Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Re-submittal Form

Case Name/ Number: Maiker Boyers Final Plat and Final Development Plan / PRC2025-00012

Case Manager: Brayan Marin

Re-submitted Items:

- [X] Development Plan/ Site Plan
- [ ] Plat
- [ ] Parking/ Landscape Plan
- [ ] Engineering Documents
- [ ] Subdivision Improvements Agreement (Microsoft Word version)
- [ ] Other: _____

* **All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted: 11/14/2025

Staff (accepting intake): Kevin Mills

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

SOPHERSPARN ARCHITECTS LLC

ADAMS COUNTY REVIEW COMMENTS RESPONSE LETTER

PROJECT NAME: Maiker Boyers Final Plat and Final Development Plan
LOCATION: 7295 Washington St.
REVIEW TYPE: Development Review
PROJECT NUMBER: PRC2025-00012
DATE OF COMMENTS: 08.14.2025
DATE OF RESPONSE: 11.14.2025

RESPONSES ARE PROVIDED IN BLUE

Commenting Division: Development Services, Planning **Name of Reviewer**: Brayan Marin, Senior Planner **Email**: Bmarin@adcogov.org
PLN01: As part of the project narrative, the applicant must provide a formal written response explaining how the proposed Final Development Plan meets each of the **Criteria of Approval** outlined in **Section 2-02-11-04-05** of the Land Development Code. The response should address each criterion individually and provide sufficient detail to demonstrate compliance.
Response: The written response has been updated to explain how the proposed Final Development Plan meets each of the **Criteria of Approval** outlined in **Section 2-02-11-04-05** of the Land Development Code. (SSA)
PLN02: Please revise the language in the Final Development Plan (FDP) document to remove all references to rezoning so that it accurately reflects the current process for this case. Additionally, include the case number **PRC2025-00012** in the top right corner of each FDP sheet.
Response: All references in the Final Development Plan document to rezoning have been removed, and the site is shown as the approved zoning of PUD. Case number PRC2025-00012 has been added to the top right corner of each FDP sheet. (SSA)
PLN03: Please review the comment provided by RTD and provide a formal response so that it can be properly addressed.
Response: To address the comment provided by RTD engineering *'This proposed location will not work for the RTD in its current design. The RTD would like to have a meeting with the designer to discuss the bus stop relocation and this site.'* a meeting was held on 09/2/2025 with the development team and appropriate RTD staff. In this meeting it was determined that the bus-stop was located too close to the E. 73rd Avenue intersection and would interfere with the Southern crosswalk on Washington Street. It was discussed that relocating the bus-stop as far South as possible along the Washington Street frontage would alleviate this concern and be acceptable to RTD. As such the development team has shifted the proposed location of the bus-stop South as shown on the attached plans. Sheets C1.01, L2.00, and A0.00 (SSA)
Plat Comments
PLN03: Please revise the name of the subdivision plat to read as follows: Boyer Coffee Subdivision Amendment No. 2.

Response: Revised. (R&R)
PLN04: Include the case number for this project in the top right corner of the cover sheet for the Final Plat document set. Ensure the case number is clearly visible and matches the official case reference.
Response: Added. (R&R)
Commenting Division: Development Services, Right-of-way: **Name of Review:** David Dittmer / Right-of-way Agent **Email: ddittmer@adcogov.org**
ROW1: Retitle the plat to read; BOYERS COFFEE SUBDIVISION AMENDMENT NO. 2. Revise the name and style in the dedication statement
Response: Revised. (R&R)
ROW2: Do not place the right-of-way dedication locations within a TRACT. Remove TRACT from the dedication statement
Response: Tracts revised to say Right-of-way. (R&R)
ROW3: Please review the approved dedication statements as provided in the application guidelines and checklist, and revise your statement accordingly.
Response: Addressed. (R&R)
ROW4: A copy of a recorded Statement of Authority stating the party executing the plat can bind the entity. Their name and title needs to be typed in the signature block and affirmation. See plat comments provided:
Response: Acknowledged. (R&R)
ROW5: Revise the affirmation as provided.
Response: Revised. (R&R)
ROW6: Combine the two sections of Surveyor's Notes into one sequential list.
Response: Revised. (R&R)
ROW7: Revise Surveyor's Note 2: Have comments for another project, remove all PSCO statements and requests, and is there a Metro District accepting the sewer and water easements? There are no alleys, and is not part of Midtown at Clear Creek.
Response: Revised. (R&R)
ROW8: What does NOTE 3 have to do with this project? (first set)
Response: Removed. (R&R)
ROW9: Order of appearance for signature/approval blocks: OWNER LIEN HOLDER IF APPLICABLE SURVEYOR PLANNING COMMISSION BOARD OF COUNTY COMMISSIONERS COUNTY ATTORNEY CLERK AND RECORDER

Response: Revised. (R&R)
ROW10: Don't believe you need a Summary Table.
Response: Table deleted. (R&R)
ROW11: NOTE 3 (second set) will need to be revised based upon the required title report currently dated for review. It must contain hyperlinks to all cited documents.
Response: Revised. (R&R)
ROW12: This plat will be heard by both the Planning Commission and BoCC. Add Planning Commission review block.
Response: Added. (R&R)
ROW13: Need to define a U.S. foot per C.R.S. (NOTE 5, second set)
Response: Definition added. (R&R)
ROW14: Why are you dedicating the utility easements and drainage easement by separate documents. This can be dedicated by the plat.
Response: Revised. (R&R)
ROW15: Clouded line, sheet 2, has two or more line weights and descriptions on top of each other and is not clear.
Response: Revised. (R&R)
ROW16: You show "Right of Access Line" on adjacent property. Is there a reason to add this in when it does not affect the subject property and is owned by CDOT?
Response: Revised. (R&R)
Commenting Division: Development Services, Engineering: **Name of Review:** Caio Gajdys / Civil Engineer I **Email: agajdys@adcogov.org**
ENG1: Final Plat cannot be approved until the Development Engineering Review (EGR2025-00031) has been completed. EGR2025-00031 is currently under review.
Response: Acknowledged. (R&R)
ENG2: The developer will be required to bring the two ADA ramps on the west side of Washington St. up to current standards. It is advisable to also bring the two east side ramps up to current standards, as this is a multimodal oriented development.
Response: All (4) ramps will be redone to current standards. (R&R)
ENG3: The County is requesting that the off site bus shelter be relocated to the frontage of this development to better serve the property. The bus shelter may be located as much in the Right of way as possible, but if any portion of it is on the development's property, an easement will be required for that portion.
Response: Noted. The bus stop is proposed to be relocated as part of this project as shown on the final development plans. There is not a bus-shelter at the current off-site bus stop location, however a bus-shelter is proposed to be added at the new bus stop location as part of this project. Sheets C1.01, L2.00, and A0.00 (R&R)

ENG4: Appears that the new SE corner signal mast arm is recommended improvements in the TIS. The County agrees with this recommendation and the mast arm will be required. The vehicle detection and traffic cameras are required for any new signals in the County, and as such those improvements will be required. County cannot participate in paying for any improvements required for the development.
Response: A traffic signal modification plan has been prepared and included in the final development plan drawings and shows a proposed video detection camera for the eastbound approach. (LSC)
Commenting Division: Environmental Programs **Name of Review:** Megan Grant **Email: MGrant@adcogov.org**
ENV1. ENV comments addressed with PRC2024-00017 Preliminary Plat. No additional ENV comments.
Response: Noted (SSA)

LIST OF ADDITIONAL CHANGES MADE TO ORIGINAL FINAL DEVELOPMENT PLAN SUBMISSION:

GENERAL:

1. G0.00 – Cover Sheet rendering updated to reflect latest design development.
2. G0.01 – Zoning & Project Data updated to reflect latest design development.
3. G09.0 & G0.91 – Renderings updated to reflect latest design development.

CIVIL:

1. C1.04 - The proposed water lines and associated infrastructure have been adjusted to be per Denver Water standards per the water district's request.
2. C1.04 - The underground detention vault has been adjusted to be allow for appropriate clearances from the water lines.
3. TS-1 – TS-3 - The traffic signal improvements at the southeast corner of 73rd and Washington are reflected within the plan set.
4. C1.02 & C1.03 - The site grading has been adjusted to match current door locations and drainage calculations.
5. C1.04 - Storm sewer pipe sizes have been adjusted to accommodate drainage calculations such as Hydraulic Grade Lines.

LANDSCAPE PLANS CHANGES:

1. L2.00 - Swapped proposed children's play area with proposed adult open active space area on level 2 courtyard.
2. L2.00 - Moved/adjusted proposed street plantings along Washington due to relocation of bus stop.
3. L2.00 - Adjusted proposed plantings due to changes in some parking lot islands on Civil Engineer's base.
4. L2.00 - Added proposed metal fences and gates to restrict access to back side of building.
5. L3.00 & L4.00 - Added/adjusted/edited landscape details, notes & schedules.

ARCHITECTURAL:

1. A0.00 – Parking Count and Zoning Summaries updated to reflect latest design development and remove reference to rezoning.
2. A1.01 – Minor updates to retail core & shell interior layout, lobby layout and parking layout due to continued development of design.
3. A1.02 - Minor updates to proposed grill area layout and swapped proposed children's play area with proposed adult open active space area on level 2 courtyard.
4. A2.00 – Additional development made to exterior building elevations specifically window layout and exterior detailing.

5. A2.01 – Additional development made to exterior building elevations specifically window layout and exterior detailing.

ELECTRICAL:

1. E1.10 & E1.20 – Minor updates to Site Photometric Plans to reflect latest design development.

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DEVELOPMENT APPLICATION FORM

PROJECT NAME: Maiker Boyers - 7295 Washington Street

APPLICANT

Name(s):	Maiker Housing Partners	Phone #:	303-227-2055
Address:	3033 W. 71st Ave., Ste. 1000		
City, State, Zip:	Westminster, CO 80030		
2nd Phone #:	303-227-2013	Email:	skunshier@maikerhp.org

OWNER

Name(s):	MHP Acquisitions, LLC c/o Maiker Housing Partners	Phone #:	303-227-2055
Address:	3033 W. 71st Ave., Ste. 1000		
City, State, Zip:	Westminster, CO 80030		
2nd Phone #:	303-227-2013	Email:	skunshier@maikerhp.org

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:	Sopher Sparn Architects, LLC c/o Jacob Schneck	Phone #:	303-442-4422
Address:	2505 Walnut Street, Ste. 200		
City, State, Zip:	Boulder, CO 80302		
2nd Phone #:	720-319-7067	Email:	jschneck@sophersparn.com

DESCRIPTION OF SITE

Address:	7295 Washington Street
City, State, Zip:	Denver, CO 80229
Area (acres or square feet):	2.132 acres
Tax Assessor Parcel Number	0171934408003
Existing Zoning:	I-1 rezoned to PUD (PRC2024-00017)
Existing Land Use:	Commercial Storage Warehouse
Proposed Land Use:	Mixed Use Multi-Family

Have you attended a Conceptual Review? YES [x] NO [ ]

If Yes, please list PRE#: 2024-00055

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Peter F. LiFari, Chief Executive Officer Date: 7/11/25

Owner's Printed Name

Name: 

Owner's Signature

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Name:	Sopher Sparn Architects, LLC c/o Jacob Schneck	Phone #:	303-442-4422
Address:	2505 Walnut Street, Ste. 200		
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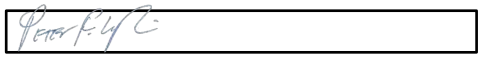
Have you attended a Conceptual Review? YES [X] NO [ ]

If yes, please list PRE#: 2024-00055

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Name: Peter F. LiFari, Chief Executive Officer Date: 7/11/25

Owner's Printed Name

Name: 

Owner's Signature

SOPHERSPARN
ARCHITECTS LLC

MEMORANDUM

To:	Greg Barnes, Case Manager - Principal Planner @ Adams County Community and Economic Development Department
From:	Jacob Schneck - SOPHER SPARN ARCHITECTS LLC
Project:	Maiker Boyers – 7295 Washington St, Denver, Colorado 80229
Date:	14 November 2025
Case #:	PRC2025-00012

Re: **WRITTEN NARRATIVE** – FDP and Final Plat Review Submittal – Submittal #2

This document is a written narrative describing the proposed Maiker Housing development, located at 7295 Washington St. This document outlines how the application meets all applicable FDP criteria for approval as outlined in **Section 2-02-11-04-05** of the Land Development Code and is being submitted for the Adams County FDP and Final Plat application requirements.

The subject property is the site of the former Boyers Coffee warehouse located at 7295 North Washington Street in Denver, CO 80229 and as further described in the submittal documents. The parcel currently includes a damaged brick warehouse/building and billboard situated on approximately 2.132 acres, more or less. The property was recently rezoned to PUD, approved by Adams County Planning Council and the Board of County Commissioners in July of 2025. A historic schoolhouse originally built in 1927 is situated on the property but was severely damaged by a fire with only the outer façade remaining.

Maiker Housing Partners proposes to develop the site into a mixed-use development containing ground level commercial space for a future Boyers Coffee shop with permanently affordable housing on the upper floors. The project will be a new community hub and gateway for the Welby Neighborhood of Adams County, in support of the goals and vision established in the **Welby Subarea Plan**. The project will celebrate the history of the site by incorporating historic elements of the 1927 schoolhouse and continue the rich tradition of the Boyers coffee shop as a community hub and meeting place.

The purpose and objective of a Planned Unit Development (P.U.D.) is to encourage the development of land as a single unit. A P.U.D. allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings, open spaces and uses, and conservation/retention of historical and natural topographic features while meeting the goals, policies and objectives of the comprehensive plan.

NOTE:

- *The applicant team understands that a PUD will require a Minor Subdivision Final Plat and requests that this application run concurrently with the FDP submittal.*
- *Building Name "Maiker Boyers" and/or "The Welby" is Subject to Change*
- *The existing billboard at the western edge of the site will remain after development, as a condition of the Purchase and Sale Agreement.*

PROJECT CHARACTER – GENERAL

The new proposal will create a vibrant, permanently affordable residential option for Adams County residents. The site's vicinity to Downtown Denver and proximity to mass transit options and the Clear Creek Trailway make it a perfect opportunity to begin to implement the strategies identified in the **Welby Subarea Plan**. When

implemented in 2014, the stated goal of the document was to build on and transform the existing assets, reinvest, and maintain a vibrant community that attracts investments from both inside and outside Welby. The new Welby proposal under review will not only re-establish a well-loved community asset in the Boyers Coffee Shop, but it will also help meet Adams's County's affordable housing goals, a residential building managed and delivered via Maiker Housing Partners.

PROJECT HISTORY

After a devastating fire in 2020, The Boyers Coffeeshop—a well-loved Welby community hub and icon— was forced to close its doors. With the support of Adams County and the assistance of Boyers Coffee, Maiker Housing Partners was given the opportunity to redevelop the site into a permanently affordable development that would re-establish the Boyers Coffee community hub into the neighborhood fabric. Under the goals established in the **Welby Subarea Plan,** this property can become a catalyst of development for the Welby Neighborhood. The Maiker Team understands that transformative change does not occur separately from outside events or influences, so three neighborhood meetings/charettes were held.

Charrette #1
The Maiker Welby project team had its first charette to discuss the project in Q1 of 2024. At this charette, we invited members of the Affordable Housing community, the Boyers Coffee Community, and the Adams County community together to discuss the site, its opportunities and its strengths. The conversation was centered around how we make impactful affordable housing for people, which demographics/populations to serve in the immediate area, how we can best fit Adams County's goals and vision, and how we best preserve and reinvigorate the Boyers Coffee Community as a neighborhood and community hub.

Charrette #2
The Maiker Welby project team had its second charette to discuss the project in Q2 of 2024. After the first charette, the team recognized the importance to obtain ideas directly from the historic residents of the Welby community. The central Boyers Coffee shop was a landmark to the area, with memories beginning within the original schoolhouse for Washington School, built in 1927. By inviting the families to this charette, the team learned how this building holds a special place in the community memory, and the development team felt it was important to discuss the project and learn how we might honor the special memory of the place.

Neighborhood Meeting
In accordance to redevelopment requirements, a neighborhood meeting was held at Welby Community School Cafeteria on October 15th, 2024. Because of the location, we increased the radius for notice to 2000' feet from the property. We provided information about the schematic plans, elevations and perspectives for all in attendance. The format was an open house, allowing attendees the opportunity to provide feedback and react to the concept. The team found that after holding the previous two charettes with the community, the feedback from the neighborhood meeting was positive with minimal adversity.

PDP and Rezoning
The project went through the Adams County Preliminary Development Plan and Rezoning process in later 2024 and the first half of 2025, under the case number **PRC2024-00017.** Rezoning and PDP approval were received from the Adams County Planning Board meeting on 05.22.2025. Unanimous approval for rezoning and the PDP was received from the Adams County Board of County Commissioners on 07.28.2025

I – Criteria for Approval 1:

The FDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.

Alignment with Welby Subarea Plan (2014)

The Welby Subarea was identified in the Advancing Adams Comprehensive Plan update of 2012 as an important opportunity area to study. Via the subarea planning process, a blueprint for Welby and the place it can evolve into was determined by the community. The adopted subarea plan states, *"It is important to note that while the Welby Plan informs future development, and the needs and wants of the community (thus providing predictability), it is advisory in nature and is a dynamic document that can evolve and respond to changing conditions. It envisions vibrant corridors and neighborhoods built on community pride."*

The Welby project being submitted will meet the following strategies laid out in the adopted subarea plan:
Economic Development: Develop a vibrant, strong, and friendly business environment that encourages residential, commercial, and industrial development where new development from diverse markets is embraced. *The project will reinstate a beloved community hub within the retail ground floor, have opportunities for suitable additional retail spaces at the ground floor (retail spaces beyond Boyers Coffee area are being kept flexible at this time to allow for appropriate retail to grow with the market) and introduce residential uses into the area to help define the neighborhood as a vibrant and friendly community for business.*

Environmental: Seek to create a greener and healthier environment. *The project will deliver a newly constructed building under all the latest energy code requirements and safety standards, promote active & communal lifestyles, and provide amenities to reduce dependence on vehicles. Sustainability is a Maiker mission statement and this project will seek National Green Building Standard Gold-Level certification and will be Electrification-Ready.*

Historical & Cultural: Honor Welby's rich agricultural past and create and promote a culturally enriched environment. *The project team is working closely with the historic Welby community to incorporate and honor the memory of the schoolhouse and the history of the Welby community through public art, reuse of original building materials, and historic photographs.*

Infrastructure: Provide for the safe, efficient, and cost-effective movement of people, goods, and services that will promote growth in the community *The project will deliver upgrades to the existing infrastructure on the site and provide another step in the direction of growth and safety envisioned along the corridor.*

Public Safety: Maintain a safe community environment. *The project will deliver upgrades to the existing fire damaged building on the site and provide another step in the direction of growth and safety envisioned along the corridor.*

Recreation, Open Space, and Agriculture: Provide a variety of recreational opportunities, preserve existing open space, and utilize agricultural areas for educational and economic prospects with willing property owners. *The project will deliver a newly constructed building and community gathering hub. The building open space will be more urban use, and the occupants will have the opportunity to access Clear Creek Trail less than .5 miles from the property along Washington. Like other Maiker projects, active amenities will be a highlight of this building to create livable, community-driven homes where people want to live.*

Vibrant Neighborhoods: Support a resilient community rich in different ages, incomes, and household types, and promote distinctive and attractive neighborhoods with a strong sense of place that sustains the vision of Welby *The project will deliver 117 permanently affordable housing units to Adams County, maintained and managed by Maiker Housing Partners. All common areas, entries, and amenities will be ADA accessible, with multiple units designed for ADA and hearing/visually assisted residents. The project's placement at the south edge of the Welby neighborhood allows for a more vertical and urban architecture, appropriate with the adjacent future land use the corridor envisioned in the Subarea Plan.*

Alignment with Advancing Adams Comprehensive Plan (2022)

The Welby project will meet the following strategies laid out in the comprehensive plan update from 2022.

Community and Housing (COH)

Strategy COH 2.1.02: Encourage a variety of housing types in locations proximate to job centers and transit access. *The project has great proximity to the economic employment areas for Adams County. It has immediate highway access and is centrally located to the major career-hubs of Downtown Denver, Boulder, and Broomfield (each only ±20-minute drive). The site is along Washington Blvd, and proposes to relocate and upgrade the current RTD Bus stop to the front of the project property, providing a new bus-shelter.*

Strategy COH 2.1.03: Support programs, partners, and development projects that increase housing choices including affordable housing and missing middle housing, as further detailed in the 2018 Balanced Housing Plan and subsequent updates. *The project will deliver 117 affordable housing units to Adams County, to residents with mixed incomes of between 30% AMI and 70% AMI. All common areas, entries, and amenities will be fully ADA-compliant and multiple units will be designed to accommodate ADA residents or residents who are requiring hearing/visually assistance. Maiker may include Project Based Vouchers at this property. Maiker's HCV and FCV departments specialize in providing multiple services to all residents, including: rent & utility assistance, various aid programs, and multiple annual events for residents (community gatherings, service days, job workshops, health seminars, and others).*

Strategy COH 4.1.06: Explore opportunities to expand affordable housing and work-force housing to meet the needs of current and future residents and the County's economic development goals. *Under PUD zoning, the project will deliver 117 affordable housing units to Adams County, to residents with mixed incomes of between 30% AMI and 70% AMI. (NOTE - This is 43 more units than would be allowable under MU zoning.) These AMI's cover a range of professions including teachers, postal service workers, retail and industrial workers, and young professionals just starting in the workforce. AMI's will be selected from a completed market study to identify current demand. Being a Public Housing Authority, all units will remain affordable for the life of the building.*

Strategy COH 5.1.01: Establish transitions in land use between residential and industrial areas to reduce exposure to air and noise pollutants. *The Mixed-Use Employment future land use identified in the Welby Subarea Plan characterizes the uses as light industrial, office, indoor warehousing and other clean industry… suitable to work with adjacent multi-family residential uses. A Noise Study was completed by DL Adams and Associates between January 11-17, 2024 which identified acceptable noise levels for residential housing at this location.*

Cultural Heritage (CH)

Strategy CH 3.3.02: Explore various techniques such as wayfinding signage, public art, and other programming elements to identify and recognize Organized Neighborhood Groups and/or census tracts within the unincorporated county The project team is working closely with the historic Welby community to incorporate and honor the waning memory of the schoolhouse and the history of the Welby community through public art, reuse of original building materials, and historic photographs.

Five Strategic Corridors and Subareas (CSP)

Strategy CSP 1.3: Coordinate with jurisdictions and property owners to establish consistent design elements to contribute to a more cohesive physical character along a corridor.
Strategy CSP 4.3: Continue to review the FLUM, zoning, and vision established by sub-area plans to evaluate new

proposed residential uses and other uses that conflict with and may be negatively impacted by permitted industrial operations that align with their future land-use designation.
Strategy CSP 4.6: Coordinate with property owners on the corridor to identify opportunities to rezone to mixed-use to align development with the Future Land-Use map. *This project will be a catalyst to help spur the visioning along the Washington Corridor within the Welby Subarea Planning process and subsequent Advancing Adams Comp Plan updates. The project will bring ROW improvements via improved sidewalks (ADA), landscaping, and building and parking placement. The planning originally considered mixed use development in the northern section of the corridor, however, the plan left space for reevaluation over time. Our proposal is an opportunity for Adams County to identify this site as a great potential to align residential use with future growth of the corridor and work alongside the clean, indoor industrial uses' that could also activate the corridor per the Welby Subarea Plan. The project will advance an identity for the Welby neighborhood that is forward thinking but respectful of the past.*

II – Criteria for Approval 2:

The FDP conforms to the P.U.D. standards.

PROPOSED USES, ZONING AND NEIGHBORHOOD CONTEXT
The project site is within the I-1 zone, bordered on the south by a small parcel with C-3 zoning, and otherwise surrounded by I-1 zoning. The Project site has been rezoned to PUD to allow the execution of the following goals:

- Creating a smart density within a mixed-use, multifamily affordable community on the existing ~2.132-acre site, while
- Respecting the memory of the historic neighborhood and school, while
- Applying the proposed goals in the Welby Subarea Plan, while
- Reinvesting in the community hub and gathering space lost to the Boyers fire, while
- Reinvigorating the area by adding new architecture and commercial destinations, while
- Utilizing affordable housing tax credits and funding opportunities in the most cost-effective way possible, and
- Maximizing this parcel's opportunities to house as many qualifying households as permitted per zoning code and as reasonable for the location.

3-34 PLANNED UNIT DEVELOPMENT (P.U.D.)
3-34-03-01 SUPERIOR DESIGN

- **USE OF FLEXIBILITY TO IMPROVE DESIGN** - The PUD zoning supports the project in creating a three dimensional design well suited for the unique site placement and density needs. PUD zoning allows the project to be scaled in relation to the interstate and the future growth outlook in the area. The project's proximity to the 'edge' of Welby and along a major transportation corridor (Washington) makes it suitable for densification and placed perfectly as a catalyst for future growth of the neighborhood as it begins the transition from all industrial to the vision of the Welby Subarea, where "*Residential development in these areas should be designed so that it is compatible with the commercial feel of these corridors, utilizing enhanced architectural features, and vertical mixed-use design where appropriate*."

  Further – the PUD zoning will support **117** affordable housing units, **43** more units than allowable per MU zoning. Consistent with the Goals of Advancing Adams County, the flexibility provided within the PUD zone classification will allow for a larger amount of affordable housing options for Adams County residents.
- **REDUCE IMPACT TO PUBLIC INFRASTRUCTURE AND SERVICES –** The site is situated on the major transit corridor of Washington Ave. making it an ideal site for higher density development. The public infrastructure and services present in Washington Street are uniquely equipped to handle the impact of higher density development. Further, the project is proposing to improve the public side-walks and cross-walks not only immediately adjacent to the project site along Washington Street, but also to improve the pedestrian ADA ramps on the East side of Washington Avenue, brining these up to current accessibility standards and adding a new traffic signal and camera to the East side of Washington St. at the intersection of 73rd Ave. and Washington St.

- **COMPATIBLE WITH ADJACENT USES –**The team recognizes the goal of this building is to be a catalyst project for the area, and that our parcel's presently distressed condition is hardly compatible for the surrounding area, as-is. While the first project in after a change to the long-range planning outlook may feel unaligned with some adjacent uses, an influx of residents, taxes, and activity ultimately brings an economic benefit to existing businesses in the area. In terms of compatibility to each adjacent land use:
    - A natural, mutual benefit can be seen with the retail center directly across Washington Street, as our residents will help foster retail growth and word-of-mouth interest in the retail center and businesses.
    - While the waste-management truck parking lot to the North is indeed less compatible, the fact that this parcel is leased (and not owned) implies that it is a non-permanent fixture to the area. If this lease continues, the increased tax revenue from residents and the new business opportunity next door would logically aid them in the long-run (particularly with a company specializing with transportation and relying on County road improvements). If the lease does not renew, the increase of value and transformation of this block would surely benefit the parcel's owner and potentially pave the way to a more compatible future. In either case, the trucks do not appear to be in service during evening and night-time hours, and should not hamper the residents within the building, all things considered.
    - The neighboring funeral parlor will also enjoy increased exposure from new residents (and their families, social circles, or connections). Maiker sees "A Better Place" in particular as one that champions low-income stability and provides services with lower prices and incentives to our shared demographic—so much that Maiker agrees with the parlor's statement in that affordable housing and A Better Place can fit seamlessly as neighbors.
    - Via community outreach, neighbors and community members have expressed that the economic growth from new residential buildings will activate the area's retail and provide more opportunity for localized employment. The addition of more retail along the Washington corridor with the return of the Boyers Coffee community hub will provide an invigorating net benefit to surrounding Welby employment centers and residents, thereby showing compatibility with the neighborhood.

- **SCREENING REQUIRED –** Based on the catalyst nature of the project, the applicant team is requesting modifications to the screening required between adjacent land uses. As part of the PUD approval process, we wish to seek a modification to these requirements to reduce the required size of bufferyards while maintaining the intent of the bufferyard to adequately separate lesser intensity uses from higher intensity uses. We are requesting:
    - **Northern Property Boundary** – New Residential Use to Existing Industrial Use – **REQUIRED** Bufferyard Type D: 15 foot minimum bufferyard width with (3) trees per 60 linear feet and (6) foot sight obscuring fence or wall. **PROPOSED** - On the Northern property boundary, the building is set +/- 70'-5" from the property line, separated by a 6'-0" wide landscape bufferyard, which will be planted at the required density, a 61' wide double-loaded parking drive aisle / fire access lane, and a 5' sidewalk. There is an existing sight obscuring fence at the property line that will be maintained or improved as required. Beyond the fence and offsite, there is an existing landscaped water detention area separating the properties already. This +70' distance meets the intent of the bufferyard requirement, by providing an ample separation between the lesser intensity use of the proposed mixed-use project to the higher intensity industrial property to the North.

    - **Southern Property Boundary** – New Residential Use to Existing Commercial Use – **REQUIRED** Bufferyard Type C: 15 foot minimum bufferyard width with (2) trees per 80 linear feet and (6) foot sight obscuring fence or wall. **PROPOSED** - Along the Southern property boundary, all residential units and functions are located on the second level or above, and there is commercial space at ground level. We feel this would support a bufferyard requirement of commercial to

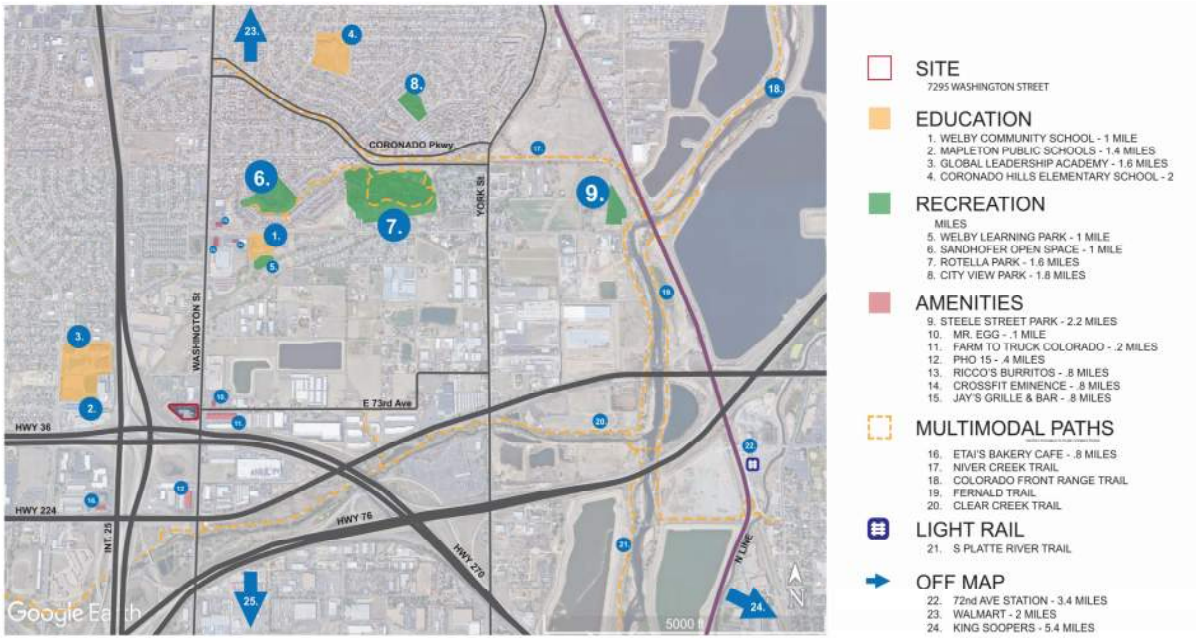
commercial, which is bufferyard Type A – a 5 foot minimum bufferyard. Additionally, while the property to the south is currently commercial use, the scale and feel of the buildings are residential in nature and would further support a reduced bufferyard requirement. We are proposing to provide a +/- 10'-0" wide bufferyard at grade level along the southern property boundary planted to a density determined sufficient by Adams County.

3-34-03-03 PEDESTRIAN AND BICYCLE AMENITIES

The project will offer improved pedestrian and bicycle amenities by improved circulation/hardscape and facilities for convenient bicycle storage. There will be short term bike parking at grade, as well as indoor long term bike storage facilities for residents and employees. Specifically 30 short-term bike parking spaces will be provided via standard 'U' bike racks located adjacent to the residential and retail entries, and 35 long-term bike parking spaces will be provided within the buildings parking garage and a dedicated bike storage room located near the residential lobby.

The pedestrian and bicycle amenities provided will align with the future growth of Washington Street, outlined in the 2022 Transportation Master Plan. Improvements to Washington Street will include an off-street bike lane (road diet) and/or sidewalk improvements slated from East 52nd to 83rd that will help The Welby residents have easy access into Downtown and quickly connect to the wider bike and walk network provided along the Clear Creek Trail.

The applicant team understands the existing barriers to connectivity will be there at first occupancy and will encourage the use of existing infrastructure along Washington Street (via the sidewalk) as a way to connect to the Clear Creek Trail (less than .5 miles) for active outdoor use and connection to the broader areas via bike and foot.



3-34-03-04 PARKING

With the implementation of Colorado House Bill 24-1304 parking minimums for the project are no-longer applicable. The project is providing for a total of 147 parking spaces, approximately 85 surface parking spaces located in parking lots to the East and North of the building, plus 62 spaces in an open-parking garage located at grade below the building podium. +/- 117 spaces will be dedicated to residents providing a 1 to 1 ratio of parking spaces to total unit count, and +/- 30 will be available for retail and staff parking during normal business hours. We are working with a traffic consultant to implement measures that will reduce trips and parking. Current solutions being implemented include: transit enhancements such as the relocation of the bus-stop adjacent to the property, electric bike charging, and long-term bike storage. Potential solutions include, providing RTD passes to

residents.

PARKING, ACCESS, SERVICE & SITE SAFETY

- Residential Parking will be provided at grade along the north edge of the site and covered within the building below the podium.
  - The site plan shows a total of 147 off street parking spaces.
- The site is proposing 30 short-term bicycle parking spaces and 35 long-term secured and covered bicycle parking spaces which exceeds the Adams County requirement 10 spaces on site.
- The primary vehicular access to the site is provided at the signalized crossing at Washington and 73rd**.** For the convenience and use of the retail along Washington Street, an exit/right out only is proposed south of the retail parking area along Washington. The design team feels this will help with vehicular circulation during retail hours.

3-34-03-05 OPEN SPACE

Adams County Design Requirements and Performance Standards section 3-34-03-05 states a minimum required open space of 30% of the site area for PUD zones. We are proposing to provide ~34.4% open space as part of the project at grade and the second level courtyards. Of this open space ~46.8% will be active open space.

ADAMS COUNTY OPEN SPACE REQMT.S FOR OVERALL SITE

REQUIREMENT CATEGORY	OPEN SPACE & ACTIVE OPEN SPACE AREA REQUIREMENTS	OPEN SPACE & ACTIVE OPEN SPACE AREAS PROVIDED
MINIMUM OPEN SPACE AREA (sec. 3-34-03-05)	A MIN. OF 30% OF THE LOT AREA SHALL BE OPEN SPACE. A MIN. OF 25% OF THE OPEN SPACE SHALL BE ACTIVE OPEN SPACE. LOT = 92,861.6 SF; 30% = 27,858.5 SF 25% OF 27,858.47 SF = 6,964.6 SF	OPEN SPACE AT GRADE = 23,473 SF OPEN SPACE ON ELEV. DECKS = 8,547 SF TOTAL OPEN SPACE = 32,020 SF or 34.4% of the lot ACTIVE OPEN SPACE AT GRADE = 6,522 SF ACTIVE OPEN SPACE ON ELEVATED DECKS = 8,471 SF TOTAL ACTIVE OPEN SPACE = 14,993 SF or 46.8% of the open space

Adams County Design Requirements and Performance Standards section 4-19-09-01-04 states a minimum required landscaped area of 30% of the site area for multi-family projects. As part of the PUD review process, we wish to seek a modification to this requirement given the constraints of the project site. As shown in the attached conceptual site plan drawings we are proposing approx. 21.6% of the site area to be landscaped with the landscaping distributed across the site. This distribution balances the site constraints and parking needs of the proposed project and is a significant improvement on the current site landscaped area, which is located predominantly at the inaccessible West end of the site.

ADAMS COUNTY LANDSCAPE REQUIREMENTS FOR OVERALL SITE

REQUIREMENT CATEGORY	LANDSCAPE REQUIREMENTS	LANDSCAPE AREA OR LANDSCAPE PROVIDED
REQ. LOT LANDSCAPING (sec. 4-19-07)	A MIN. OF 10% OF THE LOT AREA SHALL BE LANDSCAPED LOT = 92,861.58 SF; 10% = 9,286 SF	17,410.6 SF AT GRADE (18.7% OF THE LOT)
DWELLING MULTIFAMILY LANDSCAPE (sec. 4-19-09-01-04)	30% OF THE SITE AREA SHALL BE LANDSCAPED; 30% COVER w/ LIVING GROUND MATERIAL LOT = 92,861.58 SF; 30% = 27,858 SF	17,410.6 SF AT GRADE & 2,628 SF ON THE ELEVATED DECKS = 20,038.6 SF (21.6% OF LOT)
DWELLING MULTIFAMILY REQ. TREES & SHRUBS (sec. 4-19-09-01-04)	1 LG. TREE & 2 SHRUBS, OR 2 ORN. TREES & 2 SHRUBS / 1,500 SF OF LS AREA 20,038.6 SF OF LS AREA = 14 LG. TREES OR 27 ORN. TREES & 27 SHRUBS	13 LG. TREES, 34 EVGRN. TREES, 20 ORN. TREES, 184 SHRUBS, 146 GRASSES, & 138 PERENNIALS AT GRADE; 14 ORN. TREES, 20 SHRUBS, 72 ORN. GRASSES, 121 PERENNIALS ON ELEVATED DECK

III – Criteria for Approval 3:

The FDP is consistent with any approved PDP for the property.

CONSISTENCY WITH APPROVED PDP – PRC2024-00017

The FDP submitted remains consistent with the approved PDP plans PRC2024-000017 dated 03.28.2025. Minor updates and changes consistent with the continued development of the building design and site plan have been incorporated which are reflected in the latest plan set. These changes are minor in nature and the substantive design elements approved at the time of PDP remain consistent.

IV – Criteria for Approval 4:

The FDP construction plans meet the requirements of these standards and regulations and have been approved by the Director of Community and Economic Development, all infrastructure and utility providers, Adams County Health Department, and all other referral agencies.

CONSTRUCTION PLAN COMPLIANCE WITH STANDARDS AND REGULATIONS

Demonstration of compliance with all Adams County standards and regulations is demonstrated on the attached set of final development construction plans. Written description of the final development plans is included below to further outline the concept of the proposed project and demonstrate how the FDP construction plans meet the requirements of the Adams County Standards and Regulations. Approval of all applicable Adams County departments and other referral agencies will be obtained as part of the Final Development Plan process.

LANDSCAPE CONSIDERATIONS - Overall Concept

As a result of the location and density goals, The Welby project will utilize a comfortable amount of open space at ground level, allocating much of the usable open space on the protected and elevated podium areas. At grade, usable open space landscape improvements will include site walks, a dog park, pedestrian connectivity, and smaller gathering areas. The design team is intentionally elevating the open space area to bring the usable open space into a protected and controlled zone and to allow for more density of units on the site.

The Elevated Outdoor Gathering Space

The building residential footprint intentionally creates two connected, yet distinct elevated courtyards.

- One smaller, and to the north, will be a respite during summer months. This courtyard will have flexible seating areas and planting suitable for growth in shaded environments. This area will provide indoor/outdoor connection for occupants using the community room and residential common area.
- The larger south courtyard will be an area for flexible and more active activities, with a grill and picnic area, a playground area featuring natural play elements, and flexible space for various activities including yoga and yard games.



Street Frontages and Connections

- At the Washington Street frontage, a retail storefront area and residential lobby area will open to hardscape with plantings, allowing for the outdoor activation of the storefront and lobby entries. The improvements to the ROW sidewalk and trees will improve the pedestrian realm along Washington Street.
- An RTD bus-stop currently located just North of the site, will also be relocated to the properties street frontage, just North of the proposed right-out only vehicular drive. The relocated bus-stop will feature a new standard RTD bus-shelter, where currently only a concrete waiting pad exists.

II- CIVIL ENGINEERING CONSIDERATIONS

PROPERTY AND EASEMENTS

- **Existing Conditions**
  - ALTA Improvement Survey Plat was completed by R&R Engineers-Surveyors, Inc dated 3/17/23. The surveyed property consists of approximately 2.132 acres (+/- 92,862 SF) and is located in unincorporated County of Adams, State of Colorado:
    - The existing site includes the remains of a 2 story building with an associated parking lot and utilities.
  - Future land Use is Mixed-Use Employment
  - Parcel # 0171934408003
  - Address commonly known as: 7295 Washington St., Denver, CO 80229
- **Proposed Improvements & Coordination**
  - Utility and Drainage easements will be dedicated as dictated by the County, per the FDP and Final Plat process.
  - New public access easements will be needed if any public access ways extend beyond the existing R.O.W./easements, including access easements for sidewalks.
  - The site has been rezoned to PUD

SITE ACCESS AND LAYOUT

- **Existing Conditions**
  - The existing site is positioned along the frontage of Washington Street, directly across from E. 73rd Avenue. An existing signal is located at the intersection of these two streets.
  - The subject parcel is bordered on the East by Washington Street. On the North by a waste management facility (I-1 Zoning), On the South by a site that operates as a funeral services office (C-3 Zoning), and to the West by CDOT highway I-25 (I-1)
  - Existing site features include a two-story Boyer's Coffee facility.
  - Public sidewalks exist along Washington on the Eastern frontage and encroach into the site by an average of a few feet.
- **Proposed Improvements & Coordination**
  - Proposed site improvements include a five-story mixed-use building that includes a new Boyer's coffee facility, 2 anticipated retail spaces, a lower-floor parking garage and 117 affordable housing units. The development includes associated concrete walks, patios, and outdoor parking with supporting landscaping.
  - Stormwater for the site provides water quality treatment above ground in multiple rain gardens planned around the site. Once circulating through a rain garden, stormwater is routed to an underground detention system at which point the system provides a controlled release rate before being routed to the existing County system within Washington Street.
  - The site proposes 2 access points. One to function comparable to the existing condition at the existing intersection. This access point provides one lane entering the site and two lanes exiting the site. One thru/left, the other a right-only. The existing signal on the East side of Washington will be replaced as shown on the traffic signal modification plans included in the final development plans. The site also proposes an additional "right out" only towards the southern edge of the property.
  - Asphalt pavement thickness requirements will be per Adams County Standards and as recommended by the geotechnical engineer. Typically, a five (5)-inch section is required in parking stalls and a seven (7)-inch asphalt section is recommended in drives. These asphalt depths are to be confirmed by the geotechnical engineer.
  - Concrete pavement thickness requirements will be per Adams County Standards and as recommended by the geotechnical engineer. Typically, an eight (8)-inch section with #4 rebar at 18-inches on center is required for service areas and trash pads, a six (6)-inch section with welded wire mesh is required for drives that receive vehicular traffic, and a four (4)-inch section for walks. Curb and gutter will be constructed within the parking lot with locations agreeable to the County. All concrete paving will have a 28-day, 4500-psi mix with Type II cement and fibermesh reinforcement.
  - Emergency vehicle site access has been reviewed and approved by the fire department and county review engineer as part of the PDP process. The site provides accessible drive aisles on 2 sides of the building, and proposes to provide an FDC on the face of the building for emergency services. Additionally, the building and units are to be sprinkled internally and will use fire-resistant gypcrete in accordance with international and local fire code.
  - The site has been designed to be ADA compliant using walks, curb ramps, and will provide the federally/locally required number of ADA parking stalls and units.

GRADING AND DRAINAGE

- **Existing Conditions**
  - The existing site is previously developed and has approximately 8' of fall from the rear of the site to the frontage. This equates to approximately 1-2% of average grade. The high point is approximately 5153' and a low of approximately 5145'.

- Stormwater collection infrastructure exists near the East side of the site and appears to discharge directly to the public infrastructure in Washington Street. It does not appear that there is any treatment or detention facility on site.
- There is one existing building on site and supporting parking. There is additionally a large concrete pad, rending the site as a majority impervious area.
- The site is surveyed as Flood Zone "X", which is outside the 100 year flood plain (under .2% change of annual flood) based on FEMA Flood Insurance Rate Map # 08001C0603 H, Panel 603 of 1150, dated March 5, 2007.

- **Proposed Improvements & Coordination**
  - More than 1 acre of disturbance is proposed for this site. Per the requirements in Adams County, stormwater quality enhancements and stormwater detention are proposed on the site. Stormwater Quality is required to be provided above ground. Water quality for this site is obtained using rain gardens. Following initial capture within the rain gardens, the stormwater is routed to an onsite underground detention system in which the stormwater is routed through a control structure to control the release rate. The treated and detained stormwater is then released to a storm main located in Washington St.
  - Minor improvements to Washington Street adjacent to the site will be required, as indicated on the final development plans included in the submittal.
  - Construction stormwater management and erosion control plans will be required for the site. A State Stormwater Management Plan will be required.
  - Subgrade preparation will be required for proposed structures and for new flatwork/paving. The geotechnical recommendations for earthwork over-excavation and compaction are not currently available.
  - An underground stormwater system is proposed that will be constructed of reinforced concrete.
  - Rain gardens will attempt to utilize non-invasive, native vegetation, and will prioritize plantings that are most resilient and effective at nutrient removal.

WATER UTILITIES

- **Existing Conditions**
  - There is an existing water meter and backflow preventer serving the existing facility
  - Water mains exist within the Washington Street ROW.
  - The site is presently serviced by the North Washington Steet Water and Sanitation District. Applicant was provided a "will-serve" letter by the District on 7/25/2024. The District expects sufficient capacity for proposed use and unit count.
- **Proposed Improvements & Coordination**
  - The site anticipates a 3" Domestic service and an 8" fire service. The services will enter the building into an internal meter room.
  - An FDC will be provided on the exterior of the building to supplement the sprinkler system in the event of emergency.
  - Additional coordination with the city engineers, fire department, and plumbing engineer to determine meter size, fire suppression pipe size, emergency access requirements, and proposed hydrant locations will be required for fire protection for the proposed buildings.
  - Irrigation facilities will be needed for the landscaped areas around the site. Irrigation facilities will be designed by the landscape architect.

SANITARY SEWER UTILITIES

- **Existing Conditions**

  - There is an existing gravity sanitary sewer system that extends across the Eastern property line, internal to the site. This main services the existing Boyer's Coffee facility.
- **Proposed Improvements & Coordination**
  - The site proposes collecting sanitary flows from all units and commercial facilities to an 8" pipe and shall connect to the existing main running along the eastern frontage of the property.
  - Grease from the coffee facility as well as the other commercial establishments are collected internal to the building and routed to a grease trap.
  - The grease trap has been oversized for this current activity and has been sized to accommodate future tenant conversions to restaurant or other grease creating uses.

DRY UTILITIES

- **Existing Conditions**
  - "Will-serve" letters have been provided by Xcel (gas/electric). Other required non-city utilities such as fiber optic telecom will be explored as well.
  - Electrical on this site is currently metered and serviced by Xcel. Xcel has an existing contract with Boyers Coffee for use by their onsite food truck. Xcel does not have a contract with Applicant as of this date.
  - This site previously contained a gas meter via Xcel. Xcel has removed this meter prior to Applicant's acquisition of the property.
- **Proposed Improvements & Coordination**
  - The size and location of all dry utility improvements are identified on the utility plan included in the final development plans.

-END WRITTEN NARRATIVE-

CASE NO. PRC2025-00012



CONCEPTUAL RENDERING

FINAL DEVELOPMENT PLAN - 11.14.2025

7295 WASHINGTON ST, ADAMS COUNTY, CO 80229

OWNER
MAIKER HOUSING PARTNERS
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WESTMINSTER, CO 80030

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P. 303.444.6633

CONTACT
MARTY JOHNSON
MJOHNSON@DENEUVECONSTRUCTION.COM

CERTIFICATE OF OWNERSHIP
(X), BEING THE OWNER OR REPRESENTATIVE OF THE MAIKER BOYERS SITE LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMITS THIS PRELIMINARY DEVELOPMENT PLAN AND REZONING SUBMITTAL AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

_____
(OWNER'S SIGNATURE)

THE OWNERS SIGNATURE(S) SHALL BE ACKNOWLEDGED AS FOLLOWS:

STATE)_____

COUNTY)_____

CITY)_____

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ___, DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISION EXPIRES:_____

PLANNING COMMISION APPROVAL:
APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ___, DAY OF _____, 20____.

_____
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:
APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ___, DAY OF _____, 20____.

_____
CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER:
THIS MAJOR PUD AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT ___M. ON THE _____, DAY OF _____, 20____.

_____
COUNTY CLERK AND RECORDER

SOPHERSPARN
ARCHITECTS LLC
1731 15TH ST. SUITE 250
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Listen. Innovate. Deliver.

