

PARCEL L, LOT 5, FILING NO.1,
CASE #: PUPD-000530-2024

KING SOOPERS, INC.
65 TEJON ST
DENVER, CO 80223
TEL: (303) 778-3120
CONTACT: REBECCA MULLENIX

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
CONTACT: JOE PARK, PE

NAOS
4949 S SYRACUSE STREET, SUITE 460
DENVER, CO 80237
TEL: (303) 759-5777
CONTACT: MARC BREETZ

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
CONTACT: JON ROMERO, PLA

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS CO 80920
TEL: (719) 900-7220
CONTACT: BRIAN DENNIS, PLS

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
CONTACT: JIM GALLOWAY

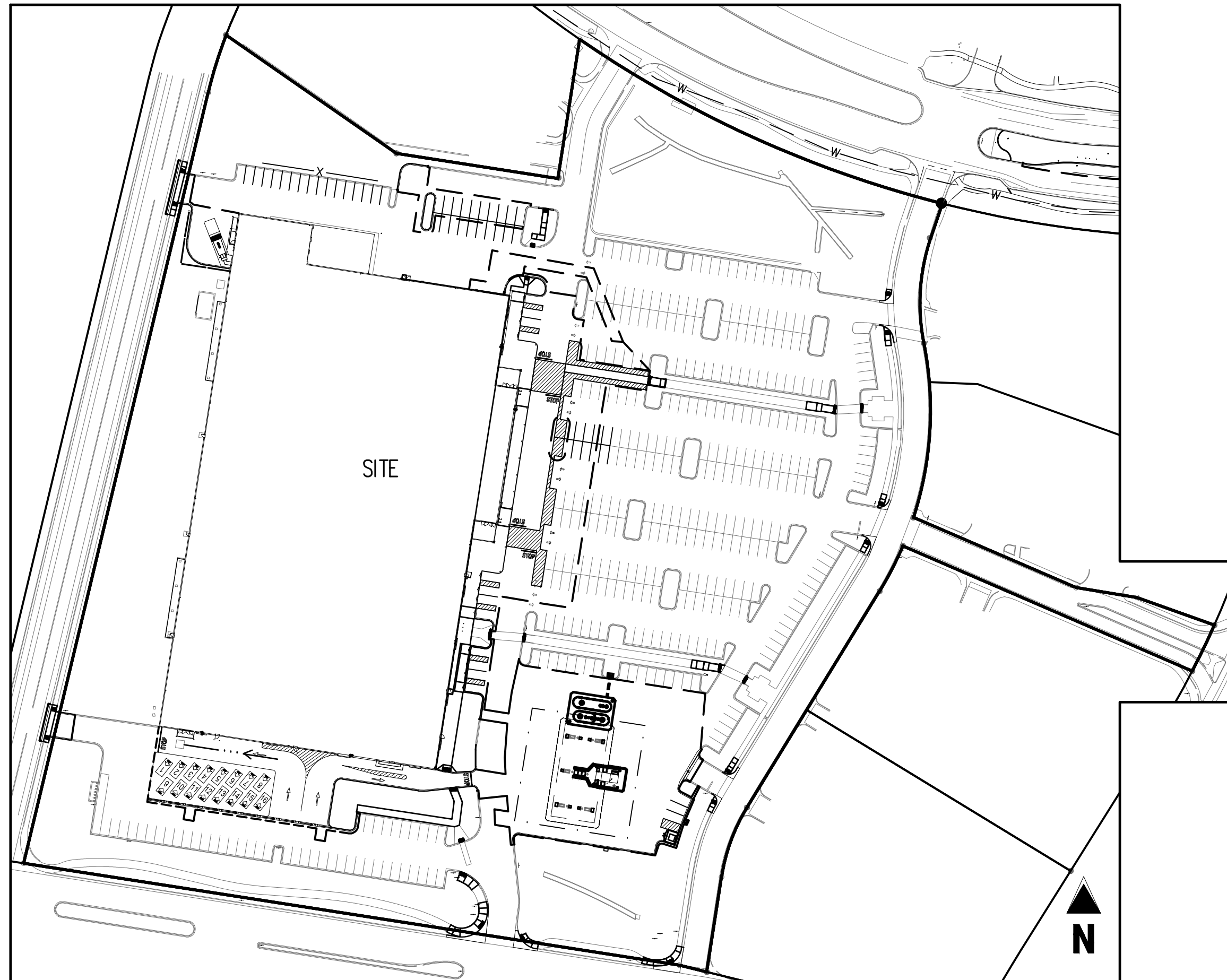
PARKING REDUCTION REQUEST: 613 SPACES REQUIRED,
421 STANDARD PARKING SPACES PROPOSED

SITE DATA TABLE			
	REQUIRED	EXISTING ¹	PROPOSED
ZONING		PCZD/C	PCZD/C
TOTAL SITE AREA	588,290	588,290	588,290
SITE COVERAGE	70% MAX/SQFT MAX	74.3%	68.0%
PARKING		83,268	72,844
BUILDING		151,507	139,613
DRIVEWAY		202,515	187,455
TOTAL:	411,803	437,290	399,912
LANDSCAPE COVERAGE	30% MAX/SQFT MAX	25.7%	32.0%
LANDSCAPE AREA	176,487	150,992	163,127
HARDSCAPE AREA		INCLUDED IN THE DRIVEWAY EST.	25,251
TOTAL:		150,992	188,378
BUILDING HEIGHT	35' MAX.	33'-4"	33'-4"
SETBACKS			
NORTH	50' MIN.	82'	82'
WEST	40' MIN.	57'	57'
SOUTH	50' MIN.	108'	152'
EAST (MCCASLIN PKWY)	50' MIN.	718'	718'
EAST (INTERNAL DRIVE)	10' MIN.	293'	296'
PARKING SPACES			
STANDARD	4.5/1000 SQFT = 613	502	421
ACCESSIBLE		12	12
EV. INSTALLED (LEVEL 3 DC OR BETTER)	20% OF FUELING LOCATIONS	N/A	2
BYCICLE	1/20 PARKING SPACES	26	23
PARKING SETBACKS			
NORTH	25' MIN.	34'	34'
WEST	15' MIN.	44'	44'
SOUTH	25' MIN.	40'	40'
EAST (MCCASLIN PKWY)	25' MIN.	363'	363'
EAST (INTERNAL DRIVE)	10' MIN.	24'	24'

¹VALUES ESTIMATED FROM PREVIOUS PUD AMENDMENTS AND SURVEY.

1. ARCHITECTURAL WAIVER REQUEST – PARAPET HEIGHT
 - PERMIT MAXIMUM BUILDING PARAPET HEIGHT TO BE 37'-8" ABOVE THE GRADE PLANE.
 - REQUEST APPROVAL OF MAXIMUM BUILDING HEIGHT AS PRESENTED IN THE CENTENNIAL VALLEY PARCEL L, 5TH PUD AMENDMENT.

- SIGNAGE WAIVER REQUEST – BUILDING, CANOPY, AND SITE SIGNAGE
- PERMIT ALL SIGNAGE AS DEFINED AND OUTLINED IN THE CITY OF LOUISVILLE SIGN CODE ADOPTED OCTOBER 15, 2019.
- PERMIT ALL SIGNAGE AS DEFINED AND OUTLINED IN ALL PREVIOUSLY APPROVED CENTENNIAL VALLEY GENERAL DEVELOPMENT PLANS AND AMENDMENTS, AND ALL CENTENNIAL VALLEY PARCEL L PUD AND PUD AMENDMENTS.
- PERMIT ONE (1) ELECTRONIC MESSAGE CENTER SIGN FOR THE DISPLAY OF VARIABLE PRICING ON THE NORTH ELEVATION OF THE FUEL STATION CANOPY. THE REQUESTED ELECTRONIC MESSAGE CENTER SIGN IS IN ADDITION TO THE FUEL CANOPY SIGNS ALREADY PERMITTED BY THE CITY OF LOUISVILLE SIGN CODE.
- PERMIT MONUMENT SIGN WAIVER REQUEST. MONUMENT SIGN IS LOCATED AT THE EXISTING DILLON ROAD ENTRANCE. THE REQUESTED MONUMENT SIGN IS PROPOSED TO BE A TOTAL OF 9 FEET TALL AND 8.5 FEET WIDE WITH A SIGN AREA OF 42.5 SQFT.
- PERMIT BUILDING SIGNAGE TOTALING 192 SQFT ON DILLON ROAD (PRIMARY/SOUTH) FRONTAGE, 86 SQFT ON CENTURY PLACE (SECONDARY/WEST) FRONTAGE, 500 SQFT ON INTERIOR STREET (ALTERNATIVE/EAST) FRONTAGE, AND 0 SQFT ON MCCASLIN BOULEVARD (ALTERNATIVE/NORTH) FRONTAGE.
- REQUEST APPROVAL OF SIGNAGE AS PRESENTED IN THE CENTENNIAL VALLEY PARCEL L, 5TH PUD AMENDMENT.



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER
2	SITE PLAN
3	BUILDING ELEVATIONS
4	BUILDING ELEVATIONS
5	GRADING PLAN
6	UTILITY PLAN
7	PUD, 4TH AMENDMENT – OVERALL LANDSCAPE
8	PUD, 4TH AMENDMENT – LANDSCAPE PLAN
9	PUD, 4TH AMENDMENT – LANDSCAPE PLAN
10	PUD, 4TH AMENDMENT – LANDSCAPE PLAN
11	PUD, 4TH AMENDMENT – LANDSCAPE DETAILS
12	OVERALL LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE NOTES
17	LANDSCAPE DETAILS
18	PHOTOMETRIC PLAN

NGS BENCHMARK P-453, LOCATED 3.06 KM NORTHWEST OF THE INTERCHANGE OF US 36 AND INTERLOCKEN LOOP/STORAGE TECH DRIVE, IN COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

LEGAL DESCRIPTION

LOT 5, CENTENNIAL VALLEY PARCEL 1, FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NUMBER 1616847, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO.

TENANT FINISH TO CONVERT THE EXISTING BUILDING INTO A GROCERY STORE WITH MINOR MODIFICATIONS TO INCLUDE A DRIVE-THRU PHARMACY AND AN ONLINE ORDER PICKUP. PROPOSING A NEW FUEL STATION WITH SEVEN MULTI-PRODUCT DISPENSERS, KIOSK, AND CANOPY.

THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR DAMAGE TO, OR REPAIR OF, MONUMENT SIGNS, PAVEMENT SURFACES, OR LANDSCAPING CAUSED DURING REPAIR OR MAINTENANCE OF UTILITIES LOCATED WITHIN PUBLIC UTILITY EASEMENTS.

1. EXISTING PUD DEVELOPMENT PLAN PREPARED BY LANCE, MUELLER & ASSOCIATES, INCLUDING "SITE PLAN" LAST REVISED ON 06/11/1996.
2. EXISTING PUD DEVELOPMENT PLANS PREPARED BY DHM, INCLUDING "LANDSCAPE PLANS" L1 AND L2, LAST REVISED ON 05/10/1996.
3. EXISTING PUD DEVELOPMENT PLANS PREPARED BY APD ENGINEERING, INCLUDING "OVERALL PUD PLAN" LAST REVISED ON 12/14/2005.
4. EXISTING PUD DEVELOPMENT PLANS PREPARED BY WARE MALCOMB, INCLUDING "OVERALL PUD PLAN" LAST REVISED ON 03/21/2024.

THE UNDERSIGNED AS THE OWNER OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF ITSELF, AND ITS HEIRS, SUCCESSORS AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE AND COMPLIANCE WITH THIS APPROVED PLAN AND THE LOUISVILLE MUNICIPAL CODE.

(FULL NAME OF THE OWNING ENTITY OR CORPORATION IF THE SUBJECT SITE IS NOT OWNED BY ONE OR MORE INDIVIDUALS)

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

BY: _____
(OWNER)

STATE OF _____

COUNTY OF _____

SIGNED BEFORE ME ON _____, 20____.

BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

RECOMMENDED APPROVAL THIS ____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. _____ SERIES _____

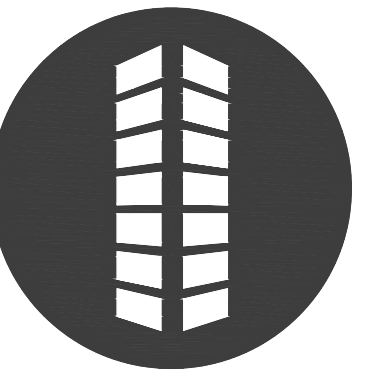
MAYOR

CITY CLERK

SEAL

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KING SOOPERS STORE #142
5TH PUD AMENDMENT

1171 W. DILLION ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

[illegible]

Project No:	KSS0000142.02
Drawn By:	SE
Checked By:	JDP
Date:	APRIL 11, 2025

COVER SHEET

PARCEL L, LOT 5, FILING NO.1,
CASE #: PUPD-000530-2024

500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
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GallowayUS.com

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5TH PUD AMENDMENT

1171 W. DILLION ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

[illegible]

Project No:	KSS0000142.02
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SITE PLAN



PARCEL L, LOT 5, FILING NO.1,
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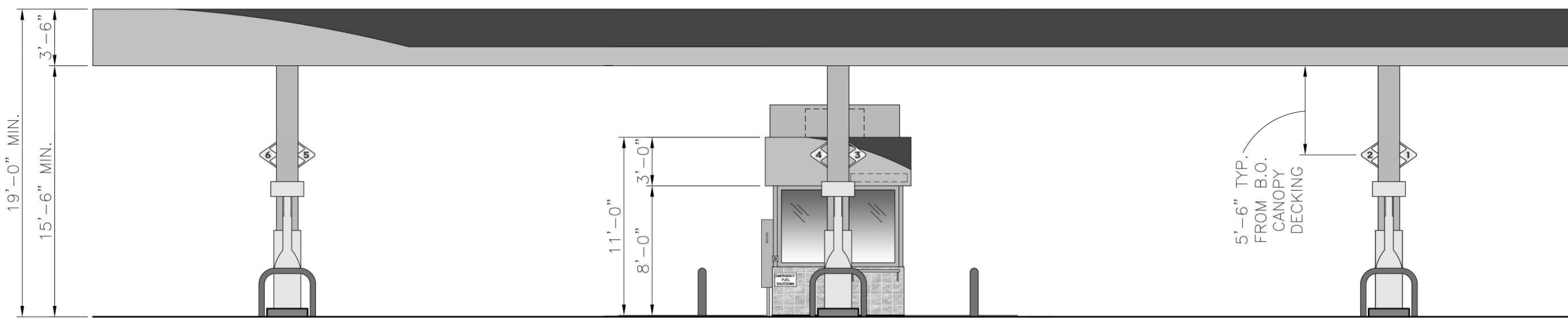


