

GENERAL NOTES

THESE ARE CONSTRUCTION DOCUMENT LANDSCAPE PLANS FOR THE SITE LANDSCAPING AT THE VOLLMER STATION LOCATED APPROXIMATELY 1 MILE NORTH OF WOODMEN ROAD AND BRULE ROAD IN EL PASO COUNTY, CO.

1. THE EXTENT OF THIS LANDSCAPE INSTALLATION INCLUDES:

- SEEDING OF NATIVE GRASSES
- PLANTING OF TREES
- INSTALLATION OF OPAQUE PERIMETER SCREEN WALL AND GATES.
- INSTALLATION OF DRIP IRRIGATION SYSTEM.

2. THE EXISTING LANDSCAPE, WITHIN THE WORK AREA IS MOSTLY DRY LAND UNDEVELOPED.

3. MAINTENANCE OF THE LANDSCAPE, AFTER FINAL ACCEPTANCE, WILL BE BY CONTRACTOR TO MAINTAIN UNTIL THE END OF THE WARRANTY PERIOD AT SUCH A TIME WHEN MVEA WILL ASSUME ALL FUTURE MAINTENANCE OF TREES, NATIVE GRASS AND PERIMETER WALL AND GATES.

4. EXISTING UTILITIES- UNDERGROUND AND OTHERWISE EXIST ALONG THE CORRIDOR AND PROJECT AREA. ALL CONTRACTORS SHALL PROTECT IN PLACE ALL EXISTING UTILITIES DURING CONSTRUCTION. EXISTING UTILITIES NOTED ON THESE DRAWINGS ARE FOR REFERENCE ONLY AND MAY NOT ILLUSTRATE ALL UTILITIES THAT EXIST. ADDITIONAL COMMUNICATION CABLES SUCH AS TELEPHONE AND CABLE TV MAY EXIST ON OR NEAR THIS PROPERTY. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. ALL RESPONSIBILITY FOR DAMAGES RESULTING FROM HITTING EXISTING UTILITIES.

5. ALL CONSTRUCTION IS TO ADHERE TO EL PASO COUNTY AND STATE OF COLORADO STANDARDS UNLESS OTHERWISE NOTED.

6. SOIL PREPARATION FOR LANDSCAPE AREAS SHALL CONSIST OF DISKING AND DRAGGING DISTURBED AND COMPACTED AREAS ONLY, DRILL SEEDING OF ENTIRE NATIVE SEED AREA, MULCHING WITH WEED FREE STRAW MULCH AND CRIMPING. INSTALL PLANTERS MIX TOPSOIL AROUND ALL TREES PER DETAILS.