MAIKER BOYERS
7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

COVER SHEET

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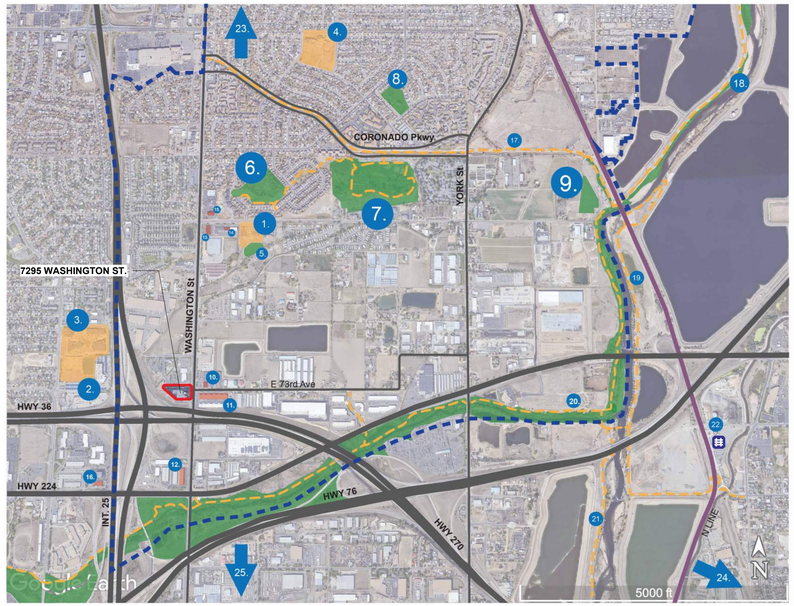
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CASE NO. PRC2025-00012

ZONING DATA

BUILDING CODE:	2024 INTERNATIONAL BUILDING CODE
IBC USE AND OCCUPANCY:	R-2 (APARTMENT UNITS) B (COFFEE SHOP) M (MERCANTILE RETAIL)
CONSTRUCTION TYPE:	(4) STORIES TYPE VA OVER (1) STORY TYPE IA
ZONING DESIGNATION:	PUD
SPRINKLER SYSTEM:	NFPA 13, PER SECTION 903.3.1.2
LOT AREA: (PER SURVEY)	92,862 SQ. FT. (2.132 ACRES)
PROPOSED DWELLING UNITS:	117 DWELLING UNITS
DWELLING UNITS PER ACRE:	54.9 DUAC
EXISTING BUILDING COVERAGE:	30,285 SQ. FT.
PROPOSED BUILDING COVERAGE:	36,508 SQ. FT.
PROPOSED BUILDING AREA I.B.C. (BUILDING A):	37,712 SQ. FT.
PROPOSED BUILDING AREA I.B.C. (BUILDING B):	100,343 SQ. FT.
TOTAL PROPOSED BUILDING AREA I.B.C.:	138,055 SQ. FT.
EXISTING BUILDING HEIGHT:	+/- 28'-1" (WASHINGTON SCHOOL BUILDING)
PROPOSED BUILDING HEIGHT:	65'-6 1/2"
NUMBER OF STORIES:	5 STORIES: (4) STORIES TYPE VA OVER (1) STORY TYPE IA
PROPOSED SETBACKS:	
FRONT (WASHINGTON ST.)	50'-1/4"
REAR	VARIES, DUE TO LOT SHAPE
SIDE - SOUTH	10'-2 1/4"
SIDE - NORTH	70'-5 1/2"
ROOF FIRE CLASS:	CLASS A
ROOF DESIGN WIND SPEED (V 3SEC ASD):	107 MPH
ROOF EXPOSURE CATEGORY:	C
SEISMIC DESIGN CATEGORY:	B
SNOW LOAD:	40 PSF GROUND; 30 PSF ROOF
PARKING PROVIDED:	
TOTAL VEHICLE PARKING	147 SPACES
STANDARD	116 (79%)
COMPACT	31 (21%)
BICYCLE PARKING:	
TOTAL BICYCLE PARKING	65
LONG-TERM	35
SHORT-TERM	30

VICINITY MAP



LEGEND

SITE

WELBY BOUNDARY

EDUCATION
1. WELBY COMMUNITY SCHOOL - 1 MILE
2. MAPLETON PUBLIC SCHOOLS - 1.4 MILES
3. GLOBAL LEADERSHIP ACADEMY - 1.6 MILES
4. CORONADO HILLS ELEMENTARY SCHOOL - 2 MILES

RECREATION
5. WELBY LEARNING PARK - 1 MILE
6. SANDHOFER OPEN SPACE - 1 MILE
7. ROTELLA PARK - 1.6 MILES
8. CITY VIEW PARK - 1.8 MILES
9. STEELE STREET PARK - 2.2 MILES

AMENITIES
10. MR. EGG, DRUNKEN MONKEYS, PAISANO SAUSAGE ITALIAN GROCER, CHI'S EX PRESS - .1 MILE
11. FARM TO TRUCK COLORADO - .2 MILES
12. PHO 15 - .4 MILES
13. RICCO'S BURRITOS - .8 MILES
14. CROSSFIT EMINENCE - .8 MILES
15. JAY'S GRILLE & BAR - .8 MILES
16. ETAI'S BAKERY CAFE - .8 MILES

MULTIMODAL PATHS
TRUTH FOR MOBILE FUTURE CONDITIONS
17. NIVER CREEK TRAIL
18. COLORADO FRONT RANGE TRAIL
19. FERNALD TRAIL
20. CLEAR CREEK TRAIL
21. S PLATTE RIVER TRAIL

LIGHT RAIL
22. 72nd AVE STATION - 3.4 MILES

OFF MAP
23. WALMART - 2 MILES
24. KING SOOPERS - 5.4 MILES
25. RINO ART DISTRICT - 6.1 MILES

PROJECT DESCRIPTION

A 5-STORY MIXED-USE DEVELOPMENT CONTAINING GROUND LEVEL COMMERCIAL SPACE INCLUDING SPACE FOR A FUTURE BOYERS COFFEE SHOP, RESIDENTIAL LOBBY, AND COVERED PARKING, WITH PERMANENTLY AFFORDABLE HOUSING ON THE UPPER FLOORS. THE AFFORDABLE HOUSING WILL CONSIST OF APPROXIMATELY 117 PERMANENTLY AFFORDABLE 1 & 2 BEDROOM FOR RENT APARTMENT UNITS. RESIDENTIAL AMENITIES WILL INCLUDE TWO ELEVATED COURTYARDS, A FITNESS ROOM AND ROOF TOP AMENITY DECK.

PROJECT INTENT

MAIKER HOUSING PARTNERS PROPOSES TO REZONE THE SITE TO PUD ZONING AND DEVELOP THE SITE INTO A MIXED-USE DEVELOPMENT CONTAINING GROUND LEVEL COMMERCIAL SPACE FOR A FUTURE BOYERS COFFEE SHOP WITH PERMANENTLY AFFORDABLE HOUSING ON THE UPPER FLOORS. THE PROJECT WILL BE A NEW COMMUNITY HUB AND GATEWAY FOR THE WELBY NEIGHBORHOOD OF ADAMS COUNTY, IN SUPPORT OF THE GOALS AND VISION ESTABLISHED IN THE **WELBY SUBAREA PLAN**. THE PROJECT WILL CELEBRATE THE HISTORY OF THE SITE BY INCORPORATING HISTORIC ELEMENTS OF THE 1927 SCHOOLHOUSE AND CONTINUE THE RICH TRADITION OF THE BOYERS COFFEE SHOP AS A COMMUNITY HUB AND MEETING PLACE.

THE PURPOSE AND OBJECTIVE OF A PLANNED UNIT DEVELOPMENT (P.U.D.) IS TO ENCOURAGE THE DEVELOPMENT OF LAND AS A SINGLE UNIT. A P.U.D. ALLOWS GREATER FLEXIBILITY IN THE DESIGN OF A DEVELOPMENT, MORE VARIETY AND DIVERSIFICATION IN THE RELATIONSHIPS BETWEEN BUILDINGS, OPEN SPACES AND USES, AND CONSERVATION AND RETENTION OF HISTORICAL AND NATURAL TOPOGRAPHIC FEATURES WHILE MEETING THE GOALS, POLICIES AND OBJECTIVES OF THE COMPREHENSIVE PLAN.

PROJECT CHARACTER – GENERAL

THE NEW PROPOSAL WILL CREATE A VIBRANT, PERMANENTLY AFFORDABLE RESIDENTIAL OPTION FOR ADAMS COUNTY RESIDENTS. THE SITE'S VICINITY TO DOWNTOWN DENVER AND PROXIMITY TO MASS TRANSIT OPTIONS AND THE CLEAR CREEK TRAILWAY MAKE IT A PERFECT OPPORTUNITY TO BEGIN TO IMPLEMENT THE STRATEGIES IDENTIFIED IN THE **WELBY SUBAREA PLAN**. WHEN IMPLEMENTED IN 2014, THE STATED GOAL OF THE DOCUMENT WAS TO BUILD ON AND TRANSFORM THE EXISTING ASSETS, REINVEST, AND MAINTAIN A VIBRANT COMMUNITY THAT ATTRACTS INVESTMENTS FROM BOTH INSIDE AND OUTSIDE WELBY. THE NEW WELBY PROPOSAL UNDER REVIEW WILL NOT ONLY RE-ESTABLISH A WELL-LOVED COMMUNITY ASSET IN THE BOYERS COFFEE SHOP, BUT IT WILL ALSO HELP MEET ADAMS 'S COUNTY'S AFFORDABLE HOUSING GOALS, A RESIDENTIAL BUILDING MANAGED AND DELIVERED VIA MAIKER HOUSING PARTNERS.

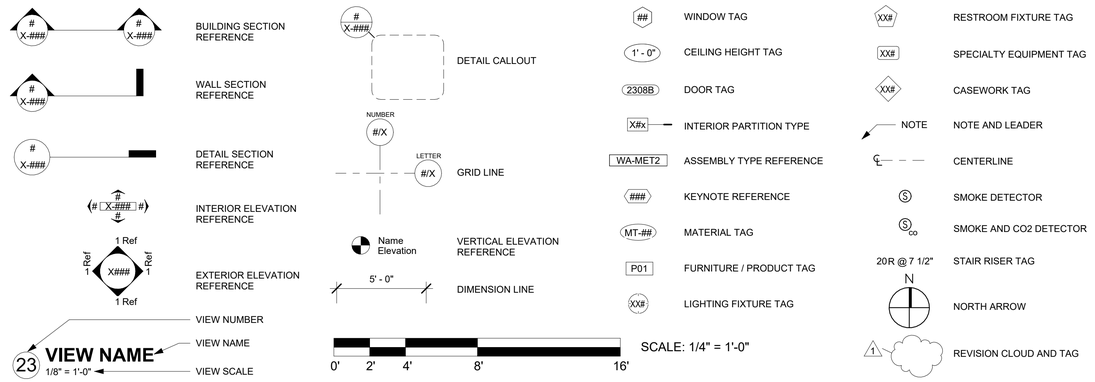
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ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	INSUL.	INSULATION
APPROX.	APPROXIMATE	INT.	INTERIOR
ARCH.	ARCHITECT	IDF	INTERMEDIATE DISTRIBUTION FRAME (ELECTRICAL)
BM.	BEAM		
B.O.	BOTTOM OF	JC	JANITOR CLOSET
BLDG	BUILDING	LAV	LAVATORY
BR	BRICK	LP	LOW POINT (ROOF)
CAB.	CABINET	MECH.	MECHANICAL
CLR.	CLEAR	MEP	MECHANICAL-ELECTRICAL-PLUMBING
CMU	CONCRETE MASONRY UNIT	MEZZ.	MEZZANINE
COL.	COLUMN	MFR.	MANUFACTURER
CONC.	CONCRETE	MIN.	MINIMUM
CONT.	CONTINUOUS	MIR.	MIRROR
CONTR.	CONTRACTOR	MTL.	METAL
CP	COMPOSITE PANEL	O/	OVER
C.W.	CURTAIN WALL	O.C.	ON CENTER
DIA.	DIAMETER	O.H.	OPPOSITE HAND
DS	DOWNSPOUT	PERF.	PERFORATED
DWGS.	DRAWINGS	PERIM.	PERIMETER
ELEC.	ELECTRICAL	PLYWD.	PLYWOOD
ELEV.	ELEVATOR	PTD.	PAINTED
EQMT.	EQUIPMENT	QTY.	QUANTITY
EXT.	EXTERIOR	RD	ROOF DRAIN
FAAP	FIRE ALARM ANNUNCIATOR PANEL	RE.	REFER
FACP	FIRE ALARM CONTROL PANEL	REINF.	REINFORCED
FD	FLOOR DRAIN	REQ'D	REQUIRED
FDC	FIRE DEPARTMENT CONNECTION	R.O.	ROUGH OPENING
FEC	FIRE EXTINGUISHER CABINET	S.F.	SQUARE FEET
FG BATT	FIBERGLASS BATT	SHT'G	SHEATHING
FTG.	FOOTING	SIM.	SIMILAR
FLR.	FLOOR	SQ.	SQUARE
FLR'G	FLOORING	STL.	STEEL
FT.	FOOT	STOR.	STORAGE
GA	GAUGE	STRUCT.	STRUCTURAL
GALV.	GALVANIZED	T&G	TONGUE AND GROOVE
GL.	GLASS	T.O.	TOP OF
GWB	GYPSUM WALL BOARD	TEMP.	TEMPERED
HORZ.	HORIZONTAL	TYP.	TYPICAL
HP	HIGH POINT (ROOF)	T.P.O.	THERMOPLASTIC POLYOLEFIN MEMBRANE
HT.	HEIGHT	U.N.O.	UNLESS NOTED OTHERWISE
HVAC	HEATING, VENTILATION, & AIR CONDITIONING	VERT.	VERTICAL
		W/	WITH
IN	INCH	WD.	WOOD
		VL	VINYL

DRAWING SYMBOLS



GENERAL NOTES

1. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, OR COVENANTS OF THE AREA IN WHICH IT IS BUILT.
3. CONTRACTOR TO VERIFY CODE REQUIREMENTS FOR STAIR HANDRAILS AND GUARDS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. CONTRACTOR TO VERIFY CONFORMANCE TO CODE REQUIREMENTS FOR LOCATIONS OF TEMPERED GLASS. TEMPERED GLASS TO BE LOCATED AT THE FOLLOWING AREAS:
   - WITHIN A 24" ARC OF DOORS (OPEN OR CLOSED) OR OTHER AREAS SUBJECT TO HUMAN IMPACT.
   - USED IN DOORS.
   - SHOWER LOCATIONS.
5. PROVIDE FIRESTOPS AT CONCEALED VERTICAL AND HORIZONTAL SPACES AND ALL FLUES & OPENINGS AT THE TOP OF WALLS.
6. PROVIDE FIRE-RATED PENETRATION PROTECTIVES AT ASSEMBLIES WITH REQUIRED FIRE RATING.
7. ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED AREAS TO BE WEATHERSTRIPPED
8. INSULATION: PER BUILDING ASSEMBLIES, RE: SHEETS G0.60 & G0.61
9. ALL EXPOSED ROOF VENTS AND STACKS ARE TO BE PAINTED TO MATCH THE ADJACENT ROOF MATERIAL
10. CONTRACTOR TO OBSERVE MANUFACTURER'S INSTRUCTIONS AND PROCEDURES FOR INSTALLATION OF ALL MATERIAL & EQUIPMENT
11. PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS. PROVIDE TILE BACKER BOARD AT SHOWER STALL WHERE WALLS ARE TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 70" ABOVE DRAIN INLET

SOPHERSPARN ARCHITECTS LLC
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MAIKER BOYERS

7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

PROJECT INFORMATION & SHEET INDEX

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11/14/2025 9:47:01 AM

CASE NO. PRC2025-00012



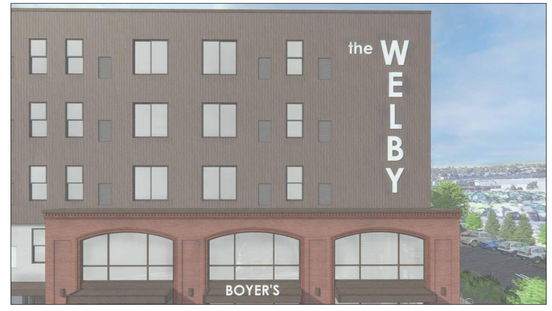
VIEW FROM WASHINGTON STREET & 73RD AVE.
INTERSECTION CONCEPTUAL RENDERING



PROMINENT COMMUNITY ENTRY CONCEPTUAL RENDERING



SITE HISTORY REFERENCE IMAGERY



IDENITY AND BRANDING CONCEPTUAL RENDERING



MURAL ART CONCEPTUAL RENDERING

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CONCEPTUAL RENDERINGS

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11/14/2025 9:47:02 AM

CASE NO. PRC2025-00012



VIEW FROM INTERSTATE 270 CONCEPTUAL RENDERING



INTIMATE RESIDENTIAL ENTRY CONCEPTUAL RENDERING



SITE HISTORY REFERENCE IMAGERY



OUTDOOR SPACE CONCEPTUAL RENDERING



ACTIVATED STOREFRONT CONCEPTUAL RENDERING

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CONCEPTUAL RENDERINGS

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CASE NO. PRC2025-00012

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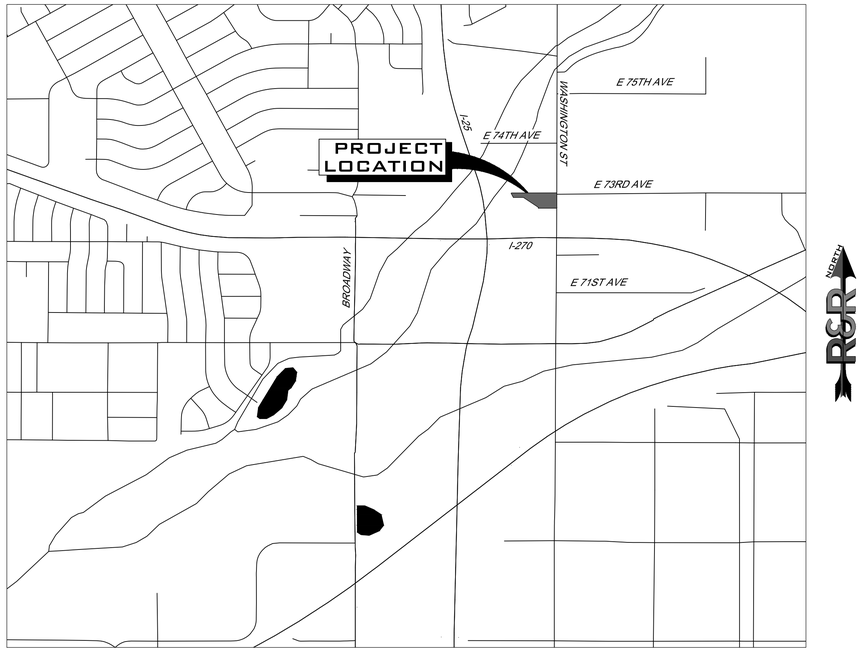
COVER SHEET

CONSTRUCTION DOCUMENTS

LOCATED AT: 7295 WASHINGTON ST., ADAMS COUNTY, CO 80229
LOT 1, AMENDED BOYER COFFEE SUBDIVISION (7295 WASHINGTON ST, DENVER, CO)
LOCATED IN THE SE QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

MASTER LEGEND

EXISTING	PROPOSED	
T	T	COMMUNICATIONS
CATV	CATV	CABLE TV
F/O	F/O	FIBER OPTIC
GAS	GAS	NATURAL GAS PIPE
OHE	OHE	POWER - OVERHEAD
UGE	UGE	POWER - UNDERGROUND
SS	SS	SANITARY SEWER PIPE
ST		STORM SEWER PIPE
W	W	WATER PIPE
		EASEMENT
		FLOODPLAIN LIMIT
		LOT LINE
		PROPERTY LINE
		RIGHT OF WAY
		SECTION LINE
		SETBACK
		FENCE LINE
		ROAD CURB AND GUTTER
		SIDEWALK
		TREE LINE
		WALL - RETAINING
		WATER SURFACE ELEVATION
5820	5280	MAJOR CONTOUR
5822	5822	MINOR CONTOUR
EM	EM	ELECTRICAL METER
E	E	ELECTRICAL STRUCTURE
		GUY WIRE
		LIGHT POLE
TR	TR	TRANSFORMER PAD
		UTILITY POLE
CATV	CATV	CABLE TV STRUCTURE
T	T	COMMUNICATIONS MANHOLE
T	T	COMMUNICATIONS STRUCTURE
FO	FO	FIBER OPTIC STRUCTURE
GM	GM	GAS METER
G	G	GAS MANHOLE
		GAS VALVE
SS		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
ST		STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
		WATER FITTING
		WATER METER
		WATER TAP / CORP STOP
		WATER VALVE
		ADA ACCESSIBLE PARKING
		SIGN
		TREES



VICINITY MAP
SCALE 1" = 1,000'

CONTACT LIST		
APPLICANT	**CIVIL ENGINEER**	**SURVEYOR**
SOPHER SPARN ARCHITECT, LLC	R&R ENGINEERS–SURVEYORS, INC.	R&R ENGINEERS–SURVEYORS, INC.
2505 WALNUT STREET, SUITE 200 BOULDER, CO 80302 (303) 442–4422 CONTACT: ERIN BAGNALL	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 (303) 753–6730 CONTACT: TREVOR SMITH, PE	1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 (303) 753–6730 CONTACT: KEVIN KUCHARCYZK, PLS
WATER AND SANITATION	**FIRE**	
NORTH WASHINGTON WATER & SANITATION	SOUTH ADAMS COUNTY FIRE DEPARTMENT	
3172 E 78TH AVE DENVER, CO 80229 (303) 228–6664	16050 SYRACUSE ST COMMERCE CITY, CO 80022 (303) 228–0835	

Sheet List Table	
Sheet Number	Sheet Title
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C0.03	GENERAL NOTES
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C1.01	SITE PLAN
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C2.08	PROPOSED DRAINAGE MAP
TS-1	COVER SHEET
TS-2	M&S STANDARDS PLANS LIST
TS-3	SIGNAL MODIFICATION PLAN

BENCHMARK:

(NAVD83 DATUM)
ORIGINATING BENCHMARK:
SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES (96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

ELEVATION = 5149.69'

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. HAVING AN ASSUMED BEARING OF NORTH 00°04'31" WEST, SAID LINE BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX.

NOTE:

PUBLIC IMPROVEMENTS SHALL CONFORM TO ADAMS COUNTY STANDARDS AND SPECIFICATIONS AND LATEST ADDITION OF COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

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

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R&R ENGINEERS SURVEYORS INC
CONSULTANT

MAIKER BOYERS
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SEAL

JOB NO. 23310

COVER SHEET

C0.01

11/12/2025 6:42 PM

CASE NO. PRC2025-00012

GENERAL NOTES

GENERAL CONSTRUCTION AND SURVEY NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES IF APPLICABLE.
2. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. ANY DISCREPANCY OR CONFLICT WITHIN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ENGINEER'S ATTENTION AND CLARIFIED DURING BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ENGINEER'S INTERPRETATION.
4. LOCATIONS, ELEVATIONS, AND DIMENSION OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME THESE DRAWINGS WERE PREPARED, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE INDICATED LOCATION OF UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES IS APPROXIMATE AND REFLECTS THE BEST INFORMATION AVAILABLE FROM SURVEYS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT SIZE, LOCATION, DEPTH, HEIGHT, ELEVATION, DIMENSION, AND EXTENT OF ALL UNDERGROUND AND OVERHEAD FACILITIES AND OTHER FEATURES AFFECTING THEIR WORK PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY THAT MAY AFFECT SUCH FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION 72 HOURS PRIOR TO STARTING CONSTRUCTION. ANY TIE-IN SHALL BE COORDINATED BY THE CONTRACTOR WITH THE PUBLIC WORKS DEPARTMENT, AT LEAST 48 HOURS IN ADVANCE.
6. THE CONTRACTOR'S SURVEYOR SHALL OBTAIN AN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARKS, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK. ALL BENCHMARKS OR MONUMENTS THAT NEED TO BE RELOCATED SHALL BE DONE SO BY A LICENSED SURVEYOR.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN THEIR POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.
9. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS SPECIFIC AUTHORIZATION HAS BEEN GRANTED BY ADJACENT PROPERTY OR RIGHT OF WAY OWNER.
10. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES.
11. ALL STATIONS AND OFFSETS REFER TO THE CONSTRUCTION REFERENCE LINE, WHICH SHALL BE THE CENTERLINE OF THE ROADWAY, UNLESS OTHERWISE NOTED.
12. ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
13. THE CONSTRUCTION LENGTHS INDICATED IN THESE PLANS ARE APPROXIMATE. ACTUAL LIMITS MAY BE SET IN THE FIELD AS DIRECTED BY THE ENGINEER.
14. THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
15. THE CONTRACTOR SHALL HAVE A FOREMAN, OR RESPONSIBLE PARTY ON SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. ALL WORKERS ON THE JOB SITE WILL BE COURTEOUS TO THE PUBLIC AT ALL TIMES AND SHALL REFER ANY QUESTIONS OR CONCERNS TO THE CONTRACTOR'S FOREMAN OR MUNICIPALITY INSPECTOR.
16. THE CONTRACTOR SHALL MAINTAIN DETAILED "RECORD" DRAWINGS THROUGH THE COURSE OF CONSTRUCTION THAT DETAIL ALL FIELD ADJUSTMENTS IN THE EVENT SURVEYED AS-BUILT INFORMATION CANNOT BE OBTAINED PRIOR TO UTILITY BURIAL. RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER ALONG WITH SURVEYED AS-BUILT DRAWINGS FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
17. "AS-BUILT" DRAWINGS ARE TO BE PREPARED BY A LICENSED SURVEYOR PER JURISDICTIONAL PERMIT REQUIREMENTS AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY OWNER. AS-BUILT DRAWINGS MUST DEPICT THE SIZE, TYPE OF MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY, STORMWATER RELATED SITE IMPROVEMENTS. THIS INCLUDES BUT IS NOT LIMITED TO STORMWATER PIPES (INVERTS MUST BE SHOWN), INLETS, CURBS, SWALES, BERMS AND GRADE CHANCES IN PAVED AREAS. IN PARKING AND RETENTION AREAS THE AS-BUILT DRAWINGS MUST INCLUDE TOP-OF-BANK, TOE-OF-SLOPE, GRADE BREAKS, AND BOTTOM ELEVATIONS. PAVED, CONCRETE, AND LANDSCAPED AREAS MUST BE CLEARLY DEFINED. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE AS-BUILTS THAT MEET ALL OWNER, GOVERNMENTAL AGENCIES, AND ENGINEER OF RECORD'S REQUIREMENTS. AS-BUILTS MUST BE PERFORMED AND SIGNED AND SEALED BY A STATE LICENSED LAND SURVEYOR.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUALITY CONTROL MEASURES AND TESTING TO ENSURE THE WORK CONFORMS TO THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS. ANY WORK FOUND TO BE DEFECTIVE OR NOT IN COMPLIANCE SHALL BE CORRECTED BY THE ENGINEER AT THEIR OWN EXPENSE.
19. CONSTRUCTION EASEMENTS, RIGHT-OF-WAY, AND OTHER CRITICAL EASEMENTS SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR.
20. REFER TO FINAL RECORDED PLAT FOR LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
21. ALL RETAINING WALLS OVER 4' IN HEIGHT REQUIRE A BUILDING PERMIT. (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL)
22. THE INFORMATION PROVIDED ON THESE PLANS DEPICT ONLY THE TOP OF WALL ELEVATION AND THE BOTTOM OF WALL ELEVATION WHERE THE FACE OF THE WALL MEETS THE FINISHED GRADE. DEPTH OF FOOTINGS OR ANY OTHER REQUIRED STRUCTURAL ELEMENTS ARE NOT INCLUDED. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
23. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
24. ALL TRENCH EXCAVATIONS SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA AND AS REQUIRED BY STATE OR LOCAL LAWS.
25. IF CONFLICTING INFORMATION IS NOTED WITHIN THESE PLANS, THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION.

EROSION AND SEDIMENT CONTROL NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PLANS AND STANDARD DETAILS IN THIS PLAN SET PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS. ALL STORMWATER POLLUTION PREVENTION MEASURES PRESENTED IN THESE DRAWINGS, AND/OR IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
3. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERIC PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CONDITIONS DURING CONSTRUCTION UNTIL THE PROJECT IS ACCEPTED.
5. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
7. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS SHALL ALWAYS BE RETAINED ON SITE.
8. THE CONTRACTOR SHALL LIMIT CLEARING TO THE MINIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
9. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THESE PLANS. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
10. CONTRACTOR SHALL APPLY EROSION CONTROL BLANKETS TO ALL SLOPES 3:1 (H:V) OR STEEPER.
11. THE GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
12. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
13. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
14. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
15. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
16. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAN VARIETIES, STRAW/HAY, MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON THESE DRAWINGS.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
18. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
19. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
20. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE. CONTRACTOR SHALL ALSO REMOVE ALL SILT/SEDIMENT/DEBRIS PRIOR TO CERTIFICATION.
21. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
22. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
23. DUE TO THE GRADE CHANGES DURING DEVELOPMENT OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
24. SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
25. THE GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THESE DRAWINGS, INSIDE THE LIMITS OF DISTURBANCE FOR WASTE DISPOSAL AND DELIVERY OF MATERIAL STORAGE.
26. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS AND FOLLOWING MAJOR STORM EVENTS. REPARATIVE ACTION SHALL BE TAKEN WITHIN 24 HOURS OF INSPECTION. EROSION CONTROL INSPECTORS SHALL KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES INCLUDING DATES OF INSPECTIONS, NAMES OF INSPECTORS, OBSERVATIONS, ACTIONS TAKEN, AND RAINFALL AMOUNTS.
27. SEDIMENT SHALL BE REMOVED FROM BMP MEASURES ONCE SEDIMENT HAS REACHED ONE-HALF HEIGHT OF THE BARRIER.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A DEWATERING PLAN TO REGULATORY AGENCIES IF NECESSITATED.

DEMOLITION NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE DEMOLISHED OR REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED PER THE PROJECT SPECIFICATIONS, AS DETERMINED BY THE ONSITE GEOTECHNICAL ENGINEER.
3. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER PRIOR TO CONSTRUCTION.
4. IF ELEMENTS ARE DISCOVERED THAT ARE NOT DEPICTED IN THIS SET OF PLANS OR SUPPORTING REPORTS, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
5. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND /OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY.
8. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT IS NOT LIMITED TO: WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
9. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES. ADDITIONALLY, THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.
10. CONTRACTOR SHALL COORDINATE AN ASBESTOS INSPECTION/SURVEY PRIOR TO DEMOLITION OF ANY BUILDING. ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. THE DEVELOPER AND OR OWNER SHALL PROVIDE THE PHASE I ESA TO THE CONTRACTOR.
11. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIR TO PRE-CONSTRUCTION CONDITION OR BETTER.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
14. DAMAGE TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER OR MUNICIPALITY.
15. ASPHALT/CONCRETE REMOVAL SHALL BE FULL DEPTH TO SUBGRADE PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT. LANDSCAPE AREAS SHALL BE BACKFILLED PER LANDSCAPE PLANS/GUIDELINES.
16. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT APPROPRIATE MEASURES ARE TAKEN IF PREVIOUSLY UNIDENTIFIED ENVIRONMENTAL IMPACTS ARE DISCOVERED ON THE DEVELOPMENT SITE.
18. UPON DISCOVERY OF PREVIOUSLY UNIDENTIFIED CONTAMINATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING WORKERS' HEALTH AND SAFETY. IF UNSAFE WORKING CONDITIONS PREVAIL, THE CONTRACTOR WILL BE RESPONSIBLE FOR STOPPING WORK WITHIN SAID AREA IMMEDIATELY. THE CONTRACTOR SHALL MAKE AN ATTEMPT TO DOCUMENT AND ASSESS THE NATURE AND DISPOSITION OF THE IDENTIFIED IMPACT. FOLLOWING THIS INITIAL DOCUMENTATION, THE CONTRACTOR WILL NOTIFY THE ENVIRONMENTAL CONSULTANT OF THE DISCOVERY.
19. IF IT IS SAFE TO OPERATE WITHIN THE AFFECTED AREA, THE CONTRACTOR, UNDER THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT, WILL APPLY APPROPRIATE MEASURES TO PRECLUDE EXACERBATION OF THE IDENTIFIED IMPACT.
20. UPON NOTIFICATION, THE ENVIRONMENTAL CONSULTANT SHALL CONDUCT A PRELIMINARY INVESTIGATION OF THE AFFECTED AREA(S) AND DETERMINE THE APPROPRIATE COURSE OF ACTION. FURTHERMORE, THE ENVIRONMENTAL CONSULTANT SHALL BE RESPONSIBLE FOR INITIATING THE REQUISITE NOTIFICATION PROCEDURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
21. WORK WILL RESUME WITHIN THE AFFECTED AREA AT THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT.
22. APPROVAL FROM THE PERMIT ISSUING JURISDICTION MUST BE OBTAINED PRIOR TO THE REMOVAL OF NATIVE VEGETATION.
23. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDERS PRIOR TO ANY MODIFICATION OR ANY INTERRUPTION IN SERVICE.
24. ANY DISTURBANCE OR DAMAGE TO EXISTING FEATURES WITHIN RIGHTS-OF-WAYS SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, AND THE RIGHT OF WAY OWNER SHALL BE NOTIFIED IMMEDIATELY.
25. ANY DESTRUCTION OF PAVEMENT AS A RESULT OF UTILITY CONSTRUCTION SHALL BE REPLACED THE FULL LANE WIDTH PER APPLICABLE CONSTRUCTION STANDARDS.
26. IF ANY HISTORICAL OR CULTURAL ARTIFACTS ARE DISCOVERED DURING DEMOLITION, THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THAT AREA AND NOTIFY THE OWNER AND APPROPRIATE AUTHORITIES.
27. THE CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCES AND RESTRICT LOUD DEMOLITION ACTIVITIES TO THE HOURS SPECIFIED BY LOCAL REGULATIONS OR AS DIRECTED BY THE OWNER
28. THE CONTRACTOR SHALL MONITOR AND CONTROL VIBRATIONS FROM DEMOLITION ACTIVITIES TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND UTILITIES.

TEMPORARY TRAFFIC CONTROL NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE MOVEMENT OF PEDESTRIANS AND VEHICLES THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING DELIVERIES, AND DROP-OFFS IN WORK ZONES. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) AND MUTCD STANDARDS AS WELL AS ANY ADDITIONAL REQUIREMENTS IMPOSED BY THE STATE'S DOT.
3. ALL TRAFFIC CONTROL MEASURES SHALL PRIORITIZE SAFETY ABOVE ALL ELSE.
4. ACCESS TO ALL SIDE STREETS AND DRIVEWAYS SHALL BE CONTINUOUSLY MAINTAINED FOR THE DURATION OF THE PROJECT UNLESS PREVIOUSLY APPROVED BY THE LOCAL JURISDICTION.
5. ANY LANE CLOSURE REQUIRES APPROVAL BY THE LOCAL JURISDICTION DEPARTMENT AS WELL AS ADVANCED NOTICE OF 72 HOURS WHEN THE LANE CLOSURE IS TO OCCUR. CONTRACTOR TO TAKE ADDITIONAL CONSIDERATION IN COMMUNICATION OF SPECIFIC HOMES AND BUSINESSES THAT ARE TO BE IMPACTED.
6. ENSURE EMERGENCY VEHICLES CAN ACCESS AT ALL TIMES. ANY BLOCKAGES OR DIVERSIONS SHOULD BE COMMUNICATED TO LOCAL EMERGENCY SERVICES IN ADVANCE.
7. DURING PERIODS OF LANE CLOSURES, THE CONTRACTOR IS TO PROVIDE A DOT CERTIFIED SITE TRAFFIC SUPERVISOR FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF TRAFFIC CONTROL DEVICES (E.G. BARRICADES, SIGNS, ARROW PANELS, ETC.) AS OUTLINED IN THE STATE'S DEPARTMENT OF TRANSPORTATION STANDARDS.
8. TRAFFIC CONTROL MEASURES ARE TO BE MONITORED, PARTICULARLY DURING PEAK HOURS, TO ENSURE THAT CONTROL MEASURES ARE EFFECTIVE AND THAT NO DANGEROUS SITUATIONS ARISE.
9. BE PREPARED TO ADJUST TRAFFIC CONTROL MEASURES AS NEEDED. WHAT WORKS DURING ONE PHASE OF CONSTRUCTION MAY NOT BE SUITABLE FOR ANOTHER.
10. IF WORK IS BEING PERFORMED AT NIGHT, ENSURE ALL TRAFFIC CONTROL DEVICES ARE CLEARLY VISIBLE. THIS MIGHT REQUIRE ADDITIONAL LIGHTING OR REFLECTIVE MATERIALS.
11. MAINTAIN THOROUGH DOCUMENTATION OF ALL TRAFFIC CONTROL MEASURES, INCLUDING ADJUSTMENTS MADE DURING THE CONSTRUCTION PROCESS.

SOURCES OF INFORMATION*

DESCRIPTION	COMPANY	DATE
BOUNDARY SURVEY	R&R ENGINEERS-SURVEYORS, LLC	3/17/2023
TOPOGRAPHIC SURVEY	R&R ENGINEERS-SURVEYORS, LLC	3/17/2023
ARCHITECTURAL INFORMATION & DIMENSIONS	SOPHER SPARN ARCHITECTS, LLC	11/19/2024
HISTORICAL/CULTURAL RESOURCE SURVEY		
BUILDING UTILITY CONNECTION LOCATIONS	RJA ENGINEERING	11/15/2024
GEOTECHNICAL REPORT	PARTNER ASSESSMENT CORPORATION	3/22/2023
ENVIRONMENTAL REPORT		
TRAFFIC IMPACT ANALYSIS	LSC TRANSPORTATION CONSULTANTS	TBD
MECHANICAL, ELECTRICAL, PLUMBING (MEP)	RJA ENGINEERING	11/15/2024

* = THE FOLLOWING SOURCES HAVE BEEN UTILIZED IN PREPARATION OF THESE PLANS, IT IS POSSIBLE THAT UPDATES TO THESE SOURCES HAVE BEEN COMPLETED FOLLOWING ISSUANCE OF THESE PLANS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LATEST VERSION.

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NOTICE: DUTY OF COOPERATION
RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX, ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION.
COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERR

CASE NO. PRC2025-00012

GENERAL NOTES

PAVING NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. EXISTING PAVEMENT SHALL BE SAWCUT IN PROPOSED PATCH AREAS TO A DEPTH REQUIRED FOR THE PROPOSED PAVEMENT AS SHOWN ON THE PLANS.
3. ALL PROPOSED ASPHALT PATCHES AND SURFACING OVERLAID ON EXISTING PAVEMENT SHALL BE FEATHERED SMOOTHLY INTO THE EXISTING PAVEMENT, AND MAY REQUIRE THE NEED FOR A MILLED BUTT-JOINT AS DIRECTED BY THE ENGINEER.
4. ALL SIDEWALKS ARE TO BE 4" THICK IN NON-VEHICULAR AREAS, UNLESS OTHERWISE NOTED.
5. UNLESS OTHERWISE STATED IN THE SPECIFICATIONS OR UNDER A SEPARATE ITEM, ALL EXCESS MILLINGS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AT AN APPROVED SITE PROVIDED BY THE CONTRACTOR.
6. NO SURFACING SHALL BE APPLIED TO ANY MANHOLE COVERS, FRAMES, VALVE BOXES, GAS DROPS, ETC. EXISTING APPURTENANCES ARE TO BE ADJUSTED TO FINISHED GRADE.
7. ALL EXISTING AND PROPOSED UTILITY AND STORM SEWER STRUCTURE TOPS THAT ARE TO BE EXPOSED WITHIN ANY SIDEWALK OR PAVED AREAS SHALL BE ADJUSTED SO THAT THE TOP SURFACE OF COVERS OR FRAMES SHALL BE FLUSH WITH THE SIDEWALK OR PAVEMENT SURFACE.
8. ANY FACILITIES DAMAGED THAT ARE LOCATED OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE REPAIRED IN A TIMELY MANNER AND AT THE EXPENSE OF THE CONTRACTOR.
9. THE CONTRACTOR IS TO ENSURE THAT THE QUALITY OF MATERIALS AND WORKMANSHIP FOR PAVING MEETS OR EXCEEDS THE STANDARDS SET BY LOCAL AND STATE REGULATIONS.
10. PAVING OPERATIONS SHALL NOT BE CONDUCTED DURING RAINY WEATHER OR WHEN THE BASE MATERIAL IS WET OR FROZEN.
11. PROPER COMPACTION OF THE SUBGRADES, BASE, AND SURFACE LAYERS IS ESSENTIAL. THE CONTRACTOR SHALL ENSURE THAT THESE ARE COMPACTED TO THE SPECIFICATIONS PROVIDED IN THE PLANS OR DICTATED BY STATE/LOCAL REGULATION.
12. ALL JOINTS SHALL BE PROPERLY SEALED TO PREVENT WATER INFILTRATION AND ENSURE THE LONGEVITY OF THE PAVEMENT.
13. FRESHLY LAID ASPHALT SHALL BE PROTECTED FROM TRAFFIC UNTIL IT HAS COOLED AND HARDENED.
14. THE CONTRACTOR SHALL DISTURB NO MORE GROUND THAN WHAT IS NECESSARY FOR CONSTRUCTION. NO OPEN EXCAVATED TRENCH, OR OTHER UNSAFE CONDITION, WILL BE LEFT OVERNIGHT.
15. UPON COMPLETION OF PAVING WORK, THE CONTRACTOR SHALL CLEAN UP AND REMOVE ALL SURPLUS MATERIALS, LEAVING THE SITE IN A NEAT AND ORDERLY CONDITION.
16. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT THICKNESS AND FOUNDATION RECOMMENDATIONS.

TREES & VEGETATION NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. THE CONTRACTOR SHALL VERIFY WHICH TREES ARE TO BE SAVED AND PROTECTED PRIOR TO COMMENCING CONSTRUCTION. DURABLE FENCE PROTECTION BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO BE SAVED WITH FENCE PLACEMENT A MINIMUM OF 10 FEET FROM TREE CANOPY OR THE DRIP LINE, WHICHEVER IS GREATER.
3. THE CONTRACTOR SHALL NOT DISTURB AREAS AROUND EXISTING TREES TO BE SAVED.
4. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING, AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDED.
5. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOIL, DEBRIS, AND DELETERIOUS MATERIALS IN CONFLICT WITH IMPROVEMENTS.
6. AFTER THE CONTRACTOR HAS REMOVED THE MATERIALS AS DESCRIBED ABOVE, HE SHALL STRIP SUITABLE TOPSOIL AND STOCKPILE FOR LANDSCAPING USE.
7. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO AVOID DAMAGE TO TREES AND ORNAMENTAL SHRUBS PLANTED AND MAINTAINED BY PROPERTY OWNERS IN THE TERRACES FRONTING THEIR PROPERTY.
8. CONTRACTOR SHALL COMPENSATE OWNER FOR DAMAGE TO TREES NOT SHOWN TO BE REMOVED IN PLANS.
9. OAK TREES DAMAGED DURING CONSTRUCTION SHALL BE SEALED WITHIN SIX HOURS OF DAMAGE TO PREVENT INFECTION BY OAK WILT.

GENERAL CONSTRUCTION NOTES

1. ALL CONCRETE CURB, GUTTER AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 PSI CONCRETE WITH FIBER MESH.
2. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED, BY THE ENGINEER OF RECORD AND, SUBMITTED TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.
3. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND, IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
5. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND GUTTER REPLACEMENT.
6. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOWFILL AND, PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.
7. A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW.
8. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.
9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.
10. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
11. NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
12. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER, AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.

GRADING & DRAINAGE NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88), OR AS SPECIFIED ON THE PLAN SET.
3. THE CONTRACTOR SHALL THOROUGHLY REVIEW ASSOCIATED PROFESSIONAL REPORTS (ENVIRONMENTAL, DRAINAGE, GEOTECHNICAL, ETC.) AND IMPLEMENT SITE SPECIFIC RECOMMENDATIONS OF THESE REPORTS.
4. PRIOR TO GRADING, CONTRACTOR TO COORDINATE WITH UTILITY CONTRACTORS TO ENSURE NO UNDERGROUND UTILITIES ARE DAMAGED DURING OPERATIONS.
5. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS RELATED TO GRADING AND DRAINAGE HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
6. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND ENGINEER FOR REVIEW.
7. ANY SETTLEMENT OR SOIL ACCUMULATION BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY.
8. STREET CONTOURS SHOWN ON THESE PLANS REPRESENT TOP OF ASPHALT ELEVATION.
9. COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
10. STATION AND OFFSET INFORMATION FOR STORM DRAIN INFRASTRUCTURE REFERENCE THE CENTER OF THE SPECIFIED STRUCTURE BOTTOM. CONTRACTOR IS TO CONFIRM LENGTHS ASSOCIATED WITH PIPES THAT INCLUDE A MITERED END SECTION.
11. PRESSURIZED MAINS OR OTHER "DRY UTILITY" LINES IN CONFLICT WITH GRAVITY SEWER OR GRAVITY STORM ARE TO BE RESOLVED BY ADJUSTING THE PRESSURIZED AND/OR "DRY UTILITY" SYSTEMS. CONTRACTOR TO IMMEDIATELY NOTIFY ENGINEER IF CONFLICTS ARE OBSERVED THAT ARE NOT DEPICTED ON THESE PLANS.
12. WHERE IT IS NECESSARY TO DEFLECT PIPE EITHER HORIZONTALLY OR VERTICALLY, PIPE JOINT DEFLECTION SHALL NOT EXCEED THE MAXIMUM VALUES SPECIFIED IN AWWA C-600-B2 OR BOX OF THE PIPE MANUFACTURER'S MAXIMUM RECOMMENDED DEFLECTION, WHICHEVER IS MORE STRINGENT.
13. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
14. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT TO ASSURE A SMOOTH, CONTINUOUS GRADE.
15. ALL SIDEWALK CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL, ADA, AND STATE SPECIFICATIONS AND REQUIREMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ADA ACCESSIBLE SIDEWALKS MAINTAIN SLOPES NOT TO EXCEED 5% LONGITUDINALLY AND 2% CROSS SLOPES. SLOPES AT ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE A MAXIMUM 2%, AND THE MANEUVERING CLEARANCE AT EXTERIOR ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2%. THE MAXIMUM SLOPE OF A RAMP SHALL NOT EXCEED 12:1 (H:V)
17. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY THE OWNER AND/OR GOVERNING AUTHORITY.
18. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY. CONTRACTOR SHALL DISPOSE OF ALL WASTE/DEBRIS FROM SITE TO A PROPER AND APPROVED WASTE SITE.
19. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
20. ALL CUT OR FILL SLOPES SHALL BE 4:1 (H:V) OR FLATTER UNLESS OTHERWISE NOTED.
21. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES SHALL BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
22. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
23. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
24. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
25. CONTRACTOR TO VERIFY EXISTING PAVEMENT GRADES WHERE MODIFICATIONS AND/OR DRIVEWAY CONNECTIONS ARE BEING MADE. IF THERE IS ANY DEVIATION FROM THE EXISTING GRADES SHOWN HEREON THE CONTRACTOR MUST CONTACT ENGINEER OF RECORD FOR DIRECTION.
26. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 3" OF TOPSOIL AND BE SODDED TO MATCH SURROUNDING AREA.
27. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
28. ALL STORM PIPE SHALL BE REINFORCED CONCRETE PIPE WITHIN THE RIGHT OF WAY, OR AS SPECIFIED IN THESE DOCUMENTS.
29. CONTRACTOR TO RAISE ALL EXISTING UTILITY MANHOLES, VAULT BOXES, METER BOXES, ETC. TO PROPOSED GRADES UNLESS OTHERWISE NOTED.
30. CONTRACTOR SHALL REVIEW ALL GEOTECHNICAL REPORTS FOR SUPPLEMENTAL CONSTRUCTION RECOMMENDATIONS.

UTILITY NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST PLACE AN 811 TICKET, AND/OR CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987). CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY DEVIATION FROM THESE PLANS SHALL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND/OR AGENCIES WITH SIGNED AND WRITTEN CONSENT.
3. THE CONTRACTOR IS TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO ENGINEER.
4. THE CONTRACTOR SHALL MAINTAIN OPEN COMMUNICATION WITH UTILITY PROVIDERS THROUGHOUT THE PROJECT TO ENSURE THAT ANY DISRUPTIONS TO SERVICE ARE MINIMIZED AND COORDINATED.
5. BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL USE A UTILITY LOCATING SERVICE TO IDENTIFY AND MARK THE LOCATION OF ALL UNDERGROUND UTILITIES.
6. NO TEMPORARY CONNECTIONS TO FIRE HYDRANTS MAY BE MADE WITHOUT THE EXPRESS AUTHORIZATION OF THE UTILITY OWNER.
7. BACKFLOW DEVICES ARE CRUCIAL FOR PREVENTING CONTAMINATION OF THE POTABLE WATER SUPPLY. THE CONTRACTOR SHOULD ENSURE THAT THESE DEVICES ARE INSTALLED CORRECTLY, TESTED REGULARLY, AND PASS ALL LOCALLY REQUIRED INSPECTIONS.
8. NO VALVES IN THE OWNER'S WATER DISTRIBUTION SYSTEM SHALL BE OPERATED BY THE CONTRACTOR WITHOUT PRIOR PERMISSION OF THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN A VALVE IS TO BE OPERATED AND SHALL ONLY OPERATE THE VALVE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. COORDINATE ALL SHUTDOWN OF MAINS FOR TIE-INS WITH THE OWNER 72 HOURS PRIOR TO WORK BEING COMPLETED. THE CONTRACTOR SHALL INSPECT THE MATERIALS FOR DEFECTS AT THE TIME THEY ARE UNLOADED, AND ANY MATERIALS FOUND DEFECTIVE SHALL BE REMOVED FROM THE SITE.
9. ALL UTILITY WORK SHALL BE INSPECTED BY A QUALIFIED PROFESSIONAL TO ENSURE IT MEETS THE DESIGN SPECIFICATIONS AND ANY APPLICABLE REGULATIONS.
10. THE CONTRACTOR SHALL HAVE EMERGENCY PROTOCOLS IN PLACE IN CASE OF UTILITY DAMAGE OR OTHER UNFORESEEN ISSUES. THIS INCLUDES IMMEDIATE NOTIFICATION OF ALL APPROPRIATE PARTIES AND TAKING STEPS TO MITIGATE ANY POTENTIAL HAZARDS.
11. WHEN WORKING NEAR WATER SOURCES OR IN ENVIRONMENTALLY SENSITIVE AREAS, THE CONTRACTOR SHALL TAKE EXTRA PRECAUTIONS TO PREVENT CONTAMINATION OR DAMAGE TO THE ENVIRONMENT.
12. NO TIE-IN SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE LOCAL PUBLIC WORKS DEPARTMENT AND ARE VERIFIED.
13. PRIOR TO TESTING, ANY CONNECTION TO THE PUBLIC WATER SUPPLY SHALL BE THROUGH AN APPROVED AND TESTED BACKFLOW DEVICE.
14. PLUG EXISTING SEWER BEFORE INSTALLING ANY NEW SEWER MAIN.
15. CONCRETE PADS SHALL BE PROVIDED AROUND CLEAN-OUTS (24"X24"X4").
16. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN STATE/LOCAL SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
17. WATER AND SANITARY SEWER SHOULD BE KEPT TEN (10') APART (PARALLEL) OR 18" APART WHEN CROSSING (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE),
18. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS BELOW THE JURISDICTIONAL FROST DEPTH.
19. CONTRACTOR TO PLACE IDENTIFICATION RIBBON AND TRACER WIRE PER UTILITY PROVIDER'S SPECIFICATIONS.
20. NEW WATER MAINS AND FORCE MAINS TO BE PVC C900, UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY UTILITY PROVIDER. HYDROSTATIC TESTING WILL BE PERFORMED UNDER THE SUPERVISION OF THE UTILITY PROVIDER.
21. NEW SEWER MAINS ARE TO BE SDR31 PVC UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY THE UTILITY PROVIDER.
22. CONTRACTORS SHOULD USE HTH FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION) UNLESS APPROVED OTHERWISE PRIOR TO ISSUANCE OF PERMIT.
23. NEW WATERLINES SHALL BE TIED INTO THE EXISTING WATER SYSTEM UNDER THE SUPERVISION OF LOCAL PUBLIC WORKS PERSONNEL NO LATER THAN 14 DAYS AFTER PASSING BACTERIOLOGICAL TESTS.
24. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO OVERFLOWS OR SPILLAGE OF SEWER OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:
    A. IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE.
    B. NOTIFY THE UTILITY PROVIDER.
    C. CONTAIN THE SPILL IN PLACE AND AVOID CONTAMINATION OF STREAMS.
    D. DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER.
    E. ALL WORK SHALL BE DONE ACCORDING TO STATE AND LOCAL GUIDELINES.
25. CONTRACTOR TO PROVIDE NOTICE TO RESIDENTS OF SHUTDOWN OF MAIN. CONTRACTOR TO NOTIFY RESIDENTS OF WORK WITHIN THEIR PROPERTY AND OF THE RELOCATION OF METERS. ANY COMPLAINTS BY RESIDENTS ARE TO BE PASSED IMMEDIATELY TO THE UTILITY PROVIDER'S INSPECTOR OR TO THE UTILITY PROVIDER'S OFFICE. TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS SHOWN IN PLANS. ANY REPAIRS TO BE MADE AT THE CONTRACTORS' EXPENSE.
26. ABANDONED CUSTOMER LINES SHALL BE CAPPED OR PLUGGED AT THE PROPERTY LINE.
27. ASBESTOS PIPE REMOVAL AND DISPOSAL IS THE CONTRACTOR'S RESPONSIBILITY.
28. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, AND GRAVITY MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
29. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER.
30. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT.
31. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROVIDER AT LEAST 48 HOURS PRIOR TO ANY UTILITY CONSTRUCTION.
32. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER OR WASTEWATER SERVICE. THE CONTRACTOR SHALL COORDINATE PREAPPROVED INTERRUPTIONS OF SERVICE WITH THE INSPECTORS 7 WORKING DAYS IN ADVANCE.
33. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE MUNICIPAL SYSTEMS SHALL BE IN CONFORMANCE WITH MUNICIPAL UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS.
34. ALL MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
35. THE CONTRACTOR SHALL ADJUST ALL EXISTING MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE. NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
36. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO THE UTILITY COMPANY FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
37. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY INSPECTOR. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY UTILITY PROVIDER.
38. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO FORCE MAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
39. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY THE MUNICIPALITY, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
40. FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY THE MUNICIPALITY, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION.
41. MAINTAIN UTILITY PROVIDER'S RECOMMENDED MINIMUM COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
42. ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY THE CLIENT AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. R&R ENGINEERS-SURVEYORS, INC. HAS NOT PERFORMED THE LIGHTING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
43. CONTRACTOR SHALL MAINTAIN ELECTRICAL SERVICE TO ALL EXISTING BUILDINGS, TRANSFORMERS TO REMAIN, AND ALL EXISTING SITE LIGHTS DURING ALL PHASES OF CONSTRUCTION.
44. ANY SEPTIC SYSTEMS DEPICTED ON THESE PLANS ARE REPRESENTATIVE ONLY. A SEPTIC SYSTEM SHALL REQUIRE DESIGN AND PERMITTING TO BE PERFORMED BY OTHERS.
45. ALL WATER WELLS SHALL BE TESTED, AND APPROVED BY STATE DEP AND LOCAL HEALTH DEPARTMENT PRIOR TO USE ON PRIVATE HOMES. WELLS WILL NOT BE ALLOWED FOR PUBLIC POTABLE WATER CONSUMPTION. WELLS WILL NOT BE ALLOWED AS A SOURCE OF FIRE PROTECTION.

