

SITE WORK PLANS FOR **JACK'S RESTAURANT**

9155 PARK MEADOWS DRIVE
LOT 1, PARK MEADOWS FILING 2
THE CITY OF LONE TREE
DOUGLAS COUNTY, COLORADO

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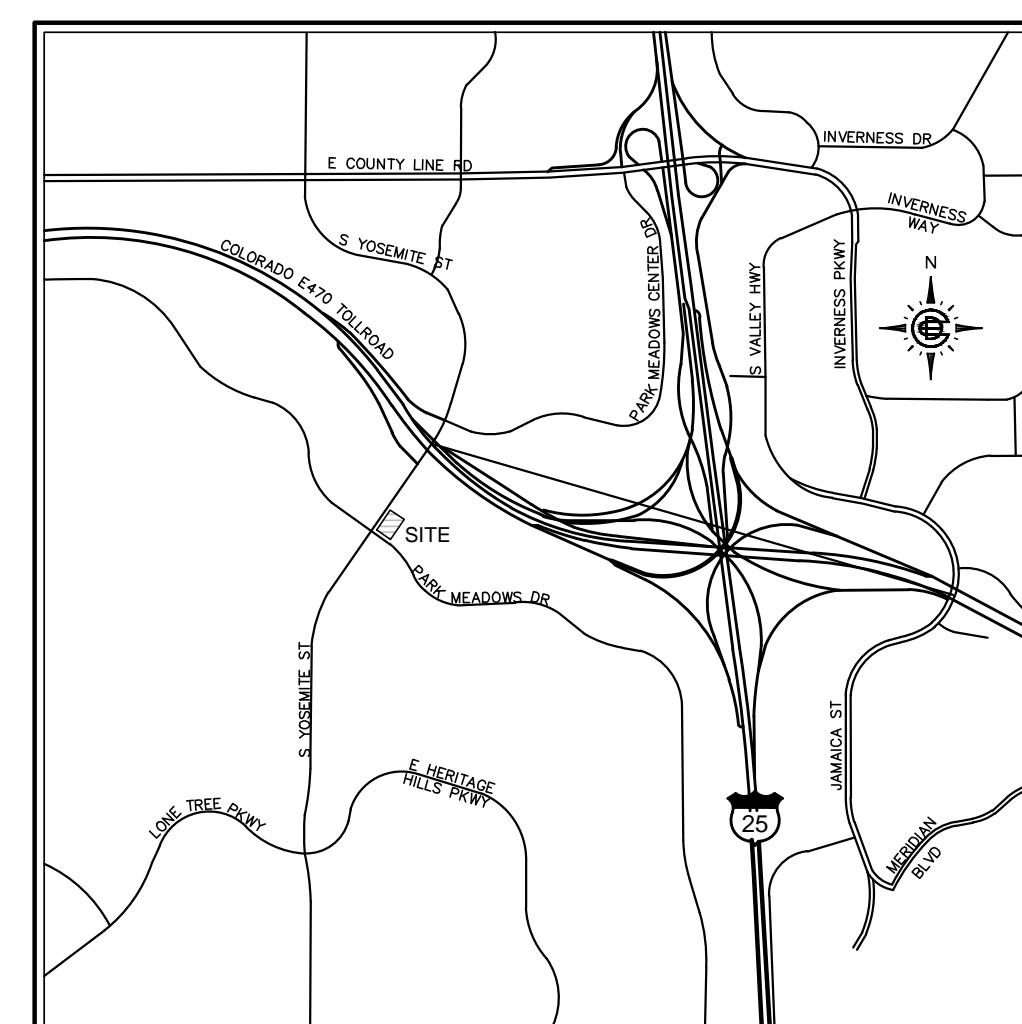


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VICINITY MAP
1" = ±2000'

SHEET INDEX

C1.1	GENERAL NOTES & LEGEND
C2.1	DEMOLITION PLAN
C3.1	DIMENSION CONTROL PLAN
C4.1	INITIAL GESC PLAN
C4.2	INTERIM GESC PLAN
C4.3	FINAL GESC PLAN
C4.11-C4.13	GESC PLAN STANDARD NOTES AND DETAILS
C5.1	GRADING PLAN
C6.1	UTILITY PLAN
C7.1	PAVING PLAN
C7.11-C7.12	PAVING DETAILS
L1.1	TREE PRESERVATION PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE SPECIFICATIONS & DETAILS
L2.1	IRRIGATION PLAN
L2.2	IRRIGATION SPECIFICATIONS & DETAILS

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 GUIDELINES AND 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 AND 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 TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING INLETS, PIPES, 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.
- THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE CITY OF LONE TREE FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE LONE TREE GRADING, EROSION AND SEDIMENT CONTROL CRITERIA, AS AMENDED. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEES DUE TO UNFORSEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTEES, UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.

CITY OF LONE TREE
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK

**PRELIMINARY
FOR REVIEW ONLY**
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E.

THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY AS AMENDED.

P.E. NO.: 107767
DATE: 10/11/23

ISSUE DATE	DEC FILE NO.
10/11/23	105616
CITY FILE NO.	SHEET NO.
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PROJECT GENERAL NOTES

- ALL MATERIALS, CONSTRUCTION METHODS, AND TESTING FOR PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S CURRENT REGULATIONS, SPECIFICATIONS, AND DETAILS. DEVIATIONS FOR PUBLIC IMPROVEMENTS WILL NOT BE ALLOWED UNLESS CLEARLY SPECIFIED IN WRITING FROM THE GOVERNING AUTHORITY. DEVIATIONS ON PRIVATE IMPROVEMENTS SHALL BE ALLOWED ONLY AS NOTED ON THESE PLANS, BUT IN NO WAY SHALL VIOLATE LOCAL, STATE, OR FEDERAL LAW.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL INFORMATION PRESENTED IN THESE PLANS PRIOR TO SUBMISSION OF ANY BID OR CONTRACT DOCUMENT FOR THE SCOPE OF WORK CONTAINED HEREIN. ALL BID AND/OR CONTRACT DOCUMENTS SHALL REFERENCE THE PLAN AND/OR SEAL DATE PROVIDED ON EACH SHEET WITHIN THESE PLANS.
- THE INFORMATION AND DESIGN SHOWN ON THESE PLANS HAS BEEN COORDINATED WITH OTHER DESIGN PROFESSIONALS AS NOTED. THE CONTRACTOR IS RESPONSIBLE FOR RECONCILING ALL PLAN SETS (SITE WORK, BUILDING, ROADWAY, PUBLIC UTILITY, ETC.) PRIOR TO CONSTRUCTION OF IMPROVEMENTS. THE OWNER AND DESIGN ENGINEER ASSUME NO RESPONSIBILITY FOR REVISIONS MADE TO OTHER PLAN SETS AND NOT SHARED WITH THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING ALL EXISTING FEATURES OF THE SITE AND INCLUDING ANY COSTS ASSOCIATED WITH CLEARING, HAULING, MATERIAL STORAGE, CONSTRUCTION UTILITIES, LABOR, ETC. IN THE CONTRACT AMOUNT.
- ALL EXISTING IMPROVEMENTS, GRADES, FEATURES, CONDITIONS, ETC. SHOWN ON THESE PLANS HAVE BEEN SHOWN BASED ON INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING FACILITIES, GRADES, CONDITIONS, UTILITIES, ETC. AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND THE DESIGN ENGINEER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. THE OWNER AND DESIGN ENGINEER/ARCHITECT ASSUME NO RESPONSIBILITY FOR INACCURACY OR OMISSION OF EXISTING FACILITIES, GRADES, CONDITIONS, UTILITIES, ETC.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY CONDITIONS OF THE SITE DURING ALL CONSTRUCTION ACTIVITIES, WHETHER WORK IS UNDERWAY OR NOT. STORED MATERIALS, EQUIPMENT, AND CONSTRUCTION ACTIVITIES SHALL BE MONITORED AT ALL TIMES AND ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT THE SAFETY, HEALTH, AND WELFARE OF THE GENERAL PUBLIC. ALL-WEATHER ACCESS PATHS SHALL BE PROVIDED AS REQUIRED BY ALL GOVERNING EMERGENCY SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ALL REQUIRED DOCUMENTATION (NOTICES OF INTENT, SITE NOTICE, INSPECTION REPORTS, ETC.) PREPARED. A COPY OF ALL REQUIRED DOCUMENTS SHALL BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT IN CONFORMANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PERMITS, CONTRACTOR LICENSES AND/OR REGISTRATIONS, AND DOCUMENTATION FROM THE GOVERNING AUTHORITIES FOR ALL WORK REQUIRED BY THESE PLANS. A COPY OF ALL APPROVED PLANS, PERMITS, LICENSES, REGISTRATIONS, AND DOCUMENTATION SHALL BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. ANY REQUIRED FEES, BONDS, DEPOSITS, ETC. REQUIRED TO PERFORM THE WORK SHALL BE PROVIDED BY THE CONTRACTOR AND COSTS ASSOCIATED WITH SUCH SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ALL MATERIALS TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY CONTRACTED DIRECTLY WITH THE OWNER/DEVELOPER. THE CONTRACTOR SHALL COOPERATE WITH ALL TESTING AGENCIES AND MAKE ALL REASONABLE EFFORTS TO ASSIST THE REPRESENTATIVES IN OBTAINING REQUIRED SAMPLES. ANY TESTS INDICATING MATERIALS FAILING TO MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. ALL COSTS OF RE-TESTING SHALL BE REIMBURSED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES AND/OR PRIVATE CONTRACT. ALL COSTS ASSOCIATED WITH INSPECTIONS BY THE GOVERNING AUTHORITIES SHALL BE PAID BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD SURVEY AND STAKING REQUIRED TO PERFORM THE WORK IN THESE PLANS. BENCHMARKS HAVE BEEN PROVIDED IN THE PLANS FOR VERTICAL DATUM REFERENCE. THE CONTRACTOR'S SURVEYOR(S) SHALL BE RESPONSIBLE FOR VERIFYING ALL BENCHMARK ELEVATIONS AND NOTIFYING THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY WORK BEING DONE.
- ALL MATERIALS AND EQUIPMENT USED AND/OR INSTALLED ON THIS PROJECT SHALL BE NEW, CLEAN, AND UNUSED. MATERIALS SHALL NOT BE USED AFTER THE MANUFACTURER'S RECOMMENDED EXPIRATION DATE. ALL MATERIALS SHALL BE STORED AND/OR USED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, UNLESS OTHERWISE NOTED ON THESE PLANS. IN NO CASE SHALL WORK BE DONE THAT VOIDS OR REDUCES ANY WARRANTY PROVIDED BY THE MANUFACTURER. ANY MATERIAL OR EQUIPMENT DAMAGED, STOLEN, OR LOST SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL MANUFACTURED PRODUCTS USED DURING CONSTRUCTION AND/OR SHOP DRAWINGS PROVIDED BY MANUFACTURERS SHALL BE SUBMITTED TO THE OWNER AND DESIGN ENGINEER/ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO USE. ALL NATURAL MATERIALS (STONE, PLANTINGS, MULCH, ETC.) SHALL BE SUBMITTED TO THE OWNER AND DESIGN ENGINEER/ARCHITECT FOR APPROVAL OF TYPE, COLOR, AESTHETIC, ETC. PRIOR TO INSTALLATION. PRODUCT SAMPLES MAY BE REQUESTED AND SHALL BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATION ORGANIZATION (ONE-CALL SYSTEM) A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY WORK ON THE PROJECT SITE. ALL EXISTING UTILITIES IN THE AREA OF ANY WORK, WHETHER NOTED OR NOT, SHALL BE FIELD LOCATED AND PROTECTED THROUGHOUT ALL CONSTRUCTION ACTIVITIES. ACCESS TO ALL PUBLIC UTILITY SURFACE APPURTENANCES (METERS, VALVES, VAULTS, MANHOLES, CABINETS, HYDRANTS, ETC.) NOT BEING MODIFIED BY THIS WORK SHALL BE MAINTAINED AND AVAILABLE TO THOSE UTILITY COMPANIES AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO A CONDITION ACCEPTABLE TO THE APPLICABLE UTILITY COMPANY.
- ALL EXISTING IMPROVEMENTS NOT BE REMOVED OR MODIFIED SHALL BE PROTECTED AT ALL TIMES. ANY DAMAGE TO EXISTING SIDEWALKS, STREETS, DRIVEWAYS, TREES, WALLS, FENCES, ETC. DUE TO CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS. THE PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE WORK IS BEING PERFORMED. REFLECTIVE BARRICADES OR OTHER WARNING DEVICES EFFECTIVE IN DAYLIGHT OR NIGHT SHALL BE PLACED AROUND ALL OPEN TRENCHES. TRENCHES NOT BEING ACTIVELY WORKED IN SHOULD BE COVERED OR BARRICADED TO PROTECT ALL PERSONS AND VEHICLES IN THE AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL TRAFFIC CONTROL REQUIREMENTS OF THE GOVERNING AUTHORITY. ANY PLANS REQUIRED IN ADDITION TO THOSE PROVIDED IN THIS PLAN SET WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- FULL ALL-WEATHER ACCESS FOR PERSONAL VEHICLES SHALL BE PROVIDED TO ALL EXISTING ACCESS POINTS ON ADJACENT PROPERTIES AT ALL TIMES, UNLESS OTHERWISE ALLOWED IN WRITING BY THE PROPERTY OWNER(S).
- ALL AREAS WITHIN THE PROJECT SITE, ADJACENT PROPERTIES, AND ADJACENT PUBLIC RIGHT-OF-WAY USED BY CONSTRUCTION TRAFFIC SHALL BE MAINTAINED BY THE CONTRACTOR, INCLUDING KEEPING THE AREA(S) FREE OF DIRT, MUD, OILS, TRASH, OR OTHER CONSTRUCTION RELATED MATERIALS. ANY DAMAGE TO PAVING, LANDSCAPING, SIGNAGE, FENCING, ETC. SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE UPON COMPLETION OF WORK ACTIVITIES TO A CONDITION THE SAME OR BETTER AS EXISTED PRIOR TO CONSTRUCTION COMMENCING.
- ALL CONSTRUCTION EQUIPMENT/VEHICLES, MATERIAL STORAGE AND/OR STAGING AREAS SHALL BE LOCATED WITHIN THE PROJECT SITE AND IN COMPLIANCE WITH ALL CONTRACT DOCUMENTS. NO MATERIALS OR EQUIPMENT SHALL BE STORED ON ADJACENT PROPERTIES UNLESS APPROVAL IS GIVEN IN WRITING BY THAT PROPERTY OWNER.
- THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY PROVIDERS TO PROVIDE ANY AND ALL UTILITIES REQUIRED FOR CONSTRUCTION OF THE PROJECT. COSTS ASSOCIATED WITH PROVIDING AND REMOVING TEMPORARY SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT. USE OF THE PERMANENT UTILITY SERVICES IS PROHIBITED WITHOUT WRITTEN APPROVAL BY THE OWNER.
- THE CONTRACTOR SHALL COORDINATE WITH ANY ADJACENT CONTRACTORS WORKING ON OTHER PROJECTS ADJACENT TO THE PROJECT SITE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE DESIGN ENGINEER OF ANY CONFLICTS OR DISPUTES THAT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PROJECT SITE AS CLEAN AND FREE OF LOOSE TRASH, DEBRIS, AND SOIL MIGRATION AS IS REASONABLY PRACTICAL. ANY MATERIALS OR EQUIPMENT REPORTED TO CAUSE A NUISANCE BY THE GOVERNING AUTHORITY SHALL BE REMOVED IMMEDIATELY. IF, IN THE OPINION OF THE CONTRACTOR, THE NUISANCE IS REQUIRED TO COMPLETE THE PROJECT SCOPE HE SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND DESIGN ENGINEER IMMEDIATELY.

- THE CONTRACTOR SHALL CLEAN THE SITE OF ALL DIRT, DEBRIS, TRASH, EXCESS MATERIAL, CONSTRUCTION WASTE CONTAINERS, EQUIPMENT, ETC. UPON COMPLETION OF WORK ACTIVITIES AND PRIOR TO REQUESTING FULL PAYMENT OF THE CONTRACT AMOUNT OR OPENING THE SITE TO THE GENERAL PUBLIC. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON FULL STABILIZATION OF THE DISTURBED AREAS.
- AT THE OWNER'S DISCRETION, THE CONSTRUCTED IMPROVEMENTS MAY BE REVIEWED BY THE OWNER AND/OR DESIGN ENGINEER. ANY WORK NOTED THAT IS NOT IN CONFORMANCE WITH THESE PLANS IS SUBJECT TO REJECTION OR MODIFICATION. REJECTED IMPROVEMENTS SHALL BE FULLY REMOVED AND IMPROVEMENTS SHALL BE RECONSTRUCTED TO CONFORM TO THE DESIGN SHOWN ON THESE PLANS AT THE CONTRACTOR'S EXPENSE. MODIFICATIONS MAY BE ALLOWED AT THE OWNER'S AND/OR DESIGN ENGINEER'S DISCRETION, AND SHOULD BE COMPLETED AT THE CONTRACTOR'S EXPENSE. ALL REJECTED WORK OR WORK SUBJECT TO MODIFICATION SHALL BE COMPLETED AND ACCEPTED PRIOR TO FULL PAYMENT OF THE CONTRACT AMOUNT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE REMOVAL OF ALL TRASH, CONSTRUCTION EQUIPMENT, WASTE, SPOILS, TEMPORARY FACILITIES, AND EXCESS MATERIALS FROM THE CONSTRUCTION SITE. REMOVAL AND/OR DISPOSAL OF ALL ITEMS SHALL BE DONE IN A LAWFUL MANNER OUTSIDE THE LIMITS OF THE SUBJECT PROPERTY. ALL COSTS FOR TRANSPORT AND DISPOSAL OF REMOVED ITEMS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- THE CONTRACTOR SHALL MAINTAIN A DETAILED RECORD OF ALL CHANGES, MODIFICATIONS, AND EXISTING IMPROVEMENTS THAT DEVIATE FROM THE DESIGN SHOWN ON THESE PLANS. THE RECORDS SHALL BE PROVIDED TO THE DESIGN ENGINEER UPON COMPLETION OF WORK AND PRIOR TO REQUESTING FULL PAYMENT OF THE CONTRACT AMOUNT.

CITY OF LONE TREE GENERAL NOTES

- THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE CITY OF LONE TREE SUBDIVISION RESOLUTION OR APPROVED VARIANCES TO THOSE REGULATIONS. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CURRENT DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS, INSPECTION SECTION, (303) 662-8112, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION, AND/OR BEFORE RESTARTING CONSTRUCTION AFTER A SHUTDOWN OF MORE THAN 10 DAYS.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT (800) 922-1987 OR 811.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY (SIGNED BY BOTH DESIGN ENGINEER AND CITY OF LONE TREE) OF THE CONSTRUCTION PLANS AND GESC REPORT AND PLAN, AND ONE (1) COPY OF THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AT THE JOB SITE AT ALL TIMES.
- NO PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR OTHER PURPOSES ARE PROPOSED.
- A ROW/CONSTRUCTION PERMIT MUST BE OBTAINED BEFORE ANY WORK WITHIN EXISTING OR PROPOSED PUBLIC ROW. THE PERMIT APPLICATION MUST BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR REVIEW/PROCESSING A MINIMUM OF 7 DAYS PRIOR TO REQUESTED START FOR THE WORK IN THE ROW.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR ACCEPTANCE WITH THE PERMIT APPLICATION. AN EXCAVATION OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
- THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF CITY OF LONE TREE ACCEPTANCE/APPROVAL, IF APPLICABLE CONSTRUCTION PERMITS HAVE NOT BEEN OBTAINED, AND CONSTRUCTION STARTED WITHIN THAT TIME, THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF LONE TREE.
- CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE ENGINEER INSPECTOR WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY WHICH WILL BE CONVEYED TO THE CITY, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY ENGINEERING INSPECTOR TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES/INFRASTRUCTURE BY CITY AND/OR URBAN DRAINAGE.

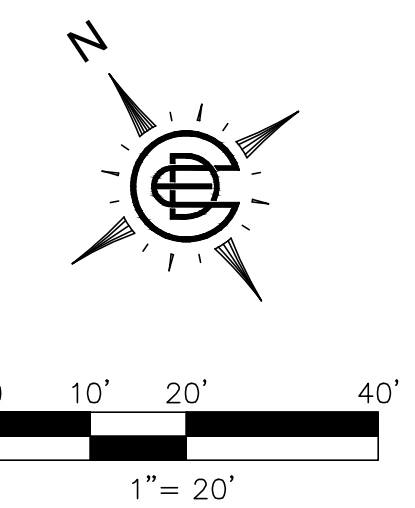
LEGEND	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING		
FINISH FLOOR ELEVATION	FF= 100.00	FF= 100.00
SPOT ELEVATION		
CURB		
RETAINING WALL		
CONTOUR LINE	583	83
STORM DRAIN		
STORM DRAIN MANHOLE/JUNCTION BOX		
CURB INLET		
GRATE INLET		
WATER LINE	WATER	WATER
FIRE HYDRANT		
WATER METER BOX		
WATER VALVE		
BACKFLOW PREVENTOR		
DETECTOR CHECK		
IRRIGATION CONTROL VALVE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
CLEANOUT		
LIGHT POLE		
POWER POLE		
ELECTRIC TRANSFORMER		
ELECTRIC SWITCHGEAR		
UNDERGROUND UTILITY MARKER		
UNDERGROUND TELECOMMUNICATIONS LINE		
UNDERGROUND ELECTRIC LINE		
UNDERGROUND GAS LINE		
OVERHEAD LINE		
OVERHEAD TELECOMMUNICATIONS LINE		
GAS METER		
ACCESSIBLE PARKING		
VAN ACCESSIBLE PARKING		
SIGN		
TREE		

ABBREVIATIONS

AD	AREA DRAIN
AP	ASPHALT PAVEMENT
APPROX	APPROXIMATELY
ASPH	ASPHALT
BC	BACK OF CURB
B-B	BACK TO BACK
BFR	BARRIER FREE RAMP
BM	BENCHMARK
BO	BY OTHERS
BW	BACK OF WALL
CAV	CABLE TV
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CP	CONCRETE PAVEMENT
DCDC	DOUBLE CHECK DETECTOR CHECK
DCO	DOUBLE CLEANOUT
DE	DRAINAGE EASEMENT
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOC	DOCUMENT
DW	DOMESTIC WATER
EC	ELECTRIC CABINET
EJ	EXPANSION JOINT
ELEV	ELEVATION
EM	ELECTRIC MARKER
EMH	ELECTRIC MANHOLE
EP	ELECTRIC PEDESTAL
ESMT	EASEMENT
EV	ELECTRIC VAULT
EXIST	EXISTING
EXIST	EXISTING
FC	FACE OF CURB
F-F	FACE TO FACE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTIC
FP	FINISHED PAD
FPS	FEET PER SECOND
FL	FLOW LINE
FT	FEET/FOOT
FW	FACE OF WALL
G	GUTTER
GI	GRATE INLET
GM	GAS MARKER
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDWL	HEADWALL
HMAC	HOT MIX ASPHALTIC CONCRETE
HORIZ	HORIZONTAL
HP	HIGH POINT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
IRR	IRRIGATION
JB	JUNCTION BOX
JT	JOINT
LF	LINEAL FEET
LP	LOW POINT
LT	LEFT
MH	MANHOLE
N/A	NOT APPLICABLE
NG	NATURAL GROUND
NO.	NUMBER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PROP	POINT OF REVERSE CURVATURE
PROPOSED	PROPOSED
PSP	PEDESTRIAN SIGNAL POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
OCEW	ON CENTER EACH WAY
CHE	OVERHEAD ELECTRIC
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCI	RECESSED CURB INLET
RCR	REINFORCED CONCRETE PIPE
RCCP	REINFORCED CONCRETE CYLINDRICAL PIPE
REINF	REINFORCED
RL	RIDGE LINE
ROW	RIGHT OF WAY
RT	RIGHT
SEP INST	SEPARATE INSTRUMENT
SF	SQUARE FEET
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SQ	SQUARE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
SY	SQUARE YARD
TC	TOP OF CURB
TCM	TELECOMMUNICATIONS MARKER
TCP	TELECOMMUNICATIONS PEDESTAL
TCV	TELECOMMUNICATIONS VAULT
TD	TRENCH DRAIN
TMH	TELECOMMUNICATIONS MANHOLE
TOS	TOP OF BANK
TOS	TOE OF SLOPE
TP	TOP OF PAVEMENT
TSC	TRAFFIC SIGNAL CABINET
TSP	TRAFFIC SIGNAL POLE
TSV	TRAFFIC SIGNAL VAULT
TYP	TYPICAL
UC	UTILITY CABINET
UE	UTILITY EASEMENT
UV	UTILITY VAULT
VCP	VITRIFIED CLAY PIPE
WE	WATER EASEMENT
WM	WATER METER
WMH	WATER MANHOLE
WS	WATER SERVICE
WTR	WATER
WV	WATER VALVE
WW	WASTEWATER

GENERAL NOTES & LEGEND

<p>JACK'S RESTAURANT</p> <p>1.20 ACRES - LOT 1 PARK MEADOWS FILING 2</p> <p>CITY OF LONE TREE, COLORADO</p>	
<p>CITY OF LONE TREE</p> <hr/> <p>THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING IMPROVEMENTS ONLY.</p> <p>ENGINEERING DIVISION ACCEPTANCE BLOCK</p>	<p>ENGINEER</p> <p>5300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0960 dec-en.com</p>
	<p>PRELIMINARY FOR REVIEW ONLY</p> <p>THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E.</p> <p>P.E. No.: 107767 DATE: 10/11/23</p>
<p>ISSUE DATE</p> <p>10/11/23</p> <p>CITY FILE NO.</p> <p>-</p>	<p>DEC FILE NO.</p> <p>105616</p> <p>SHEET NO.</p> <p>C1.1</p>



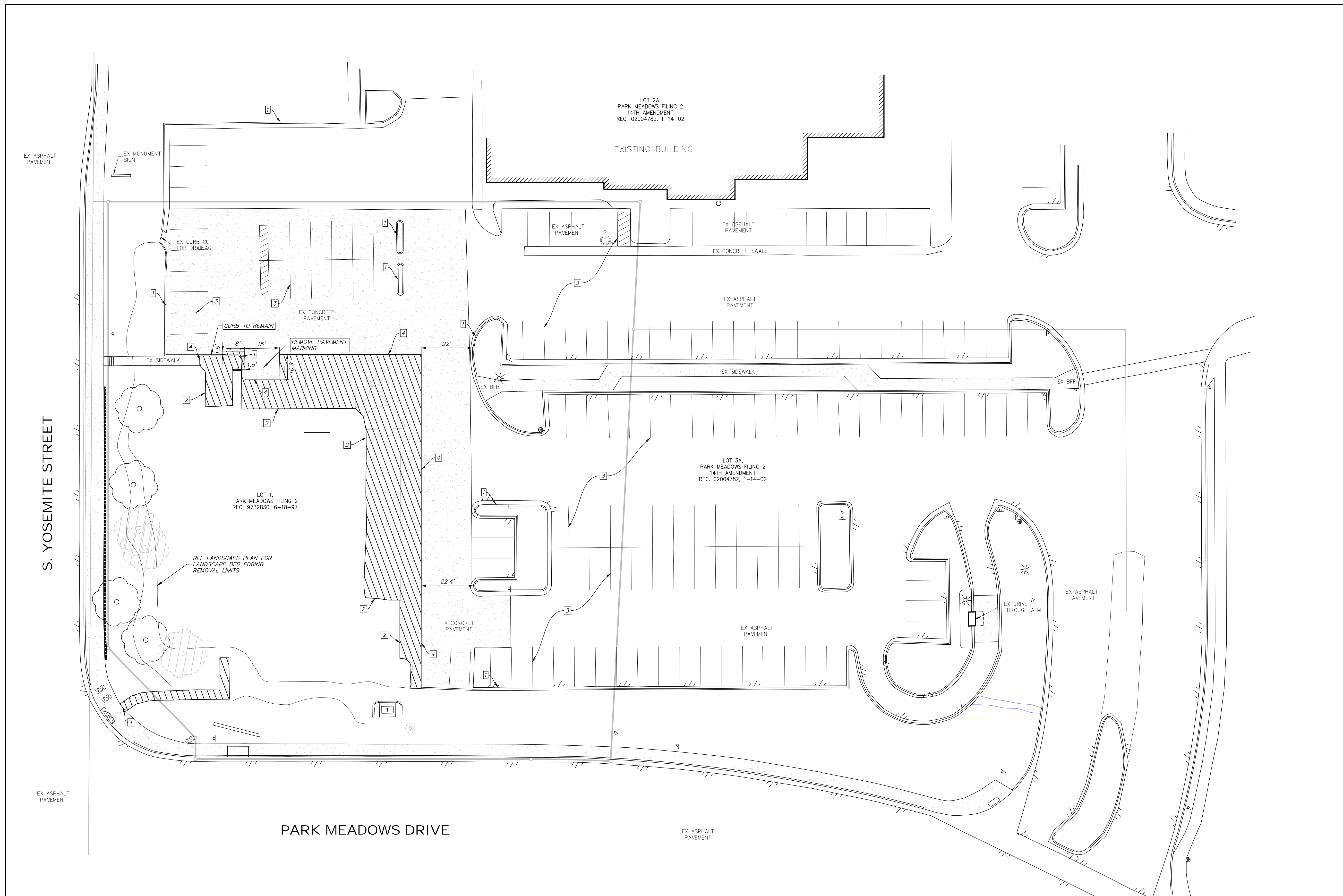
PAVEMENT LEGEND	
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	REMOVE EXISTING PAVEMENT

CONSTRUCTION NOTES	
INDICATED BY	
1.	CONCRETE CURB.
2.	EDGE OF PAVEMENT.
3.	PAVEMENT MARKING.
4.	FULL DEPTH SAWCUT.

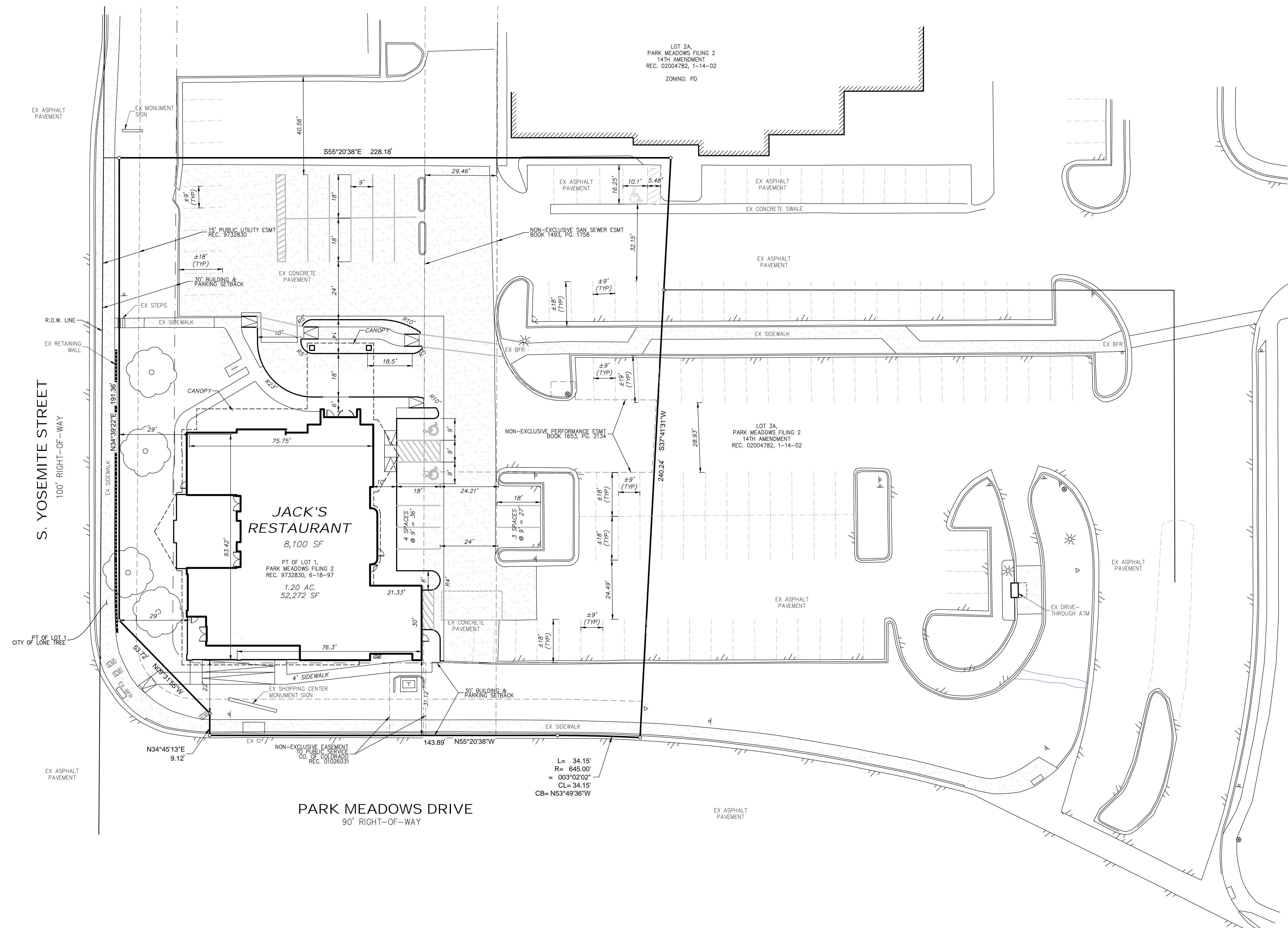
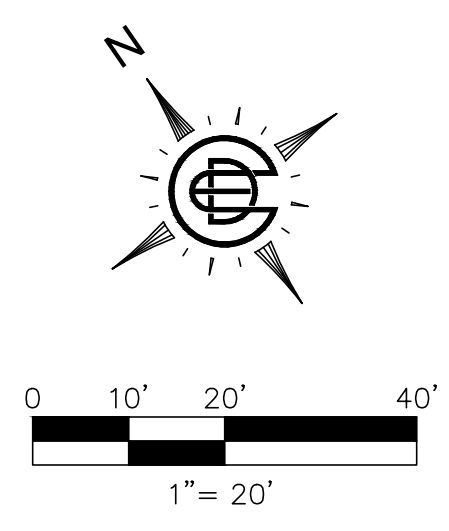
- DEMOLITION GENERAL NOTES**
- ALL MATERIALS DEMOLISHED FROM THE SITE SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE TEMPORARY FENCING, WALLS, BARRICADES, ETC. TO PROTECT THE GENERAL PUBLIC FROM ANY DEBRIS, DUST, PROJECTILES, ETC. THAT MAY OCCUR AS A RESULT OF THE DEMOLITION ACTIVITIES.
 - CONTRACTOR SHALL PROVIDE REFLECTIVE BARRIERS, FENCES, AND/OR SIGNAGE TO PREVENT ACCESS TO THE DEMOLITION AREA BY THE GENERAL PUBLIC WHILE THE WORK IS ONGOING, WHETHER WORK IS ACTIVELY UNDER WAY OR NOT.
 - EXISTING ACCESSIBILITY PATHS TO MEET ADA REQUIREMENTS OR LOCAL ORDINANCES SHALL BE MAINTAINED AT ALL TIMES.
 - CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL BY PROPERTY OWNER PRIOR TO PLACING ANY TRAFFIC CONTROL DEVICES NOT SHOWN ON THIS PLAN.
 - ALL EROSION CONTROL REQUIRED EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO ANY DEMOLITION ACTIVITIES TAKING PLACE.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

CITY OF LONE TREE
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DEMOLITION PLAN	
JACK'S RESTAURANT	
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2	
CITY OF LONE TREE, COLORADO	
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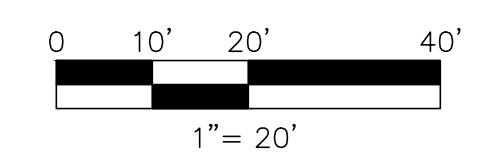
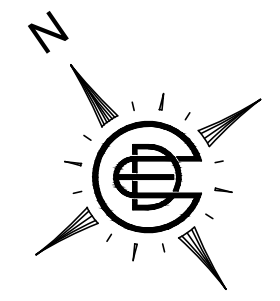
P:\08\105616\105616 - Jack's Restaurant Demolition.dwg, 20:54:46, 11/10/2024 11:34:04 AM, Sheet: 11



- DIMENSION CONTROL GENERAL NOTES**
- BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY ARROW SURVEY GROUP, INC., DATED JUNE 22, 2023.
 - EASEMENTS: REFER TO THE RECORDED PLAT TO VERIFY EASEMENT LOCATIONS.
 - DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
 - CURB RADII: ALL CURB RADII SHALL BE TWO FEET (2') AT THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - BUILDING DIMENSIONS: REFER TO THE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
 - BUILDING ORIENTATION: THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE NORTHWEST PROPERTY LINE: N34°39'22\"/>

CITY OF LONE TREE
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DIMENSION CONTROL PLAN					
JACK'S RESTAURANT					
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ISSUE DATE 10/11/23	DEC FILE NO. 105616				
CITY FILE NO. -	SHEET NO. C3.1				



LEGEND

- INSTALL SILT FENCE PER DETAIL
- LIMIT OF DISTURBED AREA
- INSTALL INLET PROTECTION
- INSTALL STABILIZED CONSTRUCTION ENTRANCE
- OVERLAND FLOW DIRECTION

- NOTES**
1. THERE WILL BE NO STOCKPILES ON SITE.
 2. DUE TO LIMITED WORK AREA, NO CONSTRUCTION ENTRANCE WILL BE PROVIDED.

