

CIRCLE K SITE DEVELOPMENT PLAN

SE CORNER OF COMMERCIAL LOT 1- PHASE II, FILING NO. 3B OF BRADBURY RANCH
LOCATED IN THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
TOWN OF PARKER, STATE OF COLORADO



Know what's below.
Call before you dig.


CONSULTANTS:

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208



LAND DEVELOPMENT
CONSULTANTS, LLC

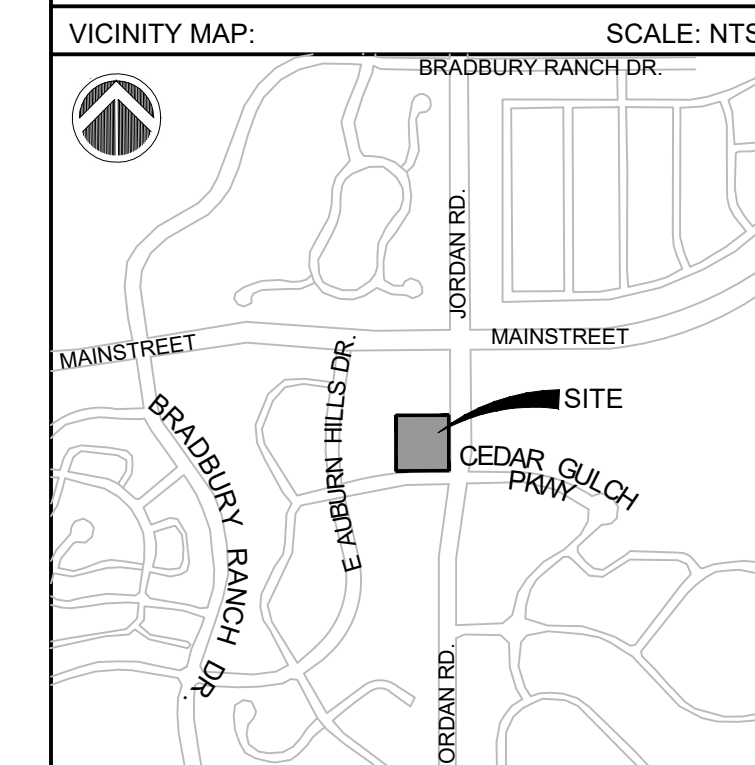
950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC



PROJECT:
CIRCLE K STORES INC.
SITE DEVELOPMENT PLAN
MAINSTREET & JORDAN
TOWN OF PARKER, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 21.1207.030
DRAWN BY: KMZ
CHECKED BY: NMS
DESIGNED BY: KMZ
SHEET TITLE:

COVER SHEET

CS01
SHEET 1 OF 4

TOWN FILE NO.:

CONTACT LIST

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GENERAL COVER SHEET NOTES

- A. FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- B. ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- C. PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE SOUTH METRO FIRE RESCUE.
- D. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- E. APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- F. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- G. AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- H. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUT-OFF INSTALLED.
- I. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE TOWN OF PARKER.

NOTES

1. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS, AND PRECISE BUILDING DIMENSIONS

BEARING

BEARINGS: BASED ON THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 20 ASSUMED TO BEAR N89°25'39"E BETWEEN MONUMENTS FOUND AND DESCRIBED ON THE ALTA/NSPS LAND TITLE SURVEY BY RUBINO SURVEYING DATED 06/08/2020

NOTICE TO BIDDERS

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (602) 850-8101. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER

FLOOD ZONE INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) RATE MAP COMMUNITY PANEL NO. 08035C0068G, DATED MARCH 16, 2016, THIS PROPERTY IS IN FLOOD HAZARD ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

LEGAL DESCRIPTION

A PORTION OF THAT PARCEL OF LAND KNOWN AS BRADBURY RANCH COMMERCIAL LOT 1 AND A PORTION OF THAT RIGHT-OF-WAY DESCRIBED AS PARCEL IV IN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 14, 1987 IN BOOK 753, PAGE 617 OF THE RECORDS OF DOUGLAS COUNTY, BEING SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP SIX SOUTH (T.6S.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20 AND ASSUMING THE EAST LINE OF SAID SE 1/4 AS BEARING SOUTH 00°21'15" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO,

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

THENCE SOUTH 00°21'15" EAST A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF BRADBURY RANCH SUBDIVISION FILING NO. 2K RECORDED OCTOBER 1, 1997 AT RECEPTION NO. 9754676 OF THE RECORDS OF DOUGLAS COUNTY;
THENCE SOUTH 88°58'38" WEST ALONG SAID SOUTH LINE A DISTANCE OF 94.78 FEET; THENCE SOUTH 45°37'01" EAST A DISTANCE OF 43.32 FEET;
THENCE SOUTH 00°21'15" EAST A DISTANCE OF 187.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00°21'15" EAST A DISTANCE OF 108.63 FEET;
THENCE SOUTH 00°05'09" EAST A DISTANCE OF 34.05 FEET TO A POINT ON A CURVE (POC); THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 96.74 FEET, SAID CURVE HAS A RADIUS OF 898.98 FEET, A DELTA OF 6°09'57", AND IS SUBTENDED BY A CHORD BEARING SOUTH 01°58'23" WEST A DISTANCE OF 96.70 FEET;