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5TH PUD AMENDMENT

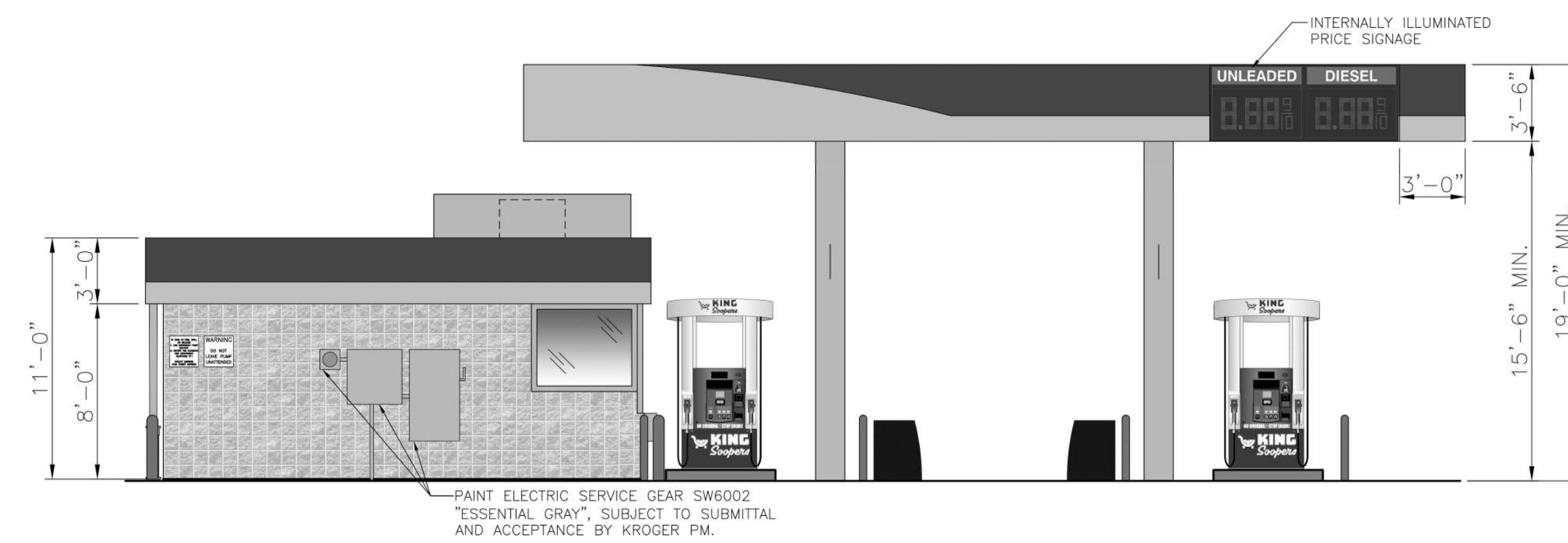
1171 DILLON ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

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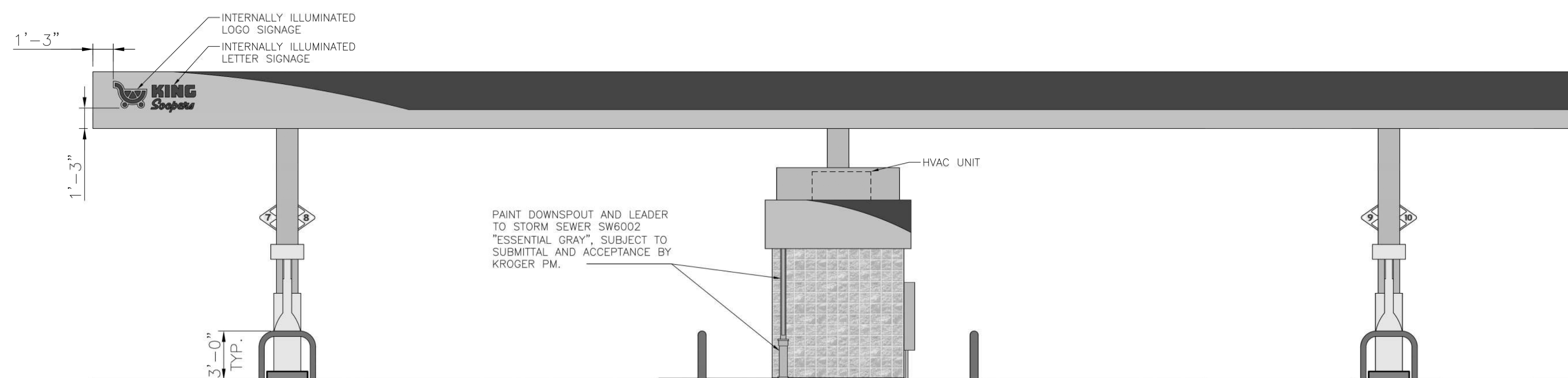
Project No:	KSS0000142.02
Drawn By:	CFS
Checked By:	DLJ
Date:	JANUARY 29, 2025



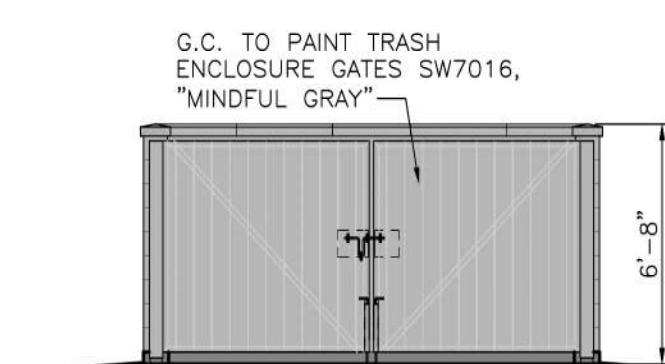
1 FRONT (WEST) ELEVATION
SCALE: 3/16"=1'-0"



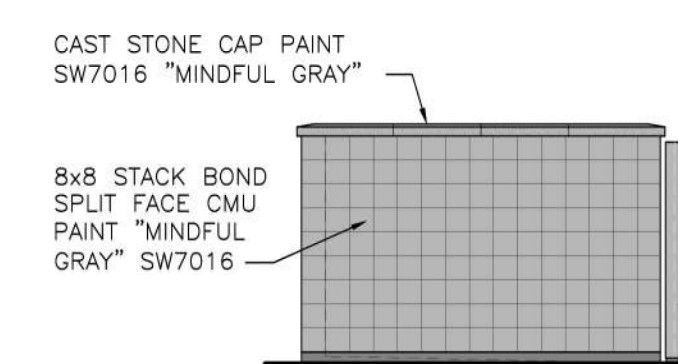
2 LEFT (NORTH) ELEVATION
SCALE: 3/16"=1'-0"



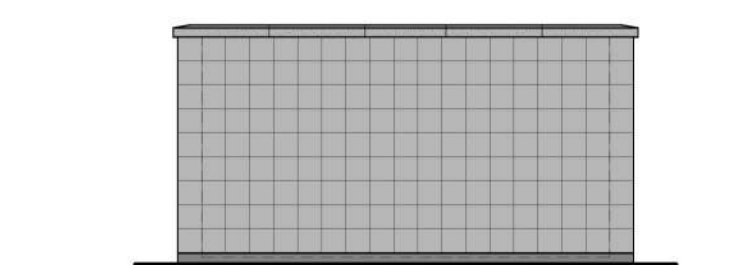
4 REAR (EAST) ELEVATION
SCALE: 3/16"=1'-0"



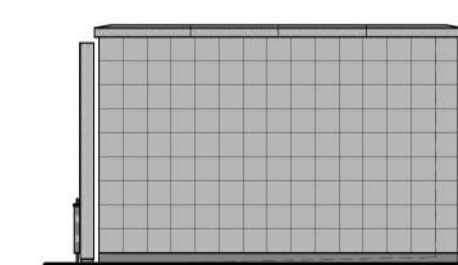
5 FRONT ELEVATION
SCALE: NTS



6 LEFT ELEVATION
SCALE: NTS

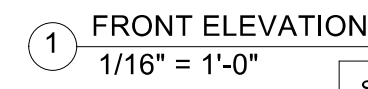


7 REAR ELEVATION
SCALE: NTS

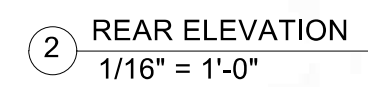


8 RIGHT ELEVATION
SCALE: NTS

PARCEL L, LOT 5 FILING NO.1,
CASE#: PUD-000530-2024

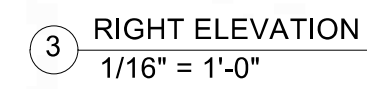


FINISH FLOOR IS 5'492.5' OR EQUAL TO DATUM FINISH FLOOR
ELEVATION OF 100'-0"

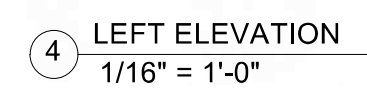


— — — AVERAGE GRADE PLANE IS 5,492.5'
FINISH FLOOR IS 5'492.5' OR EQUAL TO DATUM FINISH FLOOR
ELEVATION OF 100'-0"

EXTERIOR FINISHES			
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH
AE-01	PREFINISHED ALUMINUM STOREFRONT DOOR	STANLEY	CLEAR ANODIZED
AS-01	PREFINISHED ALUMINUM STOREFRONT		CLEAR ANODIZED
BL-01	EXISTING OR NEW TO MATCH EXISTING SMOOTH FACED CMU - PAINTED	SHERWIN WILLIAMS	MINDFUL GRAY, SW7016
BL-02	EXISTING OR NEW TO MATCH EXISTING SPLIT FACED CMU - PAINTED	SHERWIN WILLIAMS	GAUNTLET GRAY, SW7019
CN-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY
MP-01	METAL PANEL - SMOOTH		SLATE GRAY
MP-02	METAL PANEL - CORRUGATED		SILVERSMITH
MP-03	CONCEALED FASTENER LAP-SEAM METAL WALL PANEL	LIGHT CHERRY	CEDAR
PM-01	PREFINISHED METAL		SLATE GRAY
PM-02	PREFINISHED METAL		MATTE BLACK
PM-03	PREFINISHED METAL		WHITE
PT-06	PAINTED METAL	SHERWIN WILLIAMS	MINDFUL GRAY SW7016
PT-07	PAINTED METAL	SHERWIN WILLIAMS	GAUNTLET GRAY SW7019
PT-08	PAINT	SHERWIN WILLIAMS	SW4084 SAFETY YELLOW
PT-12	PAINT	SHERWIN WILLIAMS	WHITE
PT-14	PAINT	SHERWIN WILLIAMS	KROGER BLUE PMS 2728C
RS-01	ROOFTOP EQUIPMENT MOUNTED ROOF SCREEN	ENVISOR OR EQUIV.	VERTICAL BATTEN PATTERN COLOR TO MATCH BUILDING
SO-01	VINYL SOFFIT PANEL	CERTAINTED	GRANITE GRAY
SS-01	STANDING SEAM / VERTICAL BATTEN METAL	WESTERN STATES METAL	BLACK ORE MATTE

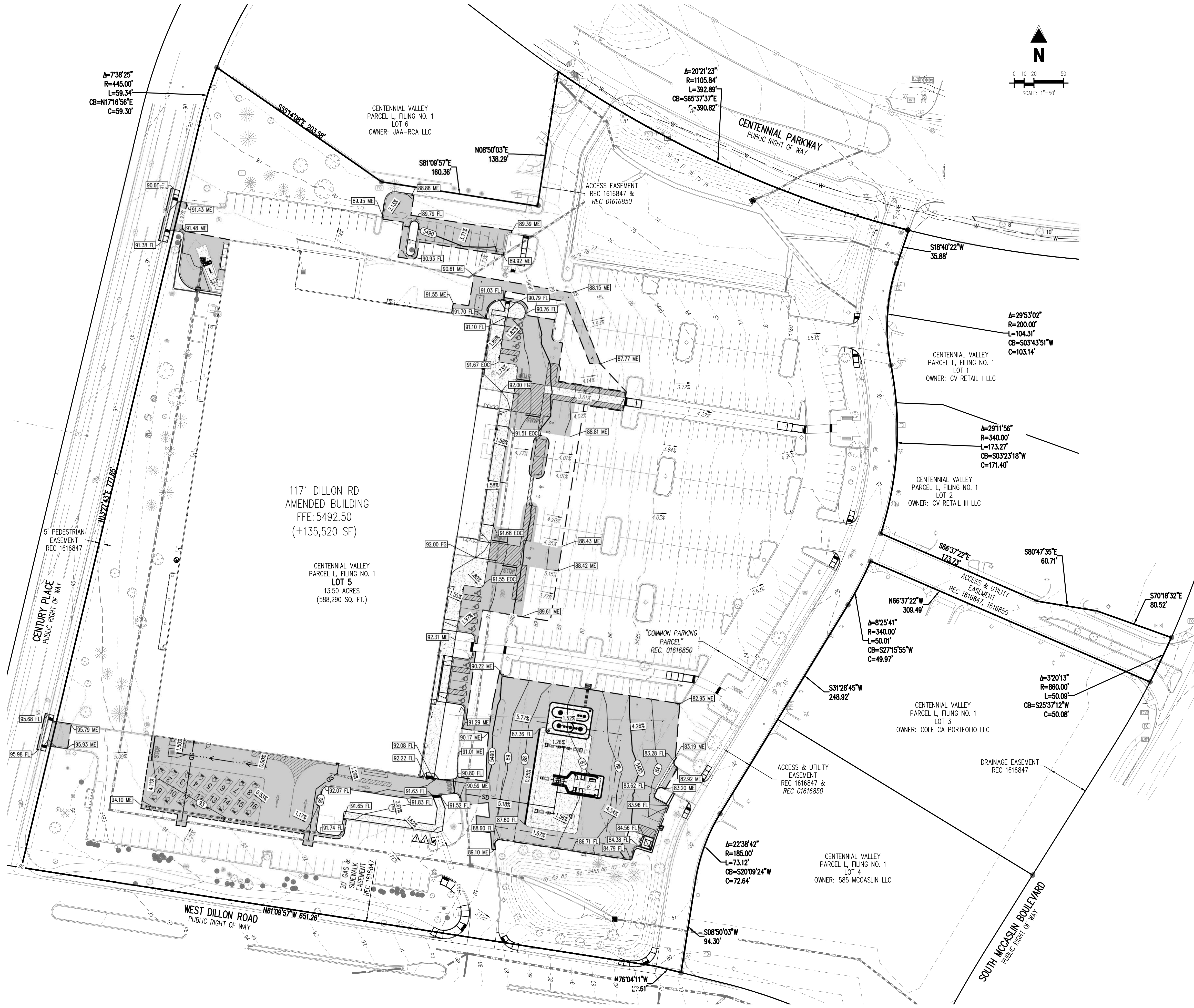


FINISH FLOOR IS 5'492.5' OR EQUAL TO DATUM FINISH FLOOR
ELEVATION OF 100'-0"