CERTIFICATION:

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DESIGNER'S SEAL & SIGNATURE

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SLP JOP II, LLC

AUTHORIZED SIGNATURE

NOTE

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CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK



INITIAL GESC PLAN

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, COLORADO

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ISSUE DATE: 10/11/23
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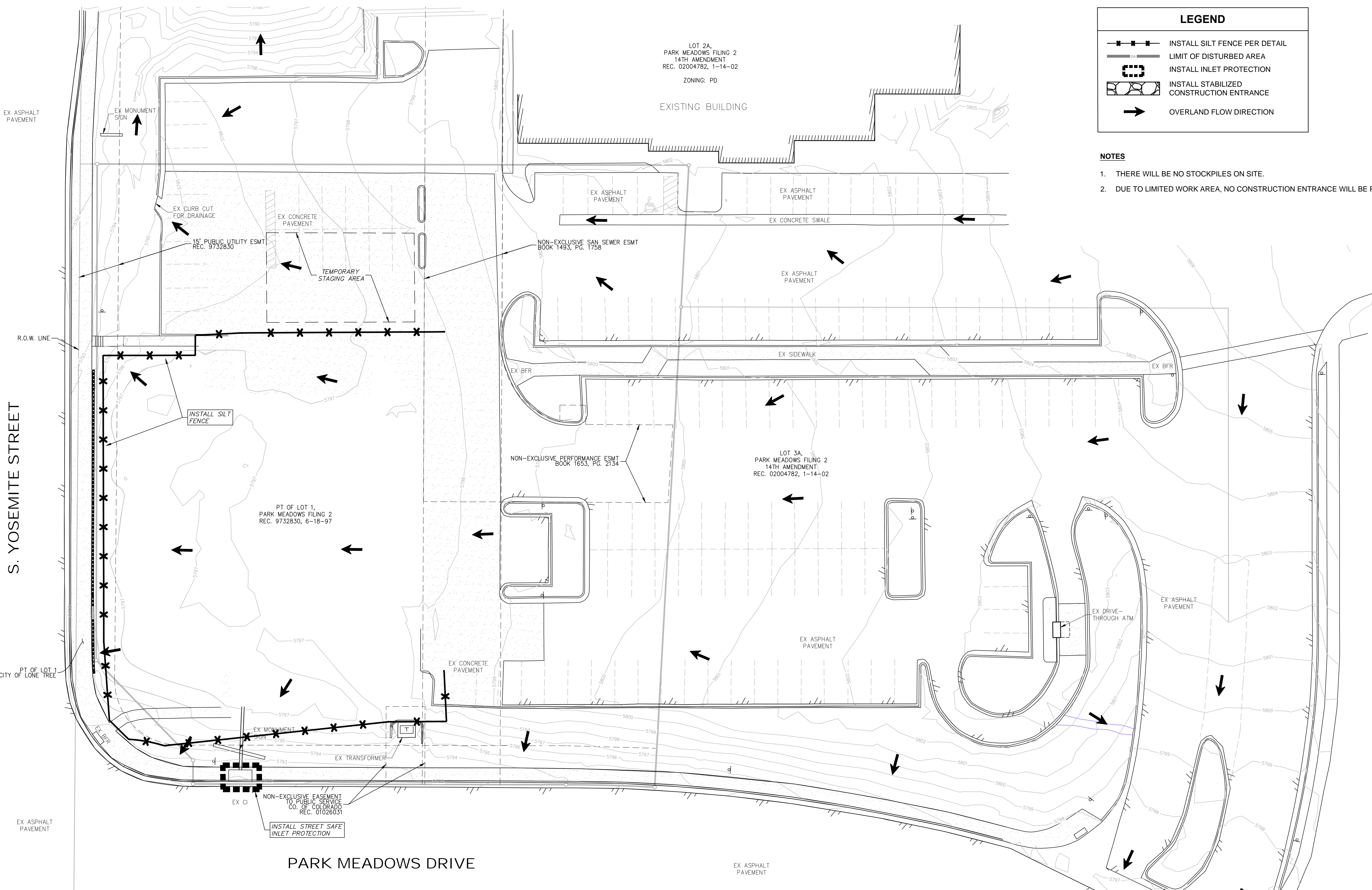
CITY FILE NO.: -
SHEET NO.: C4.1

P.E. NO.: 107767
DATE: 10/11/23

- BENCHMARKS**
1. MAG NAIL (TAG 27609) ON EAST CURB OF S. YOSEMITE STREET APPROXIMATELY 208 FEET NORTHEAST OF NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 5787.87
 2. MAG NAIL (TAG 31158) IN CONCRETE SIDEWALK AT SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 5802.07

FEMA FLOOD NOTE:

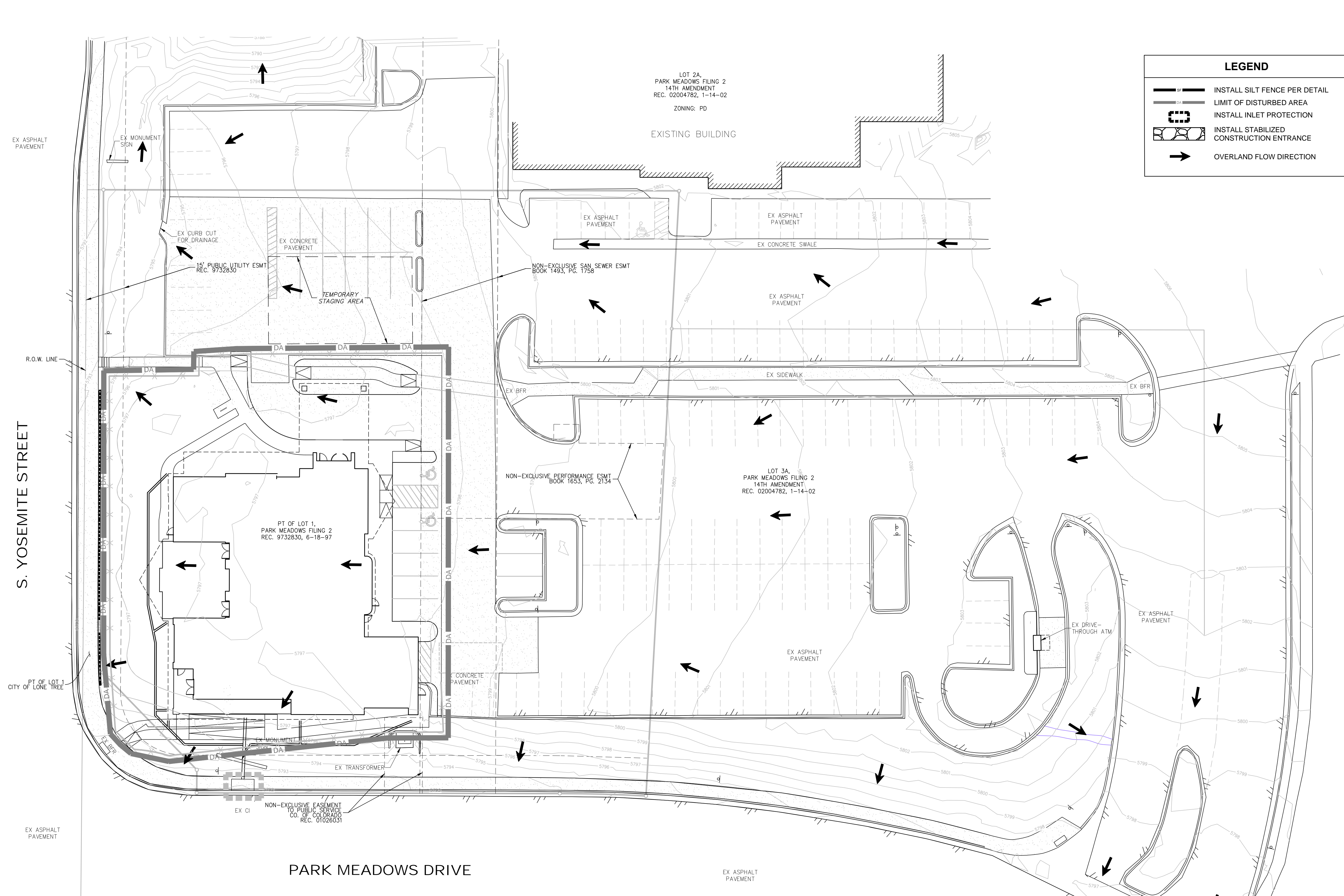
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- EROSION CONTROL GENERAL NOTES**
1. NO LAND DISTURBANCE SHALL BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED BY THE GOVERNING AUTHORITIES.
 2. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY, AND/OR LOCAL ORDINANCES.
 3. ALL CONTRACTORS SHALL BE AWARE OF AND ADHERE TO THE PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND/OR ANY APPLICABLE STATE GENERAL PERMITS.
 4. THIS EROSION CONTROL PLAN DOES NOT CONSTITUTE A SWPPP. REFER TO THE SWPPP DOCUMENT OR SITE NOTICE FOR COMPLETE REQUIREMENTS.
 5. ALL POTENTIAL POLLUTANTS SHALL BE STORED, HANDLED, ETC. IN A MANNER THAT PREVENTS DISCHARGE FROM THE SITE THROUGH STORM WATER RUNOFF.
 6. OIL, GREASE, CHEMICAL, AND PETROLEUM PRODUCTS SHALL BE IMMEDIATELY CLEANED IF SPILLED OR LEAKING.
 7. DUST CONTROL SHALL BE PREVENTED WITH REGULAR WATERING. OIL, PETROLEUM, OR OTHER CHEMICALS ARE PROHIBITED FOR DUST CONTROL.
 8. ANY DISTURBED AREA WITH NO CONSTRUCTION ACTIVITY FOR FOURTEEN

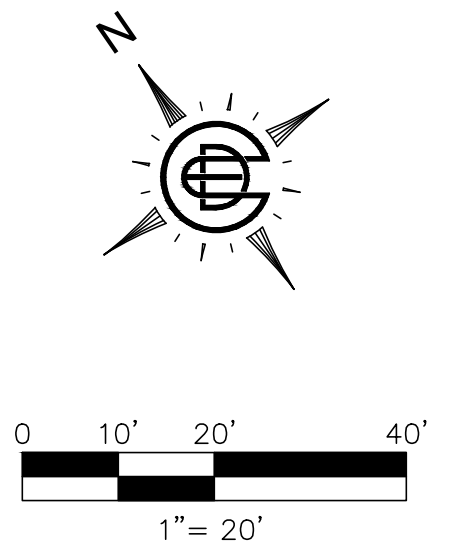
9. PERMANENT STABILIZATION OF ALL NON-PAVED AREAS SHALL BE COMPLETED PER THE LANDSCAPE PLAN. ANY DISTURBED AREA OUTSIDE THE LIMITS OF THE LANDSCAPE PLAN SHALL BE HYDROMULCHED WITH A LOCALLY AND SEASONALLY APPROPRIATE GRASS MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL A THREE-INCH STAND OF GRASS IS ESTABLISHED.
10. ALL VEHICLES AND EQUIPMENT SHALL BE CLEANED AT THE STABILIZED CONSTRUCTION ENTRANCE/EXIT BEFORE LEAVING THE SITE. ALL WASH WATER SHALL BE TREATED OR COLLECTED IN A MANNER TO AVOID POLLUTANTS FROM CONTACTING STORMWATER RUNOFF.
11. ANY SOILS AND/OR CONSTRUCTION MATERIALS TRACKED, SPILLED, AND/OR WASHED ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY SHALL BE IMMEDIATELY REMOVED AND CLEANED.
12. ALL SILT, MATERIAL, AND/OR CONSTRUCTION DEBRIS ACCUMULATED ON OR IN ANY EROSION CONTROL OR STORM WATER CONVEYANCE DEVICE (SILT FENCE, TEMPORARY OR PERMANENT POND, STORM DRAIN INLETS AND PIPES, ETC.) WHICH IMPAIRS THE EFFECTIVENESS OF SUCH DEVICE SHALL BE REMOVED IMMEDIATELY UPON INSPECTION NOTING SUCH IMPAIRMENT.
13. A SILT FENCE SHALL BE PLACED COMPLETELY AROUND ANY STOCKPILE PLACED ON SITE.

14. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY DUE TO CONSTRUCTION ACTIVITIES THROUGHOUT THE PROJECT AND SHALL BE IMPLEMENTED AT THE CONTRACTOR'S EXPENSE. REFER TO THE SWPPP FOR REQUIREMENTS AND/OR DOCUMENTATION THAT MAY BE REQUIRED.
15. ALL CONSTRUCTION RELATED EROSION CONTROL DEVICES (INCLUDING TEMPORARY ABOVE GROUND IRRIGATION SYSTEMS) SHALL BE REMOVED AND DISPOSED OF UPON COMPLETE STABILIZATION OF THE DISTURBED AREA.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT AND/OR REPAIR ANY IMPACT TO ADJACENT PROPERTY AND/OR RIGHT-OF-WAY NOT SHOWN ON THIS PLAN AT THEIR EXPENSE.
17. REFER TO THE SWPPP FOR REQUIREMENTS TO MODIFY THIS PLAN TO SHOW FIELD LOCATION OF MATERIAL STORAGE, CONCRETE WASHOUT, EQUIPMENT STAGING, ETC.
18. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL REQUIRED INSPECTIONS AND DOCUMENTATION PERFORMED AS DEFINED IN THE SWPPP.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE STORMWATER POLLUTION PREVENTION REQUIREMENTS FOR ALL REMOTE SITES BEING USED FOR SOIL IMPORT, SOIL EXPORT, AND/OR DISPOSAL.
20. SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.



LEGEND

- INSTALL SILT FENCE PER DETAIL
- LIMIT OF DISTURBED AREA
- INSTALL INLET PROTECTION
- INSTALL STABILIZED CONSTRUCTION ENTRANCE
- OVERLAND FLOW DIRECTION



CERTIFICATION:
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ENGINEERING DIVISION ACCEPTANCE BLOCK

- EROSION CONTROL GENERAL NOTES**
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 - SHADED BMPs INSTALLED IN THE INITIAL STAGE SHALL BE LEFT IN PLACE IN THE INTERIM STAGE.
 - ALL INTERIM BMPs, INCLUDING SEEDING AND MULCHING OF DISTURBED AREAS, MUST BE COMPLETED PRIOR TO ISSUANCE OF ANY CURB AND GUTTER PERMITS.
 - SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.

ACREAGE SUMMARY

TOTAL DISTURBED AREA: 0.49 ACRES

CUT/FILL VOLUME: NEGLIGIBLE

FEMA FLOOD NOTE:

THE DISTURBED AREA SHOWN ON THIS PLAN LIES ENTIRELY WITHIN ZONE X, WHICH LIE OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR DOUGLAS COUNTY, COLORADO, MAP NUMBER 08035C0042G, EFFECTIVE MARCH 16, 2016, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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ELEVATION: 5802.07



INTERIM GESC PLAN

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, COLORADO

ENGINEER

DEC

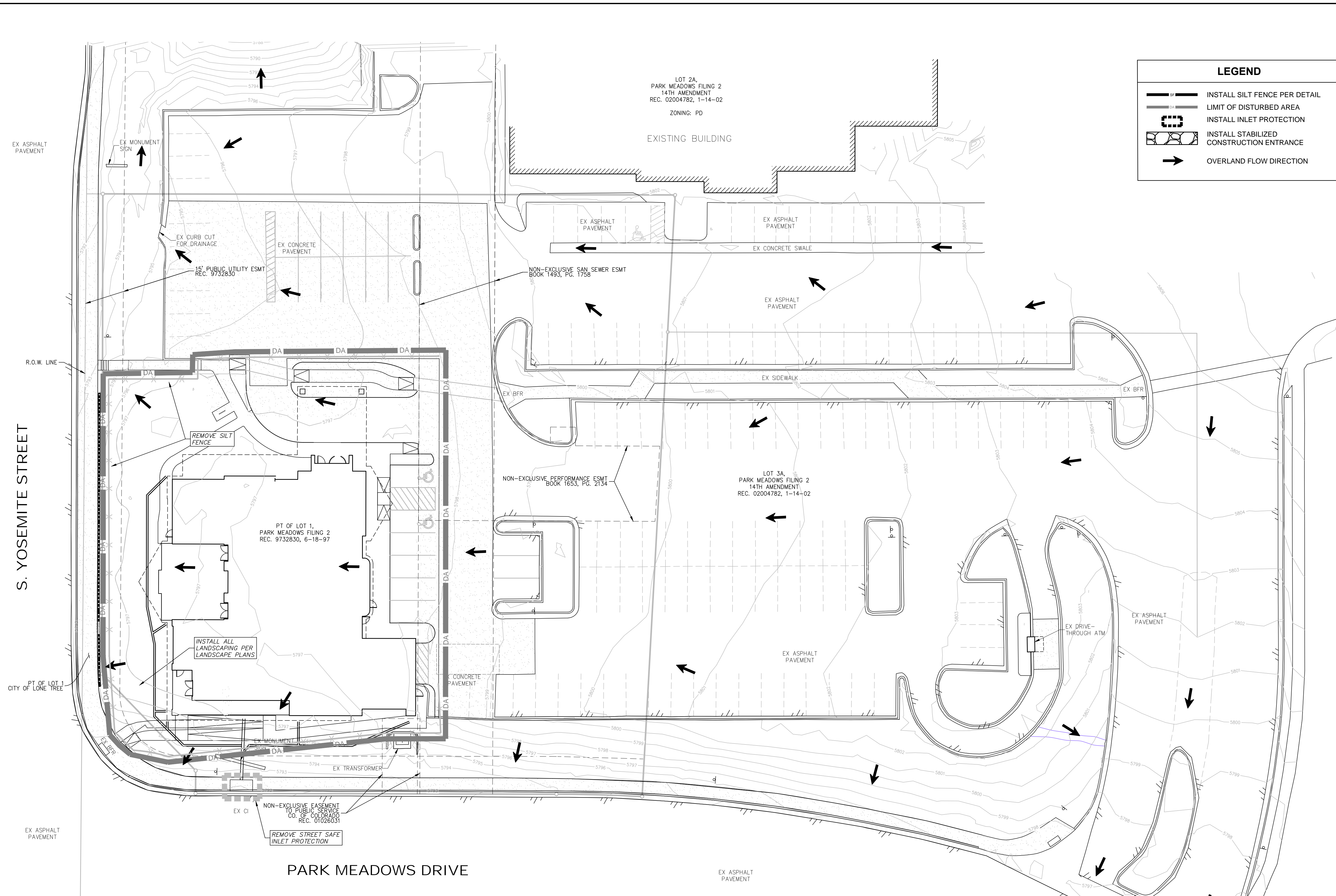
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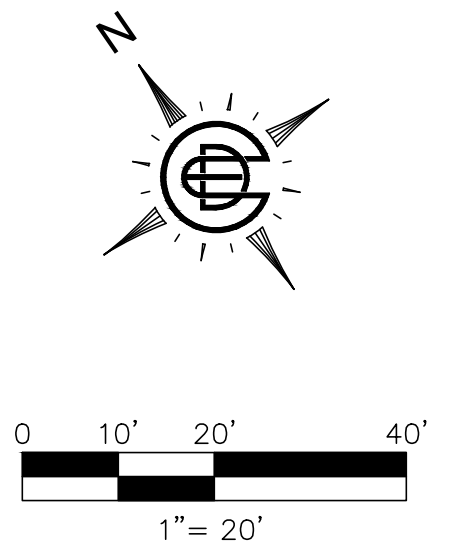
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LEGEND

- INSTALL SILT FENCE PER DETAIL
- LIMIT OF DISTURBED AREA
- INSTALL INLET PROTECTION
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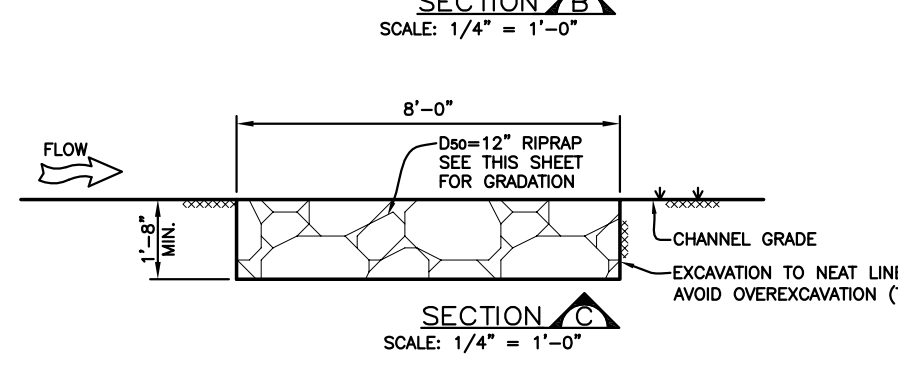
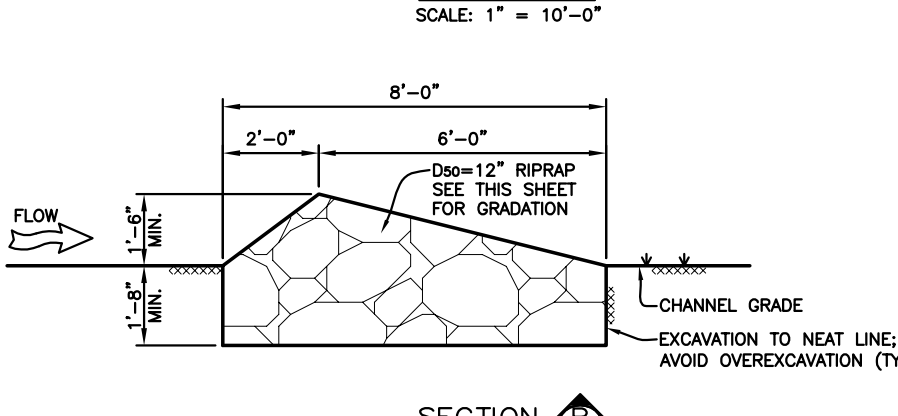
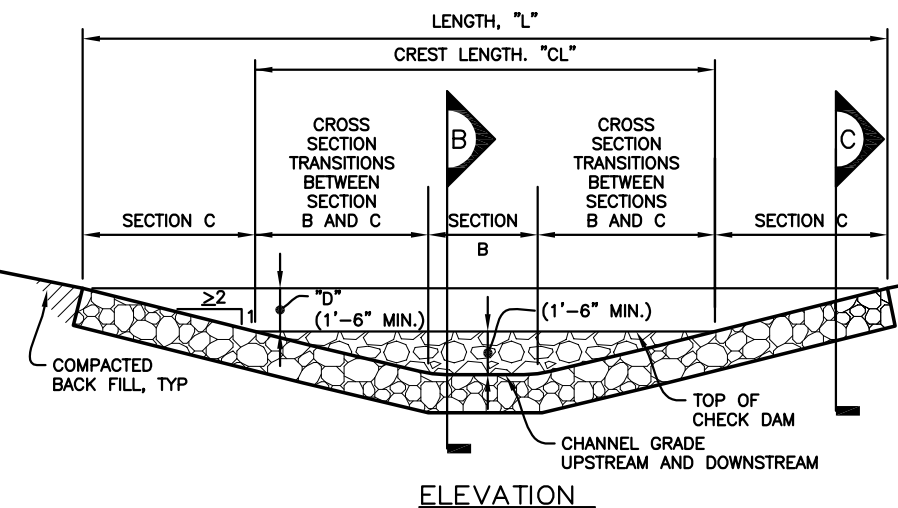
FINAL GESC PLAN									
JACK'S RESTAURANT									
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2									
CITY OF LONE TREE, COLORADO									
<p>PRELIMINARY FOR REVIEW ONLY</p> <p style="font-size: x-small;">THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E.</p> <p style="font-size: x-small;">P.E. NO.: 107767 DATE: 10/11/23</p>	<p>ENGINEER</p> <p style="font-size: x-small;">5300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0960 dec-en.com</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td>ISSUE DATE</td> <td>DEC FILE NO.</td> </tr> <tr> <td>10/11/23</td> <td>105616</td> </tr> <tr> <td>CITY FILE NO.</td> <td>SHEET NO.</td> </tr> <tr> <td>-</td> <td>C4.3</td> </tr> </table>	ISSUE DATE	DEC FILE NO.	10/11/23	105616	CITY FILE NO.	SHEET NO.	-	C4.3
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GRADING, EROSION, AND SEDIMENT CONTROL (GESC) GENERAL NOTES

- THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF LONE TREE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE CITY OF LONE TREE SUBDIVISION REGULATIONS AND/OR THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
- THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
- THE GESC PLAN SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY OF LONE TREE. AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF LONE TREE.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY OF LONE TREE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE GESC MANUAL, GESC PLAN OR GESC PERMIT.
- THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE CITY OF LONE TREE - ACCEPTED GESC PLAN AND THE CITY OF LONE TREE GESC MANUAL.
- ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE CITY OF LONE TREE - ACCEPTED GESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE CITY OF LONE TREE ENGINEERING DIVISION.
- AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE CITY, AND THE GESC FIELD MANUAL OBTAINED AND REVIEWED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INDICATED ON THE ACCEPTED GESC PLAN.
- THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.
- AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL THE CITY OF LONE TREE CONSTRUCTION INSPECTOR AT (303) 662-8112 TO SCHEDULE A PRECONSTRUCTION MEETING. THE MEETING SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.
- THE OWNER OR OWNER'S REPRESENTATIVE, THE GESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE GESC FIELD MANUAL IS NOT ON SITE, OR IF THE INSTALLATION OF THE INITIAL BMPs ARE NOT APPROVED BY THE CITY OF LONE TREE GESC INSPECTOR, THE APPLICANT WILL HAVE TO PAY A REINSPECTION FEE, ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. THE CITY OF LONE TREE STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.
- CONSTRUCTION SHALL NOT BEGIN UNTIL THE CITY OF LONE TREE GESC INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE APPROVED GESC PERMIT IS PICKED UP FROM THE CITY AND IS IN-HAND ON THE SITE. THE COMPLETED PERMIT WILL BE AVAILABLE WITHIN 24-HOURS AFTER THE INSTALLATION OF THE INITIAL BMPs ARE APPROVED.
- THE GESC MANAGER SHALL STRICTLY ADHERE TO THE CITY OF LONE TREE APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE CITY OF LONE TREE ENGINEERING DIVISION MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
- THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED GESC PLAN. BMP INSTALLATION AND APPROVAL BY THE CITY OF LONE TREE AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GESC MANUAL AND/OR GESC FIELD MANUAL.
- PRIOR TO ACTUAL CONSTRUCTION, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE DENVER INTER-UTILITY GROUP AT 1-800-922-1987 OR FAX AT (303) 534-6700.
- NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
- THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR, UNLESS EXTENDED.
- A COPY OF THE GESC PERMIT, ACCEPTED GESC PLANS AND THE GESC FIELD MANUAL SHALL BE ON SITE AT ALL TIMES.
- THE GESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE GESC PERMIT AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE CITY FOR ALL MATTERS PERTAINING TO THE GESC PERMIT. THE GESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER, IN THE EVENT THAT THE CONTRACTOR'S GESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE CONTACTED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER SHALL BE ISSUED.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY OF LONE TREE APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE CITY OF LONE TREE ENGINEERING DIVISION.
- THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED WITH A STREET SWEEPER OR SIMILAR DEVICE AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE CITY OF LONE TREE GESC INSPECTOR. STREET WASHING IS NOT ALLOWED. THE CITY OF LONE TREE RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
- APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE GESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED GESC PLAN AND GESC MANUAL. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN 48 HOURS FOR LEVEL II VIOLATIONS, AND IMMEDIATELY FOR LEVEL III VIOLATIONS, OR AS DIRECTED BY A CITY OF LONE TREE GESC INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
- STRAW BALES ARE NOT A GESC-ACCEPTED SEDIMENT CONTROL BMP.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE GESC MANAGER SHALL SCHEDULE AN INSPECTION WITH THE CITY OF LONE TREE GESC INSPECTOR AS SOON AS TOPSOIL STRIPPING IS COMPLETED. FAILURE TO SCHEDULE SUCH INSPECTION OR FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER WILL BE IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE OR APPROPRIATE SOIL AMENDMENTS ARE STOCKPILED ON SITE.
- THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND THE CITY OF LONE TREE ENGINEERING FOR ANY PROPOSED CHANGES.
- LINING OF TEMPORARY SWALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
- NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE GESC MANAGER. THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE CITY OF LONE TREE ENGINEERING DIVISION.
- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COPHE PER CRS 25-8-801, AND THE CITY OF LONE TREE. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE COPHE. THE APPLICABLE CONTACT INFORMATION (SEE APPENDIX A, DOUGLAS COUNTY GESC MANUAL SUBJECT TO CHANGE) IS: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT TOLL-FREE 24-HOUR ENVIRONMENTAL EMERGENCY SPILL REPORTING LINE 1-877-518-5608; NATIONAL RESPONSE CENTER (24-HOUR NATIONAL SPILL RESPONSE) 1-800-424-8802; CITY OF LONE TREE PUBLIC WORKS (303) 662-8112. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.
- ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGE WAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED CITY OF LONE TREE GESC PLAN.
- ALL PROJECTS SHALL BALANCE EARTHWORK QUANTITIES ON SITE. IN THE EVENT A VARIANCE IS GRANTED BY THE CITY ENGINEER TO ALLOW IMPORT OR EXPORT OF MATERIAL, THE PERMITTEE SHALL HAVE A GESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE GESC MANAGER SHALL NOTIFY THE CITY OF LONE TREE GESC INSPECTOR OF THE LOCATION AND GESC PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/EXPORT OPERATIONS.
- THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED (EXCEPT STEEL TEE-POSTS FOR USE IN SUPPORTING CONSTRUCTION FENCE).
- THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
- ALL DEWATERING ON SITE SHALL BE COORDINATED WITH A CITY OF LONE TREE GESC INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
- ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP ARROWS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY THE CITY OF LONE TREE ENGINEERING (SEPARATE FROM GESC INSPECTIONS).
- ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE DOUGLAS COUNTY GESC MANUAL. CRITERIA AND THE CITY OF LONE TREE SEEDING AND MULCHING DETAIL (#17) INCLUDED HEREIN WITHIN THIRTY DAYS OF INITIAL EXPOSURE OR WITHIN SEVEN DAYS OF SUBSTANTIAL COMPLETION (AS DEFINED BY THE CITY OF LONE TREE) OF AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
- HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN THE CITY OF LONE TREE.
- NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED.
- NO PAVING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE GESC INSPECTOR.
- A FINAL GESC INSPECTION SHALL BE CONDUCTED A MINIMUM OF TWO WEEKS PRIOR TO THE ANTICIPATED REQUEST FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.

DETAIL SHEET

NO.	NO.	SYMBOL	BMP LEGEND
1	1	CD	CHECK DAM
1	1	CB	COMPOST BLANKET
3	1	CFB	COMPOST FILTER BERM
4	1	CWA	CONCRETE WASHOUT AREA
5	1	CF	CONSTRUCTION FENCE
6	1	CM	CONSTRUCTION MARKERS
7	1	DW	DEWATERING
8	1	DD	DIVERSION DITCH
9	2	ECB	EROSION CONTROL BLANKET
10	2	IP	INLET PROTECTION
11	2	RCD	REINFORCED CHECK DAM
12	2	RRB	REINFORCED ROCK BERM
13	2	RRC	RRB FOR CULVERT PROTECTION
14	2	SB	SEDIMENT BASIN
15	3	SCL	SEDIMENT CONTROL LOG
16	3	ST	SEDIMENT TRAP
17	3	SM	SEEDING AND MULCHING
18	3	SF	SILT FENCE
19	3	SSA	STABILIZED STAGING AREA
20	3	SR	SURFACE ROUGHENING
21	3	TSO	TEMPORARY SLOPE DRAIN
22	3	TSC	TEMPORARY STREAM CROSSING
23	3	TER	TERRACING
24	3	VTC	VEHICLE TRACKING CONTROL
25	3	WW	VTC WITH WHEEL WASH
26	3	CS	CURB SOCK
			ROCK AND RIPRAP GRADATIONS
			LIMITS OF CONSTRUCTION



- CHECK DAM INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATIONS OF CHECK DAMS.
 - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
 - CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, PRIOR TO ANY PERMANENT LAND-DISTURBING ACTIVITIES.
 - RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A d_{15} MEDIAN STONE SIZE OF 12".
 - RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
 - THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1'-6" HIGHER THAN THE CENTER OF THE CHECK DAM.
- CHECK DAM MAINTENANCE NOTES**
- THE GESC MANAGER SHALL INSPECT CHECK DAMS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
 - SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/3 OF THE HEIGHT OF THE CREST.
 - CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY.
 - WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE SEEDING AND MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

COMPOST BLANKET NOTES

- SEE PLAN VIEW FOR AREA OF COMPOST BLANKET.
- MAY BE USED IN PLACE OF STRAW MULCH OR EROSION CONTROL BLANKET IN AREAS WHERE ACCESS IS DIFFICULT DUE TO LANDSCAPING OR OTHER OBJECTS OR IN AREAS WHERE A SMOOTH TURF GRASS FINISH IS DESIRED.
- SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL; SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
- SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
- WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
- SHALL BE EVENLY APPLIED AT A DEPTH OF 2 INCH.
- MAY BE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
- SEEDING SHALL BE DRILLED PRIOR TO THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
- SEEDING SHALL BE DRILLED BEFORE THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
- COMPOST FILTER BERM SHALL BE UTILIZED ON SLOPES WITH A MAXIMUM SPACING OF 15 FEET FOR THE REQUIREMENTS FOUND IN THE COMPOST FILTER BERM SECTION.
- THE GESC MANAGER SHALL INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.
- COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS 1 COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

PARAMETERS	CLASS 1 COMPOST FOR COMPOST BLANKET
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5mmhos/cm
PH	5.0 - 8.0
AD INDEX	> 10
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	80+/80+
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	< 4
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	20:1
TESTED FOR CLOP/RAID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30-60 %
ORGANIC MATTER CONTENT	> 10 % OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING
	3/4" (19mm) 85% TO 90% PASSING
	1/2" (12mm) 50% TO 60% PASSING
	3/8" (9.5mm) 50% TO 60% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENTS	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOP/RAID
ORGANIC MATTER PER CUBIC YARD	MUST BE REPORTED
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

NOTE: CLOP/RAID IS THE COMMON NAME OF A HERBICIDE THAT KILLS BROAD-LEAVED WEEDS SUCH AS DANDELIONS, CLOVER AND TRIFLE.

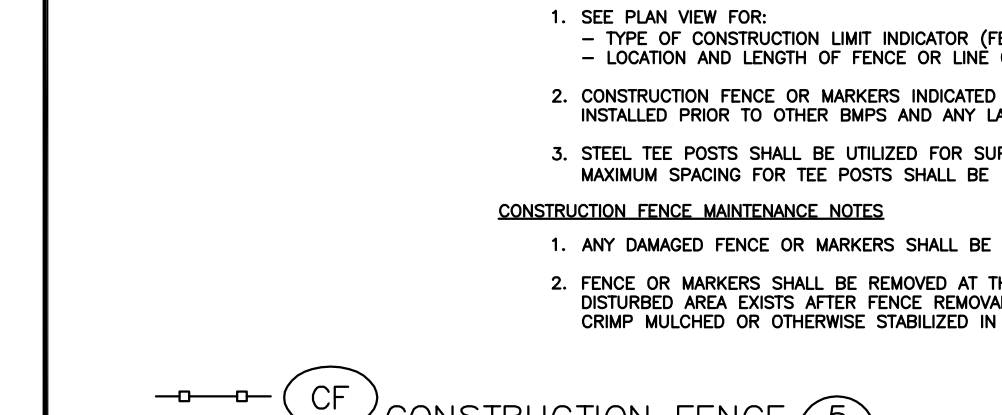
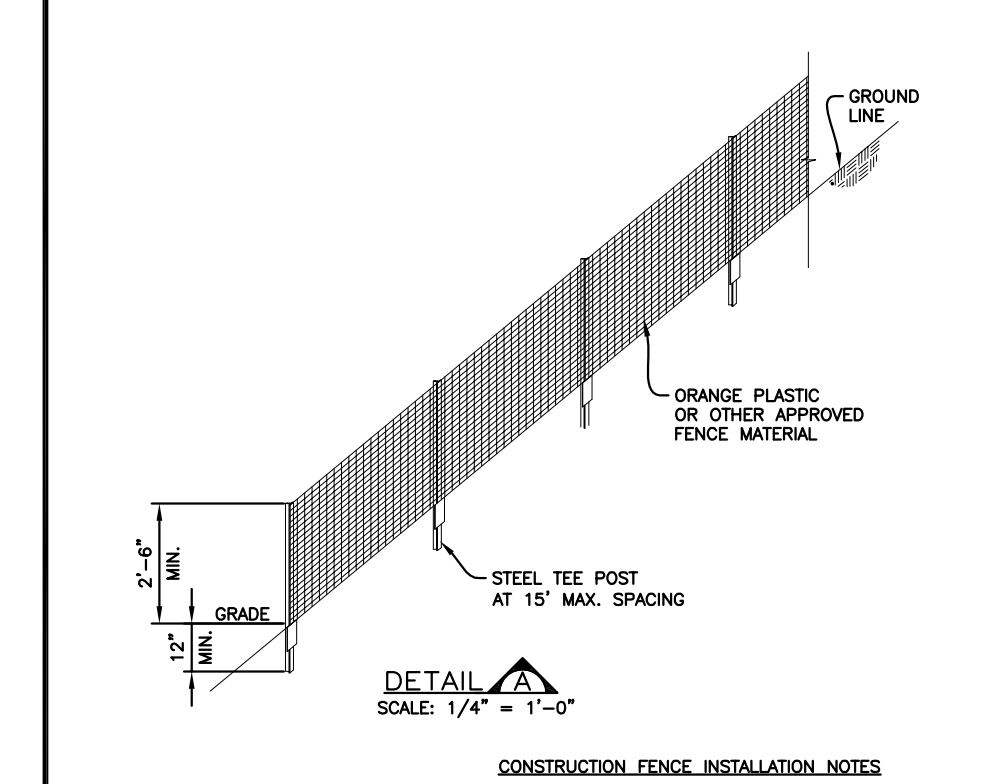
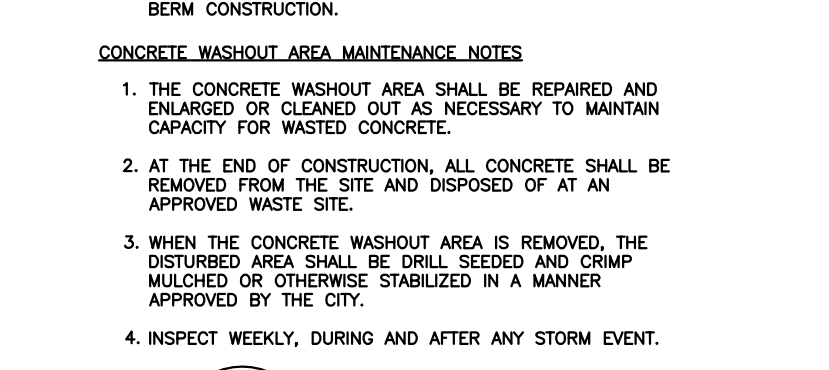
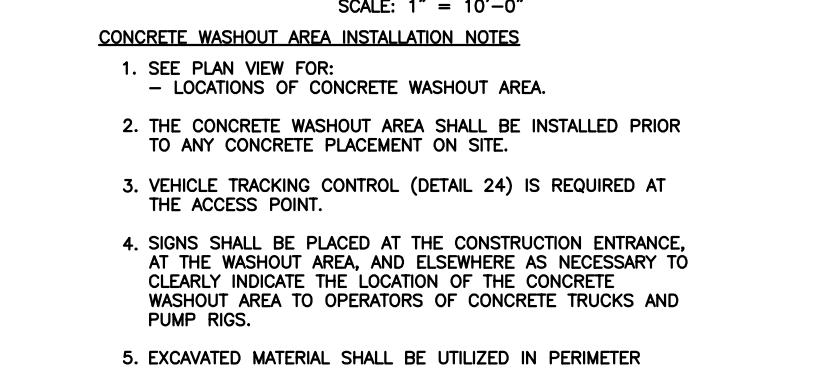
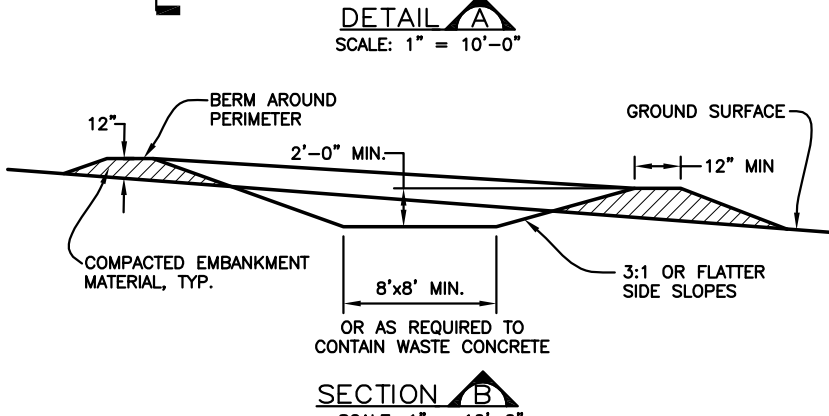
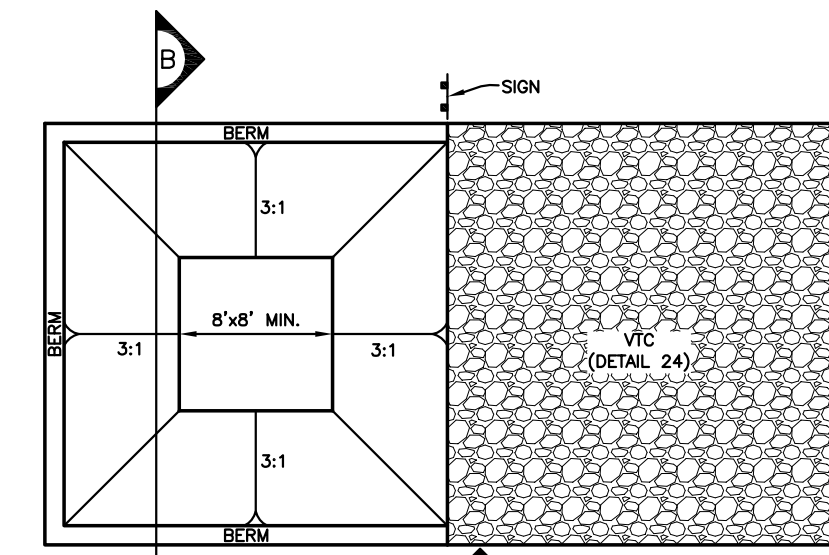
COMPOST FILTER BERM NOTES

- SEE PLAN VIEW FOR LENGTH OF COMPOST FILTER BERM.
- SHALL BE APPLIED TO ALL SLOPES RECEIVING A COMPOST BLANKET AT 15' INCREMENTS.
- FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
- FILTER BERMS SHALL BE A MINIMUM OF 1' H x 2' W.
- FILTER BERMS SHALL BE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
- SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL; SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
- SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
- WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
- SEEDING SHALL BE DRILLED BEFORE THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
- THE GESC MANAGER SHALL INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.
- COMPOST USED IN THE APPLICATION OF THE COMPOST FILTER BERM SHALL BE A CLASS 1 COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

PARAMETERS	CLASS 1 COMPOST FOR COMPOST FILTER BERM
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5mmhos/cm
PH	5.0 - 8.0
AD INDEX	> 10
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	80+/80+
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	< 4
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	20:1
TESTED FOR CLOP/RAID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30-60 %
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	> 10 % OF DRY WEIGHT
	1" (25mm) 95% TO 100% PASSING
	3/4" (19mm) 85% TO 90% PASSING
	1/2" (12mm) 50% TO 60% PASSING
	3/8" (9.5mm) 50% TO 60% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENTS	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOP/RAID
ORGANIC MATTER PER CUBIC YARD	MUST BE REPORTED
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

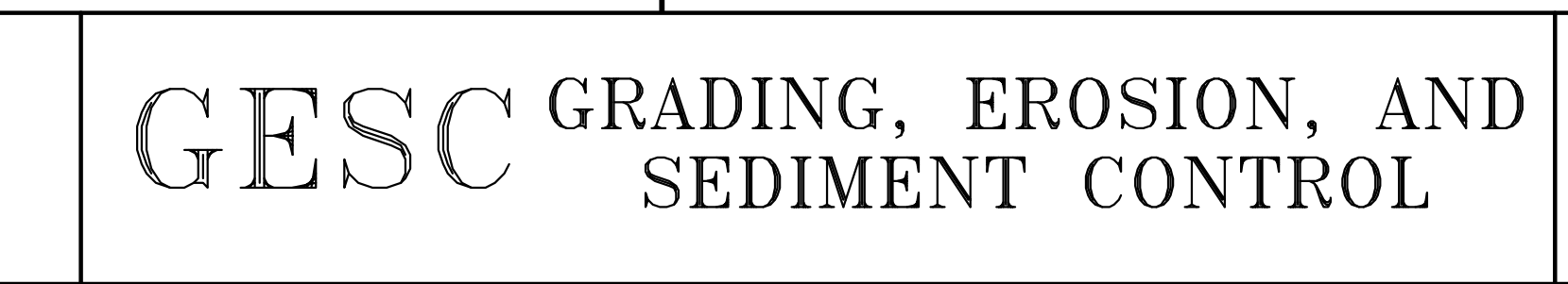
NOTE: IF A BIOSSOL COMPOST IS TO BE UTILIZED IT SHALL BE PRODUCED BY A FACILITY IN POSSESSION OF A VALID NOTICE OF AUTHORIZATION (NOA) FOR THE UNRESTRICTED USE AND DISTRIBUTION BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE NOA SHALL BE PROVIDED UPON REQUEST BY THE CITY OF LONE TREE.

NOTE: A LAB TEST DETAILING THE CHEMICAL, PHYSICAL, AND BIOLOGICAL PARAMETERS SHALL BE PROVIDED UPON REQUEST BY THE CITY OF LONE TREE.



DATE	DESCRIPTION	BY
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT UPDATES	GAW
11/ /08	ADD CURB SOCK DETAIL (REF UDFCD, V3 FIGURE C5-23), MISC. NOTE EDITS	GAW

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.



