

# RESTAURANT

LOT 1, PARK MEADOWS FILING 2  
 LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 THE CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO  
 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)

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### 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.

### CITY OF LONE TREE SUPPLEMENTAL SIP NOTES

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO COMMUNITY PANEL NUMBER 08035C0042G, DATED 3/10/2016, THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD."
- ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT THE PROPERTY IS LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION AND HAZARD EASEMENT RECORDED AT RECEPTION NUMBER 9731908 ON JUNE 12, 1997 AND RE-RECORDED AT RECEPTION NUMBER 9733698 ON JUNE 23, 1997 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AS MAY BE AMENDED.

### SITE IMPROVEMENT PLAN CERTIFICATION

THIS SITE IMPROVEMENT PLAN WAS APPROVED FOR FILING BY THE COUNCIL OF THE CITY OF LONE TREE, CO, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF TRACTS AND EASEMENTS ARE ACCEPTED. ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY. THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY SITE SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

JACQUELINE A. MILLET, MAYOR, CITY OF LONE TREE

CIVIL ENGINEER  
 DEVELOPMENT ENGINEERING CONSULTANTS, LLC  
 5300 TOWN & COUNTRY BOULEVARD, SUITE 150  
 FRISCO, TEXAS 75034

469-850-0060 | dec-en.com  
 CONTACT: DANIEL STEWART, P.E.  
 EMAIL: dstewart@dec-en.com



OWNER  
 SLP JOP II, LLC  
 8100 E. UNION, SUITE 700  
 DENVER, COLORADO 80237  
 CONTACT: JOHN LOCKTON

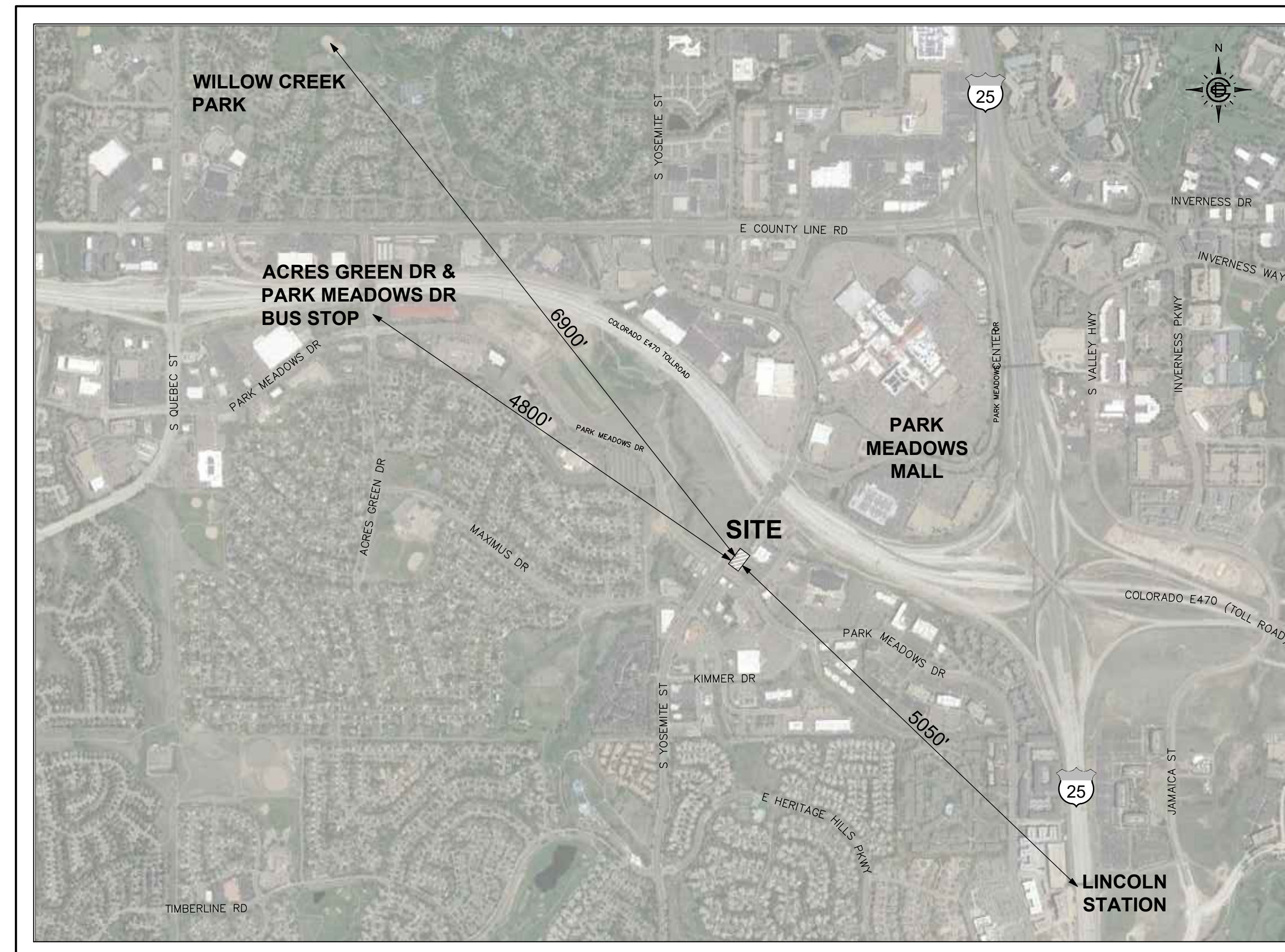
PROJECT ARCHITECT  
 ZEBRA

14614 N. KIERLAND BOULEVARD, SUITE N300  
 SCOTTSDALE, AZ85254  
 PHONE: (480) 912-1169  
 CONTACT: NICK RUSH  
 EMAIL: nick.rush@zbr.global



LANDSCAPE ARCHITECT  
 AWR DESIGNS, LLC

P.O. BOX 1746  
 ALEDO, TEXAS 76008  
 PHONE: (512) 517-5589  
 CONTACT: AMANDA RICHARDSON  
 EMAIL: amanda@awr-designs.com

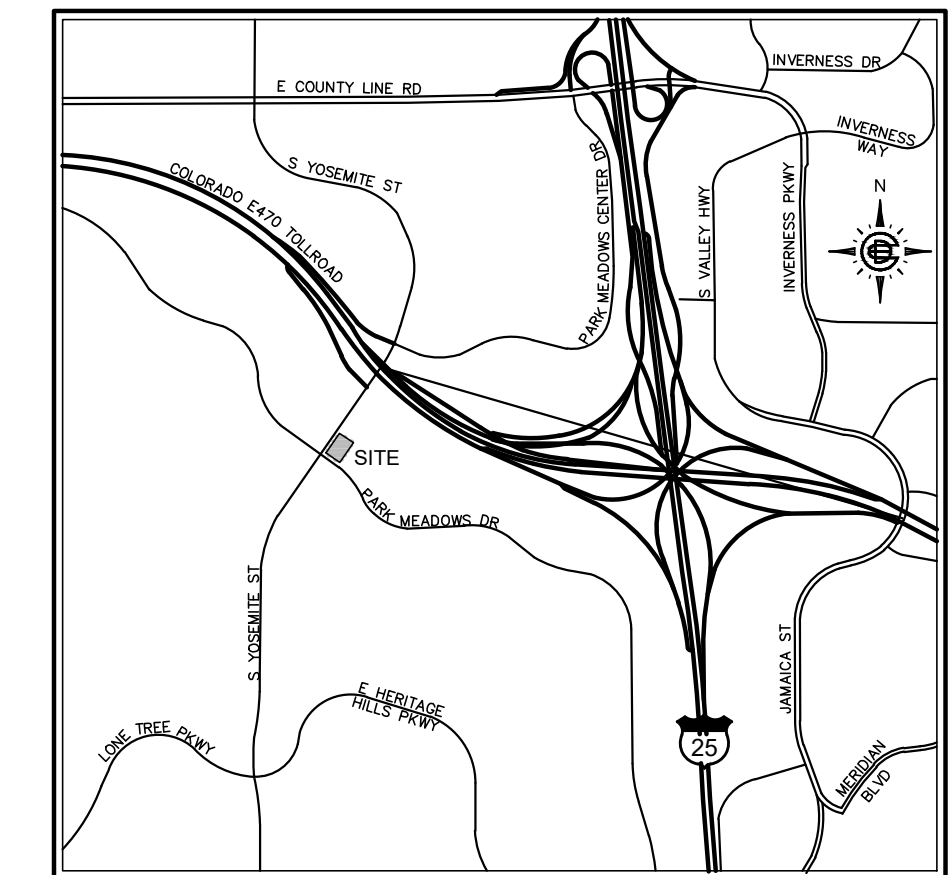
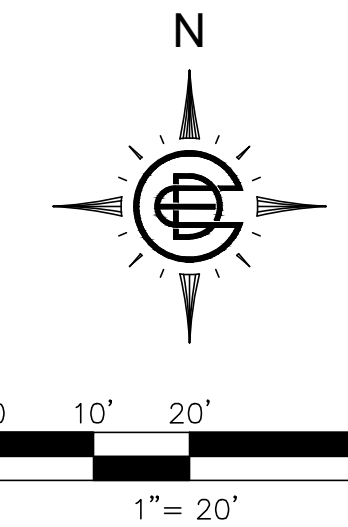


LOCATION MAP  
 1" = 1000'

ISSUE DATE	DEC FILE NO.
10/06/23	105616
CITY FILE NO.	SHEET NO.
SP23-0035	01 OF 24

REV	DATE	REMARKS
C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS

RESTAURANT  
 LOT 1, PARK MEADOWS FILING 2  
 LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,  
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VICINITY MAP  
 1" = 2000'

SITE DATA TABLE

ITEM	SQ. FOOTAGE	% OF GROSS SITE
<b>GROSS SITE AREA</b>	52,272	100%
TOTAL BUILDING FOOTPRINT	6,995	13.4%
PARKING/ROADS	27,262	52.2%
LANDSCAPED/HARDSCAPED	18,015	34.5%
LANDSCAPED AREA	8,095	15.5%
HARDSCAPED AREA	3,846	7.4%
LAWN/TURF AREA	6,074	11.6%
NATIVE SEED AREA	0	0.0%
NATURAL AREA RETAINED	0	0.0%
<b>BUILDING SIZE</b>		
TOTAL FLOOR AREA	13,911	26.6%
<b>PARKING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
STANDARD SPACES	86	53
ACCESSIBLE SPACES	1 VAN, 3 NON-VAN	1 VAN, 3 NON-VAN
BICYCLE SPACES	2	10
DELIVERY/LOADING SPACES	1	1

PARKING CALCULATION TABLE

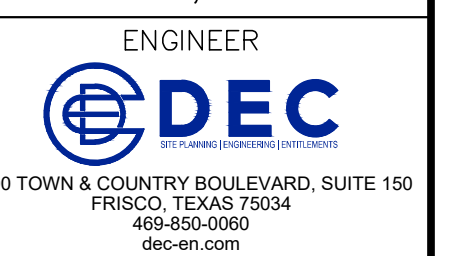
	NUMBER OF UNITS/ TOTAL SF	REQUIRED PARKING (PER UNIT OR SF.)	TOTAL REQUIRED (PER USE TYPE)
RESTAURANT*	5,790	1/100	58
# OF EMPLOYEES ON MAX SHIFT	25	1/EMP	25
OUTDOOR PATIO	595	0.5/100	3
		<b>TOTAL PARKING REQUIRED</b>	<b>86</b>
		<b>PERCENTAGE REDUCTION (IF APPLICABLE)</b>	<b>N/A</b>
		<b>TOTAL PARKING PROVIDED</b>	<b>53</b>

\*RESTAURANT AREA USED FOR PARKING INCLUDES CUSTOMER AREAS ONLY (EXCLUDING KITCHENS, STORAGE ETC.)

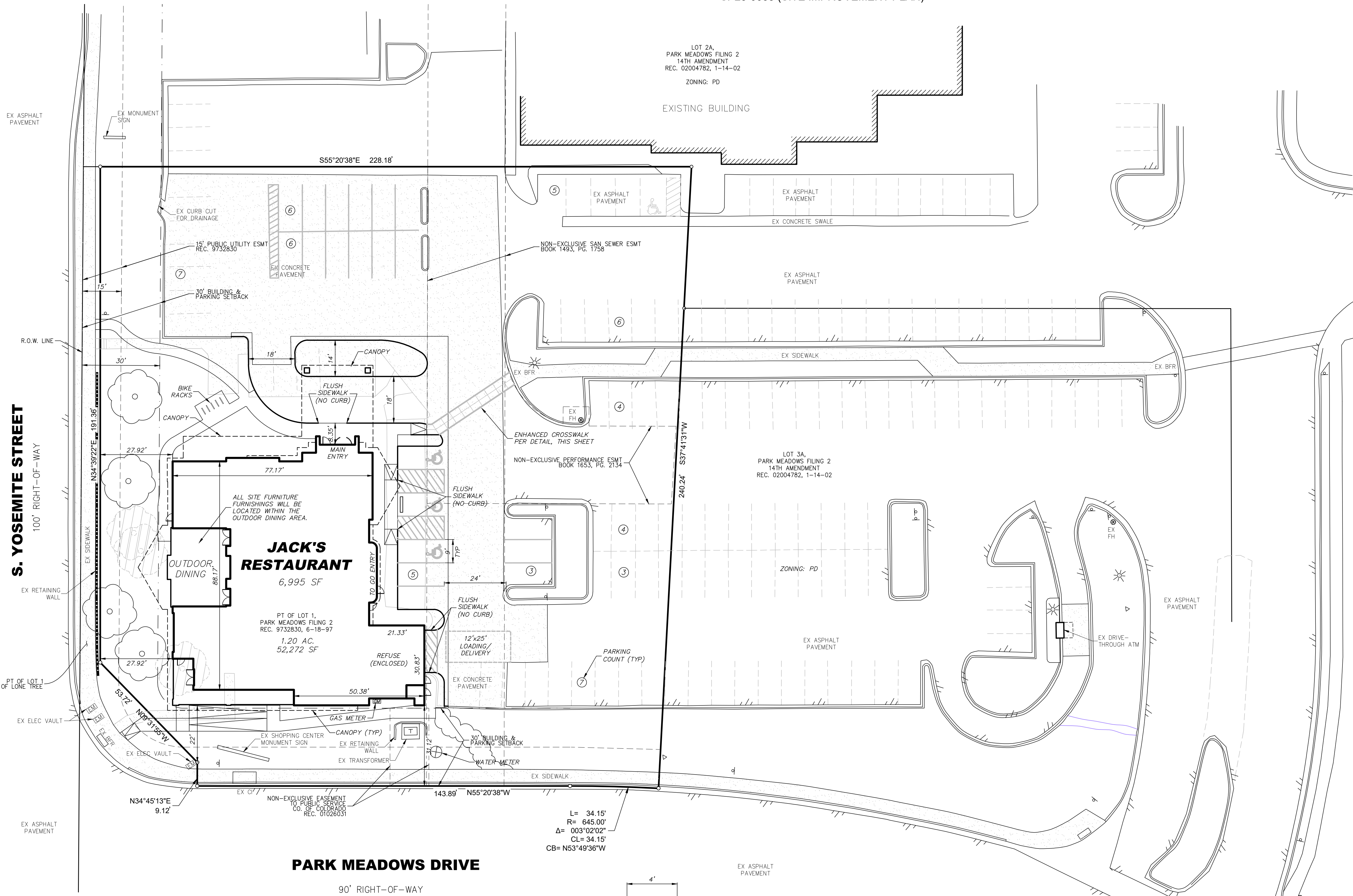
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SITE PLAN

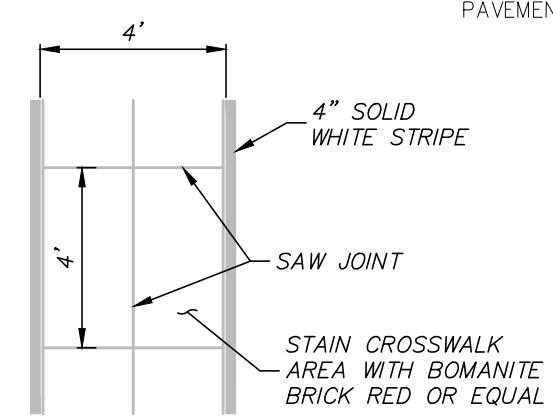
JACK'S RESTAURANT  
 1.20 ACRES - LOT 1 PARK MEADOWS FILING 2  
 CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



ISSUE DATE 10/06/23	DEC FILE NO. 105616
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L= 34.15'  
 R= 645.00'  
 Δ= 003°02'02"  
 CL= 34.15'  
 CB= N53°49'36"W



ENHANCED CROSSWALK

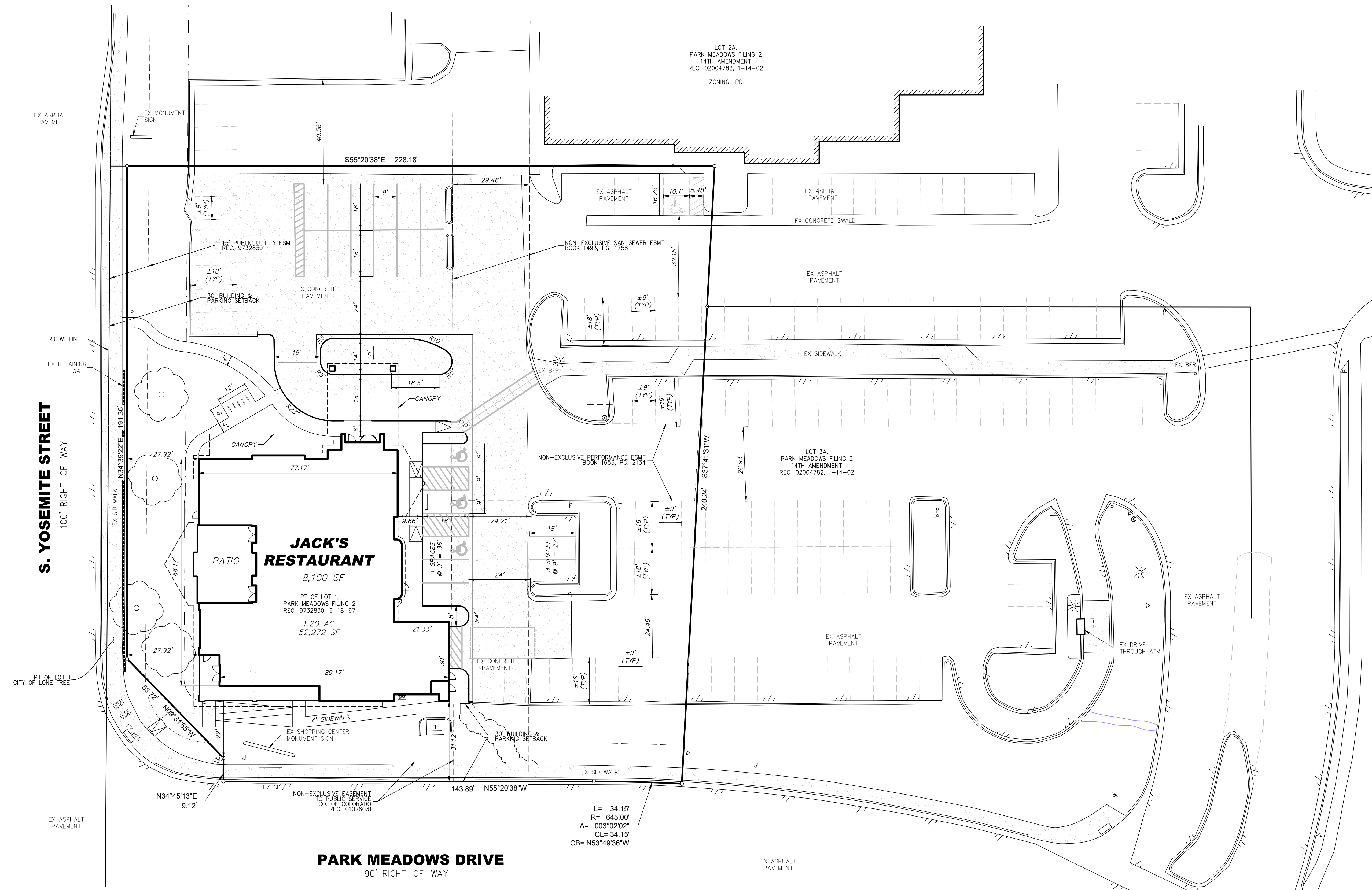
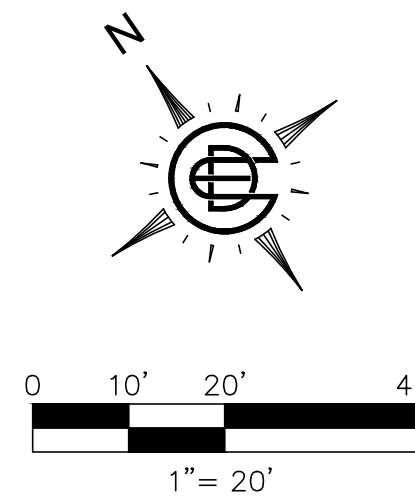
SITE PLAN GENERAL NOTES

- THE LONE TREE BUSINESS IMPROVEMENT DISTRICT (BID) HAS ASSUMED RESPONSIBILITY FOR SNOW REMOVAL PER THE LONE TREE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN AND BUDGET FOR 2023.

