LITTLETON FIRE RESCUE STATION 19 SITE DEVELOPMENT PLAN TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1

SITUATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO

LAND USE COMPARISON CHART					
ZONING: PD-C					
	EXISTING ZONING DIST. PD-C REQUIREMENTS	PROPOSED			
USE(S) ALLOWED	Any land uses allowed in the B-1 and B-2 business districts, and which are specifically designated on the approved general PD plan. Multiple uses within one or more structures, including multiple-family, residential and office and retail uses permitted in the B-1 and B-2 business districts which are designated on the approved general PD plan.	FIRE STATION			
MINIMUM SETBACKS REQUIRED	BUILDING: FRONT: 30 FEET SIDE: 0 FEET REAR: 20 FEET PARKING: FRONT: 20 FEET SIDE: 10 FEET REAR: 10 FEET	BUILDING: FRONT: 30 FEET SIDE: 10 FEET REAR: 16 FEET PARKING: FRONT: 20 FEET SIDE: 10 FEET REAR: 10 FEET			
MINIMUM UNOBSTRUCTED OPEN SPACE	RETAIL: 22% OFFICE: 30%	55%			
PARKING RATIO	NOT SPECIFED	14 STANDARD SPACES 1 ACCESSIBLE SPACE			
HEIGHT	28 FEET (MAX.)	27'-0" +/-			
FLOOR AREA RATIO (F.A.R.)	RETAIL: 0.25 (MAX.) OFFICE: 0.40 (MAX.)	0.16			

LEGAL DESCRIPTION

TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1 SITUATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO

SITE INFORMATION

SITE AREA:

EXISTING: 48,759.20 SF

ADDITIONAL: 994.55 SF

TOTAL: 49,753.75 SF (1.14 ACRES)

BUILDING COVERAGE: 7,860.65 SF

GROSS BUILDING FLOOR AREA: 7,860.65 SF

PAVED AREA: 11,972.57 SF

SITE SIDEWALK SURFACE AREA: 2,592.69 SF

OPEN SPACE: 27,327.84 SF (0.63 ACRES)

SITE IMPERVIOUS SURFACE AREA: 22,425.91 SF

ADJACENT LAND USES USE ZONING NORTH: VACANT PD-C **EAST** NO ZONING

R.O.W., CHATFIELD STATE PARK

SOUTH: R.O.W., CHATFIELD STATE PARK NO ZONING WEST: RESERVOIR NO ZONING

PROJECT TEAM

<u>OWNER:</u> LITTLETON FIRE RESCUE 1221 W. MINERAL AVE. SUITE 100 LITTLETON, CO 80120 TEL: (303) 795-3864

DIVISION CHIEF WAYNE ZYGOWICZ CITY OF LITTLETON PROJECT MANAGER

MARK RELPH

ARCHITECT:
INTERGROUP ARCHITECTS 2000 W. LITTLETON BLVD LITTLETON, CO 80120 TEL: (303) 738-8877 FAX: (303) 738-2294 CHRIS SIBILIA, AIA

45 WEST 2ND AVENUE DENVER, CO 80223 TEL: (303) 561-3333 CHRIS STRAWN, P.E. LANDSCAPE ARCHITECT: NORRIS DESIGN 1101 BANNOCK ST.

ENGINEERS, INC.

<u>CIVIL ENGINEER:</u> JANSEN STRAWN CONSULTING

DENVER, CO 80204 TEL: (303) 892-1166 DAVID LANE, PLA ELECTRICAL ENGINEER: BCER GROUP

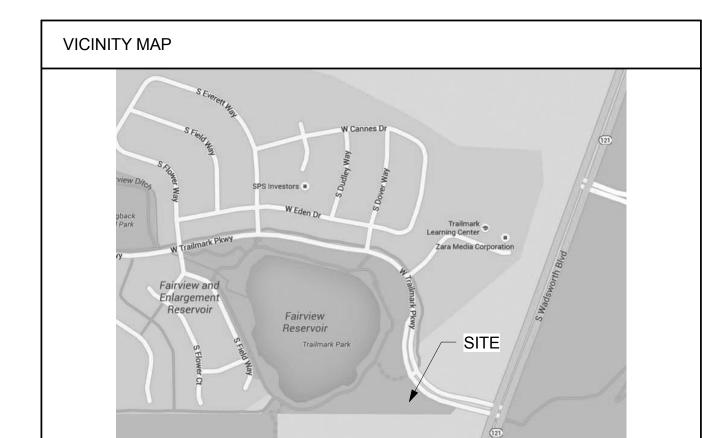
5420 WARD ROAD, SUITE 200 ARVADA, CO 80002 TEL: (303) 422-7400 FAX: (303) 422-7900 CODY McLEMORE

SHEET INDEX

SDP-1 COVER & SITE DATA SDP-2 SITE PLAN **GRADING PLAN**

SDP-4 UTILITY PLAN SDP-5 LANDSCAPE NOTES & DETAILS LANDSCAPE PLAN

BUILDING ELEVATIONS SITE DETAILS PHOTOMETRIC PLAN SDP-10 LIGHTING DETAILS



CERTIFICATION

, Owner, or designated agent thereof, do hereby agree that the above described property will be developed in accordance with the uses, restrictions and conditions contained within this SDP. Further, the City of Littleton is hereby granted permission to enter onto said property for the purposes of conducting inspections to establish compliance of the development of the property with on-site improvements including, but not limited to, landscaping, drainage facilities, parking areas and trash enclosures. If, upon inspection, the City finds deficiencies in the on-site improvements and, after proper notice, the developer shall take appropriate corrective action. Failure to take such corrective action specified by the City shall be grounds for the City to apply any or all of any required financial assurance to cause the deficiencies to be into compliance with this SDP or with any subsequent amendments hereto.

Signature of Owner or Agent		
Subscribed and sworn to before me by	on this day	of, ;
Witness my hand and official seal.		
My Commission expires,		

SIGNATURE BLOCK

___, 20____, by the Director of Community Development

Director of Community Development

_, 20____, by the Director of Public Works

Director of Public Works

RECORDING CERTIFICATION

This document was filed for records in the office of the County Clerk and Recorder of ____ day of _ _____ County at _ _, A.D. 20____, in Book__ Reception No.

