



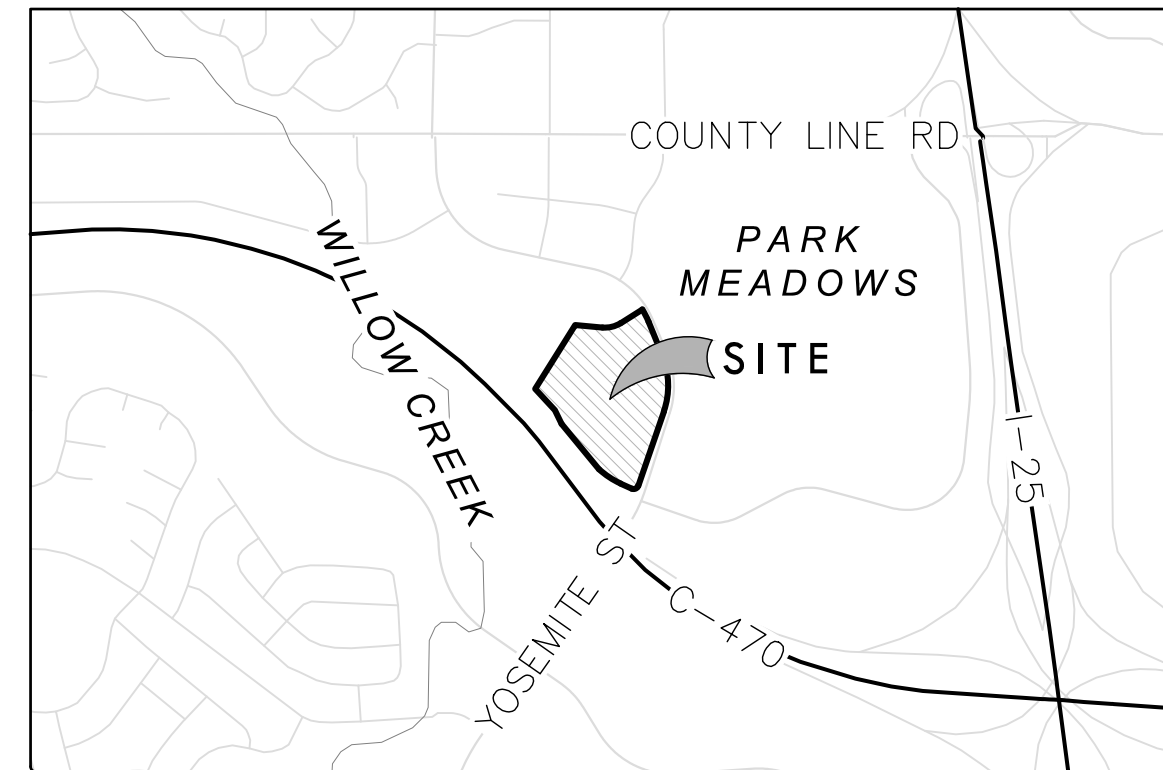
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PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
PLANNING AREA: 16.45 AC
COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007

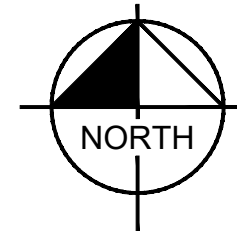
CITY OF LONE TREE GENERAL NOTES

- THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE AND DESIGN STANDARDS, INCLUDING BUT NOT LIMITED TO, PROPERTY MAINTENANCE, LIGHTING, PARKING, SIGNAGE, LANDSCAPING AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED PLANNED DEVELOPMENT PLAN, SUB-AREA PLAN, OR OTHER APPLICABLE PLAN OR AGREEMENT APPROVED BY THE CITY.
- THE APPLICANT ASSUMES RESPONSIBILITY TO ENSURE THE PROJECT IS COMPLETED IN ACCORDANCE WITH THE APPROVED SIP AND ANY ASSOCIATED MATERIALS SAMPLE BOARDS AND FURTHER ASSUMES THE RISK ASSOCIATED WITH ANY CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL. MODIFICATIONS TO STRUCTURES OR SITES MAY REQUIRE AN AMENDMENT TO THE SIP AS DETERMINED BY THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR, PER SEC. 16-27-180. UNAUTHORIZED CHANGES OR OMISSIONS MADE WITHOUT PRIOR CITY APPROVAL CORRECTIVE ACTIONS, DELAY OF PERMITS OR CITATIONS FOR ZONING VIOLATIONS WITH ASSOCIATED FINES AND LEGAL MEASURES. BUILDING PLANS SHALL CONFORM TO THE APPROVED SIP.
- WITHIN SITE TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED WITH NO SOLID STRUCTURES PERMITTED AS STATED IN THE CITY OF LONE TREE'S LANDSCAPE DESIGN GUIDELINE STANDARDS FOR LANDSCAPING. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING "NO PARKING/FIRE LANE" SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND/OR THE FIRE DISTRICT. SUCH SIGNAGE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- SITE LANDSCAPING, SITE AMENITIES AND FURNISHINGS, AND ALL SITE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, SIDEWALKS AND PARKING AREAS SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR CONSISTENT WITH THE APPROVED SIP AND THE LONE TREE MUNICIPAL CODE AND DESIGN GUIDELINES STANDARDS. SUCH MAINTENANCE SHALL INCLUDE THE REGULAR MAINTENANCE OF PET WASTE STATIONS (WHEN PRESENT), TO INCLUDE WASTE COLLECTION AND WASTE BAG REPLACEMENT. LANDSCAPE PLANTINGS MUST BE ALIVE AND ALL IRRIGATION MUST BE FUNCTIONAL. ALL MAINTENANCE OBLIGATIONS SHALL BE COMPLETED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION OR DISTRICT, AS MAY BE IDENTIFIED IN MAINTENANCE AGREEMENTS RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE.
- THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES, INCLUDING INLETS, PIPE, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SITE IMPROVEMENT PLAN IMPROVEMENTS AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER OR THE RESPONSIBLE MAINTENANCE AUTHORITY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 0042G, DATED MARCH 16, 2016, THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE INSIDE OF THE 0.2% ANNUAL CHANCE FLOOD."



VICINITY MAP

SCALE: 1" = 2000'



LEGAL DESCRIPTION

LOT 1A, BLOCK 2 [SEE NOTE BELOW], PARKWAY SUBDIVISION FILING NO.3 -3RD AMENDMENT, COUNTY OF DOUGLAS, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED MAY 29, 1996 IN BOOK 1344 AT PAGE 1660, AND EXCEPT THAT PORTION DESCRIBED IN RULE AND ORDER OF CONDEMNATION RECORDED JUNE 14TH, 2007 AT RECEPTION NO. 2007047663, DOUGLAS COUNTY RECORDS, AND EXCEPT THAT PORTION DESCRIBED IN FINAL RULE AND ORDER RECORDED MARCH 7, 2022 AT RECEPTION NO. 2022-019687, DOUGLAS COUNTY RECORDS.

PARCEL B: THE BENEFICIAL EASEMENTS DESCRIBED IN AGREEMENT FOR EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING LAND RECORDED SEPTEMBER 7, 1994 IN BOOK 1217 AT PAGE 693, AMENDMENT TO AGREEMENT FOR EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING LAND RECORDED NOVEMBER 22, 1996 IN BOOK 1388 AT PAGE 1830, SECOND AMENDMENT TO AGREEMENT FOR EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING LAND RECORDED JANUARY 8, 1999 IN BOOK 1653 AT PAGE 1349, THIRD AMENDMENT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING LAND RECORDED AUGUST 22, 2007 AT RECEPTION NO. 2007067078, AND FOURTH AMENDMENT TO AGREEMENT FOR RECEPTION NO. 2008063102, COUNTY OF DOUGLAS, STATE OF COLORADO. FOR INFORMATIONAL PURPOSES: TAX ID NO.: R0617340

[SURVEYOR'S NOTE: THE LEGAL DESCRIPTION IN TITLE COMMITMENT NO. 100-N0040966-010-T02 DOES NOT INCLUDE THE BLOCK NUMBER. THE BLOCK NUMBER IS INCLUDED ABOVE]

BENCHMARK:

ELEVATIONS RE BASED UPON ARAPAHOE COUNTY VERTICAL CONTROL POINT "UAP2 19" A 3-1/4" ALUMINUM CAP IN THE MEDIAN OF E. COUNTY LINE ROAD (ELEVATION = 5735.89 NAVD 88)

BASIS OF BEARING:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE WESTERLY NORTH LINE OF LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO. 3 - 3RD AMENDMENT WITH AN ASSUMED BEARING OF N 30°26'33" E, A DISTANCE OF 524.41 FEET, AS MONUMENTED AT THE WESTERLY END BY A FOUND 1" YELLOW PLASTIC CAP, ILLEGIBLE, AND AT THE EASTERLY END BY A FOUND NAIL WITH WASHER STAMPED "PLS 23899"

ENGINEERING CERTIFICATION NOTE

THESE CONSTRUCTION PLANS FOR RETAIL FURNITURE, LOT 1A, BLOCK 2, PARKWAY SUBDIVISION FILING NO.3 - 3RD AMENDMENT WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF DOUGLAS COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

SHANNON L. PETERSEN, P.E.
KIMLEY-HORN

SITE DATA TABLE			
ZONING: C-2 (COMMERCIAL)			
GROSS SITE AREA = 716,396 SF / PROJECT SITE AREA = 331,016 SF			
ITEM	SQUARE FOOTAGE (GROSS / PROJECT)	% OF GROSS SITE	% OF PROJECT SITE
TOTAL BUILDING FOOTPRINT	171,130 SF / 68,125 SF	23.89%	24.75%
PARKING/ROADS	344,573 SF / 169,612 SF	48.10%	51.24%
LANDSCAPED/HARDSCAPED AREAS			
LANDSCAPED AREA	164,560 SF / 68,091 SF	22.97%	20.57%
HARDSCAPED AREA	36,133 SF / 11,393 SF	5.04%	3.44%
LAWN/TURF AREA	0	-	-
NATIVE SEED AREA	0	-	-
NATURAL AREA RETAINED	0	-	-
BUILDING SIZE			
TOTAL FLOOR AREA	171,130 SF / 81,920 SF	-	-
PARKING			
	REQUIRED (GROSS / PROJECT)	PROVIDED (GROSS / PROJECT)	
STANDARD SPACES	571 / 273	830 / 346	-
ACCESSIBLE SPACES	11 / 7	22 / 10	-
VAN ACCESSIBLE SPACES	1 / 1	6 / 2	-
BICYCLE SPACES	11 / 5	5 / 5	-
DELIVERY/LOADING SPACES	-	7 / 4	-

PARKING CALCULATION TABLE			
	NUMBER OF UNITS/TOTAL SF	REQUIRED PARKING (PER UNIT OR SF)	TOTAL REQUIRED (PER USE TYPE)
USE TYPE: RETAIL, HOME IMPROVEMENT SUPERSTORE	68,125 SF	1 SPACE/ 300 SQ. FT.	273
NO. OF EMPLOYEES ON MAX SHIFT	40 EMPLOYEES	-	-
		TOTAL PARKING REQUIRED	-
	PERCENTAGE REDUCTION	N/A	N/A
	STANDARD SPACES	273	346
	ADA SPACES	7	10
	VAN ACCESSIBLE	1	2
	BYCICLE SPACES	5	5
	TOTAL PARKING PROVIDED		356

SHEET INDEX		ISSUED			
SHEET NO.		04/28/23	1	2	3
1	COVER SHEET	•			
2	SURVEY	•			
3	SURVEY	•			
4	SITE PLAN	•			
5	DETAILED SITE ACCESS AND PARKING PLAN	•			
6	OVERALL GRADING PLAN	•			
7	DETAILED GRADING PLAN	•			
8	UTILITY PLAN	•			
9	STANDARD DETAILS	•			
10	SITE FURNISHINGS	•			
11	LANDSCAPING PLAN	•			
12	LANDSCAPE NOTES	•			
13	LANDSCAPE NOTES	•			
14	LANDSCAPE DETAILS	•			
15	IRRIGATION PLAN	•			
16	IRRIGATION NOTES	•			
17	IRRIGATION DETAILS	•			
18	AUTOTURN EXHIBIT	•			
19	BUILDING ELEVATIONS	•			
20	BUILDING RENDERINGS	•			
21	ENCLOSURE DETAILS	•			
22	MATERIALS & FINISHES	•			
23	BUILDING PHOTOMETRIC PLAN	•			
24	LIGHTING SPECIFICATIONS	•			

CONTACTS

OWNER/DEVELOPER
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DANIEL ROPPOLI
2500 WINDY RIDGE PARKWAY SE
ATLANTA, GA 30339
(404) 655-9774

ENGINEER
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SHANNON PETERSEN, P.E.
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SUITE 1500
DENVER, CO 80237
(720) 504-0942

LANDSCAPE ARCHITECT
KIMLEY-HORN
EMILY JAGELS MCKEE, PLA
4582 SOUTH ULSTER STREET,
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SBLM ARCHITECTS
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SURVEYOR
KIMLEY-HORN
DARREN WOLTERSTORFF, P.L.S.
4582 SOUTH ULSTER STREET,
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DENVER, CO 80237
(303) 228-2300

APPROVAL CERTIFICATE

THIS SITE IMPROVEMENT PLAN AMENDMENT WAS APPROVED FOR FILING BY THE CITY PLANNING COMMISSION OF LONE TREE, CO, ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

SITE IMPROVEMENT PLAN [INSERT SIP NO.] IS AMENDED BY THIS SITE IMPROVEMENT PLAN AMENDMENT SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL SITE IMPROVEMENT PLAN RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, RECEPTION #_____.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, CUTTERS, SIDEWALKS, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY SITE SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT CAN OR WILL BE ISSUED.

(SIGNATURE)

KEVIN SHANE, PLANNING COMMISSION CHAIR, CITY OF LONE TREE

ABBREVIATIONS

APPD APPROVED	FG FINISH GRADE	NW NORTHWEST	SE SOUTHEAST
APPROX APPROXIMATE	FL FLOW LINE	OD OUTSIDE DIAMETER	SF SQUARE FEET
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	FO FIBER OPTIC	PC POINT OF CURVATURE	SS SANITARY SEWER
BLVD BOULEVARD	G GAS	PCC PORTLAND CEMENT CONCRETE	ST STORM SEWER
BW FINISH GRADE AT BOTTOM OF WALL	HP HIGH POINT	POC POINT ON CURVE	STA STATION
CDOT COLORADO DEPARTMENT OF TRANSPORTATION	ID INSIDE DIAMETER	PP POLYPROPYLENE	SW SIDEWALK OR SOUTHWEST
COM COMMUNICATIONS	IRR IRRIGATION	PRC POINT OF REVERSE CURVE	SY SQUARE YARDS
CTV CABLE TELEVISION	LF LINEAR FEET	PSI POUNDS PER SQUARE INCH	T TELEPHONE
CY CUBIC YARDS	LP LOW POINT	PT POINT OF TANGENCY	TC TOP OF CURB
E EAST OR ELECTRIC	LS LUMP SUM	PVC POLYVINYL CHLORIDE	TW FINISH GRADE AT TOP OF WALL
EA EACH	LT LEFT	RCP REINFORCED CONCRETE PIPE	TYP TYPICAL
EL ELEVATION	LT LEFT	RD ROOF DRAIN	VAR VARIES
ELEC ELECTRIC	MAX MAXIMUM	REV REVISION	W WATER OR WEST
EOP EDGE OF PAVEMENT	MH MANHOLE	ROW RIGHT-OF-WAY	
EX EXISTING	MIN MINIMUM	RT RIGHT	
FFE FINISH FLOOR ELEVATION	N NORTH	S SOUTH	
	NE NORTHEAST	SB SOUTHBOUND	
	NO NUMBER	SD STORM DRAIN	
	NTS NOT TO SCALE		

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6200 South Syracuse Way, Suite 500
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PARKWAY SUBDIVISION FILING NO. 3,
THIRD AMENDMENT, LOT 1A, BLOCK 2
CITY OF LONE TREE, COUNTY OF DOUGLAS
SITE IMPROVEMENT PLAN
COVER SHEET

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PROJECT NO.
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1 OF 24

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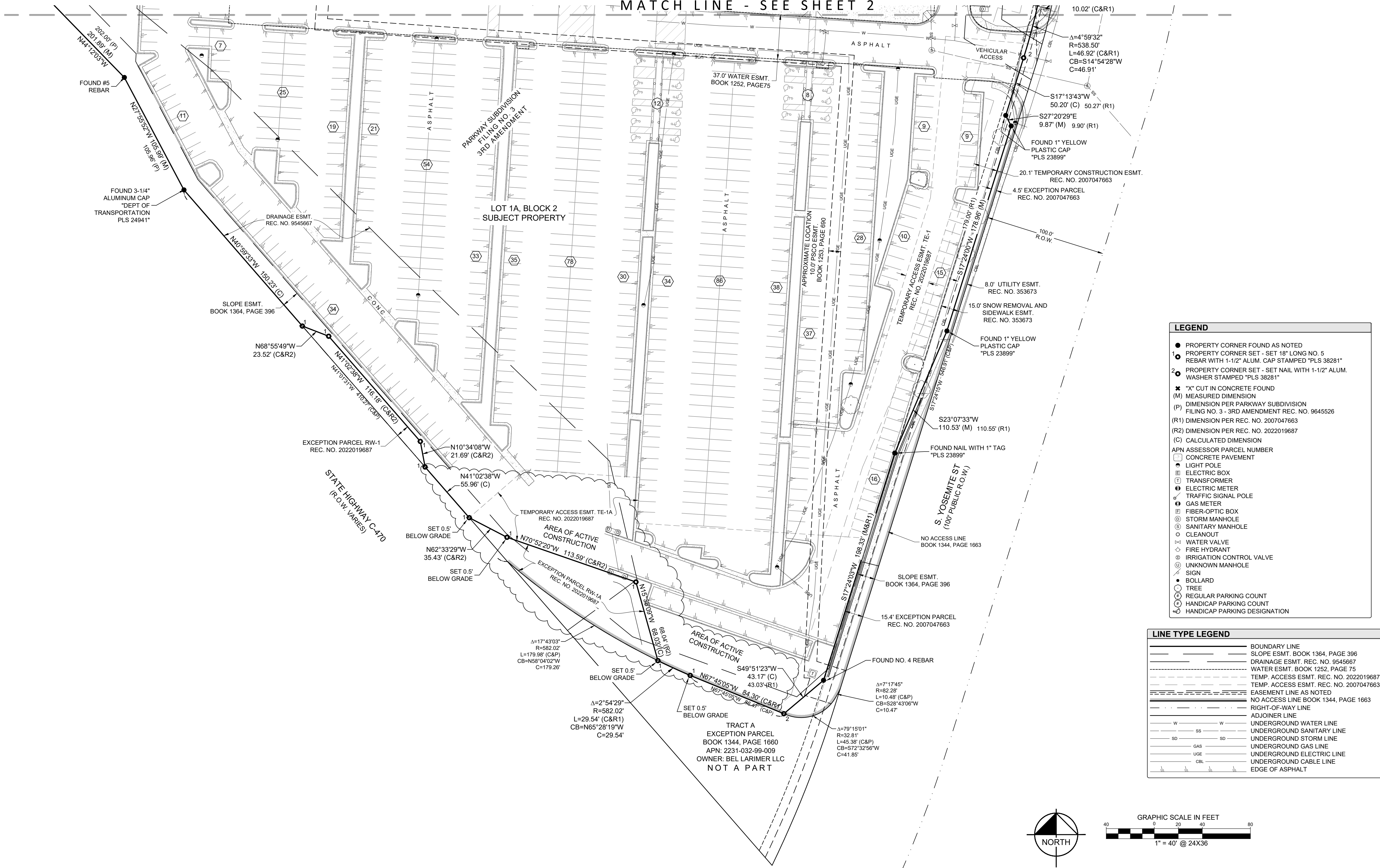
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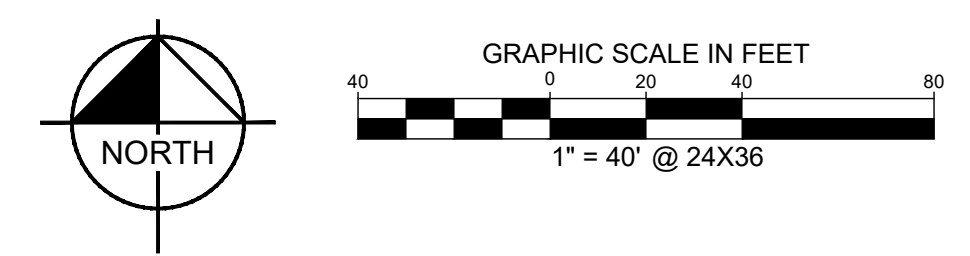
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 LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 PLANNING AREA: 16.45 AC
 COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007

