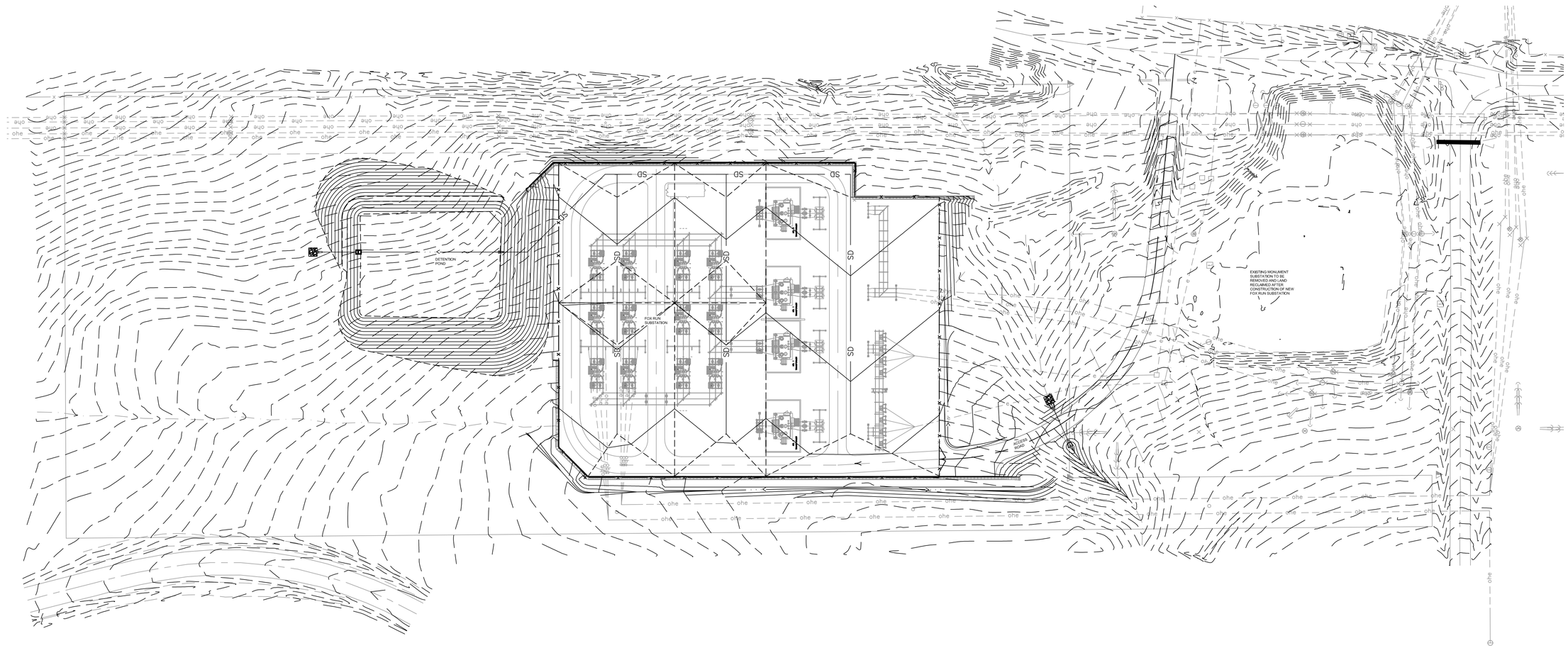
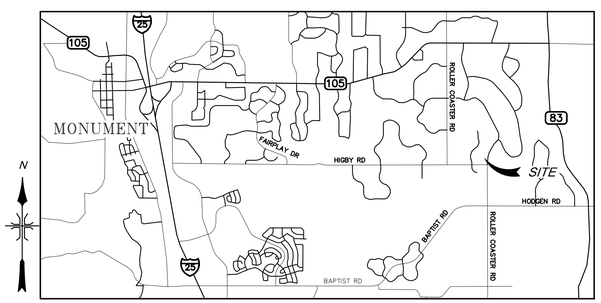
Landscape Plan Drawings_V1.pdf Markup Summary

8/25/2022 6:01:11 PM (1)

Subject: Cloud+
Page Label: 1
Author: Linda.Nguyen
Date: 8/25/2022 6:01:11 PM
Status:
Color:
Layer:
Space:

Verify correct site address



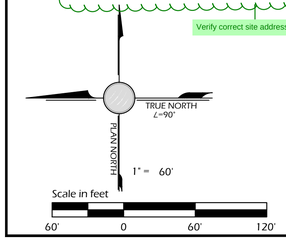


VICINITY MAP
N.T.S.

Site Coordinates (Lat/Long): 39.0808, -104.7858

Address: 401 Higby Road, Monument, CO

Verify correct site address



GENERAL NOTES

THESE ARE CONSTRUCTION DOCUMENT LANDSCAPE PLANS FOR THE SITE LANDSCAPING AT THE FOX RUN SUBSTATION LOCATED APPROXIMATELY AT THE CORNER OF HIGBY RD AND ROLLER COASTER RD IN EL PASO COUNTY, CO.

1. THE EXTENT OF THIS LANDSCAPE INSTALLATION INCLUDES:
– SEEDING OF NATIVE GRASSES OF DISTURBED AREAS
– SEEDING OF RECLAIMED MONUMENT SUBSTATION

2. THE EXISTING LANDSCAPE, WITHIN THE NEW WORK AREA IS MOSTLY FIELD GRASS WITH SCATTERED TREES.

3. AFTER FINAL STABILIZATION OF THE SEEDED AREA, MAINTENANCE SHALL BE MINIMAL AND MIGHT REQUIRE MOWING AS NEEDED.

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 CABLE SUCH AS TELEPHONE AND CABLE TV MAY EXIST ON OR NEAR THIS PROPERTY. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILIZES PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. ALL RESPONSIBLE 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. YARD LIGHTING WILL ONLY BE LIT DURING EMERGENCIES.

LANDSCAPE TABULATIONS

	ITEM	%	QTY	UNIT
1	6' TALL CHAINLINK PERIMETER FENCE		1621	LF
2	GRAVEL SUBSTATION YARD/DRIVEWAY	39	176,346	SF
3	NATIVE SEED REVEGETATION	61	278,020	SF
4	TOTAL SITE AREA –	100	454,366	SF

SEEDING SPECIFICATION

QTY	UNIT	NAME	RATE	MIX
200	LBS	LOW GROW MIX	25 LBS/ ACRES	30% EPHRALM CRESTED WHEATGRASS 25% SHEEP FESCUE 20% PERENNIAL RYE. 15% CHEWINGS FESCUE 10% CANADA BLUEGRASS

LANDSCAPE VARIANCE

THE NEW SUBSTATION AND ELECTRICAL UTILITIES BEING CONSTRUCTED WILL NOT BE MANNED FACILITIES. AS SUCH NO WATER SOURCES ARE REQUIRED NOR PLANNED FOR AT THIS SITE. IN EFFORT TO CONSERVE COLORADO WATER RESOURCES, TRI–STATE G&T REQUEST A VARIANCE TO EL PASO COUNTIES TREE LANDSCAPING REQUIREMENTS.

LEGEND

- EXISTING PROPERTY FENCE
- EXISTING UNDERGROUND POWER
- EXISTING COUNTY ROAD R.O.W.
- EXISTING CULVERT
- PROPOSED SUBDRAIN
- PROPOSED CULVERT
- PROPOSED GRADE BRAKE LINE
- PROPOSED SUBSTATION FENCE
- PROPOSED DRAINAGE FLOWLINE
- NEW NATIVE SEEDING
- EXISTING TREE

No.	Date	Dwn.	Appd.	Revision	M.F.	Dwg. No.	Mfgr.	Drawing Title
7								
6								
5								
4								
3								
2								
1								

Reference Drawings

FOX RUN SUBSTATION

LANDSCAPE PLAN

TRI–STATE GENERATION & TRANSMISSION ASSOCIATION, INCORPORATED

UPDATED BY: KENUTL 5/12/2022 4:57 PM Contract: .

TRI-STATE Generation and Transmission Association, Inc.
A Touchstone Energy Cooperative
1100 W. 116th Ave.
P.O. Box 3695
Denver, Colorado 80233
303-452-6111

PATH: T:\Projects\Fox Run Substation\90% Civil Dwgs\Landscape Plan.dwg

Dwn:	Date:
TMC	12/16/21
Appd:	Date:
	.

LANDSCAPE PLAN

PRELIMINARY