S. YOSEMITE STREET  
 100' RIGHT-OF-WAY

PARK MEADOWS DRIVE  
 90' RIGHT-OF-WAY


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**DIMENSION CONTROL PLAN**

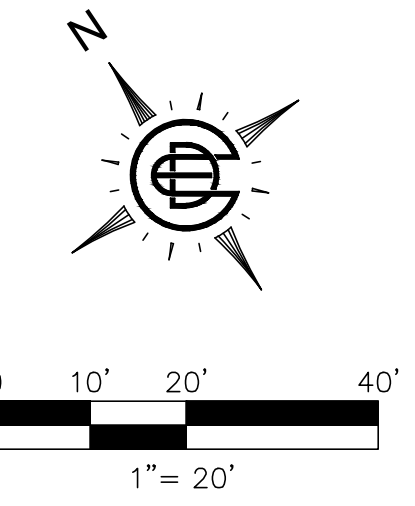
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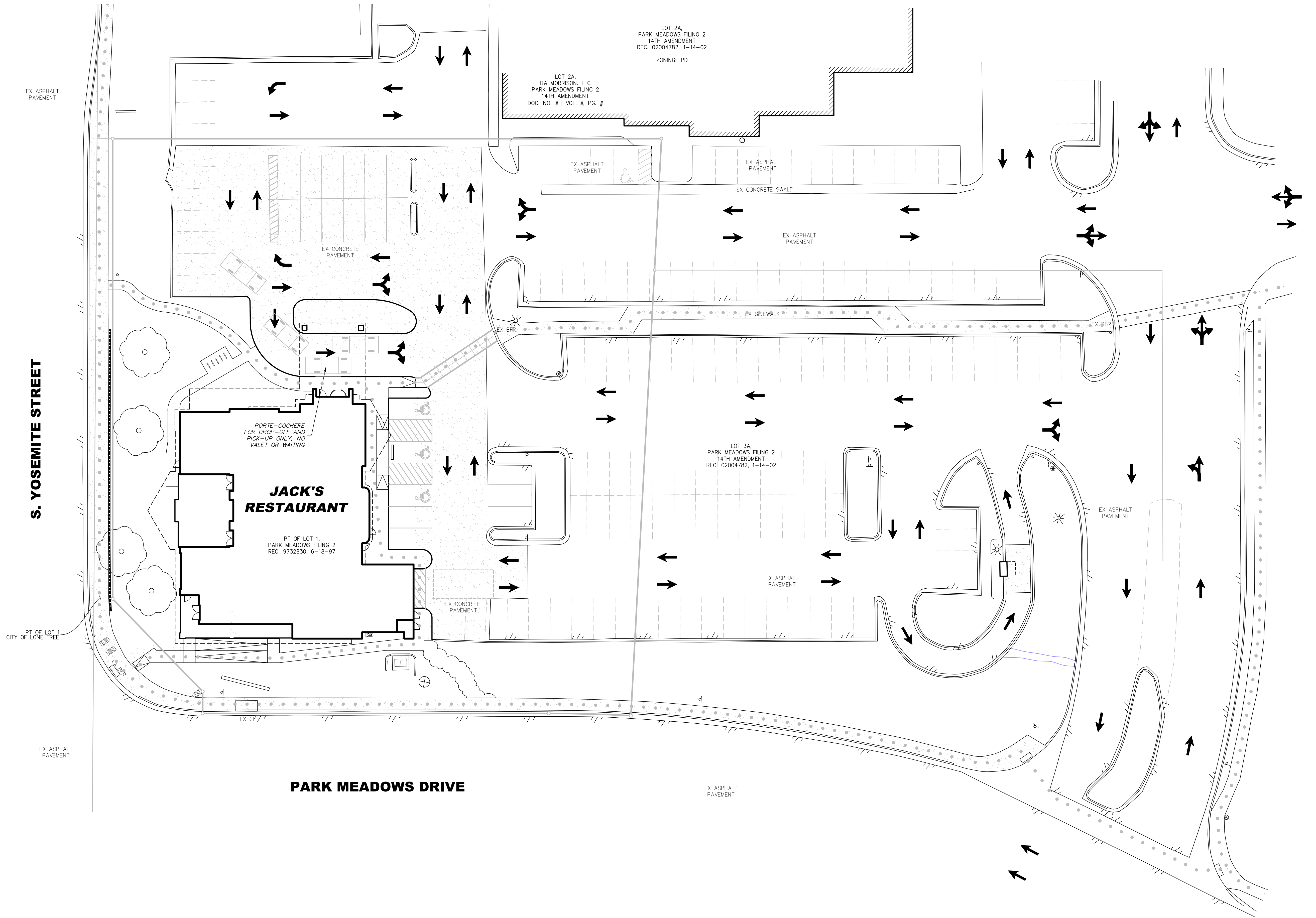
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PAVEMENT LEGEND	
	VEHICULAR FLOW PATH
	PEDESTRIAN/ACCESSIBILITY PATH

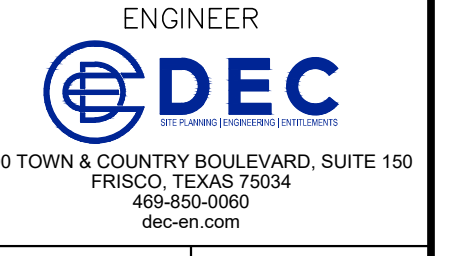


CROSS-ACCESS BETWEEN LOTS PROVIDED BY THE CROSS-ACCESS AND EASEMENT AGREEMENT RECORDED IN D9731909 AND AMENDMENTS THERETO.

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**TRAFFIC CIRCULATION PLAN**

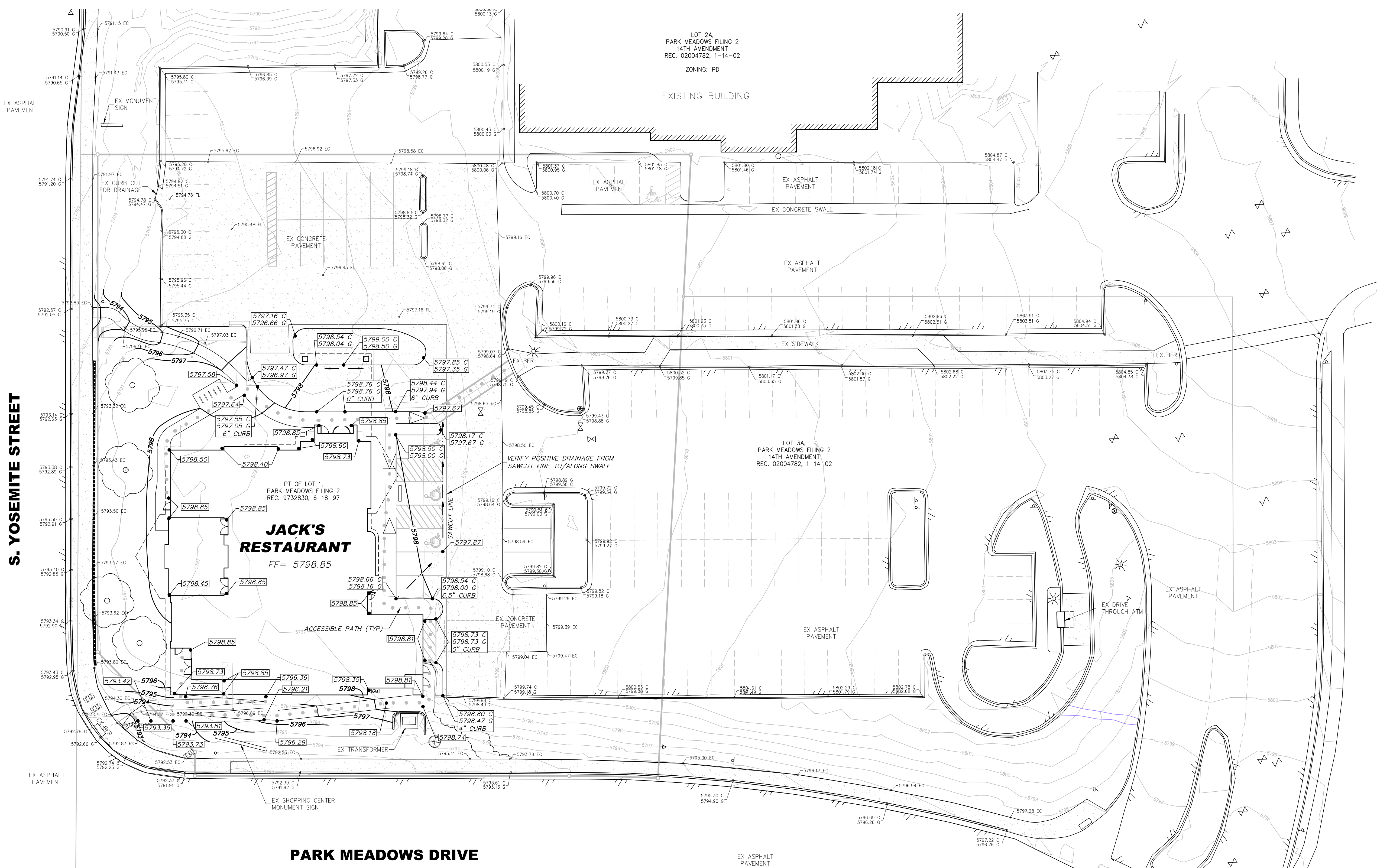
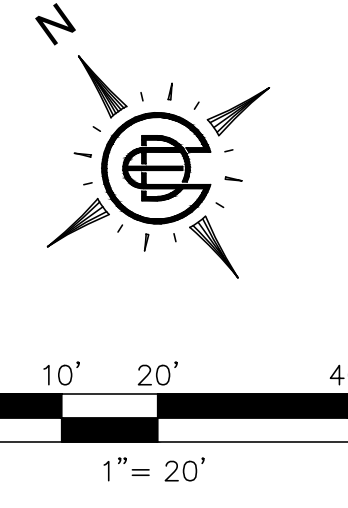
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**GRADING GENERAL NOTES**

1. 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.
2. EXISTING GRADE INFORMATION IS BASED ON TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY ARROW SURVEY GROUP, INC..
3. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCY.
4. THE CONTRACTOR SHALL CONTACT THE OWNER AND PROJECT ENGINEER PRIOR TO ANY WORK TO IDENTIFY ANY AREAS THAT REQUIRE SPECIAL ATTENTION (PROTECTION, PRESERVATION, ETC.).
5. EROSION CONTROL DEVICES SHALL BE COMPLETELY INSTALLED FOR ALL AREAS BEING DISTURBED PRIOR TO ANY DISTURBANCE. REFER TO THE EROSION CONTROL PLAN AND SWPPP.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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**

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**GRADING PLAN**

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**SANITARY SEWER GENERAL NOTES**

- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BONDS REQUIRED BY THE GOVERNING AUTHORITY.
- PIPE MATERIAL FOR SANITARY SEWER LINES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED OR REQUIRED BY GOVERNING AUTHORITY:
  - SEWER MAINS 6" AND LARGER: GREEN PVC-ASTM D 3034-SDR 35
- 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.
- 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.
- ALL PIPE CONNECTIONS TO SANITARY SEWER STRUCTURES SHALL BE SEALED TO CREATE A WATER-TIGHT CONNECTION.
- UNLESS NOTED OTHERWISE OR REQUIRED BY GOVERNING AUTHORITY'S SPECIFICATIONS OR DETAILS, ALL SANITARY SEWER MANHOLES SHALL BE PRECAST STRUCTURES MANUFACTURED BY FORTERRA.
- 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.
- REFER TO THE PAVING DETAILS FOR JOINTS AND/OR BLOCKOUTS TO BE PLACED AROUND ALL SANITARY SEWER MANHOLES.

**WATER GENERAL NOTES**

- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL BONDS REQUIRED BY THE GOVERNING AUTHORITY.
- PIPE MATERIAL FOR WATER LINES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE OR REQUIRED BY GOVERNING AUTHORITY:
  - WATER MAINS 6" AND LARGER: BLUE PVC-AWWA C900-CLASS 165
  - WATER SERVICES SMALLER THAN 6": PVC-SCH 40, OR TYPE K COPPER
  - FIRE LINES: REFER TO FIRE SPRINKLER DESIGN DRAWINGS
- FIRE LINES SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
- THERE SHALL BE A MINIMUM OF 42 INCHES FROM TOP OF PIPE TO TOP OF FINAL SURFACE GRADE.
- 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.
- WATER MAINS SHALL BE PLACED NO CLOSER TO ANY SANITARY SEWER MAIN THAN ALLOWED BY EPA, STATE, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
- 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.
- 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.
- 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.
- ALL WATER LINES SHALL BE STERILIZED AND TESTED. RESULTS SHALL MEET OR EXCEED THE GOVERNING AUTHORITY'S REQUIREMENTS.

**FRANCHISE UTILITY GENERAL NOTES**

- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY'S SPECIFICATIONS AND DETAILS.
- 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.
- 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.
- 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.
- 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.
- 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.
- CONDUITS FOR FUTURE USE SHALL BE TURNED VERTICAL AND CAPPED SIX INCHES ABOVE FINAL GRADE.

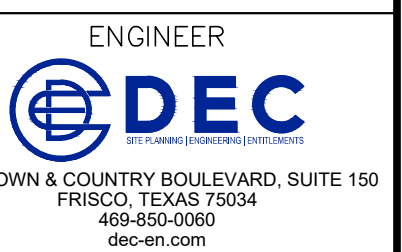
**FRANCHISE UTILITY CONTACTS**

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

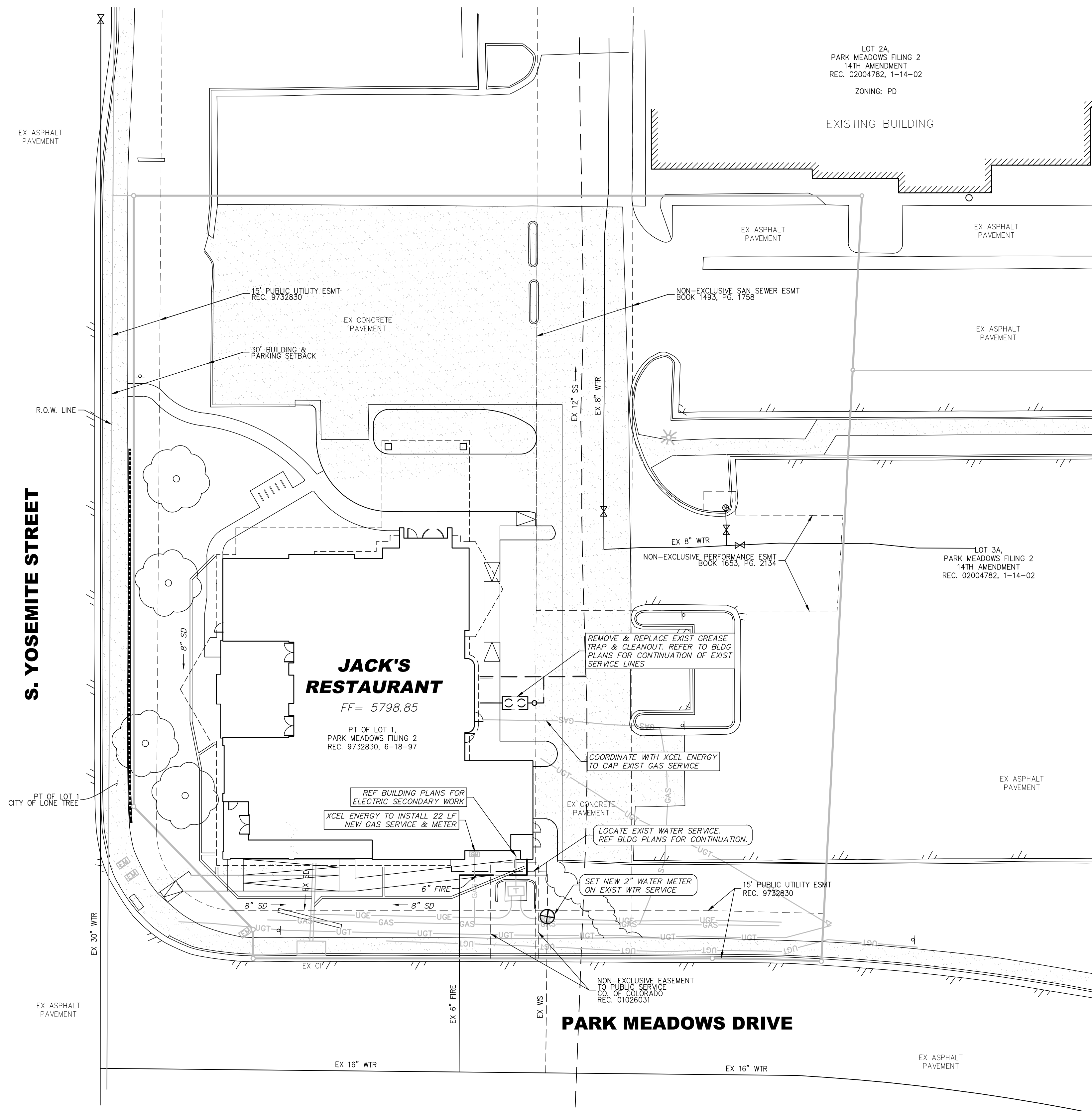
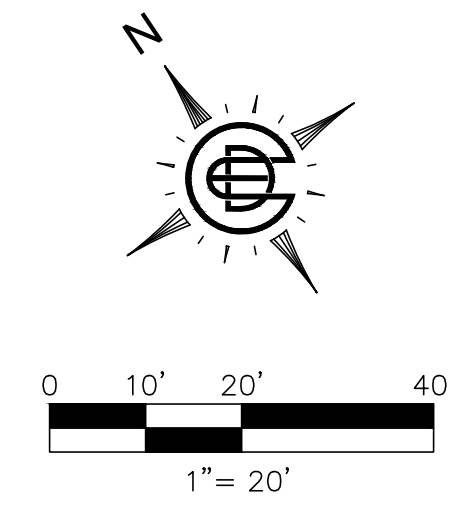
REV	DATE	REMARKS
C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS

**UTILITY PLAN**

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



ISSUE DATE	DEC FILE NO.
10/06/23	105616
CITY FILE NO.	SHEET NO.
SP23-0035	06 OF 24



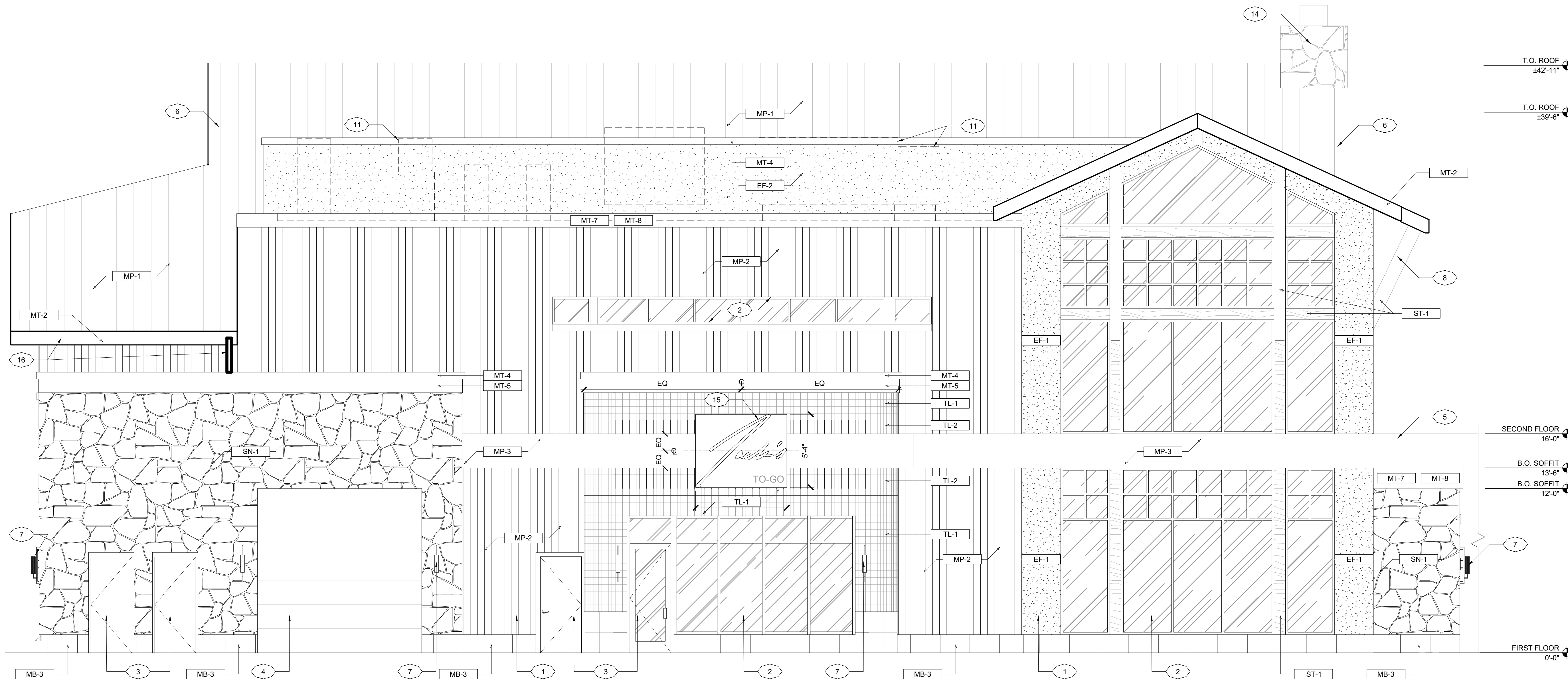
RESTAURANT  
 LOT 1, PARK MEADOWS FILING 2  
 LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,  
 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)

KEY NOTES ###

1. EXTERIOR WALL FINISH
2. DARK BRONZE ALUMINUM STOREFRONT.
3. NEW DOOR. REFER TO DOOR SCHEDULE.
4. OVERHEAD DOOR
5. FASCIA COPING
6. STANDING SEAM SLOPED ROOF
7. EXTERIOR WALL SCONCE
8. STAINED/SEALED ROUGH SAWN 1x DOUGLAS FIR
9. EXTERIOR PATIO FIREPLACE
10. PATIO HALF WALL
11. MECHANICAL EQUIPMENT BEHIND SCREEN WALL
12. SES CABINET
13. STAIRS WITH RAILING
14. CHIMNEY WITH CAP
15. FUTURE SIGNAGE NOT APPROVED AS PART OF SIP AND REQUIRE A SEPARATE PERMIT AND REVIEW PROCESS
16. GUTTER AND DOWNSPOUT

NOTE: SEE MATERIAL BOARD FOR FINISH INFO.

