

PERSPECTIVES

A2.5

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

2

ILLUMINANCE	PARKING LOT
AVERAGE	1.5 FOOTCANDLES
MAXIMUM	4.1 FOOTCANDLES
MINIMUM	0.6 FOOTCANDLES
MAX/MIN	6.8:1
AVERAGE/MIN	2.5:1

2

PHOTOMETRIC SITE PLAN GENERAL NOTES:

A. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF.

P1 P2 P3 S2M S2S

1 PHOTOMETRIC SITE PLAN
Scale: 1/16" = 1'-0"

N

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NOT FOR CONSTRUCTION

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SEH Project	NHOAC 156217
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Drawn By	VT

Project Status	Issue Date
-	-
-	-
-	-

Revision Issue

Rev. #	Description	Date

PHOTOMETRIC SITE PLAN

ES.01

DSXW1–LED–10C–700–40K–T2M
DSXW1–LED–10C–700–40K–T2S
△2

D-Series Size 1
LED Wall Luminaire

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

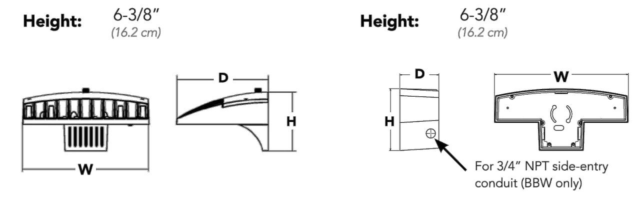
d"series

Specifications
Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options		Finish (required)		
Shipped installed SF Single fuse (120, 277 or 347V) [3,10] DF Double fuse (208, 240 or 480V) [3,10] HS House-side shield [11] SPD Separate surge protection [12]	**Shipped separately** [11] BSW Bird-deterrent spikes VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES
1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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DSXW1–LED–10C–700–40K–T2M
DSXW1–LED–10C–700–40K–T2S
△2

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI) Lumens	B	U	G	LPW	40K (4000 K, 70CRI) Lumens	B	U	G	LPW	50K (5000 K, 70CRI) Lumens	B	U	G	LPW	AMBPC (Amber Phosphor Converted) Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	2	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

△2

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DSXW1-LED Rev. 1/14/21

DSXW1–LED–10C–700–40K–T2M
DSXW1–LED–10C–700–40K–T2S
△2

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		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

△2

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Motion Sensor Default Settings

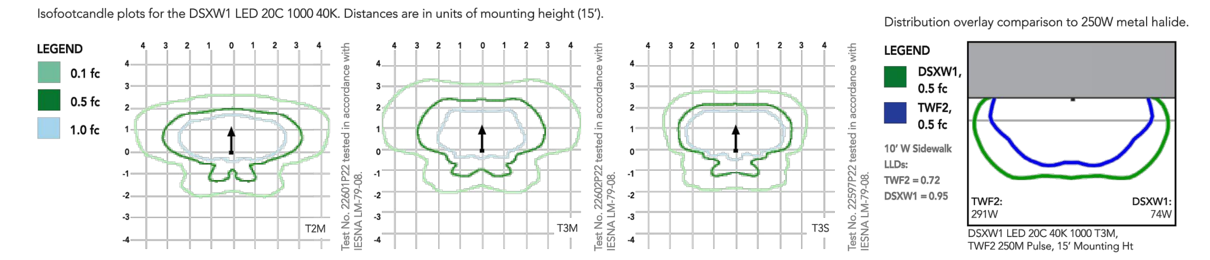
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

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

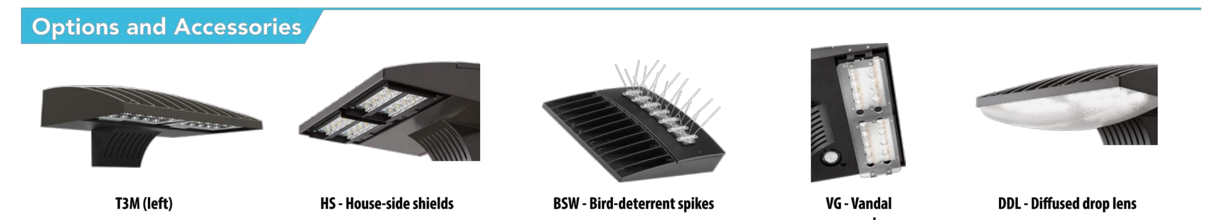
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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DSXW1-LED Rev. 1/14/21

