SHEE.	r list i	ABLE
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	CV01	COVER SHEET
2	NT01	NOTES
3	EX01	EXISTING CONDITIONS & DEMOLITION PLAN
4	SP01	OVERALL SITE PLAN
5	0U01	OVERALL UTILITY PLAN
6	EC01	INITIAL EROSION CONTROL
7	EC02	INITIAL EROSION CONTROL
8	EC03	INTERIM EROSION CONTROL
9	EC04	INTERIM EROSION CONTROL
10	EC05	FINAL EROSION CONTROL
11	EC06	FINAL EROSION CONTROL
12	0G01	OVERALL GRADING PLAN
13	GR01	OVERLOT GRADING PLAN
14	GR02	OVERLOT GRADING PLAN
15	RD01	ASPEN ST OWEN AVE. PLAN & PROFILE 1
16	RD02	ASPEN ST OWEN AVE. PLAN & PROFILE 2
17	RD03	ASPEN ST OWEN AVE. PLAN & PROFILE 3
18	RD04	ASPEN ST OWEN AVE. PLAN & PROFILE 4
19	RD05	SPRUCE ST. PLAN & PROFILE 1
20	RD06	SPRUCE ST. PLAN & PROFILE 2
21	RD07	MAPLE ST. PLAN & PROFILE 1
22	RD08	MAPLE ST. PLAN & PROFILE 2
23	RD09	MAPLE ST. PLAN & PROFILE 3
24	RD10	W. NELSON AVE. PLAN & PROFILE
25	RD11	W MORGAN AVE. PLAN & PROFILE
26	RD12	OAK ST PLAN & PROFILE
27	RD13	W SHEPARD PLAN & PROFILE 1 W SHEPARD PLAN & PROFILE 2
28	RD14	
<u>29</u> 30	RD15 RD16	CEDAR ST PLAN & PROFILE 1 CEDAR ST PLAN & PROFILE 2
31	RD17	CEDAR ST PLAN & PROFILE 3
32	CR01	CURB RETURN PROFILE 1
33	CR02	CURB RETURN PROFILE 2
34	CR03	CURB RETURN PROFILE 3
35	ST01	STORM ALIGNMENT 1
36	ST02	STORM ALIGNMENT 1
37	ST03	STORM ALIGNMENT 2&9
38	ST04	STORM ALIGNMENT 3
39	ST05	STORM ALIGNMENT 3&4
40	PD01	DETENTION POND PLAN
41	PD02	DETENTION POND DETAILS
42	UT01	SANITARY PLAN & PROFILE SHEPARD AVE 1
43	UT02	SANITARY PLAN & PROFILE SHEPARD AVE 2
44	UT03	WATER PLAN & PROFILE SHEPARD AVE 1
45	UT04	WATER PLAN & PROFILE SHEPARD AVE 2
46	UT05	UTILITY PLAN & PROFILE MAPLE ST 1
47	UT06	UTILITY PLAN & PROFILE MAPLE ST 2
48 49	UT07 UT08	UTILITY PLAN & PROFILE NELSON ST UTILITY PLAN & PROFILE CEDAR ST
49 50	UT09	UTILITY PLAN & PROFILE CEDAR ST
50 	UT10	UTILITY PLAN & PROFILE CEDAR ST
52	UT11	UTILITY PLAN & PROFILE SPRUCE ST 2
53	UT12	UTILITY PLAN & PROFILE SPEN ST 1
54	UT13	UTILITY PLAN & PROFILE ASPEN ST 2
55	UT14	UTILITY PLAN & PROFILE ASPEN ST 3
56	UT15	UTILITY PLAN & PROFILE ASPEN ST 4
57	DT01	DETAIL 1
58	DT02	DETAIL 2
59	DT03	DETAIL 2
60	CD01	DETAIL 1
61	CD02	DETAIL 2
62	CD03	DETAIL 3
63	L01	LANDSCAPE PLAN
64	L02	LANDSCAPE PLAN
65	L03	LANDSCAPE ENLARGEMENTS
66	L04	PLANT SCHEDULE & NOTES
67	L05	DETAILS 01 DETAILS 02 AND AMENITIES
68	L06	

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SECTION 26 TO BEAR SOUTH 89°24'19" WEST, A DISTANCE OF 2632.40 FEET BETWEEN A FOUND 3-1/4" ALUMINUM CAP MARKED "ALPHA ENGINEERING, 1/4, S26, S35, R64W, 1994, LS 25937" AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 AND A FOUND 3-1/4" ALUMINUM CAP MARKED "T2N, R64W, S27, S26, S34, S35, 1999, PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26 NORTH 00°23'34" WEST, A DISTANCE OF 1022.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 47°07'15" EAST, A DISTANCE OF 462.49 FEET TO A POINT ON THE SOUTH LINE EXTENDED OF STEWART SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON JULY 7, 1999 AT RECEPTION

NO. 2704562; THENCE ALONG SAID SOUTH LINE EXTENDED AND SOUTH LINE OF STEWART SUBDIVISION NORTH 89°24'00" EAST, A DISTANCE OF 721.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF CEDAR STREET, AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN THE RECORDS OF WELD COUNTY ON MARCH 28, 1960 IN BOOK 1554, PAGE 356; THENCE ALONG SAID RIGHT-OF-WAY LINE EXTENDED, SOUTH 01°03'59" EAST, A DISTANCE OF 47.81 FEET TO THE NORTHWEST CORNER OF SAID CEDAR STREET RIGHT-OF-WAY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CEDAR STREET, SOUTH 01°03'59" EAST, A DISTANCE OF 1286.02 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID SOUTH LINE, SOUTH 89°24'19" WEST, A DISTANCE OF 1077.95 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 26 AND THE POINT OF BEGINNING.

CONTAINING 31.547 ACRES MORE OR LESS.

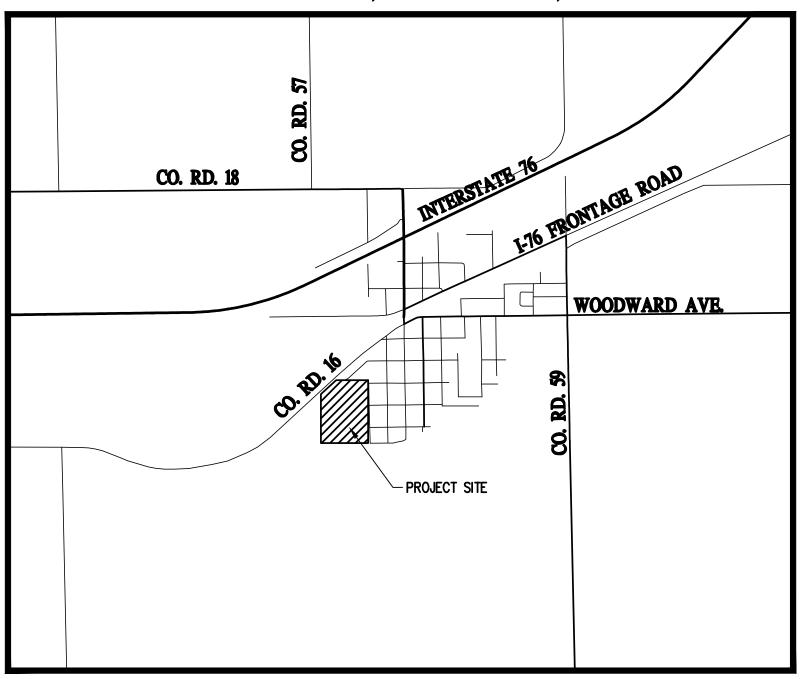
BASIS OF BEARINGS

ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 25937 AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 TO BEAR SOUTH 89°24'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2632.46 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

PRELIMINARY CONSTRUCTION DOCUMENTS VISTA WEST SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6th PRINCIPAL MERIDIAN

TOWN OF KEENESBURG, WELD COUNTY, COLORADO



VICINITY MAP SCALE: 1" = 2000'

60'ROW

36' E – E 18՝ 〒–Ը 18՝ Ը–โ 5'WALK MOUNTABLE CURB & GUTTER (TYP.) TYPICAL SECTION - LOCAL SECTION ROW LINE 30' ROW 10'TRACT VARIES MEANDERING WALK 24'EOA−@ SIDE DITCH — EXISTING GRADE - MATCH EXISTING GRADE -FUTURE GRADE 2.0%

TYPICAL SECTION - W SHEPARD AVE.

(TEMPORARY HALF SECTION)

- COMPACTED SUBGRADE

CONTACTS:

MUNICIPALITY TOWN OF KEENESBURG 91 W. BROADWAY AVENUE KEENESBURG, CO 80643

TELEPHONE: (303) 732-4281



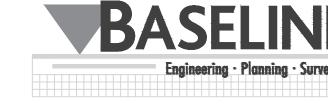
APPLICANT:
MSP INVESTMENT CO, LLP

SUITE 940 NORTH TOWER 720 S. COLORADO BLVD. DENVER, CO 80246 TELEPHONE: (303)399-9804 EMAIL: CHAD@MSPCOMPANIES.COM CONTACT: CHAD RODRIGUEZ



PLANNING, CIVIL ENGINEER, & LANDSCAPE ARCHITECTURE BASELINE ENGINEERING 112 N. RUBEY DRIVE, #210 GOLDEN, CO 80403

TELEPHONE: (303) 940-9966 CONTACTS: PLANNING - JESSIE STONBERG ENGINEERING - MICHAEL LUJAN LANDSCAPE ARCHITECTURE - JESSIE STONBERG



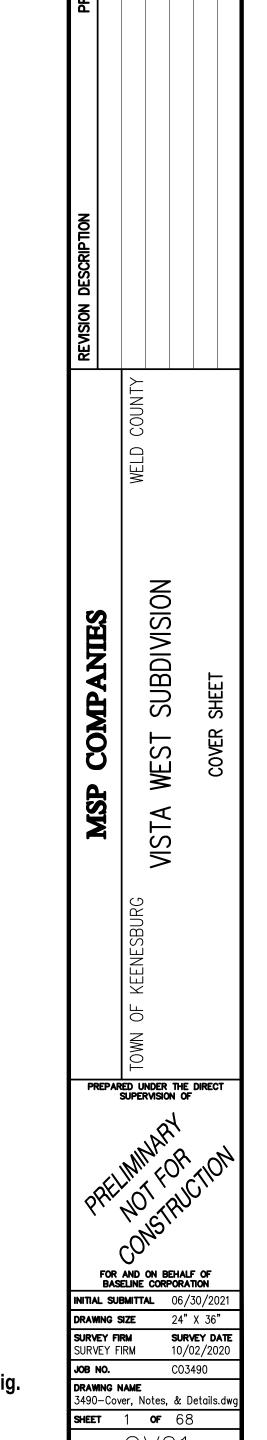
FIRE DISTRICT
SOUTHEAST WELD FIRE PROTECTION DISTRICT
95 W BROADWAY STREET KEENSBURG, CO 80643 TELEPHONE: (303) 732-4203 CONTACTS: THOMÁS BEACH



WATER & SANITATION DISTRICT

TOWN OF KEENSBURG 91 W BROADWAY AVENUE KEENSBURG, CO 80643 TELEPHONE: (303) 732-4281







TOWN OF KEENESBURG GENERAL NOTES:

- ALL WORK WITHIN THE PUBLIC ROW OR EASEMENT SHALL CONFORM TO THE TOWN OF KEENESBURG CONSTRUCTION DESIGN SPECIFICATIONS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT. A PERMIT FROM PUBLIC WORKS IS REQUIRED FOR ALL CONSTRUCTION IN PUBLIC ROW OR EASEMENTS. A PRECONSTRUCTION CONFERENCE SHALL BE HELD WITH TOWN REPRESENTATIVES BEFORE A PERMIT WILL BE ISSUED.
- 3. THE CONTRACTOR SHALL NOTIFY THE TOWN PROJECT REPRESENTATIVE AT LEAST 24 HOURS PRIOR TO DESIRED INSPECTION.
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER, AND THE TOWN, OF ANY PROBLEMS IN CONFORMING TO THE ACCEPTED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS, PRIOR TO ITS CONSTRUCTION.
- 5. IT IS THE RESPONSIBILITY OF THE DEVELOPER DURING THE CONSTRUCTION OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE TOWN, THE MODIFICATIONS PROPOSED BY THE DEVELOPER, TO THE ACCEPTED PLANS, INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR RESUBMITTING THE REVISED PLANS TO THE TOWN OF KEENESBURG FOR ACCEPTANCE PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE PROJECT. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE ACCEPTED PLANS, OR THE ACCEPTED REVISED PLANS, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLAN.
- 6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE TOWN TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTS. ANY MONUMENT THAT MUST BE DESTROYED FOR CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR. THE CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED SURVEYOR PRIOR TO DISTURBING ANY MONUMENTS.
- 9. PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED, TESTED AND ACCEPTED, AND SERVICE CONNECTIONS STUBBED OUT BEYOND THE PROPERTY LINE, WHEN ALLOWED BY THE UTILITY. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
- 10. COPIES OF RECORD DRAWING PLANS SHALL BE SUBMITTED TO THE TOWN OF KEENESBURG PRIOR TO INITIAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
- 11. BASIS OF BEARINGS: ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP MARKED "PLS 13155" AT THE SOUTHWEST CORNER OF SAID SECTION 26 AND A NO. 6 REBAR WITH A 3-1/2 INCH ALUMINUM CAP STAMPED PLS 25937 AT THE SOUTH QUARTER CORNER OF SAID SECTION 26 TO BEAR SOUTH 89°24'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2632.46 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 12. BENCHMARK: A SET NO. 5 REBAR WITH A 2-1/2 INCH ALUMINUM CAP "CP WIND", ELEVATION = 4936.01'
- 13. FOR SURVEY CONTROL AND DATUM INFORMATION, CONTACT BASELINE CORPORATION.
- 14. COORDINATES SHOWN ON THIS DRAWING ARE MODIFIED COLORADO STATE PLANE NORTH ZONE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99972715 (1.0002729245) ABOUT THE ORIGIN (0,0).
- 15. ALIQUOT MONUMENTS DESTROYED DURING CONSTRUCTION TO BE REPLACED BY PROFESSIONAL LAND SURVEYOR.

STANDARD EROSION AND SEDIMENT CONTROL NOTES:

- LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF HEALTH & ENVIRONMENT (CDPHE), AT LEAST TEN (10) DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES IF CONSTRUCTION ACTIVITIES WILL DISTURB 1 (ONE) OR MORE ACRES OF LAND. OR IF THE PROJECT BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB 1 (ONE) OR MORE ACRES. IN THE EVENT THAT LOT/PARCEL, WHICH BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT DISTURBED 1 (ONE) OR MORE ACRES, IS SOLD THEN THE NEW LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT COVERAGE FOR THAT LOT/PARCEL.
- 2. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR OBTAINING A GRADING PERMIT FROM THE TOWN IF CONSTRUCTION ACTIVITIES WILL DISTURB 1 (ONE) OR MORE ACRES OF LAND, OR IF THE PROJECT BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB 1 (ONE) OR MORE ACRES.
- 3. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MUST KEEP A COPY OF THE CDPHE STORMWATER DISCHARGE PERMIT, STORMWATER MANAGEMENT PLAN (SWMP) AND INSPECTION LOG AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT. AND FOR AN ADDITIONAL THREE (3) YEARS AFTER INACTIVATION FORM IS FILED WITH THE STATE.
- 4. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MAY INACTIVATE THE STATE PERMIT WHEN FINAL STABILIZATION IS REACHED. AS LONG AS ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED.
- 5. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MUST PERFORM INSPECTIONS OF ALL BMPS EVERY 14 DAYS AND ALSO AFTER ANY SIGNIFICANT STORM EVENT (RAIN OR SNOWMELT) THAT MAY CAUSE EROSION TO ENSURE THAT BMPS ARE FUNCTIONING PROPERLY. INSPECTION LOGS MUST BE KEPT WITH THE SWMP. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY.
- 6. ALL CONSTRUCTION PROJECTS, WHETHER THEY DISTURB LESS OR MORE THAN 1 (ONE) ACRE SHALL INSTALL, MAINTAIN AND REPAIR EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) ACCORDING TO THE STORMWATER MANAGEMENT PLAN (SWMP) AND/OR EROSION CONTROL PLAN TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. EROSION & SEDIMENT CONTROL MEASURES (BMPS) MUST BE INSTALLED PRIOR TO GRADING OR LAND DISTURBING ACTIVITIES.
- 7. LANDOWNERS AND/OR CONTRACTORS MUST ENSURE THAT VEHICLES DO NOT TRACK EARTH MATERIALS ONTO STREETS AND MUST IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS. EITHER SWEEPING BY HAND OR THE USE OF STREET SWEEPERS IS ACCEPTABLE. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
- 8. ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROW.
- 9. THE USE OF DIRT RAMPS IS PROHIBITED. A ROCK PAD ENTRANCE SHOULD BE INSTALLED WHERE CONSTRUCTION VEHICLES NEED TO ENTER OR EXIT FROM AN UNPAVED AREA INTO A PAVED ROAD.
- 10. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR CONTROLLING WASTE SUCH AS DISCARDING BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE, AS APPLICABLE.
- 11. WASTE COLLECTION AREAS SHOULD BE LOCATED AWAY FROM THE STORM DRAINAGE SYSTEM. CONSIDERATION SHOULD BE GIVEN TO COVERING WASTE STORAGE DUMPSTERS, TO BE ABLE TO CONTAIN WINDBLOWN MATERIALS.
- 12. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING ROAD/CONCRETE CUTTING NEED TO BE PROTECTED. ALL WASTE PRODUCTS GENERATED DURING CUTTING ACTIVITIES MUST BE REMOVED ON A DAILY BASIS.
- 13. WATER USE TO CLEAN CEMENT/CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN, AND SHALL ALLOW THE LIQUIDS TO INFILTRATE, EVAPORATE OR DRY OUT. DRIED CONCRETE WASTE SHALL BE REMOVED AND PROPERLY DISPOSED OF.
- 14. THE DISCHARGE OF SANITARY WASTE IN THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE AND AWAY FROM STORM INLETS AND/OR DRAINAGE WAYS.
- 15. SPILL PREVENTION AND CONTAINMENT BMP'S FOR CONSTRUCTION MATERIALS, WASTE AND FUEL MUST BE PROVIDED. SPILLS THAT MAY REACH THE STORM SEWER SYSTEM MUST BE REPORTED ACCORDING TO FEDERAL, STATE AND COUNTY REGULATIONS.
- 16. STORM INLETS WITHIN AND/OR ADJACENT TO THE CONSTRUCTION SITE SHOULD BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.
- 17. RUNOFF FROM STOCKPILED AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION (MULCH & SEEDING, EROSION CONTROL BLANKETS, ETC). ANY STOCKPILE LOCATED NEAR A DRAINAGE WAY, MUST BE PROVIDED WITH ADDITIONAL BMPS PROTECTION SUCH AS TEMPORARY DIKES OR SILT FENCE.

STANDARD EROSION AND SEDIMENT CONTROL NOTES (CONTINUED:

- 18. NATURAL VEGETATION SHALL BE PRESERVED AND PROTECTED WHENEVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS SHOULD BE STABILIZED WITHIN 14 DAYS.
- 19. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED.
- 20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION AND THE PERMIT HAS BEEN INACTIVATED. THE STORMWATER VOLUME CAPACITY OF PONDS MUST BE RESTORED, AND STORM SEWER LINES AND/OR DRAINAGE INFRASTRUCTURE SHOULD BE CLEANED UPON COMPLETION OF PROJECT.
- 21. CONDITIONS IN THE FIELD MAY WARRANT EROSION AND SEDIMENT CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THE SWMP AND/OR EROSION CONTROL PLAN. THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
- 22. ALL AREAS NOT LANDSCAPED OR COVERED BY OTHER PERMANENT SURFACES SHALL BE RESEEDED PER TABLE RV-10 GRASS SEEDING TABLES BASED ON RANGE SITES FOR SANDY MEADOW AND SANDY PLAINS SITE CONDITIONS, AS CONTAINED IN WELD COUNTY CODE, CHAPTER 8, ARTICLE XI - STORM DRAINAGE CRITERIA, DIVISION I - GENERAL PROVISIONS, CHAPTER 12 - REVEGETATION.

LEGEND

EXISTING LINETYPES		PROPOSED LINETYPES	
8	1	 81 	MINOR CONTOUR (1' INTERVAL)
		 5280 	MAJOR CONTOUR (5' INTERVAL)
			PROPERTY BOUNDARY
			LOT LINE
			EASEMENT
			EDGE OF ASPHALT
			EDGE OF GRAVEL
			CURB AND GUTTER (SPILL/CATC
xx	xx		WIRE FENCE
··_>··_	···	·- 	DITCH FLOWLINE
——— W ———	W	——— w ———	WATER LINE
WS	WS	WS	WATER SERVICE
——— SAN ———	—— SAN ———	SAN	SANITARY SEWER MAIN
——— SS ———	SS	ss	SANITARY SEWER SERVICE
——— ST ——	ST		STORM SEWER
—— ОНИ ——	—— OHU ———	OHU	OVERHEAD UTILITY
— т —	т —	——т	UNDERGROUND TELEPHONE

EXISTING PROPOSEI

	SYMBOLS	
<u>25.4±</u> →	<u>25.36</u>	SPOT ELEVATION
3:1	3 :1	NOMINAL SLOPE ON CUT OR FILL
\Rightarrow	\rightarrow	FLOW DIRECTION, TYPICALLY ON PAVED SURFACE
~	~	FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
\		FIRE HYDRANT
\bowtie	H	WATER VALVE
(\$)	S	SANITARY MANHOLE
		CONCRETE FLARED END SECTION
-\\	*	LIGHT POLE
Ø	Ø	POWER POLE



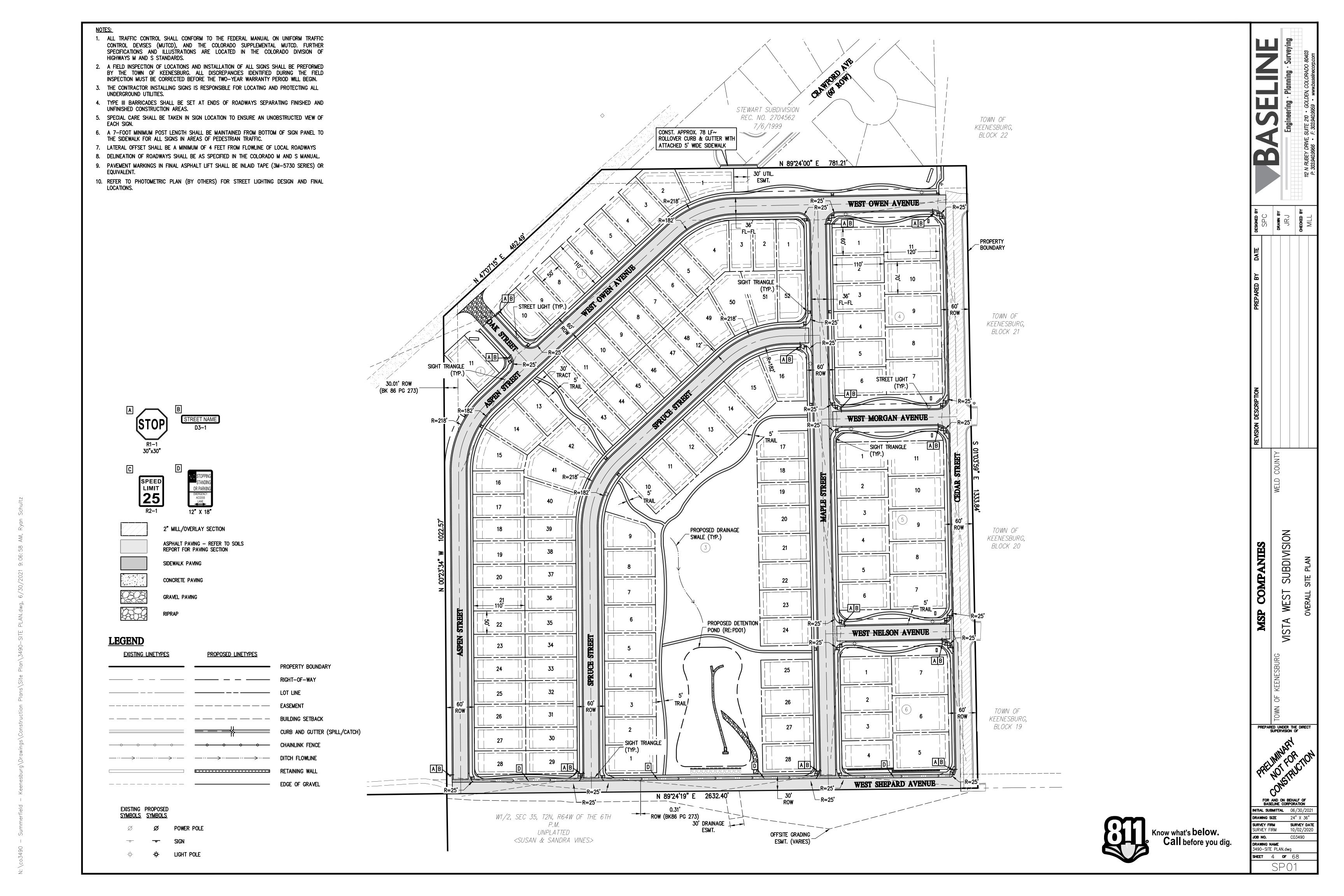
COMPANIES

MSP

INITIAL SUBMITTAL 06/30/20 DRAWNG SIZE 24" X 36" SURVEY DATI 10/02/202

SURVEY FIRM SURVEY FIRM JOB NO. CO3490 DRAWING NAME 3490—Cover, Notes, & Details.dw **SHEET** 2 **OF** 68

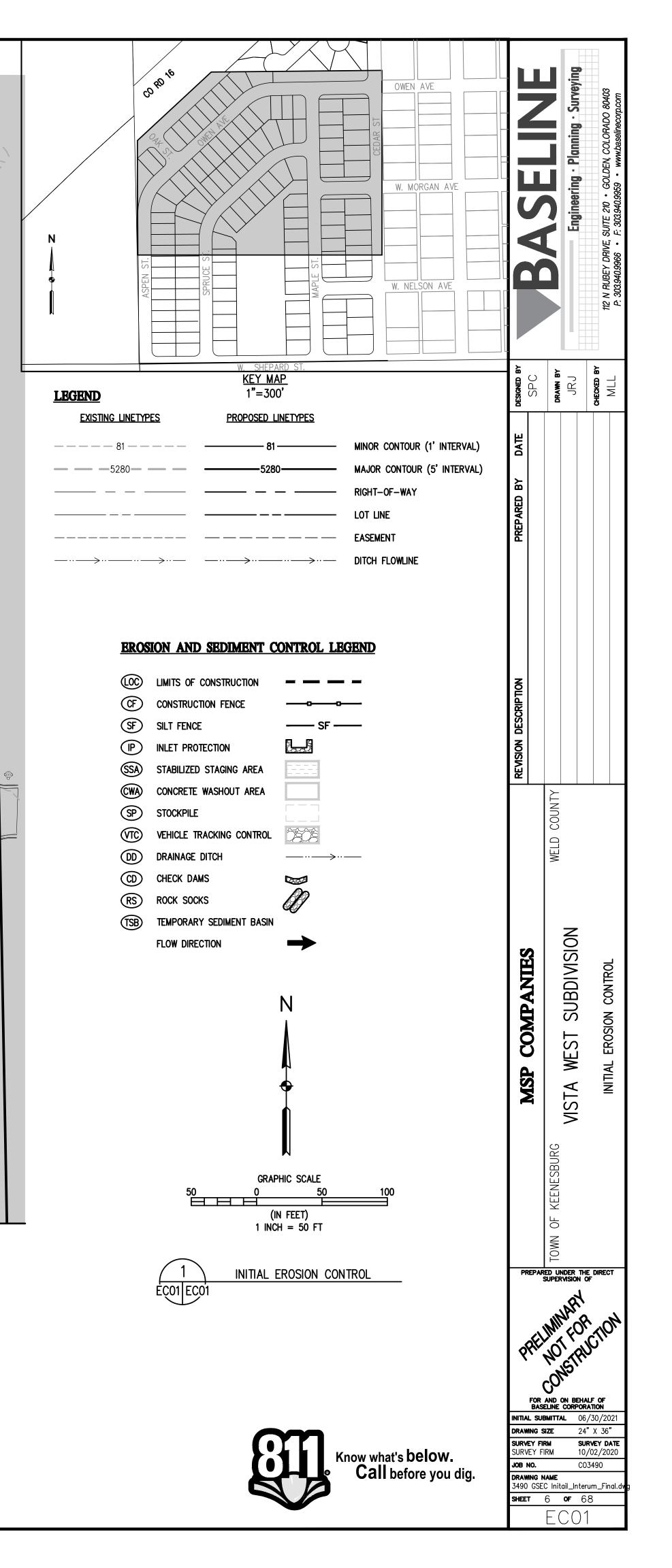
co3490 — Summerfield — Keenesbura\Drawings\Sketch Plan\3490 FXISTING CONDITIONS & DFMO.dwa. 6/30/2021 9:06:46 AM. Rvan Schultz