GLAZING INFO: SOLAR CONTROL LOW-E CLEAR INSULATING GLASS. SOLARBAN 60 (2)  
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 VISIBLE LIGHT TRANSMITTANCE - 70%, U-VALUE WINTER - 0.29, U-VALUE SUMMER - 0.27  
 SHGC - 0.39, SHADING COEFFICIENT - 0.45, OUTDOOR VISIBLE LIGHT REFLECTANCE - 11%



SOUTHEAST ELEVATION

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

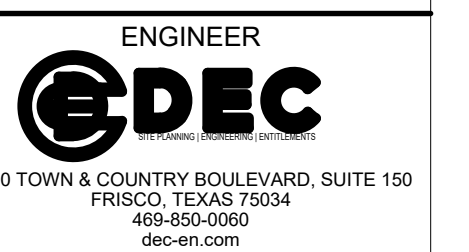
REV	DATE	CITY COMMENTS	REMARKS
C	03/15/24	CITY COMMENTS	
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**BUILDING ELEVATIONS**

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



ISSUE DATE: 10/06/23

DEC FILE NO.: 105616

CITY FILE NO.: SP23-0035

SHEET NO.: 07 OF 24

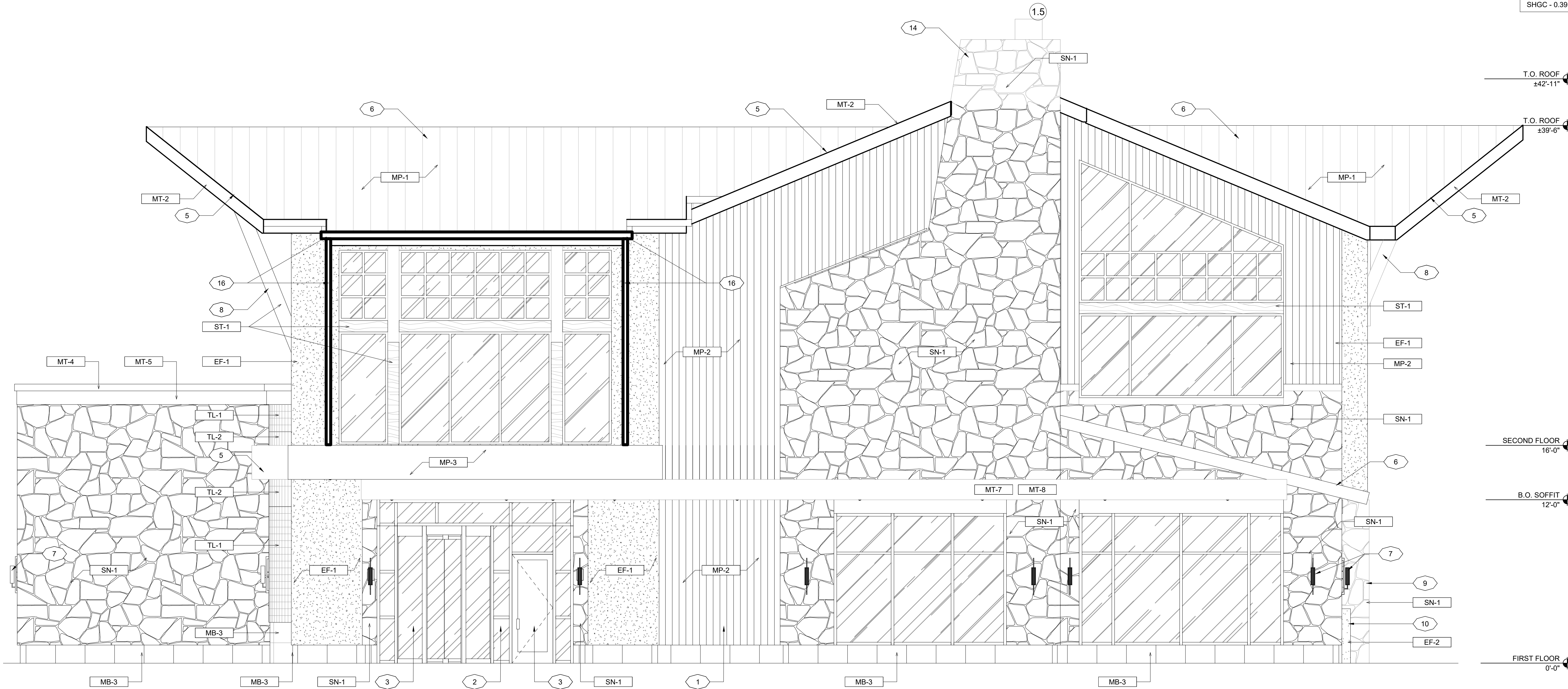
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NORTHEAST ELEVATION

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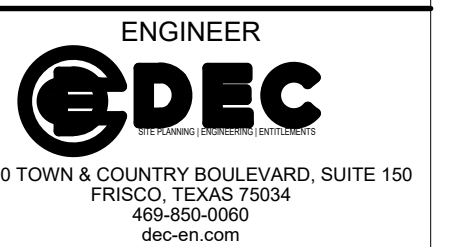
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**BUILDING ELEVATIONS**

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



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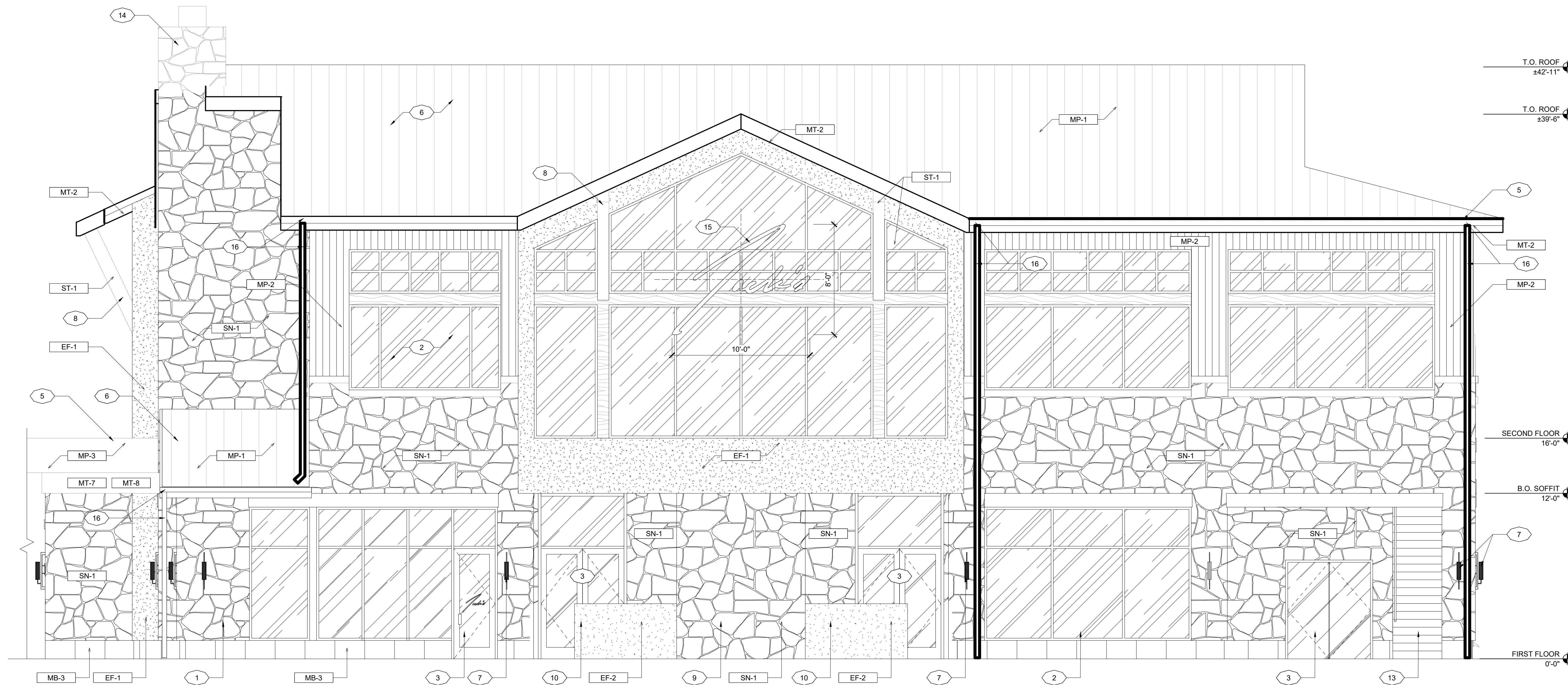
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NORTHWEST ELEVATION

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

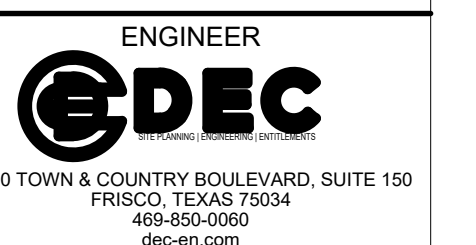
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**BUILDING ELEVATIONS**

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



ISSUE DATE	DEC FILE NO.
10/06/23	105616
CITY FILE NO.	SHEET NO.
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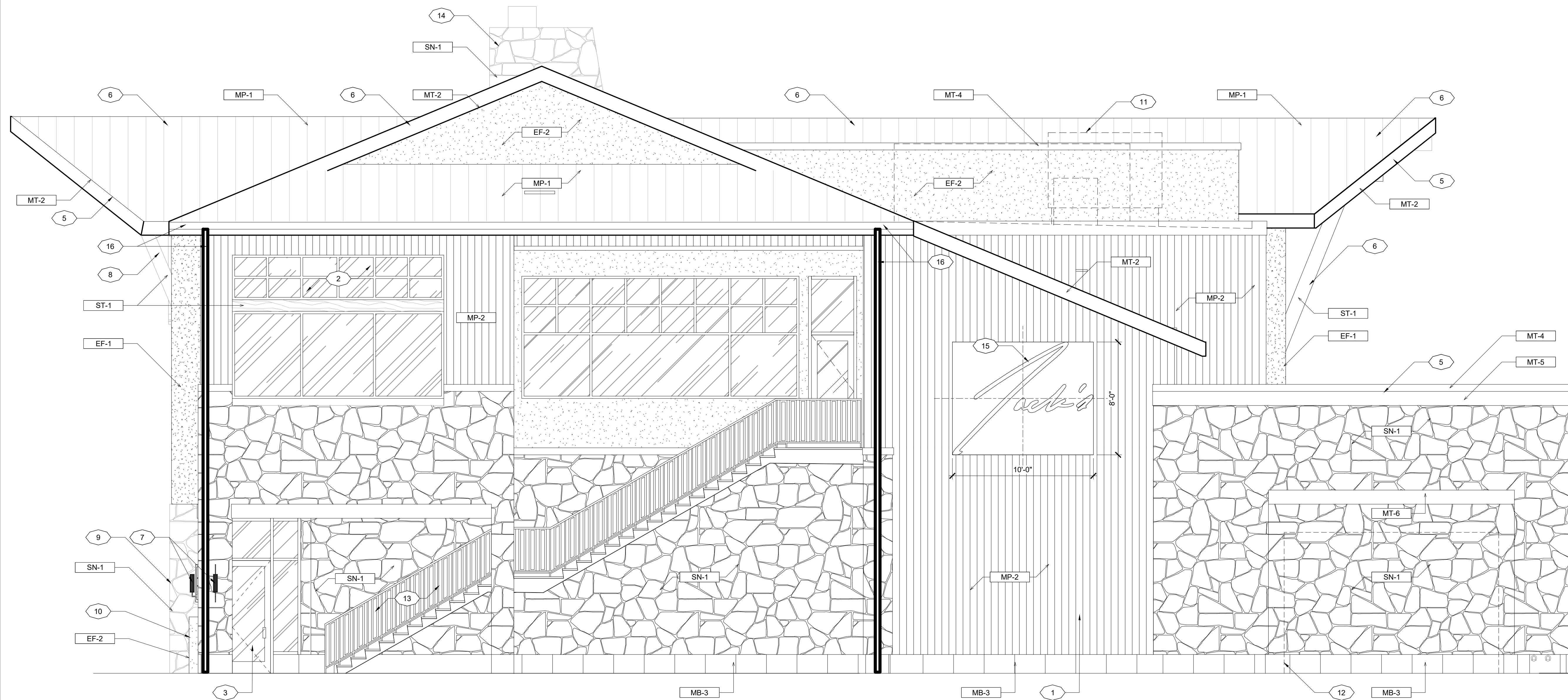
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T.O. ROOF  
±42'-11"

T.O. ROOF  
±39'-6"

T.O. PARAPET  
37'-8"

T.O. PARAPET  
20'-6"

SECOND FLOOR  
16'-0"

B.O. SOFFIT  
12'-0"

FIRST FLOOR  
0'-0"

REV	DATE	CITY COMMENTS	REMARKS
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**BUILDING ELEVATIONS**

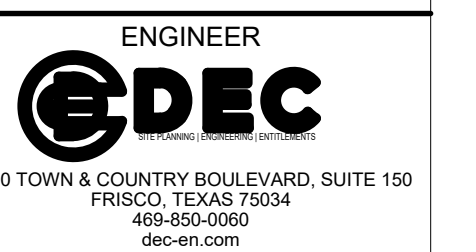
JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO

SOUTHWEST ELEVATION

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



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SP23-0035	10 OF 24

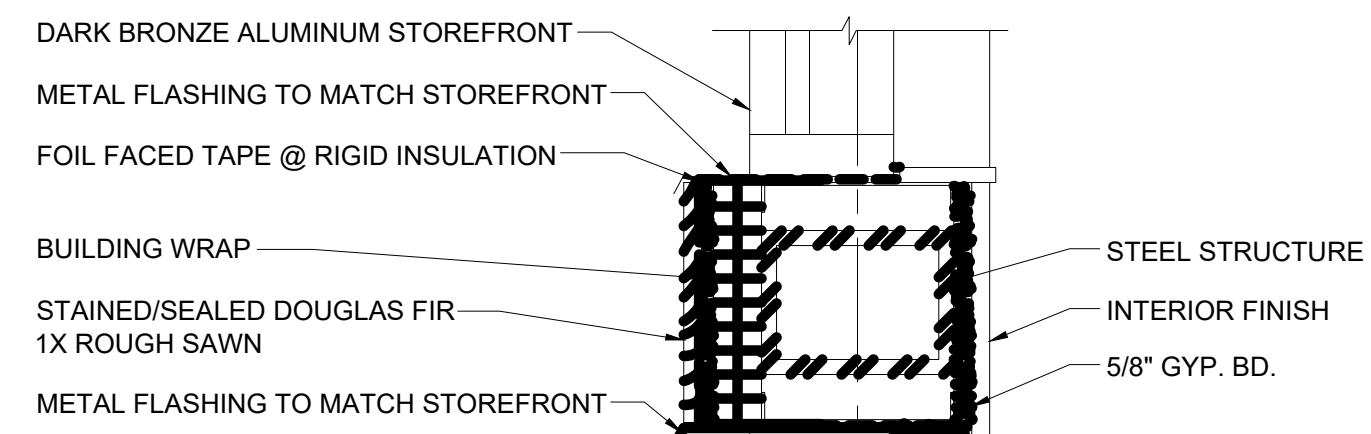
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 SP23-0035 (SITE IMPROVEMENT PLAN)

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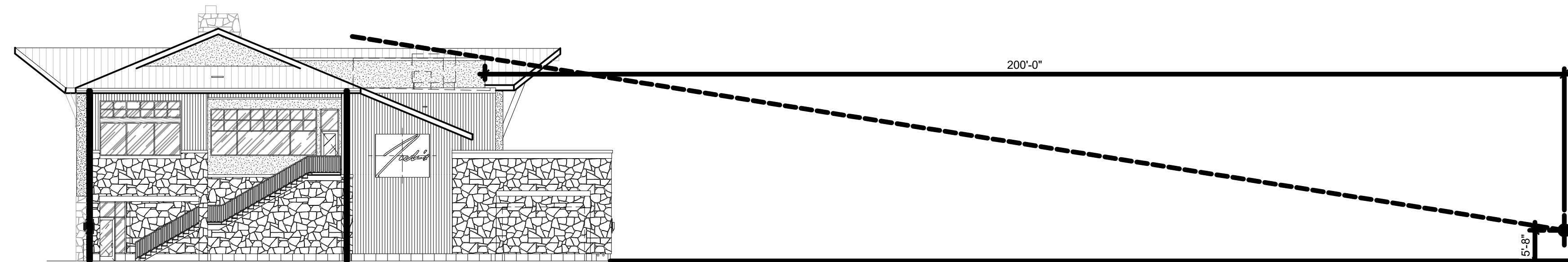
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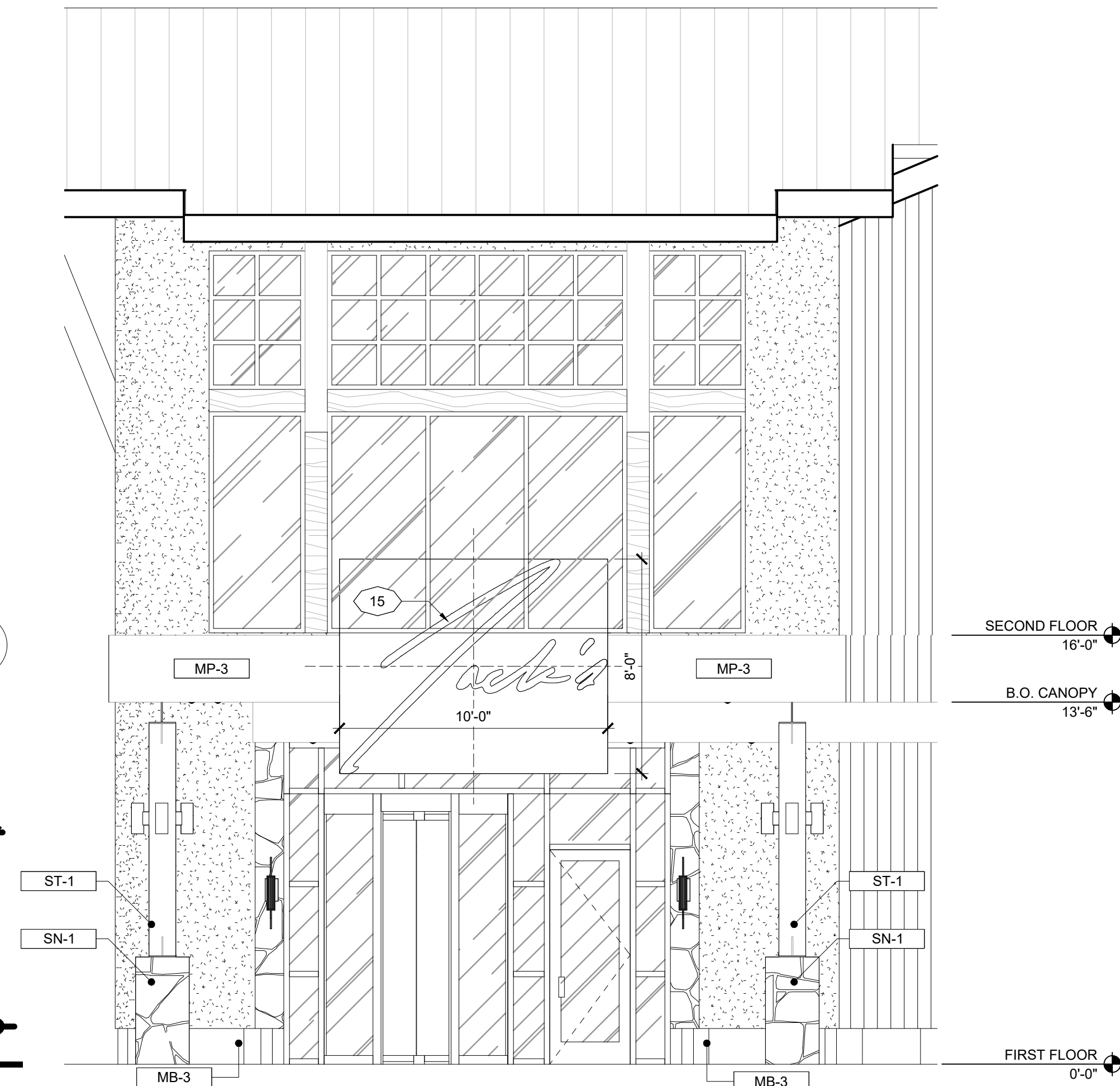
STAINED/SEALED ROUGH SAWN DOUGLAS FIR

SCALE: 1/16" = 1'-0"



SIGHT LINE

SCALE: 1/16" = 1'-0"



PORTE COCHERE NORTHEAST ELEVATION

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

REV	DATE	REMARKS
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**BUILDING ELEVATIONS**

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



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SP23-0035	11 OF 24

RESTAURANT  
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 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)



NORTHEAST COLORED RENDERING (NIGHT)

SCALE: N.T.S.

