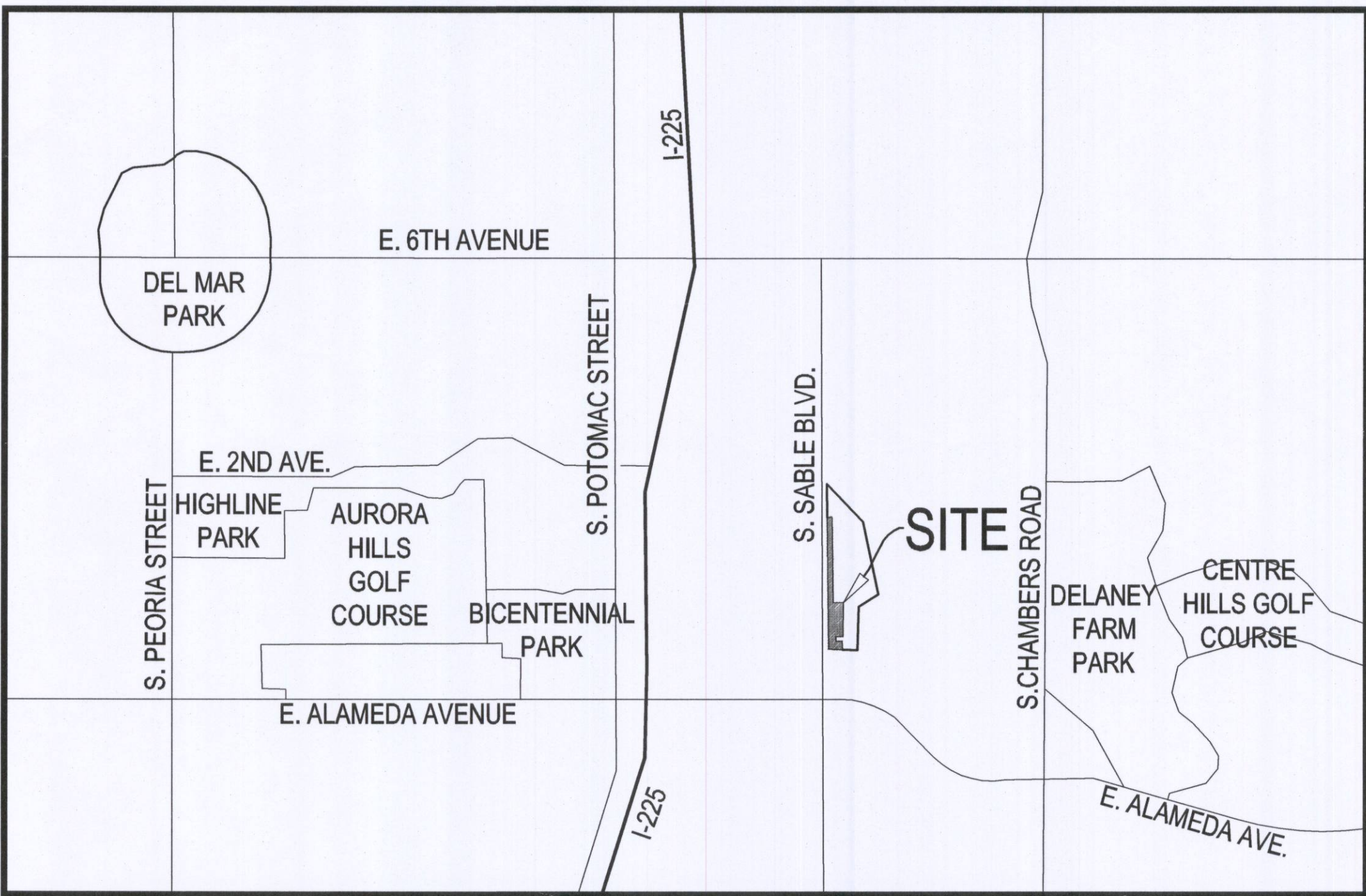


LANDON PARK APARTMENTS REDEVELOPMENT PLAN

DATA BLOCK

LAND AREA WITHIN PROJECT LIMITS	133,680 S.F.	(3.07 ACRES)
HARD SURFACE COVERAGE	62% AND 83,452 S.F.	(1.92 AC)
LANDSCAPE COVERAGE	38% AND 50,228 S.F.	(1.15 AC)
PRESENT ZONING CLASSIFICATION	CITY CENTER ZONE DISTRICT (CC2D)	
PARKING SPACES PROVIDED	82 (87 with accessible spaces)	
ACCESSIBLE SPACES REQUIRED	4	
ACCESSIBLE SPACES PROVIDED	5, 4 VAN	



VICINITY MAP
NOT TO SCALE



AMENDMENTS:

MYLAR CHANGE TO UPDATE
SHEETS 7 THROUGH 10 (6/13/17)

SIGNATURE BLOCK

LEGAL DESCRIPTION: A PORTION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, LOT 1, BLOCK 1, & LOT 1, BLOCK 2, OF AURORA CENTER SUBDIVISION FILING NUMBER 1

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, THE CITY OF AURORA HAS CAUSED
THESE PRESENTS TO BE EXECUTED THIS 14 DAY OF JULY AD. 2016

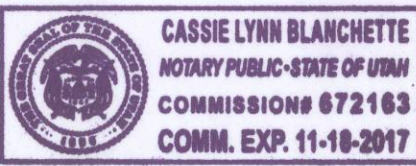
BY: Christian V. Young
CHRISTIAN V. YOUNG,
MANAGER FOR STARR BRIDGE PROMENADE, LLC; BP CALLAN PROMENADE, LLC
AND BP CHATEAU PROMENADE, LLC.

STATE OF Utah)SS
COUNTY OF Salt Lake) CORPORATE SEAL

ON THIS 14 DAY OF July, 2016, BEFORE ME Cassie Lynn Blanchette
NOTARY PUBLIC, PERSONALLY APPEARED Christian V. Young
AND ACKNOWLEDGED THAT HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Cassie Lynn Blanchette
(NOTARY PUBLIC)



NOTARY SEAL

MY COMMISSION EXPIRES 11-10-17
NOTARY BUSINESS ADDRESS 5295 S. Commerce Dr. SLC, UT 84107

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: Alt Hatten DATE: 7/21/16
PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD. _____

CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 PARKING LOT LAYOUT AND STRIPING / SIGNAGE
- 4 PARKING LOT LAYOUT AND STRIPING / SIGNAGE
- 5 GRADING PLAN
- 6 GRADING PLAN
- 7 LANDSCAPE PLAN
- 8 LANDSCAPE PLAN
- 9 LANDSCAPE PLAN
- 10 LANDSCAPE DETAILS
- 11 SITE ELECTRICAL PLAN - PARKING LIGHTING
- 12 ELECTRICAL SPECIFICATIONS - PARKING LIGHTING

CONTACT LIST

CIVIL ENGINEER

TAIT
6163 E. LARIMER COUNTY ROAD 16
LOVELAND, CO 80537
970.613.1447 PHONE
970.613.1897 FAX

LANDSCAPE ARCHITECT

STANLEY CONSULTANTS INC.
8000 SOUTH CHESTER STREET, SUITE 800
CENTENNIAL, CO 80112
303.799.6806 PHONE
303.799.8107 FAX

GEOTECHNICAL

CESARE, INC.
7108 S ALTON WAY, BUILDING B
CENTENNIAL, CO 80112
303.220.0300 PHONE
303.220.0442 FAX

ELECTRICAL

ACKERMAN ENGINEERING, INC.
16205 W. 64TH AVE, SUITE B3
ARVADA, CO 80007
303.278.7297 PHONE
303.278.9009 FAX

NO.	DESCRIPTION	REVISIONS	BY	DATE

6163 E. Larimer County Road 16
Loveland, CO 80537
P: 970.613.1447 E: 970.613.1897
www.tait.com
Bole
Denver
Dallas
North Dakota
Seattle



RE-DEVELOPMENT PLAN COVER SHEET
LANDON PARK APARTMENTS
AT AURORA CENTER SUBDIVISION FILING NUMBER 1
100 SOUTH SABLE BOULEVARD
AURORA, COLORADO 80012

DRAWN: _____
DATE: _____
CHECKED: _____
DATE: _____
REVISION #: _____
JOB NO: CO13110

LANDON PARK APARTMENTS REDEVELOPMENT PLAN

REQUIRED SITE PLAN NOTES

- The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign code.
- Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
- "Accessible exterior routes" shall be provided from accessible parking, accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36", and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1. *(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*
- The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation systems or private utilities
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
- All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
- Architectural features (i.e. bay windows, fireplaces, roof overhang, foundations, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