County Clerk and Recorder

Deputy

INTERGROUP

CS-9822

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RESCUE

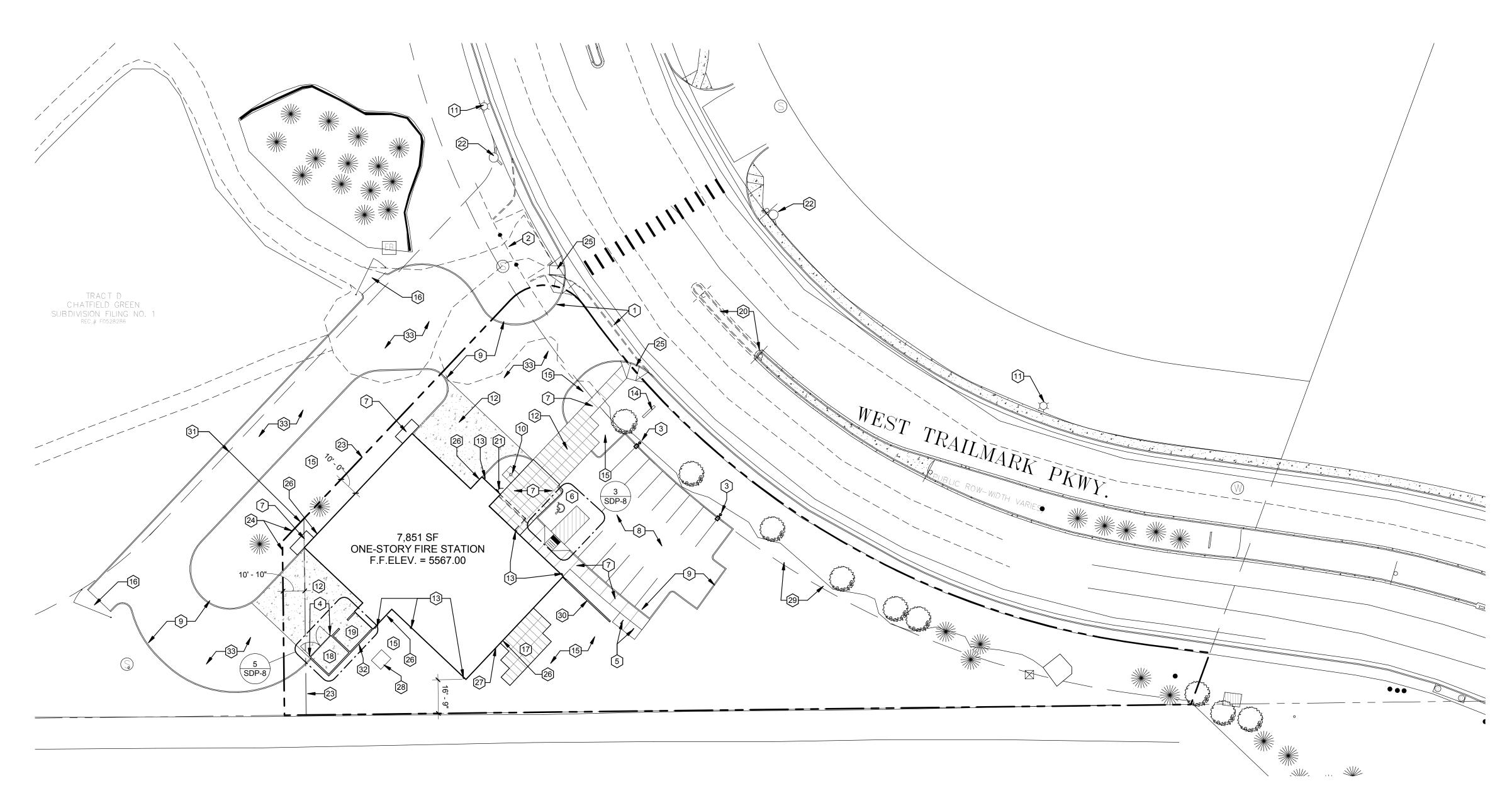
W. TRAILMARK I LITTLETON, CO

DATE DESC. 12-7-2015 | SUBMITTAL

COVER & SITE DATA

TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1

SITUATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO



KEY NOTES:

1. PORTION OF EXISTING CURB & GUTTER TO BE REMOVED & RECONSTRUCTED TO ACCOMMODATE NEW 35' CURB CUT.

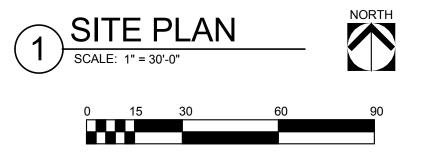
2. EXISTING FENCE AND GATE TO BE SALVAGED AND RESET IN NEW LOCATION OR REBUILT TO MATCH.

- 3. NEW 25' LIGHT POLE. SEE ELEC. DRAWINGS.
- 4. 6" Ø x 4' H. CONC. FILLED STEEL PIPE BOLLARD. SEE DETAIL.
- 5. BIKE RACK, SEE DETAIL ON SDP-8.
- 6. HANDICAPPED PARKING SPACE AS SHOWN. PROVIDE A.D.A. APPROVED SIGN.
- 7. NEW 4" THICK REINF. CONC. SIDEWALK.
- 8. NEW ASPHALT PAVING FOR NEW PARKING LOT.
- 9. NEW 6" CONC. CURB & GUTTER (TYP.).
- 10. NEW FLAG POLE WITH GROUND-MOUNTED UPLIGHTING. SEE ELECTRICAL DRAWINGS.
- 11. EXISTING STREET LIGHT & POLE TO REMAIN.
- 12. REINFORCED CONCRETE TRUCK PAVING.
- 13. ROOF DOWNSPOUTS. CONNECT TO STORM SEWER PER CIVIL

14. NEW GOUND-ILLUMINATED MONUMENT SIGN. SEE LANDSCAPE &

- ELECTRICAL DRAWINGS. SEE ELEVATION ON SDP-8.
- 15. IRRIGATED LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS. 16. NEW OR RELOCATED ACCESS GATE.
- 17. NEW 4" THICK REINF. CONC. PATIO.
- 18. TRASH ENCLOSURE ON REINF. CONC. PAD. SEE DETAIL.
- 19. GENERATOR ENCLOSURE ON REINF. CONC. PAD. 20. EXISTING MEDIAN TO BE MODIFIED FOR NEW CURB CUT.

- 21. PROPOSED LOCATION OF FIRE DEPARTMENT CONNECTION.
- 22. EXISTING FIRE HYDRANT TO REMAIN.
- 23. EXISTING PROPERTY LINE.
- 24. PROPOSED NEW PROPERTY LINE.
- 25. NEW H.C. CURB RAMP PER CITY STANDARDS. SEE CIVIL DRAWINGS. 26. HOSE BIBB. SEE PLUMBING DRAWINGS.
- 27. GAS METER. SEE PLUMBING DRAWINGS.
- 28. ELEC. TRANSFORMER ON REINF. CONCRETE PAD. SEE ELECTRICAL
- 29. EXISTING 25' EASEMENT. SEE CIVIL DRAWINGS.
- 30. 6'-0" H. CMU SCREEN WALL. SEE ELEVATIONS & DETAILS.
- 31. EXISTING 50' EASEMENT. SEE CIVIL DRAWINGS.
- 32. ELEC. C.T. CABINET & UTILITY METER. SEE ELECTRICAL DRAWINGS.
- 33. ASPHALT OR REINF. CONCRETE PAVING FOR NEW TRUCK DRIVE



CS-9822 <u>INTERGROUP</u> ARCHITECTS

DATE

12-7-2015 | SUBMITTAL

TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1

SITUATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO



DENVER, CO 80223

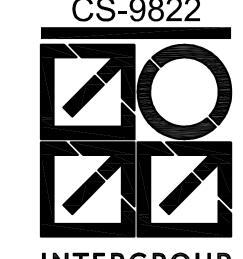
NGS POINT "A 307" BEING CONTROL POINT #102 LOCATED NEAR THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 68

JANSEN STRAWN assumes no responsibility for utility locations.

The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors

responsibility to field verify the location of all utilities prior

to the commencement of any construction.



INTERGROUP ARCHITECTS

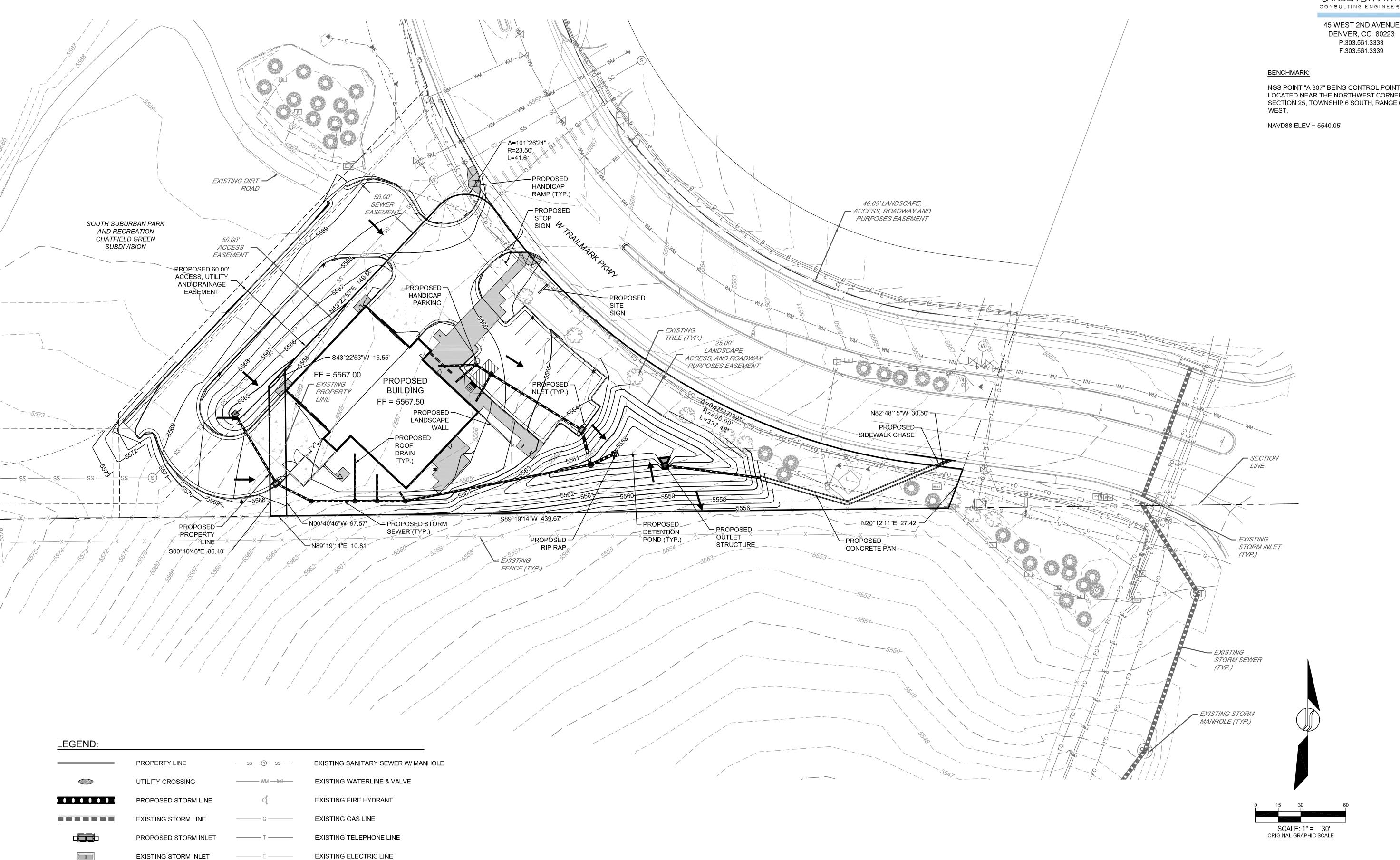
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DATE DESC. 12.07.15 SDP