MATCH LINE - SEE SHEET 2



LEGEND	
●	PROPERTY CORNER FOUND AS NOTED
○	PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "PLS 38281"
○	PROPERTY CORNER SET - SET NAIL WITH 1-1/2" ALUM. WASHER STAMPED "PLS 38281"
✕	"X" CUT IN CONCRETE FOUND
(M)	MEASURED DIMENSION
(P)	DIMENSION PER PARKWAY SUBDIVISION FILING NO. 3 - 3RD AMENDMENT REC. NO. 9645526
(R1)	DIMENSION PER REC. NO. 2007047663
(R2)	DIMENSION PER REC. NO. 2022019687
(C)	CALCULATED DIMENSION
APN ASSESSOR PARCEL NUMBER	"PLS 23899"
□	CONCRETE PAVEMENT
●	LIGHT POLE
□	ELECTRIC BOX
□	TRANSFORMER
●	ELECTRIC METER
▲	TRAFFIC SIGNAL POLE
●	GAS METER
□	FIBER-OPTIC BOX
⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
○	CLEANOUT
○	WATER VALVE
○	FIRE HYDRANT
○	IRRIGATION CONTROL VALVE
○	UNKNOWN MANHOLE
○	SIGN
●	BOLLARD
○	TREE
○	REGULAR PARKING COUNT
○	HANDICAP PARKING COUNT
○	HANDICAP PARKING DESIGNATION

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	SLOPE ESMT. BOOK 1364, PAGE 396
---	DRAINAGE ESMT. REC. NO. 9545667
---	WATER ESMT. BOOK 1252, PAGE 75
---	TEMP. ACCESS ESMT. REC. NO. 2022019687
---	TEMP. ACCESS ESMT. REC. NO. 2007047663
---	EASEMENT LINE AS NOTED
---	NO ACCESS LINE BOOK 1344, PAGE 1663
---	RIGHT-OF-WAY LINE
---	ADJOINER LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND STORM LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND CABLE LINE
---	EDGE OF ASPHALT



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DESIGNED BY: SLP
 DRAWN BY: JAQ
 CHECKED BY: SLP
 DATE: 04/28/2023

**PARKWAY SUBDIVISION FILING NO. 3,
 THIRD AMENDMENT, LOT 1A, BLOCK 2**
 CITY OF LONE TREE, COUNTY OF DOUGLAS
 SITE IMPROVEMENT PLAN
 SURVEY

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3 OF 24

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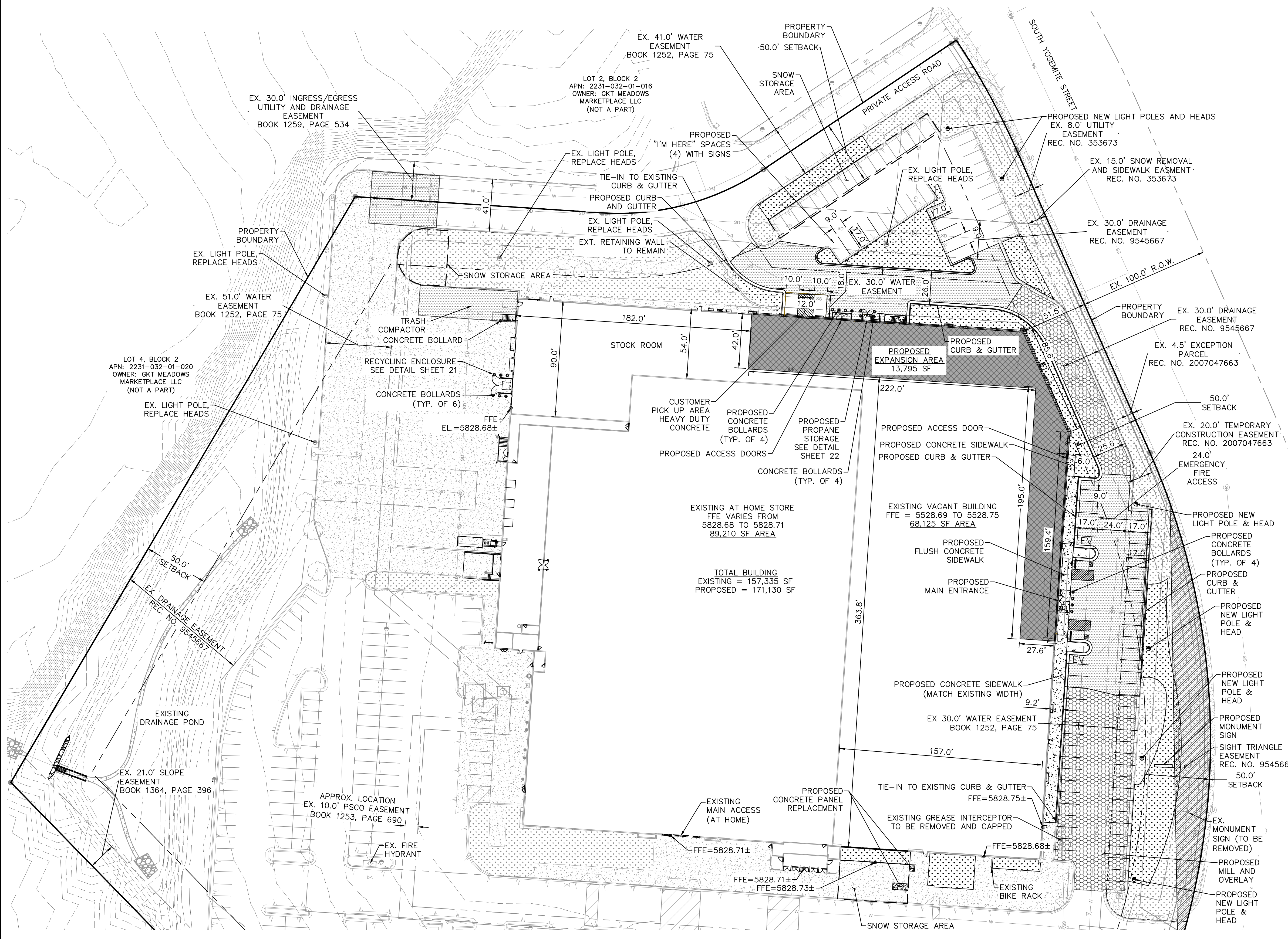


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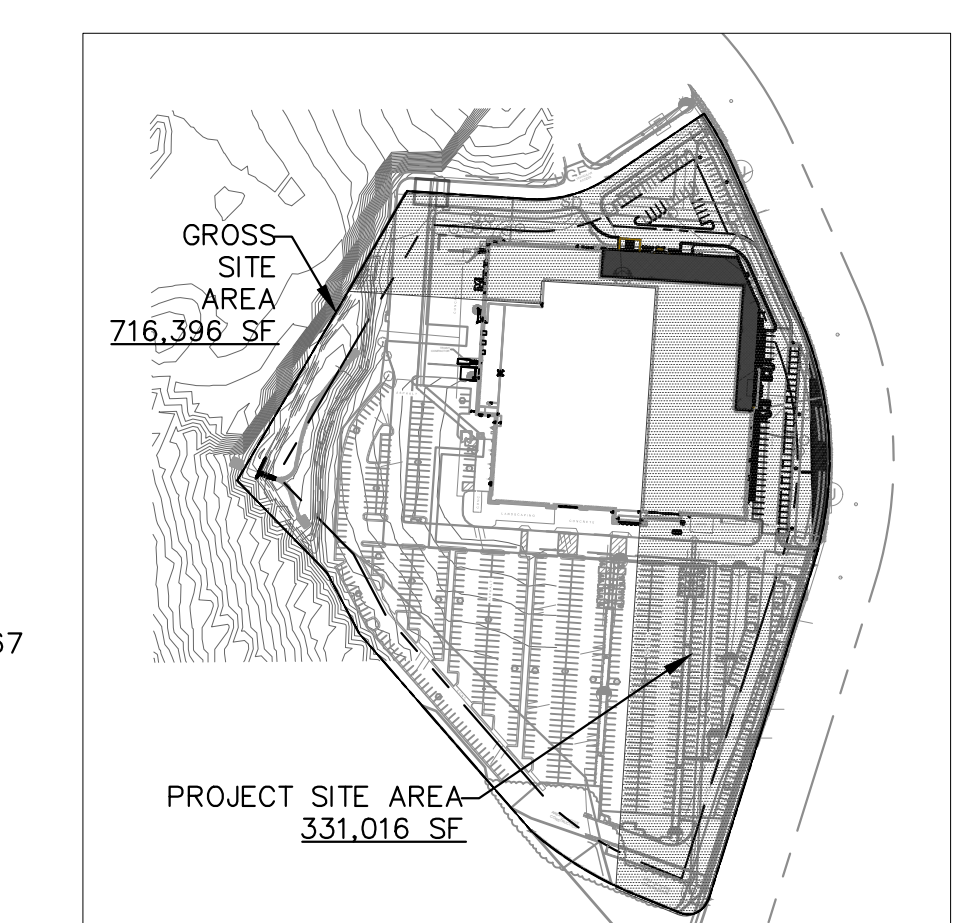
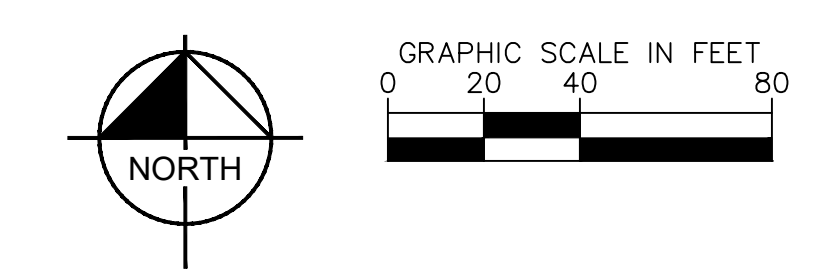
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- LEGEND:**
- EXISTING LANDSCAPE
 - PROPOSED LANDSCAPE
 - PROPOSED MILL & OVERLAY
 - PROPOSED RECONSTRUCTION
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED EXPANSION AREA
 - EXISTING EASEMENTS
 - PROPERTY LINE
 - EXISTING FIRE HYDRANT ASSEMBLY
 - EXISTING WATER MAIN
 - EXISTING GAS MAIN
 - EXISTING STORM STRUCTURES
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY MANHOLE
 - PROPOSED SIGHT TRIANGLE
 - EXISTING RIGHT-OF-WAY
 - PROPOSED LIGHT POLE/HEAD REPLACEMENT
 - EXISTING LIGHT POLE TO REMAIN
 - NUMBER OF PARKING STALLS
 - SNOW STORAGE



OVERALL SITE PLAN
SCALE: 1"=300'

REVISION	BY	DATE

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DESIGNED BY: SLP
DRAWN BY: JAQ
CHECKED BY: SLP
DATE: 04/28/2023

**PARKWAY SUBDIVISION FILING NO. 3,
THIRD AMENDMENT, LOT 1A, BLOCK 2**
CITY OF LONE TREE, COUNTY OF DOUGLAS
SITE IMPROVEMENT PLAN
SITE PLAN

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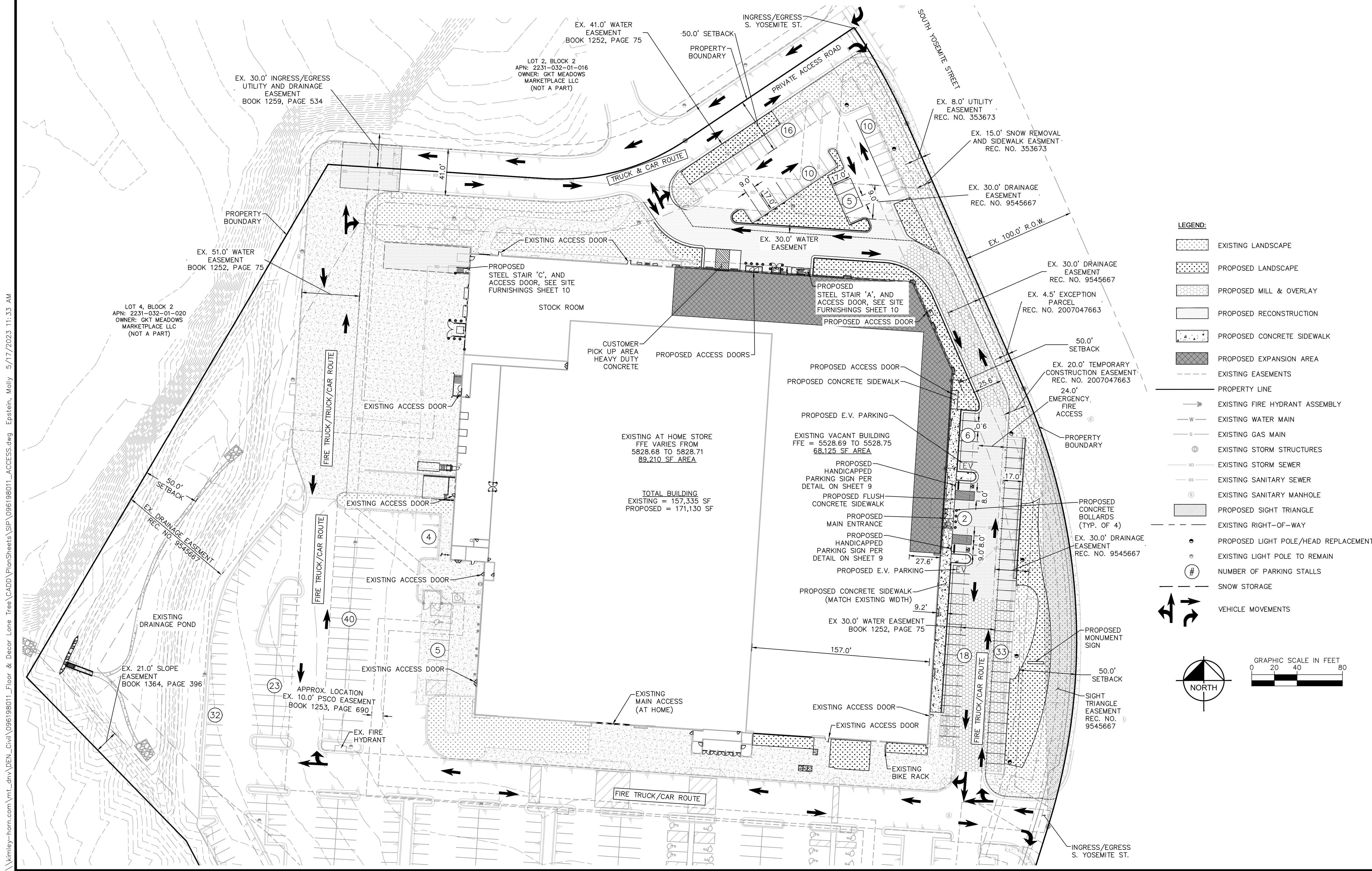
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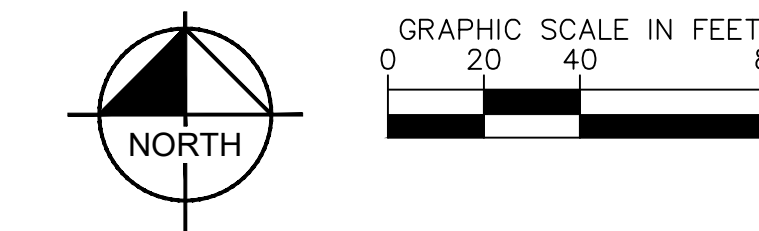
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PLANNING AREA: 16.45 AC
COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007



- LEGEND:**
- EXISTING LANDSCAPE
 - PROPOSED LANDSCAPE
 - PROPOSED MILL & OVERLAY
 - PROPOSED RECONSTRUCTION
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED EXPANSION AREA
 - EXISTING EASEMENTS
 - PROPERTY LINE
 - EXISTING FIRE HYDRANT ASSEMBLY
 - EXISTING WATER MAIN
 - EXISTING GAS MAIN
 - EXISTING STORM STRUCTURES
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY MANHOLE
 - PROPOSED SIGHT TRIANGLE
 - EXISTING RIGHT-OF-WAY
 - PROPOSED LIGHT POLE/HEAD REPLACEMENT
 - EXISTING LIGHT POLE TO REMAIN
 - NUMBER OF PARKING STALLS
 - SNOW STORAGE
 - VEHICLE MOVEMENTS



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CHECKED BY: SLP
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**PARKWAY SUBDIVISION FILING NO. 3,
THIRD AMENDMENT, LOT 1A, BLOCK 2**
CITY OF LONE TREE, COUNTY OF DOUGLAS
SITE IMPROVEMENT PLAN
DETAILED SITE ACCESS AND PARKING PLAN