████████ AVERAGE GRADE PLANE IS 5,492.5'
FINISH FLOOR IS 5'492.5' OR EQUAL TO DATUM FINISH FLOOR
ELEVATION OF 100'-0"

PARCEL L, LOT 5, FILING NO.1,
CASE #: PUPD-000530-2024



	ZONE LOT LINE
	ADJACENT ZONE LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED SAWCUT LINE
	PROPOSED SWALE FLOWLINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED ADA STRIPING
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (LESS THAN 12")

15.00	PROPOSED SPOT ELEVATION
15.00 FF	FINISHED FLOOR
15.00 FG	FINISHED GRADE
15.00 FL	FLOWLINE
15.00 ME	MATCH EXISTING
15.00 SW	SIDEWALK
15.00 TC	TOP OF CURB (BACK)
xxx.xxx	EXISTING SLOPE
xxx.xxx	PROPOSED SLOPE

NGS BENCHMARK P-453, LOCATED 3.06 KM NORTHWEST OF THE INTERCHANGE OF US 36 AND INTERLOCKEN LOOP/STORAGE TECH DRIVE, IN COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

NAVD88 ELEVATION: 5508.96

LOT 5, CENTENNIAL VALLEY PARCEL L, FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NUMBER 1616847, CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO.

5500 Greenwood Plaza Blvd., Suite 200
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KING SOOPERS STORE #142
5TH PUD AMENDMENT

1171 W. DILLION ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

[illegible]

Project No:	KSS0000142.02
Drawn By:	SE
Checked By:	JDP
Date:	APRIL 11, 2025

GRADING PLAN

PARCEL L, LOT 5, FILING NO.1,
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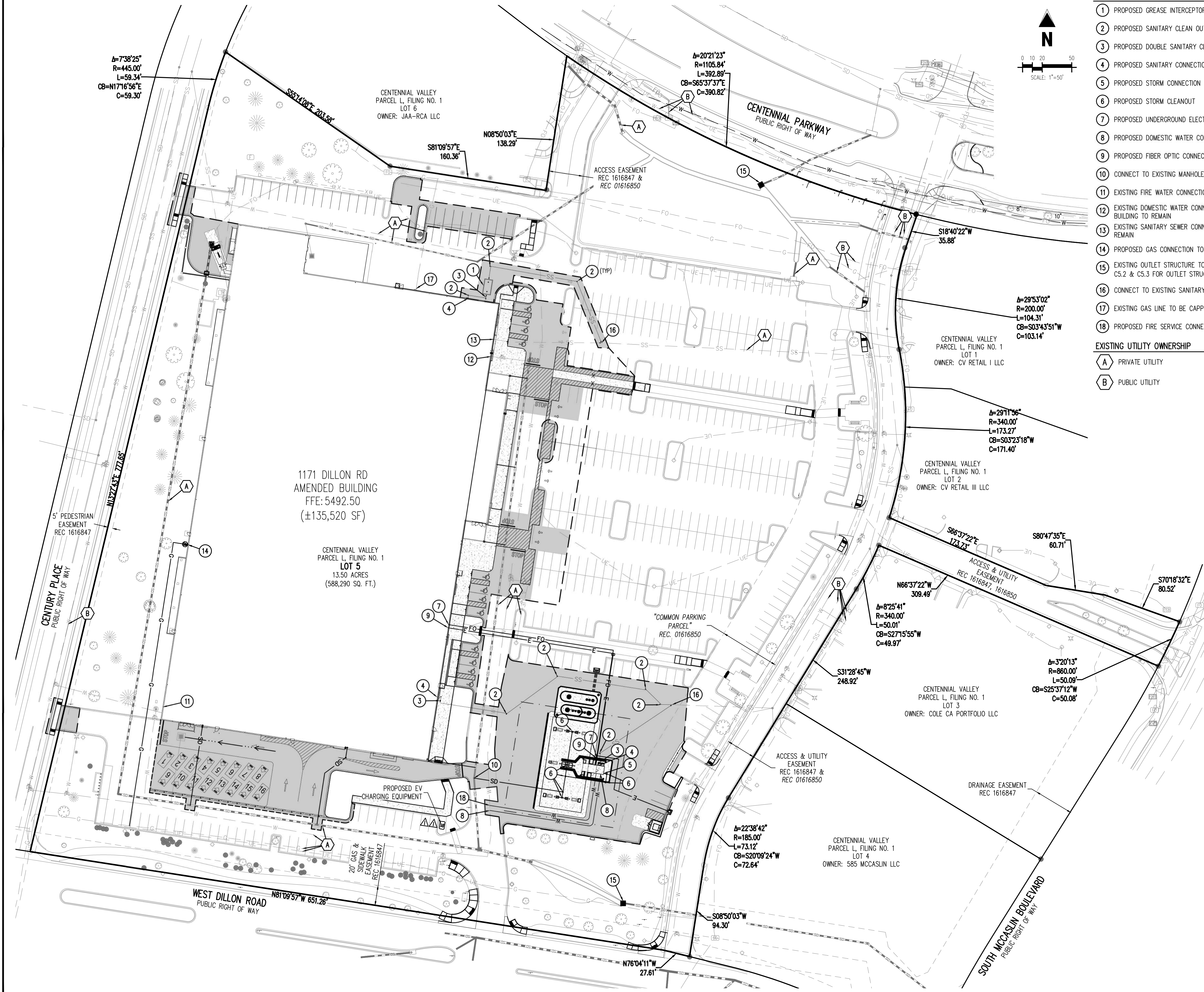
KING SOOPERS STORE #142
5TH PUD AMENDMENT

1171 W. DILLON ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

[illegible]

Project No:	KSS0000142.02
Drawn By:	SE
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Date:	APRIL 11, 2025

UTILITY PLAN

6
OF 18

UTILITY LEGEND

- | | |
|--|--|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | PROPOSED SAWCUT LINE |
| | PROPOSED SWALE FLOWLINE |
| | PROPOSED CURB AND GUTTER |
| | EXISTING CURB AND GUTTER |
| | PROPOSED ADA STRIPING |
| | PROPOSED STANDARD DUTY ASPHALT |
| | PROPOSED CONCRETE PAVEMENT |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |
| | EXISTING STORM SEWER (12"Ø AND LARGER) |
| | PROPOSED STORM SEWER (12"Ø AND LARGER) |
| | EXISTING UNDERGROUND ELECTRICAL |
| | PROPOSED UNDERGROUND ELECTRICAL |
| | EXISTING FIBER OPTIC LINE |
| | PROPOSED FIBER OPTIC LINE |
| | EXISTING UNDERGROUND TELEPHONE |
| | PROPOSED UNDERGROUND TELEPHONE |
| | EXISTING GAS LINE |
| | PROPOSED GAS LINE |
| | EXISTING SIGN |
| | PROPOSED SIGN |
| | PROPOSED PIPE BOLLARD |
| | PROPOSED ADA PARKING SYMBOL |
| | PROPOSED WARNING TRUNCATED DOMES |
| | EXISTING ELECTRIC LIGHT POLE |
| | EXISTING ELECTRIC PULL BOX |
| | EXISTING ELECTRIC VAULT |
| | EXISTING ELECTRIC BOX |
| | EXISTING PAD MOUNTED TRANSFORMER |
| | EXISTING FIBER OPTIC PEDESTAL |
| | EXISTING FIBER OPTIC MANHOLE |
| | EXISTING FIBER OPTIC PULLBOX |
| | EXISTING TRAFFIC SIGNAL CABINET |
| | EXISTING TRAFFIC SIGNAL VAULT |
| | EXISTING TELEPHONE MANHOLE |
| | EXISTING TELEPHONE PEDESTAL |
| | EXISTING TELEPHONE VAULT |
| | PROPOSED GAS METER |
| | PROPOSED SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY STORM MANHOLE |
| | EXISTING WATER VALVE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER METER |
| | EXISTING WATER MANHOLE |
| | EXISTING TREE |

SCHEDULE

- ① PROPOSED GREASE INTERCEPTOR
- ② PROPOSED SANITARY CLEAN OUT
- ③ PROPOSED DOUBLE SANITARY CLEANOUT
- ④ PROPOSED SANITARY CONNECTION TO BUILDING
- ⑤ PROPOSED STORM CONNECTION TO BUILDING
- ⑥ PROPOSED STORM CLEANOUT
- ⑦ PROPOSED UNDERGROUND ELECTRIC CONNECTION TO BUILDING
- ⑧ PROPOSED DOMESTIC WATER CONNECTION
- ⑨ PROPOSED FIBER OPTIC CONNECTION TO BUILDING
- ⑩ CONNECT TO EXISTING MANHOLE
- ⑪ EXISTING FIRE WATER CONNECTION TO BUILDING TO REMAIN
- ⑫ EXISTING DOMESTIC WATER CONNECTION/BACKFLOW TO BUILDING TO REMAIN
- ⑬ EXISTING SANITARY SEWER CONNECTION TO BUILDING TO REMAIN
- ⑭ PROPOSED GAS CONNECTION TO BUILDING
- ⑮ EXISTING OUTLET STRUCTURE TO BE REPLACED (SEE SHEETS C5.2 & C5.3 FOR OUTLET STRUCTURE DETAILS)
- ⑯ CONNECT TO EXISTING SANITARY SERVICE
- ⑰ EXISTING GAS LINE TO BE CAPPED AND ABANDONED.
- ⑱ PROPOSED FIRE SERVICE CONNECTION

EXISTING UTILITY OWNERSHIP

- A** PRIVATE UTILITY
- B** PUBLIC UTILITY

BENCHMARK

NGS BENCHMARK P-453, LOCATED 3.06 KM NORTHWEST OF THE INTERCHANGE OF US 36 AND INTERLOCKEN LOOP/STORAGE TECH DRIVE, IN COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

NAVD88 ELEVATION: 5508.96

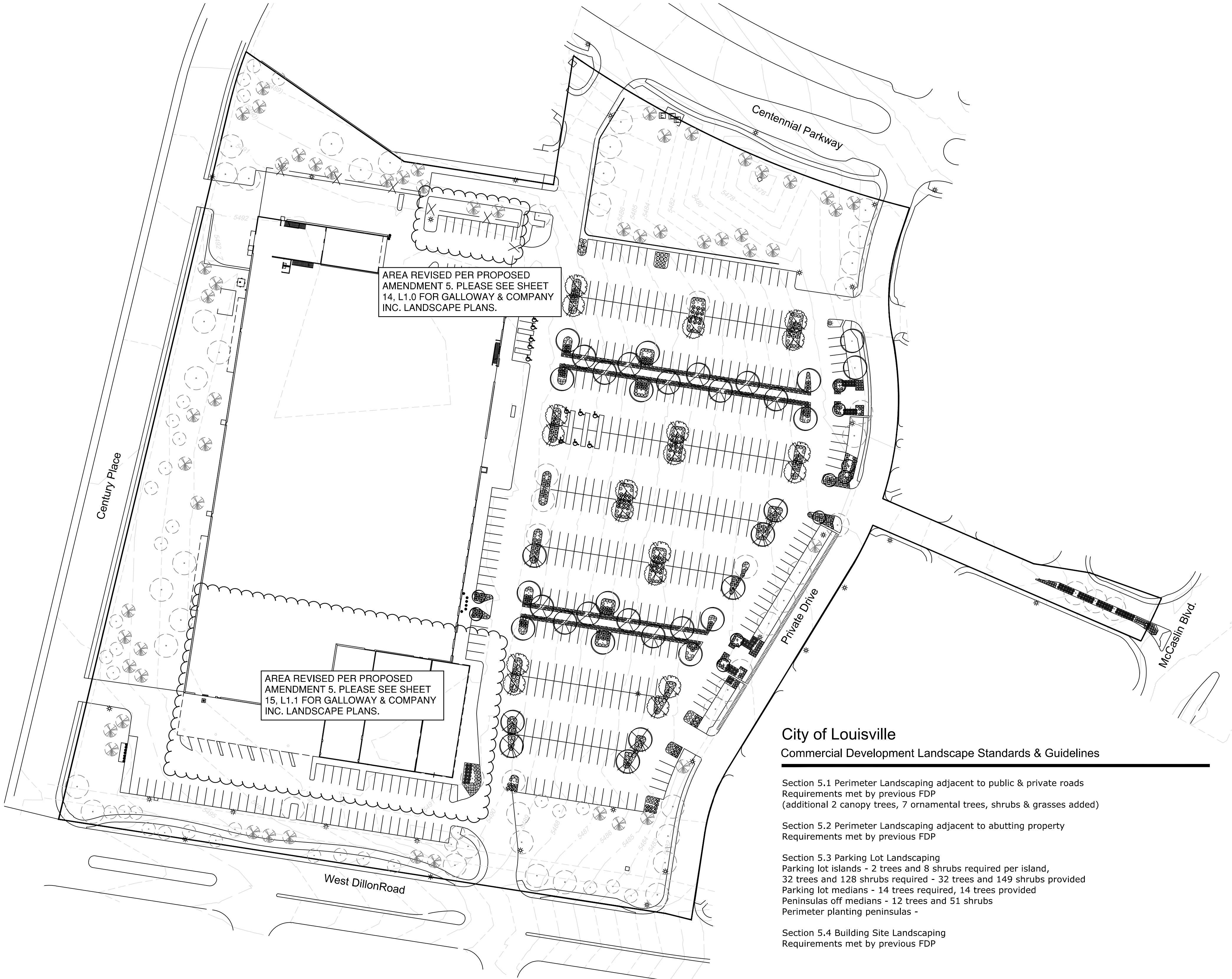
LEGAL DESCRIPTION

LOT 5, CENTENNIAL VALLEY PARCEL L, FILING NO. 1, ACCORDING TO
THE PLAT THEREOF RECORDED AT RECEPTION NUMBER 1616847, CITY
OF LOUISVILLE, BOULDER COUNTY, COLORADO.

