



Development Review Division

Community Development Department: Town Hall / 20120 East Mainstreet Parker, CO 80138 Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Allison Morgan, Caprei
Craig Eisenberg

FROM: Krista Flynt, Planner 1

DATE: Feb. 26, 2021

SUBJECT: SP20-131 Site Plan – Planning Review 1

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Krista Flynt
EMAIL: kflynt@parkeronline.org
PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards (DDS). Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. If any comments in the redline file are unclear you may ask staff for an example of what they are looking for.
6. Due to the large amount of missing information. The second review will contain many new comments to address that are not contained in this review.
7. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

Site Plan and Project Details

1. All site plan comments from the planning department are included in the attached site plan redlines.

Comment Addressed:



Yes

☐

No

Response:

All comments addressed.

2. In your next submittal include your playground plans in with your site plan set, as well as all additional sheets requested by planning staff in the redline comments (like trash enclosure fence elevations, etc.) Please include all in ONE PDF document labeled "Site plan set V2"

Comment Addressed:

☐

Yes

☐

No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Building Department
- Cherry Creek Basin Basin Water Quality
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Stormwater (Site plan)
- Town of Parker – Fire Life Safety
- IREA
- Parker Water and Sanitation
- PSCO of Colorado

Please keep an eye out in eTRAKiT for the comment to the following reviews:

- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

NLS Parker LLC

By: 

Property Owner

5/11/21

Date

Dan Skeeahan, P.E.



Project Representative

5/11/21

Date

K:\DEV_CV\096895001 - Lot 6, Parker & Pine\CAD\Drawings\096895001SP_CV.dwg, New from May 2020
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LOT 6 PARKER AND PINE EVERBROOK ACADEMY SITE PLAN

LOT 6 - PARKER AND PINE FILING 1.

SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 6, PARKER AND PINE FILING 1, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°17'51"E AS REFERENCED ON THE PLAT OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SITE DATA TABLE

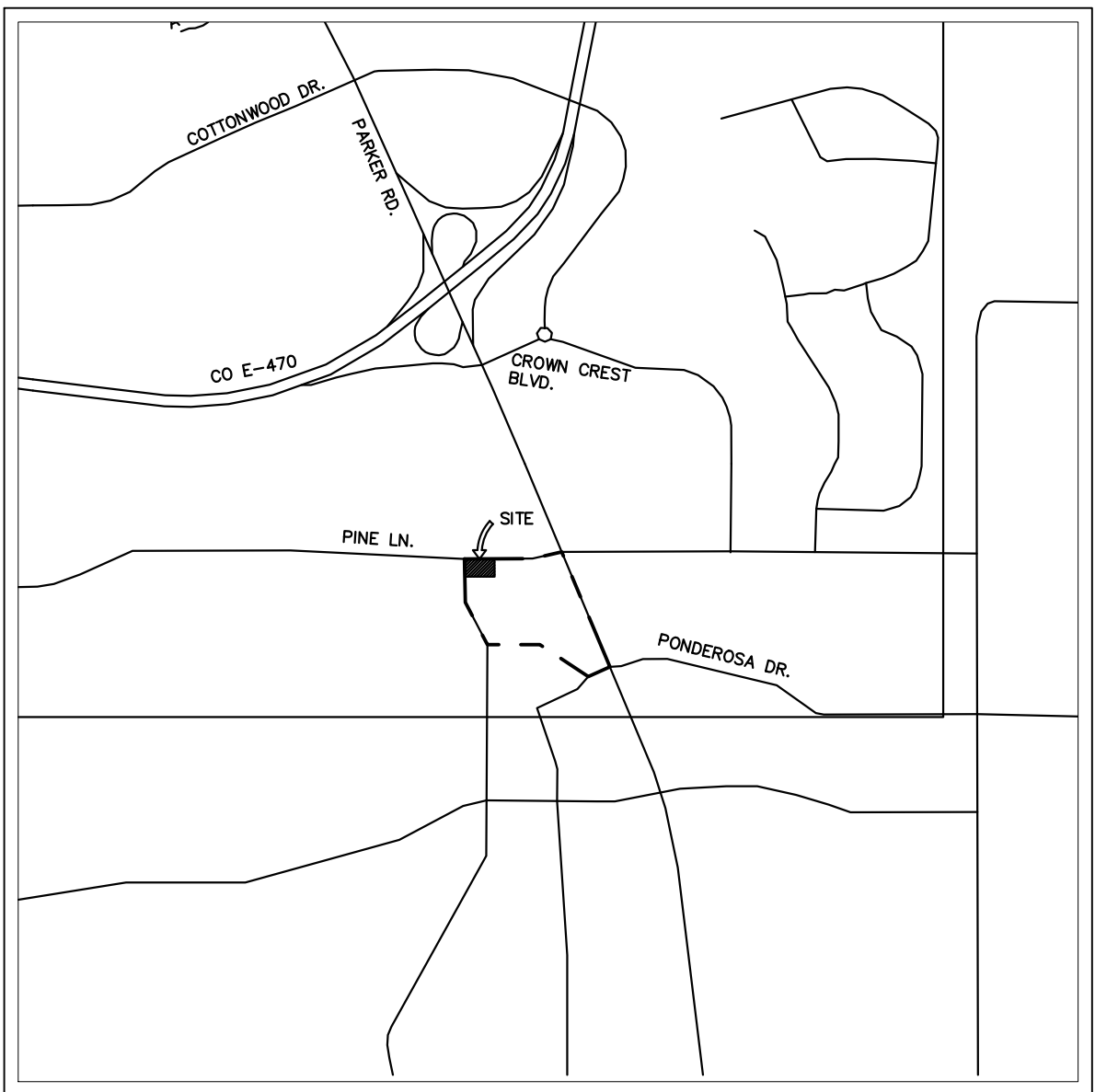
PARCEL	LOT/TRACT GROSS AREA (AC)	LOT/TRACT GROSS AREA (SF)	BUILDING AREA (SF)	F.A.R. (0.35 MAX)	ANTICIPATED USE	PARKING		MAX. BUILDING HEIGHT	MIN. BUILDING SETBACKS			LOT WIDTH (FT)	
						REQUIRED	PROVIDED		FRONT	REAR	SIDE	REQUIRED	PROVIDED
LOT 6	1.38	60,131	12,723	0.21	DAYCARE	38	38	35'	10	10	10	120	290

NOTE:

REQUIRED PARKING FOR DAYCARE IS 1 PER 4 CHILDREN

Based on 1 per each
4 children of licenses
capacity. List
maximum number of
children daycare will
supervise.

Note added.



VICINITY MAP
1"=2,000'

SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	SITE PLAN
04	GRADING PLAN
05	UTILITY PLAN
06	LANDSCAPE PLAN
07	LANDSCAPE DETAILS
08	LANDSCAPE NOTES
09	ARCHITECTURAL ELEVATIONS
10	ARCHITECTURAL ELEVATIONS
11	ARCHITECTURAL MATERIALS BOARD
12	PHOTOMETRIC PLAN
13	PHOTOMETRIC DETAILS

Add sheet with playground layout
and equipment details.

Add separate sheet for site
circulation and parking. Include
data tables. Show parking, ADA
requirements, bike parking,
sidewalks, ada ramps, crosswalks,
stairs.

Minimum 3 bike parking
spaces required.

4 spaces are being
provided.

CONTACTS:

DEVELOPER:
NLD PARKER, LLC.
C/O CAPITAL REAL ESTATE, INC.
60 SOUTH 6TH STREET, SUITE 2630
MINNEAPOLIS, MN 55402
TEL: (612) 313-0126
CONTACT: ALLISON MORGAN

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2318
CONTACT: DAN SKEEHAN, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: CHRIS HEPLER, P.L.A.