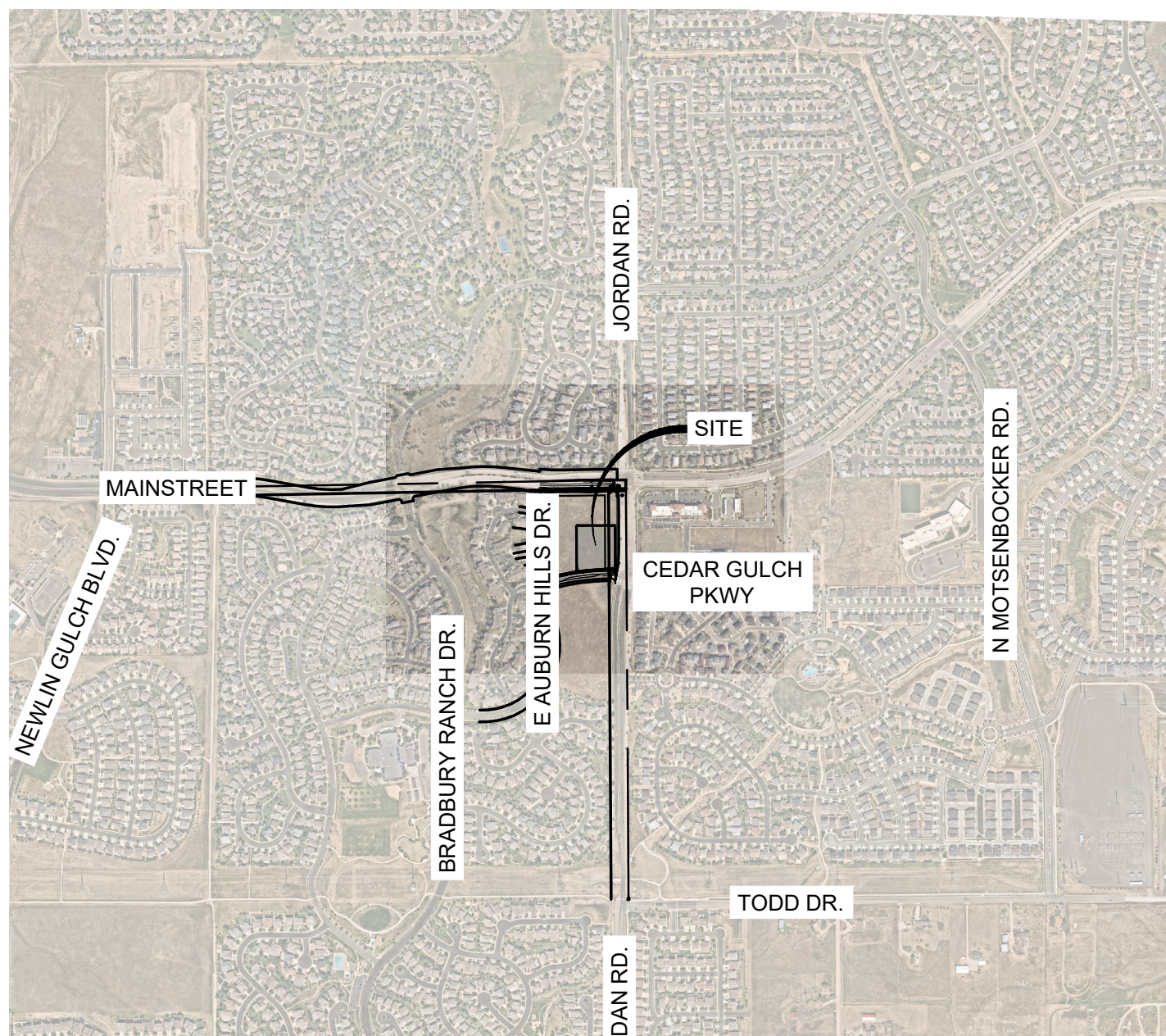
THENCE SOUTH 48°27'30" WEST NON-TANGENT FROM THE AFORESAID CURVE A DISTANCE OF 55.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST AUBURN HILLS PLACE PER BRADBURY RANCH SUBDIVISION FILING NO. 3B RECORDED JULY 5, 2000 AT RECEPTION NO. 00046286 OF THE RECORDS OF DOUGLAS COUNTY AND TO A POC;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND BEING NON-TANGENT TO THE AFORESAID LINE A DISTANCE OF 207.70 FEET, SAID CURVE HAS A RADIUS OF 1537.50 FEET, A DELTA OF 07°44'25", AND IS SUBTENDED BY A CHORD BEARING SOUTH 85°28'16" WEST A DISTANCE OF 207.54 FEET;
THENCE NORTH 00°21'15" WEST A DISTANCE OF 233.96 FEET; THENCE NORTH 10°22'55" EAST A DISTANCE OF 58.14 FEET;
THENCE NORTH 89°38'45" EAST A DISTANCE OF 242.16 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1.597 ACRES OR 69,547 SQ. FT. MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS- OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED PARCEL OF LAND.

SHEET INDEX

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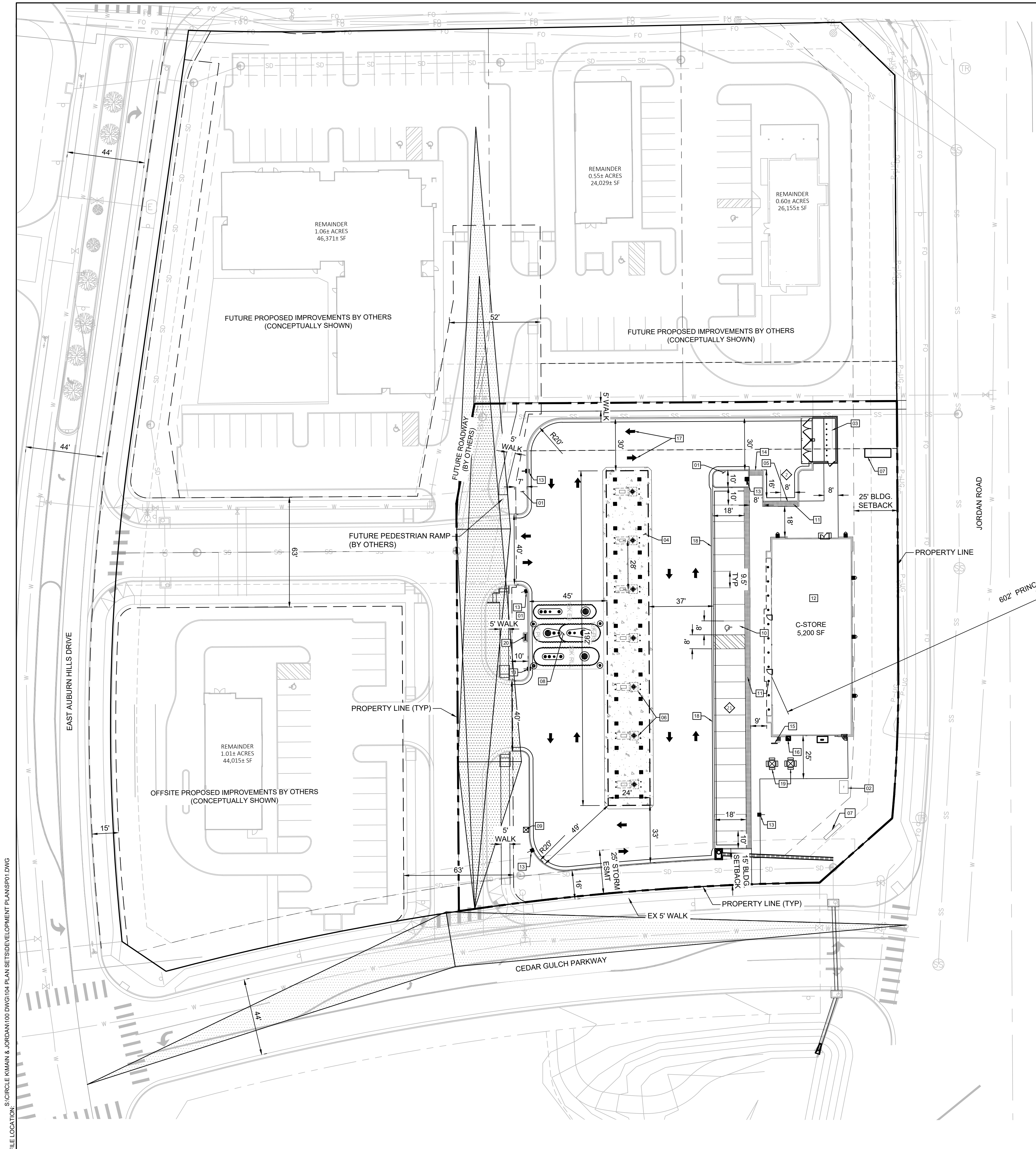
VICINITY MAP
1" = 1000'



