**ARCHITECT** 

ATTN: KARI PARSONS

P: (719) 520-6306

P: (719) 327-2880

P: (720) 536-3180

THE DIMENSION GROUP 5600 SOUTH QUEBEC STREET, STE 310B GREENWOOD VILLAGE, CO 80111 ATTN: TANNER KINDE

SUBDIVISION DEVELOPER

### MEP ENGINEER

ATTN: JAMES H. SCHULTZ

7-ELEVEN, INC.

P: (303) 720-8629

THE DIMENSION GROUP 5600 SOUTH QUEBEC STREET, STE 310B GREENWOOD VILLAGE, CO 80111 ATTN: JOSH GUNLOCK P: (720) 536-3180

5600 S. QUEBEC STREET, STE. 200C

GREENWOOD VILLAGE, CO 80111

### LANDSCAPE ARCHITECT

518 17TH STREET, SUITE 1575

**ENGINEERING CONSULTANT** 

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.

**OUTDOOR DESIGN GROUP** 5690 WEBSTER STREET ARVADA, CO 80002 ATTN: MATT CORRION P: (303) 993-4811

**DENVER, CO 80202** ATTN: LAUREN ROOT

P: (303) 572-7997

# **AGENCY REFERALS**

PLANNING & COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910

PIKES PEAK REGIONAL BUILDING DEPARTMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 ATTN: DAN MCCULLY

COLORADO SPRINGS UTILTIIES

111 S. CASCADE AVE. COLORADO SPRINGS, CO 80903 CONTACT: ZACK SHEARER P: (719) 668-8111, (719) 448-4800 (MAIN)

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC

11140 E. WOODMAN RD. FALCON, CO 80831-8127 CONTACT: KATHY HANSEN-LEE OR LYNN HERTEL P: (719) 495-2283

### EL PASO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

1675 W GARDEN OF THE GODS ROAD, SUITE 2044 COLORADO SPRINGS, CO 80907 CONTACT: PEGGY RIVERA P: (719) 578-3199

EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS

3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 CONTACT: JENNIFER IRVINE, COUNTY ENGINEER P: (719) 520-6460

DONALD WESCOTT FIRE PROTECTION

15415 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921 CONTACT: CHIEF VINCENT "VINNY" BURNS P: (719) 488-8680

### **DONALA WATER & SANITATION**

15850 HOLBEIN DRIVE COLORADO SPRINGS, CO 80921 CONTACT: ROBERT HULL P: (719) 488-3603

### LEGAL DESCRIPTION

LEGAL DESCRIPTION PER ALTA NSPS LAND TITLE SURVEY COMPLETED BY CLASSIC CONSULTING ENGINEERS AND SURVEYORS. DATED JULY 27, 2017.

PARCEL A:

LOT 1. ACADEMY GATEWAY SUBDIVSION FILING NO. 1. IN THE COUNTY OF EL PASO. STATE OF COLORADO ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 2017 UNDER RECEPTION NO. 217713997

PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITY PURPOSES OVER AND ACROSS PORTIONS OF ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS SET FORTH AND DESCRIBED IN DECLARATION OF COVENANTS FOR ACADEMY GATEWAY RECORDED JUNE 29, 2017 UNDER RECEPTION NO. 217076379 AND AS SHOWN ON THE PLAT THEREOF RECORDED JULY 11, 2017 UNDER RECEPTION NO. 217713997.

# PROJECT BASIS OF BEARING

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF ACADEMY GATEWAY SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713997, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE NORTHERLY END BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38012" AND AT THE SOUTHERLY END BY A 1-1/2" WASHER STAMPED "PLS 38012" IS ASSUMED TO BEAR S 10°12'03" E. A DISTANCE OF 75.53 FEET.

# FLOODPLAIN STATEMENT

NO PORTION OF THE SURVEYED PROPERTY IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0287F EFFECTIVE DATE MARCH 17, 1997.(ZONE X)

# **SOIL PREPARATION NOTE**

VIVID PROJECT # D16-2-021

SOIL PREPARATION FOR NON-LANDSCAPE AREAS SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: VIVID ENGINEERING GROUP PROJECT: PROPOSED 7-ELEVEN CONVENIENCE STORE NW CORNER OF NORTHGATE BOULEVARD AND STRUTHERS ROAD DATED FEBRUARY, 6 2017,

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING AREA SOIL AMENDMENT PROCEDURES.

# **CAUTION - NOTICE TO CONTRACTOR**

NOTE: CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL INVESTIGATION/REPORT PREPARED BY VIVID ENGINEERING GROUP.

- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



# MAJOR SITE DEVELOPMENT PLAN

7-ELEVEN

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1 A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE **SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH,** RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO 12/04/17

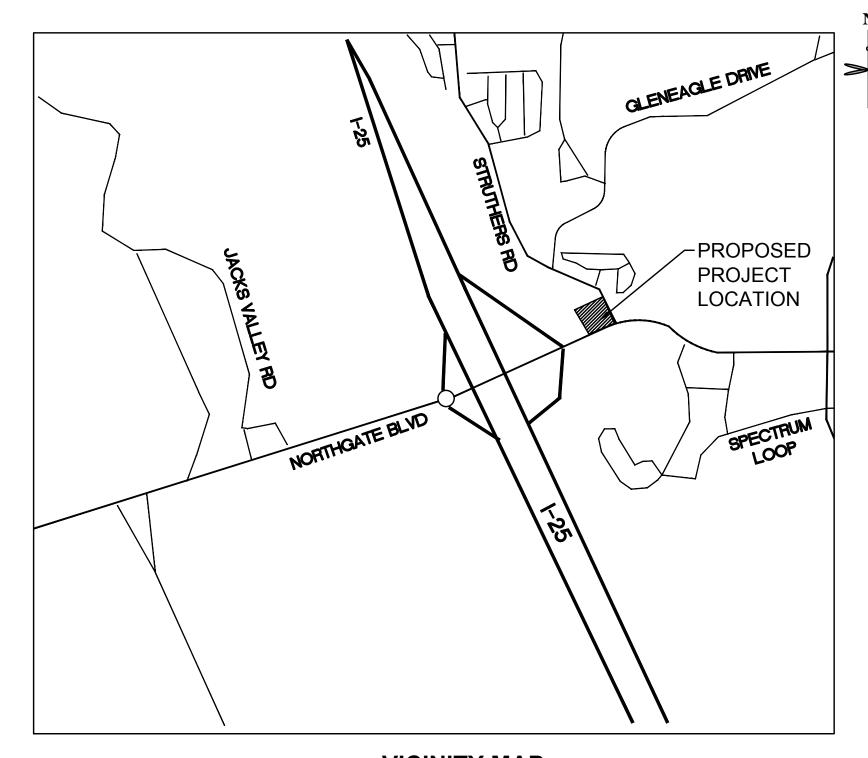
# **GENERAL SITE NOTES:**

- 1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
- 2. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
- 3. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE
- 4. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER, GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
- 5. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
- 6. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK
- 7. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FOR REFERENCE DURING ALL SITE CONSTRUCTION.
- 8. THE STANDARDS AND SPECIFICATIONS SHALL GOVERN SHOULD A DISCREPANCY ARISE BETWEEN THE STANDARDS AND SPECIFICATIONS AND THE PLANS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- 9. ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

- 10. GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN AS NEEDED, WHICH SHALL BE SUBMITTED TO AND APPROVED BY EL PASO COUNTY PRIOR TO ANY WORK IN THE PUBLIC R.O.W. CONTRACTOR IS RESPONSIBLE FOR SAFETY TO THE PUBLIC BY MINIMIZING THE INTERRUPTION OF THE USE OF ROADS AND PROVIDING SIGNS, FLARES, BARRICADES, ETC. AS NECESSARY.
- 11.IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER.
- 12.IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.
- 14.NOTES LOCATED ON ANY SHEET IN THE SET ARE APPLICABLE TO ENTIRE SET.
- 15. THE CONTRACTOR SHALL FURNISH A SET OF "AS-BUILT" PLANS AS NECESSARY TO GOVERNING JURISDICTION PRIOR TO FINAL ACCEPTANCE.

16. SEE THE SIGNAGE PACKAGE FOR ALL SITE SIGNAGE.

17. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO



**VICINITY MAP** 

	SHEET INDEX
SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	GRADING ENLARGEMENT PLAN
C2.2	DRAINAGE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL NOTES & DETAILS
C3.2	EROSION CONTROL DETAILS
C4.0	UTILITY PLAN
C5.0	BUILDING ELEVATIONS
C5.1	SITE PLAN DETAILS
C6.0	LANDSCAPE COVER SHEET AND PLANT LIST
C6.1	LANDSCAPE PLAN
C6.2	IRRIGATION PLAN
C6.3	IRRIGATION DETAILS
C7.1	PHOTOMETRIC PLAN

CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG Know what's **below.** GRADE, OR EXCAVATE FOR THE MARKING OF Call before you dig. UNDERGROUND MEMBER UTILITIES.