NO.	DESCRIPTION	REVISIONS	
		BY	DATE

6161 E. Latimer County Road 16
Loveland, CO 80537
P: 970/613/1447
www.tait.com

TAIT

Since 1964

T: 970/613/1897

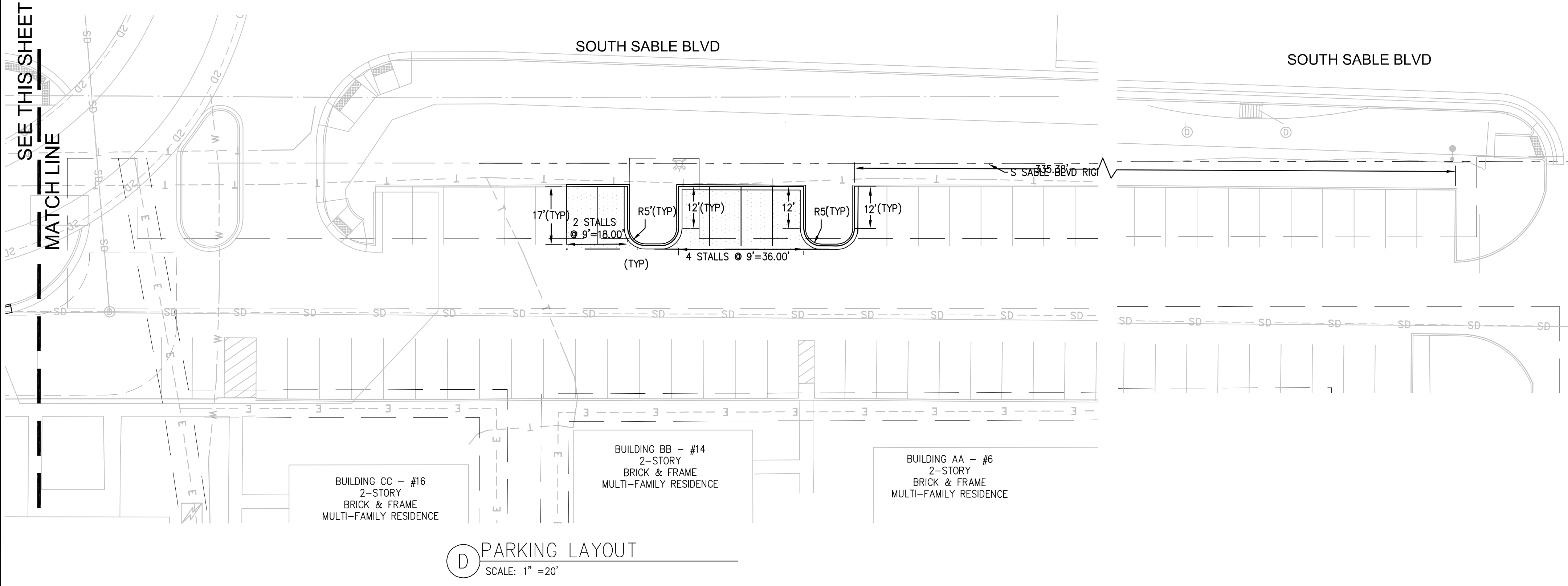
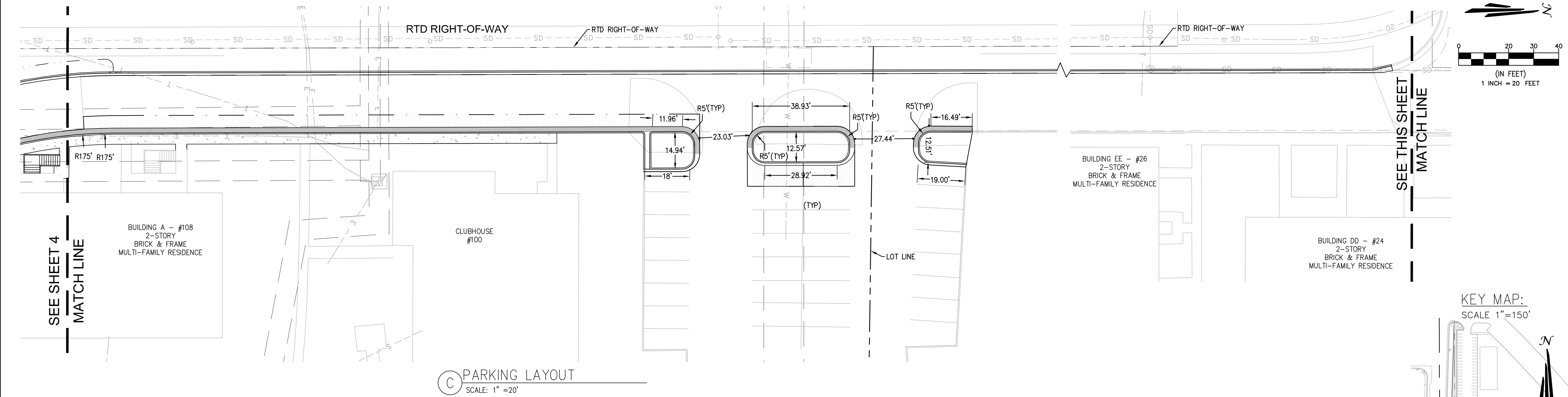
Los Angeles
San Francisco
Seattle

Boise
Denver
North Dakota

RE-DEVELOPMENT PLAN GENERAL NOTES

LANDON PARK APARTMENTS
AT AURORA CENTER SUBDIVISION FILING NUMBER 1
100 SOUTH SABLE BOULEVARD
AURORA, COLORADO 80012

DRAWN: DATE:	CHECKED: DATE:	REVISION #: DATE:	JOB NO.: CO13110
-----------------	-------------------	----------------------	------------------



LEGEND:

- EASEMENT
- FUTURE EMERGENCY ACCESS
- SAWCUT
- TRASH ENCLOSURE
- CATCH CURB
- EXISTING ELECTRICAL
- EXISTING GAS
- EXISTING SANITARY
- EXISTING STORM DRAIN
- EXISTING TELEPHONE
- EXISTING WATER
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED WATER MANHOLE
- EXISTING MONITORING WELL
- EXISTING WATER VALVE
- EXISTING CAPPED UTILITY STUB
- PROPOSED TRUNCATED DOMES
- PROPOSED PERMEABLE PAVERS
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT

ABBREVIATIONS:

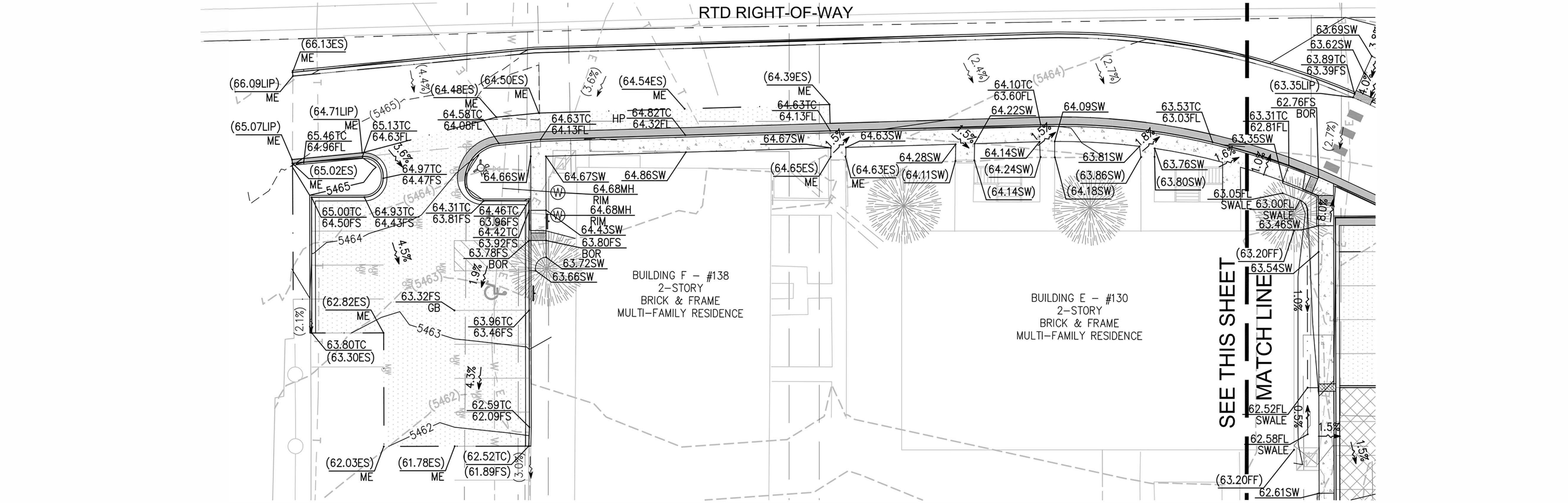
- R RADIUS
- TYP TYPICAL



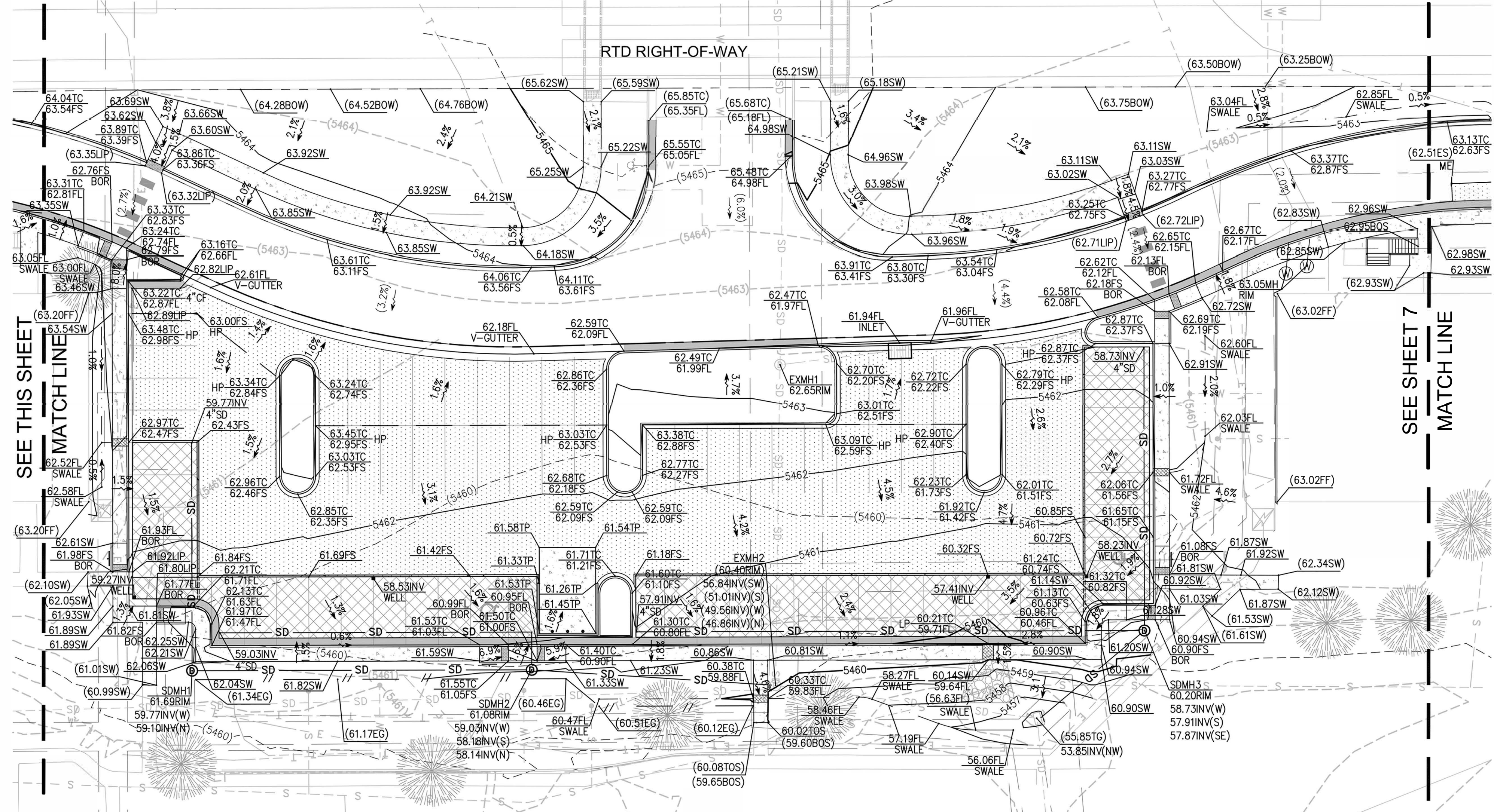
PARKING LOT LAYOUT AND STRIPING / SIGNAGE

LONDON PARK APARTMENTS
AT AURORA CENTER SUBDIVISION FILING NUMBER 1
100 SOUTH SABLE BOULEVARD
AURORA, COLORADO 80012

DRAWN: TLU
DATE: 10/07/2015
CHECKED: GAO
DATE: 02/23/16
REVISION #: 3
JOB NO: CO13110



A GRADING PLAN
SCALE: 1" = 20'



B GRADING PLAN
SCALE: 1" = 20'

ADA NOTE:

ALL SIDEWALKS ARE TO ABIDE BY THE FOLLOWING PARAMETERS:

- CROSS-SLOPE NOT TO EXCEED 2%
- LONGITUDINAL SLOPE NOT TO EXCEED 5%
- LONGITUDINAL RAMP SLOPE NOT TO EXCEED 8.33%
- RAMP LANDINGS NOT TO EXCEED 2% (LANDING PLACEMENT PER RAMP DETAILS)
- PATHWAYS EXCEEDING THESE STANDARDS WILL BE REPLACED AT THE CONTRACTORS EXPENSE

BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. ASSUMED TO BEAR SOUTH 00°11'15" EAST.

