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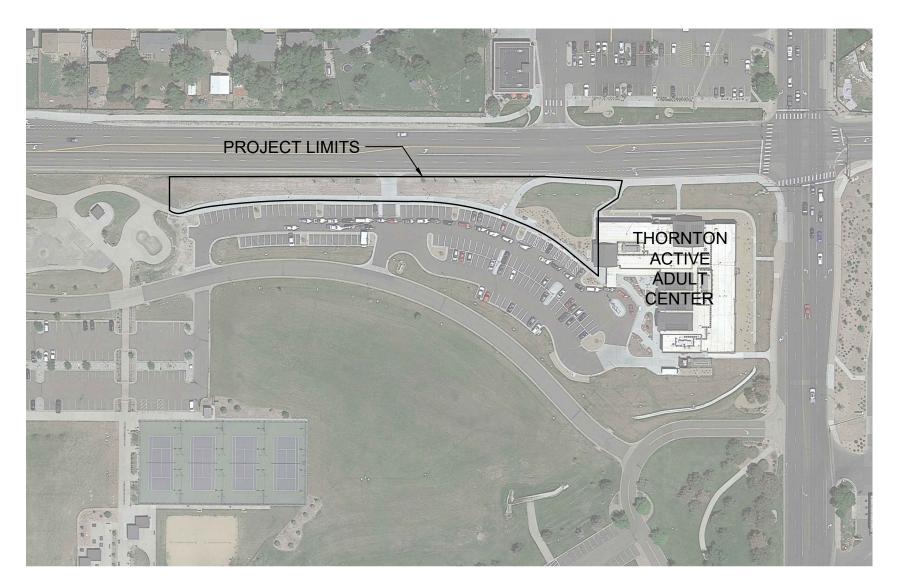
THORNTON ACTIVE ADULT CENTER NORTHWEST LANDSCAPE IMPROVEMENTS

Thornton, Colorado Project # 17-68B

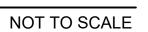
GENERAL NOTES

- . 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.

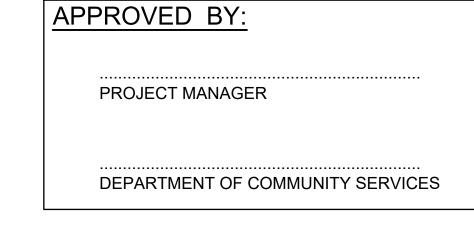




PROJECT KEY MAP







PREPARED FOR:

PREPARED BY:

KELLY ZUNIGA

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

DHM DESIGN CORPORATION



OVERALL PROJECT CONTEXT

NOT TO SCALE

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C100 - INITIAL EROSION CONTROL PLAN	SHEET 02
C110 - INTERIM EROSION CONTROL PLAN	SHEET 03
C120 - FINAL EROSION CONTROL PLAN	SHEET 04
C120 - FINAL ENGOION CONTROL PEAN	SHEET 05
C131 EDOSION CONTROL DETAILS	SHEET 06
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HORNTON ACTIVE ADULT CEI

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

JOB DESCRIPTION:

REVISIONS:

100%
CONSTRUCTION DOCUMENTS

SHEET TITLE:

COVER SHEET



IN ADDITION TO THE CITY OF THORNTON STANDARD EROSION CONTROL NOTES (SEE SHEET COO1), THE FOLLOWING SHALL APPLY:

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF THORNTON STANDARDS AND SPECIFICATIONS SECTION 810. ALL STREETS, WATER MAIN, STORM SEWER AND SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO CITY OF THORNTON INSPECTION.
- 2. THE CONTRACTOR SHALL HAVE ONE [1] SIGNED COPY OF PLANS APPROVED BY THE CITY OF THORNTON AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
- 3. CONTRACTOR SHALL NOTIFY THE CITY OF THORNTON [48]-HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE CITY OF THORNTON CONSTRUCTION COORDINATOR AT LEAST [24]-HOURS PRIOR TO START OF WORK.
- 4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, BUT NOT LIMITED TO, SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SECURITY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 5. THE CITY OF THORNTON/OWNER/ENGINEER CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- 6. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION [OSHA] "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, OR TO ANY EXISTING SITE IMPROVEMENTS OR STRUCTURES. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- 7. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITY INTERRUPTIONS AND TRAFFIC CONTROL.
- 8. AT LEAST FIVE [5] WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO CITY OF THORNTON. NO WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL COMMENCE UNTIL A TRAFFIC CONTROL PERMIT HAS BEEN OBTAINED FROM THE CITY. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR AND SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC CONTROL DEVICES FOR THE ENTIRE DURATION OF THE PROJECT OR UNTIL THE ROADWAY HAS BEEN OPENED AND THE PERMANENT TRAFFIC CONTROL DEVICES HAVE BEEN INSTALLED.
- 9. ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH CITY OF THORNTON STANDARDS AND SHALL BE TESTED AT CITY OF THORNTON REQUIRED FREQUENCIES BY A CITY OF THORNTON APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY, THE CITY OF THORNTON ENGINEERING DIVISION PRIOR TO INSTALLING BASE COURSE, ASPHALT OR CONCRETE ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT CITY OF THORNTON REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH CITY OF THORNTON REQUIREMENTS. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH CITY OF THORNTON MINIMUM MATERIALS TESTING STANDARDS.
- 10. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTORS EXPENSE, INCLUDING BUT NOT LIMITED TO UNKNOWN UNDERGROUND UTILITIES.
- 12. EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- 13. CONTRACTOR SHALL OBTAIN A COLORADO STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR ALL AREAS WHERE DEWATERING IS REQUIRED FROM AN EXCAVATION AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE STATE OR UNITED STATES. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE CITY OF THORNTON ENGINEERING DIVISION PRIOR TO THE START OF ANY DEWATERING. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STORM RUNOFF AND ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE CITY OF THORNTON, AND THE GEOTECHNICAL ENGINEER AT THE TIME OF OCCURRENCE.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINT OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
- 16. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO
- 17. CONTRACTOR SHALL NOTIFY ALL BUSINESSES/RESIDENTS IN WRITING 48 HOURS PRIOR TO ANY SHUT-OFF IN UTILITY SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT OFFS MUST BE APPROVED BY THE CITY OF THORNTON UTILITY DIVISION, AND CITY OF THORNTON VALVES AND APPURTENANCES SHALL BE OPERATED BY CITY OF THORNTON PERSONNEL, UNLESS WRITTEN PERMISSION IS GIVEN OTHERWISE.
- 18. ALL PUBLIC IMPROVEMENT WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A CITY OF THORNTON REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO. THE CITY OF THORNTON RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.

- 19. THE CONTRACTOR SHALL NOT OPERATE ANY CONSTRUCTION VEHICLES NOR PERFORM ANY CONSTRUCTION OPERATIONS BEFORE 7 AM OR AFTER 6 PM, MONDAY THROUGH FRIDAY. NO WORK WILL BE ALLOWED ON WEEKENDS (SAT/SUN) OR HOLIDAYS WITHOUT PRIOR AGREEMENT FROM OWNER. THE CITY OF THORNTON RESERVES THE RIGHT TO FURTHER RESTRICT OR MODIFY THESE HOURS OF OPERATION IF CONDITIONS WARRANT. THE HOURS OF OPERATION WITHIN PUBLIC RIGHT OF WAY ARE LIMITED BY THE TRAFFIC CONTROL PERMIT, USUALLY TO THE PERIOD BETWEEN 8:30 AM AND 3:30 PM, MONDAY TROUGH FRIDAY.
- 20. REFER TO LANDSCAPE PLANS PREPARED BY DHM DESIGN FOR FINAL LANDSCAPE. FEATURES AND LAYOUT/DETAILS/MATERIALS.
- 21. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE CITY OF THORNTON PRIOR TO FINAL ACCEPTANCE.
- 22. RECORD DRAWINGS SHOWING ALL CHANGES FROM THE APPROVED CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND CITY OF THORNTON PRIOR TO INITIAL ACCEPTANCE. THE RECORD DRAWINGS WILL CONSIST OF A MARKED-UP SET OF "ISSUED FOR CONSTRUCTION" DRAWINGS VERIFYING THE FOLLOWING:
- ALL LENGTHS, SIZES, AND MATERIALS OF INSTALLED PIPE, MANHOLES, AND ANY OTHER IMPROVEMENT. • HORIZONTAL LOCATIONS EITHER BY STATION AND OFFSET, OR BY NORTHING AND EASTING COORDINATES OF ALL
- MANHOLES, BENDS, CLEANOUTS, VALVES, TAPS, WYES, STUBS, PLUGS, TEES, ETC. • INVERT ELEVATIONS OF STORM SEWER AND SANITARY SEWER MANHOLES, INLETS, OUTLETS, STUB ENDS, TOP OF PIPE ELEVATIONS OF EACH UTILITY CROSSING, ETC.
- CONSTRUCTED SLOPE OF STORM AND SANITARY PIPES BETWEEN MANHOLES AND STRUCTURES.
- TOP OF PIPE ELEVATION AT REGULAR INTERVALS AND/OR FITTINGS FOR WATER LINES. • ELEVATIONS AT FLOWLINE OF CURB AND GUTTER AT DESIGN LOCATIONS AND GRADE BREAKS. ELEVATION OF INLET AND TRENCH DRAIN GRATES. TOP OF CURB AT CURB INLETS.
- ANY OTHER VARIATIONS FROM THE CONSTRUCTION DOCUMENTS MUST BE CLEARLY NOTED AND DETAILED ON THE
- AS-BUILT FIELD NOTES, FROM WHICH THE AS-BUILT DRAWINGS ARE PREPARED, ARE TO BE PROVIDED AND STAMPED/SIGNED AND DATED BY A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR.
- 24. THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FROM THE DATE OF INITIAL ACCEPTANCE TO THE DATE OF FINAL ACCEPTANCE FOR ALL CONSTRUCTION.
- 25. DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION. THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION.
- 26. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT TITLED GEOTECHNICAL ENGINEERING REPORT, PROPOSED THORNTON ACTIVE ADULT CENTER, DATED AUGUST 2, 2018, AND PREPARED BY TERRACON FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT SUBEXCAVATION, MOISTURE CONTROL, AND TOPSOIL REMOVAL AND REPLACEMENT. CONTRACTOR TO NOTIFY THE CIVIL AND GEOTECHNICAL ENGINEER IF SOIL CONDITIONS ARE ENCOUNTERED THAT ARE NOT ACCOUNTED FOR IN THE GEOTECHNICAL REPORT. THE CONSTRUCTION METHODS FOR EXCAVATION/EMBANKMENTS, COMPACTION, AND SUBGRADE PREPARATION SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- 27. THE OWNER/DEVELOPER AND/OR THEIR ASSIGNS IS HEREBY NOTIFIED THAT IT IS TYPICAL AND LIKELY THAT SOME MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THUS, A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.
- 28. THE DESIGN PLANS SHOWN HEREIN WERE DEVELOPED BASED UPON THE GEOTECHNICAL INVESTIGATIONS/ANALYSIS/ENGINEERING CRITERIA DEVELOPED BY TERRACON, AS PRESENTED IN THE GEOTECHNICAL REPORT ENTITLED GEOTECHNICAL ENGINEERING REPORT, PROPOSED THORNTON ACTIVE ADULT CENTER, DATED AUGUST 2, 2018, SIGNED AND SEALED BY JOHN HAAS P.E. MARTIN/MARTIN, INC. RELIED UPON THE ENGINEERING ANALYSIS AND CONCLUSIONS OF THIS REPORT IN THE PREPARATION OF THESE CIVIL ENGINEERING PLANS AND DOCUMENTS. NO INDEPENDENT INVESTIGATIONS AND/OR ANALYSIS WAS CONDUCTED BY MARTIN/MARTIN, INC. THESE PLANS WERE PROVIDED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND VERIFICATION THAT THESE PLANS DEVELOPED BY MARTIN/MARTIN PROPERLY INTERPRETED AND APPLIED THE CRITERIA AND RECOMMENDATIONS ESTABLISHED BY THEIR GEOTECHNICAL REPORT FOR THIS PROJECT. MARTIN/MARTIN HAS NO RESPONSIBILITY FOR THE PAVEMENTS OR FOUNDATION SYSTEMS USED WITHIN THIS DEVELOPMENT. MARTIN/MARTIN SUGGESTS THAT ALL OWNERS, PRESENT AND FUTURE, BECOME AWARE OF THE RISK ASSOCIATED WITH IMPROPER MAINTENANCE OF SLOPES AND DRAINAGE AWAY FROM THE STRUCTURES.
- 29. ALL UNDERGROUND UTILITIES SHALL BE CONSTRUCTED TO BE ELECTRONICALLY LOCATABLE (TRACER WIRE) AS REQUIRED BY C.R.S. 9-1.5-103(10).

GRADING NOTES:

- 1. ALL SITE GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST GEOTECHNICAL INVESTIGATION FOR THIS 11.THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE CITY OF THORNTON'S "STANDARDS AND SPECIFICATIONS, SECTION 803, FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.
- 2. ALL NEWLY CONSTRUCTED OR ALTERED ACCESSIBILITY ROUTES (WALKS, RAMPS, ENTRANCES, ETC.) SHALL COMPLY WITH THE RULES AND REGULATIONS SET FORTH BY ADA, ADAAG, CITY, STATE, FEDERAL OR JURISDICTION HAVING AUTHORITY. INCLUDING BUT NOT LIMITED TO: 5% MAXIMUM GRADE ON WALKS WITHOUT HANDRAILS, 8.33% MAXIMUM GRADE ON 12.PAVED SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES SHALL BE SWEPT DAILY WHEN SEDIMENT WALKS WITH HANDRAILS AND LEVEL LANDINGS (MAXIMUM 2% COMPOSITE SLOPE), 2% MAXIMUM CROSS SLOPE ON WALKS AND 2% MAXIMUM COMPOSITE SLOPE IN ACCESSIBLE PARKING/LOADING AREAS. NO TOLERANCE REGARDING MAXIMUM SLOPES WILL BE ALLOWED. DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE AS NECESSARY WITH OWNER, DEVELOPER, ENGINEER, ARCHITECT, OR DESIGNATED OFFICIAL IF RULES AND REGULATIONS OF ACCESSIBILITY ROUTES CAN NOT BE MET. IN ADDITION, OWNER IS ADVISED THAT REGULAR MAINTENANCE PROGRAMS SHOULD BE IMPLEMENTED AFTER CONSTRUCTION TO KEEP EXISTING ROUTES SAFE, USABLE, AND ADA COMPLIANT.
- 3. IT IS THE INTENTION OF THE PROJECT GRADING PLANS TO BE IN STRICT COMPLIANCE WITH, AND OR EXCEED, THE PROJECT'S GEOTECHNICAL ENGINEER'S GRADING RECOMMENDATIONS. IF THE CONTRACTOR BELIEVES A DEVIATION EXISTS BETWEEN THE PLANS AND THE GEOTECHNICAL RECOMMENDATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH WORK. THE GENERAL CONSTRUCTION SPECIFICATION IS THAT THE MOST RESTRICTIVE REQUIREMENT/RECOMMENDATION GOVERNS THE CONSTRUCTION OF THE
- 4. GRADING SHOWN HEREON IS DESIGNED TO ADDRESS PROPER DRAINAGE CONSIDERATIONS FOR THE PROTECTION OF THE STRUCTURES AND IMPROVEMENTS WITHIN THE PROJECT. THE COORDINATION OF THIS DESIGN AND COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION WITH THE LANDSCAPE ARCHITECT'S DESIGN, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER. MARTIN/MARTIN HIGHLY RECOMMENDS THAT THE LANDSCAPE IMPROVEMENTS BE REVIEWED AND APPROVED FOR COMPLIANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- 5. EXISTING ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN DEPICTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED STRUCTURES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE ENGINEERS INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
- 6. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC. CONTRACTOR SHALL COORDINATE WITH GEOTECH FOR PAVEMENT THICKNESS AND LANDSCAPE FOR THICKNESS OF TOPSOIL, SOD AND LANDSCAPE MATERIALS.
- 7. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [3:1] (H:V). PERMANENT SLOPES SHALL NOT EXCEED [4:1] (H:V)
- 8. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED MANHOLE RIMS, VALVE BOXES, ETC. TO MATCH FINAL



EROSION CONTROL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. REFER TO SEDIMENT AND EROSION CONTROL PLANS AND STORM WATER MANAGEMENT PLAN. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS AS FIELD CONDITIONS WARRANT.
- 2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- 3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIVE ELEMENTS.
- 4. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
- 5. PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. UNLESS SPECIFIED OTHERWISE, TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. TEMPORARY VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS MERIT. REFER TO THE LANDSCAPE PLAN FOR FINAL LANDSCAPING.
- 6. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, ROADWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- 7. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN INADVERTENTLY DISCHARGED TO, OR ACCUMULATED IN, THE FLOWLINES AND PUBLIC RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT.
- 8. THE GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC ROADWAYS.
- 9. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" [BMP] SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
- 10.WATER USED IN THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PREDEFINED, BERMED CONTAINMENT AREA ON THE JOB SITE. THE REQUIRED CONTAINMENT AREA IS TO BE BERMED SO THAT WASH WATER IS TOTALLY CONTAINED. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA SHALL BE ALLOWED TO INFILTRATE OR EVAPORATE. DRIED CONCRETE WASTE SHALL BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED OF. SHOULD A PREDEFINED BERMED CONTAINMENT AREA NOT BE AVAILABLE DUE TO THE PROJECT SIZE, OR LACK OF AN AREA WITH A SUITABLE GROUND SURFACE FOR ESTABLISHING A CONTAINMENT AREA, PROPER DISPOSAL OF READY MIX WASHOUT AND RINSE OFF WATER AT THE JOB SITE SHALL CONFORM TO THE APPROVED TECHNIQUES AND PRACTICES IDENTIFIED IN THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT CRITERIA MANUAL.
- PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.
- AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.

UTILITY LOCATION NOTES:

- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO [UNCC] AT 1-800-922-1087, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY SIZE, AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER AND CITY OF THORNTON OF ANY DISCREPANCIES.
- . MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION AND REPRESENT ASCE QUALITY D LEVEL, THUS IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION, [HORIZONTAL AND VERTICAL] OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION AND NOTIFY THE ENGINEER AND CITY OF THORNTON OF ANY DISCREPANCIES.

SHEET LIST TABLE		
SHEET #	SHEET TITLE	
C000	CIVIL NOTES	
C001	CIVIL NOTES	
C100	INITIAL EROSION CONTROL PLAN	
C110	INTERIM EROSION CONTROL PLAN	
C120	FINAL EROSION CONTROL PLAN	
C130	EROSION CONTROL DETAILS	
C131	EROSION CONTROL DETAILS	



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

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OB DESCRIPTION: CONSTRUCTION DOCUMENTS

SHEET TITLE: CIVIL NOTES

SHEET NUMBER:

SHEET__

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
- 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
- 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 ÁREAS 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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PROJECT NUMBER: #71-688 09/22/2023 DESIGNED: CS DRAWN: CS CHECKED: MT REVISIONS: JOB DESCRIPTION: CONSTRUCTION DOCUMENTS SHEET TITLE: CIVIL NOTES

SHEET NUMBER:

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PERMANENT SEEDING LIMITS OF CONSTRUCTION

CF

ROCK SOCK

-SCL---SCL-- SEDIMENT CONTROL LOG

<u>LEGEND</u>

VEHICLE TRACKING CONTROL

STABILIZED STAGING AREA SSA

CONCRETE WASHOUT AREA (CWA)

DIRECTION OF FLOW

- 1. SEE SHEET COO1 FOR COT EROSION CONTROL NOTES.
- 2. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATION'S 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

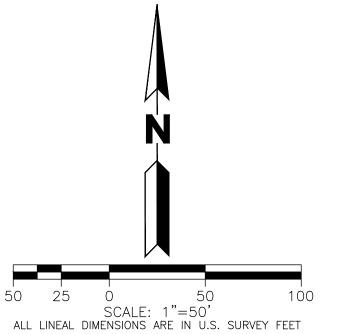
BASIS OF BEARING

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 SO0°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.

<u>BENCHMARK</u>

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.





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

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JOB DESCRIPTION: 100% CONSTRUCTION DOCUMENTS

PROJECT NUMBER:

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

REVISIONS:

09/22/2023

INITIAL EROSION CONTROL PLAN

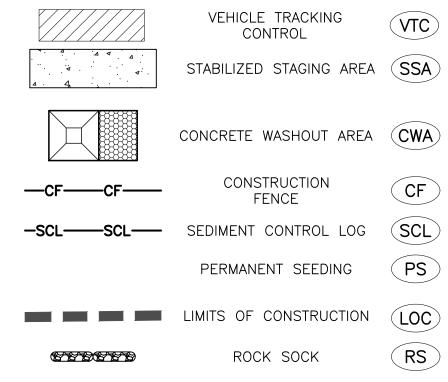
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<u>LEGEND</u>



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

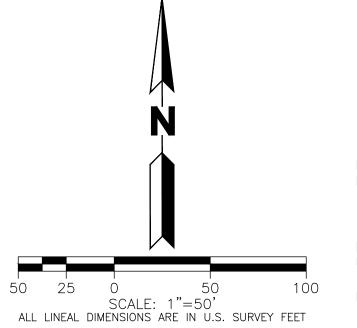
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PROJECT NUMBER: 09/22/2023 #71-688 DESIGNED: CS DRAWN: CS CHECKED: MT

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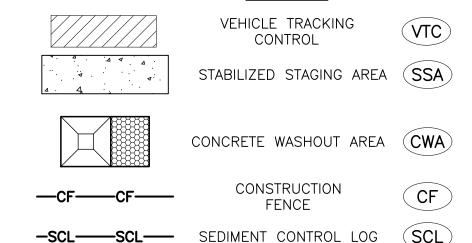
INTERIM EROSION CONTROL PLAN

SHEET NUMBER:

SHEET___OF___

112TH AVENUE

<u>LEGEND</u>



PERMANENT SEEDING LIMITS OF CONSTRUCTION

ROCK SOCK

NOTES:

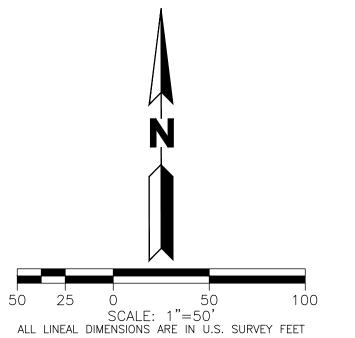
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- 3. REFER TO LANDSCAPE PLANS FOR GRADING, LAYOUT AND SURFACE TREATMENTS
- 5. REFER TO SEEDING SPECIFICATIONS FOR HYDROMULCH COVER OVER ALL SEEDED AREAS.

BASIS OF BEARING

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DIRECTION OF FLOW

1. SEE SHEET COO1 FOR COT EROSION CONTROL NOTES.

INCLUDING CONCRETE AND CRUSHER FINES.

4. KEEP PERIMETER CONTROL, SUCH AS SEDIMENT CONTROL LOG, IN PLACE AROUND PERIMETER OF SEEDED AREA UNTIL STABILIZATION HAS BEEN ACHIEVED.

DESIGNED: CS DRAWN: CS CHECKED: MT REVISIONS: JOB DESCRIPTION:

PROJECT NUMBER:

#71-688

DATE 09/22/2023

100%

CONSTRUCTION DOCUMENTS

FINAL EROSION CONTROL PLAN

SHEET NUMBER:

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ELEVATION = 5301.60' (NAVD 1988) DATUM.

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NORTHWEST

DATE

09/22/2023

THORNTON

PROJECT NUMBER:

#71-688

DESIGNED: CS

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CONSTRUCTION DOCUMENTS

EROSION

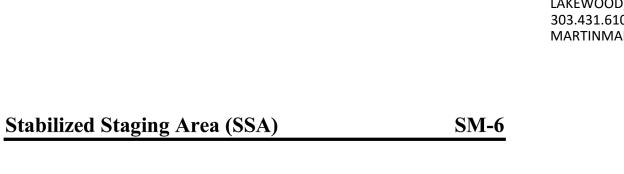
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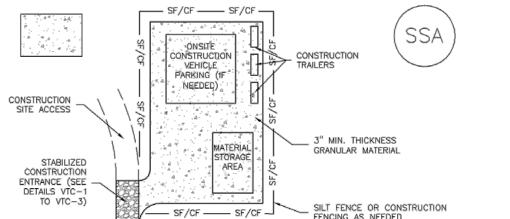
DETAILS

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

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.





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

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

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

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

— SF/CF —— SF/CF —

SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

-LOCATION OF STAGING AREA(S). -CONTRACTOR MAY ADJUST LÒĆATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

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

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING. STABILIZED STAGING AREA MAINTENANCE NOTES

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.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Construction Fence (CF)

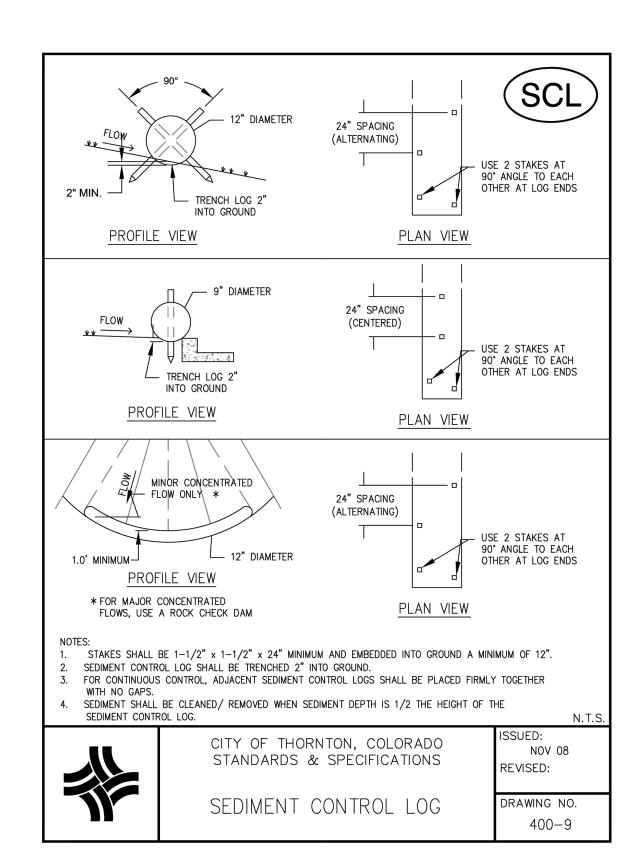
SM-3

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.

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

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



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)

Construction Fence (CF)

SIGN TO INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA

SECTION A-A'

PROFILE VIEW

CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE; PLACED A

A PLASTIC SHEETING OR GEOMEMBRANE LINER SHALL BE PLACED. MINIMUM 10-MIL THICKNESS..

OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

NO STORMWATER RUN-OFF SHALL DRAIN INTO CONCRETE WASHOUT AREA.

VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO CONCRETE WASHOUT

THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY

HAS ACCUMULATED TWO-THIRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE AND AT THE END OF

WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR

CITY OF THORNTON, COLORADO

STANDARDS & SPECIFICATIONS

CONCRETE WASHOUT AREA

WASTE MATERIAL FROM CONCRETE WASHOUT OPERATIONS MUST BE REMOVED AND LEGALLY DISPOSED OF WHEN IT

SIDE SLOPES

PLASTIC SHEETING OR GEOMEMBRANE,

MINIMUM 50' FROM STATE WATERS.

AREA IS OFF PAVEMENT.

GROUND SURFACE -

CONSTRUCTION FENCE

ORANGE CONSTRUCTION FENCE AROUND WASHOUT STRUCTURE

2'0" MIN. — OR AS REQUIRED TO CONTAIN

CONCRETE WASTE

12" COMPACTED EMBANKMENT

BERM AROUND PERIMETER

COMPACTED EMBANKMENT MATERIAL, TYP.

MARCH 2005

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SM-3

EVISED:

AVED

A construction fence restricts site access to designated entrances and exits, delineates construction site boundaries, and keeps construction out of sensitive areas such as natural areas to be preserved as open space, wetlands and riparian areas.

Description

Appropriate Uses A construction fence can be used to delineate the site perimeter and locations within the site where access is restricted to protect natural resources such as wetlands, waterbodies, trees, and other



Photograph CF-1. A construction fence helps delineate areas where existing vegetation is being protected. Photo courtesy of Douglas

If natural resource protection is an objective, then the construction fencing should be used in combination with other perimeter control BMPs such as silt fence, sediment control logs or similar measures.

Design and Installation

natural areas of the site that should not be

Construction fencing may be chain link or plastic mesh and should be installed following manufacturer's recommendations. See Detail CF-1 for typical installations.

Maintenance and Removal

Inspect fences for damage; repair or replace as necessary.

Do not place construction fencing in areas within work limits of machinery.

- Fencing should be tight and any areas with slumping or fallen posts should be reinstalled.
- Fencing should be removed once construction is complete.

Constant Post	
Construction Fence Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

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

CONSTRUCTION FENCE INSTALLATION NOTES

SEE PLAN VIEW FOR:
 -LOCATION OF CONSTRUCTION FENCE.

MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

Urban Drainage and Flood Control District

November 2010

Urban Storm Drainage Criteria Manual Volume 3

CF-3

SHEET___

SHEET NUMBER:

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

November 2010

CF-1

Urban Storm Drainage Criteria Manual Volume 3

November 2010

CF-1. PLASTIC MESH CONSTRUCTION FENCE

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

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.

50' MINIMUM

PAVED ROADWAY TO BE KEPT CLEAN OF MUD, DIRT, ROCKS, AND DEBRIS AT ALL TIMES.

CONSTRUCTION EXIT SHALL BE MAINTAINED AT ALL TIMES. STONE SHOULD BE BLADED AND/OR ADDITIONAL 2"-3" STONE SHOULD BE PLACED IF VOIDS BEGIN FILLING WITH DEBRIS.

PROVIDE INLET PROTECTION FOR ANY INLETS LOCATED IMMEDIATELY ADJACENT TO THE CONSTRUCTION EXIT.

CITY OF THORNTON, COLORADO

STANDARDS & SPECIFICATIONS

VEHICLE TRACKING PAD

- PLASTIC CAP, TYP.

IF A DRAINAGE DITCH EXISTS NEXT TO ROADWAY, INSTALL TEMPORARY CULVERT UNDERNEATH STONE CONSTRUCTION

GEOTEXTILE FABRIC SHALL COMPLY WITH CDOT 712.08b.

. IF TRACKOUT DOES OCCUR, ROADWAY SHOULD BE SWEPT IMMEDIATELY. RECYCLED CONCRETE OR RECYCLED ASPHALT SHALL NOT BE USED.

2"-3" STONE SHALL CONTAIN LESS THAN 10% FINES.

EXIT TO CONVEY FLOW.

SM-3

___ CF ___ CF ___ CF ___

12' MINIMUM

-NON-WOVEN

GEOTEXTILE

NOV 08

REVISED:

Construction Fence (CF)

DRAWING NO.

November 2010

SM-6

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

CF-2

Urban Drainage and Flood Control District

ROCK SOCK MAINTENANCE NOTES

DISCOVERY OF THE FAILURE.

IN THE MANUFACTURER'S DETAILS.

BEYOND REPAIR.

EROSION, AND PERFORM NECESSARY MAINTENANCE.

IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

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

RS-3

MARTIN/MARTIN CONSULTING ENGINEERS 12499 WEST COLFAX AVENUE LAKEWOOD, COLORADO 80215

303.431.6100

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THIS PLAN SET SEALED ON SHEET C000.

CENTER

IMPROVEMENTS 0 80233 ADUL

/E

THORNTON ACTIVE / NORTHWEST LANDSCAPE IN 11181 Colorado Blvd, Thornton, CO

EROSION
ONSTRUCTION DOCUMENT
00%
DB DESCRIPTION:
EVISIONS:
RAWN: CS HECKED: MT
ESIGNED: CS

DATE 09/22/2023

PROJECT NUMBER:

#71-688

CONTROL **DETAILS**

SHEET NUMBER:

SHEET____OF___

RS-2 November 2010

November 2010

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

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

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

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

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

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

(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

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

TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL

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

SITE DEMO NOTES

- STAGING AREA TO BE COORDINATED WITH CITY OF THORNTON
- EXISTING WALKS OR UTILITIES, AND TO NOT PENETRATE THE GROUND.
- 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.
- FOR FURTHER INFORMATION AND REQUIREMENTS.
- 7. THE EXISTING CONDITIONS PLAN INDICATES THE APPROXIMATE LOCATIONS OF RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE BETWEEN EXISTING SITE CONDITIONS AND THIS PLAN MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE
- ALL EQUIPMENT AND MATERIALS TO BE REMOVED MUST BE LEGALLY DISPOSED OF OFFSITE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- 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.
- 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.

----- LIMITS OF CONSTRUCTION

---- STAGING AREA

|- - - - - - metal edger to be removed

CONSTRUCTION FENCE

TREE PROTECTION AT

EXISTING TREES

TO BE REMOVED

— — -FO- — — EX. CABLE LINE

--->--- EX. WATER LINE

———ST—————— EX. STORM LINE

EX. 3 RAIL WOOD FENCE

———G——— EX. GAS LINE

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SETBACK LINE

EX. MAJOR CONTOUR

EX. MINOR CONTOUR

EX. ELECTRICAL LINE

EX. $1\frac{1}{2}$ "-3" RIVER ROCK

EX. ¾" CRUSHED ROCK

EX. CONCRETE

EX. TREES

EX. SIGN

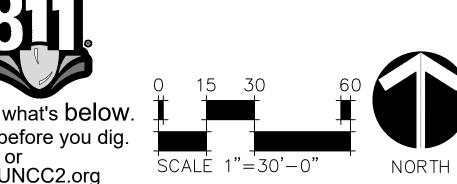
EXISTING TREE TO BE REMOVED

EROSION CONTROL BLANKET

EX. SOD TO BE REMOVED

- 2. CONTRACTOR TO INSTALL FENCING AT STAGING AREA TO NOT DISTURB
- 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.
- SEE GENERAL CONDITIONS, GENERAL NOTES AND TECHNICAL SPECIFICATIONS
- WORK ITEMS WHICH WILL BE REQUIRED AS PART OF THIS CONTRACT. IT IS THE EXISTING SITE CONDITIONS PRIOR TO START OF PROJECT. ANY DISCREPANCIES
- ARCHITECT PRIOR TO BIDDING FOR CONSIDERATION OF SCOPE MODIFICATION.
- 10. CONTRACTOR TO REVIEW CITY STANDARDS AND SPECIFICATIONS FOR TRAFFIC CONTROL REQUIREMENTS.



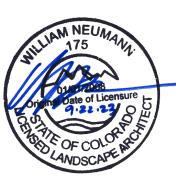




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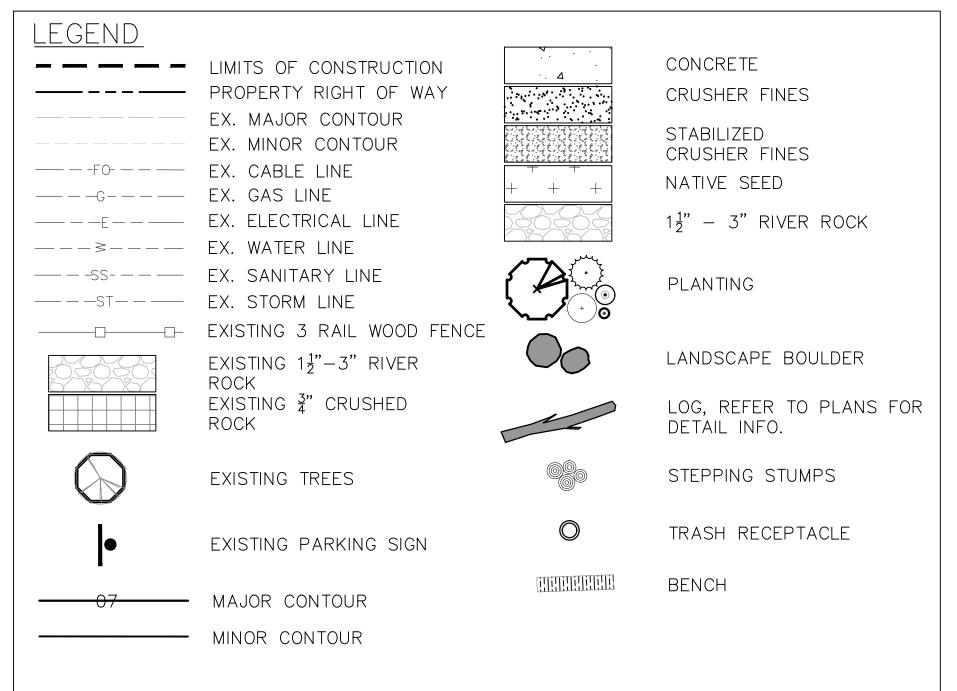
PROJECT NUMBER: DATE #71-688 09/22/2023 **DESIGNED:** AQ DRAWN: EA CHECKED: EK

REVISIONS:

JOB DESCRIPTION:

CONSTRUCTION DOCUMENTS SHEET TITLE:

EXISTING CONDITIONS AND DEMOLITION PLAN

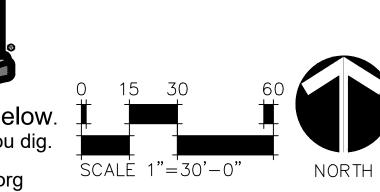


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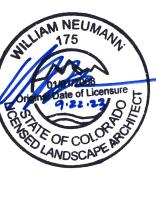
GRADING NOTES:

- CONTRACTOR IS TO BALANCE SITE. NO EXPORT OR IMPORT OF MATERIAL IS ANTICIPATED.
- 2. 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.
- 3. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 4. 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.
- 5. 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.









CENTER IMPROVEMENTS 30 80233 ADUL THORNTON NORTHWES

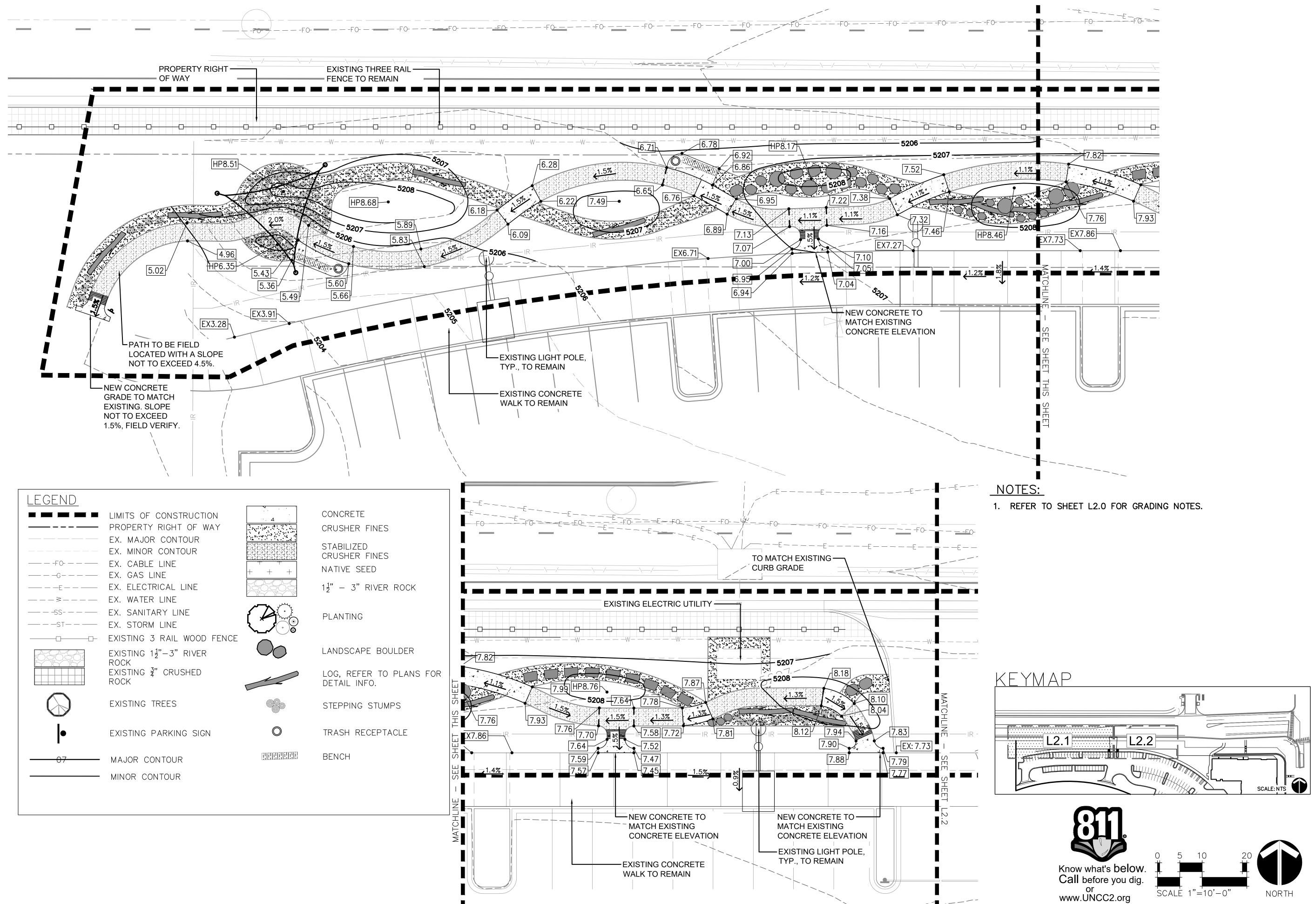
PROJECT NUMBER: DATE #71-688 09/22/2023 **DESIGNED:** AQ DRAWN: EA CHECKED: EK

REVISIONS:

JOB DESCRIPTION:

CONSTRUCTION DOCUMENTS SHEET TITLE:

OVERALL GRADING PLAN



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CENTE THORNTON NORTHWEST I

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JOB DESCRIPTION:

REVISIONS:

CONSTRUCTION DOCUMENTS SHEET TITLE:

GRADING PLAN -NORTHWEST **ENLARGEMENT**

<u>LEGEND</u>

■ ■ ■ LIMITS OF CONSTRUCTION

--- EX. ELECTRICAL LINE

— — — ≥ — — EX. WATER LINE

PROPERTY RIGHT OF WAY

EX. MAJOR CONTOUR

EX. MINOR CONTOUR



TO MATCH EXISTING
CURB GRADE

NEW CONCRETE TO

— EXISTING LIGHT POLE, TYP., TO REMAIN

EXISTING CONCRETE

WALK TO REMAIN

CONCRETE

STABILIZED

CRUSHER FINES

CRUSHER FINES

 $1\frac{1}{2}$ " - 3" RIVER ROCK

NATIVE SEED

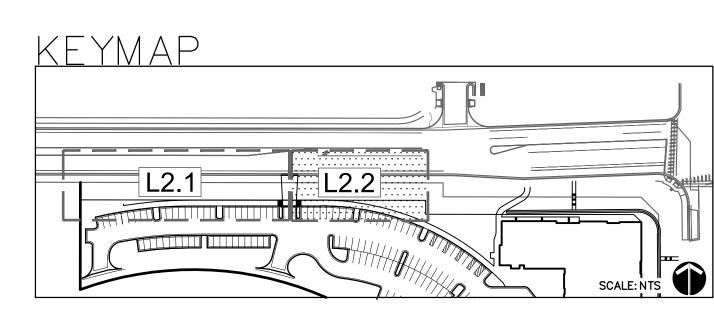
NEW CONCRETE TO MATCH EXISTING

CONCRETE

ELEVATION

MATCH EXISTING

CONCRETE ELEVATION



NOTES:

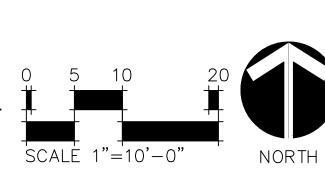
1. REFER TO SHEET L2.0 FOR GRADING NOTES.

NEW CONCRETE TO MATCH EXISTING

CONCRETE

ELEVATION





THORNTON

NORTHWEST LA

11181 Colorado Blvd

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

REVISIONS:

JOB DESCRIPTION: 100%

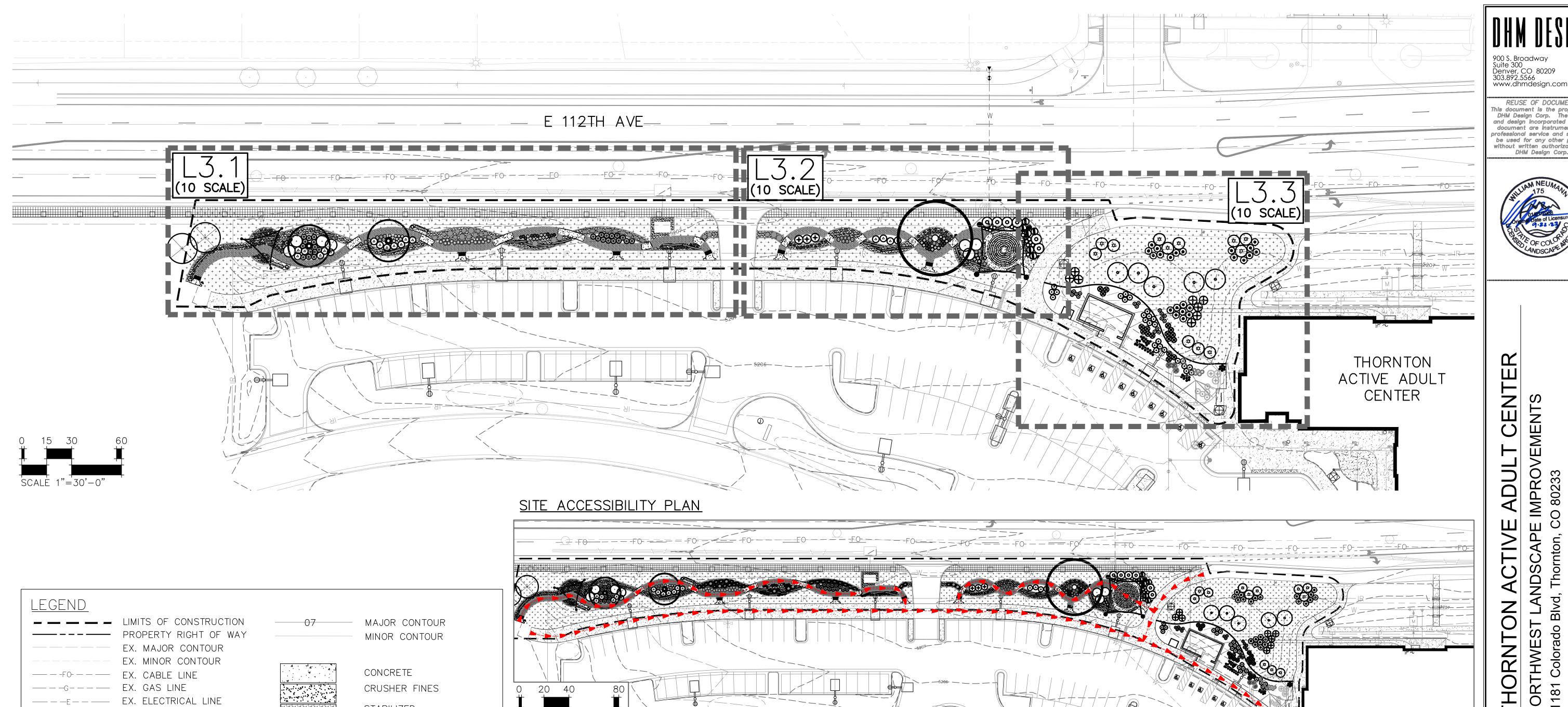
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CONSTRUCTION DOCUMENTS

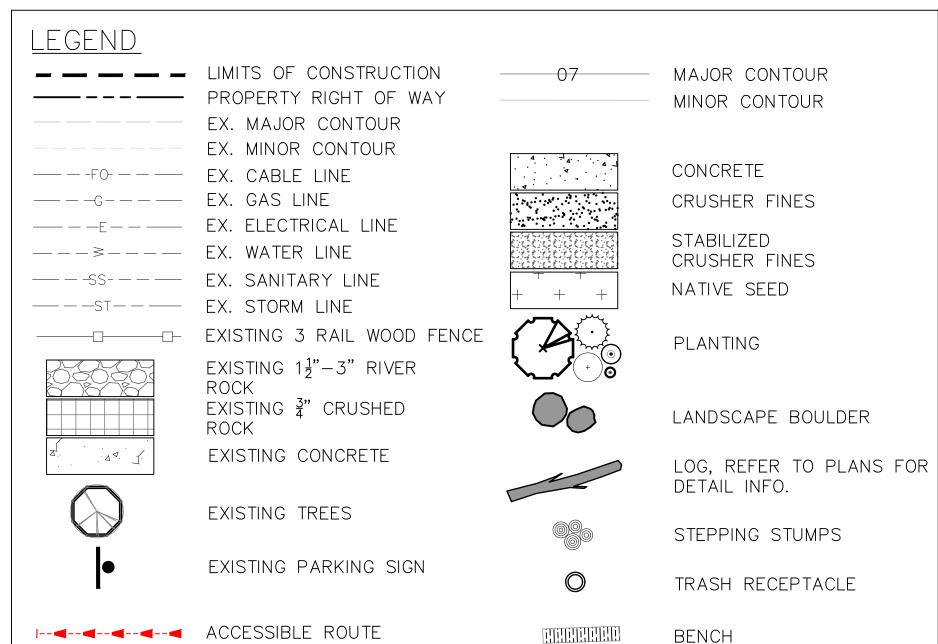
SHEET TITLE:

GRADING PLAN - NORTHEAST ENLARGEMENT

SHEET NUMBER:

L2.2





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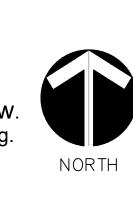
SITE LAYOUT NOTES:

- 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.

CESSIBLE	ROUTE	DESIGN	STANDARDS	SLOPE/	CROSS-SLOPE	
		REC	QUIREMENTS	,		

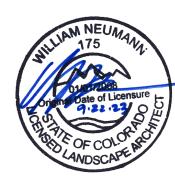
	ABAAS CONSTRUCTION MAXIMUMS ±0 CONSTRUCTION TOLERANCE	DSC DESIGN REQUIREMENTS ACI RECOMMENDATIONS
RAMPS	1:12 = 8.33%	1:13.3 = 7.50%
WALKING SURFACES	1:20 = 5.00%	1:25 = 4.00%
PARKING	1:48 = 2.00%	1:66.6 = 1.50%
'LEVEL AREAS' E.G. LANDINGS, PARKING ACCESS AISLES, TURNING SPACES, ETC.	1:48 = 2.00%	1:66.6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

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CENTER THORNTON NORTHWES

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

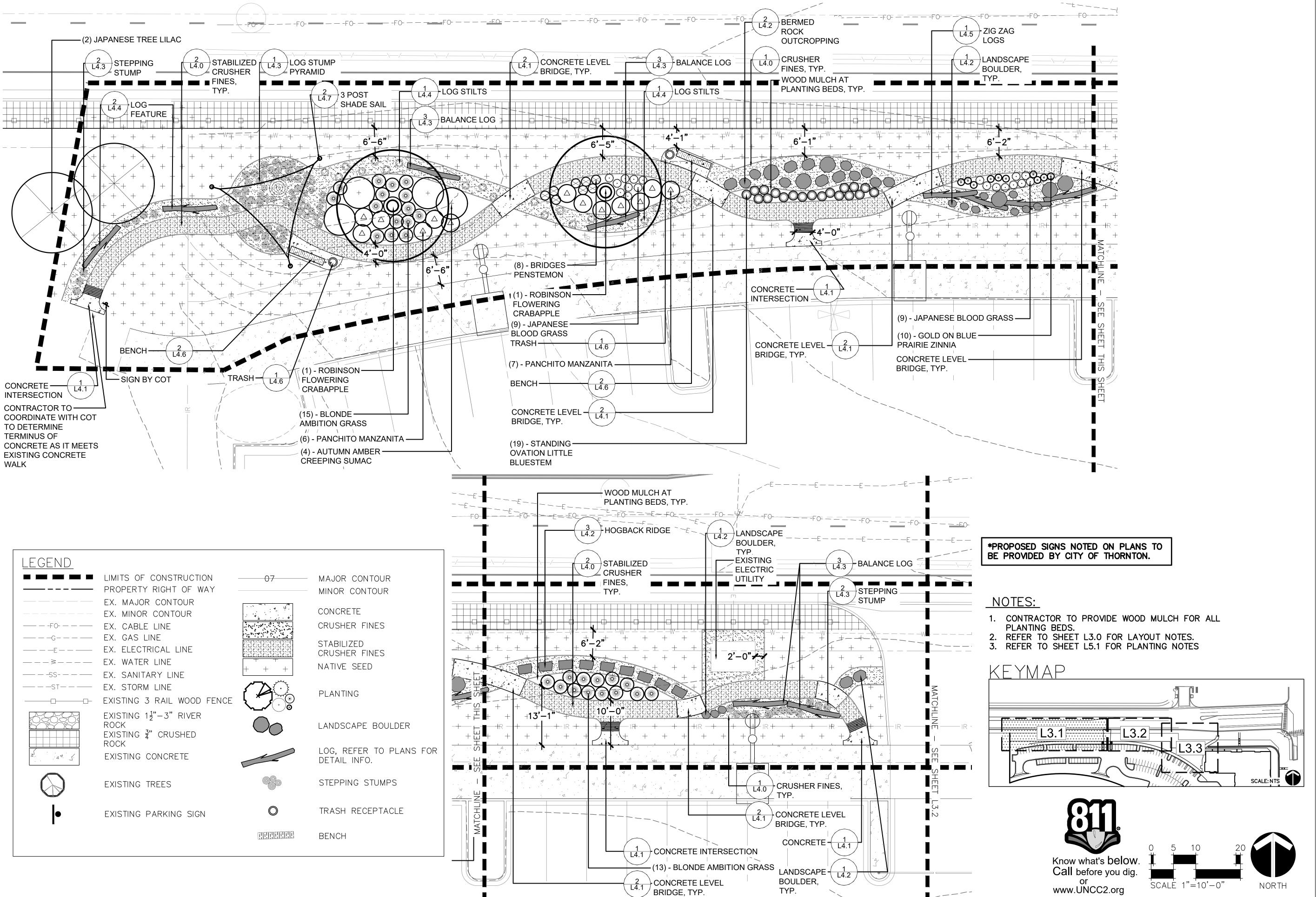
REVISIONS:

JOB DESCRIPTION:

CONSTRUCTION DOCUMENTS

SHEET TITLE: OVERALL LAYOUT,

ACCESSIBILITY, AND PLANTING PLAN



CC__SITE_LAYOUT [P:\DenveY\THORNION COMM GARDEN-20361\]

Ifte [P:\DenveY\THORNION COMM GARDEN-20361\]

SITE [P:\DenveY\THORNION COMM GARDEN-20361\]

SITE—LAYOUT [P:\DenveY\THORNION COMM GARDEN-20361\]

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

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

SCRIPTION:

REVISIONS:

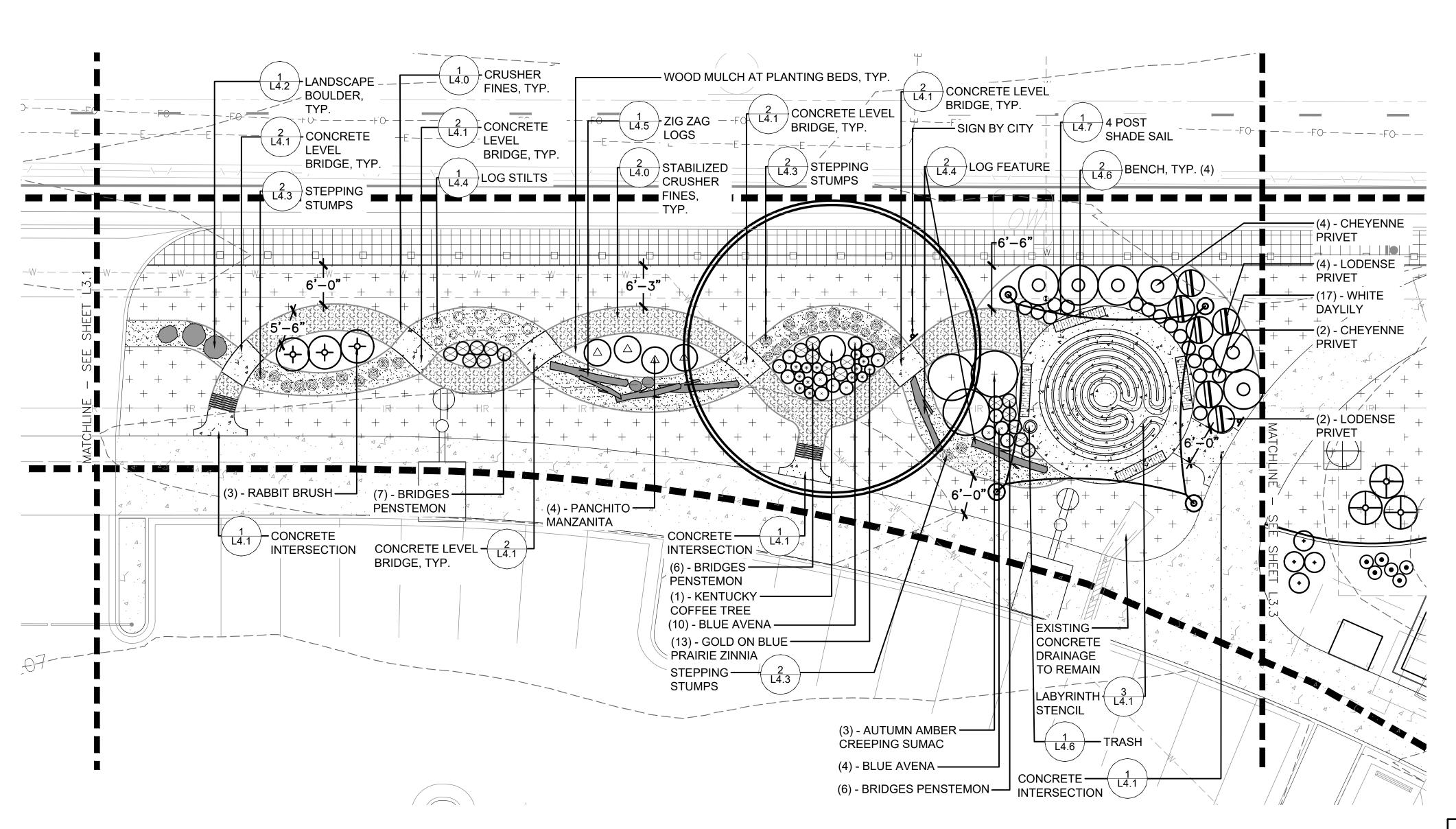
SHEET TITLE:

JOB DESCRIPTION:
100%
CONSTRUCTION DOCUMENTS

LAYOUT AND PLANTING PLAN

SHEET NUMBER:

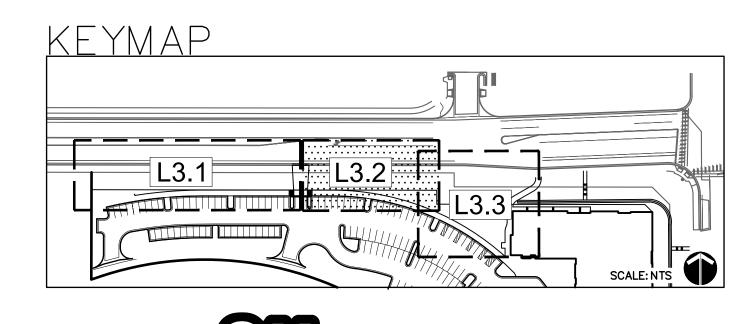
L3.1



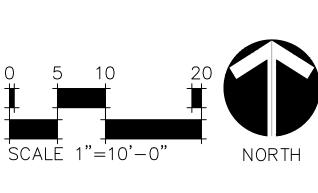
*PROPOSED SIGNS NOTED ON PLANS TO BE PROVIDED BY CITY OF THORNTON.

NOTES:

- 1. 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







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

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

REVISIONS:

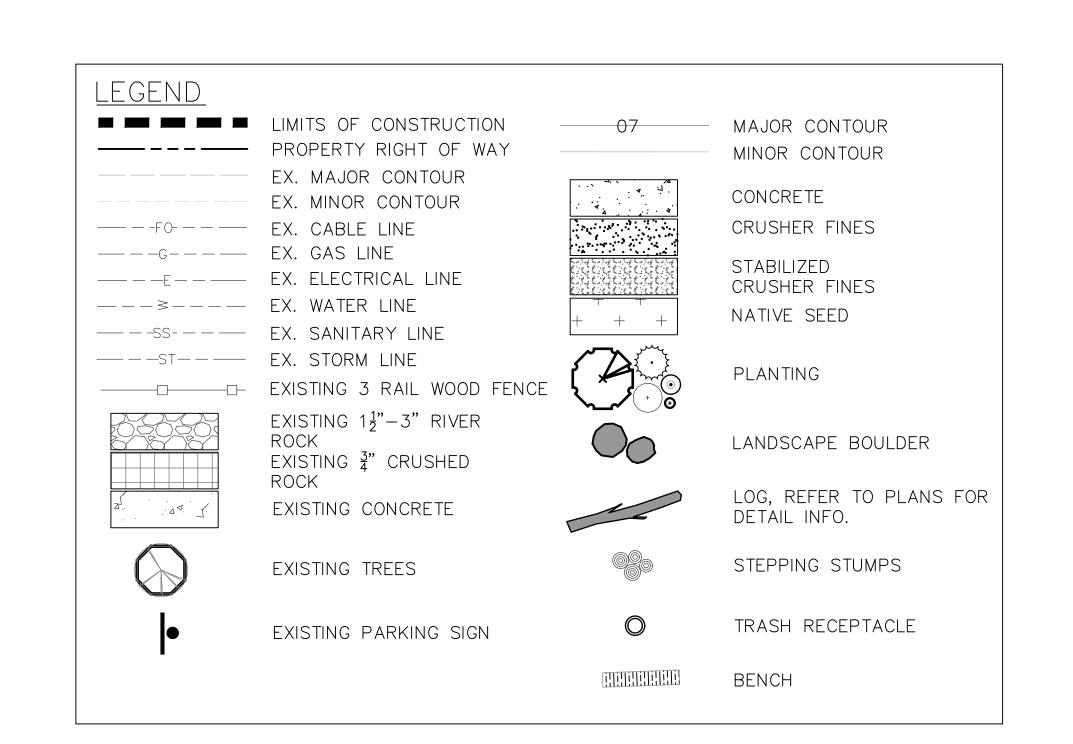
JOB DESCRIPTION:
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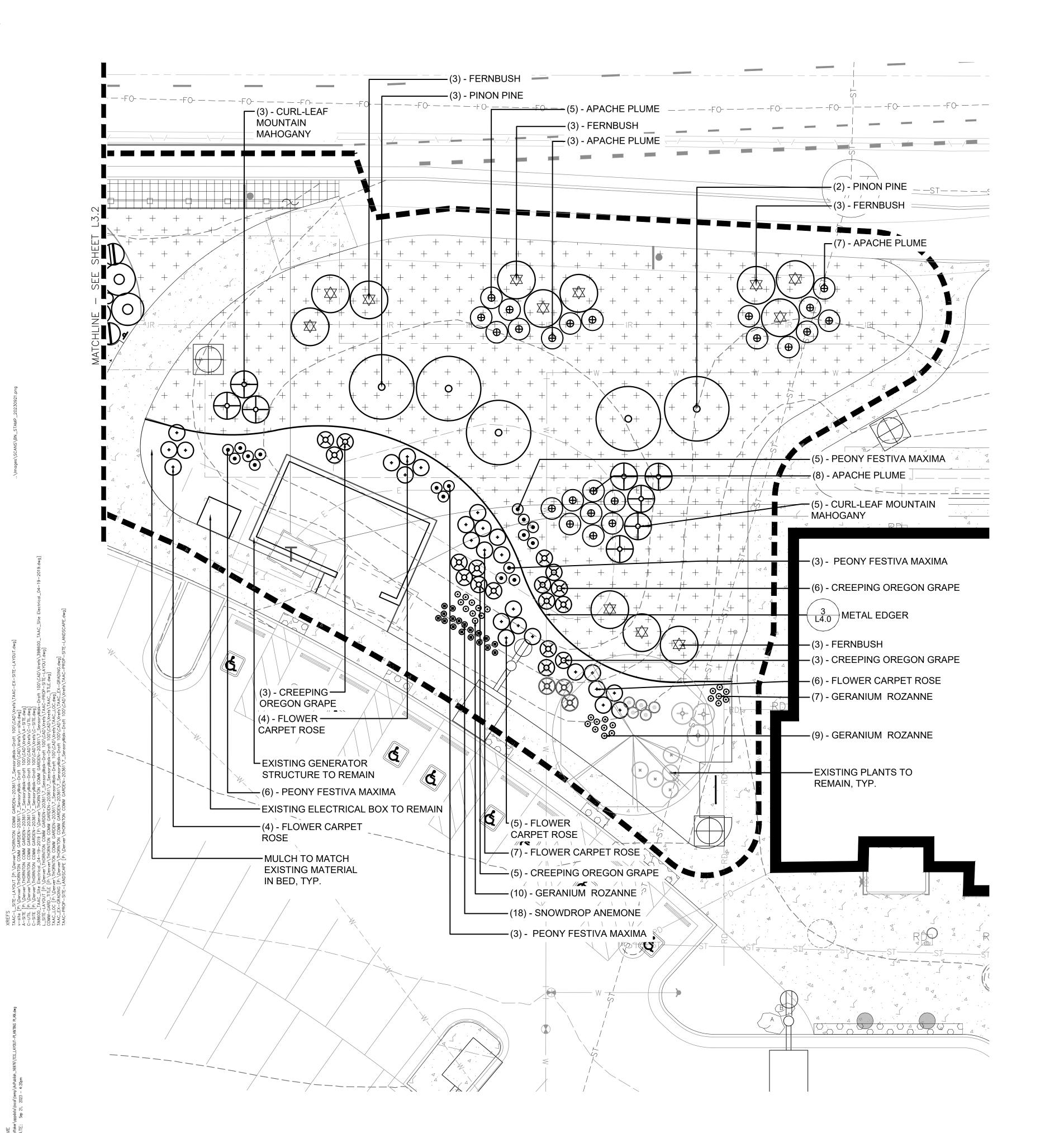
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CONSTRUCTION DOCUMENTS
SHEET TITLE:

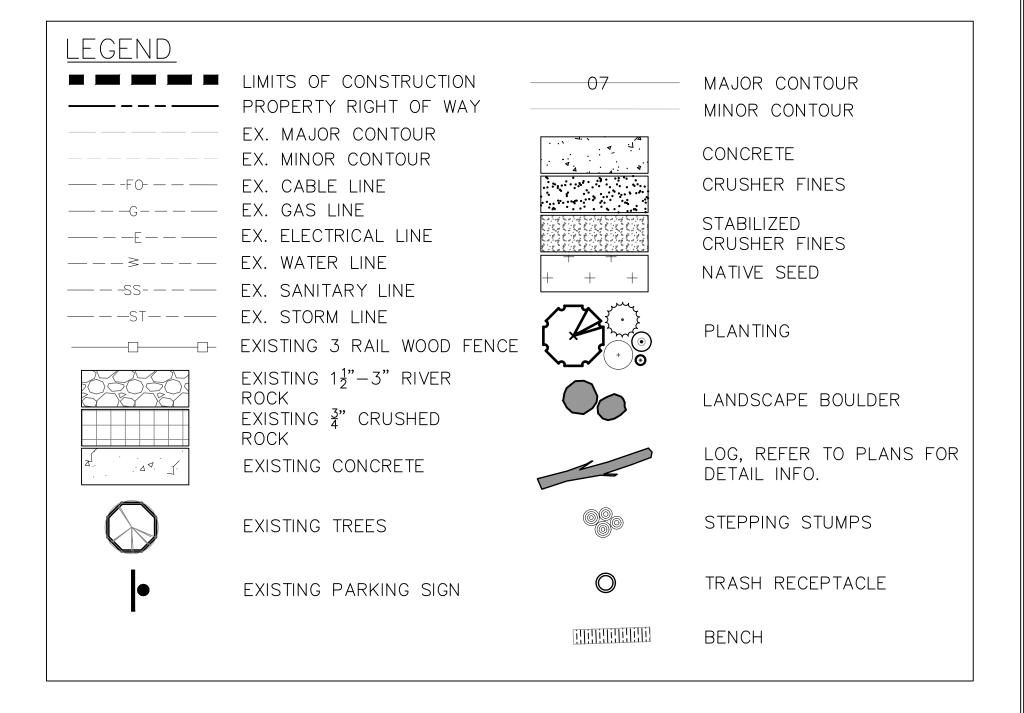
LAYOUT AND PLANTING PLAN

SHEET NUMBER:

L3.2

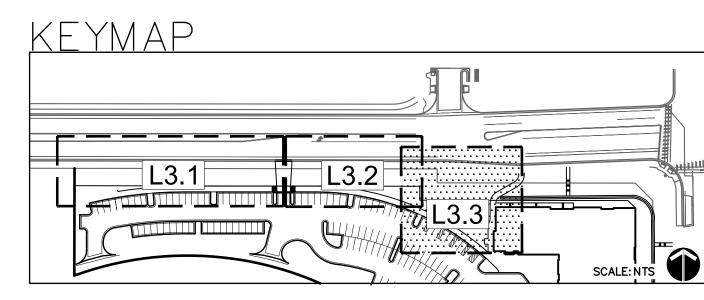




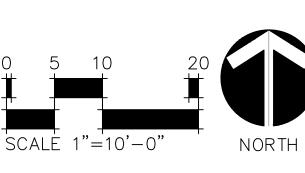


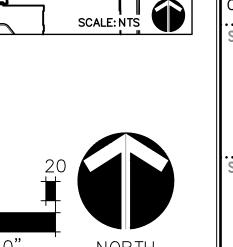
NOTES:

- 1. 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



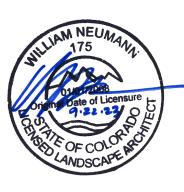






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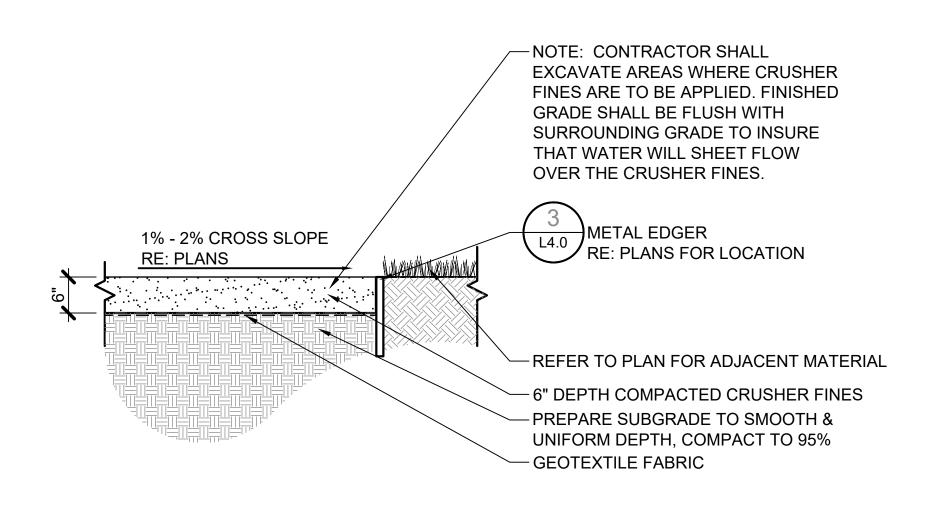
PROJECT NUMBER: DATE #71-688 09/22/2023 **DESIGNED:** AQ DRAWN: EA CHECKED: EK

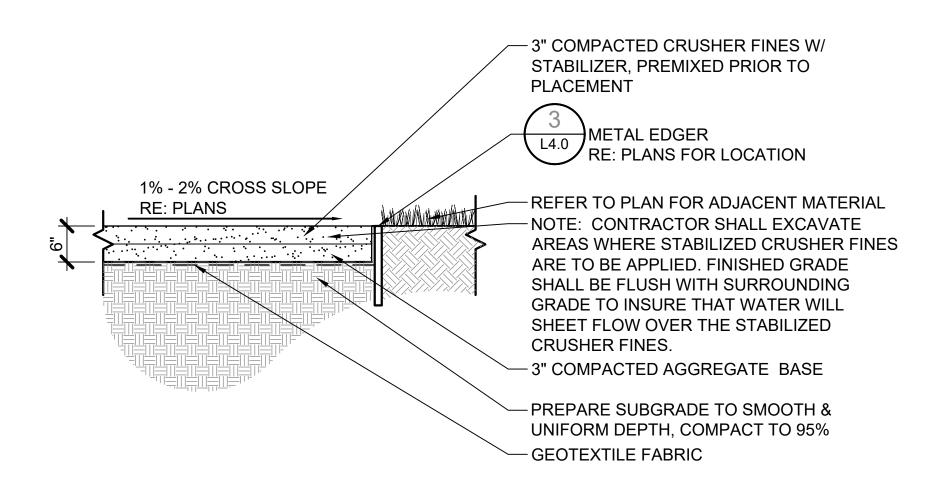
JOB DESCRIPTION:

REVISIONS:

100% CONSTRUCTION DOCUMENTS SHEET TITLE:

LAYOUT AND PLANTING PLAN





CRUSHER FINES

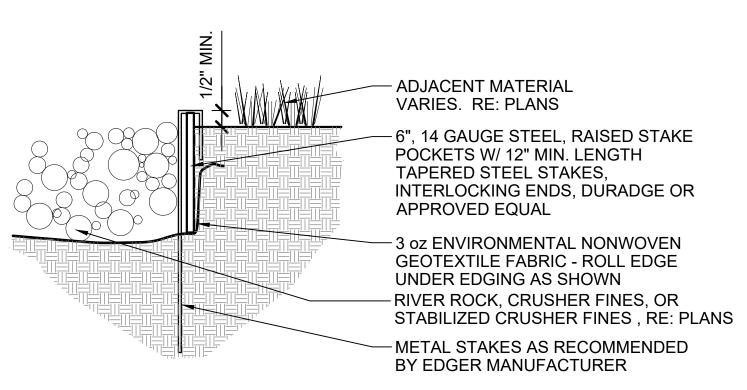
SCALE: NTS

L4.0

STABILIZED CRUSHER FINES

SCALE: NTS

SCALE: NTS



NOTES:

- 1. SET ALL EDGING $\frac{1}{2}$ " 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/ 12" MIN. LENGTH TAPERED STEEL STAKES, INTERLOCKING ENDS, DURADGE OR APPROVED EQUAL.

3 L4.0 METAL EDGER



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

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

DRAWN: EA CHECKED: EK

REVISIONS:

JOB DESCRIPTION:

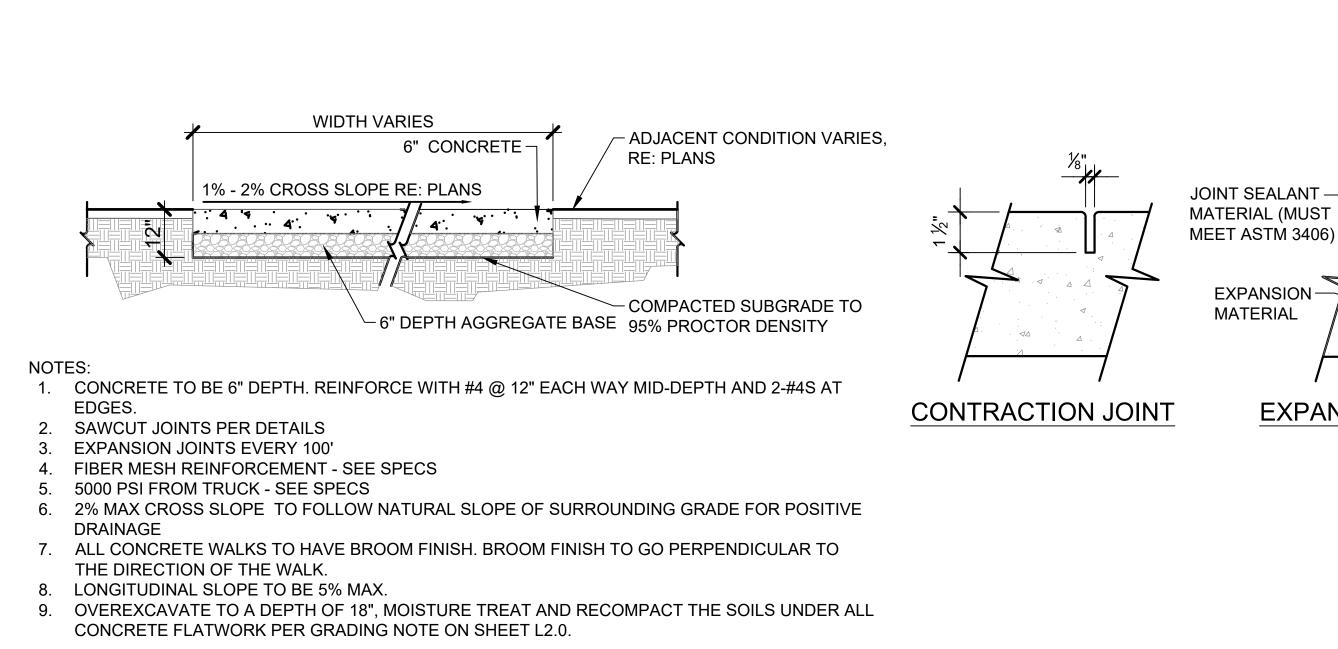
CONSTRUCTION DOCUMENTS
SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

1/1/

SHEET____C



 $-\frac{3}{4}$ " DIA. X 1'-6" SMOOTH DOWELS @ 1'-6" CTRS. TREATED WITH BOND ¹/₄" RAD. ⁻ BREAKER ON CAPPED SIDE (TYP.) OF JOINT 1" FILL WITH— -EXPANSION CAP JOINT SEALER 3" PREMOLDED --EXPANSION JOINT BASKET **EXPANSION JOINT ASSEMBLY FILLER** DOWELED EXPANSION JOINT DETAIL

- ADJACENT MATERIAL

PERPENDICULAR TO

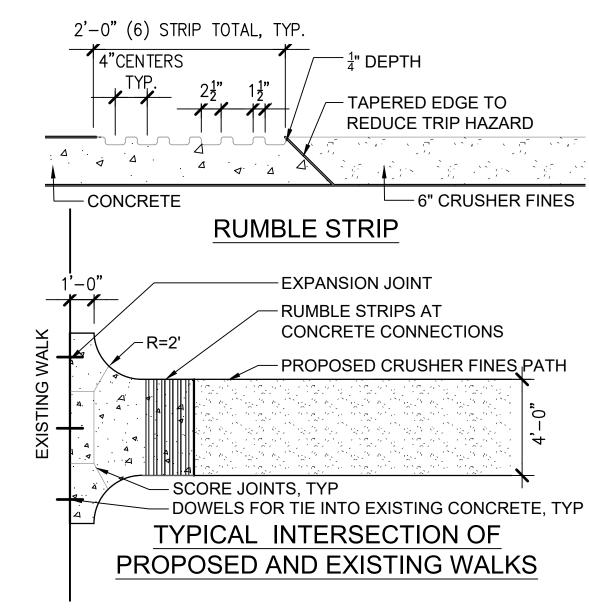
VARIES RE: PLANS

WOOD GRAIN

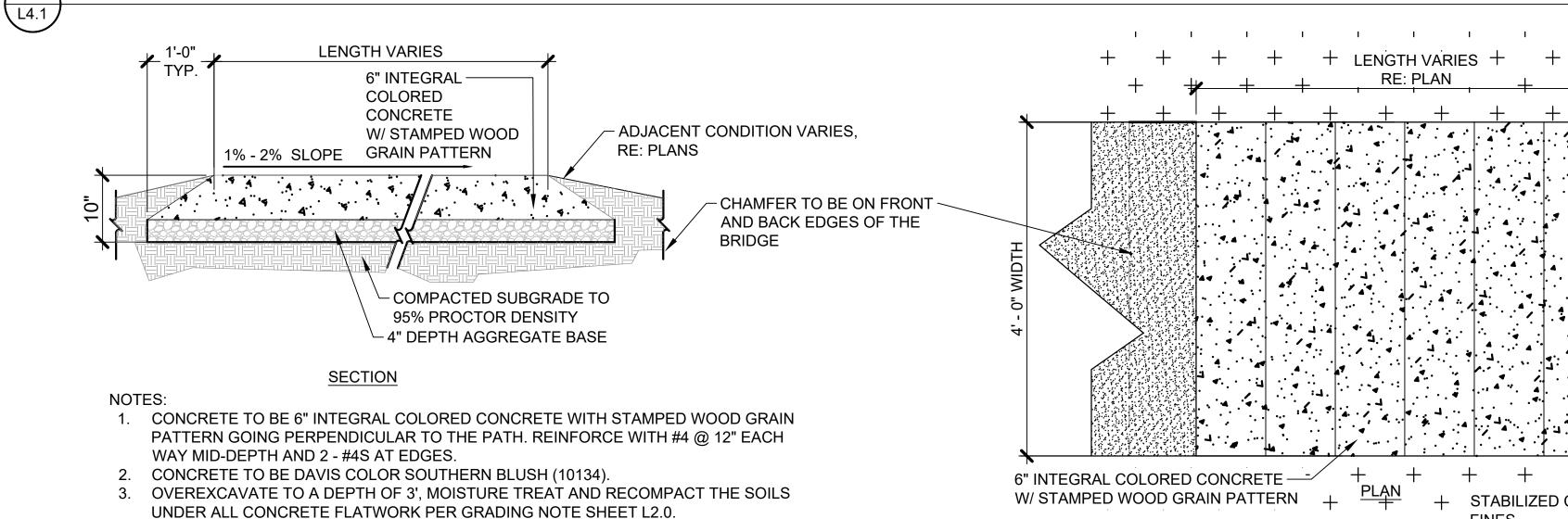
PATTERN TO BE

FLOW OF PATH

EXPANSION JOINT



SCALE: NTS



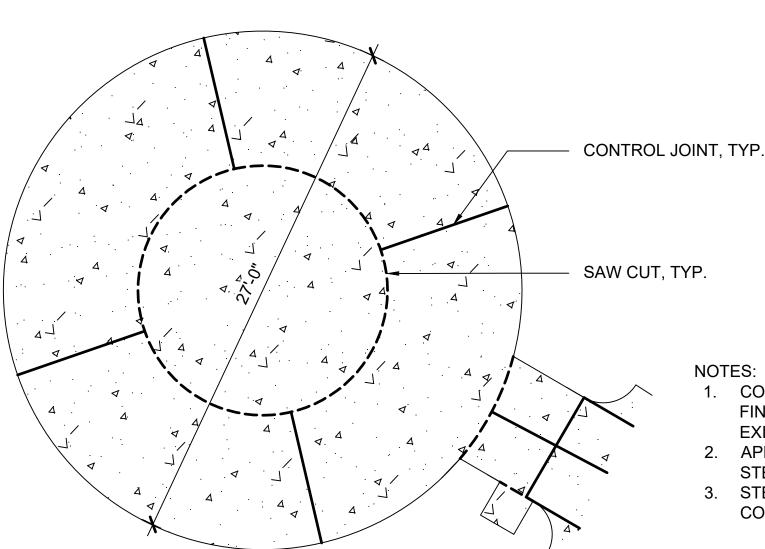
STAMPED WOOD GRAIN PATTERN

CONCRETE LEVEL BRIDGE

L4.1

CONCRETE

STENCIL NAME: ABINGDON



- NOTES: 1. CONCRETE TO HAVE BROOM FINISH. FINISH TO BE PERPENDICULAR TO
- EXISTING PATHWAY. 2. APPLY STENCIL AND SANDBLAST OVER
- STENCIL TO APPLY PATTERN.

3. STENCIL TO BE CENTERED ON CONCRETE SLAB.



SCALE: NTS

LABYRINTH STENCIL \ L4.1

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

SCALE: NTS

#71-688 09/22/2023 **DESIGNED:** AQ DRAWN: EA CHECKED: EK **REVISIONS:**

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IMPROVEMENTS 0 80233

SCAPE

NORTHWEST I

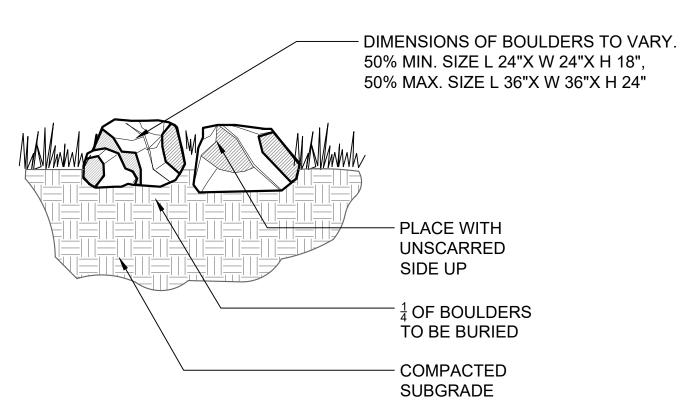
DATE

JOB DESCRIPTION: 100%

CONSTRUCTION DOCUMENTS

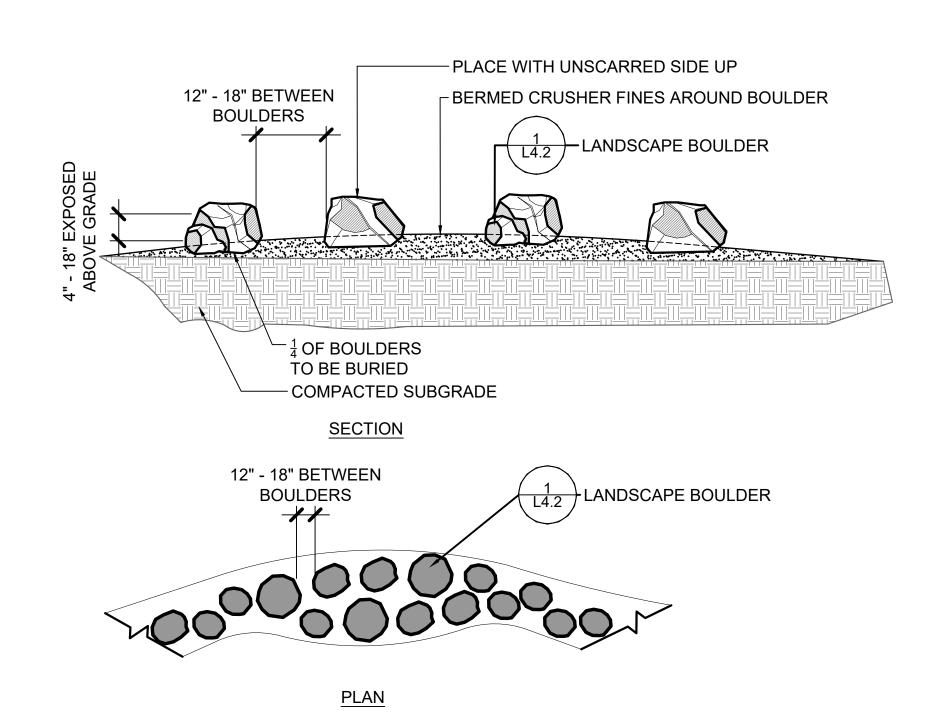
SHEET TITLE:

SITE DETAILS



L4.2

- 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
- 2. 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.
- 3. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR
- 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.



COMPACTED SUBGRADE

UNDER EACH STONE



- 1. 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.
- 2. 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.
- 3. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
- 4. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
- BOULDERS TO BE GRAY GRANITE.
- 6. AN EQUAL AMOUNT OF SMALL MEDIUM AND LARGE BOULDERS TO
- BE USED. 7. BOULDER SIZES
- 7.1. SMALL: L 24" X W 24" X H 18"
- MEDIUM: L 36" X W 36" X H 24"
- 7.3. LARGE: L 48" X W 36" X H 24"

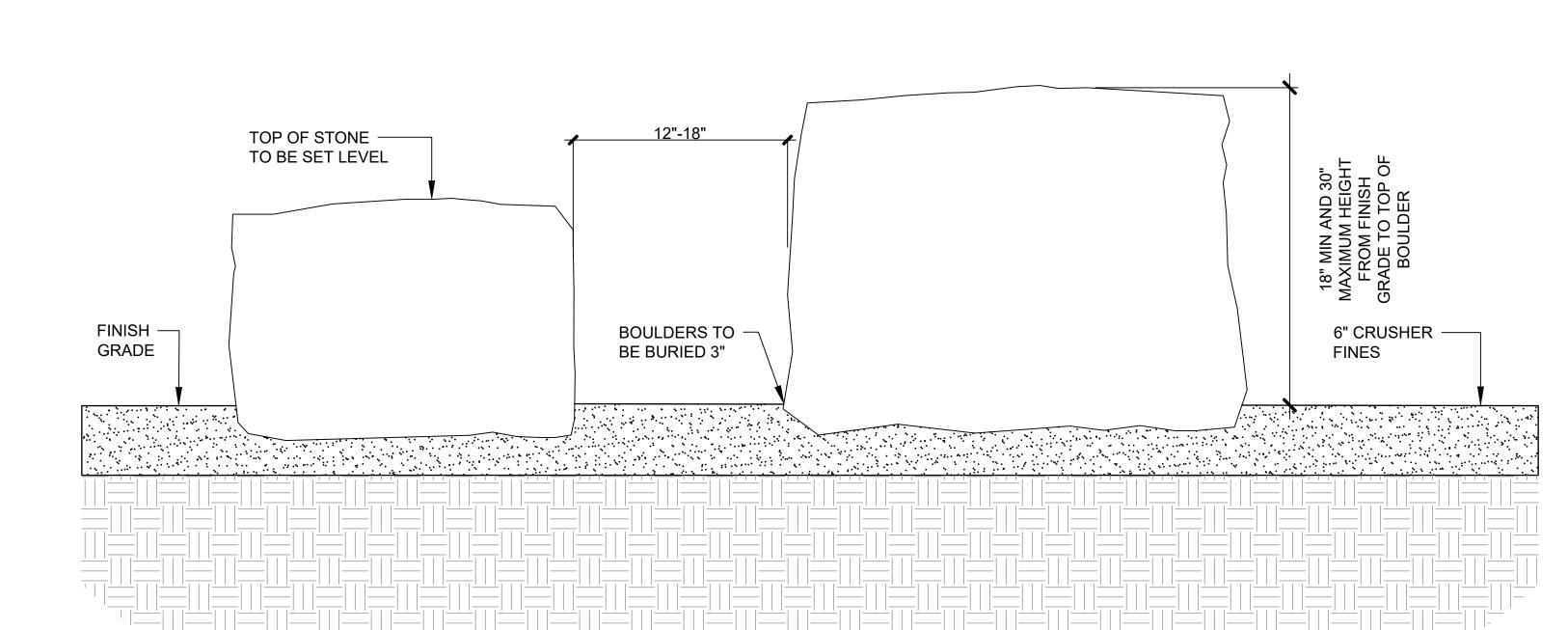
LANDSCAPE BOULDER

SCALE: NTS

\ L4.1

BERMED ROCK OUTCROPPING

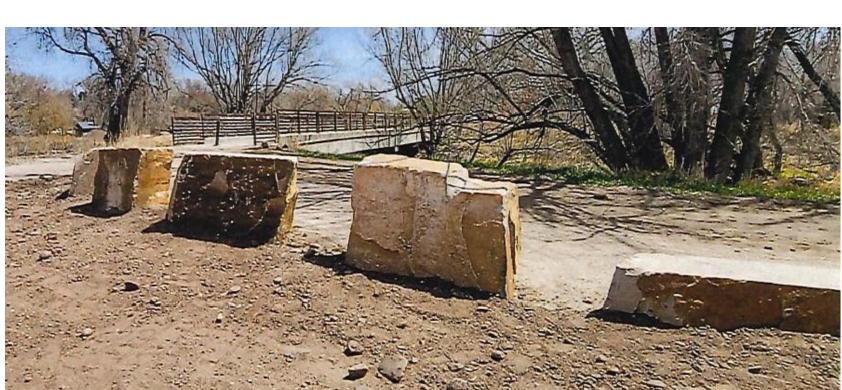
SCALE: NTS

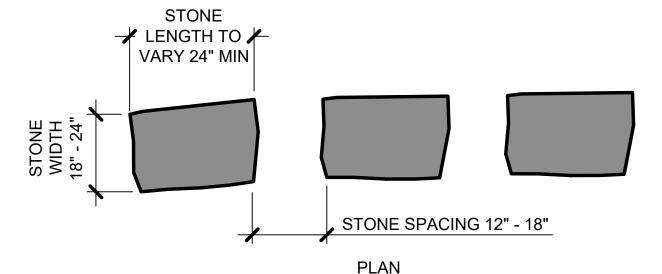


SECTION



- 1. 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. 4. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
- 5. BOULDERS TO BE BUFF SANDSTONE.





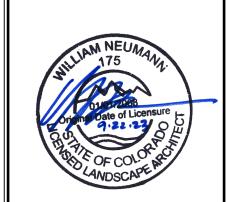
<u>PLAN</u>

HOGBACK RIDGE

SCALE: NTS

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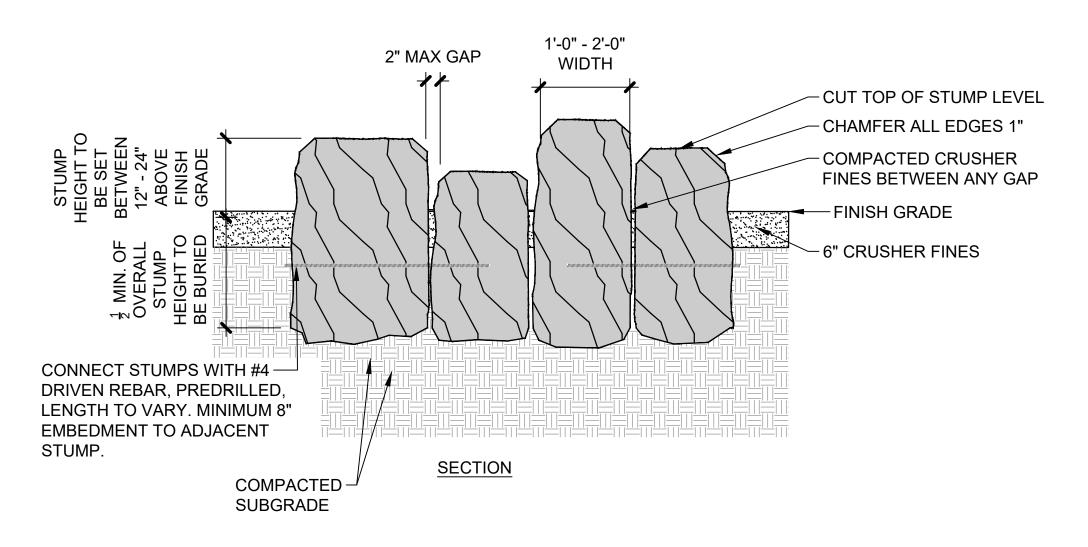
Colorado Blvd,

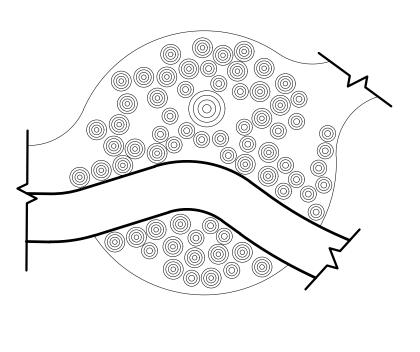
REVISIONS:

JOB DESCRIPTION: 100%

CONSTRUCTION DOCUMENTS SHEET TITLE:

SITE DETAILS





<u>PLAN</u>

LOG STUMP PYRAMID



-CUT TOP OF BETWEEN 12" - 24" STUMPS STUMP LEVEL CHAMFER **ALL EDGES 1"** -FINISH GRADE -6" CRUSHER **FINES** - COMPACTED **SUBGRADE**

L4.3

- 1. 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.

COUNTER SINK REBAR 1"

-REBAR

- CONTRACTOR TO INSTALL ONE TYPICAL STUMP FOR REVIEW AND CONFIRMATION OF STABILITY WITH CITY OF THORNTON PROJECT MANAGER.
- 1. 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.

12" MIN., 18" MAX GAP

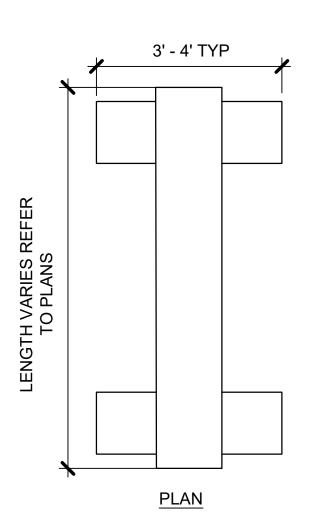
- CONTRACTOR TO ENSURE ALL STUMP EDGES ARE SANDED AND FREE FROM SPLINTERS. REMOVE ALL BRANCHES.
- 4. CONTRACTOR TO INSTALL ONE TYPICAL STUMP FOR REVIEW AND CONFIRMATION OF STABILITY WITH CITY OF THORNTON PROJECT MANAGER.

STEPPING STUMP

SCALE: NTS

SCALE: NTS

LOG FACE TO BE LEVEL AND SCORED 0'-6" - 1'-0" 11' - 13' LOG LENGTH VARIES CHAMFER EDGE 1" ALL THREAD -FINISHED GRADE -6" CRUSHER FINES LOG BASE 18" - 24" DIA - COMPACTED SUBGRADE -EPOXY CAP **SECTION**

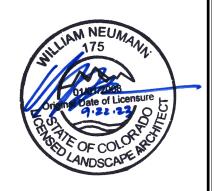




- 1. LOG SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF THORNTON STAFF ON AVAILABLE TREE MATERIAL. CONTRACTOR TO COORDINATE AND GET APPROVAL OF LAYOUT WITH CITY PRIOR TO INSTALL.
- 2. CONTRACTOR TO ENSURE ALL LOG EDGES ARE SANDED AND FREE FROM SPLINTERS. REMOVE ALL BRANCHES WITH LESS THAN 6" DIAMETER AND TRIM BRANCHES TO NO LONGER THAN 18" IN LENGTH. CONFIRM EXISTING LOGS CONFORM TO THESE REQUIREMENTS.
- 3. LOG SHALL BE SECURED BY REBAR THAT IS COUNTER SUNK 1" TO PREVENT MOVEMENT.

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

REVISIONS:

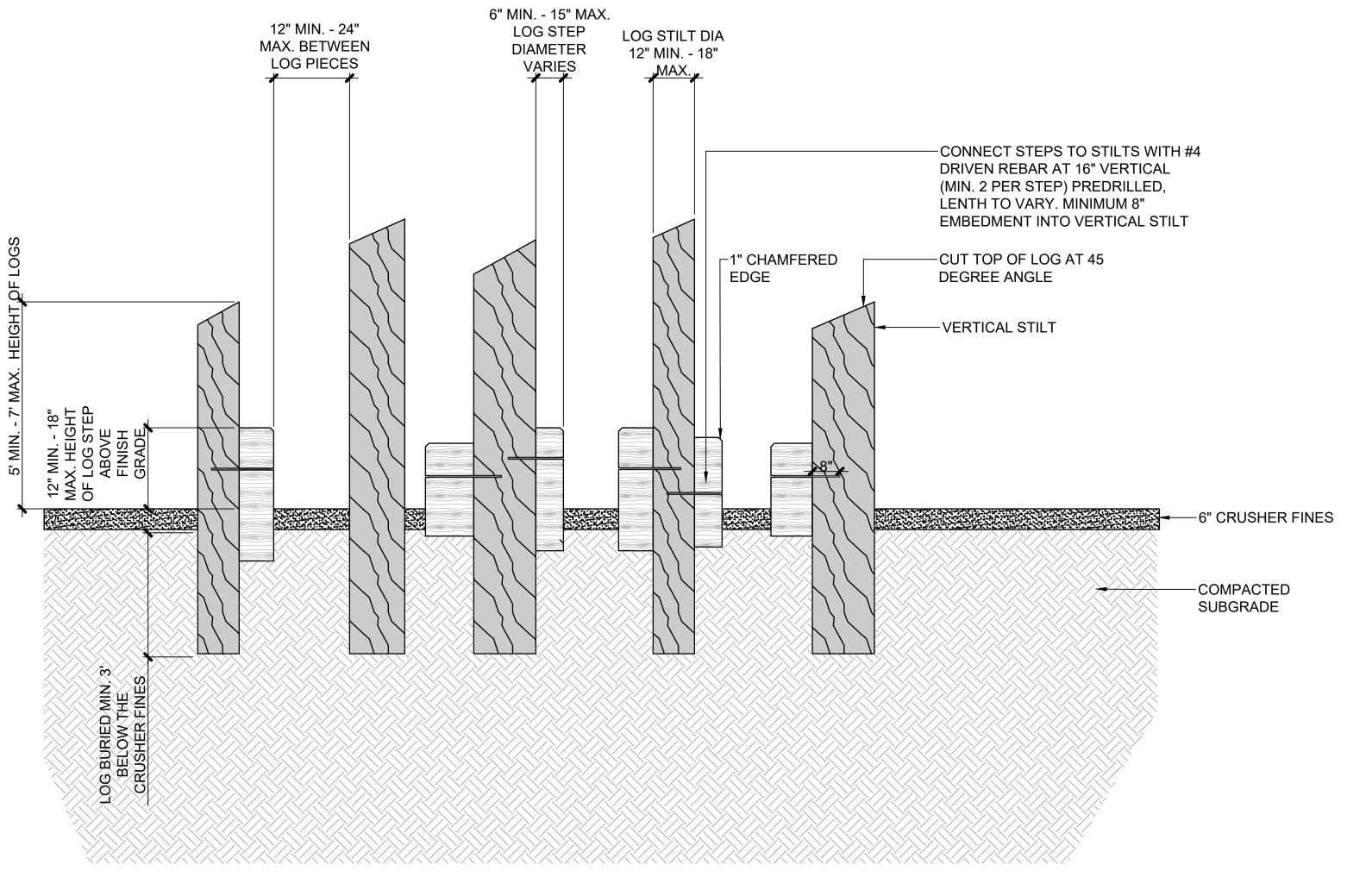
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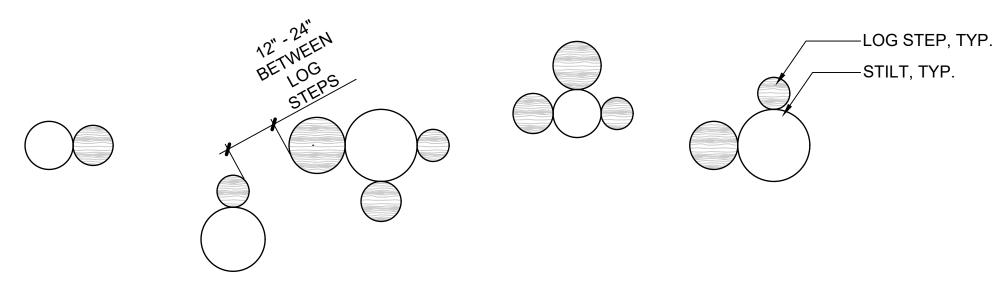
CONSTRUCTION DOCUMENTS SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

BALANCE LOG L4.3





<u>PLAN</u>

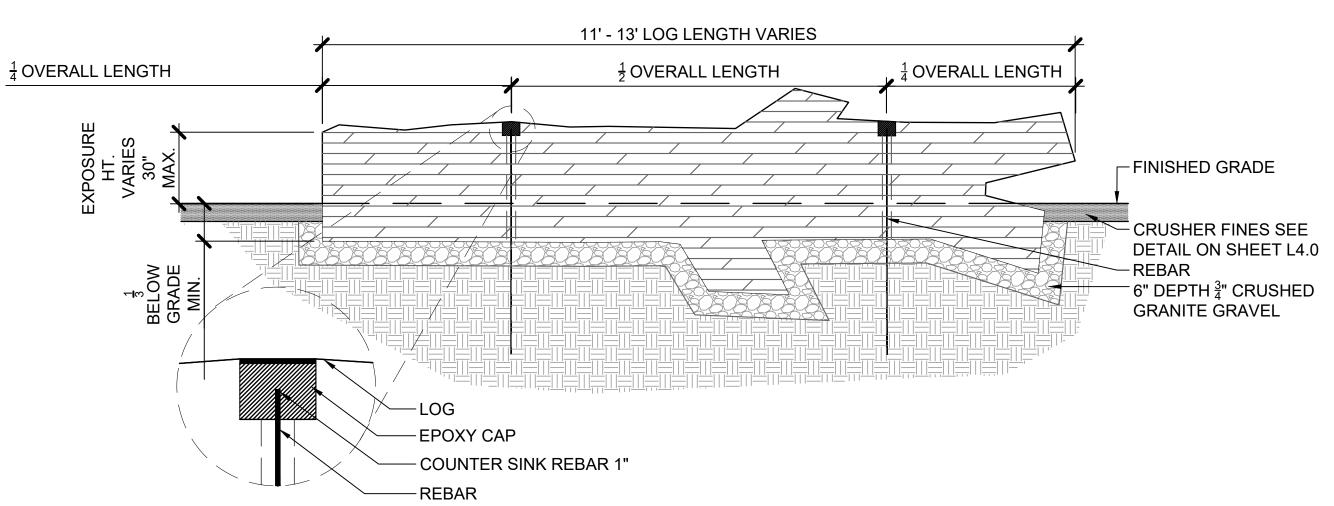
NOTES:

- 1. 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.
- 2. CONTRACTOR TO ENSURE ALL LOG STEP EDGES ARE SANDED AND FREE FROM SPLINTERS. STUMP BARK TO BE REMOVED PRIOR TO INSTALLATION. REMOVE ALL BRANCHES.
- 3. STEP TO BE SECURED WITH #4 DRIVEN REBAR PREDRILLED, LENGTH TO VARY. MINIMUM 8" EMBEDMENT INTO VERTICAL STILT.
- 4. CONTRACTOR TO INSTALL ONE TYPICAL STILT FOR REVIEW AND CONFIRMATION OF STABILITY WITH CITY OF THORNTON PROJECT MANAGER.



LOG STILTS

SCALE: NTS



SECTION

NOTES:

- 1. LOG SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF THORNTON STAFF ON AVAILABLE TREE MATERIAL. CONTRACTOR TO PROVIDE MATERIALS.
- 2. 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.
- 3. 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.
- 4. LOG TO PLACED SO THAT A MINIMUM OF $\frac{1}{3}$ OF THE LOG IS BURIED BELOW GRADE.
- 5. 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.
- 6. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED ANCHOR AND INSTALLATION SYSTEM FOR APPROVAL BY PROJECT MANAGER PRIOR TO INSTALLATION.

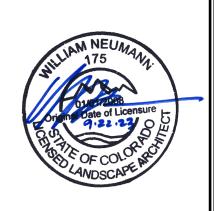


LOG FEATURE

SCALE: NTS

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CENTE IMPROVEMENTS 0 80233 LANDSCAPE NORTHWEST I

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

DRAWN: EA CHECKED: EK **REVISIONS:**

JOB DESCRIPTION:

100% **CONSTRUCTION DOCUMENTS**

SHEET TITLE:

SITE DETAILS

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 LENGTH VARIES 4. 3. 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. 5. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PROPOSED ANCHOR AND INSTALLATION SYSTEM FOR APPROVAL BY PROJECT MANAGER PRIOR TO INSTALLATION. -6" CRUSHER FINES FINISHED GRADE ALL THREAD $^{-}$ 6" DEPTH $\frac{3}{4}$ " CRUSHED GRANITE GRAVEL - CONCRETE FOOTER - MAJOR CONNECTION POINT WHERE LOGS OVERLAP -EPOXY CAP - COUNTER SINK REBAR 1" REBAR **SECTION** 2 STEPPING STUMPS REFER TO PLANS FOR LAYOUT AND MATERIALS MAJOR CONNECTION—POINT FOR LOGS - MAJOR CONNECTION < POINT FOR LOGS LANDSCAPE BOULDERS

<u>PLAN</u>

ZIG ZAG LOGS

NOTES:

1. LOG SIZE AND SHAPE WILL VARY. CONTRACTOR TO COORDINATE WITH THE CITY OF

2. 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

3. CONTRACTOR TO PLACE LOGS SO THAT NO GAPS OR OPENINGS ARE PRESENT

THORNTON STAFF ON AVAILABLE TREE MATERIAL.

LONGER THAN 18" IN LENGTH.

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.....

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

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

REVISIONS:

JOB DESCRIPTION:

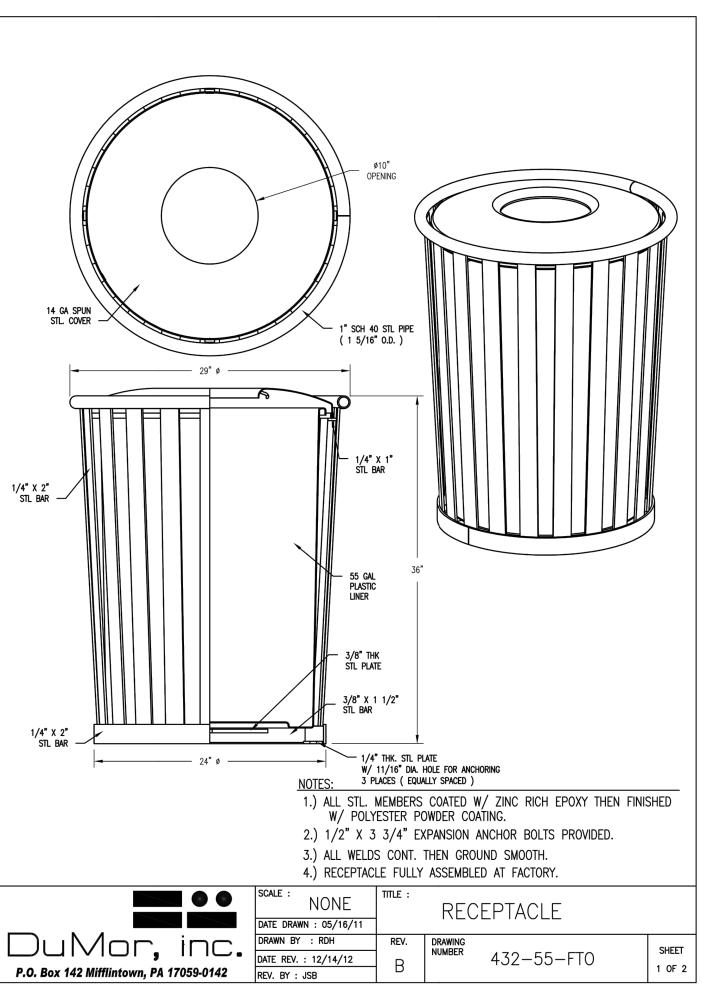
100%
CONSTRUCTION DOCUMENTS

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

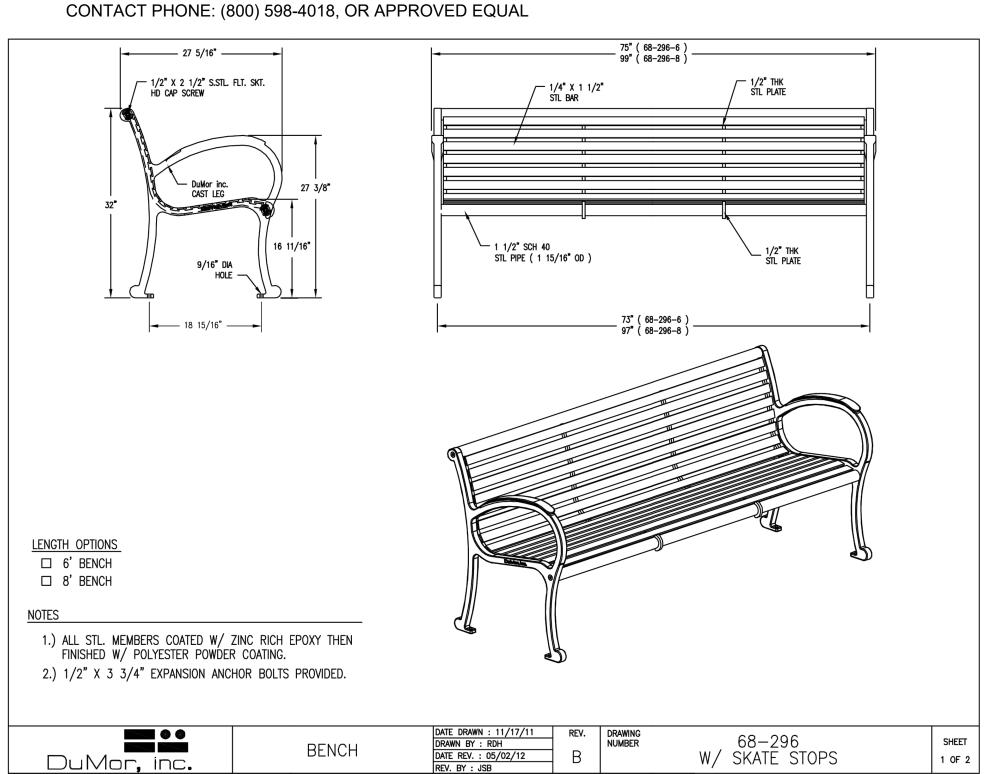
L4.5

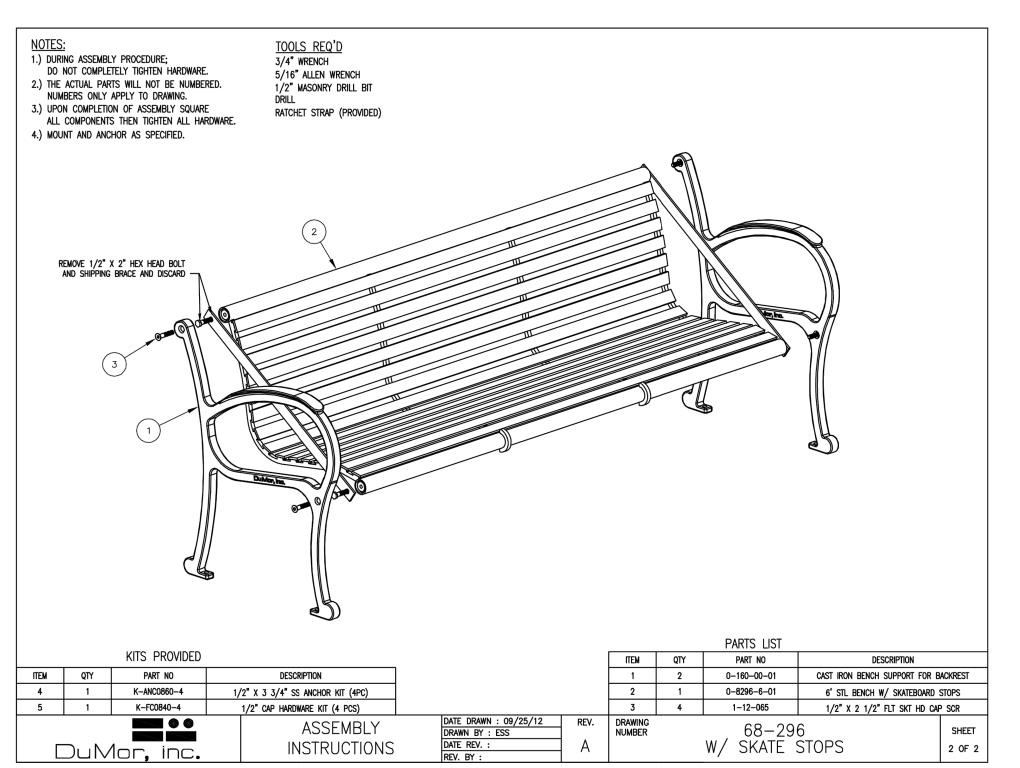


TRASH RECEPTACLE

DUMOR INC., MODEL #432-55-FTO, 55 GALLON, SURFACE MOUNTED COLOR - ARGENTO

SCALE: NTS





BENCH

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

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IMPROVEMENTS 0 80233 NORTHWEST LANDSCAPE 11181 Colorado Blvd, Thornton, C THORNTON

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

DRAWN: EA CHECKED: EK

REVISIONS:

JOB DESCRIPTION:

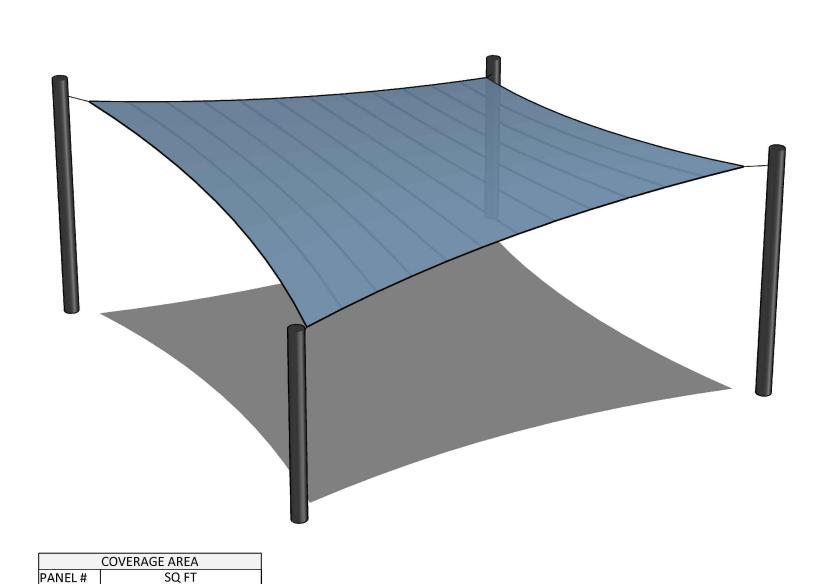
CONSTRUCTION DOCUMENTS

SHEET TITLE:

SITE DETAILS

-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.



PERSPECTIVE VIEW **OPTION 2 - FOUR POINT SAILS**

SIZE: 30'X30'X10'E

4 POST SHADE SAIL

643.01

643.01

PANEL# PANEL 2

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

SkyWays Flame-Retardant Fabric

SkyWays Flame-Retardant Fabric

89.2

90.8

52 888.438.6574 763.972.5200

Factor %

Factor %

Olive

92.4

Terracotta

90.2

95.2

90.2

95.2

58.9

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-

Denim	Paprika
llue	. Orange
_agoon	. Tangerine
Sky	Yellow
Peacock	Buttercup
Grass	Metallic Silver
Green	Cool Silver Matte
Pine Green	Matte Gray NEW
_eaf	Carbon

NOTES:

- CONTRACTOR TO PROCURE AND PAY FOR FINAL DRAWINGS FROM MANUFACTURER.
- 2. 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.
- 4. CONTRACTOR TO COORDINATE FINAL COLORS OF SAIL AND POSTS WITH CITY OF THORNTON PRIOR TO PROCUREMENT

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IMPROVEMENTS O 80233

AP

NORTHWEST I

SCALE: NTS

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.

Post Colors

Denim	Paprika
Blue	Orange
Lagoon	Tangerine
Sky	Yellow
Peacock	Buttercup
Grass	Metallic Silver
Green	Cool Silver Matte

Pine Green	Matte Gray NEW
Leaf	Carbon

Limon	DidCK
Purple	Brown
Plum	Acorn
Maroon	Tan

Berry	Dune
Cranberry Red	Vanilla

- 1. CONTRACTOR TO PROCURE AND PAY FOR FINAL DRAWINGS FROM MANUFACTURER.
- 2. 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.
- 3. POSTS, CONNECTIONS TO SHADE SAIL AND PIERS PER MANUFACTURER.
- 4. CONTRACTOR TO COORDINATE FINAL COLORS OF SAIL AND POSTS WITH CITY OF THORNTON PRIOR TO PROCUREMENT.

STRUCTURAL NOTE

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.

1. THIS SITE HAS FILL AND ALSO HIGHLY SWELLING SOILS. IT'S

DRAWN: EA CHECKED: EK **REVISIONS:**

JOB DESCRIPTION:

CONSTRUCTION DOCUMENTS

SITE DETAILS

3 POST SHADE SAIL

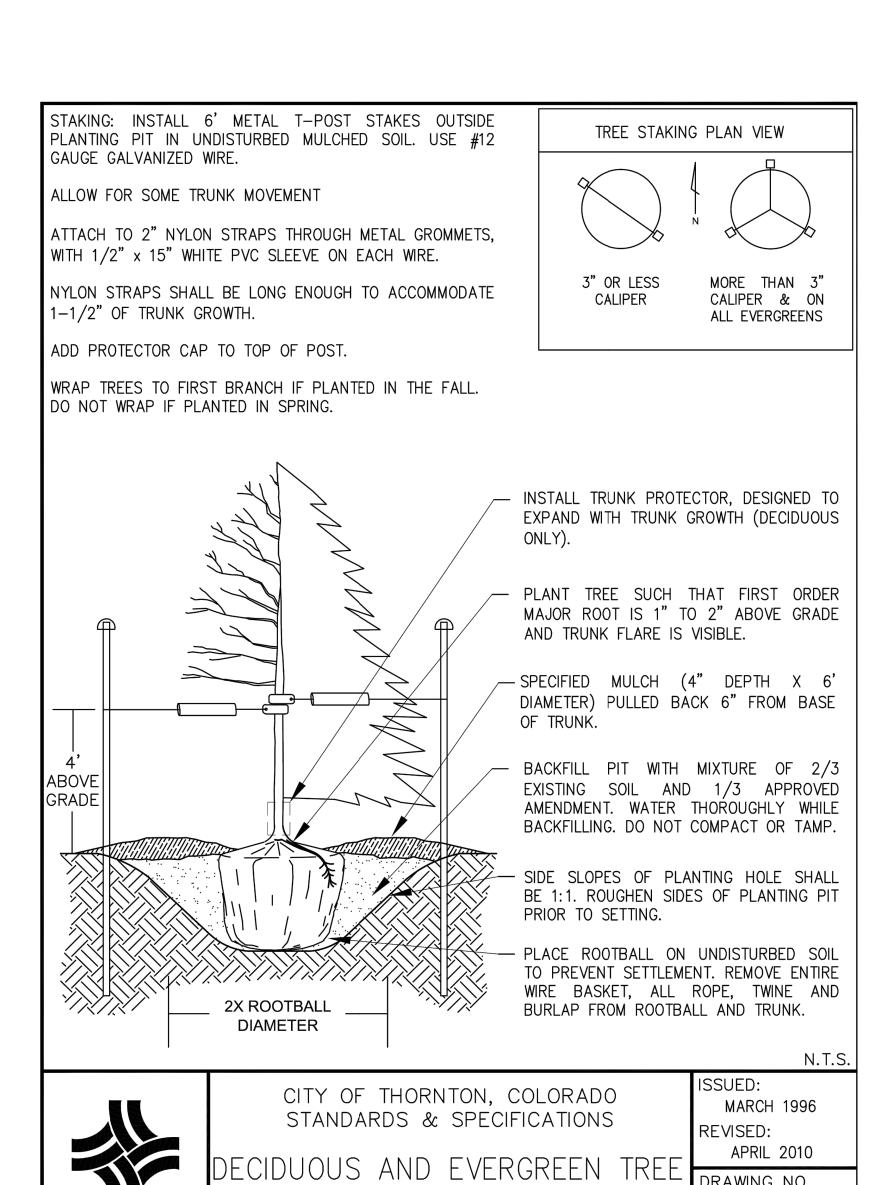
MANUFACTURER: USA SHADE, OR APPROVED EQUAL DISTRIBUTOR: RECREATION PLUS CONTRACT: MOLLY HOOTSTEIN PHONE: 303-278-1455 EMAIL: MOLLY@RECREATIONPLUS.COM

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

SHEET TITLE:

SHEET NUMBER:

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. SET TOP OF ROOTBALL AT GRADE SPECIFIED MULCH (4" DEPTH) AMENDED SHRUB BED SOIL - EXISTING SUBGRADE 2X ROOTBALL DIA. MIN. N.T.S SSUED: CITY OF THORNTON, COLORADO MARCH 1996 STANDARDS & SPECIFICATIONS REVISED: APRIL 2010 SHRUB PLANTING DETAIL DRAWING NO. 800 - 2SHRUB PLANTING

SCALE: NTS

CRITICAL ROOT ZONE

AS ESTABLISHED BY CITY FORESTER

SEE PLANS

PLANTING DETAIL

L5.0

DRAWING NO.

800-1A

CONTRACTOR WILL PRESERVE & PROTECT EXISTING TREES ON SITE, DURING DEMOLITION AND CONSTRUCTION OPERATIONS AS NECESSARY, INCLUDING CANOPIES, TRUNKS, AND ROOT SYSTEMS.

2. 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. 4. IT IS ACKNOWLEDGED THAT CONSTRUCTION AND DEMOLITION

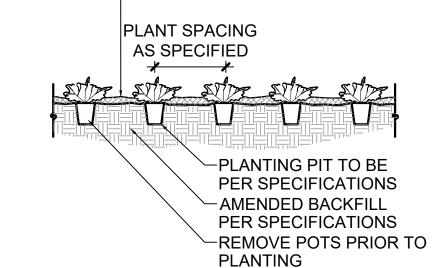
ACTIVITIES WILL OCCUR CLOSE TO TRUNKS AND OVER CRITICAL

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 1½" - 3" DEEP. SEE PLANTING NOTES. MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANTS WITH MULCH.



SCALE: NTS

127 87 107 127 187 a" | 15兆 187 24" <u>30'' 15'' 26'' 30'</u> <u>36'' 30'' 31'' 36'</u> <u>48'' 30'' 42'' 48'</u> 48'' 6<u>0'¦ 36'¦ 52'¦ 60'</u> PLANT LOCATION-EDGE OF BED, CURB, OR WALK NOTE: ALIGN FRONT ROW

PARALLEL TO BED LINE

PLANT

SPACING I A I B I C I D

TREE PROTECTION L5.0

TREE PLANTING

BRANCH PROTECTION REQUIRED IF WHEELED

CONSTRUCTION EQUIPMENT

TREE CANOPY. CONTACT

NEEDED

BURLAP,

MATURE TREES

NAILS PERMITTED

OWNER IF ANY PRUNING IS

PROVIDE SNOW FENCING OR -

EQUAL AT DRIPLINE FOR TREES

LESS THAN 4" CA., OR 5'-10' FOR

WRAP BURLAP AROUND TRUNK,

5' LONG OR TO REACH FIRST

WIRE BOARDS IN PLACE - NO

PLACE 1" BOARDS NOT LESS THAN

SCAFFOLD BRANCH AROUND THE

INVOLVED WITHIN 10' OR LESS

PROTECT LOWER BRANCHES OF

L5.0

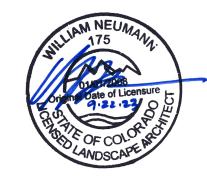
L5.0

PERENNIAL AND GROUND COVER PLANTING

SCALE: NTS

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CEN IMPROVEMENTS O 80233 CAPE NORTHWES

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

Colorado

REVISIONS:

JOB DESCRIPTION: 100%

CONSTRUCTION DOCUMENTS

SHEET TITLE:

PLANTING DETAILS

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



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

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

REVISIONS:

JOB DESCRIPTION: 100%

100%
CONSTRUCTION DOCUMENTS

SHEET TITLE:
PLANTING NOTES &

SHEET NUMBER:

SCHEDULE

151

SHEET___OF_

NOTE:

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.

		Irrigation Sche	edule	
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
♦ • • •	RAIN BIRD	RD1812-5-P-30-NP W/ MPR SERIES NOZ.	HI-POP SPRAY HEAD	1
La Rasa	RAIN BIRD	RD1812-5-P-30-NP W/ SST, CORNER NOZ.	HI-POP SPRAY HEAD	1
*25 2 *25 3 *25 4 *25	RAIN BIRD	5012-PC or FC-SAM-R-NP W/ #25-MPR NOZ. (RED)	GEAR DRIVEN ROTOR	2
30 = #30 = #30	RAIN BIRD	5012-PC or FC-SAM-R-NP W/ #30-MPR NOZ. (GREEN)	GEAR DRIVEN ROTOR	2
lacktriangle	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
		CLA55 200	PVC SLEEVING	5
N/5	BASELINE	BL-5201	SINGLE STATION DECODER	3, 6
● ^B	RAIN BIRD	RWS-M-B-C-1402, RWS-SOCK, RWS-GRATE-P	ROOT WATERING BUBBLER	7
\boxtimes			MIRE SPLICE	8
N/S	PAIGE	P7072D (12 AMG)	2-WIRE DECODER CABLE	3, 6
N/S			THRUST BLOCKS	9
\bowtie			EXISTING GATE VALVE	N/S
∇			EXISTING QUICK COUPLER	N/5
A 0 0 0"			EXISTING VALVE CALLOUT	N/S
			EXISTING CONTROL VALVE	N/S
			EXISTING MAINLINE	N/S
			EXISTING LATERAL LINE	N/S
B			EXISTING BUBBLER ASSEMBLY	N/S
#4			EXISTING HI ROTORS	N/S
	GPM •		CONTROLLER & STATION NO. CONTROL VALVE SIZE	

DIRECTORY

IRRIGATION DETAILS

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

IRRIGATION CONSTRUCTION NOTES

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.
- 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.

BLUEGRASS/FESCUE TURF 1.75" PER WEEK PEAK SEASON ORNAMENTAL PLANTINGS 1.00" PER WEEK PEAK SEASON

- 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'-O" 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'-O" 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.
- 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 8 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 AND 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.

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)

 $\frac{3}{4}$ " - $\frac{1}{4}$ " PIPING 2" PVC (1) $\frac{1}{2}$ " - 2" PIPING 4" PVC (1) $\frac{2}{2}$ " - 3" PIPING 6" PVC (1) 6" PIPING 10" PVC (1)

6" PIPING 10" PVC (1) COMMUNICATION CABLE 2" PVC (1)

2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURES RECOMMENDATIONS AND STANDARDS.

9.1 CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).

9.2 ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).

9.3 LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES)
FOR MAINTENANCE.

9.4 USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.

9.5 INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.

9.6 GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 600' OF WIRE AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.
9.7 SITE VERIFICATION SERVICES ARE TO BE DONE BY DBC TECHNICAL SERVICES TO VERIFY THAT GROUNDING MEETS 10 OHMS OR LESS.

9.8 A DECODER PROGRAMMER IS TO BE INCLUDED AS A TURN OVER ITEM TO OWNER.

- 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.
- 17. 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.
- 18. 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.







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A ACTIVE ADULT CENTER
ANDSCAPE IMPROVEMENTS

vd, Thornton, CO 80233

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

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OR-1181

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REVISIONS:

DRAWN: HO

CHECKED: AC

JOB DESCRIPTION:

100%
CONSTRUCTION DOCUMENTS

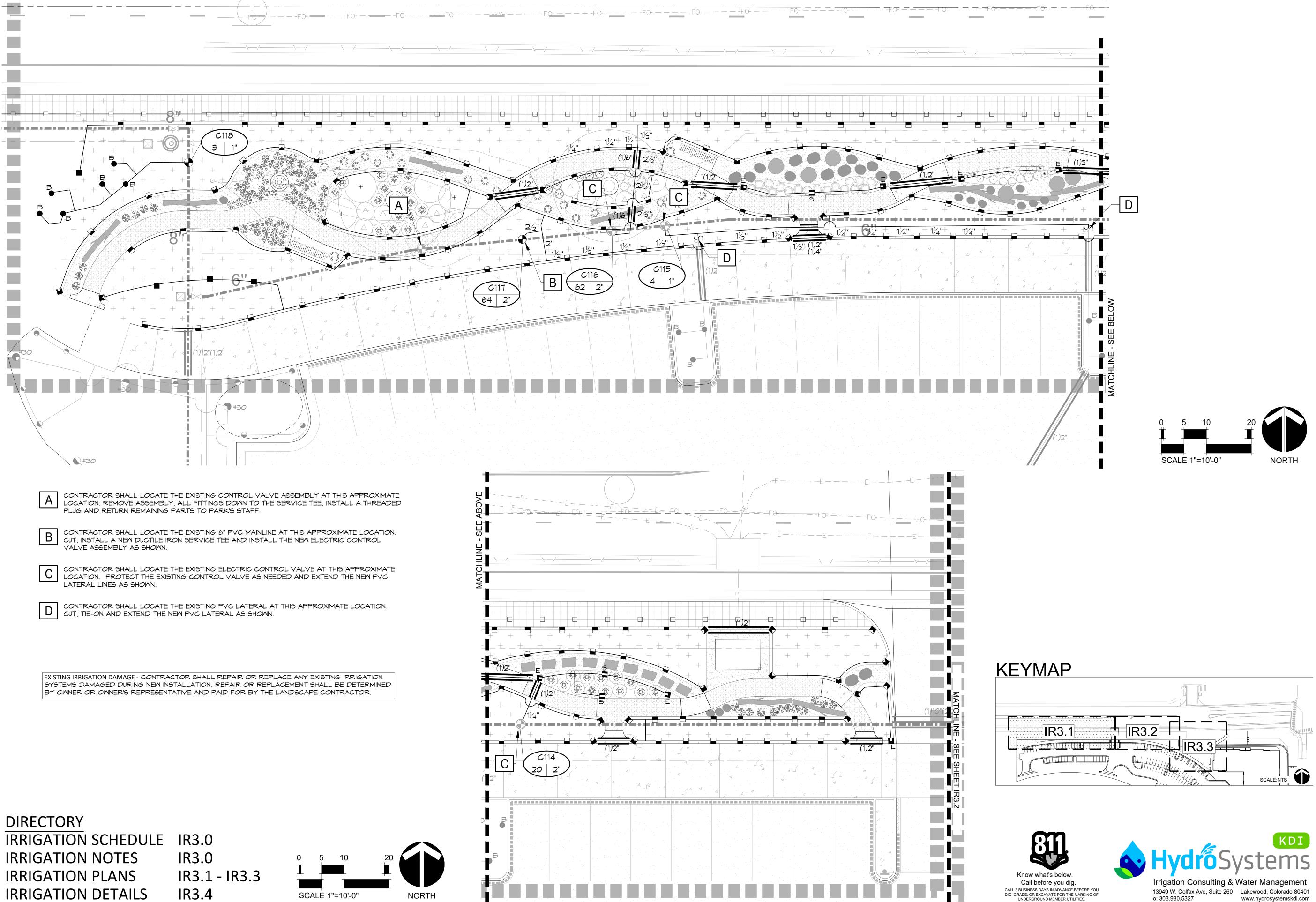
SHEET TITLE:

OVERALL LAYOUT IRRIGATION PLAN

SHEET NUMBER:

SHEET 1 OF 5

IR3.0



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

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

REVISIONS:

JOB DESCRIPTION:
100%

CONSTRUCTION DOCUMENTS

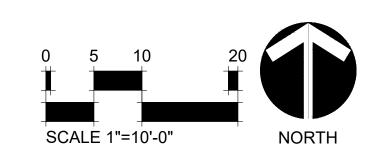
SHEET TITLE:

LAYOUT AND

IRRIGATION PLAN

SHEET NUMBER:

IR3.1



A CONTRACTOR SHALL LOCATE THE EXISTING CONTROL VALVE ADDLINDED AND TO THE SERVICE TEE, INSTALL A THREADED LOCATION. REMOVE ASSEMBLY, ALL FITTINGS DOWN TO THE SERVICE TEE, INSTALL A THREADED CONTRACTOR SHALL LOCATE THE EXISTING CONTROL VALVE ASSEMBLY AT THIS APPROXIMATE PLUG AND RETURN REMAINING PARTS TO PARK'S STAFF.

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.

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.

CONTRACTOR SHALL LOCATE THE EXISTING PVC LATERAL AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND THE NEW PVC LATERAL AS SHOWN.

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.

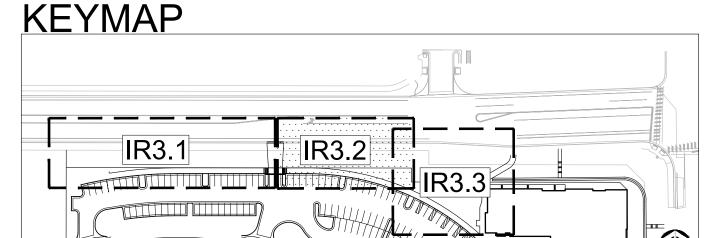
CONTRACTOR SHALL LOCATE THE EXISTING ELECTRIC CONTROL VALVE AT THIS APPROXIMATE LOCATION. REMOVE AND RETURN TO PARK'S STAFF.

DIRECTORY

IRRIGATION SCHEDULE IR3.0 **IRRIGATION NOTES IRRIGATION PLANS**

IR3.0 IR3.1 - IR3.3

IRRIGATION DETAILS IR3.4 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.







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

REVISIONS:

CHECKED: AC

JOB DESCRIPTION: 100% CONSTRUCTION DOCUMENTS

SHEET TITLE: LAYOUT AND

IRRIGATION PLAN

SHEET <u>3</u> OF <u>5</u>

IRRIGATION PLANS

IRRIGATION DETAILS

IR3.4

CONTRACTOR SHALL LOCATE THE EXISTING CONTROL VALVE ASSEMBLY AT THIS APPROXIMATE A CONTRACTOR SHALL LOCATE THE EXISTING CONTROL VALVE ADDLMIDLE AT THIS ALL TOURS. TO 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.

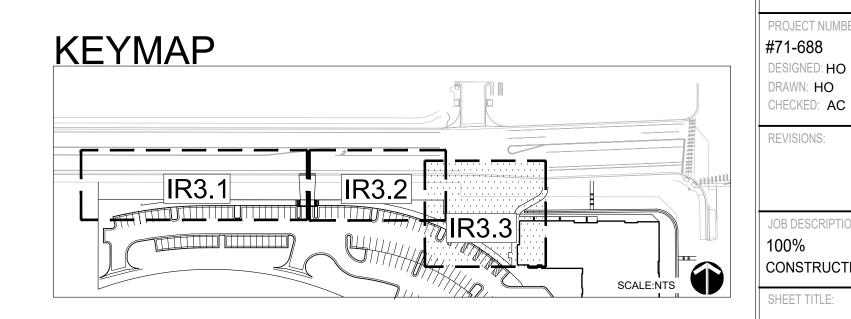
CONTRACTOR SHALL LOCATE THE EXISTING ELECTRIC CONTROL VALVE AT THIS APPROXIMATE LOCATION. PROTECT THE EXISTING CONTROL VALVE AS NEEDED AND EXTEND THE NEW PVC LATERAL LINES AS SHOWN.

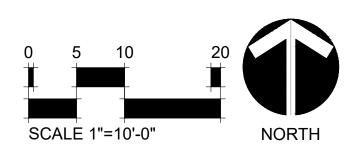
ONTRACTOR SHALL LOCATE THE EXISTING PVC LATERAL AT THIS APPROXIMATE LOCATION. CUT, TIE-ON AND EXTEND THE NEW PVC LATERAL AS SHOWN.

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.

CONTRACTOR SHALL LOCATE THE EXISTING ELECTRIC CONTROL VALVE AT THIS APPROXIMATE LOCATION. REMOVE AND RETURN TO PARK'S STAFF.

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.











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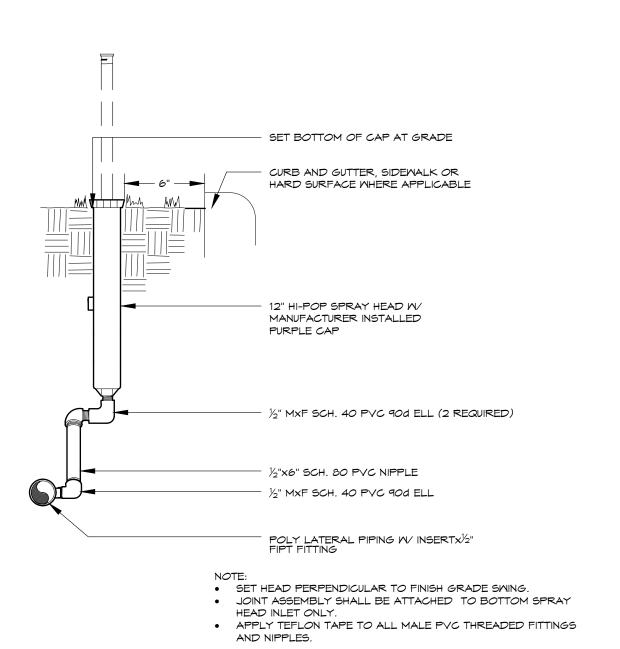
CENTER IMPROVEMEN SO 80233 AP NORTHWEST LAN 11181 Colorado Blvd, THORNTON

PROJECT NUMBER: #71-688 09/22/2023 DRAWN: HO

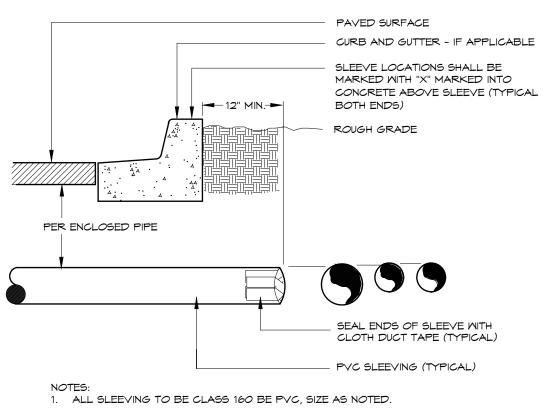
JOB DESCRIPTION: 100% CONSTRUCTION DOCUMENTS

LAYOUT AND IRRIGATION PLAN

SHEET 4 OF 5



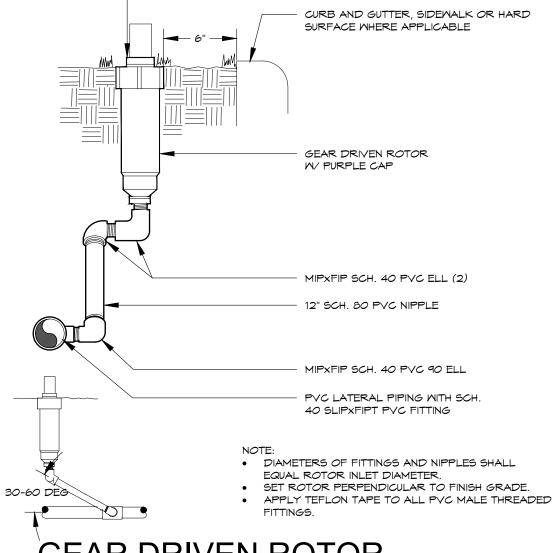
HI-POP SPRAY HEAD



2. INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION AT MULTIPLE

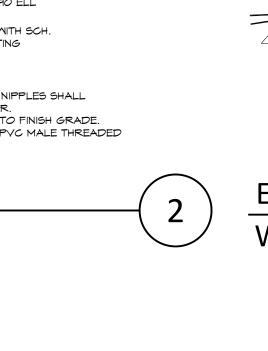
- SLEEVE LOCATIONS (DO NOT VERTICALLY STACK SLEEVING). 3. ALL SLEEVING TO BE INSTALLED AT DEPTH REQUIRED BY ENCLOSED PIPING.
- 4. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS AT DEPTH SPECIFIED BY MAINLINE OR

IRRIGATION SLEEVING

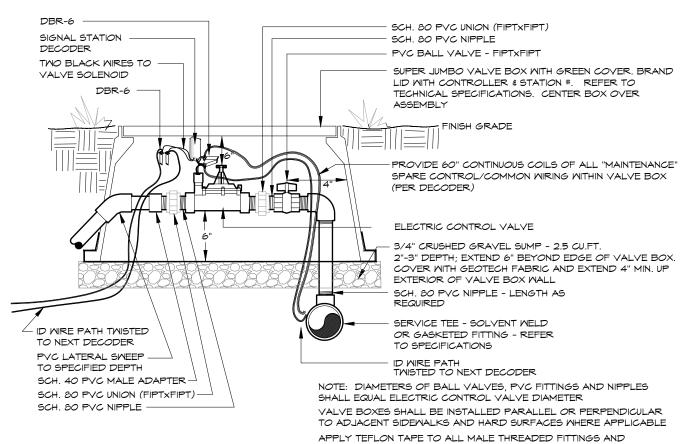


SET LIP AT FINISHED GRADE

GEAR DRIVEN ROTOR



PLAN



ROOT WATERING BUBBLER KIT (THREE PER TREE) SIDE OF VERTICAL TUBE TO CONTACT EDGE OF

SUPPLY LATERAL PIPING

ROOTBALL

UNDISTURBED SOIL

ROOT BALL. TUBES SHALL BE INSTALLED ON

OPPOSING SIDES OF ROOT BALL.

PVC SUPPLY LATERAL

FINISHED GRADE

BACKFILL MATERIAL

REFER TO IRRIGATION PLAN

ELECTRIC CONTROL VALVE WITH DECODER

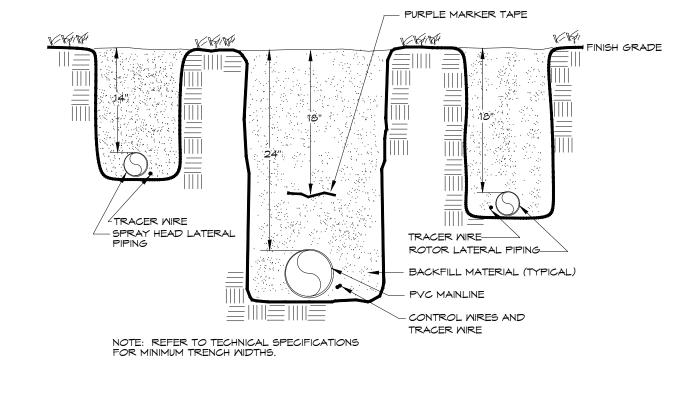
SECTION

INSTALL ALL CAPS AND BUBBLERS WITH SOFT ADHESIVE TAPE

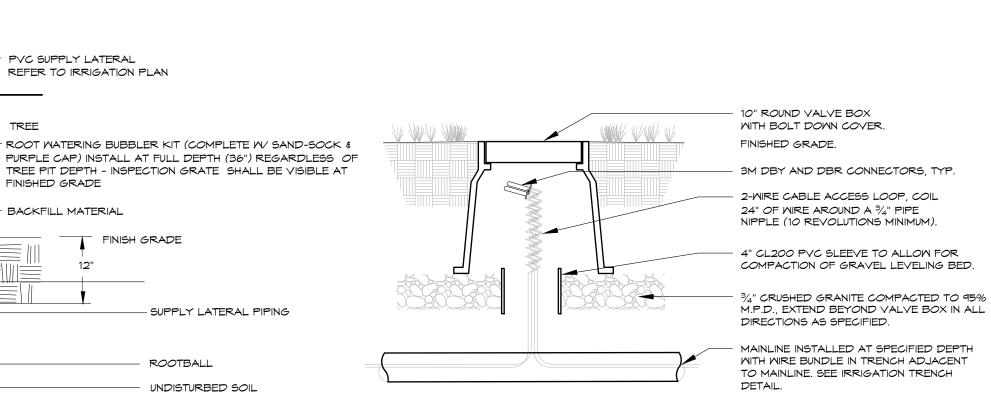
BUBBLER ASSEMBLY

INSTALL BUBBLERS 180 DEGREES OPPOSITE OF EACH OTHER WITHIN RING

ALL PERFORATED PIPE SHALL BE INSTALLED PLUMB



TRENCH



1. SET TOP OF BOX LEVEL WITH FINISHED GRADE IN TURF AREAS AND LEVEL WITH TOP OF MULCH IN SHRUB BEDS.
2. USE STANDARD RECTANGULAR VALVE BOX WITH BOLT DOWN LID FOR SPLICES OF MORE THAN TWENTY (20)

WIRE SPLICE BOX

TYPICAL

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





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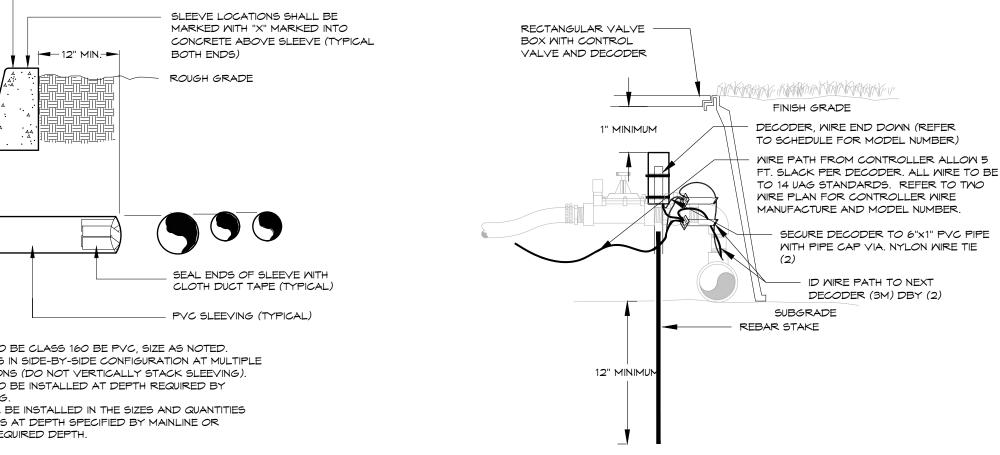
8

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SHEET TITLE:

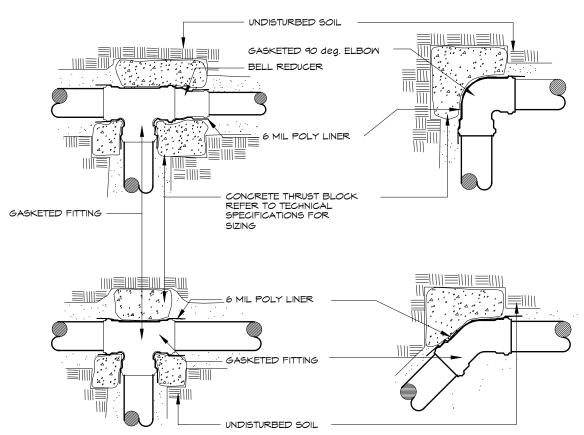
IRRIGATION DETAILS

SHEET 5 OF 5



DECODER INSTALLATION

TWO-WIRE SYSTEM



IRRIGATION SCHEDULE IR3.0 **IRRIGATION NOTES** IR3.0

IRRIGATION PLANS IRRIGATION DETAILS

DIRECTORY

IR3.1 - IR3.3 IR3.4

THRUST BLOCKING

6