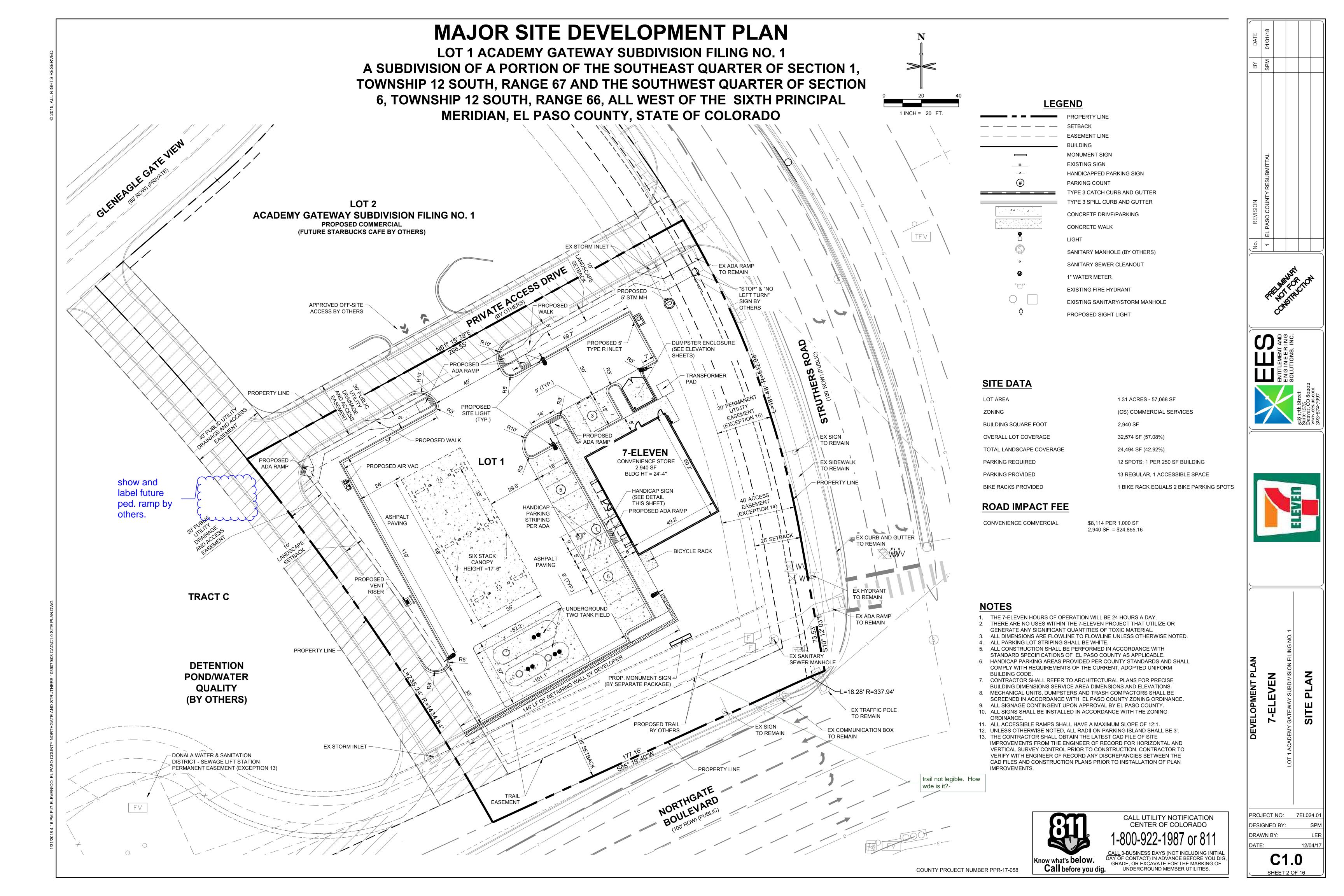


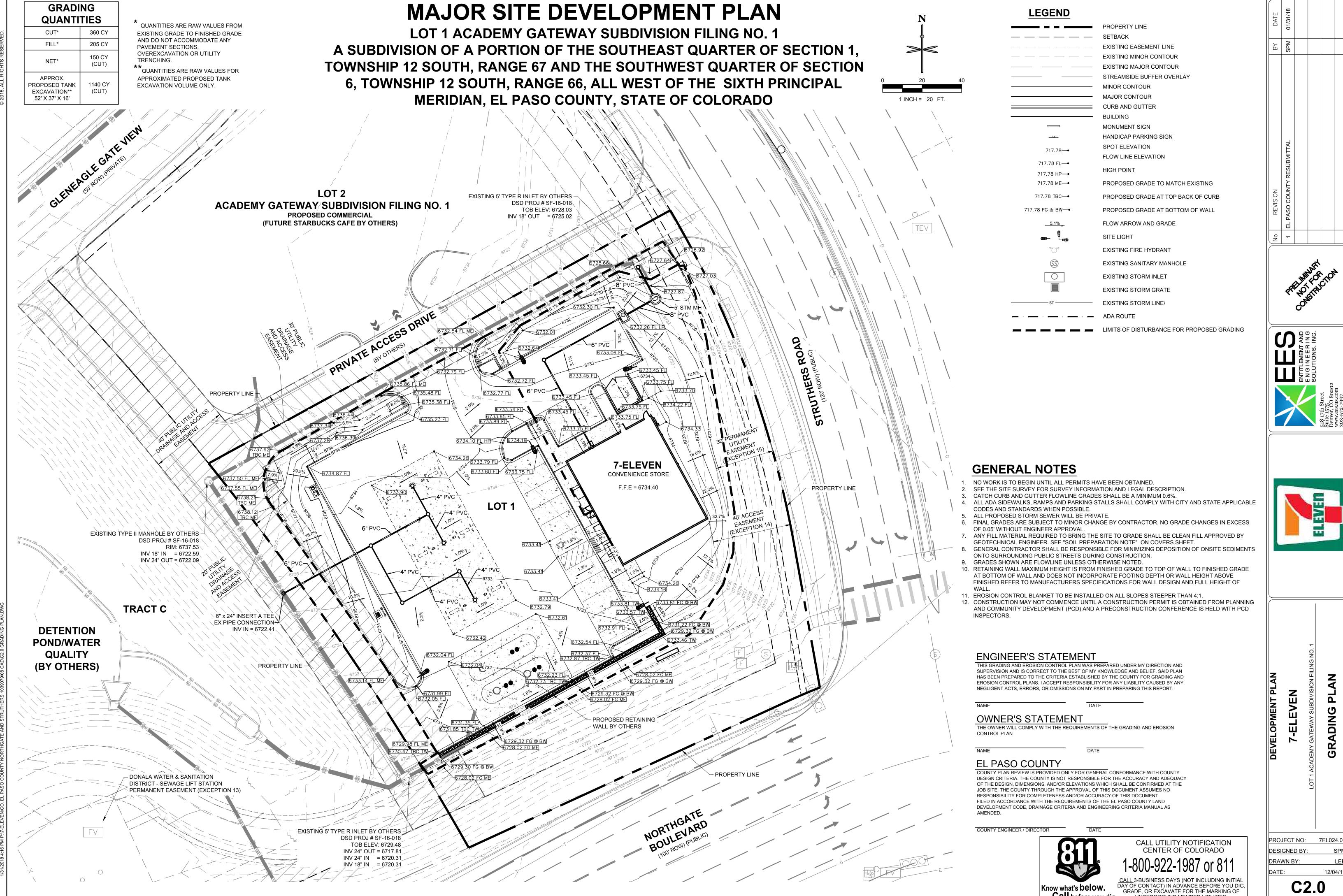




PROJECT NO: 7EL024.0 DESIGNED BY: DRAWN BY: 12/04/17 C0.0

SHEET 1 OF 16



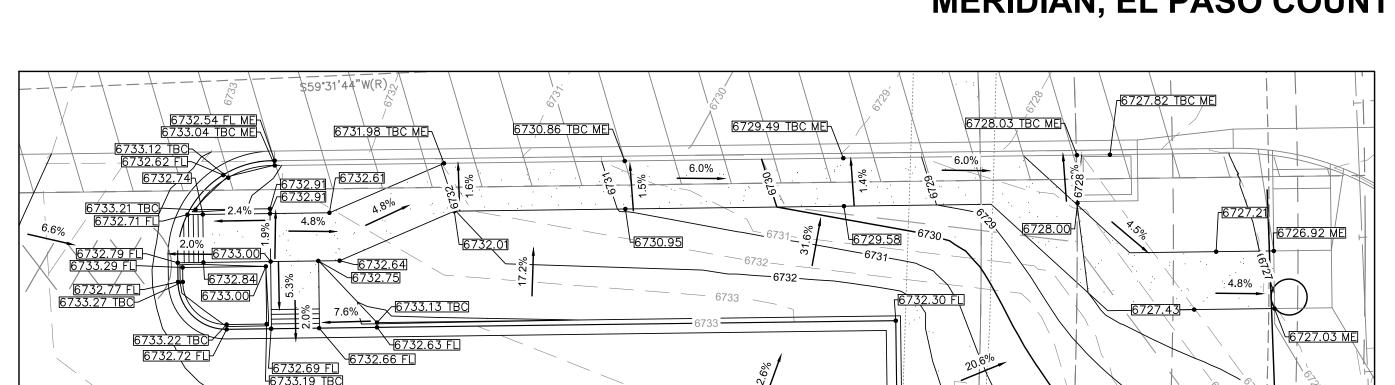


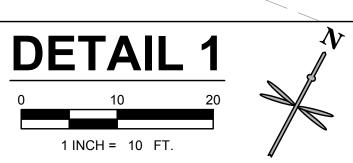


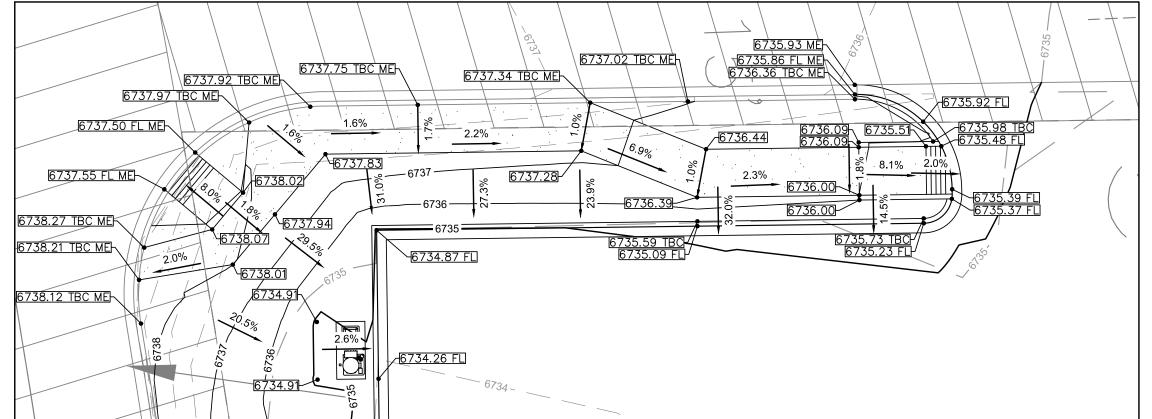


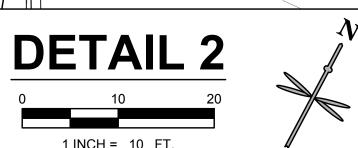
Call before you dig.

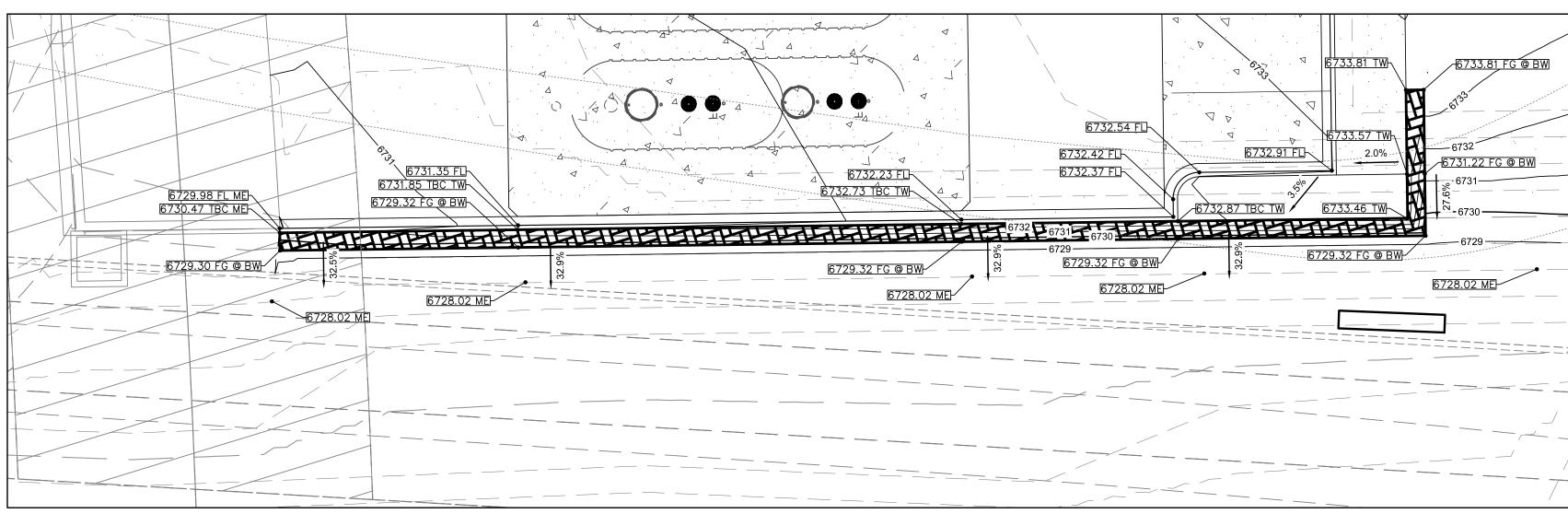
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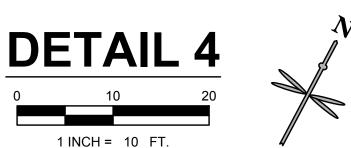


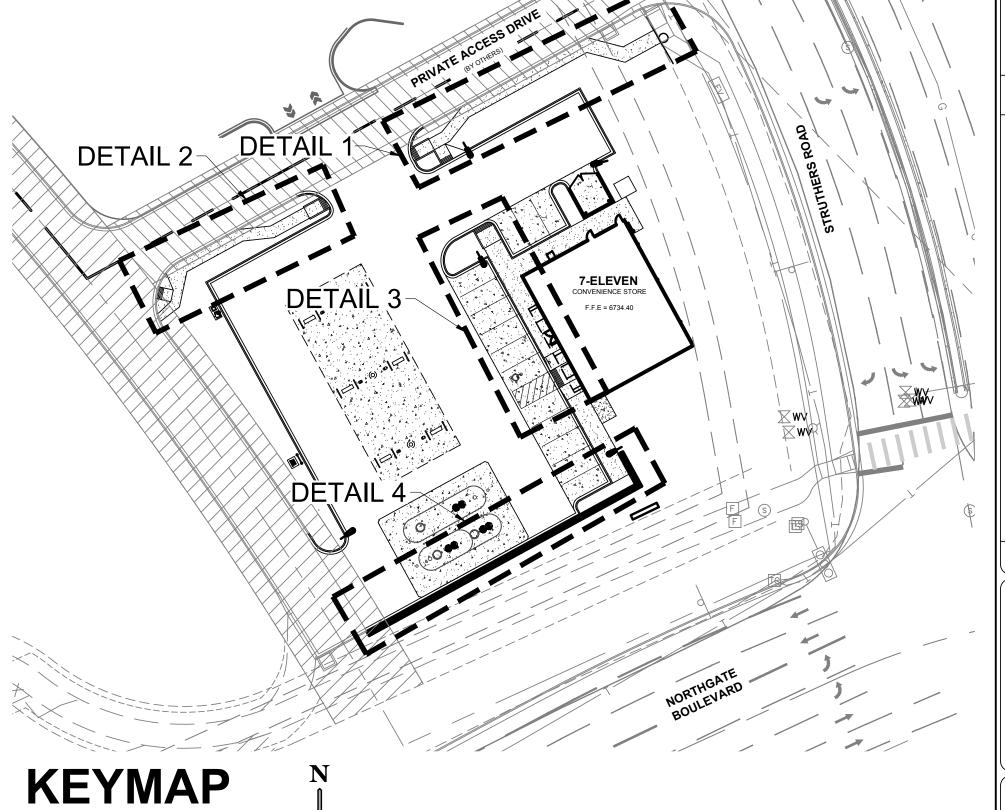












**LEGEND** 

717.78<del>--</del>

717.78 FL<del>─</del>

717.78 HP─<del>•</del> 717.78 ME<del>─</del>

717.78 TBC—●

5.1%

717.78 FG & BW─•

**GENERAL NOTES** 

NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.

STATE APPLICABLE CODES AND STANDARDS WHEN POSSIBLE.

CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL

GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.

SPECIFICATIONS FOR WALL DESIGN AND FULL HEIGHT OF WALL

ALL PROPOSED STORM SEWER WILL BE PRIVATE.

SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.

FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE

ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN

8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF

10. RETAINING WALL MAXIMUM HEIGHT IS FROM FINISHED GRADE TO TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL AND DOES NOT INCORPORATE FOOTING

ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING

DEPTH OR WALL HEIGHT ABOVE FINISHED REFER TO MANUFACTURERS

11. EROSION CONTROL BLANKET TO BE INSTALLED ON ALL SLOPES STEEPER THAN

ALL ADA SIDEWALKS, RAMPS AND PARKING STALLS SHALL COMPLY WITH CITY AND

CATCH CURB AND GUTTER FLOWLINE GRADES SHALL BE A MINIMUM 0.6%.

**EXISTING EASEMENT LINE** 

**EXISTING MAJOR CONTOUR** 

HANDICAP PARKING SIGN

FLOW ARROW AND GRADE

**EXISTING FIRE HYDRANT** 

**EXISTING STORM INLET** 

**EXISTING STORM GRATE** 

EXISTING STORM LINE

**EXISTING SANITARY MANHOLE** 

PROPOSED GRADE TO MATCH EXISTING

PROPOSED GRADE AT TOP BACK OF CURB

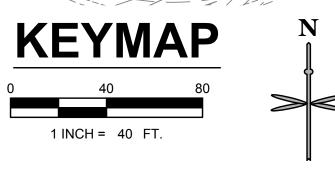
PROPOSED GRADE AT BOTTOM OF WALL

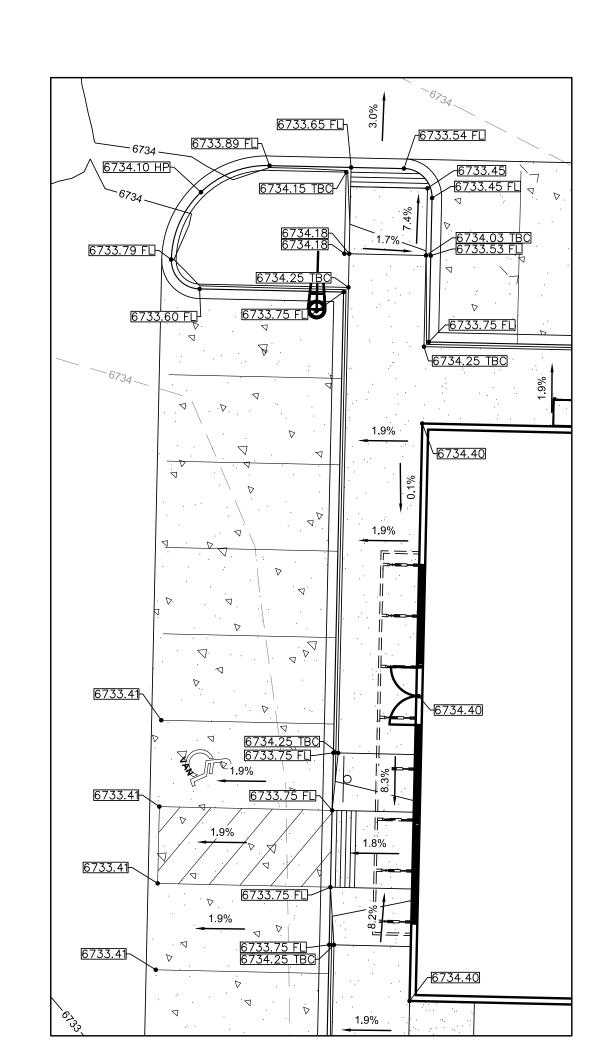
FLOW LINE ELEVATION

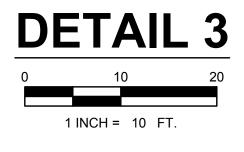
SPOT ELEVATION

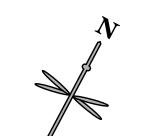
HIGH POINT

SITE LIGHT









Call before you dig.

CONSTRUCTION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

UNDERGROUND MEMBER UTILITIES.