* Please refer to the complete civil package, approved by the City of Aurora



LEGEND:

- | | |
|--|---------------------------------|
| | EASEMENT |
| | EMERGENCY ACCESS |
| | DAYLIGHT TO EXISTING |
| | RIDGE |
| | SAWCUT |
| | SWALE |
| | TRASH ENCLOSURE |
| | CATCH CURB |
| | PROPOSED GRADE |
| | EXISTING GRADE |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | SLOPE/FLOW DIRECTION |
| | EXISTING ELECTRICAL |
| | EXISTING GAS |
| | EXISTING SANITARY |
| | EXISTING STORM DRAIN |
| | EXISTING TELEPHONE |
| | EXISTING WATER |
| | EXISTING STORM DRAIN MANHOLE |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING ELECTRIC TRANSFORMER |
| | EXISTING/PROPOSED FIRE HYDRANT |
| | EXISTING/PROPOSED WATER MANHOLE |
| | EXISTING MONITORING WELL |
| | EXISTING WATER VALVE |
| | EXISTING CAPPED UTILITY STUB |
| | PROPOSED TRUNCATED DOMES |
| | PROPOSED PERMEABLE PAVERS |
| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT PAVEMENT |

ABBREVIATIONS:

- | | | | |
|------|---------------------------------------|------|-----------------|
| BOR | BOTTOM OF RAMP | INV | INVERT |
| BOS | BOTTOM OF STEP | LIP | LIP OF GUTTER |
| BOW | BOTTOM OF WALL | ME | MATCH EXISTING |
| CC | CURB CUT | MH | MANHOLE |
| CDOT | COLORADO DEPARTMENT OF TRANSPORTATION | MW | MONITORING WELL |
| CF | CURB FACE | NO | NUMBER |
| E | ELECTRIC | NTS | NOT TO SCALE |
| EG | EXISTING GROUND | PR | PROPOSED |
| ES | EXISTING SURFACE | S | SANITARY |
| EX | EXISTING | SD | STORM DRAIN |
| FFE | FINISHED FLOOR ELEVATION | SW | SIDEWALK |
| FG | FINISHED GRADE | TC | TOP OF CURB |
| FL | FLOW LINE | TELE | TELEPHONE |
| FS | FINISHED SURFACE | TG | TOP OF GRATE |
| GB | GRADE BREAK | TP | TRASH PAD |
| HP | HIGH POINT | TYP | TYPICAL |
| | | W | WATER |

BENCH MARK:

NUMBER: 4S6607SE010 AGENCY: CITY OF AURORA
ELEVATION: 5459.75' DATUM: NAVD88
DESCRIPTION: 3-INCH DIAMETER BRASS CAP STAMPED (COA, BM, 4S6607SE010, 2007) ON A 4 FOOT WIDE TYPE R STORM INLET (NORTHEASTERLY CORNER)

LOCATION: EAST OF A PRIVATE DRIVE (EAST FIRST PLACE), 325'± SOUTH OF SOUTH SABLE BOULEVARD AND HIGHLINE CANAL

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

GARY ODEHNAL, PE #28086



UNAUTHORIZED CHANGES & USES:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

NO. DESCRIPTION REVISIONS

DATE

BY

6163 E. Larimer County Road 16
Lafayette, CO 80037
p: 970/613/1447
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Denver
Rancho Cucamonga
Sacramento
Seattle

GRADING PLAN

LONDON PARK APARTMENTS - PHASE II
AT AURORA CENTER SUBDIVISION FILING NUMBER 1,
LOT 1, BLOCK 1, & LOT 1, BLOCK 2
100 SOUTH SABLE BOULEVARD, AURORA, COLORADO 80012
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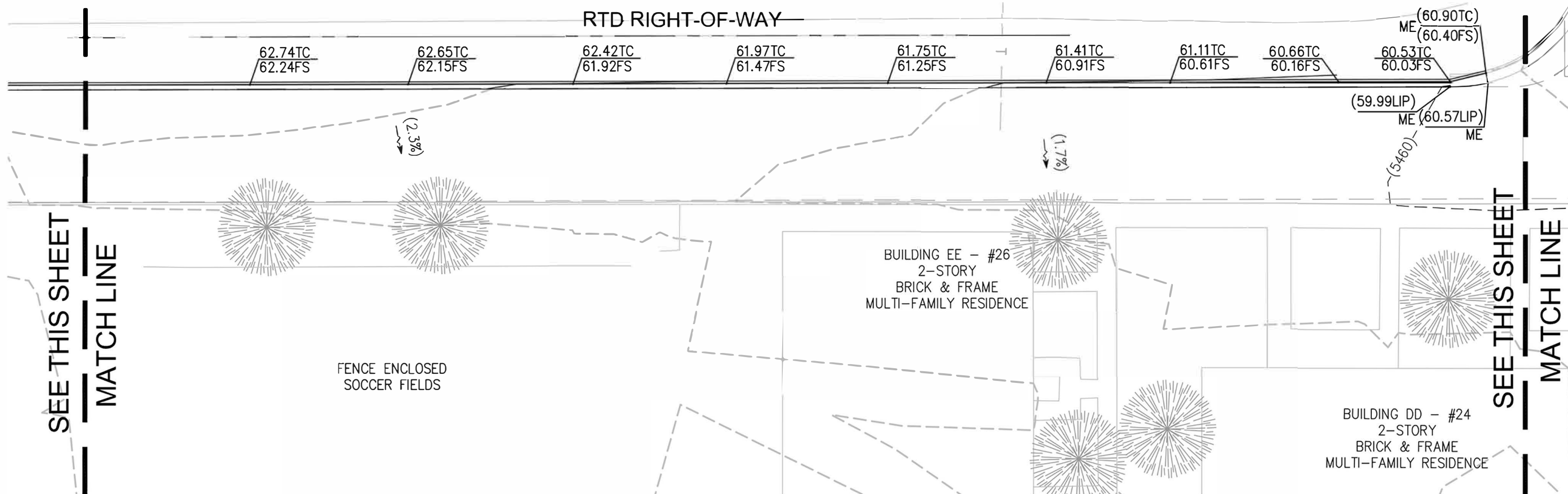
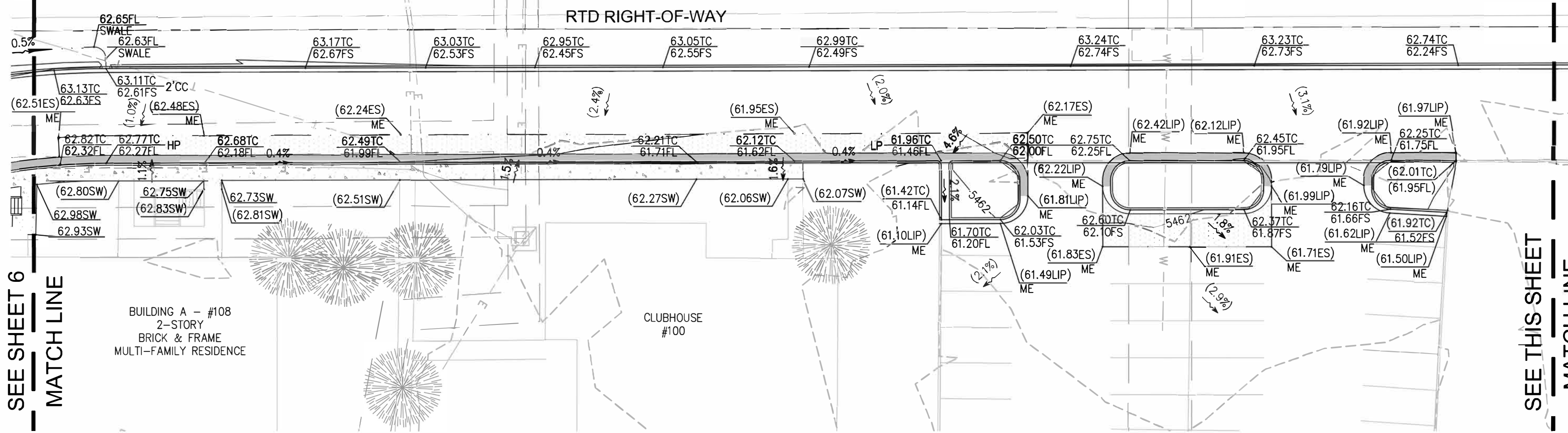
Mar 03, 2016 - 10:22am by akirchner

DRAWN: TLU
DATE: 10/07/15
CHECKED: GAO
DATE: 02/23/16
REVISION #:
JOB NO: CO13110

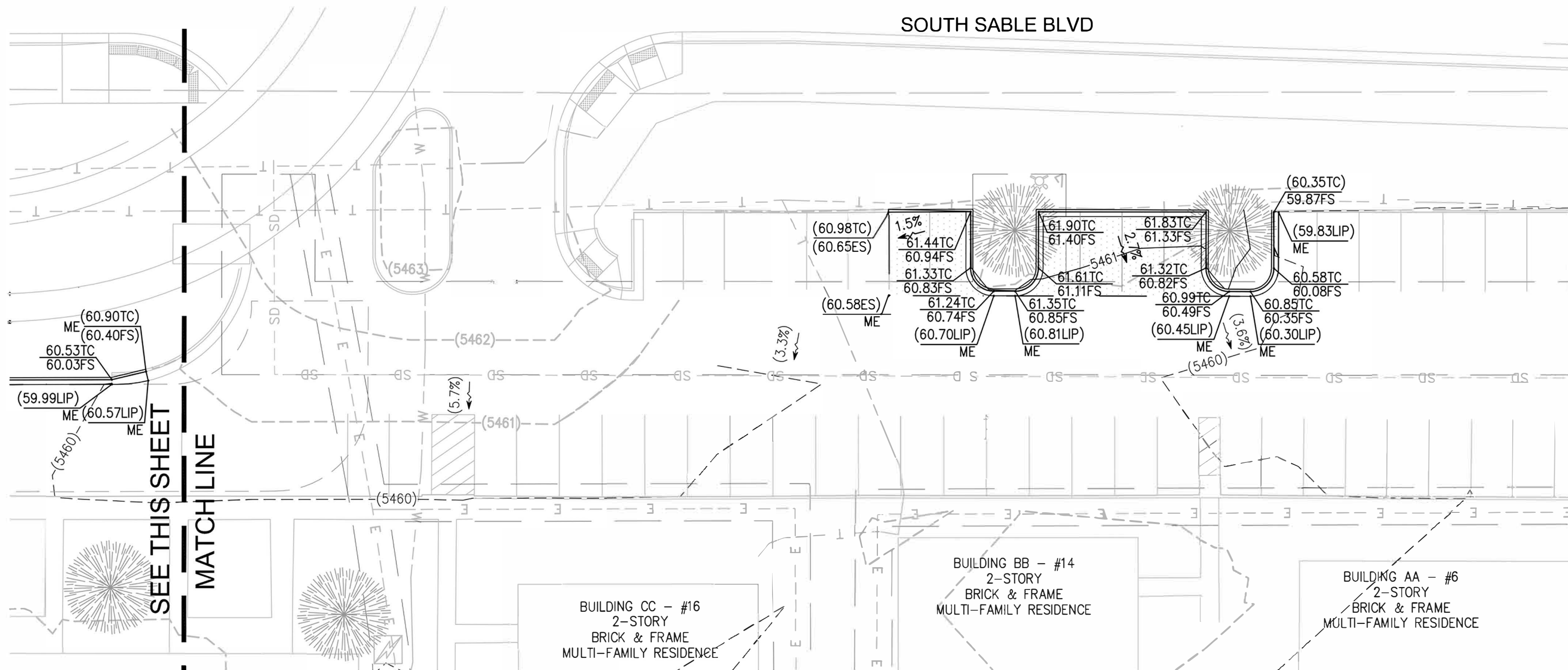
PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

