

AIKEN CANYON PRESERVE

PAVILION DEVELOPMENT & LANDSCAPE RESTORATION-COLORADO SPRINGS

GENERAL NOTES:

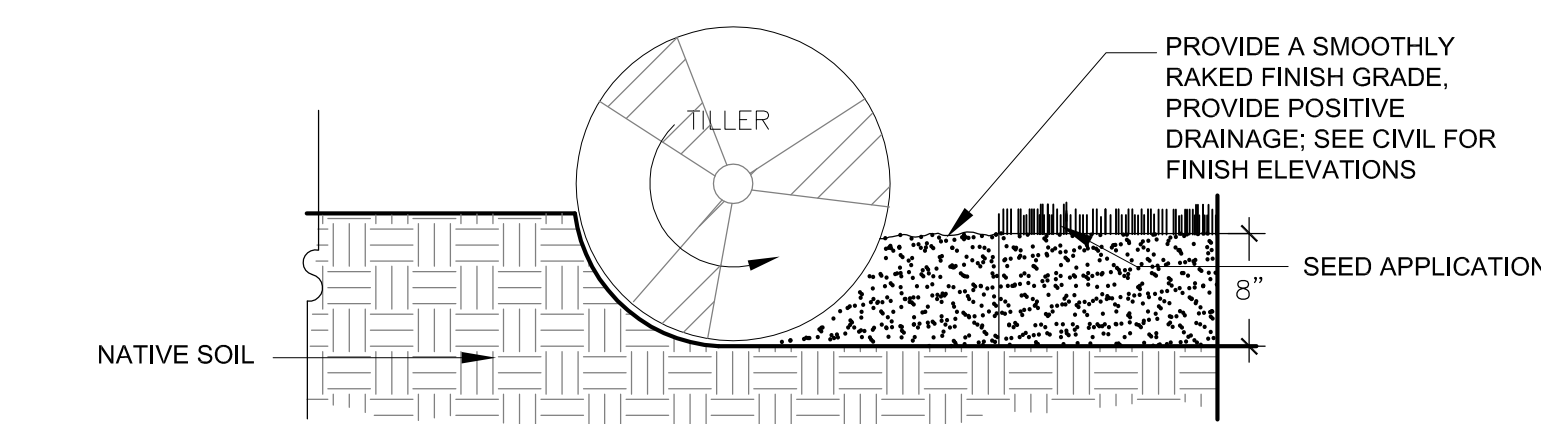
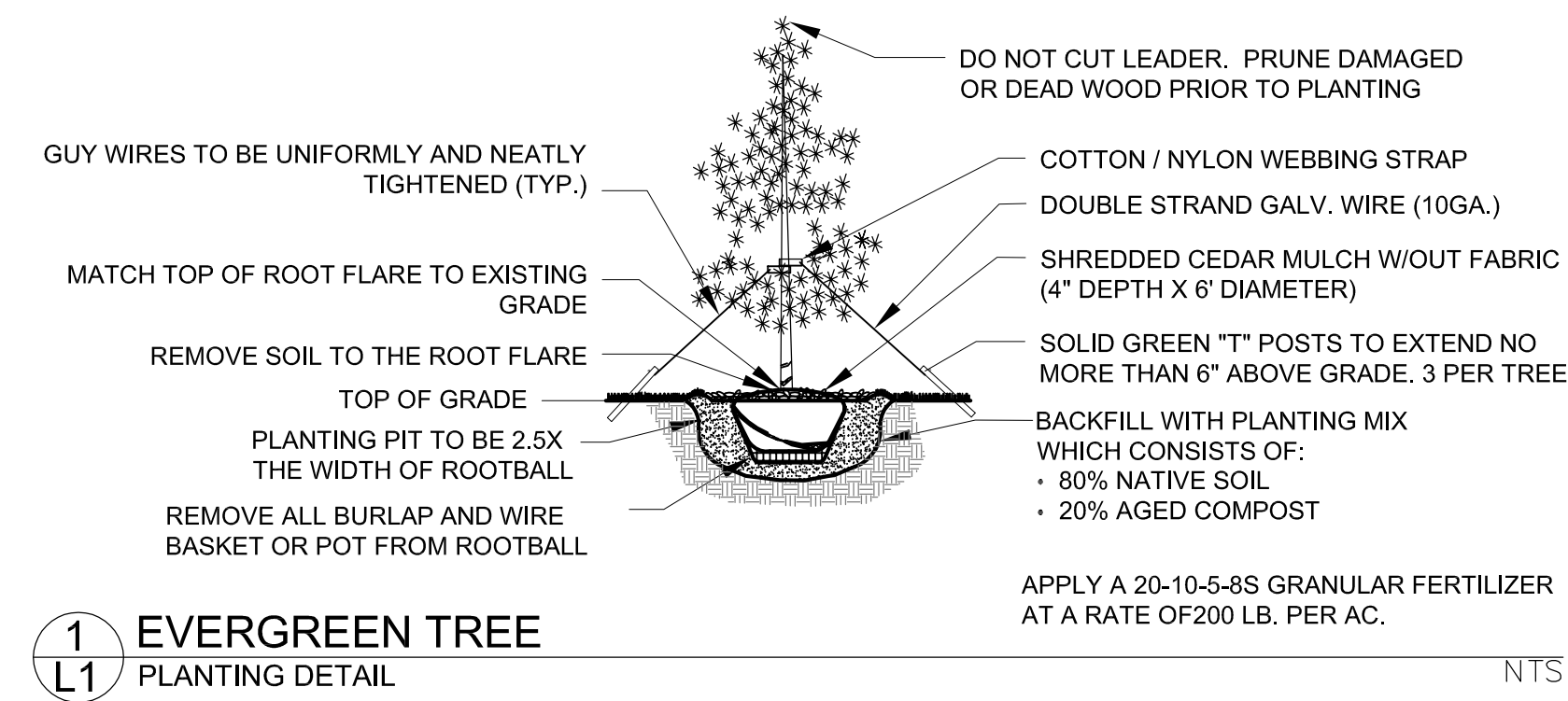
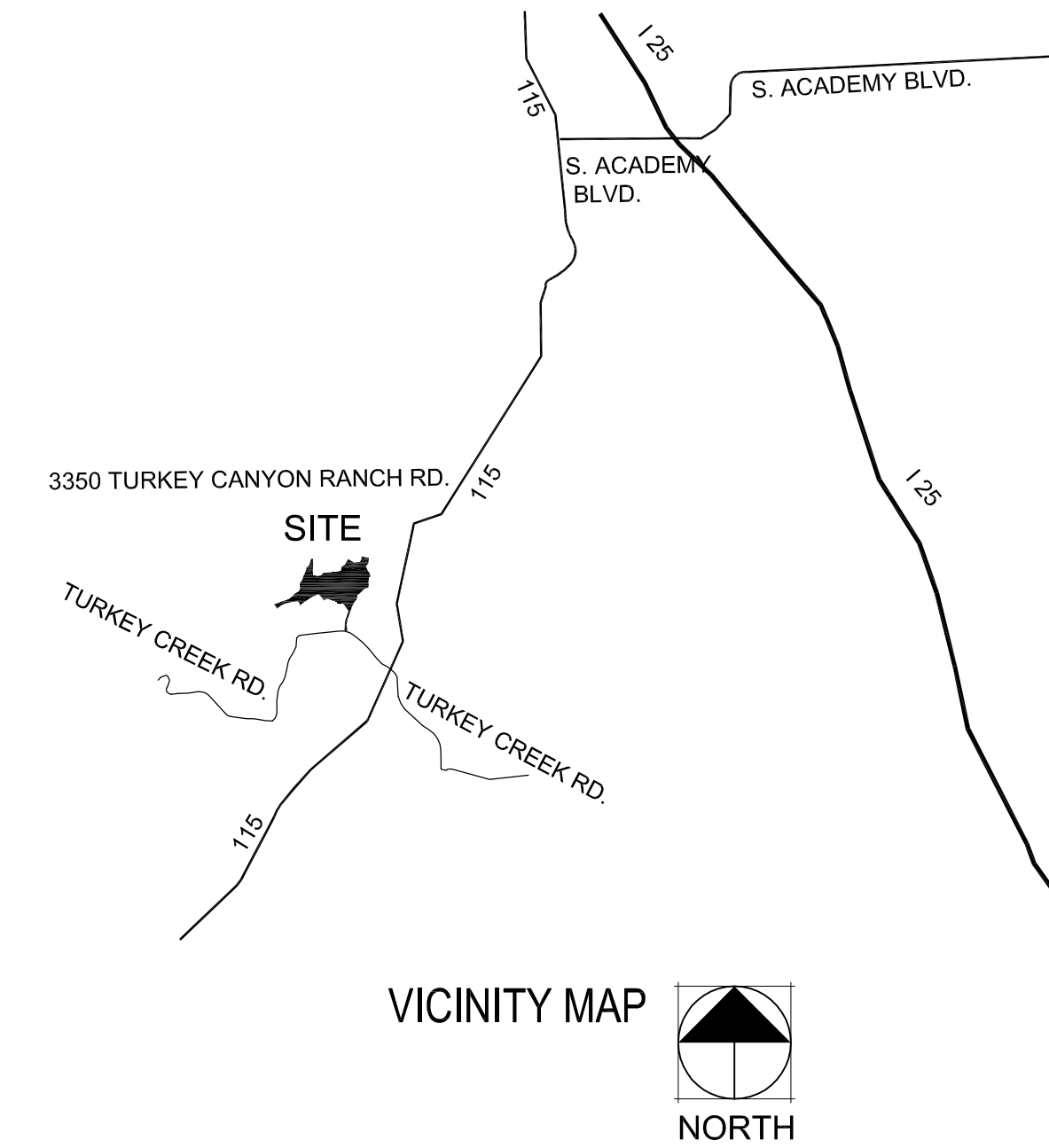
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED. MATERIALS CANNOT BE OBTAINED, OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE MATERIALS AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