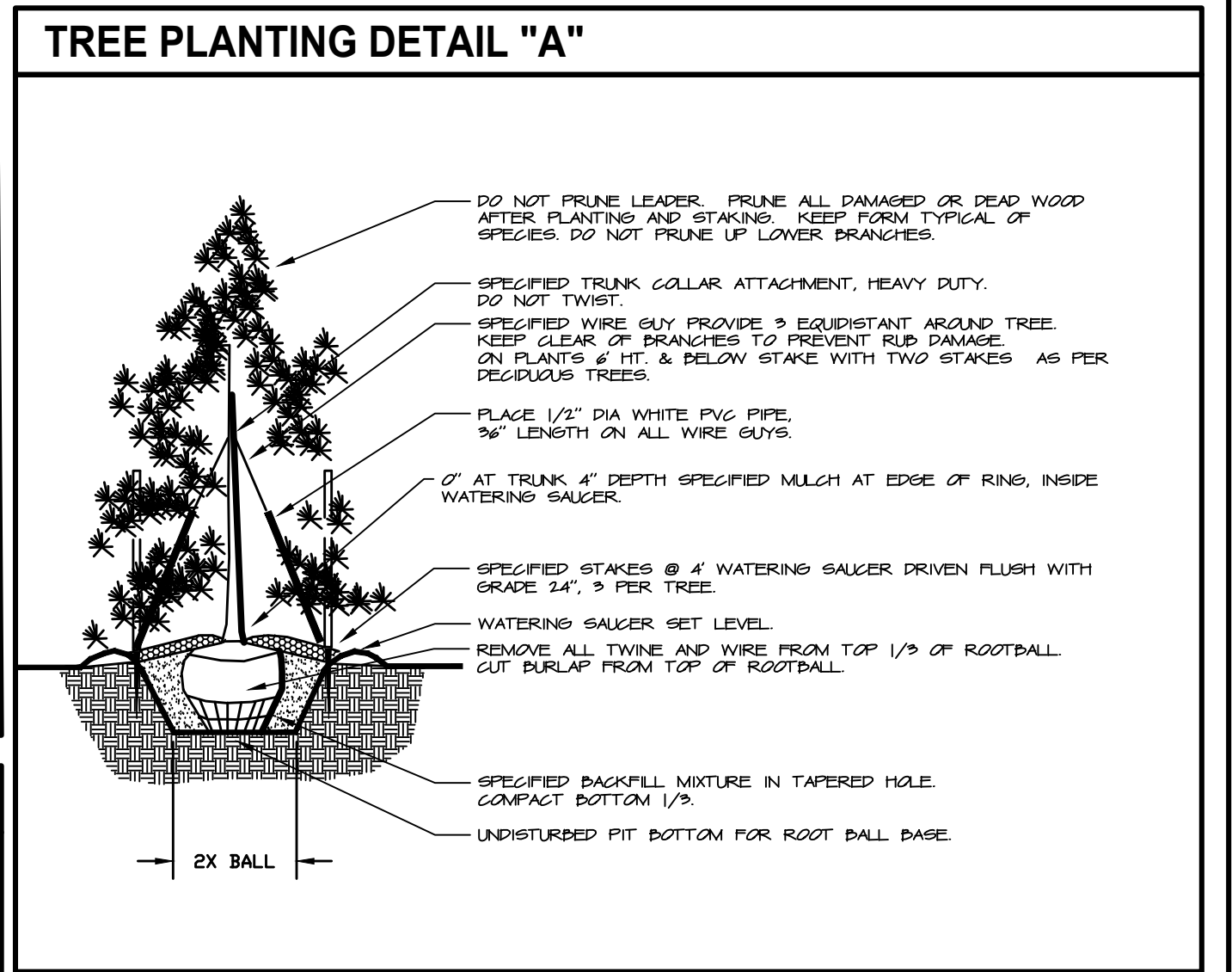
7. PROPOSED EVERGREEN TREES SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM TO MAINTAIN TREE VIGOR. WATER SHALL BE STORED IN ABOVE GROUND WATER TANKS WITH LOCKED LIDS AND FILLED PERIODICALLY FROM OFF-SITE SOURCES.

8. YARD LIGHTING WILL ONLY BE LIT DURING EMERGENCIES.

LANDSCAPE TABULATIONS			
ITEM	%	QTY	UNIT
1. 6' TALL OPAQUE PERMETER FENCE		1,128	LF
2. GRAVEL MULCH/DRIVEWAY	42	91,600	SF
3. NATIVE SEED REVEGETATION	58	126,200	SF
4. TOTAL SITE AREA - 400'X540'	100	217,800	SF
5. MINIMUM INTERNAL LANDSCAPED AREA REQUIREMENT PER SECTION 6.2.2(C)(2)(a)	5	10,890	SF
6. MINIMUM SCREEN TREE REQUIREMENT - 544 LF/25 PER SECTION 6.2.2(C)(1)		21	EA
7. MINIMUM SCREEN TREE REQUIREMENT - 1,334 LF/25 PER SECTION 6.2.2(C)(4)		53	EA
8. MINIMUM INTERNAL TREE REQUIREMENT - 10,890 SF PER SECTION 6.2.2(C)(2)(b)		22	EA
9. PROPOSED EVERGREEN SCREEN TREES		96	EA

PLANT LIST						
QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	MATURE HEIGHT
49	EA	PONDEROSA PINE	PINUS PONDEROSA	6'		40'-50'
47	EA	COLORADO BLUE SPRUCE	PICEA PLUNGENS	6'		40'-50'

SEEDING SPECIFICATION			
QTY	UNIT	NAME	RATE
100	LBS	LDW GRDW MIX	25 LBS/ ACRE
MIX			
30% Ephraim Crested Wheatgrass			
25% Sheep Fescue			
20% Perennial Rye			
15% Chewings Fescue			
10% Canada Bluegrass			



LEGEND

PROPOSED SEEDING: [Symbol]

PROPOSED EVERGREEN TREE: [Symbol]

PROPOSED SCREEN FENCE: [Symbol]

EXISTING OVERHEAD LINE: OH

EASEMENT LINE: [Symbol]

PROPERTY LINE: [Symbol]

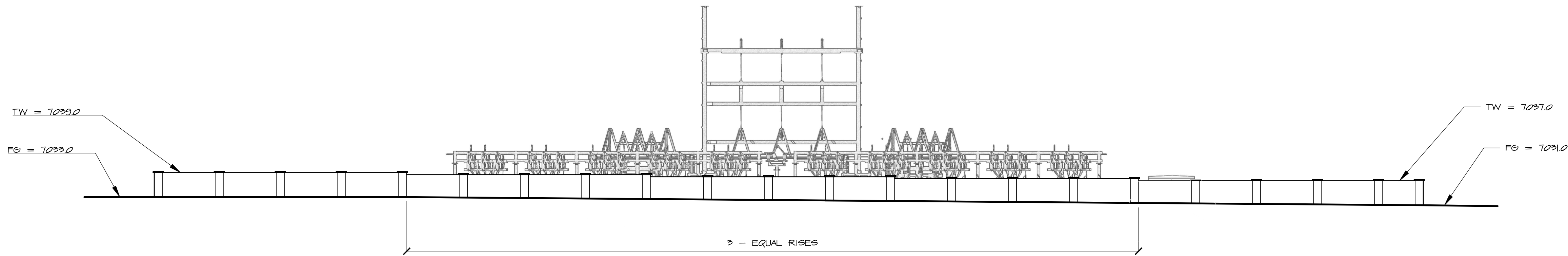
EXISTING CONTOUR LINE: [Symbol]

PROPOSED CONTOUR LINE: [Symbol]

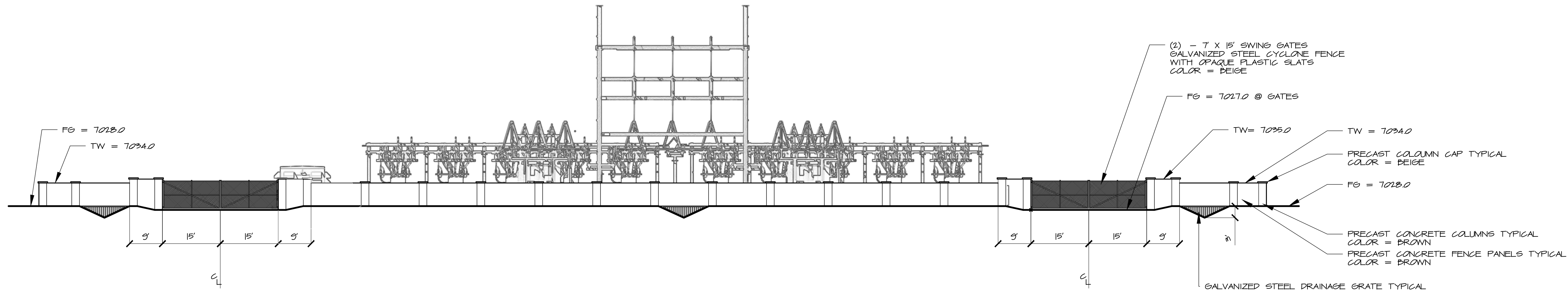
PROPOSED FENCE LINE: [Symbol]

PROPOSED EMERGENCY YARD LIGHT: [Symbol]

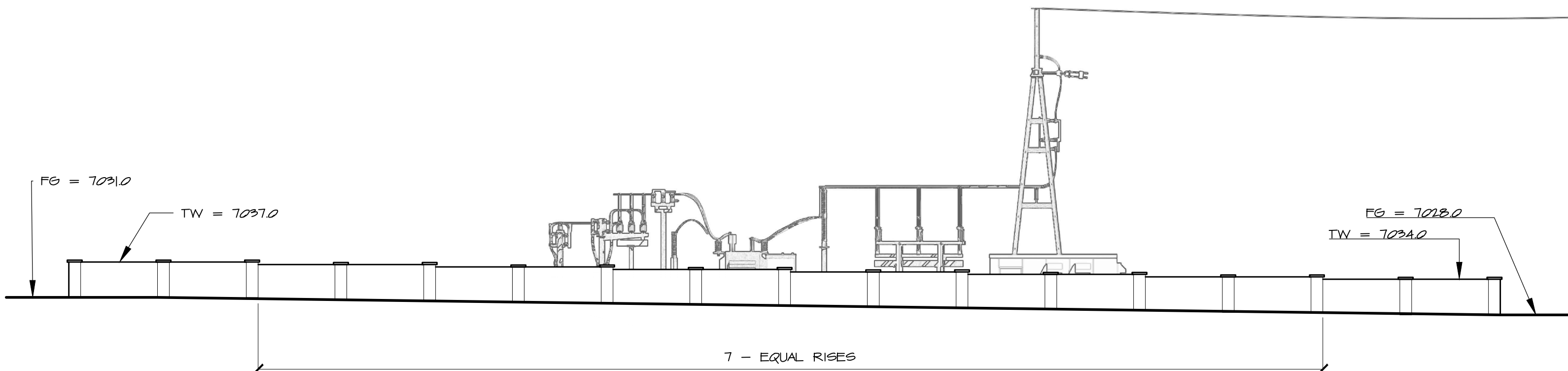
MARK BUTTON 659
11/08/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT



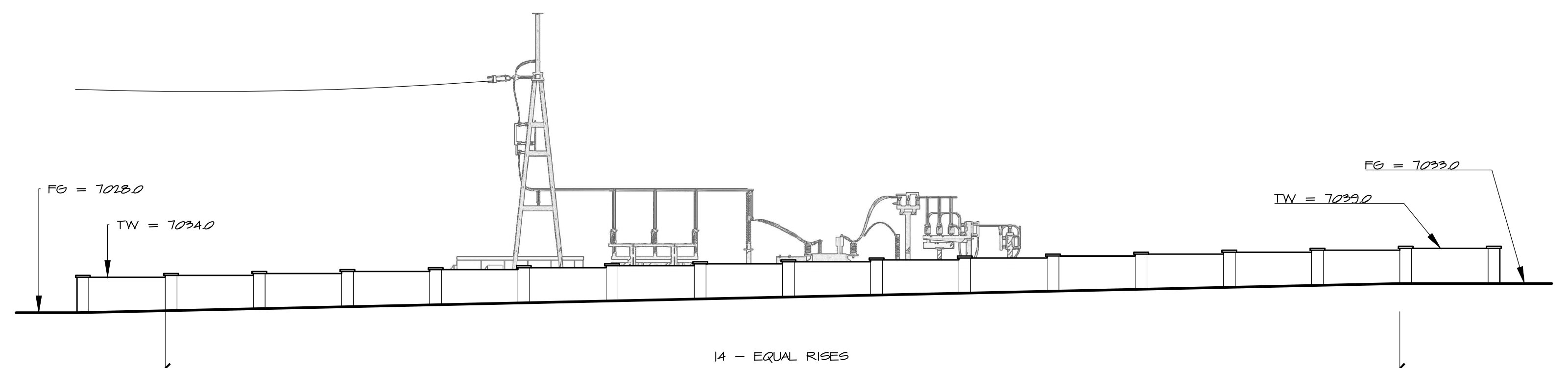
1 NORTH FENCE ELEVATION
1" = 16' - 0"



2 SOUTH FENCE ELEVATION
1" = 16' - 0"



3 WEST FENCE ELEVATION
1" = 16' - 0"



4 EAST FENCE ELEVATION
1" = 16' - 0"

Visual Environments
Landscape Architecture/ Planning/GIS
(303) 646-2985
P.O. 1263, Elizabeth, CO 80107

OWNER/DEVELOPER:

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
Your Touchstone Energy® Cooperative

11140 E WOODMEN RD.
FALCON, CO 80831-8199
(719) 495 - 2283 VOICE
(719) 495 - 3814 FAX

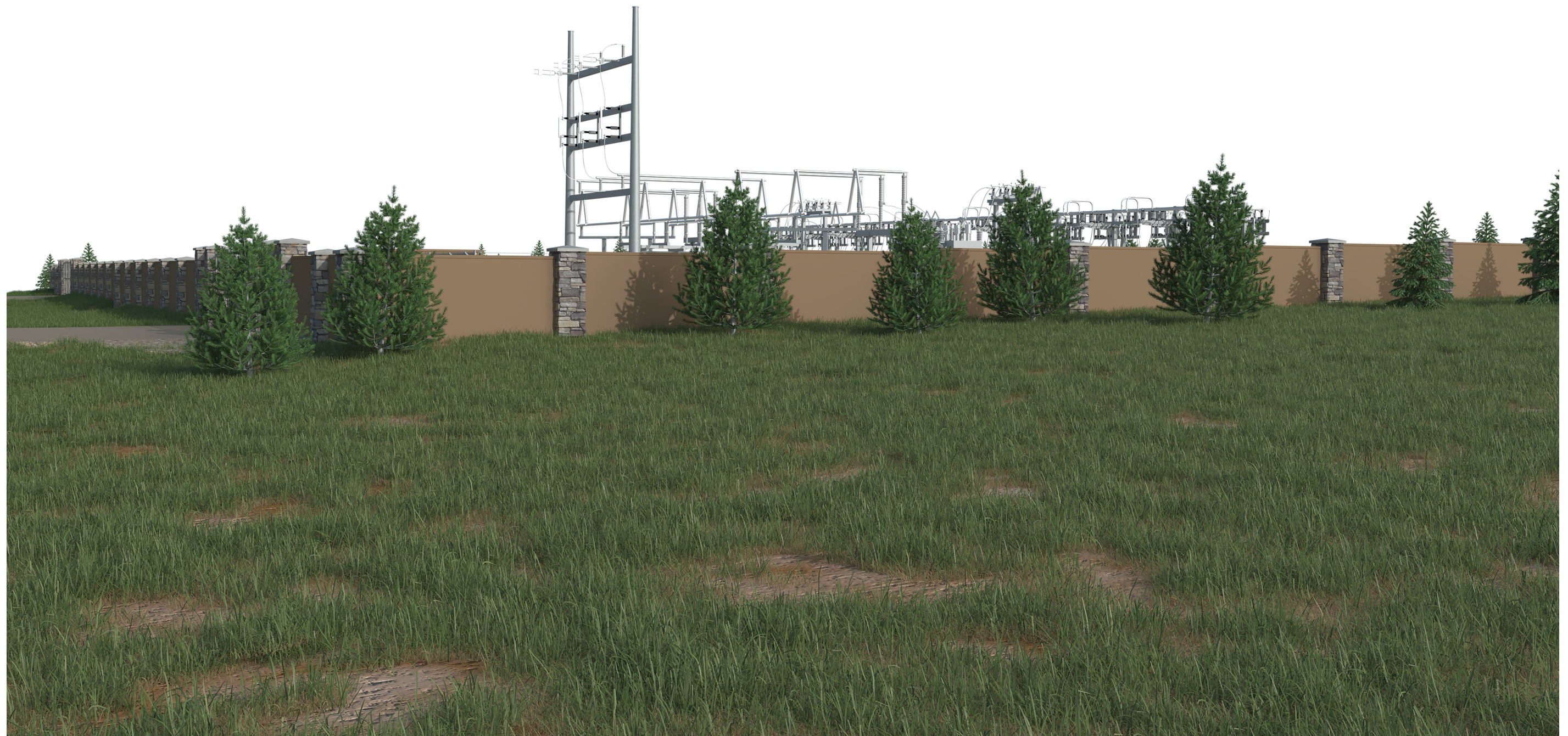
REV	DESCRIPTION	DATE
1	POST EL PROJ. COUNTY 5/29/19 REVIEW	5/29/19
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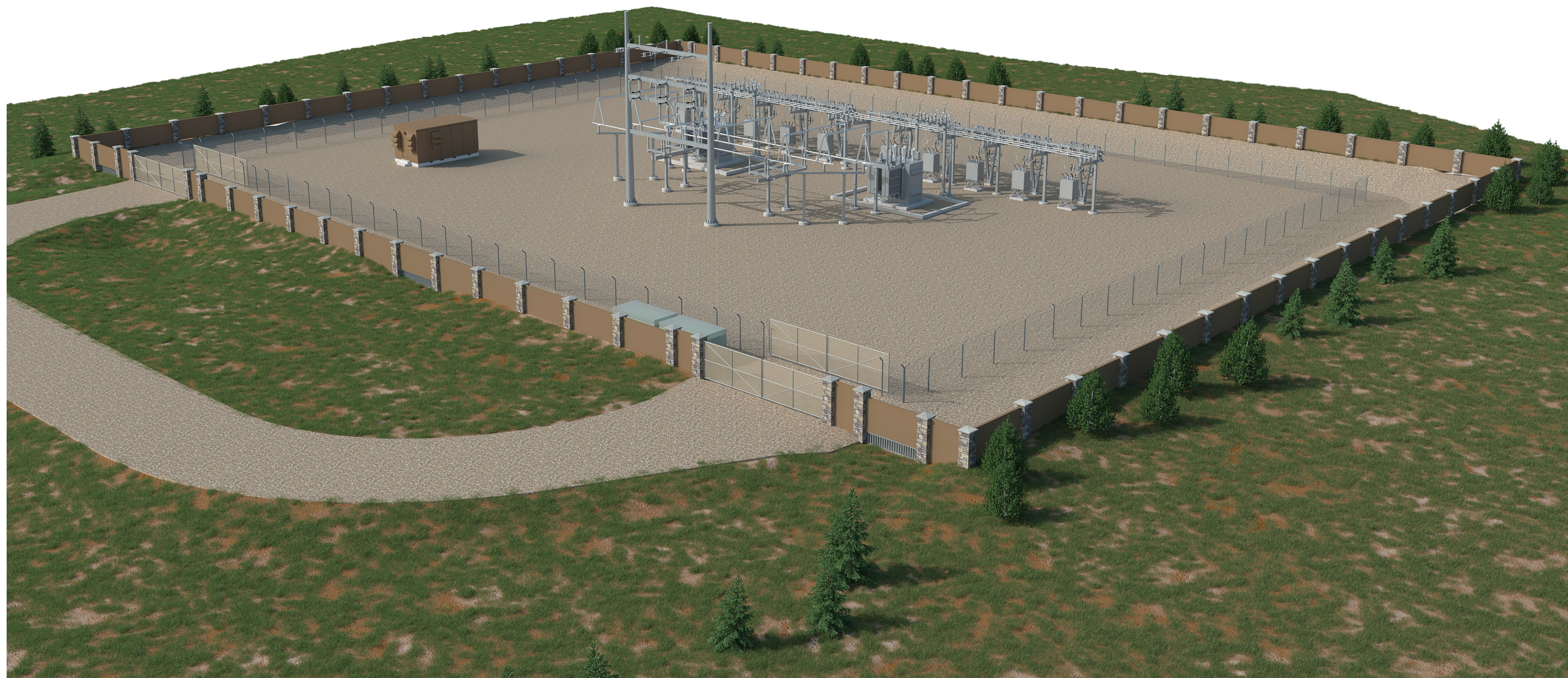
CASE ID #S
EA-17195



ENG:	MB
DWN:	MB
CHK:	MB
DATE:	7/1/19

CLIENT/PROJECT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION VOLLMER SUBSTATION	SHEET:
TITLE:	PERIMETER FENCE ELEVATIONS	S-2
PAGE:	2 OF 2	REVISION:





MVEA Vollmer Landscape Costs
Visual Environments Concept 4/15/19

Item	Qty.	Unit	Unit Cost	Total
1 Topsoil Strip and Rough Grading (southwest corner of wall)	200	cy	40.00 \$	8,000
2 Topsoil Planter Mix (tree pits)	50	cy	75.00 \$	3,750
3 Irrigation Head End - Controller - Pressure Pump - Tanks	1	ea.	22,000.00 \$	22,000
4 Irrigation System - Zones (drip only)	4	zone	2,000.00 \$	8,000
6 Perimter Screen Fence 6' Concrete	950	lf	85.00 \$	80,750
7 Perimter Screen Fence 8' Concrete	110	lf	150.00 \$	16,500
8 Cyclone Fence Gates with Vinyl Inserts	2	ea.	3,000.00 \$	6,000
9 Drainage Grates (under wall) 2'x13'	3		2,500.00 \$	7,500
9 Trees - Pines - 6' B&B	49	ea.	500.00 \$	24,500
10 Trees - Spruce - 6' B&B	47	ea.	600.00 \$	28,200
11 Bark Mulch (trees)	4,850	sf	0.45 \$	2,183
12 Gravel Mulch (between the fences)	23,800	sf	0.50 \$	11,900
13 Native Seeding (not included - already covered by erosion control plan)		sf	0.15 \$	-
Landscape Construction Subtotal			\$	219,283
5% Design Fees			\$	10,964
Metro Dist 1" Water Tap Fee (not included)			\$	-
7% Mobilization/Traffic Control/General Conditions			\$	15,350
15% Contingency			\$	32,892
5% Construction Administration Fees			\$	10,964
Project Total			\$	289,452.90