

# CHEYENNE-ARAPAHO PARK

## LOCATION AND EXTENT PLAN FOR PAULA-DORA PARK AMENDMENT NO. 1

SITUATED IN THE NORTH  $\frac{1}{2}$  OF BLOCK 7 AND NORTH  $\frac{1}{2}$  OF BLOCK 6 PAULA-DORA, A SUBDIVISION SITUATED IN THE SOUTHWEST 1/4 SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

### LEGAL DESCRIPTION

SITUATED IN THE NORTH  $\frac{1}{2}$  OF BLOCK 7 AND NORTH  $\frac{1}{2}$  OF BLOCK 6 PAULA-DORA, A SUBDIVISION SOUTHWEST 1/4 SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### BASIS OF BEARINGS

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

- PROJECT NORTHING = (STATE PLANE NORTHING \* 1.0002712917) - 1000000.00'
- PROJECT EASTING = (STATE PLANE EASTING \* 1.0002712917) - 3000000.00'

### BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK 285C BRASS CAP AT THE NORTHEAST CORNER OF THE INTERSECTION OF S. QUEBEC STREET AND E. CHERRY CREEK S. DRIVE, AT THE BACK OF SIDEWALK IN BRIDGE OVER CHERRY CREEK. ELEVATION = 5415.00 (NAVD 88).

### STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS OF THE CHEYENNE-ARAPAHO PARK LOCATION AND EXTENT PLAN AMENDMENT NO. 1, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

### STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

### DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION / RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

### EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

### DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS. I.E. CROSS ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

### PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREET ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

### DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY OLSSON ASSOCIATES. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ARAPAHOE COUNTY OPEN SPACES GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ARAPAHOE COUNTY OPEN SPACES AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF OLSSON ASSOCIATES DRAINAGE DESIGN.

### PUBLIC IMPROVEMENTS NOTE

AFTER LOCATION AND EXTENT PLAN APPROVAL ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE LOCATION AND EXTENT PLAN. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE STATE STATUTE.

### LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE / PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

### SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

### DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE DRAINAGE LETTER AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF-SITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO THE COUNTY MAY CHOOSE TO PARTICIPATE WITH THE DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE DRAINAGE LETTER.

### SPECIFIC NOTES

#### FOUR SQUARE MILE AREA NOTE

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

### STREET LIGHTING

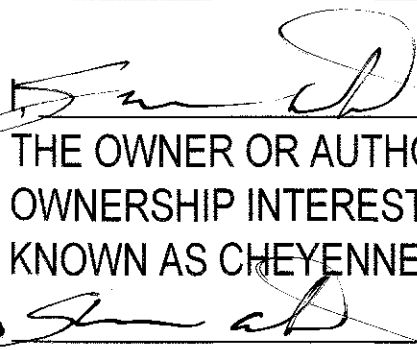
ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN ACCORDING TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE

AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

### PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HERON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATION, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

### CERTIFICATE OF OWNERSHIP

*Shannon Carter* , HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS CHEYENNE-ARAPAHO PARK, CASE NO. AA18-009.

OWNER OF RECORD OR AUTHORIZED AGENT PURSUANT TO RESOLUTION 200110.

STATE OF COLORADO)

S.S.

COUNTY OF ARAPAHOE)

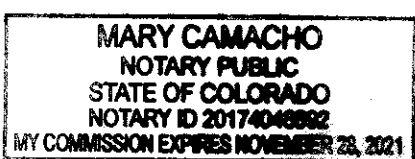
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF May, 2020.

BY *Shannon Carter* AS *Director* OF *Arapahoe Co. Open Spaces* AN AUTHORIZED SIGNATORY.

BY *Mary Camacho* WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES Nov. 28, 2021



NOTARY I.D. NUMBER

### PLANNING DIVISION MANAGER APPROVAL

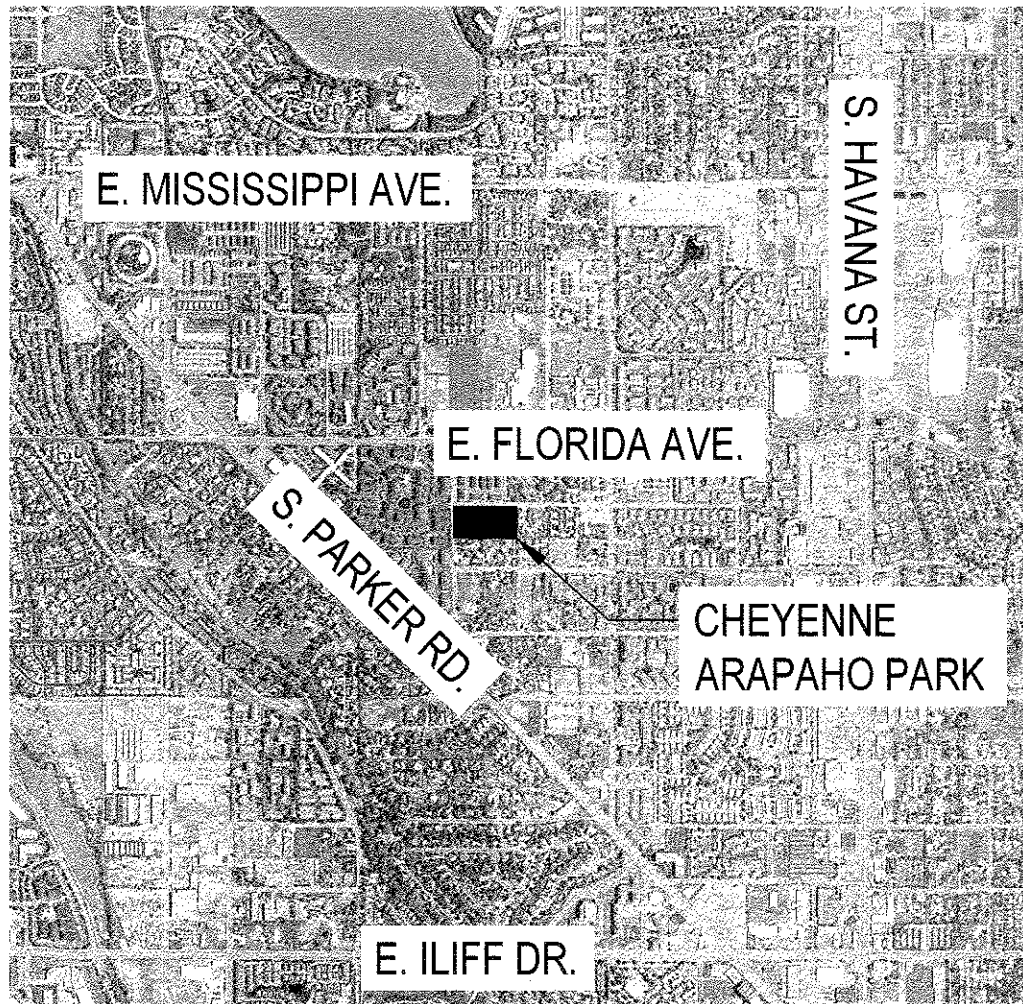
ADMINISTRATIVE AMENDMENT FOR THE LOCATION & EXTENT PLAN AMENDING THE SITE LAYOUT FOR CHEYENNE-ARAPAHO PARK, AS DEPICTED HERON APPROVED THIS 10<sup>TH</sup> DAY OF July, 2020 BY THE PLANNING DIVISION MANAGER, OR DESIGNEE. THIS AMENDMENT NO. 1 AFFECTS THE GENERAL SITE LAYOUT AS DESCRIBED IN FILE NO. L95-003. ALL OTHER ORIGINAL TERMS, CONDITIONS AND NOTES OF THE FINAL DEVELOPMENT PLAN REVIEW APPROVED ON JULY 11, 1995 WILL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY EXECUTED BY OWNER AND ARAPAHOE COUNTY.

*Jan Pfeiffer*  
PLANNING DIVISION MANAGER OR DESIGNEE

### AMENDMENT HISTORY

THIS CASE #AA18-009 TO THE FINAL DEVELOPMENT PLAN FOR CHEYENNE-ARAPAHO PARK SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED: ADDITION OF A COMMUNITY GARDEN, DOG PARK, TRAILS, AND STRUCTURES TO THE EXISTING PARK. THE PROJECT INCLUDES GRADING PATHS, PLANTING & IRRIGATION AND INSTALLATION OF PARK INFRASTRUCTURE.

THE PREVIOUSLY APPROVED L95-003 RELATED TO THE BLOCK 7 FOR PAULA-DORA PARK ARE AS FOLLOWS: L95-003.



### VICINITY MAP

1"=2000'

### SHEET INDEX

SHEET 1	COVER SHEET & SITE DATA
SHEET 2	SITE PLAN
SHEET 3	LANDSCAPE PLAN
SHEETS 4-6	SITE DETAILS
SHEET 7	SITE ELECTRICAL PLAN
SHEET 8	ELECTRICAL ONE-LINE, DETAILS, & NOTES

### LAND USE TABLE AND SITE DATA

EXISTING ZONING: R-A (RESIDENTIAL-AGRICULTURAL)  
ZONING OF ADJACENT PROPERTIES:

- R-PH (RESIDENTIAL PUD - HIGH DENSITY)
- R-PM (RESIDENTIAL PUD - MODERATE DENSITY)
- R-3 (R-3 RESIDENTIAL)
- R-5 PUD (R-5 RESIDENTIAL)

USE	SQ. FT.	%
CONCRETE PAVING	4,432 SQ. FT.	4.1%
STRUCTURES	984 SQ. FT.	0.9%
CRUSHER FINES PAVING	16,442 SQ. FT.	15.0%
PLAYGROUND (PERVIOUS)	8,699 SQ. FT.	8.0%
LANDSCAPING	12,856 SQ. FT.	11.8%
TURF	21,466 SQ. FT.	19.6%
NATIVE GRASS	44,527 SQ. FT.	40.6%
<b>TOTAL</b>	<b>109,406 SQ. FT.</b>	<b>100%</b>

### CONTACTS

LANDSCAPE ARCHITECT	OWNER REPRESENTATIVE
STREAM LANDSCAPE ARCH.	ARAPAHOE COUNTY OPEN SPACES
1245 E. COLFAX AVE., STE. 401	6934 S. LIMA ST., STE. A
DENVER, CO 80218	CENTENNIAL, CO 80112
ATTN: PAUL THOMAS	ATTN: RAYMOND WINN
PHONE: 720.663.7352	PHONE: 720.874.6551

### CIVIL ENGINEER

OLSSON  
1525 RALEIGH ST., STE. 400  
DENVER, CO 80204  
ATTN: AMY GABOR  
PHONE: 303.237.2072

### JURISDICTION

ARAPAHOE COUNTY  
SITE PARCEL NUMBER:  

- EAST: 1973-22-3-02-005
- WEST: 1973-22-3-02-001



COVER SHEET & SITE DATA  
CHEYENNE-ARAPAHO PARK  
DATE: FEBRUARY 10, 2020  
SHEET 1 OF 8

CASE # AA18-009

07/10/2020



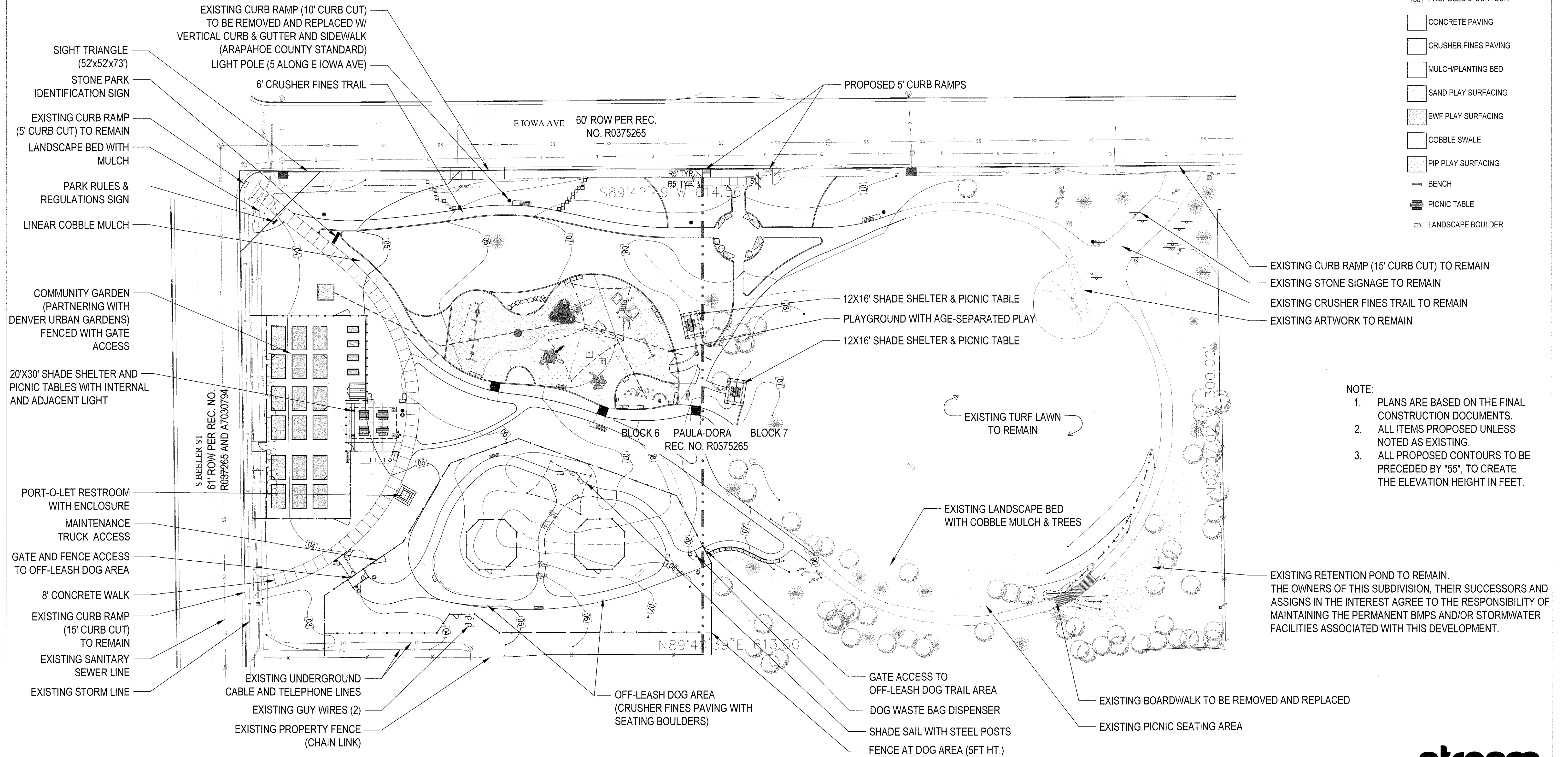
NEW SHEET

# CHEYENNE-ARAPAHO PARK

LOCATION AND EXTENT PLAN FOR PAULA-DORA PARK AMENDMENT NO. 1  
SITUATED IN THE NORTH  $\frac{1}{2}$  OF BLOCK 7 AND NORTH  $\frac{1}{2}$  OF BLOCK 6 PAULA-DORA, A SUBDIVISION SITUATED IN THE SOUTHWEST  $\frac{1}{4}$  SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SITE LEGEND

- EXISTING TREES
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- 01- PROPOSED 1' CONTOUR
- 05- PROPOSED 5' CONTOUR
- CONCRETE PAVING
- CRUSHER FINES PAVING
- MULCH/PLANTING BED
- SAND PLAY SURFACING
- EWF PLAY SURFACING
- COBBLE SWALE
- PIP PLAY SURFACING
- BENCH
- PICNIC TABLE
- LANDSCAPE BOULDER



- NOTE:
1. PLANS ARE BASED ON THE FINAL CONSTRUCTION DOCUMENTS.
  2. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING.
  3. ALL PROPOSED CONTOURS TO BE PRECEDED BY "55", TO CREATE THE ELEVATION HEIGHT IN FEET.

