

CARMAX AUTO SUPERSTORES, INC.

STORE 6045 CONDITIONAL USE PERMIT

SITE PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO

1.03 ACRES
CASE NO: CDU24-0003

INTENT STATEMENT

THE INTENT OF THIS SITE PLAN IS FOR THE EXPANSION OF A SALES STAGING PARKING LOT TO AN EXISTING SITE, CARMAX, LOCATED ON S BROADWAY, BETWEEN E LITTLETON BLVD AND E ORCHARD RD. THE SITE PLAN COMPLIES WITH ALL APPLICABLE CITY CODES AND ORDINANCES. A VARIANCE HAS BEEN FOR THIS PROJECT HAS BEEN REQUESTED FOR ENCROACHMENT INTO A PROPOSED ACCESS AND DRAINAGE EASMENT.

LEGAL DESCRIPTION

PORTION OF LOT 1, CARMAX SUBDIVISION, IN THE CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER PLAT RECORDED FEBRUARY 9, 2012 AT RECEPTION NO. D2015397, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN

BASIS OF BEARINGS (BASED ON ALTA)

THE LINE BETWEEN THE NORTHWEST PROPERTY CORNER AND 3' WITNESS CORNER FOR THE NORTHEAST PROPERTY CORNER, MONUMENTED AS SHOWN HEREON, AND IS ASSUMED TO BEAR N77°21'40"E.

BENCHMARK (BASED ON ALTA)

SITE VERTICAL WAS ESTABLISHED USING BENCHMARK: #5 REBAR WITH YELLOW PLASTIC CAP, PLS ILLEGIBLE

LOCATED 0.1' WEST OF THE SOUTHWEST PROPERTY CORNER.

ELEVATION = 5452.18 FEET (NAVD 1988)

FLOODPLAIN NOTE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 08005C0451L, THE SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CITY OF LITTLETON STANDARD NOTES

FAILURE TO OBTAIN A BUILDING PERMIT WITHIN SITE PLAN AFTER THE DATE OF CONDITIONAL USE PERMIT RECORDATION SHALL CAUSE THE UNBUILT PORTION OF THIS PLAN TO BE NULL AND VOID, UNLESS AN EXTENSION WAS GRANTED.

APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF LITTLETON SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS. FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A SITE PLAN OF THE PHASE FOR WHICH A PERMIT IS REQUESTED, WHICH SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SIGNAGE SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. A SIGN PERMIT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

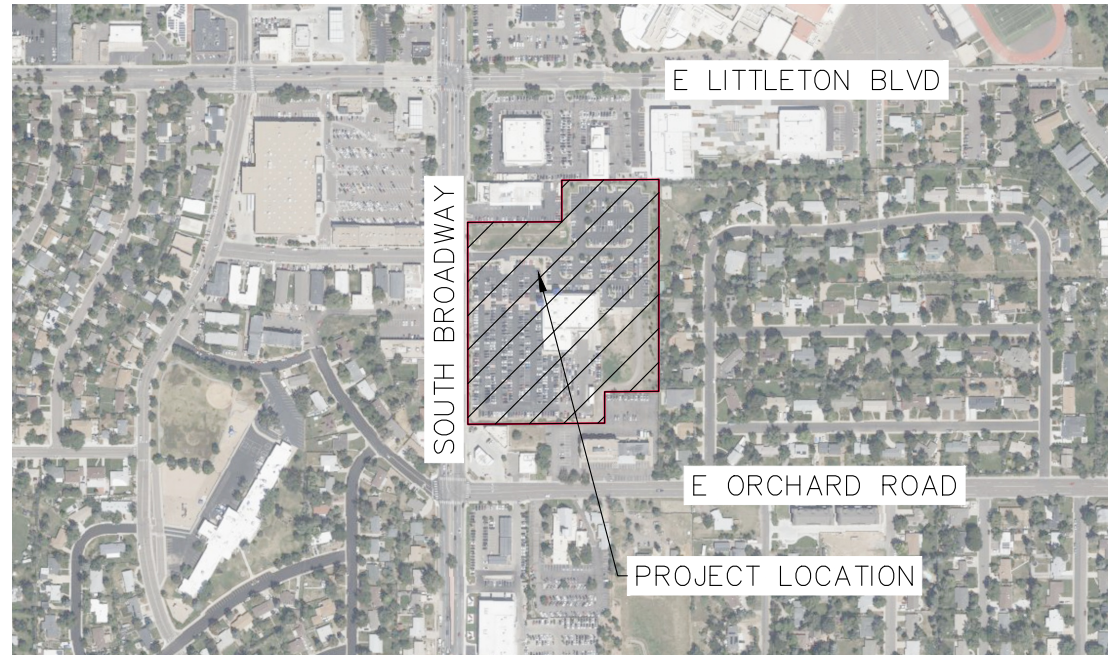
ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS AN AGREEMENT FOR PLACING UTILITIES UNDERGROUND HAS BEEN ENTERED INTO BETWEEN THE PROPERTY OWNER AND THE CITY, PURSUANT TO SECTION 10-6-2.3.E.D.7 OF THE CITY CODE. NO NEW OVERHEAD SERVICES ARE PERMITTED.

NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION STANDARDS (CHAPTER 6).

ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

ALL REQUIRED APPROVALS AND COPIES OF EXECUTED EASEMENTS, SUCH AS TEMPORARY CONSTRUCTION OR PERMANENT MAINTENANCE ACCESS, FROM ADJACENT PROPERTY OWNER(S) AND UTILITY PROVIDERS, SHALL BE PROVIDED TO THE CITY PRIOR TO THE APPROVAL OF THE CONDITIONAL USE PERMIT AND CONSTRUCTION PLANS.

THE GRADES SHOWN ON THE BUILDING ELEVATIONS ARE THE SAME AS THE GRADES SHOWN ON THE FINAL GRADING PLAN.



VICINITY MAP - NOT TO SCALE

SHEET INDEX

CIVIL		03/04/24	CITY
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5	EROSION CONTROL - FINAL	●	
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7	EROSION CONTROL - NOTES & DETAILS	●	
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14	CONSTRUCTION DETAILS	●	
15	OVERALL LANDSCAPE PLAN	●	
16	LANDSCAPE NOTES AND DETAILS	●	
17	LANDSCAPE NOTES AND DETAILS	●	
18	PHOTOMETRIC PLAN	●	

CONTACTS

OWNER
CARMAX AUTO SUPERSTORES, INC.
12800 TUCKAHOE CREEK PARKWAY
RICHMOND VA, 23238
804-747-0422
CONTACT: SCOTT SAWYER

OWNERS REPRESENTATIVE
CENTERPOINT INTEGRATED
SOLUTIONS, LLC
1626 COLE BOULEVARD, SUITE
125 LAKEWOOD, CO 80401
704-608-6034
CONTACT: CASSIDY CLEMENTS

LANDSCAPE ARCHITECT
PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80223
303-431-4905
CONTACT: ALAN CUNNINGHAM

CIVIL ENGINEER
ENERTIA CONSULTING GROUP, LLC
1515 MARKET STREET, SUITE 100
DENVER, CO 80202
609-234-5502
CONTACT: RICK HAGMAYER, PE

SURVEYOR
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE, SUITE 1
LITTLETON, CO 80122
303-713-1898
CONTACT: KARL SZYSZKOSKI, PLS

LIGHTING DESIGNER
LSI INDUSTRIES, INC.
10000 ALLIANCE ROAD
CINCINNATI, OH 45242
513-793-6023
CONTACT: AMY HOTCHKISS-KERBY

CERTIFICATION BLOCKS

OWNER CERTIFICATE

Owner:

I, SCOTT SAWYER, owner, or designated agent thereto, do hereby agree to develop the above described property in accordance with the use, restrictions, and conditions contained herein, and current ordinances, resolutions, and standards of the City of Littleton, Colorado.

By: _____

AVP CONSTRUCTION, DESIGN AND DEVELOPMENT

Title

12800 TUCKAHOE CREEK PARKWAY, RICHMOND VA, 23238

Address

Acknowledgement:

State of _____)
County of _____)SS

The foregoing dedication was acknowledged before me this _____ day of

_____, 20_____, by _____ as

of _____.

Witness my hand and official seal.

Notary Public

My Commission Expires _____

SURVEYOR CERTIFICATE

I, KARL D. SZYSZKOSKI, a duly registered professional land surveyor in the State of Colorado, do hereby certify that the survey represented herein was made under my supervision and the monuments shown thereon actually exist, and the map accurately represents said survey.

I attest the above on this _____ day of _____, 20____.

KARL D. SZYSZKOSKI, PLS
Colorado Registered Land Surveyor

PLS No. 38691

LANDSCAPE PLAN

I, ALAN CUNNINGHAM, owner, or designate agent thereof, shall complete the landscape improvements shown on this plan. Maintenance of the landscape improvements shall comply with Title 10, Chapter 5 of the Littleton City Code. It is hereby acknowledged that maintenance of the landscape improvements is not personal to the developer, but runs with the land and shall be the responsibility of all current and future owner/occupants.

Signature of owner or agent

COMMUNITY DEVELOPMENT

Approved this _____ day of _____ 20_____, by the Director of Community Development.

Director of Community Development

PUBLIC WORKS

Approved this _____ day of _____ 20_____, by the Director of Public Works.

Director of Public Works

PLANNING COMMISSION

Approved and Accepted at a meeting held by the Littleton Planning Commission on the _____ day of _____, 20____.

Planning Commission Chair

Attest: City Clerk



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PROJECT WITHOUT WRITTEN AUTHORIZATION OF
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REVISIONS			
REV. NO	DATE	DESCRIPTION	BY

CARMAX

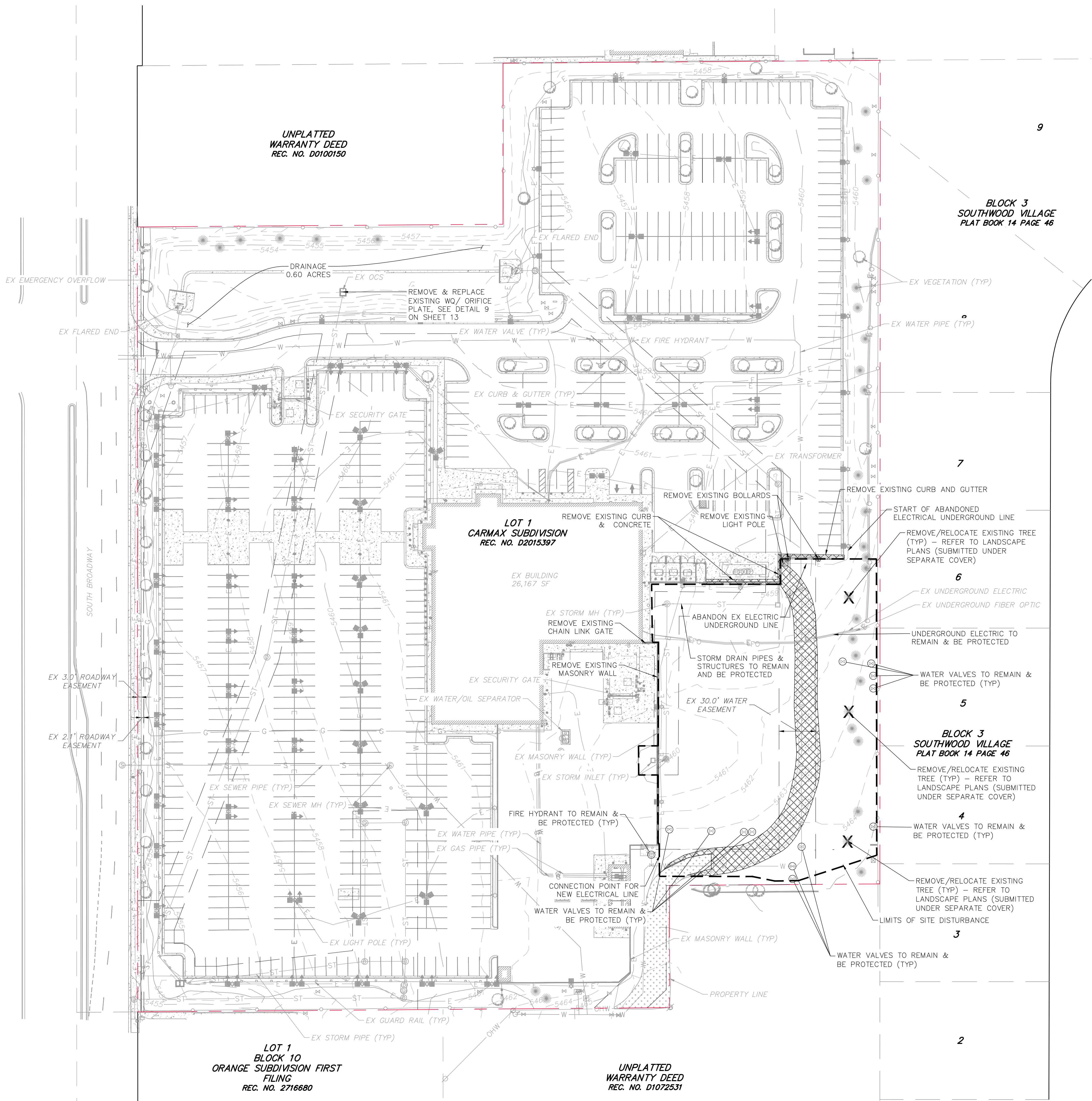
STORE NO.: #6045

SITE PLAN

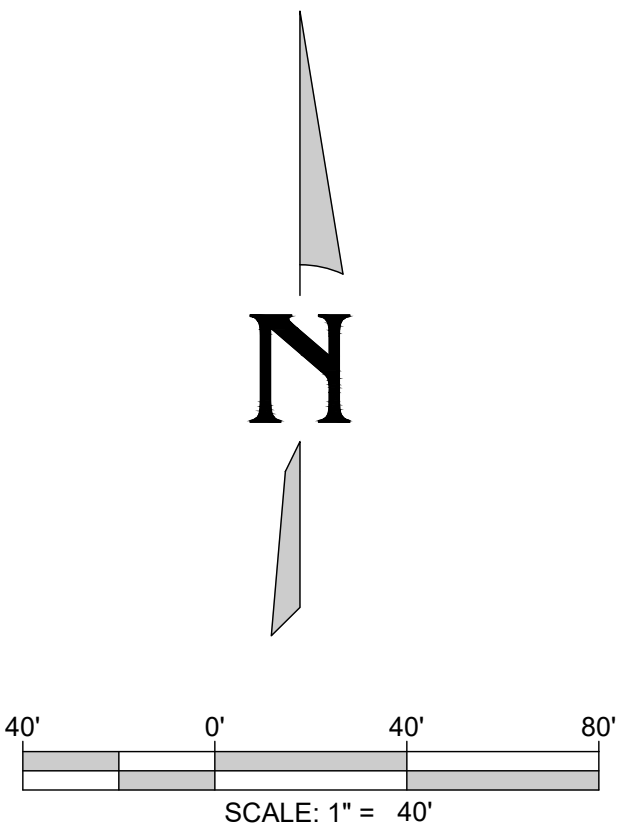
CASE NUMBER: CDU24-0003

PROJECT #
DATE
SEPT. 3, 2025
SHEET TITLE
COVER SHEET
SITE PLAN #
SHEET #
1 OF 18

FILE PATH: Q:\Centerpoint\CarMax Lutetia CO.07-CADD\Sheets\Site PLAN\CO.0 - EXISTING PLAN(750).dwg PLOT TIME: 9/4/2025 10:00:42 AM BY: Kyle Telford



EXISTING CONDITIONS	
PROPERTY LINE	---
LOT LINE	---
EXISTING RIGHT OF WAY	---
EXISTING EASEMENT	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING GAS LINE	---
EXISTING GAS STRUCTURES	---
EXISTING BUILDING	---
EXISTING COMMUNICATION LINE	---
EXISTING BURIED ELECTRIC	---
EXISTING OVERHEAD ELECTRIC	---
EXISTING LIGHT POLE	---
EXISTING FIBER OPTIC	---
EXISTING FIBER OPTIC STRUCTURES	---
EXISTING CURB & GUTTER	---
EXISTING SIDEWALK	---
EXISTING FENCE	---
EXISTING STORM SEWER	---
EXISTING STORM STRUCTURES	---
EXISTING SANITARY SEWER	---
EXISTING SANITARY SEWER STRUCTURES	---
EXISTING WATER PIPE	---
EXISTING FIRE HYDRANT	---
EXISTING VEGETATION	---
EXISTING VEGETATION TO BE REMOVED/DEMOLISHED	---
EXISTING STRUCTURE TO BE REMOVED/DEMOLISHED	---



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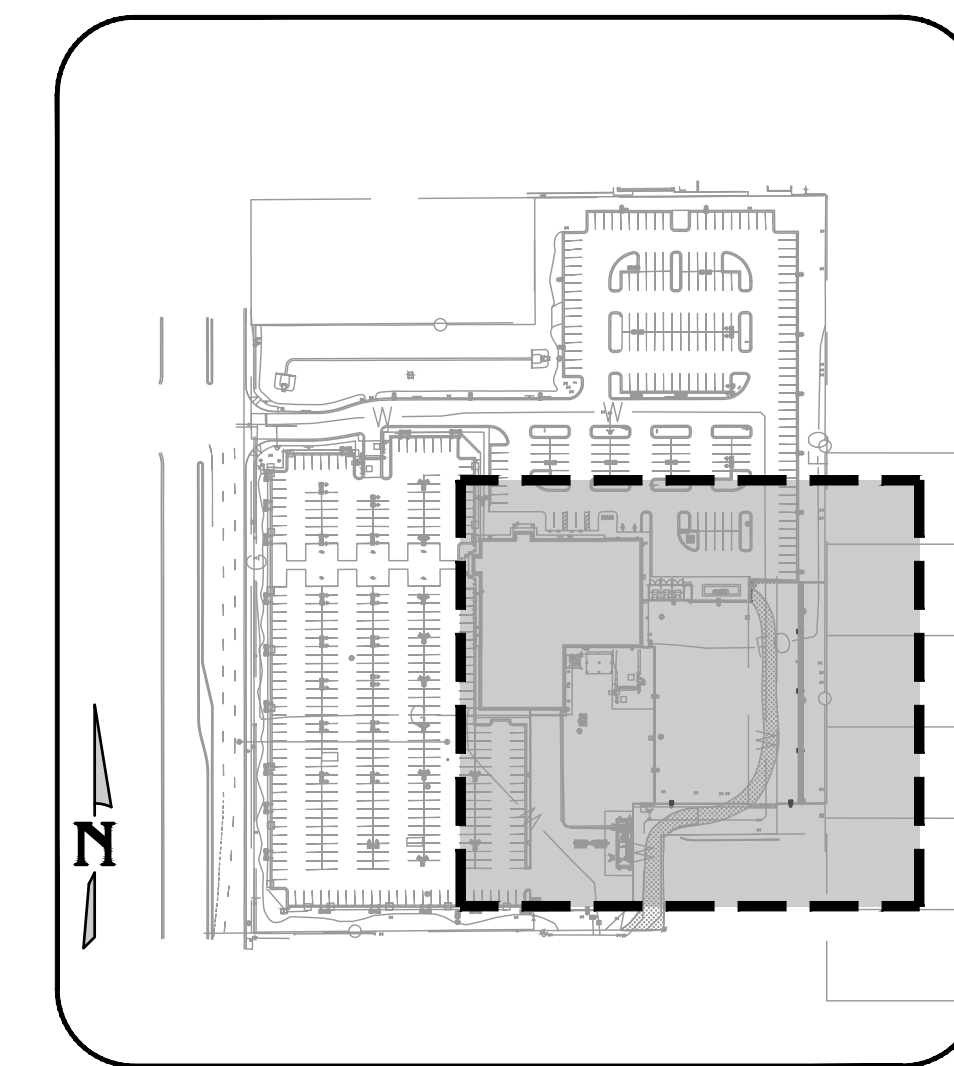
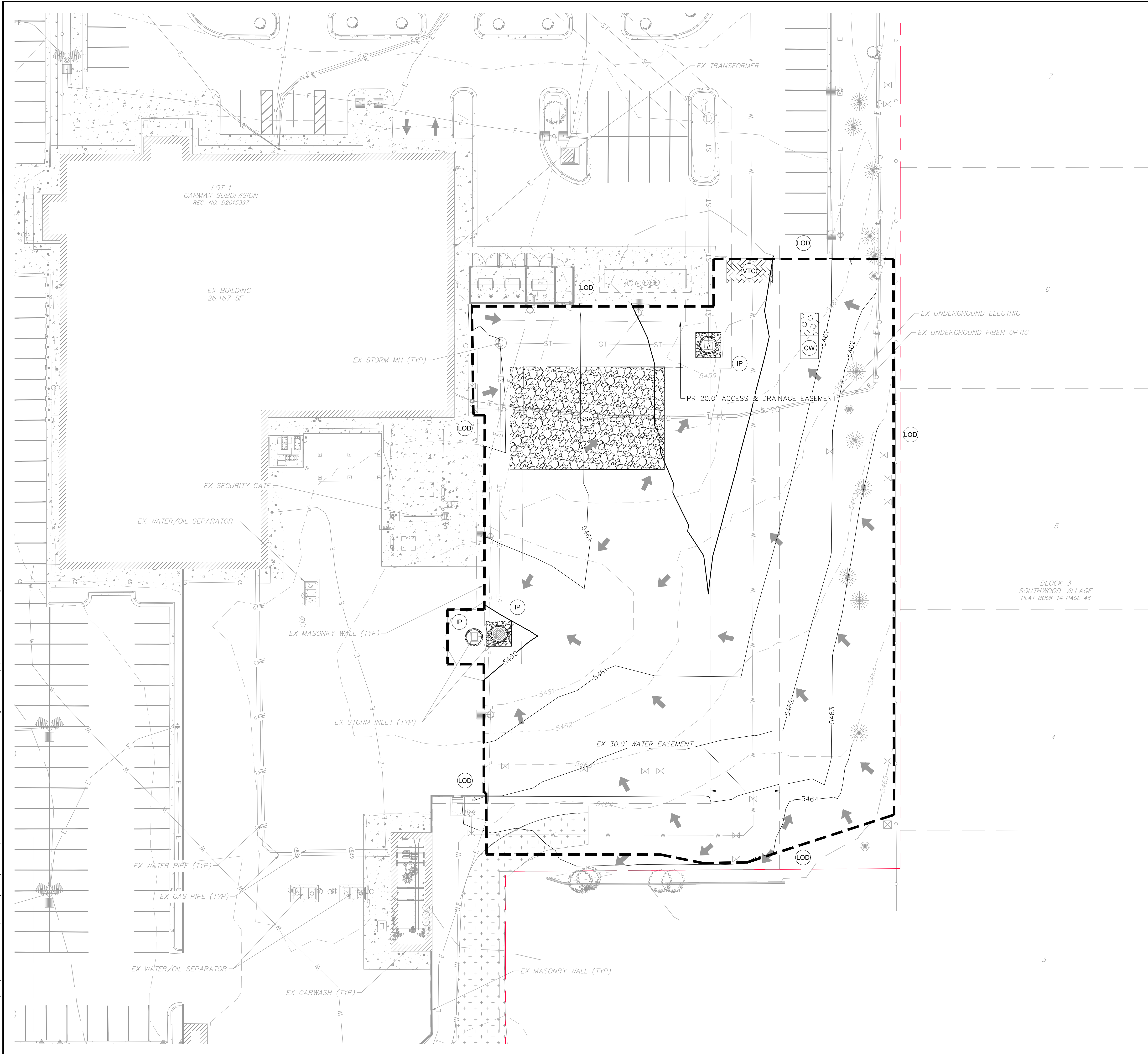
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REV. NO	DATE	DESCRIPTION	BY