GRADING PLAN



EXISTING FIBER OPTIC LINE

PROPOSED CONCRETE DRIVE WAY

PROPOSED CONCRETE WALK WAY

EXISTING LANDSCAPE LIGHT

EXISTING LIGHT POLE

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

EXISTING 1' CONTOUR

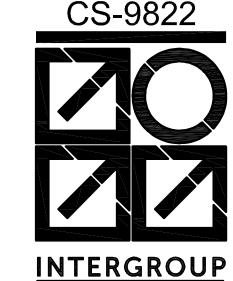
EXISTING 5' CONTOUR

TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1

SITUATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO



JANSEN STRAWN CONSULTING ENGINEERS



ARCHITECTS

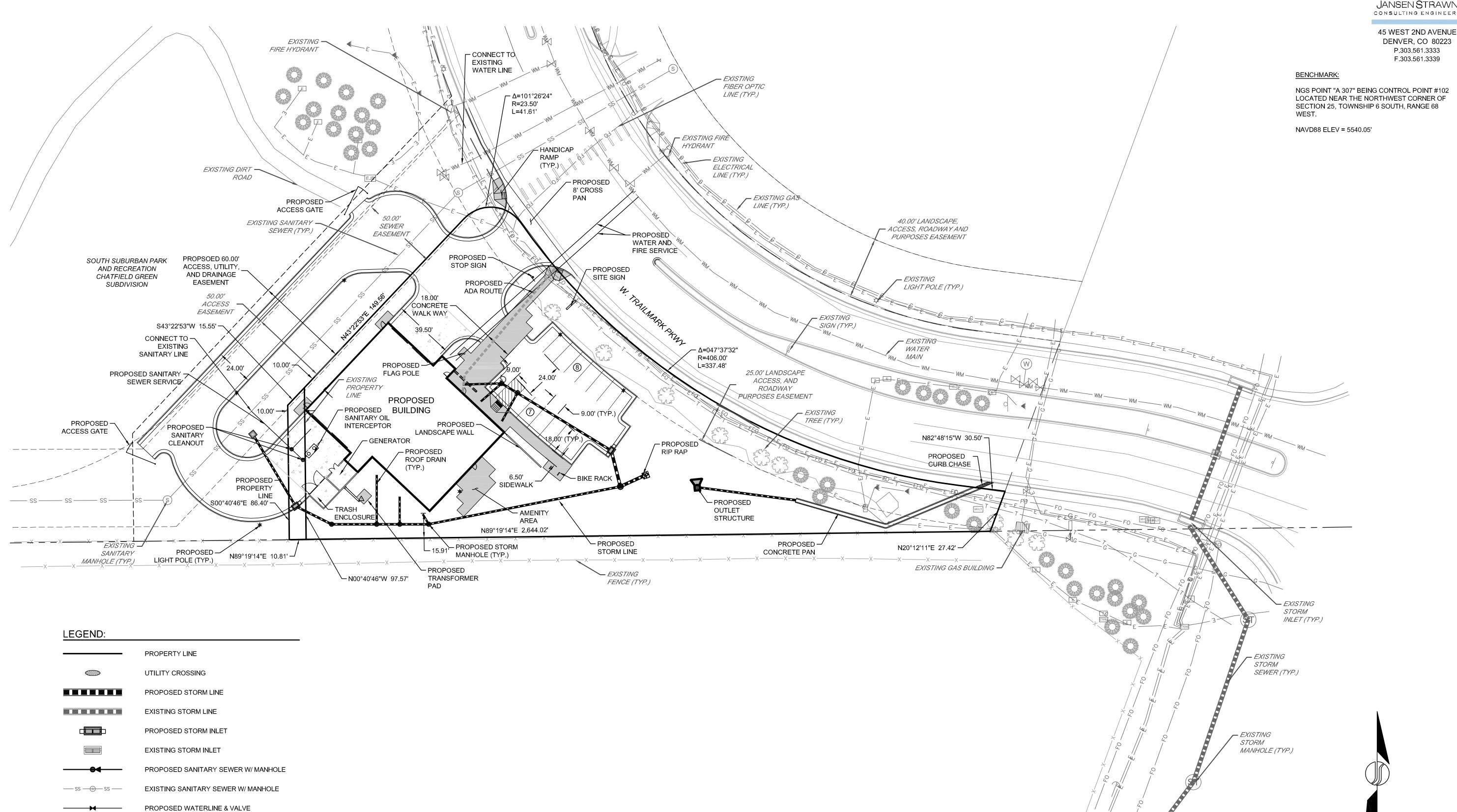
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DATE DESC. 12.07.15 SDP

UTILITY PLAN



EXISTING WATERLINE & VALVE

EXISTING FIRE HYDRANT

EXISTING TELEPHONE LINE

EXISTING FIBER OPTIC LINE

PROPOSED CONCRETE DRIVE WAY

PROPOSED CONCRETE WALK WAY

EXISTING LANDSCAPE LIGHT

EXISTING ELECTRIC LINE

EXISTING LIGHT POLE

EXISTING GAS LINE

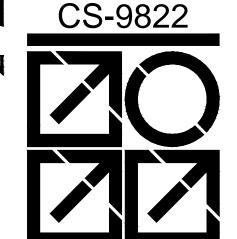
JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

SCALE: 1" = 30' ORIGINAL GRAPHIC SCALE

TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1

SITUATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO

1101 Bannock Street Denver, Colorado 80204 **NORRIS DESIGN**



INTERGROUP ARCHITECTS

LANDSCAPE NOTES (CONT'D)

- 1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.

LANDSCAPE NOTES

- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- 4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE

THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE

THE GEOTECHNICAL REPORT LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL

MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN

- 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S
- 9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- 10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3.0 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- 12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- 13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- 14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL
- 15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- 16. TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THEN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED
- 17. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR **EXCESSIVE MOISTURE REASONS.**
- 18. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- 19. IN ALL CASES SHRUB, GROUNDCOVER AND PERENNIAL BEDS ADJACENT TO BUILDING AND WALL FOUNDATIONS SHALL BE CONTAINED BY4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE PERFORATED EDGER, RYERSON OR EQUAL. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- 20. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, WASHED LOCAL RIVER ROCK LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH GORILLA HAIR SHREDDED CEDAR WOOD LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.

