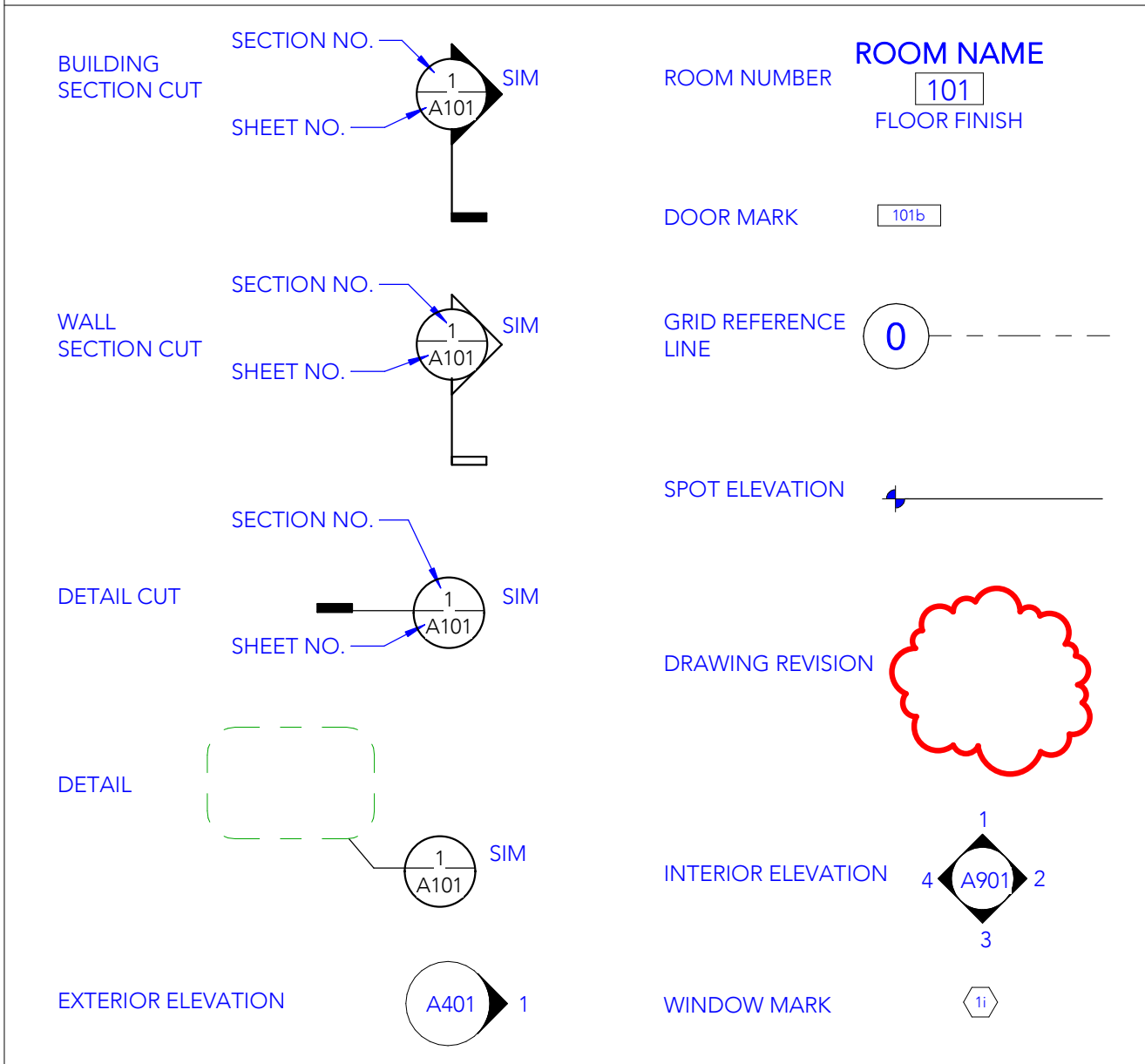
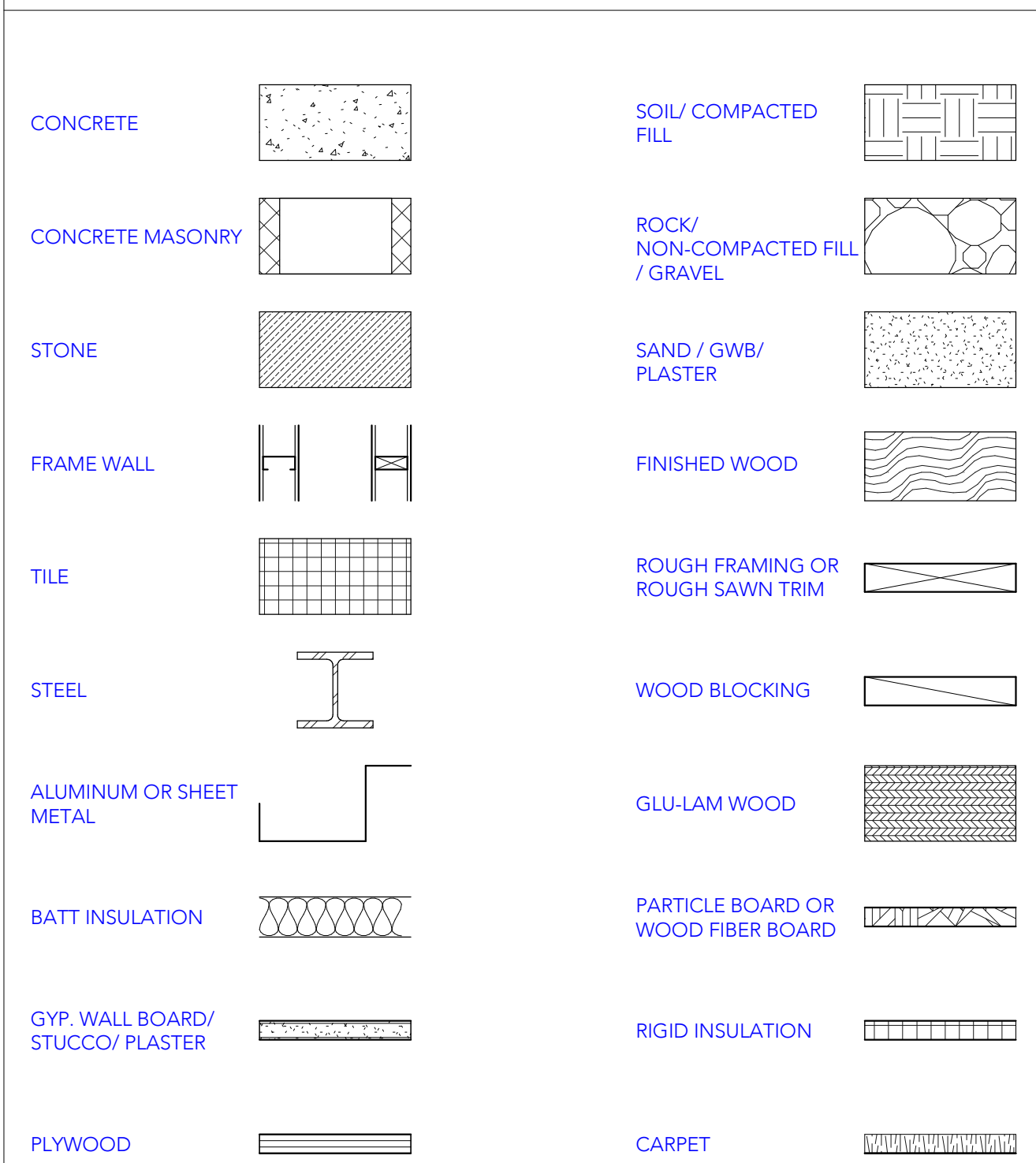


SYMBOL LEGEND



MATERIAL LEGEND



ABBREVIATIONS

AAD	ATTIC ACCESS DOOR	HD	HEAD	STC	SOUND TRANSMISSION CLASS
ADD	ADDENDUM	HDW	HARDWARE	STD	STANDARD
ADJ	ADJACENT	HOR	HORIZONTAL	STR	STEEL
AFF	ABOVE FINISHED FLOOR	HT	HEIGHT	STRUCT	STRUCTURE
AGG	AGGREGATE	HVAC	HEATING VENTILATING AND COOLING	SUB	SUBSTITUTE
ALT	ALTERNATIVE	HWY	HIGHWAY	SUPP	SUPPLEMENTAL
ALT	AREA OF REFUGE	IBC	INTERNATIONAL BUILDING CODE	SUSP	SUSPENDED
ARCH	ARCHITECTURAL	ID	INTERIOR	T	TREAD
ADR	AREA OF REFUGE	ICF	INTERGRATED COLOR PLASTER	T&B	TOP AND BOTTOM
ASSY	ASSEMBLY	ID	INSIDE DIAMETER	T&G	TONGUE AND GROOVE
B.O.	BOTTOM OF BOARD	IE	THAT IS	T.O.	TOP OF
BD	BOARD	INT	INTERIOR	TEL	TELEPHONE
BET	BETWEEN	INT	INSULATION	TEMP	TEMPERED
BLDG	BUILDING	IRC	INTERNATIONAL RESIDENTIAL CODE	THK	THICK
BM	BEAM	IT	INTERNATIONAL TRADES	TRH	TOILET PAPER HOLDER
BRS	BEARING	JT	JOINT	TS	TUBE STEEL
BS	BOTH SIDES	LAM	LAMINATE	TV	TELEVISION
CAB	CABINET	LAV	LAVATORY	TYP	TYPICAL
CER	CERAMIC	MAX	MAXIMUM	U.N.O.	UNLESS NOTED OTHERWISE
CJ	CONSTRUCTION JOINT	MCH	MECHANICAL	UBC	UNIFORM BUILDING CODE
CL	CENTERLINE	MFG	MANUFACTURER	US	UNDERGROUND
CLOS	CLOSET	MISC	MISCELLANEOUS	UNFN	UNFINISHED
CLR	CLEAR	MO	MASONRY OPENING	USG	UNITED STATES GAUGE
CMU	CONCRETE MASONRY UNIT	MTR	MATERIAL	V.F.	VARIABLE
COL	COLUMN	NA	NOT APPLICABLE	VAR	VARIABLE (VENTILATED)
CONC	CONCRETE	NIC	NOT IN CONTRACT	VENT	VENTILATED
CONT	CONTINUOUS	NTS	NOT TO SCALE	VD	VERTICAL DRAIN
DET	DETAIL	OC	ON CENTER	WD	WOOD
DIA	DIAMETER	OD	OUTSIDE DIAMETER		
DIM	DIMENSION	OPG	OPENING		
DN	DOWN	OPH	OPPOSITE HAND		
DP	DAMP PROOFING	OPP	OPPOSITE		
DR	DRAIN	PERF	PERFORATED		
DS	DOWNSPOUT	PFSM	PREFINISHED SHEET METAL		
DW	DISHWASHER	PL	PLATE		
DWG	DRAWING	PLY	PLYWOOD		
E	EACH	PROD	PRODUCT		
EJ	EXPANSION JOINT	PRCD	PROJECT		
EL	ELEVATION	PRCJ	PROJECT		
EQ	EQUAL	PROP	PROPERTY		
EXST	EXISTING	R	RADIUS OR RISER		
EXT	EXTERIOR	REF	REFER		
F.F.	FINISH FLOOR	REFR	REFRIGERATOR		
FD	FLOOR DRAIN	RENF	REINFORCE		
FDR	FLOOR DRAIN	REQD	REQUIRED		
FDN	FOUNDATION	RHSM	ROUND HEAD SHEET METAL		
FE CABT	FIRE EXTINGUISHER	RM	ROOM		
FIN	FINISH	RO	ROUGH OPENING		
FL	FLOOR	RV	ROUGH WINDOW		
FOC	FACE OF CONCRETE	S.T.D.	SLOPE TO DRAIN		
FOS	FACE OF STUD	SAN	SANITARY		
FP	FIREPROOF	SECT	SECTION		
FTG	FOOTING	SEW	SEWER		
GA	GAUGE	SHV	SHEET		
GAUV	GALVANIZED	SHT	SHELVES		
GC	GENERAL CONTRACTOR	SHM	SIMILAR		
GLB	GLU-LAM BEAM	SIM	SIMILAR		
GR	GRADE	SPEC	SPECIFICATION		
GWB	GYPSPUM WALLBOARD	SQ	SQUARE		
GYP	GYPSPUM				
H.T.	HEAVY TIMBER				

SOCIETY TURN PARCEL

SAN MIGUEL COUNTY, COLORADO



PROJECT DIRECTORY

OWNER GENESSE PROPERTIES INC. 7800 E. DORADO PL, STE. 250 ENGLEWOOD, CO 80111 303-779-8811 CONTACT: NICOLE CHAMPINE	PLANNER / ARCHITECT CCY ARCHITECTS, LTD. P.O. BOX 529 228 MIDLAND AVENUE BASALT, CO 81621 970-927-4925 CONTACT: CHRIS TOUCHETTE, AIA	LEGAL THE LAW OFFICES OF THOMAS G. KENNEDY P.O. BOX 3081 307 E. COLORADO AVE, STE. 203 TELLURIDE, CO 81435 970-728-2424 CONTACT: TOM KENNEDY
SURVEYOR BULSON SURVEYING 166 ALEXANDER OVERLOOK TELLURIDE, CO 81435 970-318-6987 CONTACT: DAVID BULSON	LANDSCAPE ARCHITECT NORRIS DESIGN P.O. BOX 2320 409 E. MAIN ST, STE. 207 FRISCO, CO 80443 970-368-7068 CONTACT: ELENA SCOTT	CIVIL ENGINEER BUCKHORN ENGINEERING, INC. 222 SOUTH PARK AVENUE MONTROSE, CO 81401 970-249-6828 CONTACT: DANIEL QUIGLEY, P.E.
WETLAND & WILDLIFE CONSULTANT SGM INC. 555 RIVERGATE LN, STE. B4-82 DURANGO, CO 81301 970-385-2340 CONTACT: ALEXANDER NEES	SOILS/ GEOTECH. BUCKHORN ENGINEERING, INC. 222 SOUTH PARK AVENUE MONTROSE, CO 81401 970-249-6828 CONTACT: LAURIE BRANDT, CPG	TRAFFIC ENGINEER SGM INC. 118 W. 6TH ST, STE. 200 GLENWOOD SPRINGS, CO 81601 970-945-1004 CONTACT: DAN COKLEY, P.E.

GENERAL NOTES

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION/ DETAIL BOOK, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.
- THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.
- ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED, OR CALLED OUT BY TRADE NAME, IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "E" ABOVE.
- THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE / INTERNATIONAL RESIDENTIAL CODE OR ANY LOCAL CODE OR ORDINANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

PROJECT INFORMATION

PARCEL SIZE: ZONING (EXISTING): ZONING (PROPOSED):	19.9 ACRES PUD-R MXD
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SHEET INDEX

ARCHITECTURAL SHEET INDEX	
A1	CONSTRAINTS MAP
A2	ILLUSTRATIVE PLAN
A3	SITE PLAN
A4	SCENIC CORRIDOR PLAN
A5	LAND USE MAP
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A12	VIEW SIMULATION 1
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LANDSCAPE SHEET INDEX	
L1	ILLUSTRATIVE LANDSCAPE PLAN
L2	ILLUSTRATIVE DETAILS
L-1.0	LANDSCAPE NOTES
L-1.1	LANDSCAPE SCHEDULES
L-1.2	MATERIAL & AMENITY SCHEDULES
L-1.3	OVERALL PLAN
L-2.0	LANDSCAPE PLAN
L-2.1	LANDSCAPE PLAN
L-2.2	LANDSCAPE PLAN
L-2.3	LANDSCAPE PLAN
L-2.4	LANDSCAPE PLAN
L-2.5	LANDSCAPE PLAN
L-3.0	LANDSCAPE DETAILS
LI-1.0	IRRIGATION NOTES
LI-1.1	OVERALL IRRIGATION PLAN
LI-2.0	IRRIGATION PLAN
LI-2.1	IRRIGATION PLAN
LI-2.2	IRRIGATION PLAN
LI-2.3	IRRIGATION PLAN
LI-2.4	IRRIGATION PLAN
LI-3.0	PUMP STATION DETAILS
LI-3.1	IRRIGATION DETAILS
LI-3.2	IRRIGATION DETAILS

LIGHTING SHEET INDEX	
E1	SITE LIGHTING CALCULATIONS AND GENERAL INFORMATION
E2	SITE LIGHTING CALCULATIONS AND GENERAL INFORMATION
E3	SITE LIGHTING CALCULATIONS AND GENERAL INFORMATION

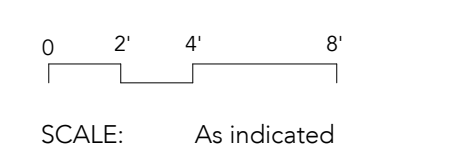
CCY ARCHITECTS
 SOCIETY TURN PARCEL
 SAN MIGUEL COUNTY, COLORADO

DATE:
 10.21.22
ISSUE:
 PRELIMINARY PLAN
SUBMITTAL PROJECT NUMBER:
 17012

HISTORY:

REV #	DATE	DESCRIPTION

COVER SHEET



COVER



DATE:
10.21.22

ISSUE:
PRELIMINARY PLAN
SUBMITTAL
PROJECT NUMBER:
17012

HISTORY:

REV #	DATE	DESCRIPTION

CONSTRAINTS
MAP

SCALE:

A1



TRAILS (WHITE)
CONCEPTUAL BUILDING FOOTPRINTS SHOWN
(FOR SCALE REFERENCE ONLY)

DATE:
10.21.22
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SUBMITTAL
PROJECT NUMBER:
17012

HISTORY:
REV # | DATE | DESCRIPTION

REV #	DATE	DESCRIPTION

ILLUSTRATIVE
PLAN

SCALE: 1" = 100'-0"





DATE: 10.21.22
 ISSUE: PRELIMINARY PLAN SUBMITTAL
 PROJECT NUMBER: 17012

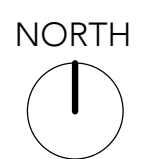
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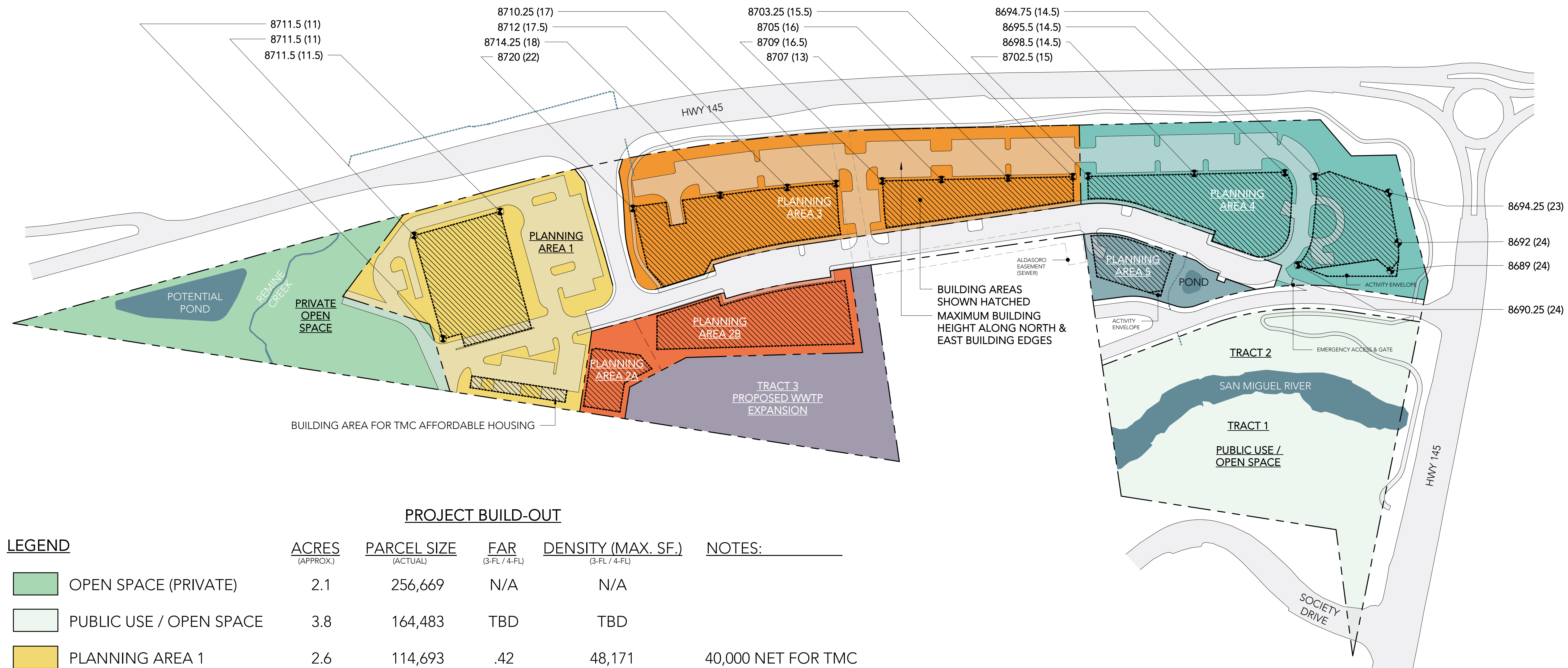
REV #	DATE	DESCRIPTION

SITE PLAN

SCALE: 1" = 100'-0"

A3





PROJECT BUILD-OUT

LEGEND	ACRES (APPROX.)	PARCEL SIZE (ACTUAL)	FAR (3-FL / 4-FL)	DENSITY (MAX. SF.) (3-FL / 4-FL)	NOTES:
OPEN SPACE (PRIVATE)	2.1	256,669	N/A	N/A	
PUBLIC USE / OPEN SPACE	3.8	164,483	TBD	TBD	
PLANNING AREA 1	2.6	114,693	.42	48,171	40,000 NET FOR TMC
PLANNING AREA 2A/B	1.2	53,274	1.4832/1.8132	79,016/96,597	RE: PHASE 1 & 2
PLANNING AREA 3	3.2	138,216	.78	107,808	
PLANNING AREA 4	2.7	116,044	.84	97,477	
PLANNING AREA 5	.5	20,822	.97/1.17	20,197/24,362	
WWTP EXPANSION	1.5	65,993	N/A	N/A	

8719 (20) —◆= HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL (APPROXIMATE HEIGHT)

NOTE: MAXIMUM OVERALL DENSITY FOR PROJECT IS 342,843 S.F.; TABLE ALLOWS FOR FLEXIBILITY WITHIN PARCELS. REFER TO SHEET A9- FOUR STORY MAP FOR 22,000 S.F. DENSITY BONUS WITH ADDITIONAL AFFORDABLE HOUSING USE.

DATE: 10.21.22

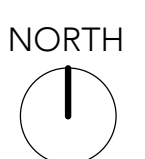
ISSUE: PRELIMINARY PLAN SUBMITTAL
PROJECT NUMBER: 17012

HISTORY:

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LAND USE MAP

SCALE: As indicated



A5

DATE:
10.21.22

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SUBMITTAL
PROJECT NUMBER:
17012

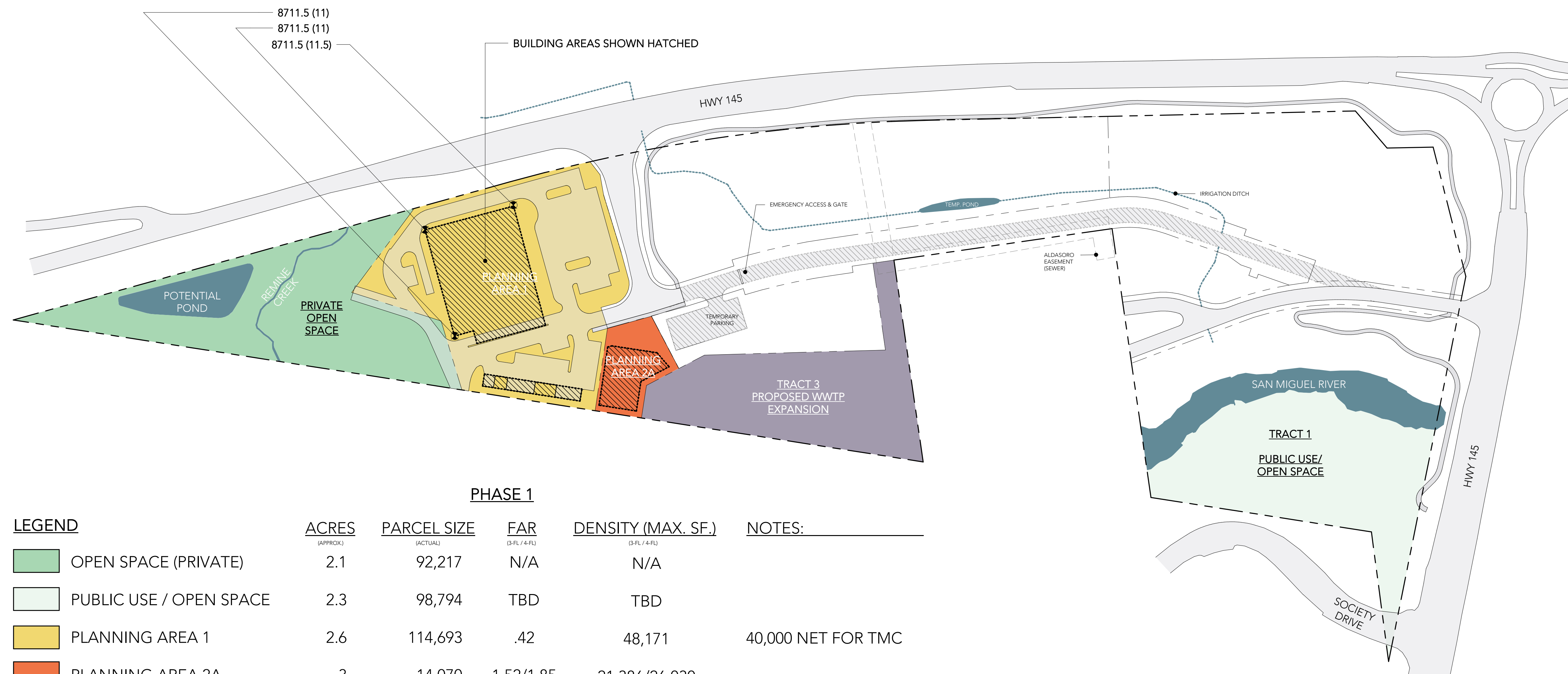
HISTORY:

REV # | DATE | DESCRIPTION

PHASE 1 MAP

SCALE: As indicated

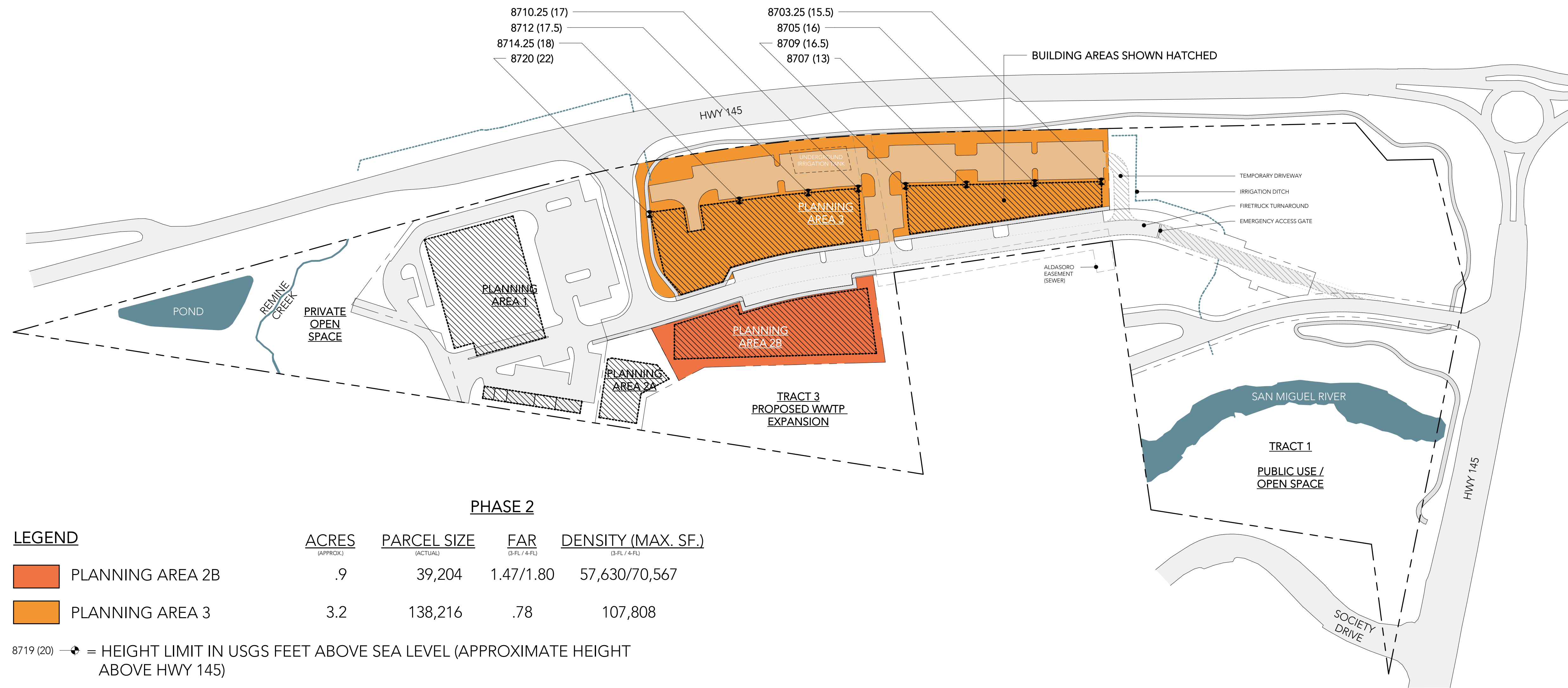
A6



LEGEND	PHASE 1				NOTES:
	ACRES (APPROX.)	PARCEL SIZE (ACTUAL)	FAR (D-FL / A-FL)	DENSITY (MAX. SF.) (D-FL / A-FL)	
OPEN SPACE (PRIVATE)	2.1	92,217	N/A	N/A	
PUBLIC USE / OPEN SPACE	2.3	98,794	TBD	TBD	
PLANNING AREA 1	2.6	114,693	.42	48,171	40,000 NET FOR TMC
PLANNING AREA 2A	.3	14,070	1.52/1.85	21,386/26,030	
WASTEWATER TREATMENT PLANT EXPANSION	1.5	65,340	N/A	N/A	

8719 (20) → = HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL (APPROXIMATE HEIGHT ABOVE HWY 145)





PHASE 2

LEGEND

	ACRES (APPROX.)	PARCEL SIZE (ACTUAL)	FAR (G.F.L./4-F.L.)	DENSITY (MAX. SF.) (G.F.L./4-F.L.)
PLANNING AREA 2B	.9	39,204	1.47/1.80	57,630/70,567
PLANNING AREA 3	3.2	138,216	.78	107,808

8719 (20) ↗ = HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL (APPROXIMATE HEIGHT ABOVE HWY 145)

DATE:
10.21.22

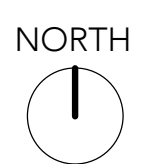
ISSUE:
PRELIMINARY PLAN
SUBMITTAL
PROJECT NUMBER:
17012

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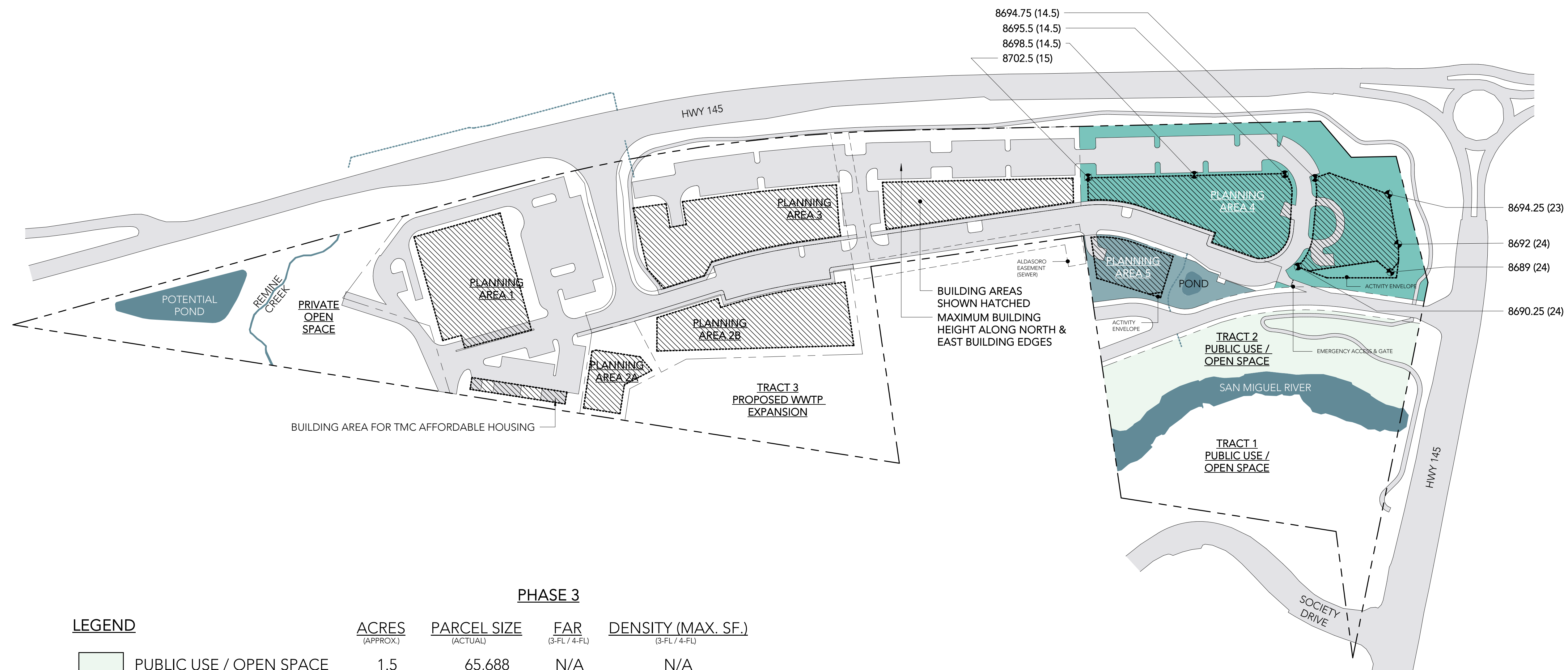
REV # | DATE | DESCRIPTION