TELEPHONE
CENTURYLINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

GAS SERVICE
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
CONTACT: RON JOHNSON
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

TOWN OF PARKER
TOWN OF PARKER
20120 EAST MAINSTREET
PARKER, CO 80138-7334
TEL: (303) 805-3199
CONTACT: STACEY NERGER

ELECTRICAL SERVICE
IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (303) 688-7431
CONTACT: AMANDA STEINER

ARCHITECT:
ADA ARCHITECTS, INC.
17710 DETROIT AVE
CLEVELAND, OH 44107
TEL: (216) 521-5134
CONTACT: JAVIER CORA

SURVEYOR
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC ST. SUITE 126
AURORA, CO 80012
TEL: 303-337-1393
CONTACT: CHARLES BECKSTROM, PLS

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHROPE
EMAIL: DEAN_FLENTHROPE@CABLE.COMCAST.COM

WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: DRAYTON SANDERSON

FIRE DEPARTMENT
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: CHIP KERKHOVE

TOWN OF PARKER PLAN REVIEW
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3174
CONTACT: BRYCE MATTHEWS

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Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 12/23/2020

LOT 6 PARKER AND PINE FILING 1

PARKER, CO

EVERBROOK ACADEMY SITE PLAN

COVER SHEET

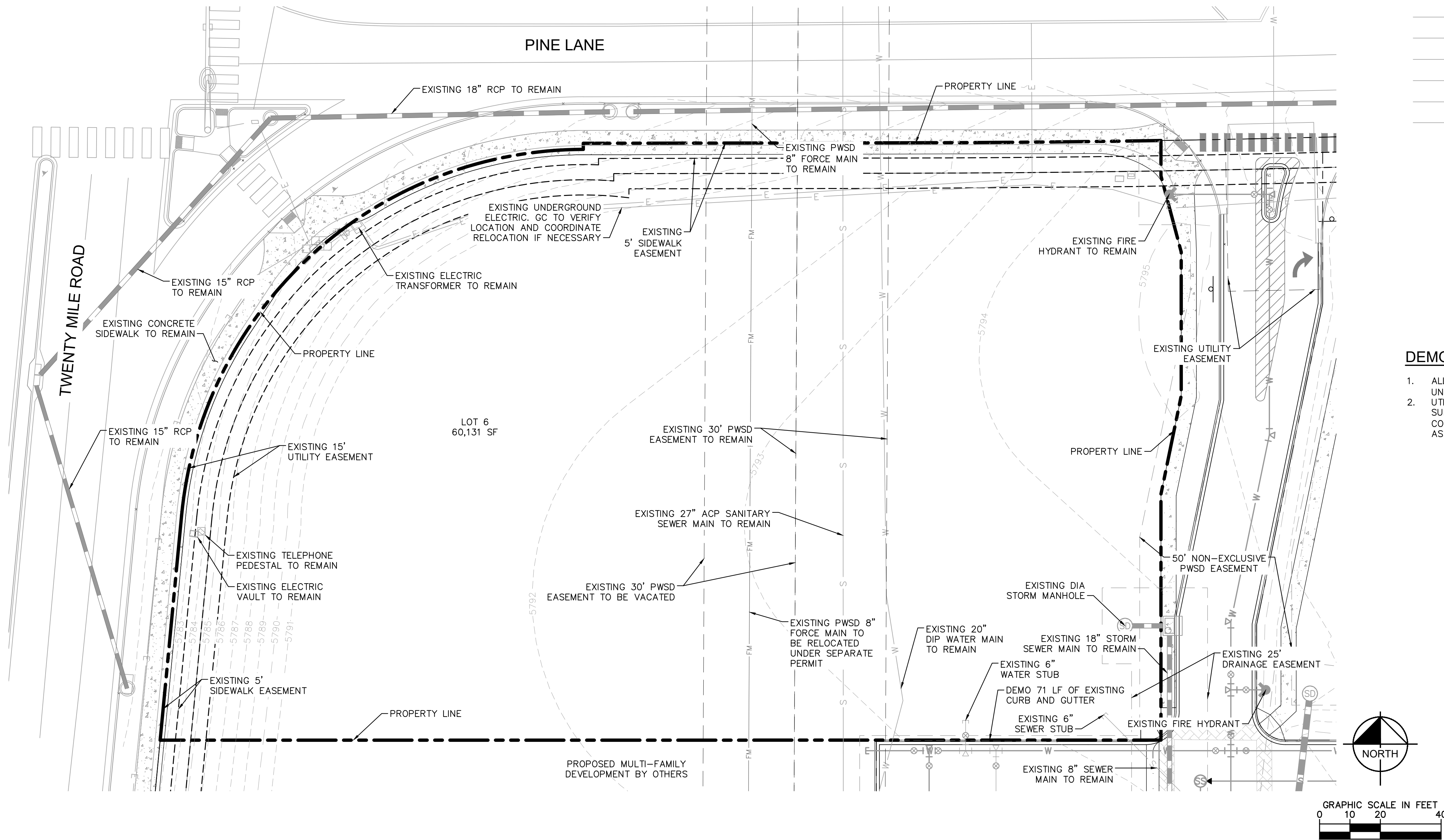
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LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER LINE
- EXISTING UNDERGROUND POWER LINE
- FM EXISTING FORCE PIPE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- T EXISTING TELECOMM LINE
- FO EXISTING COMMUNICATIONS LINE
- COM EXISTING CABLE LINE
- S EXISTING SANITARY SEWER LINE
- CTV EXISTING CCTV LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER BEND
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER SERVICE
- EXISTING SANITARY SEWER SERVICE
- EXISTING SANITARY SEWER BEND
- EXISTING STORM INLET

DEMOLITION NOTES

- ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
- UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014 AND PARKER AND PINE FILING 1 CONSTRUCTION PLANS (INFRASTRUCTURE) BY KIMLEY-HORN AND ASSOCIATES, INC.

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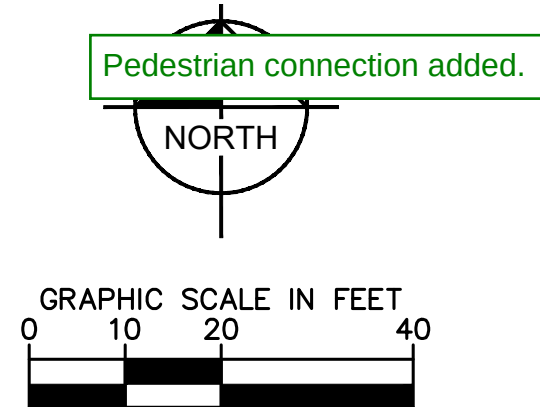
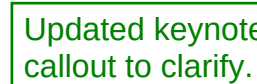
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DATE: 12/23/2020

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY SITE PLAN
EXISTING CONDITIONS

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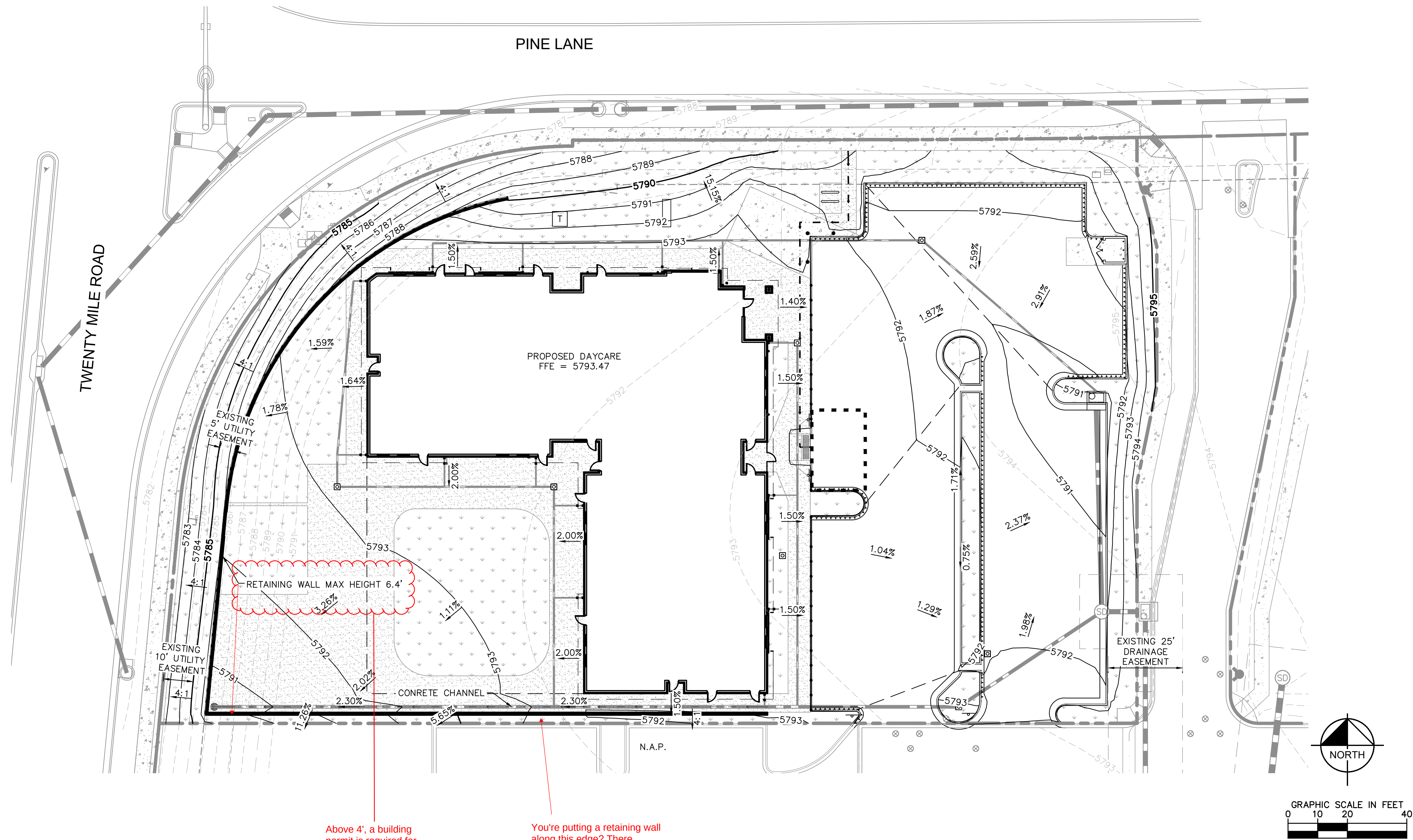