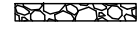
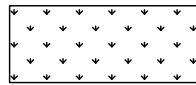
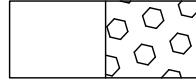
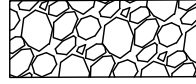
STORE NO.: #6045

SITE PLAN

CASE NUMBER: CDU24-0003

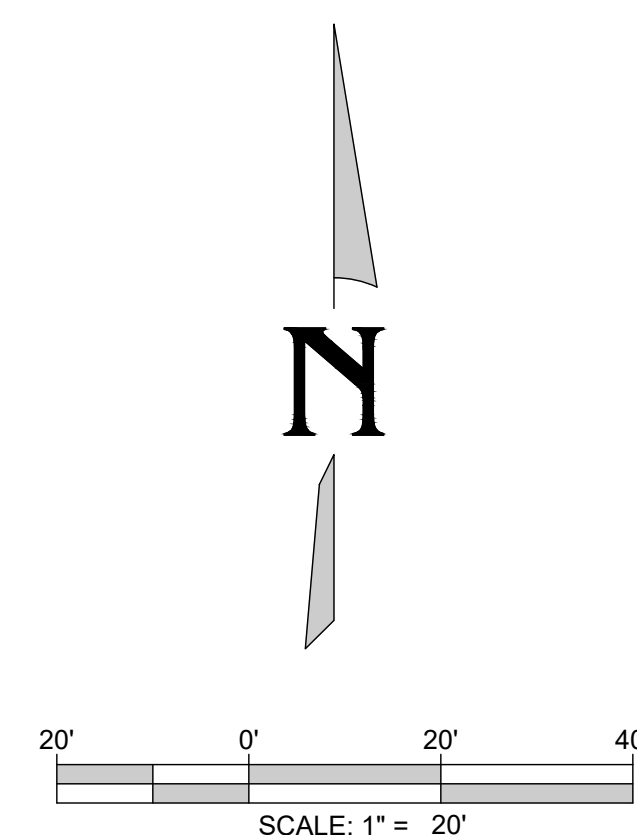
PROJECT #	DATE	SEPT. 3, 2025
SHEET TITLE	EXISTING CONDITIONS & DEMO PLAN	
SITE PLAN #		
SHEET #	2 OF 18	



EROSION CONTROL PLAN LEGEND		
BMP TYPE	SYMBOL	
LIMITS OF DISTURBANCE	(LOD)	
CONSTRUCTION FENCE	(CF)	
PROPOSED SILT FENCE	(SF)	
ROCK SOCK	(RS)	
INLET PROTECTION	(IP)	
PERMANENT STABILIZATION	(PS)	
CONCRETE WASHOUT AREA	(CW)	
STABILIZED STORAGE AREA	(SSA)	
VEHICLE TRACKING CONTROL	(VTC)	
STOCKPILE	(SP)	

EROSION CONTROL NOTES

REFER TO SHEET C2.5 EROSION CONTROL - DETAILS 2 FOR NOTES



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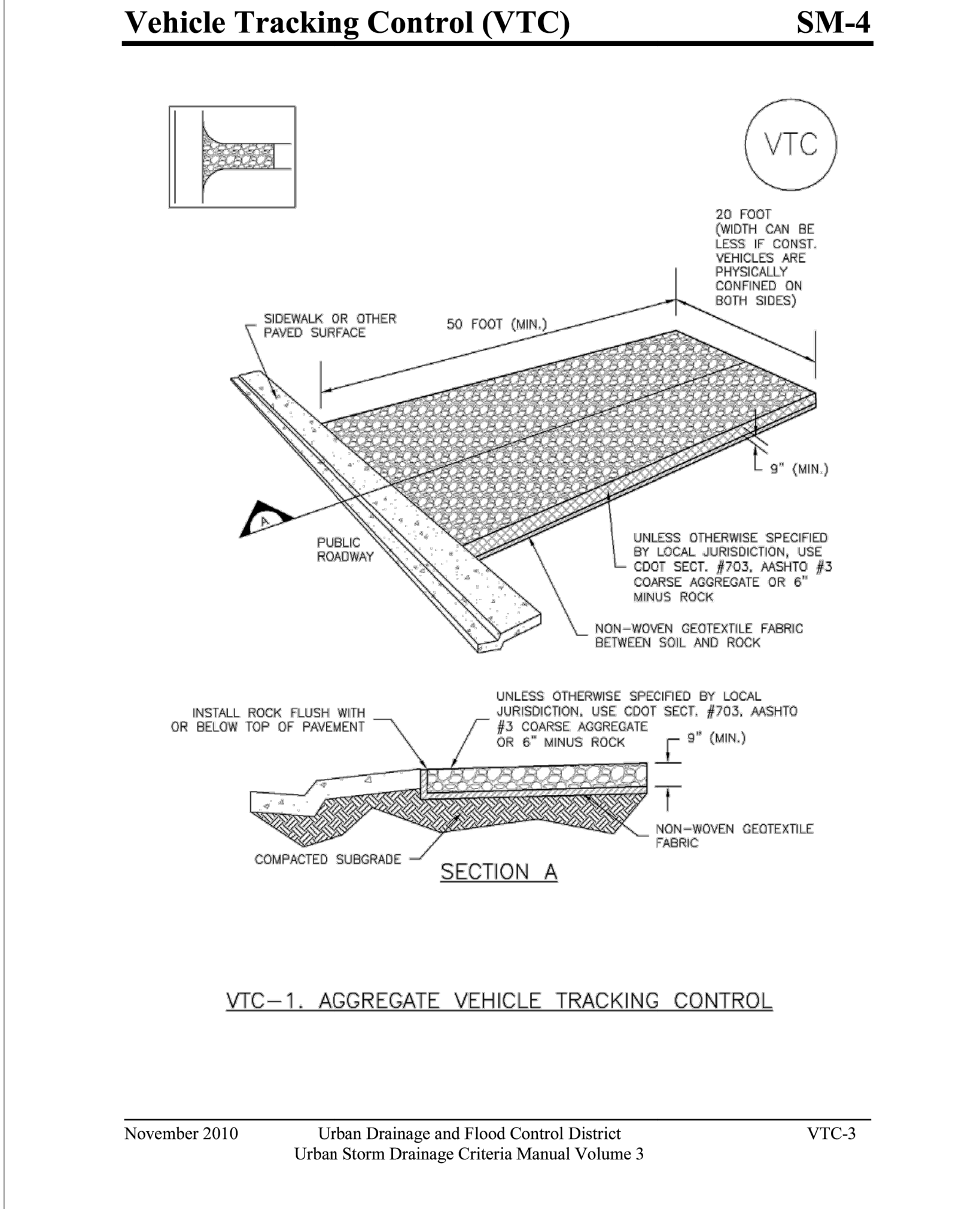
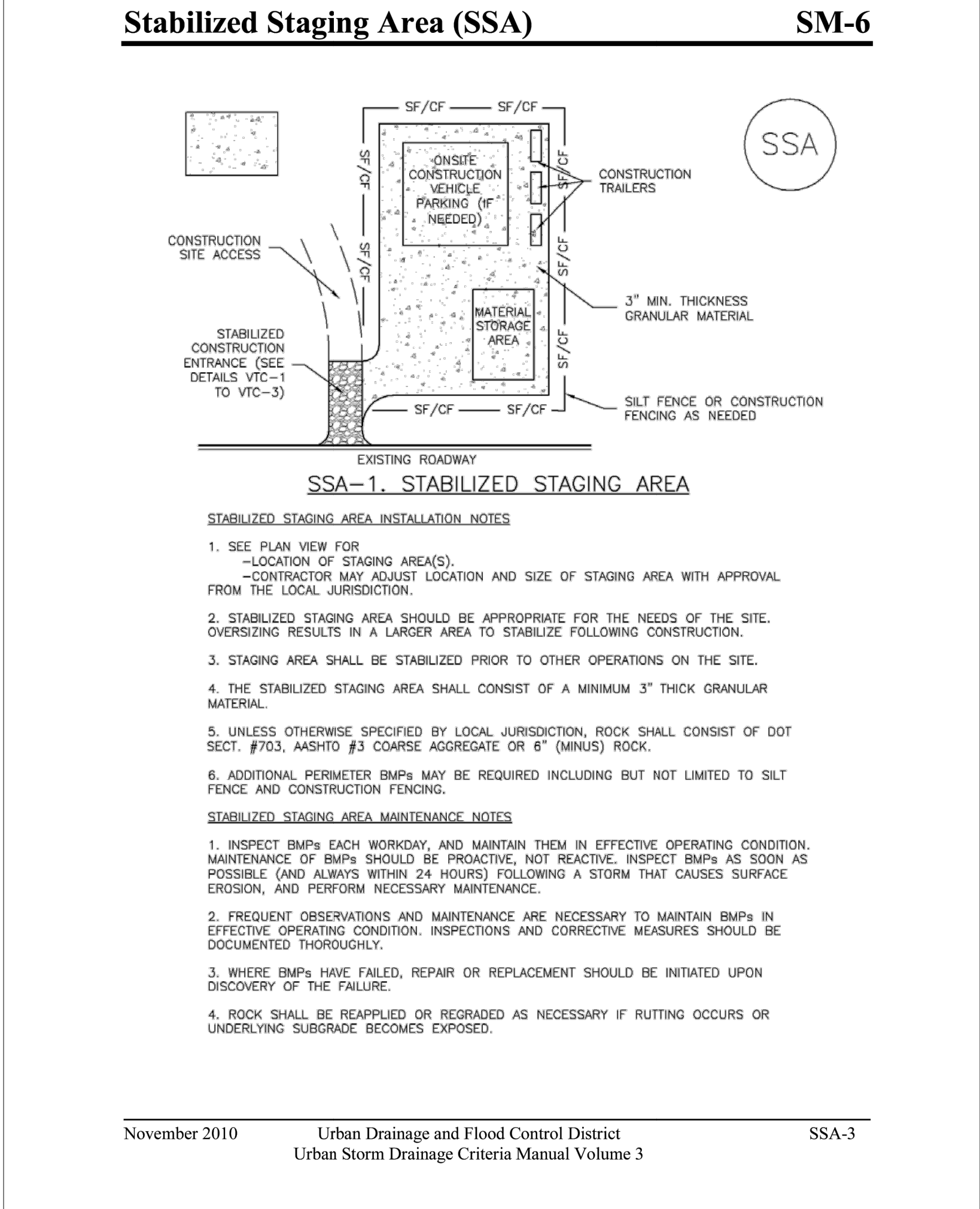
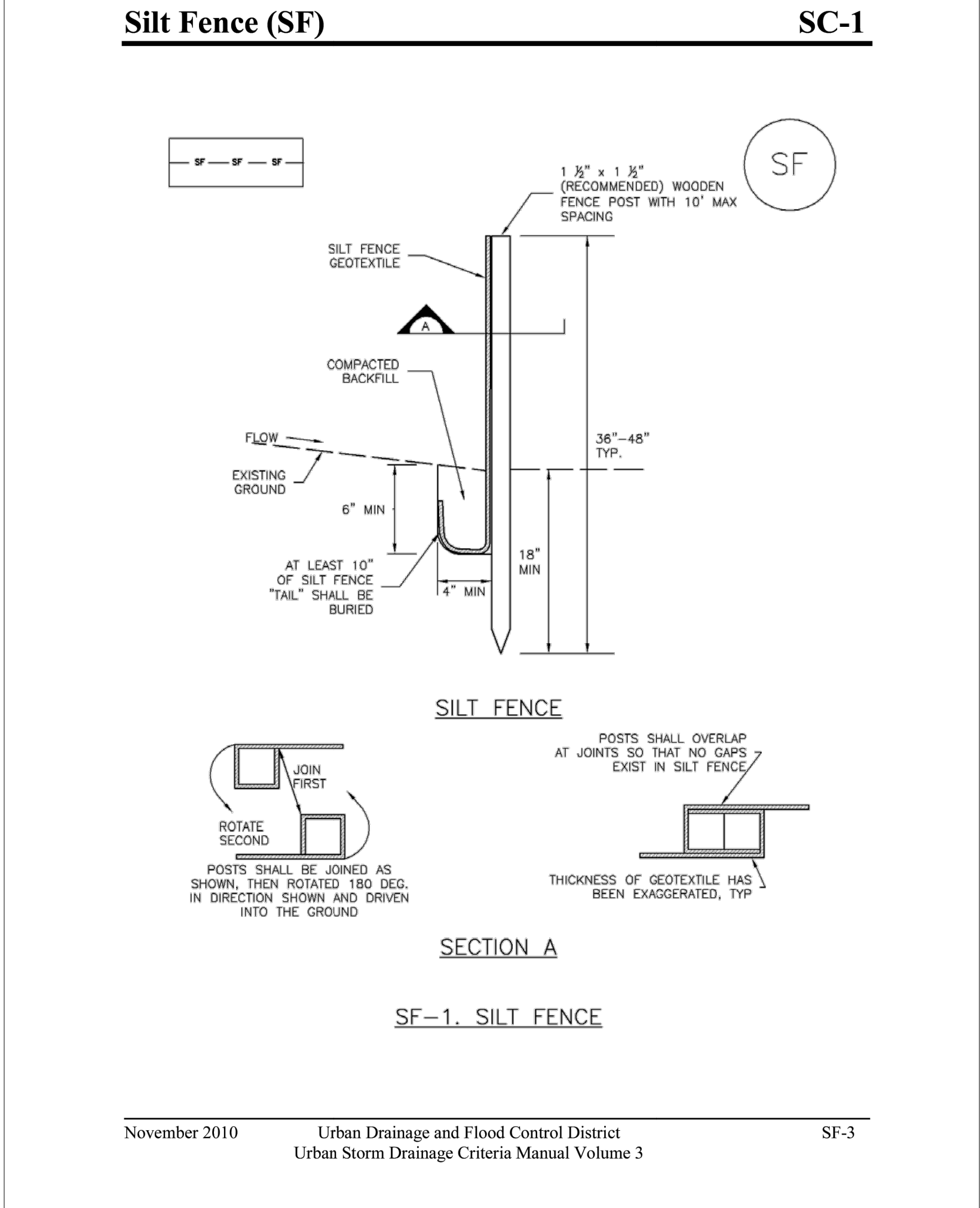
CARmax ---
STORE NO.: #6045
SITE PLAN
CASE NUMBER: CDU24-0003

PROJECT #	
DATE	SEPT. 3, 2025
SHEET TITLE	
EROSION CONTROL - INITIAL	
SITE PLAN #	

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SHEET #	
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FILE PATH: G:\Centerpoint\Carbox LUTetcon CO\07-CADD\Sheets\Site PLAN\VC1 - EROSION & SEDIMENT CONTROL PLAN.dwg PLOT TIME: 9/4/2025 10:05:57 AM BY: Kyle Telford



EROSION CONTROL NOTES

- THE PERMITTEE AND/OR CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOWLINES, STORM DRAINAGE APPURTENANCES, AND PUBLIC RIGHTS OF WAYS OF THE CITY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING, OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, RECEIVING WATERS, WATERWAYS, WETLANDS, AND OR OTHER PUBLIC OR PRIVATE PROPERTIES, RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WITHIN FOURTEEN (14) DAYS FOLLOWING COMPLETION OF GRADING ACTIVITIES. STABILIZATION OF DISTURBED AREAS ADJACENT TO RECEIVING WATERS OR WITH SLOPES 3 TO 1 OR GREATER SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING ACTIVITIES. NOTE: FEDERAL AND STATE REGULATIONS MAY SOON REQUIRE STABILIZATION WITHIN SEVEN (7) DAYS OF COMPLETION OF GRADING ACTIVITIES. IN SUCH CASES, THE SHORTER TIMEFRAME SHALL APPLY TO PROJECTS WITHIN LITTLETON AS WELL.
- THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
- THE USE OF REBAR TO ANCHOR BEST MANAGEMENT PRACTICES IS PROHIBITED. STEEL FENCE POSTS MAY BE USED ON A CASE BY CASE BASIS AND REQUIRES APPROVAL FROM THE CITY OF GREELEY SWMP REVIEWER OR THE STORMWATER ENFORCEMENT INVESTIGATOR PRIOR TO INSTALLATION.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. STABILIZATION OF STOCKPILES LOCATED WITHIN 100 FEET OF RECEIVING WATERS, OR WITH SLOPES 3 TO 1 OR GREATER SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING STOCKPILE CONSTRUCTION. STABILIZATION AND PROTECTION OF THE STOCKPILE MAY BE ACCOMPLISHED BY ANY OF THE FOLLOWING: MULCHING, TEMPORARY/PERMANENT REVEGETATION OPERATIONS, CHEMICAL SOIL STABILIZER APPLICATION (REQUIRES PUBLIC WORKS APPROVAL), OR EROSION CONTROL MATTING/GEOTEXTILES. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF RECEIVING WATERS, A DRAINAGEWAY OR THE SITE PERIMETER, ADDITIONAL SEDIMENT CONTROLS SUCH SHALL BE REQUIRED.
- APPROVED EROSION AND SEDIMENT CONTROL 'BEST MANAGEMENT PRACTICES' SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE PERMITTEE OR CONTRACTOR SHALL PRODUCE AND RETAIN WEEKLY WRITTEN INSPECTION RECORDS FOR ALL BMPs AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY. ADDITIONALLY, STREET SWEEPING IS TO BE COMPLETED BY THE CLOSE OF THE BUSINESS DAY OR (AND) ON AN AS NEEDED BASIS THROUGHOUT THE DAY.
- WATER USED IN THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PREDEFINED, CONCRETE WASHOUT AREA ON THE JOB SITE. BERMED CONTAINMENT OR COMMERCIALLY AVAILABLE CONCRETE WASHOUT DEVICES THAT FULLY CONTAIN ALL WASH WATER ARE ACCEPTABLE. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA OR DEVICE SHALL BE ALLOWED TO INFILTRATE, EVAPORATE, AND OR BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. DRIED CEMENT WASTE IS TO BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED. THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED.
- THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE.
- THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.
- PAVED AND IMPERVIOUS SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES MUST BE SWEEPED ON A DAILY BASIS AND AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ONTO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED
- INSTALLATION OF VEHICLE TRACKING CONTROL (VTC) SHALL FOLLOW THE DETAILS OUTLINED IN UDFCD, OR EQUIVALENT PRODUCT (E.G. PREFABRICATED VEHICLE TRACKING PADS).