PHASE 2 MAP

SCALE: As indicated



A7



PHASE 3

LEGEND	ACRES (APPROX.)	PARCEL SIZE (ACTUAL)	FAR (3-FL / 4-FL)	DENSITY (MAX. SF.) (3-FL / 4-FL)
PUBLIC USE / OPEN SPACE	1.5	65,688	N/A	N/A
PLANNING AREA 4	2.7	116,044	.84	97,477
PLANNING AREA 5	.5	20,822	.97/1.17	20,197/24,362

8719 (20) ↗ = HEIGHT LIMIT IN USGS FEET ABOVE SEA LEVEL (APPROXIMATE HEIGHT ABOVE HWY 145)

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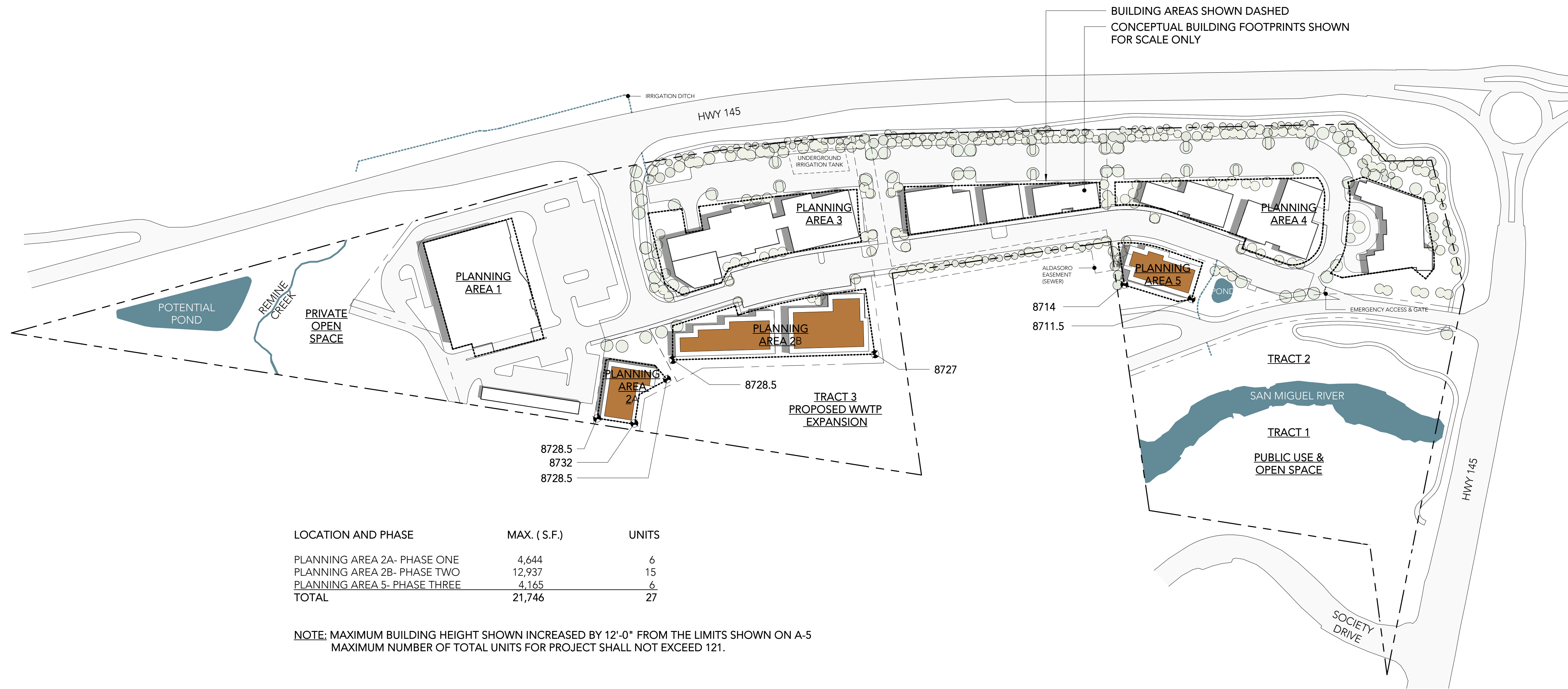
HISTORY:

REV # | DATE | DESCRIPTION

PHASE 3 MAP

SCALE: As indicated

A8



LOCATION AND PHASE	MAX. (S.F.)	UNITS
PLANNING AREA 2A- PHASE ONE	4,644	6
PLANNING AREA 2B- PHASE TWO	12,937	15
PLANNING AREA 5- PHASE THREE	4,165	6
TOTAL	21,746	27

NOTE: MAXIMUM BUILDING HEIGHT SHOWN INCREASED BY 12'-0" FROM THE LIMITS SHOWN ON A-5
MAXIMUM NUMBER OF TOTAL UNITS FOR PROJECT SHALL NOT EXCEED 121.

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10.21.22

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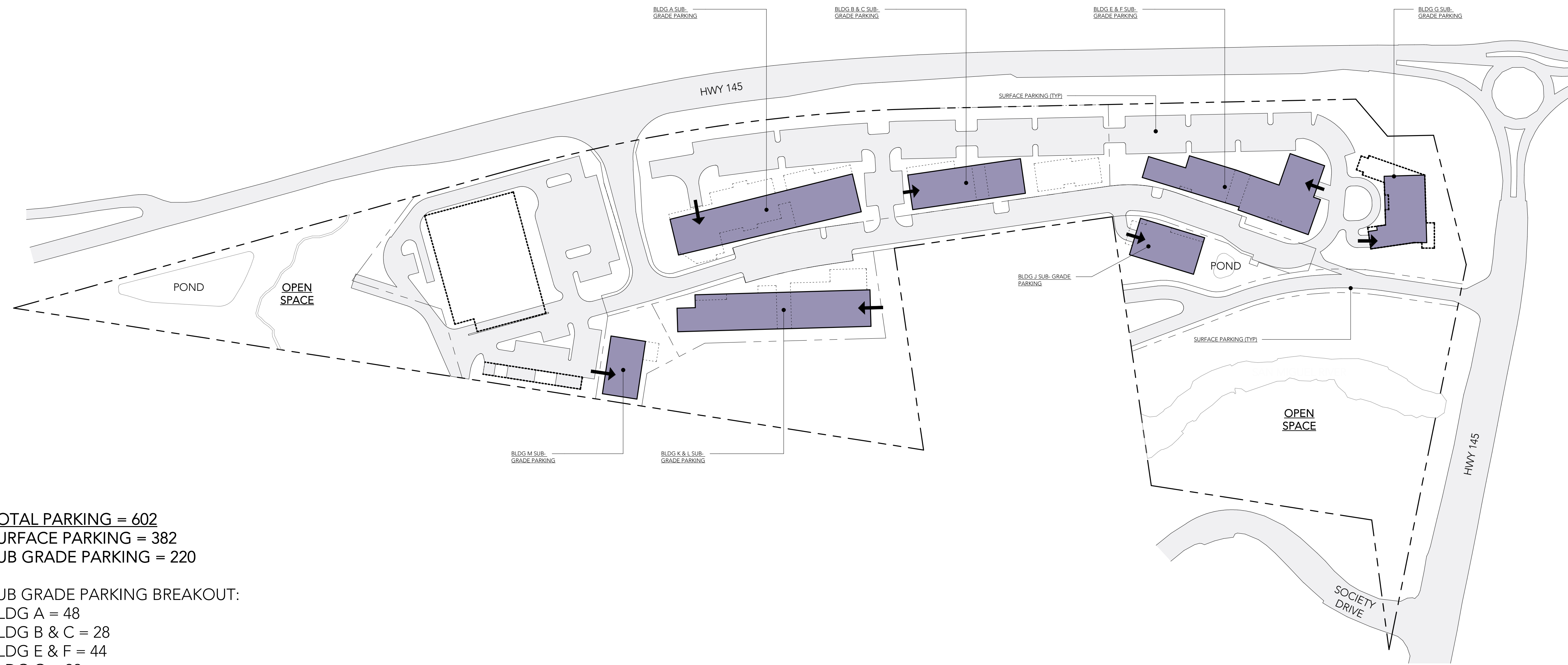
HISTORY:

REV # | DATE | DESCRIPTION

FOUR STORY
MAP

SCALE: 1" = 100'-0"

A9



TOTAL PARKING = 602
 SURFACE PARKING = 382
 SUB GRADE PARKING = 220

SUB GRADE PARKING BREAKOUT:
 BLDG A = 48
 BLDG B & C = 28
 BLDG E & F = 44
 BLDG G = 22
 BLDG J = 18
 BLDG K & L = 44
 BLDG M = 16

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HISTORY:
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PARKING PLAN

SCALE: 1" = 100'-0"

A10

DATE:
10.21.22
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HISTORY:

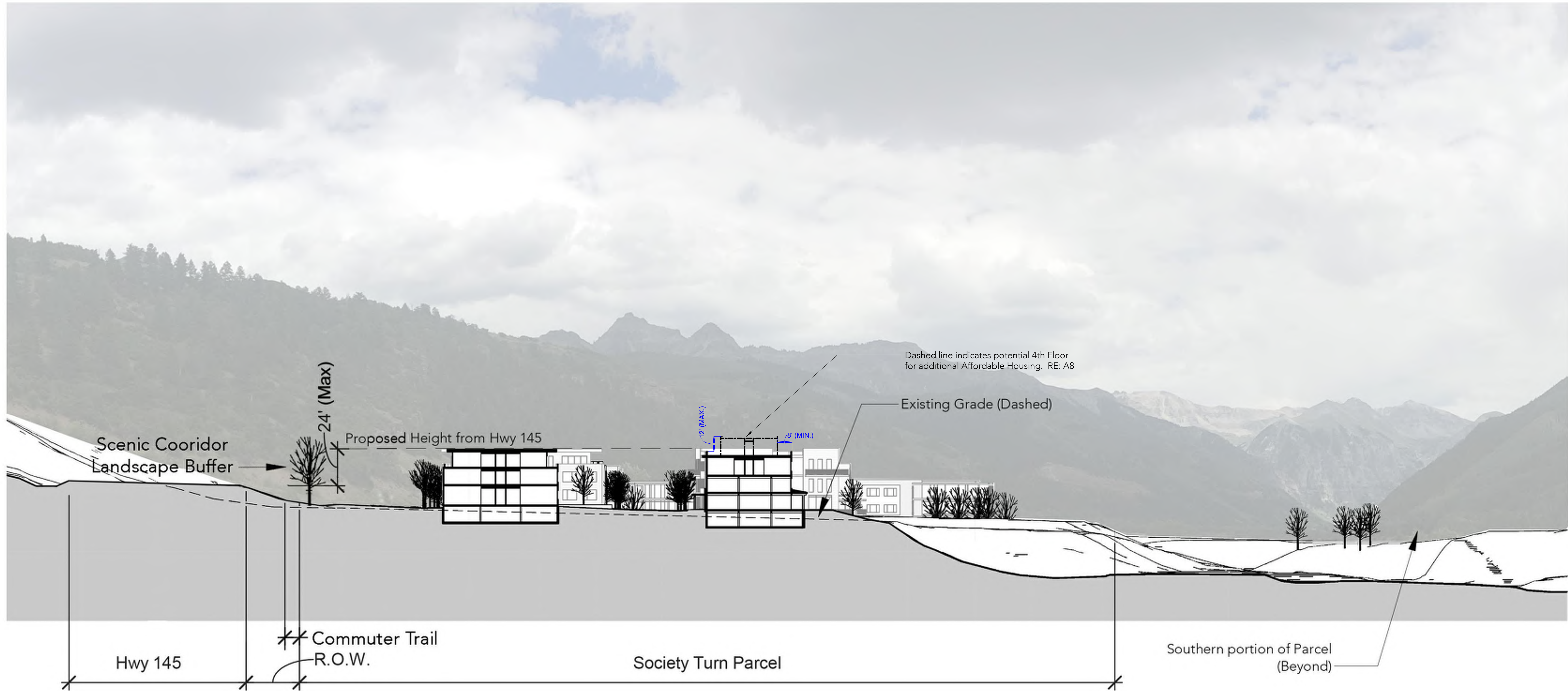
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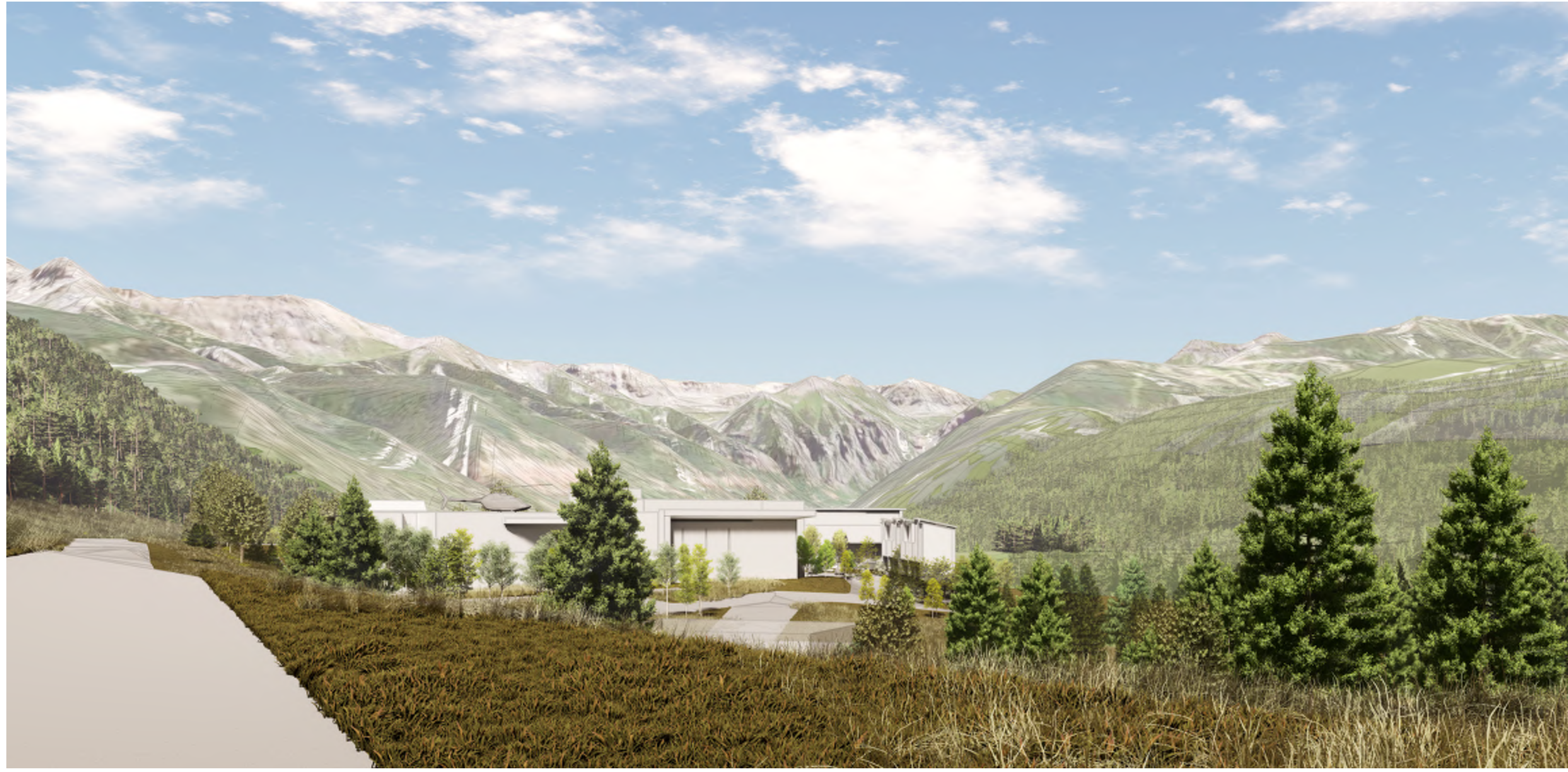
REV #	DATE	DESCRIPTION

SITE SECTION

SCALE: 1"=20'-0"

A11





3 STORY

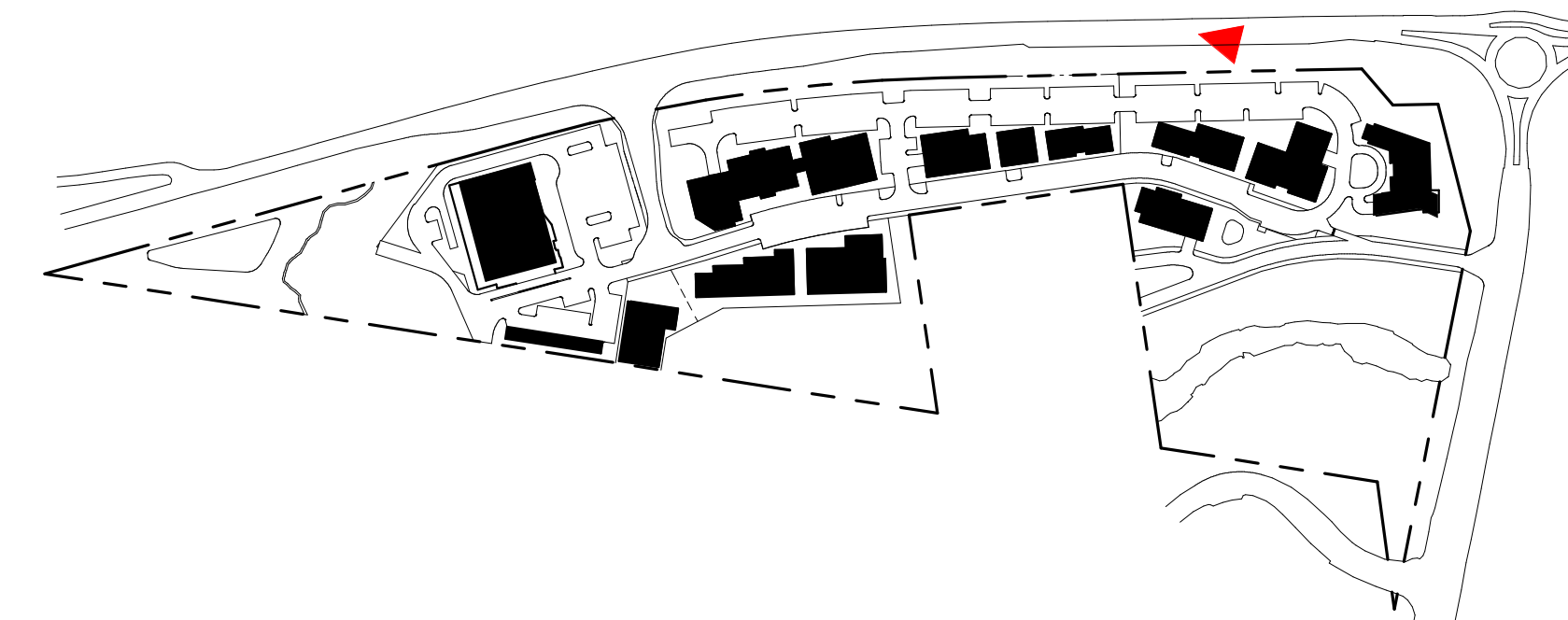
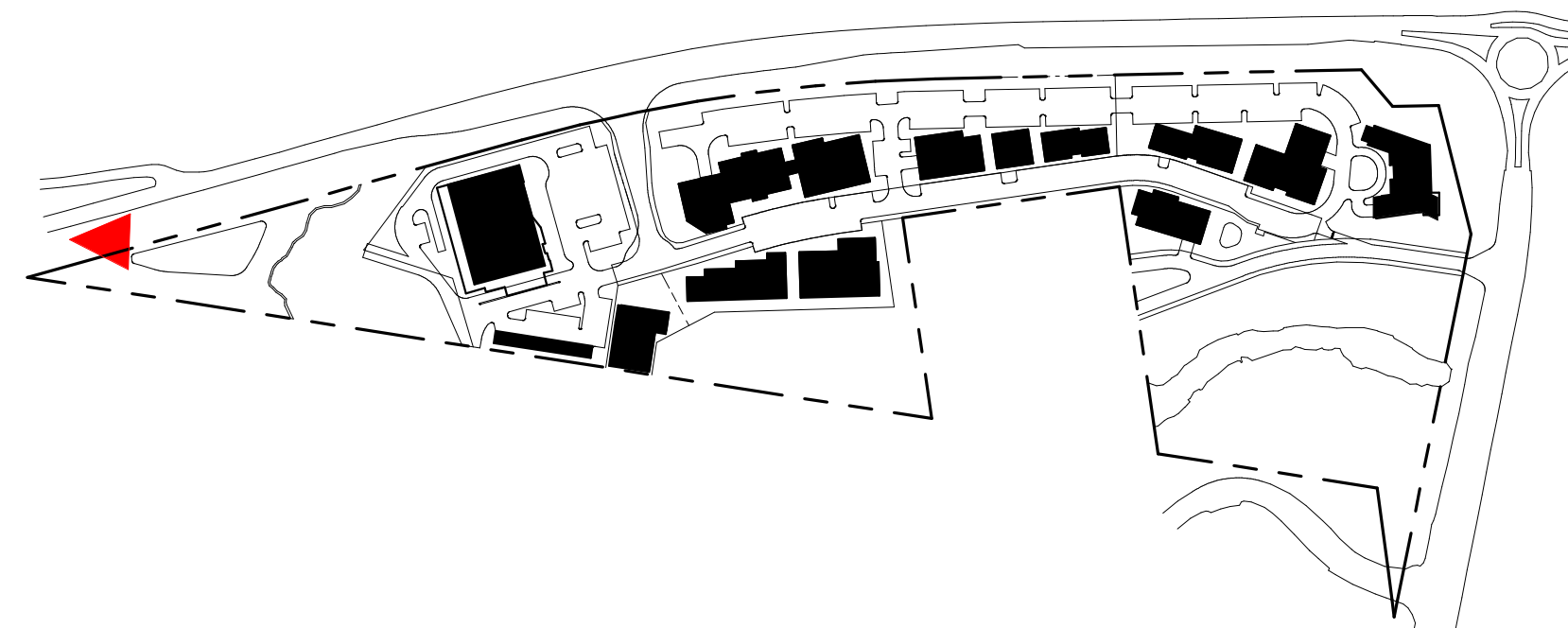


4 STORY

VIEW FROM HIGHWAY APPROACH LOOKING EAST



VIEW FROM HIGHWAY APPROACHING ROUNDABOUT



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HISTORY:
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VIEW
SIMULATION 1

SCALE: 1" = 300'-0"

A12



3 STORY



3 STORY



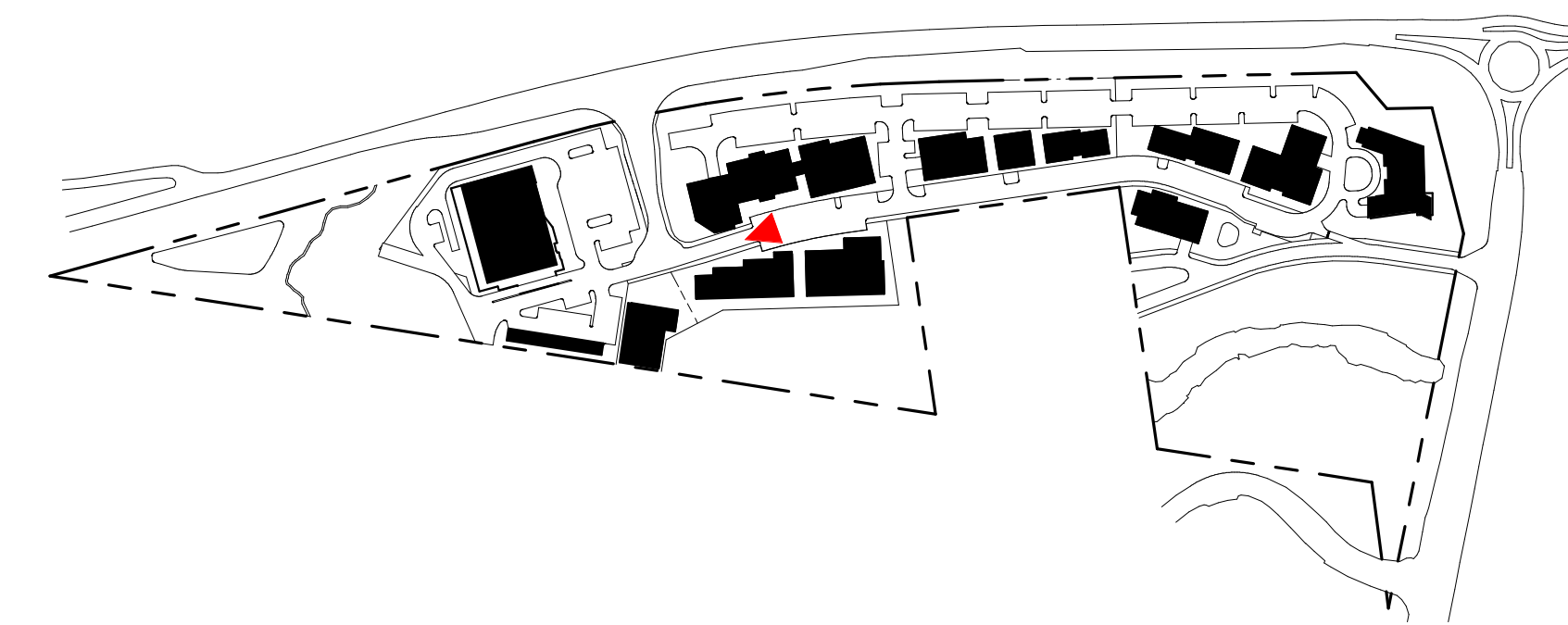
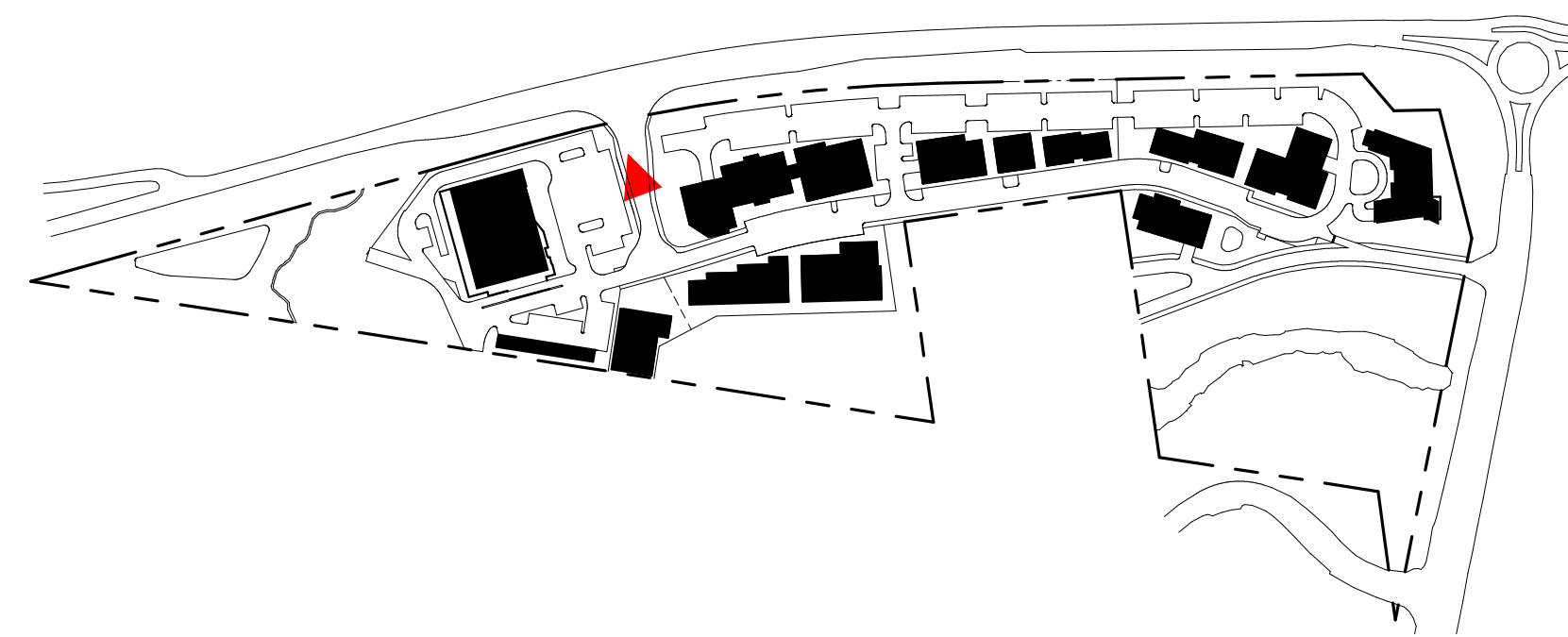
4 STORY

2 | VIEW FROM ROAD A LOOKING SOUTH



4 STORY

1 | VIEW FROM ROAD B LOOKING EAST



DATE:
10.21.22
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HISTORY:
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VIEW
SIMULATION 2

SCALE: 1" = 300'-0"