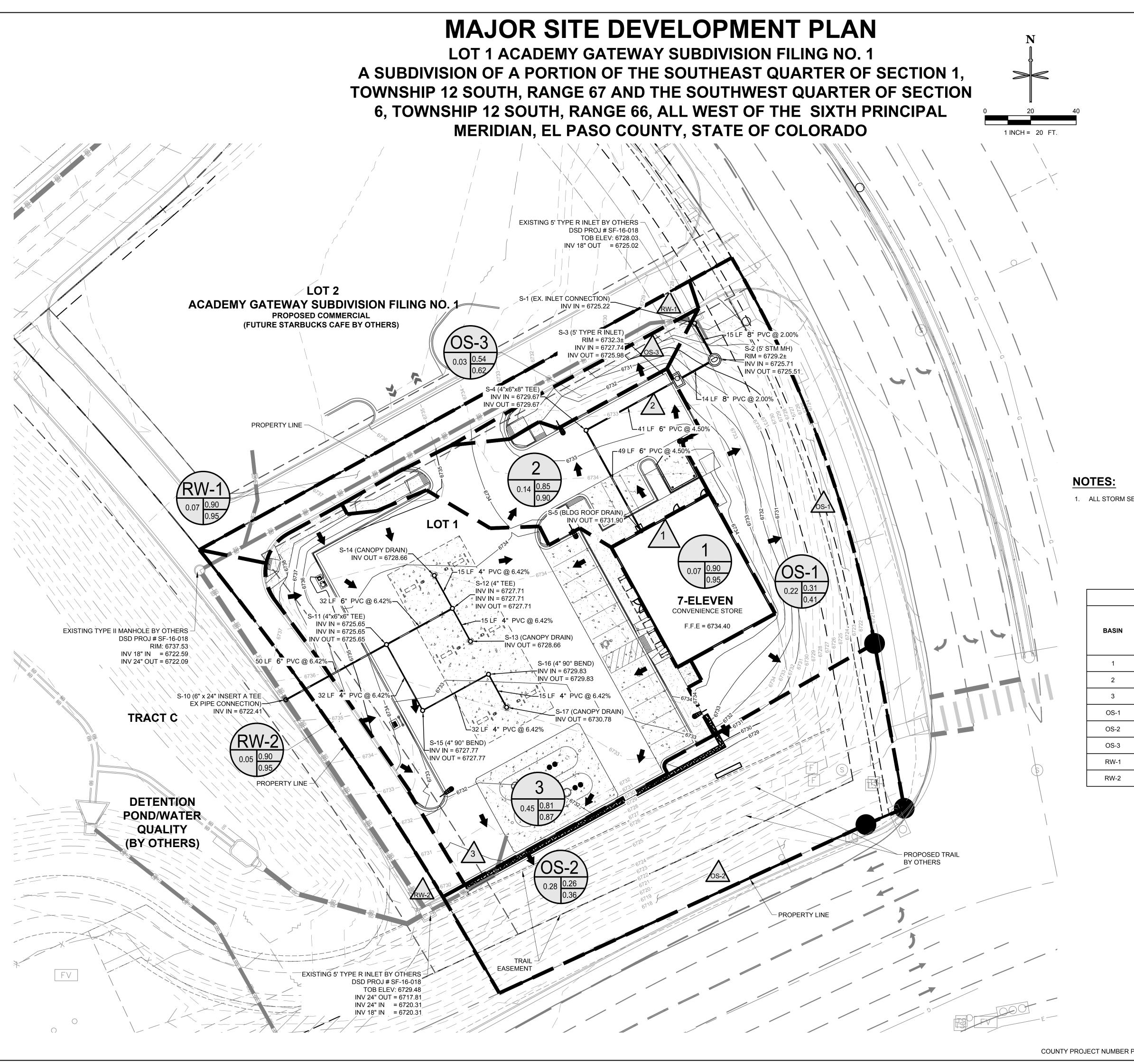




PROJECT NO: 7EL024.0 DESIGNED BY: DRAWN BY:

C2.1 SHEET 4 OF 16

COUNTY PROJECT NUMBER PPR-17-058





PROPOSED PROPERTY LINE **EXISTING PROPERTY LINE EXISTING MINOR CONTOUR EXISTING MAJOR CONTOUR** MINOR CONTOUR MAJOR CONTOUR **CURB AND GUTTER** 

STORM INLET AND MANHOLE SANITARY SEWER CLEANOUT **EXISTING FIRE HYDRANT** 

FLOW ARROW

**EXISTING SANITARY/STORM MANHOLE** PROPOSED 1" WATER METER

PROPOSED TELEPHONE PROPOSED GAS PROPOSED ELECTRIC

PROPOSED SANITARY

**DESIGN POINT BASIN DESIGNATION** 

10-YEAR RUNOFF COEFFICIENT 100-YEAR RUNOFF COEFFICIENT - BASIN AREA IN ACRES

1. ALL STORM SEWER IS PRIVATE AND IS SIZED FOR THE 100 YEAR EVENT, UNLESS OTHERWISE NOTED.

	BASIN SUMMARY RUNOFF TABLE										
BASIN	DESIGN POINT	CONTRIBUTING BASIN ACREAGE	10-YR C-VALUE	100-YR C-VALUE	10-YR RUNOFF (CFS)	100-YR RUNOFF (CFS)					
1	1	0.07	0.90	0.95	0.37	0.56					
2	2	0.14	0.85	0.90	0.70	1.07					
3	3	0.45	0.81	0.87	2.23	3.44					
OS-1	OS-1	0.22	0.31	0.41	0.41	0.77					
OS-2	OS-2	0.28	0.26	0.36	0.45	0.88					
OS-3	OS-3	0.03	0.54	0.62	0.11	0.18					
RW-1	RW-1	0.07	0.90	0.95	0.37	0.57					
RW-2	RW-2	0.05	0.90	0.95	0.28	0.42					



CALL UTILITY NOTIFICATION CENTER OF COLORADO

UNDERGROUND MEMBER UTILITIES.

<u>CALL</u> 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF Call before you dig.

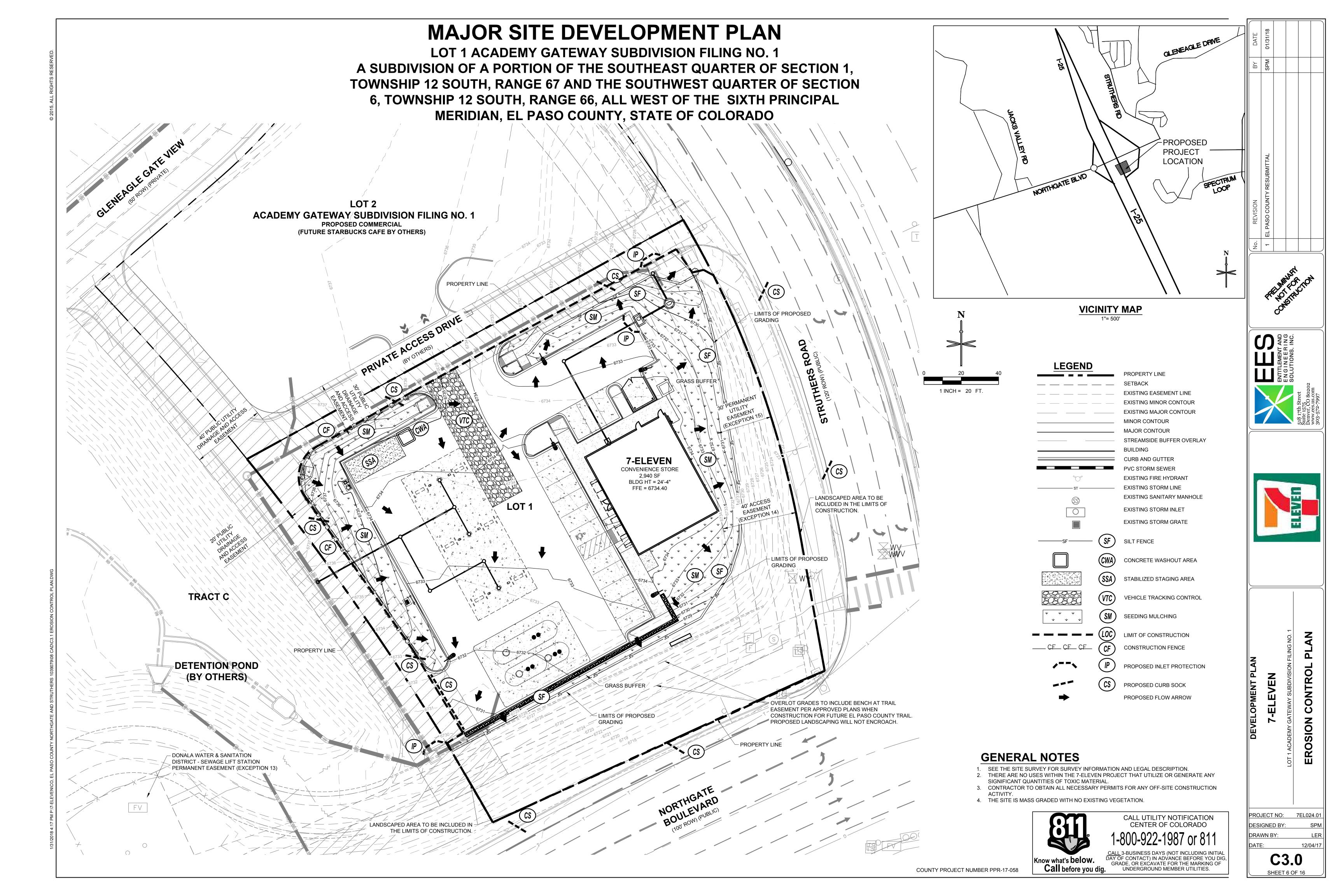






PROJECT NO: 7EL024.0 DESIGNED BY: **C2.2** 

SHEET 5 OF 16



### STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS. INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL. AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED. AND APPROVED. IN
- 3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- 8. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- 9. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- 10. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- 12. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- 13. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- 14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 16. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 17. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 18. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 19. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- 20. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE

CURB AND GUTTER OR IN THE DITCHLINE.

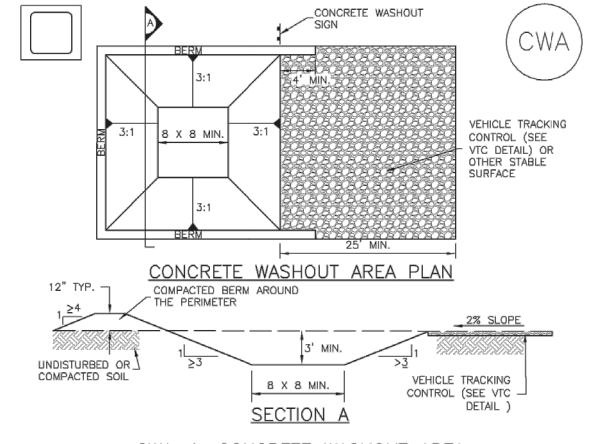
- 21. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25. ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES. THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 22. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 23. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM FARTHWORK EQUIPMENT AND WIND.
- 25. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY VIVID ENGINEERING GROUP AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 26. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

WATER QUALITY CONTROL DIVISION WQCD - PERMITS

4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530

ATTN: PERMITS UNIT



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'. 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

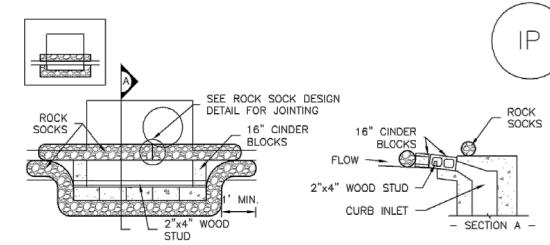
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).  $\underline{\text{NOTE:}}$  MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE, INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR

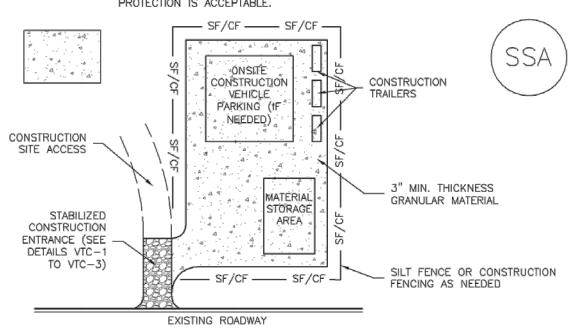
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF

6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)  $\underline{\text{NOTE:}}$  MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED. THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUS BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR

-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE. 4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK. 6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.

POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN

FFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE I. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

DISCOVERY OF THE FAILURE. 4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED

STABILIZED STAGING AREA MAINTENANCE NOTES

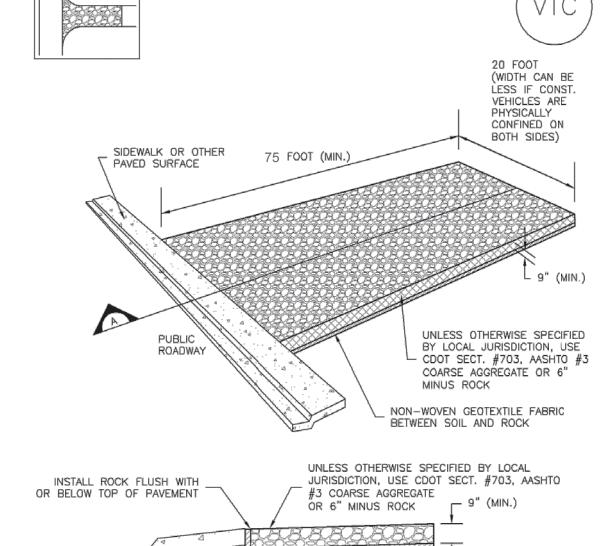
MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS STORAGE, AND UNLOADING/LOADING OPERATIONS.

OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



### VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

NON-WOVEN GEOTEXTILE

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

COMPACTED SUBGRADE

DISTURBING ACTIVITIES.

1. SEE PLAN VIEW FOR -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S). -TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM)

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS. 4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK. STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE, INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED

MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, 6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE

GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.



CALL UTILITY NOTIFICATION CENTER OF COLORADO

DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF Call before you dig. UNDERGROUND MEMBER UTILITIES.