:\co3490 — Summerfield — Keenesbura\Drawinas\Sketch Plan\3490 UTII.IY.dwa. 6/30/2021 9:07:10 AM. Rvan Schultz

INITIAL/INTERIM BMP'S TO BE REMOVED AFTER FINAL STABILIZATION

OF THE SITE IS COMPLETE



MATCHLINE SEE SHEET ECO1

(100)

CONSTRUCTION BOUNDARY

OWEN AVE

W. MORGAN AVE

W. NELSON AVE

COMPANIES

MSP

SUBDIVISI

VISTA

INITIAL SUBMITTAL 06/30/20

DRAWING SIZE 24" X 36"

3490 GSEC Initail_Interum_Final.

SHEET 6 OF 68

SURVEY FIRM SURVEY FIRM

DRAWING NAME

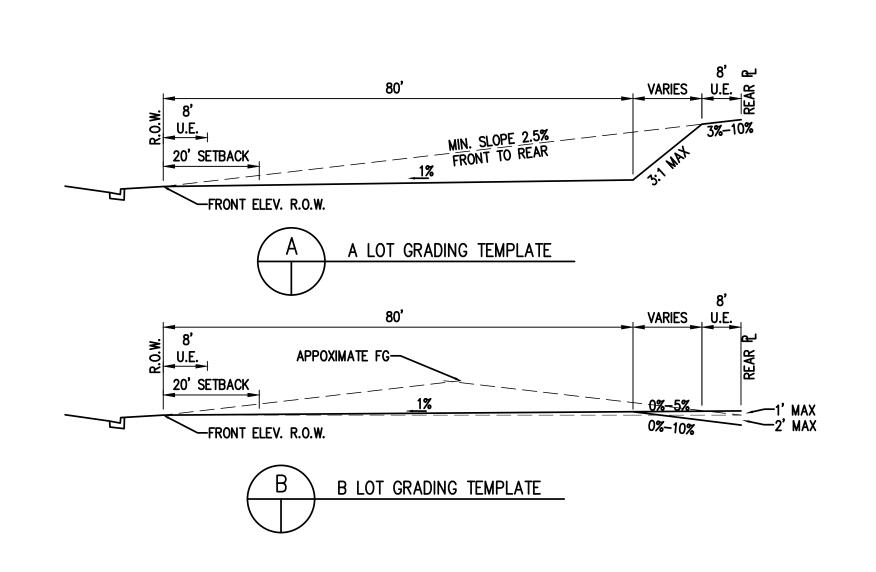
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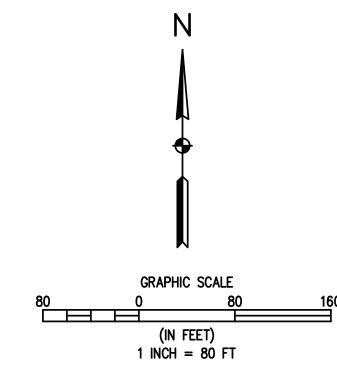
SURVEY DATE 10/02/2020

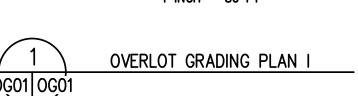
CO3490

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NOTES:

1. MAX SLOPE = 3:1
2. THESE PLANS DO NOT REFLECT STREET CORES.
3. SEE SHEETS EC01 — EC06 FOR EROSION CONTROL.



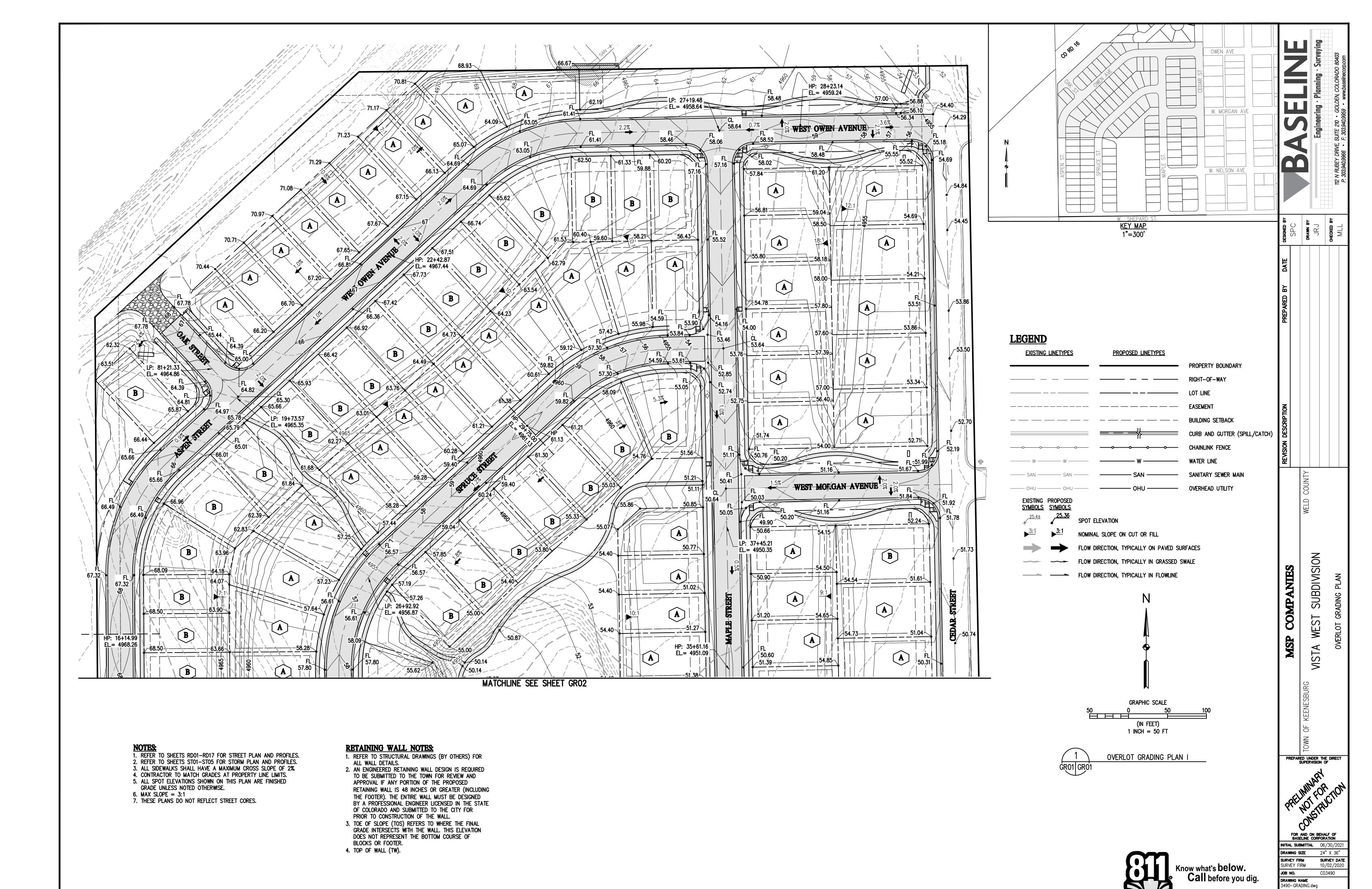
SUBDIVISION MSP COMPANIES **MSTA**
 DRAWING SIZE
 24" X 36"

 SURVEY FIRM
 SURVEY DATE

 SURVEY FIRM
 10/02/2020
 SURVEY FIRM SURVEY FIRM JOB NO. C03490

DRAWING NAME
3490-GRADING.dwg

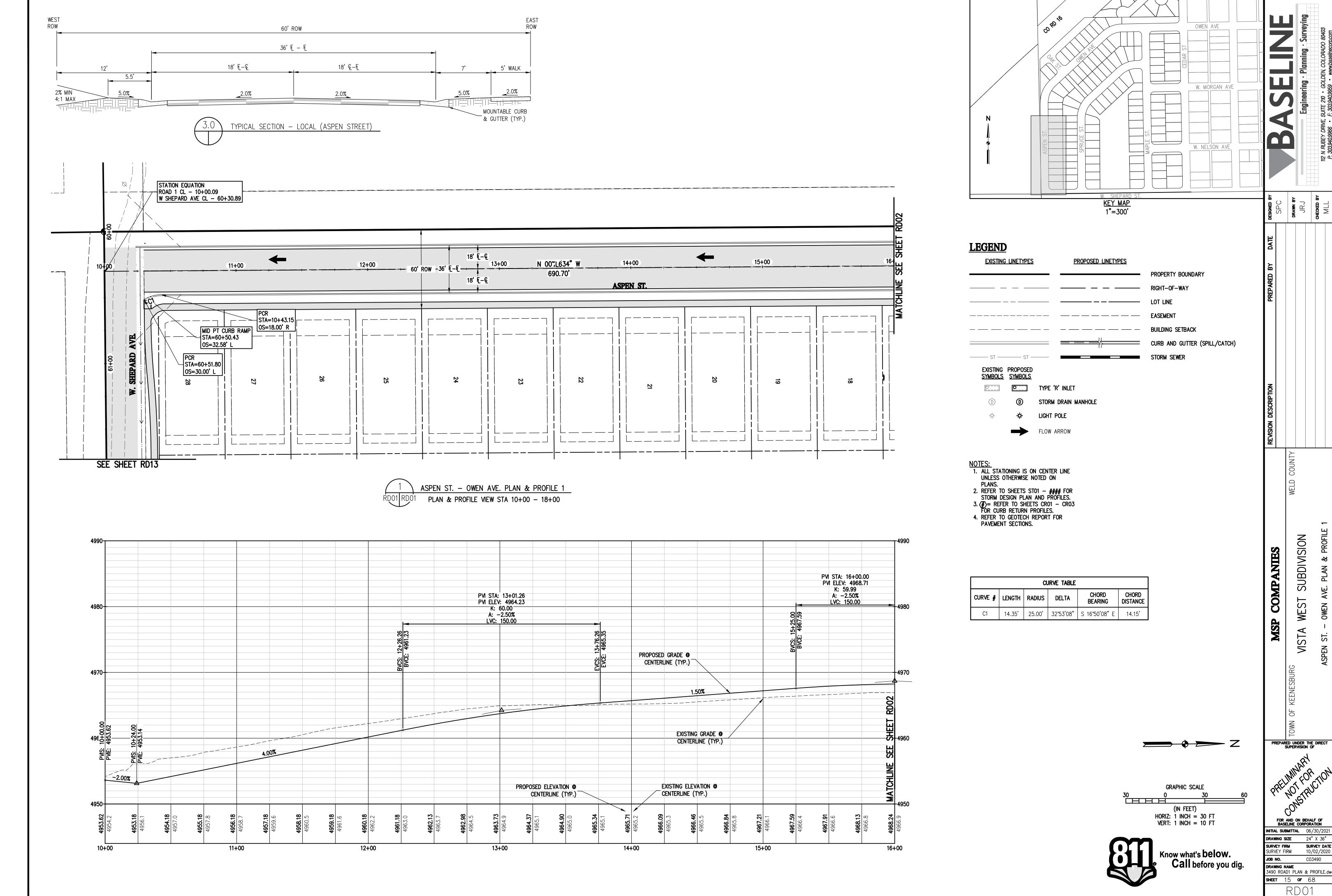
SHEET 12 OF 68 CO3490

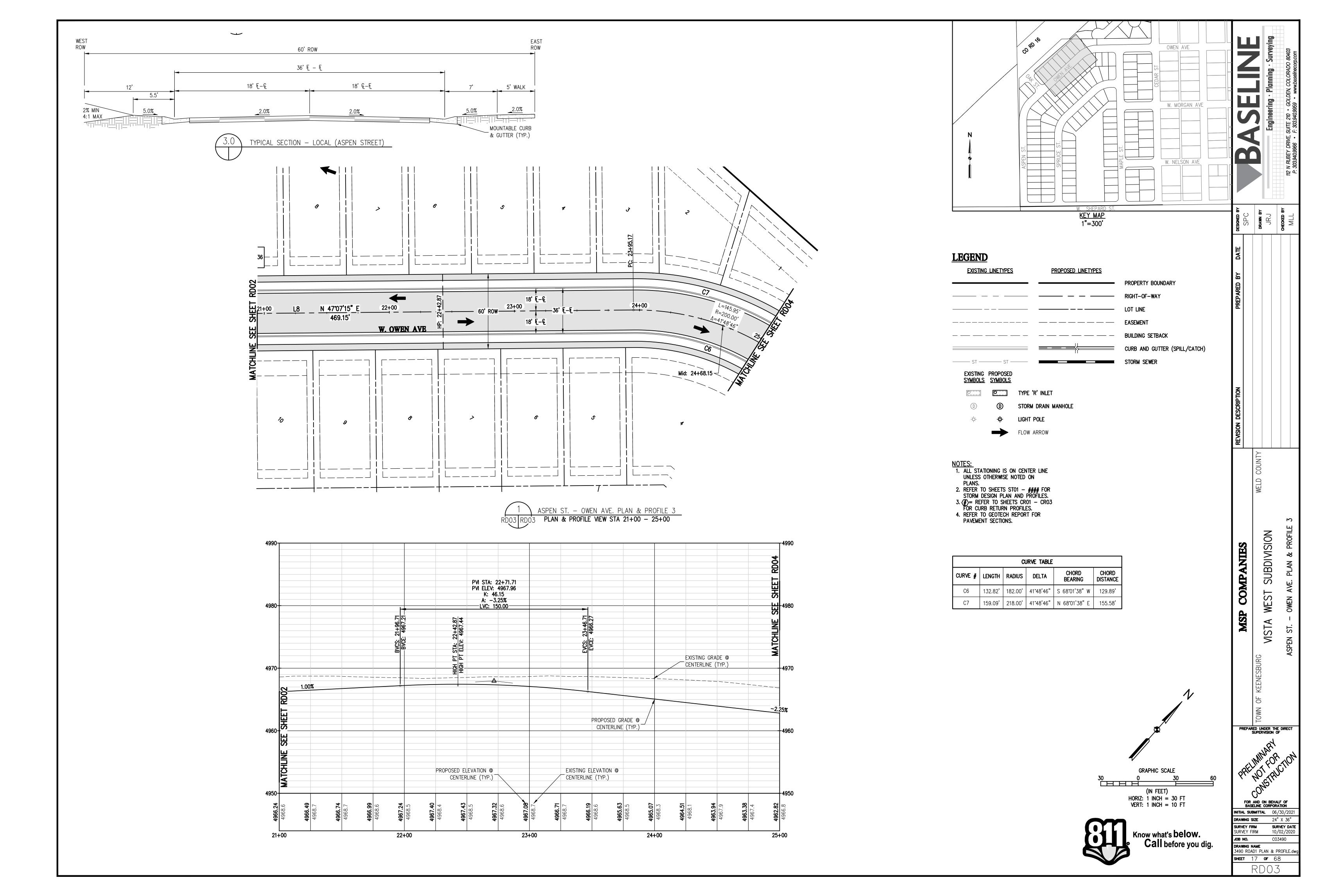


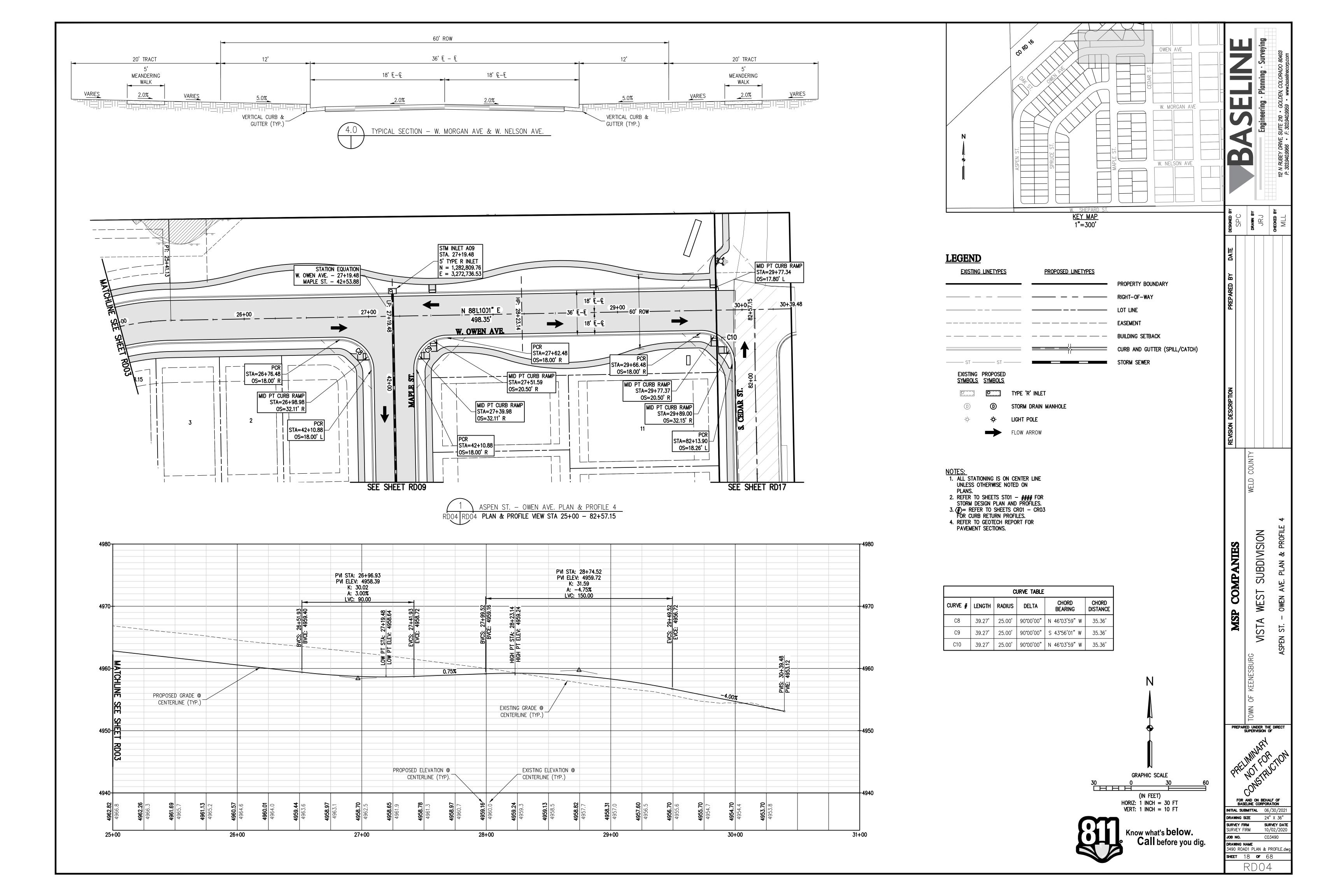
SHEET 13 OF 68

GR01

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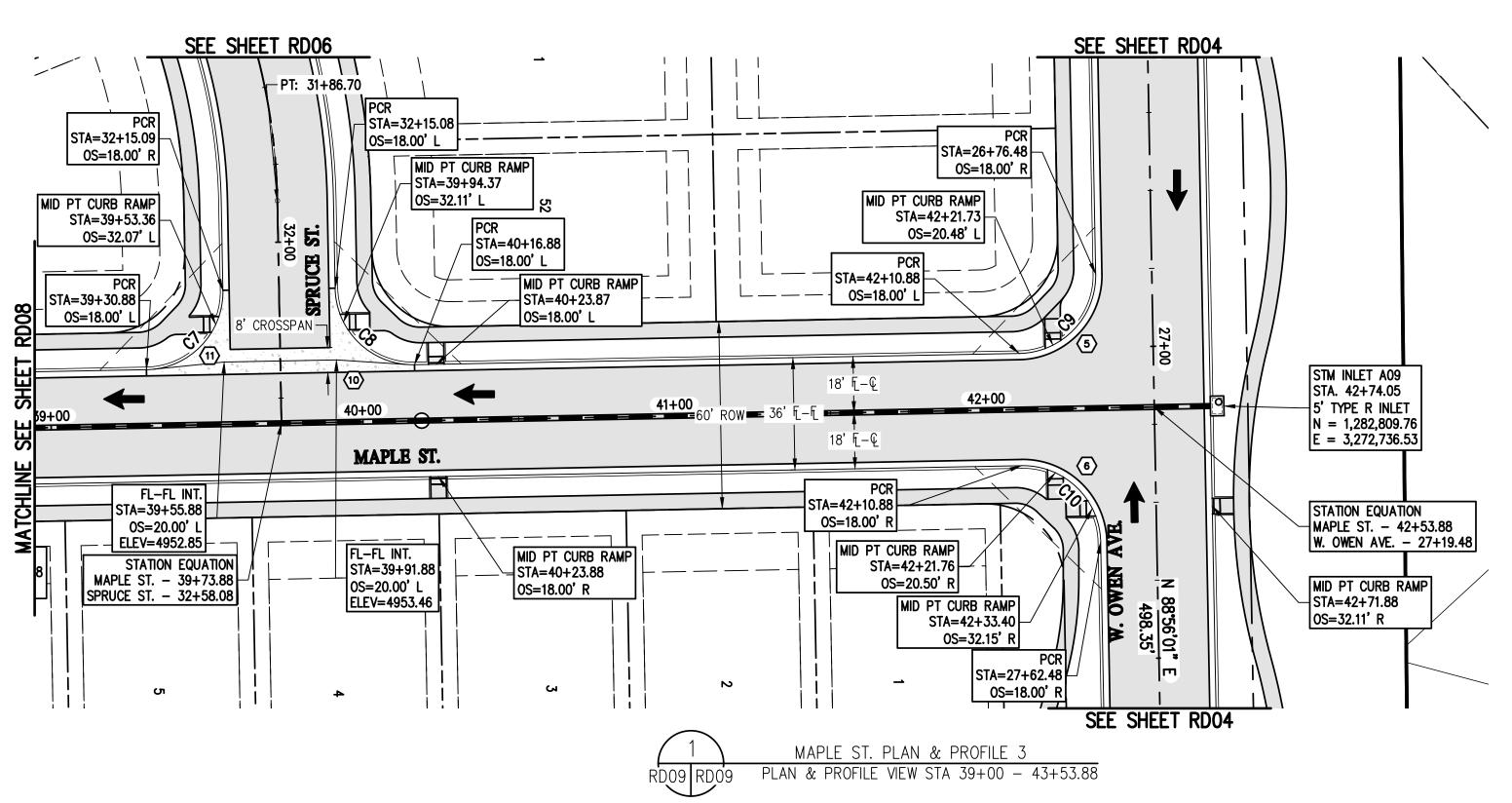




RD08

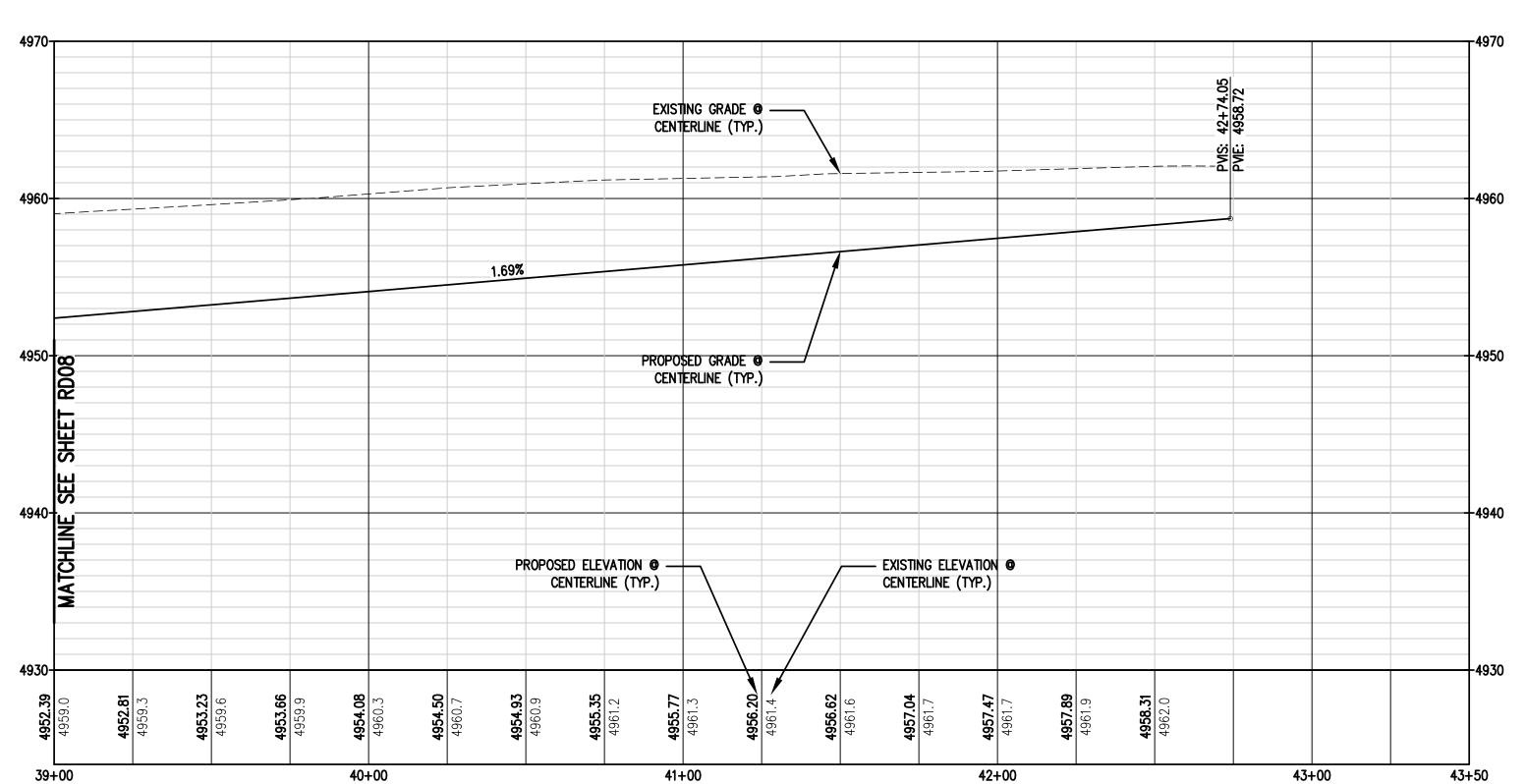
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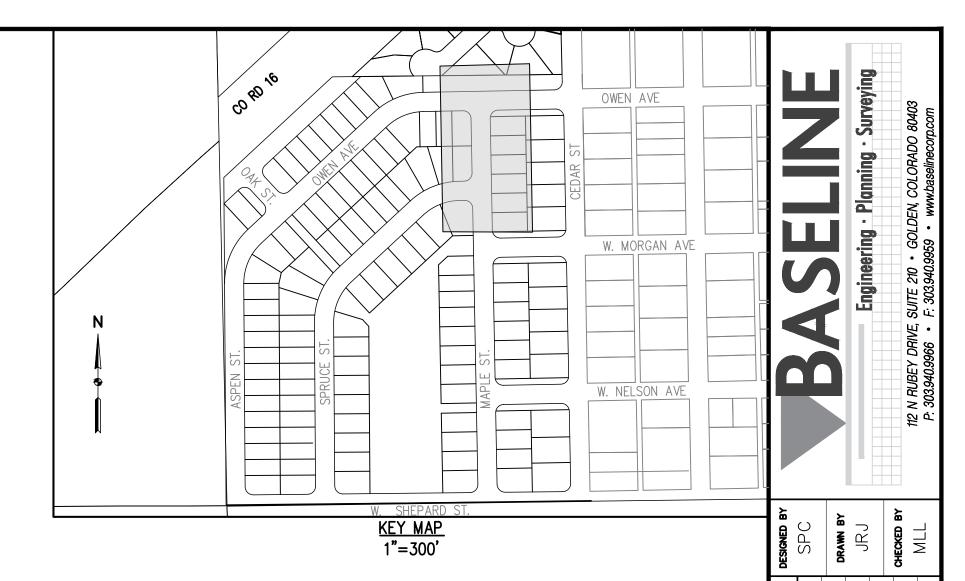
36' E - E



5' WALK

MOUNTABLE CURB & GUTTER (TYP.)





LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
——— ST ———— ST ———		STORM SEWER

EXISTING PROPOSED SYMBOLS SYMBOLS

TYPE 'R' INLET

STORM DRAIN MANHOLE

FLOW ARROW

LIGHT POLE

- NOTES:

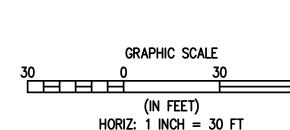
 1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.

 2. REFER TO SHEETS ST01 #### FOR STORM DESIGN PLAN AND PROFILES.

 3. # = REFER TO SHEETS CR01 CR03 FOR CURB RETURN PROFILES.

 4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	39.27	25.00'	90°00'00"	S 46°03'59" E	35.36'
C8	39.27	25.00'	90°00'00"	N 43°56'01" E	35.36'
C9	39.27	25.00'	90°00'00"	N 46°03'59" W	35.36'
C10	39.27	25.00'	90°00'00"	S 43°56'01" W	35.36'



SUBDIVISION

WEST

VISTA

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/202

DRAWNG SIZE 24" X 36"

SURVEY FIRM SURVEY DATE 10/02/2020

DRAWING NAME 3490 ROAD3 PLAN & PROFILE.dw

SHEET 23 **OF** 68

CO3490

JOB NO.

MSP COMPANIES



IORIZ: 1 INCH = 30 FT VERT: 1 INCH = 10 FT	
Know what's below. Call before you dig.	

SUBDIVISION

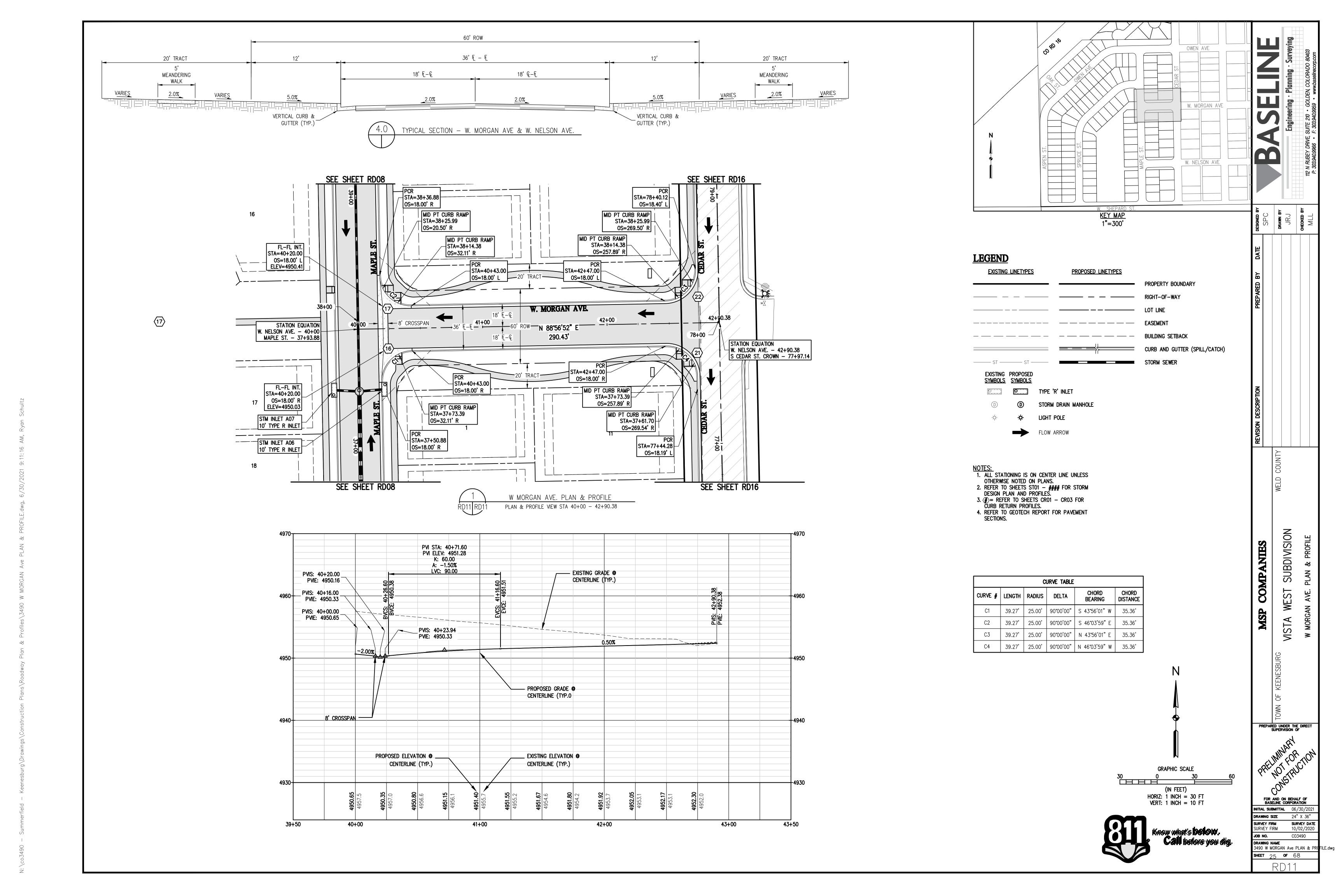
WEST

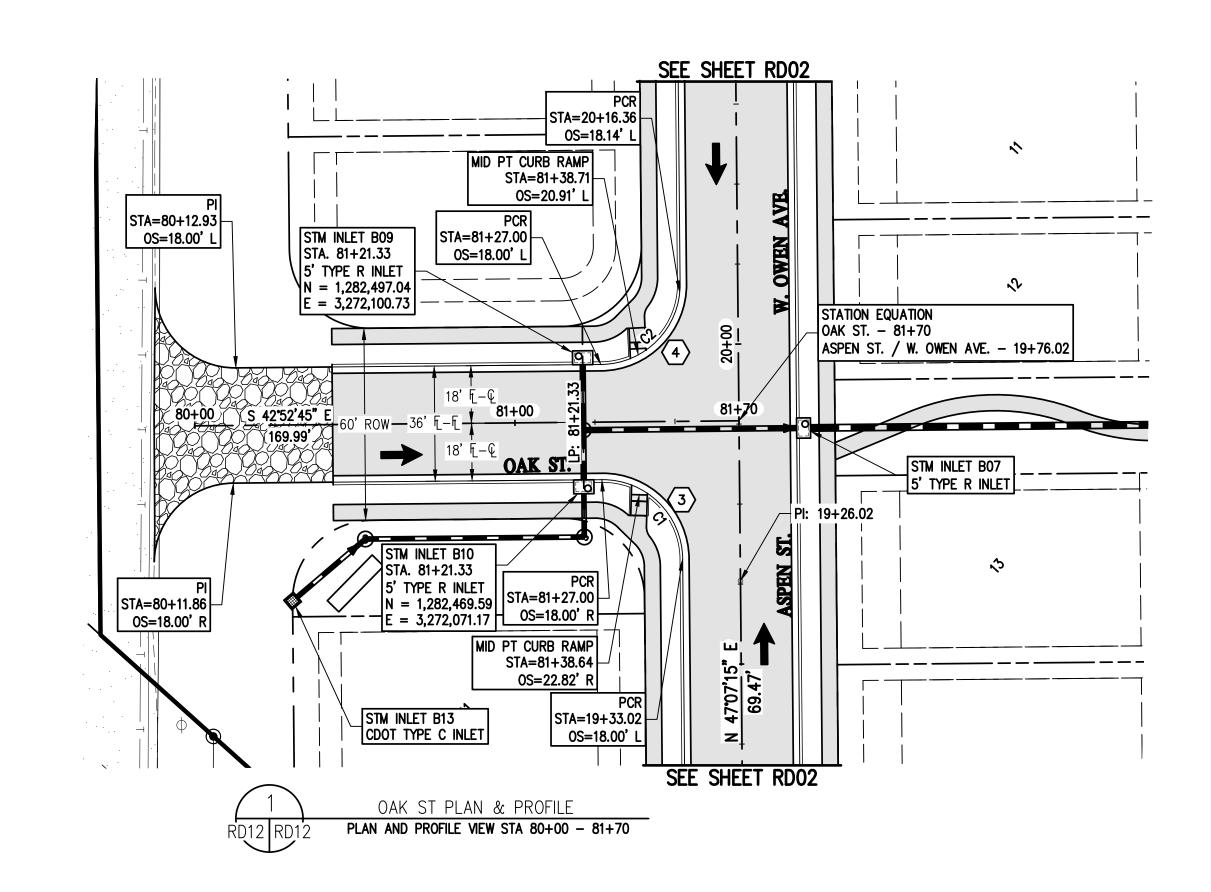
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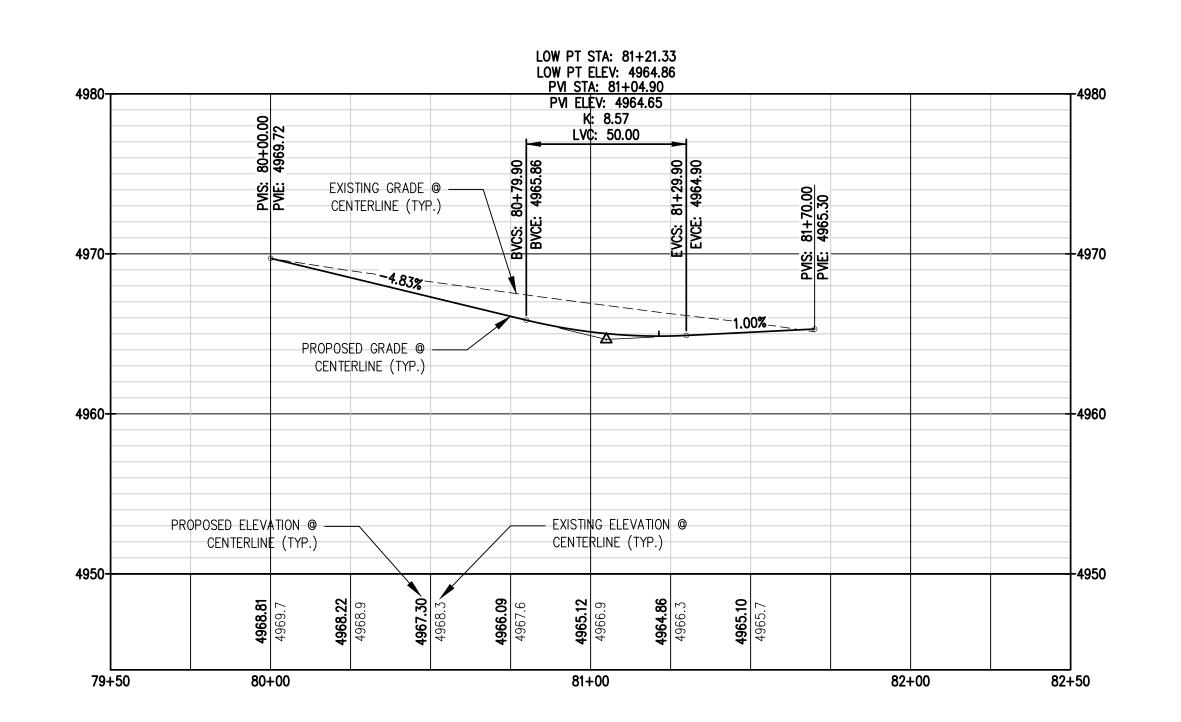
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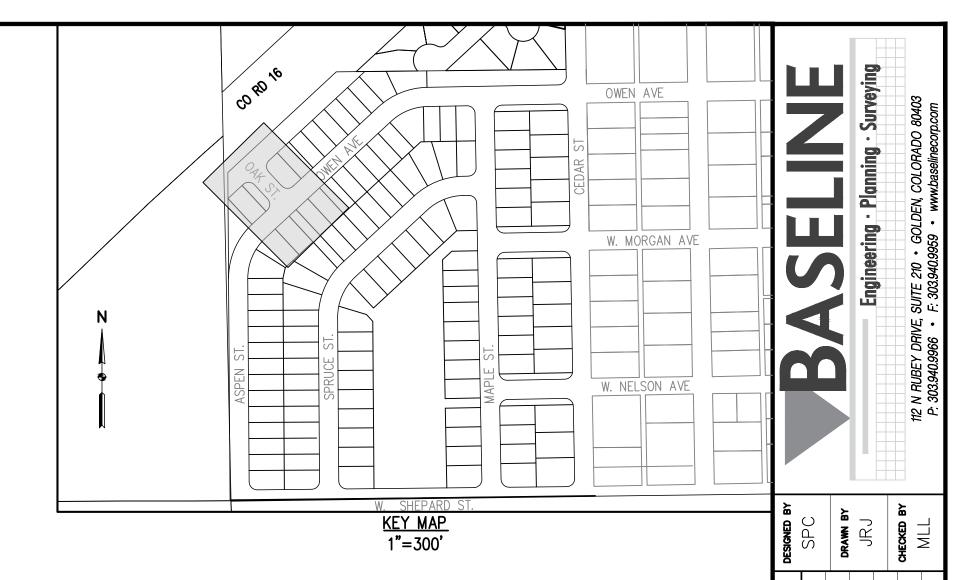
RD10

60'ROW









LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		BUILDING SETBACK
		CURB AND GUTTER (SPILL/CATCH)
——— ST ———— ST ———		STORM SEWER

EXISTING PROPOSED SYMBOLS SYMBOLS

	0	TYPE 'R' INLET
(D)	(D)	STORM DRAIN MANHOLE
- \ \.	*	LIGHT POLE
	\rightarrow	FLOW ARROW
		GRAVEL PAVING

- NOTES:

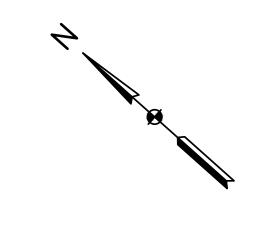
 1. ALL STATIONING IS ON CENTER LINE UNLESS OTHERWISE NOTED ON PLANS.

 2. REFER TO SHEETS ST01 #### FOR STORM DESIGN PLAN AND PROFILES.

 3. (#)= REFER TO SHEETS CR01 CR03 FOR CURB RETURN PROFILES.

 4. REFER TO GEOTECH REPORT FOR PAVEMENT SECTIONS.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	
C1	39.27	25.00'	90°00'00"	N 02°07'15" E	35.36'	
C2	39.27	25.00'	90°00'00"	S 87°52'45" E	35.36'	



SUBDIVISION

WEST

VISTA

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 06/30/202

DRAWNG SIZE 24" X 36" SURVEY FIRM SURVEY DATE SURVEY FIRM 10/02/2020

JOB NO. CO3490

DRAWING NAME
OAK ST PLAN & PROFILE.dwg

SHEET 26 OF 68

RD12

MSP COMPANIES

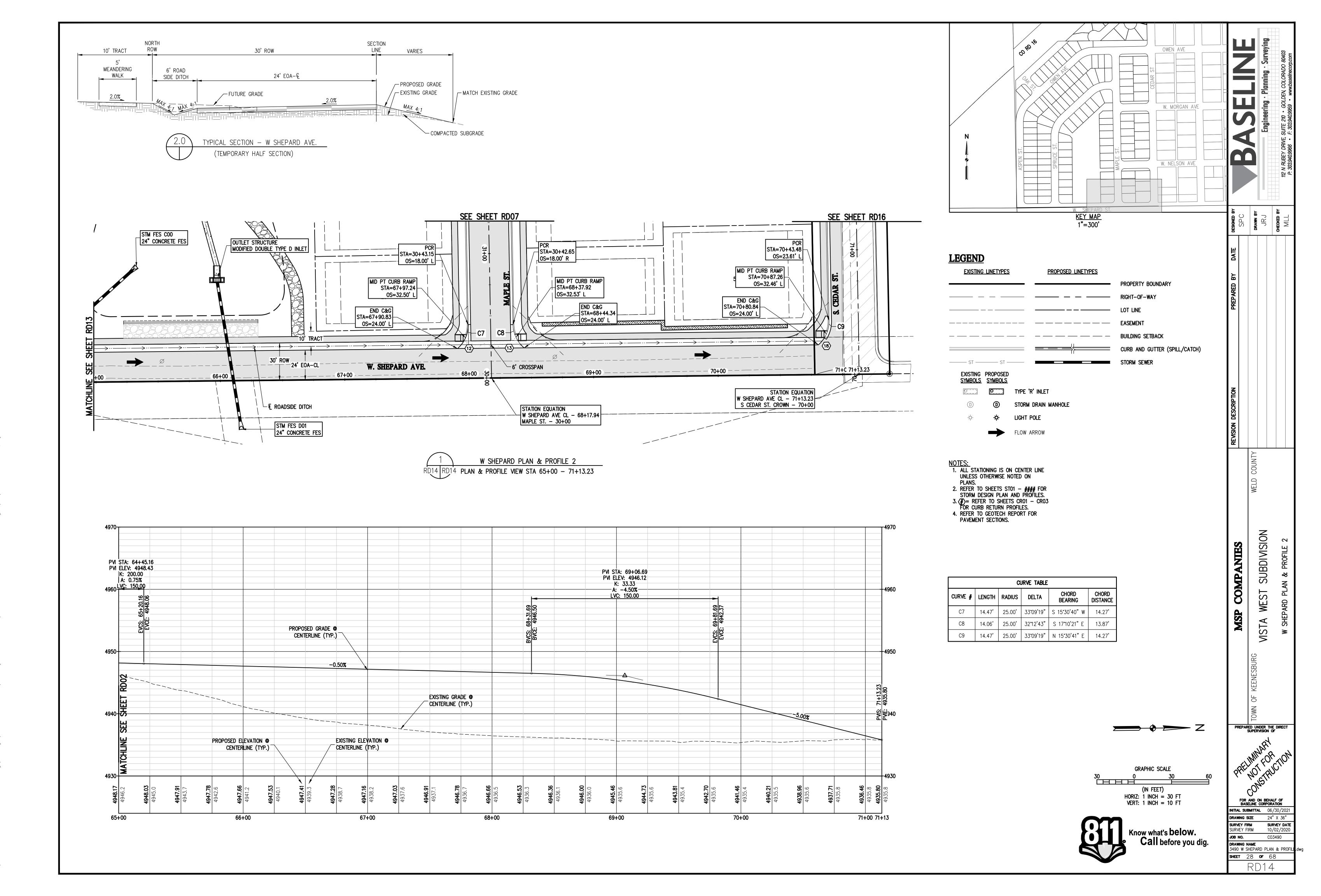
GRAPHIC SCALE (IN FEET) HORIZ: 1 INCH = 30 FT VERT: 1 INCH = 10 FT

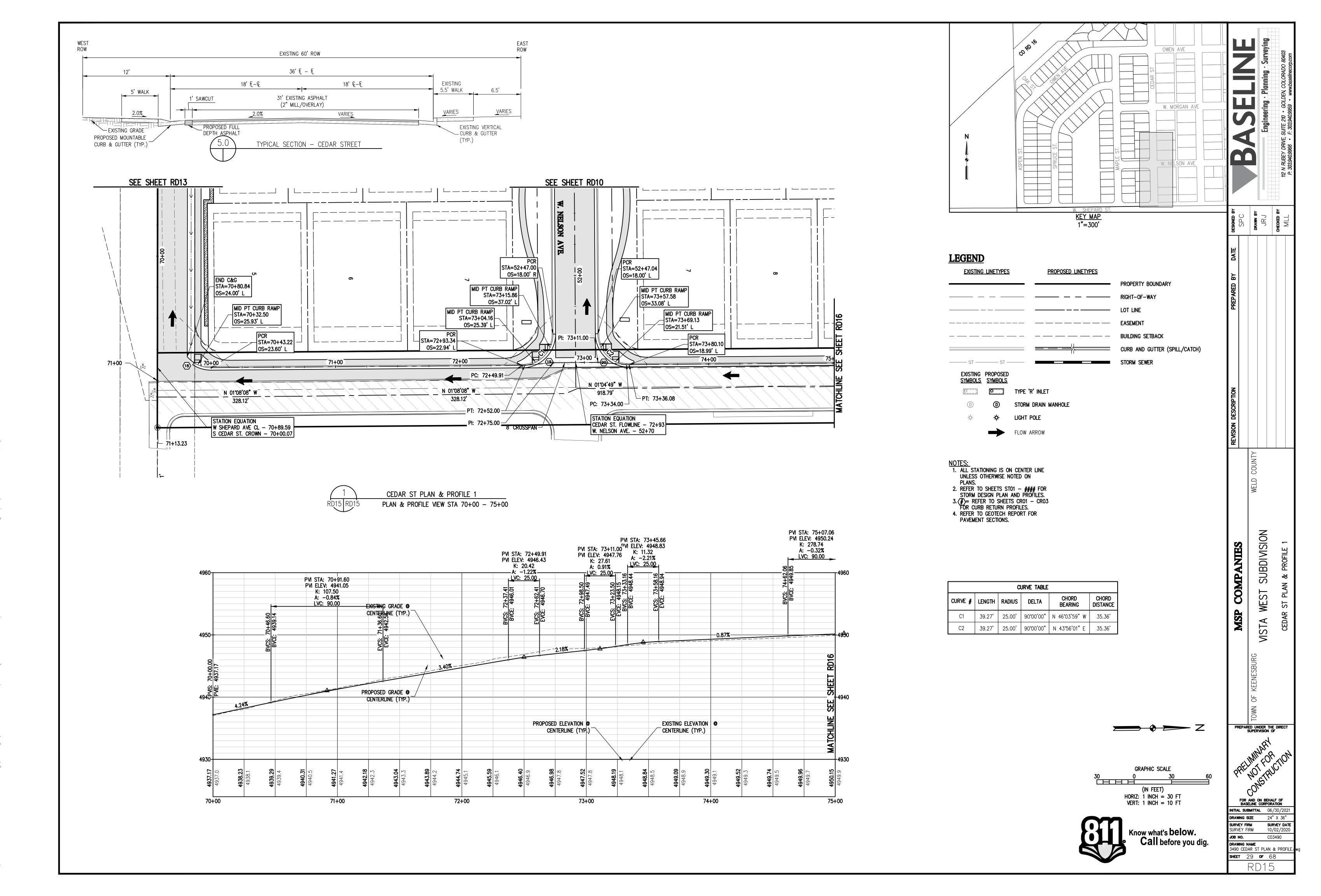


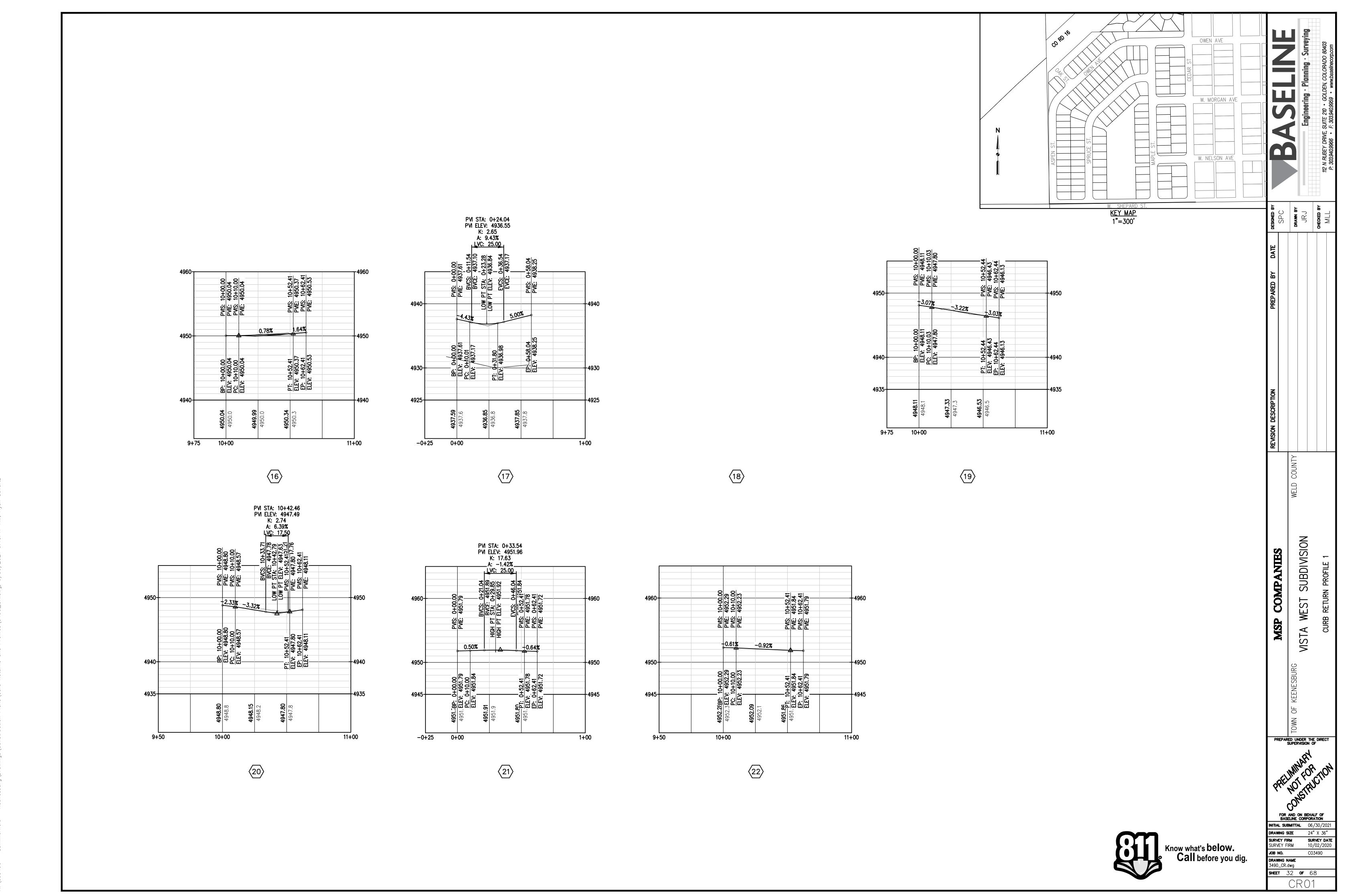
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SHEET 27 **OF** 68

