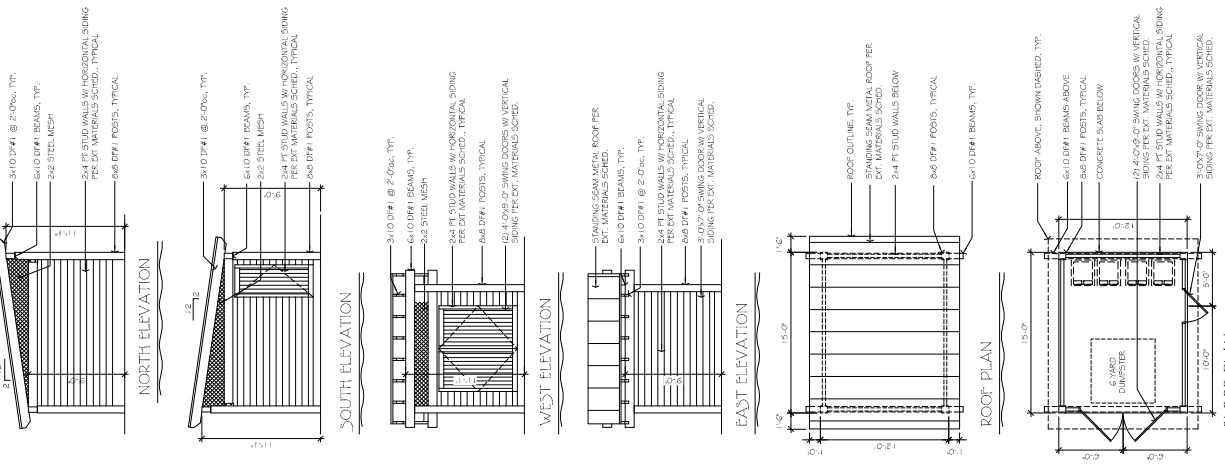


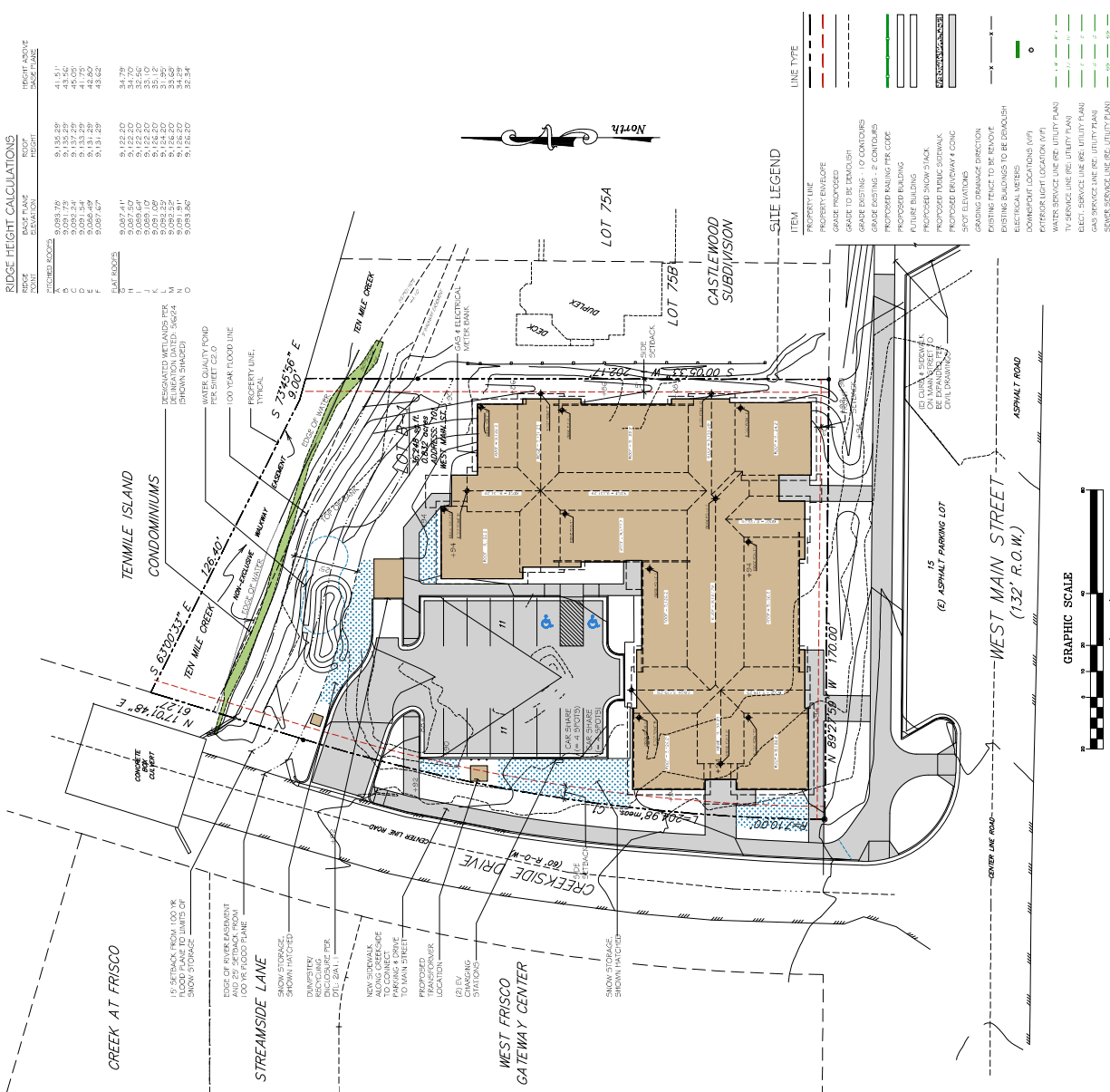
RIDGE HEIGHT CALCULATIONS			
ROOF	BASE FINE	ROOF	HEIGHT ABOVE BASE FINE
12	9,152.29	12	41.51'
11	9,091.79	11	43.56'
10	9,031.29	10	45.61'
9	8,970.79	9	47.66'
8	8,910.29	8	49.71'
7	8,849.79	7	51.76'
6	8,789.29	6	53.81'
5	8,728.79	5	55.86'
4	8,668.29	4	57.91'
3	8,607.79	3	59.96'
2	8,547.29	2	62.01'
1	8,486.79	1	64.06'

