

NATIVE SUN CONSTRUCTION

MONUMENT, COLORADO

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT SITE PLAN

DEVELOPMENT PLAN NOTES

- PROJECT NAME & DESCRIPTION: NATIVE SUN CONSTRUCTION, SITE IMPROVEMENTS-CONSTRUCT AN OFFICE BUILDING, REPAIR SHOP, AND CONSTRUCTION YARD ON THE PROPERTY TO THE WEST OF WOODCARVER ROAD.

OWNER: NATIVE SUN CONSTRUCTION INC. 16050 OLD DENVER RD MONUMENT, CO 80132 719-593-5874	PLANNER: PATTEN ASSOCIATES, INC 4271 HORSE GULCH LOOP COLORADO SPRINGS, CO 80924 970-846-9111
ENGINEER: CD CIVIL DESIGN LLC 2013 STONELEIGH TRAIL MONUMENT, CO 80132 719-271-1175	ARCHITECT: J.BROWN RIGG ARCHITECTURE 60 NORTH MAIN STREET CEDAR CITY, UT 84720 435-590-3577
LANDSCAPE ARCH: CIVIL DESIGN PARTNERSHIP 142 S RAVEN MINE DR STE 100 COLORADO SPRINGS, CO 80905	SURVEYOR: BARRON LAND, LLC 2790 N ACADEMY BLVD #311 COLORADO SPRINGS, CO 80917 719-360-6827

- TOTAL DEVELOPMENT PLAN AREA: 7.36 ACRES.
- SITE ADDRESS: WOODCARVER ROAD, MONUMENT CO 80132
- TAX SCHEDULE NUMBER: 7135000004 (PRIOR TO SUBDIVIDING)
- NAME OF MASTER PLAN AND TOWN FILE NO.: N/A
- NAME OF CONCEPT PLAN AND TOWN FILE NO.: N/A
- ACCORDING TO FIRM 08041C0286G DATED 12/7/18, THE PROJECT SITE IS NOT WITHIN A FLOODPLAIN.
- THE EXISTING LAND IS GRASSED WITH A FEW TREES & VACANT. THERE ARE NO EXISTING BUILDINGS ON THE SITE.
- EXISTING ZONING: PLANNED DEVELOPMENT (PD)
- PROPOSED LAND USAGE: CONSTRUCTION YARD, ASSOCIATED OFFICE, AND SHOP BUILDING

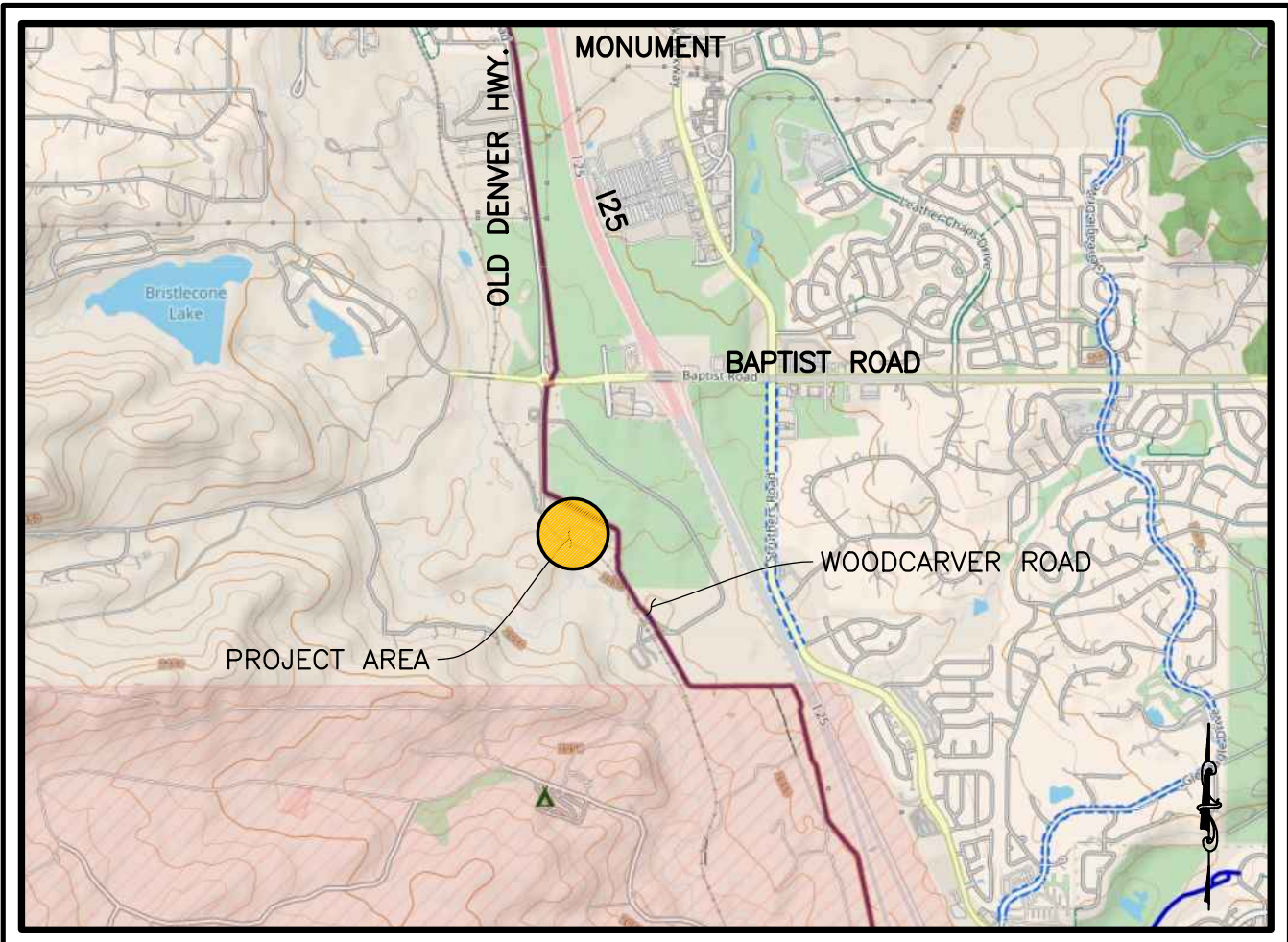
LAND USAGE	TOTAL AREA (SF)	TOTAL AREA (AC)	COVERAGE (%)
PROPOSED BUILDING FOOTPRINTS	8,712	0.20	3%
ACCESS AND CIRCULATION	28,314	0.65	9%
PARKING	10,454	0.24	3%
CONSTRUCTION YARD	125,453	2.88	39%
OPEN SPACES AND POND	147,668	3.39	46%
TOTAL	320,602	7.36	100%

- EXISTING EASEMENTS:
 - TC #11 20' ROW EASEMENT FOR ELECTRIC POWER LINES (BOOK 2556, PAGE 292/293)
 - TC #23 & #25 60" INGRESS-EGRESS EASEMENT FOR UNDERGROUND UTILITIES & DRAINAGE STRUCTURES (RECEPTION NO. 201055724)
 - TC #29 10' QWEST EASEMENT (RECEPTION NO. 208095334)
 - TC #32 60" INGRESS/EGRESS EASEMENT (RECEPTION NO. 220019272)
- PROPOSED EASEMENTS:
 - 5' SIDE LOT AND 7' REAR LOT FOR UTILITIES AND DRAINAGE????
 - SANITARY SEWER EASEMENT
 - STORM SEWER & DRAINAGE EASEMENT
- PARKING INFORMATION:
 - GENERAL OFFICE (1 SPACE / 400 SQ. FT. OF GROSS FLOOR AREA)
 - 11 TOTAL SPACES REQUIRED/15 PROVIDED (INCL 2 ADA)
 - UP TO 50 SPACES REQUIRE 2 HCP. SPACES. SECT. 17.60.040
- GEOLOGIC HAZARD DISCLOSURE STATEMENT: N/A
- ADDITIONAL SPECIFIC USE STANDARDS: N/A
- APPROVED VARIANCES: N/A
- ZONE DISTRICT: PD
- SPECIAL DISTRICT: N/A
- MAINTENANCE OF COMMON AREAS N/A
- APPROXIMATE SCHEDULE OF DEVELOPMENT: FALL 2021-SPRING 2022
- PUBLIC FACILITIES: N/A
- RESIDENTIAL PROJECT: N/A
- FUTURE LAND USE TYPE: LI (LIGHT INDUSTRIAL)
- PROPOSED DIMENSIONAL STANDARDS (OFFICE):
 - FRONT YARD SETBACK 640'
 - SIDE YARD SETBACK 90'
 - REAR YARD SETBACK 180'
- MAXIMUM LOT COVERAGE 40%
- BUILDING HEIGHT:
 - OFFICE 35'
 - SHOP 30'

LEGAL DESCRIPTION LOT 1:

LOT 1, NATIVE SUN CONSTRUCTION FILING NO. 1, LOCATED IN THE TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO.

VICINITY MAP



SHEET INDEX

SHEET NO.	NAME
SD-1	TITLE SHEET
SD-2	SITE PLAN SHEET
SD-3	GRADING PLAN
SD-4	UTILITY PLAN
SD-5	LANDSCAPE PLAN
SD-6	LANDSCPE DETAILS
SD-7	IRRIGATION PLAN
SD-8	IRRIGATION DETAILS
SD-9	LIGHTING PLAN
SD-10	BUILDING ELEVATIONS
SD-11	BUILDING ELEVATIONS
SD-12	BUILDING ELEVATIONS
SD-13	BUILDING ELEVATIONS
SD-14	DETAILS

SITE DEVELOPMENT
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PRELIMINARY/FINAL PD SITE PLAN SIGNATURE BLOCK

OWNERSHIP CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT _____

BEING THE OWNER(S), OF THE FOLLOWING DESCRIBED TRACT OF LAND:

(LEGAL DESCRIPTION)

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS _____ IN THE TOWN OF MONUMENT.

OWNER(S) SIGNATURE(S) (NOTARIZED):

STATE OF COLORADO)
COUNTY OF EL PASO) ss:

SIGNED THIS _____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE _____ IN THE TOWN OF MONUMENT.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON _____ IN BOOK _____ AT PAGE _____ EL PASO COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE)

SIGNED THIS _____ DAY OF _____, 20____

STATE OF COLORADO)
COUNTY OF EL PASO) ss:

SIGNED THIS _____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

TITLE CERTIFICATION:

I, _____ AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED SIGNATURE (NOTARIZED SIGNATURE)

SIGNED THIS _____ DAY OF _____, 20____

STATE OF COLORADO)
COUNTY OF EL PASO) ss:

SIGNED THIS _____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

TOWN CERTIFICATION:

PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY/FINAL PD SITE PLAN FOR THE NATIVE SUN CONSTRUCTION SITE IMPROVEMENTS WERE REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____ DATE _____

TOWN CERTIFICATION:

BOARD OF TRUSTEES APPROVAL:

THIS PRELIMINARY/FINAL PD SITE PLAN FOR THE NATIVE SUN CONSTRUCTION SITE IMPROVEMENTS IS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO ON THIS _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:
TOWN CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE:

I, _____ A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE _____ SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

PROFESSIONAL LAND SURVEYOR _____

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) ss:

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____, M., this _____ day of _____,

_____, A.D., and is duly recorded at Reception No. _____

of the Records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: _____ Deputy

SURCHARGE: _____

NATIVE SUN CONSTRUCTION MONUMENT, COLORADO PRELIMINARY/FINAL PLANNED DEVELOPMENT SITE PLAN



NATIVE SUN CONSTRUCTION
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT SITE PLAN
TITLE SHEET

REVISIONS:

SCALE:

NOTED

DATE:

MARCH 2021

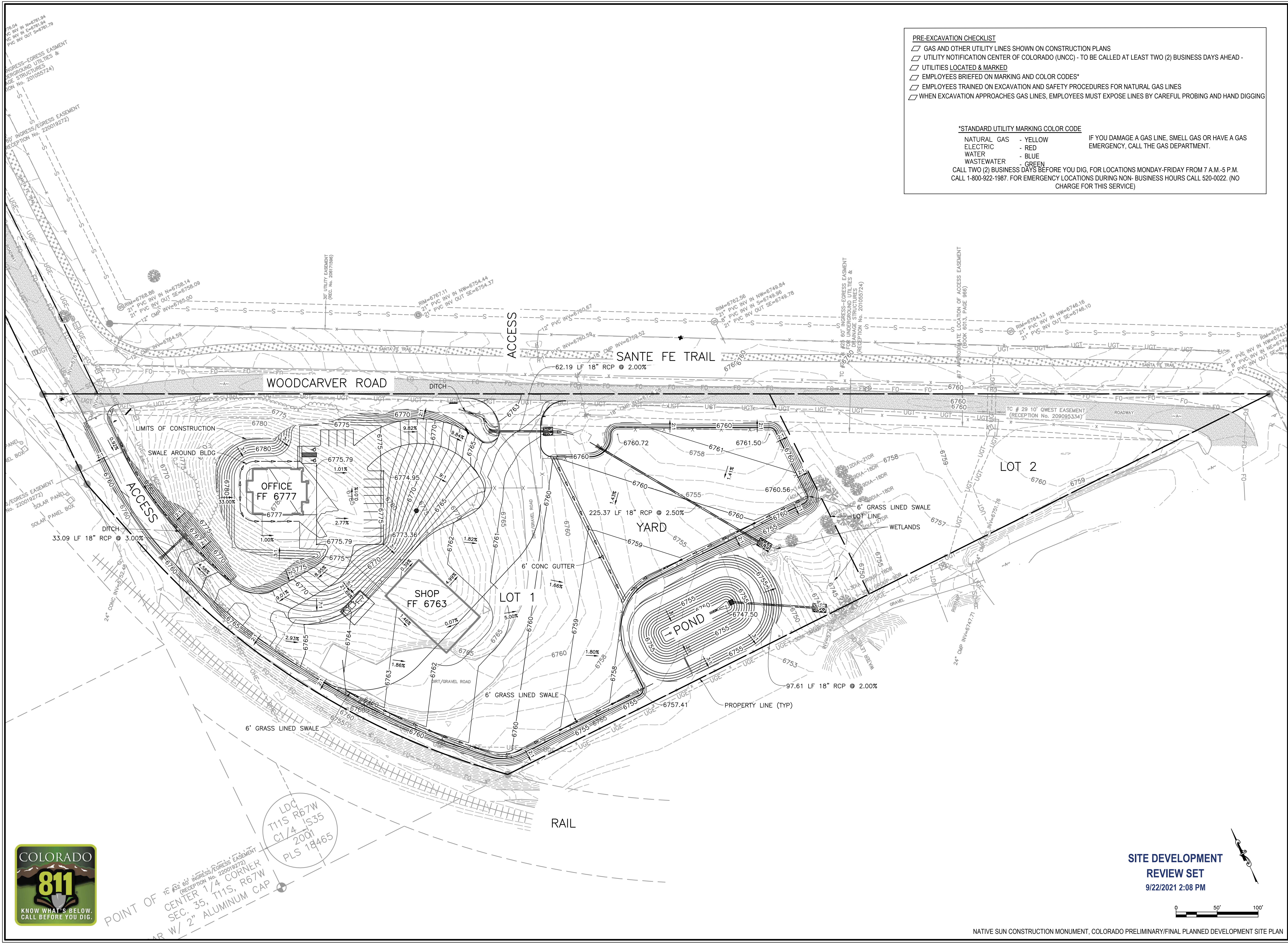
PROJECT NO.:

21001

SHEET NO.:

SD-1

OF: 14

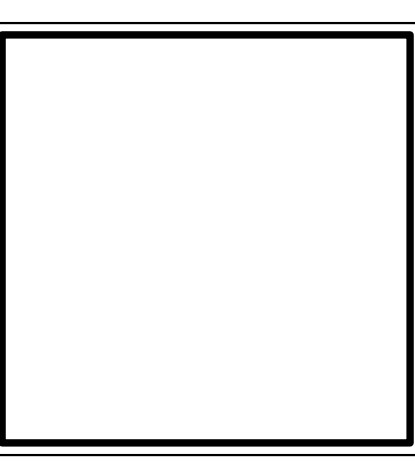


- PRE-EXCAVATION CHECKLIST**
- ☐ GAS AND OTHER UTILITY LINES SHOWN ON CONSTRUCTION PLANS
 - ☐ UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - TO BE CALLED AT LEAST TWO (2) BUSINESS DAYS AHEAD -
 - ☐ UTILITIES LOCATED & MARKED
 - ☐ EMPLOYEES BRIEFED ON MARKING AND COLOR CODES*
 - ☐ EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES
 - ☐ WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES MUST EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING

***STANDARD UTILITY MARKING COLOR CODE**

NATURAL GAS	- YELLOW	IF YOU DAMAGE A GAS LINE, SMELL GAS OR HAVE A GAS
ELECTRIC	- RED	EMERGENCY, CALL THE GAS DEPARTMENT.
WATER	- BLUE	
WASTEWATER	- GREEN	

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG, FOR LOCATIONS MONDAY-FRIDAY FROM 7 A.M.-5 P.M.
CALL 1-800-922-1987. FOR EMERGENCY LOCATIONS DURING NON- BUSINESS HOURS CALL 520-0022. (NO CHARGE FOR THIS SERVICE)



NATIVE SUN CONSTRUCTION
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT SITE PLAN
GRADING & DRAINAGE PLAN

REVISIONS:

SCALE:
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DATE:
MARCH 2021
PROJECT NO.:
21001

SHEET NO.:
SD-3
OF: 14



**SITE DEVELOPMENT
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76.04
21" PVC INV IN NW=6781.94
21" PVC INV IN E=6781.94
21" PVC INV OUT SE=6781.94

INGRESS-EGRESS EASEMENT
UNDERGROUND UTILITIES &
AGE STRUCTURES
RECEPTION No. 201055724

INGRESS-EGRESS EASEMENT
UNDERGROUND UTILITIES &
AGE STRUCTURES
RECEPTION No. 220019272

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AGE STRUCTURES
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CALL 1-800-922-1987, FOR EMERGENCY LOCATIONS DURING NON-BUSINESS HOURS CALL 520-0022. (NO
CHARGE FOR THIS SERVICE)

SHEET NOTES:

- LOCATIONS AND ROUTINGS OF VARIOUS UTILITIES SHOWN ARE SUBJECT TO CHANGE.
- THE MAXIMUM HEIGHT OF FILL ABOVE THE PROPOSED NON-CASED PVC PIPE IS 20' AND DIP IS 30' PER CSU STANDARDS, USING THE CSU SELECT BEDDING PROVISION. SEE SECTION 4.2.A OF THE "WASTEWATER LINE EXTENSION AND SERVICE STANDARDS" PUBLISHED BY CSU FOR REQUIREMENTS.
- UTILITY LOCATIONS ARE ONLY APPROXIMATE AS PROVIDED BY THE VARIOUS UTILITY SOURCES. ALL UTILITIES MAY NOT BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES OR VARIATION IN UTILITY LOCATION FROM THAT SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE FIELD ENGINEER AND RESOLVED PRIOR TO BEGINNING CONSTRUCTION IN ANY AREA. UTILITY LOCATIONS CAN BE COORDINATED THROUGH 811.



NATIVE SUN CONSTRUCTION
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT SITE PLAN
UTILITY PLAN

REVISIONS:

SCALE:

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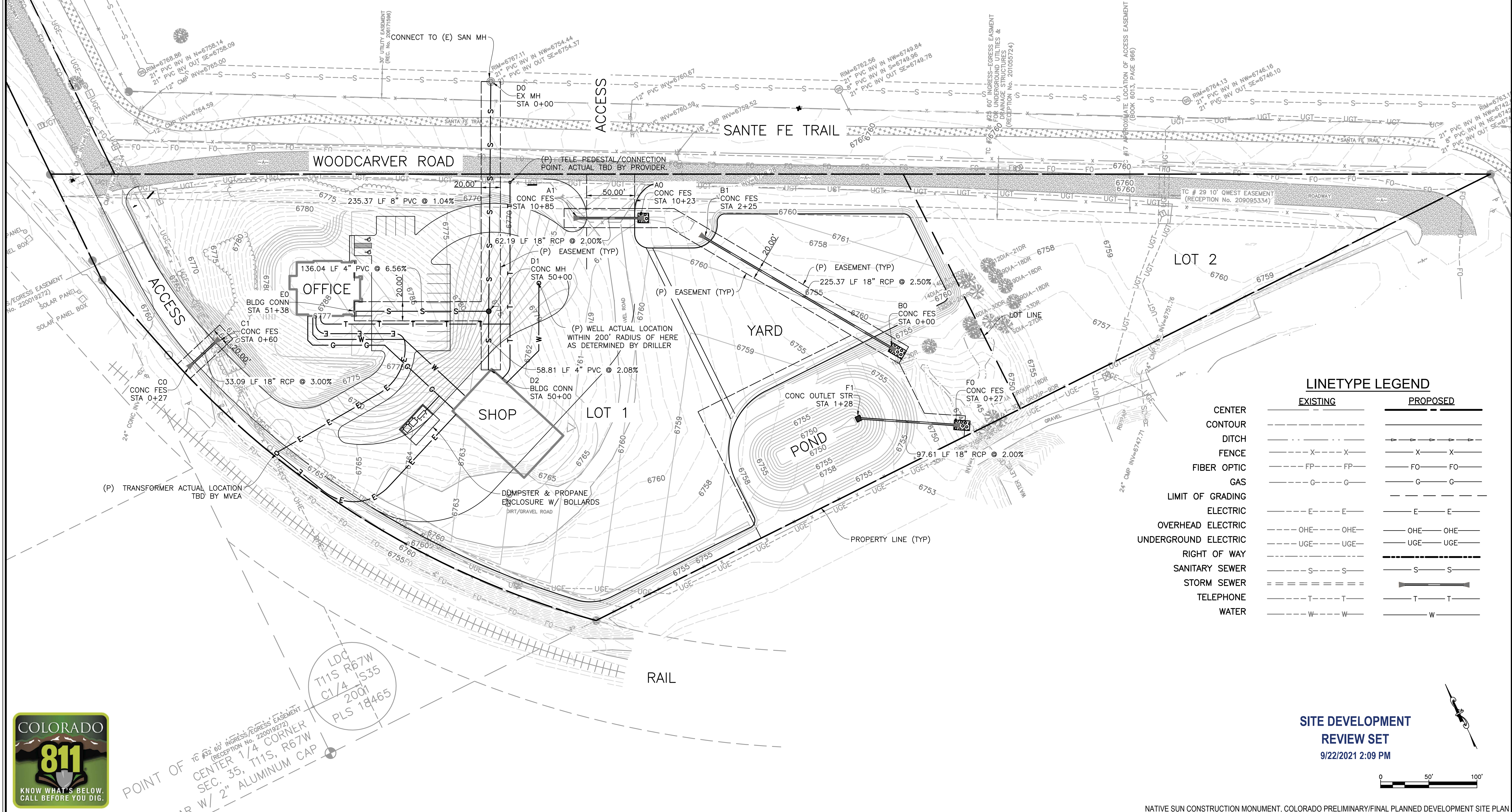
PROJECT NO.:

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SHEET NO.:

SD-4

OF: 14



LINETYPE LEGEND

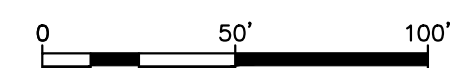
EXISTING

PROPOSED

CENTER	---	---
CONTOUR	---	---
DITCH	---	---
FENCE	---X---X---	---X---X---
FIBER OPTIC	---FP---FP---	---FO---FO---
GAS	---G---G---	---G---G---
LIMIT OF GRADING	---	---
ELECTRIC	---E---E---	---E---E---
OVERHEAD ELECTRIC	---OHE---OHE---	---OHE---OHE---
UNDERGROUND ELECTRIC	---UGE---UGE---	---UGE---UGE---
RIGHT OF WAY	---	---
SANITARY SEWER	---S---S---	---S---S---
STORM SEWER	===	===
TELEPHONE	---T---T---	---T---T---
WATER	---W---W---	---W---W---

**SITE DEVELOPMENT
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NATIVE SUN CONSTRUCTION
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

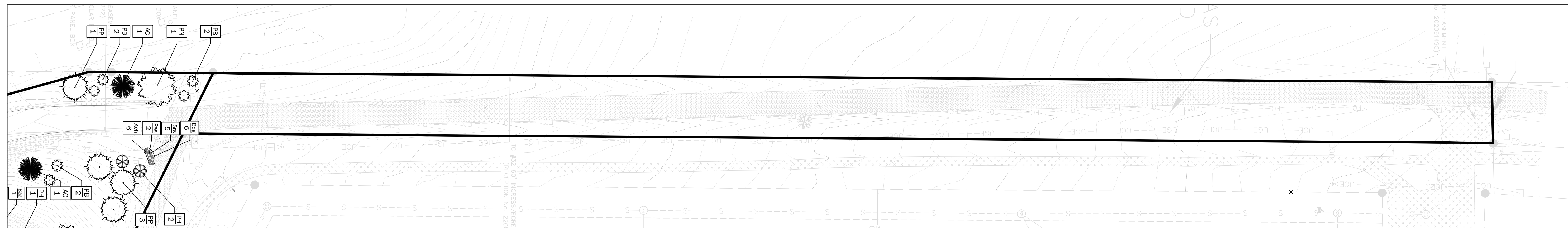
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SEPTEMBER 2021
PROJECT NO.:
21001

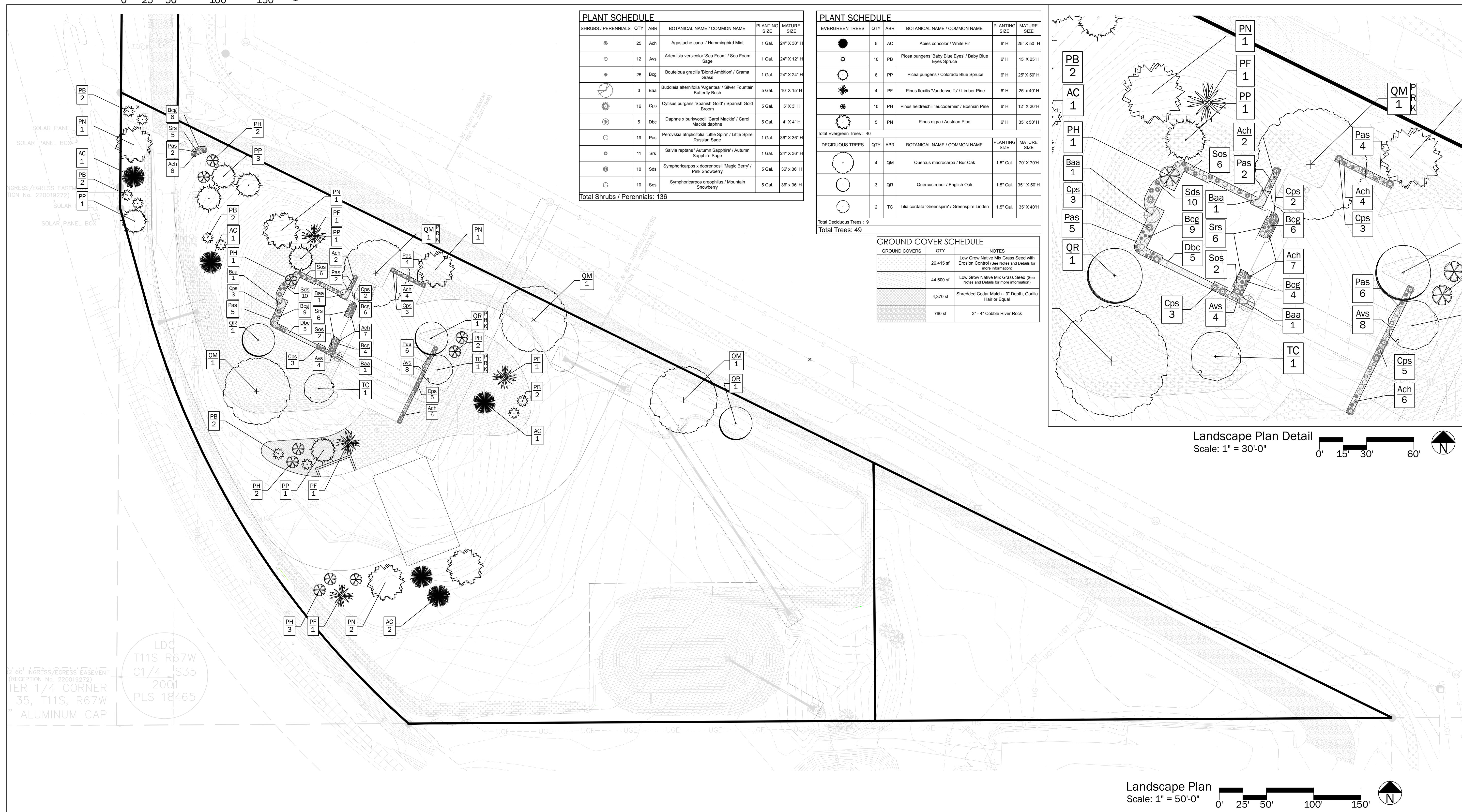
SHEET NO.:

SD-5

OF: 14



Flag Lot Inset
Scale: 1" = 50'-0"



PLANT SCHEDULE					
SHRUBS / PERENNIALS	QTY	ABR	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE
●	25	Ach	Agastache cana / Hummingbird Mint	1 Gal.	24" X 30" H
○	12	Avs	Artemisia versicolor 'Sea Foam' / Sea Foam Sage	1 Gal.	24" X 12" H
◆	25	Bcg	Bouteloua gracilis 'Blond Ambition' / Grama Grass	1 Gal.	24" X 24" H
⊗	3	Baa	Buddleia alternifolia 'Argentea' / Silver Fountain Butterfly Bush	5 Gal.	10' X 15' H
⊙	16	Cps	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	5 Gal.	5' X 3' H
⊕	5	Dbc	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie daphne	5 Gal.	4' X 4' H
○	19	Pas	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 Gal.	36" X 36" H
○	11	Srs	Salvia reptans 'Autumn Sapphire' / Autumn Sapphire Sage	1 Gal.	24" X 36" H
⊗	10	Sds	Symphoricarpos x doorenbosii 'Magic Berry' / Pink Snowberry	5 Gal.	36" X 36" H
○	10	Sos	Symphoricarpos oreophilus / Mountain Snowberry	5 Gal.	36" X 36" H
Total Shrubs / Perennials: 136					

PLANT SCHEDULE					
EVERGREEN TREES	QTY	ABR	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE
●	5	AC	Abies concolor / White Fir	6" H	25' X 80" H
⊗	10	PB	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Spruce	6" H	15' X 25H
⊗	6	PP	Picea pungens / Colorado Blue Spruce	6" H	25' X 50" H
⊗	4	PF	Pinus flexilis 'Vanderwolfii' / Limber Pine	6" H	25' X 40" H
⊗	10	PH	Pinus heldreichii 'leucodermis' / Bosnian Pine	6" H	12' X 20" H
⊗	5	PN	Pinus nigra / Austrian Pine	6" H	35' X 50" H
Total Evergreen Trees: 40					
DECIDUOUS TREES	QTY	ABR	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE
○	4	QM	Quercus macrocarpa / Bur Oak	1.5" Cal.	70' X 70H
○	3	QR	Quercus robur / English Oak	1.5" Cal.	35' X 50" H
○	2	TC	Tilia cordata 'Greenspire' / Greenspire Linden	1.5" Cal.	35' X 40H
Total Deciduous Trees: 9					
Total Trees: 49					

GROUND COVER SCHEDULE		
GROUND COVERS	QTY	NOTES
	28,415 sf	Low Grow Native Mix Grass Seed with Erosion Control (see Notes and Details for more information)
	44,600 sf	Low Grow Native Mix Grass Seed (see Notes and Details for more information)
	4,370 sf	Shredded Cedar Mulch - 3" Depth, Gorilla Hair or Equal
	760 sf	3" - 4" Cobble River Rock

Landscape Plan Detail
Scale: 1" = 30'-0"

Landscape Plan
Scale: 1" = 50'-0"

LANDSCAPE NOTES

WEED BARRIER, EDGING, AND GROUND PLANE TREATMENT:

1. AN EVENLY PLACED LAYER OF GRAVEL MULCH, COBBLE MULCH, OR BREEZE SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE THE SPECIFIED MULCH. MINIMUM DEPTHS SHALL BE ACHIEVED IN ACCORDANCE TO THE SCHEDULE BY THE TYPE OF MULCH. WEED BARRIER FABRIC SHALL BE COMPLETELY COVERED AND PINNED.
2. AN EVENLY PLACED LAYER OF ORGANIC MULCH SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE ORGANIC MULCH. ORGANIC MULCH SHALL BE APPLIED DIRECTLY TO TILLED, SCARIFIED, AMENDED AND UNCOMPACTED SOIL.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF ALL TYPES OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
4. WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR STYLE 3341 OR MIRAFI "MIRASCAPE". THE WEED BARRIER SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS WHERE ORGANIC MULCH IS NOT PRESENT.
6. 6" HEIGHT BY 3/16" WIDTH ROLLED-TOP STEEL EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM TURFGRASS. ALL EDGING SHALL BE INSTALLED FLUSH WITH GRADE. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
7. SEE CIVIL ENGINEERING DRAWINGS AND GEOTECHNICAL ENGINEERING DOCUMENTS FOR INFORMATION REGARDING THE PAVEMENT MATERIALS FOR SIDEWALKS, DRIVEWAYS AND STREETS. SPECIAL PAVING TREATMENTS (COLOR, PAVERS, ETC.) ARE NOTED IN THE GROUND PLANE TREATMENT SCHEDULE ASSOCIATED WITH THE LANDSCAPE PLAN.

TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES:

1. CULTIVATE THE SUBSOIL ON ALL PLANTING BEDS, SOD AND SEED AREAS PER THE LANDSCAPE DETAIL PROVIDED.
2. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHALL BE PROVIDED.
3. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
5. NO ROW TREE SUBSTITUTIONS MAY BE MADE WITHOUT APPROVAL FROM OFFICE OF THE CITY FORESTER. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT MATERIAL AS DEEMED NECESSARY.
6. ALL PLANT MATERIAL SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. THE ROOT BALL OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM THE DRYING ACTION BY COVERING THEM WITH MOIST ORGANIC MULCH. PERIODICALLY, APPLY WATER TO THE MULCH-COVERED BALLS TO KEEP MOIST; IF PLANTING SHOULD OCCUR DURING THE GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
7. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
8. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
9. ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
10. ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST LOCATIONS PRIOR TO INSTALLING PLANT MATERIAL AS NECESSARY TO AVOID CONFLICTS WITH UNFORESEEN ELEMENTS MISSING FROM THE LANDSCAPE DRAWING OR ELEMENTS ADDED DURING CONSTRUCTION.
11. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
12. PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.

NATIVE GRASS SEED:

1. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SEED IS OF THE SPECIES SHOWN ON THIS PLAN AND LISTED BELOW (OR EQUIVALENT). NO SUBSTITUTIONS WILL BE ALLOWED WITH OUT APPROVAL. THE SPECIFIED SEED MIX IS INTENDED TO BE A DROUGHT-RESISTANT SEED MIX THAT WILL NOT REQUIRE IRRIGATION ONCE ESTABLISHED.
2. RECOMMENDED GRASS SEED MIX: 15% Sheep Fescue, 15% Perennial Ryegrass, 12% Wheatgrass, Slender, 10% Wheatgrass, Western, 7% Sideoats Grama, 5% Switchgrass, 5% Idaho Fescue, 5% Wheatgrass, Streambank, 5% Arizona Fescue, 5% Sanddrop Seed, 4.5% Wheatgrass, Bluebunch, 4.5% Green Needlegrass, 2.5% Buffalo Grass, 2% Blue Grama.
3. ON SLOPES ABOVE 4:1, IT IS RECOMMENDED THAT SEED MIX BE INSTALLED IN CONJUNCTION WITH BIODEGRADABLE EROSION CONTROL NETTING OR BLANKETS (STRAW OR COCONUT OR EQUIVALENT) TO MINIMIZE EROSION, PROTECT EXPOSED SOILS, AND PROMOTE GRASS SEED GERMINATION.
4. GRASS SEED TO BE PLANTED IN DISTURBED AREAS WITH EXPOSED SOILS DUE TO GRADING AND CONSTRUCTION. GRASS SEED IS NOT REQUIRED, OR RECOMMENDED, IN AREAS NOT DISTURBED DURING THE COURSE OF CONSTRUCTION. IF THERE IS CONFLICT BETWEEN LANDSCAPE PLAN SEEDING RECOMMENDATIONS AND FINAL CONSTRUCTION IMPACTS, ON THE GROUND CONSTRUCTION DISTURBANCE SHALL TAKE PRECEDENCE OVER LANDSCAPE PLAN.

IRRIGATION:

1. IRRIGATION WILL BE PROVIDED TO ALL TREES, SHRUBS AND PERENNIALS VIA DRIP IRRIGATION. IRRIGATION SHALL BE PROVIDED TO ALL AREAS OF TURFGRASS VIA SPRAY/ROTOR IRRIGATION. WHERE TREES ARE LOCATED WITHIN AREAS OF MEDIUM/HIGH WATER USE TURFGRASS, ASSURE THAT THE TREES ARE PROVIDED ADEQUATE IRRIGATION. WHERE TREES ARE LOCATED WITHIN AREAS OF LOW WATER TURFGRASS, TREES SHALL BE IRRIGATED VIA DRIP IRRIGATION.
2. ALL PLANTS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM VIA DRIP IRRIGATION AT THE FOLLOWING RATES.
- 1.1. TREES: 3 - 1 GPH EMITTERS
- 1.2. SHRUBS: 2 - 1 GPH EMITTERS
- 1.3. PERENNIALS AND ORNAMENTAL GRASSES: 1 - 1 GPH EMITTER
2. A RAIN SENSOR AND BACKFLOW DEVICE, SHALL BE INCLUDED IN THE IRRIGATION SYSTEM
3. LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED BY OWNER OR MANAGEMENT COMPANY
4. AN IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION AND APPROVED WITHIN THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER COMES FIRST.
5. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN SHALL BE SUBMITTED WITHIN NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. THE NATIVE SEED AREAS WILL HAVE AN UNDERGROUND IRRIGATION SYSTEM THAT WILL BE TEMPORARY UNTIL FULLY ESTABLISHED. THE SHRUBS AND TREES WITHIN THE NATIVE SEED AREA WILL HAVE A PERMANENT DRIP SYSTEM TO IRRIGATE THE PLANTS.

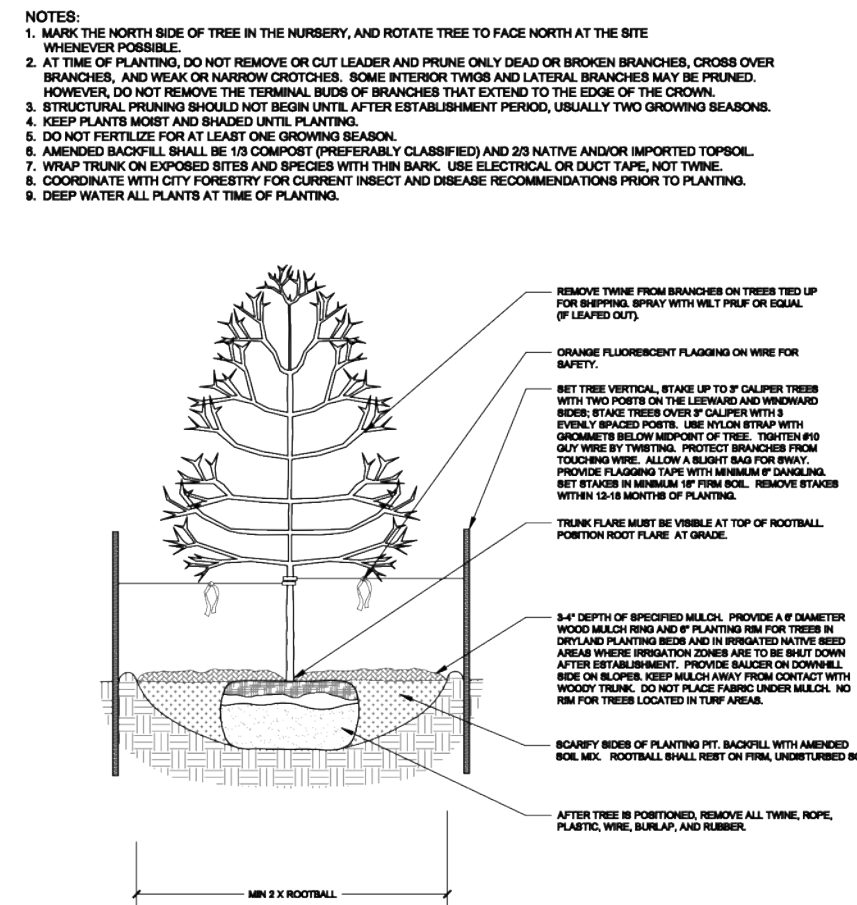
OTHER:

1. INSTALL EROSION CONTROL FABRIC ON SLOPES ON GRADES GRATER THAN 4:1 TO HELP PREVENT EROSION.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE TOWN OF MONUMENT SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
3. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
4. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
7. AN EVENLY PLACED LAYER OF GRAVEL MULCH, COBBLE MULCH, OR BREEZE SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE THE SPECIFIED MULCH. MINIMUM DEPTHS SHALL BE ACHIEVED IN ACCORDANCE TO THE SCHEDULE BY THE TYPE OF MULCH. WEED BARRIER FABRIC SHALL BE COMPLETELY COVERED AND PINNED.
8. INSTALL HIGH-QUALITY STEEL TROLLOP EDGING BETWEEN ALL PLANTING BEDS AND AREAS OF NATIVE SEED, UNDISTURBED EXISTING VEGETATION, BARE SOIL, OR OTHER TRANSITION AREAS. IF CONCRETE FLATWORK, ASPHALT SURFACING, OR CONCRETE CURBING EXISTS, TROLLOP EDGING SHALL NOT BE REQUIRED.
9. ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALL AND OTHER PERMANENT STRUCTURES.
10. THE FINISH GRADES AS SHOWN ON CIVIL CONSTRUCTION DRAWINGS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.