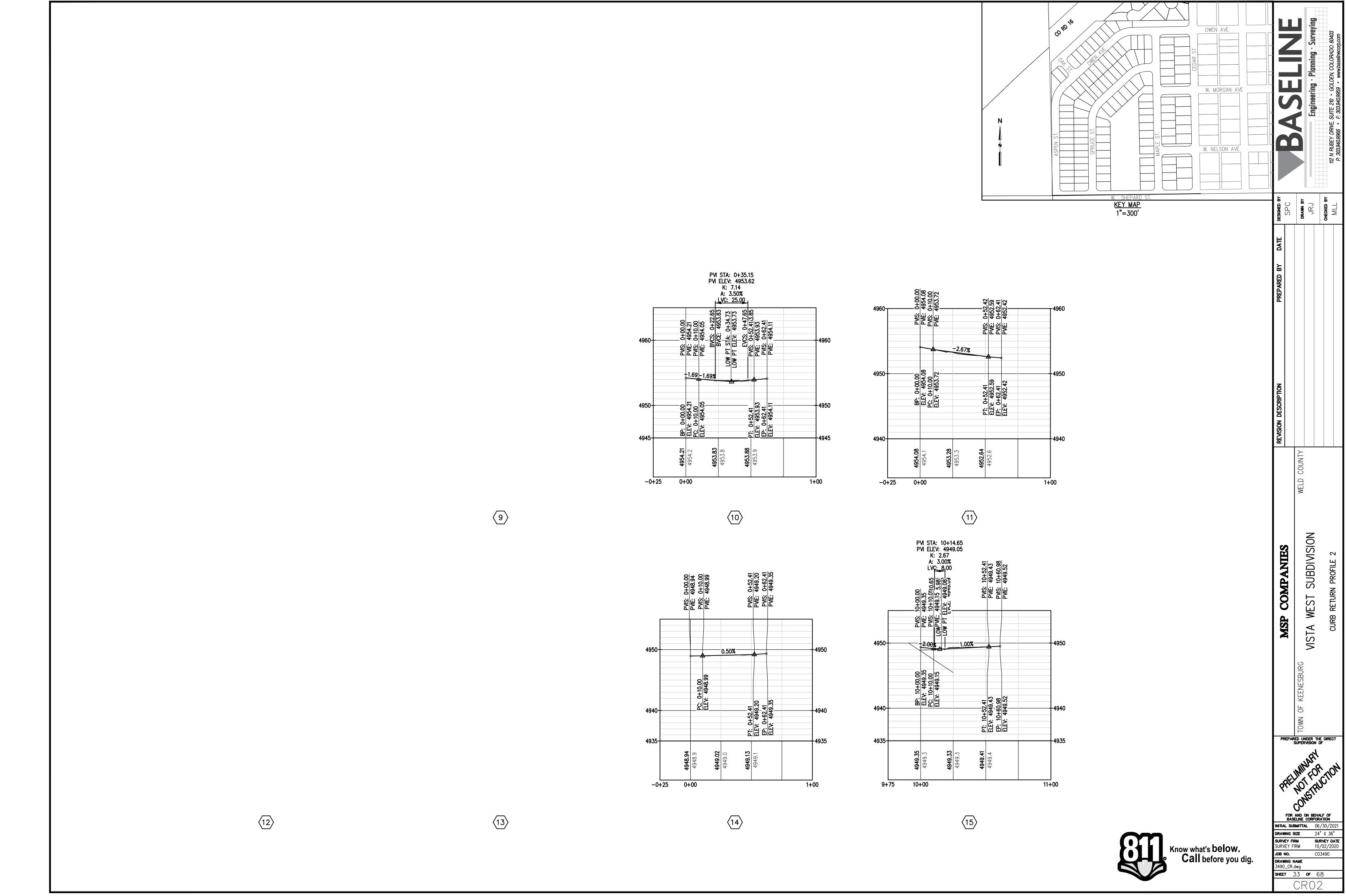
RD13

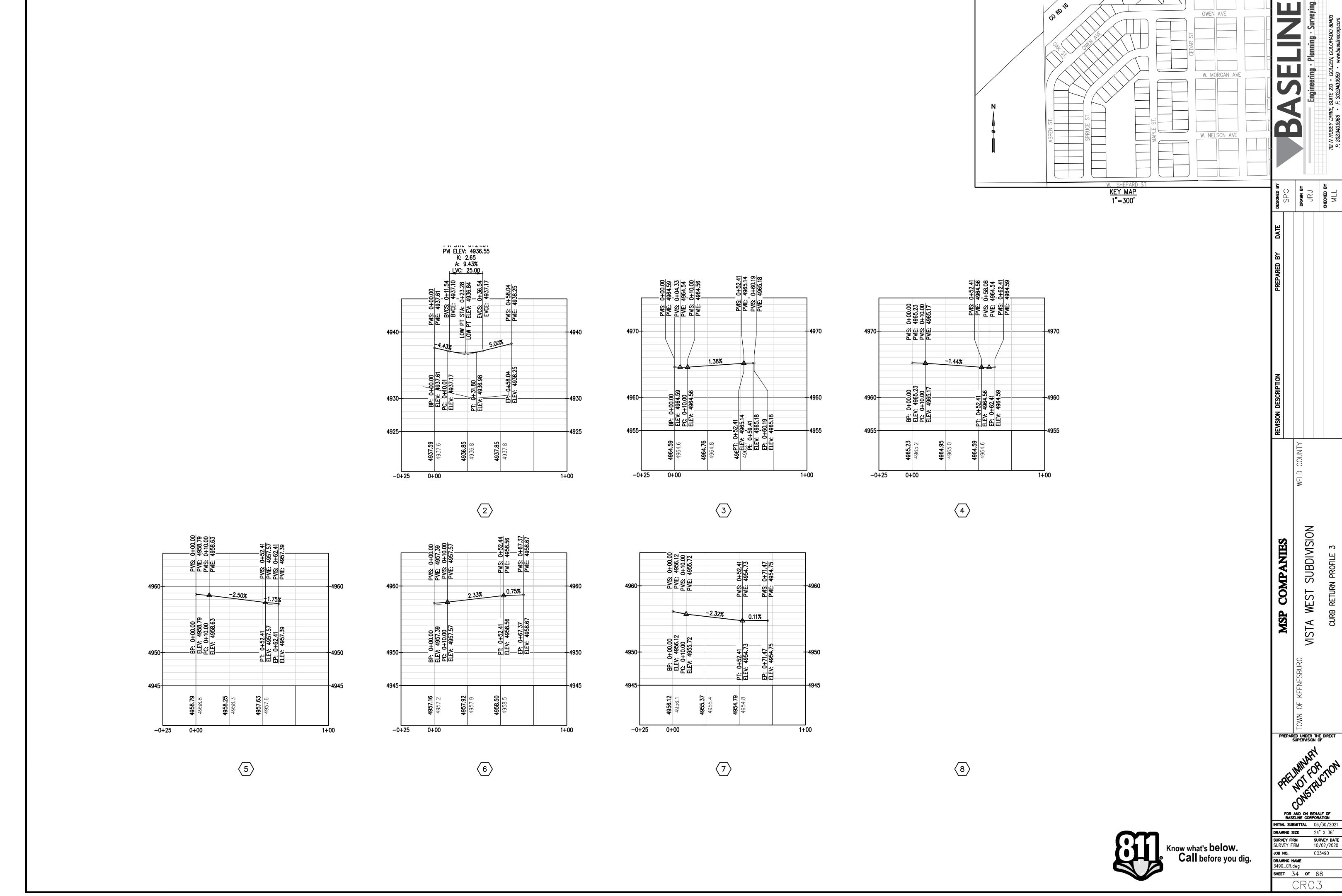






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Know what's **below.**Call before you dig.

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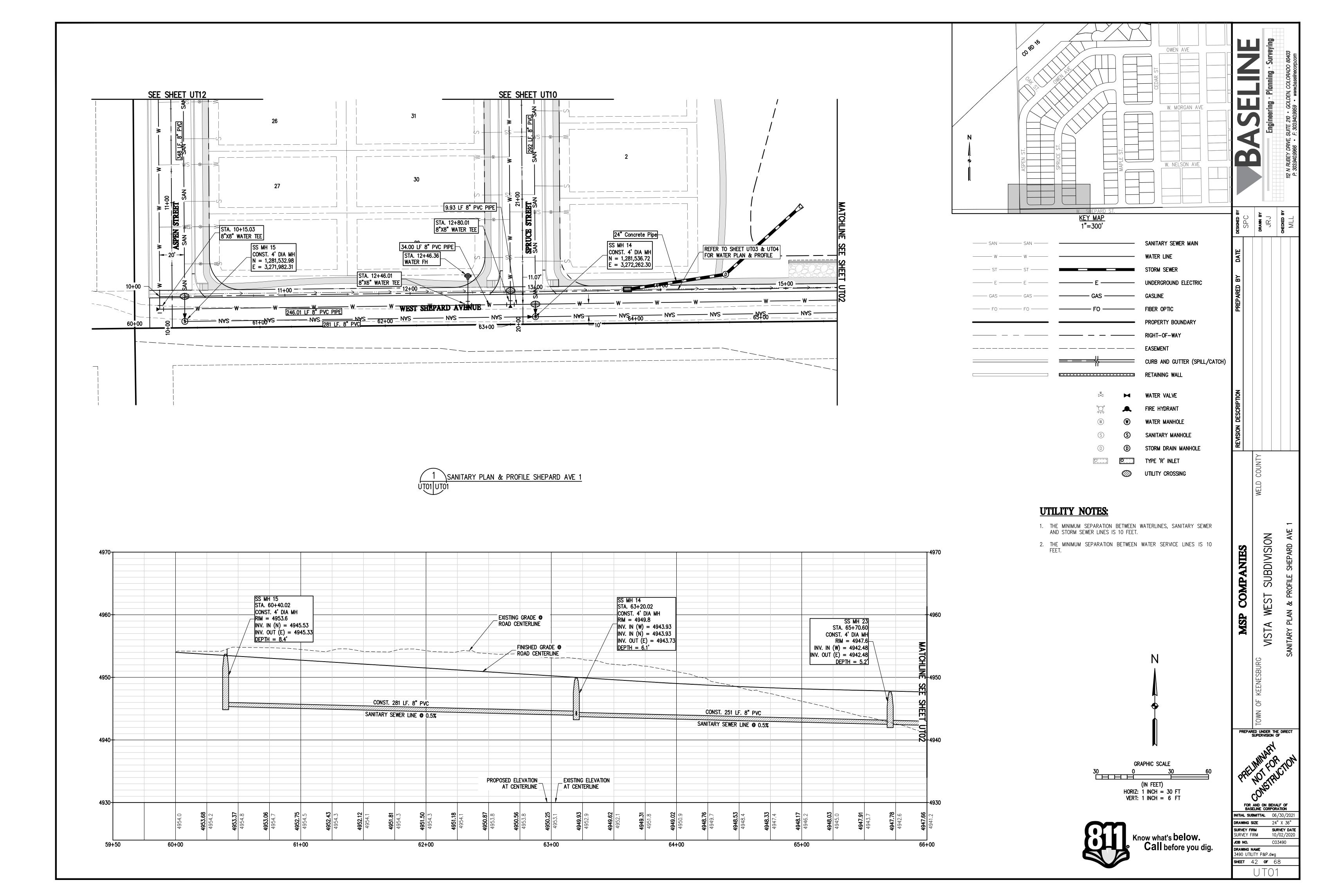
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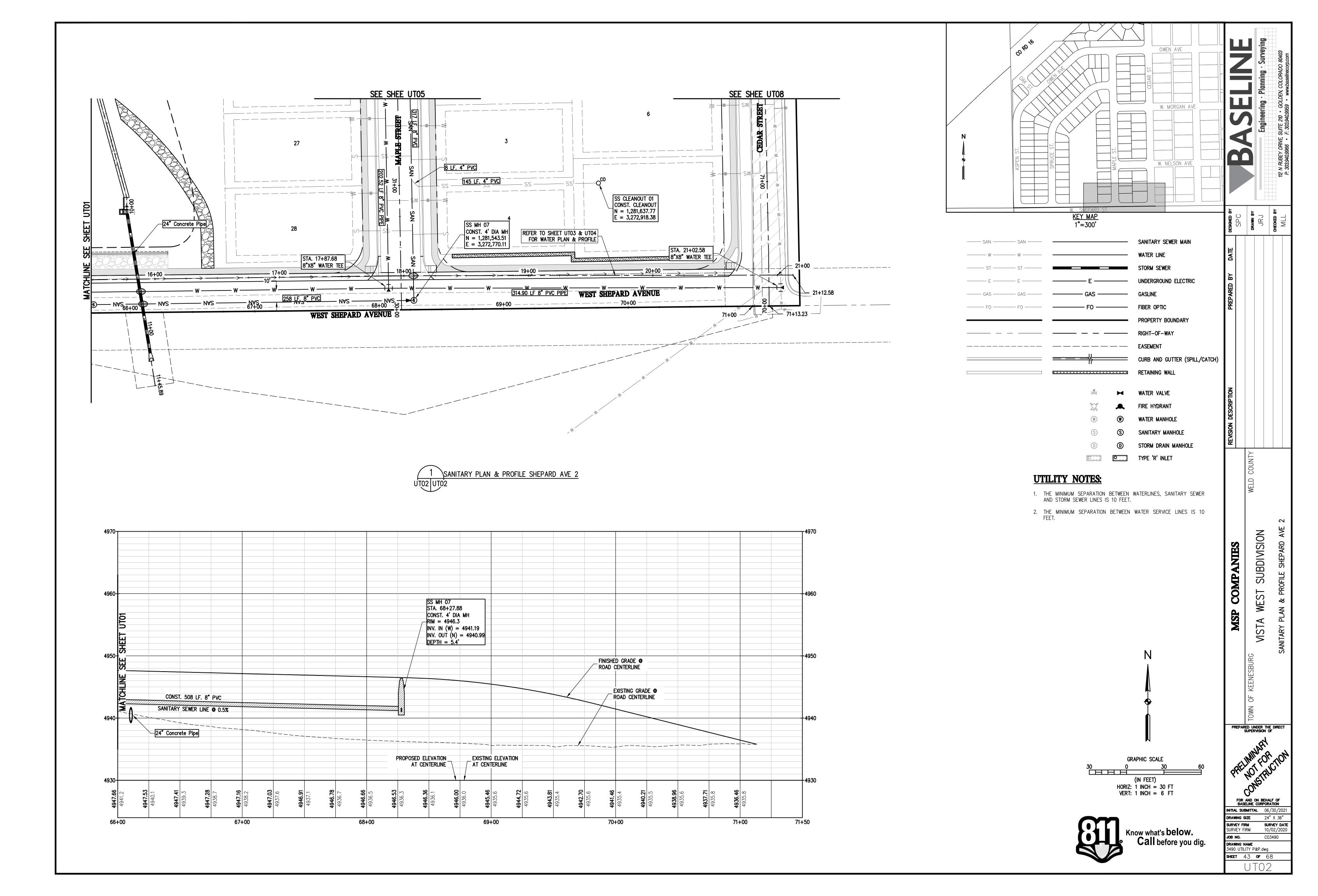
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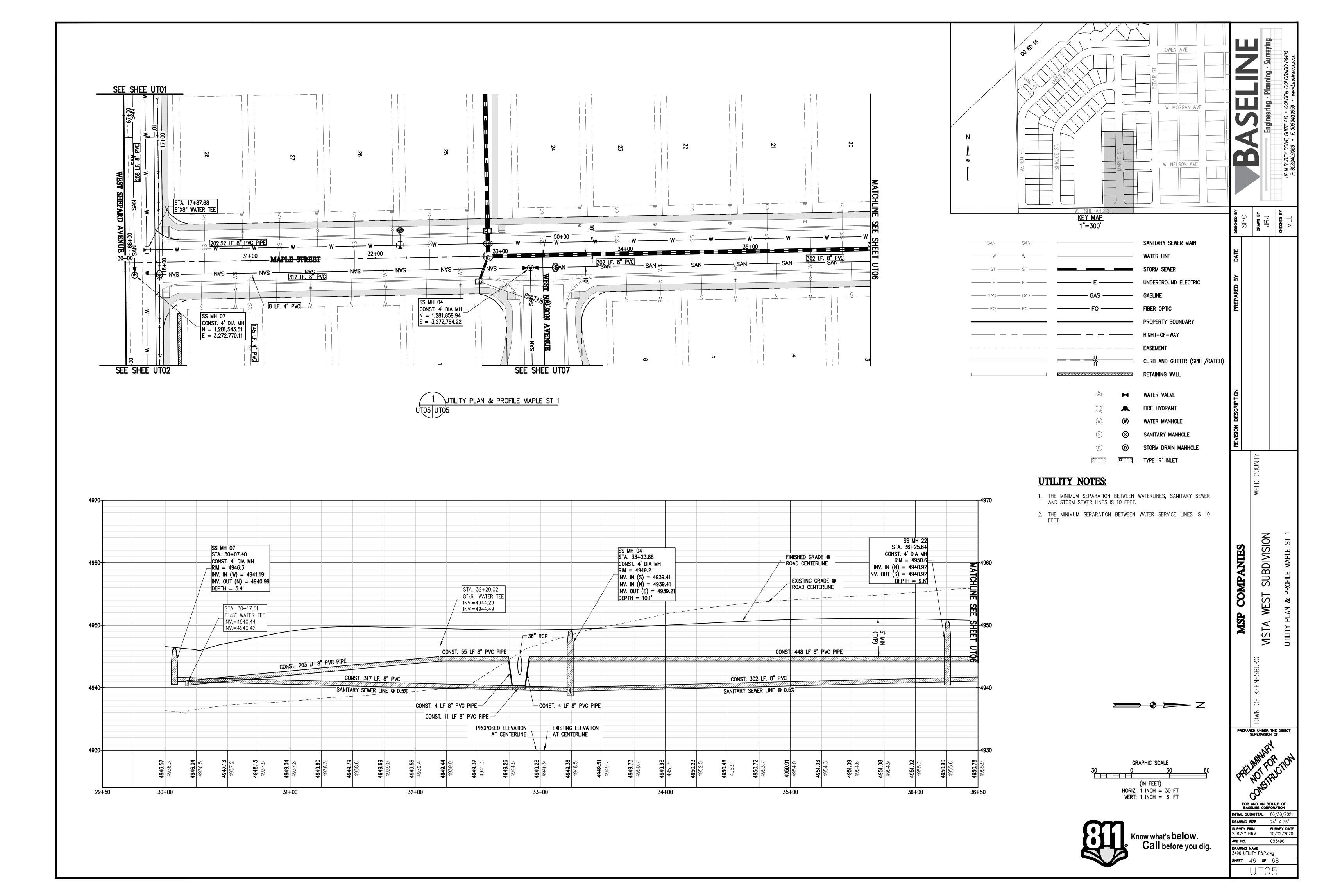
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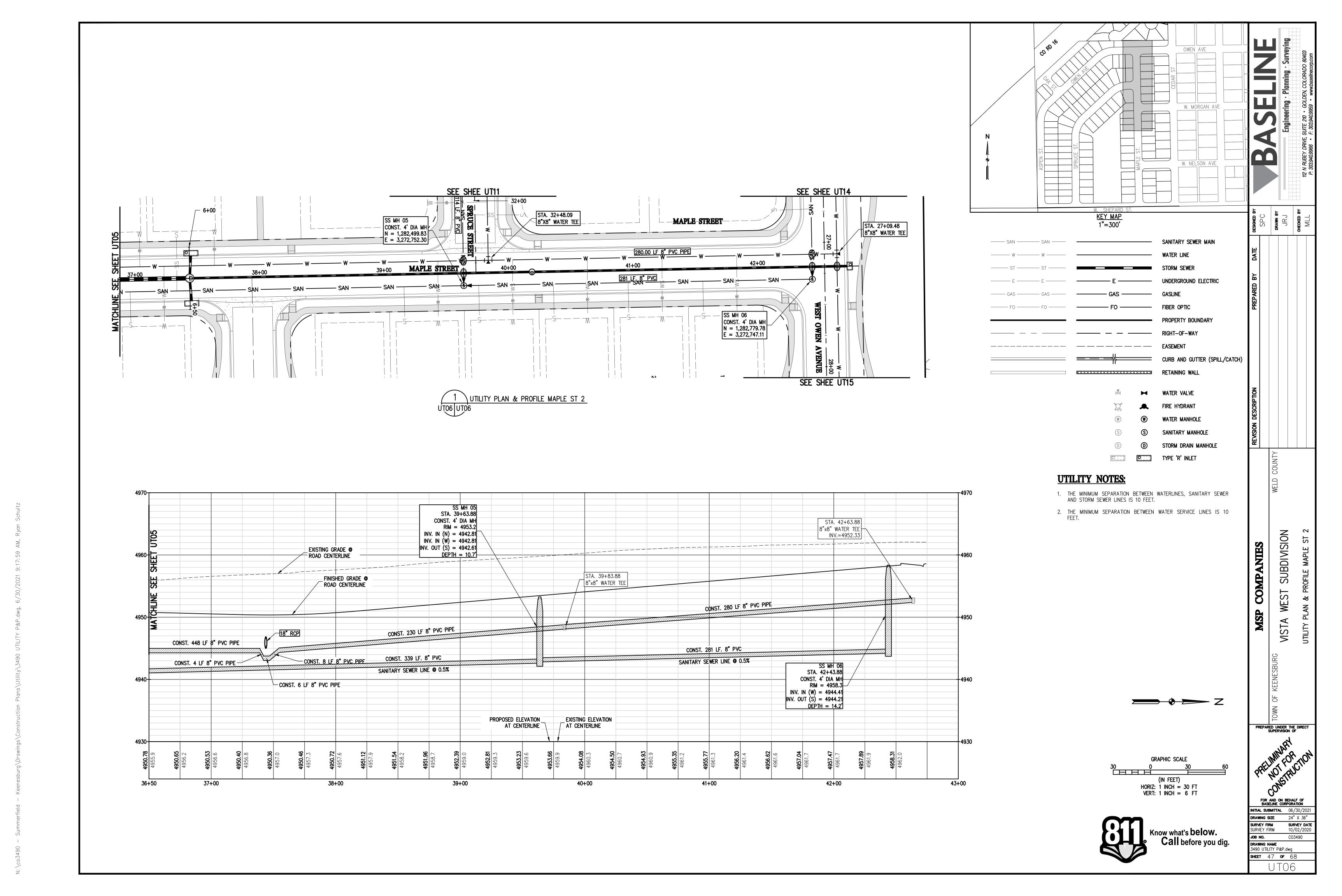
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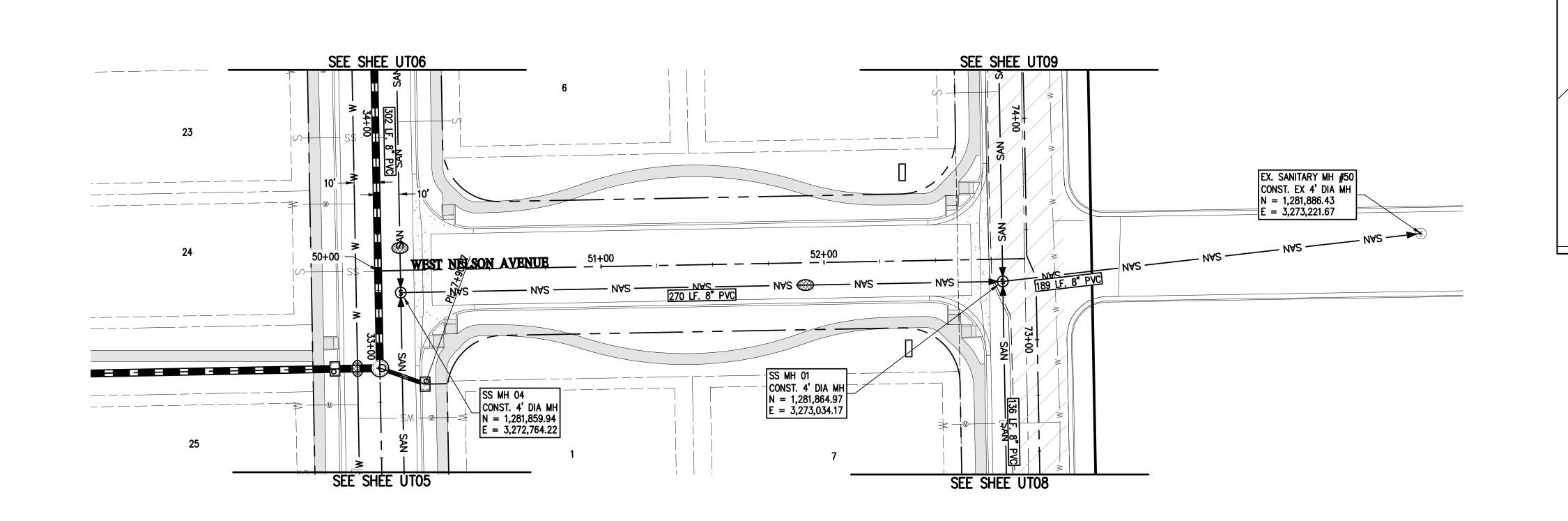
SHEET 44 **OF** 68

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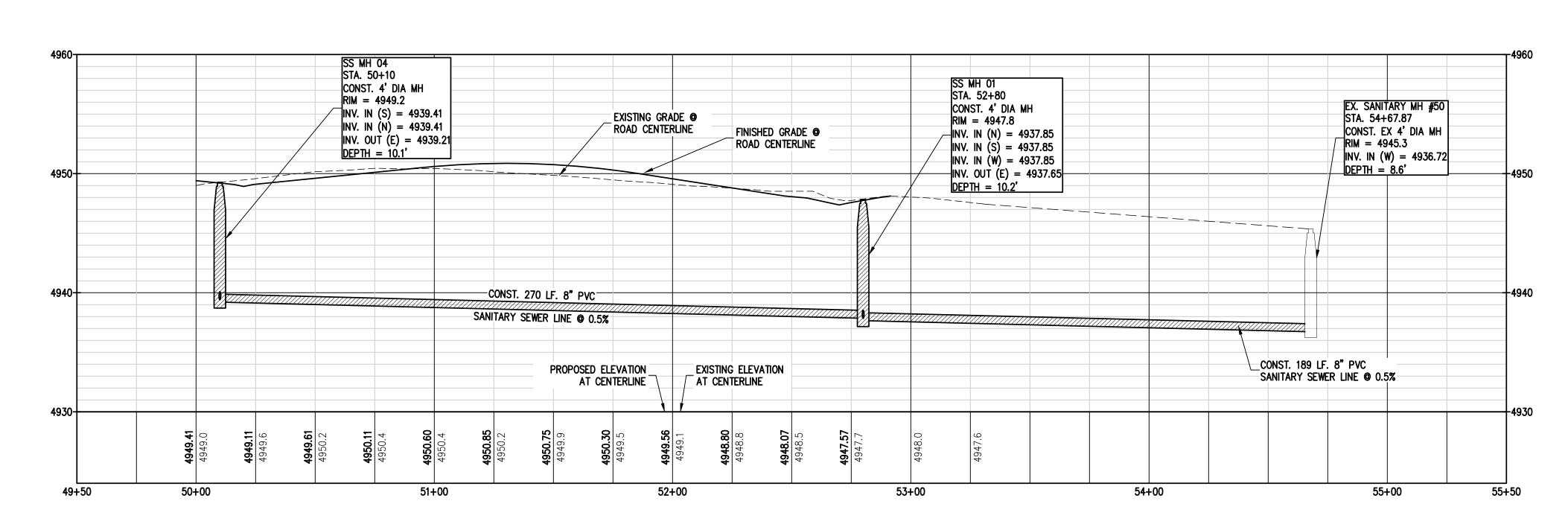


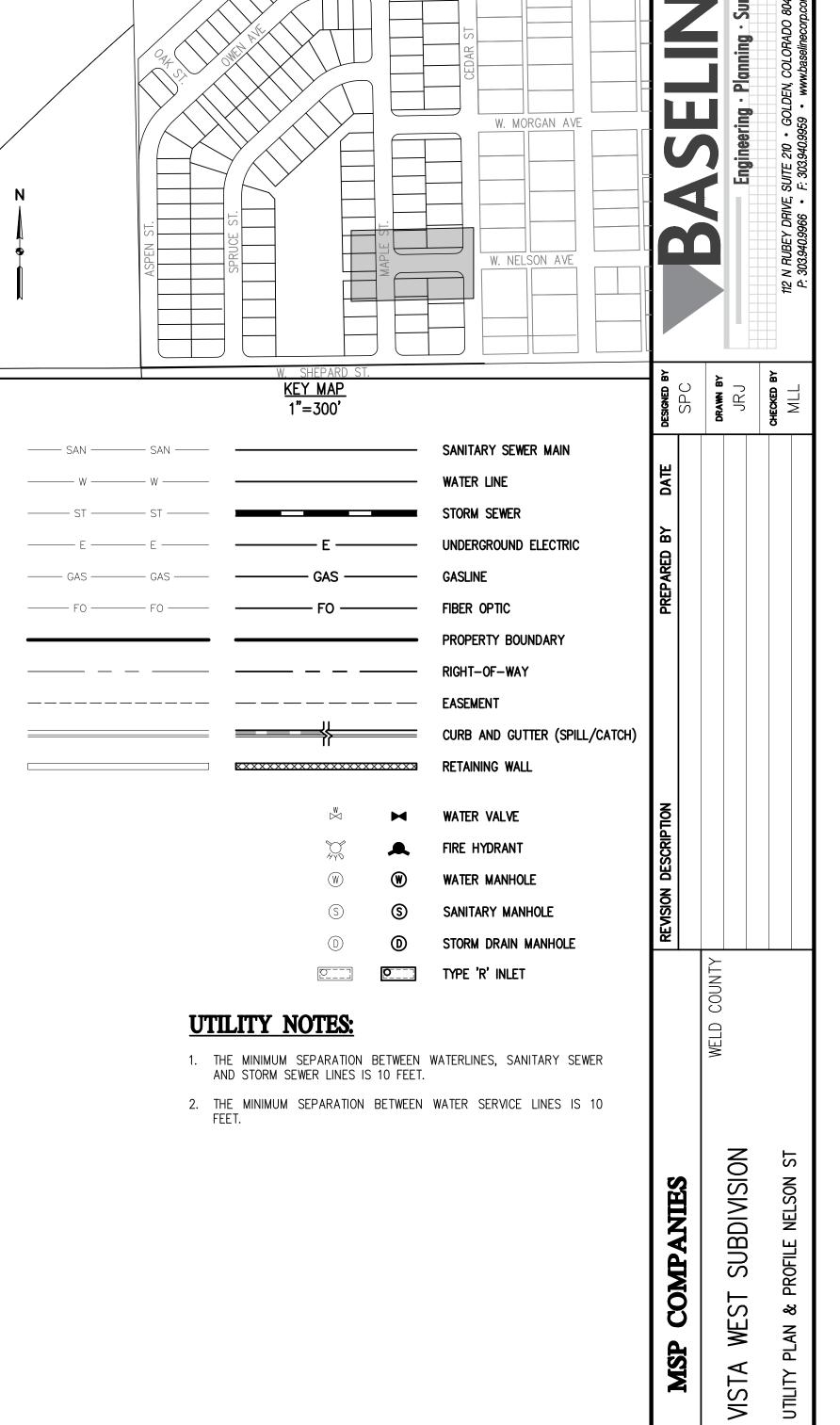
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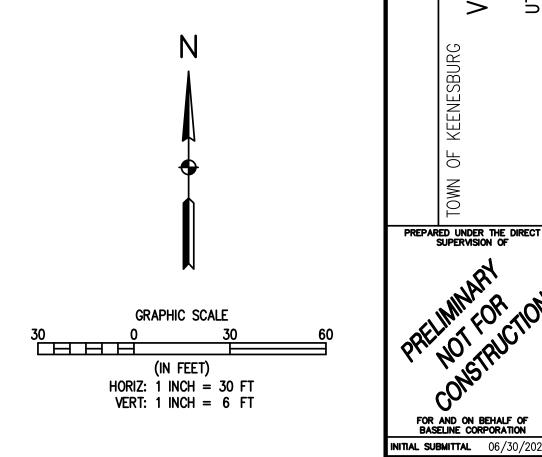