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REV. NO	DATE	DESCRIPTION	BY

CARMAX

STORE NO.: #6045

SITE PLAN

CASE NUMBER: CDU24-0003

PROJECT #

DATE

SEPT. 3, 2025

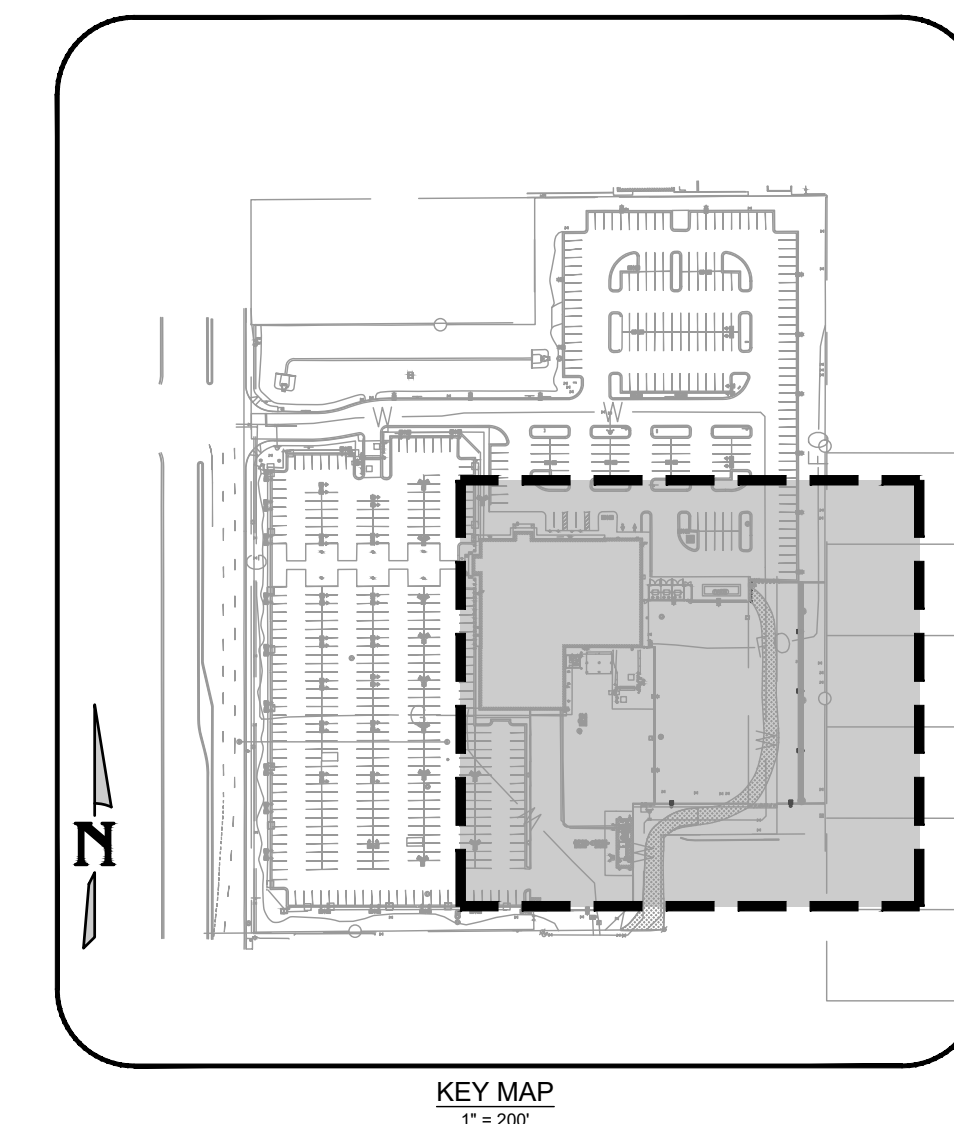
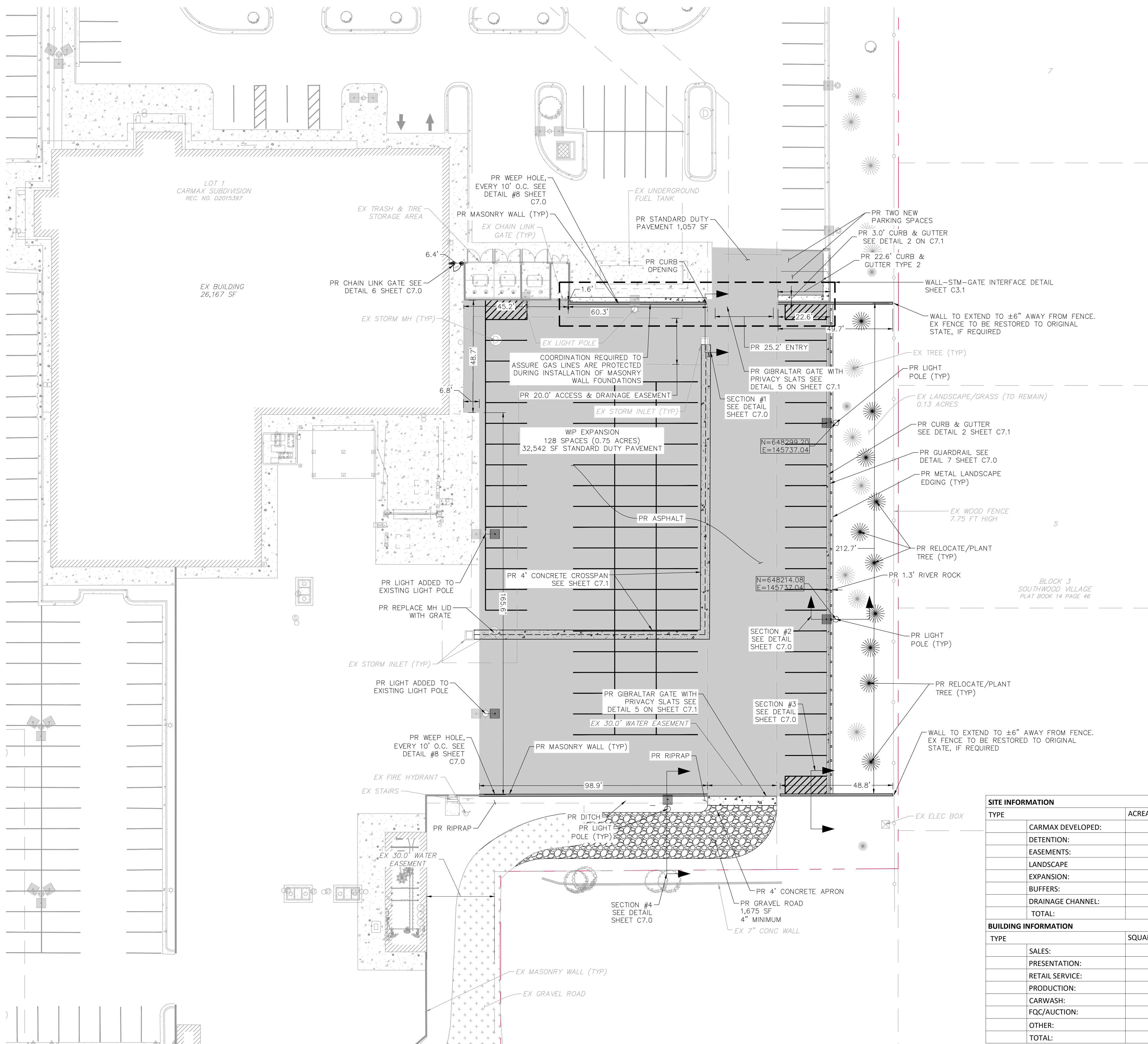
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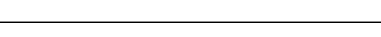
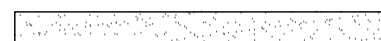
EROSION CONTROL - DETAILS 2

SITE PLAN #

SHEET #

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SITE PLAN LEGEND	
PROPERTY LINE	
LOT LINE	
EXISTING RIGHT OF WAY	
EXISTING EASEMENT	
PROPOSED BUILDING	
PROPOSED SITE WALL	
PROPOSED CURB & GUTTER	
PROPOSED GUARD RAIL	
PROPOSED ORNAMENTAL FENCE	
PROPOSED FIRE LANE STRIPING	
PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVEMENT	
PROPOSED STANDARD-DUTY CONCRETE PAVEMENT	
PROPOSED RIVER ROCK	
PROPOSED GRAVEL ROAD	

SITE INFORMATION		
TYPE		ACREAGE (AC)
	CARMAX DEVELOPED:	7.55
	DETENTION:	0.60
	EASEMENTS:	0.34
	LANDSCAPE	0.18
	EXPANSION:	0.80
	BUFFERS:	0.00
	DRAINAGE CHANNEL:	0.00
	TOTAL:	9.51
BUILDING INFORMATION		
TYPE		SQUARE FEET (SF)
	SALES:	261,120
	PRESENTATION:	0
	RETAIL SERVICE:	0
	PRODUCTION:	0
	CARWASH:	936
	FQC/AUCTION:	0
	OTHER:	0
	TOTAL:	262,056



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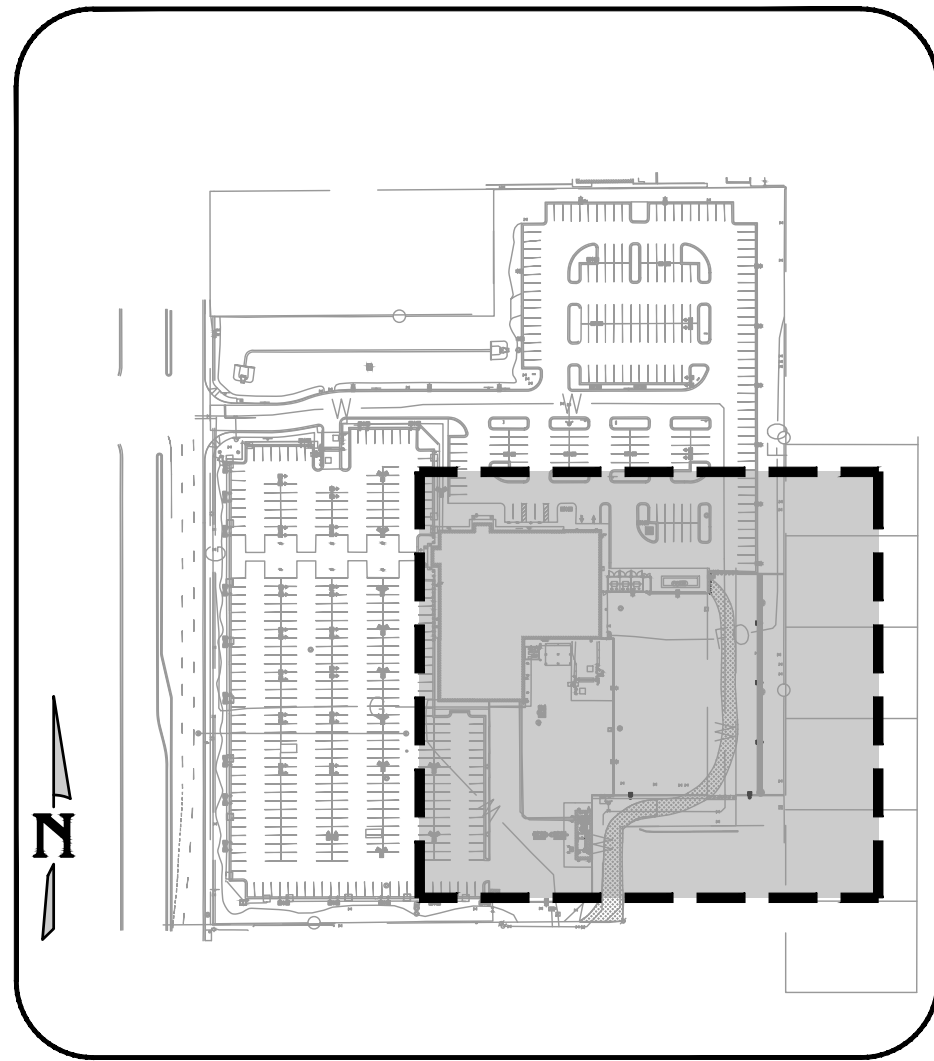
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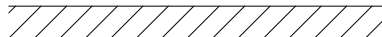
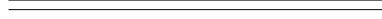
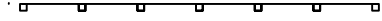
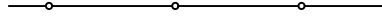
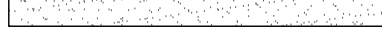
STORE NO.: #6045

SITE PLAN
CASE NUMBER: CDU24-0003

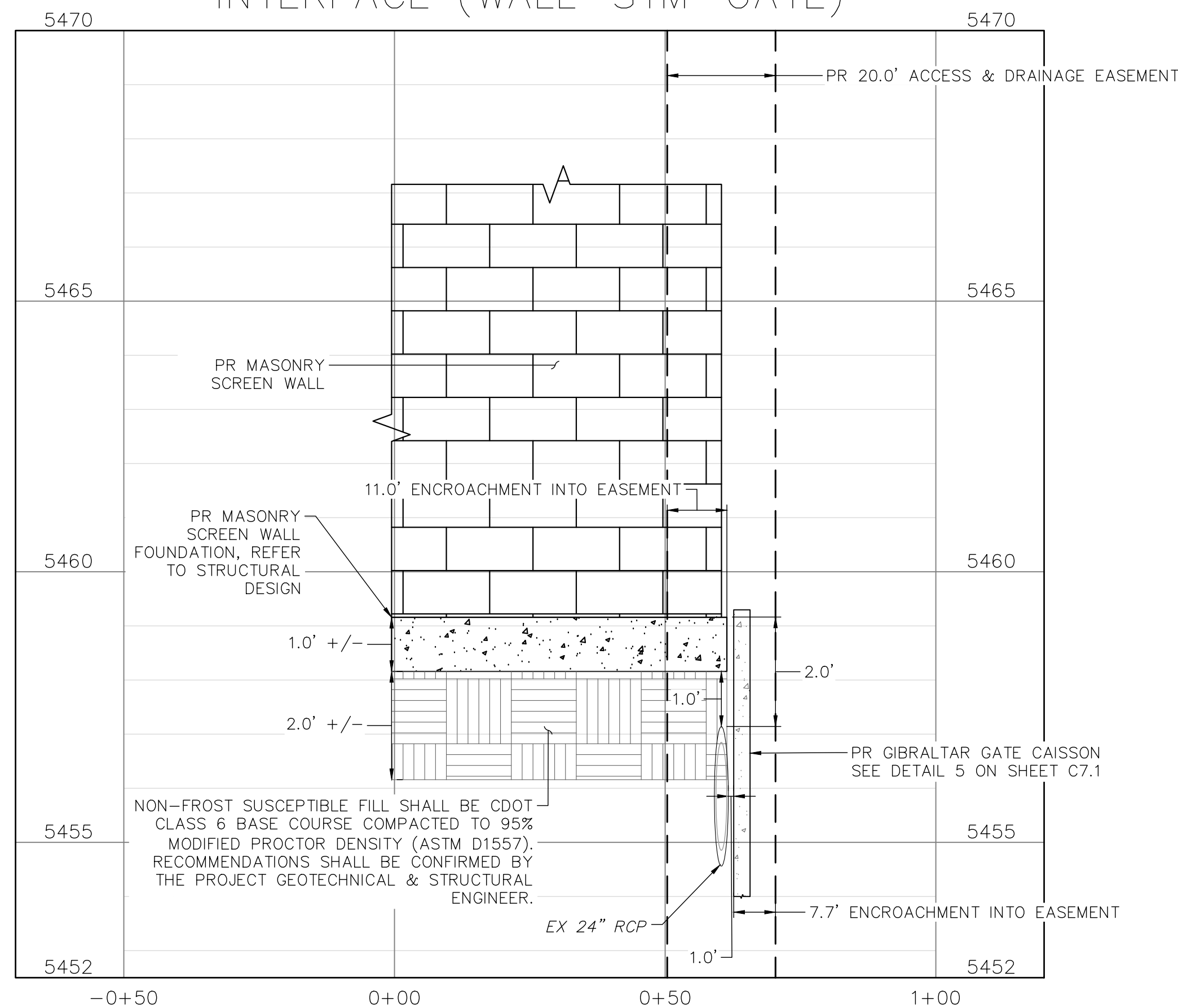
PROJECT #	
DATE	SEPT. 3, 2025
SHEET TITLE	
SITE PLAN - INTERFACE DETAIL	
SITE PLAN #	
9 OF 18	
SHEET #	

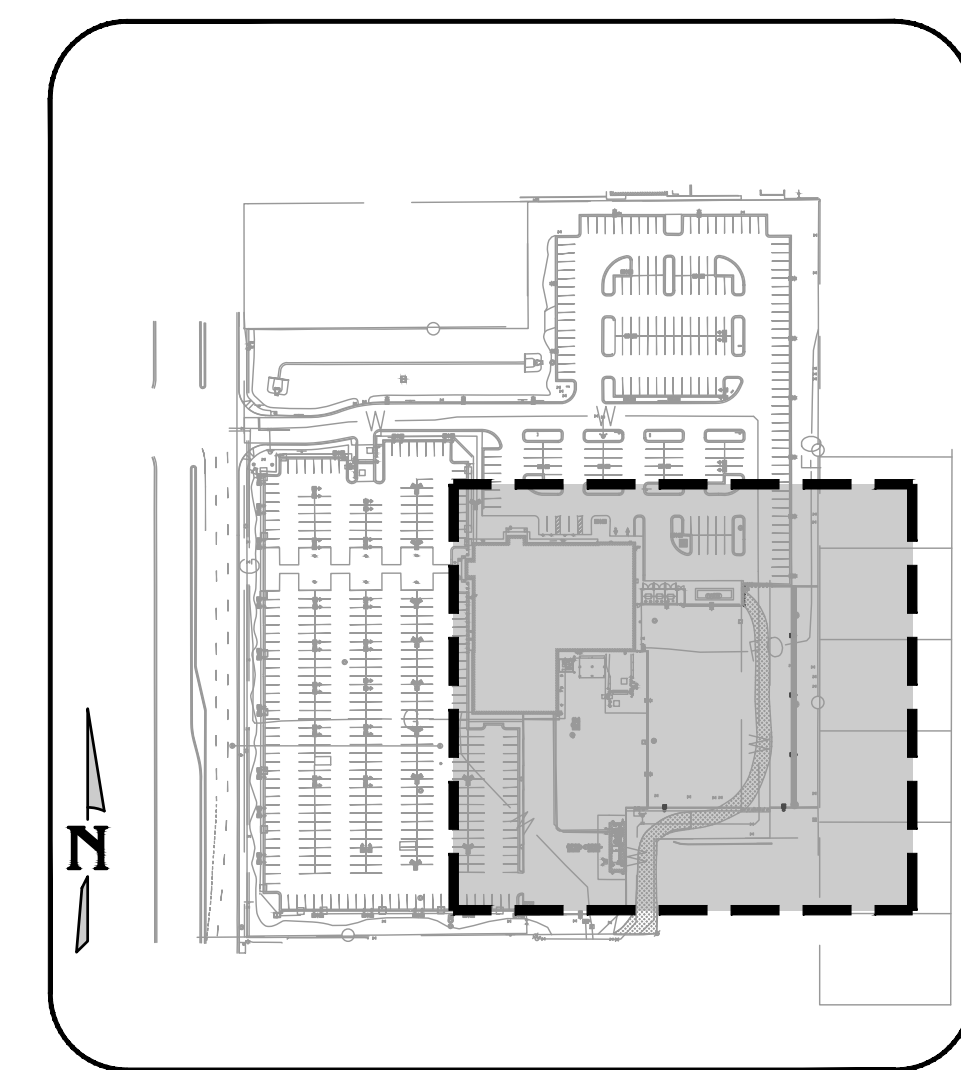
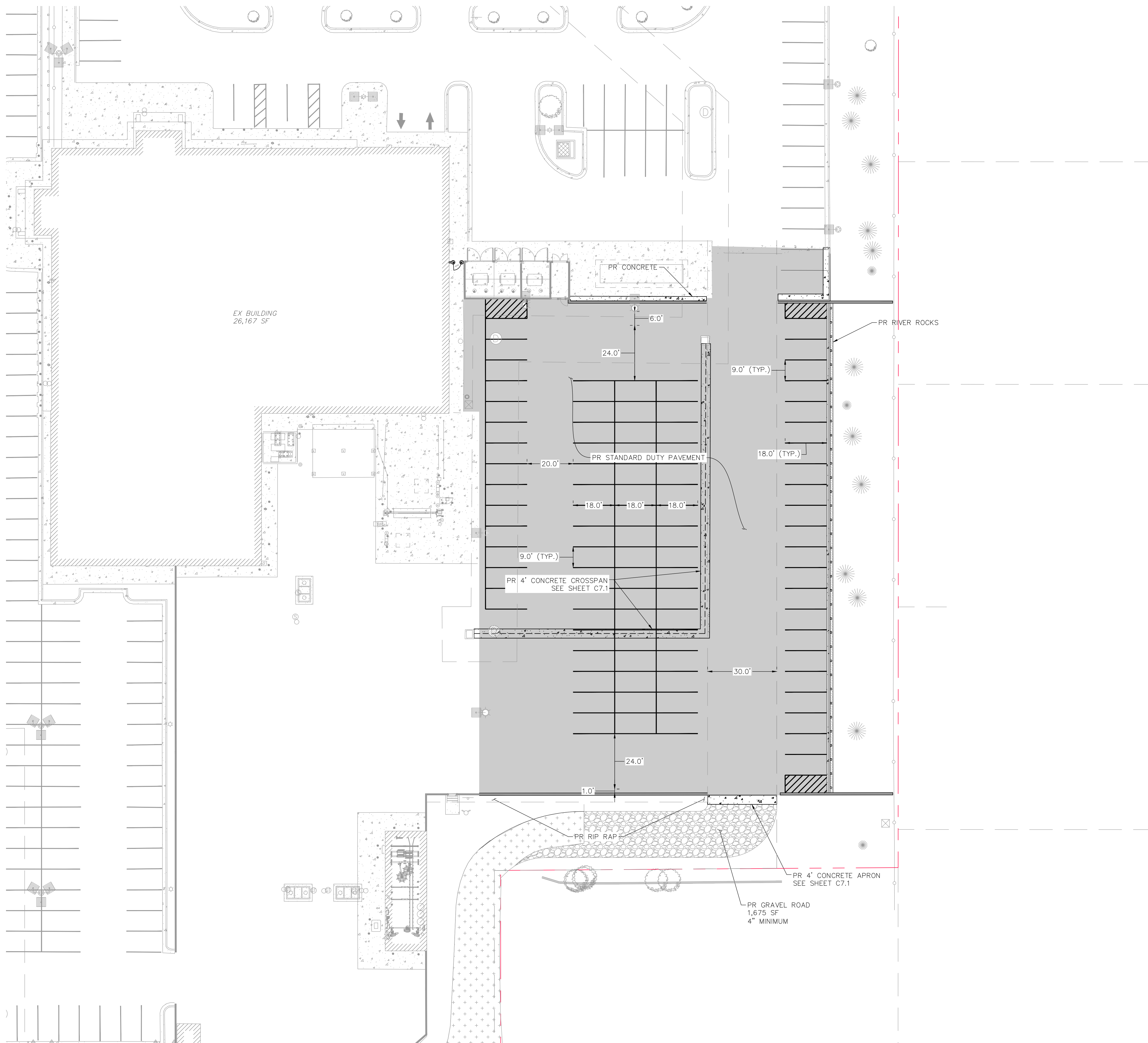