APPROVAL STAMP:

CS01
SHEET 1 OF 4

TOWN FILE NO.:



SITE NOTES

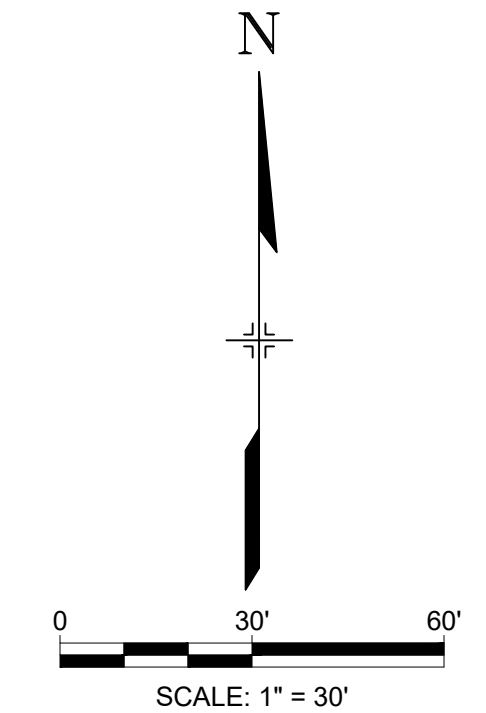
- 01 LANDSCAPE AREA (PER LANDSCAPE PLANS)
- 02 TRANSFORMER PAD (PER ELEC CO AND / OR ARCH PLANS)
- 03 TRASH ENCLOSURE (PER ARCH PLANS)
- 04 FUEL CANOPY 192' x 24' SG-7 (TYP PER ARCH PLANS)
- 05 2'-WIDE DETECTABLE WARNING, ADA SOLUTION INC. OR APPROVED EQUAL
- 06 FUEL PUMPS (PER ARCH PLANS)
- 07 PROPOSED SIGN (PER ARCH PLANS)
- 08 UNDERGROUND FUEL TANKS (PER ARCH PLANS)
- 09 AIR UNIT (PER ARCH PLANS)
- 10 VAN ACCESSIBLE PARKING STALL, ISA SYMBOL AND SIGNAGE (PER ARCH PLANS)
- 11 PIPE BOLLARDS (PER ARCH PLANS)
- 12 CONVENIENCE STORE (5,200 SF)(SEE ARCHITECTURAL PLANS)
- 13 PROPOSED LIGHT POLE (PER ARCH PLANS)
- 14 ADA ACCESSIBLE RAMP
- 15 BIKE RACK WITH 2 SPACES (PER ARCH PLANS)
- 16 CO2 ENCLOSURE (PER ARCH PLANS)
- 17 DIRECTIONAL ARROW PAVEMENT MARKING
- 18 2' GUTTER PAN
- 19 TABLES
- 20 VENT PIPES (PER ARCH PLANS)

LEGEND

- PROPERTY LINE
- ==== CATCH CONCRETE CURB & GUTTER
- ==== SPILL CONCRETE CURB & GUTTER
- ==== EXISTING CURB & GUTTER
- ▲ AASHTO DEPARTURE SIGHT TRIANGLE
- ◆ # PARKING COUNT

SITE TRIANGLE NOTES:

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT "D" OF 15 FEET BACK FROM THE EDGE OF THE MAJOR STREET PAVEMENT (FLOWLINE) AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
2. AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "D" DISTANCE SHALL BE 10'.
3. INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL AND VERTICAL ALIGNMENTS.
4. WITHIN THE INTERSECTION SIGHT DISTANCE DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.



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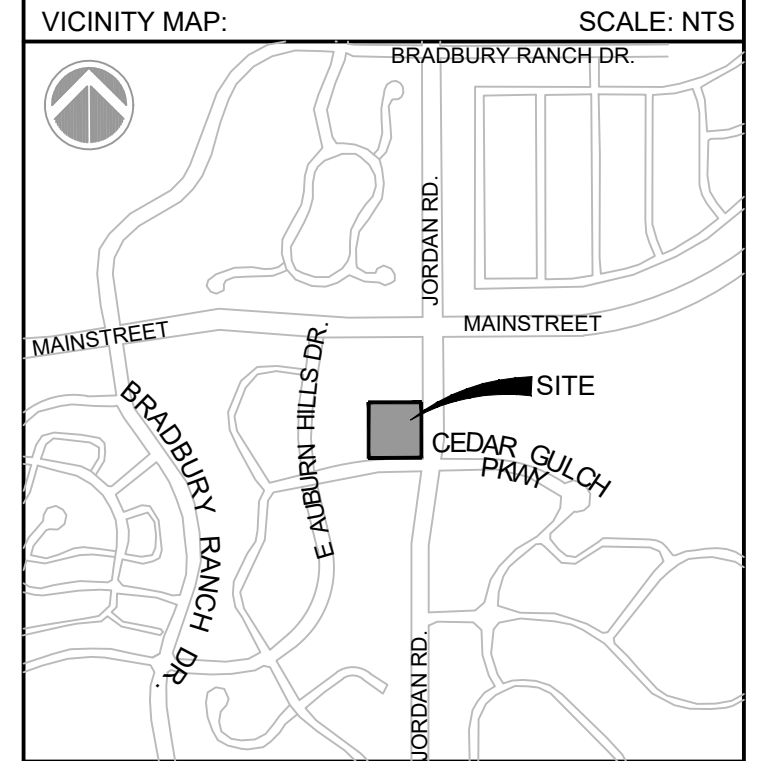
CONSULTANTS:
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LAND DEVELOPMENT CONSULTANTS, LLC
 950 S. CHERRY STREET, SUITE 512
 DENVER, CO 80246

OWNER/DEVELOPER:



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
 VICINITY MAP: SCALE: NTS



PROJECT:
CIRCLE K STORES INC.
SITE DEVELOPMENT PLAN
 MAINSTREET & JORDAN
 TOWN OF PARKER, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:
 PROJECT NO: 21.1207.030
 DRAWN BY: ---
 CHECKED BY: ---
 DESIGNED BY: ---
 SHEET TITLE:

SITE PLAN

SP01
SHEET 2 OF 4
 TOWN FILE NO.:

APPROVAL STAMP:



Know what's below.
Call before you dig.