TREE PRESERVATION NOTES:

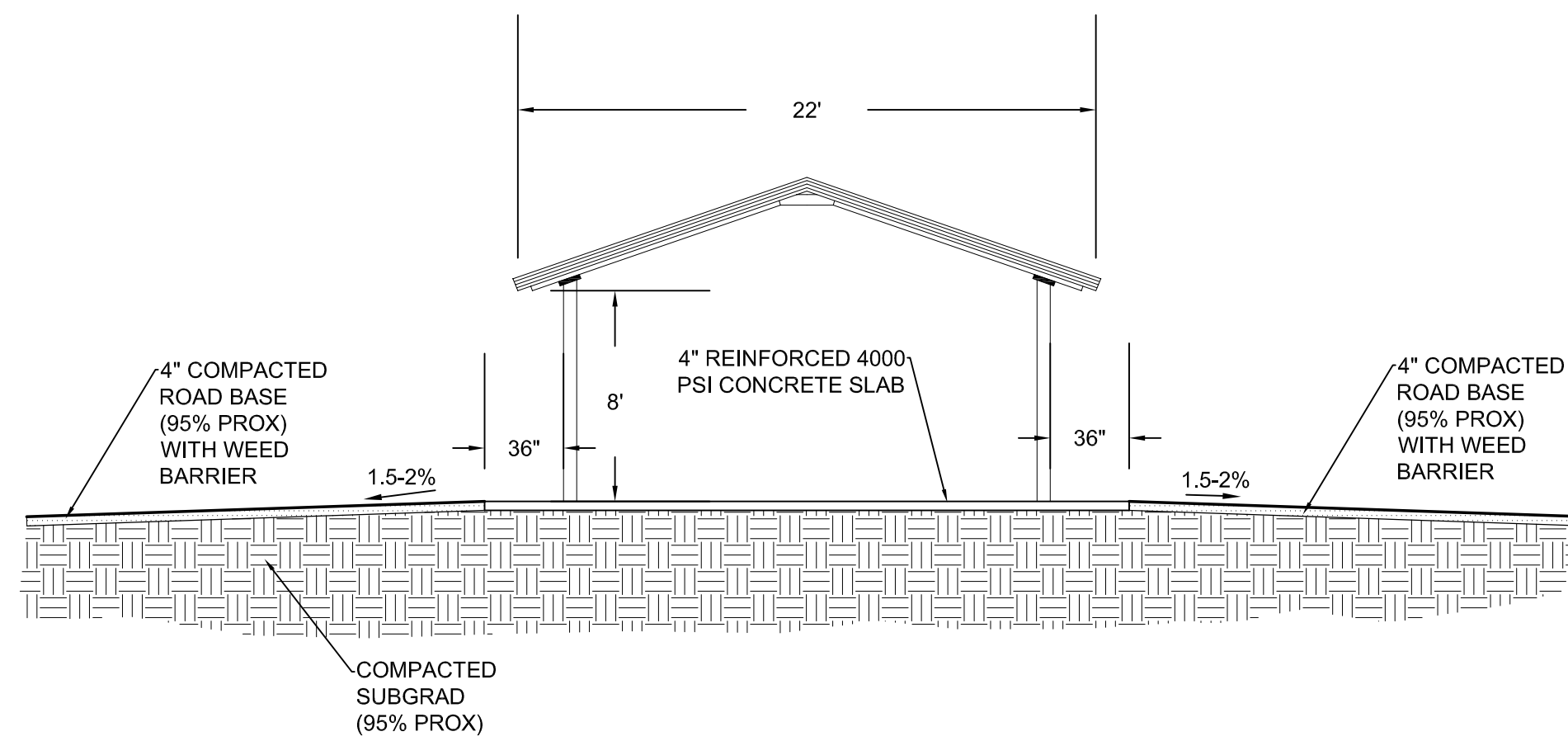
- CONTRACTOR TO COORDINATE REMOVAL OF TREES WITH OWNER REPRESENTATIVE. PRIOR TO INITIATION OF DEMO SERVICES.
- THE CRITICAL ROOT ZONE (CRZ) OF A TREE SHALL BE DEFINED AS THE GROUND AREA AROUND THE TREE TRUNK WHICH EXTENDS TO A VERTICAL LINE DROPPED FROM THE OUTERMOST BRANCHES OF THE TREE (DRIPLINE).
- THE FOLLOWING MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR:
 - ALL TREES TO REMAIN SHALL BE PRUNED STRUCTURALLY FOR BRANCH CLEARANCE.
 - 4" CONSTRUCTION FENCING WITH "KEEP OUT" WARNING SIGNS SHALL BE ANCHORED IN THE GROUND AROUND THE CRZ'S TO PREVENT SOIL COMPACTION AND TRUNK OR CROWN DAMAGE.
 - SILT FENCING SHALL BE INSTALLED ON THE OUTSIDE OF THE CONSTRUCTION FENCE ON THE UPSLOPE SIDE OF THE CRZ(S).
 - TREE ROOTS SHALL BE PRUNED TO THE DEPTH OF THE PROPOSED GRADING OR SOIL DISTURBANCE.
- THE PROTECTIVE FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITEMWORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STORAGE OF ANY MATERIALS, VEHICLES OR EQUIPMENT, OR DUMPING OF ANY CONTAMINANTS WITHIN A CRZ SHALL BE PROHIBITED.
- FILLING OVER A CRZ SHALL BE PROHIBITED, WITHOUT AN APPROVED MITIGATION PLAN.
- PRIOR TO ANY TRENCHING OR EXCAVATION IN A CRZ, TREE ROOTS SHALL BE PRUNED AT THE EDGE OF THE PROPOSED TRENCH OR EXCAVATION, HOWEVER, NO MORE THAN 40% OF A CRZ SHALL BE PRUNED WITHOUT PRIOR APPROVAL.
- ALL DEAD WOOD AND DAMAGED LIMBS SHALL BE PRUNED OUT BY THE COMPLETION OF CONSTRUCTION.
- ALL WORK ON TREES TO REMAIN INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

SEEDING:

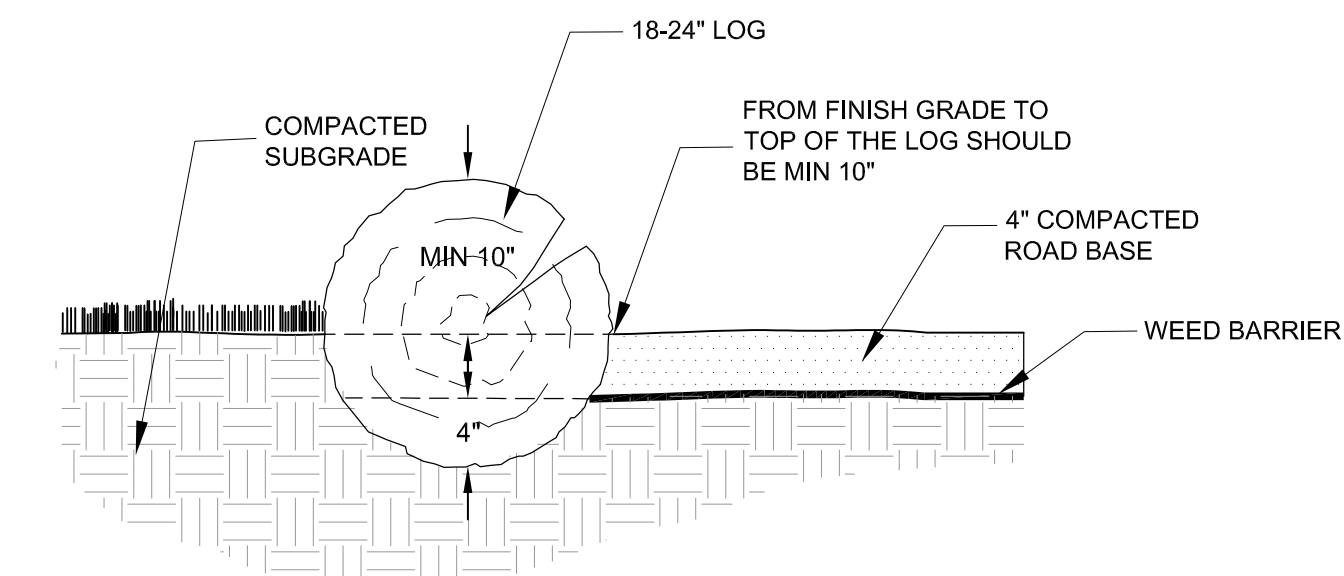
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED SEED AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE.
- FINE GRADE AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. LARGE ROCKS AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDINGS OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.



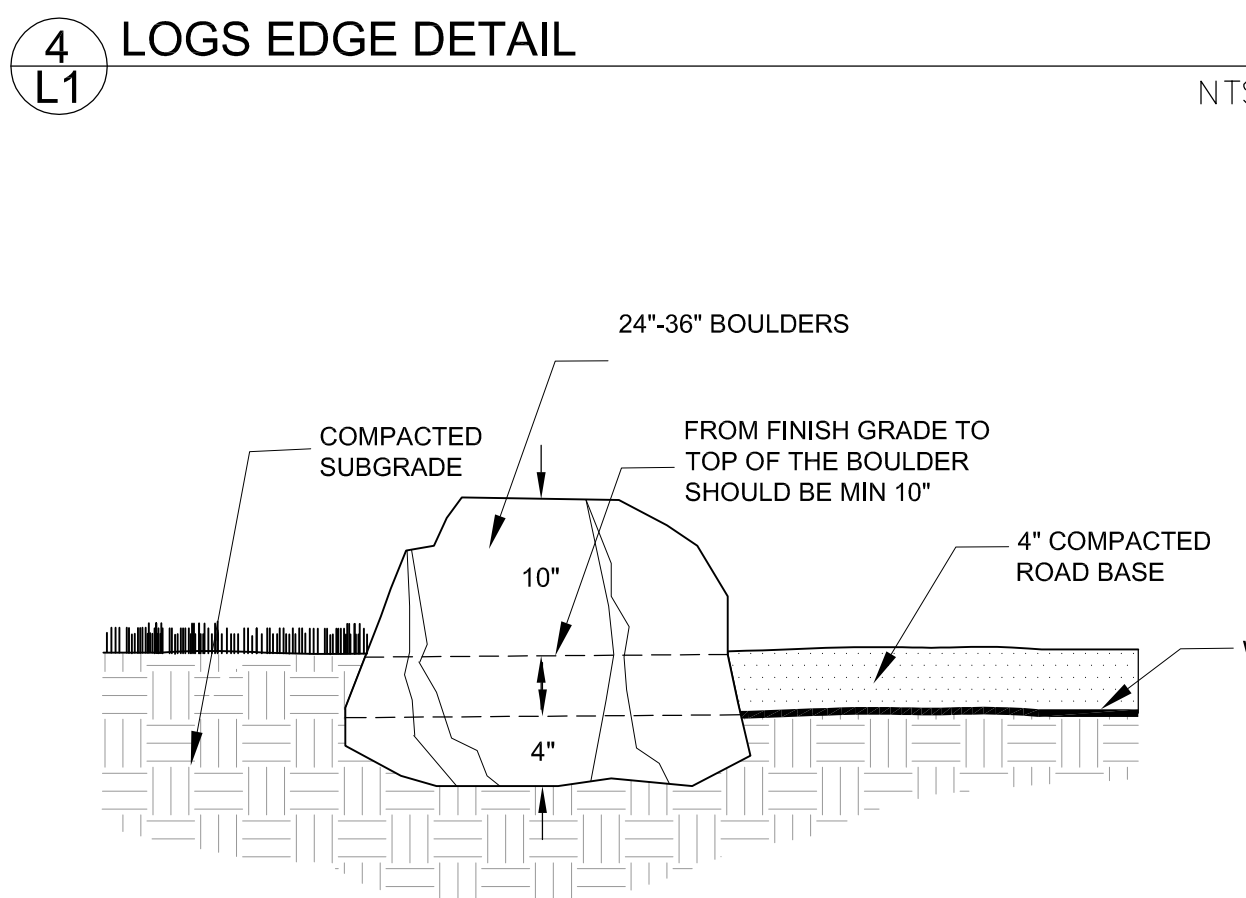
- NOTES:
- FINISH GRADE ALONG WALKS; FOR SEED PROVIDE A 1" OFFSET.



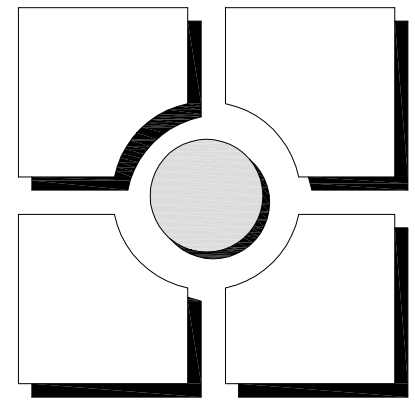
- NOTES:
- CONTRACTOR TO PROVIDE COMPACTION AND MATERIAL TESTING, FINAL SHOP AND STAMPED FOUNDATION DRAWINGS FOR PERMITTING
 - SUPPLIER: AMERICANA
MODEL: ILLINI PARK SHELTERS, T & G Cedar Roof DECK, STEEL ROOFING, COLOR. BROWN
COLOR: BROWN FINISH FRAME



- NOTES:
- TWO 36" NUMBER 5 REBAR ARE NEEDED PER LOGS TO ATTACH THE LOGS TO THE GROUND



- NOTES:

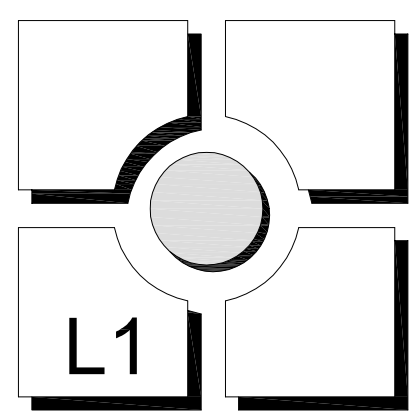


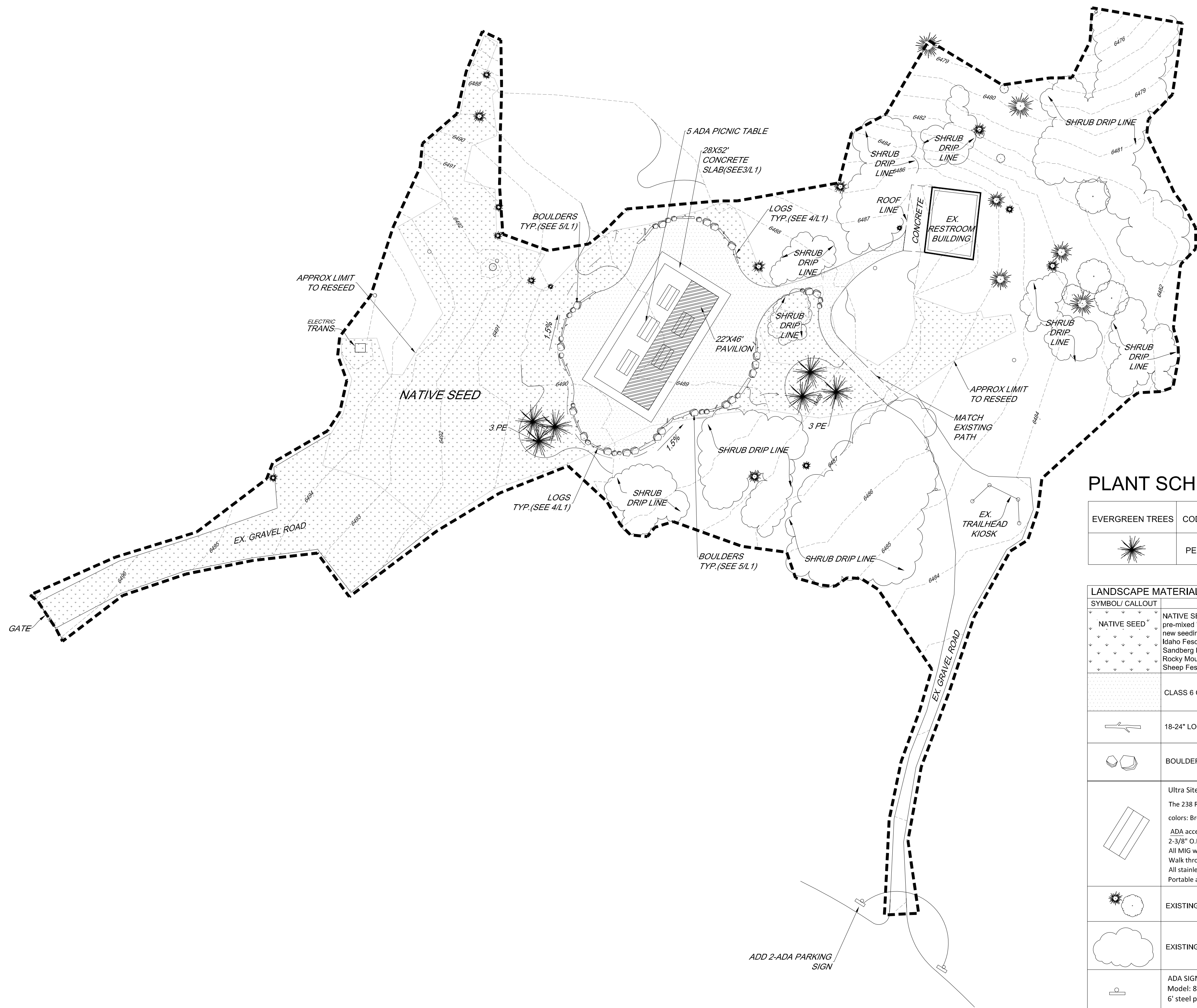
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1					
2					
3					
4					
5					
6					

DESIGNED	MF	03.14.17
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SCALE:		AS NOTED

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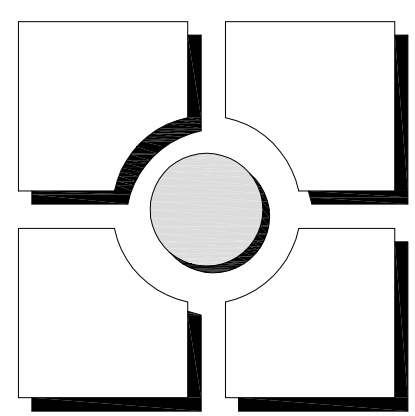
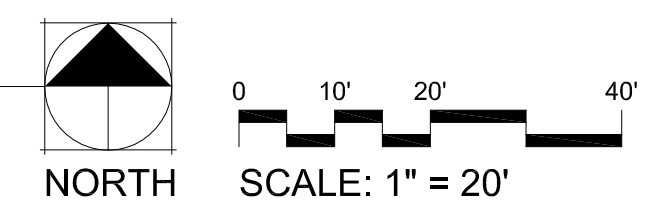




PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
	PE	6	Pinus edulis	PINON PINE	1256D	20-30'	10-20'	4' HT	B&B

LANDSCAPE MATERIAL SCHEDULE	
SYMBOL/ CALLOUT	NOTES:
	NATIVE SEED: To be PAWNEE BUTTES SEED COMPANY, pre-mixed "LOW GROW NATIVE MIX" installed per their specifications for new seeding. Submit cut-sheet for approval prior to installation. Idaho Fescue 25% Sandberg Bluegrass 25% Rocky Mountain Fescue 25% Sheep Fescue 25%
	CLASS 6 COMPACTED ROAD BASE
	18-24" LOGS
	BOULDERS: to match existing onsite boulders.
	Ultra Site: Extra Heavy-Duty Rectangular Table (238) The 238 Rectangular picnic table continues to be our most popular table. colors: Brown ADA accessible option 2-3/8" O.D. frame with 1-1/16" O.D. brace All MIG welded frame Walk through design All stainless steel hardware Portable and/or surface mount
	EXISTING DECIDUOUS AND EVERGREEN TREES.
	EXISTING SHRUBS
	ADA SIGN: Emedco Sig Supplies Model: 80714 (18"x12") 6" steel post with concrete footer