DSX1–LED–P1–40K–TFTM–MVOLT–RPA–HS
DSX1–LED–P2–40K–T3M–MVOLT–RPA
DSX1–LED–P1–40K–T4M–MVOLT–RPA–HS
△2

D-Series Size 1
LED Area Luminaire

d"series

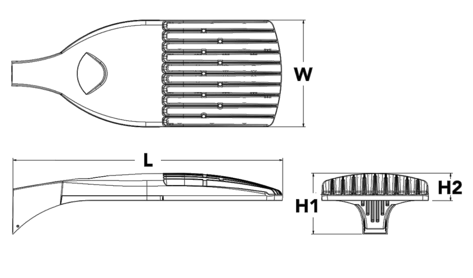
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 P7 P2 P5 P8 P3 P6 P9 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short [2] T5S Type V short [2] T5M Type V medium [2] T5W Type V wide [2] BLC Backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT [4] 120 [5] 208 [5] 240 [5] 277 [5] 347 [5] 480 [5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket [2] SPUMBA Square pole universal mounting adaptor [6] RPUMBA Round pole universal mounting adaptor [6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [7]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [8] PIRHN Network, high/low motion/ambient sensor [9] PER NEMA twist-lock receptacle only (controls ordered separate) [10] PER5 Five-pin receptacle only (controls ordered separate) [10,11] PER7 Seven-pin receptacle only (controls ordered separate) [10,11] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [13] DS Dual switching [13,14,15]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [16,17] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [16,17] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [16,17] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [16,17] FAO Field adjustable output [15]	**Shipped installed** HS House-side shield [18] SF Single fuse (120, 277, 347V) [5] DF Double fuse (208, 240, 480V) [5] L90 Left rotated optics [1] R90 Right rotated optics [1] **Shipped separately** BS Bird spikes [19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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DSX1–LED–P1–40K–TFTM–MVOLT–RPA–HS
DSX1–LED–P2–40K–T3M–MVOLT–RPA
DSX1–LED–P1–40K–T4M–MVOLT–RPA–HS
△2

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		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°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

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	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
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	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

△2

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

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
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

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

Controls Options

Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire 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 independantly for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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DSX1–LED–P1–40K–TFTM–MVOLT–RPA–HS
DSX1–LED–P2–40K–T3M–MVOLT–RPA
DSX1–LED–P1–40K–T4M–MVOLT–RPA–HS
△2

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	30K (3000 K, 70 CRI) Lumens	B	U	G	LPW	40K (4000 K, 70 CRI) Lumens	B	U	G	LPW	50K (5000 K, 70 CRI) Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	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
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				T5VS	6,722	2	0	0	124	7,242	[illegible]	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	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	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				T5VS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				T5VS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				T5W	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				T5VS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

△2

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SEH Project	NHOAC 156217
Checked By	KW
Drawn By	VT