DESIGNATED METLANDS FOR FLOOD PLANE TO LIMITS OF SNOW STORAGE			
ROOF	BASE FINE	ROOF	HEIGHT ABOVE BASE FINE
12	9,152.29	12	41.51'
11	9,091.79	11	43.56'
10	9,031.29	10	45.61'
9	8,970.79	9	47.66'
8	8,910.29	8	49.71'
7	8,849.79	7	51.76'
6	8,789.29	6	53.81'
5	8,728.79	5	55.86'
4	8,668.29	4	57.91'
3	8,607.79	3	59.96'
2	8,547.29	2	62.01'
1	8,486.79	1	64.06'



2 DUMPSTER ENCLOSURE DETAILS

SCALE: 3/8" = 1'-0"



1 PROPOSED SITE PLAN

SCALE: 1" = 50'

ALL

PROJECT # 22005			
DATE	7 DEC 2022	DATE	7 DEC 2022
SKETCH	9 JAN 2023	DATE	9 JAN 2023
SKETCH	3 MAY 2023	DATE	3 MAY 2023
UPDATE	6 AUG 2023	DATE	6 AUG 2023
SKETCH	26 OCT 2023	DATE	26 OCT 2023
SKETCH	3 NOV 2023	DATE	3 NOV 2023
PLANNING	13 MAY 2024	DATE	13 MAY 2024
UPDATE	31 MAY 2024	DATE	31 MAY 2024