EXISTING RETENTION POND TO REMAIN.  
THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS IN THE INTEREST AGREE TO THE RESPONSIBILITY OF MAINTAINING THE PERMANENT BMPs AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT.

CASE # AA18-009

SITE PLAN  
CHEYENNE-ARAPAHO PARK  
DATE: FEBRUARY 10, 2020  
SHEET 2 OF 8

**stream**  
landscape architecture + planning  
A LIMITED LIABILITY COMPANY  
1245 E. COLFAX AVE. STE. 401  
DENVER, CO 80218  
720.663.7352

07/10/2020



NEW SHEET

# CHEYENNE-ARAPAHO PARK

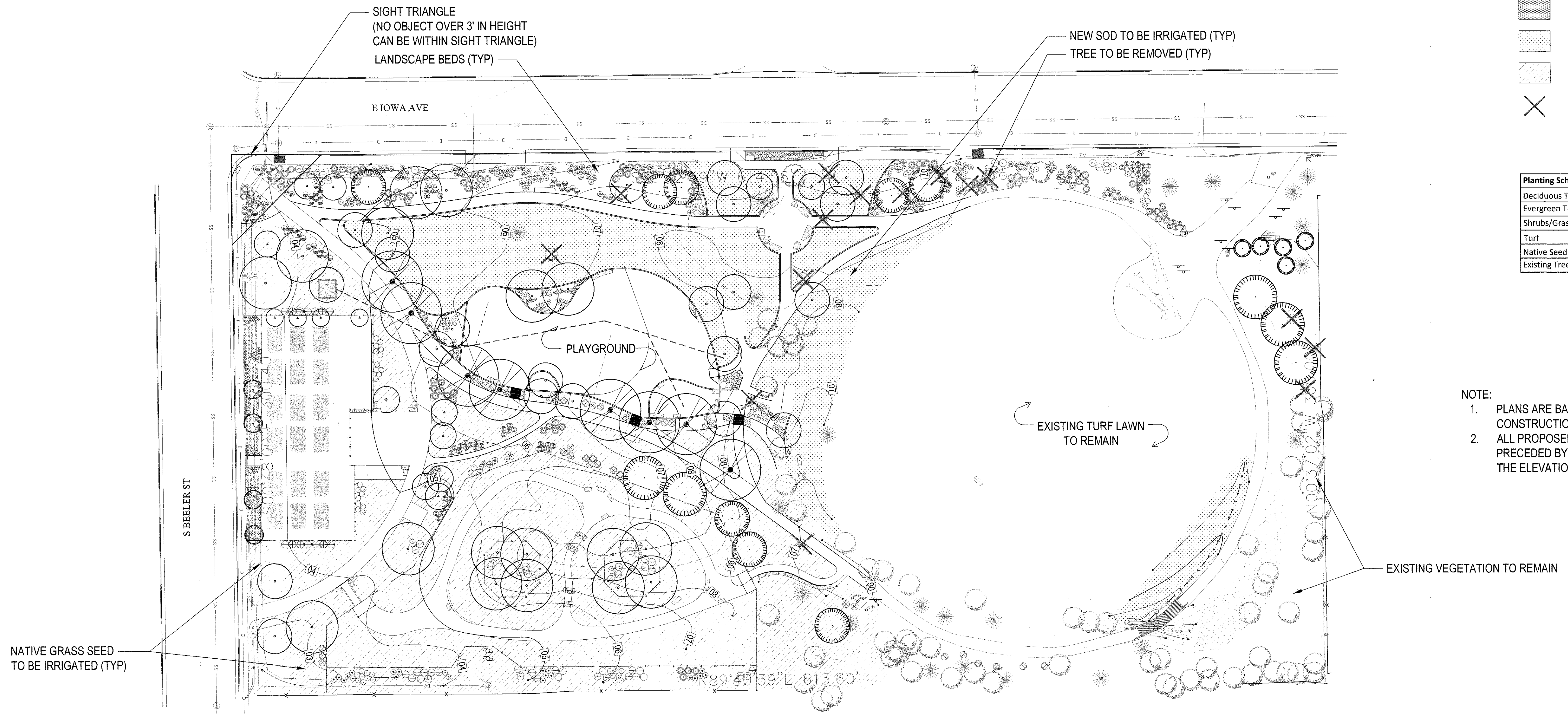
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## LANDSCAPE LEGEND

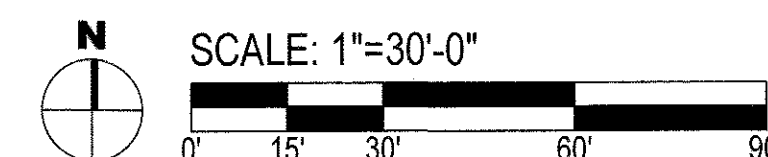
- EXISTING TREES
- DECIDUOUS TREES  
LARGE SHADE
- DECIDUOUS TREES  
ORNAMENTAL
- EVERGREEN TREES
- LANDSCAPE BED/SHRUBS
- SOD
- NATIVE GRASS SEED
- TREE TO BE REMOVED

Planting Schedule	
Deciduous Trees	62
Evergreen Trees	15
Shrubs/Grasses	1131
Turf	21466 SF
Native Seed Mix	44527 SF
Existing Trees to Remain	93

- NOTE:
- PLANS ARE BASED ON THE FINAL CONSTRUCTION DOCUMENTS.
  - ALL PROPOSED CONTOURS TO BE PRECEDED BY "55", TO CREATE THE ELEVATION HEIGHT IN FEET.



CASE # AA18-009



LANDSCAPE PLAN  
CHEYENNE-ARAPAHO PARK  
DATE: FEBRUARY 10, 2020  
SHEET 3 OF 8

**stream**  
landscape architecture + planning  
A LIMITED LIABILITY COMPANY  
1245 E. COLFAX AVE. STE. 401  
DENVER, CO 80218  
720.663.7382

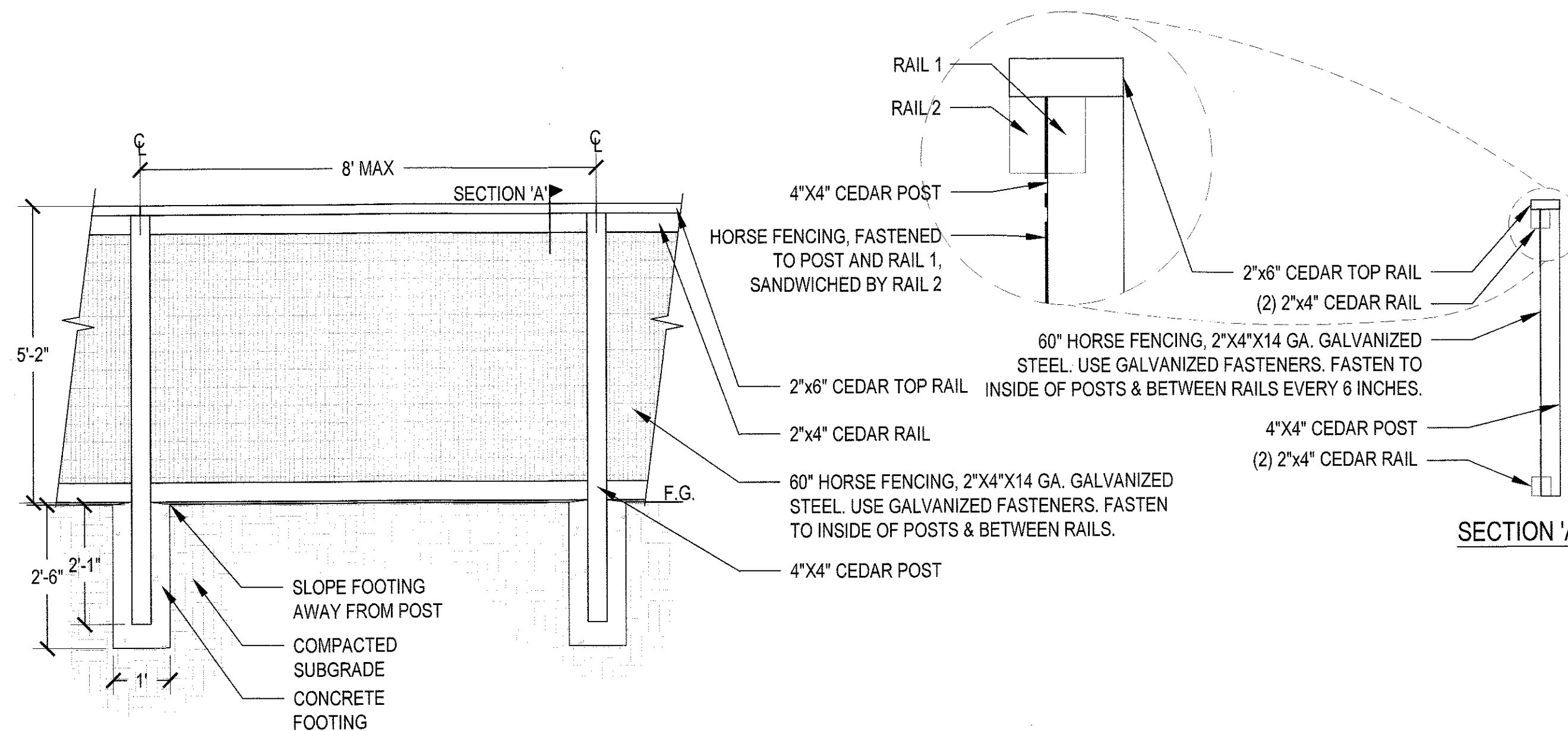
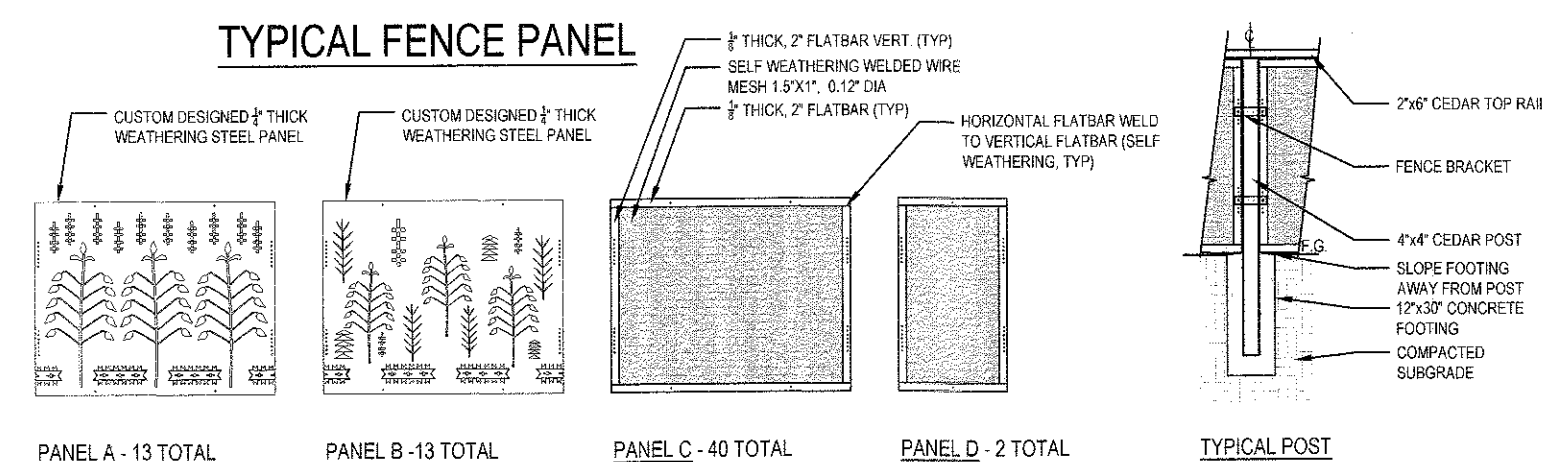
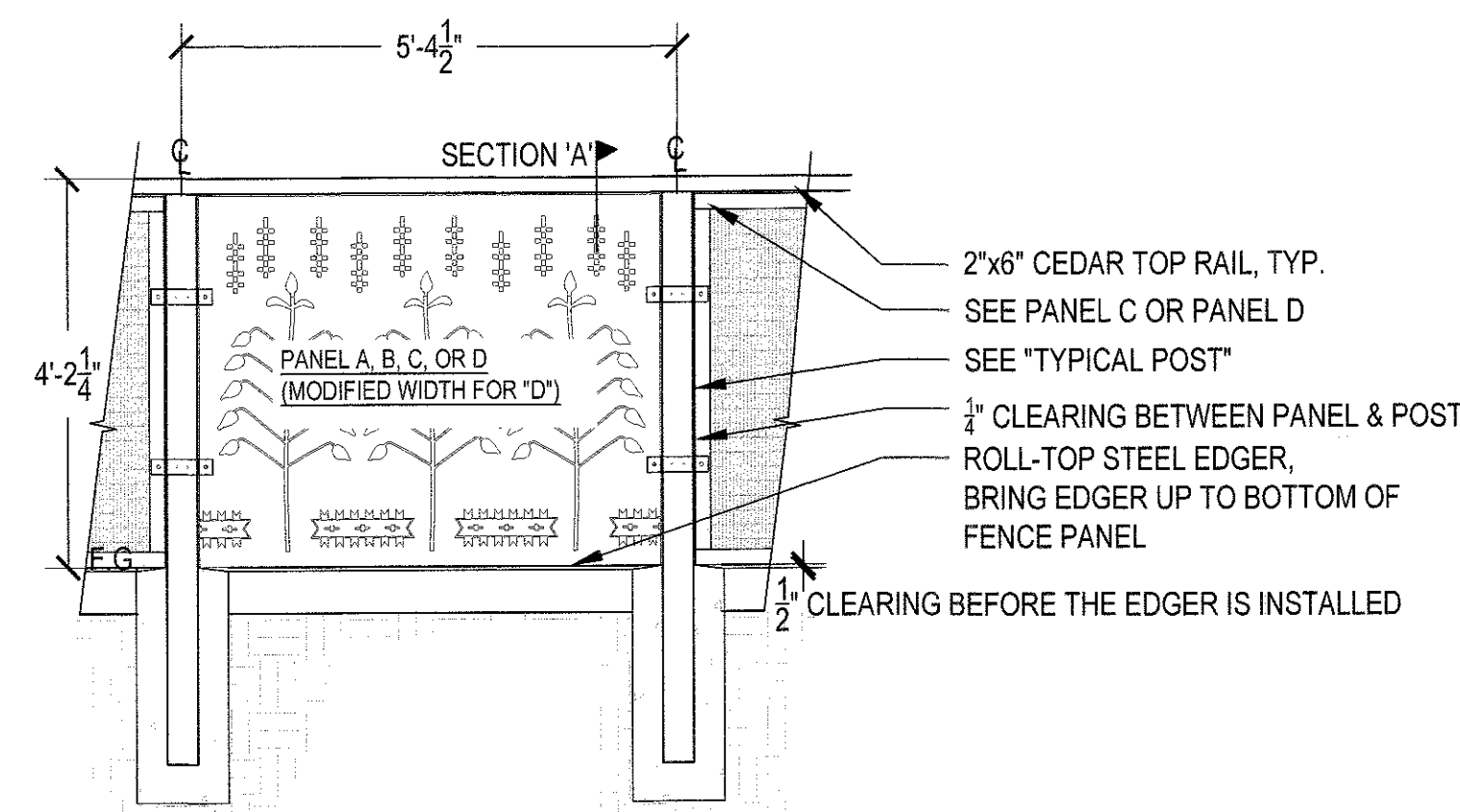
07/10/2020