SIGNAGE & STRIPING NOTES

1. LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
2. STRIPING SHALL REFER TO COLORADO DOT STANDARD PLANS S-627-1
3. ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED IN THE PLANS OR AS DIRECTED BY THE ENGINEER. SIGN LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT, AS DIRECTED BY THE ENGINEER.
4. ANY EXISTING SIGNS TO REMAIN THAT ARE DISTURBED OR RELOCATED DURING CONSTRUCTION SHALL BE RESET TO CURRENT STANDARDS FOR HEIGHT, OFFSET, AND METHOD OF INSTALLATION.
5. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT DAMAGE TO THE SIGN. DAMAGE BEYOND USE, AS DETERMINED BY THE ENGINEER, SHALL REQUIRE REPLACEMENT BY THE CONTRACTOR AT HIS EXPENSE.
6. CAUTION SHOULD BE EXERCISED DURING THE INSTALLATION OF NEW SIGNS. BOTH EXISTING AND PROPOSED UTILITIES MAY EXIST IN THE VICINITY OF PROPOSED SIGN LOCATIONS, INCLUDING THE POTENTIAL FOR UTILITIES AND OTHER OBJECTS NOT IDENTIFIED IN THESE PLANS.
7. ALL SIGNS SHALL BE COMPLIANT WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND DOT STANDARDS, AS WELL AS ANY ADDITIONAL LOCAL REQUIREMENTS.
8. ALL STRIPING AND PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND SHALL NOT BE APPLIED UNTIL A MINIMUM OF 30 DAYS AFTER THE PLACEMENT OF THE FINAL ASPHALT SURFACE. IN THE INTERIM, STRIPING SHALL BE PAINT AND ANY REQUIRED RPM'S INSTALLED PER THE PLANS. DO NOT STRIPE ACROSS MANHOLE LIDS OR DRAINAGE GRATES.
9. STRIPING WITHIN PRIVATE PROPERTY IS TO FOLLOW DOT GUIDELINES WHERE PRACTICABLE. PAINT MAY BE UTILIZED FOR PARKING STRIPING AND LANE STRIPING WITHIN PRIVATE DEVELOPMENT.
10. REFLECTIVE PAVEMENT MARKINGS (RPM'S) SHALL BE INSTALLED IN ALL LOCATIONS AS REQUIRED BY DOT DESIGN STANDARD (LATEST EDITION).
11. ANY PAVEMENT MARKINGS AND RPM'S THAT ARE DESTROYED, DAMAGED, OR DIMINISHED BY CONSTRUCTION ACTIVITIES FOR UP TO 500 FEET IN EITHER DIRECTION BEYOND THE LIMITS OF CONSTRUCTION SHALL BE REPLACED OR REFURBISHED BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ADJACENT RIGHT-OF-WAYS FOR THE DURATION OF CONSTRUCTION. AT A MINIMUM, THE CONTRACTOR SHALL MOW THE RIGHT-OF-WAY ON AN AS NEEDED BASIS AND MAINTAIN THE DRAINAGE CONVEYANCE SYSTEM. ADDITIONAL MAINTENANCE MAY BE REQUIRED ON A CASE-BY-CASE BASIS.
13. ALL SIGNS AND STRIPING SHALL BE CLEARLY VISIBLE TO DRIVERS, PEDESTRIANS, AND OTHER ROAD USERS. THIS INCLUDES ENSURING THAT SIGNS ARE NOT OBSCURED BY VEGETATION, OTHER STRUCTURES, OR DIRT/GRIME.
14. ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING ADA AND OTHER APPROPRIATE GOVERNING AGENCY STANDARDS.

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

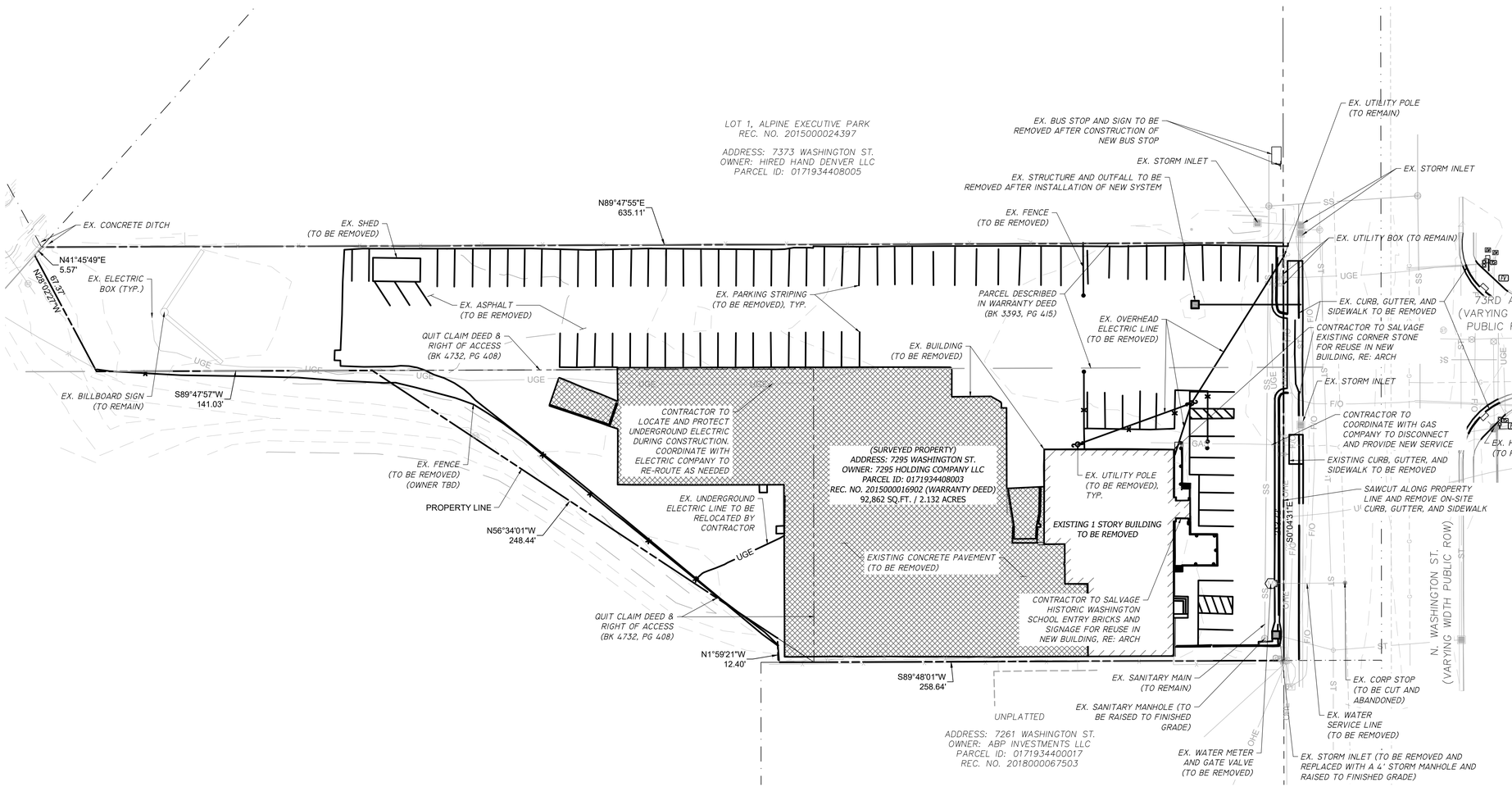
10/15/2025 9:22 AM

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CONS

CASE NO. PRC2025-00012

EXISTING CONDITIONS AND DEMO PLANS



DEMOLITION LEGEND

EXISTING	DEMOLITION	
T	T	COMMUNICATIONS
CATV	CATV	CABLE TV
F/O	F/O	FIBER OPTIC
GAS	GAS	NATURAL GAS PIPE
OHE	OHE	POWER - OVERHEAD
UGE	UGE	POWER - UNDERGROUND
SS	SS	SANITARY SEWER PIPE
ST		STORM SEWER PIPE
W	W	WATER PIPE
		EASEMENT
x	x	FENCE LINE
		ROAD CURB AND GUTTER
		SIDEWALK
		WALL - RETAINING
5820		MAJOR CONTOUR
5822		MINOR CONTOUR
EM	EM	ELECTRICAL METER
E	E	ELECTRICAL STRUCTURE
		GUY WIRE
		LIGHT POLE
TR	TR	TRANSFORMER PAD
CATV	CATV	CABLE TV STRUCTURE
T	T	COMMUNICATIONS MANHOLE
T	T	COMMUNICATIONS STRUCTURE
FO	FO	FIBER OPTIC STRUCTURE
GM	GM	GAS METER
GAS	GAS	GAS VALVE
SS		SANITARY SEWER CLEANOUT
ST	ST	STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
		WATER FITTING
W	W	WATER METER
		WATER TAP / CORP STOP
		WATER VALVE
		ADA ACCESSIBLE PARKING
		SIGN
		TREES
		CONCRETE

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. HAVING AN ASSUMED BEARING OF NORTH 00°04'31" WEST, SAID LINE BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX.

BENCHMARK (NAVD83 Datum)

ORIGINATING BENCHMARK:
SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES (96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

ELEVATION = 5149.69'

NORTH

0 30' 60' 90'

SCALE: 1" = 30'

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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

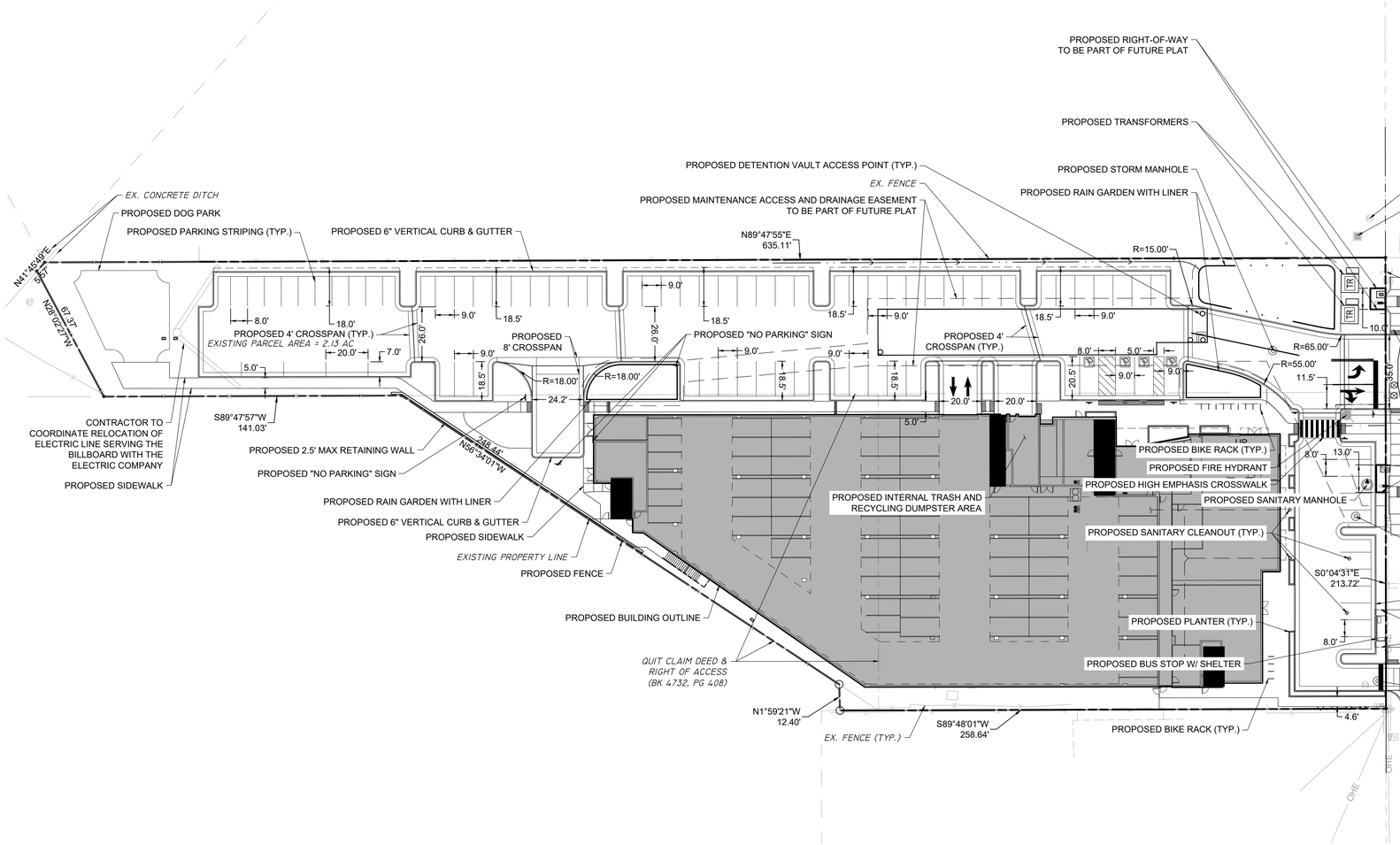
EXISTING CONDITIONS AND DEMO PLANS

C1.00

11/13/2025 3:48 PM

CASE NO. PRC2025-00012

SITE PLAN



BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. HAVING AN ASSUMED BEARING OF NORTH 00°04'31" WEST, SAID LINE BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX.

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ELEVATION = 5149.69'

LEGEND

EXISTING	PROPOSED	
		EASEMENT
		FLOODPLAIN LIMIT
		LOT LINE
		PROPERTY LINE
		RIGHT OF WAY
		SECTION LINE
		SETBACK
		FENCE LINE
		ROAD CURB AND GUTTER
		FLUSH CURB
		SIDEWALK
		DETECTABLE WARNING
EM	EM	ELECTRICAL METER
E	E	ELECTRICAL STRUCTURE
		GUY WIRE
		LIGHT POLE
TR	TR	TRANSFORMER PAD
		UTILITY POLE
CATV	CATV	CABLE TV STRUCTURE
T	T	COMMUNICATIONS MANHOLE
T	T	COMMUNICATIONS STRUCTURE
FO	FO	FIBER OPTIC STRUCTURE
GM	GM	GAS METER
G	G	GAS MANHOLE
GAS	GAS	GAS VALVE
SS	SS	SANITARY SEWER MANHOLE
SS	SS	SANITARY SEWER CLEANOUT
ST	ST	STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
W	W	WATER METER
		WATER TAP / CORP STOP
		WATER VALVE
		ADA ACCESSIBLE PARKING
		SIGN
		TREES

0 30' 60' 90'

SCALE: 1" = 30'

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SEAL

JOB NO. 23310

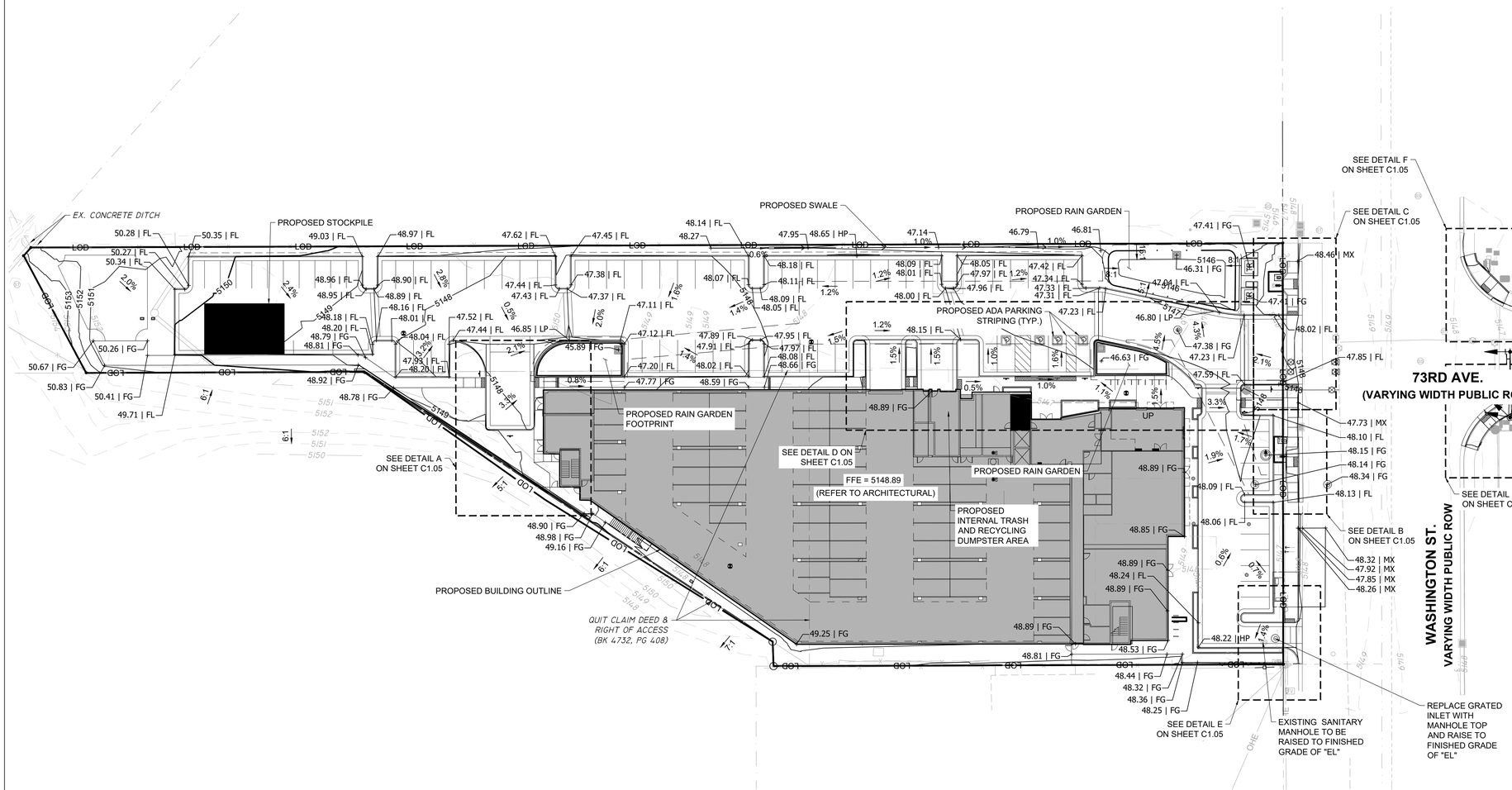
SITE PLAN

C1.01

11/12/2025 6:41 PM

CASE NO. PRC2025-00012

GRADING PLAN



LEGEND

EXISTING	PROPOSED	
	LOD	LIMITS OF DISTURBANCE
OHE	OHE	POWER - OVERHEAD
		EASEMENT
		FLOODPLAIN LIMIT
		LOT LINE
		PROPERTY LINE
		RIGHT OF WAY
		SECTION LINE
		SETBACK
x	x	FENCE LINE
		ROAD CURB AND GUTTER
		SIDEWALK
EM	EM	ELECTRICAL METER
E	E	ELECTRICAL STRUCTURE
		GUY WIRE
		LIGHT POLE
TR	TR	TRANSFORMER PAD
		UTILITY POLE
CATV	CATV	CABLE TV STRUCTURE
T	T	COMMUNICATIONS MANHOLE
T	T	COMMUNICATIONS STRUCTURE
FO	FO	FIBER OPTIC STRUCTURE
GM	GM	GAS METER
G	G	GAS MANHOLE
GAS	GAS	GAS VALVE
SS		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
ST		STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
		WATER METER
		ADA ACCESSIBLE PARKING
		SIGN
		TREES
		STOCKPILE AREA

NOTES:

1. THE AREA OF LIMITS OF DISTURBANCE IS 93,300 SQ-FT AND STOCKPILE IS 1,042 SQ-FT.
2. SYMBOL INDICATES THE LOCATION OF BORING TESTS. SEE ASSOCIATED DRAINAGE REPORT APPENDIX FOR SOIL INFORMATION.

BASIS OF BEARINGS:

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ELEVATION = 5149.69'

0 10' 20' 30'

SCALE: 1" = 10'

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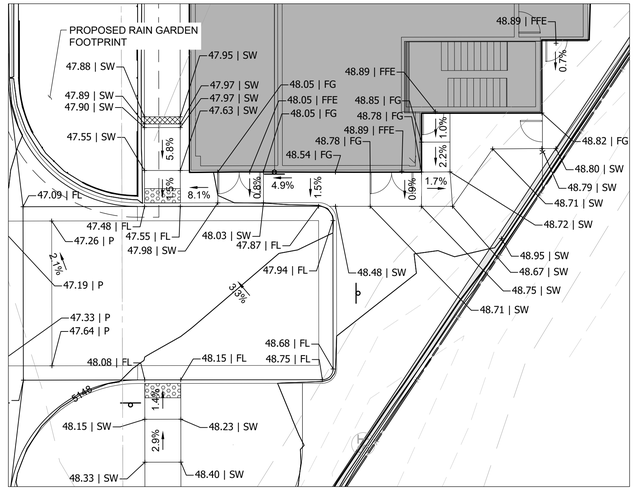
SEAL

JOB NO. 23310

GRADING PLAN

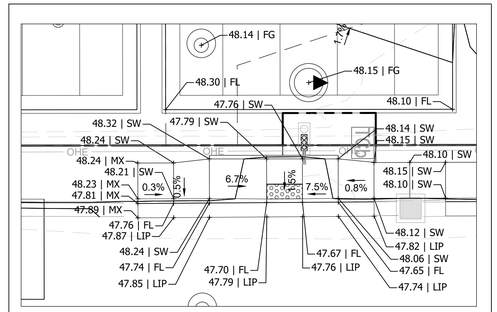
C1.02

CASE NO. PRC2025-00012



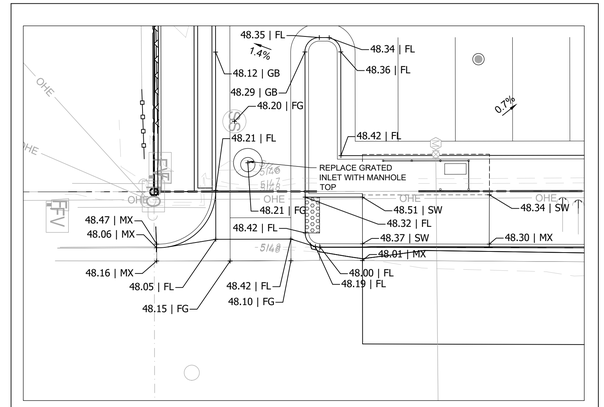
DETAIL A

1" = 10'



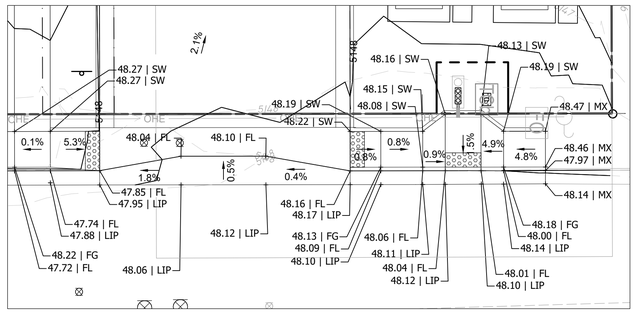
DETAIL B

1" = 10'



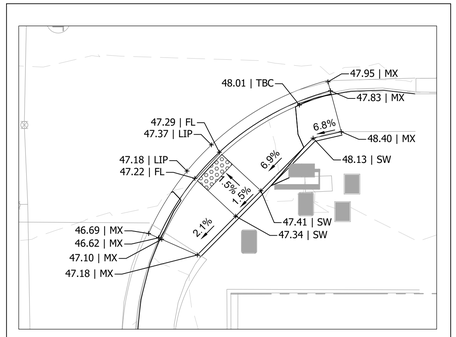
DETAIL E

1" = 10'



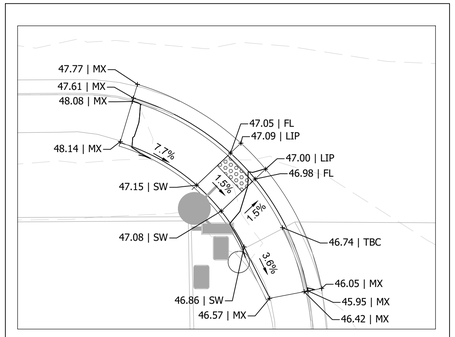
DETAIL C

1" = 10'



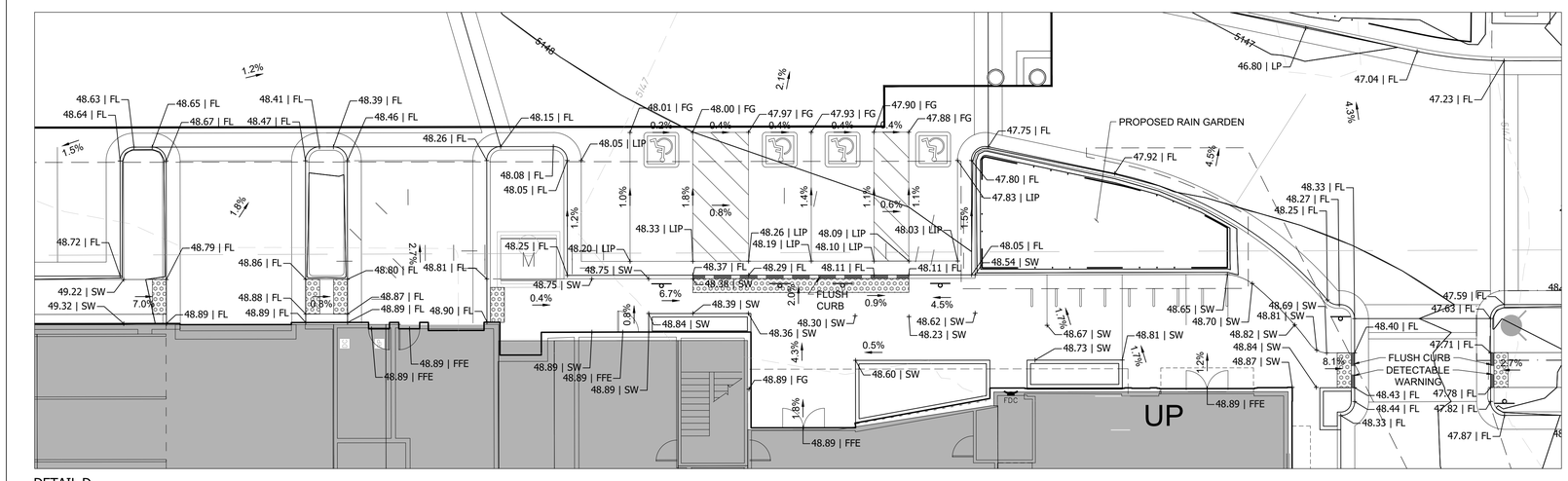
DETAIL F

1" = 10'



DETAIL G

1" = 10'



DETAIL D

1" = 10'

LEGEND

EXISTING	PROPOSED	
T	T	COMMUNICATIONS
CATV	CATV	CABLE TV
F/O	F/O	FIBER OPTIC
GAS	GAS	NATURAL GAS PIPE
OHE	OHE	POWER - OVERHEAD
UGE	UGE	POWER - UNDERGROUND
SS	SS	SANITARY SEWER PIPE
ST		STORM SEWER PIPE
W	W	WATER PIPE
		EASEMENT
		FLOODPLAIN LIMIT
		LOT LINE
		PROPERTY LINE
		RIGHT OF WAY
		SECTION LINE
		SETBACK
X	X	FENCE LINE
		ROAD CURB AND GUTTER
		FLUSH CURB
		SIDEWALK
		DETECTABLE WARNING
EM	EM	ELECTRICAL METER
E	E	ELECTRICAL STRUCTURE
		GUY WIRE
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GM	GM	GAS METER
G	G	GAS MANHOLE
GAS	GAS	GAS VALVE
SS		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
ST		STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
		WATER FITTING
M	M	WATER METER
		WATER TAP / CORP STOP
		WATER VALVE
		ADA ACCESSIBLE PARKING
		SIGN
		TREES

0 10' 20' 30'

SCALE: 1" = 10'

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ELEVATION = 5149.69'

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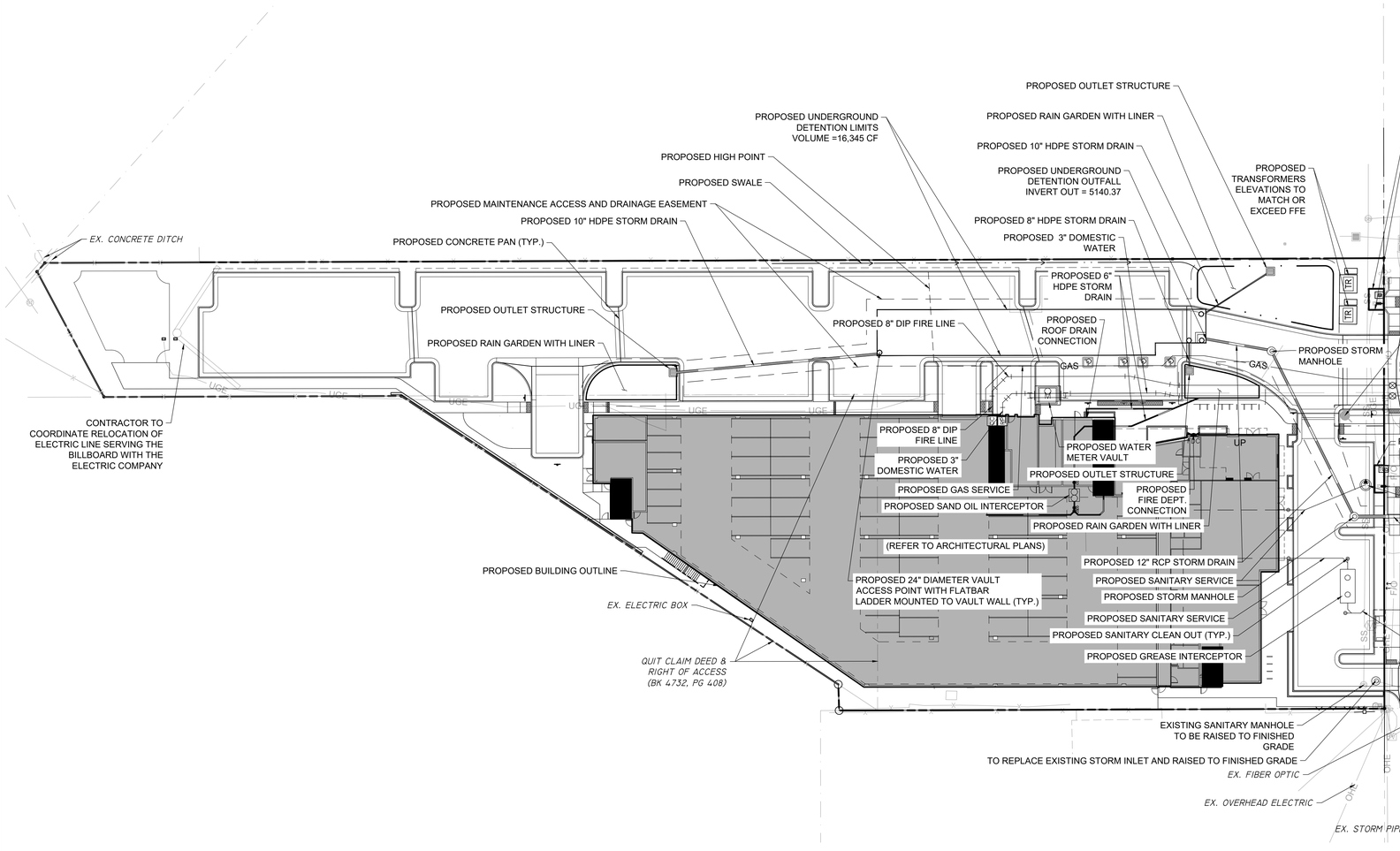
GRADING PLAN DETAILS

C1.03

11/13/2025 10:02 AM

CASE NO. PRC2025-00012

UTILITY PLAN



LEGEND

EXISTING	PROPOSED	
T	T	COMMUNICATIONS
CATV	CATV	CABLE TV
F/O	F/O	FIBER OPTIC
GAS	GAS	NATURAL GAS PIPE
OHE	OHE	POWER - OVERHEAD
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W	W	WATER PIPE
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FO	FO	FIBER OPTIC STRUCTURE
GM	GM	GAS METER
G	G	GAS MANHOLE
GAS	GAS	GAS VALVE
SS		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
ST	ST	STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
		WATER FITTING
W	W	WATER METER
		WATER TAP / CORP STOP
		WATER VALVE
		ADA ACCESSIBLE PARKING
		SIGN
		TREES

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NORTH

0 30' 60' 90'

SCALE: 1" = 30'

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JOB NO. 23310

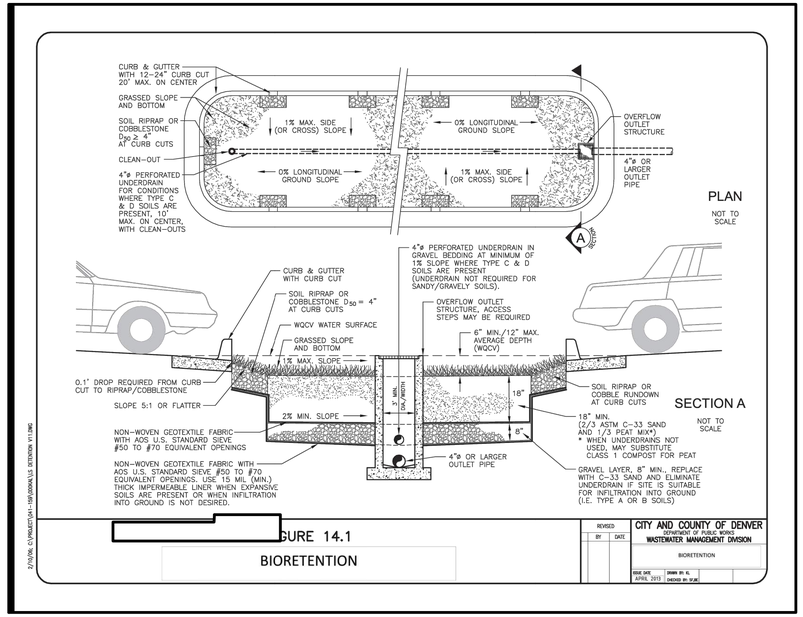
UTILITY PLAN

C1.04

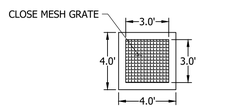
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MAIKER BOYERS
UTILITY DETAILS

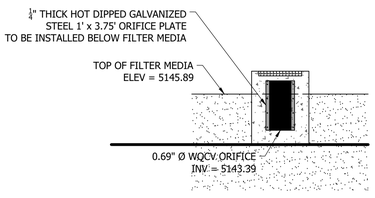
CASE NO. PRC2025-00012



PLACEHOLDER RAIN GARDEN DETAIL
TO BE IN ACCORDANCE WITH MHFD CRITERIA MANUAL VOLUME 3, CHAPTER 4
SEE LANDSCAPE PLANS FOR PLANTINGS

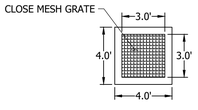


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SCALE: NTS

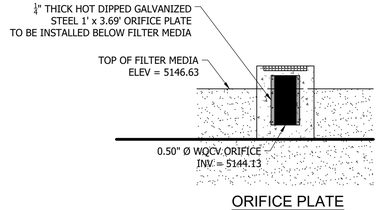


ORIFICE PLATE
SCALE: NTS
(FOR PRICING PURPOSES ONLY)

RAIN GARDEN C1 DETAILS

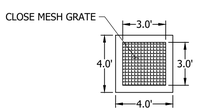


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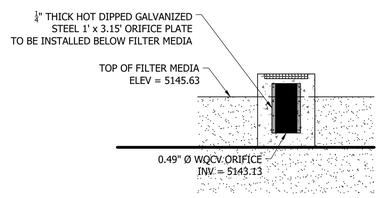


ORIFICE PLATE
SCALE: NTS
(FOR PRICING PURPOSES ONLY)

RAIN GARDEN C2 DETAILS



TYPE C OUTLET STRUCTURE PLAN
SCALE: NTS



ORIFICE PLATE
SCALE: NTS
(FOR PRICING PURPOSES ONLY)

RAIN GARDEN C3 DETAILS

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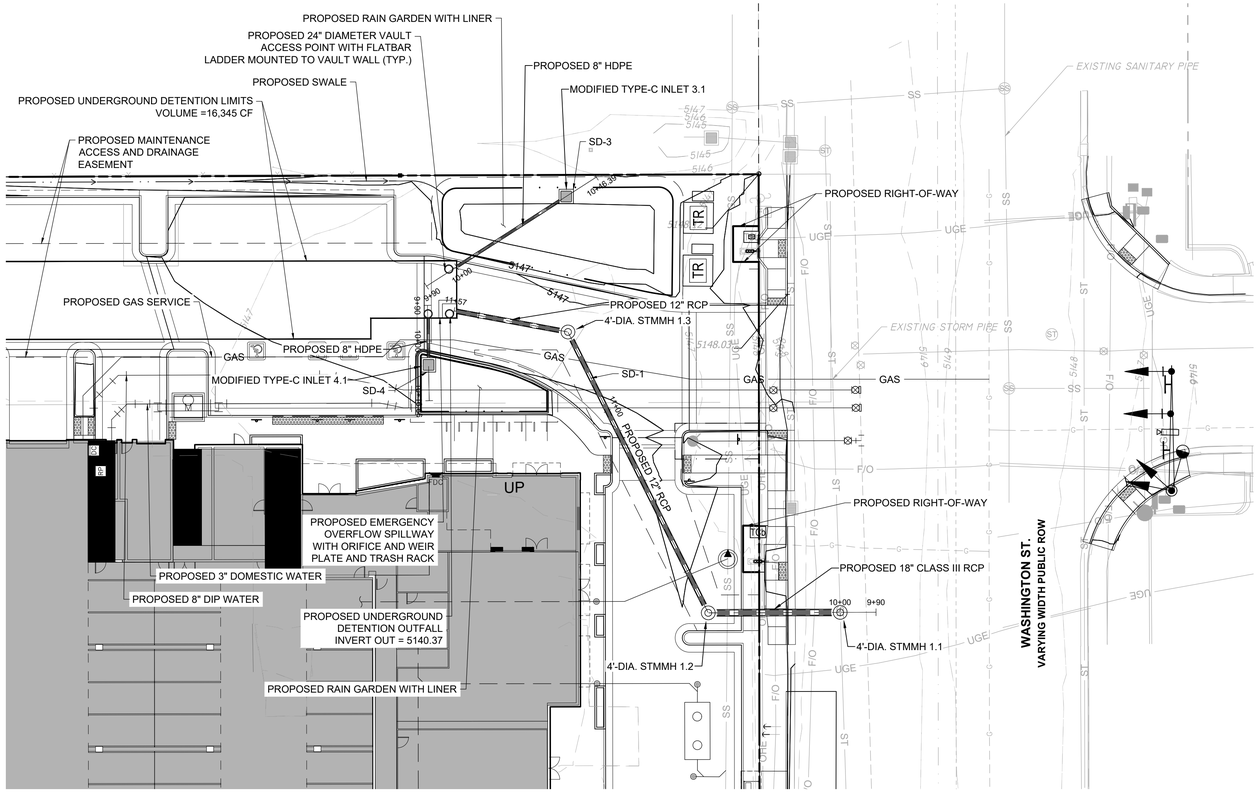
JOB NO. 23310

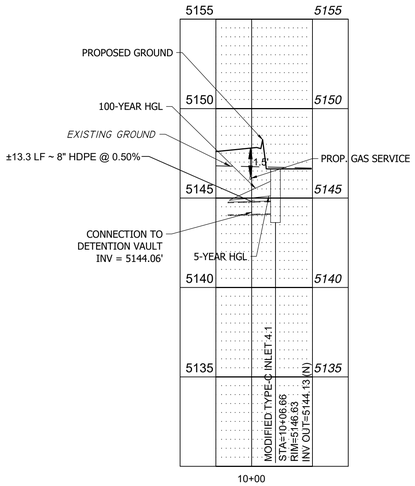
UTILITY DETAILS

C1.05

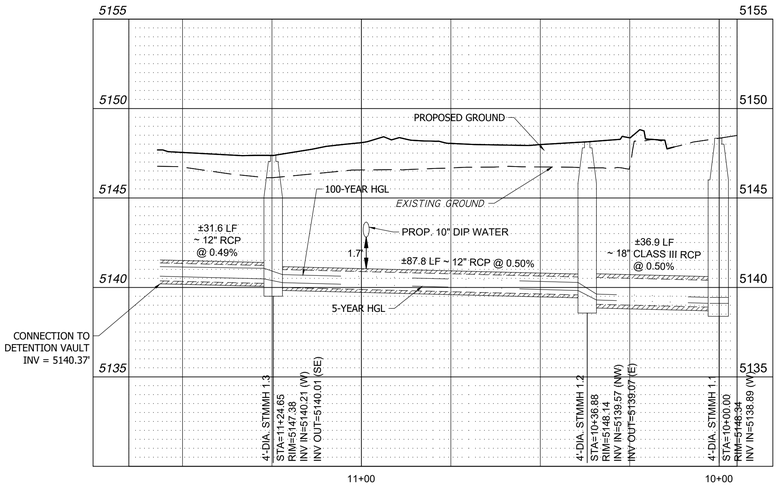
CASE NO. PRC2025-00012

STORM PLAN AND PROFILE

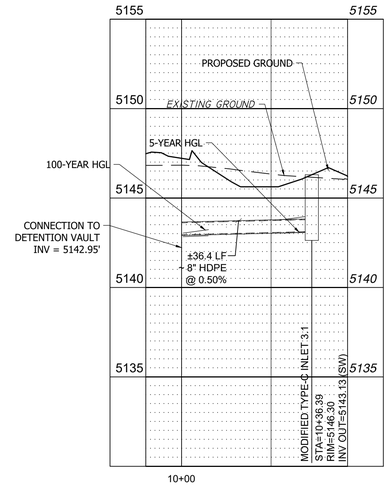




SD-4 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



SD-1 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



SD-3 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

BENCHMARK (NAVD83 Datum)

ORIGINATING BENCHMARK:
SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES (96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

ELEVATION = 5149.69'

LEGEND

EXISTING	PROPOSED	
T	T	COMMUNICATIONS
CATV	CATV	CABLE TV
F/O	F/O	FIBER OPTIC
GAS	GAS	NATURAL GAS PIPE
OHE	OHE	POWER - OVERHEAD
UGE	UGE	POWER - UNDERGROUND
SS	SS	SANITARY SEWER PIPE
ST	ST	STORM SEWER PIPE
W	W	WATER PIPE
		EASEMENT
		FLOODPLAIN LIMIT
		LOT LINE
		PROPERTY LINE
		RIGHT OF WAY
		SECTION LINE
		SETBACK
x	x	FENCE LINE
		ROAD CURB AND GUTTER
		FLUSH CURB
		SIDEWALK
		DETECTABLE WARNING
EM	EM	ELECTRICAL METER
E	E	ELECTRICAL STRUCTURE
		GUY WIRE
		LIGHT POLE
TR	TR	TRANSFORMER PAD
		UTILITY POLE
CATV	CATV	CABLE TV STRUCTURE
T	T	COMMUNICATIONS MANHOLE
T	T	
FO	FO	[illegible] STRUCTURE
GM	GM	GAS METER
G	G	GAS MANHOLE
GAS	GAS	GAS VALVE
SS	SS	SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
ST	ST	STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		DETENTION VAULT ACCESS POINT
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
		WATER FITTING
W	W	WATER METER
		WATER TAP / CORP STOP
		WATER VALVE
		ADA ACCESSIBLE PARKING
		SIGN
		TREES

NORTH

0 30' 60' 90'

SCALE: 1" = 30'

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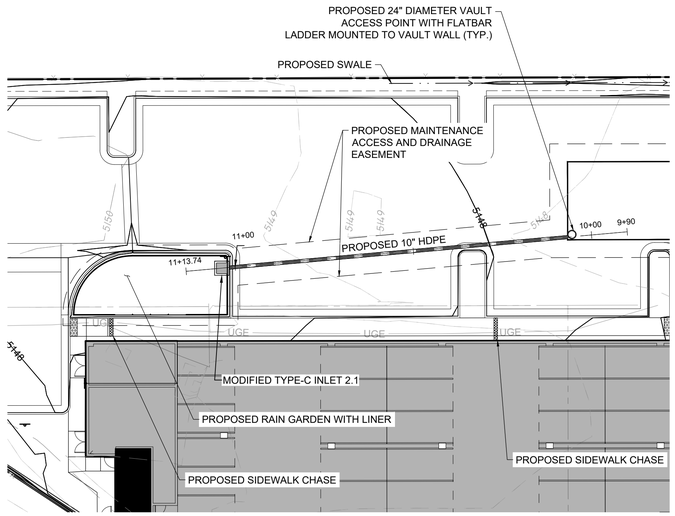
JOB NO. 23310

STORM PLAN AND PROFILE

C1.06

CASE NO. PRC2025-00012

STORM PLAN AND PROFILE



SD-2 PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'

LEGEND

EXISTING	PROPOSED	
T	T	COMMUNICATIONS
CATV	CATV	CABLE TV
F/O	F/O	FIBER OPTIC
GAS	GAS	NATURAL GAS PIPE
OHE	OHE	POWER - OVERHEAD
UGE	UGE	POWER - UNDERGROUND
SS	SS	SANITARY SEWER PIPE
ST	ST	STORM SEWER PIPE
W	W	WATER PIPE
		EASEMENT
		FLOODPLAIN LIMIT
		LOT LINE
		PROPERTY LINE
		RIGHT OF WAY
		SECTION LINE
		SETBACK
x	x	FENCE LINE
		ROAD CURB AND GUTTER
		FLUSH CURB
		SIDEWALK
		DETECTABLE WARNING
EM	EM	ELECTRICAL METER
E	E	ELECTRICAL STRUCTURE
		GUY WIRE
		LIGHT POLE
TR	TR	TRANSFORMER PAD
		UTILITY POLE
CATV	CATV	CABLE TV STRUCTURE
T	T	COMMUNICATIONS MANHOLE
T	T	
FO	FO	ELECTRONICS STRUCTURE
GM	GM	GAS METER
G	G	GAS MANHOLE
GAS	GAS	GAS VALVE
SS		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
ST		STORM SEWER MANHOLE
		STORM SEWER AREA INLET
		STORM SEWER CURB INLET
		DETENTION VAULT ACCESS POINT
		STORM SEWER FLARED END SECTION
		FIRE HYDRANT
IRR	IRR	IRRIGATION STRUCTURE
		WATER FITTING
W	W	WATER METER
		WATER TAP / CORP STOP
		WATER VALVE
		ADA ACCESSIBLE PARKING
		SIGN
		TREES

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ELEVATION = 5149.69'

NORTH

0 30' 60' 90'

SCALE: 1" = 30'

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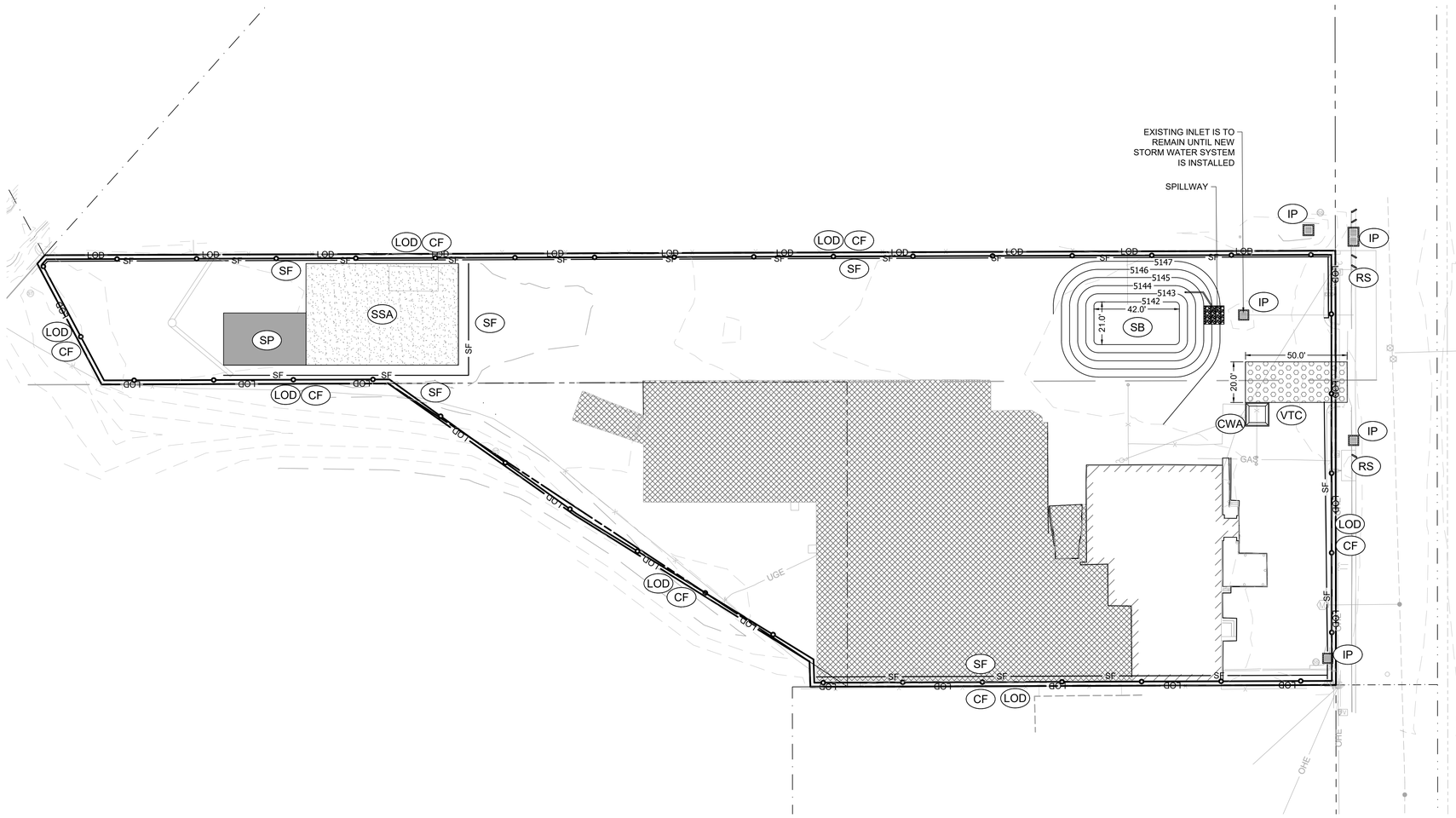
JOB NO. 23310