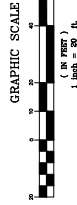
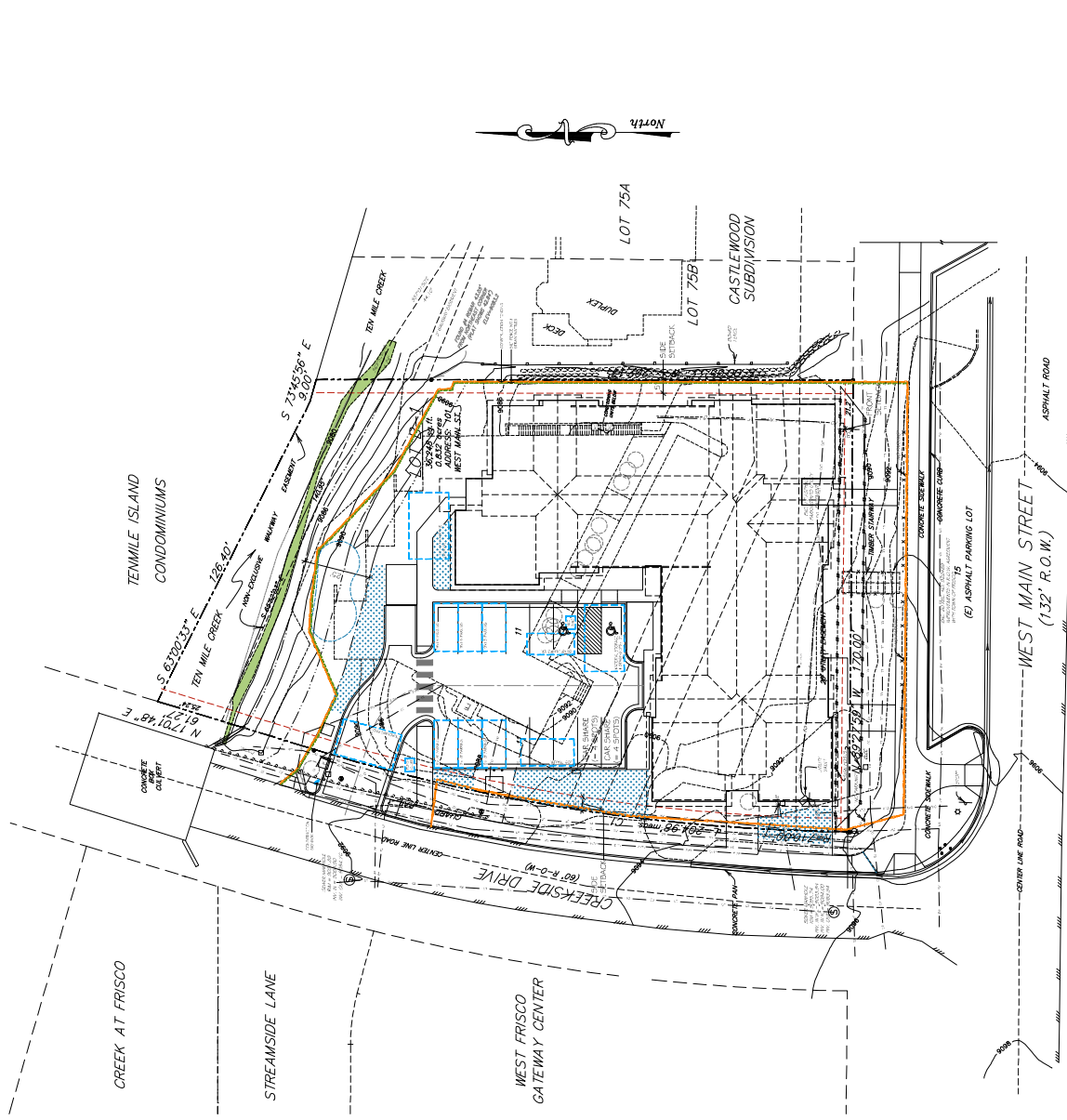
PROPOSED SITE PLAN  
LOT 1 WEST MAIN STREET  
LOT 2-1 AMENDED WEST FRISCO CO. FILING #2  
TOWN OF FRISCO, COLORADO



ALLEN-QUESSA ARCHITECTURE  
10000 100TH AVE  
DENVER, CO 80231  
TEL: 720.440.0001 FAX: 720.440.0002  
WWW.ALLEN-QUESSA.COM

CONST. MANAGEMENT LEGEND

ITEM	LINE TYPE
PROPERTY LINE	---
PROPERTY ENCLOSURE	---
CONCRETE	---
SOIL FENCE (AS REQUIRED)	---
CONSTRUCTION PLANT ELEMENTS	---
PROPOSED BUILDING	---
FUTURE BUILDING	---
WATER SERVICE LINE (RE. UTILITY PLAN)	---
TV SERVICE LINE (RE. UTILITY PLAN)	---
ELECT. SERVICE LINE (RE. UTILITY PLAN)	---
GAS SERVICE LINE (RE. UTILITY PLAN)	---
SEWER SERVICE LINE (RE. UTILITY PLAN)	---
EXISTING FENCE TO BE REMOVED	---
ELECTRICAL MASTERS (RE. UTILITY PLAN)	---



DATE	DATE
7 DEC 2023	7 DEC 2023
9 JAN 2024	9 JAN 2024
3 MAY 2023	3 MAY 2023
6 AUG 2023	6 AUG 2023
25 OCT 2023	25 OCT 2023
3 NOV 2023	3 NOV 2023
13 MAY 2024	13 MAY 2024
31 MAY 2024	31 MAY 2024

CONSTRUCTION MANAGEMENT PLAN

101 WEST MAIN STREET  
LOT B-1, AMENDED WEST FRISCO 70, FILING #2  
TOWN OF FRISCO, COLORADO

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ALLEN+GUERRA ARCHITECTURE  
101 WEST MAIN STREET  
FRISCO, COLORADO 76033  
P: 940.242.0000 F: 940.242.0001  
E: INFO@ALLEN+GUERRA.COM  
WWW.ALLEN+GUERRA.COM