GESC PLAN STANDARD NOTES AND DETAILS
SHEET 1 OF 3
C4.11

TABLE 1. RIPRAP GRADATIONS

D50 MEDIAN STONE SIZE (INCHES)	% OF MATERIAL SMALLER THAN TYPICAL STONE	TYPICAL STONE SIZE (INCHES)	TYPICAL STONE WEIGHT (POUNDS)
6	70 - 100	12	85
	35 - 50	6	10
	2 - 10	2	0.4
9	70 - 100	15	160
	35 - 50	9	85
	2 - 10	3	1.1
12	70 - 100	21	440
	35 - 50	12	85
	2 - 10	4	5
18	100	30	1280
	50 - 70	24	650
	2 - 10	6	10
24	100	42	3500
	50 - 70	33	1700
	2 - 10	9	35

TABLE 2. RIPRAP BEDDING

SEIVE SIZE	MASS PERCENT PASSING	CLASS
3"	100	CLASS A
1 1/2"	20 - 90	
NO. 4	0 - 20	
NO. 200	0 - 3	

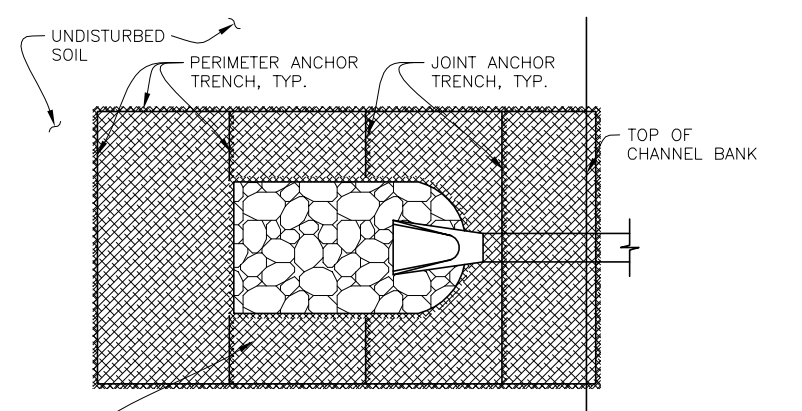
MATCHES SPECIFICATIONS FOR COOT CLASS A FILTER MATERIAL AND UDFCD TYPE 1 BEDDING. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

TABLE 3. 1 1/2" CRUSHED ROCK

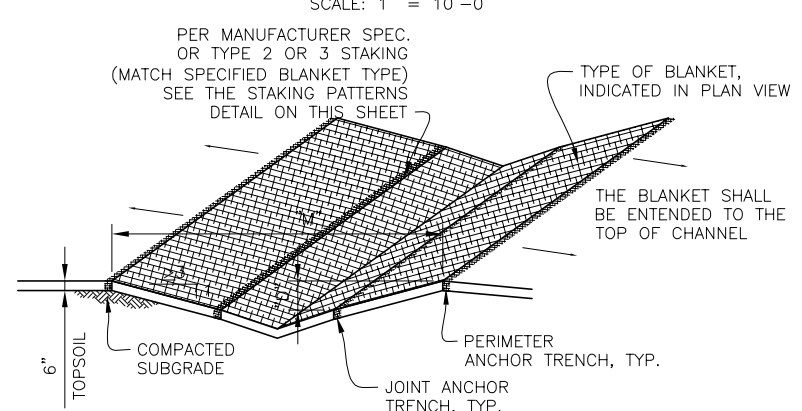
SEIVE SIZE	MASS PERCENT PASSING	CLASS
NO. 4	100	
2"	100	
1 1/2"	90 - 100	
1"	20 - 55	
3/4"	0 - 15	
3/8"	0 - 5	

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE. PER AASHTO M3. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

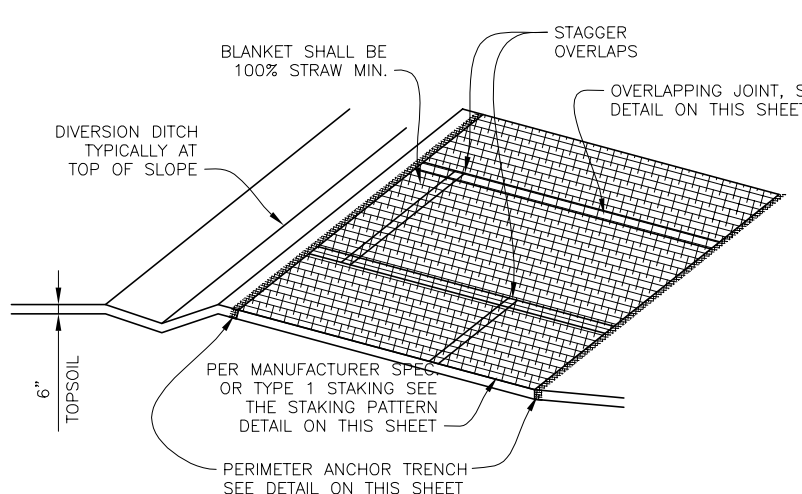
ROCK AND RIPRAP GRADATIONS



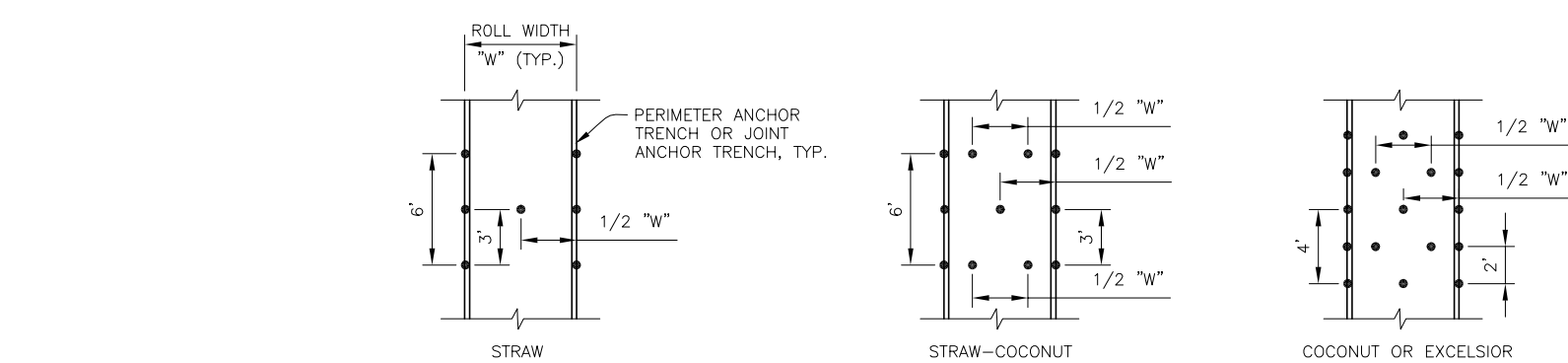
IN DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS - DETAIL A
SCALE: 1" = 10'-0"



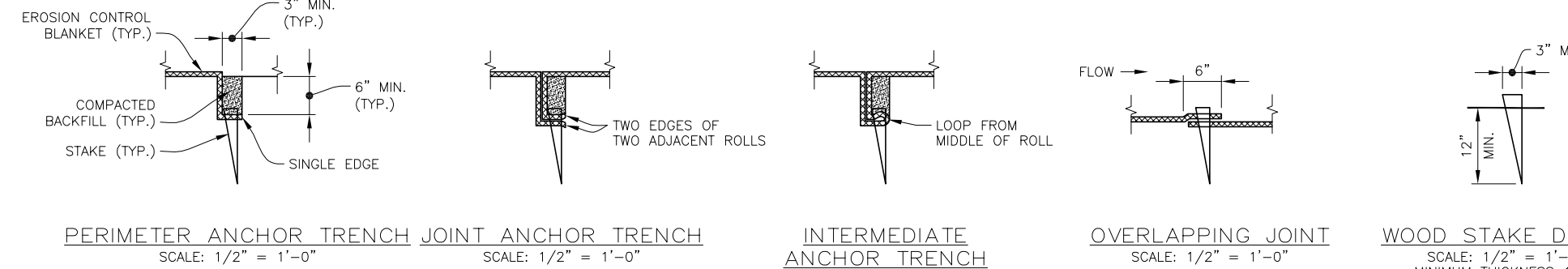
IN DIVERSION DITCH OR SMALL DITCH DRAINAGE - DETAIL B
SCALE: 1" = 10'-0"



OUTSIDE OF STREAMS AND DRAINAGE CHANNELS - DETAIL C
SCALE: 1" = 10'-0"



STAKING PATTERNS
SCALE: 1" = 10'-0"
SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE).



EROSION CONTROL BLANKET INSTALLATION NOTES - CONTINUED

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 17.
10. SEE DRAINAGE DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION MEASURES THAT MAY EXCEED THE DESIGN CONDITIONS ASSOCIATED WITH THE DETAILS ABOVE.

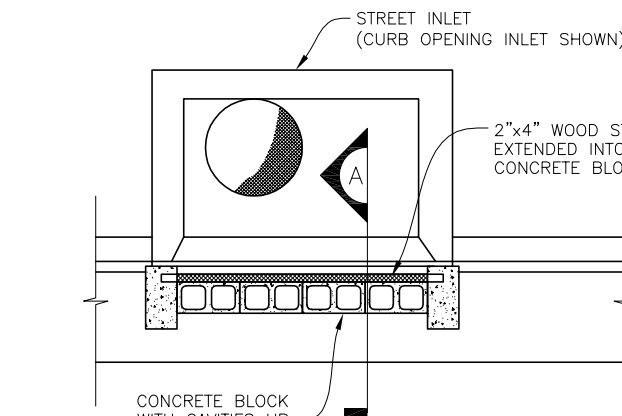
TABLE 7.1 - EROSION CONTROL BLANKET TYPE				
TYPE	COCOONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	---	100%	---	DOUBLE/NATURAL
STRAW-COCOONUT	30% MIN.	70% MAX.	---	DOUBLE/NATURAL
COCOONUT	100%	---	---	DOUBLE/NATURAL
EXCELSIOR	---	---	100%	DOUBLE/NATURAL

* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

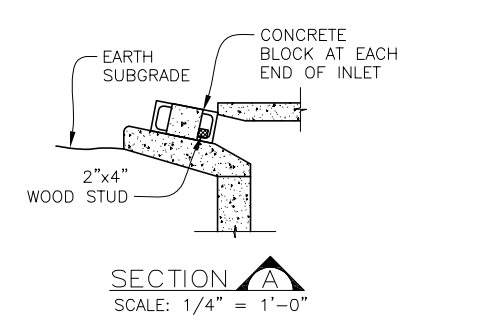
EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT EROSION CONTROL BLANKETS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE CITY.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

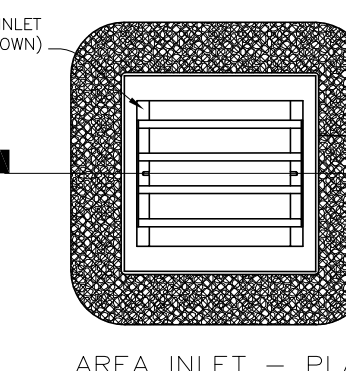
EROSION CONTROL BLANKET (9)



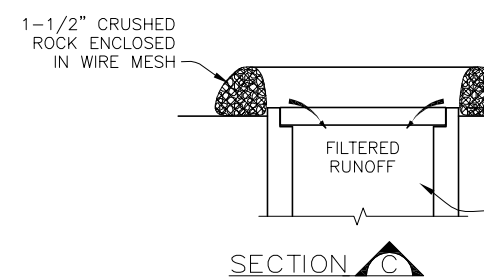
INTERIM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN
SCALE: 1/4" = 1'-0"



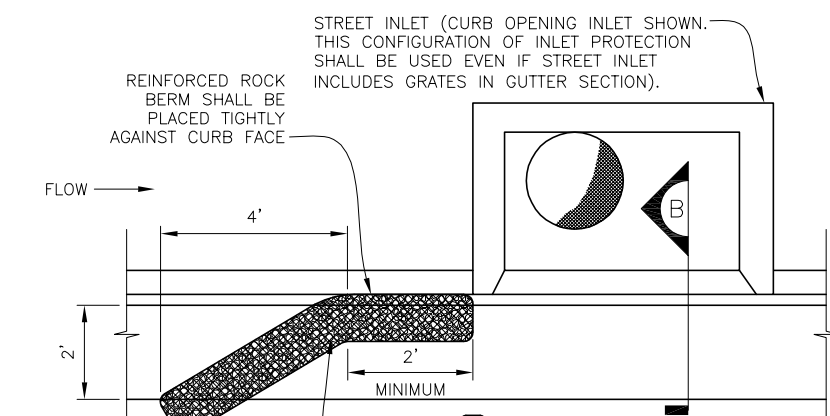
SECTION
SCALE: 1/4" = 1'-0"



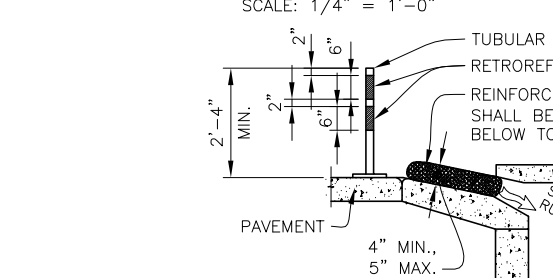
AREA INLET - PLAN
SCALE: 1/4" = 1'-0"



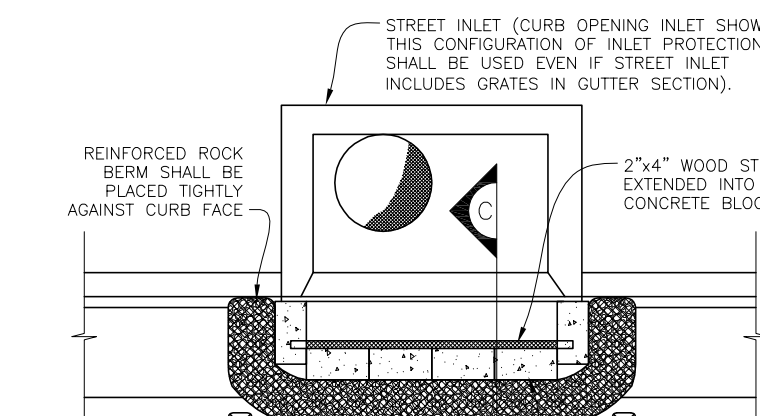
SECTION
SCALE: 1/4" = 1'-0"



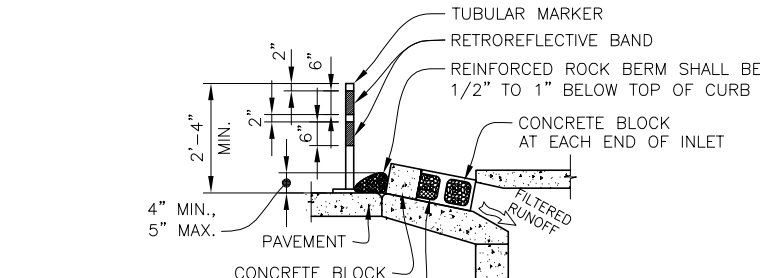
STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN
SCALE: 1/4" = 1'-0"



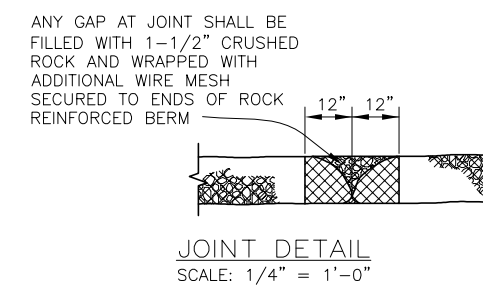
SECTION
SCALE: 1/4" = 1'-0"



STREET INLET IN SLUMP (AFTER PAVING) - PLAN
SCALE: 1/4" = 1'-0"



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



JOINT DETAIL
SCALE: 1/4" = 1'-0"

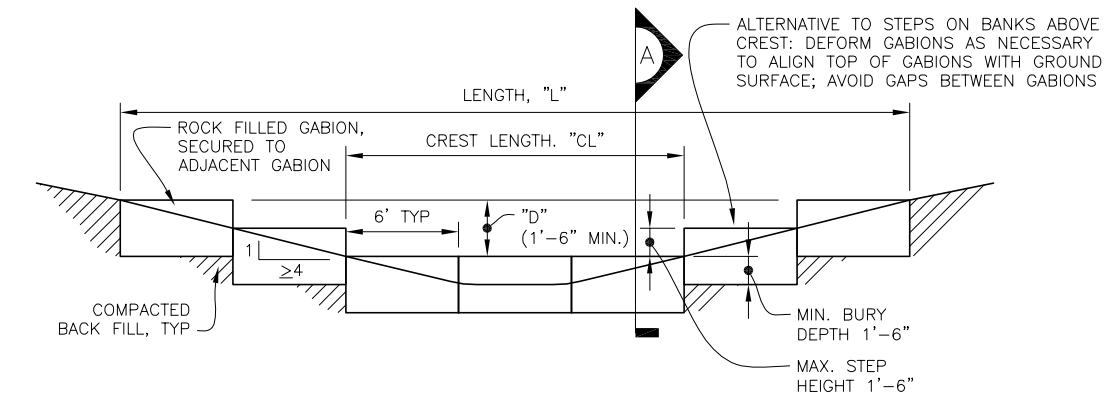
INLET PROTECTION INSTALLATION NOTES

1. INTERIM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVING) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
2. INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
4. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
7. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
8. THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"-1" BELOW TOP OF CURB.

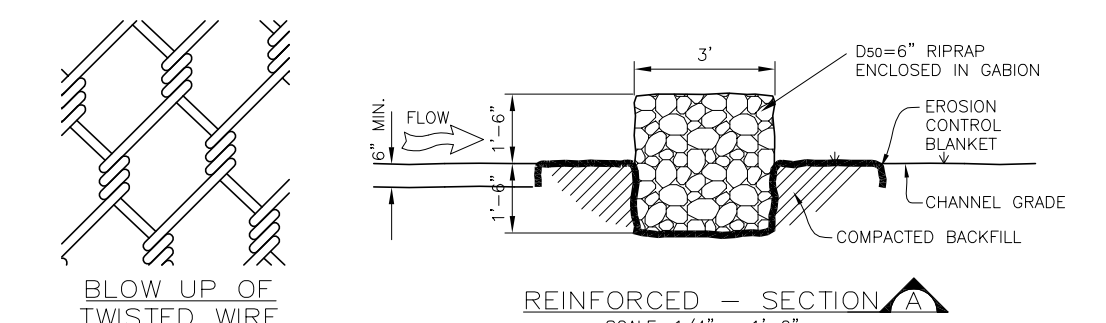
INLET PROTECTION MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS SHALL BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE CITY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

INLET PROTECTION (10)



REINFORCED - ELEVATION
SCALE: 1" = 10'-0"



REINFORCED - SECTION
SCALE: 1/4" = 1'-0"

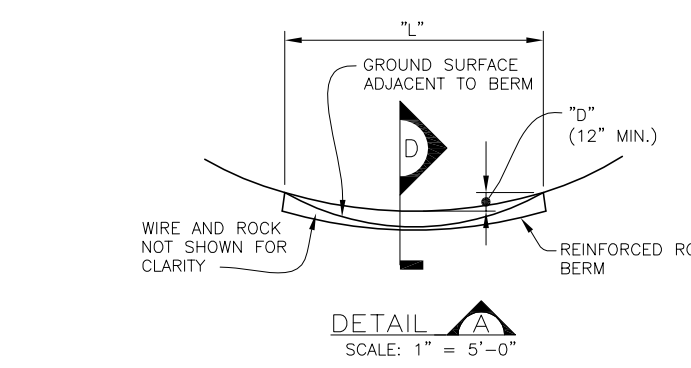
REINFORCED CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATIONS OF CHECK DAMS.
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
 - LENGTH, L, CREST LENGTH, "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. REINFORCED CHECK DAMS: GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4-1/2" AND A MINIMUM WIRE THICKNESS OF 0.10" WIRE "HOG RINGS" AT 4" SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT GABION.
4. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D₅₀ MEDIAN SIZE OF 6".
5. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-6".
6. EROSION BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1'-6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

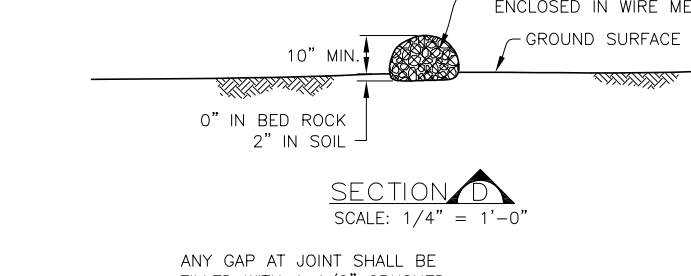
REINFORCED CHECK DAM MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT CHECK DAMS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

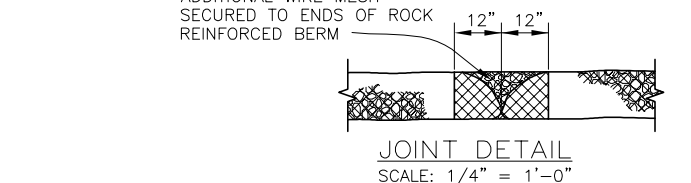
REINFORCED CHECK DAM (11)



DETAIL
SCALE: 1" = 5'-0"



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



JOINT DETAIL
SCALE: 1/4" = 1'-0"

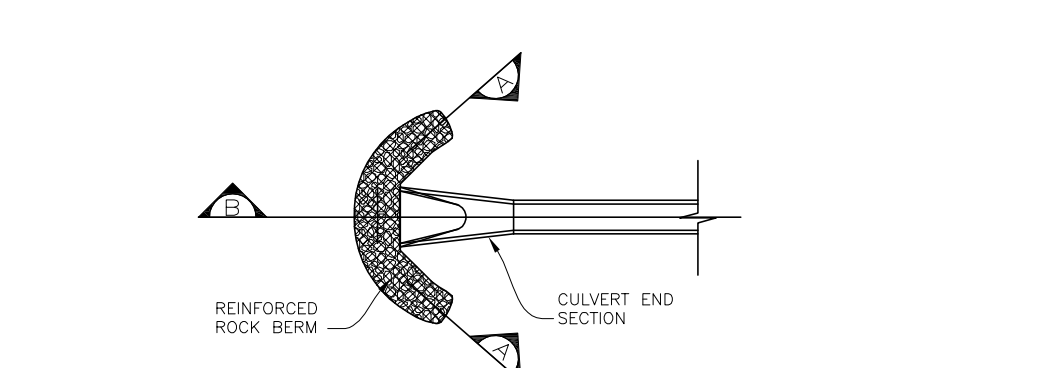
REINFORCED ROCK BERM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATIONS OF REINFORCED ROCK BERMS.
 - LENGTH, L, AND DEPTH, "D".
2. REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
4. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

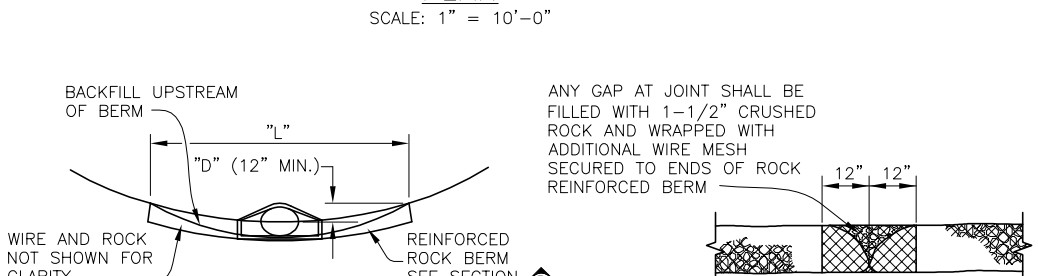
REINFORCED ROCK BERM MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT REINFORCED ROCK BERM WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS WITHIN 5 INCHES OF THE CREST.
3. REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
4. WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

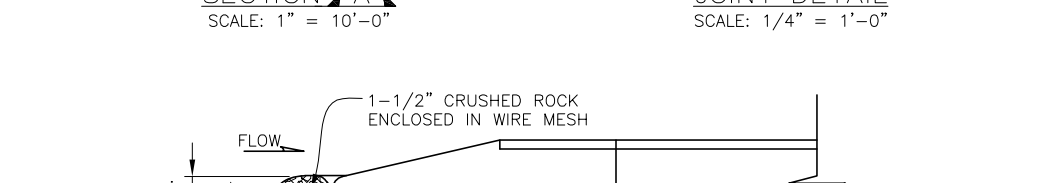
REINFORCED ROCK BERM (12)



PLAN
SCALE: 1" = 10'-0"



SECTION
SCALE: 1" = 10'-0"



JOINT DETAIL
SCALE: 1/4" = 1'-0"

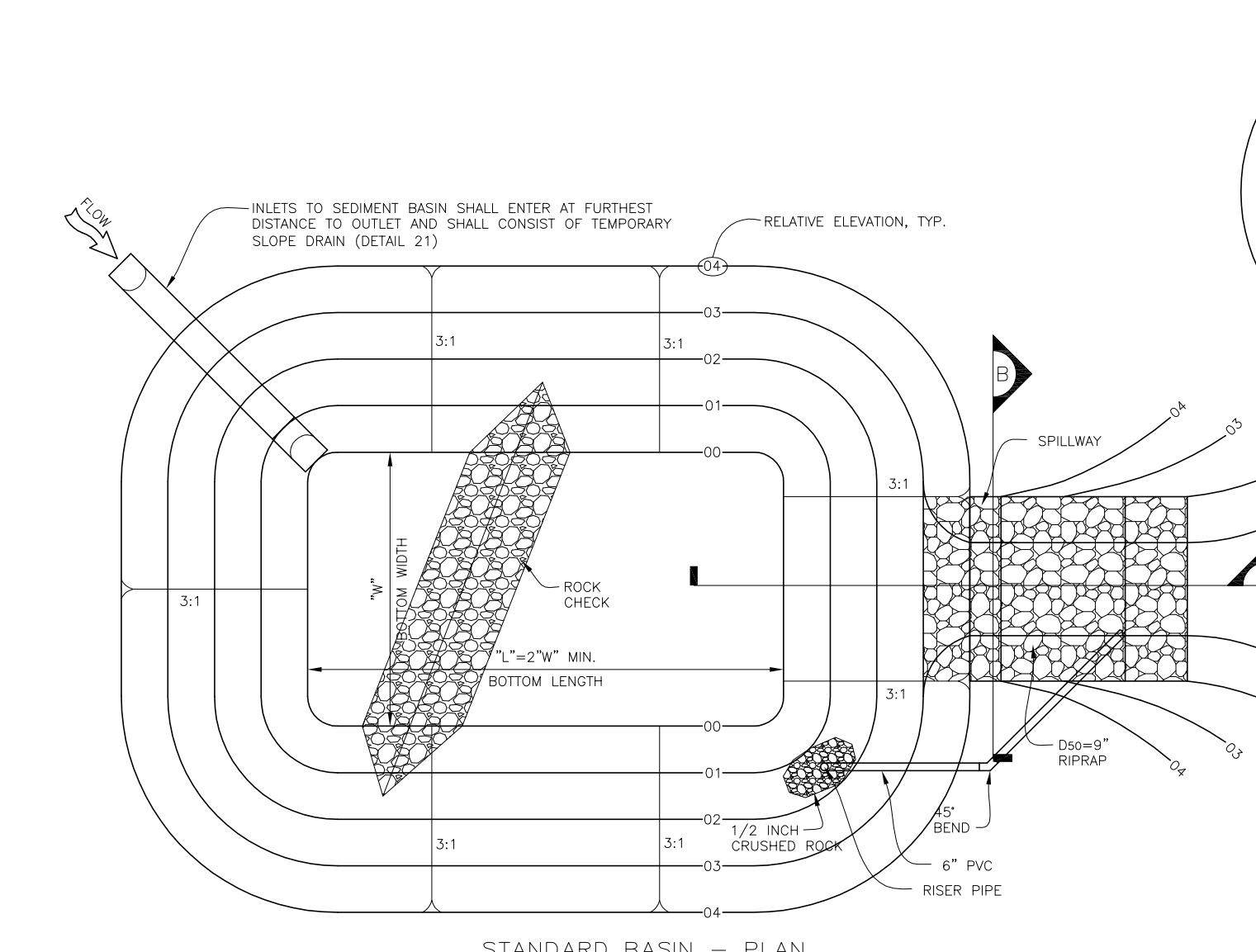
REINFORCED ROCK BERM FOR CULVERT PROTECTION

1. SEE PLAN VIEW FOR:
 - LOCATIONS OF CULVERT INLET FILTERS.
 - LENGTH, L, AND DEPTH, "D".
2. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 1 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE").
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
5. THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

REINFORCED ROCK BERM MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT CULVERT INLET FILTER WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CULVERT INLET FILTER SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS 1/2 THE HEIGHT OF THE REINFORCED ROCK BERM.
3. RIPRAP FOR CULVERT PROTECTION ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY.
4. WHEN CULVERT INLET FILTERS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

RRB FOR CULVERT PROTECTION (13)



STANDARD BASIN - PLAN
SCALE: 1" = 10'-0"

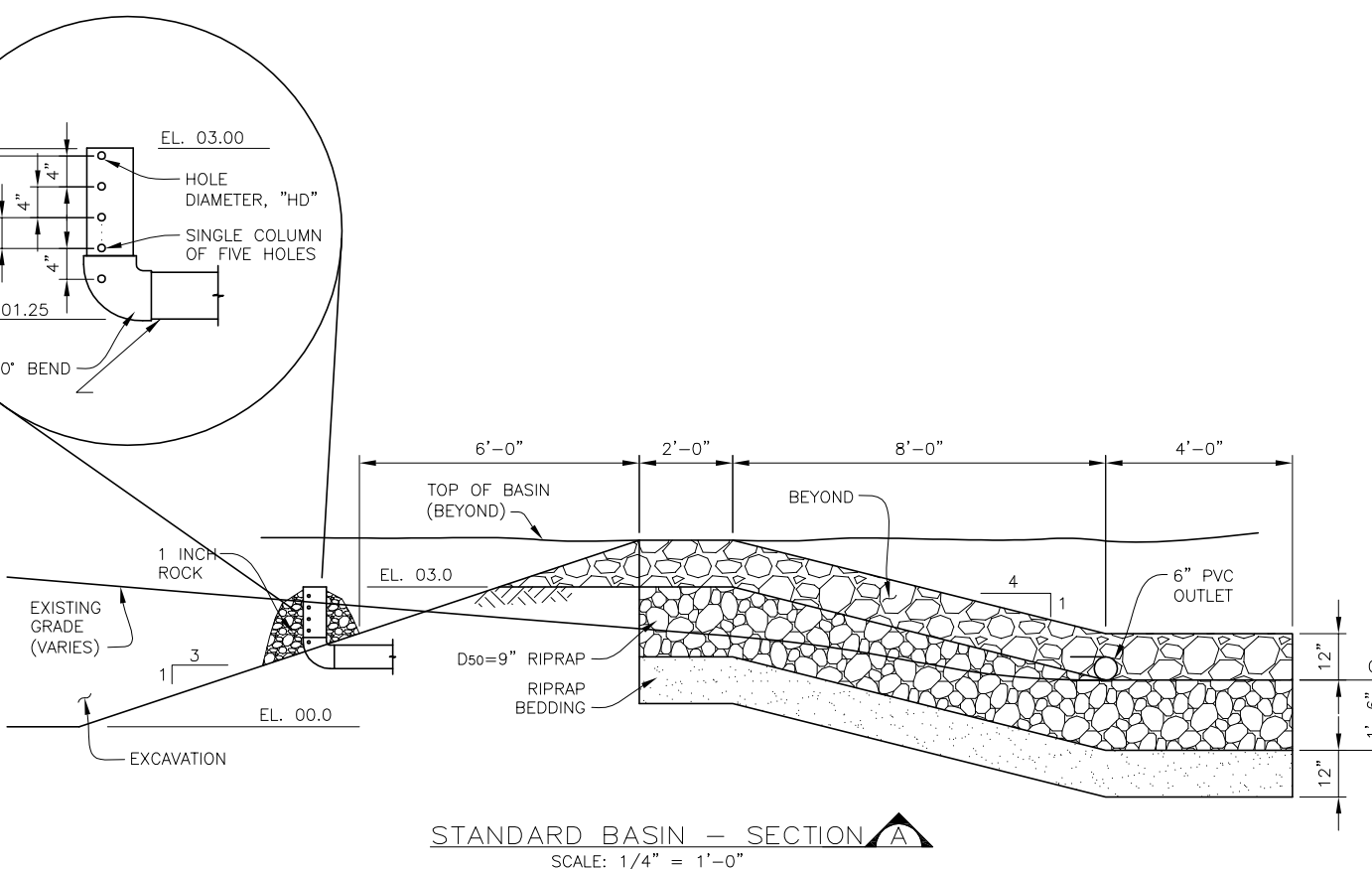
SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NON-STANDARD BASIN).
 - FOR STANDARD BASIN: CREST LENGTH, "CL", BOTTOM WIDTH, "W", AND HOLE DIAMETER, "HD".
 - FOR NON-STANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, "H", NUMBER OF COLUMNS, "N", HOLE DIAMETER, "HD", AND PIPE DIAMETER "D".
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. PIPE SO4 40 OR GREATER SHALL BE USED.
6. THE DETAILS SHOWN ON THIS SHEET PERTAIN TO STANDARD SEDIMENT BASINS IDENTIFIED ON THE GESC PLAN VIEW DRAWINGS USED FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASINS THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

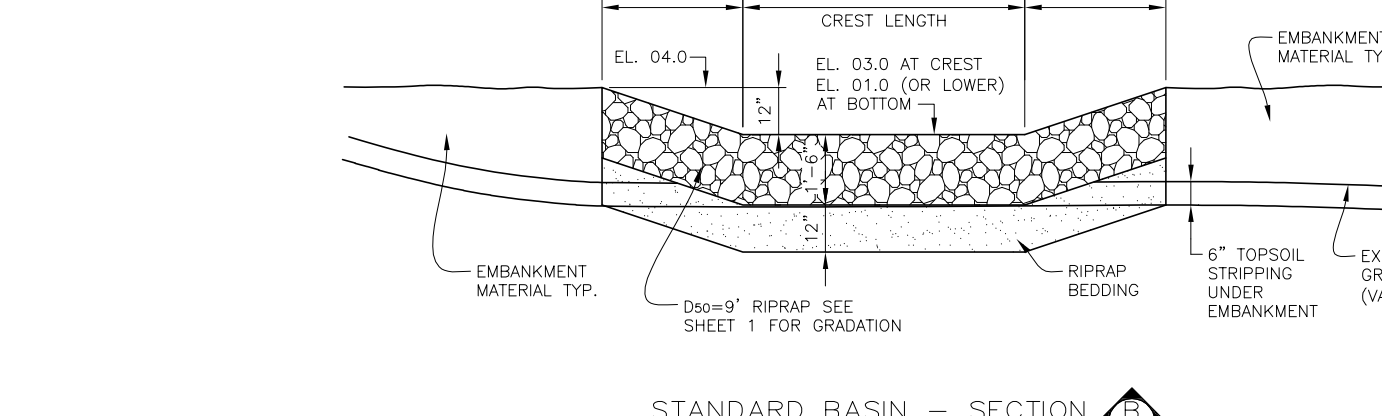
SEDIMENT BASIN MAINTENANCE NOTES

1. THE GESC MANAGER SHALL INSPECT SEDIMENT BASIN WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED IN SEDIMENT BASIN SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 2.0 FEET OF THE CREST OF THE SPILLWAY.
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY.
4. IF SEDIMENT BASINS ARE REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

SEDIMENT BASIN (14)



STANDARD BASIN - SECTION
SCALE: 1/4" = 1'-0"



STANDARD BASIN - SECTION
SCALE: 1/4" = 1'-0"

Sheet Revisions

DATE	DESCRIPTION	BY
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT UPDATES	GAW
11/ /08	ADD CURB SOCK DETAIL (REF UDFOC, V3 FIGURE C5-23), MISC. NOTE EDITS	GAW

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

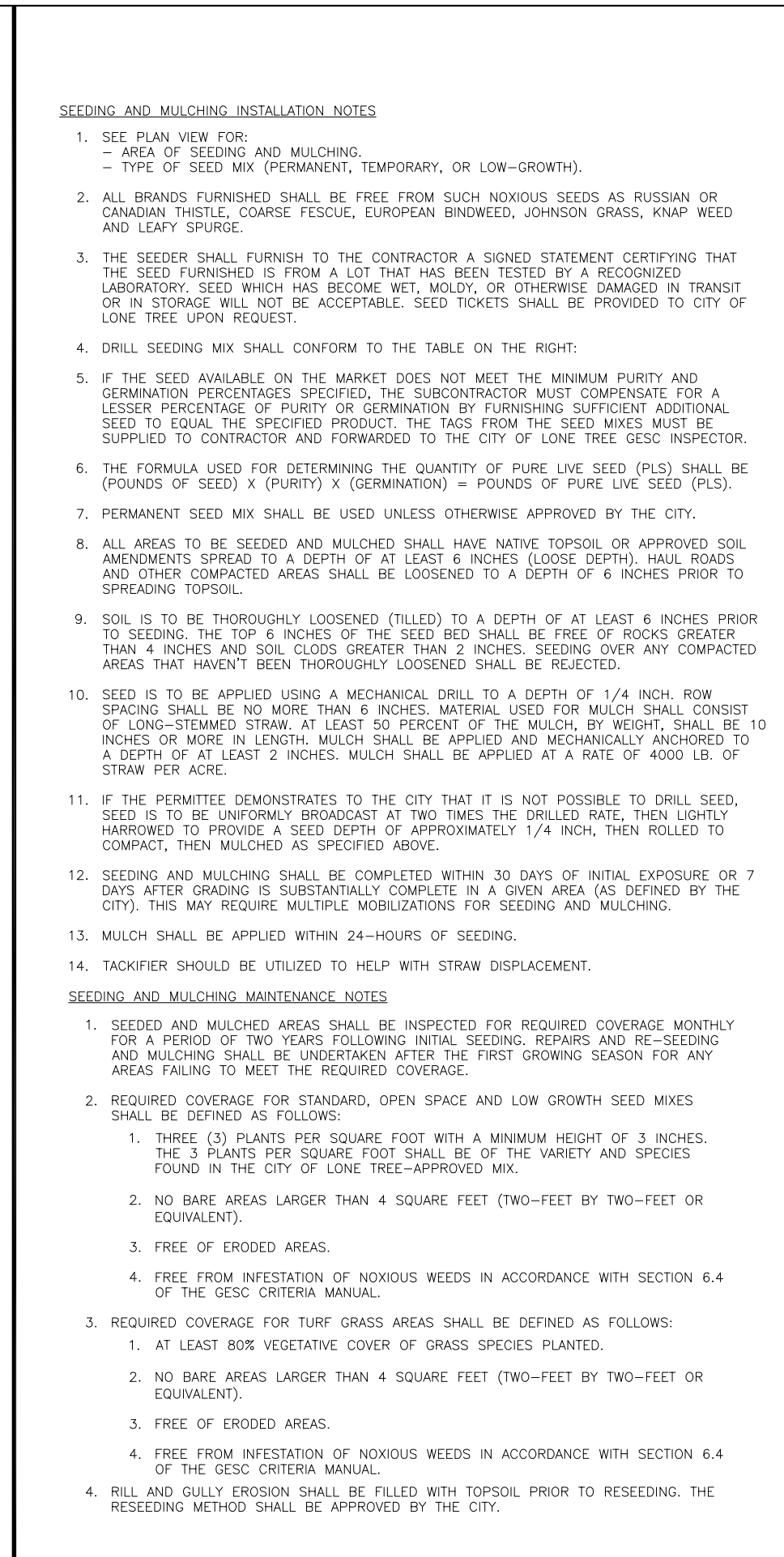
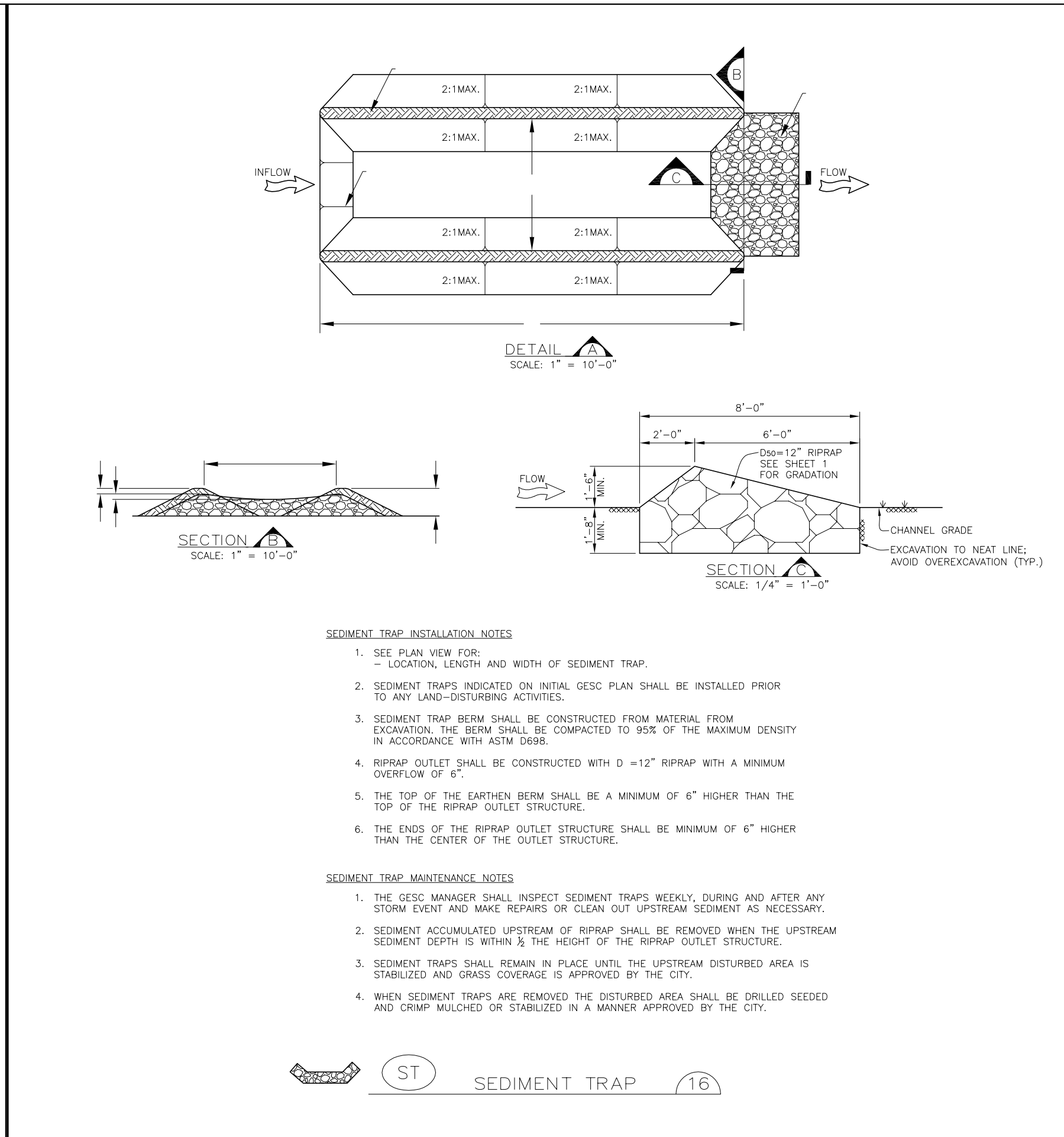
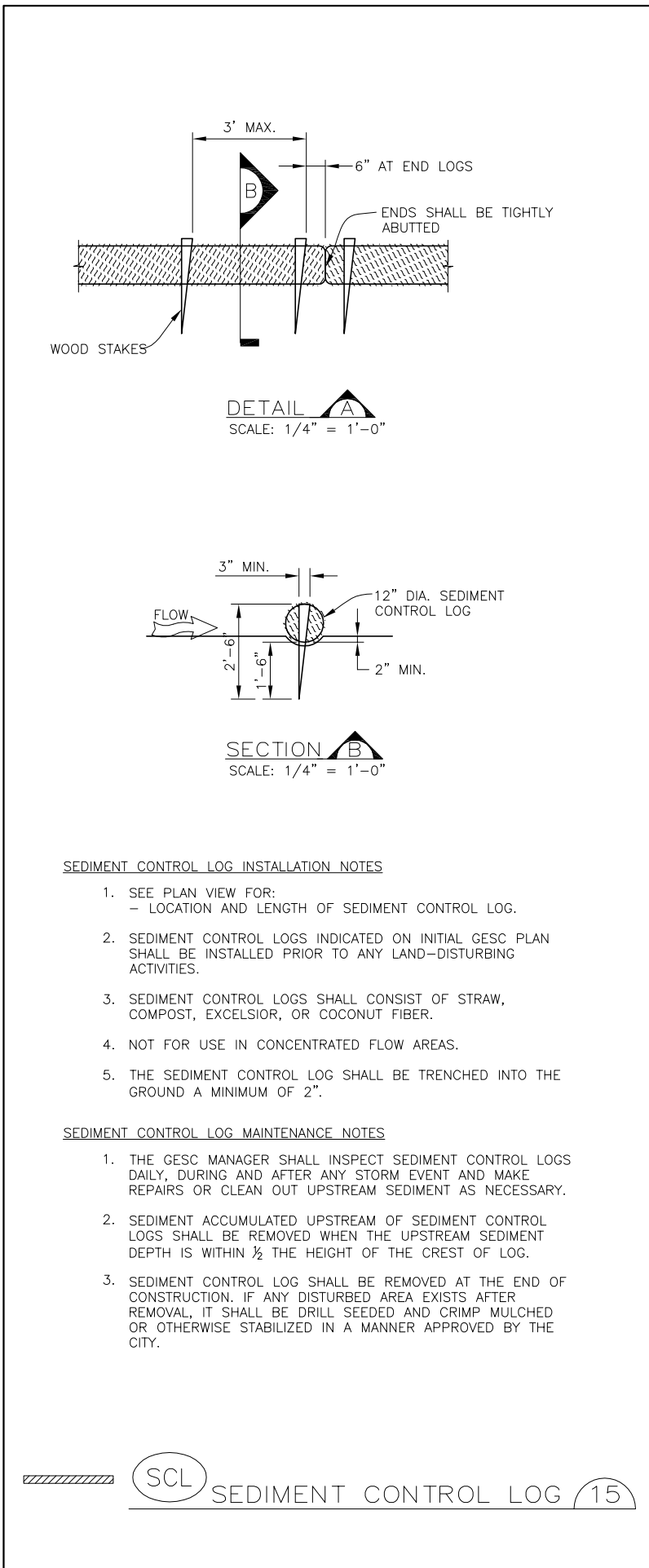


