

THORNTON ACTIVE ADULT CENTER NORTHWEST LANDSCAPE IMPROVEMENTS

Thornton, Colorado
Project # 17-68B

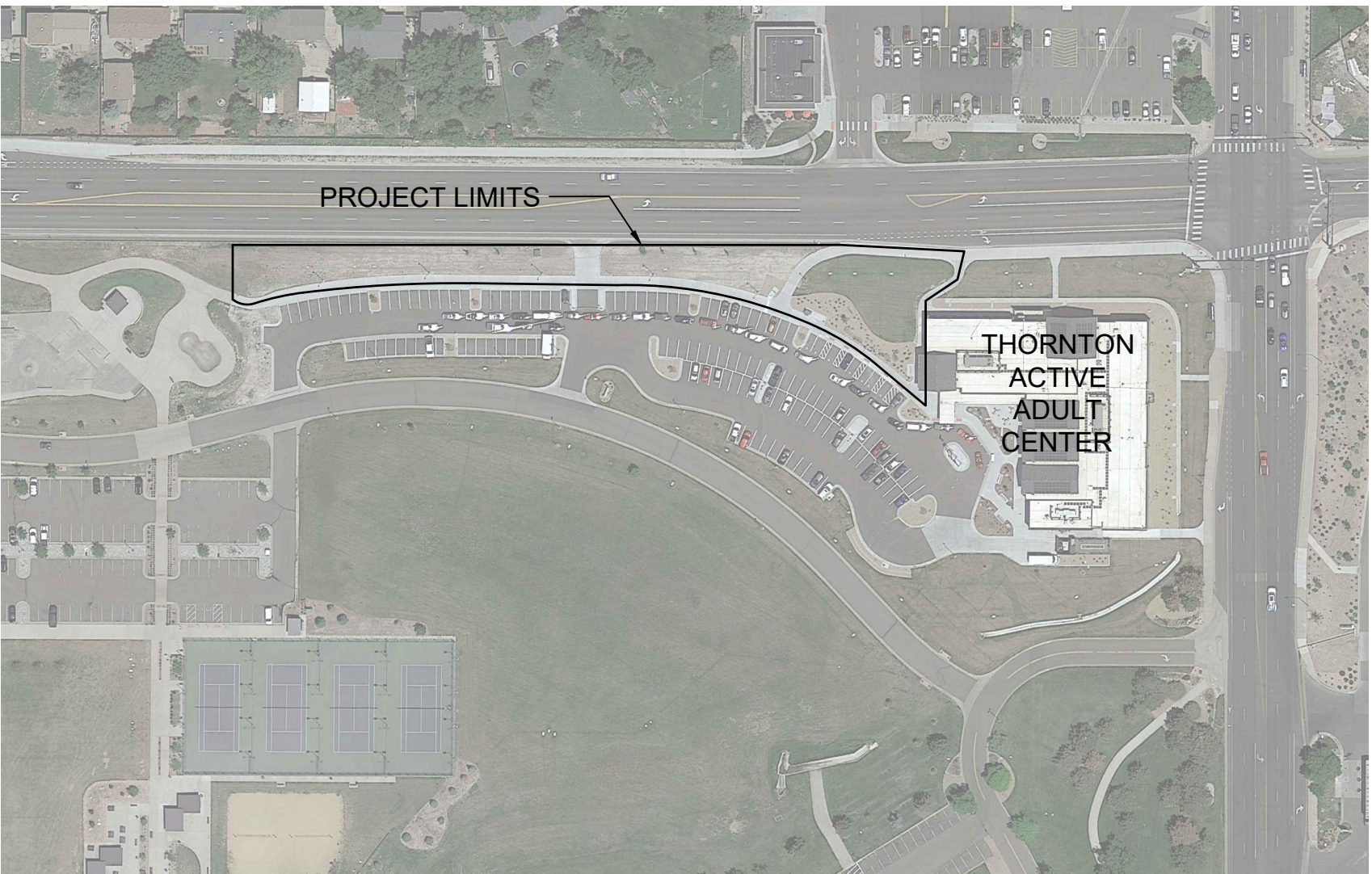


OVERALL PROJECT CONTEXT

NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. PROTECT EXISTING UTILITIES DURING ALL DEMOLITION AND CONSTRUCTION OPERATIONS. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
4. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION OPERATIONS. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY, AT NO ADDITIONAL COST TO OWNER.
5. ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF-SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS TO SATISFY ALL PERTINENT LOCAL AND REGIONAL CODES AND REGULATIONS.
7. THE LOCATIONS OF ALL EXISTING TREES AND UTILITIES ARE APPROXIMATE. IT IS THE INTENT TO FIELD ADJUST ALL PROPOSED UTILITIES TO INSURE EASE OF INSTALLATION AND PRESERVATION OF EXISTING PLANTS. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PROPOSED UTILITIES & GET OWNER'S APPROVAL PRIOR TO INSTALLATION OF ANY PIPE OR SLEEVING.
8. THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN PRIOR TO INSTALLATION OF PROJECT, AND PROVIDE AN ADEQUATE SILT FENCE FOR THE SITE.
9. THE CONTRACTOR SHALL ERECT A TEMPORARY CONSTRUCTION FENCE AROUND THE PROJECT AS NECESSARY TO PROTECT THE GENERAL PUBLIC.
10. DESIGN IS NOT INTENDED TO BE A PLAY FEATURE AND DOES NOT MEET PLAYGROUND SAFETY REQUIREMENTS AS PER CITY OF THORNTON.



PROJECT KEY MAP

NOT TO SCALE

SHEET INDEX	
CVR - COVER SHEET	SHEET 00
C000 - CIVIL NOTES	SHEET 01
C001 - CIVIL NOTES	SHEET 02
C100 - INITIAL EROSION CONTROL PLAN	SHEET 03
C110 - INTERIM EROSION CONTROL PLAN	SHEET 04
C120 - FINAL EROSION CONTROL PLAN	SHEET 05
C130 - EROSION CONTROL DETAILS	SHEET 06
C131 - EROSION CONTROL DETAILS	SHEET 07
L1.0 - EXISTING CONDITIONS & DEMOLITION PLAN	SHEET 08
L2.0 - OVERALL GRADING PLAN	SHEET 09
L2.1 - GRADING PLAN NORTHWEST ENLARGEMENT	SHEET 10
L2.2 - GRADING PLAN NORTHEAST ENLARGEMENT	SHEET 11
L3.0 - OVERALL LAYOUT & PLANTING PLAN	SHEET 12
L3.1 - LAYOUT & PLANTING PLAN	SHEET 13
L3.2 - LAYOUT & PLANTING PLAN	SHEET 14
L3.3 - LAYOUT & PLANTING PLAN	SHEET 15
L4.0 - SITE DETAILS	SHEET 16
L4.1 - SITE DETAILS	SHEET 17
L4.2 - SITE DETAILS	SHEET 18
L4.3 - SITE DETAILS	SHEET 19
L4.4 - SITE DETAILS	SHEET 20
L4.5 - SITE DETAILS	SHEET 21
L4.6 - SITE DETAILS	SHEET 22
L4.7 - SITE DETAILS	SHEET 23
L5.0 - PLANTING DETAILS	SHEET 24
L5.1 - PLANTING NOTES & SCHEDULE	SHEET 25
IR3.0 - OVERALL LAYOUT IRRIGATION PLAN	SHEET 26
IR3.1 - LAYOUT AND IRRIGATION PLAN	SHEET 27
IR3.2 - LAYOUT AND IRRIGATION PLAN	SHEET 28
IR3.3 - LAYOUT AND IRRIGATION PLAN	SHEET 29
IR3.4 - IRRIGATION DETAILS	SHEET 30

APPROVED BY:

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PROJECT MANAGER

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DEPARTMENT OF COMMUNITY SERVICES

PREPARED FOR:

KELLY ZUNIGA
PARKS & OPEN SPACE - PROJECT MANAGER
CITY OF THORNTON, COLORADO

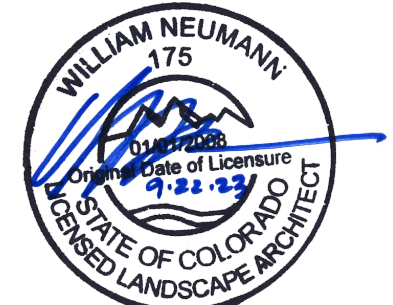
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**THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS**
11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: AQ
DRAWN: EA
CHECKED: EK

REVISIONS:

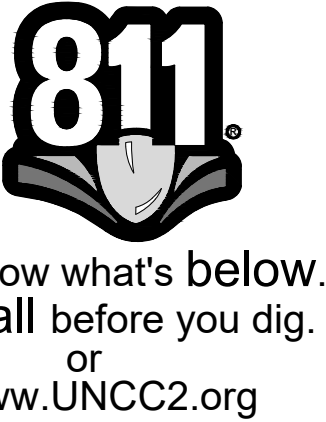
JOB DESCRIPTION:
100%
CONSTRUCTION DOCUMENTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

CVR

SHEET _____ OF _____



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PLOT DATE: Sep 21, 2023 - 11:00am

CITY OF THORNTON EROSION CONTROL NOTES:

PERMIT COVERAGE:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FROM CDPHE AT LEAST 10 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES FOR ANY EARTH DISTURBANCE OF ONE (1) OR GREATER THAN ONE (1) ACRE. THE CONTRACTOR SHALL PROVIDE THE CITY WITH A COPY OF PERMIT PRIOR TO RECEIVING A GRADING/CONSTRUCTION PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE PERMIT.
2. IF THE CONTRACTOR TRANSFERS RESPONSIBILITY FOR STORMWATER DISCHARGES TO ANOTHER ENTITY, A NOTICE OF TRANSFER AND ACCEPTANCE OF TERMS FORM SHALL BE SUBMITTED TO CDPHE AND A COPY TO THE CITY.
3. IF THE CONTRACTOR NO LONGER HAS CONTROL OF A SPECIFIC PORTION OF A PERMITTED SITE AND WISHES TO TRANSFER COVERAGE OF THAT PORTION OF SITE TO ANOTHER, THE CONTRACTOR SHALL SUBMIT A NOTICE OF REASSIGNMENT OF PERMIT COVERAGE FORM TO THE CDPHE AND A COPY TO THE CITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING AN INACTIVATION NOTICE FORM TO CDPHE WHEN THE SITE HAS BEEN FINALLY STABILIZED IN ACCORDANCE WITH THE SWMP. A COPY OF THE INACTIVATION NOTICE SHALL ALSO BE SUBMITTED TO THE CITY.

GENERAL NOTES:

1. CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING ACTIVITIES COMMENCE.
2. THE OWNER/CONTRACTOR SHALL NOTIFY THE THORNTON INSPECTOR ONCE ALL INITIAL CONTROL MEASURES HAVE BEEN INSTALLED FOR AN INITIAL INSPECTION AT LEAST FORTY EIGHT (48) HOURS PRIOR TO THE INSPECTION. CONSTRUCTION ACTIVITY CANNOT BEGIN UNTIL A PASSING INITIAL INSPECTION HAS OCCURRED.
3. STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE, HAVE THE REASONABLE POTENTIAL TO CAUSE, OR MEASURABLY CONTRIBUTE TO EXCEED ANY WATER QUALITY STANDARD.
4. CONSTRUCTION SHALL BE PHASED IN A MANNER TO LIMIT EARTH DISTURBING ACTIVITIES (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION).
5. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE CONSTRUCTION SITE.
6. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND ANY OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING THE MS4 OR STATE WATERS.
7. A COPY OF THE SWMP AND EROSION AND SEDIMENT CONTROL (ESC) PLANS MUST BE AVAILABLE AT ALL TIMES ON THE CONSTRUCTION SITE UNLESS OTHERWISE APPROVED BY CDPHE OR THORNTON.
8. THE SWMP AND EC PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED CONTROL MEASURES (CM) DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE CONSTRUCTION SITE. UPDATES MUST BE MADE WITHIN 72-HOURS FOLLOWING THE CHANGE IN CONTROL MEASURES.
9. THE OWNER/CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE (INCLUDING ALL CONTROL MEASURES, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT) AT A MINIMUM OF EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS. IF ON THE 14 DAY FREQUENCY A 24-HOUR POST STORM INSPECTION MUST BE CONDUCTED AFTER A PRECIPITATION EVENT OR SNOW MELT. INSPECTIONS SHALL CONTINUE UNTIL AN INACTIVATION NOTICE IS FILED WITH CDPHE.
10. THE OWNER/CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ON SITE AND AVAILABLE FOR REVIEW BY CDPHE OR CITY STAFF. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT.
11. CONTROL MEASURES REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING CONTROL MEASURE.
12. SILT FENCE PATCHING: PATCHING IS ONLY ALLOWED ON THE TOP HALF OF THE FENCE. NOT MORE THAN TWO (2) PATCHES PER SECTION OF FENCE. SILT FENCE WITH HOLES OR DETERIORATION ON THE LOWER HALF OF THE FENCE MUST BE REPLACED. REPAIR TYPICALLY INVOLVES REPLACING THE SILT FENCE TO MAINTAIN THE CMS EFFECTIVENESS TO DRAIN SLOWLY AND FUNCTION AS ORIGINALLY DESIGNED.
13. FOR ALL INSTANCES OF NONCOMPLIANCE BASED ON ENVIRONMENTAL HAZARDS AND CHEMICAL SPILLS AND RELEASES, ALL NEEDED INFORMATION MUST BE PROVIDED ORALLY TO CDPHE SPILL REPORTING LINE (24-HOUR NUMBER FOR ENVIRONMENTAL HAZARDS AND CHEMICAL SPILLS AND RELEASES: 1-877-518-5608) WITHIN 24-HOURS FROM THE TIME THE OWNER/CONTRACTOR BECOMES AWARE OF THE CIRCUMSTANCES.
14. 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).
15. CONTROL MEASURES REFERRED TO AS "CUTBACK CURB" ARE NOT ALLOWED. THE CUTBACK CURB MAY BECOME INEFFECTIVE AND MAY ALSO COMPROMISE THE INTEGRITY OF THE CURB AND IN MOST CASES DOES NOT PROVIDE ANY WATER QUALITY BENEFIT FOR FILTERING OUT SEDIMENT.
16. INLET PROTECTION AND VEGETATIVE BUFFER CONTROL MEASURES SHALL NOT BE USED AS STANDALONE CMS. THESE METHODS MUST BE UTILIZED WITH AT LEAST ONE ADDITIONAL CM.
17. CONTROL MEASURES INTENDED FOR SHEET FLOW SEDIMENT RUNOFF SHALL BE PLACED PARALLEL TO THE SLOPE.
18. ALL CONTROL MEASURES SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN OF THE CM UNLESS OTHERWISE SPECIFIED.
19. A VEHICLE TRACKING CONTROL (VTC) SHALL BE PLACED AT ALL ENTRANCES/EXITS FROM THE SITE AS WELL AS ANY EGRESS FROM EXPOSED DIRT TO PAVED AREAS TO PREVENT TRACK-OUT ONTO STREETS. IF TRACK-OUT DOES OCCUR, THE OWNER/CONTRACTOR SHALL IMMEDIATELY SWEEP THE STREET OF DEBRIS. RECYCLED CRUSHED CONCRETE OR ASPHALT SHALL NOT BE USED FOR VEHICLE TRACKING PADS.
20. FOR RESIDENTIAL PROJECTS, BACK OF CURB PROTECTION IS REQUIRED ALONG ALL INTERIOR LOTS.
21. ALL SEDIMENT COLLECTED IN CONTROL MEASURES SHALL BE REMOVED UPON INITIAL ACCEPTANCE.
22. WIND EROSION AND DUST CONTROL MEASURES MUST BE UTILIZED TO MINIMIZE AIRBORNE PARTICULATE DUST. CONTROL MEASURES MAY INCLUDE MINIMIZING DISTURBED AREAS, WATERING, AND/OR PROVIDING TEMPORARY STABILIZATION.
23. PERMANENT EROSION CONTROL MEASURES FOR SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH DISTURBANCE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH DISTURBANCE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 14 CALENDAR DAYS. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION MEASURES ARE IMPLEMENTED.
24. FINAL STABILIZATION HAS BEEN ACHIEVED WHEN ALL EARTH DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED.
25. CONTRACTOR SHALL REMOVE ALL TEMPORARY CONTROL MEASURES FROM THE SITE UPON SUBMITTING THE INACTIVATION NOTICE.

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THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS
 11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
 DATE: 09/22/2023
 DESIGNED: CS
 DRAWN: CS
 CHECKED: MT

REVISIONS:
 JOB DESCRIPTION: 100% CONSTRUCTION DOCUMENTS
 SHEET TITLE: CIVIL NOTES

SHEET NUMBER: C001
 SHEET ____ OF ____



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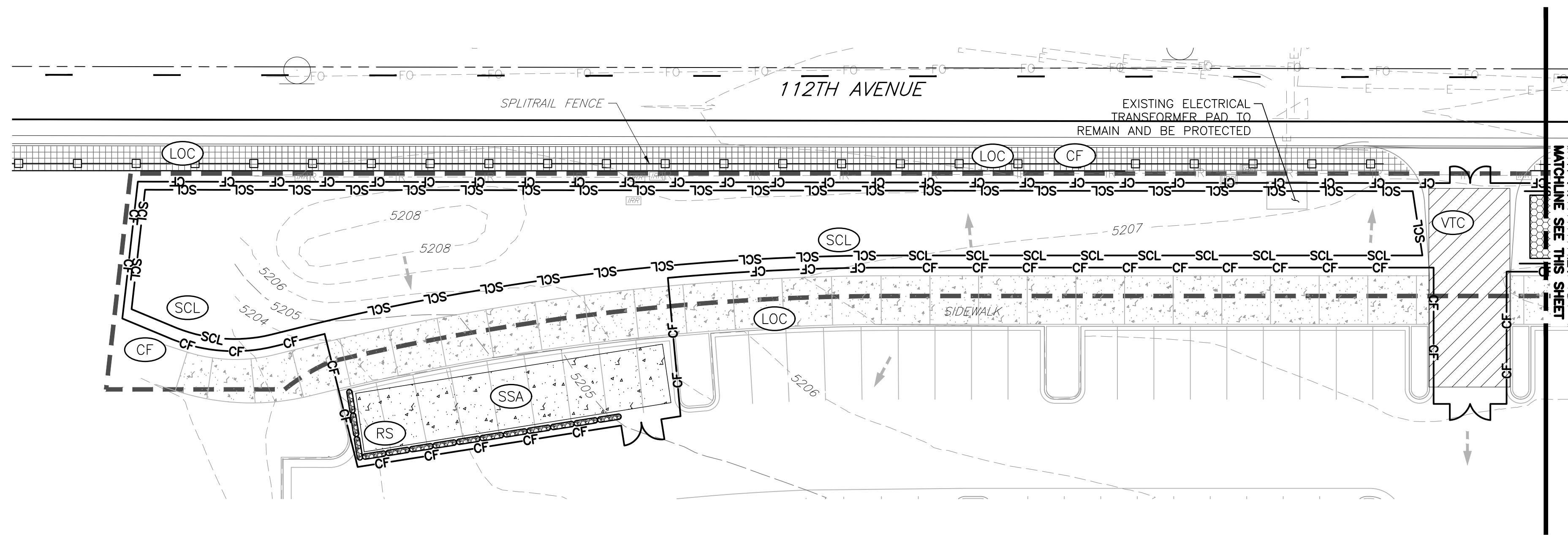
PROJECT NUMBER: #71-688
DESIGNED: CS
DRAWN: CS
CHECKED: MT

JOB DESCRIPTION:
100%
CONSTRUCTION DOCUMENTS

SHEET TITLE:
INITIAL EROSION
CONTROL PLAN

SHEET NUMBER:
C100

SHEET ___ OF ___

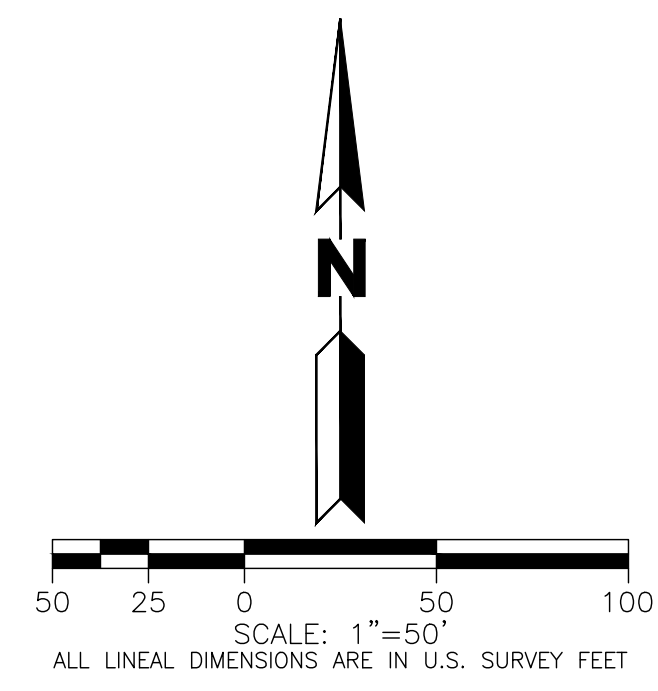
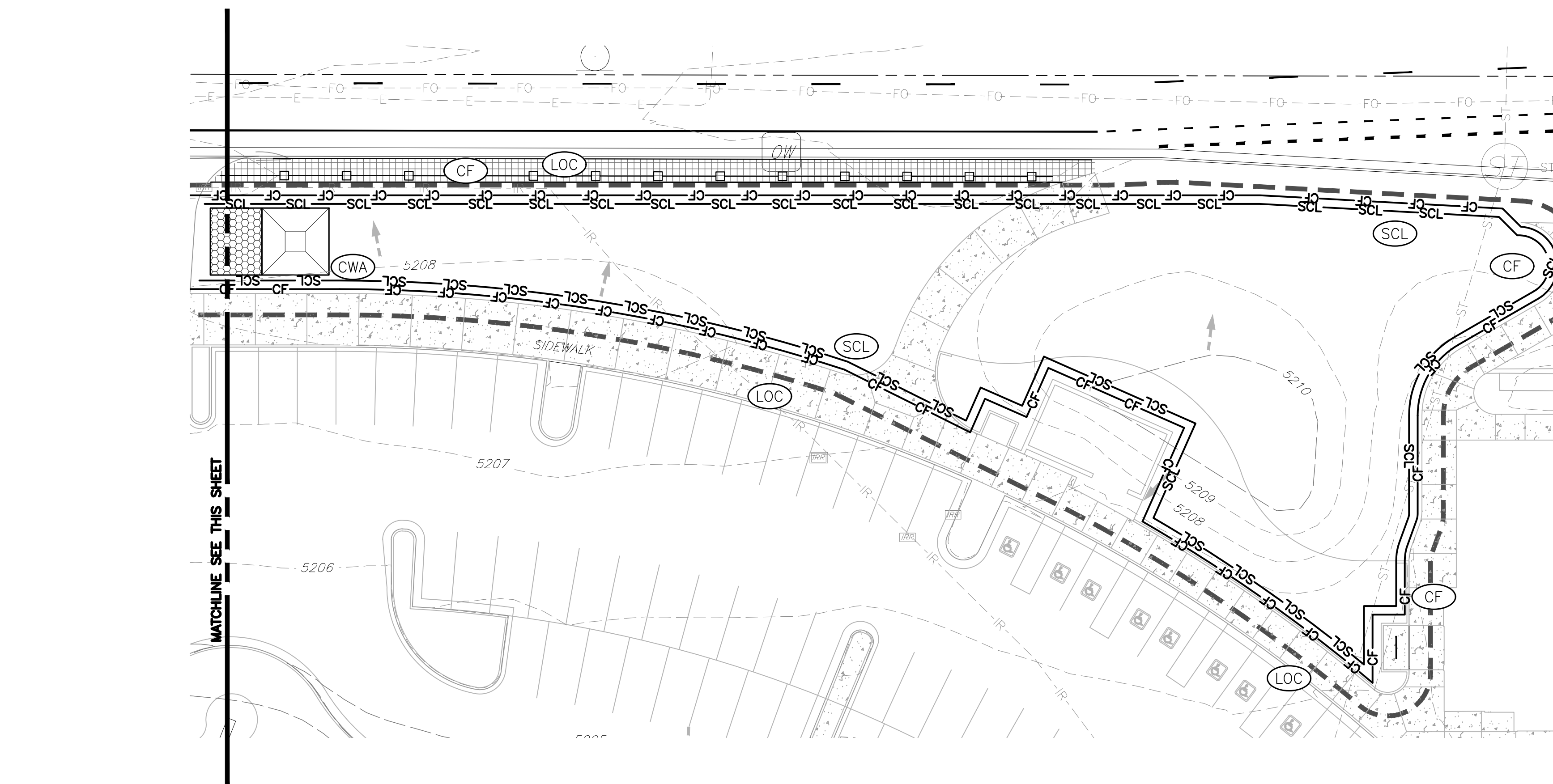


LEGEND

	VEHICLE TRACKING CONTROL	
	STABILIZED STAGING AREA	
	CONCRETE WASHOUT AREA	
	CONSTRUCTION FENCE	
	SEDIMENT CONTROL LOG	
	PERMANENT SEEDING	
	LIMITS OF CONSTRUCTION	
	ROCK SOCK	
	DIRECTION OF FLOW	

NOTES:

- SEE SHEET C001 FOR COT EROSION CONTROL NOTES.
- AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BASIS OF BEARING

BEARINGS ARE BASED ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR S00°25'13"E AND BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #24968 AT THE NORTHEAST CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #24968 AT THE EAST QUARTER CORNER.

BENCHMARK

ELEVATIONS ARE BASED ON THE NGS BM #L 411 RESET A STAINLESS STEEL ROD IN LOGO BOX STAMPED "L 411 RESET 1993" LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF EAST 104TH AVENUE AND MARION STREET.

ELEVATION = 5301.60' (NAVD 1988) DATUM.

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 PLOT BY: M. J. MARTIN
 DRAWING LOCATION: G:\Thornton\18-0563-Thornton Active Adult Center\PCANS\SENSORY WALK\INITIAL EROSION CONTROL PLAN.dwg



THIS PLAN SET SEALED ON
SHEET C000.

THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS
11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-888
DATE: 09/22/2023

DESIGNED: CS
DRAWN: CS
CHECKED: MT

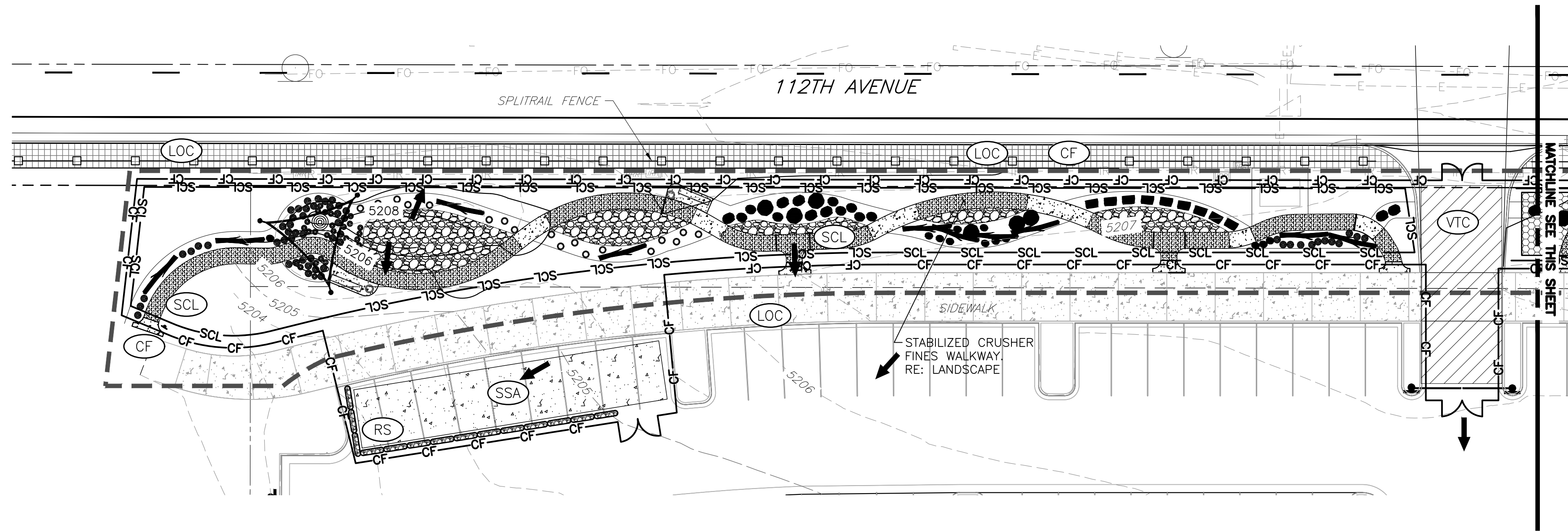
REVISIONS:

JOB DESCRIPTION:
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CONSTRUCTION DOCUMENTS

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INTERIM EROSION
CONTROL PLAN

SHEET NUMBER:
C110

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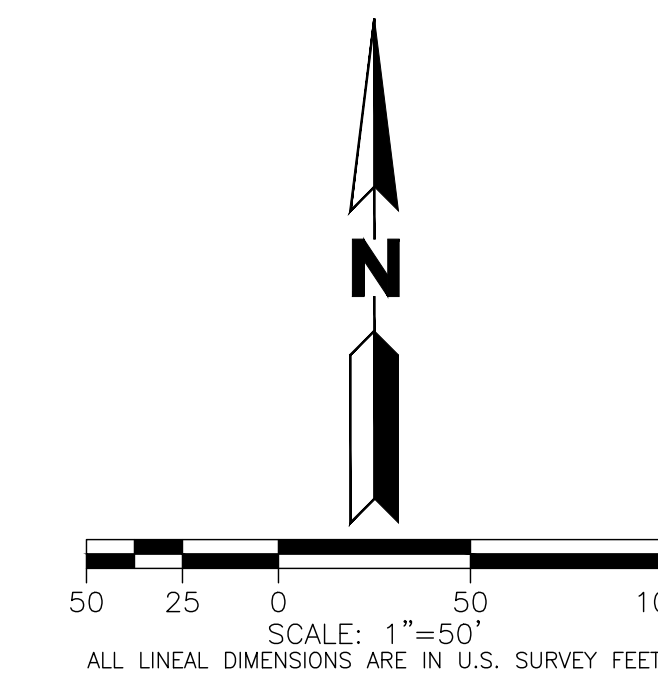
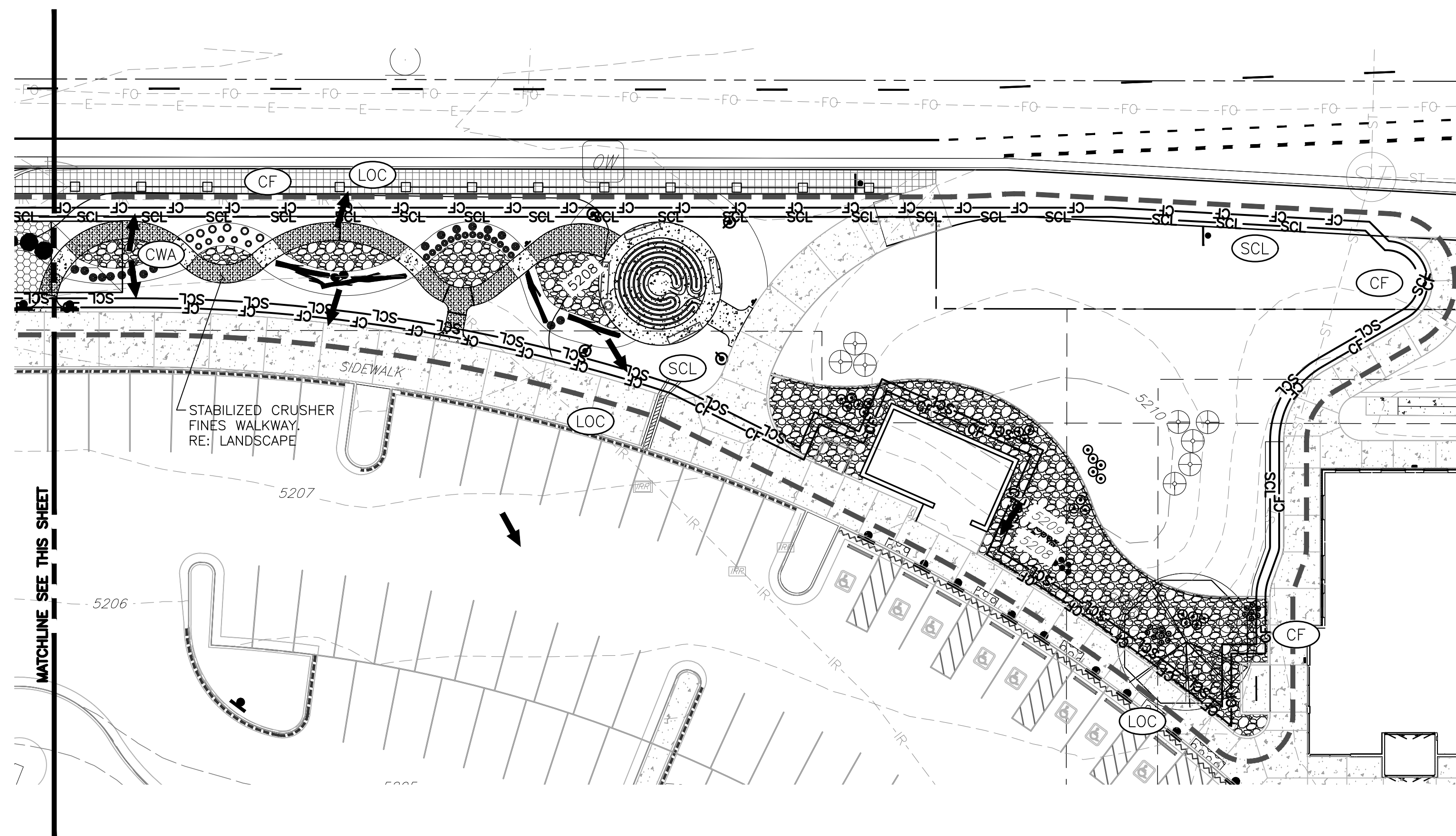


LEGEND

	VEHICLE TRACKING CONTROL		VTC
	STABILIZED STAGING AREA		SSA
	CONCRETE WASHOUT AREA		CWA
	CONSTRUCTION FENCE		CF
	SEDIMENT CONTROL LOG		SCL
	PERMANENT SEEDING		PS
	LIMITS OF CONSTRUCTION		LOC
	ROCK SOCK		RS
	DIRECTION OF FLOW		

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- REFER TO LANDSCAPE PLANS FOR GRADING, LAYOUT AND SURFACE TREATMENTS INCLUDING CONCRETE AND CRUSHER FINES.



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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ELEVATION = 5301.60' (NAVD 1988) DATUM.

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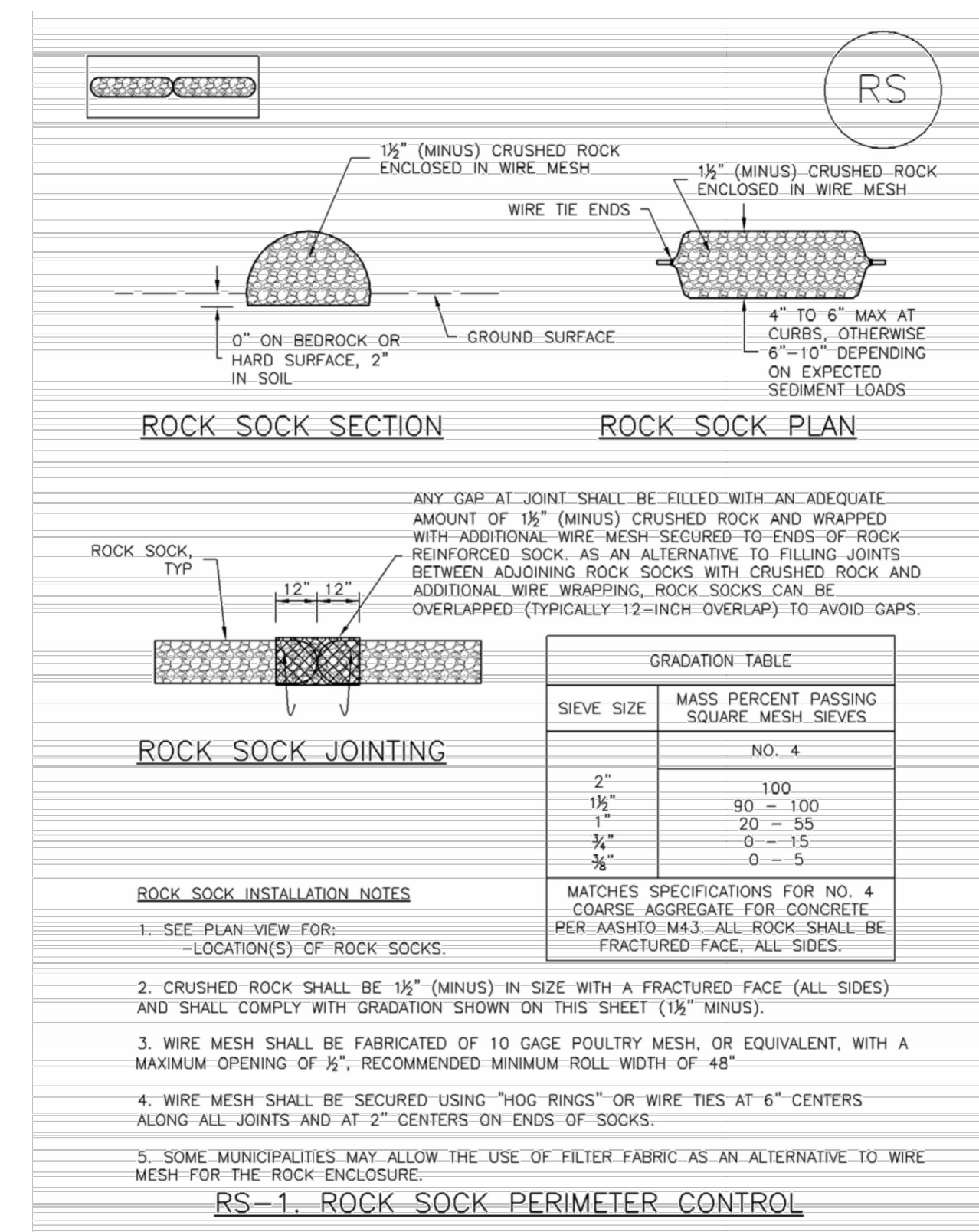
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 SHEET C000.

SC-5

Rock Sock (RS)



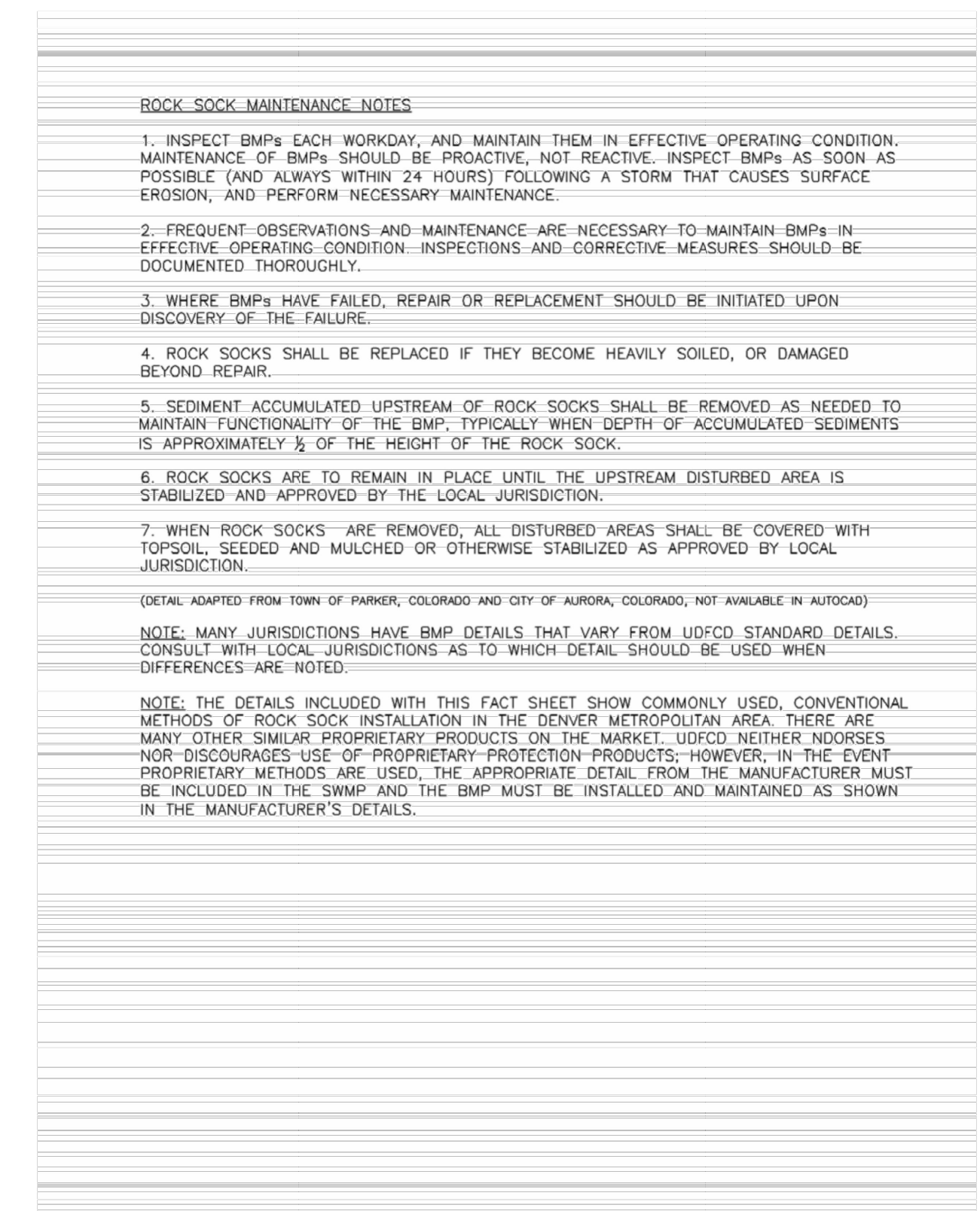
RS-2

Urban Drainage and Flood Control District
 Urban Storm Drainage Criteria Manual Volume 3

November 2010

Rock Sock (RS)

SC-5



November 2010

Urban Drainage and Flood Control District
 Urban Storm Drainage Criteria Manual Volume 3

RS-3

THORNTON ACTIVE ADULT CENTER
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 11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
 DATE: 09/22/2023

DESIGNED: CS
 DRAWN: CS
 CHECKED: MT

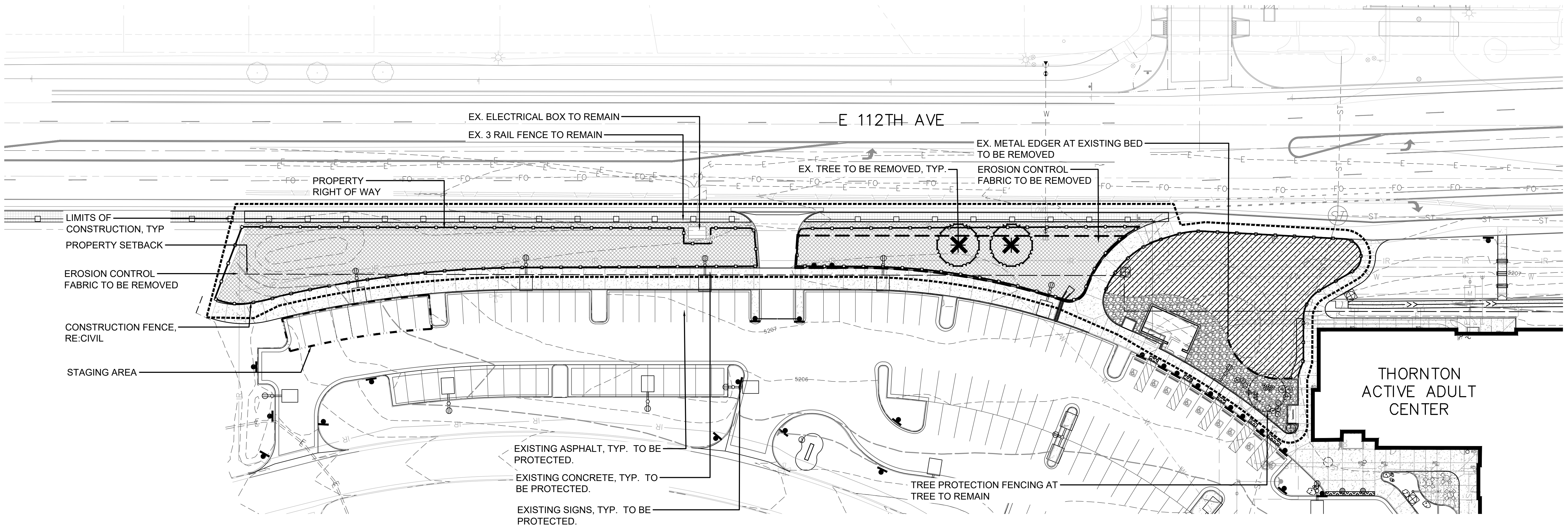
REVISIONS:

JOB DESCRIPTION:
 100%
 CONSTRUCTION DOCUMENTS

SHEET TITLE:
 EROSION
 CONTROL
 DETAILS

SHEET NUMBER:
C131

SHEET ____ OF ____



SITE DEMO NOTES

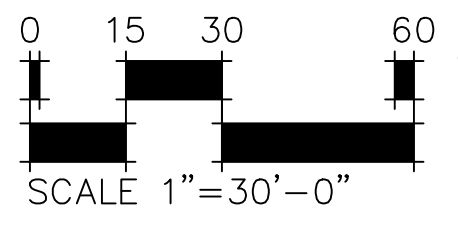
1. STAGING AREA TO BE COORDINATED WITH CITY OF THORNTON.
2. CONTRACTOR TO INSTALL FENCING AT STAGING AREA TO NOT DISTURB EXISTING WALKS OR UTILITIES, AND TO NOT PENETRATE THE GROUND.
3. CONTRACTOR TO RESTORE ANY DAMAGED ASPHALT AND PARKING LOT STRIPING BACK TO PREEXISTING CONDITIONS AT STAGING AREA.
4. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLAN MAY VARY FROM THE ACTUAL CONDITIONS; ADDITIONAL UTILITIES, NOT SHOWN ON PLANS, MAY ALSO EXIST. CONTRACTOR TO FIELD VERIFY ALL UTILITIES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT IMMEDIATELY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALKWAYS, OTHER EXISTING STRUCTURES AND IMPROVEMENTS TO REMAIN THAT IS A RESULT OF THE CONTRACTOR'S WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER. DOCUMENT AND BRING TO THE ATTENTION OF OWNER AND LANDSCAPE ARCHITECT ALL EXISTING DAMAGES PRIOR TO BEGINNING WORK. ANY DAMAGES NOT DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT AT THE BEGINNING OF WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. SEE GENERAL CONDITIONS, GENERAL NOTES AND TECHNICAL SPECIFICATIONS FOR FURTHER INFORMATION AND REQUIREMENTS.
7. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE EXISTING SITE CONDITIONS PRIOR TO START OF PROJECT. ANY DISCREPANCIES BETWEEN EXISTING SITE CONDITIONS AND THIS PLAN MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO BIDDING FOR CONSIDERATION OF SCOPE MODIFICATION.
8. ALL EQUIPMENT AND MATERIALS TO BE REMOVED MUST BE LEGALLY DISPOSED OF OFFSITE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. ALL TREES TO REMAIN MUST HAVE TREE PROTECTION. TREE PROTECTION TO EXTEND TO DRIPLINE OF TREE CANOPIES WHERE POSSIBLE. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT TO DISCUSS CONDITIONS WHERE THIS IS NOT POSSIBLE AND RECEIVE PERMISSION TO REDUCE AREA OF TREE PROTECTION.
10. CONTRACTOR TO REVIEW CITY STANDARDS AND SPECIFICATIONS FOR TRAFFIC CONTROL REQUIREMENTS.
11. CITY OF THORNTON PROJECT MANAGER TO DETERMINE IF ANY EXISTING TREES SHOWN TO BE REMOVED IN THESE PLANS, CAN BE TRANSPLANTED. COORDINATE WITH CONTRACTOR TO DETERMINE LOCATION FOR PLANTING.

LEGEND

	LIMITS OF CONSTRUCTION
	CONSTRUCTION FENCE
	METAL EDGER TO BE REMOVED
	STAGING AREA
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION AT EXISTING TREES
	EROSION CONTROL BLANKET TO BE REMOVED
	EX. SOD TO BE REMOVED
	PROPERTY RIGHT OF WAY SETBACK LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	EX. CABLE LINE
	EX. GAS LINE
	EX. ELECTRICAL LINE
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM LINE
	EX. 3 RAIL WOOD FENCE
	EX. 1 1/2" - 3" RIVER ROCK
	EX. 3/4" CRUSHED ROCK
	EX. CONCRETE
	EX. TREES
	EX. SIGN



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THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS
11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: EA
DRAWN: EA
CHECKED: EK

REVISIONS:
JOB DESCRIPTION: 100%
CONSTRUCTION DOCUMENTS
SHEET TITLE:

EXISTING CONDITIONS AND DEMOLITION PLAN

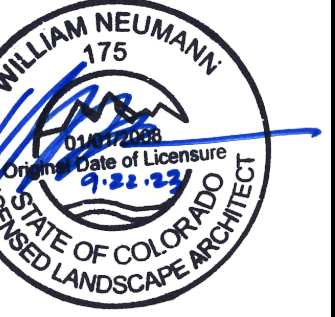
SHEET NUMBER:

L1.0
SHEET _____ OF _____

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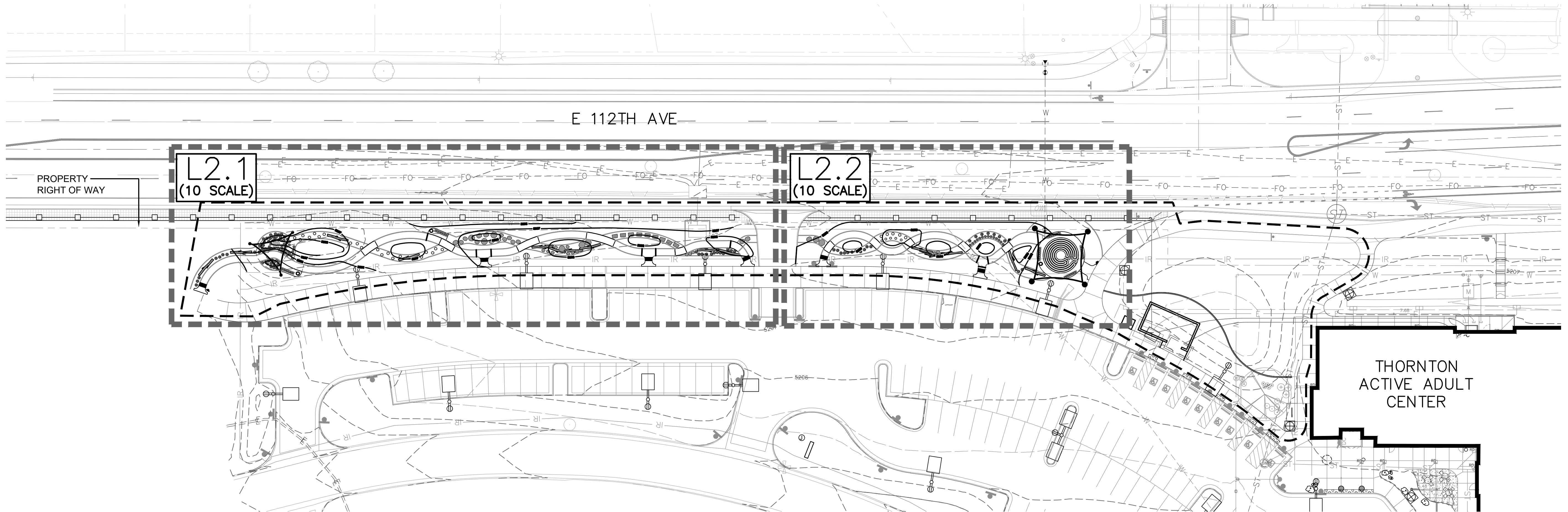
PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: AQ
DRAWN: EA
CHECKED: EK

REVISIONS:

JOB DESCRIPTION: 100% CONSTRUCTION DOCUMENTS
SHEET TITLE: OVERALL GRADING PLAN

SHEET NUMBER: L2.0

SHEET _____ OF _____



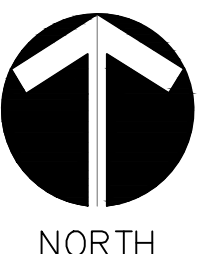
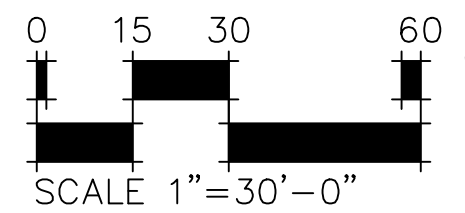
GRADING NOTES:

- CONTRACTOR IS TO BALANCE SITE. NO EXPORT OR IMPORT OF MATERIAL IS ANTICIPATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
- THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES AND PUBLIC RIGHT-OF-WAYS AS A RESULT OF THIS PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. CONTRACTOR SHALL PROVIDE A SMOOTH FINISH GRADE THROUGHOUT THE ENTIRE PROJECT FREE OF RUTS, DEPRESSIONS AND IRREGULARITIES. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SWALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY IN WRITING.
- REFER TO CIVIL PLANS FOR STORMWATER MANAGEMENT / EROSION CONTROL STANDARD NOTES AND DETAILS.

LEGEND	
	LIMITS OF CONSTRUCTION
	PROPERTY RIGHT OF WAY
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	EX. CABLE LINE
	EX. GAS LINE
	EX. ELECTRICAL LINE
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM LINE
	EXISTING 3 RAIL WOOD FENCE
	EXISTING 1 1/2" - 3" RIVER ROCK
	EXISTING 3/4" CRUSHED ROCK
	EXISTING TREES
	EXISTING PARKING SIGN
	MAJOR CONTOUR
	MINOR CONTOUR
	CONCRETE
	CRUSHER FINES
	STABILIZED CRUSHER FINES
	NATIVE SEED
	1 1/2" - 3" RIVER ROCK
	PLANTING
	LANDSCAPE BOULDER
	LOG, REFER TO PLANS FOR DETAIL INFO.
	STEPPING STUMPS
	TRASH RECEPTACLE
	BENCH



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NORTHWEST LANDSCAPE IMPROVEMENTS
11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: AQ
DRAWN: EA
CHECKED: EK

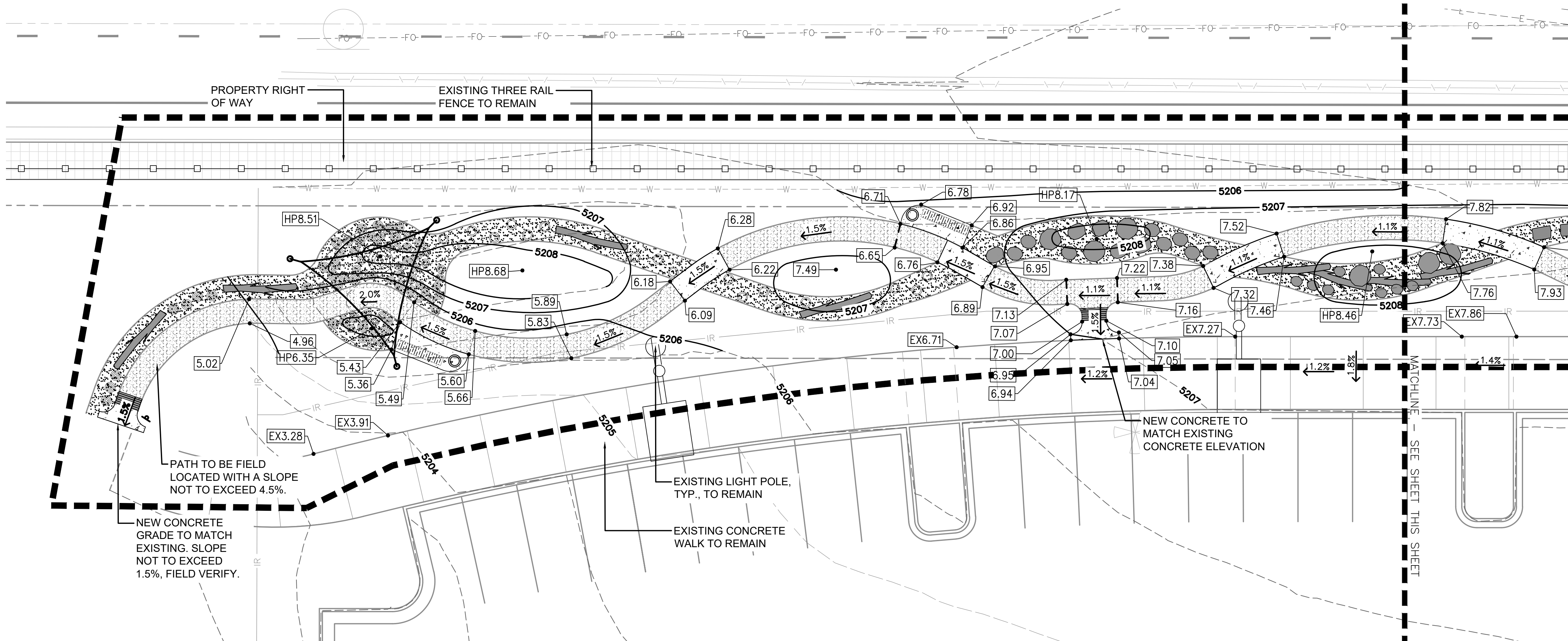
REVISIONS:
JOB DESCRIPTION:
100%
CONSTRUCTION DOCUMENTS

SHEET TITLE:
GRADING PLAN -
NORTHWEST
ENLARGEMENT

SHEET NUMBER:

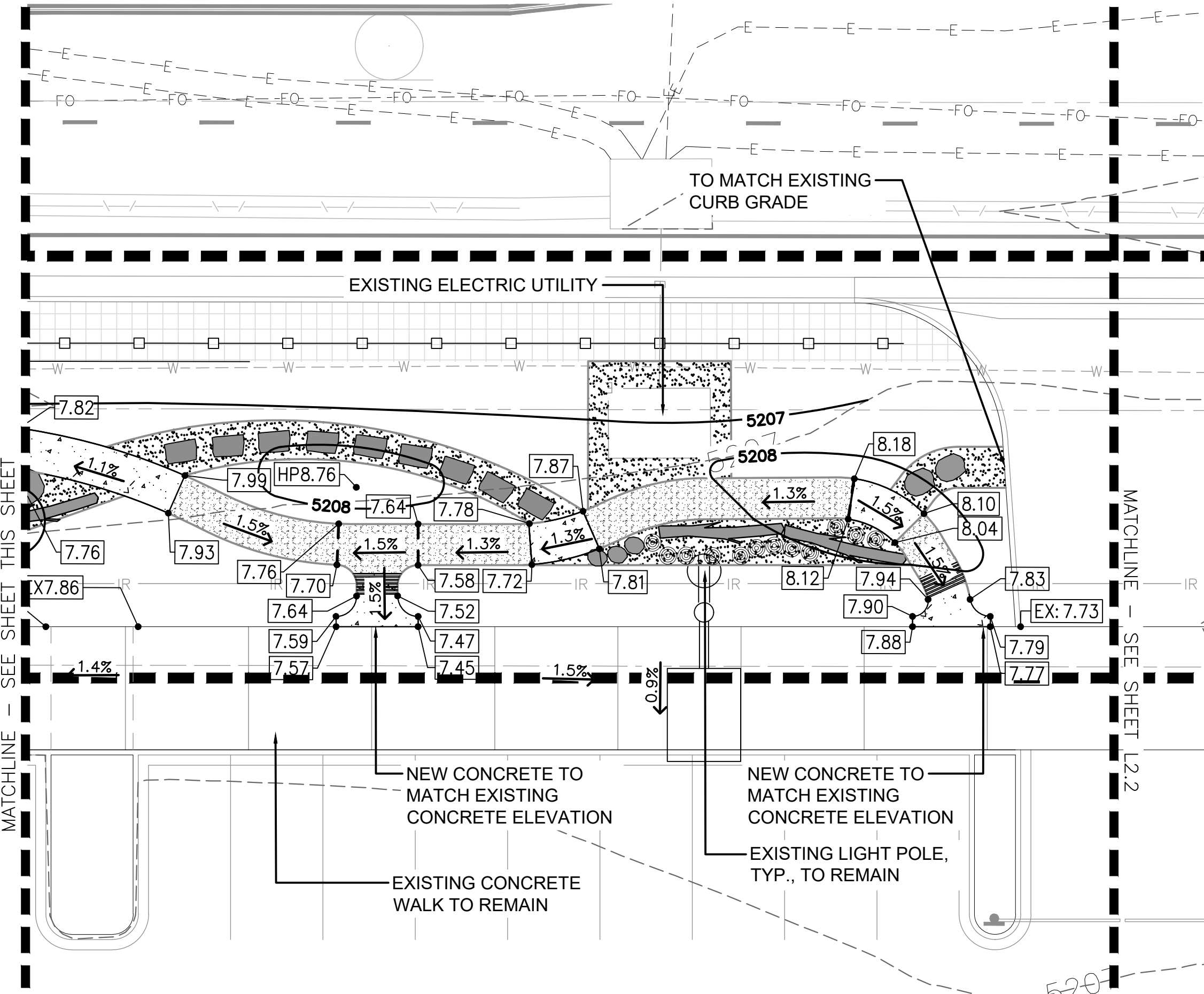
L2.1

SHEET OF

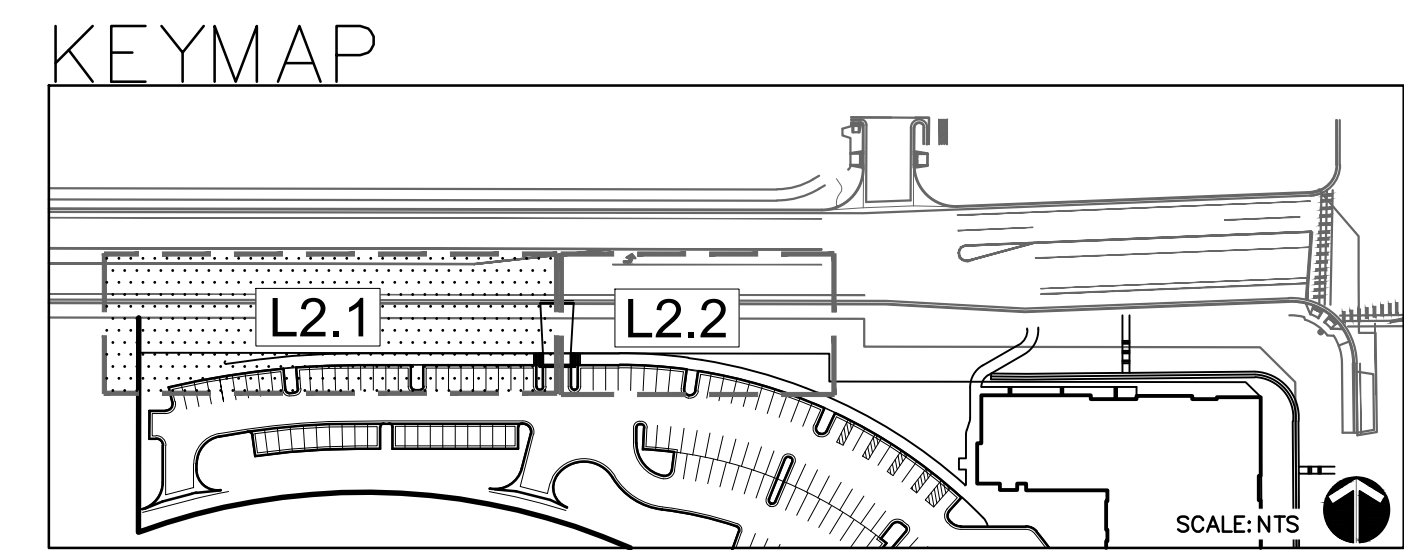


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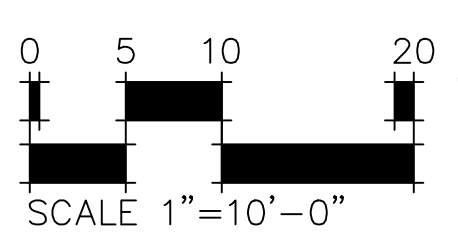
	LIMITS OF CONSTRUCTION		CONCRETE
	PROPERTY RIGHT OF WAY		CRUSHER FINES
	EX. MAJOR CONTOUR		STABILIZED CRUSHER FINES
	EX. MINOR CONTOUR		NATIVE SEED
	EX. CABLE LINE		1 1/2" - 3" RIVER ROCK
	EX. GAS LINE		PLANTING
	EX. ELECTRICAL LINE		LANDSCAPE BOULDER
	EX. WATER LINE		LOG, REFER TO PLANS FOR DETAIL INFO.
	EX. SANITARY LINE		STEPPING STUMPS
	EX. STORM LINE		TRASH RECEPTACLE
	EXISTING 3 RAIL WOOD FENCE		BENCH
	EXISTING 1 1/2" - 3" RIVER ROCK		
	EXISTING 3/4" CRUSHED ROCK		
	EXISTING TREES		
	EXISTING PARKING SIGN		
	MAJOR CONTOUR		
	MINOR CONTOUR		



NOTES:
1. REFER TO SHEET L2.0 FOR GRADING NOTES.



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PROJECT: THORNTON ACTIVE ADULT CENTER - NORTHWEST LANDSCAPE IMPROVEMENTS
DATE: 09/22/2023
DRAWN: EA
CHECKED: EK
SCALE: NTS

LEGEND:
LIMITS OF CONSTRUCTION
PROPERTY RIGHT OF WAY
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
EX. CABLE LINE
EX. GAS LINE
EX. ELECTRICAL LINE
EX. WATER LINE
EX. SANITARY LINE
EX. STORM LINE
EXISTING 3 RAIL WOOD FENCE
EXISTING 1 1/2" - 3" RIVER ROCK
EXISTING 3/4" CRUSHED ROCK
EXISTING TREES
EXISTING PARKING SIGN
MAJOR CONTOUR
MINOR CONTOUR

PROJECT: THORNTON ACTIVE ADULT CENTER - NORTHWEST LANDSCAPE IMPROVEMENTS
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SCALE: NTS

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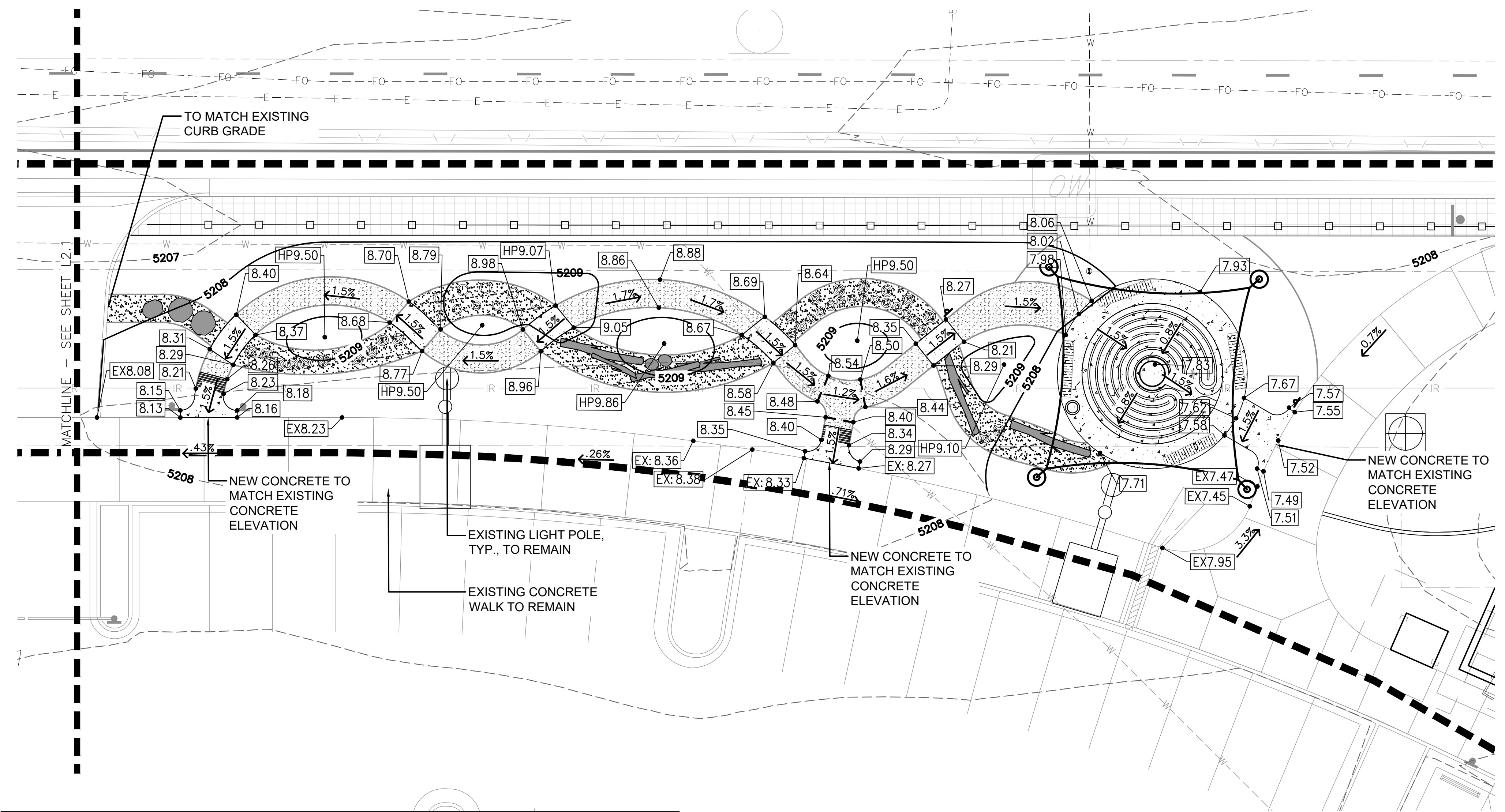
PROJECT NUMBER: #71-688
 DATE: 09/22/2023
 DESIGNED: AQ
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 CHECKED: EK

REVISIONS:

JOB DESCRIPTION:
 100%
 CONSTRUCTION DOCUMENTS

SHEET TITLE:
 GRADING PLAN - NORTHEAST
 ENLARGEMENT

SHEET NUMBER:
L2.2
 SHEET ____ OF ____

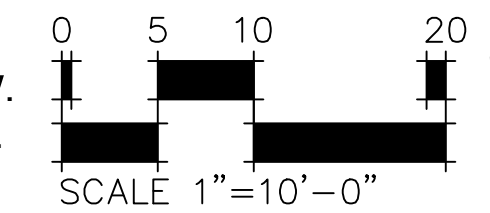


LEGEND			
	LIMITS OF CONSTRUCTION		CONCRETE
	PROPERTY RIGHT OF WAY		CRUSHER FINES
	EX. MAJOR CONTOUR		STABILIZED CRUSHER FINES
	EX. MINOR CONTOUR		NATIVE SEED
	EX. CABLE LINE		1 1/2" - 3" RIVER ROCK
	EX. GAS LINE		PLANTING
	EX. ELECTRICAL LINE		LANDSCAPE BOULDER
	EX. WATER LINE		LOG, REFER TO PLANS FOR DETAIL INFO.
	EX. SANITARY LINE		STEPPING STUMPS
	EX. STORM LINE		TRASH RECEPTACLE
	EXISTING 3 RAIL WOOD FENCE		BENCH
	EXISTING 1 1/2" - 3" RIVER ROCK		
	EXISTING 3/4" CRUSHED ROCK		
	EXISTING TREES		
	EXISTING PARKING SIGN		
	MAJOR CONTOUR		
	MINOR CONTOUR		

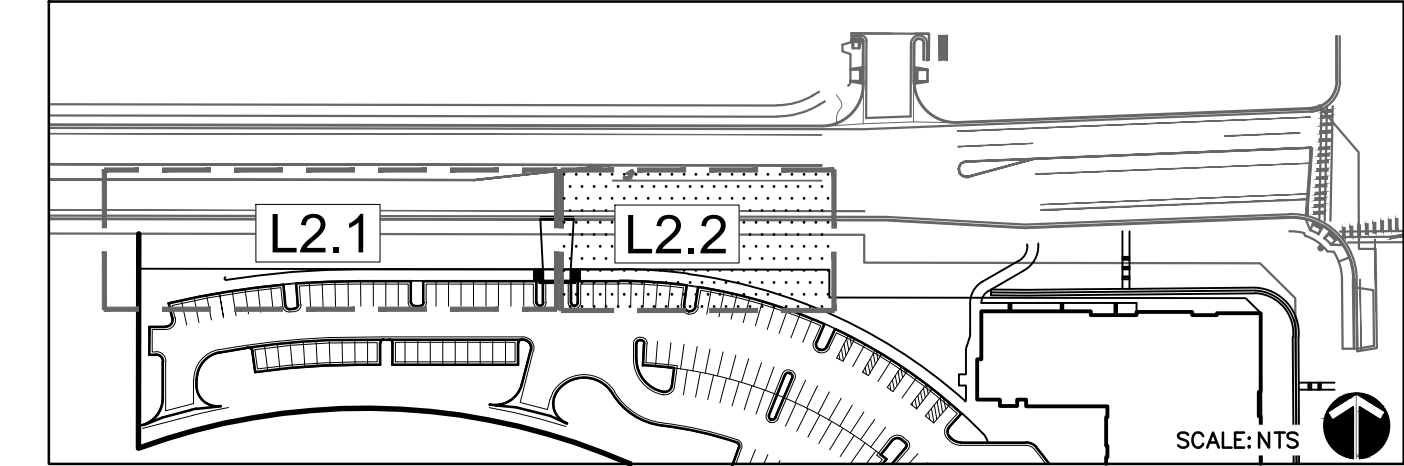
NOTES:
 1. REFER TO SHEET L2.0 FOR GRADING NOTES.



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KEYMAP



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 PLOT DATE: Sep 23, 2023 - 4:56pm



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11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
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DRAWN: EA
CHECKED: EK

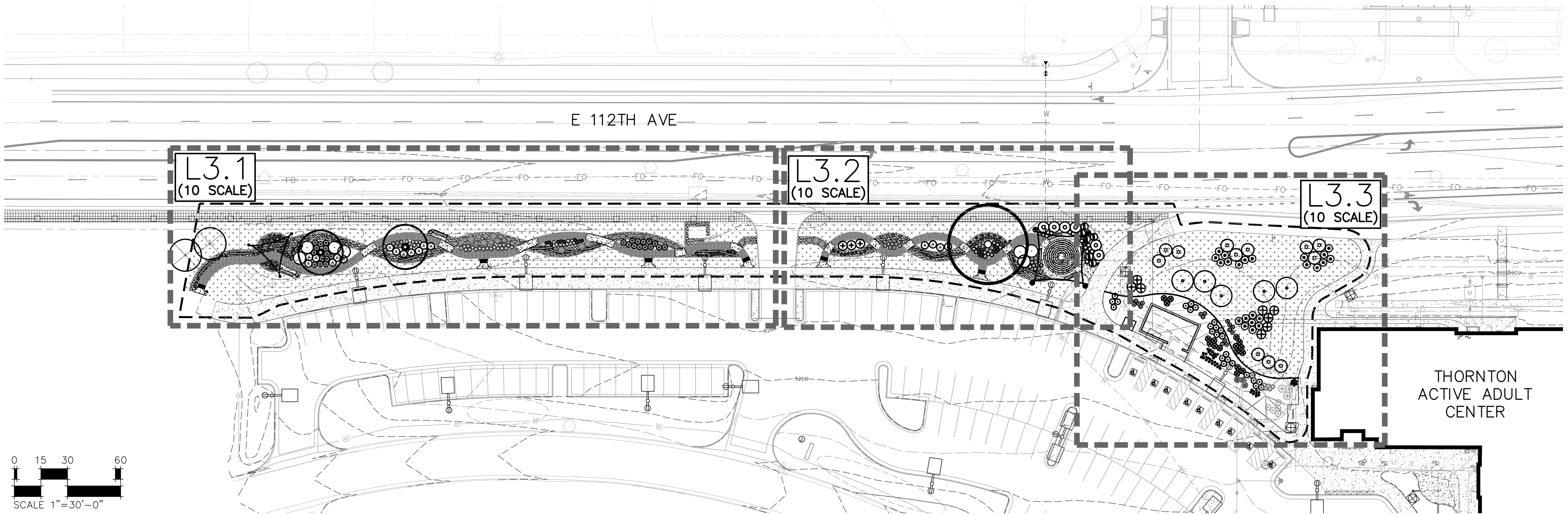
REVISIONS:
JOB DESCRIPTION: 100%
CONSTRUCTION DOCUMENTS
SHEET TITLE:

OVERALL LAYOUT, ACCESSIBILITY, AND PLANTING PLAN

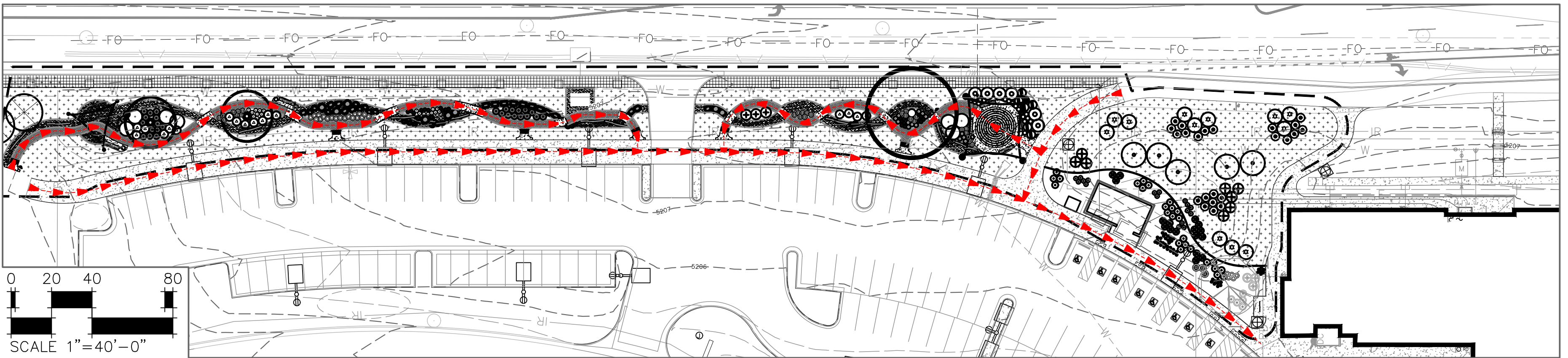
SHEET NUMBER:

L3.0

SHEET _____ OF _____



SITE ACCESSIBILITY PLAN



LEGEND

	LIMITS OF CONSTRUCTION		MAJOR CONTOUR
	PROPERTY RIGHT OF WAY		MINOR CONTOUR
	EX. MAJOR CONTOUR		CONCRETE
	EX. MINOR CONTOUR		CRUSHER FINES
	EX. CABLE LINE		STABILIZED CRUSHER FINES
	EX. GAS LINE		NATIVE SEED
	EX. ELECTRICAL LINE		PLANTING
	EX. WATER LINE		LANDSCAPE BOULDER
	EX. SANITARY LINE		LOG, REFER TO PLANS FOR DETAIL INFO.
	EX. STORM LINE		STEPPING STUMPS
	EXISTING 3 RAIL WOOD FENCE		TRASH RECEPTACLE
	EXISTING 1 1/2" - 3" RIVER ROCK		BENCH
	EXISTING 3/4" CRUSHED ROCK		
	EXISTING CONCRETE		
	EXISTING TREES		
	EXISTING PARKING SIGN		
	ACCESSIBLE ROUTE		

SITE LAYOUT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
2. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS.
4. PROVIDE PROTECTIVE BARRIERS, FENCING, ETC., AS REQUIRED BY THE CITY OF THORNTON PLANS AND SPECIFICATIONS.
5. CONDITIONS/ITEMS CARRY A DETAIL CALLOUT ON THE PLAN. THIS DOES NOT EXCLUDE THIS CONDITION/ITEM FROM THE PROJECT.
6. RE: SHEET L5.1 FOR PLANTING NOTES.
7. CONTRACTOR TO COORDINATE CLOSELY WITH CITY OF THORNTON PROJECT MANAGER TO FIELD FIT ALL PROPOSED IMPROVEMENTS, PRIOR TO INSTALL..
8. CONTRACTOR TO PROVIDE WOOD MULCH FOR ALL PLANTING BEDS.

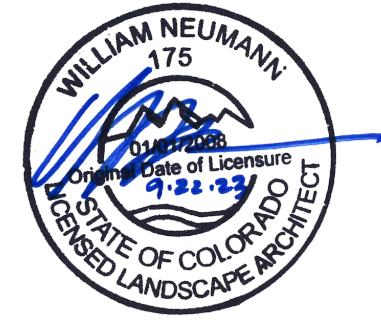
ACCESSIBLE ROUTE DESIGN STANDARDS SLOPE/ CROSS-SLOPE REQUIREMENTS

	ABAAS CONSTRUCTION MAXIMUMS ±0 CONSTRUCTION TOLERANCE	DSC DESIGN REQUIREMENTS ACI RECOMMENDATIONS
RAMP	1:12 = 8.33%	1:13.3 = 7.50%
WALKING SURFACES	1:20 = 5.00%	1:25 = 4.00%
PARKING	1:48 = 2.00%	1:66.6 = 1.50%
'LEVEL AREAS' E.G. LANDINGS, PARKING ACCESS AISLES, TURNING SPACES, ETC.	1:48 = 2.00%	1:66.6 = 1.50%
CROSS-SLOPE	1:48 = 2.00%	1:66.6 = 1.50%



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REVISIONS: [List of revision notes]
 PLOT DATE: Sep 21, 2023 - 1:00pm



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PROJECT NUMBER: #71-688
DESIGNED: AQ
DRAWN: EA
CHECKED: EK

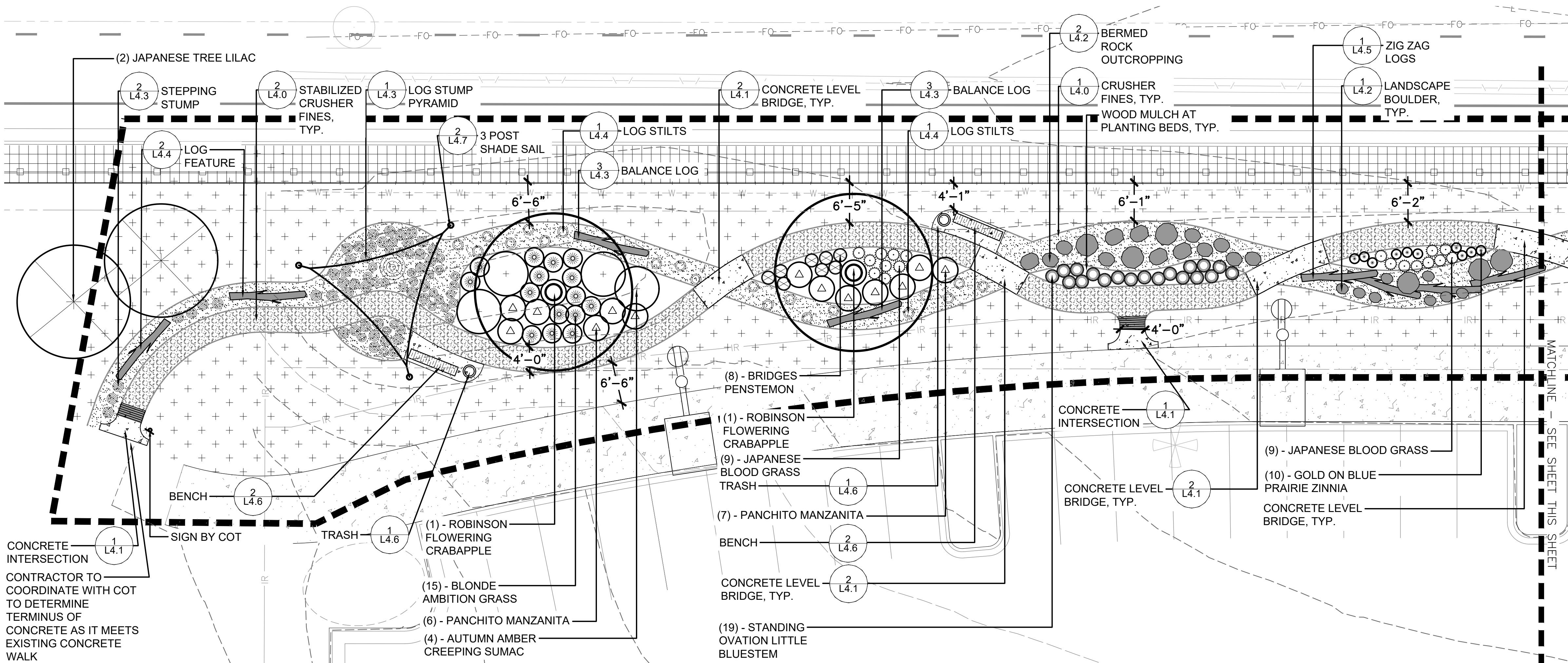
DATE: 09/22/2023
REVISIONS:

JOB DESCRIPTION:
100%
CONSTRUCTION DOCUMENTS

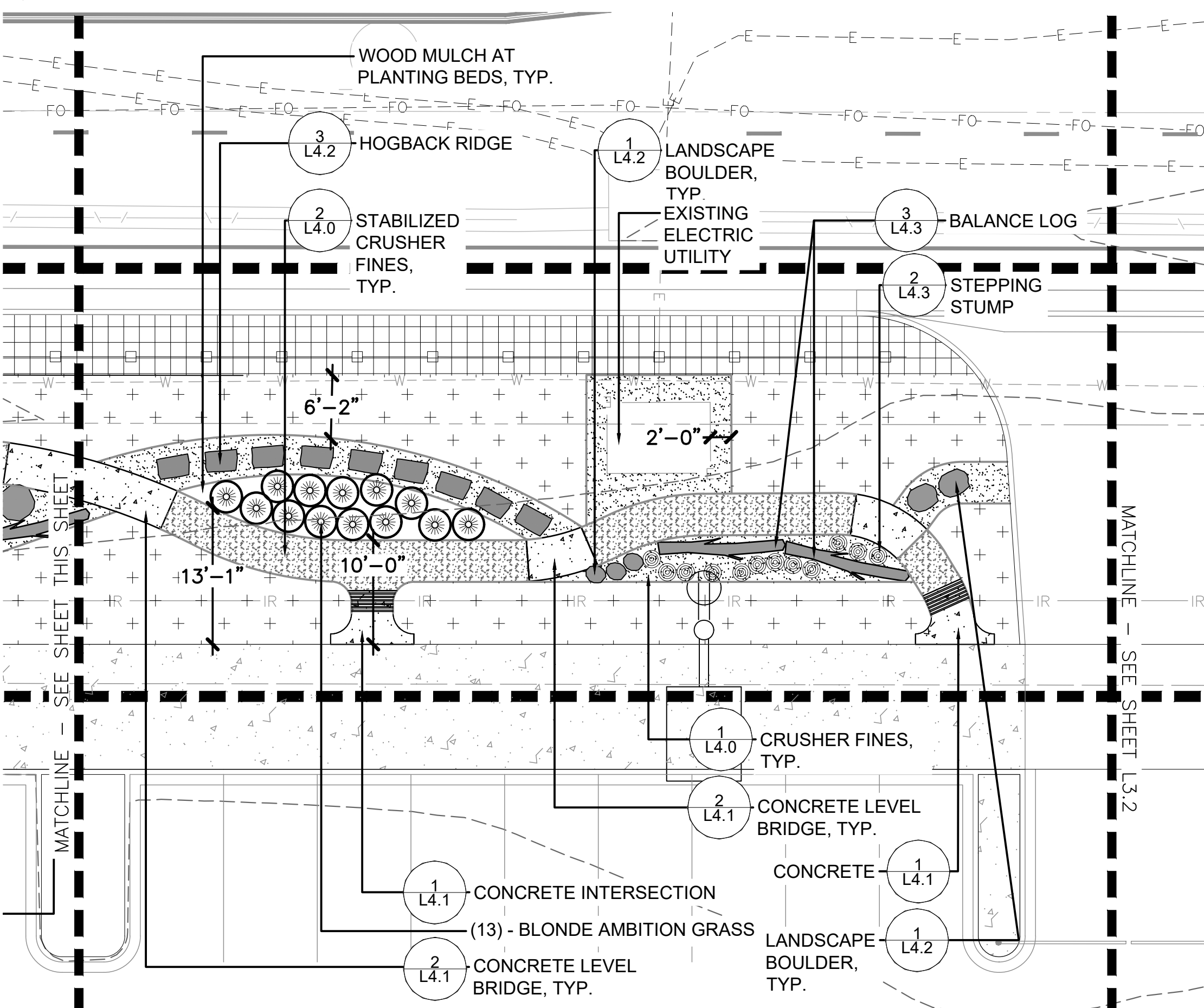
SHEET TITLE:
LAYOUT AND
PLANTING PLAN

SHEET NUMBER:
L3.1

SHEET ____ OF ____



LEGEND	
	LIMITS OF CONSTRUCTION
	PROPERTY RIGHT OF WAY
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	EX. CABLE LINE
	EX. ELECTRICAL LINE
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM LINE
	EXISTING 3 RAIL WOOD FENCE
	EXISTING 1 1/2" - 3" RIVER ROCK
	EXISTING 3/4" CRUSHED ROCK
	EXISTING CONCRETE
	EXISTING TREES
	EXISTING PARKING SIGN
	MAJOR CONTOUR
	MINOR CONTOUR
	CONCRETE
	CRUSHER FINES
	STABILIZED CRUSHER FINES
	NATIVE SEED
	PLANTING
	LANDSCAPE BOULDER
	LOG, REFER TO PLANS FOR DETAIL INFO.
	STEPPING STUMPS
	TRASH RECEPTACLE
	BENCH

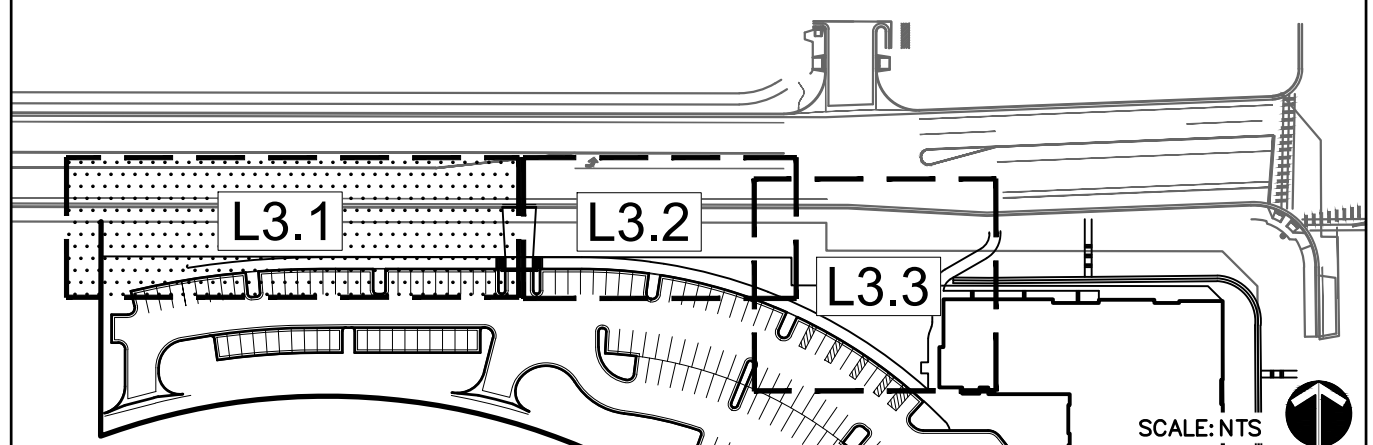


*PROPOSED SIGNS NOTED ON PLANS TO BE PROVIDED BY CITY OF THORNTON.

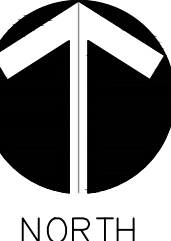
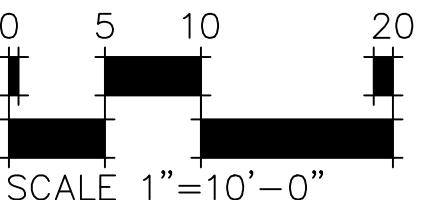
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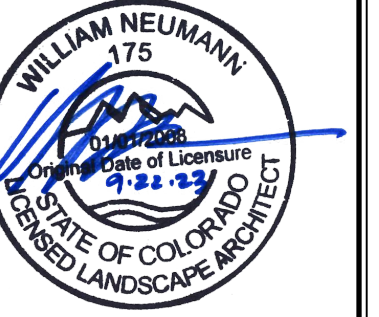
- 1. CONTRACTOR TO PROVIDE WOOD MULCH FOR ALL PLANTING BEDS.
- 2. REFER TO SHEET L3.0 FOR LAYOUT NOTES.
- 3. REFER TO SHEET L5.1 FOR PLANTING NOTES

KEYMAP



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THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS
11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: AQ
DRAWN: EA
CHECKED: EK

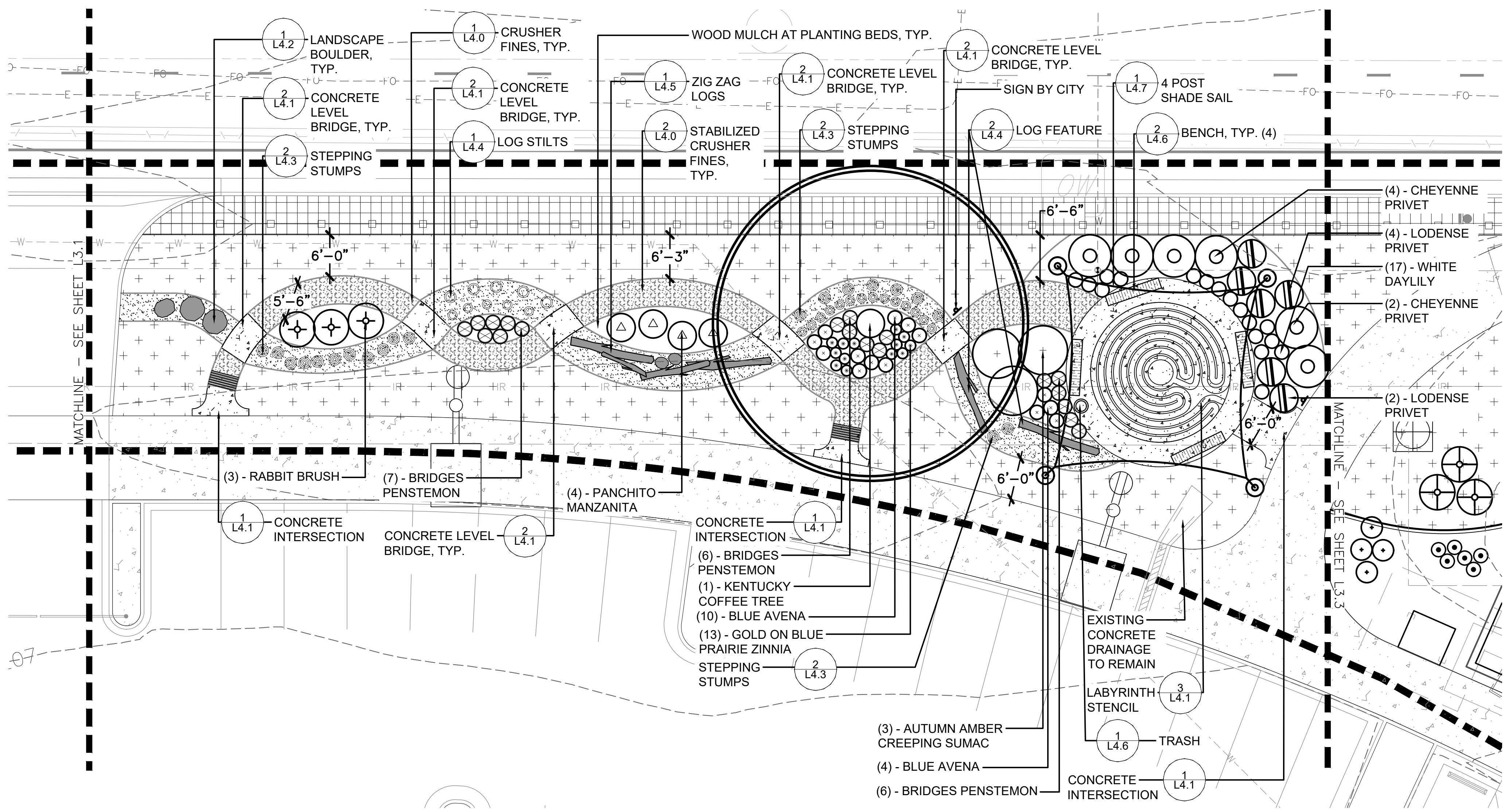
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JOB DESCRIPTION: 100% CONSTRUCTION DOCUMENTS
SHEET TITLE:

LAYOUT AND PLANTING PLAN

SHEET NUMBER:

L3.2

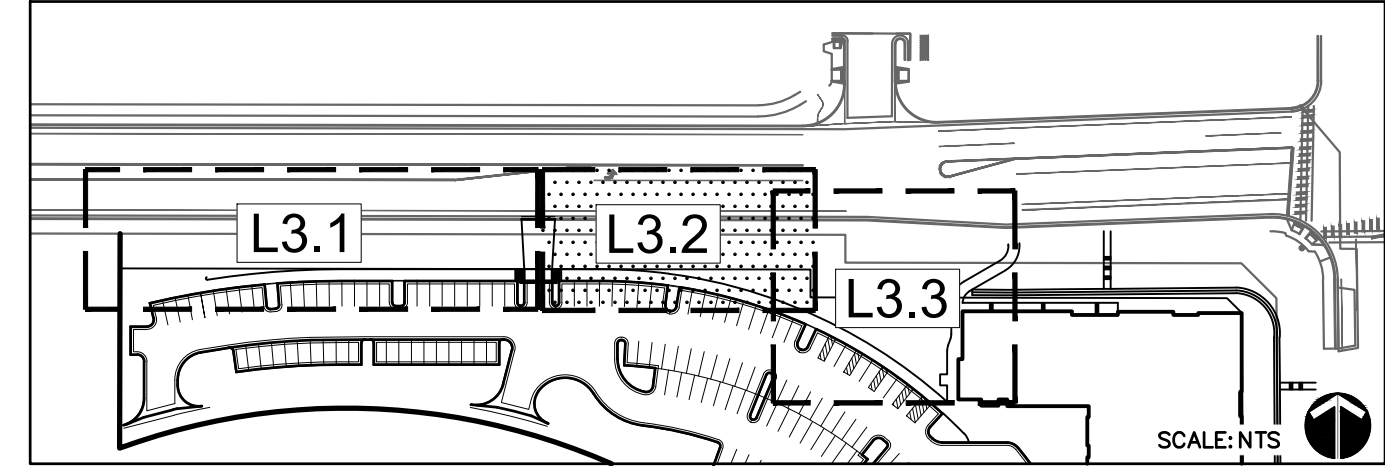
SHEET OF



***PROPOSED SIGNS NOTED ON PLANS TO BE PROVIDED BY CITY OF THORNTON.**

- NOTES:**
1. CONTRACTOR TO PROVIDE WOOD MULCH FOR ALL PLANTING BEDS.
 2. REFER TO SHEET L3.0 FOR LAYOUT NOTES.
 3. REFER TO SHEET L5.1 FOR PLANTING NOTES

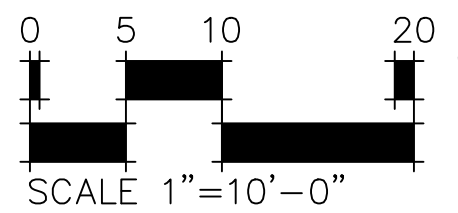
KEYMAP



LEGEND	
	LIMITS OF CONSTRUCTION
	PROPERTY RIGHT OF WAY
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	EX. CABLE LINE
	EX. GAS LINE
	EX. ELECTRICAL LINE
	EX. WATER LINE
	EX. SANITARY LINE
	EX. STORM LINE
	EXISTING 3 RAIL WOOD FENCE
	EXISTING 1 1/2" - 3" RIVER ROCK
	EXISTING 3/4" CRUSHED ROCK
	EXISTING CONCRETE
	EXISTING TREES
	EXISTING PARKING SIGN
	MAJOR CONTOUR
	MINOR CONTOUR
	CONCRETE
	CRUSHER FINES
	STABILIZED CRUSHER FINES
	NATIVE SEED
	PLANTING
	LANDSCAPE BOULDER
	LOG, REFER TO PLANS FOR DETAIL INFO.
	STEPPING STUMPS
	TRASH RECEPTACLE
	BENCH



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or
www.UNCC2.org



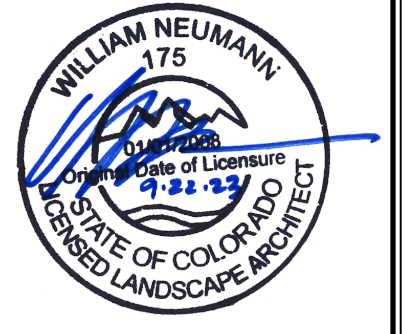
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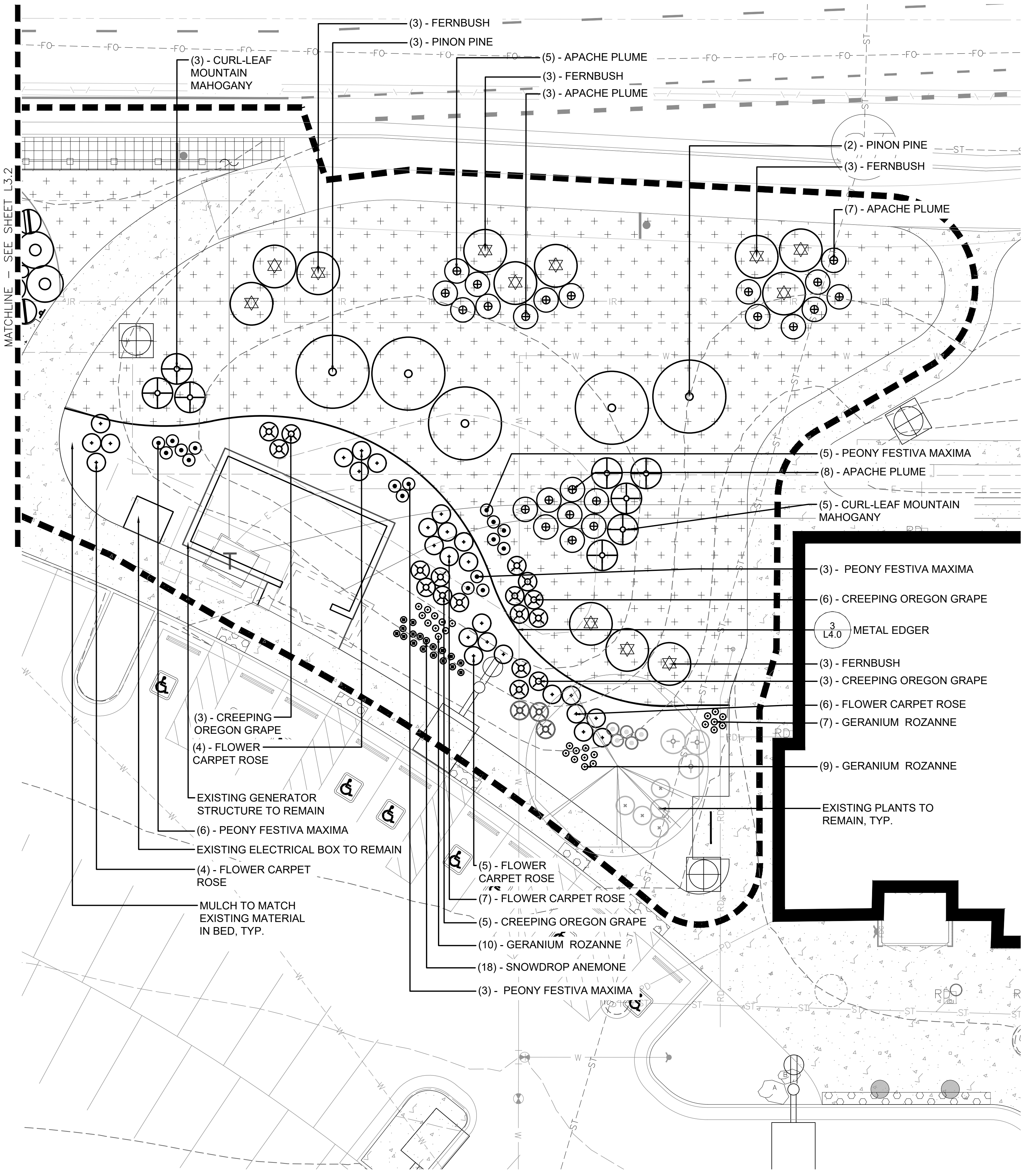
THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS
11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: AQ
DRAWN: EA
CHECKED: EK

REVISIONS:
JOB DESCRIPTION: 100% CONSTRUCTION DOCUMENTS
SHEET TITLE: LAYOUT AND PLANTING PLAN

SCALE: NTS
SHEET NUMBER: L3.3

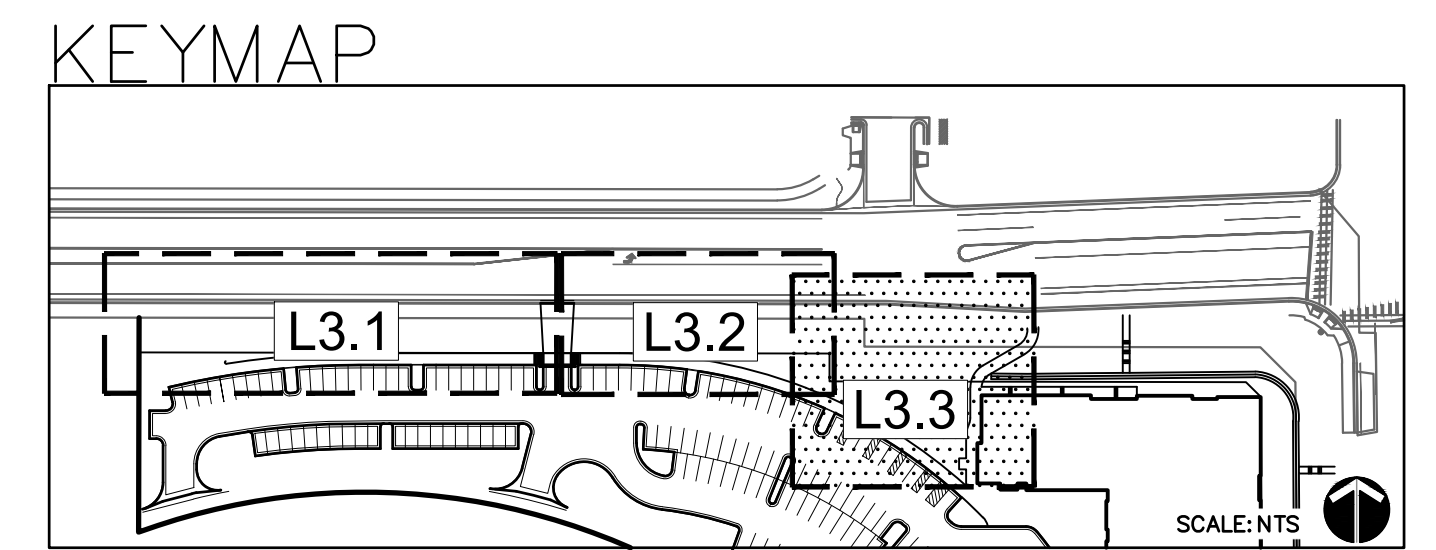
SHEET OF



LEGEND

	LIMITS OF CONSTRUCTION		MAJOR CONTOUR
	PROPERTY RIGHT OF WAY		MINOR CONTOUR
	EX. MAJOR CONTOUR		CONCRETE
	EX. MINOR CONTOUR		CRUSHER FINES
	EX. CABLE LINE		STABILIZED CRUSHER FINES
	EX. GAS LINE		NATIVE SEED
	EX. ELECTRICAL LINE		PLANTING
	EX. WATER LINE		LANDSCAPE BOULDER
	EX. SANITARY LINE		LOG, REFER TO PLANS FOR DETAIL INFO.
	EX. STORM LINE		STEPPING STUMPS
	EXISTING 3 RAIL WOOD FENCE		TRASH RECEPTACLE
	EXISTING 1 1/2"-3" RIVER ROCK		BENCH
	EXISTING 3/4" CRUSHED ROCK		
	EXISTING CONCRETE		
	EXISTING TREES		
	EXISTING PARKING SIGN		

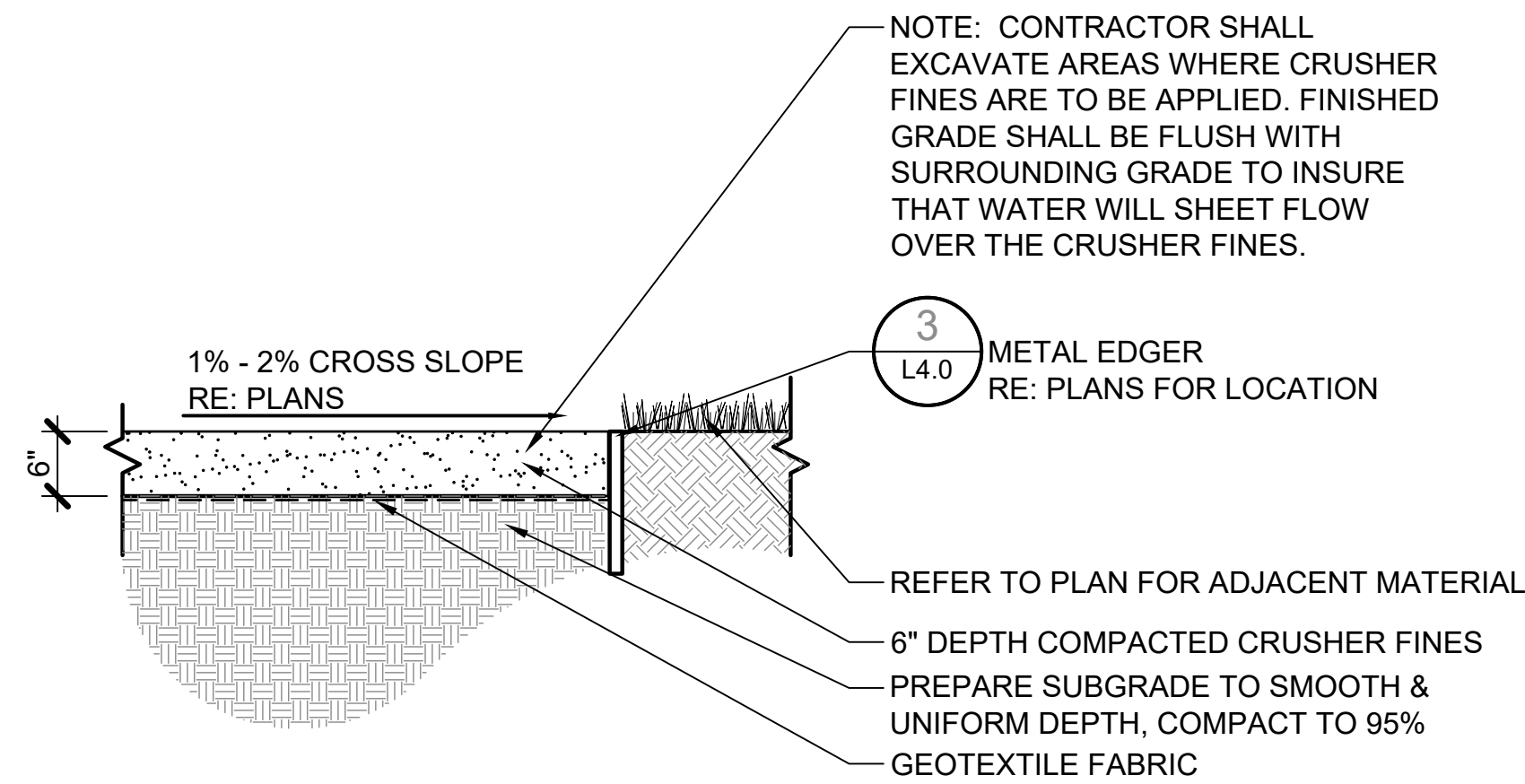
- NOTES:**
- CONTRACTOR TO PROVIDE WOOD MULCH FOR ALL PLANTING BEDS.
 - REFER TO SHEET L3.0 FOR LAYOUT NOTES.
 - REFER TO SHEET L5.1 FOR PLANTING NOTES



811
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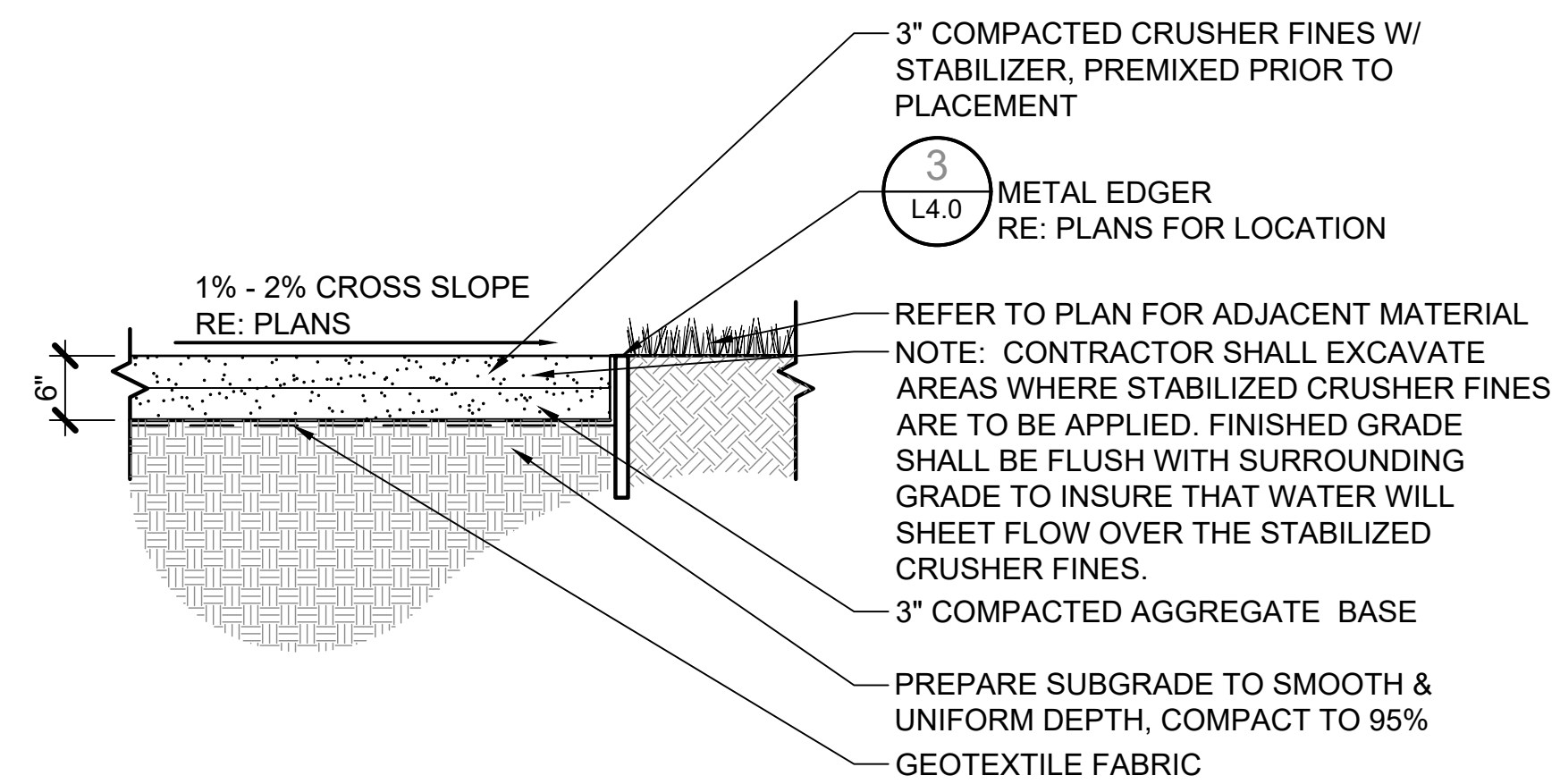
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SCALE 1"=10'-0"

P:\E-MAIL\...
 C:\Users\jacob\...
 PLOT DATE: Sep 27, 2023 - 1:08pm



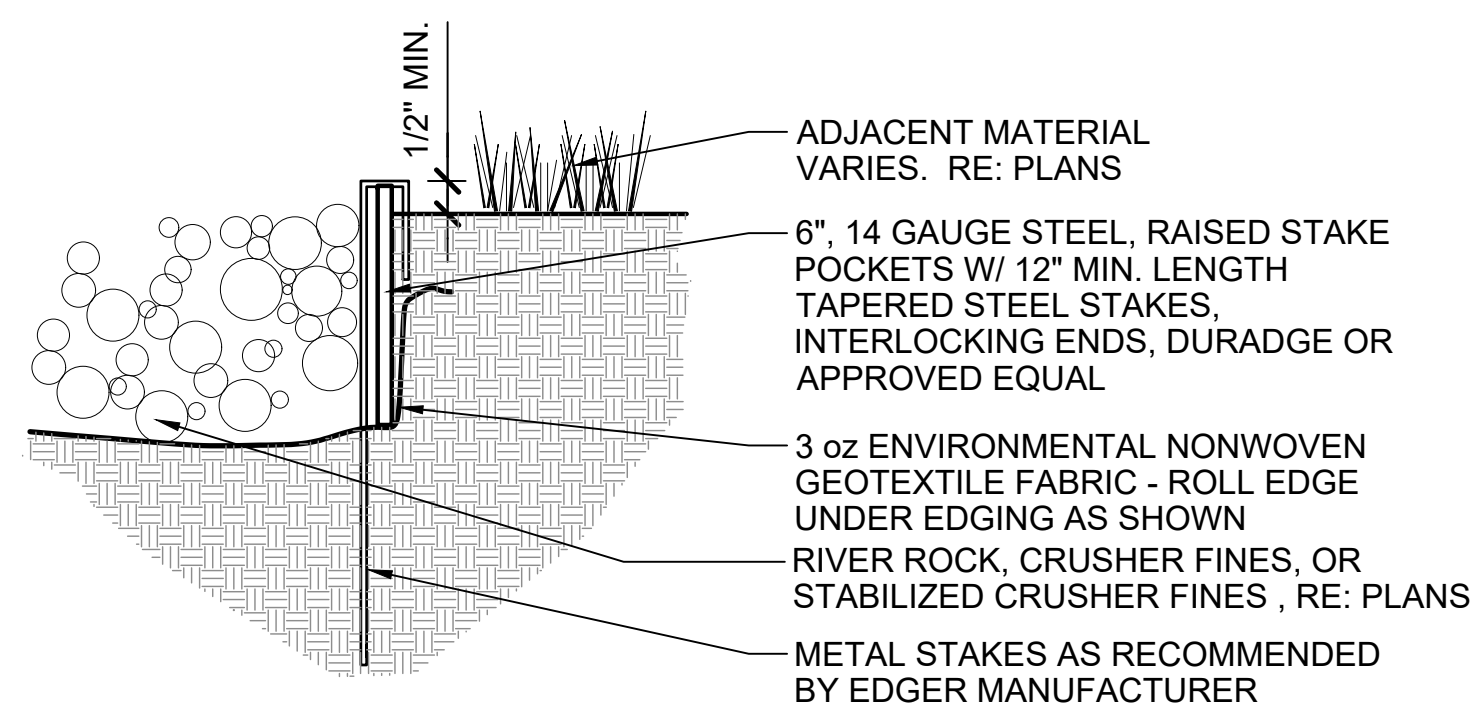
1
L4.0 CRUSHER FINES

SCALE: NTS



2
L4.0 STABILIZED CRUSHER FINES

SCALE: NTS



NOTES:

1. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
2. ALL JOINTS TO BE SECURELY STAKED. INSTALL STAKES AS RECOMMENDED BY MANUFACTURER.
3. ALL EDGER CORNERS TO BE CLEANLY BENT OR SECURED WITH CORNER STAKES - DO NOT BUTT JOIN END PIECES OF EDGER AT CORNERS WITHOUT CORNERSTAKE.
4. LAYOUT AND INSTALLATION OF EDGER TO BE TRUE TO PLAN LAYOUT.
5. SPLICE JOINTS/TABS NOT TO BE USED AT TERMINATION POINTS OF EDGER, SUCH AS AT CONCRETE SIDEWALKS. "END STAKES" REQUIRED AT ALL END JOINTS.
6. UTILITIES: DETERMINE LOCATION OF ABOVE GRADE AND UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE. HAND EXCAVATE, AS REQUIRED. MAINTAIN GRADE STAKES UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATING, REPAIR OF UTILITIES DAMAGED BY CONTRACTOR, AND ESTABLISHMENT OF GRADE CONTROLS.
7. 6", 14 GAUGE STEEL, RAISED STAKE POCKETS W/ 1/2" MIN. LENGTH TAPERED STEEL STAKES, INTERLOCKING ENDS, DURADGE OR APPROVED EQUAL.

3
L4.0 METAL EDGER

SCALE: NTS

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900 S. Broadway
Suite 300
Denver, CO, 80209
303.892.5566
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THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS
11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: AQ
DRAWN: EA
CHECKED: EK

REVISIONS:

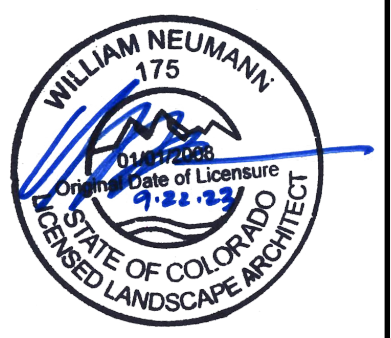
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CONSTRUCTION DOCUMENTS
SHEET TITLE:

SITE DETAILS

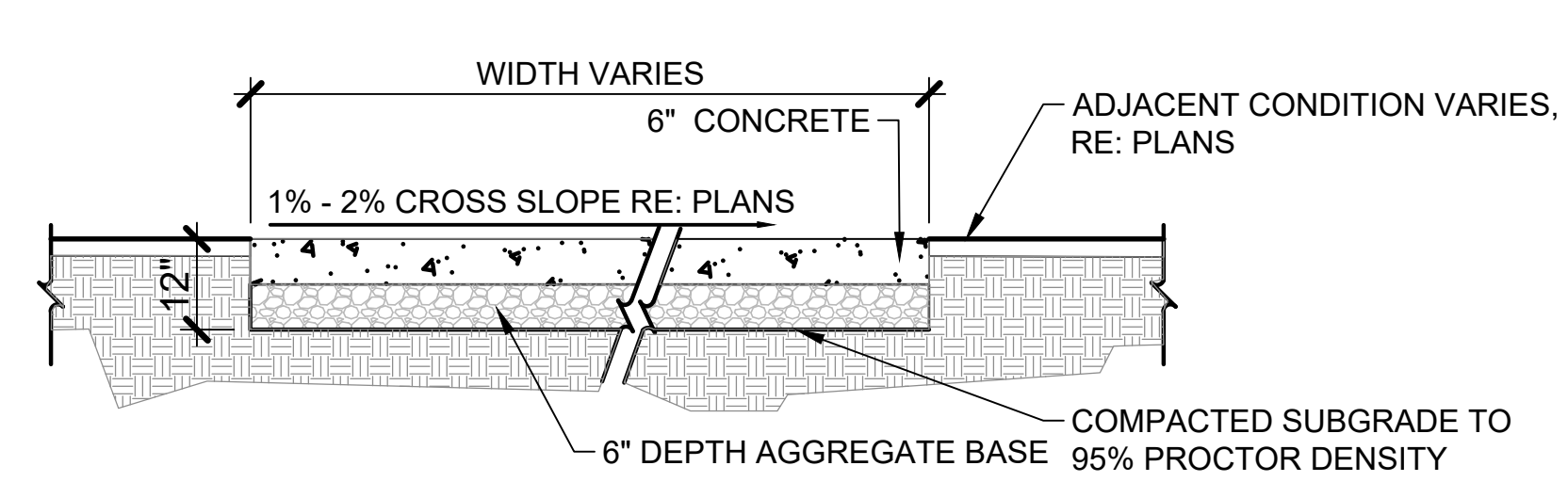
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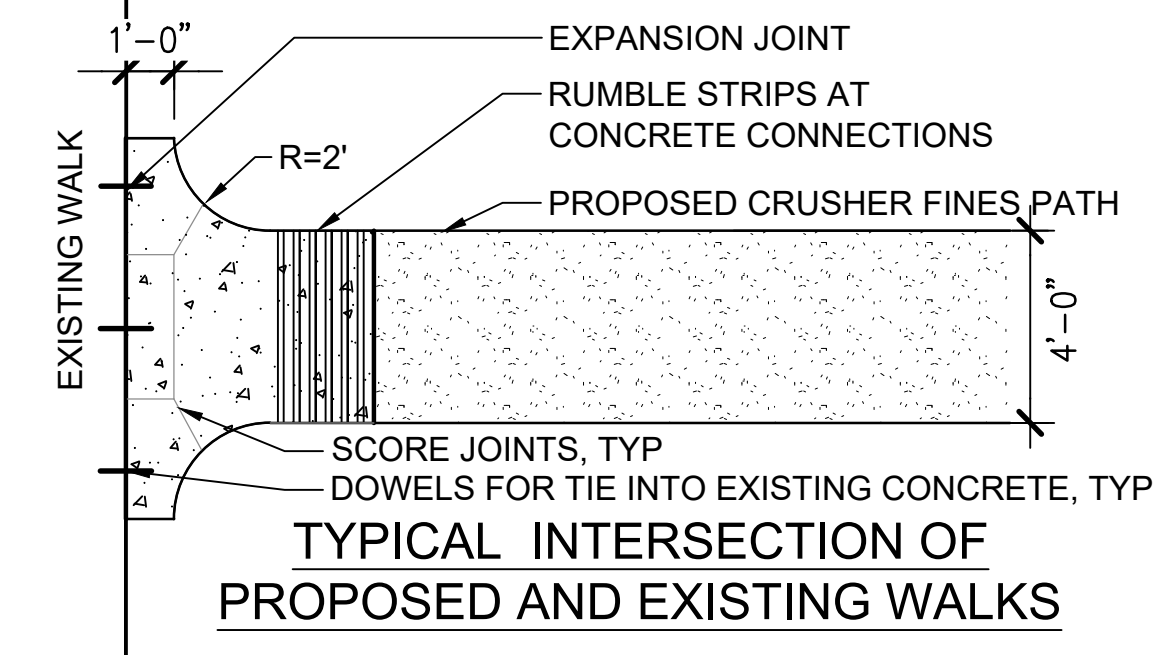
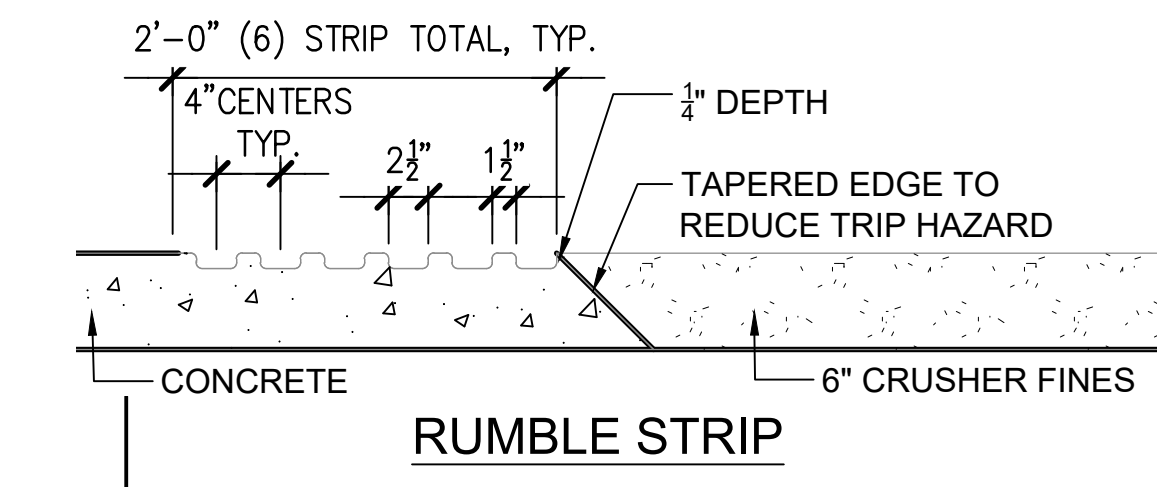
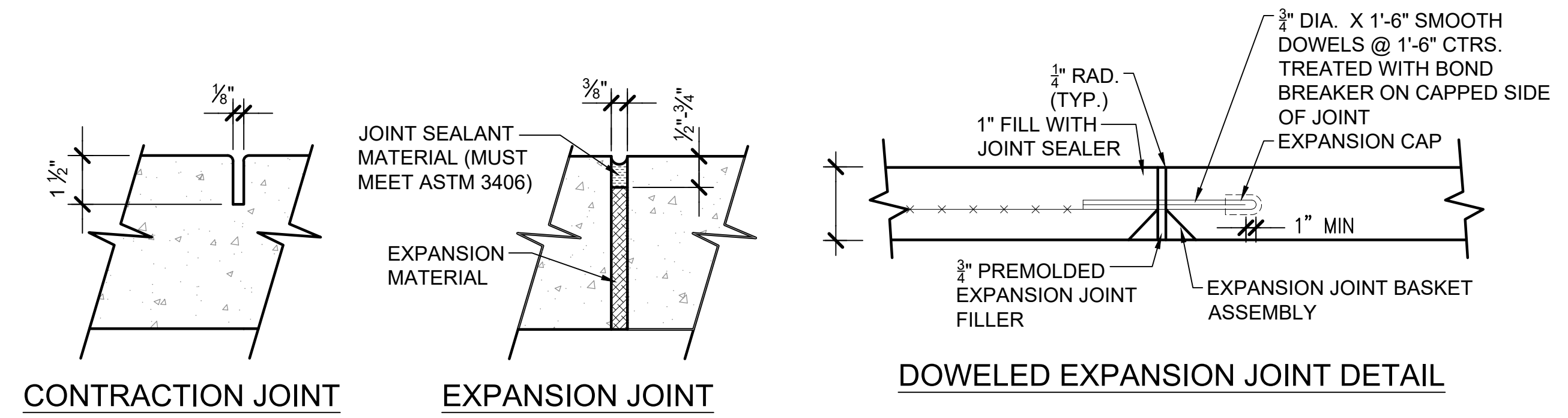
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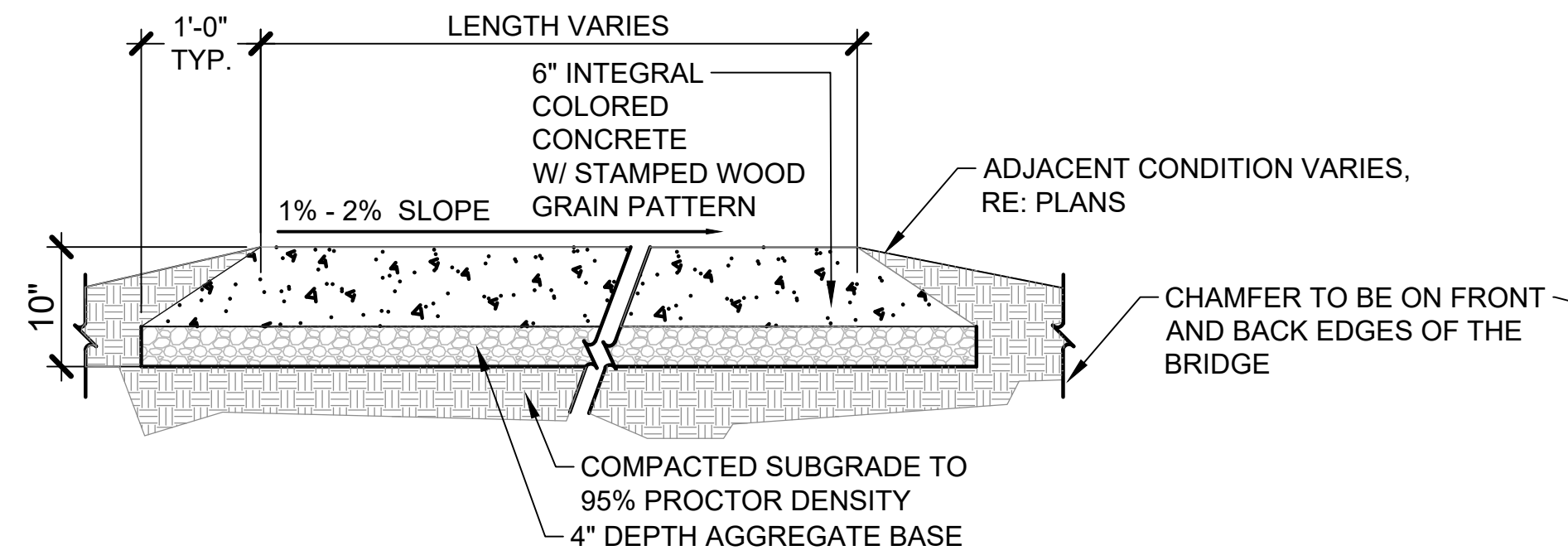
PROJECT NUMBER:	DATE
#71-688	09/22/2023
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SHEET TITLE:	
SITE DETAILS	
SHEET NUMBER:	



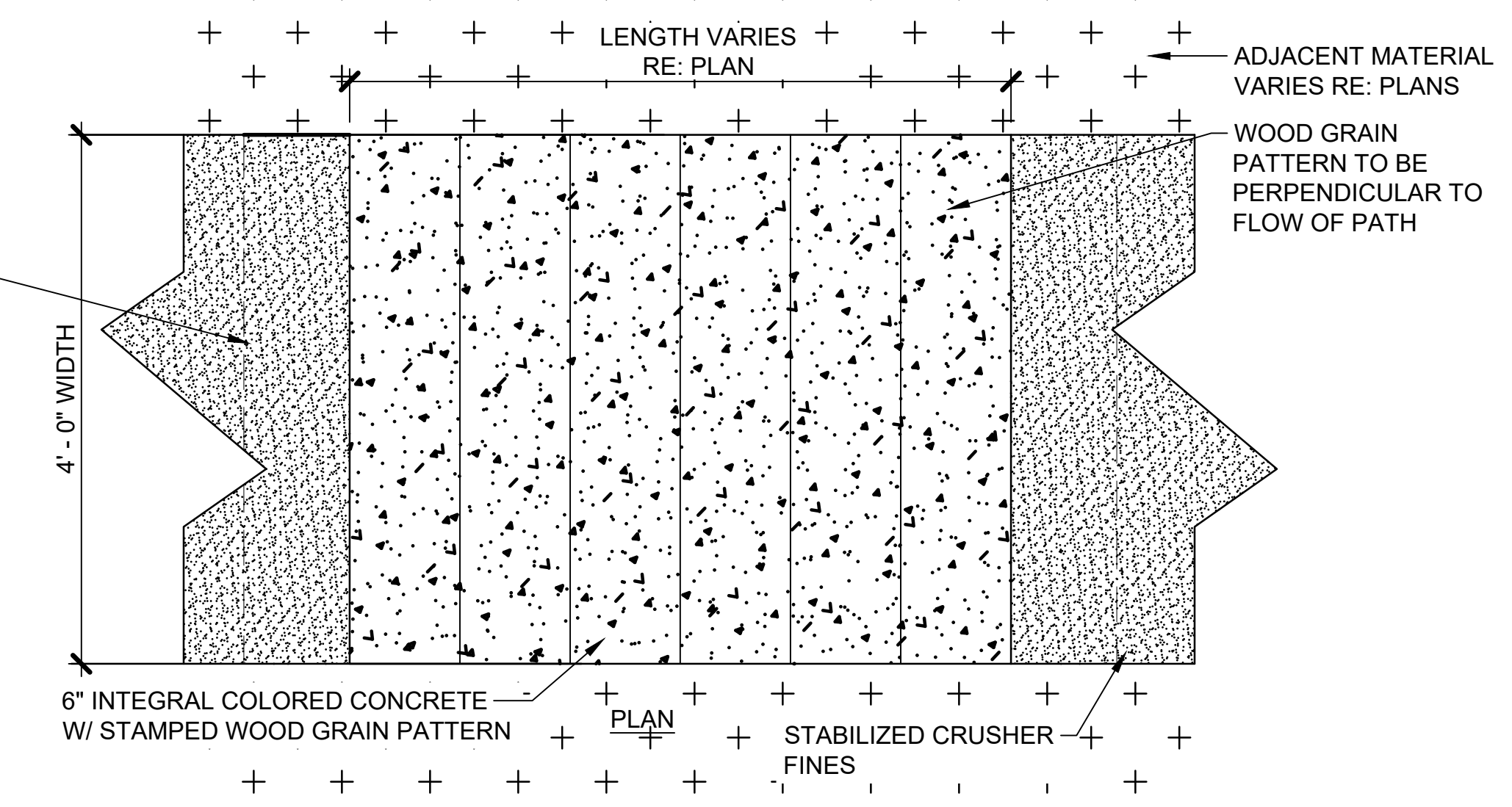
- NOTES:**
- CONCRETE TO BE 6" DEPTH. REINFORCE WITH #4 @ 12" EACH WAY MID-DEPTH AND 2-#4S AT EDGES.
 - SAWCUT JOINTS PER DETAILS
 - EXPANSION JOINTS EVERY 100'
 - FIBER MESH REINFORCEMENT - SEE SPECS
 - 5000 PSI FROM TRUCK - SEE SPECS
 - 2% MAX CROSS SLOPE TO FOLLOW NATURAL SLOPE OF SURROUNDING GRADE FOR POSITIVE DRAINAGE
 - ALL CONCRETE WALKS TO HAVE BROOM FINISH. BROOM FINISH TO GO PERPENDICULAR TO THE DIRECTION OF THE WALK.
 - LONGITUDINAL SLOPE TO BE 5% MAX.
 - OVEREXCAVATE TO A DEPTH OF 18", MOISTURE TREAT AND RECOMPACT THE SOILS UNDER ALL CONCRETE FLATWORK PER GRADING NOTE ON SHEET L2.0.



1
L4.1
CONCRETE



- NOTES:**
- CONCRETE TO BE 6" INTEGRAL COLORED CONCRETE WITH STAMPED WOOD GRAIN PATTERN GOING PERPENDICULAR TO THE PATH. REINFORCE WITH #4 @ 12" EACH WAY MID-DEPTH AND 2-#4S AT EDGES.
 - CONCRETE TO BE DAVIS COLOR SOUTHERN BLUSH (10134).
 - OVEREXCAVATE TO A DEPTH OF 3", MOISTURE TREAT AND RECOMPACT THE SOILS UNDER ALL CONCRETE FLATWORK PER GRADING NOTE SHEET L2.0.



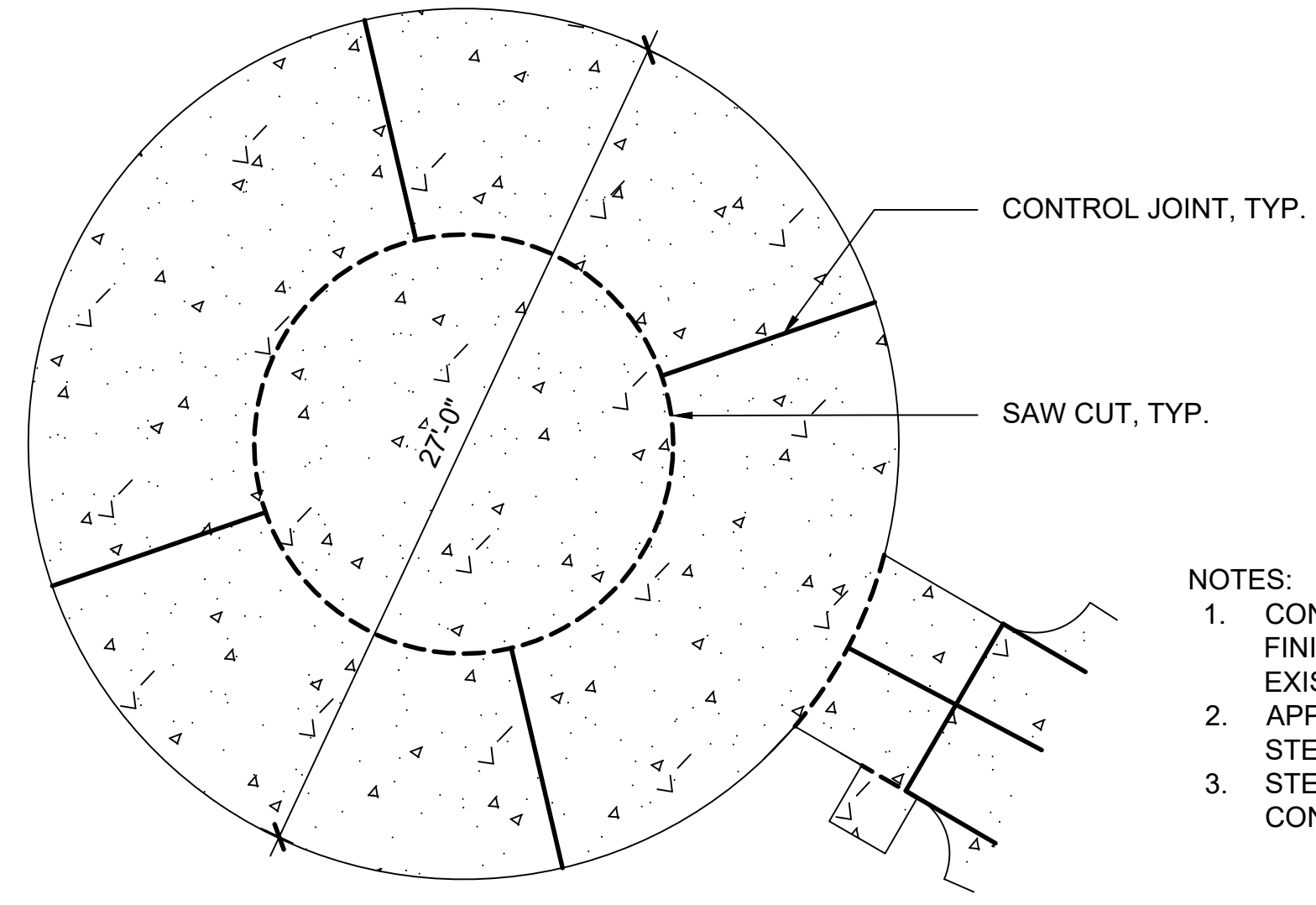
STAMPED WOOD GRAIN PATTERN

2
L4.1
CONCRETE LEVEL BRIDGE

SCALE: NTS



STENCIL NAME: ABINGDON



- NOTES:**
- CONCRETE TO HAVE BROOM FINISH. FINISH TO BE PERPENDICULAR TO EXISTING PATHWAY.
 - APPLY STENCIL AND SANDBLAST OVER STENCIL TO APPLY PATTERN.
 - STENCIL TO BE CENTERED ON CONCRETE SLAB.



NORTH

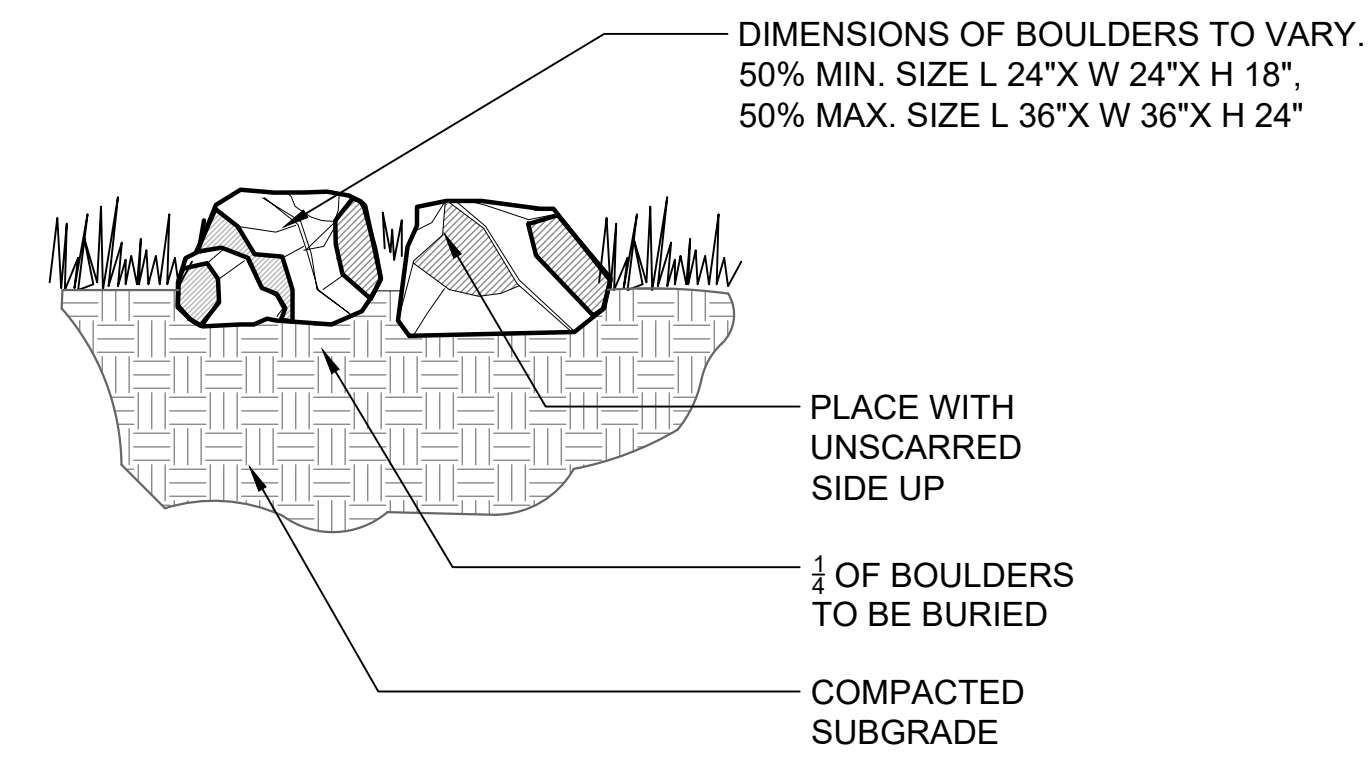
3
L4.1
LABYRINTH STENCIL

LABYRINTH COMPANY, VINYL PEEL & STICK STENCIL
DIAMETER: 20', CONTACT PHONE: (888) 715 - 2297, OR APPROVED EQUAL
STENCIL NAME: ABINGDON
COLOR: TERRACOTTA

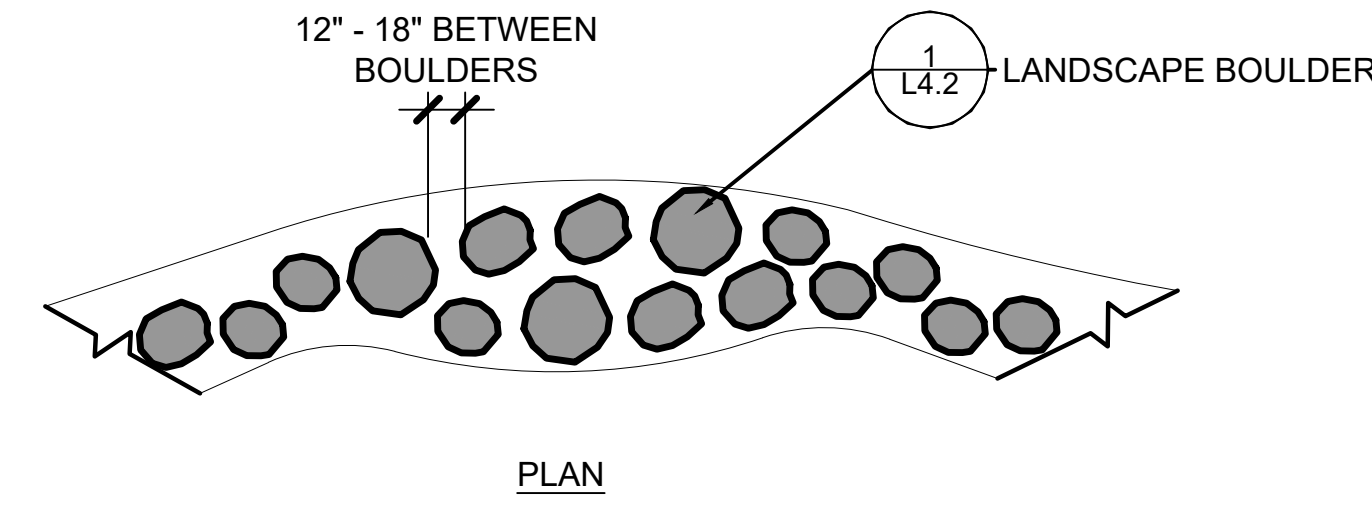
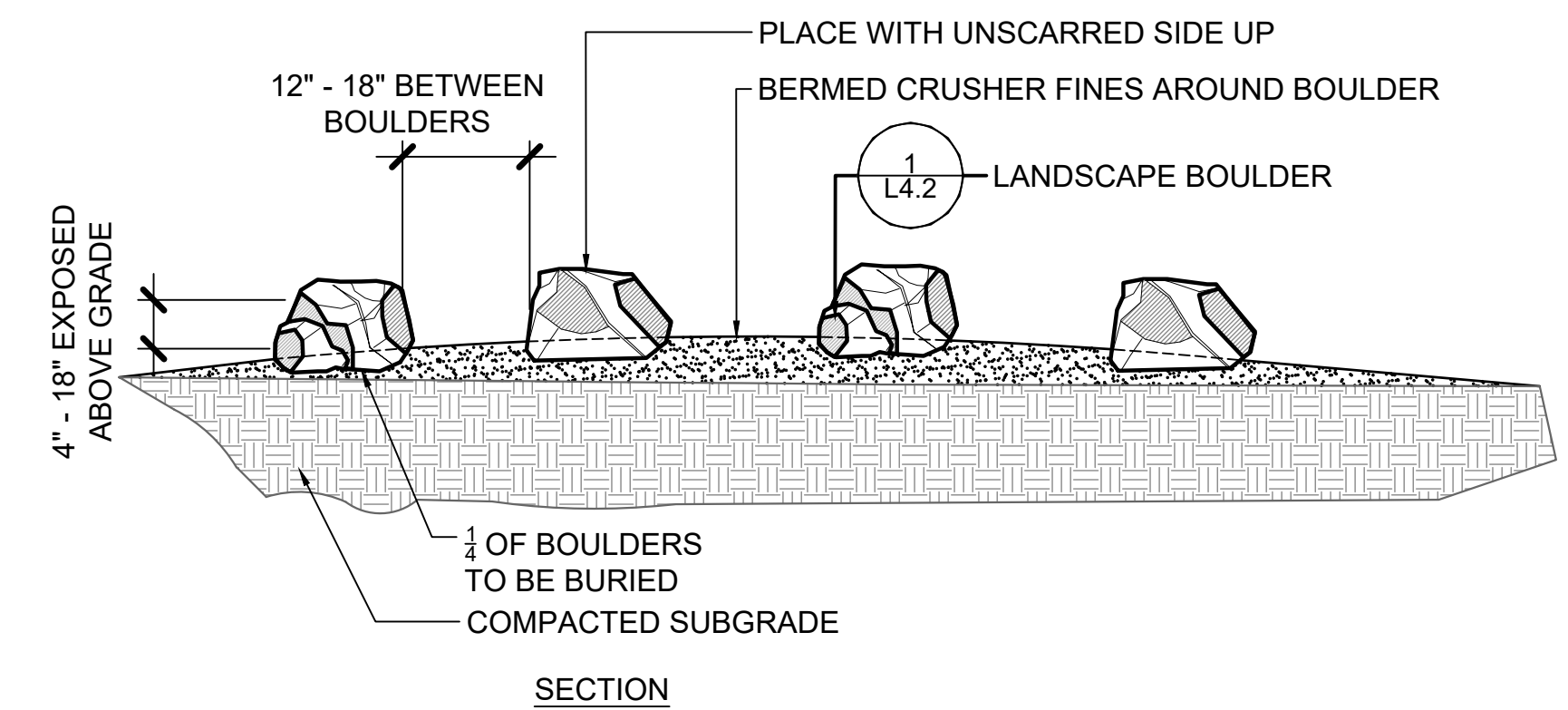
SCALE: NTS



- NOTES:**
- EXACT QUANTITIES AND STONE LAYOUT TO BE CONFIRMED DURING INSTALL. CONTRACTOR TO COORDINATE WITH CITY TO STAKE IN FIELD PRIOR TO INSTALLATION. BOULDER SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH CITY OF THORNTON STAFF ON AVAILABLE BOULDERS.
 - ALL BOULDERS TO BE REVIEWED AND APPROVED BY CITY PRIOR TO DELIVERY TO SITE. IF DELIVERED TO SITE PRIOR TO ACCEPTANCE THEY MAY BE REJECTED.
 - DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
 - SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
 - BOULDERS TO BE GRAY GRANITE.
 - AN EQUAL AMOUNT OF SMALL MEDIUM AND LARGE BOULDERS TO BE USED
 - BOULDER SIZES
 - SMALL: L 24" X W 24" X H 18"
 - MEDIUM: L 36" X W 36" X H 24"
 - LARGE: L 48" X W 36" X H 24"



- NOTES:**
- EXACT QUANTITIES AND STONE LAYOUT TO BE CONFIRMED DURING INSTALL. CONTRACTOR TO COORDINATE WITH CITY TO STAKE IN FIELD PRIOR TO INSTALLATION. BOULDER SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH CITY OF THORNTON STAFF ON AVAILABLE BOULDERS.
 - ALL BOULDERS TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO DELIVERY TO SITE. IF DELIVERED TO SITE PRIOR TO ACCEPTANCE THEY MAY BE REJECTED.
 - DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
 - SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
 - BOULDERS TO BE GRAY GRANITE. CITY PROJECT MANAGER TO APPROVE BOULDERS PRIOR TO ACQUISITION OR PLACEMENT.

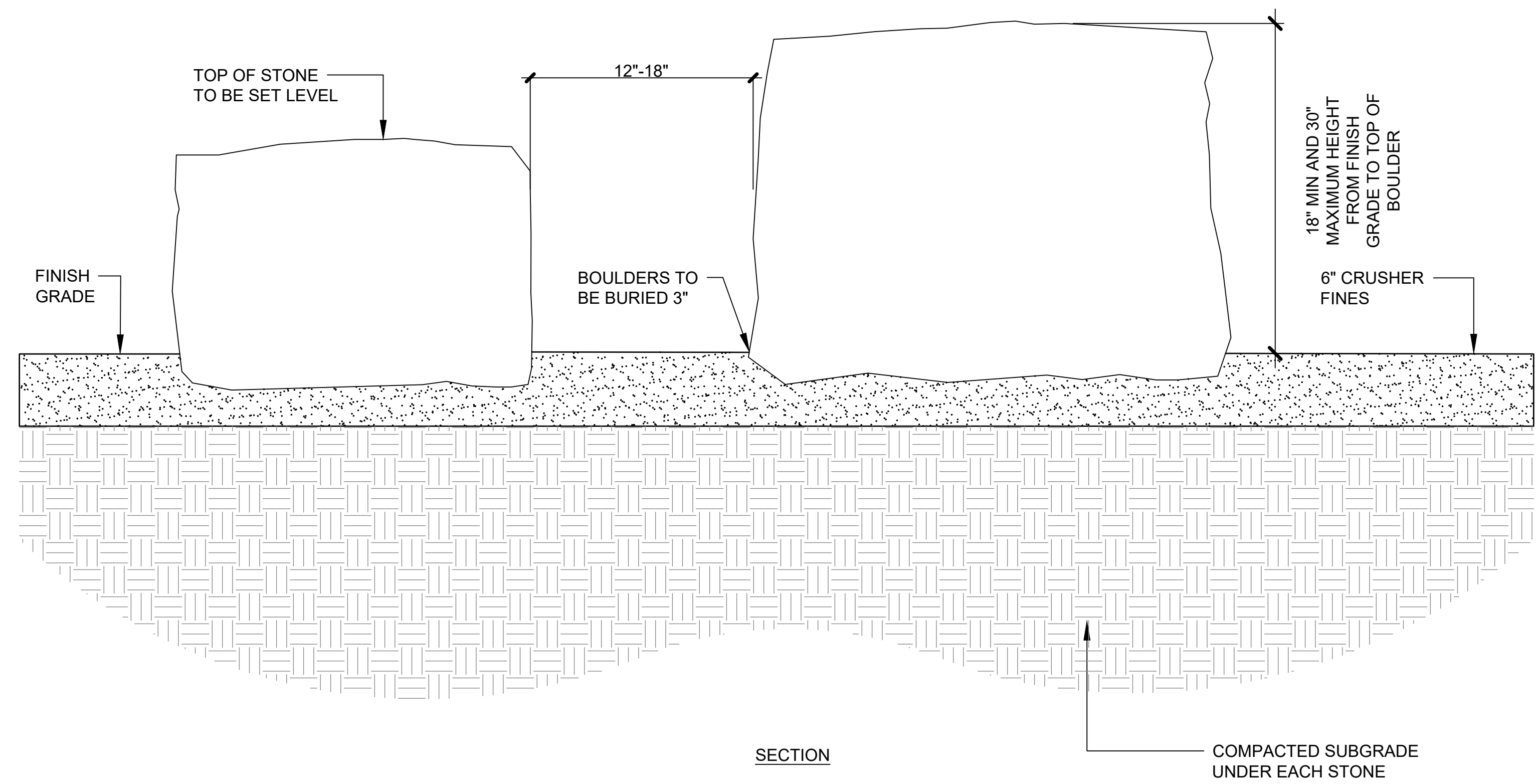


1 L4.2 LANDSCAPE BOULDER

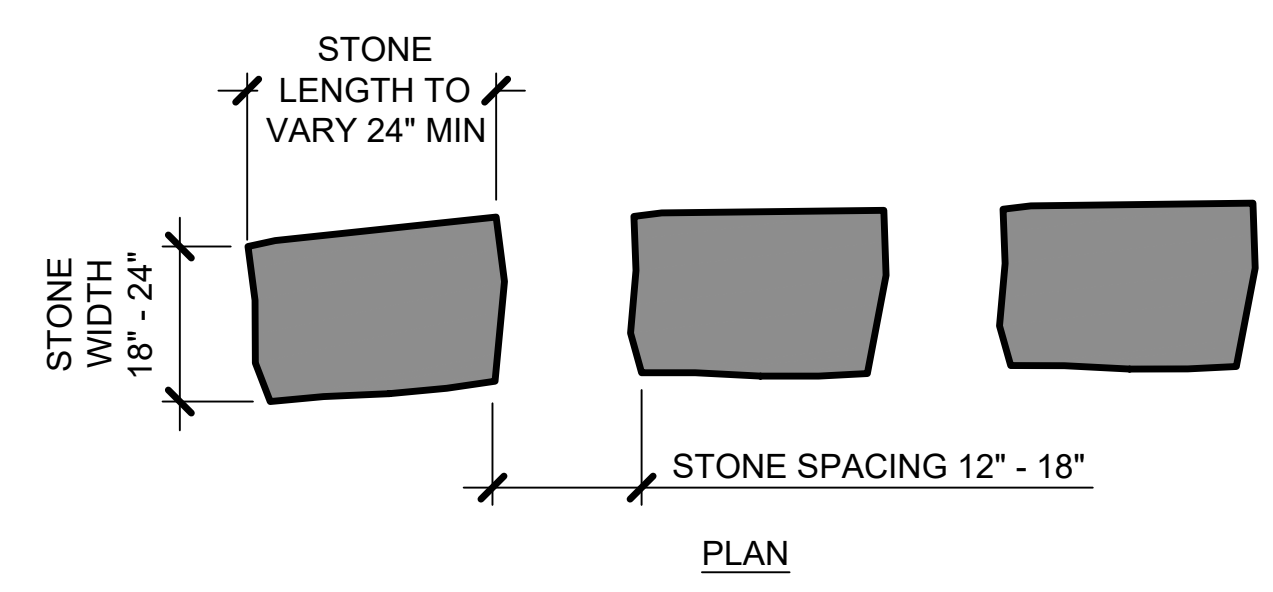
SCALE: NTS

2 L4.1 BERMED ROCK OUTCROPPING

SCALE: NTS

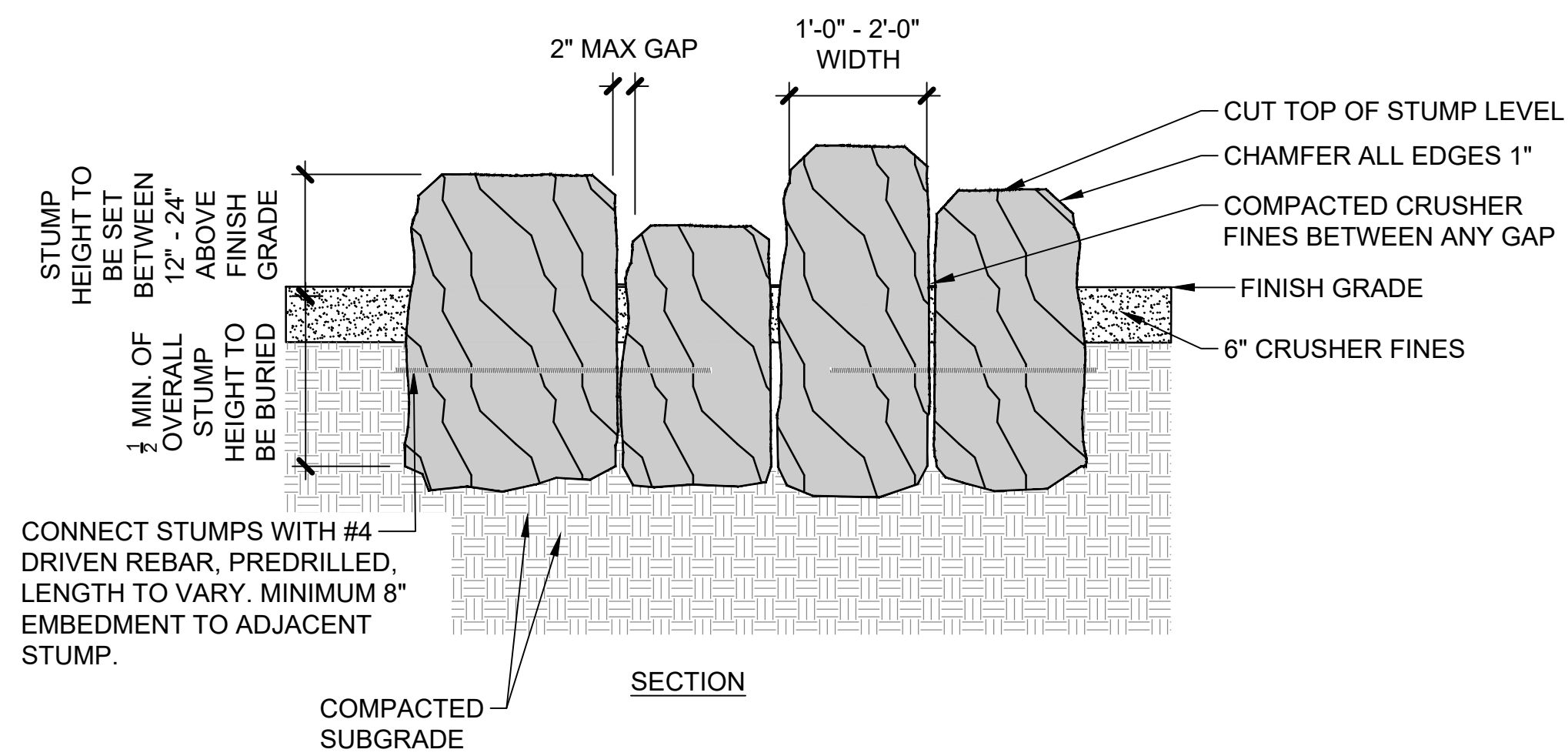


- NOTES:**
- EXACT QUANTITIES AND STONE LAYOUT TO BE CONFIRMED DURING INSTALL WITH THE CITY OF THORNTON PROJECT MANAGER. CONTRACTOR TO COORDINATE WITH CITY TO STAKE IN FIELD PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE WITH CITY OF THORNTON STAFF ON AVAILABLE BOULDERS.
 - CONTRACTOR TO SMOOTH EDGES OF STONE ON EXPOSED SIDES.
 - DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
 - SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
 - BOULDERS TO BE BUFF SANDSTONE.

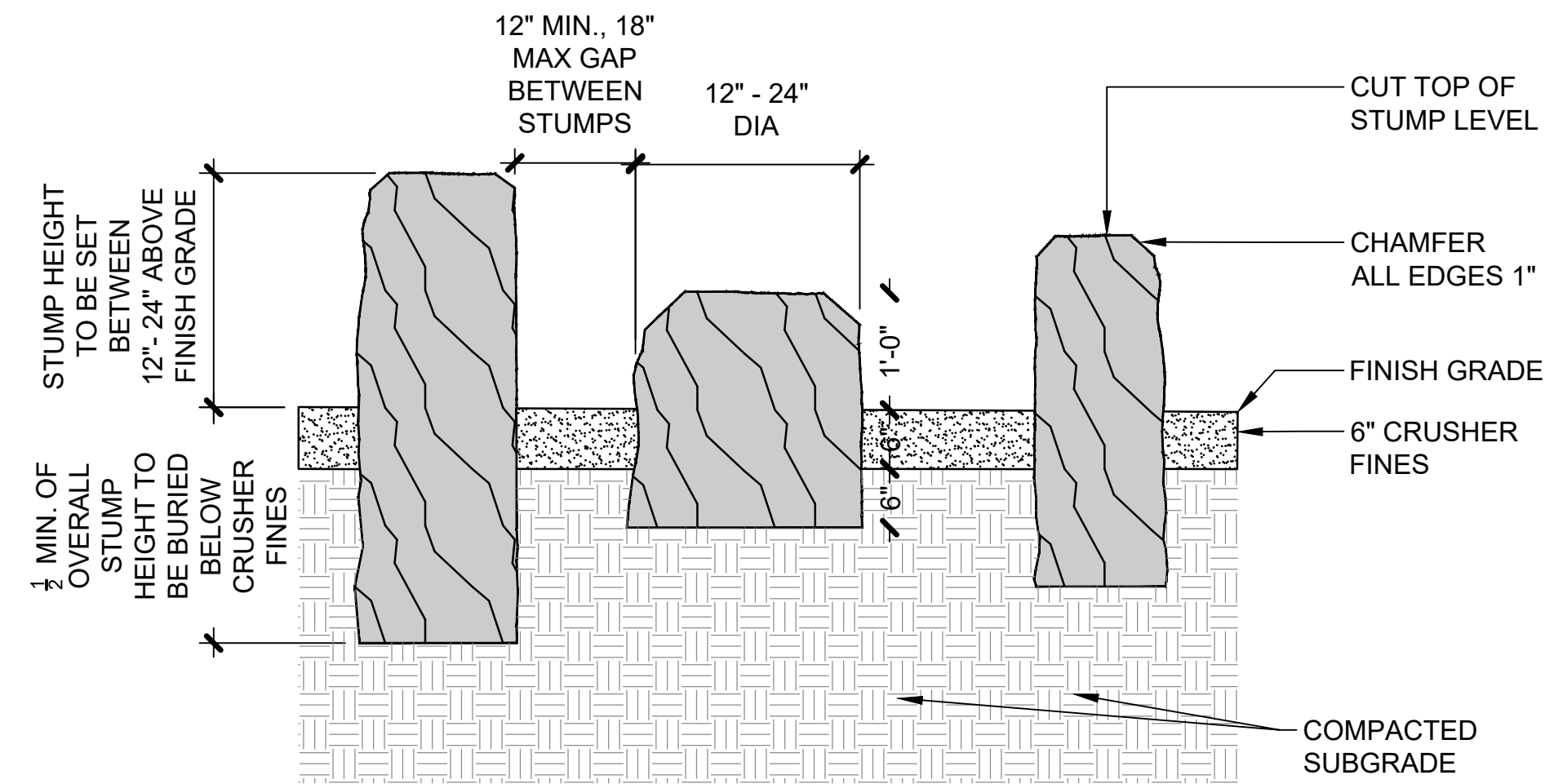
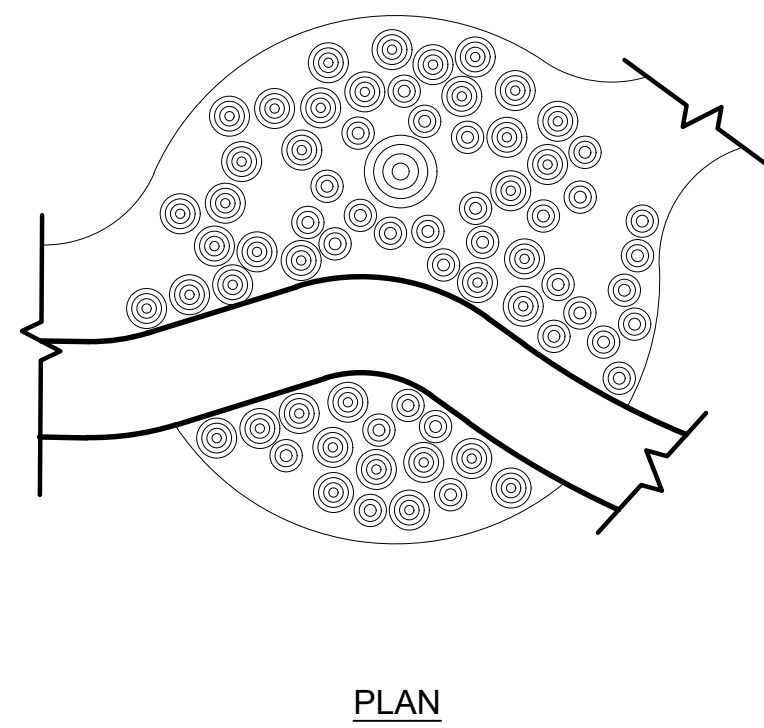


3 L4.2 HOGBACK RIDGE

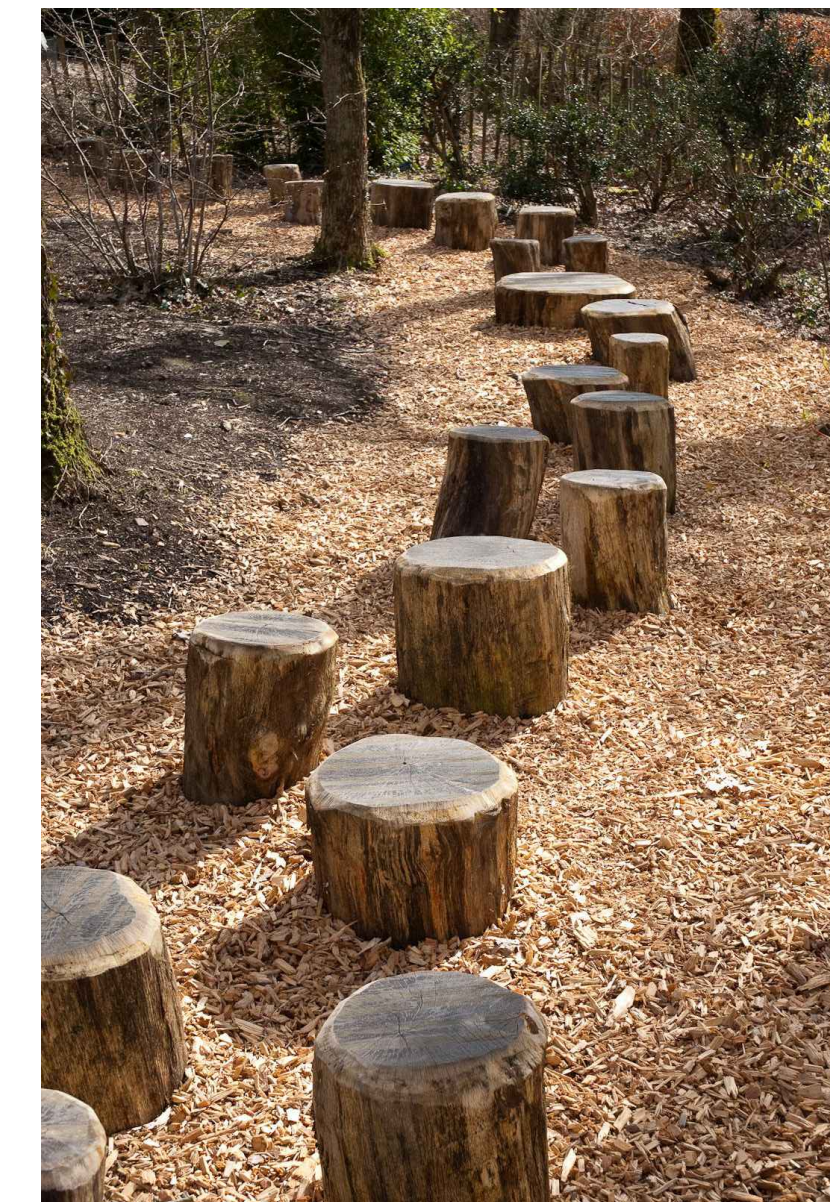
SCALE: NTS



CONNECT STUMPS WITH #4 DRIVEN REBAR, PREDRILLED, LENGTH TO VARY. MINIMUM 8\"/>



- NOTES:
- LOG SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF THORNTON STAFF ON AVAILABLE TREE MATERIAL. CONTRACTOR TO COORDINATE AND GET APPROVAL OF LAYOUT WITH CITY PRIOR TO INSTALL.
 - COORDINATE WITH CITY PRIOR TO INSTALL TO CONFIRM LAYOUT.
 - CONTRACTOR TO ENSURE ALL STUMP EDGES ARE SANDED AND FREE FROM SPLINTERS. REMOVE ALL BRANCHES.
 - CONTRACTOR TO INSTALL ONE TYPICAL STUMP FOR REVIEW AND CONFIRMATION OF STABILITY WITH CITY OF THORNTON PROJECT MANAGER.



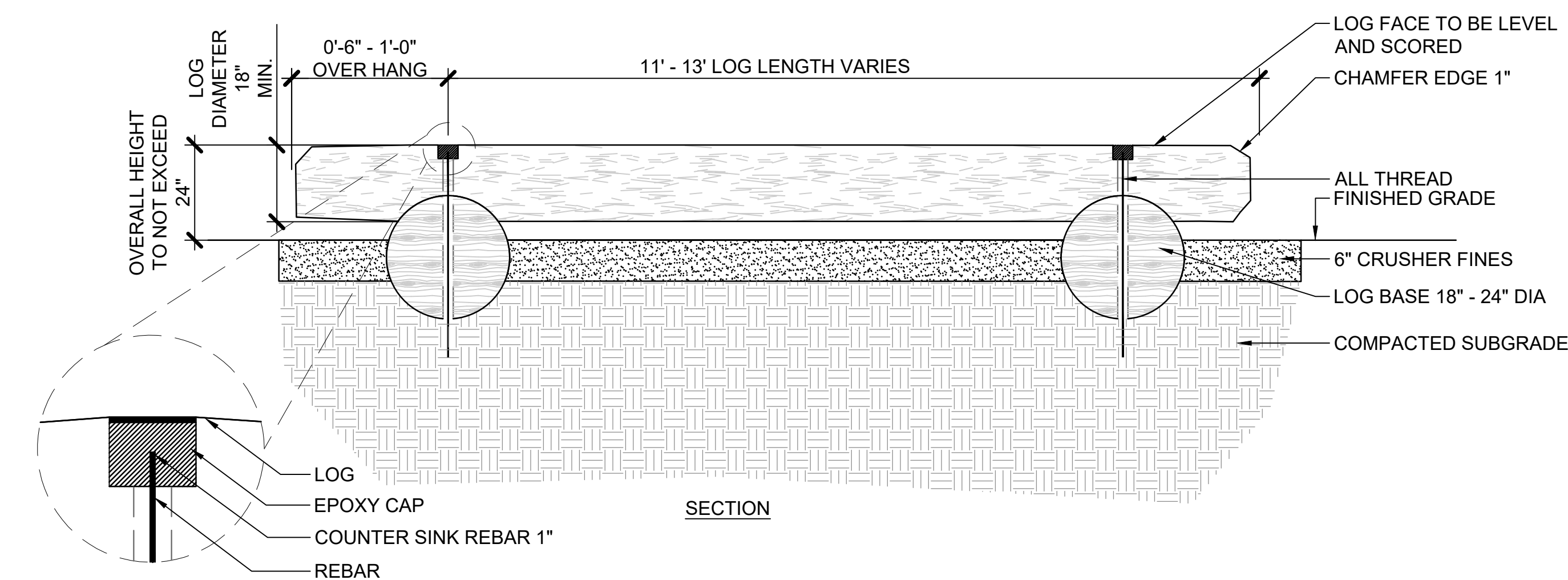
- NOTES:
- STUMP SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF THORNTON STAFF ON AVAILABLE TREE MATERIAL. CONTRACTOR TO PROVIDE MATERIALS AS LISTED IN BID SCHEDULE, INCLUDING ALL WOOD MATERIAL.
 - CONTRACTOR TO ENSURE ALL STUMP EDGES ARE SANDED AND FREE FROM SPLINTERS. REMOVE ALL BRANCHES.
 - CONTRACTOR TO COORDINATE WITH PROJECT MANAGER AND LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED ANCHOR AND INSTALLATION SYSTEM FOR APPROVAL BY PROJECT MANAGER AND LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
 - CONTRACTOR TO CONNECT STUMPS AS NEEDED TO PREVENT SHIFTING IN THE FIELD.
 - CONTRACTOR TO INSTALL ONE TYPICAL STUMP FOR REVIEW AND CONFIRMATION OF STABILITY WITH CITY OF THORNTON PROJECT MANAGER.

1 LOG STUMP PYRAMID
L4.3

SCALE: NTS

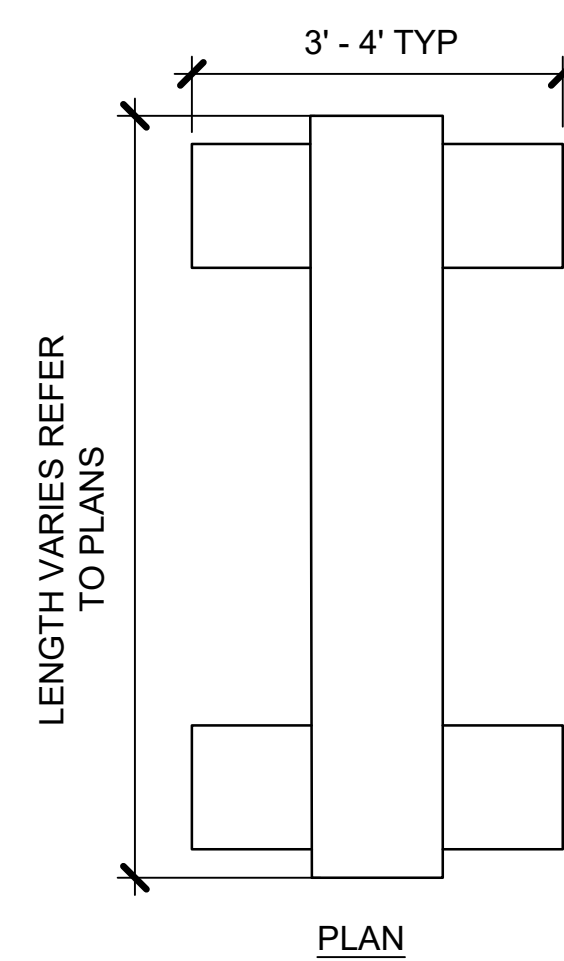
2 STEPPING STUMP
L4.3

SCALE: NTS

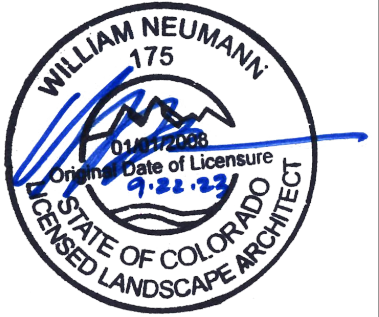


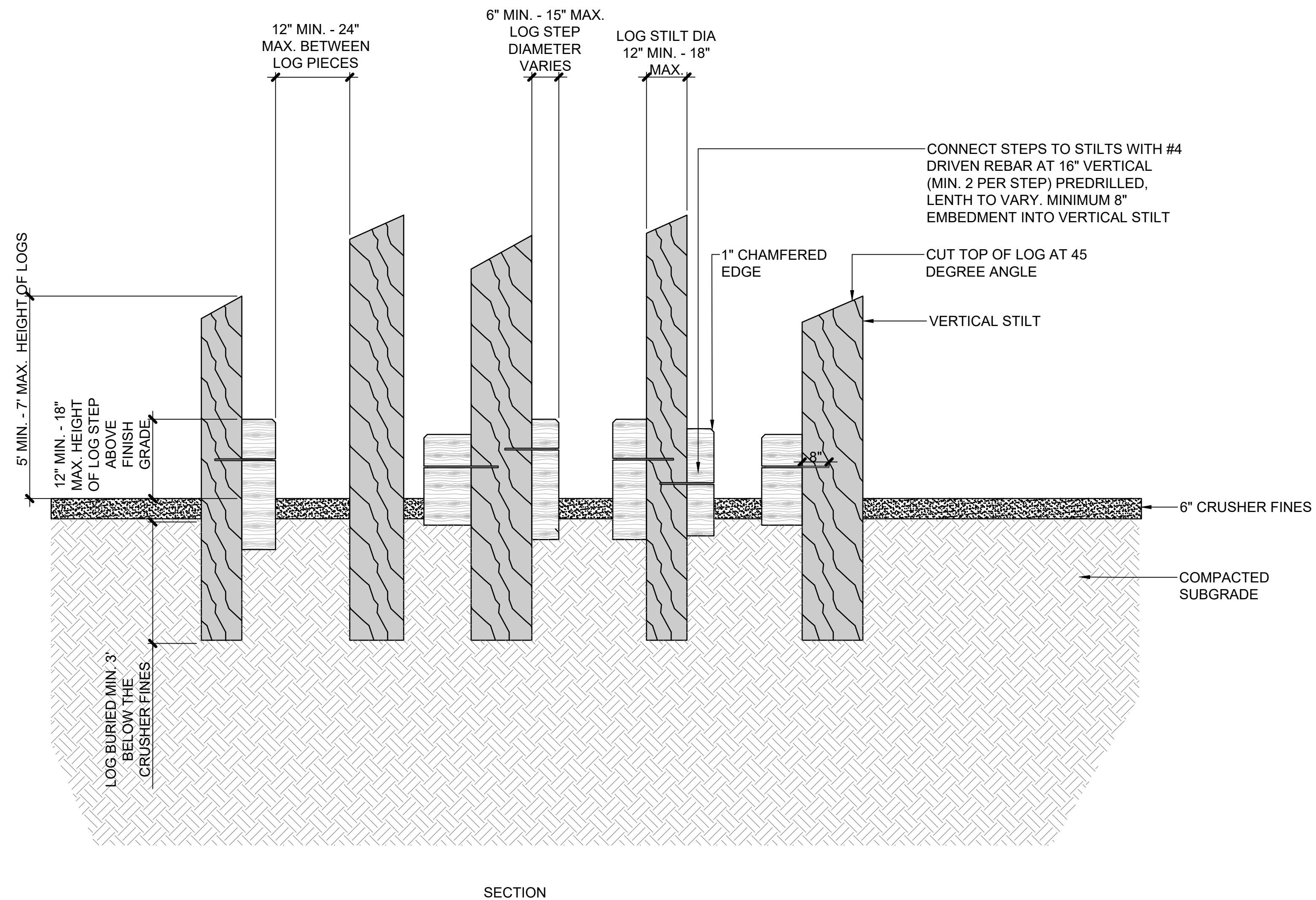
3 BALANCE LOG
L4.3

SCALE: NTS

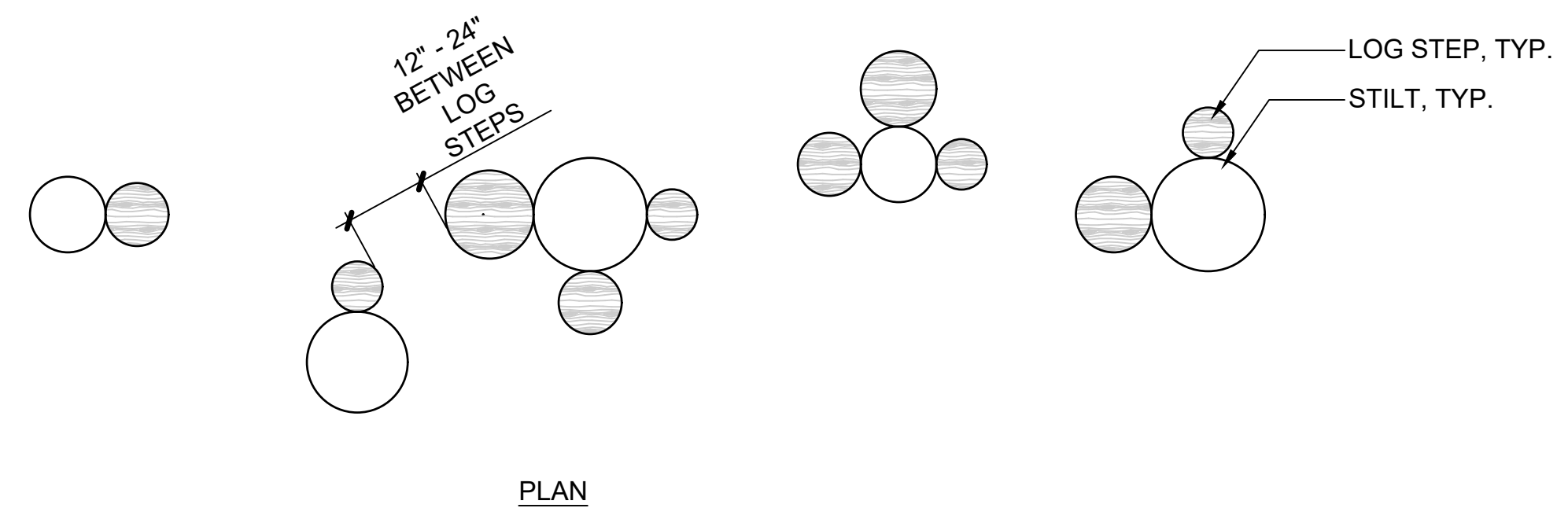


- NOTES:
- LOG SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF THORNTON STAFF ON AVAILABLE TREE MATERIAL. CONTRACTOR TO COORDINATE AND GET APPROVAL OF LAYOUT WITH CITY PRIOR TO INSTALL.
 - CONTRACTOR TO ENSURE ALL LOG EDGES ARE SANDED AND FREE FROM SPLINTERS. REMOVE ALL BRANCHES WITH LESS THAN 6\"/>





SECTION



PLAN

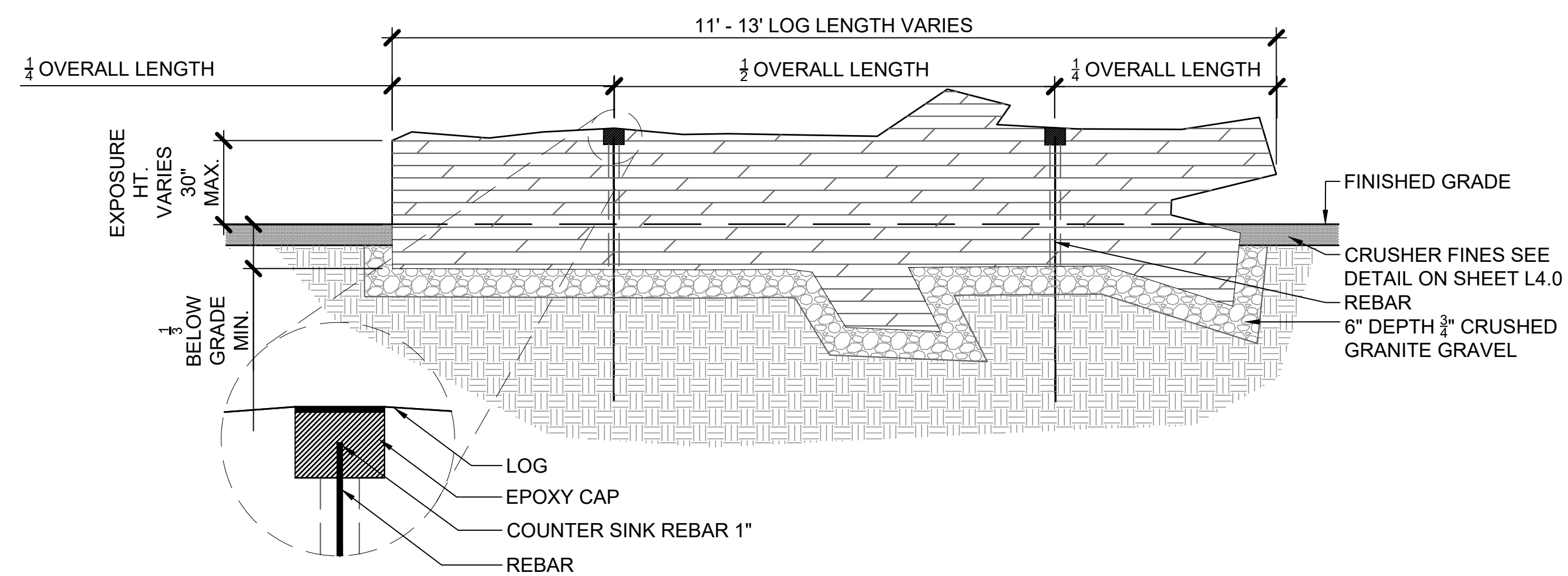
NOTES:

- LOG SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF THORNTON STAFF ON AVAILABLE TREE MATERIAL. CONTRACTOR TO COORDINATE AND GET APPROVAL OF LAYOUT WITH CITY PRIOR TO INSTALL.
- CONTRACTOR TO ENSURE ALL LOG STEP EDGES ARE SANDED AND FREE FROM SPLINTERS. STUMP BARK TO BE REMOVED PRIOR TO INSTALLATION. REMOVE ALL BRANCHES.
- STEP TO BE SECURED WITH #4 DRIVEN REBAR PREDRILLED, LENGTH TO VARY. MINIMUM 8" EMBEDMENT INTO VERTICAL STILT.
- CONTRACTOR TO INSTALL ONE TYPICAL STILT FOR REVIEW AND CONFIRMATION OF STABILITY WITH CITY OF THORNTON PROJECT MANAGER.



1 LOG STILTS

SCALE: NTS



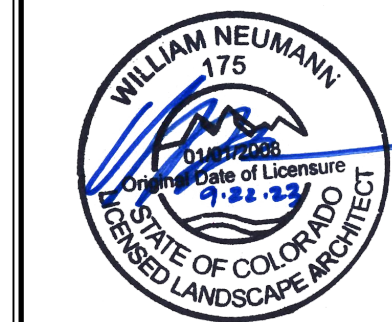
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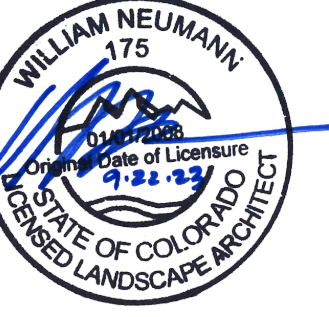
- LOG SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF THORNTON STAFF ON AVAILABLE TREE MATERIAL. CONTRACTOR TO PROVIDE MATERIALS.
- CONTRACTOR TO ENSURE ALL LOG EDGES ARE SANDED AND FREE FROM SPLINTERS. REMOVE ALL BRANCHES WITH LESS THAN 6" DIAMETER AND TRIM BRANCHES TO NO LONGER THAN 18" IN LENGTH.
- CONTRACTOR TO PLACE LOGS SO THAT NO GAPS OR OPENINGS ARE PRESENT BETWEEN THE LOG AND FINISHED GRADE AND NO OPENINGS ARE PRESENT THAT COULD CAUSE DEBRIS TO BECOME ENTANGLED. CONTRACTOR TO COORDINATE WITH PROJECT MANAGER PRIOR TO FINAL PLACEMENT.
- LOG TO PLACED SO THAT A MINIMUM OF 1/3 OF THE LOG IS BURIED BELOW GRADE.
- LOG SHALL BE SECURED BY (2) - LOG SHALL BE SECURED BY REBAR THAT IS COUNTER SUNK 1/2" TO PREVENT MOVEMENT. INSTALL PER MANUFACTURERS SPECIFICATION. SEE SPECIFICATIONS FOR PRODUCT INFORMATION.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED ANCHOR AND INSTALLATION SYSTEM FOR APPROVAL BY PROJECT MANAGER PRIOR TO INSTALLATION.



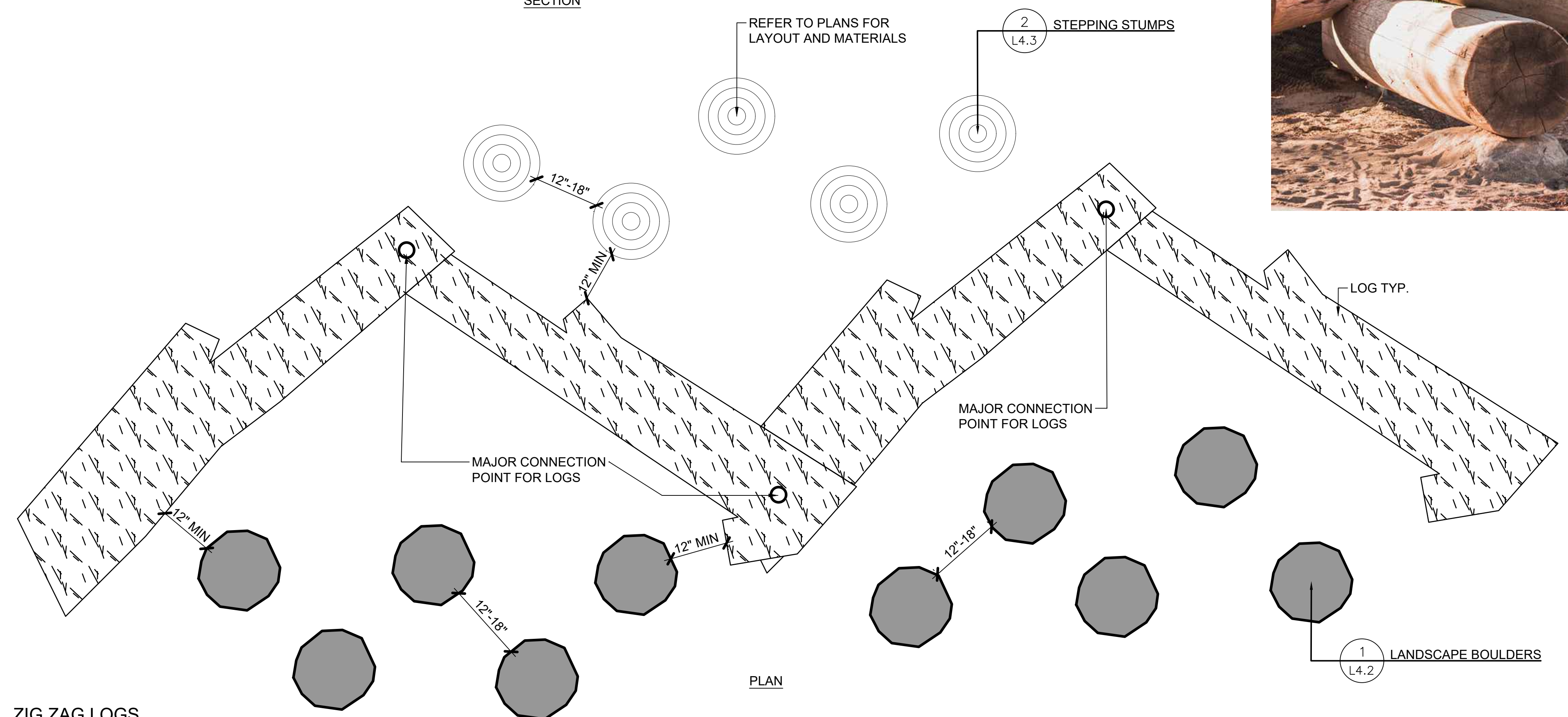
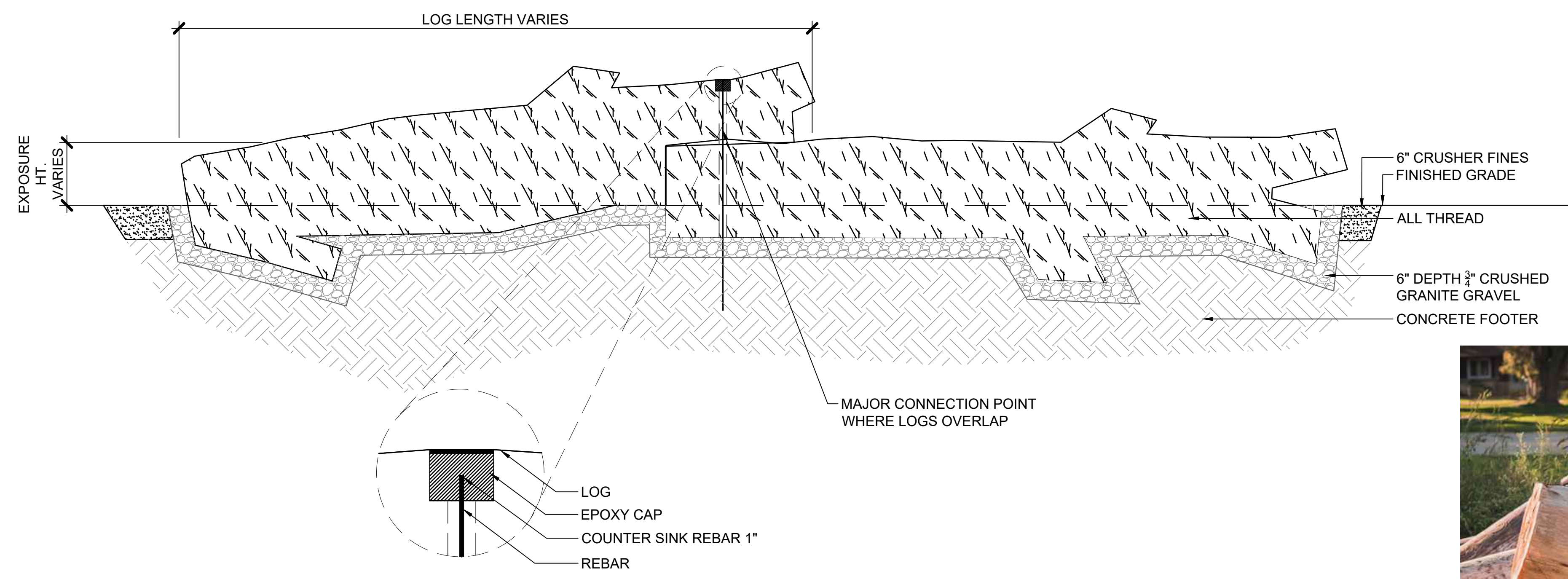
2 LOG FEATURE

SCALE: NTS





- NOTES:**
- LOG SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF THORNTON STAFF ON AVAILABLE TREE MATERIAL.
 - CONTRACTOR TO ENSURE ALL LOG EDGES ARE SANDED AND FREE FROM SPLINTERS. REMOVE ALL BRANCHES WITH LESS THAN 6" DIAMETER AND TRIM BRANCHES TO NO LONGER THAN 18" IN LENGTH.
 - CONTRACTOR TO PLACE LOGS SO THAT NO GAPS OR OPENINGS ARE PRESENT BETWEEN THE LOG AND FINISHED GRADE AND NO OPENINGS ARE PRESENT THAT COULD CAUSE DEBRIS TO BECOME ENTANGLED. CONTRACTOR TO COORDINATE WITH PROJECT MANAGER PRIOR TO FINAL PLACEMENT.
 - LOG SHALL BE SECURED BY (2) - LOG SHALL BE SECURED BY REBAR THAT IS COUNTER SUNK $\frac{1}{2}$ " TO PREVENT MOVEMENT. INSTALL PER MANUFACTURERS SPECIFICATION. SEE SPECIFICATIONS FOR PRODUCT INFORMATION.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED ANCHOR AND INSTALLATION SYSTEM FOR APPROVAL BY PROJECT MANAGER PRIOR TO INSTALLATION.



1 L4.5 ZIG ZAG LOGS

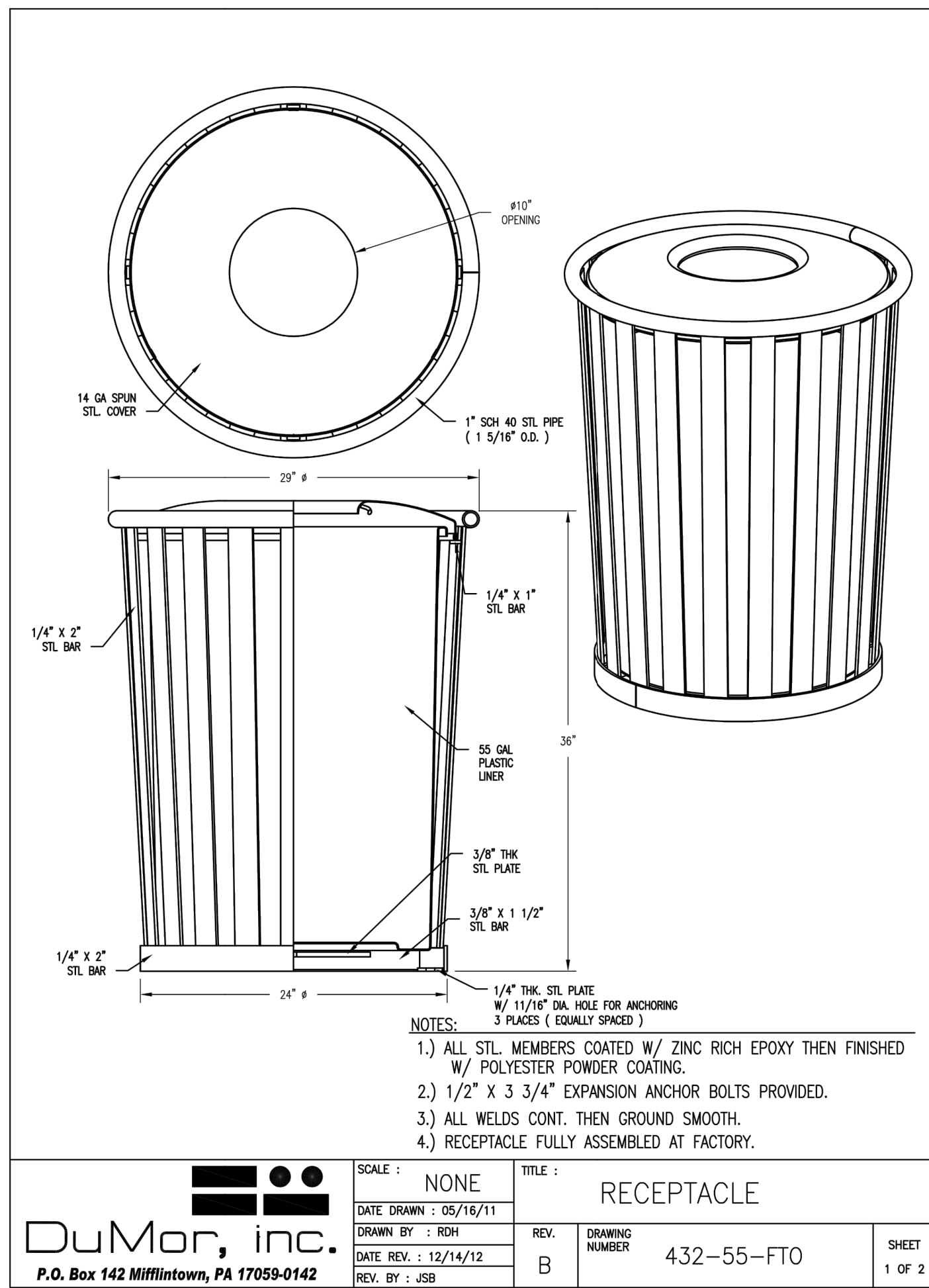
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THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS
11181 Colorado Blvd, Thornton, CO 80233

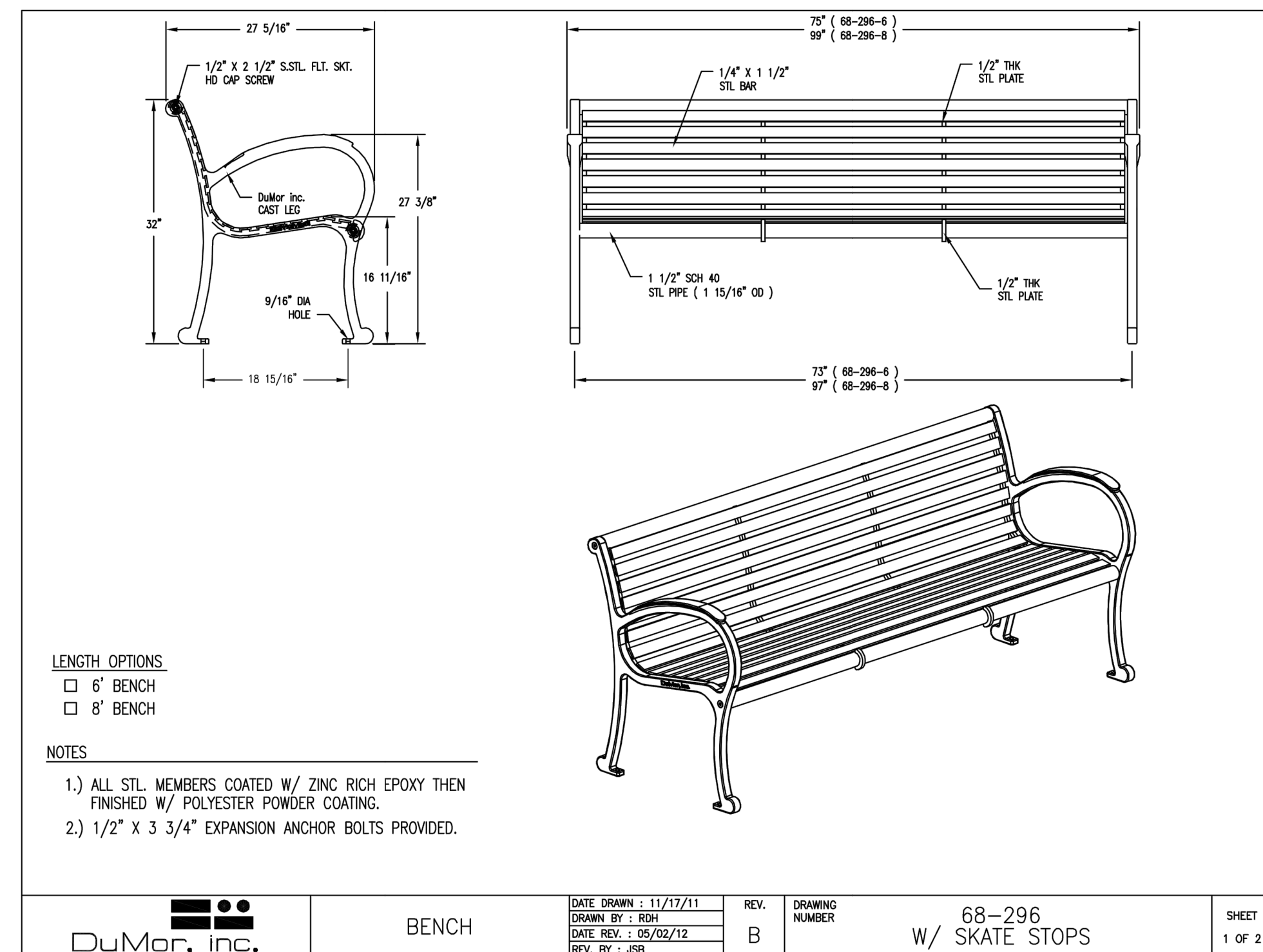
PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: AQ
DRAWN: EA
CHECKED: EK

REVISIONS:
JOB DESCRIPTION: 100%
CONSTRUCTION DOCUMENTS
SHEET TITLE: SITE DETAILS

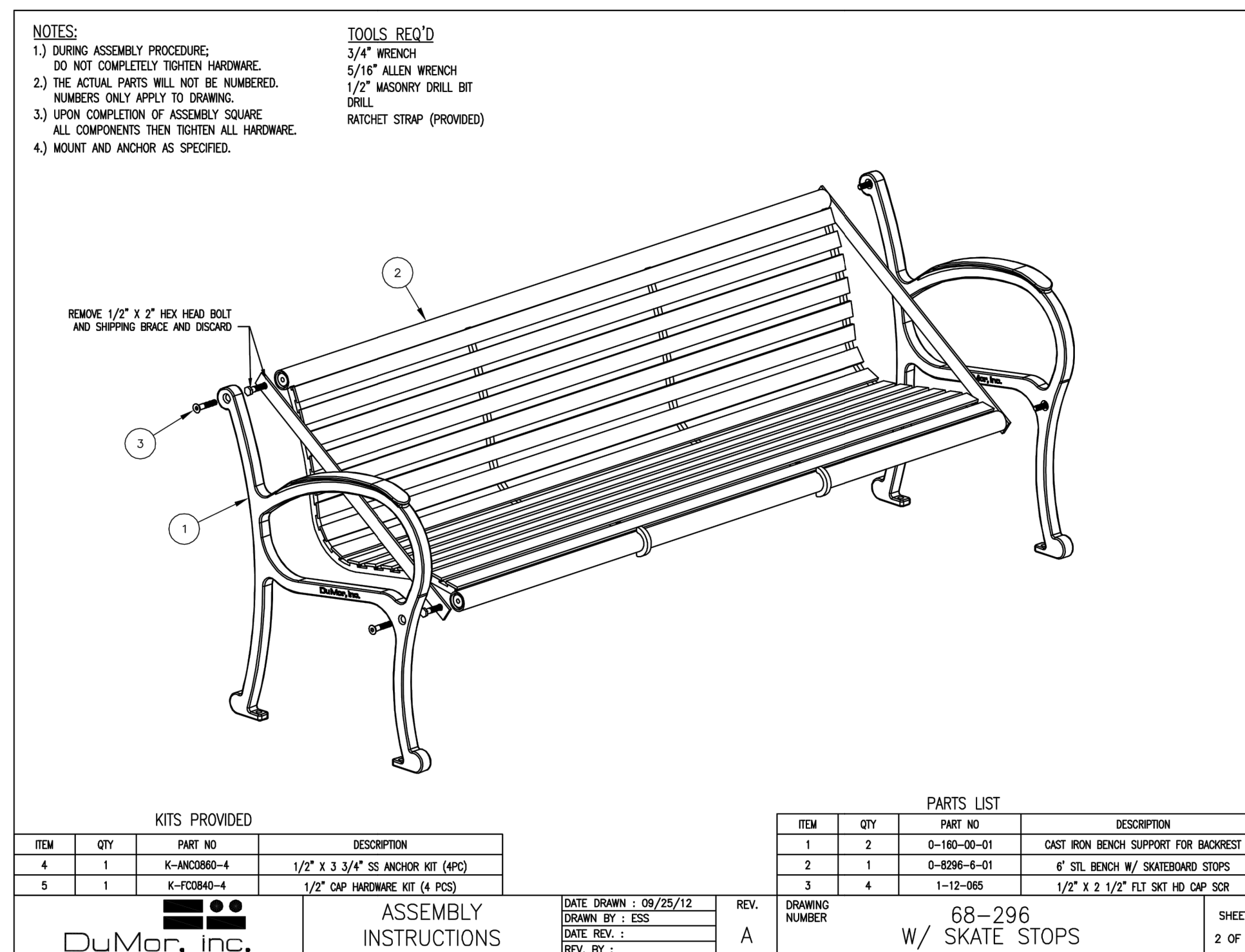
SHEET NUMBER:
L4.5
SHEET ___ OF ___



1
L4.6
TRASH RECEPTACLE
 DUMOR INC., MODEL #432-55-FTO, 55 GALLON, SURFACE MOUNTED
 COLOR - ARGENTO
 CONTACT PHONE: (800) 598-4018, OR APPROVED EQUAL
 SCALE: NTS



2
L4.6
BENCH
 DUMOR INC., MODEL #68 - 296 W/ SKATE STOPS
 COLOR - ARGENTO, CONTACT PHONE: (800) 598-4018, OR APPROVED EQUAL. TO BE SURFACE MOUNTED.

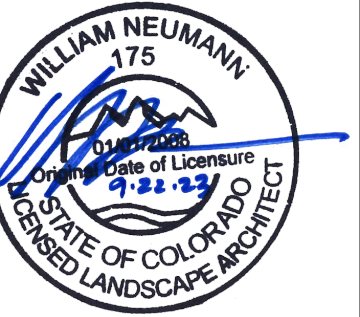


ASSEMBLY INSTRUCTIONS
 DUMOR INC.
 W/ SKATE STOPS
 SCALE: NTS

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 Suite 300
 Denver, CO 80209
 303.892.5566
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PROJECT NUMBER: #71-688
 DATE: 09/22/2023
 DESIGNED: EA
 DRAWN: EA
 CHECKED: EK

JOB DESCRIPTION: 100%
 CONSTRUCTION DOCUMENTS
 SHEET TITLE:

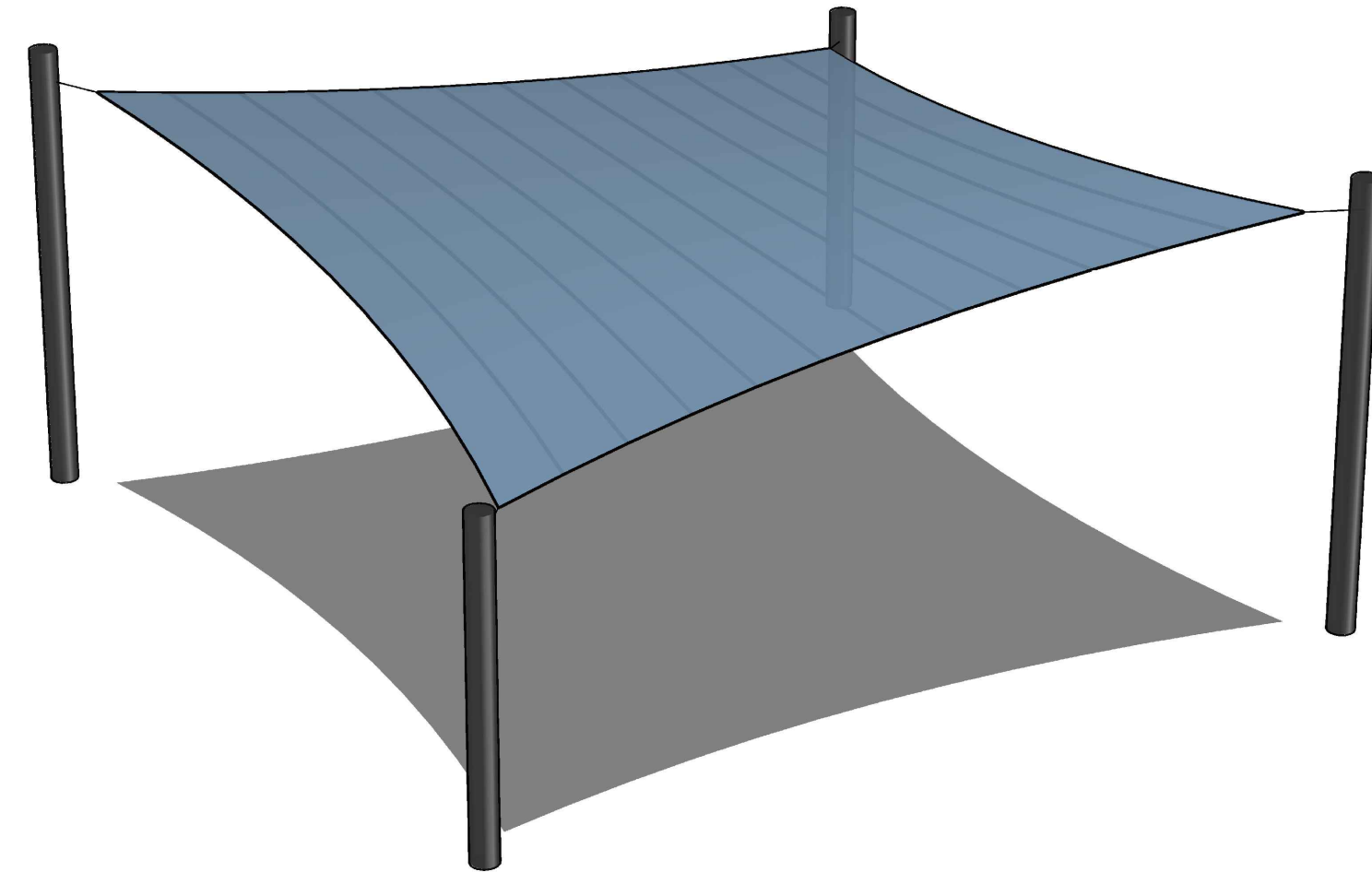
SITE DETAILS

SHEET NUMBER:

L4.6

SHEET _____ OF _____

NOTES:
 -THESE DRAWINGS ARE A PICTORIAL REPRESENTATION OF FABRIC AND STEEL ONLY. NONE OF THE REQUIRED ATTACHMENT OR CONNECTION DETAILS HAVE BEEN DEPICTED.
 -ALL DIMENSIONS AND HEIGHTS MUST BE FIELD VERIFIED PRIOR TO ANY FINAL DESIGN, FABRICATION OR INSTALLATION WORK.



COVERAGE AREA	
PANEL #	SQ. FT.
PANEL 1	643.01
PANEL 2	643.01
TOTAL	1286.02

PERSPECTIVE VIEW
 OPTION 2 - FOUR POINT SAILS
 SIZE: 30'X30'X10'E

SkyWays Flame-Retardant Fabric

Color	Slate Gray	Cobalt Blue	Olive	Terracotta	Beige	Ivory
Cover Factor %	92.0	91.0	92.4	96.0	94.5	91.6
Shade Factor %	87.9	89.2	92.4	90.2	90.2	58.9
UVR Block %	89.6	90.8	93.1	95.2	95.2	88.5

52 888.438.6574 763.972.5200

Post Colors

ProShield® finish is specifically designed to withstand the demands of extreme heat, harsh climates, moisture and UV exposure. ProShield finish combines a specially formulated primer with a high-quality, architectural-grade, Super-Durable, TGIC polyester powdercoat. No lead-based paints.



NOTES:

- CONTRACTOR TO PROCURE AND PAY FOR FINAL DRAWINGS FROM MANUFACTURER.
- CONTRACTOR TO PROVIDE STAMPED AND SIGNED COLORADO STRUCTURAL ENGINEERED DRAWINGS FOR SAIL AND DEEP FOUNDATIONS BASED ON LOCAL SOILS. EXISTING SOILS ARE HIGHLY EXPANSIVE. REFER TO GEOTECHNICAL REPORT NO 25175328 FROM TERRACON, DATED MARCH 29, 2019, FOR DEEP FOUNDATION RECOMMENDATIONS.
- POSTS, CONNECTIONS TO SHADE SAIL AND PIERS PER MANUFACTURER.
- CONTRACTOR TO COORDINATE FINAL COLORS OF SAIL AND POSTS WITH CITY OF THORNTON PRIOR TO PROCUREMENT.

1
L4.7

4 POST SHADE SAIL

MANUFACTURER: USA SHADE, OR APPROVED EQUAL
 DISTRIBUTOR: RECREATION PLUS
 CONTRACT: MOLLY HOOTSTEIN
 PHONE: 303-278-1455
 EMAIL: MOLLY@RECREATIONPLUS.COM

SCALE: NTS



SkyWays Flame-Retardant Fabric

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- CONTRACTOR TO COORDINATE FINAL COLORS OF SAIL AND POSTS WITH CITY OF THORNTON PRIOR TO PROCUREMENT.

STRUCTURAL NOTE

- THIS SITE HAS FILL AND ALSO HIGHLY SWELLING SOILS. IT'S POSSIBLE THE SHADE STRUCTURE WILL BE FOUNDED ON HELICAL PIERS. THE CONSULTANT WILL CONSULT WITH TERRACON, THE ORIGINAL SOILS ENGINEER, TO GET THEIR INPUT. THE SOIL CONDITIONS AT THESE TWO LOCATIONS CONSIST OF 5' TO 10' OF FILL WITH VERY EXPANSIVE SOILS BELOW. THE CONSULTANT SHALL RELY ON THE FINAL FOUNDATION RECOMMENDATIONS FROM TERRACON FOR THESE SITE ELEMENTS. THE OWNER SHALL CONTRACT WITH TERRACON FOR THIS ADDITIONAL CONSULTATION.

2
L4.7

3 POST SHADE SAIL

MANUFACTURER: USA SHADE, OR APPROVED EQUAL
 DISTRIBUTOR: RECREATION PLUS
 CONTRACT: MOLLY HOOTSTEIN
 PHONE: 303-278-1455
 EMAIL: MOLLY@RECREATIONPLUS.COM

SCALE: NTS

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THORNTON ACTIVE ADULT CENTER
 NORTHWEST LANDSCAPE IMPROVEMENTS
 11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
 DATE: 09/22/2023
 DESIGNED: AQ
 DRAWN: EA
 CHECKED: EK

REVISIONS:

JOB DESCRIPTION:
 100%
 CONSTRUCTION DOCUMENTS

SHEET TITLE:
 SITE DETAILS

SHEET NUMBER:

L4.7

SHEET _____ OF _____

STAKING: INSTALL 6' METAL T-POST STAKES OUTSIDE PLANTING PIT IN UNDISTURBED MULCHED SOIL. USE #12 GAUGE GALVANIZED WIRE.

ALLOW FOR SOME TRUNK MOVEMENT

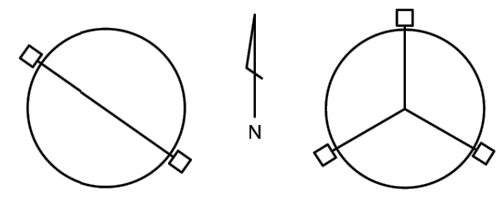
ATTACH TO 2" NYLON STRAPS THROUGH METAL GROMMETS, WITH 1/2" x 15" WHITE PVC SLEEVE ON EACH WIRE.

NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF TRUNK GROWTH.

ADD PROTECTOR CAP TO TOP OF POST.

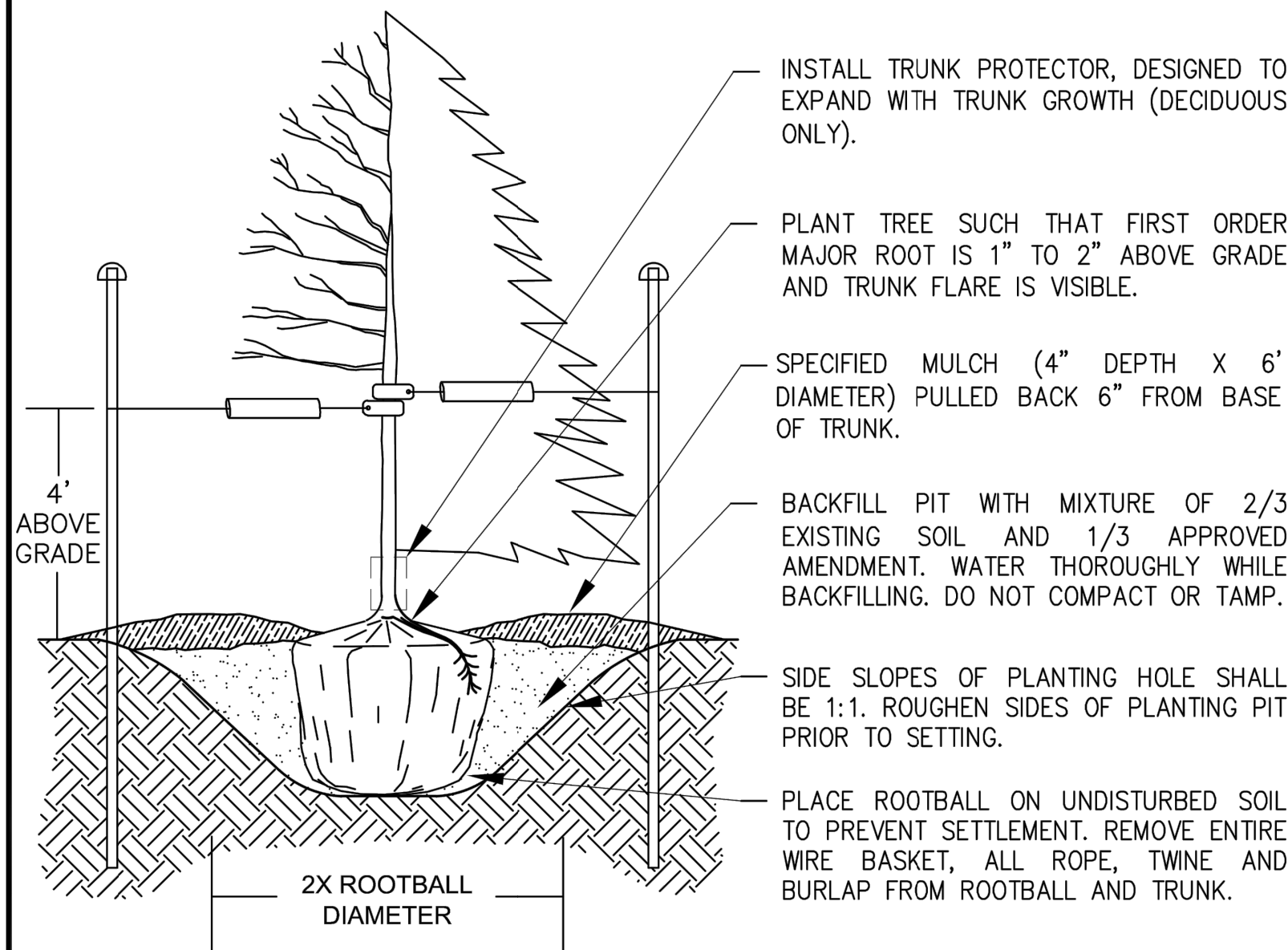
WRAP TREES TO FIRST BRANCH IF PLANTED IN THE FALL. DO NOT WRAP IF PLANTED IN SPRING.

TREE STAKING PLAN VIEW

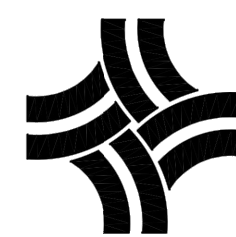


3" OR LESS CALIPER

MORE THAN 3" CALIPER & ON ALL EVERGREENS



N.T.S.



CITY OF THORNTON, COLORADO
STANDARDS & SPECIFICATIONS

DECIDUOUS AND EVERGREEN TREE
PLANTING DETAIL

ISSUED:
MARCH 1996
REVISED:
APRIL 2010
DRAWING NO.
800-1A

1 TREE PLANTING

L5.0

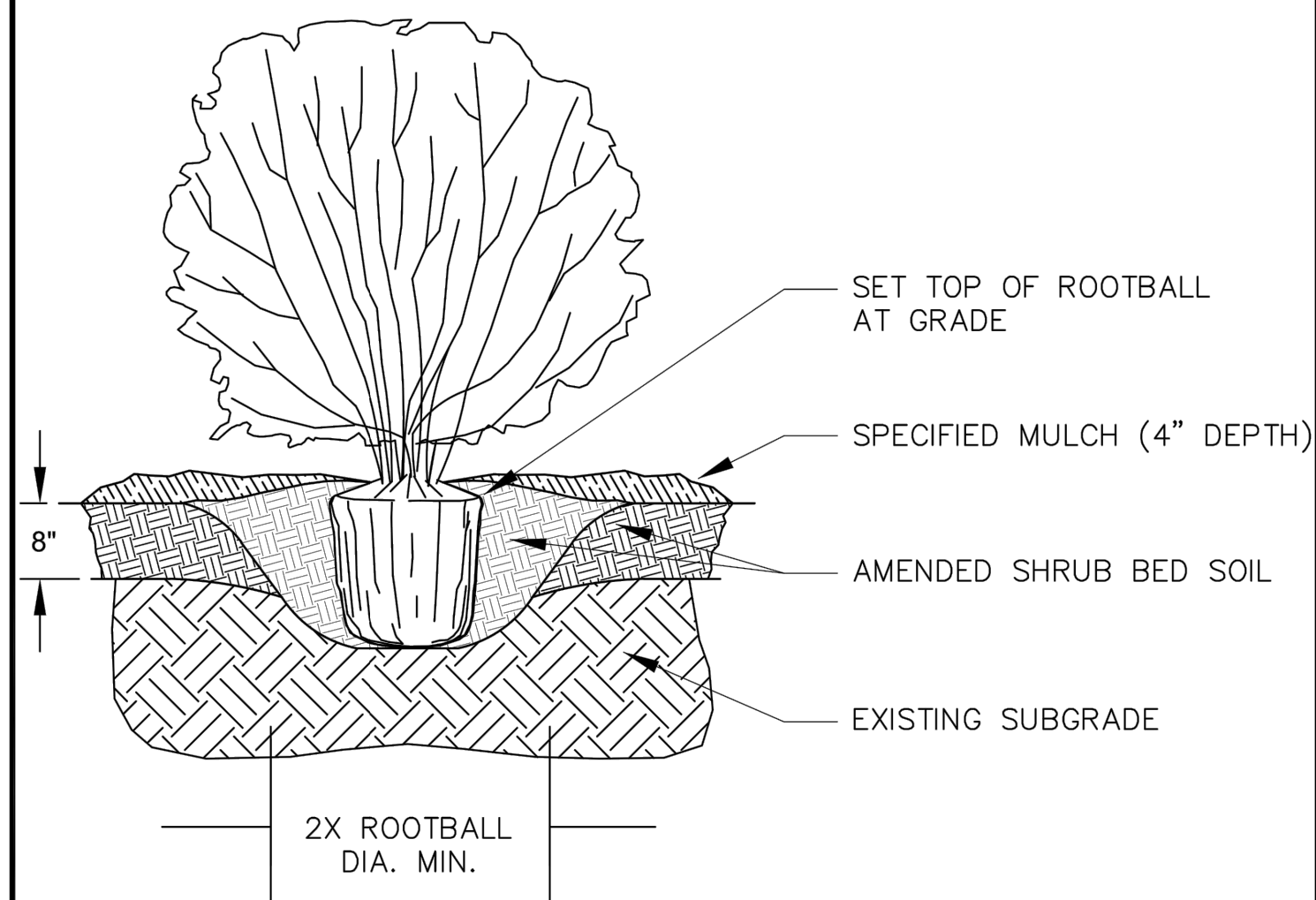
SCALE: NTS

PLANT SHRUBS 1/2 MATURE WIDTH OR 4' FROM EDGE OF WALK, CURB OR EDGING.

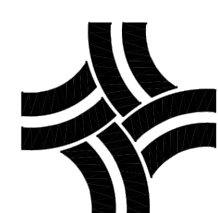
ENTIRE SHRUB BED AREA SHALL BE AMENDED WITH 4 CUBIC YARDS (6 CUBIC YARDS FOR CITY MAINTAINED PROJECTS) OF CLASS I OR CLASS II COMPOST PER 1000 S.F. TILLED TO DEPTH OF 8".

IF PLANT IS ROOT BOUND AND HAS CIRCLING ROOTS, SHEAR 1/2" OF THE ROOTMASS OFF OF ALL SIDES AND BOTTOM.

DO NOT PLANT SHRUBS HIGHER THAN SURROUNDING GRADE. BACKFILL SOIL SHOULD BE PULLED OVER TOP OF ROOTBALL (NO MORE THAN 1") TO PREVENT MOISTURE WICKING AND TO ALLOW ROOTS TO GROW INTO SURROUNDING SOIL.



N.T.S.



CITY OF THORNTON, COLORADO
STANDARDS & SPECIFICATIONS

SHRUB PLANTING DETAIL

ISSUED:
MARCH 1996
REVISED:
APRIL 2010
DRAWING NO.
800-2

2 SHRUB PLANTING

L5.0

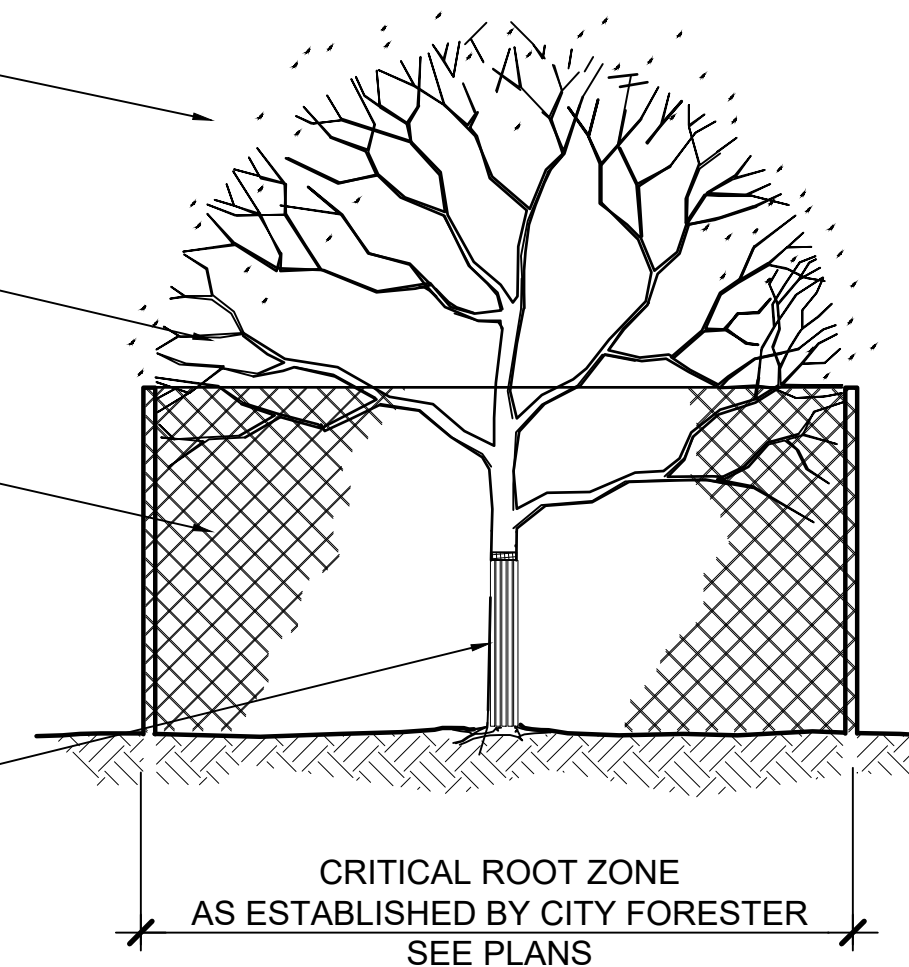
SCALE: NTS

BRANCH PROTECTION REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 10' OR LESS

PROTECT LOWER BRANCHES OF TREE CANOPY. CONTACT OWNER IF ANY PRUNING IS NEEDED

PROVIDE SNOW FENCING OR EQUAL AT DRIPLINE FOR TREES LESS THAN 4" CA., OR 5'-10' FOR MATURE TREES

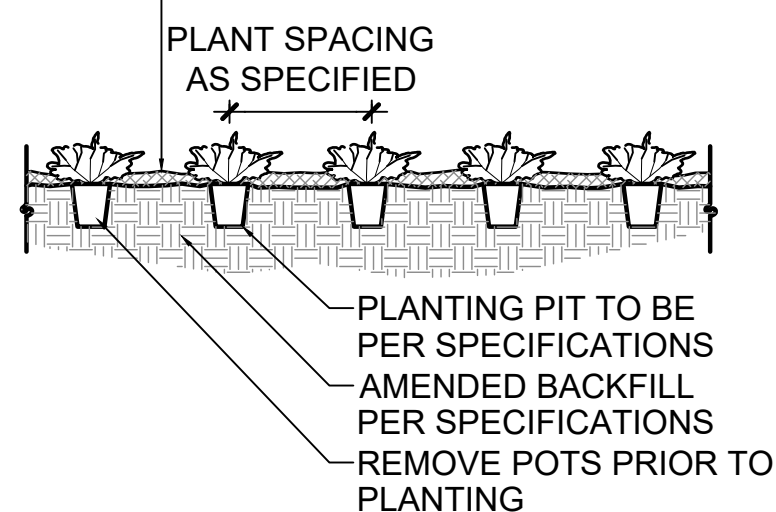
WRAP BURLAP AROUND TRUNK. PLACE 1" BOARDS NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH AROUND THE BURLAP. WIRE BOARDS IN PLACE - NO NAILS PERMITTED



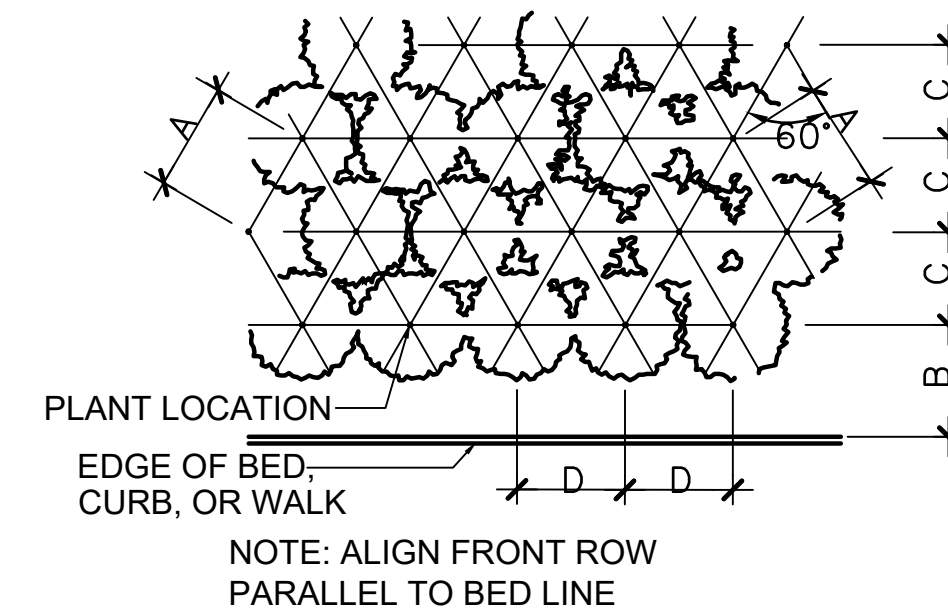
NOTES:

- CONTRACTOR WILL PRESERVE & PROTECT EXISTING TREES ON SITE, DURING DEMOLITION AND CONSTRUCTION OPERATIONS AS NECESSARY, INCLUDING CANOPIES, TRUNKS, AND ROOT SYSTEMS.
- TREES THAT ARE IN PERIL OF DAMAGE, OR TREES WITHIN 10' OF DEMOLITION OF CONSTRUCTION ACTIVITIES, OR TREES IDENTIFIED SPECIFICALLY BY OWNER, SHALL RECEIVE TREE PROTECTION.
- CONTRACTOR SHALL CONTACT OWNER IF FIELD CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN WHAT IS SHOWN ON THE PLANS.
- IT IS ACKNOWLEDGED THAT CONSTRUCTION AND DEMOLITION ACTIVITIES WILL OCCUR CLOSE TO TRUNKS AND OVER CRITICAL ROOT ZONES. HOWEVER, THE CONTRACTOR WILL AVOID ALL UNNECESSARY DAMAGE TO TREES.
- IN AREAS WHERE FENCING WILL INTERFERE WITH TRAIL CONSTRUCTION, OR WHERE FENCING CANNOT BE INSTALLED, WRAP TRUNK WITH BURLAP AS PER DETAIL. CONSULT WITH OWNER PRIOR TO APPLYING PROTECTIVE WRAP TO VERIFY CONDITIONS.
- ALL DISTURBED ROOTS SHALL BE TRIMMED TO BE CLEAN CUTS. DO NOT LEAVE BARE ROOTS EXPOSED. COVER WITH A BREATHABLE TEMPORARY COVER SUCH AS GEOTECH FABRIC AND A 1" LAYER OF SOIL IF ROOTS ARE TO BE UNCOVERED FOR MORE THAN ONE DAY. WATER AS NECESSARY TO KEEP ROOTS ALIVE.

APPLY SPECIFIED MULCH 1 1/2" - 3" DEEP. SEE PLANTING NOTES. MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANTS WITH MULCH.



PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	6"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	15"	18"
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"



3 TREE PROTECTION

L5.0

SCALE: NTS

4 PERENNIAL AND GROUND COVER PLANTING

L5.0

SCALE: NTS

DHM DESIGN

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11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
DATE: 09/22/2023
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CHECKED: EK

REVISIONS:
JOB DESCRIPTION: 100%
CONSTRUCTION DOCUMENTS
SHEET TITLE: PLANTING DETAILS

SHEET NUMBER:

L5.0

SHEET OF

PLANTING NOTES

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THEMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND THE REPLACEMENT OF SAID UTILITIES. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO, 303.232.1991 OR 8-1-1.
3. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE LANDSCAPE PLAN AND DETAILS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL AND IRRIGATION PLANS TO FORM COMPLETE INFORMATION REGARDING SITE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
5. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
6. CONTRACTOR TO REMOVE ALL ROCK AND DEBRIS OVER 1" IN SIZE AND REMOVED OFF-SITE PRIOR TO INSTALLATION OF PLANT MATERIAL. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES & REGULATIONS.
7. ROUGH GRADE AND FINISHED GRADING WILL BE PERFORMED BY CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AFTER SOIL AMENDMENT OPERATIONS TO ALLOW FOR MULCH AND SOD INSTALLATION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED AREAS PRIOR TO COMMENCING WORK. COMPACTED SOIL WITHIN STAGING AREAS TO BE RIPPED TO 12" MIN. BEFORE START OF ROUGH AND FINISHED GRADING.
8. CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
9. CONTRACTOR SHALL USE LOCAL BEST MANAGEMENT PRACTICES FOR OBTAINING AND INSTALLING LANDSCAPE MATERIALS. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED & IN A NEAT, ORDERLY AND RESPONSIBLE MANNER & WITH RECOGNIZED STANDARDS OF WORKMANSHIP.
10. ALL PLANTS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. NOTIFY OWNER FOR INSPECTION AND APPROVAL OF PLANT MATERIAL AT TIME OF DELIVERY. TREES ARE TO BE TAGGED AT THE NURSERY BY CITY FORESTER. ANY PLANT NOT MEETING OWNER'S APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO INITIAL ACCEPTANCE.
11. PLANT MATERIAL MUST MEET CURRENT LANDSCAPE NURSERY STANDARDS &/OR ANSI Z60.1.
12. IF PLANTS ARE NOT AVAILABLE, NOTIFY OWNER FOR APPROVAL OF CHANGE BEFORE MAKING SUBSTITUTIONS.
13. THE OWNER'S AUTHORIZED REPRESENTATIVE MUST APPROVE ALL PLANTING LAYOUTS PRIOR TO PLANTING. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR PRIOR TO INSTALLING PLANTS. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
14. MINOR FIELD ADJUSTMENTS TO THE PLANTING PLANS MAY BE NECESSARY BASED ON THE ACTUAL LOCATION OF LIGHTS, TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES. ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO INITIAL ACCEPTANCE. CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER PRIOR TO ADJUSTING THE DESIGN.
15. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALL-OUTS ON THE PLANS & THE ACTUAL NUMBER OF PLANT SYMBOLS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS SYMBOLICALLY DEPICTED ON THE PLANS.
16. TREE BASKETS SHALL BE REMOVED FROM ROOTBALLS AND KEPT BY THE PLANTED TREE UNTIL VERIFIED BY THE OWNER'S REPRESENTATIVE.
17. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
18. MULCH - ALL PLANTING BEDS SHALL BE COVERED BY A SPECIFIED MULCH (OR ACCEPTED SUBSTITUTION) AS APPROVED BY OWNER. ALSO REFER TO SPECIFICATIONS AND DETAILS.

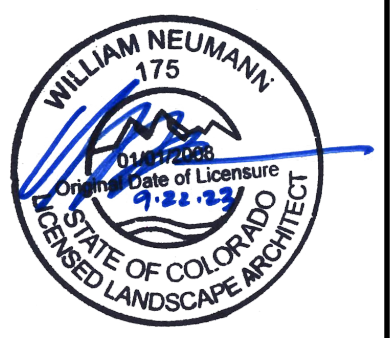
- 18.1. MULCH AROUND TREES SHALL BE 4" DEEP IN NON-TURF AREAS.
 - 18.1.1. PULL MULCH BACK 6" FROM TRUNK OF TREES AS PER DETAILS.
 - 18.1.2. MULCH RINGS AROUND TREES IN NATIVE AREAS SHALL BE MINIMUM 6'.
19. SPACING / LAYOUT
 - 19.1. ALL TREES TO BE A MINIMUM OF 6' FROM HARDSCAPE.
 - 19.2. TREES TO BE A MINIMUM OF 10' FROM CENTER LINE OF UNDERGROUND UTILITIES SUCH AS STORM SEWERS, WATER MAINS, ETC.
20. WHEN PLANTING TREES, THE 1ST STRUCTURAL ROOT SHOULD BE PLACED 1"-2" ABOVE THE FINISHED GRADE. SEE DETAILS AND SPECIFICATIONS.

PLANT SCHEDULE

TREES					
DECIDUOUS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	B&B	2" cal.	1
	Robinson Flowering Cabapple	<i>Malus 'Robinson'</i>	B&B	2" cal.	2
	Japanese Tree Lilac	<i>Syringa reticulata</i>	B&B	2" cal.	2
EVERGREEN	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Pinon pine	<i>Pinus edulis</i>	B&B	6' Ht.	5
SHRUBS					
DECIDUOUS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Fernbush	<i>Chamaebatiaria millefolium</i>	1 gal		12
	Apache plume	<i>Fallugia paradoxa</i>	5 gal		23
	Curl-leaf mountain mahogany	<i>Cercocarpus ledifolius</i>	5 gal		8
	Flower carpet rose	<i>Rosa x 'Flower Carpet Amber'</i>	5 gal		26
	Panchito manzanita	<i>Arctostaphylos x coloradoensis 'Panchito'</i>	5 gal		17
	Baby Blue rabbitbrush	<i>Ericameria nauseosa var. nauseosa</i>	5 gal		3
	Autumn Amber creeping sumac	<i>Rhus trilobata 'Autumn Amber'</i>	5 gal		7
	Peony festiva maxima	<i>Paeonia 'Festiva Maxima'</i>	5 gal		17
	Creeping oregon grape	<i>Mahonia repens</i>	5 gal		17
	Cheyenne privet	<i>Ligustrum vulgare 'Cheyenne'</i>	5 gal		6
	Lodense privet	<i>Ligustrum vulgare 'Lodense'</i>	5 gal		6
PERENNIALS	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Geranium rozanne	<i>Geranium x 'Rozanne'</i>	1 gal		26
	Bridges' penstemon	<i>Penstemon rostriflorus</i>	1 gal		27
	Gold on Blue prairie zinnia	<i>Zinnia grandiflora 'Gold on Blue'</i>	1 gal		23
	Snowdrop Anemone	<i>Anemone sylvestris</i>	1 gal		18
	White Daylily	<i>Hemerocallis 'Joan Senior'</i>	1gal		17
GRASSES	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QUANTITY
	Blonde Ambition blue grama grass	<i>Bouteloua gracilis 'Blonde Ambition'</i>	1 gal		28
	Standing Ovation little bluestem	<i>Schizachyrium scoparium 'Standing Ovation'</i>	1 gal		19
	Japanese blood grass	<i>Imperata cylindrica</i>	1 gal		18
	Blue avena	<i>Helictotrichon sempervirens</i>	1 gal		14

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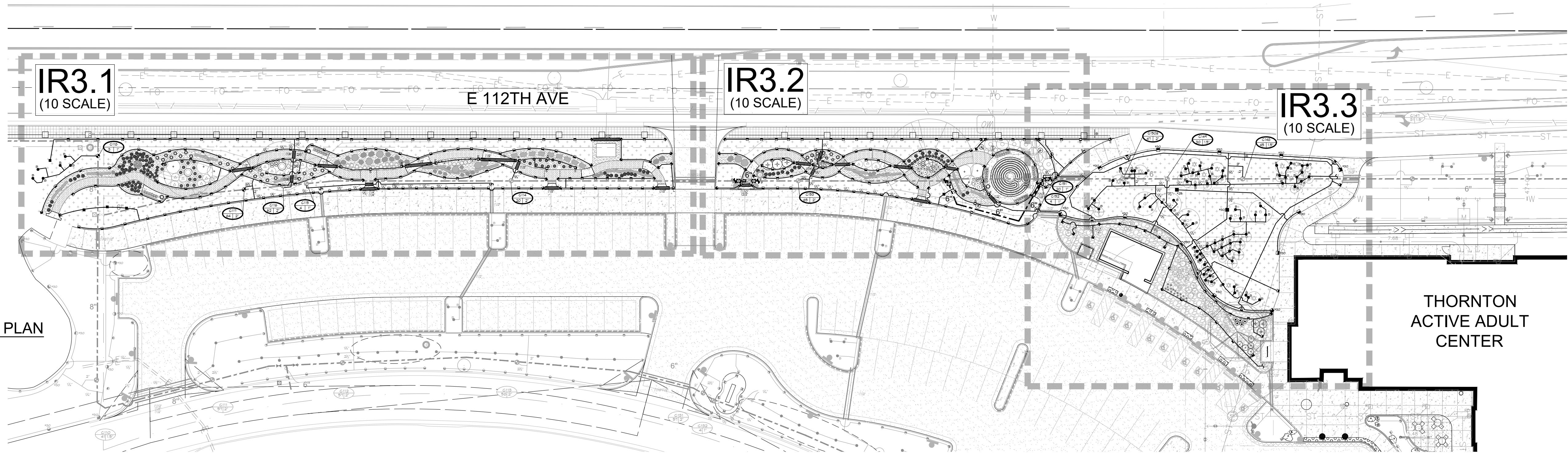
PLANTING NOTES & SCHEDULE

SHEET NUMBER:

L5.1

SHEET _____ OF _____

NOTE:
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SITE ACCESSIBILITY PLAN

IRRIGATION CONSTRUCTION NOTES

- 1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DHM DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- 2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS BEEN TOLD THAT THE STATIC WATER PRESSURE SUPPLIED BY THE EXISTING PUMP SHOULD BE 110 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY OWNER OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 110 PSI MINIMUM.
- 3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. 48 HOUR / 10:00PM - 6:00AM OPERATION ONLY. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
- 4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL BE GREEN IN COLOR. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.
- 5. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- 6. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12 TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 9 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN 'S' DESIGNATION ON RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN 'L' OR 'R' DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.
- 7. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- 8. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE. SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & (QUANTITY)
- 9. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURERS RECOMMENDATIONS AND STANDARDS.
- 10. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- 11. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY STAMPED PLANS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- 12. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- 13. AUDIT - AN IRRIGATION AUDIT IS REQUIRED TO BE PERFORMED BY AN IA CERTIFIED LANDSCAPE IRRIGATION AUDITOR, IS PART OF THE INITIAL ACCEPTANCE PROCESS.
- 14. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- 15. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.

Irrigation Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	RD1812-S-P-30-NP W/ MPR SERIES NOZ.	HI-POP SPRAY HEAD	1
	RAIN BIRD	RD1812-S-P-30-NP W/ SST, CORNER NOZ.	HI-POP SPRAY HEAD	1
	RAIN BIRD	5012-FC or FC-SAM-R-NP W/ #25-MPR NOZ. (RED)	GEAR DRIVEN ROTOR	2
	RAIN BIRD	5012-FC or FC-SAM-R-NP W/ #30-MPR NOZ. (GREEN)	GEAR DRIVEN ROTOR	2
	RAIN BIRD / BASELINE	PESBR SERIES W/ BL-5201	ELECTRIC CONTROL VALVE W/ DECODER	3, 6
		CLASS 200 RT W/ PURPLE TAPE	PVC MAINLINE	4, 9
		CLASS 200 BE	PVC LATERAL	4
		CLASS 200	PVC SLEEVING	5
	N/S	BL-5201	SINGLE STATION DECODER	3, 6
	RAIN BIRD	RWS-M-B-C-1402, RWS-SOCK, RWS-GRATE-P	ROOT WATERING BUBBLER	7
			WIRE SPLICE	8
	N/S	PAIGE P7012D (12 AWG)	2-WIRE DECODER CABLE	3, 6
	N/S		THRUST BLOCKS	9
			EXISTING GATE VALVE	N/S
			EXISTING QUICK COUPLER	N/S
			EXISTING VALVE CALLOUT	N/S
			EXISTING CONTROL VALVE	N/S
			EXISTING MAINLINE	N/S
			EXISTING LATERAL LINE	N/S
			EXISTING BUBBLER ASSEMBLY	N/S
			EXISTING HI ROTORS	N/S
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	

DIRECTORY

- IRRIGATION SCHEDULE IR3.0
- IRRIGATION NOTES IR3.0
- IRRIGATION PLANS IR3.1 - IR3.3
- IRRIGATION DETAILS IR3.4



Know what's below.
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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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THORNTON ACTIVE ADULT CENTER
NORTHWEST LANDSCAPE IMPROVEMENTS
11181 Colorado Blvd, Thornton, CO 80233

PROJECT NUMBER: #71-688
DATE: 09/22/2023
DESIGNED: HO
DRAWN: HO
CHECKED: AC

REVISIONS:

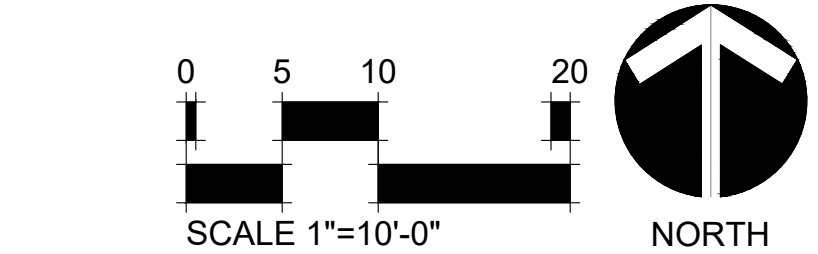
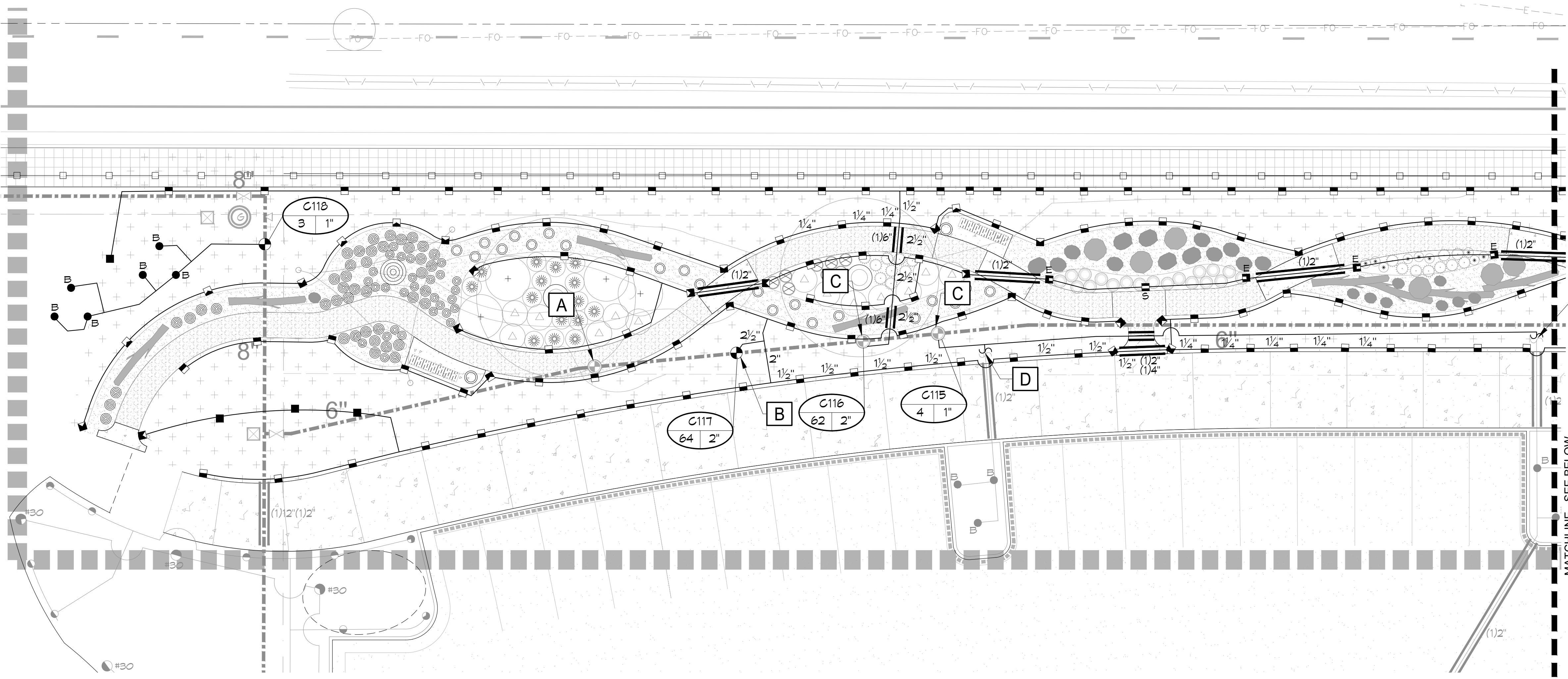
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100%
CONSTRUCTION DOCUMENTS

SHEET TITLE:
LAYOUT AND
IRRIGATION PLAN

SHEET NUMBER:

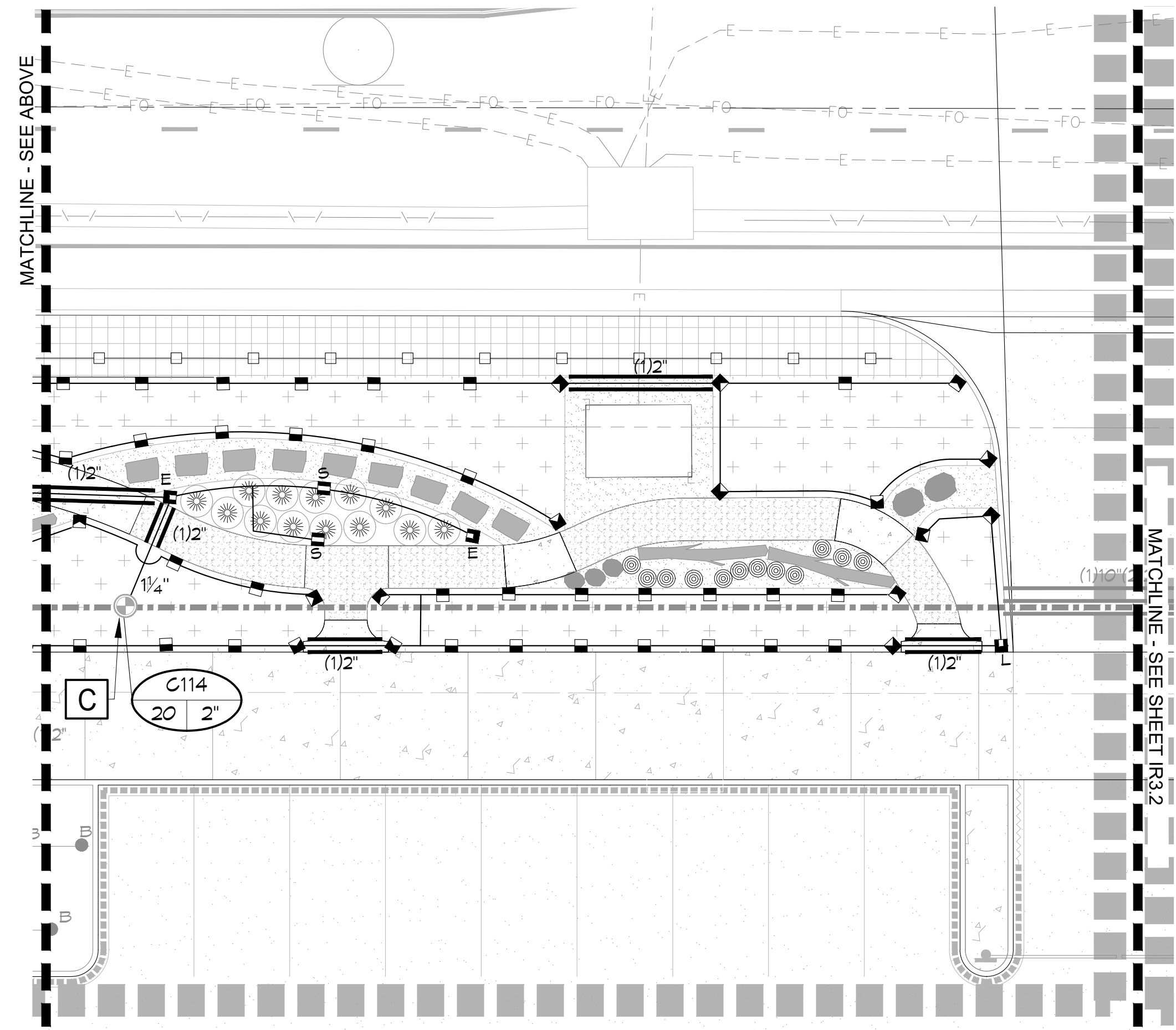
IR3.1

SHEET 2 OF 5

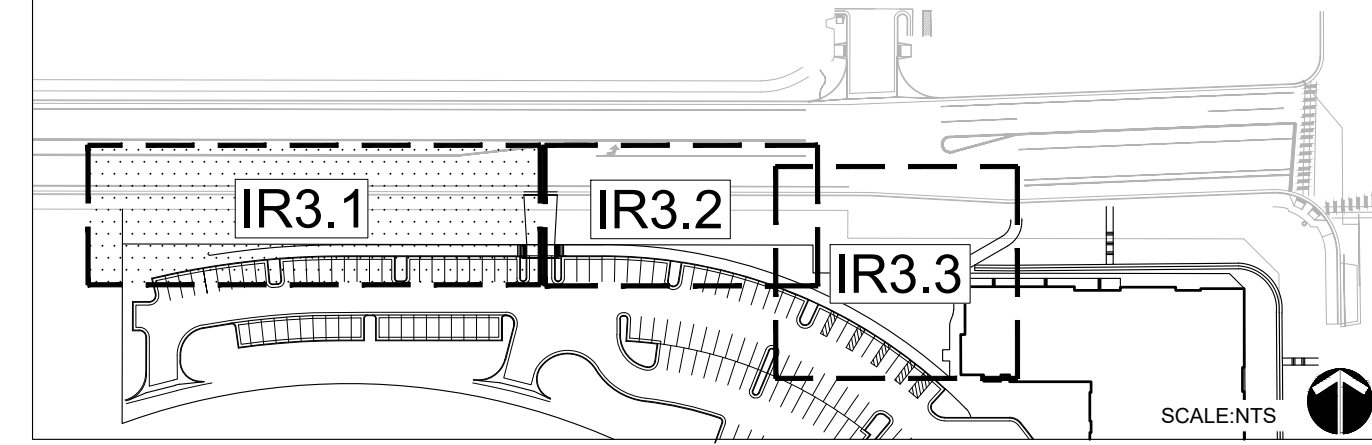


- A** CONTRACTOR SHALL LOCATE THE EXISTING CONTROL VALVE ASSEMBLY AT THIS APPROXIMATE LOCATION. REMOVE ASSEMBLY, ALL FITTINGS DOWN TO THE SERVICE TEE, INSTALL A THREADED PLUG AND RETURN REMAINING PARTS TO PARK'S STAFF.
- B** CONTRACTOR SHALL LOCATE THE EXISTING 6" PVC MAINLINE AT THIS APPROXIMATE LOCATION. CUT, INSTALL A NEW DUCTILE IRON SERVICE TEE AND INSTALL THE NEW ELECTRIC CONTROL VALVE ASSEMBLY AS SHOWN.
- C** CONTRACTOR SHALL LOCATE THE EXISTING ELECTRIC CONTROL VALVE AT THIS APPROXIMATE LOCATION. PROTECT THE EXISTING CONTROL VALVE AS NEEDED AND EXTEND THE NEW PVC LATERAL LINES AS SHOWN.
- D** CONTRACTOR SHALL LOCATE THE EXISTING PVC LATERAL AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND THE NEW PVC LATERAL AS SHOWN.

EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

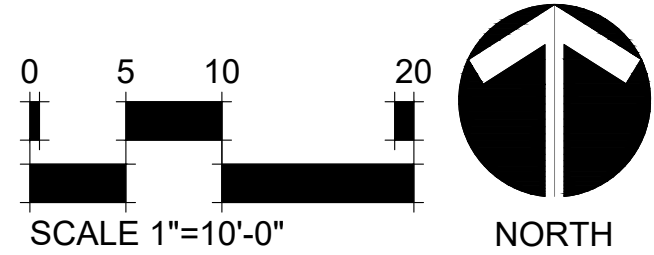


KEYMAP



DIRECTORY

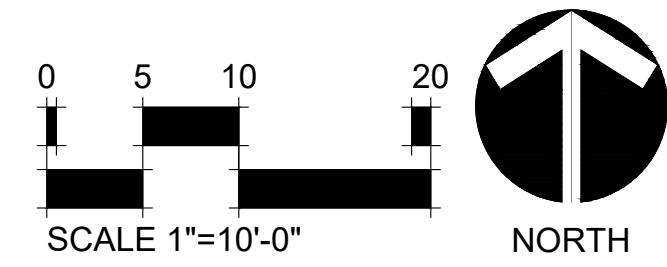
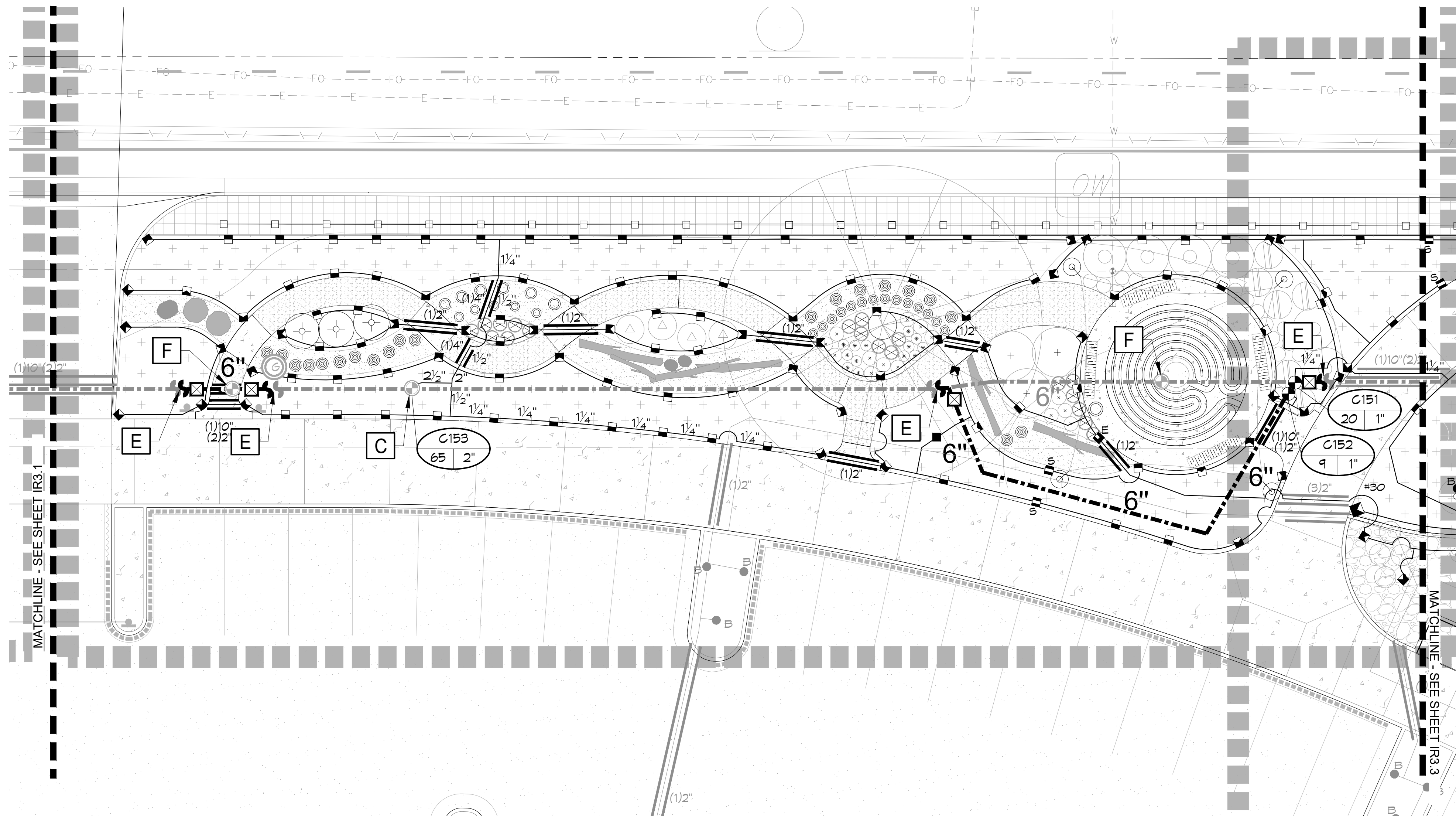
IRRIGATION SCHEDULE	IR3.0
IRRIGATION NOTES	IR3.0
IRRIGATION PLANS	IR3.1 - IR3.3
IRRIGATION DETAILS	IR3.4



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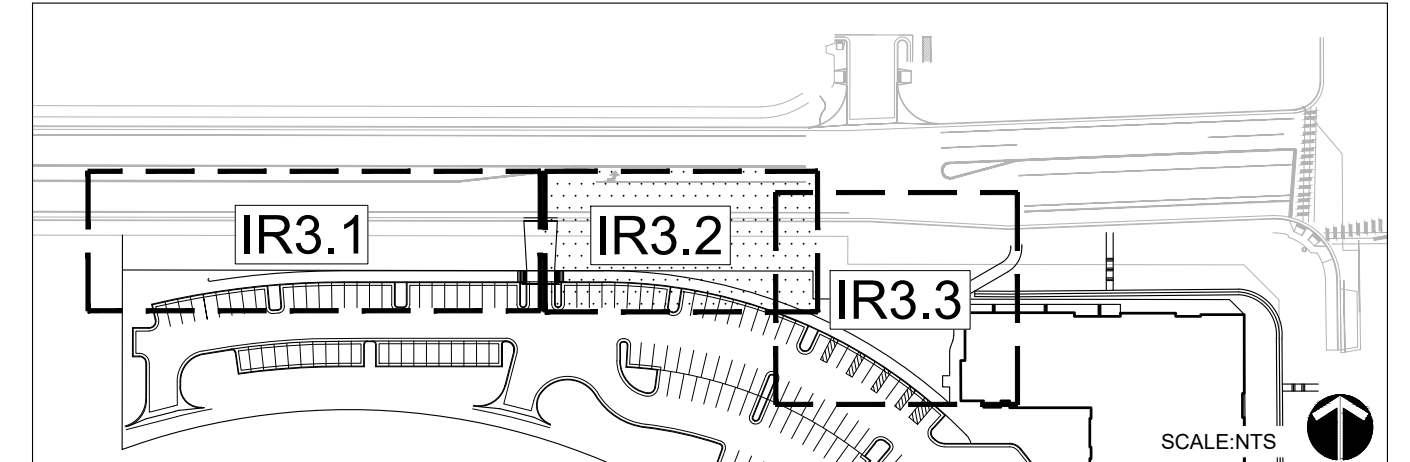


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- A CONTRACTOR SHALL LOCATE THE EXISTING CONTROL VALVE ASSEMBLY AT THIS APPROXIMATE LOCATION. REMOVE ASSEMBLY, ALL FITTINGS DOWN TO THE SERVICE TEE, INSTALL A THREADED PLUG AND RETURN REMAINING PARTS TO PARK'S STAFF.
- B CONTRACTOR SHALL LOCATE THE EXISTING 6" PVC MAINLINE AT THIS APPROXIMATE LOCATION. CUT, INSTALL A NEW DUCTILE IRON SERVICE TEE AND INSTALL THE NEW ELECTRIC CONTROL VALVE ASSEMBLY AS SHOWN.
- C CONTRACTOR SHALL LOCATE THE EXISTING ELECTRIC CONTROL VALVE AT THIS APPROXIMATE LOCATION. PROTECT THE EXISTING CONTROL VALVE AS NEEDED AND EXTEND THE NEW PVC LATERAL LINES AS SHOWN.
- D CONTRACTOR SHALL LOCATE THE EXISTING PVC LATERAL AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND THE NEW PVC LATERAL AS SHOWN.
- E CONTRACTOR SHALL LOCATE THE EXISTING 6" PVC RT MAINLINE AT THIS APPROXIMATE LOCATION. CUT, TIE-ON, EXTEND NEW 6" PVC RT MAINLINE AS SHOWN. LOCATE THE EXISTING TWO-WIRE CABLE FROM CONTROLLER "C", CUT, SPLICE AND EXTEND NEW TWO-WIRE CABLE THROUGH-OUT THE NEW MAINLINE TO OPERATE ALL OF THE CONTROL VALVES. SEE THE IRRIGATION SCHEDULE, NOTES, DETAILS AND SPECIFICATIONS FOR MORE INFORMATION.
- F CONTRACTOR SHALL LOCATE THE EXISTING ELECTRIC CONTROL VALVE AT THIS APPROXIMATE LOCATION. REMOVE AND RETURN TO PARK'S STAFF.

KEYMAP



IRRIGATION SCHEDULE	IR3.0
IRRIGATION NOTES	IR3.0
IRRIGATION PLANS	IR3.1 - IR3.3
IRRIGATION DETAILS	IR3.4

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PROJECT NUMBER: #71-688
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 DRAWN: HO
 CHECKED: AC

REVISIONS:

JOB DESCRIPTION:
 100%
 CONSTRUCTION DOCUMENTS

SHEET TITLE:
 LAYOUT AND
 IRRIGATION PLAN

SHEET NUMBER:

IR3.2

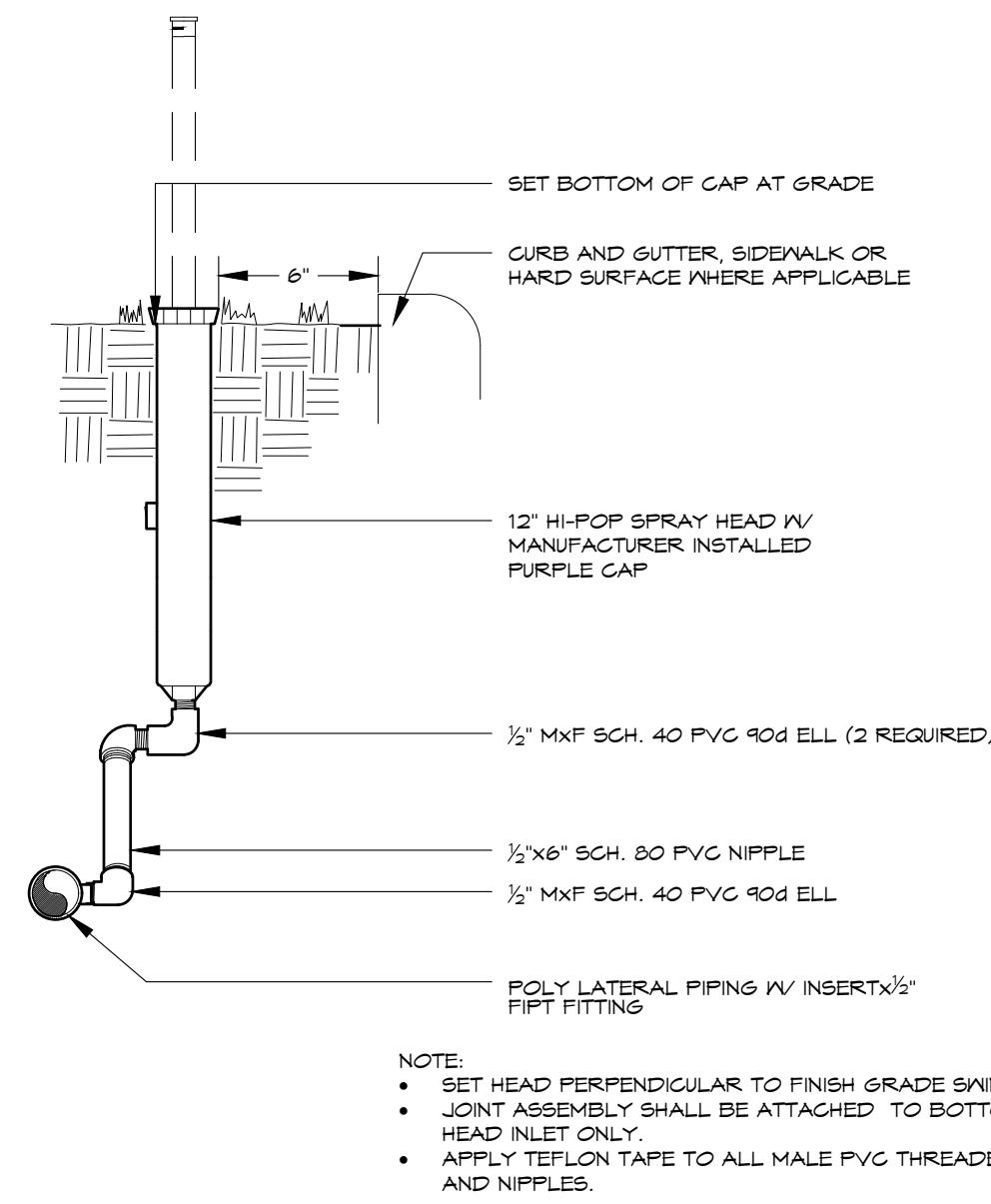
SHEET 3 OF 5



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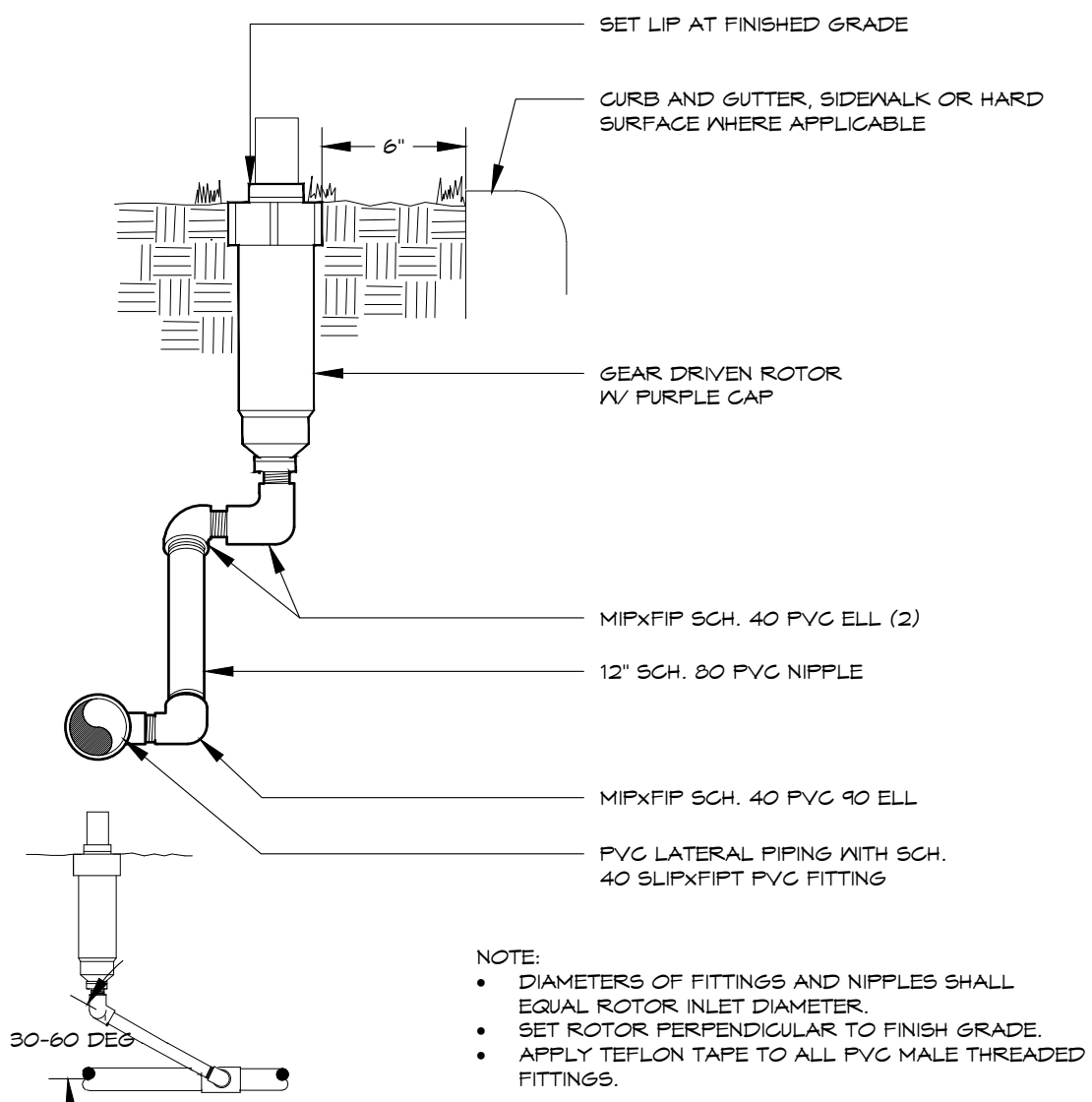


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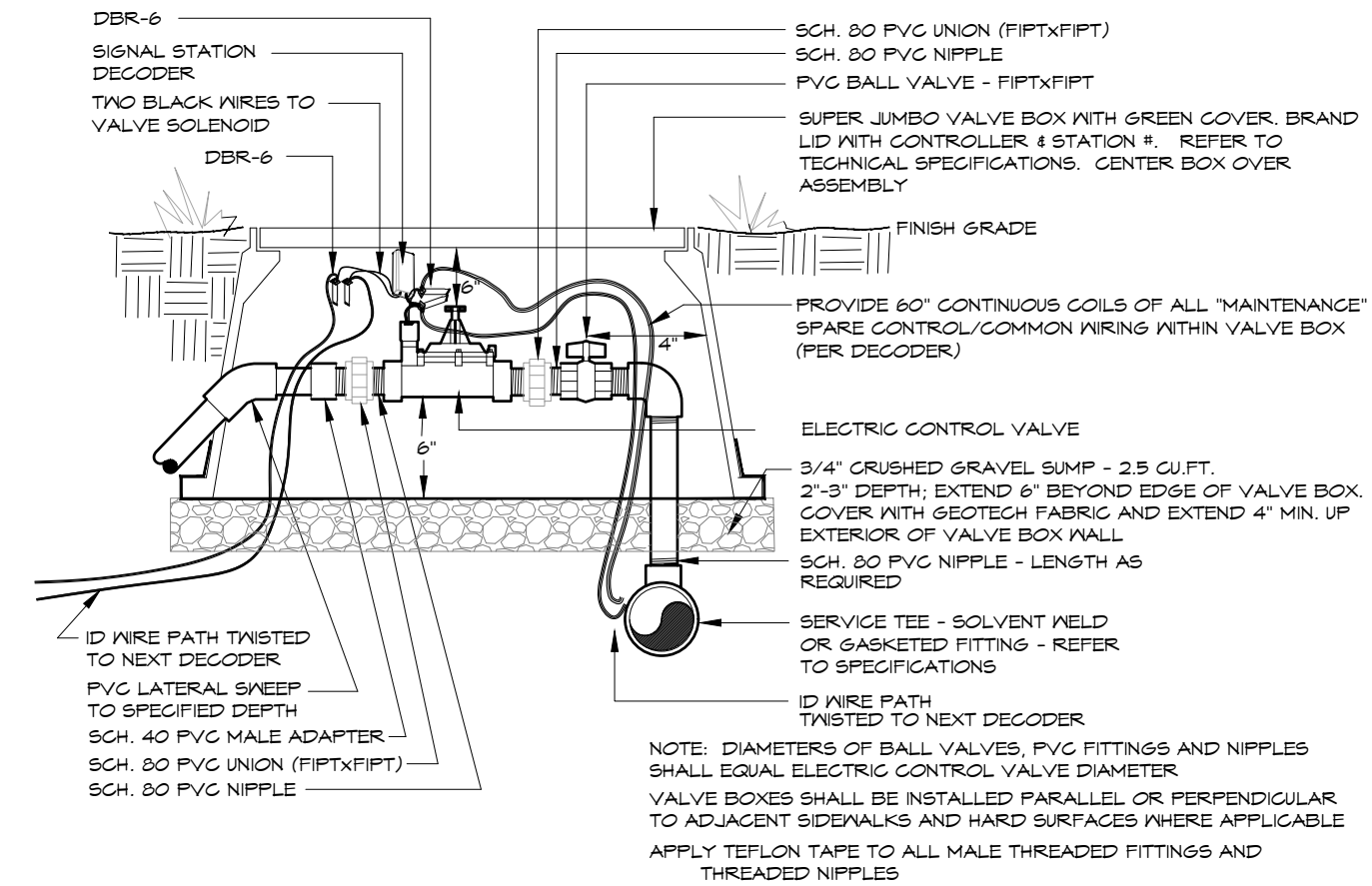
HI-POP SPRAY HEAD

1



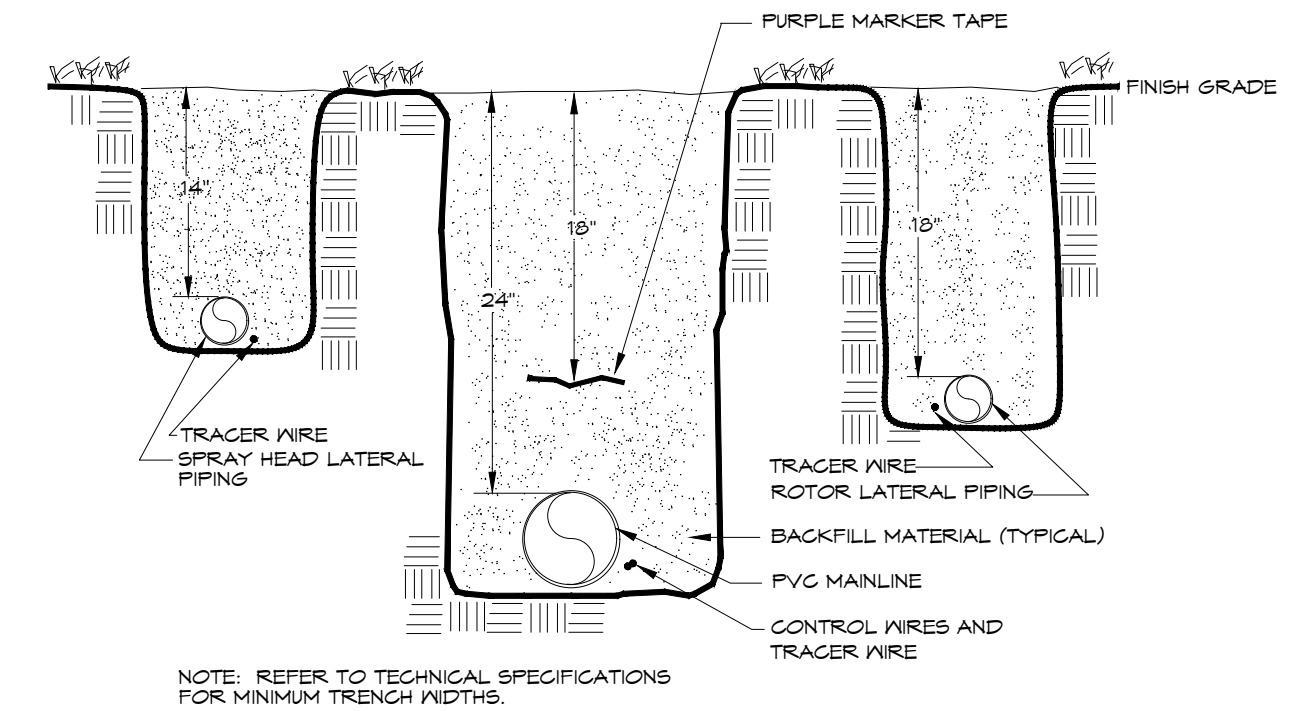
GEAR DRIVEN ROTOR

2



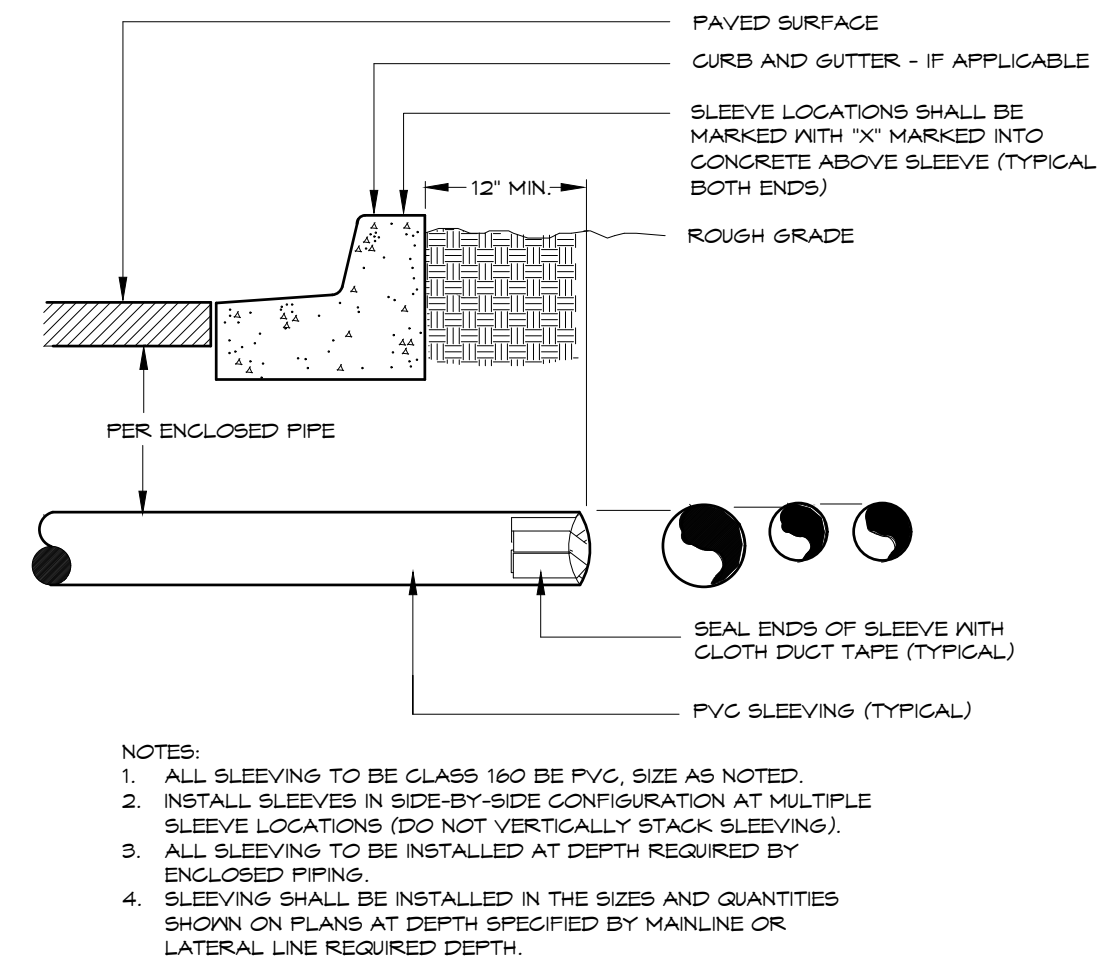
ELECTRIC CONTROL VALVE WITH DECODER

3



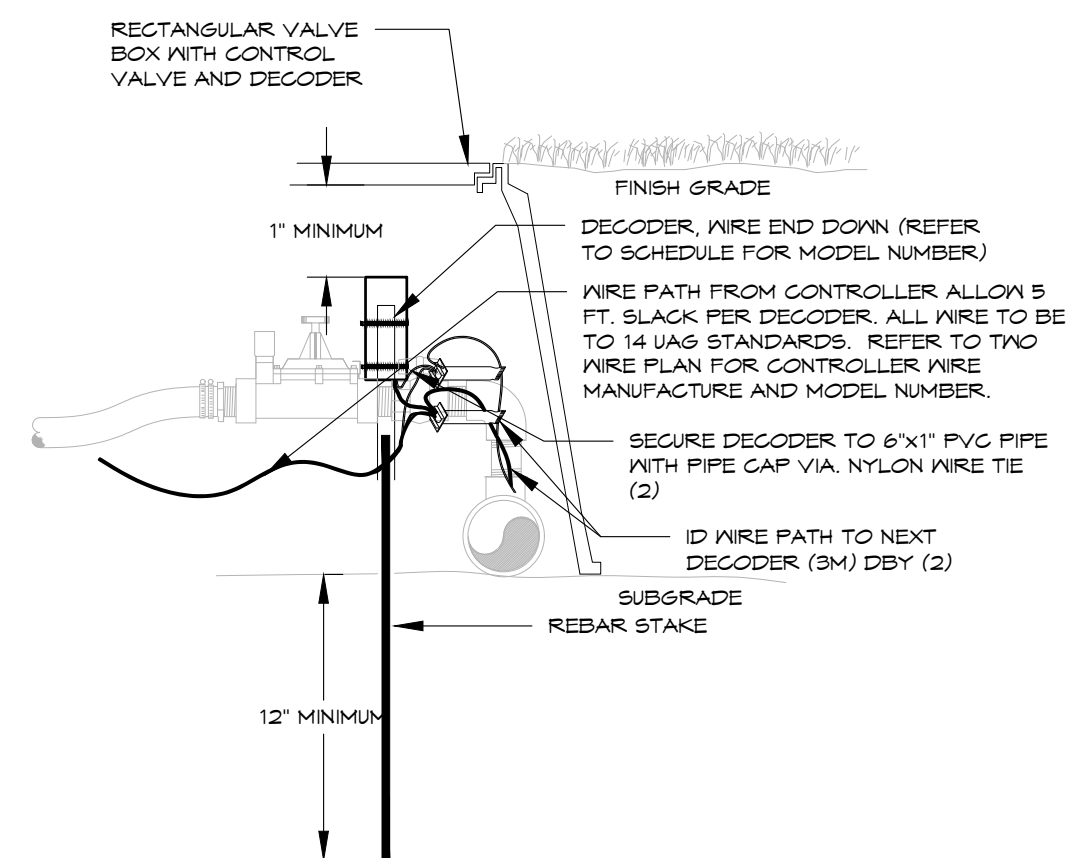
TRENCH

4



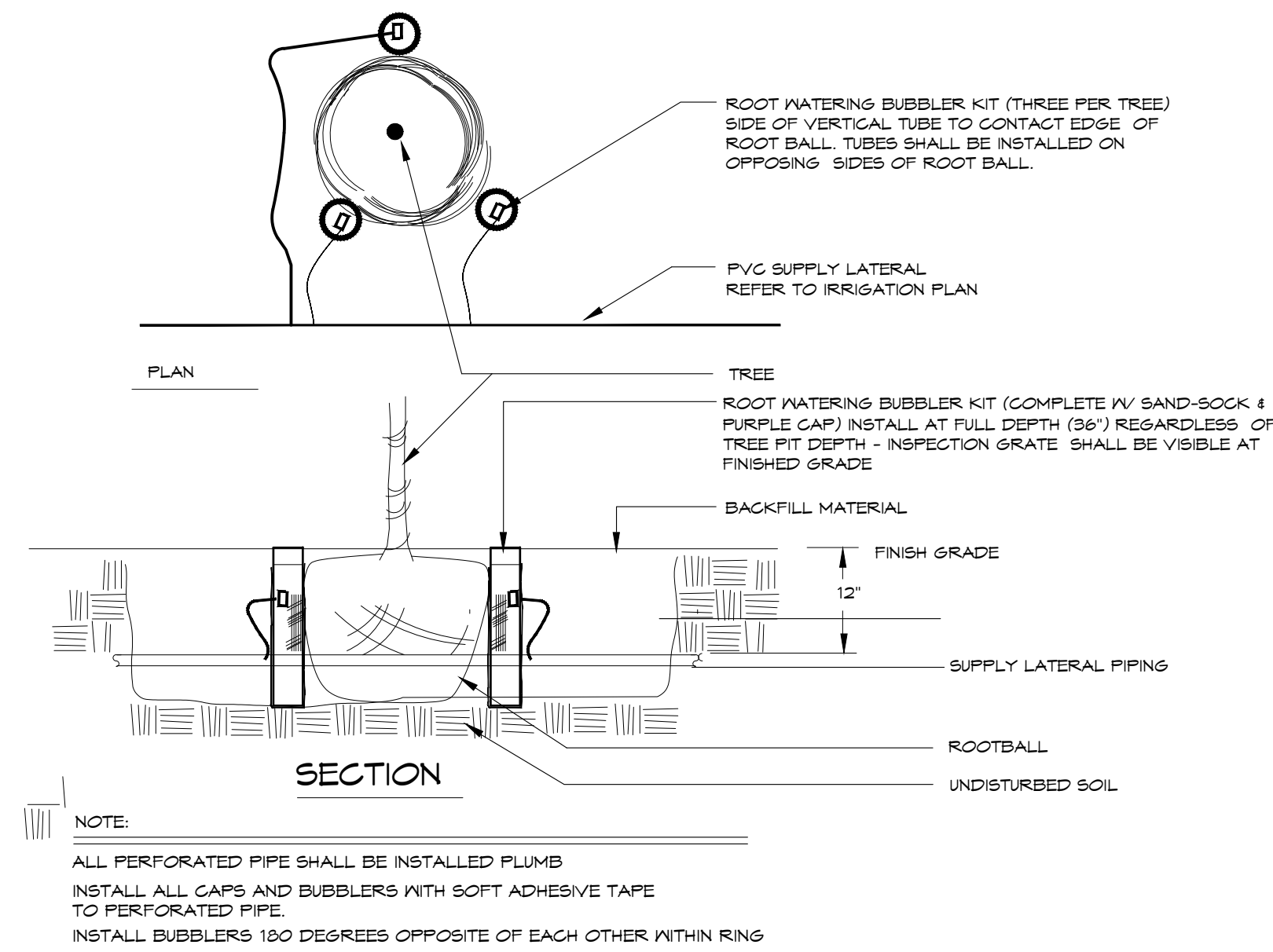
IRRIGATION SLEEVING

5



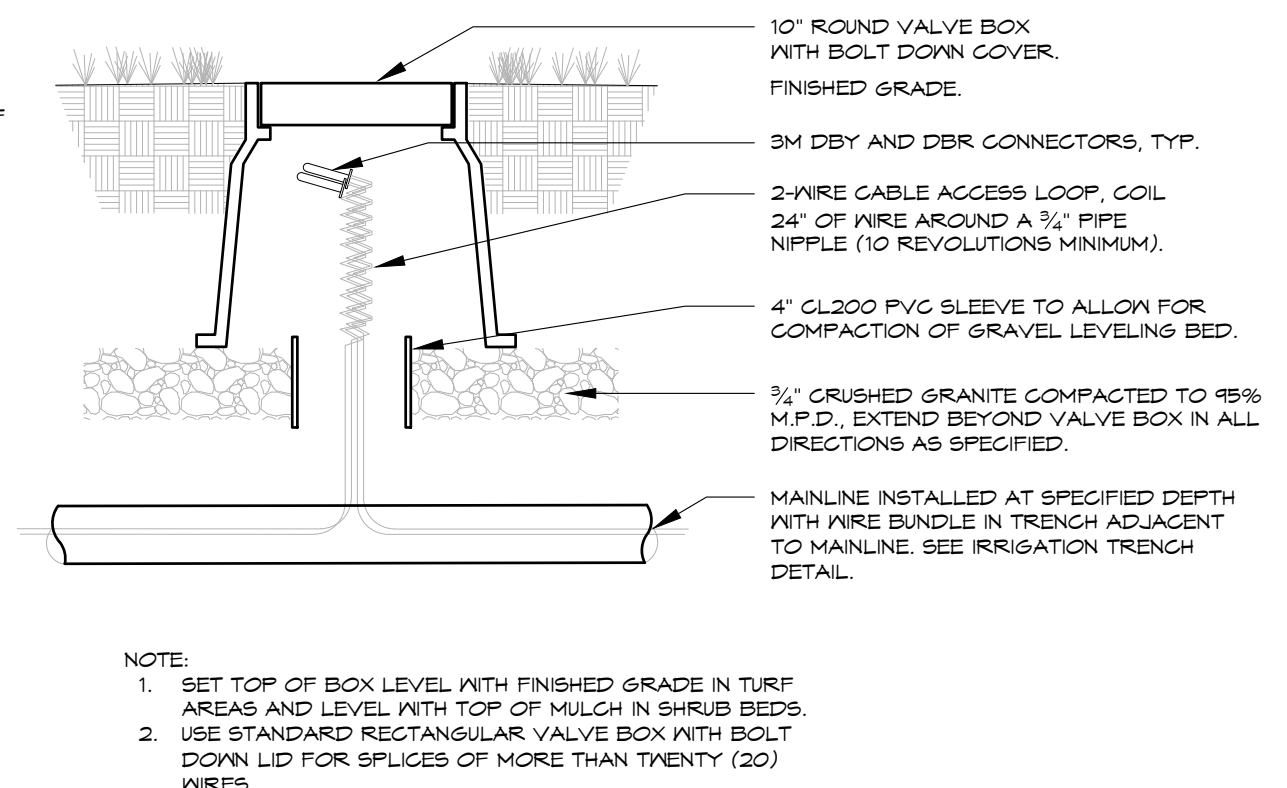
DECODER INSTALLATION TWO-WIRE SYSTEM

6



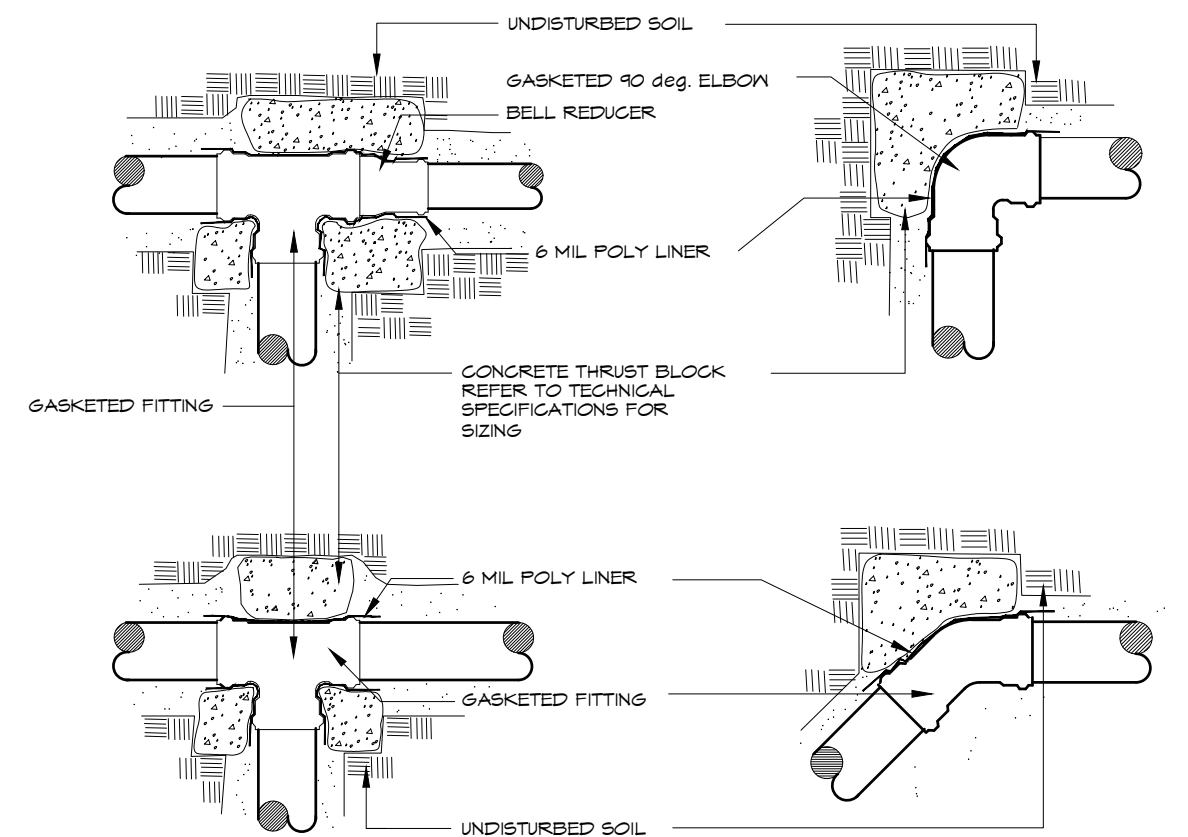
BUBBLER ASSEMBLY

7



WIRE SPLICE BOX TYPICAL

8



THRUST BLOCKING

9

DIRECTORY

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