CONSULTANTS:



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COLORADO SPRINGS, CO 80920
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950 S. CHERRY STREET, SUITE 512
DENVER, CO 80246

OWNER/DEVELOPER:

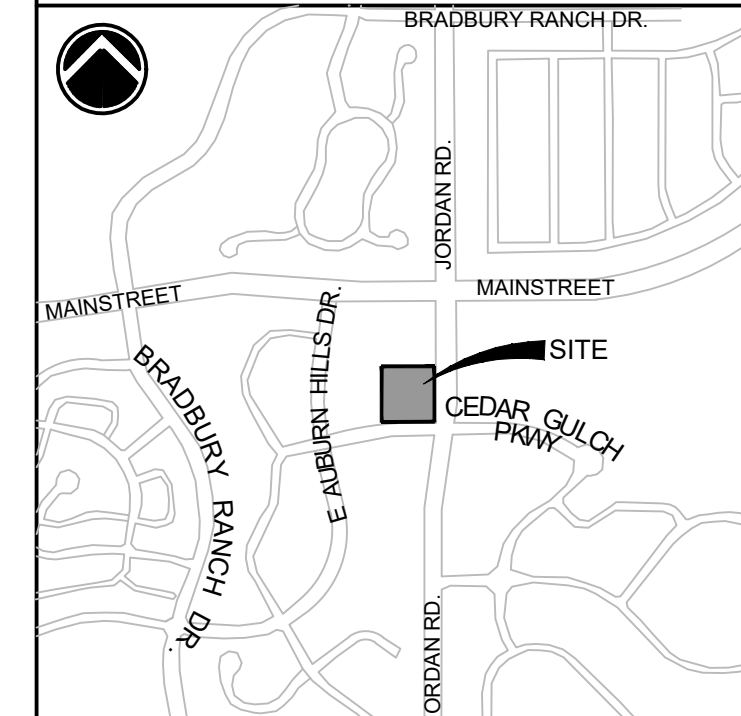


ROCKY MOUNTAINS DIVISION
5500 S QUEBEC STREET, SUITE 100
GREENWOOD VILLAGE, CO 80111

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC

VICINITY MAP: SCALE: NTS



PROJECT:

CIRCLE K STORES INC.

SITE DEVELOPMENT PLAN

MAINSTREET & JORDAN
TOWN OF PARKER, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:

PROJECT NO: 21.1207.030

DRAWN BY: KMM

CHECKED BY: JRA

DESIGNED BY: KMM

SHEET TITLE:

LANDSCAPE PLAN

LS01

SHEET 3 OF 4

TOWN FILE NO.:

CIRCLE K SDP

LANDSCAPE REQUIREMENTS

SITE DATA:
 AREA OF PARCEL: 69,547 SF
 APPLICABLE INTERNAL AREA: 60,801
 (SANS BLDG (5,200 SF) AND REQ PRK (3,546))
 JORDAN FRONTAGE: 267 LF
 CEDAR GULCH FRONTAGE: 235 LF
 NORTH BOUNDARY: 242
 WEST BOUNDARY: 292
 PARKING: 23 SPACES

LANDSCAPE AREA	REQ.	PROV.
LANDSCAPE AREA (15% SITE AREA)	10,432 SF	16,291 SF (23.4%)

REQUIRED TREES	REQ.	PROV.
SITE PERIMETER:		
JORDAN ROAD (1 PER 40 LF)-JR	7	7
CEDAR GULCH PARKWAY (1 PER 40 LF)-CG	6	6
NORTH BOUNDARY (1 PER 40 LF)-NB	7	1*
WEST BOUNDARY (1 PER 40 LF)-WB	8	8
MINIMUM TOTAL TREES (1 PER 1,500 SF)-IN	(+13) 41	(+13) 35

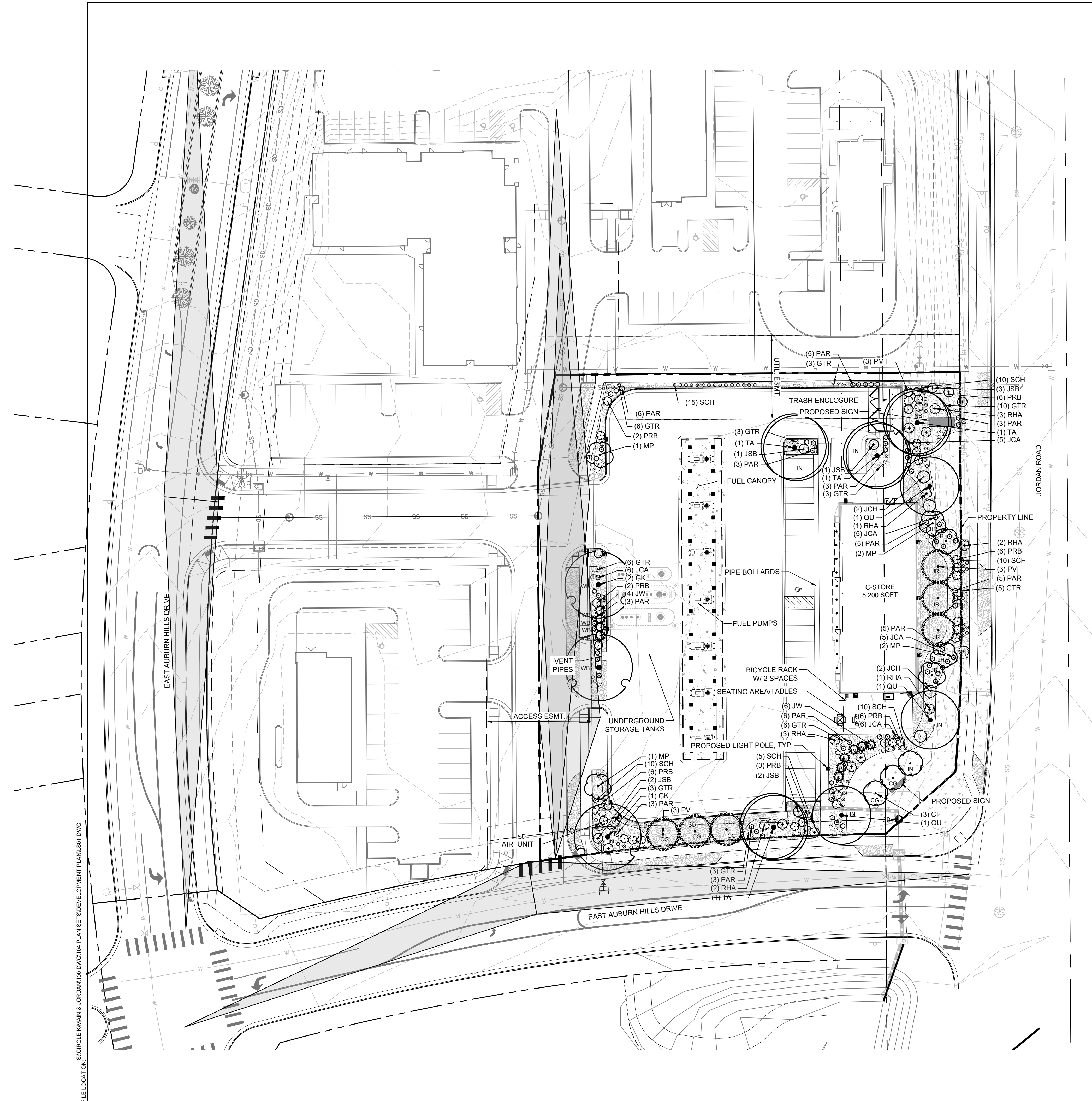
REQUIRED EVERGREEN TREES	REQ.	PROV.
SITE PERIMETER:		
JORDAN ROAD (40-60%)-JR	3-4	3
CEDAR GULCH PARKWAY (40-60%)-CG	3	3
NORTH BOUNDARY (40-60%)-NB	3-4	0*
WEST BOUNDARY (40-60%)-WB	4	4
TOTAL (25-50%)-IN	11-20	14