FIRE SAFETY NOTES

1. ON-SITE EXISTING AND PROPOSED BUILDINGS SHALL BE SPRINKLED IN COMPLIANCE WITH LOUISVILLE FIRE PROTECTION DISTRICT STANDARDS

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



AREA REVISED PER PROPOSED
AMENDMENT 5. PLEASE SEE SHEET
14, L1.0 FOR GALLOWAY & COMPANY
INC. LANDSCAPE PLANS.

AREA REVISED PER PROPOSED
AMENDMENT 5. PLEASE SEE SHEET
15, L1.1 FOR GALLOWAY & COMPANY
INC. LANDSCAPE PLANS.

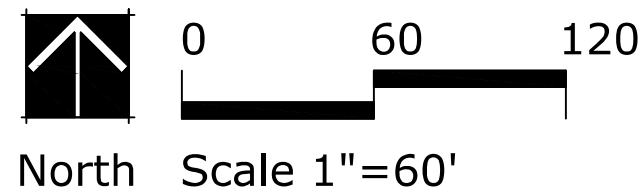
City of Louisville
Commercial Development Landscape Standards & Guidelines

Section 5.1 Perimeter Landscaping adjacent to public & private roads
Requirements met by previous FDP
(additional 2 canopy trees, 7 ornamental trees, shrubs & grasses added)

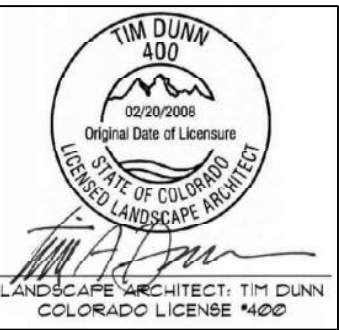
Section 5.2 Perimeter Landscaping adjacent to abutting property
Requirements met by previous FDP

Section 5.3 Parking Lot Landscaping
Parking lot islands - 2 trees and 8 shrubs required per island,
32 trees and 128 shrubs required - 32 trees and 149 shrubs provided
Parking lot medians - 14 trees required, 14 trees provided
Peninsulas off medians - 12 trees and 51 shrubs
Perimeter planting peninsulas -

Section 5.4 Building Site Landscaping
Requirements met by previous FDP



TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
tdunn1958@gmail.com
720.350.2411



1171 DILLON ROAD RENOVATION
Louisville, Colorado
Prepared for: Koebel

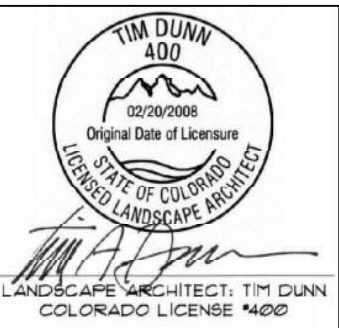
Overall Landscape Plan	
DATE	REMARKS
2.14.24	CLIENT REVIEW
03.18.24	PUD 1ST AMENDMENT - City Comments

LA:	
DRAWN BY.:	
JOB NO.:	

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
tadunn1958@gmail.com
720.350.2411



1171 DILLON ROAD RENOVATION
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Landscape Plan South Half

DATE	REMARKS
2.14.24	CLIENT REVIEW
03.18.24	PUD 1ST AMENDMENT - City Comments

LA:	
DRAWN BY:.	
JOB NO.:	

SHEET

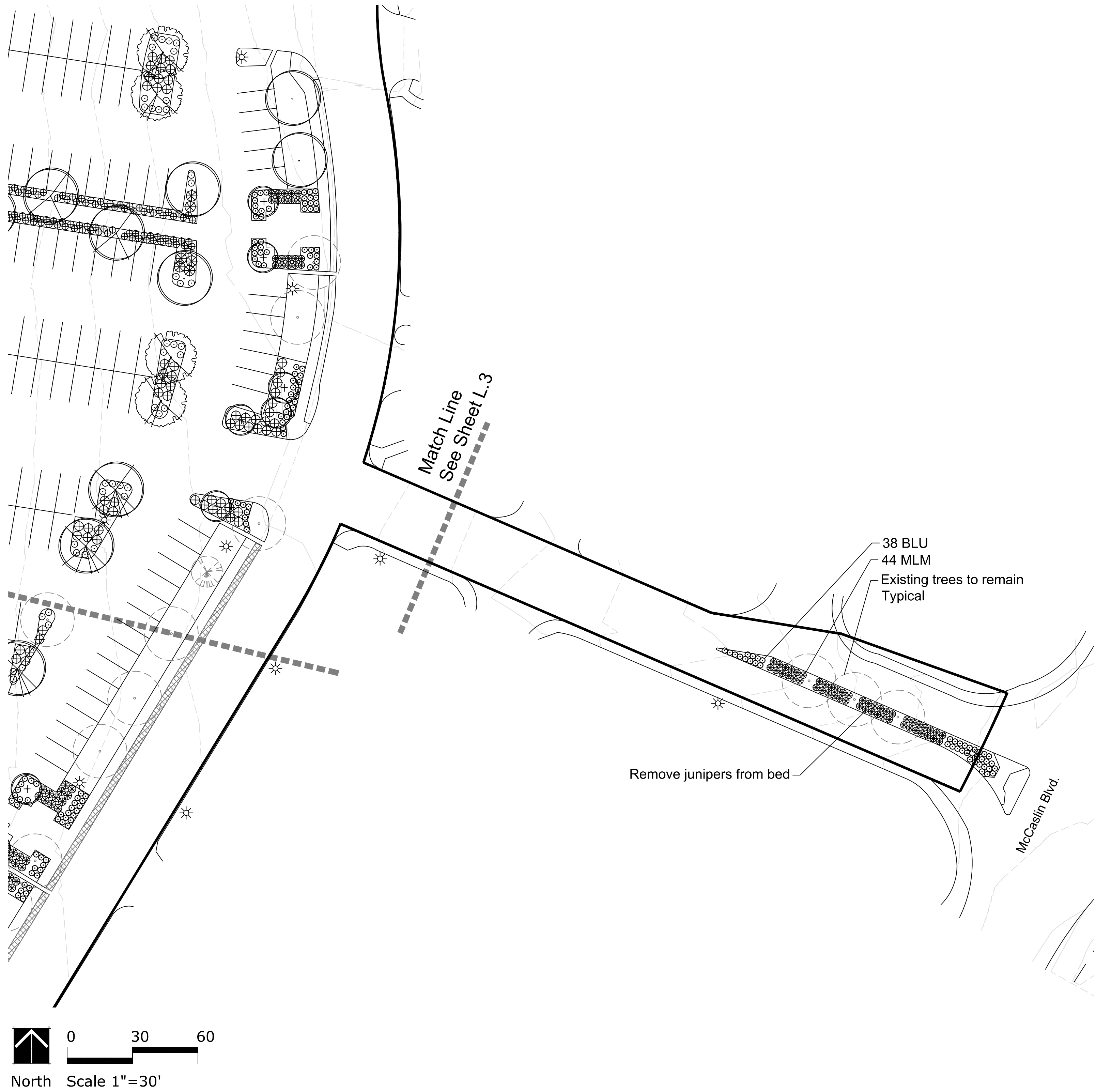
8

Sheet 8 of 18

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Sheet 9 of 18

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT



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LANDSCAPE ARCHITECTURE
tadunn1958@gmail.com
720.350.2411



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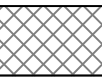
LANDSCAPE PLAN McCaslin Entry	
DATE	REMARKS
2.14.24	CLIENT REVIEW
03.18.24	PUD 1ST AMENDMENT - City Comments

LA:	
DRAWN BY.:	
JOB NO.:	

CENTENNIAL VALLEY PARCEL L, LOT 5, FILING NO. 1
PLANNED UNIT DEVELOPMENT, 4TH AMENDMENT

Plant Schedule and Legend

QUANTITY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	HYDROZONE	MATURE SIZE
DECIDUOUS CANOPY TREES							
19	SHU	SHUMARD OAK	Quercus shumardi	2" CAL.	B&B	LOW	60"hx40"sp.
14	IHL	IMPERIAL HONEYLOCUST	Gledisia triacanthos inermis 'Imperial'	2" CAL.	B&B	LOW	30"hx30"sp.
9	SMH	SHADE MASTER HONEYLOCUST	Gledisia triacanthos inermis 'Shademaster'	2" CAL.	B&B	LOW	45"hx35"sp.
14	BTM	BIG TOOTH MAPLE	Gledisia triacanthos inermis 'Shademaster'	2" CAL.	B&B	LOW	30"hx30"sp.
ORNAMENTAL TREE							
10	CHP	CHANTICLEER PEAR	Pyrus calleryana 'Chanticleer'	1.5" CAL.	B&B	MEDIUM	25"hx15"sp.
DECIDUOUS SHRUBS							
61	GLS	GRO LOW SUMAC	Rhus aromatica 'Gro-Low'	5 GAL.	CONTAINER	LOW	3'htx5"sp
72	MKL	MISS KIM LILAC	Syringa patula 'Miss Kim'	5 GAL.	CONTAINER	LOW	3'htx3"sp.
95	POT	CORNONATION TRIUMPH POTENTILLA	Potentilla fruticosa 'Comonation Triumph'	5 GAL.	CONTAINER	LOW	3'htx3"sp
43	GFS	GOLD FLAME SPIREA	Spiraea japonica 'Goldflame'	5 GAL.	CONTAINER	LOW	3'htx3sp'
CLUMP/ ORNAMENTAL GRASS							
224	OGF	ORIENTAL FOUNTAIN GRASS	Pennisetum orientale	1 GAL.	CONTAINER	LOW	3'ht.x2"sp.
405	FRG	FEATHER REED GRASS	Calamagrostis acutifolia 'Karl Forester'	1 GAL.	CONTAINER	LOW	4'htx2"sp.
100	MLM	MORNING LIGHT MAIDEN GRASS	Miscanthus sinensis 'Morning Light'	1 GAL.	CONTAINER	LOW	4'htx2"sp.
119	BLU	BLONDE AMBITION GRAMA	Bouteloua gracilis 'Blonde Ambition'	1 GAL.	CONTAINER	LOW	2'htx2"sp.