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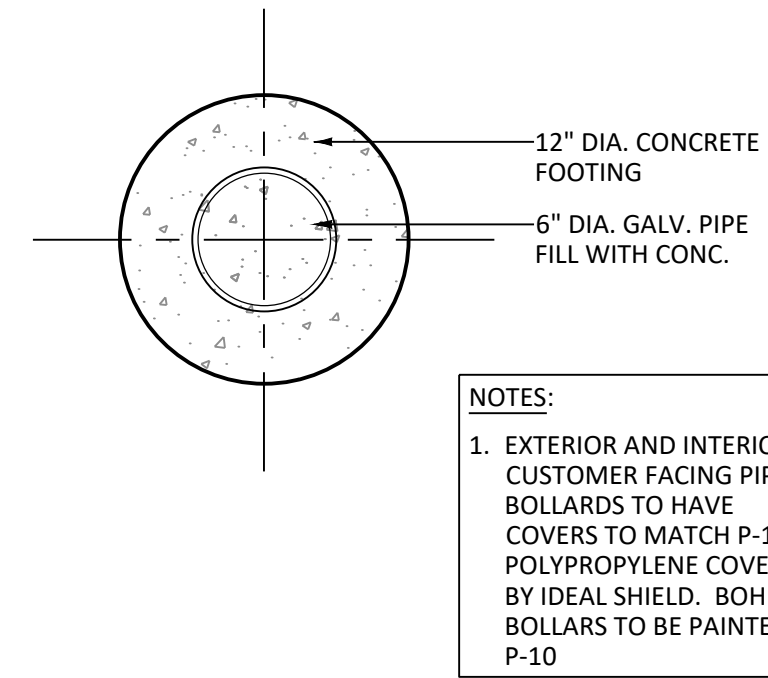
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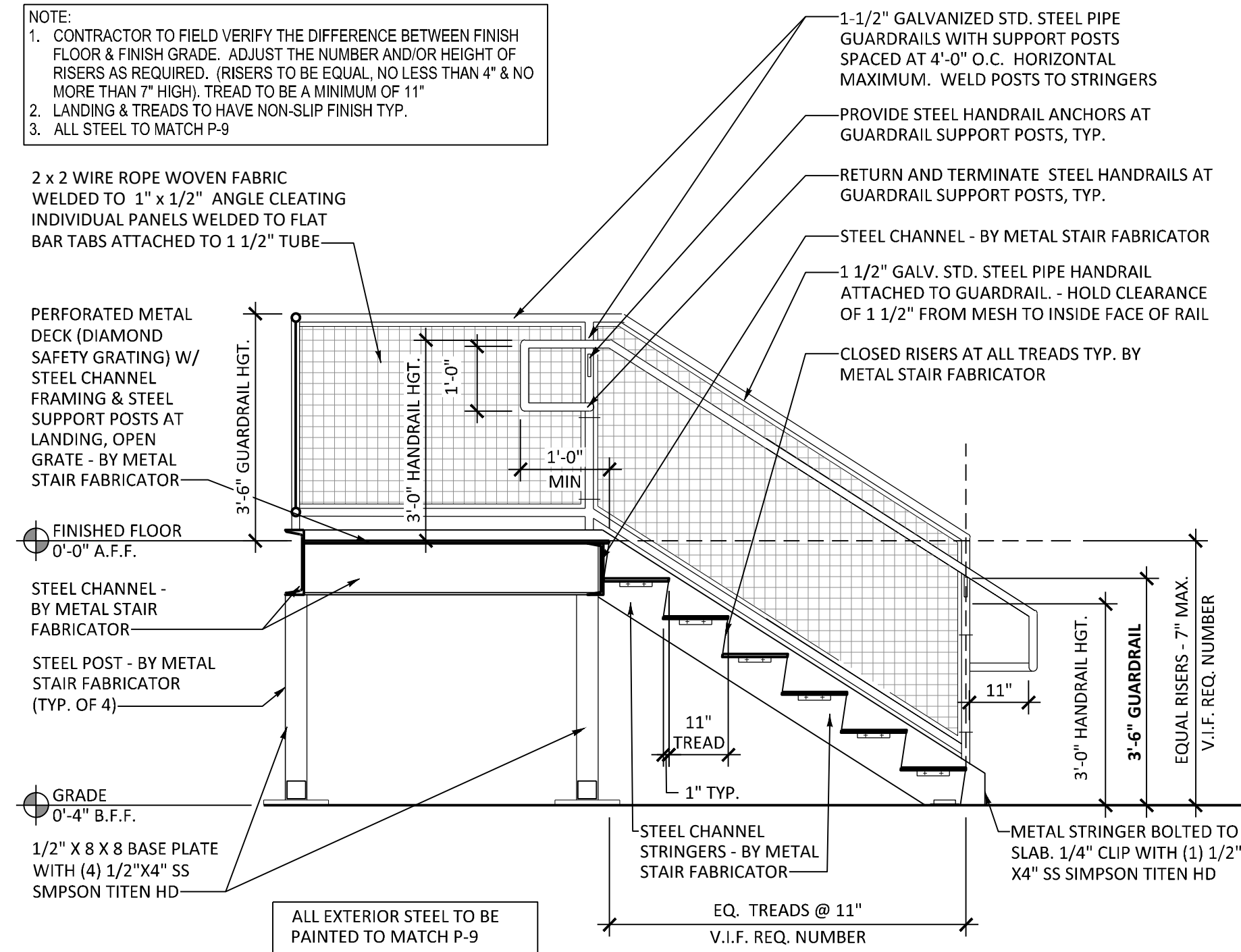
PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 PLANNING AREA: 16.45 AC
 COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007



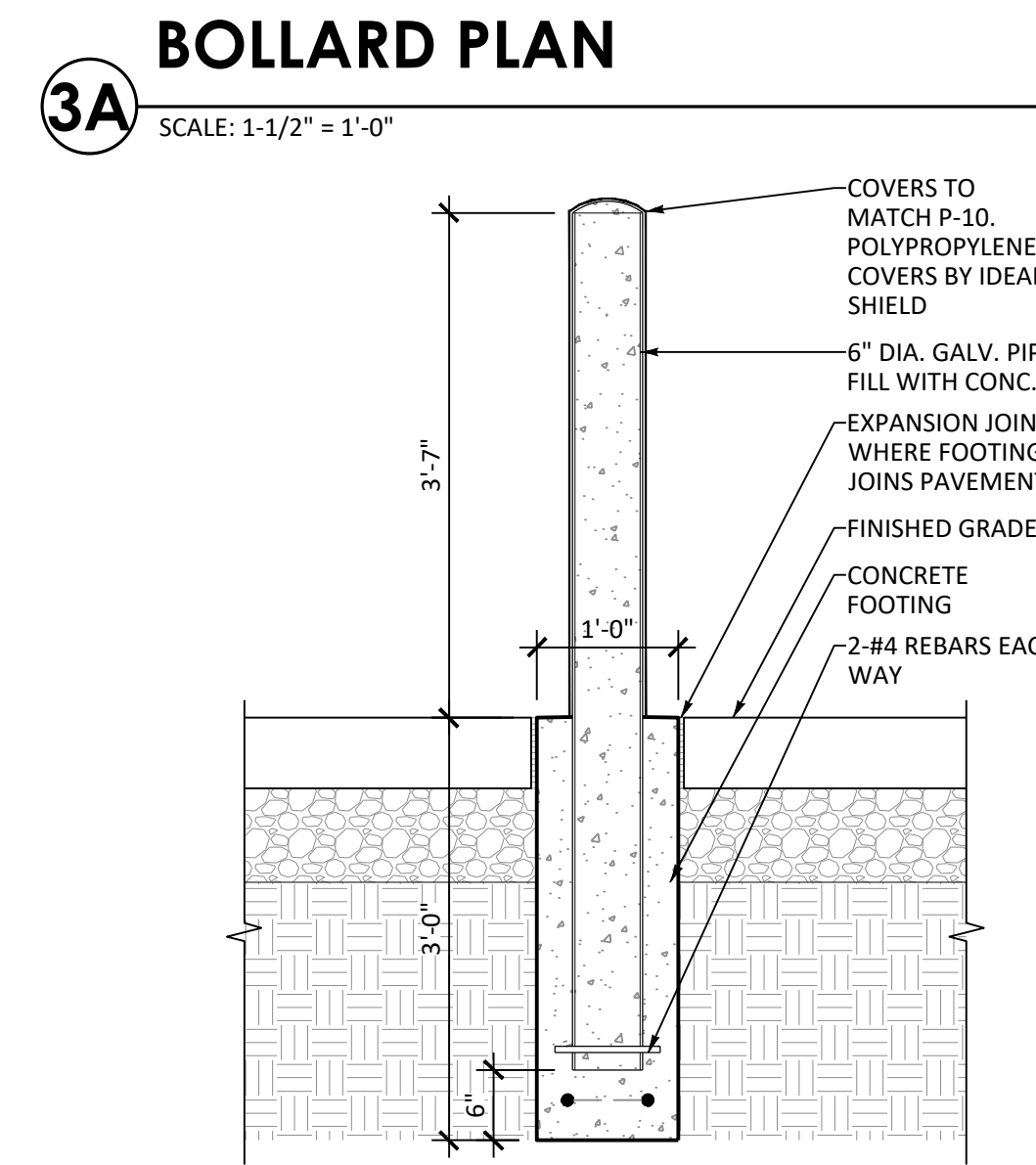
NOTES:
 1. EXTERIOR AND INTERIOR CUSTOMER FACING PIPE BOLLARDS TO HAVE COVERS TO MATCH P-10. POLYPROPYLENE COVERS BY IDEAL SHIELD. BOTH BOLLARDS TO BE PAINTED P-10

KEYNOTES

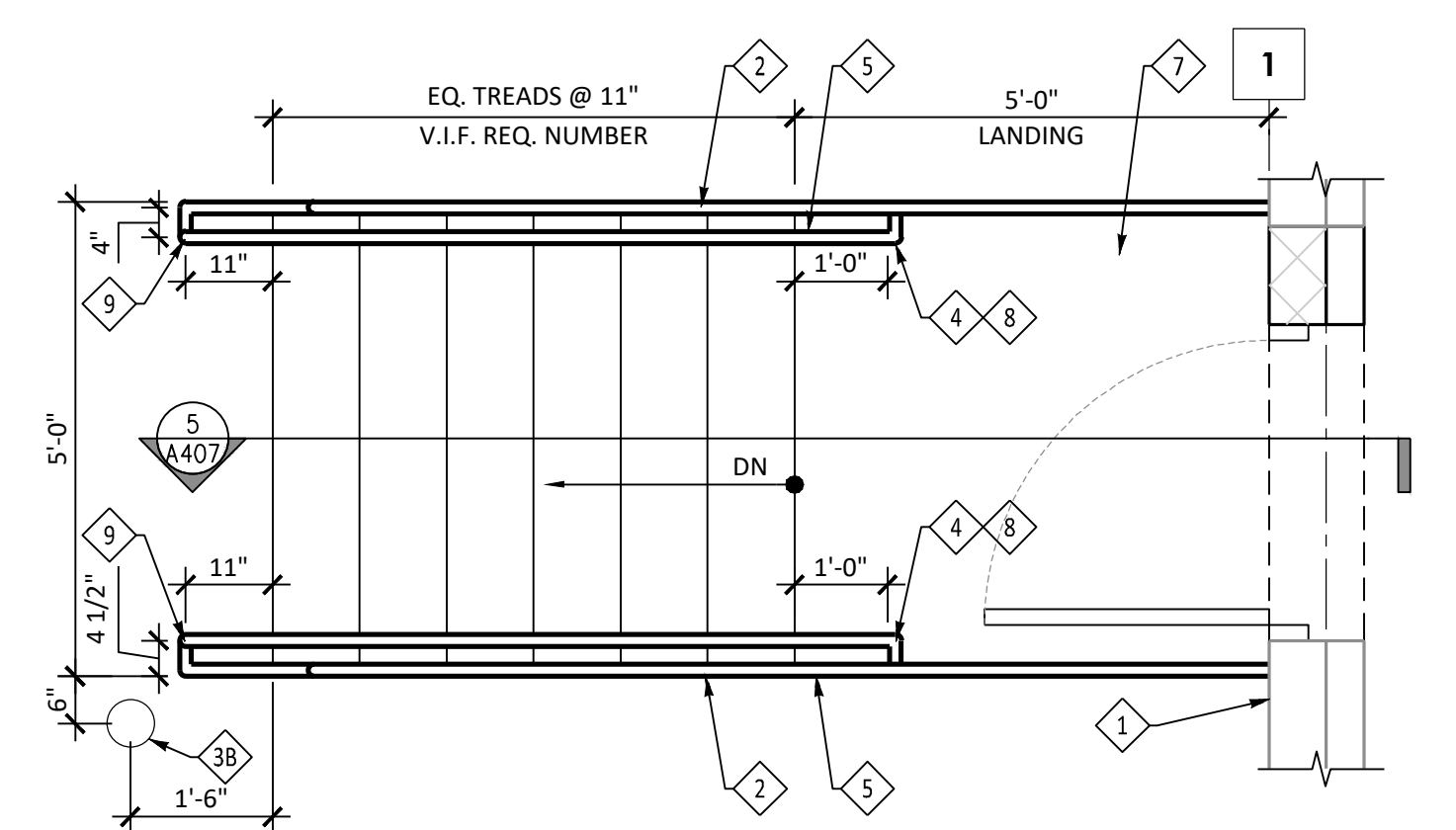
- 1 LINE OF EXTERIOR WALL FACE
- 2 1 1/2" STD. STEEL PIPE GUARD RAIL (42" A.F.F.) WITH 2 x 2 WIRE ROPE WOVEN FABRIC WELDED TO 1" x 1/2" ANGLE CLEATING INDIVIDUAL PANELS WELDED TO FLAT BAR TABS ATTACHED TO 1 1/2" TUBE
- 3 1 1/2" STD. STEEL PIPE GUARD RAIL (42" A.F.F.) WITH BLACK VINYL COATED 9 GA./ 2" MESH
- 4 ALL CUSTOMER FACING BOLLARDS TO BE 6" CONCRETE FILLED PIPE BOLLARDS AND RECEIVE PLASTIC COVER PER DETAIL 3&3A
- 5 ALL NON-CUSTOMER FACING BOLLARDS TO BE 6" CONCRETE FILLED PIPE BOLLARDS TO BE PAINTED P-10 PER SIM DETAIL 3&3A
- 4 EXTEND HANDRAIL 1'-0" AT TOP LANDING, TYP. RETURN AND TERMINATE STEEL HANDRAILS AT GUARDRAIL SUPPORT POSTS OR AT WALL, TYP.
- 5 1 1/2" STD. STEEL PIPE HANDRAIL (36" A.F.F.) ATTACHED TO GUARDRAIL SUPPORT POSTS EACH SIDE OF STAIR. HOLD CLEARANCE OF 1 1/2" FROM MESH TO INSIDE FACE OF RAIL
- 6 1-1/2" STD. STEEL PIPE RAIL (36" A.F.F.) & SUPPORT POSTS IF NEEDED AT EACH SIDE. HOLD CLEARANCE OF 1 1/2" FROM WALL TO INSIDE FACE OF RAIL
- 7 METAL DECK (DIAMOND SAFETY GRATING) W/ STEEL CHANNEL FRAMING & STEEL SUPPORT POSTS AT LANDING, OPEN GRATE BY METAL STAIR FABRICATOR
- 8 RETURN AND TERMINATE STEEL HANDRAILS AT GUARDRAIL SUPPORT POSTS, TYP.
- 9 EXTEND HANDRAIL 11" AT BOTTOM LANDING, TYP.



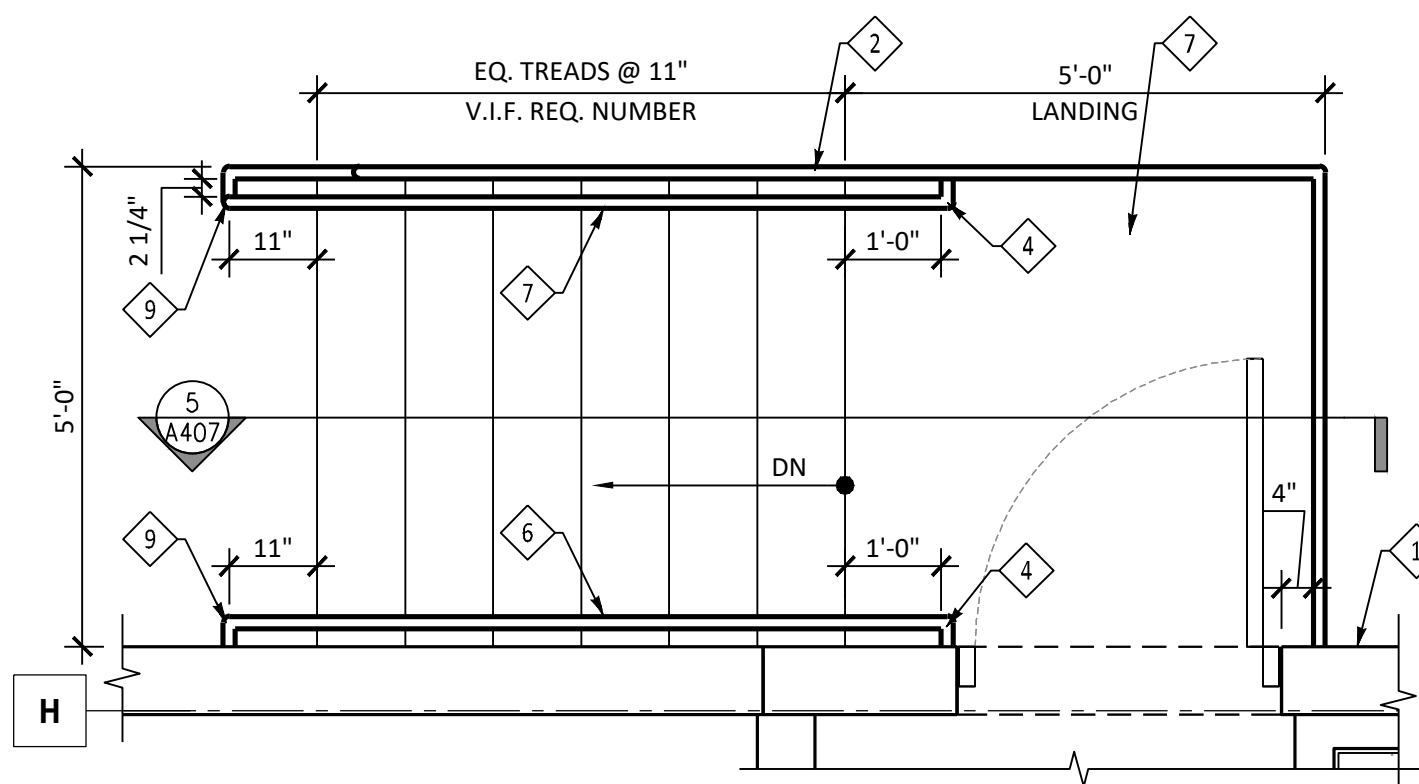
5 STAIR A + C SECTION
 SCALE: 1/2" = 1'-0"



3 BOLLARD SECTION
 SCALE: 3/4" = 1'-0"



2 ENLARGED STAIR 'C' PLAN
 SCALE: 1/2" = 1'-0"



1 ENLARGED STAIR 'A' PLAN
 SCALE: 1/2" = 1'-0"

NO.	REVISION	BY	DATE

Kimley»Horn
 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: SLP
 DRAWN BY: JAQ
 CHECKED BY: SLP
 DATE: 04/20/2023

**PARKWAY SUBDIVISION FILING NO. 3,
 THIRD AMENDMENT, LOT 1A, BLOCK 2**
 CITY OF LONE TREE, COUNTY OF DOUGLAS
 SITE IMPROVEMENT PLAN
 SITE FURNISHINGS