DISCLAIMER: RENDERINGS ARE PROVIDED TO SHOW OVERALL DESIGN INTENT AND DO NOT REFLECT ALL PROPOSED SITE IMPROVEMENTS. I.E. LANDSCAPING MAY NOT BE 100% CORRECT. SEE BUILDING ELEVATIONS FOR SPECIFIC INFO AND DESIGN.

REV	DATE	REMARKS
C	03/15/24	CITY COMMENTS
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**COLORED RENDERINGS**

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



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

ISSUE DATE: 10/06/23      DEC FILE NO.: 105616

CITY FILE NO.: SP23-0035      SHEET NO.: 12 OF 24

RESTAURANT  
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 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)



NORTHEAST COLORED RENDERING (DAY)

SCALE: N.T.S.

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REV	DATE	REMARKS
C	03/15/24	CITY COMMENTS
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**COLORED RENDERINGS**

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO

ENGINEER



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

ISSUE DATE: 10/06/23 DEC FILE NO.: 105616

CITY FILE NO.: SP23-0035 SHEET NO.: 13 OF 24

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NORTHWEST COLORED RENDERING (NIGHT)

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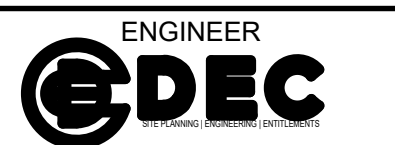
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**COLORED RENDERINGS**

JACK'S RESTAURANT

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CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



5300 TOWN & COUNTRY BOULEVARD, SUITE 150  
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ISSUE DATE	DEC FILE NO.
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SP23-0035	14 OF 24

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 SP23-0035 (SITE IMPROVEMENT PLAN)



EAST COLORED RENDERING (NIGHT)

SCALE: N.T.S.

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C	03/15/24	CITY COMMENTS
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**COLORED RENDERINGS**

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



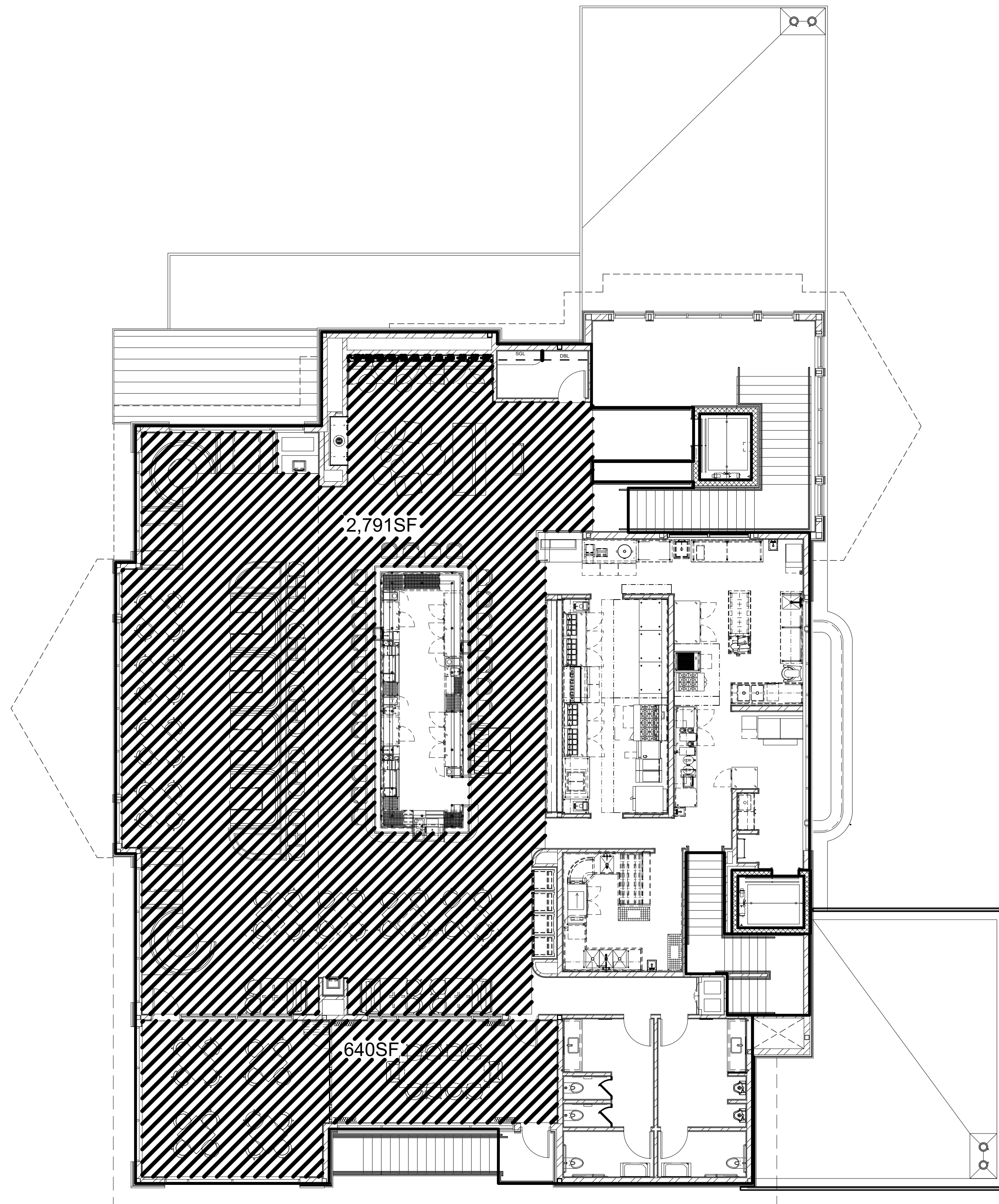
5300 TOWN & COUNTRY BOULEVARD, SUITE 150  
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ISSUE DATE 10/06/23	DEC FILE NO. 105616
CITY FILE NO. SP23-0035	SHEET NO. 15 OF 24

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 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,  
 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)

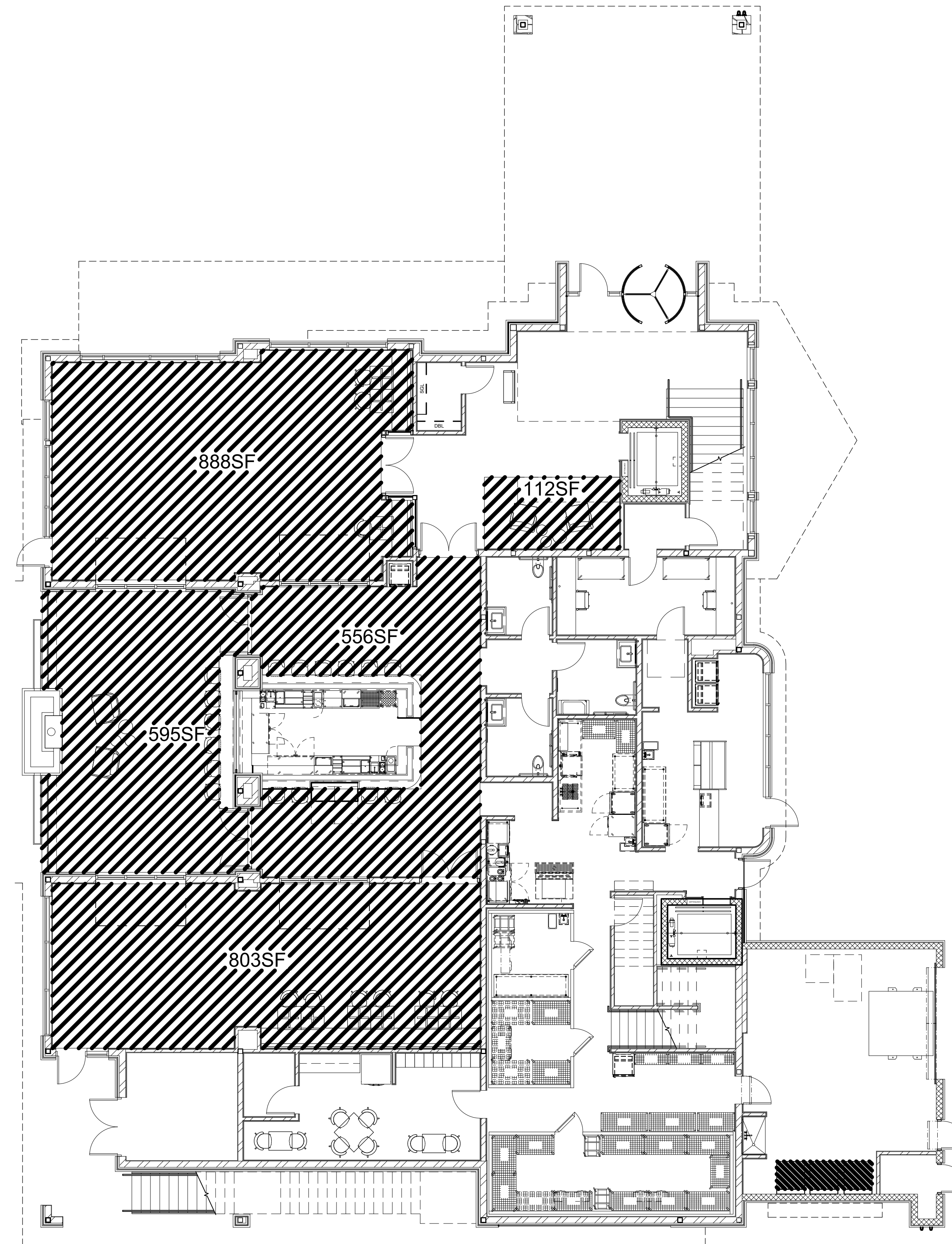
SQUARE FOOTAGE FOR PARKING CALCS

FIRST FLOOR  
 2,359 SF - INTERIOR  
 595 SF - PATIO  
 SECOND FLOOR  
 3,431 SF - INTERIOR  
 TOTAL INTERIOR - 5,790 SF  
 TOTAL PATIO - 595 SF



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

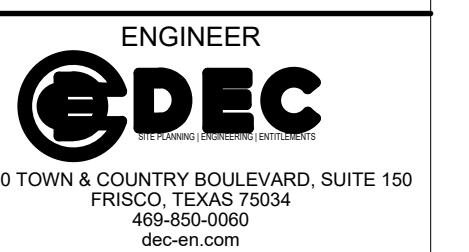
SCALE: 1/8" = 1'-0"

REV	DATE	REMARKS
C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS

**PARKING CALC PLANS**

JACK'S RESTAURANT

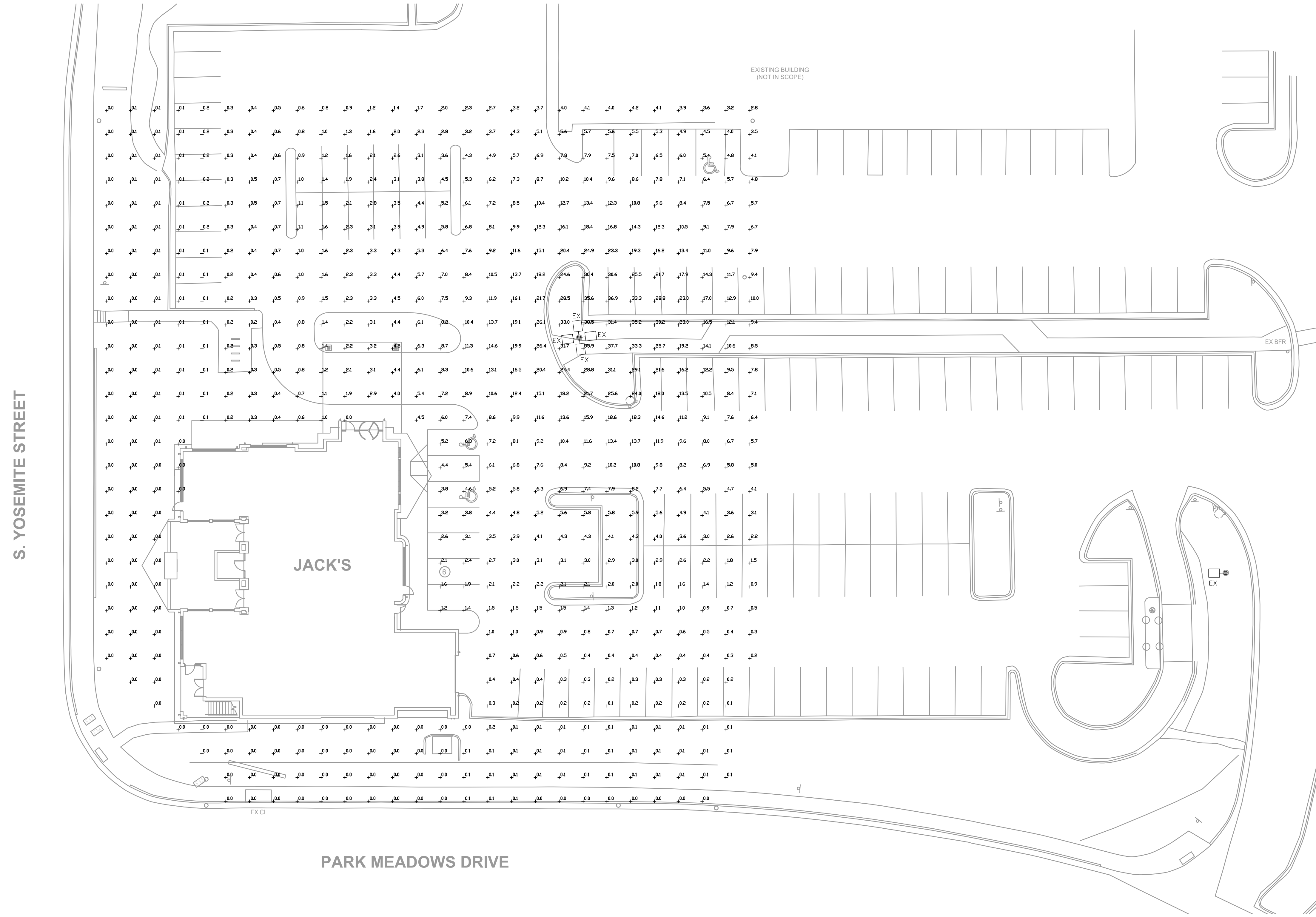
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2  
 CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



ISSUE DATE 10/06/23	DEC FILE NO. 105616
CITY FILE NO. SP23-0035	SHEET NO. 16 OF 24



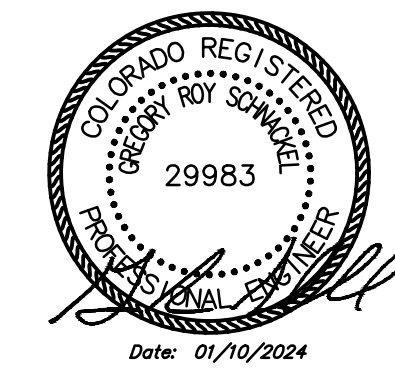
RESTAURANT  
 LOT 1, PARK MEADOWS FILING 2  
 LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,  
 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	4.9 fc	38.5 fc	0.0 fc	N/A	N/A

C	03/15/24	CITY COMMENTS
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REV	DATE	REMARKS

**SITE LIGHTING PHOTOMETRIC**  
**JACK'S RESTAURANT**  
 1.20 ACRES - LOT 1 PARK MEADOWS FILING 2  
 CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO



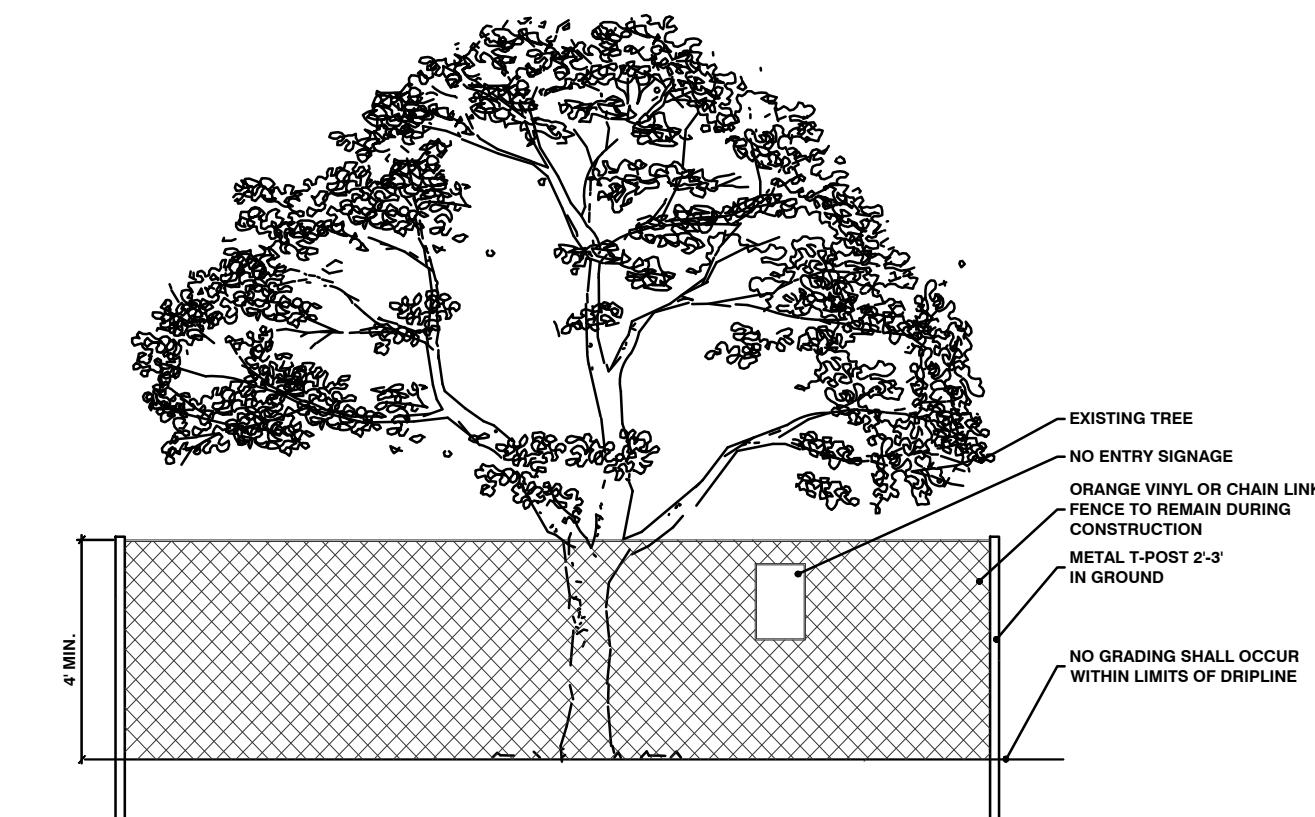
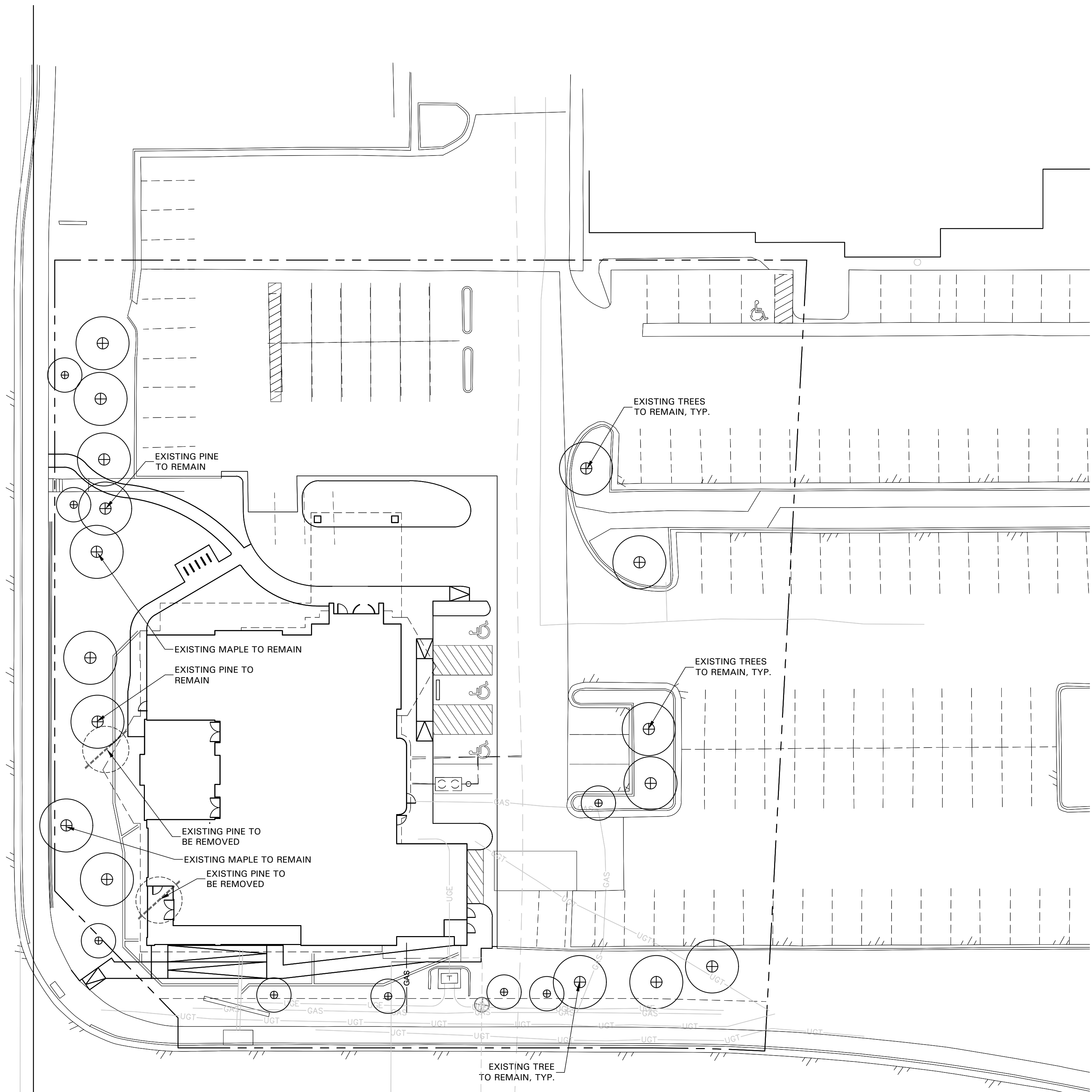
**ENGINEER**  
**DEC**  
 5300 TOWN & COUNTRY BOULEVARD, SUITE 150  
 FRISCO, TEXAS 75034  
 469-850-0060  
 dec-en.com