STORM PLAN AND PROFILE

C1.07

CASE NO. PRC2025-00012

EROSION AND SEDIMENT CONTROL PLAN - INITIAL



BMP LEGEND

- CF — CONSTRUCTION FENCE
- CWA — CONCRETE WASHOUT AREA
- SF — SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- RS — ROCK SOCK
- SSA — STABILIZED STAGING AREA
- VTC — VEHICLE TRACKING
- IP — INLET PROTECTION
- SB — SEDIMENT BASIN
- SP — STOCKPILE AREA
- CONCRETE

NOTES:

1. SEE SHEET C2.05 AND C2.06 FOR EROSION AND SEDIMENT CONTROL NOTES

0 30' 60' 90'

SCALE: 1" = 30'

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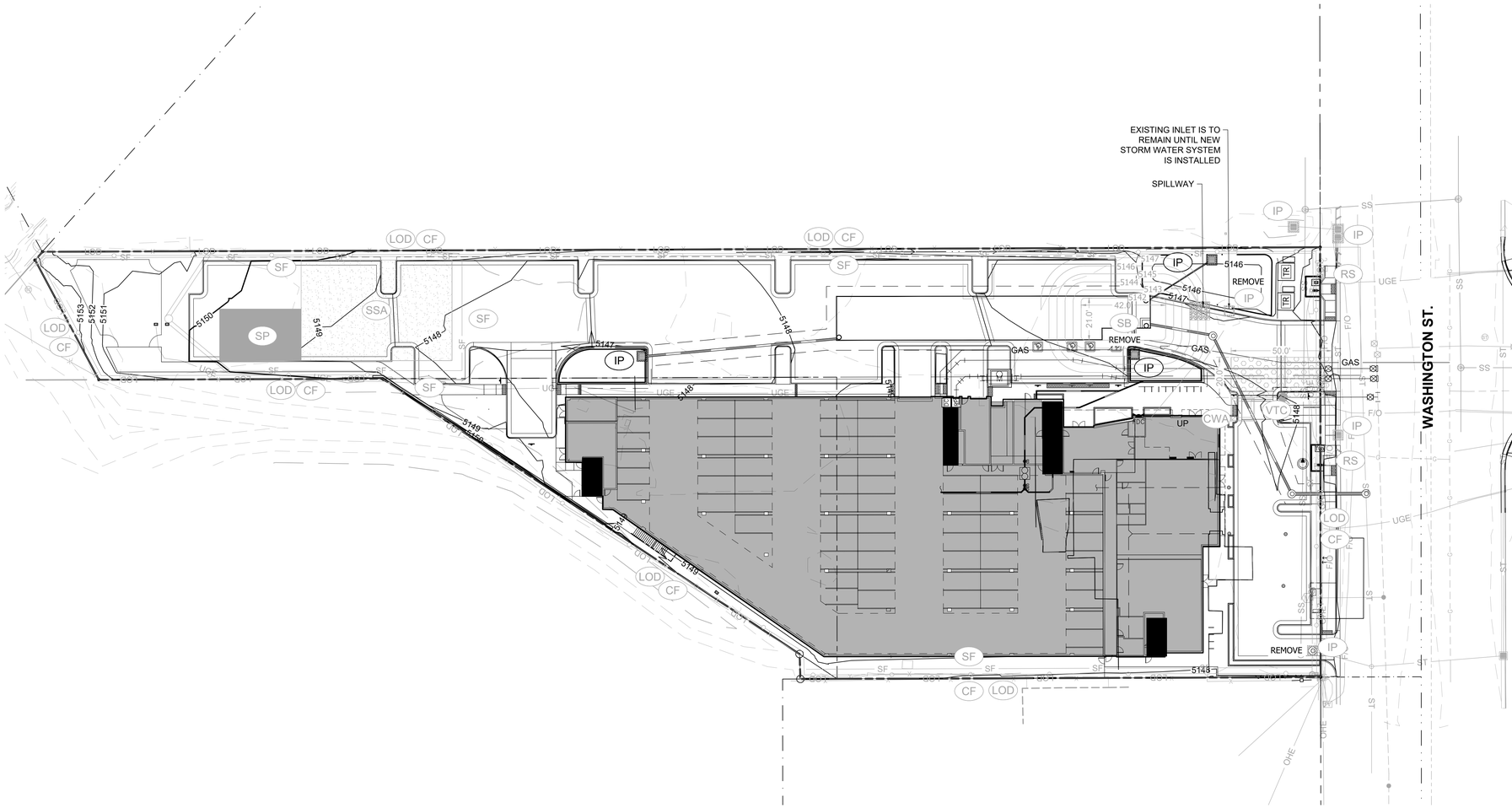
EROSION AND SEDIMENT CONTROL PLAN - INITIAL

C2.00

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CASE NO. PRC2025-00012

EROSION AND SEDIMENT CONTROL PLAN - INTERIM



BMP LEGEND

CF	CONSTRUCTION FENCE
CWA	CONCRETE WASHOUT AREA
SF	SILT FENCE
LOD	LIMITS OF DISTURBANCE
RS	ROCK SOCK
SSA	STABILIZED STAGING AREA
VTC	VEHICLE TRACKING
IP	INLET PROTECTION
SB	SEDIMENT BASIN
SP	STOCKPILE AREA

NORTH

0 30' 60' 90'

SCALE: 1" = 30'

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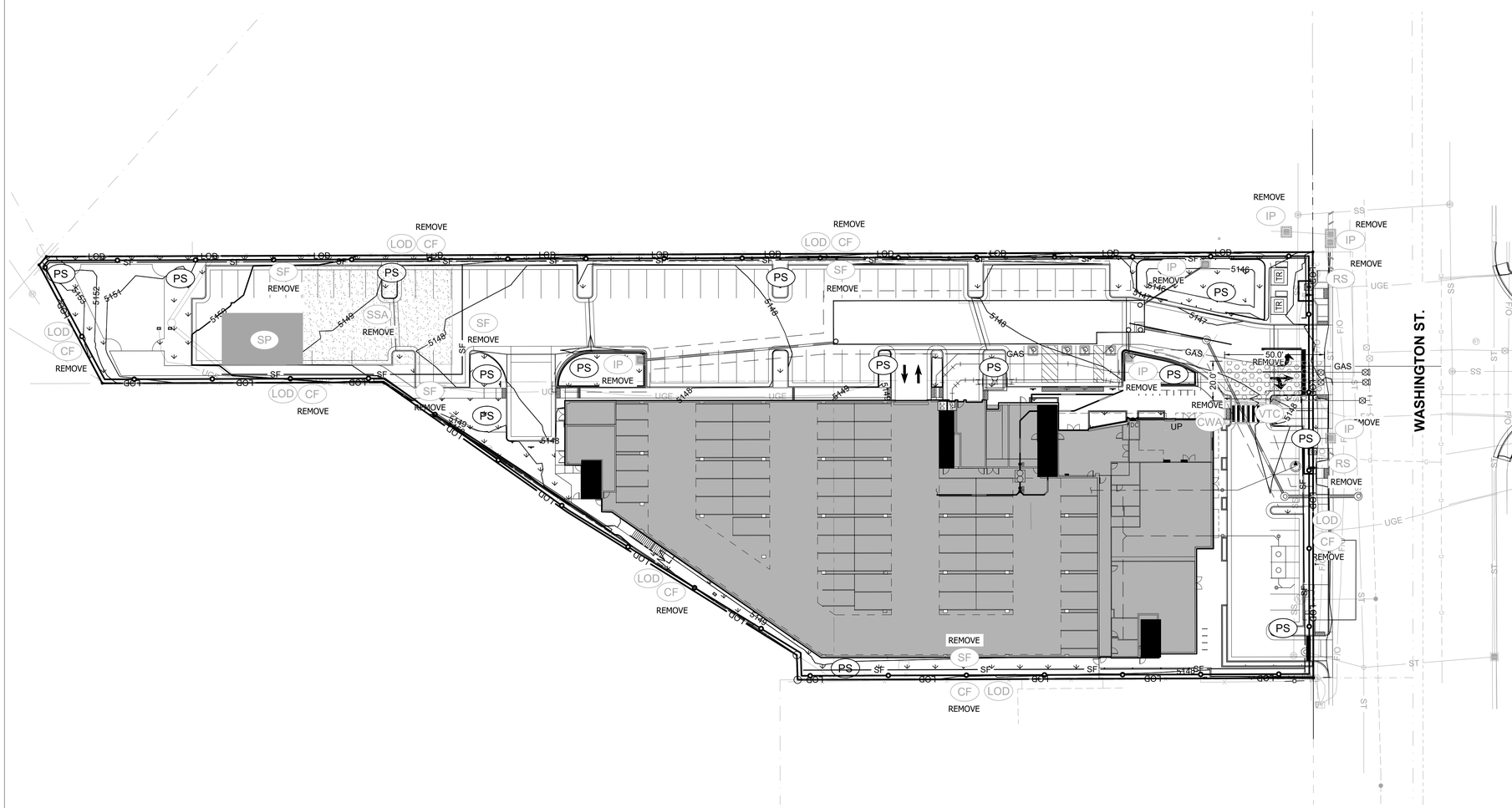
EROSION AND SEDIMENT CONTROL PLAN - INTERIM

C2.01

8/15/2025 10:34 AM

CASE NO. PRC2025-00012

EROSION AND SEDIMENT CONTROL PLAN - FINAL



BMP LEGEND

CF	CONSTRUCTION FENCE
CWA	CONCRETE WASHOUT AREA
SF	SILT FENCE
LOD	LIMITS OF DISTURBANCE
RS	ROCK SOCK
SSA	STABILIZED STAGING AREA
VTC	VEHICLE TRACKING
IP	INLET PROTECTION
SB	SEDIMENT BASIN
SP	STOCKPILE AREA
PS	PERMANENT SEEDING AND MULCHING

NORTH

0 30' 60' 90'

SCALE: 1" = 30'

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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

EROSION AND SEDIMENT CONTROL PLAN - FINAL

C2.02

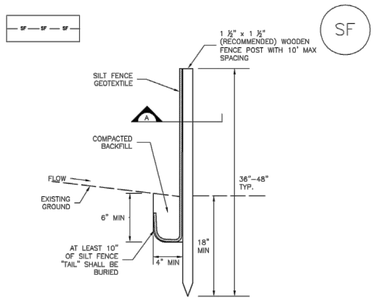
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CASE NO. PRC2025-00012

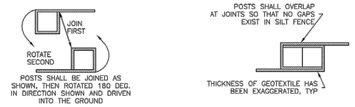
MAIKER BOYERS

EROSION AND SEDIMENT CONTROL DETAILS

Silt Fence (SF) **SC-1**



SILT FENCE



SECTION A

SF–1. SILT FENCE

SC-1 **Silt Fence (SF)**

SILT FENCE INSTALLATION NOTES

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

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

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

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

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

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

SILT FENCE MAINTENANCE NOTES

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

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

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

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

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

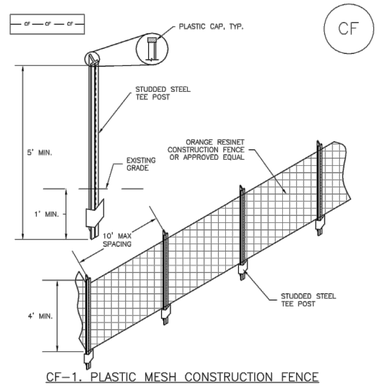
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

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

SM-3 **Construction Fence (CF)**



CF–1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
–LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR–GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

Construction Fence (CF) **SM-3**

CONSTRUCTION FENCE MAINTENANCE NOTES

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

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

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

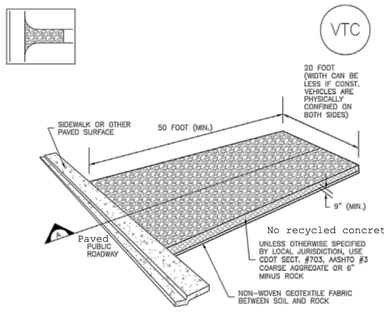
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

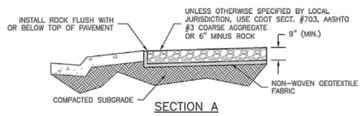
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

Vehicle Tracking Control (VTC) **SM-4**

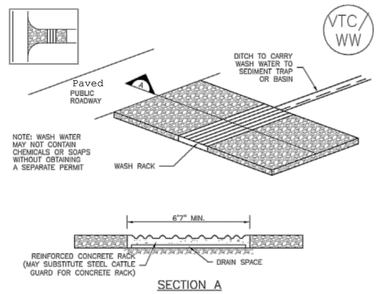




SECTION A

VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

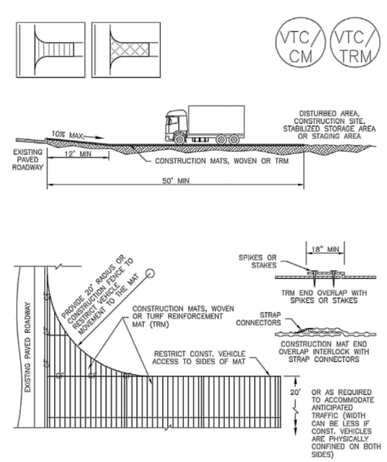
SM-4 **Vehicle Tracking Control (VTC)**



SECTION A

VTC–2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

Vehicle Tracking Control (VTC) **SM-4**



VTC–3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

SM-4 **Vehicle Tracking Control (VTC)**

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

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

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

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

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

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK. Recycled concrete is not allowed.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

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

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

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

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

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

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

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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

EROSION AND SEDIMENT CONTROL DETAILS

C2.03

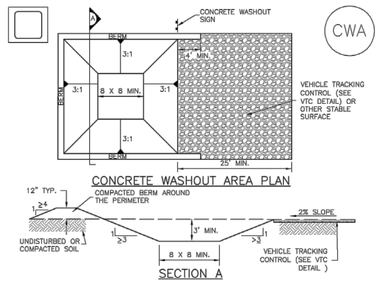
Know what's **below.** **Call** before you dig.

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CASE NO. PRC2025-00012

EROSION AND SEDIMENT CONTROL DETAILS

Concrete Washout Area (CWA) MM-1



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

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

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

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

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

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

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

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

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

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

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

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

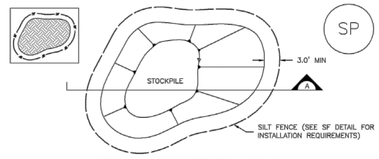
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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Stockpile Management (SP) MM-2



SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

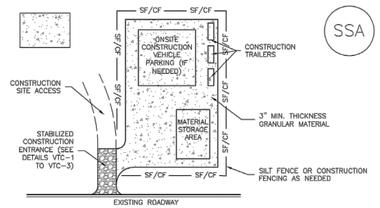
1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

Stabilized Staging Area (SSA) SM-6



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

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

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

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

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

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

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

MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

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

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

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

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

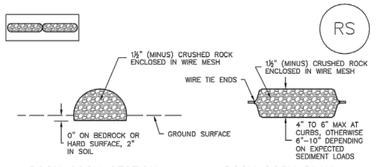
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

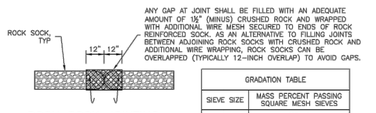
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

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

SC-5 Rock Sock (RS)





ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF ½" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12–INCH OVERLAP) TO AVOID GAPS.

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

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

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

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

4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

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

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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

EROSION AND SEDIMENT CONTROL DETAILS

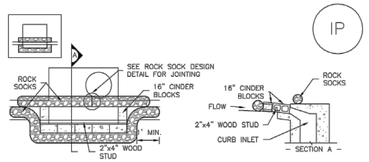
C2.04

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

7/18/2025 12:32 PM

CASE NO. PRC2025-00012

EROSION AND SEDIMENT CONTROL DETAILS



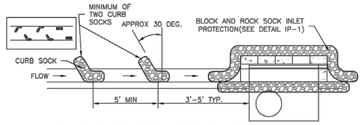
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

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

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



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

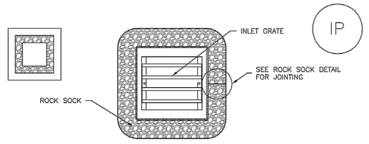
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

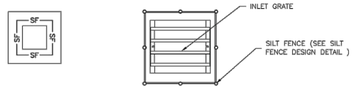
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.



IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



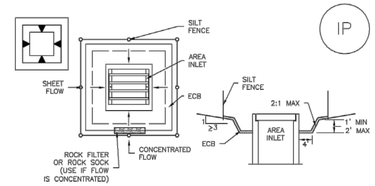
IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



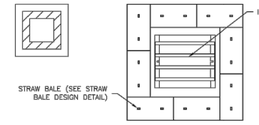
IP–5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP–6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF INLET PROTECTION.
   –TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

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

INLET PROTECTION MAINTENANCE NOTES

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

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

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

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.

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

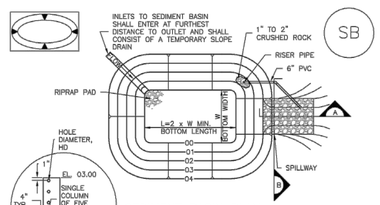
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

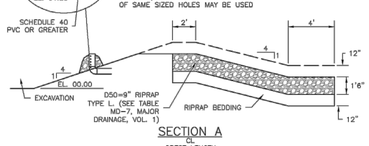
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE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

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

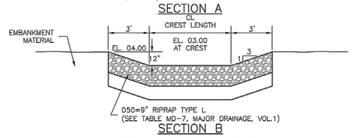


SEDIMENT BASIN PLAN

*EXCEPT WHERE THE HOLES EXCEED 1" DIAMETER, THEN UP TO TWO COLUMNS OF SAME SIZED HOLES MAY BE USED



SECTION A



SECTION B

SB–1. SEDIMENT BASIN

TABLE SB–1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	15/32
3	28	5	½
4	33 ½	6	9/16
5	38 ½	8	23/32
6	43	9	23/32
7	47 ¾	11	29/32
8	51	12	23/32
9	55	13	¾
10	58 ¼	15	11/16
11	61	16	25/32
12	64	18	1
13	67 ½	19	1 1/16
14	70 ½	21	1 1/8
15	73 ¼	22	1 1/16

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF SEDIMENT BASIN.
   –TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   –FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   –FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND–DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.

4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

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

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

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

4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).

5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

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

Adams County Erosion Control Plan - General Notes:

1. All construction projects, regardless of the size, shall install, maintain and repair stormwater pollution **control measures (CMs)** to effectively minimize erosion, sediment transport, and the release of pollutants related to construction activity. CMs example include sediment control logs (SCL), silt fence (SF), dikes/swales, sediment traps (ST), inlet protection (IP), outlet protection (OP), check dams (CD), sediment basins (SB), temporary/permanent seeding and mulching (MU), soil roughening, maintaining existing vegetation and protection of trees. CMs must be selected, designed, adequately sized, installed and maintained in accordance with good engineering, hydrologic and pollution control practices. CMs/BMPs installation and maintenance details shall conform to Mile High Flood District's Urban Drainage Flood Control Criteria Manual Volume 3, or the Colorado Department of Transportation (CDOT) Standards & Specifications (Green Book). CMs must filter, settle, contain or strain pollutants from stormwater flows in order to prevent bypass of flows without treatment. CMs must be appropriate to treat the runoff from the amount of disturbed area, the expected flow rate, duration, and flow conditions (i.e., sheet or concentrated flow). CMs/BMPs **shall be specified in the SWMP (if applicable), and the locations shown on the EC Plan.**
2. Prior to construction, projects disturbing 1 or more acres of land, or any project belonging to a common plan of development disturb 1 or more acres, must obtain:
   - A General **Permit** for Stormwater Discharges associated with Construction Activities, from the Colorado Department of Public Health and Environment, and
   - An Adams County Stormwater Quality Permit within the unincorporated Adams County MS4 Area.
3. Permitted projects shall develop a Stormwater Management Plan **(SWMP)**, aka Erosion and Sediment Control Plan (ESCP), in compliance with CDPHE minimum requirements. The approved SWMP, including Erosion Control (EC) Plan (Site Map), shall be **kept** on site and **always updated**. The **Qualified Stormwater Manager** is responsible for implementing the SWMP and CMs (aka BMPs) during construction.
4. Permitted projects shall perform regular **Stormwater Inspections** every 7 calendar days; **or** every 14 calendar days and within 24 hours after any precipitation or snowmelt event that causes surface erosion. Inspection frequency can be reduced for **Post-Storm Event inspections at Temporarily Idle Sites** and for **Stormwater Inspections at Completed Sites waiting for final stabilization.** Inspection reports must identify any incidents of non-compliance.
5. **Tracking** of dirt onto paved public or private paved roads is not allowed. The use of dirt ramps to enter/exit from an unpaved into a paved area is prohibited. Vehicle tracking controls shall be implemented, otherwise entrance area must drain thru a CM towards the private site.
6. **Truckloads** of fill material imported to or cut material exported from the site shall be properly covered to prevent loss of the material during transportation on public ROW. Haul routes must be permitted by the County. No material shall be transported to another site without applicable permits.
7. Control measures designed for **concrete washout waste** must be implemented. This includes washout waste discharged to the ground and washout waste from concrete trucks and masonry operations.
8. Temporary **CMs/BMPs shall be removed** after the site has reached final stabilization.
9. **Dewatering operations** discharging off-site into any waters conveyance systems including wetlands, irrigation ditches, canals, rivers, streams or storm sewer systems, require a State Construction Dewatering Permit.
10. Permitted projects shall **keep** the CDPHE's Stormwater Discharge Permit, Stormwater Management Plan (SWMP) and inspection logs available on-site throughout the duration of the project, and for an additional 3 years after permit close-out.
11. Permitted landowner and/or contractor shall **close** the State and City/County permit once **final stabilization** is reached. Stormwater inspections shall continue until Inactivation Notice is filed with CDPHE.

Performance Standard Notes:

1. Stormwater runoff from disturbed areas must flow to at least **one (1)** CM to minimize sediment in the discharge. Do not allow **sediment to leave** the site. The best way to prevent sediment or pollutants from entering the storm sewer system is to stabilize the site as quickly as possible, preventing erosion and stopping sediment run-off at its source.

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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

EROSION AND SEDIMENT CONTROL DETAILS

C2.05

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7/18/2025 12:32 PM

CASE NO. PRC2025-00012

EROSION AND SEDIMENT CONTROL DETAILS

2. **Phase construction to minimize disturbed areas**, including disturbance of steep slopes. (i.e., the entire project site should not be disturbed if construction will only be occurring in one section of the site). Limit soil exposure to the shortest possible period of time. Protect natural features and **existing vegetation** whenever possible. Removal of existing vegetation shall be limited to the area required for immediate construction operations. Maintain pre-existing vegetation (or equivalent CMs) for areas within 50 horizontal ft of receiving waters.
3. **Soil compaction** must be minimized for areas where infiltration CMs will occur or where final stabilization will be achieved through vegetative cover.
4. All **soil imported** to or **exported** from the site shall be properly covered to prevent the loss of material during transport.
5. **Dust** emissions resulting from grading activities or wind shall be controlled.
6. **Install construction fence** (orange) to protect wetlands and other sensitive areas and to prevent access, and to delineate the Limits of Construction. Do not use silt fence to protect wetlands since trenching may impact these areas.
7. CMs intended to capture overland, low velocity **sheet flow** at a level grade shall only be installed along contours.
8. Install CMs, such as **check dams,** perpendicular to the **concentrated flows** to reduce flow velocity.
9. Storm drain **inlets** within and adjacent to the construction site must be protected. Any ponding of stormwater around inlet protection must not cause excessive flooding or damage adjacent areas or structures.
10. Install **Vehicle Tracking Control (VTC)** to enter/exit unpaved area. Do not use recycled crushed concrete or asphalt millings for vehicle tracking pads.
11. **Straw bales** shall not be used for primary erosion or sediment control (i.e., straw bales may be used for reinforcement behind another BMP such as silt fence).
12. **Outlets** systems (such as skimmer or perforated riser pipe) shall be installed to withdraw water from or near the surface level when discharging from basins. Water cannot drain from the bottom of the pond.
13. **Temporary stabilization** must be implemented for earth disturbing activities on any portion of the site where land disturbing activities have permanently or temporarily ceased (for more than 14 calendar days). Temporary stabilization methods examples: tarps, soil tackifier, and hydroseed. Temporary stabilization requirement may **exceed** the 14-day schedule when either the function of the specific area requires it to remain disturbed, or physical characteristics of the terrain and climate prevent stabilization as long as the constraints and alternative schedule is documented on the SWMP, and locations are identified on the EC Plan (site map).
14. Runoff from **stockpile area** must be controlled. Soils that will be stockpiled for more than 30 days shall be protected from wind and water erosion within 14 days of stockpile construction. Install CMs/BMPs 5 ft away from the toe of the stockpile's slope.
15. Water use to clean concrete trucks shall be discharged into a **concrete washout area** (CWA). The predefined containment area must be identified with a sign and shall allow the liquids to evaporate or dry out. CWA discharges that may reach groundwater must flow through soil that has buffering capacity prior to reaching groundwater. The concrete washout location shall not be in an area where shallow groundwater may be present and would result in buffering capacity not being adequate, such as near natural drainages, springs, or wetlands. In this case, a liner underneath is needed for areas with high groundwater levels. CWA shall not be placed in low areas, ditches or adjacent to state waters. Place CWA 50 ft away from state waters.
16. **Waste**, such as building materials, workers trash and construction debris, must be properly managed to prevent stormwater pollution.
17. Install **stabilized staging area (SSA)** to store materials, construction trailer, etc.
18. If conditions in the field warrant **additional** CMs/BMPs to the ones originally approved on the SWMP or EC Plan (civil drawing), the landowner or contractor shall implement measures determined necessary, as **directed by the County**.
19. Permanent CMs/BMPs for slopes, channels, ditches, or disturbed land area shall be performed immediately after final grading. Consider the use **erosion control blankets** on slopes 3:1 or steeper and areas with **concentrated flows** such as swales, long channels and roadside ditches.
20. The discharge of **sanitary waste** into the storm sewer system is prohibited. Portable toilets must be provided, secured and placed on permeable surfaces, away from the curbside, storm inlets and/or drainage ways.
21. **Remove temporary CMs/BMPs** once final stabilization is reached, unless otherwise authorized.
22. **Final stabilization** must be implemented. Final stabilization is reached when all soil disturbing activities have been completed, and either a uniform vegetative cover has been established with an individual plant density of at least 70% of pre-disturbance levels, or equivalent permanent alternative method has been implemented.
23. Provide **spill prevention** and containment measures for construction materials, waste and fuel storage areas. **Bulk storage** (55 gallons or greater) of petroleum products and liquid chemicals must have secondary containment, or equivalent protection, in order to contain spills and to prevent spilled material from entering state waters.
24. **Report** spills or releases of chemical, oil, petroleum product, sewage, etc., which may reach the storm sewer or enter state waters within **24-hours** from time of discovery. Guidance available at https://cdphe.colorado.gov/report-concern-emergency State of Colorado Spill-line: 1-877-518-5608. Adams County Stormwater Hotline: swq@adcogov.org; Public Works 720-523-6875 or publicworks@adcogov.org and Adams County Public Health Department at 303-288-6816

Maintenance Standard Notes:

1. Maintain and repair CMs according to approved Erosion Control Plan (civil drawing) to assure they continue performing as originally intended.
2. CMs/BMPs requiring maintenance or adjustment shall be **repaired immediately** after observation of the failing BMP.
3. CMs shall be cleaned when sediment levels accumulate to **half the design** unless otherwise specified.
4. SWMP and EC plan shall be continuously **updated** to reflect new or revised CMs/BMPs due to changes in design, construction, operation, or maintenance, to accurately reflect the actual field conditions. A notation shall be made in the SWMP, including date of changes in the field, identification of the CMs removed, modified or added, and the locations of those CMs. Updates must be made within 72-hours following the change.
5. Maintain **Vehicle Tracking Control (VTC)**, if sediment tracking occurs, clean-up immediately. Sweep by hand or the use street sweepers (with vacuum system). Flushing off paved surfaces with water is prohibited.
6. **CWA** must be cleaned once waste accumulation reaches ⅓ of the wet storage capacity of the structure. Legally disposed of concrete waste. Do not bury on-site.
7. **Clean-up spills** immediately after discovery or contain until appropriate cleanup methods can be employed. Follow Manufacturer's recommended methods for spill cleanup, along with proper disposal methods. **Records** of spills, leaks, or overflows that result in discharge of pollutants must be documented and maintained.
8. Remove sediment from storm sewer infrastructure (ponds, storm pipes, outlets, inlets, roadside ditches, etc.), and restore volume capacity upon completion of project or prior to initial acceptance of public improvements (if applicable). Do not flush sediment offsite, capture on-site and disposed of at an approved location.

These notes are not intended to be all-inclusive, but to highlight the basic stormwater pollution prevention requirements for construction activities to **comply** with CDPS Stormwater Construction Permit and be in **conformance** with County standards.

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EROSION AND SEDIMENT CONTROL DETAILS

C2.06

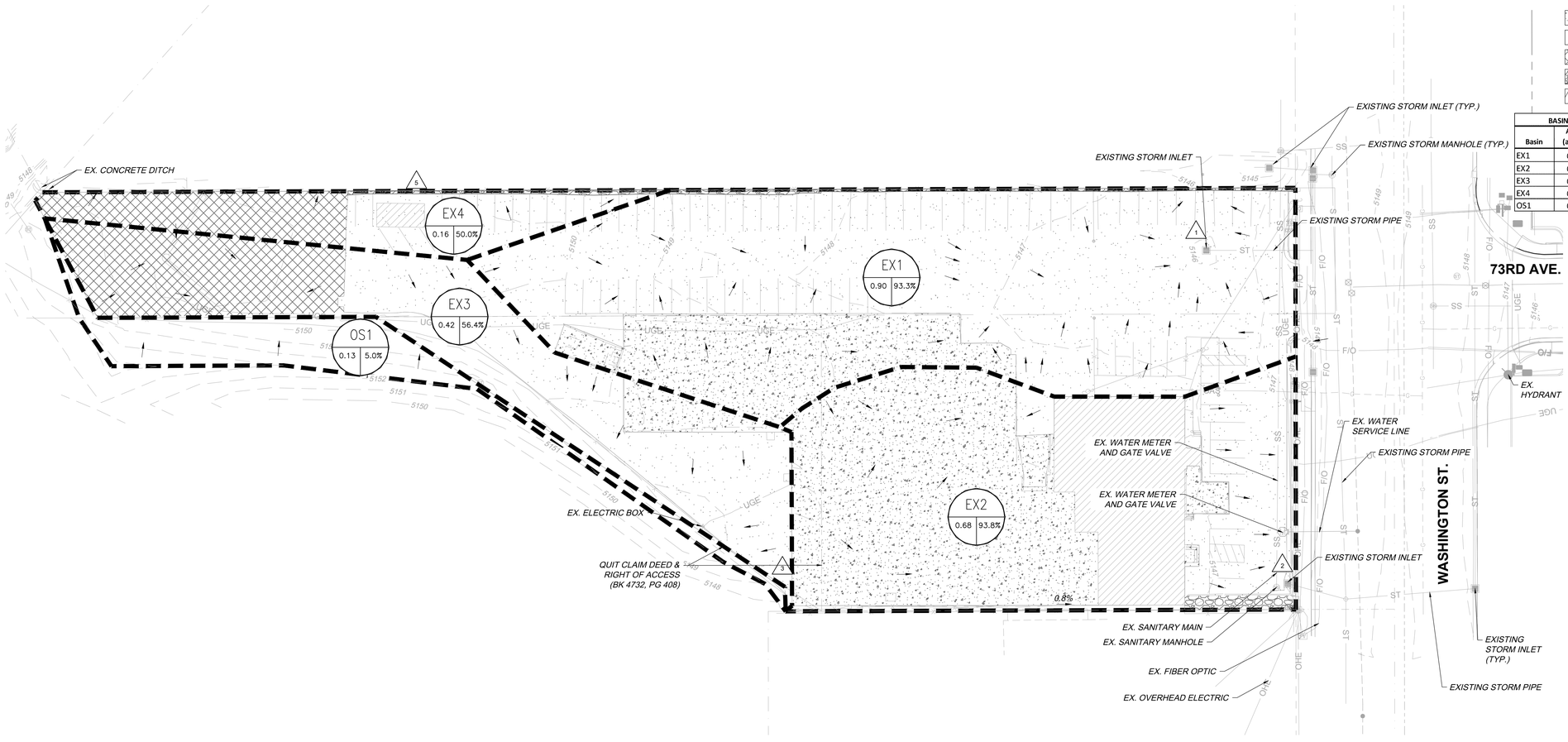
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CASE NO. PRC2025-00012

LEGEND

- DRAINAGE BASIN BOUNDARY
- PROPERTY LINE
- DESIGN POINT
- DIRECTIONAL FLOW ARROW
- BASIN (A = BASIN AREA (ACRES), I% = BASIN IMPERVIOUSNESS)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER INLET
- STORM SEWER FLARED END SECTION
- STORM SEWER HEADWALL
- CONCRETE
- ASPHALT
- LANDSCAPE
- LANDSCAPE GRAVEL
- BUILDING



BASIN SUMMARY TABLE

Basin	Area (acres)	5-yr (cfs)	100-yr (cfs)
EX1	0.90	2.81	5.8
EX2	0.68	2.13	4.4
EX3	0.42	0.71	2.0
EX4	0.16	0.34	1.0
OS1	0.13	0.03	0.4

DESIGN POINT SUMMARY TABLE

Design Point	Contributing Basins	Area (acres)	5-yr (cfs)	100-yr (cfs)
1	EX1	0.90	2.81	5.83
2	EX2	0.68	2.13	4.40
3	EX3, OS1	0.55	0.75	2.40
4	OS1	0.13	0.03	0.41
5	EX4	0.16	0.34	1.00

NOTE: EXISTING SOIL CONDITIONS ARE TYPE C PER NRCS WEB SOIL SURVEY

0 30' 60' 90'

SCALE: 1"=30'

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EXISTING DRAINAGE MAP

C2.07

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CASE NO. PRC2025-00012

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	SPILL GUTTER	
5825	MAJOR CONTOUR	5825
5822	MINOR CONTOUR	5822
ST	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	

DRAINAGE BASIN LABEL
* BASIN LABEL
** TRIBUTARY AREA (AC)
*** PERCENT IMPERVIOUS (%)

C – 1* | 1** | 50%***

FLOW ARROW

DESIGN POINT 1

DRAINAGE AREA BOUNDARY

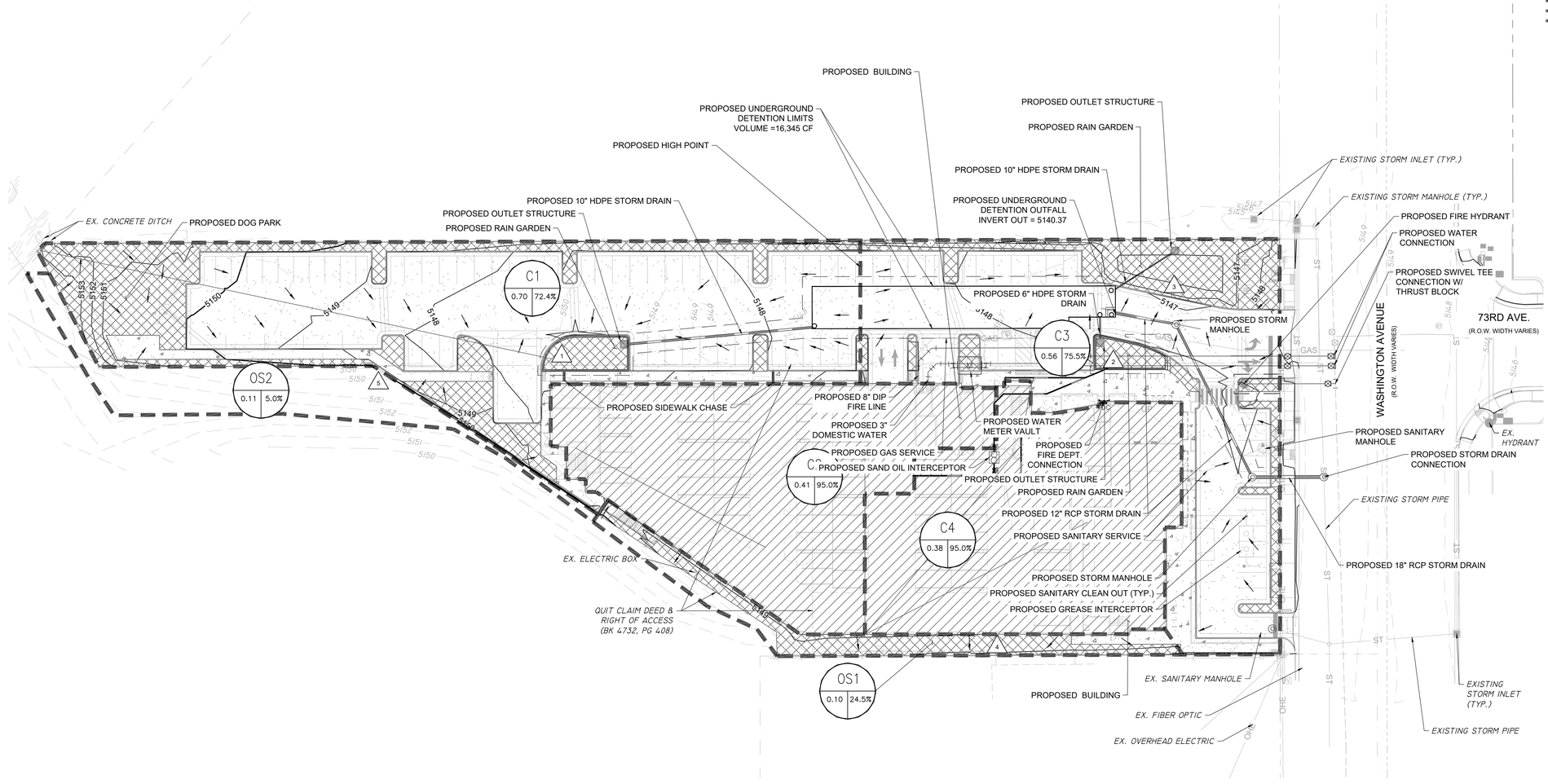
RAIN GARDEN

CONCRETE

ASPHALT

LANDSCAPE

BUILDING



BASIN SUMMARY TABLE			
Basin	Area (acres)	5-yr (cfs)	100-yr (cfs)
C1	0.70	1.82	4.3
C2	0.41	1.60	3.3
C3	0.56	1.75	4.1
C4	0.38	1.48	3.0
OS1	0.10	0.11	0.5
OS2	0.11	0.03	0.3

DESIGN POINT SUMMARY TABLE				
Design Point	Contributing Basins	Area (acres)	5-yr (cfs)	100-yr (cfs)
1	C1, C2, DP5	1.22	2.45	3.61
2	C4	0.38	1.48	3.29
3	C3	0.56	1.75	4.08
4	OS1	0.10	0.11	0.54
5	OS2	0.11	0.03	0.33

NOTE: EXISTING SOIL CONDITIONS ARE TYPE C PER NRCS WEB SOIL SURVEY

BENCHMARK (NAVD83 Datum)

ORIGINATING BENCHMARK:
SET MAG NAIL IN ASPHALT AS SHOWN ON SHEET 2. USED OPUS PROCESSING FOR COORDINATE AND ELEVATION RESULT ON MARCH 9, 2023, HAVING USED 13,340 OF 14,196 OBSERVATIONS (94%) AND 68 OF 71 FIXED AMBIGUITIES (96%). (LIES APPROXIMATELY 9.2' NORTH OF WESTERLY MOST CORNER OF CONCRETE FOUNDATION.)

ELEVATION = 5149.69'

NORTH

0 30' 60' 90'

SCALE: 1" = 30'

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PROPOSED DRAINAGE MAP

C2.08

11/13/2025 3:22 PM

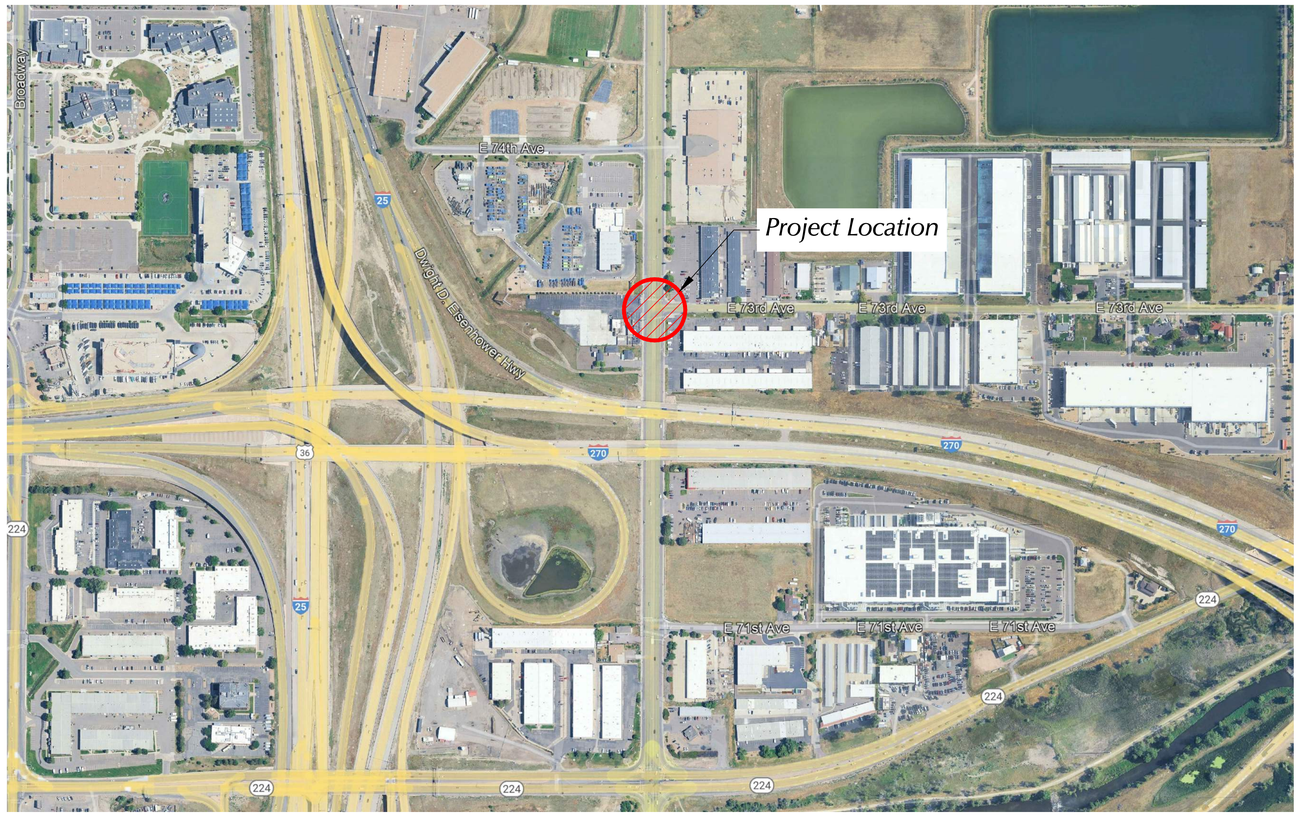
CASE NO. PRC2025-00012

2025 TRAFFIC SIGNAL MODIFICATION PLAN
WASHINGTON STREET/E. 73RD AVENUE

ADAMS COUNTY

PREPARED FOR

MAIKER BOYERS REDEVELOPMENT



INDEX OF SHEETS

TS-1 Cover Sheet
TS- 2 CDOT M&S Standards Plans List
TS- 3 Traffic Signal Modification Plan

NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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COVER SHEET

TS-1

CASE NO. PRC2025-00012

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COLORADO
DEPARTMENT OF TRANSPORTATION

M&S STANDARD PLANS LIST

July 31, 2019

Revised on October 22, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX ■, AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

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NO.	ISSUE	DATE

SEAL

JOB NO. LSC # 250590

M&S STANDARDS PLANS LIST

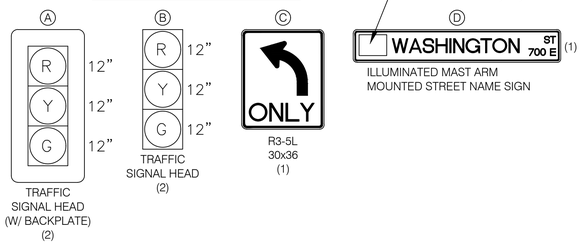
TS-2

CASE NO. PRC2025-00012

(2)

TRAFFIC
SIGNAL HEAD
(W/ BACKPLATE)
(4)

SIGNAL HEAD LEGEND



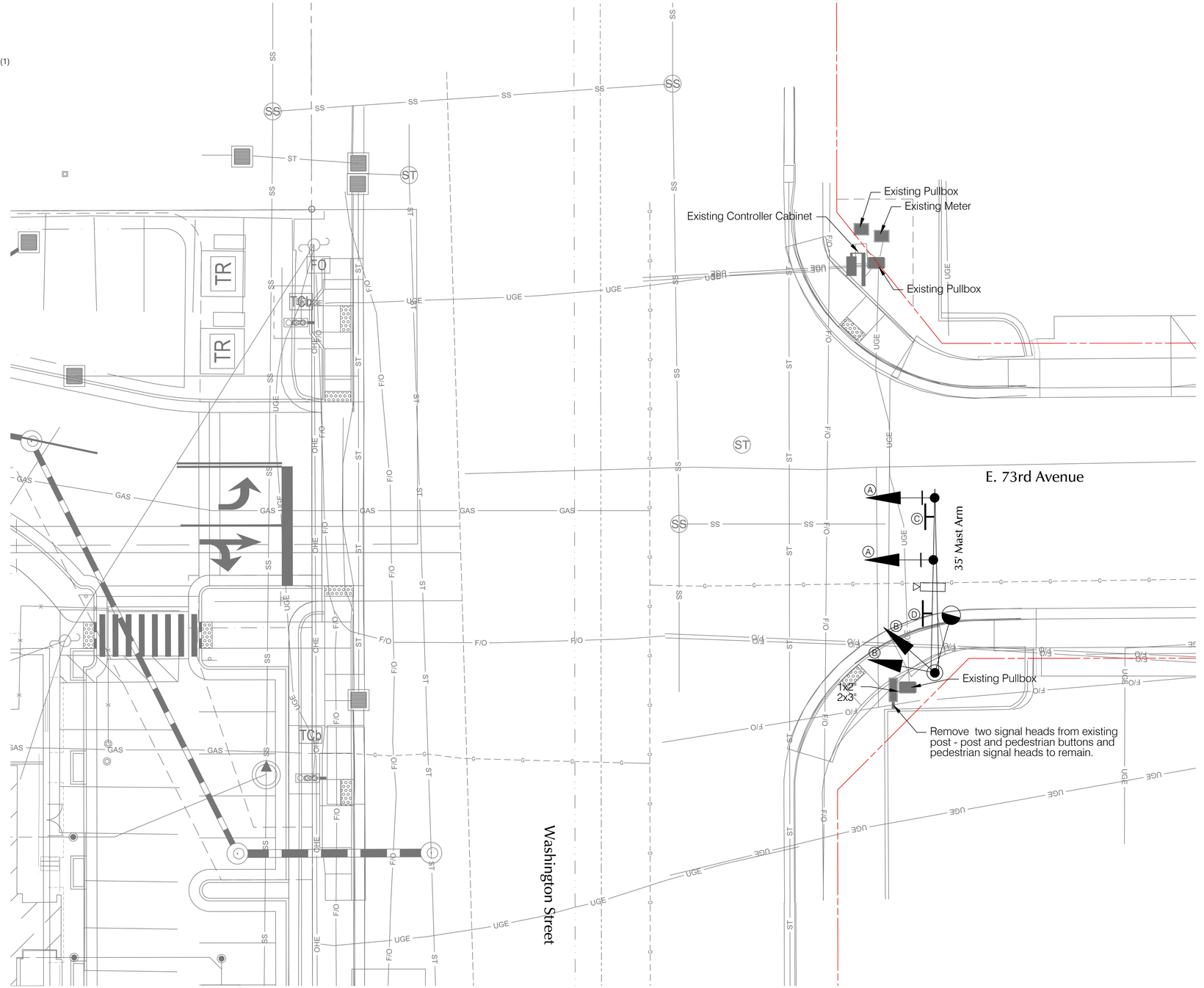
LEGEND

ITEM	NEW	EXISTING
TRAFFIC SIGNAL HEAD	●→	●→
TRAFFIC SIGNAL HEAD WITH BACKPLATE	●→	●→
TRAFFIC SIGNAL POLE WITH MAST ARM	●—	●—
PEDESTRIAN SIGNAL POLE OR POST	●	●
ELECTRIC CONDUIT ROUTE	- - -	- - -
PEDESTRIAN PUSH BUTTON	▼	▼
POWER DROP	◪	◪
PULL BOX	⊠	⊠
LUMINAIRE	◑	◑
CONTROLLER AND CABINET	▣	▣
PEDESTRIAN SIGNAL	▟	▟
SPAN WIRE MOUNTED SIGN	⊤	⊤
VIDEO DETECTOR	▭	▭
FIRE PREEMPTION UNIT	←●	←●
TELEMETRY ANTENNA	⊢→	⊢→

MATERIALS LIST

ITEM DESCRIPTION	UNIT	QUANTITY
TRAFFIC SIGNAL POLE CAISSON - 36" DIAMETER	FT	19
TRAFFIC SIGNAL HEAD, 3-SECTION, 12" LENSES W/ BACKPLATE (LED)	EACH	2
TRAFFIC SIGNAL HEAD, 3-SECTION, 12" LENSES (LED)	EACH	2
2 INCH ELECTRICAL CONDUIT	LF	10
3 INCH ELECTRICAL CONDUIT	LF	20
MAST ARM MOUNTED STREET NAME SIGN (ILLUMINATED)	EACH	1
R3-5L SINGLE LEFT-TURN ONLY SIGN (MAST ARM MOUNTED)	EACH	1
TRAFFIC SIGNAL POLE WITH 35' MAST ARM	EACH	1
LUMINAIRE ARM AND LUMINAIRE	EACH	1
VIDEO DETECTION CAMERA	EACH	1
REWIRING	LS	1
TRAFFIC CONTROL	LS	1

NOTES:
1. ALL NEW BACKPLATES SHALL HAVE A 2" YELLOW REFLECTIVE BORDER.



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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SEAL

LSC # 250590
JOB NO.