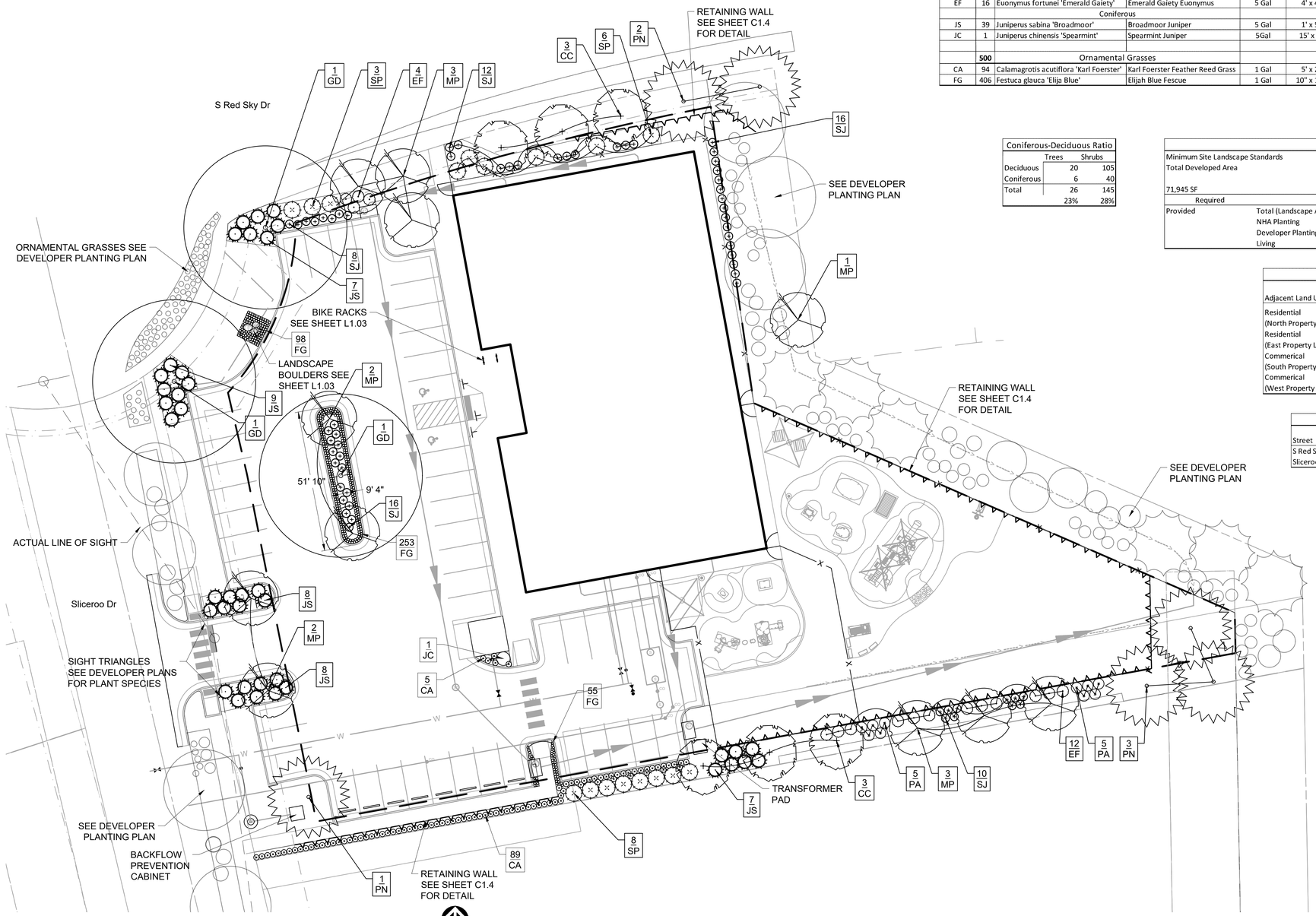
Project Status	Issue Date
-	-
-	-
-	-

Revision Issue

Rev. #	Description	Date

LIGHT FIXTURE CUTSHEETS

ES.02



1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

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NHA Provided Planting Schedule

SYM	QTY	Botanical Name	Common Name	Size	Mature Size (H x W)	Water Usage	Notes
	26	Trees					
		Deciduous					
GD	3	Gymnocladus diocus	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	11	Malus 'Prairifire'	Prairifire Crabapple	2" Cal B&B	20' x 20'	Low	
		Coniferous					
PN	6	Pinus Nigra	Austrian Pine	6' HT	50' x 25'	Xeric	
	145	Shrubs					
		Deciduous					
PA	10	Pervoskia artiplicifolia	Russian Sage	5 Gal	4' x 4'	Xeric	
SJ	62	Spiraea japonica 'Little Princess'	Little Princess Spirea	5 Gal	2' x 3'	Low	
SP	17	Syringa Patula 'Miss Kim'	Miss Kim Lilac	5 Gal	7' x 6'	Low	
EF	16	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 Gal	4' x 4'	Low	
		Coniferous					
JS	39	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal	1' x 5'	Xeric	
JC	1	Juniperus chinensis 'Spearmint'	Spearmint Juniper	5Gal	15' x 5'	Xeric	
	500	Ornamental Grasses					
CA	94	Calamagrotis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal	5' x 2'	Low	
FG	406	Festuca glauca 'Elija 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
	Ornamental	
2	Koelreuteria panuculata	Goldernrain Tree
	Coniferous	
3	Picea pungens 'Bakeri'	Bakeri Spruce
6	Pinus nigra	Austrian Pine
73	Shrubs	
	Deciduous	
6	Amelanchier alnifolia	Saskatoon Serviceberry
5	Cornus sericea 'Kelseyi'	Kelsey Dogwood
15	Perovskia atriplicifolia	Russian Sage
9	Prunus besseyii '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 Gaeity Euonymus
3	Juniperus sabina 'Arcadia'	Arcadia Juniper
17	Pinus mugo 'Mops'	Mops Mugo Pine
75	Ornamental Grasses	
75	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass

Coniferous-Deciduous Ratio

	Trees	Shrubs
Deciduous	20	105
Coniferous	6	40
Total	26	145
	23%	28%

Landscape Requirements

Minimum Site Landscape Standards						
Total Developed Area		Site Landscape Requirements	Site Trees	Site Shrubs	Grasses	
			1 Tree/ 1,500 SF			
71,945 SF			(1/4 Evergreen)	5 Shrubs/ 1,500 SF	3 Grasses/ 1 Shrub	
Required		15%	24 Trees	117 Shrubs	N/A	
Provided	Total (Landscape Area)	26,635 SF (37%)	**41**	**218**		**575**
	NHA Planting		26	145		500
	Developer Planting		15	73		75
	Living	17,982 SF (68%)		N/A		

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/ **40** Shrubs	8 Trees/ 40 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
Commerical (South Property Line)	392 LF	1 Tree and 5 Shrubs for each 40 LF of edge	10 Trees/ 50 Shrubs	**10** Trees/ **47** Shrubs	10 Trees/ 47 Shrubs	N/A
Commerical (West Property Line)	185 LF	1 Tree and 5 Shrubs for each 40 LF of edge	5 Trees/ 25 Shrubs	**7** Trees/ **42** Shrubs	4 Trees/ 25 Shrubs	3 Trees/ 17 Shrubs

Street Tree Requirements

Street	Street Frontage Length	Required Trees (1 Tree/ 40 Lineal Feet)	Provided NHA	Provided Developer	Total Trees Provided
S Red Sky Dr	202 LF	5	9	0	**9**
Sliceroo Dr	185 LF	5	4	3	**7**

Parking Lot Interior Requirements

Parking Island Area	Provided Trees	Provided Shrubs	Provided Grasses
418 SF	(3 Req.) 3 Provided	(15 Req.) 16 Provided	(0 Req.) 253 Provided

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PARKER, CO

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SEH Project	NHOAC 156217
Checked By	KW
Drawn By	VT