DRAWN BY:

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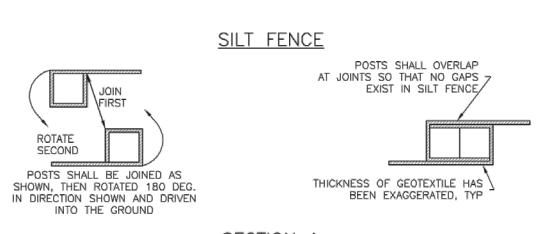
3-BUSINESS DAYS (NOT INCLUDING INITIAL

COUNTY PROJECT NUMBER PPR-17-058

# MAJOR SITE DEVELOPMENT PLAN

LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1 A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

# \_\_\_\_ SF \_\_\_ SF \_\_\_ SF \_\_\_ 1 ½" x 1 ½" (RECOMMENDED) WOODEN FENCE POST WITH 10' MAX GEOTEXTILE COMPACTED BACKFILL OF SILT FENCE



### SECTION A

### SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES. 5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

DIFFERENCES ARE NOTED.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER

SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION. (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)  $\underline{\text{NOTE:}}$  MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL,

# **Temporary and Permanent Seeding (TS/PS)**

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species <sup>a</sup> (Common name)	Growth Season <sup>b</sup>	Pounds of Pure Live Seed (PLS)/acre <sup>c</sup>	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	1/2
5. Millet	Warm	3 - 15	1/2 - 3/4
6. Sudangrass	Warm	5–10	1/2 - 3/4
7. Sorghum	Warm	5–10	1/2 - 3/4
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in

See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months. Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

# **Temporary and Permanent Seeding (TS/PS)**

# Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common <sup>a</sup> Name	Botanical Name	Growth Season <sup>b</sup>	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	Sporobolus airoides	Cool	Bunch	1,750,000	0.25
Basin wildrye	Elymus cinereus	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	Agropyron riparium 'Sodar'	Cool	Sod	170,000	2.5
Jose tall wheatgrass	Agropyron elongatum 'Jose'	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	Agropyron smithii 'Arriba'	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	Agropyron cristatum 'Ephriam'	Cool	Sod	175,000	2.0
Dural hard fescue	Festuca ovina 'duriuscula'	Cool	Bunch	565,000	1.0
Lincoln smooth brome	Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	Agropyron riparium 'Sodar'	Cool	Sod	170,000	2.5
Arriba western wheatgrass	Agropyron smithii 'Arriba'	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	Alopecurus pratensis	Cool	Sod	900,000	0.5
Redtop	Agrostis alba	Warm	Open sod	5,000,000	0.25
Reed canarygrass	Phalaris arundinacea	Cool	Sod	68,000	0.5
Lincoln smooth brome	Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Pathfinder switchgrass	Panicum virgatum 'Pathfinder'	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	Agropyron elongatum 'Alkar'	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix <sup>c</sup>					
Ruebens Canadian bluegrass	Poa compressa 'Ruebens'	Cool	Sod	2,500,000	0.5
Dural hard fescue	Festuca ovina 'duriuscula'	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	Lolium perenne 'Citation'	Cool	Sod	247,000	3.0
Lincoln smooth brome	Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Total					7.5

# **Temporary and Permanent Seeding (TS/PS)**

# Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season <sup>b</sup>	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	Bouteloua gracilis	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	Schizachyrium scoparium 'Camper'	Warm	Bunch	240,000	1.0
Prairie sandreed	Calamovilfa longifolia	Warm	Open sod	274,000	1.0
Sand dropseed	Sporobolus cryptandrus	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	Bouteloua curtipendula 'Vaughn'	Warm	Sod	191,000	2.0
Arriba western wheatgrass	Agropyron smithii 'Arriba'	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed	l Mix				
Ephriam crested wheatgrass <sup>d</sup>	Agropyron cristatum 'Ephriam'	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	Agropyron intermedium 'Oahe'	Cool	Sod	115,000	5.5
Vaughn sideoats grama <sup>e</sup>	Bouteloua curtipendula 'Vaughn'	Warm	Sod	191,000	2.0
Lincoln smooth brome	Bromus inermis leyss 'Lincoln'	Cool	Sod	130,000	3.0
Arriba western wheatgrass	Agropyron smithii 'Arriba'	Cool	Sod	110,000	5.5
Total					17.5
	and rates are based on drill seeding			ulch. These rat	tes should be

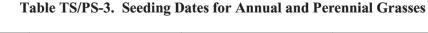
doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

See Table TS/PS-3 for seeding dates.

If site is to be irrigated, the transition turf seed rates should be doubled.

Crested wheatgrass should not be used on slopes steeper than 6H to 1V Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

# **Temporary and Permanent Seeding (TS/PS)**



	(Numbers in	l Grasses table reference able TS/PS-1)	Perennial Grasses		
Seeding Dates	Warm	Cool	Warm	Cool	
January 1–March 15			<b>√</b>	✓	
March 16–April 30	4	1,2,3	✓	✓	
May 1–May 15	4		✓		
May 16–June 30	4,5,6,7				
July 1–July 15	5,6,7				
July 16–August 31					
September 1–September 30		8,9,10,11			
October 1–December 31			✓	✓	

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

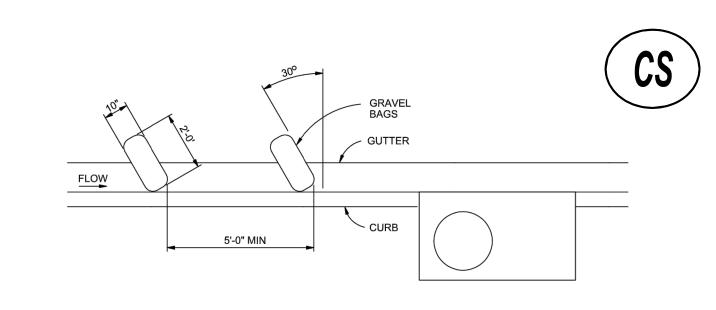
### Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may

Protect seeded areas from construction equipment and vehicle access.



# **CURB SOCK INLET PROTECTION**

### **CURB SOCK INLET PROTECTION NOTES**

INSTALLATION REQUIREMENTS 1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET. 2. SOCK IS TO BE MADE OF 1/4 INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE. 3. WASHED SAND OR GRAVEL 3/4 INCH TO 4 INCHES IN DIAMETER IS PLACED INSIDE THE SOCK. 4. PLACEMENT OF THE SOCK IS TO BE 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION 5. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED AT A MINIMUM 5 FEET APART.

6. AT LEAST 2 CURB SOCKS IN SERIES IS REQUIRED.

MAINTENANCE REQUIREMENTS 1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL. 2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED. 3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SOCK WHEN GUTTER WIDTH IS FILLED. 4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.





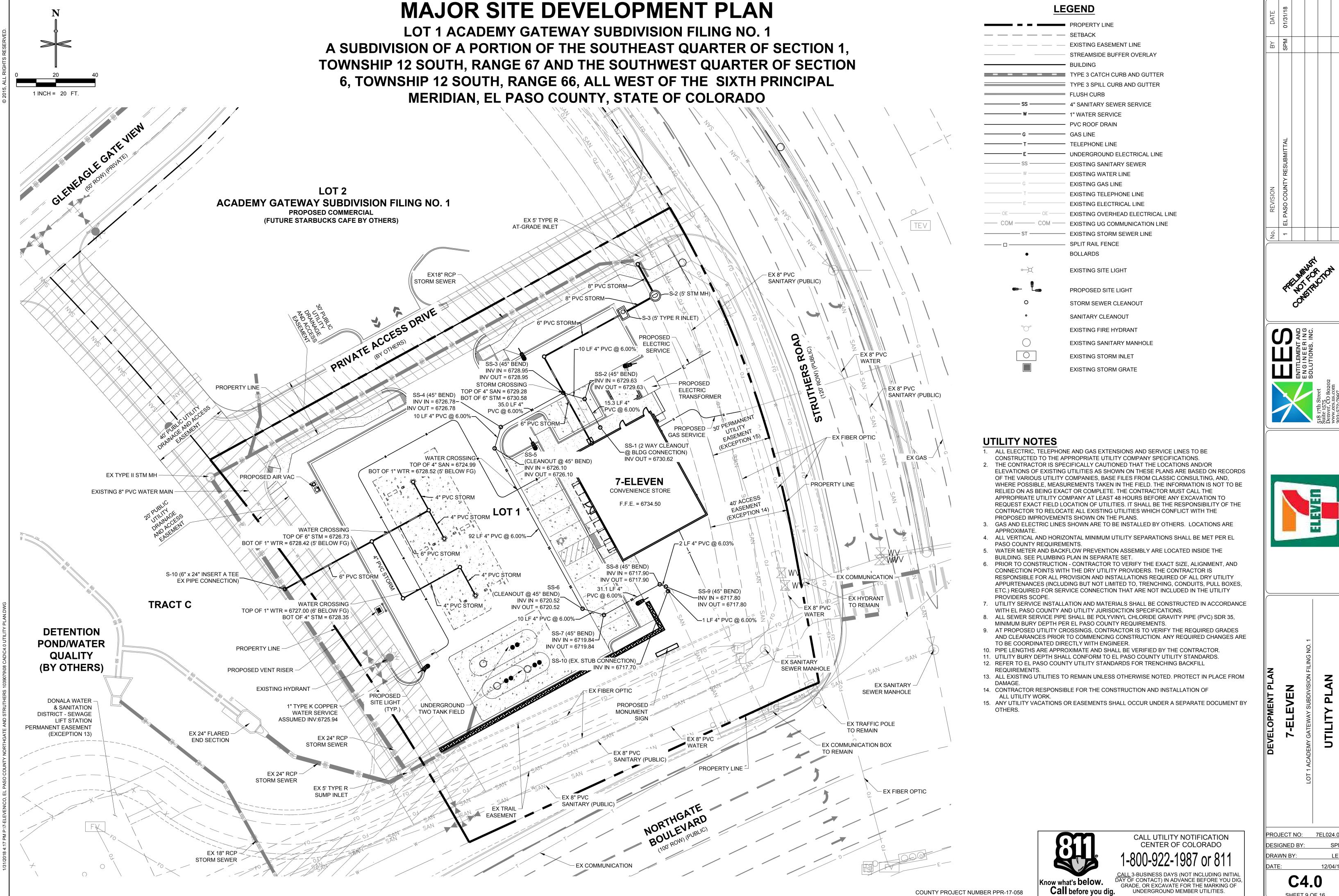


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PROJECT NO: 7EL024.0 DESIGNED BY DRAWN BY: 12/04/17 **C3.2** 

SHEET 8 OF 16

CALL UTILITY NOTIFICATION CENTER OF COLORADO ALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, Know what's **below**. GRADE, OR EXCAVATE FOR THE MARKING OF Call before you dig. UNDERGROUND MEMBER UTILITIES.







SHEET 9 OF 16



the issuance of a permanent Certificate of Occupancy.

**DUMPSTER ENCLOSURE ELEVATIONS** 

DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,

C5.0

COUNTY PROJECT NUMBER PPR-17-XXX

Call before you dig.

GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SHEET 10 OF 16

**ELEVATIONS** 

BUILDING

12/04/2017

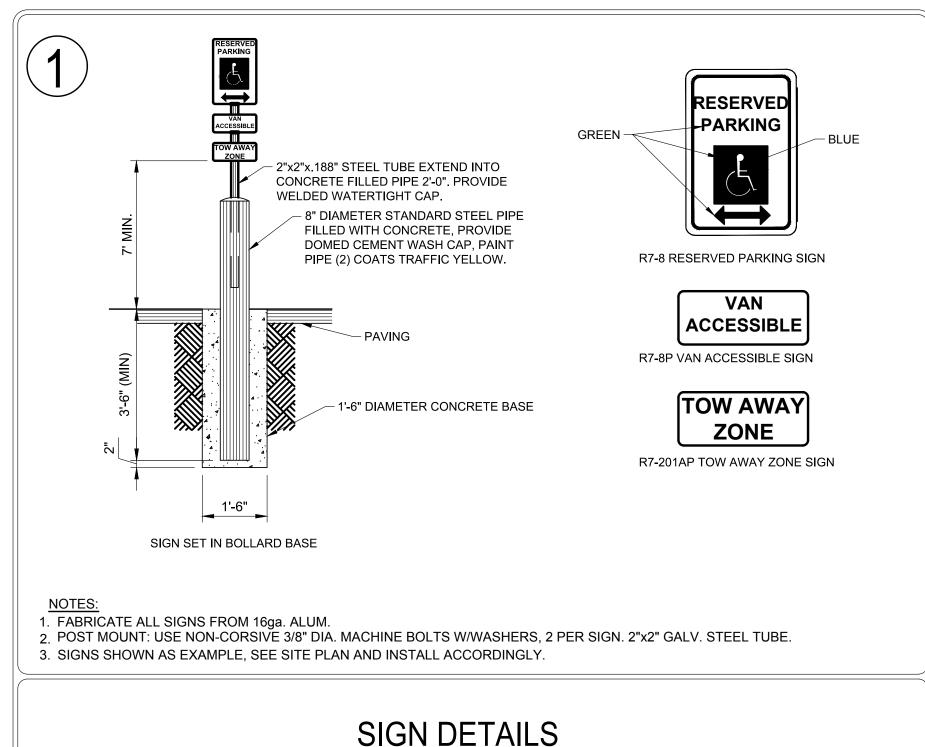
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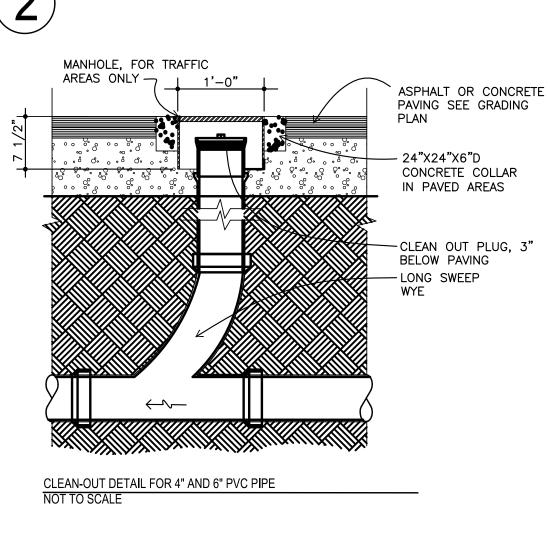
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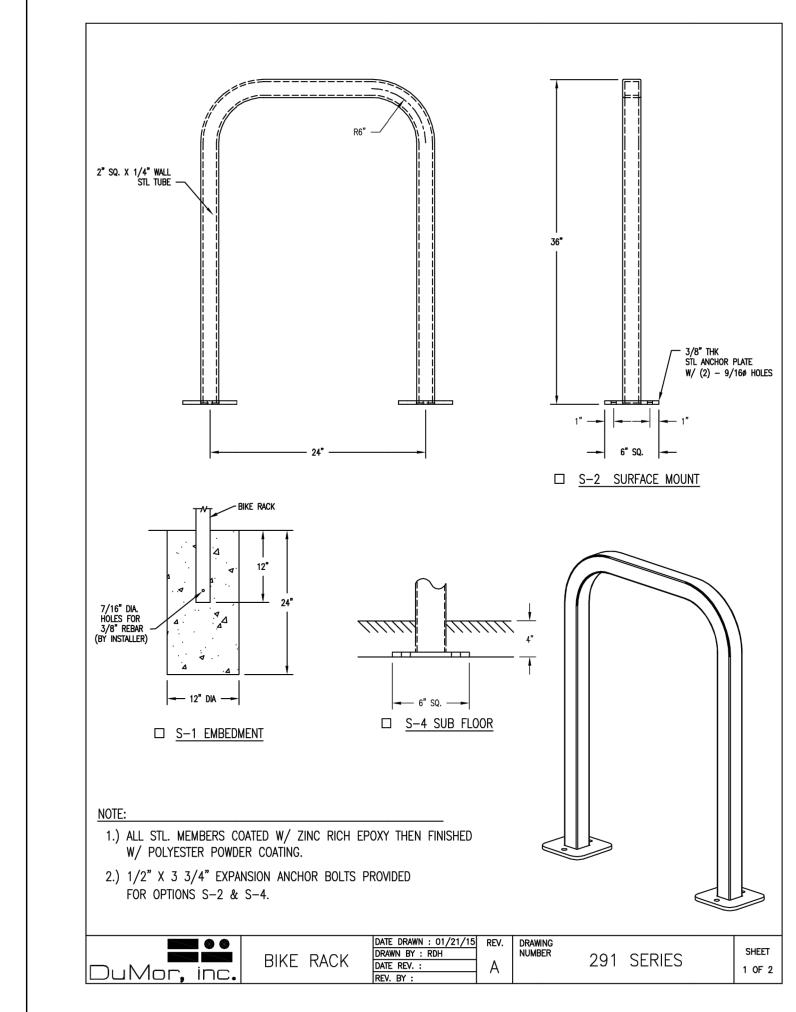
dimensiongrp.com