ISSUE DATE	DEC FILE NO.
10/06/23	105616
CITY FILE NO.	SHEET NO.
-	17 of 24

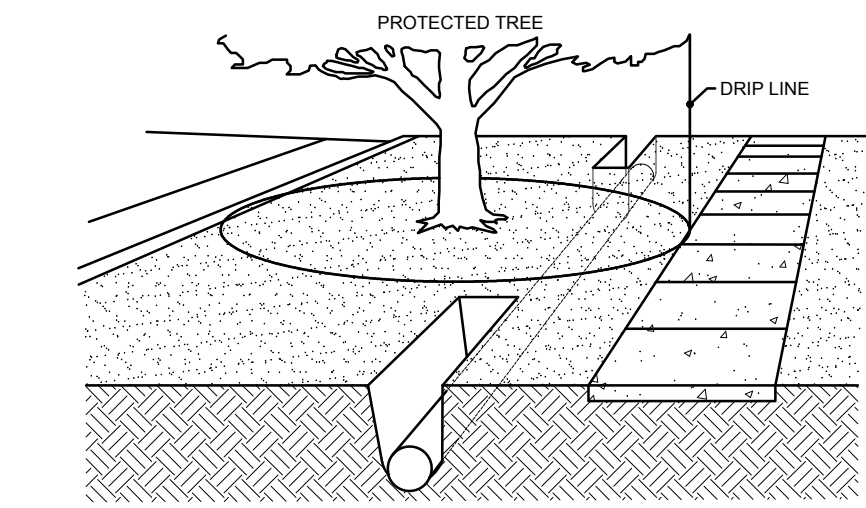
SITE LIGHTING PHOTOMETRIC **A1**  
 SCALE: 1" = 20'-0"



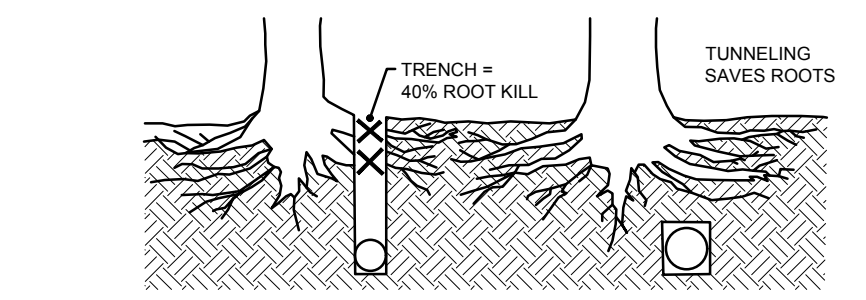
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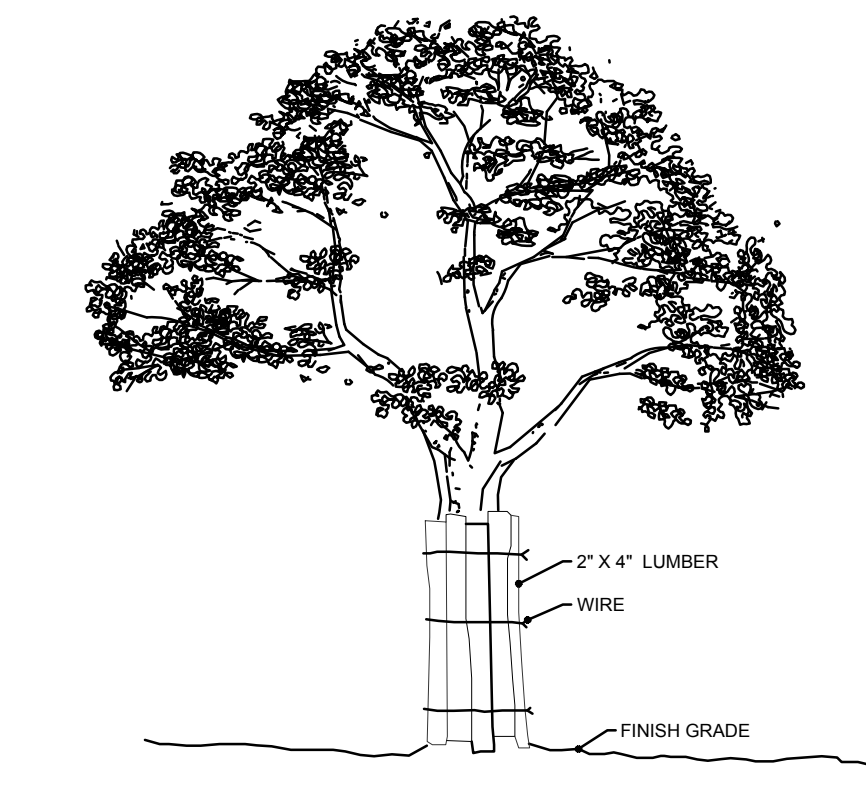
**1 TREE PROTECTION FENCING**  
 N.T.S.



**2 BORING AND TUNNELING**  
 N.T.S.

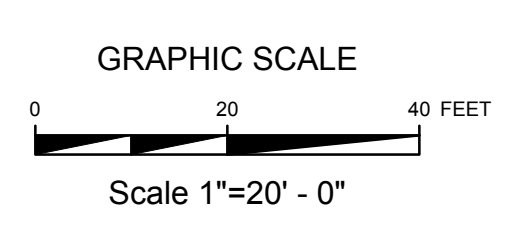
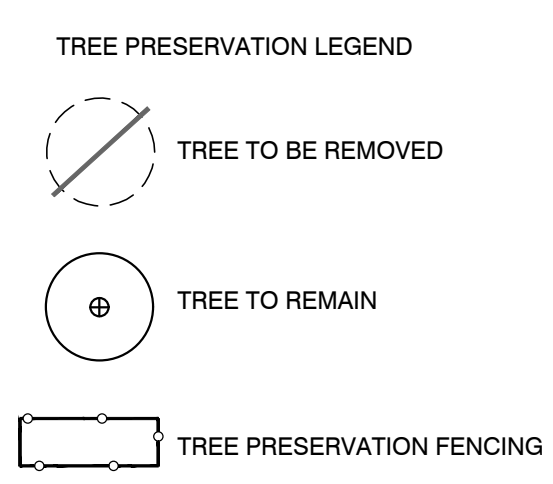


**3 BARK PROTECTION**  
 N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2\"/>

**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 (48) 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\"/>

**1 TREE PROTECTION FENCING**  
 N.T.S.

**2 BORING AND TUNNELING**  
 N.T.S.

**3 BARK PROTECTION**  
 N.T.S.

C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS
REV	DATE	REMARKS

**TREE PRESERVATION PLAN**

JACK'S RESTAURANT

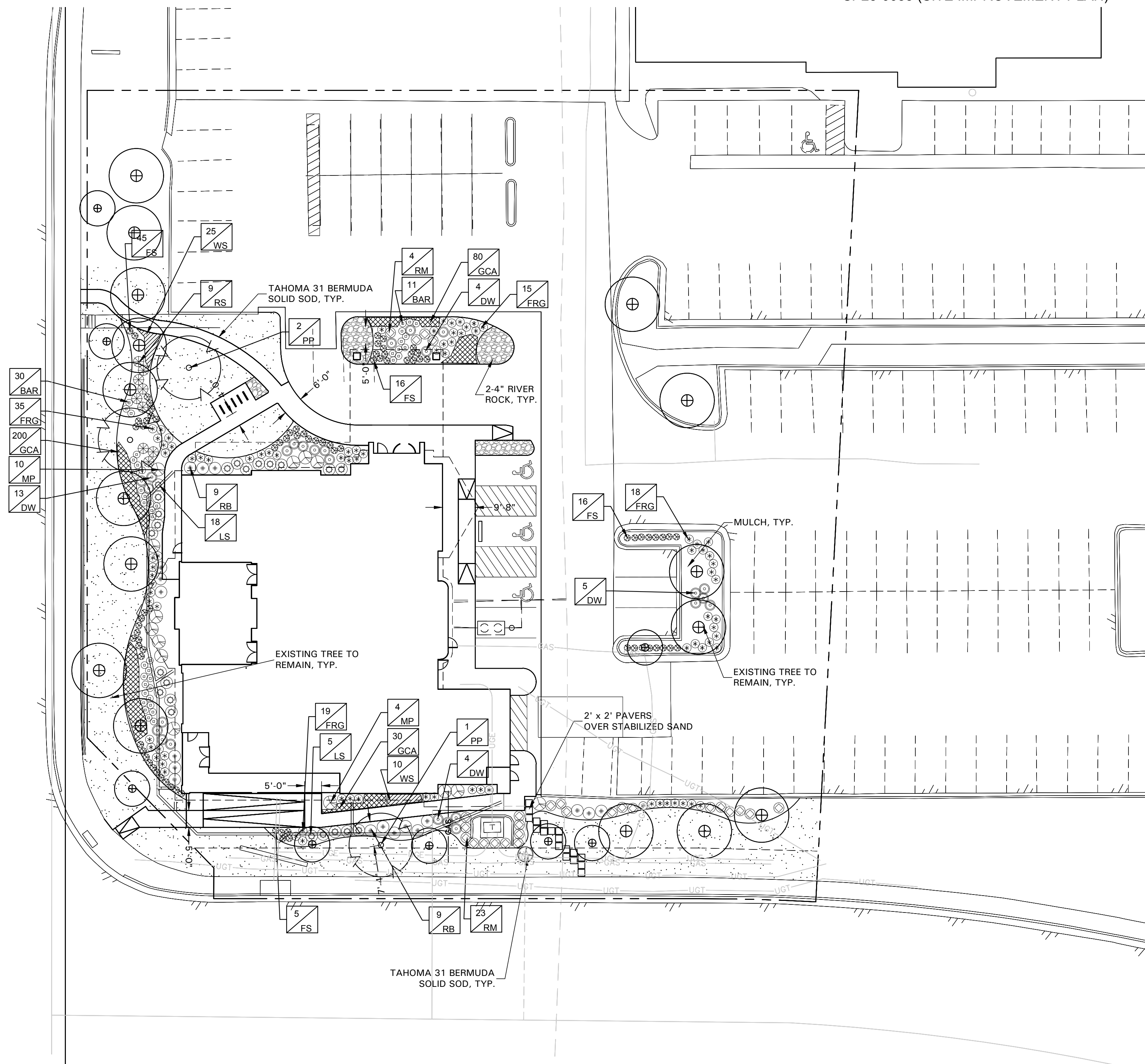
1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO

ISSUE DATE	DEC FILE NO.
3/15/24	105616
CITY FILE NO.	SHEET NO.
SP23-0035	18 OF 24

1/12/24

RESTAURANT  
 LOT 1, PARK MEADOWS FILING 2  
 LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,  
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QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	ZONE	PLANTING SIZE	SIZE AT MATURITY	WATER USE	%
<b>SHADE TREES</b>								
3	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%
22		Existing Trees						
<b>25</b>	<b>TOTAL</b>							
<b>SHRUBS</b>								
41	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	16.73%
26	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	10.61%
87	FRG	Feather Reed Grass	<i>Calamagrostis acutiflora</i>	Zone 4-9	5 gal.; full, 18" spread, 24" o.c.	2-6' ht, 2' w	medium to low	35.51%
23	LS	Lilla Smoke Bush	<i>Cotinus coggyria 'Lilla'</i>	Zone 4-8	7 gal.; full, 30" sprd, 40" o.c.	4' ht, 4' w	medium to low	9.39%
14	MP	Weigela	<i>Weigela</i>	Zone 4-8	7 gal.; full, 48" o.c.	3-6' ht, 3-6' w	medium	5.71%
18	RB	Rubber Rabbitbush	<i>Ericameria nauseosa</i>	Zone 4-7	7 gal.; full, 30" sprd, 40" o.c.	3-9' ht, 3-9' w	low	7.35%
27	RM	Dwarf Globe Blue Spruce	<i>Picea pungens 'Globosa'</i>	Zone 2-8	5 gal.; full, 24" sprd, 36" o.c.	3-5' ht, 5' w	medium	11.02%
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	3.67%
<b>245</b>	<b>TOTAL</b>							
<b>GROUND COVER/VINES/GRASS</b>								
82	FS	Fringed Sage	<i>Artemisia frigida</i>	Zone 3-8	1 gal.; full, 18" o.c.	15" ht, 24" w.	low	19.20%
310	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	72.60%
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	8.20%
<b>427</b>	<b>TOTAL</b>							
6074 s.f.		Tahoma 31 Bermuda Solid Sod	<i>Cynodon dactylon</i>					
272 s.f.		River Rock						
<b>TOTAL</b>								

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.

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
- LAWN AREAS SHALL BE SET 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CHITING TOPSOIL. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE IRRIGATED. TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS 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 SPOILS, TRASH ETC PRIOR TO LAYING 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 1" 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 'CONWEP' 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.

**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 THIN 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 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 QUANTITIES OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE 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 APPROPRIATE FOR 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:**

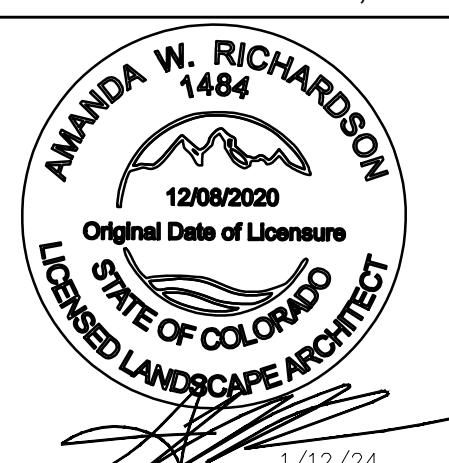
- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DO NOT EXCEED 2" BELOW FINISH GRADE. BOULDER SHOULD BE 3" DEPTH. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 50LBS. 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.

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.	
Parking Spaces: 46	
REQUIRED	PROVIDED

**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. 18-3-20 (9).
- 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.

**LANDSCAPE PLAN**  
 JACK'S RESTAURANT  
 1.20 ACRES - LOT 1 PARK MEADOWS FILING 2  
 CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO

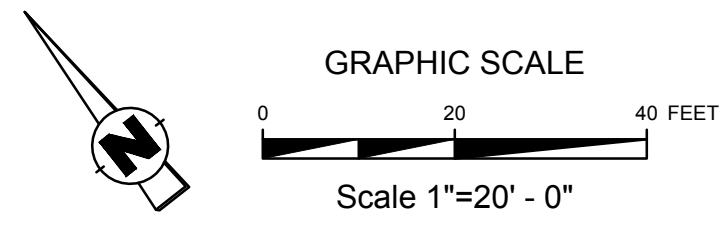


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ISSUE DATE: 3/15/24  
 DEC FILE NO.: 105616

CITY FILE NO.: SP23-0035  
 SHEET NO.: 19 OF 24

1/12/24



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**RESTAURANT**  
**LOT 1, PARK MEADOWS FILING 2**  
**LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,**  
**RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,**  
**CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,**  
**1.25 ACRES**  
**SP23-0035 (SITE IMPROVEMENT PLAN)**

- SECTION 32 9000 - LANDSCAPE  
 PART 1 - GENERAL
- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.
  - 1.2 ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - 1.3 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 SUPPLIES, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
  1. PLANTING (TREES, SHRUBS, GRASSES)
  2. 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 UTILITIES (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 1990, EDITION BY AMERICAN NATIONAL STANDARDS INSTITUTE (2011); PLANT MATERIALS
  - B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE: 1942 EDITION 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.
  - 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 SOLID SOD SHALL BE LEFT ONE INCH BELOW THE 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 CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.
- 1.7 SEQUENCING
  - A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID 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, OR GROUND COVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.
  - C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS. GUEVATION, 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 MAINTAIN PROPER WATER CONSERVATION.
  - L. REAPPLY MULCH TO BARE AND THIN AREAS.
  - M. SHOULD SEEDED 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 RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE HEALTHY MOWED.

- GUARANTEE:
- A. TREES, SHRUBS, GROUND COVER 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 ALL CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.
  - E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE

- 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 HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSPORT 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 SAWDUST 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 DISLOCATION 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 - PLANT MATERIALS
- 2.1 PLANT MATERIALS
    - A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED AND PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT 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 SCHEDULE IS AN AID TO BIDDERS ONLY. CONTAIN ALL QUANTITIES ON PLAN.
    - C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON 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 UNDERSEIZED 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 PLAN 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-FOOT-BOUND, FREE FROM ENCRUSTING 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 VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
    - L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT 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 EXTRANEUS MATERIALS AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLS/GRASS OR NUTGRASS SHALL BE REJECTED.
      2. PHYSICAL PROPERTIES AS FOLLOWS:
        - a. CLAY - BETWEEN 1-27%
        - 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, CLARKWATER, TEXAS. PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOI BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.
- E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
- F. ORGANIC FERTILIZER: FERTILIAID, SUSTANE OR GREEN SENSE 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 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UP) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