A13

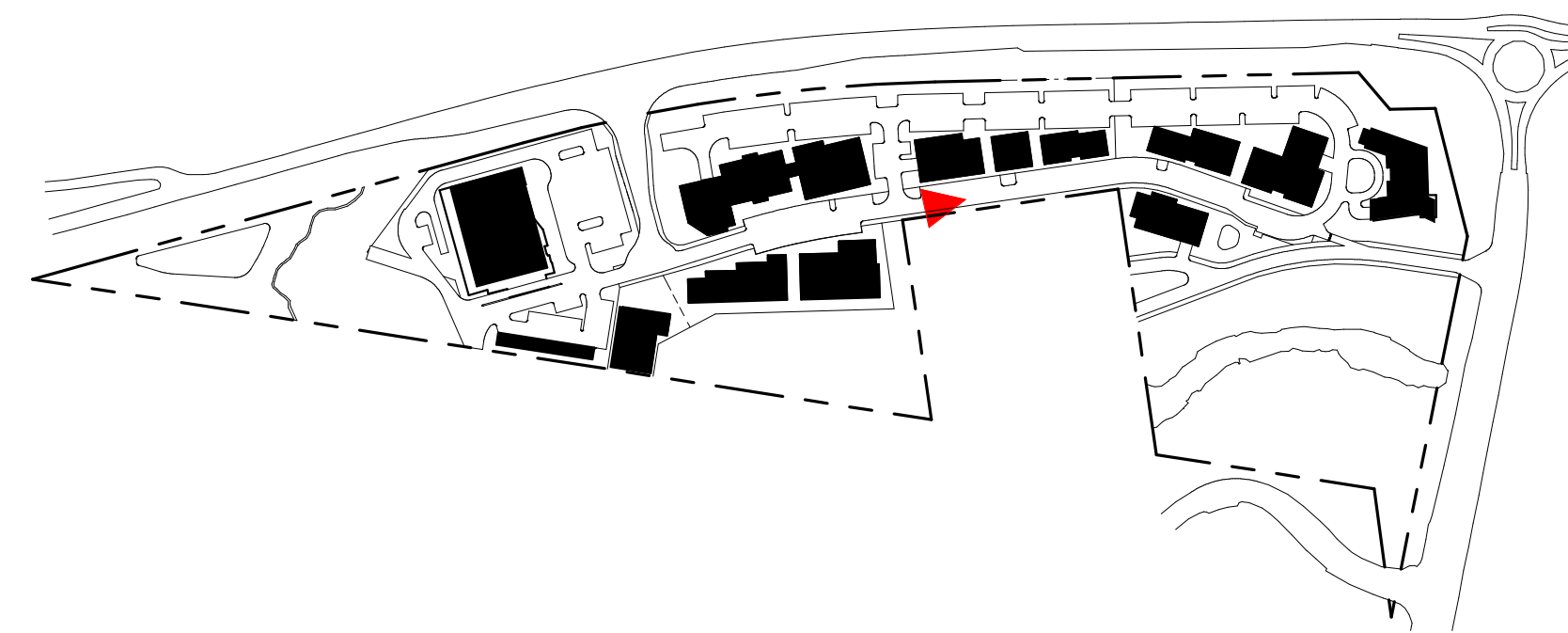


3 STORY

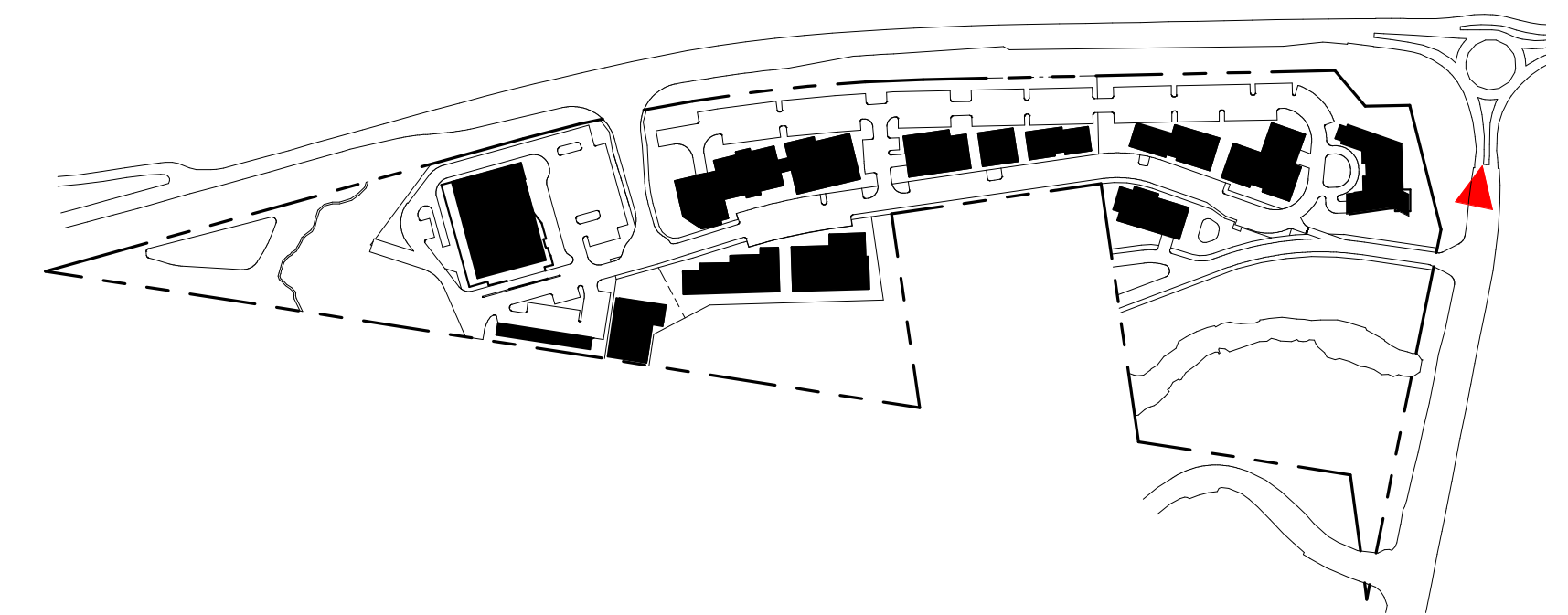


4 STORY

2 | VIEW FROM ROAD B LOOKING WEST



1 | VIEW FROM HWY 145 ROUNDABOUT LOOKING SOUTH



DATE:
10.21.22

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PRELIMINARY PLAN
SUBMITTAL
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HISTORY:

REV # | DATE | DESCRIPTION

VIEW
SIMULATION 3

SCALE: 1" = 300'-0"

A14



ADJACENT
DEVELOPMENT
NOT A PART

STATE HIGHWAY 145

ROAD A

ROAD B

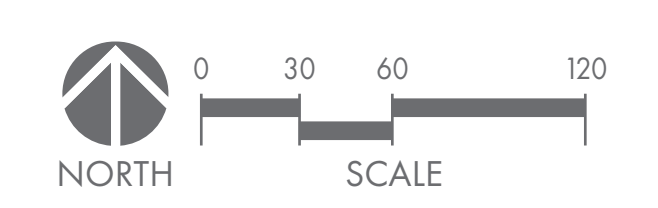
SAN MIGUEL RIVER

SOCIETY DRIVE

STATE HIGHWAY 145

SOCIETY TURN | ILLUSTRATIVE PLAN

JUNE, 2022





KEY PLANT SPECIES | STREETSCAPE ISLANDS

The streetscape vegetation on the main proposed road can be maximized within the few parking islands by using hardy plant species that are capable of withstanding harsher conditions, but will still compliment the adjacent architecture with their colors and forms. Landscape boulders may also be incorporated, depending on building character. Some key plant species include:

- Blue Avena Grass
- Russian Sage
- Moonshine Yarrow
- Walker's Low Catmint
- Scarlet Gilia

KEY PLANT SPECIES | HIGHWAY BUFFER

Within our 20 foot wide planting section along Highway 145 where a swale and some steep grading occur, a buffer between the highway and the proposed development can be created by planting trees to match existing nearby vegetation, as well as a xeric understory planting design. These species will grow well and efficiently from seed with some overspray from irrigation on our property. Once the tree line matures, it will subtly mimic a mountain peak line, similar to the iconic views when coming into Telluride. Some key plant species include:

- Spruce Tree
- Aspen / Cottonwood Tree
- Firecracker Penstemon
- Rocky Mountain Penstemon
- Moonshine Yarrow
- Oriental Poppies
- Blanket Flower
- Bachelor's Button / Cornflower



GENERAL NOTES

- 1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
3. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
6. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
7. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

LAYOUT NOTES

- 1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
7. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
8. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNATED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
26. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
27. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
28. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
29. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

EROSION NOTES

- 1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY OF SAN MIGUEL COUNTY AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAYS.
5. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
6. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
7. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE 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.

LANDSCAPE NOTES

- 1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

MAINTENANCE NOTES

- TREES, SHRUBS AND GROUND COVERS
1. MAINTAIN TREES, SHRUBS, GROUND COVERS AND PLANTS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY WIRE SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
2. WATERING: MAINTAIN LARGE ENOUGH WATER BASINS AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO ESTABLISH MOISTURE THROUGHOUT ENTIRE ROOT ZONE. UTILIZE MULCHES TO REDUCE EVAPORATION AND WATERING FREQUENCY. ALL TREES SHALL BE DRIP IRRIGATED.
3. PRUNE AS REQUIRED AT TIME OF PLANTING AND AS NEEDED TO CORRECT DAMAGE.
4. STAKES AND GUY WIRES: INSPECT REGULARLY TO PREVENT GIRDLING OF TRUNKS OR BRANCHES AND TO PREVENT RUBBING WHICH MIGHT CAUSE BARK WOUNDS. REMOVE AND REPLACE DAMAGED STAKES AND GUYS AS DIRECTED BY THE OWNER.
5. WEED CONTROL: MAINTAIN TREE AND SHRUB BASINS FREE OF WEEDS AND GRASSES ON A WEEKLY BASIS. FREQUENT SOIL CULTIVATION THAT MIGHT DESTROY SHALLOW ROOTS IS NOT PERMITTED.
6. INSECTS AND DISEASE CONTROL: CONTROL INSECTS AND DISEASE AS NECESSARY TO PREVENT DAMAGE TO THE HEALTH OR APPEARANCE OF PLANTS. USE ONLY APPROVED MATERIALS AND METHODS. DEAD, DISEASED, AND/OR BEETLE INFESTED TREES MUST BE REMOVED UPON IMMEDIATE RECEIPT OF WRITTEN OR VERBAL NOTICE TO THE PROPERTY OWNER.
7. DEAD PLANT MATERIALS SHALL BE REMOVED WITHIN (1) MONTH WITH PLANTING MATERIALS THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN.
8. NATURAL LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REPLENISHED SO THAT THEY AGAIN ACHIEVE FULL COVERAGE TO A MINIMUM DEPTH AS SPECIFIED.

WEED CONTROL

- 1. IN AREAS THAT HAVE BEEN REGRADED AND/OR HAVE EXISTING WEED GROWTH, WEED CONTROL MEASURES APPROPRIATE TO THE AMOUNT OF GROWTH AND/OR SPECIES SHALL BE PROVIDED.
2. THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
3. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR.

NATIVE SEED AREAS

- 1. REFERENCE WEED CONTROL NOTES ABOVE.
2. MOW A MINIMUM OF ONCE YEARLY UPON ESTABLISHMENT OF GRASS.

- 13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY SPADE CUT EDGE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. SPADE CUT EDGE SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SPECIFIED LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC, SEE MATERIAL SCHEDULE. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH GORILLA HAIR SHREDDED CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH SPADE CUT EDGE.
25. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
26. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
27. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
28. ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS AND DESIGNATED AREAS OF NATIVE SEED SHALL BE IRRIGATED. ALL TREES, SHRUBS ORNAMENTAL GRASSES TO BE DRIP IRRIGATED. PERENNIALS AND SEED AREAS TO BE SPRAYED.
29. TREES PLANTED IN GROUPS OF THREE OR MORE SHALL BE A VARIETY OF SIZES TO MIMIC NATURAL TREE STANDS.
30. ALL EXISTING TREES SHALL BE PROTECTED AND PRESERVED TO THE EXTENT POSSIBLE.
31. PLANT QUANTITIES SHOWN IN SCHEDULE (L-1.1) EXCLUDE LANDSCAPE OUTSIDE LIMIT OF WORK.

SHEET INDEX

Table with 2 columns: Reference (L-1.0 to L-4.0) and Description (NOTES, LANDSCAPE SCHEDULE, MATERIAL SCHEDULE, OVERALL LANDSCAPE PLAN, LANDSCAPE PLAN, DETAILS, TRAIL EXHIBIT)

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.



SOCIETY TURN

San Miguel County, CO PRELIMINARY PLAN SUBMITTAL

OWNER:

Genesee Properties Inc, c/o Nicole Champine P.O. Box 63 Berthoud, CO 80513

NOT FOR CONSTRUCTION

DATE:

6/30/22 PRELIM. PLAN 7/29/22 RESUBMITTAL

SHEET TITLE: LANDSCAPE NOTES

L-1.0

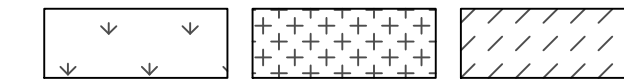
CHECKED BY: TAEZ DRAWN BY: AZ

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
POP IED	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	B & B	2.5" CAL.		33
PO TR	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL.		34
POP NMN	POPULUS TREMULOIDES 'CLUMP FORM'	CLUMP FORM QUAKING ASPEN	B & B	2" CAL.	CLUMP	43
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PIC EN2	PICEA ENGELMANNII	ENGELMANN SPRUCE	B & B	8-10' HT. MIN		28
PI PU	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' HEIGHT		7
PIC BBB	PICEA PUNGENS 'BABY BLUE'	BABY BLUE COLORADO SPRUCE	B & B	6' HT.		48
PI AR	PINUS ARISTATA	BRISTLEcone PINE	B & B	6' HEIGHT		46
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
BE FO	BETULA FONTINALIS	NATIVE RIVER BIRCH	B & B	6' CLUMP		15
MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL		30
PRU CAN	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	B & B	2" CAL.		18
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
ART TRI	ARTEMISIA TRIDENTATA	TALL WESTERN SAGE	CONT.	#5		38
CH NN	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5		38
FA PA	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5		65
HO DU	HOLIDISCUS DUMOSUS	ROCK SPIREA	CONT.	#5		45
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5		101
POT KAT	POTENTILLA FRUTICOSA 'KATHERINE DYKES'	KATHERINE DYKES BUSH CINQUEFOIL	CONT.	#5		71
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5		102
RI AL	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5		45
RIB GRE	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	#5		21
RO WO	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5		110
SA PU	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT.	#5		76
SHE ARG	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5		81
SYR CAN	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA PRESTON LILAC	CONT.	#5		80
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
PIN BIG	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5		70
PIN WH2	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5		36
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
BO BA	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1		144
DES TUF	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	CONT.	#1		124
STI HYM	STIPA HYMENOIDES	INDIAN RICEGRASS	CONT.	#1		49
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	NOTES	QTY
AC MO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1		28
ANE MLT	ANEMONE MULTIFIDA	PACIFIC ANEMONE	7 GAL			101
ARC UVA	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#1		10
AST ALP	ASTER ALPINUS	ALPINE ASTER	CONT.	#1		25
PEN STR	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	CONT.	#1		54

NOTE: PLANT QUANTITIES SHOWN ARE PRELIMINARY, NOT YET APPROVED AND SUBJECT TO CHANGE.

SHORT DRY GRASS SEED MIXTURE



COMMON NAME	% OF TOTAL	LBS. PER 1000 S.F.
HARD FESCUE, VNS	30%	0.6 LBS.
CREEPING RED FESCUE, VNS	30%	0.6 LBS.
SHEEP FESCUE, MEKLENBERGER	25%	0.5 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUGRASS, CANBAR	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

- THIS MIX TO BE USED FOR ALL GRASS AREAS
- SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED
- SPREAD SEED AT A RATE OF 2 LBS PER 1000 SF

SOCIETY TURN

San Miguel County, CO
PRELIMINARY PLAN SUBMITTAL

OWNER:

Genesee Properties Inc,
c/o Nicole Champine
P.O. Box 63
Berthoud, CO 80513

NOT FOR CONSTRUCTION

DATE:

6/30/22 PRELIM. PLAN
7/29/22 RESUBMITTAL

SHEET TITLE:
LANDSCAPE SCHEDULES

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
1	BIKE RACK	SITE PIECES (OR APPROVED EQUAL)	8" X 3" X 36"H	MONOLINE CORE BIKE RACK ML-CORE-8	GEMSTONE POWDER COAT	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
2	PLANTERS	SITE PIECES (OR APPROVED EQUAL)	36"X72"X24"	MONOLINE PLANTER	HOT DAMN POWDER COAT	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
3	TRASH RECEPTACLE	BEAR SAVER (OR APPROVED EQUAL)	44" X 46" X 24"	HA SERIES DOUBLE TRASH ENCLOSURE HA2-P	BLACK	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
4	TABLE	SITE PIECES (OR APPROVED EQUAL)	77" X 77" X 29.3"H	MONOLINE CAROUSEL TABLE ML-CT-4SEAT-RD	ALPINE GREEN POWDER COAT	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
5	BENCH	SITE PIECES (OR APPROVED EQUAL)	72" X 27" X 38.5"H	MONOLINE BENCH ML-BENCH-72 or MONOLINE SOLID FLAT BENCH ML-SS-FLAT	VELVET POWDER COAT, THERMALLY MODIFIED ASH	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
6	PET WASTE STATION	DOGIPOT (OR APPROVED EQUAL)	15" X 13" X 73"H	1003HP-L-DOGIPOT	GREEN AND STEEL	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY
7	PEDESTRIAN LIGHT	MH LIGHTING (OR APPROVED EQUAL)	12' HEIGHT POLE LIGHT	PEDESTRIAN POLE LIGHT, NIGHT SKY COMPLIANT	BLACK MATTE FINISH	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO PLANS FOR LOCATION AND QUANTITY

MATERIAL SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
A	CONCRETE FLATWORK	N/A	REFER TO CIVIL PLANS	N/A	STANDARD GREY, BROOM FINISH	REFER TO CIVIL FOR DEPTH AND INSTALLATION DETAILS
B	LANDSCAPE BED	PIONEER SAND & GRAVEL (OR APPROVED EQUAL)	1-1.5" DIA RIVER ROCK, SEE PLANS FOR AREA	COLORADO RIVER ROCK	SMOOTH / EARTH TONES	MINIMUM 3" DEPTH, INSTALL ABOVE WEED CONTROL FABRIC
C	WEED CONTROL FABRIC	MIRAFI (OR APPROVED EQUAL)	REFER TO PLAN FOR SIZE AND DIMENSIONS	MIRAFI 140N	N/A	INSTALL BELOW LANDSCAPE MULCH IN ALL PLANTING BEDS
D	COBBLE	PIONEER SAND & GRAVEL (OR APPROVED EQUAL)	75% 2"-4" DIAMETER COBBLE AND 25% 6"-12" COBBLE	GREY ROSE COBBLESTONE OR APPROVED EQUAL	SMOOTH / EARTH TONES	MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REFER TO DETAIL 1 ON SHEET L-5.01
E	LANDSCAPE BOULDERS	PIONEER SAND & GRAVEL OR LOCAL QUARRY	2'-4" DIAMETER BOULDERS	RIVER ROCK BOULDERS	NATURAL	SEE DETAIL 2 ON SHEET L-5.01
F	BENDA BOARD EDGER	EPIC PLASTICS (OR APPROVED EQUAL)	SEE PLANS FOR LENGTH, EDGER 1"X6"X20'	BENDA BOARD EDGER	TEAK	INSTALL PER MANUFACTURER SPECIFICATION, ALSO SEE DETAIL 6 ON SHEET L-5.00
G	WOOD MULCH	PIONEER SAND AND GRAVEL (OR APPROVED EQUAL)	TO BE USED IN PERENNIAL BED AREAS, SEE PLANS FOR AREA	GORILLA HAIR SHREDDED CEDAR MULCH	NATURAL	MINIMUM 3" DEPTH IN PERENNIAL BEDS

SOCIETY TURN

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 PRELIMINARY PLAN SUBMITTAL

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NOT FOR CONSTRUCTION

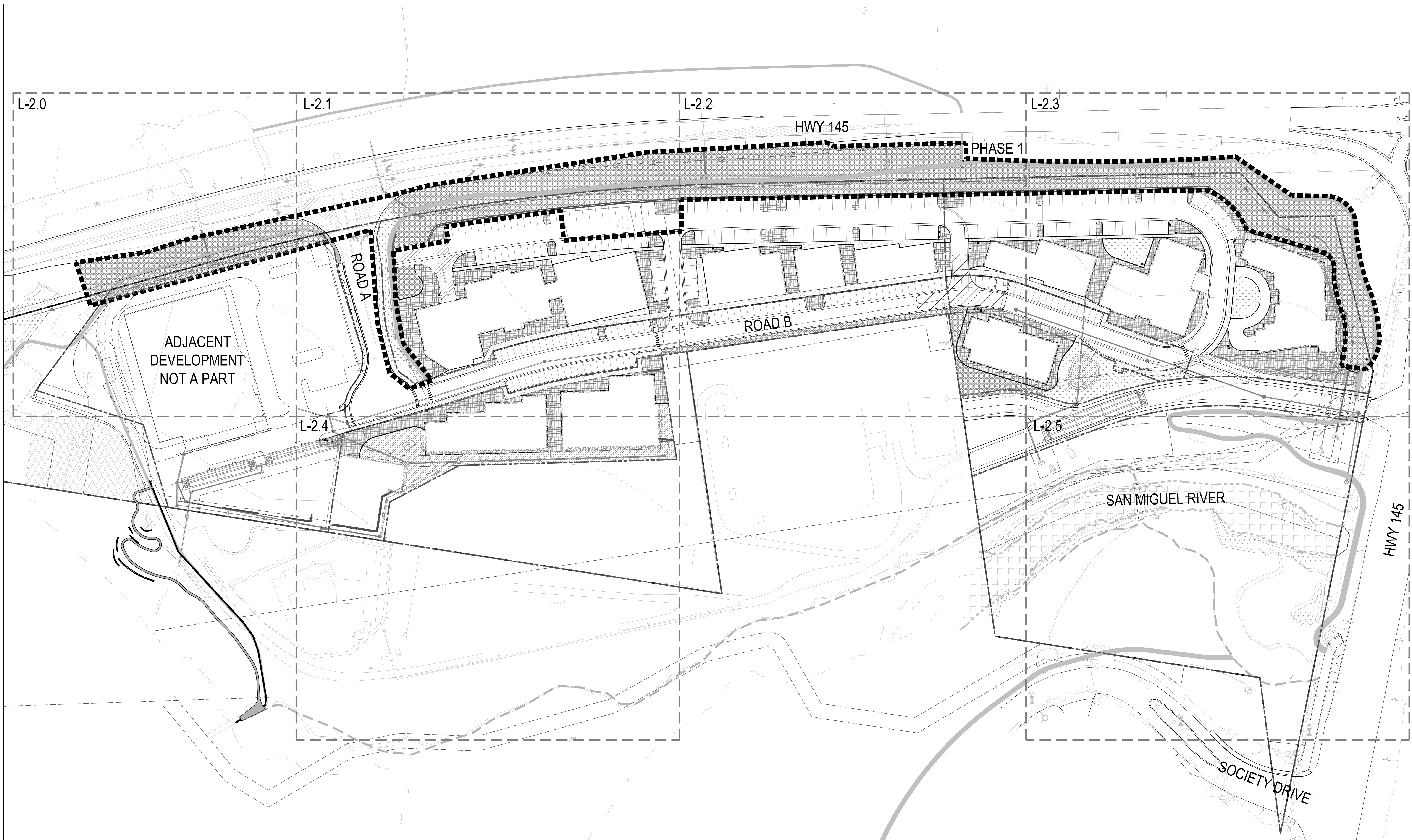
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6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:

MATERIAL & AMENITY SCHEDULES

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.



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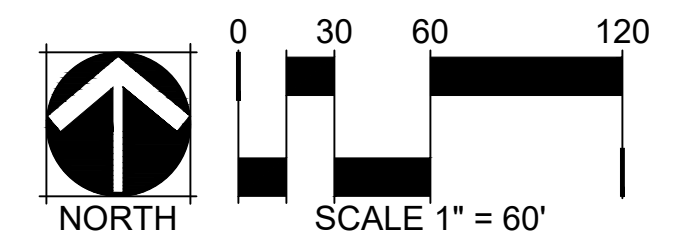
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6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:

OVERALL PLAN

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.



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 PRELIMINARY PLAN SUBMITTAL

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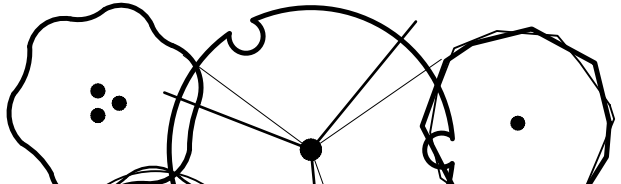







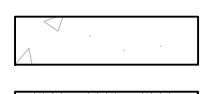
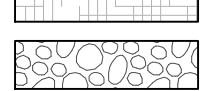
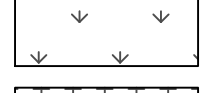

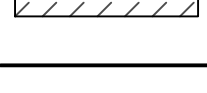
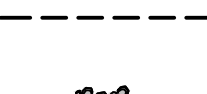



DATE:

6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 LANDSCAPE
 PLAN

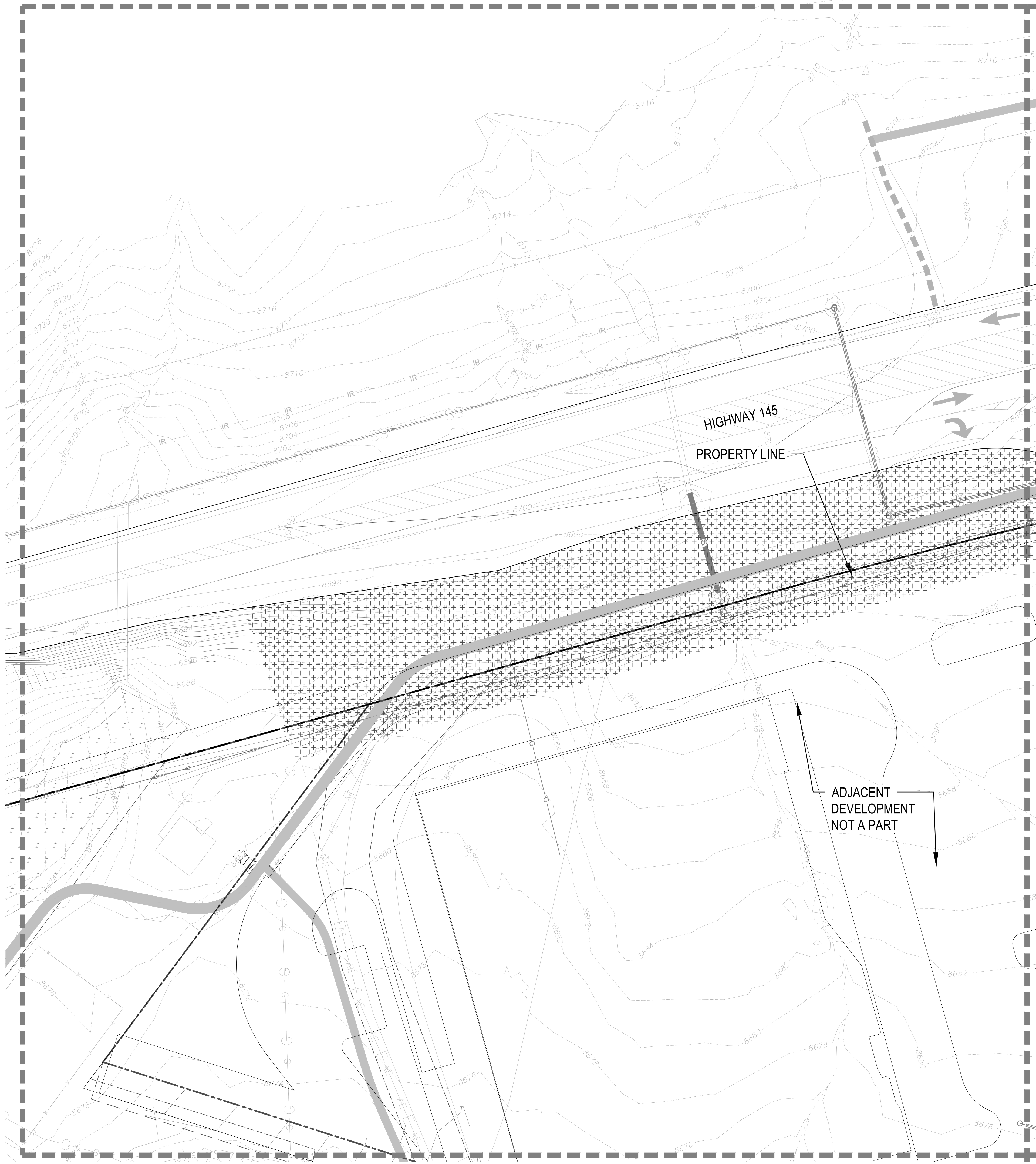
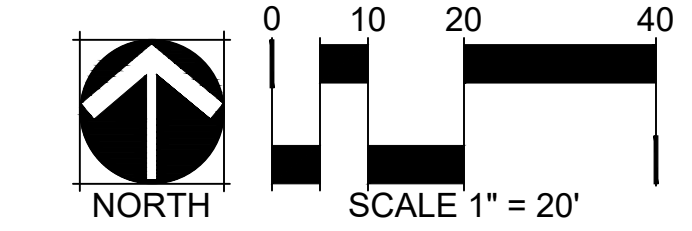
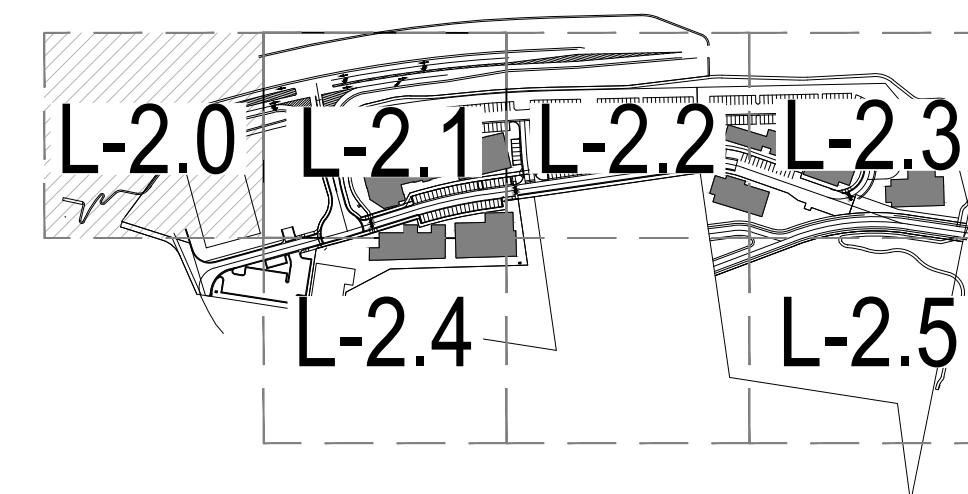
L-2.0

LEGEND

-  DECIDUOUS TREE
(SEE DETAIL 1, SHEET L-3.0)
-  EVERGREEN TREE
(SEE DETAIL 1, SHEET L-3.0)
-  SHRUBS
(SEE DETAIL 7, SHEET L-3.0)
-  ORNAMENTAL GRASSES
(SEE DETAIL 6, SHEET L-3.0)
-  CONCRETE FLATWORK
-  LANDSCAPE BED
(59,545 SF)
-  COBBLE
-  PERMANENTLY IRRIGATED NATIVE SEED
-  TEMPORARY IRRIGATED NATIVE SEED
-  NON IRRIGATED NATIVE SEED
-  BENDA BOARD EDGER
-  SPADE CUT EDGER
(SEE DETAIL 5, SHEET L-3.0)
-  LANDSCAPE BOULDERS
-  PET STATION
-  STREET AND PARKING LOT
LIGHT, REFER TO CIVIL
-  PROPERTY LINE
-  MATCHLINE LINE

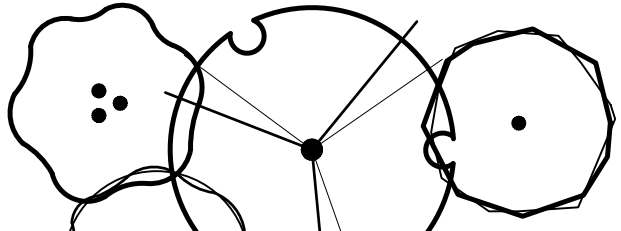
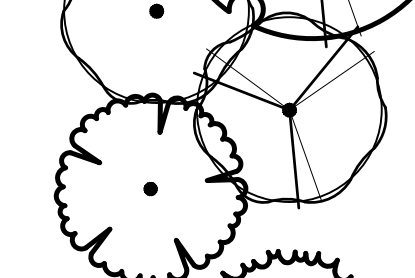
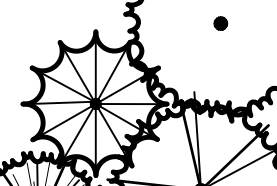



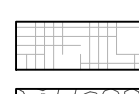

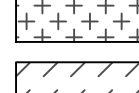
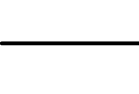







**GENERAL NOTE: EXTENTS OF
 LANDSCAPE AND IRRIGATION SHOWN
 FOR PROOF OF CONCEPT RELATIVE
 TO AVAILABLE NON-POTABLE WATER.
 SITE-SPECIFIC LANDSCAPE DESIGN
 FOR PLANNING AREAS 2-5 TO BE
 SUBMITTED WITH ARCHITECTURAL
 PLANS.**