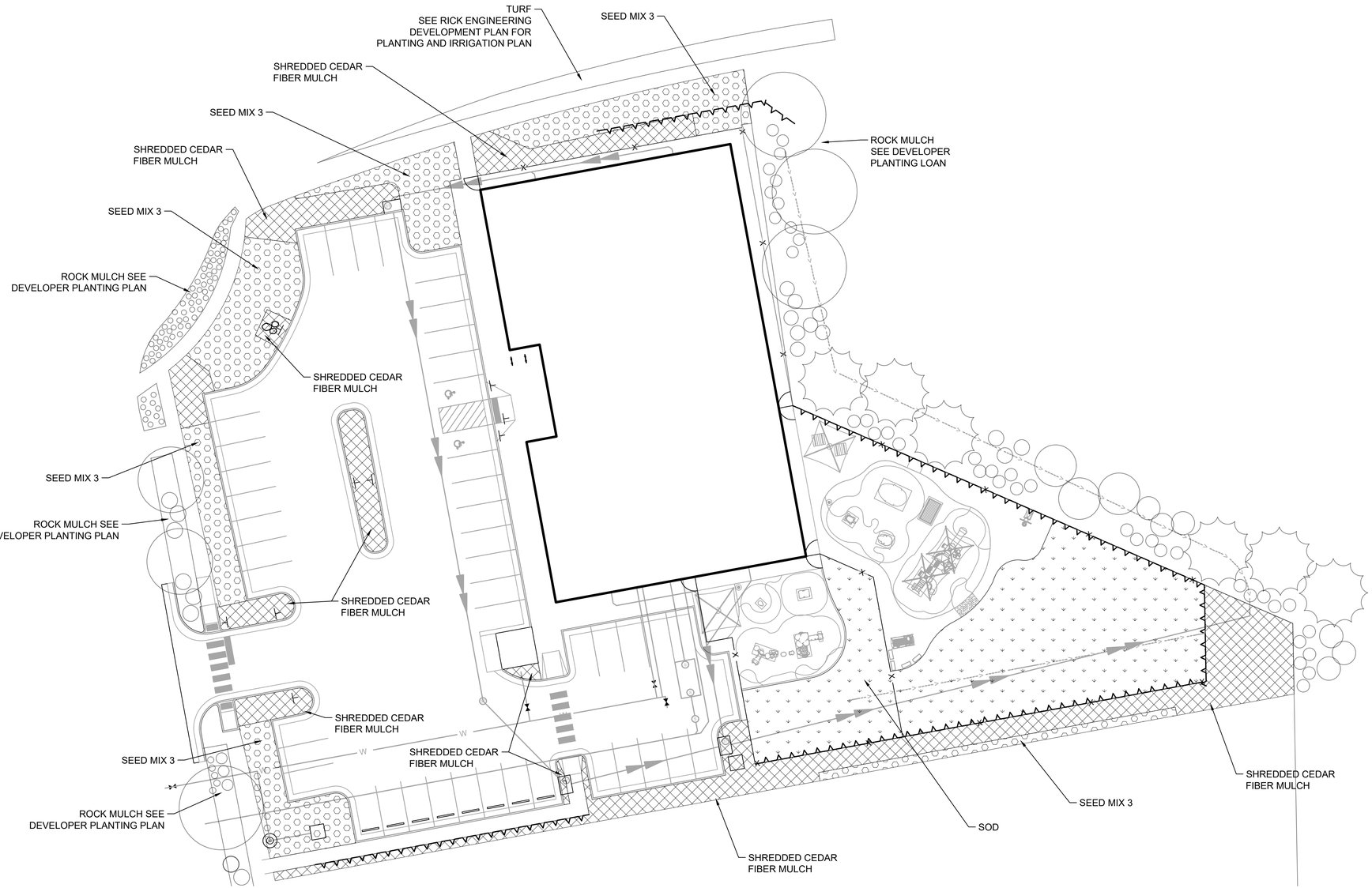
Project Status	Issue Date
-	-
-	-
-	-

Revision Issue

Rev. #	Description	Date
1	City Comments	01/15/2021
2	City Comments	04/9/2021

LANDSCAPE PLAN

L1.01



1 IRRIGATION DIAGRAM

SCALE: 1" = 20'-0"

0' 10' 20' 40' 80'

SOD

SEED MIX 3

MULCH

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

Groundcover Requirements	
Total Landscape Area	**26,635 SF**
Sod (Playground Area)	7,068 SF (27%)
Town of Parker, Seed Mix 3*	5,038 SF (19%)
Natural Cedar Fiber Mulch-minimum of 4" in depth over base of geotextile fabric.	5,881 SF (22%)
Developer installed Landscape rock	8,648 SF (32%)

* 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

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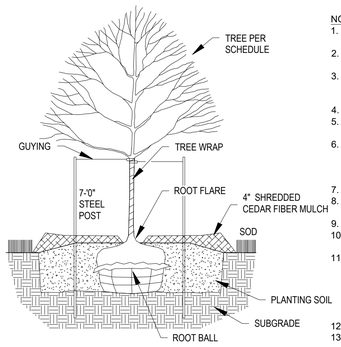
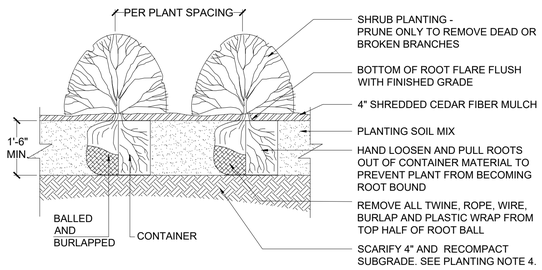
GROUNDCOVER DIAGRAM