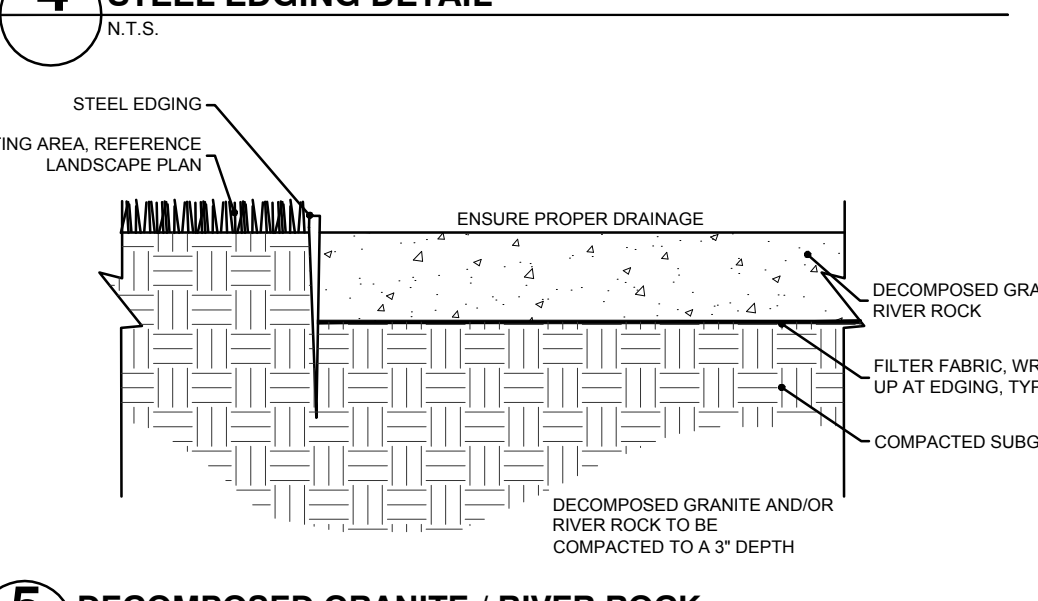
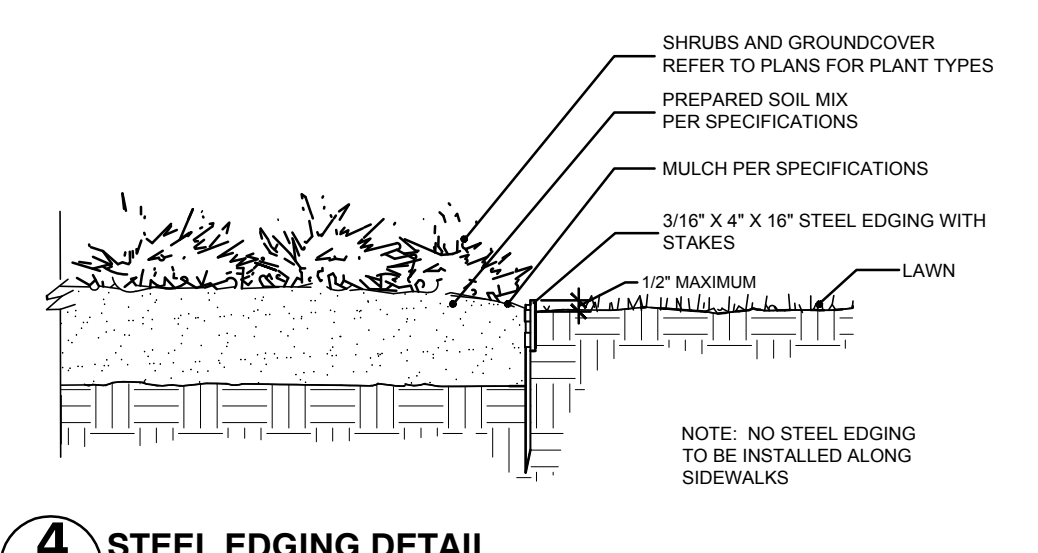
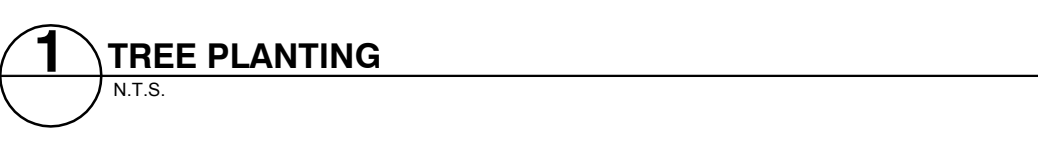
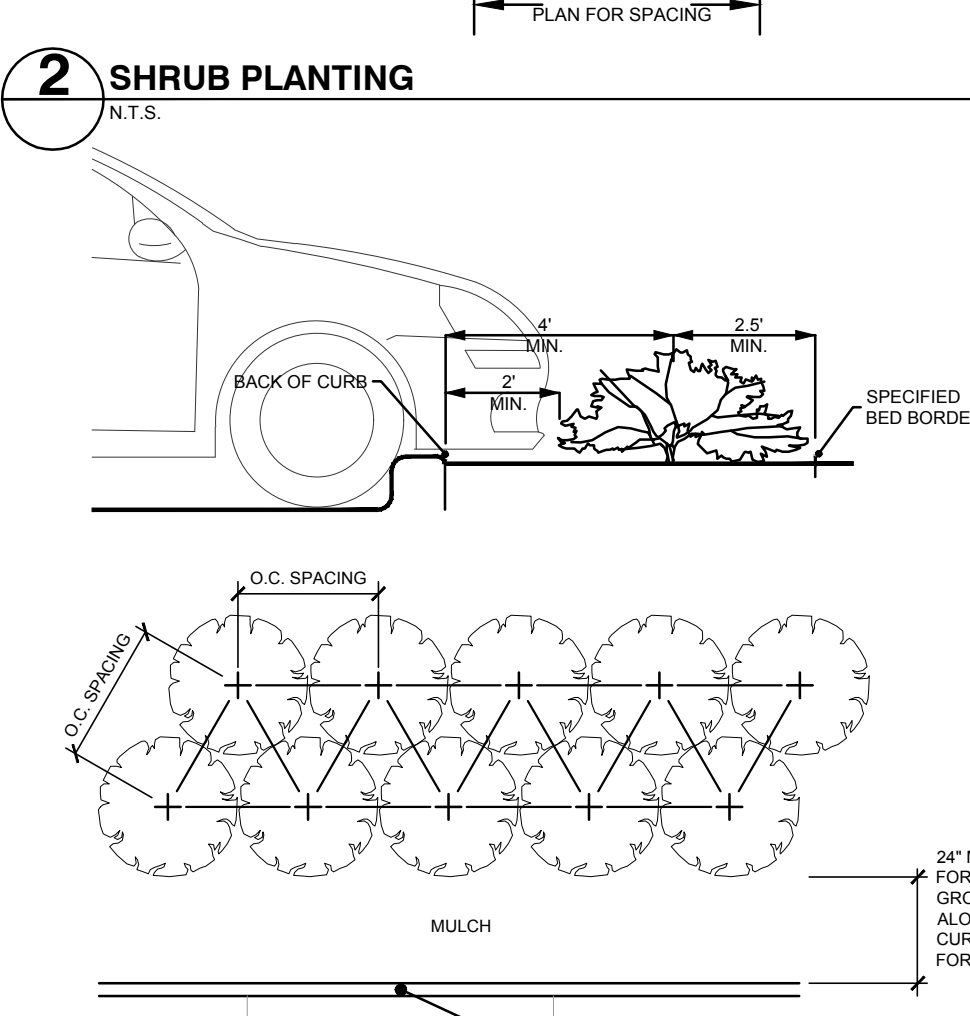
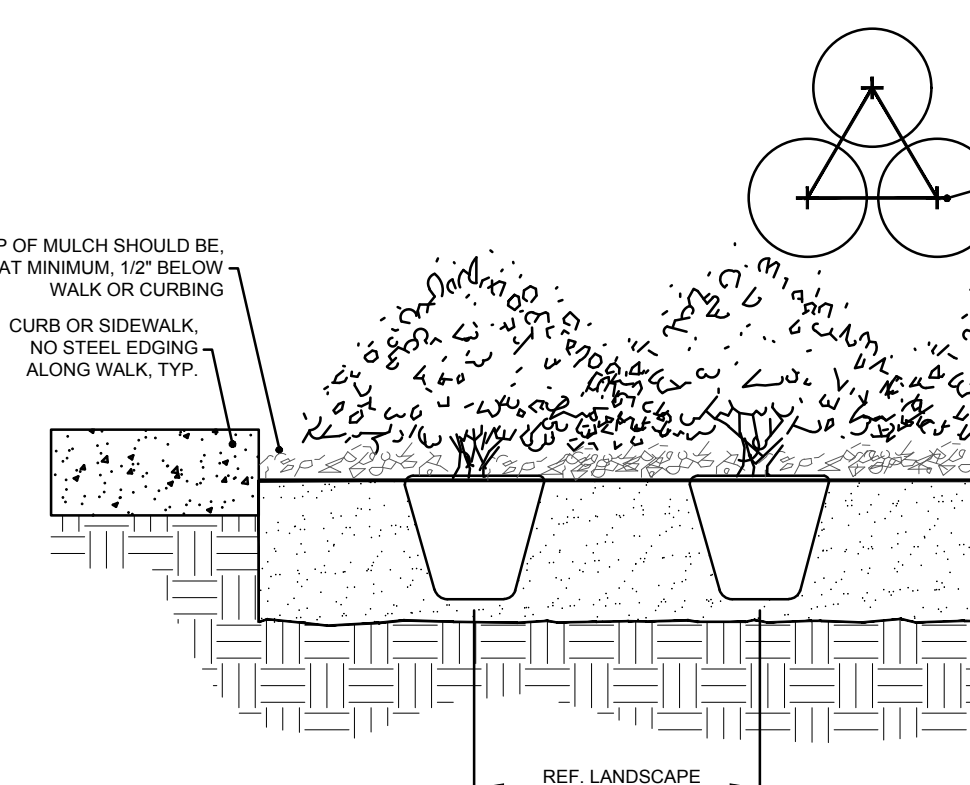
- 2.3 MISCELLANEOUS MATERIALS
  - A. STEEL EDGING - SHALL BE 3/16" X 4" X 10' DARK GREEN LANDSCAPE EDGING DURADEE STEEL OR APPROVED EQUAL.
  - B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
  - C. FILTER FABRIC - MIRAFL 1405 BY MIRAFL INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-524-4444).
  - D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
  - E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
  - F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE 1/2" TO 1" 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 USE ON SIDEWALKS, 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 FERTILIZER 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.

- BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE 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 CENTER OF THE PLANT PIT.
- D. 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 HOISING THEM AT END OF EACH WORK DAY.
  - B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
  - C. ENSURE THAT WORK IS COMPLETE AND 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 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 REPAIR 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



C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS
REV	DATE	REMARKS

**LANDSCAPE SPECIFICATIONS AND DETAILS**

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

<p><b>AMANDA W. RICHARDSON</b> 1484 12/08/2020 Original Date of Licensure LICENSED LANDSCAPE ARCHITECT</p>	<p><b>ENGINEER</b> <b>DEC</b></p>
	<p>8300 TOWN &amp; COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0060 dec-en.com</p>
<p>ISSUE DATE <b>3/15/24</b></p>	<p>DEC FILE NO. <b>105616</b></p>
<p>CITY FILE NO. <b>SP23-0035</b></p>	<p>SHEET NO. <b>20 OF 24</b></p>

**AWR**

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 P.O. Box 1746  
 Abledo, Texas 76008  
 amand@awr-designs.com  
 c. 512.517.5589

**RESTAURANT**  
**LOT 1, PARK MEADOWS FILING 2**  
 LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,  
 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)

**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 (20) FEET 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 SPICES 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 LINES SYSTEM.
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) 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 REQUIREMENTS FOR CONTROLLER, 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 DETAIL 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) HQ-3 KEYS AND TWO (2) HQ-3 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-CPL, PLD-CAP, PLD-TEE, PLD-075-TBTEE, PLD-BV. USE ECO-INDICATOR ECO-ID. USE LINE FLUSHING VALVE HUNTER AVF-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.

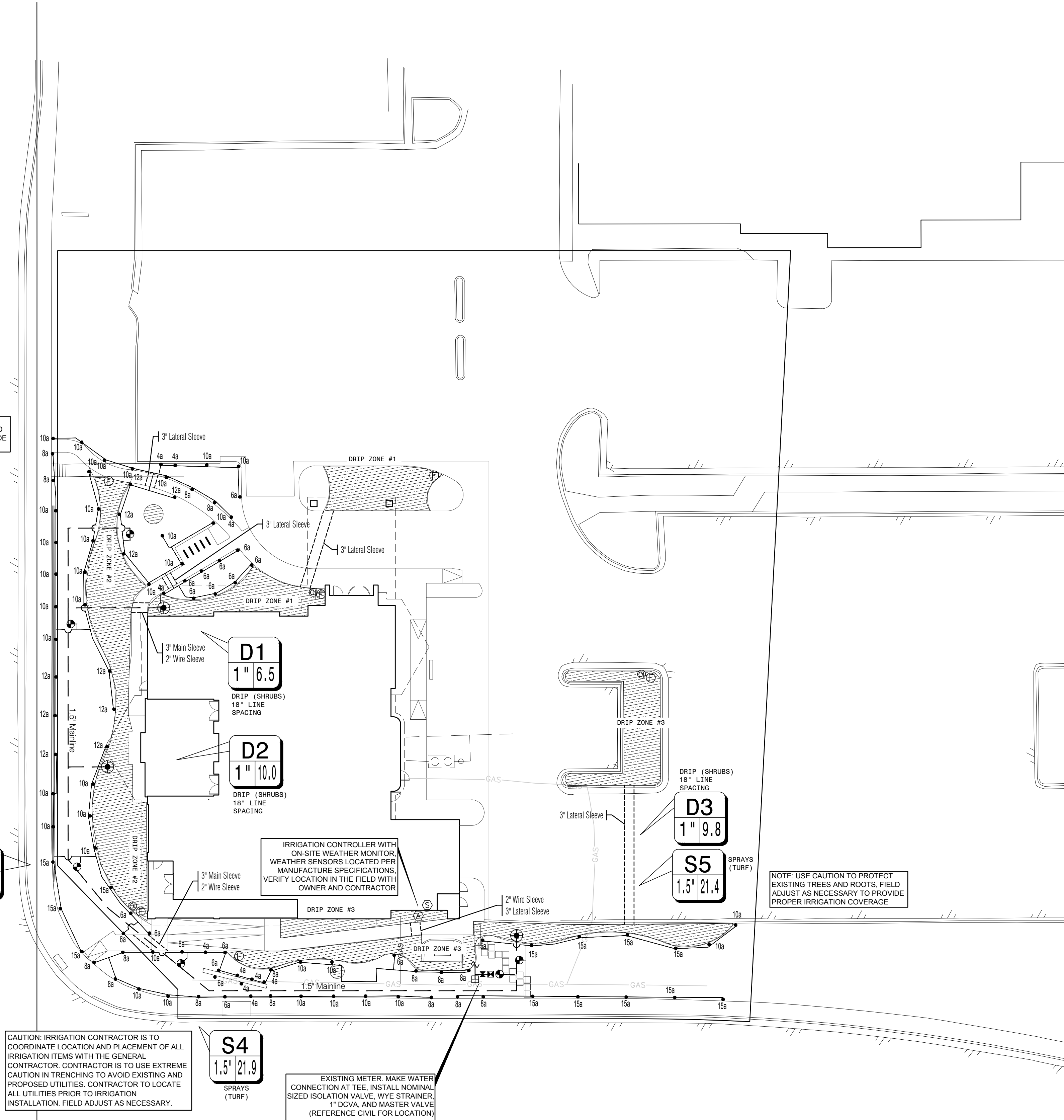
**CITY NOTES:**  
 IRRIGATION SHALL OCCUR BETWEEN THE HOUR OF 8:00 P.M. AND 6:00 A.M.  
 2. ANY IRRIGATION EQUIPMENT MOUNTED TO THE BUILDING SHALL BE PAINTED TO MATCH THE BUILDING.

**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
ICV	REMOTE CONTROL VALVE	HUNTER	ICV
1"	1" DOUBLE CHECK ASSEMBLY	FEBCO	860 SERIES
HDL	HDL DRIPLINE	HUNTER	HDL-06-12-CV
AVF-B	LINE FLUSHING VALVE	HUNTER	AVF-B
ECO-ID	PRESSURE OPERATOR INDICATOR	HUNTER	ECO-ID
IC2-101-LF-40	DRIP CONTROL VALVE	HUNTER	IC2-101-LF-40

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
1"	EXISTING WATER METER		
A	HUNTER - PRO-C-12 STATION - PC-1200		
S	HUNTER - RAIN-CLK SENSOR		
ISOLATION VALVE			
LATERAL PIPING	REFER TO PLAN	CLASS 200 PVC	
MAINLINE PIPING	REFER TO PLAN	SCH. 40 PVC, SIZED AS SHOWN	
(INSTALL THRUST BLOCKS AND AIR/VACUUM RELIEF VALVES AS NECESSARY TO PROTECT MAINLINE SYSTEM)			
IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED, ONE SLEEVE PER PIPE			
CONTROL WIRING SLEEVE, 2" SCH. 40 PVC			
VALVE STATION # (WHERE D = DRIP TUBING, S = SPRAY, R = ROTOR, T = TREE DRIP)			
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"



NOTE: USE CAUTION TO PROTECT EXISTING TREES AND ROOTS. FIELD ADJUST AS NECESSARY TO PROVIDE PROPER IRRIGATION COVERAGE

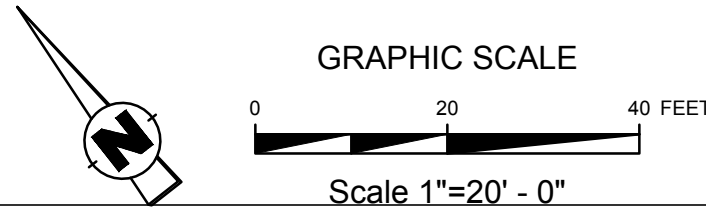
NOTE: USE CAUTION TO PROTECT EXISTING TREES AND ROOTS. FIELD ADJUST AS NECESSARY TO PROVIDE PROPER IRRIGATION COVERAGE

CAUTION: 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. FIELD ADJUST AS NECESSARY.

EXISTING METER. MAKE WATER CONNECTION AT TEE. INSTALL NOMINAL SIZED ISOLATION VALVE, WYE STRAINER, 1" DCVA, AND MASTER VALVE (REFERENCE CIVIL FOR LOCATION)



Know what's below.  
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REV	DATE	REMARKS
C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS

**IRRIGATION PLAN**

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



ENGINEER  
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 FRISCO, TEXAS 75034  
 469-850-0060  
 dec-en.com

ISSUE DATE: 3/15/24  
 DEC FILE NO.: 105616  
 CITY FILE NO.: SP23-0035  
 SHEET NO.: 21 OF 24

1/12/24

**RESTAURANT  
LOT 1, PARK MEADOWS FILING 2  
LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,  
1.25 ACRES  
SP23-0035 (SITE IMPROVEMENT PLAN)**

**SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS**

- PART 1 - GENERAL**
- 1.1 DESCRIPTION**
- A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS.
- 1.2 RELATED WORK**
- A. SECTION 32 8424 - IRRIGATION SYSTEM.
- 1.3 REFERENCE STANDARDS**
- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.
- PART 2 - MATERIALS**
- 2.1 GENERAL**
- A. POLYVINYL CHLORIDE PIPE (PVC) - SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES.
- B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.
- C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT.
- PART 3 - EXECUTION**
- 3.1 INSTALLATION**
- A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE.
- B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF PAVEMENT OR WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.
- 3.2 BACKFILL**
- A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.
- B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.
- END OF SECTION**

**SECTION 32 8424 - IRRIGATION SYSTEM**

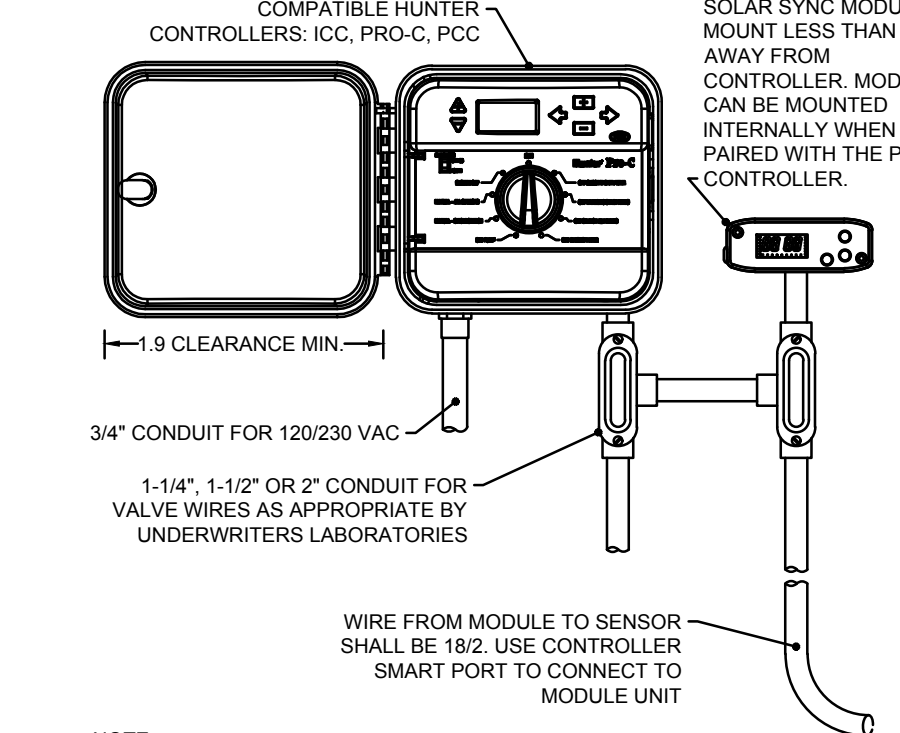
- PART 1 - GENERAL**
- 1.1 DESCRIPTION**
- A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:
- a. TRENCHING
- b. BACKFILL
- c. AUTOMATIC CONTROLLED SYSTEM
- d. AS BUILT DRAWINGS
- e. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.
- f. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
- 1.2 RELATED WORK**
- C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.
- D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.
- E. SECTION 32 9300 - LANDSCAPE
- F. SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS
- 1.3 REFERENCE STANDARDS**
- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) - LATEST EDITION.
- 1.4 QUALITY ASSURANCE AND REQUIREMENTS**
- A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED.
- B. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.
- D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.
- 1.5 SCHEDULE OF MATERIALS**
- A. MATERIALS LIST:
- a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.
- b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED BEFORE PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.
- e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.
- f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
- 1.6 RECORD AND AS BUILT DRAWINGS/SUBMITTALS**
- A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE "AS-BUILT"