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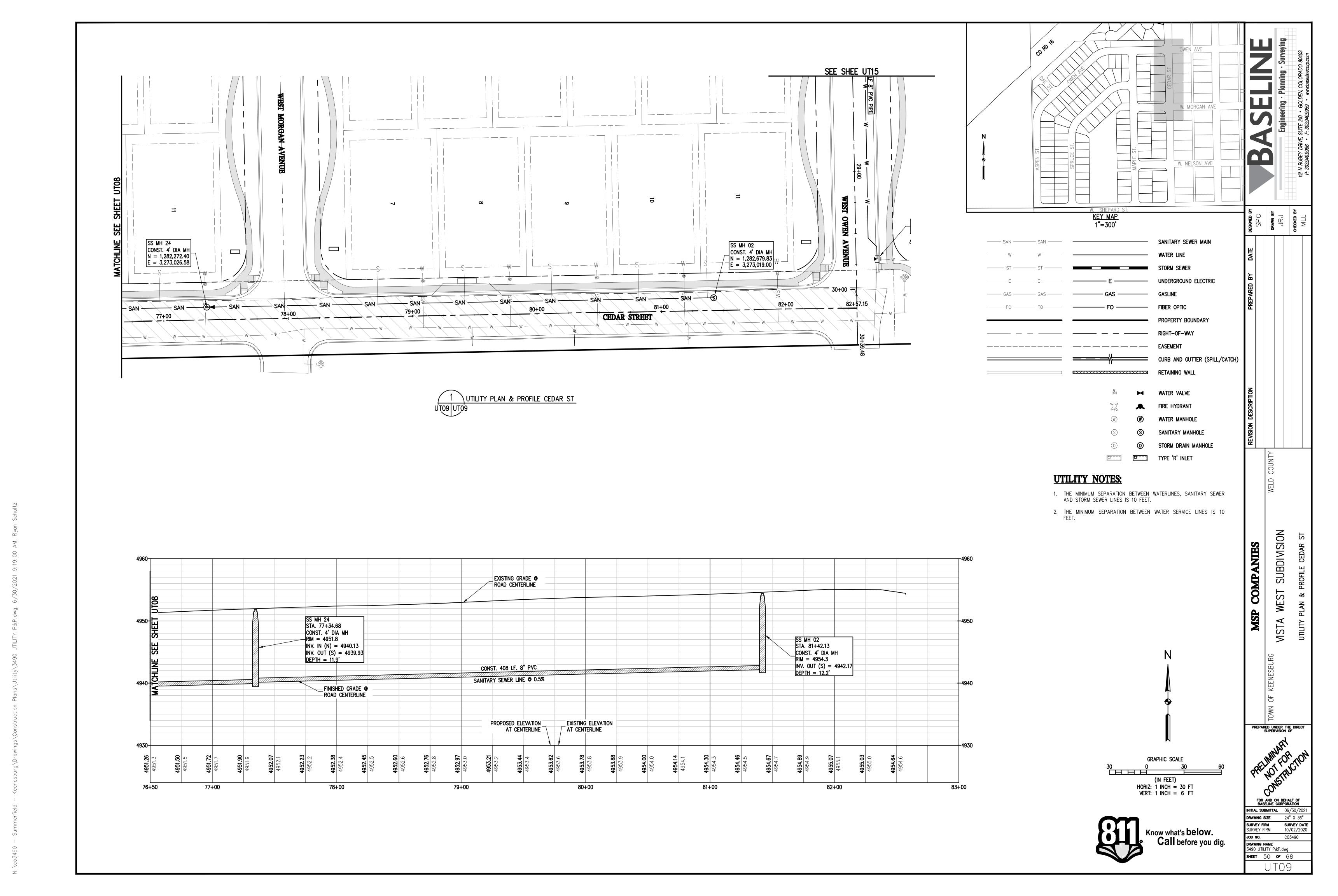


SURVEY FIRM SURVEY DATE 10/02/2020 JOB NO. CO3

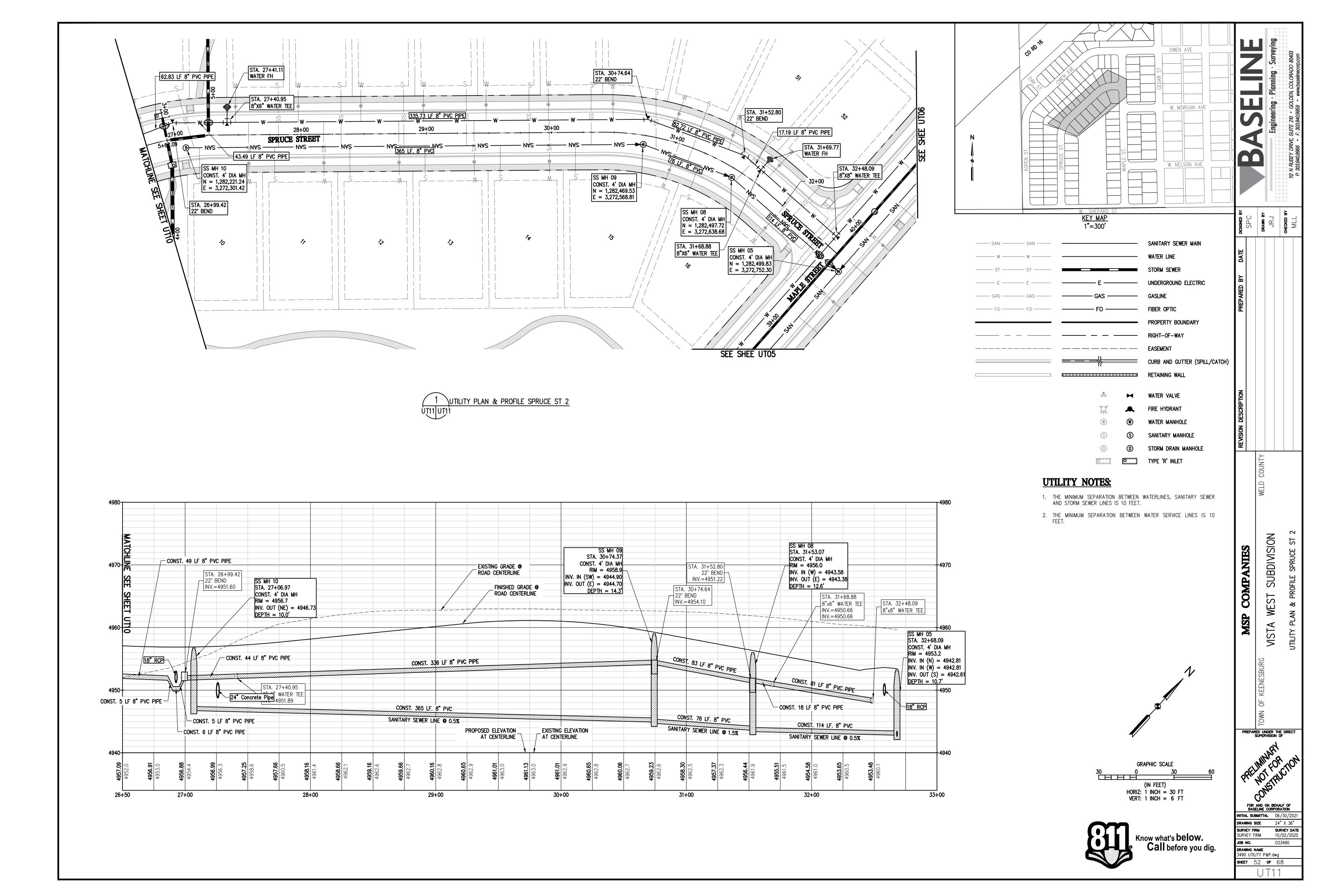
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3490 UTILITY P&P.dwg CO3490 SHEET 48 OF 68

DRAWING SIZE 24" X 36"

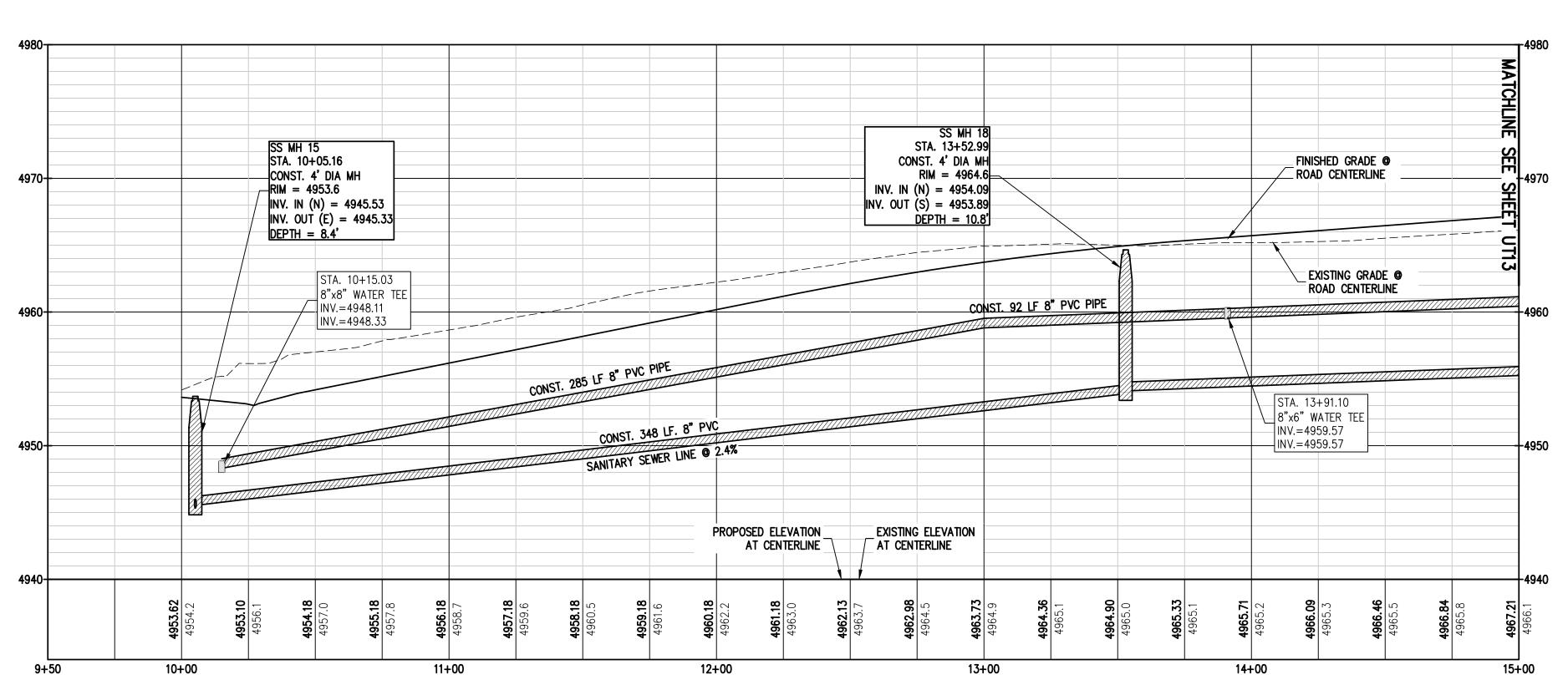
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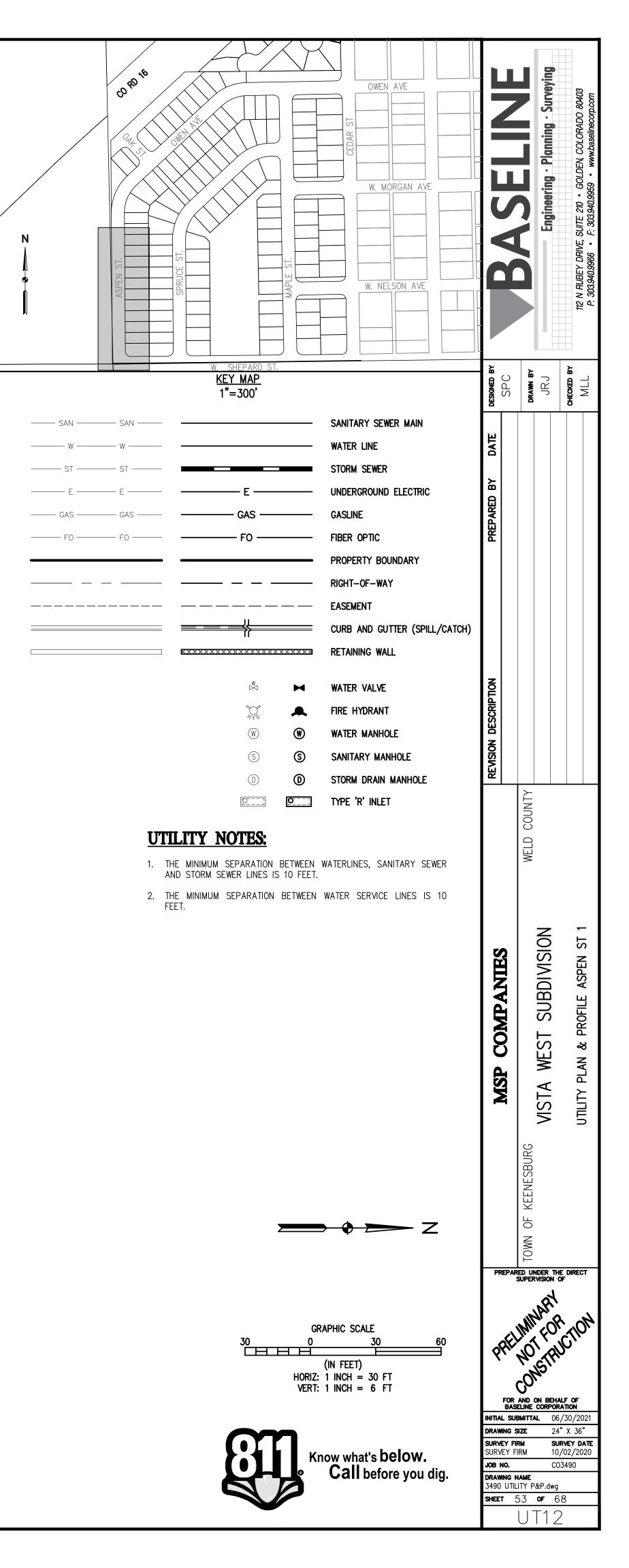


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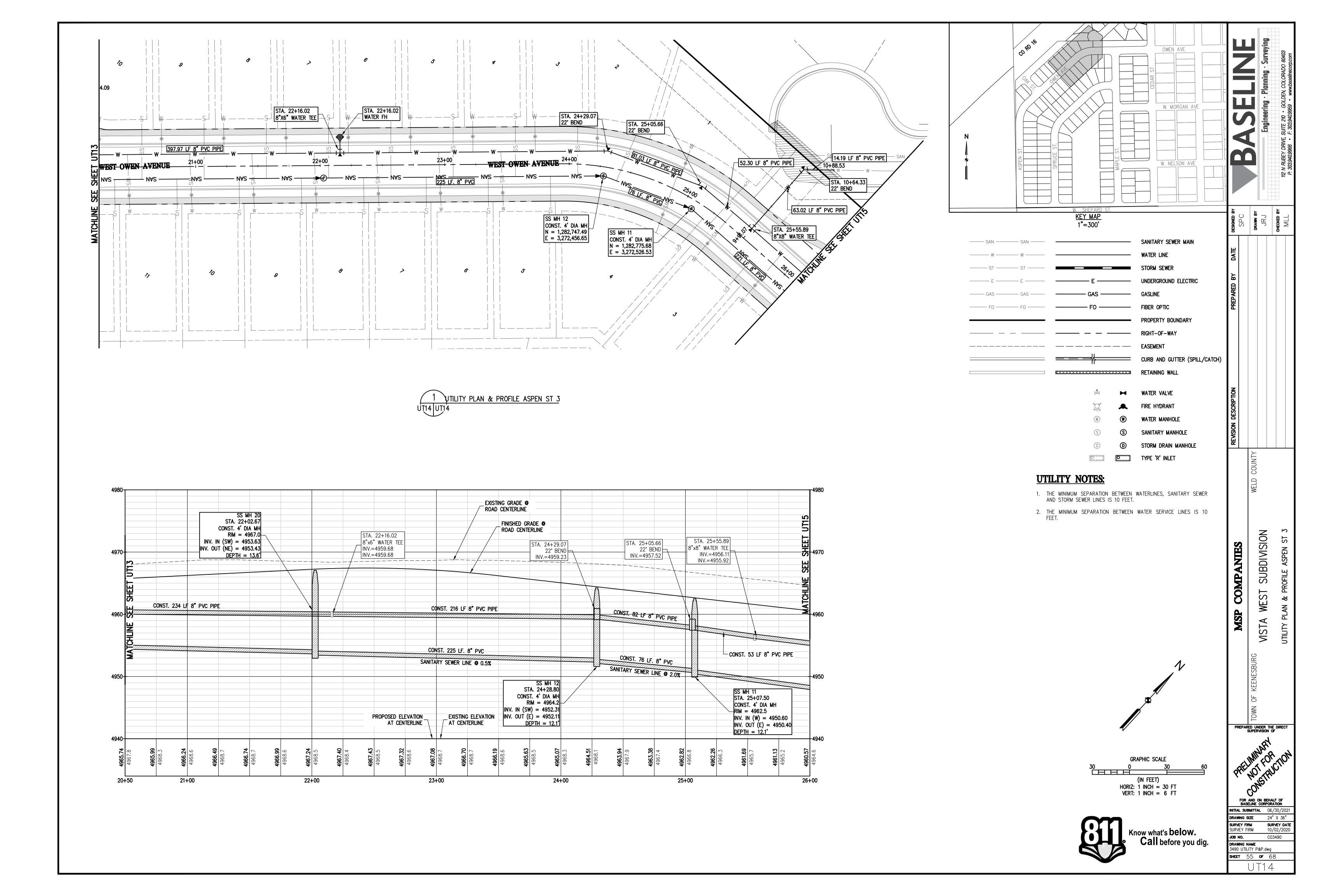
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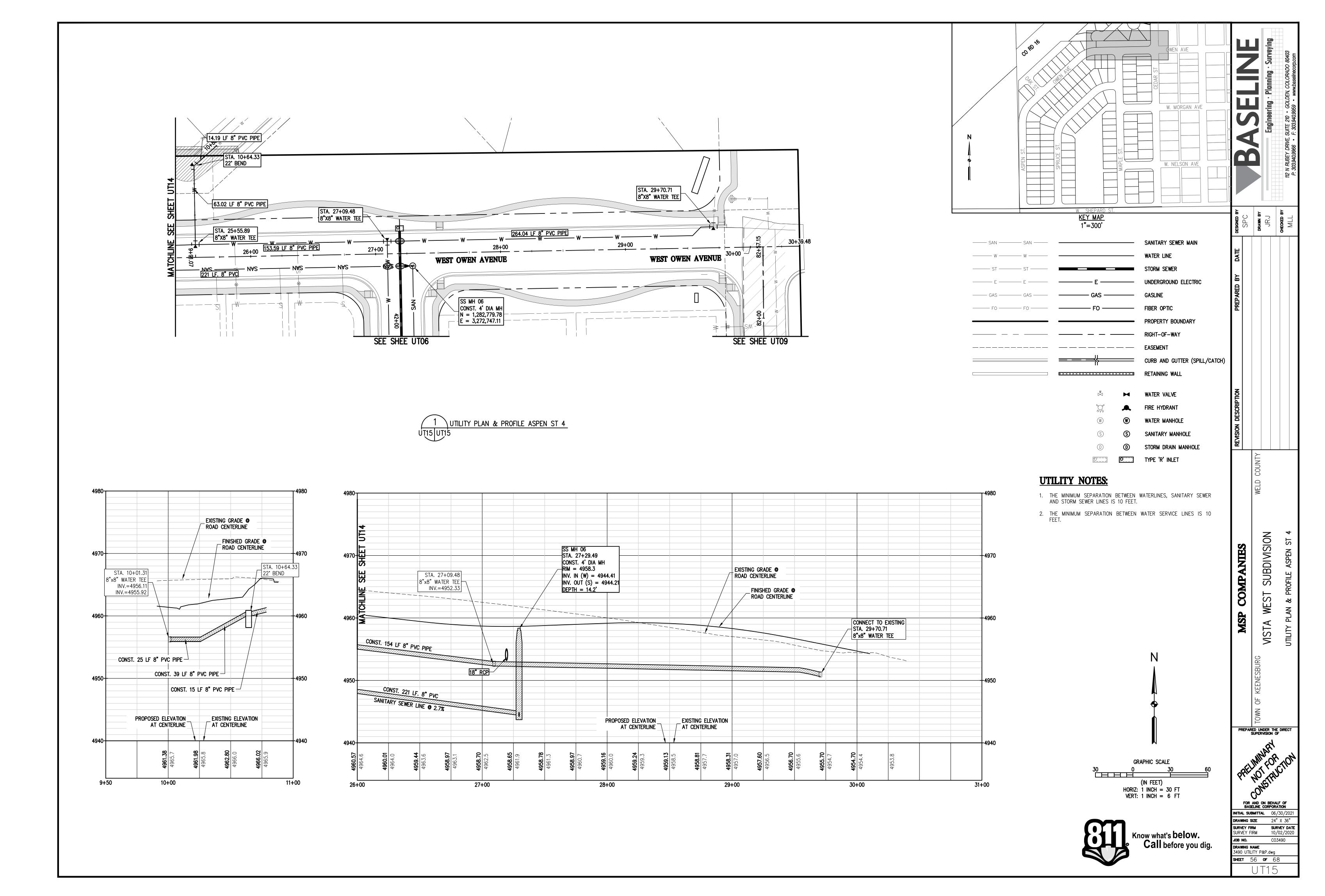


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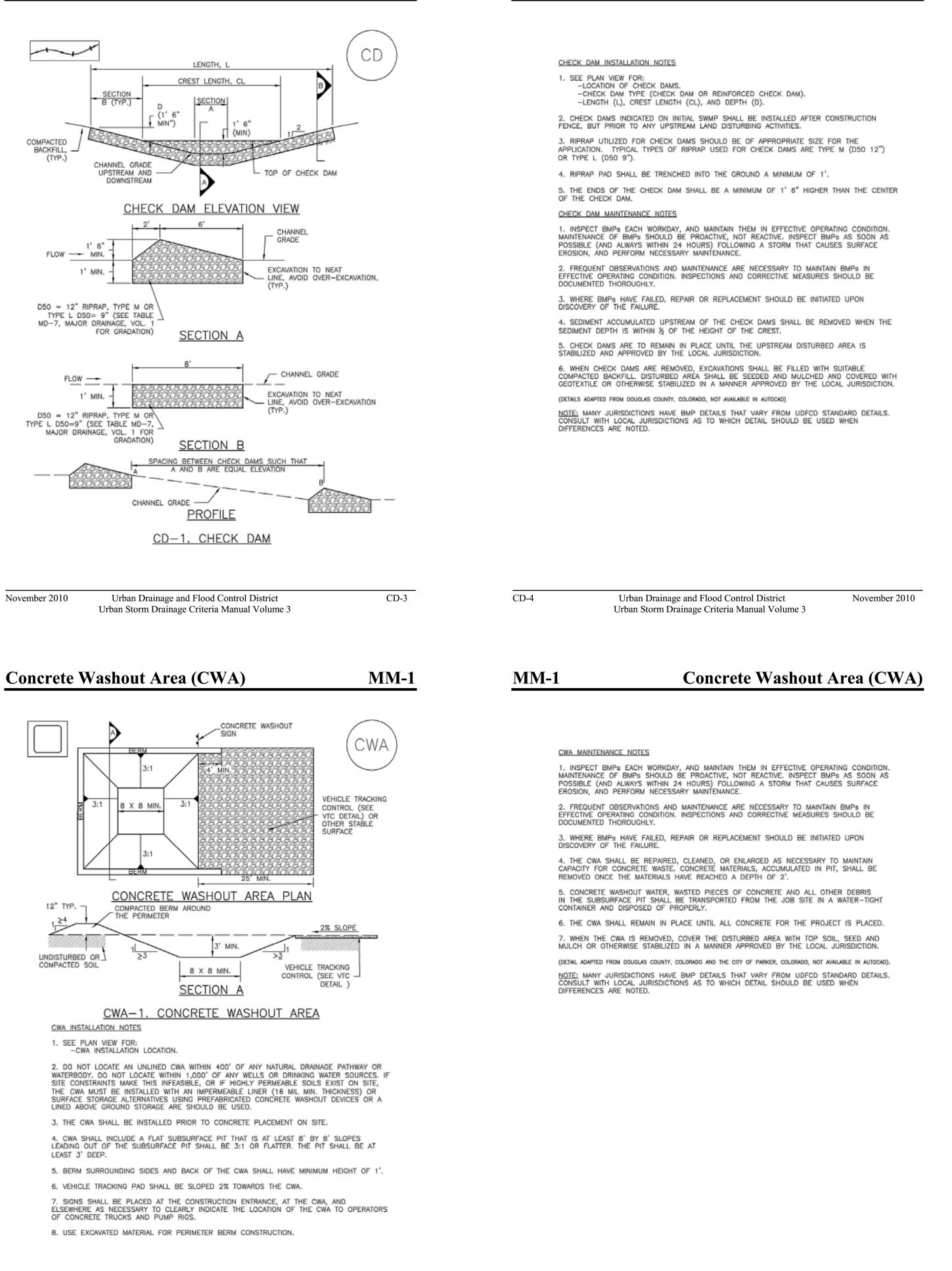
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November 2010

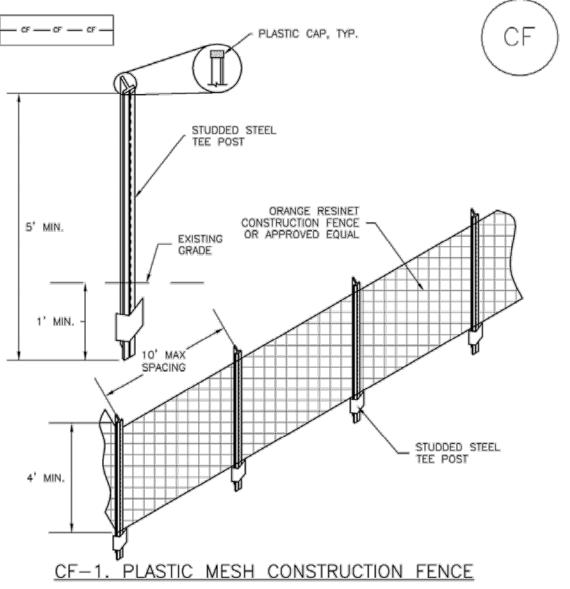
Check Dams (CD)



EC-12

EC-12

Construction Fence (CF)



CONSTRUCTION FENCE INSTALLATION NOTES

SM-3

1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY. 4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

Urban Drainage and Flood Control District November 2010 Urban Storm Drainage Criteria Manual Volume 3

STAGGER OVERLAPS

PERIMETER ANCHOR

ECB-3. OUTSIDE OF DRAINAGEWAY

STAKING PATTERNS BY ECB TYPE

OVERLAPPING JOINT

STAKING PATTERN PER

MANUFACTURER SPEC. OR PATTERN

TYPE (SEE STAKING PATTERN DETAIL)

BASED ON ECB AND/OR SLOPE

COCONUT OR EXCELSIOR

2:1 AND STEEPER

000

HIGH FLOW CHANNEL

Rolled Erosion Control Products (RECP)

DIVERSION DITCH

TYPICALLY AT TOP OF

PERIMETER ANCHOR

TRENCH OF JOINT, TYP

EC-6

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Rolled Erosion Control Products (RECP) **EC-6**

EROSION CONTROL BLANKET INSTALLATION NOTES

SEE PLAN VIEW FOR:

 LOCATION OF ECB.