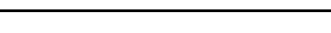
KEY MAP

SITE PLAN LEGEND	
PROPERTY LINE	
LOT LINE	
EXISTING RIGHT OF WAY	
EXISTING EASEMENT	
PROPOSED BUILDING	
PROPOSED SITE WALL	
PROPOSED CURB & GUTTER	
PROPOSED GUARD RAIL	
PROPOSED ORNAMENTAL FENCE	
PROPOSED FIRE LANE STRIPING	
PROPOSED CONCRETE SIDEWALK	
PROPOSED CONCRETE PAVEMENT	
PROPOSED STANDARD-DUTY CONCRETE PAVEMENT	
PROPOSED RIVER ROCK	
PROPOSED GRAVEL ROAD	

INTERFACE (WALL-STM-GATE)





PAVING PLAN LEGEND	
PROPERTY LINE	
LOT LINE	
EXISTING RIGHT OF WAY	
EXISTING EASEMENT	
PROPOSED CONCRETE SIDEWALK	
PROPOSED STANDARD-DUTY CONCRETE PAVEMENT	
PROPOSED STANDARD-DUTY PAVEMENT	

PAVEMENT NOTES:

1. STANDARD DUTY PAVEMENT: 33,553 SF (0.77 ACRES)
2. SEE SHEET C7.1 FOR DETAILED PAVEMENT SECTIONS UNLESS OTHERWISE NOTED BELOW.
3. UPPER 12" OF NATURAL SOILS SHALL SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY UNIT WEIGHT.



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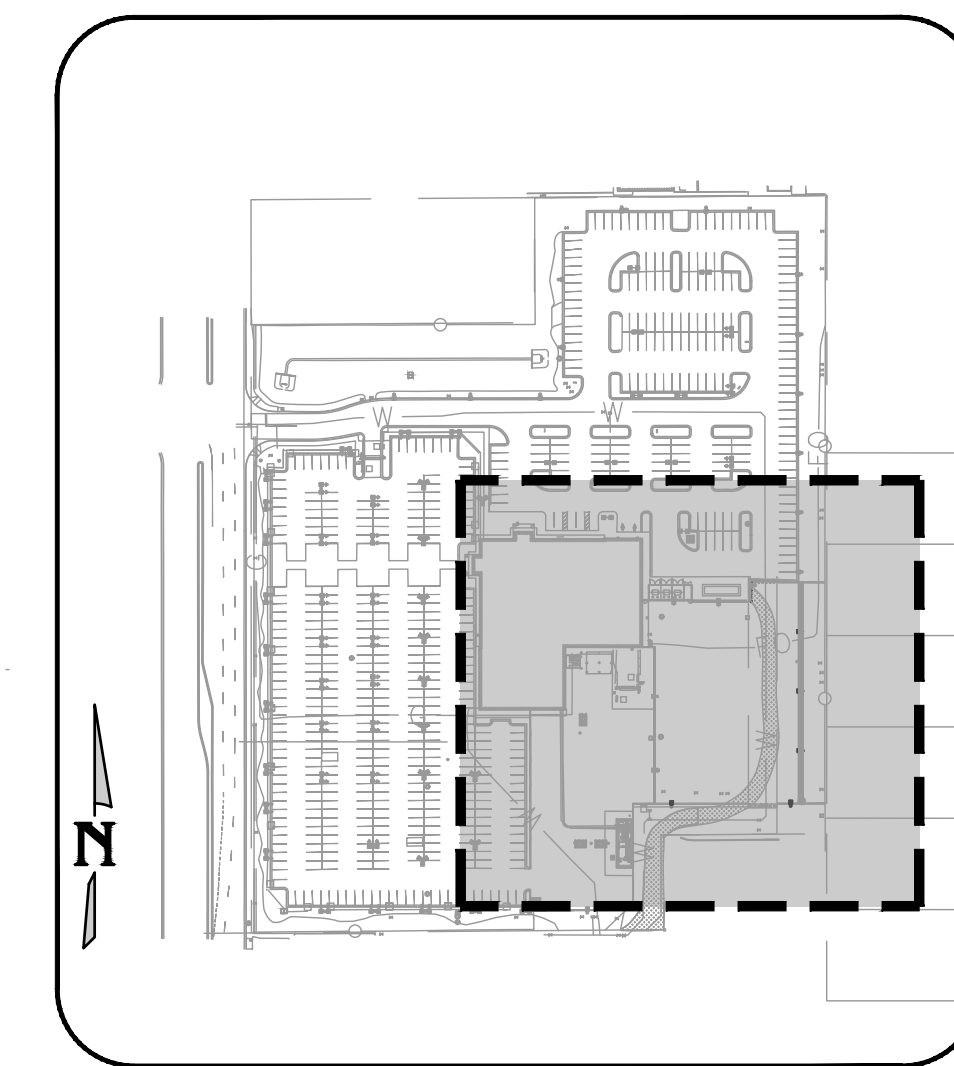
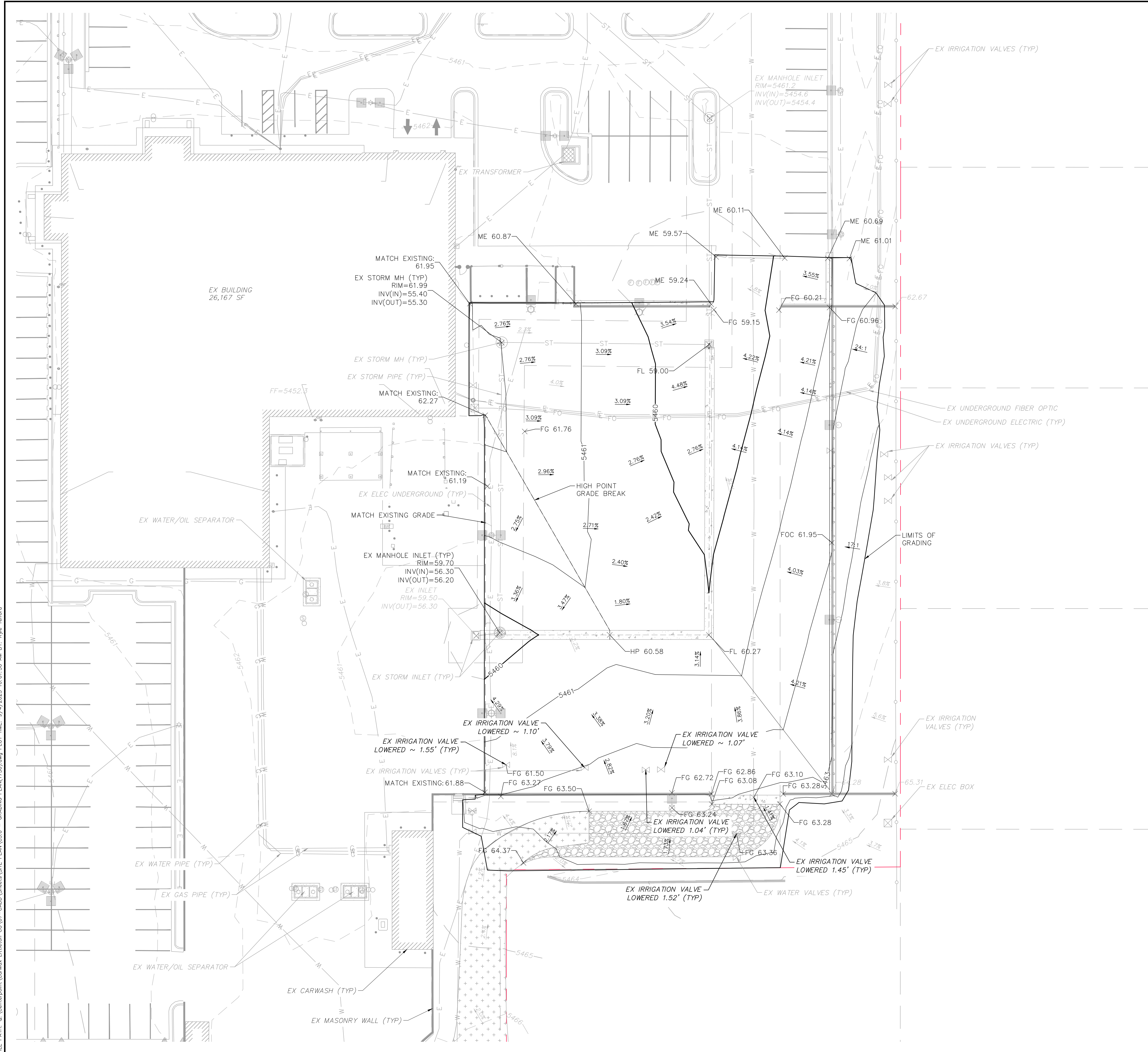
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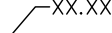
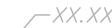
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CARmax ---
STORE NO.: #6045
SITE PLAN
CASE NUMBER: CDU24-0003

PROJECT #	
DATE	SEPT. 3, 2025
SHEET TITLE	
PAVING & STRIPING PLAN	
SITE PLAN #	
10OF18	
SHEET #	



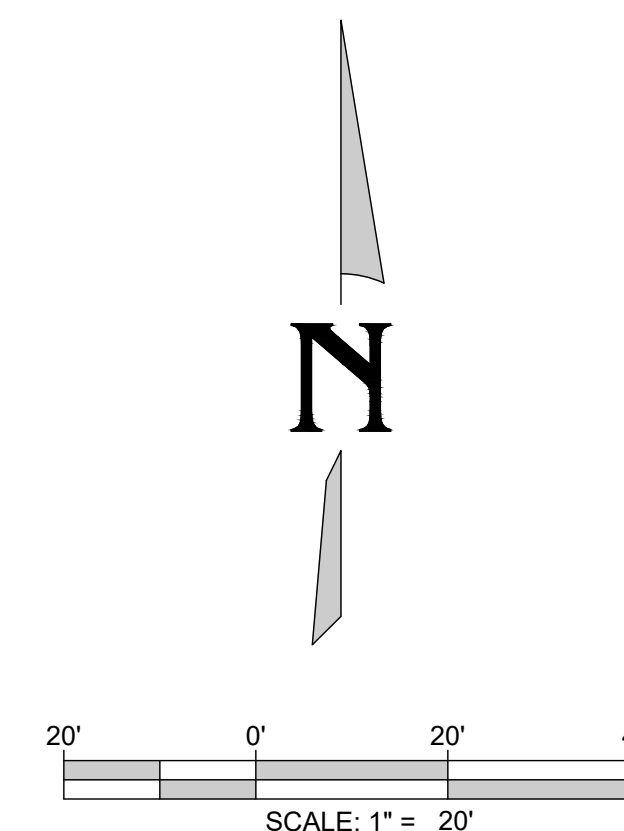
GRADING LEGEND

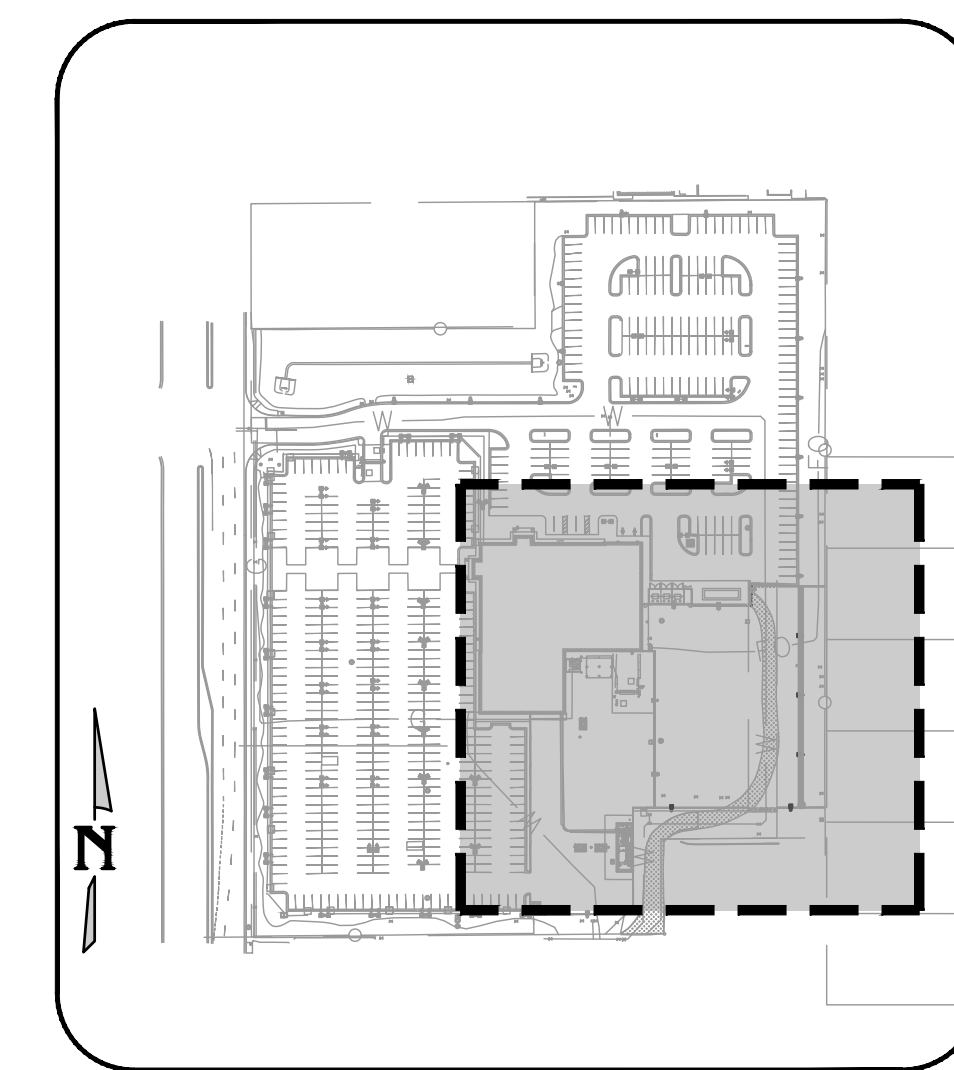
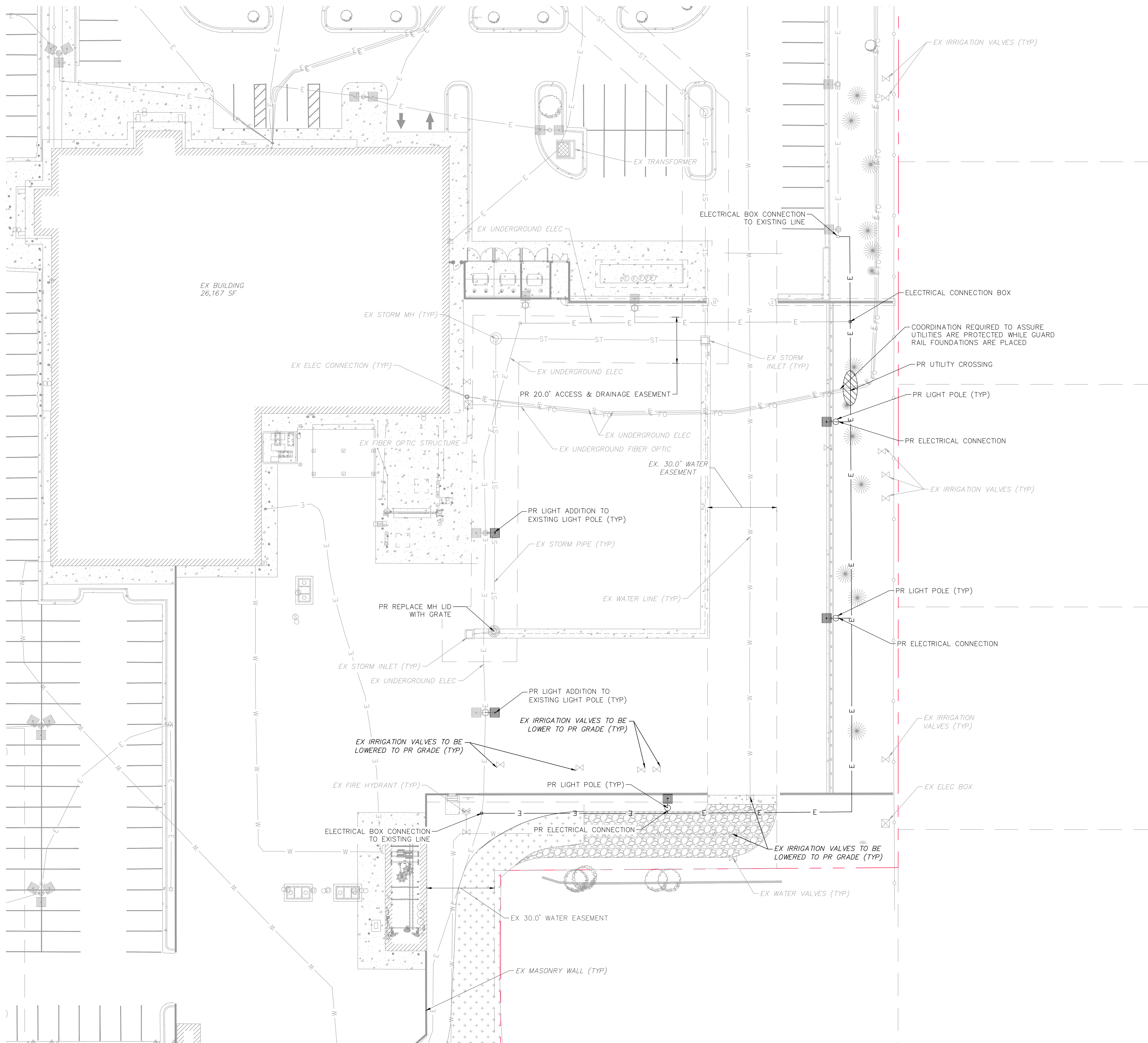
PROPERTY LINE	
LOT LINE	
EXISTING RIGHT OF WAY	
EXISTING EASEMENT	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED STORM PIPE	
PROPOSED SWALE	
PROPOSED STORM STRUCTURES	 
PROPOSED SPOT SHOT	
EXISTING SPOT SHOT	

TW = TOP OF WALL
 ME = MATCH EXISTING
 BC = BOTTOM OF CURB
 LP = LOW POINT

BW = BOTTOM OF WALL
 TC = TOP OF CURB
 HP = HIGH POINT
 FL = FLOW LINE

- NOTES:**
1. ADD 5400' TO SPOT ELEVATIONS
 2. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS AND SLOPES TO ESTABLISH GRADES.
 3. ELEVATIONS AT CURB AND GUTTER ARE AT FLOWLINE UNLESS NOTED AS OTHERWISE.
 4. ELEVATIONS AT CURB CUTS AND DITCHES ARE AT FLOWLINE.
 5. THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC R.O.W. IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.
 6. WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE STANDARDS.