GARY ODEHNAL, PE #28086

CASE NUMBER 1998-4026-09



C GRADING PLAN
SCALE: 1" = 20'



D GRADING PLAN
SCALE: 1" = 20'

ADA NOTE:

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LEGEND:

	EASEMENT
	EMERGENCY ACCESS
	DAYLIGHT TO EXISTING
	RIDGE
	SAWCUT
	SWALE
	TRASH ENCLOSURE
	CATCH CURB
	PROPOSED GRADE
	EXISTING GRADE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SLOPE/FLOW DIRECTION
	EXISTING ELECTRICAL
	EXISTING GAS
	EXISTING SANITARY
	EXISTING STORM DRAIN
	EXISTING TELEPHONE
	EXISTING WATER
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING ELECTRIC TRANSFORMER
	EXISTING/PROPOSED FIRE HYDRANT
	EXISTING/PROPOSED WATER MANHOLE
	EXISTING MONITORING WELL
	EXISTING WATER VALVE
	EXISTING CAPPED UTILITY STUB
	PROPOSED TRUNCATED DOMES
	PROPOSED PERMEABLE PAVERS
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT

ABBREVIATIONS:

BOR	BOTTOM OF RAMP	INV	INVERT
BOS	BOTTOM OF STEP	LIP	LIP OF GUTTER
BOW	BOTTOM OF WALL	ME	MATCH EXISTING
CC	CURB CUT	MH	MANHOLE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	MW	MONITORING WELL
CF	CURB FACE	NO	NUMBER
E	ELECTRIC	NTS	NOT TO SCALE
EG	EXISTING GROUND	PR	PROPOSED
ES	EXISTING SURFACE	S	SANITARY
EX	EXISTING	SD	STORM DRAIN
FFE	FINISHED FLOOR ELEVATION	SW	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TELE	TELEPHONE
FS	FINISHED SURFACE	TG	TOP OF GRATE
GB	GRADE BREAK	TP	TRASH PAD
HP	HIGH POINT	TYP	TYPICAL
		W	WATER

BENCH MARK:

NUMBER: 4S6607SE010 AGENCY: CITY OF AURORA
ELEVATION: 5459.75' DATUM: NAVD88
DESCRIPTION: 3-INCH DIAMETER BRASS CAP STAMPED (COA, BM, 4S6607SE010, 2007) ON A 4 FOOT WIDE TYPE R STORM INLET (NORTHEASTERLY CORNER)

LOCATION: EAST OF A PRIVATE DRIVE (EAST FIRST PLACE), 325± SOUTH OF SOUTH SABLE BOULEVARD AND HIGHLINE CANAL

PREPARED UNDER THE SUPERVISION OF
TAIT & ASSOCIATES, INC.

GARY ODEHNAL, PE #28086

CASE NUMBER 1998-4026-09



GRADING PLAN

LONDON PARK APARTMENTS - PHASE II
AT AURORA CENTER SUBDIVISION FILING NUMBER 1,
LOT 1, BLOCK 1, & LOT 1, BLOCK 2
100 SOUTH SABLE BOULEVARD, AURORA, COLORADO 80012

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Loveland, CO 80537
p: 970/613/1447
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f: 970/613/1877

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NO.	DESCRIPTION	REVISIONS	BY	DATE

UNAUTHORIZED CHANGES & USES:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:

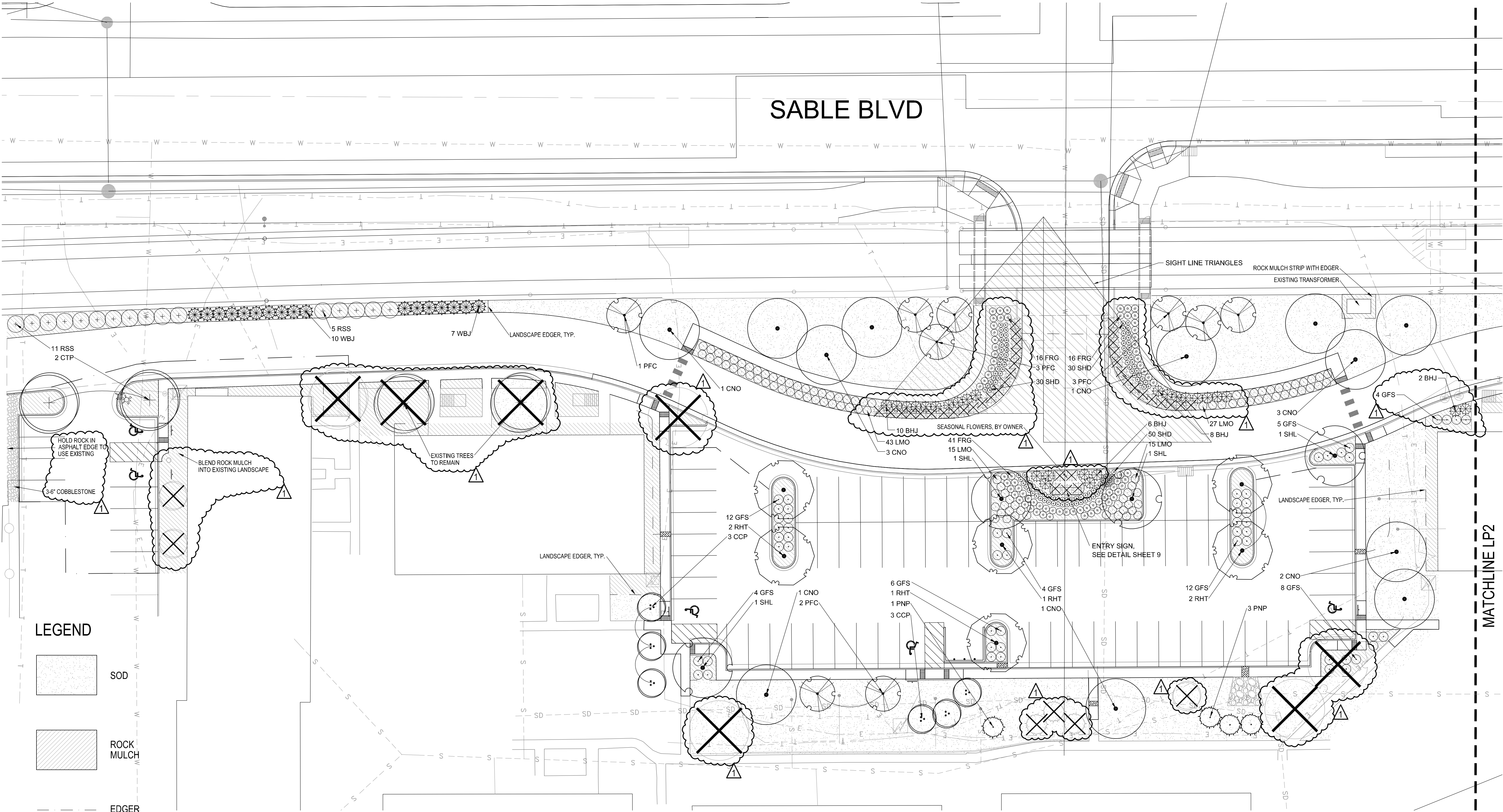
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAYBE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

DRAWN: TLU
DATE: 10/07/15
CHECKED: GAO
DATE: 02/23/16
REVISION #: ---
DATE: ---
JOB NO: C013110

Mar 03, 2016 - 10:23am by akirchner K:\Drawings\CO\C013110 London Park - Aurora, CO\ENG\PHASE 2\C013110_GP-P2.dwg

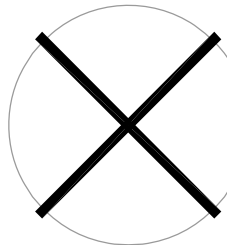
REDEVELOPMENT PLAN
LANDON PARK APARTMENTS
LANDSCAPE PLAN

SABLE BLVD

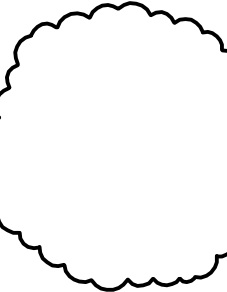


LEGEND

- SOD
- ROCK MULCH
- EDGER



ORIGINALLY PROPOSED
TREE REMOVED

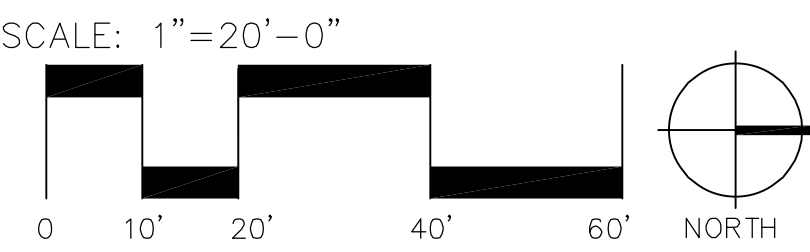


CHANGE FROM
ORIGINAL DESIGN



ALL CHANGES FROM THE ORIGINAL SUBMITTAL ARE DUE TO EXISTING SITE CONDITIONS AND CONSTRAINTS.