CITY OF LONE TREE
DEPARTMENT OF PUBLIC WORKS
Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 2 OF 3
C4.12



CITY OF LONE TREE PERMANENT DRILL SEEDING MIX

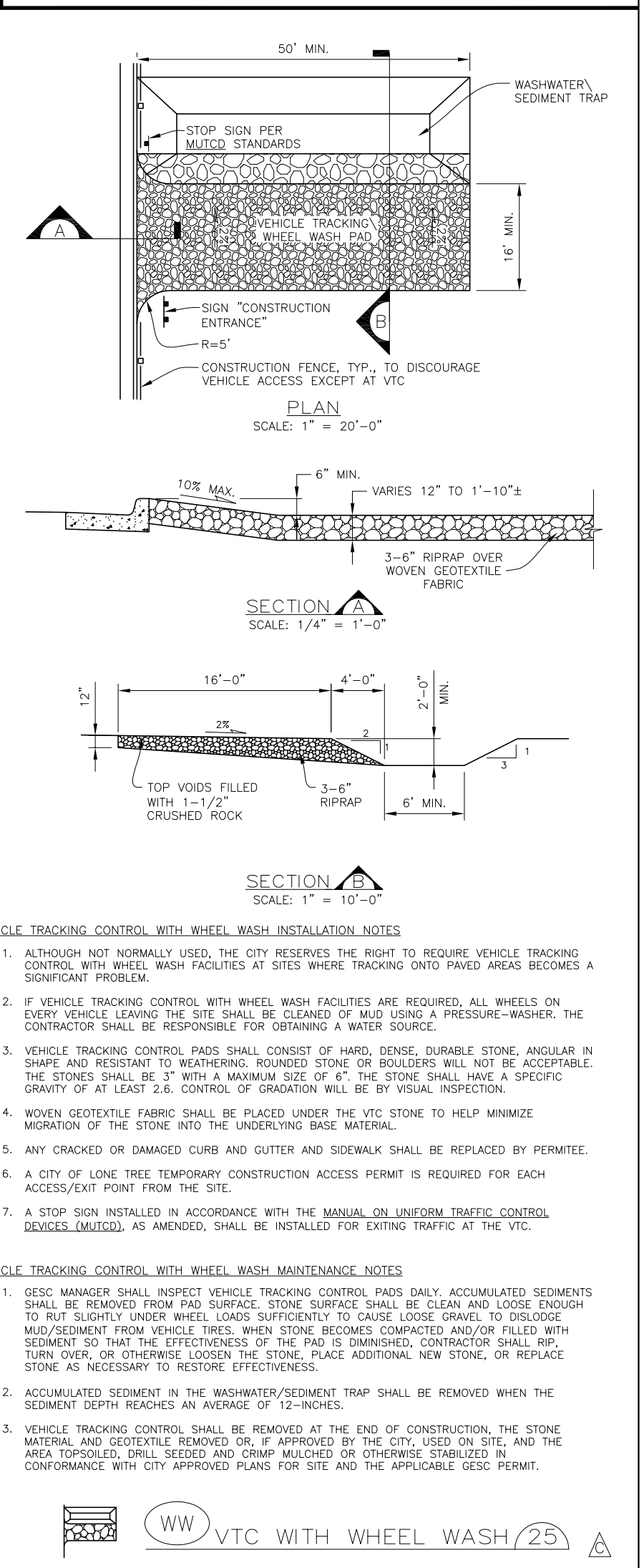
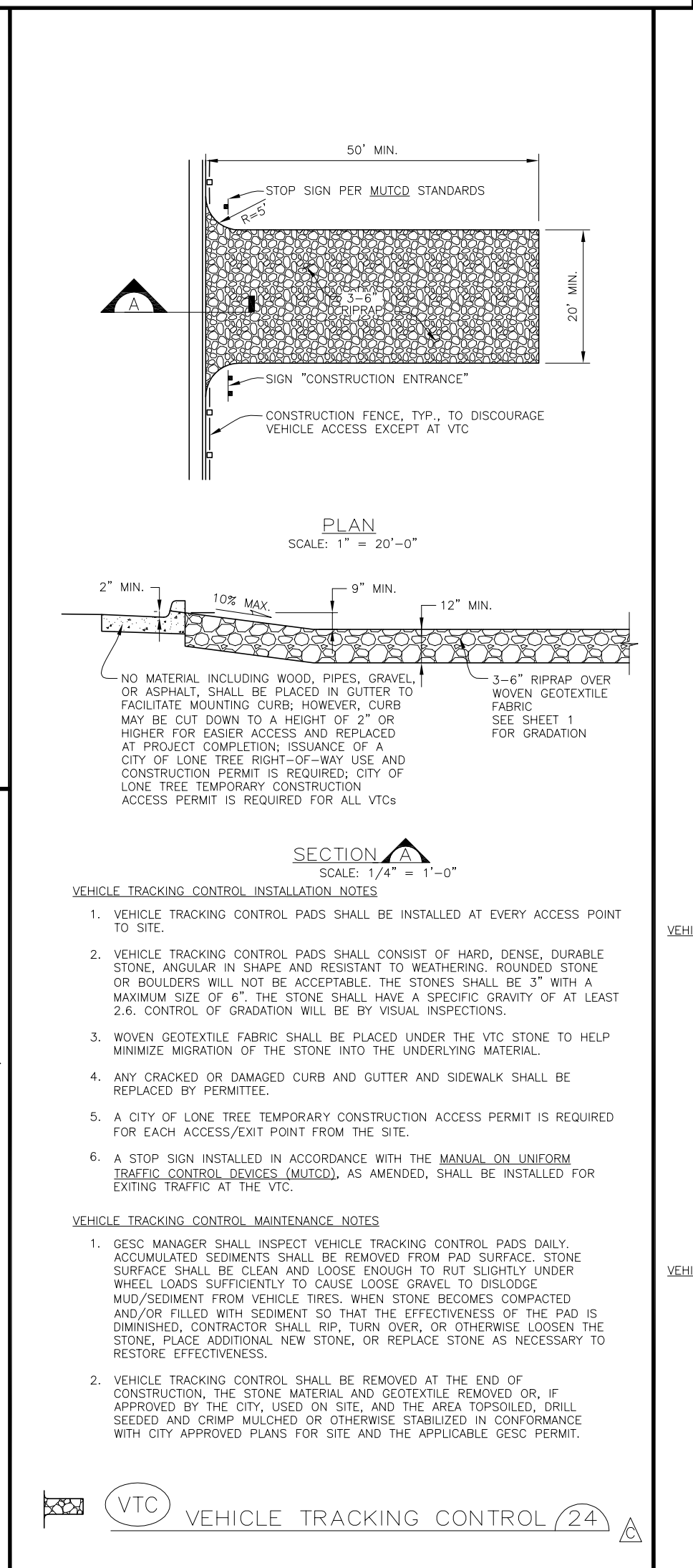
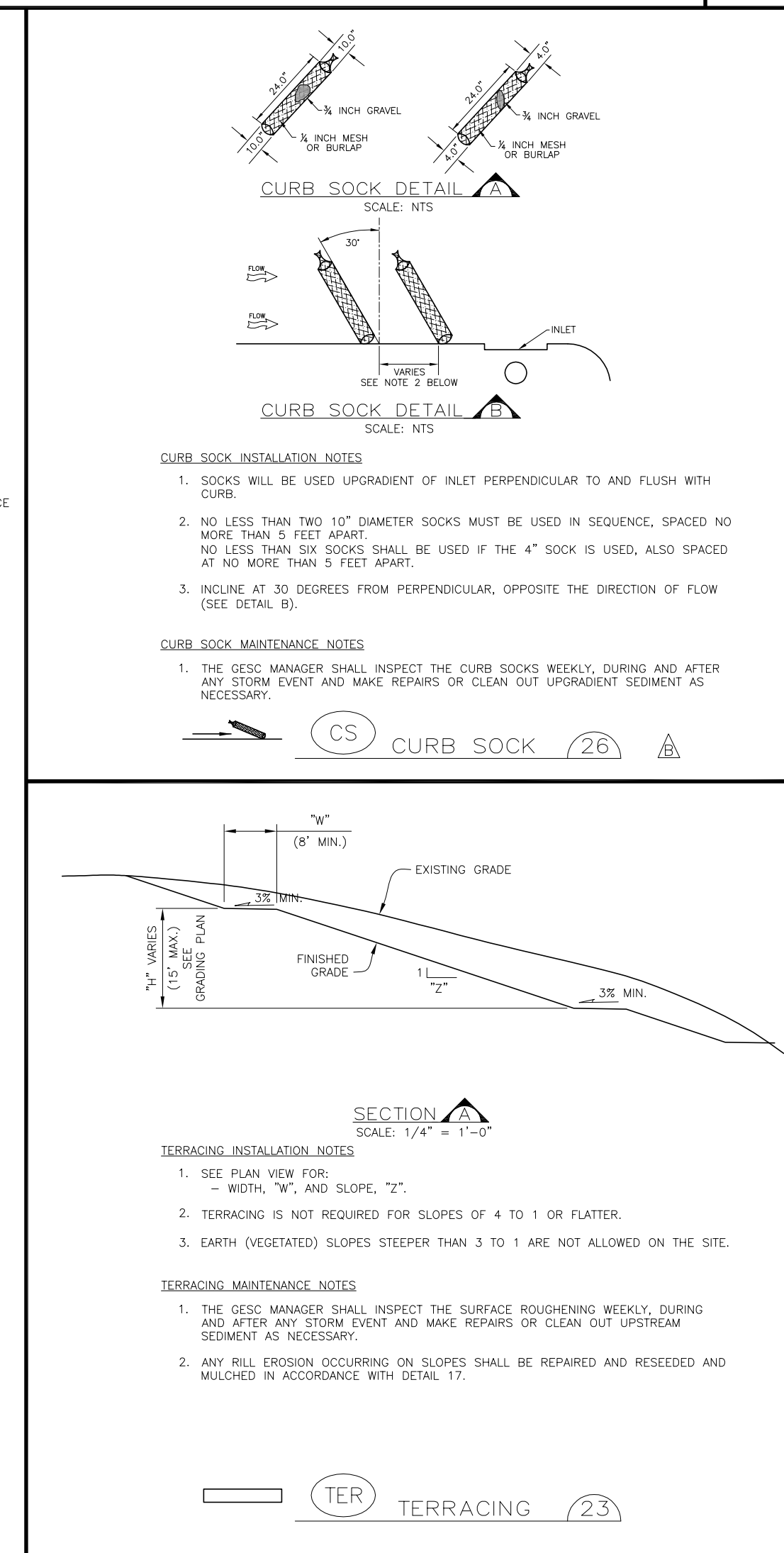
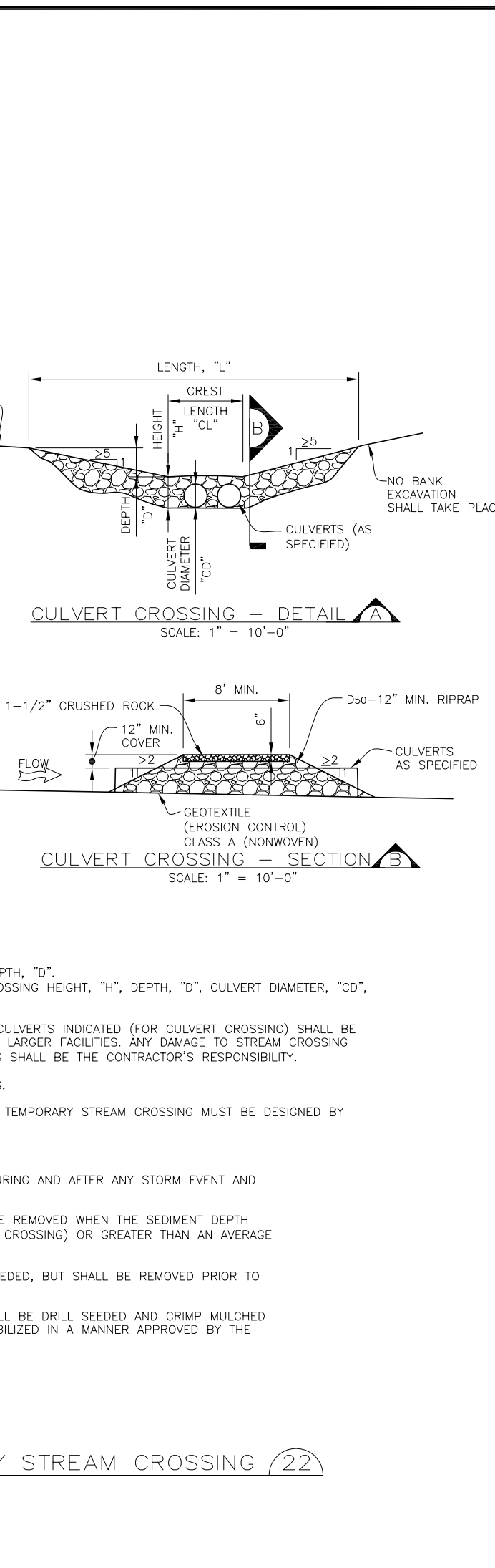
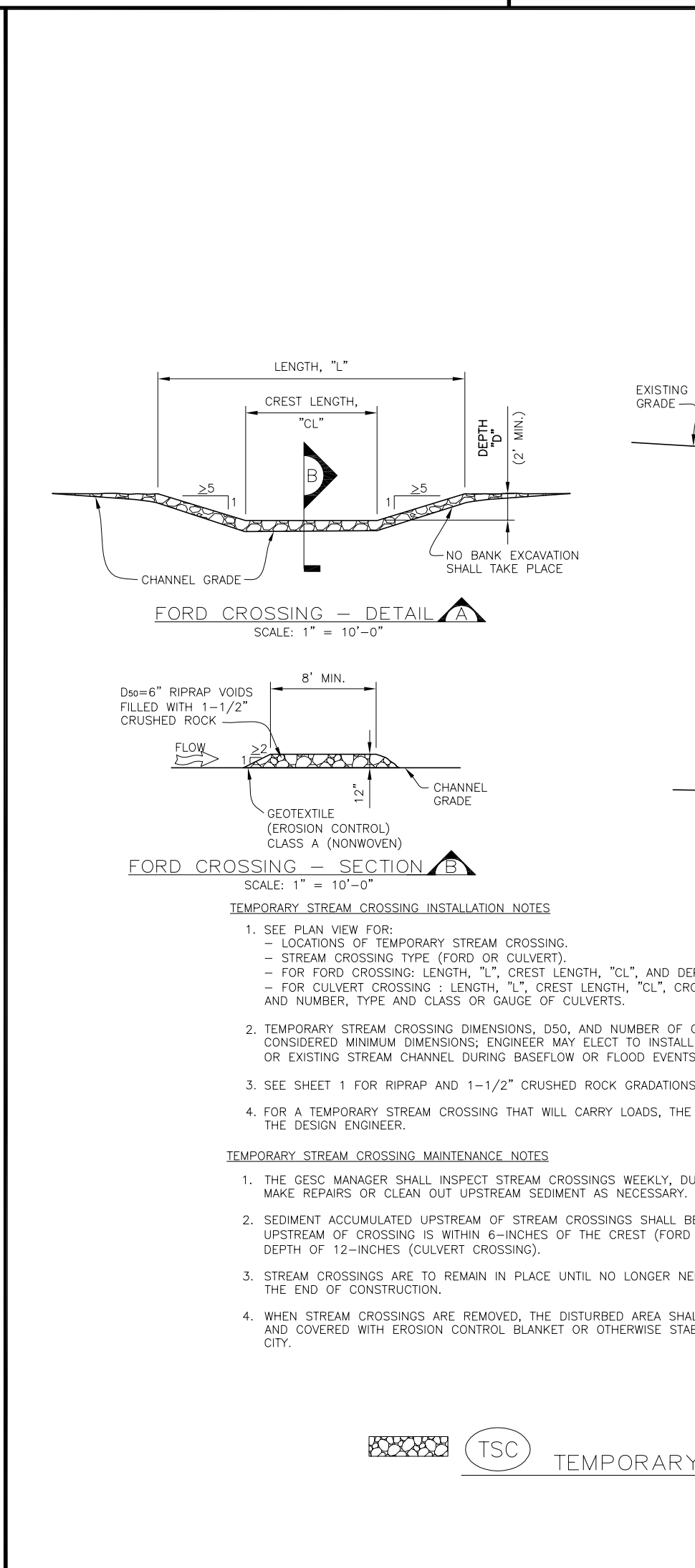
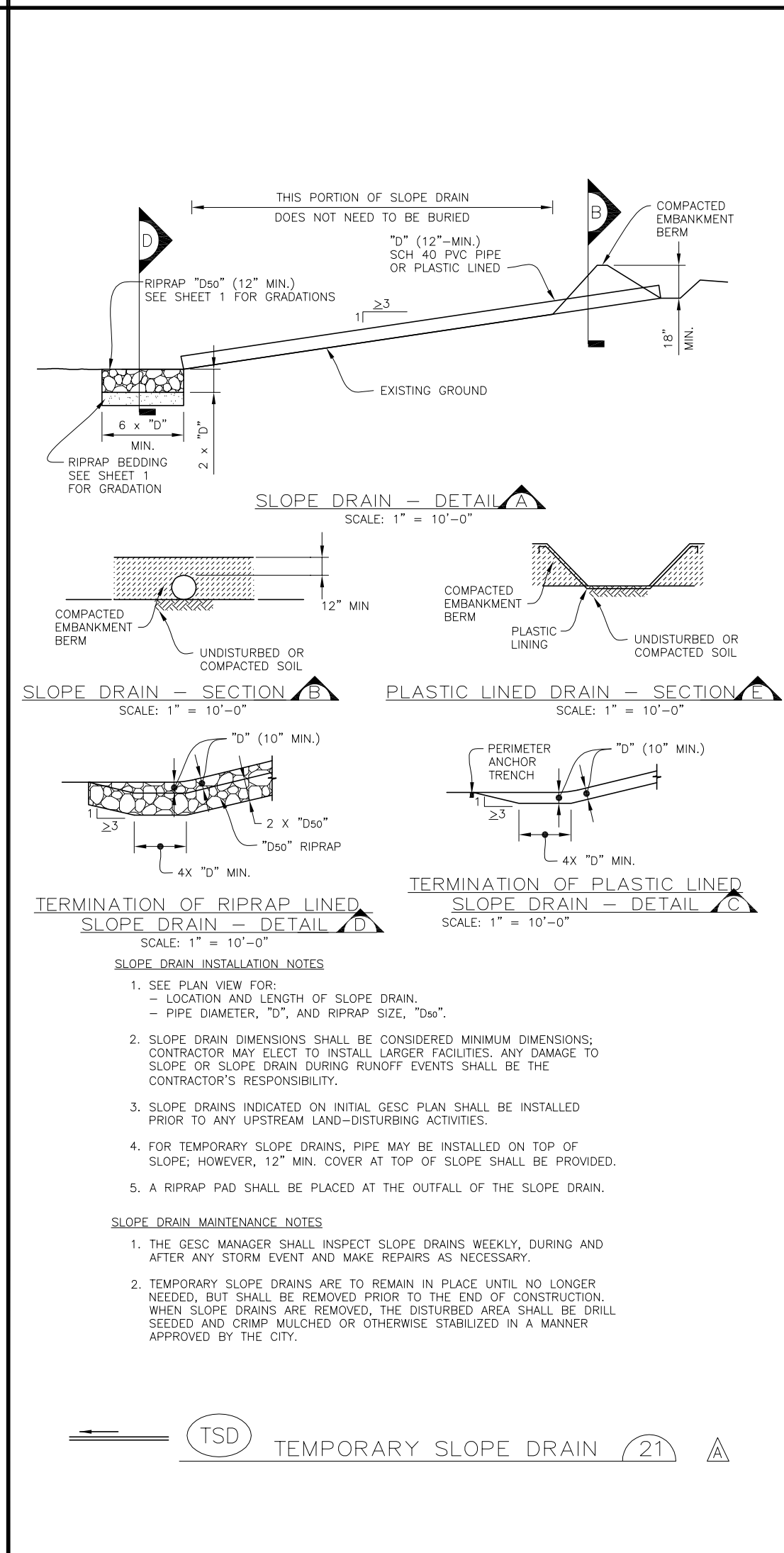
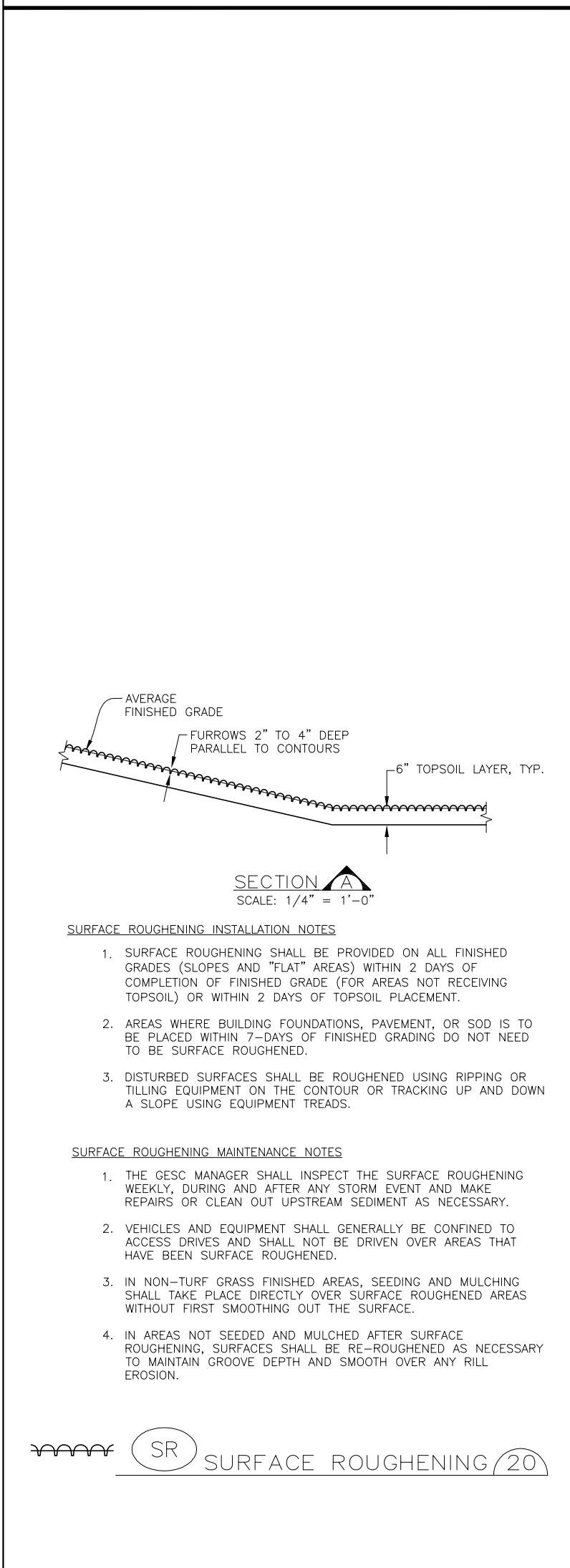
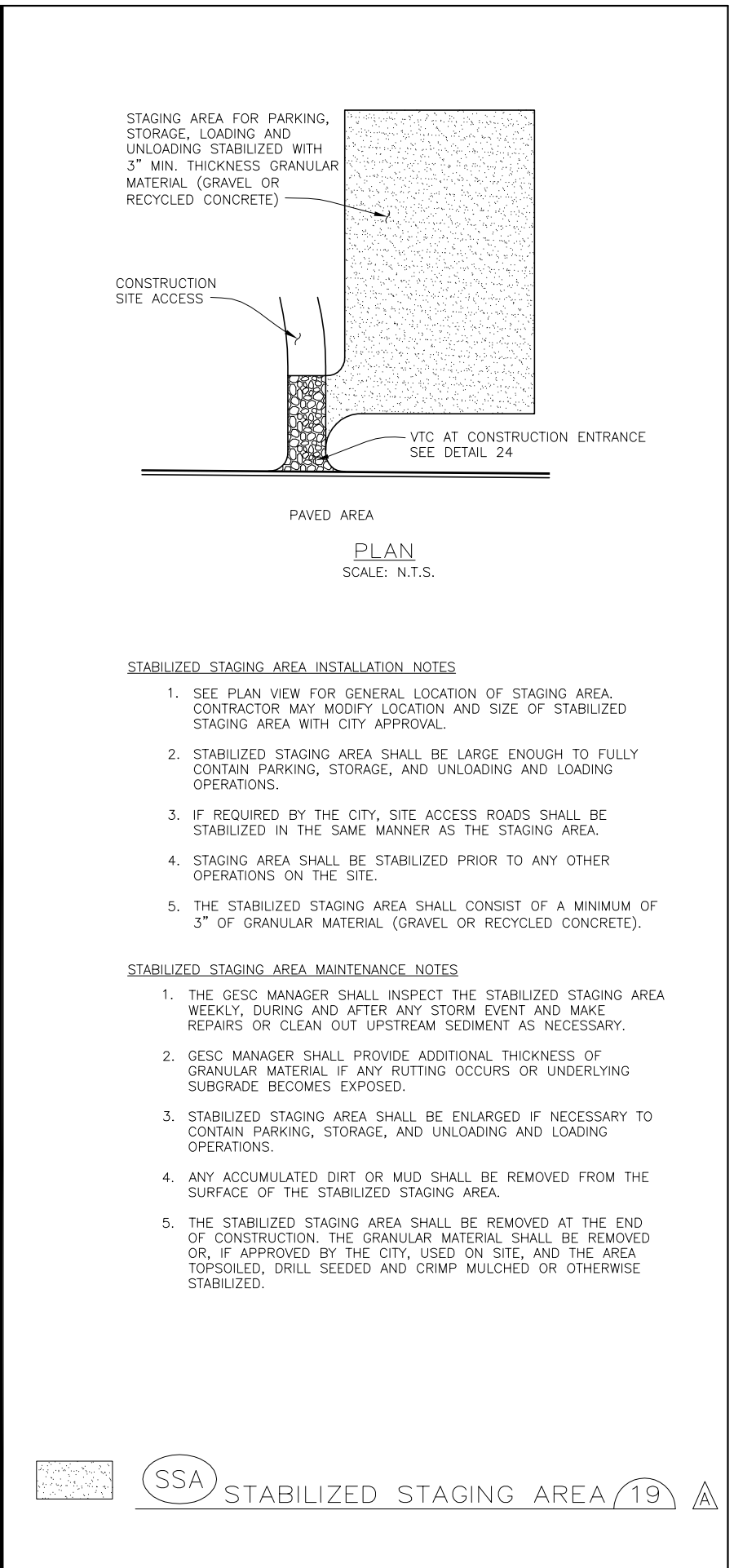
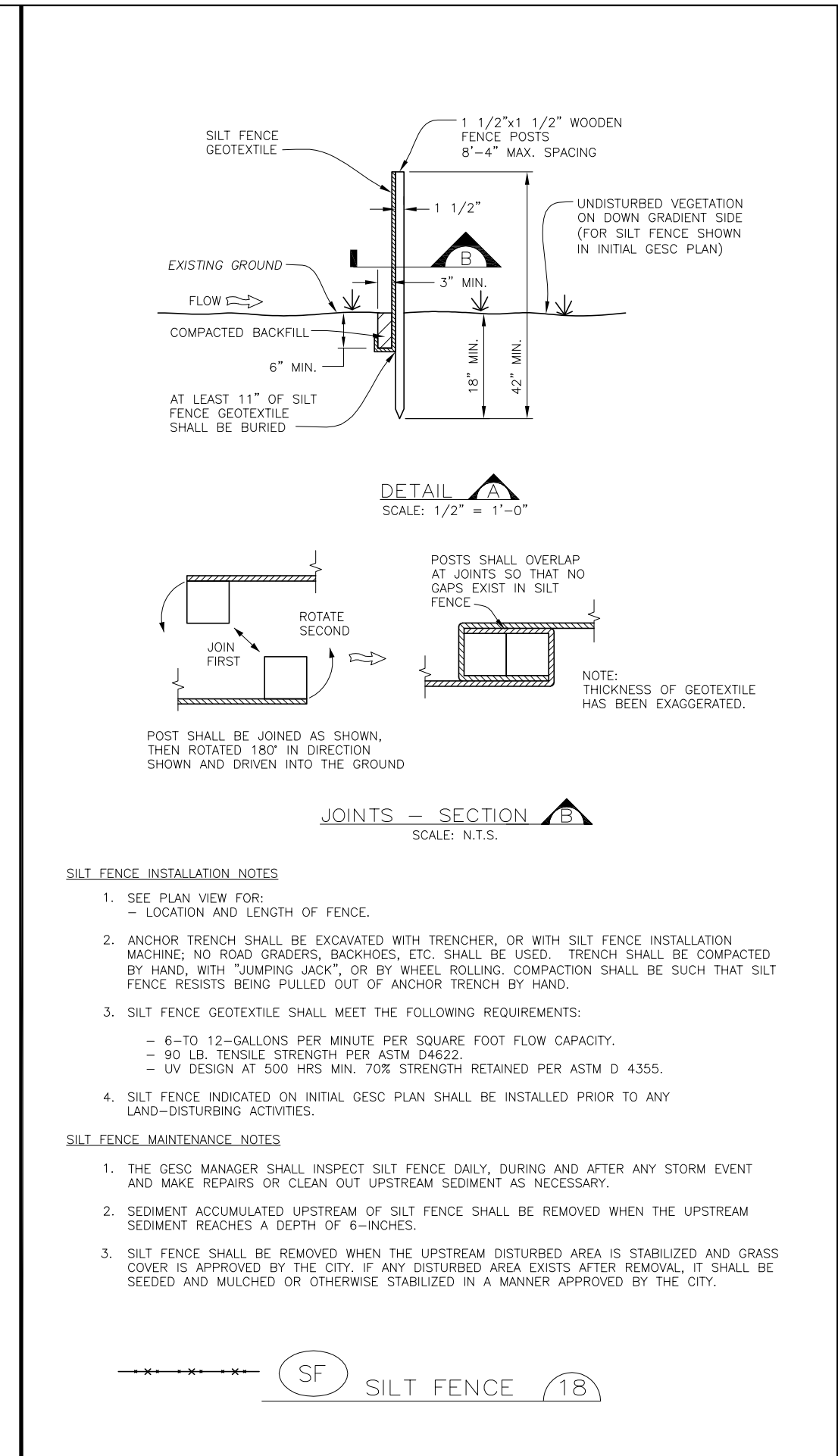
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SEEDCATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	CHAITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	HACHITA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODOMM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
			TOTAL	9.2

CITY OF LONE TREE TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	OMIE	PICS	30	4.5
PUREST WHEATGRASS	LUANA	PICS	30	4.2
ANNUAL RYEGRASS	N/A	AIB	10	0.8
			TOTAL	13.4

CITY OF LONE TREE LOW-GROWTH DRILL SEEDING MIX

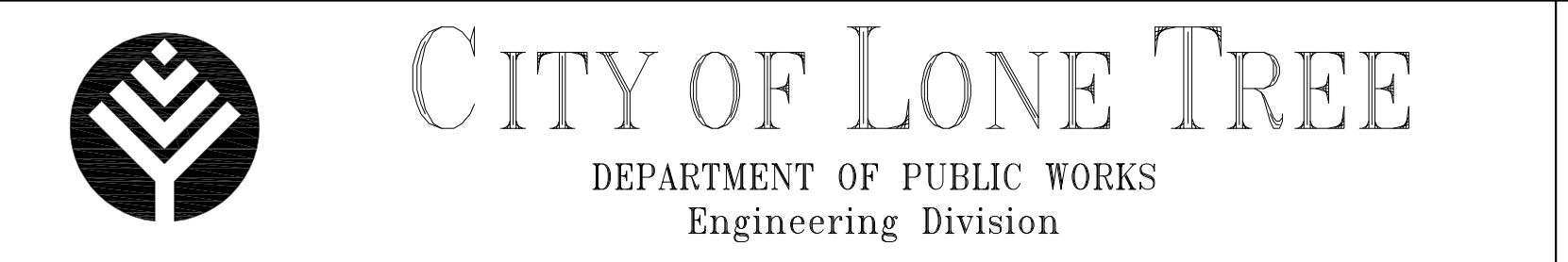
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEHOKA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SEEDCATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPIKE WHEATGRASS	CHAITA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
			TOTAL	11.0



Sheet Revisions

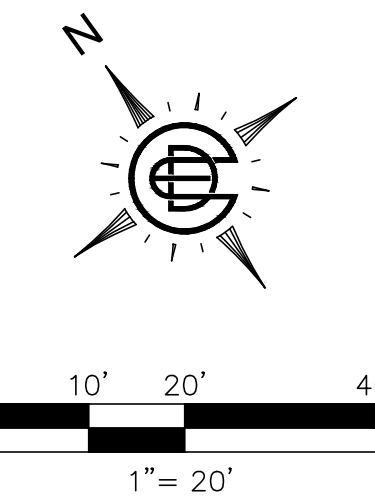
DATE	REVISION	BY
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT UPDATES	GAW
11/ /08	ADD CURB SOCK DETAIL (REF UFDCD, V3 FIGURE C5-23), MISC. NOTE EDITS	GAW
12/ /09	UPDATE VTC & WW	GAW

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.



LOT 2A,
PARK MEADOWS FILING 2
14TH AMENDMENT
REC. 02004782, 1-14-02
ZONING: PD

EXISTING BUILDING



GRADING GENERAL NOTES

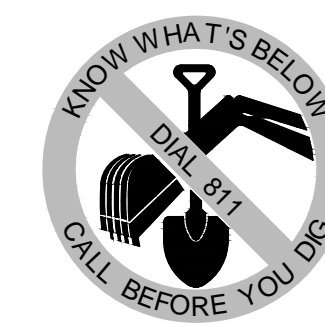
- SOIL MODIFICATION, GRADING, FILL COMPACTION, AND BUILDING PAD PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY TERRACON GEOTECHNICAL ENGINEERING & CONSULTING SERVICES, PROJECT NUMBER 25235076, DATED JUNE 30, 2023. IN THE EVENT OF A CONFLICT BETWEEN THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND THE INFORMATION IN THESE PLANS, THE GEOTECHNICAL REPORT SHALL GOVERN.
- EXISTING GRADE INFORMATION IS BASED ON TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ARROW SURVEY GROUP, INC..
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCY.
- THE CONTRACTOR SHALL CONTACT THE OWNER AND PROJECT ENGINEER PRIOR TO ANY WORK TO IDENTIFY ANY AREAS THAT REQUIRE SPECIAL ATTENTION (PROTECTION, PRESERVATION, ETC.).
- EROSION CONTROL DEVICES SHALL BE COMPLETELY INSTALLED FOR ALL AREAS BEING DISTURBED PRIOR TO ANY DISTURBANCE. REFER TO THE EROSION CONTROL PLAN AND SWPPP.
- THE PROPOSED ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN REPRESENT FINISHED SURFACE ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN IN ANY DISCREPANCY BETWEEN SPOT ELEVATIONS AND CONTOURS.
- ALL AREAS ALONG THE IDENTIFIED ACCESSIBLE ROUTE(S) SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. UNLESS OTHERWISE REQUIRED, ALL ROUTES SHALL HAVE A MAXIMUM LONGITUDINAL (RUNNING) SLOPE OF 5% AND A MAXIMUM LATERAL (CROSS) SLOPE OF 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
- REFER TO THE BUILDING PLANS FOR DETAILED GRADE INFORMATION OF ALL SIDEWALKS, RAMPS, STAIRS, ETC. ADJACENT TO THE BUILDING. NOTIFY THE PROJECT ENGINEER AND PROJECT ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- REFER TO THE GEOTECHNICAL REPORT FOR STRIPPING AND DEBRIS/ORGANIC MATERIAL REMOVAL. ANY STOCKPILE AREA(S) MUST BE APPROVED BY THE OWNER. ALL NON-CLEAN SPOILS SHALL BE DISPOSED OFF-SITE.
- ALL AREAS RECEIVING FILL SHALL BE STRIPPED, SCARIFIED, COMPACTED, AND PROOF-ROLLED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PRIOR TO PLACING ANY FILL. FILL SHALL BE PLACED IN LIFTS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- TESTING SHALL BE PERFORMED BY A QUALIFIED LABORATORY CONTRACTED DIRECTLY TO THE OWNER OR DEVELOPER AND IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. ANY RE-TESTING REQUIRED DUE TO MATERIAL NOT MEETING PROJECT REQUIREMENTS SHALL BE DONE BY THE OWNER'S/DEVELOPER'S TESTING LABORATORY AT THE CONTRACTOR'S EXPENSE.

S. YOSEMITE STREET

PARK MEADOWS DRIVE

JACK'S RESTAURANT
FF= 5798.85

CITY OF LONE TREE
DATE
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK



GRADING PLAN

JACK'S RESTAURANT
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2
CITY OF LONE TREE, COLORADO

PRELIMINARY FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E.

ENGINEER

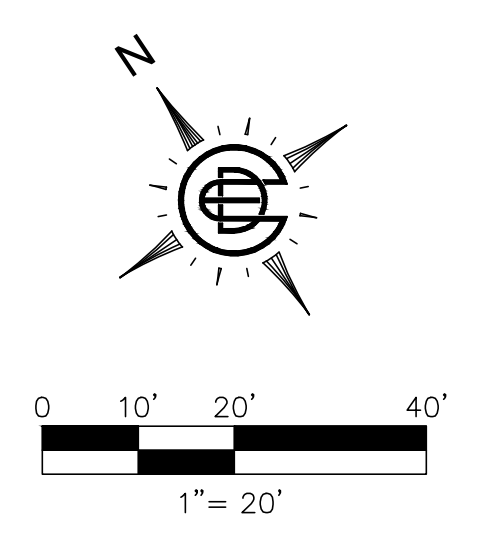
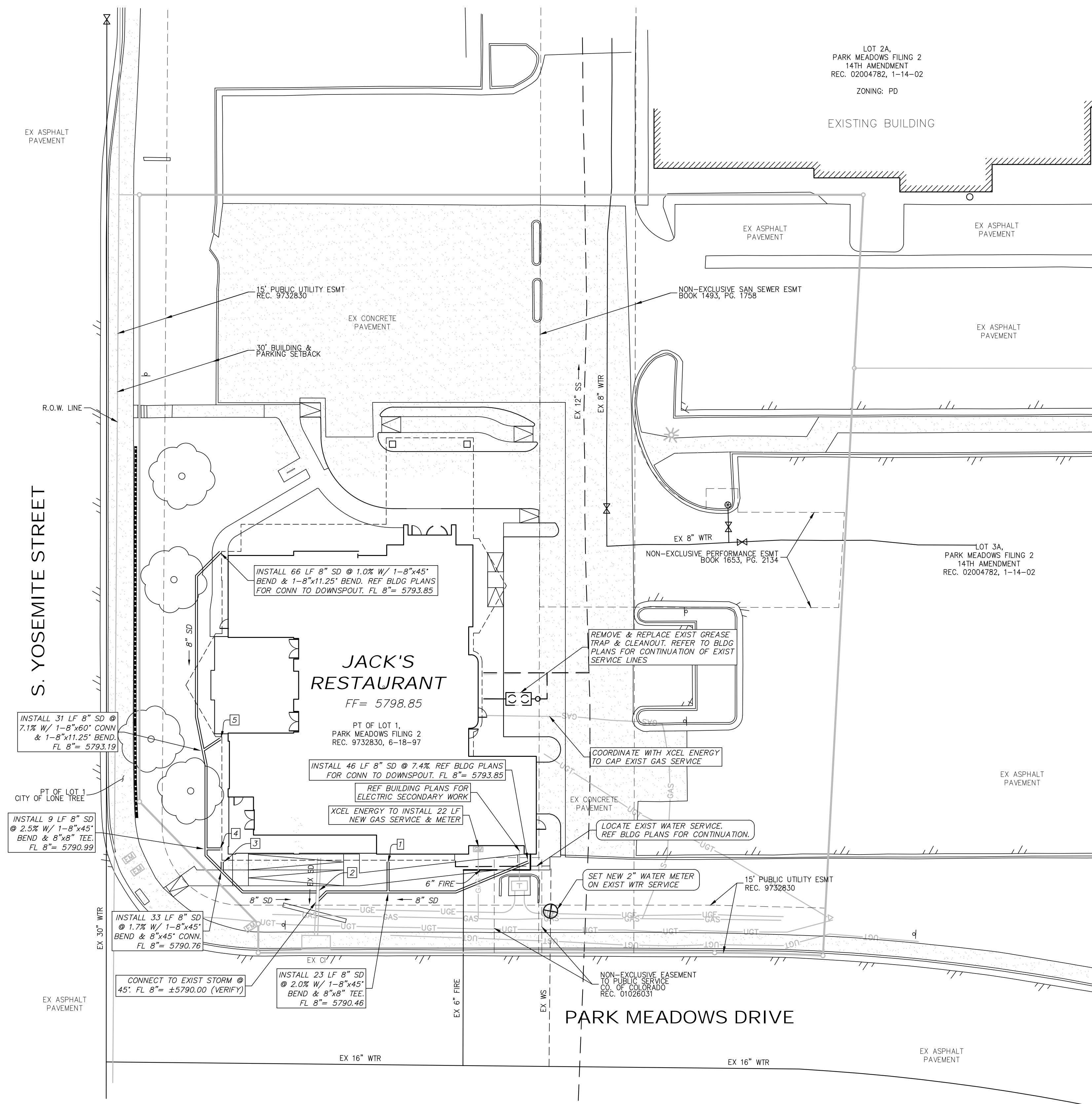
5300 TOWN & COUNTRY BOULEVARD, SUITE 150
FRISCO, TEXAS 75034
469-850-0060
dec-en.com

ISSUE DATE	DEC FILE NO.
10/11/23	105616
CITY FILE NO.	SHEET NO.
-	C5.1

BENCHMARKS

- MAG NAIL (TAG 27609) ON EAST CURB OF S. YOSEMITE STREET APPROXIMATELY 208 FEET NORTHEAST OF NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 5787.87
- MAG NAIL (TAG 31158) IN CONCRETE SIDEWALK AT SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION: 5802.07

P:\08\105616 - Jack's Look The CDWG\105616 GRADING.dwg, Sheet 1, 11/02/2023 10:40 AM, D:\ark 11



SANITARY SEWER GENERAL NOTES

1. ALL MATERIALS, CONSTRUCTION METHODS, AND TESTING FOR PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S REGULATIONS, SPECIFICATIONS, AND DETAILS. ALL MATERIALS, CONSTRUCTION METHODS, AND TESTING FOR PRIVATE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S REGULATIONS, SPECIFICATIONS, AND DETAILS UNLESS OTHERWISE NOTED ON THESE PLANS.
2. THE CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE WORK IS OCCURRING.
3. THE EXISTING UTILITIES SHOWN ON THIS PLAN REFLECT INFORMATION RECEIVED FROM OTHERS (RECORD PLANS, GROUND SURVEY, ETC.). THE PROJECT ENGINEER TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR UTILITIES FOUND THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO THE INSTALLATION OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT BEING REMOVED. ANY REPAIR, WORK STOPPAGE, OR PENALTY INCURRED DUE TO DAMAGE TO EXISTING UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BONDS REQUIRED BY THE GOVERNING AUTHORITY.
6. PIPE MATERIAL FOR SANITARY SEWER LINES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED OR REQUIRED BY GOVERNING AUTHORITY:
 - 6.1. SEWER MAINS 6" AND LARGER: GREEN PVC-ASTM D 3034-SDR 35
7. EMBEDMENT AND BACKFILL FOR ALL SANITARY SEWER PIPING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE GOVERNING AUTHORITY OR MANUFACTURER, WHICHEVER IS MORE STRINGENT.
8. SANITARY SEWER MAINS SHALL BE PLACED NO CLOSER TO ANY WATER MAIN THAN ALLOWED BY EPA, STATE, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT. ONE FULL JOINT (20') SANITARY SEWER PIPE SHALL BE CENTERED ON ANY WATER MAIN CROSSING.
9. ALL PIPE CONNECTIONS TO SANITARY SEWER STRUCTURES SHALL BE SEALED TO CREATE A WATER-TIGHT CONNECTION.
10. UNLESS NOTED OTHERWISE OR REQUIRED BY GOVERNING AUTHORITY'S SPECIFICATIONS OR DETAILS, ALL SANITARY SEWER MANHOLES SHALL BE PRECAST STRUCTURES MANUFACTURED BY FORTERRA.
11. IN PAVED AREAS, THE TOP OF ALL MANHOLE RIMS, CLEANOUT COVERS, ETC. SHALL BE FLUSH WITH THE FINAL SURFACE ELEVATION OF SURROUNDING PAVEMENT. IN UNPAVED AREAS, ALL MANHOLE RIMS, CLEANOUT COVERS, ETC. SHALL BE THREE TO SIX INCHES (3'-6") ABOVE FINAL GRADE.
12. REFER TO THE PAVING DETAILS FOR JOINTS AND/OR BLOCKOUTS TO BE PLACED AROUND ALL SANITARY SEWER MANHOLES.

WATER GENERAL NOTES

1. ALL MATERIALS, CONSTRUCTION METHODS, AND TESTING FOR PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S REGULATIONS, SPECIFICATIONS, AND DETAILS. ALL MATERIALS, CONSTRUCTION METHODS, AND TESTING FOR PRIVATE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S REGULATIONS, SPECIFICATIONS, AND DETAILS UNLESS OTHERWISE NOTED ON THESE PLANS.
2. THE CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE WORK IS OCCURRING.
3. THE EXISTING UTILITIES SHOWN ON THIS PLAN REFLECT INFORMATION RECEIVED FROM OTHERS (RECORD PLANS, GROUND SURVEY, ETC.). THE PROJECT ENGINEER TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR UTILITIES FOUND THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO THE INSTALLATION OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT BEING REMOVED. ANY REPAIR, WORK STOPPAGE, OR PENALTY INCURRED DUE TO DAMAGE TO EXISTING UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BONDS REQUIRED BY THE GOVERNING AUTHORITY.
6. PIPE MATERIAL FOR WATER LINES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE OR REQUIRED BY GOVERNING AUTHORITY:
 - 6.1. WATER MAINS 6" AND LARGER: BLUE PVC-AWWA C900-CLASS 165
 - 6.2. WATER SERVICES SMALLER THAN 6": PVC-SCH 40, OR TYPE K COPPER
 - 6.3. FIRE LINES: REFER TO FIRE SPRINKLER DESIGN DRAWINGS
7. FIRE LINES SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
8. THERE SHALL BE A MINIMUM OF 42 INCHES FROM TOP OF PIPE TO TOP OF FINAL SURFACE GRADE.
9. EMBEDMENT AND BACKFILL FOR ALL WATER PIPING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE GOVERNING AUTHORITY OR MANUFACTURER, WHICHEVER IS MORE STRINGENT.
10. WATER MAINS SHALL BE PLACED NO CLOSER TO ANY SANITARY SEWER MAIN THAN ALLOWED BY EPA, STATE, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
11. ALL VALVE LIDS SHALL BE ADJUSTED TO BE FLUSH WITH TOP OF FINAL PAVEMENT GRADE OR TWO INCHES ABOVE FINAL GRADE IN NON-PAVED AREAS.
12. ALL FIRE HYDRANTS (PUBLIC AND PRIVATE) SHALL MEET THE GOVERNING AUTHORITY'S SPECIFICATIONS (MODEL, MANUFACTURER, COLOR, ETC.) FOR PUBLIC HYDRANTS. FIRE HYDRANTS SHALL BE LOCATED, BOTH HORIZONTALLY AND VERTICALLY, AND ROTATED TO MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITY.
13. WATER METERS SHALL BE INSTALLED PER THE GOVERNING AUTHORITY'S STANDARD DETAILS AND SPECIFICATIONS. ALL METERS PLACED BELOW THE GROUND SURFACE SHALL BE IN A COVERED BOX LOCATED THREE FEET FROM THE NEAREST BACK OF CURB OR EDGE OF PAVEMENT, OR AS REQUIRED BY THE GOVERNING AUTHORITY. THE TOP/LID OF THE BOX SHALL BE TWO INCHES ABOVE FINAL GRADE.
14. ALL WATER LINES SHALL BE STERILIZED AND TESTED. RESULTS SHALL MEET OR EXCEED THE GOVERNING AUTHORITY'S REQUIREMENTS.

FRANCHISE UTILITY GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY'S SPECIFICATIONS AND DETAILS.
2. IF REQUIRED, THE CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE WORK IS OCCURRING.
3. THE EXISTING UTILITIES SHOWN ON THIS PLAN REFLECT INFORMATION RECEIVED FROM OTHERS (RECORD PLANS, GROUND SURVEY, ETC.). THE PROJECT ENGINEER TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR UTILITIES FOUND THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO THE INSTALLATION OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES NOT BEING REMOVED. ANY REPAIR, WORK STOPPAGE, OR PENALTY INCURRED DUE TO DAMAGE TO EXISTING UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.
5. THERE SHALL BE A MINIMUM OF 36 INCHES FROM TOP OF CONDUIT TO TOP OF FINAL SURFACE GRADE, UNLESS ADDITIONAL DEPTH IS REQUIRED BY THE UTILITY COMPANY'S SPECIFICATIONS.
6. EMBEDMENT AND BACKFILL SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS AND DETAILS. PRIOR TO BACKFILL OF ANY TRENCH, CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANIES FOR INSPECTION AND OBTAIN WRITTEN APPROVAL OF ALL CONDUIT PLACEMENTS.
7. CONDUITS FOR FUTURE USE SHALL BE TURNED VERTICAL AND CAPPED SIX INCHES ABOVE FINAL GRADE.

FRANCHISE UTILITY CONTACTS

ELECTRIC: XCEL ENERGY
 NATURAL GAS: XCEL ENERGY
 TELECOM: LUMEN
 EFREN LOPEZ
 602-865-0174
 efren.lopezjr@lumen.com

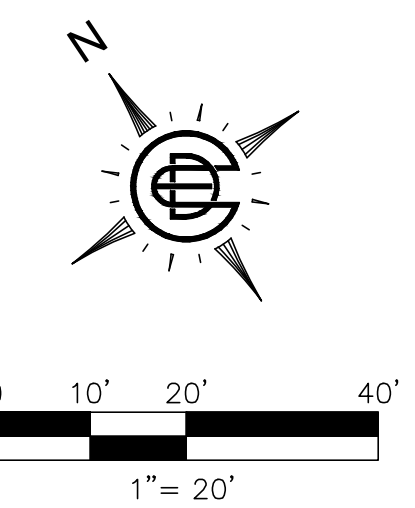
- CONSTRUCTION NOTES**
 INDICATED BY [Symbol]
1. INSTALL 9 LF 8" SD @ %. REF BLDG PLANS FOR CONN TO DOWNSPOUT. FL 8"= 5793.35.
 2. CONNECT TO EXIST STORM @ 90°. FL 8"= ±5790.20 (VERIFY)
 3. INSTALL 3 LF 8" SD @ 1.0%. REF BLDG PLANS FOR CONN TO DOWNSPOUT. FL 8"= 5790.79.
 4. INSTALL 4 LF 8" SD @ 1.0%. REF BLDG PLANS FOR CONN TO DOWNSPOUT. FL 8"= 5791.03.
 5. INSTALL 6 LF 8" SD @ 1.0%. REF BLDG PLANS FOR CONN TO DOWNSPOUT. FL 8"= 5793.25.



BENCHMARKS

1. MAG NAIL (TAG 27609) ON EAST CURB OF S. YOSEMITE STREET APPROXIMATELY 208 FEET NORTHEAST OF NORTHEAST CORNER OF SUBJECT PROPERTY.
 ELEVATION: 5787.87
2. MAG NAIL (TAG 31158) IN CONCRETE SIDEWALK AT SOUTHEAST CORNER OF SUBJECT PROPERTY.
 ELEVATION: 5802.07

UTILITY PLAN	
JACK'S RESTAURANT	
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2	
CITY OF LONE TREE, COLORADO	
ENGINEER	
5300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-650-0960 dec-en.com	
PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E.	ISSUE DATE 10/11/23
P.E. NO.: 107767 DATE: 10/11/23	DEC FILE NO. 105616
	CITY FILE NO. -
	SHEET NO. C6.1

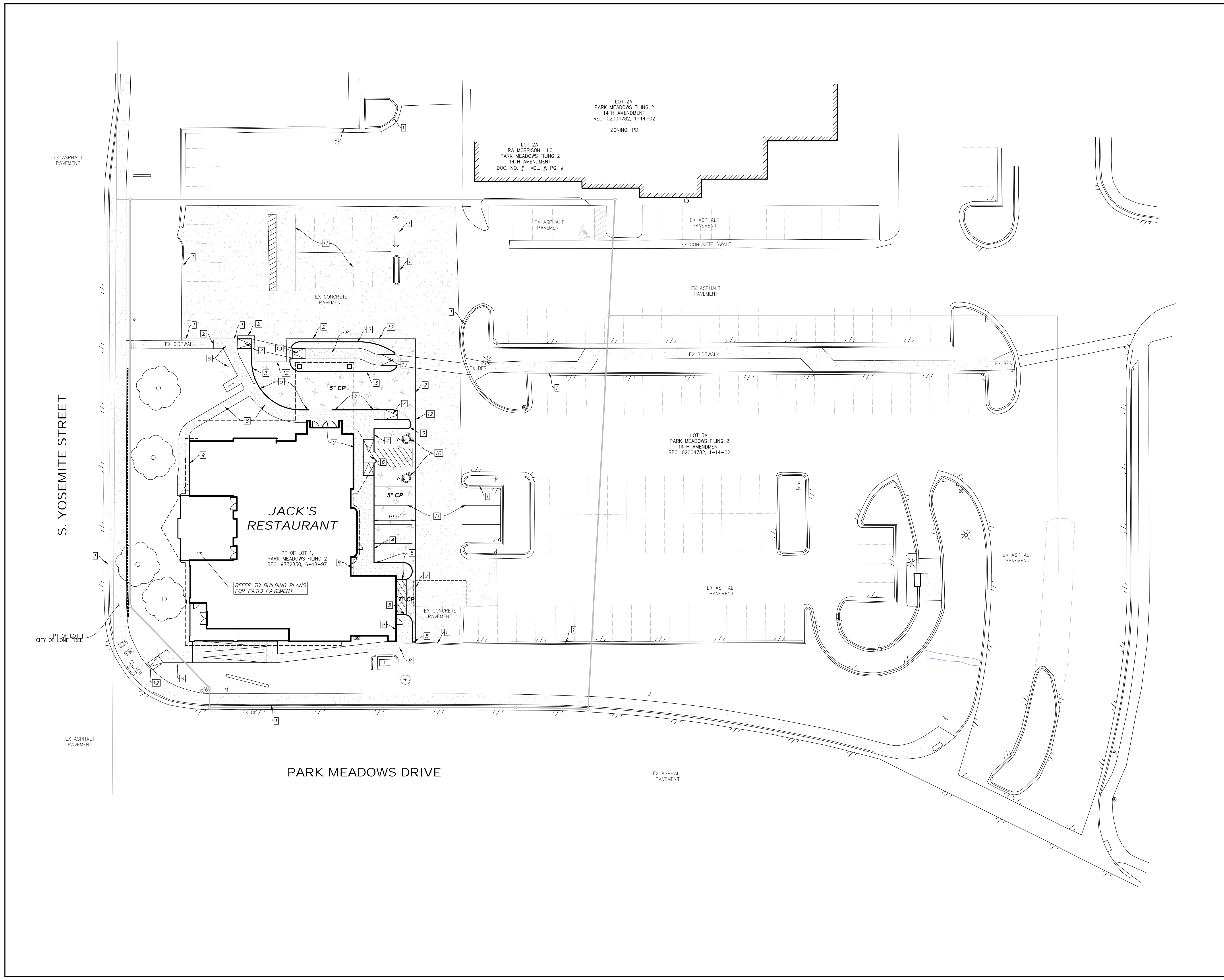


PAVEMENT LEGEND	
	EXISTING CONCRETE PAVEMENT
	4\"/>
	5\"/>
	7\"/>

CONSTRUCTION NOTES	
INDICATED BY	
1.	EXISTING CURB.
2.	SAWCUT EDGE (REFER TO DEMOLITION PLAN).
3.	CONSTRUCT INTEGRAL CURB PER DETAIL.
4.	CONSTRUCT INTEGRAL CURB WITH ADJACENT SIDEWALK PER DETAIL.
5.	CONSTRUCT VARIABLE HEIGHT INTEGRAL CURB. REFER TO GRADING PLAN.
6.	CONSTRUCT PERPENDICULAR BARRIER FREE RAMP PER DETAIL.
7.	CONSTRUCT BARRIER FREE RAMP AT BACK OF CURB PER DETAIL.
8.	CONSTRUCT CONCRETE SIDEWALK PER DETAIL.
9.	CONSTRUCT CONCRETE SIDEWALK ADJACENT TO BUILDING PER DETAIL.
10.	CONSTRUCT ACCESSIBLE PARKING AREA PER DETAIL.
11.	PAINT PARKING STALL STRIPING PER DETAIL.
12.	CONSTRUCT BUTT JOINT PER DETAIL.
13.	CONSTRUCT CURBED BARRIER FREE RAMP PER DETAIL.
14.	PAINT CONTINUOUS 4\"/>
15.	PAINT CONTINUOUS 4\"/>

REFER TO SHEETS C7.11 & C7.12 FOR PAVING NOTES AND DETAILS.

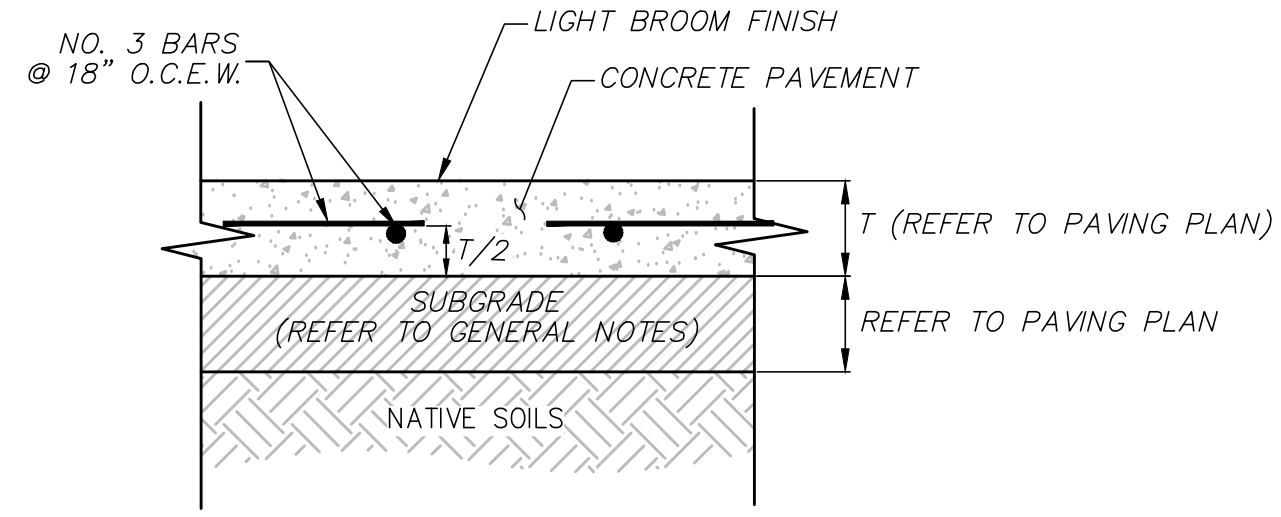
PAVING PLAN	
JACK'S RESTAURANT	
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2	
CITY OF LONE TREE, COLORADO	
PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF DANIEL B. STEWART, P.E. P.E. NO.: 107767 DATE: 10/11/23	ENGINEER 5300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0060 dec-en.com ISSUE DATE: 10/11/23 CITY FILE NO.: - DEC FILE NO.: 105616 SHEET NO.: C7.1



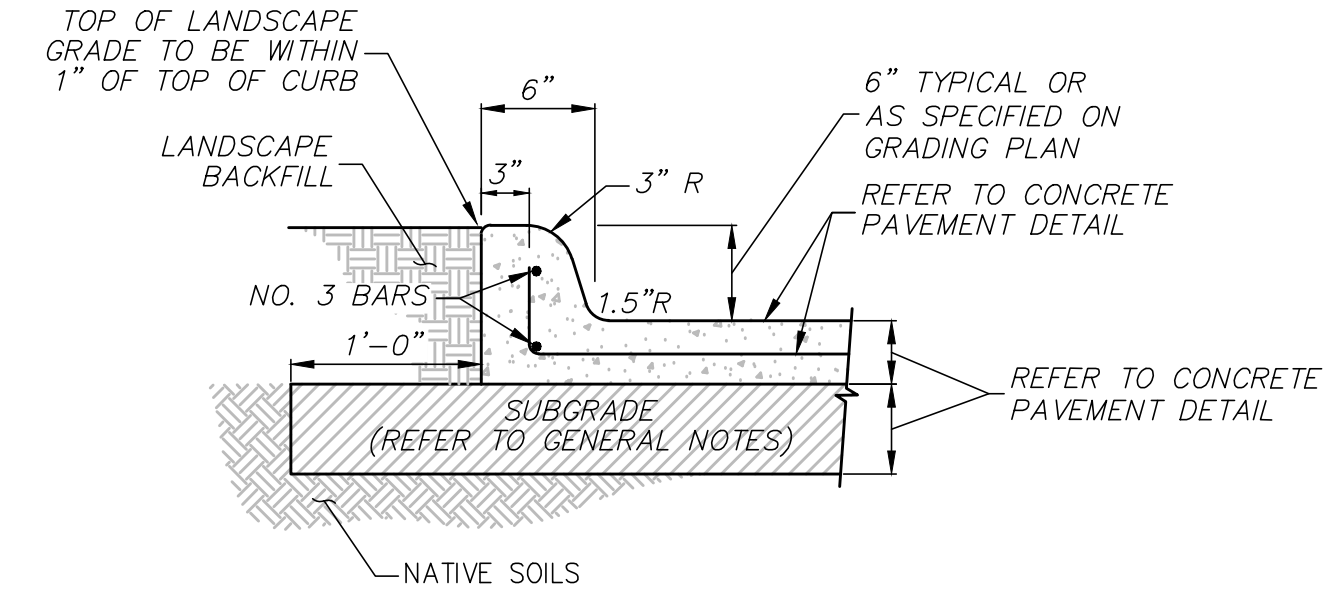
P:\08\REV\105616 - Jack's Rest - 105616 PAVING PLAN - Sheet 1 of 1 (10/11/23) 8:55:47 AM DWG: 11

PAVING GENERAL NOTES

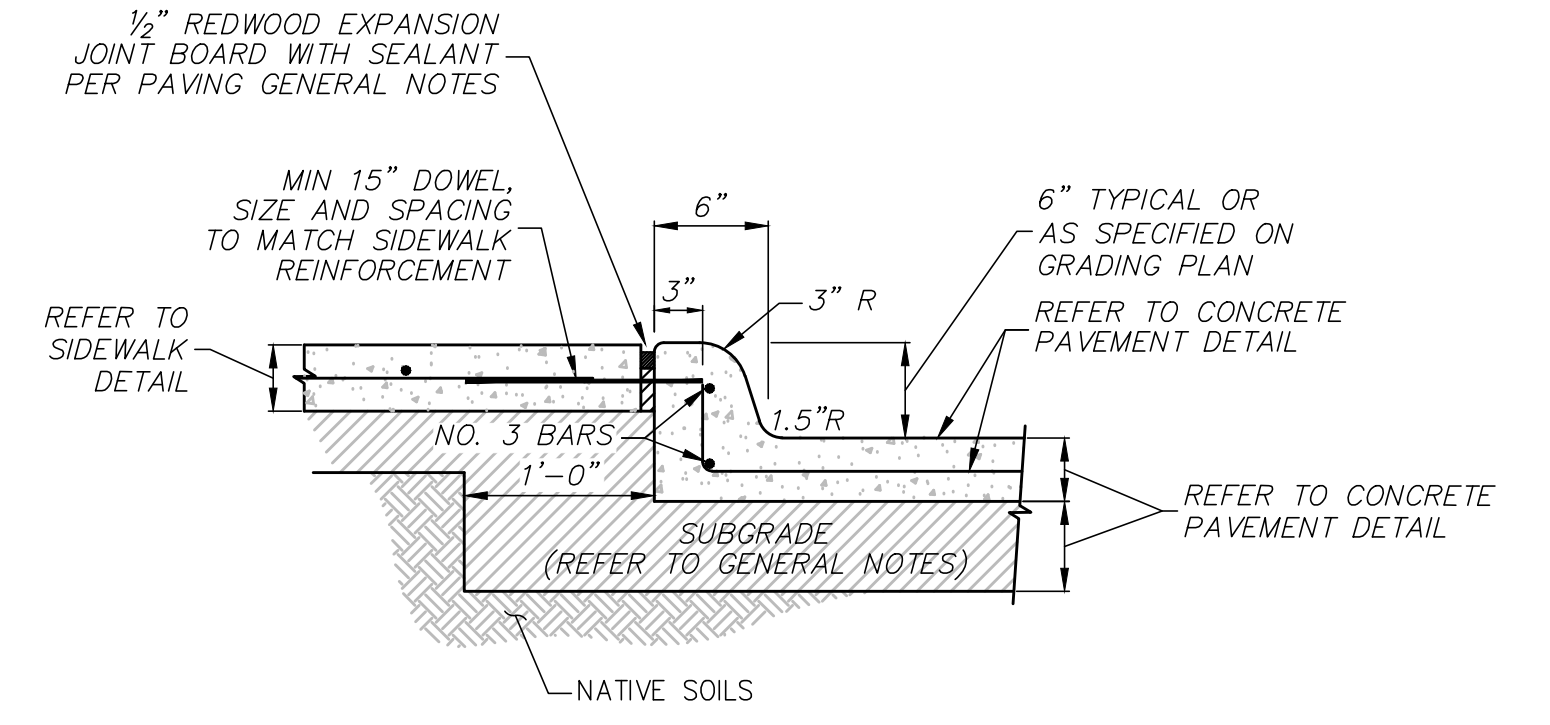
- ALL MATERIALS, CONSTRUCTION METHODS, AND TESTING FOR PAVING IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S REGULATIONS, SPECIFICATIONS, AND DETAILS UNLESS OTHERWISE NOTED ON THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE A TWO YEAR UNCONDITIONAL MAINTENANCE WARRANTY ON ALL PAVEMENT.
- ALL SUBGRADE SOILS SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT PREPARED BY TERRACON, PROJECT NO. 25235076, DATED JUNE 30, 2023 AND ANY SUPPLEMENTS AND/OR AMENDMENTS. THE SUBGRADE SHALL BE PROTECTED AND MAINTAINED WITH DESIGN MOISTURE CONTENT UNTIL THE PAVEMENT HAS BEEN PLACED. DENSITY TESTS MUST BE TAKEN AFTER ANY PRECIPITATION EVENT AND NO MORE THAN 72 HOURS PRIOR TO PLACEMENT OF PAVEMENT.
- THE USE OF LEVELING SAND UNDER CONCRETE PAVEMENT IS PROHIBITED.
- ALL PAVEMENT SHALL BE CONSTRUCTED TO THE THICKNESS AND MINIMUM STRENGTH SHOWN ON THE PAVING PLAN. ALL STRENGTHS FOR CONCRETE PAVEMENTS SHALL BE 28 DAY COMPRESSIVE STRENGTH, UNLESS OTHERWISE NOTED. CONCRETE SHALL HAVE A WATER-TO-CEMENT RATIO TO ACHIEVE A SLUMP BETWEEN THREE INCHES AND FIVE INCHES. CONCRETE SHALL BE ENTRAINED WITH 4.5 PERCENT AIR, WITH AN ACCEPTABLE DEVIATION OF 1.5 PERCENT (4.5% ±1.5%).
- ALL REINFORCING BARS AND DOWELS SHALL BE UNCOATED 60 KSI STEEL BARS.
- ALL REINFORCING BARS AND DOWELS MUST BE SUPPORTED WITH BAR CHAIRS.
- CONCRETE SHALL NOT BE PLACED WHEN THE OUTSIDE AMBIENT TEMPERATURE IS LESS THAN 40 DEGREES FAHRENHEIT, RAIN IS FALLING, OR RAIN IS IMMINENT. TEMPERATURE READINGS SHALL BE TAKEN IN THE SHADE AWAY FROM ANY ARTIFICIAL HEAT OR COOLING SOURCE.
- CONCRETE SHALL BE POURED IN SECTIONS NOT TO EXCEED THIRTY FEET IN WIDTH, UNLESS PUMPED.
- ALL CONCRETE PAVEMENT SURFACES SHALL BE FINISHED WITH A LIGHT BROOM FINISH AND ALLOWED TO CURE FOR A MINIMUM OF 72 HOURS PRIOR TO PLACEMENT OF ANY LOADING. THE CONCRETE SURFACE SHALL BE PROTECTED IN WINDY CONDITIONS TO PREVENT SURFACE CRACKING.
- THE CONTRACTOR SHALL PREPARE A JOINT LAYOUT PLAN AND PROVIDE IT TO THE DESIGN ENGINEER FOR REVIEW A MINIMUM OF ONE WEEK PRIOR TO PAVING. THE JOINT PATTERN SHALL AVOID IRREGULAR SHAPES AND PLACEMENT OF JOINTS ALONG SWALE/VALLEY LINES. THE MAXIMUM JOINT SPACING SHALL BE:
 - CONTROL JOINTS: 5' PAVEMENT - 12.5 FEET
6' PAVEMENT - 15 FEET
7' PAVEMENT - 17.5 FEET
 - EXPANSION JOINTS: 90 FEET
- SAW CUTTING OF JOINTS SHALL BE DONE AS SOON AS IT CAN SUPPORT THE WEIGHT OF SAWCUTTING EQUIPMENT, AND WITHIN EIGHT HOURS OF THE CONCRETE BEING POURED. NO JOINT SHALL BE SHORTER THAN EIGHTEEN INCHES (1'-6").
- ALL SLURRY AROUND SAW JOINTS SHALL BE CLEANED IMMEDIATELY. ONCE DRY AND WITHIN 48 HOURS, ALL JOINTS TO RECEIVE SEALANT SHALL BE CLEANED OF DIRT, DUST, DEBRIS, ETC. AND SEALED. SEALANT IN VEHICULAR AREAS SHALL BE HOT POURED RUBBER JOINT SEALING COMPOUND. SEALANT IN SIDEWALK AREAS AND ADJACENT TO STRUCTURES SHALL BE A LIGHT GRAY (TO MATCH PAVEMENT COLOR) SILICONE BASED, SELF LEVELING SEALANT. SEALANT SHALL BE PLACED TO WITHIN 1/4" OF THE TOP OF PAVEMENT.
- UNLESS NOTED OTHERWISE, ALL EXPANSION JOINT MATERIAL SHALL BE PLACED SO THAT THE TOP OF THE FILLER MATERIAL IS ONE INCH BELOW THE TOP OF PAVEMENT.
- ALL CURBS AND PAVEMENT BEING PLACED ADJACENT TO EXISTING CURBS AND/OR PAVEMENTS SHALL MATCH THE SURFACE ELEVATION/SHAPE OF THE EXISTING CURB AND/OR PAVEMENT.
- ALL PAVEMENT MARKINGS SHALL BE WHITE, UNLESS OTHERWISE NOTED OR REQUIRED BY GOVERNING AUTHORITY. MARKINGS SHALL BE PAINTED WITH TWO COATS OF UNDILUTED LATEX TRAFFIC PAINT AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE. THE SECOND COAT SHALL BE APPLIED NO MORE THAN SEVEN DAYS PRIOR TO USE BY THE GENERAL PUBLIC. MARKINGS SHALL HAVE SHARP EDGES AND A CONSISTENT COLOR. MARKINGS PERPENDICULAR TO CURB LINES SHALL BE PAINTED UP TO THE BOTTOM FACE OF THE CURB.
- REFER TO THE IRRIGATION PLAN, SITE LIGHTING PLAN, AND/OR FRANCHISE UTILITY PLAN(S) FOR CONDUIT REQUIREMENTS. ALL CONDUITS SHALL BE PLACED PRIOR TO SUBGRADE BEING PREPARED.
- TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY CONTRACTED DIRECTLY WITH THE OWNER/DEVELOPER. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE OWNER/DEVELOPER. ANY TESTS INDICATING PAVEMENT FAILING TO MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. ALL COSTS OF RE-TESTING SHALL BE REIMBURSED BY THE CONTRACTOR.
- ALL PAVEMENT SURFACES SHALL BE POWER WASHED TO REMOVE DIRT, DEBRIS, STAINS, ETC. AFTER ALL CONSTRUCTION EQUIPMENT AND MATERIAL HAVE BEEN REMOVED FROM THE PAVEMENT SURFACE, AND PRIOR TO OPENING TO THE GENERAL PUBLIC.
- DETECTABLE WARNING SURFACES SHALL BE ALERTCAST REPLACEABLE CAST-IN-PLACE DETECTABLE WARNING MAT, COLONIAL RED, MANUFACTURED BY DETECTABLE WARNING SYSTEMS OR APPROVED EQUIVALENT.



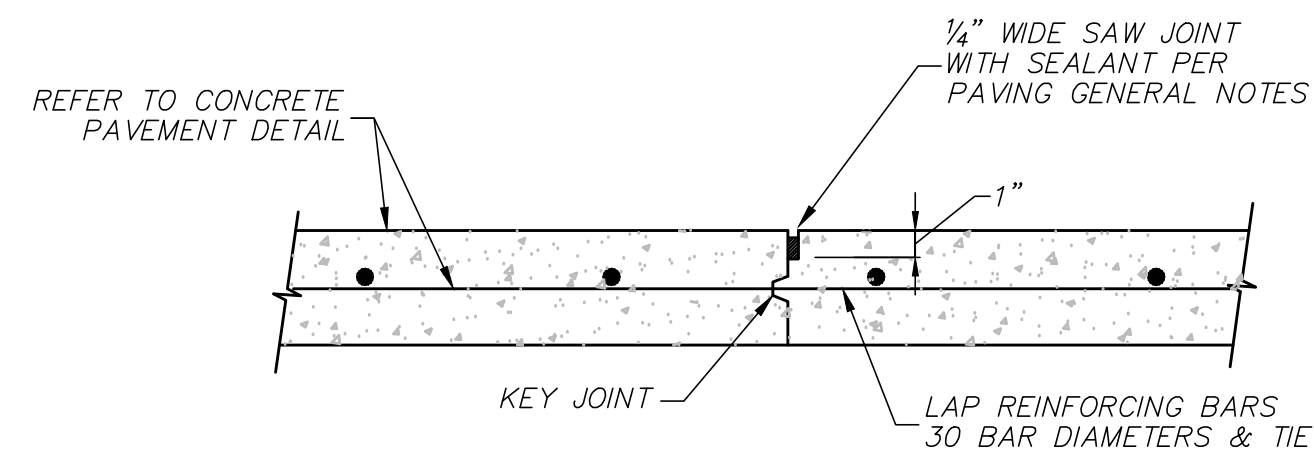
CONCRETE PAVEMENT



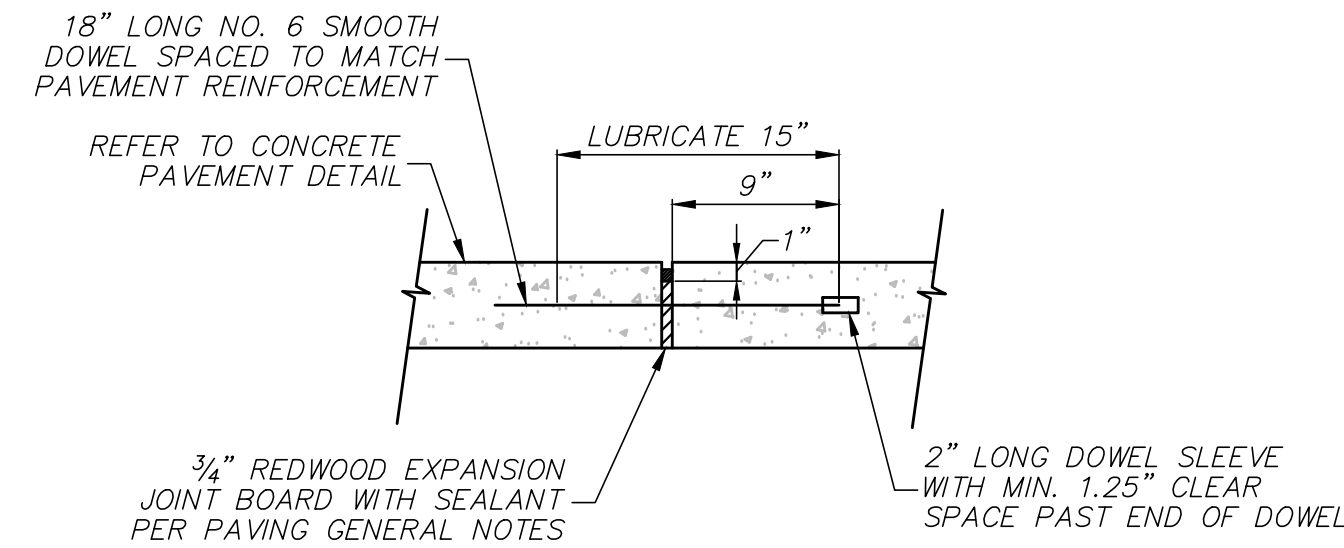
INTEGRAL CURB



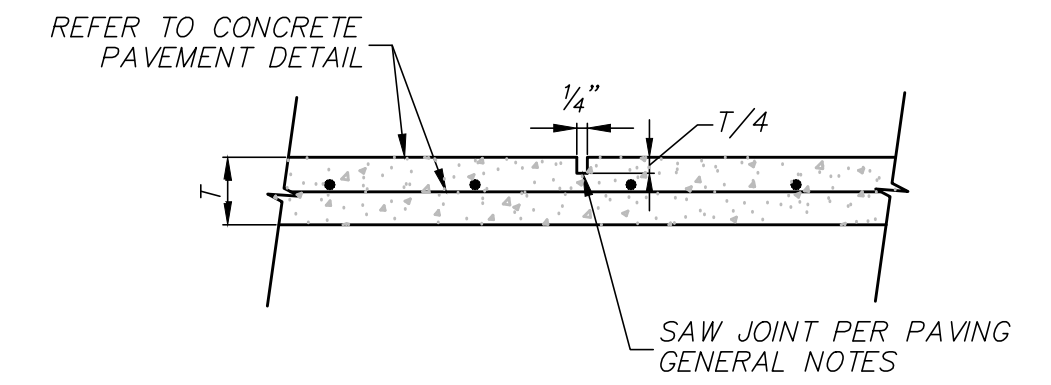
INTEGRAL CURB WITH ADJACENT SIDEWALK



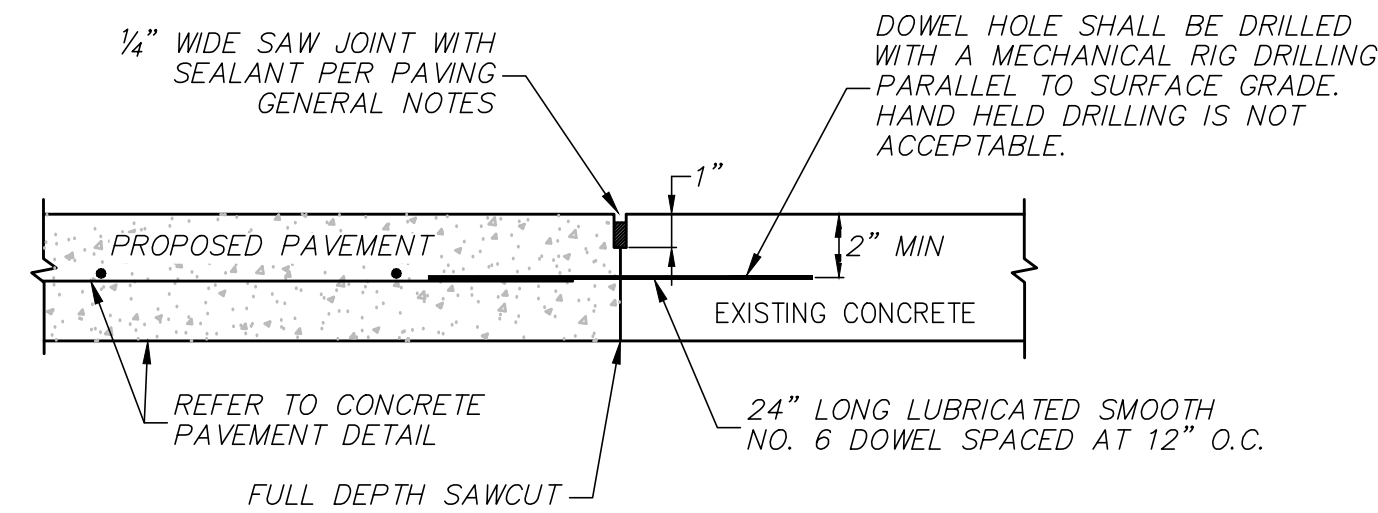
CONSTRUCTION JOINT



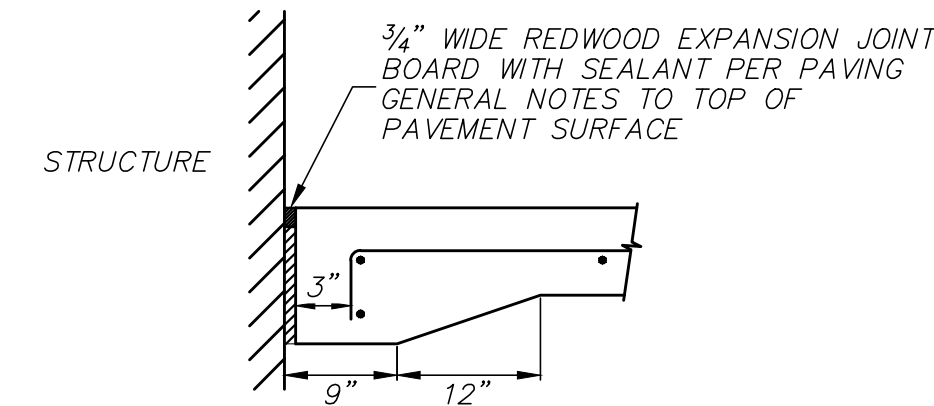
EXPANSION JOINT



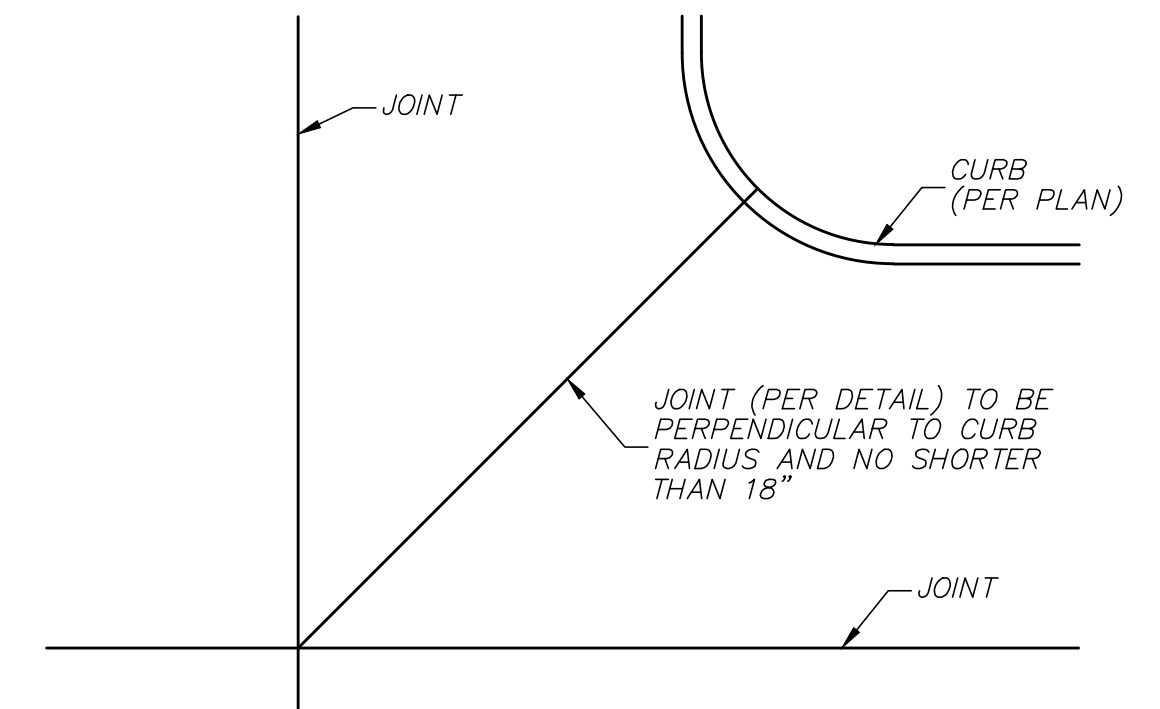
CONTROL JOINT



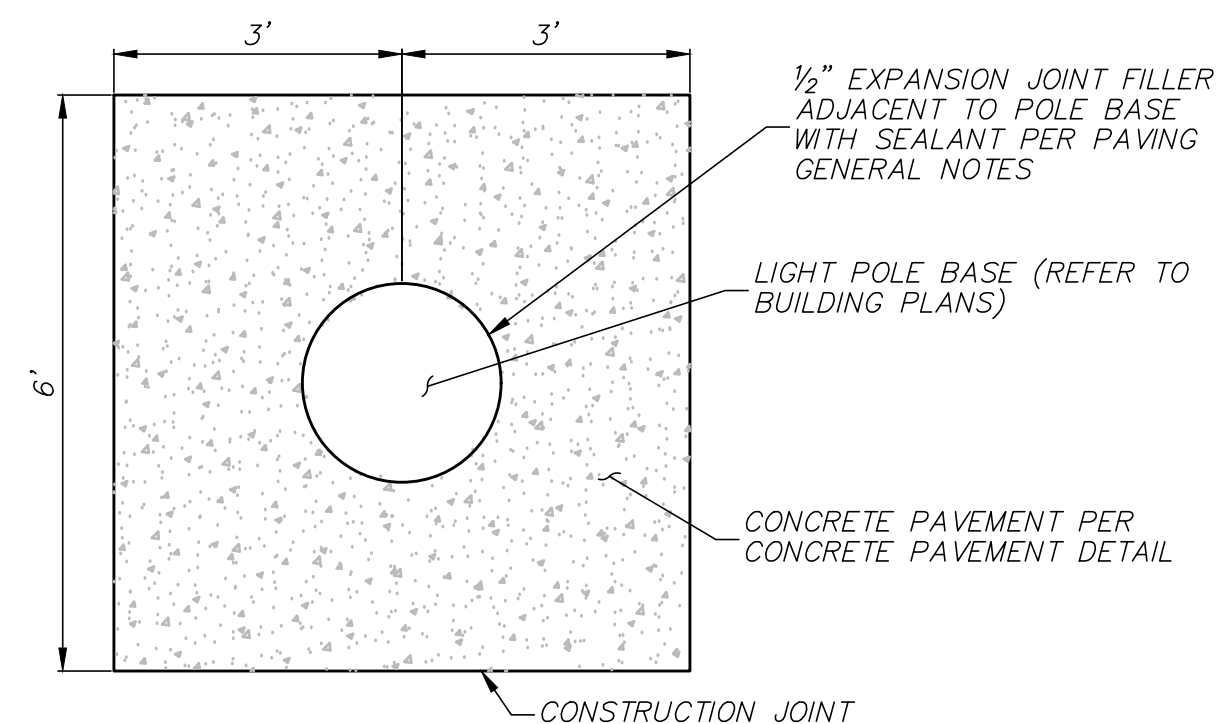
BUTT JOINT



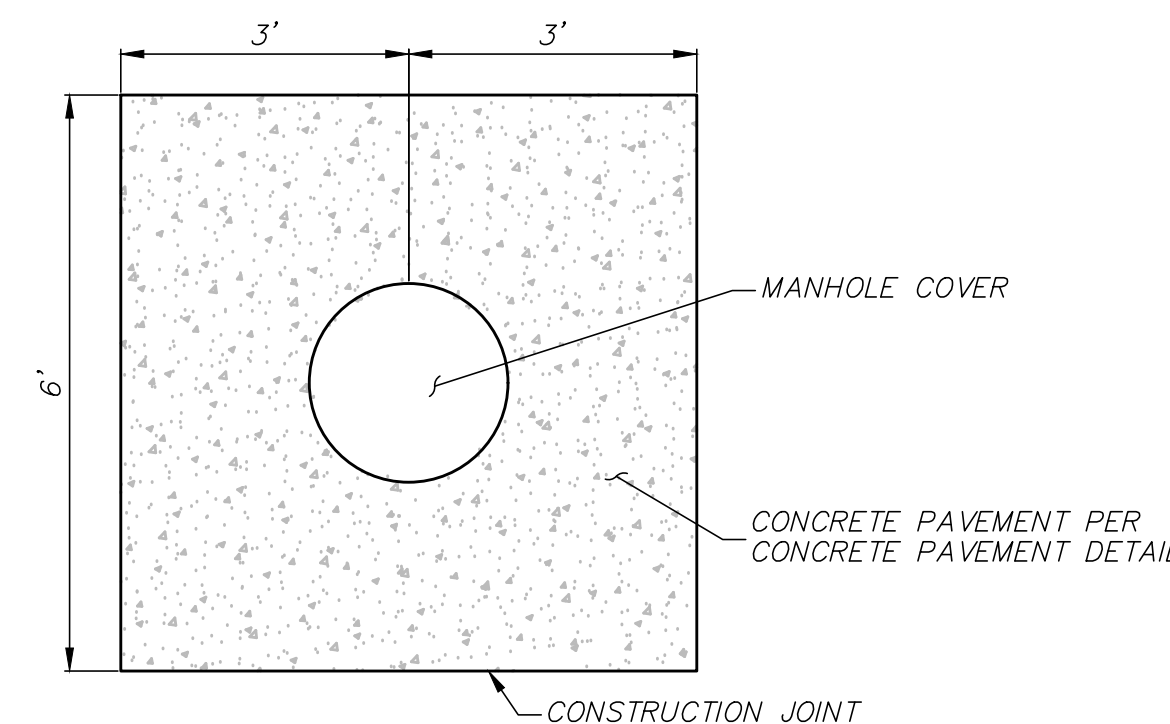
PAVEMENT ISOLATION JOINT



JOINT AT RADIAL CURB



LIGHT POLE BLOCKOUT



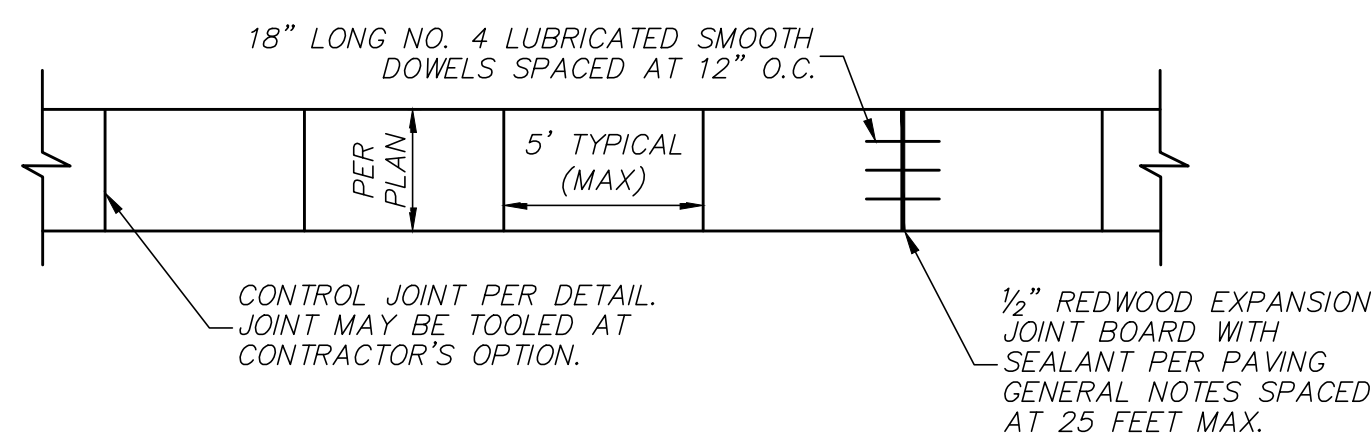
MANHOLE BLOCKOUT

PAVING DETAILS	
JACK'S RESTAURANT	
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2	
CITY OF LONE TREE, COLORADO	
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ISSUE DATE 10/11/23	DEC FILE NO. 105616
CITY FILE NO. -	SHEET NO. C7.11

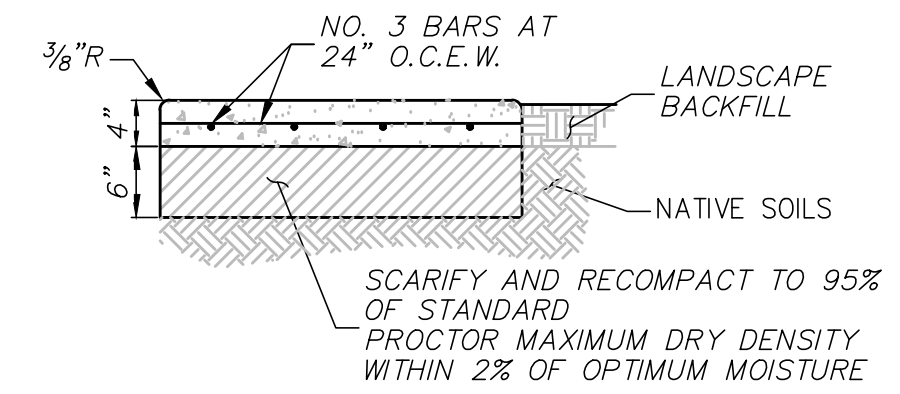
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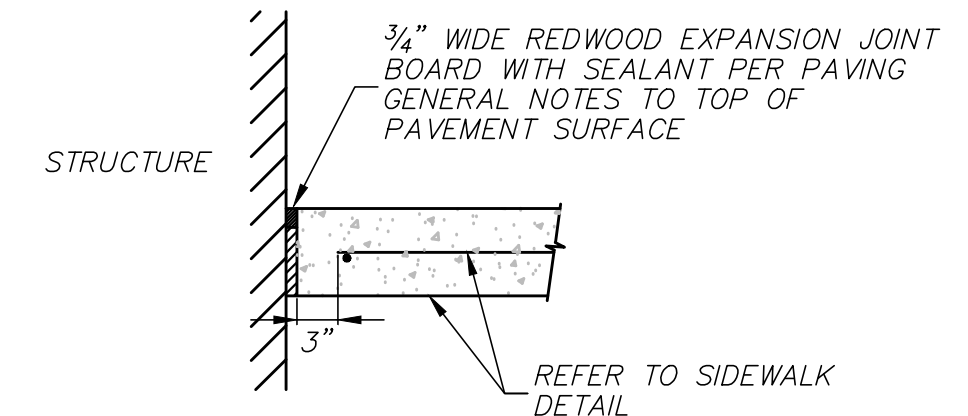
P.E. NO.: 107767
DATE: 10/11/23



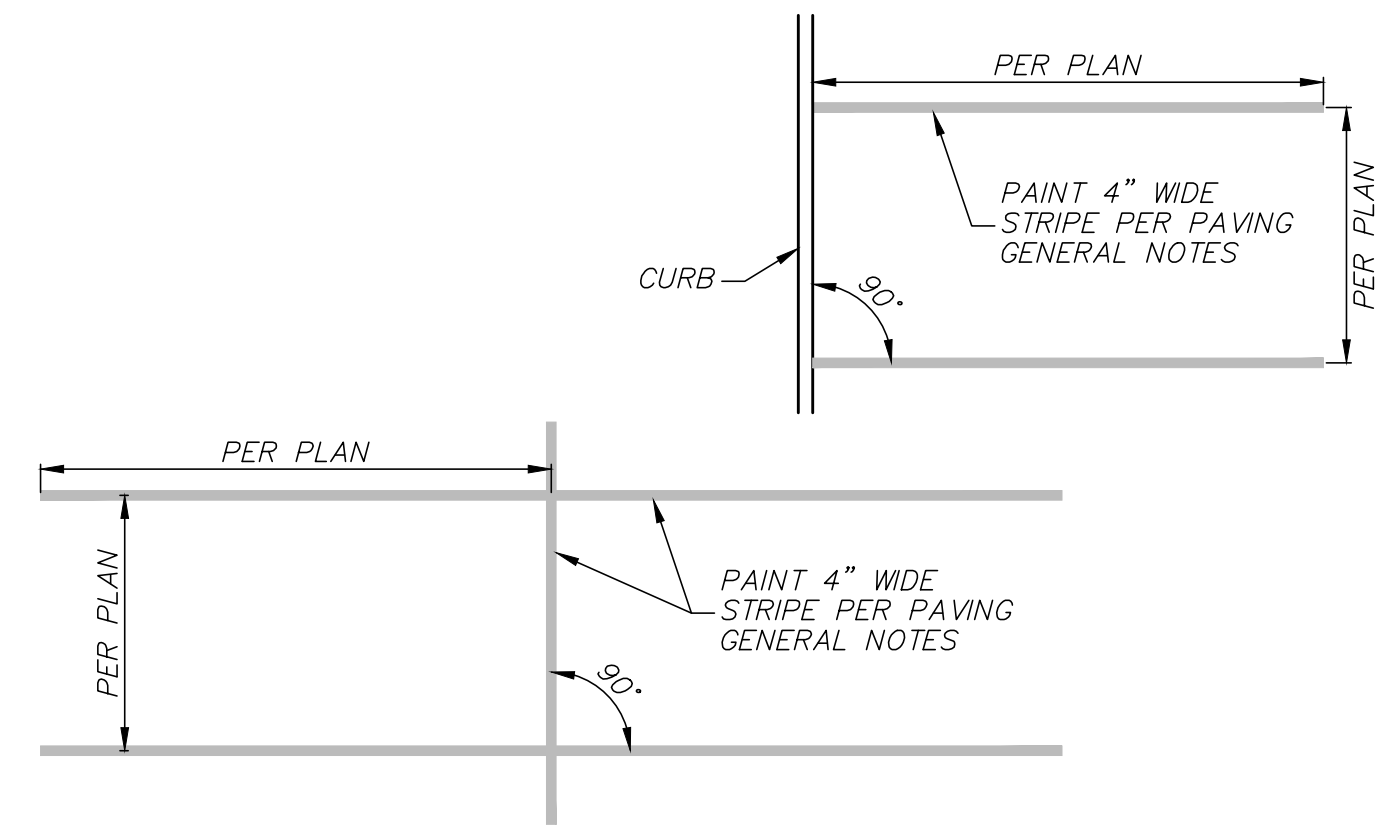
SIDEWALK SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM RUNNING SLOPE OF 5%.
 SIDEWALK SHALL HAVE A LIGHT BROOM SURFACE.
 CONCRETE STRENGTH SHALL MATCH THE PAVING PLAN SPECIFICATION FOR LIGHT DUTY AUTOMOBILE AREAS.



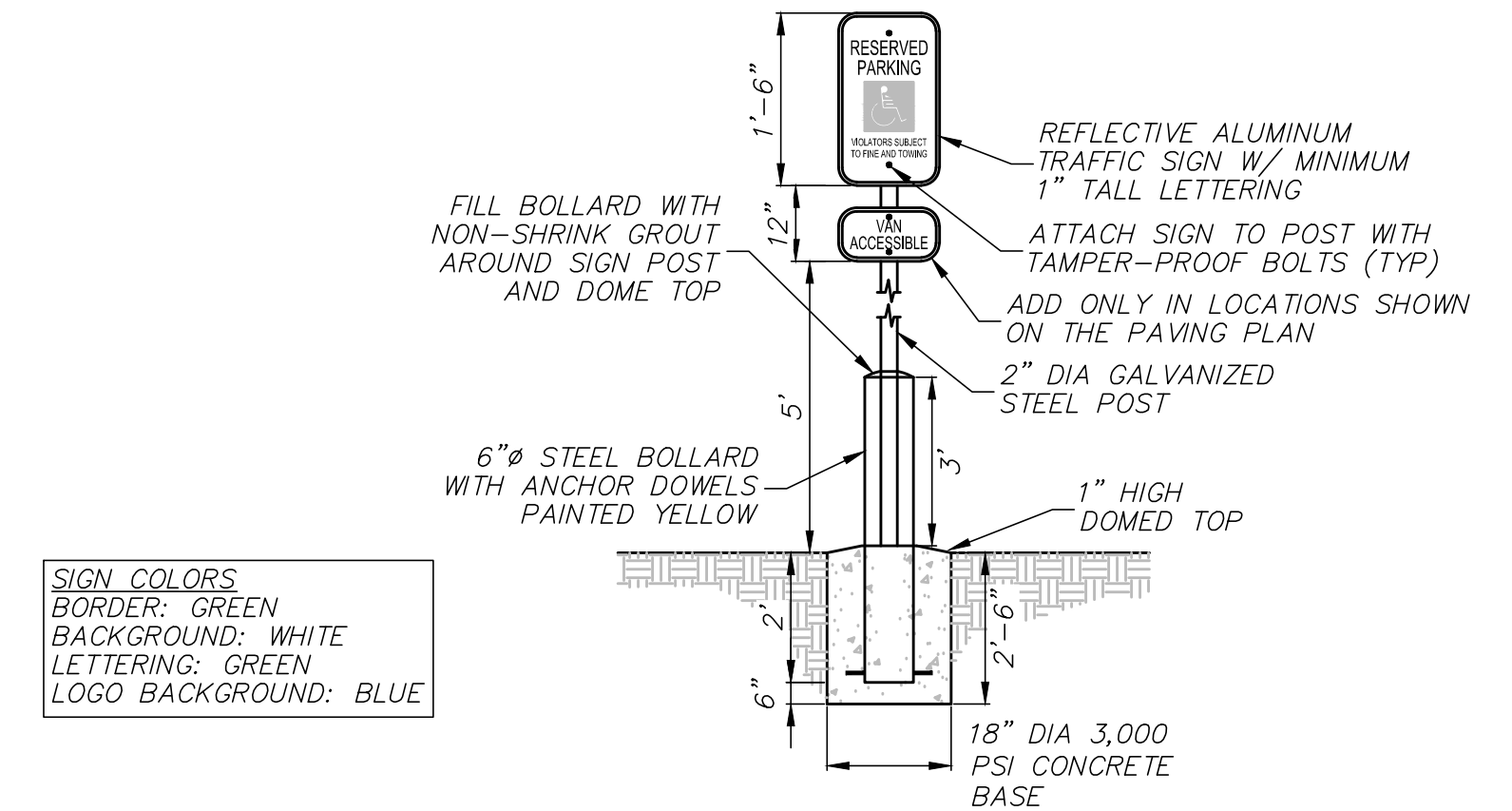
CONCRETE SIDEWALK



SIDEWALK ISOLATION JOINT

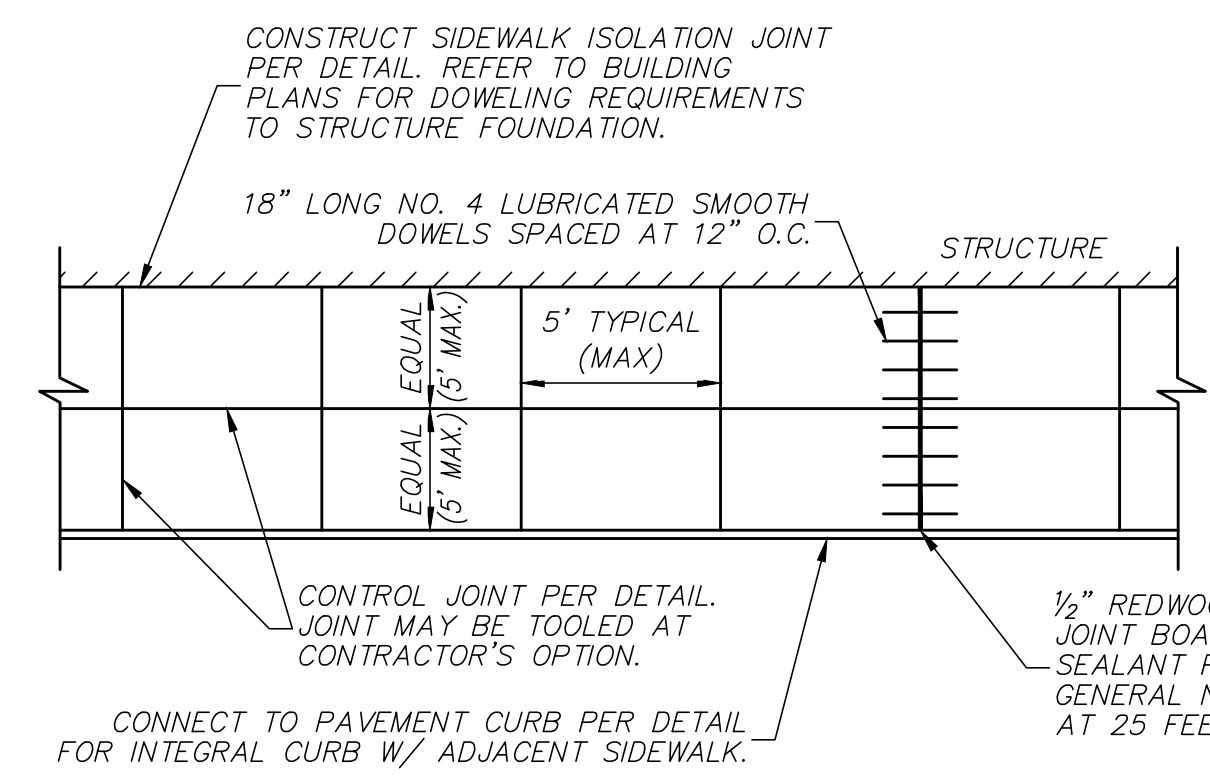


90° PARKING STRIPING

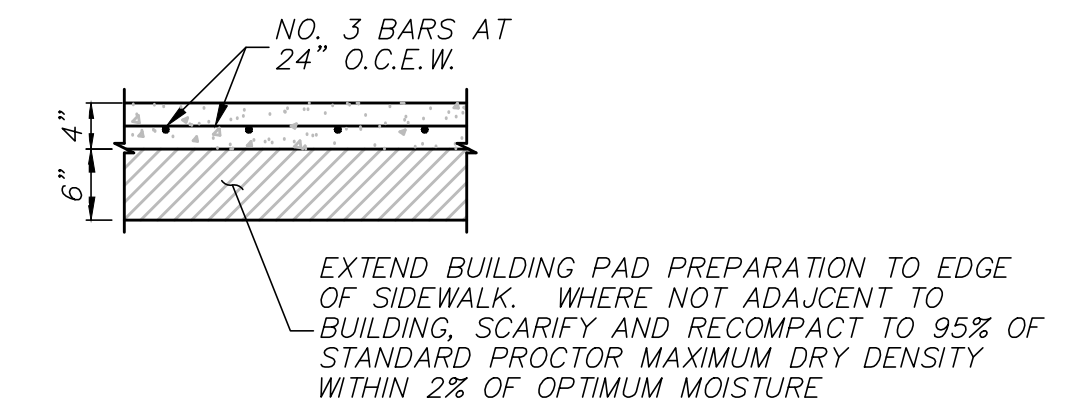


SIGN COLORS
 BORDER: GREEN
 BACKGROUND: WHITE
 LETTERING: GREEN
 LOGO BACKGROUND: BLUE

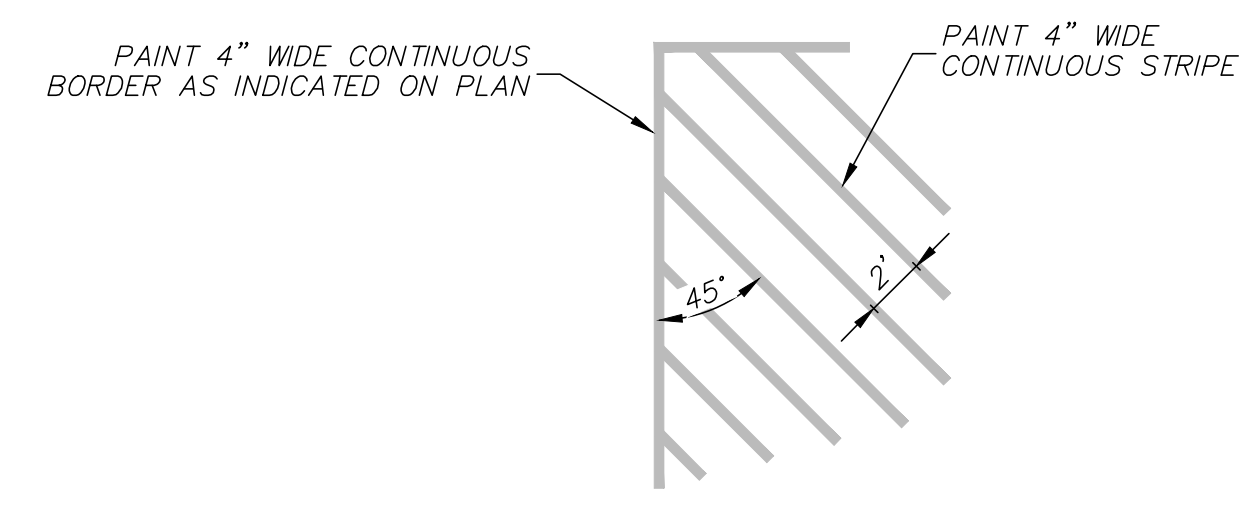
ACCESSIBLE PARKING SIGN



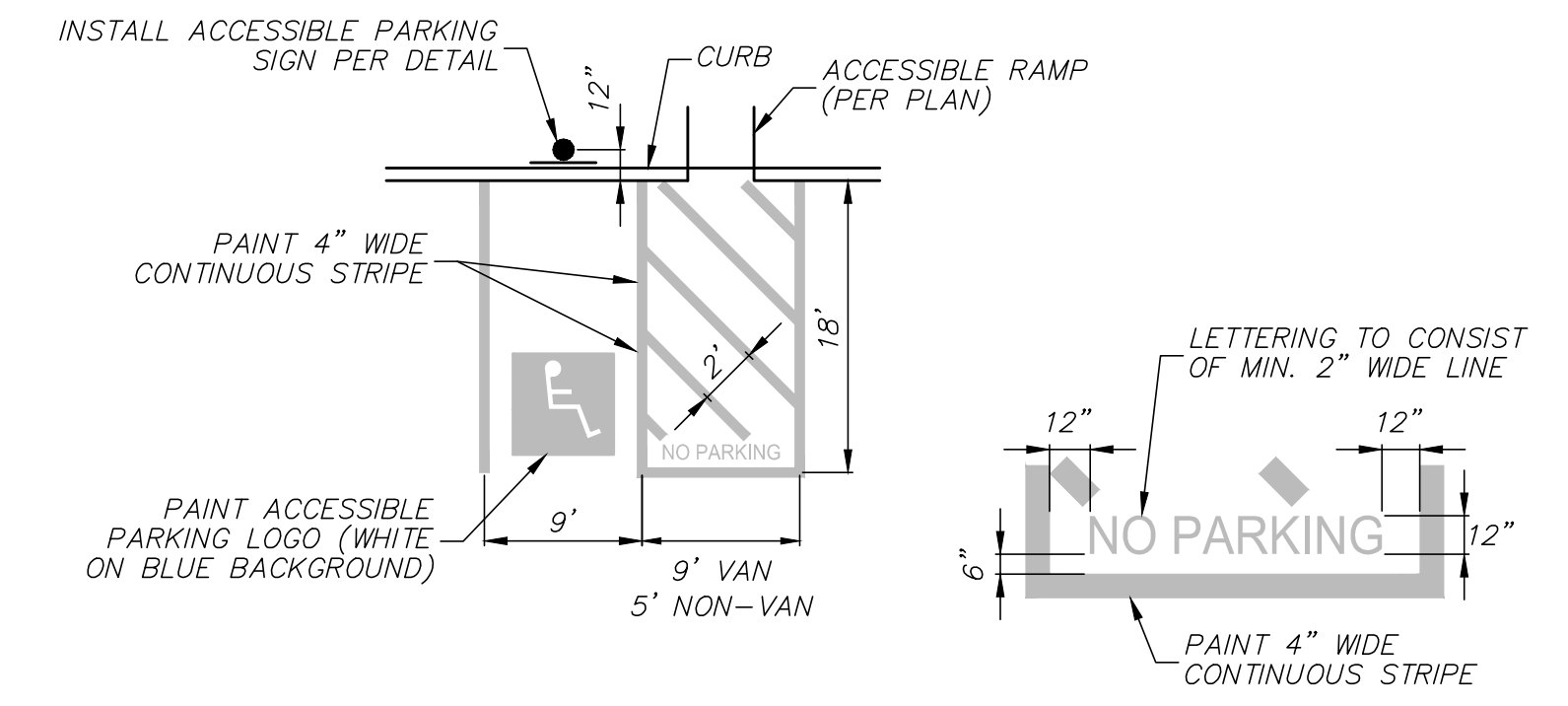
CONCRETE SIDEWALK AT BUILDING



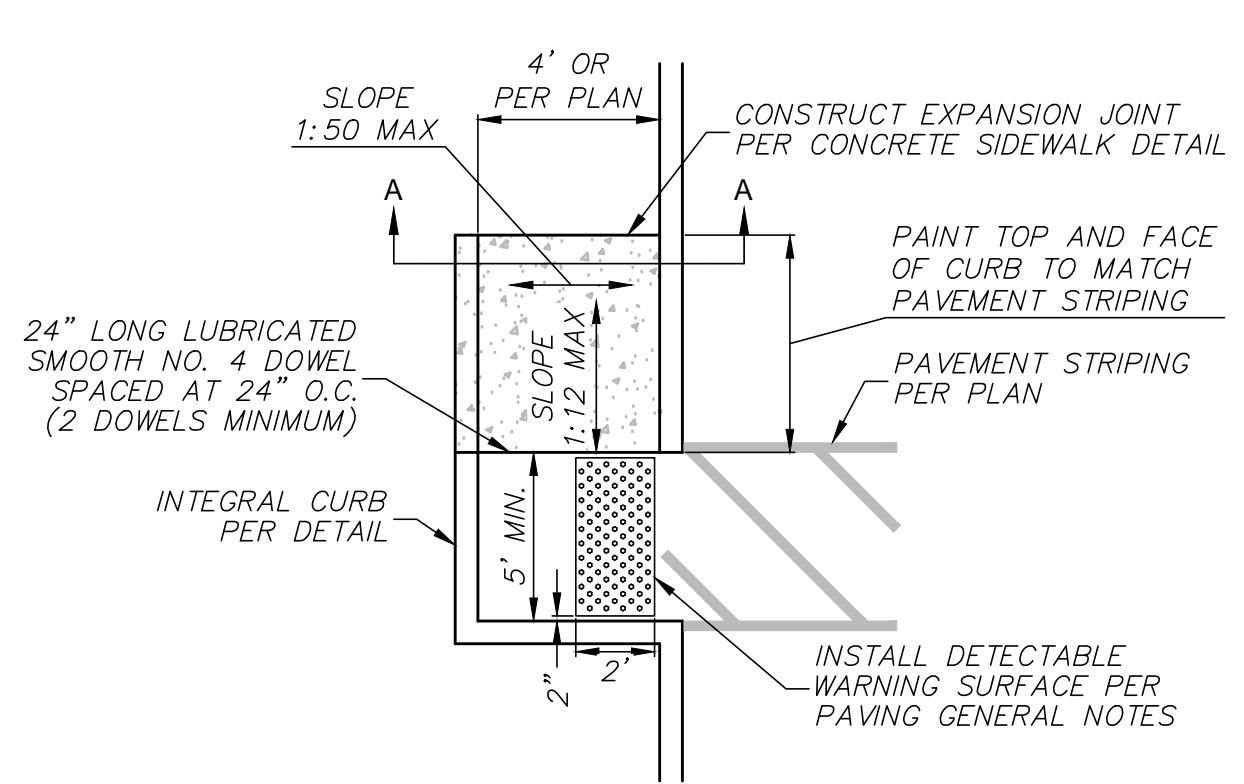
SIDEWALK SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM RUNNING SLOPE OF 5%.
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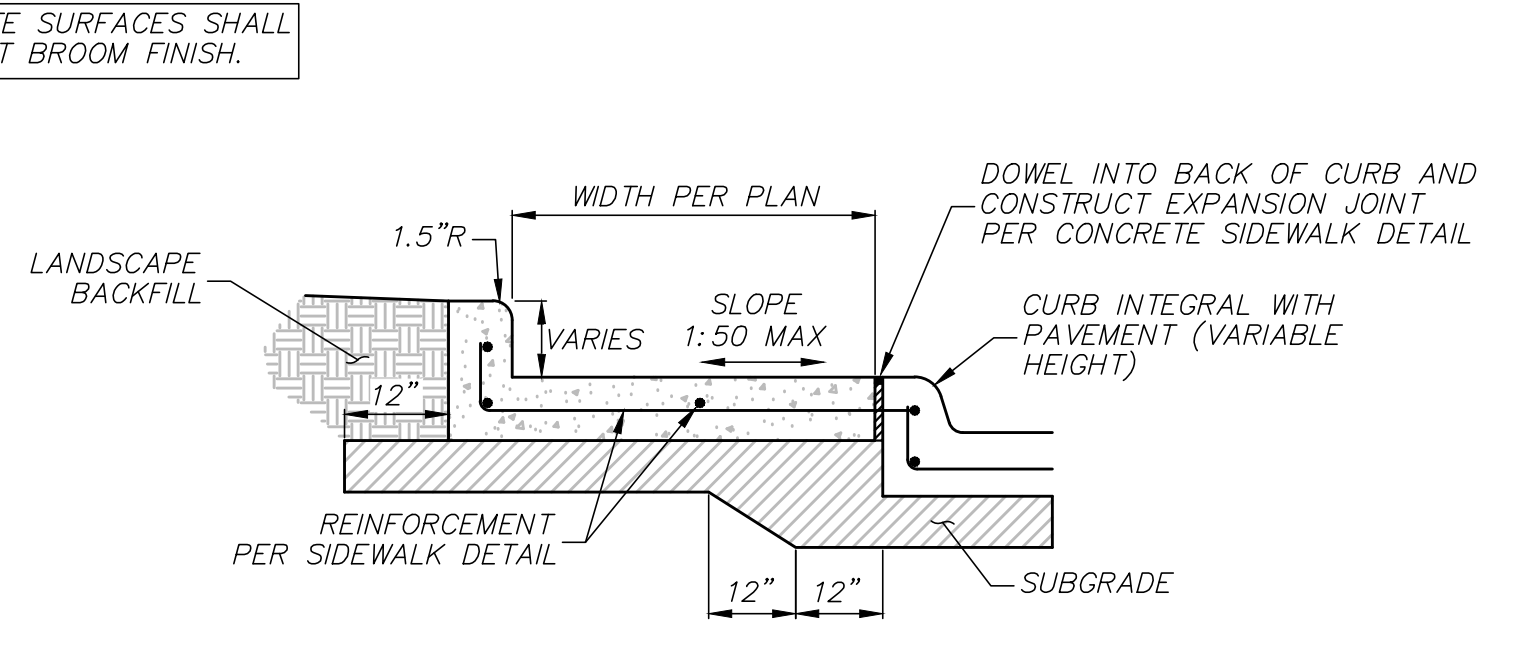
ANGLED STRIPING



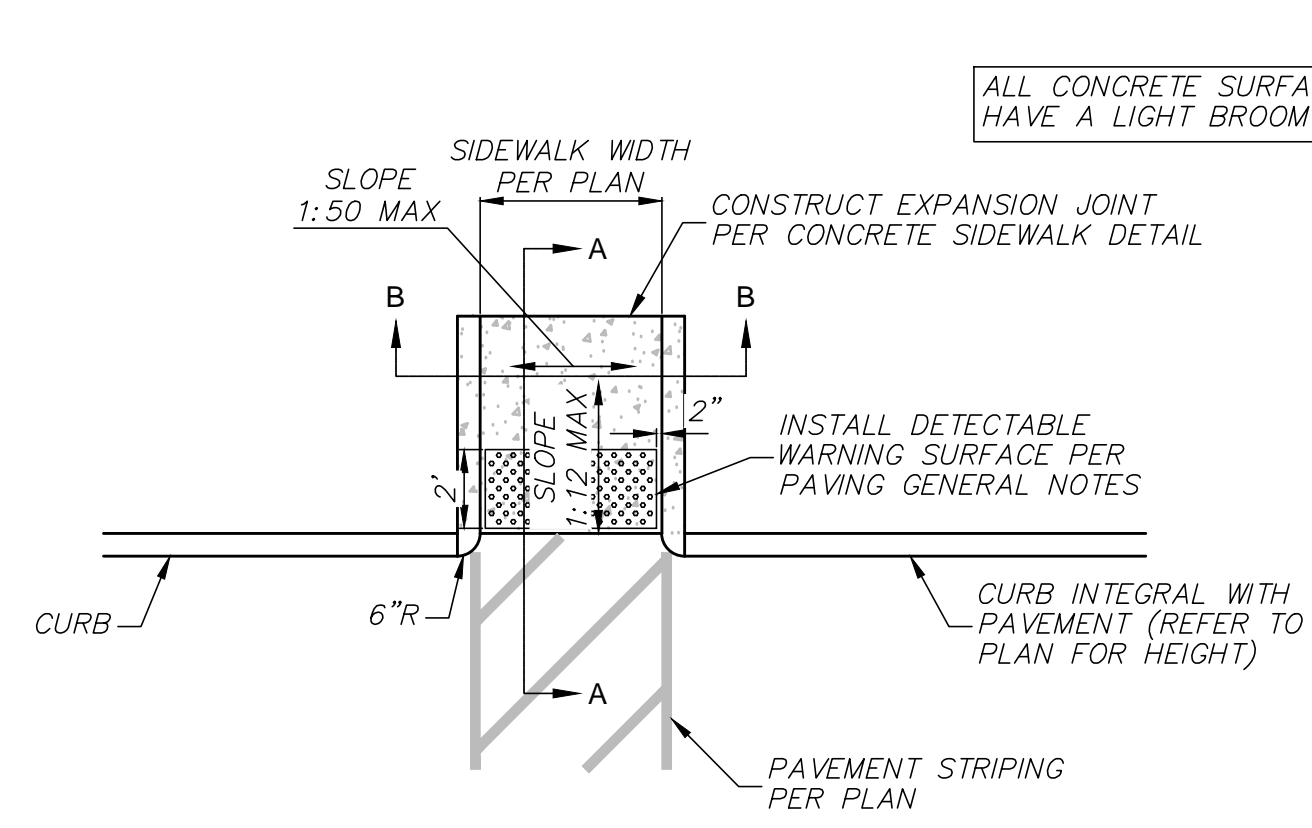
ACCESSIBLE PARKING STALL



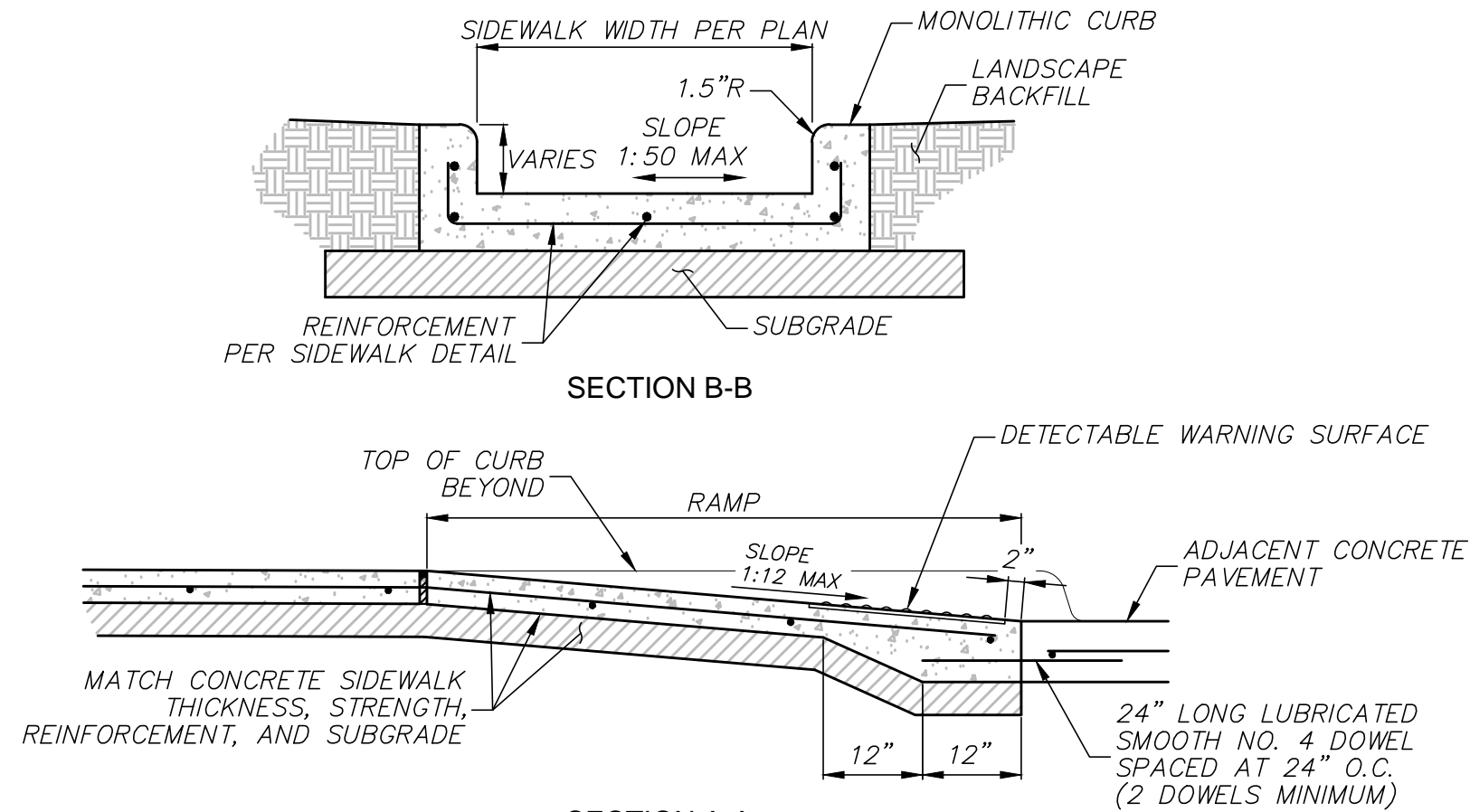
PERPENDICULAR BARRIER FREE RAMP



BARRIER FREE RAMP AT BACK OF CURB



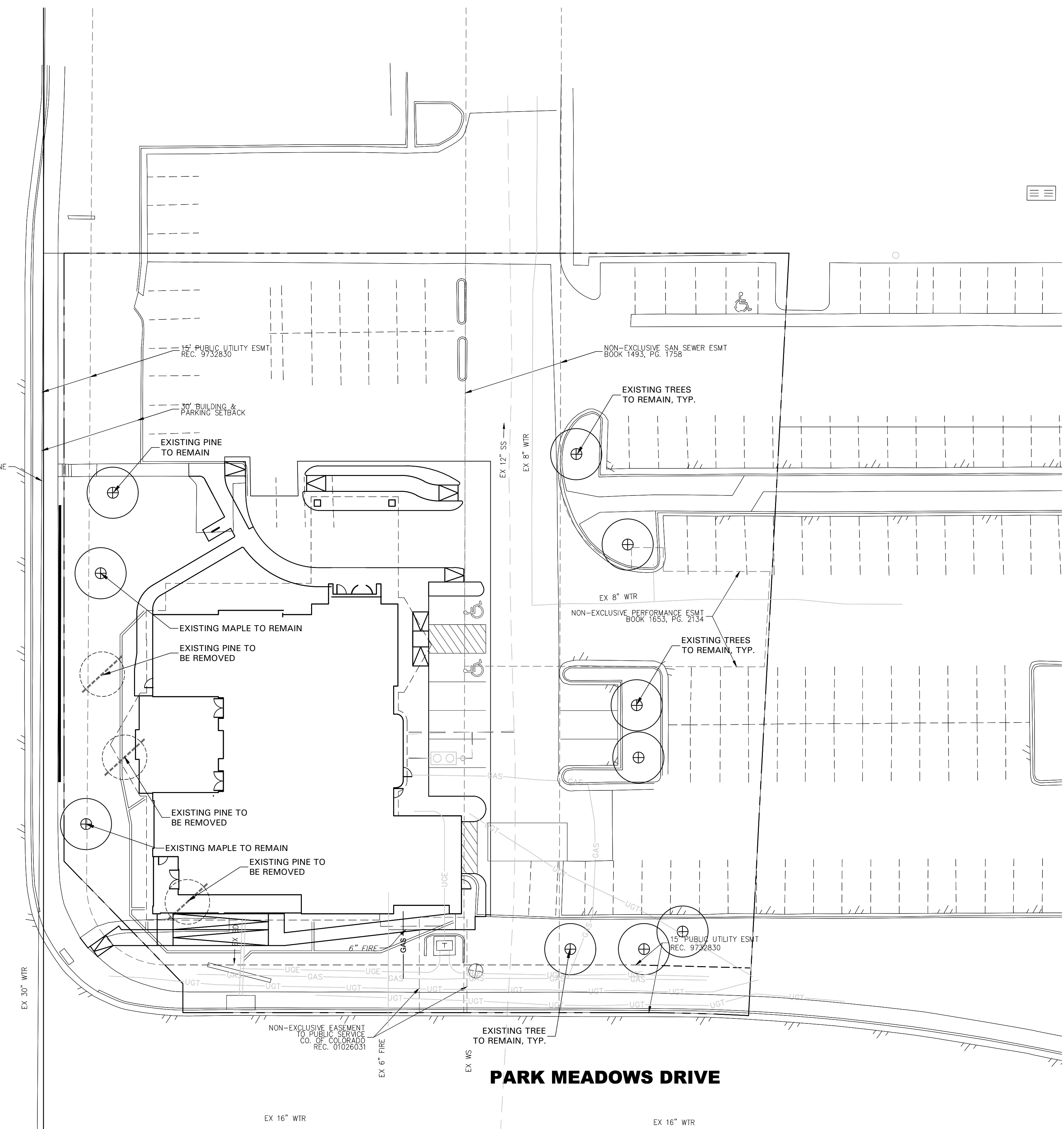
CURBED BARRIER FREE RAMP



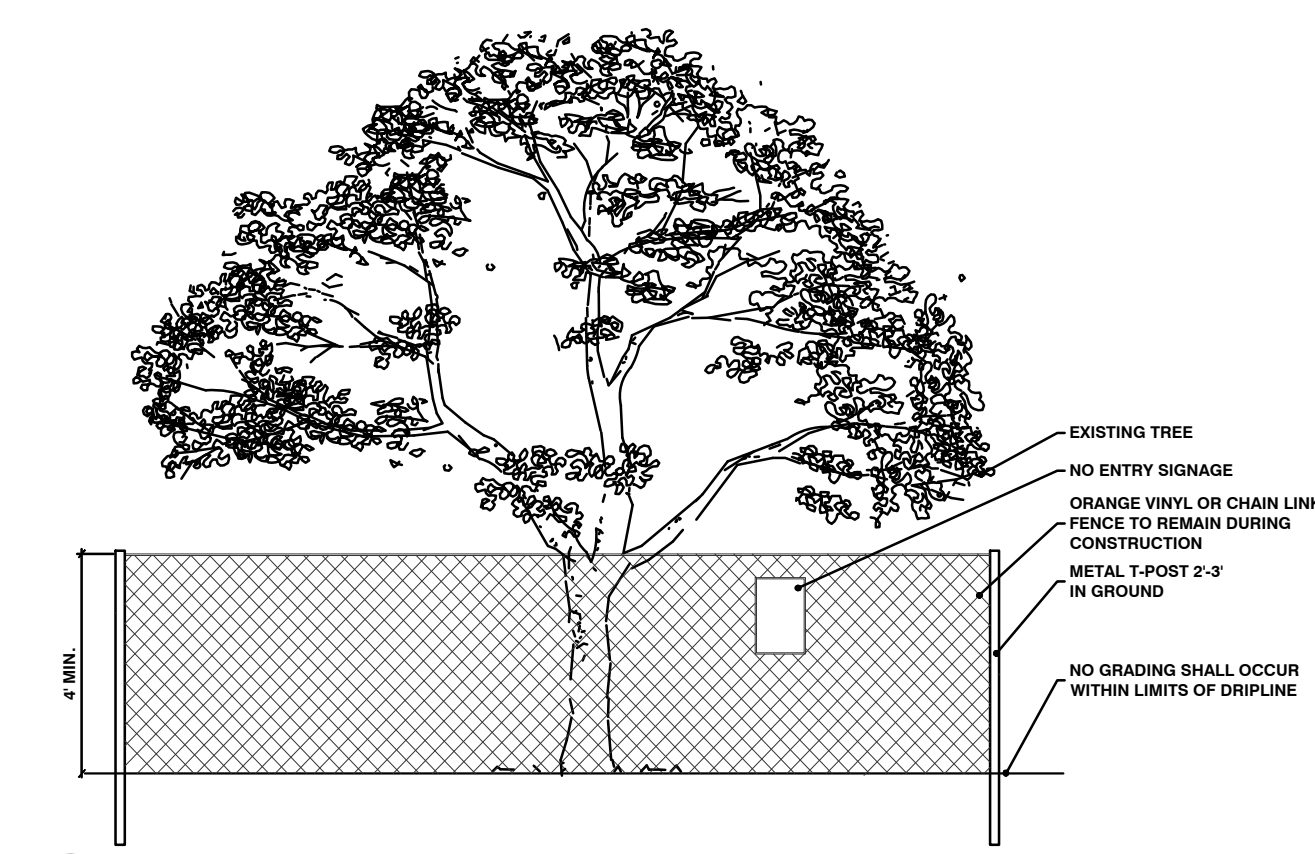
PAVING DETAILS	
JACK'S RESTAURANT	
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2	
CITY OF LONE TREE, COLORADO	
PRELIMINARY FOR REVIEW ONLY	ENGINEER DEC
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P.E. No.: 107767 DATE: 10/11/23	ISSUE DATE 10/11/23 DEC FILE NO. 105616 CITY FILE NO. - SHEET NO. C7.12

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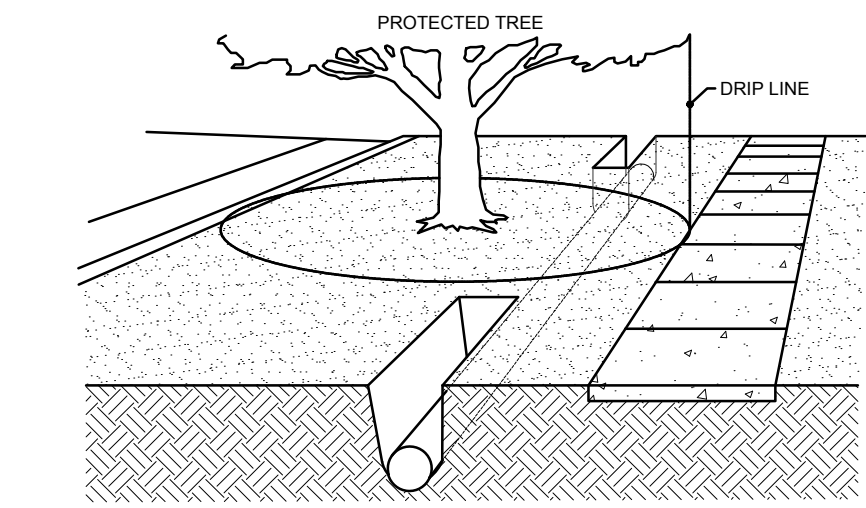
S. YOSEMITE STREET



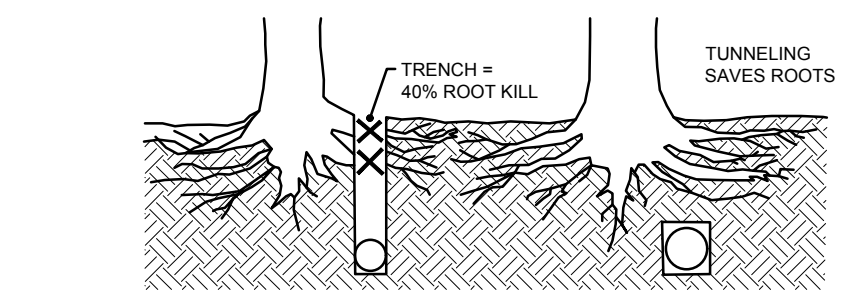
PARK MEADOWS DRIVE



1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.



3 BARK PROTECTION
N.T.S.

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

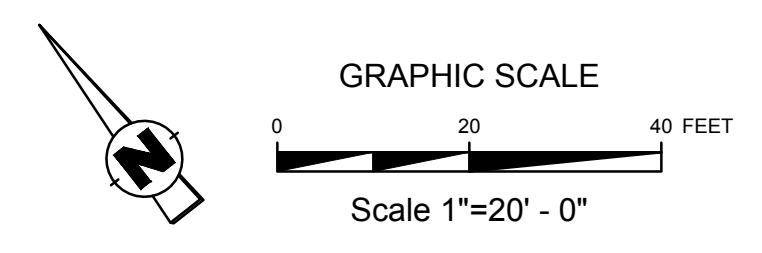
GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2\"/>

TREE PRESERVATION LEGEND

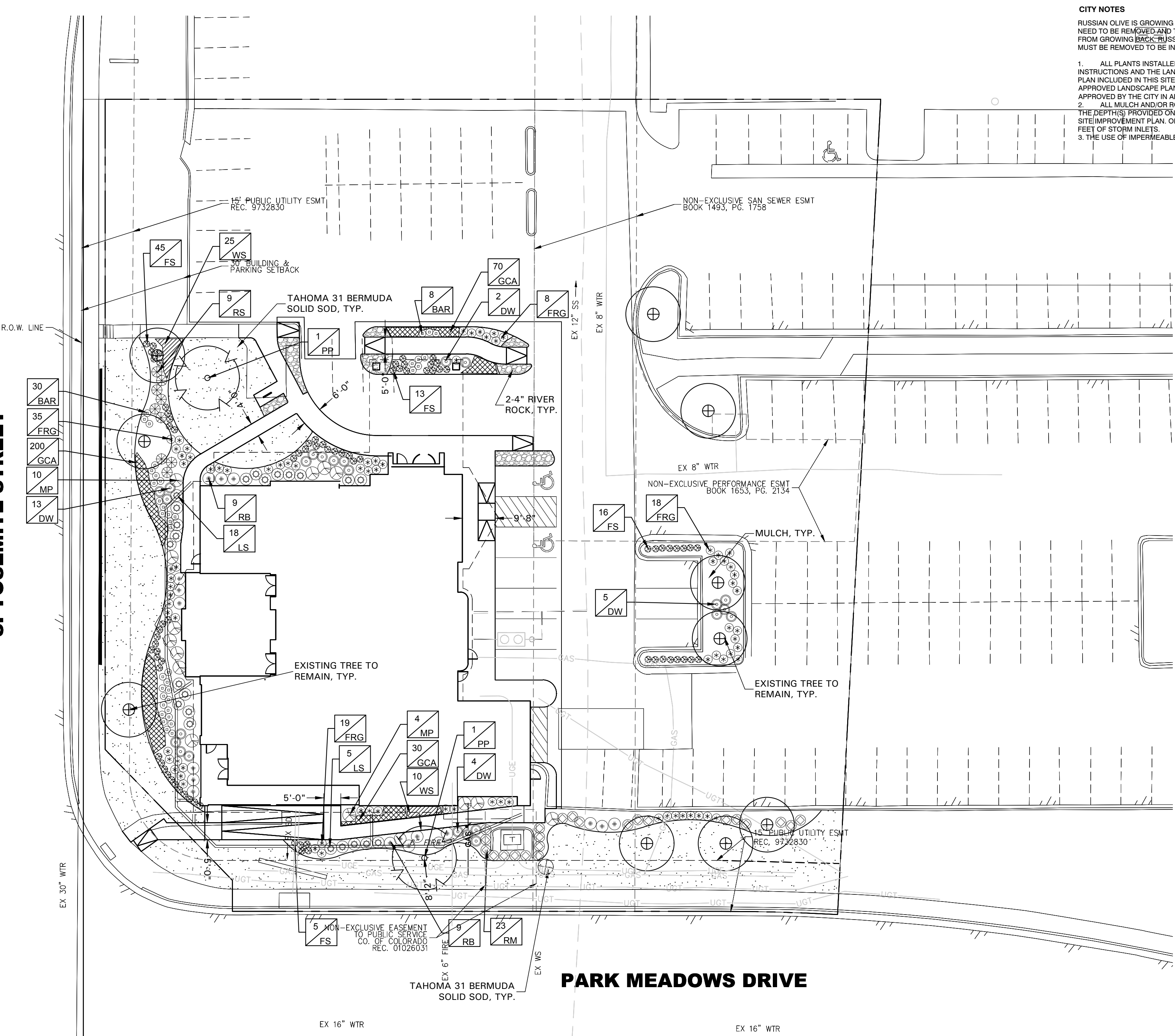
- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PRESERVATION FENCING



AWR Designs, LLC
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Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

TREE PRESERVATION PLAN	
JACK'S RESTAURANT 9155 PARK MEADOWS DRIVE CITY OF LONE TREE, COLORADO	
	ENGINEER 5300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0060
ISSUE DATE 1/12/24	DEC FILE NO. 105616
CITY FILE NO. -	SHEET NO. L1.1
1/12/24	

S. YOSEMITE STREET



CITY NOTES

RUSSIAN OLIVE IS GROWING ON THE SOUTH SIDE OF THE SITE. THESE PLANTS WILL NEED TO BE REMOVED AND THE AREA TREATED WITH HERBICIDE TO PREVENT IT FROM GROWING BACK. RUSSIAN OLIVE IS CONSIDERED A NOXIOUS WEED AND MUST BE REMOVED TO BE IN COMPLIANCE WITH SEC. 16-3-20 (b).

- 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 DEPTHS 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.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOOLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- EXISTING TREES AND SHRUBS SHALL BE PLANTED PER DETAIL. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION THROUGHOUT THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 10" DARK GREEN DURAEDE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
- BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500 LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

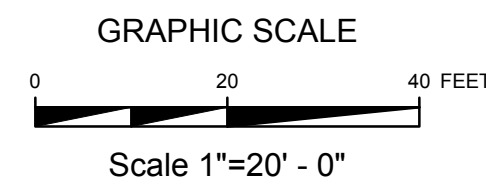
- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT TOP OR HEAD TREES.
- IF BOLLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES. WHEN POSSIBLE, THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL TRIM THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

LANDSCAPE TABULATIONS for Lone Tree, CO GENERAL	
1. 15% of the site shall be landscaped.	
Site: 51,968 s.f.	
REQUIRED	PROVIDED
7795 (15%)	13402 s.f. (25.7%)
PARKING LOT LANDSCAPE	
1. No more than 15 spaces shall be without an intervening canopy tree in an island.	
2. A minimum 8' wide landscape islands shall be provided and must contain 1 canopy tree along with shrubs and or ornamental grasses.	
REQUIRED	PROVIDED
6074	272
Parking Spaces: 46	

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	ZONE	PLANTING SIZE	SIZE AT MATURITY	WATER USE	%
SHADE TREES								
2	PP	Ponderosa Pine	<i>Pinus ponderosa</i>	Zone 3-7	3" cal., 12' ht., 4' spread, balled and burlap	120' h x 30' w	low	16.67%
10		Existing Trees						
12	TOTAL							
SHRUBS								
38	BAR	Japanese Barberry 'Rosy Rocket'	<i>Berberis thunbergii 'Rosy Rocket'</i>	Zone 4-8	5 gal., full, 20" sprd, 24" o.c.	3'-4' ht, 1'-2' w	low	16.59%
24	DW	Arctic Fire Red Twig Dogwood	<i>Cornus stolonifera 'Farrow'</i>	Zone 2-7	5 gal., full, 24" sprd, 36" o.c.	4'-5' ht, 4'-5' w	medium	10.48%
80	FRG	Feather Reed Grass	<i>Calamagrostis acutiflora</i>	Zone 4-9	5 gal., full, 18" sprd, 24" o.c.	2'-6" ht, 2' w	medium to low	34.93%
23	LS	Lilla Smoke Bush	<i>Cotinus coggygia 'Lilla'</i>	Zone 4-8	7 gal., full, 30" sprd, 40" o.c.	4' ht, 4' w	medium to low	10.04%
14	MP	Weigela	<i>Weigela</i>	Zone 4-8	7 gal., full, 48" o.c.	3'-6" ht, 3'-6" w	medium	6.11%
18	RB	Rubber Rabbitbush	<i>Ericameria nauseosa'</i>	Zone 4-9	7 gal., full, 30" sprd, 40" o.c.	3'-9" ht, 3'-9" w	low	7.86%
23	RM	Rosemary	<i>Rosemarinus Hill's Hardy</i>	Zone 6-10	5 gal., full, 24" sprd, 36" o.c.	3'-4" ht, 2'-3" w	low	10.04%
9	RS	Russian Sage 'Blue Spire'	<i>Perovskia atriplicifolia</i>	Zone 4-9	5 gal., full, 24" sprd, 36" o.c.	4' ht, 4' w	low	3.93%
229	TOTAL							
GROUND COVER/VINES/GRASS								
79	FS	Fringed Sage	<i>Artemisia frigida</i>	Zone 3-8	1 gal., full, 18" o.c.	15" ht, 24" w	low	19.08%
300	GCA	Golden Child Arborvitae	<i>Thuja occidentalis 'Mirjam'</i>	Zone 4-8	1 gal., full, 12" o.c.	18-24" ht, 18-24" w	low	72.46%
35	WS	Wynanda Scotch Heather	<i>Calluna vulgaris 'Wynanda'</i>	Zone 4-8	1 gal., full, 18" o.c.	15-18" ht, 18-24" w	medium to low	8.45%
414	TOTAL							
6074	s.f.	Tahoma 31 Bermuda Solid Sod	<i>Cynodon dactylon</i>					
272	s.f.	River Rock						
	TOTAL							

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



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LANDSCAPE PLAN

JACK'S RESTAURANT
9155 PARK MEADOWS DRIVE
CITY OF LONE TREE, COLORADO

ENGINEER
DEC
1500 TOWN & COUNTRY BOULEVARD, SUITE 150
FRISCO, TEXAS 75034
469-850-0060

ISSUE DATE: 1/12/24
DEC FILE NO.: 105616
CITY FILE NO.:
SHEET NO.: L1.2

AMANDA W. RICHARDSON
1484
12/08/2020
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

1/12/24

SECTION 32 9300 - LANDSCAPE
PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING
- 1.2 REFERENCE DOCUMENTS
- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPE WORK COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
 - 1. PLANTING (TREES, SHRUBS, GRASSES)
 - 1. BED PREP AND FERTILIZATION
 - 3. NOTIFICATION OF SOURCES
 - 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
 - 5. GUARANTEE
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 27 OCTOBER 1980, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (2001) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE, 1942 EDITION OF STANDARDIZED PLANT NAMES.
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOIL SOD SHALL BE LEFT ONE INCH BELOW FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK
- C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER SHALL BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LANDSCAPE SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
- C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.
- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
- E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.
- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR.
- H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- I. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- L. REAPPLY MULCH TO BARE AND THIN AREAS.
- M. SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

- A. TREES, SHRUBS, GROUNDCOVER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE TO BE MADE UNDER THE WORK OF THIS SECTION.
- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.
- F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.
- G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE

OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

- D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
- G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS IF HE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORKING PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. PREPARATION
 - 1. BALLED AND BURLAPPED B&B PLANTS; DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
 - 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
- B. DELIVERY
 - 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.
 - 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE.
 - 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWOUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
 - 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
 - 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
 - 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.
 - 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
 - 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. GENERAL WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.
- B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT AND SCHEDULE IS AN AD TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN IN THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.
- D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.
- E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC CONDITIONS.
- F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND DURABLE AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
- L. TREES WITH DAMAGED OR CHOOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR SIGNIFICANT DAMAGE WILL BE REJECTED.
- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- P. SOD: PROVIDE WELL ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM:
 - 1. FRABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEIOUS MATERIAL AND SUBSTANTIALLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
 - 2. PHYSICAL PROPERTIES AS FOLLOWS:
 - a. CLAY - BETWEEN 7-27%
 - b. SILT - BETWEEN 15-25%
 - c. SAND - LESS THAN 52%
 - 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
 - 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. PREMIXED BEDDING SOIL, AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ADO GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
- F. ORGANIC FERTILIZER: FERTILIAID, SUSTANE, OR GREEN SEEN OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 80% SLOW RELEASE ORGANIC NITROGEN (SCLU OR UFI) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING, DURABEDGE STEEL OR APPROVED EQUAL.
- B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
- C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-559-0444)
- D. SAND - UNIFORMLY GRADED, WASHED, CLEAN BANK RUN SAND.
- E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADE 1" TO 1.5"
- F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
- G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STANNING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
 - 1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZERS AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
 - 2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.
- C. GRASS AREAS:
 - 1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED OPEN, THEN WATERED THOROUGHLY.

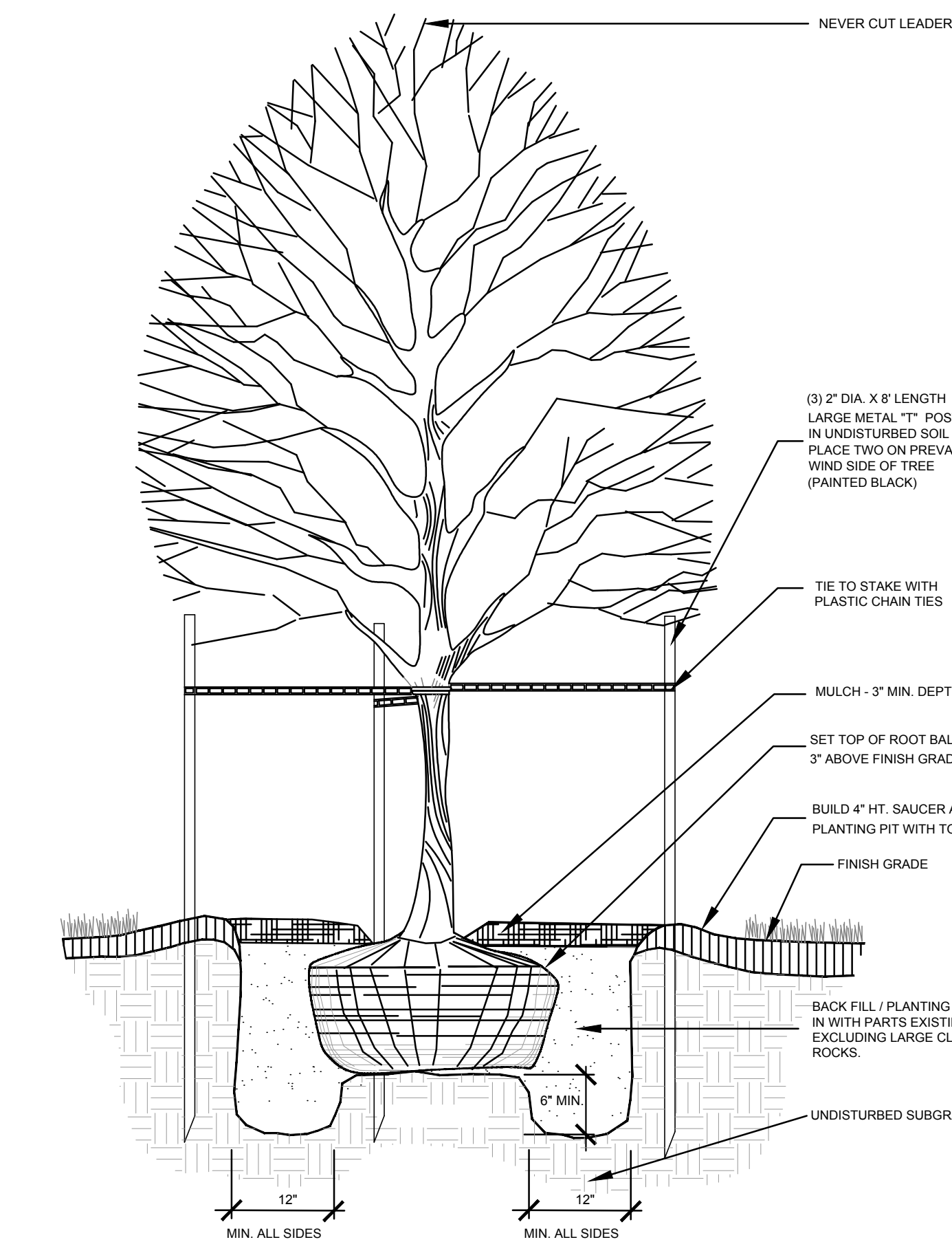
3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.
- B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.
- C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.
- E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLAGE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLOTTED OR GLAZED.
- F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE PLANTING.
- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.
- H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARED SOIL. THE HOLE IS DUE IN SOIL AND TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL AS WELL AS ALL NYLON PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT-BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF ROOT SCORING.
- I. DO NOT WRAP TREES.
- J. DO NOT OVER PRUNE.
- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS.
- L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
- O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.
- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.
- Q. OBSTRUCTION BELOW GROUND - IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN TWENTY (20) FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
- S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
 - 1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
 - 2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
 - 3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
- T. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
 - 1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
 - 2. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
 - 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
 - 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
 - 5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

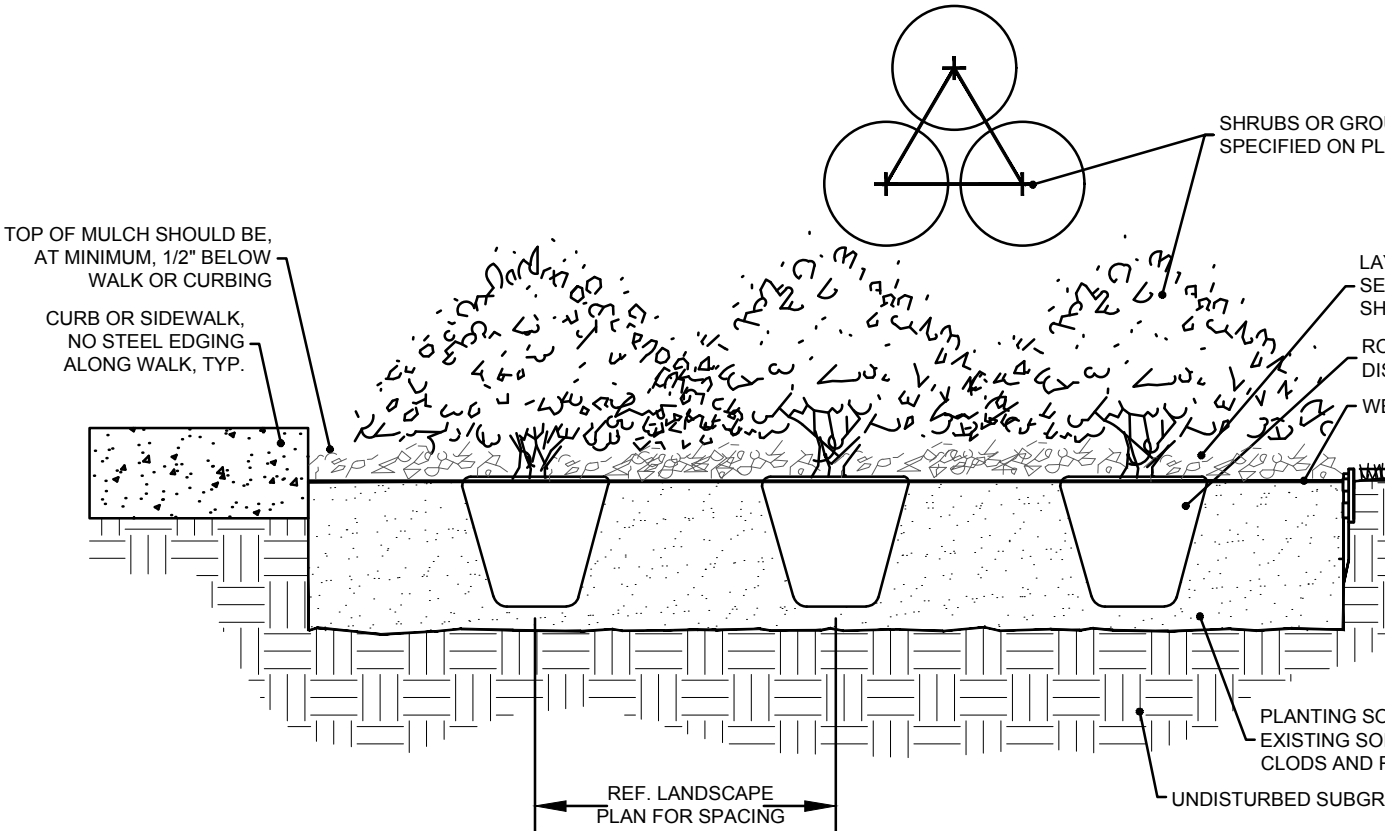
3.3 CLEANUP AND ACCEPTANCE

- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
- C. ENSURE THAT WORK IS COMPLETE. PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
- D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
- F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

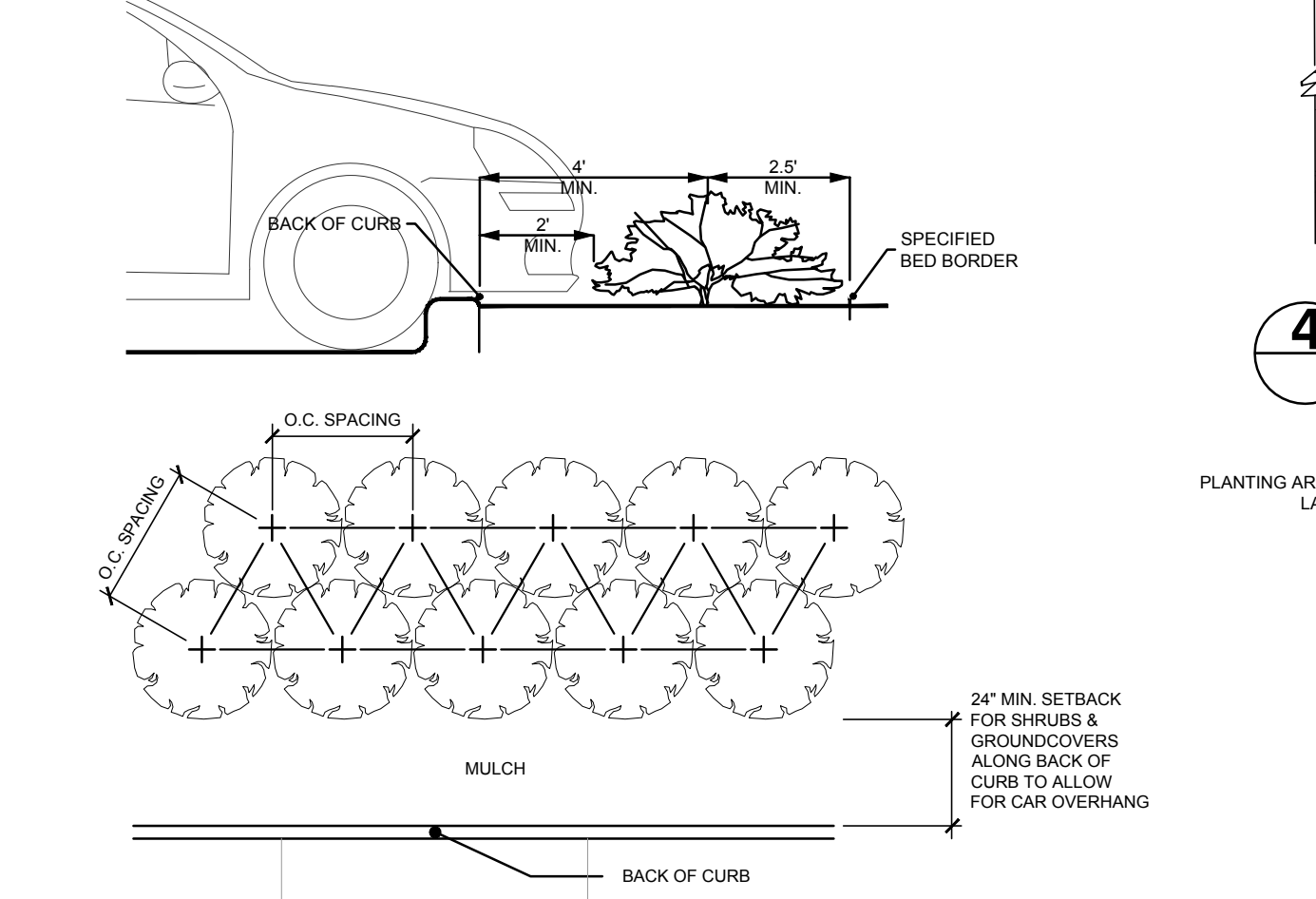
END OF SECTION



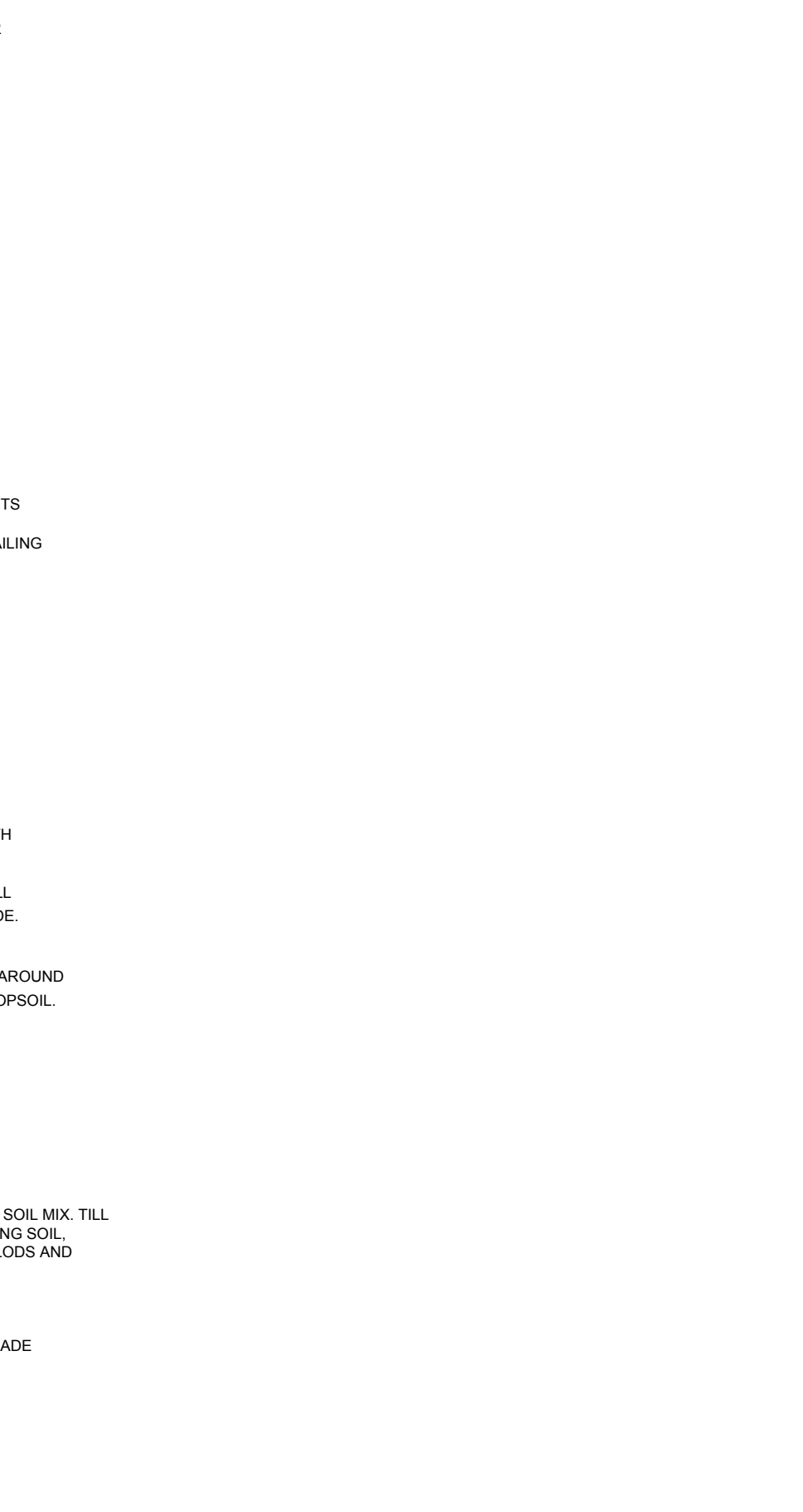
1 TREE PLANTING N.T.S.



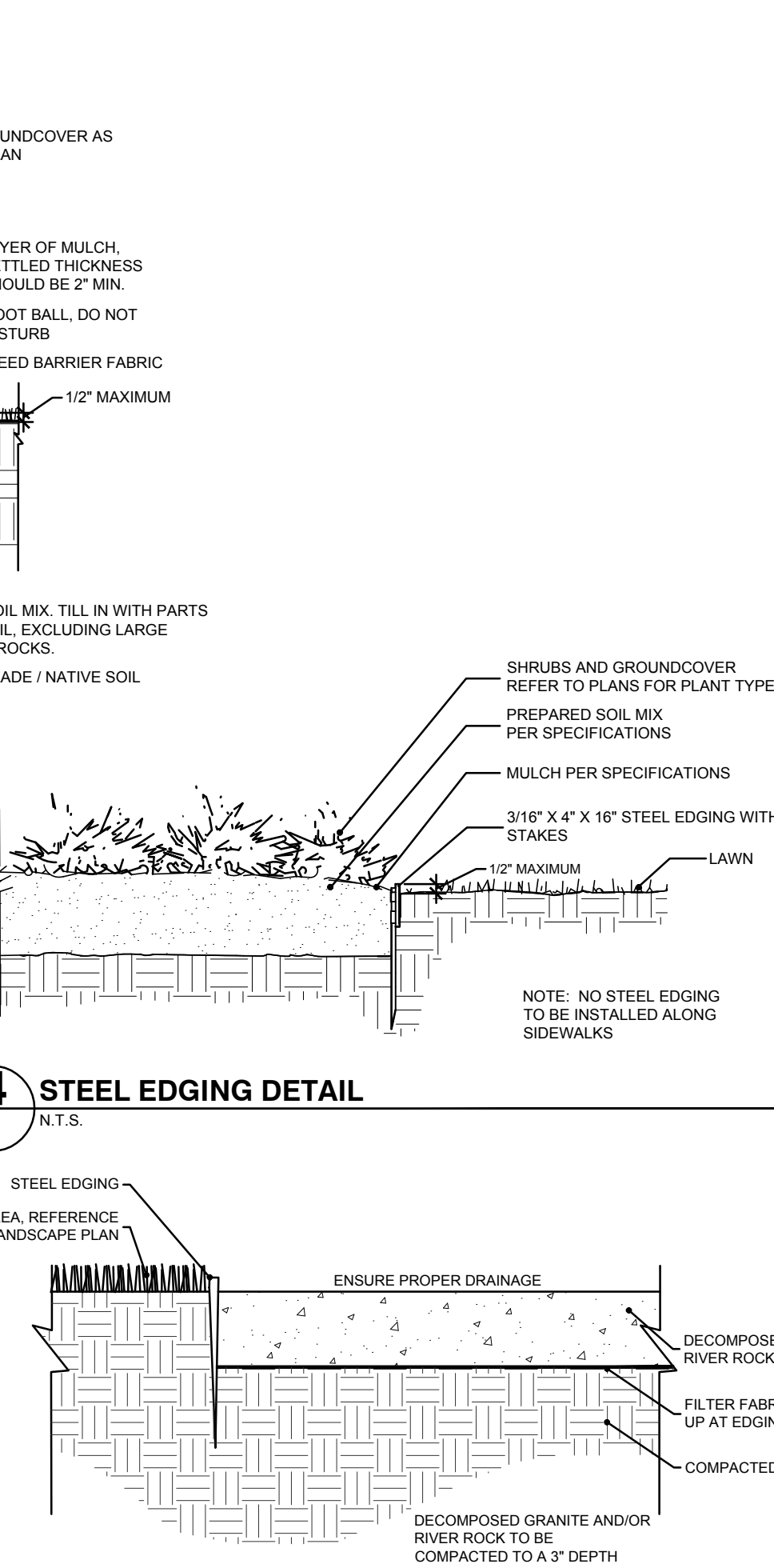
2 SHRUB PLANTING N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C. N.T.S.



4 STEEL EDGING DETAIL N.T.S.



5 DECOMPOSED GRANITE / RIVER ROCK N.T.S.

LANDSCAPE SPECIFICATIONS AND DETAILS

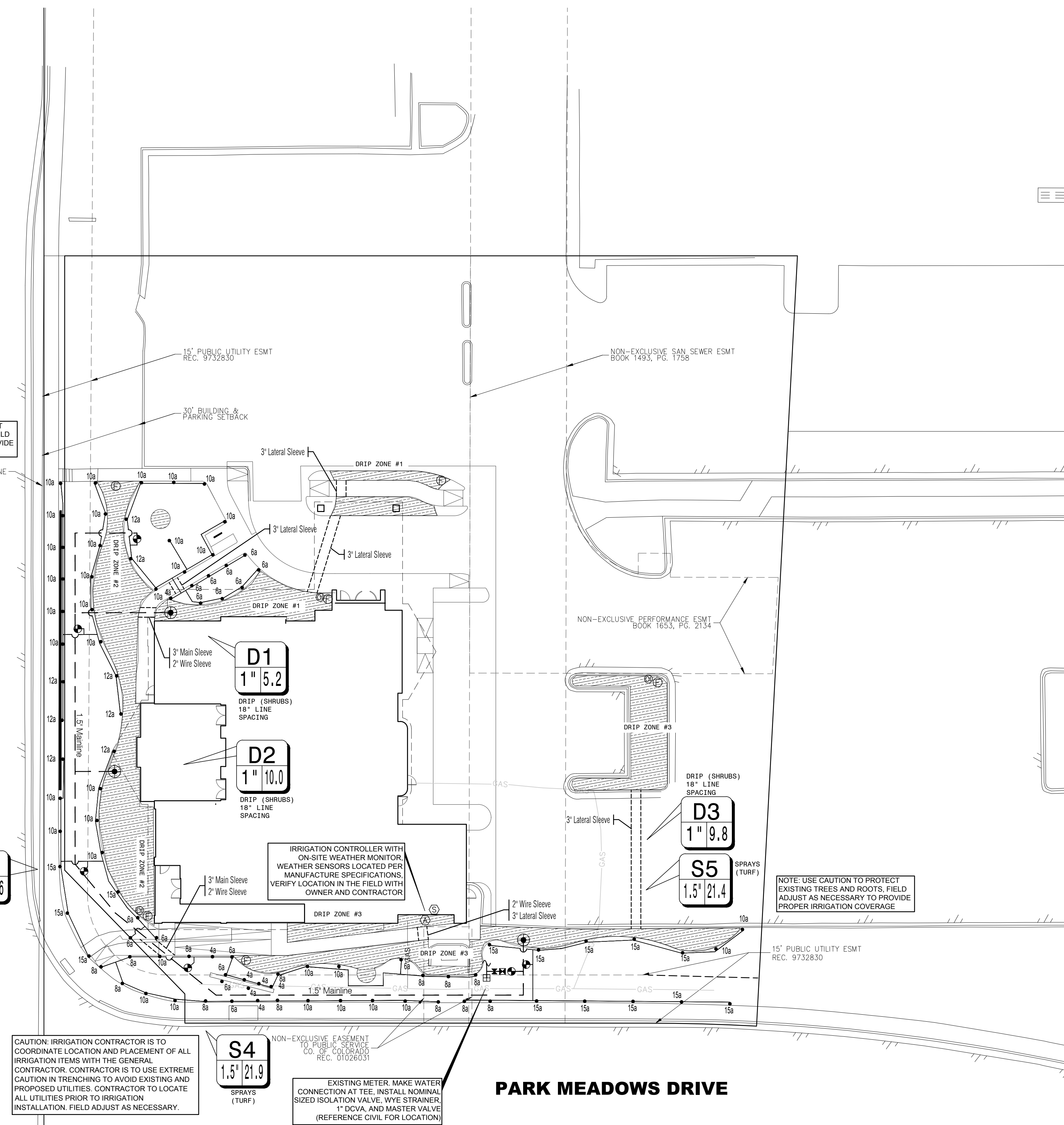
JACK'S RESTAURANT
9155 PARK MEADOWS DRIVE
CITY OF LONE TREE, COLORADO

ENGINEER
DEC
1500 TOWN & COUNTRY BOULEVARD, SUITE 150
FRISCO, TEXAS 75034
469-850-0060

ISSUE DATE: 1/12/24
DEC FILE NO.: 105616
CITY FILE NO.: -
SHEET NO.: L1.3

AWR
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Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

1/12/24



SLEEVING NOTES

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION.
2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF PAVEMENT OR FINISHED GRADE.
4. SLEEVES SHALL EXTEND ONE (1) FOOT BEYOND EDGE OF ALL PAVEMENT AND STAKED FOR LOCATION.
5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2) INCHES LONG AND ONE (1") APART.
7. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.
8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY AND ALL ON SITE REVISIONS NECESSARY.
3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL COVERAGE TO ALL NEW PLANTING MATERIAL.
4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO BIDDING.
5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION INSTALLATION BEGINS.
6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD STANDING WITH STATE BOARDS AND REGULATORS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.
10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3) FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY VEHICLES DRIVING OVER CURBS.
13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND CONTROLLER ONLY.
16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN FROM THE IRRIGATION LINESYSTEM.
17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IRRIGATION SYSTEM. IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH AND TO SATISFY SWPPP.
18. PROVIDE WITH OWNER A COPY OF ALL INSTALLED EQUIPMENT AND LINES (AS BUILT PLANS.)
19. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL PANEL.

IRRIGATION PROJECT NOTES

1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN PERVIOUS AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF SIXTY FIVE (65 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE.
7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS.
8. REFERENCE HUNTER GUIDELINES AND SPECIFICATIONS PRIOR TO INSTALLATION. CONFIRM REQUIREMENT FOR CONTROL PANEL, WATERPROOF CONNECTIONS, GROUNDING, SURGE PROTECTORS, DECODERS, VALVES, AND WIRING PRIOR TO INSTALLATION. HUNTER TECHNICAL SERVICES (760) 591-7383. WWW.HUNTERINDUSTRIES.COM
9. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY BODIES WITH PRO ADJUSTABLE NOZZLES, FIXED ARC NOZZLES, AND STRIP PATTERN NOZZLES. RATE AND AS INDICATED ON THE PLAN.
10. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" AND/OR 1.5" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
11. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION. REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY EJECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
12. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAILS SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/4" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH TWO (2) HQ-3-RC COUPLERS WITH (2) HK-33 KEYS AND TWO (2) HS-0 HOSE SWIVELS AS PART OF THIS CONTRACT.
13. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-12 STATION - PC-1200 WITH RAIN AND FREEZE SENSORS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONFIRM WIRING, GROUNDING AND SURGE PROTECTION REQUIREMENTS BEFORE INSTALLING.
14. DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER IC2-101-LF-40 AS INDICATED. DRIP TUBING SHALL BE HUNTER HDL-06-12-CV.
15. INSTALL DRIP TUBING/LINES PER MANUFACTURERS RECOMMENDATIONS. USE PLD-LOC FITTINGS PLD-LOC 075, PLD-LOC 050, PLD-LOC ELB, PLD-LOC CPL, PLD-LOC CAP, PLD-LOC TEE, PLD-LOC OR USE FHS BARB FITTINGS PLD-075, PLD-050, PLD-ELB, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AFV-B.
16. DRIP TUBING SHALL BE SPACED 18" APART IN SHRUB AREAS. REFER TO MANUFACTURERS RECOMMENDATIONS.
17. ALL VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

CITY NOTES:

1. IRRIGATION SHALL OCCUR BETWEEN THE HOUR OF 8:00 P.M. AND 6:00 A.M.
2. ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.

NOTE:

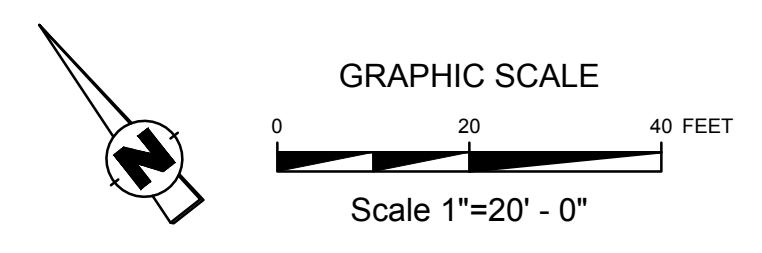
1. ENTIRE SYSTEM SHALL BE INSTALLED PER STATE STANDARDS, MANUFACTURER'S SPECIFICATIONS AND ALL CITY CODES.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY. AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
3. VARIOUS AREAS ON PLAN ARE SHOWING SINGLE HEAD COVERAGE. IF OWNER SHOULD ELECT FOR FULL COVERAGE, CONTRACTOR TO PROCURE THE PROPER PERMITS AND BID ALTERNATE FOR THESE ADDITIONAL SPRAY HEADS, ZONES, AND CONTROLLER EXPANSION FOR THE SYSTEM.
4. IRRIGATION CONTRACTOR IS TO COORDINATE LOCATION AND PLACEMENT OF ALL IRRIGATION ITEMS WITH THE GENERAL CONTRACTOR. CONTRACTOR IS TO USE EXTREME CAUTION IN TRENCHING TO AVOID EXISTING AND PROPOSED UTILITIES. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO IRRIGATION INSTALLATION.
5. IRRIGATION SPRAY NOZZLES TO BE ADJUSTED TO AVOID PAVEMENT, BUILDING, WALLS, FENCES, UTILITIES, EQUIPMENT, SIGNAGE, AND CALL BOX.
6. REFERENCE LANDSCAPE PLAN FOR LOCATION OF GRAVEL, STEEL EDGING AND ALL PROPOSED PLANT MATERIAL.
7. IN TURF AREAS (BOTH SOD AND HYDROMULCH AREAS) OUTSIDE OF IRRIGATION PERMANENT COVERAGE, CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED, TYP.
8. CONTRACTOR TO TAKE ALL NECESSARY MEASURES TO PREVENT WATER HAMMER AND SYSTEM COLLAPSE BY DISCHARGING AIR DURING STARTUP AND ALLOWING AIR TO ENTER DURING SHUTDOWN. INSTALL THRUST BLOCKS AND AIR/VACUUM RELIEF VALVES AS NECESSARY TO PROTECT MAINLINE SYSTEM. FOR 3 INCH AND LARGER MAINLINE, INSTALL JOINT RESTRAINTS AT TURNS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
9. ALL MAINLINE PIPING 3 INCHES AND LARGER SHALL BE BELL AND GASKETED CLASS 200 PVC PIPE, SDR 21. INSTALL PER MANUFACTURERS RECOMMENDATIONS. CONTACT MANUFACTURER OR DISTRIBUTOR FOR PRODUCT DEMONSTRATION.
10. GROUP VALVES IN FIELD AS NECESSARY FOR MAINLINE SIZING. CENTER FEED LATERALS WHEN POSSIBLE.

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
10a	SPRAYS WITH PRO ADJ. NOZZLES	HUNTER	PROS-04-PRS30
⊕	REMOTE CONTROL VALVE	HUNTER	ICV
⊗	1" DOUBLE CHECK ASSEMBLY	FEBCO	860 SERIES
▨	HDL DRIPLINE	HUNTER	HDL-06-12-CV
⊖	LINE FLUSHING VALVE	HUNTER	AFV-B
⊕	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
⊕	DRIP CONTROL VALVE	HUNTER	IC2-101-LF-40

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
⊕	EXISTING WATER METER		
A	HUNTER - PRO-C-12 STATION - PC-1200		
S	HUNTER - RAIN-CLICK SENSOR		
M	ISOLATION VALVE		
→	LATERAL PIPING	REFER TO PLAN	CLASS 200 PVC
→	MAINLINE PIPING	REFER TO PLAN	SCH. 40 PVC, SIZED AS SHOWN
-----	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE		
-----	CONTROL WIRING SLEEVE, 2" SCH. 40 PVC		
D1	VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)		
1" 8.8	VALVE SIZE		
	GPM		

FLOW RANGE GPM	PIPE SIZE
0 - 8 GPM	3/4"
8 - 12 GPM	1"
12 - 22 GPM	1-1/4"
22 - 28 GPM	1-1/2"
28 + GPM	2"

- S1 1" 14.3 SPRAYS (TURF)
- S2 1" 16.0 SPRAYS (TURF)
- S3 1" 15.6 SPRAYS (TURF)
- S4 1.5" 21.9 SPRAYS (TURF)
- D1 1" 5.2 DRIP (SHRUBS) 18" LINE SPACING
- D2 1" 10.0 DRIP (SHRUBS) 18" LINE SPACING
- D3 1" 9.8 DRIP (SHRUBS) 18" LINE SPACING
- S5 1.5" 21.4 SPRAYS (TURF)



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IRRIGATION PLAN

JACK'S RESTAURANT
 9155 PARK MEADOWS DRIVE
 CITY OF LONE TREE, COLORADO

	ENGINEER
ISSUE DATE	DEC FILE NO.
1/12/24	105616
CITY FILE NO.	SHEET NO.
-	L2.1

1/12/24

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

- PART 1 - GENERAL**
- DESCRIPTION
 - RELATED WORK
 - REFERENCE STANDARDS

- PART 2 - MATERIALS**
- GENERAL

- PART 3 - EXECUTION**
- INSTALLATION
 - BACKFILL

SECTION 32 8424 - IRRIGATION SYSTEM

- PART 1 - GENERAL**
- DESCRIPTION
 - RELATED WORK

- E. SECTION 32 9300 - LANDSCAPE**
- REFERENCE STANDARDS
 - QUALITY ASSURANCE AND REQUIREMENTS
 - SCHEDULE OF MATERIALS

- 1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS**
- CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT" RECORD SET OF PRINTS.
 - CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.
 - IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:
 - CONNECTION TO EXISTING WATER LINES
 - CONNECTION TO ELECTRICAL POWER
 - GATE VALVES
 - ROUTING OF SPRINKLER PRESSURE LINES

- e. SPRINKLER CONTROL VALVES**
- QUICK COUPLING VALVES
 - OTHER RELATED EQUIPMENT

- 1.5 MAINTENANCE AND GUARANTEE**
- MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
 - PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
 - GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.

- 1.6 TESTING**
- PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.
 - WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERLY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.
 - COORDINATION

- PART 2 - PRODUCTS**
- MATERIALS
 - REFER TO CONSTRUCTION DRAWINGS AND NOTES.
 - SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
 - PVC PIPE: CLASS 200 SPR 21
 - COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
 - 24V WIRE - SIZE 14, TYPE UF
 - ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
 - REFER TO DRAWINGS FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.

PART 3 - EXECUTION

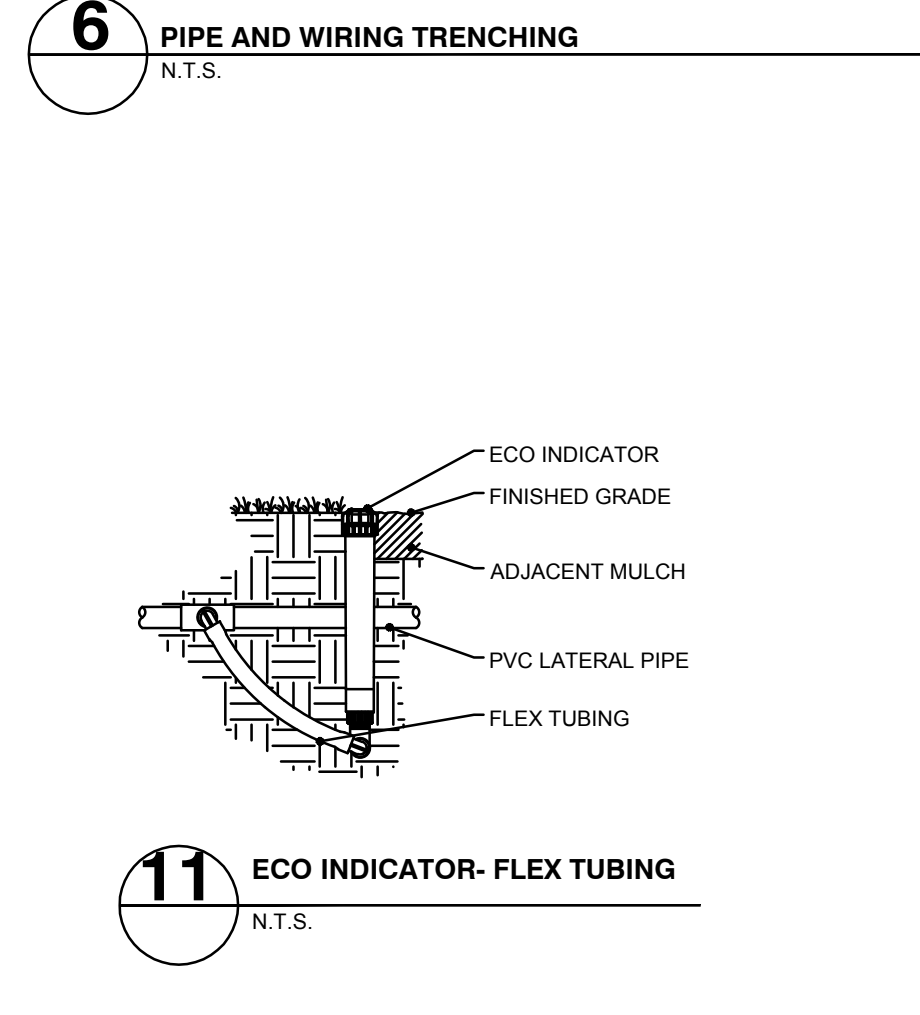
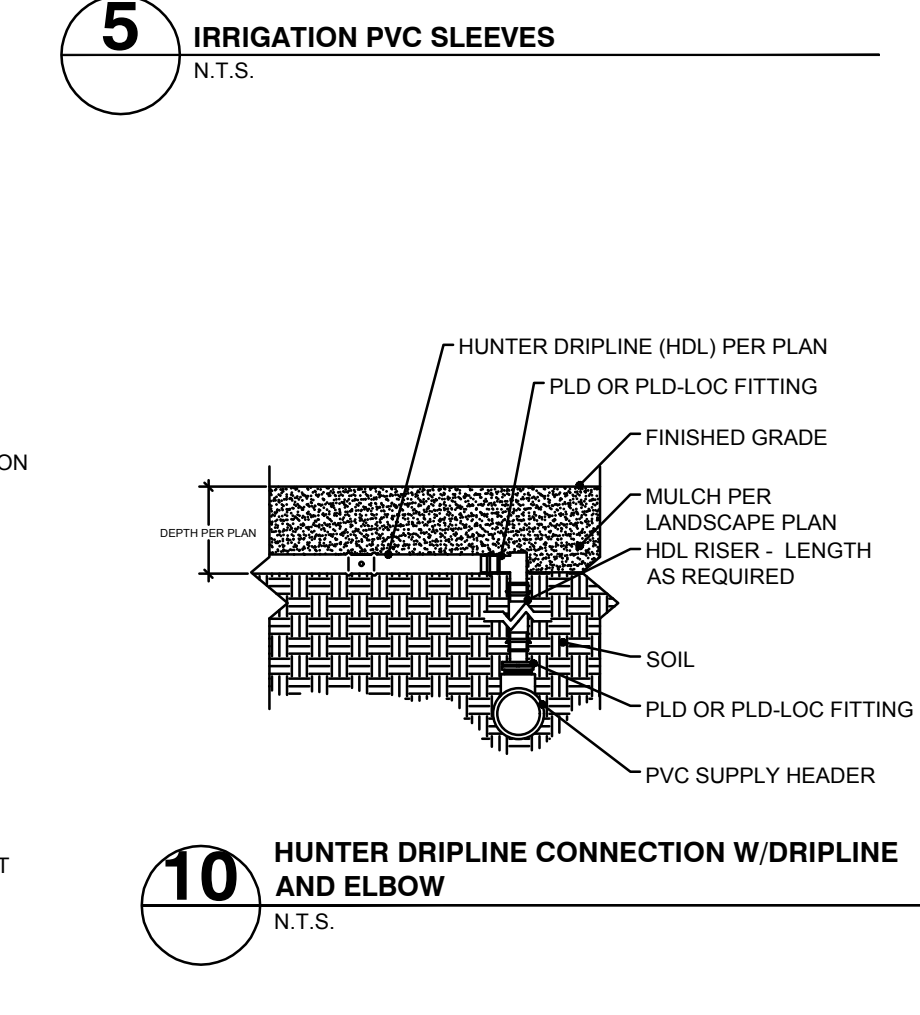
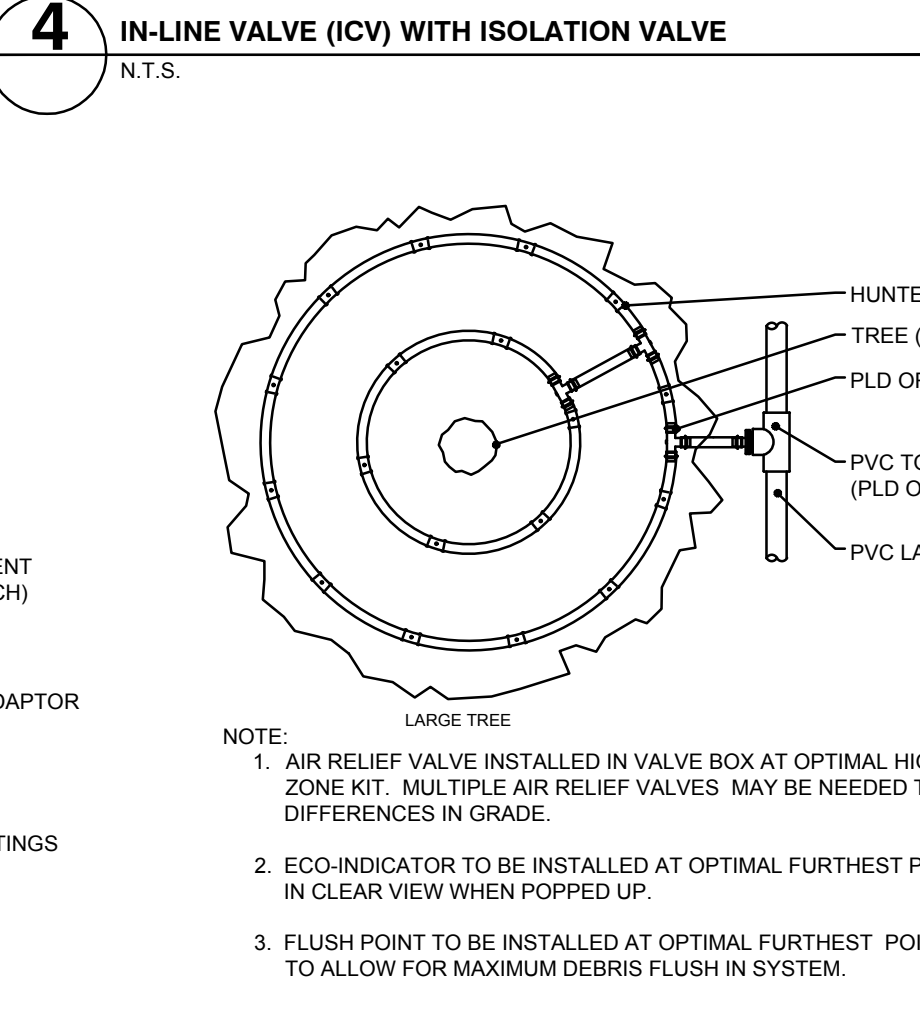
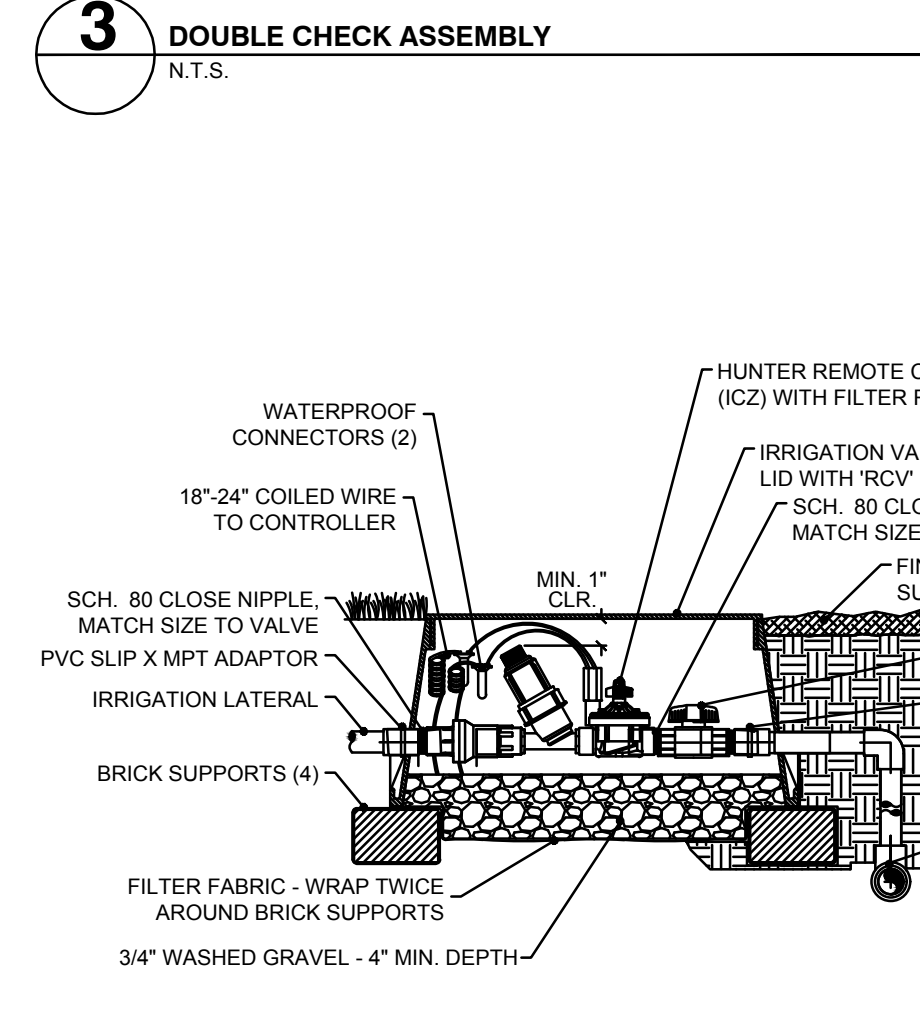
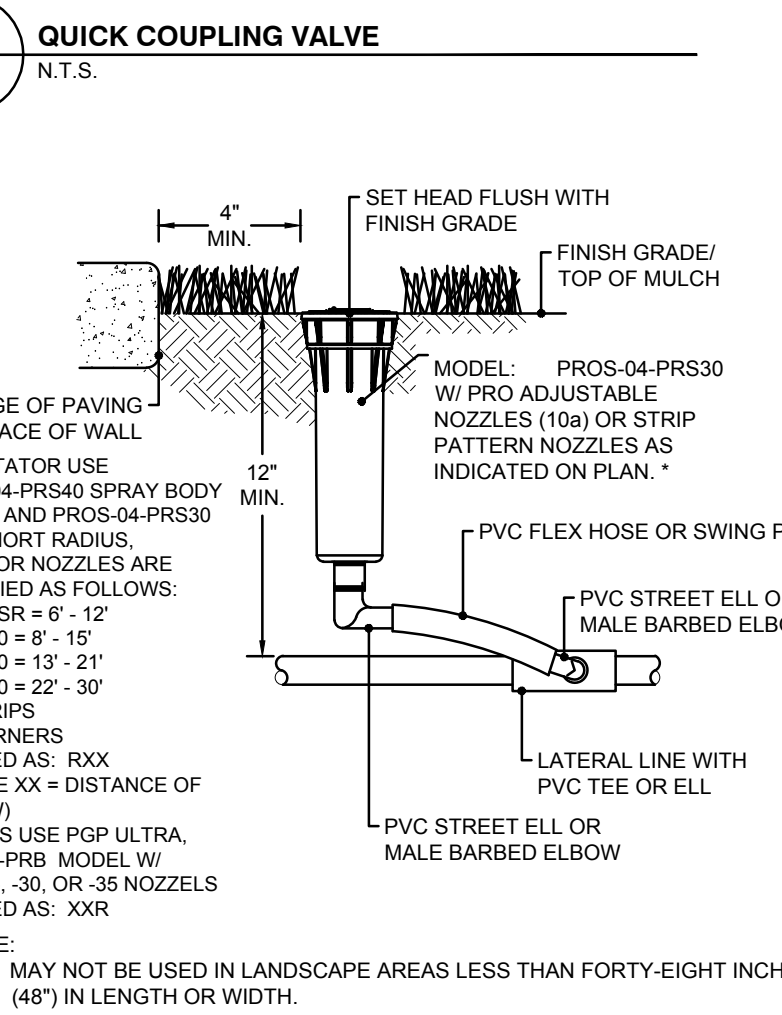
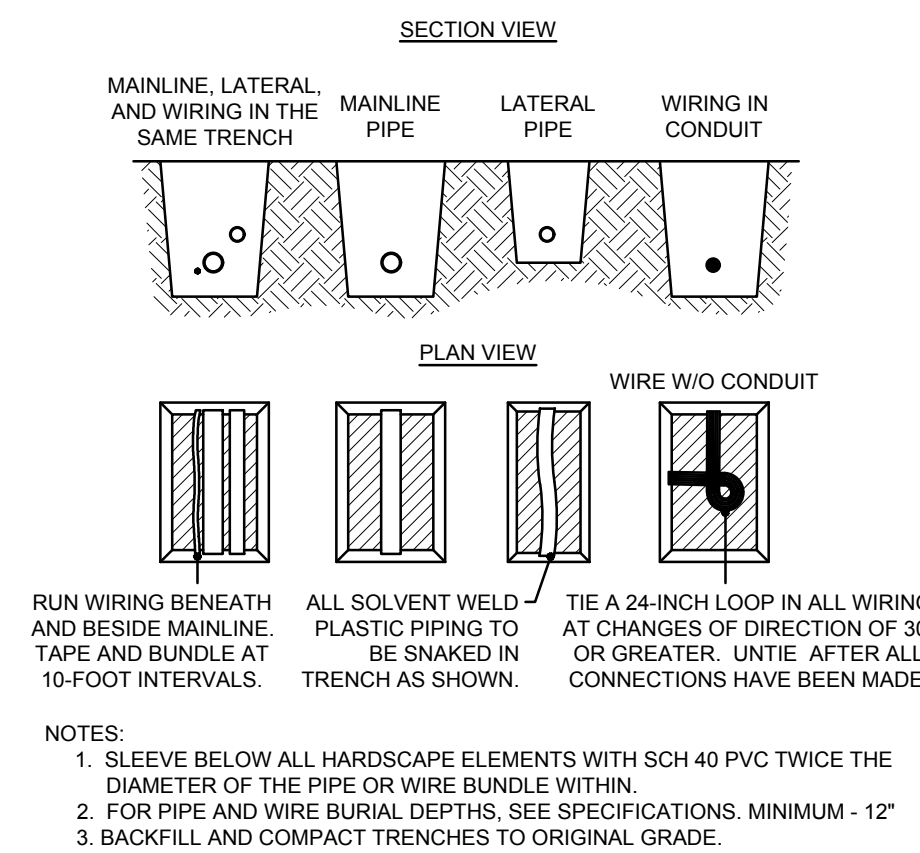
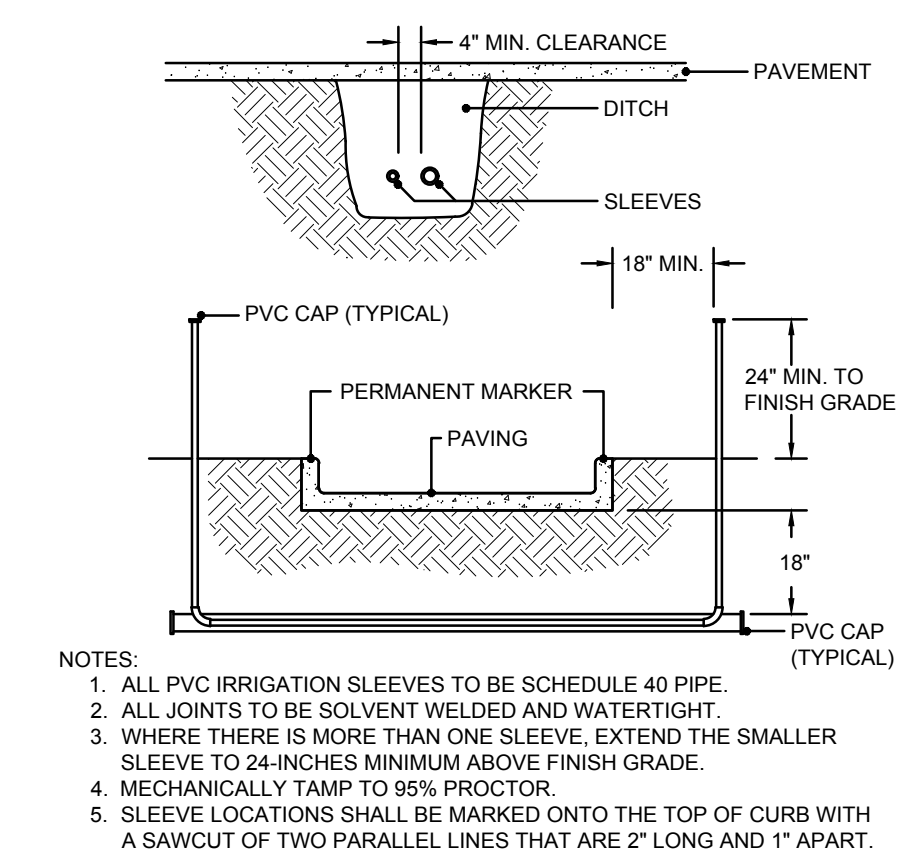
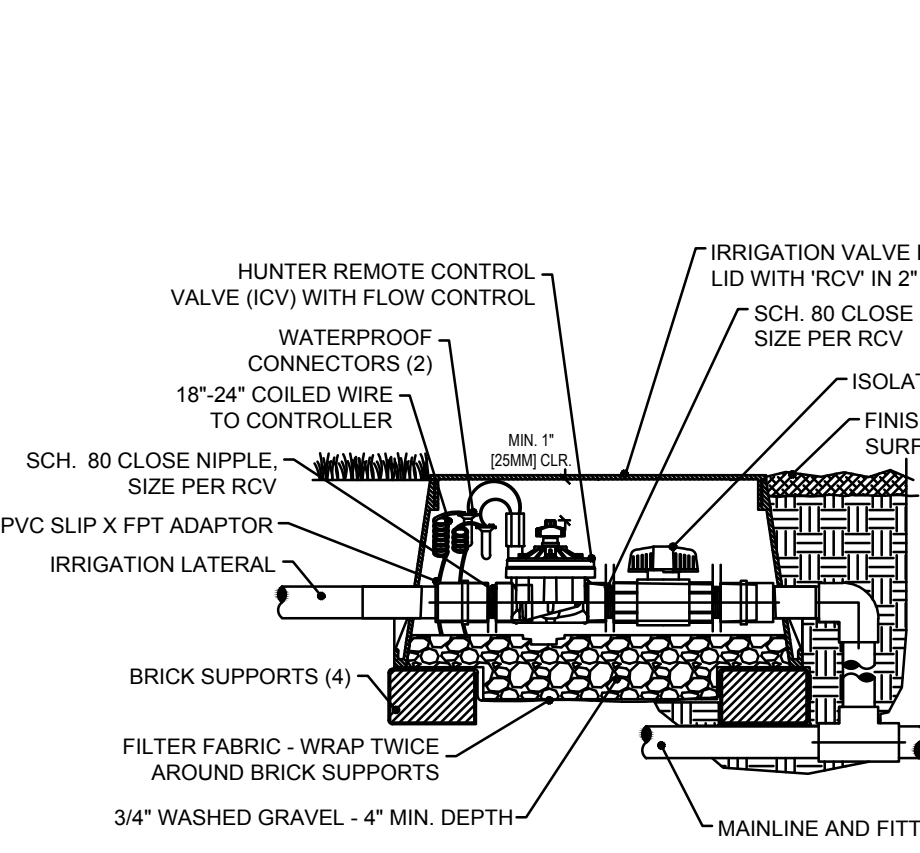
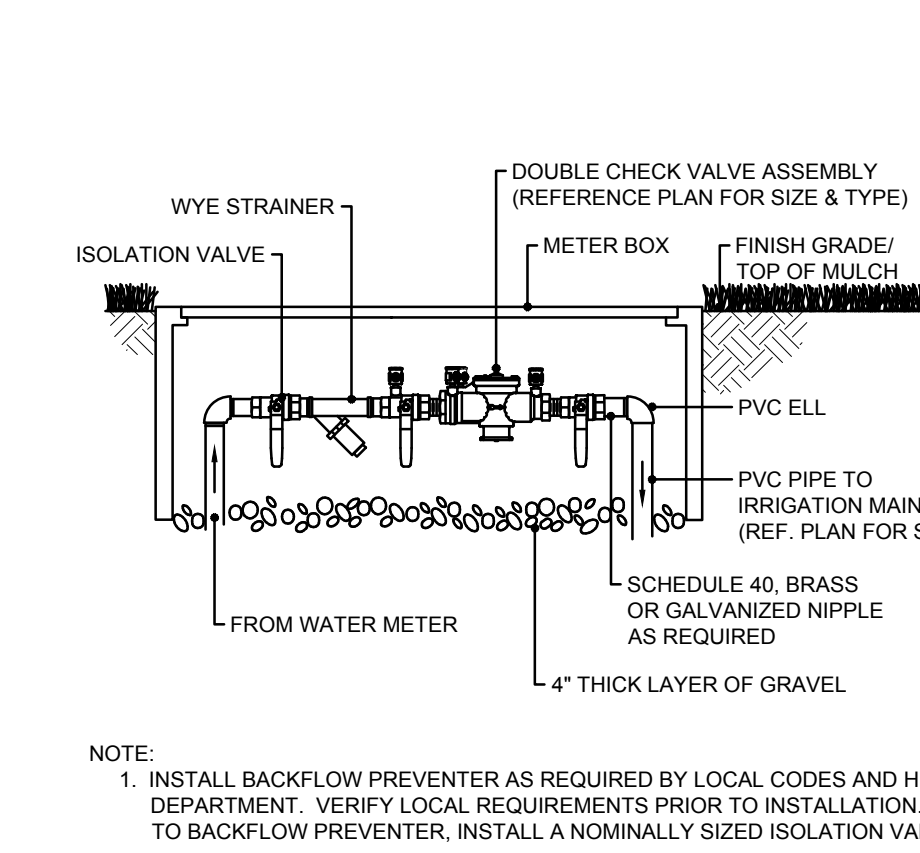
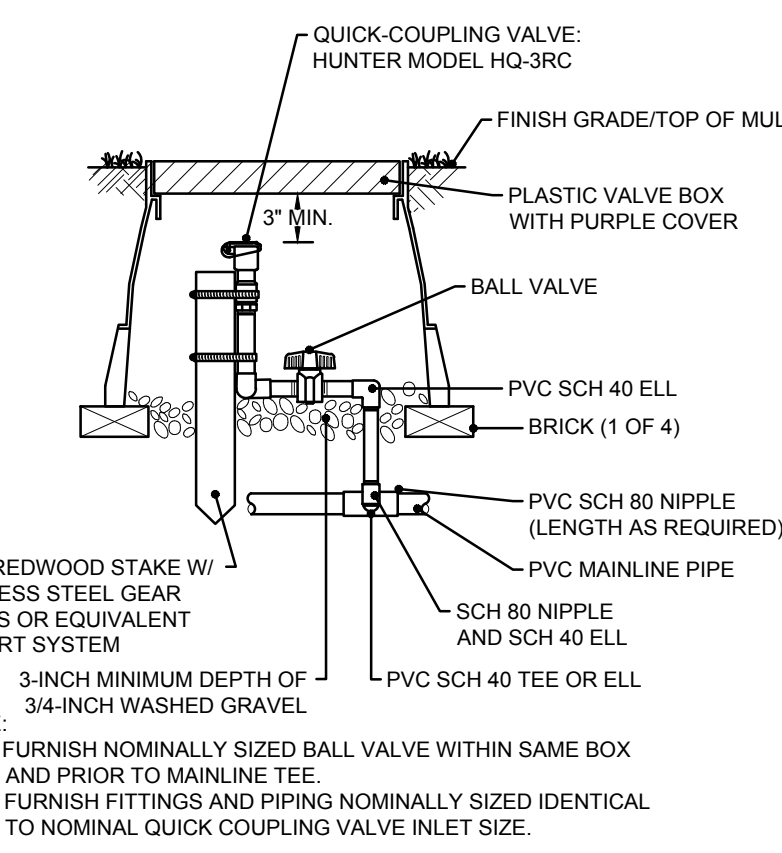
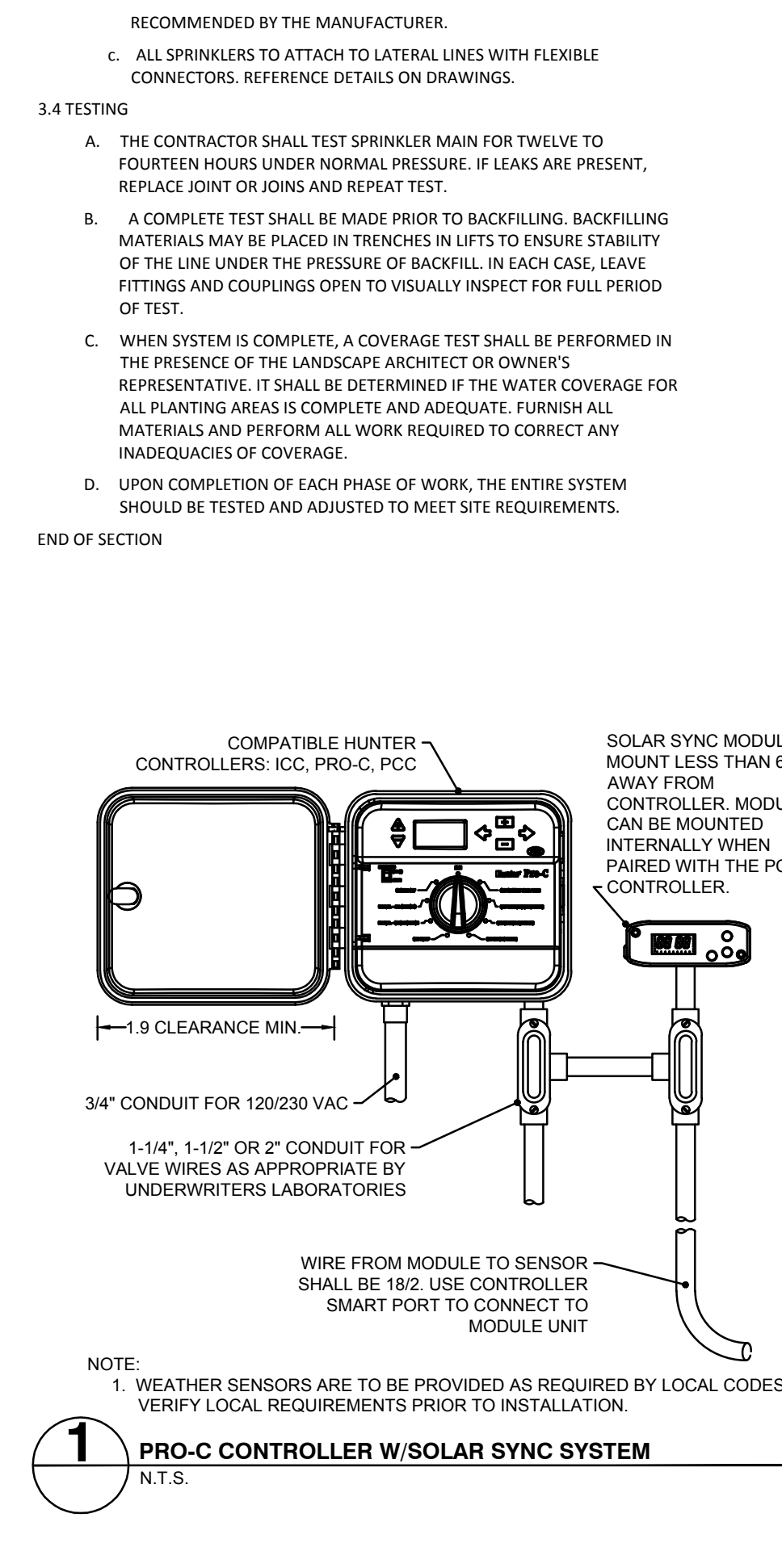
- 3.1 INSPECTION:**
- SITE CONDITIONS:
 - ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.
 - EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLIGENCE.
 - COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.

- 3.2 PREPARATION**
- PHYSICAL LAYOUT:
 - PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.
 - PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.
 - ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - WATER SUPPLY:
 - IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.
 - CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.

- 3.3 INSTALLATION**
- TRENCHING
 - DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF PIPE.
 - REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.
 - PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.
 - PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.
 - PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.
 - NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS.
 - BACKFILL
 - TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLOUDS, STONES OR STICKS.
 - IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER

- CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.
- TRENCHING AND BACKFILL UNDER PAVING:
 - ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.

- 3.4 TESTING**
- THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT, REPLACE JOINT OR JOINS AND REPEAT TEST.
 - A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD OF TEST.
 - WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE.
 - UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.



IRRIGATION SPECIFICATIONS AND DETAILS	
JACK'S RESTAURANT 9155 PARK MEADOWS DRIVE CITY OF LONE TREE, COLORADO	
	ENGINEER
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