 Gray river rock mulch, see image

 Existing deciduous tree

 Existing evergreen tree

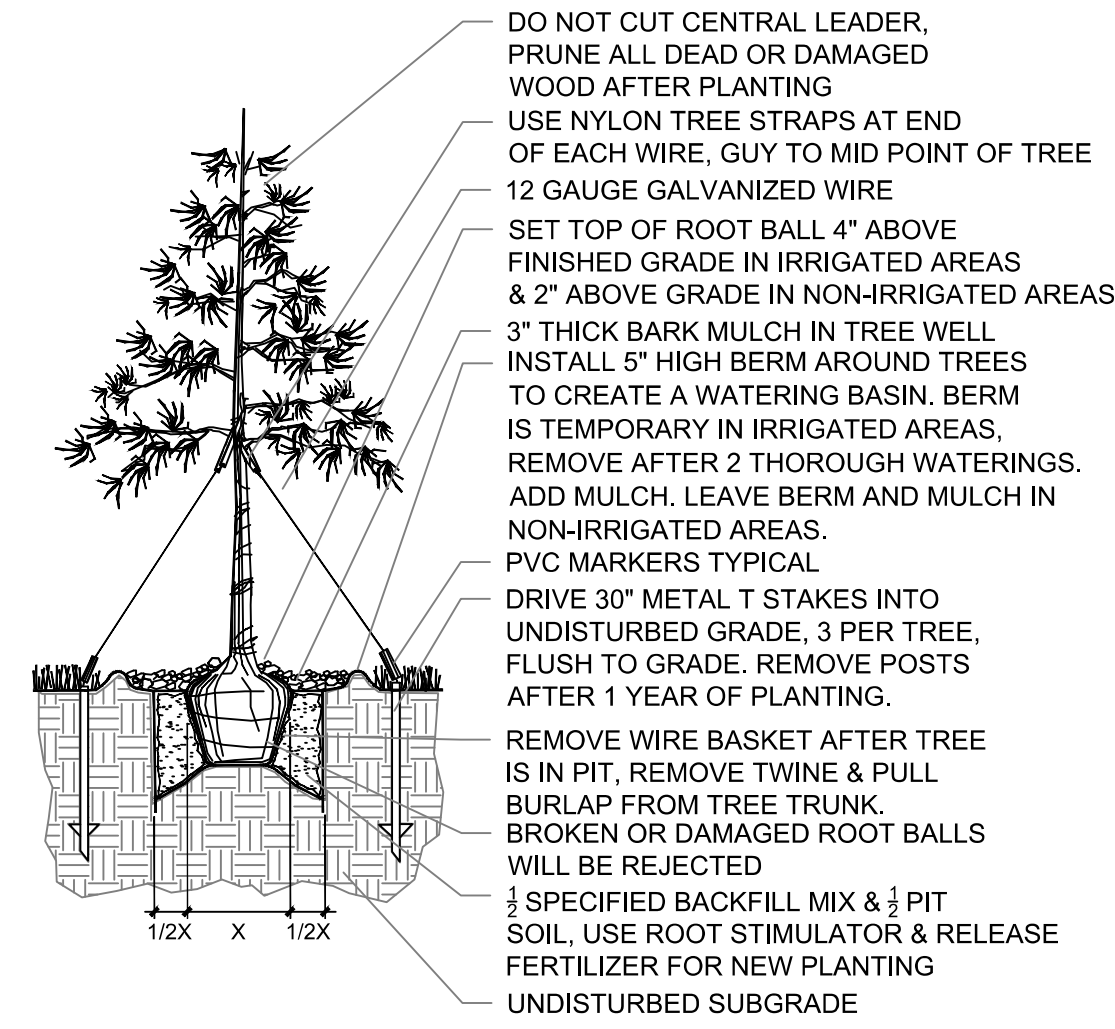
 Existing ornamental tree

General Landscape Notes

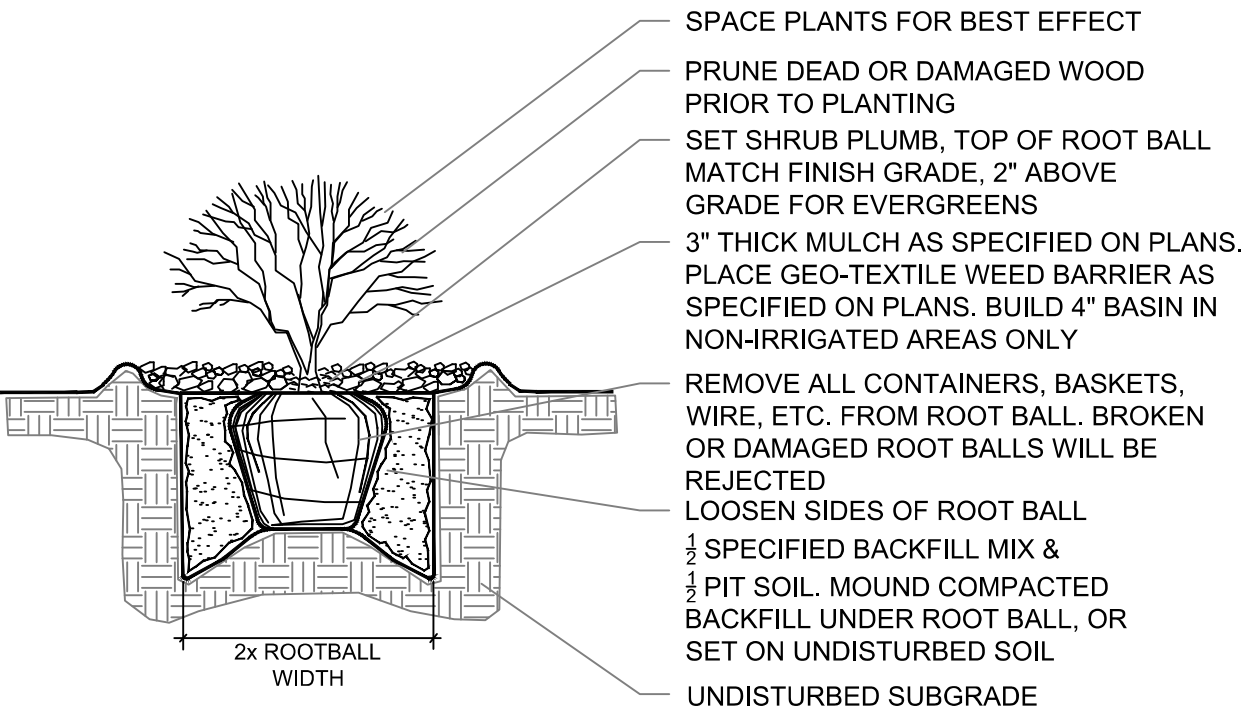
1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS.
2. THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLANS ON FILE WITH THE CITY PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE PLANS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY,
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
5. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1,000 SQUARE FEET.
6. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY-PARALLEL TO CURBS, WALLS, AND WALKS.
7. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" THICK SHREDDED BARK MULCH. APPLY A PRE-EMERGENT HERBICIDE IN BED AREAS.
8. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
10. A ONE YEAR WARRANTY SHALL BE PROVIDED FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY/ COUNTY.
11. FOR TREES NOT IN PLANTING BEDS, ALLOW A 4'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH SHREDDDED CEDAR MULCH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
12. ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM. REFER TO IRRIGATION PLANS

Landscape Renovation Notes

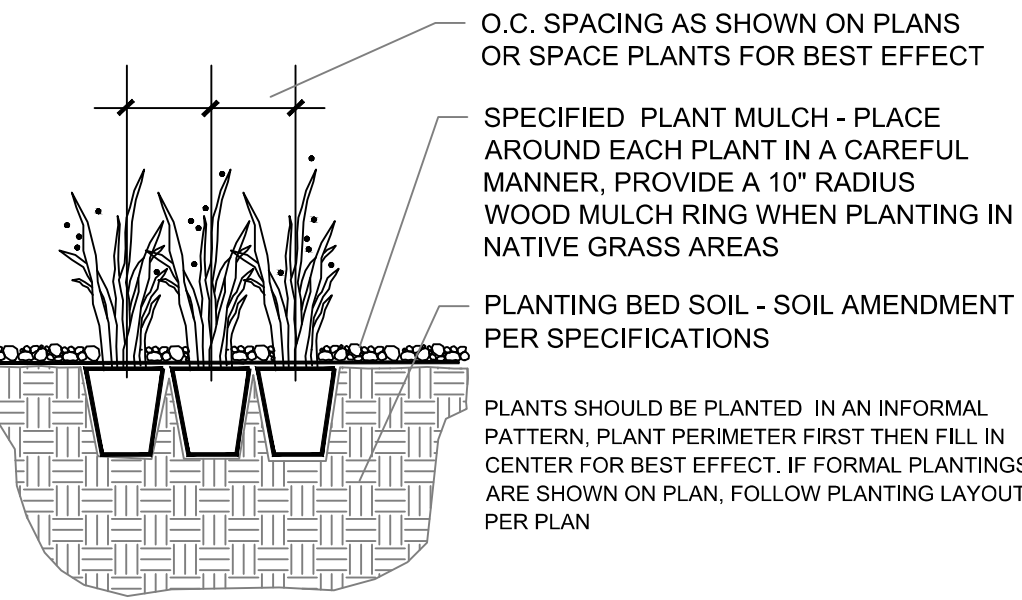
1. ALL EXISTING TREES ARE TO BE PRESERVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR TO PROVIDE PROTECTION OF EXISTING TREES AND LANDSCAPE DURING CONSTRUCTION PROCESS. PRUNE AND LIMB UP EXISTING TREES AS NEEDED.
2. IRRIGATION RETRO FIT BY CONTRACTOR, REPLACE OLD HEADS AND DRIP LINES AS NEEDED.
3. CONTRACTOR TO SAVE EXISTING ROCK MULCH AS POSSIBLE AND REPLACE MULCH AS NEEDED
BARK MULCH TO BE REMOVED FROM BEDS AND REPLACED WITH ROCK MULCH. ALL BEDS TO BE WEEDED AND CLEANED UP.



2
8 Evergreen Tree Planting Detail



3
8 Shrub Planting Detail



4
8 Perennial/Grass Planting Detail

General Maintenance Notes

- A. Turf Mowing:
Frequency of mowing shall be once every other week in April, then once per week during the months of May thru September and once every other week in thru October 31. Ground trash will be picked up and removed from at each mowing.
- B. Native Area Mowing:
Permanently seeded areas shall be mowed once a year for the first 2 years from the time of initial seeding. Mowing shall occur between October 15th and November 15th of each year. Seed areas shall be evaluated after one growing season to determine whether additional maintenance, weed control or over seeding is needed.
- C. Trimming and Edging:
All turf area is to be edged once a month from April 1st thru October 31st to ensure that no growth extends over curbs and gutters, sidewalks, median edging, or into onto other improved areas at any time.
- D. Weed Control:
All turf areas within the specified maintenance areas shall be kept free of weeds. Weeding may be done manually or by the use of herbicides.
- E. Aeration:
Common turf areas shall be aerated once in the spring (late March to early April) and once in the fall (late October to early November).
- F. Fertilizing:
Fertilizer applications shall be performed once in the spring after the aeration has been performed and once in the fall after the aeration has been performed.

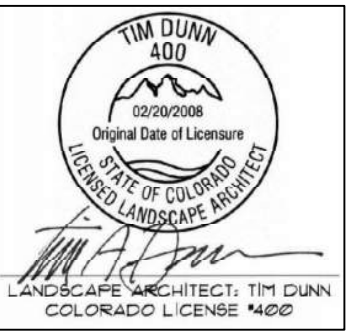


Rock mulch image

Gray river rock mulch 1.5" size rounded
Timber Rock Landscape Center
Windsor, Co. 970-686-0442
Or approved equal by Owner

- IRRIGATION
Contractor will be expected to energize the system in the spring, winterize in the fall, adjust heads as needed, repair breaks in a timely manner and prevent any interruptions in the watering cycles for all landscaping.
- TREE, SHRUB & PLANT CARE
A. Pruning:
All trees, shrubs and plant material shall be maintained by the contractor to ensure the health, vigor and aesthetic appearance according to accepted horticultural practices.
B. Weed Control:
All shrub beds, annual and perennial plant beds, tree bowls, rock beds and pattern concrete shall be kept free from weeds at all times. Weed control shall be done on a weekly basis.
C. Litter Removal:
All areas shall have trash and undesirable debris picked up once per week and prior to all mowing, trimming or edging operations.
D. Winter Snow Removal on Sidewalks:
Snow removal shall be performed on all sidewalks with any accumulation of snow. Snow removal will occur within 24 hours after the snow fall.

TIM DUNN DESIGN
LANDSCAPE ARCHITECTURE
tadunn1958@gmail.com
720.350.2411



1171 DILLON ROAD RENOVATION
Louisville, Colorado
Prepared for: Koebel

LANDSCAPE DETAILS		REMARKS
DATE	CLIENT REVIEW	PLD 1ST AMENDMENT - City Comments
2.14.24	03.18.24	

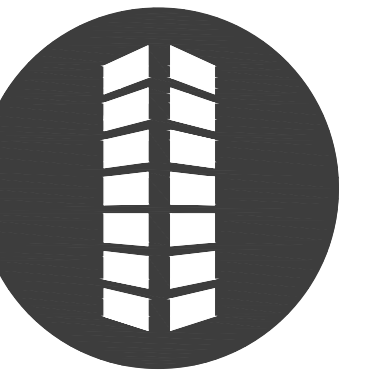
LA:	
DRAWN BY.:	
JOB NO.:	

PARCEL L, LOT 5, FILING NO.1,
CASE #: PUPD-000530-2024

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1171 W. DILLION ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

Project No:	KSS0000142.02
Drawn By:	LJP
Checked By:	SRM
Date:	APRIL 11, 2025

Sheet 12 of 18

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



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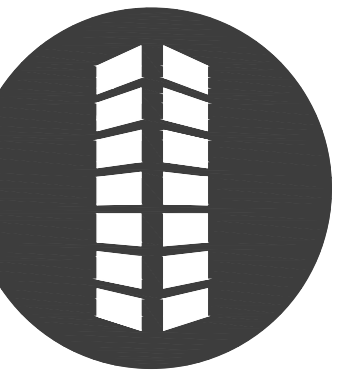
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PARCEL L, LOT 5, FILING NO.1,
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KING SOOPERS STORE #142
5TH PUD AMENDMENT

1171 W. DILLION ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

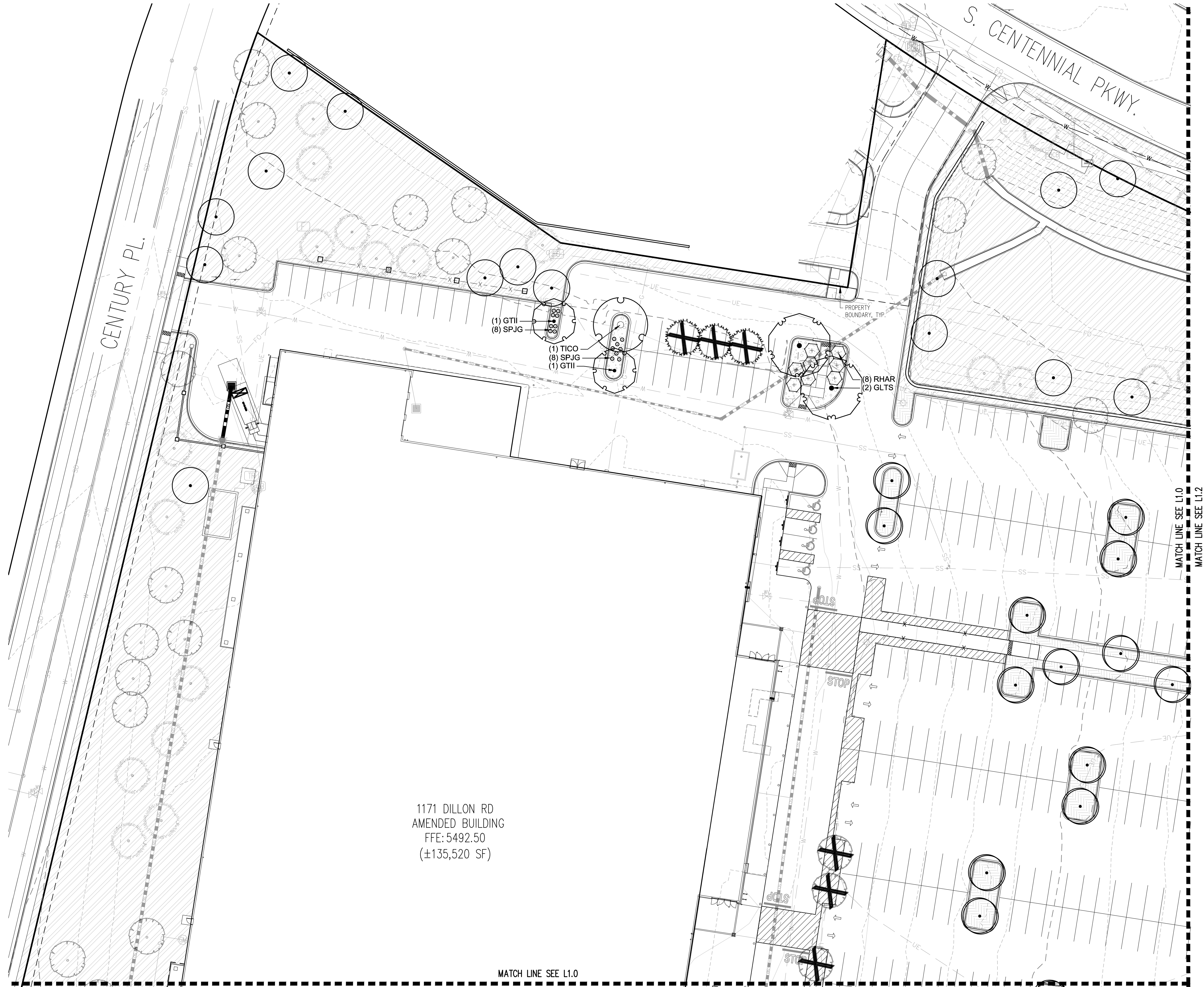
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Project No:	KSS0000142.02
Drawn By:	LJP
Checked By:	SRM
Date:	APRIL 11, 2025