UTILITY LEGEND	
PROPERTY LINE	— — — — —
LOT LINE	- - - - -
EXISTING RIGHT OF WAY	=====
EXISTING EASEMENT	- - - - -
EXISTING STORM PIPE	— ST — ST —
EXISTING STORM STRUCTURES	 
EXISTING SANITARY SEWER PIPE	— S — S —
EXISTING SANITARY SEWER STRUCTURES	 
EXISTING WATER PIPE	— W — W —
EXISTING FIRE HYDRANT	
EXISTING GAS LINE	— G — G —
EXISTING GAS STRUCTURES	  
EXISTING COMMUNICATION LINE	— T — T —
EXISTING BURIED ELECTRIC	— E — E —
EXISTING OVERHEAD ELECTRIC	— OHW —
EXISTING FIBER OPTIC	— FO — FO —
EXISTING FIBER OPTIC STRUCTURES	  
EXISTING LIGHT POLE	
PROPOSED GAS	— G —
PROPOSED COMMUNICATION LINE	— T —
PROPOSED BURIED ELECTRIC	— E —
PROPOSED STORM SEWER	— ST —
PROPOSED STORM STRUCTURES	  
PROPOSED SANITARY SEWER	— S —
PROPOSED SANITARY SEWER STRUCTURES	  
PROPOSED WATER PIPE	— W —
PROPOSED FIRE PIPE	— FIRE —
PROPOSED FIRE HYDRANT	
PROPOSED LIGHT POLE	
PROPOSED UTILITY CROSSING	



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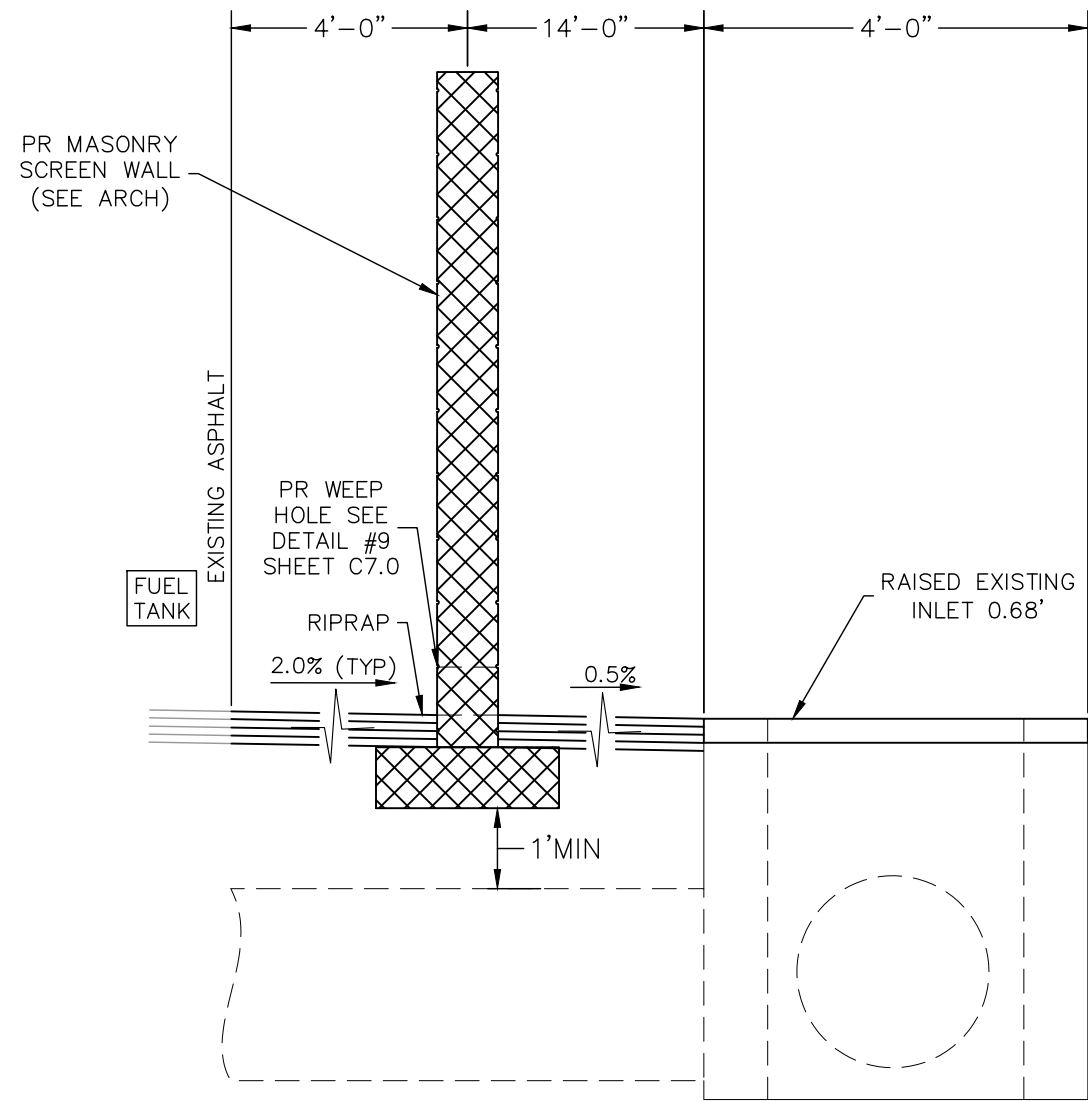
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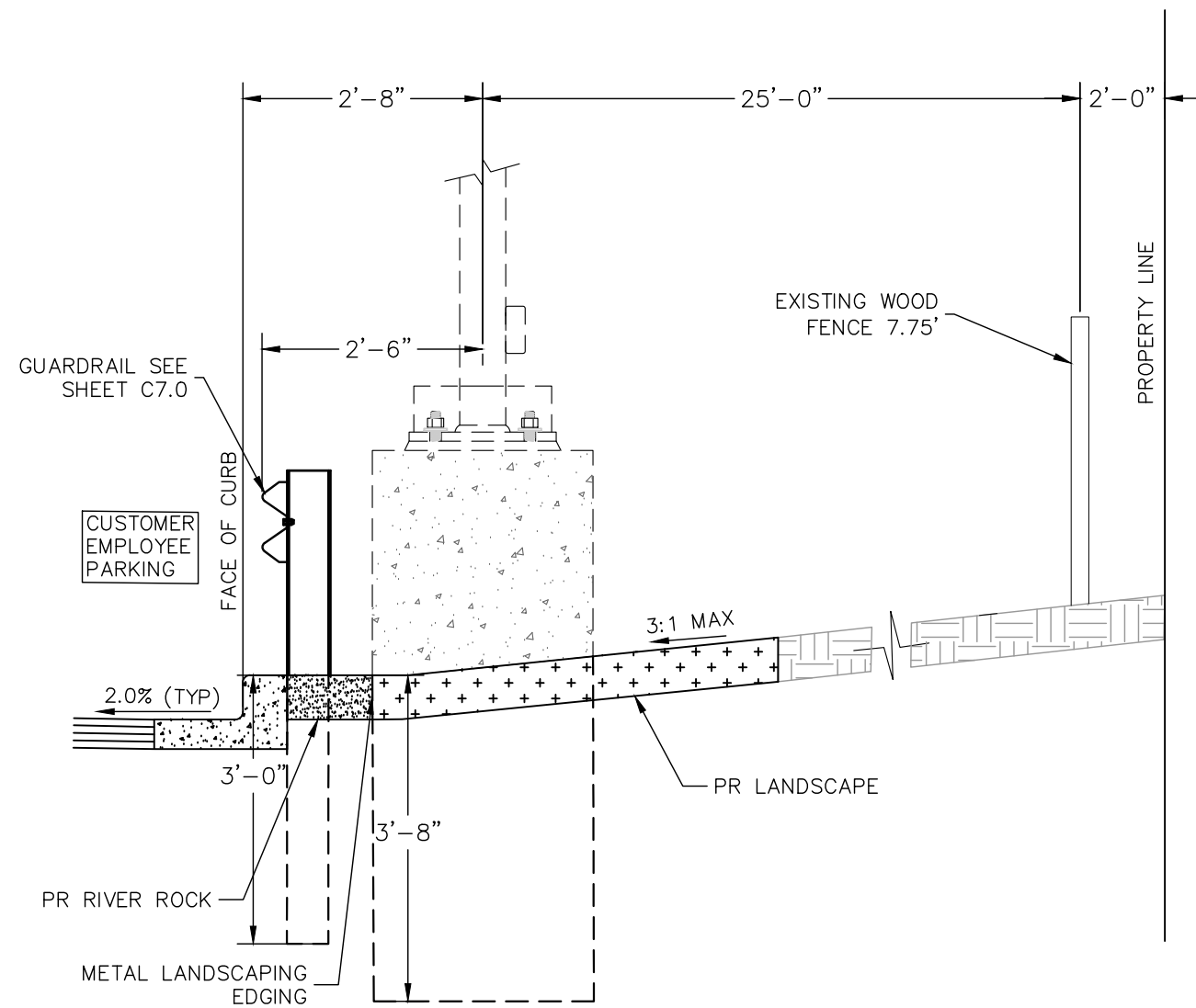
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FILE PATH: Q:\Centerpoint\CarMax Lutetia\CO\07-CADD\Sheet\Site PLAN\C7.0 - CONSTRUCTION DETAILS.dwg PLOT TIME: 9/4/2025 10:01:18 AM BY: Kyle Telford



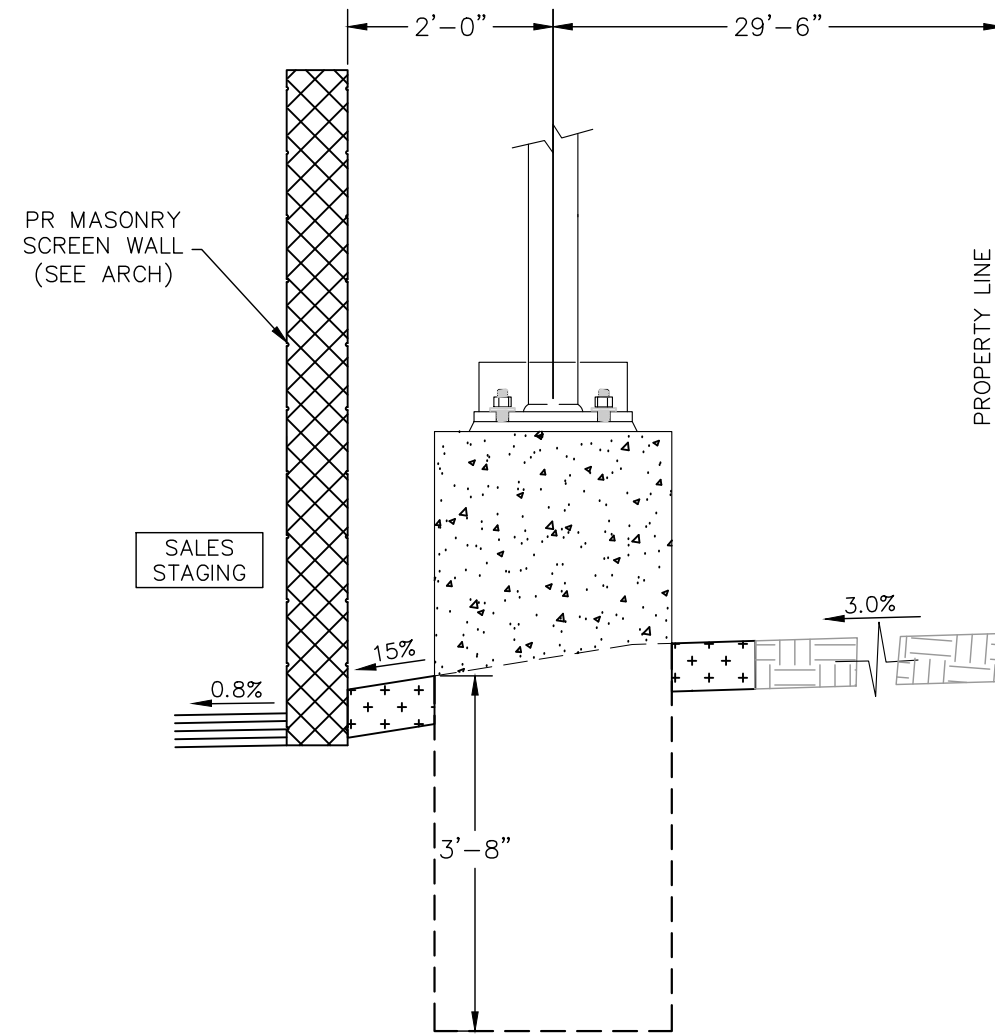
SECTION-C/E BETWEEN CUSTOMER PARKING AND EXPANSION AREA

1 SCALE :NTS



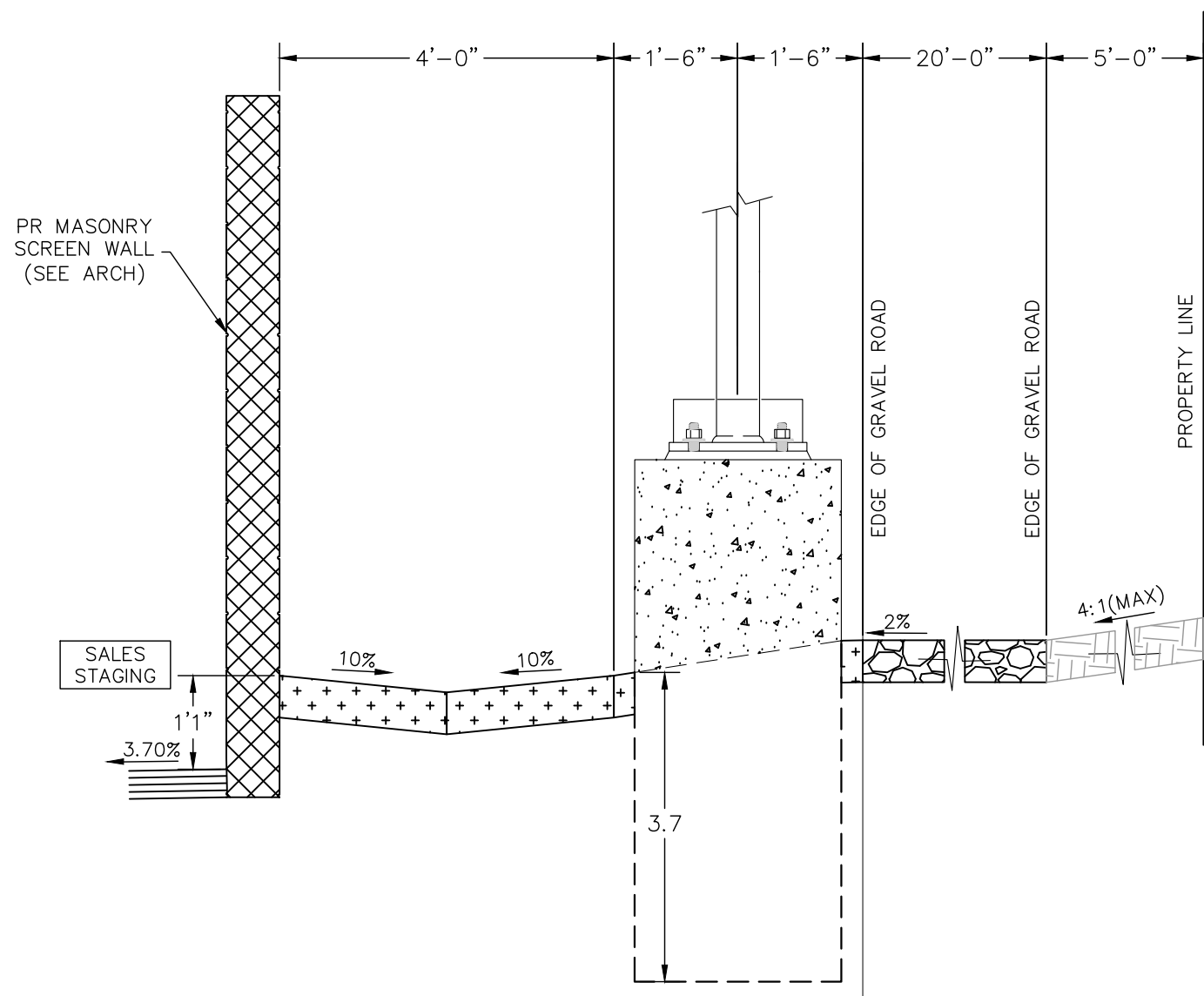
SECTION C/E BETWEEN EXPANSION AREA AND EAST PROPERTY LINE

2 SCALE :NTS



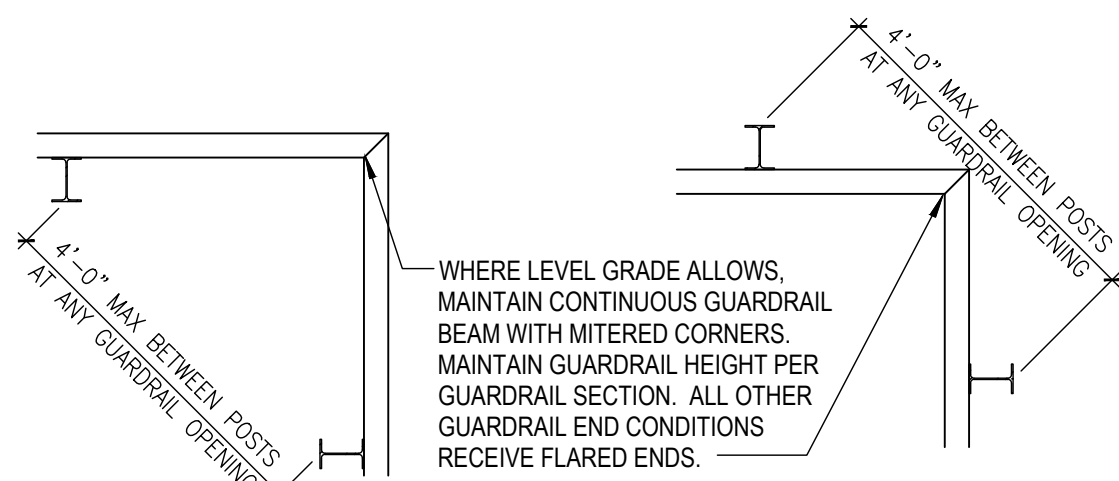
SECTION C/E BETWEEN EXPANSION AREA AND SOUTH PROPERTY LINE

3 SCALE :NTS



SECTION C/E BETWEEN EXPANSION AREA AND SOUTH PROPERTY LINE

4 SCALE :NTS



INSIDE CORNER - MITERED

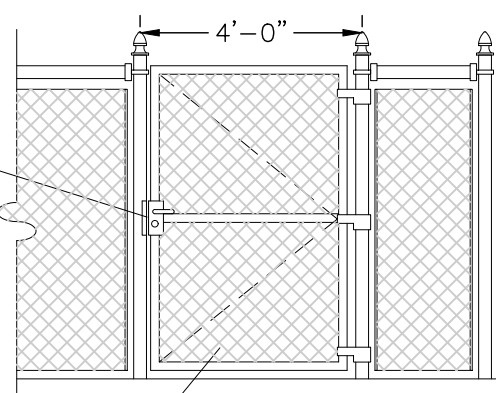
OUTSIDE CORNER - MITERED

5 DETAIL-GUARDRAIL CORNER

SCALE: NTS

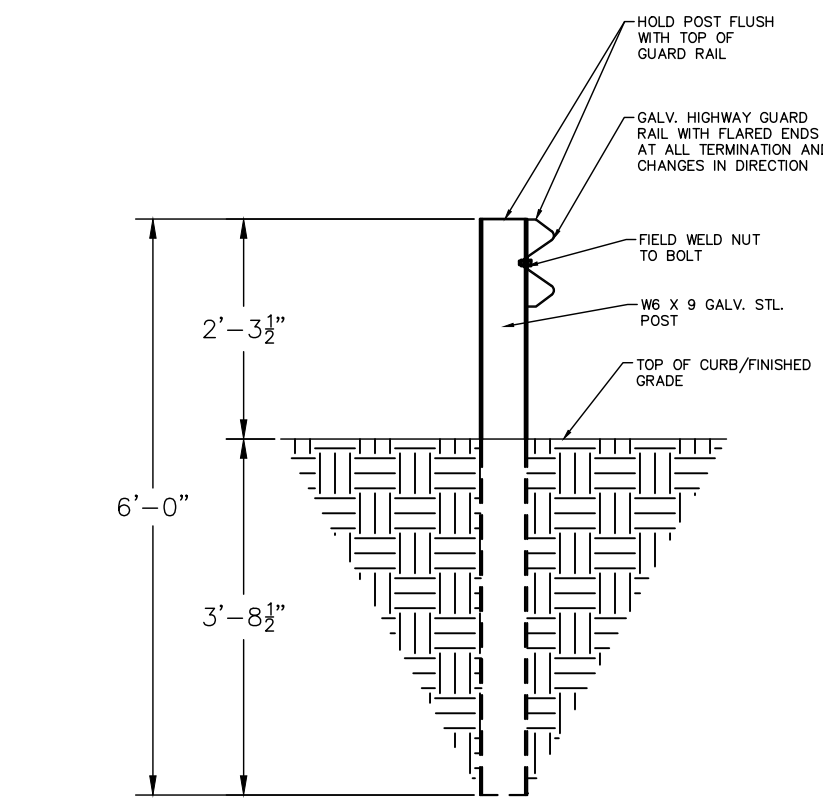
G.C. TO PROVIDE KEYED SELF LATCHING LOCK W/ DEAD BOLT TO BE RUST PROOF; BASIS OF DESIGN FROM AMERILOCK HBA504S KEY NEW LOCK TO EXISTING LOCKS ON OTHER SITE GATES

