Friday - November 22, 2024

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UPLOAD: E PERMIT CENTER

Comment Response

#### **ADAMS COUNTY**

Planning Department 4430 S. Adams County Pkwy. 1st floor, Suite W2000B Brighton, CO 80601-8218

Attention: Mr. Nick Eagleson

Dear Mr. Eagleson,

#### **ELMWOOD NORTH TOWNHOMES**

8000 N. Pecos Street Unincorporated Adams County (Denver), CO

SLS JN: 24-0024-01

On behalf of Elmwood North, LLC., we are pleased to resubmit the Sherrelwood Townhomes Development Plans and civil engineering plans. We have addressed your team's comments as follows:

#### **PLANNING**

- 1. The planning summary is noted.
- The PUD title has been updated.
- The case number has been added to the upper right corner of all sheets.
- The end units in the west buildings have separate Ist floor and upper floor units. The total number of proposed units is 70.
- The additional zoning requirements have been listed.
- The required and proposed open space has been added.
- A multi-modal plan has been added to the PUD.
- Parking stickers will be provided for residents, but parking spaces will not be designated for individual residents or individual buildings.
- The private drive is meant to operate more like a drive aisle in a multi-family development instead of a public street. Parking off drive aisles is common in multi-family developments.

  10. The site is currently designed with 135 spaces. Based on our experience, 135 parking spaces is
- sufficient to adequately serve the proposed development.
- 11. Additional trees have been added to the landscape plan. Note that most of the existing trees are in poor health and unkept.
- 12. Based on the proposed development costs and the surrounding area, the proposed density is appropriate for the site. Based on construction costs for the previously approved project, the density of 5.4 units/acre was not financially feasible.
- 13. These will be for rent units.
- 14. The additional density will provide more affordable housing for the community, which is desperately needed.
- 15. The offsite detention was included in the previously approved plan. Furthermore, the original detention pond design accounted for the proposed development.
- 16. There are no building elevations developed for the project at this time. However, architectural requirements have been added to the PUD notes.
- 17. The site is for rent units, so all maintenance will be provided by the owner. An HOA will be formed if the buildings are ever separated into individual ownership.
- 18. A neighborhood meeting was held to present the project to the adjacent owners. The meeting was advertised ahead of time by mailed notices and site postings. Only three neighbors showed up to the meeting. There was no substantial opposition presented at the meeting. We believe the density is warranted to provide more cost-effective housing in the area.

#### **ENVIRONMENTAL**

- The proposed development is designed to promote activity with pedestrian connections throughout the site. Furthermore, the landscaping is designed with active uses and thoughtful residence amenities.
- 2. Bicycle parking has been added at each building.
- Crosswalks have been added to the site.

  A direct midblock connection to Pecos Street has been added near the existing bus stop.
- Direct access has been added to Pecos Street and the existing housing to the south. The grade difference does not allow a direct connection to Sherrelwood Park.
- Wide sidewalks have been added to the site. sight lighting will be provided with the construction plan submittal.

Mr. Nick Eagleson
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#### **RIGHT-OF-WAY**

- 1. W. 79th Way callouts have been corrected.
- 2. The purposed statement has been updated.
- 3. The vesting documents are included in the active links in the updated title commitment included with this submittal.
- 4. The legal description on the PUD matched the proposed Elmwood North plat. However, the current Land Title survey shown hereon is based on the title. We can update the survey to remove the current lotting after the plat is approved.
- 5. The new updated title commitment contains links to the current ownership documents.
- 6. The area will be conveyed on the Elmwood North plat.

Please feel free to call me (720-384-7661) if you have any questions about the attached information.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

**Robert J. Palmer, PE** (CO, NM, AZ, WY, MT)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Joe Delzotto, Elmwood North, LLC. via: jad@delwest.com

## ELMWOOD NORTH PLAT BOUNDARY

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2022000050487, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'30" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 23519" TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP. STAMPED "PLS 7276". WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139; THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

#### 1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;

- 2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1;
- 3. THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING
- 4. ELEVEN (11) COURSES:
- 5. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
- 6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N85°25'57" W, A DISTANCE OF 6.02 FEET; . N 89°58'07" W. A DISTANCE OF 214.00 FEET TO A POINT OF CURVATURE:
- 8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC
- LENGTH OF 59.69 FEET; 9. N 00°01'53" E, A DISTANCE OF 11.47 FEET;
- 10. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS
- DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT; 11. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND
- DESCRIBED IN SAID RECEPTION NO. 2019000073502; 12. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST
- 13. QUARTER OF SAID SECTION 33, A DISTANCE OF 21.00 FEET TO A POINT BDING 30.00 FEET EAST OF THE WEST LINE OF THE
- NORTHEAST QUARTER OF SAID SECTION 33; 14. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF
- SAID SECTION 33, A DISTANCE OF 218.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; 15. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER
- OF SAID SECTION 33, A DISTANCE OF 21.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
- 16. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

RECEPTION NUMBER 2021000058939 AND IN QUIT CLAIM DEED RECORDED JANUARY 28, 2022 AT RECEPTION NUMBER 2022000008812 AND ALL OF LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A PLAT RECORDED JUNE 7, 2022 AT RECEPTION NUMBER 2022000050487, ALL IN ADAMS COUNTY, COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL OF THAT LAND CONTAINED IN QUIT CLAIM DEED RECORDED ON MAY 13, 2021 AT

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER RND70782714 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 27, 2022.

THIS SITE IS CURRENTLY ZONED: PUD-ELMWOOD NORTH (PLANNED UNIT DEVELOPMENT)

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08001C0584H WITH AN EFFECTIVE DATE OF MARCH 5, 2007. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

# BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF N89°30'59"E AND BOUNDED BY A FOUND REBAR WITH ILLEGIBLE 3.25" ALUMINUM CAP 1.25' BELOW GRADE IN RANGE BOX WITH NO LID BEING THE NORTH 1/4 CORNER OF SAID SECTION 33 AND A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "ERNEST KNIGHT LS 7276 1998 ADAMS COUNTY" 0.3' IN RANGE BOX WITH NO LID AT THE NORTHEAST CORNER OF SAID SECTION 33.

# **BENCHMARK**:

BENCHMARK: THE STATION IS A 3.25-INCH COLORADO DEPARTMENT OF TRANSPORTATION DISK STAMPED "COLORADO DEPT OF TRANSPORTATION PLS 29039 POINT 547 ROW" MONUMENT--SET INTO THE GROUND IN A COBBLE-FILLED LANDSCAPED AREA, 99 FT NORTH FROM THE SIGNAL MAST IN THE RIGHT-TURN ISLAND OF THE WEST-BOUND OFF-RAMP FROM US 36, 66 FT EAST FROM THE CENTERLINE OF PECOS STREET, 7 FT EAST FROM THE EAST EDGE OF THE CONCRETE WALK, 0.5 FT WEST FROM A GREEN CARSONITE WITNESS POST ELEVATION: 5286.39 FEET (NAVD 1988 DATUM).

# PURPOSE STATEMENT:

THIS P.U.D AMENDMENT IS TO REPLAT THE EXISTING LOTS INTO TWO LOTS AND ONE TRACT FOR A MULTI-FAMILY DEVELOPMENT.

MINIMUM SETBACKS	
FRONT (PECOS ST.)	10'
REAR	5'
SIDE	5'
FRONT (WALK/PARKING)	5'
SEPARATION	10'

DEVELOPMENT STANDARDS	ALLOWED	PROPOSED
MINIMUM FLOOR AREA	1,700 S.F.	1,700 S.F.
MAXIMUM LOT COVERAGE	70%	
MAXIMUM DENSITY	70 UNITS	69 UNITS
MINIMUM LANDSCAPED AREA	30%	30%
ACTIVE OPEN SPACE	25%	25%
MAXIMUM BUILDING HEIGHT	40'	36'-4"
MINIMUM PARKING SPACES	140	135

SHERRELWOOD VILLAGE P.U.D. AMENDMENT NO. 2

LOT 1, BLOCK 4, SHERRLEWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO.1

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33 & THE SOUTHEAST ONE-QUATER OF SECTION 28,

TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO



# LIST OF DRAWINGS

	DIAMINGS
1 OF 21	TITLE SHEET
2 OF 21	NOTES
3 OF 21	EXISTING CONDITIONS NORTH
4 OF 21	EXISTING CONDITIONS SOUTH
5 OF 21	CONCEPTUAL SITE PLAN NORTH
6 OF 21	CONCEPTUAL SITE PLAN SOUTH
7 OF 21	MULTI-MODAL PLAN
8 OF 21	PRELIMINARY GRADING PLAN NORTH
9 OF 21	PRELIMINARY GRADING PLAN SOUTH
10 OF 21	DETENTION POND MODIFICATION
11 OF 21	PRELIMINARY UTILITY PLAN NORTH
12 OF 21	PRELIMINARY UTILITY PLAN SOUTH
13 OF 21	LANDSCAPE PLAN
14 OF 21	LANDSCAPE DETAILS & NOTES
15 OF 21	LANDSCAPE DETAILS
16 OF 21	LANDSCAPE DETAILS
17 OF 21	LANDSCAPE SPECIFICATIONS
18 OF 21	ARCHITECTURAL FLOOR PLANS
19 OF 21	ARCHITECTURAL FLOOR PLANS
20 OF 21	ARCHITECTURAL FLOOR PLANS
21 OF 21	ARCHITECTURAL ELEVATIONS

#### **LEGEND PROPOSED** ------ 5548 ----- EXISTING INTERIM CONTOUR **CURB INLET PROTECTION** — — 5550 — — EXISTING INDEX CONTOUR ----- ELECTRICAL LINE ----- FIBER OPTIC ----- GAS LINE -----SS----- SANITARY SEWER LINE VEHICLE TRACKING CONTROL PAD -----STS----- STORM SEWER LINE ----- TFI FPHONF I INF ----- WATER LINE ----- OVERHEAD UTILITY LINE SILT FENCE GUARD RAIL SPOT ELEVATION TOP OF WALL PARKING LOT LIGHT BOTTOM OF WALL DECIDUOUS TREE HANDICAP PARKING STALL -DIAMETER OF TRUNK SITE TRIANGLE SPOT GRADE FVFRGRFFN TRFF SPILL CURB —DIAMETER OF TRUNK CATCH CURB PLASTIC CAP L.S. NO. 33202 WALL UNLESS NOTED OTHERWISE ○ • CLEANOUT ACCESS PLATE *BOLLARD* INDEX CONTOUR CLEANOUT GAS METER INTERIM CONTOUR LIGHT POLE *MANHOLE* — — — — — — ADA ACCESSABLE ROUTE NUMBER OF PARKING STALLS ELECTRICAL POWER POLE NATURAL GAS SIGN SANITARY SEWER CONCRETE STORM SEWER \_\_\_\_\_ UNDERGROUND TELE ----- WATER LINE

AS RECORDED

BOOK ~ PAGE

RECEPTION NUMBER

(XXXX)

BK. ~PG.

REC. NO.

# PROJECT CONTACTS

OWNER/DEVELOPER ELMWOOD NORTH LLC CONTACT: MR. JOE DELZOTTO 155 S. MADISON STREET, STE 326 **DENVER, CO 80209** (720) 384-7661 303-888-8048

LANDSCAPE ARCHITECT NATURAL DESIGN SOLUTIONS CONTACT: JASON OLDHAM 5539 COLT DRIVE LONGMONT, CO 80503 303-443-0388

ARCHITECT LAWRENCE ARCHITECTURE, INC. CONTACT: MR. RICK LAWRENCE 6778 GREEN RIVER DR. UNIT D HIGHLANDS RANCH, CO 80130 303-794-8798

SITE ENGINEER
STRATEGIC LAND SOLUTIONS, INC. CONTACT: MR. ROBERT PALMER, P.E. 2595 PONDEROSA ROAD FRANKTOWN, CO 80116

ENGINEERING SERVICE COMPANY CONTACT: MR. CHIP BECKSTROM 14190 EAST EVANS AVENUE DENVER, CO 80014

(303) 1393 | PHONE REVIEW AGENCY ADAMS COUNTY, CO PLANNING DEPT. CONTACT: Mr. Greg Barnes 4430 S. ADAMS COUNTY PKWY. 1ST FLOOR, SUITE W2000B BRIGHTON, CO 80601-8218

DELWEST

155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209

<u>VIL ENGINEER:</u>



2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone Robert J. Palmer, PE

LAWRENCE ARCHITECTURE, INC. RICK LAWRENCE, AIA RICK@LAWARCH.COM

PREPARED UNDER THE DIREC SUPERVISION OF: BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), S PRESIDENT FOR STRATEGIC LAND SOLUTIONS, I

NO. DATE REVISION DESCRIPTION

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ELMWOOD NORTH TOWNHOMES 8000 N. PECOS STREET ADAMS COUNTY, CO

AS NOTED 06/27/2025 SIGNED BY:

<u>SITE ADDRESS:</u>

RAWN BY: E NAME: **CURRENTCIVIL.DWG** CHECKED BY: FPP <u>DRAWING TITLE:</u>

TITLE SHEET

IF YOU DIG COLORADO - CALL US FIRST

TILITIES NOTIFICATION CENTER 1-800-922-1987

CALL 2 BUSINESS DAYS PRIOR TO

FXCAVATION FOR LITILITY LOCATION

#### **GENERAL NOTES**

#### A. LIGHTING NOTE:

- 1. IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES. ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHERE IT ORIGINATES.
- 2. OPERATIONS AND MAINTENANCE OF ALL STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, DEVELOPER. OR THEIR ASSIGNS.

## B. MAINTENANCE RESPONSIBILITY NOTES:

- 1. ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOA.
- 2. ALL SNOW REMOVEAL FROM COMMON AREAS SHALL BE PERFOREMED BY THE HOA.
- 3. ALL LANDSCAPING WITHIN THE COMMON AREAS SHALL BE MAINTAINED BY THE HOA.
- 4. LANDSCAPE EASEMENT ALONG PECOS ST WILL BE OWNED AND MAINTAINED BY THE HOA
- 5. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING. PRUNING, PEST CONTROL. AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN: FOR EXAMPLE A TREE MUST REPLACE A TREE. A SHRUB MUST REPLACE A SHRUB. A GROUND COVER MUST REPLACE A GROUND COVER, ETC .. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR, ANY REPLACEMENT WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION. SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.

#### C. DOWNSPOUT NOTE.

1. NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS. BIKE PATHS. OR ANY PEDESTRIAN ROUTE.

## D. MAILBOX LOCATIONS

1. MAILBOXES SHALL BE LOCATED IN TRACT A FOR SINGLE FAMILY HOMES. MAILBOXES WILL BE LOCATED IN TRACT B FOR THE TOWNHOMES AND COMPLY WITH UNITED STATES POSTAL SERVICE REQUIREMENTS AND GUIDELINES.

#### E. FENCING:

- 1. SIX FOOT HEIGHT PRIVACY FENCE IS PROVIDED ON THE FOP.
- 2. FENCING MAY NOT BE PAINTED ANY COLORS. ONLY A SEALANT PRODUCT TO PROTECT THE WOOD MAY BE USED AS LONG AS IT DOES NOT ALTER THE NATURAL COLOR OF THE WOOD.

#### F. TRASH NOTE:

1. TOWNHOME UNITS SHALL HAVE MULTIPLE DUMPSTER LOCATIONS. THE DUMPSTERS SHALL BE SERVICED THROUGH THE HOA.

## NARRATIVE

- A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA SHERRELWOOD VILLAGE PUD CONSISTS OF APPROXIMATELY 10.4 ACRES IN ADAMS COUNTY, COLORADO. THE SITE IS BOUNDED BY RESIDENTIAL HOMES TO THE WEST AND SOUTH. SHERRELWOOD ELEMENTARY AND PARK TO THE EAST AND VACANT LAND AND PRIVATE BUSINESS TO THE NORTH. SHERRELWOOD VILLAGE IMPROVEMENTS INCLUDE 41 SINGLE FAMILY DETACHED HOMES. 47 TOWNHOME UNITS, ROADWAYS AND OPEN SPACE, THE CONDITION OF THIS SITE IS SUITABLE FOR BOTH SINGLE FAMILY RESIDENTIAL UNITS AND TOWNHOME UNITS WITHOUT ANY LIMITATIONS OR RESTRICTIONS.
- B. EXPECTED DENSITIES AND LAND COVERAGE.

SHERRELWOOD VILLAGE CONSISTS OF 41 SINGLE FAMILY DETACHED LOTS AND 47 TOWNHOMES UNITS ON 10.4 ACRES FOR A DENSITY OF 8.4 DU/AC.

- C. NUMBER, TYPE AND SIZE OF BUILDINGS=70 TOWNHOME UNITS LOCATED IN FIVE (5) BUILDINGS.
- D. PROVISIONS FOR PARKING:

THE SITE WILL BE PARKED AT MINIMUM OF 1.68 SPACES/UNIT

### E. CIRCULATION AND ROAD PATTERNS:

THE ROAD SERVING THE SITE WILL BE A PRIVATE ROAD CONNECTING ON THE SOUTH TO W. 79TH WAY (PUBLIC STREET) AND ON THE NORTH TO PECOS STREET (PUBLIC STREET).

- F. TYPE. LOCATION, EXAMPLES OF COPY AND CONSTRUCTION SIGNS
- THE COMMUNITY MAY HAVE ONE ENTRY MONUMENT SIGN LOCATED WITHIN TRACT A, SETBACK AT LEAST EIGHT (8) FEET FROM THE FRONT PROPERTY LINE (ROW) AND EQUAL TO THE HEIGHT OF THE SIGN FROM SIDE AND REAR PROPERTY LINES THE MONUMENT WILL BE A MAXIMUM OF SIX (6) FEET IN HEIGHT AND TEN(IO) FEET IN LENGTH WITH A MAX SIGN AREA OF THIRTY (30) SQUARE FEET PER SIGN FACE. THE MONUMENT MAY BE INTERNALLY LIGHTED OR HAVE ACCENT LANDSCAPE LIGHTING AND INCLUDE LANDSCAPING OF 2.5 SQUARE FEET PER SQUARE FOOT OF SIGN AREA. THE ENTRY MONUMENT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. ITS SUCCESSORS AND/OR ASSIGNS.
- 2. APPROVAL OF A SIGN PERMIT IS REQUIRED WHICH WILL INCLUDE A SITE PLAN TO VERIFY ANY POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND UTILITY EASEMENTS.
- G. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USE AS PERMITTED AFTER AMENDMENT TO THE PUD AND PROHIBITED USES:
- 3. PERMITTED USES WITHIN SHERRELWOOD VILLAGE AMENDMENT 2 TOWNHOMES, OPEN SPACE, AND HOME BASED OCCUPATIONS AS PERMITTED BY ADAMS COUNTY. TEMPORARY USES INCLUDE OPEN SPACE AND LANDSCAPE IMPROVEMENTS. CONSTRUCTION OFFICES, LEASING OFFICE AND RELATED IMPROVEMENTS. SALES CENTERS AND TEMPORARY CONSTRUCTION TRAILERS REQUIRE PERMITS FROM ADAMS COUNTY PRIOR TO LOCATING ON THE PROPERTY. ANY STANDARDS AND ALLOWANCES FOR TOVNNHOMES NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R.3 ZONING ANY STANDARDS AND ALLOWANCES FOR SFD NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-I-C ZONING.
- H. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS
- 1. THE HOA IS RESPONSIBLE FOR ALL EXTERIOR AND COMMON SPACE MAINTENANCE. THE HOA IS ALSO RESPONSIBLE FOR SNOW REMOVAL, AND ROADWAY AND SIDEWALK MAINTENANCE AND REPLACEMENT. ADAMS COUNTY IS NOT RESPONSIBLE FOR REPAIRING OR MAINTAINING LANDSCAPING THAT IS DAMAGED AS A RESULT OF ROADWAY MAINTENANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO DE-ICING CHEMICALS AND STREET REPAIRS.
- . COVENANTS. CONDITIONS & RESTRICTIONS TO BE IMPOSED ON THE PUD ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES WILL BE DEVELOPED FOR SHERRELWOOD VILLAGE THROUGH THE COVENANTS, CONDITIONS & RESTRICTIONS (CC&RS); TO BE ADMINISTERED BY THE ESTABLISHED ASSOCIATION OR
- J. ADDITIONAL CONTROLS SUCH AS ARCHITECTURAL CONTROL COMMITTEE OF A PROPERTY OWNERS

THE COMMUNITY WILL HAVE AN ASSOCIATION OR DISTRICT THAT WILL ENFORCE THE DESIGN STANDARDS THROUGH THE CC&RS.

DELWEST

155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209

<u>IVIL ENGINEER:</u>

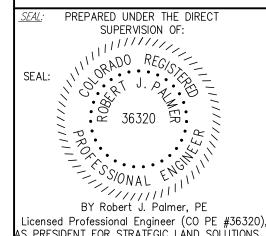


FRANKTOWN, CO 80116

720.384.7661 Phone

Robert J. Palmer, PE

LAWRENCE ARCHITECTURE, INC. RICK LAWRENCE, AIA RICK@LAWARCH.COM



\_icensed Professional Engineer (CO PE #36320), S PRESIDENT FOR STRATEGIC LAND SOLÜTIONS, IN

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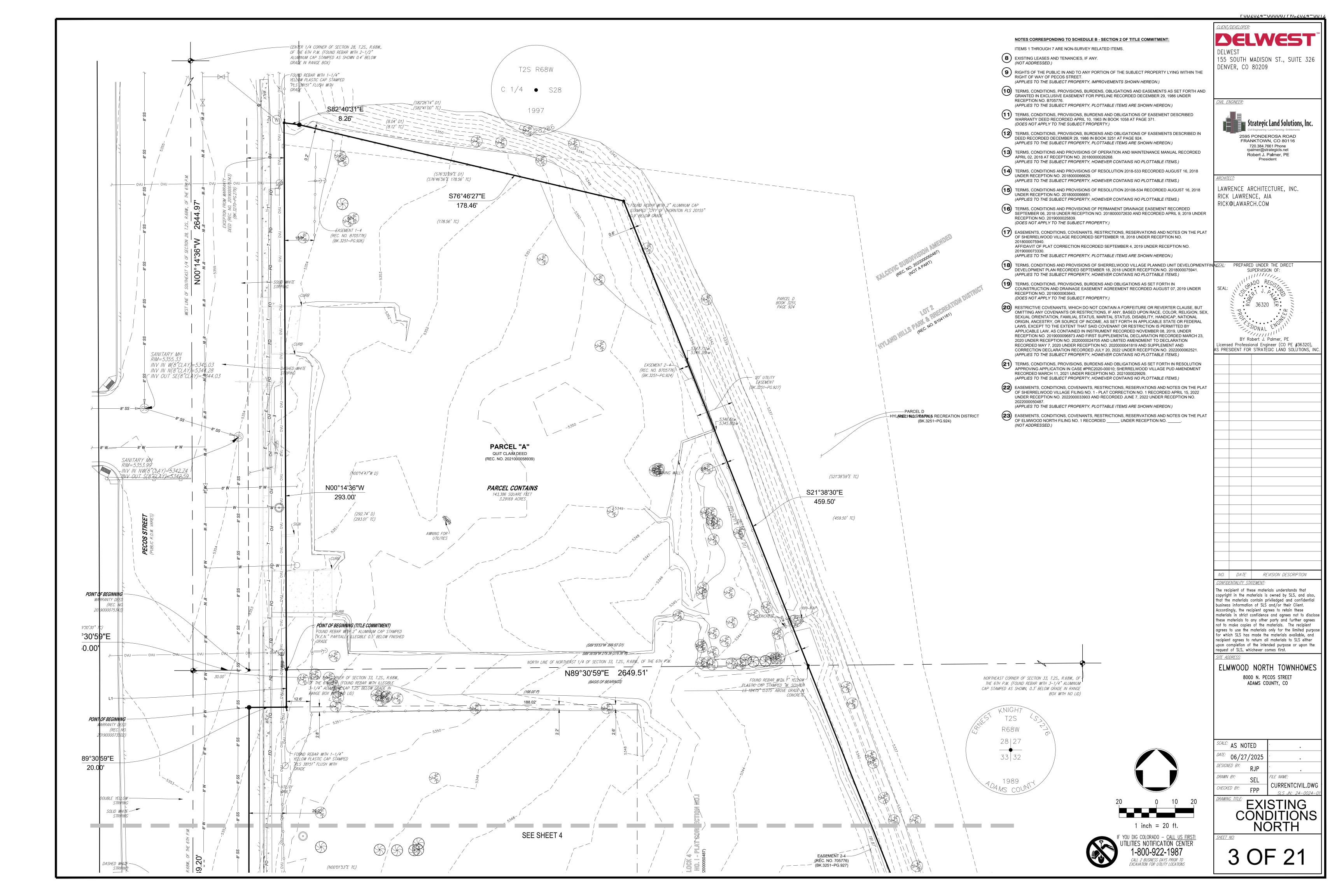
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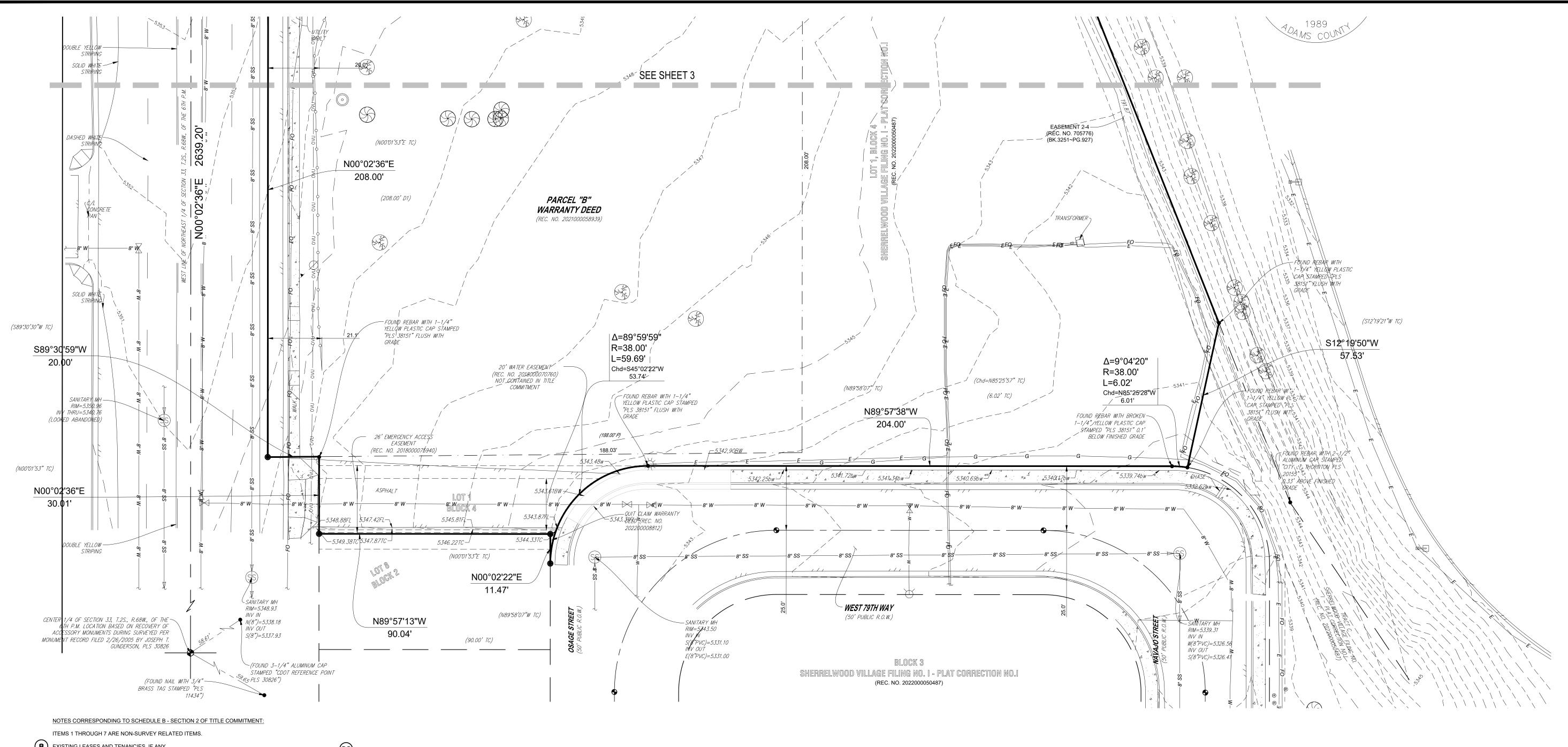
<u>SITE ADDRESS:</u>

ELMWOOD NORTH TOWNHOMES 8000 N. PECOS STREET ADAMS COUNTY, CO

E AS NOTED 06/27/2025 SIGNED BY: RAWN BY: CURRENTCIVIL.DWG HECKED BY: <u>DRAWING TITLE:</u>

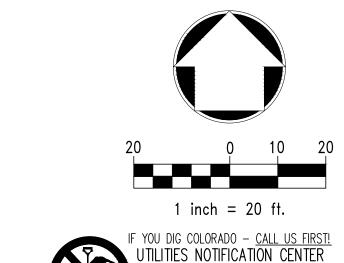
TITLE SHEET





- EXISTING LEASES AND TENANCIES, IF ANY.
   (NOT ADDRESSED.) (NOT ADDRESSED.)
- 9 RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET. (APPLIES TO THE SUBJECT PROPERTY, IMPROVEMENTS SHOWN HEREON.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE FASEMENT FOR PIPEL INF RECORDED DECEMBER 29, 1986 LINDER GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE 371. (DOES NOT APPLY TO THE SUBJECT PROPERTY.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE 924. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED
  APRIL 02 2018 AT RECEPTION NO. 20180000026268 APRIL 02, 2018 AT RECEPTION NO. 20180000026268. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2018-533 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 2018000066629. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 2018000066681. UNDER RECEPTION NO. 2018000066681 (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. 2018000072630 AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO 2019000025839 (DOES NOT APPLY TO THE SUBJECT PROPERTY.)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. 2019000073330. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENTFINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018/00/0075941 DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075941. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COUNSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER (DOES NOT APPLY TO THE SUBJECT PROPERTY.)

- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. 2019000096873 AND FIRST SUPPLEMENTAL DECLARATION RECORDED MARCH 23, 2020 UNDER RECEPTION NO. 2020000024705 AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. 2020000041819 AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. 2022000062521. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION
  APPROVING APPLICATION IN CASE #PRC2020-00010: SHERREL WOOD VII LAGE PLID AMENDMENT APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. 2021000029929. (APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. 2022000033903 AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. (APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH FILING NO. 1 RECORDED \_\_\_\_\_ UNDER RECEPTION NO. \_\_\_\_\_.



1-800-922-1987 CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS

DENVER, CO 80209

<u> IVIL ENGINEER:</u>

155 SOUTH MADISON ST., SUITE 326

Strategic Land Solutions, Inc

2595 PONDEROSA ROAD FRANKTOWN, CO 80116

720.384.7661 Phone Robert J. Palmer, PE

LAWRENCE ARCHITECTURE, INC.

PREPARED UNDER THE DIRECT

SUPERVISION OF:

BY Robert J. Palmer, PE

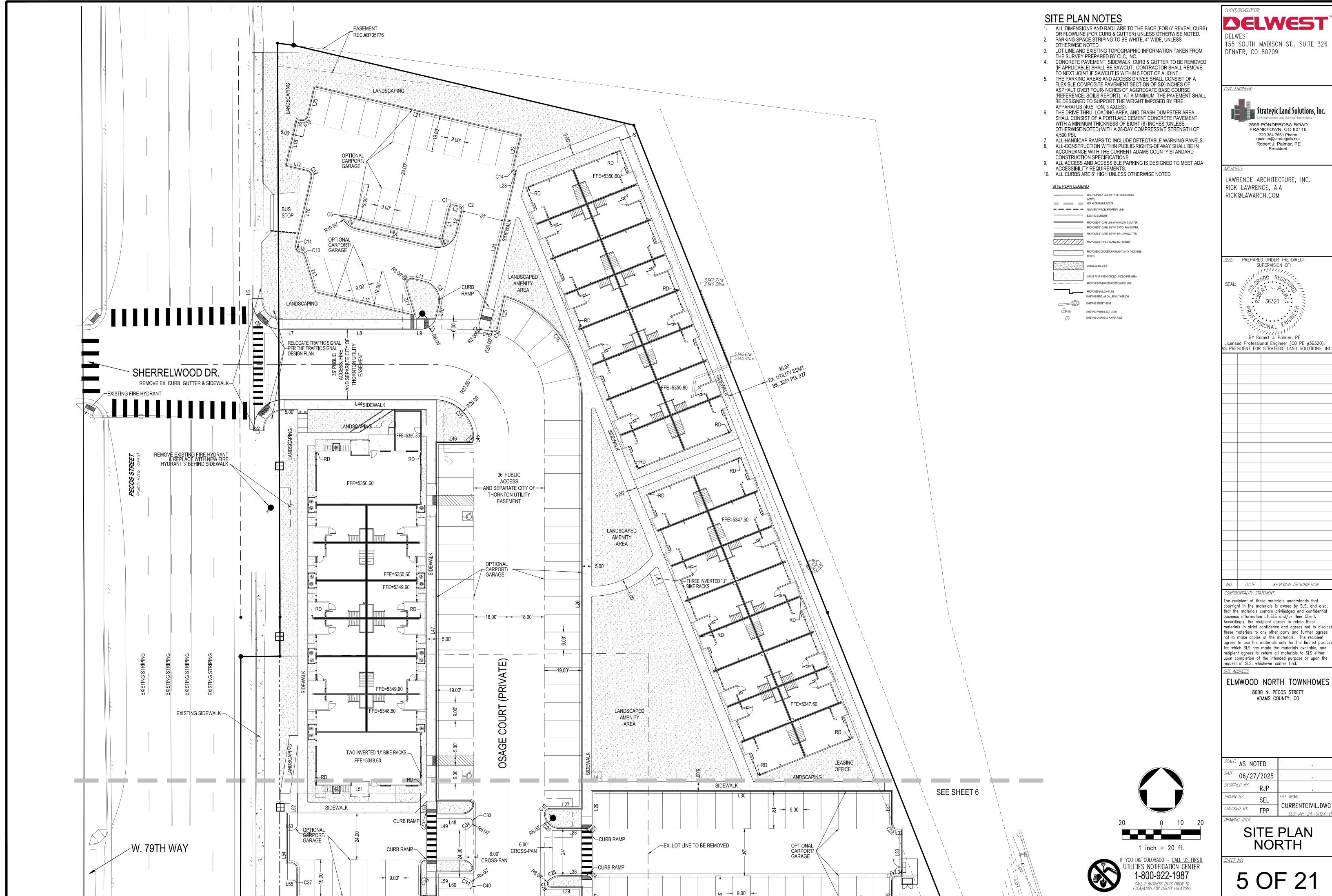
Licensed Professional Engineer (CO PE #36320), S PRESIDENT FOR STRATEGIC LAND SOLUTIONS, IN

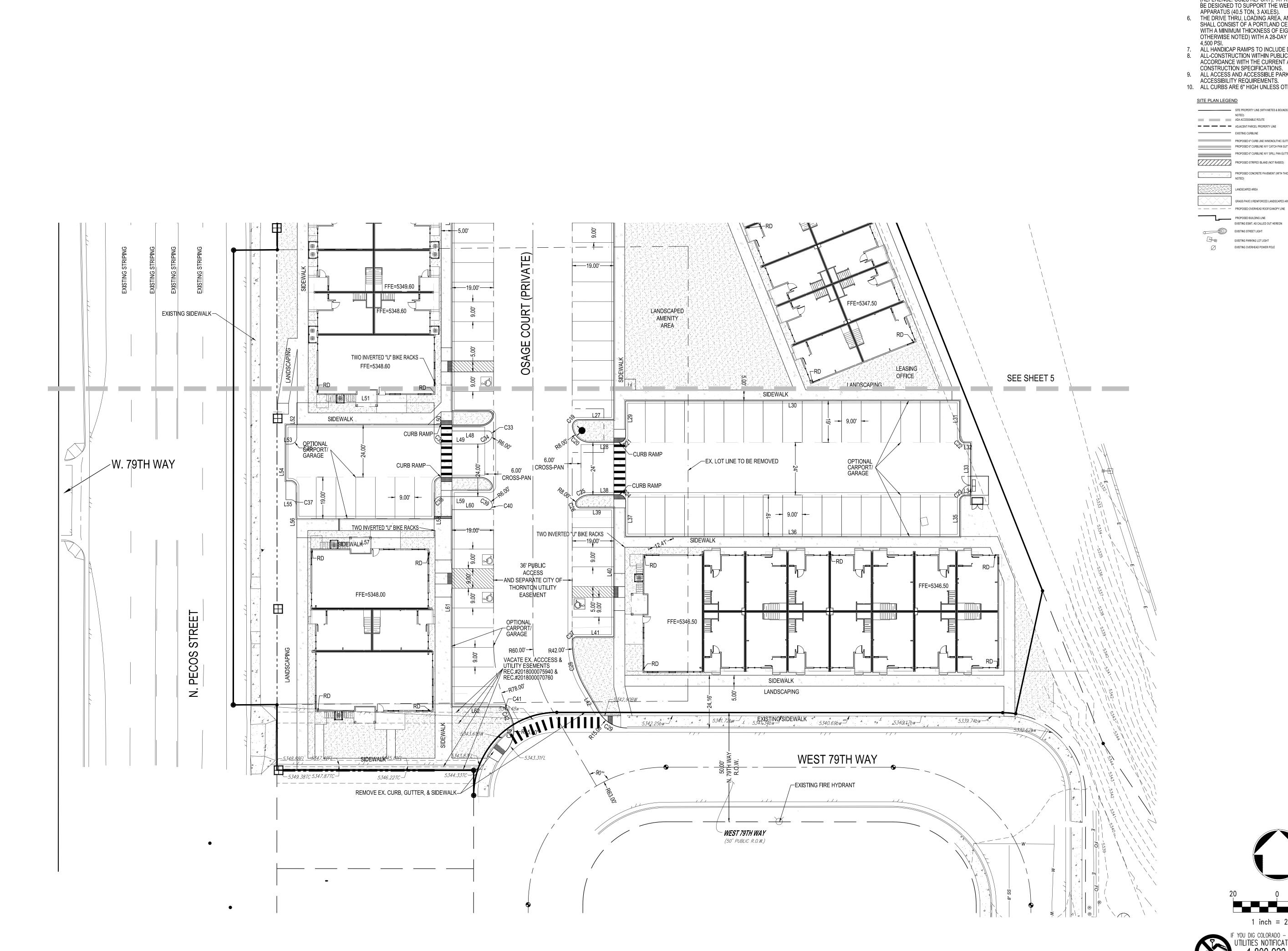
RICK LAWRENCE, AIA RICK@LAWARCH.COM

NO. DATE REVISION DESCRIPTION <u> ONFIDENTIALITY STATEMENT:</u> The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain priviledged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first. <u>SITE ADDRESS:</u> ELMWOOD NORTH TOWNHOMES 8000 N. PECOS STREET ADAMS COUNTY, CO

AS NOTED 06/27/2025 ESIGNED BY: DRAWN BY:

CURRENTCIVIL.DWG CHECKED BY: FPP **EXISTING** 





ASPHALL OVEK FOUK-INCHES OF AGGREGATE BASE (REFERENCE: SOILS REPORT). AT A MINIMUM, THE P BE DESIGNED TO SUPPORT THE WEIGHT IMPOSED B APPARATUS (40.5 TON, 3 AXLES). 6. THE DRIVE THRU, LOADING AREA, AND TRASH DUMP

SHALL CONSIST OF A PORTLAND CEMENT CONCRET WITH A MINIMUM THICKNESS OF EIGHT (8) INCHES (U OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE'S 4,500 PSI. 7. ALL HANDICAP RAMPS TO INCLUDE DETECTABLE WA ALL-CONSTRUCTION WITHIN PUBLIC-RIGHTS-OF-WAY

ACCORDANCE WITH THE CURRENT ADAMS COUNTY CONSTRUCTION SPECIFICATIONS. 9. ALL ACCESS AND ACCESSIBLE PARKING IS DESIGNED ACCESSIBILITY REQUIREMENTS.

10. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED

SITE PLAN LEGEND SITE PROPERTY LINE (WITH METES & BOUNDS

NOTED)

ADA ACCESSABLE ROUTE - - ADJACENT PARCEL PROPERTY LINE EXISTING CURBLINE PROPOSED 6" CURBLINE W/1' CATCH PAN GUTTER,

PROPOSED 6" CURBLINE W/1" SPILL PAN GUTTER, PROPOSED STRIPED ISLAND (NOT RAISED)

LANDSCAPED AREA GRASS PAVE II REINFORCED LANDSCAPED AREA

PROPOSED BUILDING LINE EXISTING ESMT. AS CALLED OUT HEREON EXISTING STREET LIGHT

EXISTING PARKING LOT LIGHT EXISTING OVERHEAD POWER POLE

155 SOUTH MADISON ST., SUITE 326

<u> IVIL ENGINEER:</u>

DENVER, CO 80209



FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President

LAWRENCE ARCHITECTURE, INC. RICK LAWRENCE, AIA RICK@LAWARCH.COM

SEAL: PREPARED UNDER THE DIRECT SUPERVISION OF: BY Robert J. Palmer, PE Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, IN

NO. DATE REVISION DESCRIPTION

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ELMWOOD NORTH TOWNHOMES 8000 N. PECOS STREET ADAMS COUNTY, CO

AS NOTED 06/27/2025 DESIGNED BY: DRAWN BY: CURRENTCIVIL.DWG CHECKED BY: FPP

1 inch = 20 ft.

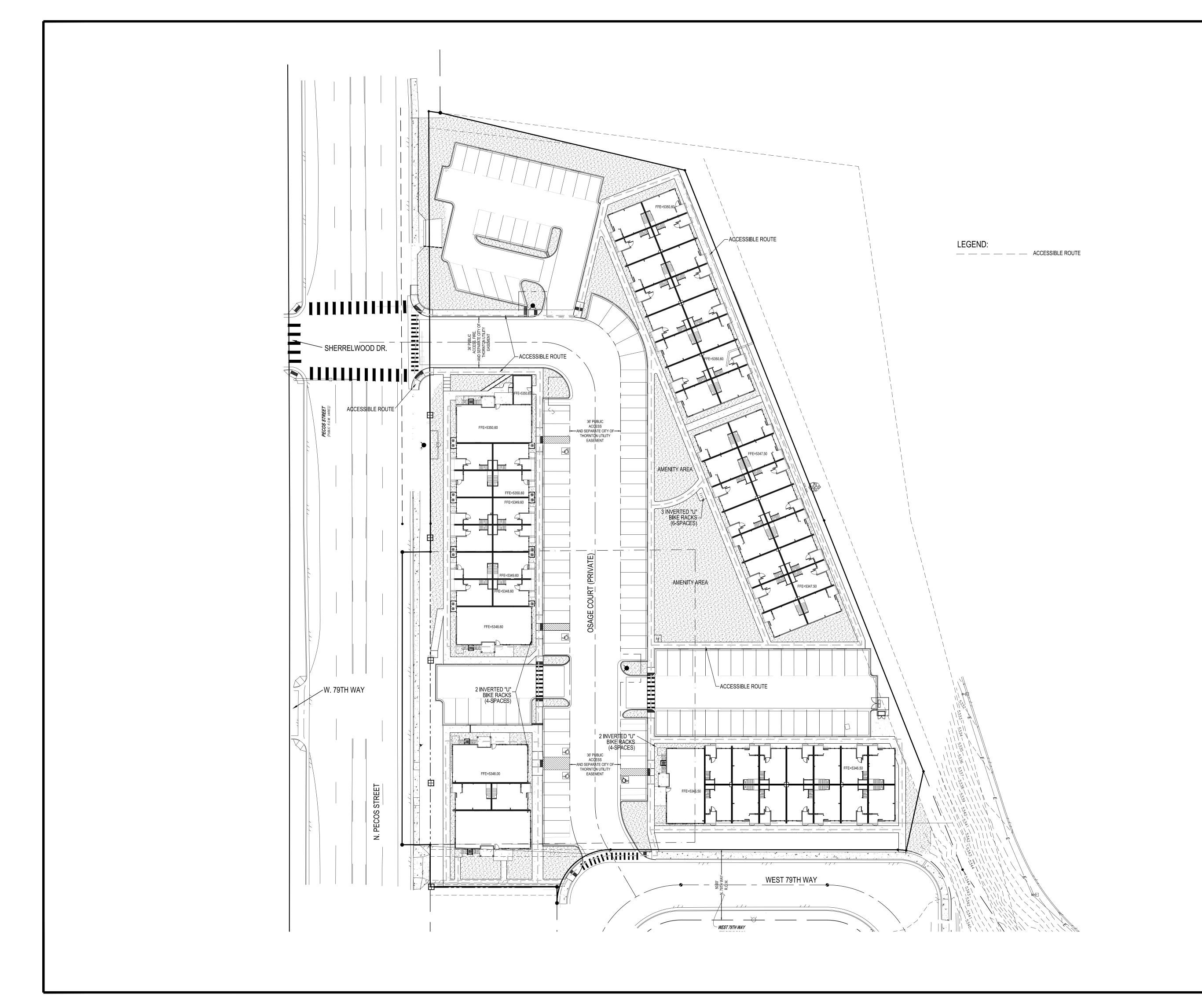
IF YOU DIG COLORADO — <u>CALL US FIRST!</u>

UTILITIES NOTIFICATION CENTER

1-800-922-1987

CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS

DRAWING TITLE: SITE PLAN SOUTH





DELWEST 155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209

<u>CIVIL ENGINEER:</u>



2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President

LAWRENCE ARCHITECTURE, INC.
RICK LAWRENCE, AIA
RICK@LAWARCH.COM

SEAL:

PREPARED UNDER THE DIRECT
SUPERVISION OF:

SEAL:

36320 FB

BY Robert J. Palmer, PE

Licensed Professional Engineer (CO. PF. #36320)

Licensed Professional Engineer (CO PE #36320),
AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

NO. DATE REVISION DESCRIPTION

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ELMWOOD NORTH TOWNHOMES

8000 N. PECOS STREET
ADAMS COUNTY, CO

SCALE: AS NOTED

DATE: 06/27/2025

DESIGNED BY: RJP

DRAWN BY: SEL
CHECKED BY: FPP

CURRENTCIVIL.DWG

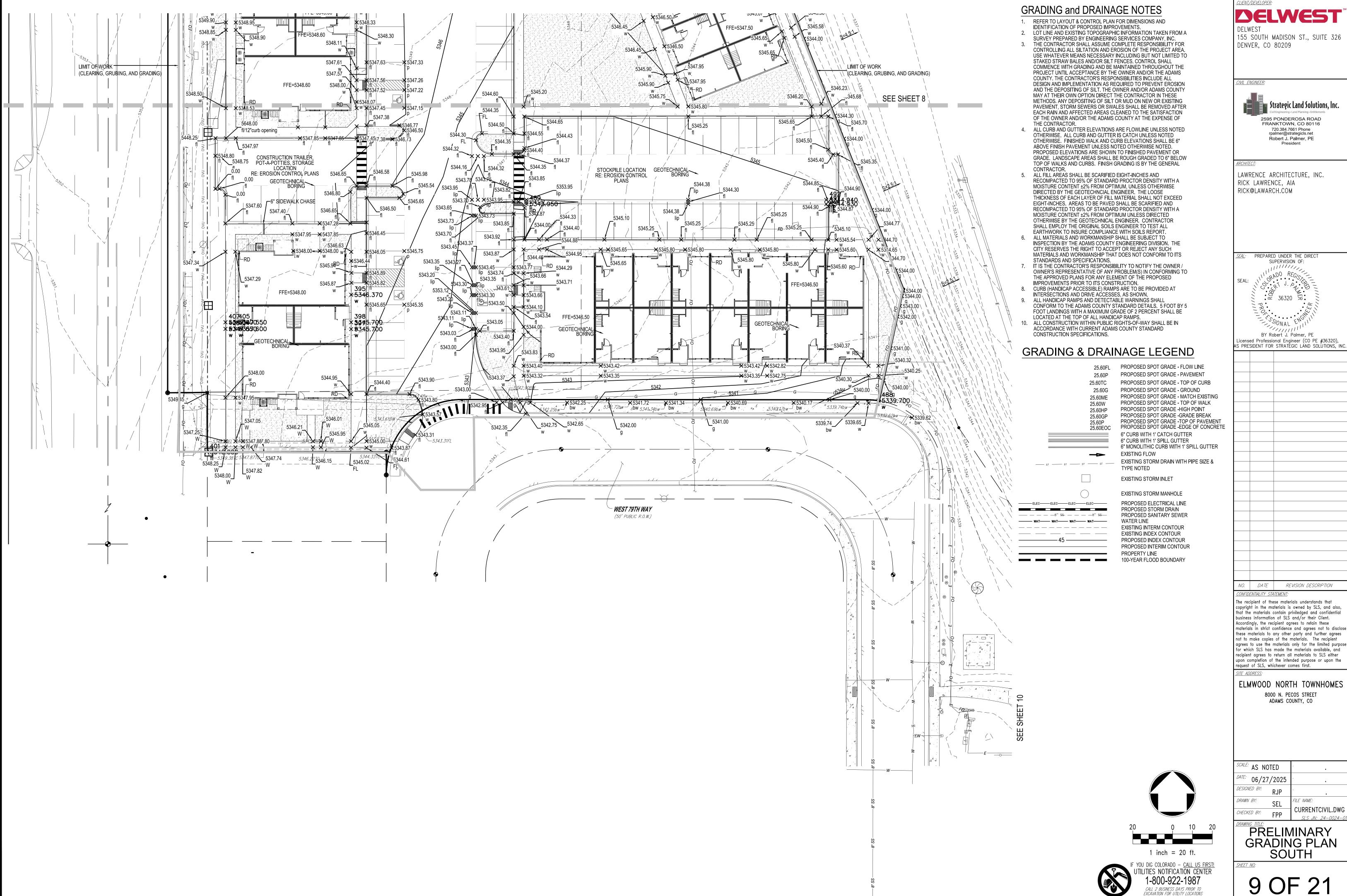
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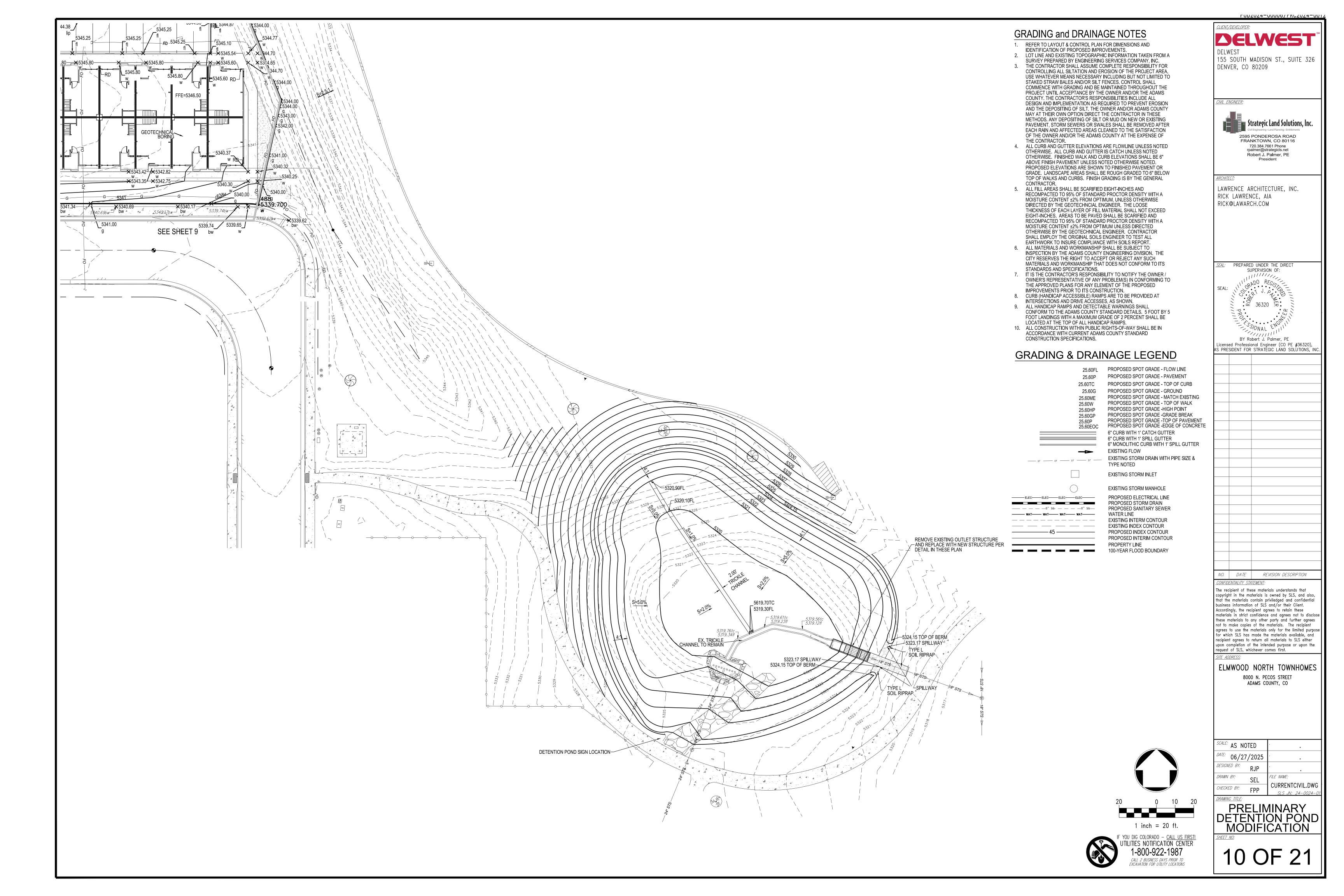
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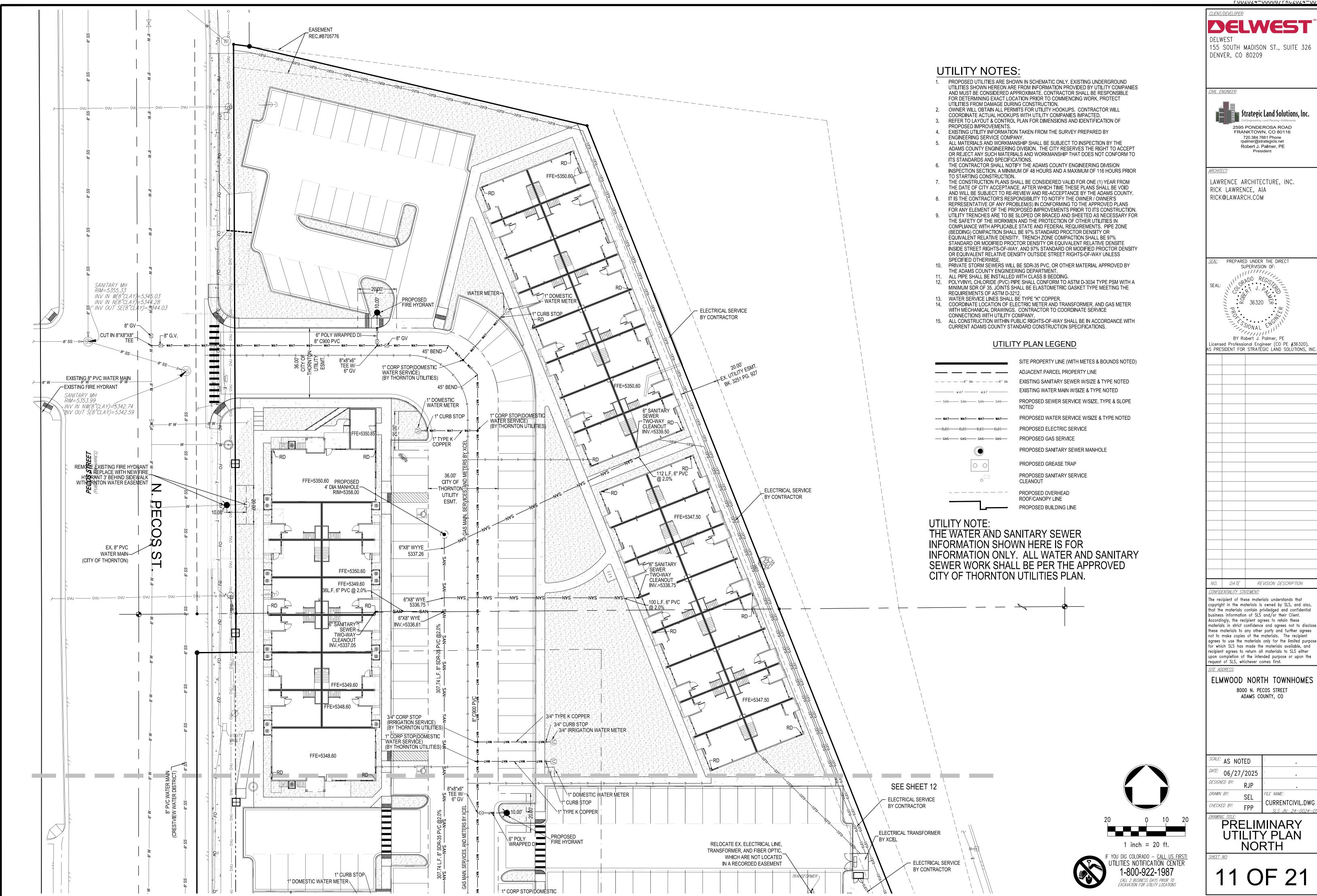
1-800-922-1987

CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS

MULTI-MODAL PLAN





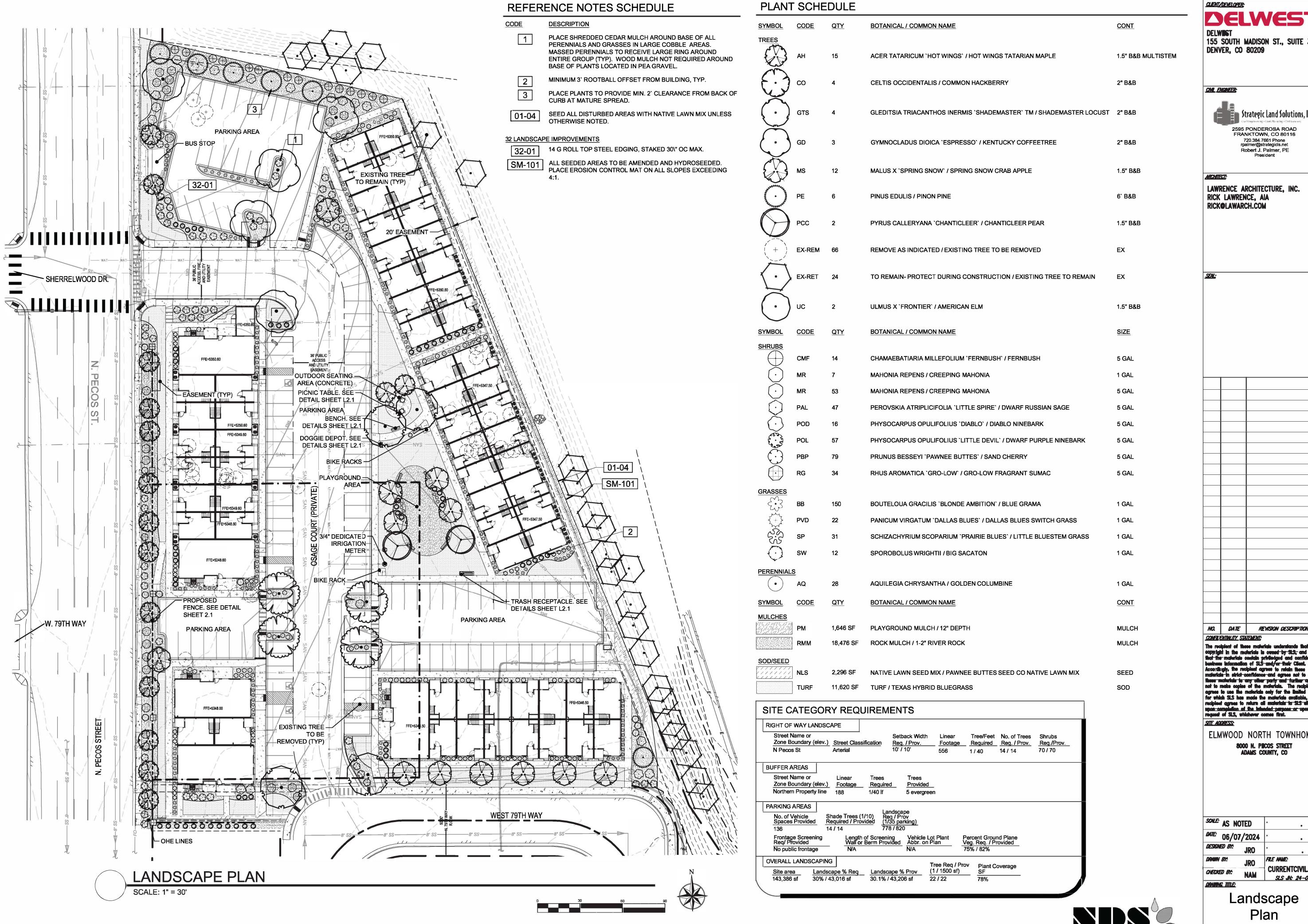


155 SOUTH MADISON ST., SUITE 326

icensed Professional Engineer (CO PE #36320), S PRESIDENT FOR STRATÉGIC LÀND SOLÜTIONS, IN

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ELMWOOD NORTH TOWNHOMES



CLENT/DEVELOPER: DELWEST 155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209 CML ENGINEER Strategic Land Solutions, Inc. 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE ARCHIEGE LAWRENCE ARCHITECTURE, INC. RICK LAWRENCE, AIA RICKOLAWARCH.COM

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REVISION DESCRIPTION

SOME AS NOTED O6/07/2024

**CURRENTCIVIL.DWG** DOLLANG TILE

Landscape

13 of 21

NATURAL DESIGN SOLUTIONS

Landscape Architecture Land Planning · Irrigation Design 5539 Colt Drive, Longmont, CO 80503 (303) 443-0388 · nell@ndscolorado.com

# **GENERAL NOTES**

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING **SPECIFICATIONS:** 
  - A. 1" BELOW CURB FOR ALL SEEDED AREAS.
- B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
- C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS %" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCH: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH. UNLESS NOTED OTHERWISE. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/ PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

2 PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH

6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE

1. DO NOT REMOVE OR CUT LEADER

L2.0

NOT TO SCALE

4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.

- 10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND
- 11. CREATER
  11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- 12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF
- FERTILIZERS.

  13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- 14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- 15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- 16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- 18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION. ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 3' OR GREATER, FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (3) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

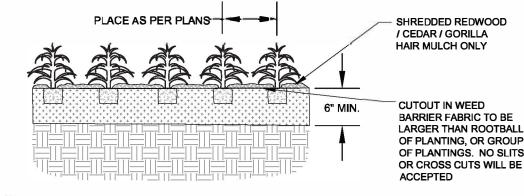
ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

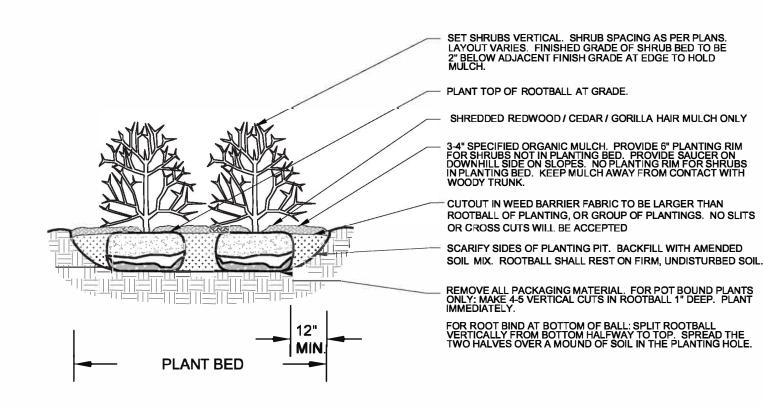
IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED FOR A PERIOD OF 1 YEAR, OR UNTIL FULLY ESTABLISHED.

#### EEP PLANTS MOIST AND SHADED UNTIL PLANTING. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING. : ALL DEAD ON BROWER PARTS PRIOR TO FLAMING. DED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL. FDEMMIALS PLAMIFED IN FROCK MULICH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT



PERENNIAL/GROUNDCOVER PLANTING DETAIL L2.1 NOT TO SCALE



NOT TO SCALE

SHRUB PLANTING DETAIL

**SECTION** 

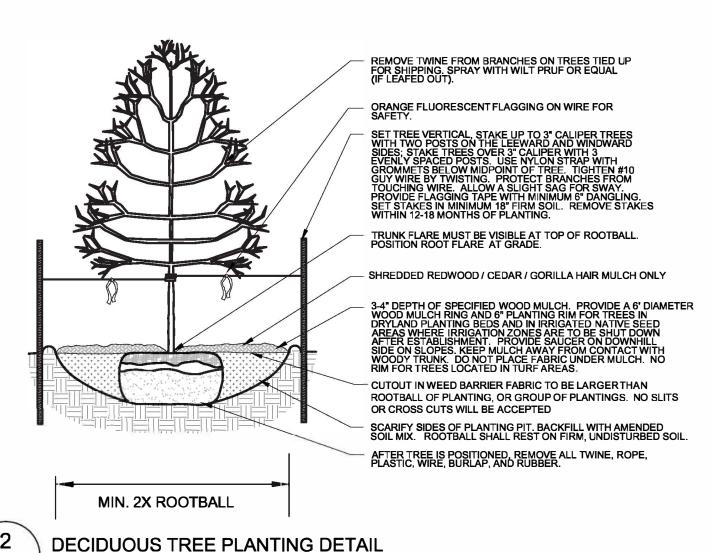
- 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS
- OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE
- 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING
- 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- 6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET. 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE

L2.0

# 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

# 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING. 3-4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC UNDER MULCH. PROVIDE A 6' DIAMETER WOOD MULCH RING WITH A 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS. ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY. SET TREE VERTICAL, STAKE TREES SMALLER THAN 6' WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6' HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING. SHREDDED REDWOOD / CEDAR / GORILLA HAIR MULCH ONLY SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL CUTOUT IN WEED BARRIER FABRIC TO BE LARGER THAN ROOTBALL OF PLANTING, OR GROUP OF PLANTINGS. NO SLITS OR CROSS CUTS WILL BE ACCEPTED - AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER. - MIN. 2X ROOTBALL-**EVERGREEN TREE PLANTING DETAIL**



SECTION

# **EXISTING TREE PROTECTION DIRECTIONS:**

# PROTECTIVE FENCING:

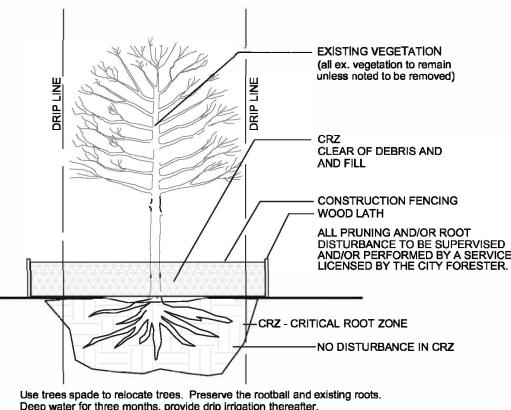
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

# WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGREN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).

**EXISTING TREE PROTECTION DETAIL** L2.0



Deep water for three months, provide drip irrigation thereafter.



CLENT/DEVELOPER: DELWEST 155 SOUTH MADISON ST., SUITE 326 **DENVER, CO 80209** CML ENGNEER Strategic Land Solutions, Inc. 2595 PONDEROSA ROAD RANKTOWN, CO 80116 720.384.7661 Phone Robert J. Palmer, PE LAWRENCE ARCHITECTURE, INC. RICK LAWRENCE. AIA RICKOLAWARCH.COM

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ELMWOOD NORTH TOWNHOMES 8000 N. PECOS STREET ADAMS COUNTY, CO

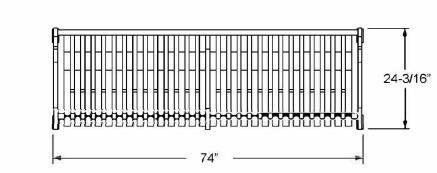
SOME AS NOTED DATE: 06/07/2024 Designed Bi: **CURRENTCIVIL.DWG** Landscape

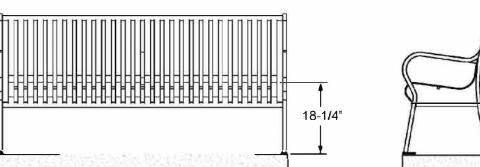
**Details & Notes** 

# 2'-4" PRECAST CONCRETE CAP MORTAR SETTING BED FOR --- POST 2" x 16 ga PRECAST CAP - DOWEL IF REQUIRED 1'-3<mark>5</mark>" -#4 VERTICAL BAR (EACH CORNER)= FILL CELLS WITH CONCRETE VENEER TO MATCH BUILDING STONE -BRACKET OPTIONS 4' AMERISTAR MONTAGE MAJESTIC FENCING CONCRETE MASONRY BLOCK UNIT (TYP) STONE CLAD COLUMNS SPACED 32' O.C. 3'-6" \_\_\_\_ 5/8" 18 ga PICKET CONCRETE FOOTING-COMPACTED FILL OR — UNDISTURBED SOIL

FENCE / COLUMN SECTION

# HAMILTON COLLECTION SLAT STYLE PARK BENCHES

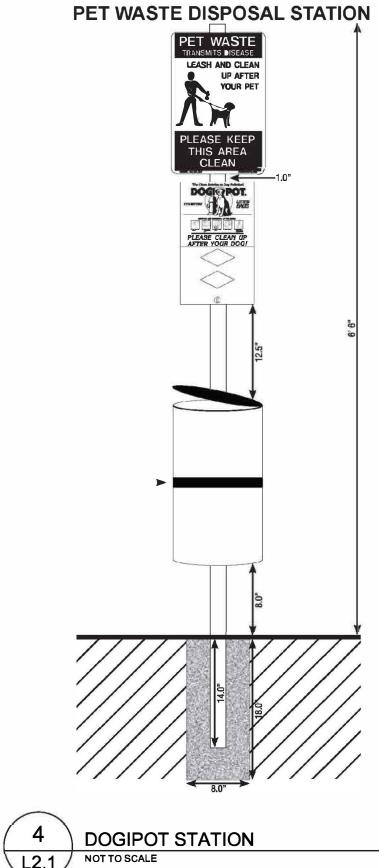




SURFACE MOUNT BENCH

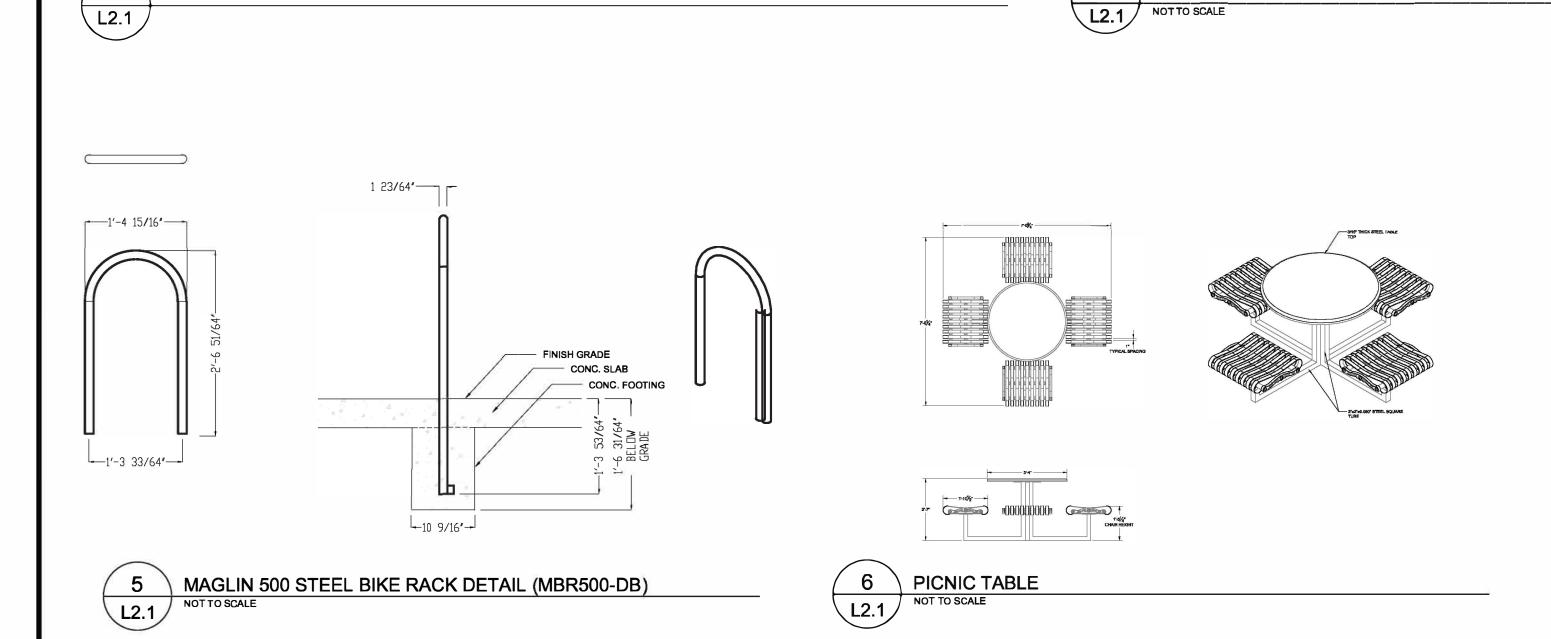






SURFACE MOUNT TRASH ENCLOSURE

LEXINGTON COLLECTION TRASH RECEPTACLES



NATURAL DESIGN SOLUTIONS

Landscape Architecture

Land Planning · Irrigation Design 5539 Colt Drive, Longmont, CO 80503 (303) 443-0388 · neil@ndscolorado.com

CLENT/DEVELOPER: DELWEST 155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209 CML ENGNEER 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategids.net Robert J. Palmer, PE ARCHIEUR LAWRENCE ARCHITECTURE, INC.

RICK LAWRENCE, AIA RICKOLAWARCH.COM

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SIE ADDRESS ELMWOOD NORTH TOWNHOMES 8000 N. PECOS STREET ADAMS COUNTY, CO

SOME AS NOTED DATE: 06/07/2024

DRAMAG TILE Landscape **Details** 

15 of 21

SECTION 32 90 00 PLANTING

PART 1 - GENERAL 1.01 SPECIAL CONDITIONS

### A. Permits and Surveys

The contractor shall establish all lot lines and restrictions. All other lines, grades and levels shall be established by the contractor and he shall verify all dimensions, lines and grades indicated on the drawings. The contractor shall furnish all surveys. Permits and licenses required for execution of the work shall be procured and paid for by the contractor. The contractor shall give all notices, call for inspections and comply with all laws and ordinances bearing on the work.

#### B. Contractor's Responsibilities

The contractor shall give efficient supervision to the work, using his best skill and attention. When absent from the job, he shall appoint a supervisor capable of discussing minor matters with the contractor on the site. He shall carefully study and compare all drawings, specifications and other instructions for the work. Any work indicated in a manner which would make it difficult to produce first class work, or any discrepancies or conflicts which appear between drawings and specifications and local ordinances or restrictions shall be referred to the contractor for interpretation or correction before proceeding with work. Any alleged extra shall be presumed to be part of the Contract without additional charge unless certified by contractor.

#### C. Hidden Obstacles

Prior to cutting into the soil, the Contractor shall locate all cables, conduits, water, gas, electric, sewers, septic tanks and such other utilities as are commonly encountered underground and he shall take proper precaution as not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, he shall promptly notify the Landscape Architect who will arrange for relocation. contractor will proceed in the same manner if rock layers or any other condition encountered underground makes changes advisable.

#### D. Final Inspection

Upon completion of work in its entirety, contractor shall notify the Owner's Representative who will arrange for final inspection at which time the contractor shall be present. Any assumed or existing variance or omission shall be noted at this time, and the contractor shall stipulate when and how he will rectify said variance. When these changes, if any, have been carried out and the areas of work cleaned, the job shall be considered completed and the General Contract executed.

### E. Responsibility for Workmanship

Neither completion of the job nor final payment shall relieve the contractor of responsibility for guarantee stated in the Contract, or of responsibility for faulty materials or poor workmanship. The contractor shall promptly remedy any defects which occur during the guarantee period. Notice of observed defects will be forwarded to the Contractor by the Owner's Representative in duplicate. Contractor will return one (1) copy to the Owner's Representative, noting thereon what action was taken. All questions arising under this article shall be decided by the Owner's Representative.

## F. Termination of Contract

The Owner's Representative reserves the right to terminate the contract if in his reasonable opinion the Contractor is not performing the contract as required. Owner's Representative will remunerate contractor for work to date of termination.

### G. Insurance

Contractor as well as his Sub-contractors, shall not commence work prior to obtaining the necessary insurance policies outlined in the Construction Agreement. These policies shall be maintained during the life of the Contract and should be produced to the Owner's Representative upon request.

### H. Compliance with Building Codes

All work under this Contract shall comply with all laws, ordinances, and regulations applicable.

# I. Interpretation of Drawings and Documents

- 1. Should a Contractor find discrepancies in, or omission from the drawings or specifications, or should he be in doubt as to their meaning, he shall at once notify the Landscape Architect, and immediately confirm same in writing.
- 2. Should the Contractor discover any points of conflict between the work and any rules, laws, or ordinances of the municipality in which the work is to be performed, he shall notify the Landscape Architect at once and immediately confirm same in writing.
- 3. Should the Owner's Representative find it necessary to issue a clarification or change, a written Addendum will be delivered to all bidders.

# J. Addendum

Any and all Addenda issued by the Owner's Representative during the time of bidding shall form a part of the drawings, specifications and Contract Documents, and shall be included by the Contractor in his proposal.

# 1.02 GENERAL CONDITIONS

# A. General

- 1. The terms and definitions stated in these General Conditions shall apply to all sections of the specifications as set forth fully therein.
- 2. The indications on the drawings or the requirements of the specifications and listings shall be as binding as thought shown and/or required by both.
- 3. All part of the work specified herein and/or indicated on the plans, may be completed by separate contractors and it shall be the responsibility of each contractor to determine the effect of their work upon the work of others. The Landscape contractor, however, is to coordinate the various trades under his jurisdiction.
- 4. The Contractor shall perform all work in accordance with all applicable building requirements and ordinances even though such requirements are not specifically mentioned herein. Any work in conflict with such requirements shall be brought to the attention of the Landscape Architect by the Contractor and the Contractor shall not proceed with such work without the written approval of the Landscape Architect.

# B. Definitions

- 1. Contractor shall mean the contractor or his Sub-contractor, or his supplier performing work for the contractor.
- 2. Work shall mean all labor, material, equipment, services, permits and licenses, necessary to furnish and/or install in place all materials, equipment and/or appliances specified in any one section and/or shown on the plans and/or specifications.
- 3. Furnish shall mean to purchase and deliver all materials, equipment, or appliances specified in any one section and/or shown on the plans and/or specifications.
- 4. Install shall mean all labor, material, equipment, services necessary to set in place, connect, hook-up and/or make ready for operation all materials, equipment and/or appliances furnished by the Contractor and/or by others.
- 5. Contract shall consist of the written agreement between the Owner or Owner's Representative and the Contractor, Plans, General Conditions, and entire Specification Section for the work being performed and what is indicated in one part shall be as binding as if indicated in all parts.
- 6. Construction site shall mean the site as indicated by plans and specifications.

### C. Guarantee

Unless otherwise specified herein, the Contractor, upon completion of the entire work described in the Contract, shall provide the Owner's Representative with a written guarantee stating that all work performed as a part to the Contract is fully guaranteed for a period of one 365 days from the date of acceptance, and that during said 365 day period, all defective workmanship and/or materials shall be repaired and/or replaced in place, including any work or other which has been damaged by such defective workmanship and/or materials and by the repair and/or replacement of same, at no additional cost to the Owner.

## D. Add On's (Extras)

A purchase order is to be issued to the Contractor prior to the execution of work other than specified in the Contract. The Contract cannot be amended or added to except by an Amendment or Purchase Order signed by the Owner's Representative. Any work performed without such an executed writing shall be presumed to have been included in the Contract without additional charge.

#### **GENERAL WORK PROCEDURES**

#### 32 91 13 SOIL PREPARATION

- A. Stockpiled Native Soil
- 1. Stockpiled native soil may be available from Owner's stockpile for use in planting areas. Soils for turf beds are classified as "3/8 inch minus"; soils for general mounding are classified as "2 inch minus".
- 2. Composition 3/8 inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger than 3/8" diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.
- 3. Composition 2 inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger that 2" diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.
- 4. Analysis: If soil has not been tested, obtain a Soil Test Report of the proposed soil from Colorado State University, Soil, Water and Plant Testing Laborotory, or other consultant approved by Owner. Cost of testing will be paid for by the Contractor. Analysis to include:
- a. Element Analysis: Nitrate Nitrogen, Phosphorus, Potassium, Calcium, Magnesium, Sulfur, Sodium, Zinc, Iron, Copper, Manganese, Boron, free lime.
- b. Other: pH factor, % base saturation, electrical conductivity, mechanical analysis, % of organic content, cation exchange capacity (C.E.C).
- c. Recommendations: Type and quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring topsoil to satisfactory level for planting.
- 5. If required, the Owner's stockpiled soil will be amended; this work is not in the Contract and the Contractor will be compensated for it on a Time and Materials basis. Rates for labor and equipment will be charged according to the Construction Agreement.

## B. Imported Soil

- 1. Composition: To match or exceed in quality the 3/8" minus native soil, as determined by analysis described. Submit test results to Owner's Representative and Landscape Architect prior to ordering material.
- 2. Sample: Deliver one half cubic foot sample of proposed import soil to Landscape Architect for approval. Owner reserves the right to reject soil delivered to the site that does not meet the approved test results and/or the Specifications.

# C. Soil Conditioning

- 1. Deliver products in manufacturer's standard packaging. When bulk materials are made, provide Owner's Representative with Bill of Ladening for each delivery. Transport organic amendments directly from the source to the staging area and stockpile as directed by the Owner.
- 2. Store products to protect them from damage and contamination and comply with manufacturer's storage instructions.
- 3. Coordinate work with other site work.
- 4. Inspect job for conditions which would prevent execution of this work as specified. Do not proceed until such conditions are corrected.
- 5. Trucks and vehicles shall not be permitted to pass over curbs, paving, etc., unless adequately protected against damage.
- 6. Landscape Architect reserves the right to take and analyze sample of materials for conformity to specifications at any time. Furnish samples upon request by Landscape Architect.
- 7. Immediately remove rejected materials from the site, at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid by Contractor.
- 8. Incorporate the following in areas to be planted. Thoroughly cultivate soil in two directions to a depth of 12" for shrub areas, and 4"-6" for lawn and ground cover areas, both by means of rototiller or equal.

# Program Recommendations / Landscape Areas:

General Soil Preparation. Amend all planting beds with class 1 compost, (Biocomp or equal). Apply at rate of 3 CYDS. per 1000 square feet to all planting beds and manicured lawn areas, and 2 CYDS. per 1000 square feet to all seeded areas. Apply pH amendments as recommended by soil test report. Till, mixing thoroughly, into the upper 8" of soil. Note: Raised planters shall be back filled with on site soil then amended as above. See Landscape Architect to determine definition of raised planter.

9. Back fill: Back Fill Mix -See planting details. 1 part by volume Compost to 2 parts native soil. 1 lb. Apply pH amendments as recommended by soil test report. The above materials should by thoroughly blended prior to use for backfill purposes. Also, iron sulfate should not contact cement surfaces since severe staining could occur.

# 10. Native Plant Fertilization:

Native plants do not need to be fertilized. Native plants shall receive amended soil backfill at a rate of 2 parts native soil and 1 part class I compost (Biocomp or equal). Mycorrhizae treatments may be performed within planting pit with approval of landscape architect and owner. Mycorrhizal treatments must consist of several ecto and endo fungi, and be provided with a food source and other natural minerals.

#### D Chemical Components:

- The following additives may be used depending on the outcome of the soils report:
- 1. Ground Limestone: Agricultural limestone containing not less than 85% of total carbonates, ground to such fineness that 50% will pass #100 sieve and 90% will pass #20 sieve.
- 2. Dolomite Lime: Agricultural grade mineral soil conditioner containing 35% minimum magnesium carbonate and 49% minimum calcium carbonate, 100% passing #65 sieve. "Kaiser Dolomite 65AG" as manufactured by Kaiser, Inc. Mineral Products Dept. or equal.
- 3. Gypsum: Agricultural grade product containing 80% minimum calcium sulfate.
- 4. Iron Sulfate (Ferric or Ferrous): Supplied by a commercial fertilizer, containing 20% to 30% iron and 35% to 40% sulfur.
- 5. Sulfate or Potash: Agricultural grade containing 50% to 53% of water-soluble potash.
- 6. Single Superphosphate: Commercial product containing 20% to 25% available phosphoric acid.
- 7. Ammonium Sulfate: Commercial product containing approximately 21% ammonia nitrogen.
- 8. Ammonium Formaldehyde: Granular commercial product containing 34% ammonia nitrogen.
- Urea Formaldehyde: Granular Commercial product containing 38% nitrogen.
   I.B.D.U. (Iso Butyldiene Diurea): Commercial product containing 31% nitrogen.
- 11. Soil Sulfur: Agricultural grade sulfur containing a minimum of 96% sulfur.
- 12. Iron Sequestrene: Geigy Iron Sequestrene 138 Fe, or approved equal.

## E. Top Soil Application

- 1. General: Spread topsoil over accepted subgrades in designated areas prior to incorporating amendments.
- 2. Restrictions: Do not commence spreading topsoil prior to acceptance of soil cultivation. Do not place soil under muddy conditions.
- 3. Soil Depth: Topsoil depth indicated in the Construction Documents is after natural settlement and light rolling. Conform to finished grades on the Civil Drawings.

### 32 93 00 PLANTING SPECIFICATIONS GENERAL FOR TREES, SHRUBS AND GROUNDCOVER

# A. QUALITY ASSURANCE

- 1. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment of plants and deliver certificates to the Owner. Inspections are to be performed in the state of origin.
- 2. Transport plant materials in enclosed or tarped vehicles to minimize damage from wind.
- 3. All plants shall be true to name and one of each lot shall be tagged with the name and size of the plants in accordance with the standards of practice recommended by the American Association of Nurserymen.
- 4. Shipments of plants will be carefully inspected by the Owner's Representative and/or Landscape Architect at the site at the time of off-loading trucks to verify compliance with the above shipping requirements.
- 5. Substitutions of plant materials will not by permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.
- 6. Special care shall be taken to insure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.
- 7. Plants in containers specified for shade locations are to be protected from sun prior to planting.
- 8. Personnel: Employ only qualified personnel familiar with required work.

# B. INSPECTIONS AND SUBMITTALS

- 1. The Owner's Representative reserves the right to inspect plant materials at the nursery or growing ground prior to loading and transporting. If Owner's Representative selects to inspect at the nursery, tag all trees and representative samples of shrubs and groundcover prior to the inspection and arrange with the Owner's Representative ten (10) days in advance for the inspection. Such approval shall not impair the right of inspection and rejection during progress of the work.
- 2. If trees are not hand selected by Landscape Architect then three representative samples of each size of tree and shrub species are to be delivered to the project site for the Owner's Representative to review and approve, prior to ordering any plants. Accepted samples are to be maintained in good condition by the contractor at the contractor's storage yard during the construction period, and installed as the last plants on the project. Rejected plants are to be immediately replaced with acceptable samples. All plants delivered to the project will meet the standards of these representative samples.
- 3. File Certificates of inspection of plant materials by County, State and Federal authorities with Owner's Representative. All plants are to have a certificate of origin.
- 4. Submit within 30 days after Notice to Proceed a complete list of materials to be furnished and confirmed sources for same. Owner reserves the right to approve or reject suppliers and contractors.
- 5. Gravel and Organic Mulch: Submit within 30 days after Notice to Proceed a one cubic foot sample of specified gravel mulch to the Owner's Representative.



CLENT/DEVELOPER

..\SLS\_CLIENT LOGOS\delwest.png

DELWEST 155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209

CML ENGINEER:



ARCHIECT:

LAWRENCE ARCHITECTURE, INC. RICK LAWRENCE, AIA RICKOLAWARCH.COM

EN:

MO. DATE REVISION DESCRIPTION

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ELMWOOD NORTH TOWNHOMES

8000 N. PECOS STREET

ADAMS COUNTY, CO

SCALE: AS NOTED

DATE: 06/07/2024

DESIGNED BY: JRO

CHECKED BY: NAM

CHECKED BY: NAM

Landscape
Specifications

### 32 93 00 PLANTS

### PRODUCT DELIVERY, STORAGE AND HANDLING

### A. Preparation

- 1. Balled and Burlapped (B & B) Plants: Dig and prepare shipment according to the accepted industry standards and in a manner that will not damage roots, branches, shape, short and long term health, and future development. Size of rootball shall be as defined in the American Standard for Nursery Stock (American Association of Nurserymen; latest edition). B & B plants may only be used if specified in the Contract Documents or if authorized in writing by the Landscape Architect.
- 2. Container Grown Plants: Deliver plants in container sufficiently rigid to hold ball shape and protect root mass.
- 3. At contractor's option, spray evergreen plants and deciduous plants in full leaf with anti-dessicant immediately prior to shipment.
- 4. Pre-Delivery Inspection: Notify Owner's Representative minimum of two weeks prior to shipping to allow for Pre-Delivery inspection of plant materials at the nursery.

#### B. Delivery

- 1. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on project site.
- 2. Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling rootballs will be rejected. Protect at the site by maintaining a thoroughly moist rootball; heel in with sawdust (or comparable material) if not planted within 24 hours of delivery. Maintain rootball in a moist condition and do not allow to dry out.
- 3. Notify Owner's Representative of delivery schedule a minimum of 48 hours in advance so plant material can be inspected prior to unloading from trucks.
- 4. Remove rejected material immediately from site.
- 5. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems

## PLANT STANDARDS

- A. Use the following publications for qualifying plant material acceptable for installation:
- 1. "American Standard for Nursery Stock"; Edition approved 1985 by American National Standards Institute, Inc. (Z60.1) Plant materials.
- 2. "Hortus Third", 1976; Cornell University plant nomenclature.
- 3. Arizona Nursery Association Grower's Committee "Recommended Specifications", 1988, Arizona Nursery Association.
- B. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of project for at least two years unless specifically noted otherwise. Plants shall be exceptionally heavy, symmetrical, tightly knit, so trained or favored in development and appearance as to be superior in form, number of branches, compactness and symmetry.
- C. Plants shall be sound, heavy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth. Soil in the containers shall be free of disease and pathogens.
- D. Plants shall be true to species and variety and shall conform to measurements specified, except that plants larger that specified may be used if approved by Landscape Architect. Use of such plants shall not increase Contract price. If larger plants are approved, the ball of earth shall by increased in proportion to the size of the plant. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line. For trees over 4" in caliper, this measurement should be taken from a point 12" above the natural ground line. If a range of size is given, no plant shall be less than the minimum range of size and not less that 40% of the plants shall be as large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants not conforming to the requirements specified will be considered defective. Such plants, whether in place or not, will be marked as rejected and shall be immediately removed from the premises. These will be replaced with new acceptable plants.
- E. Special care shall be taken to insure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.
- F. Under no conditions will there be any substitution of plants or sizes for those listed on the accompanying plans, except with the express written consent on the Landscape Architect.
- G. Container stock shall have grown in the containers in which delivered for at least six months, but not over two years. Samples must prove no rootbound condition exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Landscape Architect.
- H. Field dug plants may be used only if specifically approved in writing by the Landscape Architect prior to ordering. Unless otherwise authorized, field dug plants will be harvested with a two step method, in which the four sides are cut and box sides installed for a minimum of four (4) months during the growth season prior to digging and boxing the bottom.. Spray field dug trees immediately prior to boxing the bottom with anti-dessicant. Ensure adequate coverage to trunks, branches and foliage.
- I. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified, will be rejected. Trees with abrasions of the bark, sunscalds, disfiguring knots, or fresh cuts of limbs over 3/4" which have not completely calloused, will be rejected.

#### PREPLANTING

#### A. Site Preparation

- 1. Examine subgrade and verify conditions under which work will be performed. Notify Owner's Representative if there is a discrepancy between site conditions and Contract Documents.
- 2. Do not begin soil preparation and planting until all work such as header installation, walks, paving, concrete work, electrical except for fixture location, fencing except where access is necessary, drainage work, gas line installation, irrigation work, and any other work required under plans and specifications around planting areas is completed and approved. Specimen trees twenty (20) inch, and larger box sizes are exempt from this rule where access might be restricted by construction phases of landscaping or building. All plants and planting shall be continually maintained by the Landscape contractor.
- 3. Soil Preparation: Do not commence planting work prior to completion and acceptance of soil preparation.
- 4. Irrigation: Do not commence planting work prior to installation and acceptance of irrigation system, unless approved in writing by Owner's Representative.
- 5. Weed before and during preliminary grading and finish grading. All weed and grasses shall be dug out by the roots and removed from site. Site shall be maintained and remain weed free until turnover to the Owner's Authorized Representative.
- 6. Layout and Staking: Lay out plants at locations shown on Drawings. Use steel wired flags, color coded for each species of plants, or set plants in containers on grade. Stake each tree.
- 7. Right is reserved to refuse on site review at any time if, in the opinion of the Landscape Architect, an insufficient quantity of plants is provided. Landscape Architect reserves the right to interchange or adjust the locations of plants prior to planting.
- 8. Equipment for digging plant pits: Use backhoe, tree spade or hand work to dig tree pits. Scarify sides of the tree pit after excavation (see below).
- 9. Containerized Plant Pits: Excavate square plant pits as follows: See planting details Remove excess excavated soil from project site and/or dispose of as directed by Owner's Representative.
- B. Drainage Test of Plant Pits/Obstructions
- 1. Pre-wetting of tree plant pits: Fill tree plant pits to the top with water within 72 hours of planting. Plant pits can be planted as soon as water is completely drained. If water is not 90% gone within 24 hours, do not plant and bring to the immediate attention of the Owner and Landscape Architect. contractor may be required to either dig a substitute plant pit or to mitigate the existing plant pit with a drainage sump. Substitute plant pits and drainage sumps are not part of the basic services and compensation will be awarded to the contractor.
- 2. Documentation: Submit written documentation of test pit drainage results, with locations, date and signature of tester.
- 3. Obstructions: If rock, caliche, underground construction work, tree roots or other obstructions are encountered in the excavation of plant pits, acceptable alternate locations may be used as directed by the Landscape Architect. Excavation of caliche is not part of the Contract price, and if authorized by the Owner's Representative, contractor will be compensated for excavation pursuant to the Schedule of Labor and Equipment Rates.
- 4. Auxiliary Tree Stakes: Some trees may require an auxiliary or leader tree stake in addition to the stakes shown in the standard details. This will be determined by the Owner's Representative; this work is part of the Contract Price.
- 5. Multi-Trunk Trees: At the option of the Owner's Representative, an alternate form of staking on multi-trunk trees will consist of three tree stakes placed adjacent to the main trunks and at a similar angle. Existing nursery leader stakes or auxiliary tree stakes may or may not be required. An encircling tree tie may or may not be required. This alternate staking method is part of the Contract
- 6. All tree stakes, guy wires and other staking materials to be removed at the end of the Guarantee

# GROUNDCOVER

# A. Planting

- 1. Ground cover plants shall have been grown in flats or containers and shall remain in those flats or containers until time for transplanting. At time of transplanting, the plant soil shall contain sufficient moisture so that the soil does not fall apart when lifting plants from the flat or container. Each plant shall be planted with it's proportionate amount of the soil in a manner that will insure a minimum of disturbance to the root system.
- 2. Ground cover plants shall not be allowed to dry out before or while being planted. Wilted plants will not be accepted.
- 3. Ground covers shall be planted sufficiently deep to cover all roots and spaced as specified in ground cover list on landscape plan.
- 4. Install in neat, evenly spaced rows in triangular layout, or as shown in the Drawings.
- 5. Top-dress Fertilizer (N-P-K ratio of 3:3:1): Apply at the rate of 1 lb. Nitrogen per 1,000 sq. ft. immediately after completion of planting. Provide organic mulch for all perennial beds (typical).
- 6. Watering: Immediately water groundcover areas after fertilizer application to wash fertilizer off leaves.

#### PLANTING OPERATIONS - TREES, SHRUBS AND VINES

#### A. Handling and De-Potting

- 1. Moisture Level: Thoroughly moisten rootballs prior to planting to ensure soil cohesiveness; do not plant dry rootballs.
- 2. Carefully remove plant from the container. Cut tin containers, other than knock-out cans, on two sides with the proper type of can cutter to facilitate removal of plants with a minimum of rootball disturbance. Support rootball during installation to prevent cracking.
- 3. Pry off bottom boards of boxed trees rather than hammering boards off. Boxed plants may not be planted with the bottom or sides of the box in place, unlessauthorized in writing by the Landscape Architect.
- B. Scarification
- 1. Plant Pit: Scarify sides of plant pit thoroughly breaking up surface and eliminating "glazed" areas.
- 2. Plant Rootball: After removing plant from container, scarify the sides of the rootball to a depth of 1 inch at four to six equally spaced intervals around the perimeter of the ball or at 12 inch intervals around the sides of boxed material. Cut and remove circling roots over 3/8 inch diameter. Scarification should be performed with a sharp soil knife.
- C. Planting
- 1. For trees, backfill plant pit to allow crown of rootball to settle to a position even with finished grade. Thoroughly tamp backfill under rootball to reduce settling, and on sides of rootball. Prepare a raised basin as wide as the rootball at each tree for watering prior to shrub and ground cover planting. Refer to detail.
- 2. Place fertilizer tablets, as directed, evenly in plant pits when backfilled.
- 3. All shrubs and vines shall be set so that when settled the rootballs are 1-2" above finished grade. Provide basin, refer to detail.
- 4. When plant pits have been backfilled approximately 2/3 full, water thoroughly and saturate rootball, before installing remainder of the backfill mix on top of pit, eliminating air pockets.
- 5. Remove nursery type plant labels from plants.
- 6. For trees in lawn areas, keep a 2' diameter circle centered on the tree trunk free of turf and weeds. Use a precise template covering the area outside of the 2' circle if applying herbicide to prevent overspray dieback.
- D. Staking and Guying
- 1. Trees shall be able to stand upright without support, and shall return to the vertical after their tops have been deflected horizontally and released. Immediately stake trees which do not meet this qualification, as well as plants that are subject to breakage as a result of strong winds.
- 2. Trees shall remain plumb and straight from installation throughout the maintenance and warranty period.
- 3. Refer to standard details for staking and guying requirements.

# Notes

See Project Plan for additional information and specifications. Planting details supercede any discrepancies found here/within specifications pages.

CLENT/DEVELOPER

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LAWRENCE ARCHITECTURE, INC.
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ELMWOOD NORTH TOWNHOMES

8000 N. PECOS STREET
ADAMS COUNTY, CO

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Landscape Specifications

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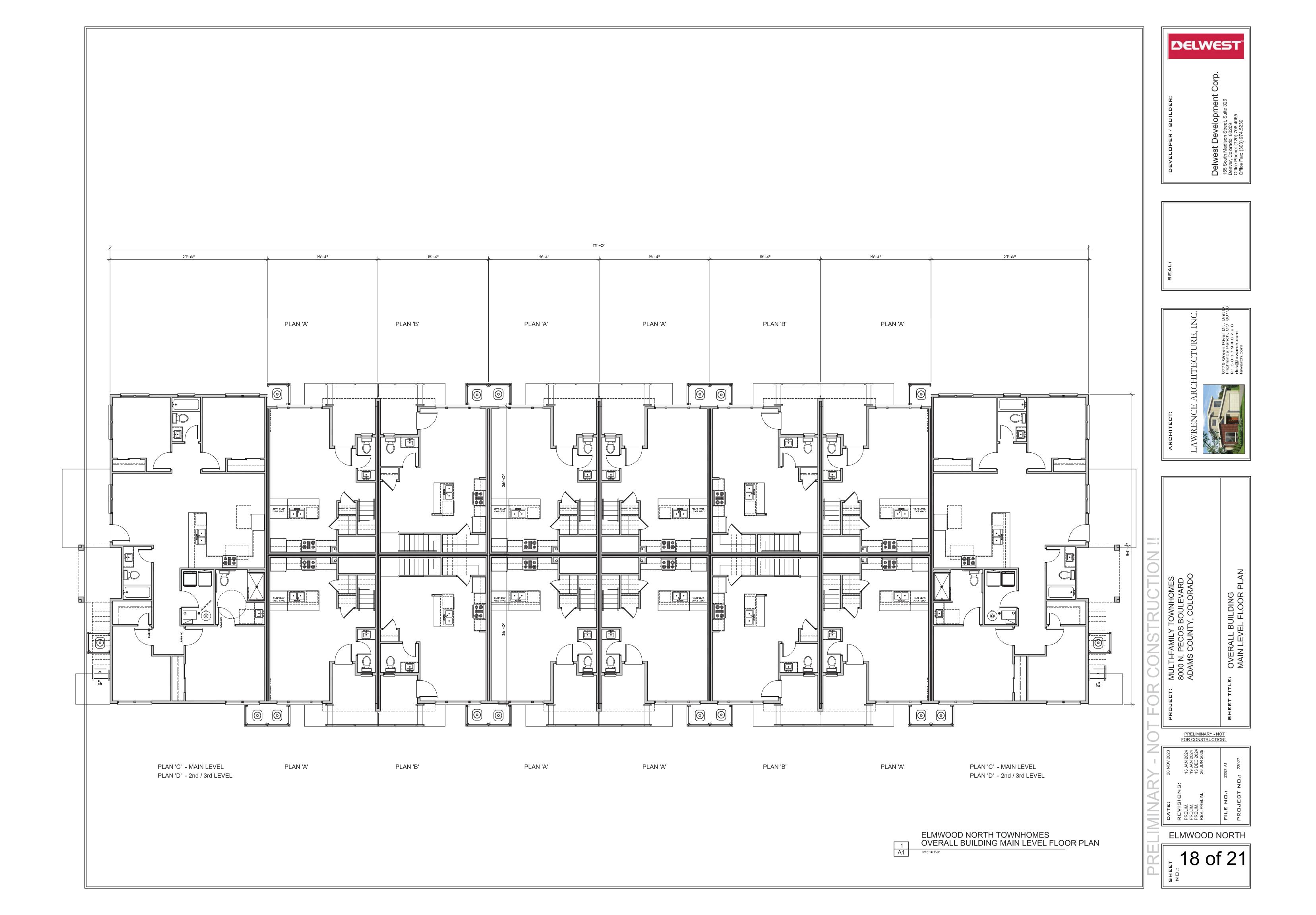
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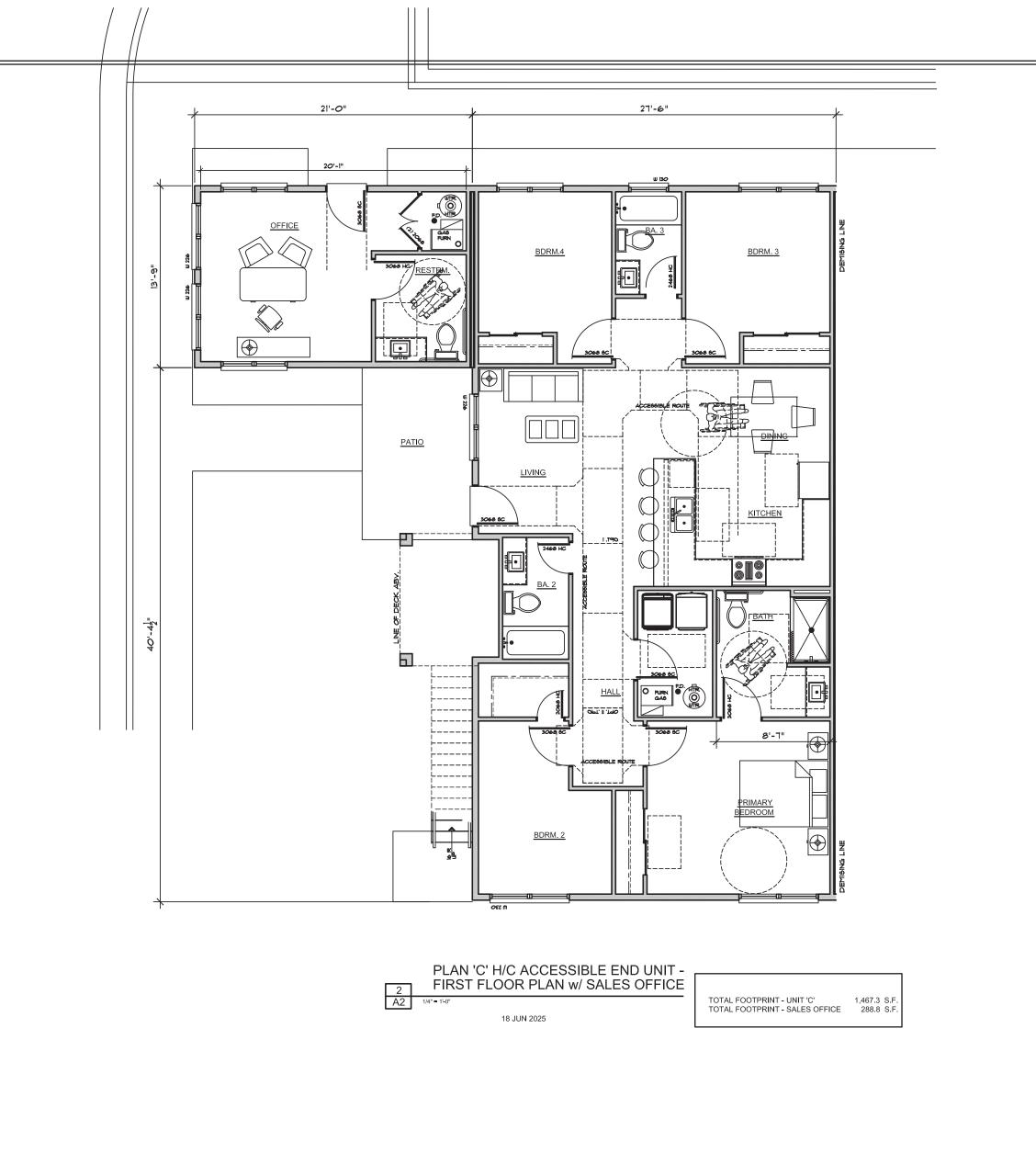
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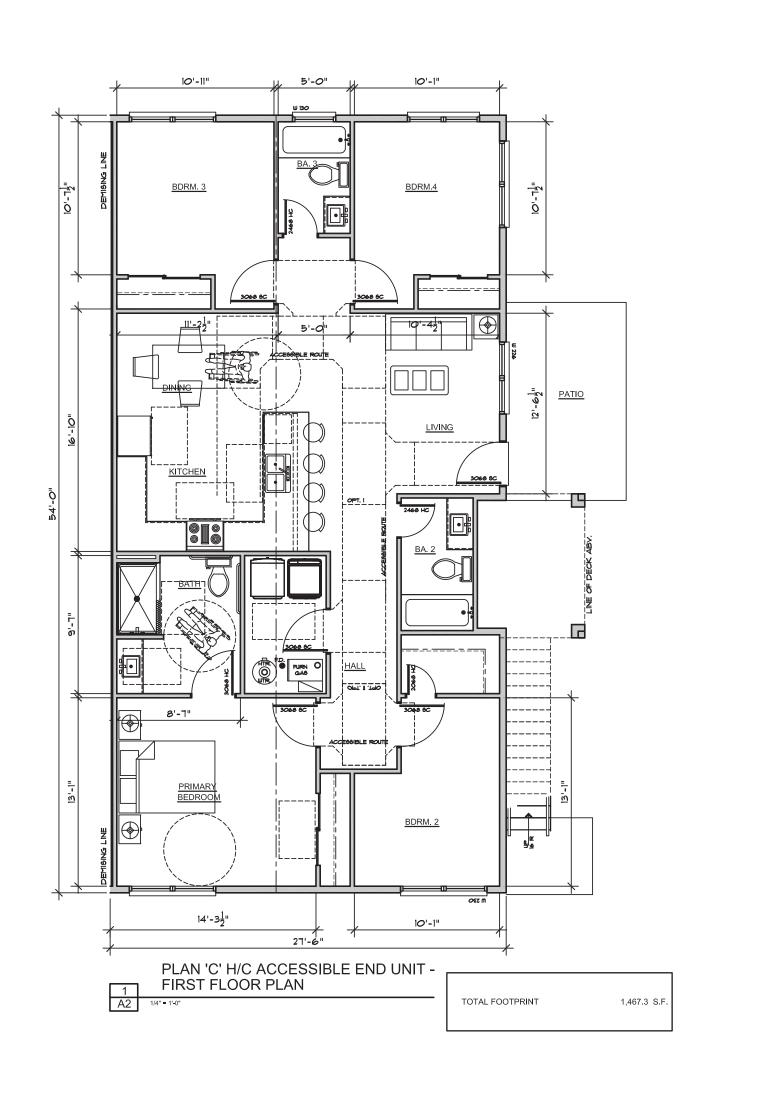
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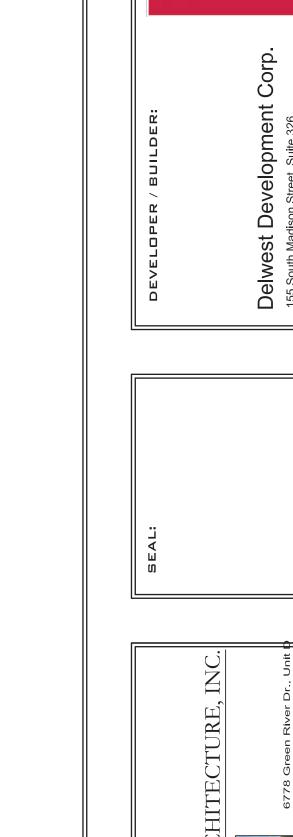
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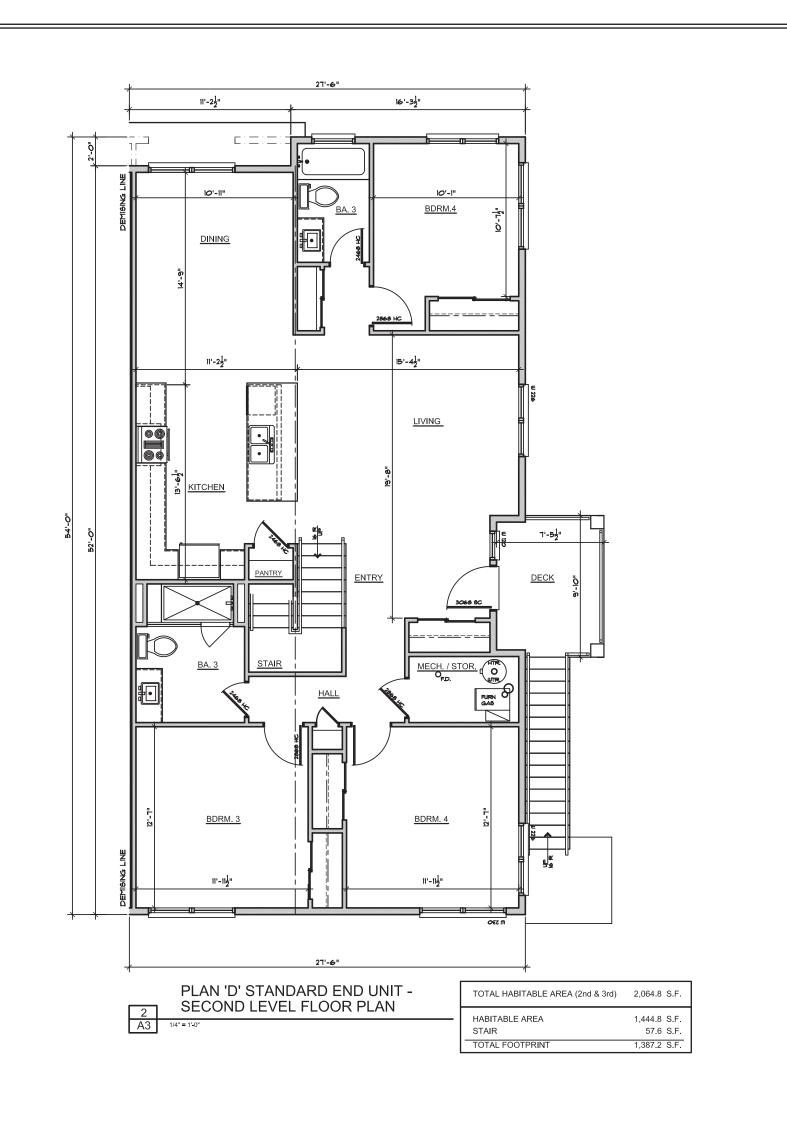


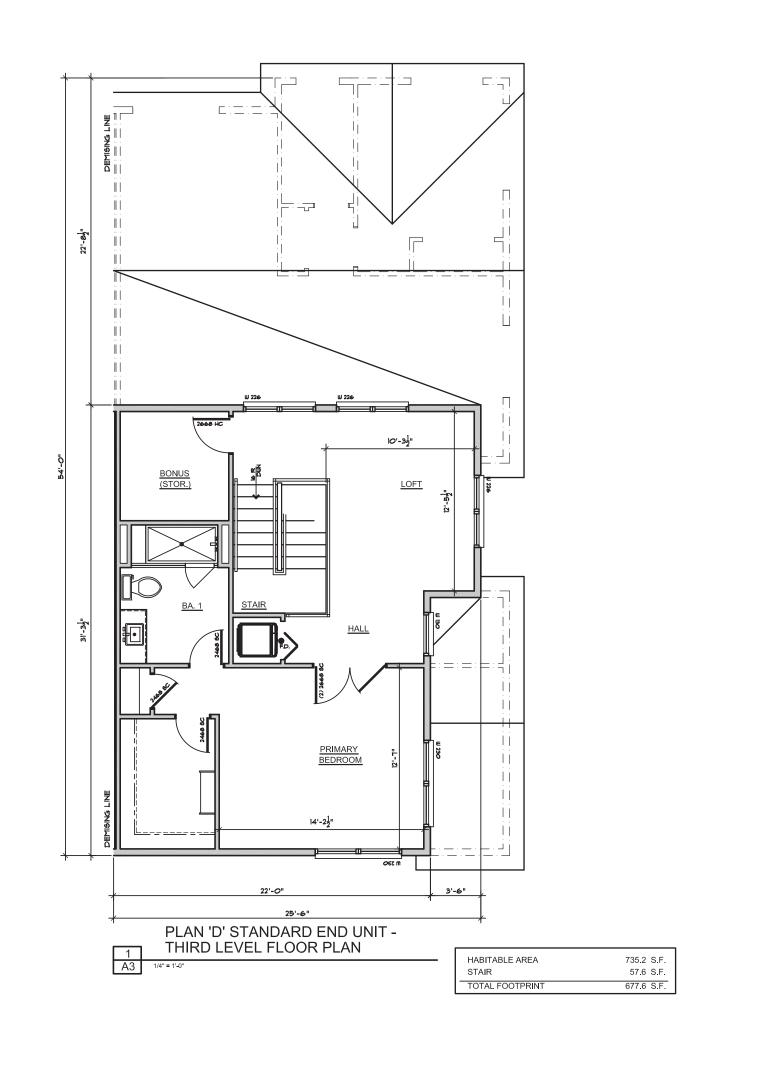


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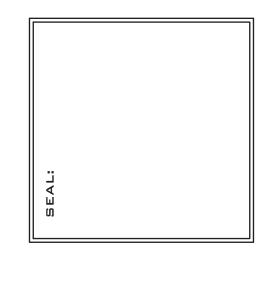
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