LANDSCAPE PLAN

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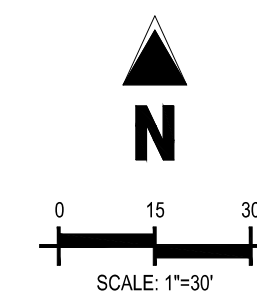
Sheet 13 of 18



1171 DILLON RD
AMENDED BUILDING
FFE: 5492.50
(±135,520 SF)

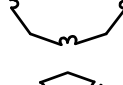
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MATCH LINE SEE L1.1



<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON NAME</u>
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DECIDUOUS TREES

	2	BIGTOOTH MAPLE
	2	FRONTIER ELM
	2	IMPERIAL HONEY LOCUST
	2	LITTLELEAF LINDEN
	2	SHADEMASTER HONEY LOCUST
	2	SHUMARD OAK
		TO REMAIN

EXISTING TREES

	67	EXISTING DECIDUOUS TREE TO BE REMOVED
	12	EXISTING DECIDUOUS TREE TO REMAIN
	36	EXISTING EVERGREEN TREE TO BE REMOVED
	3	EXISTING EVERGREEN TREE PER FILING NO. 1, AMENDMENT 4
	45	TREE TO BE REPLACED PER FILING NO. 1
	35	TREE TO BE REPLACED

DECIDUOUS SHRUBS

	43	GOLDFLAME JAPANESE SPIREA
	26	GRO-LOW FRAGRANT SUMAC
	14	MISS KIM KOREAN LILAC

ORNAMENTAL GRASSES

33 BLONDE AMBITION BLUE GRAMA

GROUNDCOVER SCHEDULE

SYMBOL	QTY	COMMON NAME
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GROUND COVERS

	13,970 SF	EXISTING LANDSCAPE TO BE REPLACED PER FILING NO. 1, AMENDMENT 4 - REFER TO SHEETS 8 - 12
	139,347 SF	EXISTING LANDSCAPE TO REMAIN

MULCH

	2,201 SF	0.5"-1" GRAY RIVER ROCK FROM TIMBER ROCK
	1,401 SF	1"-2" GRAY RIVER ROCK FROM TIMBER ROCK
	3,681 SF	DARK BROWN SHREDDED HARDWOOD MULCH

CAUTION – NOTICE TO CONTRACTOR

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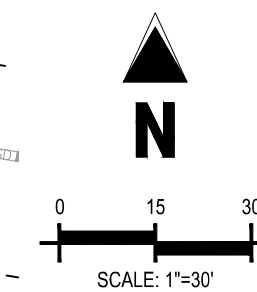


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PARCEL L, LOT 5, FILING NO.1,
CASE #: PUPD-000530-2024

MATCH LINE SEE L1.0
MATCH LINE SEE L1.1



<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON NAME</u>
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EXISTING TREES	
	67 EXISTING DECIDUOUS TREE TO BE REMOVED
	12 EXISTING DECIDUOUS TREE TO REMAIN
	36 EXISTING EVERGREEN TREE TO BE REMOVED
	3 EXISTING EVERGREEN TREE PER FILING NO. 1, AMENDMENT 4
	45 TREE TO BE REPLACED PER FILING NO. 1
	35 TREE TO BE REPLACED

	43	GOLDFLAME JAPANESE SPIREA
	26	GRO-LOW FRAGRANT SUMAC
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<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON NAME</u>
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GROUND COVERS		
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Project No:	KSS0000142.02
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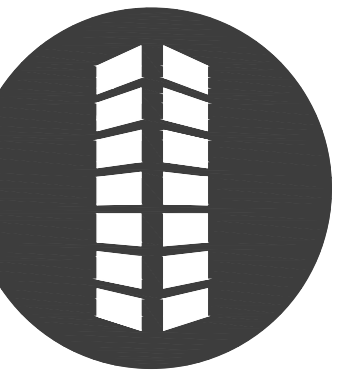
LANDSCAPE PLAN

Sheet 14 of 18

PARCEL L, LOT 5, FILING NO.1,
CASE #: PUPD-000530-2024

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KING SOOPERS STORE #142
5TH PUD AMENDMENT

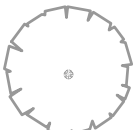
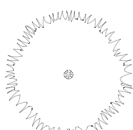
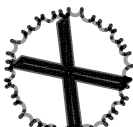
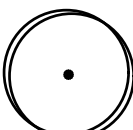
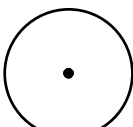
1171 W. DILLION ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

Project No:	KSS0000142.02
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L1.2

Sheet 15 of 18

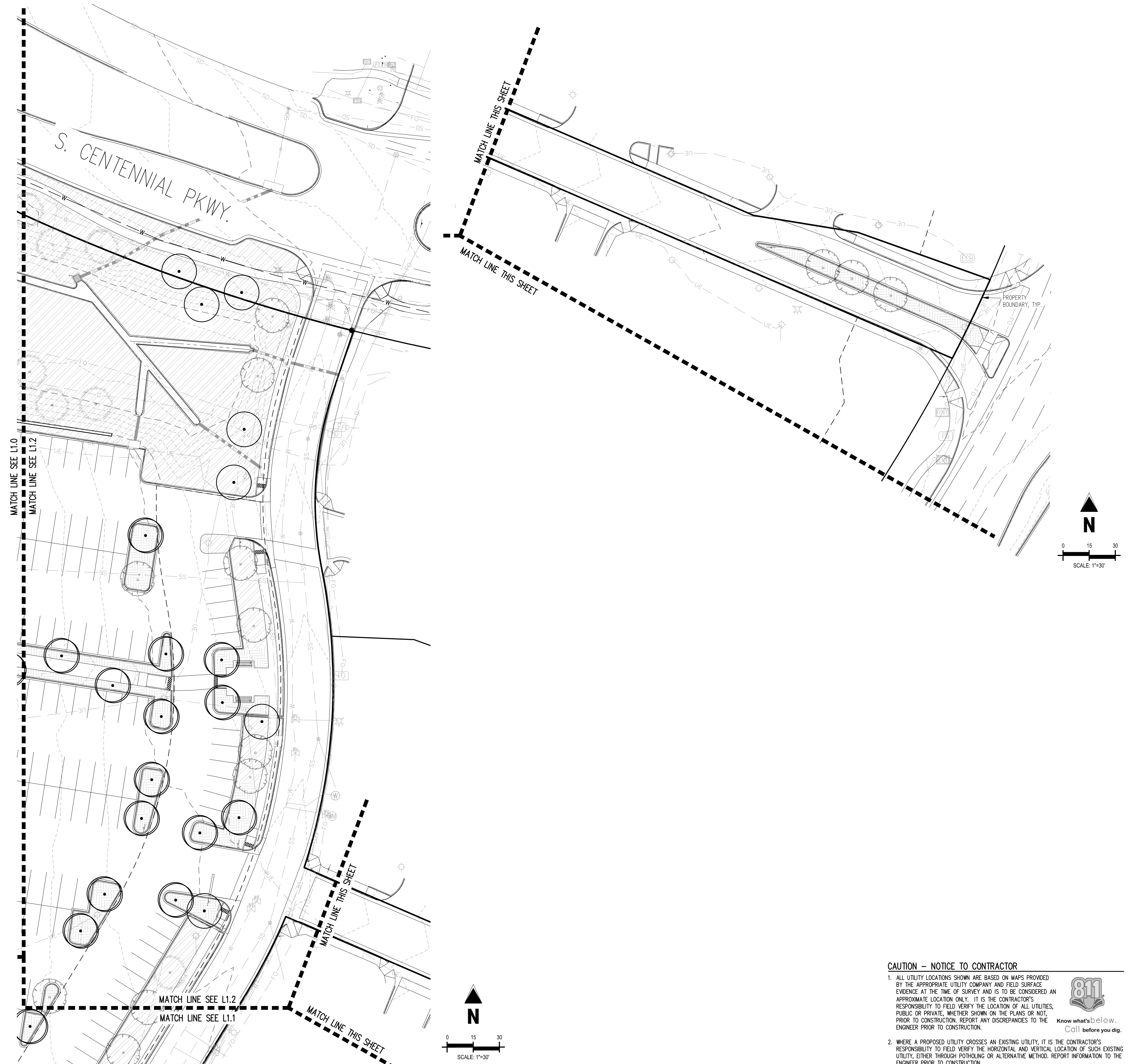
<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON NAME</u>
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EXISTING TREES		TO REMAIN
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ORNAMENTAL GRASSES
 33 BLONDE AMBITION BLUE GRAMA

<u>SYMBOL</u>	<u>QTY</u>	<u>COMMON NAME</u>
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CENTENNIAL VALLEY PARCEL L PUD, 5TH AMENDMENT

PARCEL L, LOT 5, FILING NO.1,
CASE #: PUPD-000530-2024

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNERS ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

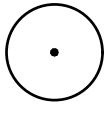
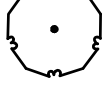
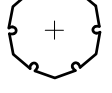
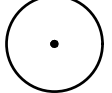
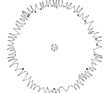
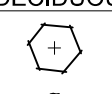
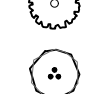
UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

IRRIGATION CONTRACTOR NOTE:

- CONTRACTOR TO ENSURE IRRIGATION SYSTEM IS IN PLACE AND OPERATIONAL PRIOR TO INSTALLATION.
- CONTRACTOR TO RETROFIT AND EXTEND THE EXISTING IRRIGATION SYSTEM TO NEWLY ADDED PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN.
- ALL IRRIGATION EQUIPMENT AND COMPONENTS USED, SHALL MATCH THE EXISTING IRRIGATION SYSTEM.
- CONTRACTOR TO ENSURE THE RETROFITTED IRRIGATION SYSTEM IS OPERATIONAL UPON COMPLETION.
- CONTRACT THE LANDSCAPE ARCHITECT WITH ANY QUESTIONS REGARDING THIS RETROFIT.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
	ACGR	2	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	B&B	2" CAL	30' X30'	MODERATE
	GTII	2	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	B&B	2" CAL	35' X25'	LOW
	GLTS	2	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B	2" CAL	50' X35'	LOW
	QUSH	2	SHUMARD OAK	QUERCUS SHUMARDII	B&B	2" CAL	50' X35'	LOW
	TICO	2	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40' X30'	MODERATE
	ULFR	2	FRONTIER ELM	ULMUS X 'FRONTIER'	B&B	2" CAL	40' X30'	MODERATE
EXISTING TREES								
		45	TREE TO BE REPLACED	PER FILING NO. 1, 4TH AMENDMENT	B&B			
		35	TREE TO BE REPLACED	PER FILING NO.1	B&B			
		12	EXISTING DECIDUOUS TREE	TO BE REMOVED	EXISTING			
		3	EXISTING EVERGREEN TREE	TO BE REMOVED	EXISTING			
		67	EXISTING DECIDUOUS TREE	TO REMAIN	EXISTING			
		36	EXISTING EVERGREEN TREE	TO REMAIN	EXISTING			
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	
DECIDUOUS SHRUBS								
	RHAR	26	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3' X8'	LOW	
	SPJG	43	GOLDFLAME JAPANESE SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	#5 CONT.	3' X2'	LOW	
	SYPA	14	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5' X5'	VERY LOW	
ORNAMENTAL GRASSES								
	BOGB	33	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2' X2'	LOW	

PLANTING NOTES

- GENERAL
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS, HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTORS OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN, SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ABSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 5 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 6". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
 - ALL PARKING ISLAND SOIL TO BE TILLED OR AMENDED TO A MINIMUM DEPTH OF 30".