NOTES:

1. ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY.
3. LOCATION OF TRASH RECEPTACLES SHALL BE SCREENED BY A SOLID GREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.
4. ALL DIMENSIONS AND RADII ARE TO FLOWLINE OF CURB AND GUTTER UNLESS OTHERWISE NOTED.
5. REFER TO SITE ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS.

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Above 4', a building permit is required for a retaining wall. Provide elevations and materials for wall.

Acknowledged.

You're putting a retaining wall along this edge? There doesn't appear to be any elevation change. Or has this transitioned to being a fence here? Please clarify. Label line type, add to legend. Create two separate line types for the wall and fence if they are not joined the entire length of both.

Retaining wall callout updated to clarify. Wall line type added to legend.

LEGEND:

- PROPERTY LINE
- 50 PROPOSED MAJOR CONTOURS
- 49 PROPOSED MINOR CONTOURS
- 50 EXISTING MAJOR CONTOURS
- 49 EXISTING MINOR CONTOURS
- PROPOSED STORM PIPES
- ADA PATH OF TRAVEL
- ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
- GRADE BREAK LINE
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN
- DRAINAGE SLOPE DIRECTION
- STANDARD 6" VERTICAL SPILL CURB/24" GUTTER

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EVERBROOK ACADEMY SITE PLAN
GRADING PLAN

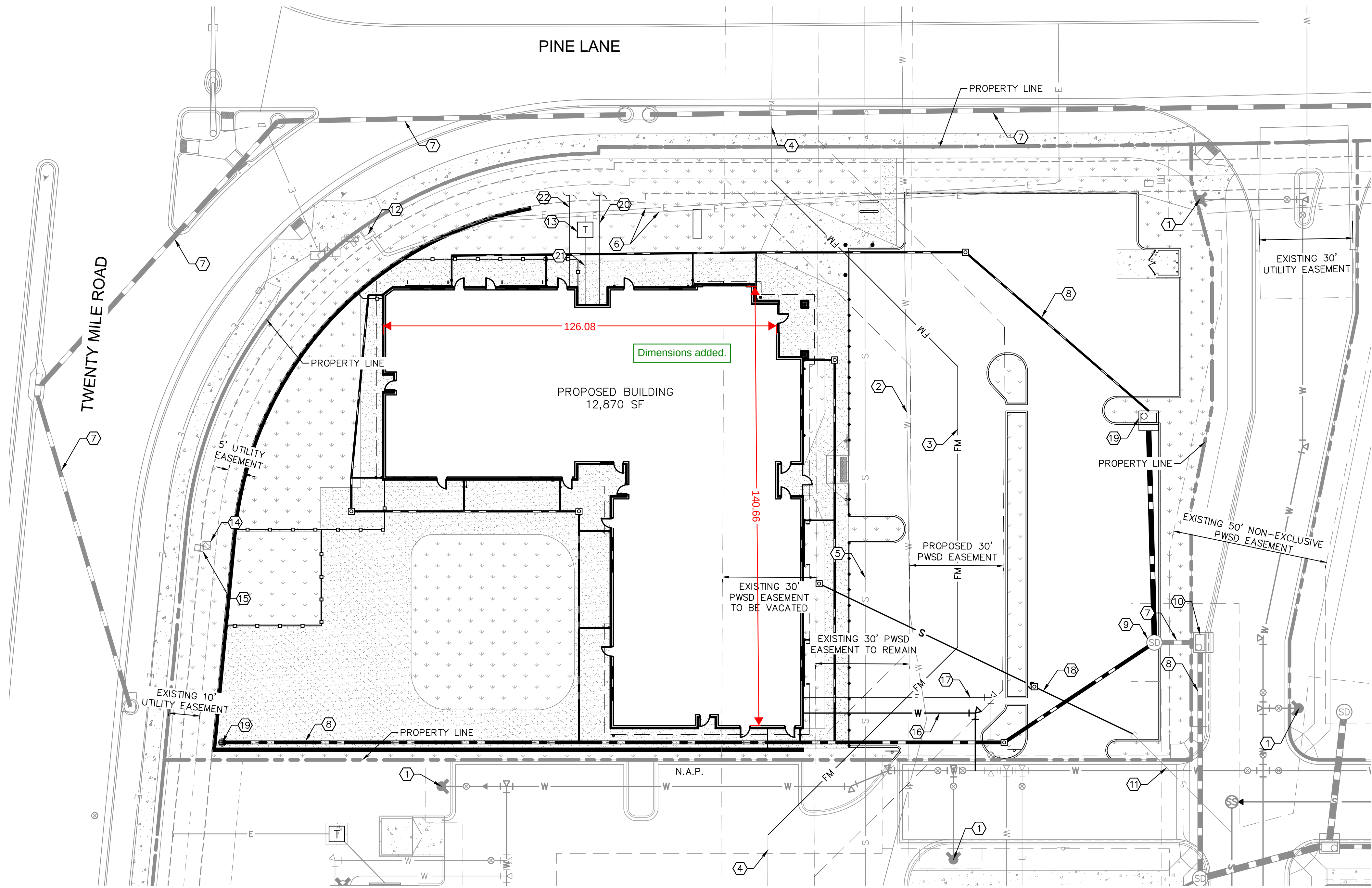
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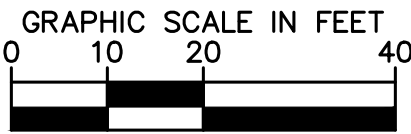
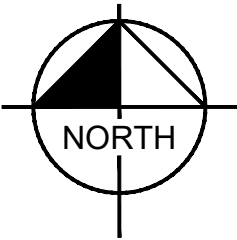


UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAINAGE LINE
- EXISTING STORM DRAINAGE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING ELECTRIC LINE
- EXISTING FIRE HYDRANT W/ BOLLARDS
- PROPOSED METER
- EXISTING SANITARY SEWER MANHOLE

SITE KEYNOTES

- EXISTING FIRE HYDRANT
- EXISTING 20" DIP WATER MAIN
- PROPOSED 8" C900 PVC EFFLUENT FORCE MAIN
- EXISTING 8" FORCE MAIN
- EXISTING 27" ACP SANITARY SEWER MAIN
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING STORM SEWER MAIN
- PROPOSED STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING 6" SEWER STUB
- EXISTING ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC VAULT
- PROPOSED 1.5" DOMESTIC WATER LINE
- PROPOSED 6" FIRE LINE
- PROPOSED 6" SANITARY SEWER LINE @ 1.0% MIN
- PROPOSED STORM INLET
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE



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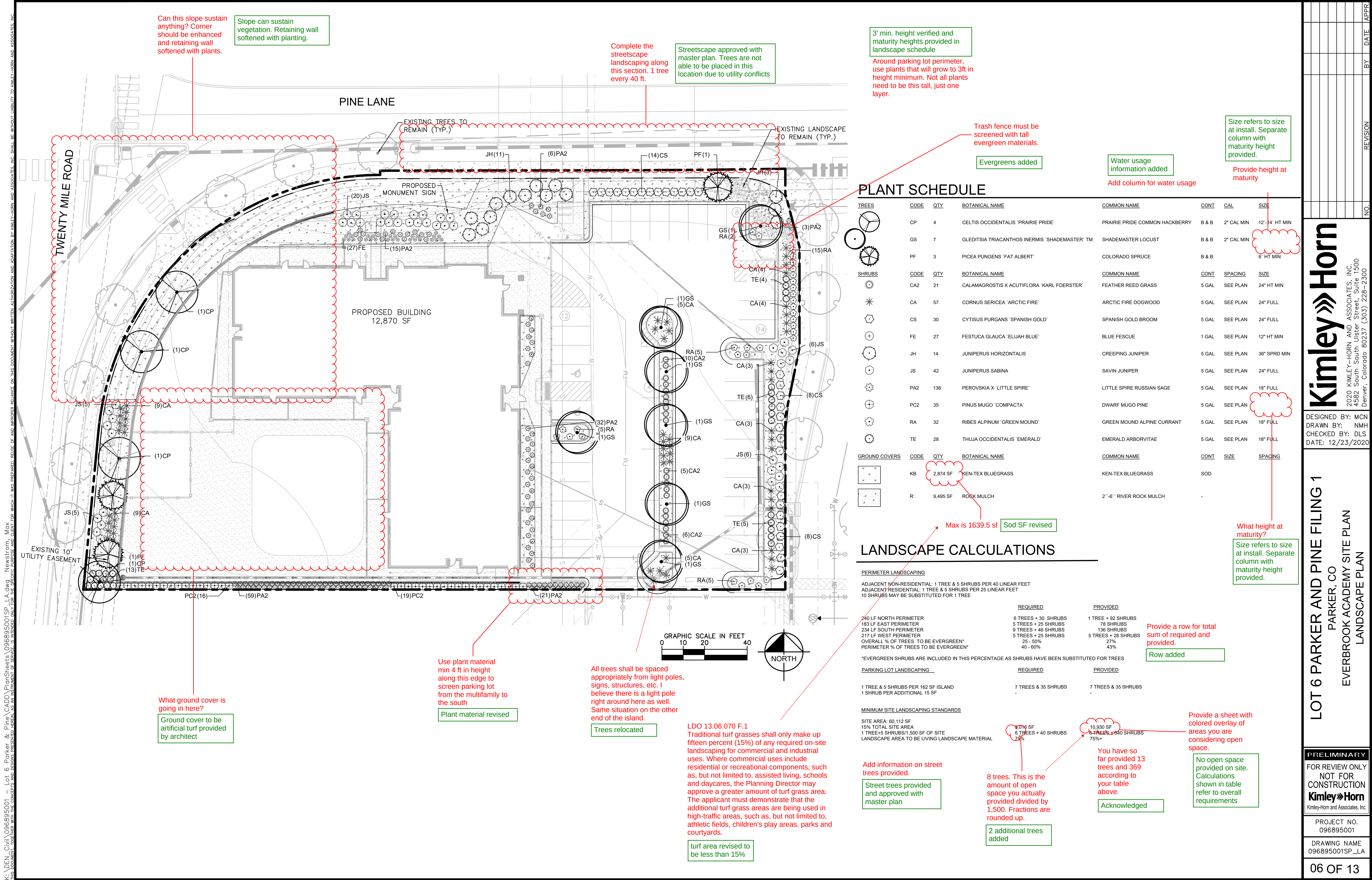
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LOT 6 PARKER AND PINE FILING 1
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UTILITY PLAN

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1* = 1"

096-895-001-21

5 PAR
7 SECTI

6 SHF
7 SECT

07 OF 13

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GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

- 1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS. LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

- 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
- 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF: SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- 3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL, ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

- 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

- 1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

- 1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES BY MOUNTAIN HIGH SAVATREE OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

- 1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- 2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

- 1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

- 1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED REMAIN UNPLANTED OR APPROPRIATELY HEADED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS, AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
- 8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
- 9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
- 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
- 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
- 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
- 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
- 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

- 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

- 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

- 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

- 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 'E'. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

- 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- 4. SODDING
 - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- 6. LAWN MAINTENANCE
 - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADEING IF NECESSARY.
 - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

- 1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

- 1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NO.

REVISION

BY

DATE

APPR

DESIGNED BY: MCN

DRAWN BY: MMH

CHECKED BY: DLS

DATE: 12/23/2020

LOT 6 PARKER AND PINE FILING 1

PARKER, CO

EVERBROOK ACADEMY SITE PLAN

LANDSCAPE NOTES

PRELIMINARY

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

Kimley»Horn

Kimley-Horn and Associates, Inc.

PROJECT NO.

096895001

DRAWING NAME

096895001SP_LA

08 OF 13

Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.

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exterior elevations where reviewed and coordinated with Krista Flynt. See revised sheet addressing comments.

Each facade has been labeled a FRONT or SIDE. Review the design requirements in the DDS beginning on page 49. Your building design doesn't address the street or corner.

Please review the design requirements of the Parker and Pine PD. "Trellis-style awnings in grey or black metal will serve as overhangs at entries protruding at minimum 2 ft.

- EXTERIOR ELEVATIONS GENERAL NOTES
1. ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
 2. EIFS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER MINIMUM 1" EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER EXTERIOR SHEATHING.
 3. ALL EIFS SHALL BE INSTALLED AS PER MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.)
 4. PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
 5. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.

EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AS-1	ASPHALT SHINGLES: TIMBERLINE HD, COLOR: WEATHERED WOOD
BK-1	BRICK: INTERSTATE BRICK BY BASALITE, COLOR: ALMOND
EIFS-1	EIFS: DRYVIT, OUTSULATION, FINISH: SANDEBBLE DPR, COLOR: #110 VANDYKE
EIFS-2	EIFS: DRYVIT, OUTSULATION, FINISH: SANDEBBLE DPR, COLOR: #139 ADOBE ACCENT
EIFS-3	EIFS: DRYVIT, OUTSULATION, FINISH: SANDEBBLE DPR, COLOR: #622B GRAY FLANNEL
GL-1	STOREFRONT GLAZING, COLOR: CLEAR
GU-1	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS, COLOR: TO MATCH PM-1
PM-1	PRE FINISHED METAL TRIM AND FLASHING: PAC-CLAD, COLOR: GRANITE
SD-1	FIBER CEMENT SIDING: NICHHA VINTAGE WOOD, COLOR: CEDAR #EPC762F. TRIM TO MATCH CEDAR PANEL COLOR.
ST-1	STONE: CULTURED STONE, DRYSTACK LEDGESTONE, COLOR: CHARDONNAY
ST-2	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CREAM BUFF
WN-1	VINYL WINDOWS, COLOR: ALMOND
WN-2	CLEAR ANODIZED ALUMINUM STOREFRONT
SFT	VENTED VINYL SOFFIT: STANDARD COLOR TO MATCH BUILDING FASCIA BD. COLOR AS CLOSE AS POSSIBLE
DOOR FRAMES	PAINT BOTH SIDES OF EXTERIOR H.M. DOORS AND FRAMES. COLOR: PPG 6-230 ALUMINUM U.N.O. (NO SUBSTITUTIONS ALLOWED)

DDS page 57. 1. Front and Side Facades a. All front and side building facades that face a public roadway shall include a minimum of two (2) of the following building elements (see figures 81 and 82): i. Awnings ii. Canopies iii. Arcades iv. Galleries v. Tower elements vi. Prominent roof feature

Your north side only has prominent roof features. The west side has no architectural detailing.

elements added

emphasize entrance

What is the purpose of this door?
to cover the utilities attached to the

DDS pg 55. E The portions of a building located at a corner or intersection shall be designed with greater building massing, high quality architectural design using prominent building elements to frame the intersection in which the building is fronting. This also applies to the North facade nearest the intersection.

Gables and Windos added

Too long of a blank expanse. Break up

Can this screen a RTU?

M:\Learning Core Group\20028 Everbrook- Parker, CO\02 SD\Rendering Reference\20028_A5.0_Extior Elevations.dwg Rachel Hart



DDS pg 55 D Articulation and detailing is required where the roof meets the wall using cornices, eaves, or rakes as detailing. Moldings, brackets, exposed rafters of at least twelve (12) inches and finials shall be used to give the roof/cornice proper visual weight and proportion to the building (see figure 76).

Key plan is for elevation location only. Scale not needed. Refer to plan sheets for scaled drawings.

KEY PLAN
SCALE: N.T.S.

draw to scale, provide scale.

Call out locations of all RTUs. Is the screening fence tall enough to fully screen all RTUs? Will any be wall mounted? Show location of any wall mounted utilities.

Provide a 3d rendering to show how wall setbacks align with roof changes. Provide multiple perspectives, but especially from the North/east and SouthWest angles.