SIGNAL MODIFICATION SHEET

TS-3

CASE NO. PRC2025-00012

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
WEH	Western Hackberry	Celtis occidentalis	50-60'	40-50'	Low	Sun	2" Cal., B&B
SKL	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	40'	30'	Low	Sun	2" Cal., B&B
BUO	Bur Oak	Quercus macrocarpa	50-80'	50-80'	Low	Sun	2" Cal., B&B
CHO	Chinquapin Oak	Quercus muehlenbergii	35-50'	35-50'	Low	Sun	2" Cal., B&B

ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
TAT	Hot Wings Tatarian Maple	Acer tataricum 'GarAnn'	20-25'	15-20'	Low	Adaptable	1-1/2" Cal., B&B
EAR	Eastern Redbud	Cercis canadensis	20-30'	20-30'	Medium	Shade / Part Shade	1-1/2" Cal., B&B
PSG	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	35-40'	12-15'	Medium	Sun	1-1/2" Cal., B&B
SGO	SKINNY GENES® Fastigiate Oak	Quercus robur x alba 'JFS-KW2QX' PP24,442	35-45'	8-10'	Medium	Sun	1-1/2" Cal., B&B
JTL	Japanese Tree Lilac	Syringa reticulata	15-25'	15-20'	Low	Sun / Part Shade	1-1/2" Cal., B&B

EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
HIS	Hoopsii Spruce	Picea pungens 'Hoopsii'	25'	12'	Medium	Adaptable	6' ht., B&B
FBP	Fastigiate Bosnian Pine	Pinus leucodermis 'Iseli Fastigiate'	15-25'	6-8'	Low	Sun	6' ht., B&B
AUS	Austrian Pine	Pinus nigra	40-60'	30-40'	Low	Sun	6' ht., B&B
KCA	Komet Columnar Austrian Pine	Pinus nigra 'Komet'	15-20'	4-5'	Low	Sun	6' ht., B&B

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
ABS	Autumn Brilliance Serviceberry	Amelanchier alnifolia 'Autumn Brilliance'	6-12'	6-12'	Low	Sun / Part Shade	5 Gallon Cont.
LEP	Leadplant	Amorpha canescens	2-4'	2-4'	Very Low	Sun	5 Gallon Cont.
BCJ	Burgundy Carousel Japanese Barberry	Berberis thunbergii Burgundy 'Carousel	2-3'	4-5'	Low	Sun	5 Gallon Cont.
AFD	Arctic Fire Dogwood	Cornus sericea Arctic Fire	3-4'	3-4'	Medium	Adaptable	5 Gallon Cont.
APP	Apache Plume	Fallugia paradoxa	3-6'	3-6'	Very Low	Sun	5 Gallon Cont.
PPR	PURPLE PILLAR® Rose of Sharon	Hibiscus syriacus 'Purple Pillar'	10-16'	4-5'	Medium	Sun	5 Gallon Cont.
LOP	Lodense Privet	Ligustrum vulgare 'Lodense'	2-3'	3-4'	Low	Sun / Part Shade	5 Gallon Cont.
SWN	Summer Wine Ninebark	Physocarpus opulifolius 'Summer Wine'	4-8'	4-6'	Low	Sun / Part Shade	5 Gallon Cont.
PSP	Prairie Snow Potentilla	Potentilla fruticosa davurica 'Prairie Snow'	2-3'	3-5'	Low	Sun	5 Gallon Cont.
CTS	Creeping Three-Leaf Sumac	Rhus trilobata 'Autumn Amber'	12-18"	6-8'	Very Low	Sun	5 Gallon Cont.
GMC	Green Mound Currant	Ribes alpinum 'Green Mound'	3-4'	2-3'	Low	Sun / Part Shade	5 Gallon Cont.
GGS	Glow Girl Bircleaf Spirea	Spiraea betulifolia 'Glow Girl'	3-4'	3-4'	Medium	Sun/Part Sun	5 Gallon Cont.
PRL	Purple Rebloorning Lilac	Syringa x Bloomerang	4-5'	4-5'	Low	Sun	5 Gallon Cont.
CAC	Compact American Cranberrybush	Viburnum trilobum 'Bailey Compact'	4-5'	4-5'	Medium	Adaptable	5 Gallon Cont.

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
IBJ	Ice Blue Juniper	Juniperus horizontalis Ice Blue	2-4'	6-8'	Low	Sun	5 Gallon Cont.
COJ	Cologreen Juniper	Juniperus scopulorum 'Cologreen'	15-20'	4-6'	Very Low	Sun	5 Gallon Cont.
COG	Compact Oregon Grape Holly	Mahonia aquifolium compacta	2-3'	2-3'	Low	Shade	5 Gallon Cont.
DGG	Dwarf Globe Green Spruce	Picea pungens 'Roundabout'	2-3'	2-3'	Medium	Adaptable	5 Gallon Cont.
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.
WBM	White Bud Mugo Pine	Pinus mugo 'White Bud'	2-3'	3-4'	Low	Sun / Part Shade	5 Gallon Cont.
AND	Adam's Needle Yucca	Yucca filamentosa	2-3'	3-4'	Low	Sun	5 Gallon Cont.

ORNAMENTAL GRASSES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
BBG	Big Bluestem Grass	Andropogon gerardii	4-6'	2-3'	Low	Sun	1 Gallon Cont.
BAM	Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	2-3'	1-2'	Very Low	Sun	1 Gallon Cont.
FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	4-5'	18-24"	Low	Sun / Part Shade	1 Gallon Cont.
KOR	Korean Feather Reed Grass	Calamagrostis brachytricha	3-4'	2-3'	Low	Adaptable	1 Gallon Cont.
THG	Tufted Hair Grass	Deschampsia cespitosa	2-3'	18-24"	Medium	Sun	1 Gallon Cont.
BSG	Blue Switch Grass	Panicum virgatum 'Prairie Sky'	3-4'	12-18"	Low	Sun	1 Gallon Cont.
DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1-2'	18-24"	Low	Sun	1 Gallon Cont.
PLG	Plume Grass	Saccharum ravennae	8-12'	3-4'	Medium	Sun	5 Gallon Cont.
TBL	The Blues Little Bluestem Grass	Schizachyrium scoparium 'The Blues'	3-4'	18-24"	Low	Sun	1 Gallon Cont.

PERENNIALS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND SPACING
MOY	Moonshine Yarrow	Achillea 'Moonshine'	24-30"	18-24"	Low	Sun	1 Gallon Cont.
FFN	False Forget-Me-Not	Brunnera macrophylla	15-18"	18-24"	Medium	Shade	1 Gallon Cont.
PBO	Plumbago	Ceratostigma plumbaginoides	8-12"	2-3'	Low	Adaptable	1 Gallon Cont.
BLC	Blue Cranesbill	Geranium 'Johnson's Blue'	15-18"	2-3'	Medium	Adaptable	1 Gallon Cont.
PTH	Patriot Hosta	Hosta x fortunei 'Patriot'	18-24"	2-3'	Medium	Shade / Part Shade	1 Gallon Cont.
CVS	Cream Variegated Sweet Iris	Iris pallida 'Argentea Variegata'	2-3'	12-18"	Low	Sun / Part Shade	1 Gallon Cont.
MBS	Meadow Blazing Star	Liatris ligulistylis	18-36"	18"	Low	Sun / Part Shade	1 Gallon Cont.
NLB	Native Lavender Bee-Balm	Monarda fistulosa menthifolia	2-3'	18-24"	Low	Sun	1 Gallon Cont.
HRP	Husker Red Pensternon	Pensternon digitalis 'Husker Red'	2-3'	18-24"	Low	Adaptable	1 Gallon Cont.
LSP	Little Spire Russian Sage	Perovskia atriplicifolia 'Little Spire'	2-3'	2-3'	Very Low	Sun	1 Gallon Cont.
PWG	Pure White Garden Phlox	Phlox paniculata 'David'	2-3'	18-24"	Medium	Sun	1 Gallon Cont.
PCF	Prairie Yellow Coneflower	Ratibida columnifera	18-24"	18-24"	Very Low	Sun	1 Gallon Cont.
AJS	Autumn Joy Stonecrop	Sedum 'Autumn Joy'	18-24"	12-18"	Low	Sun	1 Gallon Cont.

BIORETENTION NATIVE SEED MIX

Per Mile High Flood District Urban Storm Drainage Criteria Manual Vol. 3 (Table BR-4)
Application Rate: Grasses Only = 27.5 Lbs/Acre, With Wildflowers = 28.9 Lbs/Acre

COMMON NAME, VARIETY	SCIENTIFIC NAME	LBS/ACRE	OZ/ACRE
Sand bluestem, Graden	Andropogon hallii	3.5	
Sideoats grama, Butte	Bouteloua curtipendula	3	
Prairie sandreed, Goshen	Calamovilfa longifolia	3	
Indian ricegrass, Paloma	Oryzopsis hymenoides	3	
Switchgrass, Blackwell	Panicum virgatum	4	
Western wheatgrass, Ariba	Pascopyrun smithii	3	
Little bluestem, Patura	Schizachyrium scoparium	3	
Alkali sacaton	Sporobolus airoides	3	
Sand dropseed	Sporobolus cryptandrus	3	
Pasture sage*	Artemisia frigida		2
Blue aster*	Aster laevis		4
Blanket flower*	Gaillardia aristata		8
Prairie coneflower*	Ratibida columnifera		4
Purple prairie clover*	Dalea (Petalostemum) purpurea		4

* Wildflower seed (optional) for a more diverse and natural look

GENERAL LANDSCAPE NOTES

1. ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.

2. IN AREAS OF ROCK MULCH, ALL NEWLY PLANTED TREES, SHRUBS AND PERENNIALS SHALL HAVE A RING OF WOOD MULCH INSTALLED AROUND THE BASE OF EACH PLANT. SEE THE PLANTING DETAILS FOR THE SPECIFIC SIZING AND DEPTH OF THE WOOD MULCH.

3. ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.

4. SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.

5. ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.

6. ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.

7. ANY EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL THAT IS SPECIFIED ON THE PLANS TO BE REMOVED, SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.

8. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

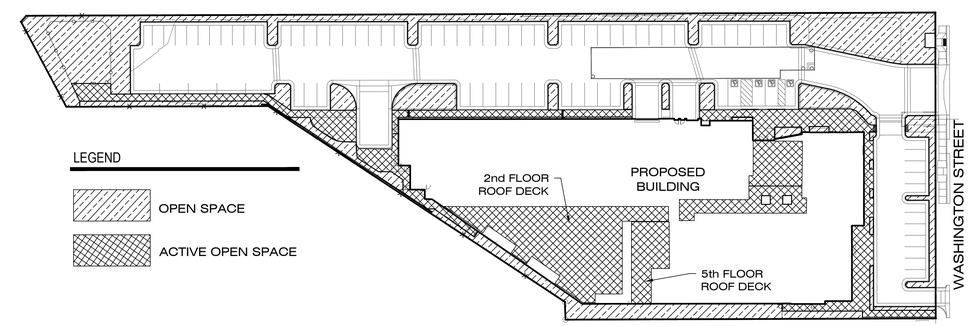
9. BIO-RETENTION AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.

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

ADAMS COUNTY OPEN SPACE REQMT.S FOR OVERALL SITE

REQUIREMENT CATEGORY	OPEN SPACE & ACTIVE OPEN SPACE AREA REQUIREMENTS	OPEN SPACE & ACTIVE OPEN SPACE AREAS PROVIDED
MINIMUM OPEN SPACE AREA (sec. 3-34-03-05)	A MIN. OF 30% OF THE LOT AREA SHALL BE OPEN SPACE. A MIN. OF 25% OF THE OPEN SPACE SHALL BE ACTIVE OPEN SPACE. LOT = 92,861.6 SF; 30% = 27,858.5 SF 25% OF 27,858.47 SF = 6,964.6 SF	OPEN SPACE AT GRADE = 23,473 SF OPEN SPACE ON ELEV. DECKS = 8,547 SF TOTAL OPEN SPACE = 32,020 SF or 34.4% of the lot ACTIVE OPEN SPACE AT GRADE = 6,522 SF ACTIVE OPEN SPACE ON ELEVATED DECKS = 8,471 SF TOTAL ACTIVE OPEN SPACE = 14,993 SF or 46.8% of the open space

OPEN SPACE & ACTIVE OPEN SPACE PLAN



ADAMS COUNTY LANDSCAPE REQUIREMENTS FOR SPECIFIC AREAS OF THE SITE

REQUIREMENT CATEGORY & LOCATION	BUFFERYARD WIDTH REQUIREMENT	WIDTH PROVIDED	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
WEST BUFFERYARD (213 LF)	N/A (ADJACENT USE IS CDOT OPEN SPACE)	7' - 4"	N/A (ADJACENT USE IS CDOT OPEN SPACE)	7 TREES, 27 SHRUBS, 6 ORN. GRASSES AND 6 FT. PRIVACY FENCE
NORTH BUFFERYARD TYPE 'D' (635 LF)	15'	5' - 7"	3 TREES / 60 L.F. = 32 TREES AND 6 FT. PRIVACY FENCE	32 TREES, 28 SHRUBS, AND 6 FT. PRIVACY FENCE
SOUTH BUFFERYARD TYPE 'C' (399 LF)	15'	10' - 10"	2 TREES / 80 L.F. = 10 TREES AND 6 FT. PRIVACY FENCE	11 TREES, 28 SHRUBS, 9 ORN. GRASSES AND 6 FT. PRIVACY FENCE
STREET FRONTAGE LS WASHINGTON ST. (166 LF) OPTION 3	10' WIDE	5'	2 TREES & 5 SHRUBS / 40 LF. = 9 TREES & 21 SHRUBS	3 TREES, 23 SHRUBS, 6 ORNAMENTAL GRASSES Note: # of trees provided is limited due to utilities on north end.
PARKING LOT LANDSCAPE (87 STALLS PROPOSED)	N / A	N / A	1 TREE / 10 PRKG. STALLS = 9 TREES; AND 75% COVER LIVING LS AREA 25 SF OF INTERNAL LS AREA / 1 STALL=2175 SF	12 TREES, 40 SHRUBS, 39 ORN. GRASSES, + RAIN GARDEN PLANTINGS. 6,000 SF OF INTERNAL LS AREA

ADAMS COUNTY LANDSCAPE REQUIREMENTS FOR OVERALL SITE

REQUIREMENT CATEGORY	LANDSCAPE REQUIREMENTS	LANDSCAPE AREA OR LANDSCAPE PROVIDED
REQ. LOT LANDSCAPING (sec. 4-19-07)	A MIN. OF 10% OF THE LOT AREA SHALL BE LANDSCAPED LOT = 92,861.58 SF; 10% = 9,286 SF	17,410.6 SF AT GRADE (18.7% OF THE LOT)
DWELLING MULTIFAMILY LANDSCAPE (sec. 4-19-09-01-04)	30% OF THE SITE AREA SHALL BE LANDSCAPED; 30% COVER w/ LIVING GROUND MATERIAL LOT = 92,861.58 SF; 30% = 27,858 SF	17,410.6 SF AT GRADE & 2,628 SF ON THE ELEVATED DECKS = 20,038.6 SF (21.6% OF LOT)
DWELLING MULTIFAMILY REQ. TREES & SHRUBS (sec. 4-19-09-01-04)	1 LG. TREE & 2 SHRUBS, OR 2 ORN. TREES & 2 SHRUBS / 1,500 SF OF LS AREA 20,038.6 SF OF LS AREA = 14 LG. TREES OR 27 ORN. TREES & 27 SHRUBS	13 LG. TREES, 34 EVGRN. TREES, 20 ORN. TREES, 184 SHRUBS, 146 GRASSES, & 138 PERENNIALS AT GRADE; 14 ORN. TREES, 20 SHRUBS, 72 ORN. GRASSES, 121 PERENNIALS ON ELEVATED DECK

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MAIKER BOYERS
7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

LANDSCAPE PLANT LIST & NOTES

L 1.00

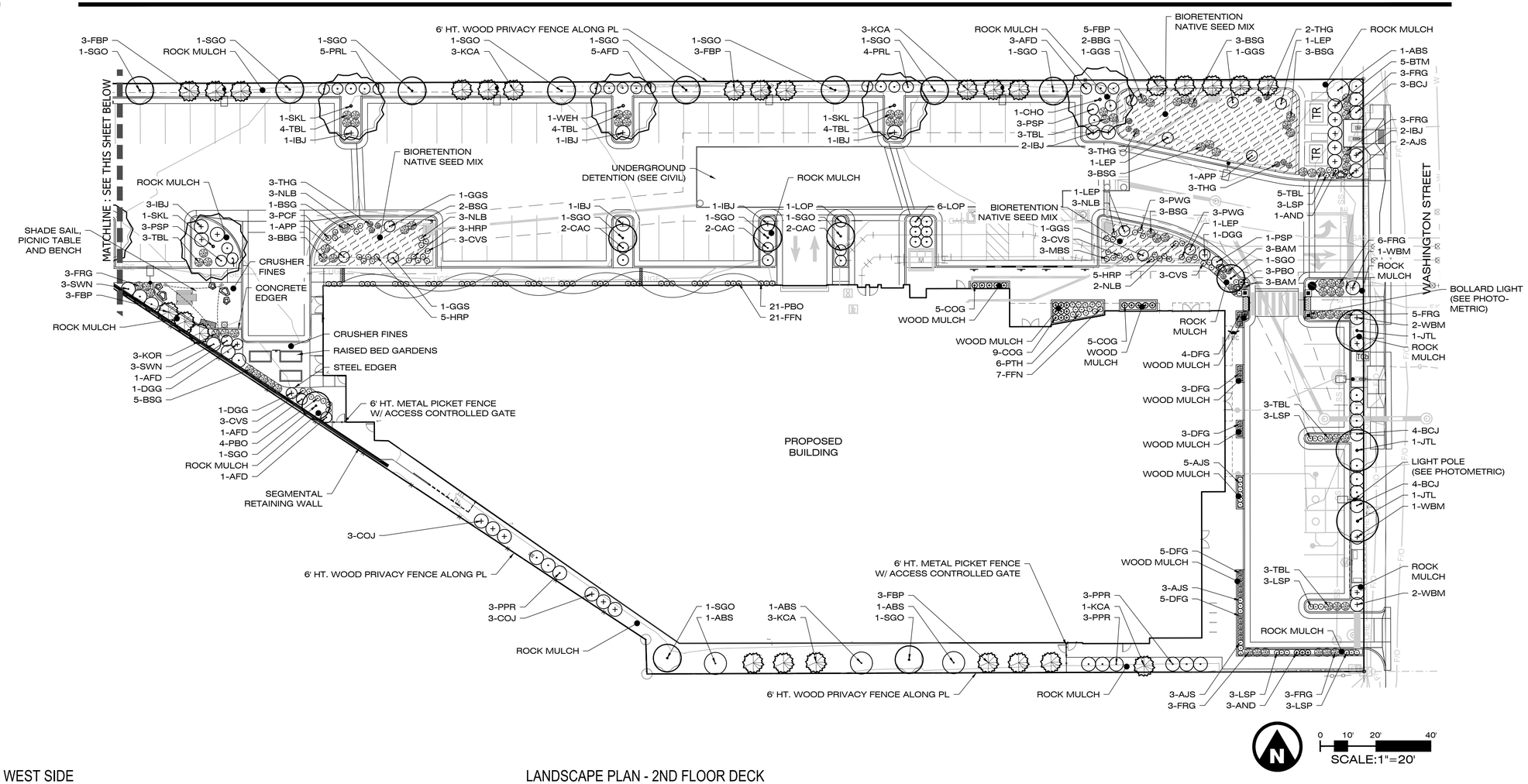
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CASE NO. PRC2025-00012

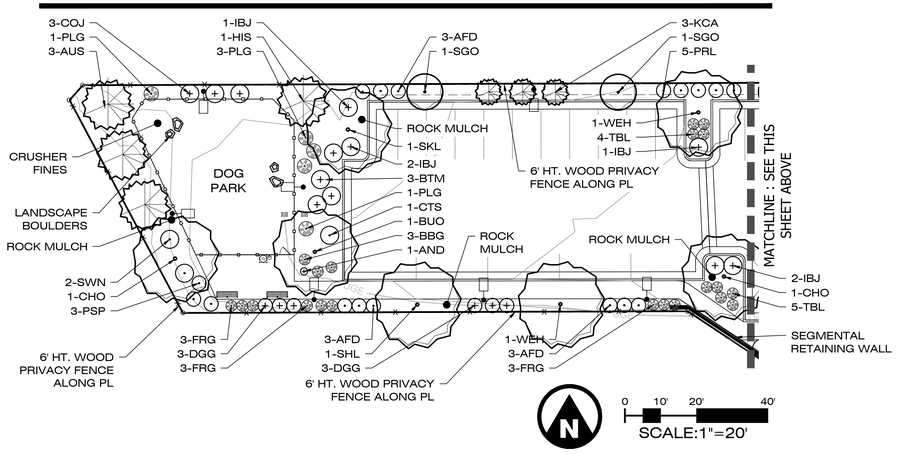
LANDSCAPE LEGEND (SEE SHEET L1.00 FOR FULL PLANT LIST)

- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- BIORETENTION NATIVE SEED MIX
- LANDSCAPE BOULDERS
- SYNTHETIC TURF

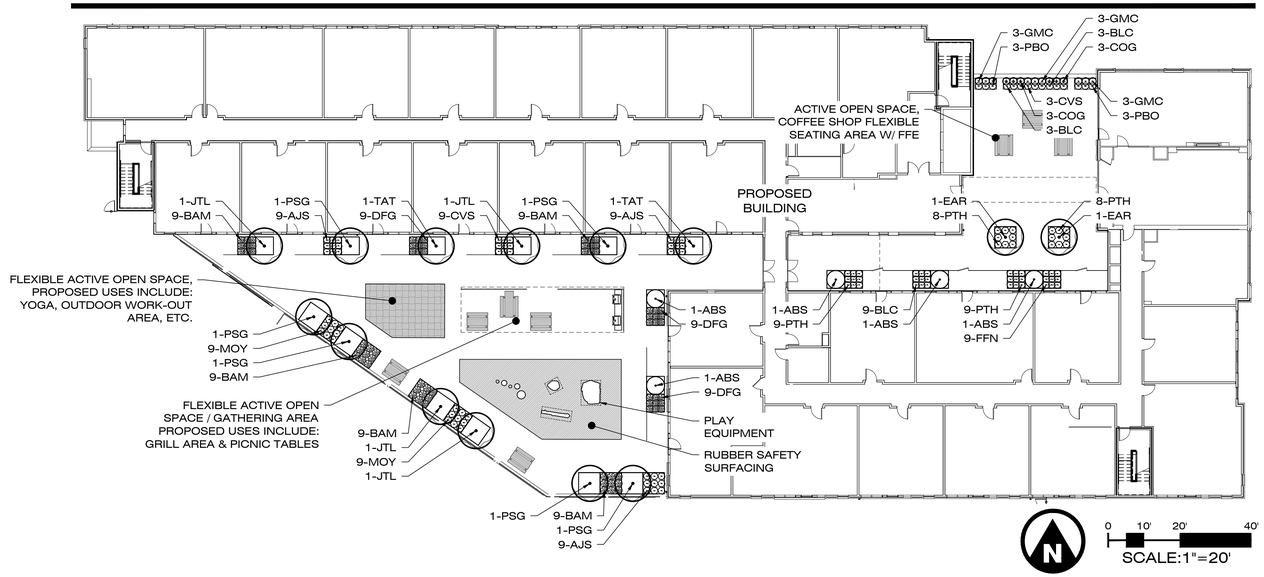
LANDSCAPE PLAN - AT GRADE EAST SIDE



LANDSCAPE PLAN - AT GRADE WEST SIDE



LANDSCAPE PLAN - 2ND FLOOR DECK



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NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

LANDSCAPE PLAN

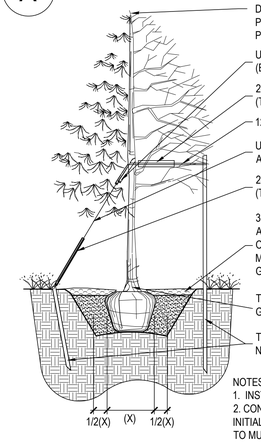
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CASE NO. PRC2025-00012

A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS

N.T.S.

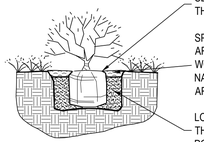


- DO NOT CUT LEADER PRUNE IMMEDIATELY PRIOR TO PLANTING
- USE NYLON TREE STRAPS AT END OF WIRE (EVERGREEN TREES ONLY)
- 24" LENGTH BY 3/4 DIA. P.V.C. MARKERS (TYP.) OVER WIRES
- 12 GAUGE GALVANIZED WIRE
- USE 3 GUY ASSEMBLIES FOR EVERGREENS, AND TREES OVER 3" CALIPER
- 24" LENGTH BY 3/4 DIA. P.V.C. MARKERS (TYP.) OVER WIRES
- 3" DEPTH SPECIFIED MULCH. PULL MULCH AWAY FROM TRUNK. MULCH TO 6" OUTSIDE OF STAKES. (PROVIDE 24" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS OR ROCK MULCH AREAS)
- TOP OF ROOT FLARE SHALL BE 3" ABOVE GRADE OUTSIDE OF PIT.
- TREATED WOOD POST WITH GROMMETED NYLON STRAPS. USE TWO GUY WIRES

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

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

N.T.S.

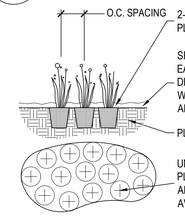


- SET TOP OF ROOT BALL 1" HIGHER THAN THE FINISHED BED GRADE
- SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT (PROVIDE 12" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS OR ROCK MULCH AREAS)
- LOOSEN SIDES OF PLANT PIT, AND WATER THE FILL IN WELL TO ELIMINATE LARGE AIR POCKETS

NOTES:
1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM IT'S CONTAINER.
5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

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

N.T.S.

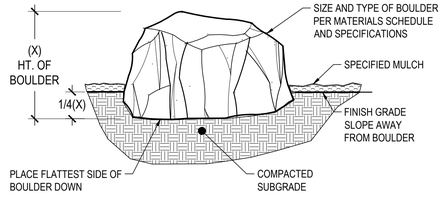


- O.C. SPACING
- 2-1/4" OR 4" SIZE PLANT MATERIAL AS SPECIFIED ON THE PLANT LIST
- SPECIFIED MULCH- CAREFULLY TUCK MULCH AROUND EACH PLANT TO PREVENT THE SMALL PLANTS FROM DRYING OUT (PROVIDE 8" RADIUS WOOD MULCH RING WHEN PLANTING IN NATIVE GRASS AREAS OR ROCK MULCH AREAS)
- PLANTING BED SOIL- AMENDED PER SPECIFICATIONS
- UNLESS A FORMAL PATTERN IS CALLED FOR, PLACE PLANTS AROUND THE PERIMETER OF THE PLANTING AREA FIRST, THEN FILL IN THE CENTER RANDOMLY AND AVOID CREATING "ROWS"

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

D LANDSCAPE BOULDER

N.T.S.

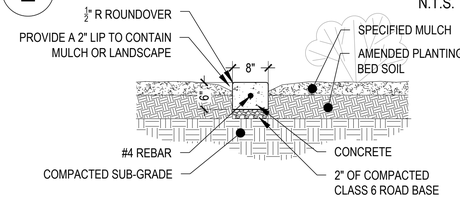


- SIZE AND TYPE OF BOULDER PER MATERIALS SCHEDULE AND SPECIFICATIONS
- SPECIFIED MULCH
- FINISH GRADE SLOPE AWAY FROM BOULDER
- COMPACTED SUBGRADE

NOTES:
1. CONTACT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF BOULDERS
2. BURY 1/4 OF THE TOTAL HEIGHT OF EACH BOULDER INTO THE GROUND.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM EACH BOULDER.
4. THOROUGHLY COMPACT, PUDDLE AND STABILIZE BACKFILL, AND SURROUNDING GRADES PRIOR TO COMPLETION.
5. DO NOT PLACE BOULDERS IN FLOWLINE OF SWALES OR ANY LOCATION WHERE DRAINAGE COULD BE INHIBITED BY BOULDERS.

E CONCRETE EDGER

N.T.S.

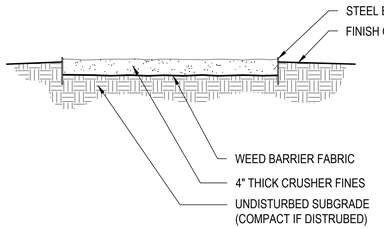


- SPECIFIED MULCH
- AMENDED PLANTING BED SOIL
- CONCRETE
- 2" OF COMPACTED CLASS 6 ROAD BASE

NOTES:
1) SELECT STYLE, FORM, COLOR AND FINISH OF CONRETE WITH LANDSCAPE ARCHITECT.
2) CONCRETE SHALL HAVE 3" MIN. THICKNESS AT ANY POINT.
3) ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI, AND SHALL BE CLASS D MIX WITH FIBERMESH ADDITIVE, AND SHALL HAVE A MEDIUM BROOM FINISH.
4) CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE 24 HOURS BEFORE ANY CONCRETE POUR, AND AS SOON AS FORMS AND REINFORCING ARE SUBSTANTIALLY COMPLETE FOR REVIEW BY THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE.
5) PROVIDE TOOLED SCORE JOINTS EVERY 2'. MIN. DEPTH OF 1-1/2".
6) UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE EXPANSION JOINTS WITH EXPANSION JOINT FILLER MATERIAL TO THE FULL DEPTH OF THE CONCRETE AT ALL LOCATIONS WHERE NEW CONCRETE STRUCTURES ABUT EXISTING CONCRETE.
7) CONTRACTOR SHALL REMOVE ANY CONCRETE CONSTRUCTION DEBRIS, WASHOUT MATERIAL, AND REJECTED CONCRETE FULLY FROM THE SITE.
8) CURVED EDGING IS INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.

F CRUSHER FINES AT DOG PARK & GATHERING AREA

N.T.S.



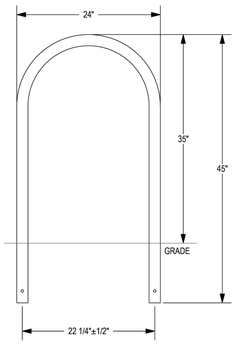
- STEEL EDGER
- FINISH GRADE
- WEED BARRIER FABRIC
- 4" THICK CRUSHER FINES
- UNDISTURBED SUBGRADE (COMPACT IF DISTRUBED)

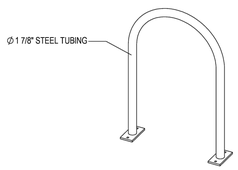
NOTE:
STEEL EDGING TO BE 14 GA. ROLLED TOP SAFETY EDGING WITH THREE PINS PER 10' SECTION. OVERLAP EDGING 1'-0" AND DOUBLE PIN ALL JOINTS.

G BIKE RACK

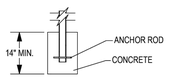
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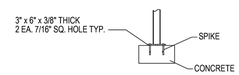




CHECK DESIRED MOUNT



☐ IN GROUND MOUNT (IG)



☐ SURFACE FLANGE MOUNT (SF)

PRODUCT: U24-IG(SF)
DESCRIPTION: "U" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

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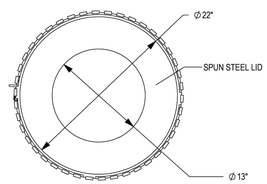
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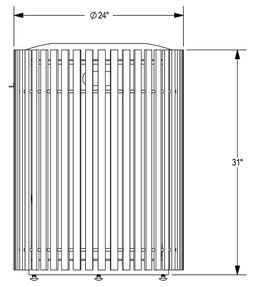
NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

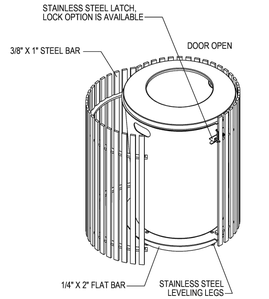
H TRASH RECEPTACLE

THOMAS STEELE

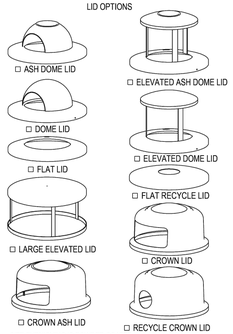
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LID OPTIONS



PRODUCT: CHTR-32D
DESCRIPTION: CHANDLER TRASH RECEPTACLE 32 GAL., DOOR

DATE: 5-22-20
ENG: SMC

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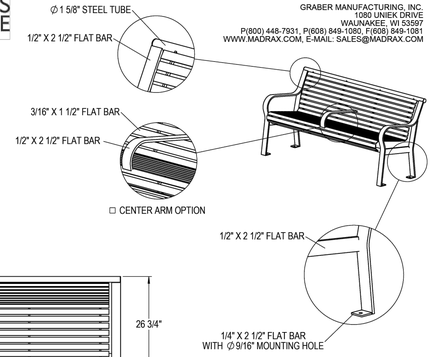
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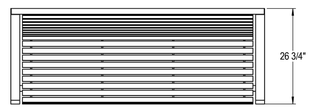
SITE FURNISHING IS POWDER COATED WITH TGIC POLYESTER. STEEL SURFACE PREP INCLUDES MECHANICAL AND CHEMICAL ETCHING FOLLOWED WITH A COATING TO IMPROVE ADHESION AND CORROSION RESISTANCE.

I BENCH

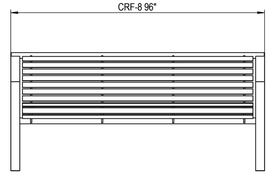
THOMAS STEELE

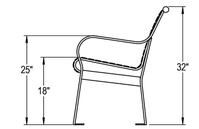
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CRF-2 26"
CRF-4 49"
CRF-5 61"
CRF-6 71"
CRF-8 96"





PRODUCT: CRB-(2,4,5,6,8)-HS
DESCRIPTION: CARNIVAL BENCH, HORIZONTAL STRAP

DATE: 9-18-18
ENG: SMC

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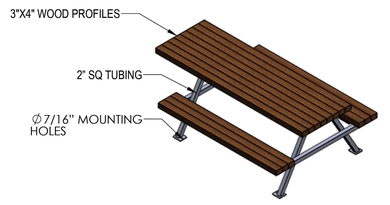
☐ VERTICAL STRAP OPTION ALSO AVAILABLE

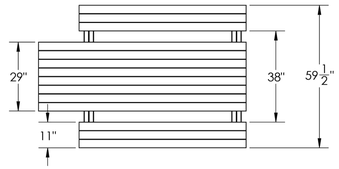
SITE FURNISHING IS POWDER COATED WITH TGIC POLYESTER. STEEL SURFACE PREP INCLUDES MECHANICAL AND CHEMICAL ETCHING FOLLOWED WITH A COATING TO IMPROVE ADHESION AND CORROSION RESISTANCE.

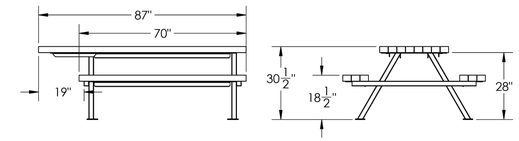
J PICNIC TABLE

THOMAS STEELE

N.T.S.
THOMAS STEELE DIVISION
GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM







PRODUCT: MNTFS-8ADA-34
DESCRIPTION: MONONA FREESTANDING PICNIC TABLE,
8 FT, ADA COMPLIANT, 3"X4" BOARDS

DATE: 04/09/24
ENG: TMY

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SOPHERSPARN ARCHITECTS LLC
1731 15TH ST. SUITE 250
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OUTDOOR DESIGN GROUP
WWW.ODGDESIGN.COM
OUTDOOR DESIGN GROUP, INC.
3690 WEBSTER STREET
ADVADA, CO 80002
(303) 993-4811
CONSULTANT

MAIKER BOYERS
7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

NOTICE: DUTY OF COOPERATION
RELEASE OF THESE CONSTRUCTION DOCUMENTS FOR BIDDING INCLUDES AGREEMENT AMONG THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTRACTOR SHOULD EXERCIS CAUTION TO ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

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DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

LANDSCAPE DETAILS

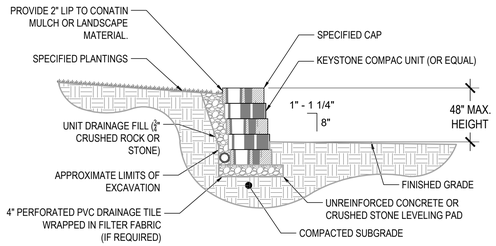
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CASE NO. PRC2025-00012

K SEGMENTAL RETAINING WALL

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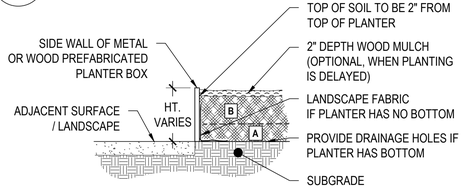
Typical Gravity Wall Section

NOTES:

1) ALL WALLS TO BE 48" MAX. HEIGHT - SEE PLANS FOR WALL HEIGHTS.
2) **BLOCK SPECIFICATION:** KEYSTONE, "Compac Unit, Straight Face", Or Equal
3) **COLOR:** "Tan", "Brown", or "Grey"
4) **TYPE:** STRAIGHT FACE

L RAISED BED GARDENS AT GRADE

N.T.S.



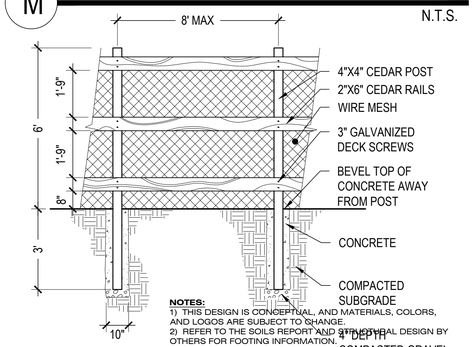
SOIL SPECS		
MATERIAL		DEPTH
A	TOP SOIL FROM SITE: CLEAN TOP SOIL FROM SITE (ONLY IF PLANTER HAS OPEN BOTTOM*)	LOWER 1/3 OF PLANTER
B	IMPORTED TOPSOIL - AMENDED w/ COMPOST: IMPORTED CLEAN TOP SOIL AMENDED WITH COMPOST (2 PARTS TOP SOIL TO 1 PART COMPOST)	UPPER 2/3 OF PLANTER

* IF PLANTER HAS BOTTOM, THEN USE SOIL B (IMPORTED TOPSOIL AMENDED w/ COMPOST) FOR ENTIRE PLANTER.

ADD ALTERNATE: USE PREMIUM GRADE PRE-MIXED RAISED BED GARDEN SOIL INSTEAD OF TOPSOIL AND AMENDED TOPSOIL.

M DOG PARK FENCE

N.T.S.

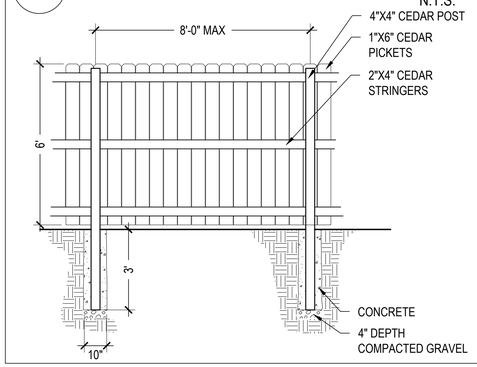


NOTES:

1) THIS DESIGN IS CONCEPTUAL, AND MATERIALS, COLORS, AND LOGOS ARE SUBJECT TO CHANGE.
2) REFER TO THE SOILS REPORT AND STRUCTURAL DESIGN BY OTHERS FOR FOOTING INFORMATION.
3) ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT PRIOR TO CONSTRUCTION.

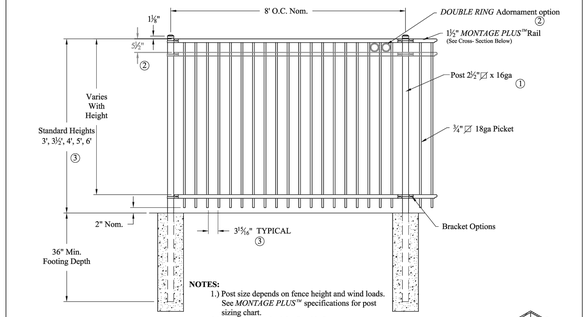
O 6' HT. WOOD PRIVACY FENCE

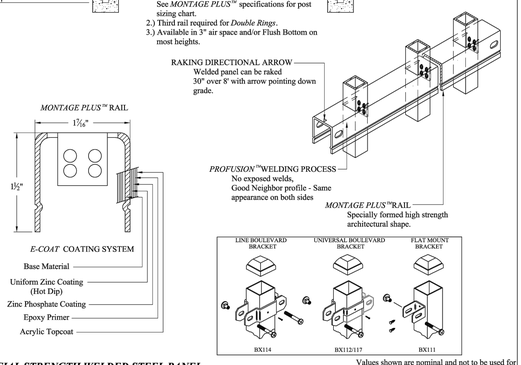
N.T.S.



N METAL PICKET FENCE W/ ACCESS CONTROLLED GATE

N.T.S.





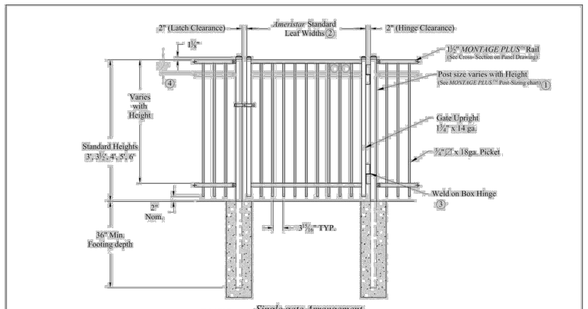
COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

18MSG

MONTAGE PLUS MAJESTIC 2/3-RAIL			
DR: CI	SH. 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10	REV: e	

AMERISTAR®
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1-888-333-3422
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COMMERCIAL STRENGTH WELDED STEEL GATES

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18MSGG

MONTAGE PLUS MAJESTIC 2/3-RAIL SGL			
DR: CI	SH. 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10	REV: e	

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IRRIGATION EQUIPMENT SCHEDULE

NAME	NOTES
CONTROLLER **(OR)** SMART CONTROLLER	RAIN BIRD ESP-Me MODULAR OUTDOOR CONTROLLER 4-STATION BASE CONTROLLER ADDITIONAL MODULES AS NECESSARY. RACHIO R3 SMART IRRIGATION CONTROLLER 8-STATION OR 16-STATION MODELS.
DRIP EMITTERS	RAIN BIRD XERI-BUG EMITTERS SIZES: 0.5 GPH, 1 GPH, & 2 GPH (SEE IRRIGATION DRIP EMITTER SCHEDULE)
POP-UP SPRAY HEADS (FOR RAIN GARDENS)	HUNTER MP ROTATOR (OR RAIN BIRD EQUAL) HEADS: 4-INCH OR 6-INCH POP-UPS. NOZZLES: MP1000 (8' TO 15' RADIUS), MP2000 (13' TO 21' RADIUS), MP3000 (22' TO 30' RADIUS), MPSS530 SIDE STRIP (5' X 30')
MICRO-SPRAY POP-UP HEADS (FOR RAISED GARDEN BEDS)	RAIN BIRD XERI-POP MICRO-SPRAY POP-UPS (ONLY USE IN PLANTING BED AREAS THAT ARE LESS THAN 8' WIDE) HEADS: XP-1200X (12-INCH POP-UP) OR XP-600X (6-INCH POP-UP) NOZZLES: 5 OR 8 SERIES MPR, OR SQ SERIES
RAIN SENSOR	RAIN BIRD RAIN CHECK AUTOMATIC RAIN SHUTOFF (OR EQUAL)

NOTES:

1) DO NOT MIX DIFFERENT HEAD OR NOZZLE TYPES WITHIN THE SAME IRRIGATION ZONE.

IRRIGATION DRIP EMITTER SCHEDULE

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

* PER WATER REQUIREMENTS FOR EACH PLANT LISTED IN THE PLANT LIST ON SHEET L1

DRIP EMITTER NOTES:

1) INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. SPACE EMITTERS EQUALLY AROUND ROOT BALL AND SECURE OR STAKE SO THAT WATER FLOW IS DIRECTED WITHIN 3" OF MAIN STEMS FOR ALL CONTAINERIZED PLANT MATERIAL, AND WITHIN 12" OF TRUNK OF B&B PLANT MATERIAL.
2) EMITTERS ARE TO BE INSTALLED TO BE ABOVE THE SURFACE OF THE SOIL, AT A MINIMUM DISTANCE OF 1" AND A MAXIMUM DISTANCE OF 2" ABOVE SOIL SURFACE.
3) FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4) IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5) EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
6) INSTALL CHECK VALVES WHERE NECESSARY TO PREVENT DRAINAGE OUT OF THE LOWEST EMITTERS.

GENERAL IRRIGATION NOTES

1. ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

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

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

4. PLANTER BOXES ON THE BUILDING 2ND FLOOR DECK SHALL BE WATER VIA DRIP IRRIGATION.

5. RAISED GARDEN BEDS SHALL BE WATERED VIA MICRO-SPRAY.

6. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR.

7. THE IRRIGATION SYSTEM SHALL BE CONTROLLED VIA A WI-FI ENABLED IRRIGATION CONTROLLER.

SITE AMENITIES SCHEDULE

ITEM	NOTES
DOG WASTE STATION	**QUANTITY:** 1 STATION **MODEL #:** PARK N POOL 17PW-00005 **STYLE:** ALUMINUM PET STATION **OPTIONS:** OFF LEASH SIGN **FEATURES:** INCLUDES POST, SIGN, DISPENSER, RECEPTACLE AND BAGS. **NOTES:** ANCHORED IN CONCRETE, REFER TO DETAILS FOR INSTALLATION.
BENCHES	**QUANTITY:** (3) **MAKE/MODEL #:** THOMAS STEELE / #CRB-(6)-HS **STYLE:** CARNIVAL BENCH, HORIZONTAL STRAP **SIZE:** 6' LONG **COATING:** POWDER COAT **COATING COLOR:** GREY **NOTES:** ANCHORED IN CONCRETE, REFER TO DETAILS FOR INSTALLATION.
BIKE RACK	**QUANTITY:** (13) **MAKE/MODEL #:** MADRAX / #U24-IG(SF) **STYLE:** 'U' BIKE RACK **COATING:** POWDER COAT **COATING COLOR:** GREY **NOTES:** ANCHORED IN CONCRETE, REFER TO DETAILS FOR INSTALLATION.
TRASH RECEPTACLE	**QUANTITY:** (2) **MAKE/MODEL #:** THOMAS STEELE / #CHTR-32-P; LID-F-P **STYLE:** CHANDLER TRASH RECEPTACLE 32 GAL. w/ DOOR **SIZE:** 32 GALLON **COATING:** POWDER COAT **COATING COLOR:** GREY **NOTES:** ANCHORED IN CONCRETE, REFER TO DETAILS FOR INSTALLATION.
PICNIC TABLE	**MAKE:** THOMAS STEELE **QUANTITY & MODEL #:** (3) MNTFS-8ADA-34 & (6) MNTFS-8-34 **STYLE:** MONONA FREESTANDING PICNIC TABLE, 8FT., 3"x4" BOARDS **SIZE:** 8' LONG **FRAME COATING/COLOR:** POWDER COAT GREY **NOTES:** INSTALLATION TBD.
PLANTER BOXES ON 2ND FLOOR DECK	**MAKE:** OLD TOWN FIBERGLASS **QUANTITY & MODEL #s:** (23) SL6036, (14) SL7236 & (5) RL723636 **STYLE:** STANDARD SQUARE & STANDARD RECTANGLE **SIZES:** 60"x60"x36", 72"x72"x36", & 72"x36"x36" **COLOR:** TBD **NOTES:** INSTALLATION TBD.
PLAY EQUIPMENT ON 2ND FLOOR DECK	**QUANTITY:** TBD **MODEL #:** TBD **STYLE:** TBD **SIZE:** TBD

AMENITIES NOTES:

1) EQUAL SUBSTITUTIONS FOR THE SPECIFIED AMENITIES WILL BE CONSIDERED, PROVIDED THAT CUT-SHEETS ARE SUBMITTED TO, AND APPROVED IN WRITING BY, THE LANDSCAPE ARCHITECT.

LANDSCAPE MATERIALS SCHEDULE

ITEM	NOTES
ROCK MULCH	**SIZE/COLOR:** 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK **DEPTH:** 3" **LOCATIONS:** ALL PLANTING BED AREAS EXCEPT FOR LOW PERENNIAL & GROUNDCOVER PLANTING AREAS. **NOTES:** INSTALL OVER PERMEABLE WEED BARRIER FABRIC. PROVIDE A SAMPLE TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND INSTALLING MATERIAL.
WOOD MULCH	**TYPE:** SHREDDED WESTERN RED CEDAR MULCH **DEPTH:** 2" **LOCATIONS:** ALL LOW PERENNIAL & GROUNDCOVER PLANTING AREAS. FOR PLANTINGS IN ROCK OR COBBLE, PROVIDE 8" DIAMETER RING OF WOOD MULCH AROUND EACH PERENNIAL AND ORNAMENTAL GRASS. **NOTES:** NO WEED BARRIER FABRIC IS REQUIRED UNDER WOOD MULCH. EDGER IS NOT REQUIRED BETWEEN WOOD AND ROCK MULCHES.
PLANTING BED SOIL AMENDMENT	**TYPE:** CLASS 1 SCREENED COMPOST, "BIOCOMP" OR APPROVED EQUAL **RATE:** 5 C.Y./1000 S.F. **LOCATIONS:** ALL PLANTING BED AREAS **NOTES:** TILL TO A DEPTH OF 6 INCHES **SOURCE:** A1 ORGANICS, WWW.A1ORGANICS.COM
RAIN GARDEN SOIL	**NOTES:** SEE CIVIL ENGINEER'S SHEETS FOR MORE INFORMATION.
ROOF TOP PLANTER SOIL PRODUCTS	**TYPE:** ROOFLITE DRAIN AGGREGATE; **DEPTH:** XX" **TYPE:** ROOFLITE INTENSIVE BASE; **DEPTH** XX" **TYPE:** ROOFLITE INTENSIVE GROWTH MEDIA; **DEPTH** XX" **TYPE:** ROOFLITE SEPARATION FABRIC **SOURCE**: COLORADO MATERIALS INC., LONGMONT, CO 80501 EMAIL: Sales@ColoradoMaterialsInc.com PHONE: 303.682.2314 PH
SOIL FOR RAISED BED GARDENS AT GRADE ("COMMUNITY GARDENS")	**TYPE:** CLEAN TOP SOIL AMENDED W/ COMPOST. SEE DETAIL **LOCATIONS:** 3 RAISED BED GARDENS ON WEST SIDE OF BLDG. **NOTES:** TBD **SOURCE:** A1 ORGANICS, WWW.A1ORGANICS.COM

LANDSCAPE MATERIALS NOTES:

1) PROVIDE SAMPLE OF BULK MATERIALS TO OWNER FOR APPROVAL PRIOR TO ORDERING OR DELIVERING BULK MATERIALS TO THE SITE.

2) EQUAL SUBSTITUTIONS FOR THE SPECIFIED MATERIALS WILL BE CONSIDERED, PROVIDED THAT CUT-SHEETS OR SAMPLES ARE SUBMITTED TO, AND APPROVED IN WRITING BY, THE LANDSCAPE ARCHITECT AND/OR THE OWNER.