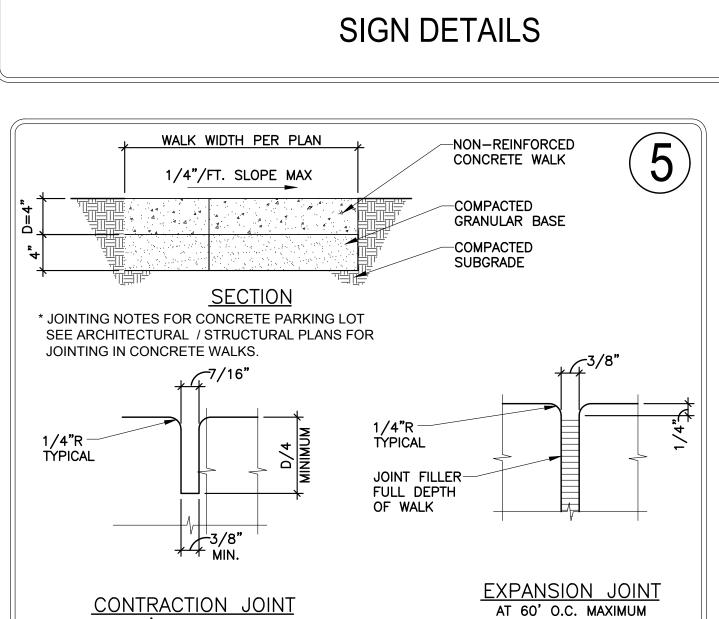
# MAJOR SITE DEVELOPMENT PLAN

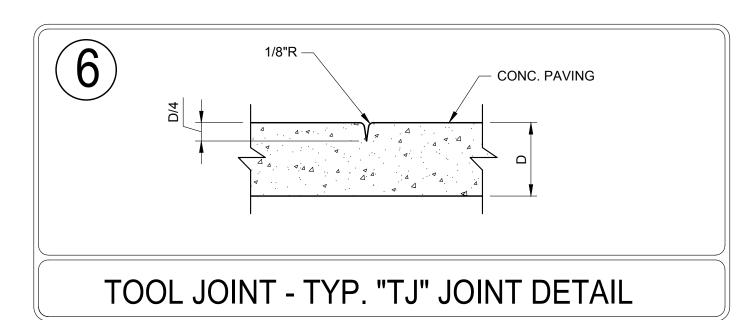
LOT 1 ACADEMY GATEWAY SUBDIVISION FILING NO. 1 A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO







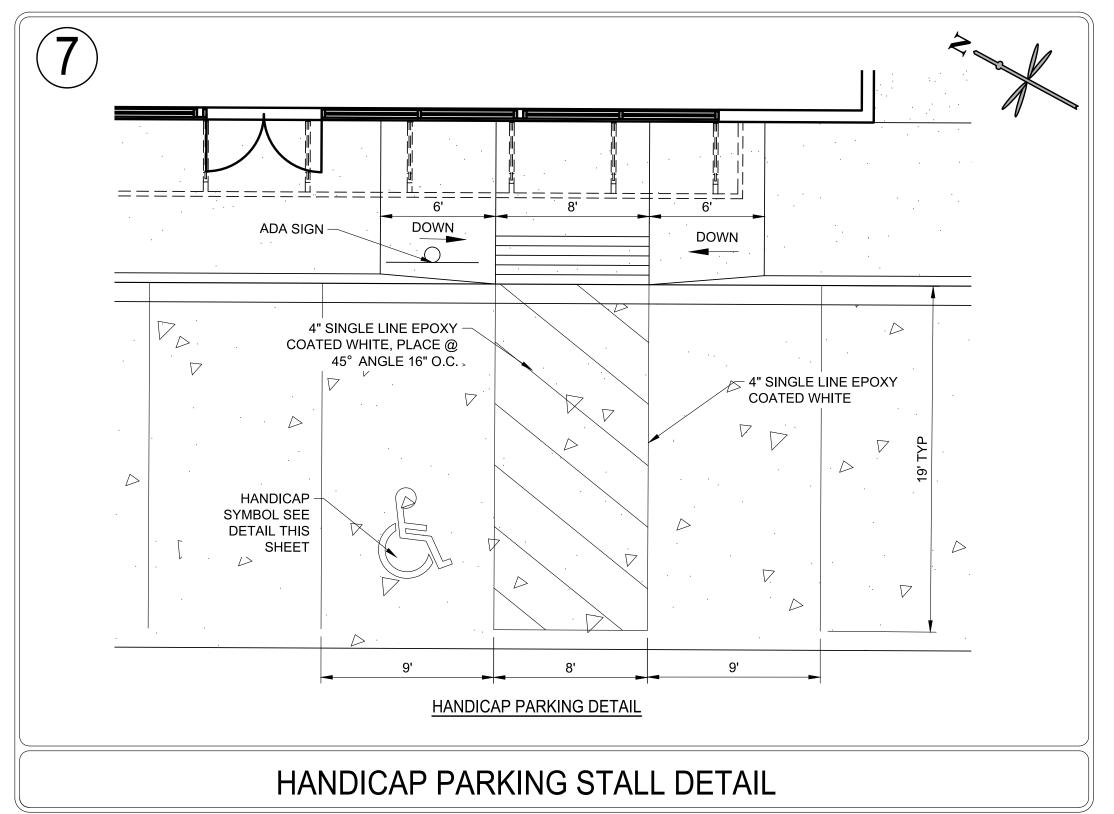




CONCRETE WALK & JOINT DETAILS

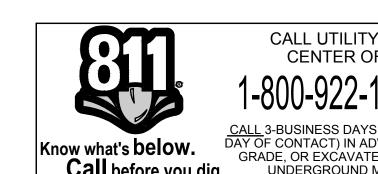
NOT TO SCALE

**CONTRACTION JOINT** AT 5' O.C. MAXIMUM

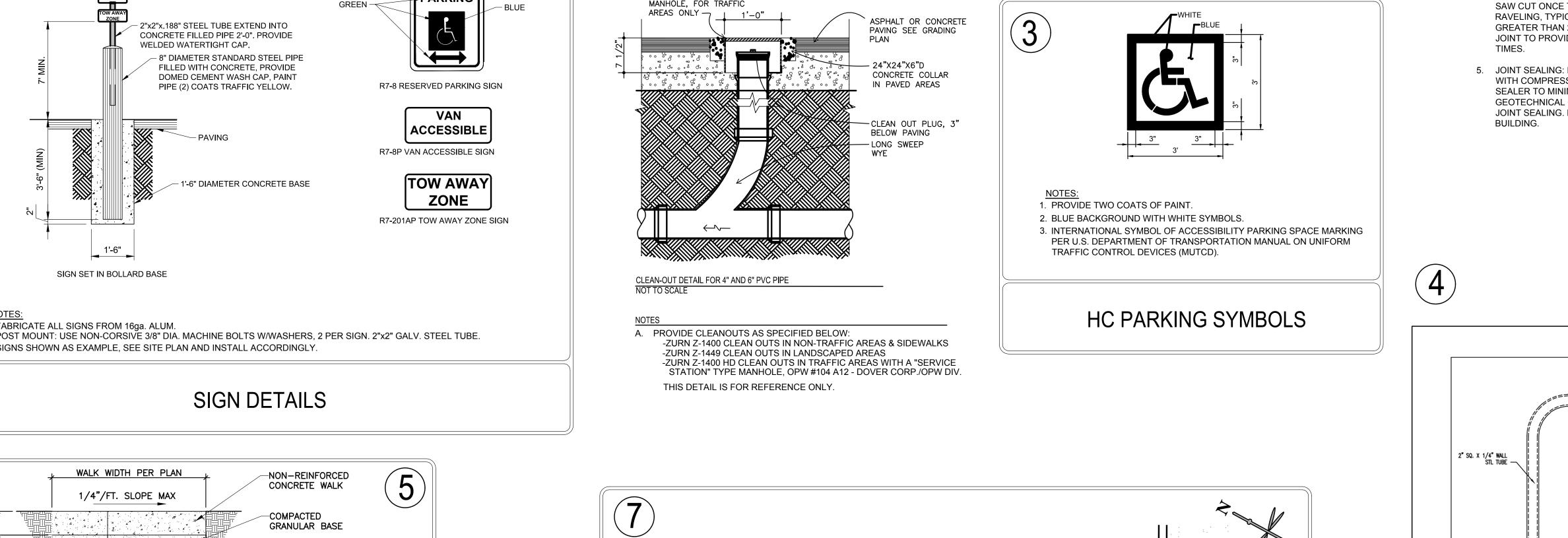


### **STANDARD JOINTING NOTES \***

- CONCRETE AND JOINTING STANDARDS: CONCRETE PAVING SHALL FOLLOW THE GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS. ACI 330R-08 (OR LATEST EDITION). WORK IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW JURISDICTIONAL STANDARDS AND/OR ACI 318, WHICHEVER IS MORE STRINGENT. IF THERE IS A DISCREPANCY BETWEEN PLANS. NOTES AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL ALWAYS APPLY. THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO GEOTECHNICAL AND CIVIL ENGINEER FOR REVIEW PRIOR TO
- 2. JOINT SPACING: CONCRETE SHALL BE JOINTED IN RELATIVELY SQUARE PANELS AND SHOULD HAVE THE LENGTH NO GREATER THAN 20% OF THE WIDTH. MAXIMUM SPACING BETWEEN JOINTS SHALL BE 30 TIMES THE SLAB THICKNESS UP TO A MAXIMUM OF 15'. EVEN JOINT SPACING IS PREFERABLE FOR VISUAL CONSISTENCY. CONTRACTOR SHOULD AVOID JOINTING TO SHARP ANGLES AND TRY TO PLACE JOINTS PERPENDICULAR TO RADIUSES OR ANGLED AREAS.
- 3. JOINT DEPTH: JOINTS SHALL BE CUT AT LEASE  $\frac{1}{4}$  THE THICKNESS OF THE SLAB THICKNESS OR 1", WHICHEVER DISTANCE IS GREATER.
- 4. JOINT TYPES: ISOLATION JOINTS SHALL BE USED TO SEPARATE CONCRETE SLABS FROM STRUCTURES (I.E. BUILDING) OR FIXED OBJECTS (PLEASE REFER TO STRUCTURAL PLANS FOR PAVING AT BUILDING DOOR OPENINGS). CONCRETE AREAS ADJACENT TO BUILDING OR DOCK WALLS OR THAT ARE DIFFICULT TO SAW CUT SHALL BE TOOL JOINTED USING A GROOVING TOOL OR BY INSERTING A PREMOLDED FILLER STRIP. IN OPEN CONCRETE PAVED AREAS, CONCRETE MAY BE SAW CUT ONCE THE CONCRETE HAS HARDENED ENOUGH TO SUPPORT THE SAWS AND AVOID RAVELING, TYPICALLY WITHIN 4 HOURS (HOT WEATHER) TO 12 HOURS (COLD WEATHER), BUT NOT GREATER THAN 24 HOURS AFTER THE POUR. CONTRACTOR SHALL USE KEYED CONSTRUCTION JOINT TO PROVIDE CLEAN INTERFACE BETWEEN AREAS OF CONCRETE POURED AT DIFFERENT
- WITH COMPRESSED AIR TO REMOVE FOREIGN MATERIAL AND SEALED WITH AN ELASTOMERIC SEALER TO MINIMIZE WATER INFILTRATION PER ACI 504R. OTHER JOINTS SHALL ONLY BE SEALED IF GEOTECHNICAL OR CIVIL ENGINEER DETERMINES THAT SUBGRADE PERFORMANCE WARRANTS JOINT SEALING. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS FOR PAVEMNET SURROUNDING



CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 or 811 <u>CALL</u> 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG GRADE, OR EXCAVATE FOR THE MARKING OF Call before you dig. UNDERGROUND MEMBER UTILITIES.



DESIGNED BY

PROJECT NO: 7EL024.0

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CVMPOL	COMMONINAME	DOTANICAL NAME	MATURE	MATURE	WATER	CLINICHADE	SIZE AND	,
SYMBOL	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	USE	SUN/SHADE	CONDITION	(
ABM	Autumn Blaze Maple	Acer x freemanii Autumn Blaze	40-50'	30-40'	Medium	Sun	2" Cal., B&B	
WEH	Western Hackberry	Celtis occidentalis	50-60'	40-50'	Low	Sun	2.5" Cal., B&B	
SHL	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	40-50'	30-40'	Low	Sun	2.5" Cal., B&B	
KYC	Kentucky Coffeetree	Gymnocladus dioicus	50-60'	40-50'	Low	Sun	2.5" Cal., B&B	

**COMMON NAME BOTANICAL NAME** SYMBOL RDC Radiant Crabapple Malus 'Radiant'

Austrian Pine

Knock Out Rose

Renaissance Vanhoutte Spirea

Mohican Wayfaring Tree

EVERGRE	EN TREES							
SYMBOL	COMMONNAME	BOT ANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
CBS	Colorado Blue Spruce	Picea pungens	40-60'	20-30'	Medium	Sun / Part Shade	6' ht, B&B	3
VPP	Vanderwolf's Pyramid Pine	Pinus flexilis 'Vanderwolf's Pyramid'	30-50'	15-30'	Low	Sun / Part Shade	8' ht., B&B	2

Pinus nigra

Rosa Knock Out

Spiraea x vanhouttei 'Renaissance'

Viburnum lantana 'Mohican'

MATURE MATURE WATER

HEIGHT SPREAD USE

40-60' 30-40' Low

2-3'

20-25' 15-20'

SIZE AND

CONDITION

2" Cal., B&B

8' ht, B&B

5 Gallon Cont

5 Gallon Cont

5 Gallon Cont.

Sun

Sun / Part Shade

Sun / Part Shade

DECIDUO	US SHRUBS							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
SSB	Saskatoon Serviceberry	Amelanchier alnifolia	6-12'	6-12'	Low	Sun / Part Shade	5 Gallon Cont	4
LEP	Leadplant	Amorpha canescens	2-4'	2-4'	Very Low	Sun	5 Gallon Cont	5
BMS	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	3-4'	2-3'	Low	Sun	5 Gallon Cont	14
FEB	Fernbush	Chamaebatiaria millefolium	3-5'	3-6'	Very Low	Sun	5 Gallon Cont	23
CRC	Cranberry Cotoneaster	Cotoneaster apiculatus	18-24"	4-6'	Low	Sun / Part Shade	5 Gallon Cont	3
SGB	Spanish Gold Broom	Cytisus purgans Spanish Gold	2-4'	4-6'	Low	Sun	5 Gallon Cont	10
DNB	Diabolo Ninebark	Physocarpus opulifolus 'Diabolo'	6-8'	6-8'	Low	Sun	5 Gallon Cont	19
DSP	Dakota Sunspot Potentilla	Potentilla fruticosa Dakota Sunspot	2-3'	2-3'	Low	Sun	5 Gallon Cont	17
CWS	Creening Western Sand Cherry	Prunus bessevi Pawnee Buttes	15-18"	4-6'	Low	Sun	5 Gallon Cont	11

	EVERGR	EVERGREEN SHRUBS										
	SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE MATURE HEIGHT SPREAD		WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY			
	ARJ	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	3-4'	3-4'	Low	Sun	5 Gallon Cont.	24			
$\oplus$	MAJ	Medora Juniper	Juniperus scopulorum 'Medora'	15-20'	3-5'	Very Low	Sun	5 Gallon Cont.	7			
$\bigcirc_{\oplus}$	BNS	Birds Nest Spruce	Picea abies 'Nidiformis'	3-4'	3-4'	Medium	Sun / Part Shade	5 Gallon Cont.	6			
	BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.	16			
	HCP	Hillside Creeper Pine	Pinus sylvestris 'Hillside Creeper'	3'	8'	Low	Sun	5 Gallon Cont.	16			
	BAY	Banana Yucca	Yucca baccata	3-4'	3-5'	Very Low	Sun	5 Gallon Cont.	3			
	VAY	Variegated Yucca	Yucca filamentosa 'Color Guard'	2-3'	2-4'	Low	Sun / Part Shade	5 Gallon Cont.	7			

	ORNAME	ENTAL GRASSES							
	SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
<b>⊗ ⊕</b>	BAM	Blonde Ambition Grama Grass	Bouteloua gracillis 'Blonde Ambition'	2-3'	1-2'	Very Low	Sun	5 Gallon Cont	14
	VFG	Variegated Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	1-3'	1-3'	Low	Sun / Part Shade	5 Gallon Cont	42
	BAG	Blue Avena Grass	Helictotrichon sempervirens	2-3'	18-24"	Low	Sun	5 Gallon Cont	9
	SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun	5 Gallon Cont	30
	ISI	Indian Steel Indian Grass	Sorghastrum nutans 'Indian Steel'	5-7'	2-3'	Low	Sun	5 Gallon Cont	9

	PERENN	PERENNIALS									
	SYMBOL	COMMON NAME	BOT ANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND SPACING	QTY		
~ 0	MPY	Mixed Pastels Yarrow	Achillea 'Summer Pastels'	18-24"	2-3'	Low	Sun	1 Gallon Cont	1		
9 <del>6</del> 00	DBM	Double Bubblemint	Agastache cana	2-3'	18-24"	Low	Sun	1 Gallon Cont	4		
	CCF	Cheyenne Spirit Coneflower	Echinacea 'Cheyenne Spirit'	18-30"	10-20"	Low	Sun	1 Gallon Cont	11		
	MNS	May Night Purple Salvia	Salvia x sylvestris 'May Night'	18-24"	12-18"	Low	Sun	1 Gallon Cont	9		
	RBT	Red Birds in a Tree	Scrophularia macrantha	15-40"	1-3'	Low	Sun	1 Gallon Cont	4		

90 / 10 Fescue/Bluegrass Mix

# PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER

┌──────── O.C. SPACING

2-1/4" OR 4" SIZE PLANT MATERIAL AS SPECIFIED ON THE PLANT LIST

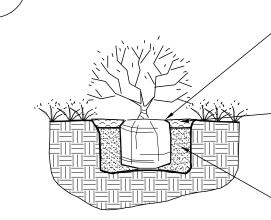
SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT TO PREVENT THE SMALL PLANTS FROM DRYING OUT (PROVIDE 8" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS)

PLANTING BED SOIL- AMENDED PER SPECIFICATIONS

UNLESS A FORMAL PATTERN IS CALLED FOR, PLACE PLANTS AROUND THE PERIMETER OF THE PLANTING AREA FIRST, THEN FILL IN THE CENTER RANDOMLY AND AVOID CREATING "ROWS"

NOTE: IF INDIVIDUAL PLANT LOCATIONS ARE NOT SHOWN ON THE LANDSCAPE PLAN, SPACE PLANTS AT THE O.C. SPACING SHOWN ON THE LANDSCAPE PLANT LIST

# PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



FROM TRUNK OR STEM.

FINISHED BED GRADE SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT (PROVIDE 12" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS)

MAX

LOOSEN SIDES OF PLANT PIT, AND WATER THE FILL IN WELL TO ELIMINATE LARGE AIR POCKETS

SET TOP OF ROOT BALL

1" HIGHER THAN THE

1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.

2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED. 3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER. 4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING

THE PLANT FROM IT'S CONTAINER. 5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK

6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL. 7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

## SLOPE PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON

N.T.S.

EXISTING GRADE SET TOP OF ROOT BALL 1" HIGHER THAN THE FINISHED BED GRADE 3:1 SLOPE SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT (PROVIDE 12" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS) 3" WATERING BERM ON LEVEL GRADE LOOSEN SIDES OF PLANT PIT, AND - WATER THE FILL IN WELL TO

NOTES: 1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING. 2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.

3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER. 4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM IT'S

5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT

**ELIMINATE LARGE AIR POCKETS** 

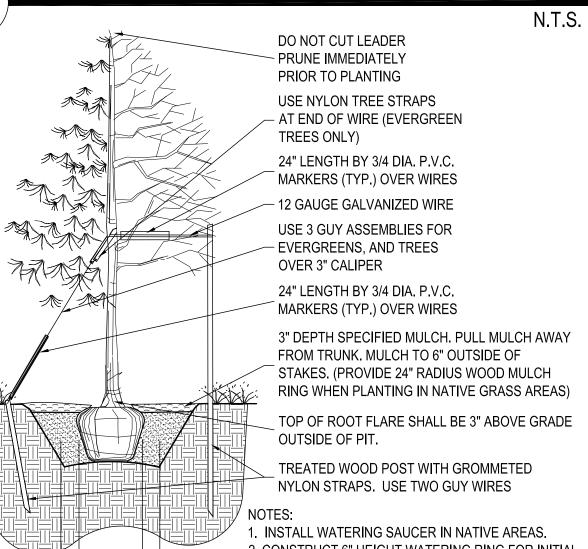
LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM. 6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

1/2(X) (X) 1/2(X)

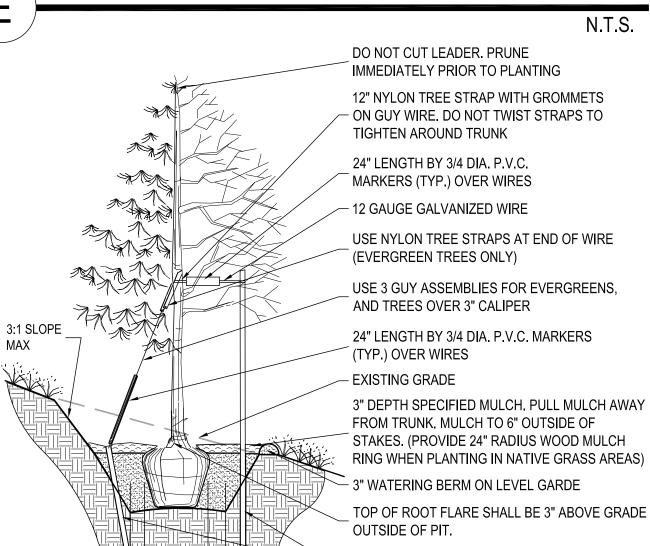
1/2(X) (X) 1/2(X)

# PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



2. CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING, REMOVE IN SOD AREAS PRIOR TO MULCHING. 3. AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING. 4. COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL. 5. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

# SLOPE PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



TREATED WOOD POST WITH GROMMETED NYLON STRAPS. USE TWO GUY WIRES 1. INSTALL WATERING SAUCER IN NATIVE AREAS. 2. CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING, REMOVE IN SOD AREAS PRIOR TO MULCHING. 3. AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.

PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.

5. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX

AND 1/2 PIT SOIL.

4. COMPLETELY REMOVE WIRE BASKET, ALL TWINE &

# PLAN SET INDEX

SHEET	NAME
C6.0	LANDSCAPE COVER SHEET & PLANT LIST
C6.1	LANDSCAPE PLAN
C6.2	IRRIGATION PLAN
C6.3	IRRIGATION DETAILS

### GENERAL LANDSCAPE NOTES

- 1. ALL PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN COBBLE ROCK MULCH AND ROCK MULCH AREAS.
- 2. WHERE INDICATED ON THE LANDSCAPE PLANS, ALL OTHER PLANTING BEDS SHALL BE MULCHED WITH 2-12" SIZE COBBLE ROCK MULCH ("GRAY ROSE" COLOR, FILL GAPS WITH 3/4" ROCK OR PEA GRAVEL OF SIMILAR COLOR TO COBBLE) OVER PERMEABLE WEED BARRIER FABRIC. NO FABRIC SHALL BE VISIBLE THROUGH THE MULCH OR AT THE EDGES OF BEDS. DO NOT INSTALL EDGING BETWEEN COBBLE ROCK MULCH AND ROCK MULCH AREAS.
- 3. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- 4. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- 5. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- 6. EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- 7. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 8. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- 9. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

### ROADWAY & BUFFER LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	DEPTH OF LS AREA REQUIRED	DEPTH OF LS AREA PROVIDED	TREES REQUIRED	TREES PROVIDED
NORTH GATE BLVD. (195 LF)	25 FEET	44 FEET	1 TREE/20 FEET = 195 / 20 = 10 TREES (0 EVERGREEN)	10 (4 EVERGREEN
STRUTHERS ROAD (253 LF)	10 FEET	40 FEET	1 TREE/30 FEET = 253 / 30 = 9 TREES (0 EVERGREEN)	14 (5 EVERGREEN
LS BUFFER (BETWEEN NON-RES. & RES. DISTRICTS) (253 LF)	15 FEET	40 FEET	1 TREE/15 FEET = 253 / 15 = 17 TREES (6 EVERGREEN)	*14 (5 EVERGREEN

1) \*LANDSCAPE BUFFER TREES ARE UNABLE TO BE MET DUE TO SEVERAL EXISTING UTILITIES ALONG STRUTHERS ROAD. HOWEVER, SEVERAL LARGE DECIDUOUS & EVERGREEN SHRUBS HAVE BEEN PROVIDED HERE TO AID IN BUFFER SCREENING.

2) DUE TO SEVERAL EASEMENTS AND UTILITIES, TREES HAVE BEEN CLUSTERED AND LOCATED WITHIN 50 FEET OF ROAD ROW, INSTEAD OF THE MINIMUM.

# PARKING LOT LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	TREES REQUIRED (2 PER ISLANDS THE SIZE OF 2 SPACES)	TREES PROVIDED	SHRUBS REQUIRED (10 PER ISLANDS THE SIZE OF 2 SPACES)	SHRUBS PROVIDED
PARKING LOT ISLANDS (2 TOTAL)	2 (ISLANDS ARE ONLY THE SIZE OF 1 SPACE)	2	10 (ISLANDS ARE ONLY THE SIZE OF 1 SPACE OR LESS)	10
PARKING LOT SCREENING	N/A	N/A	2/3 OF ROAD FRONTAGE OR LOT BOUDARY	63

### INTERNAL LANDSCAPING RECLUREMENTS

INTERNAL LANDSCAPING NEQUINEMENTS				
GROSS SITE AREA	MINIMUM LANDSCAPE AREA REQUIRED (5%)	LANDSCAPE AREA PROVIDED	MIN. TREES REQ'D (1 TREE / 500 SF OF REQ'D LS AREA)	TREES PROVIDED
57,067 S.F.	2,853 S.F.	24,494 S.F.	2,853 SF / 500 = 6 TREES	9

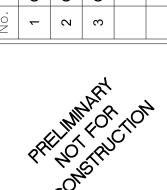
1) THE INTERNAL LANDSCAPING TREE COUNT DOES NOT REFLECT TREES PREVIOUSLY COUNTED IN OTHER LANDSCAPE REQUIREMENT CATEGORIES.





CALL UTILITY NOTIFICATION CENTER OF COLORADO

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF Call before you dig. UNDERGROUND MEMBER UTILITIES.







PROJECT NO: 7EL024.01 DESIGNED BY: DRAWN BY: DATE 01/18/18

C6.0

SHEET 12 OF 16

3-HCP

1-MWT

9-DSP

**ROCK MULCH -**

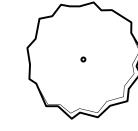
COBBLE MULCH -

LANDSCAPE -

BOULDER (TYP.)

LANDSCAPE LEGEND

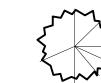
(SEE SHEET 6.0 FOR FULL PLANT LIST)



DECIDUOUS SHADE TREES



ORNAMENTAL TREES



**EVERGREEN TREES** 



**DECIDUOUS SHRUBS** 



**EVERGREEN SHRUBS** 



LARGE PERENNIALS



SOD







PROJECT NO: 7EL024.01 DESIGNED BY: DRAWN BY: DATE:

01/18/18 C6.1

SHEET 13 OF 16

OUTDOOR DESIGN GROUP, INC. 5690 WEBSTER STREET ARVADA, CO 80002 (303) 993-4811 —DESIGN GROUP— www.odgdesign.com



CALL UTILITY NOTIFICATION CENTER OF COLORADO

# IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	F
<b>(a)</b> (a) (a) (b) (a) (a) (b) (a) (a) (a) (b) (a) (a) (a) (a) (a) (a) (a) (a) (a) (a	Rain Bird 1806-U-SAM-PRS U10 Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.	39	;
3 08HE-VAN 2 12HE-VAN 10 10HE-VAN 15 15HE-VAN	Rain Bird 1806-U-SAM-PRS ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating.	8	(
₩ ७०	Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	28	,
<b>®</b> ®	Hunter MP2000 PROS-06-PRS40-CV Turf Rotator, 6" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	13	4
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		
	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.		
P	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.		
<b>♀ ♥ 0.5</b> 1.0 2.0	Rain Bird XB-PC Single Outlet Emitter Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Refer to drip emitter schedule for type and quantity of emitter for each plant.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird 100-HV-MB Electric Remote Control Valve 1" with Male x Barb Configuration.	5	
	Rain Bird 44-RC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1	
×	Matco-Norca 770S PVC White Ball Valve for Sch 40 and Sch 80 Pipe, solvent slip ends with "T" Handle, same size as mainline. 1/2" to 4".	1	
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	
C	Rain Bird ESP4ME with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1	
	Irrigation Lateral Line: CPVC Schedule 40	1,072 l.f.	
	Irrigation Mainline: PVC Schedule 40	181.8 l.f.	
/ \ "	Pipe Sleeve: PVC Class 200  Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material.  Extend sleeves 18 inches beyond edges of paving or construction.  alve Callout  Valve Number	152.1 l.f.	
<u> </u>	Valve Flow		

# **IRRIGATION NOTES**

1. SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA 4" POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.

2. BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

3. REFER TO "IRRIGATION DRIP EMITTER SCHEDULE" IN THIS DRAWING SET FOR QUANTITIES AND SIZES OF DRIP EMITTERS DEPENDING ON THE WATER NEEDS OF EACH PARTICULAR PLANT.

- 4. VALVES AND VALVE BOXES SHALL BE COMMERCIAL GRADE WITH PRESSURE REDUCING VALVES USED FOR ALL DRIP ZONES.
- 5. CONTRACTOR SHALL INSTALL A NEW IRRIGATION CONTROLLER FOR THESE IMPROVEMENTS (SEE LOCATION ON PLANS).
- 6. CONTRACTOR SHALL INSTALL A NEW IRRIGATION BACKFLOW PREVENTER FOR THESE IMPROVEMENTS (SEE LOCATION ON
- 7. CONTRACTOR SHALL VERIFY WATER PRESSURE AND FLOW AVAILABLE FOR THE IRRIGATION SYSTEM, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY IF PRESSURE OR FLOW IS INADEQUATE.
- 8. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SLEEVING REQUIRED FOR IRRIGATION. CONTRACTOR SHOULD COORDINATE WITH THOSE INSTALLING FLATWORK, TO AVOID BORING UNDER WALKS, IF POSSIBLE. CONTRACTOR SHALL INCLUDE IN THEIR BID, ALL COSTS ASSOCIATED WITH LOCATING, EXPOSING, AND BACKFILLING SLEEVES UP TO, AND INCLUDING, A DEPTH OF 60 INCHES.
- 9. INSTALL (1) 4" CLASS 200 PVC SLEEVE AND (1) 2" CLASS 200 PVC SLEEVE SIDE BY SIDE AT ALL VEHICLE DRIVE CROSSINGS. INSTALL (1) 4" CLASS 200 PVC SLEEVE AT ALL SIDEWALK CROSSINGS. DEPTH OF SLEEVES SHALL BE 24" MIN.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 11. THE CONTRACTOR SHALL SET THE IRRIGATION CLOCK FOR A TWO-WEEK ESTABLISHMENT PERIOD FOR THE PLANTS. CONTRACTOR IS RESPONSIBLE TO RE-SET THE CLOCK FOR NORMAL OPERATION FOR THE REMAINING SEASON AFTER THE TWO WEEK ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEAD PLANT MATERIAL RESULTING FROM OVER WATERING.

12. THE PLANT MATERIALS SPECIFIED FOR THIS PROJECT ARE MOSTLY LOW WATER-USE PLANTS. THE CONTRACTOR SHALL CONSULT WITH THE OWNER, AND THE LANDSCAPE ARCHITECT IF POSSIBLE, PRIOR TO SETTING THE CLOCK FOR IRRIGATION TIMES AFTER THE TWO WEEK ESTABLISHMENT PERIOD.

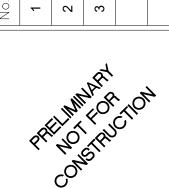


OUTDOOR DESIGN GROUP, INC. 5690 WEBSTER STREET ARVADA, CO 80002



CALL UTILITY NOTIFICATION CENTER OF COLORADO DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF

UNDERGROUND MEMBER UTILITIES.

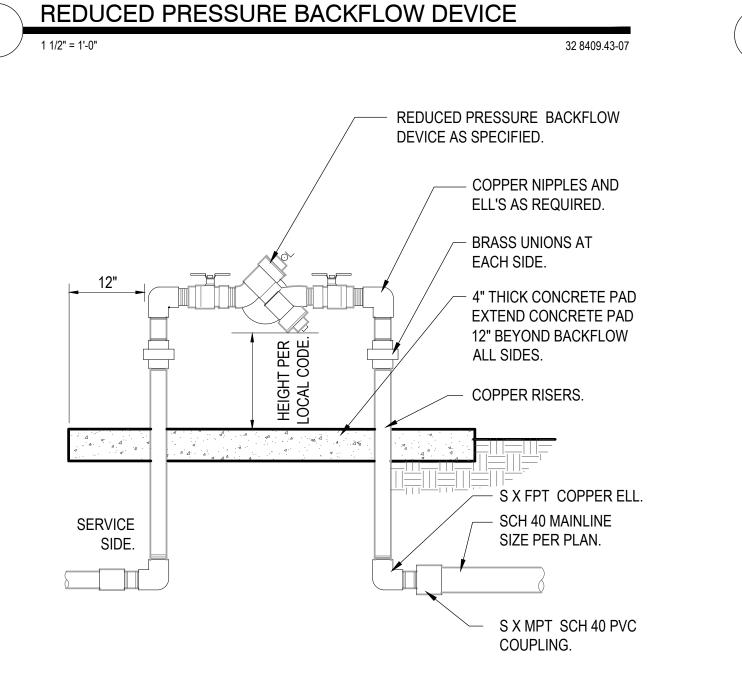






PROJECT NO: 7EL024.01 DESIGNED BY: DRAWN BY: 01/18/18

C6.2 SHEET 14 OF 16



4" TO CURB

½" POLYETHYLENE FLEXIBLE

TUBING LENGTH AS REQUIRED.

OR WALK

TURF POP UP FLEX ASSEMBLY

TURF POP UP HEAD.

⅓" MARLEX

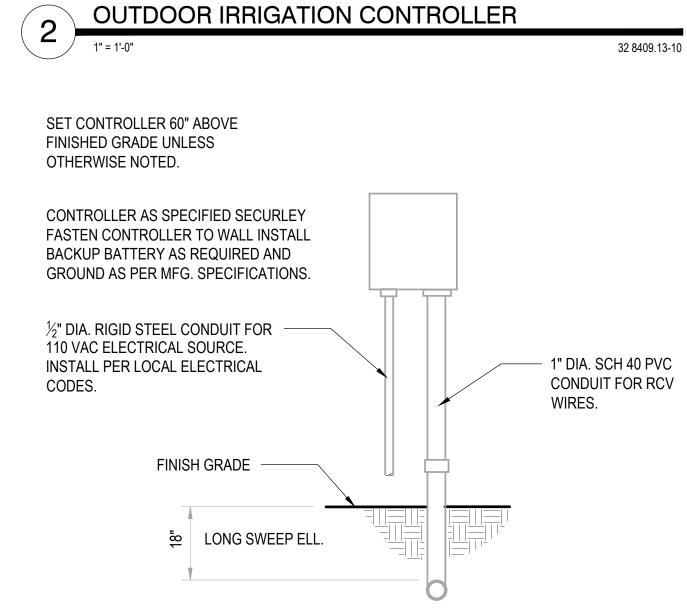
STREET ELL

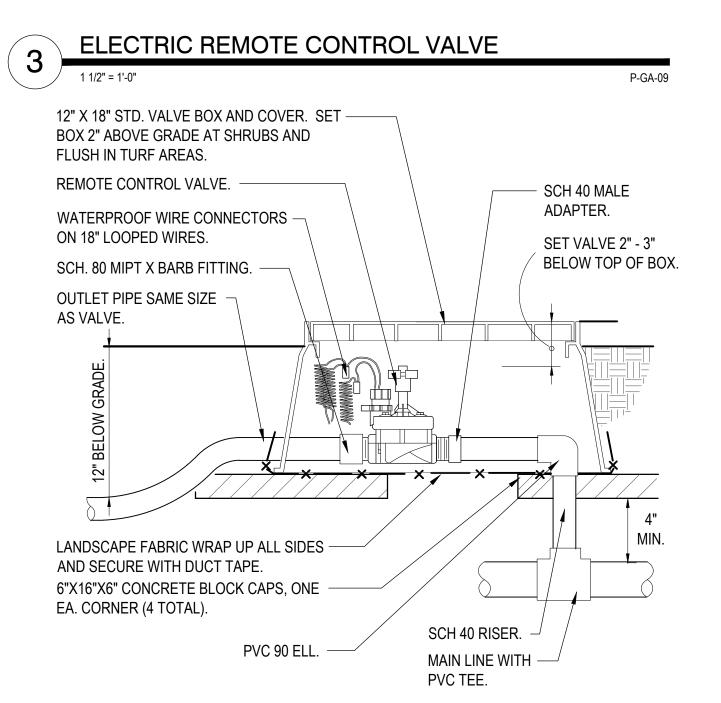
OR ELL.

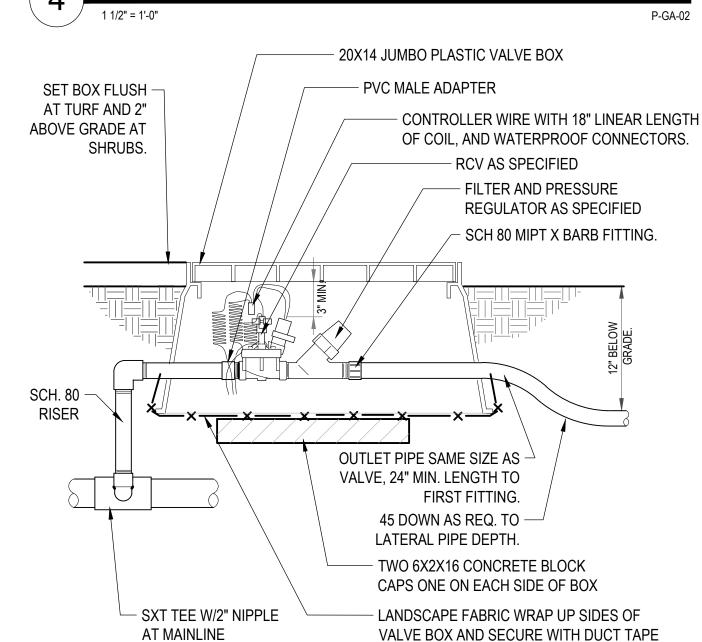
BARB ELL X MIPT.

- LATERAL LINE.

BARB ELL X MIPT.







**IRRIGATION PIPE TRENCH** 

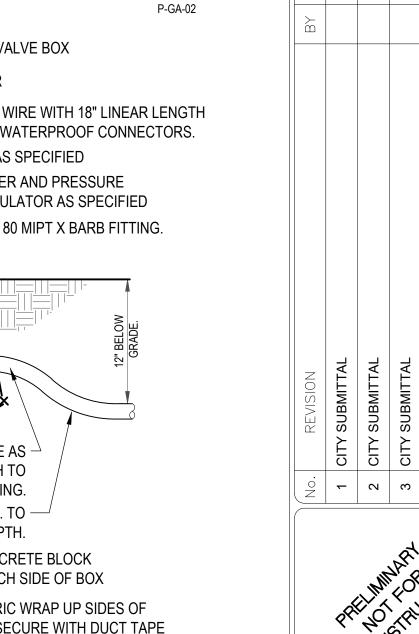
**FINISHED** 

DIRECT BURY IRRIGATION

**CONTROL WIRES** 

GRADE

DRIP VALVE WITH FILTER AND PRESSURE REDUCER



P-GA-05

NON PRESSURIZED

DETECTABLE LOCATOR

PRESSURIZED LINE

(MAINLINE)

TAPE. (WHERE REQUIRED)

LINE (LATERAL)

PAVEMENT

24" min.





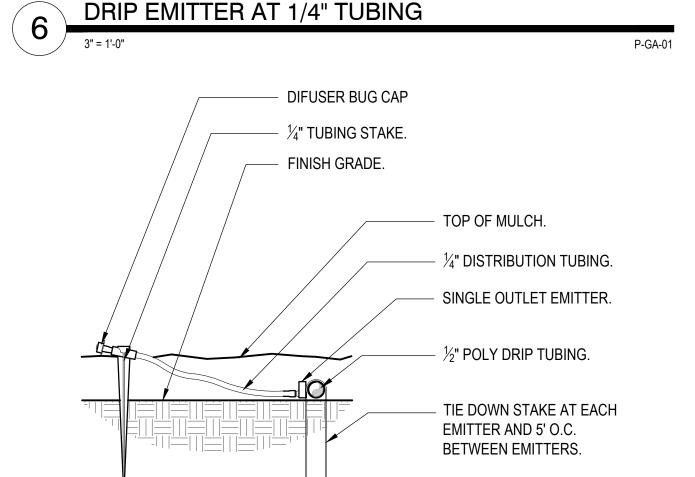




PROJECT NO: 7EL024.01 DESIGNED BY: DRAWN BY:

DATE: 01/18/18 C6.3

SHEET 15 OF 16



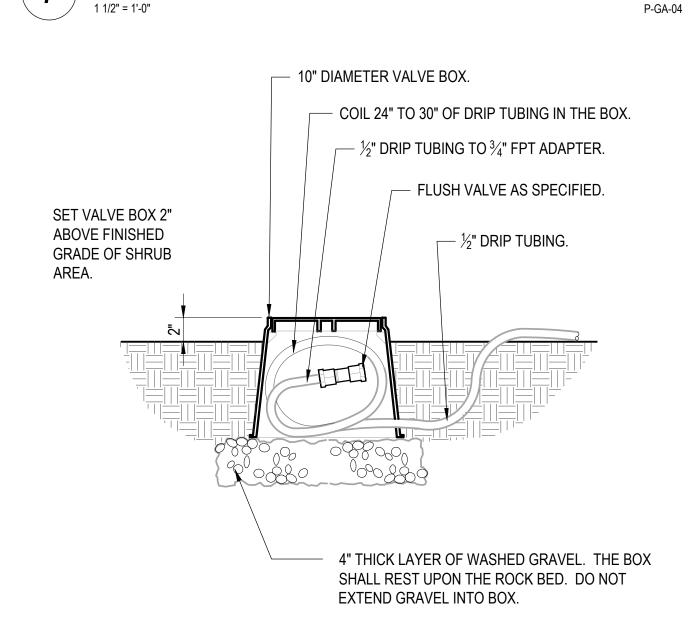
WHEN PLANTING ON SLOPE PLACE EMITTERS ON UP HILL SIDE OF WHEN EMITTER SCHEDULE CALLS FOR MULTIPLE EMITTERS SPACE **EVENLY AROUND ROOT BALL** 

QUICK COUPLING VALVE IN BOX

DETAIL-FILE

RAIN BIRD TSJ-12 SWING

ASSEMBLY.



DRIP FLUSH VALVE

PLANT TYPE	WATER	COMMERCIAL	QTY. PER
	REQUIREMENT *	EMITTER SIZE	PLANT
TREES	LOW	1.0 GPH	2
	MEDIUM	2.0 GPH	3
	HIGH	2.0 GPH	5
SHRUBS	VERY LOW	0.5 GPH	1
	LOW	0.5 GPH	2
	MEDIUM	1.0 GPH	2
	HIGH	2.0 GPH	2
ORNAMENTAL GRASSES & PERENNIALS	VERY LOW LOW MEDIUM HIGH	0.5 GPH 0.5 GPH 1.0 GPH 1.0 GPH	1 1 1 2

- \* PER WATER REQUIREMENTS FOR EACH PLANT LISTED IN THE PLANT LIST ON SHEET L1 DRIP EMITTER NOTES:
- AROUND ROOT BALL. 2) EMITTERS ARE TO BE INSTALLED TO BE ABOVE THE SURFACE OF THE SOIL, AT A
- MINIMUM DISTANCE OF 1" AND A MAXIMUM DISTANCE OF 2" ABOVE SOIL SURFACE. 3) FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION. 4) IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF
- TECHNICAL SPECIFICATIONS. 6) INSTALL CHECK VALVES WHERE NECESSARY TO PREVENT

DRAINAGE OUT OF THE LOWEST EMITTERS.

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1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATER LINE PIPE SIZE AND TYPE.