See renderings

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NBB
NBB
CPH
DATE: 12/11/2020

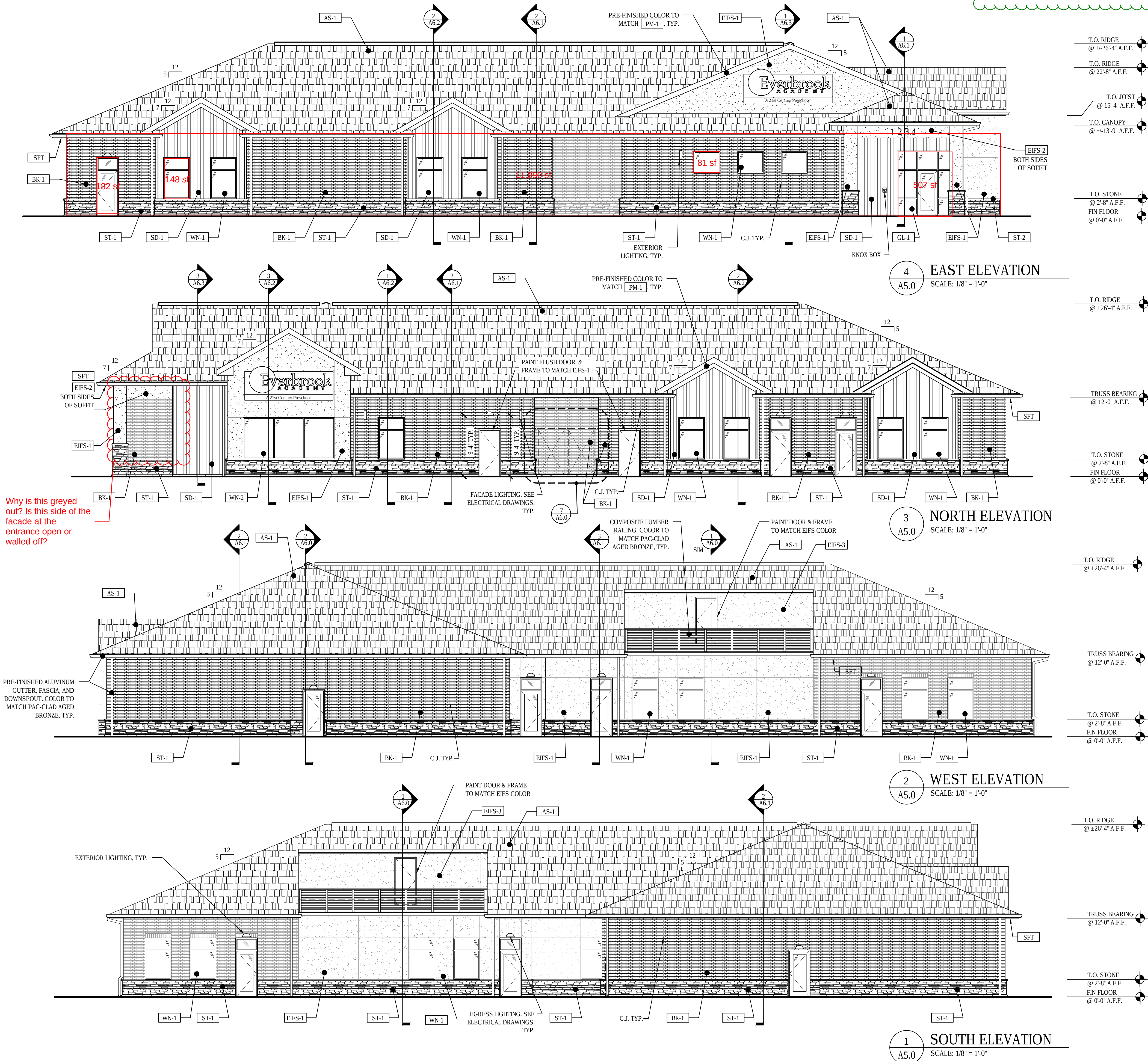
LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY SITE PLAN
ARCHITECTURAL ELEVATIONS

PRELIMINARY
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CONSTRUCTION
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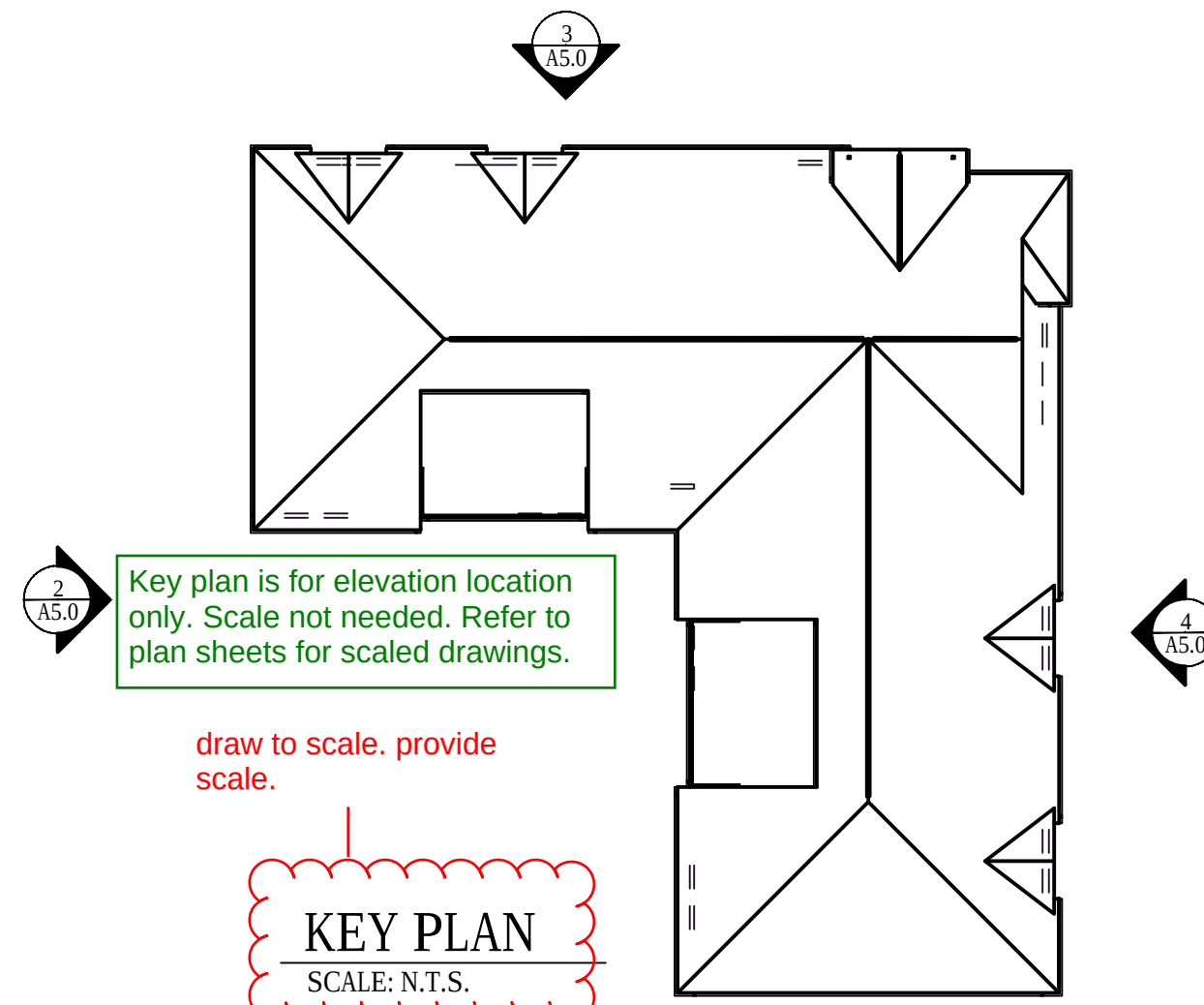
PROJECT NO.
096895001
DRAWING NAME

09 OF 13

exterior elevations where reviewed and coordinated with Krista Flynt. See revised sheet addressing comments.