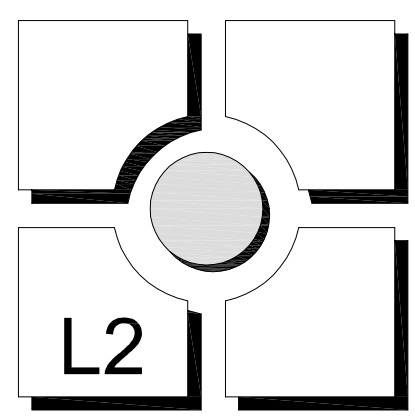


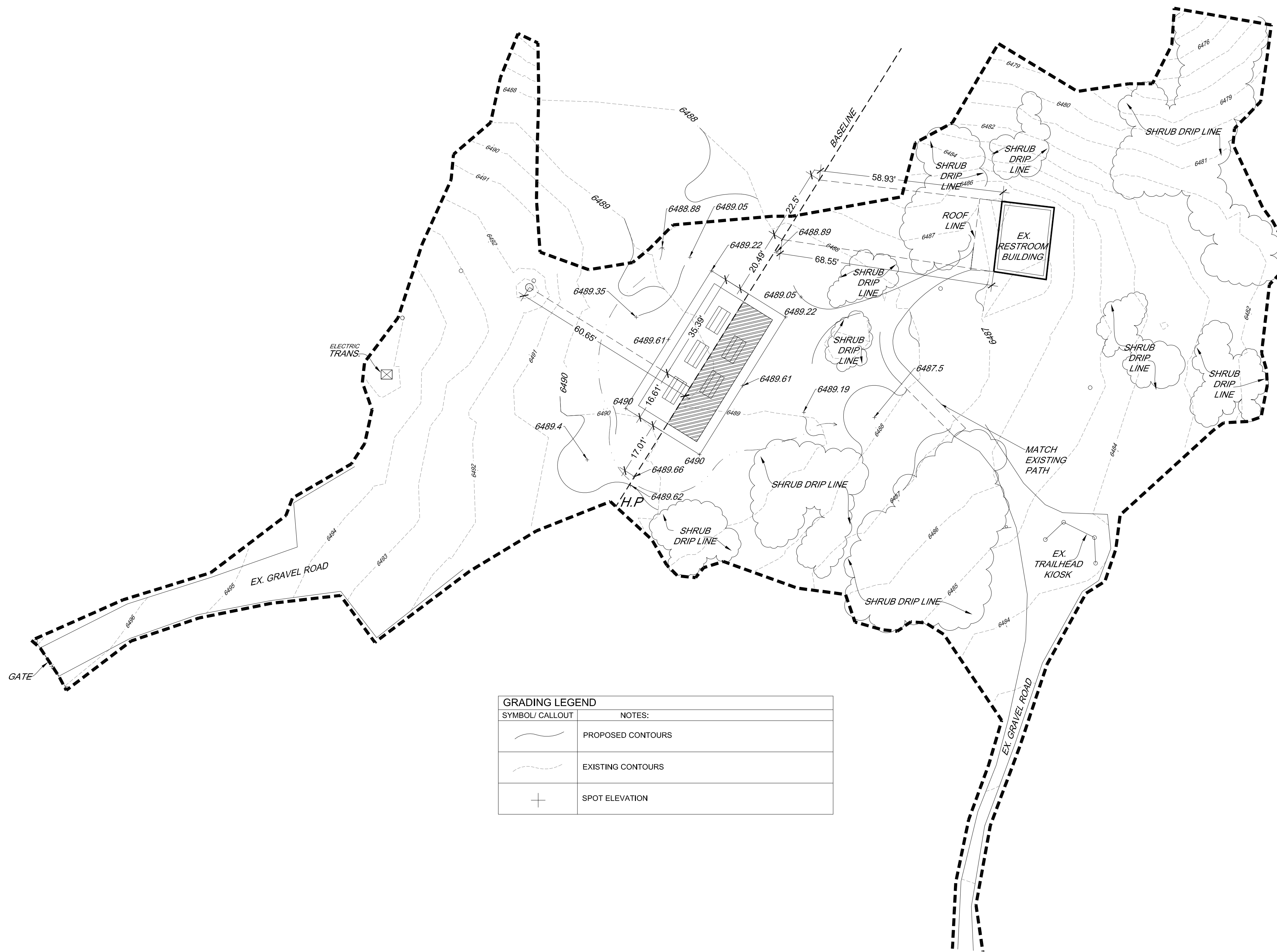
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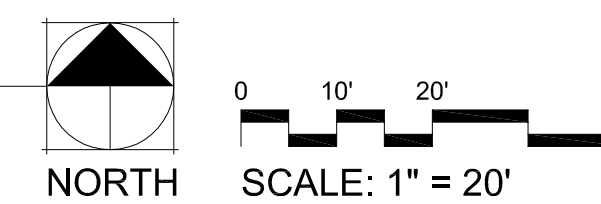




GRADING LEGEND	
SYMBOL/ CALLOUT	NOTES:
	PROPOSED CONTOURS
	EXISTING CONTOURS
	SPOT ELEVATION

GRADING/EROSION CONTROL NOTES:

1. ALL FILL AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE TYPICAL GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
3. EROSION CONTROL STRAW BALES, FIBER ROLLS OR SILT FENCES SHALL BE PLACED AT THE TOE AND DRAINAGE OUTFALL POINTS OF ALL SLOPES 4:1 OR STEEPER TO PREVENT SILTATION ON STREETS.
4. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, COUNTY AND STATE REGULATIONS PERTAINING TO GRADING, DUST AND EROSION.
5. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
6. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
7. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS.
9. ALL EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION.
10. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE.
11. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN EL PASO COUNTY.
12. ANY STREET OR DRAINAGE FACILITY WHICH HAS HAD EROSION SEDIMENT DEPOSITED IN IT DUE TO CONSTRUCTION, GRADING, OR OTHER DEVELOPMENT ACTIVITY, MUST BE CLEANED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR. IF THE FACILITY IS NOT CLEANED IMMEDIATELY OR WITHIN A RESPONSIBLE PERIOD OF TIME AFTER NOTIFICATION THE WORK WILL BE DONE AND BILL THE RESPONSIBLE PARTY.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT VEHICLE TRACKING CONTROL IS IN PLACE, FUNCTIONAL, AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE OF THIS PROJECT.
14. ALL CONSTRUCTION CONCRETE WASH OUT SITES MUST INCORPORATE MINIMUM 10-MIL THICKNESS IMPERVIOUS LINED CONTAINMENT. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO DUMP OUT REMNANT CONCRETE OR WASH OUT EQUIPMENT DIRECTLY ONTO GROUND OR PAVED SURFACES WITHOUT LINED CONTAINMENT.



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