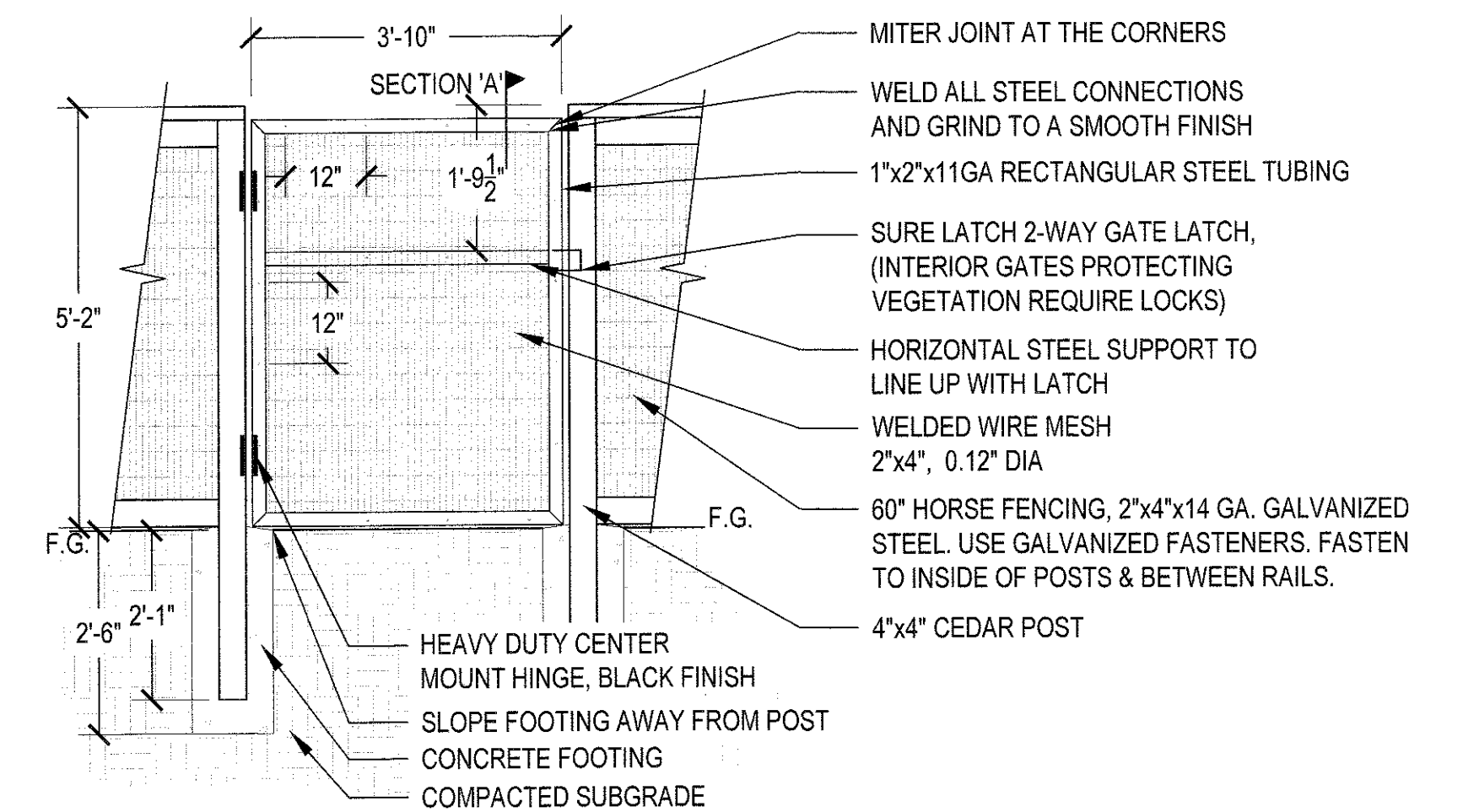
NEW SHEET

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- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS WITH MATERIALS AND DIMENSIONS FOR APPROVAL BY PROJECT MANAGER.
  2. ALL SHARP EDGES AND WELDS SHALL BE GRIND TO A SMOOTH, SAFE FINISH, MATERIAL.
  3. CONTRACTOR SHALL COORDINATE FABRICATION OF RAILING AND CONNECTION FOR APPROVAL BY PROJECT MANAGER PRIOR TO CONSTRUCTION.
  4. CEDAR TOP RAIL TO BE SANDED SMOOTH WITH NO VISIBLE FASTENERS, AND SEALED WITH WITH APPROVED STAIN AND/OR SEALANT. REFER TO SPEC FOR MORE INFORMATION.
  5. ALL METAL AND HARDWARE TO BE FINISHED WITH NATINA GALVANIZED COLORANT. RE: SPECS.
  6. CONTRACTOR TO CONSTRUCT ALL RAILINGS IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.



- NOTES:
1. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS WITH MATERIALS AND DIMENSIONS FOR APPROVAL BY PROJECT MANAGER.
  2. ALL SHARP EDGES AND WELDS SHALL BE GRIND TO A SMOOTH, SAFE FINISH, MATERIAL.
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  4. CEDAR TOP RAIL TO BE SANDED SMOOTH WITH NO VISIBLE FASTENERS, AND SEALED WITH WITH APPROVED STAIN AND/OR SEALANT. REFER TO SPEC FOR MORE INFORMATION.
  5. ALL METAL AND HARDWARE TO BE WEATHERING STEEL, RE: SPECS.
  6. CONTRACTOR TO CONSTRUCT ALL RAILINGS IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

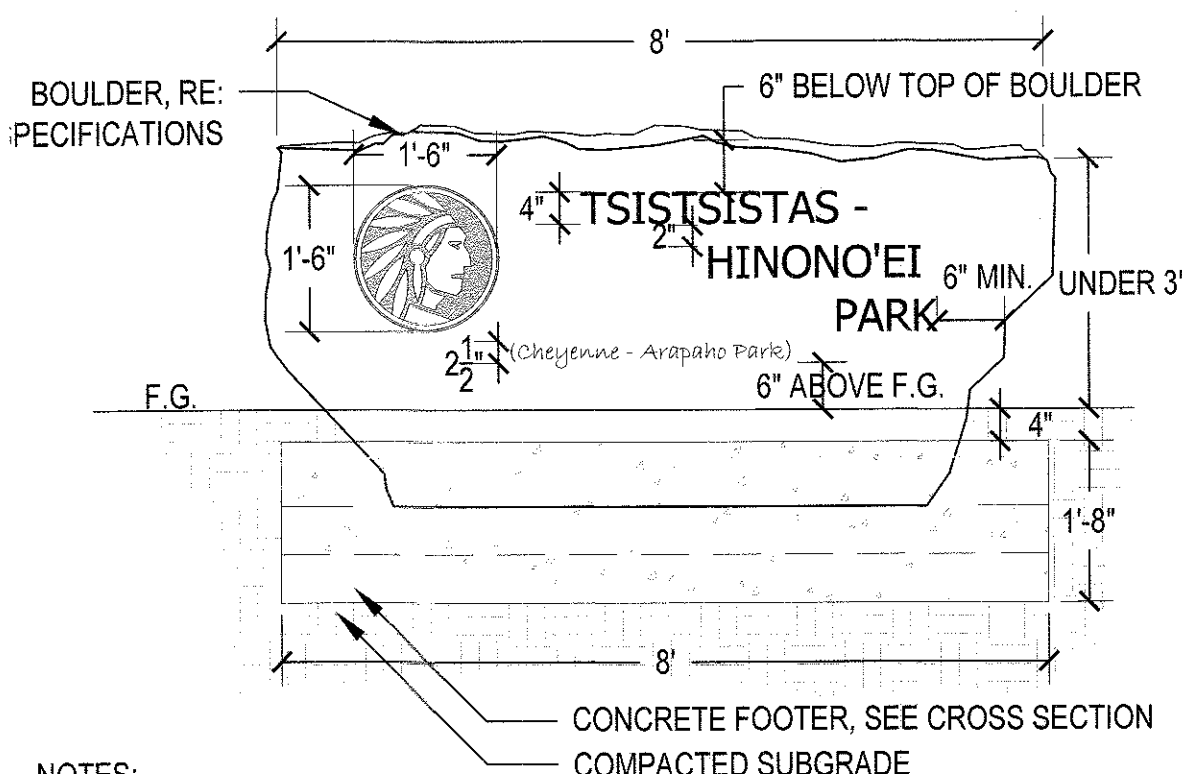
## 1 FENCE (COMMUNITY GARDEN-DECORATIVE PANELS SELECTIVELY PLACED)



NOTE:  
ARAPAHOE COUNTY STANDARD SIGN TO BE USED FOR POSTED RULES & REGULATIONS. COORDINATE WITH COUNTY FOR MOST CURRENT STANDARD.

## 4 PARK RULES & REGS. SIGN

N.T.S.



- NOTES:
1. STONE SIGN TO BE SAND BLASTED A MINIMUM OF 3/8" DEEP, WITH ENGRAVED AREA TO BE PAINTED TO MATCH EXISTING STONE SIGN ON SITE.
  2. BOULDER SHALL BE SELECTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH ENGRAVING AND SHALL HAVE DIMENSIONS AS FOLLOWS:

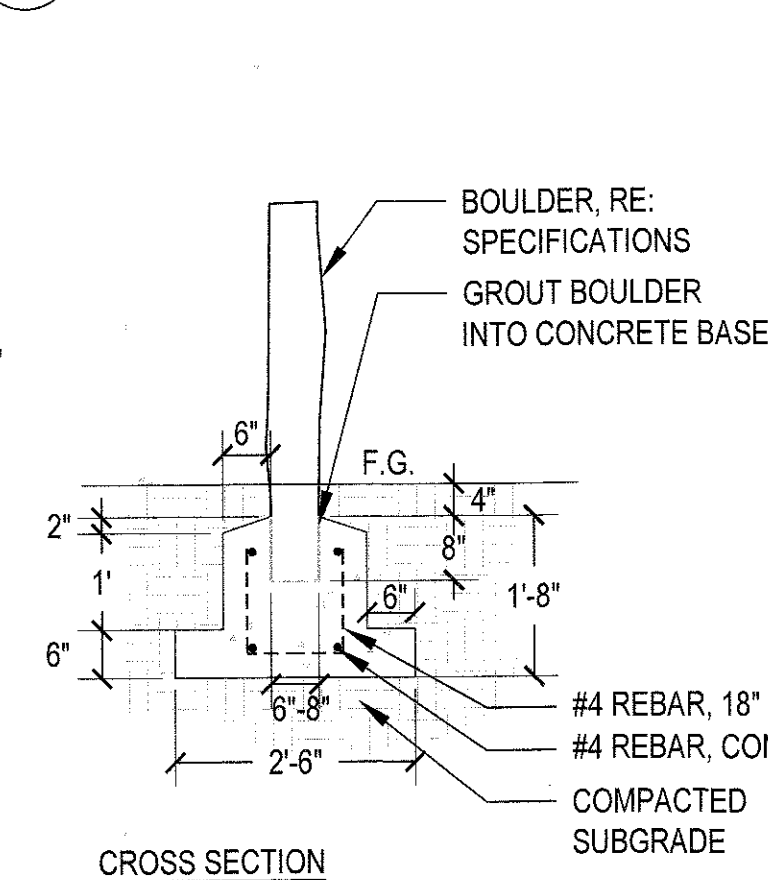
WIDTH/THICKNESS - 4" TO 8"  
LENGTH - 84" TO 102"  
HEIGHT - 48" TO 66"

NOTE:  
NEW PARK ENTRANCE SIGN TO MIMIC EXISTING FLAGSTONE SIGN AT NORTHEAST ENTRANCE.

## 5 STONE PARK IDENTIFICATION SIGN

NOTE: THESE IMAGES ARE INTENDED TO REPRESENT THE VISION FOR CHEYENNE-ARAPAHO PARK AND ARE SUBJECT TO CHANGE. THEY DEPICT THE PROPOSED CHARACTER OF THE PARK AND HAVE PROVIDED INSPIRATION FOR THE DESIGN.

## 2 FENCE (OFF-LEASH DOG AREA)



CROSS SECTION

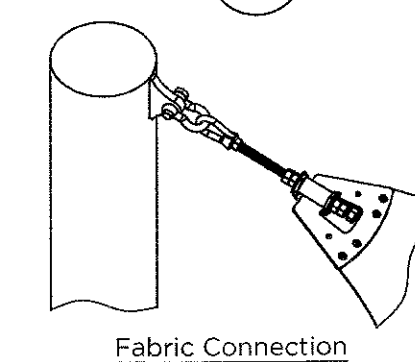
- NOTE:
1. COBBLE MULCH TO MATCH MULCH IN EXISTING COBBLE SWALE IN EAST PORTION OF PARK. SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO SITE.
  2. DESIGN INTENT OF LINEAR LANDSCAPE BED IS TO MIMIC EXISTING CONDITION ON SITE.

## 6 LINEAR COBBLE MULCH

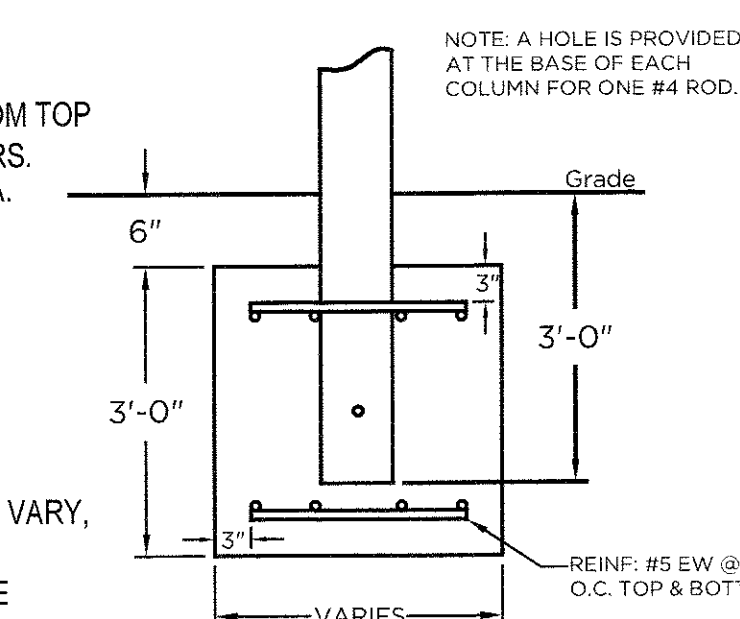
N.T.S.