EXTERIOR ELEVATIONS GENERAL NOTES	
1.	ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
2.	EIPS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER MINIMUM 1" EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER EXTERIOR SHEATHING.
3.	ALL EIPS SHALL BE INSTALLED AS PER MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DSSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.)
4.	PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
5.	REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.
EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AS-1	ASPHALT SHINGLES: TIMBERLINE HD, COLOR: WEATHERED WOOD
BK-1	BRICK: INTERSTATE BRICK BY BASALUTE, COLOR: ALMOND
EIFS-1	EIFS: DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: #110 VANDIKE
EIFS-2	EIFS: DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: #139 ADOBE ACCENT
EIFS-3	EIFS: DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: #622B GRAY FLANNEL
GL-1	STOREFRONT GLAZING, COLOR: CLEAR
GU-1	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS, COLOR: TO MATCH PM-1
PM-1	PRE FINISHED METAL TRIM AND FLASHING: PAC-LACD, COLOR: GRANTE
SD-1	FIBER CEMENT SIDING: NICHIHA VINTAGE WOOD, COLOR: CEDAR #EPYC762F. TRIM TO MATCH CEDAR PANEL COLOR.
ST-1	STONE: CULTURED STONE, DRYSTACK LEDGESTONE, COLOR: CHARDONNAY
ST-2	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CREAM BUFF
WN-1	VINYL WINDOWS, COLOR: ALMOND
WN-2	CLEAR ANODIZED ALUMINUM STOREFRONT
SFT	VENTED VINYL SOFFIT: STANDARD COLOR TO MATCH BUILDING FASCIA BD. COLOR AS CLOSE AS POSSIBLE
DOOR FRAMES	PAINT BOTH SIDES OF EXTERIOR H/MS. DOORS AND FRAMES. COLOR: PPG 6-230 ALUMINUM U.O.O. (NO SUBSTITUTIONS ALLOWED)



MATERIAL CALCULATIONS				TRANSPARENCY AREA			
East Elevation				East Elevation			
Brick & Stone	Sq. Ft.	Percentage	Sq. Ft.	Transparency Area	Sq. Ft.		
EIFS	1,366	68%	852		171	20%	
Composite Wood	308	15%	AdDt1 Glazing outside res'd zone	78	9%		
Total	2,015	100%	Total Glazing	249	29%		
North Elevation				North Elevation			
Brick & Stone	Sq. Ft.	Percentage	Sq. Ft.	Transparency Area	Sq. Ft.		
EIFS	1,202	65%	817		217	23%	
Fiber cement boards	339	18%	AdDt1 Glazing provided	204	25%		
Total	1,849	100%	Total Glazing	247	30%		
West Elevation				West Elevation			
Brick & Stone	Sq. Ft.	Percentage	Sq. Ft.	Transparency Area	Sq. Ft.		
EIFS	1,274	64%	853		128	15%	
Composite Wood	120	6%	AdDt1 Glazing outside res'd zone	32	4%		
Total	1,992	100%	Total Glazing	160	19%		
South Elevation				South Elevation			
Brick & Stone	Sq. Ft.	Percentage	Sq. Ft.	Transparency Area	Sq. Ft.		
EIFS	1,274	64%	853		128	15%	
Composite Wood	598	30%	AdDt1 Glazing provided	24	3%		
Total	1,992	100%	Total Glazing	160	19%		

 Please check your numbers. With rough measurements I got 1524sf of glazing and 11,090 sf of facade. That's 13.7% transparency. I will measure again when drawing is to scale.

See updated sheet with additional glazing area.

Need 25%

M:\Learning_Care_Group\20028_Everbrook--Parker_CO\02 SD\Everbrook_Material Board.dwg Rachel Hort
11/15/2020 10:58:10 AM
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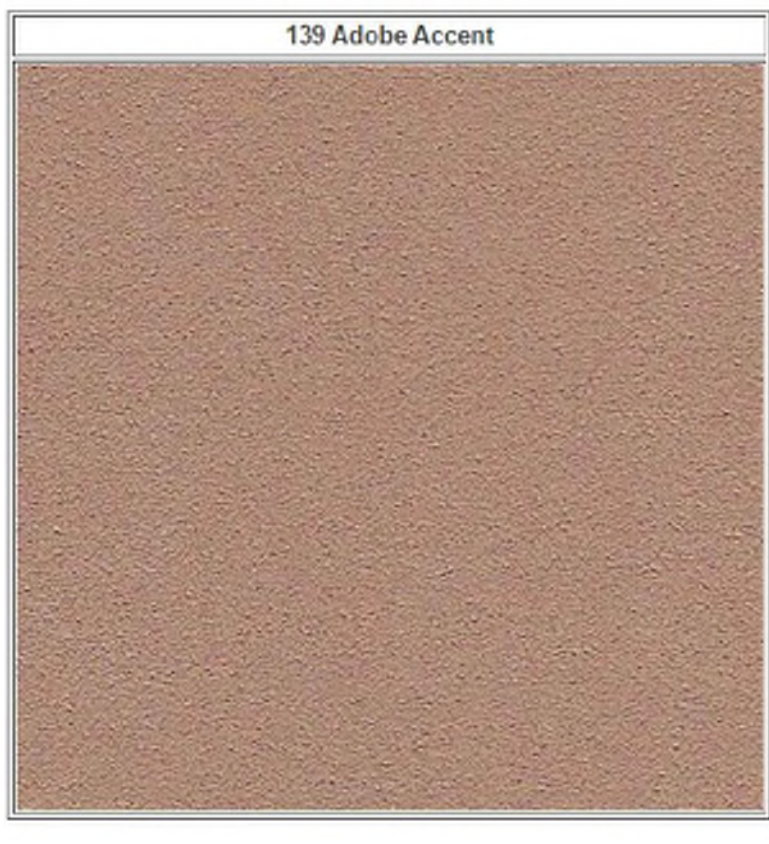
AS-1