- 21. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER
- 22. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- 23. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- 24. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF
- LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY 25. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN
- 26. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL

SITE INFORMATION

- **TOTAL SITE AREA:** 49,753.75 SF (1.14 ACRES)
- **UNOBSTRUCTED OPEN SPACE:**

PARKING AREA:

- LANDSCAPE AREA:
- NON-LIVING LANDSCAPE AREA: ZONE)
- 2.089 SF (4"-8" COBBLE IN 5' NO-IRRIGATION

26,817.56 SF (0.62 ACRES)

11,972.57 SF

22,425.91 SF

LANDSCAPE SIGNATURE BLOCK

OWNER, OR DESIGNATED AGENT THEREOF, SHALL COMPLETE THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN. MAINTENANCE OF THE LANDCAPE IMPROVEMENTS SHALL COMPLY WITH TITLE 10, CHAPTER 5 OF THE LITTLETON CITY CODE. IT IS HEREBY ACKNOWLEDGED THAT MAINTENANCE OF THE LANDSCAPE IMPROVEMENTS IS NOT PERSONAL TO THE DEVELOPER, BUT RUNS WITH THE LAND AND SHALL BE THE RESPONSIBILITY OF ALL CURRENT AND FUTURE OWNERS/OCCUPANTS.

SIGNATURE OF OWNER OR AGENT

PLAN VIEW - THREE STAKES

ROOT BALL DIAMETER

SHRUB PLANTING

TREE PLANTING DETAIL

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

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON 1.1 1-3" CALIPER SIZE - MIN. 1 STAKE ON SIDE
- OF PREVAILING WIND (GENERALLY N.W. SIDE)
- 1.2 $1-\frac{1}{2}$ " 3" CALIPER SIZE MIN. 2 STAKES ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
- 1.3 3" CALIPER SIZE AND LARGER 3 STAKES PER DIAGRAM
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT, NYLON STRAPS SHALL BE LONG ENOUGH TO

ACCOMMODATE 1-3" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

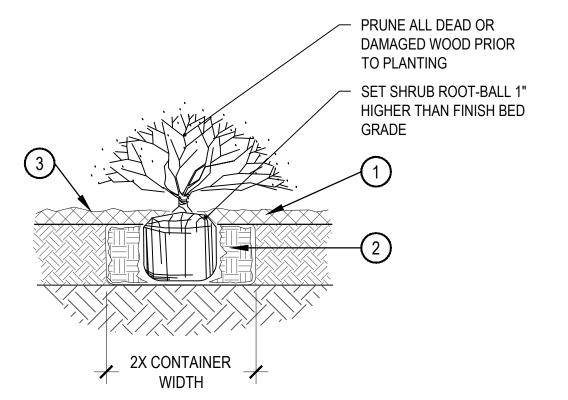
- 1 PLACE MIN. 2" PVC PIPE AROUND 8 GROMMETED NYLON STRAPS EACH WIRE. EXPOSED WIRE
- SHALL BE MAX. 2" EACH SIDE (2) 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED **ONLY FROM OCTOBER 1**
- ABOVE FINAL GRADE.
- DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK TOP OF MULCH).
- 6 1:1 SLOPE ON SIDES OF PLANTING 14
- (7) REMOVE ALL TWINE, ROPE, **ROOT BALL AND TRUNK**

- (9) GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE
- THROUGH APRIL 30. (DECIDUOUS
- (4) PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2"
- (5) 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. (FINISHED GRADE REFERENCES

- ONLY TO KEEP FROM SLIPPING. copyright 2015 instruments of service and are the property of 4-6" HIGH WATER SAUCER IN NON-TURF AREAS. consent of the Architect. Infringements will
- (1) BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND UNDISTURBED SOIL.
- (13) PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.
- **BURLAP AND WIRE FROM ENTIRE**

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

- 1 SPECIFIED MULCH
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- (3) CENTER OF PLANT

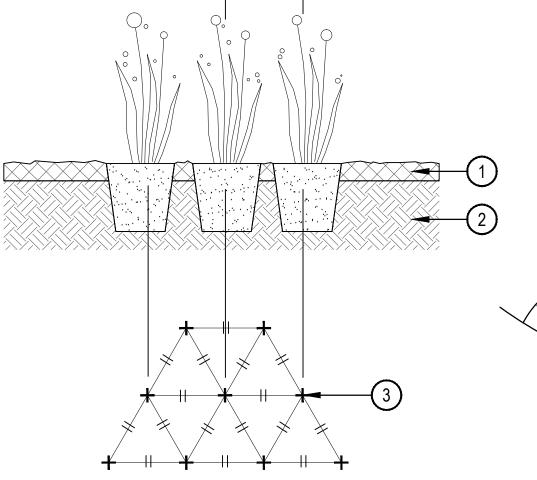


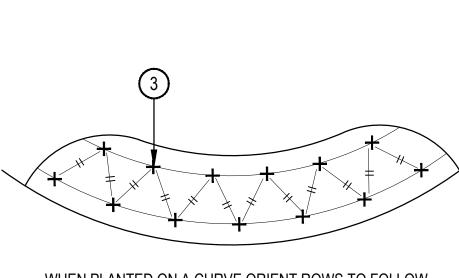
1) SPECIFIED MULCH

- (2) AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- (3) FINISH GRADE (TOP OF MULCH)

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED 2. CARE SHOULD BE TAKEN NOT TO
- DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER 3. ALL JUNIPERS SHOULD BE
- PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
- 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

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





WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

PERENNIAL AND ANNUAL PLANT LAYOUT

— O.C. SPACING

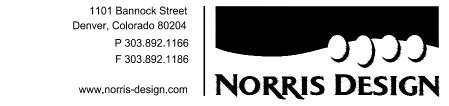
SCALE: 1" = 1'-0"

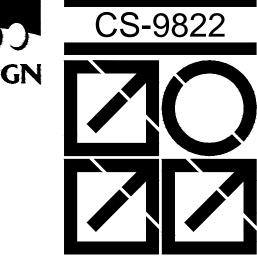
LANDSCAPE DETAILS

DATE DESC.

12.17.2015 SDP-1

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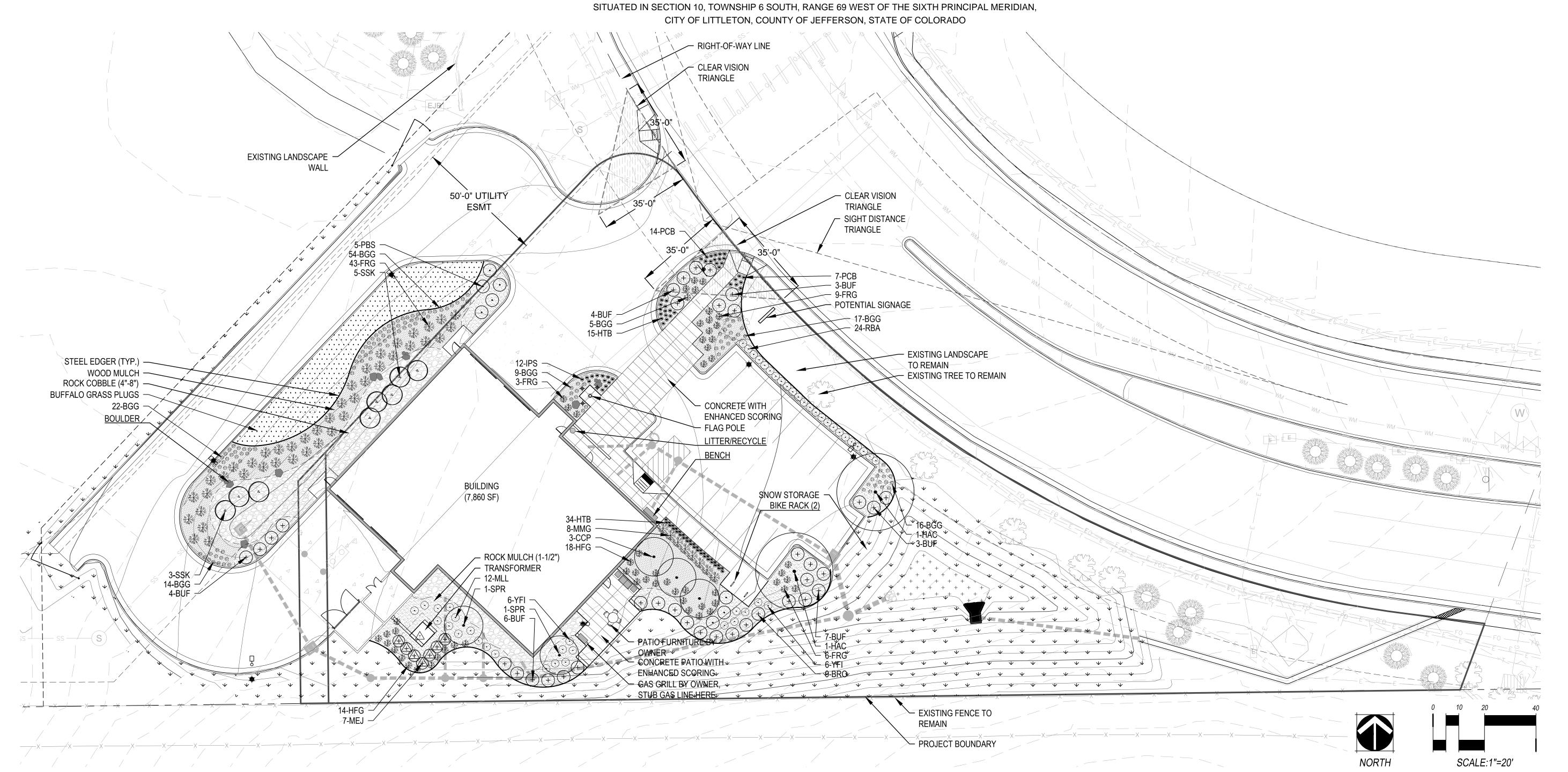


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DATE DESC.