## 3 OFF-LEASH DOG AREA GATE

NTS



Fabric Connection



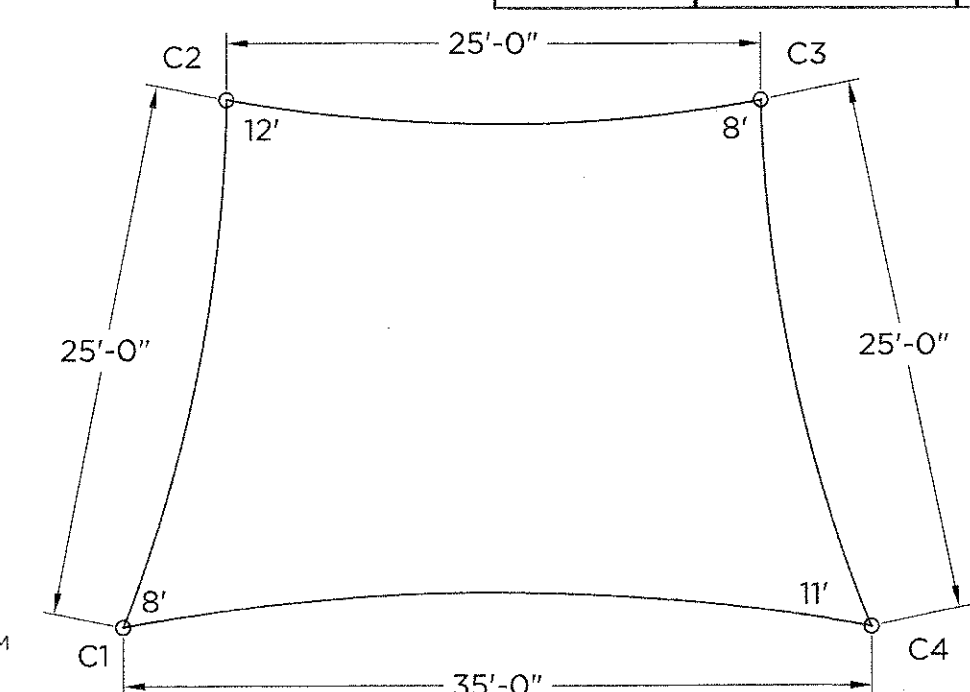
FOOTING DETAIL

- NOTES:
1. CUSTOM SHADE SAIL BY SHADE, BY SUPERIOR RECREATIONAL PRODUCTS, OR APPROVED EQUAL.
  2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INFORMATION.
  3. REFER TO SPECIFICATIONS FOR POST AND SAIL COLORS.
  4. STAKE LOCATIONS AND OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCING INSTALLATION.

## 7 SHADE SAIL WITH STEEL POSTS

N.T.S.

Column & Footing Schedule		
Column ID	Column Size	Est. Footing Size
C1	8" Sch40	3.6' x 3.6' x 3.0'
C2	8" Sch40	4.0' x 4.0' x 3.0'
C3	8" Sch40	3.6' x 3.6' x 3.0'
C4	8" Sch40	4.0' x 4.0' x 3.0'



SITE DETAILS  
CHEYENNE-ARAPAHO PARK  
DATE: FEBRUARY 10, 2020  
SHEET 4 OF 8

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landscape architecture + planning  
A LIMITED LIABILITY COMPANY  
1245 E. COLFAX AVE. STE. 401  
DENVER, CO 80218  
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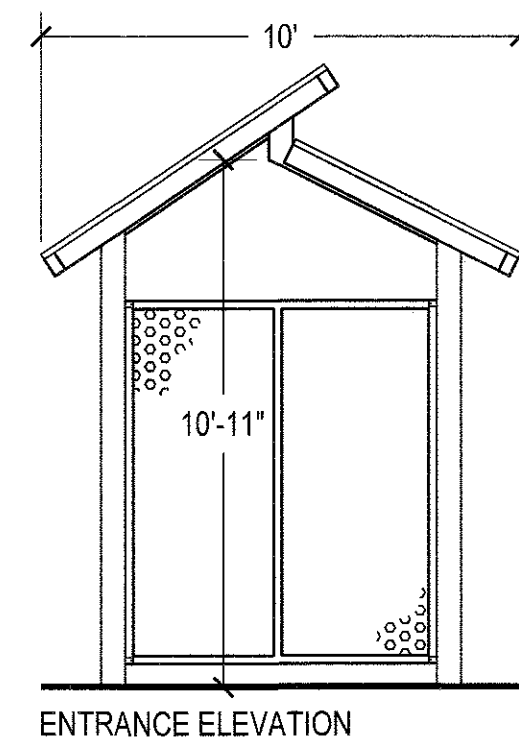
CASE # AA18-009

07/10/2020

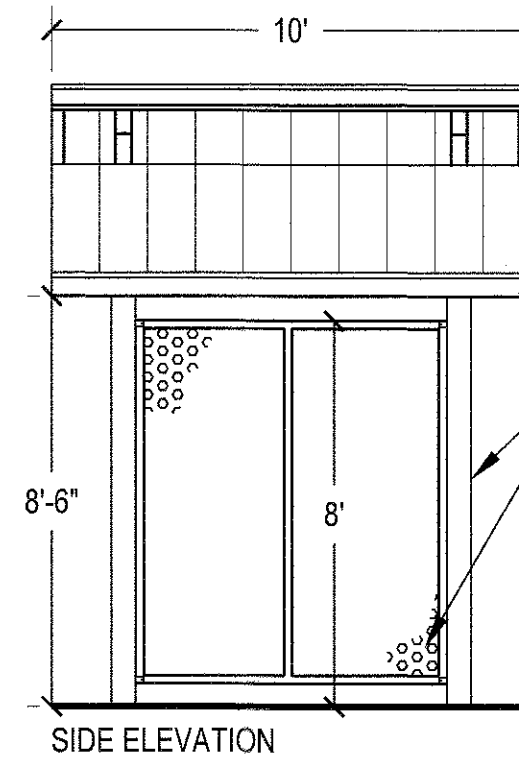
NEW SHEET

# CHEYENNE-ARAPAHO PARK

LOCATION AND EXTENT PLAN FOR PAULA-DORA PARK AMENDMENT NO. 1  
SITUATED IN THE NORTH  $\frac{1}{2}$  OF BLOCK 7 AND NORTH  $\frac{1}{2}$  OF BLOCK 6 PAULA-DORA, A SUBDIVISION SITUATED IN THE SOUTHWEST  $\frac{1}{4}$  SECTION 22, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

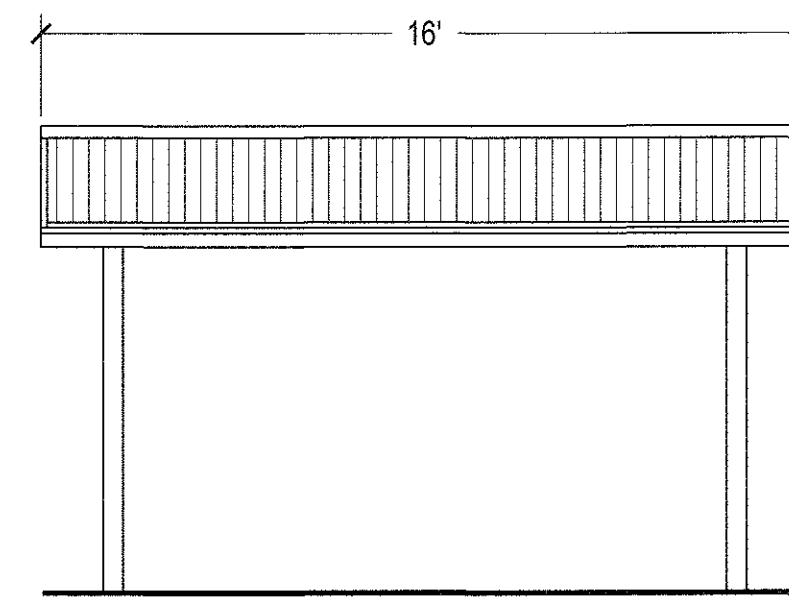
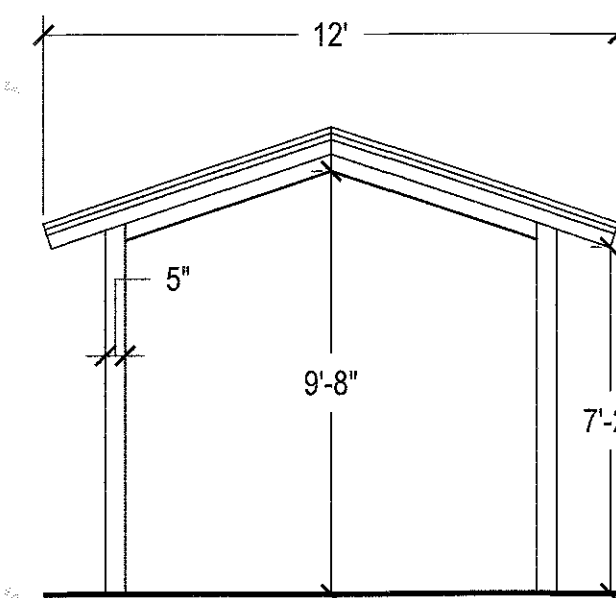


ENTRANCE ELEVATION

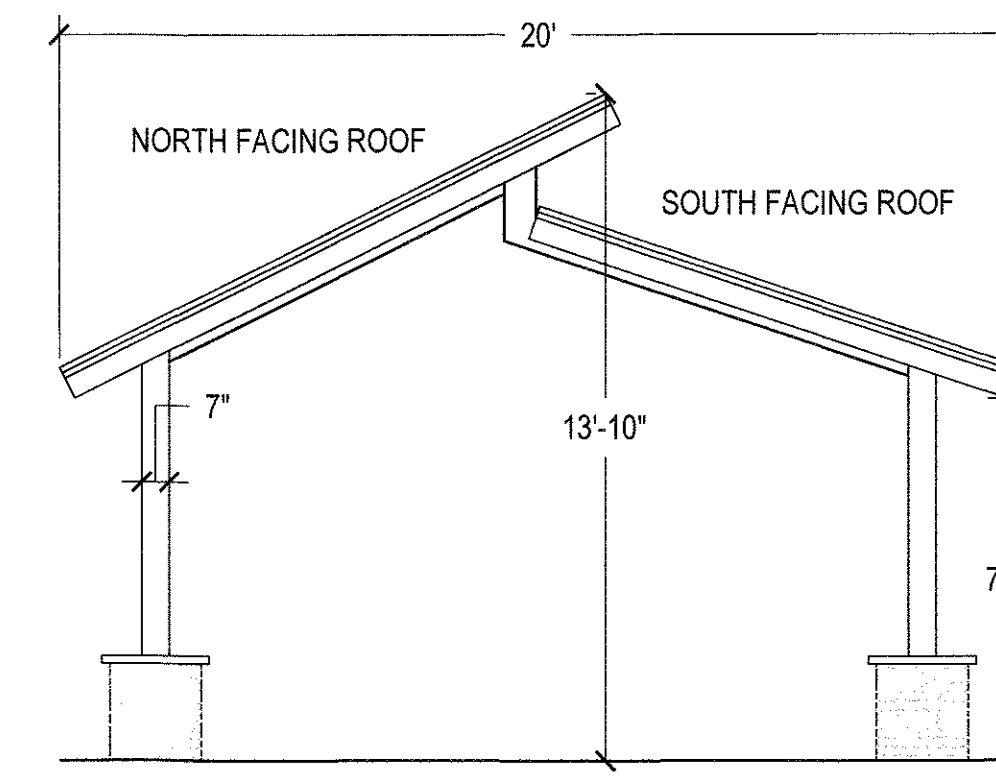


SIDE ELEVATION

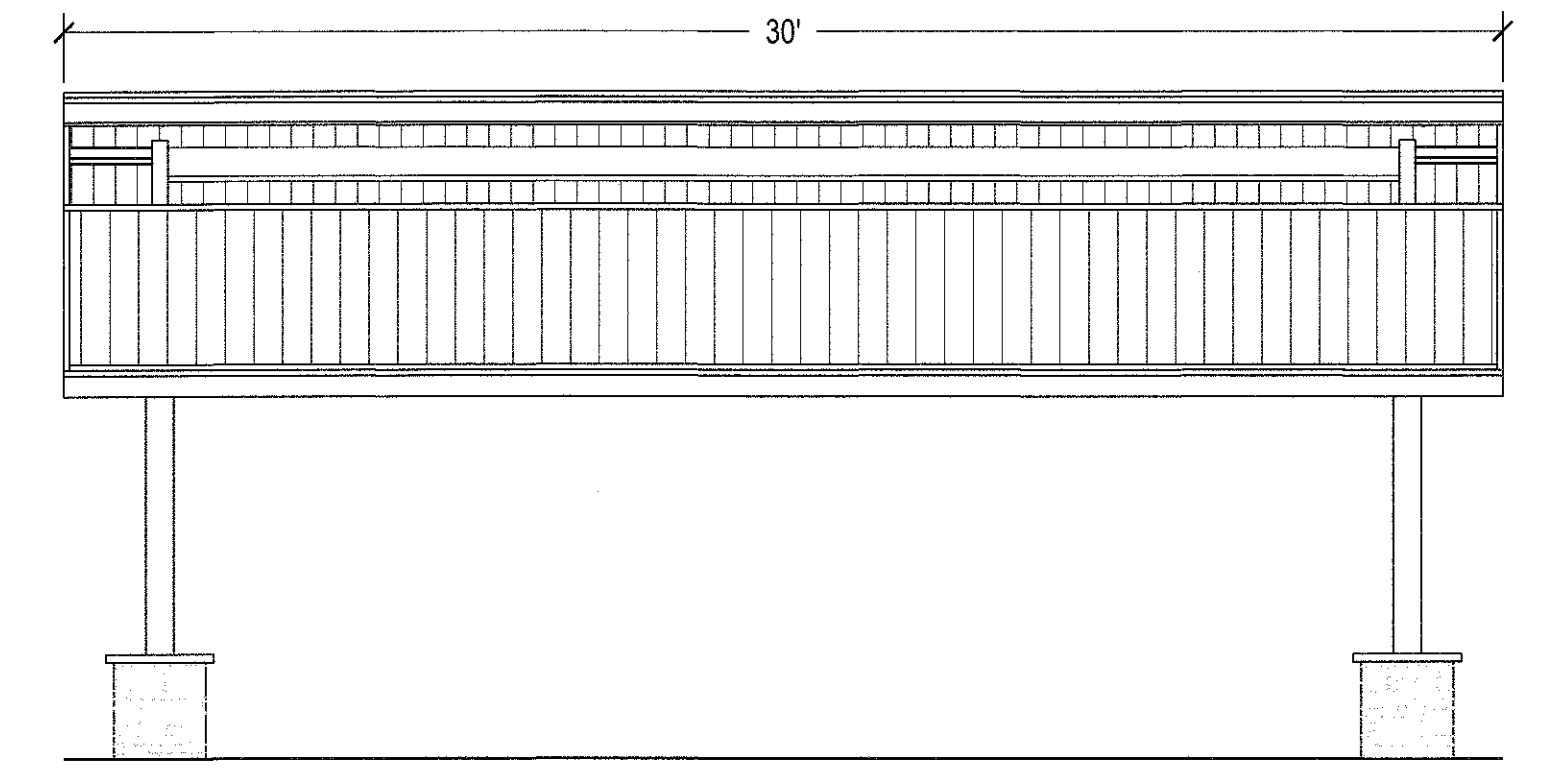
NOTES:  
1. 10'x10' NORTHWEST MODEL BY CLASSIC RECREATION SYSTEMS.  
2. ENCLOSURE SHALL BE SIZED TO ACCOMMODATE AN ADA-SIZED PORT-A-LET (APPROXIMATELY 67" X 87.5")



SMALL SHELTERS:  
12'x16' ORLANDO MODEL BY CLASSIC RECREATION SYSTEMS  
8' EAVE HEIGHT, +/- 11'-4.5" ROOF HEIGHT AT RIDGE



LARGE SHELTER:  
20'x30' NORTHWEST MODEL BY CLASSIC RECREATION SYSTEMS  
7'-6" MIN. CLEARANCE, +/- 13'-10.5" ROOF HEIGHT AT RIDGE