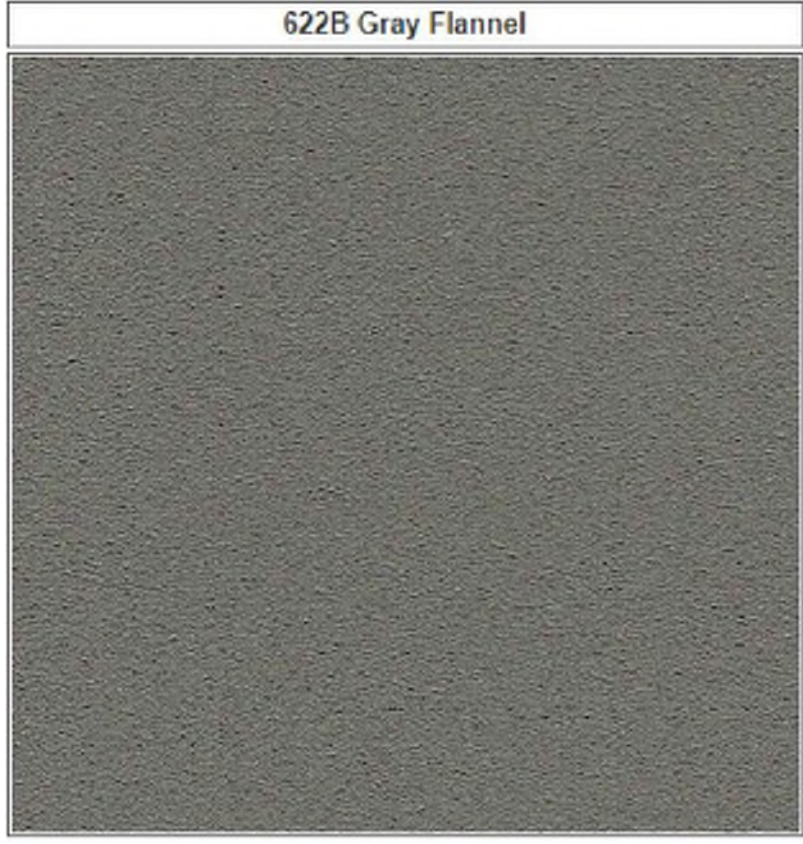
BK-1



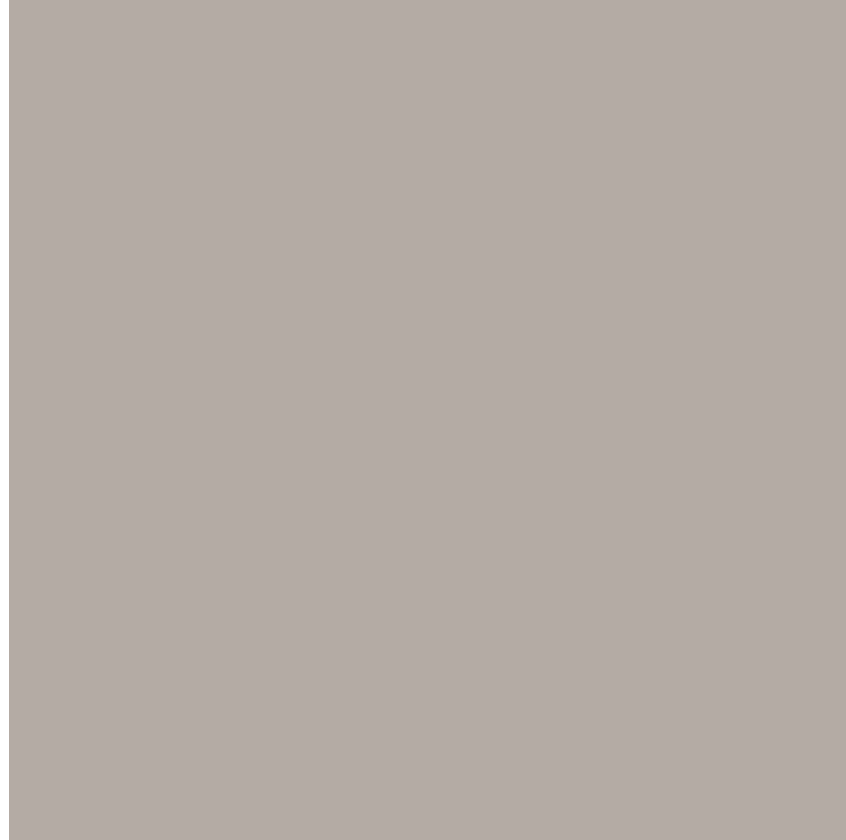
EIFS-1



EIFS-2



EIFS-3



PM-1



SD-1

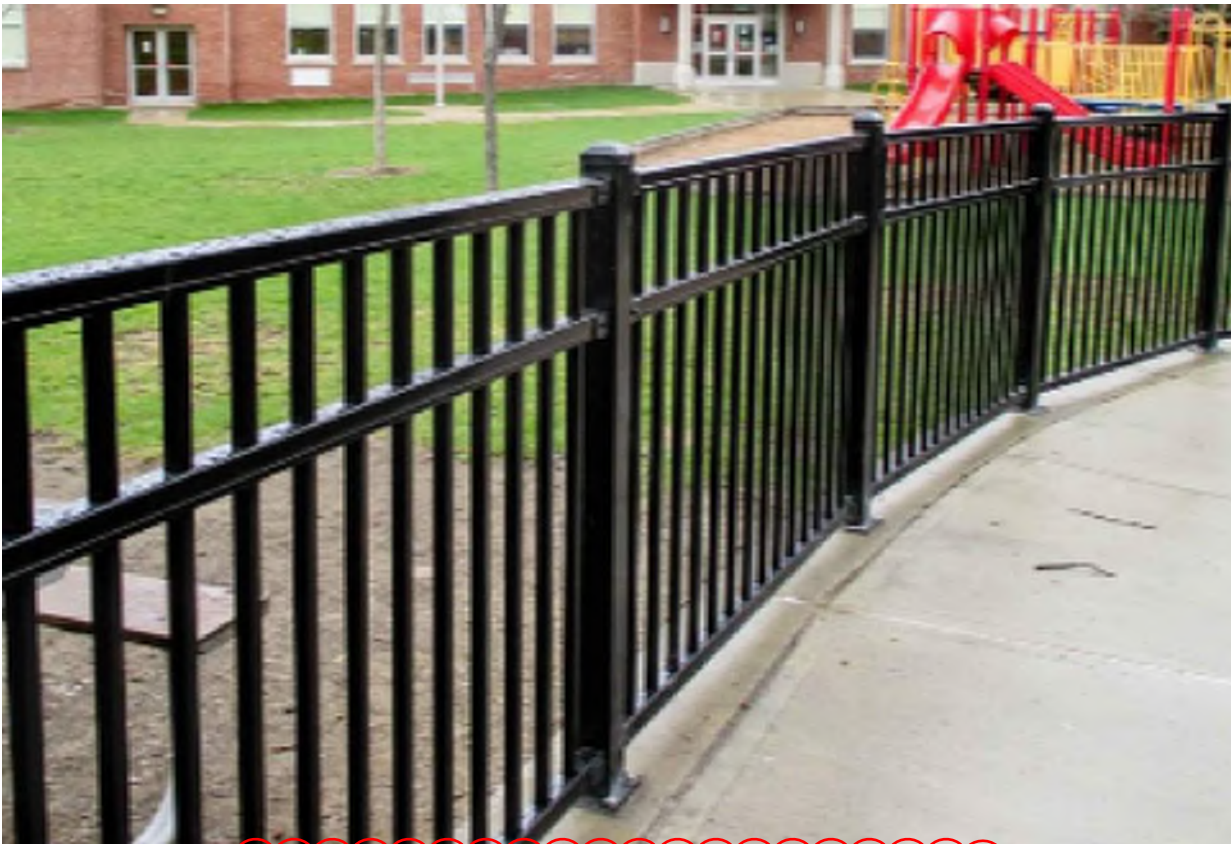


ST-1



ST-2

Reviewed and coordinated with Krista Flynt. See revised sheet addressing comments.



ORNAMENTAL
FENCE

Provide materials and elevations for your retaining wall.

see updated sheet

provided details with dimensions

Provide frame material and color.

Window frames must be black or grey metal according to the design guidelines of the Parker and Pine PD

Height of fence? provide elevations

EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AS-1	ASPHALT SHINGLES: TIMBERLINE HD, COLOR: WEATHERED WOOD
BK-1	BRICK: INTERSTATE BRICK BY BASALITE, COLOR: ALMOND
EIFS-1	EIFS: DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: #110 VANDYKE
EIFS-2	EIFS: DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: #139 ADOBE ACCENT
EIFS-3	EIFS: DRYVIT, OUTSULATION, FINISH: SANDPEBBLE DPR, COLOR: #622B GRAY FLANNEL
GL-1	STOREFRONT GLAZING, COLOR: CLEAR
GU-1	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS, COLOR: TO MATCH PM-1
PM-1	PRE FINISHED METAL TRIM AND FLASHING: PAC-CLAD, COLOR: GRANITE
SD-1	FIBER CEMENT SIDING: NICHHA VINTAGE WOOD, COLOR: CEDAR #EPC762F. TRIM TO MATCH CEDAR PANEL COLOR.
ST-1	STONE: CULTURED STONE, DRYSTACK LEDGESTONE, COLOR: CHARDONNAY
ST-2	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CREAM BUFF
WN-1	VINYL WINDOWS, COLOR: ALMOND
WN-2	CLEAR ANODIZED ALUMINUM STOREFRONT
SFT	VENTED VINYL SOFFIT: STANDARD COLOR TO MATCH BUILDING FASCIA BD. COLOR AS CLOSE AS POSSIBLE
DOOR FRAMES	PAINT BOTH SIDES OF EXTERIOR H.M. DOORS AND FRAMES. COLOR: PPG 6-230 ALUMINUM U.N.O. (NO SUBSTITUTIONS ALLOWED)

Show swatch and call out material of door and window frames. Must be black or grey metal.

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LOT 6 PARKER AND PINE FILING 1

PARKER, CO
EVERBROOK ACADEMY SITE PLAN
ARCHITECTURAL MATERIALS BOARD

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PROJECT NO.
096895001

**MATERIALS
BOARD**

11 OF 13

S:\Lighting_Cons_Comp\Parker_Co\Drawings\Work\1 of 2 Photometric Plan.dwg Jennifer Klischner
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Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	Polar Plot
	A	2	SIGNIFY GARDCO	ECF-S-48L-1A-NW-G2-5	EcoForm Area LED ECF - Small, 48 LED's, 4000K CCT, TYPE 5 OPTIC, No Shield	(3) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 1050mA	21446	0.85	158.7	
	D	16	SIGNIFY LIGHTING - LIGHTOLIER	P48DL05835CLZ10U	LYTEPROFILE 4.5 INCH ROUND 500 LUMENS	LED	2081	0.23	19.7	
	C	18	Barron Lighting Group	WL22-4-4K	Formed black metal housing	Eight (8) white LEDs with optics attached to each	2781	0.85	26.583	
	H	4	VISA LIGHTING	OW1333	WALL MOUNT HALF CYLINDER 25" VERTICAL	LED 3500K -H	1669	0.85	19	
Statistics										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min				
Building	+	1.4	13.0	0.0	N/A	N/A				
Perimeter	+	1.5	13.0	0.0	7.8:1	3.0:1				
Parking Lot	+	0.6	3.0	0.0	N/A	N/A				
Site Boundary	+	0.6	3.0	0.0	N/A	N/A				

Shape not in legend.
What are these?
PLAYGROUND
TOYS/EQUIPMENT
TURNED OFF

Label property line
NOTE ADDED

SYMBOLS UPDATED
FOR CLARITY

Use symbols with fill.
It is unclear what is
going where now. Did
you insert the polar
plot on top of the
symbols?

Use the symbol on
the plan, not just the
letter. Hard to see
them amidst the
photometric numbers.