KEY MAP



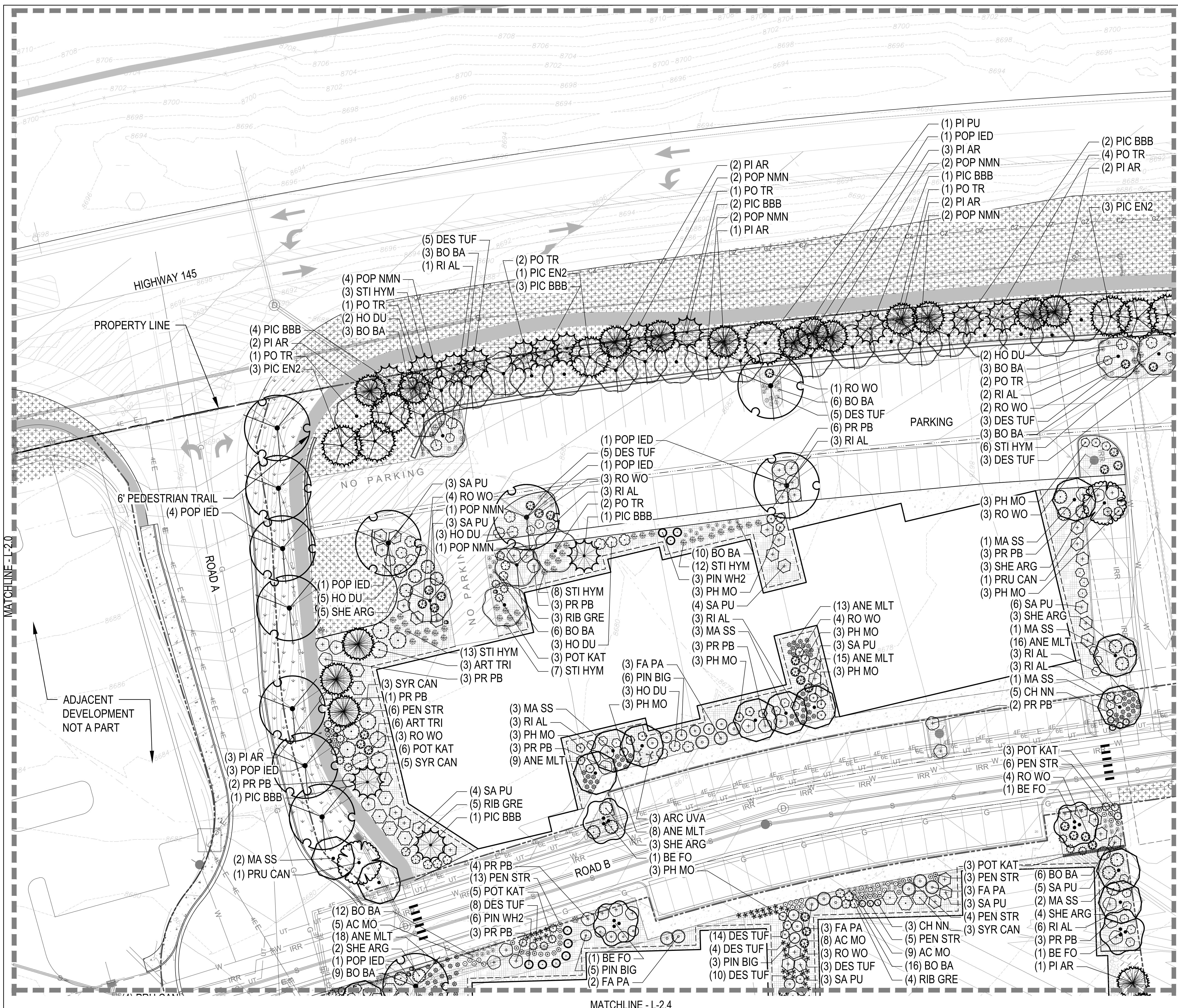
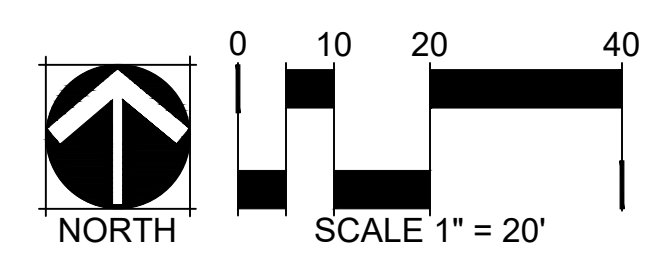
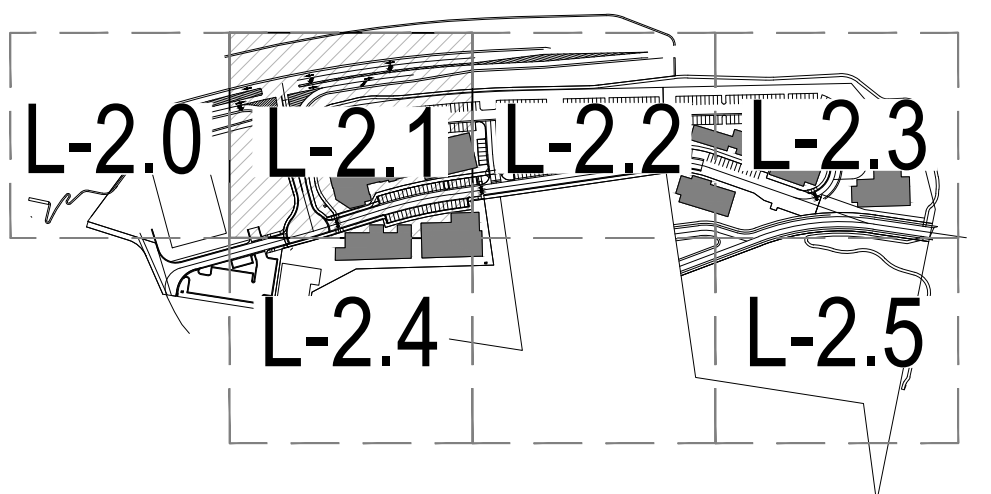
CHECKED BY: TAES
 DRAWN BY: AZ

LEGEND

-  DECIDUOUS TREE
(SEE DETAIL 1, SHEET L-3.0)
-  EVERGREEN TREE
(SEE DETAIL 1, SHEET L-3.0)
-  SHRUBS
(SEE DETAIL 7, SHEET L-3.0)
-  ORNAMENTAL GRASSES
(SEE DETAIL 6, SHEET L-3.0)
-  CONCRETE FLATWORK
-  LANDSCAPE BED
(59,545 SF)
-  COBBLE
-  PERMANENTLY IRRIGATED NATIVE SEED
-  TEMPORARY IRRIGATED NATIVE SEED
-  NON IRRIGATED NATIVE SEED
-  BENDA BOARD EDGER
-  SPADE CUT EDGER
(SEE DETAIL 5, SHEET L-3.0)
-  LANDSCAPE BOULDERS
-  PET STATION
-  STREET AND PARKING LOT
LIGHT, REFER TO CIVIL
-  PROPERTY LINE
-  MATCHLINE LINE

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

KEY MAP



SOCIETY TURN

San Miguel County, CO
 PRELIMINARY PLAN SUBMITTAL

OWNER:

Genesee Properties Inc,
 c/o Nicole Champine
 P.O. Box 63
 Berthoud, CO 80513

NOT FOR CONSTRUCTION

DATE:

6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 LANDSCAPE PLAN

L-2.1

CHECKED BY: T.A.E.S.
 DRAWN BY: A.Z.


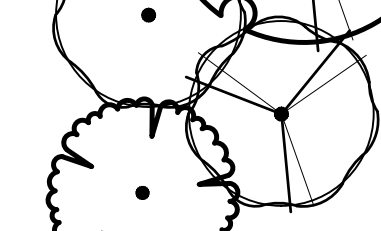
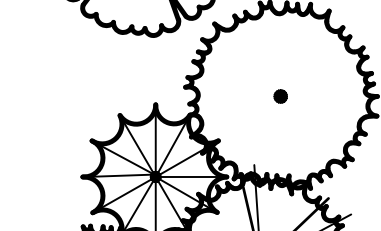
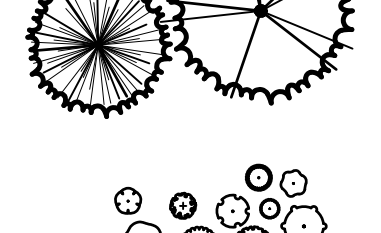


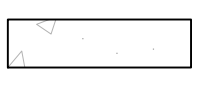
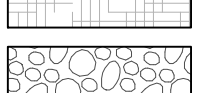
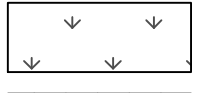
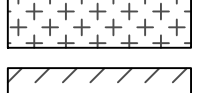
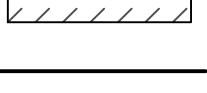
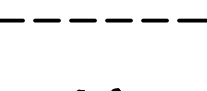





MATCHLINE - L-2.4

MATCHLINE - L-2.0

MATCHLINE - L-2.2

SOCIETY TURN
 San Miguel County, CO
 PRELIMINARY PLAN SUBMITTAL

LEGEND

-  DECIDUOUS TREE
(SEE DETAIL 1, SHEET L-3.0)
-  EVERGREEN TREE
(SEE DETAIL 1, SHEET L-3.0)
-  SHRUBS
(SEE DETAIL 7, SHEET L-3.0)
-  ORNAMENTAL GRASSES
(SEE DETAIL 6, SHEET L-3.0)
-  CONCRETE FLATWORK
-  LANDSCAPE BED
(59,545 SF)
-  COBBLE
-  PERMANENTLY IRRIGATED NATIVE SEED
-  TEMPORARILY IRRIGATED NATIVE SEED
-  NON IRRIGATED NATIVE SEED
-  BENDA BOARD EDGER
-  SPADE CUT EDGER
(SEE DETAIL 5, SHEET L-3.0)
-  LANDSCAPE BOULDERS
-  PET STATION
-  STREET AND PARKING LOT LIGHT, REFER TO CIVIL
-  PROPERTY LINE
-  MATCHLINE LINE

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

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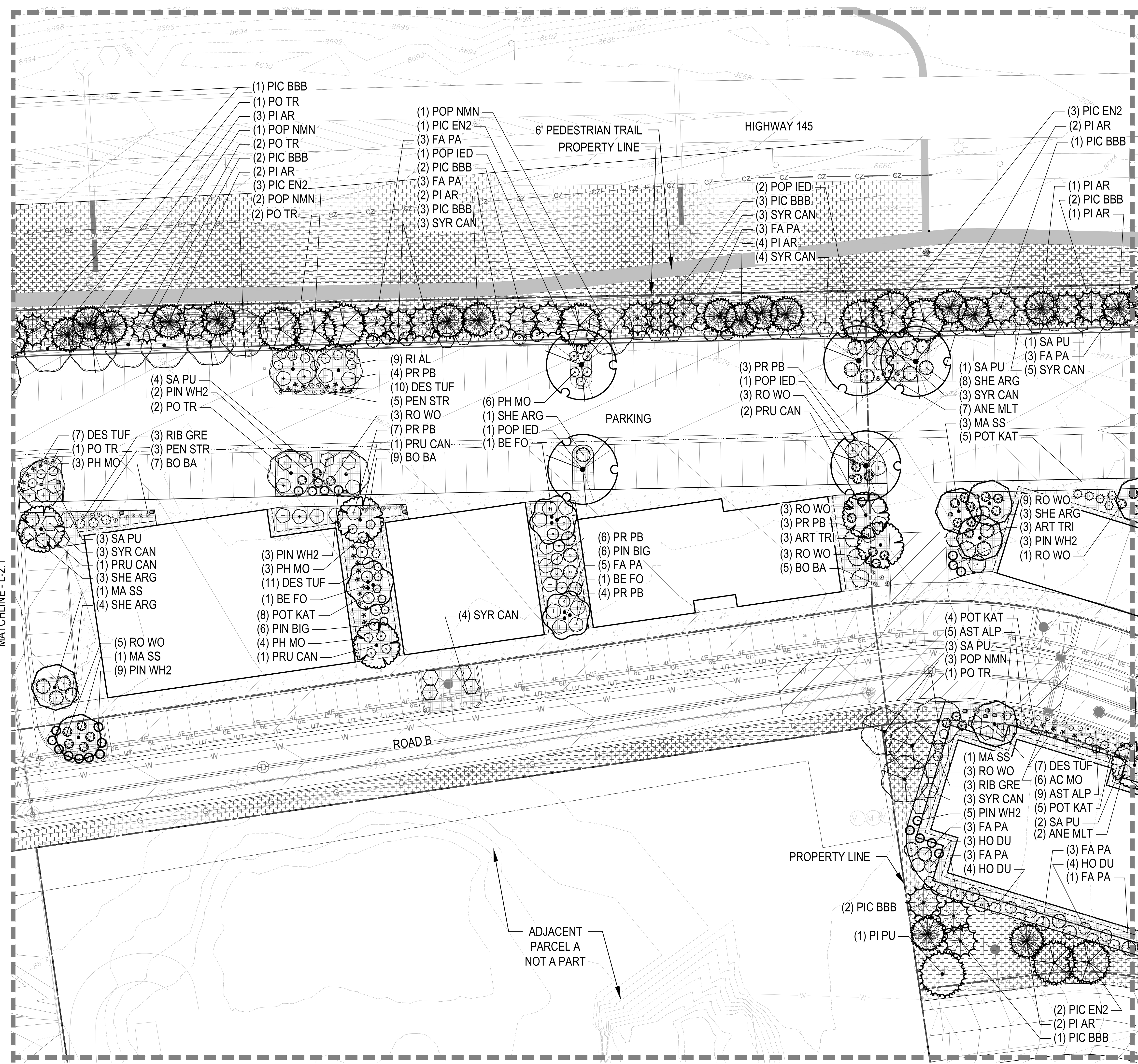
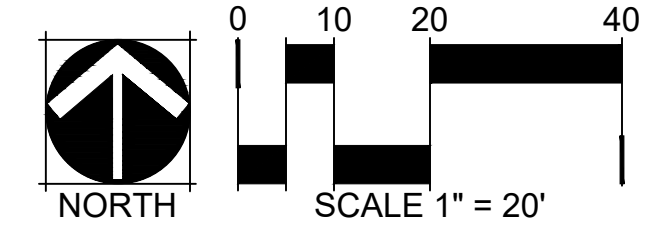
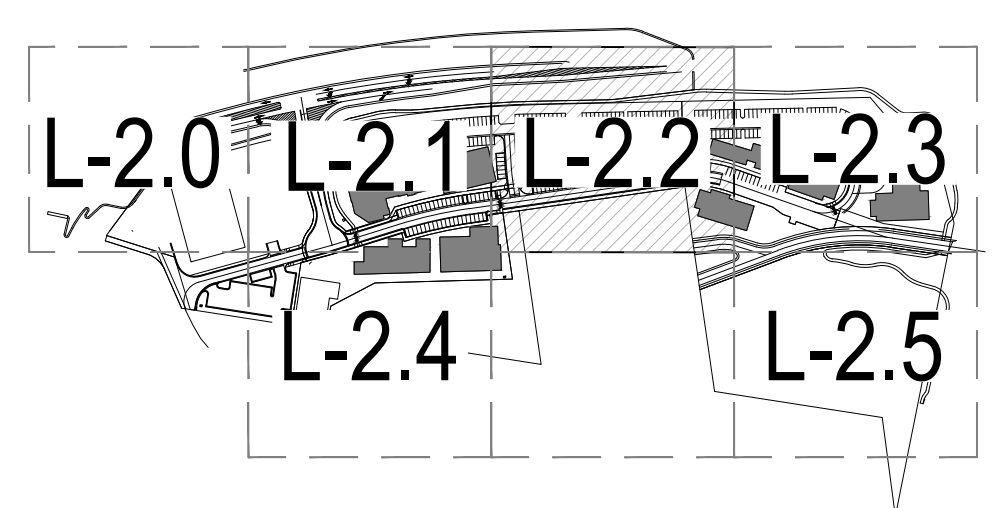
NOT FOR CONSTRUCTION

DATE:
 6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 LANDSCAPE PLAN

L-2.2

KEY MAP



CHECKED BY: TAES
 DRAWN BY: AZ

LEGEND

- DECIDUOUS TREE (SEE DETAIL 1, SHEET L-3.0)
- EVERGREEN TREE (SEE DETAIL 1, SHEET L-3.0)
- SHRUBS (SEE DETAIL 7, SHEET L-3.0)
- ORNAMENTAL GRASSES (SEE DETAIL 6, SHEET L-3.0)
- CONCRETE FLATWORK
- LANDSCAPE BED (59,545 SF)
- COBBLE
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- PROPERTY LINE
- MATCHLINE LINE

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

SOCIETY TURN

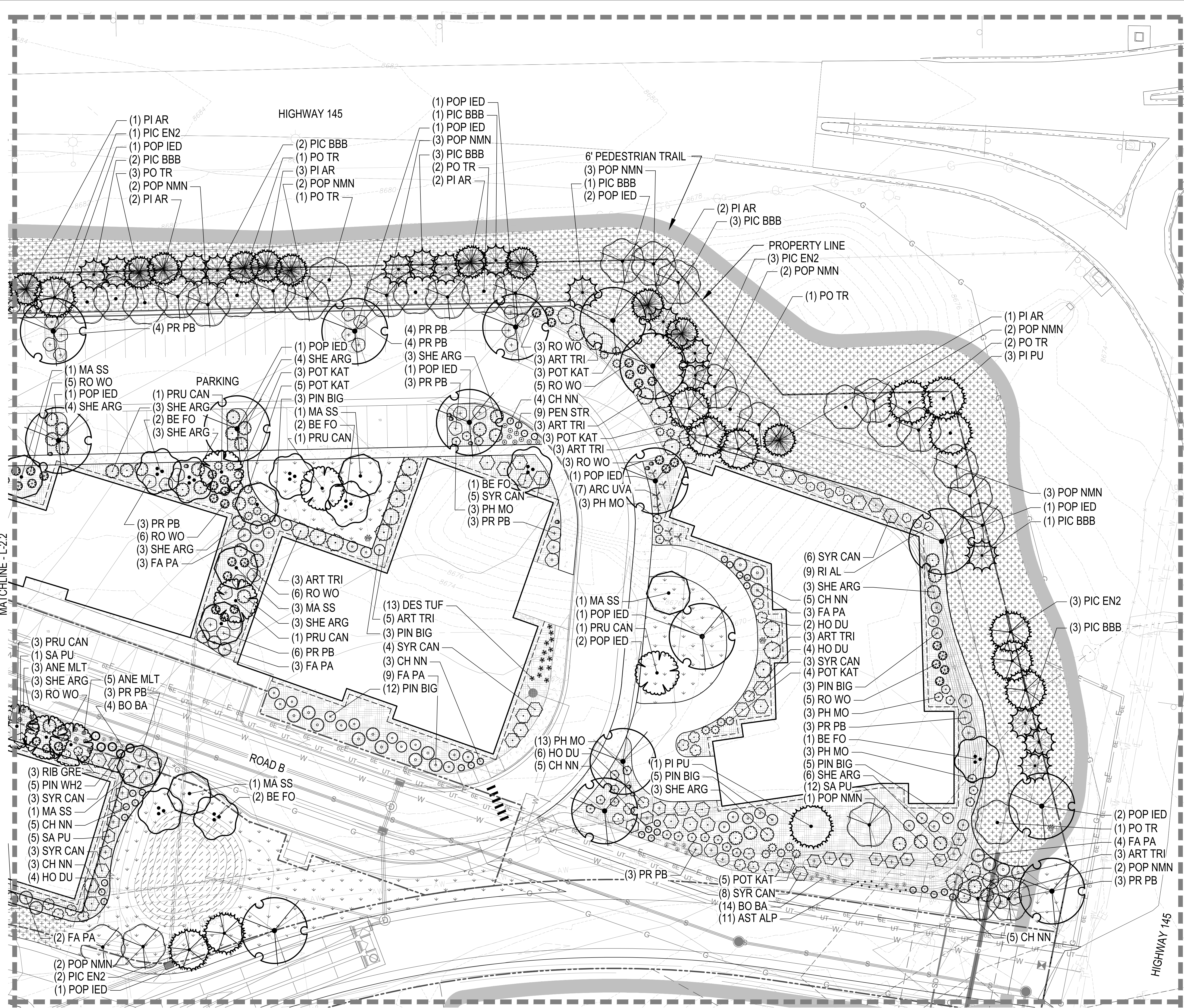
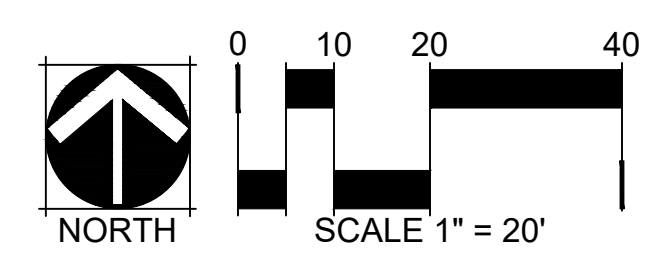
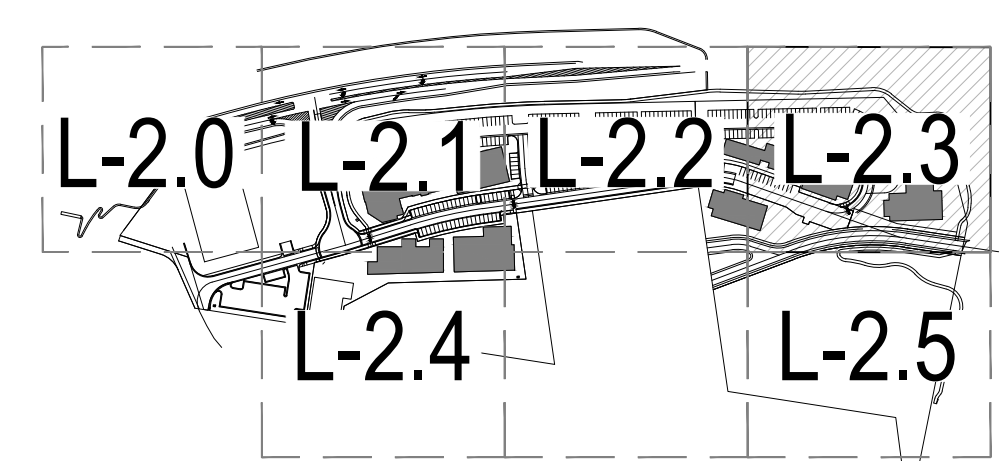
San Miguel County, CO
 PRELIMINARY PLAN SUBMITTAL

OWNER:
 Genesee Properties Inc,
 c/o Nicole Champine
 P.O. Box 63
 Berthoud, CO 80513

NOT FOR CONSTRUCTION

DATE:
 6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

KEY MAP



CHECKED BY: T.A.E.S.
 DRAWN BY: A.Z.

SHEET TITLE:
 LANDSCAPE PLAN

SOCIETY TURN

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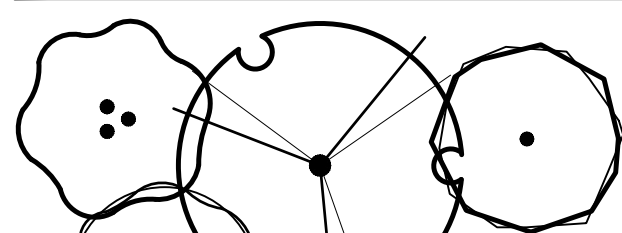
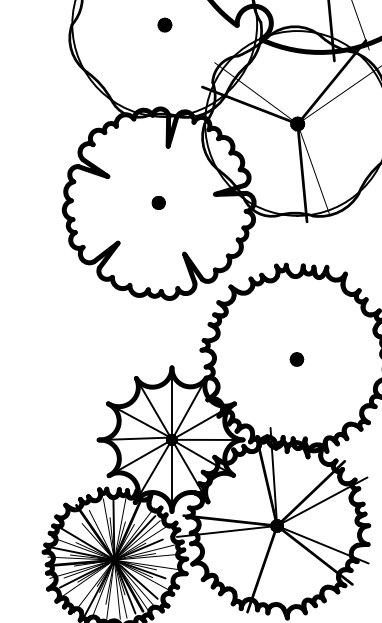
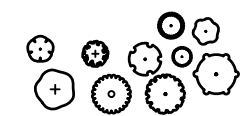

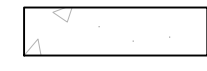
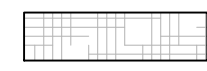
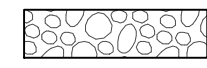

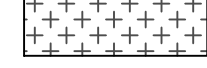
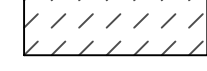
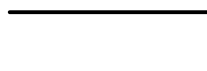
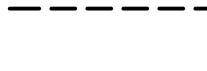



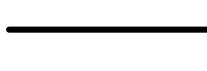

DATE:

6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 LANDSCAPE
 PLAN

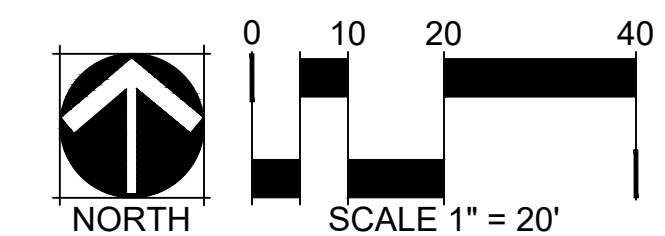
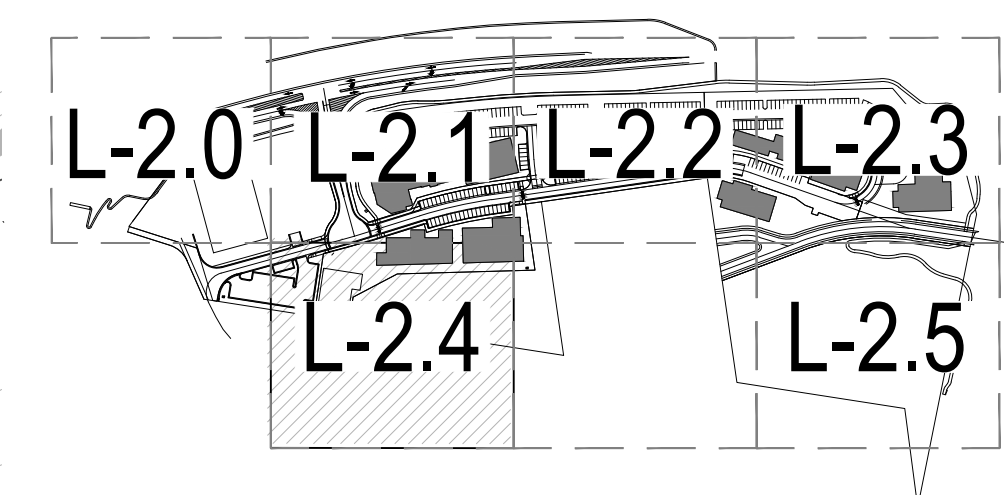
L-2.4

LEGEND

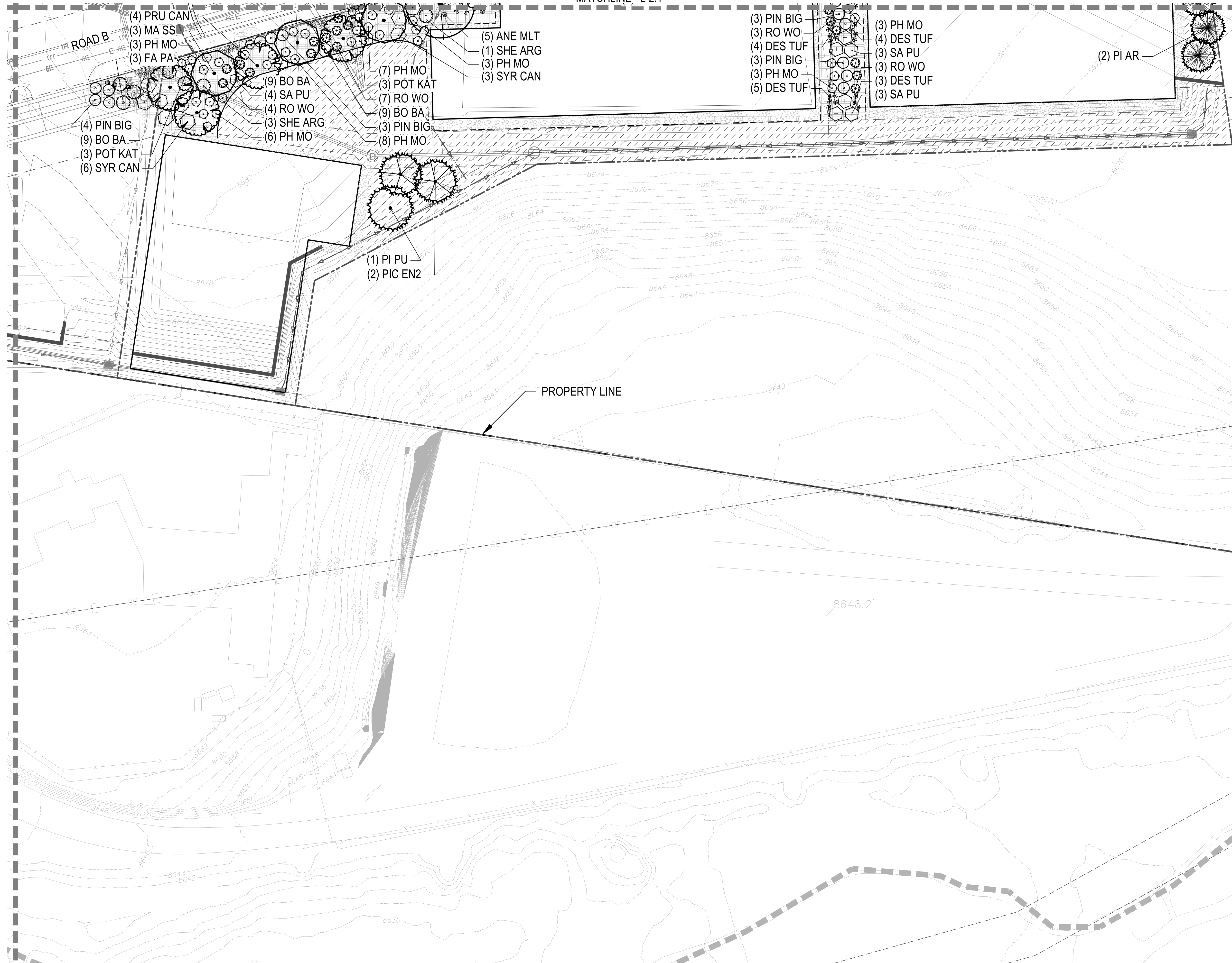
-  DECIDUOUS TREE
(SEE DETAIL 1, SHEET L-3.0)
-  EVERGREEN TREE
(SEE DETAIL 1, SHEET L-3.0)
-  SHRUBS
(SEE DETAIL 7, SHEET L-3.0)
-  ORNAMENTAL GRASSES
(SEE DETAIL 6, SHEET L-3.0)
-  CONCRETE FLATWORK
-  LANDSCAPE BED (59,545 SF)
-  COBBLE
-  PERMANENTLY IRRIGATED NATIVE SEED
-  TEMPORARY IRRIGATED NATIVE SEED
-  NON IRRIGATED NATIVE SEED
-  BENDA BOARD EDGER
-  SPADE CUT EDGER
(SEE DETAIL 5, SHEET L-3.0)
-  LANDSCAPE BOULDERS
-  PET STATION
-  STREET AND PARKING LOT
LIGHT, REFER TO CIVIL
-  PROPERTY LINE
-  MATCHLINE LINE

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KEY MAP



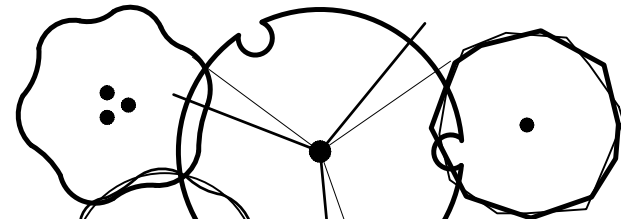
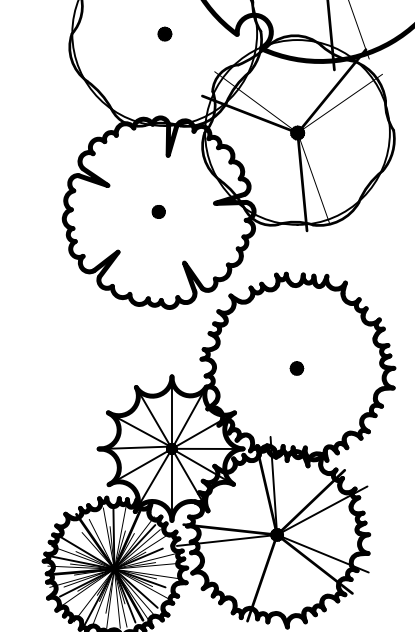
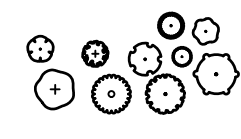

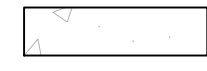


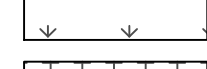
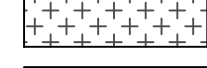
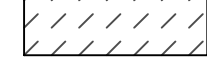
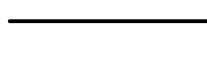
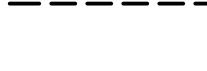





MATCHLINE - L-2.1



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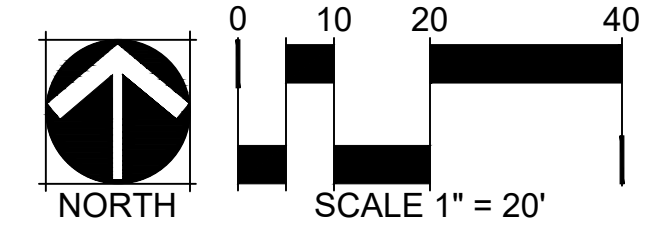
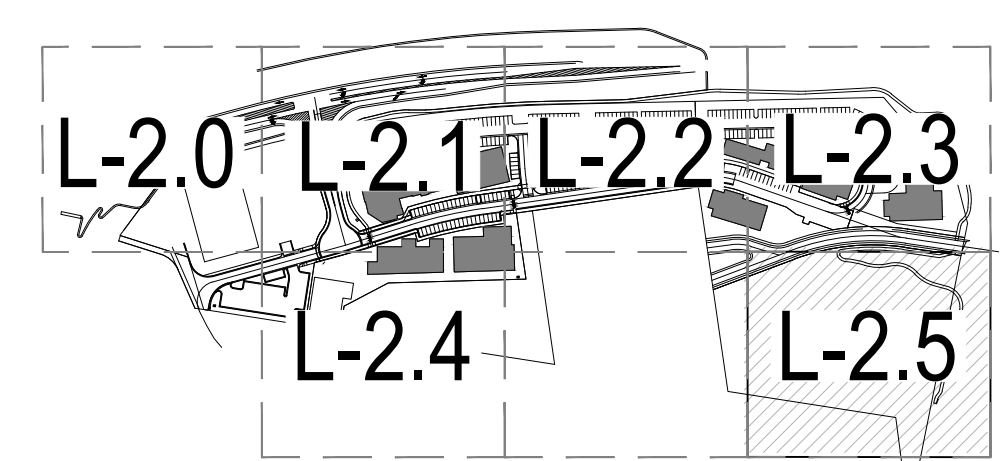
MATCHLINE - L-2.3

LEGEND

-  DECIDUOUS TREE
(SEE DETAIL 1, SHEET L-3.0)
-  EVERGREEN TREE
(SEE DETAIL 1, SHEET L-3.0)
-  SHRUBS
(SEE DETAIL 7, SHEET L-3.0)
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-  SPADE CUT EDGER
(SEE DETAIL 5, SHEET L-3.0)
-  LANDSCAPE BOULDERS
-  PET STATION
-  STREET AND PARKING LOT LIGHT, REFER TO CIVIL
-  PROPERTY LINE
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KEY MAP



SOCIETY TURN

San Miguel County, CO
 PRELIMINARY PLAN SUBMITTAL

OWNER:
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SHEET TITLE:
 LANDSCAPE PLAN

L-2.5

CHECKED BY: TAES
 DRAWN BY: AZ

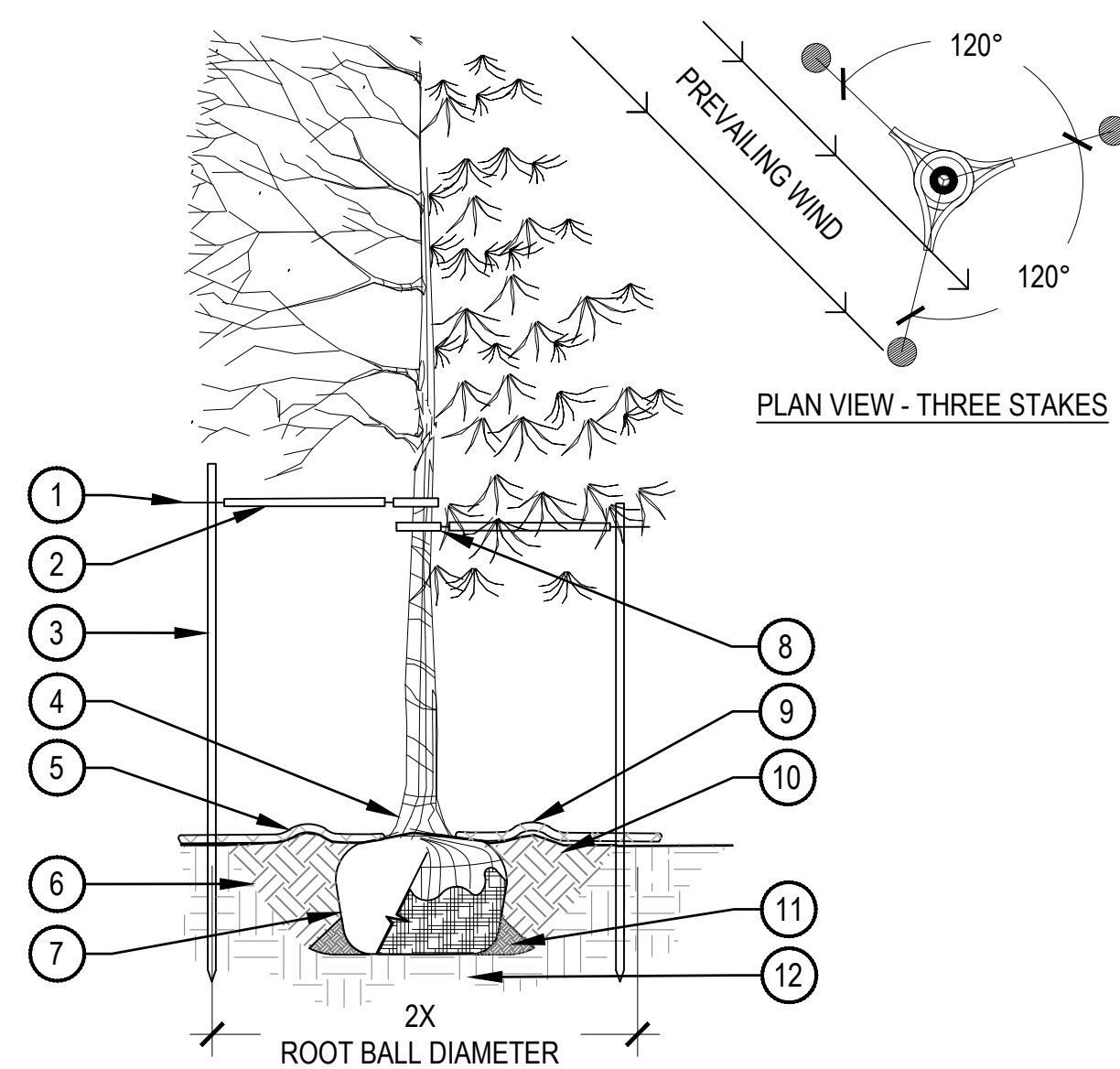


PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

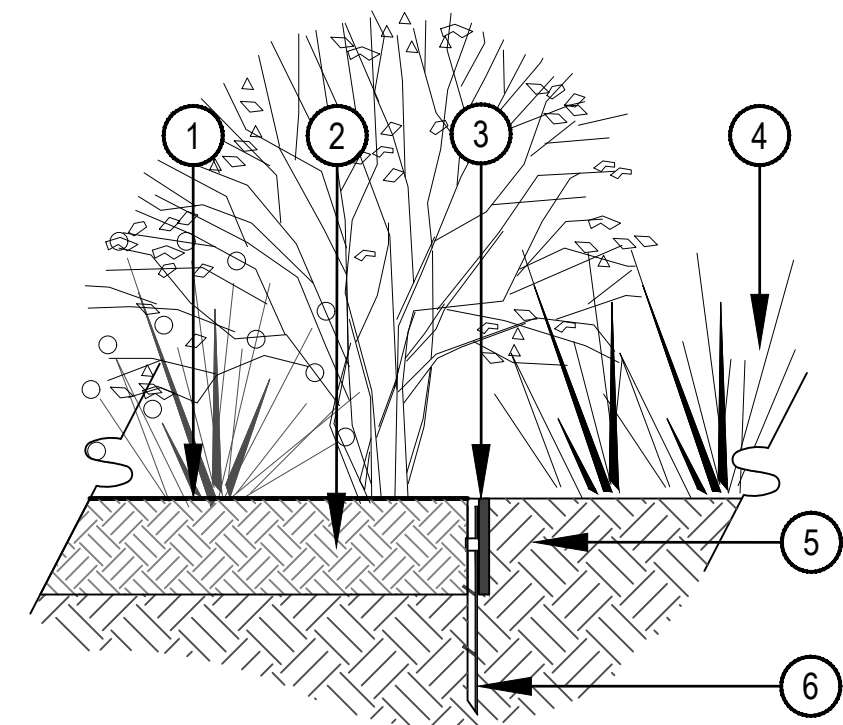
1. STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE. WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
 - a. 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - b. EVERGREEN TREES - 3 STAKES PER DIAGRAM.
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
3. ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
4. TREATED WOOD POST PREFERRED. METAL T STAKES WITH PLASTIC SAFETY CAPS ACCEPTABLE WITH APPROVAL FROM OWNER.



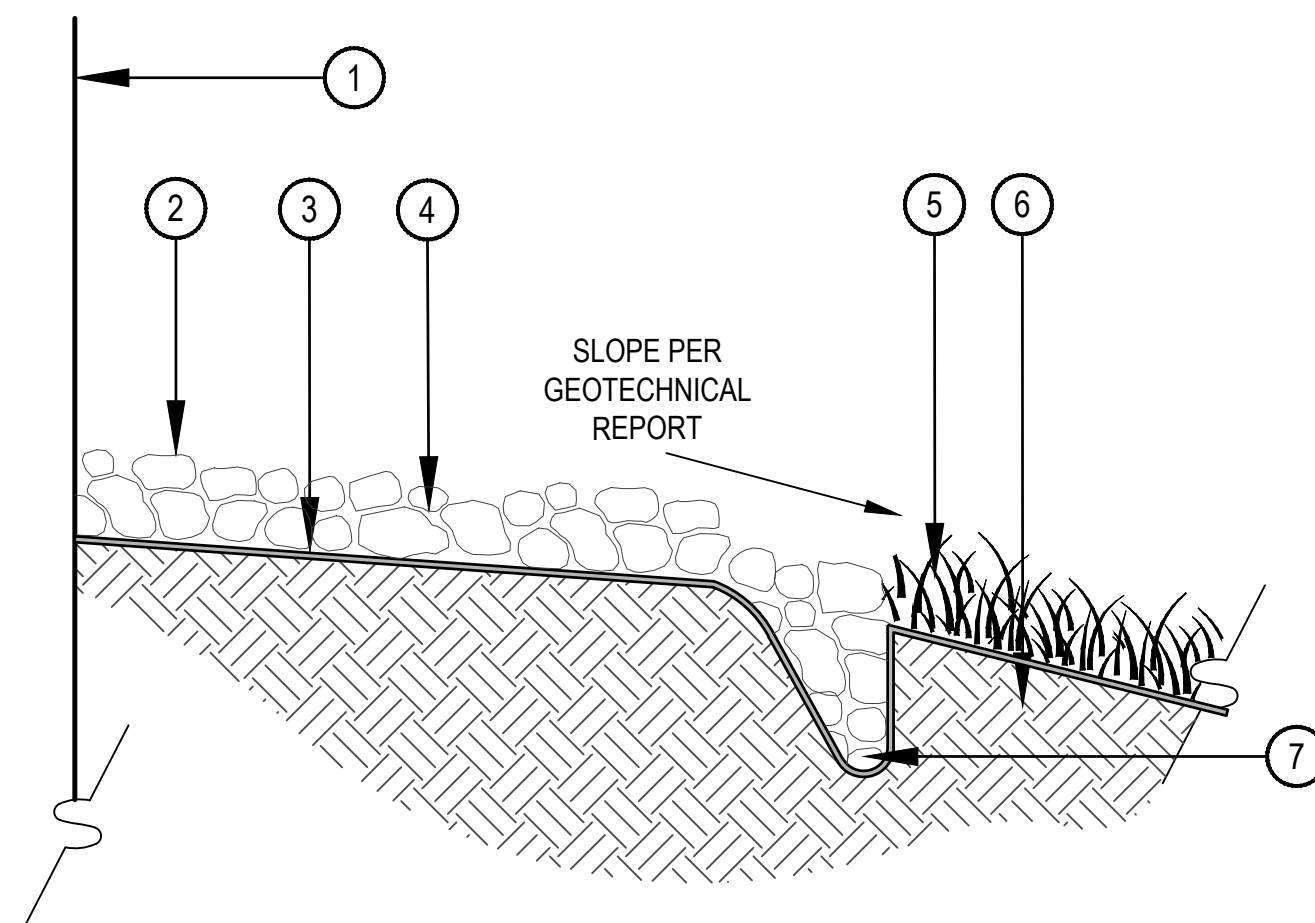
- 1 GALVANIZED WIRE
- 2 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 3 INSTALL STAKING PER SPECIFICATIONS
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE
- 5 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, ON TOP OF WEED FABRIC. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM THE ENTIRE ROOTBALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 10 BACKFILL AROUND ROOTBALL WITH PLANT MIX. PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS
- 11 PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 12 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



- 1 FINISH GRADE
- 2 ADJACENT LANDSCAPE, SEE LANDSCAPE PLANS FOR TYPE
- 3 BENDA BOARD EDGER, SEE MATERIAL SCHEDULE
- 4 NATIVE SEED OR ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 5 SUBGRADE
- 6 EDGER STAKE, INSTALL PER MANUFACTURER SPECIFICATIONS

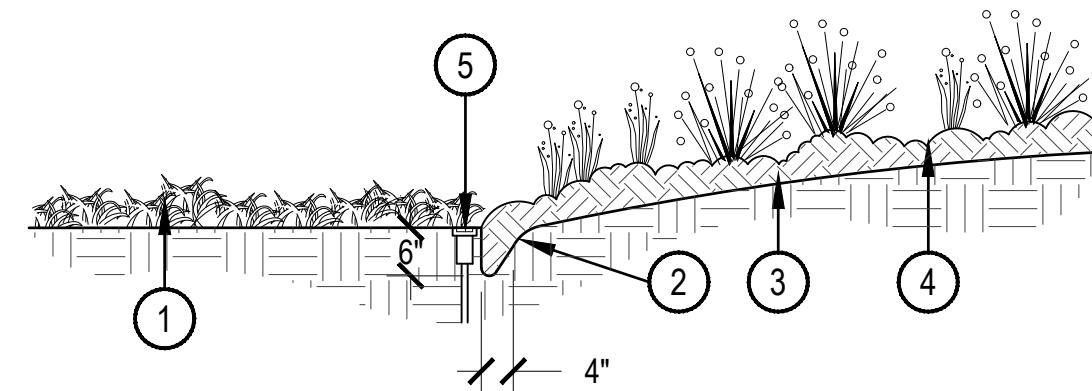


- 1 ADJACENT BUILDING
- 2 RIVER ROCK COBBLE, SEE MATERIAL SCHEDULE
- 3 WEED BARRIER FABRIC; 24" MINIMUM LAP JOINT
- 4 FINISH GRADE
- 5 ADJACENT NATIVE GRASS OR LANDSCAPE BED, REFER TO LANDSCAPE PLANS FOR ADJACENT TREATMENT TYPE
- 6 UNDISTURBED SUBGRADE
- 7 SPADE CUT EDGE OF DRIP LINE

- NOTES:
1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.

2 BENDA BOARD EDGER

N.T.S.



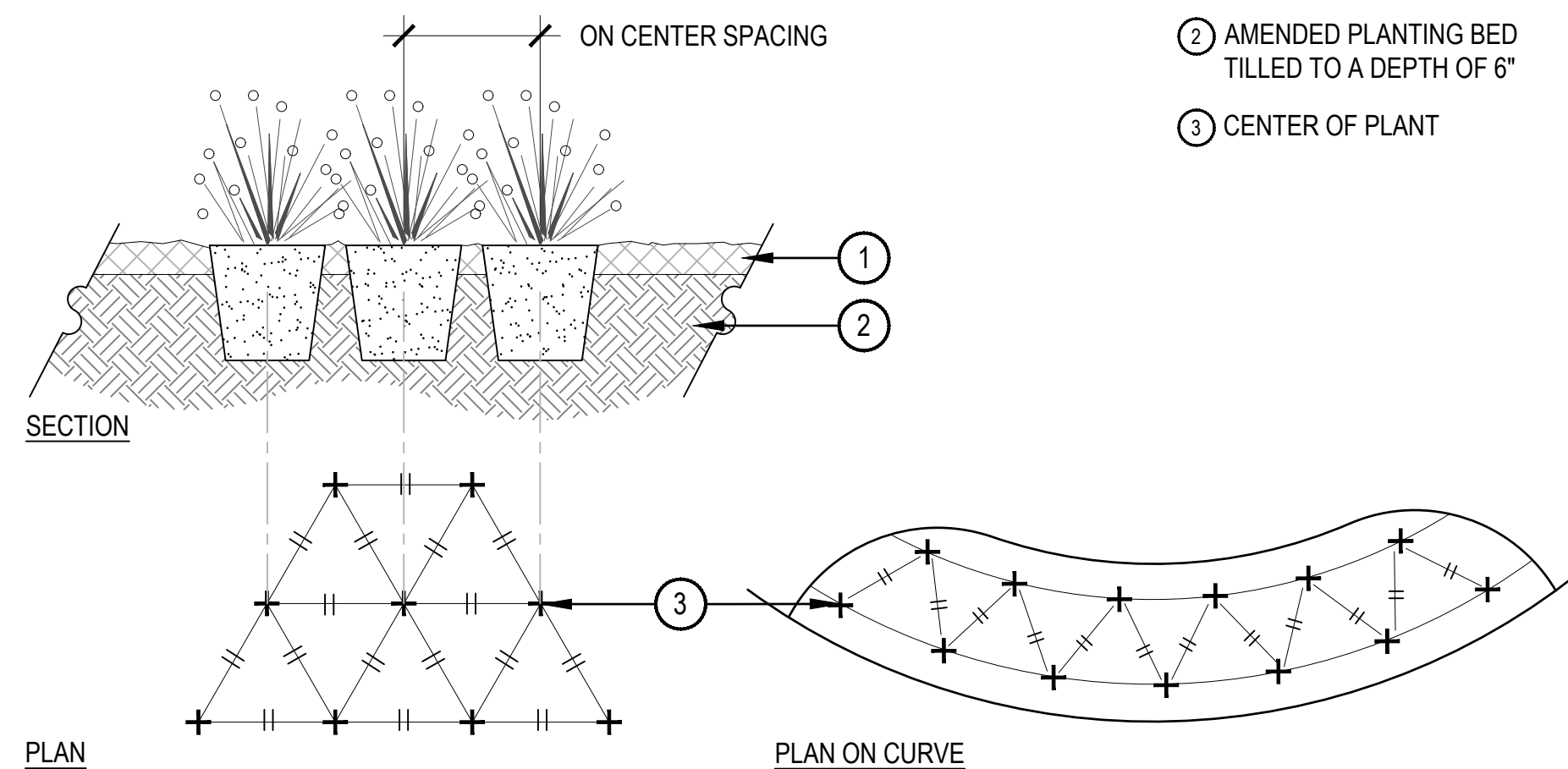
- NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

5 SPADE CUT EDGE

SCALE: 1/2" = 1'-0"

3 COBBLE DRIP LINE

N.T.S.



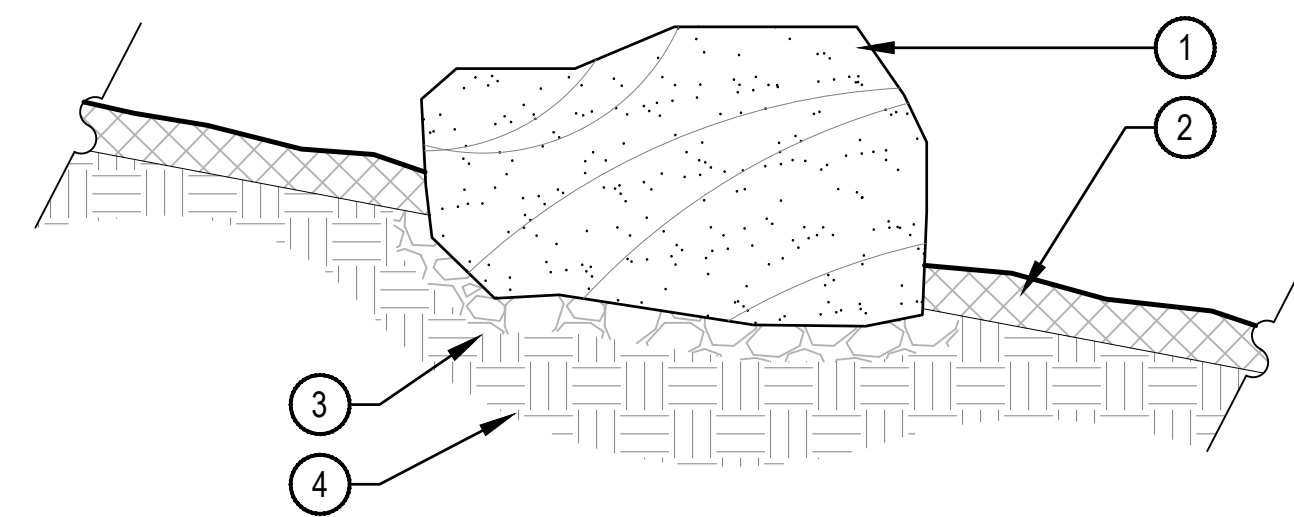
- NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

6 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

4 LANDSCAPE BOULDER

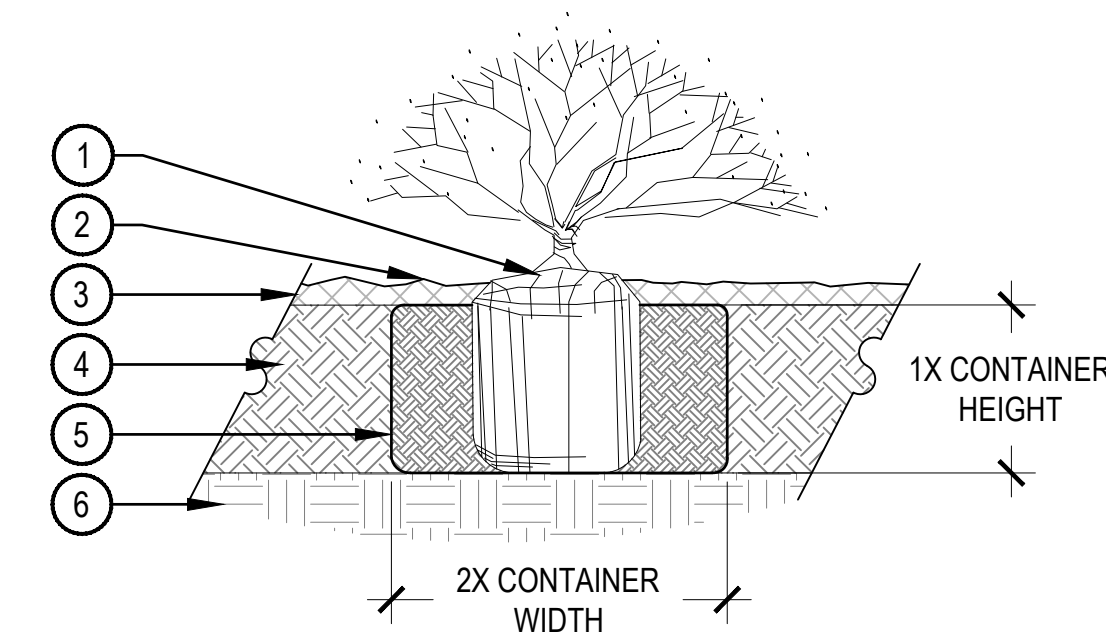
SCALE: 3/4" = 1'-0"



- 1 BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, SEE MATERIAL SCHEDULE
- 2 ADJACENT MATERIAL, REFER TO PLAN
- 3 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROXY DENSITY
- 4 UNDISTURBED GRADE

NOTES:

1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.



- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL

NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

7 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

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SHEET TITLE:
 LANDSCAPE
 DETAILS

IRRIGATION PUMPING STATION NOTES

- PUMPING STATION:** THERE IS (1) ONE PUMPING STATION ON THIS PROJECT LOCATED WITHIN THE LANDSCAPE PARKING ISLAND EAST OF UNDERGROUND CISTERN-SEE PLANS FOR LOCATION.
 - CONTRACTOR IS TO INSTALL SUCTION LINE FOOT VALVE WITHIN THE UNDERGROUND IRRIGATION WATER CISTERN (PROVIDED BY OTHERS) AND EXTEND SUCTION LINE THROUGH CISTERN WALLS WITH BULKHEAD FITTINGS (REFER TO CISTERN ENGINEER FOR APPROVED FITTINGS/CONNECTION). EXTEND SUCTION LINE AND MAKE CONNECTION TO PROPOSED PUMPING STATION (LOCATION AS SHOWN PER PLANS).
 - ALL PIPING FROM THE IRRIGATION PUMPING STATION DOWNSTREAM OF THE STATION DISCHARGE SHALL BE THE SAME SIZE AS THE DISCHARGE PIPE UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES. OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF PUMPING STATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTROLLER LOCATION:** THERE IS (1) ONE CONTROLLER ON THIS PROJECT.

CONTROLLER A: PEDESTAL MOUNTED CONTROLLER LOCATED ADJACENT TO THE PUMPING STATION.

 - CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF 25 GPM.
 - CONTROLLER, TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3/ OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
 - RAIN/FREEZE SENSOR:** MOUNT THE RAIN SENSOR ON ADJACENT PARKING LOT POLE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
- SYSTEM PRESSURE:** THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC PRESSURE OF 75 PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE DISCHARGE BEFORE CONSTRUCTION OF THE IRRIGATION SYSTEM BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
- COMMUNICATION:** IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A WATER MANAGEMENT CONTROL SOFTWARE FOR OPTIMUM FUNCTION OF THE IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE LOCAL CONTROLLER MANUFACTURER REPRESENTATIVE OR AUTHORIZED VENDOR PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS.

TWO WIRE NOTES

- GROUNDING FOR THE IRRIGATION CONTROLLER AND DECODERS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT WWW.ASIC.ORG. FOR ADDITIONAL TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
- DO NOT LOOP TWO WIRE PATH. STAR PATTERN FROM CONTROLLER FOR EACH BRANCH OF MAINLINE.
- CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE TWO-WIRE PATH AT THE FOLLOWING LOCATIONS, BUT ARE NOT LIMITED TO:
 - CONTROLLER TO BE GROUNDED INDEPENDENTLY FROM BUILDING.
 - GROUND 1ST DECODER ON WIRE PATH FROM CONTROLLER.
 - GROUND EVERY 8TH DECODER OR EVERY 500 FEET BETWEEN DECODERS, WHICH EVER LENGTH IS SMALLER.
 - GROUND EVERY END OF WIRE PATH.
- THE TWO-WIRE CONTROLLER REQUIRES EACH CONTROL VALVE AND SENSOR TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER DECODERS, SURGE SUPPRESSION AND GROUNDING. THE RAIN SENSOR AND FLOW SENSOR REQUIRE A SENSOR DECODER.
- QTY OF STATIONS (VALVES) PER MANIFOLD REQUIRED DECODER
 - SINGLE STATION FD-101TURF
 - FLOW SENSOR SD-210TURF
- CONTROLLER TWO-WIRE PATH SHALL BE MANUFACTURER'S APPROVED WIRE OR APPROVED EQUAL.
- CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBRY OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
- PROVIDE 30" MINIMUM TWO WIRE PATH IN EACH VALVE BOX FOR MAINTENANCE.
- CONTRACTOR SHALL INCLUDE TWO-WIRE RUN PATHS ON AS-BUILT DRAWINGS.

SLEEVING COORDINATION NOTES

- INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
- SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
- THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
- ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
- EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES.
- SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.

PIPING	REQUIRED SLEEVE SIZE
MAINLINE PIPING	3" CLASS 200 PVC
LATERAL PIPING	2X NOMINAL DIAMETER OF LATERAL
CONTROL WIRES	2" CLASS 200 PVC

IRRIGATION GENERAL NOTES

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
- ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE AND CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
- ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
- EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE PURPLE. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
- CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
- PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
- CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
- CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS. FOR WINTERIZATION AND FLUSHING OF MAINLINE.
- THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
- THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
- THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
 - FESCUE/BLUEGRASS BLEND TURF 1.75" PER WEEK PEAK SEASON
 - TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 1.00" PER WEEK PEAK SEASON
 - NATIVE DRAUGHT TOLERANT SEED MIX 0.75" PER WEEK PEAK SEASON
- THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON MAY 1ST AND END ON SEPTEMBER 30TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
 - CHECK HEADS FOR COVERAGE AND LEAKAGE.
 - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
 - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
 - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
 - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
 - WINTERIZATION AND SPRING START UP PROCEDURES.

EXISTING TREE NOTES

- ALL TRENCHING OR OTHER WORK UNDER LIMB SPREAD OF ANY AND ALL PLANT MATERIAL SHALL BE DONE BY HAND, BORING OR BY OTHER METHODS SO AS TO PREVENT DAMAGE TO LIMBS OR BRANCHES.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
- EXCAVATION AND TRENCHING, IN AREAS WHERE 2" AND LARGER ROOTS OCCUR, SHALL BE DONE BY HAND.
- ROOTS 2" OR LARGER IN DIAMETER SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
- ROOTS SMALLER THAN 2" IN DIAMETER SHALL BE HAND TRIMMED AT THE WALL OF TRENCH, MAKING CLEAN CUTS THROUGH ROOTS.
- TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN 24 HOURS, AND WHEN THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO TREE SHALL BE KEPT SHADED WITH MOISTENED BURLAP OR CANVAS UNTIL BACKFILL.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION	DETAIL # AND SHEET
	IRRIGATION PUMPING STATION	PRECISION PUMPING SYSTEMS MAKE / MODEL / ETC TBD	X LI-3.0
	IRRIGATION CONTROLLER	RAIN BIRD ESP-LXD + LXMSSPED + IQ NCC 4G 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION(S)	1 LI-3.1
	RAIN SENSOR	RAIN BIRD WR2-RFC REFER TO CONTROLLER NOTES	2 LI-3.1
	MANUAL DRAIN VALVE	MATCO-NORCA 3/4" 201X INSTALLED IN AEP 910L-1G2G VALVE BOX	3 LI-3.1
	ISOLATION GATE VALVE	MATCO-NORCA 514TX MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX	4 LI-3.1
	QUICK COUPLER	RAIN BIRD 44NP INSTALLED IN AEP 910L-1G2G VALVE BOX	5 LI-3.1
	TURF VALVE ASSEMBLY	RAIN BIRD-PESB-R SERIES WITH SCH 40 BALL VALVE, AND FD-101 TURF INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN	6 LI-3.1
	DRIP VALVE ASSEMBLY	RAIN BIRD X CZ-100-PRB-R WITH SCH 40 BALL VALVE, AND FD-101TURF INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN	9 LI-3.1
	GROUNDING / LINE SURGE SUPPRESSION	COPPER-CLAD GROUNDING ROD WITH WATERPROOF WIRE CONNECTORS AND FD-101TURF SURGE ARRESTING DECODER, INSTALLED IN AEP 910L-1G2G VALVE BOX.	1 LI-3.2
	NATIVE ROTOR	HUNTER I-20-12-R NOZZLE PER PLAN	2 LI-3.2
	NATIVE SEED ROTARY	HUNTER PROS-12-PRS40-CV-R WITH HUNTER MP SERIES NOZZLE NOZZLE PER PLAN	3 LI-3.2
	NATIVE SEED SPRAY (FIXED)	HUNTER PROS-12-PRS30-CV-R WITH PRO-SPRAY FIXED SERIES NOZZLE NOZZLE PER PLAN	3 LI-3.2
	NATIVE SEED SPRAY (ADJ)	HUNTER PROS-12-PRS30-CV-R WITH PRO-ADJUSTABLE SERIES NOZZLE NOZZLE PER PLAN	3 LI-3.2
	TREE ROOT ZONE WATERING KIT	(2) HUNTER PROS-04-PRS30-CV-R ASSEMBLIES PER TREE BUBBLER NOZZLE TBD	4 LI-3.2
	SLEEVING	CLASS 200 PVC REFER TO SLEEVING NOTES	7 LI-3.1
	SUCTION LINE	SCH 40 STEEL SIZE: X" UNLESS OTHERWISE NOTED	X LI-3.0
	PVC MAINLINE	CLASS 200 PVC BE (PURPLE) SIZE: 1.5" UNLESS OTHERWISE NOTED	8 LI-3.1
	PVC TURF LATERAL	CLASS 200 PVC BE (PURPLE) SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	8 LI-3.1
	PVC TREE LATERAL	CLASS 200 PVC (PURPLE) SIZE: 1" UNLESS OTHERWISE NOTED	8 LI-3.1
	DRIP LATERAL	UV RESISTANT POLYETHYLENE (PURPLE STRIPE) SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED	5-7 LI-3.2
	FLUSH END CAP	HOSE END FLUSH CAP & OPERATIONAL INDICATOR INSTALLED IN AEP 910L-1G2G VALVE BOX	8 LI-3.2

VALVE CALLOUT	EMITTER SCHEDULE			
VALVE/STATION NUMBER ZONE DESIGNATION: T (TREES), S (SHRUBS), G (TURF), N (NATIVE), X (MISC)	PLANT TYPE	EMITTER	QTY.	TOTAL GPH
	PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
	DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
	EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
	DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
	EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
	TREES IN NATIVE	(2) BUBBLER ASSEMBLIES PER TREE-SEE SCHEDULE		

- EMITTER NOTES**
- ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.
 - EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.
 - 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.
 - RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.
 - REFER TO DRIP IRRIGATION DETAILS LI-3.2

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

OWNER:

Genesee Properties Inc,
c/o Nicole Champline
P.O. Box 63
Berthoud, CO 80513

NOT FOR CONSTRUCTION

DATE:

6/30/22 PRELIM. PLAN
7/29/22 RESUBMITTAL

**SHEET TITLE:
IRRIGATION
NOTES**



PUMP STATION
 SUBMERSIBLE (TBD)
 FLOW: 25 GPM
 PRESSURE: 75 PSI
CONTROLLER X
 120 VAC REQUIRED

LI-2.0

LI-2.1

LI-2.2

LI-2.3

LI-2.4

LI-2.5

SOCIETY TURN

San Miguel County, CO
 PRELIMINARY PLAN SUBMITTAL

OWNER:
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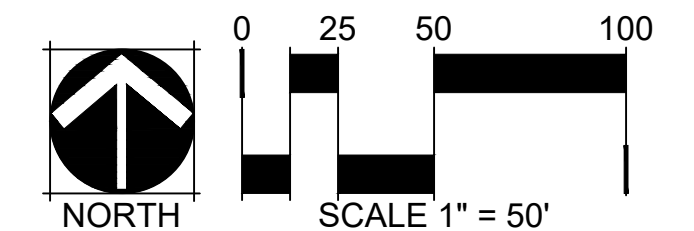
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DATE:
 6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 OVERALL
 IRRIGATION PLAN

GENERAL NOTE: EXTENTS OF LANDSCAPE AND IRRIGATION SHOWN FOR PROOF OF CONCEPT RELATIVE TO AVAILABLE NON-POTABLE WATER. SITE-SPECIFIC LANDSCAPE DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

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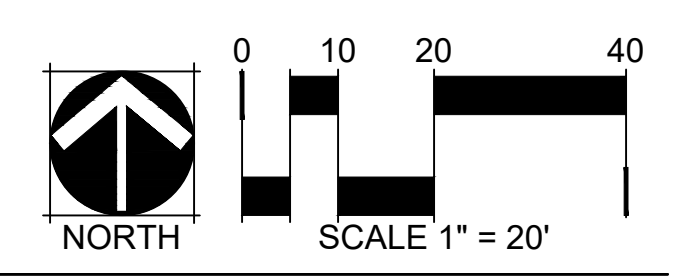
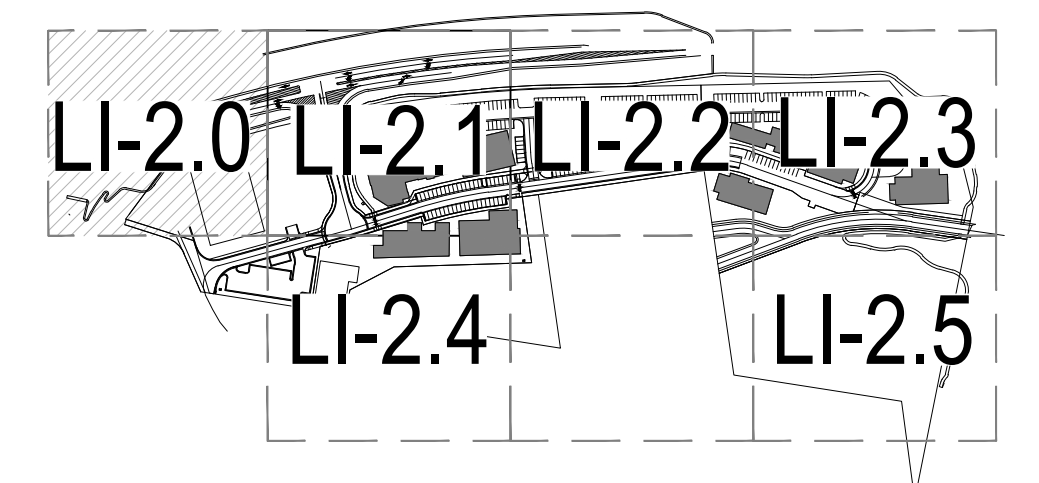
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 6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 IRRIGATION
 PLAN

LI-2.0

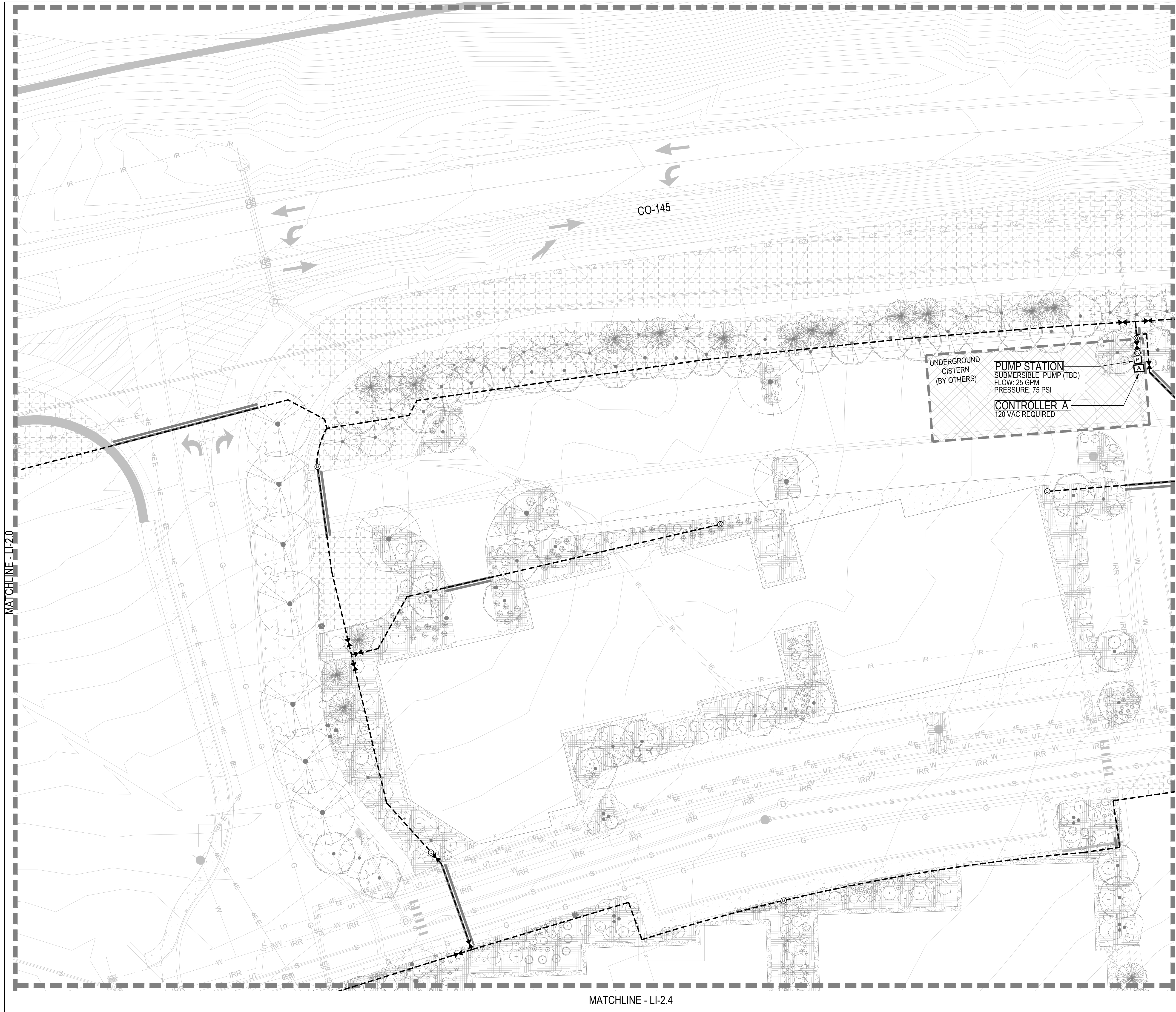


KEY MAP



CHECKED BY: TA/ES
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SOCIETY TURN

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NOT FOR CONSTRUCTION

DATE:

 6/30/22 PRELIM. PLAN

 7/29/22 RESUBMITTAL

SHEET TITLE:

 IRRIGATION PLAN

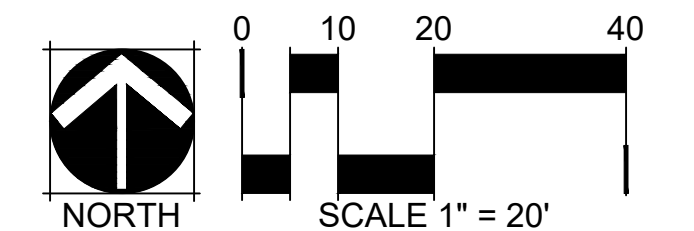
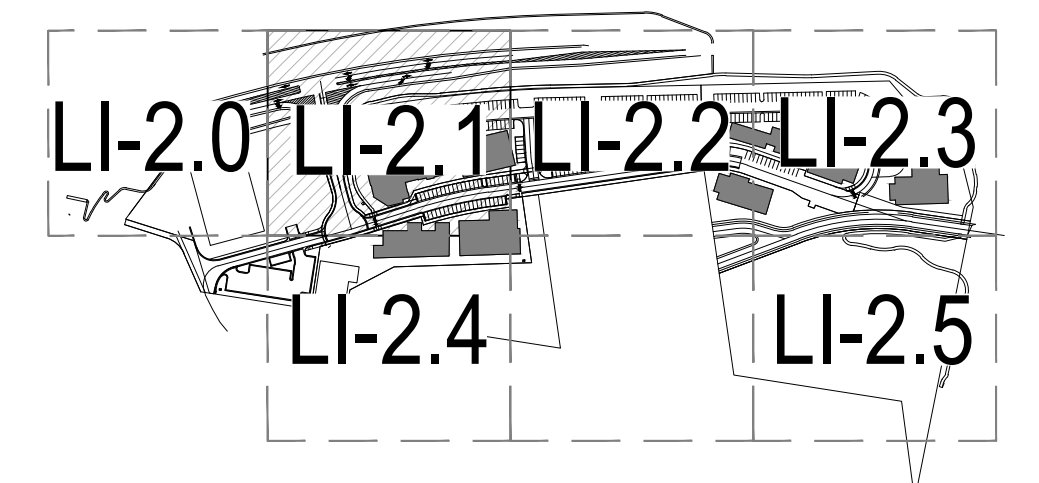
LI-2.1

MATCHLINE - LI-2.2

MATCHLINE - LI-2.0

MATCHLINE - LI-2.4

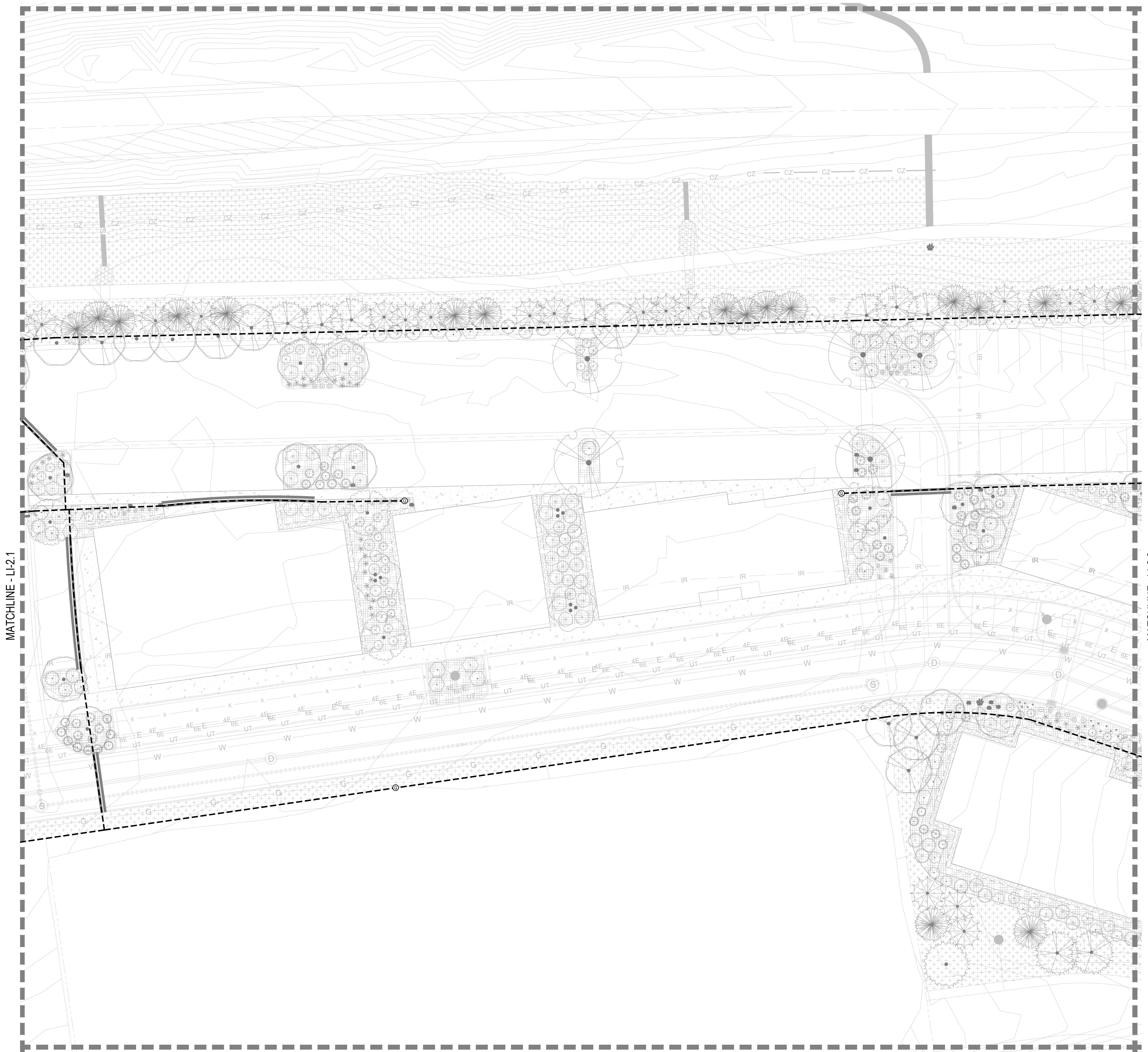
KEY MAP



CHECKED BY: TA/ES

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MATCHLINE - LI-2.1

MATCHLINE - LI-2.3

SOCIETY TURN

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 PRELIMINARY PLAN SUBMITTAL

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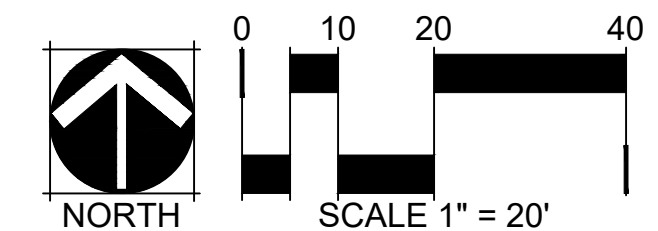
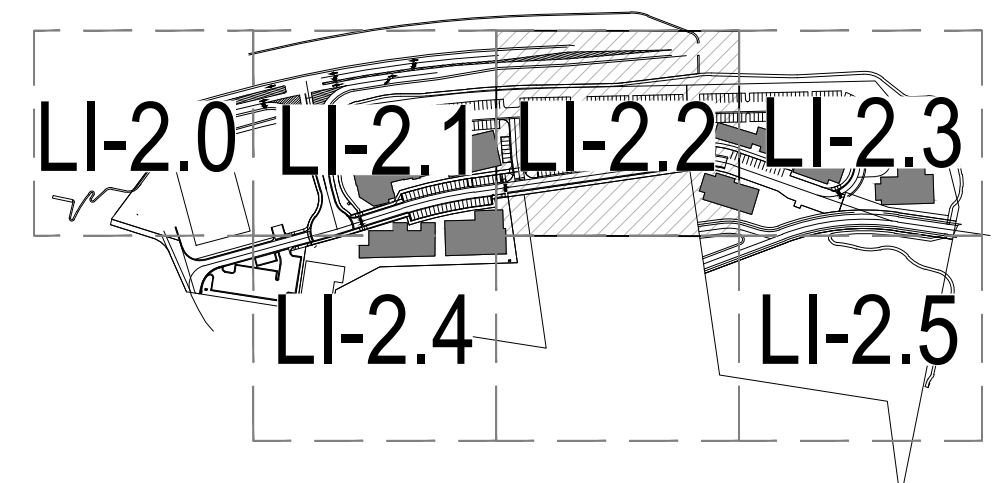
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DATE:
 6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 IRRIGATION PLAN

LI-2.2

KEY MAP



CHECKED BY: TA/ES
 DRAWN BY: AZ

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CO-145



MATCHLINE - LI-2.2

MATCHLINE - LI-2.5

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SOCIETY TURN

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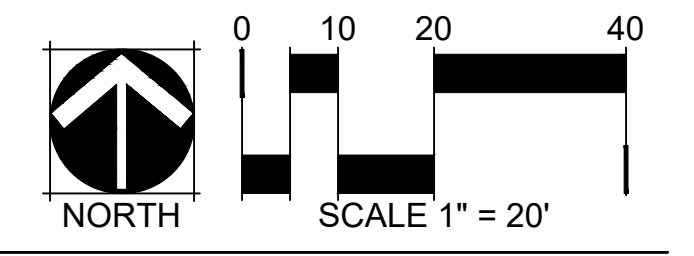
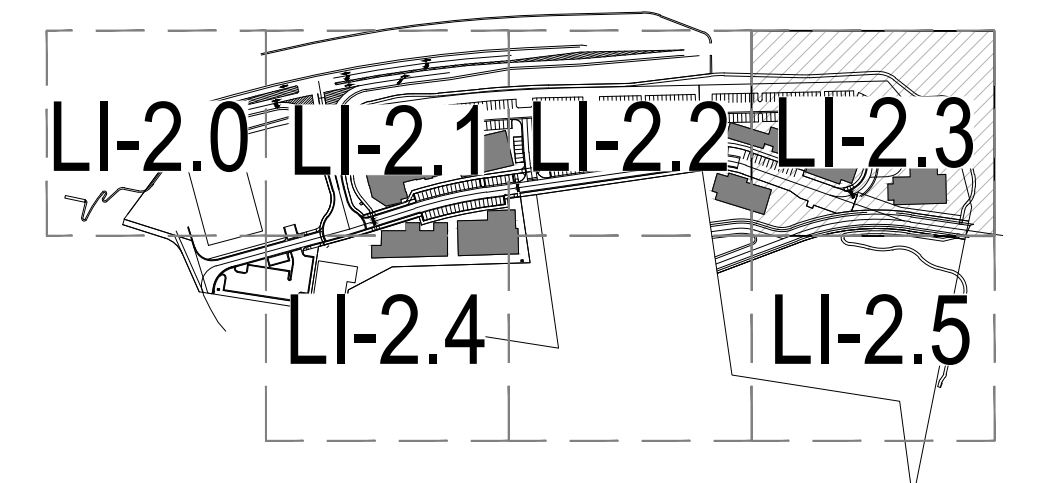
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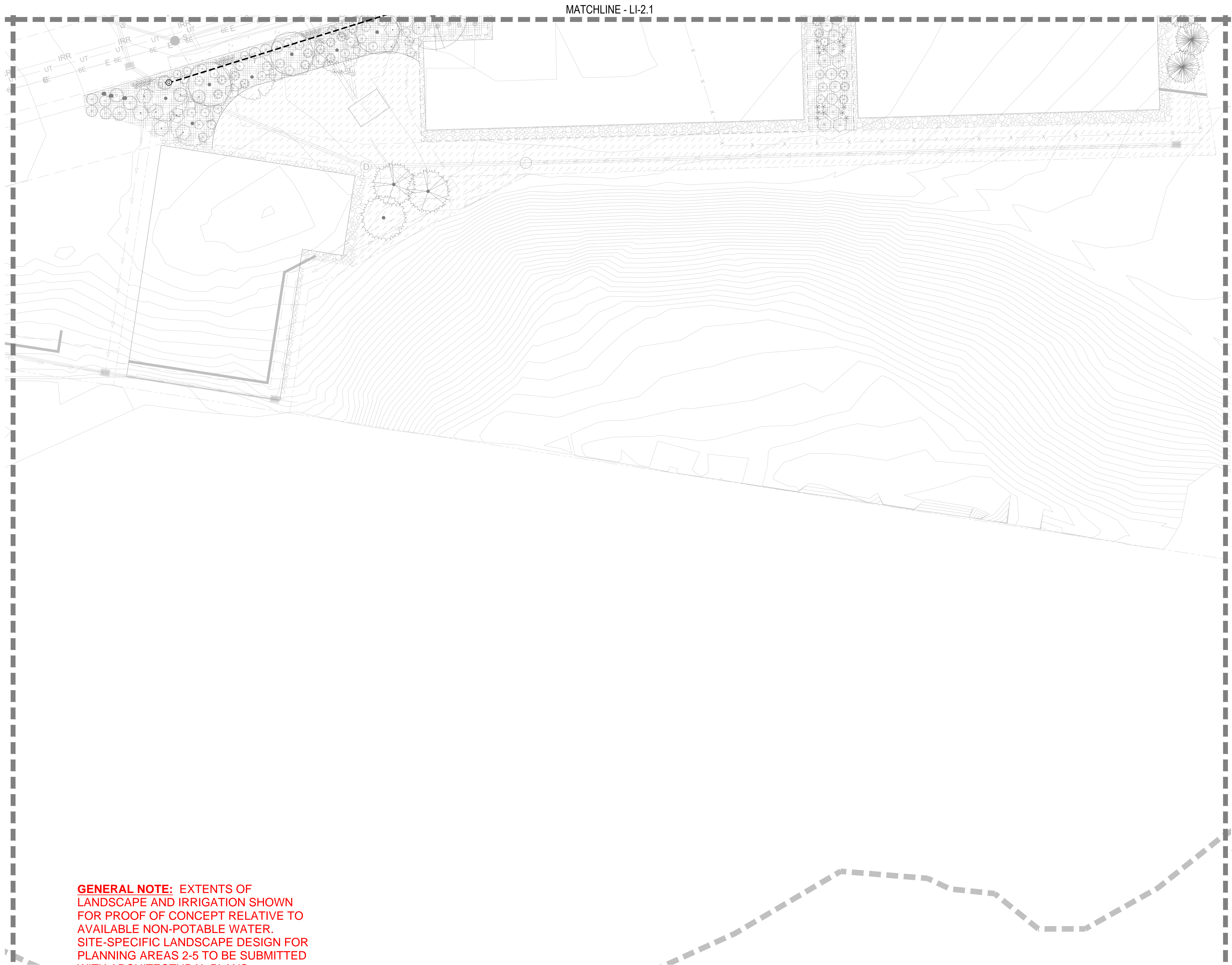
DATE:
 6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 IRRIGATION PLAN

LI-2.3

KEY MAP





MATCHLINE - LI-2.1

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 SITE-SPECIFIC LANDSCAPE DESIGN FOR
 PLANNING AREAS 2-5 TO BE SUBMITTED
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CHECKED BY: TA/ES
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SOCIETY TURN
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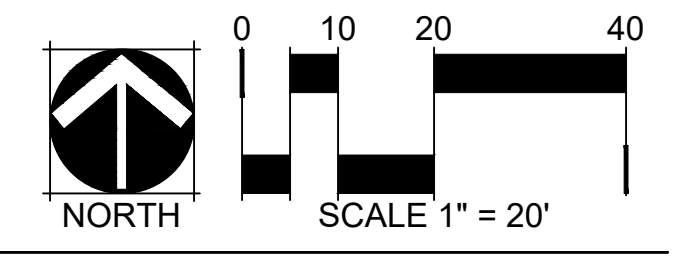
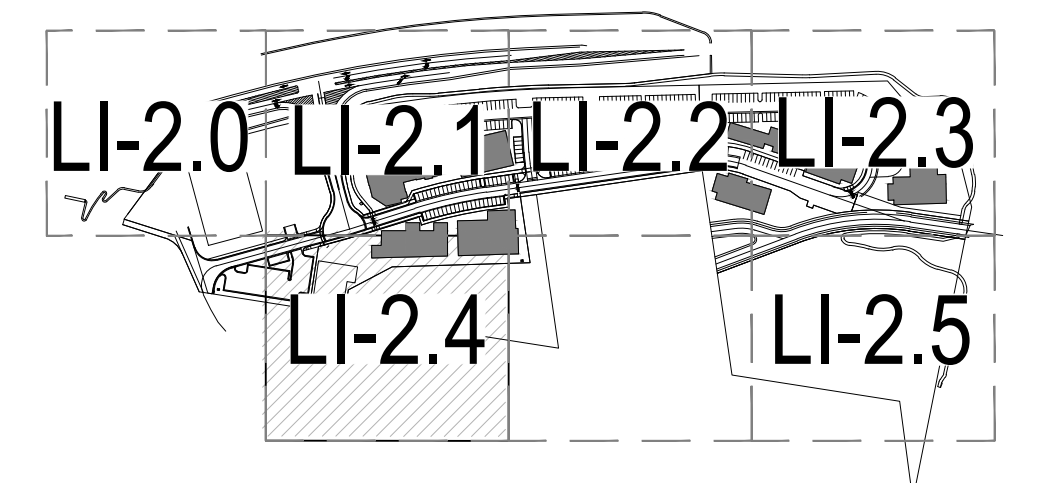
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DATE:
 6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 IRRIGATION
 PLAN

LI-2.4

KEY MAP



MATCHLINE - LI-2.3



SOCIETY TURN

San Miguel County, CO
 PRELIMINARY PLAN SUBMITTAL

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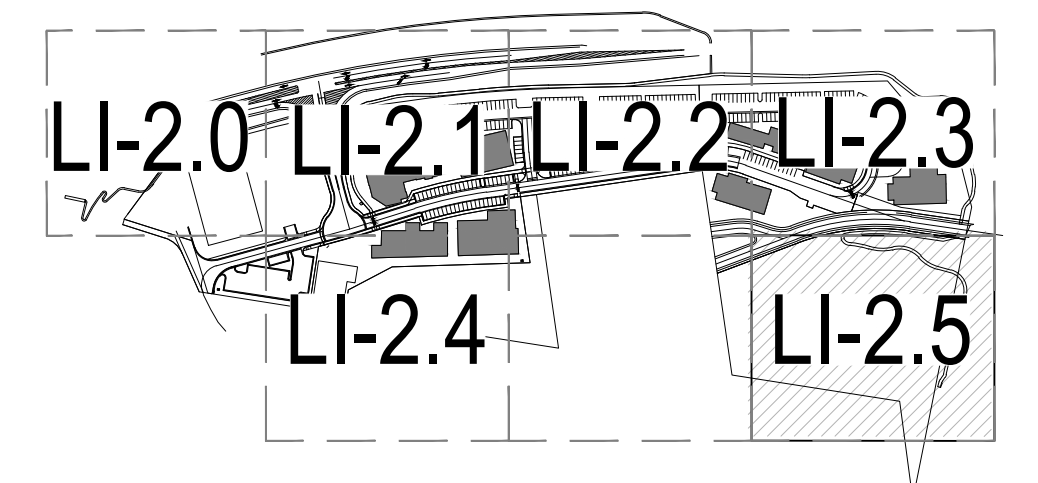
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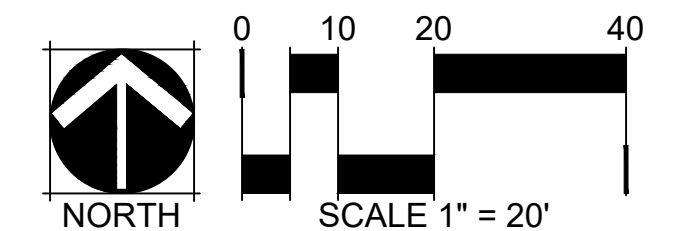
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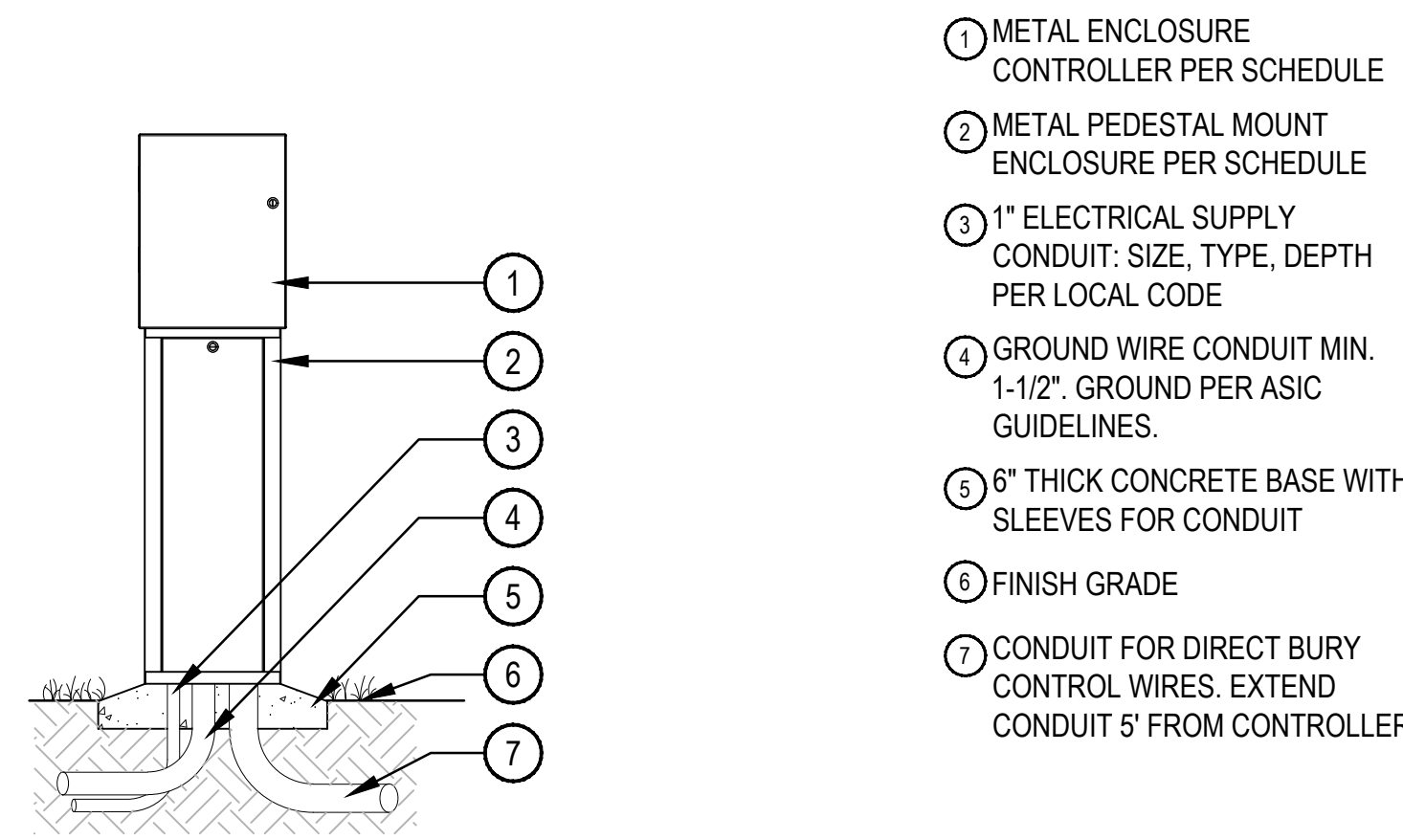


SHEET TITLE:
 IRRIGATION PLAN

LI-2.5

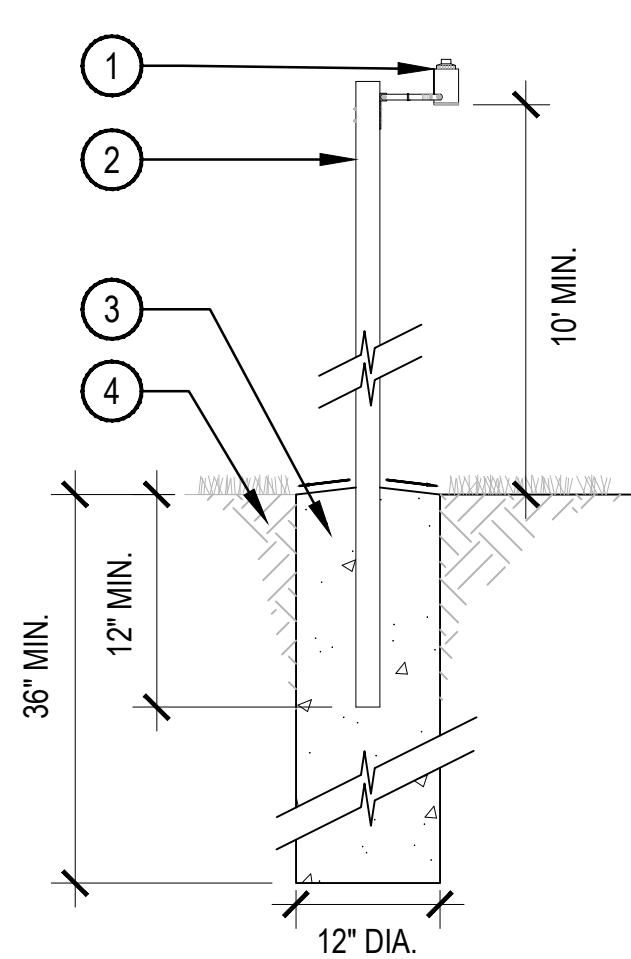
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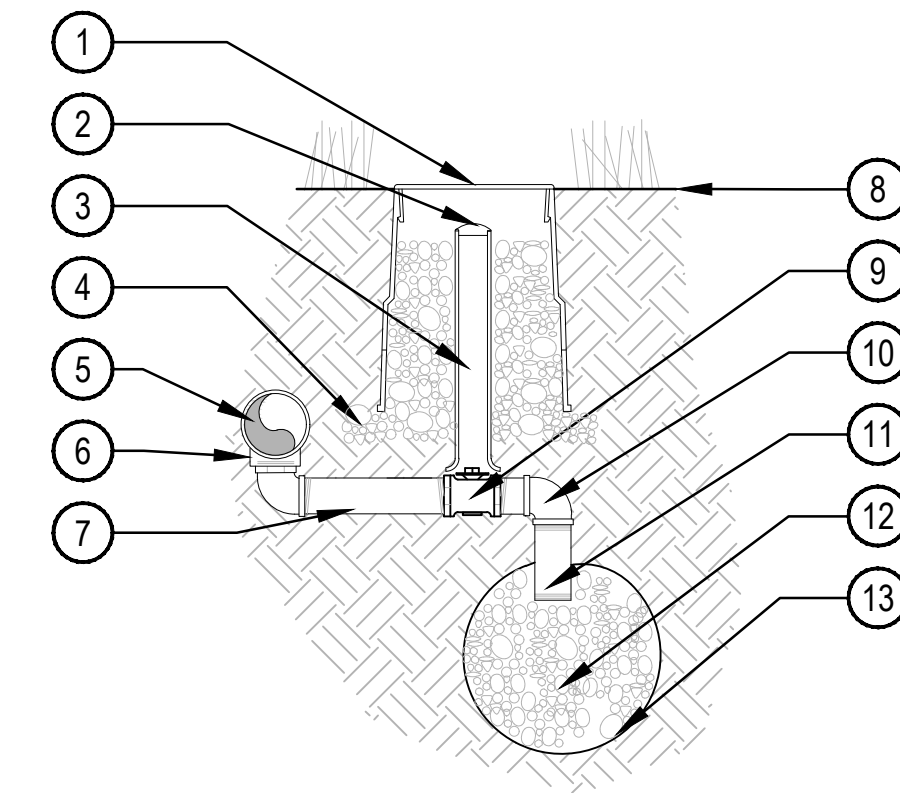
- ① METAL ENCLOSURE CONTROLLER PER SCHEDULE
- ② METAL PEDESTAL MOUNT ENCLOSURE PER SCHEDULE
- ③ 1" ELECTRICAL SUPPLY CONDUIT: SIZE, TYPE, DEPTH PER LOCAL CODE
- ④ GROUND WIRE CONDUIT MIN. 1-1/2". GROUND PER ASIC GUIDELINES.
- ⑤ 6" THICK CONCRETE BASE WITH SLEEVES FOR CONDUIT
- ⑥ FINISH GRADE
- ⑦ CONDUIT FOR DIRECT BURY CONTROL WIRES. EXTEND CONDUIT 5' FROM CONTROLLER

NOTE:
 1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE LOCK AND KEY FOR ENCLOSURE.
 3. GROUND CONTROLLER PER LOCAL CODE, MANUFACTURER AND ASIC SPECIFICATIONS.
 4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.



- ① WIRELESS RAIN SENSOR, LOCATE WITHIN 500' OF THE CONTROLLER.
- ② 2" SQ., 12 GAUGE GALVANIZED STEEL POST. COLOR TO BE POWDERCOAT BLACK
- ③ CONCRETE BASE-FORM WITH SONOTUBE OR EQ. POST SHALL BE CENTERED WITHIN BASE. ALL CONCRET SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS OR PER SOILS REPORT.
- ④ COMPACTED SUBGRADE

NOTE:
 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 2. SLOPE TOP OF FOOTER AWAY FROM POLE.
 3. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNER.
 4. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.



- ① 10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE.
- ② 2" VALVE MARKER
- ③ 2" CL 160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- ④ 3" DEPTH 3/4" CRUSHED GRAVEL 6" BEYOND EDGE OF BOX
- ⑤ PVC PRESSURE MAIN LINE
- ⑥ SCH. 80 TEE PER MAINLINE SIZE. ALIGN IN A DOWNWARD POSITION
- ⑦ SCH. 80 PVC NIPPLE
- ⑧ FINISH GRADE
- ⑨ 1" BRONZE STOP VALVE WITH SLOTTED KEY OPERATOR
- ⑩ SCH. 80 PVC ELL
- ⑪ SCH. 80 PVC NIPPLE
- ⑫ 3/4" GRAVEL SUMP - 1 CU. FT. MIN
- ⑬ SOIL BLANKET ENCLOSING SUMP AMOCO ENG. FABRIC 4545 - 4.5 OZ. OR EQUAL

NOTE:
 1. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
 2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.

1 CONTROLLER PEDESTAL

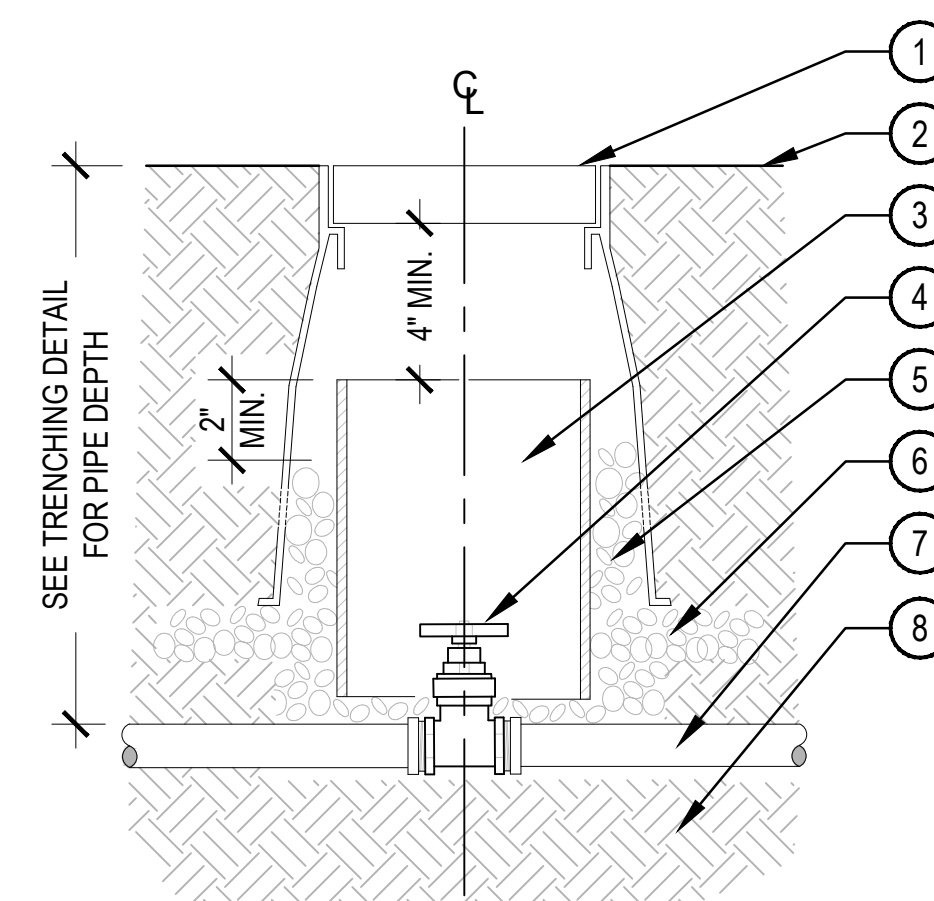
SCALE: NTS

2 RAIN SENSOR POLE MOUNT

NTS

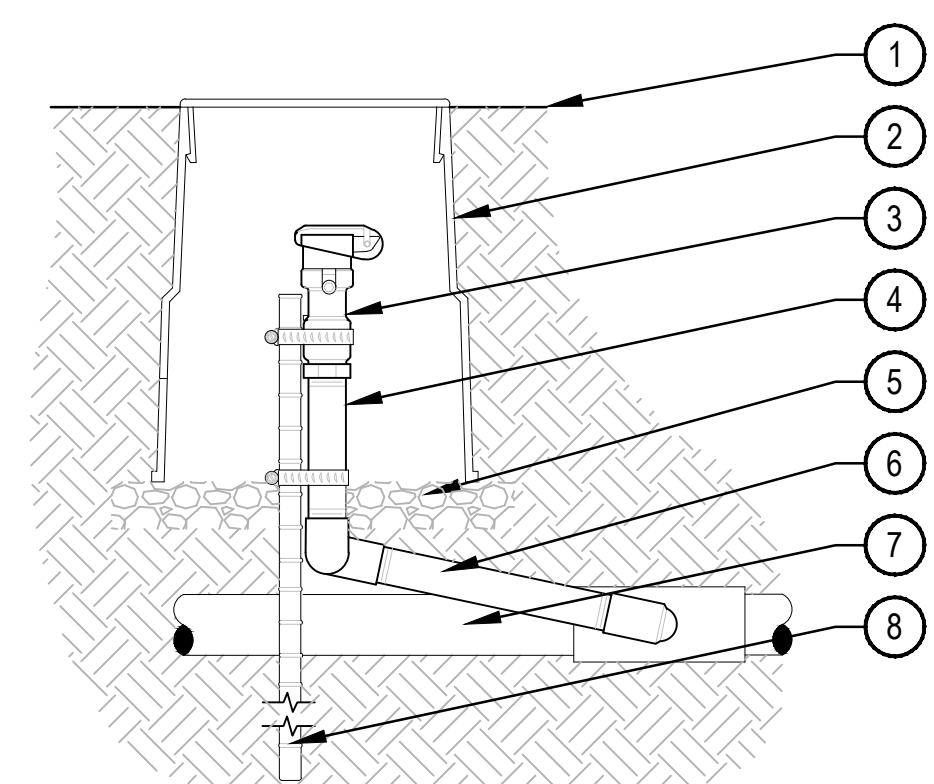
3 MANUAL DRAIN VALVE

SCALE: NTS



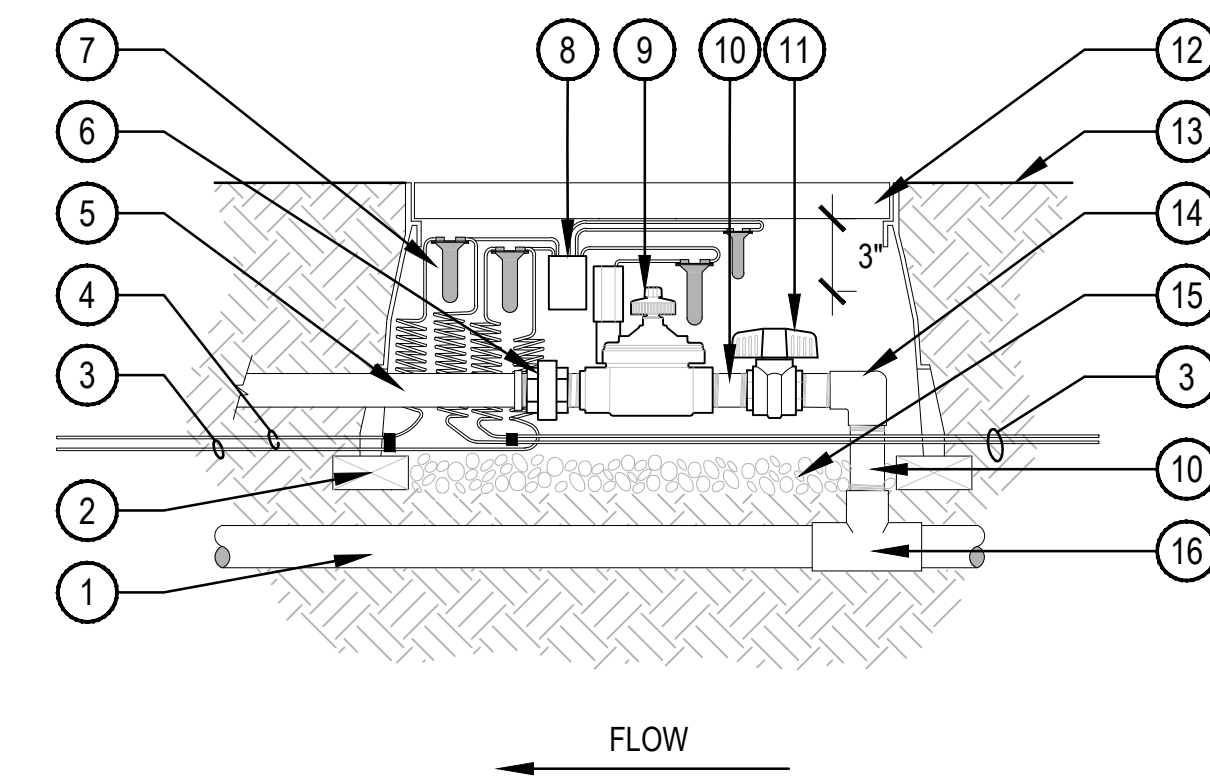
- ① LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- ② FINISH GRADE
- ③ 8" SCH 40 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- ④ GATE VALVE W/ CROSS HANDLE AND SOLID WEDGE DISC PER SCHEDULE
- ⑤ 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQUIRED.
- ⑥ 3" DEPTH 3/4" GRAVEL EXTEND 6" BEYOND EDGE OF BOX
- ⑦ PVC MAINLINE
- ⑧ COMPACTED SUBGRADE

NOTE:
 1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
 3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.



- ① FINISH GRADE
- ② 10" ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO FLUSH WITH FINISH GRADE
- ③ QUICK COUPLING VALVE W/ LOCKING COVER PER SCHEDULE
- ④ SCH. 80 PVC RISER (T x T)
- ⑤ 3" DEPTH 3/4" GRAVEL BASE EXTEND 6" BEYOND EDGE OF BOX
- ⑥ PVC SWING JOINT
- ⑦ PVC MAINLINE
- ⑧ 24" LONG #4 REBAR TO HOLD QUICK COUPLER IN PLACE W/ (2) STAINLESS STEEL CLAMPS

NOTES:
 1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
 2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
 3. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER. COLOR PER LEGEND.
 4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.
 5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.



- ① PVC MAINLINE
- ② BRICK SUPPORT (4 MIN.)
- ③ CONTROL WIRE
- ④ COMMON WIRE TO NEXT VALVE(S)
- ⑤ PVC LATERAL W/ MALE ADAPTER
- ⑥ SCH. 80 PVC UNION (THREADED)
- ⑦ WATERPROOF CONNECTORS
- ⑧ TWO-WIRE DECODER
- ⑨ CONTROL VALVE
- ⑩ (4) SCH. 80 PVC NIPPLE/ RISER (LENGTH & SIZE VARY)
- ⑪ SCH. 80 PVC BALL VALVE
- ⑫ LOCKING VALVE BOX
- ⑬ FINISH GRADE
- ⑭ PVC ELBOW (TxT)
- ⑮ 3/4" GRAVEL SUMP - 4" DEPTH
- ⑯ PVC TEE (SxSxT)

NOTE:
 1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
 2. 30" MINIMUM LENGTH OF CONTROL WIRE, COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.
 3. INSTALL DECODER PER MANUFACTURE'S SPECIFICATIONS FOR WIRING AND GROUNDING.

4 GATE VALVE 2" AND SMALLER

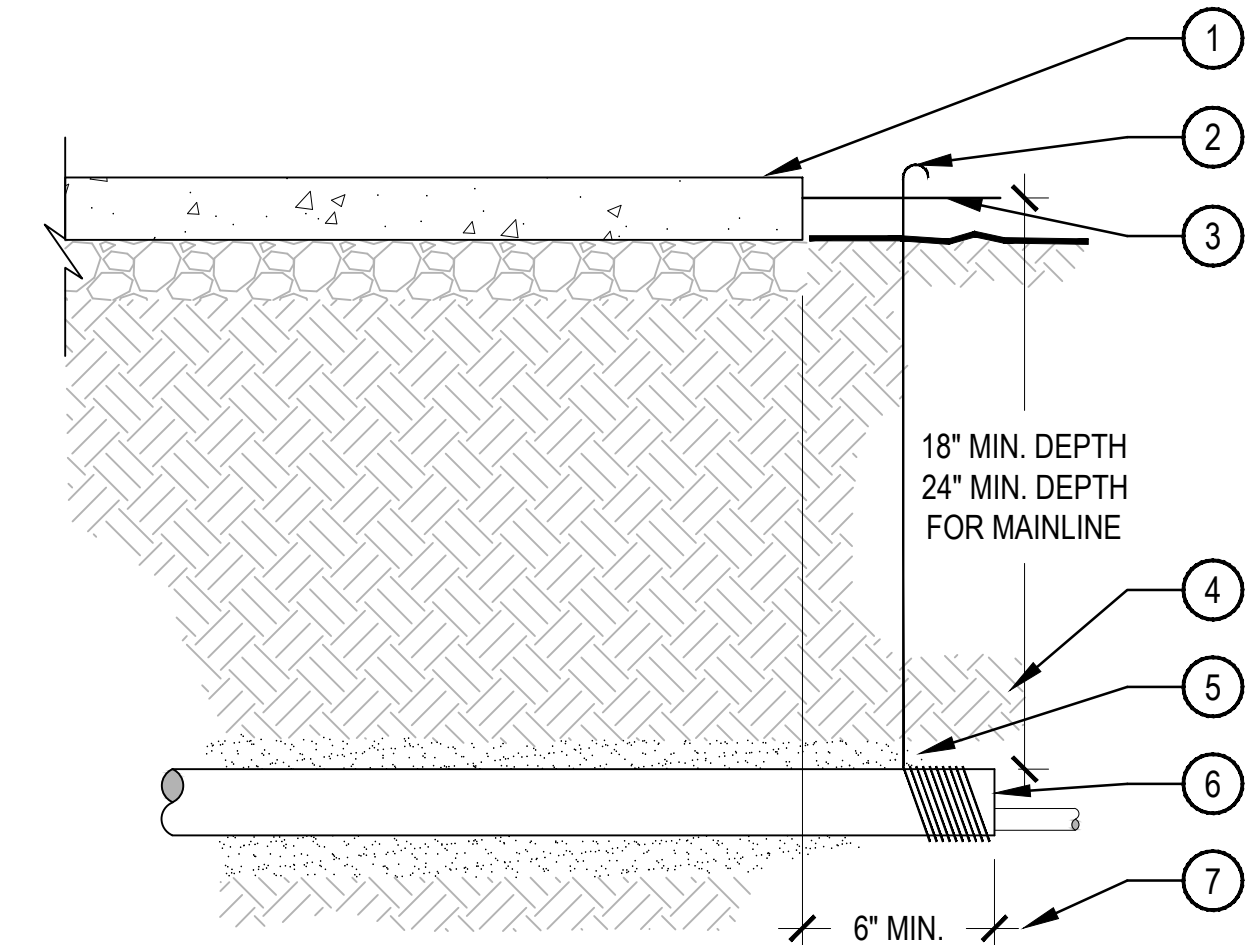
SCALE: NTS

5 QUICK COUPLER

SCALE: NTS

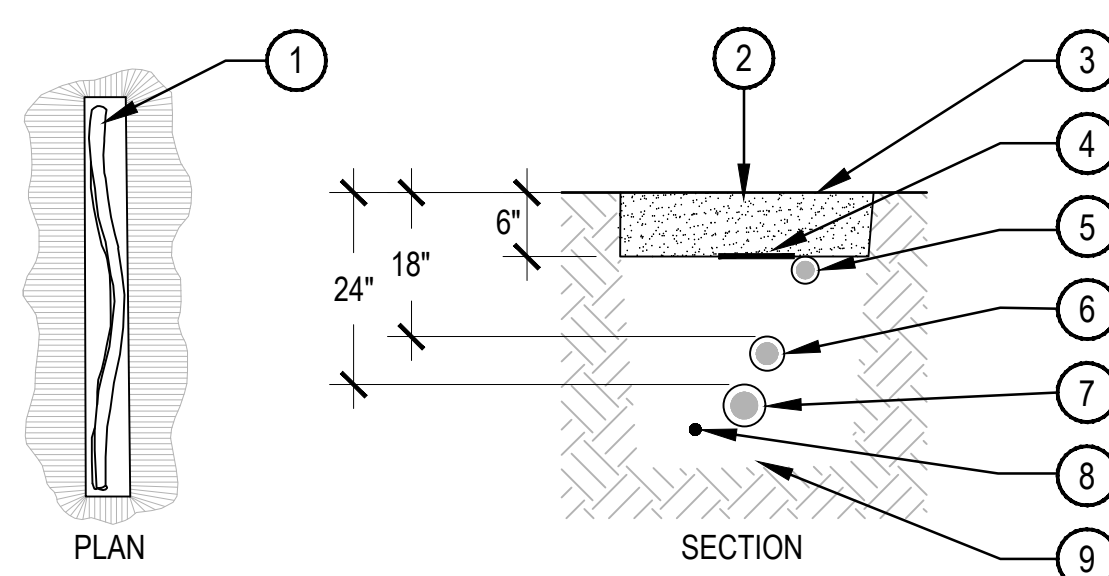
6 CONTROL VALVE DECODER

SCALE: NTS



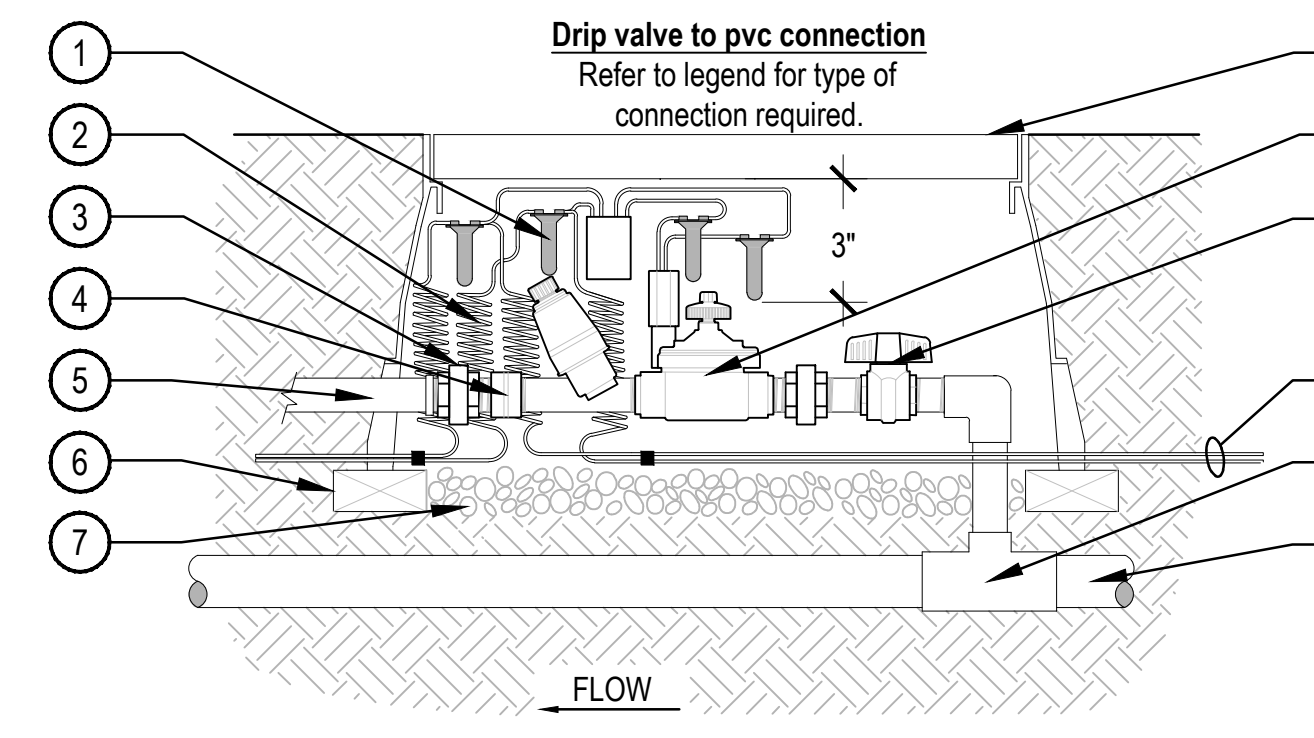
- ① PAVING
- ② WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE
- ③ FINISH GRADE / TOP OF DG
- ④ COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL
- ⑤ WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS
- ⑥ PVC SLEEVE PER SCHEDULE, TWICE DIAMETER OF THE SUM OF THE PIPES/ WIRES
- ⑦ EXTEND SLEEVES 6" BEYOND EDGES OF PAVING

NOTE:
 1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
 2. CAP SLEEVES UNTIL USE.
 3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
 4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
 5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.



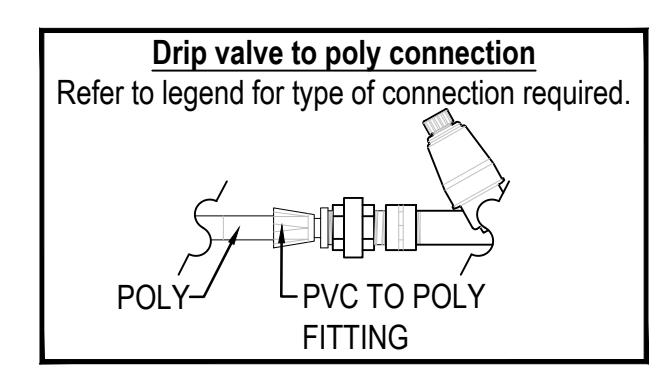
- ① SNAKE PVC OR POLYETHYLENE PIPE IN TRENCH
- ② EXCAVATED COVER MATERIAL (SEE NOTES)
- ③ FINISH GRADE
- ④ MAINLINE MARKING TAPE (PURPLE MARKING TAPE IF RECLAIMED)
- ⑤ POLYETHYLENE DRIP LATERAL/ DRIP PVC LATERAL PIPE (6" MIN. COVERAGE, 18" MIN. COVERAGE BELOW PEDESTRIAN WALKS.)
- ⑥ IRRIGATION LATERAL PIPE
- ⑦ IRRIGATION MAINLINE PIPE
- ⑧ VALVE WIRING
- ⑨ BEDDING MATERIAL (SEE NOTES)

NOTE:
 1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER' SPECIFICATIONS.
 2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS
 6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
 7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
 11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.



- ① WATERPROOF CONNECTORS
- ② 30" COIL OF WIRE MINIMUM PLACED IN BOX
- ③ (2) SCH. 80 PVC UNION (THREADED)
- ④ PVC COUPLING (FPTxFT)
- ⑤ PVC LATERAL
- ⑥ BRICK SUPPORT (4 MIN)
- ⑦ 4" DEPTH GRAVEL SUMP
- ⑧ VALVE BOX PER LEGEND, FLUSH TOP OF BOX W/ GRADE
- ⑨ CONTROL VALVE PER LEGEND
- ⑩ SCH. 80 PVC BALL VALVE
- ⑪ CONTROL AND COMMON WIRES FROM CONTROLLER
- ⑫ SCH. 80 TEE (SxSxT)
- ⑬ PVC MAINLINE

NOTES:
 1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS w/ WATERPROOF SPLICING MATERIAL.
 2. 30" MINIMUM LENGTH OF CONTROL WIRE COILED AND PLACED IN BOX AT WATER PROOF CONNECTION TO SOLENOID.
 3. INSTALL DECODERS PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.



7 PIPE SLEEVE

SCALE: NTS

8 PIPE TRENCH

SCALE: NTS

9 DRIP CONTROL ZONE KIT

SCALE: NTS

SOCIETY TURN

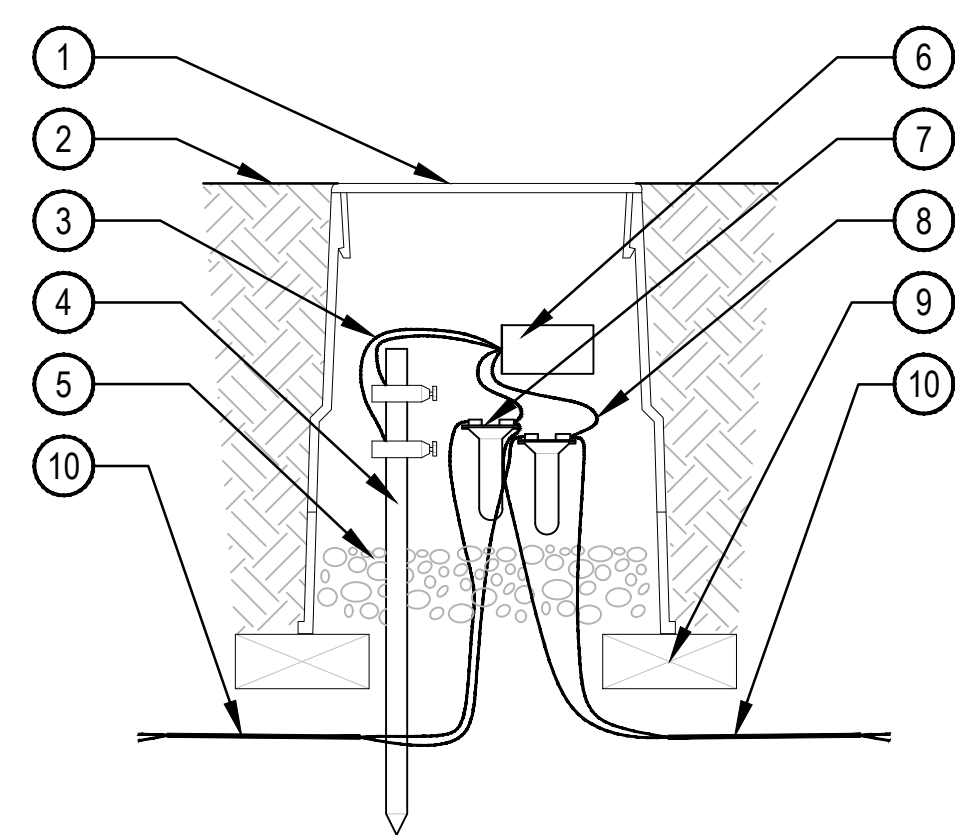
San Miguel County, CO
 PRELIMINARY PLAN SUBMITTAL

OWNER:
 Genesee Properties Inc,
 c/o Nicole Champine
 P.O. Box 63
 Berthoud, CO 80513

NOT FOR CONSTRUCTION

DATE:
 6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 IRRIGATION
 DETAILS



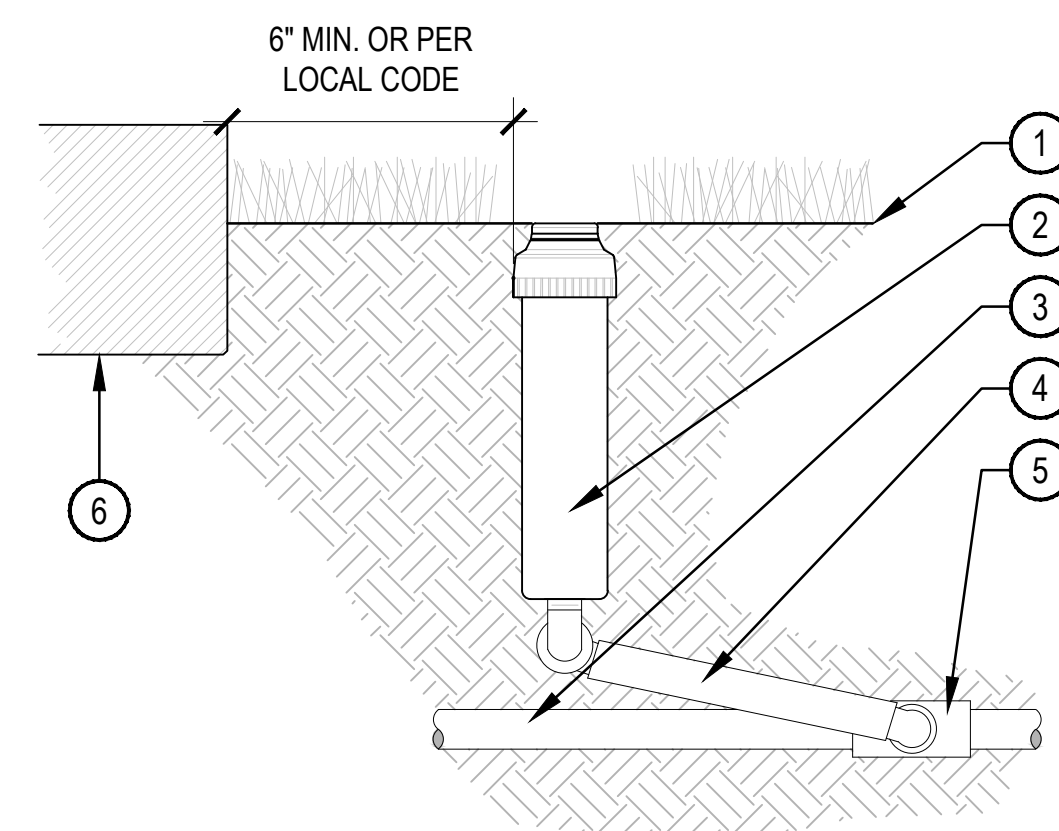
- 1 VALVE BOX WITH COVER PER LEGEND
- 2 FINISH GRADE
- 3 WIRE FROM LINE SURGE PROTECTOR TO GROUNDING ROD BRASS CLAMPS (1 OF 2)
- 4 GROUNDING ROD: 10 OHMS OR LESS
- 5 3 INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
- 6 LINE SURGE ARRESTOR
- 7 WATERPROOF CONNECTORS
- 8 WIRE FROM DECODER TO WIRE CONNECTOR
- 9 BRICK (2 MINIMUM)
- 10 TWO-WIRE CABLE/COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR CONTROLLER)

NOTES:

1. INSTALL A LINE SURGE PROTECTOR EVERY 8th DECODER OR EVERY 500 FT. WHICHEVER IS SHORTER AND AT THE END OF EACH WIRE RUN.
2. INSTALL THE GROUNDING WIRE AND EACH GROUNDING HARDWARE AT RIGHT ANGLES FROM THE TWO-WIRE PATHS, WHEN POSSIBLE.
3. EACH GROUND SYSTEM SHALL MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS OR LESS. REFER TO TWO-WIRE COMPONENTS MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR INSTALLATION.
4. INSTALL GROUNDING PER ASIC'S GUIDELINES.

1 LINE SURGE PROTECTION

SCALE: NTS



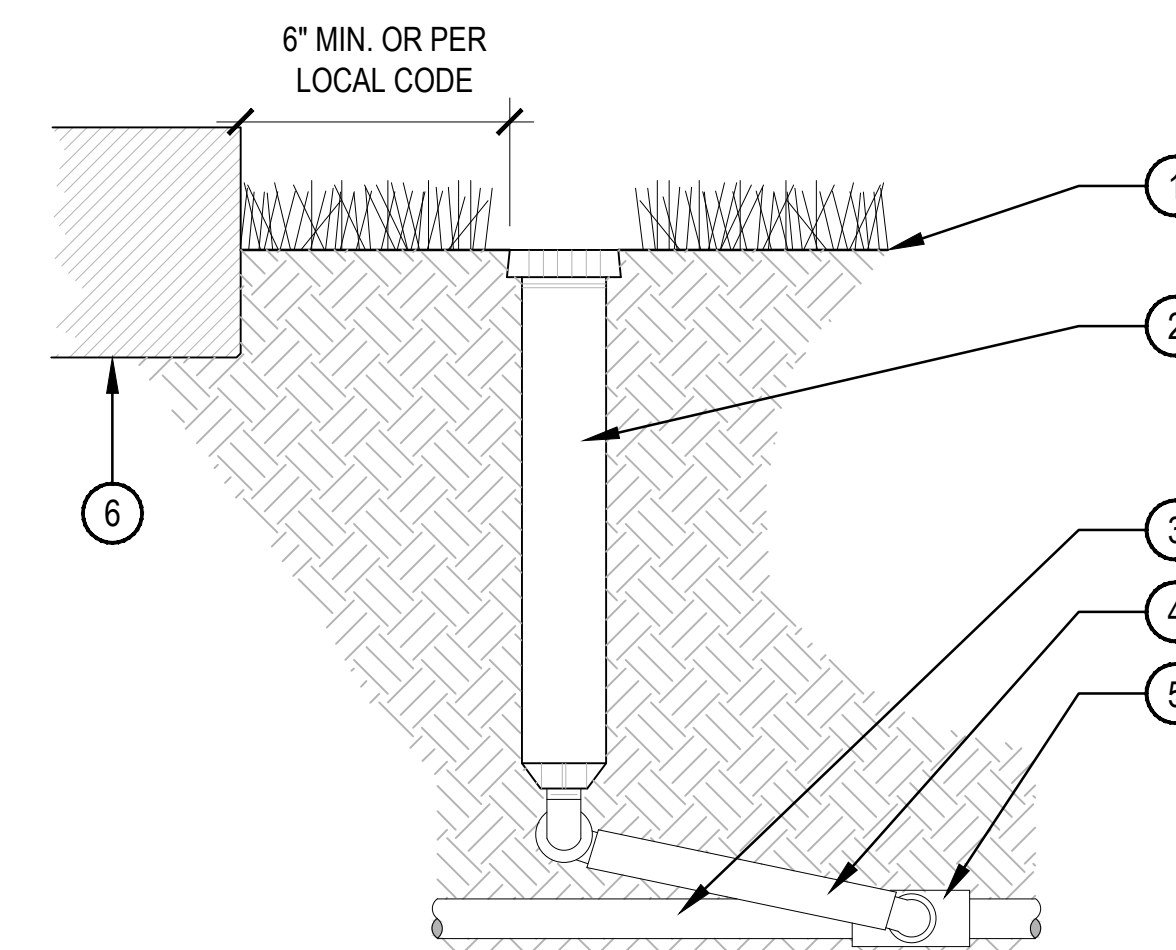
- 1 FINISH GRADE
- 2 ROTOR - SIZE PER PLAN
- 3 PVC LATERAL PIPE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 TEE OR ELL (S x T)
- 6 WALLS, WALKS, COURTS, CURB, ETC.

NOTE:

1. SET TOP OF HEAD FLUSH WITH FINISH GRADE.
2. ADJUSTABLE ARC NOZZLES SHALL BE USED ON CURVED OR NON-STANDARD ANGLED EDGES.
3. ROTORS SHALL BE INSTALLED 6" MINIMUM FROM ANY WALLS, WALKS, COURTS, ETC. PER LOCAL CODES
4. ADJUST ALL ROTOR HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

2 ROTOR POP-UP

SCALE: NTS



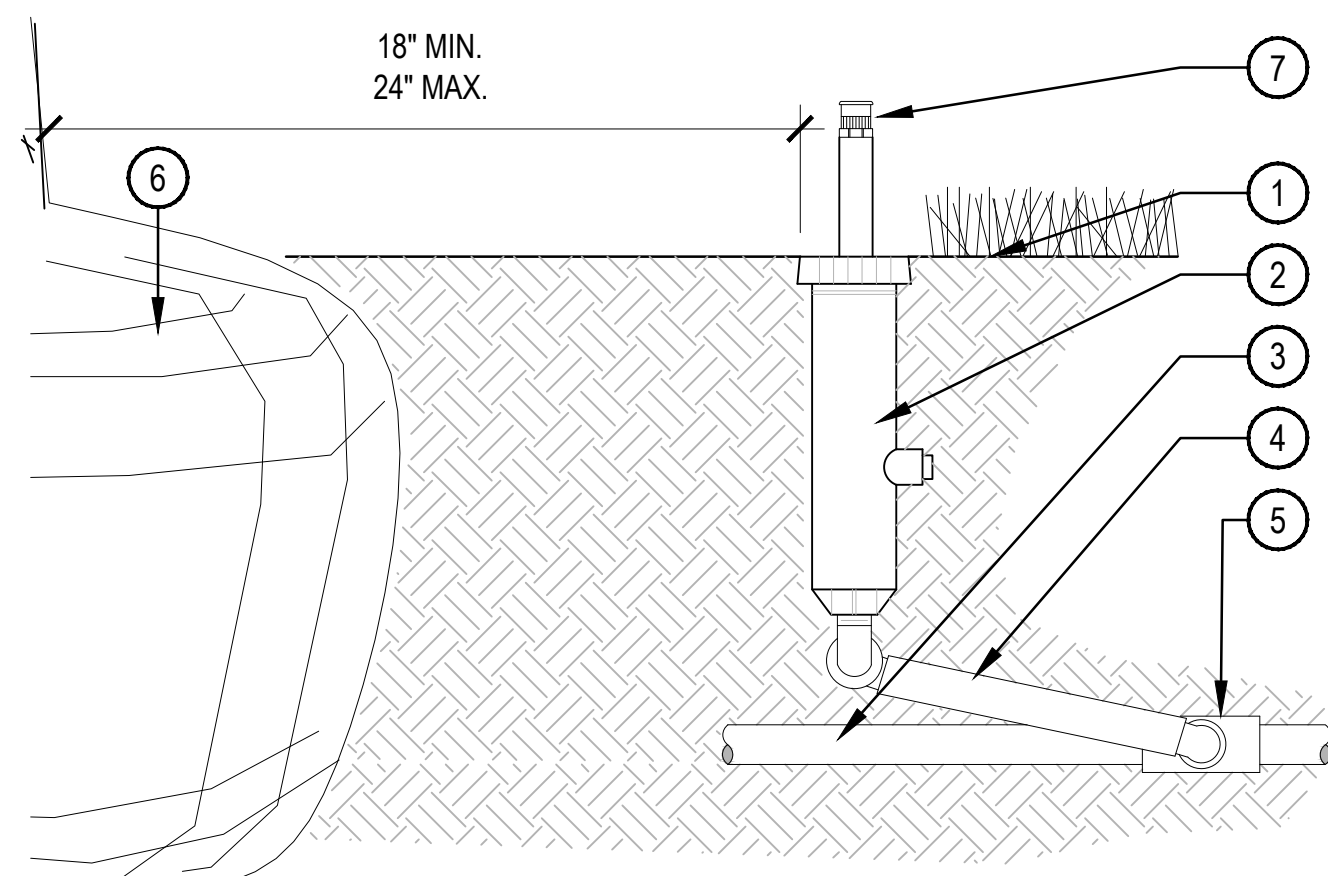
- 1 FINISH GRADE
- 2 12" POP-UP SPRAY HEAD PER SCHEDULE
- 3 PVC LATERAL PIPE PER SCHEDULE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 TEE OR ELL, (S x T)
- 6 WALLS, WALKS, COURTS, CURB, ETC.

NOTE:

1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS HEAD SHALL BE LEVEL WITH SURROUNDING FINISHED GRADE.
3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

3 12 INCH POP-UP SPRAY

SCALE: NTS



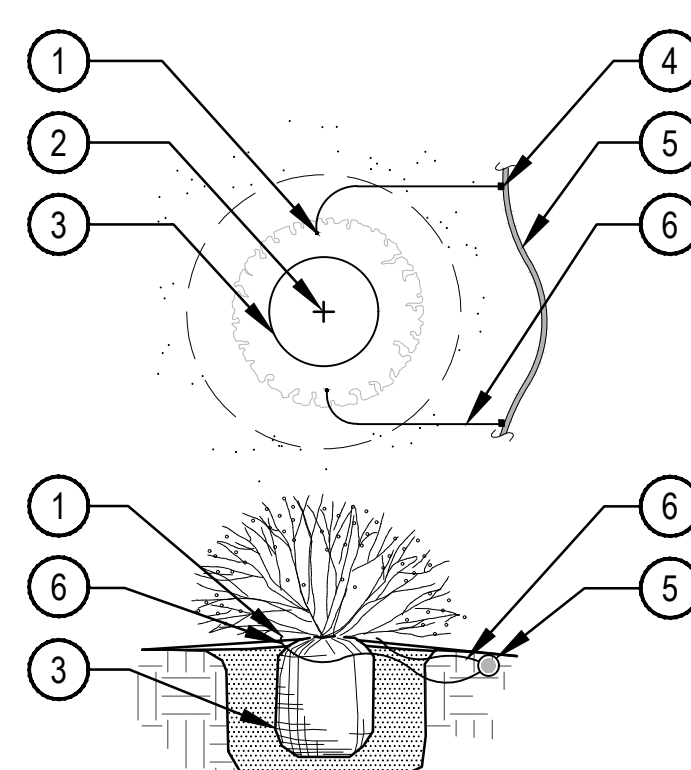
- 1 FINISH GRADE
- 2 POP-UP SPRAY HEAD PER SCHEDULE
- 3 PVC LATERAL PIPE
- 4 SWING JOINT ASSEMBLY
- 5 PVC SCH. 40 TEE OR ELL, (S x T)
- 6 TREE ROOT BALL
- 7 FULL CIRCLE BUBBLER (MODEL PER LEGEND)

NOTE:

1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 24" FROM ROOT BALL.
3. ADJUST ALL SPRINKLERS BODIES SO THAT NO FLOODING OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.

4 POP-UP BUBBLER

SCALE: NTS



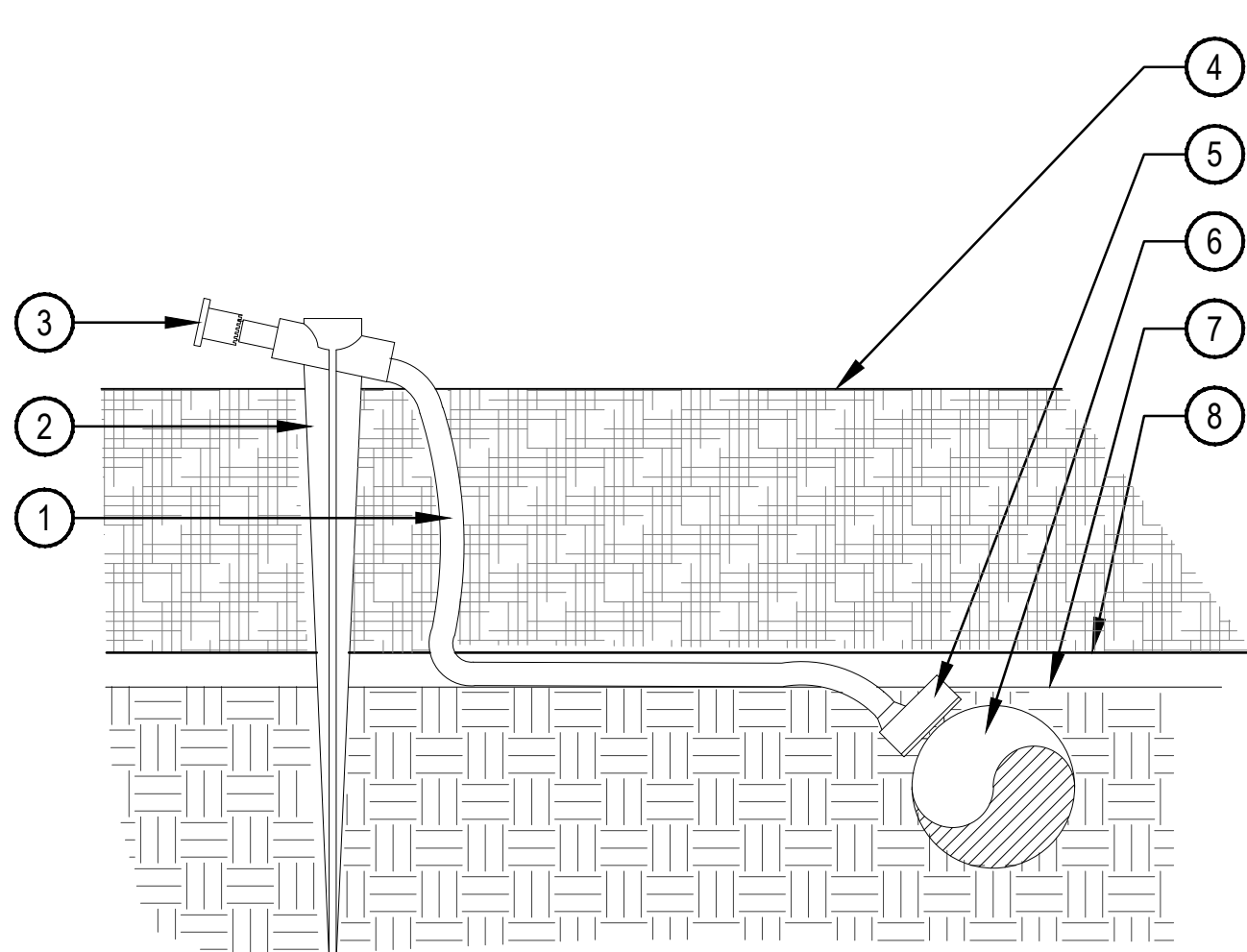
- 1 DIFFUSER CAP W/ DRIP STAKE
- 2 PLANT CENTER
- 3 PLANT ROOTBALL
- 4 SINGLE OUTLET EMITTER
- 5 3/4" POLYETHYLENE DRIP TUBING
- 6 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')

NOTE:

1. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.
2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
3. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.
4. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE.
5. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS AND SUN EXPOSURE.
6. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.

5 SINGLE OUTLET EMITTER PLACEMENT

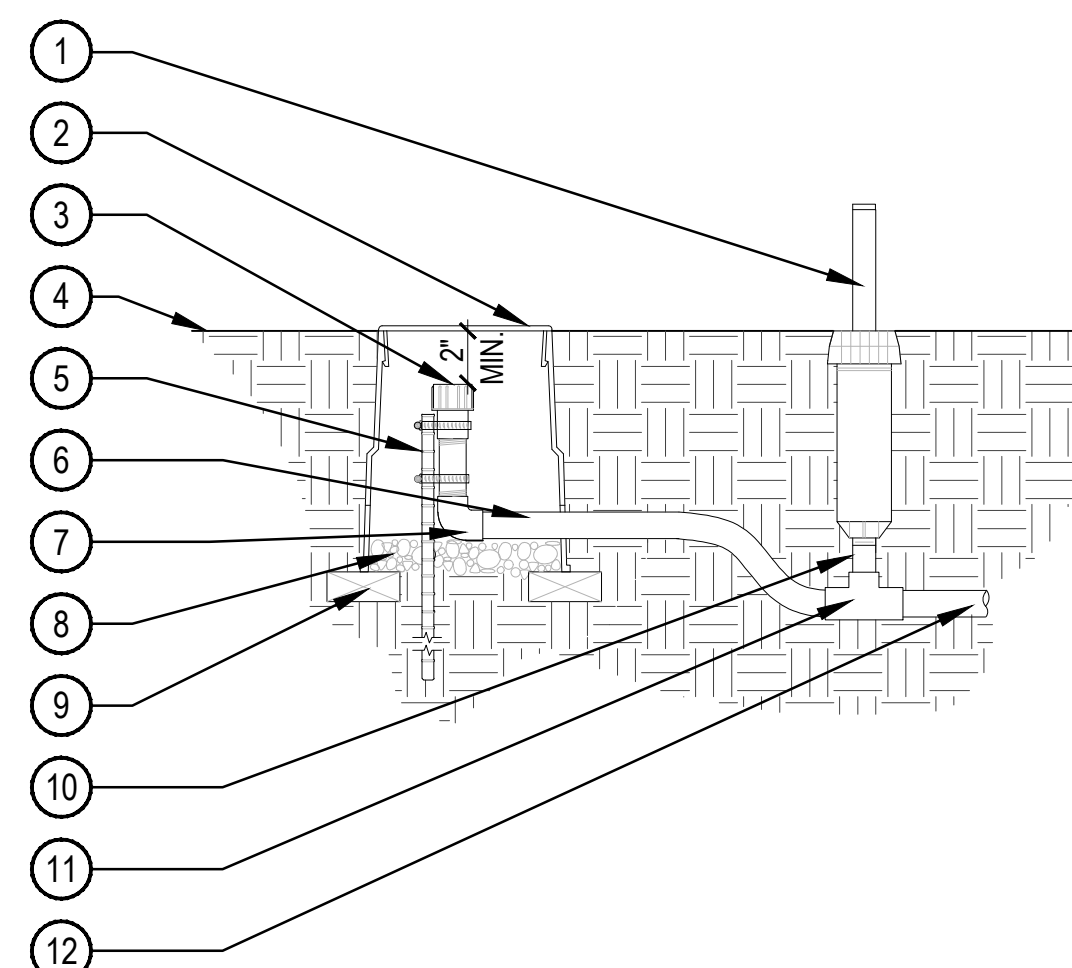
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- 1 1/4" DISTRIBUTION TUBING. RUN TUBING UNDER WEED BARRIER FABRIC TO PLANT. LENGTH NOT TO EXCEED 8'
- 2 UNIVERSAL 1/4" STAKE
- 3 DIFFUSER CAP
- 4 TOP OF MULCH
- 5 PRESSURE COMPENSATING EMITTER PER EMITTER SCHEDULE. INSTALL EMITTER AT 45° TO 60° ANGLE
- 6 3/4" POLYETHYLENE TUBING SET WITH TOP OF TUBING FLUSH WITH FINISH GRADE OF SOIL
- 7 FINISH GRADE OF SOIL
- 8 WEED BARRIER FABRIC

7 SINGLE OUTLET EMITTER

SCALE: NTS



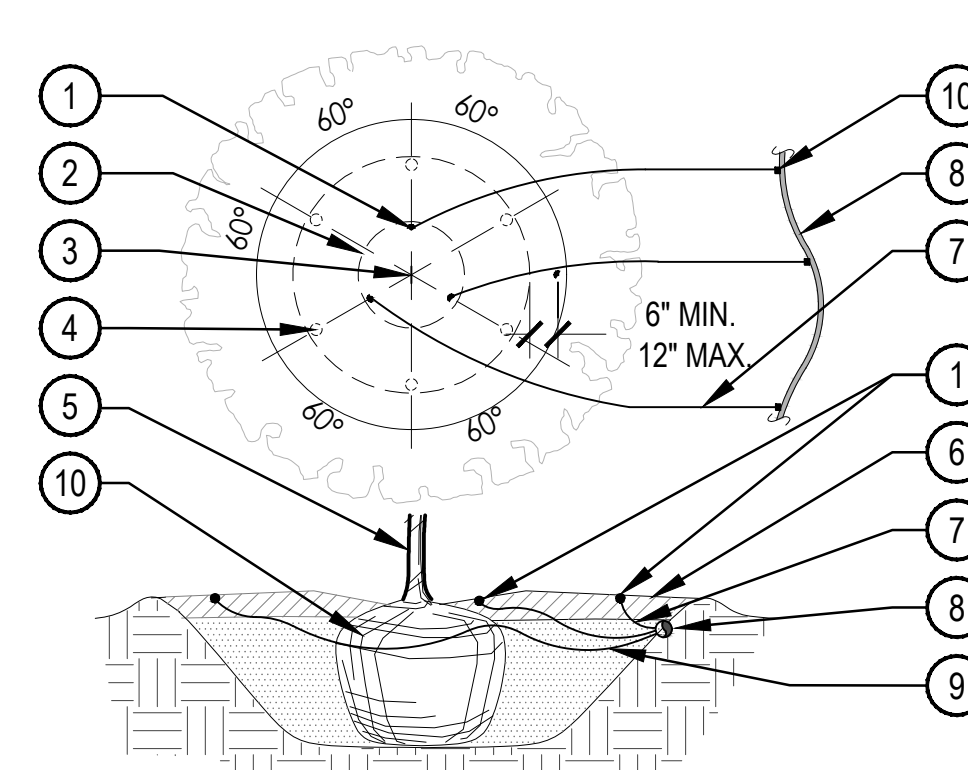
- 1 4" POP-UP HEAD WITH ENCLOSED NOZZLE AND SWING PIPE. (ZONE OPERATIONAL INDICATOR)
- 2 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 3 HOSE END SELF FLUSH CAP
- 4 FINISH GRADE
- 5 24" #4 REBAR TO HOLD END CAP IN PLACE W/ (2) STAINLESS STEEL HOSE CLAMPS
- 6 3/4" POLYETHYLENE DRIP TUBING
- 7 ELBOW COMPRESSION FITTING
- 8 3/4" GRAVEL SUMP, 4" DEPTH
- 9 BRICK (2 REQUIRED MIN.)
- 10 RISER (LENGTH AS NEEDED)
- 11 COMPRESSION TEE W/ POLY TO PVC ADAPTER
- 12 PVC LATERAL

NOTE:

1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
2. SECURE STAKE TO FLUSH END CAP OR PVC NIPPLE WITH A MIN. OF 2 HOSE CLAMPS.
3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

8 DRIP FLUSH END CAP WITH INDICATOR

SCALE: NTS



- 1 EMISSION POINT. DIFFUSER CAP W/ DRIP STAKE (TYP.)
- 2 PLANT ROOT BALL (TYP.)
- 3 PLANT CENTER (TYP.)
- 4 SECOND EMISSION POINTS SEE NOTE 3 BELOW
- 5 TREE TRUNK
- 6 MULCH LAYER
- 7 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
- 8 3/4" POLYETHYLENE DRIP TUBING
- 9 SINGLE OUTLET EMITTER
- 10 ROOTBALL

NOTE:

1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
2. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.
3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.
4. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

6 TREE EMITTER PLACEMENT

SCALE: NTS

SOCIETY TURN

San Miguel County, CO
 PRELIMINARY PLAN SUBMITTAL

OWNER:

Genesee Properties Inc.
 c/o Nicole Champine
 P.O. Box 63
 Berthoud, CO 80513

NOT FOR CONSTRUCTION

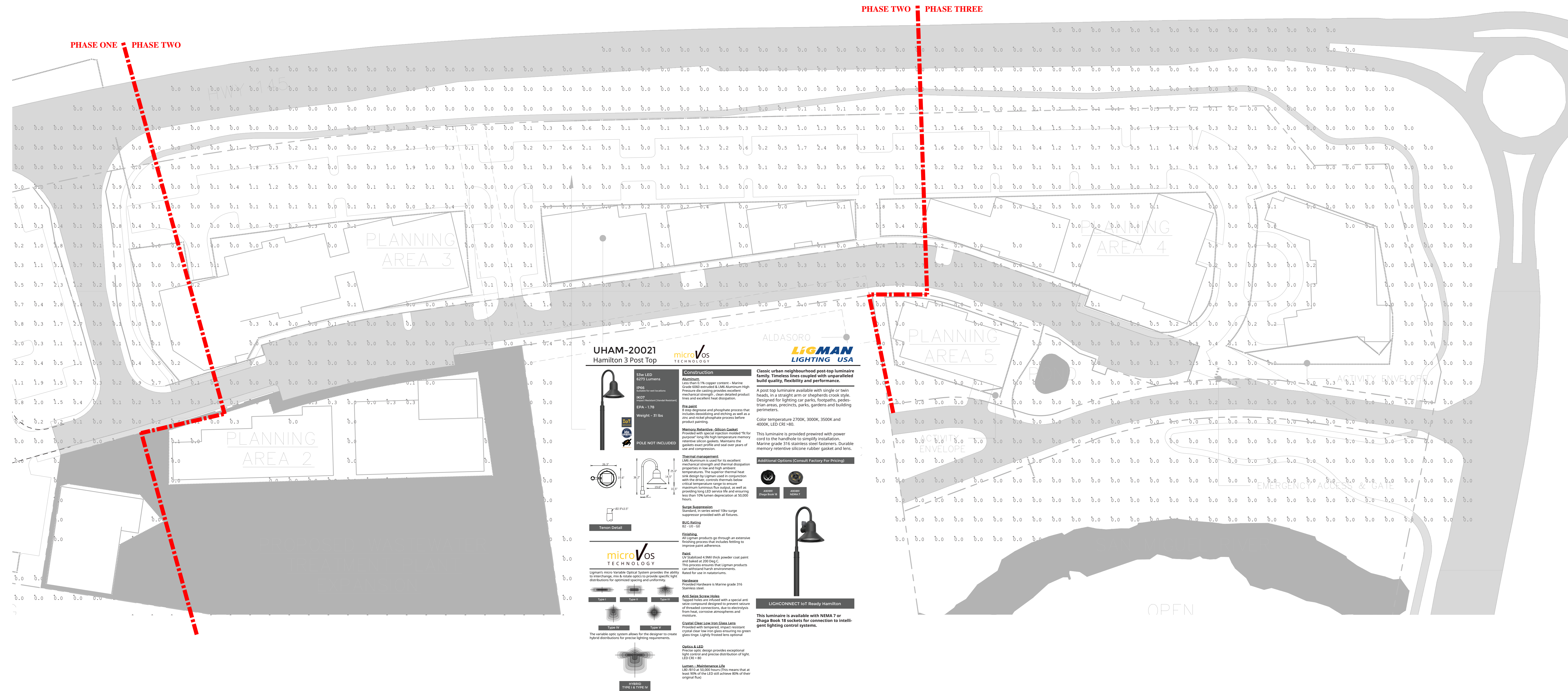
DATE:

6/30/22 PRELIM. PLAN
 7/29/22 RESUBMITTAL

SHEET TITLE:
 IRRIGATION
 DETAILS

GENERAL NOTE: EXTENTS OF EXTERIOR LIGHTING SHOWN FOR PROOF OF CONCEPT RELATIVE TO DARK-SKY, CODE, AND DESIGN GUIDELINES. SITE SPECIFIC LIGHTING DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

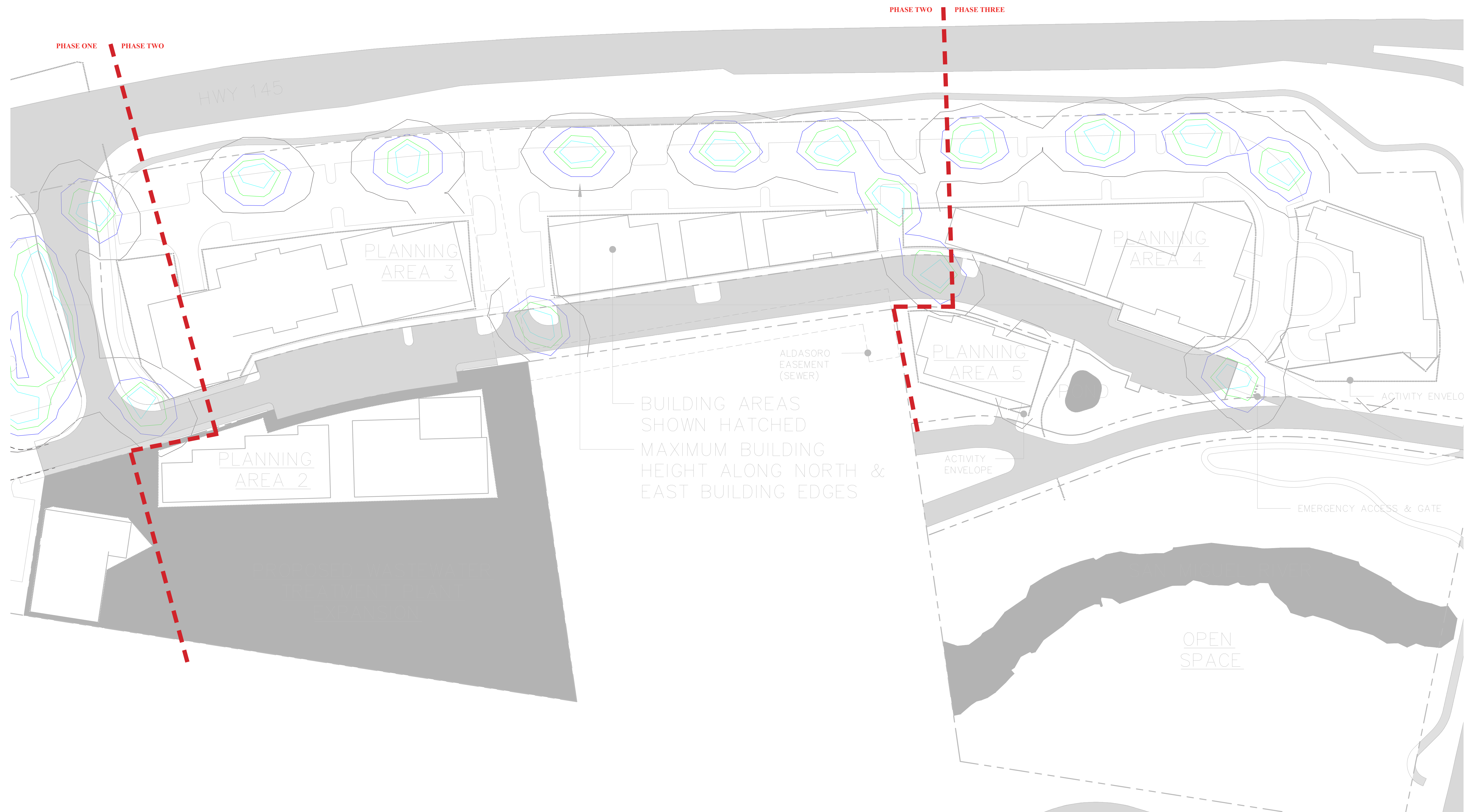
- GENERAL NOTES:
- LIGHTING WILL ADHERE TO COUNTY CODE INCLUDING BUT NOT LIMITED TO FULL CUT-OFF OPTICS (FULLY SHIELDED), DARK SKY FIXTURE RATING, 2700K CCT.
 - LIGHTING IS FOR SAFETY.
 - PARKING LOT LIGHTING FOR VERTICAL ILLUMINANCE LEVELS (FACE RECOGNITION) AND TO PROVIDE CLEAR DELINEATION AT EDGES OF LOT.
 - STREET LIGHTING FOR SAFETY AT INTERSECTIONS ONLY.
 - MAX FC LEVEL ON SITE IS 5FC. MOONLIGHT = 0.02FC. LIGHT REQ FOR SMALL PRINT READING = 10FC/MIN.
 - CUTSHEET PROVIDED AS REFERENCE TO GENERAL DESIGN AESTHETIC AND OPTICAL CONTROL / DARK SKY RATING.
 - ARCHITECTURAL LIGHTING ON BUILDING ELEVATIONS PROVIDED RELATIVE TO BUILDING DESIGN AT BUILDING ENTRANCES AND EXITS SHALL BE FOR EGRESS / SAFETY ONLY.



GENERAL NOTE: EXTENTS OF EXTERIOR LIGHTING SHOWN FOR PROOF OF CONCEPT RELATIVE TO DARK-SKY, CODE, AND DESIGN GUIDELINES. SITE SPECIFIC LIGHTING DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

GENERAL NOTE:
EXTENTS OF EXTERIOR LIGHTING SHOWN FOR PROOF OF CONCEPT RELATIVE TO DARK-SKY, CODE, AND DESIGN GUIDELINES. SITE-SPECIFIC LIGHTING DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

Isoline Legend	
Illuminance (Fc)	
Color	Value
Black	0.1
Blue	0.5
Green	1
Yellow	1.5



GENERAL NOTE: EXTENTS OF EXTERIOR LIGHTING SHOWN FOR PROOF OF CONCEPT RELATIVE TO DARK-SKY, CODE, AND DESIGN GUIDELINES. SITE SPECIFIC LIGHTING DESIGN FOR PLANNING AREAS 2-5 TO BE SUBMITTED WITH ARCHITECTURAL PLANS.

Isoline Legend	
Illuminance (Fc)	
Color	Value
Black	0.1
Blue	0.5
Green	1
Red	1.5