L1.02

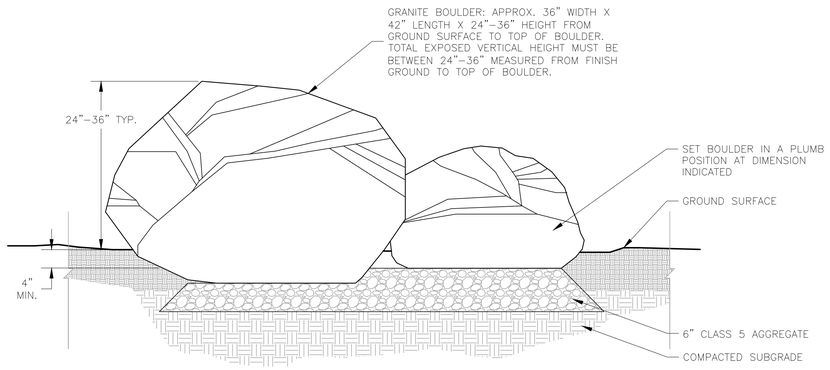


NOTES:
1. REMOVE DEAD OR DAMAGED BRANCHES. RETAIN THE NATURAL FORM OF THE TREE. DO NOT CUT THE LEADER.
2. WIDTH OF PLANTING HOLES: 18" MIN. LARGER THAN ROOT BALL, ON ALL SIDES.
3. DEPTH OF HOLE: ROOT FLARE TO SIT AT OR UP TO 2" ABOVE THE TOP OF THE FINISHED SOIL ELEVATION. LEAVE SOIL UNDISTURBED BENEATH THE ROOT BALL.
4. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
5. SET PLANT ON UNDISTURBED SOIL OR THOROUGHLY COMPACTED PLANTING SOIL.
6. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. COMPLETELY REMOVE ALL BURLAP FROM TOP $\frac{1}{3}$ OF ROOT BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
7. SLIT REMAINING BURLAP AT 6" INTERVALS.
8. PLUMB & BACKFILL WITH PLANTING SOIL. THOROUGHLY WATER IN TREE WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
9. BACKFILL VOIDS AND WATER A SECOND TIME.
10. PLACE 4" MULCH WITHIN 48 HOURS OF THE SECOND WATERING. NO MULCH TO BE IN CONTACT W/ TRUNK.
11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD. STAKE TREES IF SITE CONDITIONS, SUCH AS SOIL AND WIND, PREVENT THE TREES FROM STAYING PLUMB. USE 16" LONG, 1.5" WIDE STRAPS, SEE SPECS. ATTACH TO POST WITH WIRE SEE SPECS. INSTALL POST 3' INTO GROUND. REMOVE WITHIN ONE YEAR.
12. WRAP TRUNK IN FALL REMOVE IN SPRING.
13. REFER TO SPECS. FOR PRODUCTS AND OTHER INFORMATION.

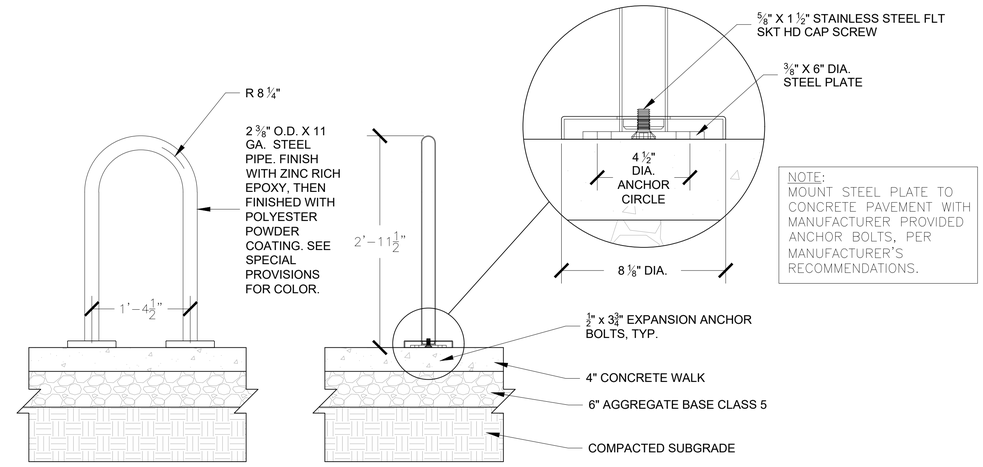
1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