6'-0" HIGH BLACK VINYL COATED CHAIN LINK MAN GATE AND FENCE W/ VISION SLATS



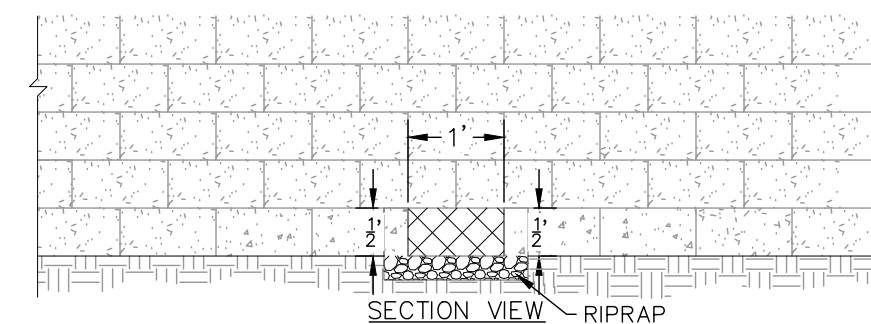
6 CHAIN LINK GATE

SCALE :NTS



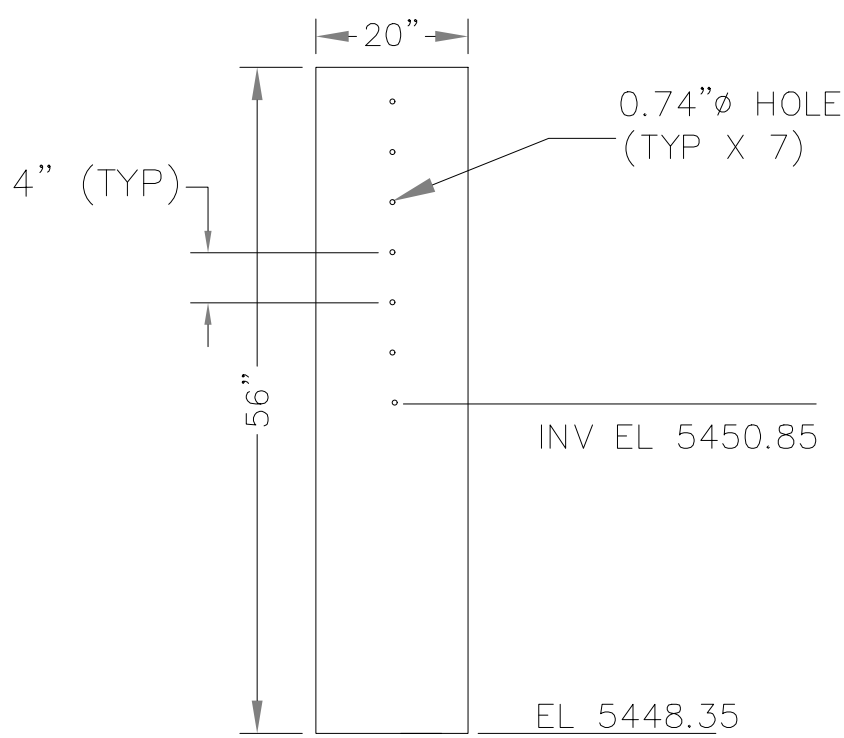
7 GUARDRAIL SECTION

SCALE: NTS



8 SECTION-C/E WEEP HOLE DETAIL

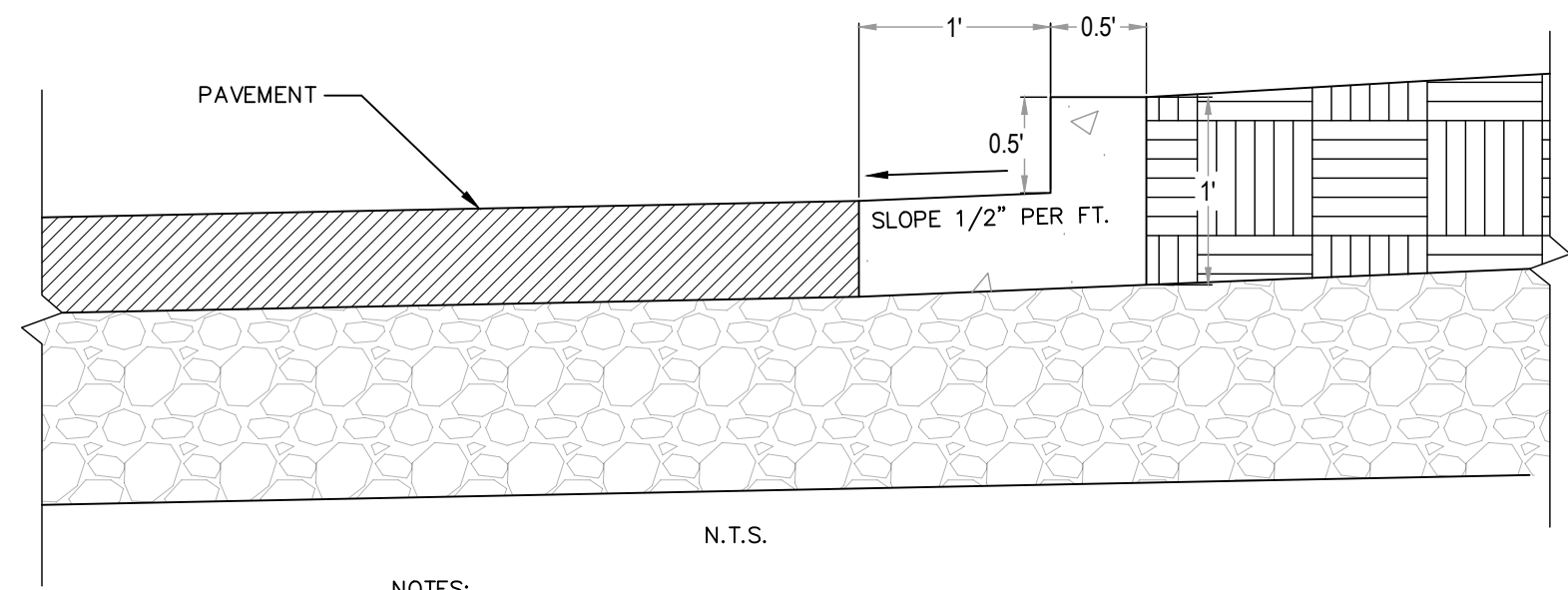
SCALE: NTS



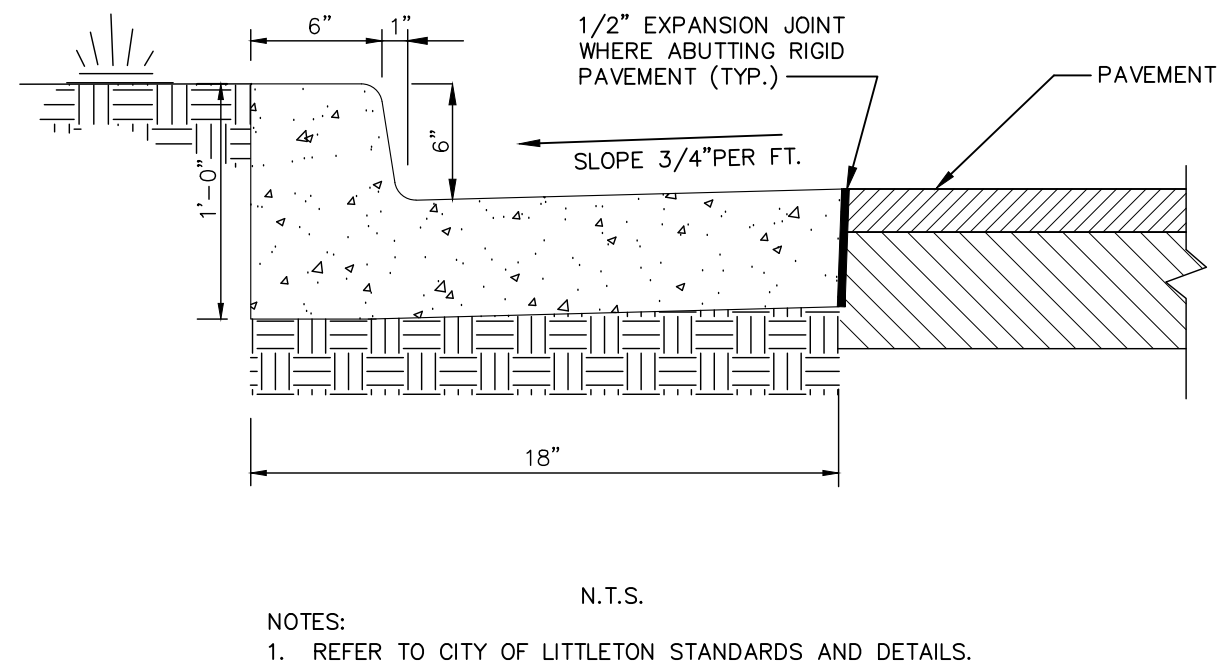
POND A - REVISION TO EXISTING WQ/ORIFICE PLATE

9 SCALE :NTS

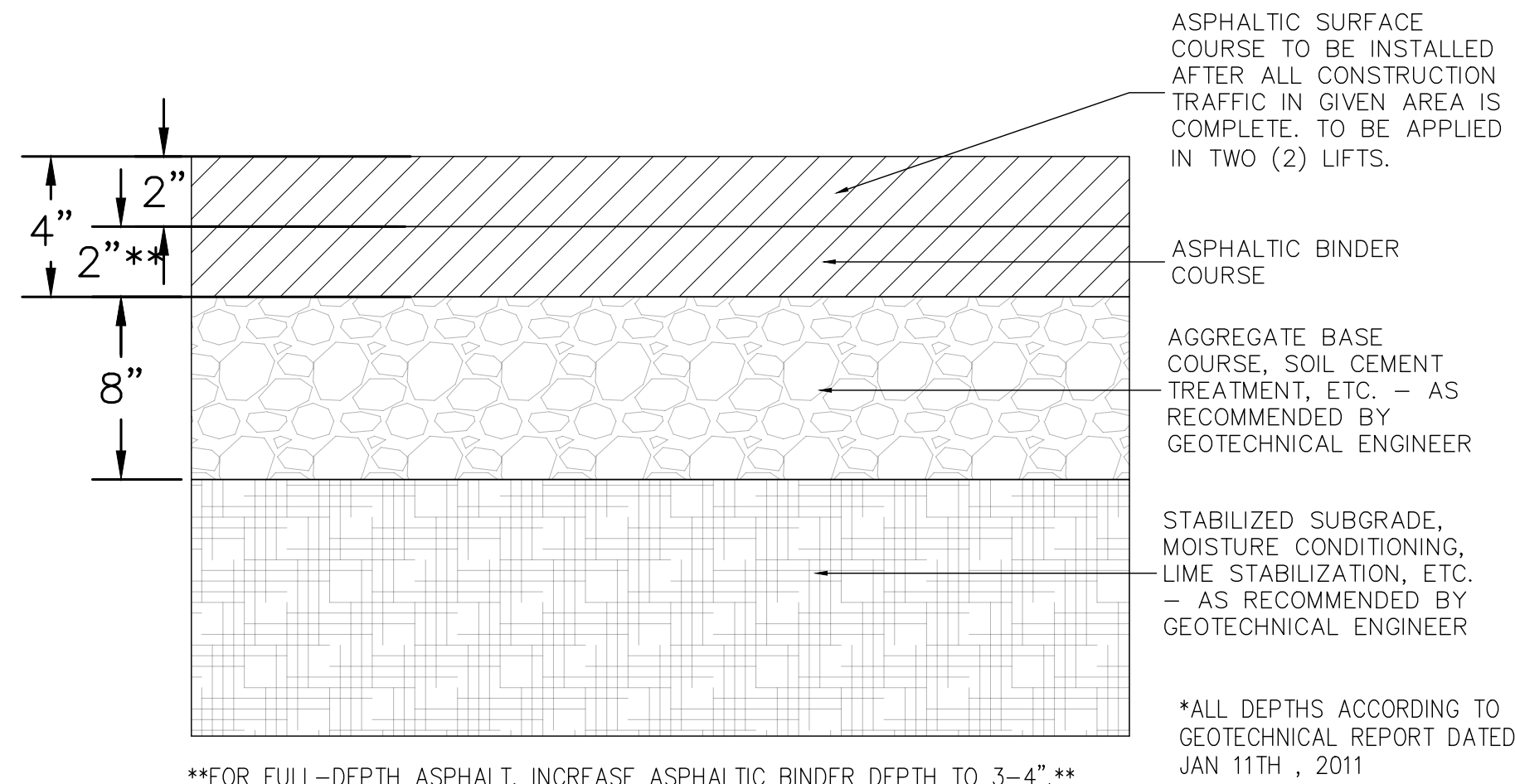
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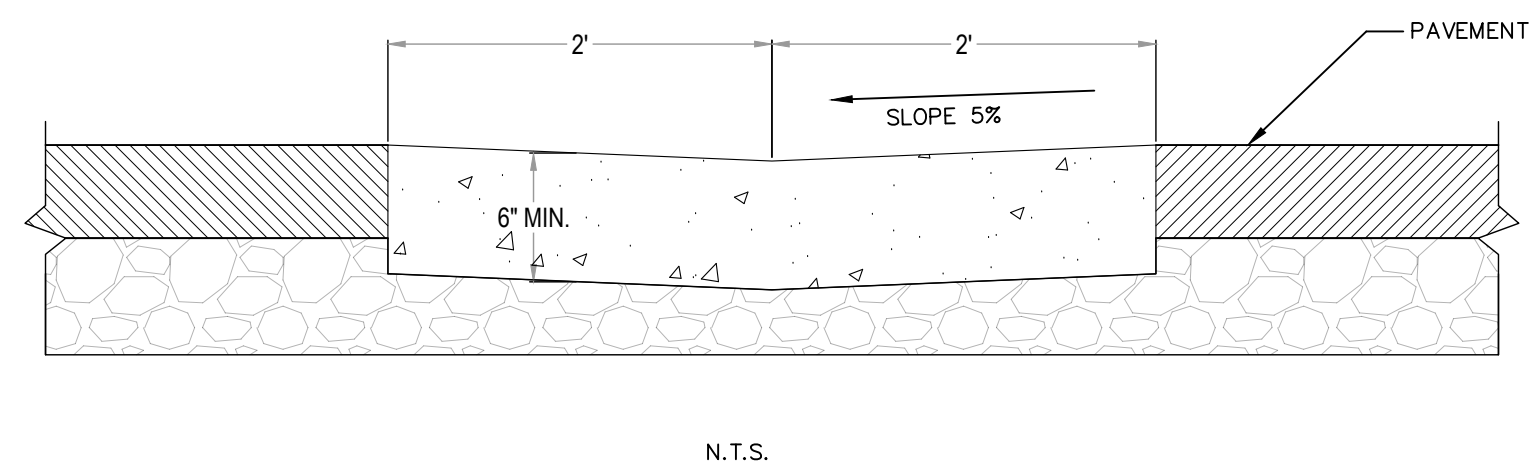
1 CURB WITH SPILL GUTTER (TYP.)
SCALE : NTS



2 DETAIL - CURB & GUTTER
SCALE : NTS



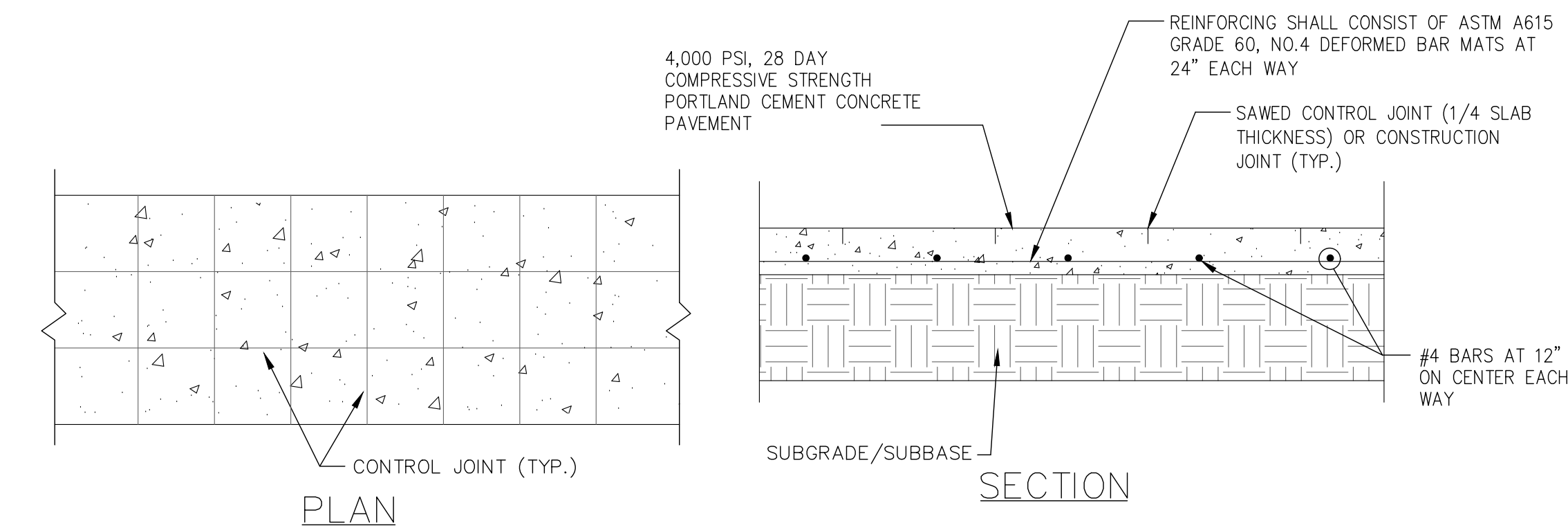
3 STANDARD DUTY - PAVEMENT SECTION
SCALE: NTS



4 CONCRETE PAVEMENT (TYP.)
SCALE : NTS

5 GIBRALTAR GATE
SCALE : NTS

6 DRAIN PAN - CROSS PAN
SCALE : NTS



	STANDARD	HEAVY DUTY
CONCRETE	5"	6"
COMPACTED FILL/ TREATED SUBGRADE	8"	8"
JOINT SPACING (MINIMUM)	15'	15'

- NOTES:
- REFERENCE ASPHALT PAVEMENT NOTES FOR SUBGRADE AND BASE PREPARATION.
 - CONCRETE SHALL BE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 - MAXIMUM WATER CEMENT RATIO OF 0.45 AND AN AIR ENTRAINMENT SPECIFICATION OF 5% (+/- 1.5%).
 - REINFORCING TO BE PROVIDED AND PLACED APPROXIMATELY 1/2 THE SLAB THICKNESS BELOW THE SLAB BUT NOT LESS THAN 2 INCHES.
 - LONGITUDINAL AND TRANSVERSE JOINTS SHALL BE SAWS AS INDICATED AND IN ACCORDANCE WITH ACI 302.69 GUIDELINES.
 - CONTROL JOINTS SHALL BE SAWS TO A DEPTH OF AT LEAST 1/4 THE THICKNESS OF THE CONCRETE SLAB AND SHOULD HAVE A MINIMUM WIDTH OF 1/8 INCH AND A MAXIMUM WIDTH OF 5/8 INCHES.
 - CONTROL JOINTS SHALL BE SAWS WITHIN 24 HOURS OF PLACEMENT.
 - TIE BARS SHALL BE PLACED AT ALL CONSTRUCTION JOINTS PARALLEL TO TRAFFIC AND SHALL CONSIST OF #4 BARS 15 INCHES IN LENGTH AND PLACED AT NO MORE THAN 24 INCHES ON CENTER.
 - LUBRICATED SMOOTH DOWEL BARS SHALL BE PLACED AT ALL CONTROL JOINTS PERPENDICULAR TO TRAFFIC.
 - DOWEL BARS SHALL BE 18 INCHES LONG AND SPACED AT A MINIMUM OF 18" ON CENTER AND IN THE MIDDLE OF THE SLAB.
 - THE JOINT SEAL MANUFACTURER'S SPECIFICATIONS SHALL BE COMPATIBLE WITH THE JOINT CONFIGURATION. PROVIDE TYPICAL DETAILS FOR CONSTRUCTION & EXP. JTS.
 - FOR ALL JOINTS THE BACKER ROD MATERIAL SHALL BE COMPATIBLE WITH THE COLD POURED SEALANT AND SLIGHTLY OVERSIZED TO PREVENT MOVEMENT DURING THE JOINT SEALANT OPERATION.
 - THE WIDTH OF ALL JOINTS SHALL BE CORRECTED FOR 68 DEGREE F.
 - EXPANSION JOINTS SHALL BE USED AT ALL LOCATIONS WHERE PAVEMENT ABUTS A PERMANENT STRUCTURE.
 - CONCRETE PAVEMENT DEPTH SHALL MATCH EXISTING OR HEAVY DUTY DEPTH, WHICHEVER IS GREATER.