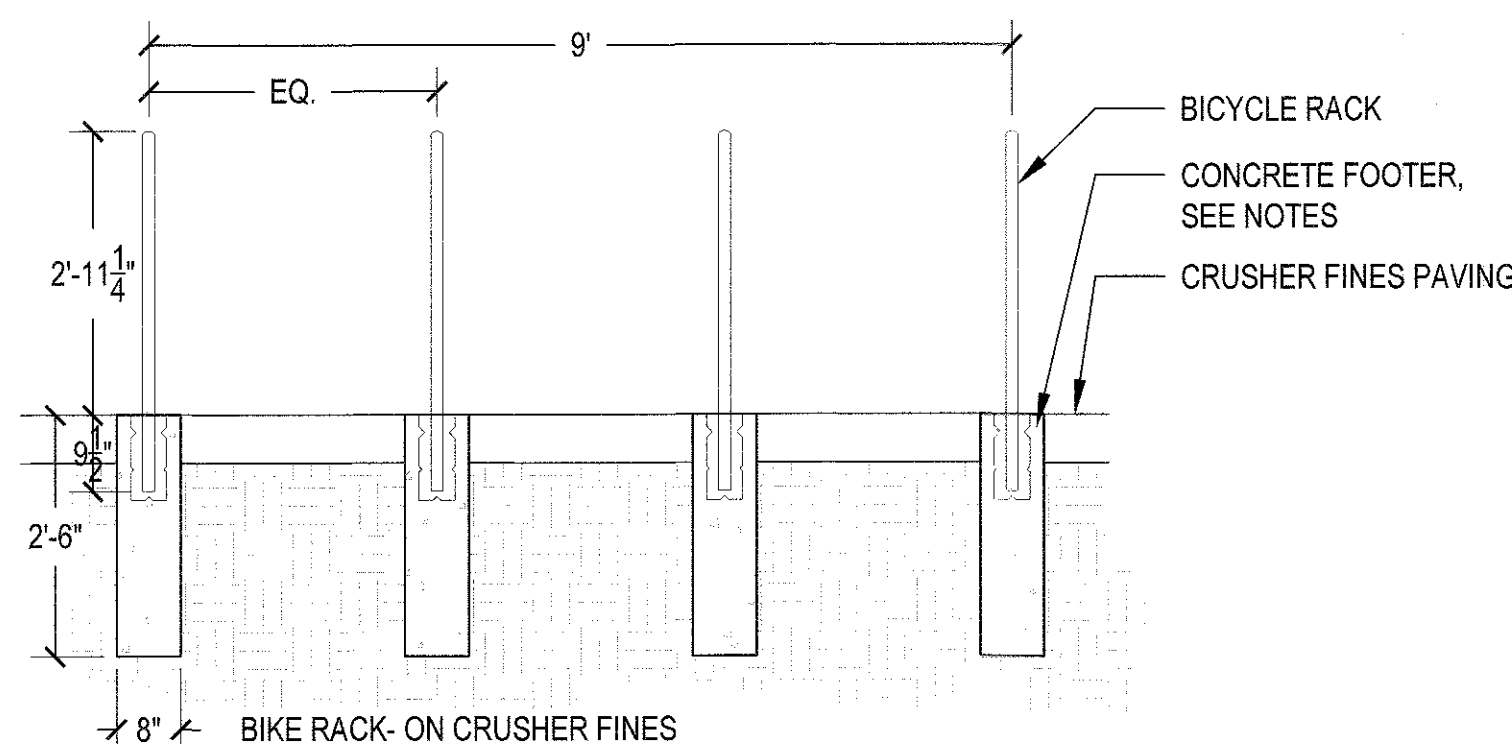


## 1 ADA PORT-A-LET ENCLOSURE

N.T.S.

## 2 SHADE SHELTERS

N.T.S.

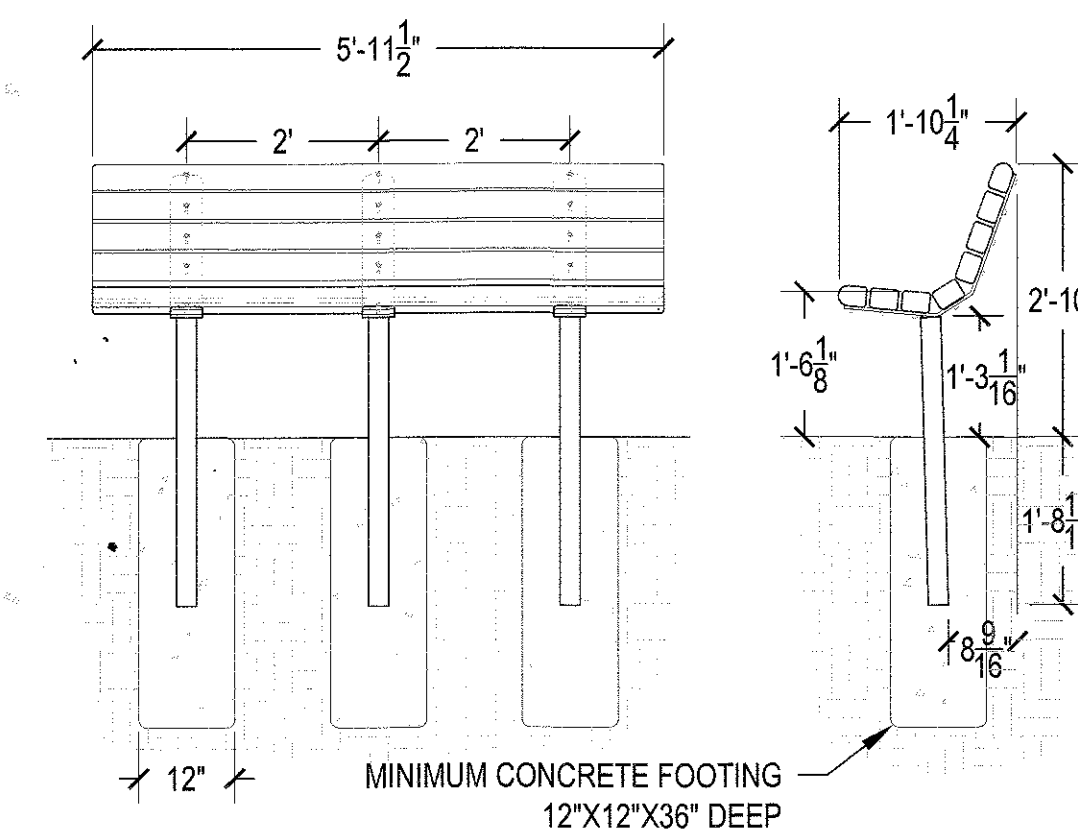


NOTE:  
1. REFERENCE SPECIFICATIONS FOR MANUFACTURER AND MODEL NUMBER.  
2. INSTALL BICYCLE RACKS AND FOOTERS PER MANUFACTURER'S RECOMMENDATIONS.  
3. SEE PLAN FOR LAYOUT INFO.

## 3 BIKE RACK

PILOT ROCK: MODEL SRE-3 EMBEDDED POST SADDLEBACK BICYCLE RACK

N.T.S.

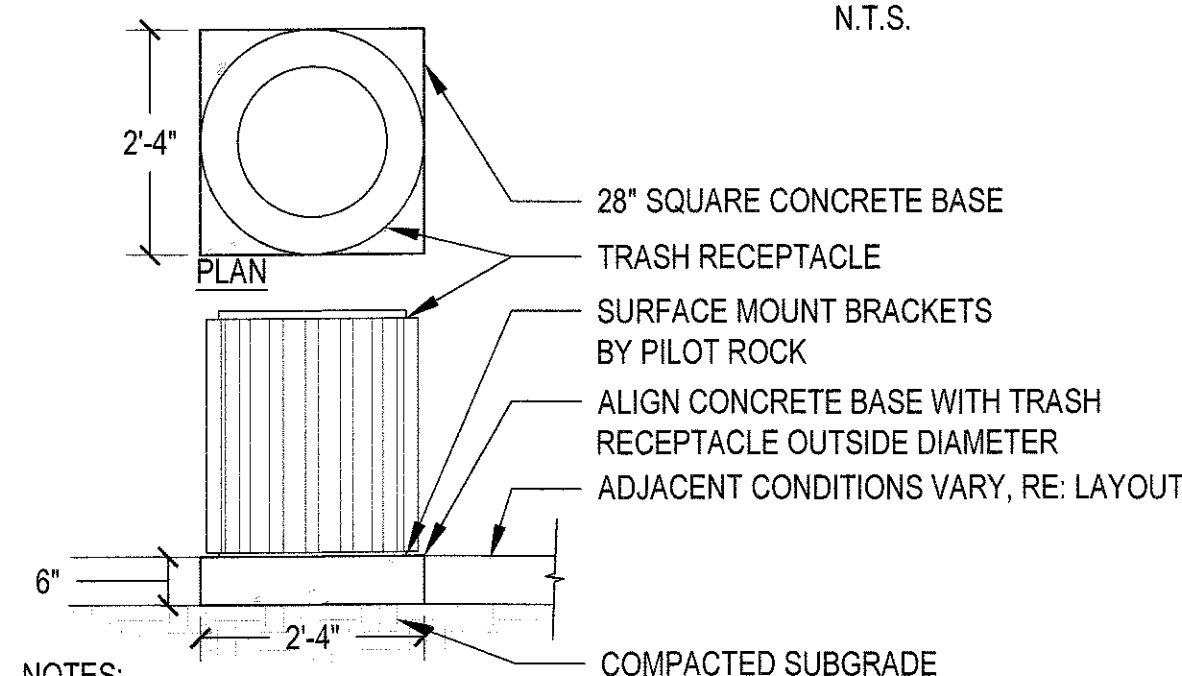


NOTES:  
1. REFER TO LAYOUT FOR LOCATION.  
2. RECEIVE APPROVAL OF BENCH LOCATIONS PRIOR TO INSTALLATION. REFER TO LAYOUT SHEETS FOR LOCATIONS.  
3. ALL CLEARANCES AROUND BENCHES SHALL CONFORM TO CURRENT ADA STANDARDS. STAKE FOR APPROVAL BY PROJECT MANAGER.  
4. REFERENCE SPECIFICATIONS FOR MANUFACTURER AND MODEL NUMBER.  
5. INSTALL PER MANUFACTURERS RECOMMENDATION.  
6. SALVAGED BENCHES TO BE INSTALLED IN THE SAME MANNER.

PILOT ROCK: CONTOUR PARK BENCH - MULTI-PEDESTAL - EMBEDDED (CEDAR COLOR-MODEL OWRB)

## 4 BENCH

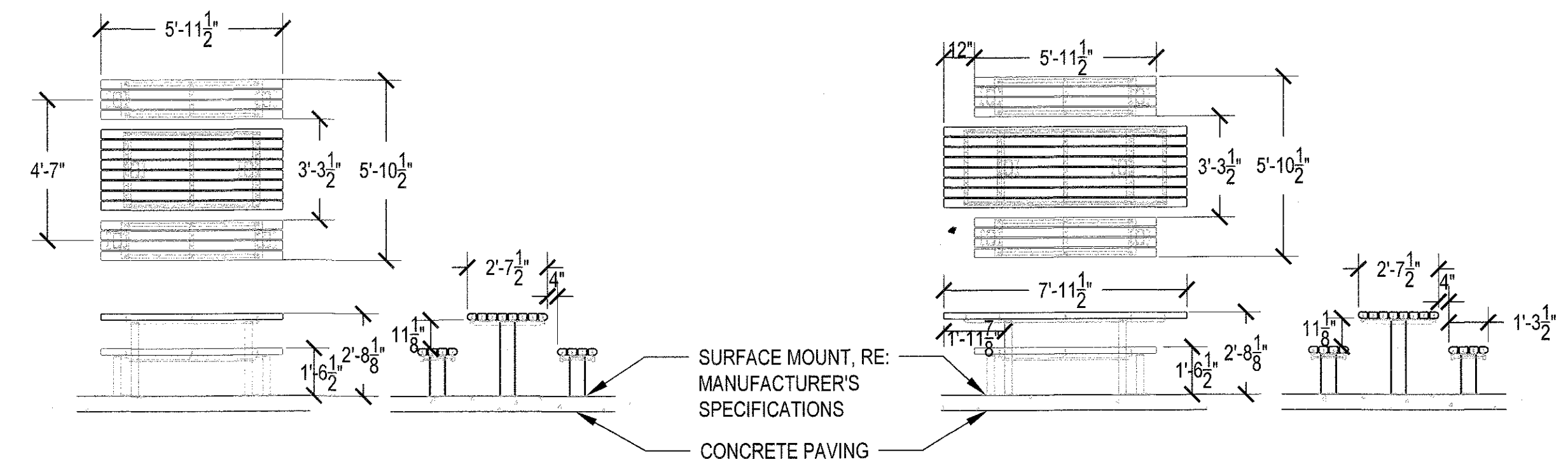
N.T.S.



NOTES:  
1. PROVIDE CONCRETE BASE WHEN INSTALLED AT CRUSHER FINES PAVING OR WOODCHIP MULCH.  
2. REFERENCE SPECIFICATIONS FOR MANUFACTURER AND MODEL NUMBER.  
3. HAND DIG FOUNDATION IF TREE ROOTS GREATER THAN 3" IN DIAMETER ARE PRESENT.  
4. PILOT ROCK: TRH-32 SERIES TRASH RECEPTACLE HOLDER W/ RECYCLED PLASTIC SLATS (CEDAR COLOR W/ GREEN LID)

## 6 TRASH RECEPTACLE

N.T.S.



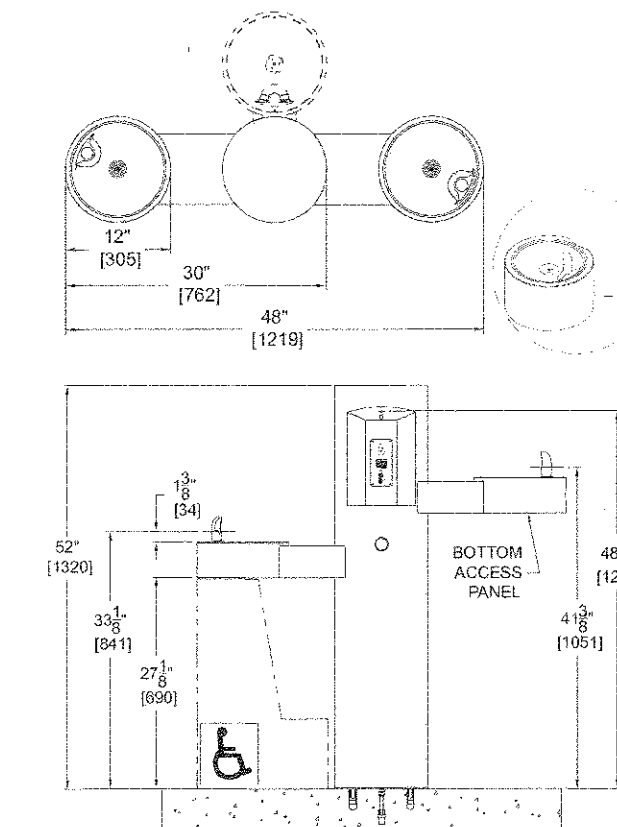
TYPE 1: 6' TABLE & BENCH

NOTES:  
1. REFER TO LAYOUT FOR LOCATION.  
2. RECEIVE APPROVAL OF BENCH LOCATIONS PRIOR TO INSTALLATION. REFER TO LAYOUT SHEETS FOR LOCATIONS.  
3. ALL CLEARANCES AROUND BENCHES SHALL CONFORM TO CURRENT ADA STANDARDS. STAKE FOR APPROVAL BY PROJECT MANAGER.  
4. REFERENCE SPECIFICATIONS FOR MANUFACTURER AND MODEL NUMBER.  
5. INSTALL PER MANUFACTURERS RECOMMENDATION.

