OWNER/DEVELOPER'S STATEMENT I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS. 04/03/2024 OWNER/DEVELOPER SIGNATURE DATE RICHARD A. GRAHAM, JR. VOLLMER ROAD PARTNERS, LLLP 6035 ERIN PARK DR., SUITE 101 COLORADO SPRINGS CO 80918 **ENGINEER'S STATEMENT** THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS. Eru Lundereon 04/02/24 ERIC GUNDERSON, PE (CO #49487) - KIMLEY-HORN AND ASSOCIATES, INC. DATE EL PASO COUNTY REVIEW STATEMENT COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED. IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION. JOSHUA PALMER, PE COUNTY ENGINEER/ECM ADMINISTRATOR DATE Please add EPC Standard Construction Notes to CD Rev. 8/29/2023 heets (missing) Standard Notes for El Paso County Construction Plans 1. All drainage and roadway construction shall meet the standards and specifications of the City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2, and the El Paso County Engineering Criteria Manual. 2. Contractor shall be responsible for the notification and field notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to ontact the Utility Notification Center of Colorado (UNCC 3. Contractor shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all a. El Paso County Engineering Criteria Manual (ECM)
 b. City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2
 c. Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction d. CDOT M & S Standards 4. Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify. It is the design engineer's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications necessary due to conflicts, omissions, or changed conditions will be entirely the developer's responsibility to Contractor shall schedule a pre-construction meeting with El Paso County Planning and Community Development (PCD) – Inspections, prior to starting construction. 7. It is the contractor's responsibility to understand the requirements of all jurisdictional agencies and to obtain all required permits, including but not limited to El Paso County Erosion and Stormwater Quality Control Permit (ESQCP), Regional Building Floodplain Development Permit, U.S. Army Corps of Engineers-issued 401 and/or 404 permits, and county and state fugitive dust permits 8. Contractor shall not deviate from the plans without first obtaining written approval from the design engineer and PCD. <u>Contractor</u> shall notify the design engineer immediately upon discovery of any errors or inconsistencie 9. All storm drain pipe shall be Class III RCP unless otherwise noted and approved by PCD.

BARBARICK RECYCLING AND REFUSE TRANSFER STATION A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DOCUMENTS **APRIL 2024**



VICINITY MAP SCALE: 1"=500'

	SHEET	NDEX		
SHEET NO.		SHEET TITLE		
C0.0		COVER SHEET		
C1.0	DE	EMOLITION PLAN		
C1.1	OVE	ERALL SITE PLAN		
C1.2	SI.	TE PLAN INSETS		
C2.0	OVER	ALL GRADING PLAN		
C2.1	C2.1 DETAILED GRADING			
C2.2	C2.2 DETAILED GRADING			
C3.0	OVEF	RALL STORM PLAN		
C3.1	STORI	M PLAN & PROFILE		
C3.2	STORI	M PLAN & PROFILE		
C3.3	STORI	M PLAN & PROFILE		
C3.4		DRAIN PLAN		
C4.0		UTILITY PLAN		
C5 0	SIGNAC	F & STRIPING PLAN		
		& STRIPING DETAILS		
ate geotechnical testing per ECM star Paso County PCD prior to placement		RUCTION DETAILS		
ust enter/exit the site at approved con	struction access points.	RUCTION DETAILS		
as identified in the plans shall be provi	ded at all intersections.	OND DETAILS		
an 18 inches above flowline are not all Il comply with El Paso County DOT ar	2 2	CALE DETAIL		
gning and striping notes will be provide		IDSCAPE PLAN		

DSCAPE NOTES

SCAPE DETAILS

- 10. Contractor shall coordina shall be approved by EI Pa pavement.
- 11. All construction traffic mus
- 12. Sight visibility triangles as
- Obstructions greater than
- 13. Signing and striping shall applicable, additional sign
- 14. Contractor shall obtain any permits required by El Paso County DOT, including Work Within the Right-of-Way and Special Transport permits.
- 5. The limits of construction shall remain within the property line unless otherwise noted. The owner/developer shall obtain written permission and easements, where required, from adjoining property owner(s) prior to any off-site disturbance, grading, or construction.
- 16. El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems shown on these plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and ____ [xx metropolitan district, or xy, property owner's association]____

LEGAL DESCRIPTION PARCEL A:

COLORADO.

CONTAINING 5.290 ACRES (230,442 S.F.), MORE OR LESS.

PARCEL B: A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AS SET FORTH AND DESCRIBED IN DECLARATION AND BYLAWS OF BARBARICK SUBDIVISION PROPERTY OWNERS ASSOCIATES, INC., RECORDED FEBRUARY 12, 2008 UNDER RECEPTION NO. 208016289 AS AMENDED BY INSTRUMENT RECORDED MARCH 10, 2008 UNDER RECEPTION NO. 208028000. LEASED PARCEL: 3.297 ACRES

BENCHMARK

FEMA CLASSIFICATION

THIS PROPOERTY IS LOCATED WITHIN THE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.

CONTACTS

OWNER: BRIAN BELAND, BR 8812 CLIFF ALLEN POINT LLC PO BOX 88120 COLORADO SPRINGS CO 80908-8120 TEL: (719) 499-0208 CONTACT: BRIAN BELAND APPLICANT:

RICHARD A. GRAHAM, JR. VOLLMER ROAD PARTNERS, LLLP 6035 ERIN PARK DR., SUITE 101 COLORADO SPRINGS CO 80918 TEL: (719) 499-0208 CONTÀCT: RICHARD GRAHAM JR

EL PASO COUNTY: EL PASO COUNTY PCD DEPARTMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 PHONE: (719) 520–6300

LOT 4, AMENDED PLAT OF BARBARICK SUBDIVISION, COUNTY OF EL PASO, STATE OF

4' DIAMETER PRECAST CONCRETE STORM SEWER MANHOLE RIM LOCATED IN THE SOUTHEASTERLY PORTION OF THE PROPERTY; ELEVATION = 7027.34 "NGVD 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT" DATUM.

ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 900 COLORADO SPRINGS, CO 80903 TEL: (719) 453-0182 CONTACT: ERIC GUNDERSON, P.E.

ARCHITECT: BUCHER DESIGN STUDIO, INC. 12325 ORACLE BLVD, SUITE 101 COLORADO SPRINGS, CO 80921 (719) 484–0480 CONTACT: JASON SHOUDIS

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 900 COLORADO SPRINGS, CO 80903 (719) 284-7280 CONTACT: JIM HOUK

SURVEYOR: LAND DEVELOPMENT CONSULTANTS, INC. 3898 MAIZELAND ROAD COLORADO SPRINGS, CO 80909 TEL: (719) 528-6133 CONTACT: DAVID V. HOSTETLER



O (Long) NZ й n й DESIGNED BY: EJO DRAWN BY: RE CHECKED BY: EJG DATE: 4/2/202 Ē \triangleleft RANSFER ST , COLORADO DOCUMENTS HEET ഹ \square TR ဟ 7 ER ER STE OU S O so cc RUC ARICK EL PA CONS⁻ Ш AR Ш

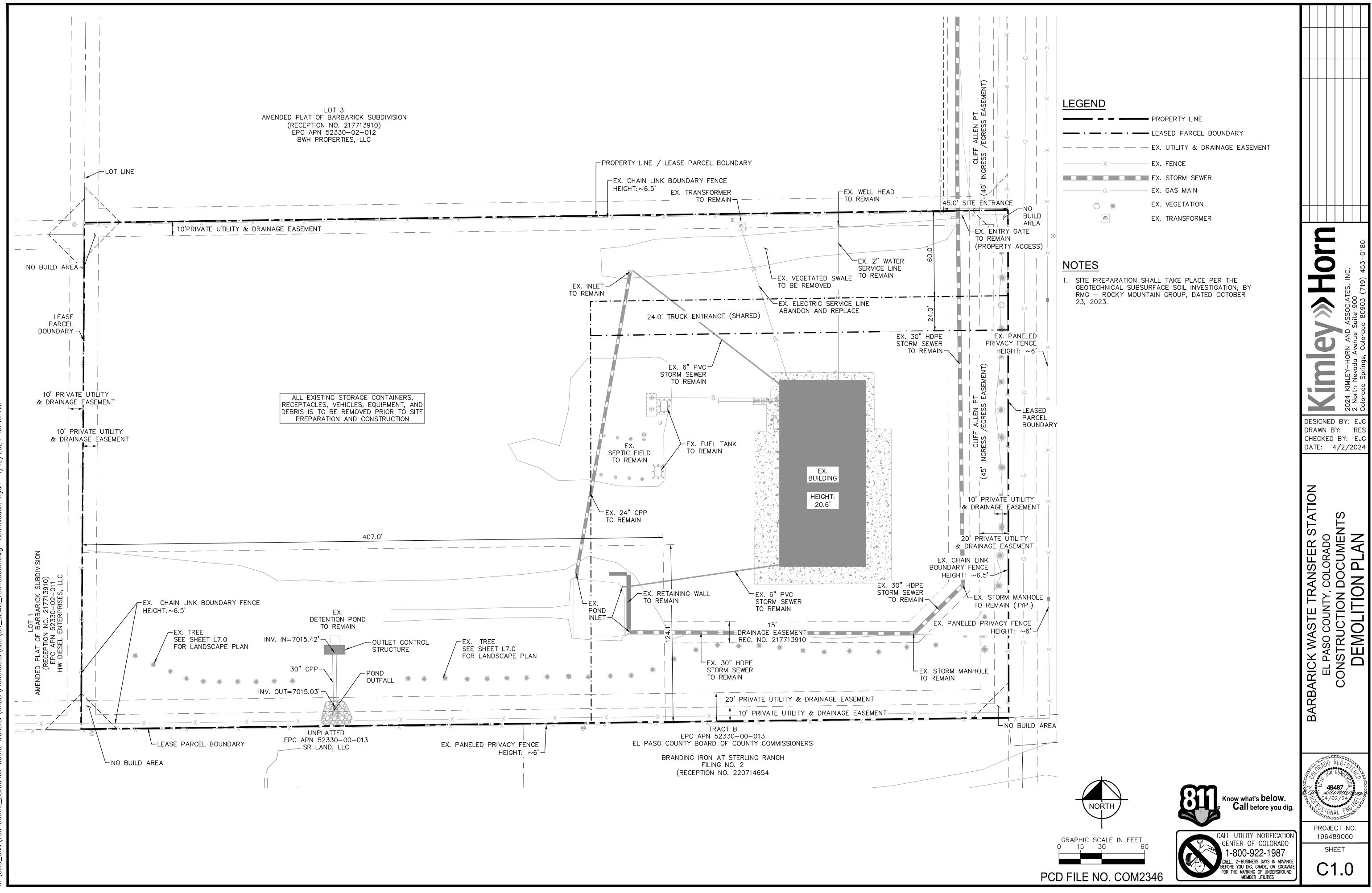
PROJECT NO.

196489000

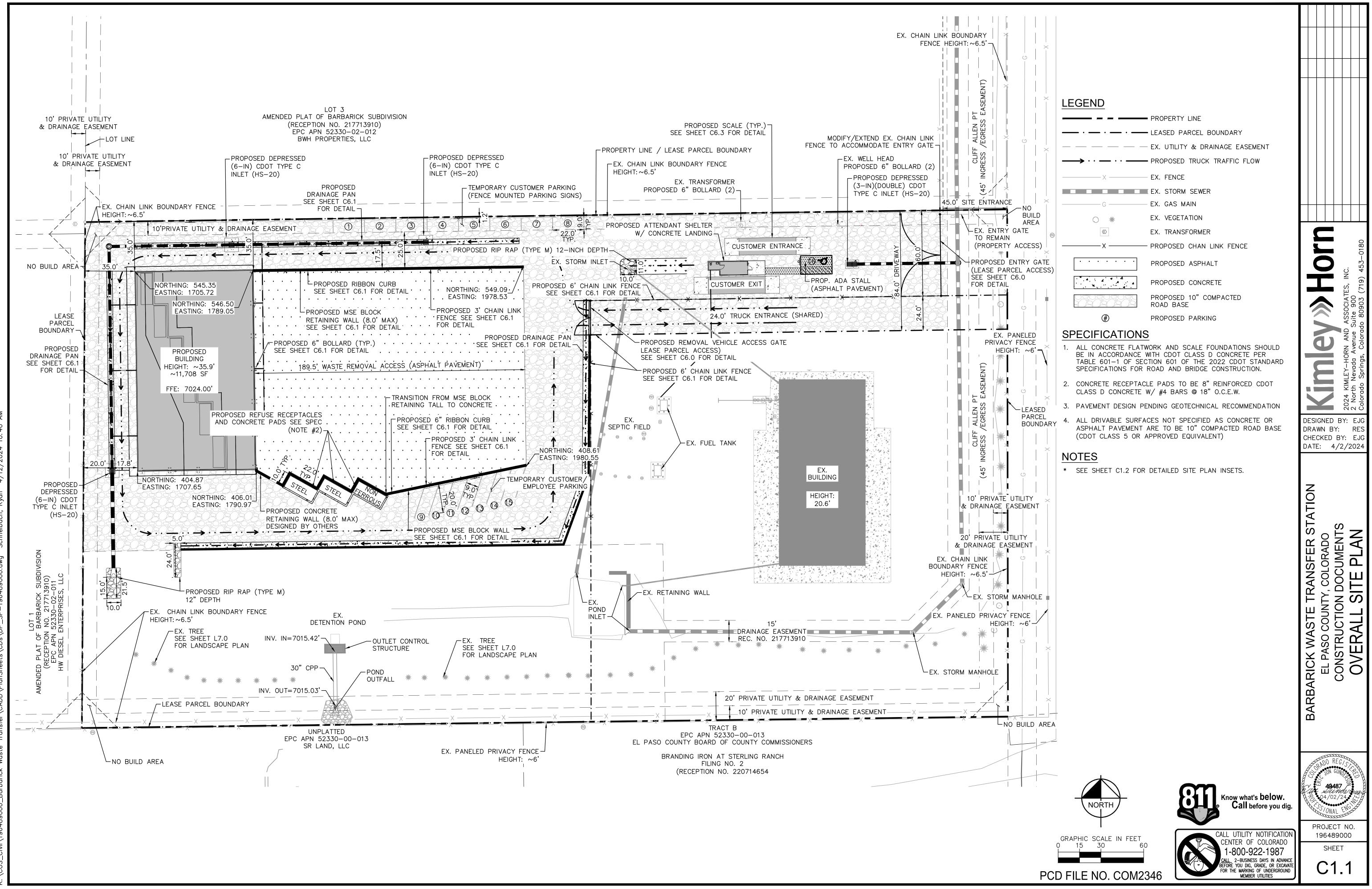
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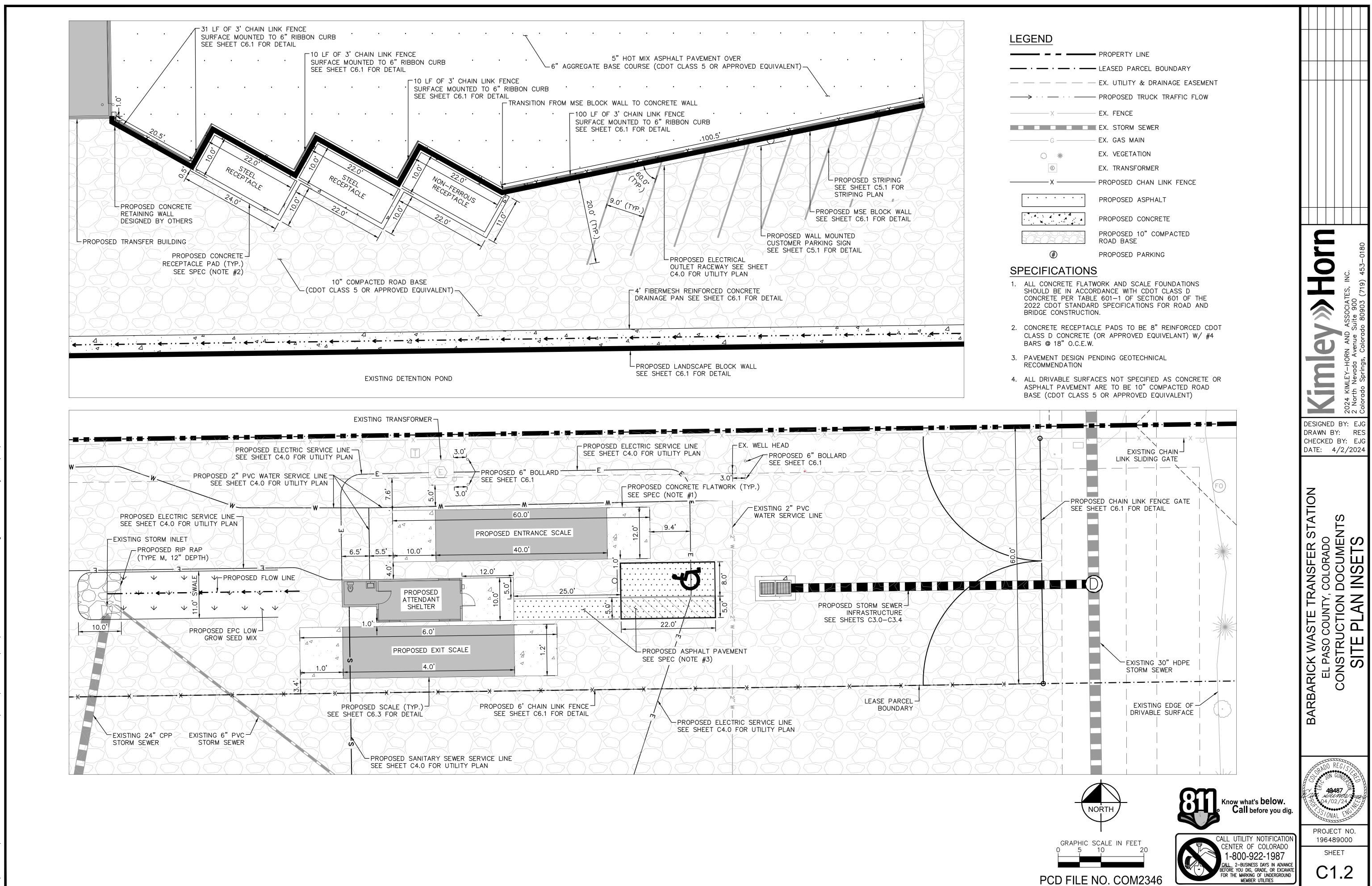
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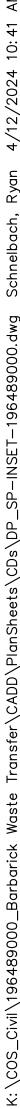