SYMBOLS
ENLARGED ON
PLAN FOR
CLARITY

You have lights around
the entire perimeter of
your building. What are
the operating hours of
these lights?
LIGHTING CONTROL
INFORMATION WILL BE
PROVIDED DURING
TENANT FIT OUT
PORTION OF PROJECT
DESIGN. DETAIL ADDED
TO SHEET 13 OF 13 FOR
CLARITY

How is this light type
being mounted here?
Under the eaves?
DOWNLIGHTS IN CANOPY
OVERHANG. NOTE ADDED TO
SCHEDULE

Is this lighting
related? What is this?
If this is unlighted
playground
equipment, please
remove.
PLAYGROUND
TOYS/EQUIPMENT
TURNED OFF

No more than 1 ft
candle at property
boundary.

THESE LIGHTS WERE
CHANGED TO A
LOWER LUMEN
FIXTURE IN ORDER TO
ACHIEVE FOOT
CANDLE REQUIREMENT

What are these lines
signifying here?
UTILITY
EQUIPMENT
TURNED OFF

What are these?
UTILITY
EQUIPMENT
TURNED OFF

Add mounting
height to table.
HEIGHT ADDED TO
DESCRIPTIONS

1 PHOTOMETRIC PLAN

01 of XX SCALE: 1/16" = 1'-0"

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4582 South Ute Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: JTK
DRAWN BY: JTK
CHECKED BY: DPS
DATE: 12/11/2020

LOT 6 PARKER AND PINE FILING 1

PARKER, CO
EVERBROOK ACADEMY SITE PLAN
PHOTOMETRIC PLAN

PRELIMINARY

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Kimley-Horn and Associates, Inc.

PROJECT NO.

DRAWING NAME
PHOTOMETRIC PLAN

12 OF 13

25760 First Street
Cleveland, OH 44145
P 440 871 2410
F 440 871 7954
tesengineering.com



Please select a different fixture that shields the light source more, and clearly directs it downward.

FIXTURE CHANGED
FOR LIGHT
SOURCE SHIELD

Rev: 2018/11/05

OW1333 – AVATAR™

VisaLighting.com/products/Avatar

Type: **H** Project: **LOG PARKER CO**

Order Code: **OW1333** **L330K-H** **INVOLT** **BRNZ** **FRAME / PERFORMANCE** **ACCENT BAR AND END CAP** **OPTION(S)**

MODEL SOURCE VOLTAGE

Fill in shaded boxes using information listed below

A SOURCE (Select one) and VOLTAGE (Select one)

INVOLT fixture accepts 120 through 277 input voltage
LED sources are 530C, within 3-step MacAdam and are dimmable 0-10V to 1%

LED Sources	CCT	Delivered Lumens	Power (Watt)	Voltage	
• L330K-L	3000K	1100	13	INVOLT	
• L330K-L	3500K				
• L330K-H	4000K	1600	19		
• L330K-H	3000K				
• L330K-H	3500K				
• L330K-H	4000K	1700			

FINISHES (Select one) ☒ Frame Finish and one ☒ Accent Bar and End Cap Finish

See page 2 for color choices

Powder Coat Painted Finishes (Standard) for Frame or Accent Bar and End Cap

AG7028	Agate Grey	CYBL	Cove Blue	GW0002	Grey White	PR1035	Pearl Beige
BR4E	Bronze Matte	OWP001	Onion	HWB	Heather	RUST	Rust
BRNZ	Bronze	GUM	Glimmer	JR0005	Jet Black	SUNG	Sungold
BSL	Ibide Silver	GSIL	Graphite Silver	OBKZ	Old Bronze	TW0016	Traffic White

Match (Premium) for Accent Bar and End Cap only

BSS Brushed Stainless Steel

PSS Polished Stainless Steel

The options available in this series provide a variety of visual compositions; this rugged design and extruded fixture stands up to the elements.

DIMENSIONS

Depth is measured from wall to front of fixture

L = Length D = Depth W = Width

L 25-1/8" (638 mm)
D 4" (102 mm)
W 7-1/4" (184 mm)

OPTION(S) (Multiple Selections Allowed)

- ▲** Option availability may be interdependent with Voltage, Source or Other Options
- Horizontal mount (vertical is standard)
- XPS** Expires 10 day shipping. Items marked with a bullet (•) are not available with XPS

ADA

XPS

LED

ETL Listed

5 Year Warranty

800-788-VISA

VisaLighting.com

Page 1

WZL SERIES

Zero Uplight LED Wallpack

DESCRIPTION

The WZL SERIES features an architecturally relevant low-profile LED design in lumens packages ranging from 1500 lumens to over 12,000 lumens. Its high-efficiency light engine is designed for optimal light control and distribution with zero uplight. This family of product is offered in several size housings to complement any building exterior and accommodates mounting heights up to 35'. Integral emergency battery backup available for path of egress with Cold Location operation down to -20°C.

SPECIFICATIONS

Construction

- Slank die-cast aluminum housing with stainless steel hardware and powder coated black, bronze, silver or white finish
- UV-stabilized polycarbonate optical lens
- Integral heat sink for maximized heat dissipation
- Back box houses drivers away from LEDs and includes three ¾” hubs (WL21 and WL22 – two ¾” hubs)

Optical/LEDs

- Zero-light design to minimize light pollution
- 15 to 100 Watt models replace up to 400 Watt HID for up to 70% energy savings
- Effectives up to 123 LPW at 5000K to maximize utility rebates
- Type III and Type IV distributions for optimal light distribution (WL21 – Type III only)
- Available in 3000K, 3500K, 4000K and 5000K CCT
- CRI of 80,000 hours at 40°C
- <R9 of >90

Electrical

- Class 2 power supply, 120-277VAC, 50/60Hz
- 347/480VAC Dedicated driver option for WL24, WL27 and WL210
- 0-10V Dimming driver (Class 2VDC only)
- Power supply rated Class A EMI rating

Installation

- Housing hinges back box and is secured with set screws
- Back box is complete with three ¾” hubs and internal bubble level for easy installation (WL21 and WL22 – two ¾” hubs)
- Mounts to a standard 3-1/2” or 4” square electrical-J-box
- Mounting for downlight installation only

Options

Battery Backup

- Integral Battery Backup (BB) provides over 700 lumens and 90 minutes of runtime for path of egress. Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F). Not available on WL21
- Integral Battery Backup with Inverter/Charger (BB-H) provides over 700 lumens and 90 minutes of runtime for path of egress in cold Locations down to -20°C. Not available on WL21 or WL22
- Factory installed chiller driver options for WL24 and WL210 (WL21 is standard with two drivers)
- Factory installed 120/277VAC button type photocell option (PC)
- Factory installed 100VA surge protection options (SP or SPN)

Accessories (Field Installed)

- 120/277VAC Button type universal photocell options accessory (PCU)
- Dimming occupancy sensor programmable, Wetstopper FSP2P21 available in multiple finishes (TL-SGES-L2)
- Remote control for occupancy sensor. Optional (TL-FSR100)

Testing & Compliance

- cULus Listed for Wet Locations
- Designlights Consortium (DLC) Qualified (verify QPL for specific models)
- International Dark Sky friendly approved product. (IDA) 3000K only
- Photometric performance range of 40° to 40° (-40° to 104°F)

Warranty

- Five year warranty (terms and conditions apply)

Table 1: WZL Series Ratings

Model	WL21	WL22	WL24	WL27	WL210
Lumens (nominal)	1500w	250w	400w	700w	1000w
Wattage (lm)	174x	318x	821x	872x	1233x
Efficiency (LPW)	111	118	123	120	110
Equivalency (HID)	50w	100w	150w	250w	400w
Distribution	Type III				
CCT	3000k, 3500k, 4000k, 5000K				
CR	≥70				
Input Voltage	120-277VAC, 50/60Hz, 347/480v option				
Operating Temp	-40°C to 40°C (-40°F to 104°F)				
Certifications	UL Listed for Wet Locations, DLC, IESNA				
Warranty	5 Years				
Weight	2.6 lbs	3.3 lbs	6.0 lbs	8.9 lbs	12.1 lbs

* Nominal Wattage, tested at 5000K CCT, Type II distribution, Watts at 120/277VAC. See performance table for more detailed information.
Note: Environment and application will affect actual performance. Typical values and 28°C (77°F) used for testing. Specifications subject to change without notice.

Model	A	B	C	D	E
WL21	6.7"	5.0"	5.8"	3.2"	1.4"
WL22	8.0"	5.8"	6.0"	3.2"	1.4"
WL24	10.2"	6.7"	7.8"	5.6"	1.9"
WL27	11.6"	8.3"	9.4"	6.0"	1.9"
WL210	11.6"	10.3"	11.5"	5.0"	1.9"

Model: **WL2Z-4-4K** Date: _____
 Accessory: _____ Type: C

FOR THE LATEST INFORMATION
 VISIT US AT **www.trace-lite.com**
LOWER LUMEN OUTPUT
WL21, TYPE 3
DISTRIBUTION AT 4000K