**RECORD SET OF PRINTS.**

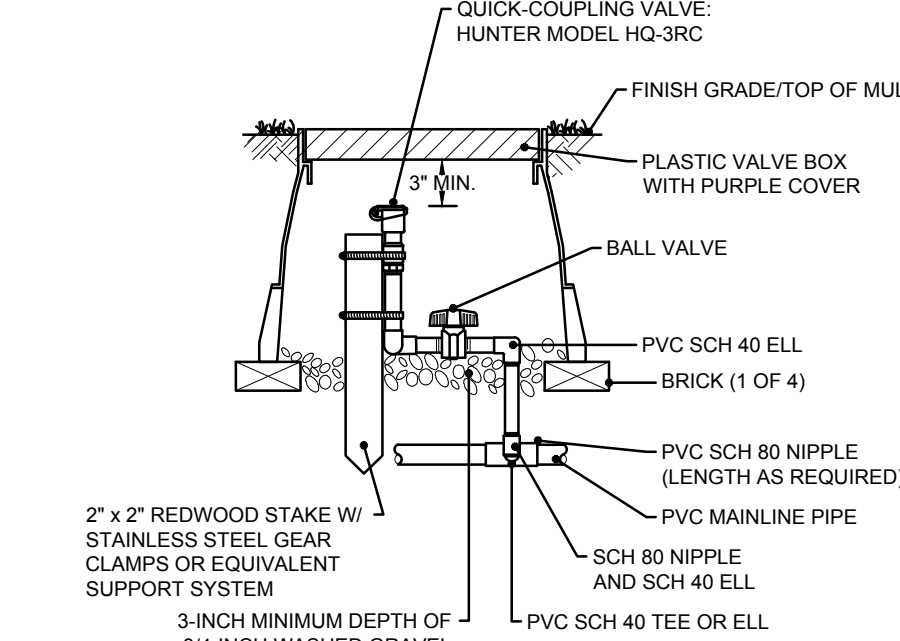
- B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT WITH THE ORIGINAL DRAWINGS.
- C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE:
- a. CONNECTION TO EXISTING WATER LINES
- b. CONNECTION TO ELECTRICAL POWER
- c. GATE VALVES
- d. ROUTING OF SPRINKLER PRESSURE LINES
- e. SPRINKLER CONTROL VALVES
- f. QUICK COUPLING VALVES
- g. OTHER RELATED EQUIPMENT
- D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.
- E. EQUIPMENT TO BE FURNISHED:
- i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.
- ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER
- b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
- F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATED.
- 1.5 MAINTENANCE AND GUARANTEE**
- A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
- B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
- C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.
- 1.6 TESTING**
- A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.
- B. 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.
- 1.7 COORDINATION**
- A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING.
- B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.
- C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS.
- D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS.
- PART 2 - PRODUCTS**
- 2.1 MATERIALS**
- B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.
- C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
- D. PVC PIPE - CLASS 200 SPR 21
- E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
- F. 24V WIRE - SIZE 14, TYPE UF
- G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
- H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION - COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.
- PART 3 - EXECUTION**
- 3.1 INSPECTION:**
- A. SITE CONDITIONS:
- a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS.
- b. 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.
- c. 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**
- A. PHYSICAL LAYOUT:
- a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.
- b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.
- c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- B. WATER SUPPLY:
- a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.
- b. 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**
- A. TRENCHING
- a. 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.**

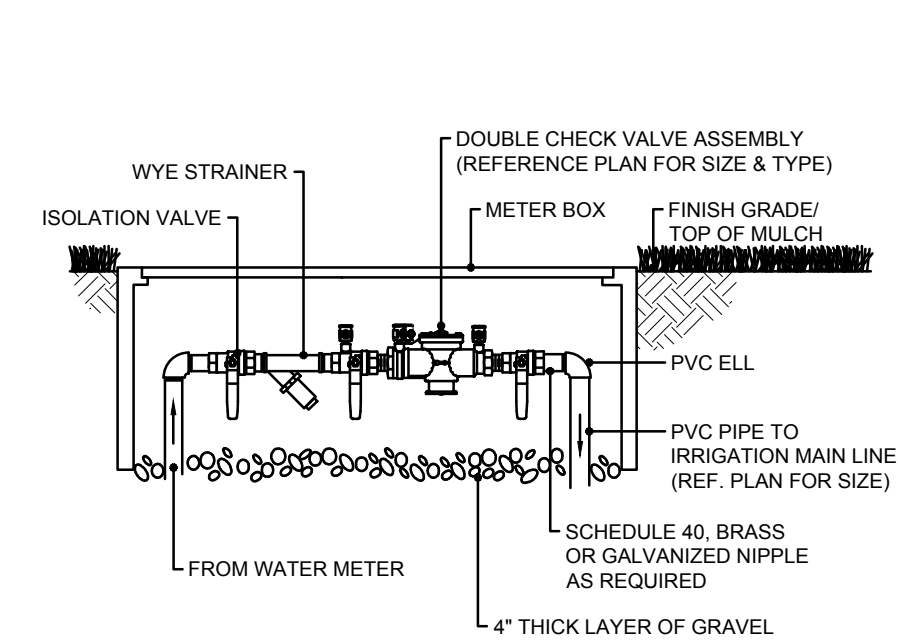
- B. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.
- C. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.
- d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.
- e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.
- F. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN GRIP 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.
- B. BACKFILL
- a. 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 CLODS, STONES OR STICKS.
- b. 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.
- C. TRENCHING AND BACKFILL UNDER PAVING:
- a. 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.
- D. ASSEMBLIES
- a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.
- b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT RECOMMENDED BY THE MANUFACTURER. PIPES AND FITTINGS SHOULD BE CLEANED OF ALL DIRT AND DUST AND MOISTENED BEFORE APPLYING SOLVENT.
- c. ON PVC TO METAL CONNECTIONS, THE CONTRACTOR SHALL WORK METAL CONNECTIONS FIRST. USE NON HARDENING PIPE DOPE OR TEFLOON TAPE ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS REQUIRED. USE THREADED PVC ADAPTERS INTO WHICH THE PIPE MAY BE WELDED.
- E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF SIX (6) INCHES FROM EACH OTHER AND FROM OTHER TRADES. PARALLEL LINES SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OTHER.
- F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONTROLLER TO ALL THE VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELECTRIC VALVE. A COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EACH CONTROL TO EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND TAPE THEM TOGETHER AT TEN FOOT INTERVALS. EXPANSION COILS OF TEN INCHES SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET. MAKE ALL SPLICES WATERPROOF.
- G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON THE DRAWINGS. EACH REMOVE CONTROL VALVE SHALL BE WIRED TO ONE STATION OF THE CONTROLLER.
- H. REMOVE CONTROL VALVES:
- a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAILS. VALVES SHALL BE SIZED ACCORDING TO THE DRAWINGS.
- b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS.
- c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWELVE (12) INCHES BETWEEN VALVES. INSTALL EACH REMOVE CONTROL VALVE IN A SEPARATE VALVE BOX. EACH VALVE NUMBER AND ITS CONTROLLER LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP WITH EXTERIOR PAINT.
- I. FLUSHING OF SYSTEM:
- a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF SPRINKLER HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.
- b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN ACCOMPLISHED.
- J. SPRINKLER HEADS:
- a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. MAKE APPROPRIATE ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE FOR ACTUAL FIELD CONDITIONS.
- b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS. IN NO CASE SHALL THE SPACING EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.
- c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE CONNECTORS. REFER TO DETAILS ON DRAWINGS.
- 3.4 TESTING**
- A. 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.
- B. 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.
- C. 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.
- D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.
- END OF SECTION**



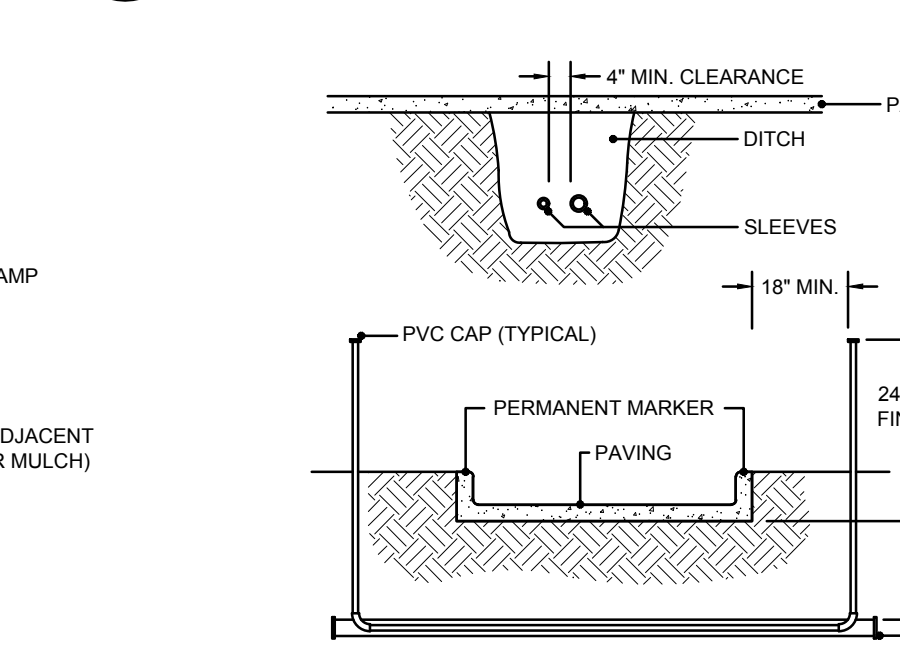
**1 PRO-C CONTROLLER W/ SOLAR SYNC SYSTEM**  
N.T.S.



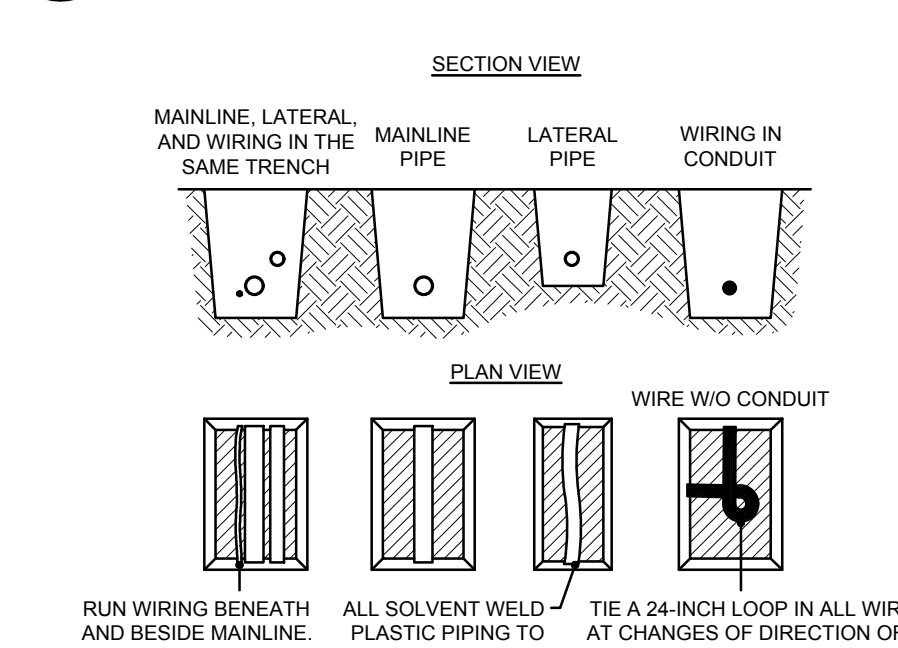
**2 QUICK COUPLING VALVE**  
N.T.S.



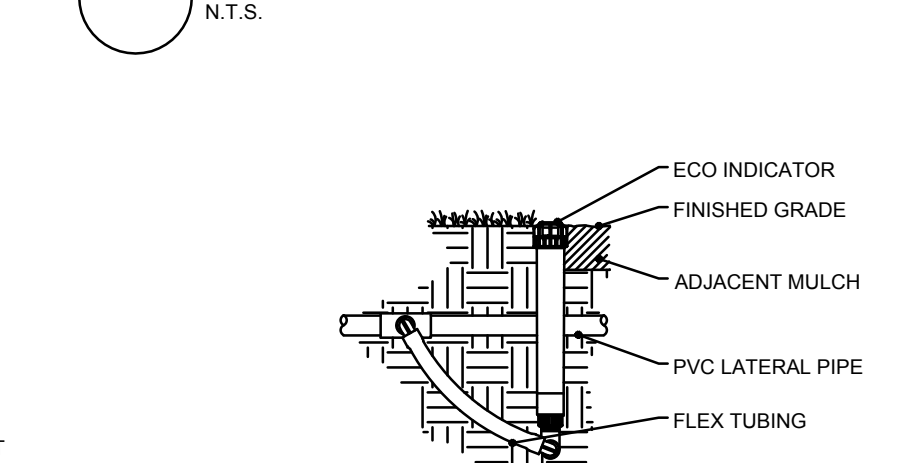
**3 DOUBLE CHECK ASSEMBLY**  
N.T.S.



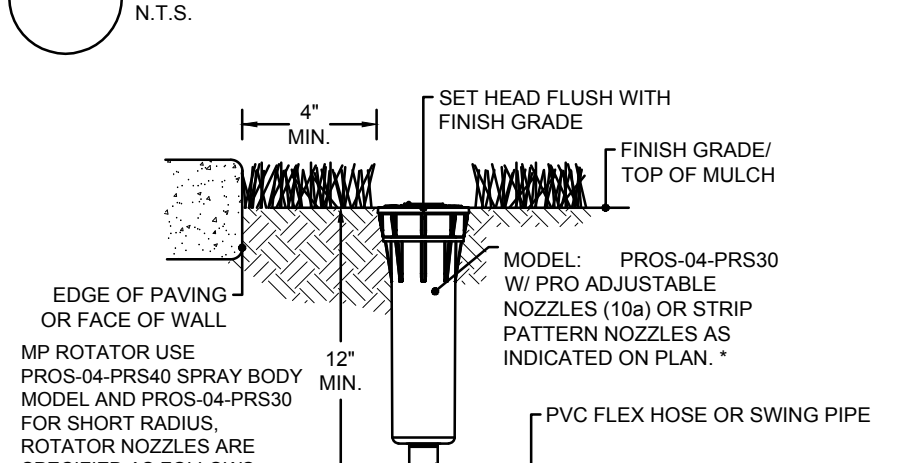
**4 IN-LINE VALVE (ICV) WITH ISOLATION VALVE**  
N.T.S.



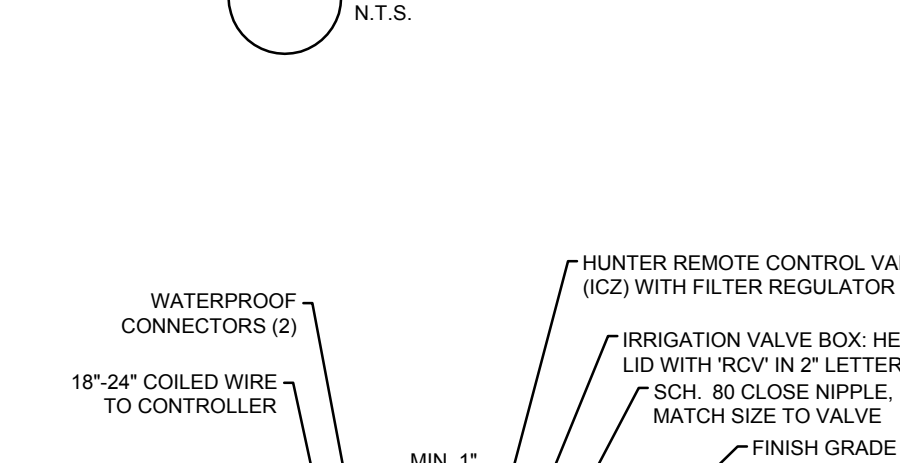
**5 IRRIGATION PVC SLEEVES**  
N.T.S.



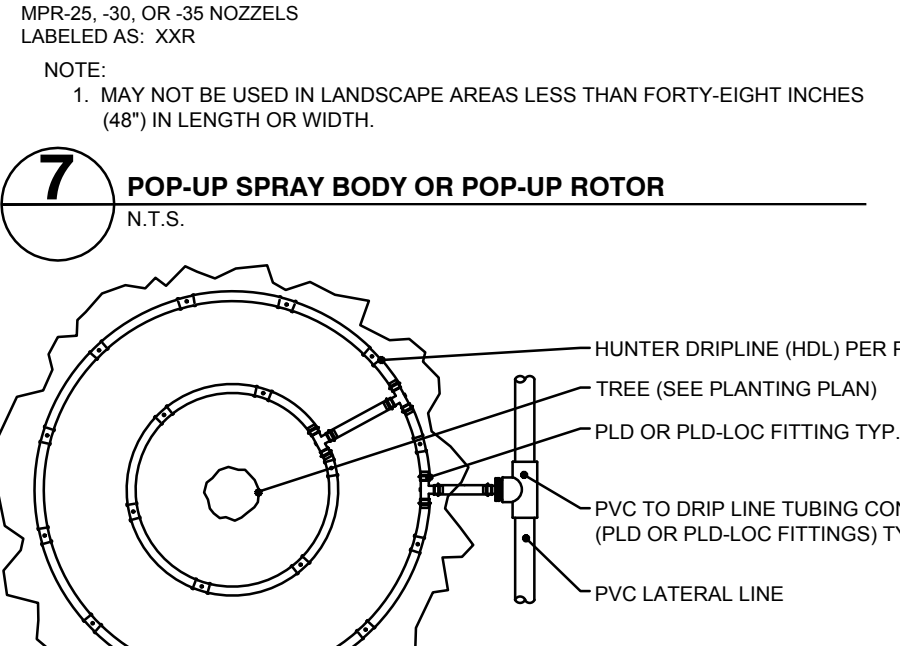
**6 PIPE AND WIRING TRENCHING**  
N.T.S.



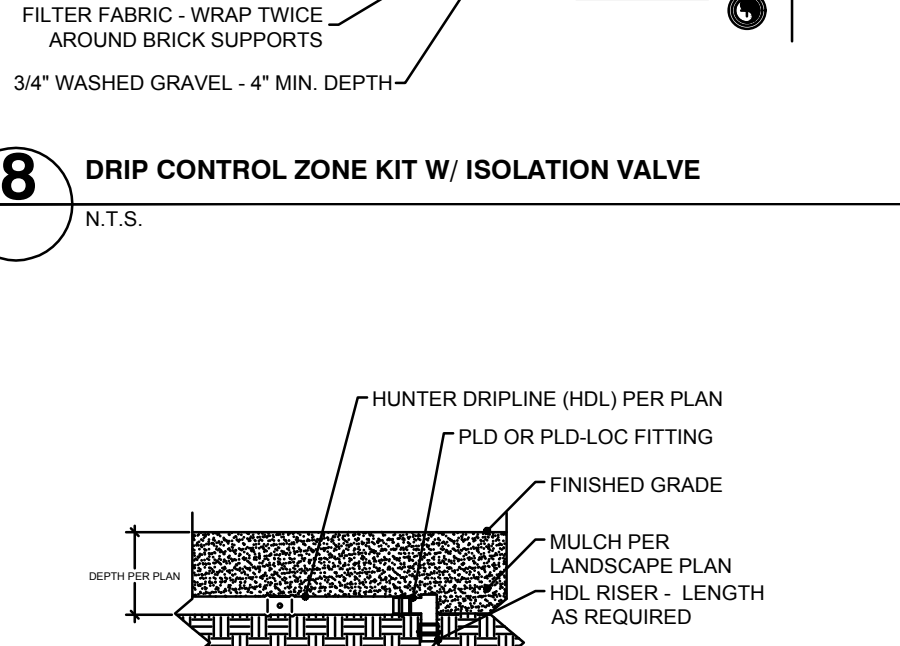
**7 POP-UP SPRAY BODY OR POP-UP ROTOR**  
N.T.S.



**8 DRIP CONTROL ZONE KIT W/ ISOLATION VALVE**  
N.T.S.



**9 HUNTER DRIPLINE - TREE RING**  
N.T.S.



**10 HUNTER DRIPLINE CONNECTION W/ DRIPLINE AND ELBOW**  
N.T.S.

C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS
REV	DATE	REMARKS

**IRRIGATION SPECIFICATIONS AND DETAILS**

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

	<p>ENGINEER 8300 TOWN &amp; COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0060 dec-en.com</p>
<p>ISSUE DATE 3/15/24</p>	<p>DEC FILE NO. 105616</p>
<p>CITY FILE NO. SP23-0035</p>	<p>SHEET NO. 22 OF 24</p>

**AWR**

AWR Designs, LLC  
P.O. Box 1746  
Aledo, Texas 76008  
awr@awr-designs.com  
c. 512.517.5589

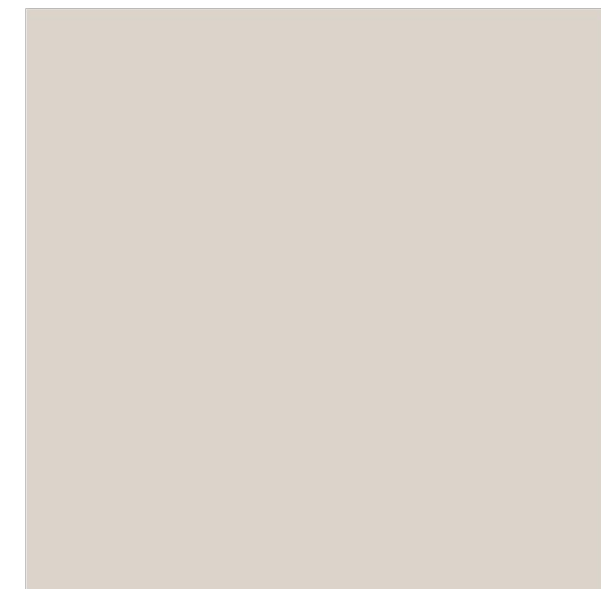
RESTAURANT  
 LOT 1, PARK MEADOWS FILING 2  
 LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,  
 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)

Jacks At Lone Tree - Exterior Material Board Package - January 2024

**EXTERIOR FINISHES**



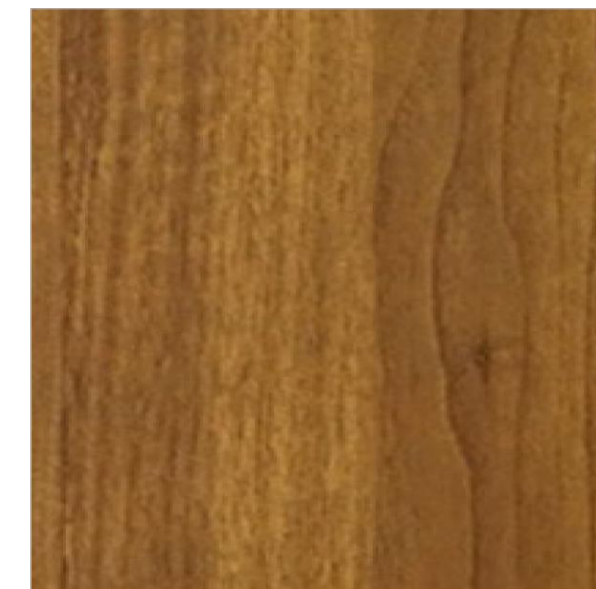
**EF-1**  
 MANUFACTURER DRYVIT  
 DESCRIPTION 3-COAT PORTLAND CEMENT PLASTER  
 COLOR PAINTED PT-5  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT JIM NISTED - DRYVIT 602.670.652



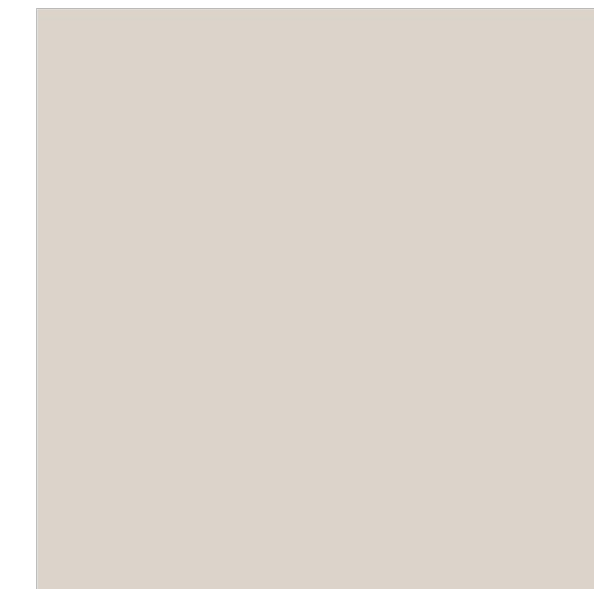
**EF-2**  
 MANUFACTURER DRYVIT  
 DESCRIPTION 3-COAT PORTLAND CEMENT PLASTER  
 COLOR PAINTED PT-4  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT JIM NISTED - DRYVIT 602.670.652



**MP-1**  
 MANUFACTURER ATAS  
 DESCRIPTION METAL ROOF DECKING  
 COLLECTION PC SYSTEM BATTEN SEAM PCPI50  
 COLOR MATTE BLACK  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT MARK BUS - ATAS METAL 610.395.1724



**MP-2**  
 MANUFACTURER LONGBOARD  
 DESCRIPTION METAL WOOD PLANKS  
 COLLECTION V-GROVE PLANKS  
 COLOR LIGHT NATURAL WALNUT  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT LIZA BROWNE - LONGBOARD METAL 610.395.1724



**PT-4**  
 MANUFACTURER SHERWIN WILLIAMS  
 DESCRIPTION WHITE EXTERIOR WOOD / MASONRY  
 COLOR LIMEWASH SW9589  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT MICHAEL BARDEN - SHERWIN WILLIAMS 480.244.0949



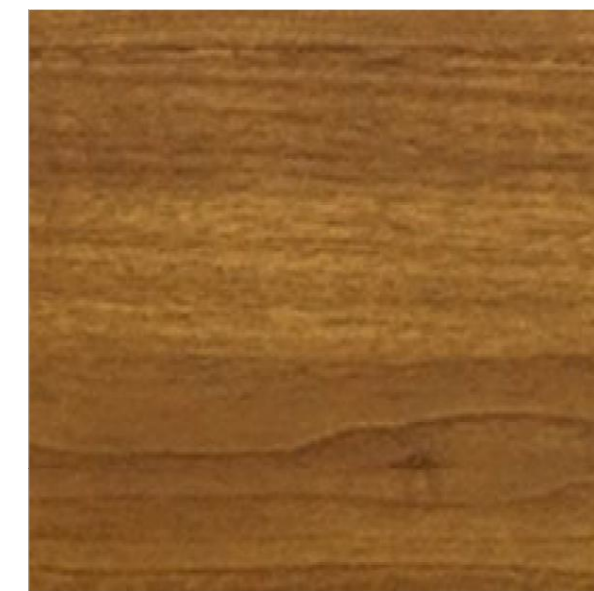
**PT-5**  
 MANUFACTURER SHERWIN WILLIAMS  
 DESCRIPTION BLACK EXTERIOR WOOD / MASONRY  
 COLOR IRON ORE SW7069  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT MICHAEL BARDEN - SHERWIN WILLIAMS 480.244.0949



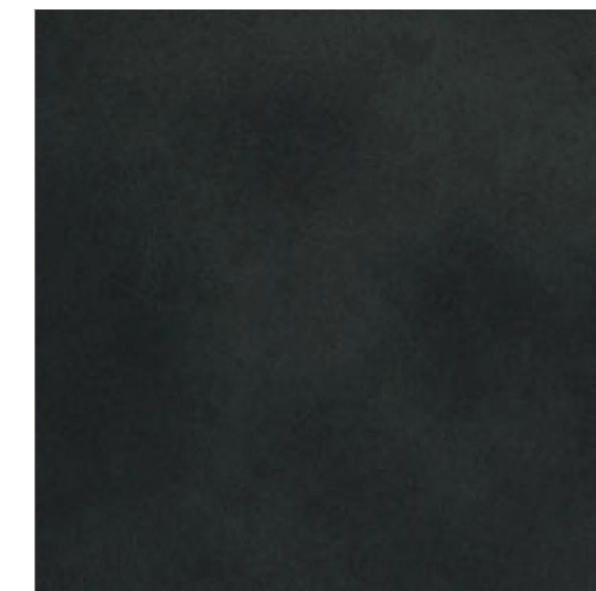
**PT-6**  
 MANUFACTURER SHERWIN WILLIAMS  
 DESCRIPTION BLACK PAINT EXTERIOR METAL  
 COLOR IRON ORE SW7069  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT MICHAEL BARDEN - SHERWIN WILLIAMS 480.244.0949



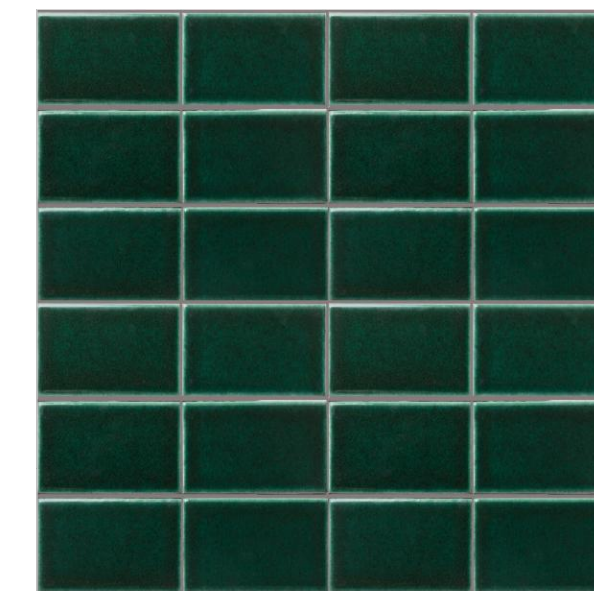
**SN-1**  
 MANUFACTURER EL DORADO  
 DESCRIPTION FLAGSTONE  
 COLLECTION COUNTRY RUBBLE  
 COLOR POLERMO  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT EL DORADO



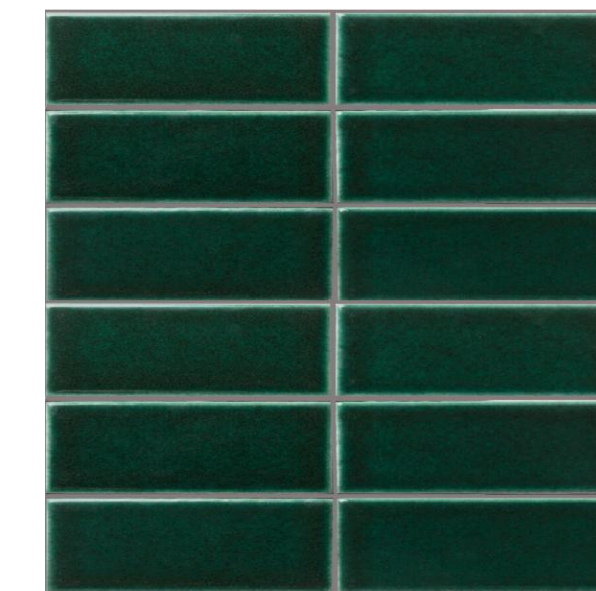
**ST-1**  
 MANUFACTURER SHERWIN WILLIAMS  
 DESCRIPTION EXTERIOR WOOD STAIN  
 COLLECTION WOODSCAPES  
 COLOR TO MATCH MP-2  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT MICHAEL BARDEN - SHERWIN WILLIAMS 480.244.0949



**MB-3**  
 MANUFACTURER PROVIDED BY G.C.  
 DESCRIPTION METAL BASE  
 COLLECTION COLD ROLLED BLACKENED STEEL  
 COLOR BLACKENED MATTE STEEL  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT PROVIDED BY G.C.



**TL-1**  
 MANUFACTURER FIRECLAY TILE  
 DESCRIPTION 3" X 6" WALL TILE  
 COLLECTION RECYCLED CLAY BODY  
 COLOR EVERGREEN  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT CHRISTY GATCHELL - FIRECLAY TILE 214.724.1029



**TL-2**  
 MANUFACTURER FIRECLAY TILE  
 DESCRIPTION 3" X 12" WALL TILE  
 COLLECTION RECYCLED CLAY BODY  
 COLOR EVERGREEN  
 LOCAITON SEE EXTERIOR ELEVATIONS  
 CONTACT CHRISTY GATCHELL - FIRECLAY TILE 214.724.1029

zbr.global

info@zbr.global

zebra

MATERIAL SAMPLE BOARD

SCALE: N.T.S.

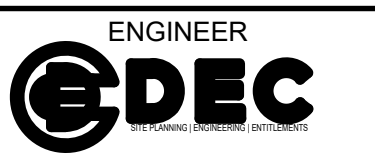
REV	DATE	REMARKS
C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS

**MATERIAL SAMPLE BOARD**

JACK'S RESTAURANT

1.20 ACRES - LOT 1 PARK MEADOWS FILING 2

CITY OF LONE TREE, DOUGLAS COUNTY, COLORADO

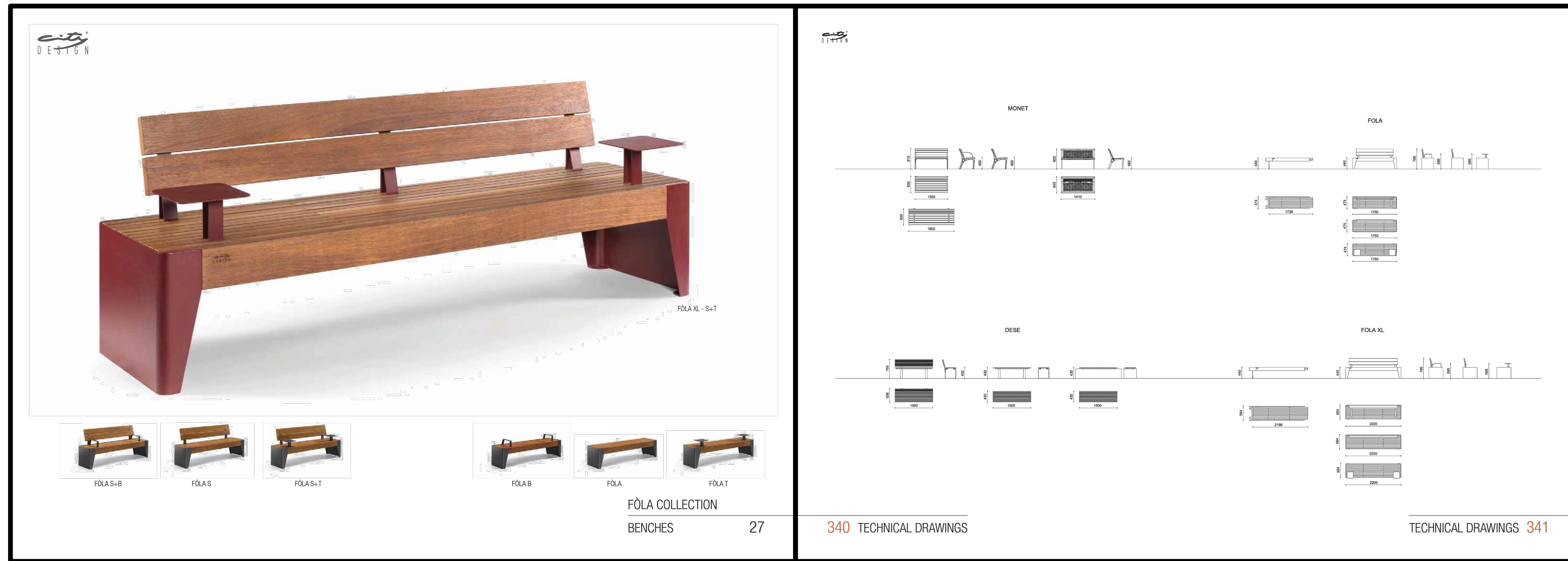


ENGINEER  
**EDEC**  
 5300 TOWN & COUNTRY BOULEVARD, SUITE 150  
 FRISCO, TEXAS 75034  
 469-850-0060  
 dec-en.com

ISSUE DATE 10/06/23 DEC FILE NO. 105616

CITY FILE NO. SP23-0035 SHEET NO. 23 OF 24

RESTAURANT  
 LOT 1, PARK MEADOWS FILING 2  
 LOCATED ON THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO,  
 1.25 ACRES  
 SP23-0035 (SITE IMPROVEMENT PLAN)



**FOLA COLLECTION**  
 BENCHES 27

340 TECHNICAL DRAWINGS

TECHNICAL DRAWINGS 341

**Lightology** Airis Dark Sky Outdoor Wall Sconce  
 ITEM NUMBER HUB109376

BRAND Hubbardton Forge

DESCRIPTION  
 The Airis Dark Sky Friendly Outdoor Wall Sconce brings a sense of movement and composition to your exterior space. Inspired by rockets shooting into space, this piece will blend seamlessly into your wall. Robust Coastal Outdoor finishes are specifically formulated to resist some of the harshest environmental conditions. Dark Sky Ordinance was developed as outdoor lighting standards that reduce glare, light trespass, and sky glow. Limited lifetime warranty when installed in a residential setting. Handcrafted to order by skilled artisans in Vermont, USA. Smallest size is ADA compliant.

SHADE COLOR Seeded Clear  
 BODY FINISH Coastal Black  
 WATTAGE 40W  
 DIMMER Switchable  
 DIMENSIONS 4.5" H x 3.0" W x 4.0" D  
 BULB NOT INCLUDED T4-16/25/35/40W LED LAMP


ITEM NUMBER HUB109376

COMPANY PROJECT FIXTURE TYPE APPROVED BY DATE  
 LIGHTLOGY.COM | 800-907-8888 | LIGHTLOGY.COM Jan 19, 2024 | 1.986.004.4489

**BENCH**  
 SCALE: N.T.S.

**EXTERIOR LIGHT**  
 SCALE: N.T.S.

**BIKE RACKS: SIDE**



Categories: BIKE RACKS, URBAN DESIGN

**PRODUCT DESCRIPTION**  
 Designer: Stéphane Chapelet

The bike rack SIDE is made in Italy from steel subjected to an electrolytic galvanising cycle and subsequently painted with PP powders with Ral colour of your choice.

This product is also available in stainless steel AISI 316, on demand.

**Max Dimensions:**  
 Height: 680 mm  
 Length: 198.2 mm  
 Width: 198.5 mm  
 Weight: 6 Kg  
 Material: steel

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**BIKE RACK**  
 SCALE: N.T.S.

**ASHBY OUTDOOR 30" BARSTOOL** SKU 7376-79  
 PRICING SUBJECT TO CHANGE 1/13/2023 10:34 AM



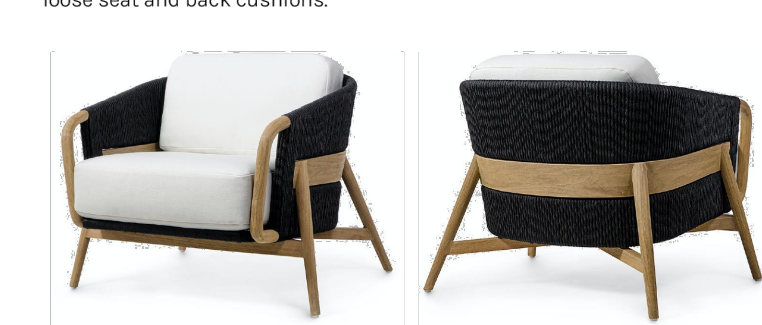
PRODUCT SPECIFICATIONS  
 OVERALL DIMENSIONS: 23.25"W X 20.5"D X 39.25"H  
 SEAT: 30"H

SHIPPING  
 BOX SIZE - LENGTH: 25"  
 BOX SIZE - WIDTH: 25"  
 BOX SIZE - HEIGHT: 41"  
 WEIGHT - IN BOX: 29 LBS.  
 WEIGHT - OUT OF BOX: 16 LBS.  
 DELIVERY METHOD: TRUCK SHIP ONLY

601 PARR BOULEVARD RICHMOND, CA 94801 WWW.PALECEK.COM PALECEK

**BAR STOOL**  
 SCALE: N.T.S.

**CASEY OUTDOOR LOUNGE CHAIR, BLACK** SKU 7446-10+8045  
 PRICING SUBJECT TO CHANGE 1/13/2023 10:31 AM



PRODUCT SPECIFICATIONS  
 LEAD TIME NOTIFICATION: UPHOLSTERY/FINISHING LEAD TIMES APPLY  
 OVERALL DIMENSIONS: 37.75"W X 32.75"D X 28.25"H  
 ARM FRONT: 24.5"H  
 SEAT: 17.75"H  
 COM YARDAGE: 3.50 YARDS  
 DEFAULT CONFIGURATION: 7446-10+8045-4J

SHIPPING  
 BOX SIZE - LENGTH: 34"  
 BOX SIZE - WIDTH: 30"  
 BOX SIZE - HEIGHT: 31"  
 WEIGHT - IN BOX: 76 LBS.  
 WEIGHT - OUT OF BOX: 56 LBS.  
 DELIVERY METHOD: TRUCK SHIP ONLY

601 PARR BOULEVARD RICHMOND, CA 94801 WWW.PALECEK.COM PALECEK

**LOUNGE CHAIR**  
 SCALE: N.T.S.

**LAB23 EASY Litter Bin**



CONTACTS: commercial@lab23.it | www.lab23.it | +39 041 54 09 697

**LITTER BIN**  
 SCALE: N.T.S.

EXTERIOR ARCHITECTURAL FIXTURES										
TYPE	IMAGE	DESCRIPTION	CATALOG NO.	DIMMING TYPE	LEAD TIME NOTIFICATION: UPHOLSTERY/FINISHING LEAD TIMES APPLY	OVERALL DIMENSIONS	ARM FRONT	SEAT	COM YARDAGE	DEFAULT CONFIGURATION
XA1		EXTERIOR ADJUSTABLE ACCENT	CEJ-JALT-XA1	ELV	INTEGRAL LED, 2700K, 433LM, 12", 90CRI	120V	10	SURFACE	BLACK FINISH	
XD1		WET LISTED DEEP RECESS 3" ROUND LED DOWNLIGHT	CEJ-JALT-XD1	0-10V (1%)	INTEGRAL LED, 2700K, 1290LM, 30", 90CRI	UNV	13	RECESSED WOOD CEILING	VERIFY BEZEL FINISH	
XL1		LINEAR LED TAPE WITH INTEGRAL NARROW OPTIC	CEJ-JALT-XL1	ELV	INTEGRAL LED, 2700K, 630LM/FT, 15"X15", 90CRI	24V 120V	8.3W/FT	T	SURFACE	
XS1		EXTERIOR UPDOWN SCOSCE	CEJ-JALT-XS1	ELV	INTEGRAL LED, 2700K, 431LM, 12", 90CRI	120V	9	SURFACE	BRONZE FINISH	

**EXTERIOR LIGHTS**  
 SCALE: N.T.S.

C	03/15/24	CITY COMMENTS
B	02/09/24	CITY COMMENTS
A	01/10/24	CITY COMMENTS
REV	DATE	REMARKS

**SITE FURNISHINGS**

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

ENGINEER  
**EDec**  
 5300 TOWN & COUNTRY BOULEVARD, SUITE 150  
 FRISCO, TEXAS 75034  
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 dec-en.com

ISSUE DATE	DEC FILE NO.
10/06/23	105616
CITY FILE NO.	SHEET NO.
SP23-0035	24 OF 24