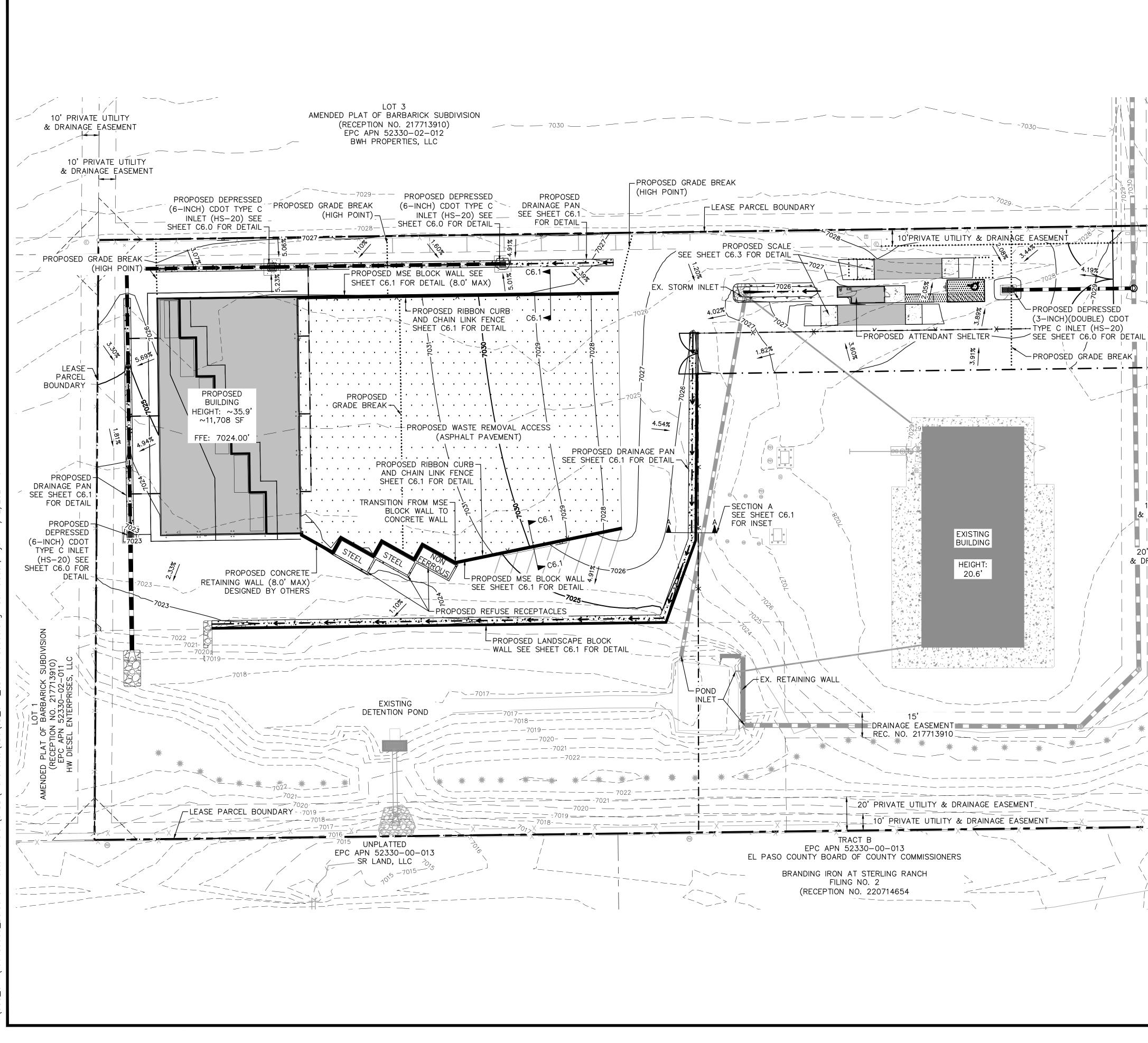
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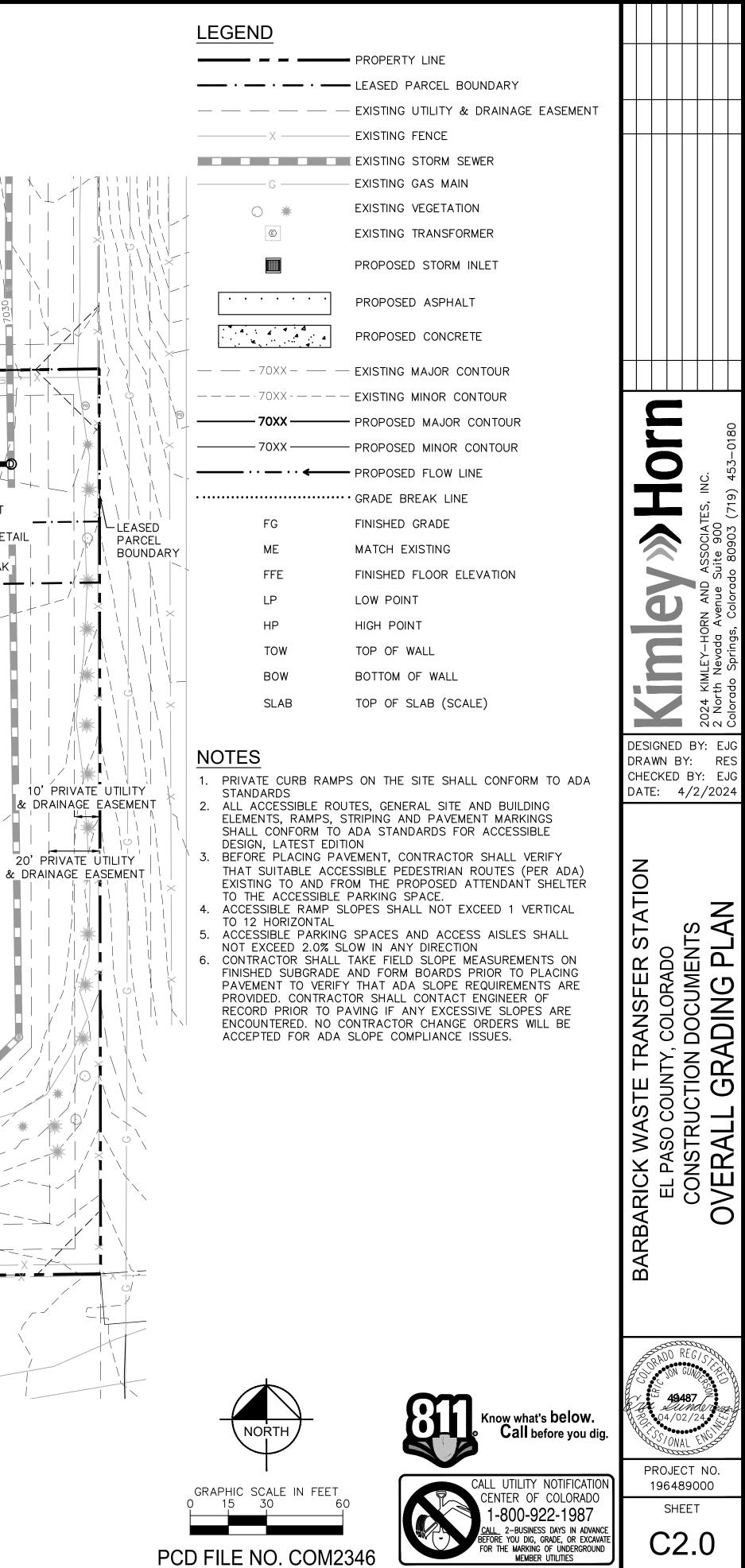


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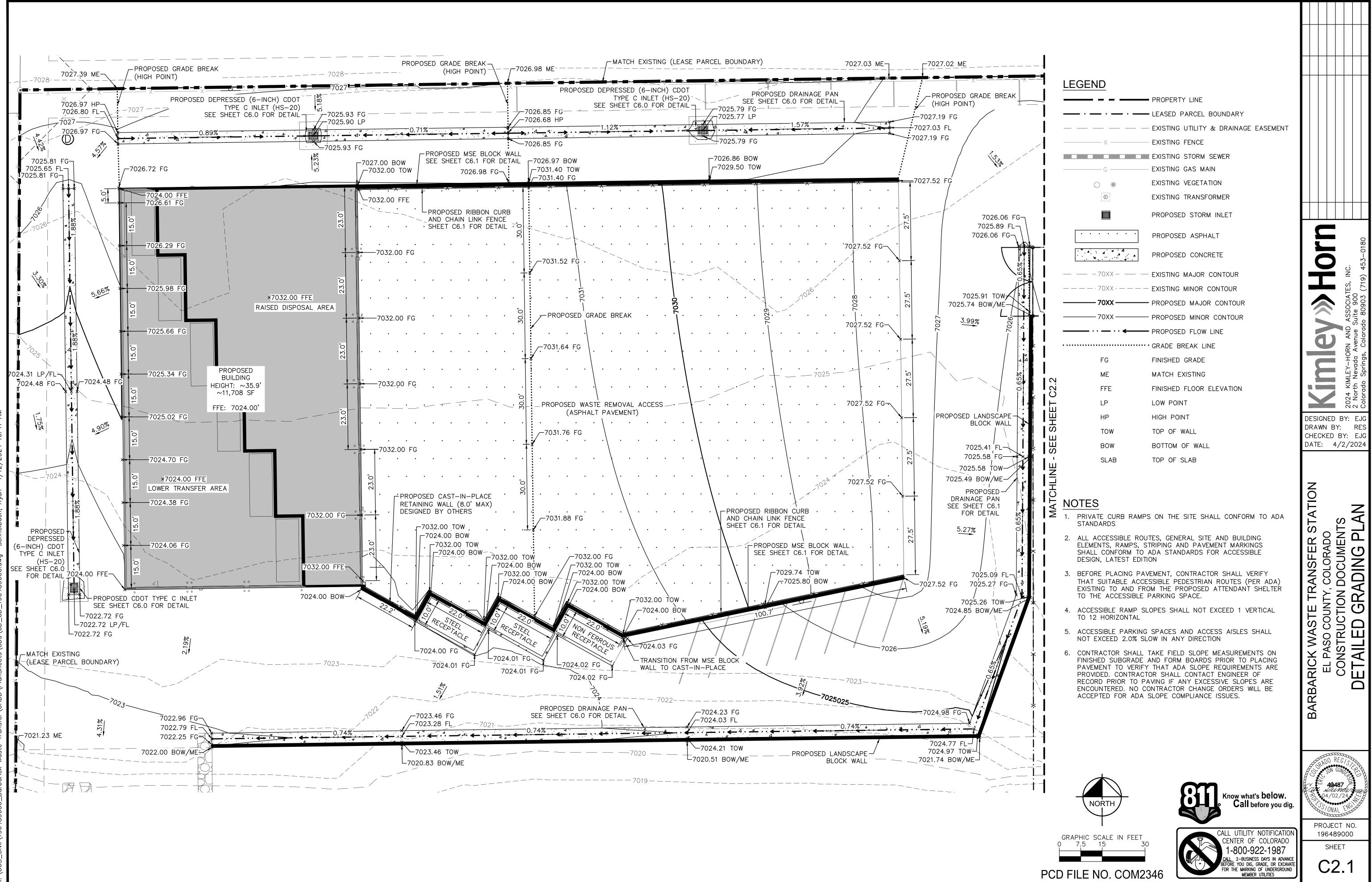