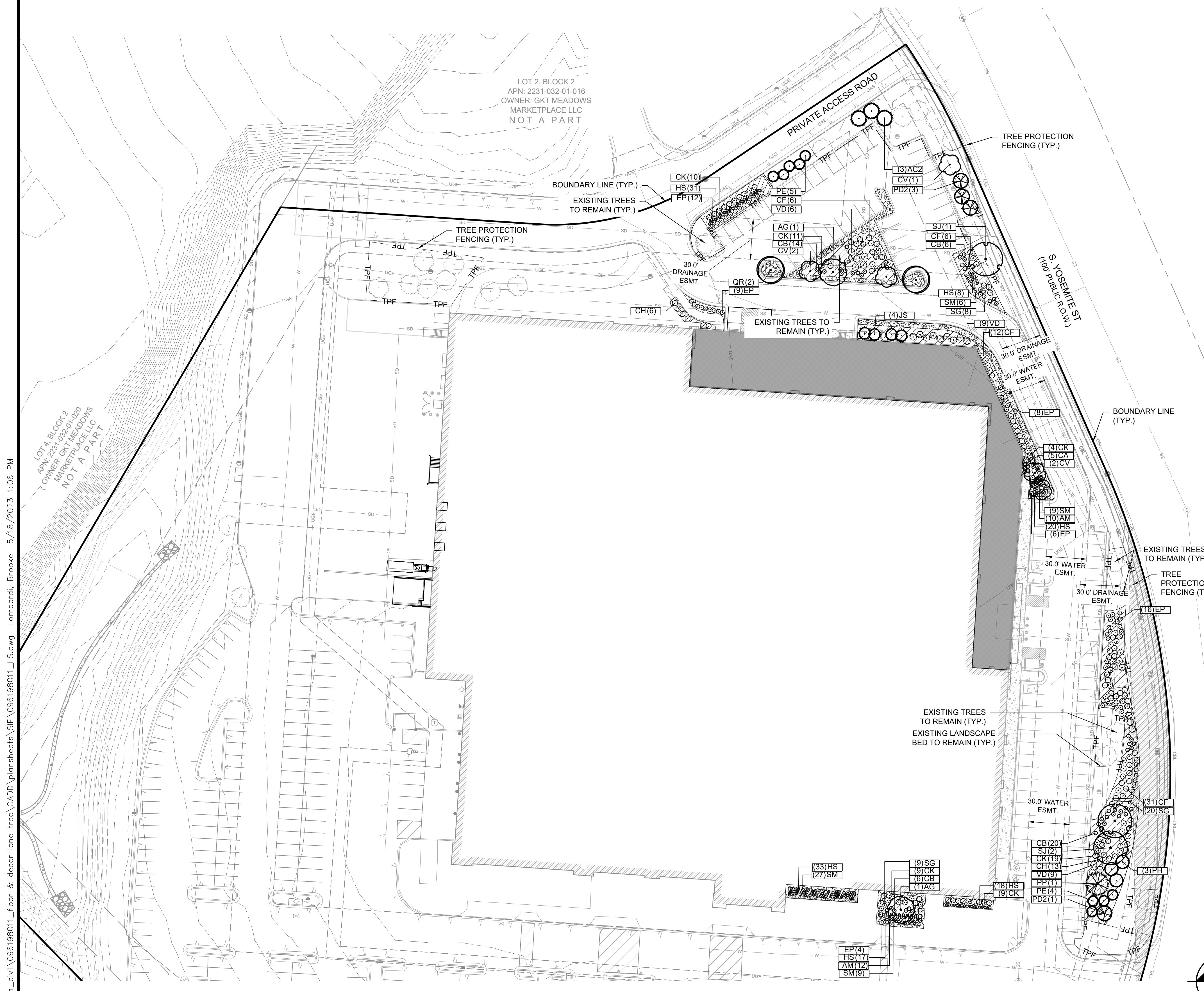
PRELIMINARY
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 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096198011
 DRAWING NAME

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PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 PLANNING AREA: 16.45 AC
 COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007

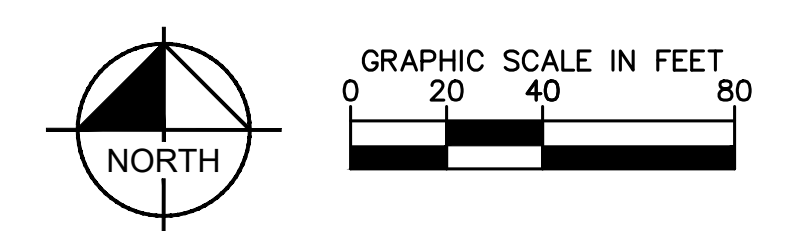


PLANT SCHEDULE

CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AG	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE
	QR	QUERCUS RUBRA / NORTHERN RED OAK
	SJ	SOPHORA JAPONICA / JAPANESE PAGODA TREE
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME
	AC2	ABIES CONCOLOR / WHITE FIR
	JS	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
	PH	PICEA PUNGENS 'HOOPSII' / HOOPSII COLORADO SPRUCE
	PP	PINUS EDULIS / PINYON PINE
	PE	PINUS HELDREICHII 'EMERALD ARROW' / EMERALD ARROW BOSNIAN PINE
	PD2	PSEUDOTSUGA MENZIESII / DOUGLAS FIR
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CV	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME
	CB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
	CF	COMBRETUM FRUTICOSUM / BURNING BUSH
	CH	CORNUS ALBA 'BAIHALO' / IVORY HALO® TATARIAN DOGWOOD
	CK	CORNUS SERICEA 'KELSEY' / KELSEY DWARF REDTWIG DOGWOOD
	EP	EUONYMUS COLORATUS / PURPLE WINTERCREEPER
	SG	SPIRAEA JAPONICA 'GOLDFLAME' / GOLDFLAME JAPANESE SPIREA
	VD	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME
	CA	CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	AM	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW
	SM	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	RM	2"-4" RIVER ROCK MULCH / TO MATCH EXISTING ON SITE
	MULCH	DOUBLE SHREDDED HARDWOOD MULCH / MATCH EXISTING ON SITE
		PROPOSED ASPHALT
		TREE PROTECTION FENCING

CITY OF LONE TREE LANDSCAPING NOTES

- ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE, INSTALLATION INSTRUCTIONS AND THE LANDSCAPE DRAWINGS ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, TO INCLUDE PLANT SUBSTITUTIONS, MUST BE APPROVED BY THE CITY IN ADVANCE OF INSTALLATION.
- ALL MULCH AND/OR ROCK COBBLE SHALL BE INSTALLED AND MAINTAINED TO THE DEPTH(S) PROVIDED ON THE APPROVED LANDSCAPE PLAN INCLUDED IN THIS SITE IMPROVEMENT PLAN. ORGANIC MULCH SHALL NOT BE PLACED WITHIN SIX (6) FEET OF STORM INLETS.
- THE USE OF IMPERMEABLE SHEET PLASTIC AS A WEED BARRIER IS PROHIBITED.



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REVISION	BY	DATE	APPR

Kimley»Horn
 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JNL
 DRAWN BY: JNL
 CHECKED BY: EJM
 DATE: 04/28/2023

**PARKWAY SUBDIVISION FILING NO. 3,
 THIRD AMENDMENT, LOT 1A, BLOCK 2**
 CITY OF LONE TREE, COUNTY OF DOUGLAS
 SITE IMPROVEMENT PLAN
 LANDSCAPING PLAN

PRELIMINARY
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 Kimley»Horn
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PROJECT NO.
096198011
 DRAWING NAME
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PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANNING AREA: 16.45 AC

COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

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

B. PROTECTION OF EXISTING STRUCTURES

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

C. PROTECTION OF EXISTING PLANT MATERIALS

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

D. MATERIALS

- GENERAL

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

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
- PLANT MATERIALS
 - FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS, TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING LIMBS WILL BE REJECTED.
 - FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- SOIL MIXTURE
 - CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
 - SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER. HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 - TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- WATER
 - WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
 - * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- FERTILIZER
 - CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
 - * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES BY MOUNTAIN HIGH SAWTREE OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- DIGGING AND HANDLING
 - ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 - PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 - B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

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

K. MATERIALS LIST

- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- FINE GRADING
 - FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

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

- FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
- SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 - ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER. THE CONTRACTOR SHALL BRUSH UP AND LEVEL THE GROUND TO AN EVEN GRADE. THE ENTIRE AREA SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 - PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 - SODDING
 - THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 - DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
 - LAWN MAINTENANCE
 - WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRAIDING IF NECESSARY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE OWNER'S JURISDICTIONAL AUTHORITY.
- EDGING
 - CONTRACTOR SHALL INSTALL 4"x4" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- CLEANUP
 - UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- PLANT MATERIAL MAINTENANCE
 - ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- FINAL INSPECTION AND ACCEPTANCE OF WORK
 - FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- WARRANTY
 - THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 - ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NO.	DATE	BY	REVISION

Kimley»Horn
 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JNL
 DRAWN BY: JNL
 CHECKED BY: EJM
 DATE: 04/28/2023

**PARKWAY SUBDIVISION FILING NO. 3,
 THIRD AMENDMENT, LOT 1A, BLOCK 2**
 CITY OF LONE TREE, COUNTY OF DOUGLAS
 SITE IMPROVEMENT PLAN
 LANDSCAPE NOTES

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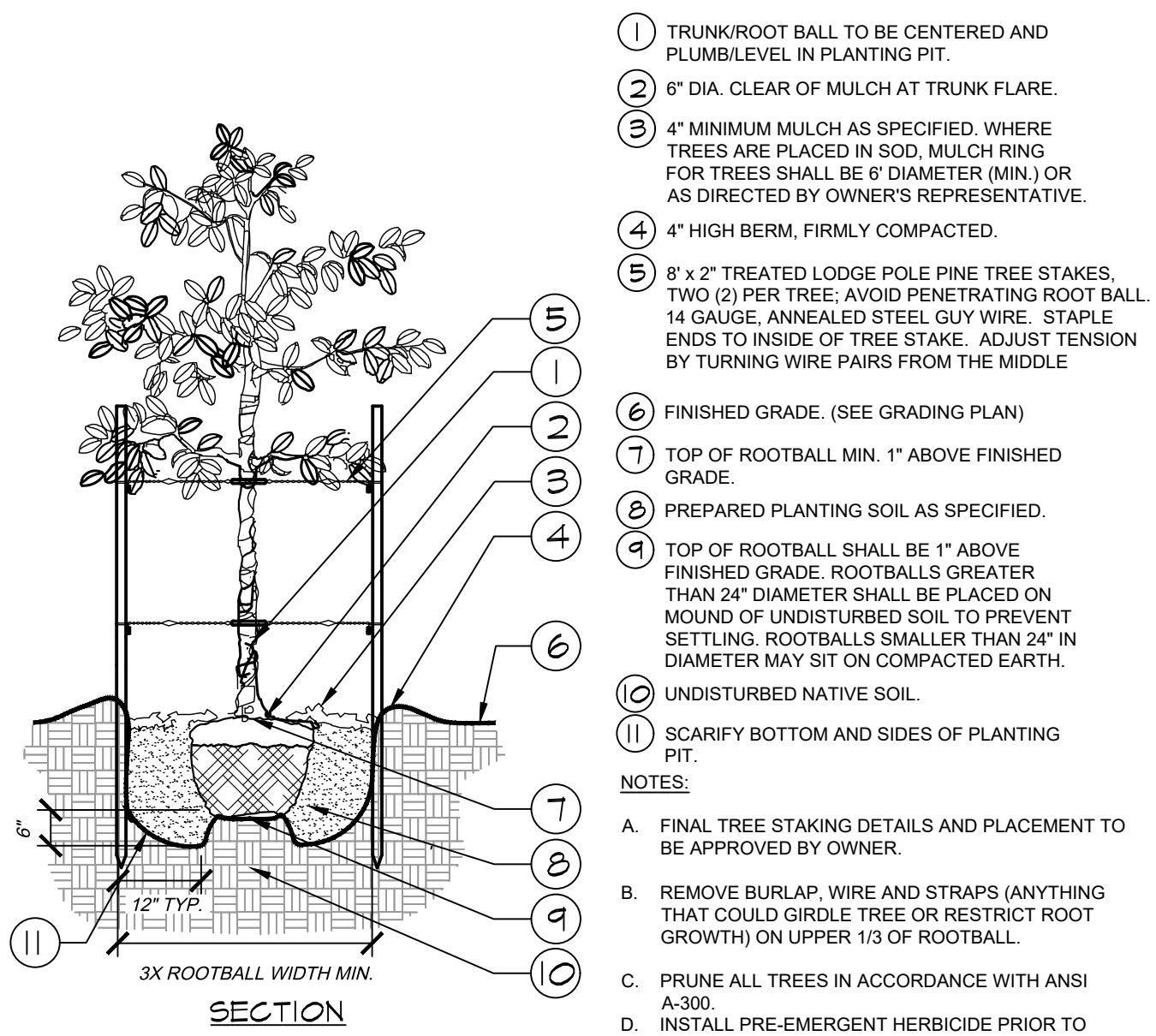
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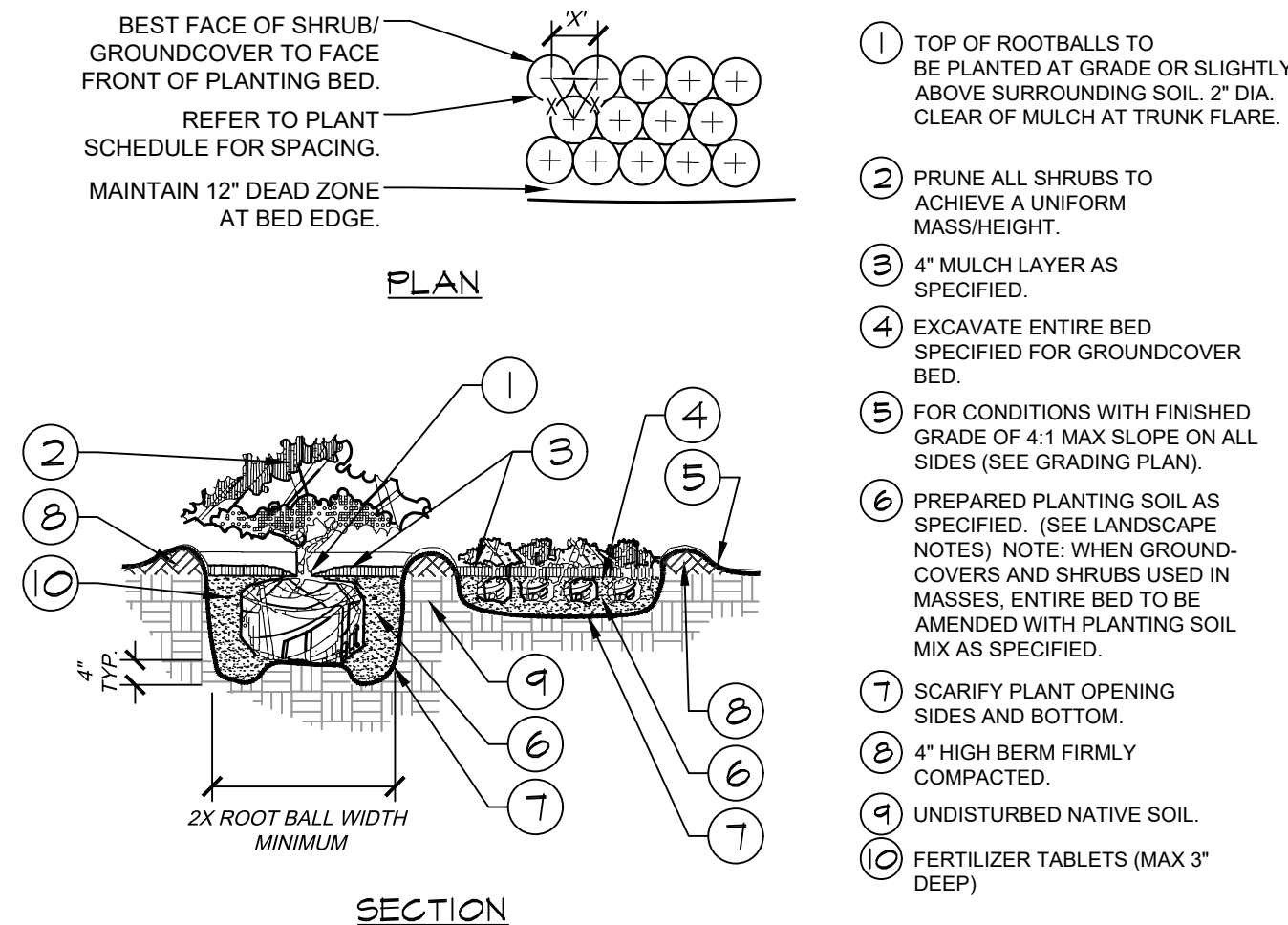
PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 PLANNING AREA: 16.45 AC
 COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007



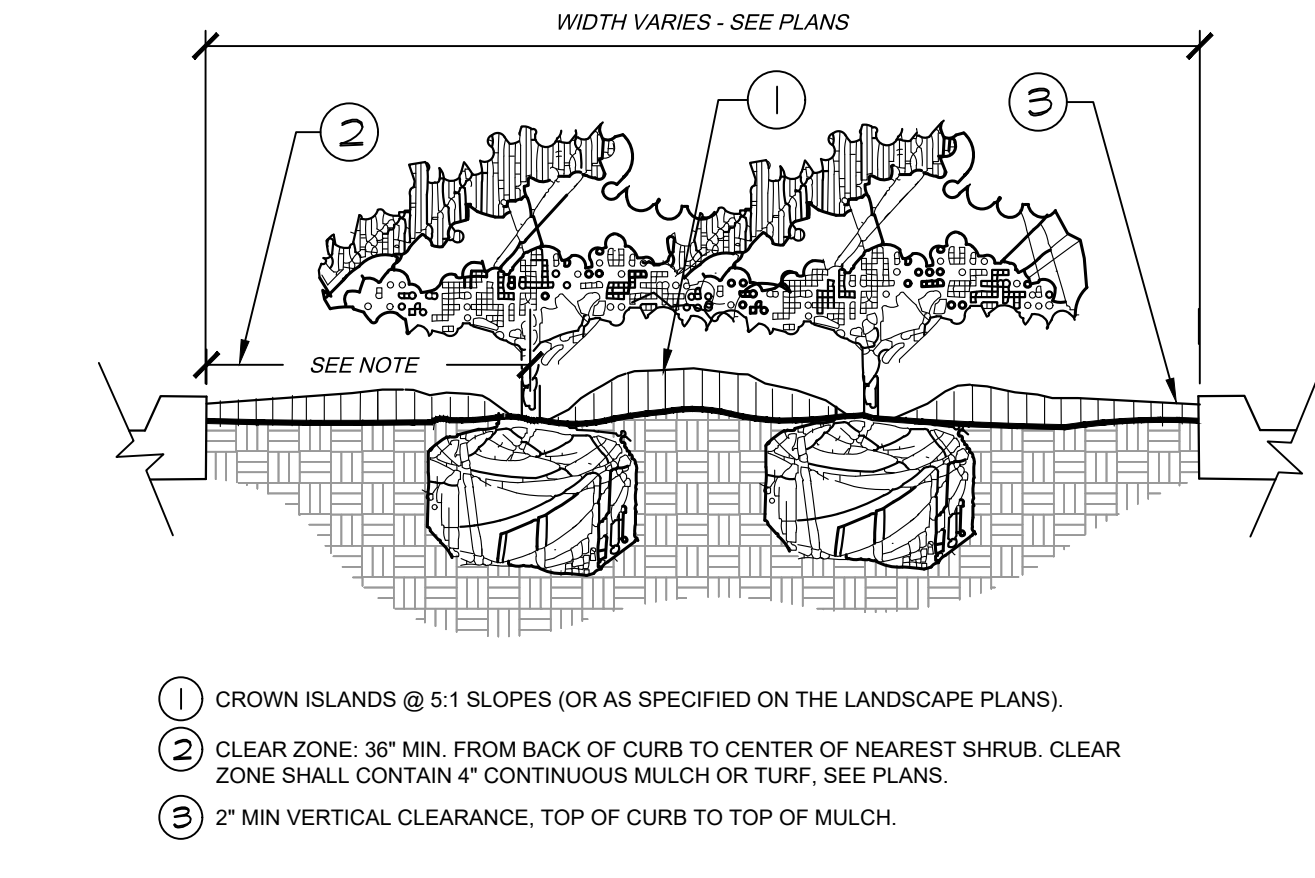
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
 - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 3 4" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 4 4" HIGH BERM, FIRMLY COMPACTED.
 - 5 8" x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE; AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE, STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE.
 - 6 FINISHED GRADE. (SEE GRADING PLAN)
 - 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 - 8 PREPARED PLANTING SOIL AS SPECIFIED.
 - 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
 - 10 UNDISTURBED NATIVE SOIL.
 - 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLIE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 - C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.
 - D. INSTALL PRE-EMERGENT HERBICIDE PRIOR TO PLANT INSTALLATION.