REQUIRED SHRUBS	REQ.	PROV.
SITE PERIMETER:		
JORDAN ROAD (1 PER 40 LF)	34	30+4(12 ORN GRASSES)
CEDAR GULCH PARKWAY (1 PER 40 LF)	30	27+3(9 ORN GRASSES)
NORTH BOUNDARY (1 PER 40 LF)	31	26+5(15 ORN GRASSES)
WEST BOUNDARY (1 PER 40 LF)	37	35+2(6 ORN GRASSES)
MINIMUM TOTAL SHRUBS (5 PER 1,500 SF)	(+71) 203	184+19(57 ORN GRASSES)

*NOT MET DUE TO 50' UTILITY EASEMENT ALONG THE NORTHERN PROPERTY BOUNDARY

LEGEND

- NATIVE SEED-LOW 7,639 SF
MIX NAME: TOWN OF PARKER SEED MIX 2
SUPPLIER: -
OR APPROVED EQUAL
- 3/4" ROCK 8,409 SF
TYPE: 3/4" CHEYENNE GREY
SUPPLIER: PIONEER
DEPTH: 3" MINIMUM
OR APPROVED EQUAL
- 2-4" COBBLE 5,659 SF
TYPE: 2-4" HORIZON COBBLESTONE
SUPPLIER: PIONEER
DEPTH: 3-4" MINIMUM
OR APPROVED EQUAL
- AASHTO DEPARTURE SIGHT TRIANGLE

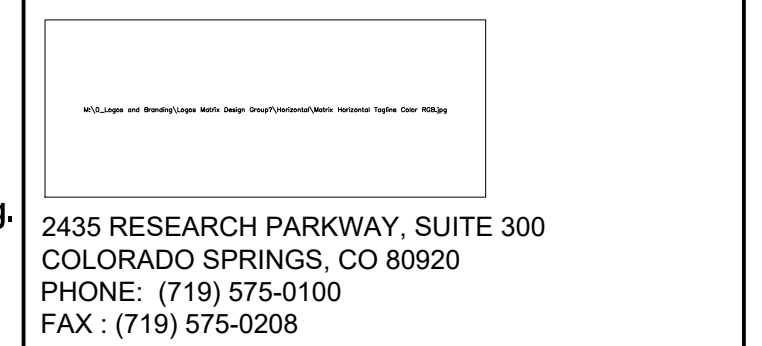


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APPROVAL STAMP:



CONSULTANTS:



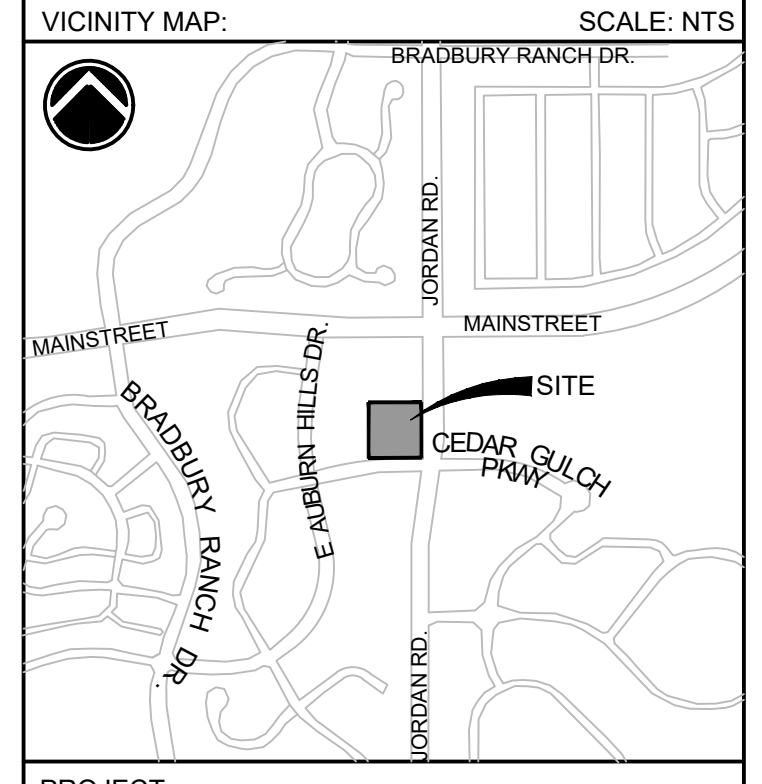
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VICINITY MAP: SCALE: NTS



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MAINSTREET & JORDAN
TOWN OF PARKER, CO

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##	##	##	##
##	##	##	##
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DRAWING INFORMATION:
PROJECT NO: 21.1207.030
DRAWN BY: KMM
CHECKED BY: JRA
DESIGNED BY: KMM

SHEET TITLE:
**LANDSCAPE
DETAILS**

LS02
SHEET 4 OF 4
TOWN FILE NO#

CIRCLE K SDP

ENTITLEMENT NOTES

- 1. NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
- 2. WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLE, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES, SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, UTILITY BOXES AND TREE TRUNKS. SHRUBS AND PLANTING WILL BE NO TALLER THAN 2 FEET AND TREE CANOPIES WILL BE NO LOWER THAN 8 FEET. LANDSCAPING WITHIN THIS AREA WILL BE MAINTAINED BY THE LANDOWNER OR HOMEOWNERS ASSOCIATION.