THICKNESS NOTES:

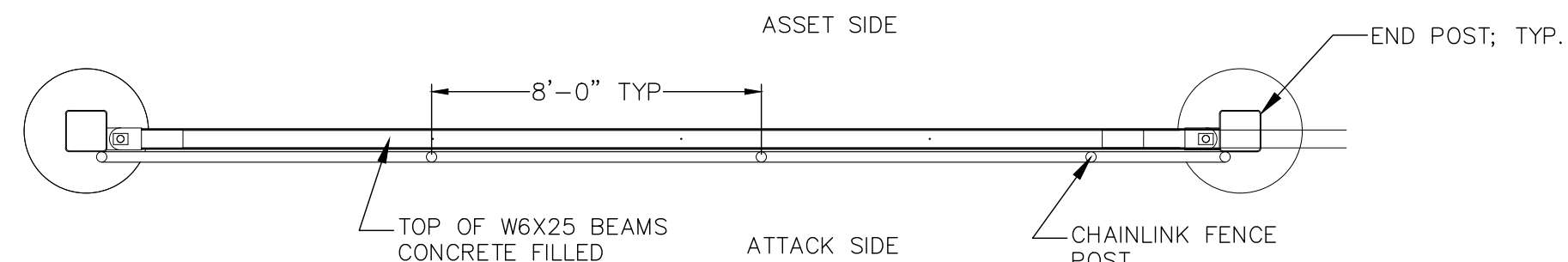
- SEE THIS SHEET FOR DETAILED PAVEMENT SECTIONS UNLESS OTHERWISE NOTED BELOW.

DELTA GATES /
CONCRETE APRON:

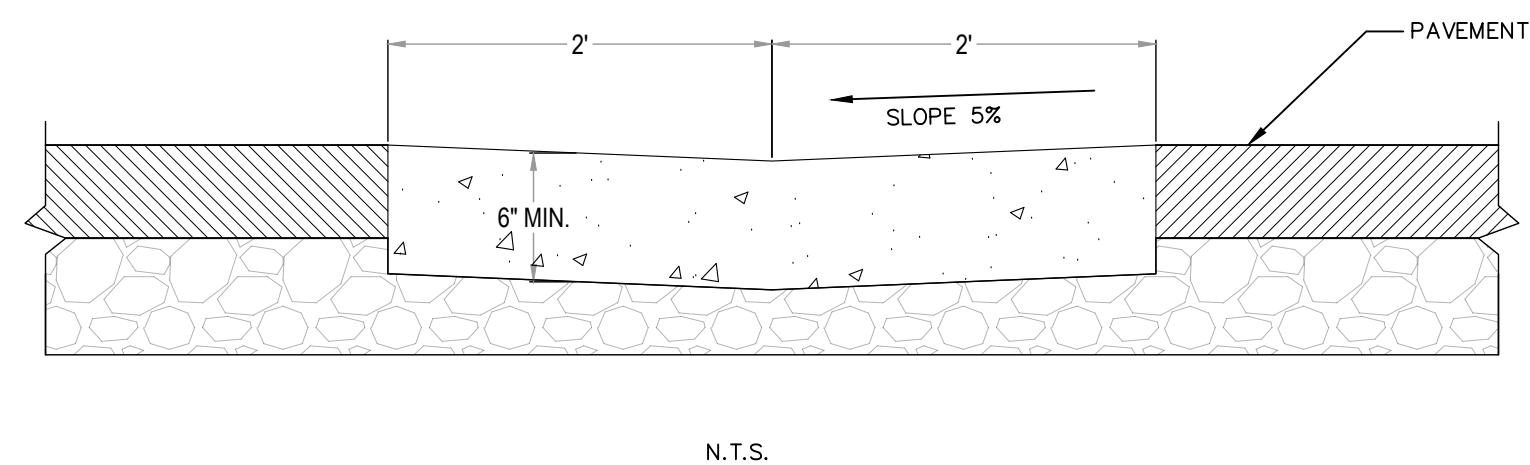
CONCRETE THICKNESS
STRENGTH
REINFORCING

6" (WITH 6" AGGREGATE BASE)
4000PSI
#4 @12"

4 CONCRETE PAVEMENT (TYP.)
SCALE : NTS



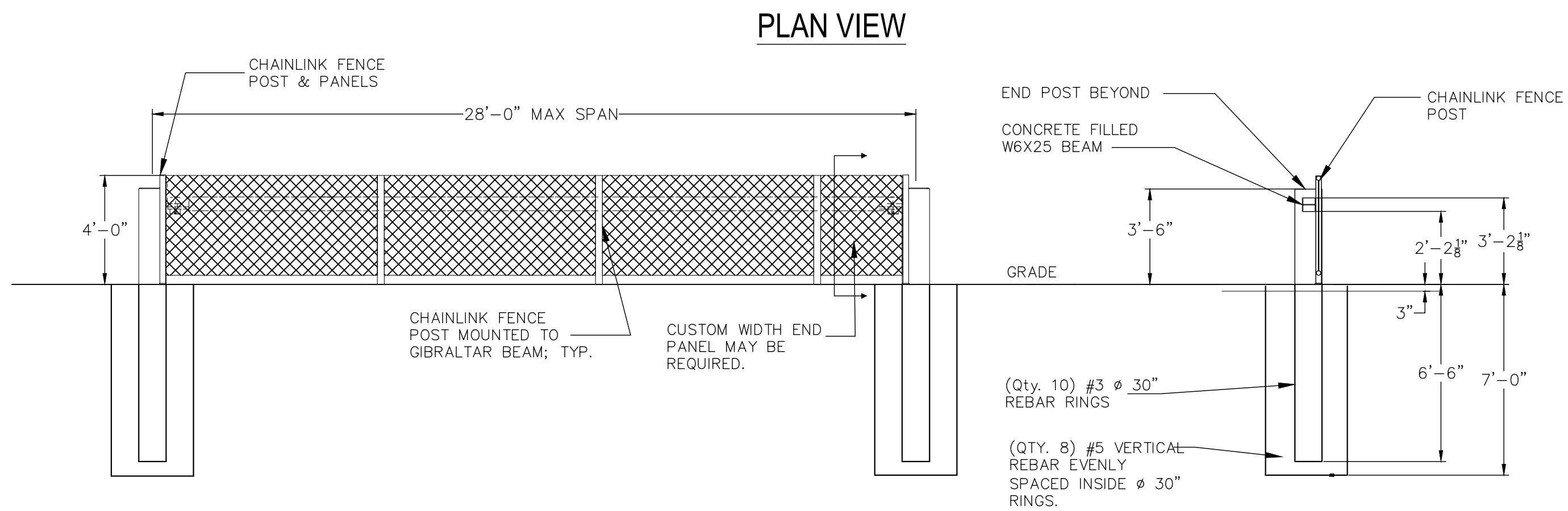
3 STANDARD DUTY - PAVEMENT SECTION
SCALE: NTS



4 CONCRETE PAVEMENT (TYP.)
SCALE : NTS

5 GIBRALTAR GATE
SCALE : NTS

6 DRAIN PAN - CROSS PAN
SCALE : NTS



ELEVATION VIEW

5 GIBRALTAR GATE
SCALE : NTS

SECTION DETAIL

NOT FOR
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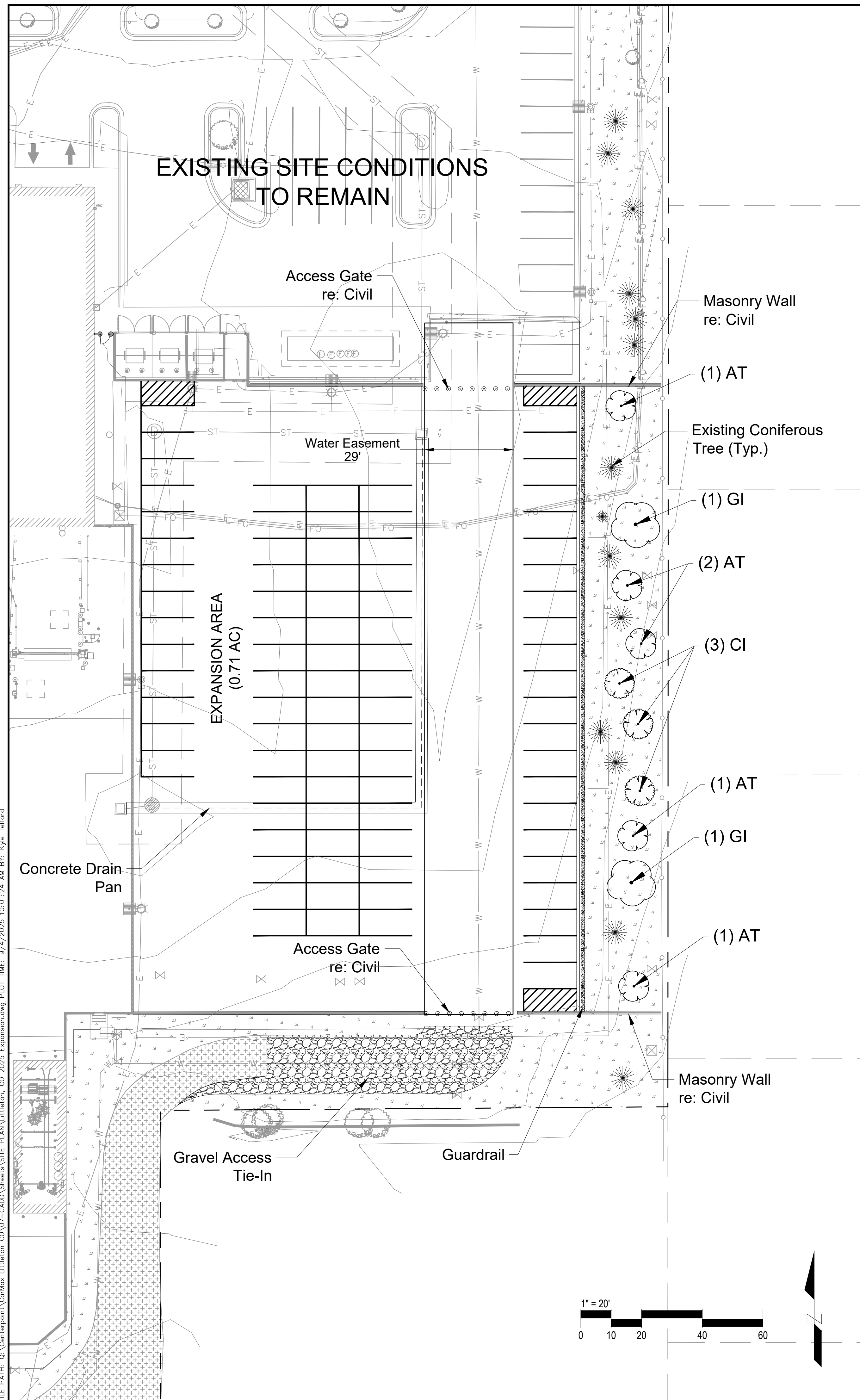


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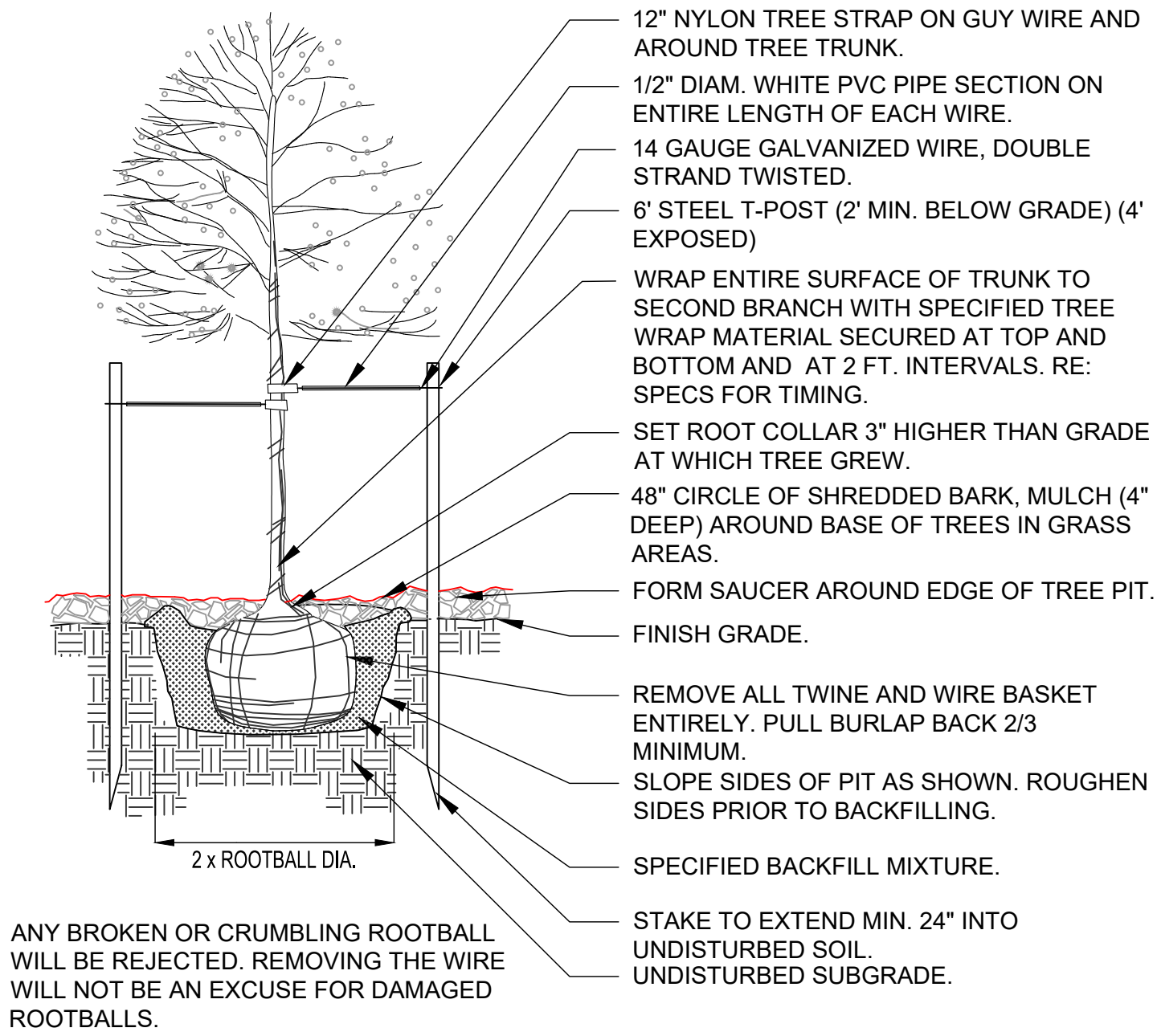
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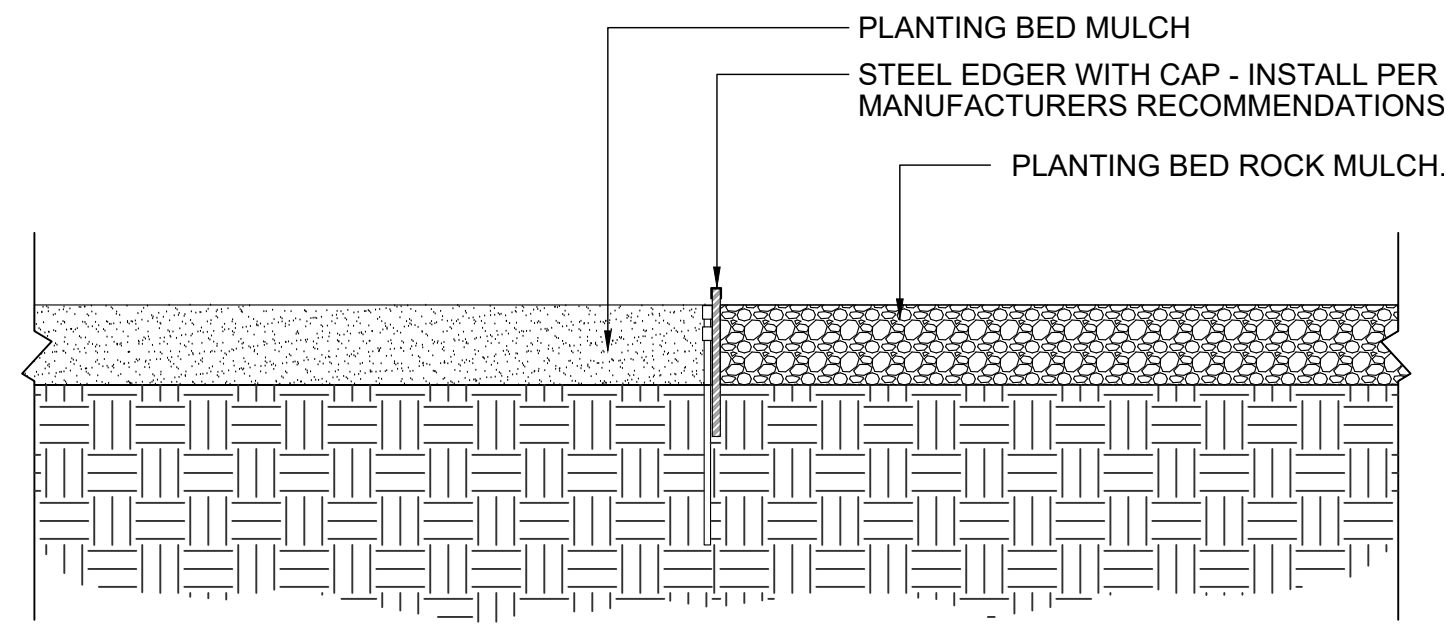


DO NOT CUT SINGLE LEADER PRUNE
DAMAGED OR DEAD WOOD AND
CO-DOMINANT LEADERS AT LANDSCAPE
ARCHITECTS DIRECTION ONLY.