NOT FOR CONSTRUCTION



6163 E. Laramie County Road 16
Loveland, CO 80537
P: 970.613.1447
F: 970.613.1897
www.tait.com

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Phoenix
Portland
Seattle
Salt Lake City
San Francisco
Santa Monica
Vancouver
Vermont
Wichita

LANDSCAPE PLAN
LANDON PARK APARTMENTS
AT AURORA CENTER SUBDIVISION FILING NUMBER 1
100 SOUTH SABLE BOULEVARD
AURORA, COLORADO 80012

DRAWN:
DATE:
CHECKED:
DATE:
REVISION #:
DATE:
JOB NO.: CO13110

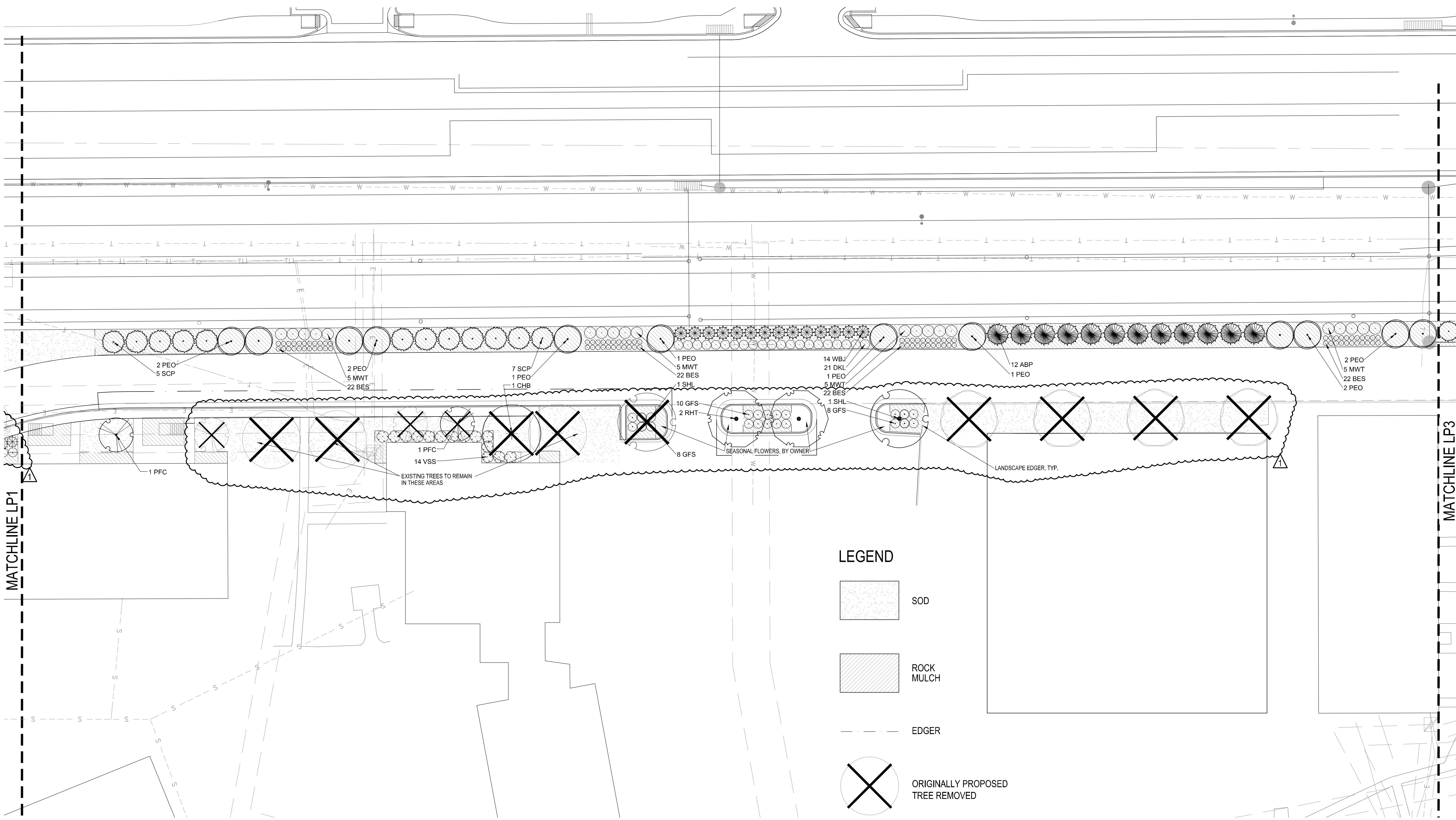
7

NO. DESCRIPTION REVISIONS

BY DATE

Jun 08, 2017 - 10:37pm by 9026 P:\Landon Park\17-CADD\04-Sheets\LP-Sheets.dwg

REDEVELOPMENT PLAN
LONDON PARK APARTMENTS
LANDSCAPE PLAN



6163 E. Laramie County Road 16
Loveland, CO 80537
P: 970.613.1447
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LANDSCAPE PLAN
LONDON PARK APARTMENTS
AT AURORA CENTER SUBDIVISION FILING NUMBER 1
100 SOUTH SABLE BOULEVARD
AURORA, COLORADO 80012

DRAWN:
DATE:
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REVISION #:
DATE:
JOB NO. CO13110

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REVISIONS

NO.	DESCRIPTION	BY	DATE
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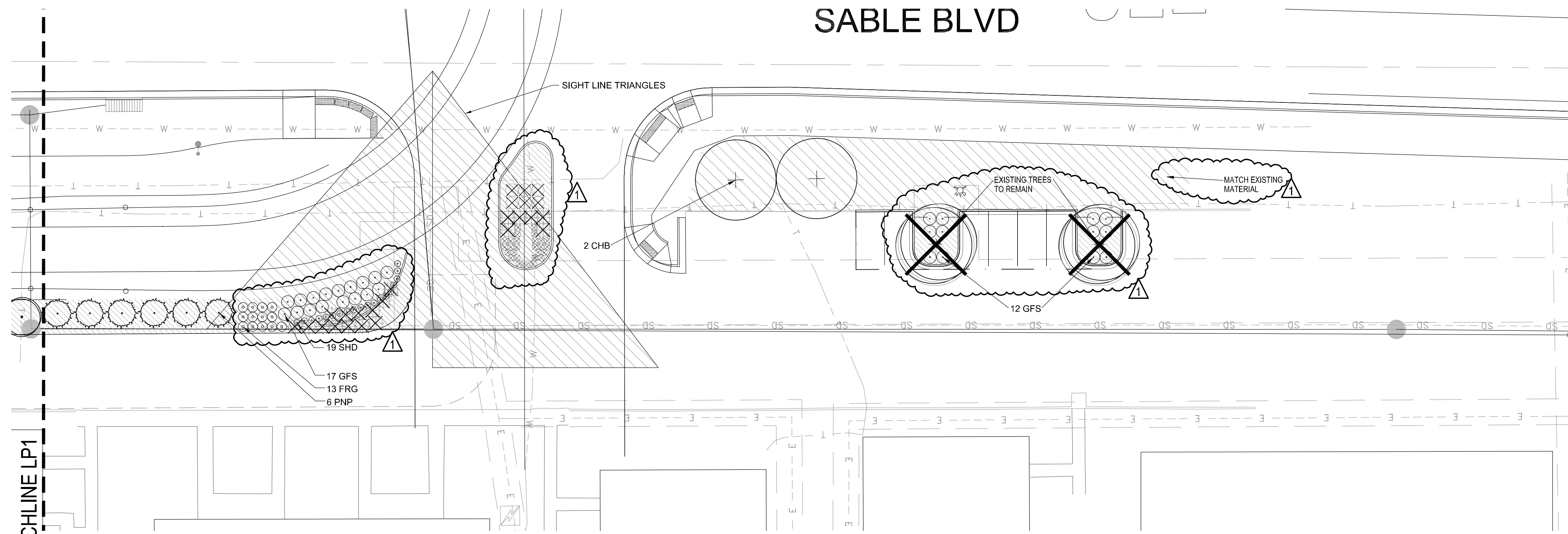
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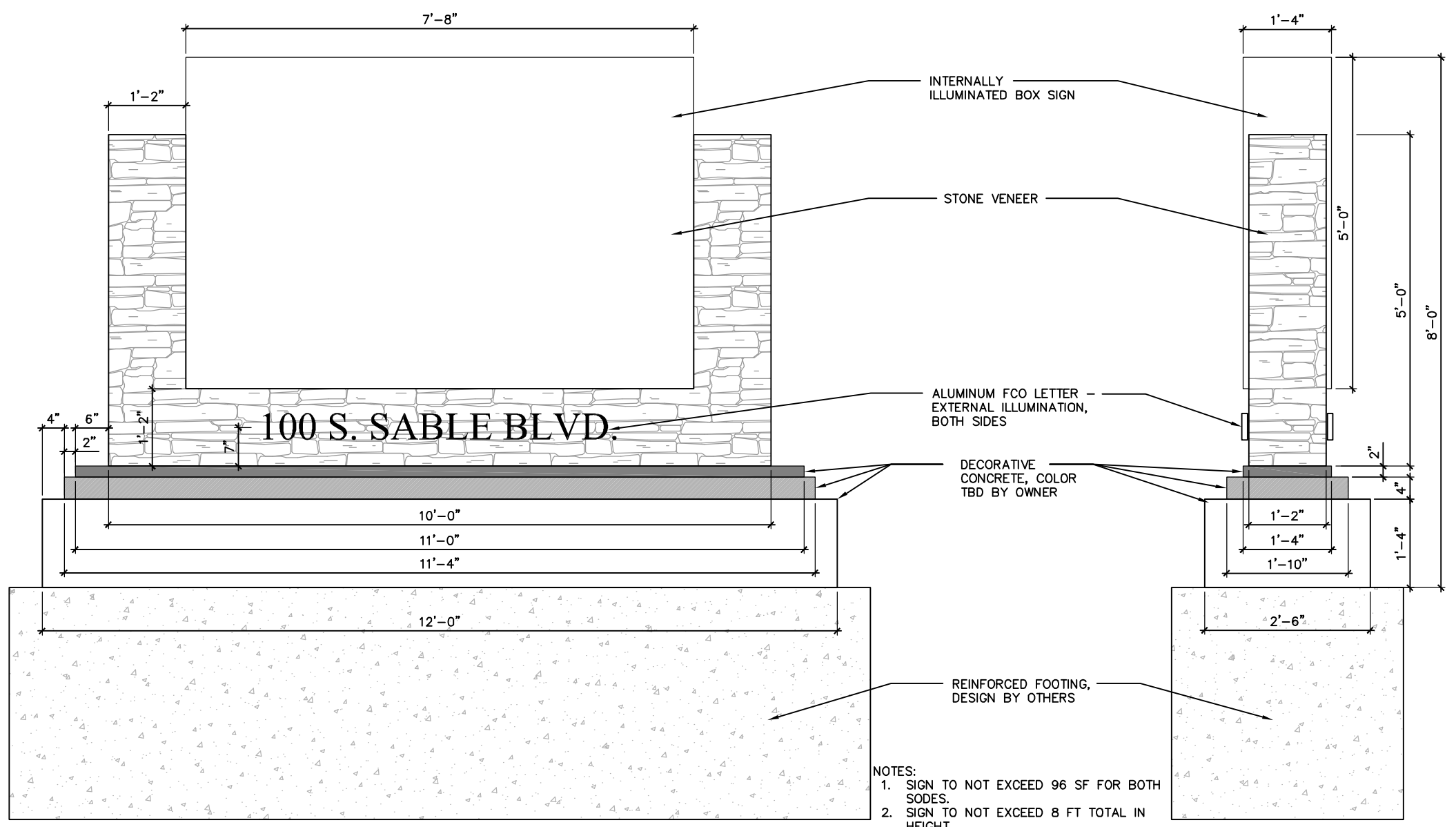
CASE NUMBER 1998-4026-03

REDEVELOPMENT PLAN
LONDON PARK APARTMENTS
LANDSCAPE PLAN

SABLE BLVD



1 ALL CHANGES FROM THE ORIGINAL SUBMITTAL ARE DUE TO EXISTING SITE CONDITIONS AND CONSTRAINTS.



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

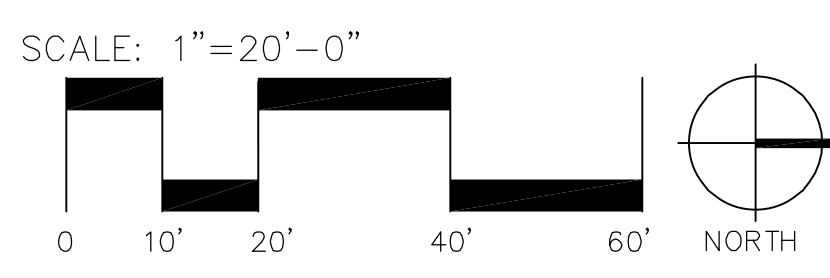
GENERAL NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TURF GRASS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ADEQUATE IRRIGATION SHALL BE PROVIDED FOR THE ESTABLISHMENT OF NATIVE GRASSES, AND THEY SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
- ALL TREES TO BE BALLED & BURLAPPED, CONTAINERIZED, OR ROOT CONTROL BAGS.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- APPROVED LANDSCAPE EDGING WILL OCCUR BETWEEN SOD AND LANDSCAPE AREA AND SET LEVEL WITH TOP OF SOD.
- PLANT SPECIES AND LOCATION SHOULD FOLLOW APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN THE APPLICANT MUST GET APPROVAL FROM THE LANDSCAPE ARCHITECT. ANY SUCH CHANGES MUST BE MADE AS A MYLAR PLAN CHANGE TO THE ORIGINAL APPROVED PLANS ON FILE WITH THE CITY.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE (4) CUBIC YARDS OF AMENDMENT PER 1,000 SQUARE FEET OF LANDSCAPE AREA.
- TURF GRASS WILL BE SODDED DROUGHT TOLERANT BLUEGRASS AND/OR FESCUE.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- THE EXISTING TREES ON THE SITE WERE REMOVED BY RTD FOR THE LIGHT RAIL PROJECT. TREE MITIGATION IS DUE BY RTD.

NOT FOR CONSTRUCTION

LEGEND

- SOD
- ROCK MULCH
- EDGER
- ORIGINALLY PROPOSED TREE REMOVED
- CHANGE FROM ORIGINAL DESIGN



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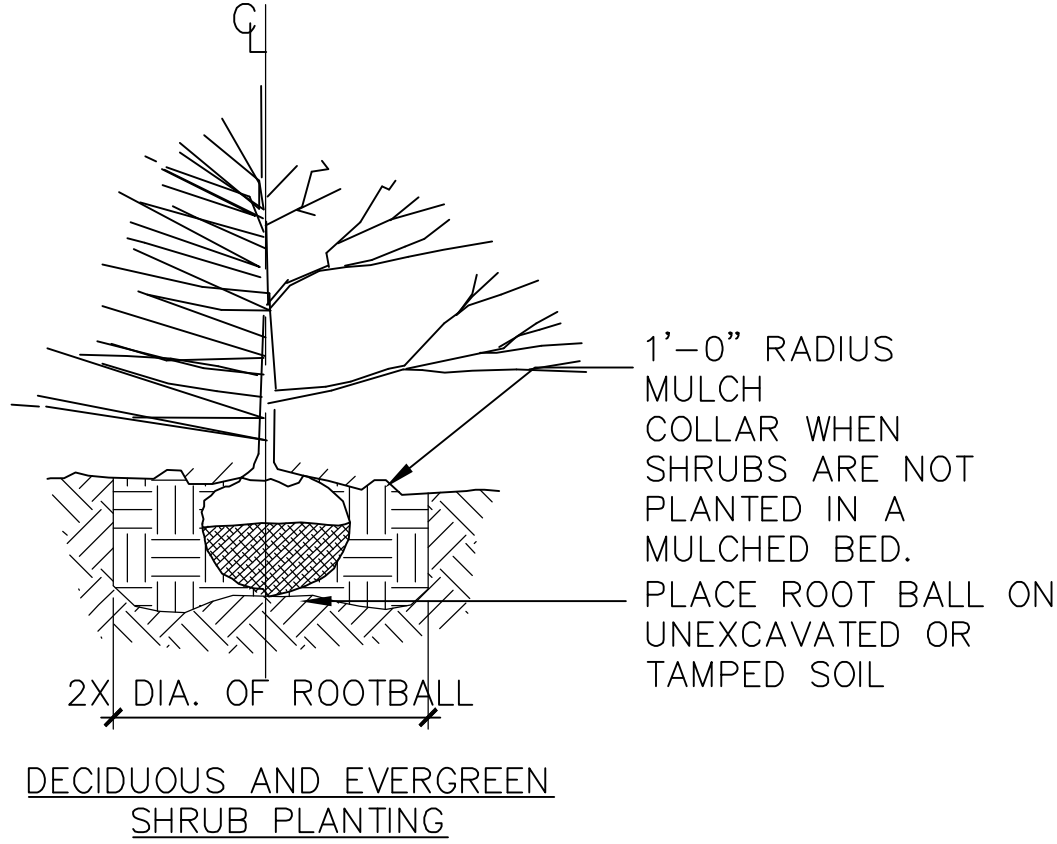
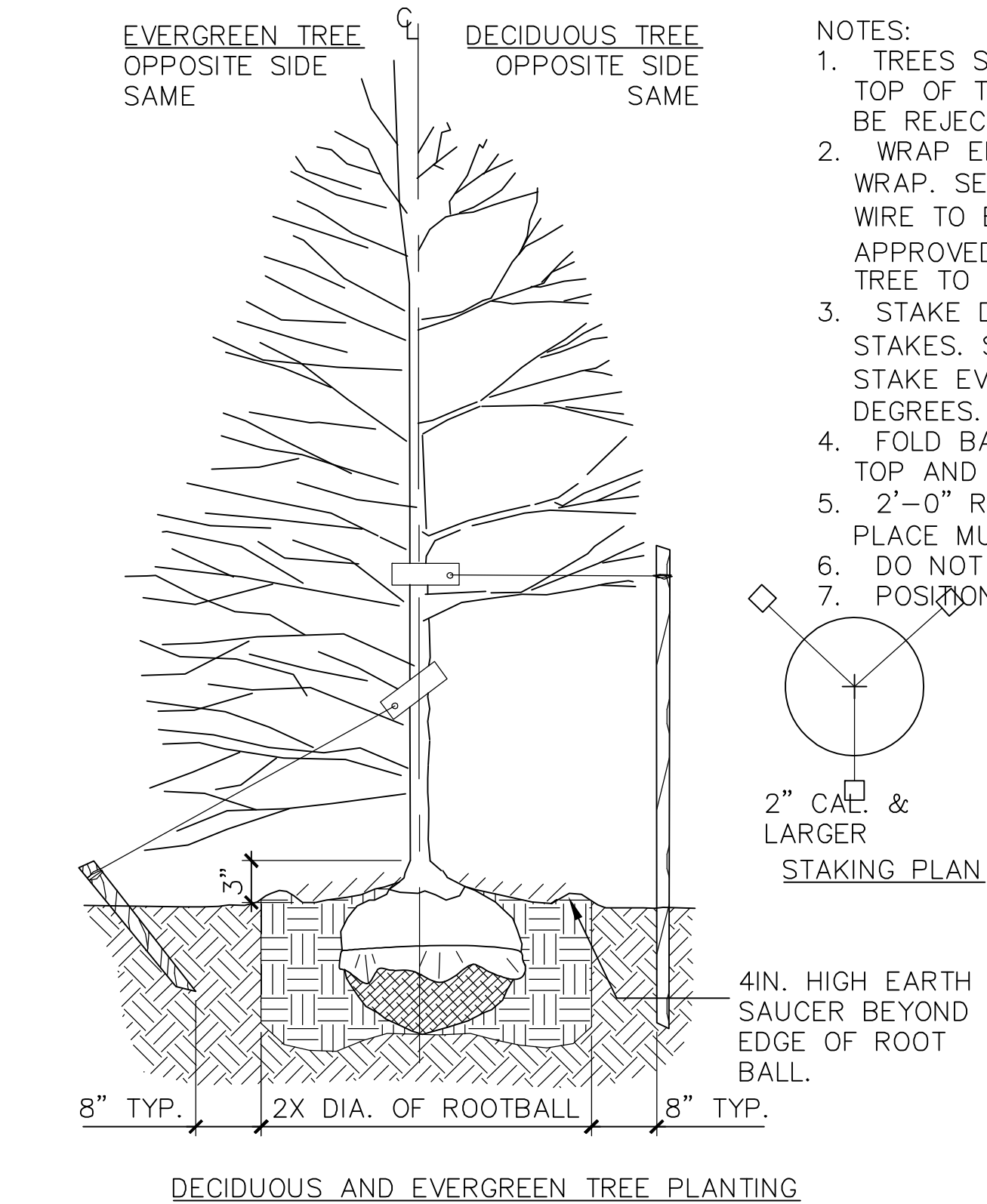
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1	ENTRY SIGN			

LANDSCAPE PLAN
LONDON PARK APARTMENTS
AT AURORA CENTER SUBDIVISION FILING NUMBER 1
100 SOUTH SABLE BOULEVARD
AURORA, COLORADO 80012

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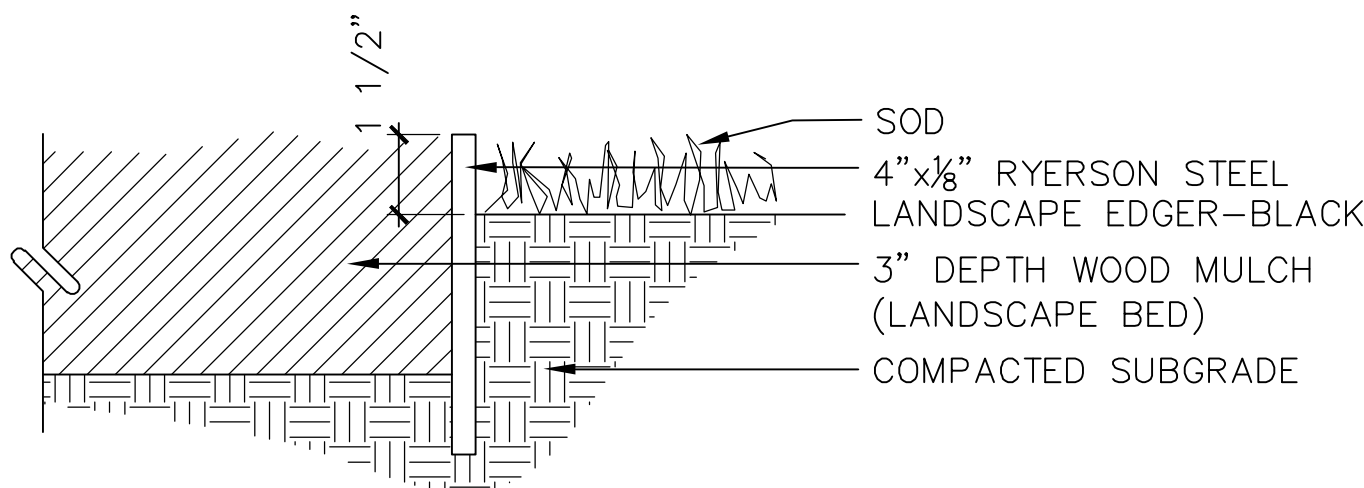
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1 TREE AND SHRUB PLANTING

SCALE: NTS

PLNT-COMBO



2 LANDSCAPE EDGER

SCALE: NTS

PLNT-EDGR-4x1-8

PLANT SCHEDULE

DECIDUOUS TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	CTP	Southern Catalpa / Catalpa bignoniodes	B & B	2.5"	Cal	2
	CHB	Common Hackberry / Celtis occidentalis	B & B	2.5"	Cal	3
	RHT	Russian Hawthorn / Crataegus ambigua	B & B	2.5"	Cal	8
	SHL	Sunburst Common Honeylocust / Gleditsia triacanthos inermis 'Sunburst'	B & B	2.5"	Cal	6
	CNO	Chestnut Oak / Quercus prinus	B & B	2.5"	Cal	12
	PEO	Pyramidal English Oak / Quercus robur 'Fastigiata'	B & B	2.5"	Cal	12
EVERGREEN TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	WBJ	Wichita Blue Juniper / Juniperus scopulorum 'Wichita Blue'	B & B		6' Ht.	31
	ABP	Austrian Black Pine / Pinus nigra	B & B		6' Ht.	12
	PNP	Ponderosa Pine / Pinus ponderosa	B & B		6' Ht.	10
	SCP	Scotch Pine / Pinus sylvestris	B & B		6' Ht.	12
FLOWERING TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	QTY
	PFC	Prairifire Crab Apple / Malus x 'Prairifire'	B & B	2"	Cal	11
	CCP	Chanticleer Pear / Pyrus calleryana 'Chanticleer'	B & B	2"	Cal	6
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	FIELD2	FIELD3	QTY
	RSS	Saskatoon Serviceberry / Amelanchier alnifolia 'Regent'	5 gal			16
	VSS	Virginia Sweetspire / Itea virginica 'Little Henry' TM	5 gal			14
	BHJ	Bar Harbor Creeping Juniper / Juniperus horizontalis 'Bar Harbor'	5 gal			26
	LMO	Lewis Mock Orange / Philadelphus lewisii 'Cheyenne'	5 gal			100
	GFS	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal			110
	DKL	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal			21
	MWT	Mohican Wayfaring Tree / Viburnum lantana 'Mohican'	5 gal			20
ANNUALS/PERENNIALS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	FIELD2	FIELD3	QTY
	SHD	Shasta Daisy / Leucanthemum x superbum	1 gal			129
	BES	Black-eyed Susan / Rudbeckia hirta	1 gal			88
GRASSES	CODE	COMMON NAME / BOTANICAL NAME	SIZE	FIELD2	FIELD3	QTY
	FRG	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal			86



ALL CHANGES FROM THE ORIGINAL SUBMITTAL ARE DUE TO EXISTING SITE CONDITIONS AND CONSTRAINTS.

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LANDSCAPE DETAILS

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AT AURORA CENTER SUBDIVISION FILING NUMBER 1
100 SOUTH SABLE BOULEVARD
AURORA, COLORADO 80012

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PROJECT GENERAL NOTES

GENERAL

FURNISH AND INSTALL ALL MATERIALS AND EQUIPMENT AND PROVIDE ALL LABOR REQUIRED AND NECESSARY TO COMPLETE THE WORK SHOWN ON DRAWINGS AND/OR LISTED BELOW AND ALL OTHER WORK AND MISCELLANEOUS ITEMS, NOT SPECIFICALLY MENTIONED, BUT INFERRED FOR A COMPLETE INSTALLATION, INCLUDING ALL ACCESSORIES AND APPURTENANCES REQUIRED FOR TESTING THE SYSTEM. IT IS THE INTENT OF DRAWINGS AND SPECIFICATIONS THAT ALL SYSTEMS BE COMPLETE AND READY FOR OPERATION.

STANDARDS FOR MATERIALS

ALL MATERIALS SHALL BE NEW, LISTED, LABELED, AND CONFORM WITH THE CURRENT APPLICABLE INDUSTRY STANDARDS. WORKMANSHIP AND NEAT APPEARANCE SHALL BE AS IMPORTANT AS ELECTRICAL AND MECHANICAL OPERATION. DEFECTIVE OR DAMAGED MATERIALS SHALL BE REPLACED OR REPAIRED PRIOR TO FINAL ACCEPTANCE IN A MANNER MEETING APPROVAL OF THE OWNER/ARCHITECT/ENGINEER AND AT NO ADDITIONAL COST TO OWNER.

THE LATEST EDITIONS OF THE FOLLOWING STANDARDS ARE MINIMUM REQUIREMENTS.

UNDERWRITERS' LABORATORIES, INC. (UL)

NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION (NEMA)

AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)

INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)

ELECTRICAL TESTING LABORATORIES (ETL)

INDEPENDENT TESTING LABORATORIES (ITL)

NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA)

NATIONAL ELECTRICAL CODE (NEC)

THE TERMS "LISTED AND LABELED": AS DEFINED IN THE "NATIONAL ELECTRICAL CODE," ARTICLE 100.

LISTING AND LABELING AGENCY QUALIFICATIONS: A "NATIONALLY RECOGNIZED TESTING LABORATORY" (NRTL) AS DEFINED IN OSHA REGULATION 1910.7.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL COMPLY WITH LATEST RULES, CODES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: OSHA 2014 NATIONAL ELECTRICAL CODE (NEC), NATIONAL ELECTRICAL SAFETY CODE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

DRAWINGS

DRAWINGS INDICATE GENERAL ARRANGEMENT OF CIRCUITS, LOCATIONS OF EQUIPMENT, PANELBOARDS AND OTHER WORK. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY EACH TO THE OTHER, AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY BOTH. DATA PRESENTED ON DRAWINGS IS AS ACCURATE AS PLANNING CAN DETERMINE, BUT ACCURACY IS NOT GUARANTEED AND FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC. TO SUIT FIELD CONDITIONS IS DIRECTED.

JOB CONDITIONS

REVIEW THE EXISTING CONDITIONS OF THE PROJECT SITE AND ADJUST ALL WORK TO CONFORM TO THE EXISTING CONDITIONS.

OPERATIONAL CHECK

CHECK CLEANLINESS OF ALL INTERIORS AND ALL PARTS. REMOVE ANY EXCESS PACKING, SHIPPING BOLTS, ETC.

TIGHTEN ALL POINTS OF CONNECTION.

VERIFY PROPER OPERATING CONDITIONS OF ALL EQUIPMENT MECHANICALLY AND ELECTRICALLY.

AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL, RUBBISH, AND OTHER DEBRIS FROM AND ABOUT THE WORK, AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND SHALL LEAVE THE WORK "BROOM CLEAN." UNLESS OTHERWISE SPECIFIED, AND READY FOR OCCUPANCY BY THE OWNER. SUCH CLEANUP SHALL INCLUDE, AS APPLICABLE AND WITHOUT LIMITATION, THE FOLLOWING:

REMOVAL OF ALL MARKS, STAINS, FINGERPRINTS, AND OTHER SOIL OR DIRT FROM ANY AND ALL PAINTED OR DECORATED SURFACES.

RESTORED TO THEIR ORIGINAL CONDITION OF THOSE PORTIONS OF THE SITE WHICH WERE NOT DESIGNATED FOR ALTERATION BY THE CONTRACT DOCUMENTS BUT WHICH HAVE BEEN AFFECTED BY THE CONTRACTOR'S OPERATIONS.

REMOVAL OF ALL TEMPORARY CONSTRUCTION OR PROTECTION AND REMOVAL FROM THE PREMISES OF ALL ITEMS OF ANY NATURE WHATSOEVER WHICH WERE INSTALLED OR USED FOR TEMPORARY PURPOSES DURING THE CONSTRUCTION.

GUARANTEE

REPLACE, WITHOUT ADDITIONAL CHARGE, ANY WORK MATERIALS OR EQUIPMENT PROVIDED UNDER THIS DIVISION WHICH DEVELOPS DEFECTS WITHIN ONE YEAR FROM DATE OF FINAL ACCEPTANCE. GUARANTEE ALL MATERIALS AND EQUIPMENT AGAINST DEFECTS IN COMPOSITION, DESIGN OR WORKMANSHIP.

BASIC ELECTRICAL MATERIALS AND METHODS

RACEWAYS

EMT: ELECTRICAL METALLIC TUBING; ANSI C80.3, ZINC-COATED STEEL, WITH SET-SCREW COMPRESSION FITTINGS.

RMC: RIGID METAL CONDUIT, GALVANIZED RIGID STEEL; ANSI C80.1.

RNC: RIGID NONMETALLIC CONDUIT; NEMA TC 2, SCHEDULE 40 PVC (SCHEDULE 80 PVC WHERE INDICATED ON THE DRAWINGS), WITH NEMA TC3 FITTINGS.

LFMC: LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT, ZINC-COATED STEEL WITH SUNLIGHT-RESISTANT AND MINERAL-OIL-RESISTANT PLASTIC JACKET, UL 514C.

RACEWAY FITTINGS: SPECIFICALLY DESIGNED FOR RACEWAY TYPE WITH WHICH USED.

RACEWAY APPLICATION OUTDOOR INSTALLATIONS:

EXPOSED: RMC.

UNDERGROUND: RNC.

CONNECTIONS TO VIBRATING EQUIPMENT: LFMC.

BOXES AND ENCLOSURES: NEMA 250, TYPE 3R OR TYPE 4, UNLESS OTHERWISE INDICATED.

UNDERGROUND FEEDERS AND BRANCH CIRCUITS: INSULATED SINGLE CONDUCTORS IN PVC RACEWAYS USE RMC PVC COATED ELBOWS FOR ALL BENDS BELOW GRADE.

INSTALL CONTINUOUS UNDERGROUND PLASTIC WARNING TAPE DURING TRENCH BACKFILLING, FOR EXTERIOR UNDERGROUND ELECTRICAL LINES LOCATED DIRECTLY ABOVE RACEWAYS. LOCATE 6 TO 8 INCHES (150 TO 200 MM) BELOW FINISHED GRADE. IF WIDTH OF MULTIPLE LINES INSTALLED IN A COMMON TRENCH OR CONCRETE ENVELOPE DOES NOT EXCEED 16 INCHES (400 MM), OVERALL, USE A SINGLE LINE MARKER.

WIRES, CABLES, AND CONNECTIONS

CONDUCTORS, NO. 10 AWG AND SMALLER: SOLID OR STRANDED COPPER.

CONDUCTORS, LARGER THAN NO. 10 AWG: STRANDED COPPER.

INSULATION: THERMOPLASTIC, RATED 600 V, 75 DEG C MINIMUM, TYPE THW, THHN-THWN, OR USE DEPENDING ON APPLICATION.

WIRE CONNECTORS AND SPLICES: UNITS OF SIZE, AMPACITY RATING, MATERIAL, TYPE, AND CLASS SUITABLE FOR SERVICE INDICATED.

MAKE SPLICES AND TAPS THAT ARE COMPATIBLE WITH CONDUCTOR MATERIAL AND THAT POSSESS EQUIVALENT OR BETTER MECHANICAL STRENGTH AND INSULATION RATINGS THAN UNSPLICED CONDUCTORS.

OUTLET, JUNCTION AND PULL BOXES

FLUSH WITH GRADE ENCLOSURES AND PULL BOXES SHALL BE QUATIZED AS MANUFACTURED BY STRONGWELL OR APPROVED EQUAL. THE PULL/SPLICE BOX SHALL BE CONSTRUCTED OF POLYMER CONCRETE CONSISTING OF SAND AND AGGREGATE BOUND TOGETHER WITH A POLYMER RESIN. INTERNAL REINFORCEMENT MAY BE PROVIDED BY MEANS OF STEEL, FIBERGLASS, OR A COMBINATION OF THE TWO. BOXES AND COVERS SHALL BE CONCRETE GRAY, AND SUSTAIN A MINIMUM VERTICAL TEST LOAD OF 22,568# OVER A 10" SQUARE. BOXES SHALL BE STACKABLE FOR EXTRA DEPTH.

FLUSH WITH GRADE PULL BOXES: PROVIDE JUNCTION/PULL BOXES WHEREVER UNDERGROUND CONDUIT RUNS EXCEED 500 FEET OR WHERE REQUIRED TO COMPLY WITH THE MAXIMUM NUMBER/RADIUS OF BENDS PER THE NEC. JUNCTION/PULL BOXES SHALL BE SIZED ACCORDING TO NEC-LATEST EDITION, AND HAVE LOCKABLE SCREW-ON COVERS. ALL JUNCTION BOXES SHALL BE ACCESSIBLE.

OUTDOOR/DAMP LOCATION BOXES: CAST TYPE BOXES SHALL BE FERROUS ALLOY AND HAVE GASKETED, CAST COVERS, AND INSIDE THREADED HUBS WITH ADAPTERS AS NECESSARY. CAST-METAL BOXES SHALL COMPLY WITH NEMA 3R.

SUPPORTING DEVICES

MATERIAL: COLD-FORMED STEEL, WITH CORROSION-RESISTANT COATING.

METAL ITEMS FOR USE OUTDOORS OR IN DAMP LOCATIONS: HOT-DIP GALVANIZED STEEL.

SLOTTED-STEEL CHANNEL: FLANGE EDGES TURNED TOWARD WEB, AND 9/16-INCH- DIAMETER SLOTTED HOLES AT A MAXIMUM OF 2 INCHES O.C., IN WEBS. STRENGTH RATING TO SUIT STRUCTURAL LOADING.

SLOTTED CHANNEL FITTINGS AND ACCESSORIES: RECOMMENDED BY THE MANUFACTURER FOR USE WITH THE TYPE AND SIZE OF CHANNEL WITH WHICH USED.

EXPANSION ANCHORS: CARBON-STEEL WEDGE OR SLEEVE TYPE.

TOGGLE BOLTS: ALL-STEEL SPRINGHEAD TYPE.

ELECTRICAL IDENTIFICATION

IDENTIFICATION DEVICE COLORS: USE THOSE PRESCRIBED BY ANSI A13.1, NFPA 70, AND THESE SPECIFICATIONS.

COLOR ADHESIVE MARKING TAPE FOR RACEWAYS, WIRES, AND CABLES: SELF-ADHESIVE VINYL TAPE, NOT LESS THAN 1 INCH WIDE BY 3 MILS THICK.

DETECTABLE UNDERGROUND WARNING TAPE: PERMANENT, BRIGHT-COLORED, CONTINUOUS-PRINTED, VINYL TAPE COMPOUNDED FOR PERMANENT DIRECT-BURIAL SERVICE, MANUFACTURED SPECIFICALLY FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES, AND WITH THE FOLLOWING FEATURES:

NOT LESS THAN 6 INCHES WIDE BY 4 MILS THICK.

EMBEDDED CONTINUOUS METALLIC STRIP OR CORE.

PRINTED LEGEND THAT INDICATES TYPE OF UNDERGROUND LINE.

TAG AND LABEL ALL CIRCUITS: IDENTIFY SOURCE AND CIRCUIT NUMBERS IN EACH CABINET, PULL BOX, JUNCTION BOX, AND OUTLET BOX. PROVIDE TYPED ADHESIVE LABELS ON THE FACEPLATES OF RECEPTACLES AND SWITCHES. COLOR-CODING SHALL BE USED FOR VOLTAGE AND PHASE IDENTIFICATION.

PROVIDE UPDATED TYPED PANEL DIRECTORIES FOR NEW OR MODIFIED PANELS. ALL SPARE CIRCUIT BREAKERS SHALL BE SWITCHED OFF.

ELECTRICAL EQUIPMENT INSTALLATION

MATERIALS AND COMPONENTS: INSTALL LEVEL, PLUMB, AND PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, UNLESS OTHERWISE INDICATED.

EQUIPMENT: INSTALL TO FACILITATE SERVICE, MAINTENANCE, AND REPAIR OR REPLACEMENT OF COMPONENTS. CONNECT FOR EASE OF DISCONNECTING, WITH MINIMUM INTERFERENCE WITH OTHER INSTALLATIONS.

TRENCHING AND BACKFILLING

PERFORM ALL TRENCHING AND BACKFILL REQUIRED BY WORK PERFORMED UNDER THIS DIVISION AS HEREIN SPECIFIED.

EXCAVATION CONSISTS OF THE REMOVAL OF MATERIAL ENCOUNTERED TO SUBGRADE ELEVATIONS AND THE REUSE OR DISPOSAL OF MATERIALS REMOVED.

UTILITIES INCLUDE ON-SITE UNDERGROUND PIPES, CONDUITS, DUCTS, AND CABLES.

CODES AND STANDARDS: PERFORM EARTHWORK COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND OTHER DIVISIONS OF THIS SPECIFICATION.

MATERIALS: PROVIDE COMPLIANT SOIL MATERIALS FROM OFF-SITE WHEN SUFFICIENT SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS. SOILS SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER.

PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

PROTECT EXISTING TREES AND OTHER VEGETATION AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.

PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT; COVER WITH EARTH AS SOON AS POSSIBLE.

STABILITY OF EXCAVATIONS: COMPLY WITH LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION TO MAINTAIN STABLE EXCAVATIONS.

EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. CLEARANCE: 4 INCHES EACH SIDE OF PIPE OR CONDUIT. EXCAVATE AND SHAPE TRENCH BOTTOMS TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUIT. SHAPE SUBGRADE TO PROVIDE CONTINUOUS SUPPORT FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS. REMOVE STONES AND SHARP OBJECTS TO AVOID POINT LOADING. HAND-EXCAVATE TRENCH BOTTOMS AND SUPPORT PIPE AND CONDUIT ON AN UNDISTURBED SUBGRADE.

BACKFILL

BACKFILL EXCAVATIONS PROMPTLY, BUT NOT BEFORE COMPLETING THE FOLLOWING:

SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DOCUMENTS.

TESTING, INSPECTING, AND APPROVAL OF UNDERGROUND UTILITIES.

REMOVAL OF TRASH AND DEBRIS FROM EXCAVATION.

PROVIDE 4 INCH THICK CONCRETE BASE SLAB SUPPORT FOR CONDUIT LESS THAN 30 INCHES BELOW SURFACE OF ROADWAYS. AFTER INSTALLATION AND TESTING, COMPLETELY ENCASE CONDUIT IN A MINIMUM OF 4 INCHES OF CONCRETE BEFORE BACKFILLING OR PLACING ROADWAY SUBBASE.

PLACE AND COMPACT INITIAL BACKFILL OF SATISFACTORY SOIL MATERIAL OR SUBBASE MATERIAL, FREE OF PARTICLES LARGER THAN 1 INCH, TO A HEIGHT OF 12 INCHES OVER THE UTILITY PIPE OR CONDUIT. BRING BACKFILL EVENLY UP ON BOTH SIDES AND ALONG THE FULL LENGTH OF UTILITY PIPING OR CONDUIT TO AVOID DAMAGE OR DISPLACEMENT OF UTILITY SYSTEM.

DO NOT PLACE BACKFILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.

PLACE AND COMPACT FINAL BACKFILL OF SATISFACTORY SOIL MATERIAL TO FINAL SUBGRADE. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES, 12 INCHES BELOW FINISHED GRADE, EXCEPT 6 INCHES BELOW SUBGRADE UNDER PAVEMENTS AND SLABS.

UTILIZE REMOVED FILL MATERIAL THAT IS SIMILAR TO ADJACENT TOP SOIL, OR ROADWAY MATERIAL FOR FINAL FILL LAYER TO GRADE.

SUBBASE:

UNDER ROADWAYS, PLACE SUBBASE COURSE MATERIAL ON PREPARED SUBGRADES. PLACE BASE COURSE MATERIAL OVER SUBBASES TO PAVEMENTS.

WHEN THICKNESS OF COMPACTED SUBBASE IS 6 INCHES OR LESS, PLACE MATERIALS IN A SINGLE LAYER.

WHEN THICKNESS OF COMPACTED SUBBASE EXCEEDS 6 INCHES, PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES THICK OR LESS THAN 3 INCHES THICK WHEN COMPACTED.

MOISTURE CONTROL:

UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. REMOVE AND REPLACE, OR SPREAD AND AIR-DRY SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DENSITY.

COMPACTION:

PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY.

COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

GRADING:

PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING ADJACENT GRADES AND NEW GRADES. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO CONFORM TO REQUIRED SURFACE TOLERANCES.

SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES: LANDSCAPE AREAS: PLUS OR MINUS 1.2 INCHES; ROADWAYS: PLUS OR MINUS 1/2 INCH.

SURFACE RESTORATION:

ALL SURFACES SHALL BE RESTORED USING MATERIALS CONSISTENT WITH ADJACENT SURFACES. INSTALLED TO THE SAME DEPTHS OF EXISTING SURFACE MATERIALS OR GREATER.

PROTECTION:

PROTECTING GRADED AREAS: PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS.

SETTLING: WHERE SETTling OCCURS DURING THE PROJECT CORRECTION PERIOD, REMOVE FINISHED SURFACING, BACKFILL WITH ADDITIONAL APPROVED MATERIAL, COMPACT, AND RECONSTRUCT SURFACING.

RESTORE APPEARANCE, QUALITY, AND CONDITION OF FINISHED SURFACING TO MATCH ADJACENT WORK, AND ELIMINATE EVIDENCE OF RESTORATION TO THE GREATEST EXTENT POSSIBLE.

REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY.



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