SOIL AMENDMENT NOTES

- 1. PER SOIL TEST RESULT, THE SITE CONSISTS OF CLAY LOAM SOILS.
- 2. CONTRACTOR TO APPLY TO ALL AREAS 3 CY 1,000 SF ORGANIC MATTER COMPOST OR AS RECOMMENDED BY LOCAL JURISDICTION. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- 3. CONTRACTOR IS TO APPLY FERTILIZERS AS RECOMMENDED PER A SOILS ANALYSIS.

GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- 2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
- 3. QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
- 4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- 5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- 6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
- 7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- 8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- 9. COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- 10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- 11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- 12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
- 13. WEED BARRIER FABRIC IS REQUIRED UNDER ALL ROCK MULCH AND COBBLE AS SPECIFIED.
- 14. SOLID STEEL EDGING WITH ROLLED TOP TO BE INSTALLED BETWEEN ALL ROCK MULCH, WOOD MULCH, COBBLE, AND SOD/NATIVE SEED. STEEL EDGING SHALL NOT BE INSTALLED BETWEEN SOD AND NATIVE AREAS.
- 15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- 16. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- 17. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL COVERED PER PLAN.
- 18. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

PLANTING NOTES

- 1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- 2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 3" BELOW ADJACENT PAVEMENT SURFACES.
- 3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- 4. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- 5. ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- 6. TOPSOIL DEPTH SHALL BE AS FOLLOWS: PLANTER BEDS - 12" MINIMUM, NATIVE SEED - 12" MINIMUM
- 7. BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
- 8. THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- 9. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- 10. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- 11. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST AND TILLED INTO FIRST 4" OF SOIL.
- 12. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- 13. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
- 14. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- 15. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- 17. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- 18. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- 19. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- 20. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
- 21. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- 22. A THREE INCH (3") TOP DRESSING/MULCHING SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.
- 23. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:
EVERGREEN SHRUBBERY: LATE APRIL-EARLY OCTOBER
DECIDUOUS SHRUBBERY & TREES: LATE APRIL-EARLY OCTOBER
EVERGREEN TREES: LATE APRIL-EARLY OCTOBER