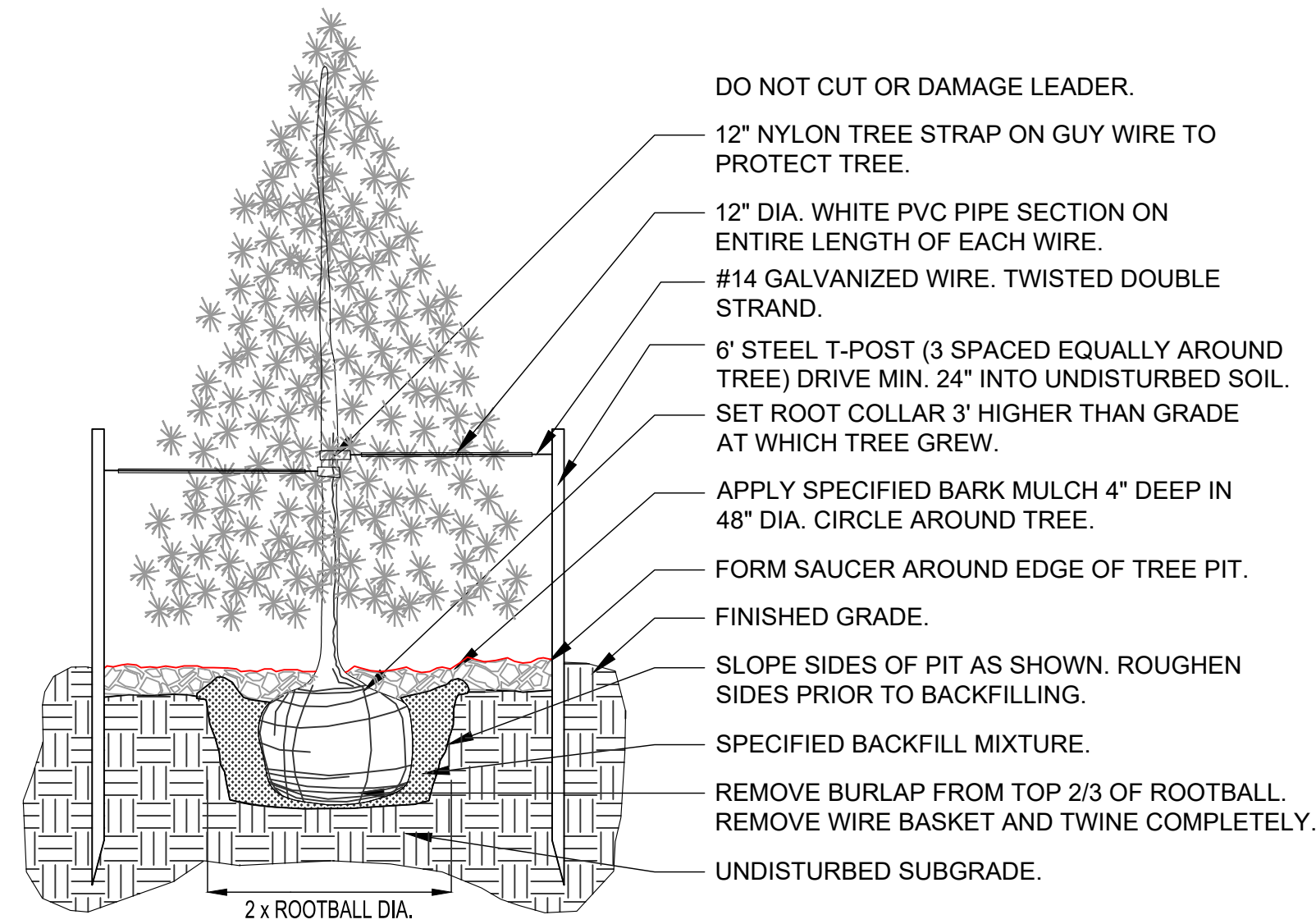


1.1 Deciduous Tree Planting Detail
Scale 1/2"= 1'-0"

REFER TO MATERIALS SHEET FOR
LAYOUT AND MATERIAL.



1.2 Steel Edger Between Mulch Detail
Scale 1/2"= 1'-0"

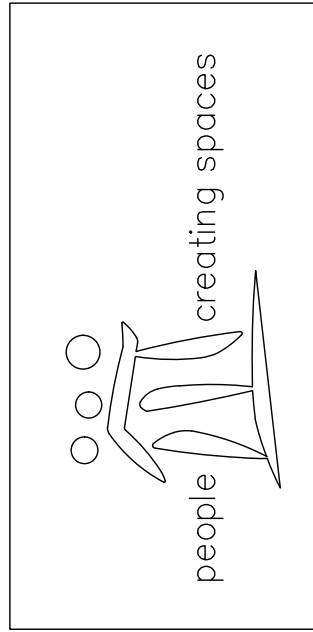


1.3 Evergreen Tree Planting Detail
Scale 1/2"= 1'-0"

LANDSCAPE NOTES

- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- 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. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL UTILITY AND DRAINAGE EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY. BEFORE COMMENCING WORK, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- (GENERAL CONTRACTOR) REMOVE EXCESS SUB-GRADE WHERE NECESSARY AND PLACE SPECIFIED TOP SOIL A MINIMUM DEPTH OF SIX (6) INCHES IN TURF AND GRASS AREAS AND TWELVE (12) INCHES IN SHRUB BEDS. FOUNDATION PLANTERS WHICH ABUT THE BUILDINGS AND TREE PITS SHALL HAVE EXISTING TOP SOIL PLACED A MINIMUM DEPTH OF TWELVE (12) INCHES. DISTRIBUTE STOCKPILED TOPSOIL AND PROVIDE ANY ADDITIONAL TOPSOIL NEEDED.
- ALL LANDSCAPE AREAS WILL HAVE ORGANIC SOIL AMENDMENTS INCORPORATED AT NO RATE LESS THAN 3 CUBIC YARDS (CY)/ 1000 SQUARE FEET (SF). ORGANIC SOIL AMENDMENTS AND FERTILIZERS SHALL BE INCORPORATED INTO ALL LANDSCAPE AREAS AND PLANTING PITS AS SPECIFIED. ALL FERTILIZERS ARE TO BE SLOW RELEASE IN ORDER TO REDUCE WEED GROWTH AND PROTECT WATER QUALITY. THE NEED FOR FERTILIZER, ITS TYPE AND AMOUNT SHALL BE DETERMINED BY A SOIL ANALYSIS. BIOSOL SHALL BE USED IN ADDITION TO FERTILIZER TO INCREASE THE AMOUNT OF BENEFICIAL FUNGUS IN THE SOIL. USE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
- SPECIFIED WOOD MULCH/ROCK MULCH IS TO BE SPREAD FOUR (4) INCHES DEEP FOR SHRUBS, ORNAMENTAL GRASSES, SPREADING GROUND COVERS, PERENNIAL FLOWERS AND ALSO SPREAD THREE (3) INCHES DEEP FOR ANNUALS AND PERENNIALS UNLESS NOTED OTHERWISE ON THE PLAN. ALL CONVENTIONAL PLANTING BEDS CONTAINED BY EDGER WILL BE UNIFORMLY MULCHED. PLACE SPECIFIED WEED BARRIER FABRIC OVER THE SOIL IN ALL PLANTING AREAS NOT TO BE SEEDED, SODDED OR MULCHED WITH AN ORGANIC MATERIAL. APPLY SPECIFIED PRE-EMERGENT HERBICIDE UNDER THE FABRIC AS DEFINED IN THE SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION IS TO BE PROVIDED TO SHRUB BED AREAS AND ALL TREES; TURF AREA HEADS ARE TO BE INSTALLED SO AS TO PROVIDE HEAD TO HEAD COVERAGE.
- ALL SHRUB BEDS ARE TO BE CONTAINED WITH MINIMUM 4" TALL STEEL EDGER AND EDGING CAP. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS WALLS OR WALKS.

LANDSCAPE ARCHITECT



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Carmax

STORE NO.: #6045

SITE PLAN
CASE NUMBER: CDU24-0003

PROJECT #	
DATE	SEPT. 3, 2025
SHEET TITLE	LANDSCAPE NOTES AND DETAILS
SITE PLAN #	
SHEET #	16OF18

FILE PATH: Q:\Centerpoint\Centrex Litleton CO\07-CADD\Sheets\Site PLAN\Litleton CO 2025 Expansion.dwg PLOT TIME: 9/4/2025 10:01:20 AM BY: Kyle Telford

GENERAL NOTES

1. THE FOLLOWING REQUIREMENTS SHALL BE THE OBLIGATION OF THE CONTRACTOR, UNTIL SUCH TIME AS THE PLAN IS CERTIFIED AS PROPERLY COMPLETED, OR UNTIL SUCH TIME AS OTHERWISE ALLOWED BY THE CITY TO BE VOIDED, MODIFIED, OR REPLACED.
2. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UNCC, 1-800-922-1987.
3. THE CONTRACTOR SHALL AT ALL TIMES TAKE PRECAUTIONS FOR PROTECTION OF EXISTING PUBLIC AND PRIVATE INSTALLATIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGED INSTALLATIONS, PUBLIC OR PRIVATE SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES, PRIVATE PROPERTY, AND PUBLIC RIGHTS OF WAY AS A RESULT OF THIS CONSTRUCTION PROJECT. REMOVAL SHALL BE CONDUCTED WITHIN 48 HOURS OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR.
5. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS, AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
6. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING & DRAINAGE, EROSION CONTROL, PAVING, SLEEVES, WALLS, UTILITIES AND OTHER ENGINEERED DETAILS.

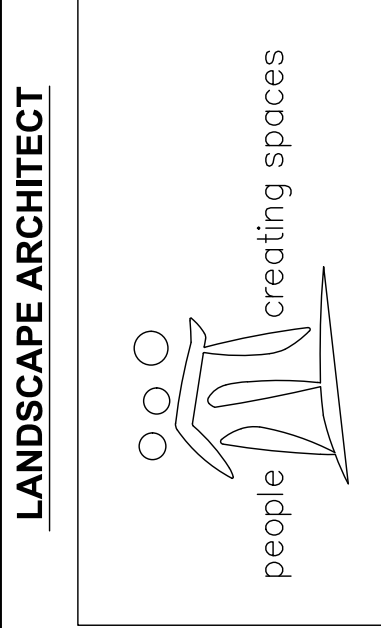
SEEDING NOTES

SEEDING NOTES:

- 1) SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE, RULES AND REGULATIONS AND FEDERAL SEED ACT. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED.
- 2) SEED SHALL BE APPLIED AT A RATE SHOWN BY MIX. SEED SHALL PASS GOVERNMENT TEST OF GERMINATION OF EIGHTY PERCENT (80%) AND FOR PURITY OF NINETY PERCENT (90%). THE PURE LIVE SEED SHALL NOT BE LESS THAN SIXTY SEVEN ON ONE-HALF PERCENT (67.5%) FOR ANY ONE VARIETY, WITH THE AVERAGE OF THE MIXTURE, NO LESS THAN SEVENTY TWO PERCENT (72%). ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF ONE-TENTH PERCENT (0.1%) AND MAXIMUM WEED OF ONE TENTH PERCENT (0.1%). IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT.
- 3) SPREAD ORGANIC SOIL AMENDMENT MATERIALS, AT A RATE OF 2 C.Y. PER 1000 SQUARE FEET, EVENLY OVER ENTIRE AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES. ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLOUDS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- 4) CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER (BRILLION SEEDER OR EQUAL) TO DRILL THE SEED INTO THE SEEDBED WHEREVER POSSIBLE. SEED SHALL BE SOWN TO A DEPTH OF ONE-HALF INCH (½"). DRILLING SHALL BE DONE IN 2 SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GURANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR. AREAS TOO SMALL TO DRILL SEED MAY BE BROADCAST BY HAND AND APPLICATION RATES SHALL BE DOUBLED. SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISSTRIIBUTION. NO APPLICATION SHALL TAKE PLACE WITH THE PRESENCE OF FREE SURFACE WATER OR WHEN GROUND IS FROZEN OR CANNOT BE TILLED.
- 5) MULCH WILL BE HYDRO MULCH. HYDRO MULCH SHALL BE CONWED 200 AND TACKIFIER OR APPROVED SUBSTITUTE MEETING THE FOLLOWING REQUIREMENTS:
- I. VIRGIN WOOD CELLULOSE FIBER: MAY NOT CONTAIN ANY SUBSTANCE OR FIBER THAT MAY INHIBIT GERMINATION OF GROWTH OF GRASS SEEDS AND PLANTS.
- II. DYE TO APPROPRIATE COLOR TO ALLOW PROPER METERING OF APPLICATION.
- III. FIBERS MUST HAVE ABILITY TO BECOME EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER.
- IV. WHEN SPRAYED UNIFORMLY ON SURFACE OF SOIL, FIBERS SHALL FORM BLOTTER - LIKE GROUND COVER THAT READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO UNDERLYING SOIL.
- V. WEIGHT SPECIFICATIONS SHALL REFER ONLY TO AIR DRY WEIGHT OF FIBERS WITH A STANDARD MOISTURE CONTENT OF TEN PERCENT (10%).
- VI. MULCH MATERIAL SHALL BE SUPPLIED IN CONTAINERS NOT WEIGHING OVER ONE HUNDRED (100) LBS AND SHOWING AIR DRY WEIGHT OF FIBERS.
- VII. ORGANIC TAKIFIER MAY BE SUPPLIED WITH HYDROMULCH FIBERS OR BE ADDED AT A LATER TIME.

LANDSCAPE & SOIL PREPARATION NOTES

1. ALL PLANT MATERIALS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SPECIES MAY NOT BE SUBSTITUTED WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
2. ALL SHRUB BEDS ARE TO BE MULCHED WITH FIR FIBER MULCH AT A CONSISTENT DEPTH OF 4". SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG WALKWAYS TO ACCOMMODATE SOD OR MULCH DEPTH.
5. TEST PRE-EXISTING SOIL IN LANDSCAPE AREA FOR MINERAL AND ORGANIC MATTER CONTENT TO DETERMINE PROPER SOIL AMENDMENTS BASED ON RESULTS OF THE SOIL TEST.
6. PREPARE PLANTING BEDS PER SPECIFICATIONS.
7. MODIFY NON-PERCOLATING TREE PITS PER SPECIFICATIONS, IN ORDER TO PROVIDE ADEQUATE DRAINAGE.
8. NON-DYED SHREDDED CEDAR MULCH IS THE PREFERRED MULCH IN ALL AREAS VISIBLE FROM THE STREET.
9. INSTALL A CONTINUOUS COMMERCIAL GRADE WEED BARRIER AT PLANTING TIME, WHERE APPROPRIATE.
10. INSTALL A CONTINUOUS EDGER BETWEEN THE PLANT BED AND LAWN, AND BETWEEN WOOD AND ROCK MULCH AREAS.
11. TREES PLANTED IN TURF AREAS SHOULD HAVE A MINIMUM 48" DIAMETER MULCH RING SURROUNDING THE TRUNK. DO NOT PLACE MULCH DIRECTLY AGAINST THE TREE TRUNK.
12. ALL SOD SHOULD BE INSTALLED WITHIN TWENTY FOUR (24) HOURS OF CUTTING AND SHALL BE ROLLED, FERTILIZED, AND IRRIGATED IMMEDIATELY AFTER INSTALLATION.
13. PLANT TREES AND SHRUBS PER DETAILS AND SPECIFICATIONS.
14. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.



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SITE PLAN
CASE NUMBER: CDU24-0003

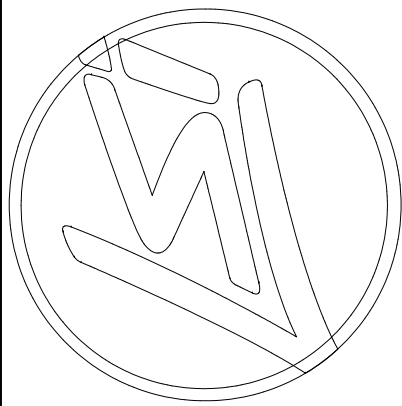
PROJECT #	
DATE	SEPT. 3, 2025
SHEET TITLE	LANDSCAPE NOTES AND DETAILS (2)
SITE PLAN #	
SHEET #	17OF18

SOUTH BROADWAY

PHOTOMETRIC EVALUATION
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Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



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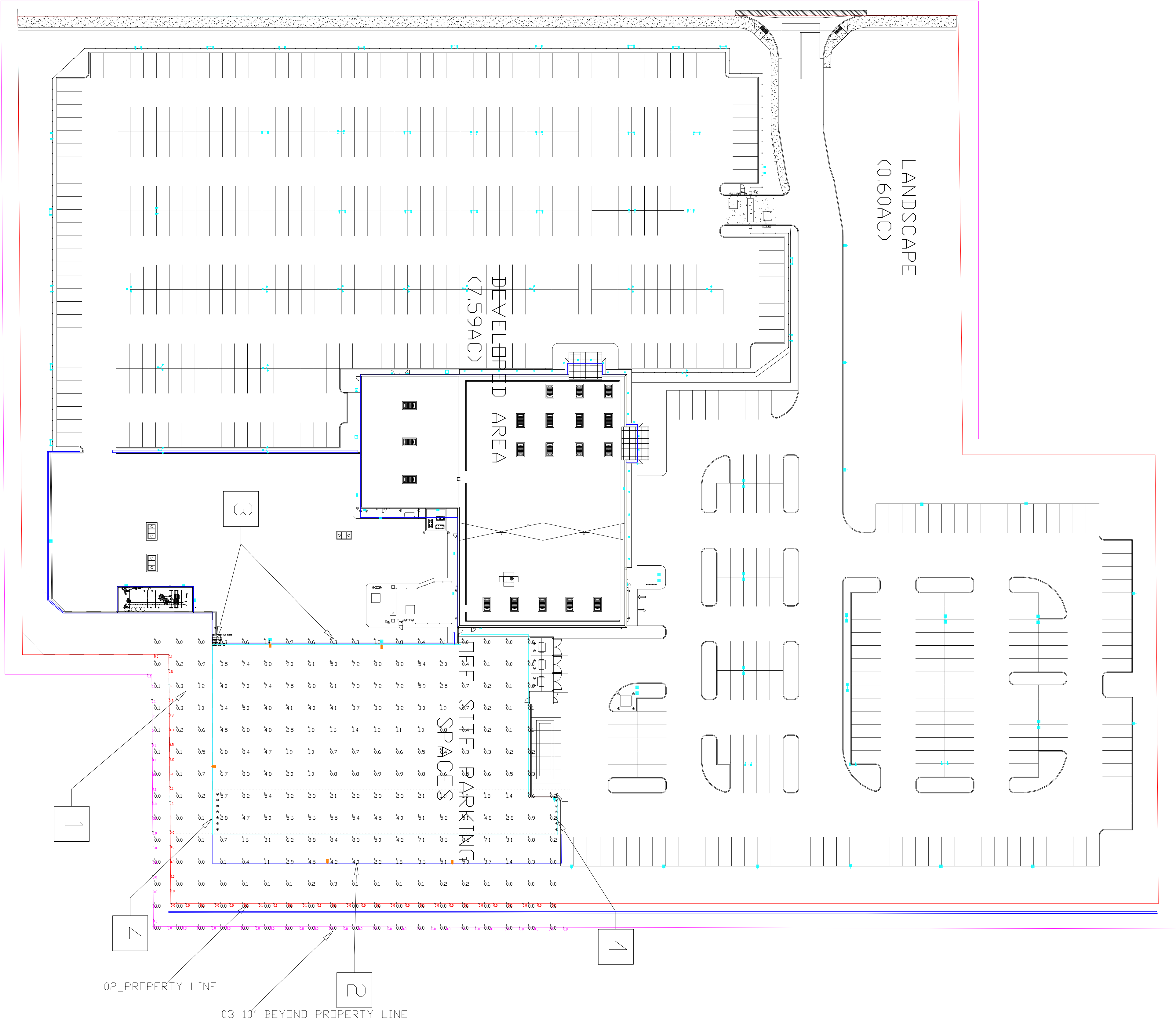
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STORE NO.: #6045

SITE PLAN

CASE NUMBER: CDU24-0003

PROJECT #	DATE	SEPT. 3, 2025
SHEET TITLE	PHOTOMETRIC PLAN	
SITE PLAN #		
SHEET #	18 OF 18	



NOTE: ALL 24' POLES TO BE MOUNTED ON CONCRETE PEDESTALS 2' ABOVE GRADE, FOR A TOTAL MOUNTING HEIGHT OF 26'.

Total Project Watts
Total Watts = 1570

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01_OVERALL GRID	Illuminance	Fc	2.00	9.0	0.0	N.A.	N.A.
02_PROPERTY LINE	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.
03_10' BEYOND PROPERTY LINE	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
NEW EXPANSION SALES STAGING	Illuminance	Fc	3.23	9.0	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	3	DLG	Single	MRM-LED-42L-SIL-FT-40-70CRI-IL	26'	0.900	0.900	26067	314
	2	DLG-ADD	Single	MRM-LED-42L-SIL-FT-40-70CRI-IL	ADDED TO EX POLE	0.900	0.900	26067	314

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