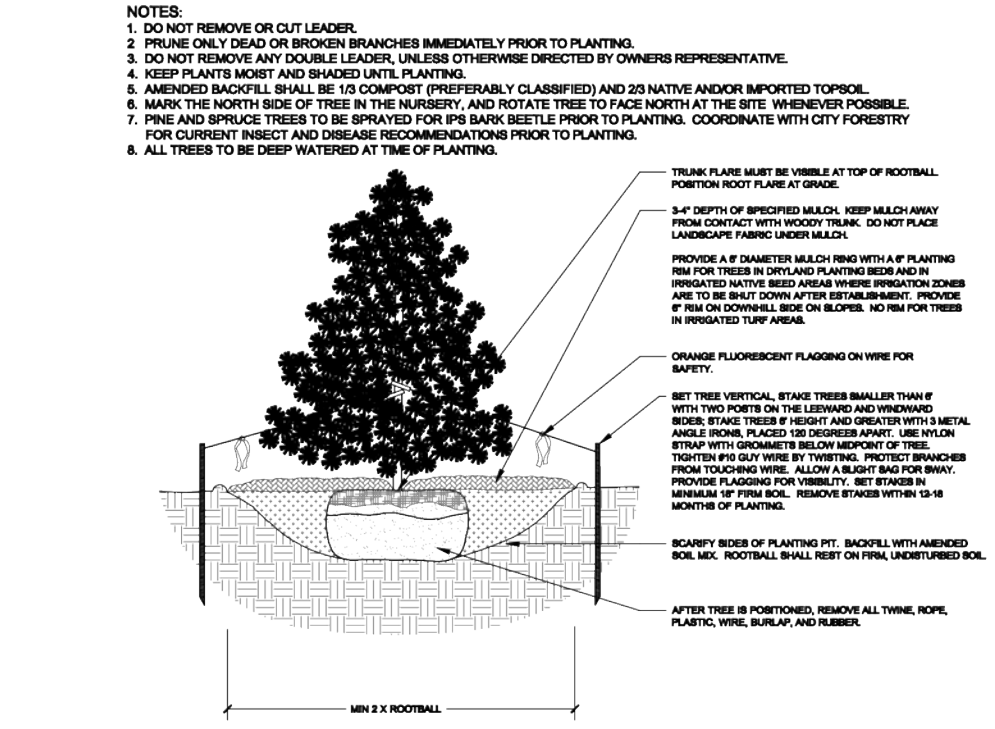
SOIL AMENDMENT PER CSU RECOMMENDATION FOLLOWING SOILS TEST:

15. FOR TURFGRASS AND SEED
16. PH IS HIGH. PH 6 TO 7.2 IS THE PREFERRED PH RANGE FOR GROWTH OF MOST PLANTS. BUT MOST PLANTS TOLERATE THE HIGHER PH WITH LITTLE PROBLEM.
17. ELECTRICAL CONDUCTIVITY OR SALTS: 0.2NNGS/CM. E.C. IS LOW. WHEN E.C. LESS THAN 2.0, SALINITY IS NOT A PROBLEM FOR PLANT GROWTH.
18. LIME CONTENT IS HIGH. LIME IS 2% - 5% IN THE SOIL. PLANTS CAN STILL GROW QUITE WELL IN SOIL WITH THIS LIME CONTENT.
19. SANDY CLAY LOAM SOIL. THE SOIL MAY DRAIN AT A LOW TO VERY LOW RATE. WATERING SCHEDULES MAY HAVE TO BE INCREASED TO ALLOW FOR BETTER WATER INFILTRATION INTO THE SOIL PROFILE.
20. ORGANIC MATERIAL (COMPOST) SHALL BE ADDED AT A RATE OF 3 CUBIC YARDS PER 1000 SQ. FT. PRIOR TO SEEDING.
21. NITRATE (N) IS LOW (2.0PPM). WHEN NITRATE-N IS LESS THAN 10 PPM, ADD N AT THESE RATES: FOR HIGH MAINTENANCE TURF: ADD 1 LB N/1000 SQ.FT IN EACH OF 4 APPLICATIONS: (1) MID-MARCH, (2) MAY-TO-MID-JUNE, (3) MID-AUG TO MID-SEPT., (4) AND EARLY OCT. TO EARLY NOV.FOR LOW MAINTENANCE TURF: REDUCE APPLICATIONS (1) AND (2) TO 1/2 LB N/1000 SQ.FT; APPLICATION (4) IS OPTIONAL. FOR EACH 1 LB OF N NEEDED, APPLY 2 LB UREA, OR 5 LB AMMONIUM SULFATE, OR 3 3/4 LB (27-3-4) LAWN FERTILIZER, OR 8 LB BLOODMEAL, OR 11 LB CORN GLUTEN MEAL, OR 50 LB ALFALFA MEAL/PELLETS, PER 1000 SQ.FT. THE NUMBER OF NITROGEN APPLICATIONS CAN BE REDUCED OR DELAYED IF TURF GROWTH IS VIGOROUS IN THE SPRING.
22. ZINC (ZN) IS LOW: ADD 2 OZ. OF ZN PER 1000 SQ. FT OR 5LBS ZN/ACRE
23. FOR PLANTINGS
24. PH IS HIGH. PH 6 TO 7.2 IS THE PREFERRED PH RANGE FOR GROWTH OF MOST PLANTS. BUT MOST PLANTS TOLERATE THIS HIGHER PH WITH LITTLE PROBLEM.
25. ELECTRICAL CONDUCTIVITY OR SALTS: 0.2NNGS/CM. E.C. IS LOW. WHEN E.C. LESS THAN 2.0, SALINITY IS NOT A PROBLEM FOR PLANT GROWTH.
26. LIME CONTENT IS HIGH. LIME IS 2% - 5% IN THE SOIL. PLANTS CAN STILL GROW QUITE WELL IN SOIL WITH THIS LIME CONTENT
27. SANDY CLAY LOAM SOIL. THE SOIL MAY DRAIN AT A LOW TO VERY LOW RATE. WATERING SCHEDULES MAY HAVE TO BE INCREASED TO ALLOW FOR BETTER WATER INFILTRATION INTO THE SOIL PROFILE.
28. ORGANIC MATTER IS LOW; A GOOD GOAL FOR LANDSCAPE IS TO GRADUALLY INCREASE THE OM CONTENT TO ABOUT 5% OVER A PERIOD OF YEARS. FOR 2-3 YEARS IN THE FALL, APPLY 2-3 INCHES DEPTH OF PLANT-BASED COMPOST, OR 1 INCH DEPTH OF ANIMAL-BASED COMPOST, AND INCORPORATE INTO THE TOP 6-8 INCHES OF THE SOIL.
29. NITRATE N IS LOW: APPLY 0.3 LB N/100 SQ FT TO THE SOIL. FOR EACH 0.1 LB OF N NEEDED, APPLY ABOUT 1/4 LB UREA, OR 1/2 LB AMMONIUM SULFATE, OR 3/4 LB BLOODMEAL, OR 1 LB CORN GLUTEN MEAL, OR 1 LB ALFALFA MEAL/PELLETS. OTHER N FERTILIZERS CAN BE USED. WITH YOUR FERTILIZER, PER 100 SQ.FT. OF FERTILIZER CAN BE USED. WITH YOUR LOCAL GARDEN CENTER OR HOME IMPROVEMENT STORE TO DETERMINE WHAT FERTILIZERS ARE AVAILABLE IN YOUR AREA. WHEN CALCULATING FERTILIZER RATES TAKE THE AMOUNT OF N NEEDED AND DIVIDE BY THE %N IN THE FERTILIZER. FOR EXAMPLE, IF YOUR FERTILIZER CONTAINS 30% N, TAKE 0.30 LBS (N NEEDED) DIVIDED BY 0.30 (N IN THE FERTILIZER) TO GET 1 LB OF THE 30% N FERTILIZER THAT IS NEEDED TO APPLY PER 100 SQ.FT. FOR RATES PER 1000 SQ. FT. MULTIPLY THE QUANTITIES BY 10.
30. ZINC (ZN) IS LOW: ADD 2 OZ. OF ZN PER 1000 SQ. FT OR 5LBS ZN/ACRE

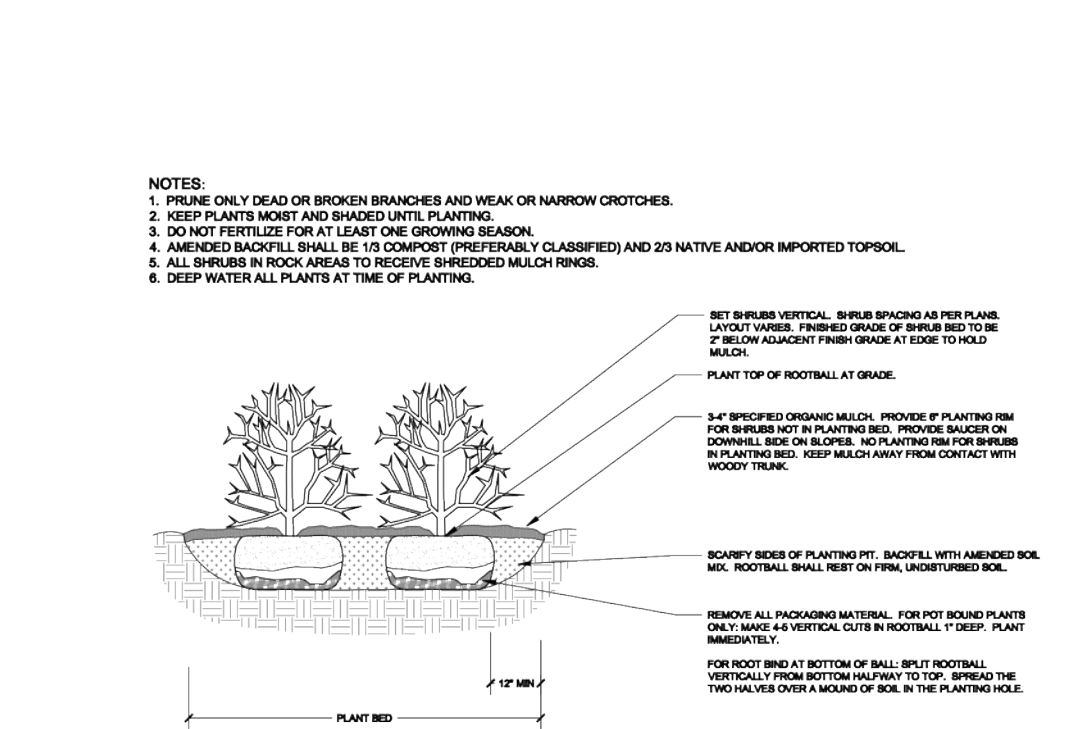
LANDSCAPE DETAILS



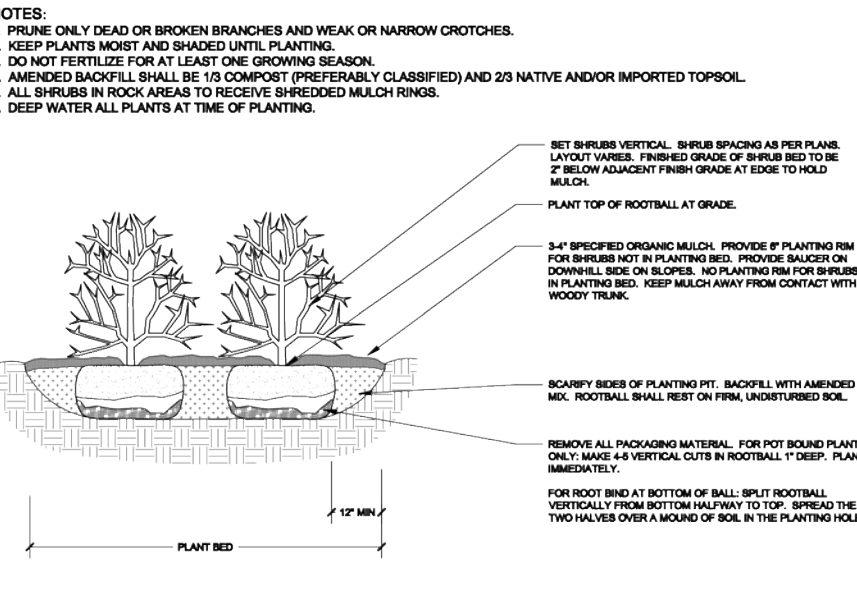
A1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



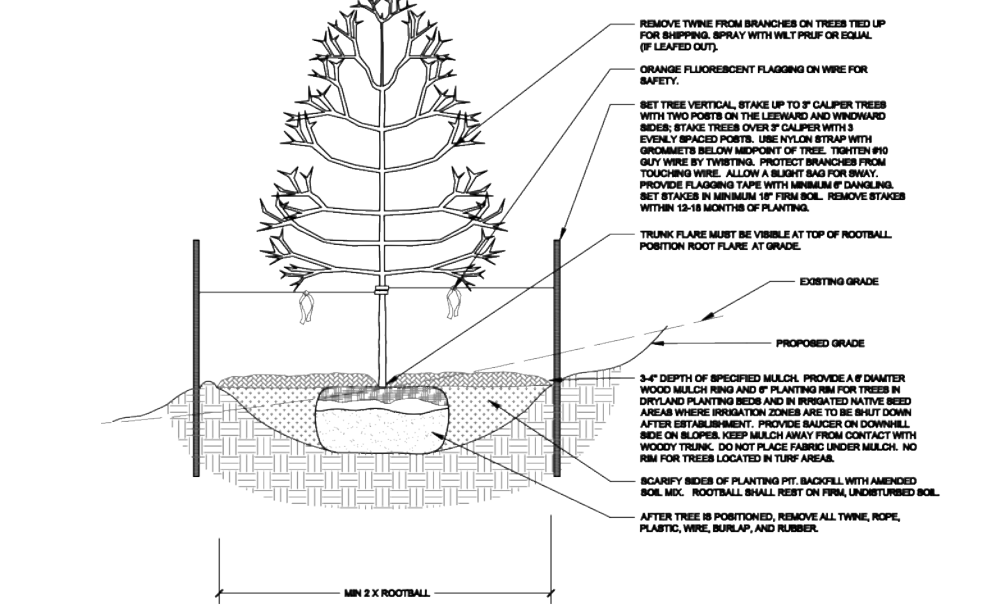
B1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



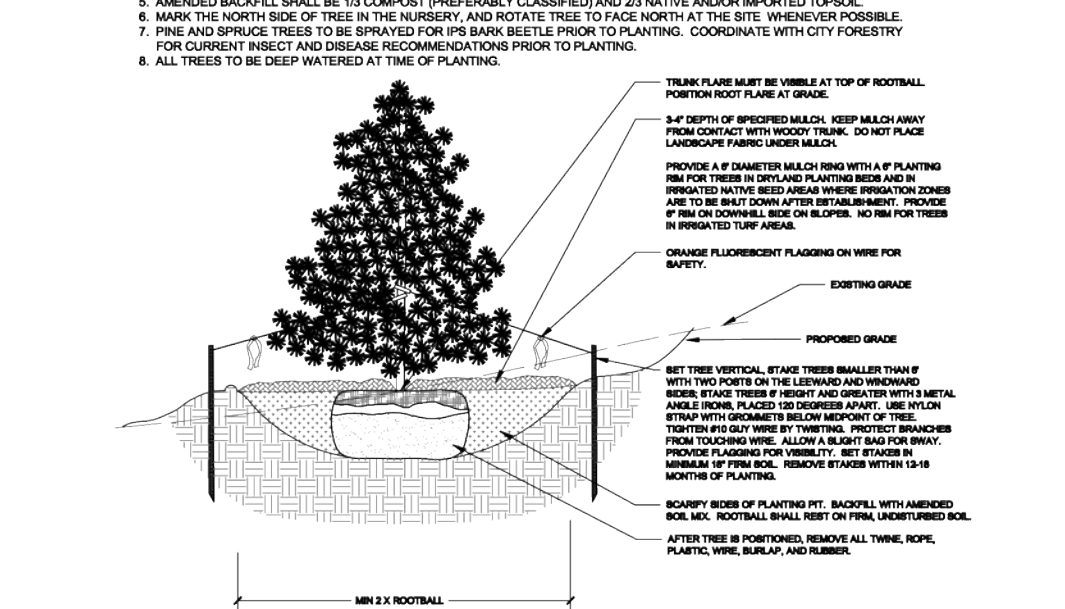
C1 SHRUB PLANTING DETAIL
NOT TO SCALE



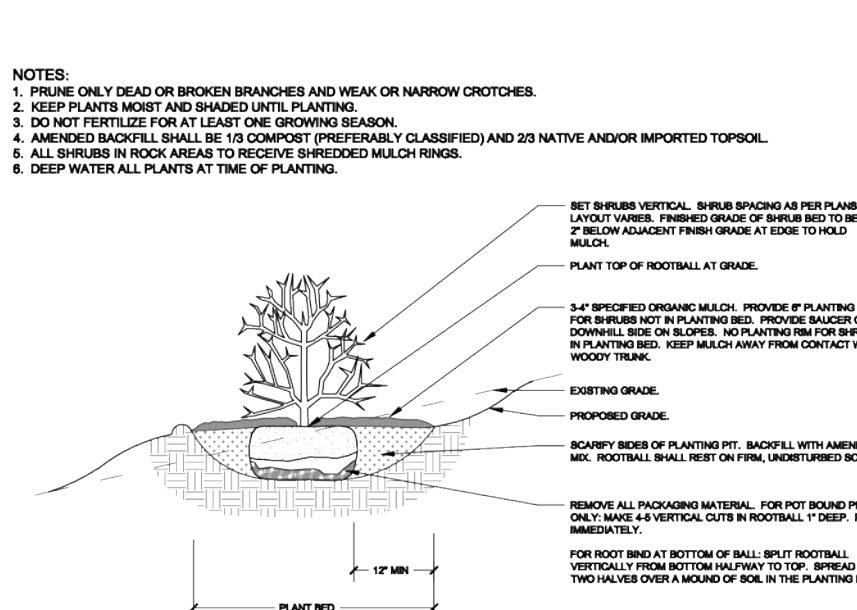
A2 PERENNIAL PLANTING DETAIL
NOT TO SCALE



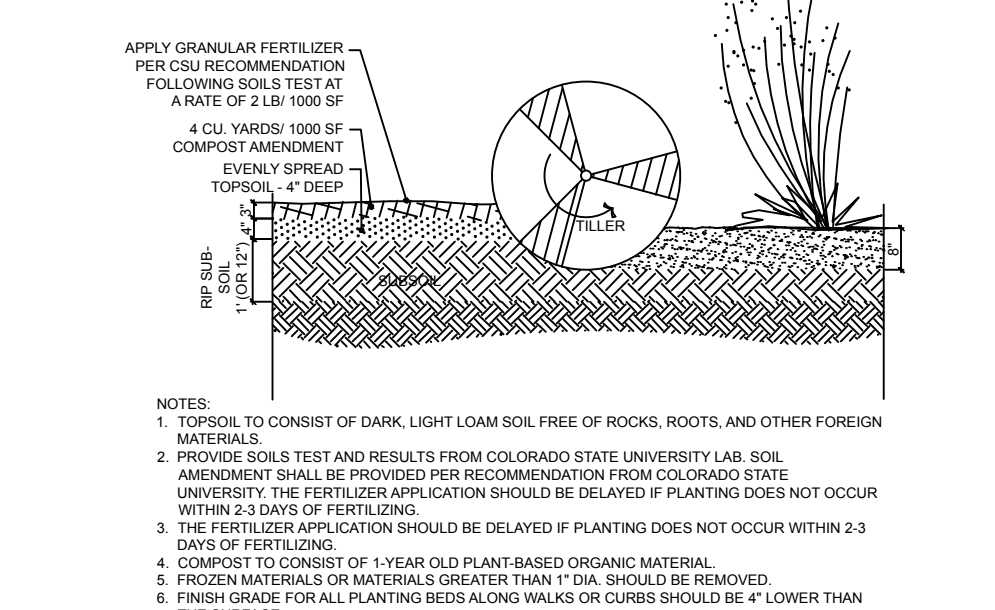
B2 DECIDUOUS TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE



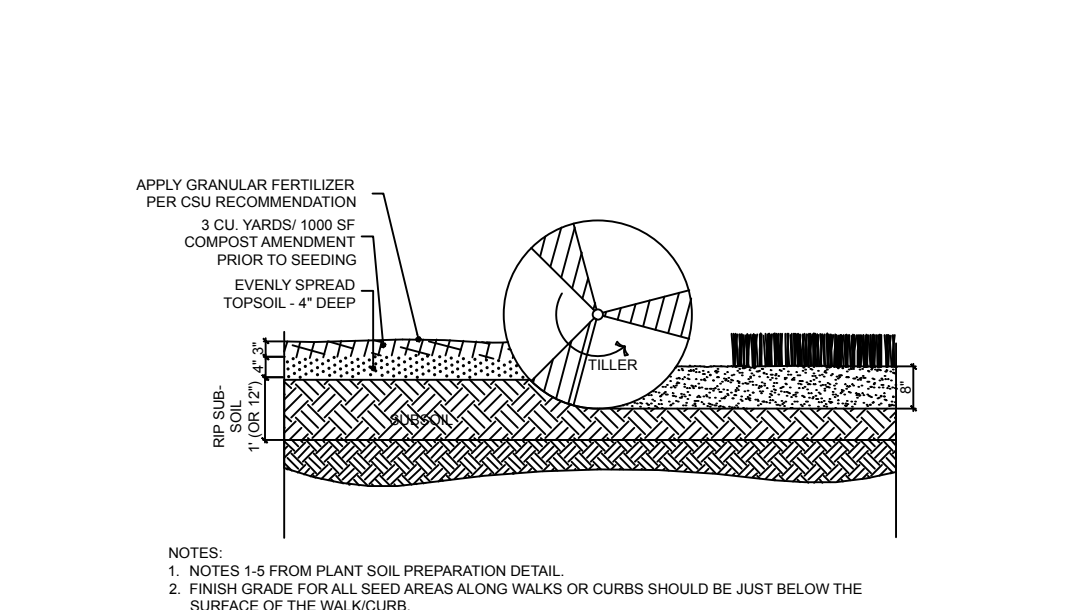
C2 EVERGREEN TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE



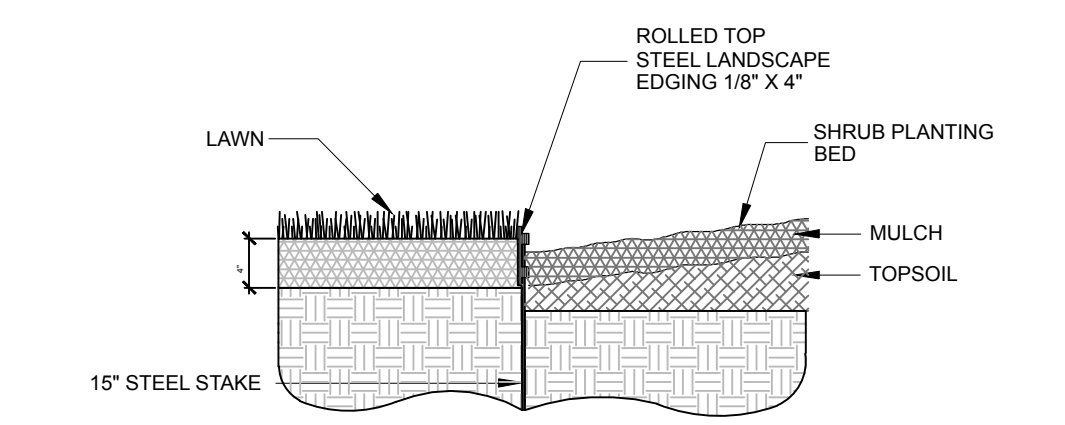
A3 SHRUB PLANTING ON SLOPE DETAIL
NOT TO SCALE



B3 SOIL PERPETRATION DETAIL
NOT TO SCALE



C3 NATIVE GRASS (SEED) PLANTING DETAIL
NOT TO SCALE



C4 STEEL EDGER DETAIL
NOT TO SCALE



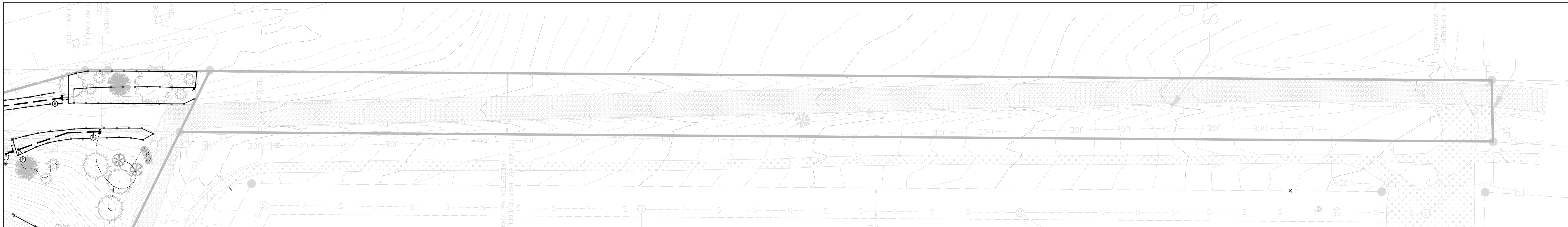
NATIVE SUN CONSTRUCTION
PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
LANDSCAPE NOTES AND DETAILS

REVISIONS:

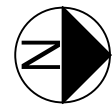
SCALE:
NOTED
DATE:
SEPTEMBER 2021
PROJECT NO.:
21001

SHEET NO.:

SD-6

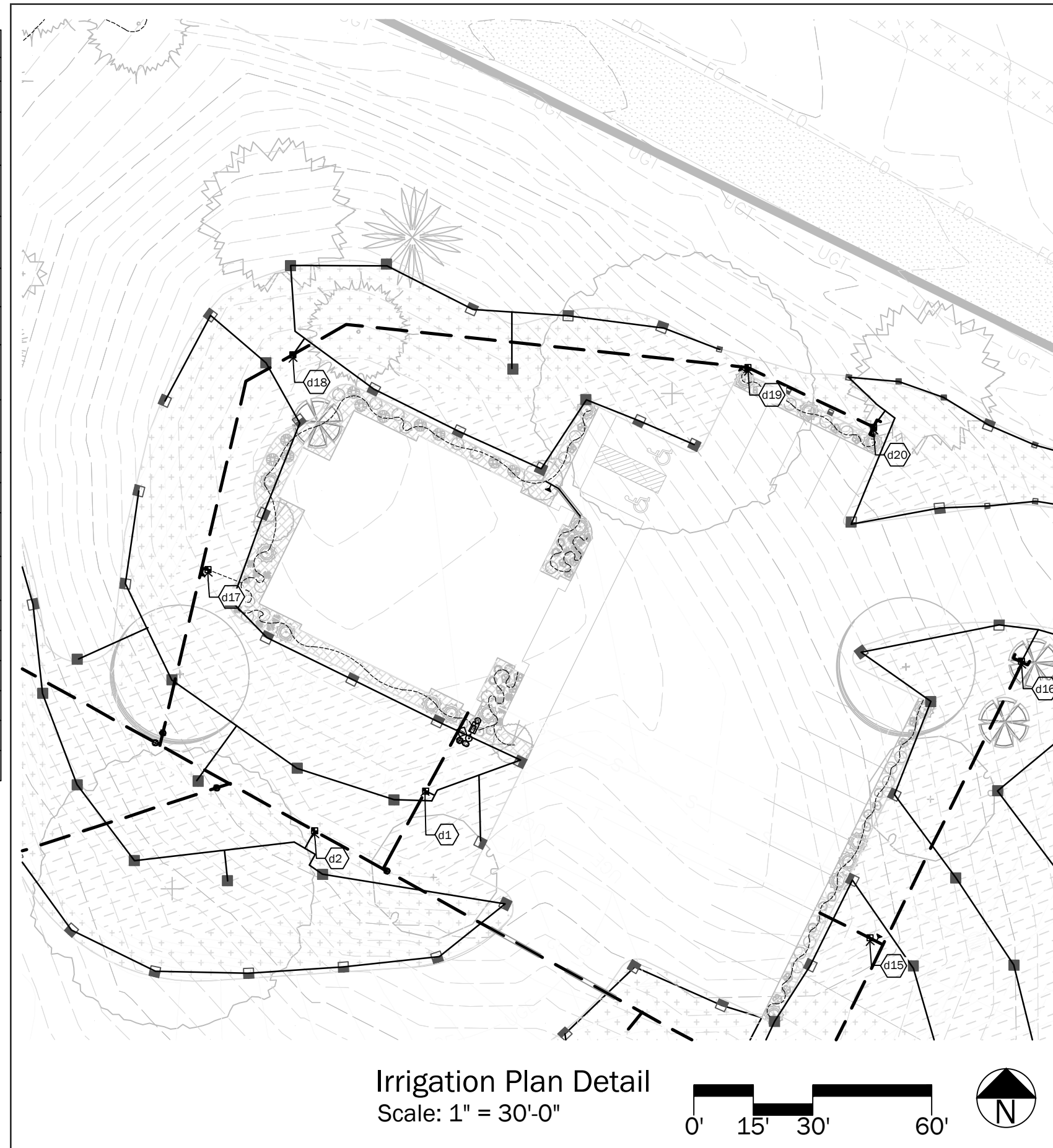


Flag Lot Inset
Scale: 1" = 50'-0"

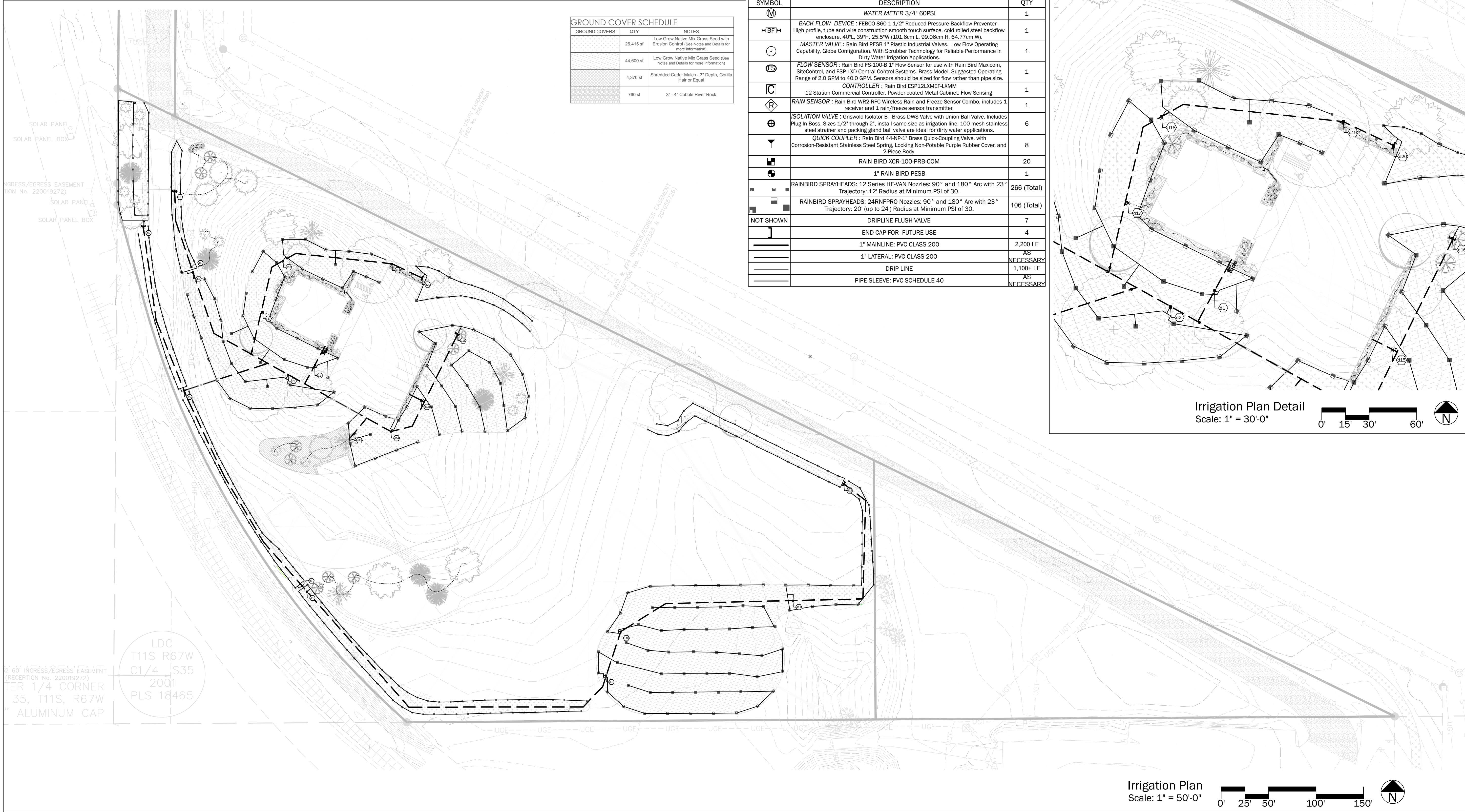


GROUND COVER SCHEDULE			
GROUND COVERS	QTY	NOTES	
	26,415 sf	Low Grow Native Mix Grass Seed with Erosion Control (See Notes and Details for more information)	
	44,600 sf	Low Grow Native Mix Grass Seed (See Notes and Details for more information)	
	4,370 sf	Shredded Cedar Mulch - 3" Depth, Gorilla Hair or Equal	
	760 sf	3" - 4" Cobble River Rock	

IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	WATER METER 3/4" 60PSI	1
	BACK FLOW DEVICE : FIBCO 860 1 1/2" Reduced Pressure Backflow Preventer - High profile, tube and wire construction smooth touch surface, cold rolled steel backflow enclosure, 40 1/2" x 39 1/2" x 25.5" W (101.6cm L, 99.06cm H, 64.77cm W)	1
	MASTER VALVE : Rain Bird PESB 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration, With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	1
	FLOW SENSOR : Rain Bird FS-100-B 1" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Brass Model. Suggested Operating Range of 2.0 GPM to 40.0 GPM. Sensors should be sized for flow rather than pipe size.	1
	CONTROLLER : Rain Bird ESP12LXMEF-LXMM 12 Station Commercial Controller. Powder-coated Metal Cabinet. Flow Sensing.	1
	RAIN SENSOR : Rain Bird WR2-RPC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1
	ISOLATION VALVE : Griswold Isolator B - Brass DWS Valve with Union Ball Valve. Includes Plug In Boss. Sizes 1/2" through 2", install same size as irrigation line. 100 mesh stainless steel strainer and packing gland ball valve are ideal for dirty water applications.	6
	QUICK COUPLER : Rain Bird 44-NP-1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Non-Potable Purple Rubber Cover, and 2-Piece Body.	8
	RAIN BIRD XCR-100-PRB-COM	20
	1" RAIN BIRD PESB	1
	RAINBIRD SPRAYHEADS: 12 Series HE-VAN Nozzles: 90° and 180° Arc with 23" Trajectory: 12" Radius at Minimum PSI of 30.	266 (Total)
	RAINBIRD SPRAYHEADS: 24RNFPRO Nozzles: 90° and 180° Arc with 23" Trajectory: 20" (up to 24") Radius at Minimum PSI of 30.	106 (Total)
NOT SHOWN	DRIPLINE FLUSH VALVE	7
	END CAP FOR FUTURE USE	4
	1" MAINLINE: PVC CLASS 200	2,200 LF
	1" LATERAL: PVC CLASS 200	NECESSARY
	DRIP LINE	1,100+ LF
	PIPE SLEEVE: PVC SCHEDULE 40	AS NECESSARY



Irrigation Plan Detail
Scale: 1" = 30'-0"



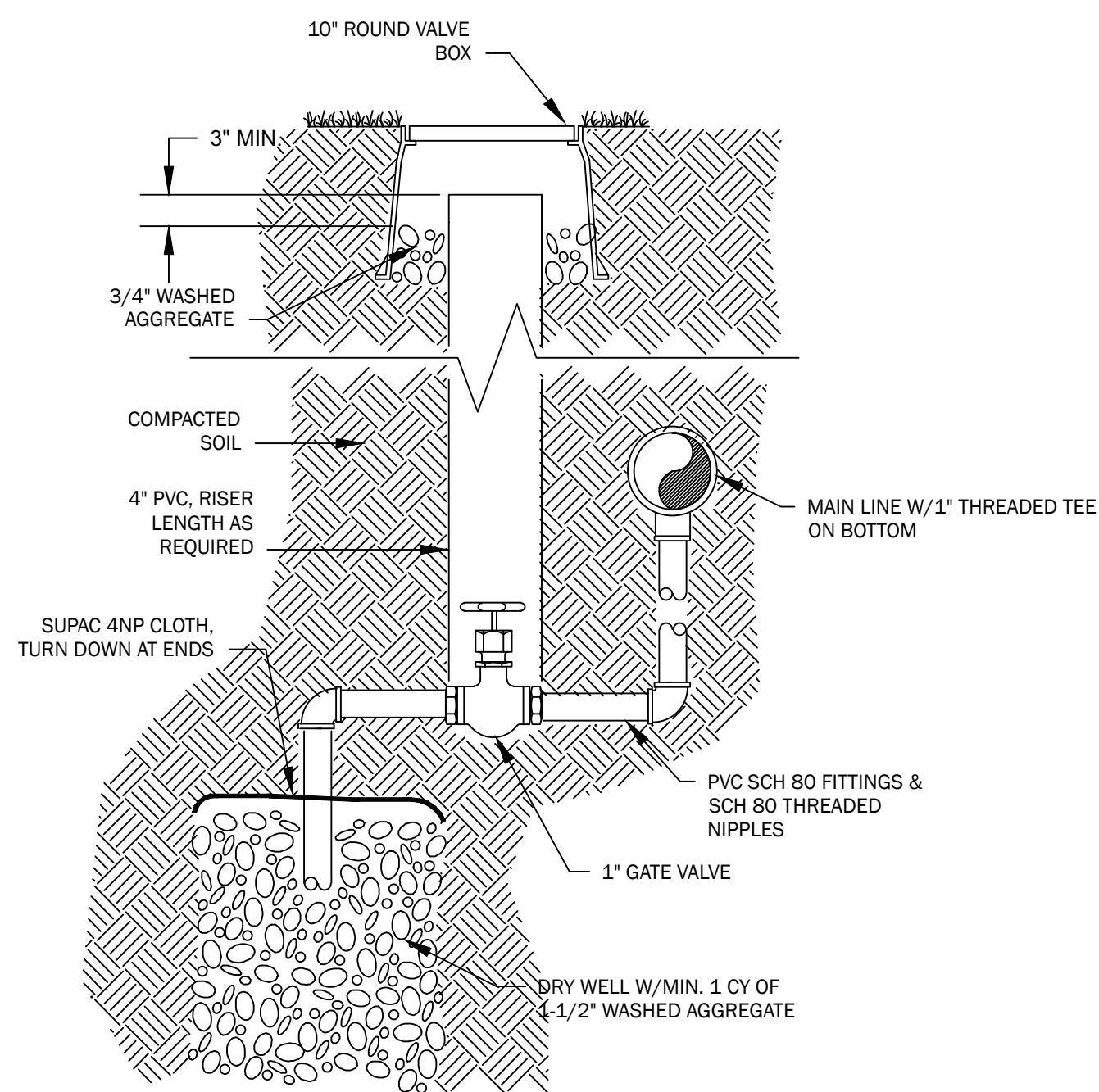
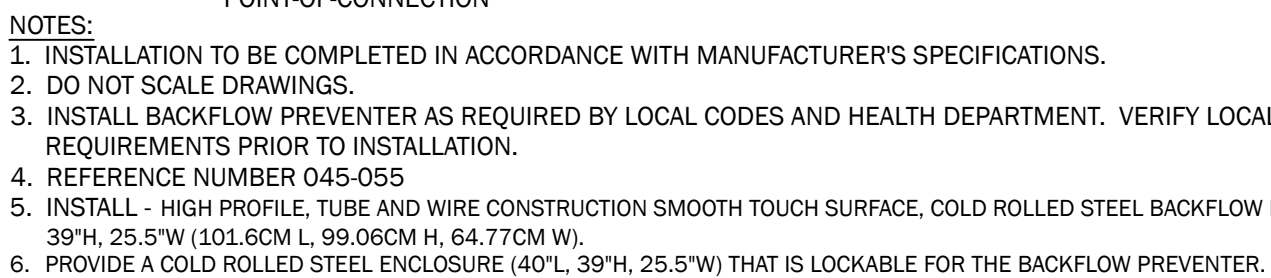
Irrigation Plan
Scale: 1" = 50'-0"



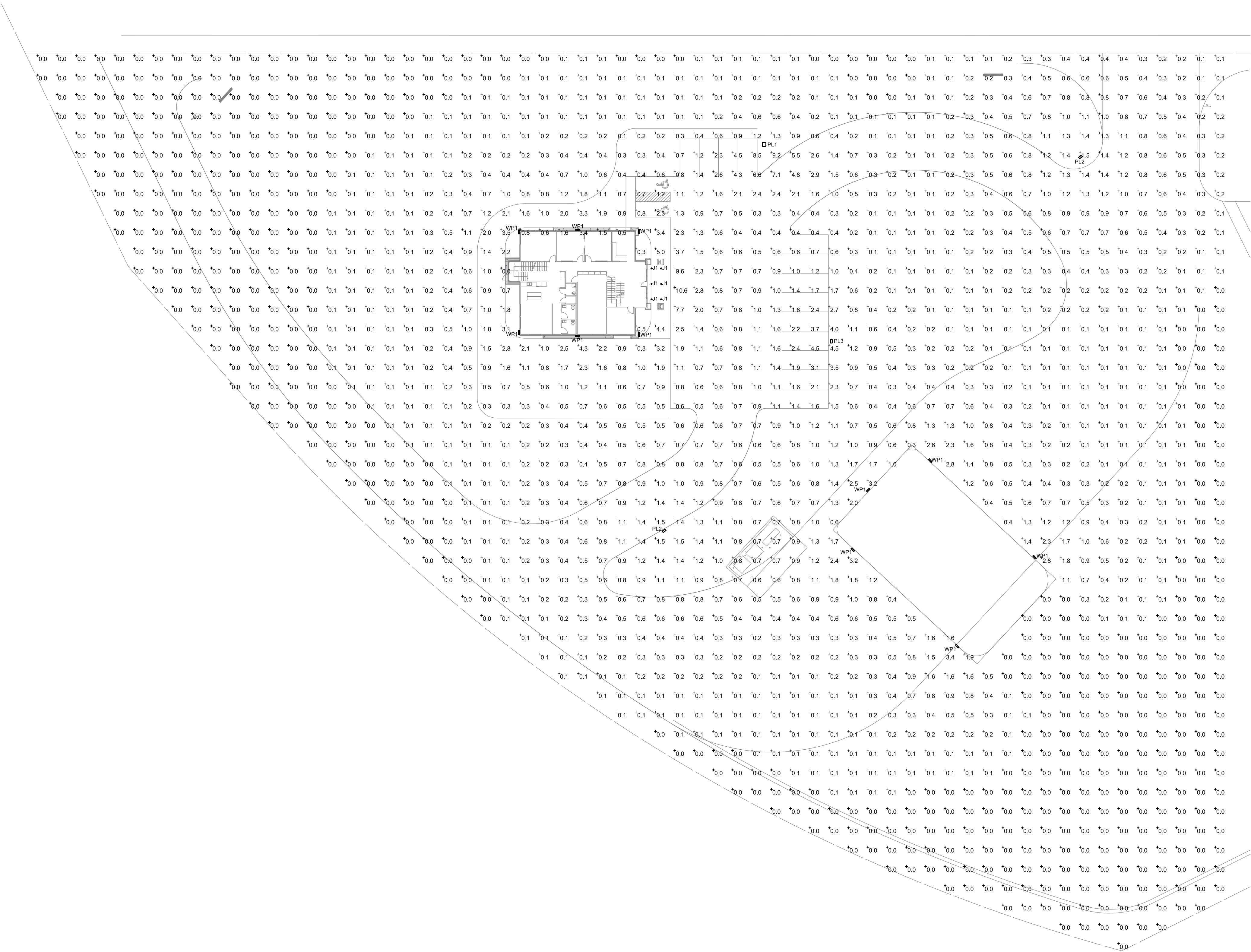
1. CONTRACTOR SHALL MAKE HIM/HERSELF AWARE OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING PLANTING, GRADING, BUILDING CONSTRUCTION, WATER DEVELOPMENT, AND SUPPLY, PRIOR TO COMMENCEMENT OF WORK. NOTE: ONE SLEEVES AND IRRIGATION STUBS FOR FUTURE WORK.
2. CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES, CONDUITS, AND STRUCTURES AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED.
3. THE IRRIGATION CONTRACT INCLUDES SUPPLYING AND INSTALLING ALL MATERIALS AND EQUIPMENT FOR A COMPLETE AUTOMATIC IRRIGATION SYSTEM. ANY ITEMS REQUIRED TO CONFORM WITH SUCH INTENT ARE CONSIDERED TO BE INCIDENTAL TO THE WORK.
4. THE IRRIGATION PLAN IS SCHEMATIC. FIELD-VERIFY ALL DIMENSIONS, EXISTING, AND PROPOSED CONDITIONS, AS REQUIRED TO PROVIDE ONE COMPLETE AND OPERABLE SYSTEM.
5. DO NOT WILLFULLY INSTALL THE SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES AND SITE GEOMETRY EXIST. SUCH DIFFERENCES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. IN THE EVENT NOTIFICATION IS NOT MADE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
6. CONTRACTOR SHALL REFER TO LANDSCAPE AND CIVIL PLANS WHEN LAYING OUT HEAD PLACEMENT AND TRENCHING.
7. ALL IRRIGATION INSTALLATION SHALL CONFORM TO LOCAL CODES.
8. SYSTEM DESIGN IS BASED UPON HAVING SUFFICIENT PRESSURE AND VOLUME OF WATER AVAILABLE AT THE FURTHEST HEAD AND DRIP EMITTER. CONTRACTOR SHALL VERIFY THE ACTUAL PSI AND GPM AVAILABILITY AND COMPATIBILITY WITH THE WATER SOURCE PRIOR TO INSTALLATION.
9. ALL PVC IRRIGATION PIPE, 2-1/2" SIZE OR SMALLER IS TO BE CLASS 200 I.P.S.; 3" SIZE PIPE TO BE SCHEDULE 40.
10. ALL DRIP IRRIGATION PIPE DOWNSTREAM FROM ELECTRIC VALVES IS TO BE 160 PSI 3408 POLYETHYLENE PIPE INSTALLED WITH INERT TYPE FITTINGS AND OETIKER DOUBLE CLAMPS.
11. ALL ELECTRICAL AND IRRIGATION SLEEVES LOCATED UNDER PAVEMENT OR RETAINING WALLS SHALL BE IN 4" DIA. SCH. 40 PVC.
12. ALL DRIP LATERALS (1") SHALL BE BURIED TO HAVE A MIN. COVER OF 10" DEPTH. ALL DRIP TUBES WITH EMITTERS SHALL BE AT SURFACE OVER THE FABRIC BUT UNDER THE MULCH.
13. LOW VOLTAGE WIRE SHALL BE 14 GAUGE. RUNS OF LOW VOLTAGE WIRE IN EXCESS OF 800' SHALL BE 12 GAUGE WIRE.
14. ALL MAINLINE PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 18". ALL LATERAL PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 12". PULLING OF PIPE 2" DIA. OR LESS IS ACCEPTABLE.
15. SLOPE MAINLINE TO DRAIN.
16. LIMIT THE USE OF FITTINGS AND INSTALL LINE SIZE FITTINGS TO ENSURE MINIMUM FRICTION LOSS IN SYSTEM.
17. CONNECT ALL SPRAY HEADS TO LATERAL PIPES USING FUNNY PIPE, CONNECT ALL ROTORS TO LATERAL PIPES WITH SWING JOINTS.
18. LOCATE SPRINKLER HEADS TO AVOID OBSTRUCTIONS THAT WILL LIMIT RADIUS OF COVERAGE, CAUSE DRY SPOTS, OVER SPRAY ON BUILDINGS, STRUCTURES AND PAVEMENTS OR OTHER WATER DAMAGE.
19. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
20. LOCATE HEADS APPROXIMATELY 2" FROM PROPOSED CURBS, WALKS AND MOWING EDGES.
21. ALL VALVES TO BE INSTALLED IN RECTANGULAR VALVE BOXES OF PROPER SIZE, DEPTH AND GRADE. PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.
22. ALL WIRING FROM THE IRRIGATION CONTROLLER TO REMOTE CONTROL VALVES SHALL BE UF-14-1 DIRECT BURIAL CABLE. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES. PROVIDE SLEEVES UNDER ALL PAVED AREAS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATION OF THE CONTROLLER, BACKFLOW PREVENTER AND CONNECTION TO WATER SOURCE TO MEET FIELD CONDITIONS. COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE AND OTHER TRADES.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL BALANCING AND ADJUSTING THE COMPLETE IRRIGATION SYSTEM, INCLUDING SPRAY HEADS, ROTORS AND DRIP LINES.
25. CONTRACTOR IS RESPONSIBLE FOR PERFORMING FIRST-YEAR WINTERIZATION AND SPRING START-UP PRIOR TO MAY 1ST, DURING THE ONE-YEAR WARRANTY PERIOD.
26. IRRIGATION WILL BE PROVIDED TO ALL TREES, SHRUBS AND PERENNIALS VIA DRIP IRRIGATION. IRRIGATION SHALL BE PROVIDED TO ALL AREAS OF TURFGRASS VIA SPRAY/ROTOR IRRIGATION. WHERE TREES ARE LOCATED WITHIN AREAS OF MEDIUM/HIGH WATER-USE TURFGRASS, ASSURE THAT THE TREES ARE PROVIDED ADEQUATE IRRIGATION. WHERE TREES ARE LOCATED WITHIN AREAS OF LOW WATER TURFGRASS, TREES SHALL BE IRRIGATED VIA DRIP IRRIGATION.
27. ALL PLANTS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM VIA DRIP IRRIGATION AT THE FOLLOWING RATES:
 - 1.1. TREES: 3-1 GPH EMITTERS
 - 1.2. SHRUBS: 2-1 GPH EMITTERS
 - 1.3. PERENNIALS AND ORNAMENTAL GRASSES: 1-1 GPH EMITTER
28. A BACKFLOW SENSOR AND BACKFLOW DEVICE SHALL BE INCLUDED IN THE IRRIGATION SYSTEM LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED BY OWNER OR MANAGEMENT COMPANY.
29. AN IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION AND APPROVED WITHIN THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER COMES FIRST.
30. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN SHALL BE SUBMITTED WITHIN NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
31. THE SHRUBS AND TREES WITHIN THE NATIVE SEED AREA WILL HAVE A PERMANENT DRIP SYSTEM TO IRRIGATE THE PLANTS.
32. FINAL INSPECTION: THE IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE ENTIRE SYSTEM TO THE OWNER'S REPRESENTATIVE, PROVING THAT ALL REMOVE CONTROL VALVES ARE PROPERLY BALANCED, THAT ALL HEADS AND EMITTERS ARE PROPERTY ADJUSTED FOR RADIUS, ARC OF COVERAGE AND EMITTER LOCATION AS IT RELATES TO INDIVIDUAL PLANTS.
33. PRIOR TO FINAL PAYMENT THE CONTRACTOR SHALL PROVIDE TO THE OWNER'S REPRESENTATIVE AN AS-BUILT PLAN AND OWNER'S MANUALS. DURING THE COURSE OF THE INSTALLATION, THE CONTRACTOR MUST RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM. THE CHANGES MUST BE MADE IN RED ON THE ORIGINAL PLAN.
34. THE CONTRACTOR'S WARRANTY THE IRRIGATION SYSTEM FOR A PERIOD OF ONE-YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. ANY SETTLEMENT THAT OCCURS DURING THIS TIME WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
35. ALL PLACES WHERE A SLEEVE IS PROVIDED, AN ADDITIONAL 2" SLEEVE SHALL BE PROVIDED FOR HOLIDAY LIGHTING.
36. LOCKABLE CAGE SHALL BE PROVIDED FOR THE BACKFLOW PREVENTER
37. FLOW RATES PROVIDED ARE ESTIMATES AND SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.

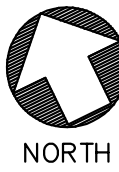


ZONE NUMBER	IRRIGATION TYPE	FLOW GPM	RUN TIME MINUTES	PRECIPITATION RATE IN/HR (per emitter)	NOTES
s1	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
s2	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
s3	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
d4	DRIP EMITTERS	0.7	20	1	PLANTING BED
d5	DRIP EMITTERS	3.1	20	1	PLANTING BED
s6	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
d7	SPRAY IRRIGATION	5.9	20	1	PLANTING BED
s8	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
s9	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
s10	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
s11	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
s12	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
d13	DRIP EMITTERS	1.2	20	1	PLANTING BED
s14	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
d15	DRIP EMITTERS	1.9	20	1	PLANTING BED
d16	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
d17	DRIP EMITTERS	3.7	20	1	PLANTING BED
d18	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT
d19	DRIP EMITTERS	3.1	20	1	PLANTING BED
d20	SPRAY IRRIGATION	5.9	20		SEED ESTABLISHMENT



LUMINAIRE SCHEDULE							8/31/2021
ID	MANUFACTURER	CATALOG NUMBER	LAMPS	INPUT WATTS	VOLTAGE	MOUNTING	COMMENTS
J1	CONTRACTOR PROVIDED/ CONTRACTOR INSTALLED	CONTRACTOR PROVIDED/ CONTRACTOR INSTALLED	LED	20 WATT ALLOWANCE	120	SUSPENDED	ENTRYWAY
PL1	LITHONIA	RSX1-LED-P2-40K-R2-MVOLT-SPA-DBX	LED	72	120	POLE	MOUNTING HEIGHT AT 20' ON 18' POLE.
PL2	LITHONIA	RSX1-LED-P2-40K-R5-MVOLT-SPA-DBX	LED	72	120	POLE	MOUNTING HEIGHT AT 20' ON 18' POLE.
PL3	LITHONIA	RSX1-LED-P2-40K-R4-MVOLT-SPA-DBX	LED	72	120	POLE	MOUNTING HEIGHT AT 20' ON 18' POLE.
WP1	KILLARK	KWPL-6-30	LED	46	120	WALL	EXTERIOR WALL PACK
GENERAL NOTES: G1. DESIGN IS BASED ON FIRST NAMED MANUFACTURER. ALTERNATE MANUFACTURERS ARE ACCEPTABLE, SUBJECT TO COMPLIANCE WITH THE SPECIFIED REQUIREMENTS, FORM, AND FUNCTION OF THE LUMINAIRE. G2. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERABLE SYSTEM. PRIOR APPROVALS WILL NOT BE PROVIDED BY ENGINEER G3. CONTRACTOR SHALL PROVIDE AND COORDINATE ALL FIXTURE MOUNTING ACCESSORIES.							



 **SITE PHOTOMETRIC PLAN**
SCALE: 1" = 30'-0"



CD CIVIL DESIGN LLC
2013 STONELEIGH TRAIL
MONUMENT, CO 80132
CDX2@GMAIL.COM 719.271.1175



DC ENGINEERING
Careful listening. Dynamic solutions.
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Phone: 208.288.2181 Project: 21WFS01



PRELIMINARY

NATIVE SUN CONSTRUCTION
PRELIMINARY/FINAL PLANNED DEVELOPMENT SITE PLAN

REVISIONS:

SCALE:
NOTED
DATE:
AUGUST 31, 2021
PROJECT NO.:
21001

SHEET NO.:
SD-9
OF: 14



Front



Back



Right



Left

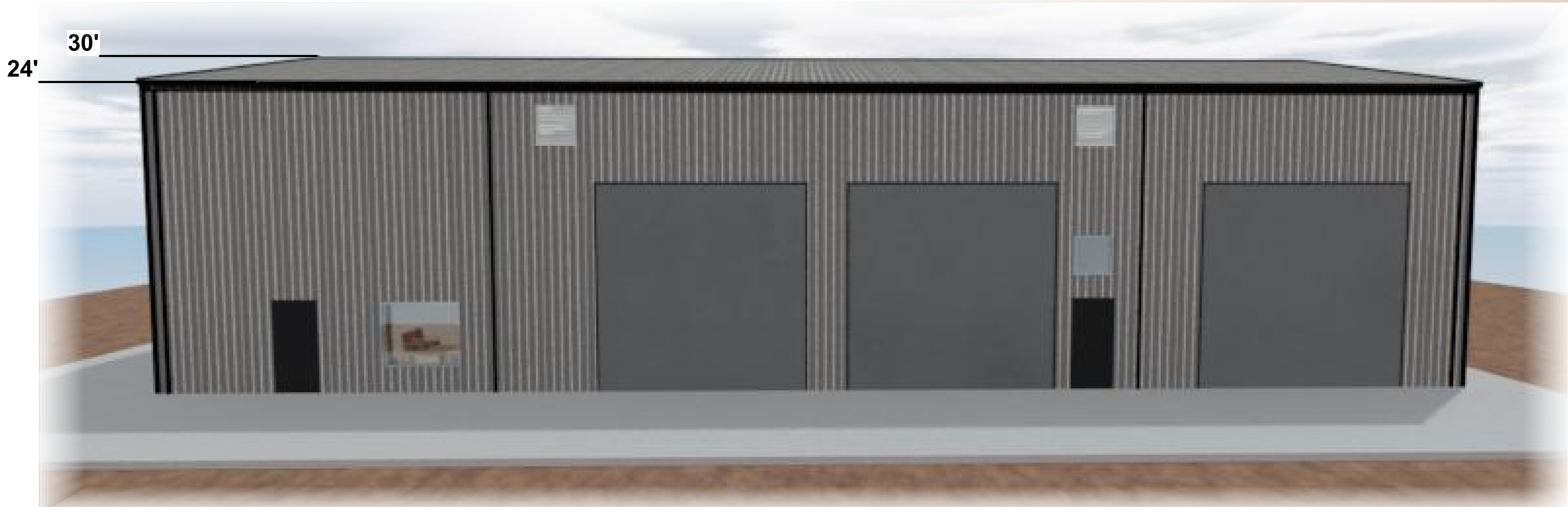


Night Lighting

- Extra Dark Bronze
- Bone White



Front



Right



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NATIVE
SUN
CONSTRUCTION

NATIVE SUN CONSTRUCTION
SITE IMPROVEMENTS, WOODCARVER ROAD PROPERTY
SHOP ELEVATIONS

REVISIONS:

SCALE:
NOTED
DATE:
PROJECT NO.:
21001

SHEET NO.:
SD-12
OF: 14

- Extra Dark Bronze
- Bone White



Right



Left



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NATIVE
SUN
CONSTRUCTION

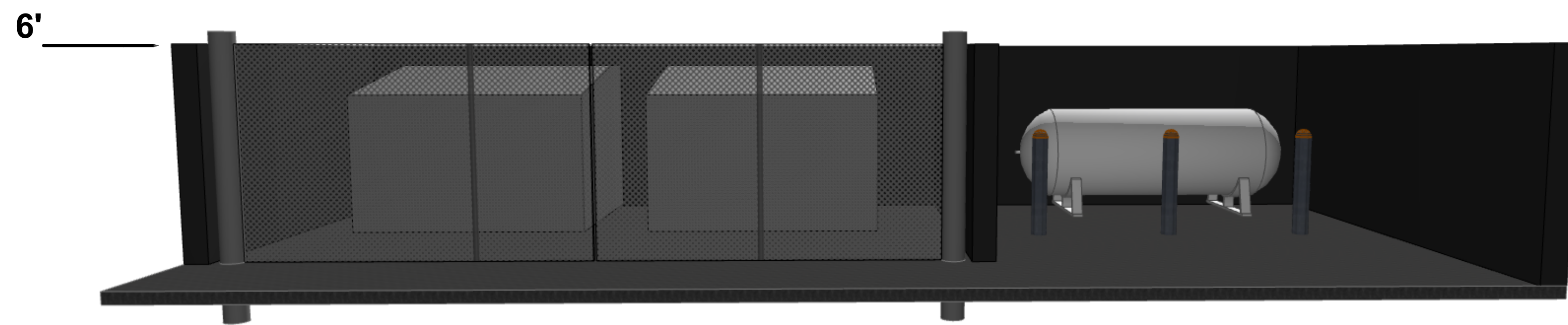
NATIVE SUN CONSTRUCTION
SITE IMPROVEMENTS, WOODCARVER ROAD PROPERTY

SHOP ELEVATIONS

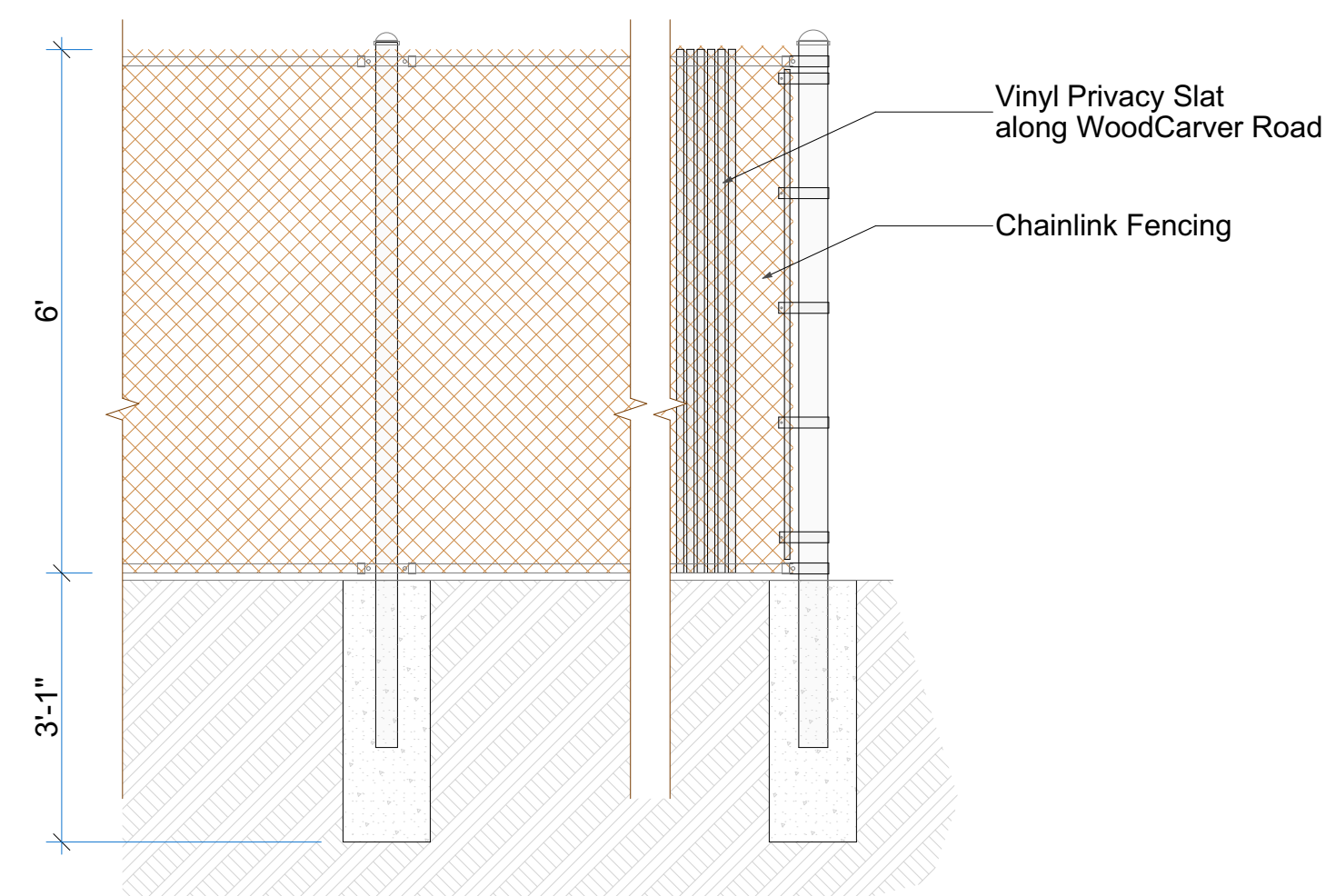
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SCALE:
NOTED
DATE:
PROJECT NO.:
21001

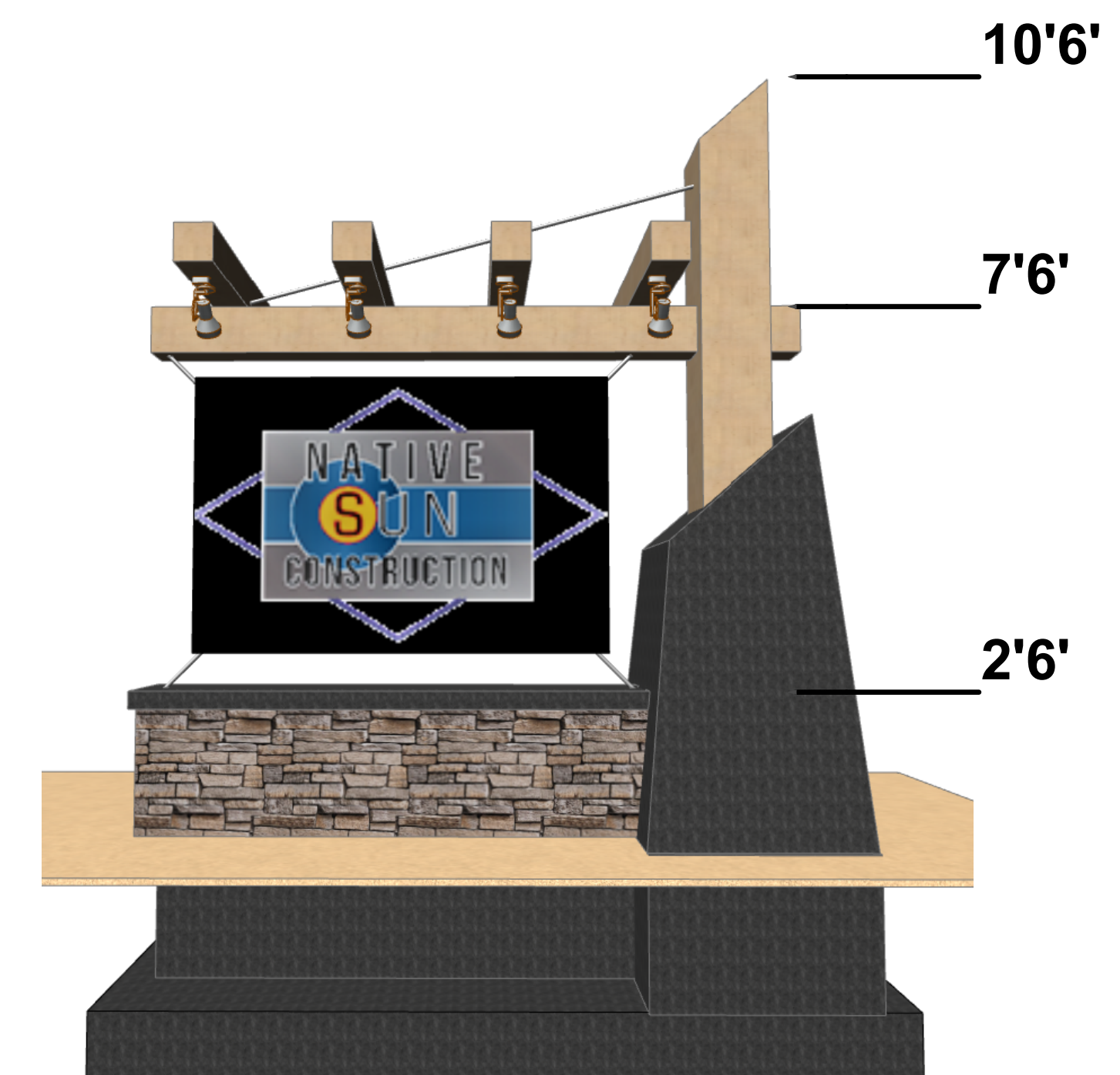
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SD-13
OF: 14



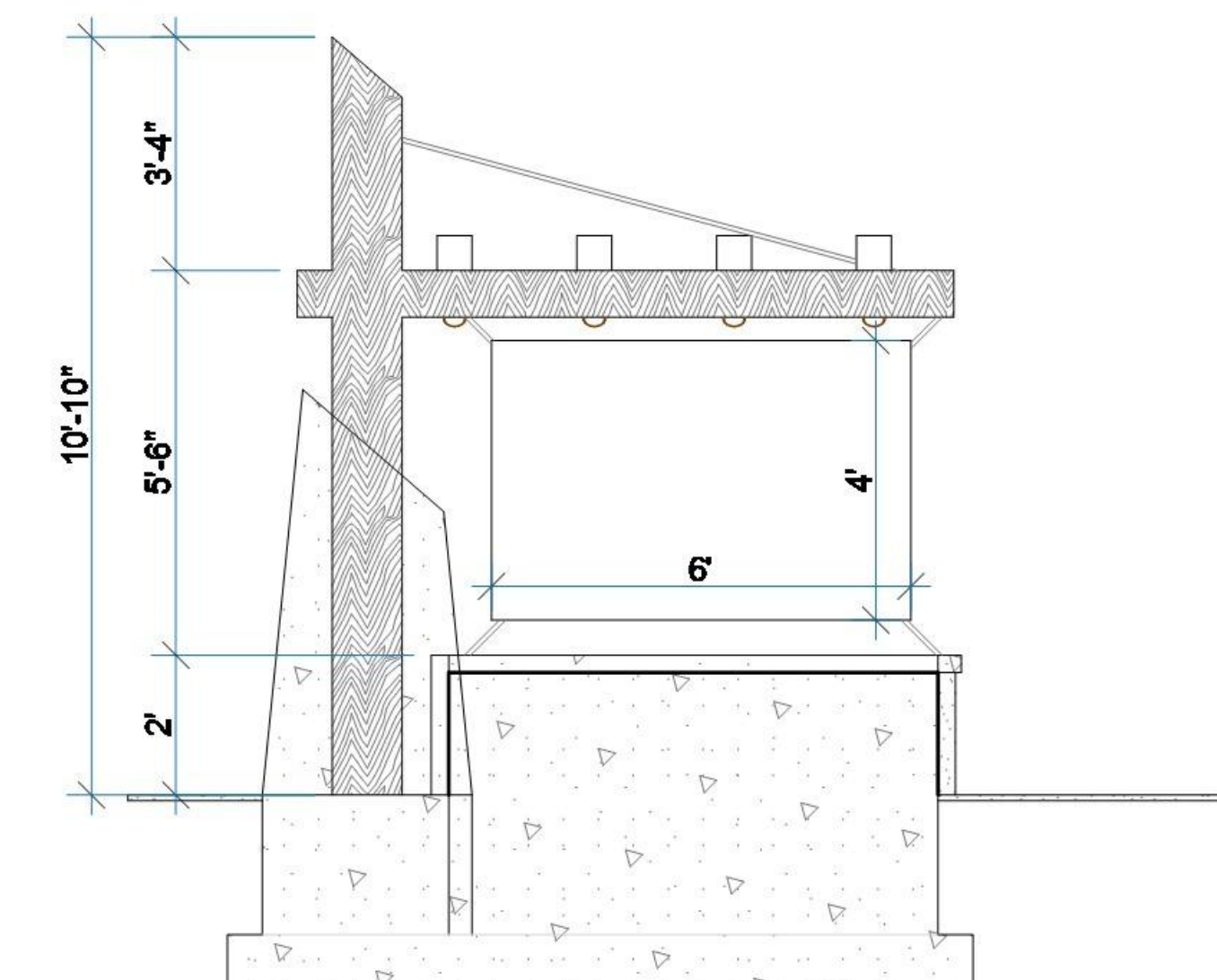
DUMPSTER ENCLOSURE



SITE FENCE



SIGN



SIGN SECTION