- PLANTING
- DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
 - ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 - ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 - ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 - ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
 - THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
 - A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 - LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE: MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL A MIN OF 3' DIA.
 - ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 - INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 - ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
 - ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

TREE PROTECTION NOTES:

- USE TOWN OF LOUISVILLE TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE. GENERAL DEFINED AS: THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
- NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
 - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
 - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
 - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
- POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - REMOVE ALL DEAD WOOD.
 - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
- LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
 - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10" FROM THE TRUNK.
 - WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHEN CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

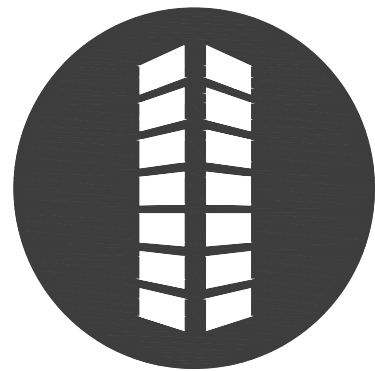
LANDSCAPE REQUIREMENTS					
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
CDDSG.1.4.B	SITE COVERAGE	30% MINIMUM OPEN SPACE	588,290 SF X 0.3	176,487 SF (30% MIN)	TOTAL: 188,378 SF LANDSCAPE: 163,341 SF (28%) HARDSCAPE: 25,037 SF (4%)
CDDSG.5.3.C	PARKING LOT LANDSCAPE	1 SHADE TREE PER 8 PARKING SPACES	34 SPACES / 8 X 1	4 TREES	5 TREES
CDDSG.5.3.H.2	PARKING LOT LANDSCAPE	2 SHADE TREES PER ISLAND	6 ISLANDS X 2	12 TREES	12 TREES
CDDSG.5.3.H.3	PARKING LOT LANDSCAPE	8 SHRUBS PER ISLAND	6 ISLANDS X 8	48 SHRUBS	48 SHRUBS
CDDSG.5.6.B.3	PLANT MATERIAL	MAXIMUM 20% SINGLE SPECIES	12 TREES X 0.2	2 TREES PER 1 SPECIES (20% MAX)	2 TREES PER 1 SPECIES (20%)
CDDSG.5.6.H.3	MULCH	MAXIMUM 50% DECORATIVE ROCK	7,283 SF X 0.5	3,642 SF (50% MAX)	3,602 SF (49%)
4.10.B.5	SIGN LANDSCAPE AREA	3 SF OF LANDSCAPE AREA PER 1 SF OF OF SIGN AREA	144 SF X 3	432 SF	432 SF

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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KING SOOPERS STORE #142
5TH PUD AMENDMENT

1171 W. DILLION ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

#	Date	Issue / Description	Init.
1	11/27/2024	1ST SUBMITTAL	JDP
2	01/29/2025	2ND SUBMITTAL	JDP
3	04/11/2024	3RD SUBMITTAL	JDP
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No:	KSS0000142.02
Drawn By:	LJP
Checked By:	SRM
Date:	APRIL 11, 2025

LANDSCAPE NOTES

L2.0

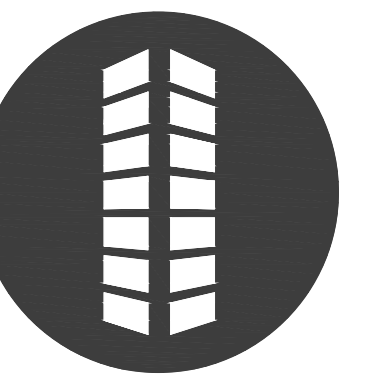
Sheet 16 of 18

PARCEL L, LOT 5, FILING NO.1,
CASE #: PUPD-000530-2024

NOT FOR
CONSTRUCTION

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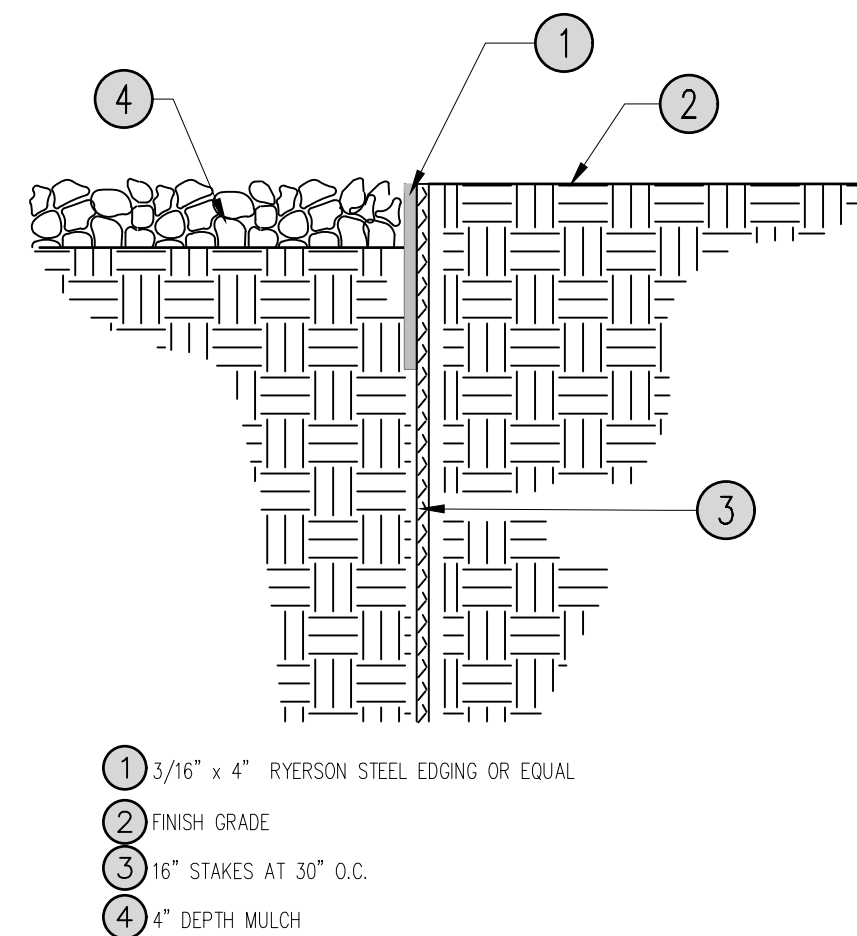
KING SOOPERS STORE #142
5TH PUD AMENDMENT

1171 W. DILLON ROAD
CITY OF LOUISVILLE, BOULDER COUNTY, COLORADO

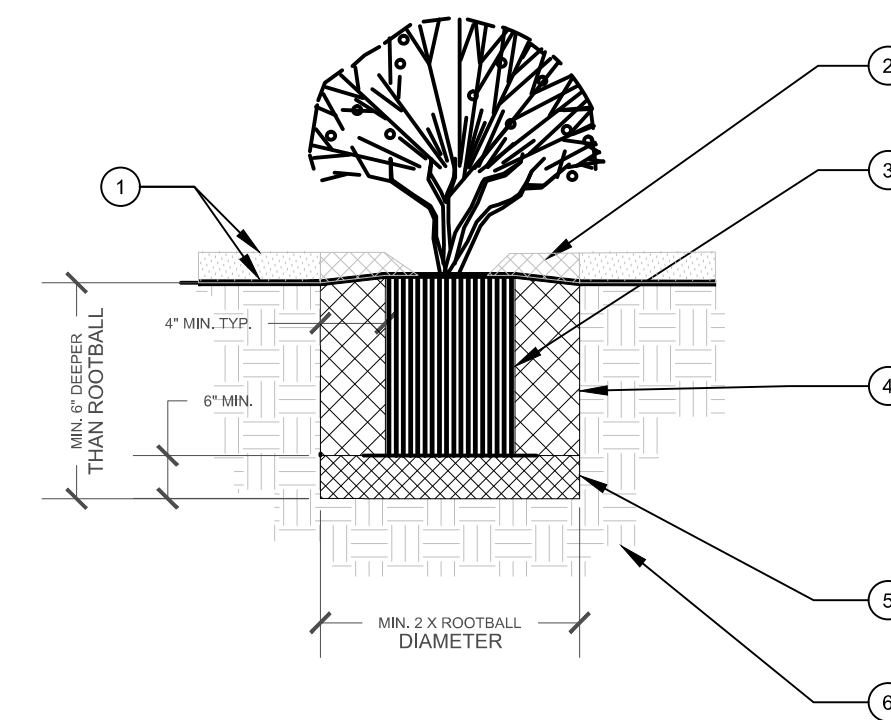
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Project No:	KSS0000142.02
Drawn By:	LJP
Checked By:	SRM
Date:	APRIL 11, 2025

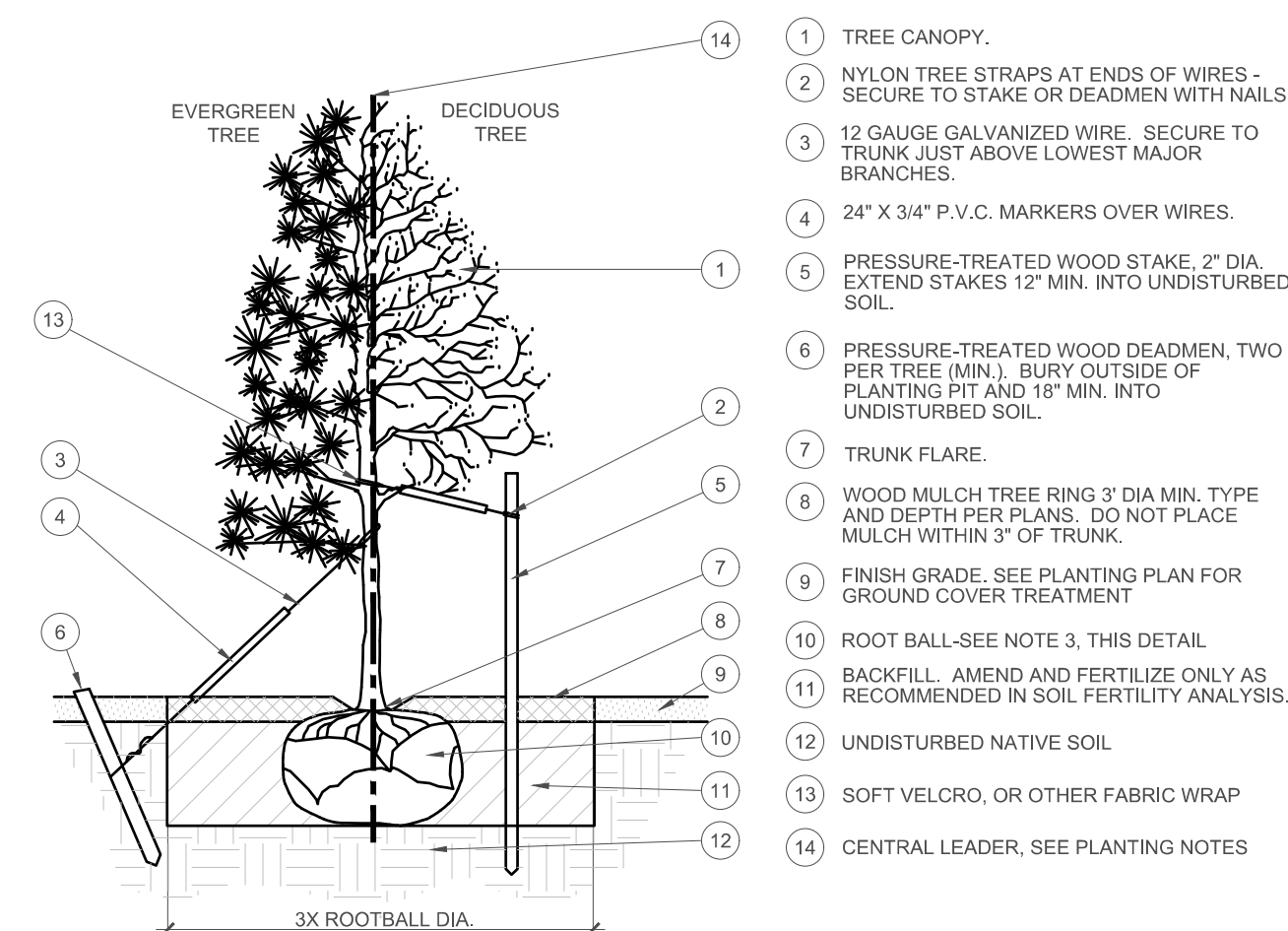
LANDSCAPE DETAILS



1 STEEL EDGE
N.T.S.



2 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE

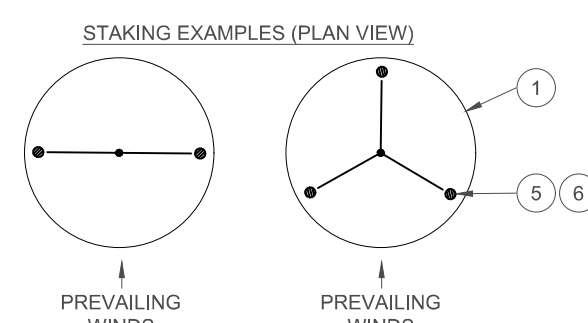


3 TREE PLANTING DETAIL

SCALE: NOT TO SCALE

NOTES

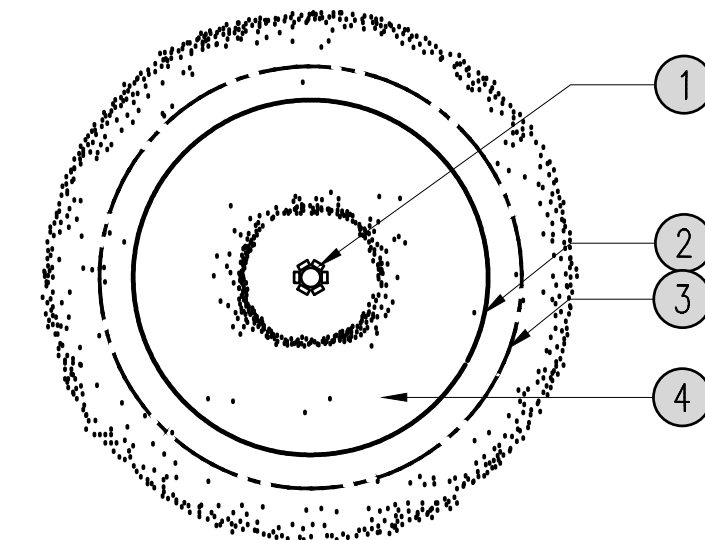
1. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT PLATE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL IS CUT OFF ON UNDISTURBED SOIL. THE ROOT PLATE IS 3'-5" ABOVE FINISH GRADE.
2. CUT OFF BOTTOM 10% OF WIRE BASKET BEFORE PLACING PLANT. REMOVE WIRE BASKET FROM PLANT. REMAINDER OF BASKET AFTER CUT IS SET IN HOLE. REMOVE ALL WYON TIE WIRING, ROPES, OR OTHER NON-BIOLOGICAL MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
3. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING.
4. WRAPPING AND ONLY TREE WRAPPING IN CONNECTION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLOWER TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR MORE AS APPROPRIATE.
7. DO NOT ALLOW AIR POKERS TO EVER AROUND TREE.
8. DO NOT ALLOW AIR POKERS TO EVER AROUND BACKLIFTING.



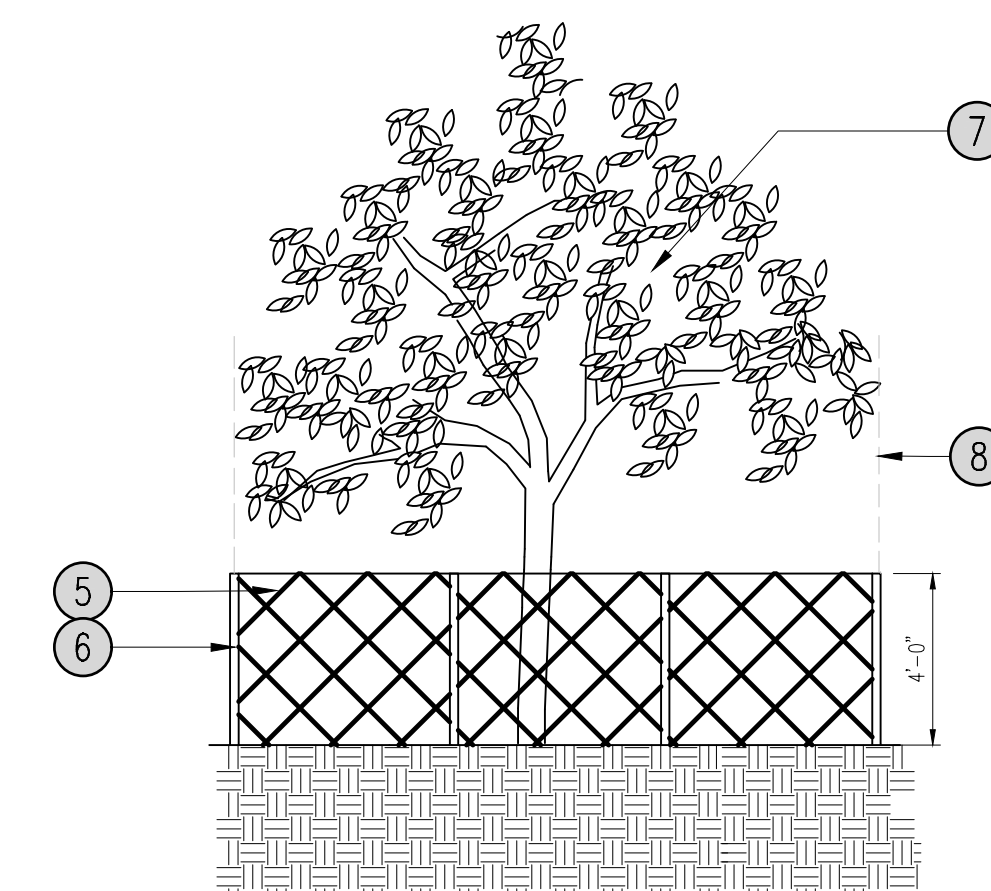
STAKING EXAMPLES (PLAN VIEW)

PRE

PREVAI
MUNE



- ① TRUNK PROTECTION BOARDS MIN. 2" THICK. BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. THE BOARDS SECURELY AT TOP, BOTTOM & CENTER WITH HEAVY DUTY CORD, WIRE, OR CABLE CHOKERS.
- ② OUTLINE OF TREE CROWN (EDGE OF DRIFPILE) CORRESPONDS WITH ROOT SPREAD.
- ③ CONSTRUCTION FENCING (MIN. 4' HEIGHT)
- ④ WOOD MULCH - SEE MULCH
- ⑤ PLASTIC ORANGE CONSTRUCTION FENCE TIED TO T-POST
- ⑥ T-POST AT 8'-0" O.C. (TYP.)
- ⑦ EXISTING TREE
- ⑧ DRIFPILE

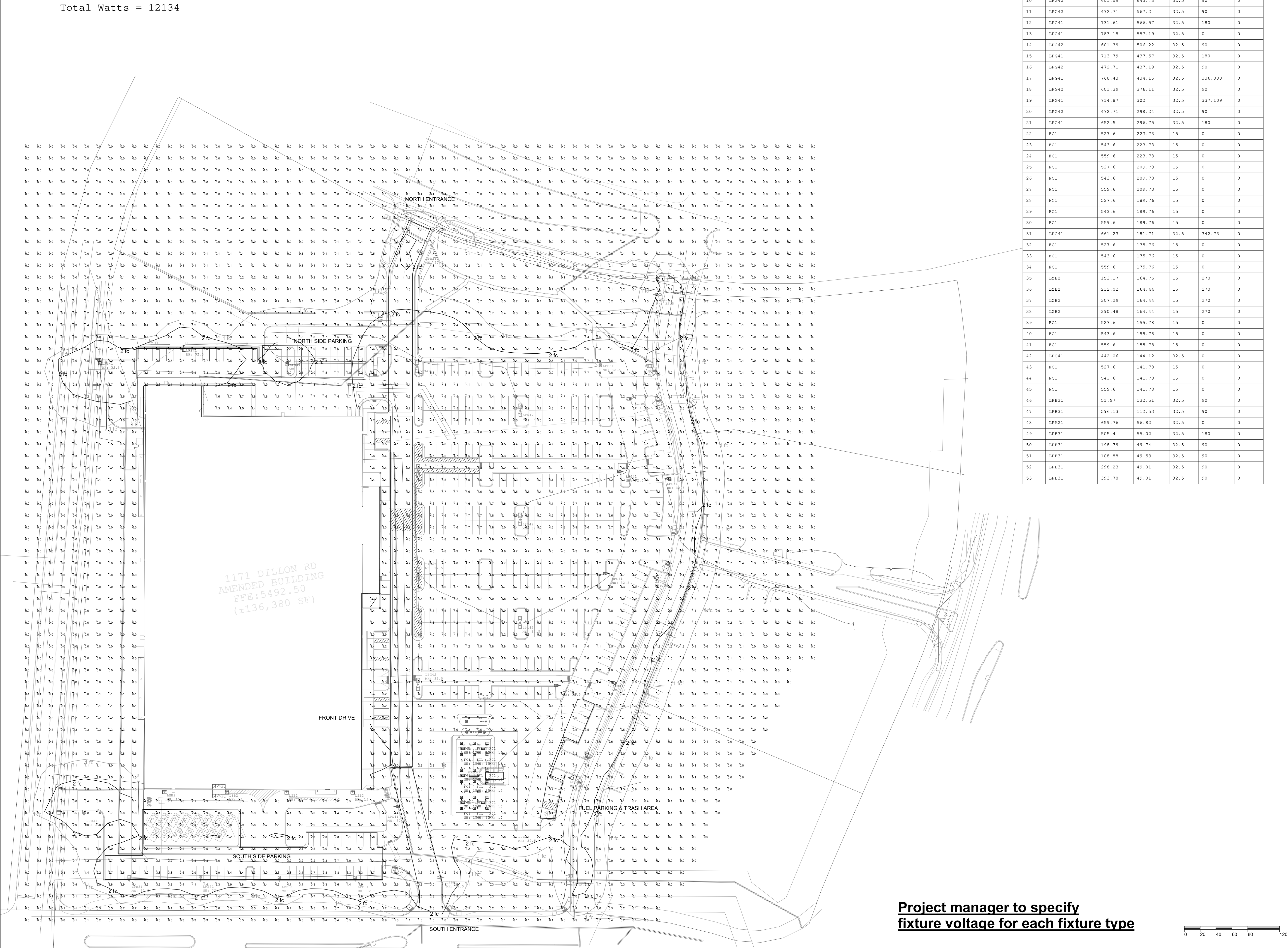


4 TREE PROTECTION DETAIL
N.T.S.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	Lum. Lumens	LLF
	15	FC1	SINGLE	103	1854	15410	1.000
	4	LPA21	Single	100.9	403.6	15856	0.941
	8	LPB31	Single	218.1	1744.8	31926	0.941
	2	LPB41	Single	293.6	587.2	42646	0.941
	10	LPG41	Single	293.6	2936	43644	0.941
	7	LPG42	Back-Back	293.6	4110.4	43644	0.941
	4	LZB2	Single	124.5	498	15670	0.941

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts@Grade	Illuminance	Fc	1.68	11.2	0.0	N.A.	N.A.
FUEL CANOPY	Illuminance	Fc	44.41	53.4	37.5	1.18	1.42
FRONT DRIVE	Illuminance	Fc	3.90	5.6	2.0	1.95	2.80
FUEL PARKING & TRASH AREA	Illuminance	Fc	3.55	4.1	3.2	1.11	1.28
NORTH ENTRANCE	Illuminance	Fc	2.89	5.5	1.4	2.06	3.93
NORTH SIDE PARKING	Illuminance	Fc	2.54	3.7	1.6	1.59	2.31
SOUTH ENTRANCE	Illuminance	Fc	3.20	4.1	2.2	1.45	1.86
SOUTH SIDE PARKING	Illuminance	Fc	3.08	4.2	2.0	1.54	2.10

Luminaire Location Summary						
LumMo	Label	X	Y	Z	Orient	Tilt
1	LPA21	479.32	841.17	32.5	153.434	0
2	LPA21	769.91	789.41	32.5	0	0
3	LPB41	177.56	725.34	32.5	270	0
4	LPB41	71.82	708.73	32.5	270	0
5	LPG41	307.95	706.75	32.5	270	0
6	LPB31	702.52	705.8	32.5	270	0
7	LPG42	471.56	699.22	32.5	90	0
8	LPA21	759.5	699.36	32.5	0	0
9	LPG41	743.35	657.9	32.5	180	0
10	LPG42	601.59	643.73	32.5	90	0
11	LPG42	472.71	567.2	32.5	90	0
12	LPG41	731.61	566.57	32.5	180	0
13	LPG41	783.18	557.19	32.5	0	0
14	LPG42	601.39	506.22	32.5	90	0
15	LPG41	713.79	437.57	32.5	180	0
16	LPG42	472.71	437.19	32.5	90	0
17	LPG41	768.43	434.15	32.5	336.083	0
18	LPG42	601.39	376.11	32.5	90	0
19	LPG41	714.87	302	32.5	337.109	0
20	LPG42	472.71	288.24	32.5	90	0
21	LPG41	652.5	296.75	32.5	180	0
22	FC1	527.6	223.73	15	0	0
23	FC1	543.6	223.73	15	0	0
24	FC1	559.6	223.73	15	0	0
25	FC1	527.6	209.73	15	0	0
26	FC1	543.6	209.73	15	0	0
27	FC1	559.6	209.73	15	0	0
28	FC1	527.6	189.76	15	0	0
29	FC1	543.6	189.76	15	0	0
30	FC1	559.6	189.76	15	0	0
31	LPG41	661.23	181.71	32.5	342.73	0
32	FC1	527.6	175.76	15	0	0
33	FC1	543.6	175.76	15	0	0
34	FC1	559.6	175.76	15	0	0
35	LZB2	153.17	164.75	15	270	0
36	LZB2	232.02	164.44	15	270	0
37	LZB2	307.29	164.44	15	270	0
38	LZB2	390.48	164.44	15	270	0
39	FC1	527.6	155.78	15	0	0
40	FC1	543.6	155.78	15	0	0
41	FC1	559.6	155.78	15	0	0
42	LPG41	442.06	144.12	32.5	0	0
43	FC1	527.6	141.78	15	0	0
44	FC1	543.6	141.78	15	0	0
45	FC1	559.6	141.78	15	0	0
46	LPB31	51.97	132.51	32.5	90	0
47	LPB31	596.13	112.53	32.5	90	0
48	LPA21	659.76	56.82	32.5	0	0
49	LPB31	505.4	55.02	32.5	180	0
50	LPB31	198.79	49.74	32.5	90	0
51	LPB31	108.88	49.53	32.5	90	0
52	LPB31	299.23	49.01	32.5	90	0
53	LPB31	393.78	49.01	32.5	90	0



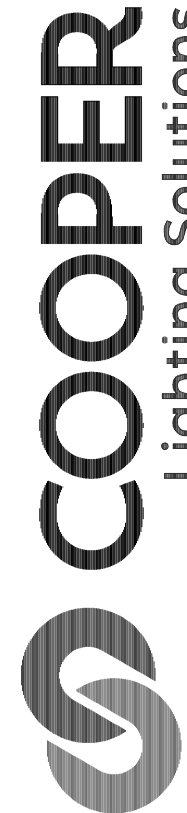
Total Watts = 12134

Project manager to specify
fixture voltage for each fixture type





Applications Engineering
1121 Highway 74 South
Peachtree City, GA 30269
tel no: 770-486-45xx
fax no: 770-486-4599
e-mail: mkt-lightingapplications@cooperlighting.com



Project Name:
KROGER KS-142
Louisville, CO

Client:

The Kroger Co.
Tara Shadowen

Drawn By:
EL

Date:
4/8/2025

Scale:
1" = 60'

Project No:
2401285D.AGI

Sheet 18 of 18

We make no representation as to its completeness, currency or accuracy because of reasons inherent to CAD and the additional digital data used to produce a lighting application. The user of this data takes full responsibility for the accuracy and correctness of all measurements, area, inventories or other data extracted from this, either manually or with the use of a computer. This light level analysis is an estimate only, and is based on estimated reflectance values for interior applications or estimated pole locations based on specified light levels for exterior applications. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the calculated values. The presence of objects will decrease light levels and may cause some shadowing. Lighting application drawings are being provided to the recipient of this disclaimer.