PILOT ROCK: APT SERIES 6' MULTI-PEDESTAL RECTANGULAR TABLE W/ RECYCLED PLASTIC (3X4") TOP & SEAT PLANKS (CEDAR COLOR)

## 5 PICNIC TABLE

N.T.S.



## 7 DRINKING FOUNTAIN

MANUFACTURER: MURDOCH (MODEL GYQ84-PF)

N.T.S.

NOTE: THESE IMAGES ARE INTENDED TO REPRESENT THE VISION FOR CHEYENNE-ARAPAHO PARK AND ARE SUBJECT TO CHANGE. THEY DEPICT THE PROPOSED CHARACTER OF THE PARK AND HAVE PROVIDED INSPIRATION FOR THE DESIGN.

CASE # AA18-009

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SITE DETAILS  
CHEYENNE-ARAPAHO PARK  
DATE: FEBRUARY 10, 2020  
SHEET 5 OF 8

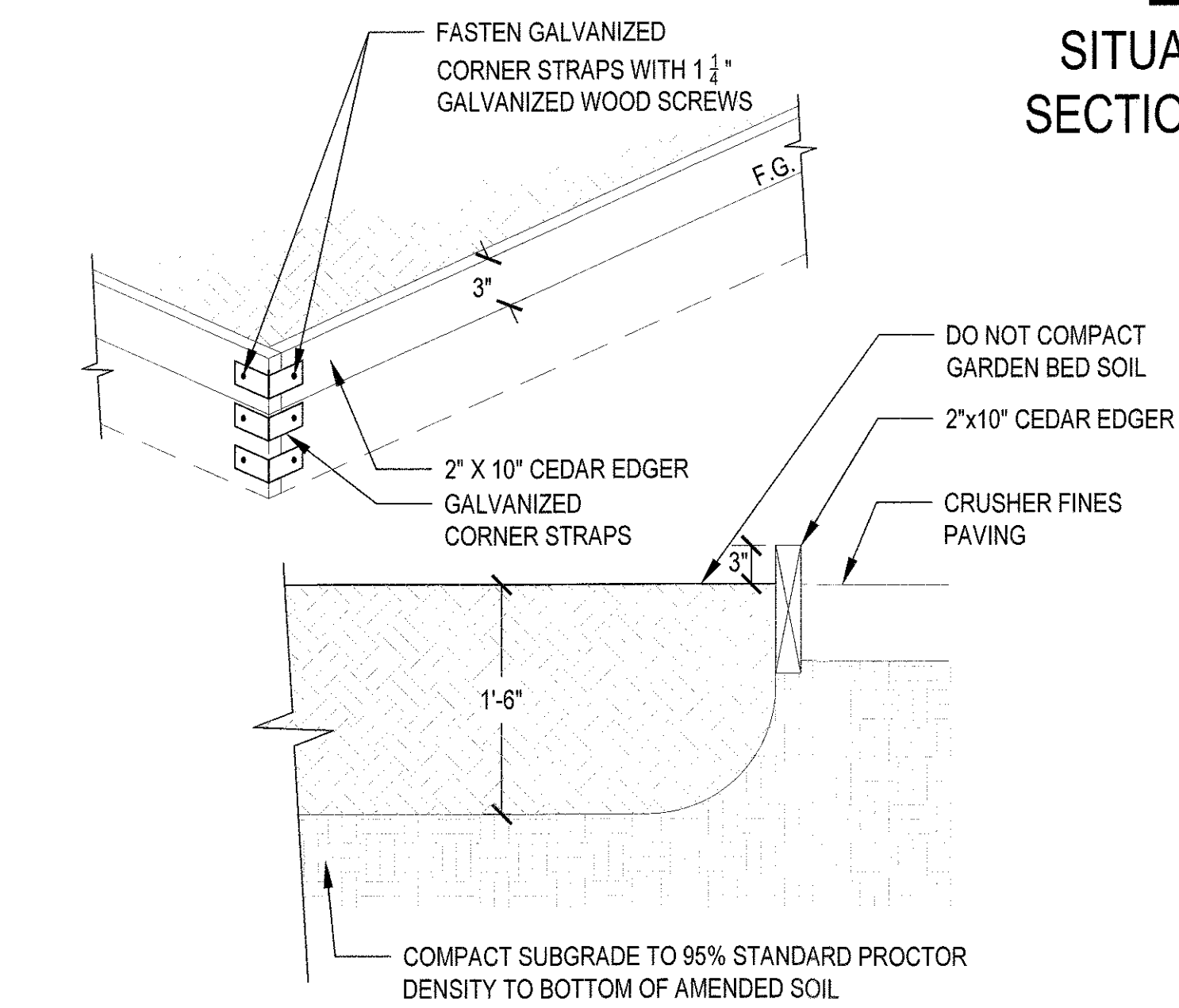
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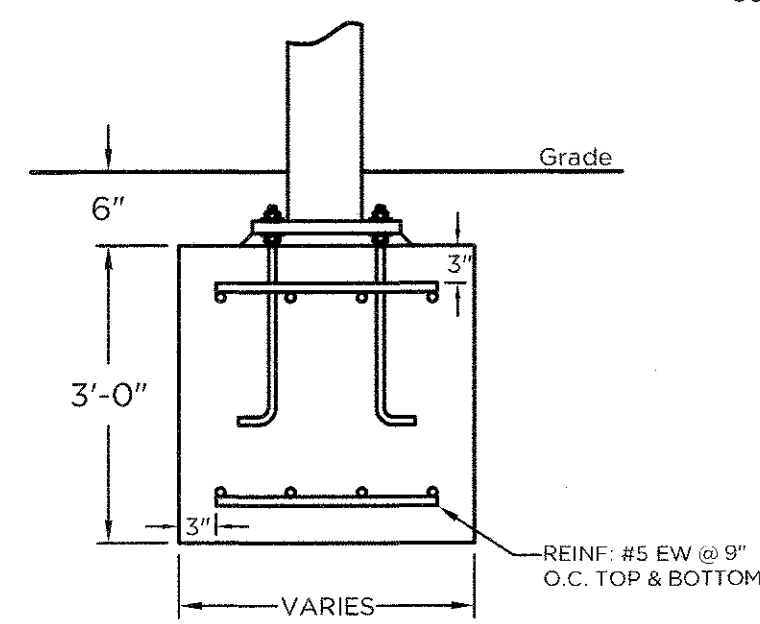
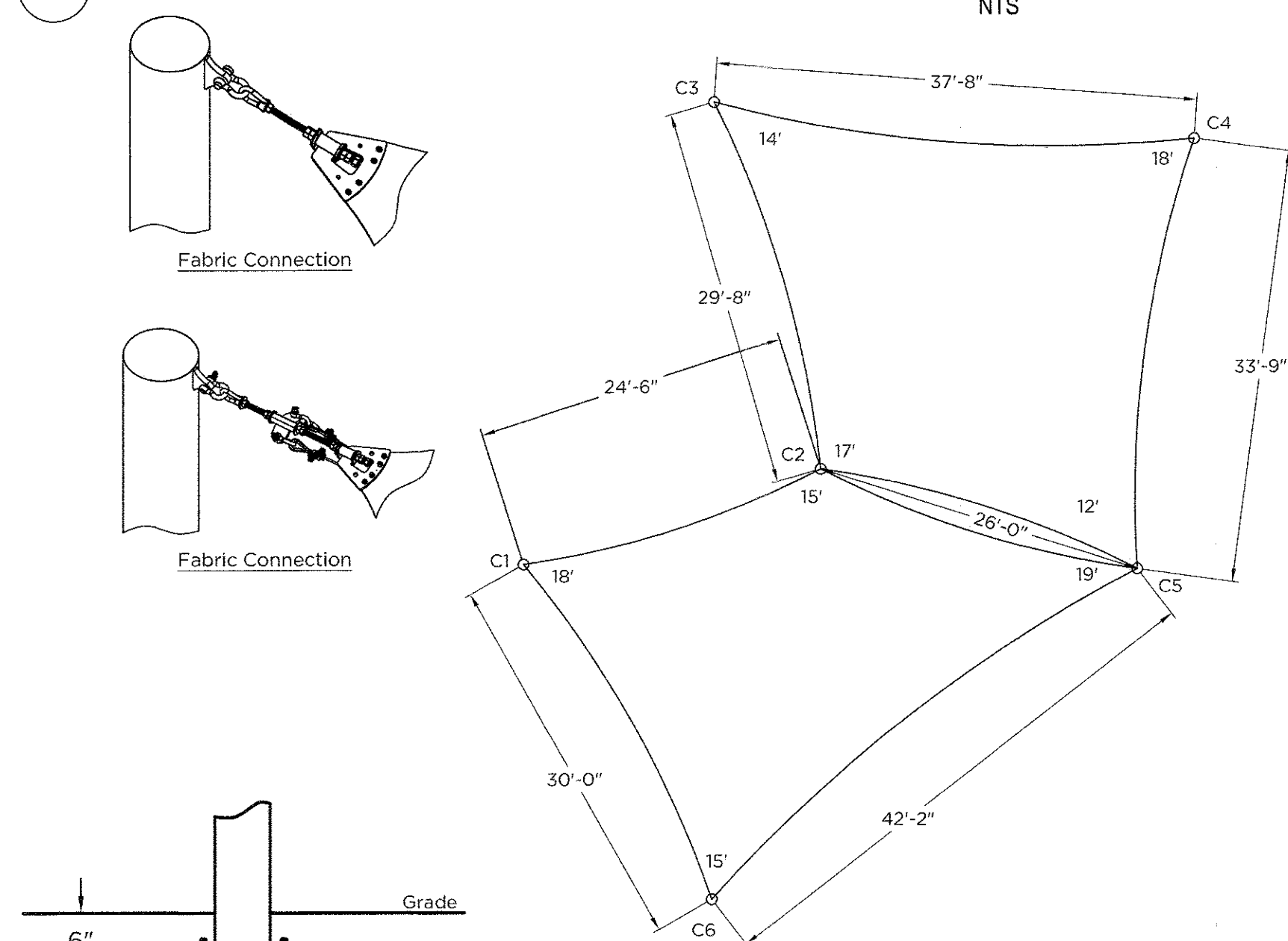
NEW SHEET

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1 COMMUNITY GARDEN PLOT EDGER NTS

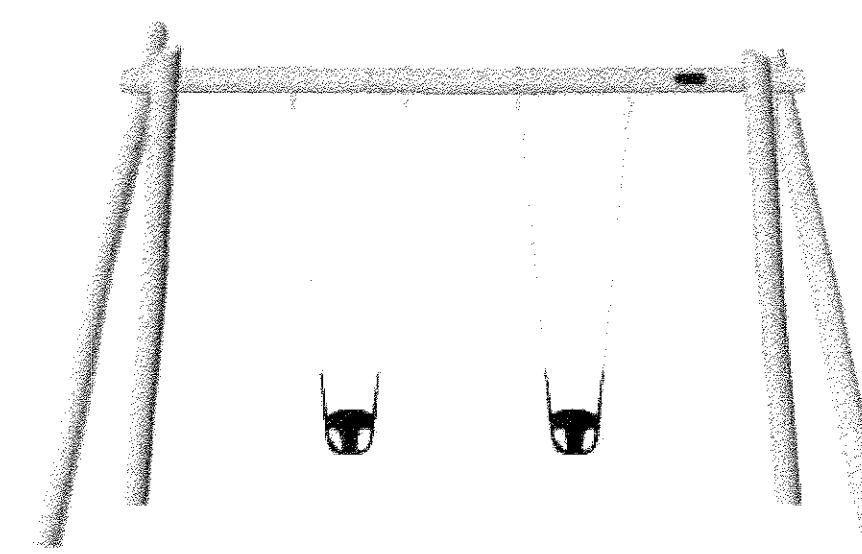
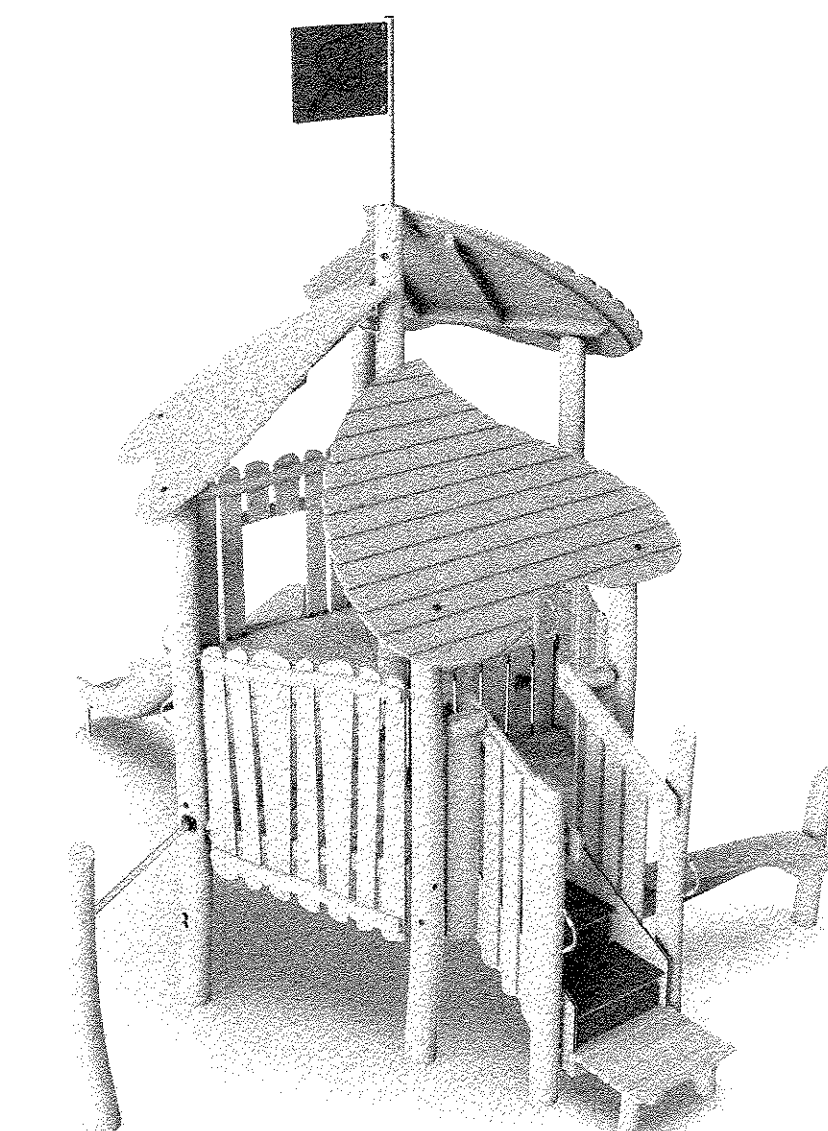
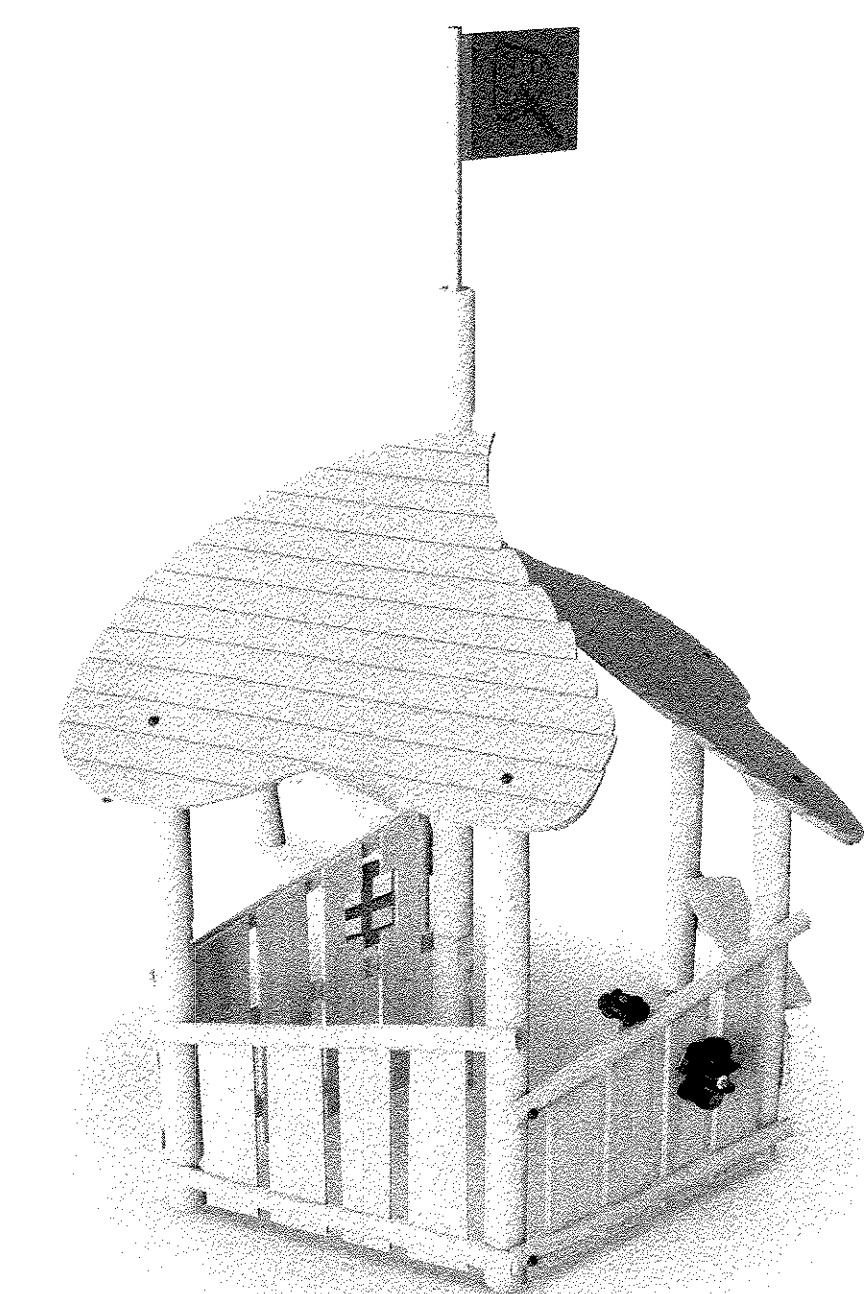