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	H	IVII	1.7	

	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER REQMT
	- DECIDUOUS	S CANOPY TREES ———			
	HAC	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 " CAL. B&B	L
	- DECIDUOUS	S ORNAMENTAL TREES —			
\bigcirc	CCP SPR	CHANTICLEER PEAR SPRING SNOW CRAB (WHITE)	PYRUS CALLERYANA 'CHANTICLEER' MALUS X 'SPRING SNOW'	1.5" CAL., B&B OR CONTAINER GRO 1.5" CAL., B&B OR CONTAINER GRO	
-	- DECIDUOUS	S SHRUBS ————			
	RBA MLL PBS YFI SSK	RED BARBERRY LITTLELEAF MOCKORANGE PAWNEE BUTTES SANDSCHERRY ADAM'S NEEDLE YUCCA SASKATOON SERVICEBERRY	BERBERIS THUNBERGII 'ATROPRPUREA' PHILADELPHUS MICROPHYLLUS PRUNUS BESSEYI 'PAWNEE BUTTES' YUCCA FILAMENTOSA 'ADAMS NEEDLE' AMELANCHIER ALNIFOLIA	5 GAL CONT.	L L L L
	- EVERGREE	N SHRUBS —			
+ + +	BUF MEJ	BUFFALO JUNIPER MEDORA JUNIPER	JUNIPERUS SABINA 'BUFFALO' JUNIPERUS SCOPULORUM 'MEDORA'	5 GAL CONT. 5 GAL CONT.	L L

	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER REQMT.
	- GRASSES				
	FRG BGG HFG MMG	FEATHER REED GRASS BLUE GRAMA GRASS HARDY FOUNTAIN GRASS MORNING LIGHT MISCANTHUS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTEF BOUTELOUA GRACILLIS PENNISETUM ALOPERICOIDES 'HAMELN' MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL CONT. 1 GAL CONT. 1 GAL CONT. 1 GAL CONT.	M L L L
	– PERENNIAI	_S			
	HTB PCB IPS	TALL DOUBLE BUBBLEMINT HYSSOP BLUE CREEPING PHLOX STARBURST ICEPLANT	AGASTACHE CANA PHLOX SUBULATA DELOSPERMA FLORIBUNDA	1 GAL CONT. 1 GAL CONT. 1 GAL CONT.	L L L
NATIVE SE		₩	WETI AND SEED MIX		+ + + + + + + + + + + + + + + + + + +

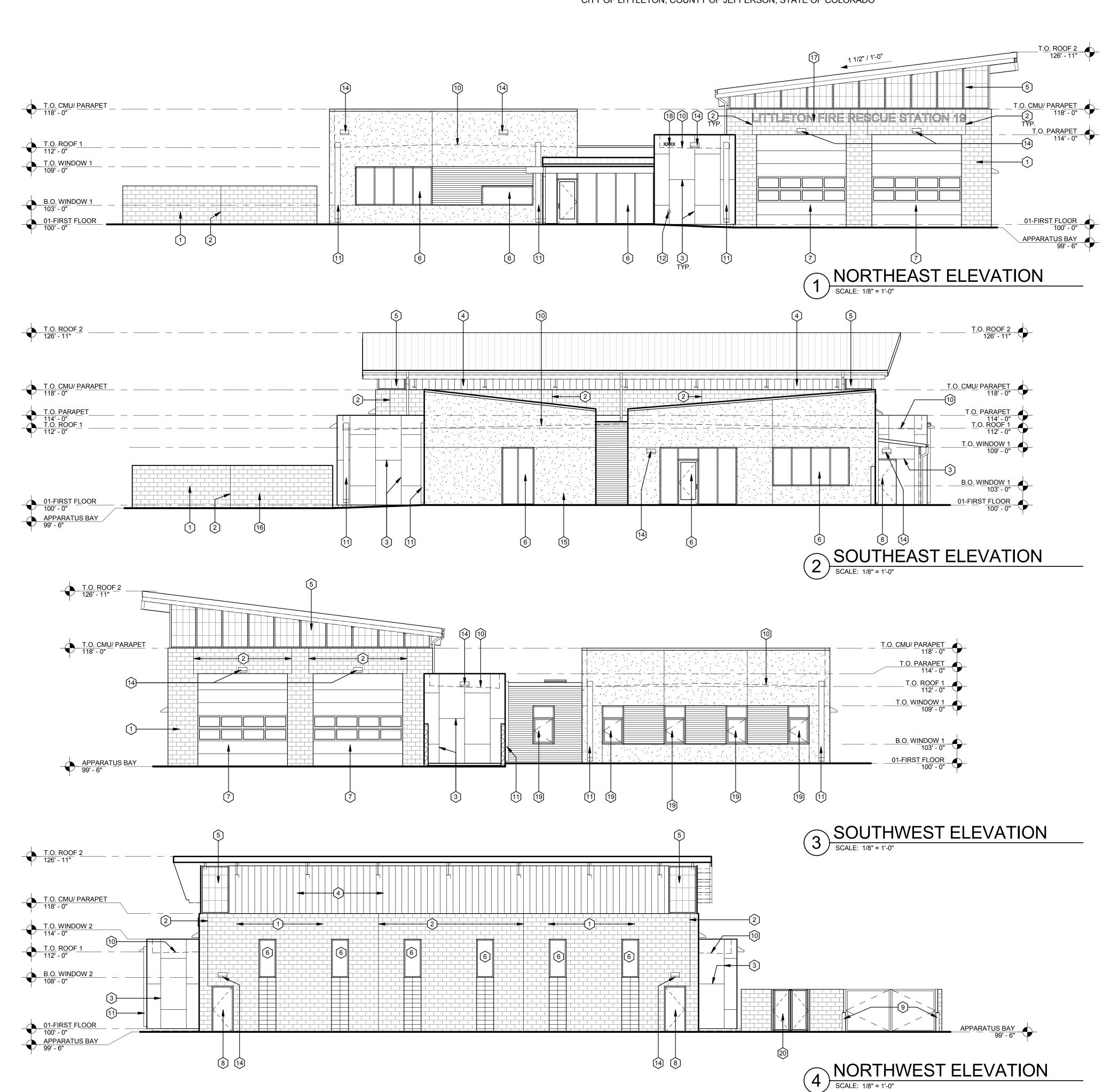
	NATIVE SEED MIX			* * *	
	COMMON NAME	% OF	TOTAL	PLS PER AC	RE
	WESTERN WHEATGRASS DWARF PERENNIAL RYEGRASS		30% 20%	7.5 LBS. 5.0 LBS.	
-	SR3200 BLUE FESCUE		25%	6.3 LBS.	
	REUBENS CANADA BLUEGRASS CHEWINGS FESCUE		15% 10%	3.8 LBS. 2.5 LBS.	
		TOTAL	100%	25.0 LBS	

WETLAND SEED I	MIX		+ + + + + + + + + + + + + + + + + + + +
"MOIST DETENTION POND	EQUAL		
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BIG BLUESTEM	ANDROPOGON GERARDII	26%	2.20
CANADA WILDRYE	ELYMUS CANADENSIS	23%	2.00
YELLOW INDIANGRASS	SORGHASTRUM NUTANS	23%	2.00
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	16%	1.40
SWITCHGRASS	PANICUM VIRGATUM	12%	1.00
TOTAL		100%	8.60 DRILLED

34.4 SMALL AREAS

TRAILMARK FIRE STATION SITE DEVELOPMENT PLAN TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1

SITUATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO



GENERAL NOTES:

1. ALL DOORS, STAIRS, BOLLARDS AND MISC. METALS TO BE PAINTED TO MATCH ADJACENT WALL PAINT COLOR, U.N.O.

KEY NOTES:

- CMU BLOCK WALL.
- 2. MASONRY CONTROL JOINT.
- 3. ALUMINUM PANEL REVEAL JOINT.
- 4. METAL PANEL.
- 5. TRANSLUCENT INSULATED GLAZING PANEL
- 6. ANODIZED ALUMINUM FRAME W/ 1" INSULATED GLAZING.
- 7. INSULATED MOTORIZED OVERHEAD DOOR WITH VISION LITES PAINT TO MATCH ADJACENT WALL COLOR.
- 8. INSULATED HOLLOW METAL MAN DOOR.
- 9. CONCRETE FILLED PIPE BOLLARD. SEE DETAIL ON SDP-8.
- 10. ROOF LINE BEHIND PARAPET.
- 11. THROUGH-WALL SCUPPER AND DOWNSPOUT. CONNECT DOWNSPOUT TO STORM SEWER.
- 12. PROPOSED FIRE DEPARTMENT CONNECTION.
- 13. HOSE BIBB.

15. GAS METER.

- 14. BUILDING-MOUNTED LIGHT FIXTURE.
- 16. ELEC. C.T. CABINET & UTILITY METER.
- 17. BUILDING-MOUNTED SIGNANGE, BY OWNER.
- 18. 6" H. (MIN.) BUILDING ADDRESS I.D. NUMBERS.
- 19. ANODIZED ALUMINUM FRAME W/ 1" INSULATED GLAZING WITH CASEMENT EGRESS WINDOW INSERT.
- 20. BLACK VINYL-COATED CHAIN LINK GATES WITH LOCKING HARDWARE.

EXT	EXTERIOR FINISH LEGEND					
SYM. PAT	TERN	DESCRIPTION	MANUFACTURER / COLOR			
		CMU - RUNNING BOND GROUND FACE	BORAL BEST BLOCK PADRE REDSTONE #733			
		CMU - STACK BOND SMOOTH FACE	BORAL BEST BLOCK PADRE REDSTONE #733			
		ALUMINUM COMPOSITE METAL PANELS	LAMINATORS, INC. COLOR: REDWOOD			
		METAL PANEL WALL PANEL	BERRIDGE FW-12 W/O GROOVES COLOR: LEAD-COTE			
		STUCCO	DRYVIT MANOR WHITE #108 SANDPEBBLE FINE			
		CEMENTITIOUS SIDING - PAINTED	JAMES HARDIE HARDI PLANK LAP SIDING SELECT CEDARMILL 4" EXPOSURE GLIDDEN #A0608 TIMBERLINE			
		STANDING SEAM METAL ROOF	BERRIDGE ZEE-LOCK DOUBLE-LOCK COLOR: LEAD COTE			
		TRANSLUCENT WALL PANEL	KALWALL			
		ALUMINUM STOREFRONT	KAWNEER CLEAR ANODIZED			
		GLAZING	PPG SOLARGRAY SOLARBAN 60 (2)			



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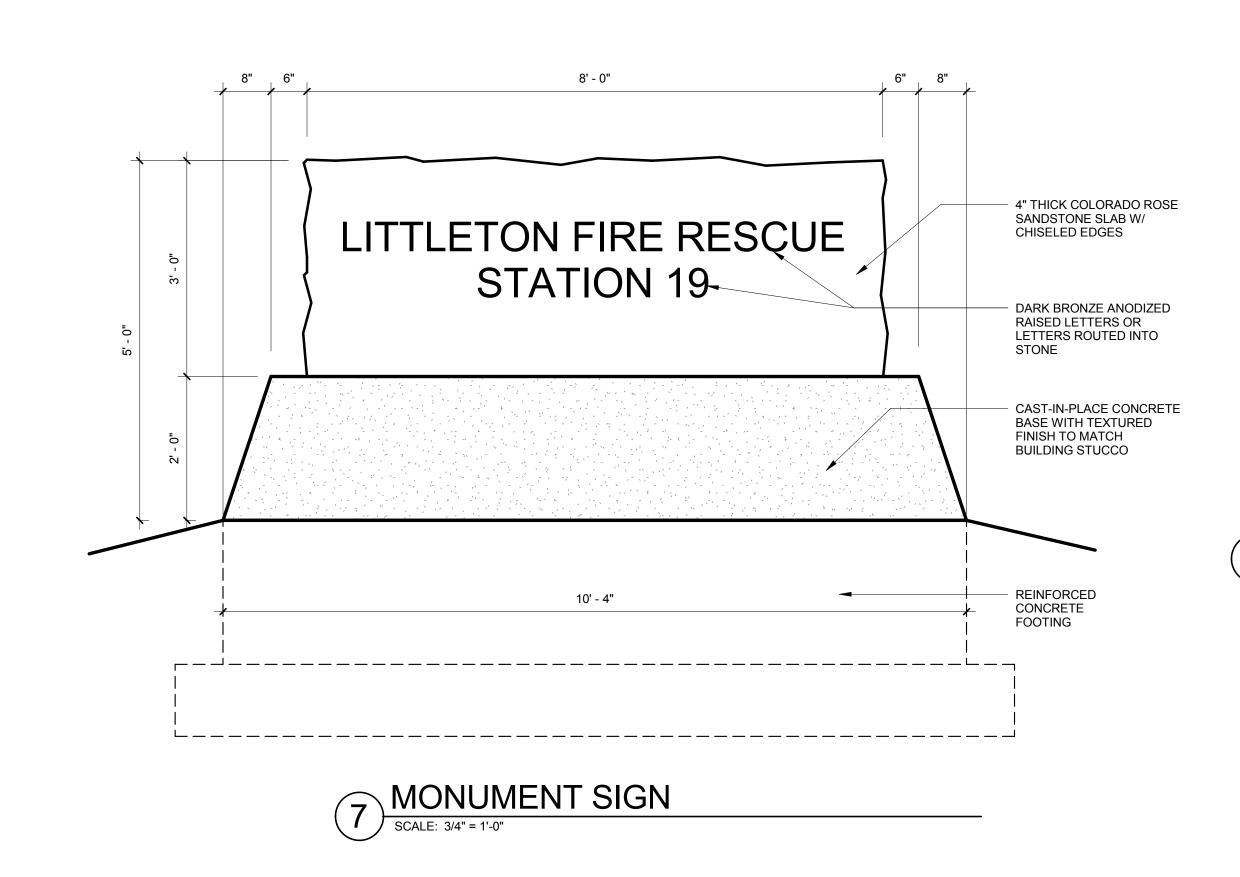
RESCUE

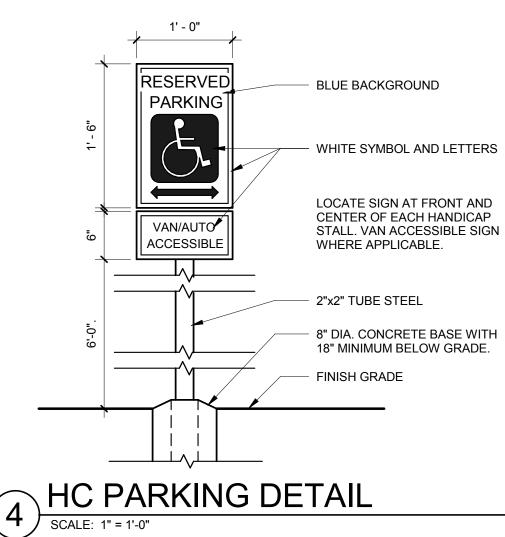
DATE 12-7-2015 SUBMITTAL

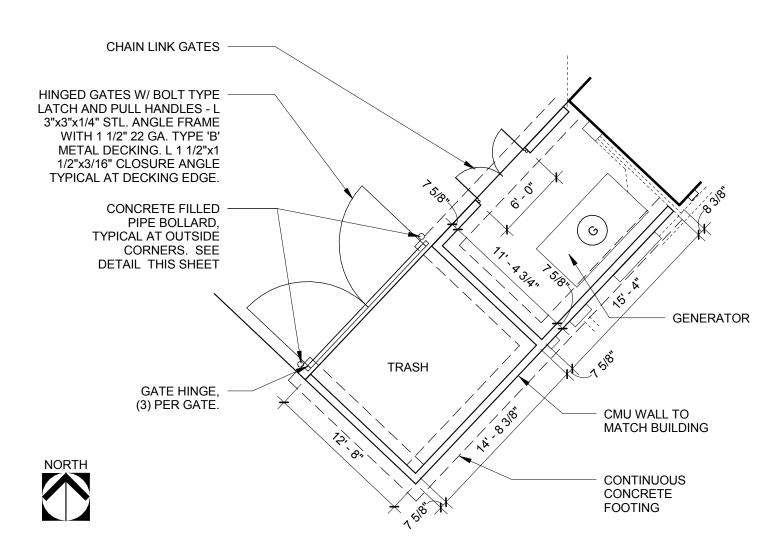
SDP-7 BUILDING ELEVATIONS

LITTLETON FIRE RESCUE STATION 19 SITE DEVELOPMENT PLAN TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1

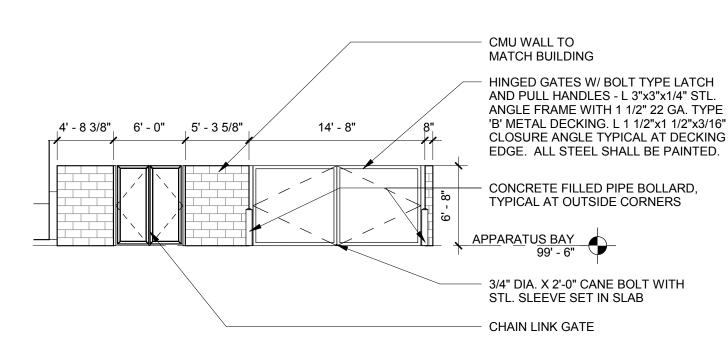
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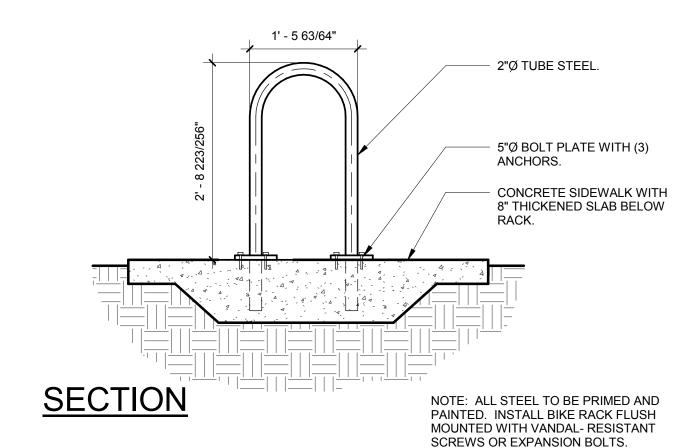




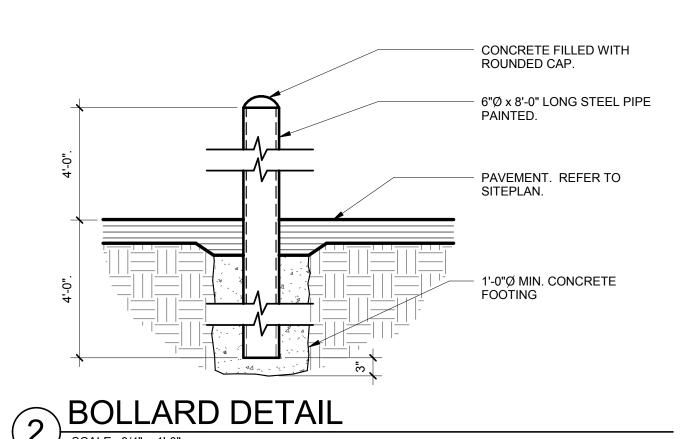


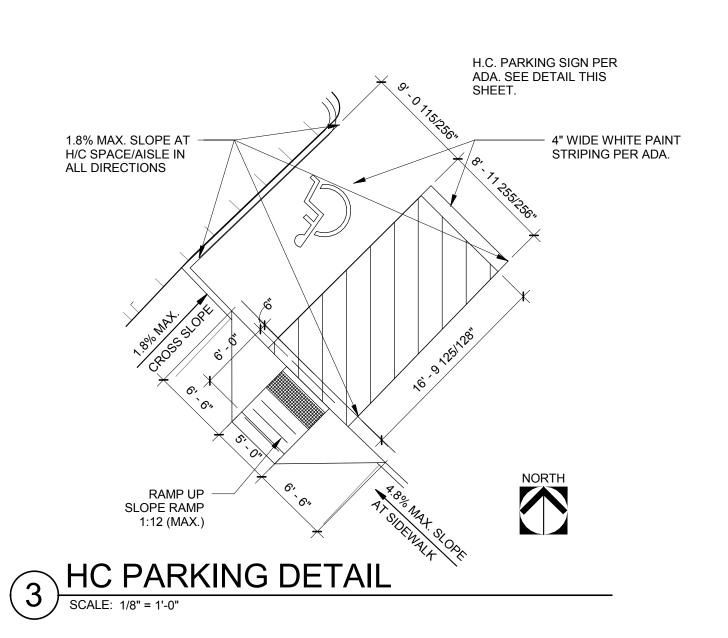


6 TRASH AND GENERATOR ENCLOSURE











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RESCUE W. TRAILMARK I LITTLETON, CO

DATE DESC. 12-7-2015 | SUBMITTAL

> SDP-8 SITE DETAILS

LITTLETON FIRE RESCUE STATION 19 SITE DEVELOPMENT PLAN TRACT C, CHATFIELD GREEN SUBDIVISION FILING NO. 1

SITUATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF LITTLETON, COUNTY OF JEFFERSON, STATE OF COLORADO

INTERGROUP ARCHITECTS

■ architecture
■ planning
■ interiors

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LETON FIRE RESCUE STATION MARK PARKWAY & S. WADSWORTH BLVD IN, CO

DATE DESC.