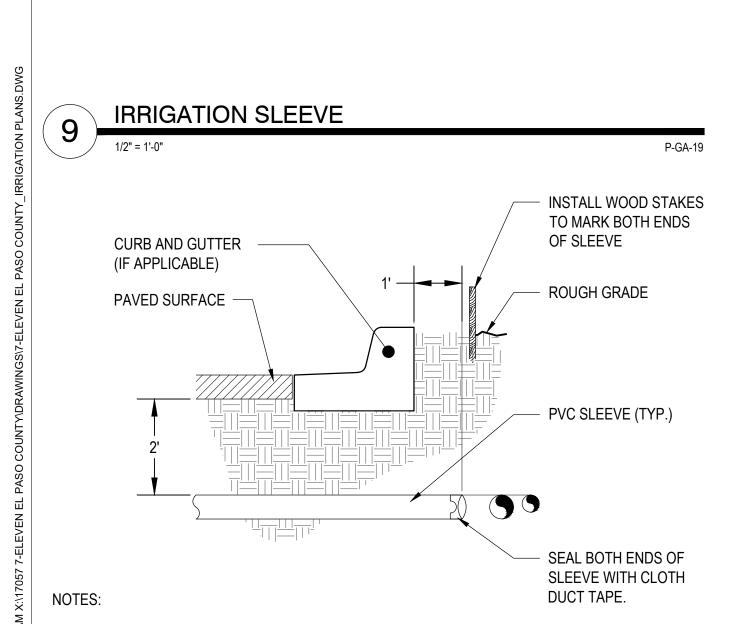
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC CONDUIT WHERE

3. TWO WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.

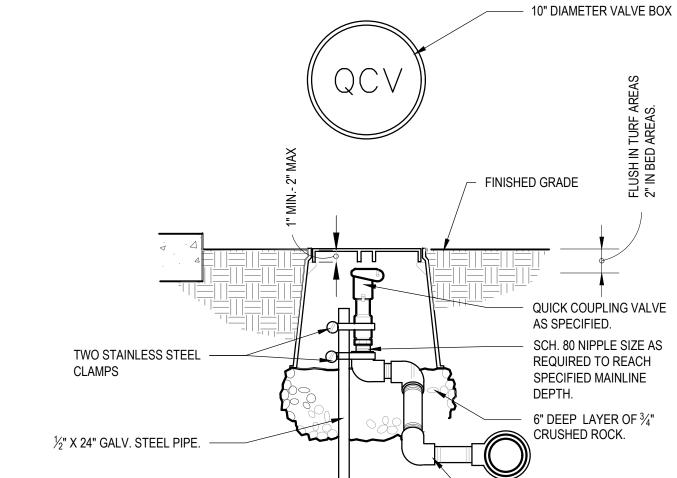
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.



- 1.) ALL SLEEVES TO BE SCH. 40 SOLVENT WELD PVC SIZE AS NOTED.
- 2.) INSTALL SLEEVES IN SIDE BY CONFIGURATION AT MULTIPLE SLEEVE LOCATIONS. (DO NOT VERTICALLY STACK SLEEVES).
- 3.) BACKFILL AND COMPACTION SHALL CONFORM TO ROAD CONSTRUCTION STANDARDS.



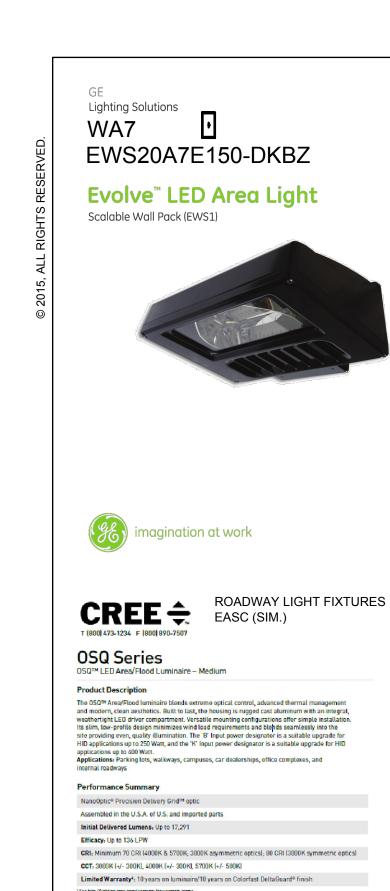
# IRRIGATION DRIP EMITTER SCHEDULE

PLANT TYPE	WATER	COMMERCIAL	QTY. PER
I LAWI TIFE	REQUIREMENT *	EMITTER SIZE	PLANT
TREES	LOW MEDIUM HIGH	1.0 GPH 2.0 GPH 2.0 GPH	2 3 5
SHRUBS	VERY LOW LOW MEDIUM HIGH	0.5 GPH 0.5 GPH 1.0 GPH 2.0 GPH	1 2 2 2
ORNAMENTAL GRASSES & PERENNIALS	VERY LOW LOW MEDIUM HIGH	0.5 GPH 0.5 GPH 1.0 GPH 1.0 GPH	1 1 1 2

- 1) INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. SPACE EMITTERS EQUALLY
- 5) EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING TYPE UNLESS NOTED OTHERWISE WITHIN

OUTDOOR DESIGN GROUP, INC. 5690 WEBSTER STREET ARVADA, CO 80002 (303) 993-4811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.





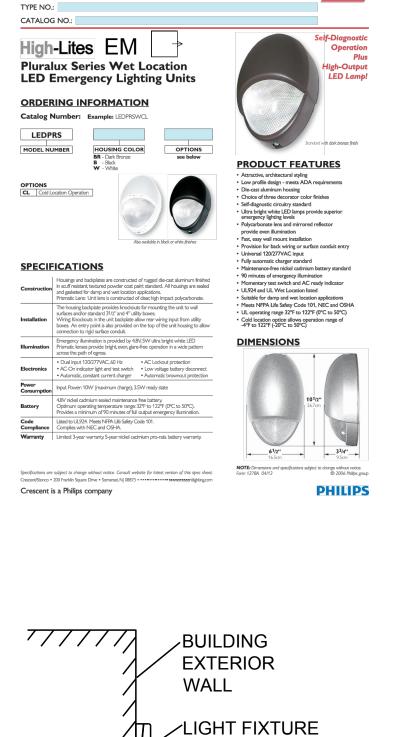
Lighting

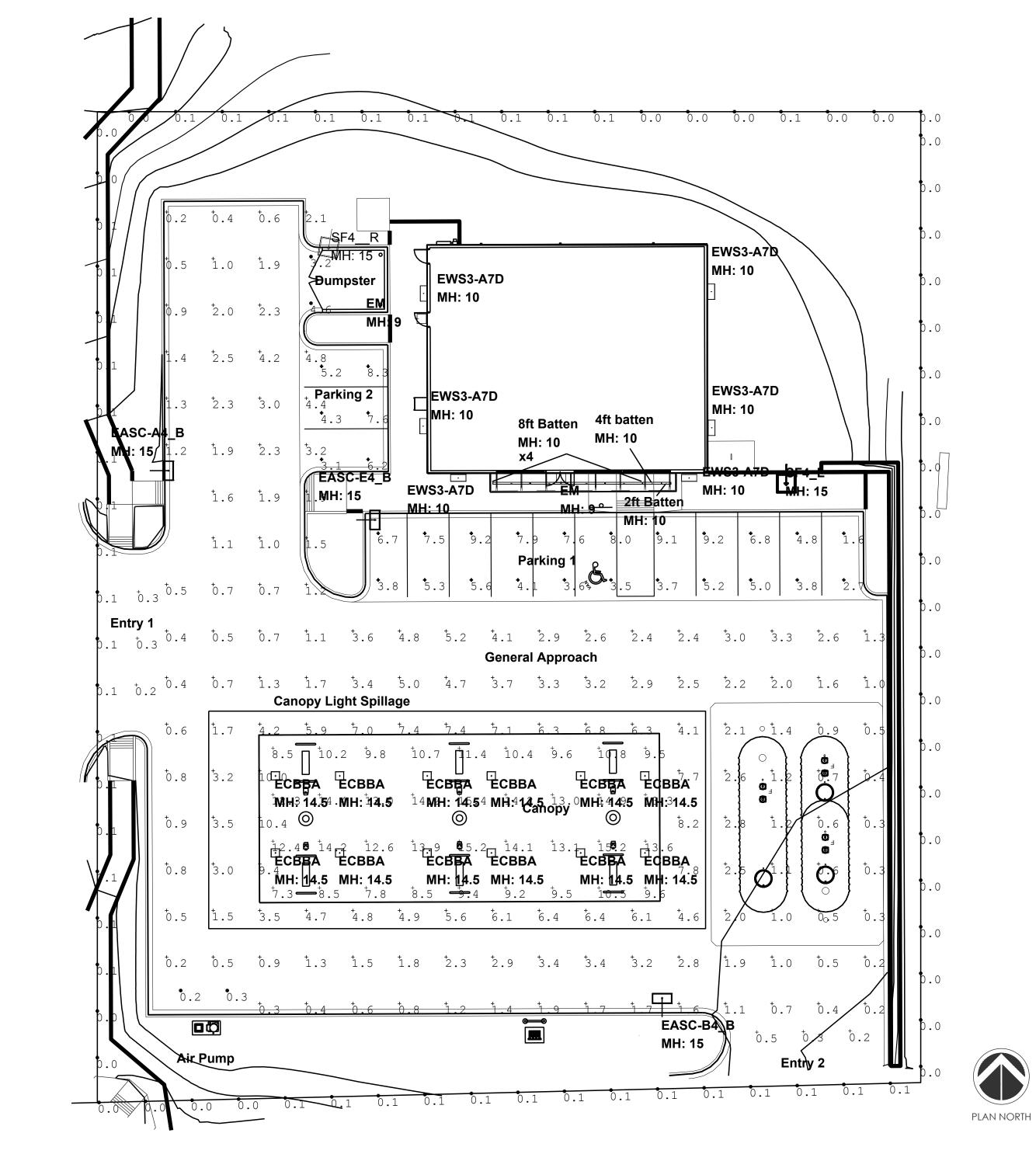
ECBBA -

Recessed Canopy Light (ECRA)

ECRA0A5F5501BWHTE

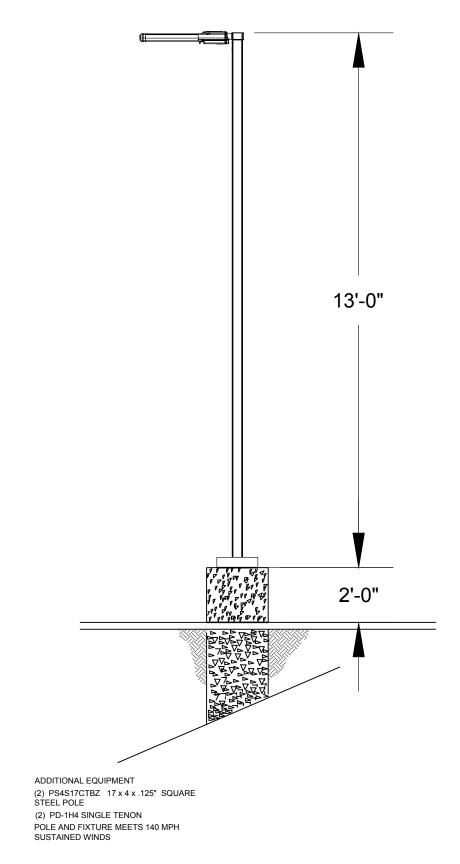
**Evolve**<sup>™</sup> **LED Area Lighting** 



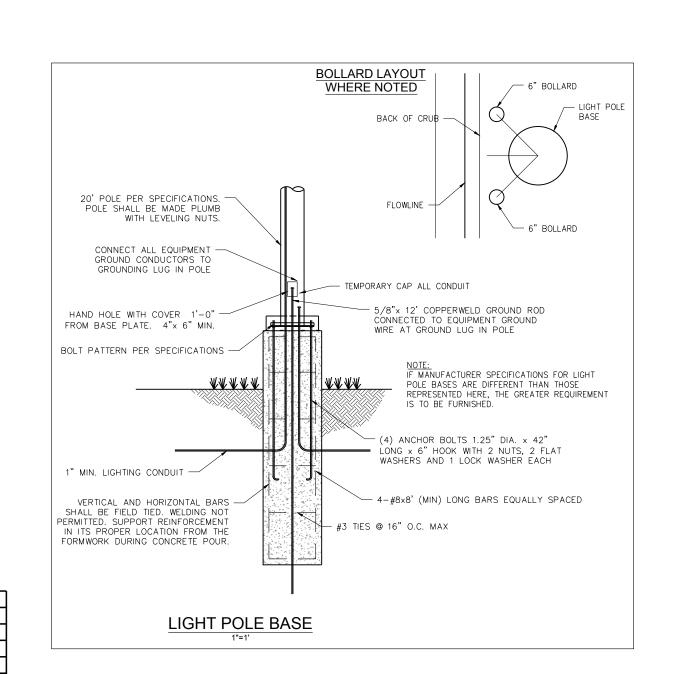


Luminaire Sched	Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description			
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)			
-	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY			
+	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY			
+	1	2ft Batten	SINGLE	1.000	GE 24 4100K Batten Strip GEWI102441BAT-SY			
	6	EWS3-A7D	SINGLE	1.000	EWS3_A7D150120-277V			
•	12	ECBBA	SINGLE	1.000	ECBB0A5F5501AWHTE			
	1	EASC-E4_B	SINGLE	1.000	EASC_E4F550WITH ELS-EASX-RBL-BLCK			
	1	EASC-B4_B	SINGLE	1.000	EASC_B4F550WITH ELS-EASX-RBL-BLCK			
	1	EASC-A4_B	SINGLE	1.000	EASC_A4F550WITH ELS-EASX-RBL-BLCK			
<u> </u>	1	SF4_R	SINGLE	1.000	1-EASA0F4F5579C Color ELS-EASX-FS2-BLCK Double Module Right side shield MH1			
-5	1	SF4_L	SINGLE	1.000	1-EASA0F4F5579C Color ELS-EASX-FS2-BLCK Double Module Left side shield MH1			

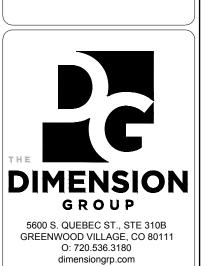
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	0.3	0.3	0.2	1.3	1.5
Canopy	Illuminance	Fc	11.7	15.4	7.3	1.6	2.1
Dumpster	Illuminance	Fc	3.9	4.6	3.2	1.2	1.4
Entry 1	Illuminance	Fc	0.3	0.3	0.2	1.4	1.5
Entry 2	Illuminance	Fc	0.3	0.5	0.2	1.7	2.5
General Approach	Illuminance	Fc	2.6	10.4	0.2	12.9	52.0
Parking 1	Illuminance	Fc	5.7	9.2	1.6	3.5	5.8
Parking 2	Illuminance	Fc	5.8	8.3	3.1	1.9	2.7
Property Line	Illuminance	Fc	0.1	0.1	0.0	ΝΔ	ΝΔ

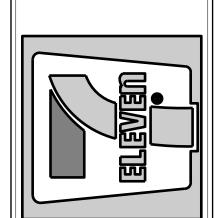


LIGHT POLE DETAIL



REVISION	CITY SUBMITTAL	CITY SUBMITTAL	CITY SUBMITTAL			
No.	_	2	က			
	P	THE CONTRACTOR	ART	STO	<b>,</b>	





<u>Ω</u> **PHOTOMETRIC** 

SITE

PROJECT NO: C7-003 DESIGNED BY: DRAWN BY: 01/24/2018

AR DP 17-00070

**GROUND LEVEL** 

LIGHTING NOTE: ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL

I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

Know what's **below**. Call before you dig.

ALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CALL UTILITY NOTIFICATION

CENTER OF COLORADO

67.1 SHEET 16 OF 16

COUNTY PROJECT NUMBER PPR-17-XXX

# Markup Summary

Date: Color:

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dsdparsons (1)		
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The state of the s	Subject: Page Label: [9] C4.0 UTILITY PLAN Lock: Unlocked Status: Checkmark: Unchecked Author: AutoCAD SHX Text Date: Color:	5/8"x 12' COPPERWELD GROUND ROD CONNECTED TO EQUIPMENT GROUND WIRE AT GROUND LUG IN POLE
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HAND HOLE WITH COVER 1'-0" FROM BASE

PLATE. 4"x 6" MIN.