PLANT GUARANTEE, REPLACEMENT AND MAINTENANCE NOTES

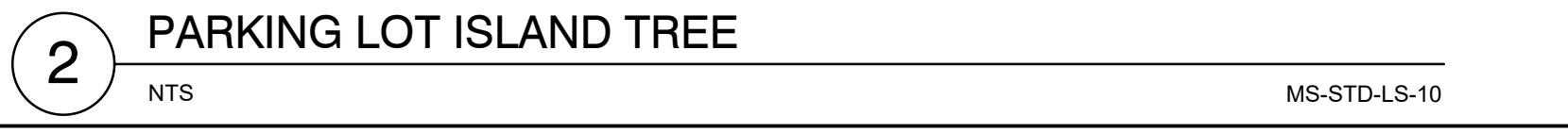
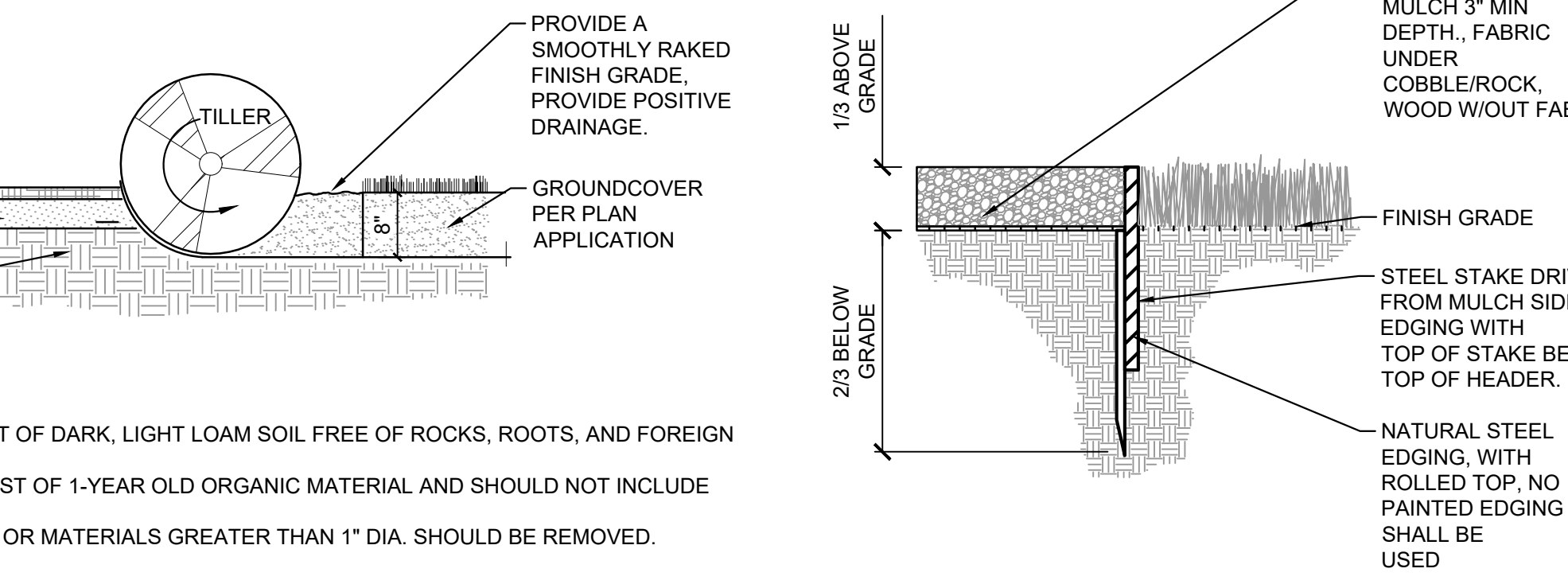
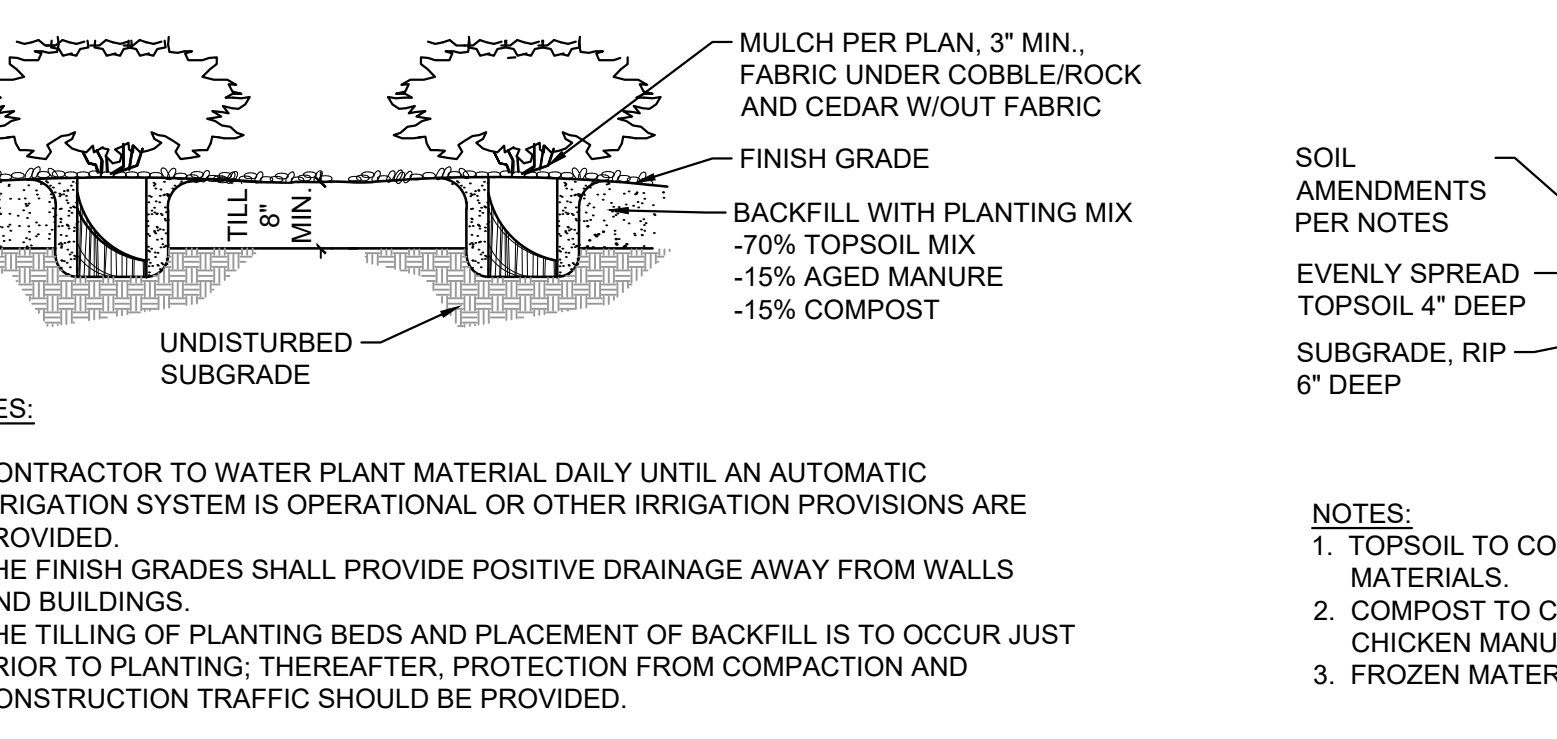
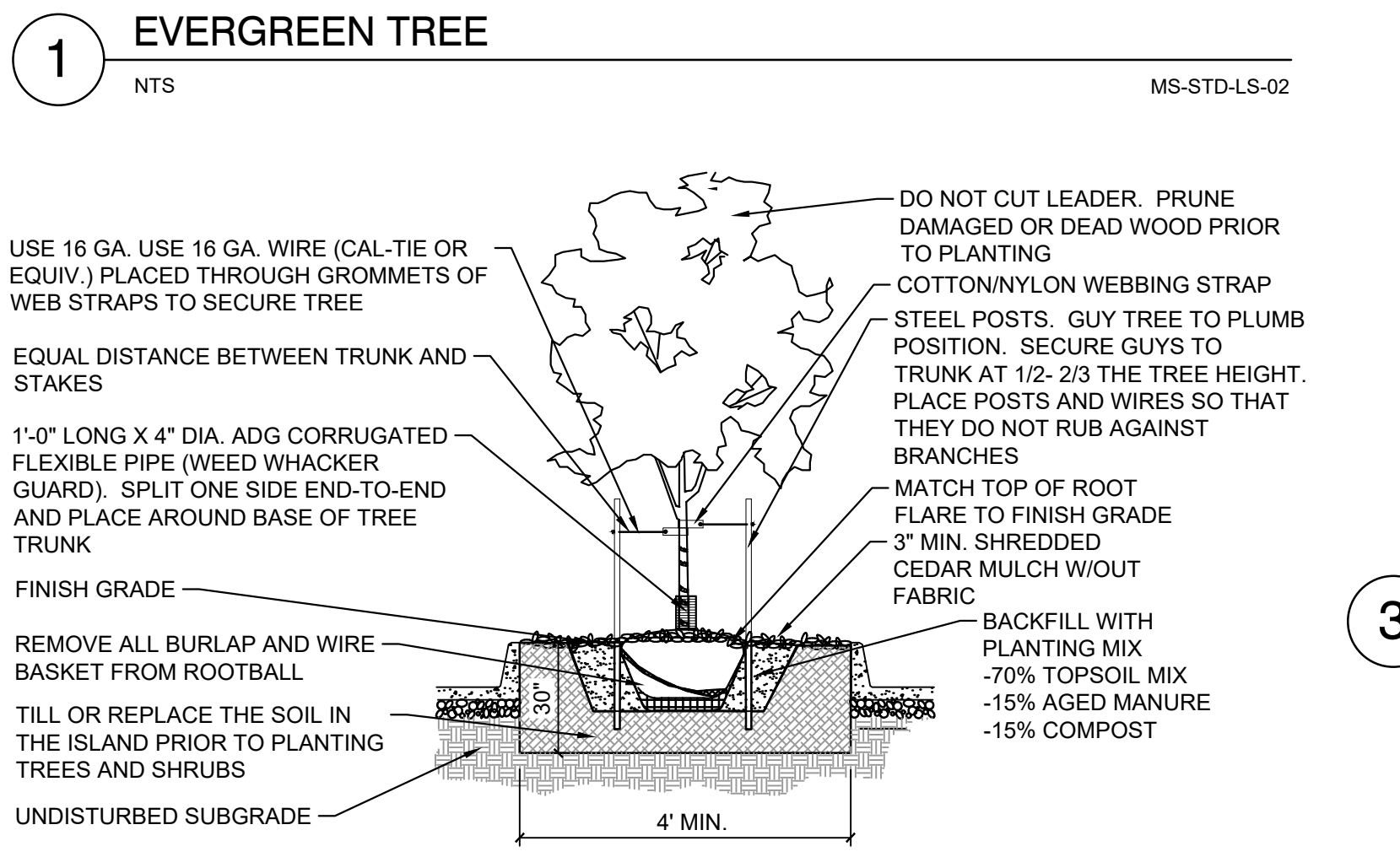
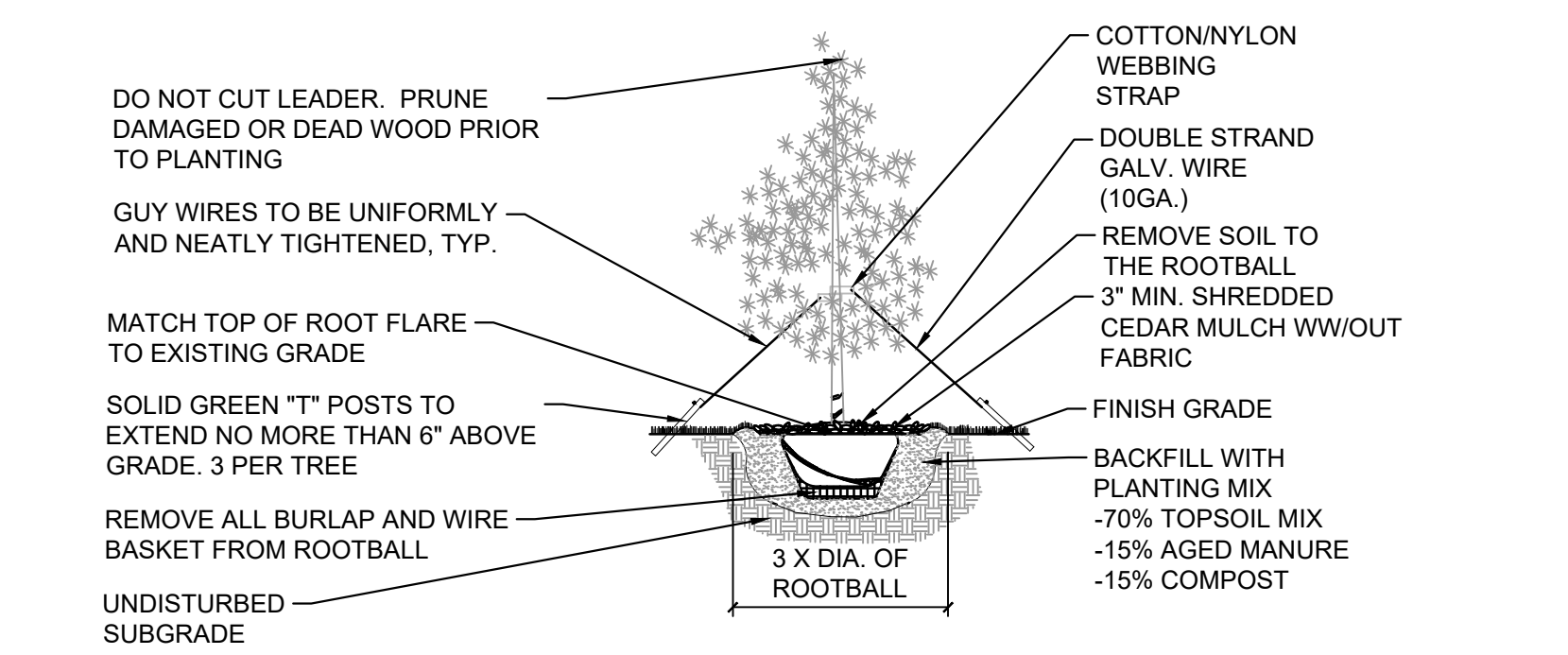
- A. GUARANTEE:
ACCEPTANCE OF GRADING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- B. REPLACEMENT:
ANY PLANT UNDER THIS SPEC WHICH IS DEAD, MISSING, UNHEALTHY, OR OTHERWISE NOT ACCEPTABLE AND NOT IN SATISFACTORY GROWING CONDITION DURING CONSTRUCTION MAINTENANCE PERIOD, OR AT THE END OF THE GUARANTEE PERIOD, SHALL BE REMOVED FROM SITE AND REPLACED WITH SUITABLE, ACCEPTABLE PLANT AS SPECIFIED, WITHIN FIVE (5) DAYS.
- C. MAINTENANCE:
GENERAL CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE, FROM THE TIME THE PROJECT RECEIVES THE CERTIFICATE OF OCCUPANCY AND THEREAFTER, FOR ALL NEW LANDSCAPE. IF EXISTING LANDSCAPE EXISTS ON-SITE, GENERAL CONTRACTOR IS TO PROVIDE THE OPTION OF MAINTENANCE FOR THE OWNER'S REVIEW.