Footing Detail

- NOTES:
1. CUSTOM SHADE SAIL BY SHADE, BY SUPERIOR RECREATIONAL PRODUCTS, OR APPROVED EQUAL.
  2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INFORMATION.
  3. REFER TO SPECIFICATIONS FOR POST AND SAIL COLORS.
- PLAYGROUND SHADE SAIL

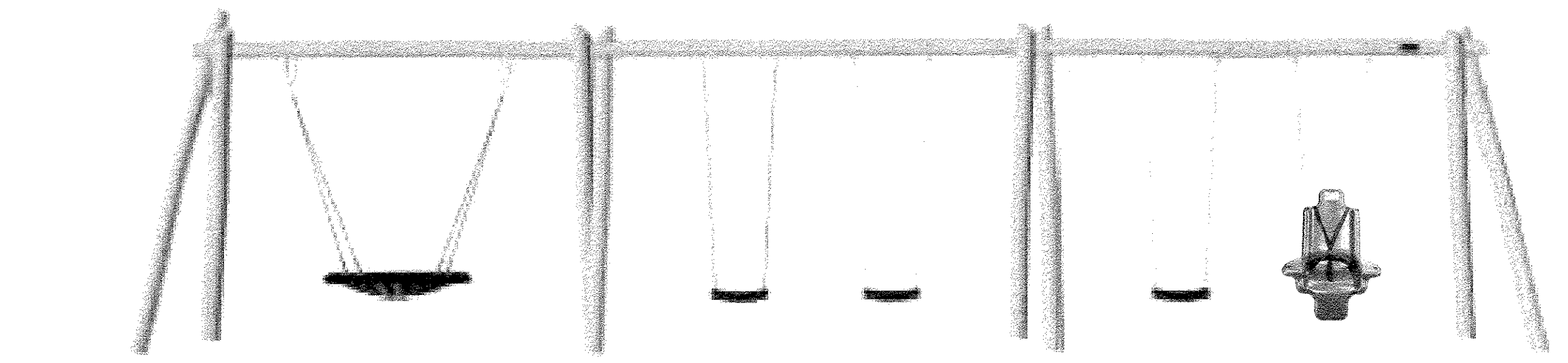
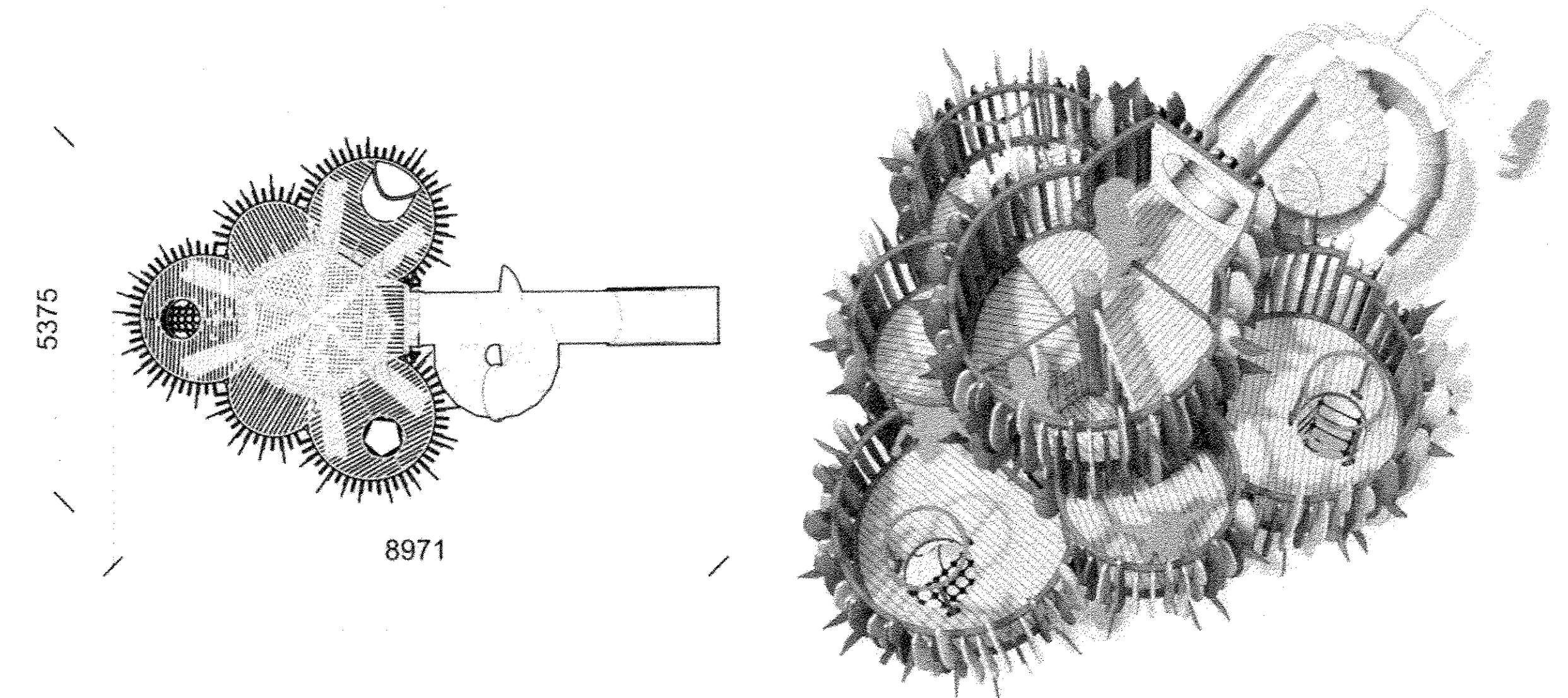
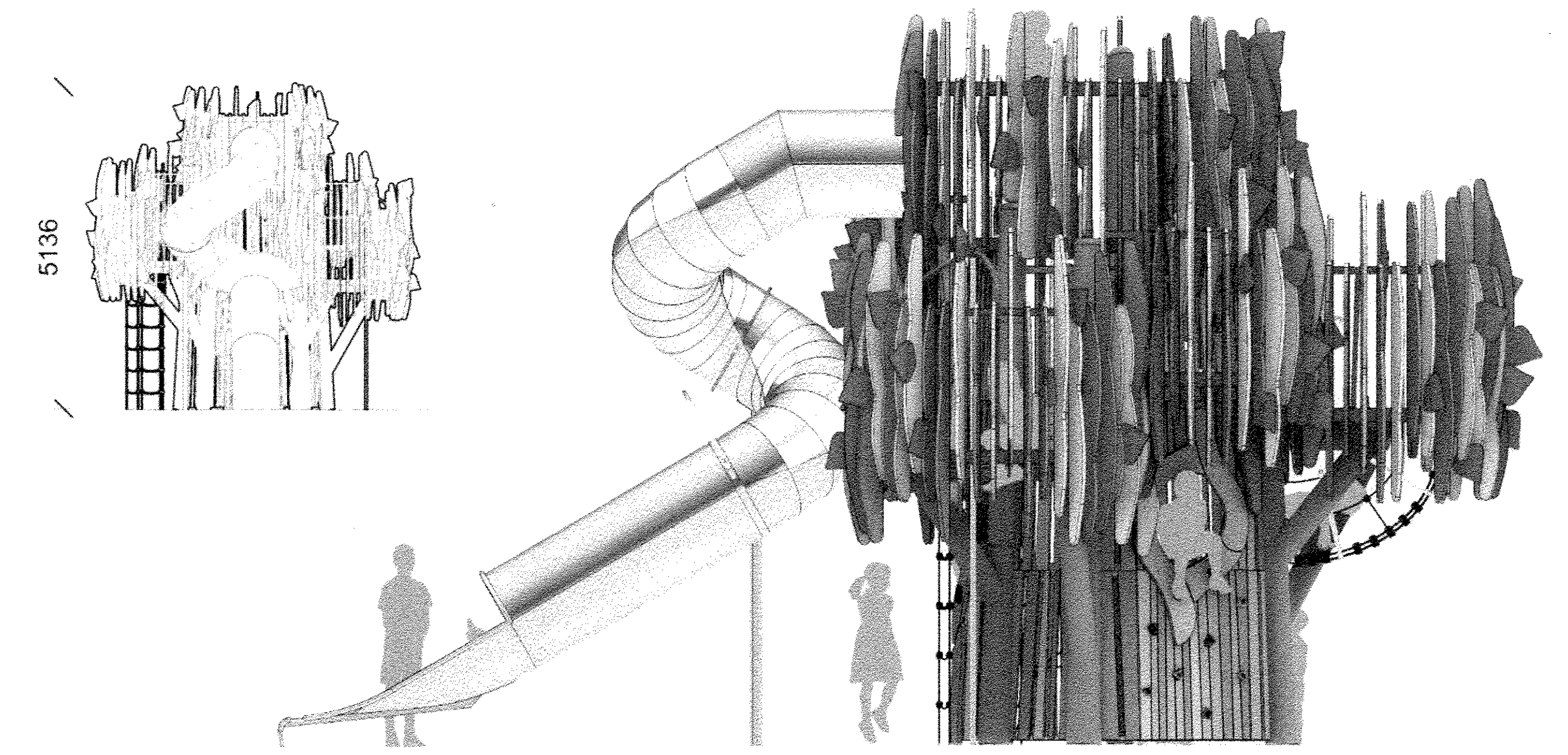
2 NTS

Column & Footing Schedule		
Column ID	Column Size	Est. Footing Size
C1	10" Sch40	5.1' x 5.1' x 3.0'
C2	14" OD HSS	7.5' x 7.5' x 3.0'
C3	10" Sch40	5.2' x 5.2' x 3.0'
C4	12.75" OD HSS	5.8' x 5.8' x 3.0'
C5	14" OD HSS	7.8' x 7.8' x 3.0'
C6	10" Sch40	5.0' x 5.0' x 3.0'



2-5 Y/O PLAY EQUIPMENT

3 PLAYGROUND EQUIPMENT (NATURAL AND STAINED ROBINIA WOOD BY KOMPAN)



5-12 Y/O PLAY EQUIPMENT

NTS

CASE # AA18-009

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SITE DETAILS  
CHEYENNE-ARAPAHO PARK  
DATE: FEBRUARY 10, 2020  
SHEET 6 OF 8

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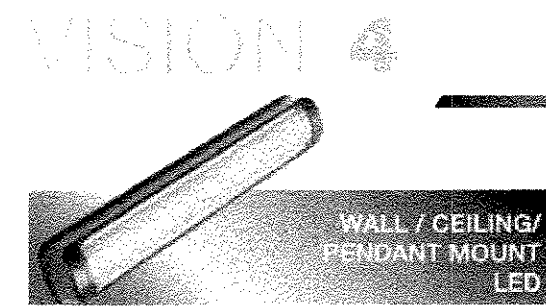


NEW SHEET

# CHEYENNE-ARAPAHO PARK

## LOCATION AND EXTENT PLAN FOR PAULA-DORA PARK AMENDMENT NO. 1

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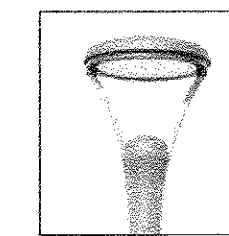


### TYPE B SERIES: SHELTER LUMINAIRE

BEAM MOUNTED LED SHELTER LUMINAIRE, 4'W x 3'D x 4' L LINEAR FOOTPRINT, EXTRUDED UV STABILIZED OPAL POLYCARBONATE LENS, HEAVY DIE CAST ALUMINUM HOUSING, BLACK COLOR, 25W, 3000K, 2630 LUMENS, PROVISIONS FOR SURFACE CONDUIT ENTRY AT END CAPS LUMINAIRE LED - VPF44-25-3000K-120-OP-BLK OR EQUAL. LUMINAIRE MOUNTED TO UNDERSIDE OF BEAM WITHIN SHELTER.

### LIGHTING CONTROLS:

ALL PEDESTRIAN POLES AND SHELTER LUMINAIRES WILL BE CONTROLLED VIA A PHOTOCELL (ON AT DUSK / OFF AT DAWN, FOR SECURITY). PHOTOCELL TO BE LOCATED AT THE METEDED PEDESTAL. REFER TO ONE-LINE DIAGRAM FOR MORE INFO.



### SL660 SOLANA SERIES

EPA	7 YEAR	LUMEN	LIFE SPAN	UL	CLICK
3 FT	WARRANTY	RANGE	L70	LISTED	FOR PAF
29 LBS	5-2000	11,500	100,000	1	100,000

### TYPE A SERIES: PEDESTRIAN POLE

POST TOP MOUNTED LED PEDESTRIAN POLE, 14' TALL ROUND POLE WITH POST TOP MOUNT LUMINAIRE HEAD, SOFT DIFFUSE FLAT ACRYLIC LENS, 3000K, APPROX 5,600 LUMENS, 61W, TYPE 3 DISTRIBUTION, CUT OFF LUMINAIRE, DARK SKY FRIENDLY (LESS THAN 0.5% UPLIGHT), COLOR BY LANDSCAPE ARCH.

MANUFACTURER: STERNBERG SOLANA SL660; PT-SL660-12L-30K-T3-MDL018-SV1-COLOR BY LANDSCAPE ARCH OR EQUAL. ARROW INDICATES DIRECTION OF LIGHT DISTRIBUTION.

### ▲ LEGEND ▲

- ⊙ J-BOX
- ⊕ MOTOR
- ⊕ DUPLEX RECEPTACLE
- ⊕ FOUR-PLEX RECEPTACLE
- ⊕ SPECIAL NEMA RECEPTACLE
- ⊕ HEAVY DUTY DISCONNECT SWITCH
- ⊕ MOTOR STARTER
- ⊕ TRANSFORMER
- ⊕ METER
- ⊕ BRANCH CIRCUIT PANEL
- ⊕ SURFACE LUMINAIRE
- ⊕ SURFACE WALL LUMINAIRE
- ⊕ PARKING LOT POLE LIGHT
- ⊕ PEDESTRIAN POLE LUMINAIRE
- ⊕ SWITCH
- ⊕ PHOTOCELL
- ⊕ TIME CLOCK
- ⊕ PUSH BUTTON STATION

### ▲ DEFINITIONS ▲

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
GFI	INDICATES GROUND FAULT CIRCUIT INTERRUPT DEVICE
D	INDICATES EXISTING DEVICE TO BE REMOVED
E	INDICATES EXISTING DEVICE TO REMAIN AS IS
R	INDICATES EXISTING DEVICE TO BE REPLACED
RL	INDICATES EXISTING DEVICE TO BE RELOCATED TO POSITION SHOWN
USB	INDICATES UNIVERSAL SERIAL BUS DEVICE
WP	INDICATES WEATHERPROOF EQUIPMENT/DEVICE
EMT	ELECTRICAL METALLIC CONDUIT
FMC	FLEXIBLE METALLIC CONDUIT
LFC	LIQUIDTIGHT FLEXIBLE CONDUIT
PVC	POLYVINYL CHLORIDE CONDUIT
RNC	RIGID NONMETALLIC CONDUIT
RSC	RIGID STEEL CONDUIT
LED	LIGHT EMITTING DIODE
AIC	AMPS INTERRUPTING CAPACITY
Isc	SHORT CIRCUIT CURRENT
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NEC	NATIONAL ELECTRICAL CODE NFPA 70
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
UL	UNDERWRITERS LABORATORY

### SITE PLAN GENERAL NOTES

ALL WIRING SHALL BE IN COMPLIANCE WITH THE NEC 2017 EDITION: ALL MULTI-WIRE BRANCH CIRCUITS (120V OR 277V SINGLE PHASE CIRCUITS) IDENTIFIED IN THE PANEL SCHEDULES ORIGINATING FROM SINGLE POLE BREAKER SHALL BE INSTALLED WITH A DEDICATED NEUTRAL CONDUCTOR FOR EACH PHASE CONDUCTOR. THE NEUTRAL CONDUCTOR SHALL HAVE A TRACER STRIPE (THE STRIPE COLOR SHALL MATCH THE COLOR OF THE PHASE CONDUCTOR).

REFER TO THE ELECTRICAL SPECIFICATIONS FOR ADDITIONAL INSTALLATION, CONDUIT DEPTHS, AND SPECIFICATION REQUIREMENTS. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE TO THE MOST CURRENT LOCAL CODES AND THE 2017 NEC.

ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC WITH PVC COATED GRC ELBOWS AND RISERS TO 4 FEET ABOVE GRADE AND 1 INCH MINIMUM DIAMETER, UNLESS NOTED OTHERWISE.

ALL UNDERGROUND COMMUNICATION, ELECTRICAL FEEDER, AND BRANCH CIRCUITS SHALL BE INSTALLED A MINIMUM OF 30 INCHES BELOW GRADE WITH BURIED ELECTRICAL WARNING TAPE INSTALLED DIRECTLY ABOVE BETWEEN 6 AND 12 INCHES BELOW GRADE. CONTRACTOR SHALL PROVIDE PULL BOXES AS REQUIRED TO MINIMIZE THE NUMBER OF BENDS TO MEET CODE.

REFER TO LANDSCAPE PLANS FOR EXACT LOCATIONS OF PEDESTRIAN POLES.

UNDERGROUND CONDUIT IS INDICATED BY DASHED LINES, UBE, USE, UPE, OR UC.

ROUTE ALL CONDUIT/CIRCUITING ON FINISHED SPACES CONCEALED IN WALLS, ABOVE CEILINGS, OR BELOW FLOORS. ALL CONDUIT/CIRCUITING SHALL BE RUN PARALLEL TO BUILDING WALLS. ANY SURFACE MOUNTED CONDUIT IN FINISHED SPACES OR MOUNTED ON FINISHED SURFACES SHALL BE PAINTED TO MATCH THE SURFACE ON WHICH IT IS MOUNTED.

ALL NEW CIRCUITS SHALL HAVE GROUNDING CONDUCTORS IN ALL FEEDERS AND BRANCH CIRCUITS.

FOR ALL WEATHERPROOF RECEPTACLE COVERS PROVIDE CAST ALUMINUM, WHILE-IN-USE WEATHERPROOF TYPE COVERS, HUBBELL-MG58XX SERIES OR EQUAL.

ALL EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED DEVICES AND HAVE WEATHERPROOF COVERS.

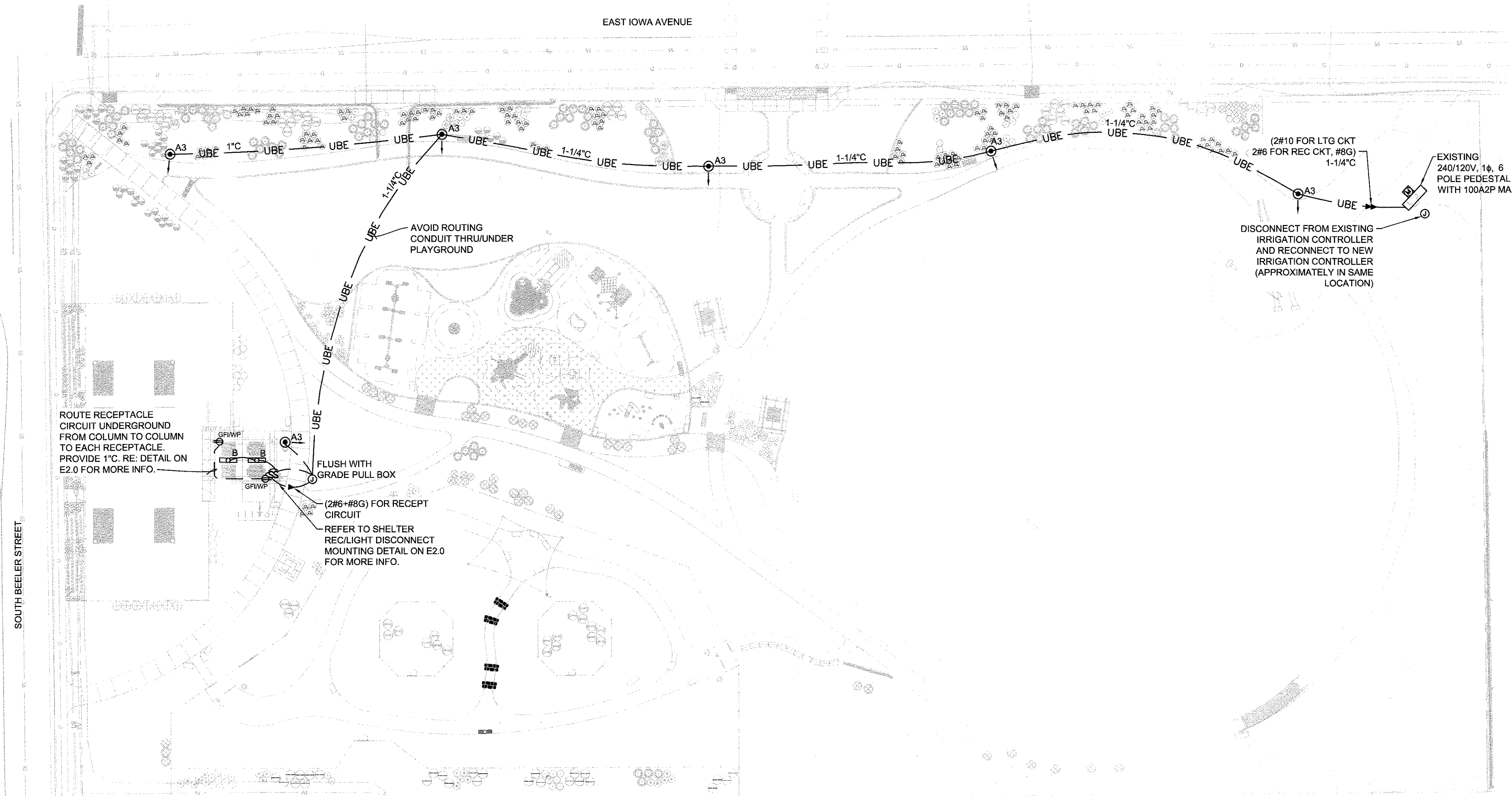
THE CONTRACTOR SHALL PROVIDE STAMPED AND SIGNED STRUCTURALLY ENGINEERED POLE BASE SHOP DRAWINGS FOR ALL OF THE VARIOUS POLE BASES REQUIRED. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING THE AUTHORITY HAVING JURISDICTION WITH A STAMPED LETTER "GENERAL COMPLIANCE LETTER" VERIFYING THAT ALL NEW LIGHT BASE CAISSONS AND LIGHT ATTACHMENTS TO THE BASES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE STAMPED STRUCTURAL PLANS AND ANY /ALL APPLICABLE CODES. THE POLE BASE DETAILS PROVIDED IN THE ELECTRICAL DRAWINGS ARE FOR GENERAL STYLE AND DIMENSIONS ONLY.

### ▲ GENERAL ▲

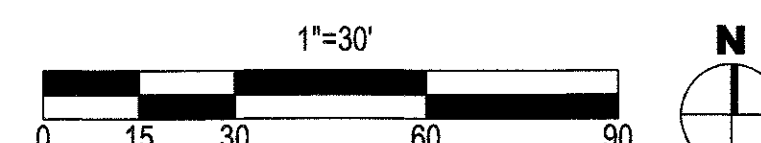
- △ REVISION NUMBER
- # EQUIPMENT TAG
- # DRAWING NOTE
- # FLAG NOTE
- ~ BREAKLINE
- MATCHLINE
- WIREMOLD
- OVERHEAD PRIMARY ELECTRIC
- OVERHEAD SECONDARY ELECTRIC
- UNDERGROUND PRIMARY ELECTRIC
- UNDERGROUND SECONDARY ELECTRIC
- UNDERGROUND BRANCH ELECTRIC
- UC --- UNDERGROUND COMMUNICATION
- ⊕ BOLD LINEWEIGHT AND/OR "N" INDICATES NEW DEVICE OR EQUIPMENT
- ⊕ BOLD LINEWEIGHT AND/OR "R" INDICATES DEVICE OR EQUIPMENT TO BE REPLACED
- ⊕ LIGHT LINEWEIGHT AND/OR "E" INDICATES EXISTING DEVICE TO REMAIN
- ⊕ DASHED LINETYPE AND/OR "D" INDICATES DEVICE TO BE REMOVED / DEMOLISHED



Know what's below.  
Call before you dig.



1 SITE ELECTRICAL PLAN  
Scale: 1"=30'



CASE # AA18-009

SITE ELECTRICAL PLAN  
CHEYENNE-ARAPAHO PARK  
DATE: FEBRUARY 10, 2020  
SHEET 7 OF 8

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07/10/2020



NEW SHEET

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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, 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.

## RECORD DOCUMENTS

Maintain one set of project record drawings indicating installed conditions for: Major raceway systems, size and location; locations of control devices, distribution and branch electrical circuitry, and fuse and circuit breaker size and arrangements. Equipment locations (exposed and concealed), dimensioned from prominent project features. Approved substitutions, Contract Modifications, and actual equipment and materials installed.

## 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.

Cleaning and polishing of all hardware, including removal of all stains, dust, dirt, paint, etc.

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.

If the Contractor fails to properly clean up, the Owner may do so and the cost thereof shall be charged to the Contractor.

## GUARANTEE

Leave entire electrical system installed under this Division in proper working order. 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.

Use RMC elbows for all below grade installations.

Underground Feeders and Branch Circuits: Insulated single conductors in raceway.

Install continuous underground plastic warning tape during backfilling, for exterior underground power, control, signal, and communication lines located directly above power and communication lines. 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 18 inches (400 mm), overall, use a single line marker.

## OUTLET, JUNCTION AND PULL BOXES

Flush with grade enclosures and pull boxes shall be QUAZITE® as manufactured by Strongwell or approved equal. The pullsplice 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.

## 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 unsoldered conductors.

## WIRING DEVICES

Straight Blade and Locking Receptacles: General-duty grade, 20-ampere, nylon, comply with NEMA WID 6.

GFCl Receptacles: Feed-through type, with integral NEMA WID 6 Configuration 5-20R duplex receptacle arranged to protect connected downstream receptacles on same circuit.

Wall Plates: Single and combination types match corresponding wiring devices. Nylon, color to match wiring devices, color to be selected by architect. Metal plate-securing screw with head color to match plate finish.

## 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 web. 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.

Colored Adhesive Marking Tape for Raceways, Wires, and Cables: Self-adhesive vinyl tape, not less than 1 inch wide by 3 mils thick.

Tap Markers for Conductors: Vinyl or vinyl-cloth, self-adhesive, wraparound type with preprinted numbers and letters.

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. Color-coding shall be used for voltage and phase identification.

Provide typed adhesive labels on the faceplates of receptacles and switches indicating panel and circuit number feeding device. Locate label on the front side of the coverplate as well as identify circuits with permanent ink on the backside of the coverplate.

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 skimming 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. Clearances: 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 pipes 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.

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.

Setting: 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.

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.

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Shading indicates existing circuit / breaker. No Change >>> Unshaded indicates new circuit / breaker

Code Description Load VA Dem Per Phases Load Summary

1 Lighting 420 125% Ph A 920 VA

2 Rec up to 10,000 360 100% Ph B 360 VA

3 Rec over 10,000 500 100%

4 Motor 100%

5 Largest Motor 125%

6 Heater 100%

7 Kitchen 100%

8 Miscellaneous 500 100%

9 Sub Panel 100%

Code Demand 1280 VA

Code Demand 6.77 Amps

\* Provide new over current protection device as indicated

EXISTING XCEL ENERGY  
HALMOUNT TRANSFORMER  
50KVA (ASSUMED), 240V/120V, 1Ø,  
3W SECONDARY  
14,800 AIC AVAILABLE

100A3

100A3P

100A3P

100A3P

100A3P

100A3P

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Name	Vol	Ph	Wire	Method	Rating	Free Standing
Pedestal P1 (Exist)	240/120	1	3	Bus	100	100
				Main	100	100
				Breaker	100	100
				AIC	Rating	10,000

Code	Description	Load VA	Dem	Ph A	Ph B	Ph C	Load VA	Description	Code
1	6 Irrigation Controller	500	20	1	*	1	20	Ltg Ped Poles/Shelter	1 2
3	2 Rec Shelter	360	20	1	*	1	20	Space	4
5	Space							Space	6

Code	Description	Load VA	Dem	Ph A	Ph B	Ph C	Load VA	Description	Code
1	Lighting	420	125%				920	VA	
2	Rec up to 10,000	360	100%				360	VA	
3	Rec over 10,000								
4	Motor								
5	Largest Motor								
6	Heater								
7	Kitchen								
8	Miscellaneous	500	100%						
9	Sub Panel								

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