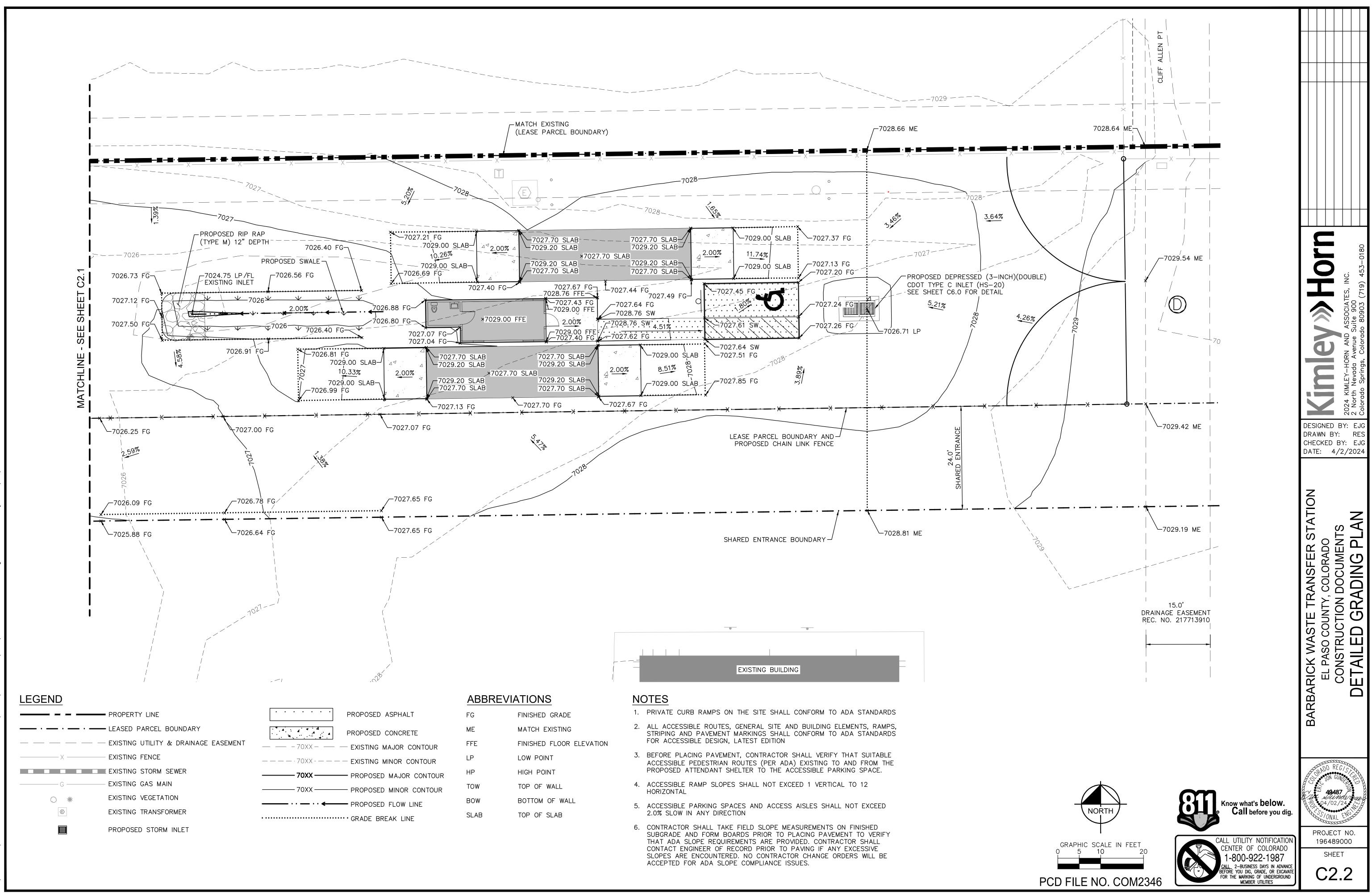


10' PRIVATE UTILITY & DRAINAGE EASEMENT ----

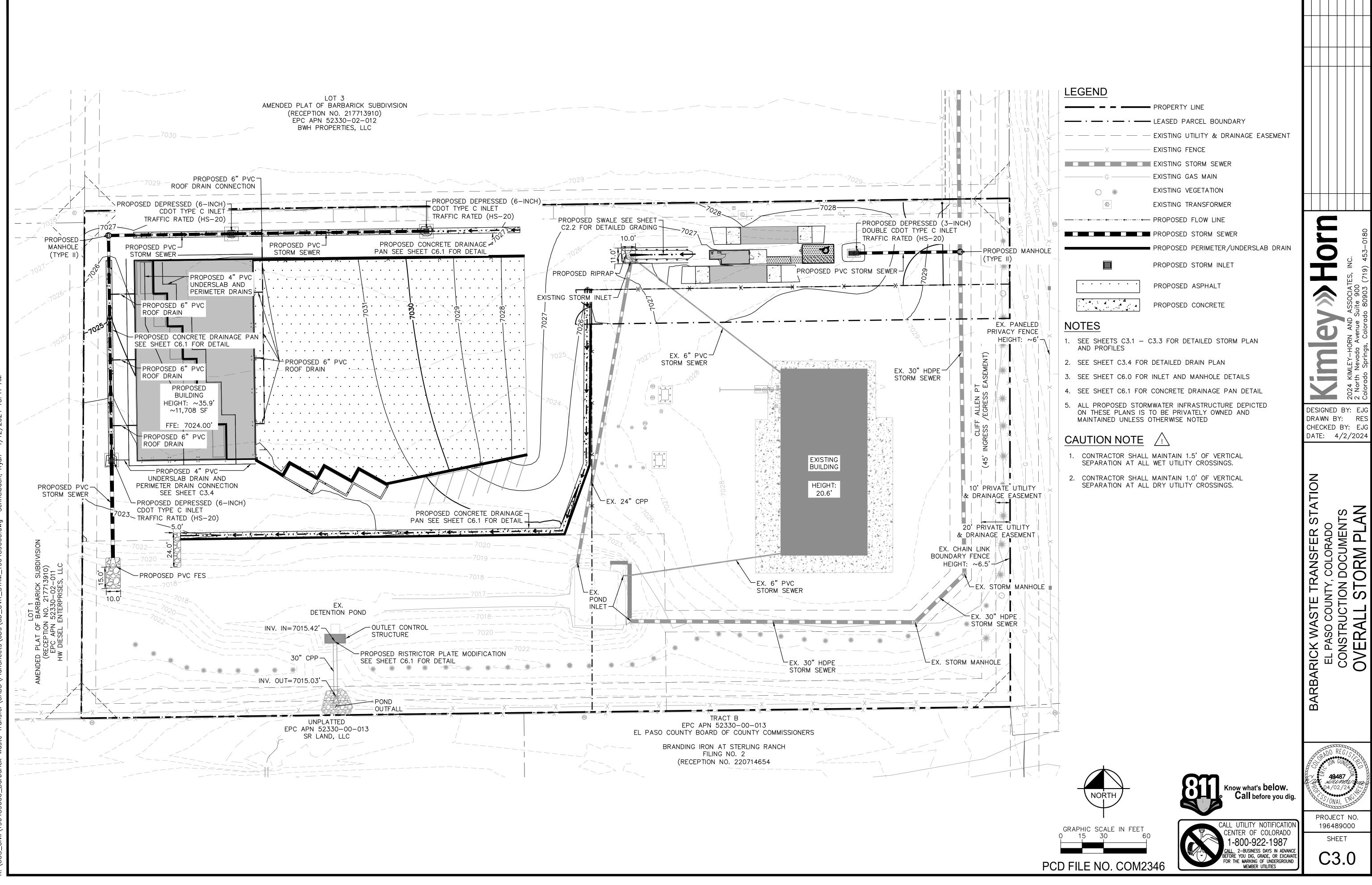
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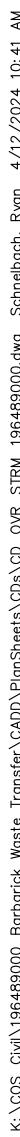
20' PRIVATE UTILITY

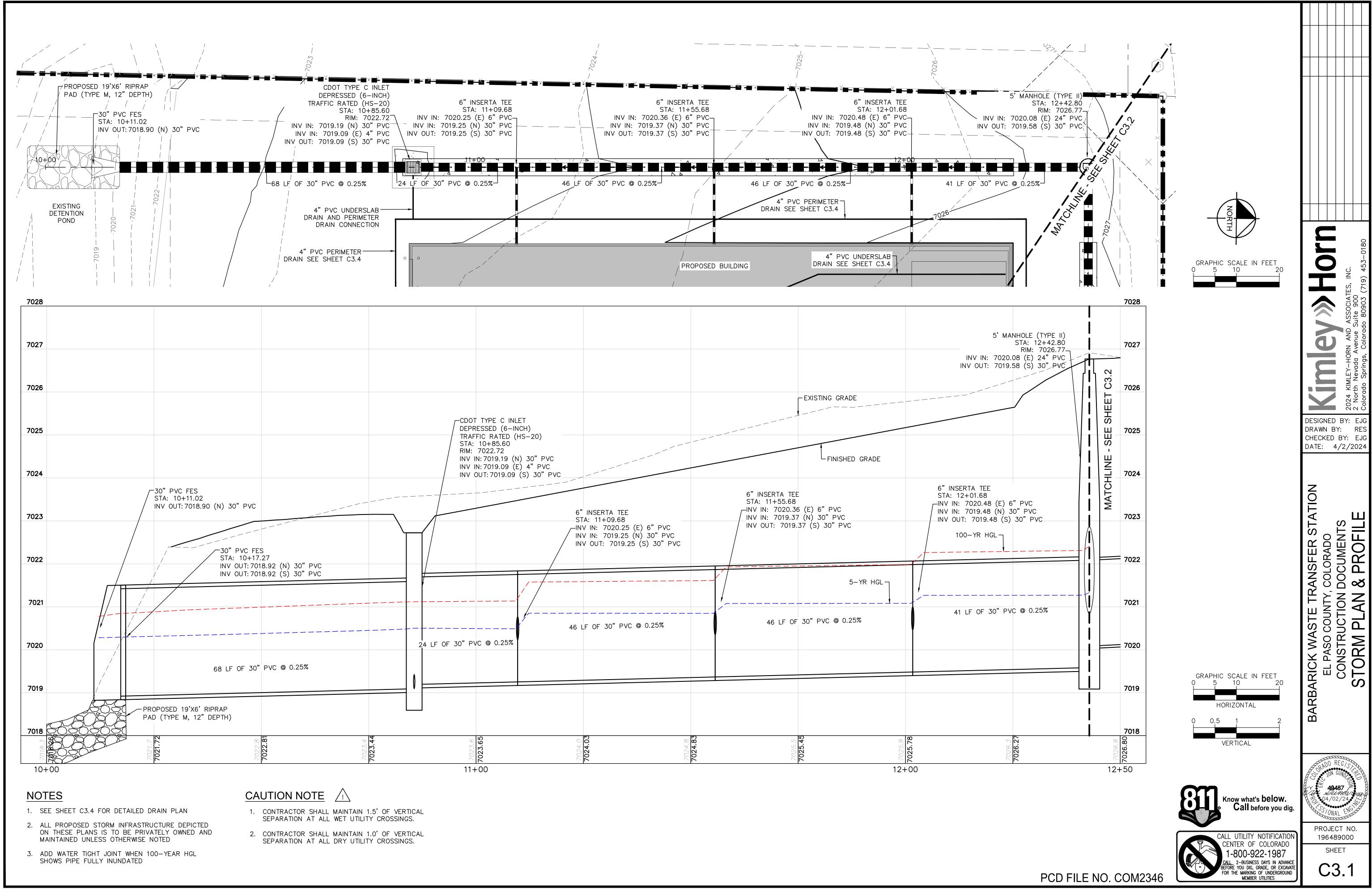


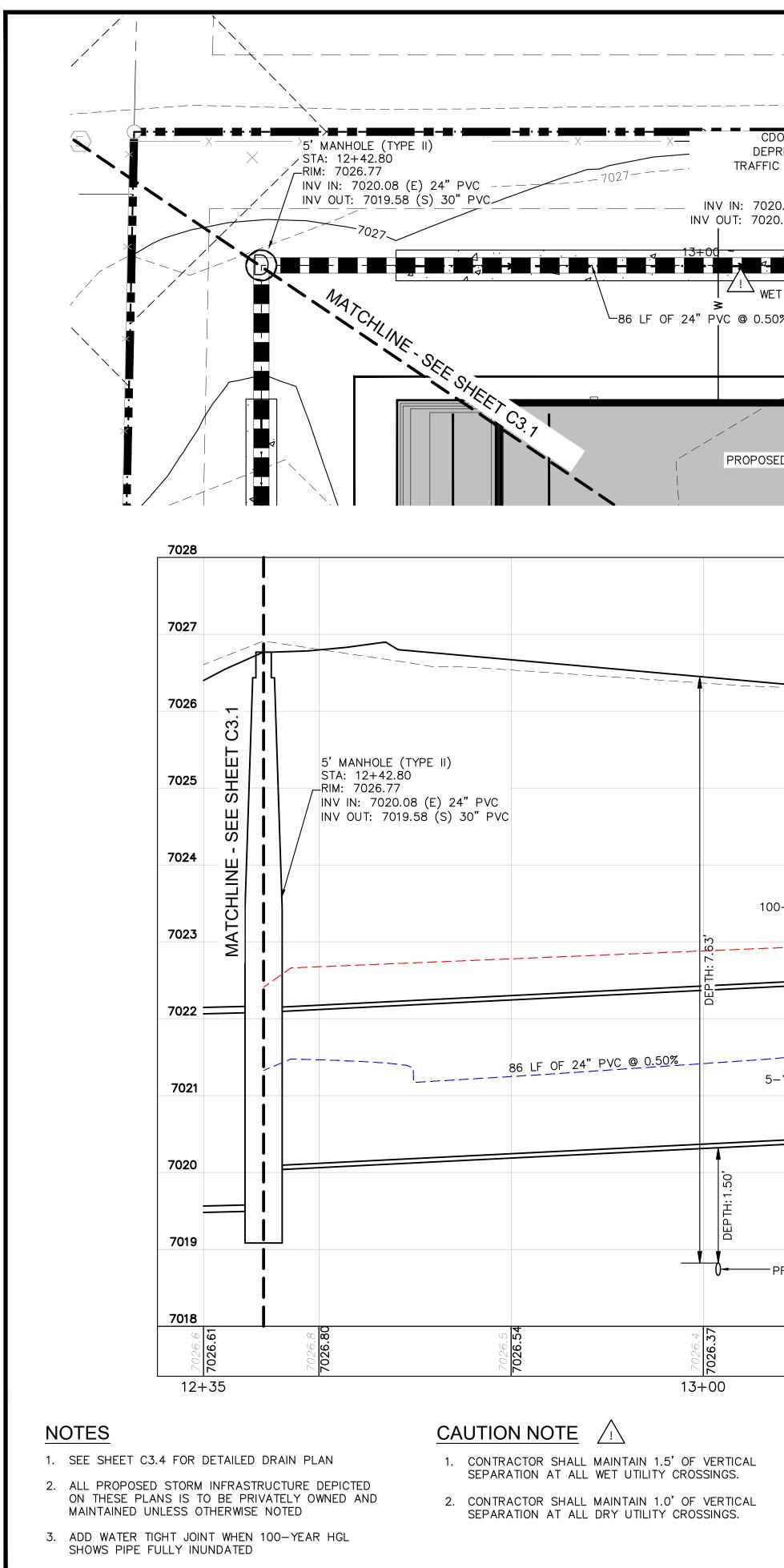


	FG	FINISHED GRADE
	ME	MATCH EXISTING
8	FFE	FINISHED FLOOR ELEVATION
	LP	LOW POINT
UR	HP	HIGH POINT
JR	TOW	TOP OF WALL
	BOW	BOTTOM OF WALL
	SLAB	TOP OF SLAB