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SEAL

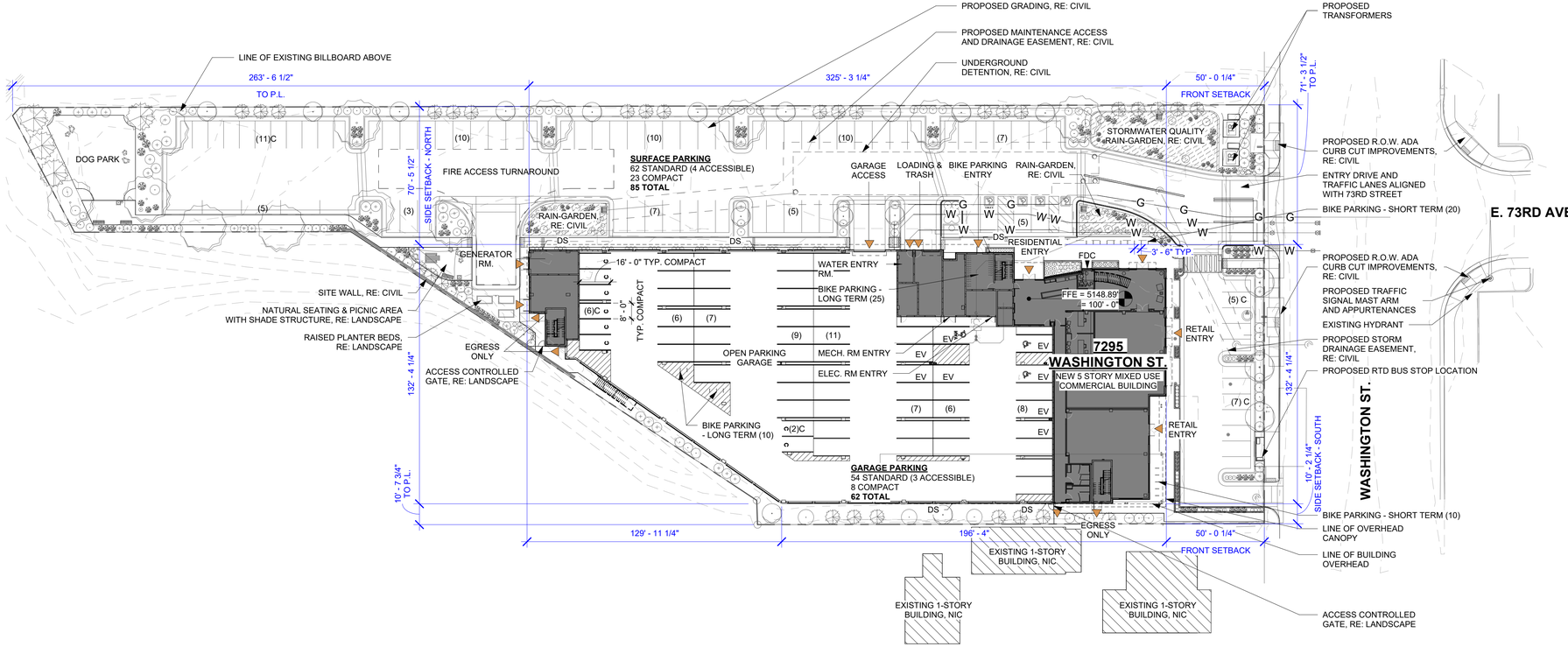
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LANDSCAPE DETAILS & NOTES

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CASE NO. PRC2025-00012



1 **SITE PLAN**
1/32" = 1'-0"

N

0' 15' 30' 60' 120'
SCALE: 1" = 30'-0"

SITE PLAN GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
2. VERIFY ALL SITE PARAMETERS (PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
3. ALL DIMENSIONS TO FACE OF FOUNDATION WALL OR STRUCTURAL STRATA, UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR SITE GRADING.
5. REFER TO CIVIL AND MEP FOR UTILITY LOCATIONS AND CONNECTIONS.
6. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND TO ARRANGE PROPER DISCONTINUANCE AND/OR RELOCATION PRIOR TO DEMOLITION.
7. PROVIDE TREE AND SHRUB PROTECTION FOR EXISTING LANDSCAPING. COORDINATE WITH OWNER FOR EXCAVATION OF ANY LANDSCAPING TO BE SAVED.
8. COORDINATE WITH OWNER FOR PROTECTION OF ALL EXISTING IRRIGATION PRIOR TO START OF CONSTRUCTION.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PERIMETER; 10% MINIMUM SLOPE FOR FIRST 10'. IT IS ESSENTIAL THAT SITE GRADING BE PROVIDED TO PREVENT INFILTRATION OF SURFACE WATER INTO THE FOUNDATION SYSTEM. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
10. MECHANICALLY COMPACT ALL FILL AROUND THE BUILDING, INCLUDING THE BACKFILL. IMPROPER BACKFILL COMPACTION CAN CAUSE SETTLEMENT OF EXTERIOR SLABS SUCH AS WALKS, PATIOS AND DRIVEWAYS.
11. DISCHARGE ROOF DOWN SPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS MINIMUM 5' BEYOND PERIMETER OF STRUCTURE. RE: CIVIL DRAWINGS FOR ANY HARD-PIPED DRAINS.
12. NO IRRIGATION WITHIN 5' OF THE FOUNDATION. AVOID HEAVY WATERING OF ANY FOUNDATION PLANTINGS.
13. FOR DRAINAGE AT EXTERIOR BALCONY DECKS REFER TO PLANS AND DETAILS.
14. ALL CANOPY STEEL TO BE SITE FINISHED WITH HIGH PERFORMANCE PAINT.
15. ARCHITECTURAL ELEVATION OF 100'-0" = CIVIL ELEVATION OF 5605.5'
16. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES A PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
18. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS, REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
19. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
20. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO MAKE ACCOMMODATIONS FOR ANY PHASING AND ADDITIONAL COORDINATION AS REQUIRED FOR DEMOLITION AND REMODEL WORK. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PARKING COUNT

PROPOSED PARKING	
STANDARD	= 116 (79%)
COMPACT	= 31 (21%)
TOTAL PROPOSED PARKING	**= 147 SPACES**
PROPOSED RESIDENTIAL PARKING RATIO	1.0 SPACES/ UNIT

**PARKING MINIMUM REQUIREMENTS NOT APPLICABLE PER COLORADO HB 24-1304*

PROPOSED BIKE PARKING		
LONG-TERM BIKE PARKING	= 35	(24%)*
SHORT-TERM BIKE PARKING	= 30	(20%)*
TOTAL BIKE PARKING	**= 65**	**(44%)***

*PERCENTAGE OF TOTAL AUTOMOBILE PARKING

ZONING SUMMARY

ZONING	PUD
USE	COMMERCIAL, RESIDENTIAL MIXED-USE
SITE AREA	2.132 AC
DWELLING UNITS PER ACRE	54.8 DUAC
OCCUPANCY	R-2; M; B
CONSTRUCTION TYPE	5 STORIES: (4) STORIES TYPE VA OVER (1) STORY TYPE IA
SPRINKLERED	NFPA 13
PROPOSED HEIGHT	5 STORIES; 65'-6 1/2" MAX.
PROPOSED BUILDING AREA	135,097 SF
PROPOSED SETBACKS	
FRONT	50' - 1/4"
REAR	N/A, VARIES
SIDE - SOUTH	10' - 2 1/4"
SIDE - NORTH	70' - 5 1/2"

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SEAL

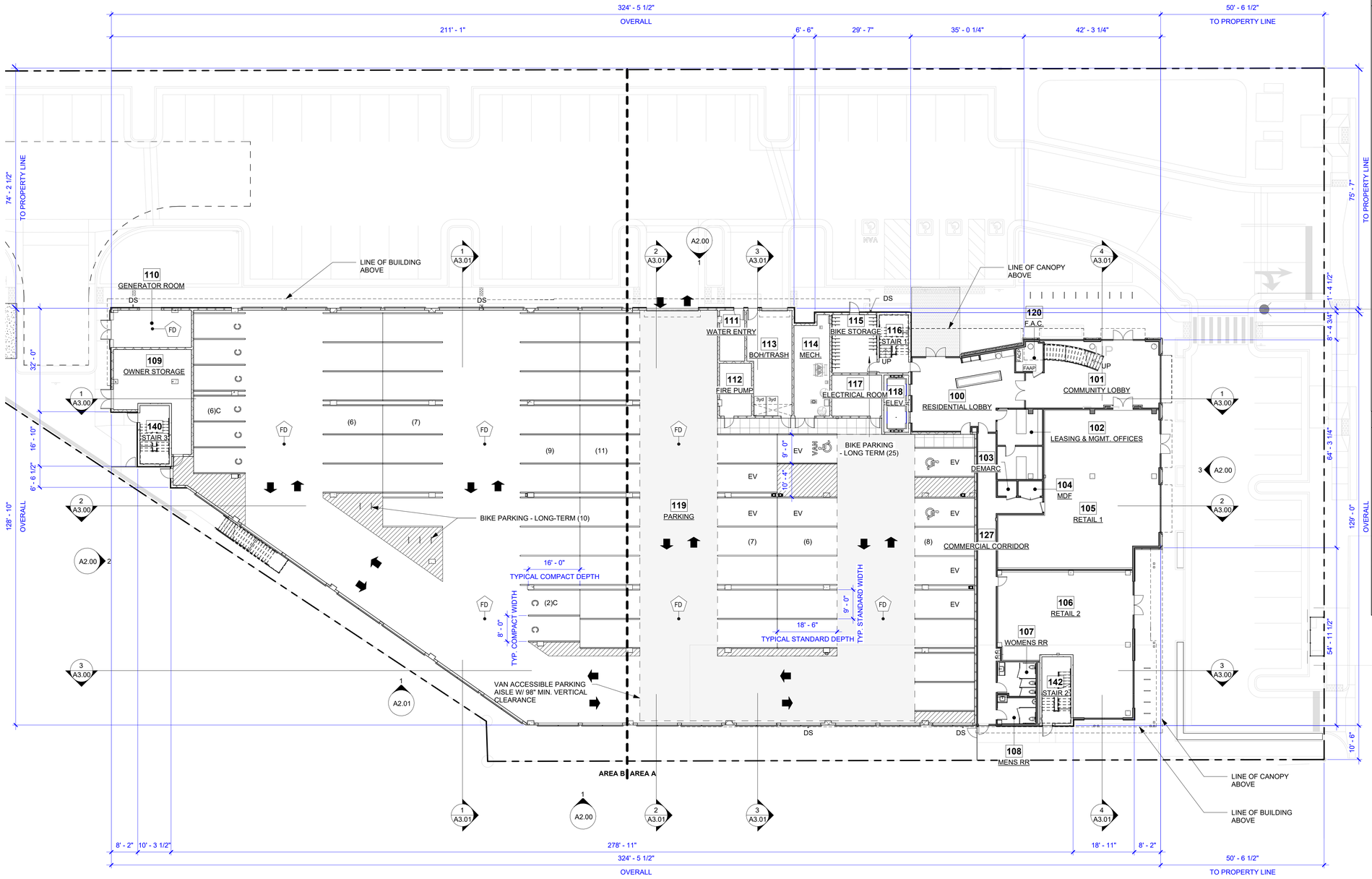
JOB NO. 23310

SITE PLAN

A0.00

11/14/2025 11:52:47 AM

CASE NO. PRC2025-00012



1 GROUND LEVEL FLOOR PLAN

1/16" = 1'-0"

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

0' 8' 16' 32' 64'

N

FLOOR PLAN GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
2. VERIFY ALL SITE PARAMETERS (PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
3. ALL DIMENSIONS ON OVERALL PLANS ARE TO FACE OF FOUNDATION WALL, FACE OF WALL SHEATHING OR STRUCTURAL STRATA, UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ON ENLARGED 1/4" PLANS ARE TO FACE OF STUD OR STRUCTURAL STRATA, UNLESS OTHERWISE NOTED.
5. INTERIOR WALL FRAMING DIMENSIONS ARE TO FACE OF STUD. UNLESS NOTED OTHERWISE.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
7. LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
8. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND STRUCTURAL INFORMATION.
9. ALL CANOPY STEEL TO BE SITE FINISHED WITH HIGH PERFORMANCE PAINT. CRITICAL, DO NOT FACTORY PRIME STEEL.
10. ARCHITECTURAL ELEVATION OF 100'-0" = CIVIL ELEVATION OF **5148.89'**
11. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS, REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
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14. A SIGN STATING "EXIT" IN VISUAL RAISED CHARACTERS AND BRAILLE SHALL BE POSTED ADJACENT TO EACH EXIT DOOR TO THE EXIT DISCHARGE PER IBC SECTION 1013.4 AND ANSI 117.1.
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17. PROVED MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS. PROVIDE TILE BACKER BOARD AT SHOWER STALL WHERE WALLS ARE TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 70" ABOVE DRAIN INLET.
18. PROVIDE CORNER GUARDS ON ALL OUTSIDE CORNERS IN COMMON CORRIDORS.

GARAGE PLAN LEGEND

- C — COMPACT STALL
- PAVEMENT STRIPING
- ACCESSIBLE STALL
- PAINTED DIRECTIONAL AND TURN AROUND ARROWS
- CONCRETE WHEEL STOP
- ULTRA SPACE-SAVER BIKE RACK
- FD — FLOOR DRAIN
- TD — TRENCH DRAIN
- BOLLARD
- VAN ACCESSIBLE PARKING ACCESS AISLE, 98" MIN. VERTICAL CLEARANCE

GROSS FLOOR AREA

LEVEL	DESCRIPTION	GROSS FLOOR AREA
01 GROUND LEVEL	BOH	2382 SF
01 GROUND LEVEL	COMMERCIAL	3516 SF
01 GROUND LEVEL	COMMON	3972 SF
01 GROUND LEVEL	GARAGE	24627 SF
		34498 SF
02 SECOND LEVEL	1-BR	13033 SF
02 SECOND LEVEL	2-BR	5070 SF
02 SECOND LEVEL	BOH	467 SF
02 SECOND LEVEL	COMMON	6411 SF
		24981 SF
03 THIRD LEVEL	0-STUDIO-BR	598 SF
03 THIRD LEVEL	1-BR	13593 SF
03 THIRD LEVEL	2-BR	6812 SF
03 THIRD LEVEL	BOH	488 SF
03 THIRD LEVEL	COMMON	3928 SF
		25419 SF
04 FOURTH LEVEL	0-STUDIO-BR	598 SF
04 FOURTH LEVEL	1-BR	13593 SF
04 FOURTH LEVEL	2-BR	6812 SF
04 FOURTH LEVEL	BOH	488 SF
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		25419 SF
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05 FIFTH LEVEL	1-BR	12404 SF
05 FIFTH LEVEL	2-BR	6015 SF
05 FIFTH LEVEL	BOH	407 SF
05 FIFTH LEVEL	COMMON	4792 SF
		24216 SF
ROOF LEVEL	BOH	408 SF
ROOF LEVEL	COMMON	190 SF
		598 SF
TOTAL GROSS FLOOR AREA		135130 SF

COMMERCIAL VS RESIDENTIAL

LEVEL	TYPE	GROSS FLOOR AREA
01 GROUND LEVEL	COMMERCIAL	3516 SF
COMMERCIAL		3516 SF

01 GROUND LEVEL	RESIDENTIAL	30981 SF
02 SECOND LEVEL	RESIDENTIAL	24981 SF
03 THIRD LEVEL	RESIDENTIAL	25419 SF
04 FOURTH LEVEL	RESIDENTIAL	25419 SF
05 FIFTH LEVEL	RESIDENTIAL	24216 SF
ROOF LEVEL	RESIDENTIAL	598 SF
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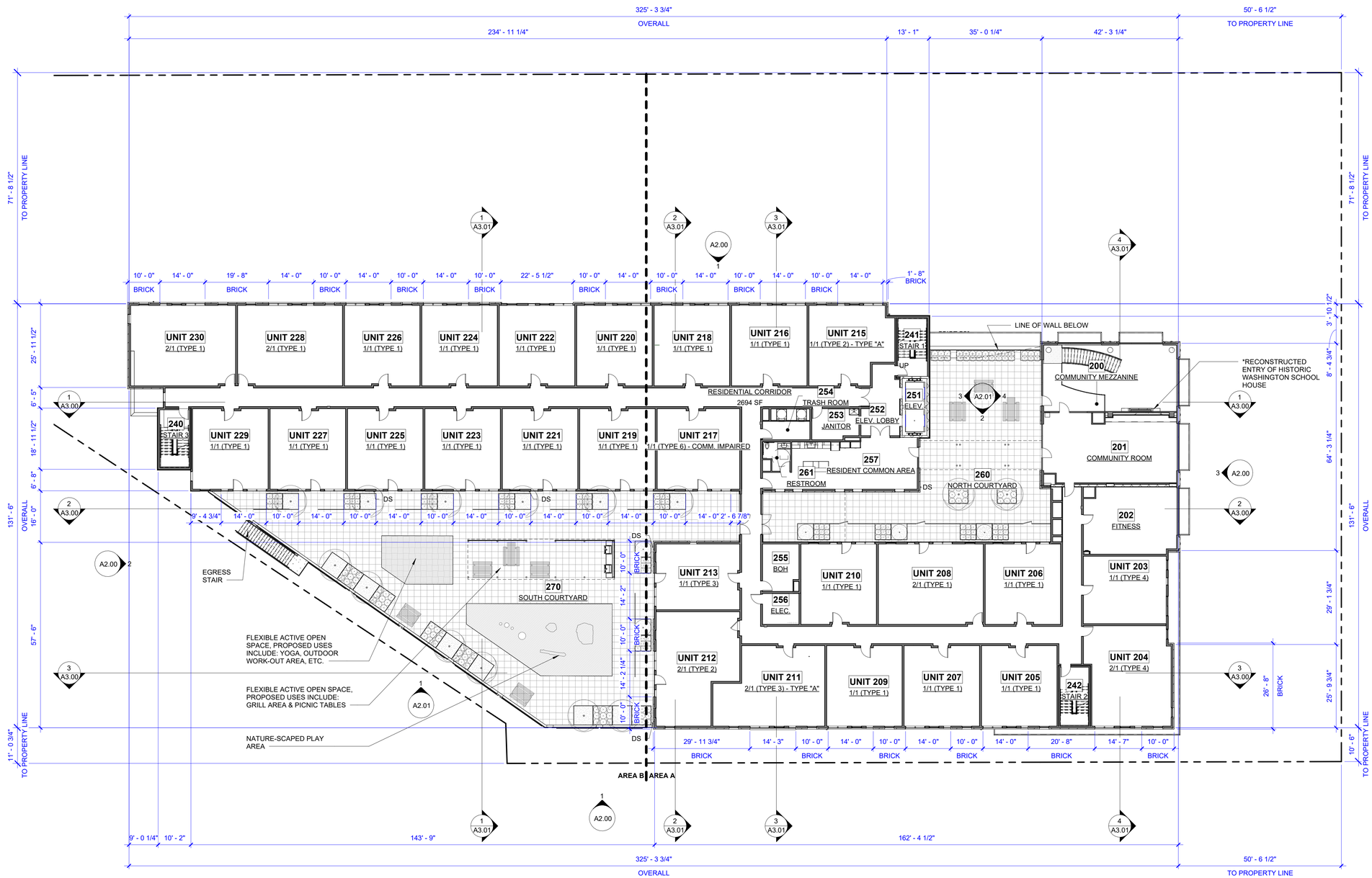
JOB NO. 23310

GROUND LEVEL FLOOR PLAN

A1.01

11/14/2025 11:52:48 AM

CASE NO. PRC2025-00012



1 SECOND LEVEL FLOOR PLAN

1/16" = 1'-0"

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

0' 8' 16' 32' 64'

N

FLOOR PLAN GENERAL NOTES

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18. PROVIDE CORNER GUARDS ON ALL OUTSIDE CORNERS IN COMMON CORRIDORS.

PROPOSED - UNIT BREAKDOWN

UNIT TYPE	LEVEL	COUNT
0-STUDIO-BR	03 - THIRD LEVEL	1
0-STUDIO-BR	04 - FOURTH LEVEL	1
0-STUDIO-BR	05 - FIFTH LEVEL	1
0-STUDIO-BR: 3		3 = 2.5%
1-BR	02 - SECOND LEVEL	21
1-BR	03 - THIRD LEVEL	22
1-BR	04 - FOURTH LEVEL	22
1-BR	05 - FIFTH LEVEL	20
1-BR: 85		85 = 72.5%
2-BR	02 - SECOND LEVEL	6
2-BR	03 - THIRD LEVEL	8
2-BR	04 - FOURTH LEVEL	8
2-BR	05 - FIFTH LEVEL	7
2-BR: 29		29 = 25%
TOTAL UNIT COUNT: 117		117

GROSS FLOOR AREA

LEVEL	DESCRIPTION	GROSS FLOOR AREA
01 GROUND LEVEL	BOH	2382 SF
01 GROUND LEVEL	COMMERCIAL	3516 SF
01 GROUND LEVEL	COMMON	3972 SF
01 GROUND LEVEL	GARAGE	24627 SF
		34498 SF
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		598 SF
TOTAL GROSS FLOOR AREA		135130 SF

COMMERCIAL VS RESIDENTIAL

LEVEL	TYPE	GROSS FLOOR AREA
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COMMERCIAL		3516 SF
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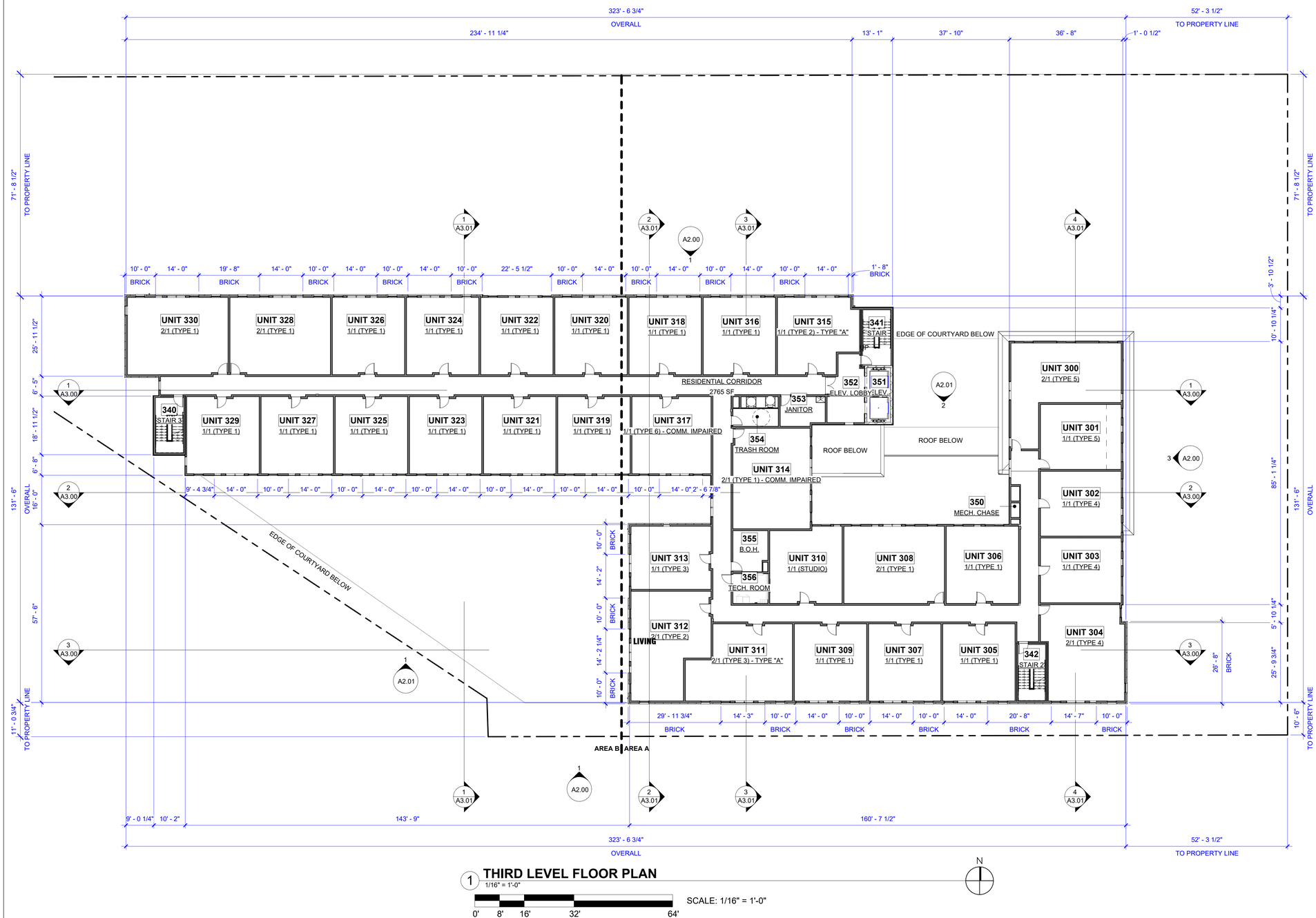
JOB NO. 23310

SECOND LEVEL FLOOR PLAN

A1.02

11/14/2025 11:52:49 AM

CASE NO. PRC2025-00012



1 THIRD LEVEL FLOOR PLAN

1/16" = 1'-0"

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

0' 8' 16' 32' 64'

N

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1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

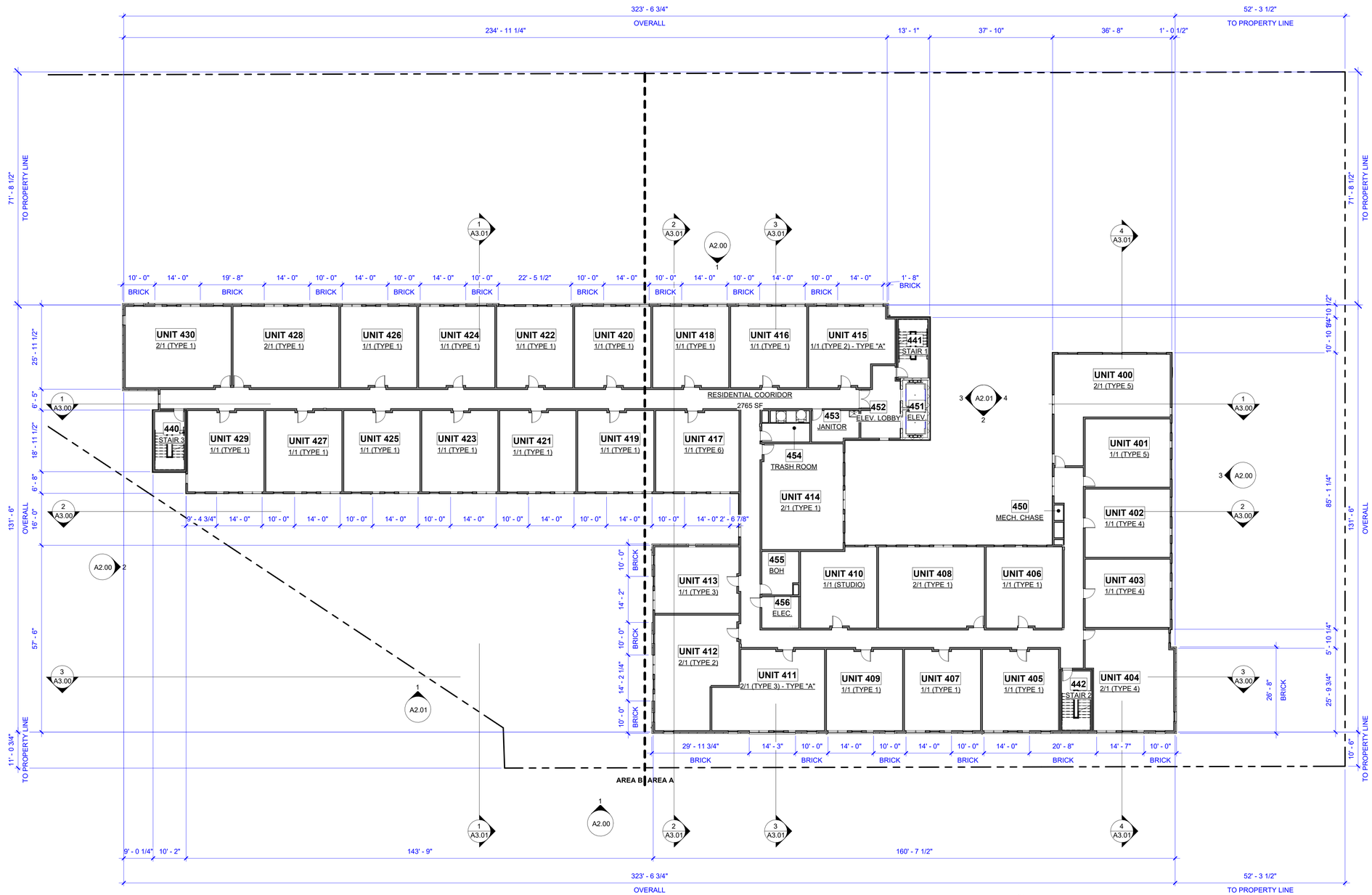
JOB NO. 23310

THIRD LEVEL FLOOR PLAN

A1.03

11/14/2025 11:52:49 AM

CASE NO. PRC2025-00012



1 FOURTH LEVEL FLOOR PLAN

1/16" = 1'-0"

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

0' 8' 16' 32' 64'

N

FLOOR PLAN GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
2. VERIFY ALL SITE PARAMETERS (PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
3. ALL DIMENSIONS ON OVERALL PLANS ARE TO FACE OF FOUNDATION WALL, FACE OF WALL SHEATHING OR STRUCTURAL STRATA, UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ON ENLARGED 1/4" PLANS ARE TO FACE OF STUD OR STRUCTURAL STRATA, UNLESS OTHERWISE NOTED.
5. INTERIOR WALL FRAMING DIMENSIONS ARE TO FACE OF STUD. UNLESS NOTED OTHERWISE.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ESTABLISH LOCATION OF ALL PARTITIONS, OPENINGS, EQUIPMENT, ETC.
7. LARGER SCALE DRAWINGS AND DETAILS HAVE PRIORITY OVER SMALLER SCALE DRAWINGS.
8. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLAN AND STRUCTURAL INFORMATION.
9. ALL CANOPY STEEL TO BE SITE FINISHED WITH HIGH PERFORMANCE PAINT. CRITICAL, DO NOT FACTORY PRIME STEEL.
10. ARCHITECTURAL ELEVATION OF 100'-0" = CIVIL ELEVATION OF **5148.89'**
11. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND/OR SPECIFICATIONS, REQUEST AND RECEIVE AN INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH CONSTRUCTION.
12. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
13. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
14. A SIGN STATING "EXIT" IN VISUAL RAISED CHARACTERS AND BRAILLE SHALL BE POSTED ADJACENT TO EACH EXIT DOOR TO THE EXIT DISCHARGE PER IBC SECTION 1013.4 AND ANSI 117.1.
15. OCCUPANCY SIGNAGE TO BE INSTALLED AT EACH ASSEMBLY SPACE. REFER TO G0.20 FOR SIGNAGE.
16. CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTING INFORMATION IN ARCHITECTURAL GENERAL NOTES.
17. PROVED MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS. PROVIDE TILE BACKER BOARD AT SHOWER STALL WHERE WALLS ARE TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 70" ABOVE DRAIN INLET.
18. PROVIDE CORNER GUARDS ON ALL OUTSIDE CORNERS IN COMMON CORRIDORS.

PROPOSED - UNIT BREAKDOWN

UNIT TYPE	LEVEL	COUNT
0-STUDIO-BR	03 - THIRD LEVEL	1
0-STUDIO-BR	04 - FOURTH LEVEL	1
0-STUDIO-BR	05 - FIFTH LEVEL	1
0-STUDIO-BR: 3		3 = 2.5%
1-BR	02 - SECOND LEVEL	21
1-BR	03 - THIRD LEVEL	22
1-BR	04 - FOURTH LEVEL	22
1-BR	05 - FIFTH LEVEL	20
1-BR: 85		85 = 72.5%
2-BR	02 - SECOND LEVEL	6
2-BR	03 - THIRD LEVEL	8
2-BR	04 - FOURTH LEVEL	8
2-BR	05 - FIFTH LEVEL	7
2-BR: 29		29 = 25%
TOTAL UNIT COUNT: 117		117

GROSS FLOOR AREA

LEVEL	DESCRIPTION	GROSS FLOOR AREA
01 GROUND LEVEL	BOH	2382 SF
01 GROUND LEVEL	COMMERCIAL	3516 SF
01 GROUND LEVEL	COMMON	3972 SF
01 GROUND LEVEL	GARAGE	24627 SF
		34498 SF
02 SECOND LEVEL	1-BR	13033 SF
02 SECOND LEVEL	2-BR	5070 SF
02 SECOND LEVEL	BOH	467 SF
02 SECOND LEVEL	COMMON	6411 SF
		24981 SF
03 THIRD LEVEL	0-STUDIO-BR	598 SF
03 THIRD LEVEL	1-BR	13593 SF
03 THIRD LEVEL	2-BR	6812 SF
03 THIRD LEVEL	BOH	488 SF
03 THIRD LEVEL	COMMON	3928 SF
		25419 SF
04 FOURTH LEVEL	0-STUDIO-BR	598 SF
04 FOURTH LEVEL	1-BR	13593 SF
04 FOURTH LEVEL	2-BR	6812 SF
04 FOURTH LEVEL	BOH	488 SF
04 FOURTH LEVEL	COMMON	3928 SF
		25419 SF
05 FIFTH LEVEL	0-STUDIO-BR	598 SF
05 FIFTH LEVEL	1-BR	12404 SF
05 FIFTH LEVEL	2-BR	6015 SF
05 FIFTH LEVEL	BOH	407 SF
05 FIFTH LEVEL	COMMON	4792 SF
		24216 SF
ROOF LEVEL	BOH	408 SF
ROOF LEVEL	COMMON	190 SF
		598 SF
TOTAL GROSS FLOOR AREA		135130 SF

COMMERCIAL VS RESIDENTIAL

LEVEL	TYPE	GROSS FLOOR AREA
01 GROUND LEVEL	COMMERCIAL	3516 SF
COMMERCIAL		3516 SF
01 GROUND LEVEL	RESIDENTIAL	30981 SF
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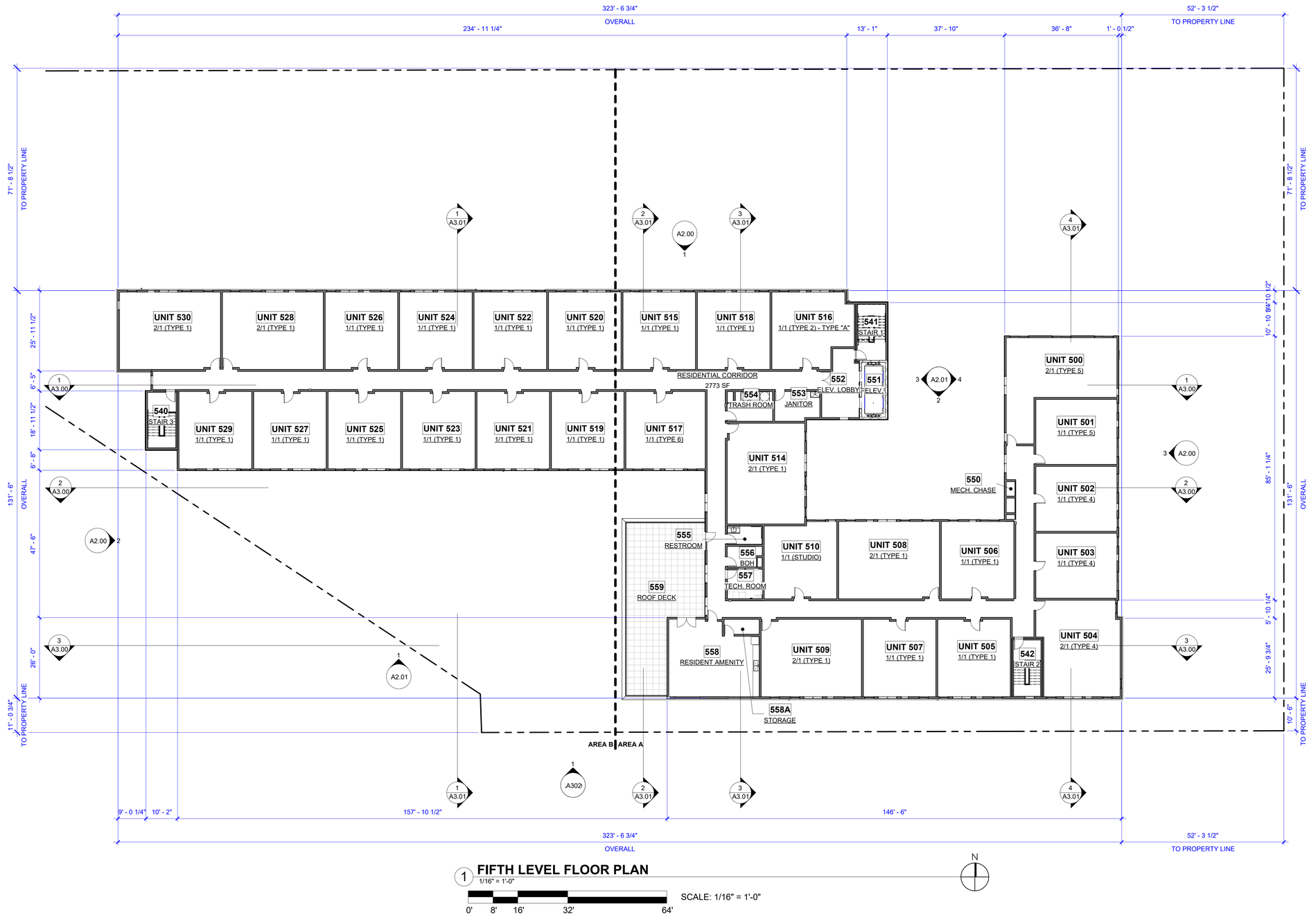
JOB NO. 23310

FOURTH LEVEL FLOOR PLAN

A1.04

11/14/2025 11:52:50 AM

CASE NO. PRC2025-00012



1 FIFTH LEVEL FLOOR PLAN

1/16" = 1'-0"

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

0' 8' 16' 32' 64'

N

FLOOR PLAN GENERAL NOTES

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0-STUDIO-BR	03 - THIRD LEVEL	1
0-STUDIO-BR	04 - FOURTH LEVEL	1
0-STUDIO-BR	05 - FIFTH LEVEL	1
0-STUDIO-BR: 3		3 = 2.5%
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GROSS FLOOR AREA

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		24216 SF
ROOF LEVEL	BOH	408 SF
ROOF LEVEL	COMMON	190 SF
		598 SF
TOTAL GROSS FLOOR AREA		135130 SF

COMMERCIAL VS RESIDENTIAL

LEVEL	TYPE	GROSS FLOOR AREA
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SEAL

JOB NO. 23310

FIFTH LEVEL FLOOR PLAN

A1.05

11/14/2025 11:52:51 AM

CASE NO. PRC2025-00012

GENERAL ROOF PLAN NOTES

1. SEE BUILDING ASSEMBLY SHEET G0.61 FOR TYPICAL ROOF CONSTRUCTION.
2. ROOFING CONTRACTOR TO FOLLOW MANUFACTURER 'S FLASHING RECOMMENDATIONS AT ALL EAVES, VALLEYS, ABUTTING WALLS, PARAPETS, INTERSECTING WALLS, VENTS AND STACKS. USE ROOF MANUFACTURER STANDARD BOOTS AND FLASHING FOR ROOF PENETRATIONS.
3. ALL EXPOSED FLASHING TO BE PREFINISHED TO MATCH FASCIA COLOR SELECTION.
4. LOCATIONS OF ALL TERMINATIONS FOR VENT STACKS, EXHAUST FANS, DRYER VENTS, ETC. MUST BE APPROVED BY ARCHITECT.
5. REFER TO MECHANICAL DRAWINGS FOR ACTUAL EQUIPMENT SIZES AND LOCATIONS AND SYSTEM DESIGN.
6. ALL ROOF PENETRATION ITEMS (VENTS, FLUES, EQUIPMENT ETC) ARE TO BE PAINTED. COLOR TBD BY ARCHITECT.
7. ALL ROOF DRAINAGE TO BE CONNECTED TO STORM DRAINAGE LINES, UNO. RE: CIVIL AND MEP DRAWINGS.
8. PROVIDE PREFABRICATED CURBS & CRICKETS FOR ALL ROOFTOP EQUIPMENT. INSTALL FLASHING AS NECESSARY FOR LEAKPROOF ASSEMBLY.
9. CONTRACTOR TO COORDINATE ROOF DRAIN LOCATIONS AND FINISH LEVEL WITH MIN INSULATION LEVELS AND STRUCTURAL FRAMING.
10. MIN SLOPE AT ROOF FINISH SHALL NOT BE LESS THAN 1/4" PER 12" AND PER MANUFACTURER REQUIREMENTS.
11. INSTALL TAPERED INSULATION TO MAINTAIN ROOF SLOPE TO AVOID PONDING AT ALL LOCATIONS.
12. PROVIDE ROOF LIFE-SAFETY TIE-OFFS AT ALL EQUIPMENT LOCATED WITHIN 10'-0" OF ROOF EDGE. SPACING PER MANUFACTURER REQUIREMENTS.

ROOF LEGEND

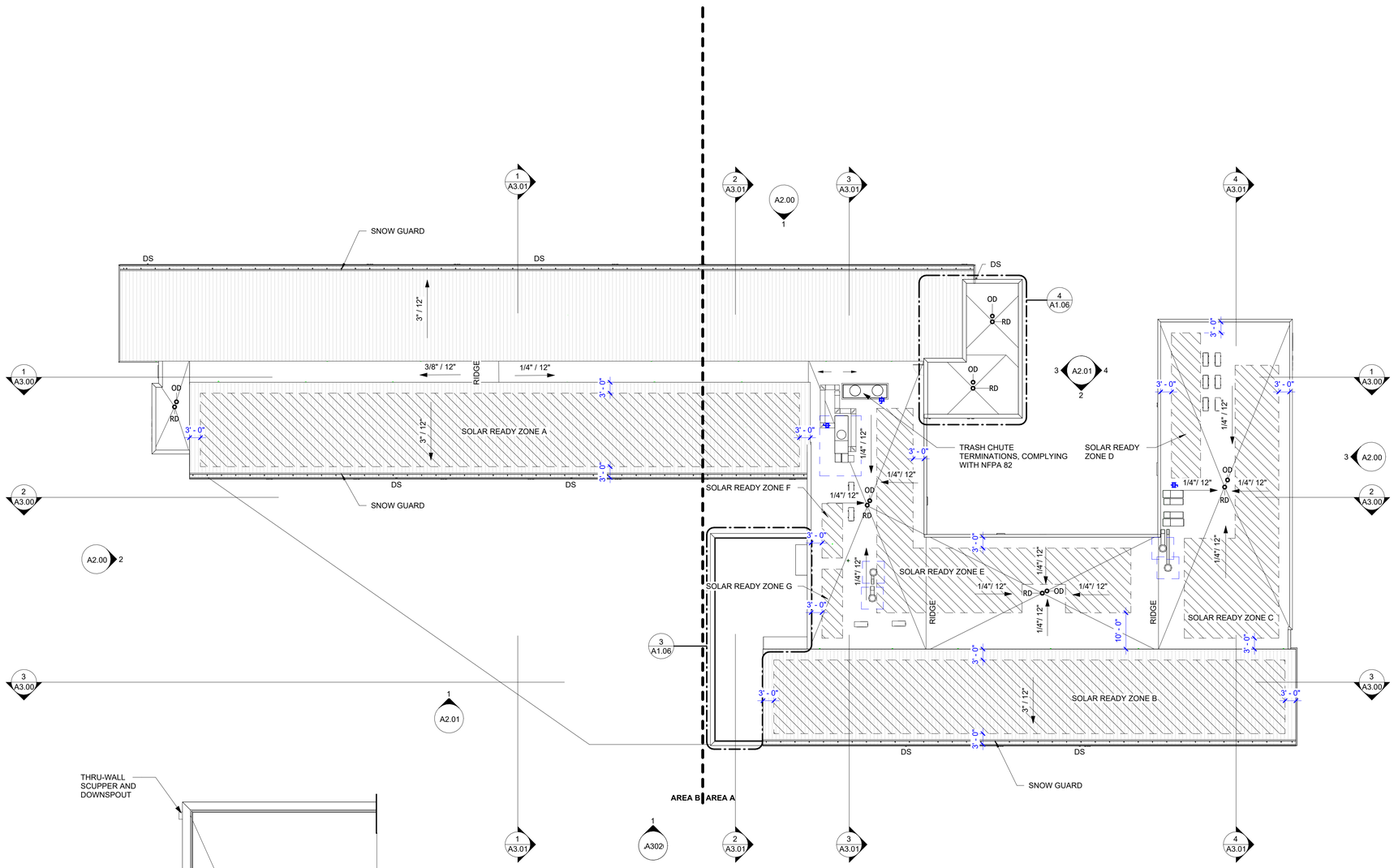
- LINE OF ELEMENT ABOVE
- MEMBRANE ROOF, RE: SPEC
- SLOPE ARROW, ARROW HEAD INDICATES DOWNWARD FLOW, TYP. SLOPE 1/4" / FT
- RD OD — ROOF DRAIN AND OVERFLOW DRAINS
- SLOPED STANDING SEAM ROOF
- SNOW GUARD
- SOLAR READY ZONE (40% MINIMUM ROOF AREA PER 2024 IECC CB103.3)

GROSS FLOOR AREA

LEVEL	DESCRIPTION	GROSS FLOOR AREA
01 GROUND LEVEL	BOH	2382 SF
01 GROUND LEVEL	COMMERCIAL	3516 SF
01 GROUND LEVEL	COMMON	3972 SF
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TOTAL GROSS FLOOR AREA		135130 SF

COMMERCIAL VS RESIDENTIAL

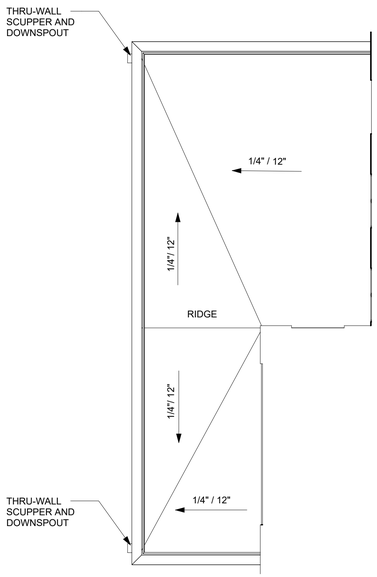
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2 ROOF PLAN
1/16" = 1'-0"

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

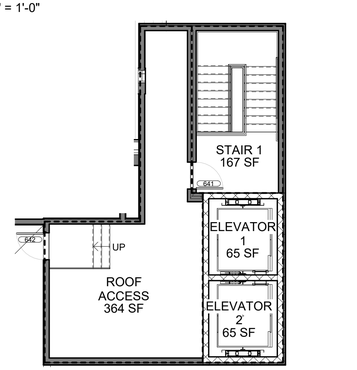
0' 8' 16' 32' 64'



3 FIFTH LEVEL ROOF DECK DRAINAGE PLAN
1/8" = 1'-0"

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

0' 4' 8' 16' 32'



4 ROOF LEVEL
1/8" = 1'-0"

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

0' 4' 8' 16' 32'

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JOB NO. 23310

ROOF PLAN

A1.06

11/14/2025 11:52:53 AM

CASE NO. PRC2025-00012



4 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION (WASHINGTON ST.)
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

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

0' 8' 16' 32' 64'

MATERIAL PALETTE



BRICK SIDING
BR-01
TERRA COTTA
MATTE FINISH

BRICK SIDING
BR-02
TERRA COTTA
RUFF FINISH

FIBER CEMENT SIDING
FC-01
DARK GREY

CORRUGATED METAL PANEL
MTL-01
CHARCOAL GREY

FLAT METAL PANEL
MTL-02
CHARCOAL GREY

STUCCO SIDING
STO-01

ACCENT METAL
MTL-04
BLACK

STANDING SEAM ROOF
MTL-05
CHARCOAL GREY

EXPOSED CMU
CMU-01

FIBER CEMENT SIDING
FC-02
DARK GREY

EXPOSED CONCRETE
CON-01

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	FINISH
AL-01	ALUMINUM STOREFRONT	BLACK
BR-01	BRICK	TERRA COTTA: MATTE
BR-02	BRICK	TERRA COTTA: RUFF FINISH
CMU-01	CMU BLOCK	UNFINISHED
CON-01	EXPOSED CONCRETE	ARCHITECTURAL FINISH
FC-01	FIBER CEMENT SIDING	CYBERSPACE (SW 7076); REVERSE BOARD & BATTEN
FC-02	FIBER CEMENT SIDING	FLAT FIBER CEMENT BOARD
MTL-01	CORRUGATED METAL PANEL	CHARCOAL GREY
MTL-02	ALUMINUM STOREFRONT	BLACK
MTL-04	ACCENT METAL	BLACK
MTL-05	METAL STANDING SEAM ROOF	CHARCOAL GREY
STO-01	STUCCO	COLOR TBD; FINE TEXTURE

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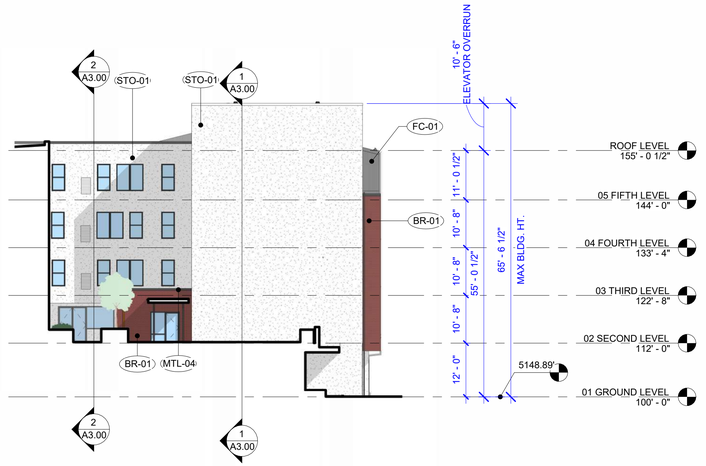
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EXTERIOR ELEVATIONS

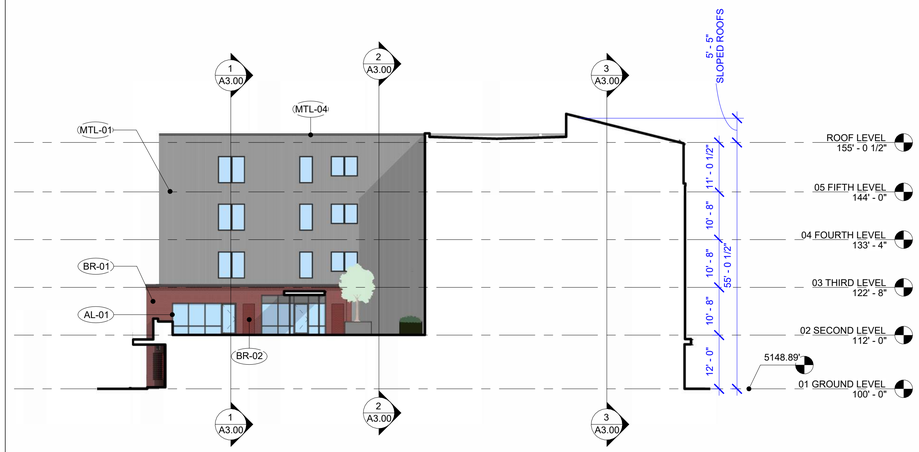
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CASE NO. PRC2025-00012



3 **NORTH COURTYARD - WEST ELEVATION**
1/16" = 1'-0"



4 **NORTH COURTYARD - EAST ELEVATION**
1/16" = 1'-0"



2 **NORTH COURTYARD - SOUTH ELEVATION**
1/16" = 1'-0"



1 **SOUTH COURTYARD - NORTH ELEVATION**
1/16" = 1'-0"

0' 8' 16' 32' 64'

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

MATERIAL PALETTE


BRICK SIDING
BR-01
TERRA COTTA
MATTE FINISH


BRICK SIDING
BR-02
TERRA COTTA
RUFF FINISH


FIBER CEMENT SIDING
FC-01
DARK GREY

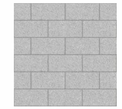

CORRUGATED METAL PANEL
MTL-01
CHARCOAL GREY


FLAT METAL PANEL
MTL-02
CHARCOAL GREY

STUCCO SIDING
STO-01


ACCENT METAL
MTL-04
BLACK


STANDING SEAM ROOF
MTL-05
CHARCOAL GREY


EXPOSED CMU
CMU-01


FIBER CEMENT SIDING
FC-02
DARK GREY


EXPOSED CONCRETE
CON-01

EXTERIOR FINISH SCHEDULE

MARK	DESCRIPTION	FINISH
AL-01	ALUMINUM STOREFRONT	BLACK
BR-01	BRICK	TERRA COTTA: MATTE
BR-02	BRICK	TERRA COTTA: RUFF FINISH
CMU-01	CMU BLOCK	UNFINISHED
CON-01	EXPOSED CONCRETE	ARCHITECTURAL FINISH
FC-01	FIBER CEMENT SIDING	CYBERSPACE (SW 7076); REVERSE BOARD & BATTEN
FC-02	FIBER CEMENT SIDING	FLAT FIBER CEMENT BOARD
MTL-01	CORRUGATED METAL PANEL	CHARCOAL GREY
MTL-02	ALUMINUM STOREFRONT	BLACK
MTL-04	ACCENT METAL	BLACK
MTL-05	METAL STANDING SEAM ROOF	CHARCOAL GREY
STO-01	STUCCO	COLOR TBD; FINE TEXTURE

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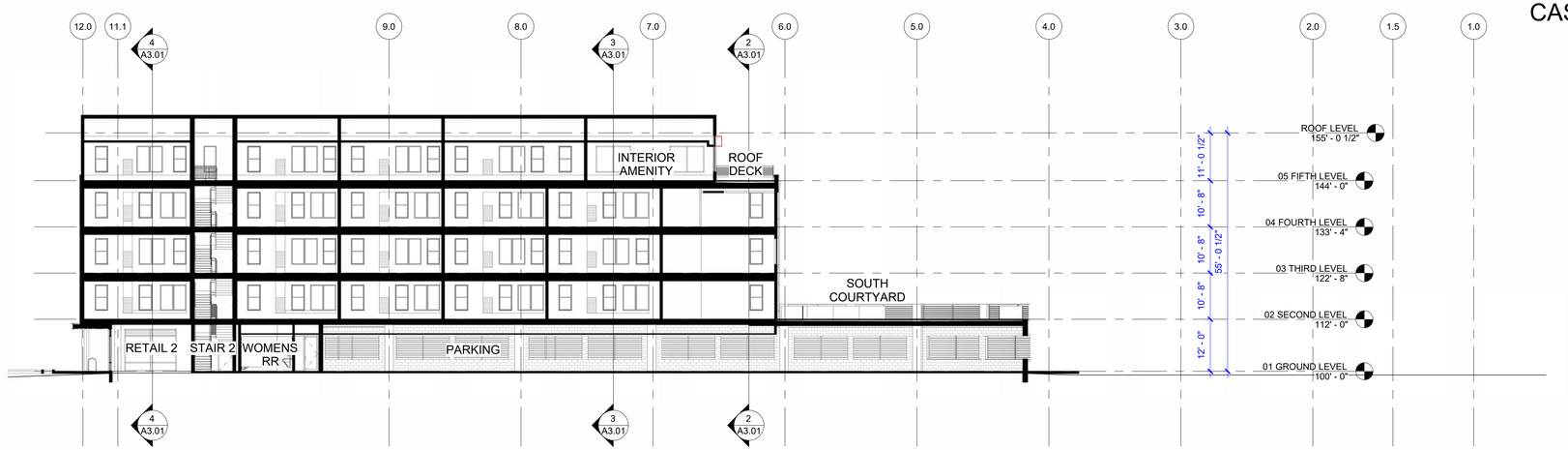
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EXTERIOR ELEVATIONS

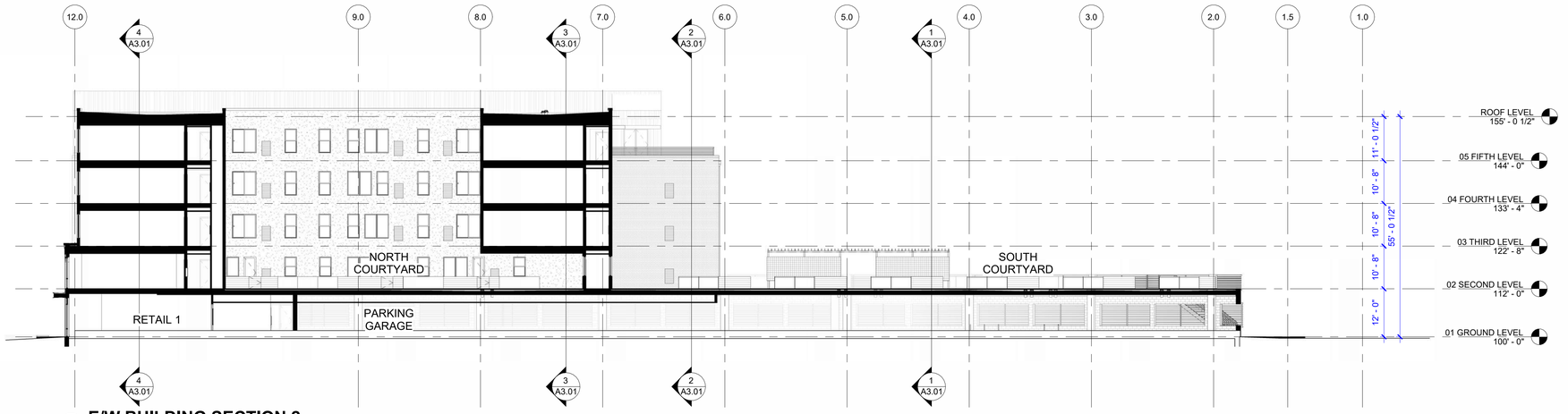
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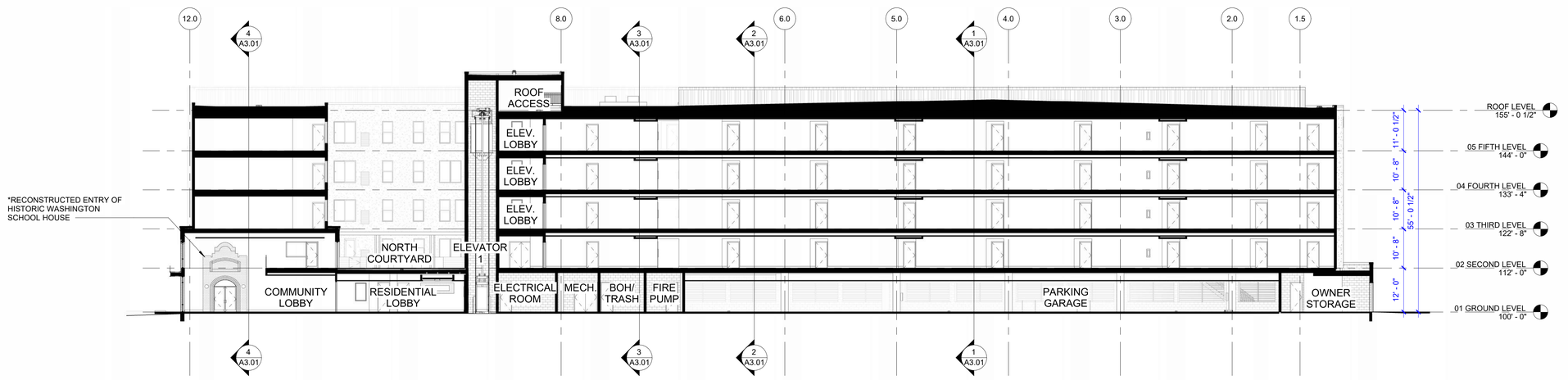
CASE NO. PRC2025-00012



3 **E/W BUILDING SECTION 3**
1/16" = 1'-0"



2 **E/W BUILDING SECTION 2**
1/16" = 1'-0"



1 **E/W BUILDING SECTION 1**
1/16" = 1'-0"

0' 8' 16' 32' 64'
SCALE: 1/16" = 1'-0"

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BUILDING SECTIONS

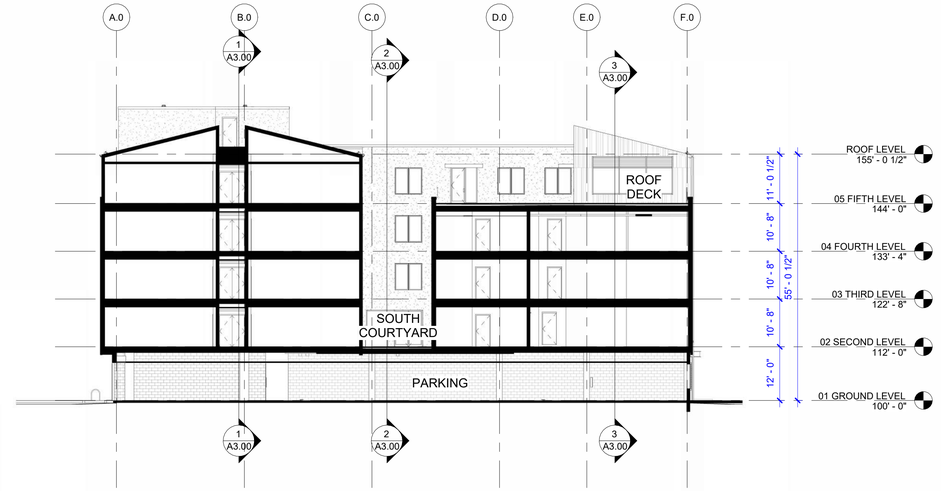
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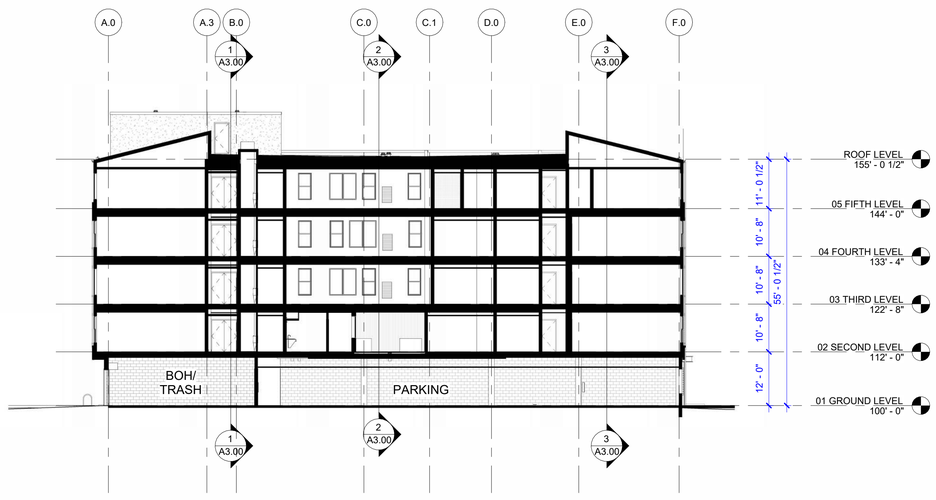
CASE NO. PRC2025-00012



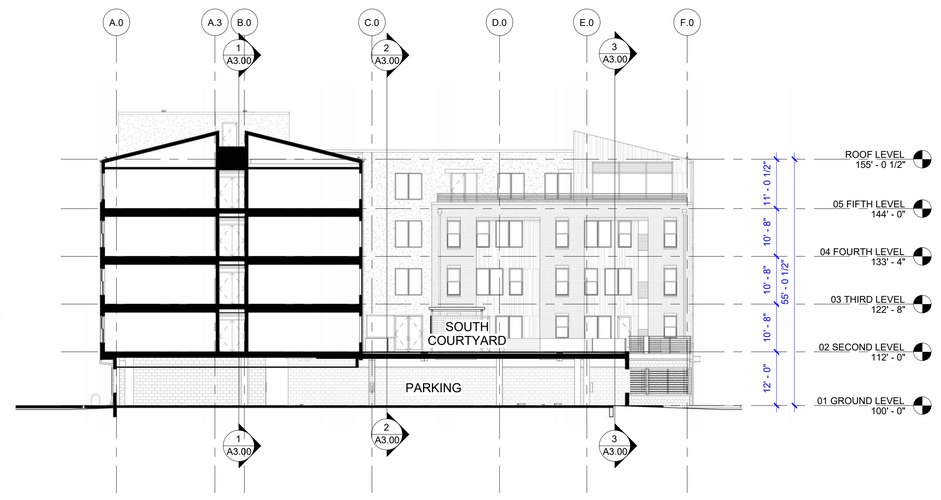
4 N/S BUILDING SECTION 4
1/16" = 1'-0"



2 N/S BUILDING SECTION 2
1/16" = 1'-0"



3 N/S BUILDING SECTION 3
1/16" = 1'-0"



1 N/S BUILDING SECTION 1
1/16" = 1'-0"

0' 8' 16' 32' 64'

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

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BUILDING SECTIONS

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CASE NO. PRC2025-00012

SITE CALCULATION STATISTICS:				RATIOS*:	
AREA	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
SITE	0.6	8.8	0.0	N/A	N/A
DRIVE AISLE	0.6	1.6	0.1	16.0:1	6.0:1
PARKING	0.8	1.0	0.1	10.0:1	8.0:1
PROPERTY LINE	0.1	1.1	0.0	N/A	N/A
20' BEYOND PROPERTY LINE	0.0	0.1	0.0	N/A	N/A
LEVEL 2 COURTYARDS	0.6	10.5	0.0	N/A	N/A
LEVEL 5 DECK	3.4	6.7	0.5	13.4:1	6.8:1
(*)NOTE: THESE VALUES ARE RATIOS, NOT FOOTCANDLES. RATIOS REPRESENT QUANTITATIVE RELATION BETWEEN TWO VALUES AND ARE UNITLESS					

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	BUG RATING	MOUNTING R	MOUNTING S	MOUNTING P	MOUNTING W	NOTES
B1	BOLLARD, 360-DEG DISTRIBUTION, FULL CUTOFF	BEGA	B84691, B84003	LED 3000K	25.2	0-10V	709	120/277	B2 U0 G0			X		43" OH
C1	CATENARY LIGHTING, 24" SPACING, FULL CUTOFF CANOPY	PRIMUS	DSW-24-120-G16.5F-27/200-DSC7-LTK	LED 2700K	2.0/BULB	0-10V	200/BULB	120	B1 U0 G2		X			+10'-6" AFF, UNO
D1	4" RECESSED DOWNLIGHT, WIDE DISTRIBUTION	GOTHAM	EVO4-30/07-AR-LD-WD-MVOLT-EZ1	LED 3000K	7.9	0-10V	750	120/277	B2 U0 G1	X				MOUNTED IN OVERHANG
D2	4" RECESSED WALL WASH DOWNLIGHT	GOTHAM	EVO4LW-30/07-AR-LD-MVOLT-EZ-1	LED 3000K	7.9	0-10V	750	120/277	B0 U0 G1	X				MOUNTED IN OVERHANG
D4	4" SURFACE MOUNT DOWNLIGHT	PRESCOLITE	LBSES-4RD-CS9-WH	LED 3000K	9.9	0-10V	761	120/277	B0 U0 G1	X				MOUNTED IN OVERHANG
E1	48" LINEAR WALL GRAZER MURAL LIGHT, 10-DEG X 10-DEG OPTICS, FULL CUTOFF, 18" EXTENDED ARM	INSIGHT	PEX-MO-3000K-10-EXA-18-48"-277V-DIM-MG	LED 3000K	28	0-10V	2582	277	B2 U0 G1				X	+49'-6" AFF
P1	POLE MOUNTED AREA LIGHT, TYPE 4 WIDE DISTRIBUTION, FULL CUTOFF, BACKLIGHT CONTROL, DIMMING DRIVER	BEACON	VP-1-160L-35-3K8-4W-UNV-BLT-BC-ADT	LED 3000K	36.8	0-10V	3014	120/277	B0 U0 G1					+20'-0" OH
P4	POLE MOUNTED PEDESTRIAN LIGHT, TYPE 3 DISTRIBUTION, FULL CUTOFF DIMMING DRIVER	KIM LIGHTING	UR20-96L-30-3K8-3-UNV-PT-BLT-7PR	LED 3000K	28.2	0-10V	3326	120/277	B1 U0 G1					+10'-0" OH
L1	12' LINEAR RECESSED FIXTURE, DIMMED TO 20%	LITECONTROL	2L-XX-D-12'-.3-06-SOF-XX-30K9-D030-D01-1C-UNV	LED 3000K	33.3	0-10V	7200	120/277	B2 U0 G0	X				MOUNTED IN OVERHANG
L2	8' LINEAR RECESSED FIXTURE, DIMMED TO 20%	LITECONTROL	2L-XX-D-8'-.3-08-SOF-XX-30K9-D030-D01-1C-UNV	LED 3000K	22.2	0-10V	3600	120/277	B2 U0 G0	X				MOUNTED IN OVERHANG
T1	TAPE LIGHT, WET RATED, MOUNTED WITHIN EXTRUSION	WAC LIGHTING	8352-30-WT, T24-OD-CH5-CL	LED 3000K	1.5/FT	0-10V	100/FT	12	B0 U0 G2		X			NOTE 2
W1	WALL SCONCE FORWARD THROW, FULL CUTOFF	LITHONIA	WDGE1-LED-P1-30K-80CRI-VF-MVOLT-DBLXD	LED 3000K	10	0-10V	1161	120/277	B0 U0 G0				X	+9'-0" AFF, UNO
W2	WALL SCONCE, FULL CUTOFF	WAC LIGHTING	WS-W14911-BK	LED 3000K	7	0-10V	441	120	B1 U0 G0				X	+9'-0" AFF, UNO
W3	WALL SCONCE TO HIGHLIGHT ARCHITECTURAL FEATURES, UP/DOWN 15-DEG NARROW BEAMS	KIM LIGHTING	CY1-15-3K8-2-SP-SP-UNV-BLT-CB-FPP	LED 3000K	17.3	0-10V	1701	120/277	B2 U2 G0				X	NOTE 1, +10'-6" AFF
W4	WALL SCONCE, TYPE 4 FORWARD DISTRIBUTION, FULL CUTOFF	KIM LIGHTING	CY1-25-3K8-1-4-UNV-BLT-R-FPP	LED 3000K	26	0-10V	2201	120/277	B1 U0 G1				X	+10'-6" AFF

ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR

SCHEDULED NOTES:
1. FIXTURE IS USED FOR ARCHITECTURAL LIGHTING PURPOSES AND GREATER THAN 90% OF TOTAL DISTRIBUTION PATTERN OF LIGHT IS WITHIN THE ILLUMINATED STRUCTURE AS ALLOWED AND REQUIRED STANDARDS 4-16-01.4. BY ADAMS COUNTY DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS 4-16-01.4.
2. FIXTURE IS MOUNTED AT 0'-8" AFF UNDER PLANTERS AT NORTH COURTYARD AND 2'-6" AFF UNDER RAILING AT SOUTH COURTYARD ON LEVEL 2.

GENERAL NOTES (ALL SHEETS)

A. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY ADAMS COUNTY.

B. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE COUNTY MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND REGULATIONS OF THE COUNTY.

C. ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 1.0

D. ALL CALCULATION POINTS ARE AT GRADE.

E. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.

F. ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.

G. SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.

H. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.

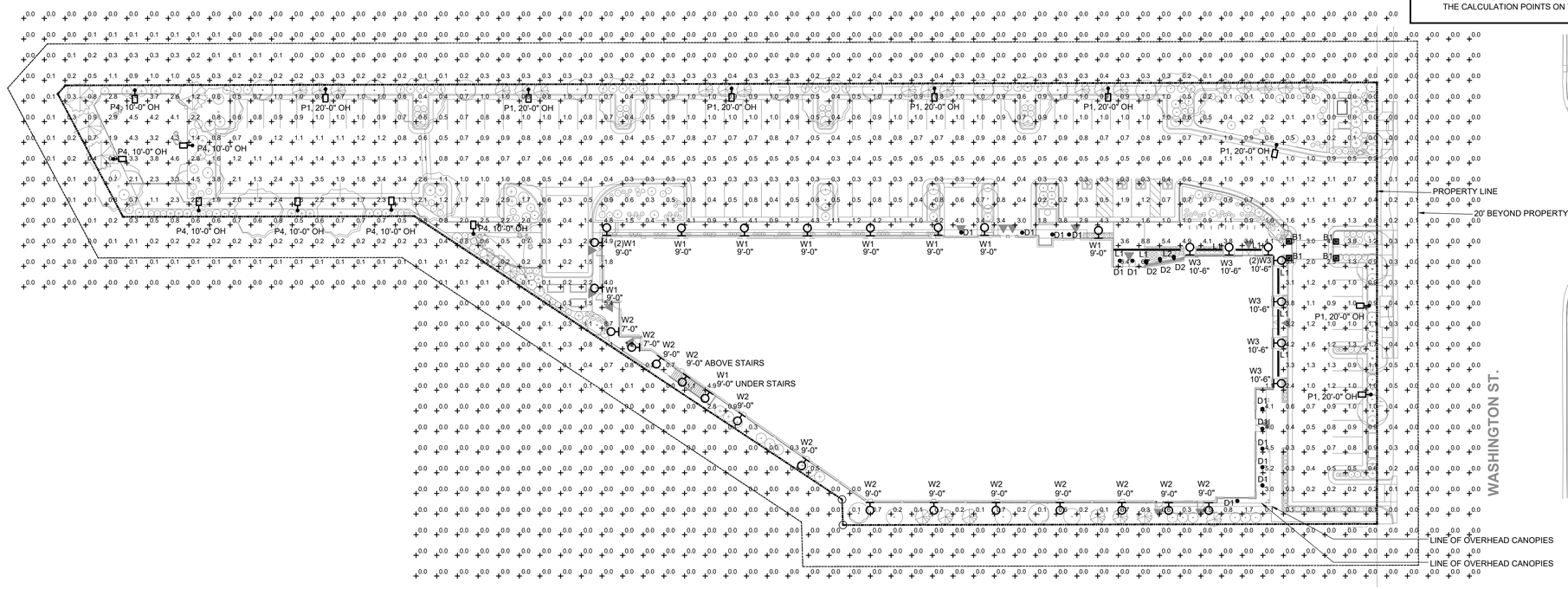
I. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES THAT ARE DIRECTED DOWNWARD (90 DEGREES FROM TRUE VERTICAL) AND SHALL HAVE FLAT LENSES, EMITTING NO MORE THAN 10 PERCENT OF THE TOTAL LUMENS BETWEEN 80 AND 90 DEGREES FROM TRUE VERTICAL. FIXTURES SHALL BE CONFIGURED SO THAT LIGHTS DO NOT CAUSE GLARE.

J. ALL LIGHT FIXTURES ON STRUCTURES, POLES, BOLLARDS, STANDS, OR MOUNTED ON A BUILDING SHALL HAVE A SHIELD, ADJUSTABLE REFLECTOR, AND/OR NON-PROTRUDING DIFFUSER TO SHIELD THE LIGHT SOURCE FROM SIGHT FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.

K. MOTION-ACTIVATED SECURITY LIGHTING SHALL BE TIMED TO TURN OFF AFTER NOT MORE THAN FIVE MINUTES AFTER MOTION ACTIVATION.

L. WALL PACKS ON THE EXTERIOR OF THE BUILDING SHALL BE FULLY SHIELDED (E.G., TRUE CUT-OFF TYPE BULB OR LIGHT SOURCE NOT VISIBLE FROM OFF-SITE) TO DIRECT THE LIGHT VERTICALLY DOWNWARD.

M. LIGHT SPILLOVER FROM LEVEL 2 ONTO THE GROUND LEVEL IS REFLECTED IN THE CALCULATION POINTS ON THE SITE PLAN PHOTOMETRIC.



N

1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

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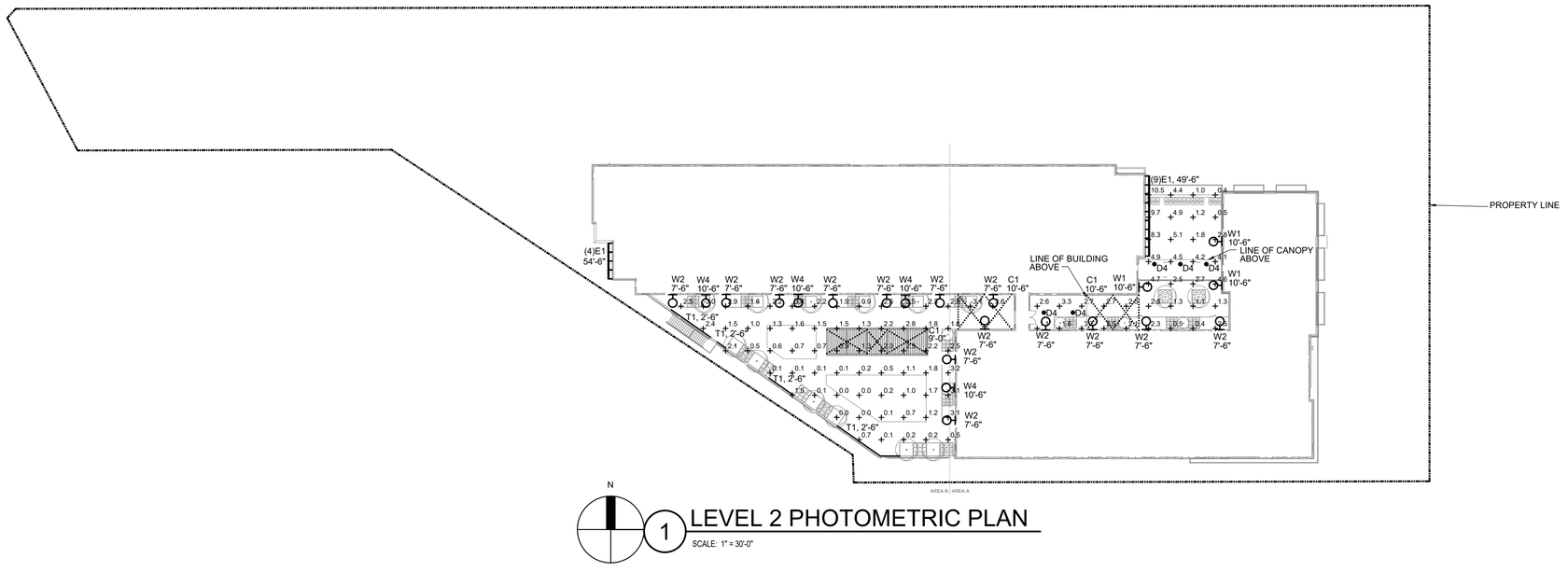
JOB NO. 23310

SITE PHOTOMETRIC PLAN

E1.10

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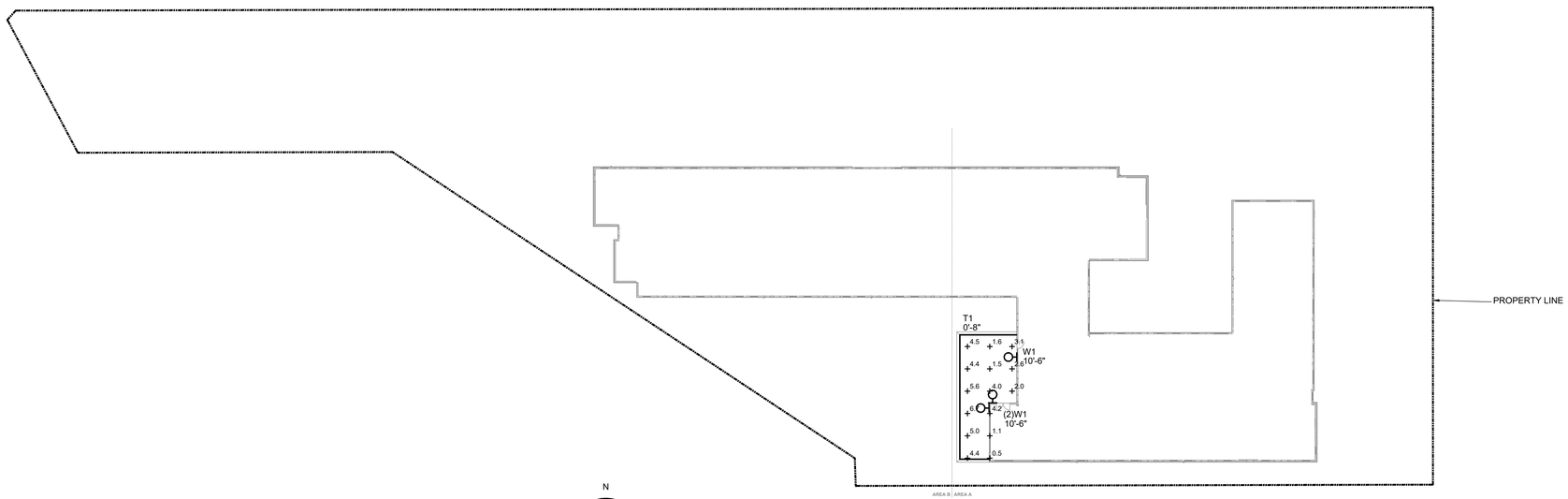
CASE NO. PRC2025-00012



N

1 LEVEL 2 PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



N

2 LEVEL 5 PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

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ARCHITECTS LLC
1731 15TH ST, SUITE 250
BOULDER, CO 80302
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F: 303.442.4471
SOPHERSPARN.COM
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3301 Lawrence St. Ste 2
Denver, CO 80205
720.998.0774
www.rja-eng.com
CONSULTANT

MAIKER BOYERS

7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

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1	FDP SUBMITTAL 1	07.11.2025
2	FDP SUBMITTAL 2	11.14.2025

SEAL

JOB NO. 23310

LEVELS 2 & 5
PHOTOMETRIC PLANS

E1.20

CASE NO. PRC2025-00012

System bollard head · Shielded · 360°

TYPE B1

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
BEGA system bollard heads with shielded 360° light distribution. Simply order the bollard head and also the required bollard tube in various heights and options. Both modules can be joined together easily and quickly during the installation.

Materials
Borosilicate glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Interlocking stainless steel mounting mechanism for attachment of head and tube

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 13.0 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	25.2 W
System wattage	30.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	709lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

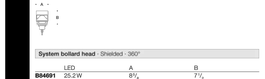
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unicure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Available options
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ RAL RAL finish





System bollard head · Shielded · 360°

	LED	A	B
B84691	25.2 W	8 5/8	7 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
© copyright BEGA 2020
Updated 01/07/20

System bollard tube · No access door

BEGA

Application
BEGA system bollard luminaire tube without components. BEGA system bollard tubes are designed for easy attachment to system bollard heads using an interlocking mechanism. An accompanying bollard head must be selected for proper installation. Mounting system allows for luminaire to be adjusted independent of anchor bolt orientation.

Materials
Die-cast aluminum
Extruded aluminum
Mechanically captive stainless steel fasteners
Galvanized steel anchorage

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 23.4 lbs.

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unicure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ 70896 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ B79818 Anchorage kit



System bollard tube · No access door

	A	B
B84003	8 5/8	34 1/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
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insight lighting

TYPE E1

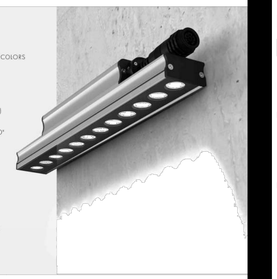
PILOT EXTERIOR (PEX)

LOW-PROFILE GRAZER | WHITE LIGHT AND STATIC COLORS

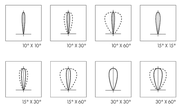
PROJECT: TYPE: CAT. #: PEX

PROFILE

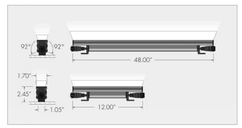
LIGHT SOURCE	4.0 W/FT, 7.0 W/FT, 10.0 W/FT
CCT	2200K, 2700K, 3000K, 3500K, 4000K, STATIC COLORS
CRI	82 CRI (90+ OPTION)
PERFORMANCE	UP TO 48038 PEAK CANDELA
VOLTAGE	LINE, 120V OR 277V
POWER	INTEGRATED POWER SUPPLY
DIMMING	FLICKER FREE DIMMABLE TO 1% 0-10V, (SINK) DMX DIMMING, DALI
DIMENSIONS	2.50" X 1.75" X 12.00" OR 2.50" X 1.75" X 48.00"
WEIGHT	12.00": 1.65 LBS, 48.00": 6 LBS
HOUSING	EXTRUDED ALUMINUM HOUSING
LENS	TEMPERED GLASS
FINISH	METALLIC GRAY, CUSTOM
WARRANTY	5-YEAR LIMITED
OPERATING TEMP	-40° C TO 50° C
LUMEN MAINTENANCE	75,000 HOURS
CERTIFICATION	ETL AND cETL FOR WET LOCATION, IP67, 3G SUITABLE FOR NATATORIUM ENVIRONMENTS



OPTICS Not all available optics shown



DIMENSIONS



PERFORMANCE SUMMARY

10.0 W/FT, 40K, 48.00"	LUMENS	PEAK CANDELA
10° X 10°	3688 LM	48038
10° X 30°	3410 LM	17391
10° X 60°	3389 LM	13007
15° X 15°	3936 LM	25267
15° X 30°	3590 LM	12226
15° X 60°	3584 LM	9350
30° X 30°	3381 LM	7850

ACCESSORIES / OPTIONS



LOUVER
TO BE INSTALLED IN THE FIELD

Revised Rev.10/28/24
Specifications subject to change without notice

1/10

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4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
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insight lighting

PILOT EXTERIOR (PEX)

LOW-PROFILE GRAZER | WHITE LIGHT AND STATIC COLORS

PROJECT: TYPE: CAT. #: PEX

SPECIFICATION

PEX [2] [3] [4] [5] [6] [7] [8] [9] [X] (Separate options with dashes)

1 FIXTURE
PILOT EXTERIOR SERIES — PEX

2 WATTAGE
LOW OUTPUT 4.0 W/FT — LO
MEDIUM OUTPUT 7.0 W/FT — MO
HIGH OUTPUT 10.0 W/FT — HO

3 CCT
2200K — 22K
2700K — 27K
3000K — 30K
3500K — 35K
4000K — 40K
RED — R
GREEN — G
BLUE — B
AMBER — A

4 OPTICS
10° X 10° — 10
10° X 30° — 1030
10° X 60° — 1060
15° X 15° — 15
15° X 30° — 1530
15° X 60° — 1560
20° X 20° — 20
20° X 60° — 2060
30° X 30° — 30
30° X 60° — 3060
40° X 40° — 40
40° X 60° — 4060
60° X 60° — 60
100° X 100° — 100
ASYM. GRAZE UPLIGHT, LEFT POWER FEED — ASUL
ASYM. GRAZE UPLIGHT, RIGHT POWER FEED — ASUR
ASYM. GRAZE DOWNLIGHT, LEFT POWER FEED — ASDL
ASYM. GRAZE DOWNLIGHT, RIGHT POWER FEED — ASDR
Asym Graze and Wash: See page 3 for details

5 MOUNTING
SURFACE — SM
Wall, Ceiling, or Ground
3G ANSI 136.31 rated
EXTENDED ARM — EXA-X
X = Specify 6", 12" or 18"
STAKE — STM

6 LENGTH
12.00" — 12
48.00" — 48

7 VOLTAGE
120V — 120
277V — 277

8 CONTROL
0-10V DIMMING (1%) — DIM
0-10V dim down to 1% with compatible controls (by others)
DMX DIMMING — DMXDM
Default factory setting is DMX System Resolution
These are not pre-addressed or labelled at the factory. A **DMXCAT** tool is required for on-site fixture reception and addressing. Must be ordered separately. See control options below.
DALI ships from the factory with default addressed channel
A **CDS/RDM** Distribution Kit is required. Must be ordered separately. See control options below.
DMX controls are required. Must be ordered separately.
DALI — DALI
Controls and Dali box by others.

9 FINISH
METALLIC GRAY — MG
CUSTOM COLOR — CC
Contact factory for custom color - additional charges will apply

10 OPTIONS
HIGH CRI 90+ — HCRI
Available with 27K and 30K
LOUVER — LV
Louver ships separate from the fixture and must be installed in the field

DMX TOOLS AND CABLE OPTIONS

DMX DISTRIBUTION KIT & ADDRESSING TOOL - REQUIRED FOR DMX DIMMING
DMX/RDM DISTRIBUTION KIT - IP67 — CDS-RDM
DMX/RDM Distribution Kit consists of four outputs
Each output is limited to (1) 6 ram per output - up to 32 fixtures max
Four terminators are included for end of line termination.

REMOTE DMX/RDM ADDRESSING AND MONITORING TOOL — DMXCAT
DMXCAT Remote Addressing and Monitoring Tool uses Bluetooth ® technology for communication with the smartphone/applications (up to 30' range). **Allows for on-site fixture resolution and addressing.**
Contact factory for Wireless DMX/RDM

LEADER CABLES - REQUIRED — See page 3 for details
5.0 FT LEADER CABLE — LC-5
10.0 FT LEADER CABLE — LC-10

EXTERIOR JUMPER CABLES (FOR LINE VOLTAGE ONLY) - OPTIONAL
1.0 FT JUMPER CABLE — EL11898-1
2.0 FT JUMPER CABLE — EL11898-2
5.0 FT JUMPER CABLE — EL11898-5
10.0 FT JUMPER CABLE — EL11898-10
25.0 FT JUMPER CABLE — EL11898-25
Cables are not rated for direct burial. See local codes for installation.

Revised Rev.10/28/24
Specifications subject to change without notice

2/10

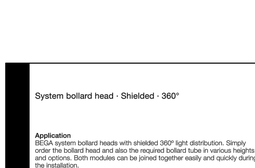
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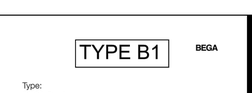
PRIMUS *Shining Brighter, Together!*

LED – DECOSTRING SERIES

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS

PROJECT: TYPE: **TYPE C1**





SOCKET, WIRE & CABLE DETAILS

Decostrings are a perfect accent lighting solution to add a personal ambience to patios, courtyards, atriums, restaurants, amusement parks and any open area. The "festoon" lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either symmetrically spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

SPECIFICATIONS

LAMPHOLDER	Black phenolic, medium base UL weatherproof with hook for optional mounting.
POWER CORD	12/2 G. Black flexible duplex cable, UV rated for extended outdoor use.
SUPPORT CABLE	3/32" SS aircraft catenary cable supports the system, 980# test. Heavier cable available.
TERMINATION KITS	Heavy duty stainless steel hardware available.
LAMPS	Wet location rated LED and incandescent medium base A, G or S style lamps.
DIMMING	Dimmable to 10% with ELV trailing edge type dimmers.
VOLTAGE	120V system (1920 watts max load). No driver or transformer required.
ACCESSORIES	Optional brass, aluminum and acrylic shades. Consult factory for custom shades.
PHOTOMETRY	Bare lamp and shielded "BUG" rated .IES files available.
CERTIFICATION	ETL listed for permenant damp or wet installations. ETL 2001431 MADE IN THE USA

PART NUMBER

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	TERMINATION KIT	LENGTH
DSD DAMP **DSW** WET	**12** 12"O/C **18** 18"O/C **24** 24"O/C **36** 36"O/C **48** 48"O/C (OTHER, SPECIFY)	**120** 120V	SELECT FROM LAMP PAGE 3	**OPTIONAL** SELECT FROM PAGE 4 & 5 OR LEAVE BLANK	**OPTIONAL** **STK** STANDARD TERMINATION KIT **LTK** LIGHTWEIGHT TERMINATION KIT **TBK** TURNBUCKLE KIT (SEE PAGE 6)	SPECIFY

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DECOSTRING LAMPS

LED FILAMENT STYLE LAMPS



S14
S14-24/150 – 24K,1.5W, 150L, CLEAR
S14-27/150 – 27K,1.5W, 150L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



VINTAGE LED LAMPS
CONSULT FACTORY



G16.5
G16.5F–24/325 – 24K, 3.5W, 325L, CLEAR
G16.5F–27/325 – 27K, 3.5W, 325L, CLEAR

G16.5F–24/200 – 24K, 2W, 200L, CLEAR
G16.5F–27/200 – 27K, 2W, 200L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



A15 & A19
CONSULT FACTORY



S14 VARIOUS COLORS
CONSULT FACTORY



G25
CONSULT FACTORY

* ADD "SC" SUFFIX FOR SILICONE COATING (FOOD SERVICE)
* SEE INDIVIDUAL DATA SHEETS FOR COMPLETE LAMP SPECIFICATIONS
* LED LAMPS SPECIFICALLY WET RATED AND DIM DOWN TO 10% WITH A TRAILING EDGE (ELV) DIMMER.

INCANDESCENT LAMPS (OPTIONAL)



LF
A15 CLEAR 120V 25W



LS
S14 CLEAR 120V 11W
COLORS AVAILABLE



LH–C
G16.5 CLEAR 120V 25W
LH–W
G16.5 WHITE 120V 25W



LG
S11 CLEAR 120V 7.5W
COLORS AVAILABLE

FULL SPECIFICATION SHEETS AVAILABLE AT PRIMUSLIGHTING.COM.

PRIMUS *Shining Brighter, Together!*

DECOSTRING SHADES & GUARDS

DSC7	7" W X 3" H CONE SHADE	6 OZ	
DSC10	10" W X 3" H CONE SHADE	9 OZ	
DSC12	12" W X 4" H CONE SHADE	18 OZ	
FINISH:	ACID ETCHED BRASS OR POWDER COAT		
PROVIDES G/O/G BUG RATING			*SHOWN: AGED BRASS (AB)*
DSH4	4" W X 1 7/8" H HAT SHADE	2 OZ	
DSH6	6" W X 2 1/4" H HAT SHADE	4 OZ	
DSH8	8" W X 2 3/4" H HAT SHADE	6 OZ	
FINISH:	ACID ETCHED BRASS OR POWDER COAT		
FACTORY INSTALLED			*SHOWN: VERDE BRASS (VB)*
DSRW4	4" W X 1 7/8" H RADIAL WAVE SHADE	2 OZ	
DSRW6	6" W X 2 1/4" H RADIAL WAVE SHADE	4 OZ	
DSRW8	8" W X 2 3/4" H RADIAL WAVE SHADE	6 OZ	
FINISH:	ACID ETCHED BRASS OR POWDER COAT		
FACTORY INSTALLED			*SHOWN: POWDER COAT BLACK (PCB)*
DST4P	4" W X 6" H PERFORATED TUBE SHADE	11 OZ	
DST6P	6" W X 8" H PERFORATED TUBE SHADE	22 OZ	
FINISH:	ACID ETCHED BRASS OR POWDER COAT		
			SHOWN: RAW (RB)
DST4C	4" W X 6" H WIRE CAGE TUBE	9 OZ	
DST6C	6" W X 8" H WIRE CAGE TUBE	15 OZ	
FINISH:	ACID ETCHED BRASS OR POWDER COAT		
			SHOWN: AGED BRASS (AB)
DSRG	6" W X 5 1/8" H ROUND SHADE WITH GUARD	9 OZ	
FINISH:	ACID ETCHED BRASS OR POWDER COAT * DELETE "G" FOR NO GUARD.		
FACTORY INSTALLED			*SHOWN: CUSTOM TEXTURED BRONZE*
DSWG	3 7/8" W X 5 5/8" H WIRE GUARD	6 OZ	
FINISH:	CAD PLATED OR POWDER COAT BLACK. CAN BE USED WITH CONE SHADE DSC10, DSC12		
			SHOWN: POWDER COAT BLACK (PCB)

prescolite

DATE: LOCATION: TYPE: **TYPE D4** PROJECT: CATALOG #:

LBSES-RD

EDGE-LIT ROUND SWITCHABLE CCT DIRECT J-BOX MOUNT DOWNLIGHT

LITEBOX edge-lit



SERVICE PROGRAMS
STOCK

FEATURES

- 4", 6", and 8" aperture, delivering 750-1750 lumens
- Low surface profile of 1½"
- Quick snap installation with no housing required
- Installs directly to most 3-1/2" and 4" J-Boxes
- CCT Switchable (2700K/3000K/3500K/4000K, 90+ CRI)
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/Triac/ELV dimming

Intertek

SPECIFICATIONS

CONSTRUCTION
- Durable cast aluminum low profile trim with ½" surface profile
- Suitable for New Construction or remodel, IC or Non-IC applications
- Eliminates the need for a recessed housing, ideal for areas with limited plenum space
- Optional non-conductive Decorative Color Trim accessories available in White, Black, Silver, and Brushed Oil Rubbed Bronze

OPTICS
- Utilizes the latest Edge-Lit LED technology
- Integral diffuse polycarbonate lens provides uniform light distribution
- Light distribution is free of distracting bright spots
- Visually comfortable with low glare

ELECTRICAL
- Edge-Lit LED array with 3 SDCM color consistency
- Long LED life: Maintains 80% of lumen output at 54,000 hours of operation, L80 at >54,000 hours (TM-21)
- CCT Switchable (2700K/3000K/3500K/4000K)
- 90+ CRI with R9 >50
- High efficiency integral driver with universal 120V-277V, 50/60Hz

ELECTRICAL (CONTINUED)
- All models have flicker-free dimming with 120-277V 0-10V Dim to Off or 120V Triac or ELV phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EMI: Meets Class A (<24dba) noise rating, FCC CFR 47 Part 15 Class B, 20:9 Power Factor, <20% THD

INSTALLATION
- Installs directly to most common 3-1/2" or 4" octagonal and round junction boxes with a minimum 1-1/2" depth including fire rated (by others)
- Metal plate mounts to the J-Box and accepts snap-in spring clips for a secure fit
- CCT Switchable Models: Field select one of four CCTs at installation with an integral switch accessible on the back of the driver

CERTIFICATIONS
- cETLus listed to UL1598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Suitable for use in clothes closets when installed in accordance to N.E.C. 410.16
- Meets CA Title 24 High Efficacy (JA8 2019) requirements

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	761-1754
Wattage Range	9.9-19.3
Efficacy Range (LPW)	77-91*
Reported Life (Hours)	L80 / >54,000
Input Current (mA)	83-161

*Based on 3000K, 90 CRI

ORDERING GUIDE

Example: LBSES-4RD-CS9-WH

CATALOG #:

HOUSING

LBSES					
Model/CCT Configuration		Aperture/Shape/Function		CCT/CRI		Trim Color	
LBSES	Edge-Lit Surface, Switchable CCT, 120-277V with 0-10V/Triac/ELV dimming	**4RD**	4" Round, Direct J-Box Mount, 750 Lumens	**CS9**	Switchable CCT, 90 CRI 2700K/3000K/3500K/4000K	**WH**	White
		6RD	6" Round, Direct J-Box Mount, 1100 Lumens				
		8RD	8" Round, Direct J-Box Mount, 1750 Lumens				

Current

currentlighting.com/prescolite

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Page 1 of 5
Rev 10/13/24
PRE_LBSES-RD_B02

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SEAL

JOB NO. 23310

LIGHTING CUTSHEETS

E2.10

7/8/2025 4:29:29 PM

CASE NO. PRC2025-00012

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MAKER BOYERS
7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

gotham® | E V O®
Multiple Layers of Light

Luminaire Type: TYPE D1
Catalog Number:

DS BAA BABA

General Illumination Round Downlight 4"



Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling

Distribution



Superior Performance*

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500
Delivered Lumens	271	573	808	1001	1527	1994	2580	3110	3612	4120	4584
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114

*Based on 3500K AR LSS MWD BDCRI

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO | High Center Beam Layer | Incito | EVO + Incito — Multiple Layers of Light

Core: Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic
Healthcare: MRI, Surgical Safe, Patient Room
Special Applications: Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.

*See ordering tree for details

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4" General Illumination Round Downlight

ds Design Select options indicated by this color background.

Luminaire Type:
Catalog Number:

EXAMPLE: EVO4 30/25 AR MWD LSS 120 EZ1

Series	Color Temperature		Nominal Lumen Values		Reflector & Flange Color		Trim Style		Finish		Distribution		Voltage	
EVO4	27/	2700 K	02	250 lumens	AR	Clear	(blank)	Self-flanged	LSS	Semi-specular	MD	Medium (0.9 s/mh)	MVOLT	
	30/	3000 K	05	500 lumens	PR	Pewter	FL	Flangeless	LD	Matte diffuse	MWD	Medium wide (1.0 s/mh)	120	
	35/	3500 K	07	750 lumens	WTR	Wheat			LS	Specular			277	
	40/	4000 K	10	1000 lumens	GR	Gold					WD	Wide (1.2 s/mh)	347[3,4]	
	50/	5000 K	15	1500 lumens	WH[1]	White								
			20	2000 lumens	BR[1]	Black								
			25	2500 lumens	WRAM[1]	White Anti-microbial								
			30	3000 lumens	TRALTBU[1,2]	RAL paint for pricing only								
			35	3500 lumens	TCPC[2]	Custom paint color								
			40	4000 lumens										
			45	4500 lumens										

Driver[4]		Control Interface		Emergency Options		Options	
EZ10	0-10V driver dims to 10%	NLT[7]	nLight® dimming pack controls	EL[11]	Emergency battery pack, 10W, with integral test switch	SF	Single Fuse, Specify 120V or 277V
EZ1	0-10V driver dims to 1%	NLTER[2,7,8]	nLight® dimming pack controls emergency circuit	ELR[11]	Emergency battery pack, 10W, with remote test switch	TRW[5]	White painted flange
EZ10	eldoLED D-10V ECOdrive. Linear dimming to 10% min.	NLTAIR2[5,10]	nLight® Air enabled	ELSD[11]	Emergency battery pack, 10W, with self-diagnostics, integral test switch	TRBL[5]	Black painted flange
EZ1	eldoLED D-10V ECOdrive. Linear dimming to 1% min.	NLTAIRE2[5,8,10]	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.	ELRSD[11]	Emergency battery pack, 10W, with self-diagnostics, remote test switch	FRAILTBU[5]	Flange ring only RAL color for pricing only
EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	NLTAIRE2EM[5,8]		E10WCP[11]	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch	FCPC	Flange custom paint color
EDAB	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.			E10WCPR[11]	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch	MBP[5]	nLight® Lumen Compensation
EDXB	eldoLED POWERdrive DMX with ROM (remote device management). Square Law dimming to <1%. Minimum 1000 lumens. Includes termination resistor. Refer to DMXR Manual.			E10WCPU[11]	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch	GTD	generator transfer device. Specify 120V or 277V
ECOSystem[9]	Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black. Min. 250LUM, Max. 4000LM.			BGTD	Bodine generator transfer device. Specify 120V or 277V.	BDCRI	High CRI (90+)
						CP[5]	Chicago Plenum. Specify 120V or 277V for 5000lm and above.
						RRL__	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.

ACCESSORIES — order as separate catalog numbers (shipped separately)

SCA4	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex. SCA4 10D. Refer to TECH-190.
CTAEVO4	4" Aperture ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5").
CTAA-8 TK	4"-8" Aperture ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). For use with CWW/DWW trims, EDXB, CP or nTune options.
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

ORDERING NOTES

1. Not available with finishes.
2. Replace with applicable RAL number and finish when ready to order. See RAL BROCHURE for available color options. Not available with emergency battery pack options.
3. Not available with emergency battery pack options.
4. Supplied with factory installed step down transformer.
5. Refer to TECH-240 for compatible dimmers.
6. Not available with nLight®.
7. Must specify voltage.
8. ER for use on UL924 Emergency Operation via power sense load. Will require an emergency hot feed and normal hot feed. EM for use as UL924 Emergency Operation via power interrupt detection.
9. Not available DALI or DMX drivers. Not available with CP or NBO options. Not recommended for metal ceiling installations.
10. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.
11. 11" of plenum depth or top access required for battery pack maintenance.
12. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with WR (white reflector) or FL (flangeless) option.
13. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not applicable with BR (black reflector) or FL (flangeless) option.
14. Fixture begins at 80% light level. Must be specified with NLT or NLTER. Only available with EZ10 and EZ1 drivers.
15. Not available with ELR, HAO, or EXAB, or any nLight® AIR dimming options.

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Multiple Layers of Light

Luminaire Type: TYPE D2
Catalog Number:

BAA

General Illumination Lensed Wallwash 4"



Feature Set

- Bounding Ray™ optical design
- Unitized optics mechanically attach the light engine to the lower reflector for complete optical alignment.
- 45° cutoff to source and source image
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are wet location, covered ceiling
- Available with 10% dimming, 1% dimming, or dim to dark
- Anodized kicker reflector provides uniform illumination from floor to ceiling

Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500
Delivered Lumens	229	229	590	733	1116	1462	1886	2274	2653
Wattage	3.1	7.2	7.9	8.8	14.7	19.7	25.7	31.2	38.4
Lumens per Watt	0.0	0.0	74.7	83.3	75.9	74.2	73.4	72.9	69.1

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO | High Center Beam Layer | Incito | EVO + Incito — Multiple Layers of Light

Core: Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic
Healthcare: MRI, Surgical Safe, Patient Room
Special Applications: Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

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4" General Illumination Lensed Wallwash

A+ Capable options indicated by this color background.

Luminaire Type:
Catalog Number:

EXAMPLE: EVO4LW 35/10 ABFL LSS 120 EZ1

Series	Color Temperature		Nominal Lumen Values		Aperture & Trim Color		Trim Style		Finish		Voltage	
EVO4LW	27/	2700 K	02	250 lumens	AR	Clear	(blank)	Self-flanged	LSS	Semi-specular	MVOLT	
	30/	3000 K	05	500 lumens	PR	Pewter	FL	Flangeless	LD	Matte diffuse	120	
	35/	3500 K	07	750 lumens	WTR	Wheat			LS	Specular	277	
	40/	4000 K	10	1000 lumens	GR	Gold					347[3,4]	
	50/	5000 K	15	1500 lumens	WH[1]	White						
			20	2000 lumens	BR[1]	Black						
			25	2500 lumens								
			30	3000 lumens								
			35	3500 lumens								

Driver[4]		Control Interface		Options	
EZ10	0-10V driver dims to 10%	NLT[7]	nLight® dimming pack controls	SF	Single fuse. Specify 120V or 277V.
EZ1	0-10V driver dims to 1%	NLTER[2,8,10]	nLight® dimming pack controls emergency circuit	TRW[5]	White painted flange
EZ10	eldoLED D-10V ECOdrive. Linear dimming to 10% min.	NLTAIR2[5,10]	nLight® AIR enabled	TRBL[5]	Black painted flange
EZ1	eldoLED D-10V ECOdrive. Linear dimming to 1% min.	NLTAIRE2[5,8,10]	nLight® AIR enabled wireless dimming pack. Controls fixture on emergency circuit with battery pack options.	ELB[6]	Emergency battery pack with remote test switch
EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	NLTAIRE2EM[5,8]	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit with battery pack options.	ELRSD[6]	Emergency battery pack with self-diagnostics, remote test switch
EDAB[4]	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.			E10WCPR[6]	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch
EDXB[4]	eldoLED POWERdrive DMX with ROM (remote device management). Square Law dimming to <1%. Minimum 1000 lumens. Includes termination resistor. Refer to DMXR Manual.			MBP[5]	nLight® Lumen Compensation
ECOSystem[9]	Lutron Ecosystem digital Hi-Lume 1% soft-on, fade to black			BGTD	Bodine generator transfer device. Specify 120V or 277V.
				CRIHD	High CRI (90+)
				CP[5]	Chicago plenum. Specify 120V or 277V for 5000lm and above.
				RRL__	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.

ACCESSORIES — order as separate catalog numbers (shipped separately)

ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

ORDERING NOTES

1. Not available with finishes.
2. Not available with emergency battery pack options.
3. Supplied with factory installed step down transformer.
4. Refer to TECH-240 for compatible dimmers.
5. Not available with nLight® and XPoint options.
6. Must Specify voltage.
7. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not available with WR (white reflector), or FL option.
8. For use with different reflector finish only (i.e. AR, PR, WTR, GR options). Not available with BR (black reflector), or FL option.
9. 11" of plenum depth or top access required for battery pack maintenance.
10. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
11. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZER.
12. Battery pack not available. 2500 lumen max.
13. Not available DALI or DMX drivers. Not available with CP or NBO options. Not recommended for metal ceiling installations.
14. When combined with the EZ1, EZ10, or EZB option, normal luminaires (non-emergency) can be used as a normal power sensing device for nearby nLight AIR devices and luminaires with EM emergency options.

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BEACON Parking Technologies

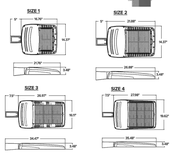
DATE: LOCATION:
TYPE: PROJECT:
CATALOG #: TYPE P1

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | STRIKE





FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealerships, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls®, LightGRID® and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

IP65 | DLC LISTED | DLC PREMIUM | BAA | TAA

CONTROL TECHNOLOGY

NX | NX | NX | LIGHTGRID®

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (60, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high mounting heights. Strike Optics are the perfect choice with a polycarbonate lense to mimic the appearance of the Micro Strike Optics so both solutions can be conformal on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture offline for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two circuits which are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming and Bluetooth capable.
- NX Lighting Controls® available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/americas-solutions)
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

EPA				
	VPS (Size 1)	VPS (Size 2)	VPS (Size 3)	VPS (Size 4)
Single Fixture	0.454	0.955	0.655	0.898
Two at 180	0.908	1.91	1.310	1.796
Two at 90	0.693	1.379	0.857	0.948
Three at 120	1.037	1.266	1.012	1.646
Three at 90	0.943	1.955	1.352	1.880
Four at 90	1.166	1.422	1.174	1.896

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BEACON Parking Technologies

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

Only Models Service Program Limit of 15 luminaires QS10

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L–145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP																	
Series	Optic Platform	Size	Light Engine		CCT/CRI		Distribution		Optic Rotation	Voltage		Mounting		Mounting		Color	
VP Viper Area	BLANK Micro Strike	1 Size 1	160L-35 *	35W - 5,500 Lumens	AP	AP-Amber Phosphor Converted	2	Type 2	BLANK No Rotation	UNV	120-277V	A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT	Black Matte Textured	BLS	Black Gloss Smooth
		2 Size 2	160L-60 *	50W - 7,500 Lumens	27KB	2700K, 80 CRI	3	Type 3	L Optic rotation left	120	120V	A_U	Arm mount for round pole *	DBT	Dark Bronze Matte Textured	DBS	Dark Bronze Gloss Smooth
			160L-75	75W - 10,000 Lumens	3K7	3000K, 70 CRI	4F	Type 4 Forward	R Optic rotation right	208	208V	ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	GTT	Graphite Matte Textured	GTS	Graphite Matte Textured
			160L-100	100W - 12,500 Lumens	3K8	3000K, 80 CRI	4W	Type 4 Wide		240	240V	AAU	Adjustable arm for pole mounting (universal drill pattern)	LGT	Light Grey Matte Textured	LGS	Light Grey Gloss Smooth
			160L-115	115W - 15,000 Lumens	3K9	3000K, 90 CRI	5GW	Type 5 Square Wide		277	277V	AA_U	Adjustable arm mount for round pole *	LGT	Light Grey Matte Textured	LGS	Light Grey Gloss Smooth
			160L-150	150W - 19,000 Lumens	35KB	3500K, 80 CRI				347	347V	ADU	Decorative upswept Arm (universal drill pattern)	PSS	Platinum Silver Smooth		
			160L-190	190W - 24,000 Lumens	4K7	4000K, 70 CRI				480	480V	AD_U	Decorative upswept arm mount for round pole *	WHT	White Matte Textured		
			320L-145	145W - 17,500 Lumens	4K8	4000K, 80 CRI						MAF	Mast arm fitter for 2-3/8" OD horizontal arm	WHS	White Gloss Smooth		
			320L-170	170W - 24,000 Lumens	4K9	4000K, 90 CRI						K	Knuckle	VGT	Verde Green Matte Textured		
			320L-185	185W - 27,000 Lumens	5K7	5000K, 70 CRI						T	Trunnion	VGS	Verde Green Textured		
			320L-210	210W - 30,000 Lumens	5K8	5000K, 80 CRI						WB	Wall Bracket, horizontal tenon with MAF				
			320L-235	235W - 33,000 Lumens								WM	Wall mount bracket with decorative upsweep				
			320L-255	255W - 36,000 Lumens								WA	Wall mount bracket with adjustable arm				
			320L-315 *	315W - 45,000 Lumens													
		3 Size 3	480L-285	285W - 40,000 Lumens													
			480L-320	320W - 44,000 Lumens													
			480L-340	340W - 48,000 Lumens													
			480L-390	390W - 52,000 Lumens													
			480L-425	425W - 58,000 Lumens													
			480L-470 *	470W - 65,000 Lumens													
		4 Size 4	720L-425	425W - 60,000 Lumens													
			720L-475	475W - 65,000 Lumens													
			720L-515	515W - 70,000 Lumens													
			720L-565 *	565W - 75,000 Lumens													
			720L-600 *	600W - 80,000 Lumens													
			CLO	Custom Lumen Output *													

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Toolless Entry
BC	Backlight Control *
TB	Terminal Block

Network Control Options	
NXWS-16F	NX Networked Wireless Enabled Integral NXSMP3-LMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming *##
NXWS-40F	NX Networked Wireless Enabled Integral NXSMP3-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming *##
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor *#
WR	LightGRID® In-Fixture Module *#
WIRSC-16F	LightGRID® Module and Occupancy Sensor 16ft Mounting height *#
WIRSC-40F	LightGRID® Module and Occupancy Sensor 40ft Mounting height *#
Stand Alone Sensors	
BTS-16F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Protocol and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Protocol and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Protocol and 360° Lens
7PR	7-Pin Receptacle *
7PR-BC	7-Pin Receptacle with shorting cap *
7PR-TL	7-Pin PCR with NEMA photocontrol *
3PR	3-Pin Receptacle *
3PR-BC	3-Pin receptacle with shorting cap *
3PR-TL	3-Pin PCR with NEMA photocontrol *
Programmed Controls	
SCP_F	Sensor Control Programmable, BF or 40' *
ADD	AutoDim Timer Based Dimming *#
ADT	AutoDim Time of Day Dimming *#

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC *	Custom Color

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "F" for 3.5"-4.0" OD pole, "4" for 4.88"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Options with "#" cannot be combined with other control options
4 – Not available with ZPF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – IRC not available on 4F and type 5 distributions
9 – IA not and on NCPR/NCTR required to program SCP motion sensor. Must select BR or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

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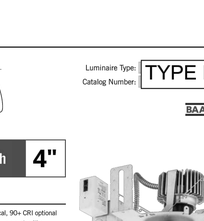
KIM LIGHTING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #: TYPE P4

UR20 EDGE-LIT Post Top

ARCHITECTURAL AREA/SITE

Ouro EDGE-LIT



FEATURES

- 20° size in single/dual arm post top, pole and wall mount
- High performance optics up to 15,227 delivered lumens
- Elegant form factor
- Edge-Lit Light Guide
- NX lighting controls
- UL/CUL listed for wet locations, IP66 and 4G/1.5G vibration rated

UL US | IP66 | IK07

3000K and warmer CCTs only

CONTROL TECHNOLOGY

NX | LIGHTGRID®

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece, low profile luminaire
- Molded silicone gasket throughout ensures the sealing between the two compartments and provides ingress protection
- Housing is designed with integral heat sink fins to aid in thermal transfer of the electrical component
- IK07 rated enclosure protects electrical equipment against external mechanical impacts
- All fasteners are stainless steel
- Cover is secured to lens frame by the latch and hinge
- One-piece low copper aluminum alloy die-cast lens frame is secured to housing with a tool-less latch and integral offset hinge
- LEDs mount to a metal printed circuit board assembly (MCPCB)

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components

	Weight	EPA
UR20	24 lbs / 10.9 kg	0.512 ft.²

ELECTRICAL (CONTINUED)

- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C
- Surge protection: 10kV and 20kA in series
- Wiring: No. 18AWM rated 105°C, wet rating

CONTROLS

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. This configuration allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.

DIMMING

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry

(Specifications continued on page 5)

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KIM LIGHTING

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

UR20 EDGE-LIT Post Top

ARCHITECTURAL AREA/SITE

ORDERING GUIDE

Example: UR20-96L-50-3K8-3-UNV-FMSA33-BLS-7PR

CATALOG #

HOUSING

UR20

Model	LED Engine		CCT		Distribution		Rotation		Voltage		Mounting	
UR20 Ouro	Type 2M and 3		3K7	3000K, 70 CRI	2M *	Type II Medium	(Blank)	No rotation	UNV	120-277V	FM33	Flush mt 3.5" OD pole, 3" fixture base
	96L-30	3,000 lm	3K8	3000K, 80 CRI	3 *	Type III Short			347	347V	FM44	Flush mt 3.6" to 4.0" OD pole, 4" fixture base
	96L-50	5,000 lm	3K9	3000K, 90 CRI	5W *	Type V Wide			480	480V	PT23	3" Post Top mount for 2-3/8" OD x 4" Long Tenon
	96L-70	7,000 lm	4K7	4000K, 70 CRI							PT24	4" Post Top mount for 2-3/8" OD x 4" Long Tenon
	96L-90	9,000 lm	4K8	4000K, 80 CRI							PT34	4" Post Top mount for 2-7/8" OD x 4" Long Tenon
	96L-135	12,000 lm	5K7	5000K, 70 CRI							FMSA33	Solo Arm Post Top Flush Mount 3.0" OD Pole, 3" fixture base
	Type 5W		Consult factory for other CCTs and CRIs								FMSA44	Solo Arm Post Top Flush Mount 3.6" to 4.0"

CASE NO. PRC2025-00012

12VAC LANDSCAPE OUTDOOR TAPE

Wet Rated LED Tape

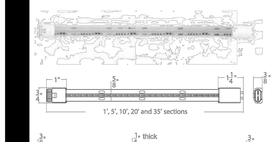
WAC

Fixture Type: TYPE T1

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

A high-performance, durable lighting solution. It integrates smoothly with standard transformers, offering dot-free, COB technology illumination. Energy-efficient at only 1.5W per foot, it provides 100 lumens per foot with a 90+ color rendering index. This UV-stabilized, IP66-rated strip is ideal for any setting, including water features. Easy to install with push-in connectors and cuttable for custom lengths, it's available in 2700K and 3000K warm white tones. Safe for wet locations and long-lasting with a 50,000-hour lifespan, this strip is perfect for creating inviting and efficient outdoor lighting.

FEATURES

- Seamless integration with standard magnetic transformers for landscape lighting
- COB technology ensures uniform, dot-free illumination
- Constructed with double-insulated, UV-stabilized silicone for durability
- Energy-efficient, consuming only 1.5W per foot while delivering 100 lumens per foot
- High color fidelity with a 90+ color rendering index
- IP66 rated, suitable for water feature applications
- Easy-to-use push-in connectors for simple, hassle-free installation
- Available in warm white tones of 2700K and 3000K
- Cuttable every 2 inches with end-caps to maintain integrity
- Versatile spool lengths: 1ft, 5ft, 10ft, 20ft, and 35ft
- Compatible with MLV dimmers for adjustable brightness
- cULus Listed, certified safe for outdoor wet locations
- Long-lasting with a rated life of 50,000 hours
- UV stabilized to resist sun damage, ensuring long-lasting durability in outdoor use.

ORDERING NUMBER

	Color Temp		Finish	
8012	*1 foot*			
8052	*5 feet*			
8102	*10 feet*	**27**	*2700K*	
8202	*20 feet*	**30**	*3000K*	**WT** *White*
8352	*35 feet*			

* ——— **WT**

Example: **8012-30WT**

SPECIFICATIONS

Input:	9-15VAC (Transformer is required)
Power:	1.5 W/ft
Brightness:	100 lm/ft
CRI:	90+
Rated Life:	50,000 hours
Max Run:	Refer to Wiring Diagram page
Operating Temp:	4°F to 104°F (-20°C to 40°C) at relative humidity 95%

waclighting.com | Phone (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050

Headquarters, East Manufacturing Facility 44 Harbor Park Drive Port Washington, NY 11050

South East Manufacturing Facility 1600 Distribution Ct Lithia Springs, GA 30122

Central Manufacturing Facility 1700 South J Elmer Freeway, Ste 100 Cedar Hill, TX 75104

West Manufacturing Facility 1750 S Archibald Ave Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. NOV 2024

WDGE1 LED

Architectural Wall Sconce



Catalog Number: TYPE W1

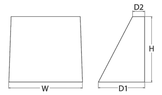
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*Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select: Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM -0°C	Cold EM -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	40K			750	1,200	2,000	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[1]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[2]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3.18inch Architectural wall spacer [4]
						PBBW Surface-mounted back box (top, left, right conduit entry) (Use when there is no junction box available.)[4]

Options		Finish		
E4WH	Emergency battery backup, Certified in CA Title 20 MAED(85 cWH, 0°C min)[3]	DDBXD	Dark bronze	DDBTXD Textured dark bronze
PE	Photocell, Button Type[4]	DBLXD	Black	DBLBXD Textured black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[5]	DNAXD	Natural aluminum	DNATXD Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHGXD Textured white
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone	DSSTXD Textured sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)			
CCE	Coastal Construction[6]			

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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3.18inch Architectural Wall Spacer (specify finish)
WDGEPBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS, DSLE or PE.
3. Not qualified for DLC. Not available with E4WH.
4. For PBBW and AWS with CCE option, require an RFA.
5. E4WH not available with PE or DS.
6. PE not available with DS.
7. DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Color Accuracy	3K, 2700K, 80CRI				4K, 4000K, 80CRI				5K, 5000K, 80CRI			
			Lumens	LPW	B	U	Lumens	LPW	B	U	Lumens	LPW	B	U
P0	7W	VF	693	99	0	0	718	103	0	0	739	106	0	0
		VW	694	99	0	0	720	103	0	0	740	106	0	0
P1	10W	VF	1,120	112	0	0	1,163	116	0	0	1,194	119	0	0
		VW	1,122	112	0	0	1,163	116	0	0	1,196	120	0	0
P2	15W	VF	1,806	120	1	0	1,872	125	1	0	1,925	128	1	0
		VW	1,809	120	1	0	1,876	125	1	0	1,929	128	1	0

Performance Package	System Watts	Color Accuracy	3K, 2700K, 80CRI				4K, 4000K, 80CRI				5K, 5000K, 80CRI			
			Lumens	LPW	B	U	Lumens	LPW	B	U	Lumens	LPW	B	U
P0	7W	VF	759	108	0	0	0	764	109	0	0	0	764	109
		VW	760	109	0	0	0	766	109	0	0	0	766	109
P1	10W	VF	1,227	123	0	0	0	1,235	123	0	0	0	1,235	123
		VW	1,229	123	0	0	0	1,237	124	0	0	0	1,237	124
P2	15W	VF	1,978	132	1	0	0	1,992	133	1	0	0	1,992	133
		VW	1,982	132	1	0	0	1,996	133	1	0	0	1,996	133

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

Fixture Type:

Catalog Number: TYPE W2

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W14911 11"	3000K	BK Black	7W	441	353

Example: **WS-W14911-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

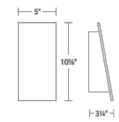
Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	50,000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant, ADA, Wet Location Listed
Construction	Aluminum body with glass lens



FINISHES:

Black

LINE DRAWING:



waclighting.com | Phone (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. January 2025

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CONSULTANT

MAKER BOYERS
7295 WASHINGTON ST., ADAMS COUNTY, CO 80229

LITECONTROL making light work®

2L-R-D

MOD® 2' LED RECESSED DIRECT

TYPES L1 & L2

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

MODx



FEATURES

- Variable Intensity technology provides a range of specifiable outputs and resulting fixture wattages
- 2 SDCM color consistency
- End cap design eliminates visible diffuser seams/gaps
- TriGain® Technology provides superior color quality without compromising efficacy. The 2L-R-D series delivers 90 CRI at 112 LPW

TriGain technology

CONTROLS TECHNOLOGY

NX SpectraSync

SERVICE PROGRAM

QS10

SPECIFICATIONS

CONSTRUCTION

- Housing constructed from die-formed and welded steel with wiring knockouts in top
- End caps constructed from die-formed steel. Installs from below via magnetic interface
- End caps overlap diffuser at each fixture end to climate gaps and LED visibility

OPTICAL PERFORMANCE

- 2 SDCM color consistency, 90 CRI
- SOF: Soft diffuse acrylic lens
- BWO: White blade baffle with softglo lens overlay. Output multiplier (.70)
- ASYM: Asymmetric Highly transmissive diffuse acrylic lens with linear prisms
- BAT: "Batwing" distribution created from highly transmissive diffuse acrylic lens with linear prisms
- DRP: 1/2" protruding soft diffuse "drop" lens

INSTALLATION

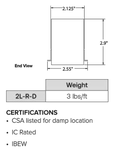
- PT Mounting: Continuous speckle trim with beaded edge welded to heads. Speckle trim allows plaster coat up to fixture edge for clean ceiling appearance
- LG/NG/SS Mounting: Side rails provide continuous mounting, lateral spacing between T-bars and allows clearance for T-bar supporting wire. For Regular grid mount, fixture will sit level with the T-bar
- DW Mounting: Side rails allow installation into drywall slot. Visible flange is located on all 4 sides of fixture
- Illuminated corners available in 90°, 120°, 135°. One piece construction, ready to install, with diffusers that match adjoining fixtures. Corner system connectors must be used to form patterns. The length of each outside or inside illuminated corner is 12"

ELECTRICAL

- Variable Intensity (VI) technology allows precise specification of fixture output/ wattage. Fixture will be programmed and labeled to specification. Indirect and direct hemispheres can be independently specified
- LED boards and drivers can be accessed and removed from fixture, while installed
- Entire LED module can be removed and replaced
- 1C (1 Circuit) Fixture wired for a single circuit
- Emergency Battery: 10W battery powered driver. Provides a minimum of 90 minutes of emergency lighting. Inverter-Compatible. Provided by others. Available in: 6'- EF L or R: D030 through D100; 8'- EF Full: D030 through D055; 8'- EF L or R: D030 through D100. Available with SOF, ASYM, BAT downlight diffusers. Test switch located in lens. For rows where the battery fixture is in the middle of a row, the test switch will be located in that section
- Current's patented TriGain® phosphor delivers 90 CRI color quality at 80 CRI efficacy

CONTROLS

- Sensors install between diffusers
- NX Lighting Controls provides options for standalone and networked integrated sensor with wired or wireless connectivity for NX system deployments
- SpectraSync™ Color Tuning Technology: Control your space based on the needs of the application, specific activities throughout the day and preferences of the occupants



	Weight
2L-R-D	3 lbs/ft

CERTIFICATIONS

- CSA listed for damp location
- IC Rated
- IBEW
- AF of L
- UL924
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-5). See Buy American Solutions.
- Emergency Battery Backup options are California Energy Commission (CEC) Title 20 Compliant.

WARRANTY

- LED boards - 5 years
- LED drivers standard) - 5 years
- LED drivers (Lutron) - 3 years

KEY DATA	
Lumen Range Per Foot	D: 300–1000
Wattage Range Per Foot	2.8–9
Efficacy Range (LPW)	108–112
Rated Life (Hours)	L90>60,000

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LITECONTROL making light work®

2L-R-D

MOD® 2' LED RECESSED DIRECT

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Gray Highlighting = 10 Day Quick Ship Program QS10

ORDERING GUIDE

CATALOG #

Ex: 2L-DW-D-B-3-08-SOF-C1-27K9-D030-D01-1C-UNV

2L	Ceiling Type[1]	Fixture Distribution	Row Length (in Feet)	Row Length Adder	Max Length in Row	Direct Optical Distribution
Series	DW Drywall	D Direct	__ Enter in foot increments	.3 Row length +3"	02 2', 609 mm	SOF Soft Diffuse Lens, Lamberbian
2L MOD	PT Drywall with plaster trim (trimless finish)	AD Asymetric Direct		.6 Row length +6"	03 3', 914 mm	BWO Blade Baffle with Overlay[2]
	LG 15/16 Grid			.9 Row length +9"	04 4', 1219 mm	ASYM Asymmetric Diffuse Lens[2,3]
	NG 9/16 Grid			Measured in inches	05 5', 1524 mm	BAT Batwing Lens
	SS 9/16 Screw Slot				06 6', 1829 mm	DRP Drop Lens[2,4]
					08 8', 2438 mm	

Finish/Color[5]	Color Temperature	Direct Output/ft[6]	Driver	Circuiting	Voltage
C1 Matte White (Default)	27K9 2700K, 90 CRI[4]	D030 300 (min)	D01 1% Dimming, 0–10V	1C 1 Circuit	UNV Universal Voltage (120V through 277V)
C2 Textured Matte White	30K9 3000K, 90 CRI	to	D00 1% Dim to Off, 0–10V		347 347 Volt[4,5]
C3 Light Silver	35K9 3500K, 90 CRI	D100 1000 (max)	D05 SpectraSync 5% Dimming, 0–10V[4]		
C4 Machined Aluminum	40K9 4000K, 90 CRI		D51 1% Dimming w/ Soft Start, 0–10V		
C5 Carbon Black	50K9 5000K, 90 CRI[4]		D50 1% Dim to Off w/ Soft Start, 0–10V		
C6 Textured Camera Black	2230TD 2200K–3000K SpectraSync™ Dim-to-Warm[4,5]		LEC Hi-frame TS Ecosystem LED Driver[4]		
CC Custom Color	27657 2700K–6500K SpectraSync™ Tunable White[4,5]		DALI DALI[4]		
			DALIP Powered by DALI D2L[4]		
			NDM Non-Dimming		

OPTIONAL

Emergency	Sensor/Receiver	Dual Switching	Notes 1-15	Coastal Environmental Modification
NL Nightlight Circuit Required. Enter quantity 2NL = 2 nightlight circuits/row	EF 10W Emergency Battery Pack. Enter quantity 2EF = 2 emergency batteries/row (CEC Title 20 Compliant)[10]	W1 No Thru Wire W2 Provide Normal and Emergency/ Nightlight Thru Wiring[9] W3 Provide Normal Thru Wiring Only	C90L Illuminated 90° Corner C120L Illuminated 120° Corner C135L Illuminated 135° Corner	CCEA Chicago Environmental Air Modification

NX Lighting Controls Ordering Information

NX Networked – Wired

NXE NX Wired Dual RJ45 SmartPORTS, without Sensor[13, 14]

NXESM NX Wired Dual RJ45 SmartPORTS and Integral NXSMP2-SM PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth® Programming[13, 14]

NX Networked – Wireless

NXWSM NX Networked Wireless Enabled Integral NXSMP3 SM PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth® Programming[13, 14, 15]

NXW NX Networked Wireless Radio Module NXRM2 and Bluetooth® Programming, without Sensor[13, 14]

Sensors

SO1 Daylight Sensor Required. Enter quantity. 2SO1 = 2 daylight sensors/row

SO1 Occupancy Sensor Required. Enter quantity. 2SO1 = 2 occupancy sensors/row

Notes:

1 Ceiling type can not be retrofitted in the field.
2 Not Available with Patterns.
3 Must be ordered with A2.
4 Additional lead time may be applicable. Contact factory.
5 Visit currentlighting.com/litecontrol for details.
6 Must be ordered with D05 Driver option; excludes 2' lengths and patterns.
7 Specifiable in 50 lumen increments. Reference the Performance Data Table for full performance offering and exceptions.
8 Must be ordered with 2230TD or 27657 option
9 Excludes Emergency Battery Pack 1EF Option. Excludes D4LI, D4LIP and Lutron (LEC) Dimming Drivers
10 EF – 10W battery powered driver. Provides a minimum of 90 minutes of emergency lighting. Inverter-Compatible. Provided by others.
11 Only applicable when specified with Emergency/Nightlight.
12 Contact Factory for pattern configurations. Approval drawings required.

NX In-Fixture Control Options:

13 Not available for row mounting. Only available with 0–10V Driver options. Contact factory for Length restrictions.
14 Refer to NX Integrated Controls Reference Table for Functionality of Options.
15 NX Sensors with Bluetooth, BLE, provides remote commission only.

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KIM LIGHTING®

CY1

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

TYPES W3 & W4

CYPHER™

FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or Static White Luminous Front Option
- Multiple Fascia Options and Finishes
- 4G Vibration Tested

IP66 CEC T20 COMPLIANT

CONTROL TECHNOLOGY

Bluetooth DMX 512 phoros

CYLINDER BALANCED **CURVE**



TYPE W3 TYPE W4

SPECIFICATIONS

CONSTRUCTION

- Main housing shroud is made of fabricated 5052-H32 aluminum alloy
- Housing mounting interface has a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Bracketry and hardware is stainless steel
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Optical lenses is clear injection molded PMMA acrylic
- Optical array is recessed in order to shield each LED optic across the length of the aperture
- Optical array is sealed for IP66 rating
- Secondary lens is impact resistant 5/32" tempered glass

INSTALLATION

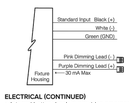
- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates

INSTALLATION (CONTINUED)

- Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring
- Housing is able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the housing shall be able to be removed for service by lifting the assembly up off the rear mounting plate and disconnecting the wiring plugs
- •Driver assembly is mounted to a prewired internal tray with quick disconnects for removal

ELECTRICAL

- Drivers are in direct contact with the die-cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer
- "Thermal Shield", primary side, thermister provides protection for the sustainable life of LED module and electronic components
- Drivers have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires have integral surge protection that shall be UL, recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be wired in series
- Drivers are 0-10V dimming control with a dimming range of 100%-10%. Drivers are UL listed. All luminaires shall accept 120-277 volt input and have integral surge protection."Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components



ELECTRICAL (CONTINUED)

- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for -20°C ambient environments
- Luminaire are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

CONTROLS

- Button photocontrol for dusk to dawn energy savings
- Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mountings, one fixture is supplied with a photocell to operate the others. Photocell adapter shall include an internal twist lock receptacle. Photocell by others

continued on page 3

KEY DATA	
LUMEN RANGE	1,353–2,752
WATTAGE RANGE	17–26
EFFICACY RANGE (LPW)	75–116
WEIGHT	Refer to page 6

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KIM LIGHTING®

CY1

ARCHITECTURAL AREA/SITE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE

CATALOG #

Example: CY1-15-3K7-1-2D-UNV-BLS-F-RGBW-FPP-PCU-SF

Series-Output (Base)	CCT-CRI	Model (Light Engine)[1]	Main Distribution (Down)	Secondary Distribution (Up, Sides)	Voltage
CY1-15 15W, 1500 nominal lumens	27K9 2700K, 80CRI	1 Down/Light Only	1 IES Type I	1 IES Type I	UNV 120-277V
CY1-25 25W, 2500 nominal lumens	3K7 3000K, 70CRI	2 50/50 Down/Up, **Down/Up distributions must match**	2 IES Type II	2 IES Type II	
	3K8 3000K, 80CRI	3 90/10 Down/Up, 25/25/25/25 Split, **Down/Up/ Side Distributions must match**	3 IES Type III	3 IES Type III	
	4K7 4000K, 70CRI		4 IES Type IV	4 IES Type IV	
	4K8 4000K, 80CRI		SP 15° Spot/Column	SP 15° Spot/Column	
	5K7 5000K, 70CRI	5 70/10/10/10 Split, **Top/Side distributions must match**	WG 60° Well Graze	WG 60° Well Graze	
			1D Type 1 Diffused	PB[2] Pencil Beam	
			2D Type 2 Diffused	1D Type 1 Diffused	
			3D Type 3 Diffused	2D Type 2 Diffused	
			4D Type 4 Diffused	3D Type 3 Diffused	
				4D Type 4 Diffused	

Base Housing Finish	Fascia Form[1]	Luminous Front[1]	Fascia Panel[1]	Control Options	Options
BLS Black Gloss Smooth	F Flat	Blank Standard None	FPP Full Panel Painted	PCU Universal Button Photocell (120-277V)	EM[3] Battery Backup Unit -20° C
BLT Black Matte Textured	R Radius/Curved	RGBW RGBW Luminous Front	FPS Full Panel Stainless Steel		SF Single Fuse (120, 277)
DBS Dark Bronze Gloss Smooth	T Triangle/Wedge	LPSW Static White Luminous Front	FPC Full Panel Copper		DF Double Fuse (208, 240)
DBT Dark Bronze Matte Textured	E Rounded/Edge		OPP[4] Open Panel Painted		SCB Surface Conduit Box
GTT Graphite Matte Textured	C Circle/Curved		OPS[4] Open Panel Stainless Steel		
LGS Light Gray Gloss Smooth	CB Cylinder Balanced		OPC[4] Open Panel Copper		
LGT Light Gray Matte Textured	CT Cylinder Tall		4PP[5] 4-Square Panel Painted		
PSS Platinum Silver Gloss Smooth	CBM[4] Custom Building Material Mount Ghost Fascia		4PS[5] 4-Square Panel Stainless Steel		
WGT White Gloss Smooth			4PC 4-Square Panel Copper		
WHS White Gloss Smooth			PPP Perforated Panel Painted		
WMT White Matte Textured			PPS Perforated Panel Stainless Steel		
Color Options			PPC Perforated Panel Copper		
CC[1] Custom Color					

Notes:

1 Consult factory for custom distributions. See Distribution Matrix on page 4 restrictions
2 PB distribution is available for 90/10 and 70/10/10/10 models only. Not all combinations are recommended. See Distribution Matrix on page 2 for restrictions.
3 Consult factory for custom color, marine and corrosive finish
4 RGBW and LPSW luminous fronts are only available with open, four square and perforated fascia panels
5 Flat and Radius Fascia forms only. Painted panels by default match base housing finish/color. Consult factory for custom panel finishes.
6 Luminous front is required to select the Open Panel and 4-Square Panel fascia panels.
7 Battery Backup not available with Triangle and Rounded Edge Fascia Forms.
8 Custom Building Material Mount Ghost Fascia option allows the Cypher to blend seamlessly into the building architecture by matching the finish of the architectural background. See page 6 for dimensions and contact factory for additional information. Custom material provided by others.

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NOTICE: DUTY OF COOPERATION

RELEASE OF THESE DOCUMENTS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND HIS CONSULTANTS. CONSTRUCTION DOCUMENTS ARE COMPLEX, ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT COMPOUNDS MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

THE DESIGNS AND PLANS ARE COPYRIGHT AND ARE NOT TO BE USED OR REPRODUCED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF SOPHER SPARN ARCHITECTS. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPYRIGHT SOPHER SPARN ARCHITECTS

DO NOT SCALE FROM DRAWING. VERIFY ALL DIMENSIONS ON SITE.

NO.	ISSUE	DATE
1	FDP SUBMITTAL 1	07.11.2025

BOYER COFFEE SUBDIVISION AMENDMENT NO. 2

A RESUBDIVISION OF LOT 1, AMENDED BOYER COFFEE SUBDIVISION AND A PART OF THE SOUTHEAST QUARTER OF SECTION 34 LOCATED IN THE SE QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO COMBINE PLATTED AND UNPLATTED PARCELS AND DEDICATE PARCELS FOR ROAD PURPOSES.

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MHP ACQUISITIONS LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1, AMENDED BOYER COFFEE SUBDIVISION SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO AND THAT PARCEL DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 25, 2017 AT RECEPTION NO. 20170000035965 AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX. SAID LINE HAS AN ASSUMED BEARING OF NORTH 00°04'31" WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;
THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 00°04'31" WEST A DISTANCE OF 502.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°48'01" EAST A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINES OF SAID LOT 1 AND SAID PARCEL RECORDED AT RECEPTION NO. 20170000035965, SOUTH 89°48'01" WEST A DISTANCE OF 258.64 FEET;

THENCE ALONG THE WEST LINE OF SAID PARCEL RECORDED AT RECEPTION NO. 20170000035965, NORTH 01°59'21" WEST A DISTANCE OF 12.40 FEET;

THENCE ALONG THE REMAINING BOUNDARY LINES OF SAID LOT 1, THE FOLLOWING SIX (6) COURSES:

1. NORTH 56°34'01" WEST, A DISTANCE OF 248.44 FEET;
2. SOUTH 89°47'57" WEST, A DISTANCE OF 141.03 FEET;
3. NORTH 28°02'27" WEST, A DISTANCE OF 67.37 FEET;
4. NORTH 41°45'49" EAST, A DISTANCE OF 5.57 FEET;
5. NORTH 89°47'55" EAST, A DISTANCE OF 635.11 FEET, TO THE EAST LINE OF SAID LOT 1, ALSO BEING THE WEST LINE OF N. WASHINGTON AVENUE;
6. SOUTH 00°04'31" EAST, A DISTANCE OF 213.72 FEET, TO THE POINT OF BEGINNING,

CONTAINING A CALCULATED AREA OF 92,862 SQUARE FEET OR 2.132 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BOYER COFFEE SUBDIVISION AMENDMENT NO. 2.

ALL RIGHT-OF-WAY PARCELS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY

EXECUTED THIS _____ DAY OF _____ 20____

OWNER: MHP ACQUISITIONS LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: _____
PETER F. LIFARI AS CHIEF EXECUTIVE OFFICER

ACKNOWLEDGEMENT:

STATE OF _____)
) SS
COUNTY OF _____)

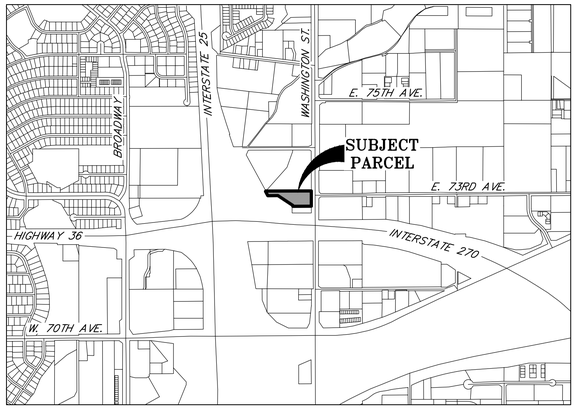
OWNERSHIP AND DEDICATION CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____ 20____

BY: _____
PETER F. LIFARI AS CHIEF EXECUTIVE OFFICER OF
MHP ACQUISITIONS LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 1,000'

GENERAL NOTES

1. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS 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 SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.

2. UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED FOR ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. THE HOME OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE WITHIN THE EASEMENT.
UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION.
PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER
OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.

3. THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001C0603H, REVISED MARCH 5, 2007.

SURVEYOR'S CERTIFICATE

I, KEVIN J. KUCHARCZYK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ARE BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

DRAFT

KEVIN J. KUCHARCZYK, P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.

THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEYOR NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.

2. NOTICE: PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. EASEMENT RESEARCH AND OWNERSHIP INFORMATION WERE PROVIDED BY CLIENT IN FIDELITY NATIONAL TITLE COMMITMENT FILE NUMBER 100-00506958-201-838, HAVING A COMMITMENT DATE OF JUNE 20, 2025

4. BASIS OF BEARINGS (RECORD): BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. HAVING AN ASSUMED BEARING OF NORTH 00°04'31" WEST, SAID LINE BEING MONUMENTED AT EACH END BY A FOUND REBAR WITH 3-1/4" ALUMINUM CAP (STAMPING ILLEGIBLE) IN A RANGE BOX.

5. UNITS SHOWN ARE U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METER (APPROXIMATELY 0.30480061 METER).

PLANNING COMMISSION APPROVAL

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____ 20____

_____
CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

THIS _____ DAY OF _____ 20____

_____
CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

_____
APPROVED AS TO FORM

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO,

THIS _____ DAY OF _____, 20_____ AT _____ ___M.,

_____
COUNTY CLERK AND RECORDER

BY: _____ RECEPTION NO. _____
DEPUTY

R&R ENGINEERS-SURVEYORS, INC.
1635 W. 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
303-753-6730
www.rrengineers.com

REVISIONS	
11/11/2025	EASEMENT ADJUSTMENTS

File:	SS24010-REPLAT
Orig. Issue Date:	8/25/2025
Drawn By:	MJP/LJ
Checked By:	KJK
Project No.	SS24010

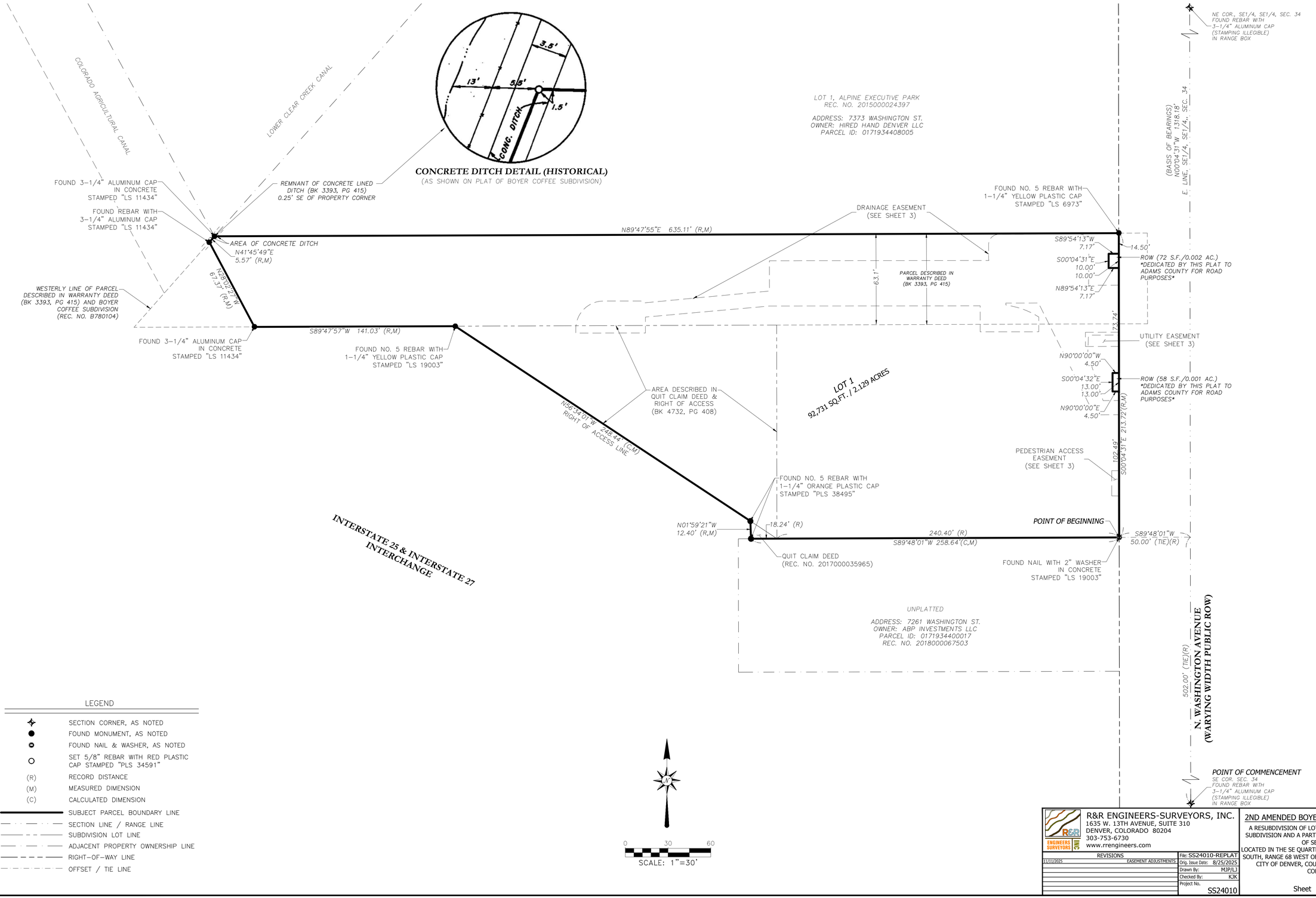
2ND AMENDED BOYER COFFEE SUBDIVISION

A RESUBDIVISION OF LOT 1, AMENDED BOYER COFFEE SUBDIVISION AND A PART OF THE SOUTHEAST QUARTER OF SECTION 34 LOCATED IN THE SE QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

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BOYER COFFEE SUBDIVISION AMENDMENT NO. 2

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LOCATED IN THE SE QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- SECTION CORNER, AS NOTED
- FOUND MONUMENT, AS NOTED
- FOUND NAIL & WASHER, AS NOTED
- SET 5/8" REBAR WITH RED PLASTIC CAP STAMPED "PLS 34591"
- (R) RECORD DISTANCE
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- SUBJECT PARCEL BOUNDARY LINE
- SECTION LINE / RANGE LINE
- SUBDIVISION LOT LINE
- ADJACENT PROPERTY OWNERSHIP LINE
- RIGHT-OF-WAY LINE
- OFFSET / TIE LINE

N

0 30 60

SCALE: 1"=30'

R&R ENGINEERS-SURVEYORS, INC.
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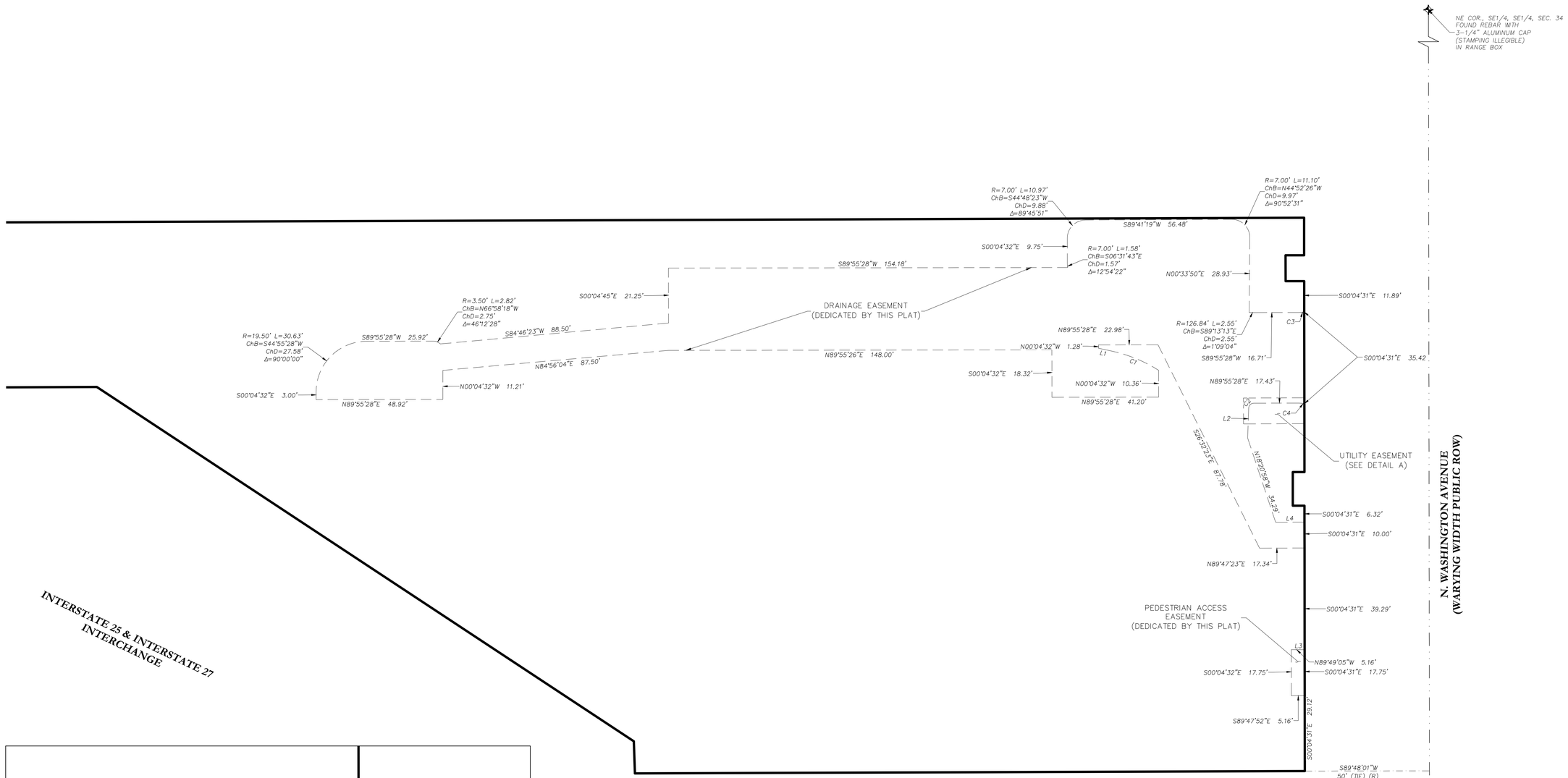
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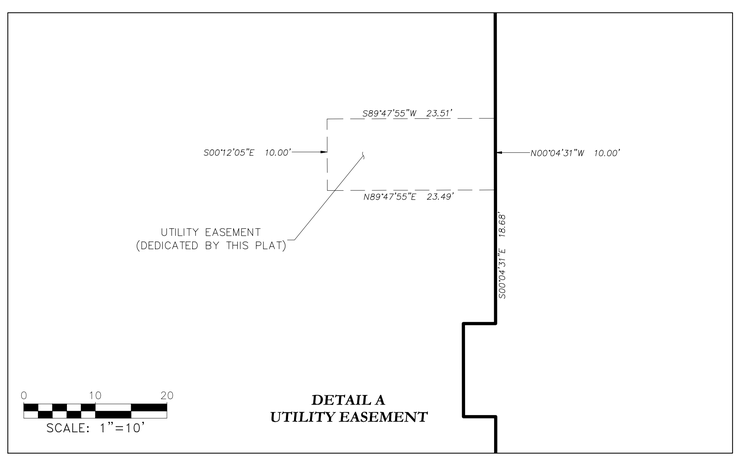
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CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

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CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO





DETAIL A
UTILITY EASEMENT

LINE TABLE		
Line #	Bearing	Length
L1	N78°05'04"W	4.90'
L2	N01°58'45"E	11.44'
L3	N89°49'05"W	5.16'
L4	S89°47'23"W	11.16'

CURVE TABLE					
Curve #	R=	L=	Δ=	ChB=	ChD=
C1	55.71'	20.00'	020°34'11"	N67°47'58"W	19.89'
C2	2.00'	3.14'	090°00'00"	S44°55'28"W	2.83'
C3	10.00'	2.04'	011°39'54"	N84°05'31"E	2.03'
C4	10.00'	2.09'	011°59'09"	N84°04'58"W	2.09'



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