November 2010

Construction Fence (CF)

DOCUMENTED THOROUGHLY.

DISCOVERY OF THE FAILURE.

DIFFERENCES ARE NOTED.

CONSTRUCTION FENCE MAINTENANCE NOTES

EROSION, AND PERFORM NECESSARY MAINTENANCE.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION.

POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS, CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH

TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS

SM-3

CF-3

-TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR). -AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPS, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

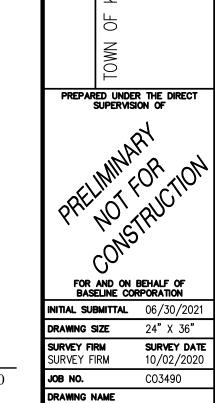
8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1. 9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS

SHALL BE RESEEDED AND MULCHED. 10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS						
TYPE COCONUT STRAW EXCELSIOR RECOMMENDER CONTENT CONTENT NETTING**						
STRAW*	=	100% -		DOUBLE/ NATURAL		
STRAW- COCONUT	30% MIN	70% MAX	-	DOUBLE/ NATURAL		
COCONUT	100%	_	;====1	DOUBLE/ NATURAL		
EXCELSIOR	_	_	100%	DOUBLE/ NATURAL		
STRAW ECBs MAY	ONLY BE USED	OUTSIDE OF STRE	AMS AND DRAINAG	E CHANNEL.		

**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

RECP-8



3490-Cover, Notes, & Details.dv **SHEET** 57 **OF** 68

COMPANIES

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SUBDIVIS

Urban Drainage and Flood Control District CWA-3

Urban Storm Drainage Criteria Manual Volume 3

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

CWA-4

November 2010

Check Dams (CD)

November 2010

4' -

LOW FLOW CHANNEL

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

RECP-7

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

November 2010

SC-5

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS

POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS

7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE

MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN

TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO

MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS

EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

ROCK SOCK MAINTENANCE NOTES

DOCUMENTED THOROUGHLY.

DISCOVERY OF THE FAILURE.

DIFFERENCES ARE NOTED.

IN THE MANUFACTURER'S DETAILS.

EROSION, AND PERFORM NECESSARY MAINTENANCE

IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.

STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

— SF —— SF —— SF —

GEOTEXTILE

COMPACTED

FLOW ____

AT LEAST 10"

OF SILT FENCE

"TAIL" SHALL BE

POSTS SHALL BE JOINED AS

SHOWN, THEN ROTATED 180 DEG

IN DIRECTION SHOWN AND DRIVEN

INTO THE GROUND

BURIED

GROUND

SECTION A

SF-1. SILT FENCE

SILT FENCE

1 ½" x 1 ½"

SPACING

(RECOMMENDED) WOODEN

FENCE POST WITH 10' MAX

POSTS SHALL OVERLAP AT JOINTS SO THAT NO GAPS 7 EXIST IN SILT FENCE/

THICKNESS OF GEOTEXTILE HAS

BEEN EXAGGERATED. TY

SM-6

SF-3

 \overline{S} COMPANIE

SUBDIV

NITIAL SUBMITTAL 06/30/20

DRAWING SIZE 24" X 36" SURVEY DAT 10/02/202

CO3490 JOB NO. 3490—Cover, Notes, & Details.dv **SHEET** 58 **OF** 68

EROSION CONTROL BLANKET MAINTENANCE NOTES

REMOVED BY THE LOCAL JURISDICTION.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE

MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT YOUR SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

1½" (MINUS) CRUSHED ROCK ENCLOSED IN WIRE MESH 1½" (MINUS) CRUSHED ROCK ENCLOSED IN WIRE MESH WIRE TIE ENDS 4" TO 6" MAX AT CURBS, OTHERWISE GROUND SURFACE O" ON BEDROCK OR - 6"-10" DEPENDING HARD SURFACE, 2" IN SOIL SEDIMENT LOADS ROCK SOCK PLAN

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 11/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK ROCK SOCK, REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS. GRADATION TABLE SIEVE SIZE MASS PERCENT PASSING SQUARE MESH SIEVES

ROCK SOCK INSTALLATION NOTES 1. SEE PLAN VIEW FOR:

-LOCATION(S) OF ROCK SOCKS.

ROCK SOCK JOINTING

ROCK SOCK SECTION

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

NO. 4

20 - 55

AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (11/2" MINUS). 3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES)

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE

RS-1. ROCK SOCK PERIMETER CONTROL

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Stabilized Staging Area (SSA)

November 2010

Silt Fence (SF)

RECP-9

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR

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2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES, THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES. 5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC

DOWN THE STAKE. 6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP

RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10" - 20"). 7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

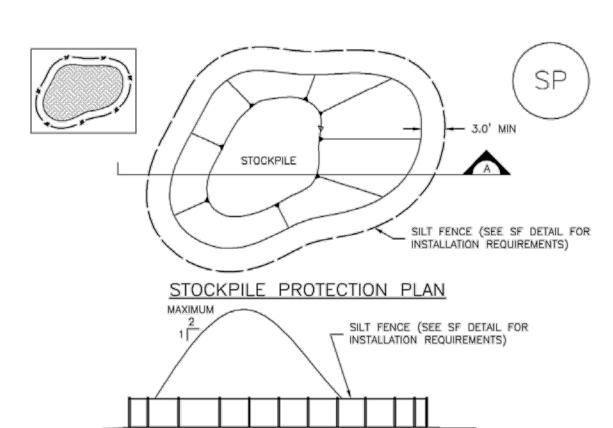
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION. (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Stockpile Management (SP)

RS-2

MM-2



SECTION A SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

-LOCATION OF STOCKPILES. -TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS: HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS), USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE. WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MM-2

November 2010

Stockpile Management (SM)

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE, INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

STOCKPILE PROTECTION MAINTENANCE NOTES 4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE

PERIMETER CONTROLS BY THE END OF THE WORKDAY. STOCKPILE HAS BEEN USED.

STOCKPILE PROTECTION MAINTENANCE NOTES

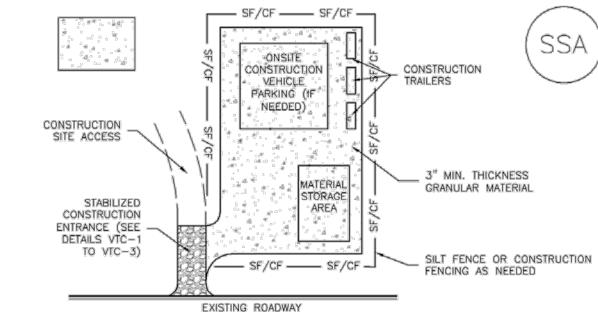
EROSION, AND PERFORM NECESSARY MAINTENANCE.

EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

DISCOVERY OF THE FAILURE.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD) NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SSA-1. STABILIZED STAGING AREA STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR

-LOCATION OF STAGING AREA(S). -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE. 4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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STABILIZED STAGING AREA MAINTENANCE NOTES

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SSA-3

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SURVEY FIRM SURVEY FIRM DRAWING NAME

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SM-4

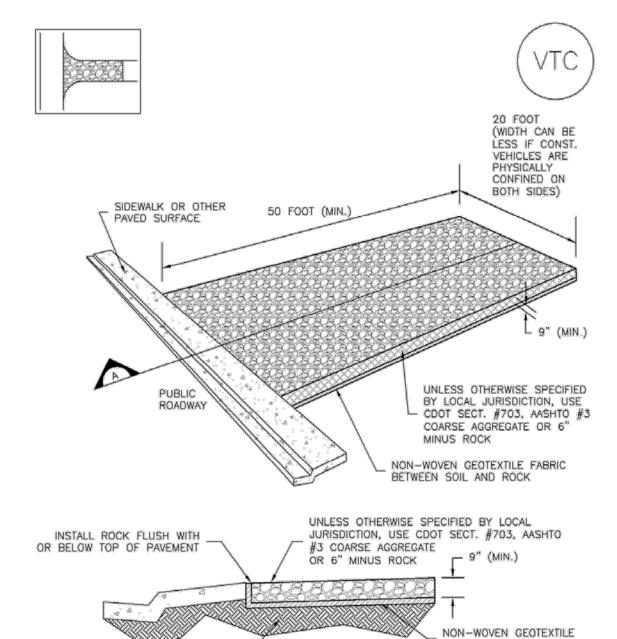
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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COMPACTED SUBGRADE -

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES 1. SEE PLAN VIEW FOR

-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S). -TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING, SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

General Seed Mixes for Weld County

Sandy Site Mix Sand Bluestem (Champ, Chet) 1.00 lbs pls/acre 2.50 lbs pls/acre Sand Lovegrass (Bend, Native, Ne27) Indian Ricegrass (Nezpar, Rimrock) 3.00 lbs pls/acre Prairie Sandreed (Goshen) 0.75 lbs pls/acre Green Needlegrass (Lodorm) 1.50 lbs pls/acre (Blaze, Cimarron, Camper) Little bluestem 0.75 lbs pls/acre Yellow Indiangrass / (Cheyenne, Holt, Scout) Q.50 lbs pls/acre Switchgrass (Blackwell, Nebraska 28) 1.50 lbs pls/acre Sand Dropseed 0.50 lbs pls/acre

Western wheatgrass (Arriba, Barton, Rosana) 3.00 lbs pls/acre Slender wheatgrass (Pryor, San Luis) 2.00 lbs pls/acre Alkaligrass (Fults II, Salt on Sea) 2.50 lbs pls/acre Streambank Wheatgrass (Sodar) Switchgrass (Nebraska 28, Blackwell) Green Needlegrass (Lodorm) Sideoats Grama (Butte, El Reno, Pierre) Perennial Ryegrass (Calibra or Garibaldi tetraploid) Sand Dropseed 0.25 lbs pls/acre

Wetter Site Mix

2.50 lbs pls/acre 1.75 lbs pls/acre 0.50 lbs pls/acre 1.00 lbs pls/acre 0.50 lbs pls/acre

Total: 12.00 pounds pls/acre

Total: 14.00 pounds pls/acre

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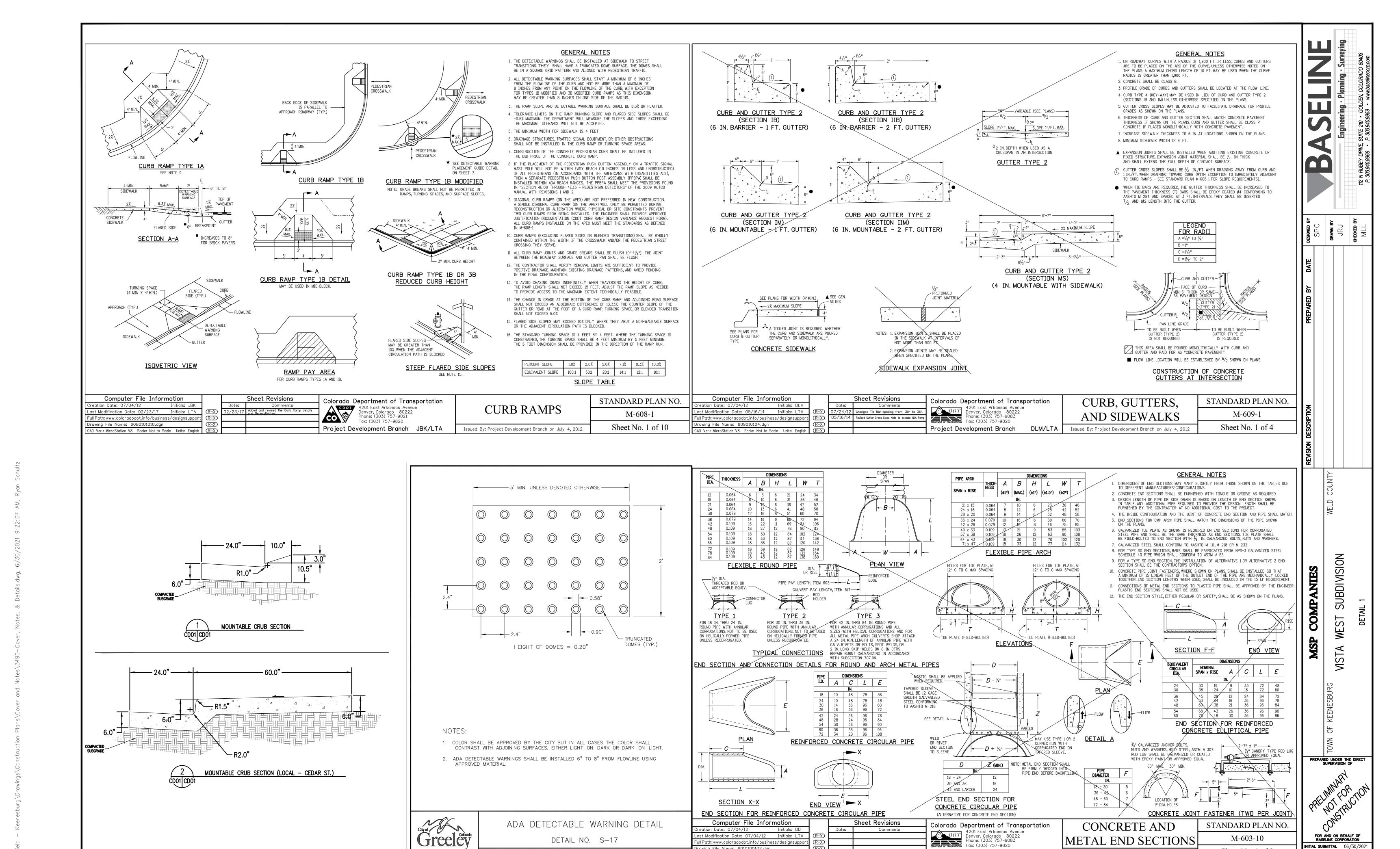
Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

VTC-6

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

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SUBDIVISION MSP COMPANIES WEST **VISTA** CO3490 **SHEET** 59 **OF** 68



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Project Development Branch

DD/LTA

Issued By: Project Development Branch July 4, 2012

Sheet No. 1 of 2

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3490—Cover, Notes, & Details.dv **SHEET** 60 **OF** 68

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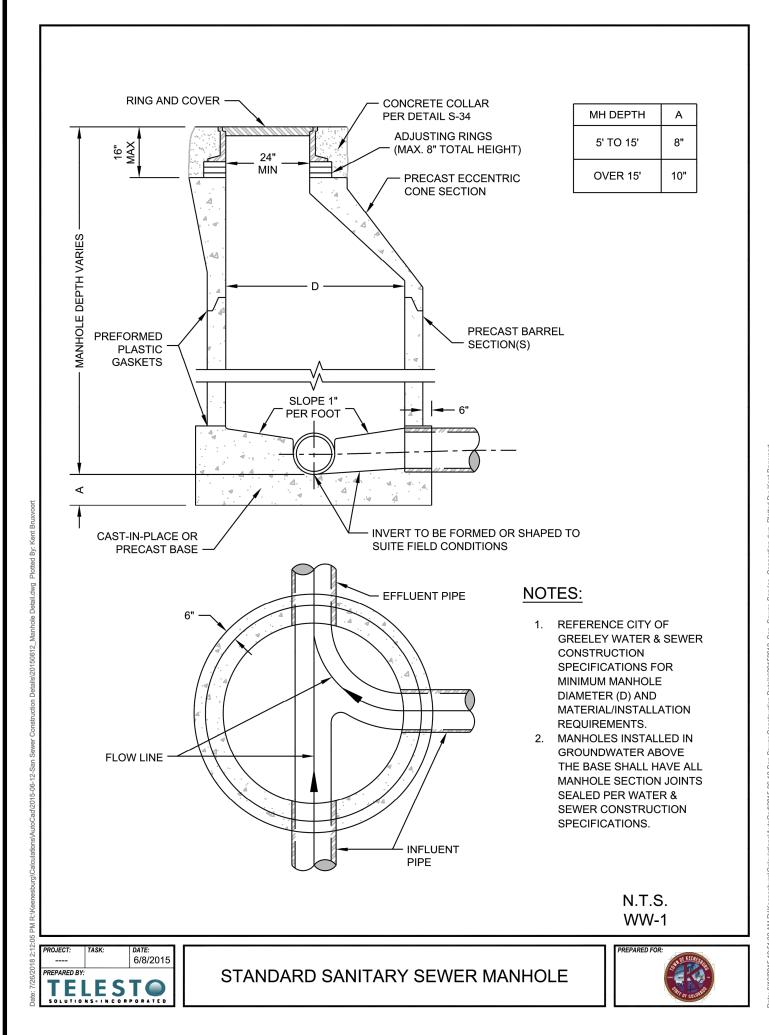
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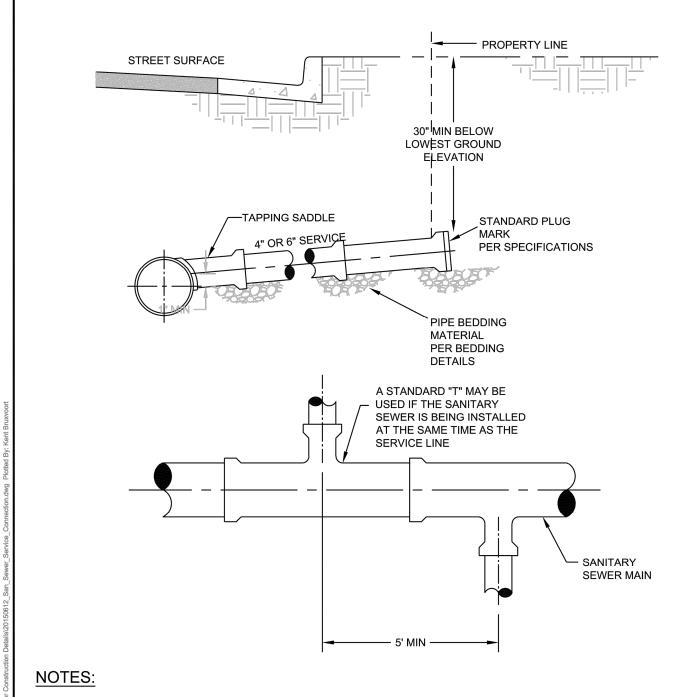
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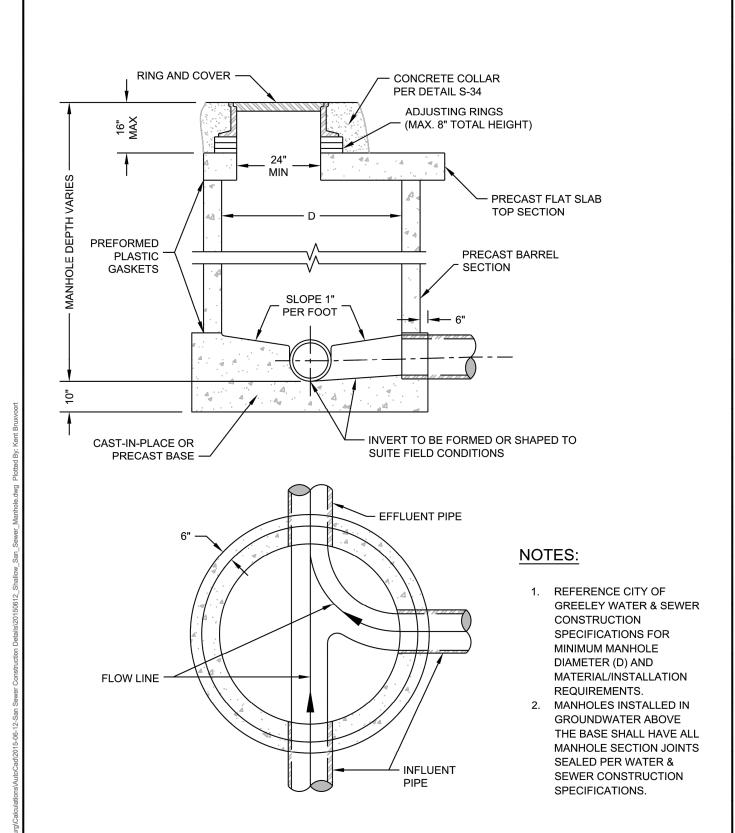
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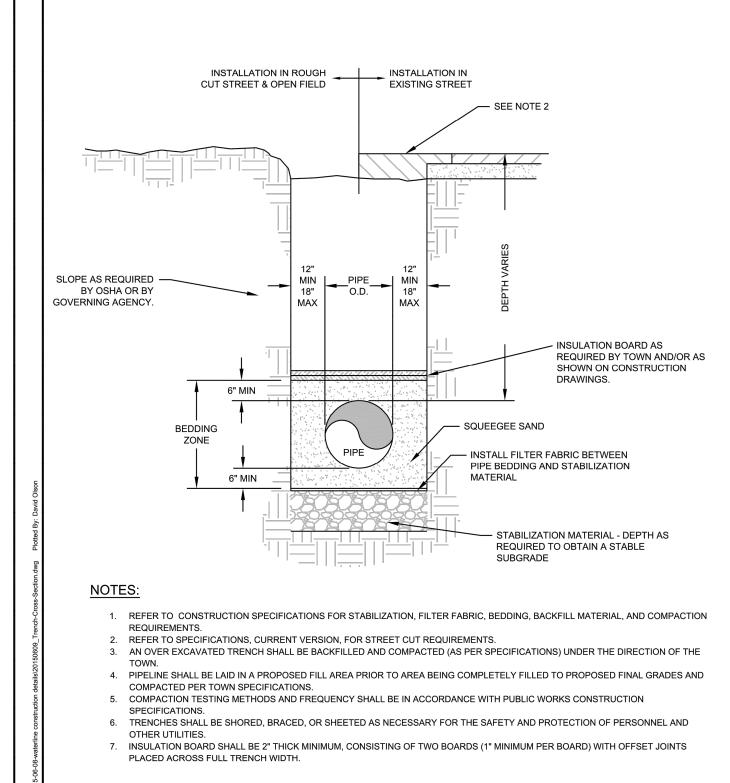
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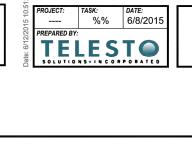
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SANITARY SEWER SERVICE CONNECTION

2. SERVICES ARE 4" OR 6" IN DIAMETER AND SHALL HAVE A MINIMUM SLOPE OF 1.0% (%" PER FOOT) AND A

4. SERVICES SHALL EXTEND TO THE PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED

5. THE SPRINGLINE OF THE SERVICE LINE SHALL BE A MINIMUM OF 1" ABOVE THE SPRINGLINE OF THE SANITARY

1. IN NO CASE SHALL THE SERVICE LINE PROTRUDE INTO THE MAIN.

SEWER MAIN AND NO CLOSER THAN 1' TO A PIPE JOINT.

3. SERVICES LARGER THAN 6" DIAMETER SHALL BE CONNECTED TO A MANHOLE.

MAXIMUM SLOPE OF 8.0%.

CONSTRUCTION DRAWINGS.



N.T.S.

WW-2

% | DATE: 6/8/2015 | SHALLOW SANITARY SEWER MANHOLE



N.T.S.

WW-3

TRENCH CROSS SECTION



COMPANIES

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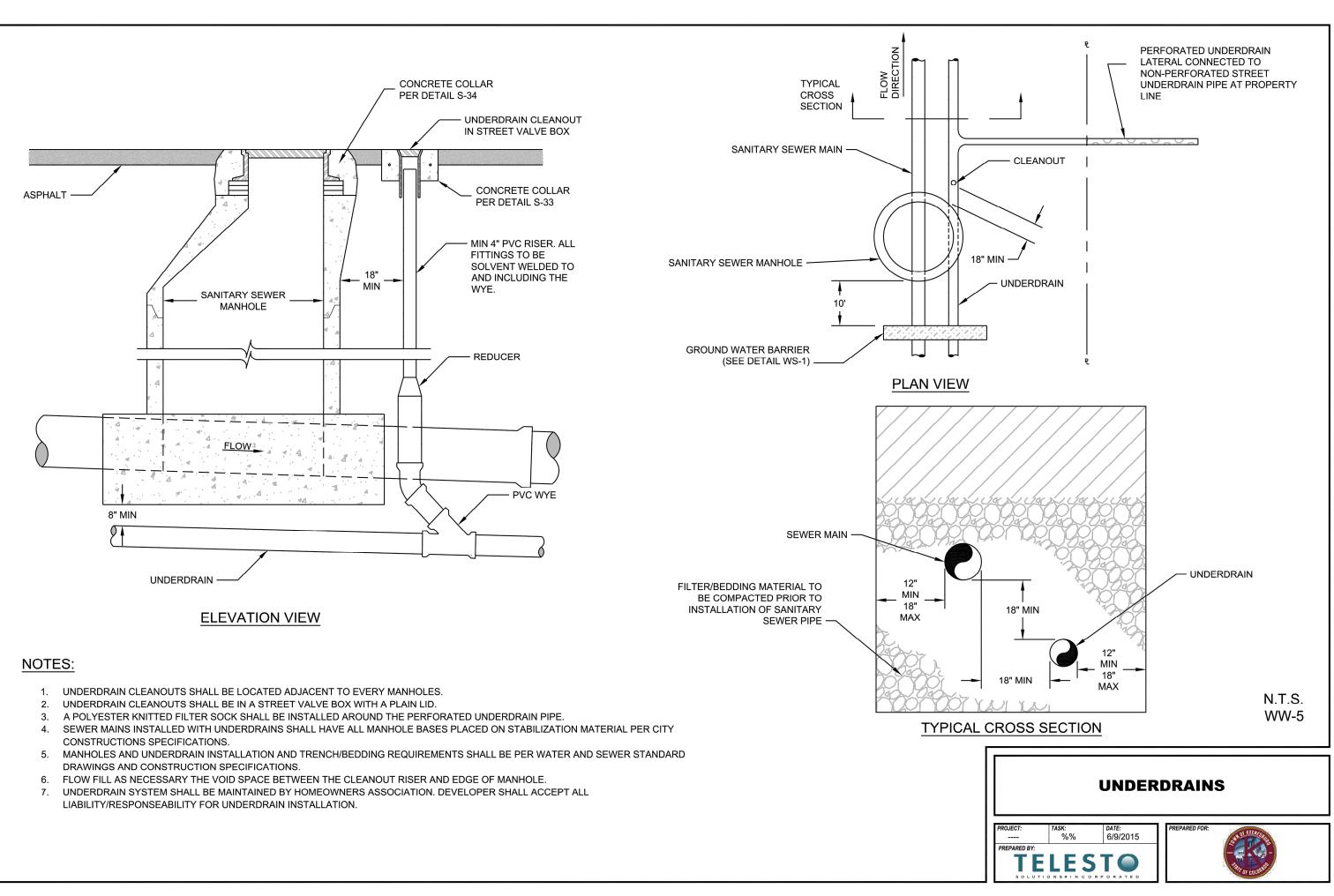
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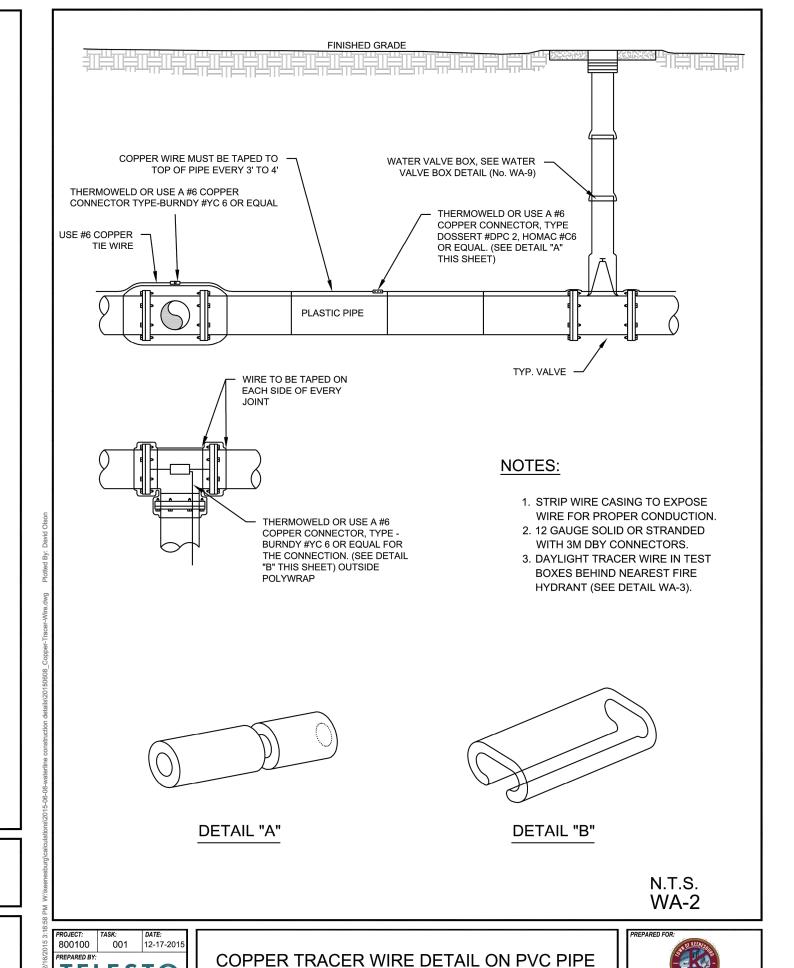
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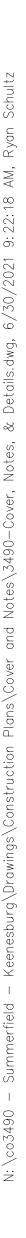
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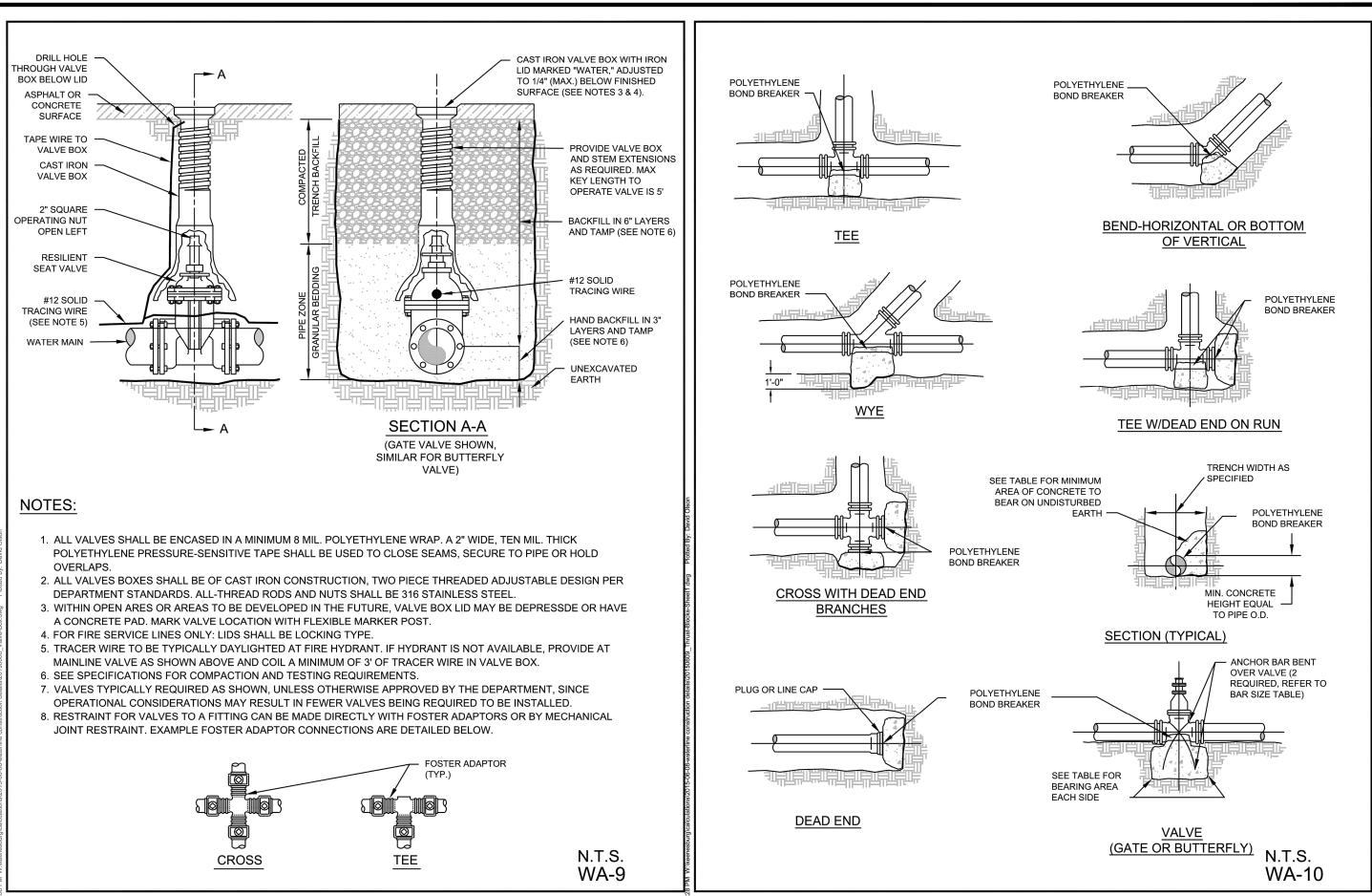
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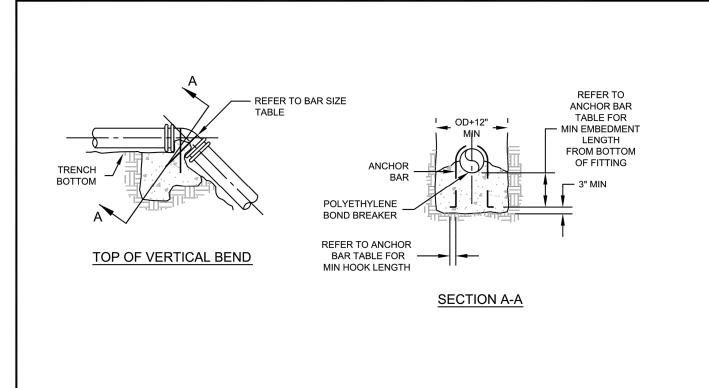
WA-1











VOL. CONCRETE FOR 100 PSI TEST PRESSURE (CU FT)

PIPE		BENDS	
SIZE	45°	22 ½°	11 ¼°
6"	18.6	9.5	4.7
8"	32.0	16.3	8.2
12"	68.1	34.7	17.5
16"	118.3	60.3	30.3

FOR TEST PRESSURE GREATER THAN 100 PSI, ADJUST CONCRETE VOLUMES BY MULTIPLYING TABLE VALUES BY CORRECTION FACTOR "F"

ANCHOR BAR INFORMATION FOR 100 PSI TEST PRESSURE

CONCRETE VOLUME	REBAR SIZE	MIN EMBEDMENT LENGTH	MIN HOOK LENGTH
60 CF	NO. 4	8"	8"
90 CF	NO. 5	12"	10"
133 CF	NO. 6	16"	12"

N.T.S. WA-10

800100 001 12-17-2015 PREPARED BY: TELEST •

SHEET 2 OF 3

THRUST BLOCK BEARING AREAS (SQ-FT) FOR INTERNAL STATIC PRESSURE OF 100 PSI AND SOIL BEARING CAPACITY OF 1000 PSF

DIAM (IN) 90	0° BEND	45° BEND	22½° BEND	11½° BEND	VALVES & TEES, PLUGGED CROSS BRANCHES
3	1.7	0.9	0.5	0.2	1.2
4	2.6	1.4	0.7	0.4	1.8
6	5.3	2.9	1.5	0.7	3.7
8	9.1	4.9	2.5	1.3	6.4
12	19.4	10.5	5.3	2.7	13.7
16	33.6	18.2	9.3	4.7	23.8

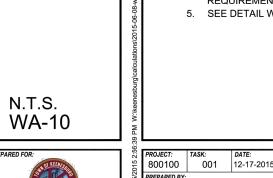
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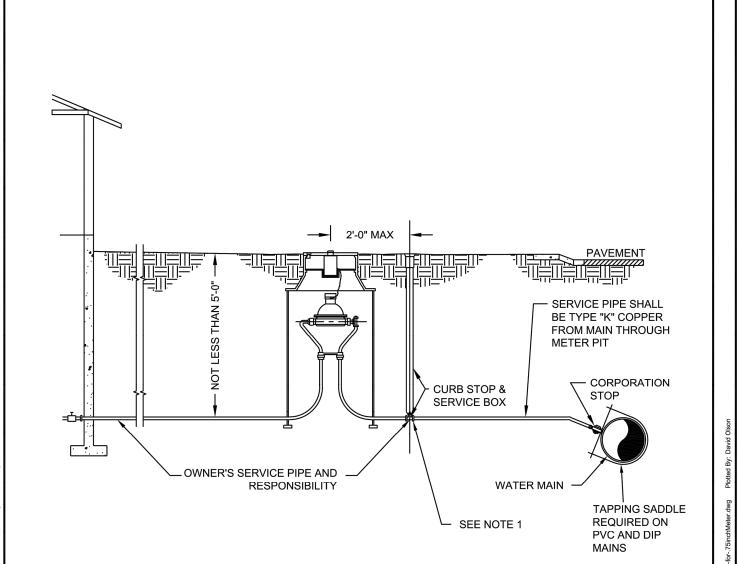
- POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.
- 3. THRUST BLOCKING SHALL BE CAST AGAINST UNDISTURBED SOIL. FORMS SHALL BE USED AS REQUIRED TO OBTAIN ADEQUATE BEARING AREA AND TO CONFINE THE CONCRETE. THRUST BLOCKING SHALL BEAR ON THE FITTING OR END
- 4. THE CITY MAY REQUIRE LARGER THRUST BLOCKS THAN SPECIFIED IF SOILS ARE DETERMINED TO PROVIDE LESS THAN 1000 PSF BEARING CAPACITY.
- F= (ACTUAL SPECIFIED TEST PRESSURE IN PSI)/(100 PSI) (ACTUAL SOIL BEARING CAPACITY IN PSF)/(1000 PSF) 7. EXAMPLE: CALCULATE THE BEARING AREA FOR 8"-90" BEND WITH A STATIC INTERNAL PRESSURE OF 150 PSI AND SOIL

BEARING CAPACITY OF 3000 PSF.

 $F = \frac{(150 \text{ PSI})/(100 \text{ PSI})}{(100 \text{ PSI})} = 0.5$ (3000 PSF)/(1000 PSF)

REQUIRED BEARING AREA ON UNDISTURBED SOIL = (0.5)(9.1 SF) =4.55 SF



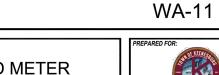


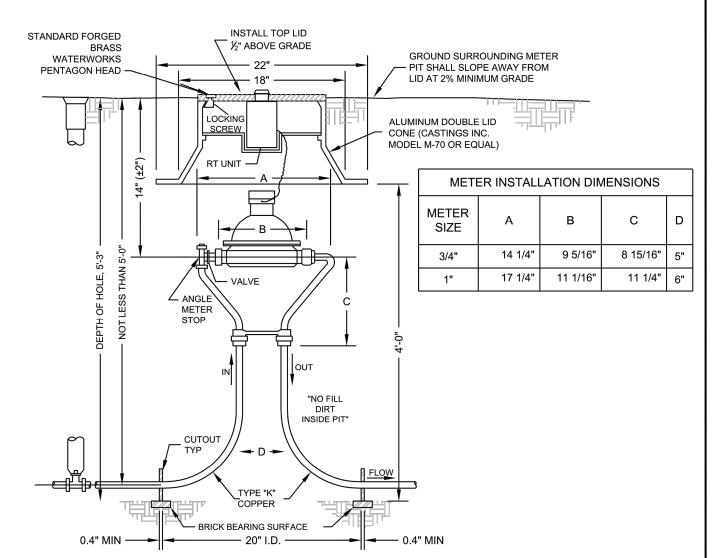
VALVE BOX

TELESTO

- PLACEMENT OF CURB STOP BOX MAY VARY FROM A MAXIMUM OF 1 FOOT OUTSIDE THE PROPERTY LINE TO A MAXIMUM OF 1 FOOT INSIDE THE PROPERTY LINE. PLACEMENT OF CURB STOP BOX OUTSIDE THE PROPERTY LINE IS PREFERRED. PUBLIC WORKS DEPARTMENT'S RESPONSIBILITY SHALL BE THE WATER MAIN, CORPORATION STOP, SERVICE PIPING UP TO THE CURB STOP, AND THE TUBE NUT ON THE STREET SIDE OF THE CURB STOP. OWNERS RESPONSIBILITY SHALL BE UP TO
- AN INCLUDING THE CURB STOP AND BOX. SHOULD ANY SITUATION ARISE OTHER THAN SHOWN CONCERNING THE DEPTH OR OBSTRUCTION OF SERVICE LINE OR THE
- PLACEMENT OF THE METER PIT OR STOP BOX, CALL TOWN'S PUBLIC WORKS DEPARTMENT.
- 4. REFER TO WATER AND SEWER STANDARD DRAWINGS AND CONSTRUCTION SPECIFICATIONS FOR METER INSTALLATION REQUIREMENTS.

5. SEE DETAIL WA-11 FOR METER SETTING





THRUST BLOCKS

SHEET 1 OF 3

- 1. NOT FOR INSTALLATION IN ROADWAYS OR PARKING AREAS. 2. IF SURFACE IS NOT TO FINAL GRADE AT TIME OF INSTALLATION OF METER, OR GRADE CHANGES AFTER INSTALLATION,
- OWNER MUST ADJUST PIT TO MEET SPECIFICATIONS. 3. METER SETTING MUST BE INSPECTED BEFORE BACKFILLING. FOR INSPECTION CALL TOWN DEPARTMENT OF PUBLIC WORKS, LOCATION OF METER SHALL BE 2 FEET DOWNSTREAM OF THE CURB STOP UNLESS OTHERWISE PLACED BY METER
- SERVICES. 4. NO CONCRETE FLOOR TO BE POURED IN METER PIT. 5. NO SPRINKLER SYSTEM CONNECTIONS SHALL BE MADE IN THE METER PIT. SPRINKLER PIT SHALL BE MINIMUM 5 FT
- DOWNSTREAM FROM METER PIT, MEASURED EDGE TO EDGE. 6. NO MAJOR LANDSCAPING OR STRUCTURES SHALL BE LOCATED WITHIN 4 FT OF THE METER PIT.
- 7. IF PRESSURE REDUCING VALVE IS REQUIRED BY PLUMBING CODE, IT SHALL BE INSTALLED INSIDE THE BUILDING, IMMEDIATELY FOLLOWING THE MAIN WATER SHUT OFF VALVE.
- 8. COPPER SHALL SHOW NO VISIBLE CRIMPING. 9. REFER TO WATER & SEWER CONSTRUCTION SPECIFICATIONS, CURRENT VERSION, FOR PRODUCT SPECIFICATIONS.

WA-12

THRUST BLOCKS

THRUST BLOCKS SHEET 3 OF 3



SERVICE LINE, STOP BOX AND METER

N.T.S.

SETTING FOR 3/4" & 1" METER

NITIAL SUBMITTAL 06/30/20 DRAWNG SIZE 24" X 36" SURVEY FIRM SURVEY FIRM JOB NO. DRAWING NAME 3490-Cover, Notes, & Details.dw

COMPANIES

MSP

 \overline{S}

SUBDIVIS

ST

SURVEY DATE 10/02/2020

CO3490

SHEET 62 **OF** 68

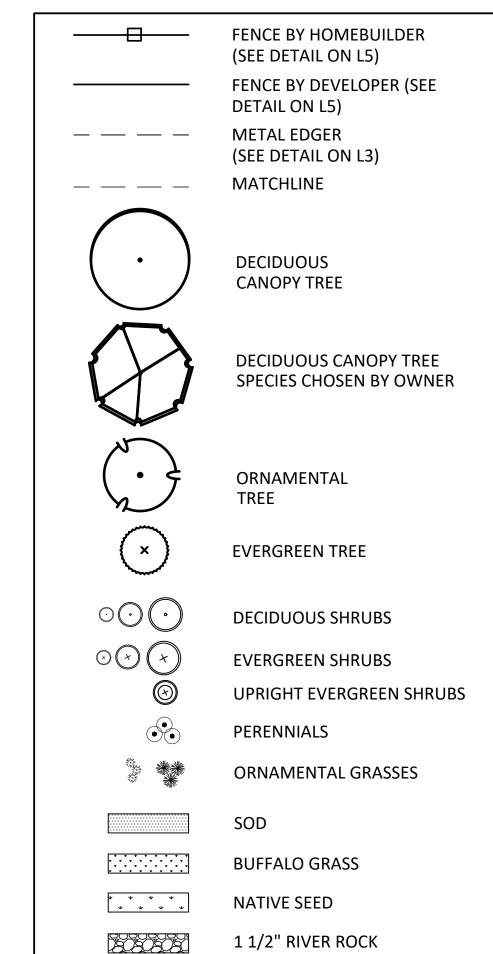
ALL THRUST BLOCKING SHALL BE CAST-IN-PLACE CONCRETE WITH A MINIMUM YIELD 28 DAY STRENGTH OF 2000 P.S.I.

CAP ONLY AND WILL NOT BE ALLOWED TO SPILL OVER THE JOINT OR AGAINST THE PIPE. 5. IN THE ABSENCE OF SOIL BEARING CAPACITY INFORMATION USE 1000 PSF. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE

TABULATED BEARING AREAS BY A CORRECTION FACTOR "F":

FROM TABLE BEARING AREA = 9.1 SF

LEGEND



IMPERIAL HONEYLOCUST ESPRESSO KENTUCKY COFFEETREE

SILVER FOUNTAIN BUTTERFLY BUSH

DRAWING NAME 3490 LANDSCAPE PLAN.dwg **SHEET** 63 **OF** 68

LO1

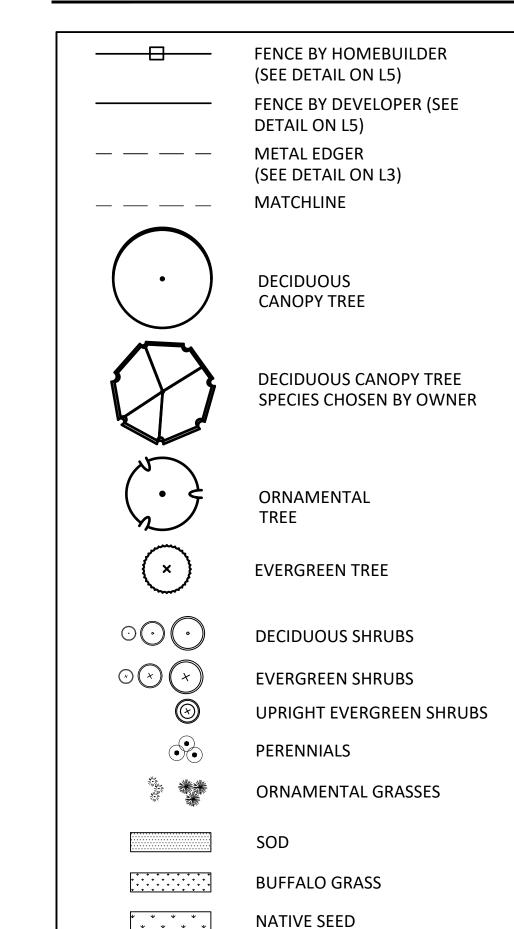
METALEDGER

5 0

LANDSCAPE NOTES

- 1. LOT STREET TREES, SOD, AND BACKYARD TREES ARE TO BE INSTALLED BY THE HOMEBUILDER.
- BACKYARD TREES ARE TO BE CHOSEN BY THE HOMEOWNER FROM THE LIST PROVIDED ON L04 PLANT SCHEDULE.
- 3. ANY TREES PLANTED IN THE SIGHT DISTANCE TRIANGLE SHOULD BE LIMBED UP TO 6'

LEGEND



LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES

1 1/2" RIVER ROCK

HERITAGE OAK EMERALD SUNSHINE ELM SHADEMASTER HONELOCUST IMPERIAL HONEYLOCUST ESPRESSO KENTUCKY COFFEETREE BIGTOOTH MAPLE STATE STREET MAPLE SSM OHIO BUCKEYE WESTERN CATALPA COMMON HACKBERRY CHB GKB GINKGO SKYMASTER OAK LITTLE LEAF LINDEN COMMON HORSECHESTNUT

ORNAMENTAL TREES

TCW THORNLESS COCKSPUR HAWTHORNE

NIOBE WEEPING WILLOW

PLAINS COTTONWOOD

EVERGREEN TREES

BOP EMERALD ARROW BOSNIAN PINE
PON PONDEROSA PINE
PVP VANDERWOLF'S LIMBER PINE
RMJ ROCKY MOUNTAIN JUNIPER

DECIDUOUS SHRUBS

GFS GOLDFLAME SPIREA
BSF SILVER FOUNTAIN BUTTERFLY BUSH
FRS FRINGED SAGE

EVERGREEN SHRUBS

MPA PANCHITO MANZANITA
COJ COLOGREEN JUNIPER
GGA GOLDEN GLOBE ARBORVITAE

ORNAMENTAL GRASSES

BLUE OAT GRASS KARL FOERSTER FEATHER REED GRASS

1: \co3490 — Summerfield — Keenesburg\Drawings\Landscape\3490 LANDSCAPE PLAN.dwg, 6/30/2021 9:23:32 AM, Ryan Schultz

FOR AND ON BEHALF OF BASELINE CORPORATION

IAL SUBMITTAL 5/10/2021

WING SIZE 24" X 36"

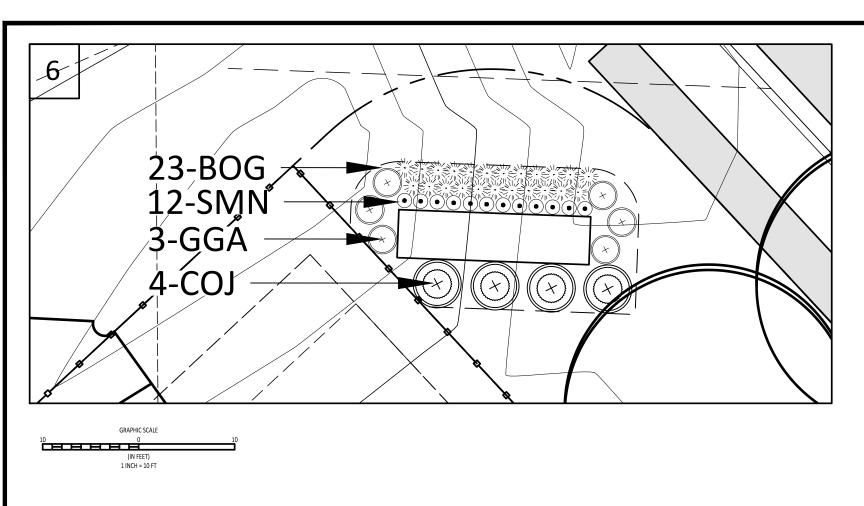
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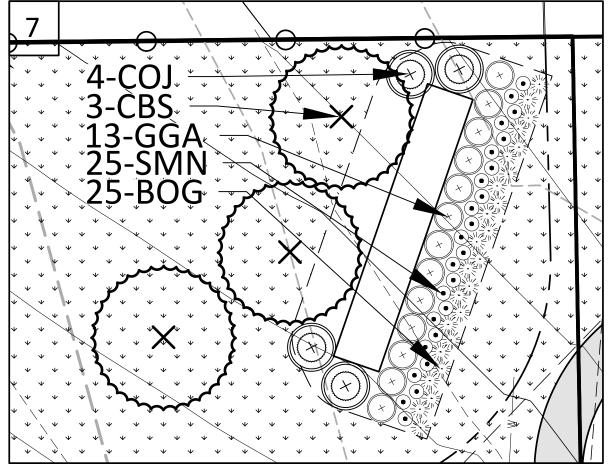
COMPANIES

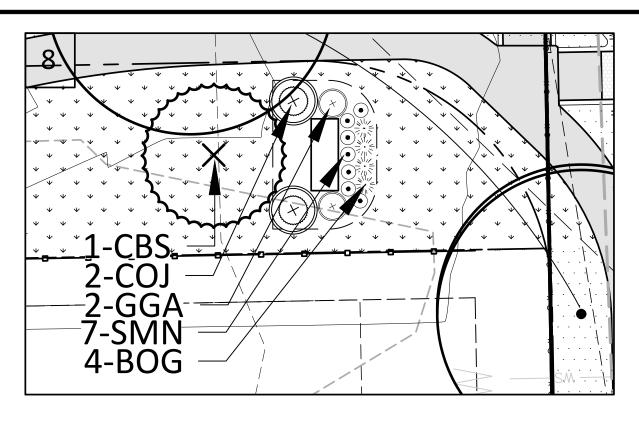
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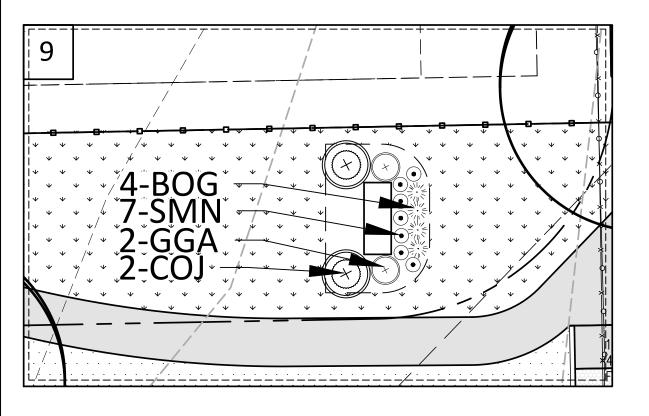
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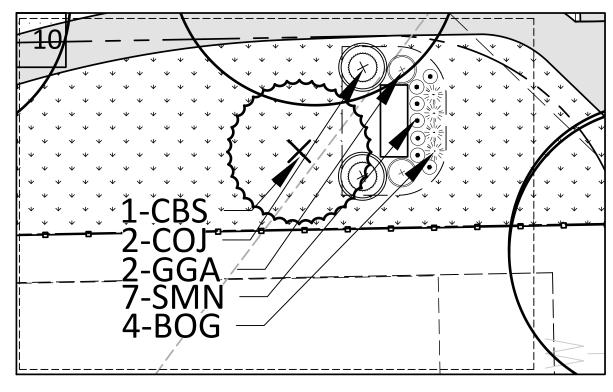
SHEET 64 **OF** 68









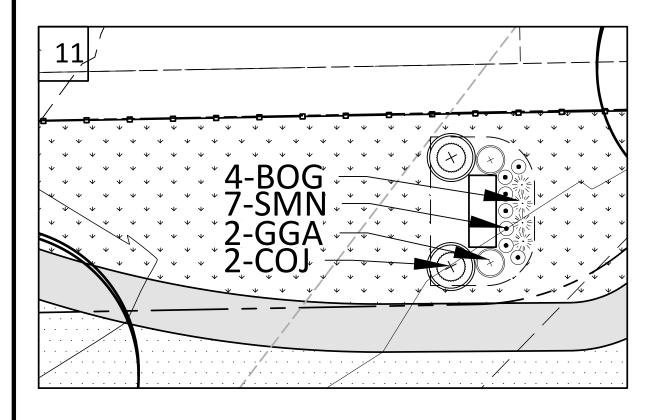


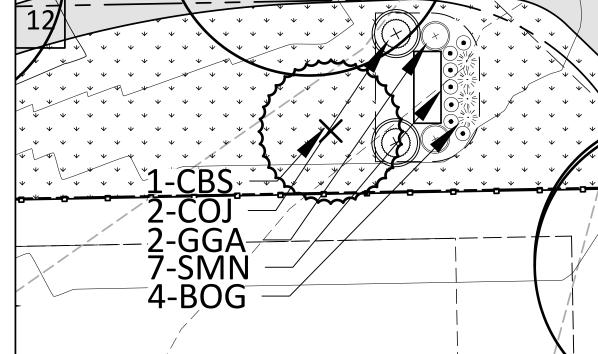
GRAPHIC SCALE

O

(IN FEET)

1 INCH = 10 FT



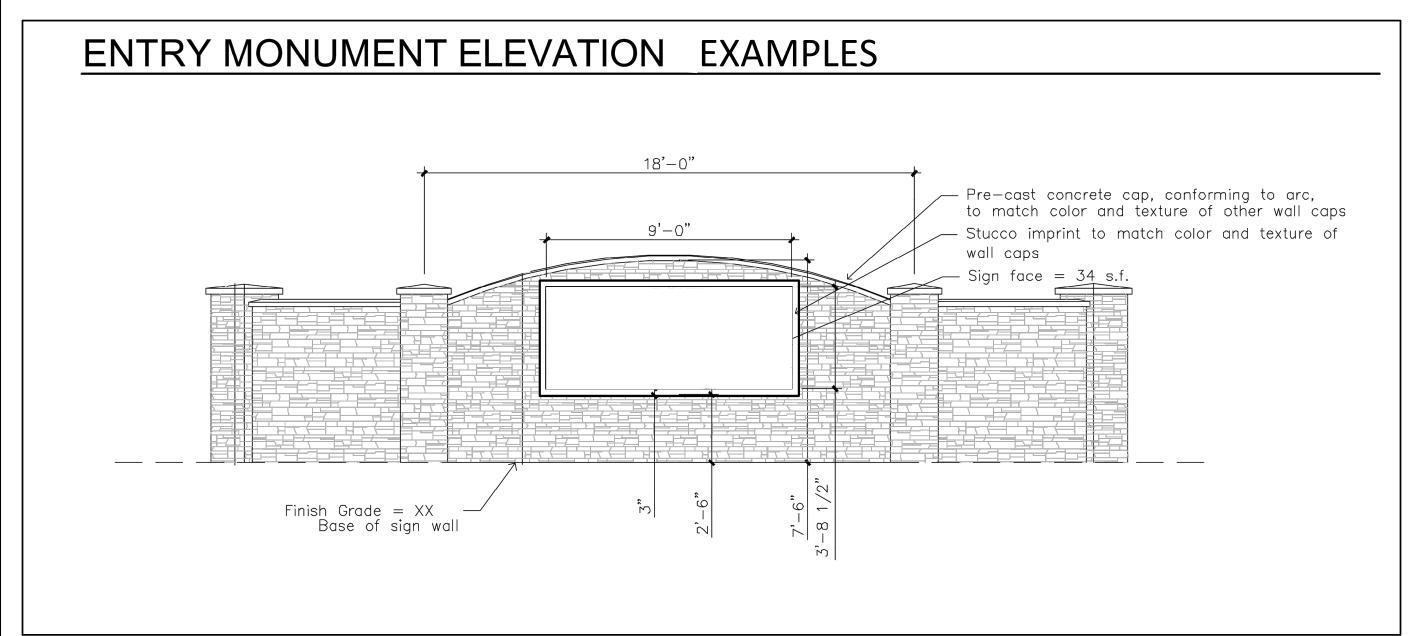


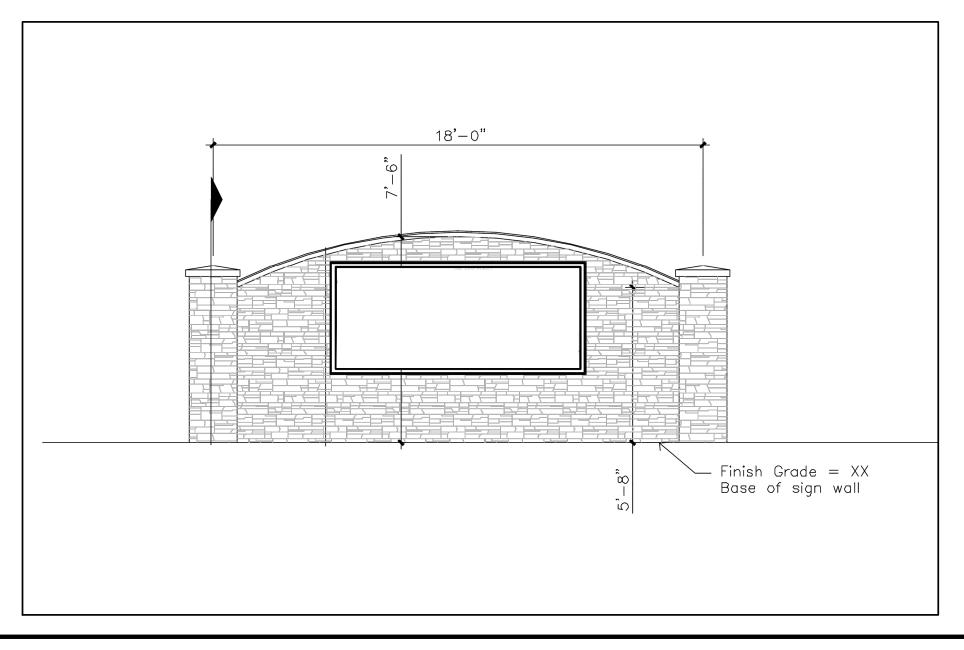
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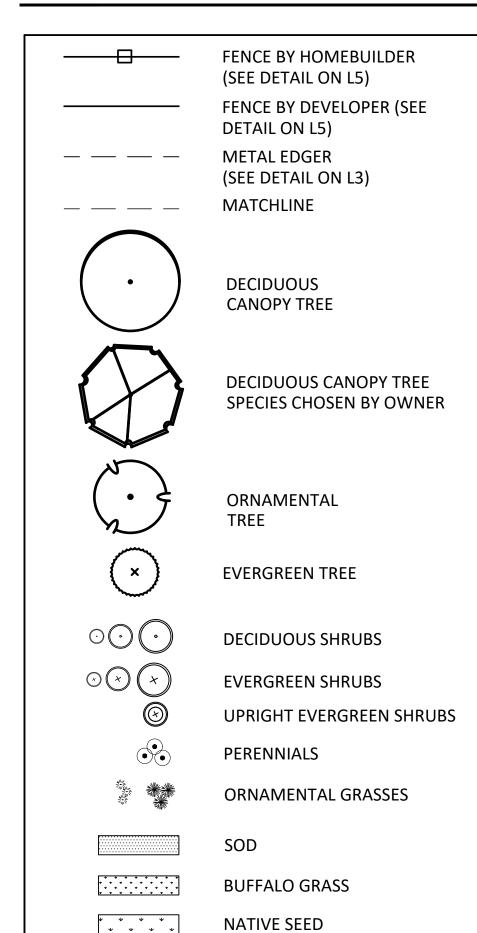
(IN FEET)

1 INCH = 10 FT





LEGEND



LANDSCAPE PLANT LIST

DECIDUOUS CANOPY TREES

1 1/2" RIVER ROCK

MSP COMPANIES

WISTA

FOR AND ON BEHALF OF BASELINE CORPORATION

DRAWING SIZE 24" X 36"

DRAWING NAME
3490 LANDSCAPE PLAN.dwg
SHEET 65 OF 68

SURVEY DATE 10/02/2020

SURVEY FIRM SURVEY FIRM

DECID	0003 CANOT I TILLS
НТО	HERITAGE OAK
	EMERALD SUNSHINE ELM
SMH	SHADEMASTER HONELOCUST
IMH	IMPERIAL HONEYLOCUST
EKC	ESPRESSO KENTUCKY COFFEETREE
BTM	BIGTOOTH MAPLE
SSM	STATE STREET MAPLE
OBE	OHIO BUCKEYE
CAT	WESTERN CATALPA
СНВ	COMMON HACKBERRY
GKB	GINKGO
SKO	SKYMASTER OAK
LLL	LITTLE LEAF LINDEN
CHC	COMMON HORSECHESTNUT
WWN	NIOBE WEEPING WILLOW
PCW	PLAINS COTTONWOOD
	HTO ESE SMH IMH EKC BTM SSM OBE CAT CHB GKB SKO LLL CHC WWN

ORNAMENTAL TREES

TCW THORNLESS COCKSPUR HAWTHORNE

EVERGREEN TREES

В	OP EI	MERALD AF	ROW BOSN	IAN PIN
P	ON P	ONDEROSA	PINE	
P	VP V	ANDERWO	LF'S LIMBER	PINE
R	MJ R	OCKY MOU	NTAIN JUNIF	PER
L/	IAID LA	OCKY IVIOU	INTAIN JOINIE	1

DECIDUOUS SHRUBS

GFS	GOLDFLAME SPIREA
BSF	SILVER FOUNTAIN BUTTERFLY BUS
FRS	FRINGED SAGE

EVERGREEN SHRUBS

MPA	PANCHITO MANZANITA
COJ	COLOGREEN JUNIPER
GGA	GOLDEN GLOBE ARBORVITAE

ORNAMENTAL GRASSES

BOG	BLUE OAT GRASS
FRG	KARL FOERSTER FEATHER REED GRASS

GENERAL

- 1. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, UNLESS EXCEPTION HAS BEEN GRANTED BY THE MUNICIPALITY OR COUNTY OFFICIALS.
- 2. THE LANDSCAPE PLANS AND SPECIFICATIONS SHOULD BE FOLLOWED AS CLOSELY AS POSSIBLE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IF ANY SUBSTITUTIONS OR ALTERATIONS ARE NEEDED.
- 3. THE CONTRACTOR SHALL COORDINATE INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- 4. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND ANY LOCAL MUNICIPAL AND COUNTY CODES AND SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- 5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). THE CONTRACTOR SHALL MARK ALL UTILITIES BEFORE BEGINNING PLANTING AND IRRIGATION OPERATIONS. SHOULD ACTUAL UTILITY LOCATION BE SUBSTANTIALLY DIFFERENT THAN THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND OWNER FOR DIRECTION BEFORE PROCEEDING FURTHER.
- 6. THE LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER GEOTECHNICAL REPORT RECOMMENDATIONS. SURFACE DRAINAGE SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. NO DAMMING OF WATER SHOULD OCCUR AGAINST SIDEWALKS, CURBS, TURF THATCH, OR OTHER LANDSCAPE MATERIALS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- 7. INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN ON THE APPROVED LANDSCAPE PLAN IN THE PLANNING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS SUCCESSORS AND DELEGATES.
- 8. LANDSCAPING SHALL NOT INTERFERE WITH TRAFFIC VISIBILITY AND THE GENERAL FUNCTION AND SAFETY OF ANY GAS, ELECTRIC, WATER, SEWER, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENT.

WARRANTY

- UNLESS SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED FOR THE PROJECT BY THE OWNER'S REPRESENTATIVE.
- 2. CONTRACTOR SHALL PROVIDE LANDSCAPE PROTECTION, MAINTENANCE, AND IRRIGATION INCLUDING SUPPLEMENTAL WATERING PER SPECIFICATIONS UNTIL SUBSTANTIAL COMPLETION HAS BEEN ISSUED UNLESS OTHERWISE INSTRUCTED PER OWNER'S REPRESENTATIVE.

PLANTS

- 1. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. PLANT QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT RETAIN THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL IF IT IS DAMAGED, DISEASED, OR DECLINING IN HEALTH. PLANT MATERIAL SHALL BE HEALTHY, WELL-BRANCHED, AND WELL PROPORTIONED, FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI Z60.1-1990) AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. PLANT MATERIAL GROWN IN USDA HARDINESS ZONES 1, 2, 3, 4, AND 5 IS PREFERRED.
- 4. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
- 5. THE OWNER'S REPRESENTATIVE MAY OPT TO DOWN OR UPSIZE THE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR ENHANCEMENTS TO THE PROJECT. ALL CHANGES, INCLUDING RE-STOCKING CHARGES, SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION THROUGH A CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- 6. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
- 7. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).

IRRIGATION

- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES, AND NATIVE SEED AREAS.
- 2. CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL REPORT STIPULATIONS KEEPING ALL IRRIGATION LINES, HEADS, AND EMITTERS OUTSIDE THE MINIMUM DISTANCES SPECIFIED. IN NO CASE SHALL IRRIGATION BE EMITTED

- WITHIN THE MINIMUM DISTANCES OF BUILDING OR WALL FOUNDATIONS.

 3. CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF IRRIGATION EQUIPMENT AND LINES SO THAT IT DOES NOT INTERFERE WITH PLANTING LOCATIONS.

 LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION LINES AND EQUIPMENT. IF INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED USE, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
- 4. IRRIGATION ADJACENT TO EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE HAND DUG.
- 5. EVERGREEN TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') AWAY FROM IRRIGATION ROTOR HEADS.

SOIL PREPARATION

- 1. BEFORE COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL SEWER, WATER, IRRIGATION, GAS, ELECTRIC, CABLE, PHONE AND OTHER PIPELINES OR CONDUITS AND EQUIPMENT ARE LOCATED ON SITE.
- 2. SURFACE GRADING TO INCLUDE REMOVAL OF EXISTING VEGETATION, WEEDS, DEBRIS, CLODS AND ROCKS LARGER THAN $\frac{1}{2}$ " FROM THE SITE. DISPOSE OF ACCUMULATED DEBRIS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 3. THE CONTRACTOR SHALL TAKE MEASURES AND ASSUME MAINTENANCE AND MANAGEMENT OF EROSION CONTROL, SURFACE RUNOFF, AND SOIL EROSION AND SEDIMENT FROM THE SITE PER STORM WATER MANAGEMENT PLANS / PROGRAMS IN PLACE
- 4. THE CONTRACTOR SHALL INSPECT ALL CONDITIONS FOR RETENTION OF WATER IN PLANTING AREAS TO MAKE SURE THERE IS ADEQUATE DRAINAGE IN ALL LANDSCAPE AREAS.
- 5. THE SITE SHOULD BE PROVIDED TO THE CONTRACTOR WITHIN +/- 0.1 FOOT OF FINISH
- GRADE. CONTRACTOR SHALL VERIFY THE ROUGH GRADING AND SITE CONDITIONS.
 7. ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING SUITABLE SOIL MEDIUM THAT ENSURES HEALTHY PLANT GROWTH. SOIL SAMPLES ARE RECOMMENDED FOR ANALYSIS OF ORGANIC MATTER RECOMMENDATIONS REQUIRED FOR THE SOIL FOR HEALTHY PLANT GROWTH.
- 9. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- 10. BEFORE PLANTS ARE INSTALLED, ALL LANDSCAPE AREAS SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8"-12" AND AMENDED PER SPECIFICATIONS AND MUNICIPAL REQUIREMENTS.
- 11. ALL LANDSCAPE AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE SOIL SAMPLE ANALYSIS.

TREES

- 1. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- 2. TREE CENTERS SHALL NOT BE PLACED CLOSER THAN EIGHT FEET (8') FOR EVERGREEN TREES AND SIX FEET (6') FOR ORNAMENTAL TREES FROM A SIDEWALK, PARKING, STREET OR DRIVE LANE. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS.
- 3. EVERGREEN TREES SHALL NOT BE USED IN THE TREE LAWN OR WITHIN EIGHT FEET (8') OF A PUBLIC WALK.
- 4. ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF ONE (1) YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION PER APPROVAL BY OWNER'S REPRESENTATIVE.
- 5. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. ALL TREE RINGS AND PERENNIAL BEDS SHALL BE MULCHED WITH A 3" DEPTH OF GORILLA HAIR CEDAR MULCH.

MULCH & EDGING

- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- 2. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GALVANIZED, GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, SURE-LOC OR APPROVED EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS. PERFORATED EDGER IS ONLY USED BETWEEN SOD/NATIVE GRASS AND MULCH AREAS WHERE PONDING OF WATER OCCURS. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE.
- 3. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. FOUR INCH (4") DEPTH OF 1"-2" ROUNDED RIVER ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC (RE: PLANS). NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER, ANNUAL OR PERENNIAL AREAS. CONTRACTOR TO SUBMIT SAMPLE OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- 4. ALL 5' NON-IRRIGATED CLEAR BOUNDARY ZONES SHOULD BE MULCHED WITH A FOUR INCH (4") DEPTH OF ROUNDED RIVER ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC.
- 5. NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- 6. SHREDDED CEDAR WOOD MULCH SHALL BE INSTALLED AT THE BASE OF EACH PLANT AS FOLLOWS: TREES, 48" DIAMETER CIRCLE; SHRUBS, 18" DIAMETER CIRCLE AT A 3" DEPTH.

LANDSCAPE PLANT LIST

SEE 22	SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	NOTES
2	DECIDU	OUS CANOPY TREE	S			
Simple	HTO			·		
Min						
EXC. 22						
### 21	EKC					
Dec 16	BTM			ACER GRANDIDENTATUM	2" CAL. B&B	
20	SSM					
COMMON HACKBERRY						
ORANGO O	CHB					
SKO 4 SKYMASTER OAK QUERCUS ROBUR PYRAMICH 2" CAL BAB LITTE LEAF LINDER TILLA CORDATA 2" CAL BAB CHC 5 COMMON HORSECHESTNUT QUERCUS ROBUR PYRAMICH 2" CAL BAB CHC 5 COMMON HORSECHESTNUT QUERCUS ROBUR PYRAMICH 2" CAL BAB CHC 5 COMMON HORSECHESTNUT QUERCUS ROBUR PYRAMICH 2" CAL BAB CHC 5 COMMON HORSECHESTNUT QUERCUS ROBUR PYRAMICH 2" CAL BAB CHC 5 COMMON HORSECHESTNUT QUERCUS ROBUR PYRAMICH 2" CAL BAB CHC 5 COMMON HORSECHESTNUT CHC 5 COMMON SALIA KLBA TRISTIS" 2" CAL BAB CHC 5 COMMON SALIA KLBA TRISTIS" 2" CAL BAB CHC 5 COMMON SALIA KLBA TRISTIS" 2" CAL BAB CHC 5 COMMON SALIA KLBA TRISTIS" 2" CAL BAB CHC 5 COMMON SALIA KLBA TRISTIS" 2" CAL BAB CHC 5 COMMON SALIA KLBA TRISTIS 2" CAL BAB CHC 5 COMMON SALIA KLBA TRISTIS 2" CAL BAB CHC 5 COMMON SERVICES RAY PLUM PRUNUS CERASIFERA NEWPORT 2" CAL BAB CHC 5 COMMON SERVICES RAY PLUM PRUNUS CERASIFERA NEWPORT 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS MACKIU 2" CAL BAB CHC 5 COMMON SERVICES RAY PRUNUS PRUNCH COMMON SERVICES COMMON SE	GKB					
COMMON HORSECHESTNUT OUERCUS ROBUR PYRAMICHT 2: CAL. BBB NOBE WEERING WILLOW PLANS COTTONWOOD SALAX ALBA TRISTIS: 2: CAL. BBB POW 5 PLANS COTTONWOOD SALAX ALBA TRISTIS: 2: CAL. BBB POPULUS DELTOIDES 3: CAL. CONT. BBDD	SKO	4		·		
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ECIDUOUS SHRUBS GOLDFLAME SPIREA SILVER FOUNTAIN BUTTERFLY BUSH FIRS	=\/FRG	REEN TREES ——				
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ERENNIALS —	BOG					
	FRG	35	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL. CONT.	
	EREN	INIALS ———				
			MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	1 GAL. CONT.	

N:\co3490 — Summerfield — Keenesburg\Drawings\Landscape\3490 LANDSCAPE PLAN.dwg, 6/30/2021 9:24:18 AM, Ryan Sc

COMPANIES \triangleleft ST PREPARED UNDER THE DIRECT SUPERVISION OF FOR AND ON BEHALF OF BASELINE CORPORATION NITIAL SUBMITTAL 5/10/20 DRAWING SIZE 24" X 36" SURVEY DATE 10/02/2020 SURVEY FIRM SURVEY FIRM JOB NO. CO3490 DRAWING NAME 490 LANDSCAPE PLAN.dwg **SHEET** 66 **OF** 68 L04

DRAWN I DRAWN I OF STATE OF ST

1 SPECIFIED MULCH

AMENDED SOIL IN PLANTING BED 2 PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.

(3) FINISH GRADE (TOP OF MULCH)

4 AMENDED TOPSOIL

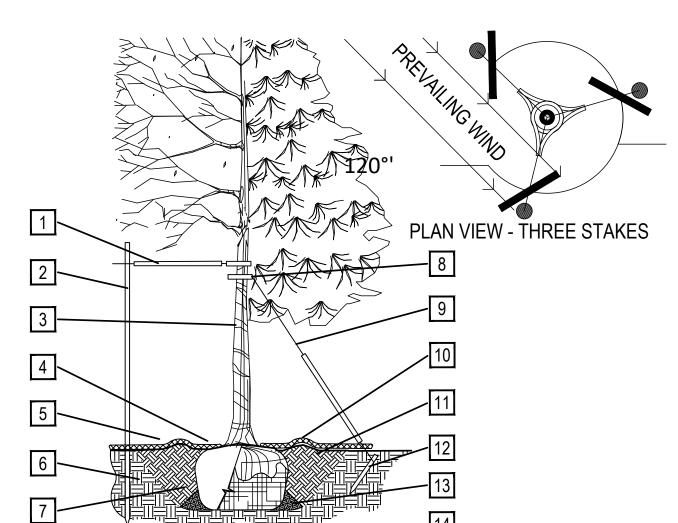
5 EXISTING SUBGRADE

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED

2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR **ROOT-BALL WHEN REMOVING IT** FROM ITS CONTAINER 3. ALL JUNIPERS SHOULD BE

PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER

4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



ROOT BALL DIAMETER

TREE PLANTING DETAIL

PRUNING NOTES:

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY

 ${\bf 120}^{\bf GROSSOVER\ LIMBS,\ CO-DOMINANT\ LEADERS\ AND\ BROKEN\ BRANCHES.}$ SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.

1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)

1.2 $1-\frac{1}{2}$ - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)

1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1 OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1 PLACE MIN. ½" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE

(2) 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.

(3) TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)

(4) PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.

(5) 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).

(6) 1:1 SLOPE ON SIDES OF PLANTING

(7) REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK

GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.

4-6" HIGH WATER SAUCER IN NON-TURF AREAS.

(1) BACKFILL WITH BLEND OF **EXISTING SOIL AND A MAXIMUM** 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING

2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND **OUTSIDE ROOTBALL IN** UNDISTURBED SOIL.

PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.

14) PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

SCALE: 3/16" = 1'-0"

DRAWN BY

COMPANIES

MSP

ISTA

FOR AND ON BEHALF OF BASELINE CORPORATION

DRAWING SIZE 24" X 36"

3490 LANDSCAPE PLAN.dwg **SHEET** 67 **OF** 68

SURVEY FIRM

SURVEY FIRM

JOB NO.

SURVEY DATE 10/02/2020

CO3490

SHRUB PLANTING

O.C. SPACING

SCALE: 1-1/2" = 1'-0"

① SPECIFIED MULCH TO A DEPTH OF 4"

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW

2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"

3 CENTER OF PLANT

THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

PERENNIAL / ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"

4" DEPTH MIN. COMPACTED CRUSHER FINES WITH STABILIZER / TACKIFIER.

COMPACTED SUBGRADE PER (3) GEOTECHNICAL RECOMMENDATIONS. METAL EDGER TO DIVIDE

COMPACTION NOTES:

COMPACT WET IN (2) 2" LIFTS FOR BEST RESULTS.

USE A SMALL (4') RIDING ROLLER TO COMPACT WHERE POSSIBLE.

CROWN CRUSHER FINES TRAIL IN FLAT AREAS (AS SHOWN). CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY

DICTATES.

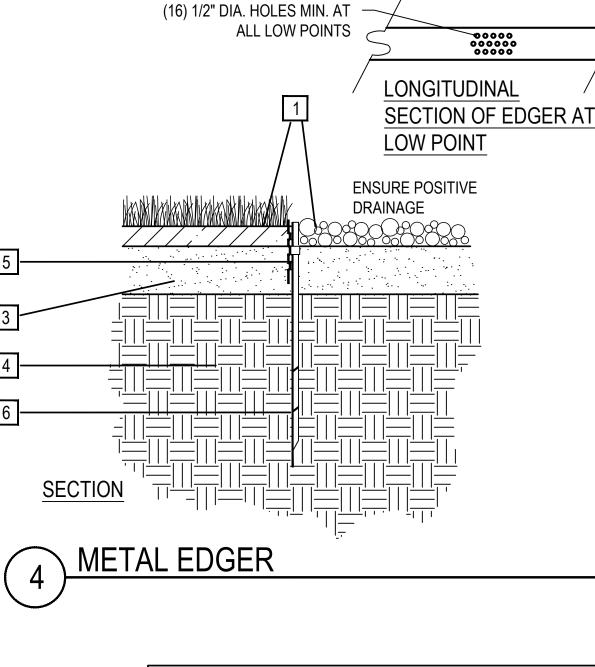
CRUSHER FINES

SCALE: 3/4" = 1'-0"

4 CRUSHER FINES FROM LANDSCAPE BED AND/OR SOD

N.T.S. MANUFACTURER: WABASH VALLEY PRODUCT: COVINGTON COLLECTION BENCH W/ BACK; 6' LENGTH





DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE 6 EDGER STAKE

(5) LOW POINTS OR POORLY

1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES. 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE

SCALE: 1" = 1'-0"

FINISHED GRADE - TOP OF SOD

SHALL BE FLUSH WITH TOP OF

STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL

THATCH LAYER AND TOP OF

1 MULCH OR CRUSHER FINES

EDGER

4 SUBGRADE

2 TURF THATCH

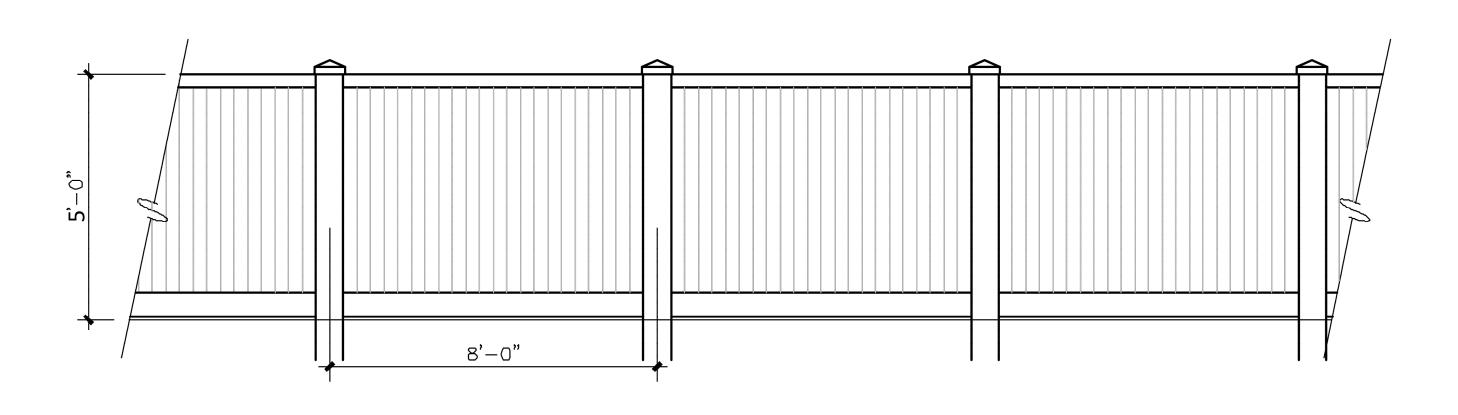
(3) AMENDED SOIL PER SPECIFICATIONS

MANUFACTURER.

REF: MATERIAL SCHEDULE SHEET L-X

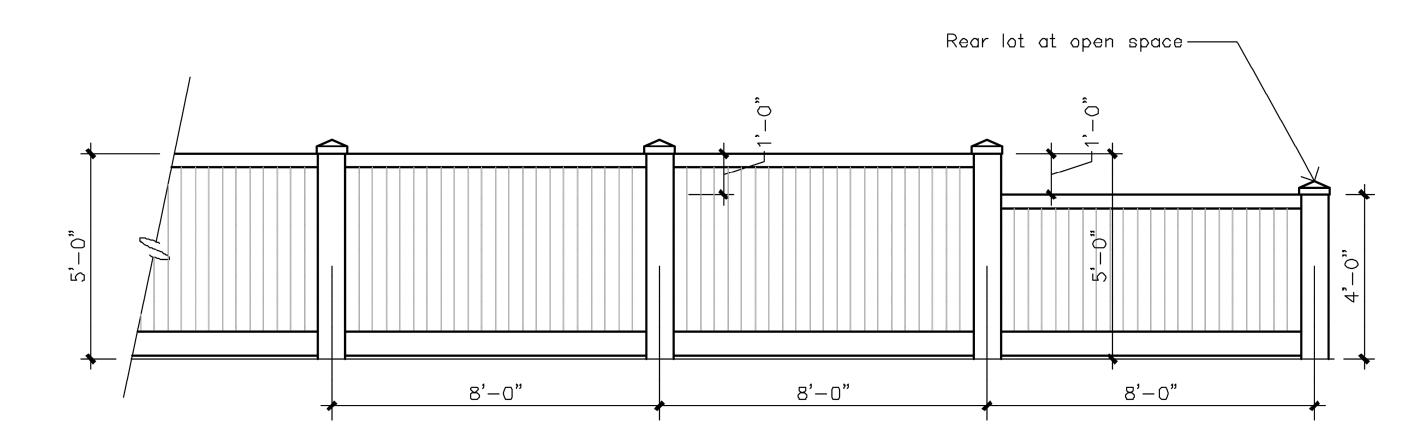
2 SLOPE ADJACENT GRADE AWAY

MATERIAL: CAST ALUMINUM FRAME, ALUMINUM EXTRUSION FAUX-WOOD SLATS POWDER COAT: FRAME - HUNTER, BENCH - ANTIQUE MAHOGANY



HOMEOWNER REAR FENCE

N.T.S.



SIDE YARD FENCE AT REAR YARDS ADJACENT TO OPEN SPACE

NATURE PLAY EXAMPLES