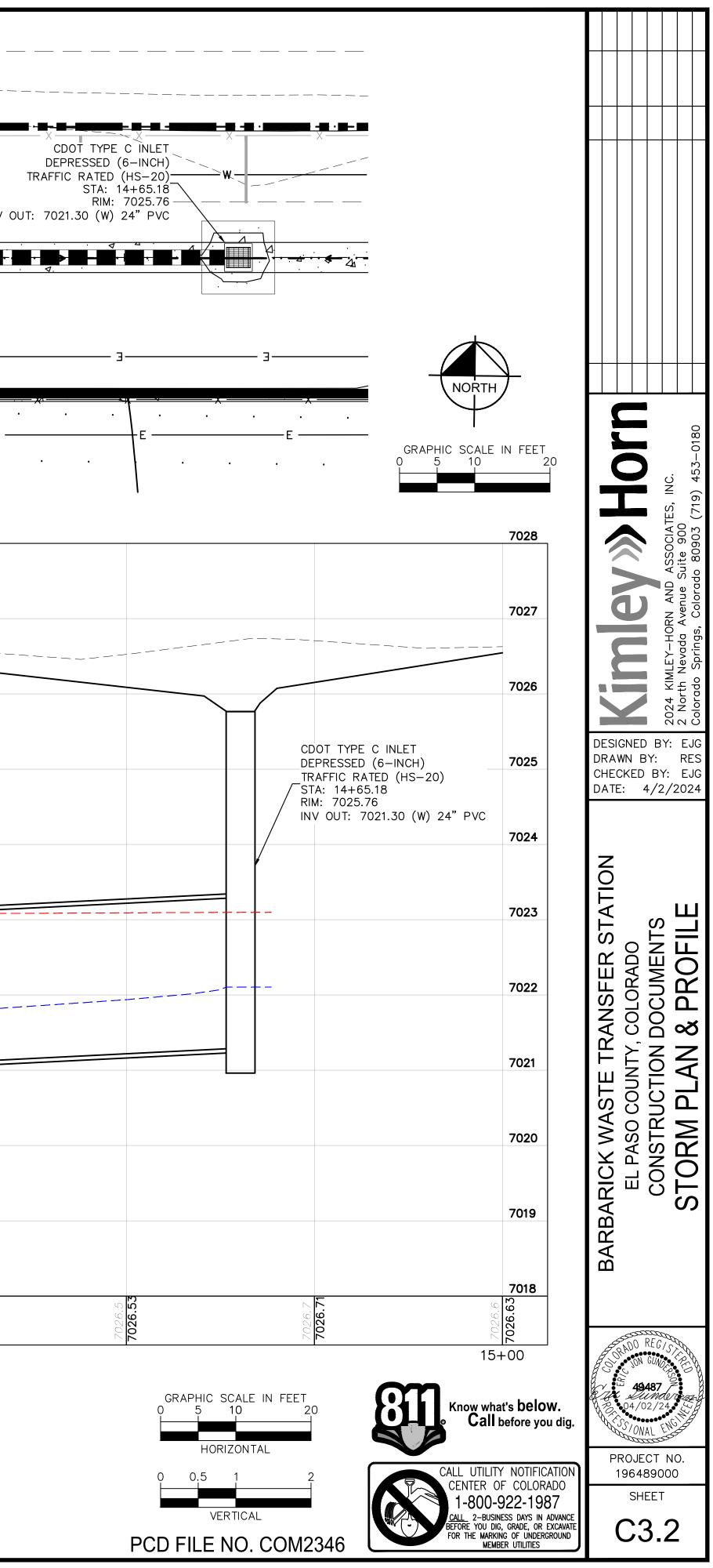


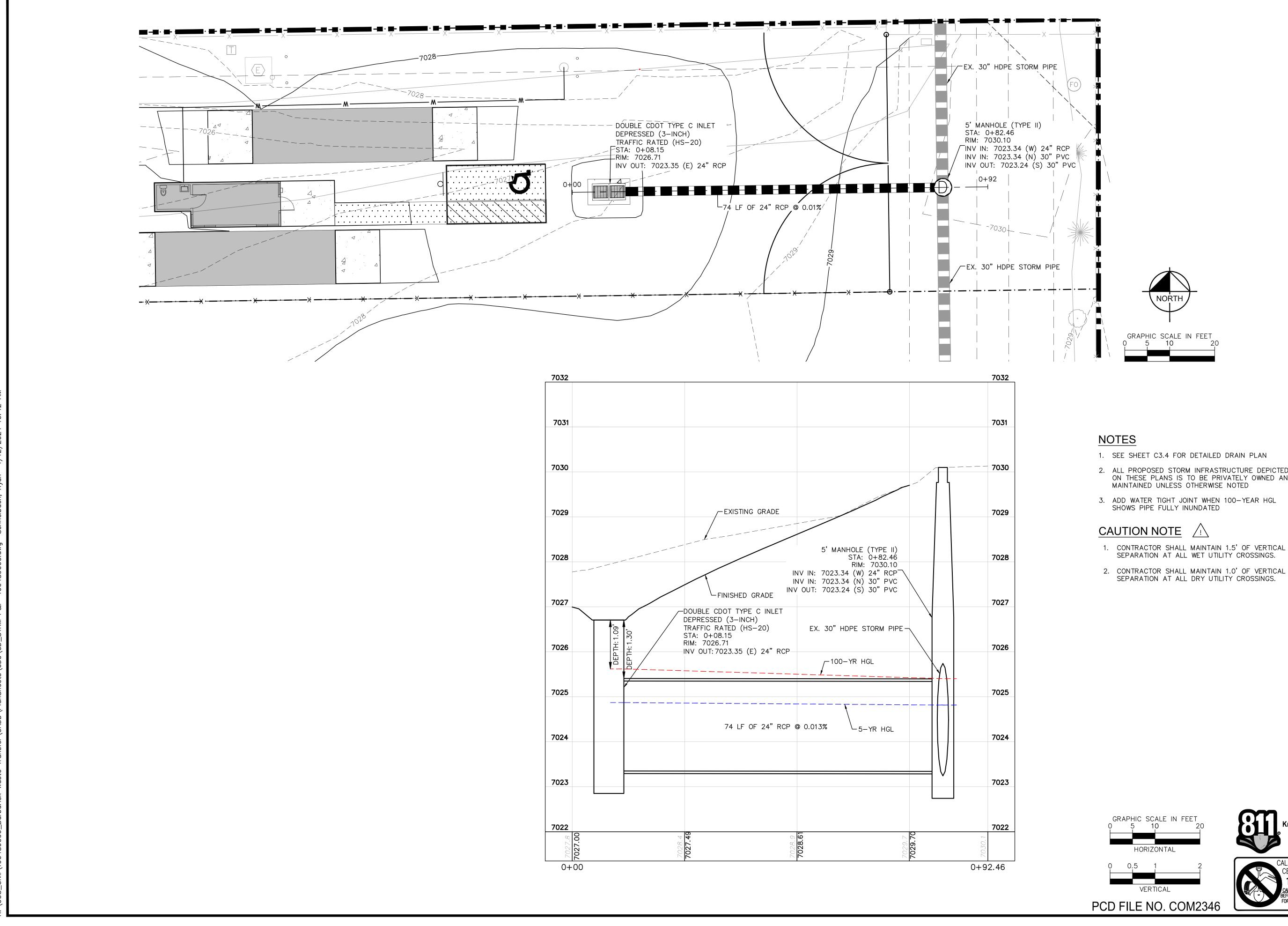




					7007
OT TYPE C INLET RESSED (6-INCH) C RATED (HS-20) STA: 13+28.76 RIM: 7025.90 0.61 (E) 24" PVC- 0.51 (W) 24" PVC		6" INSERTA TEE STA: 13+50.07 	24" PVC	W	-7027
				14+00	
	(1.5' MIN SEPARATION)				
1 UTLITT CRUSSING	(1.5 MIN SEPARATION)			-115 LF OF	24" PVC @ 0.50%
WET UTILITY CRO	DSSING (1.5' MIN SEPARATION)		7	7	7
			J]
		WET UTILITY CROSSING		· · · · ·	· · ·
ED BUILDING		E	E — E — E —	E	———Е-
			-EXISTING G	GRADE	
			FINISHED	GRADE	
)-YR HGL -	CDOT TYPE C IN DEPRESSED (6–II TRAFFIC RATED (-STA: 13+28.76 RIM: 7025.90 INV IN: 7020.61 INV OUT: 7020.5	NCH) (HS-20) (E) 24" PVC 6" INSE 51 (W) 24" PVC STA: 1 —INV IN:	ERTA TEE 3+50.07 7021.47 (S) 6" PVC 7020.72 (E) 24" PVC T: 7020.72 (W) 24" PVC		
				15 LF OF 24" PVC @ 0.50%	<u> </u>
-YR HGL	21 LF OF 24" PVC @ 0.50)%			
PROPOSED 2" PVC W	ATER SERVICE LINE				
7026.4 7006. 4		7026.59	7026.75	7026.68	7026.60 7026.60

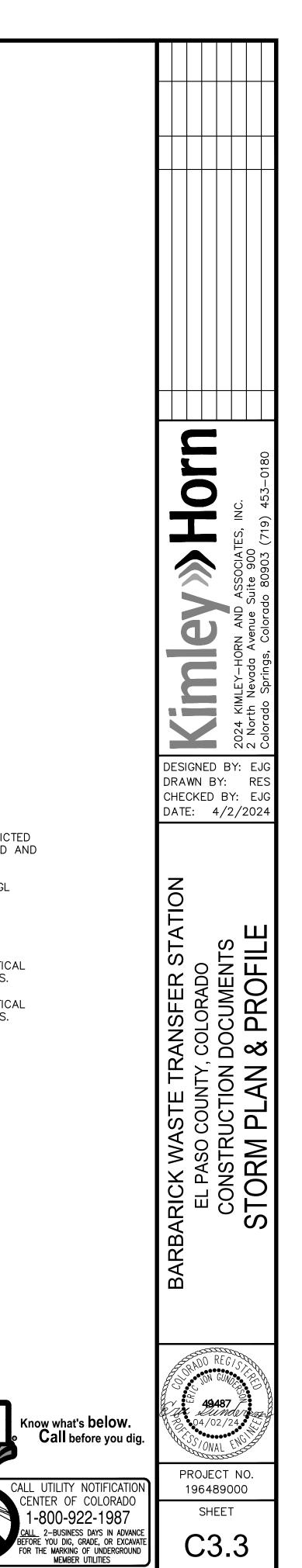
14+00



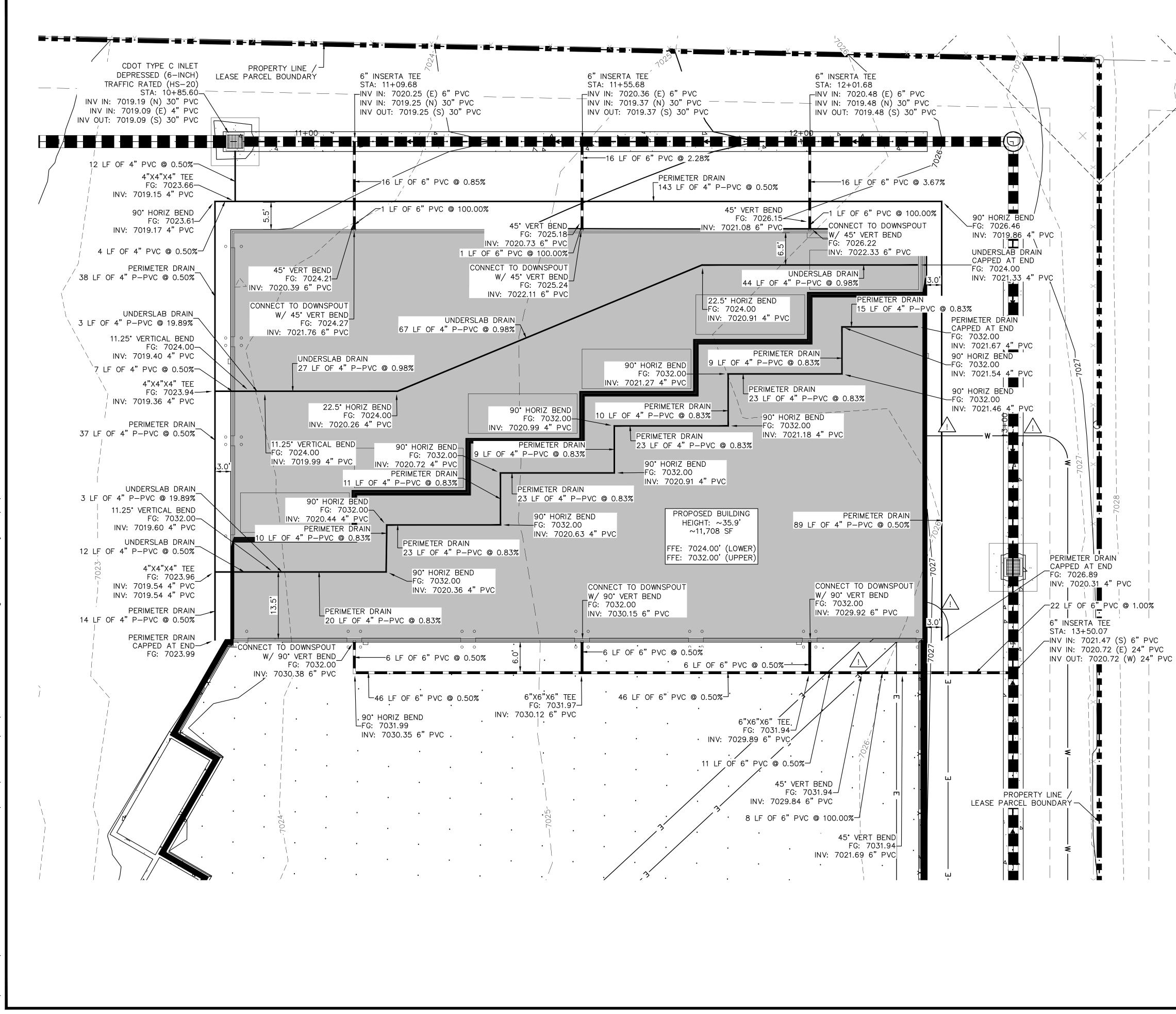


- 1. SEE SHEET C3.4 FOR DETAILED DRAIN PLAN
- 2. ALL PROPOSED STORM INFRASTRUCTURE DEPICTED ON THESE PLANS IS TO BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED

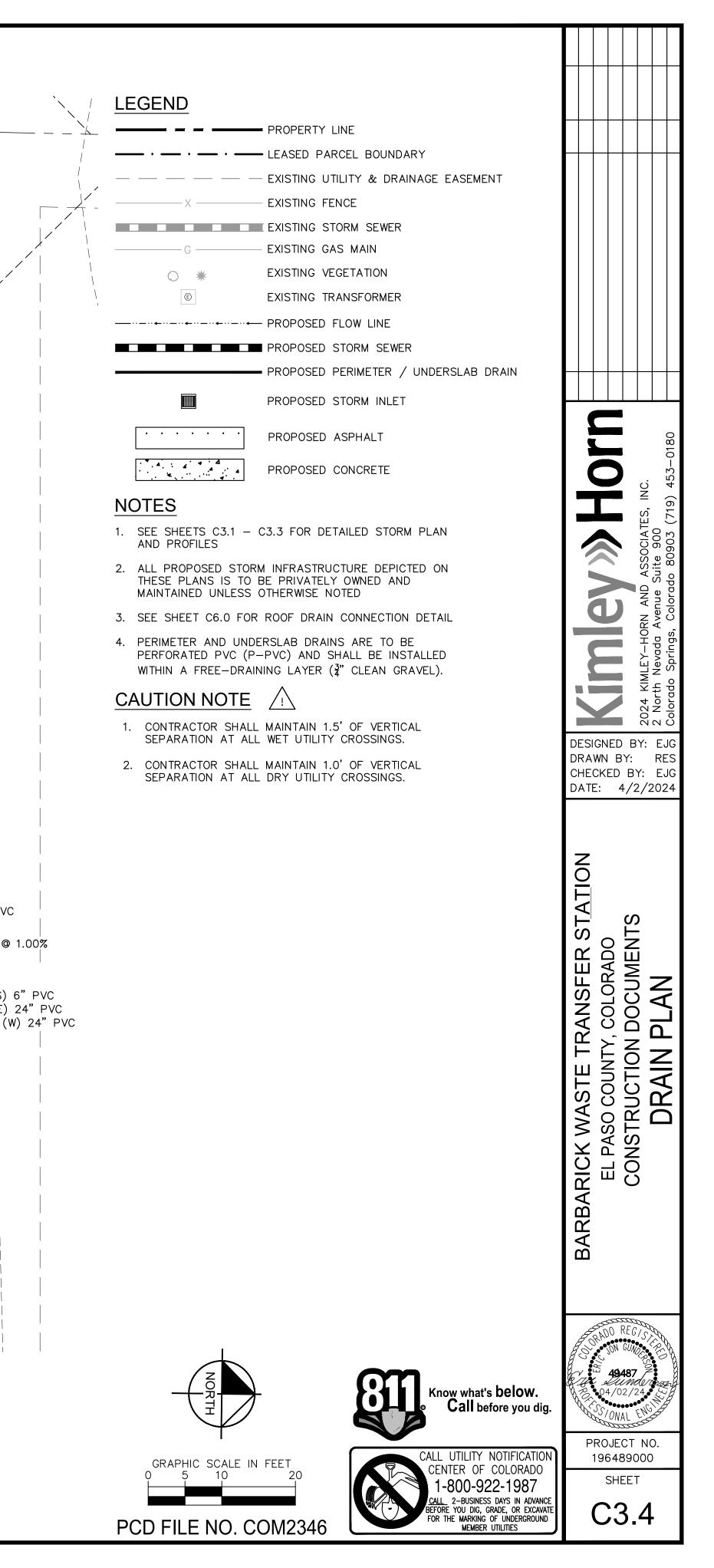
- SEPARATION AT ALL WET UTILITY CROSSINGS.
- 2. CONTRACTOR SHALL MAINTAIN 1.0' OF VERTICAL