HERBICIDES NOTES

- 1. APPLICATION OF HERBICIDES SHALL BE IN COMPLIANCE WITH STATE PESTICIDES REGULATIONS. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONSULT WITH THE REGULATORY AGENCIES FOR LOCAL HERBICIDES APPLICATION REQUIREMENTS.
- 2. IF THERE IS A DISCREPANCY BETWEEN STATE REGULATIONS AND ADDITIONAL REQUIREMENTS BELOW, MOST STRINGENT SHALL RULE.
- 3. NO AERIAL APPLICATION OF HERBICIDES IS PERMITTED ON SITE.
- 4. CARCINOGENS AND EPA TOXIC CATEGORY I AND II ARE PROHIBITED TO USE ON SITE.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	GK	3	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50"	40"
	QU	3	QUERCUS ROBUR ENGLISH OAK	2" CAL.	B&B	50"	35"
	TA	4	TILIA AMERICANA AMERICAN LINDEN	2" CAL.	B&B	60"	40"
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JW	10	JUNIPERUS SCOPULORUM 'WICHITA BLUE' WICHITA BLUE JUNIPER	6" HT.	B&B	15"	6"
	PV	6	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	6" HT.	B&B	40"	20"
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CI	3	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20"	15"
	MP	6	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15"	15"
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	GTR	48	GENISTA TINCTORIA 'ROYAL GOLD' ROYAL GOLD DYER'S BRUARD	#5 CONT.	CONT.	2'	2.5'
	PAR	50	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#3 CONT.	CONT.	3'	3'
	PRB	31	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
	RHA	12	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JCA	27	JUNIPERUS CHINENSIS 'ARMSTRONGII' ARMSTRONG JUNIPER	#5 CONT.	CONT.	3'	3'
	JCH	4	JUNIPERUS CHINENSIS 'HOLBERT' HOLBERT JUNIPER	#5 CONT.	CONT.	2'	8'
	JSB	9	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5'	6'
	PMT	3	PINUS MUGO 'TANNENBAUM' MUGO PINE	#5 CONT.	CONT.	10'	6'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	SCH	60	SCHIZACHYRIUM SCOPARIUM 'BLAZE' BLAZE LITTLE BLUESTEM	#1 CONT.	CONT.	4'	2'



APPROVAL STAMP: