

LEYDEN ROCK COMMUNITY IMPROVEMENTS ARVADA, COLORADO

SITE PLAN AMENDMENT FOR CITY OWNED PARCELS

LEYDEN ROCK METROPOLITAN DISTRICT

FILINGS

LEYDEN ROCK, FILING NO. 1

A PORTION OF WHEAT RIDGE GARDENS 2ND FILING AND A PORTION OF SECTION 26,
TOWNSHIP 2 SOUTH,
RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF
COLORADO

LEYDEN ROCK, FILING NO. 6

BLOCK 16, BLOCK 24, AND TRACT S BLOCK 20, LEYDEN ROCK SUBDIVISION FILING NO1
BLOCK 10, BLOCK 11, BLOCK 12, BLOCK 13, BLOCK 14, AND BLOCK 15, LEYDEN ROCK
SUBDIVISION FILING NO 5
A PARCEL OF LAND LOCATED IN THE SW ¼ SECTION 27,
A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

SURVEY INFORMATION

BASIS OF BEARINGS: BEARINGS SHOWN ON THIS SURVEY ARE CONGRUENT WITH THE
BEARINGS SHOWN ON THE LEYDEN ROCK SUBDIVISION FILING NO. 1 PLAT AND ARE BASED
ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION
27 BEARS N89°44'54"W AND IS MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP
"LS 36561 - 2016" AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP "PLS 13258 - 1997".

BENCHMARK: VERTICAL INFORMATION IS BASED ON BPS SURVEY CONTROL POINT 11,
BEING A CUT "X" ON CONCRETE PAD APPROXIMATELY 50' SOUTHWEST OF LEYDEN ROCK
PUMP STATION 18035-A ON THE NORTH SIDE OF W 87TH DR. ELEV=5946.09 (NAVD88)

CITY OF ARVADA RESPONSIBILITY STATEMENT

THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE
DESIGN OR DIMENSIONS AND ELEVATIONS ON THE PLANS. THE CITY OF ARVADA'S REVIEW
IS FOR GENERAL COMPLIANCE WITH THE CITY OF ARVADA "ENGINEERING CODE OF
STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC
IMPROVEMENTS". THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE
CONSTRUCTION PLAN OR DRAINAGE REPORT, ASSUMES NO RESPONSIBILITY FOR THE
COMPLETENESS AND/OR ACCURACY OF THE CONSTRUCTION PLAN OR DRAINAGE REPORT.
THE CITY DOES NOT ACCEPT LIABILITY FOR FACILITIES DESIGNED BY OTHERS.

PLA CERTIFICATION BLOCK

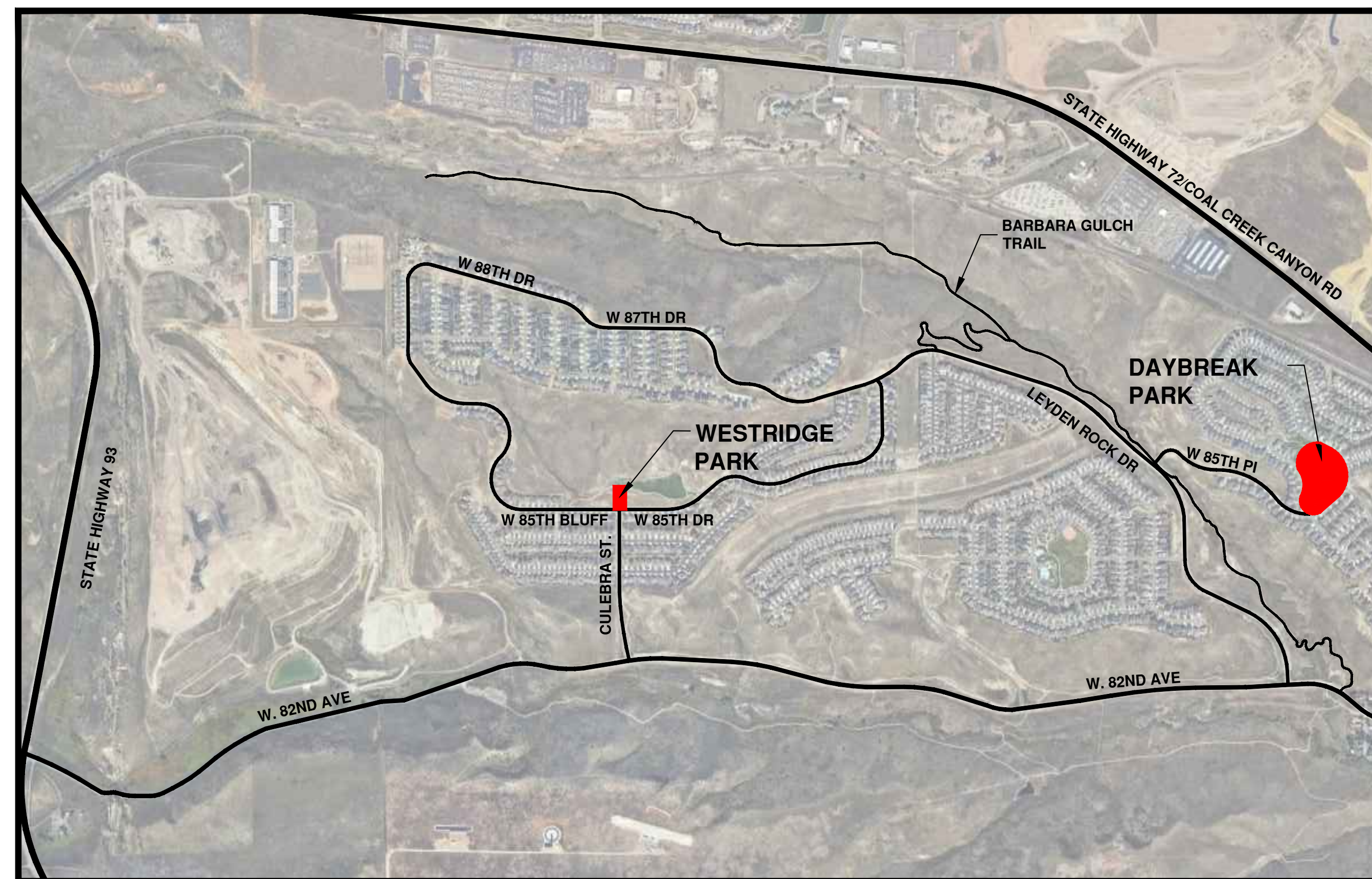
"THESE CONSTRUCTION PLANS FOR (NAME OF SUBDIVISION, DEVELOPMENT, OR PROJECT) WERE
PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF
THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN
AND CONSTRUCTION OF PUBLIC IMPROVEMENTS".

Name of Landscape Architect

Name of Firm

SIGNATURE BLOCK

DIRECTOR OF VIBRANT COMMUNITY AND NEIGHBORHOODS



VICINITY MAP

NTS N ↑

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SITE DATA TABLE

SITE DATA TABLE		
Site Development Information		
Zone District	Planned Unit Development	
Housing Palette	N/A	
Lot Type	N/A	
Total Project Area	24,000 sf	
Flow Dedication	N/A	
Development Standards		
Lot Standards	Site	Standard
Lot Standards	N/A	
Building and Parking Sign Standards	N/A	
Building Standards	N/A	
Site Standards	N/A	
Parking Standards	N/A	
Proposed Use(s) with Gross Floor Area	N/A	
Dwelling Units	N/A	

QUANTITIES TABLE

MATERIAL	QUANTITY
Daybreak Park Area 1	
Concrete Pavement	0 SF
Crusher Fines	20,13 SF
Bluegrass Sod	3,525.64 SF
Trees	3
Shrubs & Perennials	0
Daybreak Park Area 2	
Concrete Pavement	3,312.00 SF
Crusher Fines	1,176.28 SF
Bluegrass Sod	10,874.71 SF
Trees	6
Shrubs & Perennials	0
West Ridge Park	
Concrete Pavement	84.36
Crusher Fines	1,245.62
Bluegrass Sod	1,257.95
Trees	15
Shrubs & Perennials	39

OWNER CONTACT

**Leyden Rock
Metropolitan District**
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Community Manager
PO Box 37039;
Denver, CO 80237
(303)-482-2213 ext. 360

PRIME CONSULTANT

LANDSCAPE ARCHITECT
ARCHITERRA GROUP
5881 S. DeFrame St.
Littleton, CO 80127
303.948.0766

SUBCONSULTANTS

LAND SURVEYOR:
BAILEY PROFESSIONAL
SOLUTIONS, LLC
5737 S. Kenton St.
Englewood, CO 80111
303.587.1672

CIVIL ENGINEER:
ELEVATION CONSULTING
GROUP, LTD.
PO BOX 280869
Lakewood, CO 80226
303.913.3543

GEOTECHNICAL ENGINEER:
GROUND ENGINEERING
41 Inverness Dr., Unit E
Englewood, CO 80112
303.289.1989

STRUCTURAL ENGINEER:
SAN ENGINEERING, LLC
1150 W Littleton Blvd.
Littleton, CO 80120
303.953.9014

IRRIGATION DESIGN:
HYDROSYSTEMS, KDI, Inc.
13949 W Colfax Ave, Suite 260
Lakewood, CO 80401
303.980.5327

ISSUED FOR CONSTRUCTION 02-06-26



NARRATIVE SUMMARY

AT DAYBREAK PARK PLAZA, THE DISTRICT IS PROPOSING IMPROVEMENTS AROUND THE EXISTING BASKETBALL COURT. THESE IMPROVEMENTS ARE LOCATED IN A NEW CONCRETE PLAZA SPACE ON THE NORTHWEST SIDE OF THE BASKETBALL COURT. THIS PLAZA PROVIDES SPACE FOR A CORNHOLE COURT, A HORSESHOE PIT, A SHADE STRUCTURE, A FOOSBALL TABLE, BENCHES, AND PICNIC TABLES. LANDSCAPE BEDS WERE ADDED TO PROVIDE A BUFFER BETWEEN THE BASKETBALL COURT AND THE PROPOSED PLAZA AREA. THESE IMPROVEMENTS WILL PROVIDE THE COMMUNITY WITH AN ADDED PLACE TO GATHER AND/OR RELAX, COME OUT TO WATCH OTHERS PLAY BASKETBALL, OR PARTAKE IN A FRIENDLY PATIO GAME WITH NEIGHBORS.

FEEDBACK PROVIDED FROM RESIDENTS NEAR DAYBREAK PARK INDICATED THAT A SWING STRUCTURE IS DESIRED. THE PLAYGROUND PIT WAS EXTENDED TO INCORPORATE THE NEW SWING STRUCTURE. ADDITIONALLY, STONE SEATING STEPS WERE INCORPORATED WHERE AN EXISTING ROCK WALL IS CURRENTLY LOCATED. THIS WALL IS CRUMBLING IN SOME AREAS AND SOME RESIDENTS EXPRESSED CONCERN ABOUT IT. THE SEATING STEPS PROVIDE AN EXPANDED AREA FOR SEATING.

AT WESTRIDGE PARK, THERE IS A DESIRE TO IMPROVE THE ENTRY EXPERIENCE, BOTH AESTHETICALLY AND FUNCTIONALLY. THE EXISTING SET OF STAIRS HAS BENCHES INSTALLED IMMEDIATELY ADJACENT TO THE STEPS. THIS PROPOSED PLAN, MOVES THESE BENCHES AWAY FROM THE STEPS SLIGHTLY TO IMPROVE BOTH THE SEATING AND WALKING EXPERIENCE. ADDITIONALLY, OTHER PROPOSED AMENITIES INCLUDE A GA-GA BALL PIT AND CORNHOLE COURT TO ADD TO THE RECREATIONAL OFFERINGS AT THE PARK. FINALLY, DECORATIVE XERIC PLANTING WAS ADDED AT THE BASE OF THE SET OF STAIRS TO PROVIDE A MORE WELCOMING VISUAL FOR THOSE WALKING AND DRIVING UP CULEBRA STREET.

FOR THESE PROJECTS, THERE ARE NO PROPOSED UTILITIES, LIGHTING, OR BUILDINGS. NO MODIFICATIONS OR ADDITIONS TO STREETS, SIDEWALKS, OR PARKING ARE PROPOSED.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ACCURACY OF BASE INFORMATION AND CONDITIONS IN THE FIELD. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR'S BID SHALL BE BASED ON ACTUAL SITE CONDITIONS.
- CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 800-922-1987 OR 811 THREE BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
- SITE SURVEY INFORMATION: LAND SURVEY PREPARED BY BAILEY PROFESSIONAL SOLUTIONS, LLC, CONTACT INFO BELOW.
- LOCATIONS OF UTILITIES ARE GRAPHIC ONLY AND MAY NOT REPRESENT FIELD CONDITIONS. CONTRACTOR SHALL VERIFY LOCATIONS AND BURY DEPTHS OF ALL UTILITIES ON SITE. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL CUT AND FILL SLOPES SHALL BE GRADED AS SHOWN ON THE DRAWINGS. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED. THE MAXIMUM SLOPE FOR LANDSCAPE AREAS IS 4:1 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PROJECT PERMITS ASSOCIATED WITH CONSTRUCTION (AT CONTRACTOR'S EXPENSE). THE CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL GRADING CLOSEOUT INSPECTIONS REQUIRED FOR FINAL APPROVAL AND PROJECT ACCEPTANCE. ALL WORK, INCLUDING CORRECTION WORK, IS SUBJECT TO NOTIFICATION AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN THROUGH TRAFFIC ON ALL ROADWAYS AT ALL TIMES, VIA FLAGGING IF NECESSARY. THE CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN FOR CITY OF ARVADA APPROVAL PRIOR TO PERFORMING ANY TRAFFIC CONTROL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY EXISTING PAVEMENT MARKINGS, SIGNING, TRAFFIC SIGNAL, CONDUIT, OR OTHER TRAFFIC CONTROL DEVICES THAT MAY BE DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. SEE SPECIFICATIONS FOR GUIDELINES.
- EXISTING TRAILS, AND SIDEWALKS SURROUNDING THE PROJECT SITES WILL REMAIN OPEN TO PUBLIC THROUGHOUT CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFETY AND SECURITY OF THE SITE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO FLAGGING, BARRIERS AND TEMPORARY FENCING.
- SEED ALL DISTURBED AREAS PER PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTE PORTIONS OF THIS PROJECT OCCUR IN XCEL ENERGY/PUBLIC SERVICE COMPANY RIGHT-OF-WAY. CONTRACTOR SHALL COORDINATE PERMITS AND CONSTRUCTION AUTHORIZATION WITH XCEL ENERGY

CITY OF ARVADA GENERAL NOTES

- ANY PROPOSED FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY AND SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (CONCRETE OR ASPHALT) AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
- THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE AFPD. THE FIRE APPARATUS ACCESS ROADS SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION. ALTERNATIVE TEMPORARY FIRE APPARATUS ACCESS ROAD MATERIALS AND/OR DESIGNS SHALL BE APPROVED AND PERMITTED BY THE AFPD. THE PRIVATE ROADS THROUGH THE SITE SHALL BE DEDICATED ON THE FINAL PLAT AS "FIRE APPARATUS ACCESS ROADS" OR OTHER SIMILAR LANGUAGE AS REQUIRED BY THE CITY OF ARVADA.
- A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
- FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
- DURING CONSTRUCTION AND UPON COMPLETION THERE SHALL BE BUILDING SIGNAGE PROVIDED, A MINIMUM OF 0'-4" INCHES HIGH WITH A 0.5" STROKE AND VISIBLE FROM THE STREET OR ROAD FRONTING THAT BUILDING.
- THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE PLAT/SITE PLAN, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF PLAT/SITE PLAN, THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

CITY OF ARVADA CIVIL NOTES

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS", LATEST EDITION, UNLESS OTHERWISE SPECIFIED HEREIN.
- ALL MUNICIPAL GENERAL CONTRACTORS SHALL BE LICENSED WITH THE CITY OF ARVADA ENGINEERING DIVISION.
- ALL WORK WILL REQUIRE A CITY OF ARVADA ENGINEERING DIVISION RIGHT-OF-WAY (ROW) OR DEVELOPMENT (DEV) PERMIT PRIOR TO THE START OF CONSTRUCTION. ANY CONSTRUCTION WITHIN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) RIGHT-OF-WAY WILL REQUIRE A CDOT CONSTRUCTION PERMIT PRIOR TO ANY WORK IN THEIR RIGHT-OF-WAY.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED DRAWINGS SIGNED BY THE CITY ENGINEER OR DESIGNEE AND A COPY OF THE CURRENT CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS" ON SITE AT ALL TIMES.
- INSPECTIONS MUST BE SCHEDULED FOR EVERY DAY THAT CREWS ARE WORKING. INSPECTIONS ARE COMPLETED ON A DAILY BASIS MONDAY THROUGH FRIDAY BETWEEN 8:00 AM AND 3:00 PM, AND MUST BE SCHEDULED ONLINE BY 6:00 AM THE DESIRED DAY OF INSPECTION. TO SCHEDULE INSPECTIONS PLEASE VISIT ARVADAPERMITS.ORG.
- SUE REQUIREMENTS SHALL BE MET PRIOR TO PROJECT APPROVAL. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SECURITY.
- BENCHMARK LOCATION, ELEVATION AND DATUM ARE AS NOTED.
- AS-BUILT DRAWINGS SHOWING ALL CHANGES FROM THE APPROVED CONSTRUCTION DRAWINGS PER SECTION 222.00 OF THE ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF ARVADA ENGINEERING WARRANTY DIVISION PRIOR TO INITIATION OF THE REQUIRED TWO YEAR WARRANTY PERIOD. UTILITY AS-BUILTS SHALL INCLUDE STATIONING OF ALL FITTINGS, SERVICES AND PERTINENT ELEVATIONS. BUILDING PERMITS FOR ANY BUILDINGS OR STRUCTURES WITHIN THE DEVELOPMENT WILL NOT BE ISSUED UNTIL THE PROJECT IS IN INITIAL WARRANTY.
- PUBLIC IMPROVEMENT TAX WILL ALSO BE COLLECTED AT TIME OF PERMIT. USE TAX IS CALCULATED ON THE JOB VALUE PROVIDED ON YOUR APPLICATION. SALES AND USE TAX IS REQUIRED BY LAW ON ALL MATERIALS AND EQUIPMENT INCORPORATED IN OR USED IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR/DEVELOPER IS SUBJECT TO AUDITS ON THESE TAXES. ONCE THE PERMIT IS ISSUED, PLEASE USE THE PERMIT WHEN PURCHASING GOODS AND MATERIALS FOR YOUR PROJECT. IF YOU ARE AN ARVADA BUSINESS LICENSE HOLDER YOU CAN SUBMIT YOUR BUSINESS LICENSE NUMBER FOR QUARTERLY REPORTING. IF THE PROJECT IS TAX EXEMPT, YOU WILL NEED TO INCLUDE YOUR PROJECT SPECIFIC TAX EXEMPT FORM OR THE PERMIT WILL NOT BE ISSUED UNTIL THIS FORM HAS BEEN RECEIVED, REVIEWED AND APPROVED BY THE CITY OF ARVADA ENGINEERING DIVISION.
- OWNER/DEVELOPER SHALL OBTAIN A STORMWATER CONSTRUCTION PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PRIOR TO CLEARING, GRADING, OR EXCAVATING A SITE OF ONE (1) ACRE OR MORE OR LESS THAN ONE ACRE AND PART OF A LARGER DEVELOPMENT. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE CITY OF ARVADA ENGINEERING DIVISION PRIOR TO THE START OF CLEARING, GRADING OR EXCAVATING OF THE SITE. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A COLORADO STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR ALL AREAS WHERE DEWATERING IS REQUIRED FROM AN EXCAVATION AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE CITY OF ARVADA ENGINEERING DIVISION PRIOR TO THE START OF ANY DEWATERING. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CURB RAMPS SHALL COMPLY WITH THE LATEST ADA STANDARD.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF ARVADA ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS".
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF ARVADA ENGINEERING DIVISION FOR ACCEPTANCE WITH THE ROW OR DEV PERMIT APPLICATION. NO PERMITS WILL BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL ON EXISTING ROADS DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORTH ON THESE CONSTRUCTION DOCUMENTS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER WHEN APPLICABLE, PRIOR TO START OF CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY.

STREET

- CONTRACTOR SHALL HAVE ON SITE A COPY OF THE CITY OF ARVADA APPROVED SUBGRADE SOILS AND PAVEMENT DESIGN REPORT SHOWING MINIMUM REQUIRED SUBGRADE PREPARATION REQUIREMENTS AND MINIMUM REQUIRED PAVEMENT THICKNESSES.
- ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH CITY OF ARVADA STANDARDS AND SHALL BE TESTED AT CITY REQUIRED FREQUENCIES BY A CITY APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY, THE CITY OF ARVADA ENGINEERING DIVISION PRIOR TO INSTALLING BASE COURSE, ASPHALT OR CONCRETE ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT CITY REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH CITY OF ARVADA REQUIREMENTS. BASE COURSE TEST RESULTS SHALL ALSO BE APPROVED BY THE CITY OF ARVADA ENGINEERING DIVISION PRIOR TO INSTALLING PAVEMENT. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH CITY OF ARVADA MINIMUM MATERIALS TESTING STANDARDS. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ARVADA ENGINEERING DIVISION PRIOR TO INITIATION OF THE REQUIRED TWO YEAR WARRANTY PERIOD.
- THE SUBGRADE MATERIAL SHALL BE REMOVED TO A DEPTH REQUIRED BY THE CITY OF ARVADA ACCORDING TO INFORMATION OBTAINED FROM LABORATORY TESTS AND/OR AS REQUIRED IN THE PAVEMENT DESIGN REPORT. ADDITIVES OR APPROVED MATERIAL MAY BE REQUIRED IF THE NATIVE MATERIAL IS UNSATISFACTORY. THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM DENSITY DETERMINED IN ACCORDANCE WITH AASHTO DESIGNATION T180 OR T99 AND IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS SECTION 203.07.
- THE CONTRACTOR SHALL PROOF ROLL ALL SUBGRADE AND BASE COURSE IN A MANNER ACCEPTABLE TO THE CITY OF ARVADA IN ACCORDANCE WITH THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS." PROOF ROLLING SHALL BE INSPECTED AND ACCEPTED BY THE CITY PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE FLATWORK.
- ALL CONCRETE CURB, GUTTER, SIDEWALK AND OTHER FLATWORK WITHIN THE CITY RIGHT OF WAY SHALL BE MINIMUM 6" THICKNESS. CROSSPANS SHALL BE MINIMUM 8" THICKNESS AND MINIMUM 8 FOOT WIDTH. ALL CONCRETE SHALL BE MINIMUM 4500 PSI DESIGN STRENGTH REINFORCED WITH 1.5 LBS/CY FIBERMESH IN ACCORDANCE WITH THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS."

UTILITIES

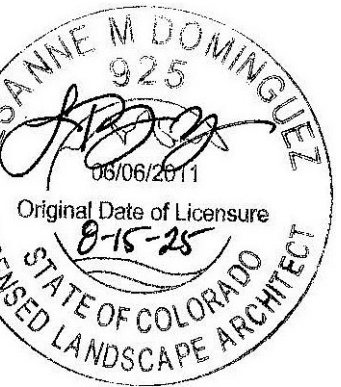
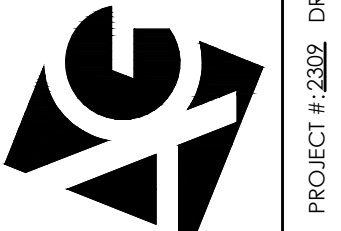
- CONTRACTOR SHALL NOTIFY ALL AFFECTED PARTIES, CITY OF ARVADA UTILITY AND ENGINEERING DIVISIONS, A MINIMUM OF 24 HOURS PRIOR TO ANY WATER OR SEWER SERVICE INTERRUPTION.
- CONTRACTOR IS TO COORDINATE THE OPERATION OF ALL WATER VALVES, FIRE HYDRANTS, AND OTHER APPURTENANCES WITH THE CITY'S WATER OPERATIONS DIVISION THROUGH THE CITY'S ENGINEERING INSPECTOR.
- FIRE SERVICE LINES TO BUILDINGS AND FIRE HYDRANT LATERALS SHALL BE PVC DR-14, C-900 OR 305 PSI, C909.
- ALL METALLIC FITTINGS SHALL BE WRAPPED WITH MINIMUM 8 MIL THICKNESS POLYETHYLENE ENCASEMENT.
- ALL PVC WATER MAINS SHALL BE INSTALLED WITH WHITE #12 TYPE UF OR USE CABLE SINGLE COPPER CONDUCTOR AS A TRACER WIRE SPIRALLY WRAPPED AROUND THE PIPE. TRACER WIRE TO EXTEND FROM MAIN TO A CATHODIC PROTECTION BOX LOCATED ON THE RIGHT SIDE OF ALL FIRE HYDRANTS. TRACER WIRE SHALL BE CONNECTED TO EXISTING TRACER WIRE WHERE POSSIBLE. WHERE NO TRACER WIRE EXISTS, ENDS OF TRACER WIRE SHALL BE STRIPPED AND GROUNDED INTO NATIVE SOIL A MINIMUM OF 18" DEEP.
- STORM, SANITARY AND WATER MANHOLE COVERS SHALL SAY "CITY OF ARVADA STORM, WATER OR SANITARY" WHERE APPLICABLE IN ACCORDANCE WITH THE CITY'S STANDARD LID DETAIL.
- BLOW-OFFS, BOTH PERMANENT AND TEMPORARY, SHALL BE IN ACCORDANCE WITH CITY OF ARVADA STANDARD DETAIL DRAWINGS.
- ALL SANITARY SEWER MAINS INSTALLED SHALL BE HIGH PRESSURE JET CLEANED AFTER COMPLETION OF THE FINAL LIFT OF ASPHALT PLACEMENT AND PRIOR TO REQUIRED TELEVISION INSPECTION.
- CONTRACTOR IS TO NOTIFY AFFECTED IRRIGATION/DITCH COMPANIES A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION IN IRRIGATION EASEMENTS OR ON IRRIGATION DITCHES.

EROSION CONTROL

- THE CITY OF ARVADA STORMWATER INSPECTOR MUST BE MET ON SITE AND PROVIDED WITH A STORMWATER MANAGEMENT PLAN AFTER INSTALLATION OF TEMPORARY BEST MANAGEMENT PRACTICES (BMPS), BUT BEFORE CONSTRUCTION OR GRADING BEGINS.
- THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED IN THE ACCEPTED PLANS.
- ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND STORMWATER MANAGEMENT PLAN.
- AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WINDBLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
- PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPS ARE INSTALLED. NO DISTURBED AREAS, EXCEPT THOSE WITHIN THE PROJECT STREET RIGHTS-OF-WAY, SHALL REMAIN EXPOSED FOR MORE THAN THIRTY (30) DAYS BEFORE TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE CITY OF ARVADA STORMWATER INSPECTOR.
- IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
 - BE INSPECTED AT A MINIMUM OF ONCE EVERY FOURTEEN (14) DAYS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED. THE CITY OF ARVADA STORMWATER INSPECTOR MUST BE NOTIFIED PRIOR TO REMOVAL.
 - BE REMOVED WHEN THEY ARE NO LONGER FUNCTIONAL OR AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE STORMWATER INSPECTOR. THE CITY OF ARVADA STORMWATER INSPECTOR MUST BE NOTIFIED PRIOR TO REMOVAL.
- WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
- THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.
- ALL SOIL STOCKPILES SHALL NOT BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGEWAY, WHERE POSSIBLE, AND SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY APPROPRIATE EROSION CONTROL METHODS. ANY SOIL STOCKPILE THAT WILL BE DORMANT FOR OVER THIRTY (30) DAYS SHALL BE SEEDED.
- THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION (HOA).
- CITY ORDINANCE REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
- MASONRY ACTIVITIES WILL BE CONTAINED WITH APPROPRIATE LOT-SPECIFIC BMPS, SUCH AS STOCKPILE PERIMETER CONTROL AND BERMED WASHOUT PITS. ALL WASTE PRODUCTS FROM MASONRY ACTIVITIES WILL BE REMOVED AND DISPOSED OF PROPERLY.
- TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS SEDIMENT/EROSION CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED AT ONE OR MORE OF THE FOLLOWING LOCATIONS UNTIL THE LOTS ARE LANDSCAPED.
 - BELOW ALL GUTTER DOWNSPOUTS.
 - OUT TO DRAINAGE SWALES.
 - ALONG LOT PERIMETER.
 - OTHER LOCATIONS, IF NEEDED.
- A VEHICLE TRACKING PAD SHALL BE INSTALLED WHEREVER IT IS NECESSARY FOR CONSTRUCTION EQUIPMENT INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING UNPAVED AREAS ONTO ROADWAYS. NO EARTHEN MATERIALS, I.E., STONE, DIRT, ETC., SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, CONSTRUCTION MATERIALS AND/OR BUILDING SITES.
- CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY OF ARVADA.

SUBMITTALS:
1st CITY SUBMITTAL 02.18.24
2ND CITY SUBMITTAL 02.21.25
3RD CITY SUBMITTAL 06.16.25
ISSUED FOR CONSTRUCTION
02.04.2024

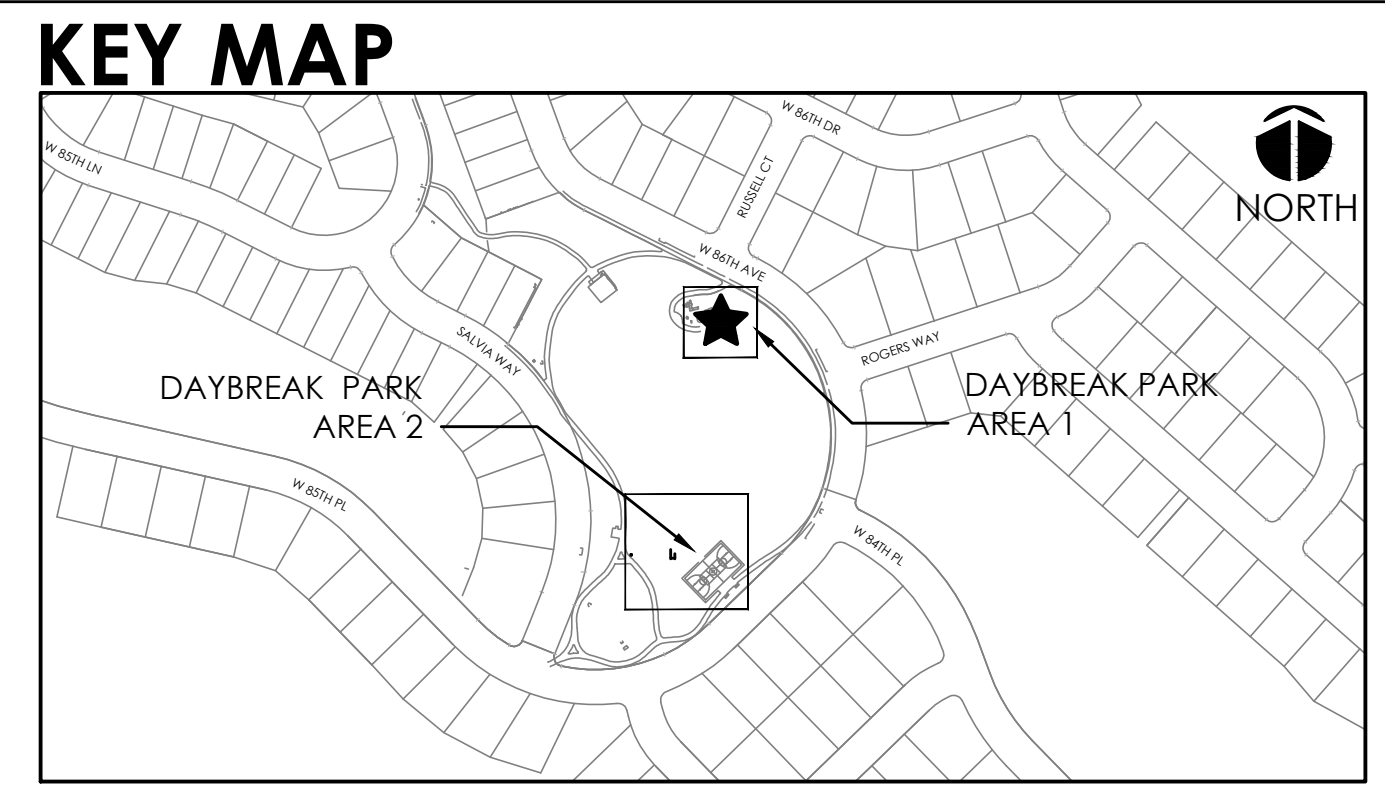
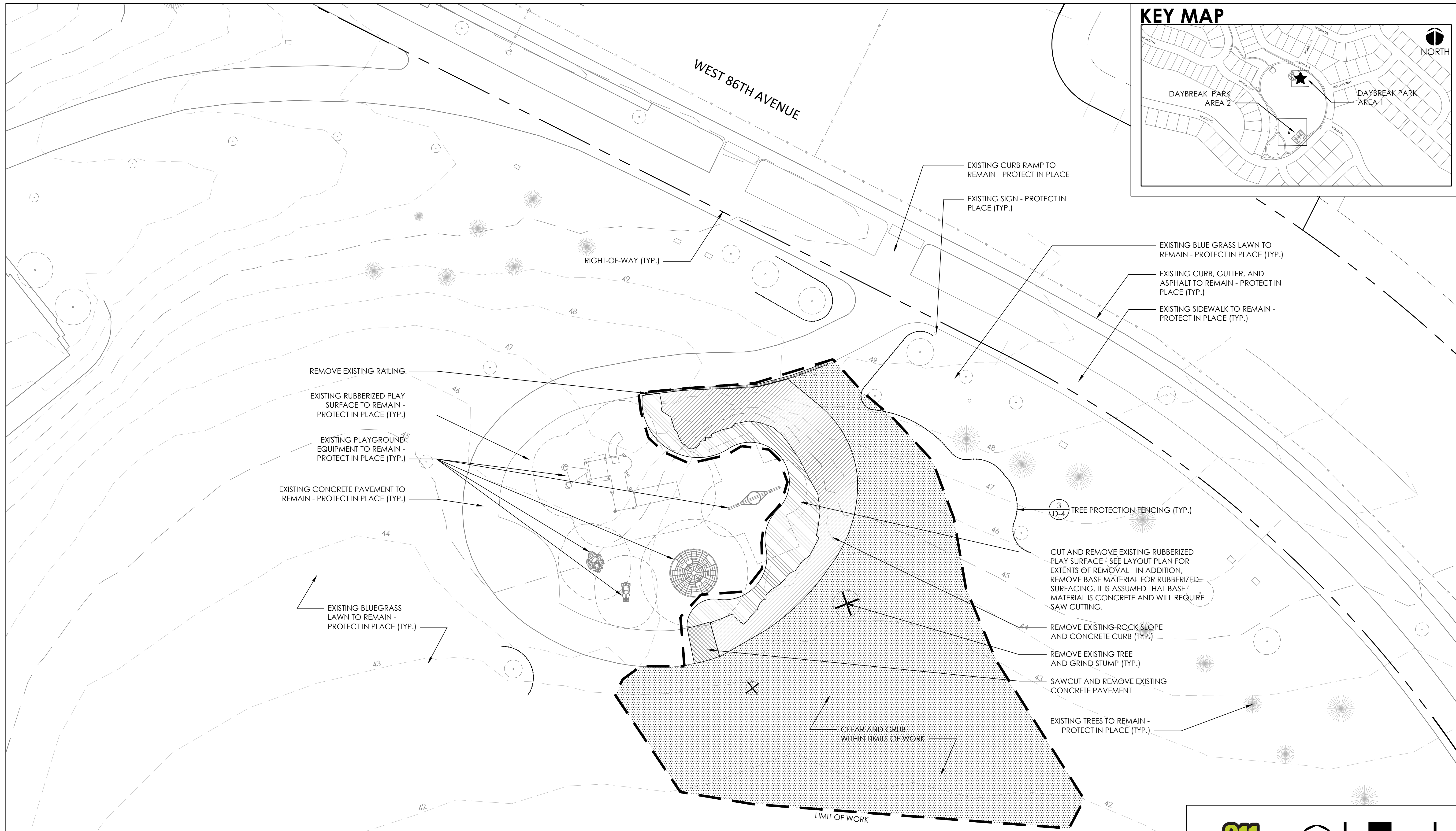
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PROJECT # 2302 DRAWN BY: ASG DATE: 06-30-25 CHECK BY: LMD

GENERAL NOTES
LEYDEN ROCK COMMUNITY IMPROVEMENTS
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
G-1

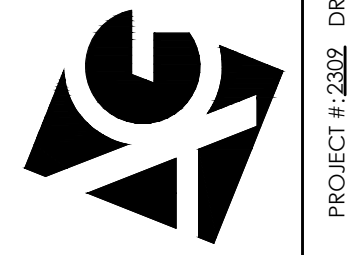


- DEMOLITION NOTES:**
1. ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
 2. ALL REMOVALS SHALL BE MARKED IN FIELD AND APPROVED BY DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO REMOVAL.
 3. CALL FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE.
 4. ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
 5. CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED OUTSIDE THE LIMIT OF WORK, INCLUDING AREAS DISTURBED FOR CONSTRUCTION ACCESS OR STAGING, TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
 6. REMOVAL OF TREES SHALL INCLUDE REMOVAL OF STUMPS.
 7. SEE IRRIGATION PLANS FOR IRRIGATION DEMOLITION NOTES.
 8. ALL TREES AND SHRUBS ARE DESIGNATED TO REMAIN UNLESS SPECIFICALLY NOTED FOR REMOVAL. CONFIRM ALL REMOVALS WITH DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO REMOVAL.

SCALE: 1" = 10'

SUBMITTALS:
 1st CITY SUBMITTAL 10-18-2024
 2nd CITY SUBMITTAL 2-21-2025
 3rd CITY SUBMITTAL 6-30-2025
ISSUED FOR CONSTRUCTION
 06-24-2025

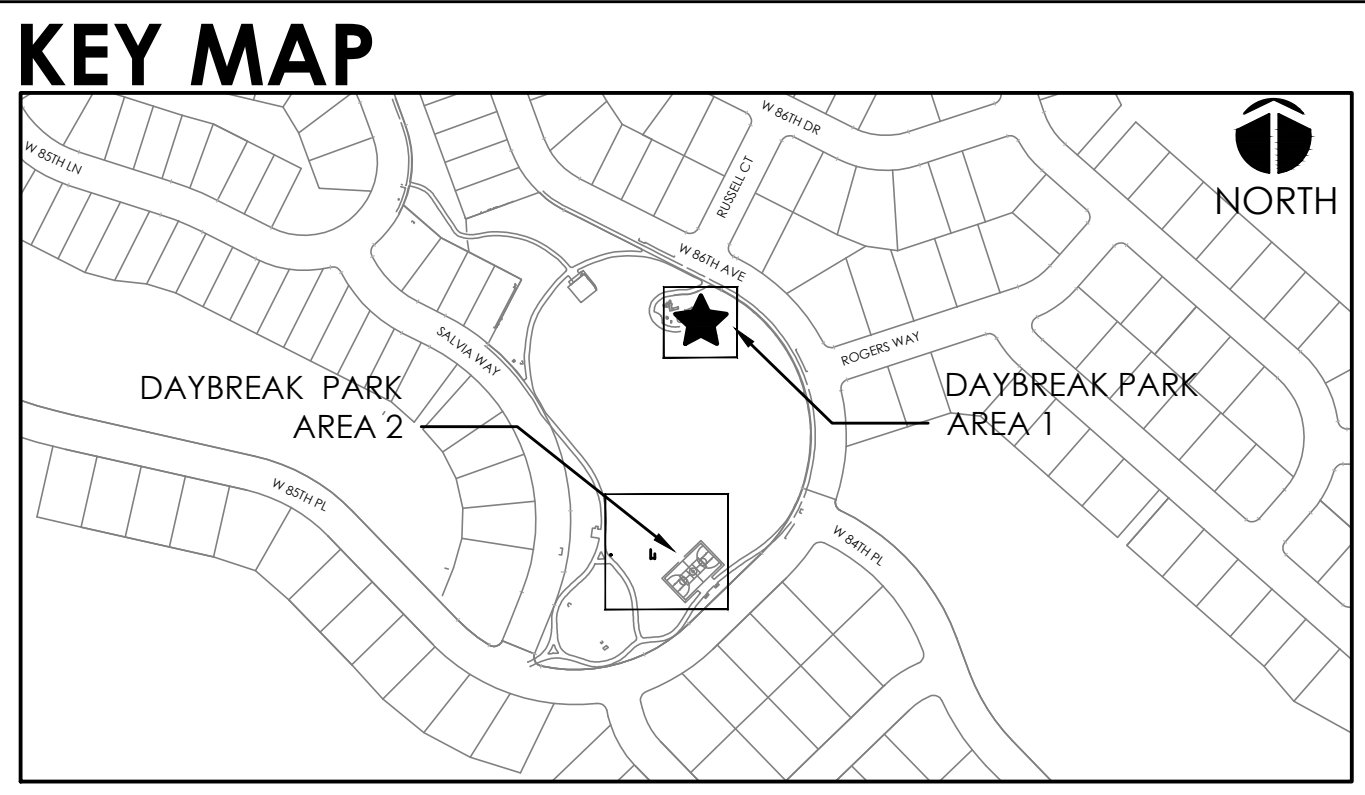
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LESANNE M. DOMINGUEZ
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 05062011
 Original Date of Licensure
 6-15-25
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

DAYBREAK PARK - AREA 1
EXISTING CONDITIONS AND DEMOLITION PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
DB-1



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 PROJECT # 2302 DRAWN BY: AGS DATE: 06-20-25 CHECK BY: LMD
 06-24-2024

LESANNE M DOMINGUEZ
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 05/06/2011
 Original Date of Licensure
 8-15-25
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

DAYBREAK PARK - AREA 1
LAYOUT AND MATERIALS PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
DB-2

NORTH
 SCALE: 1" = 10'
 0 5' 10' 20'

PLANT LIST

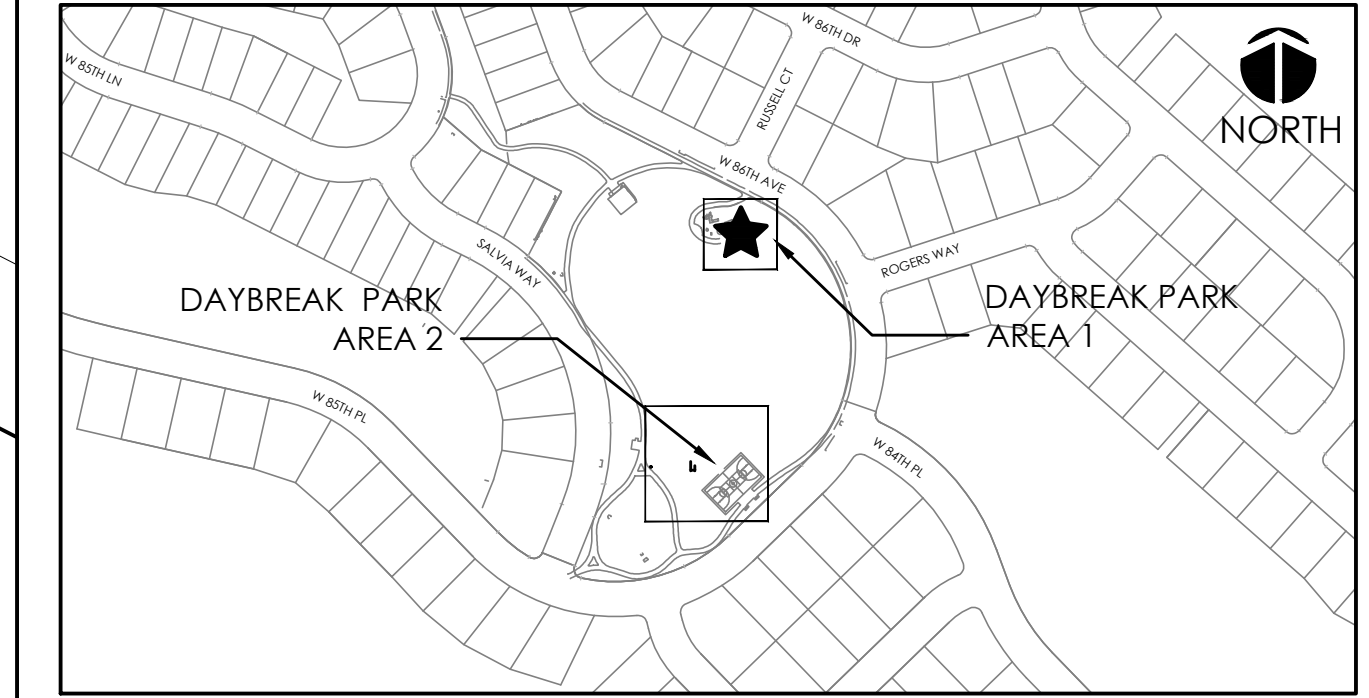
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
QB	3	<i>Quercus bicolor</i>	Swamp White Oak	2" Caliper	B&B

LEGEND



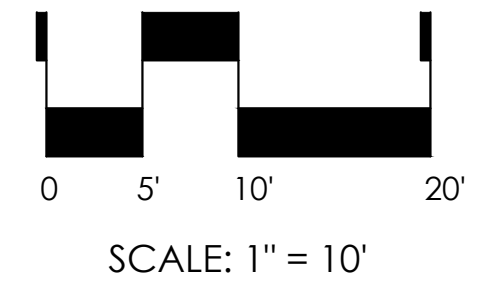
BLUEGRASS SOD

KEY MAP



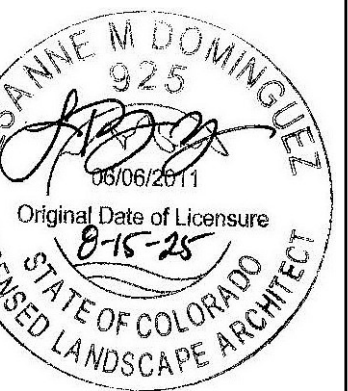
PLANTING NOTES:

1. STAKE TREE LOCATIONS FOR REVIEW BY DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO ANY PLANTING.
2. INSTALL MULCH RING AROUND ALL TREES PER DETAIL 3/D4
3. PLACE POTTED PLANTS IN PROPOSED LOCATIONS FOR REVIEW BY DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO ANY PLANTING.
4. ALL PLANTING BEDS TO BE GRADED 3" BELOW FINISHED GRADE TO ACCOMMODATE 3" DEPTH OF MULCH.
5. REFER TO SHEET D-4 FOR PLANTING DETAILS.



SCALE: 1" = 10'

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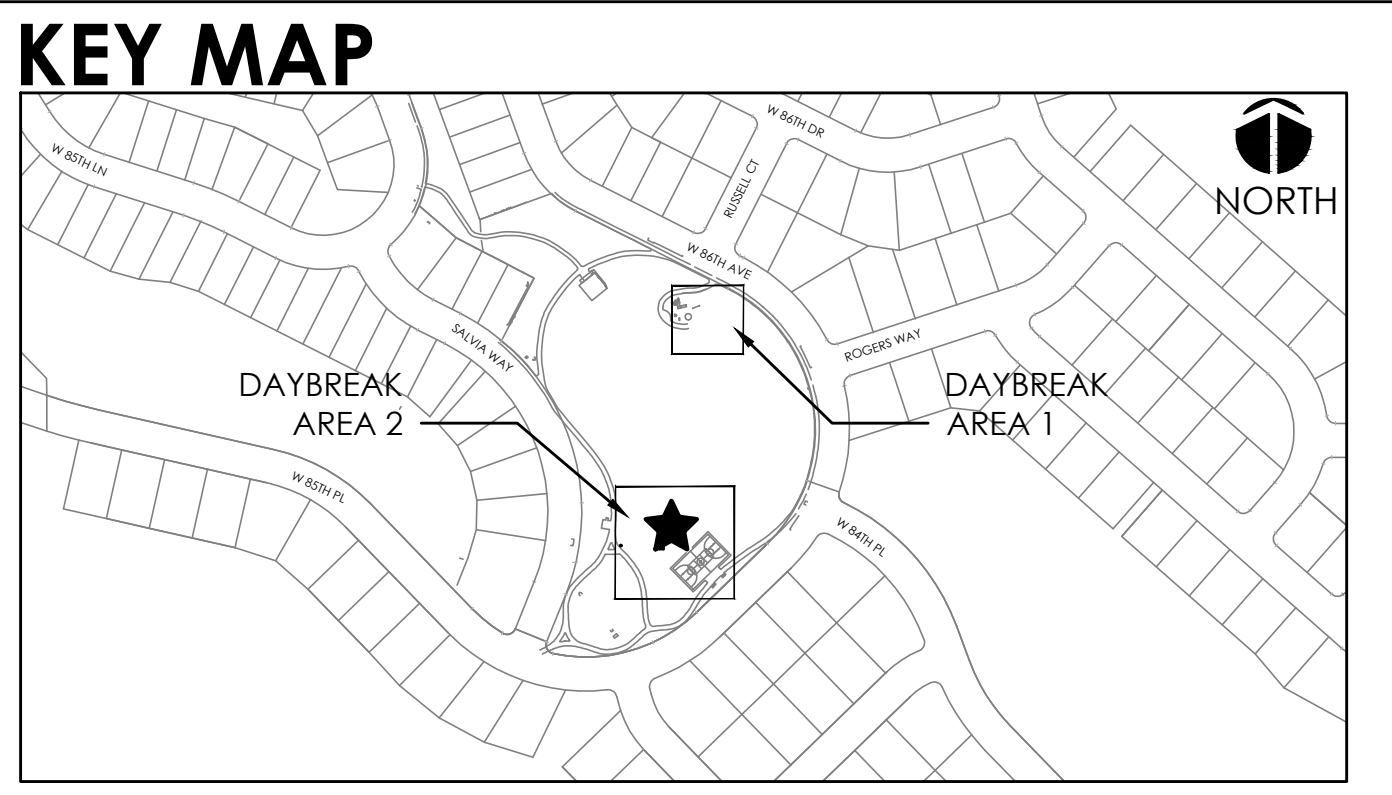
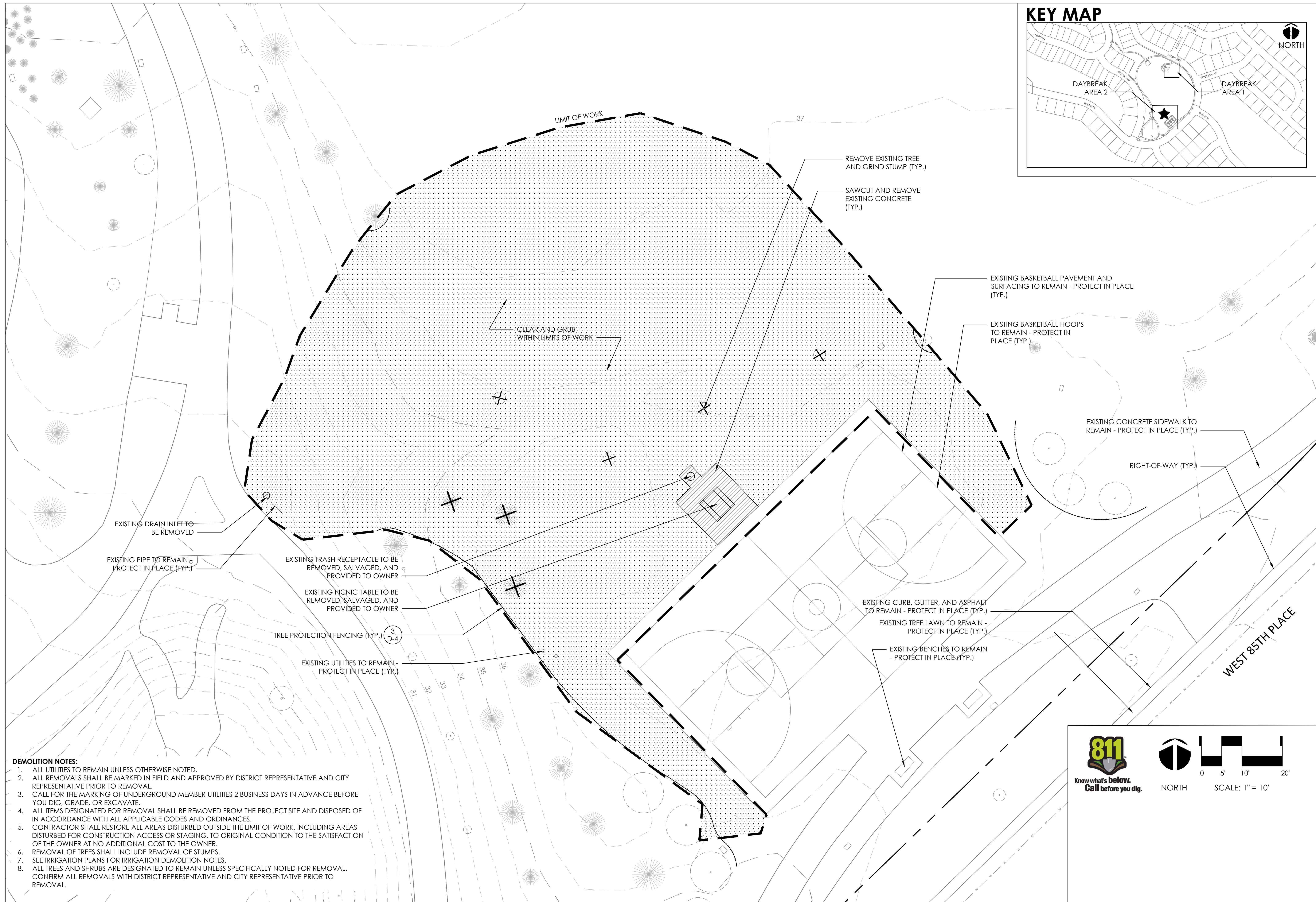


DAYBREAK PARK - AREA 1
PLANTING PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
DB-4

SUBMITTALS:
 1st CITY SUBMITTAL 10-18-2024
 2nd CITY SUBMITTAL 2-21-2025
 3rd CITY SUBMITTAL 6-30-2025
ISSUED FOR CONSTRUCTION
 06-24-2024

PROJECT # 2302 DRAWN BY: AGS DATE: 06-20-25 CHECK BY: LMD

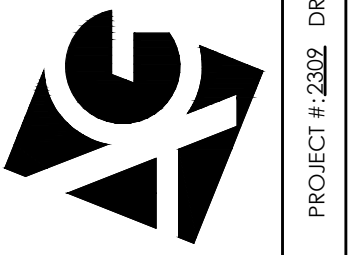


- DEMOLITION NOTES:**
1. ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
 2. ALL REMOVALS SHALL BE MARKED IN FIELD AND APPROVED BY DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO REMOVAL.
 3. CALL FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE.
 4. ALL ITEMS DESIGNATED FOR REMOVAL SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
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 7. SEE IRRIGATION PLANS FOR IRRIGATION DEMOLITION NOTES.
 8. ALL TREES AND SHRUBS ARE DESIGNATED TO REMAIN UNLESS SPECIFICALLY NOTED FOR REMOVAL. CONFIRM ALL REMOVALS WITH DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO REMOVAL.

SCALE: 1" = 10'

SUBMITTALS:
 1st CITY SUBMITTAL 10-18-2024
 2nd CITY SUBMITTAL 2-21-2025
 3rd CITY SUBMITTAL 6-30-2025
ISSUED FOR CONSTRUCTION
 06-04-2025

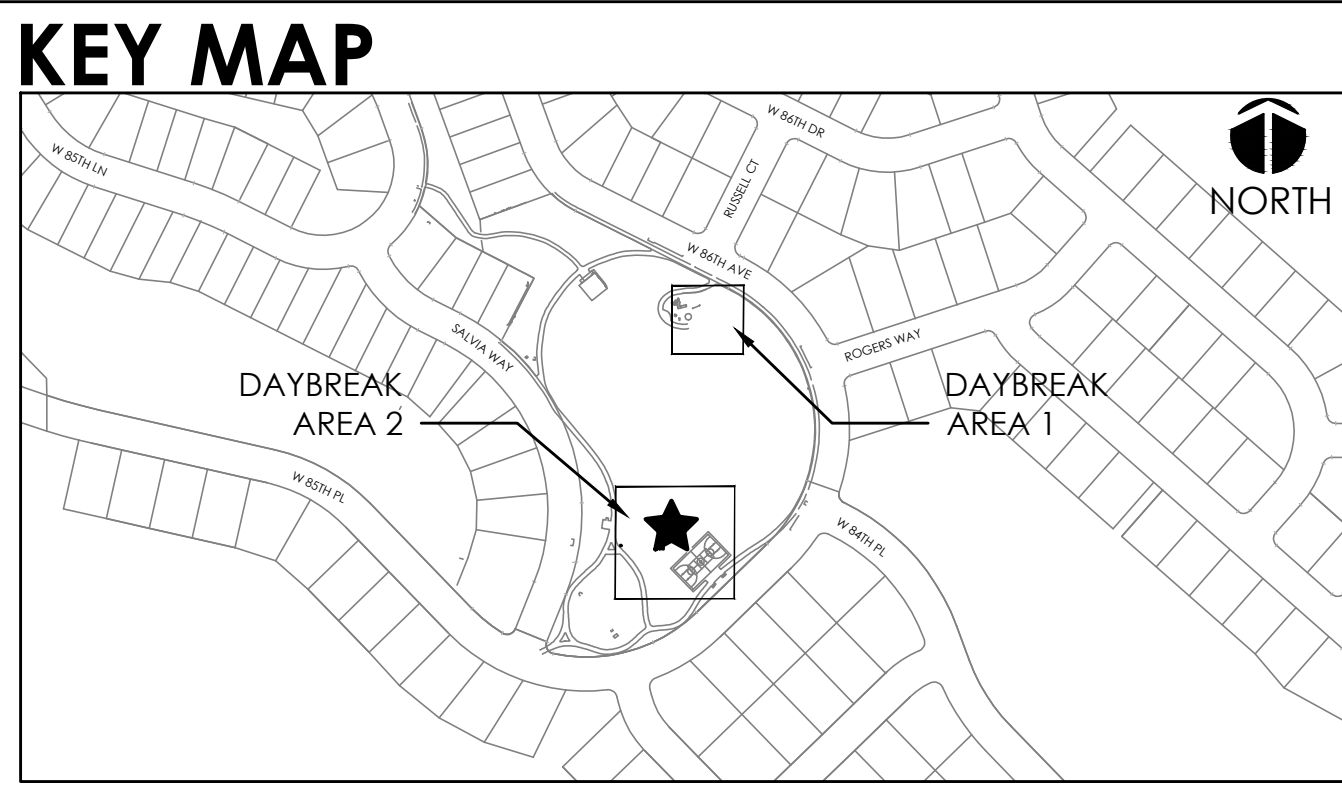
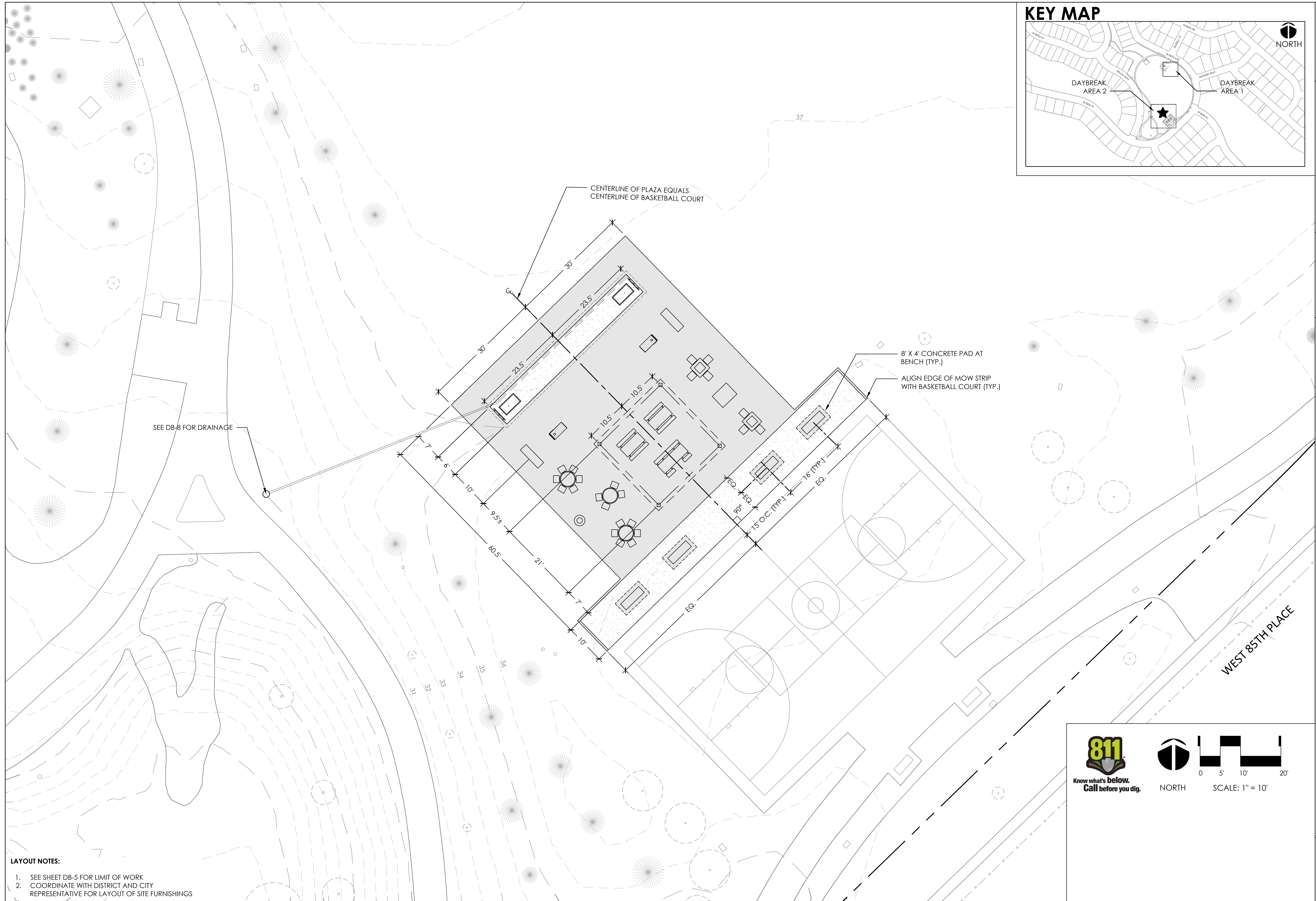
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 6-15-25
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

DAYBREAK PARK - AREA 2
EXISTING CONDITIONS AND DEMOLITION PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
DB-5



SUBMITTALS:
 1st CITY SUBMITTAL 10-18-2024
 2nd CITY SUBMITTAL 2-21-2025
 3rd CITY SUBMITTAL 6-30-2025
ISSUED FOR CONSTRUCTION
 06-24-2025

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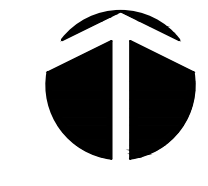
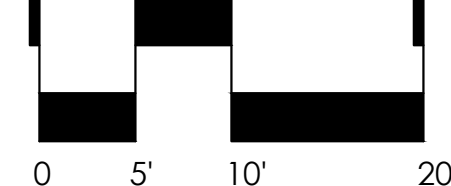
PROJECT # 2302 DRAWN BY: ACG DATE: 06-20-25 CHECK BY: LMD

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 Original Date of Licensure
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 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

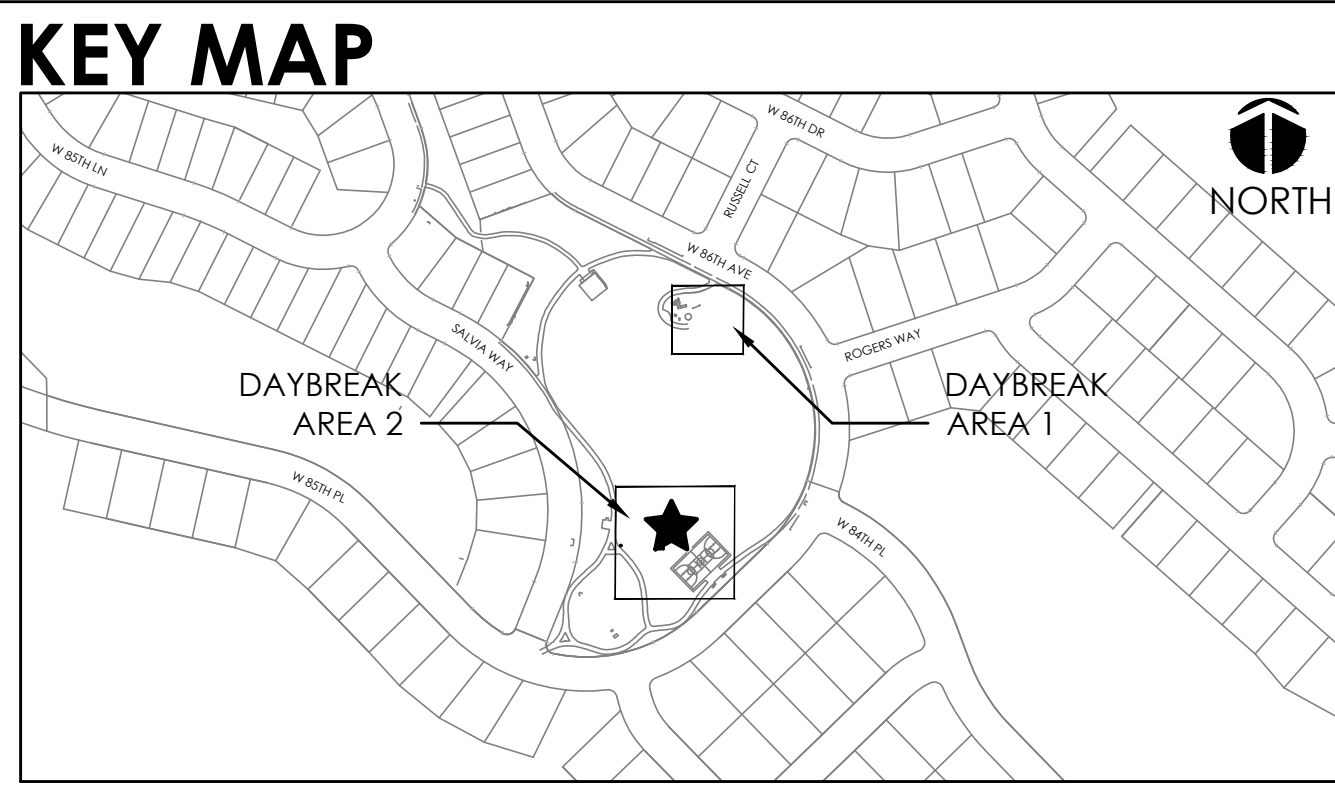
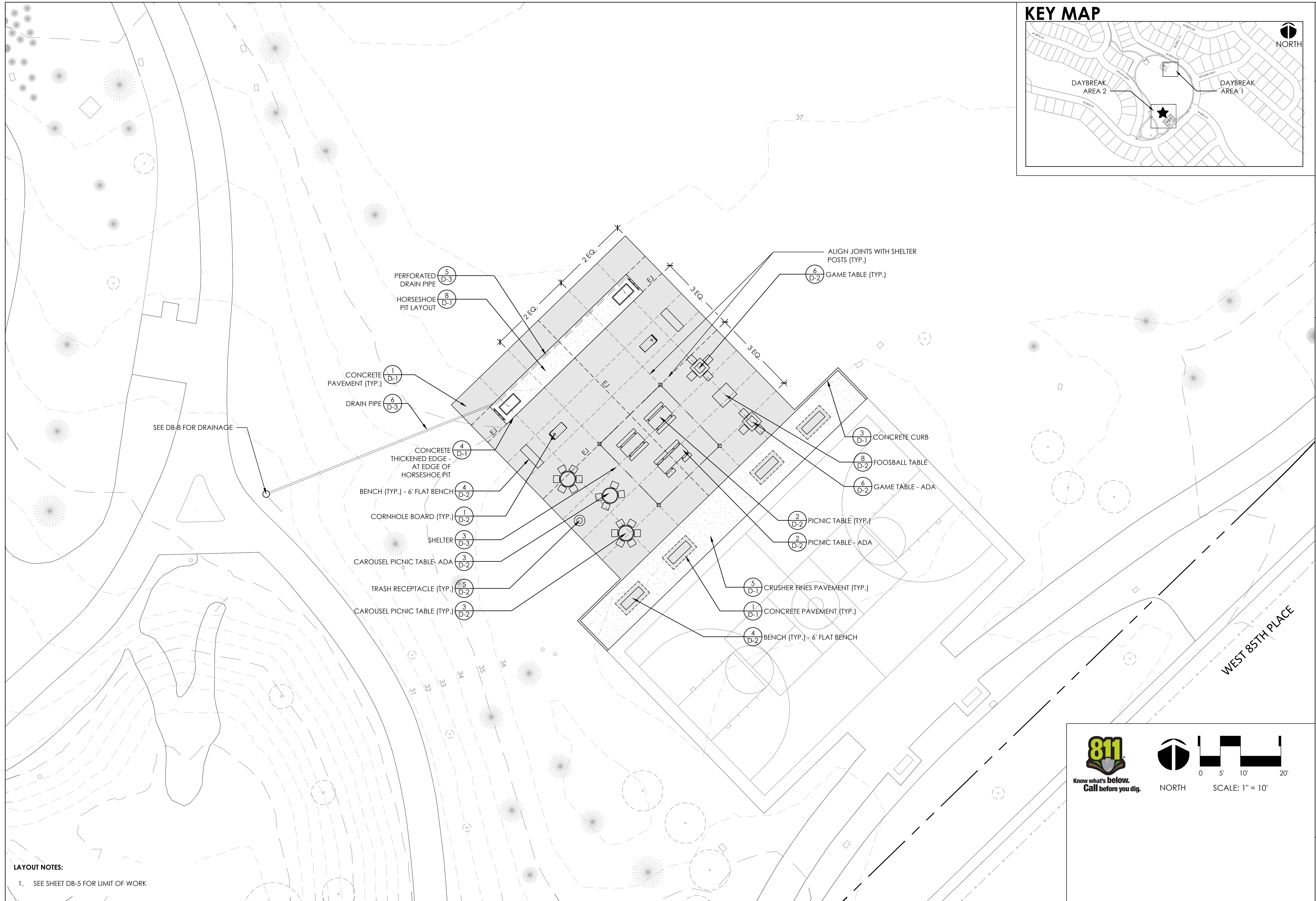
DAYBREAK PARK - AREA 2
LAYOUT PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
DB-6

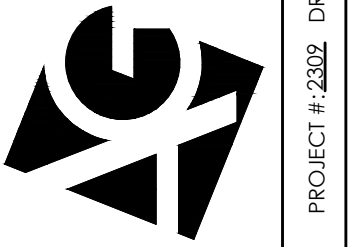
- LAYOUT NOTES:**
- SEE SHEET DB-5 FOR LIMIT OF WORK
 - COORDINATE WITH DISTRICT AND CITY REPRESENTATIVE FOR LAYOUT OF SITE FURNISHINGS

NORTH
 SCALE: 1" = 10'



SUBMITTALS:
 1st CITY SUBMITTAL 10-18-2024
 2nd CITY SUBMITTAL 2-21-2025
 3rd CITY SUBMITTAL 6-30-2025
ISSUED FOR CONSTRUCTION
 06-24-2025



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 PROJECT # 2302 DRAWN BY: AGS/DATE: 06-20-25 CHECK BY: LMD

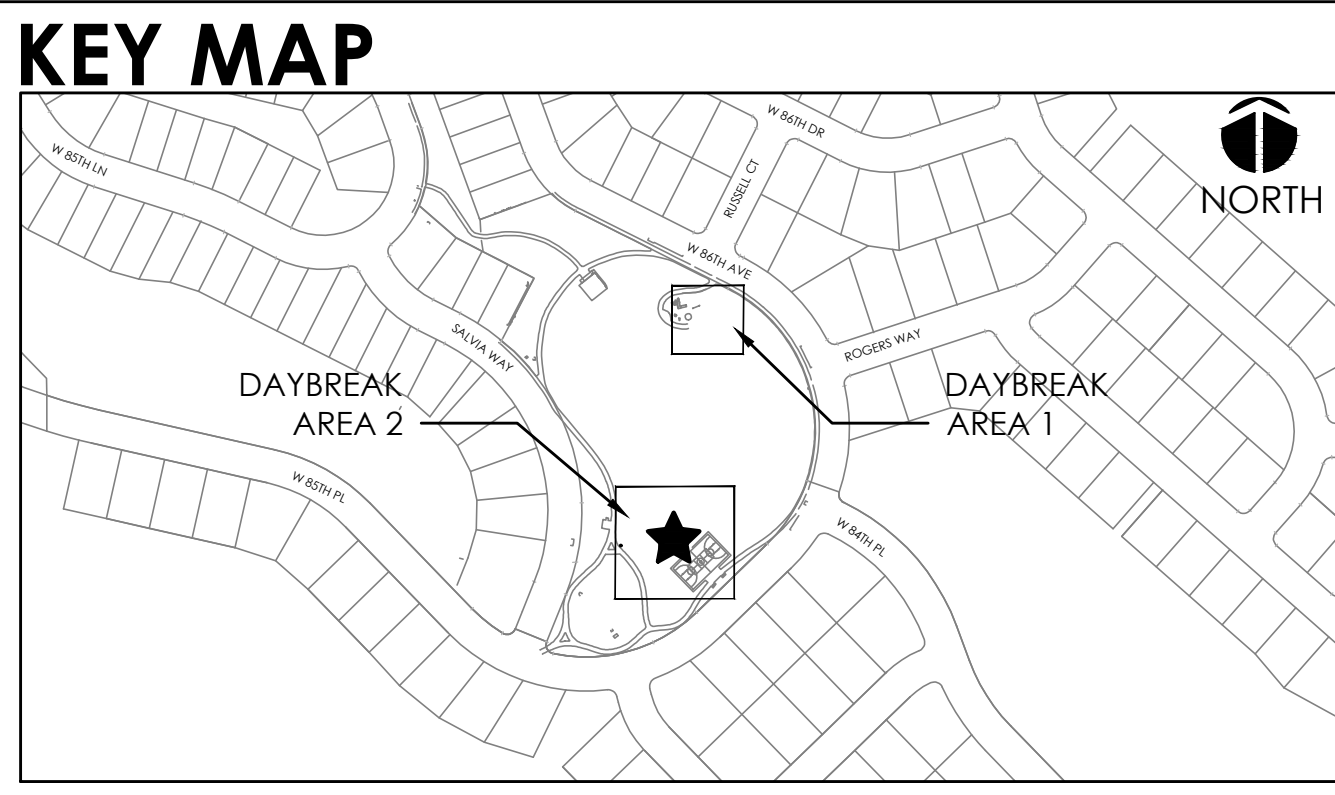
LESANNE M DOMINGUEZ
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 Original Date of Licensure
 05/06/2011
 0-15-25
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

DAYBREAK PARK - AREA 2
MATERIALS & SCORING PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
DB-7

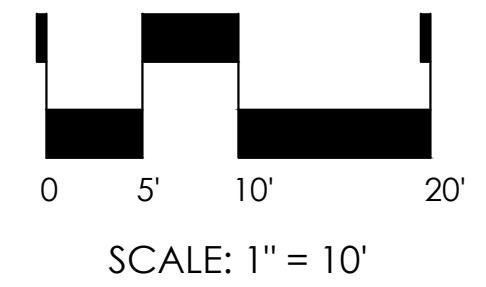
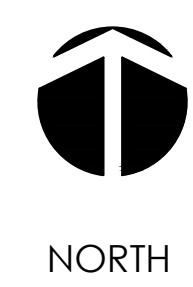
LAYOUT NOTES:
 1. SEE SHEET DB-5 FOR LIMIT OF WORK

NORTH
 SCALE: 1" = 10'



GRADING NOTES:
 ME = MATCH EXISTING
 ASSMD = ASSUMED
 HP = HIGH POINT

1. SPOT ELEVATIONS ARE ABBREVIATED FOR CLARITY. ADD 5800 TO SPOT ELEVATION FOR ACTUAL ELEVATION
2. LONGITUDINAL SLOPES OF PAVEMENT SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2% UNLESS OTHERWISE NOTED.
3. ALL LANDSCAPE AREAS TO MATCH LINE AND GRADE OF PROPOSED AND EXISTING PAVEMENT UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE FOR LANDSCAPE AREAS SHALL BE 4:1 UNLESS OTHERWISE NOTED.
5. BENCHMARK: VERTICAL INFORMATION IS BASED ON BPS SURVEY CONTROL POINT 11, BEING A CUT "X" ON CONCRETE PAD APPROXIMATELY 50' SOUTHWEST OF LEYDEN ROCK PUMP STATION 18035-A ON THE NORTH SIDE OF W 87TH DR. ELEV=5946.09 (NAVD88)
6. BASIS OF BEARINGS: BEARINGS SHOWN ON THIS SURVEY ARE CONGRUENT WITH THE BEARINGS SHOWN ON THE LEYDEN ROCK SUBDIVISION FILING NO. 1 PLAT AND ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27 BEARS N89°44'54"W AND IS MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP "LS 36561 - 2016" AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP "PLS 13258 - 1997".



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PROJECT # 2302 DRAWN BY: AGG DATE: 06-20-25 CHED BY: LMD

LESANNE M DOMINGUEZ
 925
 05062011
 Original Date of Licensure
 0-15-25
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

**DAYBREAK PARK - AREA 2
 GRADING PLAN**
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

**SHEET:
 DB-8**

SUBMITTALS:
 1ST CITY SUBMITTAL 10-18-2024
 2ND CITY SUBMITTAL 2-21-2025
 3RD CITY SUBMITTAL 6-30-2025
 ISSUED FOR CONSTRUCTION
 06-24-2025

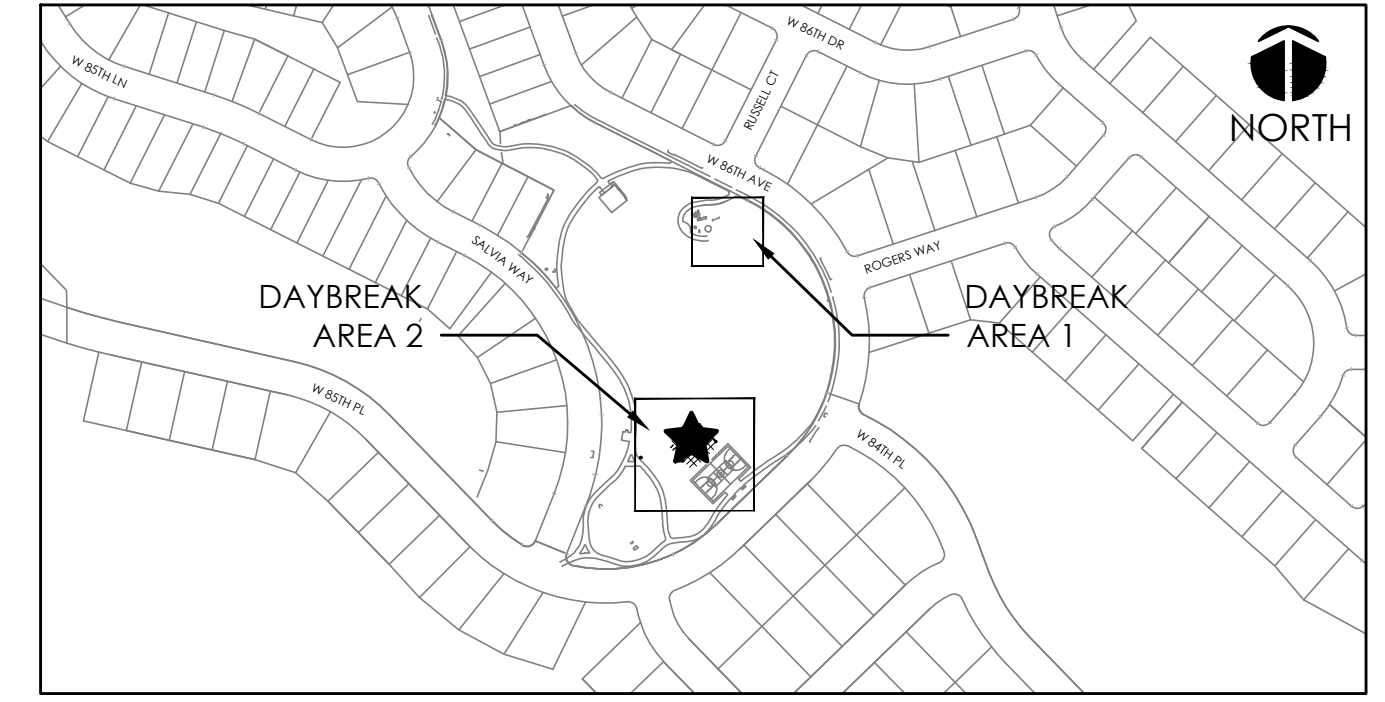
PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS TREES					
AT	3	<i>Acer tataricum</i> 'Flame'	Flame Amur Maple	2" Caliper	B&B
GT	3	<i>Gleditsia tricanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	2" Caliper	B&B

LEGEND

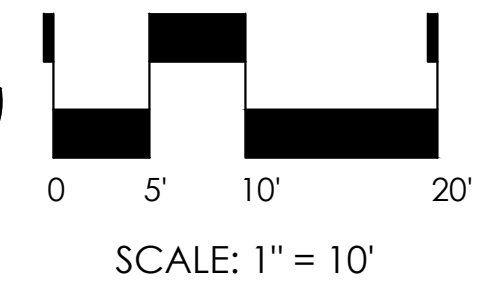
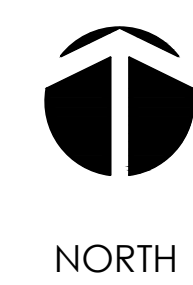


KEY MAP



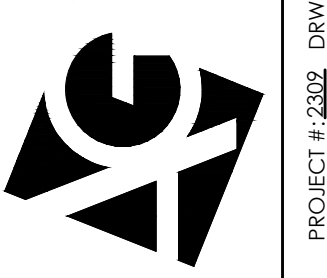
PLANTING NOTES:

1. STAKE TREE LOCATIONS FOR REVIEW BY DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO ANY PLANTING.
2. INSTALL MULCH RING AROUND ALL TREES PLANTED IN SOD AREAS PER DETAIL 3/D4
3. REFER TO SHEET D-4 FOR PLANTING DETAILS.



SUBMITTALS:
 1st CITY SUBMITTAL 10-18-2024
 2nd CITY SUBMITTAL 2-21-2025
 3rd CITY SUBMITTAL 6-30-2025
ISSUED FOR CONSTRUCTION
 06-24-2024

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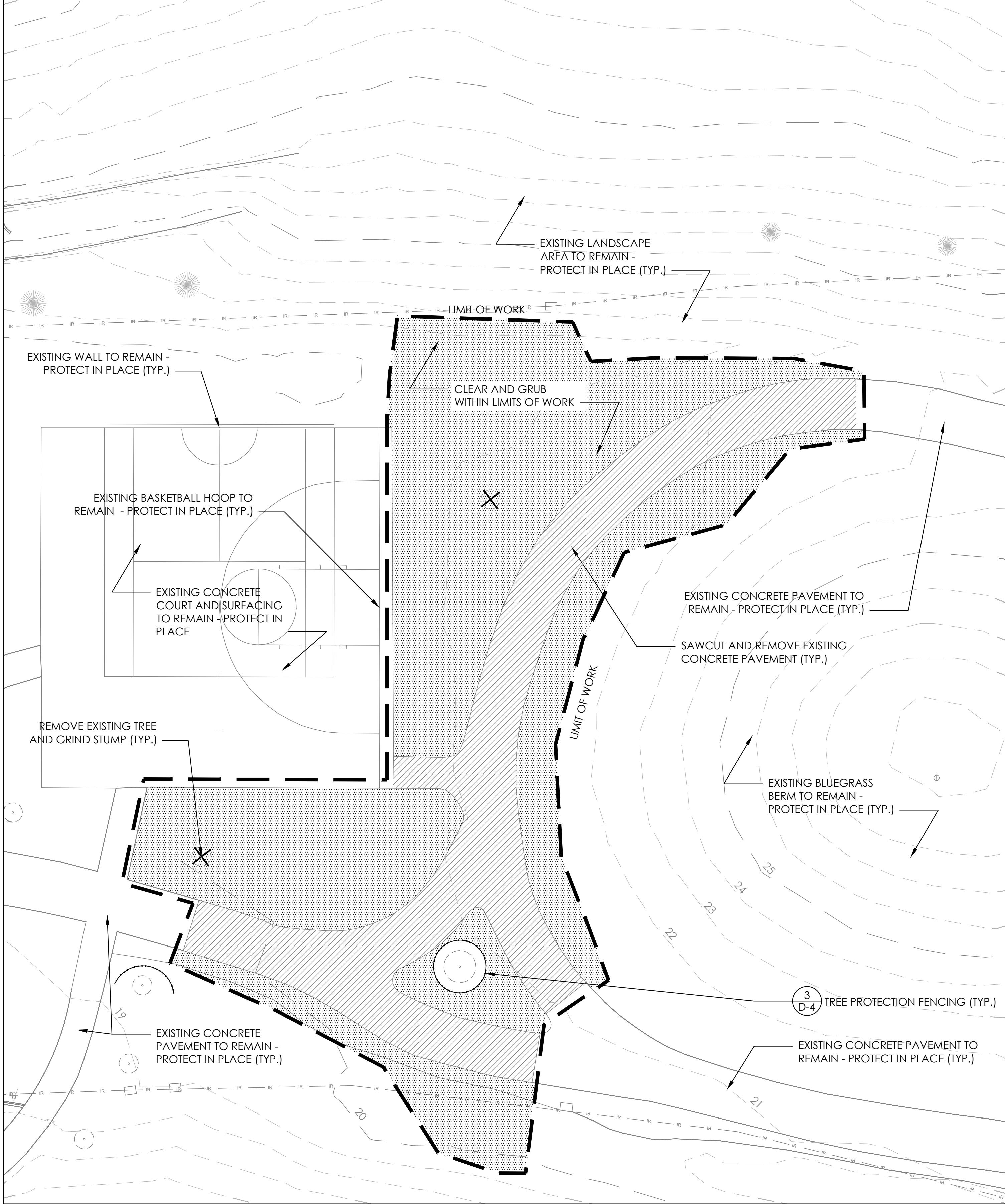


LESANNE M DOMINGUEZ
 925
 05/06/2011
 Original Date of Licensure
 8-15-25
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

DAYBREAK PARK - AREA 2
PLANTING PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

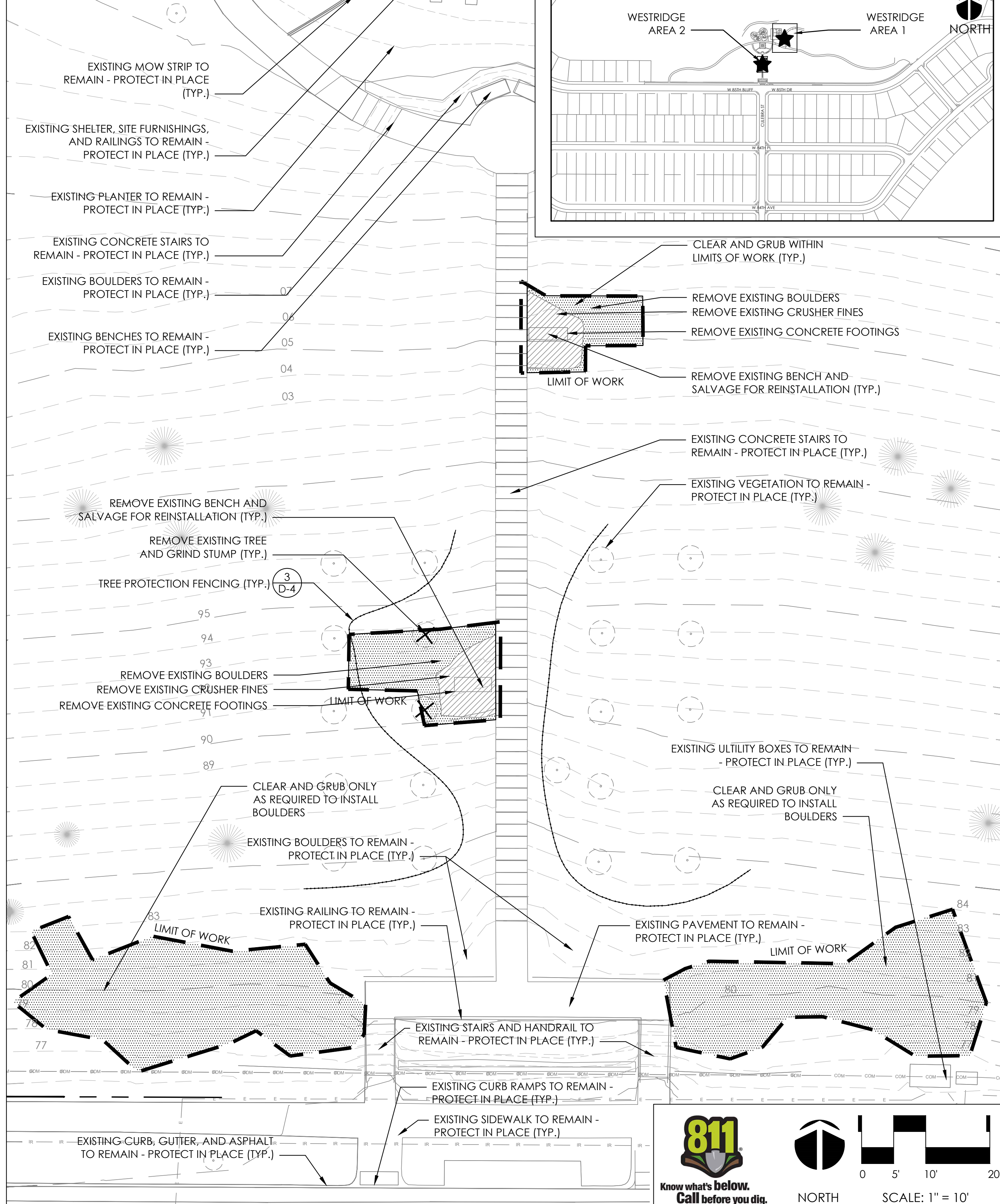
SHEET:
DB-9

AREA 1

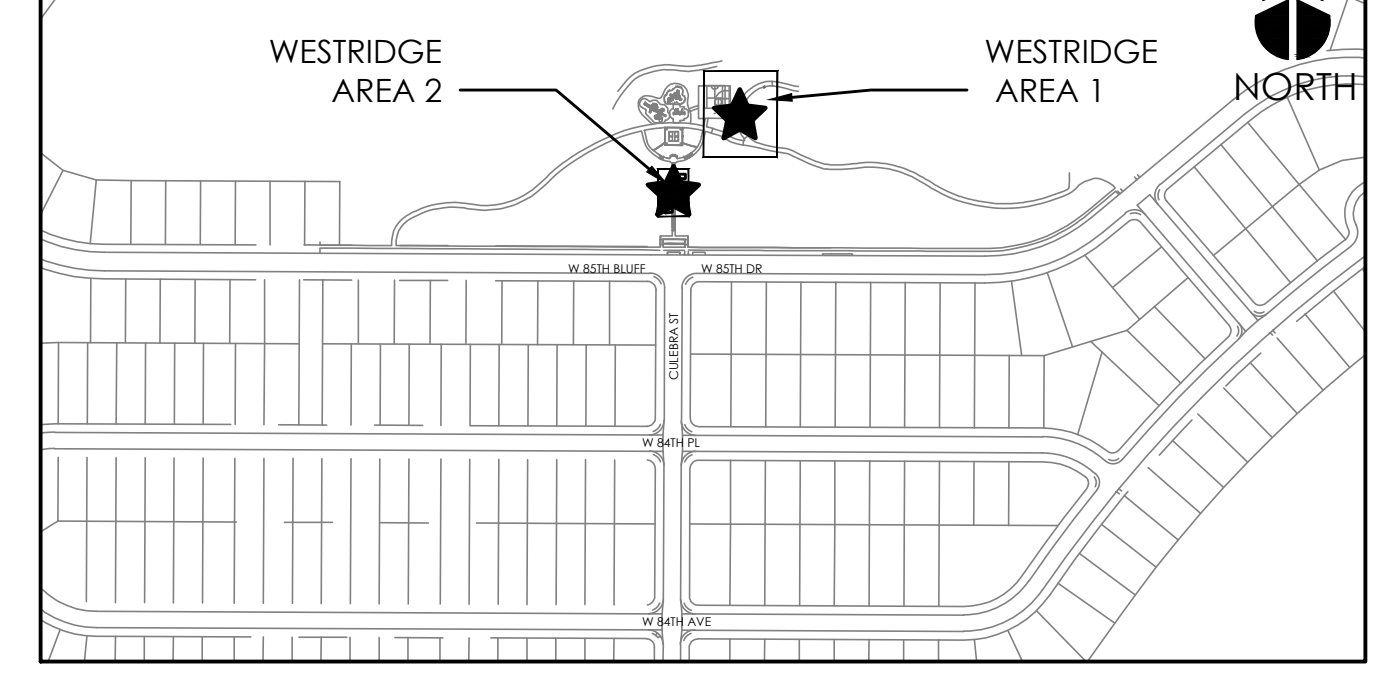


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 6. REMOVAL OF TREES SHALL INCLUDE REMOVAL OF STUMPS.
 7. SEE IRRIGATION PLANS FOR IRRIGATION DEMOLITION NOTES.
 8. ALL TREES AND SHRUBS ARE DESIGNATED TO REMAIN UNLESS SPECIFICALLY NOTED FOR REMOVAL. CONFIRM ALL REMOVALS WITH DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO REMOVAL.

AREA 2

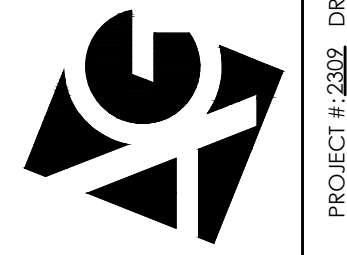


KEY MAP



SUBMITTALS:
 1st CITY SUBMITTAL 10-18-2024
 2nd CITY SUBMITTAL 2-21-2025
 3RD CITY SUBMITTAL 6-30-2025
ISSUED FOR CONSTRUCTION
 06-24-2025

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 Original Date of Licensure
 8-15-25
 LICENSED LANDSCAPE ARCHITECT
 STATE OF COLORADO

**WESTRIDGE PARK
 EXISTING CONDITIONS AND DEMOLITION PLAN**
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

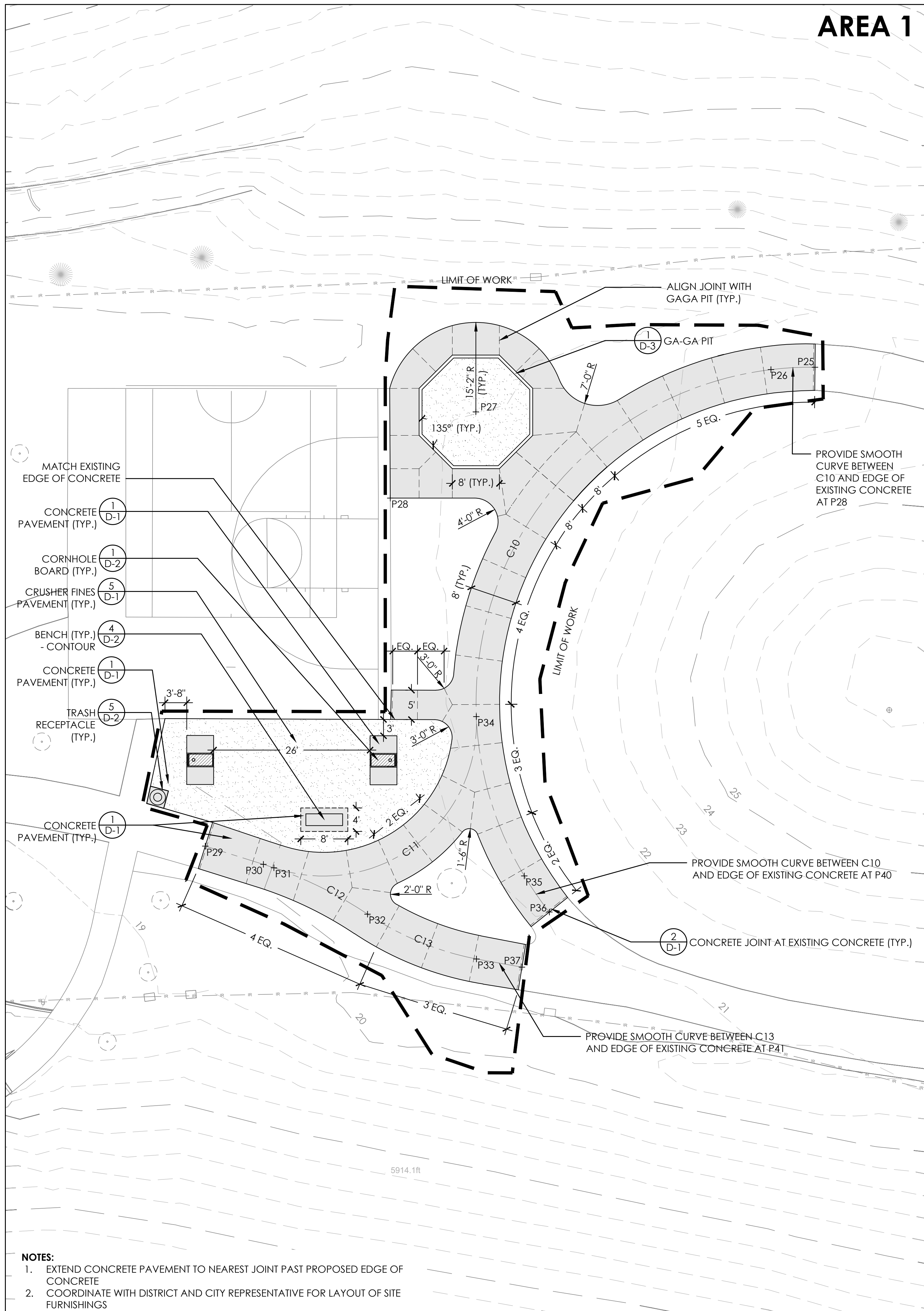
**SHEET:
 W-1**

811
 Know what's below.
 Call before you dig.

NORTH

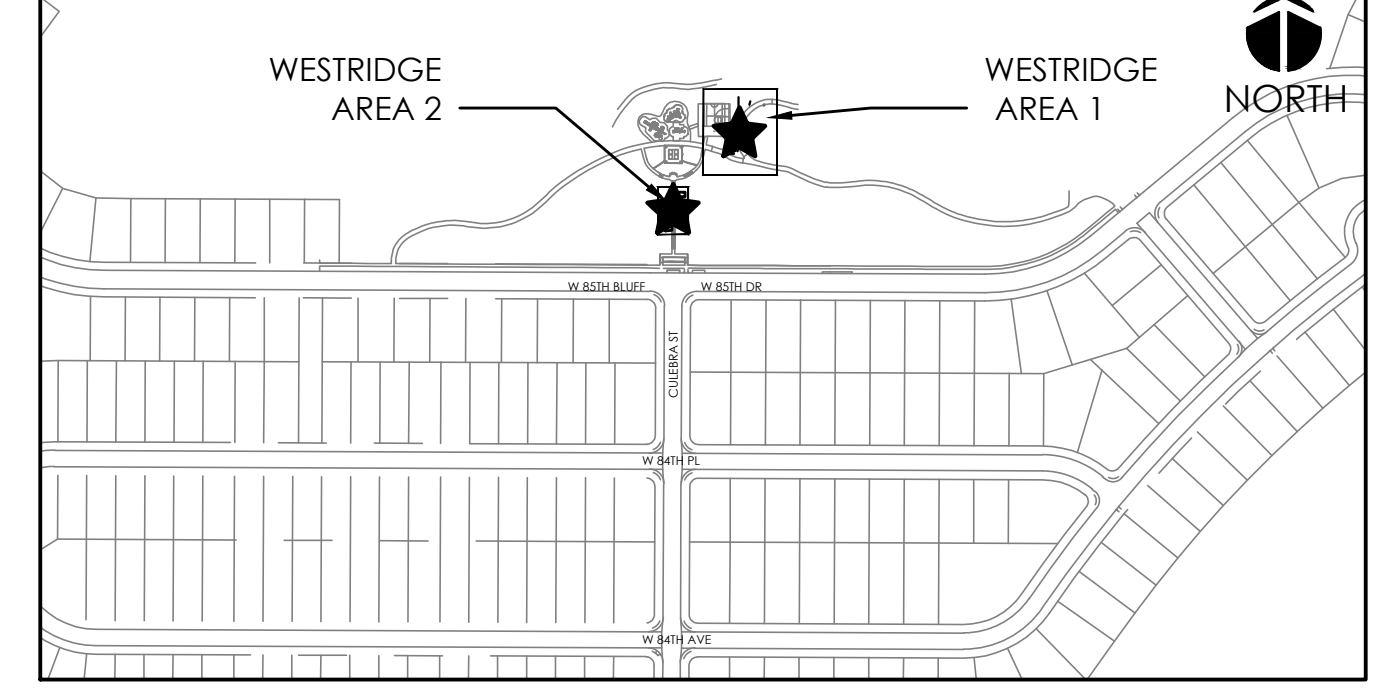
0 5' 10' 20'
 SCALE: 1" = 10'

AREA 1

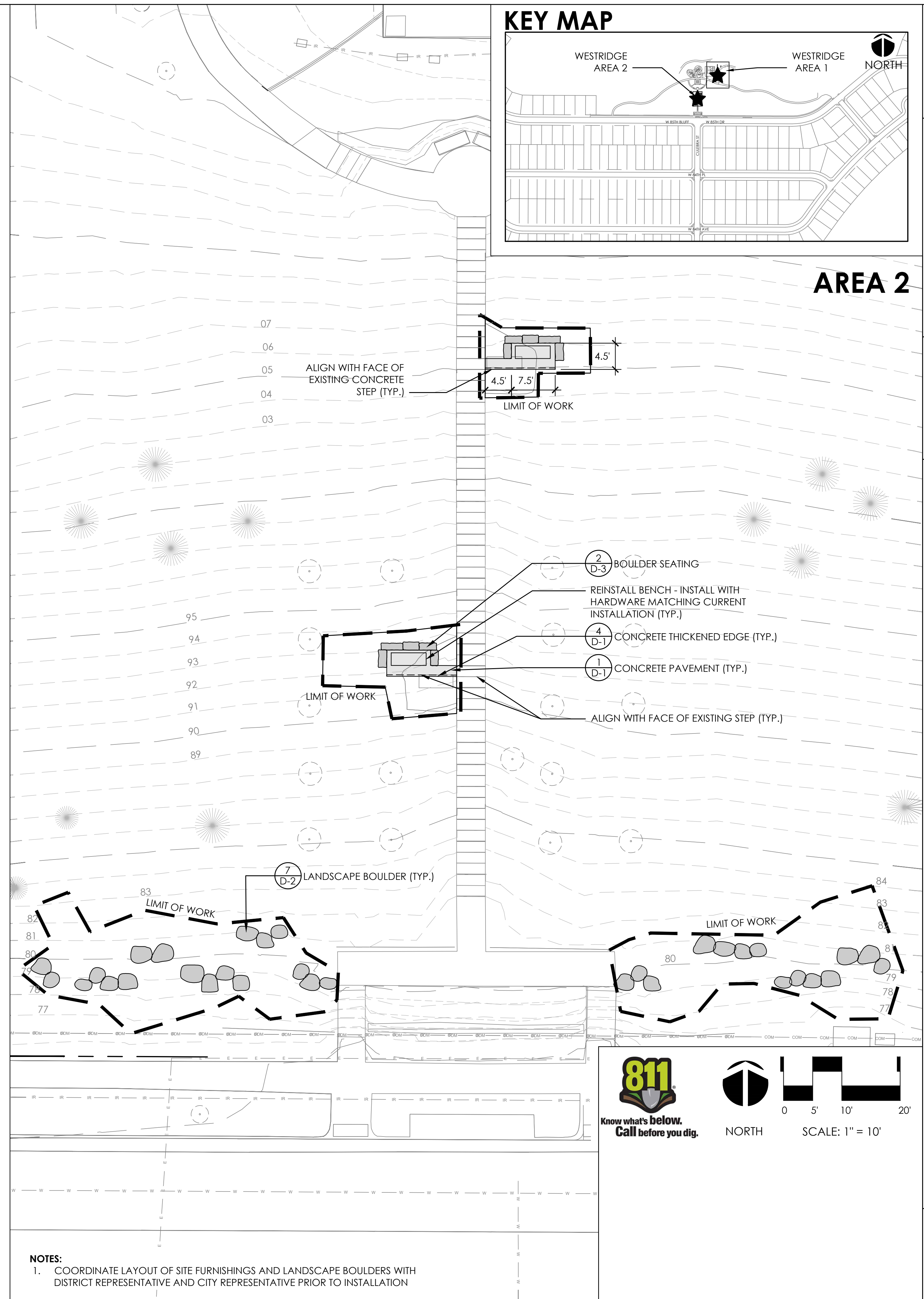


- NOTES:**
1. EXTEND CONCRETE PAVEMENT TO NEAREST JOINT PAST PROPOSED EDGE OF CONCRETE
 2. COORDINATE WITH DISTRICT AND CITY REPRESENTATIVE FOR LAYOUT OF SITE FURNISHINGS

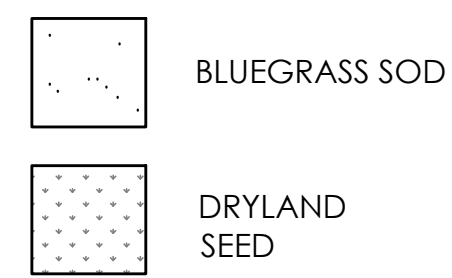
KEY MAP



AREA 2



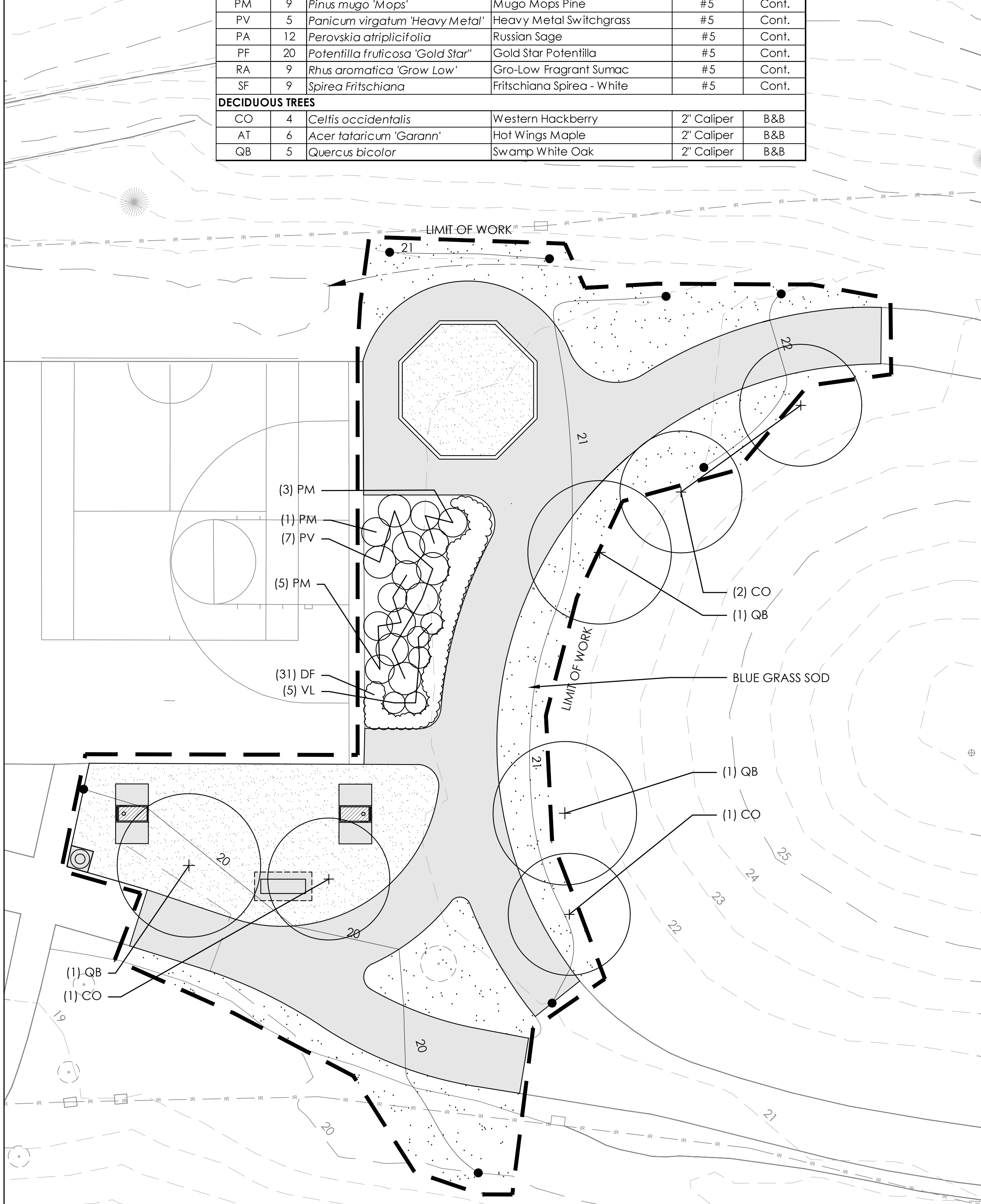
LEGEND



PLANT LIST

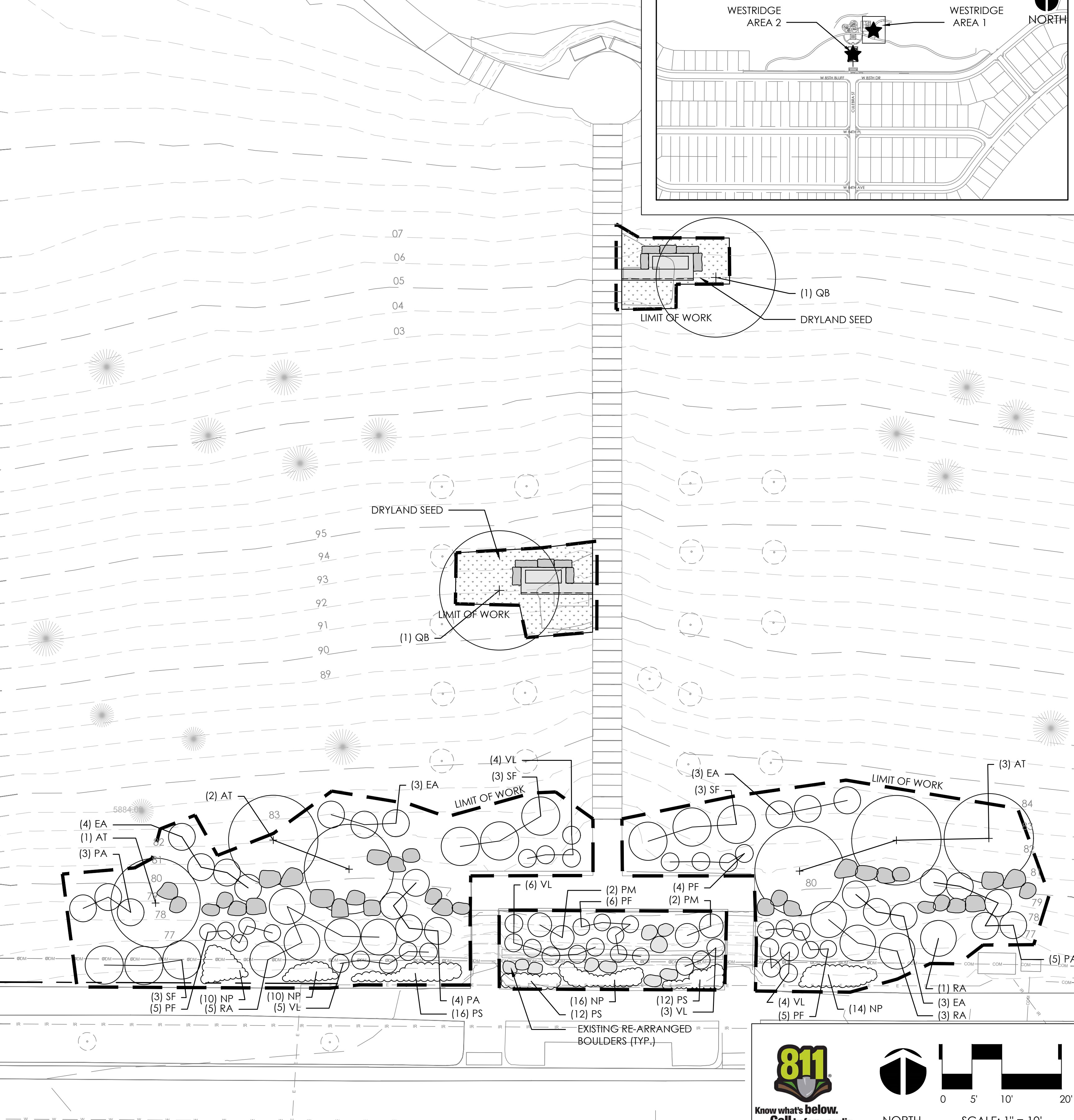
KEY	QTY	LATIN NAME	COMMON NAME	SIZE	REMARKS
GROUNDCOVERS					
PS	40	<i>Phlox subulata</i>	Creeping Phlox	#1	Cont.
DF	31	<i>Delosperma x 'Fire Spinner'</i>	Fire Spinner Ice Plant	#1	Cont.
NP	50	<i>Nepeta x psfike 'Little Trudy'</i>	Little Trudy Catmint	#1	Cont.
PERENNIALS					
VL	27	<i>Veronica longifolia</i>	White Veronica	#1	Cont.
SHRUBS AND GRASSES					
EA	13	<i>Euonymus alatus</i>	Burning Bush	#5	Cont.
PM	9	<i>Pinus mugo 'Mops'</i>	Mugo Mops Pine	#5	Cont.
PV	5	<i>Panicum virgatum 'Heavy Metal'</i>	Heavy Metal Switchgrass	#5	Cont.
PA	12	<i>Perovskia atriplicifolia</i>	Russian Sage	#5	Cont.
PF	20	<i>Potentilla fruticosa 'Gold Star'</i>	Gold Star Potentilla	#5	Cont.
RA	9	<i>Rhus aromatica 'Grow Low'</i>	Gro-Low Fragrant Sumac	#5	Cont.
SF	9	<i>Spirea Fritschiana</i>	Fritschiana Spirea - White	#5	Cont.
DECIDUOUS TREES					
CO	4	<i>Celtis occidentalis</i>	Western Hackberry	2" Caliper	B&B
AT	6	<i>Acer tataricum 'Garann'</i>	Hot Wings Maple	2" Caliper	B&B
QB	5	<i>Quercus bicolor</i>	Swamp White Oak	2" Caliper	B&B

AREA 1

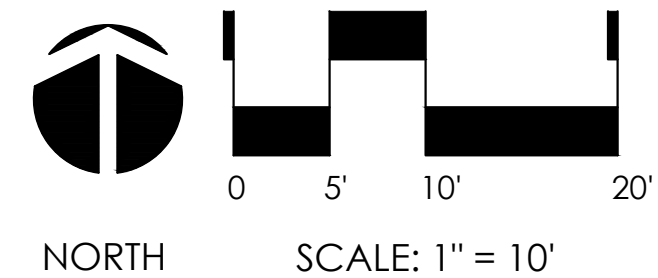
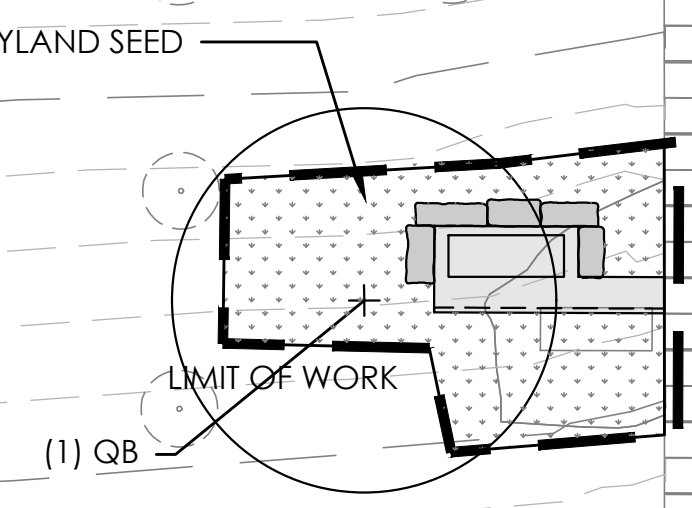
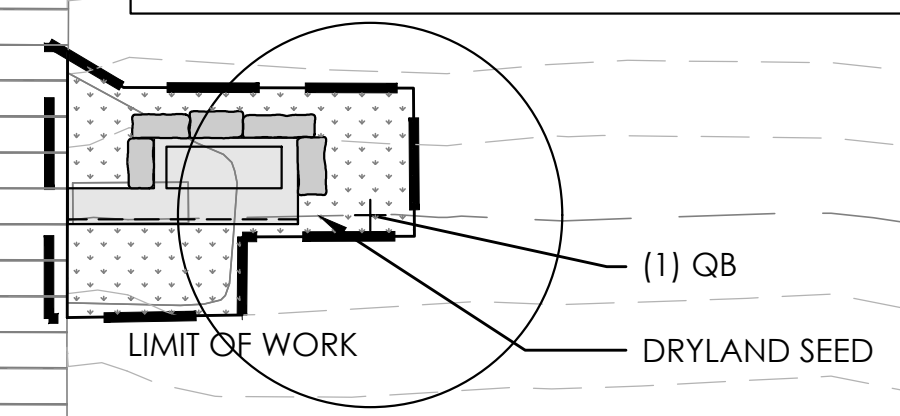
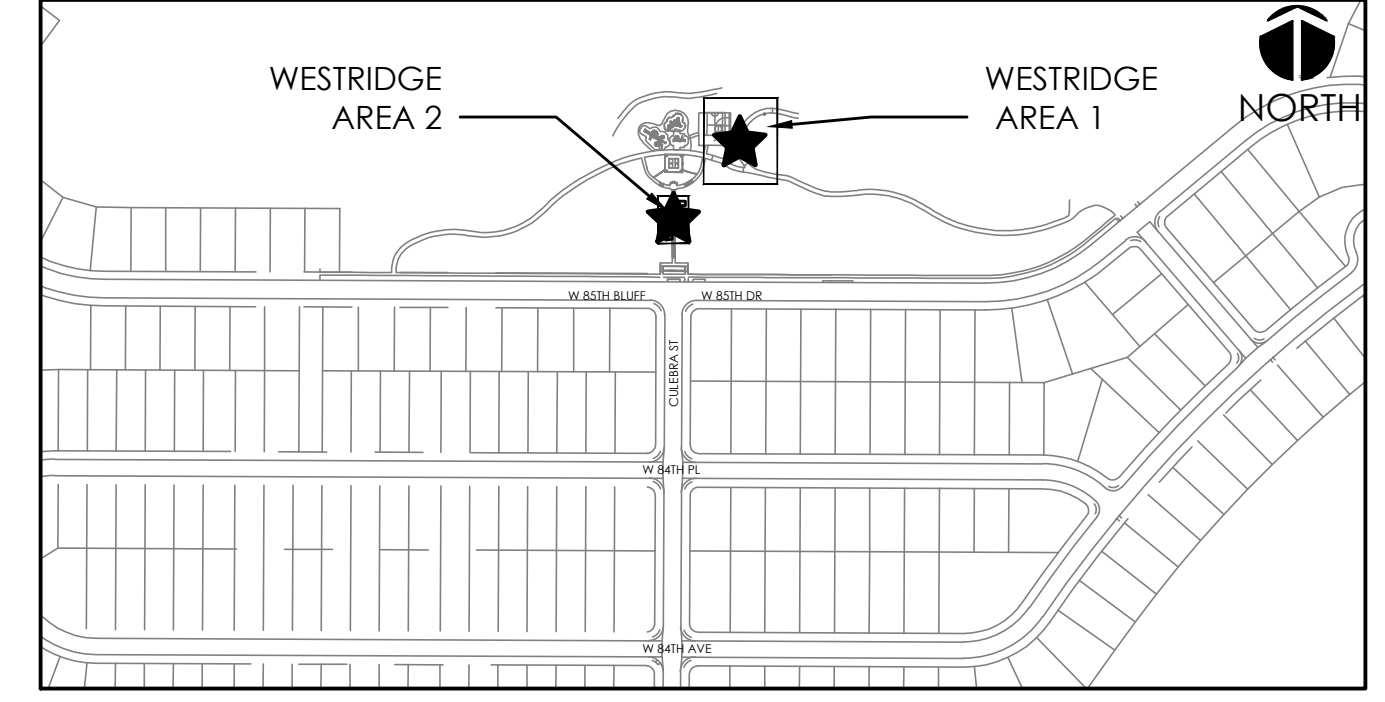


- PLANTING NOTES:**
1. STAKE TREE LOCATIONS FOR REVIEW BY DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO ANY PLANTING.
 2. INSTALL MULCH RING AROUND ALL TREES PER DETAIL 3/D4
 3. PLACE POTTED PLANTS IN PROPOSED LOCATIONS FOR REVIEW BY DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE PRIOR TO ANY PLANTING.
 4. ALL PLANTING BEDS TO BE GRADED 3" BELOW FINISHED GRADE TO ACCOMMODATE 3" DEPTH OF MULCH.
 5. REFER TO SHEET D-4 FOR PLANTING DETAILS.

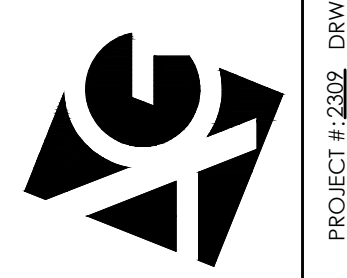
AREA 2



KEY MAP



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**WESTRIDGE PARK
 PLANTING PLAN**
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

**SHEET:
 W-4**

POINT DATA

P#	SHEET NUMBER	DESCRIPTION	NORTHING	EASTING
P1	DB-2	P.I.P. SURFACING AT EXISTING P.I.P. SURFACING	736027.1844	88251.8416
P2	DB-2	CORNER OF PROPOSED CURB AT EXISTING SIDEWALK	736027.7667	88255.9890
P3	DB-2	FRONT FACE OF BOULDER AT END OF WALL	736025.0534	88256.2713
P4	DB-2	FRONT FACE OF BOULDER AT END OF WALL	736023.4635	88261.4512
P5	DB-2	FRONT FACE OF BOULDER AT END OF WALL	736021.4442	88262.9728
P6	DB-2	FRONT FACE OF BOULDER AT END OF WALL	736019.8226	88270.2183
P7	DB-2	EDGE OF P.I.P. SURFACING AT P.O.C.	736015.4207	88271.0606
P8	DB-2	CORNER OF PROPOSED CRUSHER FINES AT EXISTING CONCRETE SIDEWALK	736029.3190	88278.3432
P9	DB-2	FRONT FACE OF BOULDER AT END OF WALL	736012.9973	88296.2337
P10	DB-2	FRONT FACE OF BOULDER AT P.O.C.	736003.8307	88291.2837
P11	DB-2	FRONT FACE OF BOULDER AT END OF WALL	736003.9699	88295.3032
P12	DB-2	EDGE OF P.I.P. AT P.O.C.	736001.7674	88281.8774
P13	DB-2	EDGE OF P.I.P. SURFACING AT P.O.C.	735993.3421	88279.3312
P14	DB-2	FACE OF BOULDER WALL AT P.O.C.	735987.4541	88298.2406
P15	DB-2	FACE OF BOULDER AT END OF WALL	735987.3265	88302.1530
P16	DB-2	EDGE OF P.I.P. SURFACING AT P.O.C.	735981.8952	88268.6626
P17	DB-2	EDGE OF P.I.P. SURFACING AT EXISTING CONCRETE	735975.5177	88261.7996
P18	DB-2	EDGE OF P.I.P. SURFACING AT EXISTING CONCRETE	735967.6144	88263.4161
P19	DB-2	INSIDE FACE OF CONCRETE CURB AT P.O.C.	735965.2443	88263.9008
P20	DB-2	INSIDE FACE OF CONCRETE CURB AT END OF CONCRETE CURB - RETAINING	735950.1656	88295.6650
P21	DB-2	INSIDE FACE OF CONCRETE CURB AT END OF CONCRETE CURB - RETAINING	735970.3235	88307.4444
P22	DB-2	FACE OF BOULDER AT END OF WALL	735975.7560	88306.5911
P23	DB-2	CENTER OF SWING SET POST	735958.5049	88278.6550
P24	DB-2	CENTER OF SWING SET POST	735974.6907	88294.2846
P25	W-2	CENTERLINE OF CONCRETE PAVEMENT AT EXISTING CONCRETE PAVEMENT	735733.9874	81377.7621
P26	W-2	CENTERLINE OF CONCRETE WALK	735733.5834	81370.2819
P27	W-2	CENTER OF GAGA PIT / CENTER OF RADIUS	735726.3982	81320.1212
P28	W-2	CORNER OF CONCRETE PAVEMENT AT EXISTING SPORT COURT	735711.7414	81305.5621
P29	W-2	CENTERLINE OF CONCRETE PAVEMENT AT EXISTING CONCRETE PAVEMENT	735652.6111	81274.1171
P30	W-2	CENTERLINE OF CONCRETE PAVEMENT AT P.O.C.	735649.5174	81284.0047
P31	W-2	CENTERLINE OF CONCRETE PAVEMENT AT P.O.C.	735648.9323	81285.7891
P32	W-2	CENTERLINE OF CONCRETE PAVEMENT AT P.O.C.	735641.0567	81301.7052
P33	W-2	CENTERLINE OF CONCRETE PAVEMENT AT P.O.C.	735633.4276	81320.2125
P34	W-2	CENTERLINE OF CONCRETE PAVEMENT AT P.O.C.	735674.6130	81320.2027
P35	W-2	CENTERLINE OF CONCRETE PAVEMENT AT P.O.C.	735647.5519	81328.3472
P36	W-2	CENTERLINE OF CONCRETE PAVEMENT AT EXISTING CONCRETE PAVEMENT	735641.4086	81332.6072
P37	W-2	CENTERLINE OF CONCRETE WALK AT EXISTING CONCRETE PAVEMENT	735632.0477	81327.9534

P.I.P. = POURED-IN-PLACE
P.O.C. = POINT OF CURVATURE

CURVE DATA

C#	SHEET NUMBER	DESCRIPTION	TOTAL ANGLE	ARC LENGTH	RADIUS
C1	DB-2	EDGE OF P.I.P. SURFACING BETWEEN P1 AND P7	128.66	28.07	12.5
C2	DB-2	EDGE OF P.I.P. SURFACING BETWEEN P7 AND P12	168.95	25.80	8.75
C3	DB-2	FACE OF BOULDER WALL BETWEEN P6 AND P10	109.41	26.73	14
C4	DB-2	EDGE OF P.I.P. SURFACING BETWEEN P12 AND P13	58.55	9.19	9
C5	DB-2	EDGE OF P.I.P. SURFACING BETWEEN P13 AND P16	58.55	9.19	9.5
C6	DB-2	EDGE OF P.I.P. SURFACING BETWEEN P16 AND P17	102.65	10.75	6
C7	DB-2	FACE OF BOULDER WALL BETWEEN P19 AND P22	184.54	70.86	22
C8	DB-2	FACE OF BOULDER WALL BETWEEN P14 AND P22	124.4	40.31	22
C9	DB-2	FACE OF BOULDER WALL BETWEEN P14 AND P10	62.40	19.60	18
C10	W-2	CENTERLINE OF CONCRETE WALK BETWEEN P29 AND P39	114.18	113.59	57
C11	W-2	CENTERLINE OF CONCRETE WALK BETWEEN P35 AND P38	111.33	50.52	26
C12	W-2	CENTERLINE OF CONCRETE WALK BETWEEN P34 AND P36	16.34	19.68	69
C13	W-2	CENTERLINE OF CONCRETE WALK BETWEEN P36 AND P37	22.64	20.15	51

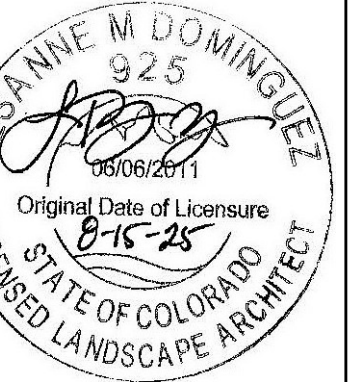
SUBMITTALS:
1st CITY SUBMITTAL 10-18-2024
2nd CITY SUBMITTAL 2-21-2025
3rd CITY SUBMITTAL 6-30-2025
ISSUED FOR CONSTRUCTION
06-04-2024

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PROJECT # 2302 DRAWN BY: ASG DATE: 06-04-25 CHECK BY: LMD

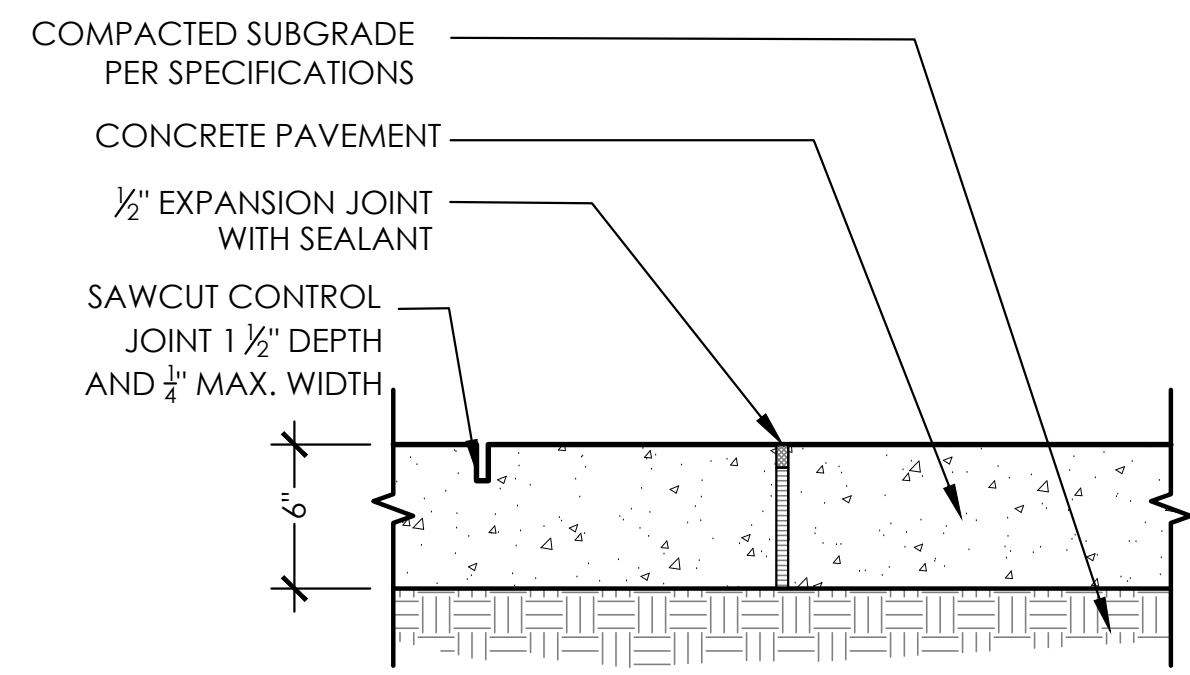
LESANNE M DOMINGUEZ
925
05/06/2011
Original Date of Licensure
6-15-25
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT



LAYOUT DATA

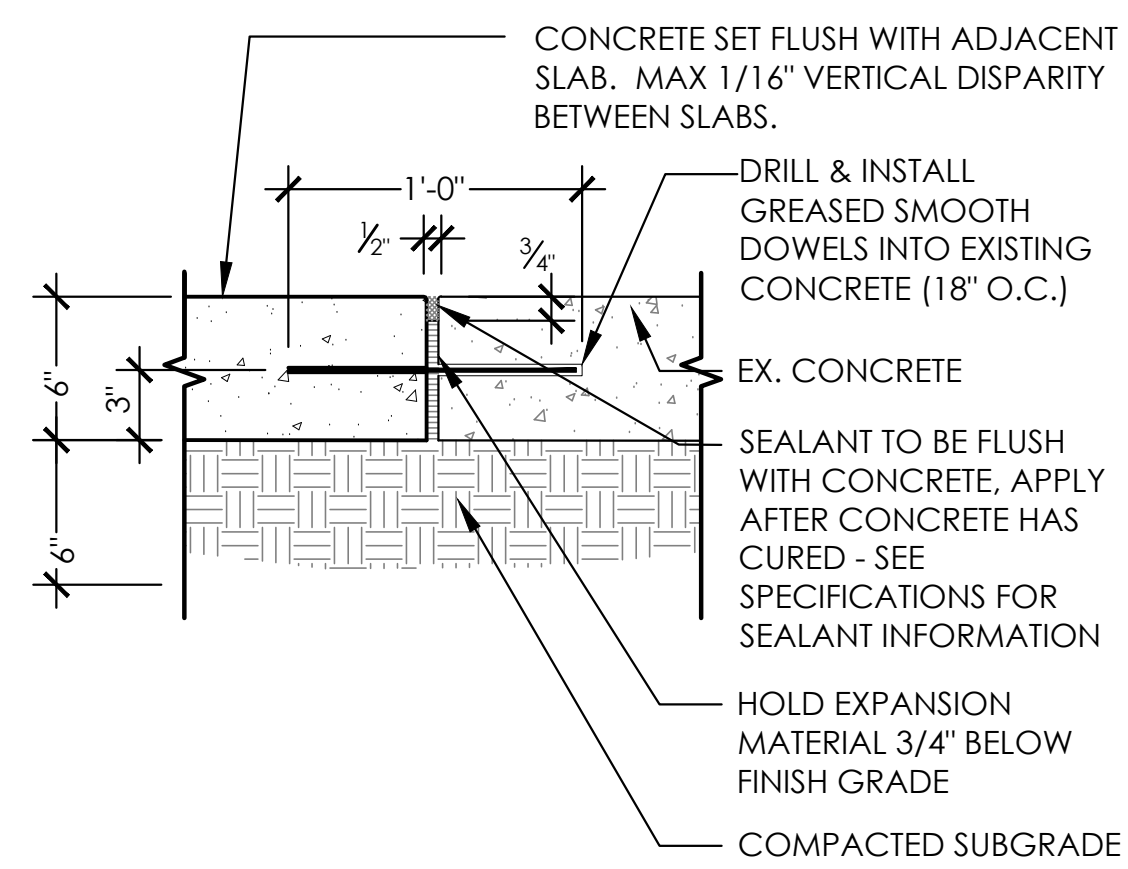
LEYDEN ROCK COMMUNITY IMPROVEMENTS
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
L-1

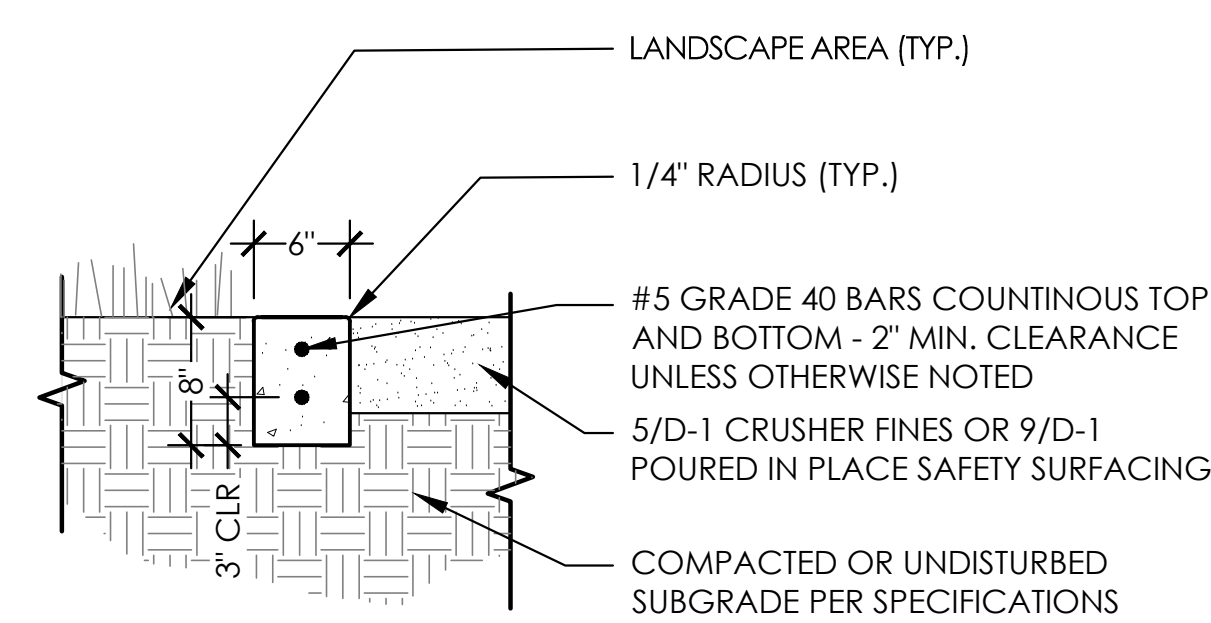


- NOTES:
1. CONCRETE PAVEMENT SHALL HAVE MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL.
 2. SEE SCORING PLAN FOR LOCATION OF JOINTS.

1 CONCRETE PAVEMENT
D-1 SECTION NTS

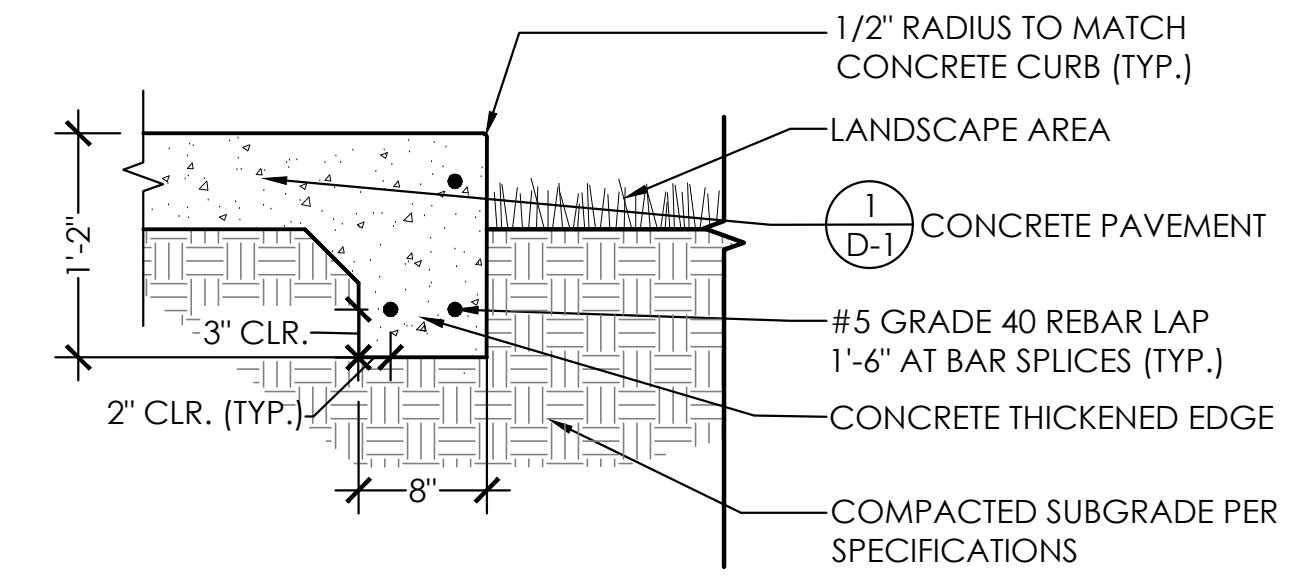


2 CONCRETE JOINT AT EXISTING CONCRETE
D-1 SECTION NTS



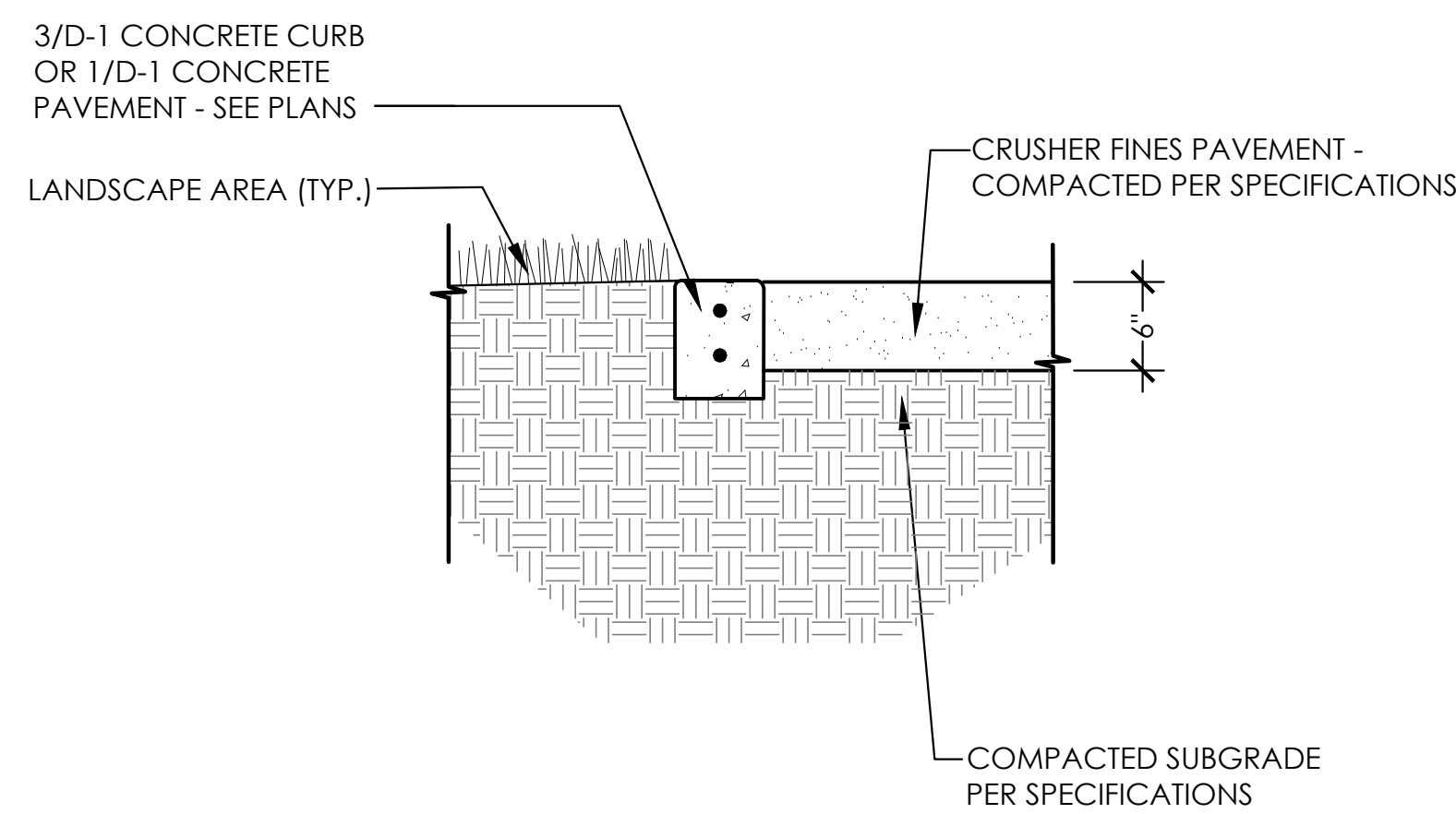
- NOTES:
1. SAWCUT FACE OF CURB AT EVERY JOINT - COORDINATE WITH DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE.
 2. SPACING OF JOINT SHOWN IN PLANS - SEE LAYOUT AND MATERIALS SHEETS. IF JOINTS NOT SHOWN ON PLAN, PROVIDE JOINTS EVERY 5' O.C.

3 CONCRETE CURB
D-1 SECTION NTS

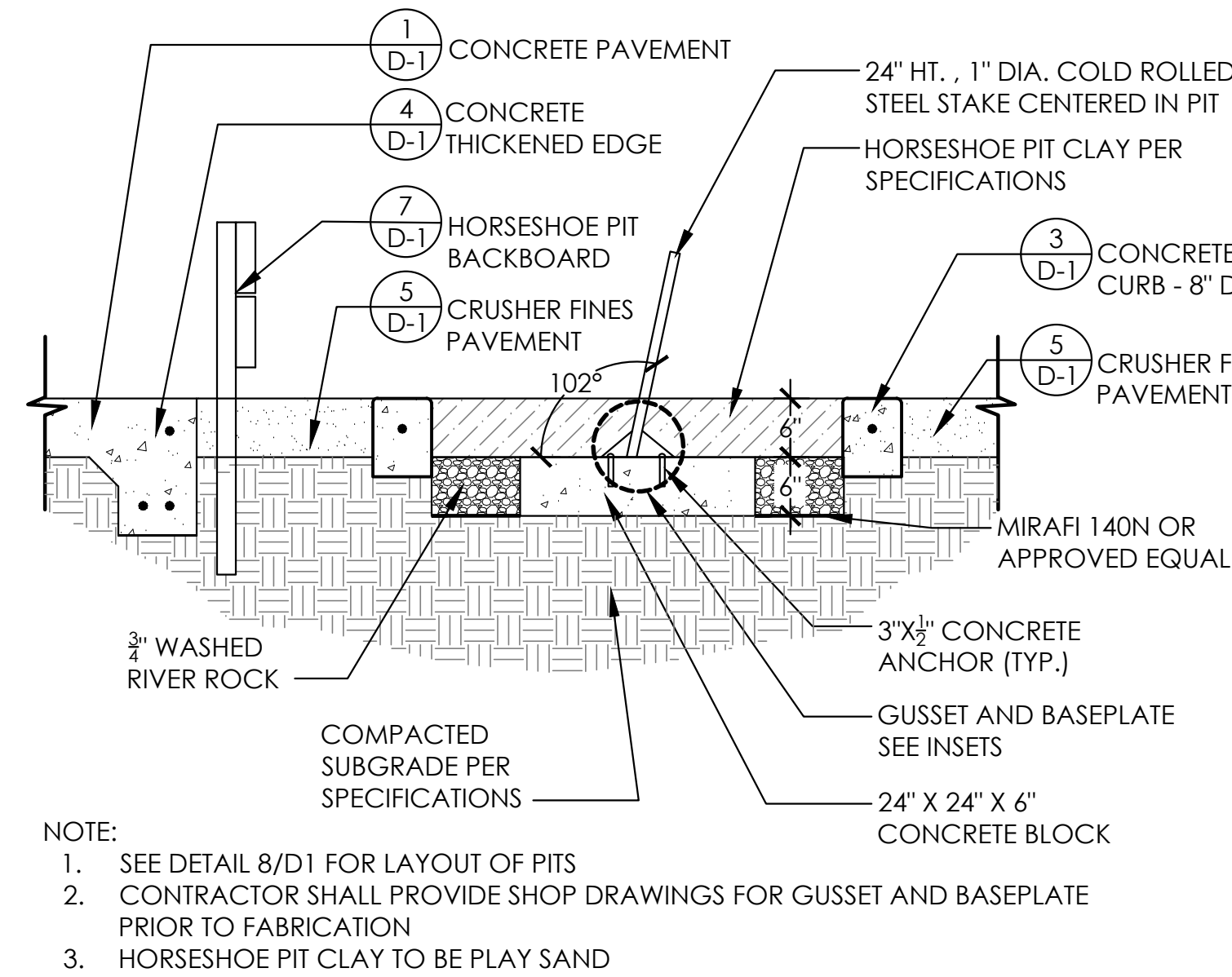


- NOTES:
1. SAWCUT FACE OF THICKENED EDGE AT EVERY JOINT - COORDINATE WITH DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE.
 2. FINISH OF THICKENED EDGE TO MATCH ADJACENT PAVEMENT.

4 CONCRETE THICKENED EDGE
D-1 SECTION NTS

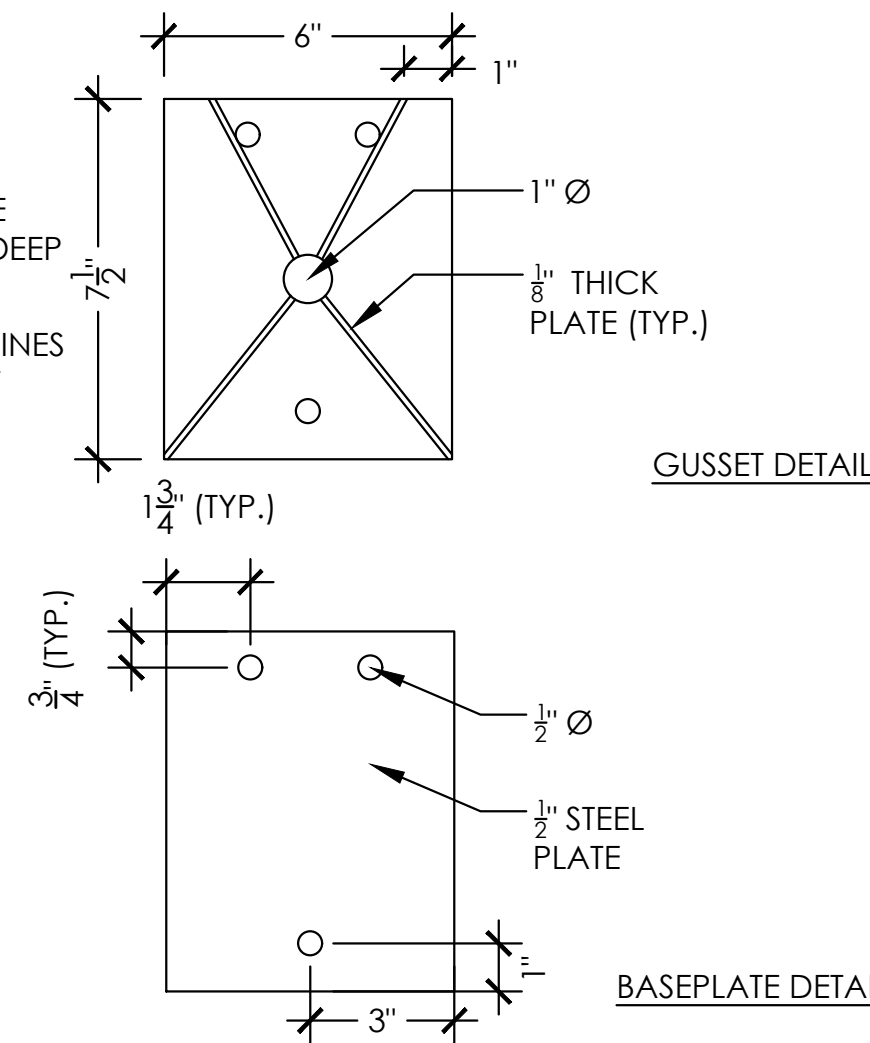


5 CRUSHER FINES PAVEMENT
D-1 SECTION NTS

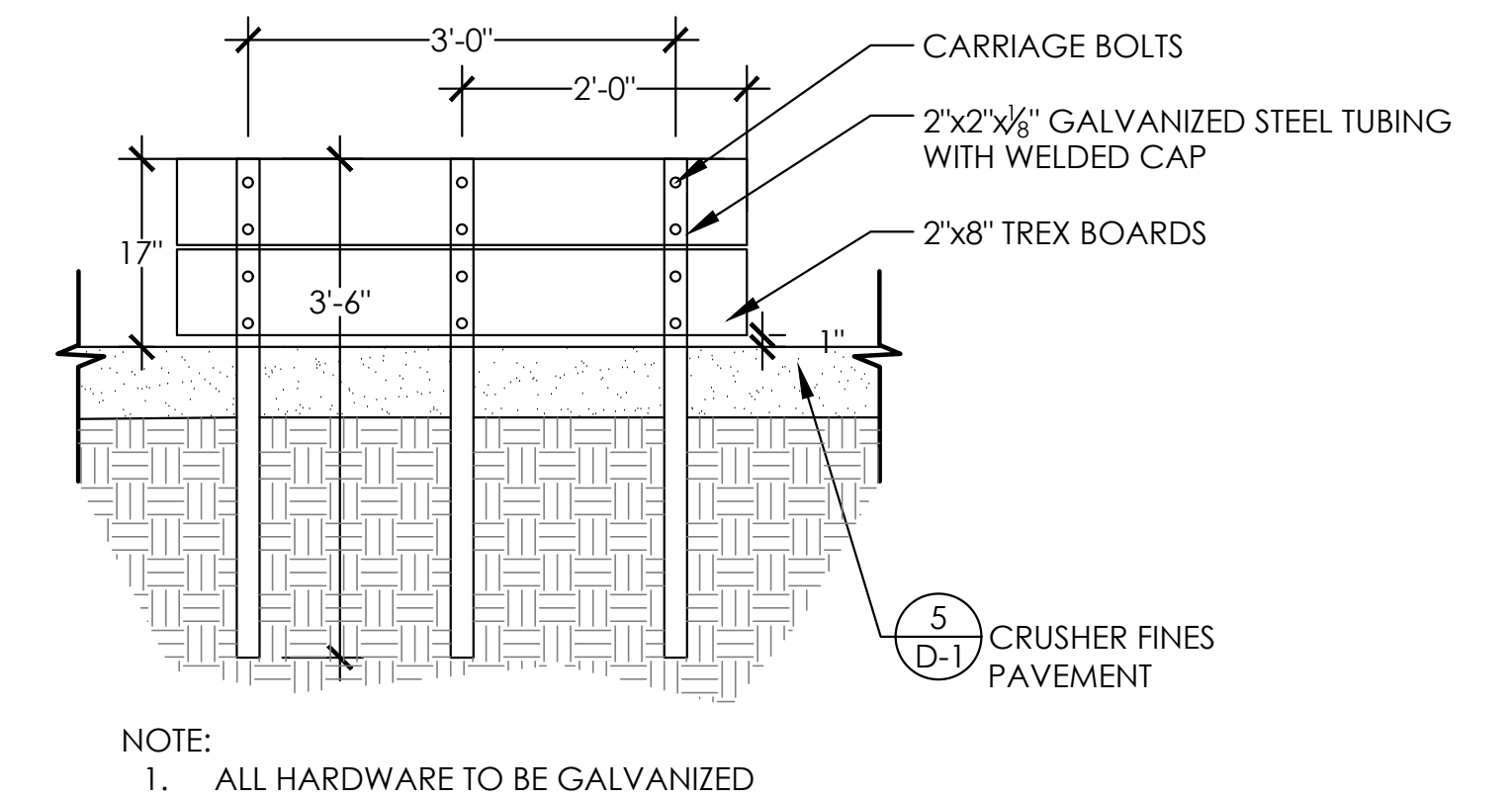


- NOTE:
1. SEE DETAIL 8/D1 FOR LAYOUT OF PITS
 2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR GUSSET AND BASEPLATE PRIOR TO FABRICATION
 3. HORSESHOE PIT CLAY TO BE PLAY SAND

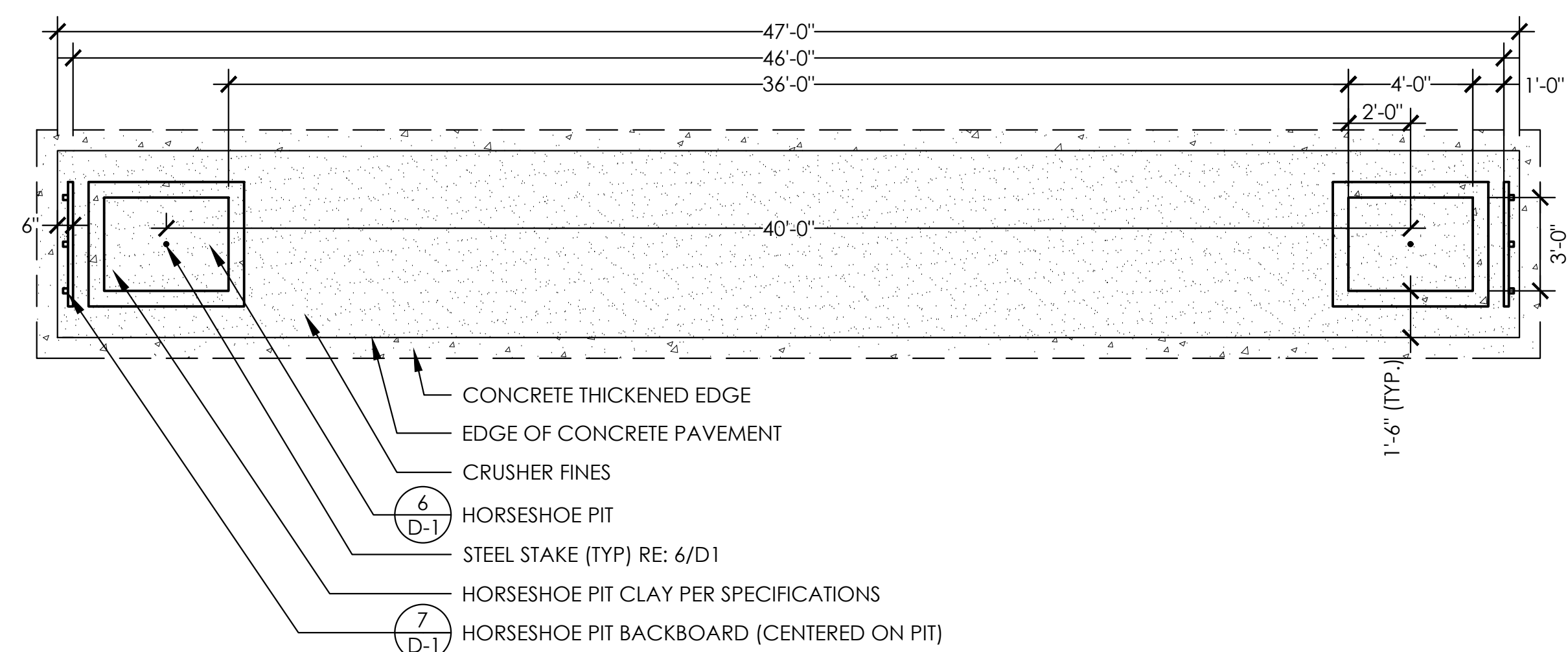
6 HORSESHOE PIT
D-1 SECTION NTS



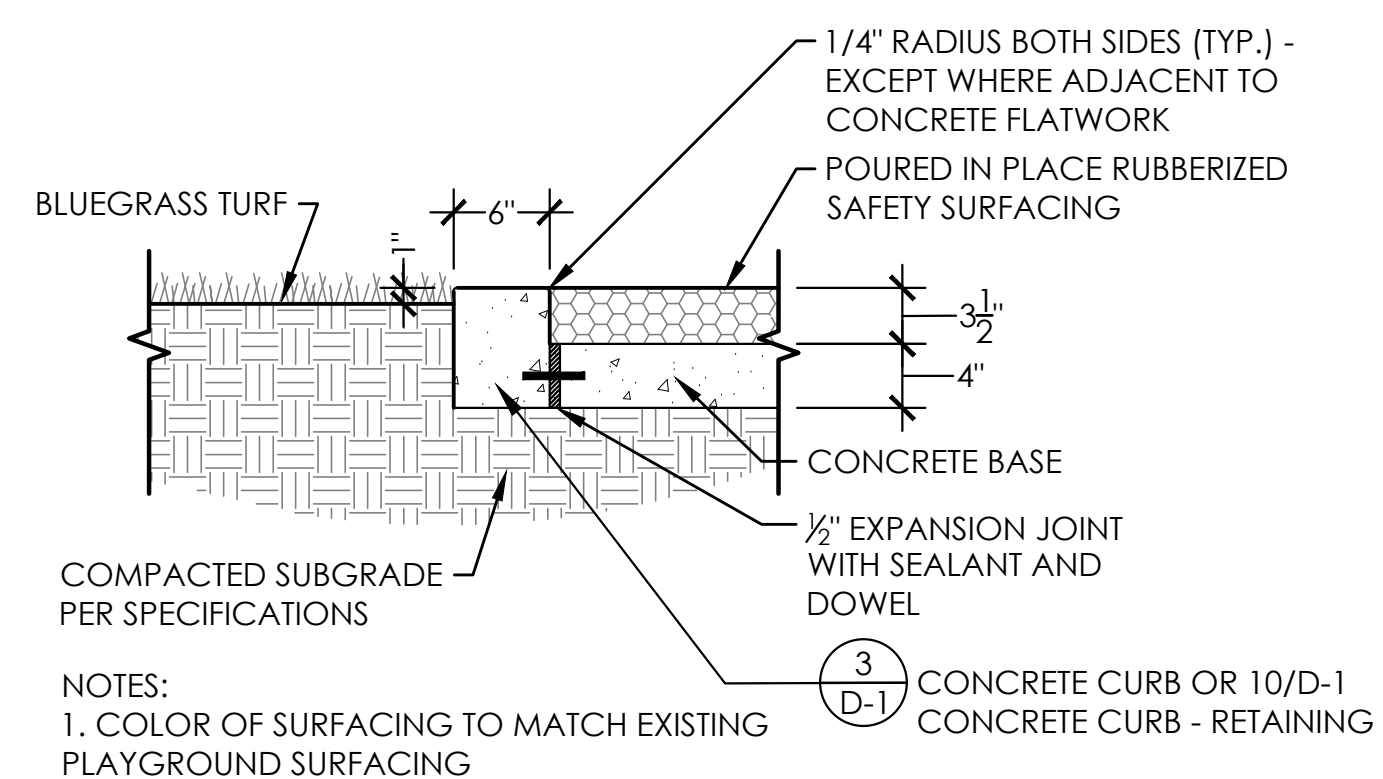
7 HORSESHOE PIT BACKBOARD
D-1 SECTION/ELEVATION NTS



- NOTE:
1. ALL HARDWARE TO BE GALVANIZED

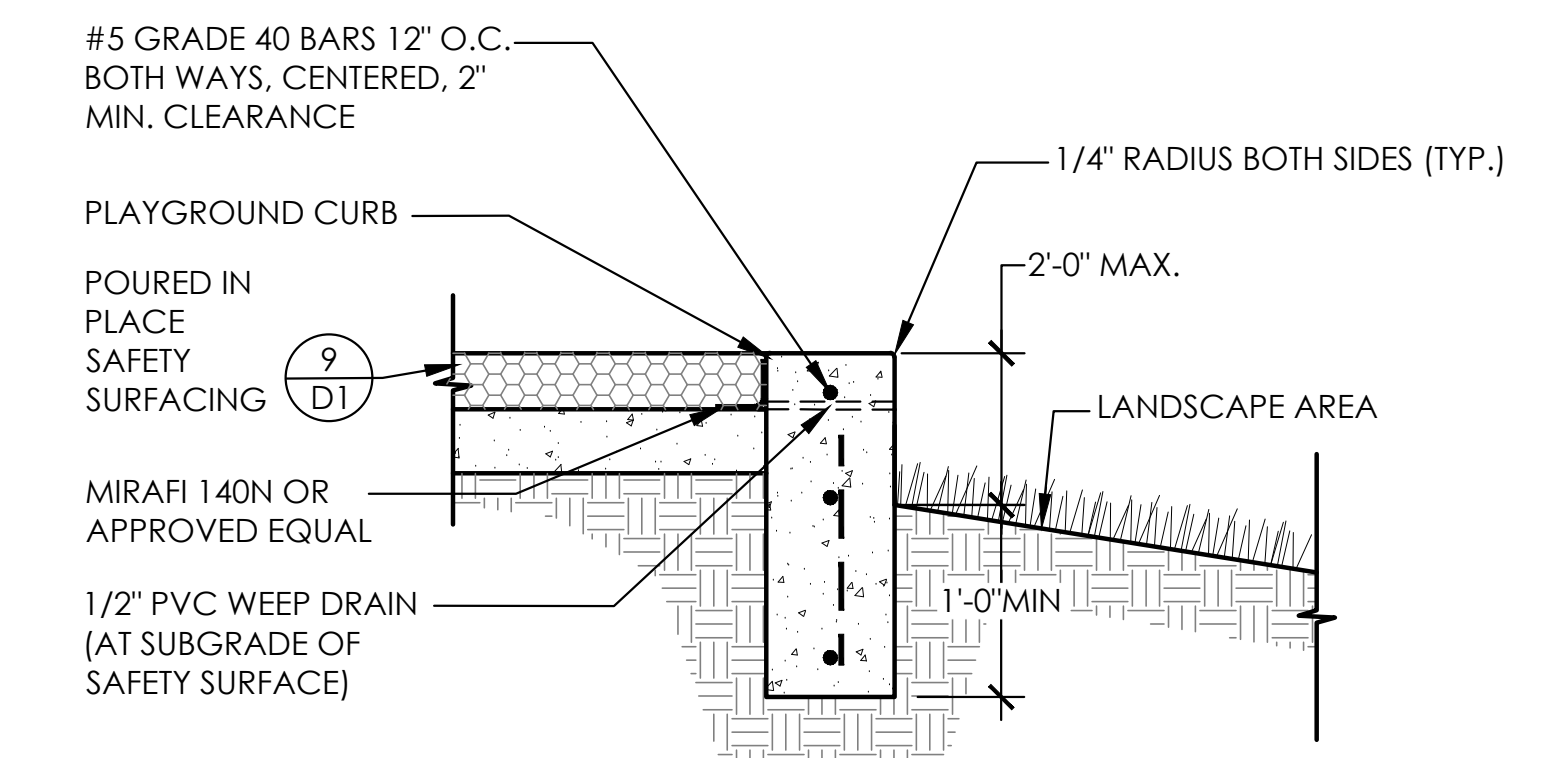


8 HORSESHOE PIT LAYOUT
D-1 PLAN NTS



- NOTES:
1. COLOR OF SURFACING TO MATCH EXISTING PLAYGROUND SURFACING

9 POURED-IN-PLACE SAFETY SURFACING
D-1 SECTION NTS



10 CONCRETE CURB - RETAINING
D-1 SECTION NTS

SUBMITTALS:
1st CITY SUBMITTAL 08-24
2nd CITY SUBMITTAL 2-21-25
3rd CITY SUBMITTAL 6-30-25
ISSUED FOR CONSTRUCTION
08-26-2024

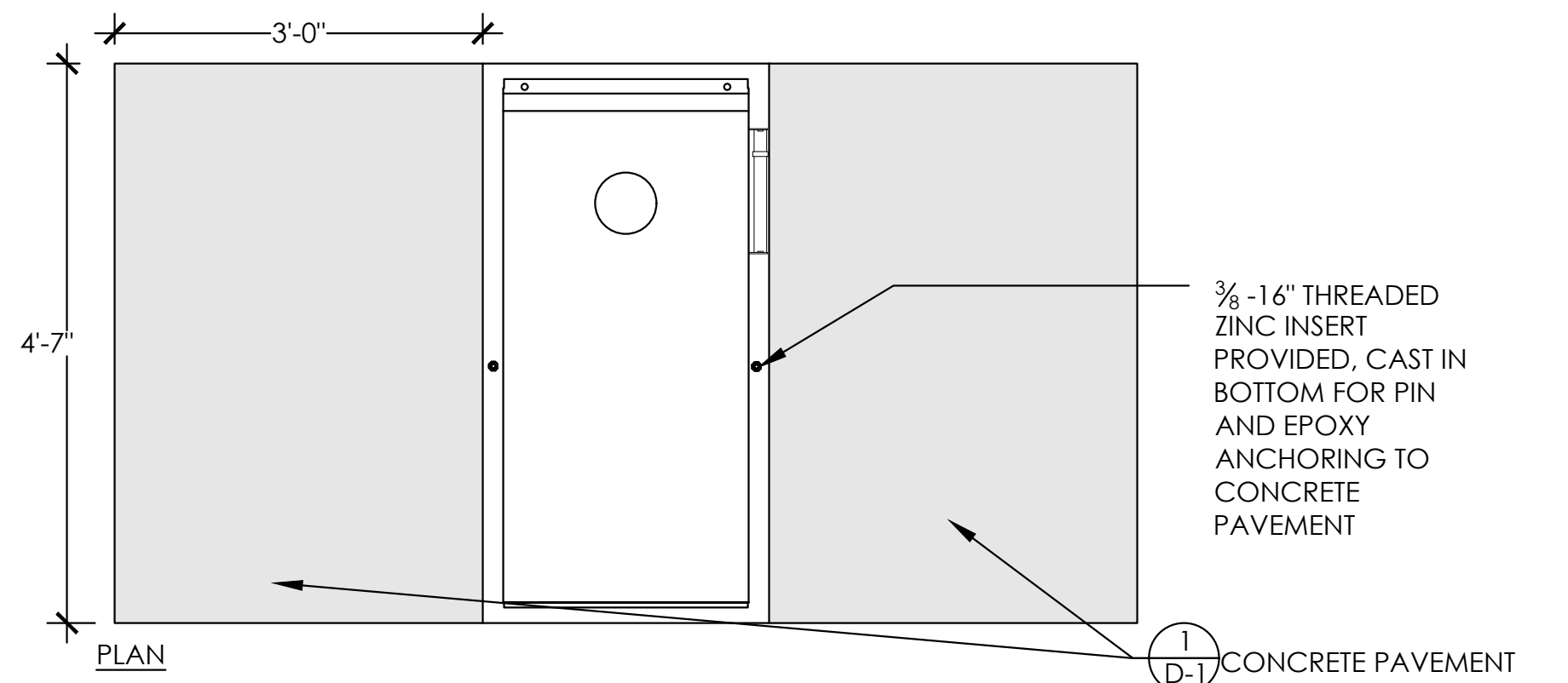
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PROJECT # 2302 DRAWN BY: AGS DATE: 6-30-25 CHECK BY: LMD

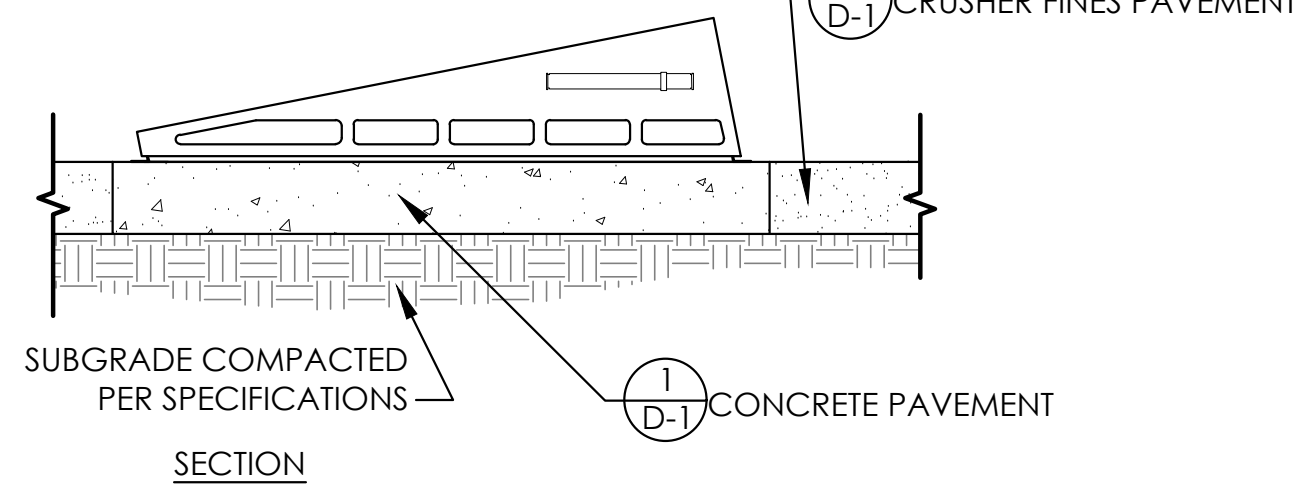
LESANNE M. DOMINGUEZ
925
05/06/2011
Original Date of Licensure
6-15-25
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

DETAILS
LEYDEN ROCK
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
D-1

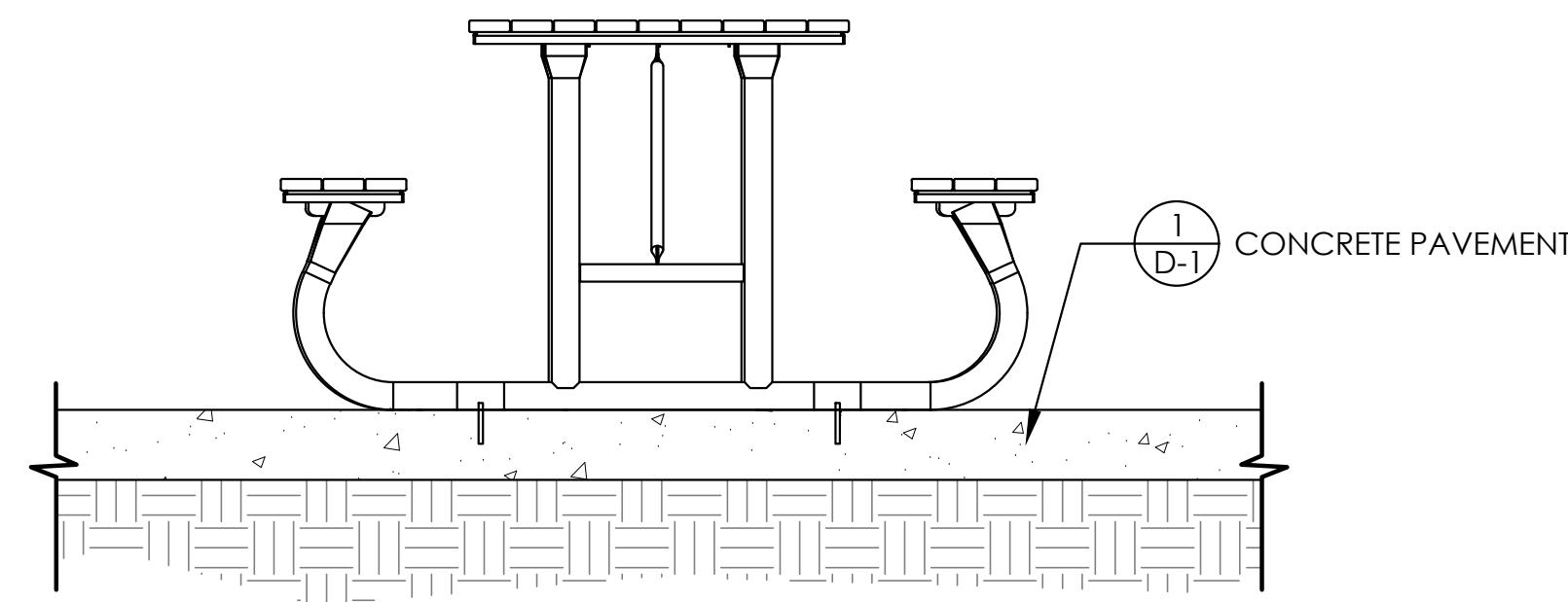


- NOTES:
- CORNHOLE BOARD SHALL BE BEAN BAG TOSS BOARDS BY ICON AVAILABLE FROM RECREATION PLUS, 303-842-5020. OR APPROVED EQUAL. SEE LAYOUT PLAN FOR SPACING AND PLACEMENT OF CORNHOLE BOARD.



1 CORNHOLE BOARD
D-2 PLAN AND SECTION

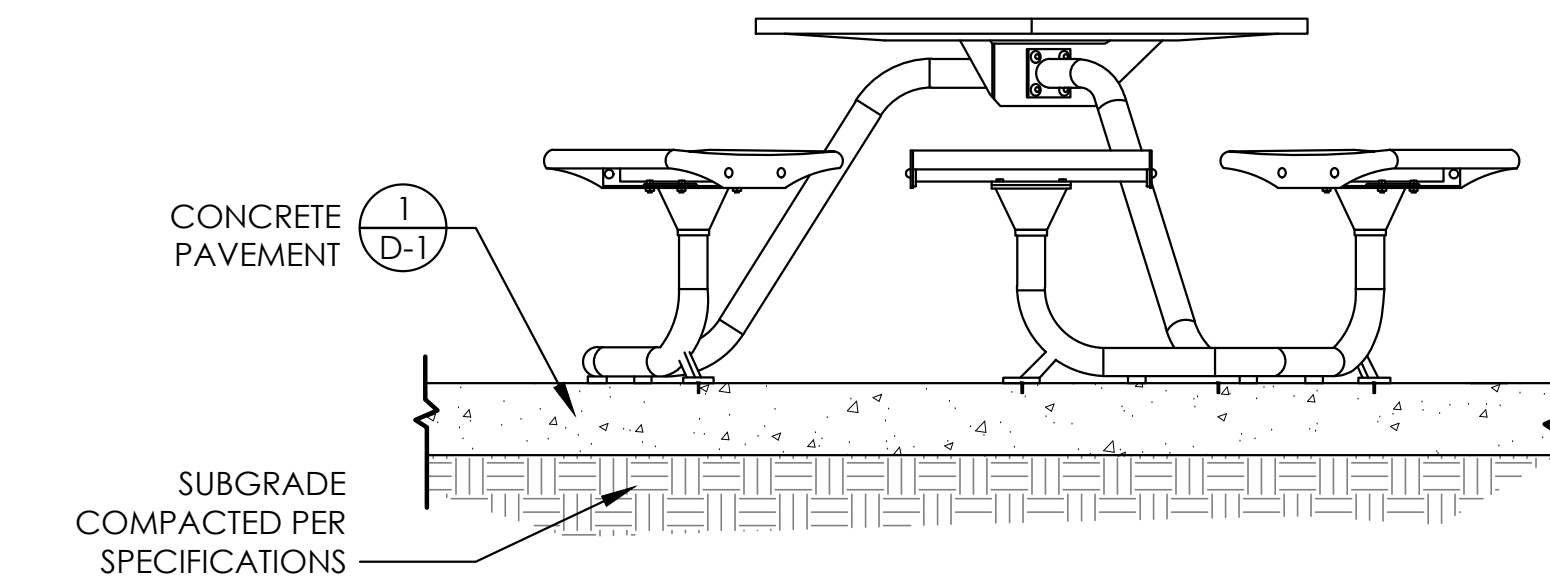
NTS



- NOTES:
- PICNIC TABLE SHALL BE T2003R 6' RECTANGULAR RECYCLED ADA PICNIC TABLE BY ANOVA OR T1038R 8' RECTANGULAR RECYCLED ADA PICNIC TABLE BY ANOVA AVAILABLE FROM RECREATION PLUS, 303-842-5020 - SEE PLANS FOR TABLE LOCATIONS
 - FRAME COLOR TO BE TEXTURED PEWTER
 - SEAT SLATS COLOR TO BE MAHOGANY
 - SEE PLANS FOR LOCATIONS OF ADA TABLES.
 - CONTRACTOR SHALL PROVIDE ANCHOR BOLTS PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS

2 PICNIC TABLE
D-2 SECTION/ELEVATION

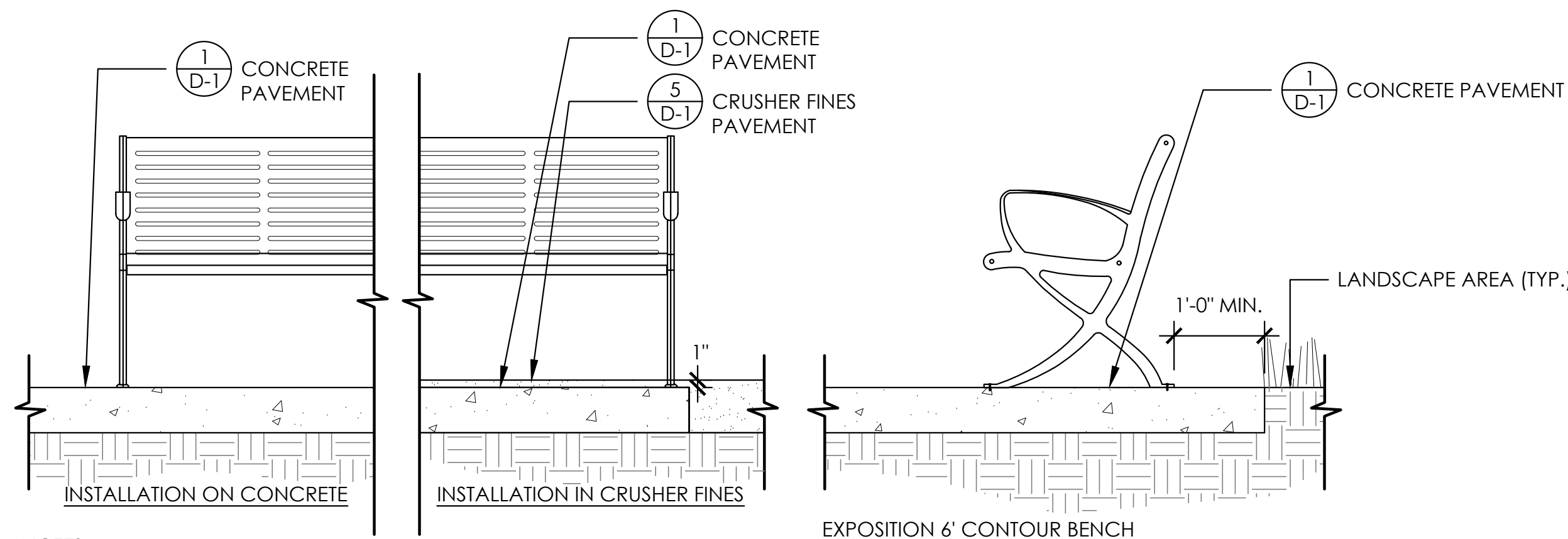
NTS



- NOTES:
- CAROUSEL TABLE TO BE LEX1661 -EXPOSITION TABLE WITH, 6 FLAT SEATS OR LEX1641 EXPOSITION ADA TABLE WITH, 4 FLAT SEATS BY ANOVA AVAILABLE FROM RECREATION PLUS, 303-842-5020 - SEE PLANS FOR TABLE LOCATIONS
 - COLOR TO BE TEXTURED PEWTER
 - CONTRACTOR SHALL PROVIDE ANCHOR BOLTS PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS (1/2" DROP IN ANCHOR AND BUTTON HEAD SCREW OR LATEST RECOMMENDATIONS)

3 CAROUSEL PICNIC TABLE
D-2 SECTION/ELEVATION

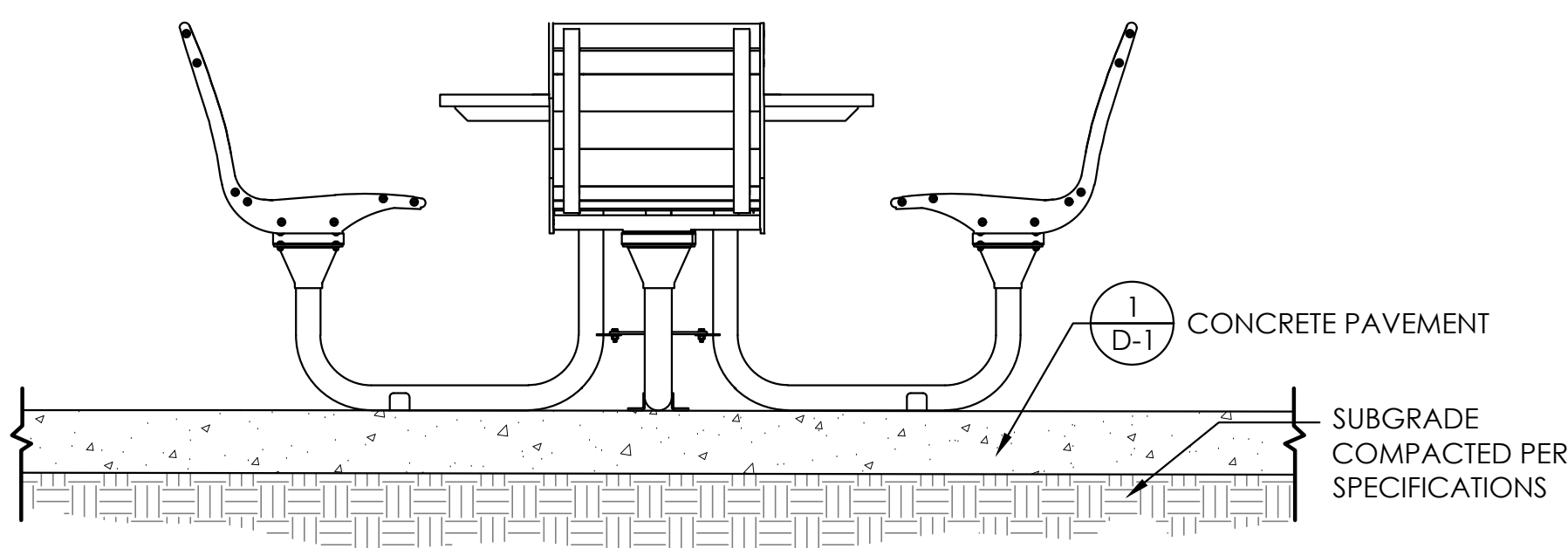
NTS



- NOTES:
- BENCHES SHALL BE LEXC6 - EXPOSITION 6' CONTOUR BENCH OR LEXF6 EXPOSITION 6' FLAT BENCH BY ANOVA AVAILABLE FROM RECREATION PLUS, 303-842-5020. - SEE PLANS FOR BENCH LOCATIONS
 - COLOR TO BE TEXTURED PEWTER
 - CONTRACTOR SHALL PROVIDE ANCHOR BOLTS PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

4 BENCH
D-2 SECTION/ELEVATION

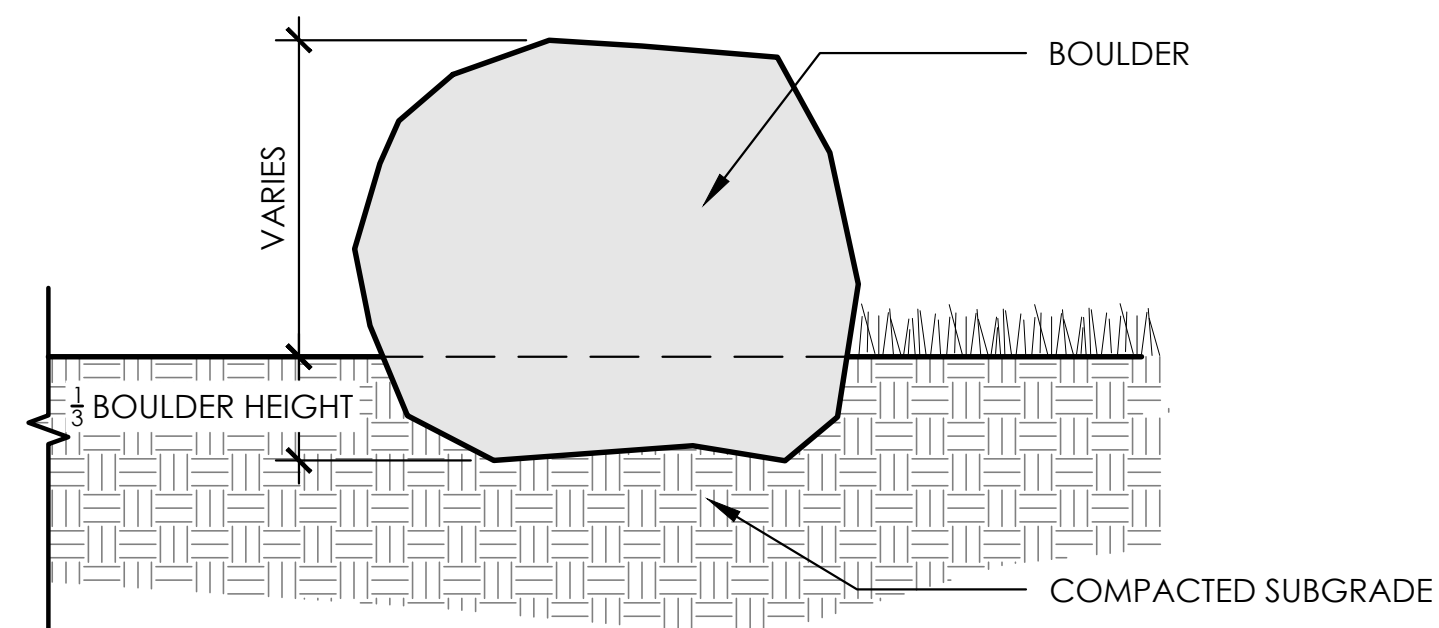
NTS



- NOTES:
- GAME TABLE SHALL BE BH1840SR-GT BEACON HILL RECYCLED PLASTIC GAME TABLE, 4 SWIVEL SEATS BY ANOVA AVAILABLE FROM RECREATION PLUS, 303-842-5020.
 - ADA GAME TABLE SHALL BE BH1830R-GT BEACON HILL RECYCLED PLASTIC ADA GAME TABLE, 3 SWIVEL SEATS BY ANOVA AVAILABLE FROM RECREATION PLUS, 303-842-5020. SEE PLANS FOR TABLE LOCATIONS
 - FRAME COLOR TO BE TEXTURED PEWTER
 - SEAT SLATS COLOR TO BE MAHOGANY
 - CONTRACTOR SHALL PROVIDE ANCHOR BOLTS PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
 - SEE PLANS FOR LOCATION OF ADA TABLES.

6 GAME TABLE
D-2 PLAN AND SECTION / ELEVATION

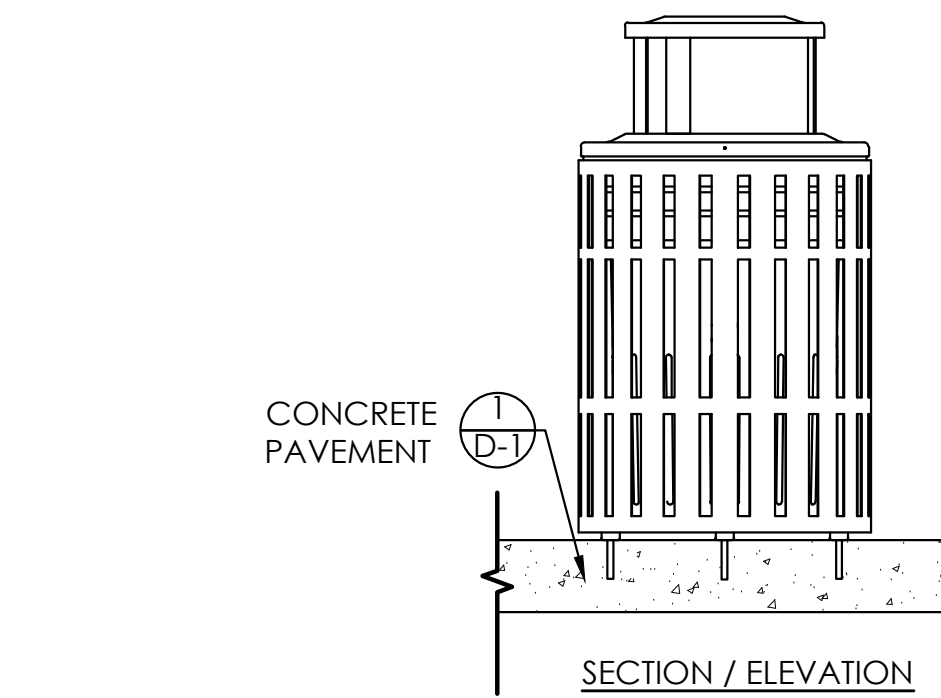
NTS



- NOTES:
- COORDINATE WITH DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE FOR LAYOUT AND PLACEMENT OF BOULDERS.
 - BOULDERS SHALL BE PLACED SO THEY ARE STABLE AND WILL NOT MOVE.
 - INDIVIDUAL BOULDERS MAY BE INSTALLED AS A STAND-ALONE, OR BOULDERS MAY BE INSTALLED ADJACENT TO OTHER BOULDERS.
 - BOULDERS SHALL BE SANDSTONE BOULDERS.
 - MINIMUM BOULDER DIMENSION SHALL BE 2'-0" IN ANY DIRECTION.
 - BOULDERS MAY NEED TO BE PLACED AND RESET MULTIPLE TIMES TO ACHIEVE THE LOOK DESIRED BY THE DISTRICT AND CITY REPRESENTATIVES.

7 LANDSCAPE BOULDER
D-2 SECTION/ELEVATION

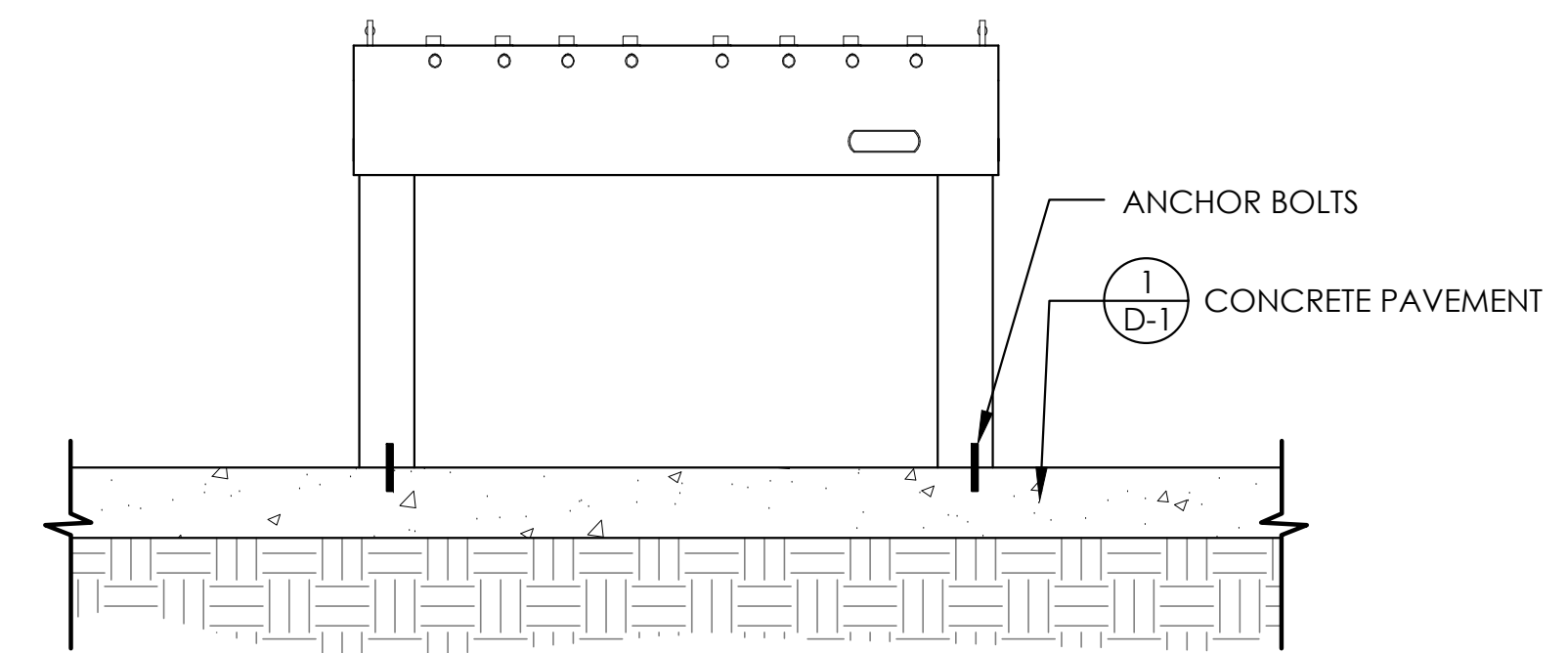
NTS



- NOTES:
- TRASH RECEPTACLE TO BE #L1439BT LATITUDE 40 GALLON TRASH RECEPTACLE, BONNET TOP BY ANOVA AVAILABLE FROM RECREATION PLUS, 303-842-5020
 - COLOR TO BE TEXTURED PEWTER
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

5 TRASH RECEPTACLE
D-2 SECTION/ELEVATION

NTS



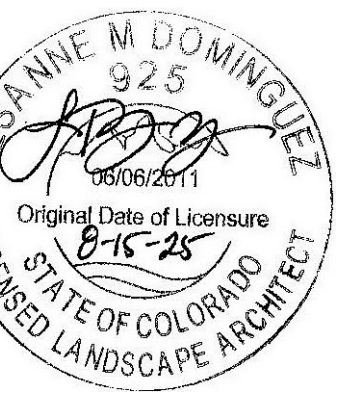
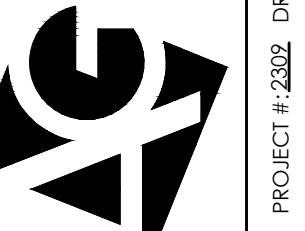
- NOTES:
- FOOSBALL TABLE SHALL BE FT543236-1 OUTDOOR CONCRETE FOOSBALL TABLE BY ANOVA AVAILABLE FROM RECREATION PLUS, 303-842-5020.
 - CONTRACTOR SHALL PROVIDE ANCHOR BOLTS PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS

8 FOOSBALL TABLE
D-2 SECTION/ELEVATION

NTS

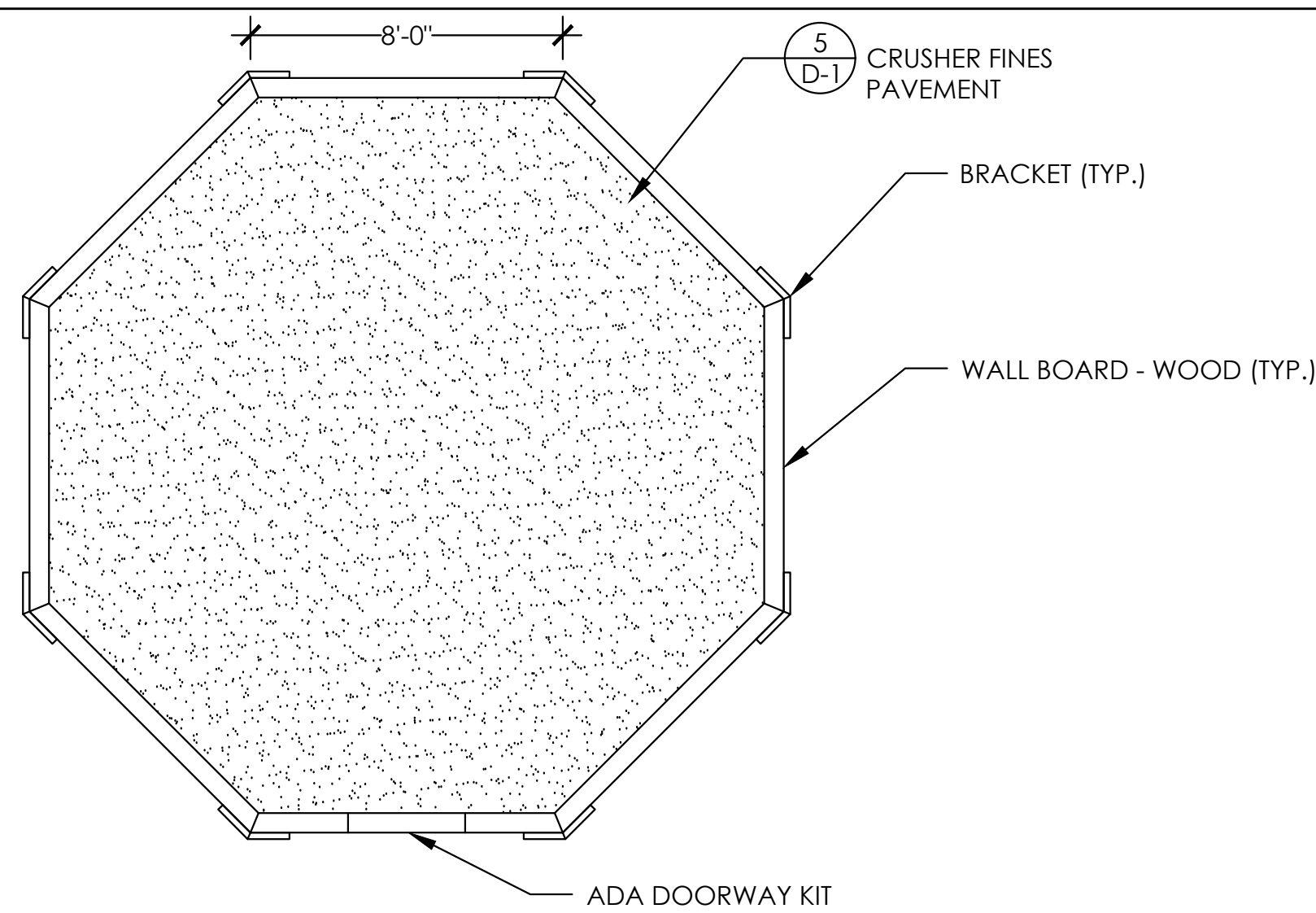
SUBMITTALS:
1st CITY SUBMITTAL 10.18.24
2nd CITY SUBMITTAL 12.21.25
3rd CITY SUBMITTAL 6.30.25
ISSUED FOR CONSTRUCTION
06.26.2024

ARCHITERRA GROUP
5881 South Delaware Street
Littleton, Colorado 80127
303.948.0766 fax 948.0977
www.architerra.com



DETAILS
LEYDEN ROCK
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

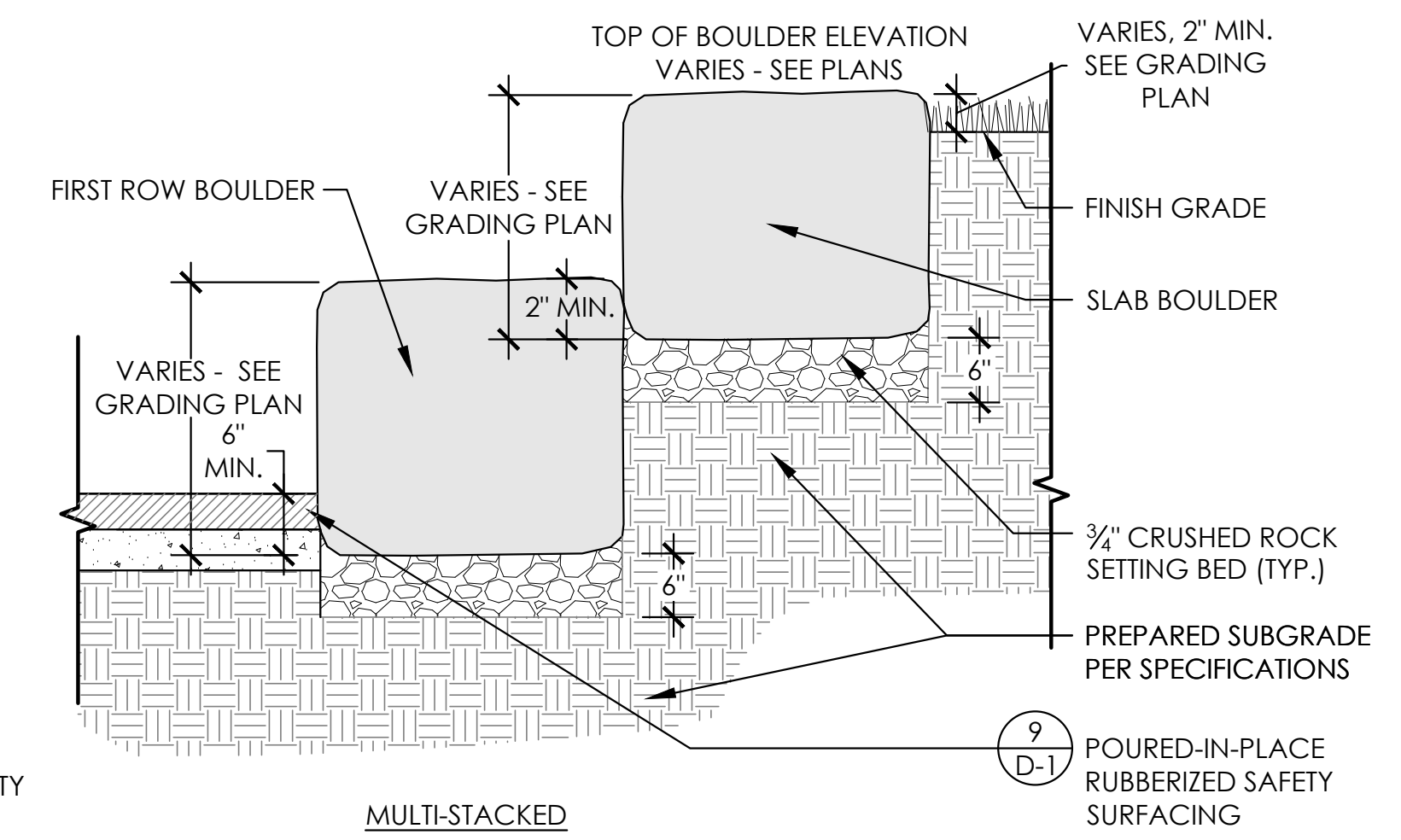
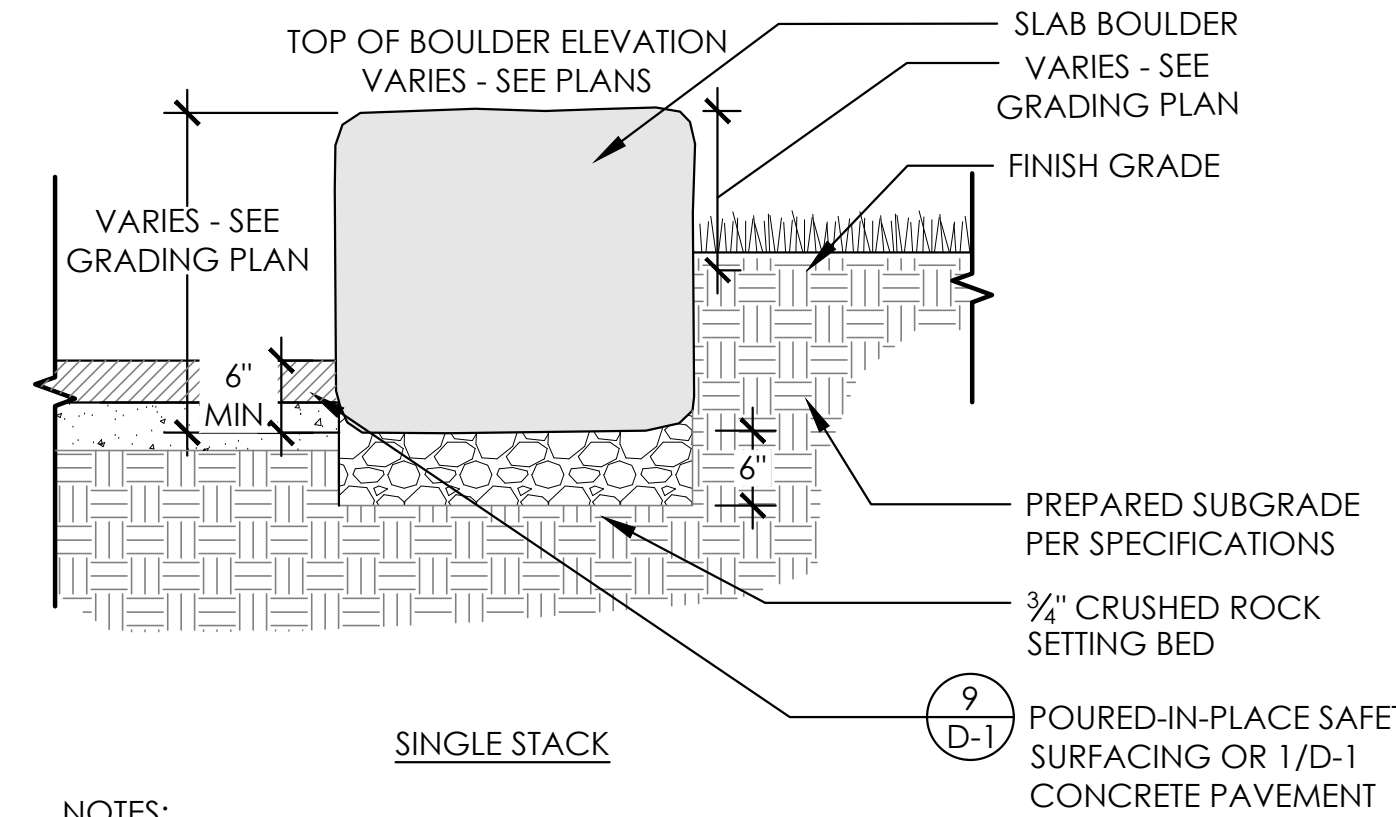
SHEET:
D-2



- GAGA PIT SHALL BE 30H OCTAGAN BALL PIT WITH ADA DOORWAY BY COACH CLIFFS GAGA BALL PITS AVAILABLE FROM RECREATION PLUS, 303-842-5020.
- INSTALL CORNER BRACKETS PER MANUFACTURER'S RECOMMENDATION.
- COORDINATE EDGE OF CONCRETE TO ALIGN WITH FACE OF GAGA PIT BOARDS.

1
D-3
GA-GA PIT
PLAN

NTS

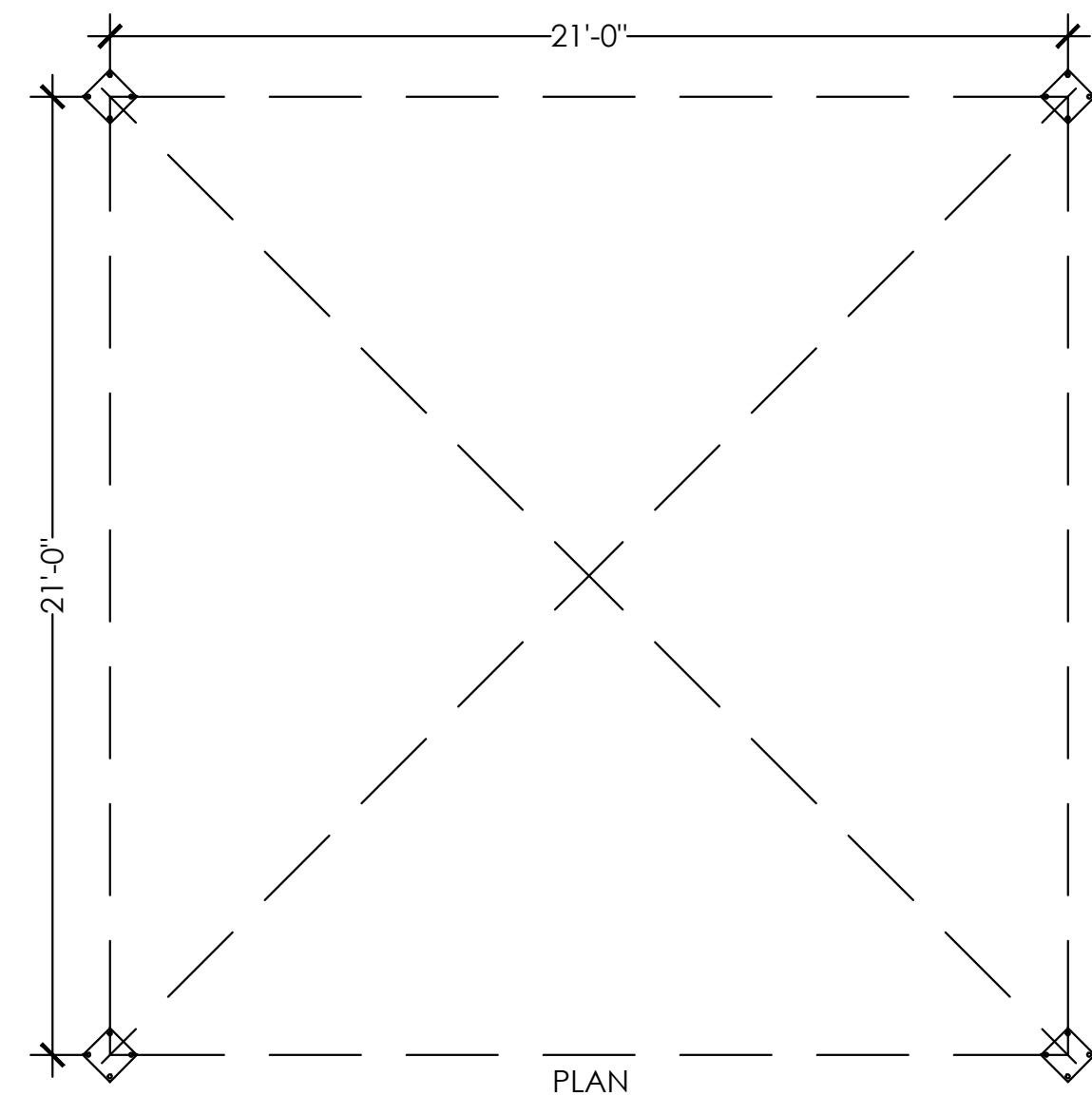


NOTES:

- COORDINATE WITH DISTRICT REPRESENTATIVE AND CITY REPRESENTATIVE FOR BOULDER LAYOUT. BOULDERS MAY NEED TO BE RESET MULTIPLE TIMES TO ACHIEVE DESIRED LAYOUT.
- SET BOULDERS AS CLOSELY TOGETHER AS POSSIBLE TO MINIMIZE GAPS BETWEEN BOULDERS.
- CHINK GAPS FROM BEHIND WITH ROCK FRAGMENTS.
- FILL GAPS BETWEEN BOULDERS WITH TAN CRUSHER FINES (3/8" MINUS) WITH STABILIZER.
- BOULDERS MUST BE STABLE AND CANNOT MOVE WHEN CLIMBED ON.
- EASE CORNERS OF SLABS TO REMOVE SHARP EDGES

2
D-3
BOULDER SEATING
SECTIONS

NTS

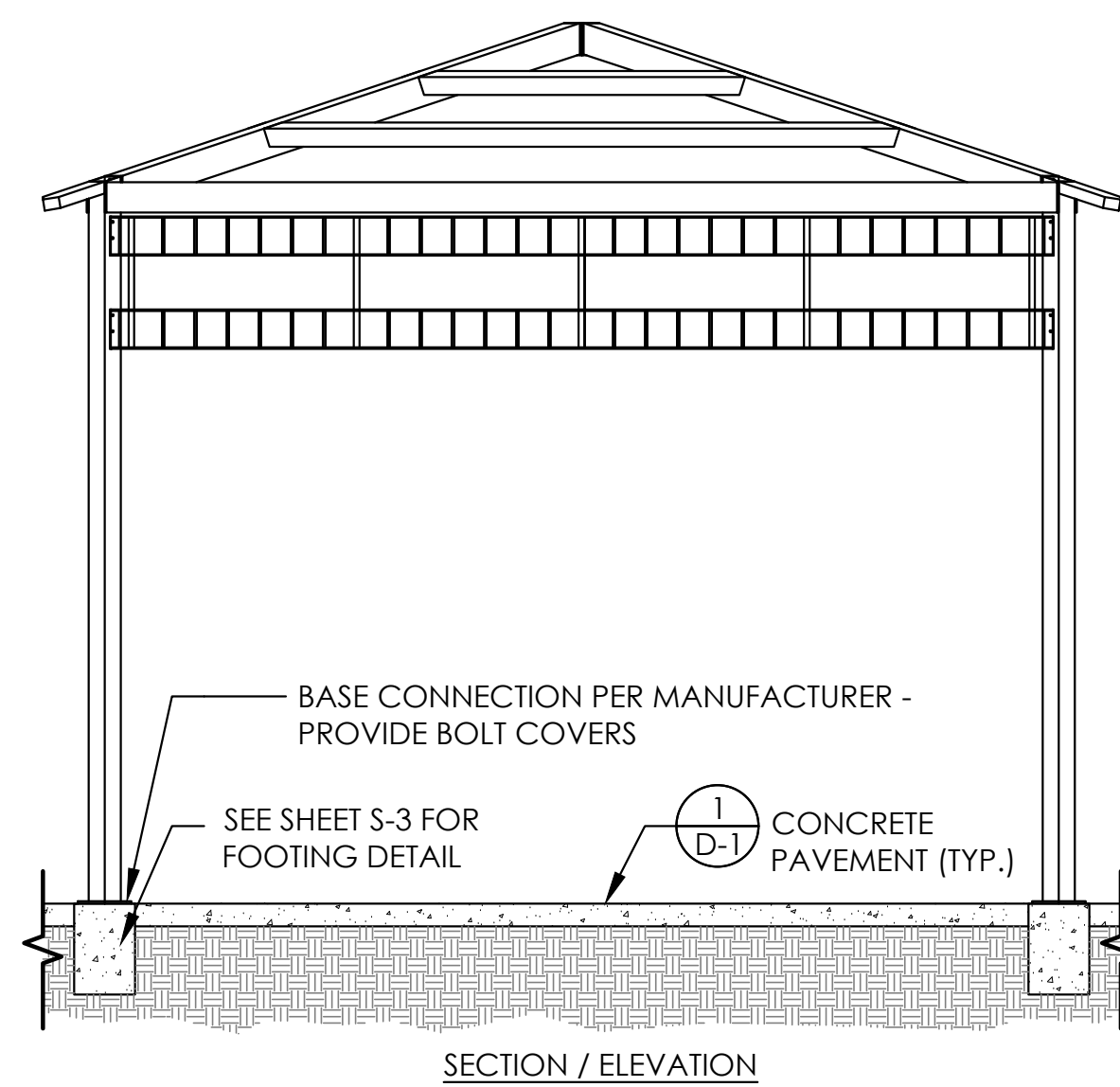


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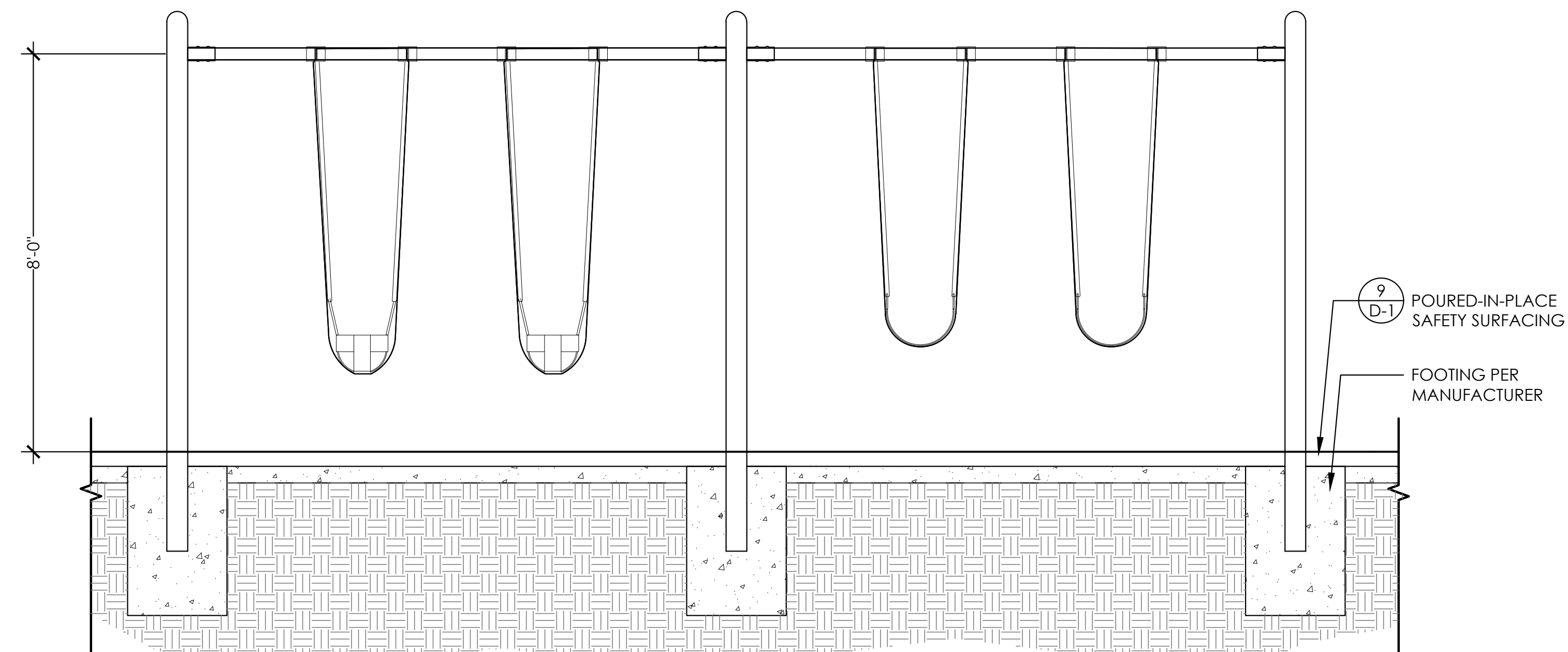
- SHELTER SHALL BE SQ24-15M-P4 BY ICON SHELTER SYSTEMS INC. AVAILABLE FROM RECREATION PLUS, 303-842-5020.
- SHELTER TO BE MEDIUM BRONZE ON THE ROOF AND RAL 9005 JET BLACK FOR THE STRUCTURE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO FOR APPROVAL BY DISTRICT AND CITY REPRESENTATIVE.

3
D-3
SHELTER
PLAN AND SECTION/ELEVATION

NTS



SECTION / ELEVATION

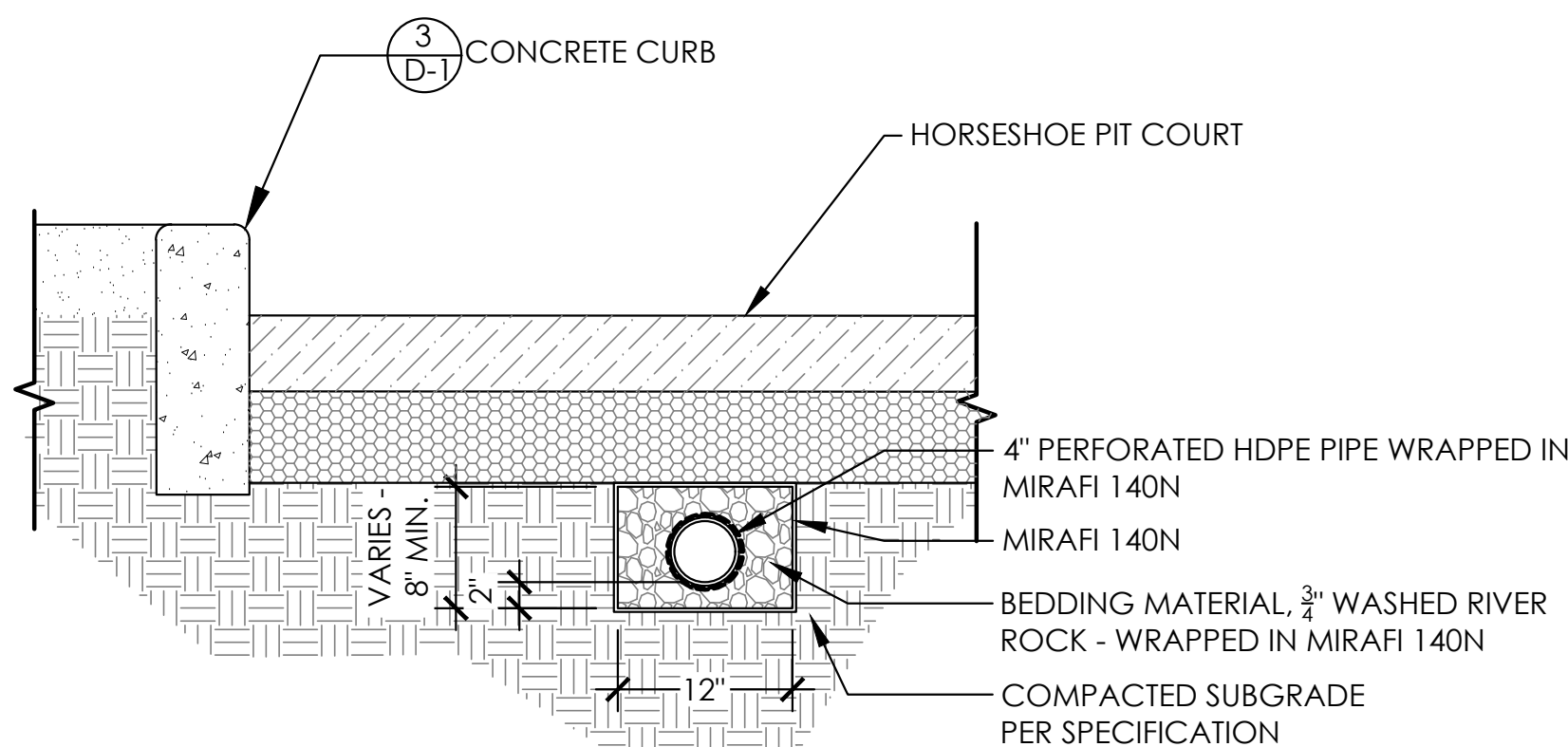


NOTES:

- SWINGS SHALL BE MAX PLAY SWING SET WITH TWO BELT SEATS AND TWO TOT SEATS BY LITTLE TIKES AVAILABLE FROM RECREATION PLUS, 303-842-5020.
- SWING SET TO BE INSTALLED BY A CONTRACTOR WITH CPSI CERTIFICATION.

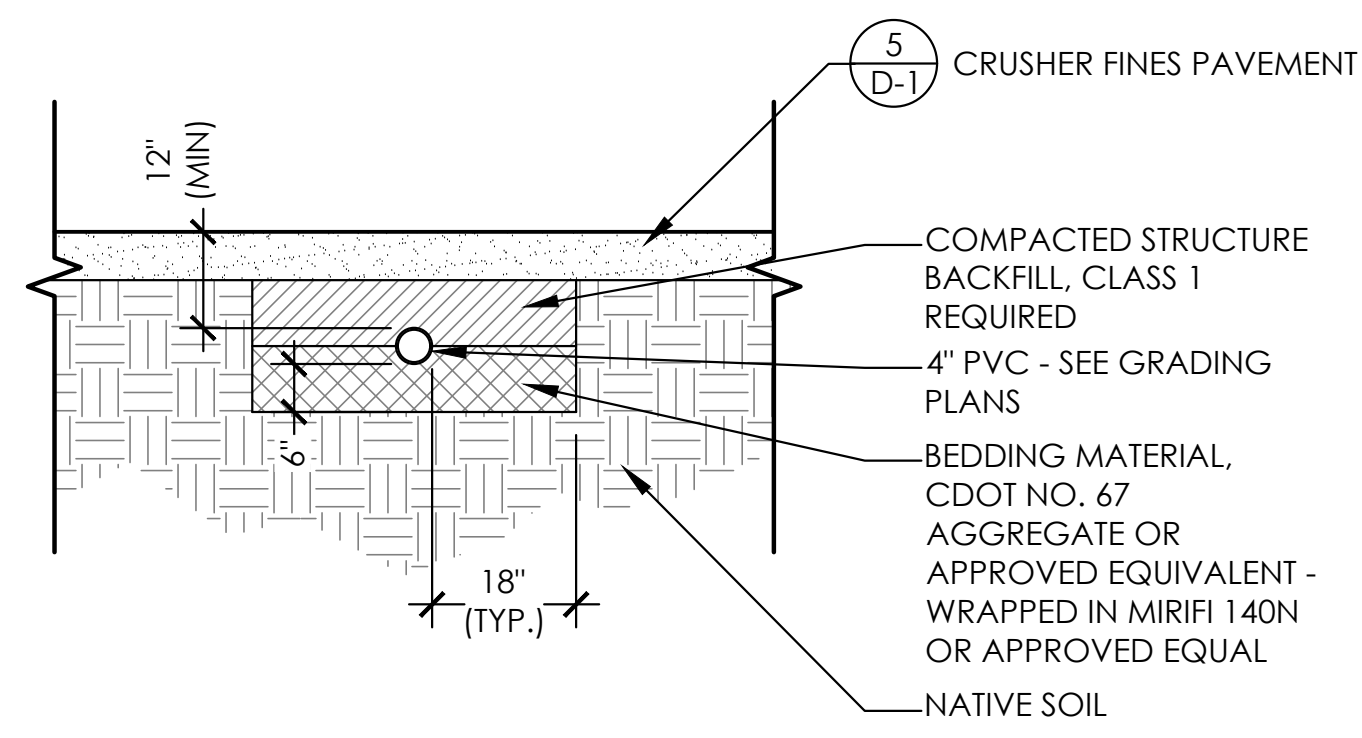
4
D-3
SWINGS
SECTION/ELEVATION

NTS



5
D-3
PERFORATED DRAIN PIPE
SECTION

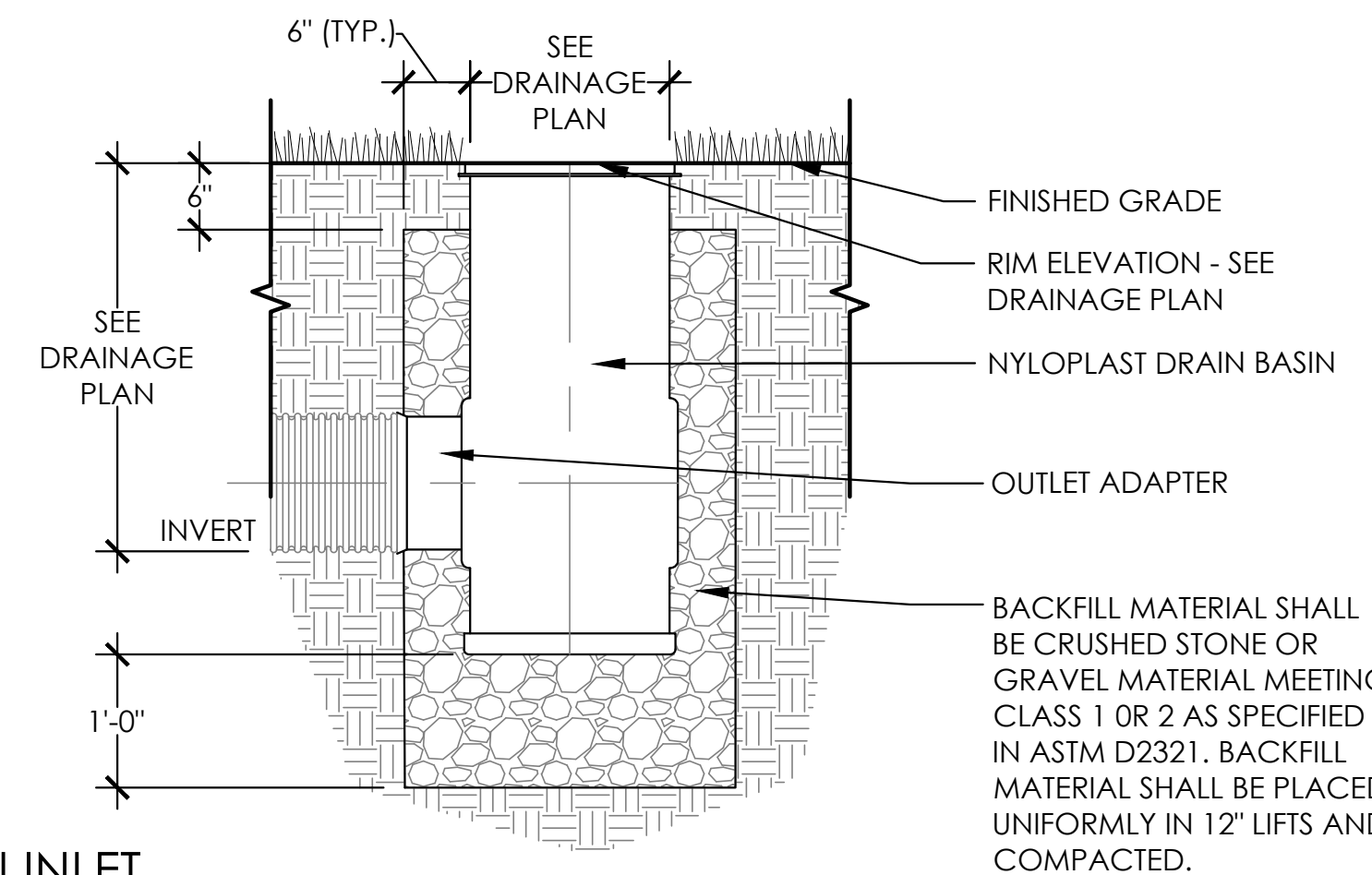
NTS



6
D-3
DRAIN PIPE
SECTION

NTS

- NOTES:
- SEE DRAINAGE PLAN FOR DETAILED INLET LOCATIONS.
 - SEE DRAINAGE PLAN FOR DETAILED RIM, INLET AND SUBGRADE ELEVATIONS FOR EACH INLET.

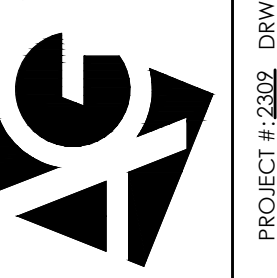


7
D-3
DRAIN INLET
SECTION

NTS

SUBMITTALS:
1st CITY SUBMITTAL 10-18-24
2nd CITY SUBMITTAL 2-21-25
3rd CITY SUBMITTAL 6-30-25
ISSUED FOR CONSTRUCTION
02-26-2024

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Littleton, Colorado 80127
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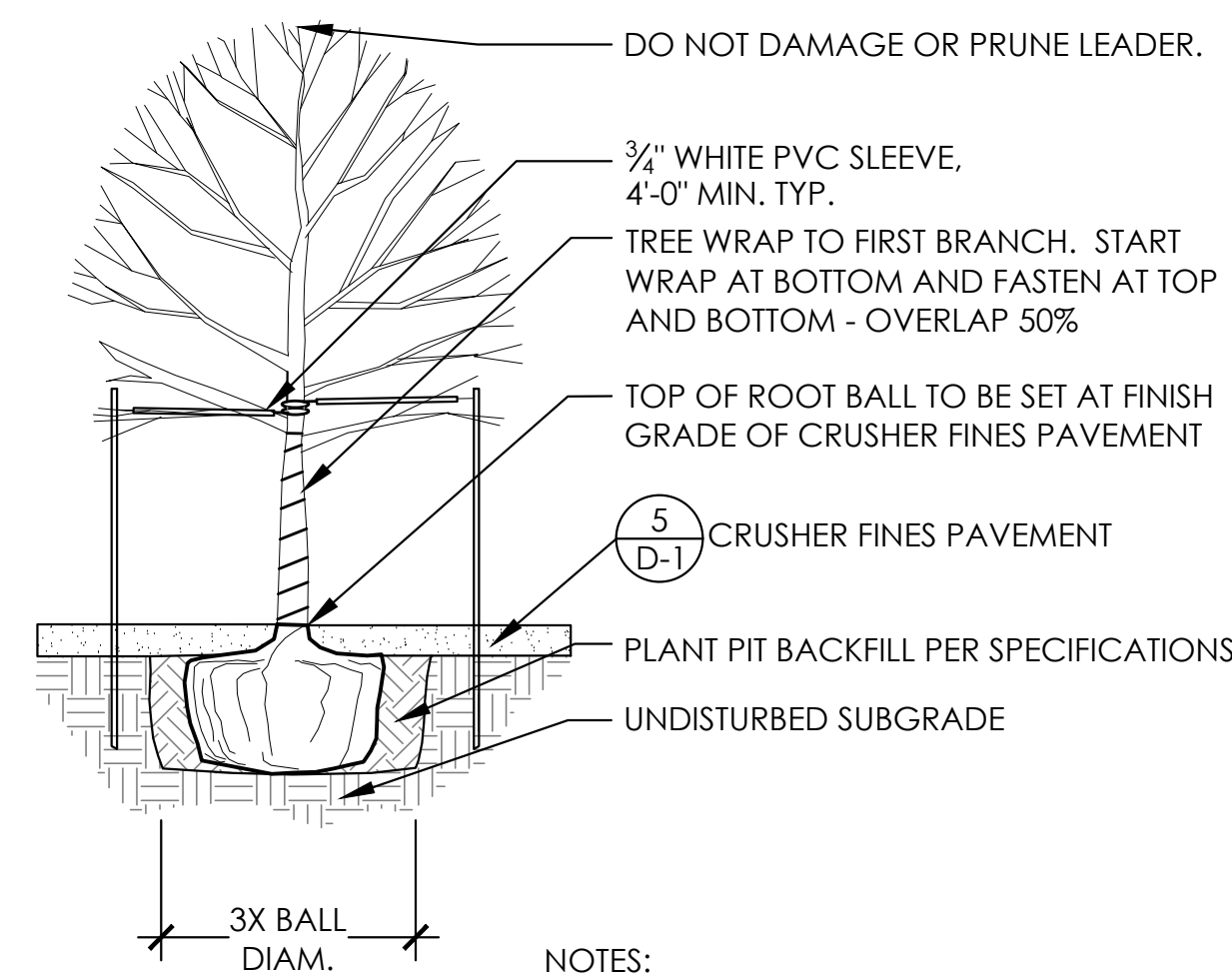


LESANNE M. DOMINGUEZ
925
Original Date of Licensure
05/06/2011
8-15-25
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

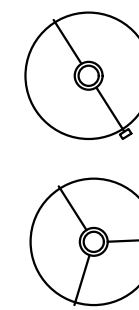
PROJECT # 2302 DRAWN BY: AGS DATE: 6-30-25 CHECK BY: LMD

DETAILS
LEYDEN ROCK
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

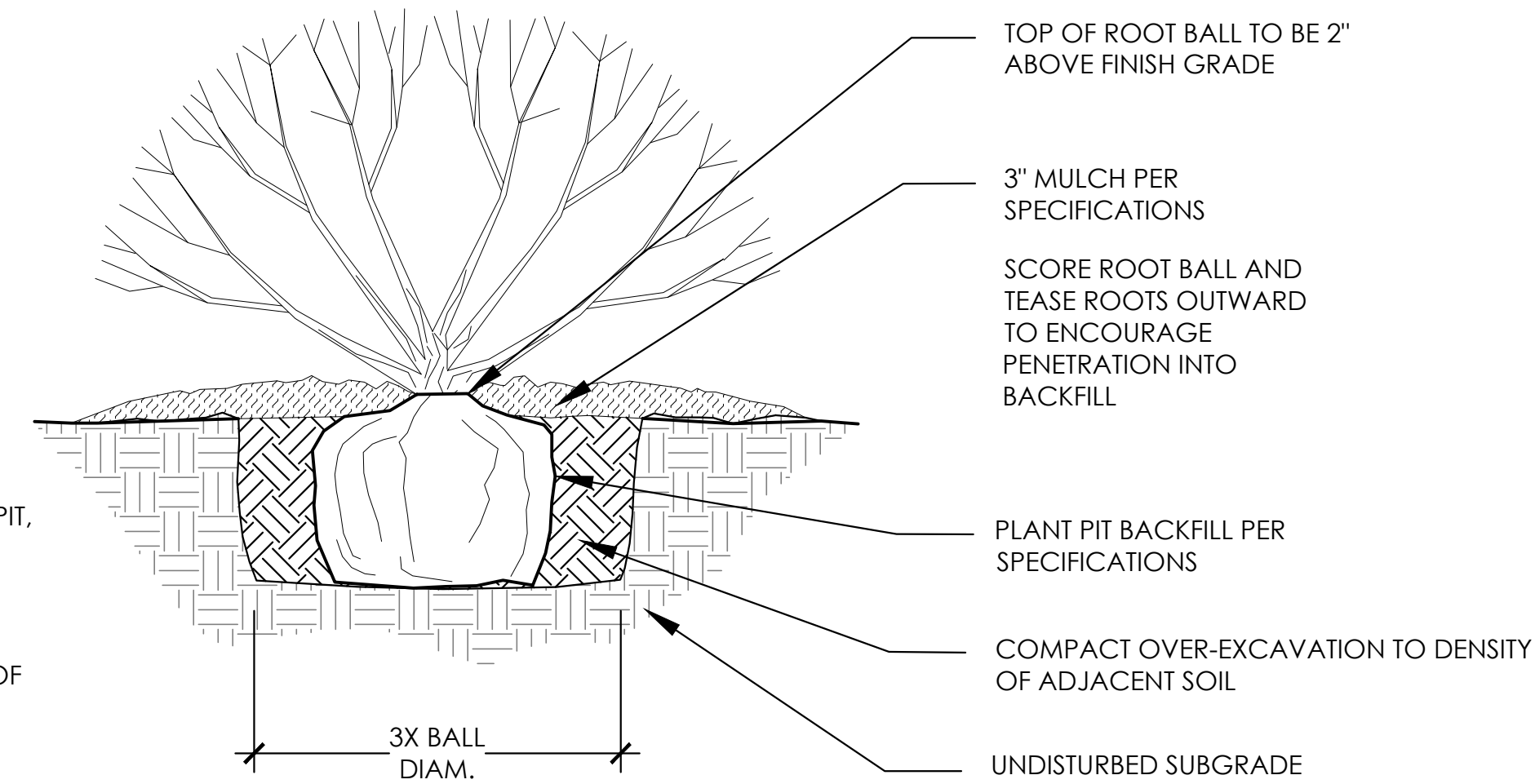
SHEET:
D-3



- NOTES:
1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
 2. AFTER PLANT IS SET IN PLANT PIT, CUT AWAY AND REMOVE ALL WIRE AND OTHER RESTRAINING MATERIAL. TAKE CARE NOT TO DAMAGE ROOT BALL. FOLD BURLAP AWAY FROM THE TOP OF THE ROOTBALL.
 3. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.



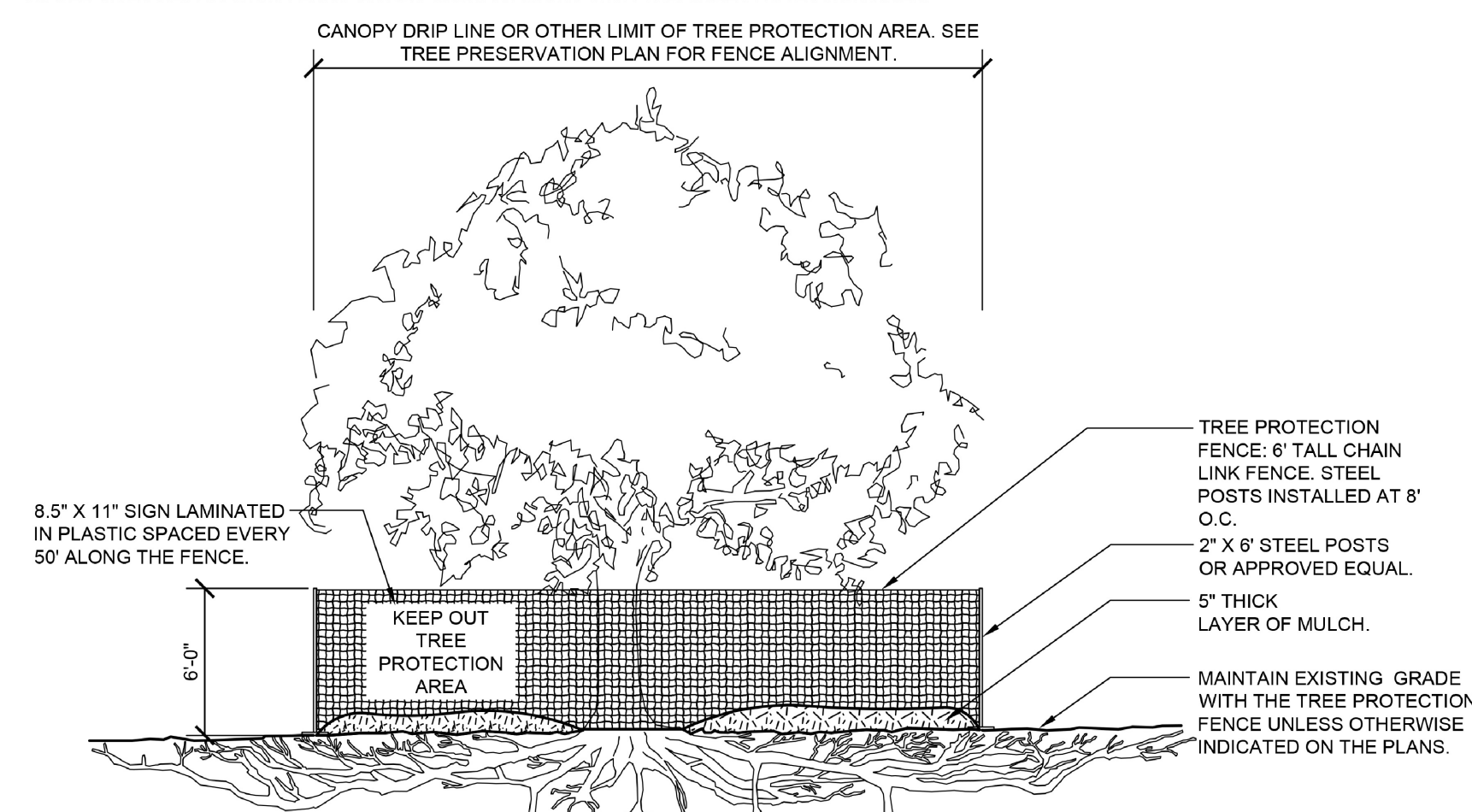
1 TREE PLANTING IN CRUSHER FINES SECTION / ELEVATION NTS



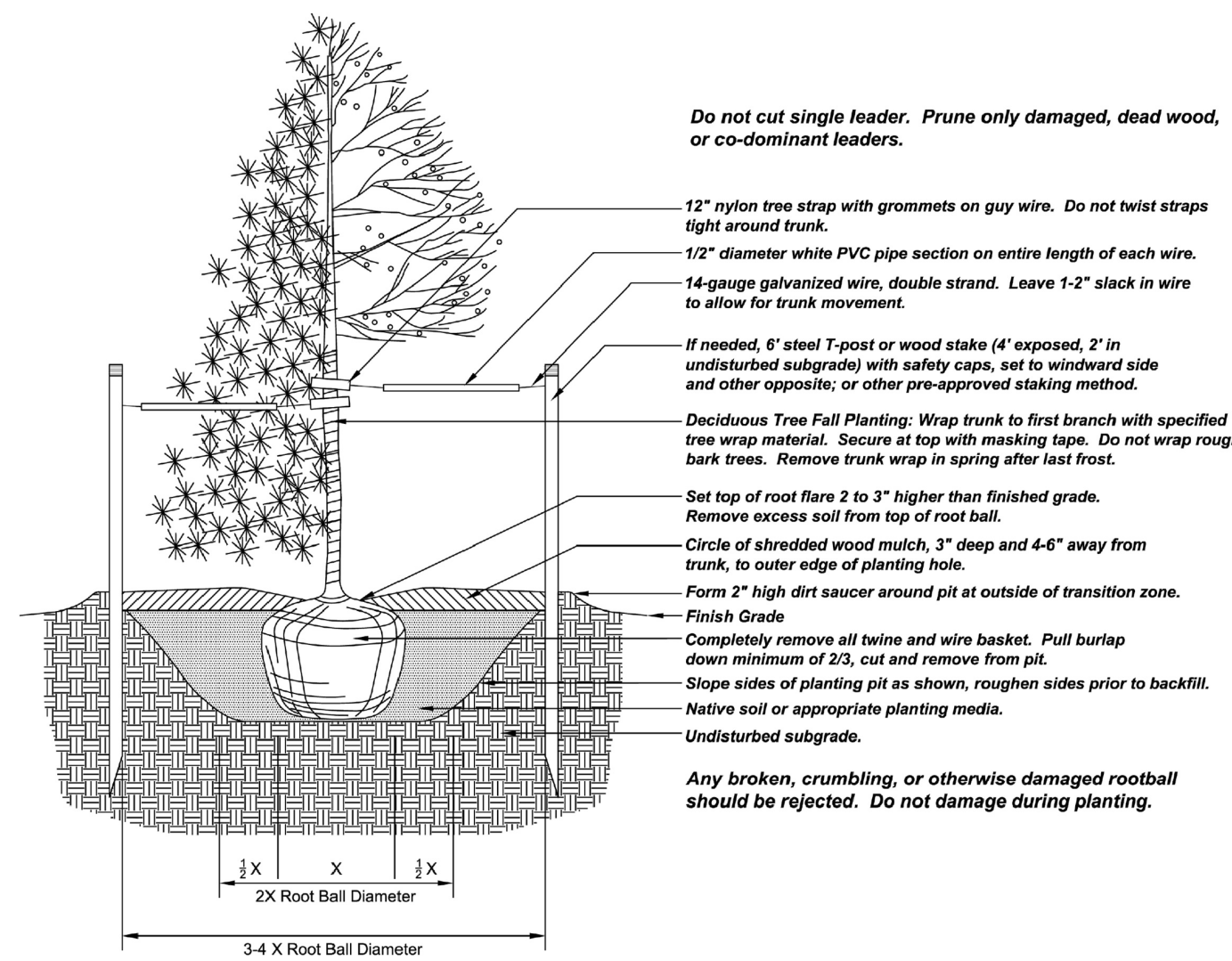
- NOTES:
1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
 2. AFTER PLANT IS SET IN PLANT PIT, CUT AWAY AND REMOVE ALL WIRE AND OTHER RESTRAINING MATERIAL. TAKE CARE NOT TO DAMAGE ROOT BALL. FOLD BURLAP AWAY FROM THE TOP OF THE ROOTBALL.
 3. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.

2 SHRUB PLANTING SECTION NTS

- NOTES:
1. CONTRACTOR SHALL PROVIDE TREE PROTECTION FOR ALL CONSTRUCTION ACTIVITIES IN OR AROUND ANY ARVADA PARK OR RIGHT-OF-WAY LANDSCAPING.
 2. FENCING SHALL BE SET UP AT THE CANOPY DRIP LINE PRIOR TO ANY WORK ON THE SITE AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
 3. PROTECTION REQUIREMENTS SHALL EXTEND TO NEIGHBORING TREES OVERHANGING THE SITE.
 4. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 5. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 6. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 7. NO STORAGE OF MATERIAL, TOPSOIL, VEHICLES, OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION ZONE.
 8. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PROTECTED TREES DURING CONSTRUCTION.
 10. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



3 TREE PROTECTION FENCING SECTION NTS



- Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:
- An approved planting permit from the Office of the City Forester (OCF), regardless of approved plans, is required prior to planting.
 - Administrative citations up to \$999 shall be issued for trees planted without an OCF issued permit.
 - Only tree species approved by or listed on the OCF's approved street tree list shall be planted in the PRW.
 - For a list of prohibited or suspended PRW trees, contact or visit the OCF website.
 - If overhead utility wires exist in the PRW, only ornamental or trees maturing at 20 (twenty) feet maximum height shall be planted.
 - Trees shall be centered in tree lawns and/or planting areas.
 - Trees shall not be planted in tree lawns less than five feet wide unless authorized by the OCF.
 - Where sidewalks are not present, trees shall be located as designated by Office of the City Forester.
 - Planting in corner triangle formed by the first 30 (thirty) feet along the PRW in each direction from the corner is not permitted.
 - Planting within 10 (ten) feet of alleys, driveways, or fire hydrants is not permitted.
 - Planting within 20 (twenty) feet of stop signs is not permitted.
 - Planting within 25 (twenty-five) feet of street lights is not permitted.
 - Planting within five feet of water meters or pits is not permitted.
 - Large shade trees shall be spaced 35 (thirty-five) feet o.c. and ornamental trees 25 (twenty-five) feet o.c. or as designated by OCF.
 - Trees shall be pruned to maintain a clearance of 13'-6" over streets and alleys and 6'-6" over remaining portions of PRW, including sidewalk.

Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.

4 TREE PLANTING SECTION NTS

SUBMITTALS:
1st CITY SUBMITTAL 10.18.24
2nd CITY SUBMITTAL 2.21.25
3rd CITY SUBMITTAL 6.30.25
ISSUED FOR CONSTRUCTION
06.26.2025

ARCHITERRA GROUP
5881 South Delaware Street
Littleton, Colorado 80127
303.948.0766 fax 948.0977
www.architerragroup.com
PROJECT # 2302 DRAWN BY: AGS DATE: 6.30.25 CHECK BY: LMD

LESANNE M DOMINGUEZ
925
05062011
Original Date of Licensure
6-15-25
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO

DETAILS
LEYDEN ROCK
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
D-4

LEYDEN ROCK EROSION CONTROL PLANS

LOT 00E, BLOCK 003, LEYDEN ROCK SUB FLG NO 4 & 6
SECTION 26 & 27, TOWNSHIP 2, RANGE 70 WEST, OF THE 6TH P.M.
CITY OF ARVADA, JEFFERSON COUNTY, COLORADO

LEGEND

	EXISTING IRR MAIN
	EXISTING WATER MAIN
	EXISTING SIDEWALK
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING IRRIGATION STRUCTURE
	EXISTING SIGN
	EXISTING CURB AND GUTTER
	EXISTING TREE
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SILT FENCE
	INLET PROTECTION
	LIMITS OF CONSTRUCTION
	SEDIMENT CONTROL LOG
	TEMPORARY SEEDING
	PERMANENT SEEDING
	PROPOSED CONCRETE
	PROPOSED CRUSHER FINES
	PROPOSED SHADE STRUCTURE
	PROPOSED PLAYGROUND MATERIAL, RE: LANDSCAPE
	PROPOSED SWALE
	PROPOSED LANDSCAPE BOULDER
	PROPOSED LANDSCAPE EDGER
	FLOW DIRECTION

EROSION CONTROL NOTES:

- THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED IN THE PLANS.
- ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC.). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE.
- AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WINDBLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
- PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPs ARE INSTALLED. NO DISTURBED AREAS, EXCEPT THOSE WITHIN THE PROJECT STREET RIGHTS-OF-WAY, SHALL REMAIN EXPOSED FOR MORE THAN THIRTY (30) DAYS BEFORE TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE CITY OF ARVADA STORMWATER INSPECTOR.
- IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL BE INSPECTED AT A MINIMUM OF ONCE EVERY FOURTEEN (14) DAYS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED. BE REMOVED WHEN THEY ARE NO LONGER FUNCTIONAL OR AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
- WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
- THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.
- ALL SOIL STOCKPILES SHALL NOT BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGEWAY, WHERE POSSIBLE, AND SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY APPROPRIATE EROSION CONTROL METHODS. ANY SOIL STOCKPILE THAT WILL BE DORMANT FOR OVER THIRTY (30) DAYS SHALL BE SEEDED.
- THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION (HOA).
- CITY ORDINANCE REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
- MASONRY ACTIVITIES WILL BE CONTAINED WITH APPROPRIATE LOT-SPECIFIC BMPs, SUCH AS STOCKPILE PERIMETER CONTROL AND BERMED WASHOUT PITS. ALL WASTE PRODUCTS FROM MASONRY ACTIVITIES WILL BE REMOVED AND DISPOSED OF PROPERLY.
- A VEHICLE TRACKING PAD SHALL BE INSTALLED WHEREVER IT IS NECESSARY FOR CONSTRUCTION EQUIPMENT INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING UNPAVED AREAS ONTO ROADWAYS. NO EARTHEN MATERIALS, I.E., STONE, DIRT, ETC., SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, CONSTRUCTION MATERIALS AND/OR BUILDING SITES.
- CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, OR AS DIRECTED BY THE CITY OF ARVADA.



VICINITY MAP
NOT TO SCALE

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	DAYBREAK PARK - AREA 1 EROSION CONTROL PLAN
C102	DAYBREAK PARK - AREA 2 EROSION CONTROL PLAN
C103	WEST RIDGE PARK EROSION CONTROL PLAN
C104	EROSION CONTROL DETAILS
C105	EROSION CONTROL DETAILS

NOTES:

- A TABLE OF QUANTITIES CAN BE FOUND ON ARCHITECTURAL COVER SHEET.
- A HORIZONTAL CONTROL PLAN CAN BE FOUND ON SHEETS DB-1, DB-6 AND W-2 THAT SHOWS ALL PUBLIC CONCRETE WORK PER CITY OF ARVADA DETAILS AND SPECIFICATIONS.
- ALL STANDARD CITY OF ARVADA NOTES CAN BE FOUND ON SHEET 6-1.

NOTE:

TOTAL AREA OF DISTURBANCE = 24,000 SF (0.55 ACRES)

THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN OR DIMENSIONS AND ELEVATIONS ON THE PLANS. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS". THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE CONSTRUCTION PLAN OR DRAINAGE REPORT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THE CONSTRUCTION PLAN OR DRAINAGE REPORT. THE CITY DOES NOT ACCEPT LIABILITY FOR FACILITIES DESIGNED BY OTHERS

CONTACTS:

OWNER:
COMMUNITY MANAGER, LEYDEN ROCK METROPOLITAN DISTRICT
PO BOX 370390
DENVER, CO 80237
CONTACT: KATIE CALL
EMAIL: KATIE.CALL@ADVANCEHOA.COM
PHONE: 303-482-2213 EXT. 360

LANDSCAPE ARCHITECT:
ARCHITERRA GROUP
5881 S. DEFRAME ST.
LITTLETON, CO 80127
CONTACT: LESANNE DOMINGUEZ
EMAIL: LDOMINGUEZ@ARCHITERRAGROUP.COM
PHONE: 303-948-0766

ENGINEER:
ELEVATION CONSULTING GROUP, LTD.
PO BOX 280869
LAKEWOOD, CO 80226
CONTACT: BRAD DISNER, PE
EMAIL: BDISNER@ELEVATIONCIVIL.COM
PHONE: 303-913-3543

BASIS OF BEARINGS:

BEARINGS ARE CONGRUENT WITH THE BEARINGS SHOWN ON THE LEYDEN ROCK SUBDIVISION FILING NO. 1 PLAT AND ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 27 BEARS N89°44'54"W AND IS MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP 'LS 36561 - 2016' AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP PLS 13258 - 1997'.

BENCHMARK:

VERTICAL INFORMATION IS BASED ON BPS SURVEY CONTROL POINT 11, BEING A CUT 'X' ON CONCRETE PAD APPROXIMATELY 50' SOUTHWEST OF LEYDEN ROCK PUMP STATION 18035-A ON THE NORTH SIDE OF W 87TH DR. ELEV=5946.09 (NAVD88)

PE SIGNATURE CERTIFICATION BLOCK

THESE CONSTRUCTION PLANS FOR LEYDEN ROCK WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS

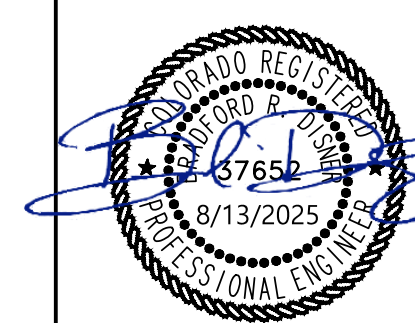
BRAD DISNER, PE
ELEVATION CONSULTING GROUP, LTD.



SUBMITTALS:
1. IAC CITY SUBMITTAL 10.18.2024
2. 2025 CDS SUBMITTAL 02.27.2025
3. 2025 CDS SUBMITTAL 06.17.2025
4. 2025 CDS SUBMITTAL 08.13.2025
ISSUED FOR CONSTRUCTION
02-26-2024

ARCHITERRA GROUP
5881 S. DEFRAME ST.
LITTLETON, CO 80127
303.948.0766
www.architerra.com

DRWN BY: BDM DATE: 8/13/2025
CHKD BY: BDM

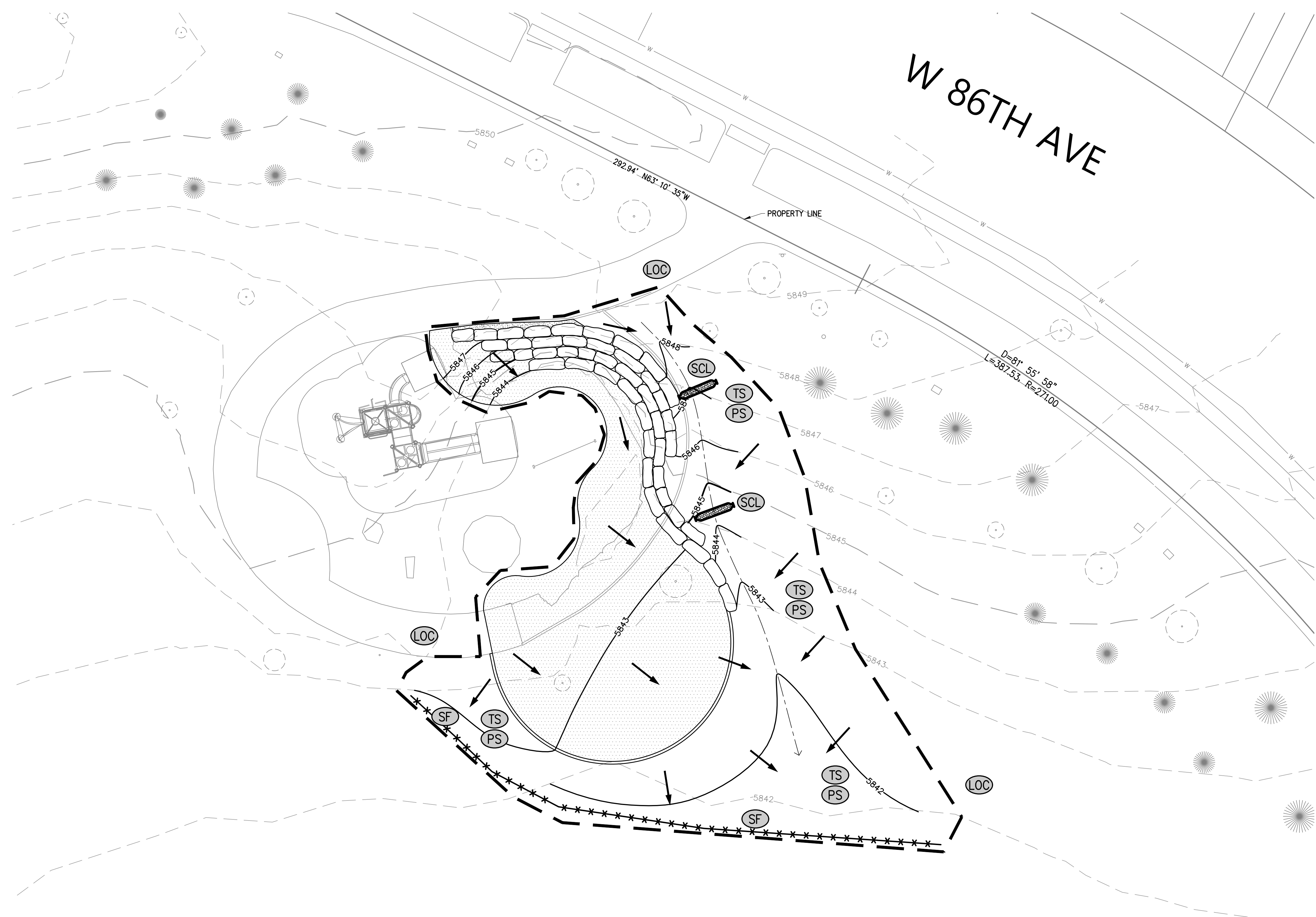


COVER SHEET
LEYDEN ROCK COMMUNITY IMPROVEMENTS
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
C100



Know what's below.
Call before you dig.



KEY MAP

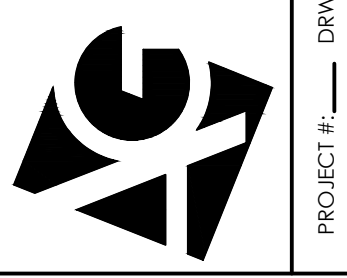


NOTES:

1. REFER TO LANDSCAPE PLANS FOR LANDSCAPING IMPROVEMENTS.
2. EXISTING UTILITIES SHOWN ON THIS PLAN MAY NOT BE COMPLETE. CONTRACTOR TO FIELD LOCATE AND POTHOLE ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
3. REFER TO SHEET C100 FOR ADDITIONAL EROSION CONTROL NOTES.
4. REFER TO MILE HIGH FLOOD DISTRICT CRITERIA MANUAL VOLUME 3 FOR ADDITIONAL EROSION CONTROL STANDARD DETAILS AND NOTES.
5. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL, STABILIZED STAGING AREA, AND CONCRETE WASHOUT, IN LOCATIONS TO BE DESIGNATED BY CONTRACTOR (IF NECESSARY)
6. CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES TO BE IMPLEMENTED AS NECESSARY.
7. CONTRACTOR SHALL PROTECT ALL EXISTING INLETS AND STORM DRAINAGE INFRASTRUCTURE FROM SEDIMENT AT ALL TIMES.
8. PERMANENT SEEDING IS TO BE PLACED AS A FINAL STABILIZATION MEASURE IN ALL AREAS NOT DESIGNATED AS PAVED, PLAYGROUND OR LANDSCAPED ON THE LANDSCAPE PLANS.
9. REFER TO SHEET C104 & C105 FOR BMP DETAILS AND NOTES.
10. REFER TO SHEET C100 FOR EROSION CONTROL LEGEND.
11. TOTAL AREA OF DISTURBANCE = 24,000 SF (0.55 ACRES)

SUBMITTALS:
 1. CITY SUBMITTAL 10.18.2024
 2. CDD SUBMITTAL 02.21.2025
 3. CDD SUBMITTAL 06.17.2025
 4. CDD SUBMITTAL 08.13.2025
ISSUED FOR CONSTRUCTION
 02-24-2024

ARCHITERRA GROUP
 5881 south deframe street
 little ton, colorado 80127
 303.948.0766 fax.948.0977
 www.architerra group.com

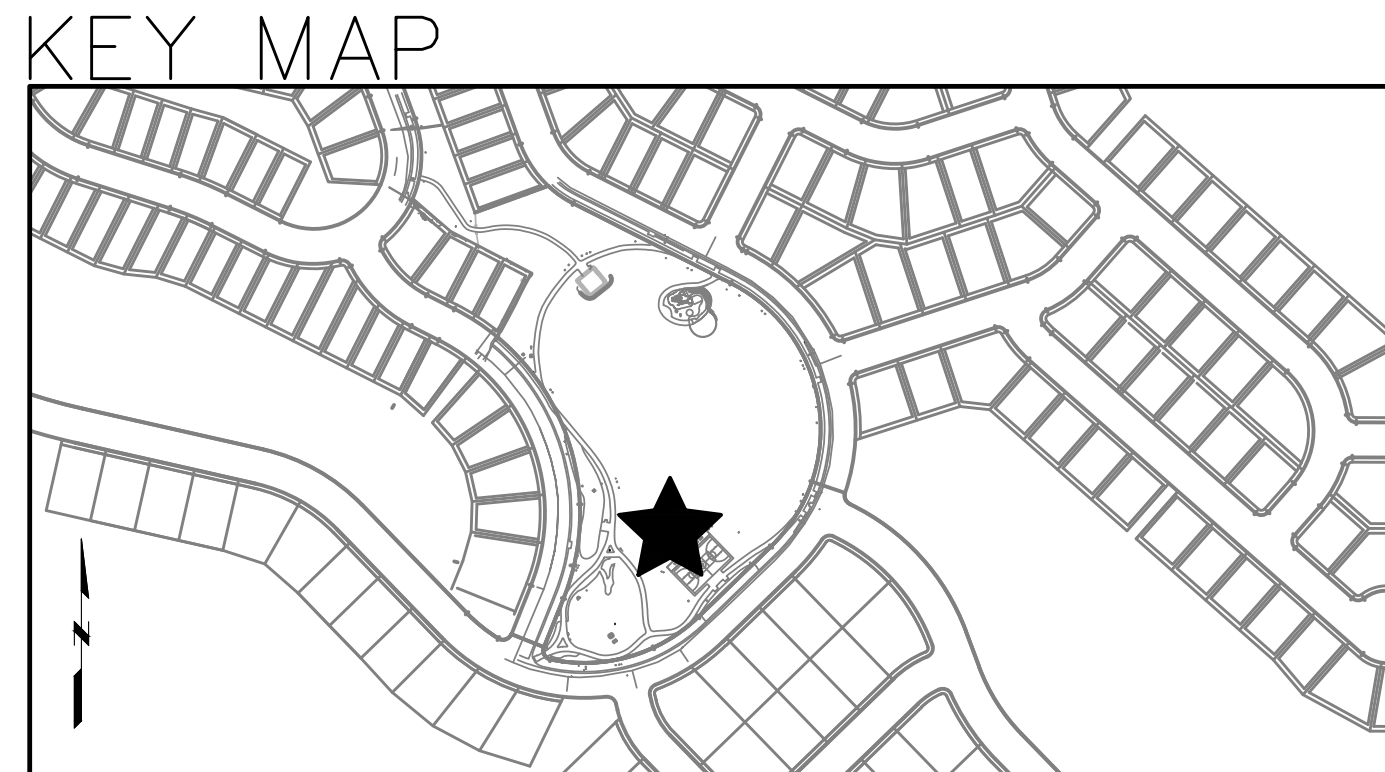
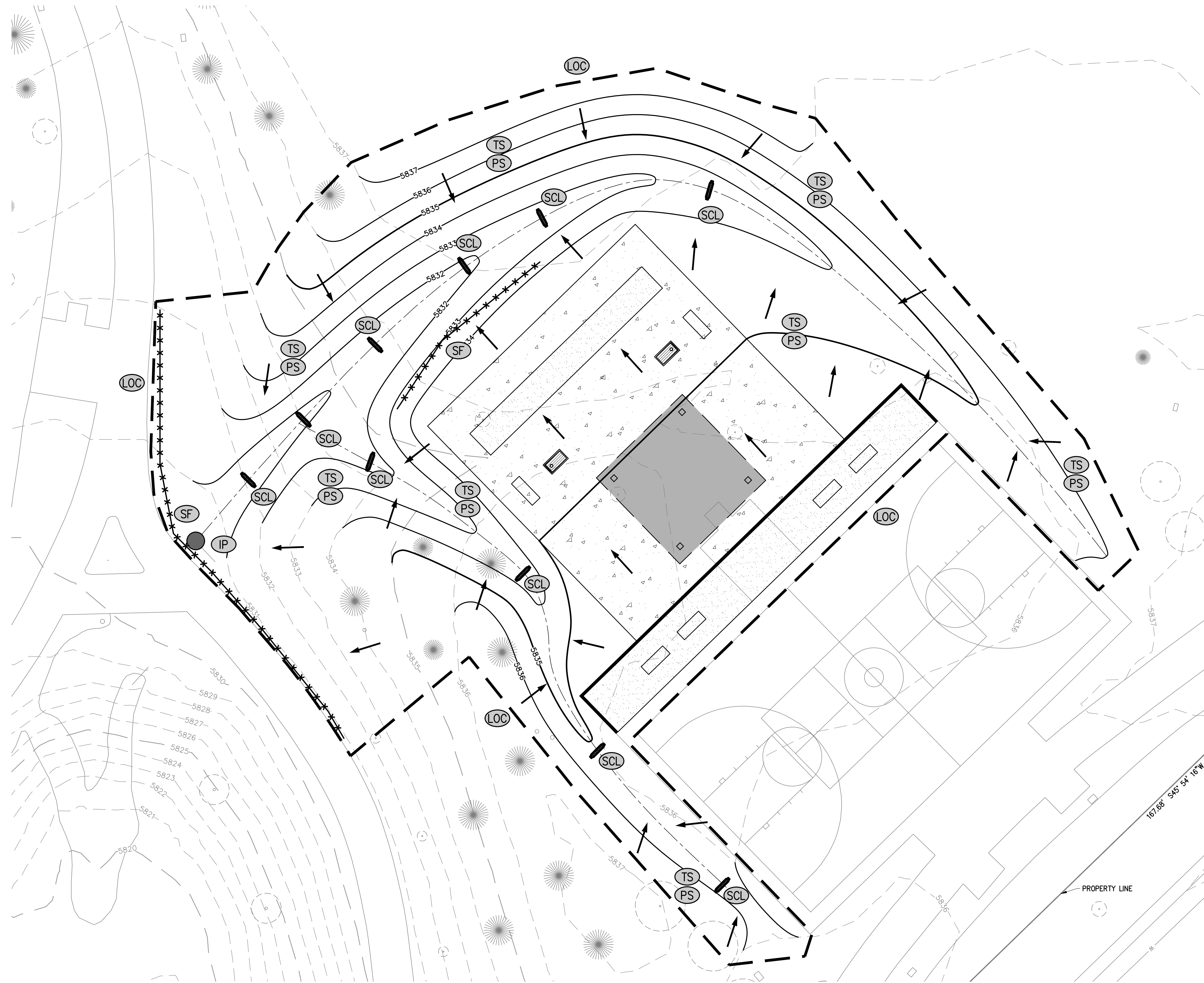


DAYBREAK PARK- AREA 1
 EROSION CONTROL PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

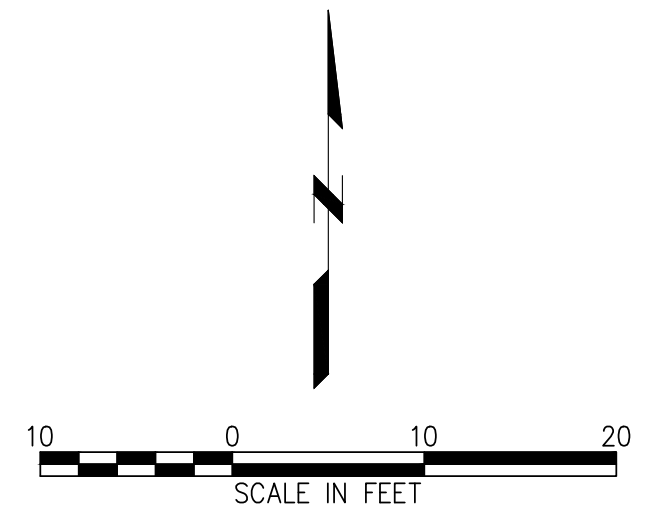
SHEET:
C101



PROJECT # : _____ DRAWN BY : _____ DATE : 8/13/25 CHD BY : BJD

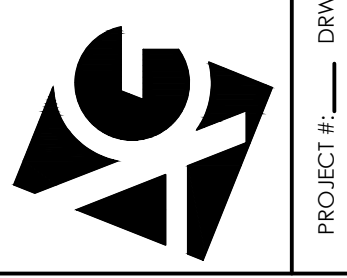


- NOTES:**
1. REFER TO LANDSCAPE PLANS FOR LANDSCAPING IMPROVEMENTS.
 2. EXISTING UTILITIES SHOWN ON THIS PLAN MAY NOT BE COMPLETE. CONTRACTOR TO FIELD LOCATE AND POTHOLE ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
 3. REFER TO SHEET C100 FOR ADDITIONAL EROSION CONTROL NOTES.
 4. REFER TO MILE HIGH FLOOD DISTRICT CRITERIA MANUAL VOLUME 3 FOR ADDITIONAL EROSION CONTROL STANDARD DETAILS AND NOTES.
 5. CONTRACTOR TO PROVIDE VEHICLE TRACKING CONTROL, STABILIZED STAGING AREA, AND CONCRETE WASHOUT, IN LOCATIONS TO BE DESIGNATED BY CONTRACTOR (IF NECESSARY)
 6. CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL MEASURES TO BE IMPLEMENTED AS NECESSARY.
 7. CONTRACTOR SHALL PROTECT ALL EXISTING INLETS AND STORM DRAINAGE INFRASTRUCTURE FROM SEDIMENT AT ALL TIMES.
 8. PERMANENT SEEDING IS TO BE PLACED AS A FINAL STABILIZATION MEASURE IN ALL AREAS NOT DESIGNATED AS PAVED, PLAYGROUND OR LANDSCAPED ON THE LANDSCAPE PLANS.
 9. REFER TO SHEET C104 FOR BMP DETAILS AND NOTES.
 10. REFER TO SHEET C100 FOR EROSION CONTROL LEGEND.
 11. TOTAL AREA OF DISTURBANCE = 24,000 SF (0.55 ACRES)



SUBMITTALS:
 1/4 CITY SUBMITTAL 10.18.2024
 2025 CDD SUBMITTAL 02.21.2025
 100% CDD SUBMITTAL 06.17.2025
 ISSUED FOR CONSTRUCTION
 02-24-2024

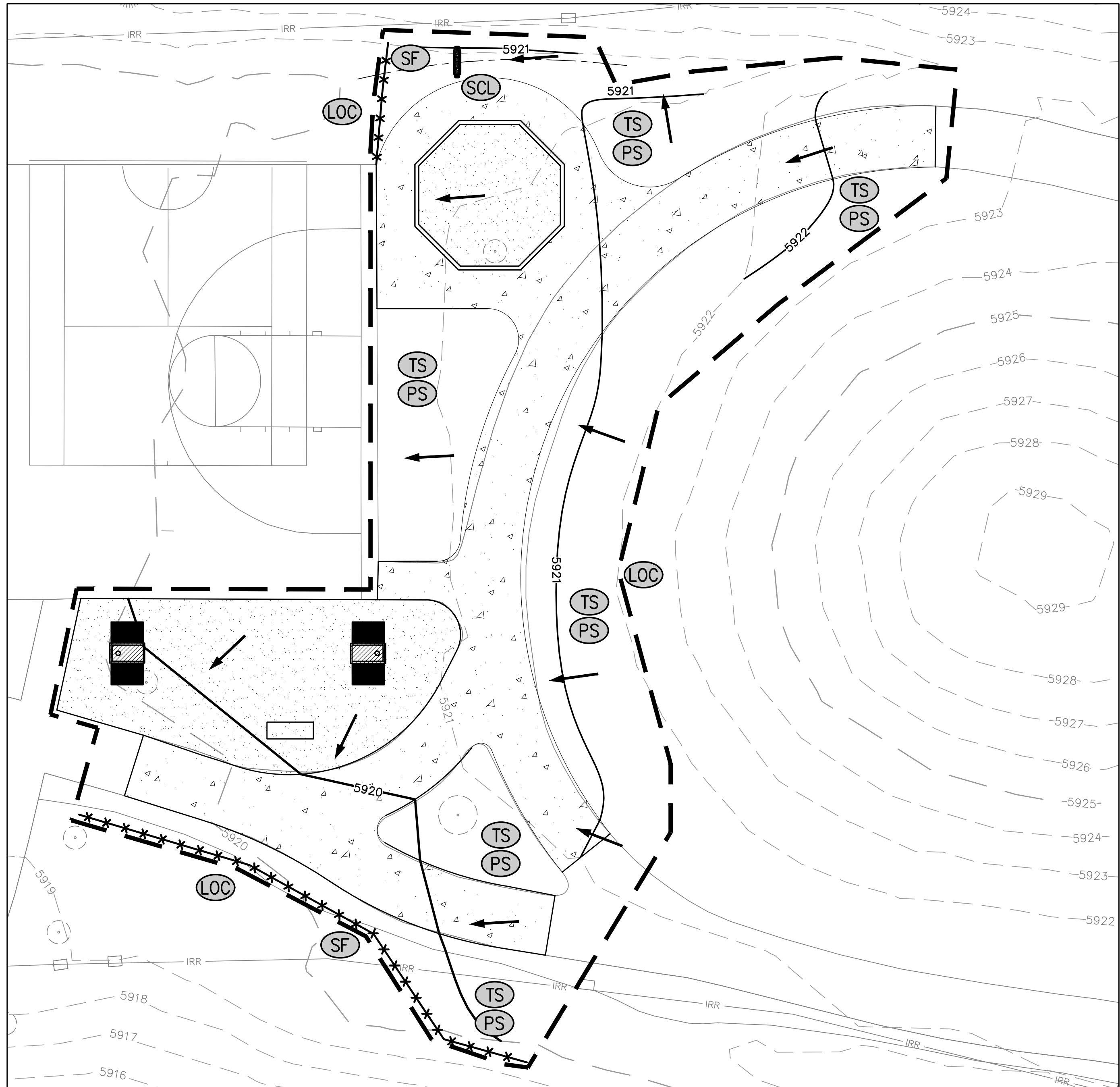
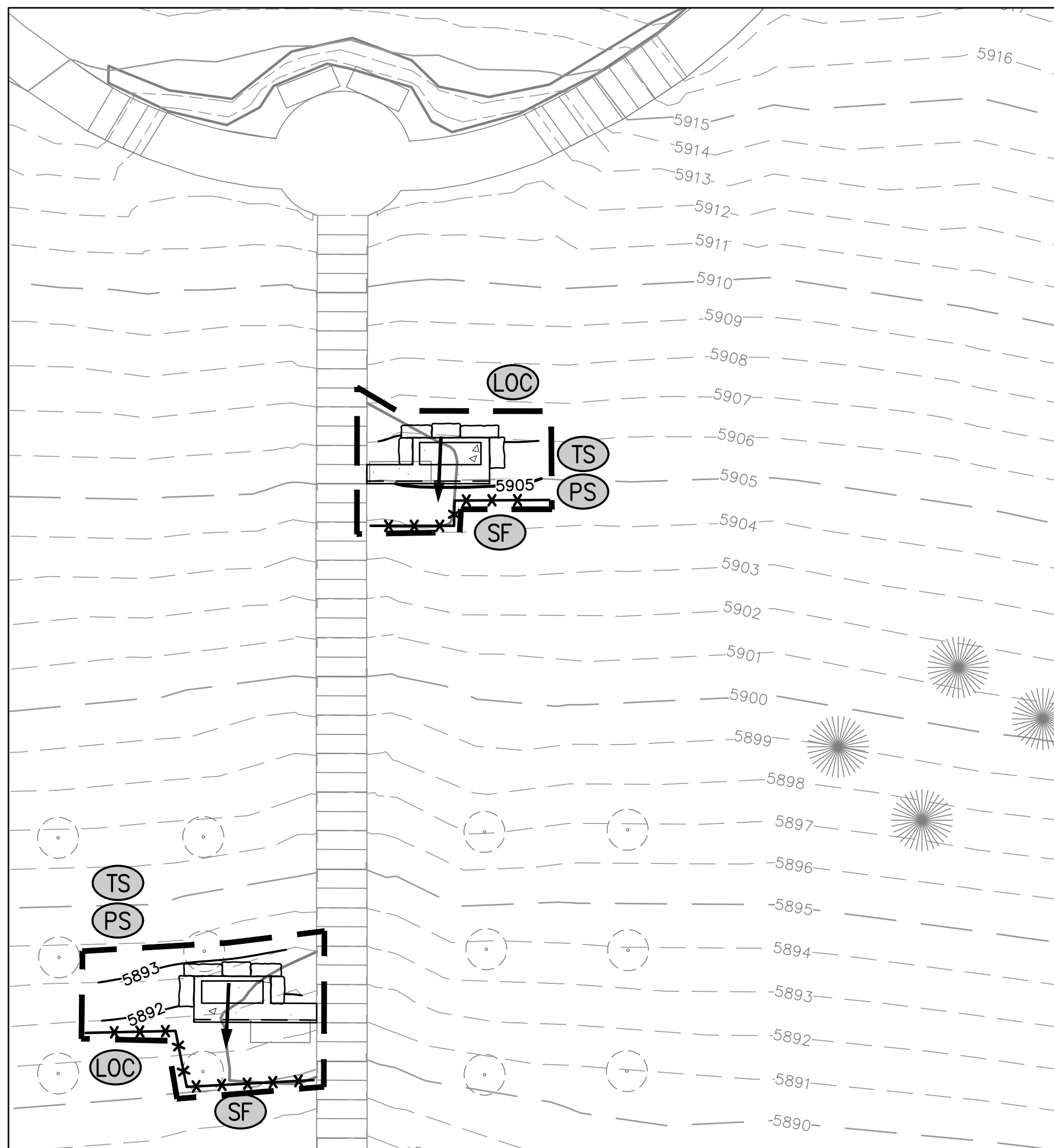
ARCHITERRA GROUP
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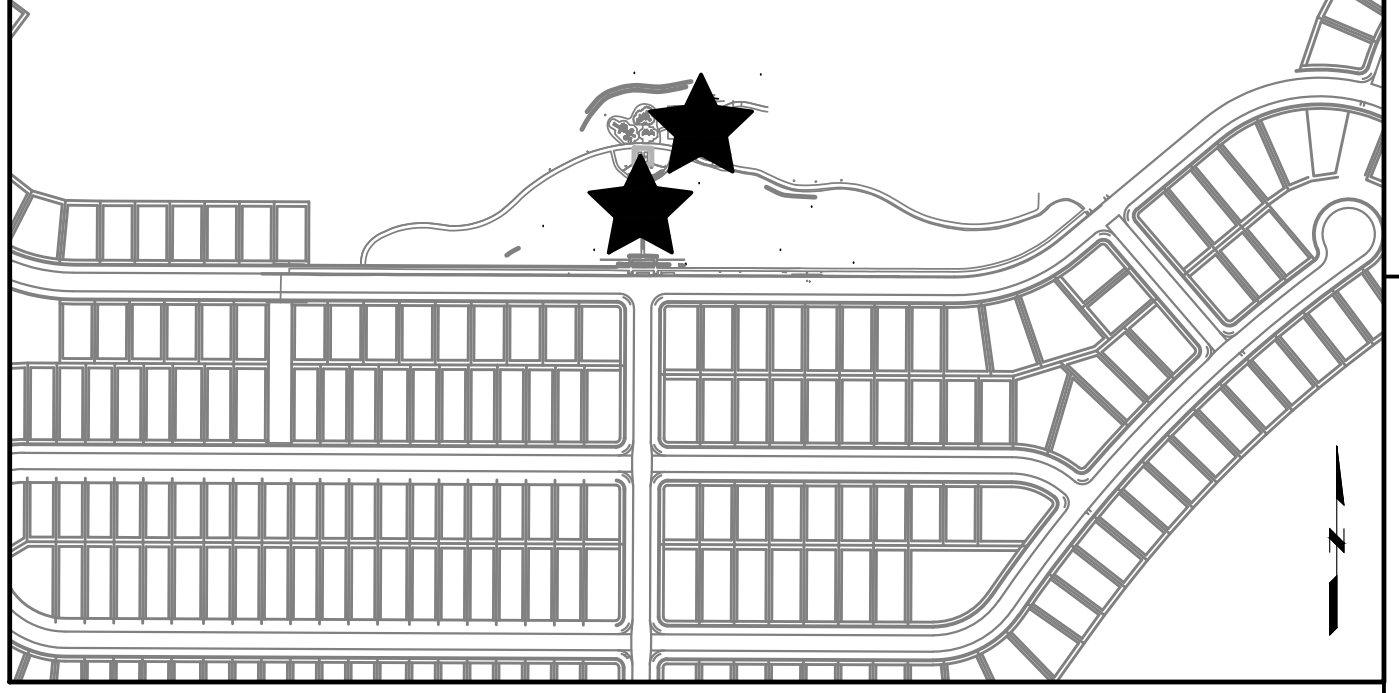
DAYBREAK PARK- AREA 2
EROSION CONTROL PLAN
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
C102



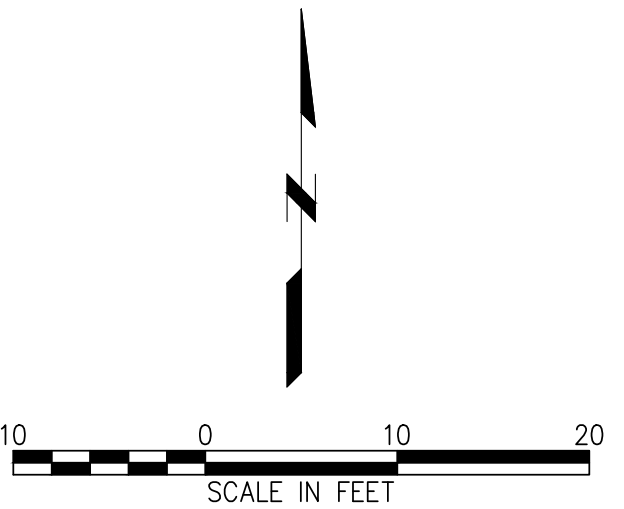


KEY MAP



NOTES:

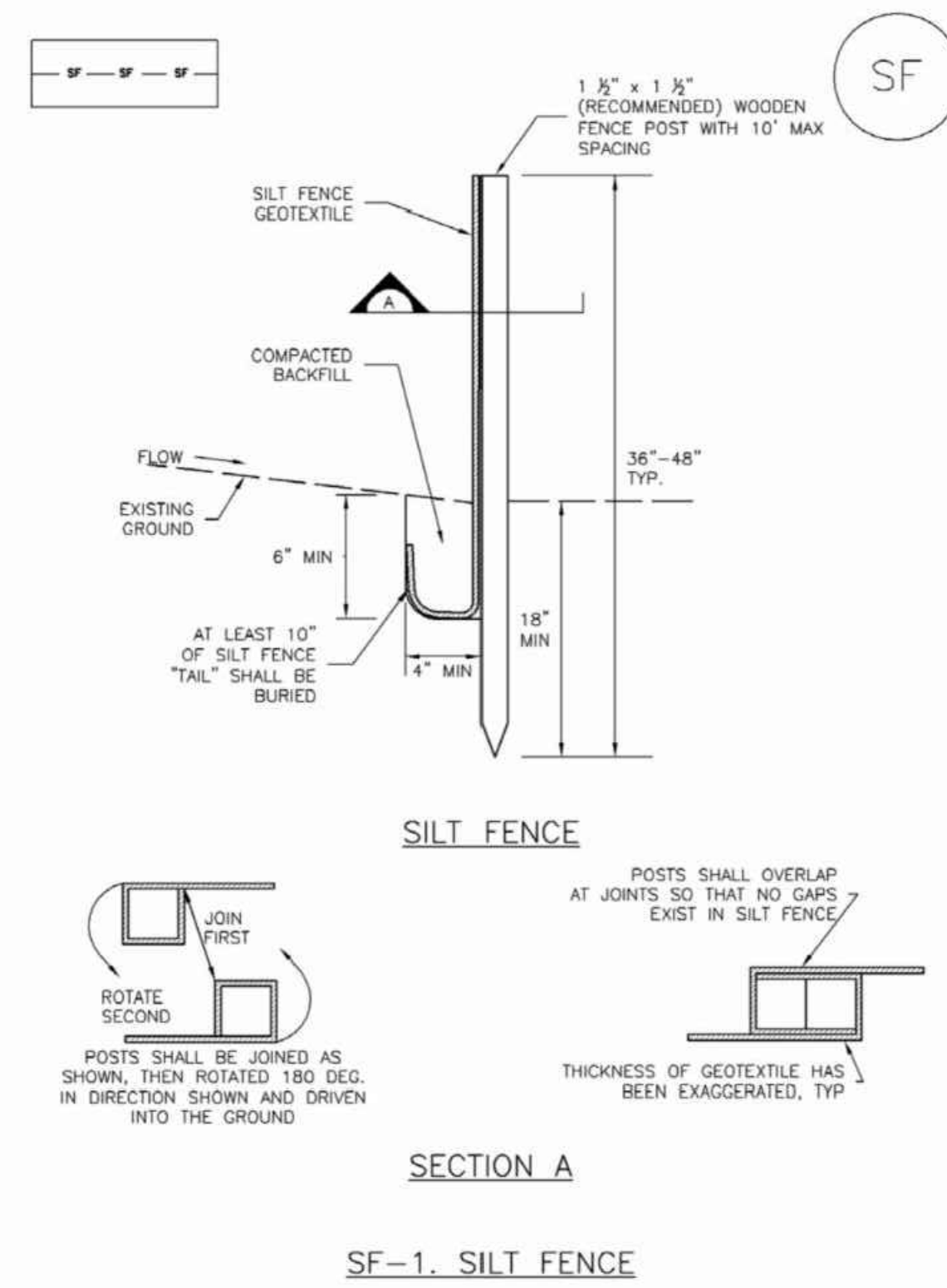
1. REFER TO LANDSCAPE PLANS FOR LANDSCAPING IMPROVEMENTS.
2. EXISTING UTILITIES SHOWN ON THIS PLAN MAY NOT BE COMPLETE. CONTRACTOR TO FIELD LOCATE AND POTHOLE ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
3. REFER TO SHEET C100 FOR ADDITIONAL EROSION CONTROL NOTES.
4. REFER TO MILE HIGH FLOOD DISTRICT CRITERIA MANUAL VOLUME 3 FOR ADDITIONAL EROSION CONTROL STANDARD DETAILS AND NOTES.
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9. REFER TO SHEET C104 FOR BMP DETAILS AND NOTES.
10. REFER TO SHEET C100 FOR EROSION CONTROL LEGEND.
11. TOTAL AREA OF DISTURBANCE = 24,000 SF (0.55 ACRES)



SUBMITTALS:
 1/14/2024 IRR
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 3/13/2024 TS/PS
 4/10/2024 LOC
 5/14/2024 SF
 6/11/2024 IRR
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Silt Fence (SF)

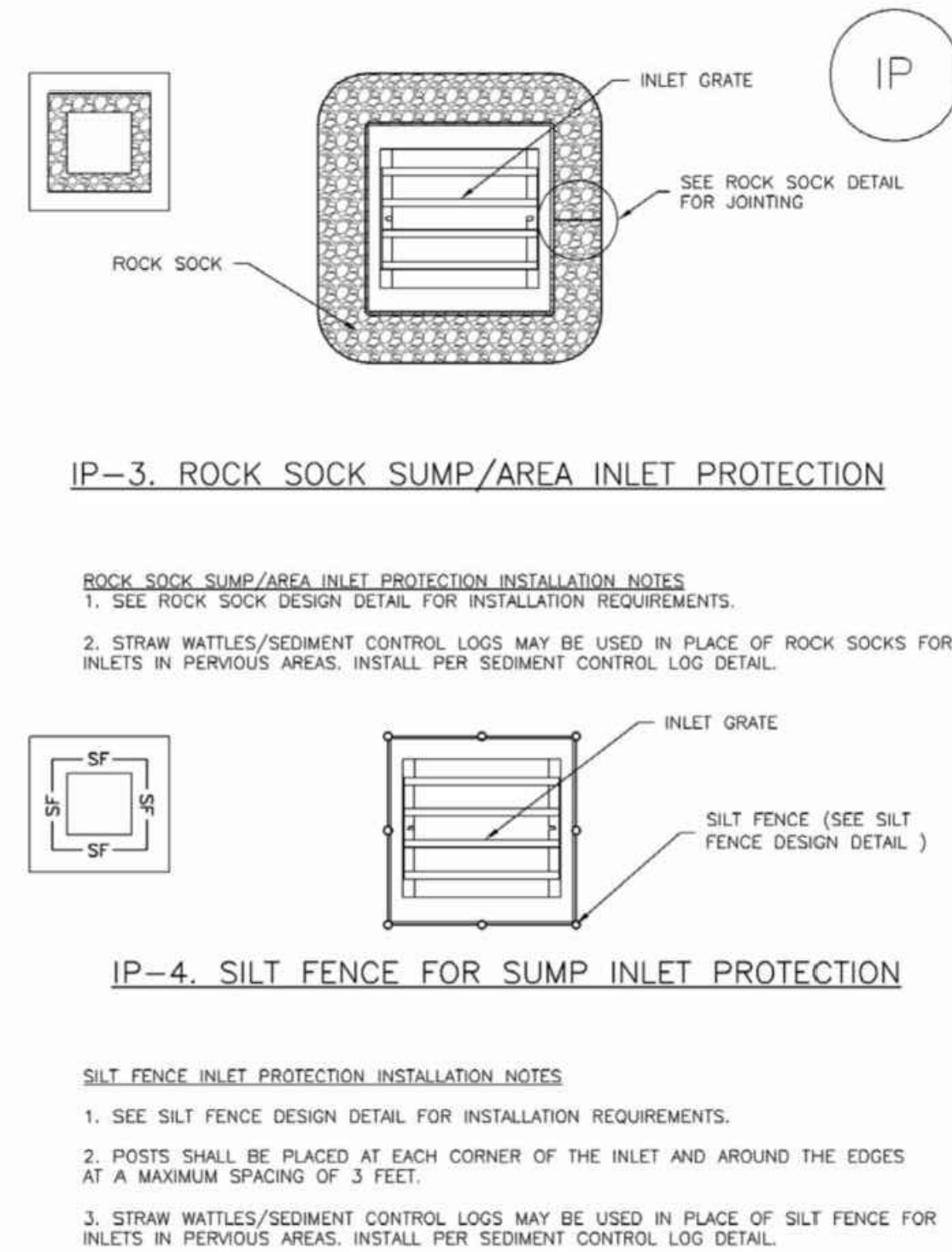
SC-1



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

Inlet Protection (IP)

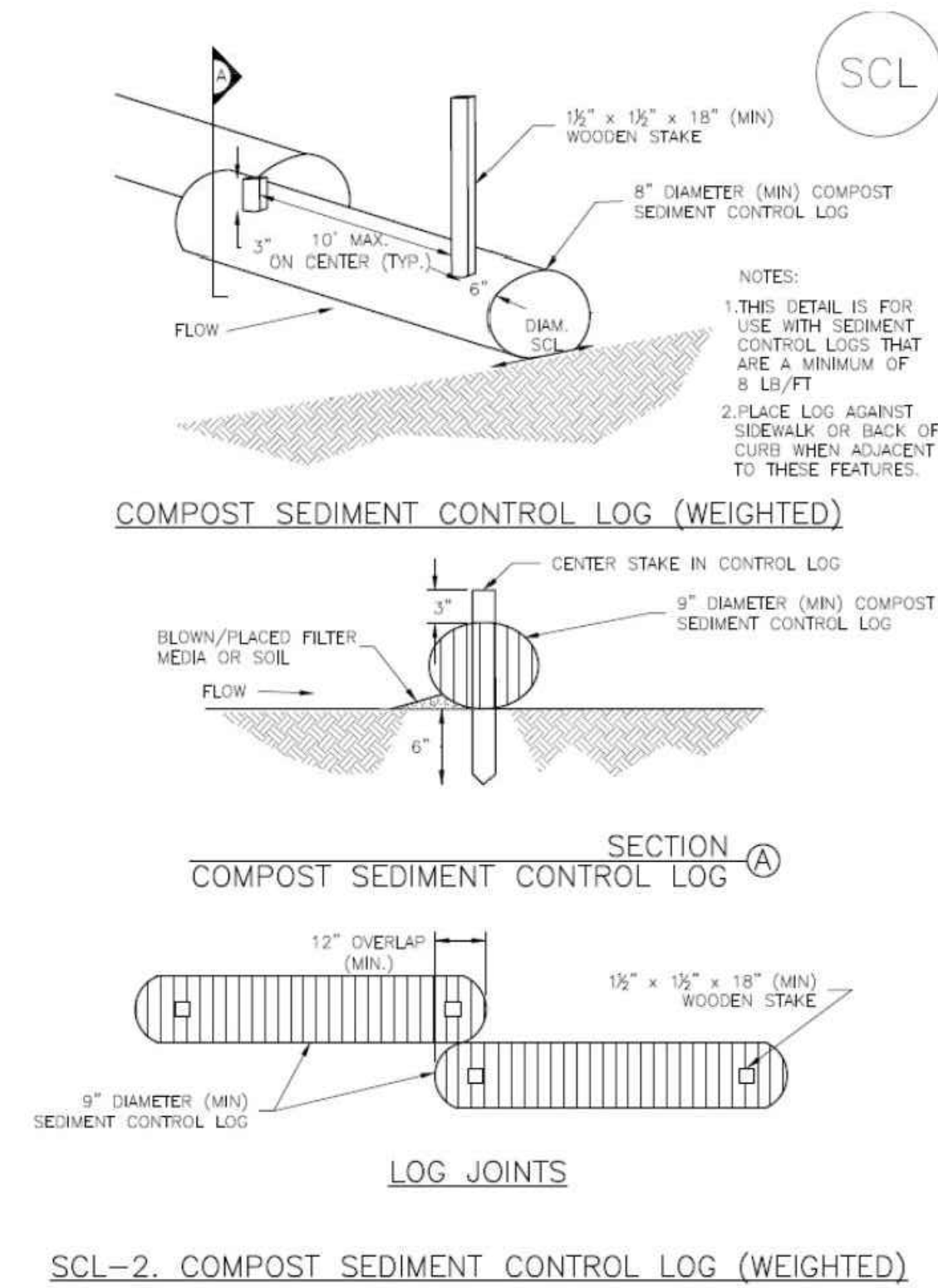
SC-6



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

SC-2

Sediment Control Log (SCL)



SC-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF INLET PROTECTION,
-TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(NOTE: ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

SC-2

Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADE/GRADIENT LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

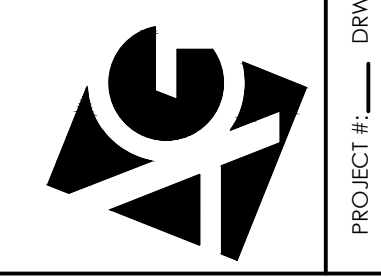
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SCL-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

SUBMITTALS:
1. ILLINOIS SUBMITTAL 10.18.2024
2. MISSOURI SUBMITTAL 02.21.2025
3. IOWA SUBMITTAL 06.17.2025
ISSUED FOR CONSTRUCTION
02-24-2024

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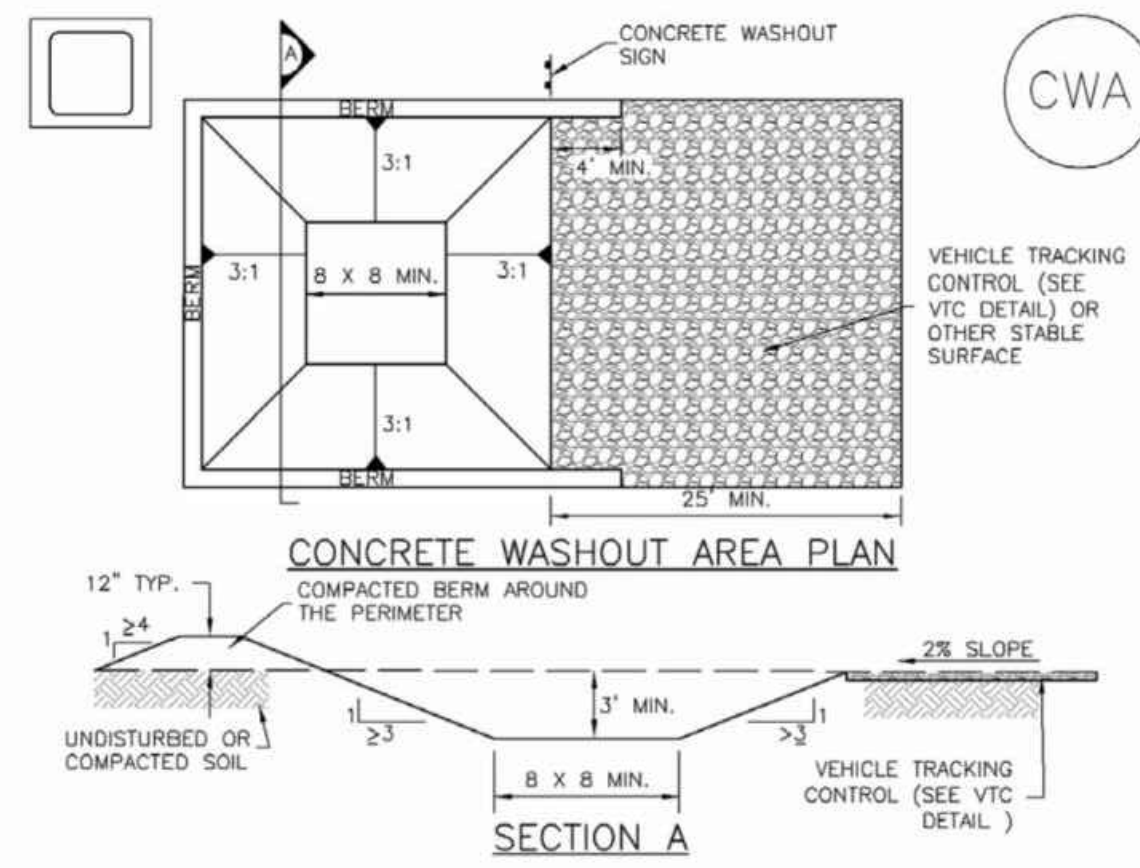


EROSION CONTROL DETAILS
 LEYDEN ROCK COMMUNITY IMPROVEMENTS
 LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO
 SHEET:
C104



Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

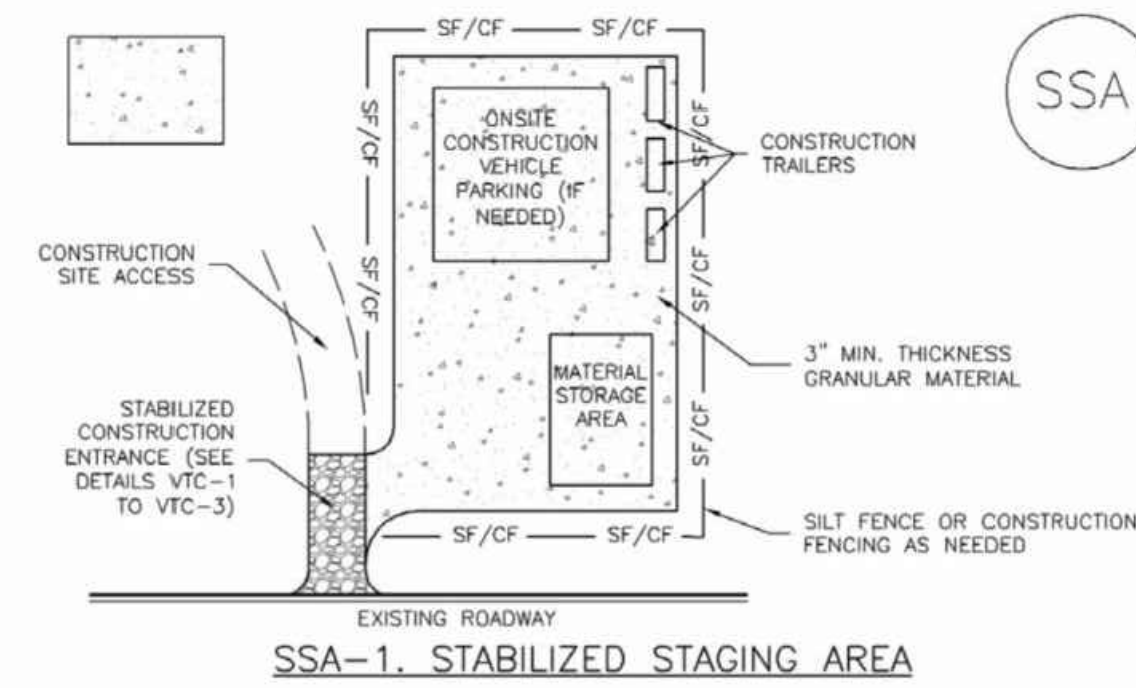
CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

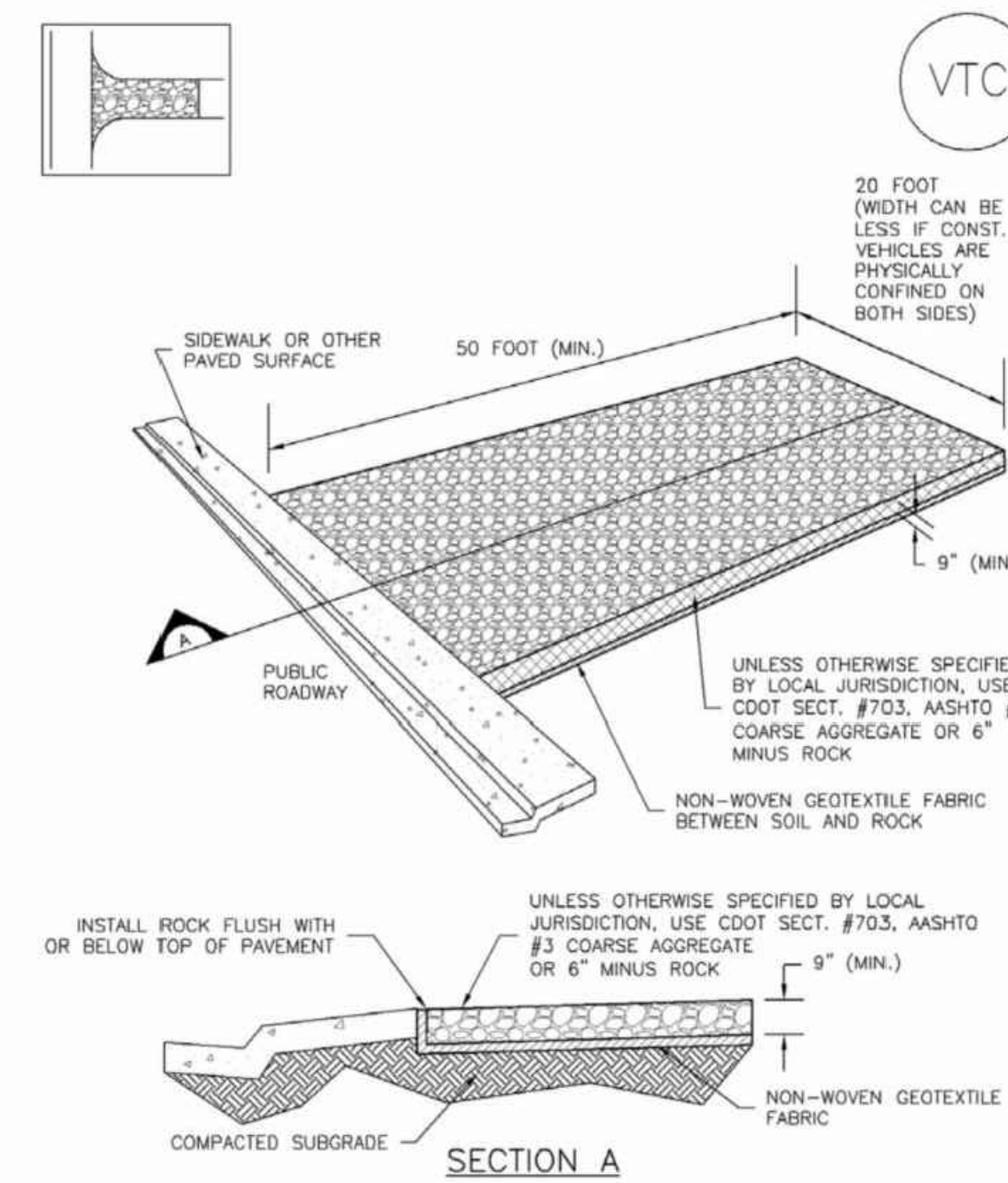
STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



EROSION CONTROL DETAILS

LEYDEN ROCK COMMUNITY IMPROVEMENTS
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

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PROJECT #:
DRAWN BY:
CHECKED BY:
DATE:

DESIGN DATA

ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2018 EDITION AND CITY OF ARVADA MUNICIPAL CODE LOCAL AMENDMENTS.

WIND:
136 MPH ULTIMATE (3 SEC. GUST)
EXP. C

MINIMUM FROST DEPTH: 36 INCHES

SOIL AND SUBGRADE VALUES (PER GEOTECHNICAL REPORT):
AT-REST = 60 PCF
PASSIVE = 270 PCF
COEFFICIENT OF FRICTION = 0.31
ALLOWABLE BEARING PRESSURE = 2500 PSF

SEE GEOTECHNICAL EVALUATION 24-3042B BY GROUND ENGINEERING FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SLACKLINE LIVE LOAD: 3,500 LB LATERAL LOAD AT 6'-0" ABOVE FINISHED GRADE

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF ACI 318, ACI 304, AND ACI 315.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS WITH 2.5-4.5% ENTRAINED AIR AND TYPE II CEMENT UNLESS NOTED OTHERWISE.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B". ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
CONCRETE CAST AGAINST EARTH = 3 IN
CONCRETE EXPOSED TO EARTH OR WEATHER
#6 AND LARGER = 2 IN
#5 AND SMALLER & WWF = 1-1/2 IN
CONCRETE NOT EXPOSED TO EARTH OR WEATHER NOR CAST AGAINST EARTH:
SLAB AND WALL = 3/4 IN
BEAMS AND COLUMNS = 1-1/2 IN
5. WHEN PARALLEL REINFORCING BARS ARE PLACED IN LAYERS OF TWO OR MORE, THE CLEAR SPACING BETWEEN LAYERS SHALL BE AT LEAST 1".
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE UNLESS NOTED OTHERWISE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
7. HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS.
8. USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHORS SHALL BE PER ICBO & MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.
9. COLUMN BASE PLATES SHALL BE PLACED WITH SETTING TEMPLATES.
10. PLACE (2) #5 BARS (1 EACH FACE) WITH A 2'-0" PROJECTION ON ALL SIDES AND DIAGONALLY ACROSS CORNERS OF ALL OPENINGS LARGER THAN 12" SQUARE IN CONCRETE SLABS AND WALLS, UNLESS NOTED OTHERWISE.
11. MAKE ALL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING.
12. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT.
13. THE CONTRACTOR SHALL ALLOW FOR AND COORDINATE A VISUAL INSPECTION BY THE STRUCTURAL ENGINEER, OR OWNER'S TESTING AGENCY, OF ALL REINFORCING AND OTHER EMBEDDED ELEMENTS PRIOR TO PLACEMENT OF ASSOCIATED CONCRETE.
14. CAST IN ANCHOR BOLTS SHALL BE ASTM F-1554 GR. 55.
15. CONCRETE SURFACES TO RECEIVE CLASS C FINISH. CONCRETE SURFACE RECEIVING STONE VENEER SHALL HAVE CLASS B FINISH.

CONTRACTOR RESPONSIBILITY DURING CONSTRUCTION

1. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR THE STABILITY OF ALL EXISTING AND PROPOSED STRUCTURES DURING ALL PHASES OF CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION OPERATIONS SUCH AS DEMOLITION, EXCAVATION, AND STEEL ERECTION.
2. ALL TEMPORARY FORMWORK, FALSEWORK, BRACING, EXCAVATION SHORING, OR OTHER MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SHEET INDEX

S-1 STRUCTURAL GENERAL NOTES
S-2 SHADE FOUNDATION DETAILS



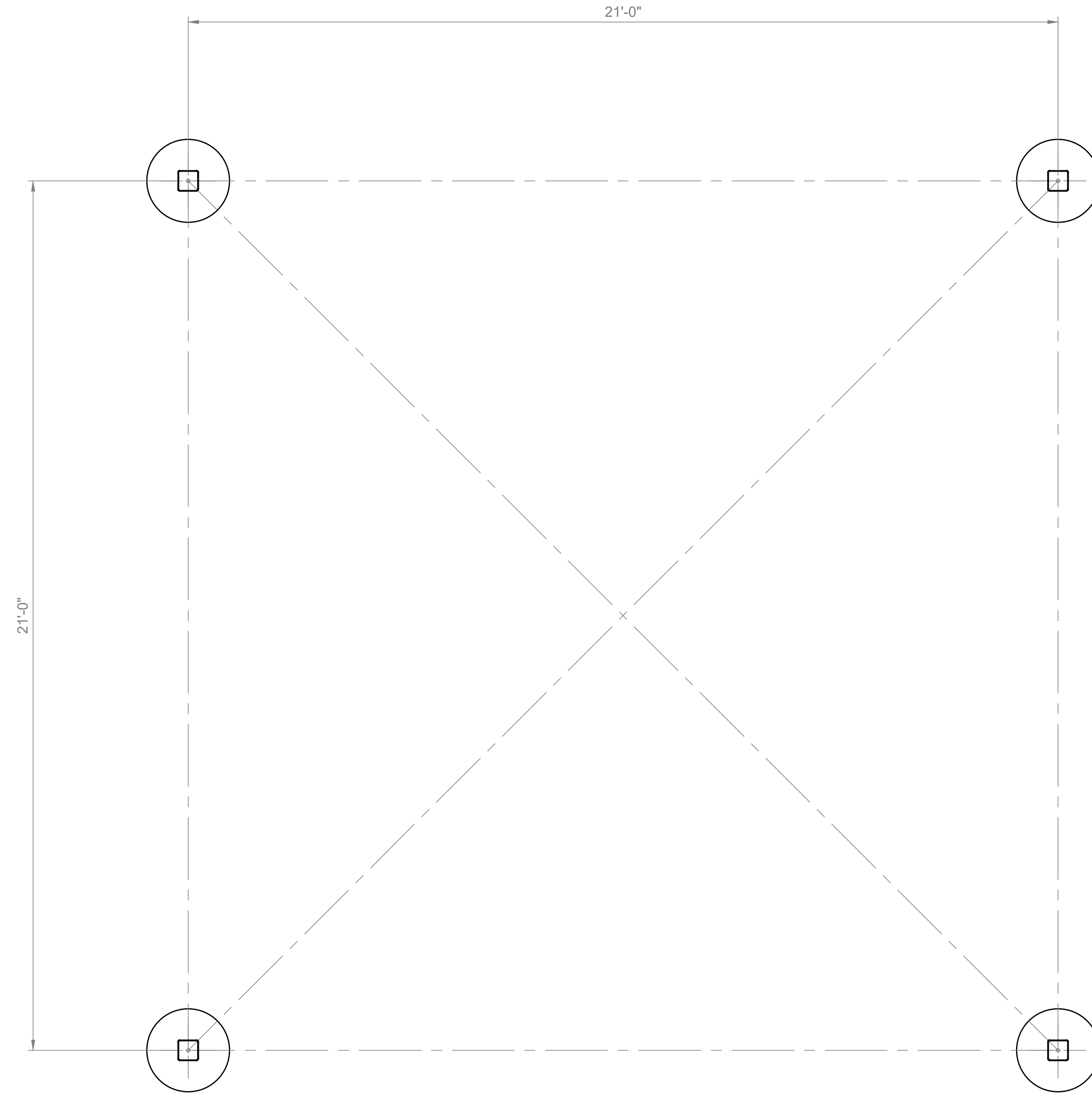
SUBMITTALS:
1ST CITY SUBMITTAL 10.18.2024
2ND CITY SUBMITTAL 2.21.2025
3RD CITY SUBMITTAL 4.30.2025
ISSUED FOR CONSTRUCTION
02-04-2024

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5881 south delframe street
littleton, colorado 80127
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www.architerragroup.com

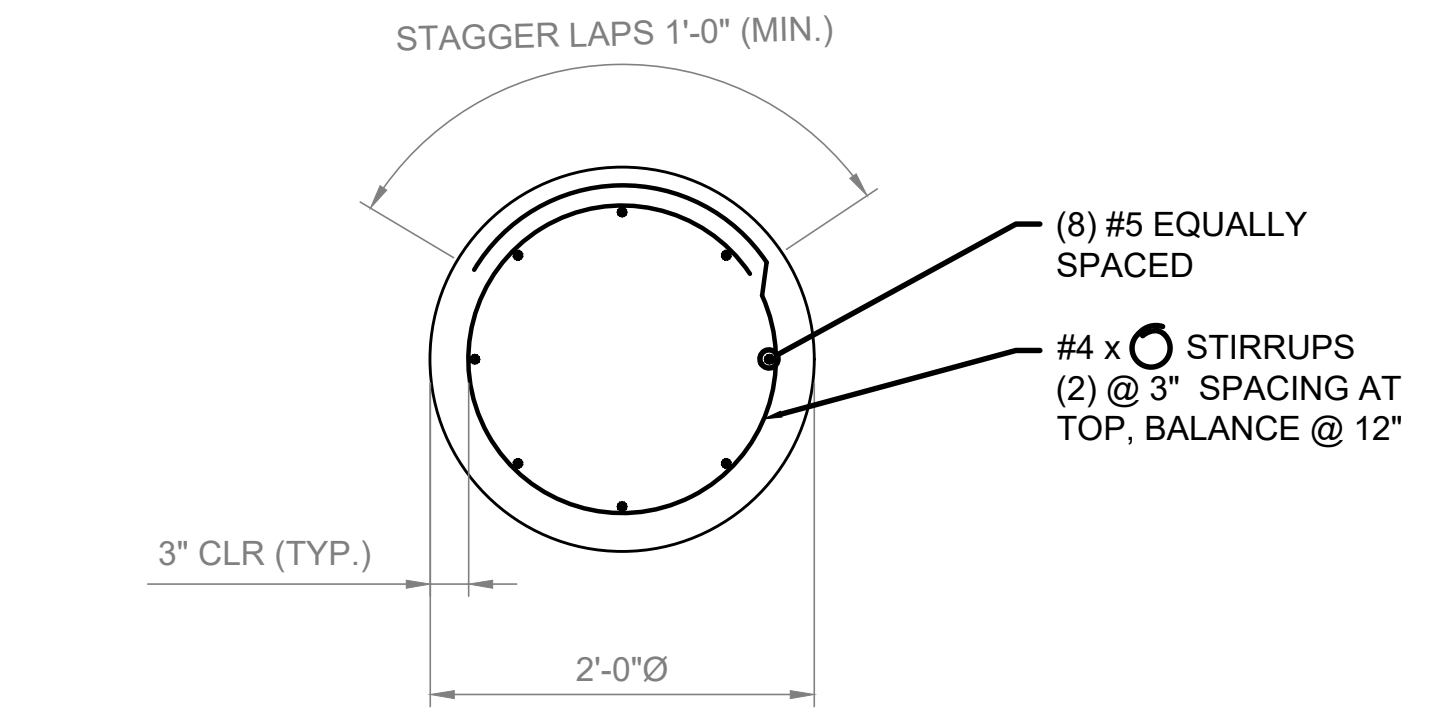


STRUCTURAL GENERAL NOTES
LEYDEN ROCK
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

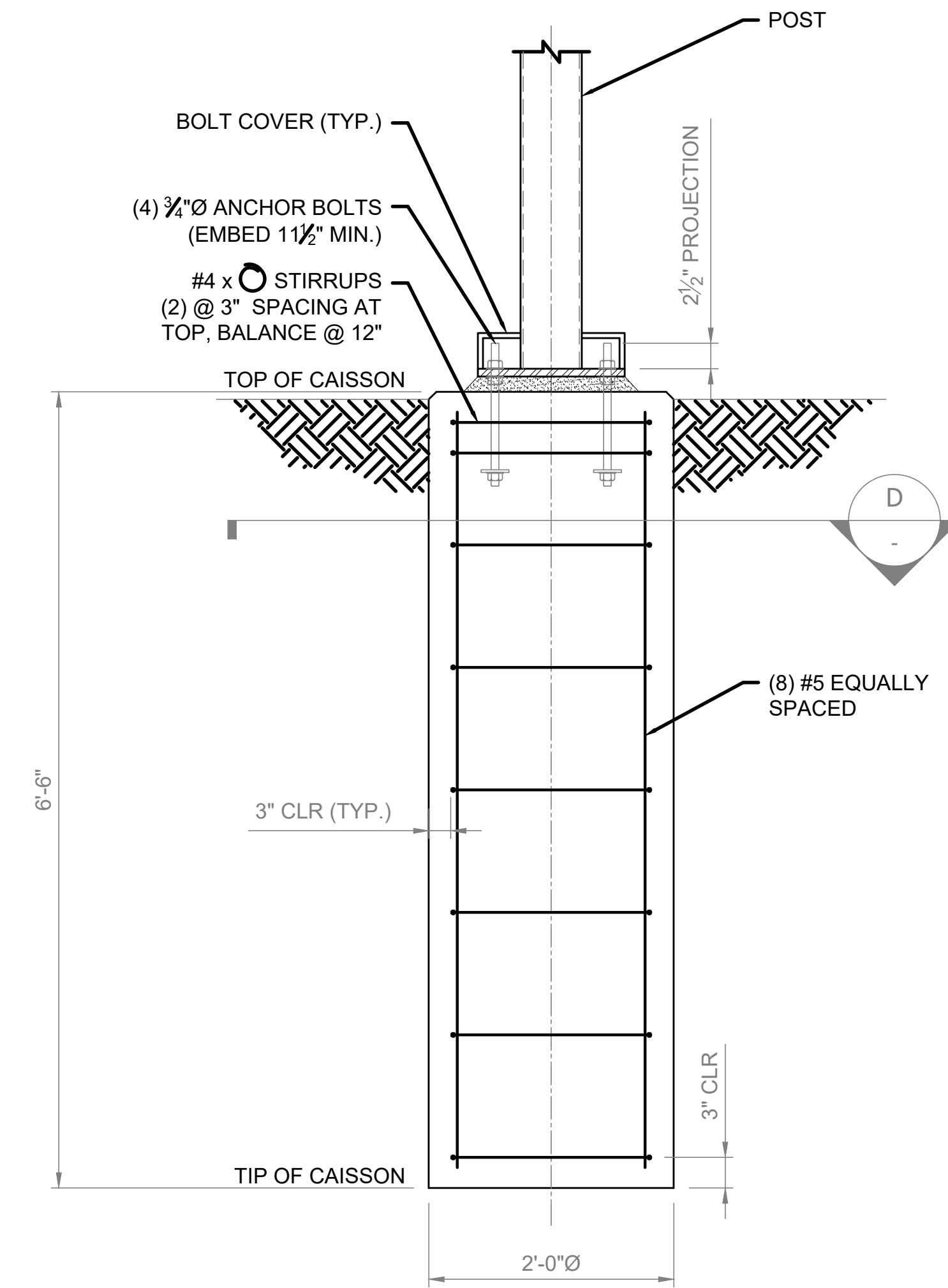
SHEET:
S-1



C SHADE STRUCTURE FOUNDATION PLAN
Scale: 1/2" = 1'-0"



D TYPICAL SHADE STRUCTURE CAISSON PLAN
Scale: 1" = 1'-0"



E TYPICAL SHADE STRUCTURE CAISSON PLAN
Scale: 1" = 1'-0"

SUBMITTALS:
1ST CITY SUBMITTAL 10.18.2024
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PROJECT #: 2022 DRAWN BY: ASG DATE: 06.30.24 CHD BY: LMD



SHADE FOUNDATION DETAILS
LEYDEN ROCK
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
S-2

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1806-SAM-PRS IV/ MPR SERIES NOZZLE	POPUF SPRAY HEAD	3
	RAIN BIRD	1806-SAM-PRS IV/ MPR SST & CORNER NOZZLE	POPUF SPRAY HEAD	3
	RAIN BIRD	1812 SAM PRS IV/ MPR SERIES NOZZLE	HI-POP SPRAY HEAD	2
	RAIN BIRD	1812 SAM-PRS IV/ MPR SST & CORNER NOZZLE	HI-POP SPRAY HEAD	2
	RAIN BIRD	F4-55 IV # NOZZLE	GEAR DRIVEN ROTOR	4
	RAIN BIRD	F4-55 IV # NOZZLE	GEAR DRIVEN ROTOR	4
	RAIN BIRD	RWS-B-C-1402 (3 PER TREE) IV/ RWS-SOCK	ROOT WATERING BUBBLER ASSEMBLY	5
	RAIN BIRD	EFB-CF SERIES	ELECTRIC CONTROL VALVE	1
		CLASS 200 BE	PVC LATERAL	6
		CLASS 160	PVC SLEEVING	7
	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
			EXISTING QUICK COUPLER	
			EXISTING VALVE CALLOUT	
			EXISTING CONTROL VALVE	
			EXISTING DRIP VALVE	
			EXISTING MAINLINE	
			EXISTING LATERAL LINE	
			EXISTING SLEEVING	
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	
			NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES	

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY ARCHITERRA. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE SEE ORIGINAL IRRIGATION PLANS PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A (SEE ORIGINAL IRRIGATION PLANS) NIGHT PER WEEK. (SEE ORIGINAL IRRIGATION PLANS) HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	1.98" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.89" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.74" PER WEEK PEAK SEASON (TWO SEASONS)

 NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
 NOTE: DENVER WATER WILL NOT ALLOW ANY GIVEN ZONE TO OPERATE MORE THAN THREE DAYS PER WEEK. CONTROLLER SHALL BE PROGRAMMED TO ALTERNATE ZONE OPERATION.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS. FOR INTERIOR MOUNTED BACKFLOW PREVENTER LOCATIONS, INSTALL ONE BOILER DRAIN VALVE DOWNSTREAM OF BACKFLOW PREVENTER.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN 'S' DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN 'L' OR 'R' DESIGNATION. INSTALL LOW FLOW 'SQ' SERIES NOZZLES WITH SQUARE SHORT RADIUS PATTERN WHERE INDICATED AT SPACING SHOWN. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. HIGH EFFICIENCY POPUP NOZZLES HAVE BEEN SELECTED FOR THEIR DISTRIBUTION UNIFORMITY AND FLOW CHARACTERISTICS. NO SUBSTITUTION WILL BE ALLOWED.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

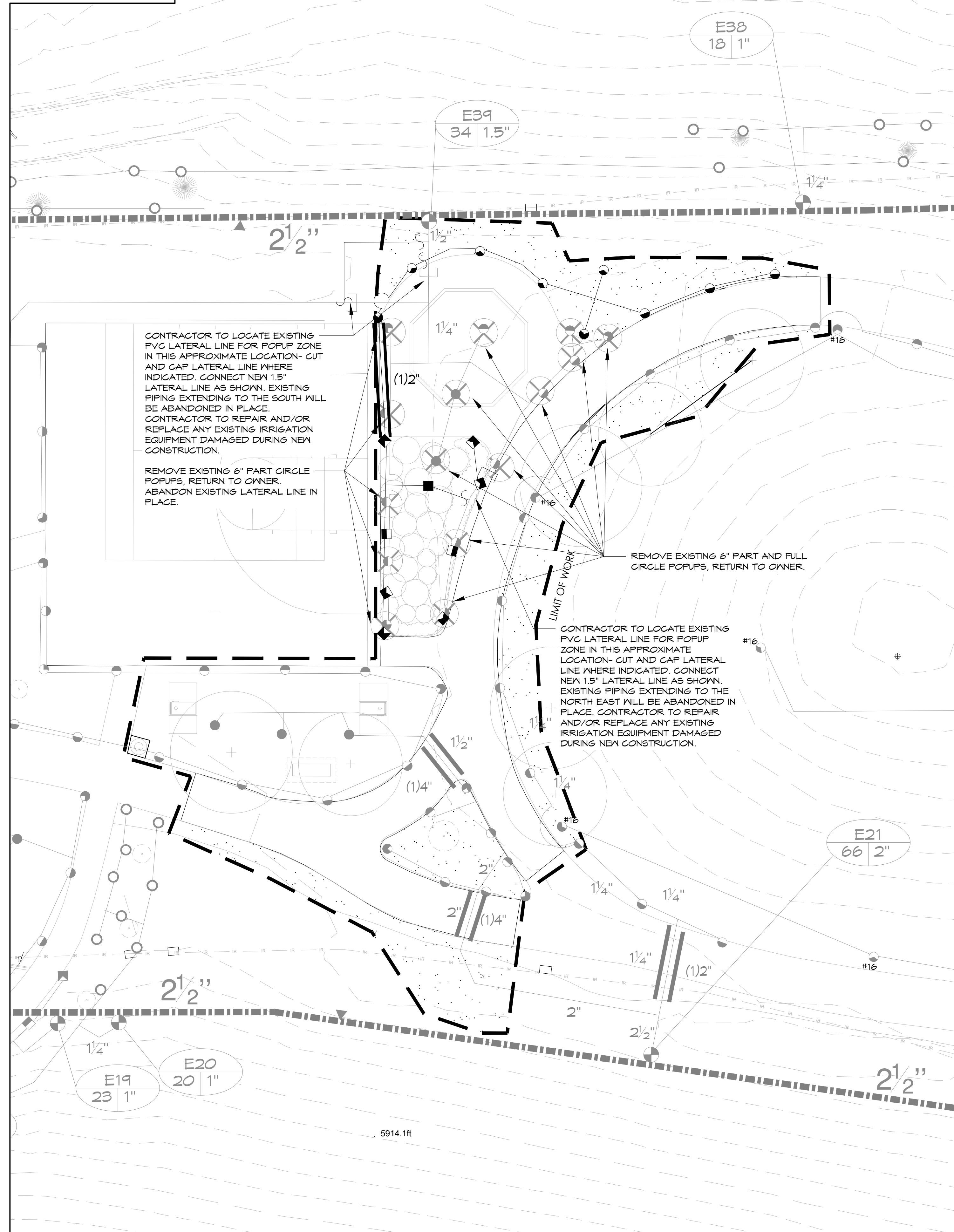
<u>SLEEVED PIPE SIZE/WIRE QUANTITY</u>	<u>REQUIRED SLEEVE SIZE & QUANTITY</u>
3/4" - 1 1/2" PIPING	2" FVC (1)
1 1/2" - 2" PIPING	4" FVC (1)
2 1/2" - 3" PIPING	6" FVC (1)
1-25 CONTROL WIRES	2" FVC (1)
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS, INCLUDING ANY REVISED SETS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. PLANS PREPARED FOR CITY SUBMITTAL MAY BE MARKED "ISSUE FOR CONSTRUCTION", BUT ARE NOT VALID WITHOUT CITY APPROVAL STAMP BELOW. IF NO STAMP IS PRESENT, CONFIRM NO CITY APPROVAL IS REQUIRED. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION AS REQUIRED BY THE CITY OR DISTRICT.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
- WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS*KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
- PRESSURE TESTING - CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
 - AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.
 - LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
 - LEAKS - DETECT AND REPAIR LEAKS.
 - RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
 - BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
 - PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.

DIRECTORY

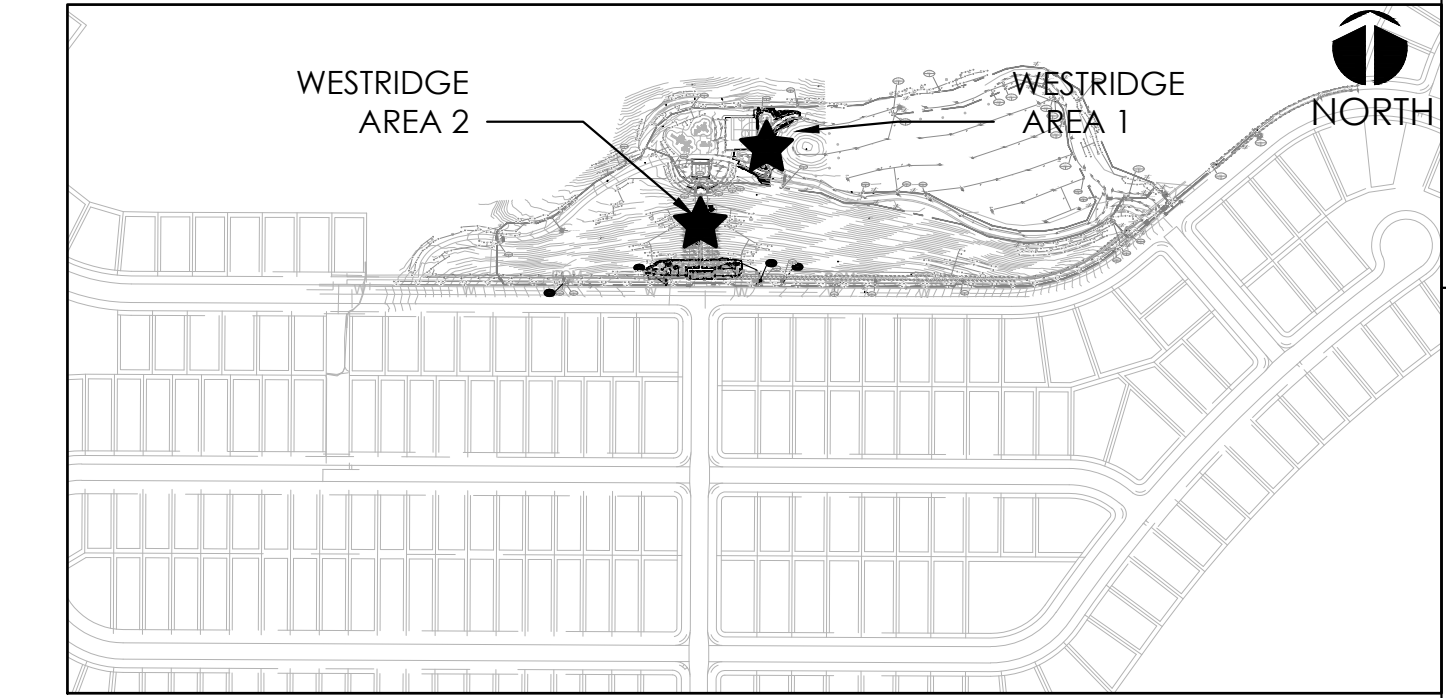
- IRRIGATION SCHEDULE
- IRRIGATION NOTES
- IRRIGATION PLANS
- IRRIGATION DETAILS

- IR-1
- IR-1
- IR-2 - IR-5
- IR-6

AREA 1



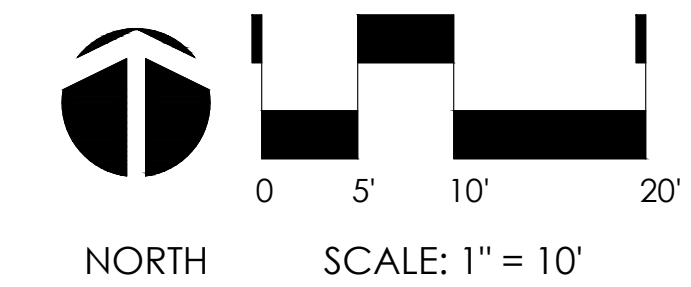
KEY MAP



⊗ DEMO: REMOVE AND RETURN TO OWNER.

EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.



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



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PROJECT # 2302 DRAWN BY: HAC DATE: 03.20.24 CHD BY: KJD

WESTRIDGE PARK
PLANTING PLAN

LEYDEN ROCK COMMUNITY IMPROVEMENTS
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
IR-4

10/18/2024
2ND CITY SUBMITTAL 2/21/2025
ISSUED FOR CONSTRUCTION
02-04-2024

DIRECTORY

IRRIGATION SCHEDULE

IRRIGATION NOTES

IRRIGATION PLANS

IRRIGATION DETAILS

IR-1

IR-1

IR-2 - IR-5

IR-6



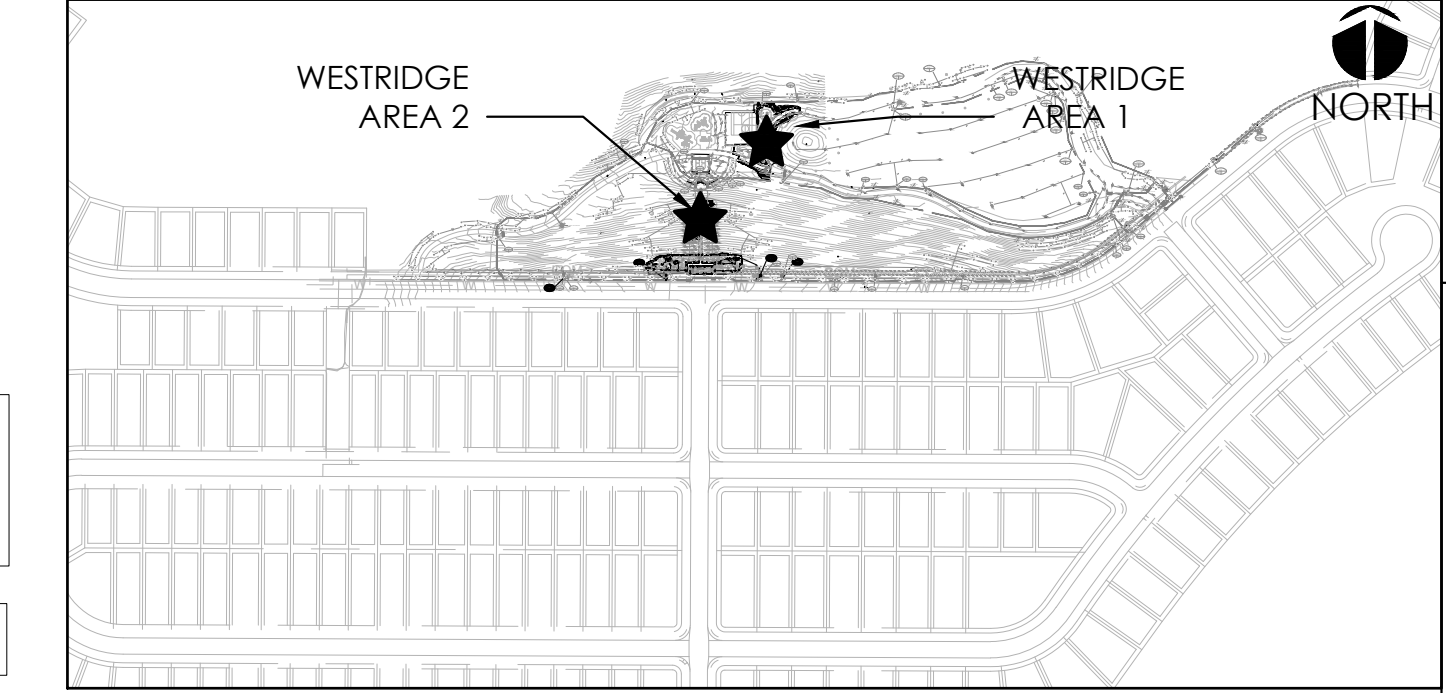
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KDI

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KEY MAP



SUBMITTALS:
1st CITY SUBMITTAL 10-18-2024
2nd CITY SUBMITTAL 2-21-2025
ISSUED FOR CONSTRUCTION
02-04-2024

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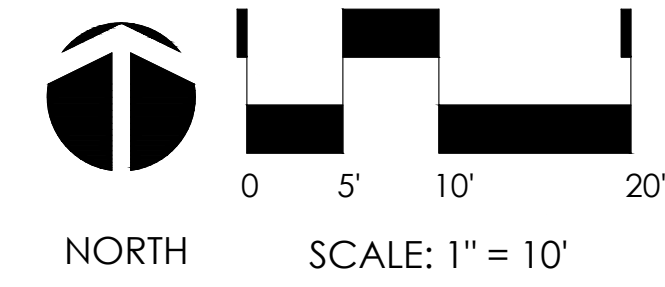
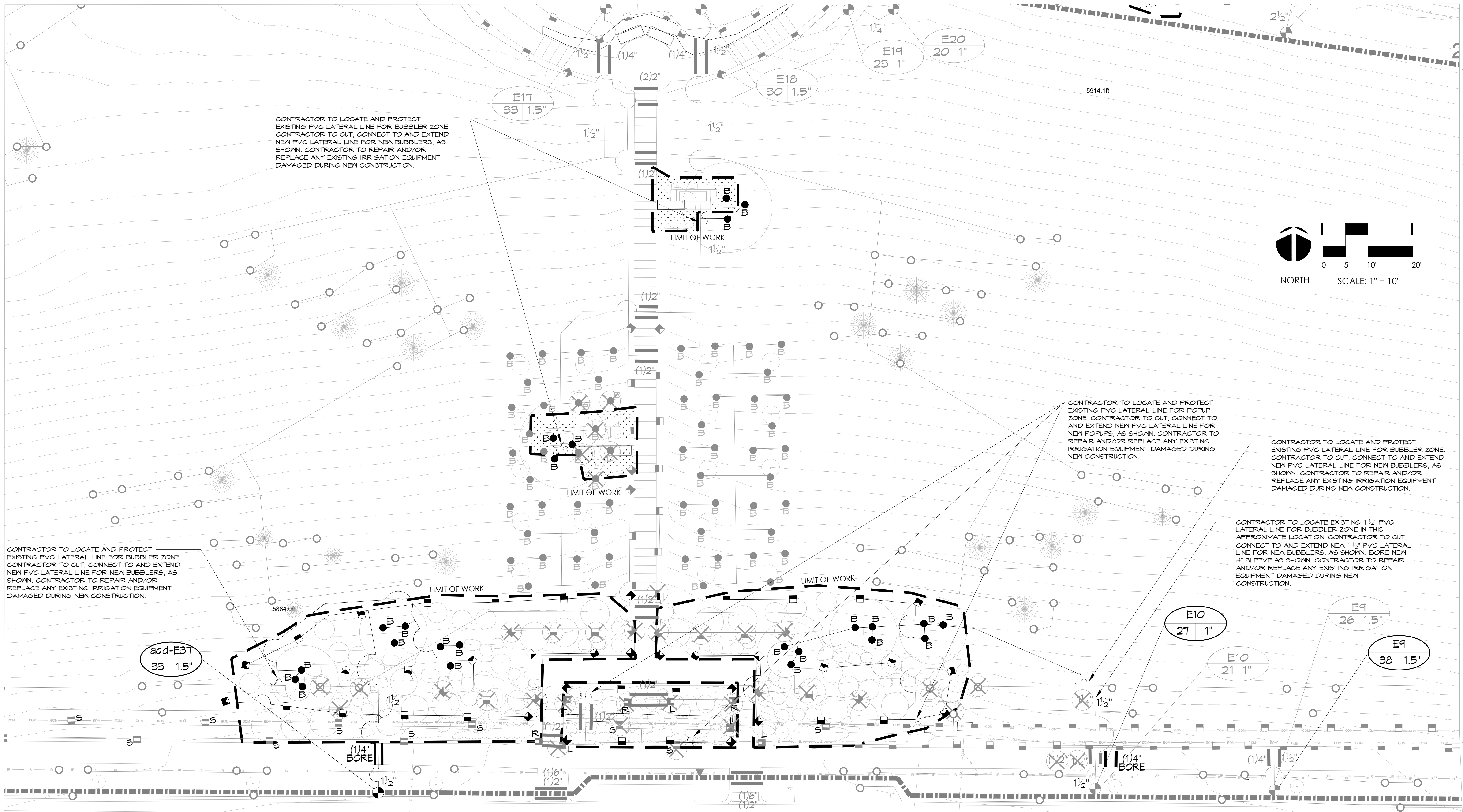
PROJECT # 2302 DRAWN BY: HAC DATE: 03-20-24 CHD BY: KJD

SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.

EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

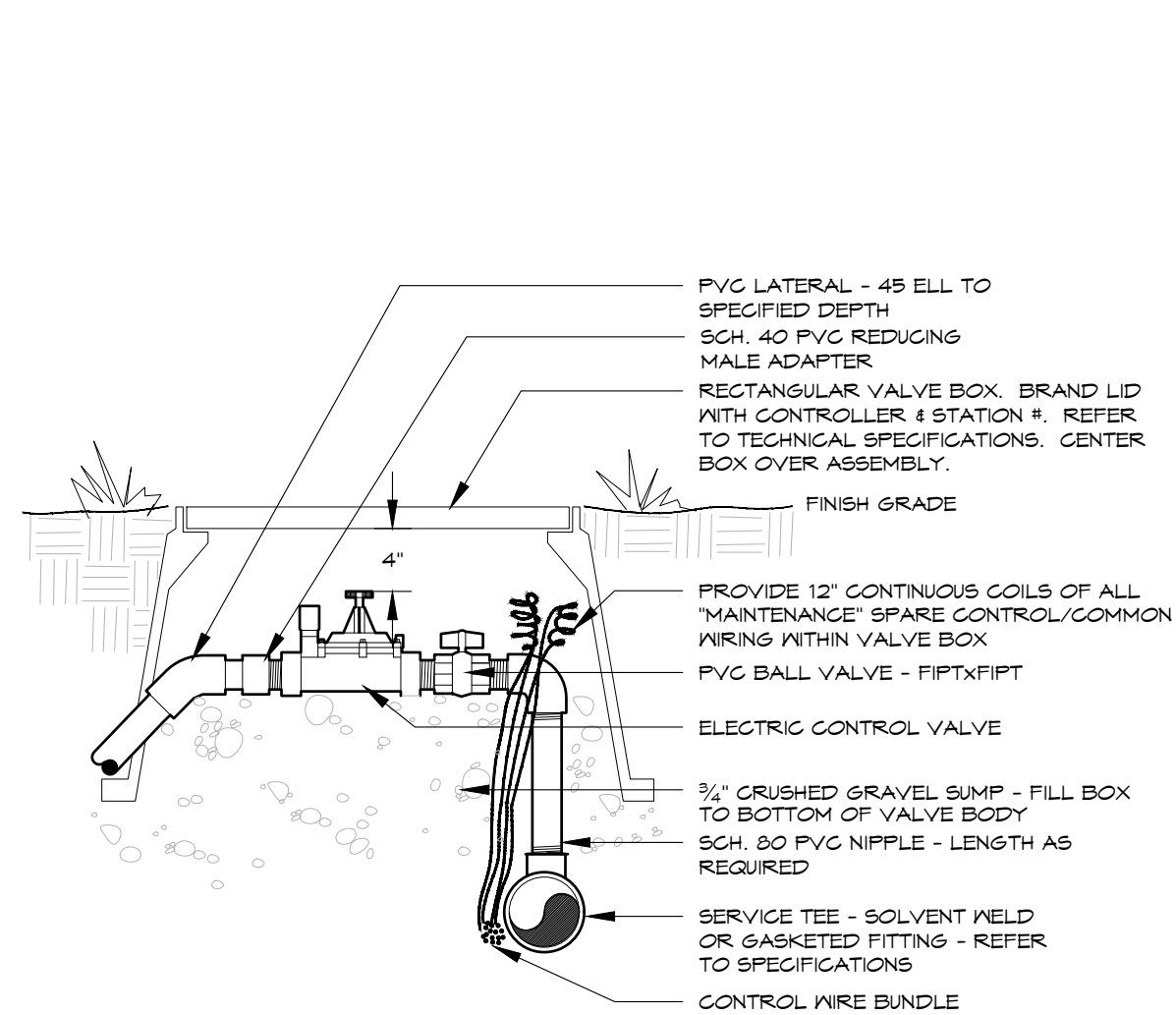
⊗ DEMO: REMOVE AND RETURN TO OWNER.

AREA 2



WESTRIDGE PARK
PLANTING PLAN
LEYDEN ROCK COMMUNITY IMPROVEMENTS
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
IR-5

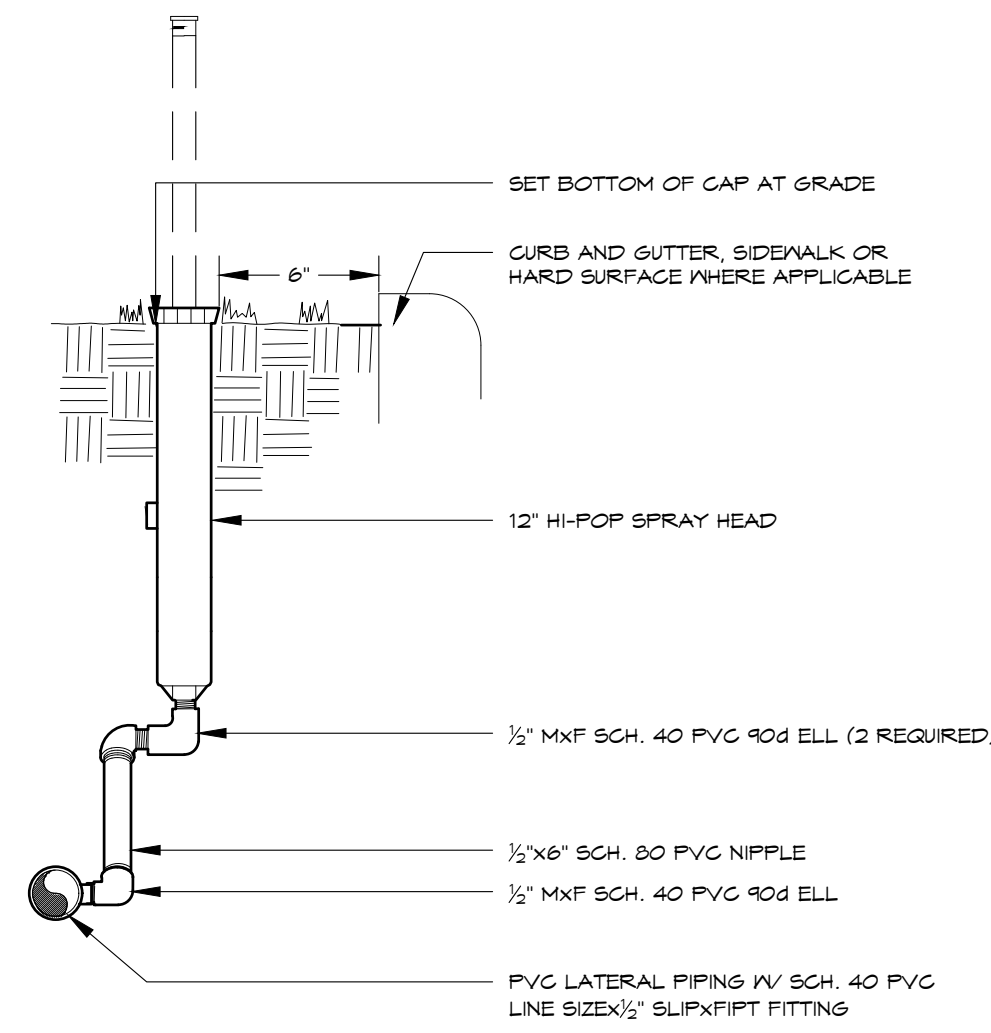


NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE

24V - PVC Lateral

1

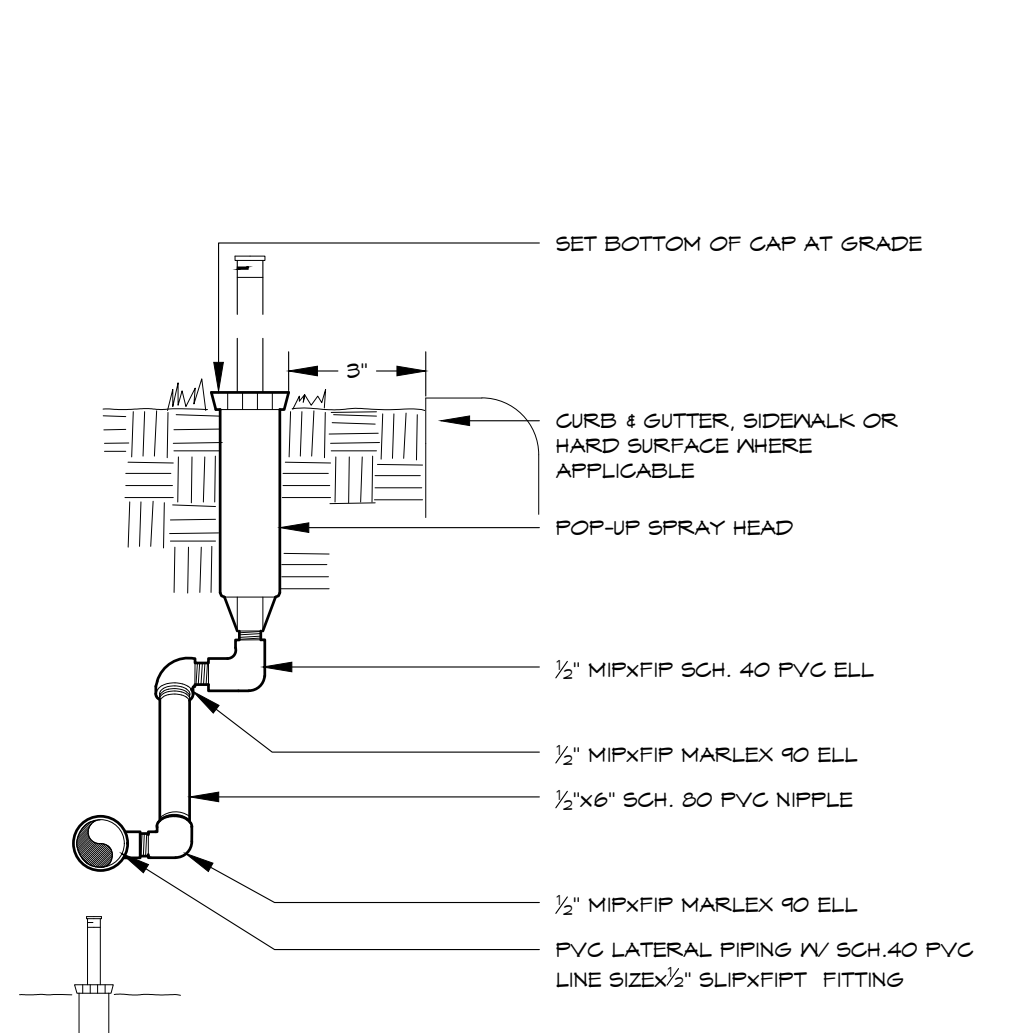


NOTE:
• SET HEAD PERPENDICULAR TO FINISH GRADE SWING.
• JOINT ASSEMBLY SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
• APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD

SWING JOINT - PVC

2

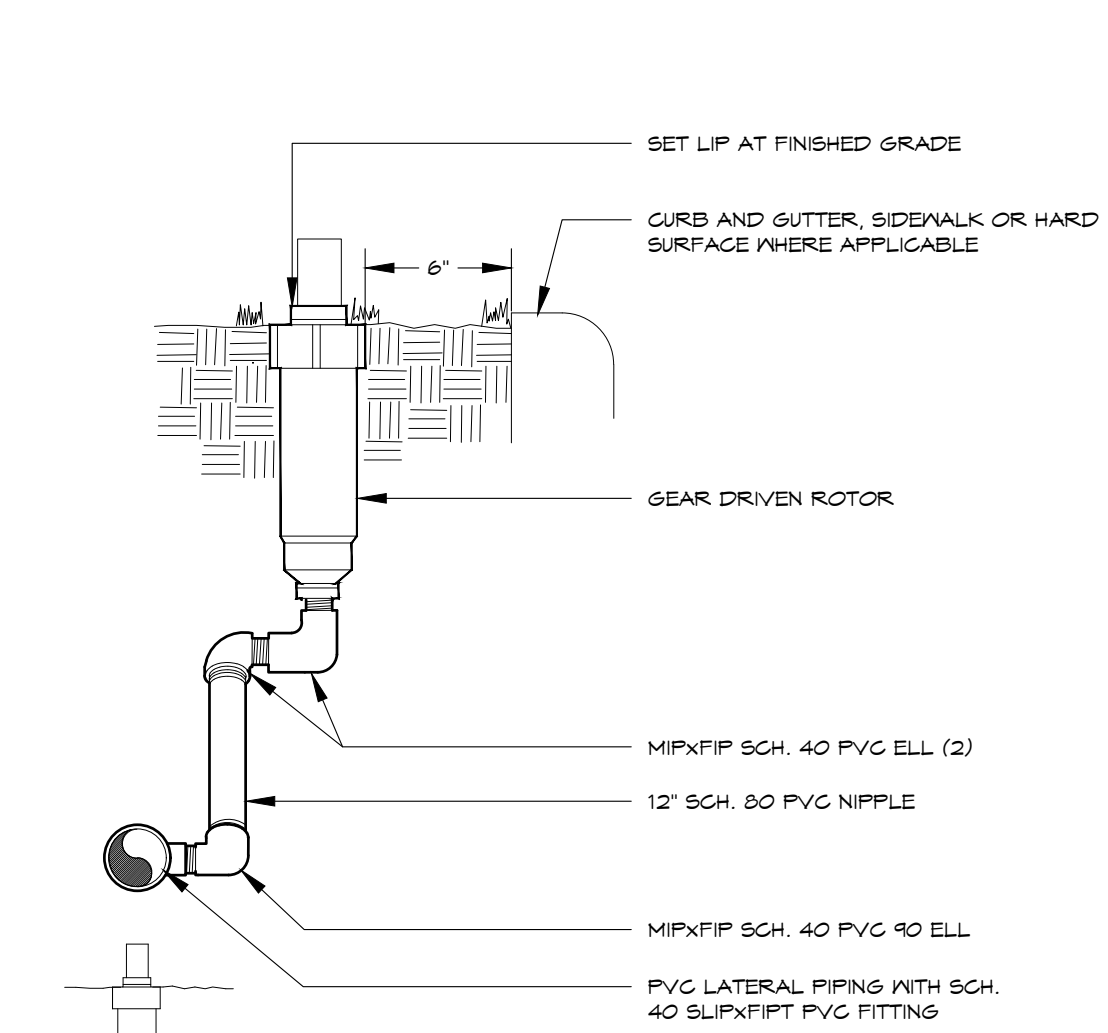


NOTE:
• SET HEAD PERPENDICULAR TO FINISH GRADE.
• APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
• PRE-ASSEMBLED SWING JOINTS AS MANUFACTURED BY RAIN BIRD AND HUNTER ARE ACCEPTABLE.

POP-UP SPRAY HEAD

SWING JOINT - PVC

3

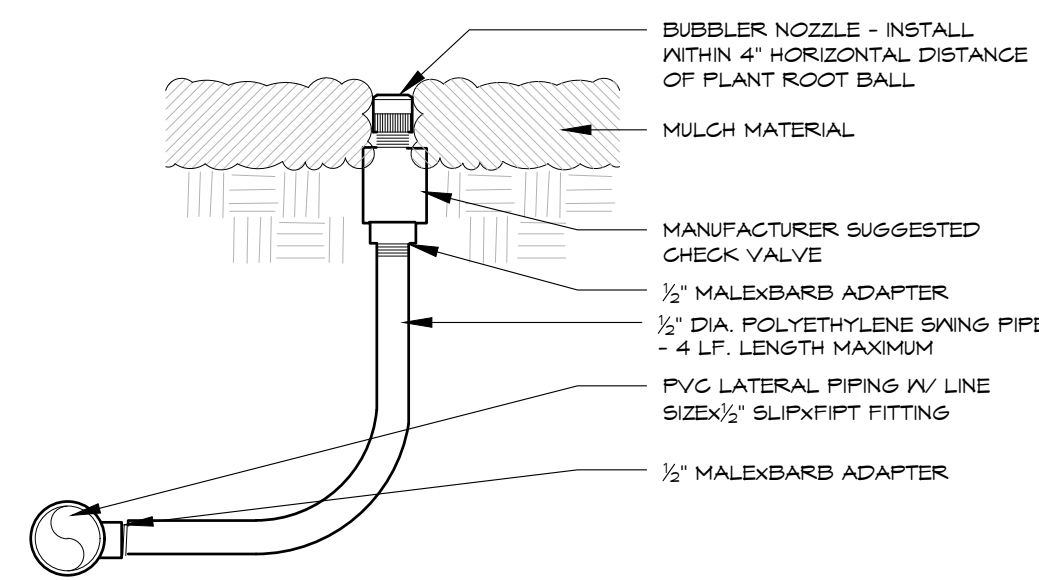


NOTE:
• DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
• SET ROTOR PERPENDICULAR TO FINISH GRADE.
• APPLY TEFLON TAPE TO ALL PVC MALE THREADED FITTINGS.

GEAR DRIVEN ROTOR

SWING JOINT - PVC

4

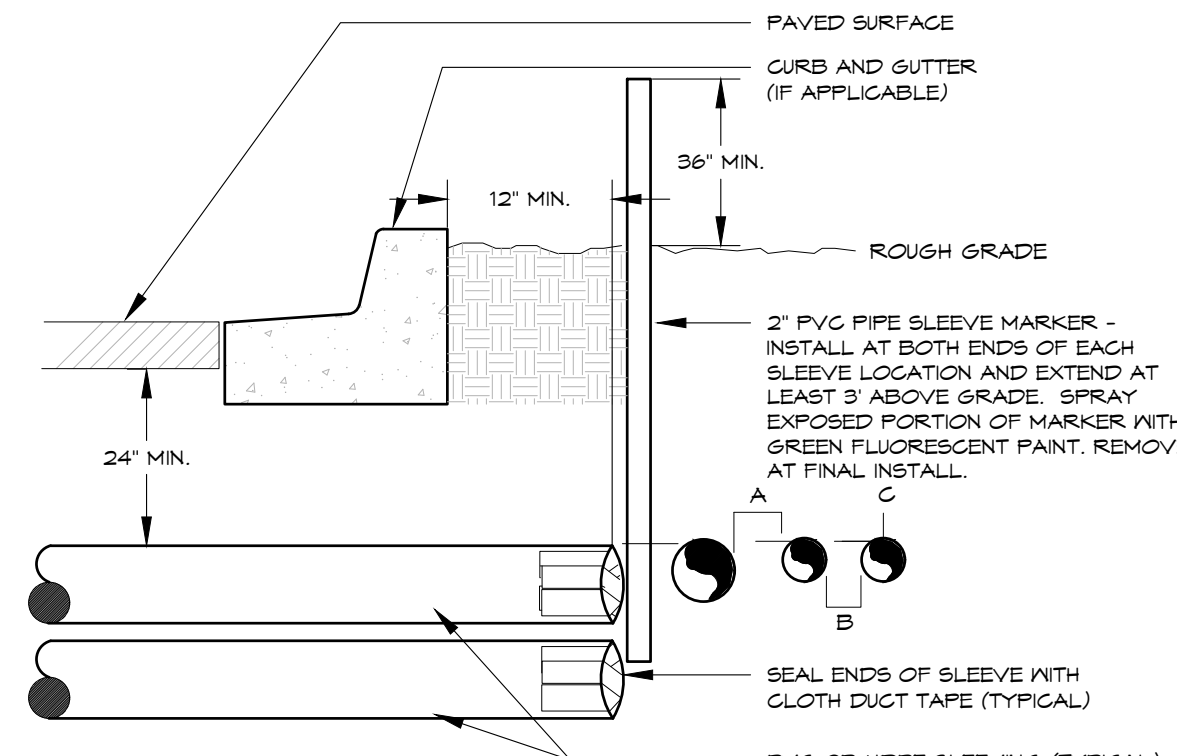


NOTE:
• SET BUBBLER(S) ON UPHILL SIDE OF ROOT BALL WHERE TREES PLANTED ON SLOPES EQUAL TO OR GREATER THAN 4 TO 1.
• APPLY TEFLON TAPE TO ALL MIP FITTINGS

BUBBLER

WITH CHECK VALVE - PVC

5

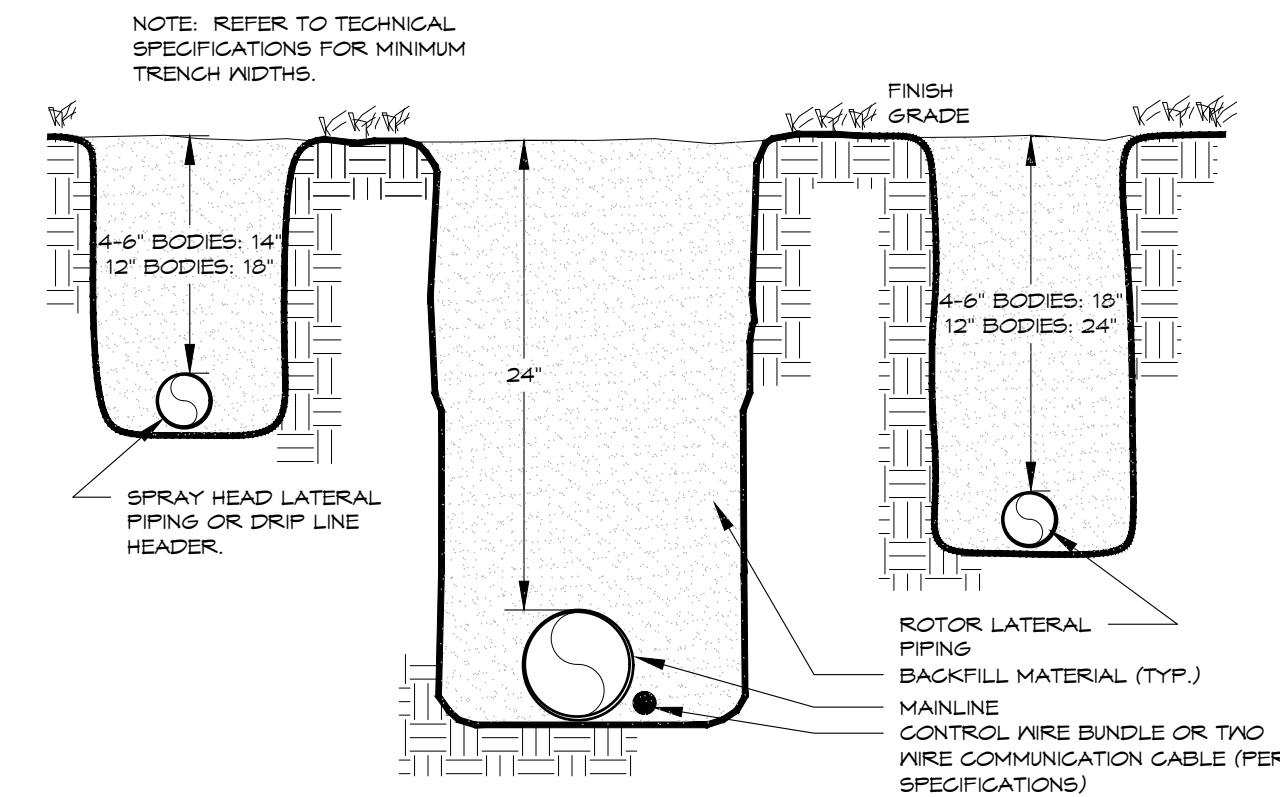


NOTE:
• ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
• INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
• CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
• SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
• AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

IRRIGATION SLEEVING

TYPICAL

6



TRENCH

24" MAINLINE

7

DIRECTORY
IRRIGATION SCHEDULE
IRRIGATION NOTES
IRRIGATION PLANS
IRRIGATION DETAILS

IR-1
IR-1
IR-2 - IR-5
IR-6

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

HydroSystems KDI
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IRRIGATION DETAILS

LEYDEN ROCK COMMUNITY IMPROVEMENTS
LEYDEN ROCK METROPOLITAN DISTRICT, COLORADO

SHEET:
IR-6

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PROJECT # 2302 DRAWN BY: HAC DATE: 03/20/24 CHD BY: KJD

SUBMITTALS:
1st CITY SUBMITTAL 10-18-2024
2ND CITY SUBMITTAL 2/21/2025
ISSUED FOR CONSTRUCTION
02-04-2024