12-07-2015 SUBMITTAL

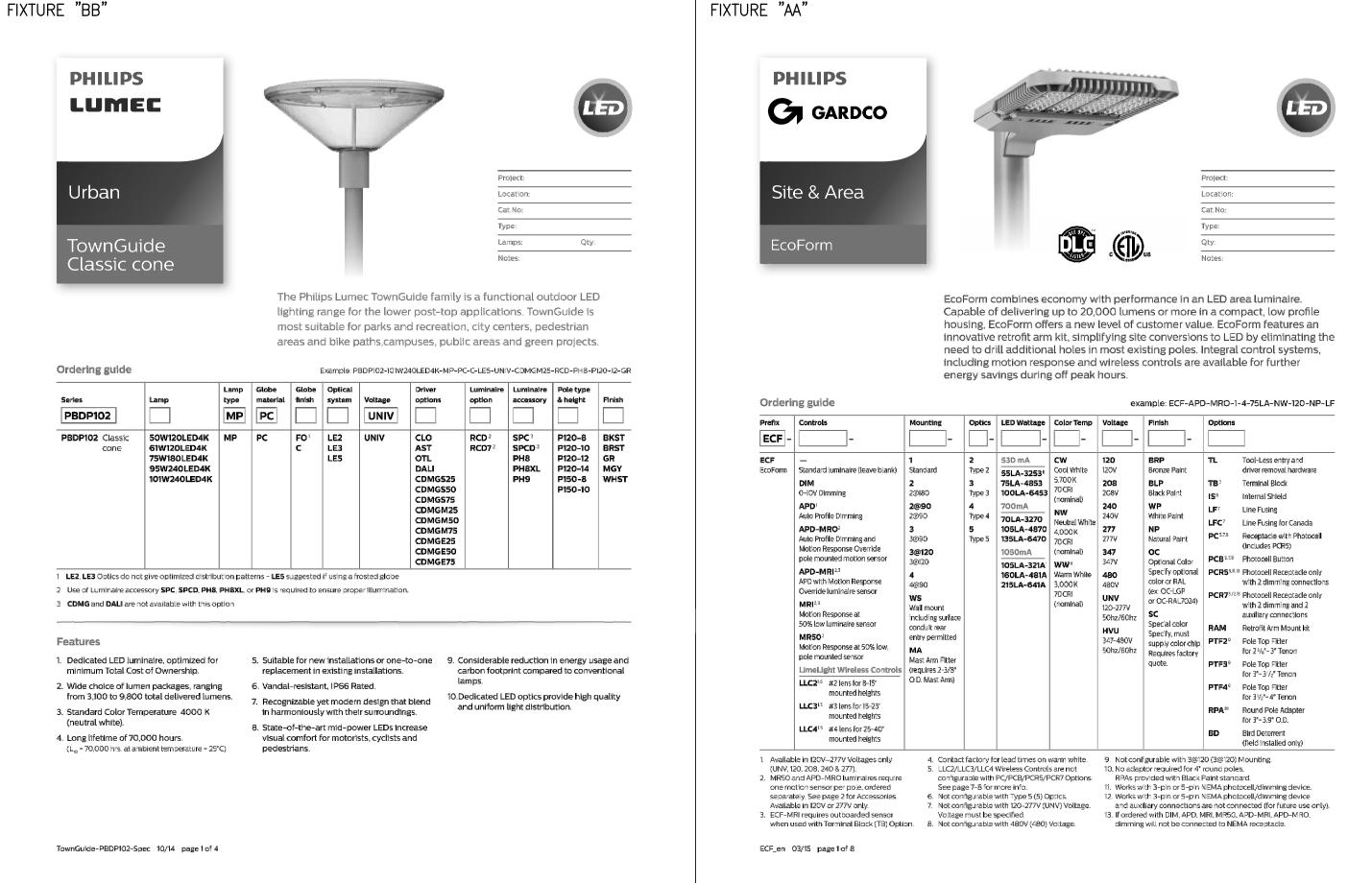
SDP-9
PHOTOMETRIC PLAN

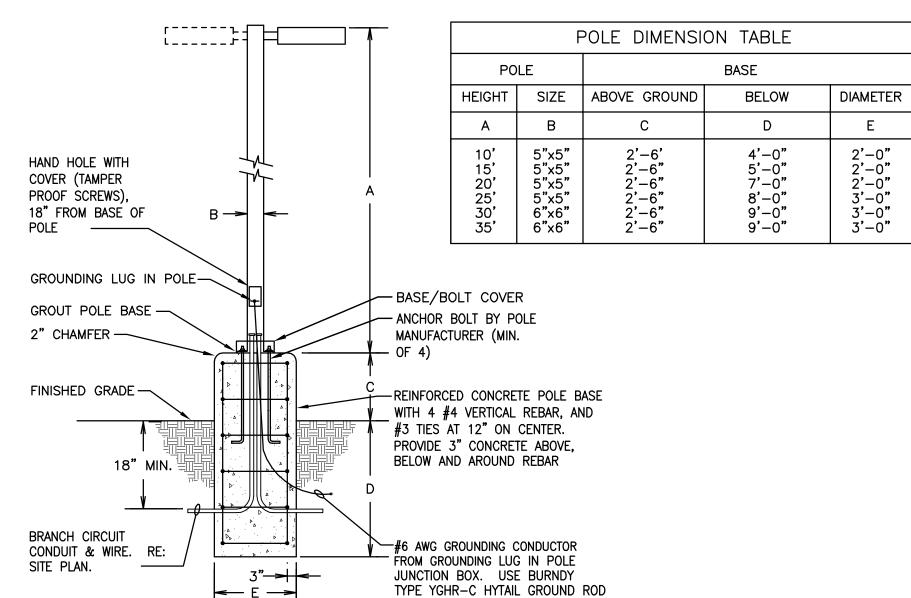


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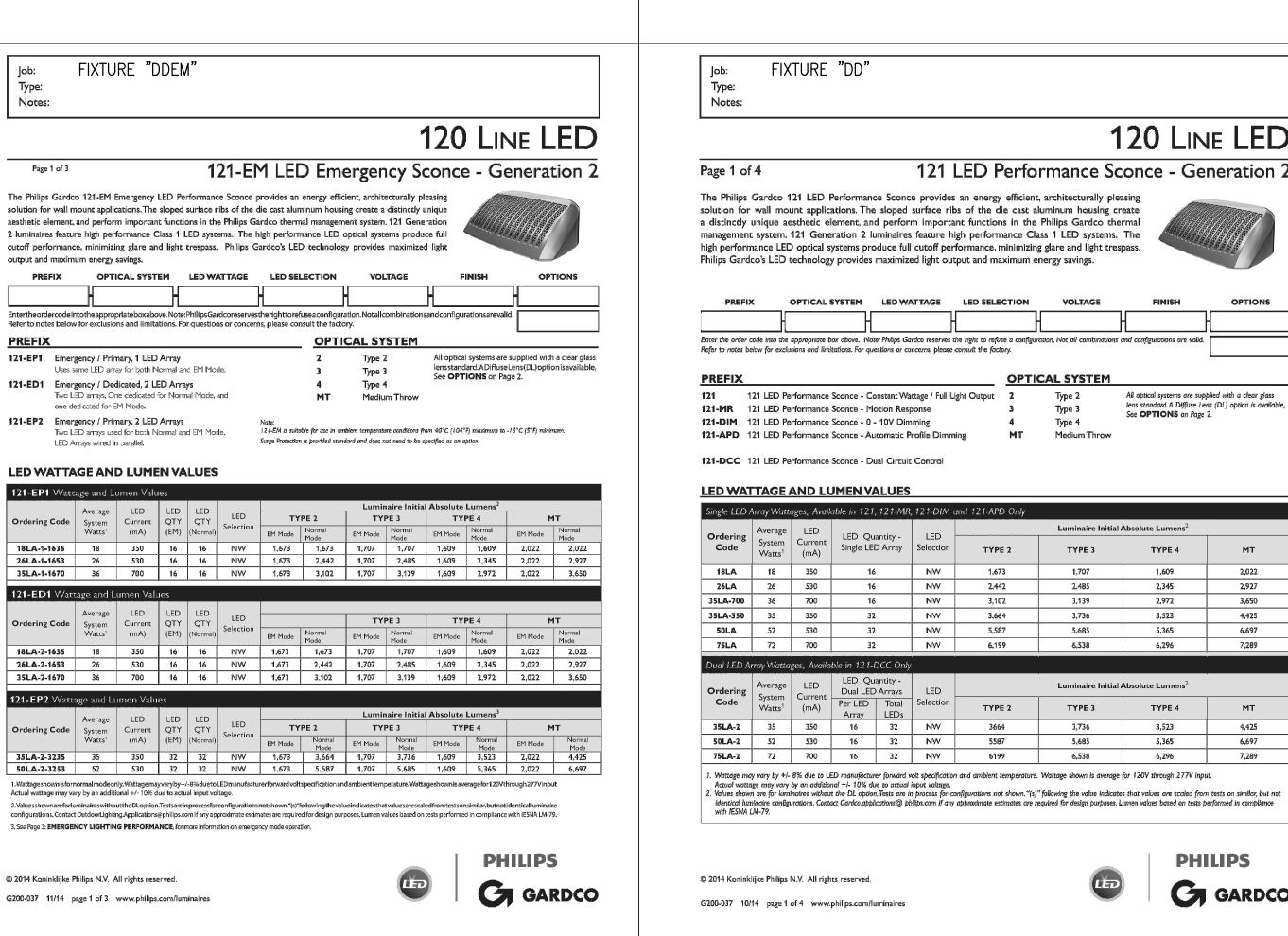
CONNECTOR.

POLE FIXTURE MOUNTING DETAIL

NOTES:

- 1. WHEN POLE BASE TOP IS AT THE GROUND LEVEL, BASE DEPTH TO BE EQUAL TO "D" + 2". BASE DIMENSIONS ARE CALCULATED FOR LUMINAIRE(S) WITH AN EPA OF 6.0.
- REFER TO FIXTURE SCHEDULE FOR POLE HEIGHT.

LIGHT POLE BASE DETAIL



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ON

DATE

120 LINE LED

lens standard A Diffuse Lens (DL) option is available,

2,022

2,927

3,650

4,425

4,425

G GARDCO

See OPTIONS on Page 2.

1,609

2,345

2,972

3,523

5,365

6,296

TYPE 4

12-07-2015 | SUBMITTAL

DESC.