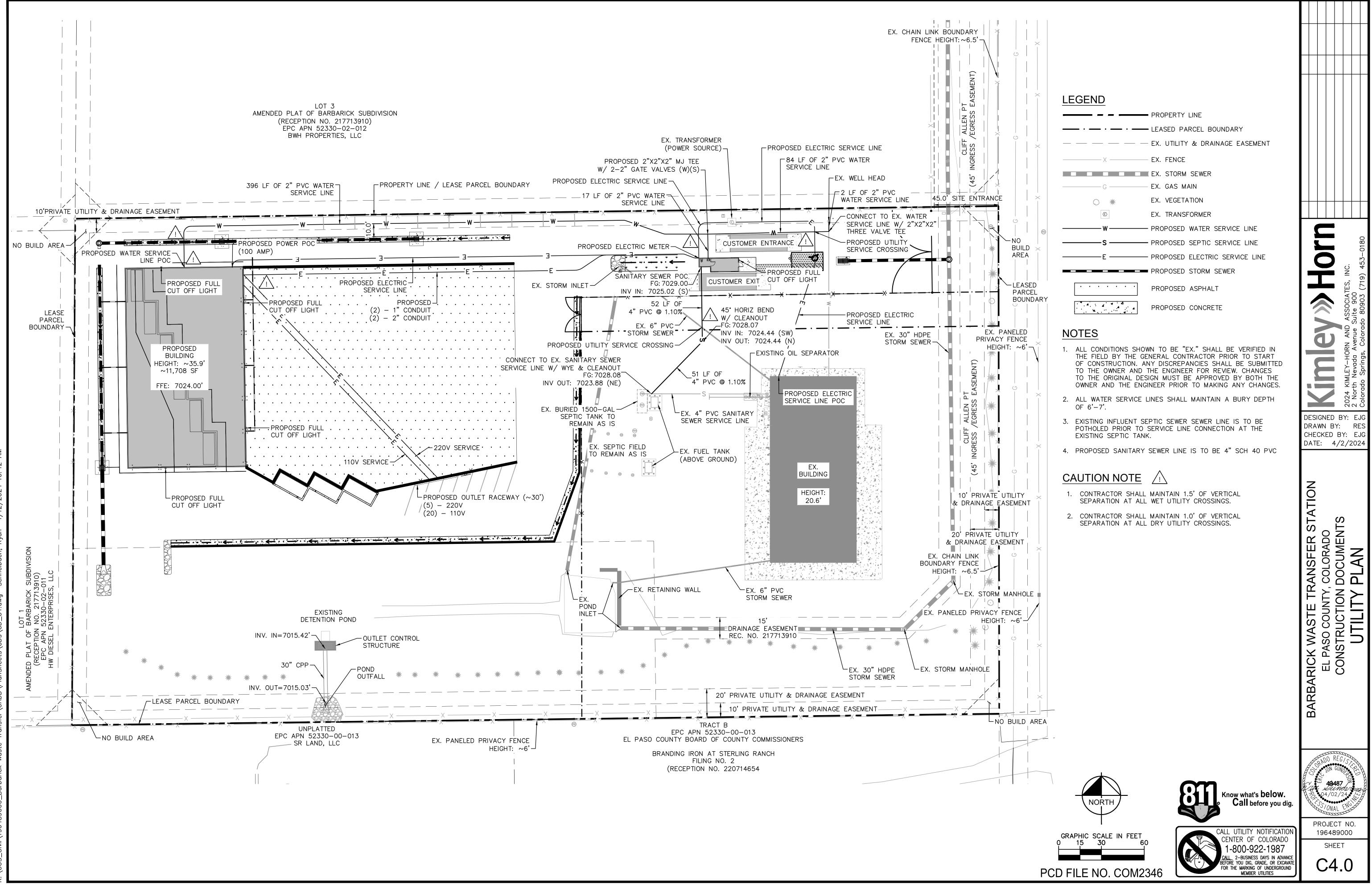


C3.3

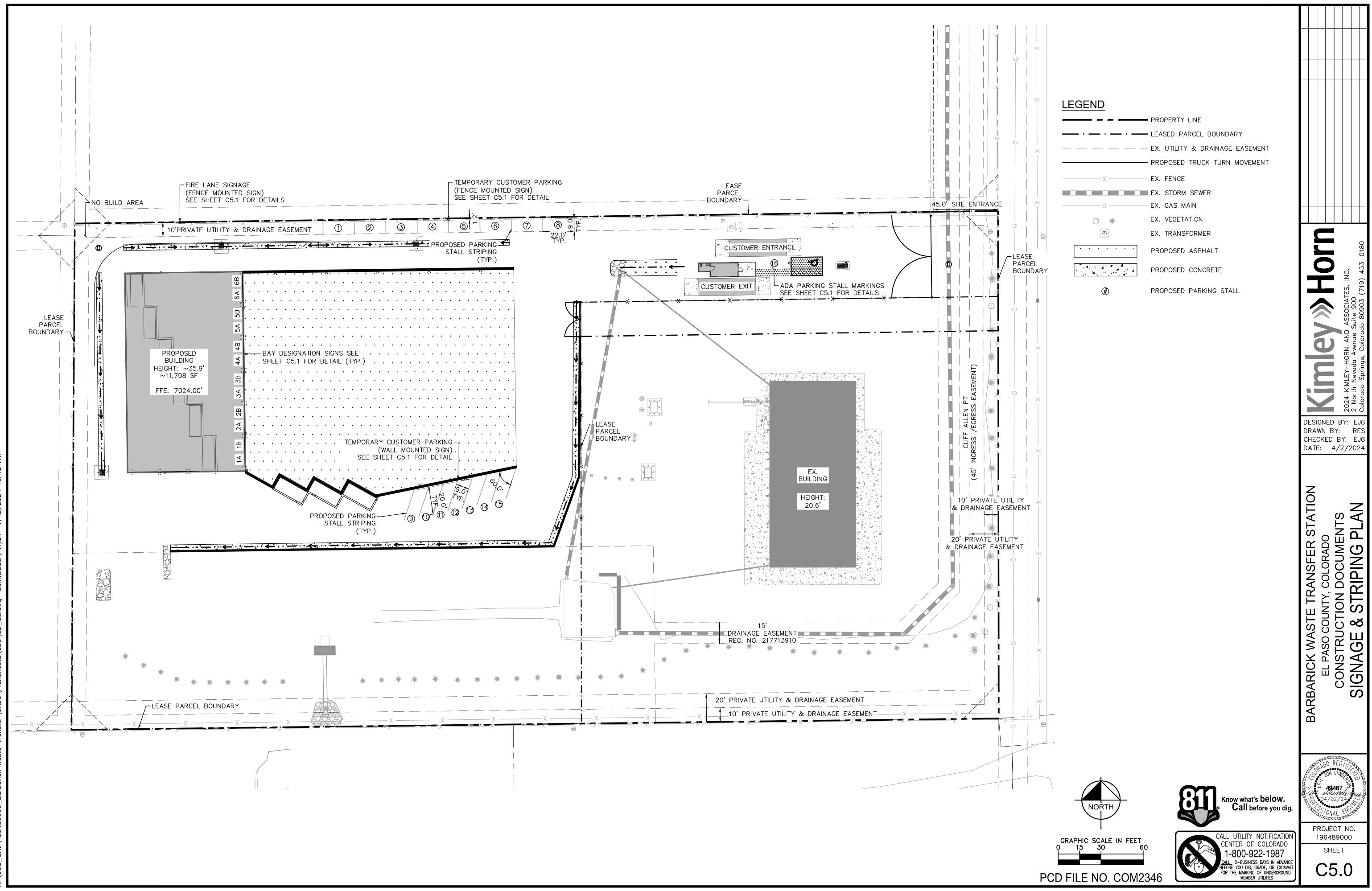


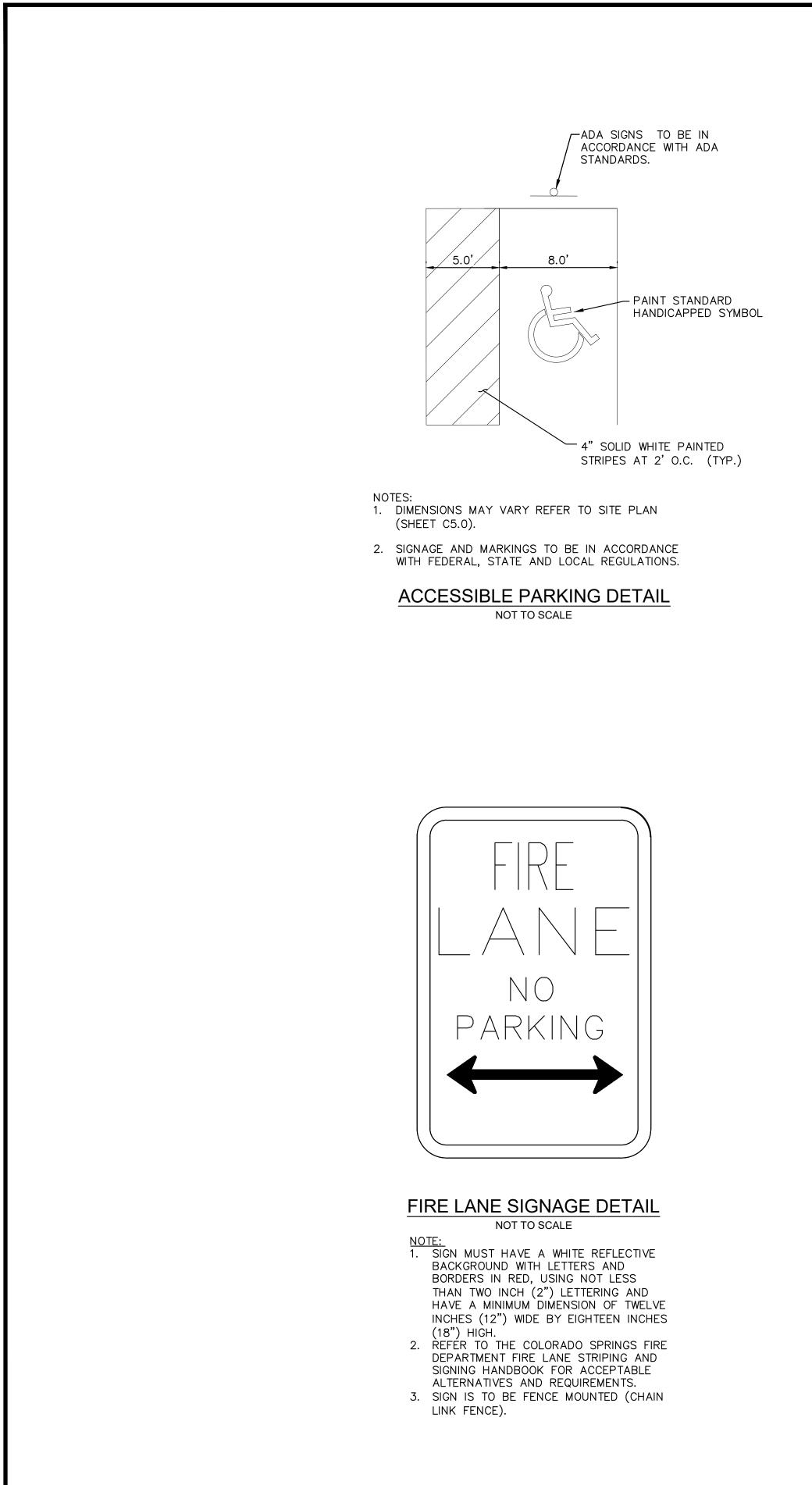
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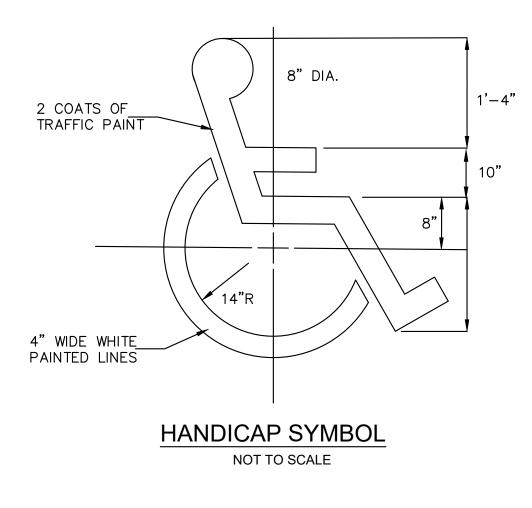


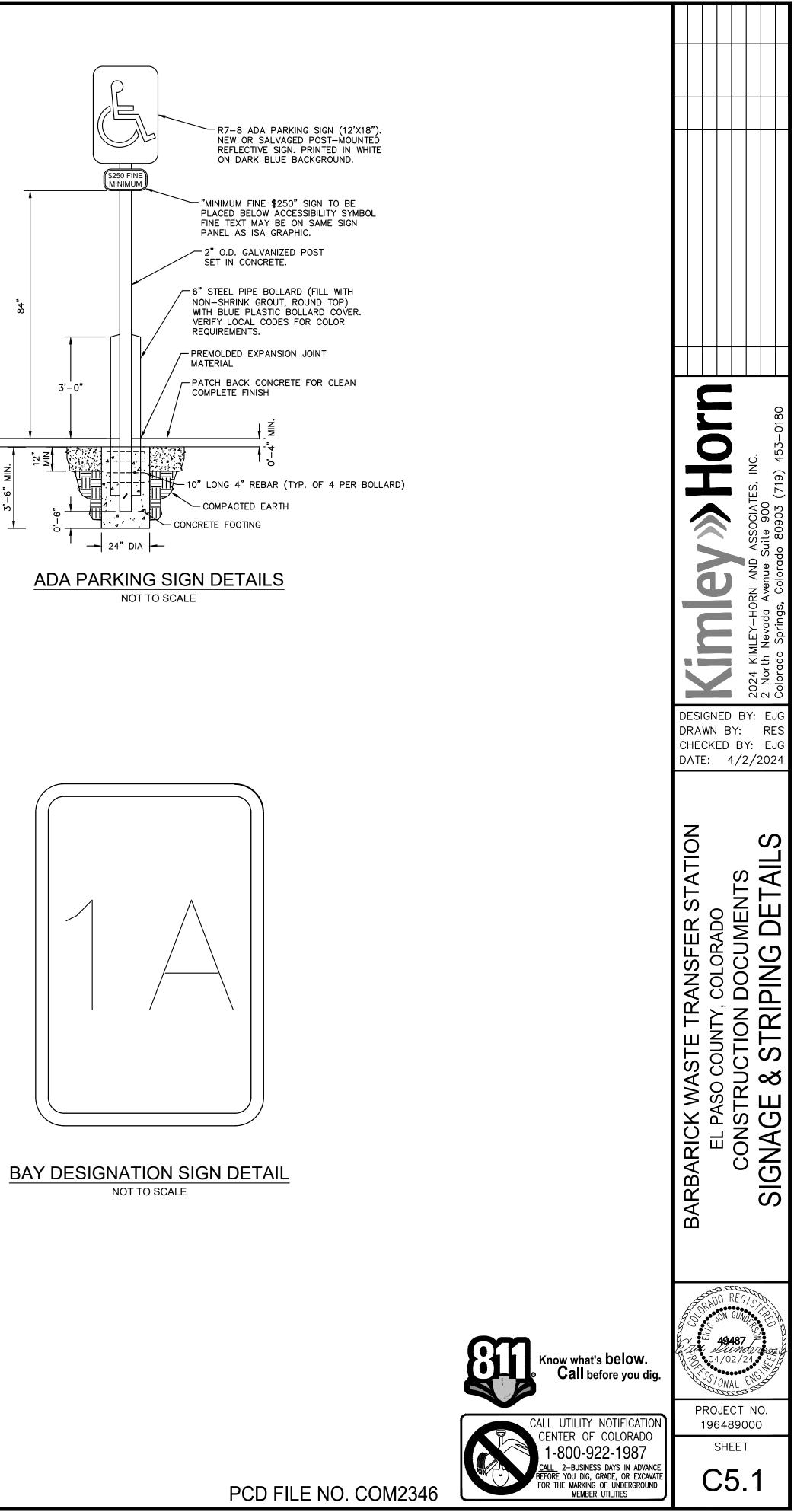
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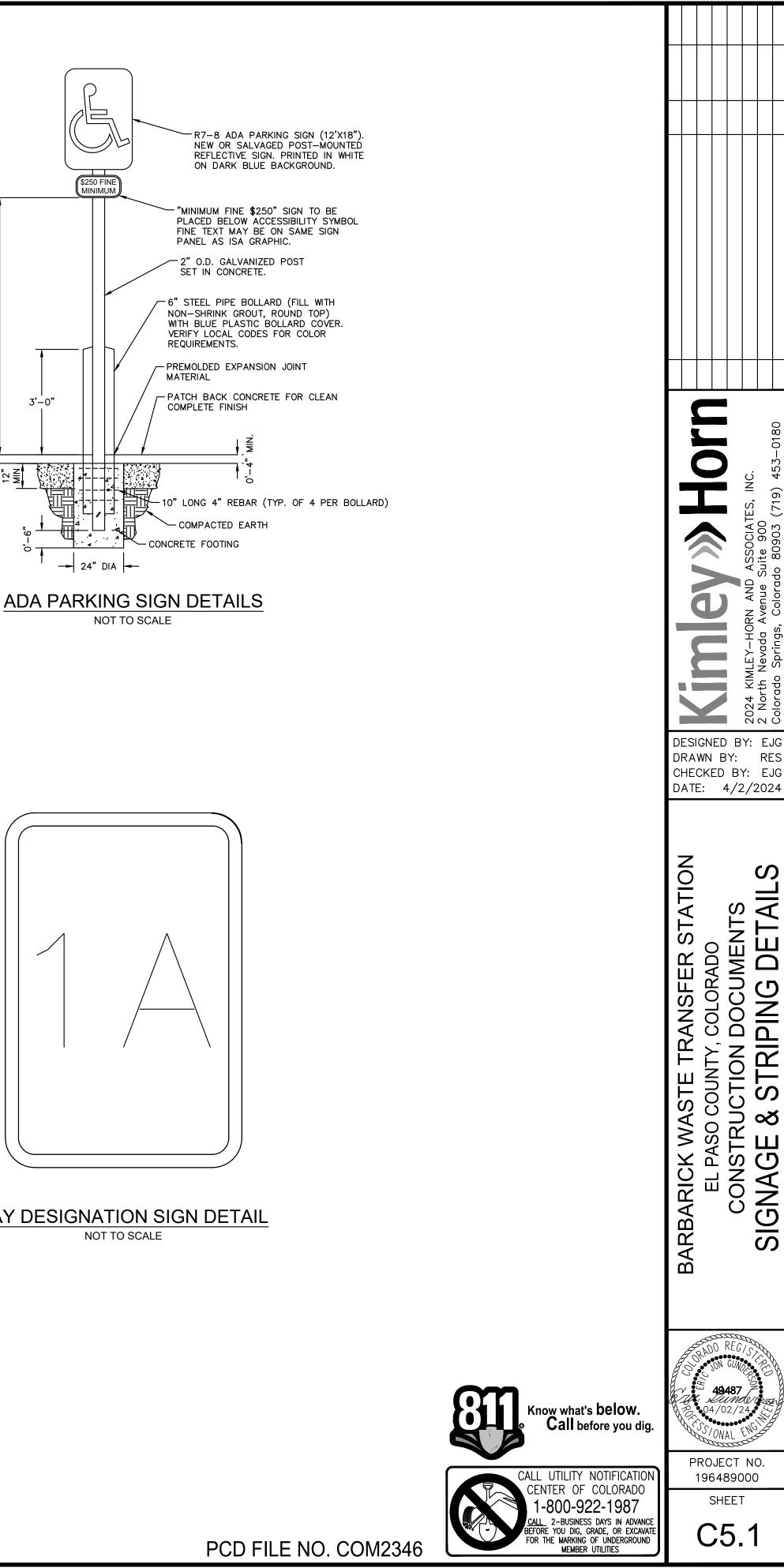
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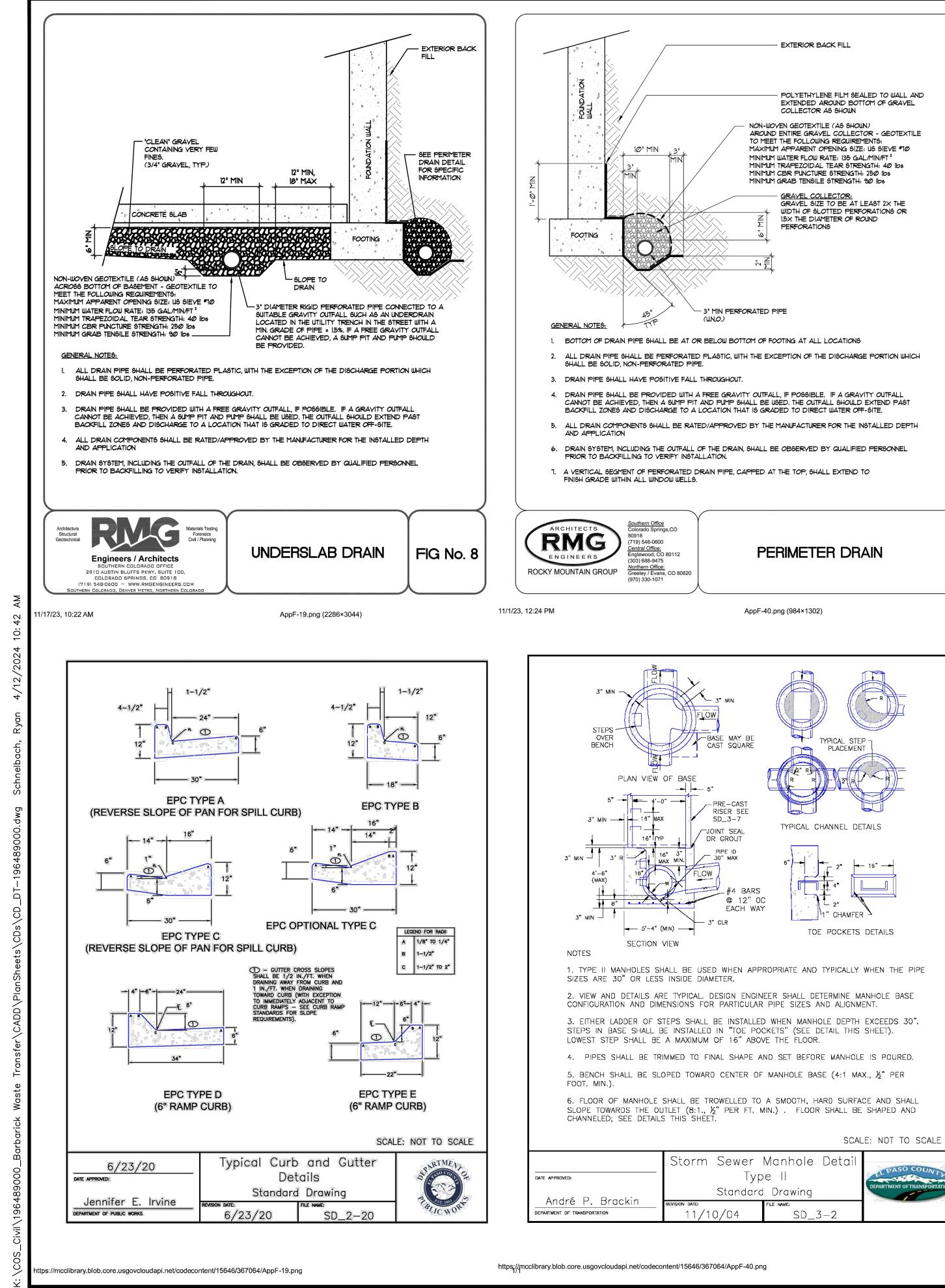


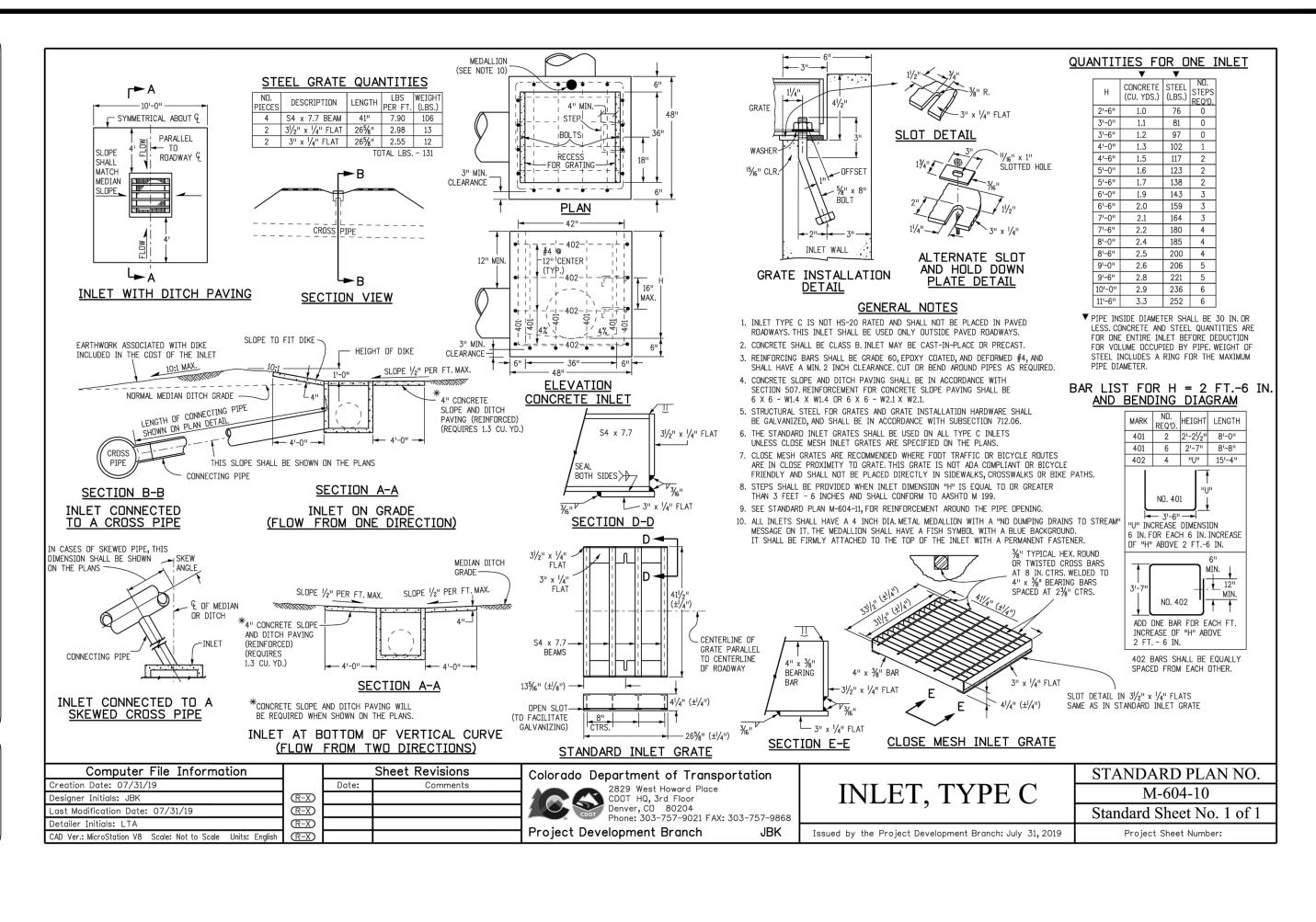




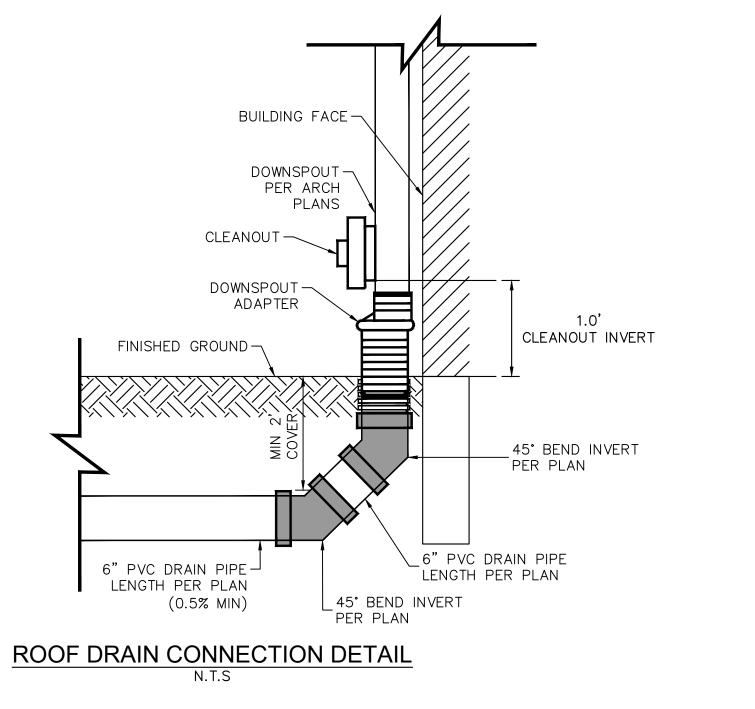
CUSTOMER PARKING DETAIL NOT TO SCALE

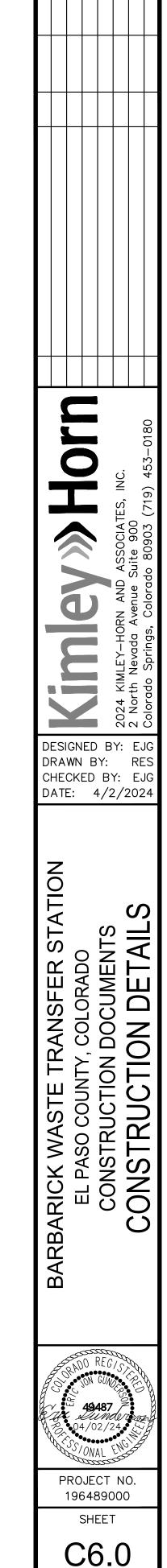




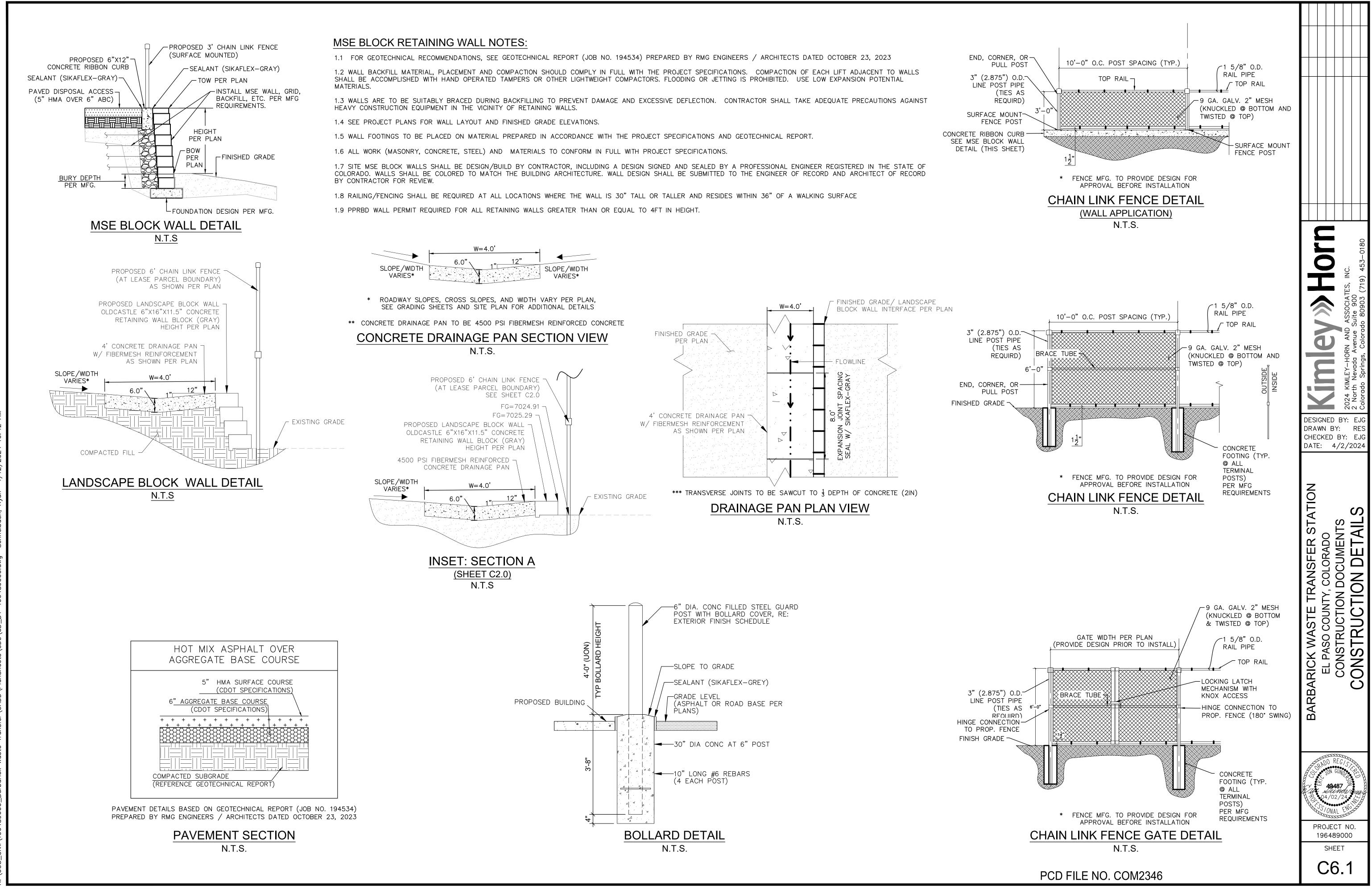


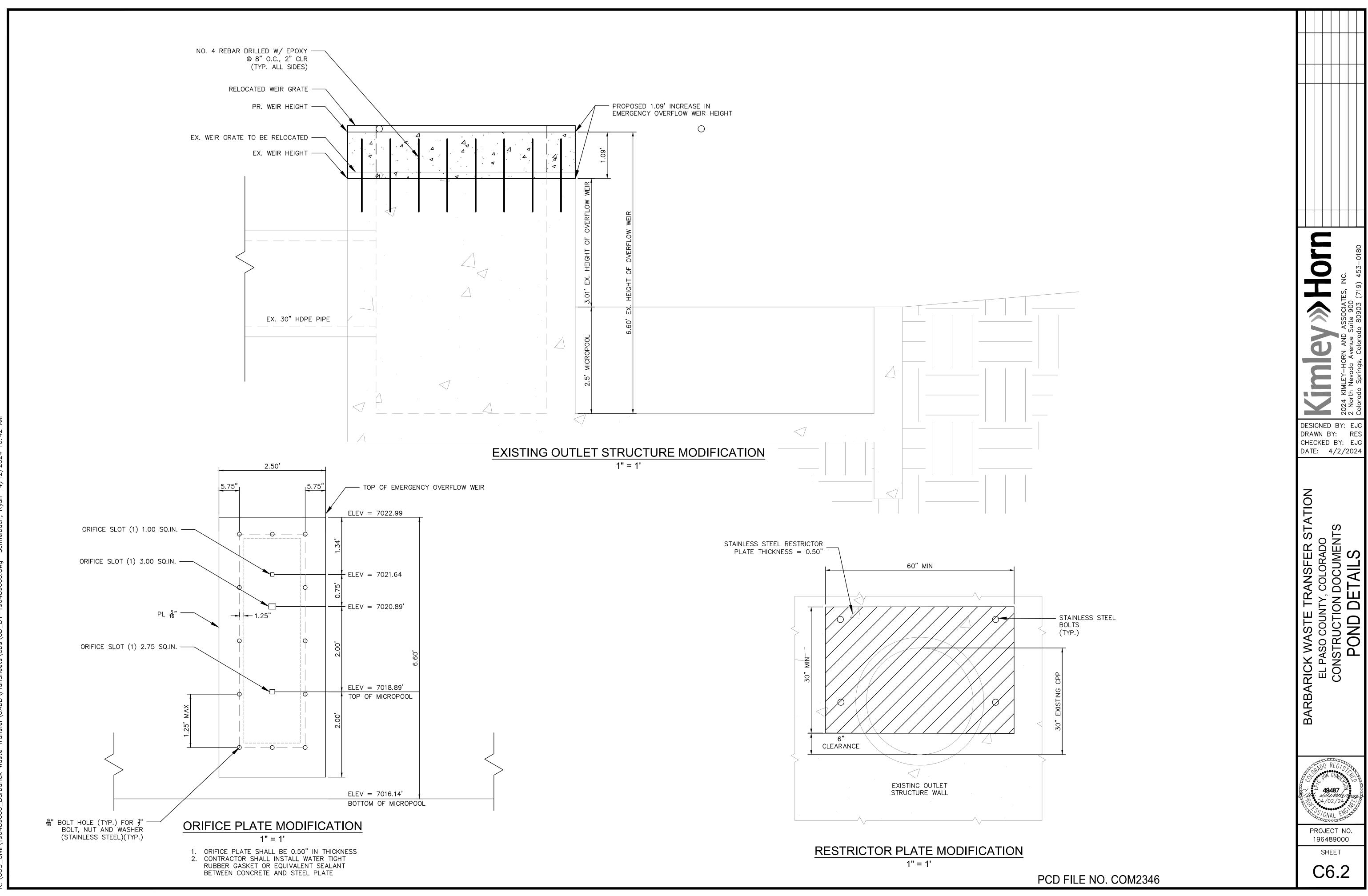
	SUAL	LE: NUT TO SUALE
Тур	Manhole Detail be II Drawing	EL PASO COUNTL DEPARTMENT OF TRANSPORTATION
 revision date: 11/10/04	file name: SD_3-2	, ~ - , ~



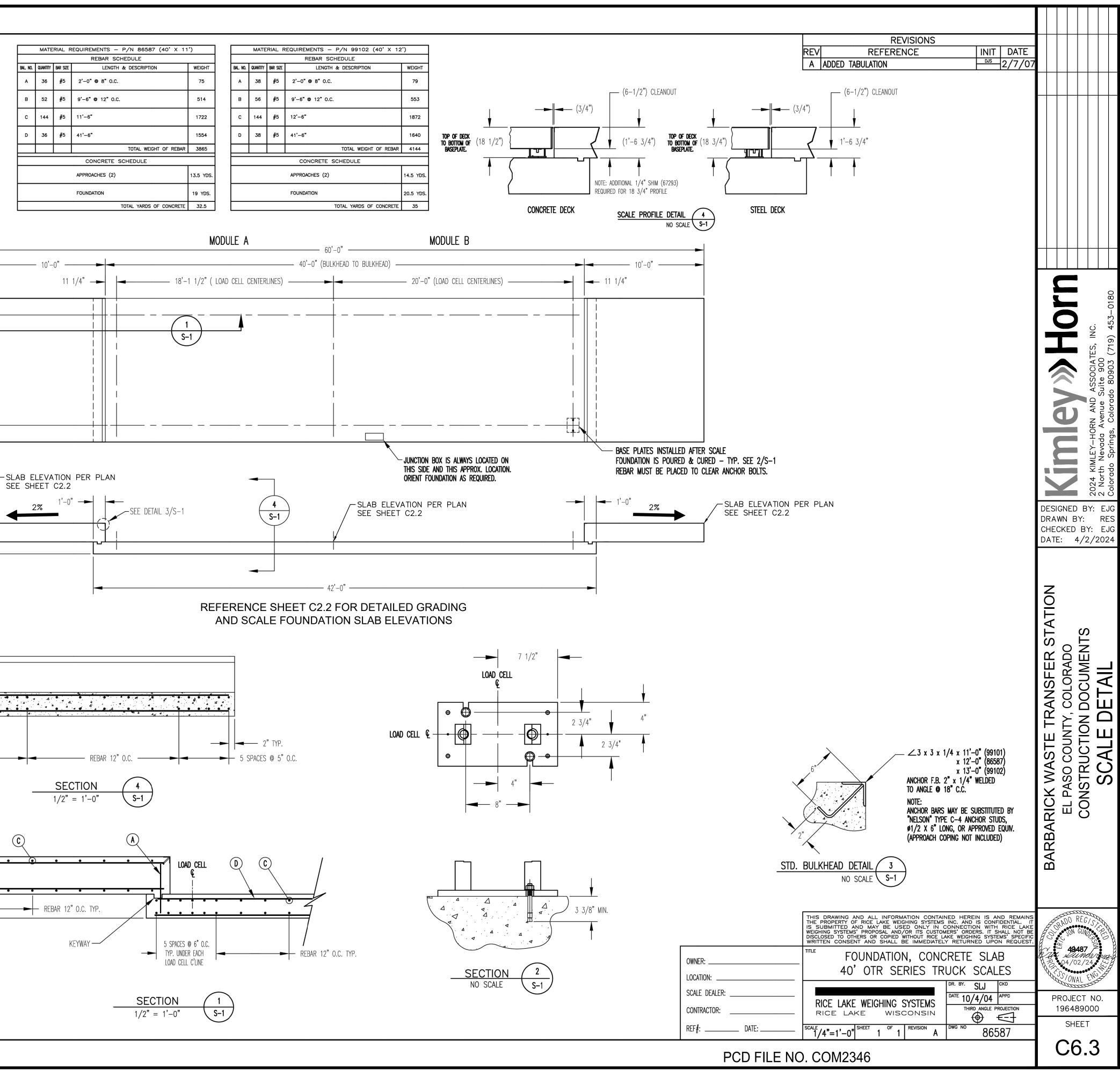


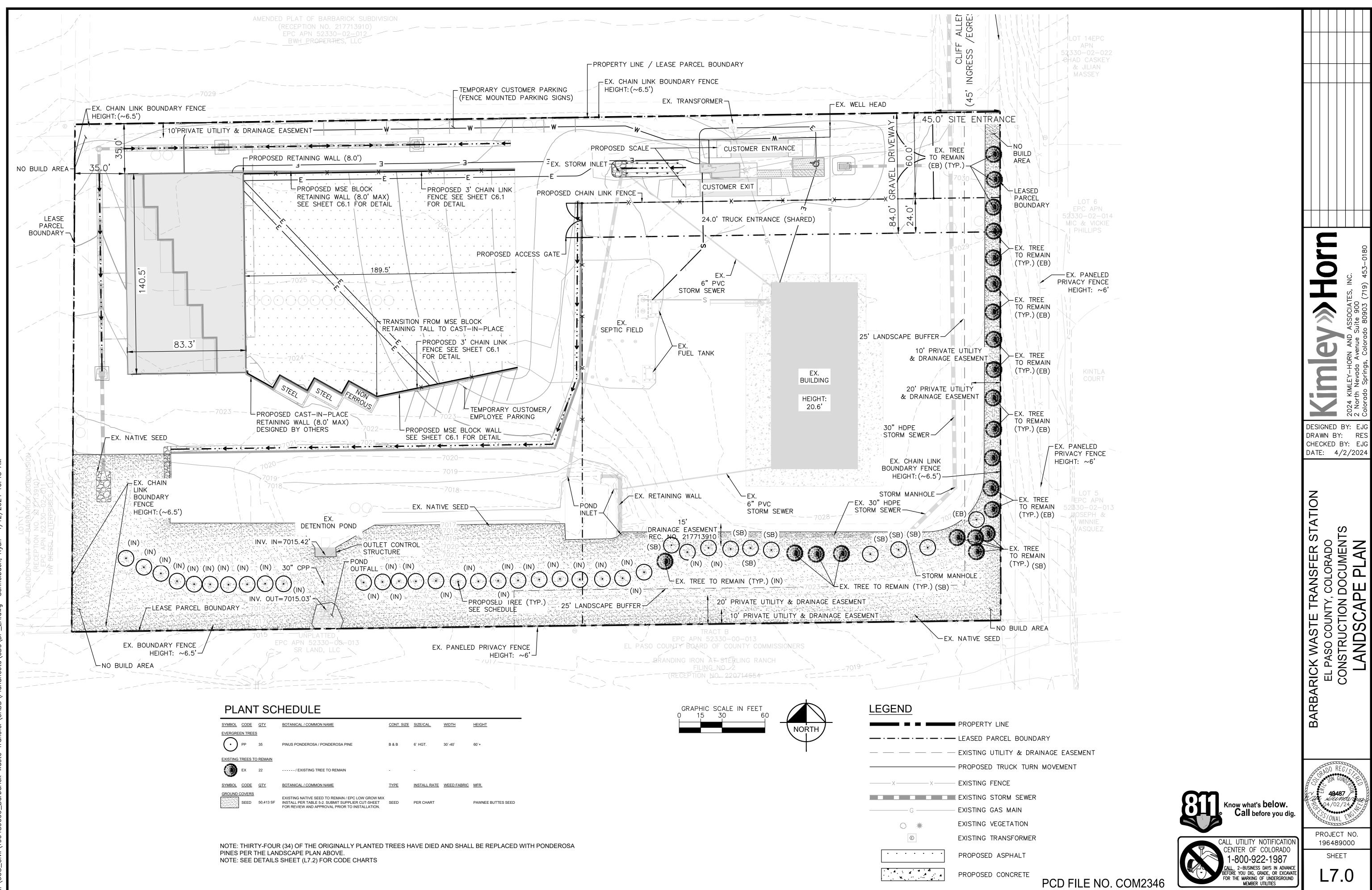
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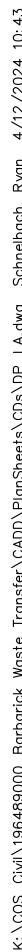




	TABULATION							
RLWS	DIM	ENSION					REQUIREMENTS – P/N 99101 (40' X REBAR SCHEDULE	
PART NO.	A-A	B-B	1	BAL. NO.	QUANTITY		LENGTH & DESCRIPTION	WEI
101 (40' X 10')	11'-0"	8'-2 1/4"	-	A	34	#5	2'-0" @ 8" 0.C.	7
587 (40' X 11')	12'-0"	9'-2 1/4"	-	В	48	#5	9'-6" @ 12" O.C.	4
02 (40' X 12')	13'-0"	10'-2 1/4"		с	144	#5	10'-6"	15
				D	34	# 5	41'-6"	14
							TOTAL WEIGHT OF RE	BAR 35
							CONCRETE SCHEDULE	
							APPROACHES (2)	12.5
							FOUNDATION TOTAL YARDS OF CONCR	17.5 RETE 3
Note: 1. design stres	SSES:							
		si@ 28 DAYS, MAXIM RMED BARS ASTM A61						
UNLESS	OTHERWISE NOTED						4	
1.3) STEEL: S	STRUCTURAL ASTM	A36						
2. CONTRACTOR	NOTE:							₹
2.1) STRUCTU	IRAL CONCRETE ME	MBERS ARE DESIGNED	FOR "IN PLACE" LOADS.					
CONTRAC	JUR IS RESPONSIE D AT ANY STAGE (BLE FOR BRACING ALL	STRUCTURAL ELEMENTS (AS TIL COMPLETION OF THIS					
PROJECT	. SHOP DRAWINGS	ARE SUBMITTED TO A	RCHITECT/ENGINEER FOR				A–A LOAD CELL CENTERLINES	
	NL (3 SETS REQUIR TATES REQUIRE CO	'ED). NCRETE CLEANOUTS.	CHECK WITH STATE					
AND LO	CAL CODES BEFORE	PROCEEDING WITH C	ONSTRUCTION					
2.3) MONOLIT CONTRAC	HIC POUR OF SLAE CTOR'S DISCRETION	3 AND PIERS IS ALLO	VED, AI					
2.4) STATE A	ND LOCAL AGENCIE	S MAY HAVE VARIOUS					V	
APPROA	CH RAMP LENGTH,	PITCH, AND FOR CLEA AGENCIES PRIOR TO C	N OUT HEIGHT.					
DIVISION 2 3. Site prepar/	TION:							
		NATURAL UNDISTURB	D SOIL OR ENGINEERED FILL.				. 1'-	6 3/4"
		E GRADES WHICH WIL					¥ ¥	
		RUN-OFF AWAY FRO CTED TO 95 - 98 P						
STANDAF	D PROCTOR DENSI	TY (ASTM 698).					2'-6 3/4"	<u> </u>
		GNED FOR A MINIMUN SOIL BORINGS. IT WIL					↓ †	4
		5 TO VERIFY THIS VAL					T 1'-0" -	
DIVISION 3								
4. CONCRETE: 4.1) CODE F()R REINEARATIN	NCRETE ACI 318 LAT	ST EDITION					
		ARE SHOWN CONTINU					2" CLR. TYP.	
LAP SPL	ICE BARS 40 DIAM	ETERS.					3" CL	.R. TYP.
		, PROVIDE 2" CONCR 5" AT FOOTING REINF.						
4.4) PROVIDE	SUITABLE SUPPOR	T OF ALL REINFORCIN						
		JRING CONCRETING.	NE HT ^N AD FALM				↓ ↓	
		ALL BE "KWIKBOLT", "					1'-0"	
		–8% ENTRAINED AIR I	IT VULUME.					
	TE SHOULD NOT CO		CATE _ 3/1"				t t	
		C150, TYPE 1; AGGRE ND FRFF OF DELETER	GATE – 374 . IOUS AMOUNTS OF ACIDS,				2" TYP. —	►
ALKALIN	ES AND ORGANIC N	IATERIALS.					5 SPACES @ 5"0.	C
		ITAINED ABOVE 50° F.						ſ
			CONCRETE AND 3 DAYS FOR LD WEATHER PROTECTION					
ASTM C	-94.							
			VE SHALL TAKE A SET OF 3 TE POURED, OR A MINIMUM OF ON	E				
SET PEI	R ANY ONE POUR.	THE CYLINDERS WILL	BE MARKED WITH THE					
		-	JMBER OF THE TRUCK THAT E THE CYLINDERS WERE TAKEN.					(
THE CY	LINDERS ARE TO B	E TAKEN ACCORDING	O ACCEPTED PRACTICES BY					
		2 USING APPROVED C SPONSIBLE FOR STOR	'LINDER FORMS. NG THE CYLINDERS AND				(1'-6 ⁷ 3/4")	
MAINTAI	NING THEM IN GOO	D CONDITION.				(2'-	-6 3/4")	. 4
			CH SET BROKE AT 7 DAYS AT 28 DAYS BY AN APPROVED				(1'-0")	
TESTING	COMPANY. THE TH	IRD CYLINDER OF EA						-
RETAINE	D AT THE SITE.						Ť	
			/RITTEN COPIES OF THE TESTING PROVIDE THEM TO THE MANUFACTU	RER AT THEIR REG	QUEST.			
4.15) CONTRA	CTOR MUST SUPPL	Y CONCRETE DESIGN	IX TO OWNER OR OWNER'S REP					
AND A/	e prior to start	ING CONSTRUCTION.						
	E LEVEL WITHIN 1/ S TO BE A COMMO	4". IN PLANE WITHIN 1/4	,					
		CED TO CLEAR THE A STALLED AFTER FOUN						







A.		SCOPE OF WORK
	1.	THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SHORE HEREIN.
	2.	
B.		PROTECTION OF EXISTING STRUCTURES
	1.	ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING AL COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONT UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
	2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUC ACTIVITIES.
	3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED PROJECT.
	4.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FO REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURIN CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONT SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEG CONSTRUCTION.
C.		PROTECTION OF EXISTING PLANT MATERIALS
	1.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRU EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC THIS S INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KI DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTI FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWI PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SH MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPE TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
	2. 3.	ALL TREES PROPOSED TO BE REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE FO
D.		DEPARTMENT FOR PERMIT PRIOR TO TREE REMOVAL. MATERIALS
	1.	GENERAL
		MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OUT OF MATERIALS MAY COMMENCE.
		MATERIALSAMPLE SIZEMULCHONE (1) CUBIC FOOTTOPSOIL MIXONE (1) CUBIC FOOTPLANTSONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
	2.	PLANT MATERIALS a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, ANI
		A. FORNISH NORSERF-GROWN PLANTS TRUE TO GENOS, SPECIES, VARIETT, COLTIVAR, STEM FORM, SHEARING, AND FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE CC NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVID WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT
		 b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITEC
		 d. PROVIDE PLANTS OF SIZES. GRADES. AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORA
		WITH ANSI 200, 1 AND GOLORA NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEP PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
		e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO 'AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIG INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE A CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONT AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
		f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZ BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF MORE THAN ³ / ₄ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
		g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANT
		h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS
		I. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
E.		SOIL MIXTURE CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES B
	1. 2.	SOIL MIXTURE SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GOIDELINES B SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTR SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIO PLANT INSTALLATION OPERATIONS COMMENCE.
		a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWE 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPRO
	3.	b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE
		RECOMMENDATION PRIOR TO PLANTING.
F.	1.	WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQ
	1.	PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OF MAN-MADE ELEMENTS DETRIMENTAL TO PLAN MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLE IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
		* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
G.		FERTILIZER

NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

Н. MULCH

> 1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

DIGGING AND HANDLING

- 1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- 2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

PLANTING PROCEDURES М.

- 1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK, UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
- 8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
- 9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.
- 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
- 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
- 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
- 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TRFFS
- 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
- 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S

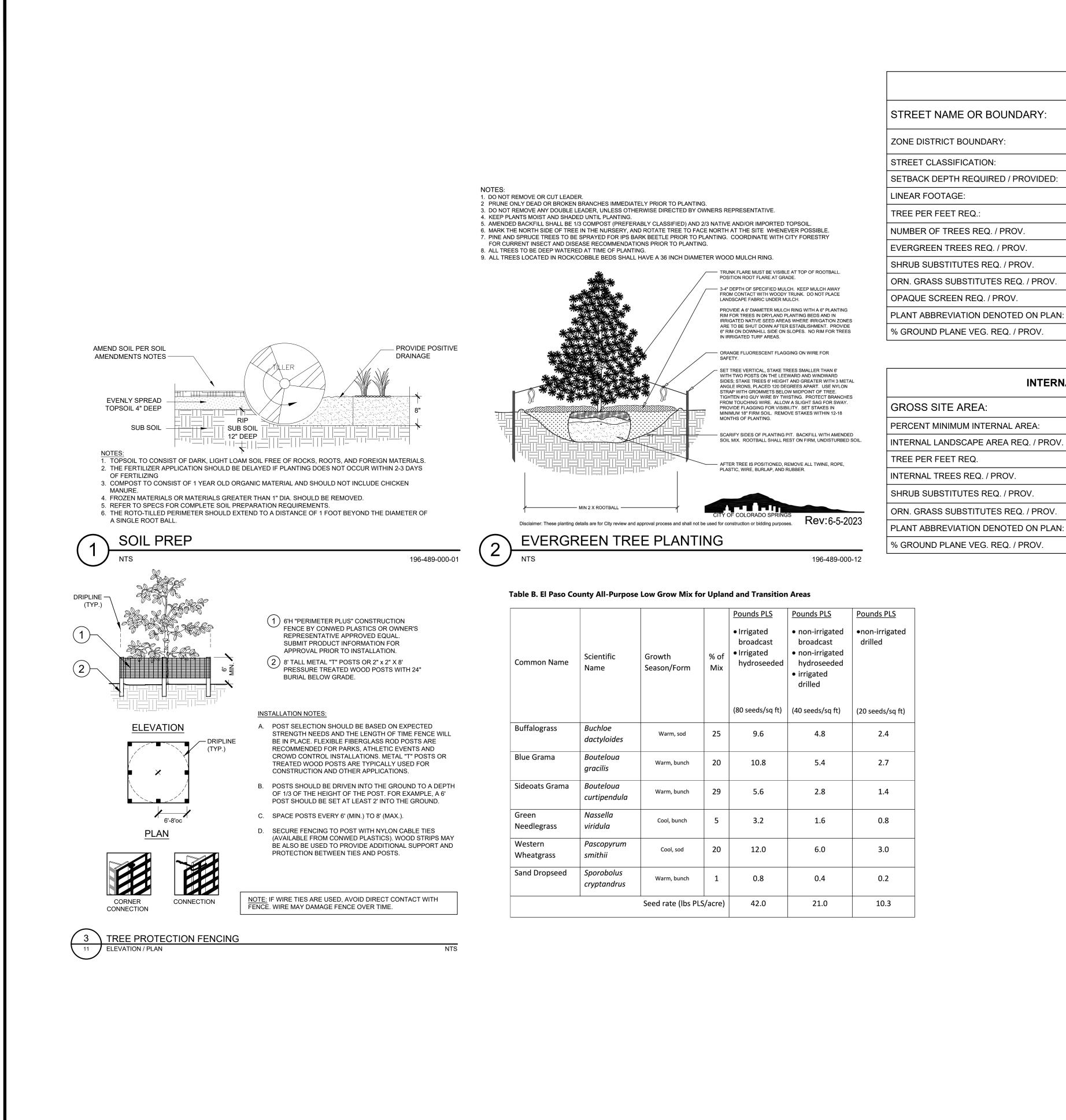
RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AM MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INF

- 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SA TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESS FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF B
- 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVE SHALL BE PULLED FROM UNDERNEATH.
- 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, T SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIS
- 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPAC ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIM PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING ARE DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED INSTALLATION.
- 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CON STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF TH GUYING AND BRACING. THE OWNER SHALL NOTIFY THE PROJE INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE AF UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPE
- 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UN OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL E APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PF AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION ALLOWED BY JURISDICTIONAL AUTHORITY)
- LAWN SODDING
- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPA WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO OWNER
- 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF AN CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HI ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL B BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND
- 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTI PREPARED AREA THOROUGHLY.
- 4. SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVE THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERW
- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAK UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HA ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHAL LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOM IRRIGATED. IF. IN THE OPINION OF THE OWNER. TOP-DRESSING THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE EN FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISI
- 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF T PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXF STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCES
- 6. LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PROD SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRA
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANC SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING F JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"X¹/₈" ROLLED TOP STEEL EDGING P. CLEANUP
- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINA MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRA THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APP
- PLANT MATERIAL MAINTENANCE Q.
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT 1. SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS I INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UN REPRESENTATIVE.
- FINAL INSPECTION AND ACCEPTANCE OF WORK R.
- 1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SH INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLA ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAP TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTI
- WARRANTY S.
- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATER CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FC THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S
- 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDIT SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SH AT NO ADDITIONAL COST TO THE OWNER.
- 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CO THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODIC. EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHI
- Τ. PARKING LOT ISLAND NOTE
- THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEP INSTALLATION.
- MAINTENANCE U.
- 1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE 2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCAT
- PROPERTY OWNER.

AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER IFORMATION SUBMITTAL PRIOR TO INOCULATION. SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW			
SSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH BALL WITH SOIL MIXTURE.			
/ED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL			
LY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN IST. ACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED			
MUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON REAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL ED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER			
NTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE ECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED PERTY.			
INTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE - BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH IN RATE RECOMMENDED BY THE MANUFACTURER. (AS			
PARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE		lori	INC.) 453–0180
ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD D BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE . BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL ND EVEN FINISH TO THE REQUIRED GRADE.		⊥)CIATES, 900 903 (719
TIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET			N N
/ED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN RWISE.		le	N N N N N N
AKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE DMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IG IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN E SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. ISDICTIONAL AUTHORITY.		(im	2024 KIMLEY-HOI 2 North Nevada , Colorado Springs,
THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE ESSIVE HEAT AND MOISTURE.		DESIGNED DRAWN B	BY: EJG Y: RES
DDUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR DF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN ER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE RADING IF NECESSARY.		CHECKED DATE: 4	BY: EJG /2/2024
ND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE NCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION & RESTRICTIONS AS SET FORTH BY THE PROPERTY'S		NO	
NG BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.		S.	S S S S
IAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL RACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND PROVED BY THE OWNER'S REPRESENTATIVE.		RANSFER	
T SHALL BE MAINTAINED BY WATERING, CULTIVATING, RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S		TRA IY, C	ZЦ
HALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER PLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME APE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TION AND ACCEPTANCE HEREIN DESCRIBED.		VASTE 0 COUN	
ERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT R'S REPRESENTATIVE.			LAN
AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED ITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED		BARBARICK EL PA	Ö —
CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, ICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN HICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.		BAF	
BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A EPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR		CRADO R	EG/STERS
HE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS. ATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING	Know what's below. Call before you dig.	V 494 V 172 494 ROISS/ONA	87 1000
	CALL UTILITY NOTIFICATION CENTER OF COLORADO	PROJEC 19648 SHE	9000
PCD FILE NO. COM234	6	L7	



ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	
OPAQUE SCREEN REQ. / PROV.	N/A	
PLANT ABBREVIATION DENOTED ON PLAN:	N/A	
% GROUND PLANE VEG. REQ. / PROV.	N/A	
INTERNA		
GROSS SITE AREA:	230,422 S	SF (5.29 A
PERCENT MINIMUM INTERNAL AREA:		5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	11,521 SF	- / 50,413 SI
TREE PER FEET REQ.	1 TREE F	PER 500 SF
INTERNAL TREES REQ. / PROV.	23	3 / 28
SHRUB SUBSTITUTES REQ. / PROV.	1	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	1	N/A

NORTH BNDY

NO

N/A

0/0

647'

N/A

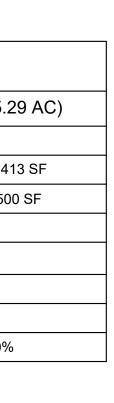
N/A

N/A

N/A

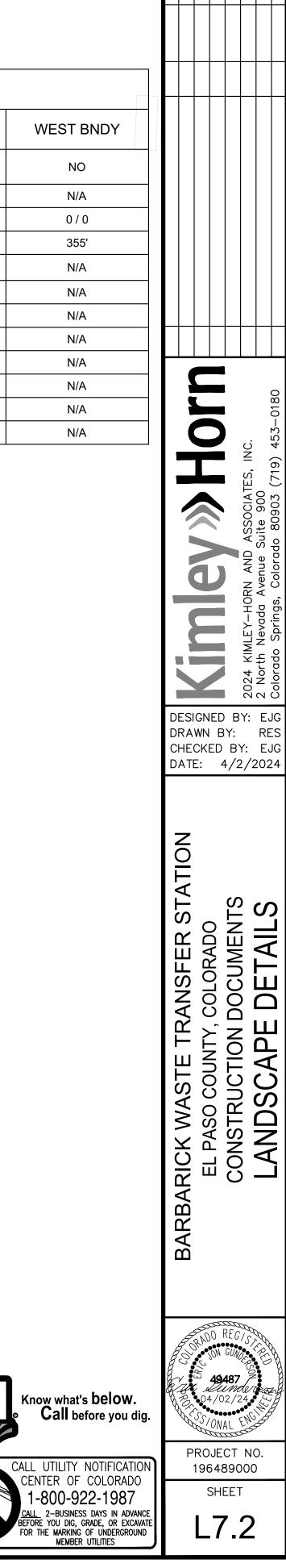
me	Scientific Name	Growth Season/Form	% of Mix	 Pounds PLS Irrigated broadcast Irrigated hydroseeded 	 Pounds PLS non-irrigated broadcast non-irrigated hydroseeded irrigated drilled 	Pounds PLS •non-irrigated drilled
				(80 seeds/sq ft)	(40 seeds/sq ft)	(20 seeds/sq ft)
	Buchloe dactyloides	Warm, sod	25	9.6	4.8	2.4
	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7
ma	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4
	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8
	Pascopyrum smithii	Cool, sod	20	12.0	6.0	3.0
ed	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2
		Seed rate (lbs PLS	/acre)	42.0	21.0	10.3

LANDSC	LANDSCAPE SETBACKS AND BUFFERS						
NDY	SOUTH BNDY	SOUTH BUFFER	EAST BUFFER	WEST BNDY			
	NO	YES	YES	NO			
	N/A	N/A	N/A	N/A			
	0 / 0	25' / 25'	15' / 15'	0 / 0			
	310'	340'	356'	355'			
	N/A	1 TREE PER 25 LF	1 TREE PER 25 LF	N/A			
	N/A	14 / 14	15 / 15	N/A			
	N/A	5 / 14	5 / 15	N/A			
	N/A	N/A	N/A	N/A			
	N/A	N/A	N/A	N/A			
	N/A	340' / 340'	N/A	N/A			
	N/A	SB	EB	N/A			
	N/A	75% / 100%	75% / 75%	N/A			



IN

75% / 100%



PCD FILE NO. COM2346

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