1 TREE PLANTING - STAKING
 SECTION / PLAN NTS



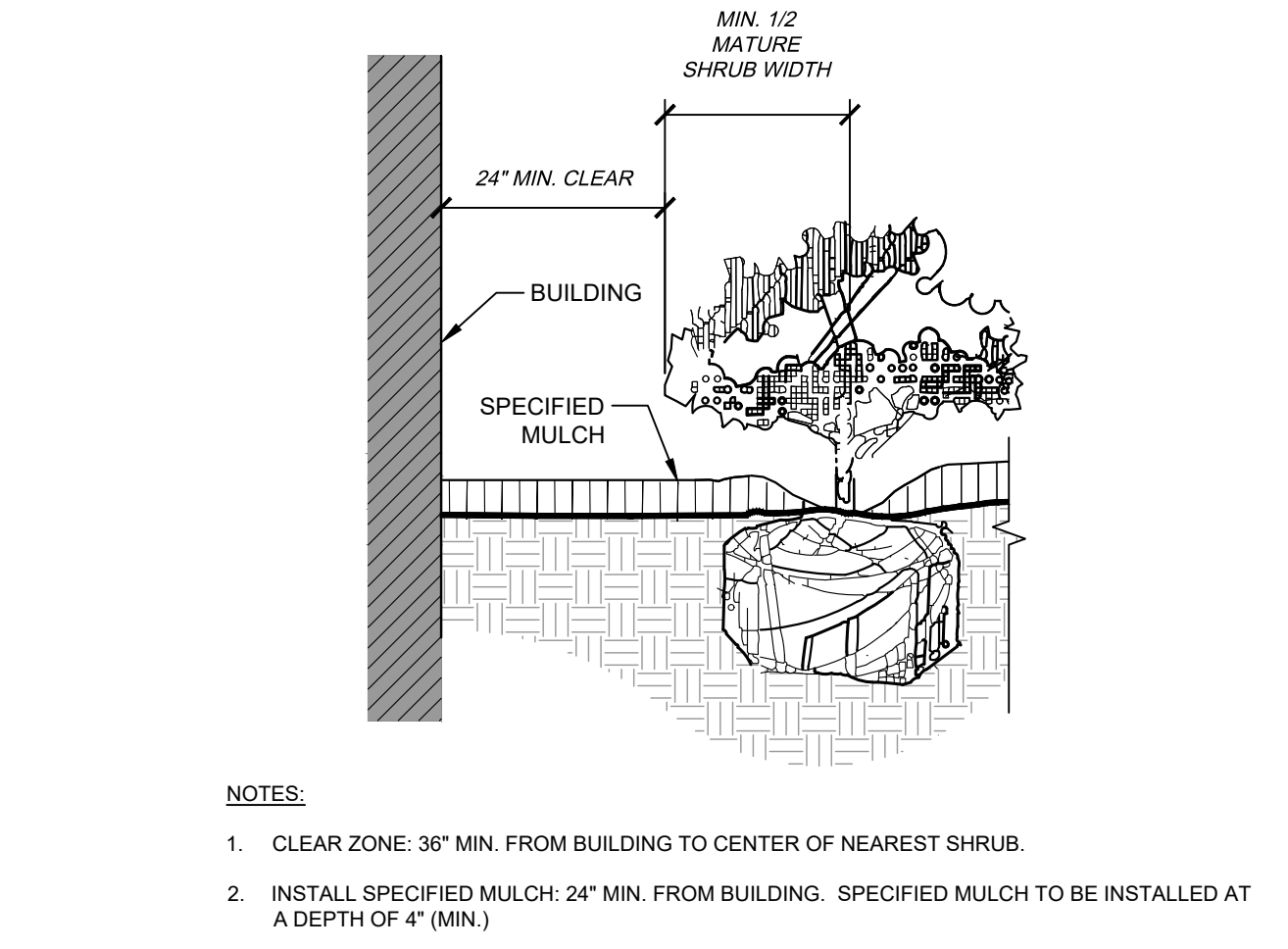
- BEST FACE OF SHRUB/ GROUNDCOVER TO FACE FRONT OF PLANTING BED.
 REFER TO PLANT SCHEDULE FOR SPACING.
 MAINTAIN 12" DEAD ZONE AT BED EDGE.
- 1 TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 2 PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
 - 3 4" MULCH LAYER AS SPECIFIED.
 - 4 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 - 5 FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
 - 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
 - 7 SCARIFY PLANT OPENING SIDES AND BOTTOM.
 - 8 4" HIGH BERM FIRMLY COMPACTED.
 - 9 UNDISTURBED NATIVE SOIL.
 - 10 FERTILIZER TABLETS (MAX 3" DEEP)
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.
 - B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
 - C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.
 - D. PRE-EMERGENT HERBICIDE TO BE APPLIED PRIOR TO PLANT INSTALLATION.

2 SHRUB/GROUNDCOVER PLANTING
 SECTION / PLAN NTS



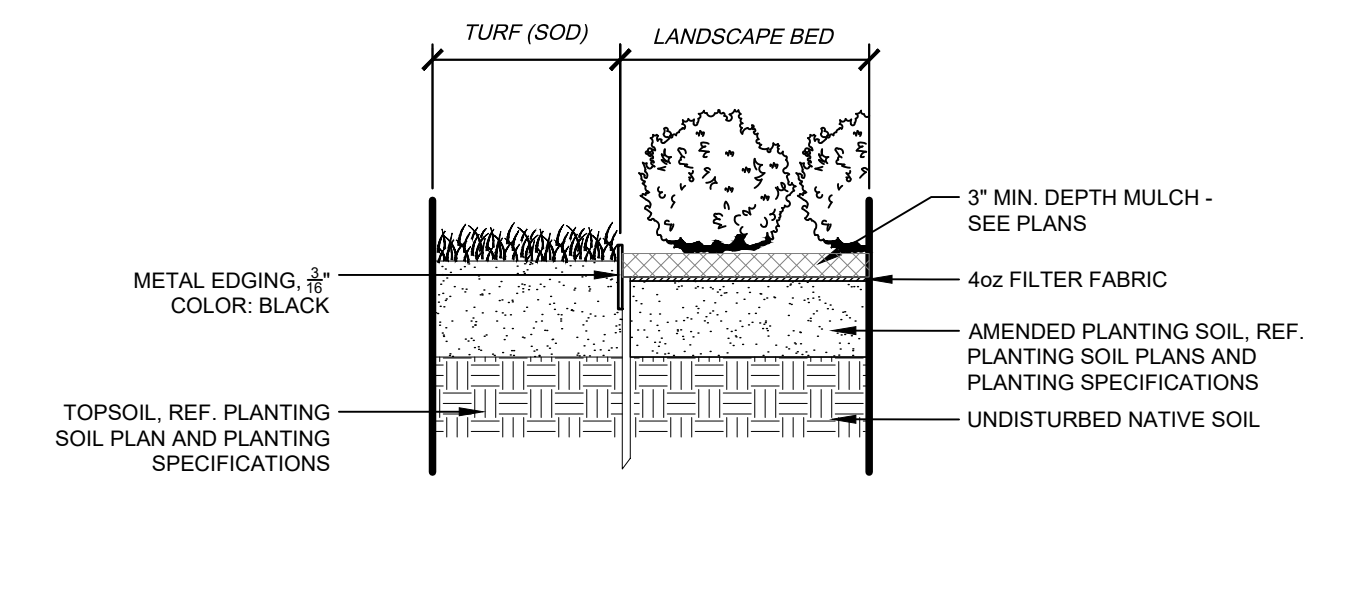
- WIDTH VARIES - SEE PLANS
- 1 CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS)
 - 2 CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 4" CONTINUOUS MULCH OR TURF. SEE PLANS.
 - 3 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.
- NOTES:
- A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
 - B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
 - C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

3 PLANTED PARKING LOT ISLANDS/MEDIANS
 SECTION NTS



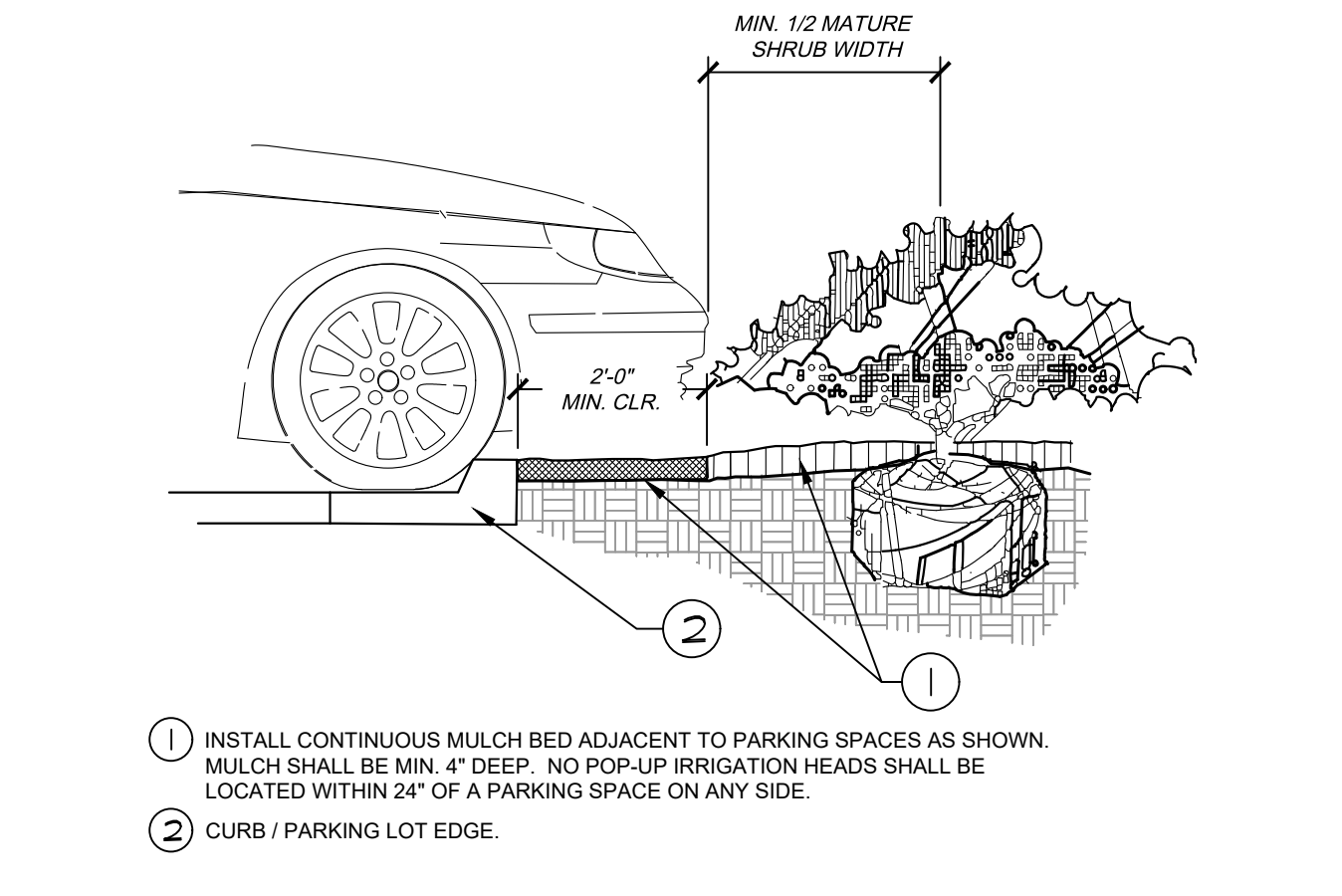
- 24" MIN. CLEAR
- MIN. 1/2 MATURE SHRUB WIDTH
- SPECIFIED MULCH
- NOTES:
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
 2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 4" (MIN.)

4 PLANTINGS ADJACENT TO BUILDINGS
 SECTION NTS



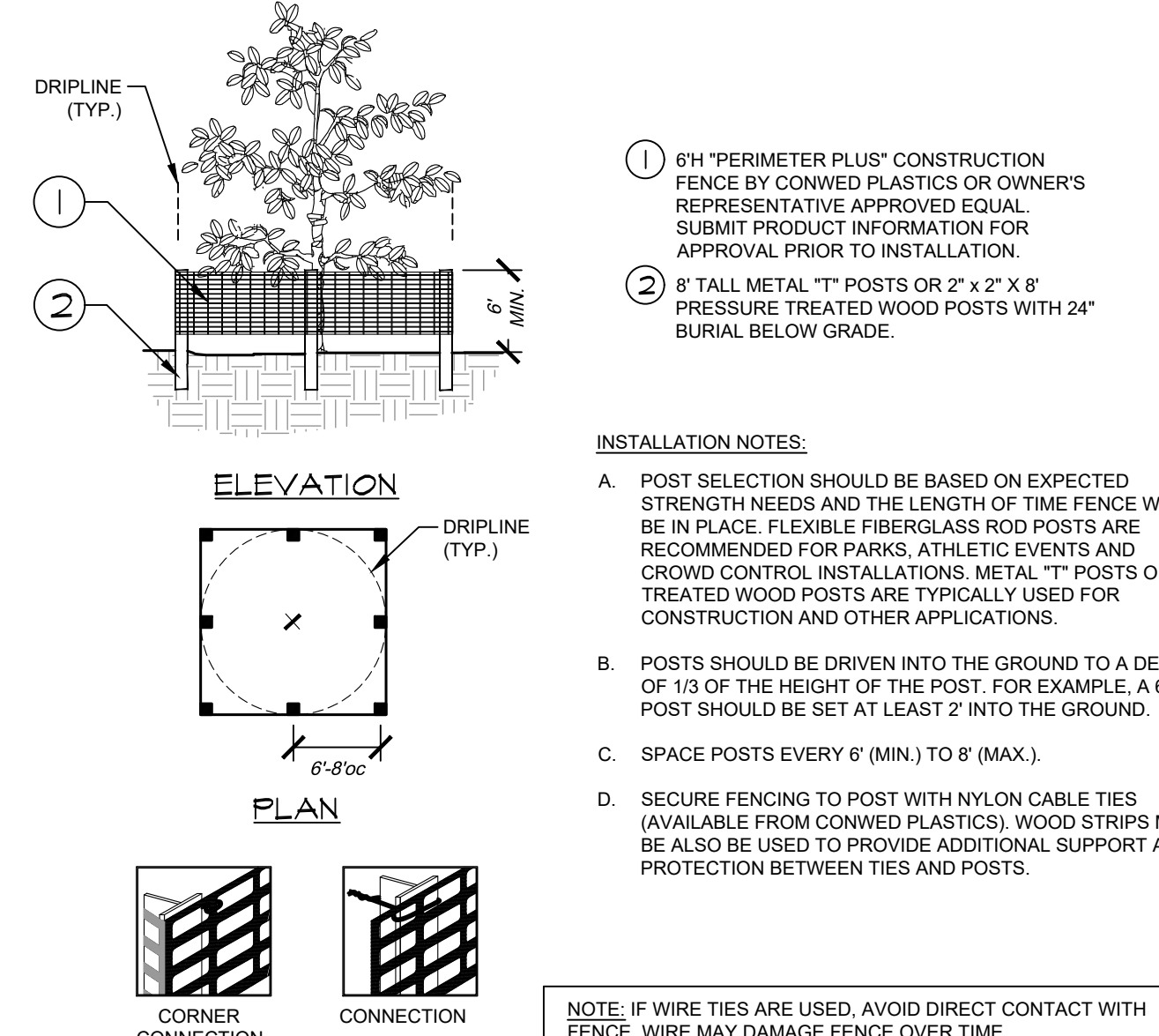
- TURF (SOD) LANDSCAPE BED
- METAL EDGING, 1/2" COLOR: BLACK
- 3" MIN. DEPTH MULCH - SEE PLANS
- 4oz FILTER FABRIC
- AMENDED PLANTING SOIL, REF. PLANTING SOIL PLANS AND PLANTING SPECIFICATIONS
- UNDISTURBED NATIVE SOIL
- TOPSOIL, REF. PLANTING SOIL PLAN AND PLANTING SPECIFICATIONS

5 METAL EDGER AT PLANTING BED
 SECTION NTS



- MIN. 1/2 MATURE SHRUB WIDTH
- 2" MIN. CLR.
- 1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
 - 2 CURB / PARKING LOT EDGE.

6 PARKING SPACE/CURB PLANTING
 SECTION NTS



- 1 6H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONVEX PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
 - 2 8" TALL METAL "T" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONVEX PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.
- NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

7 TREE PROTECTION FENCING
 ELEVATION / PLAN NTS

NO.	REVISION	BY	DATE

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DESIGNED BY: JNL
 DRAWN BY: JNL
 CHECKED BY: EJM
 DATE: 04/28/2023

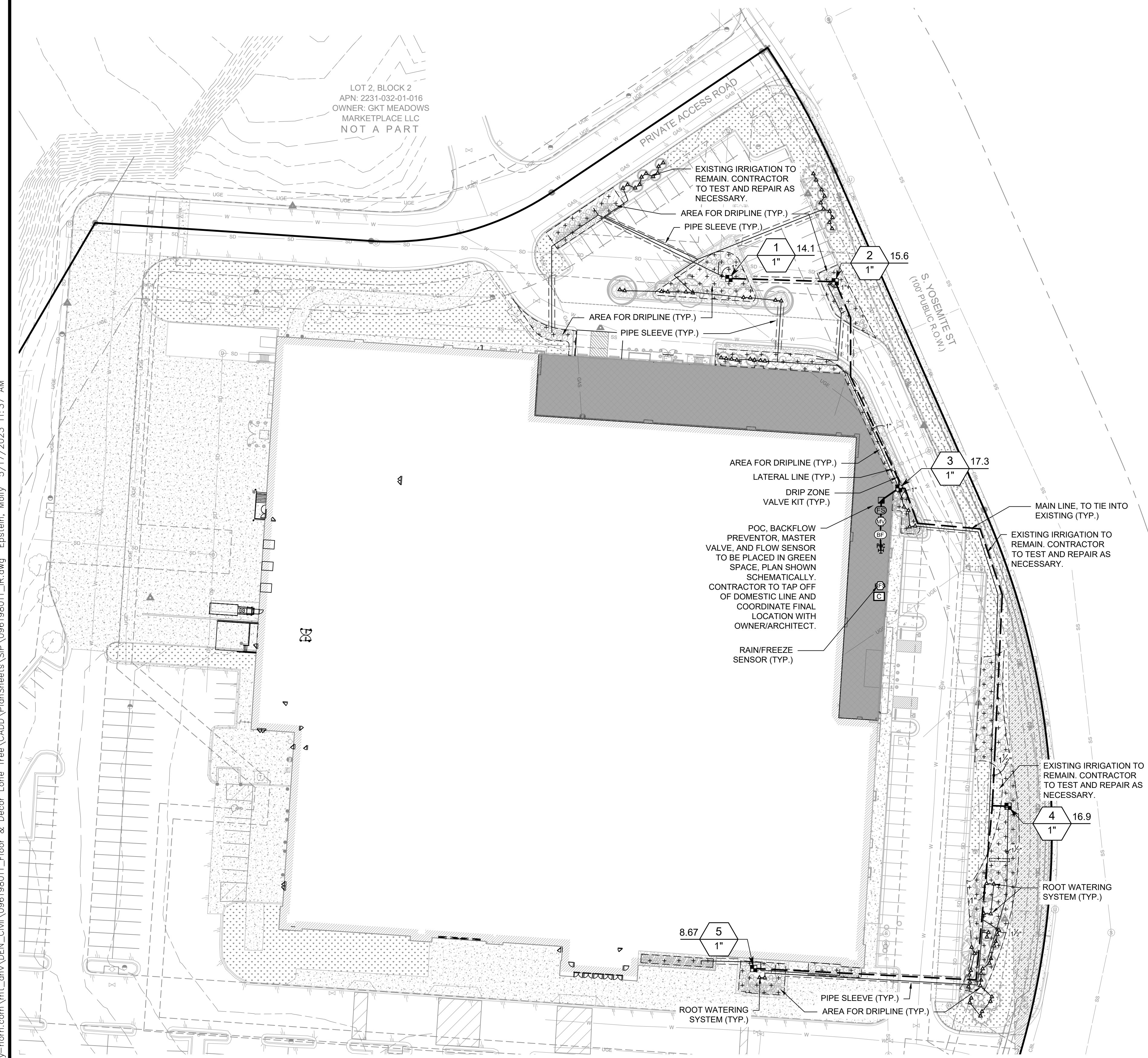
**PARKWAY SUBDIVISION FILING NO. 3,
 THIRD AMENDMENT, LOT 1A, BLOCK 2**
 CITY OF LONE TREE, COUNTY OF DOUGLAS
 SITE IMPROVEMENT PLAN
 LANDSCAPE DETAILS

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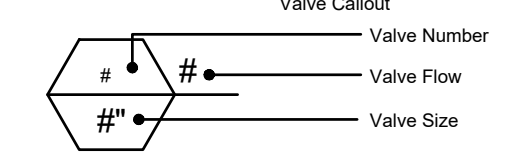
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PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 PLANNING AREA: 16.45 AC
 COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
▲ 1401	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	72	30
■	RAIN BIRD XCZ-100-PRB-R WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. PURPLE CAP DESIGNATES FOR RECLAIMED WATER, NON-POTABLE USE. 1IN. PRESS. VALVE AND 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	5	
[+ + + + +]	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD PC-1032-DIFF-PPL SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS WITH 10-32 THREADED INLET. WITH PURPLE DIFFUSER CAP FOR NON-POTABLE USE. FLOW RATE: 5 GPH-LIGHT BROWN; 7 GPH-VIOLET; 10 GPH-GREEN.	10,840 S.F.	
	Emitter Notes: PC-05-1032 emitters (2 assigned to each 1 GAL plant)	408	
	PC-05-1032 emitters (2 assigned to each 5 GAL plant)	596	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
■	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
Ⓜ	RAIN BIRD PDSB 1" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1	
Ⓛ	WATTS LF989 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
Ⓢ	RAIN BIRD ESPLXME2-LXMMSS (S) 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMMSS STAINLESS STEEL CABINET.	1	
Ⓡ	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
Ⓢ	RAIN BIRD FS-100-B 1IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXVM(P) LXKD LXME2(P) ME3. OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET.	1	
Ⓢ	POINT OF CONNECTION 1"	1	
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	1,851 L.F.	
---	PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.		
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	826.4 L.F.	
---	PIPE SLEEVE: PVC SCHEDULE 40	444.3 L.F.	



CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
 Water Source Information:

FLOW AVAILABLE
 Point of Connection Size: 1"
 Flow Available: 18.2 GPM

PRESSURE AVAILABLE
 Static Pressure at POC: 75 PSI
 Pressure Available: 75 PSI

DESIGN ANALYSIS
 Maximum Station Flow: 17.25 GPM
 Flow Available at POC: 18.2 GPM
 Residual Flow Available: 0.95 GPM

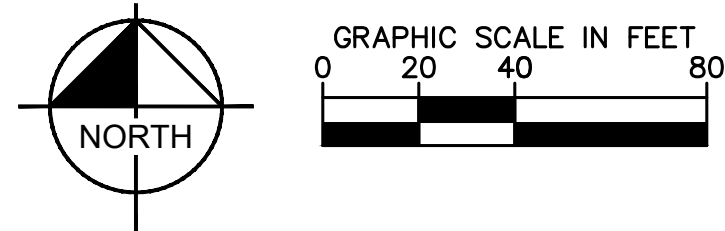
Critical Station: 3
 Design Pressure: 30 PSI
 Friction Loss: 2.81 PSI
 Fittings Loss: 0.28 PSI
 Elevation Loss: 0 PSI
 Loss through Valve: 17.3 PSI
 Pressure Req. at Critical Station: 50.4 PSI
 Loss for Fittings: 0.04 PSI
 Loss for Main Line: 0.43 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 14.3 PSI
 Loss for Master Valve: 2.6 PSI
 Critical Station Pressure at POC: 67.7 PSI
 Pressure Available: 75 PSI
 Residual Pressure Available: 7.3 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-R	1"	AREA FOR DRIP EMITTERS	14.14	306.3	43.6	62.2	1.57 in/h
2	RAIN BIRD XCZ-100-PRB-R	1"	AREA FOR DRIP EMITTERS	15.61	233.0	46.0	64.5	1.87 in/h
3	RAIN BIRD XCZ-100-PRB-R	1"	BUBBLER	17.25	81.1	50.4	67.7	0.98 in/h
4	RAIN BIRD XCZ-100-PRB-R	1"	AREA FOR DRIP EMITTERS	16.94	358.5	47.4	67.3	1.23 in/h
5	RAIN BIRD XCZ-100-PRB-R	1"	AREA FOR DRIP EMITTERS	8.67	622.1	36.4	59.4	2.38 in/h
	Common Wire				826.4			

CITY OF LONE TREE IRRIGATION NOTES

- IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 8:00PM AND 6:00AM.
- ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.



\\kimley-horn.com\mnt_dmv\DEN_Civil\096198011_Floor & Decor Lone Tree\CADD\PlanSheets\SP\096198011_IR.dwg Epstein, Molly 5/17/2023 11:37 AM

KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JNL
 DRAWN BY: JNL
 CHECKED BY: EJM
 DATE: 04/28/2023

**PARKWAY SUBDIVISION FILING NO. 3,
 THIRD AMENDMENT, LOT 1A, BLOCK 2**
 CITY OF LONE TREE, COUNTY OF DOUGLAS
 SITE IMPROVEMENT PLAN
IRRIGATION PLAN

PRELIMINARY
 FOR REVIEW ONLY
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 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096198011
 DRAWING NAME
 096198011_IR
 15 OF 24

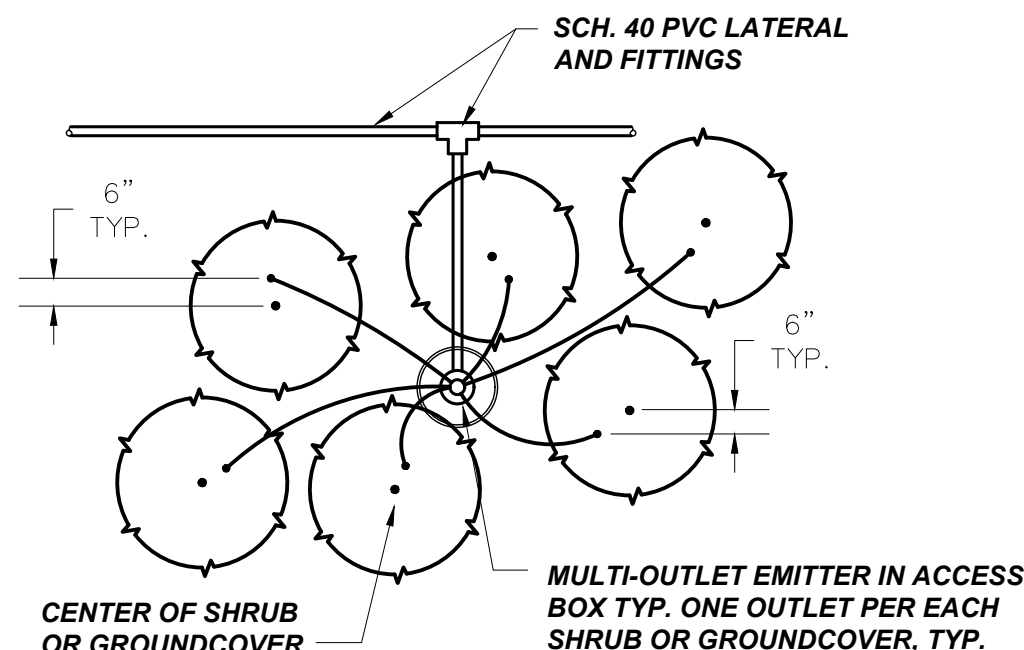
PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 PLANNING AREA: 16.45 AC
 COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007

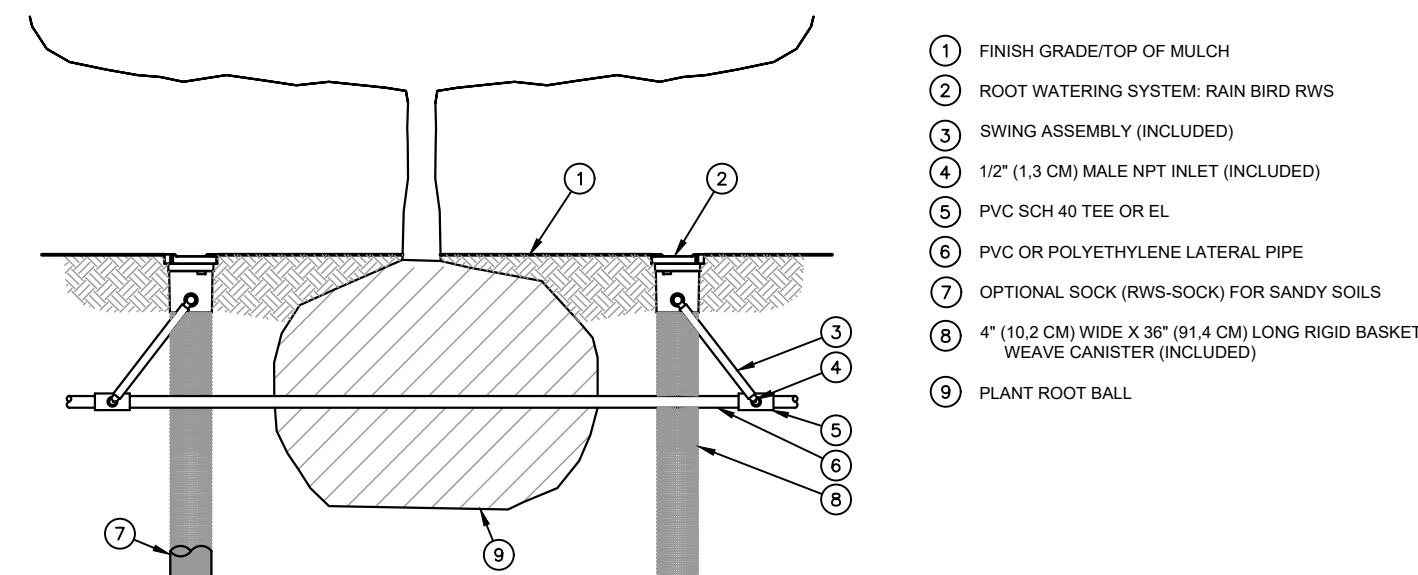
GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVINGS TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB," LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
 HYDRO-TESTING TO BE PERFORMED AS LISTED:
 THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

- NOTES:**
- LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 12'-0". REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.
 - LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2" ABOVE FINISHED GRADE.

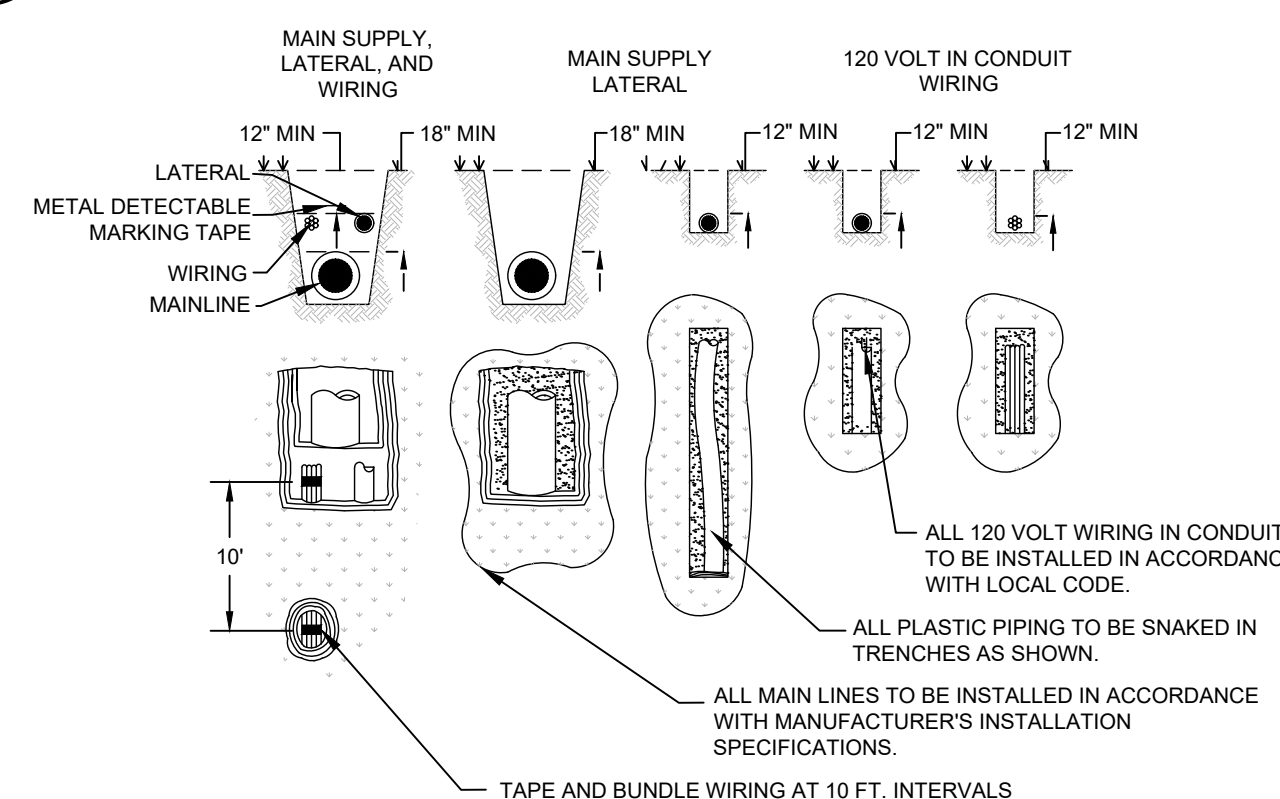


2 MULTI-OUTLET DRIP EMITTER LAYOUT 1" = 1" 096-198-011-28

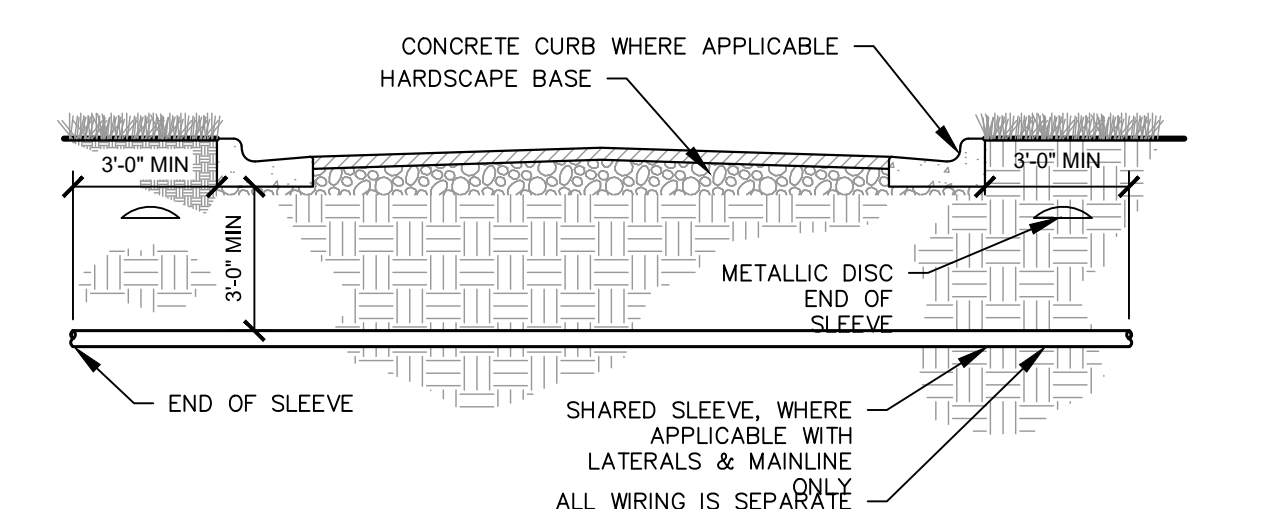


- NOTES:**
- POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
 - INSTALL PRODUCT WITH TOP OPEN WITH GROUND SURFACE.
 - RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
 RWS-B-C-1401: 0.25 GPM (0.95 L/M), CHECK VALVE
 RWS-B-1401: 0.25 GPM (0.95 L/M)
 RWS-B-X-1401: 0.25 GPM (0.95 L/M), 18" (45.7 CM) SWING ASSEMBLY
 RWS-B-C-1402: 0.5 GPM (1.9 L/M), CHECK VALVE
 RWS-B-1402: 0.5 GPM (1.9 L/M)
 RWS-B-C-1404: 1.0 GPM (3.8 L/M), CHECK VALVE
 - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 - ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
 - OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

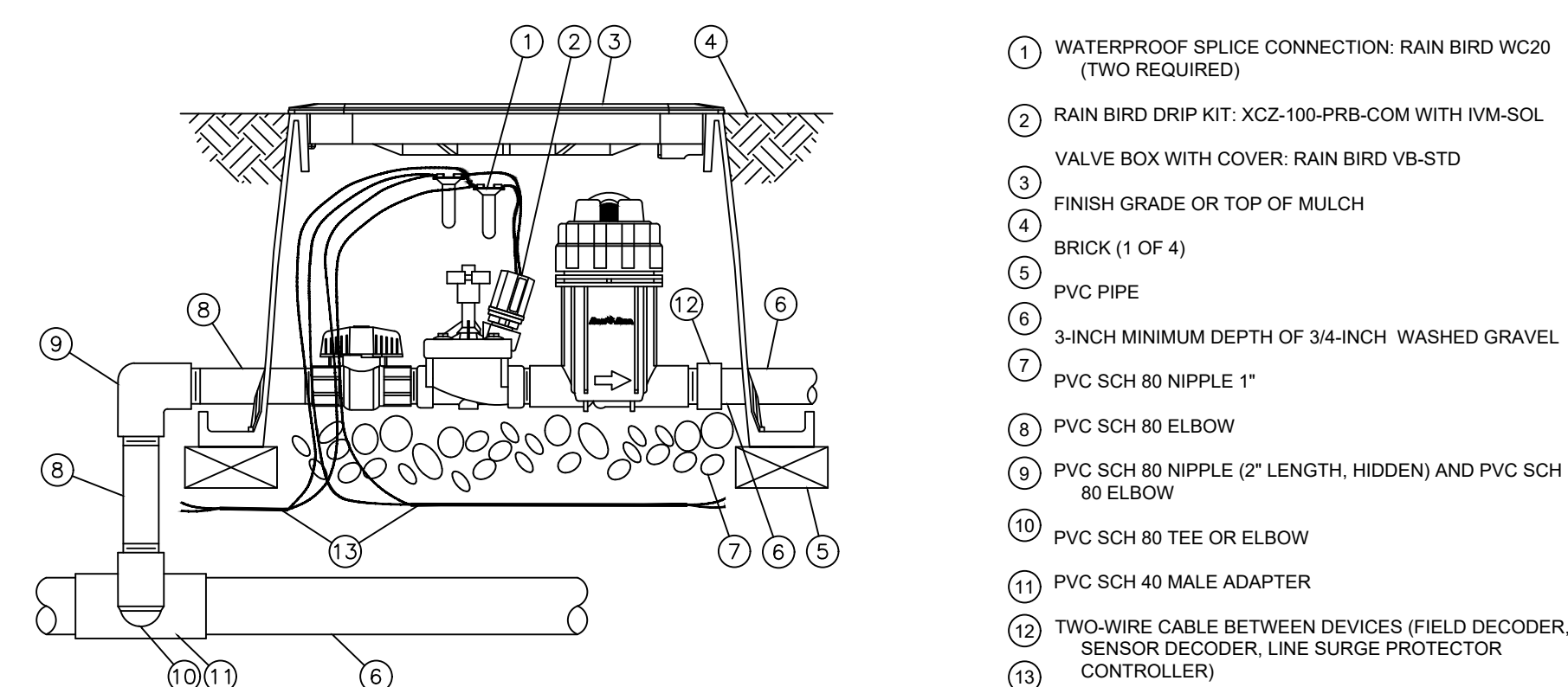
3 ROOT WATERING SYSTEM NTS 096-198-011-28



4 TYPICAL TRENCHING SECTION NTS



5 TYPICAL SLEEVING SECTION NTS



6 DRIP ZONE VALVE KIT - 0-15 GPM SECTION NTS

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: JNL
 DRAWN BY: JNL
 CHECKED BY: EJM
 DATE: 04/28/2023

**PARKWAY SUBDIVISION FILING NO. 3,
 THIRD AMENDMENT, LOT 1A, BLOCK 2**
 CITY OF LONE TREE, COUNTY OF DOUGLAS
 SITE IMPROVEMENT PLAN
 IRRIGATION NOTES

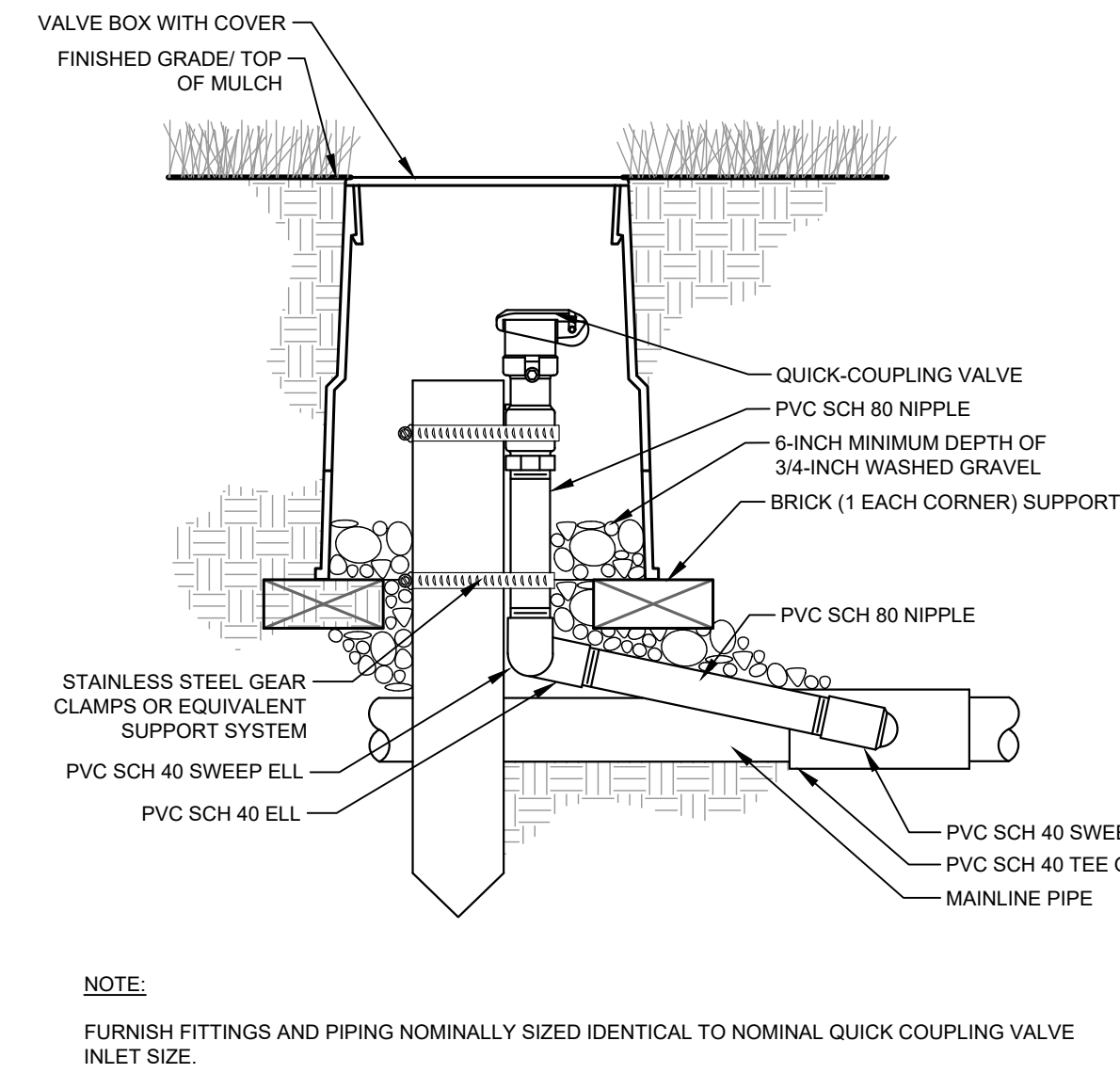
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PROJECT NO.
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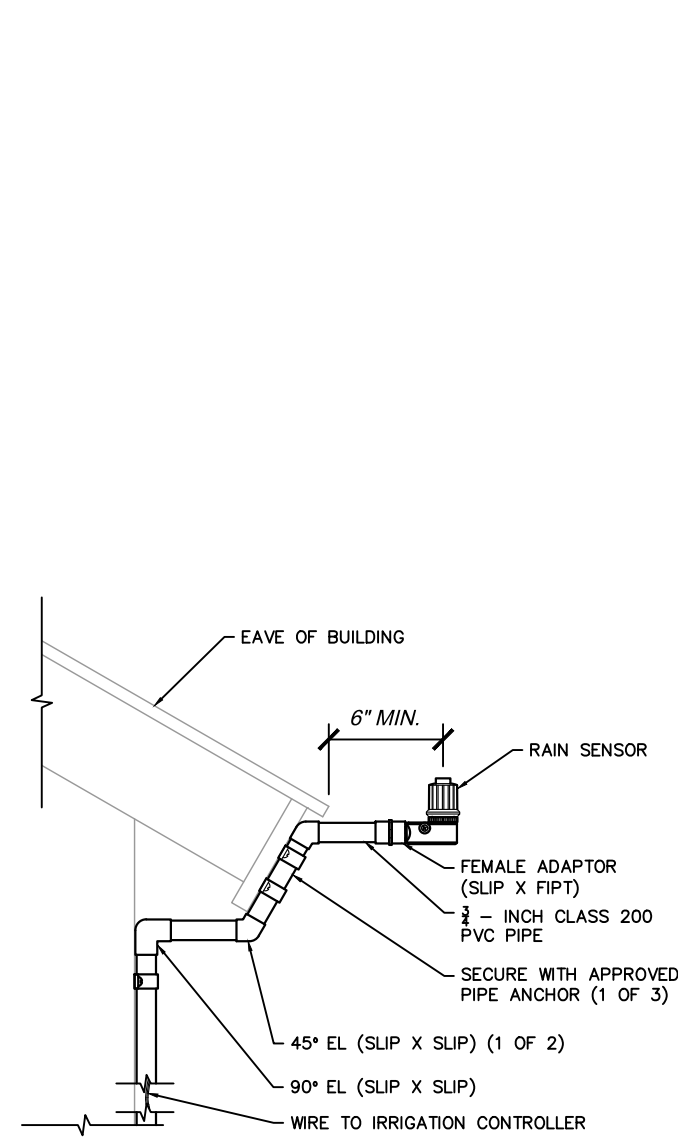
\\kimley-horn.com\mnt_dmv\DEN_Civil\096198011_Floor & Decor Lone Tree\CADD\PlanSheets\SP_096198011_IR.dwg Epstein, Molly 5/17/2023 11:37 AM

PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2

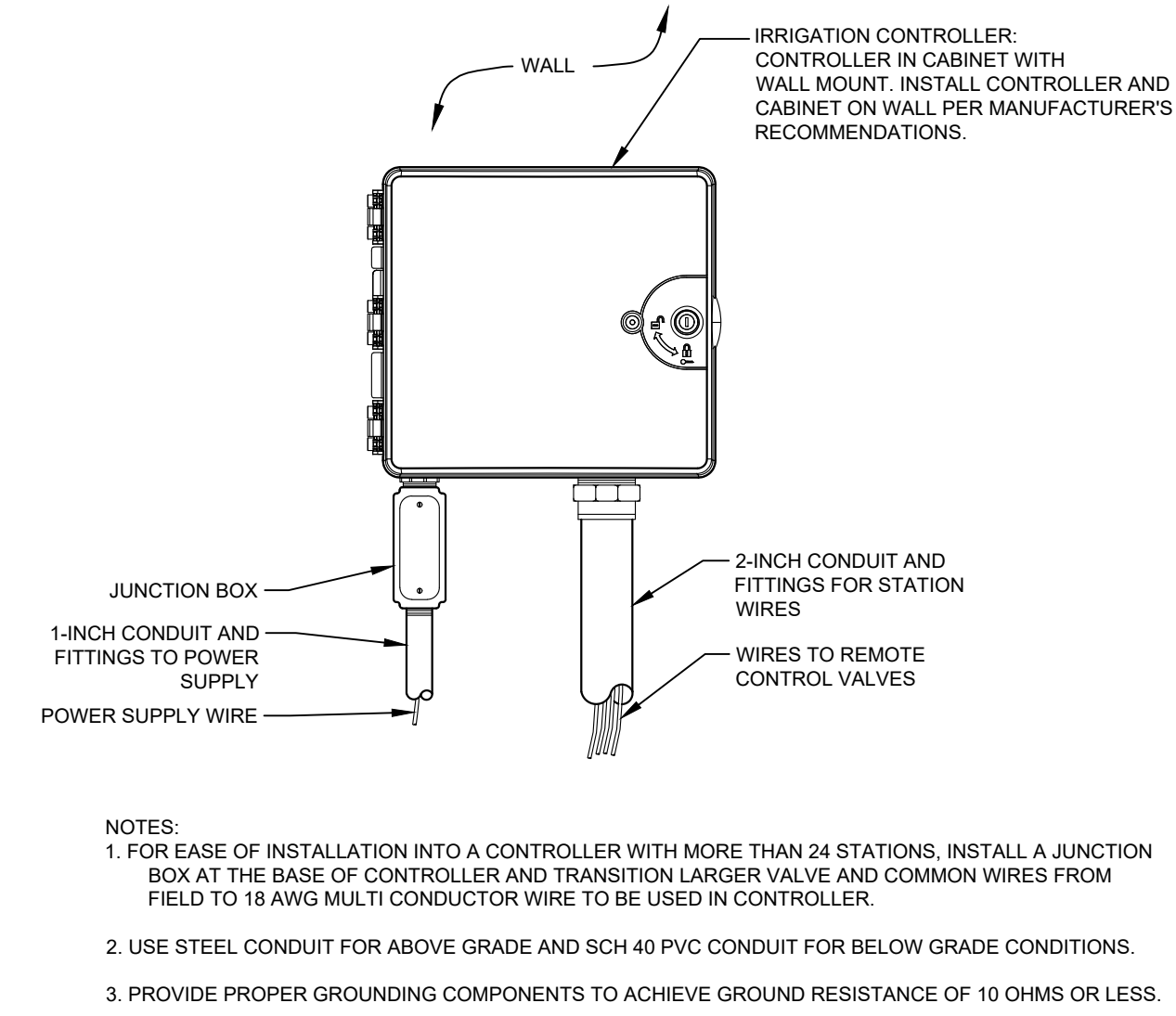
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 PLANNING AREA: 16.45 AC
 COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007



1
18 SECTION
TYPICAL QUICK COUPLER

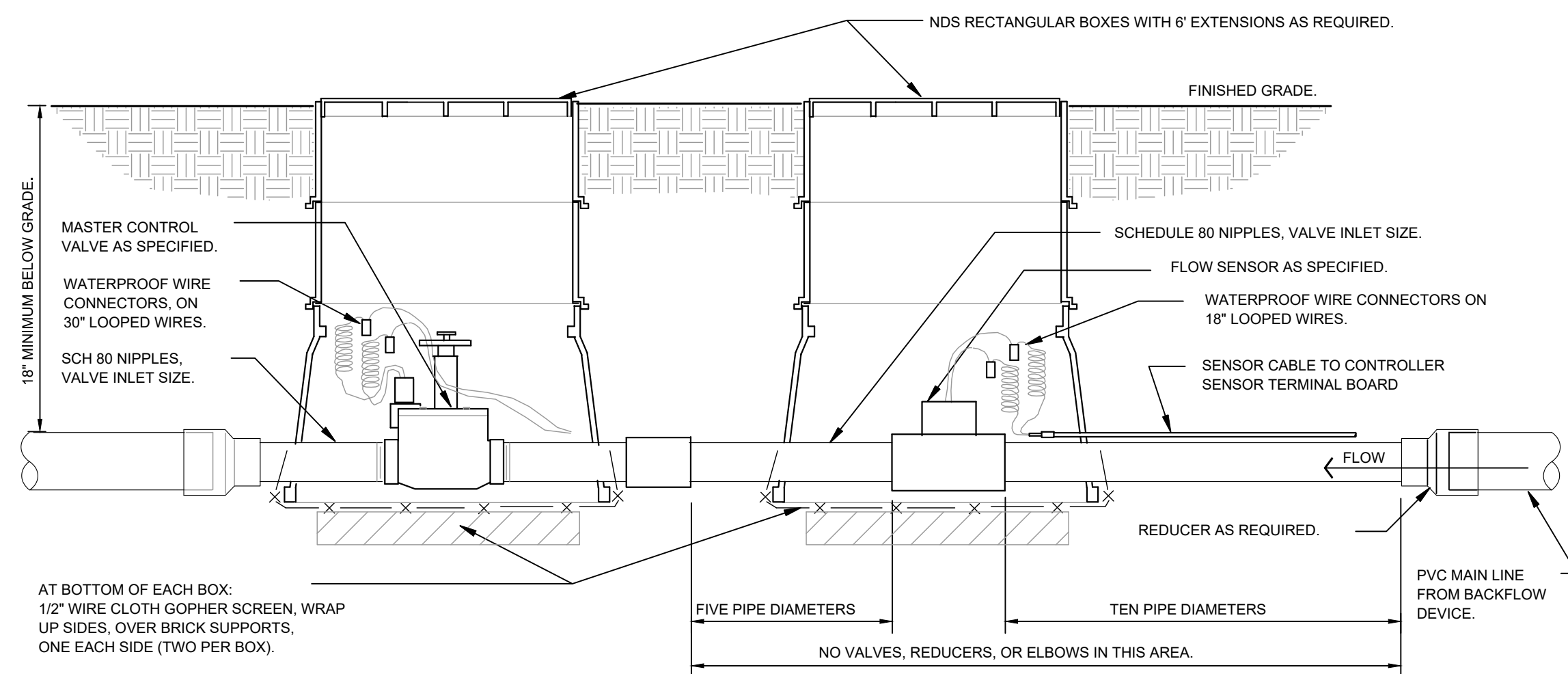


2
18 SECTION
RAIN SENSOR - BUILDING MOUNT

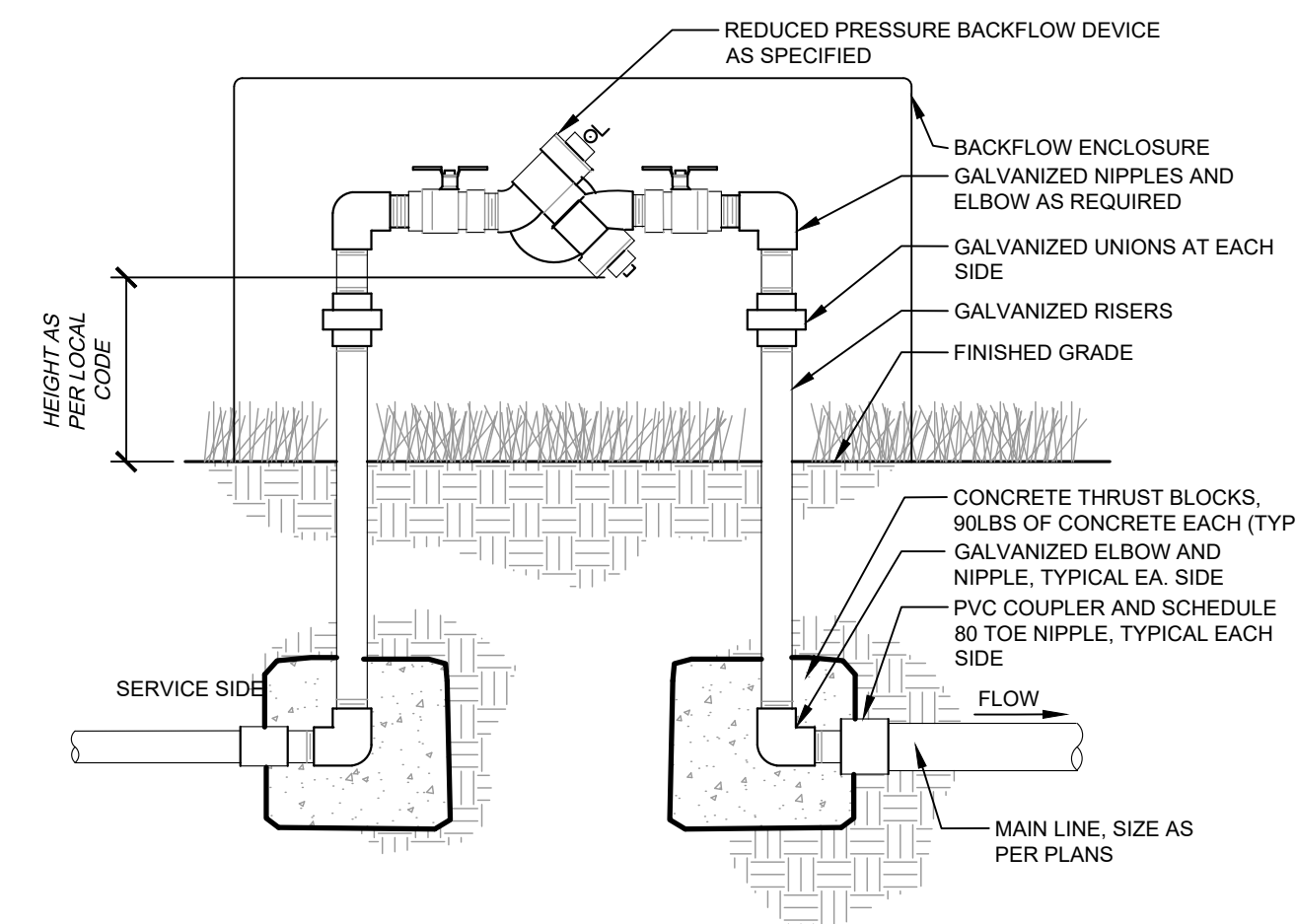


NOTES:
 1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
 2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
 3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

3
18 ELEVATION
IRRIGATION CONTROLLER - WALL MOUNT



4
18 SECTION
MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY



5
18 SECTION
BACKFLOW PREVENTER

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DESIGNED BY: JNL
 DRAWN BY: JNL
 CHECKED BY: EJM
 DATE: 04/28/2023

**PARKWAY SUBDIVISION FILING NO. 3,
 THIRD AMENDMENT, LOT 1A, BLOCK 2**
 CITY OF LONE TREE, COUNTY OF DOUGLAS
 SITE IMPROVEMENT PLAN
 IRRIGATION DETAILS

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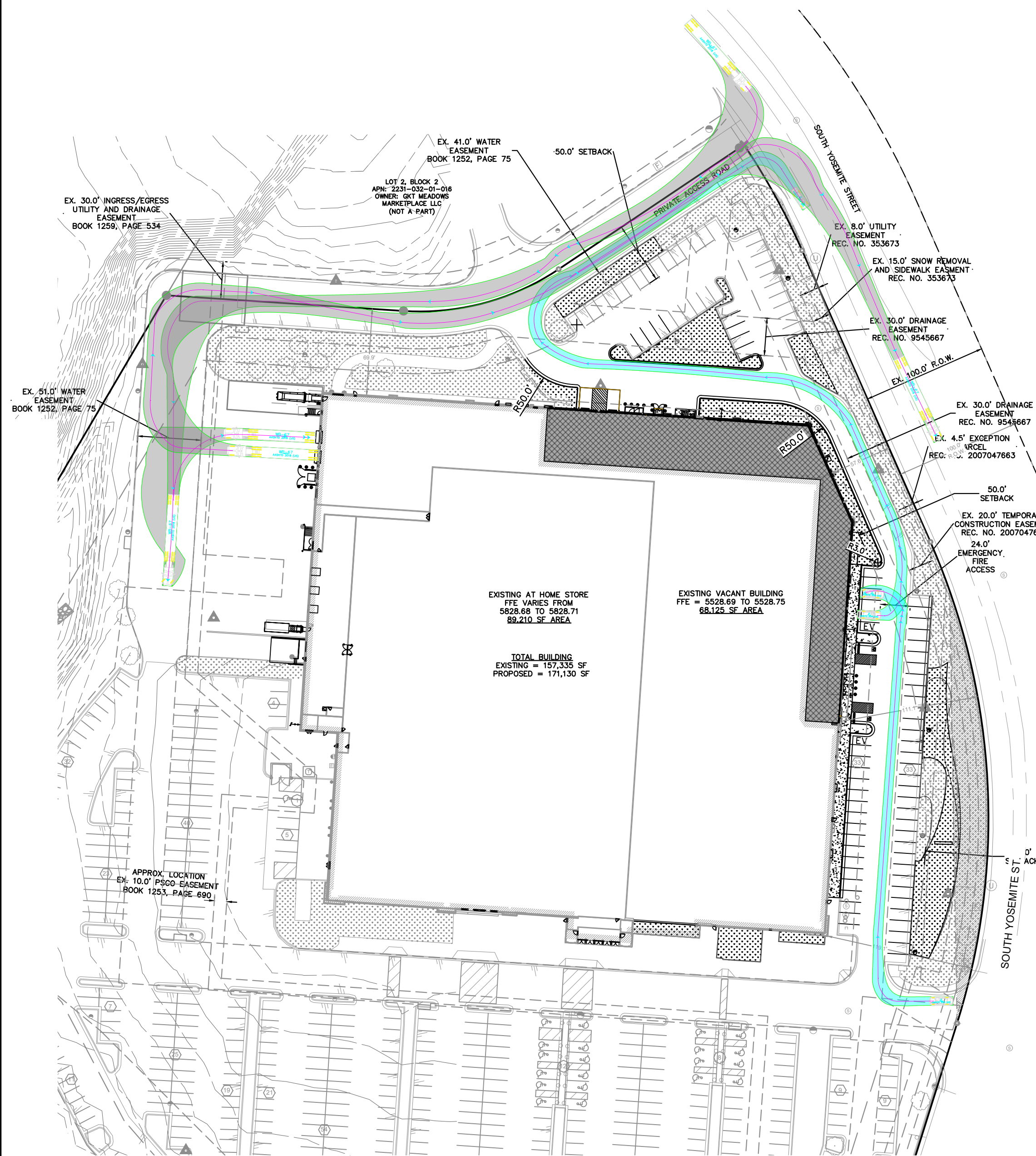
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PARKWAY SUBDIVISION FILING NO. 3, THIRD AMENDMENT, LOT 1A, BLOCK 2

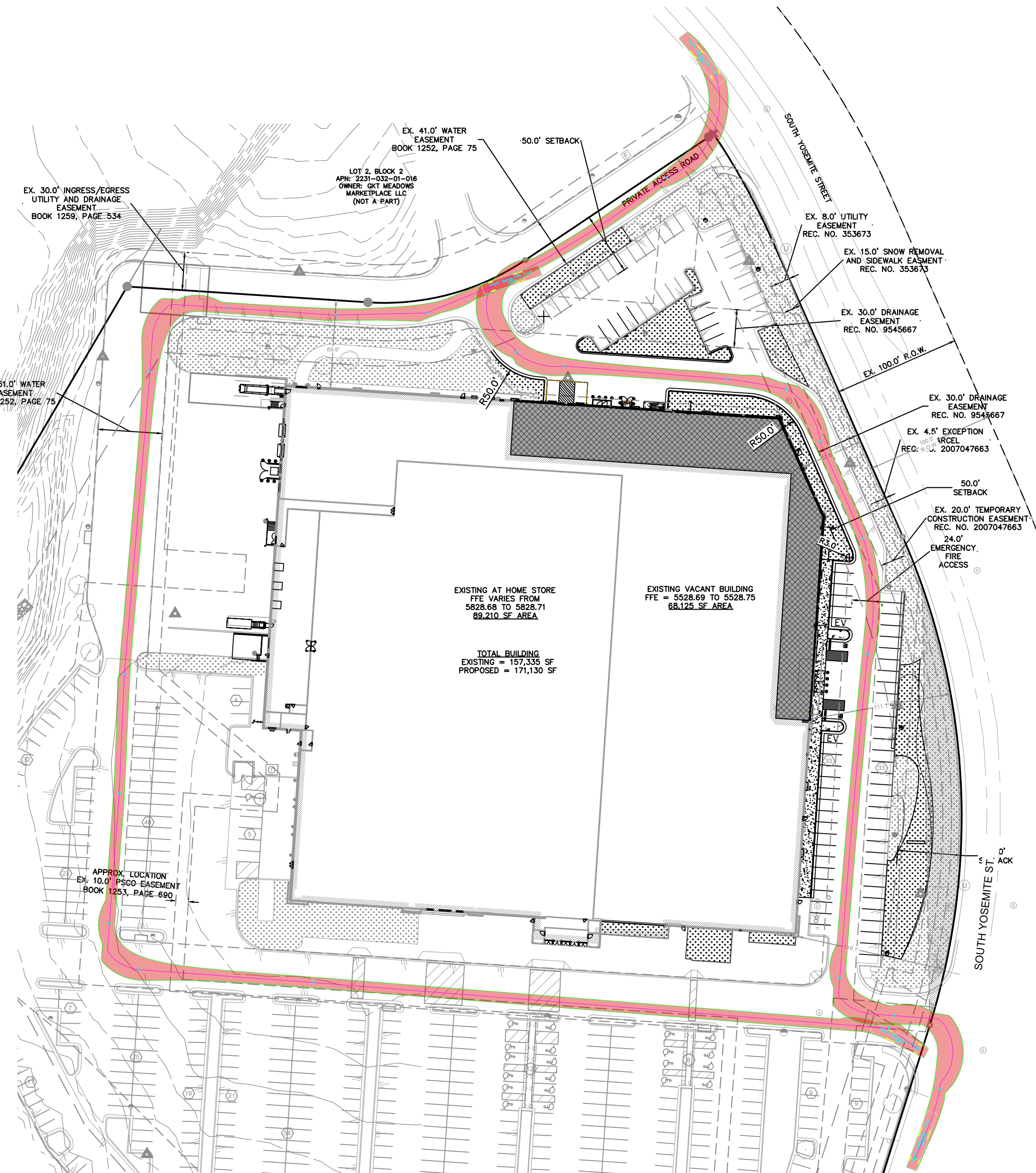
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PLANNING AREA: 16.45 AC
COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007

LEGEND

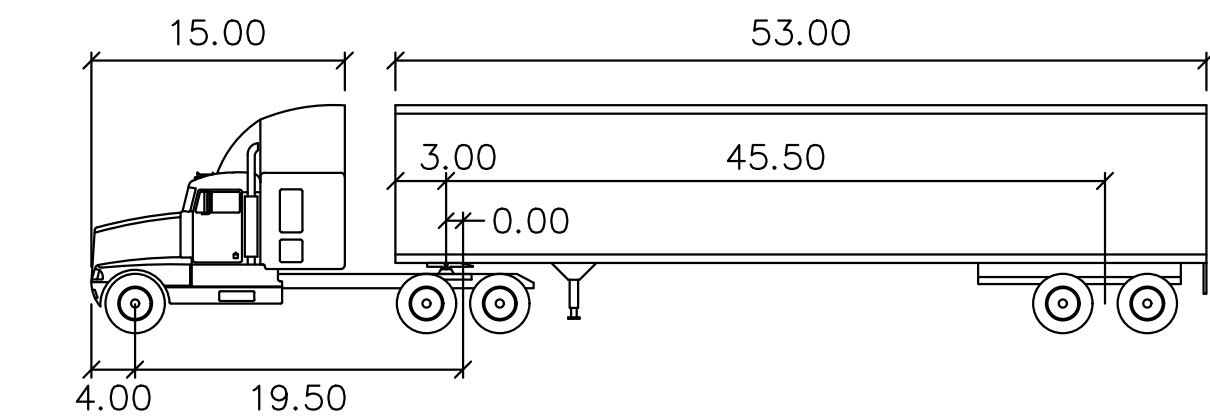
- WB-67 TRUCK ROUTE
- FIRE TRUCK ROUTE
- PASSENGER VEHICLE ROUTE



WB-67 TRUCK & PASSANGER DETAIL INGRESS/EGRESS
N.T.S



FIRE TRUCK ROUTES
N.T.S



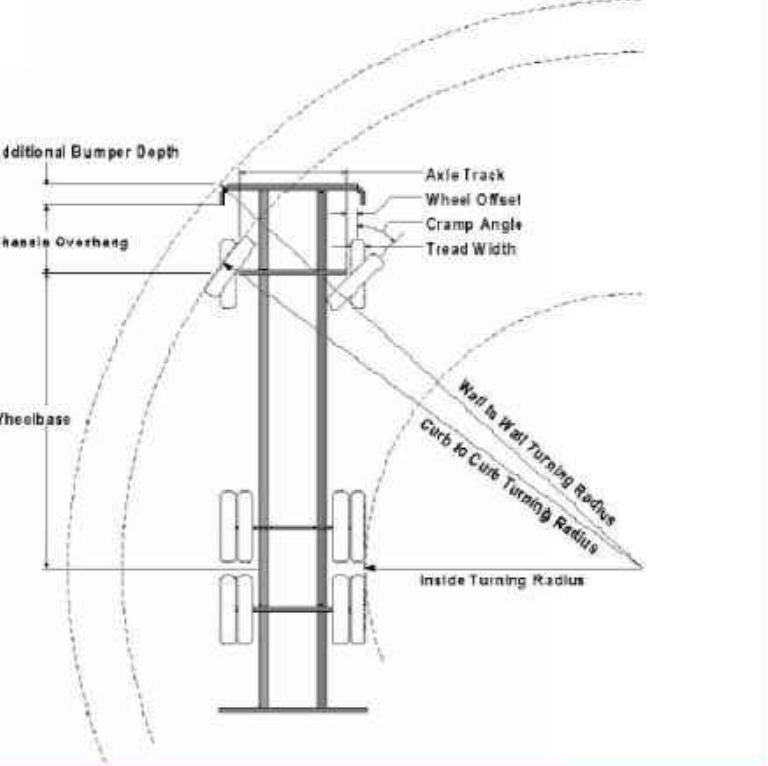
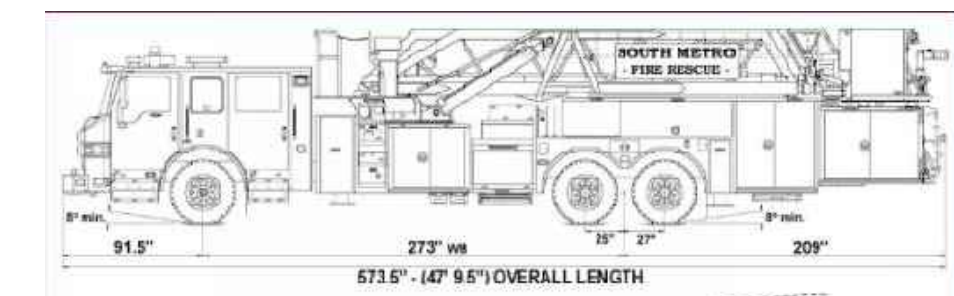
WB-67

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

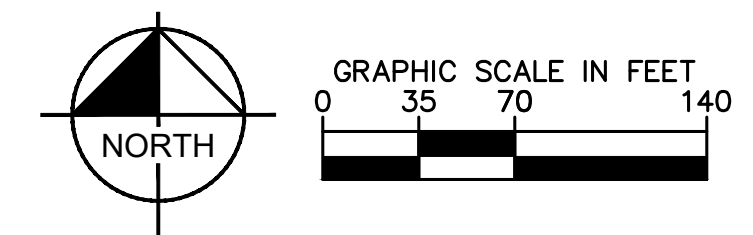
TRUCK DETAIL
N.T.S

NOTES

1. THESE MOVEMENTS ARE BASED OFF AASHTO 2018 FOR A WB-67 SEMI
2. THE MOVEMENTS FOR THE FIRE TRUCK ARE BASED ON SPECIFICATIONS FROM SOUTH METRO FIRE
3. THE MOVEMENTS SHOWN HERE ARE FOR:
 - 3.1. A WB-67 HEADING SOUTH ON SOUTH YOSEMITE STREET AND ENTERING THROUGH THE NORTH ENTRANCE, THEN BACKING INTO THE LOADING DOCK.
 - 3.2. A WB-67 LEAVING THE LOADING DOCK AND EXITING THROUGH THE NORTH ENTRANCE, TURNING RIGHT ON SOUTH YOSEMITE STREET.
 - 3.3. A PASSENGER VEHICLE ENTERING THE PROPERTY THROUGH THE SOUTH ENTRANCE, TURNING RIGHT TOWARDS THE MAIN ENTRANCE AND PARKING.
 - 3.4. A PASSENGER VEHICLE EXITING THE PARKING SPACE, HEADING NORTH TO LEAVE THROUGH THE NORTH ENTRANCE
 - 3.5. A FIRE TRUCK ENTERING THE SITE THROUGH THE NORTH ENTRANCE, THEN HEADING SOUTH ALONG THE EAST FACE OF THE BUILDING TO EXIT BY TURNING RIGHT ONTO SOUTH YOSEMITE STREET.
- 3.5. A FIRE TRUCK ENTERING THE SITE THROUGH THE NORTH ENTRANCE, THEN HEADING WEST ALONG THE NORTH AND WEST FACE OF THE BUILDING THEN EXITING THROUGH THE SOUTH ENTRANCE BY TURNING RIGHT ONTO SOUTH YOSEMITE STREET



FIRE TRUCK DETAIL
N.T.S



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DESIGNED BY: SLP
DRAWN BY: JAQ
CHECKED BY: SLP
DATE: 04/28/2023

PARKWAY SUBDIVISION FILING NO. 3,
THIRD AMENDMENT, LOT 1A, BLOCK 2
CITY OF LONE TREE, COUNTY OF DOUGLAS
SITE IMPROVEMENT PLAN
AUTOTURN EXHIBIT

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PROJECT NO.
096198011
DRAWING NAME
AUTOTURN EXHIBIT

18 OF 24

REVISION	BY	DATE

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PLANNING AREA: 16.45 AC
COMMUNITY DEVELOPMENT PROJECT NO. SP23-0007

Table with columns: REVISION, BY, DATE

Kimley»Horn
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DESIGNED BY: SLP
DRAWN BY: JAQ
CHECKED BY: SLP
DATE: 04/28/2023

PARKWAY SUBDIVISION FILING NO. 3,
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CITY OF LONE TREE, COUNTY OF DOUGLAS
SITE IMPROVEMENT PLAN
LIGHTING SPECIFICATIONS

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PROJECT NO.
096198011
DRAWING NAME

24 OF 24



Customer: KAXW LED
Project: RSK3LEDP40KRMVOLTWBADDX0
Part Number: RSK3LEDP40KRMVOLTWBADDX0
Type: W2
Specifications: Length: 14", Width: 12", Height: 5.7", Weight: 19.7 lbs

Ordering Information table for KAXW LED luminaire with columns for Luminaire, Performance, Color, Distribution, Voltage, and Options.

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Customer: RSX3 LED
Project: RSK3LEDP40KRMVOLTWBADDX0
Part Number: RSK3LEDP40KRMVOLTWBADDX0
Type: W2
Specifications: Length: 33.8", Width: 16.1", Height: 3.0", Weight: 48.0 lbs

Ordering Information table for RSX3 LED luminaire with columns for Luminaire, Performance, Color, Distribution, Voltage, and Options.

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Customer: RSX3 LED
Project: RSK3LEDP40KRMVOLTWBADDX0
Part Number: RSK3LEDP40KRMVOLTWBADDX0
Type: SL
Specifications: Length: 33.8", Width: 16.1", Height: 3.0", Weight: 48.0 lbs

Ordering Information table for RSX3 LED luminaire with columns for Luminaire, Performance, Color, Distribution, Voltage, and Options.

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Model: MRM-LED-36L-SL-FIA-UVW-DIM-50-7000-ALS004-BRZ-IL
Type: Outdoor LED Area Light
Specifications: Lumens: 7000-48,000, Voltage: 48-400V, Efficacy: 130-160 lm/W

Construction: Rugged die-cast aluminum housing, cast aluminum wiring access door.
Features: High-performance programmable driver, 0-10V dimming, L80 calculated life >100k hours.
Optical System: State-of-the-art one-piece silicone optic sheet, phosphor converted amber.
Electrical: High-performance programmable driver, 0-10V dimming, L80 calculated life >100k hours.
Installation: Designed to mount to square or round poles, single fastener secures the hinged door.
Warranty: LSI LED Fixtures carry a 5-year warranty.
Accessories: LSI LED Fixtures carry a 5-year warranty.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsi.com
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Ordering Guide table for Mirada Medium luminaire with columns for Prefix, Light Source, Lumens Package, Lens, Distribution, Orientation, Voltage, and Driver.

Color Temp, Color Rendering, Finish, and Options table for Mirada Medium luminaire.

Need more information? Click here for our glossary.
Have additional questions? Call us at (800) 436-7800.
ACCESSORY ORDERING INFORMATION: LSI LED Fixtures carry a 5-year warranty.

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Ordering Guide table for Mirada Medium luminaire with columns for Prefix, Light Source, Lumens Package, Lens, Distribution, Orientation, Voltage, and Driver.

Color Temp, Color Rendering, Finish, and Options table for Mirada Medium luminaire.

Need more information? Click here for our glossary.
Have additional questions? Call us at (800) 436-7800.
ACCESSORY ORDERING INFORMATION: LSI LED Fixtures carry a 5-year warranty.

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