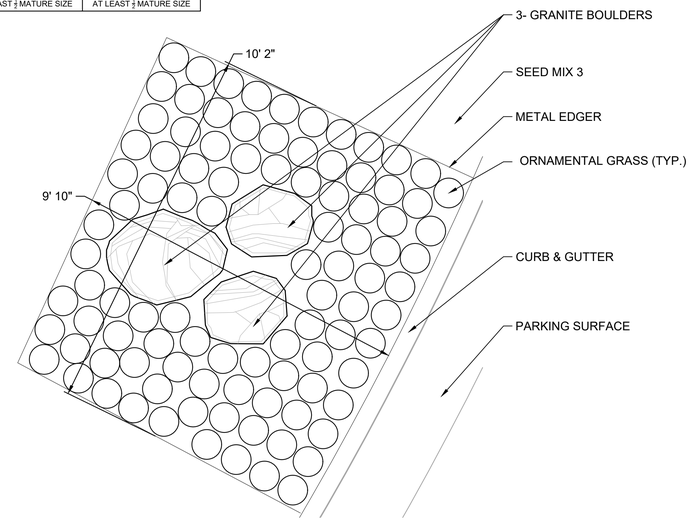
3 BOULDER SECTION "VERTICAL HEIGHT ELEMENT"
NOT TO SCALE



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, MOWING 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- DECIDIOUS	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 $\frac{1}{2}$ MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST $\frac{1}{2}$ MATURE SIZE



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

LANDSCAPE SPECIFICATIONS

TREES, SHRUBS, AND PERENNIALS

1. REFERENCES
A. CDOT - COLORADO DEPARTMENT OF TRANSPORTATION, 2017 EDITION.
B. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014.

2. QUALITY ASSURANCE
A. WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR WITH EXTENSIVE HORTICULTURE KNOWLEDGE, AND A MIN. OF 3 YEARS EXPERIENCE.
B. 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.
C. PLANTS USED ON THIS PROJECT SHALL MEET THE GRADING STANDARDS RECOMMENDED BY THE ANSI Z60.1-2014.

3. PRODUCTS
A. PLANTS: PROVIDE AS SPECIFIED ON PLANT SCHEDULE.
B. EDGING: RYERSON STEEL EDGING $\frac{3}{16}$" X 5" W/ 18" STAKES, OR EQUAL.
C. MULCH: SHREDDED CEDAR FIBER MULCH, APPLIED A MINIMUM OF FOUR INCHES IN DEPTH, INSTALLED OVER A BASE OF GEOTEXTILE FABRIC.
D. WATER: CONTRACTOR TO PROVIDE.
E. PLANTING SOIL MIX: RICH SANDY LOAM, FREE OF DEBRIS AND SEEDS, AND CONFORMING TO CDOT 207 (TOPSOIL).
F. SOIL AMENDMENTS: CONFORMING TO CDOT 212 (SEEDING, FERTILIZER, SOIL CONDITIONS AND SODDING).
G. TREE WRAP: TWO-PLY WEATHER RESISTANT PAPER PRODUCT.

4. 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.

5. EXECUTION
A. PLANT INTO PREPARED PLANTING BEDS.
B. PRIOR TO DIGGING, CONTRACTOR TO HAVE UTILITIES LOCATED AND MARKED.
C. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 3 DAYS IN ADVANCE OF WHEN PLANTING WORK WILL OCCUR.
D. INSTALL TREES, SHRUBS, AND PERENNIALS PER PLANTING DETAILS, ADJUST LOCATION IF IN CONFLICT WITH UTILITIES. VERIFY NEW LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
E. SEPARATE ALL SHRUB BEDS FROM SOD AREAS WITH METAL EDGER.
F. CLEAN-UP ENTIRE SITE FOLLOWING PLANTING OPERATIONS.

6. ACCEPTANCE OF PLANTING WORK
A. CONTRACTOR TO NOTIFY OWNER WHEN PLANTING WORK IS COMPLETE FOR REVIEW AND PUNCH LIST.
B. CONTRACTOR TO WATER AND MAINTAIN THE TREES, SHRUBS, AND PERENNIALS UNTIL OWNER ACCEPTANCE.
C. OWNER WILL GIVE ACCEPTANCE OF WORK, FOLLOWING SATISFACTORY CORRECTION OF PUNCH LIST ITEMS.
D. WATERING AND REGULAR LANDSCAPE MAINTENANCE OF TREES, SHRUBS, AND PERENNIALS WILL BE OWNERS RESPONSIBILITY FOLLOWING OWNER ACCEPTANCE OF WORK.

7. GUARANTEE PERIOD
A. CONTRACTOR TO WARRANTY TREES, SHRUBS, AND PERENNIALS FOR TWO YEARS FOLLOWING ACCEPTANCE OF WORK BY OWNER.
B. CONTRACTOR TO MAINTAIN THE TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
C. CONTRACTOR TO REMOVE ALL STAKING/ WIRING/ STRAPS FROM FREES AT THE END OF THE GUARANTEE PERIOD.
D. 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.

8. IRRIGATION
A. 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.

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LANDSCAPE DETAILS

L1.03