NO.	DATE	REVISIONS	BY
	05/12/2023	PRELIMINARY PLAN	MCW
	12/12/2023	FINAL SITE PLAN	MCW
	09/25/2024	RESPONSE TO COMMENTS	
	09/14/2024	FINAL SITE SUBMITAL	
	09/31/2024	RESPONSE TO COMMENTS	

101 WEST MAIN STREET  
FRISCO, CO  
STING CONDITIONS/DEMOLITION



**ALPINE ENGINEERING INC.**  
3450 HWY 6 / UNIT A9 / PO BOX 97  
EDWARDS CO #1632 / 970.926.3373  
WWW.ALPINECIVIL.COM



TOPOGRAPHIC INFORMATION WAS  
PROVIDED BY RANGE WEST 2022







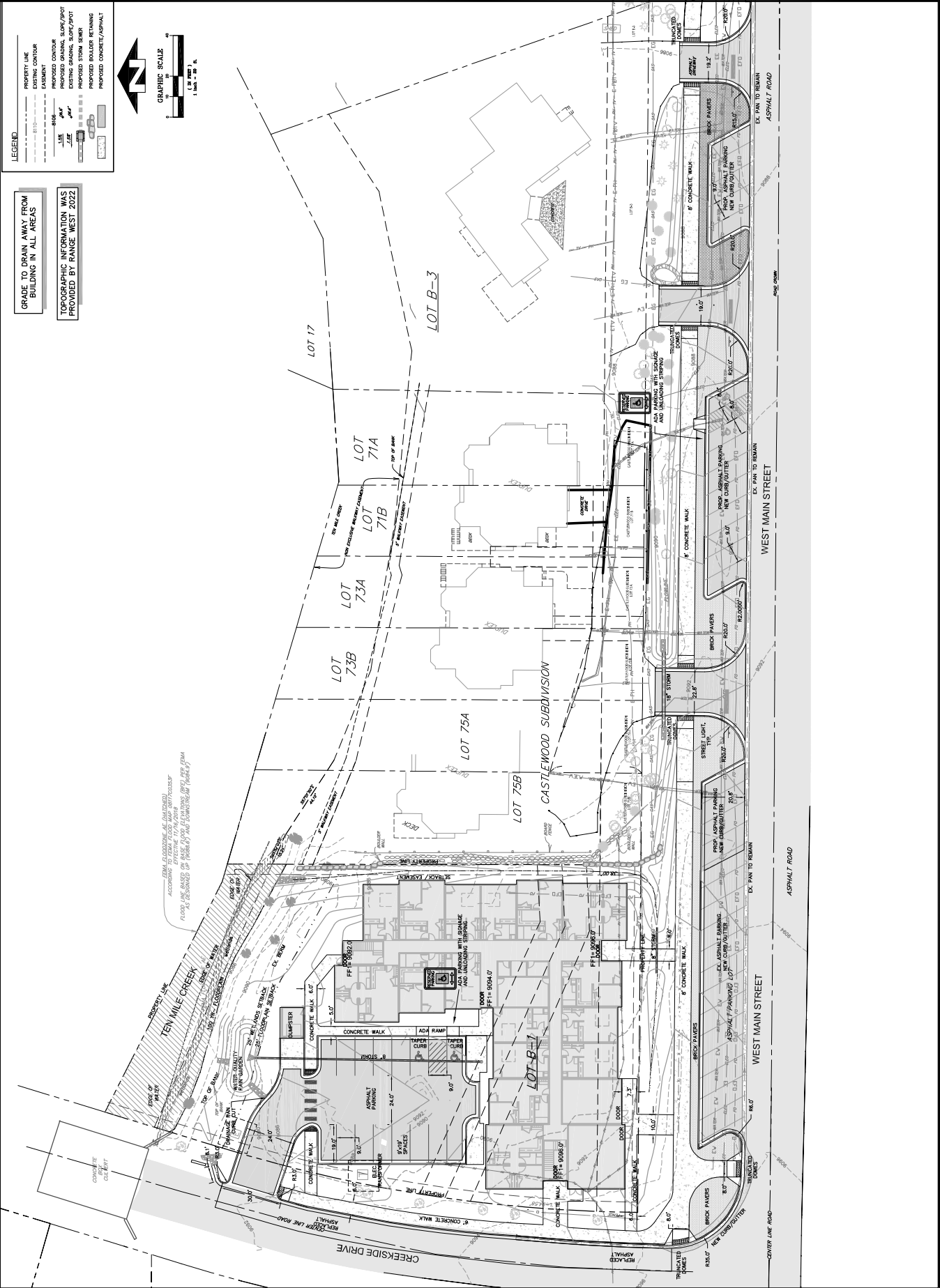


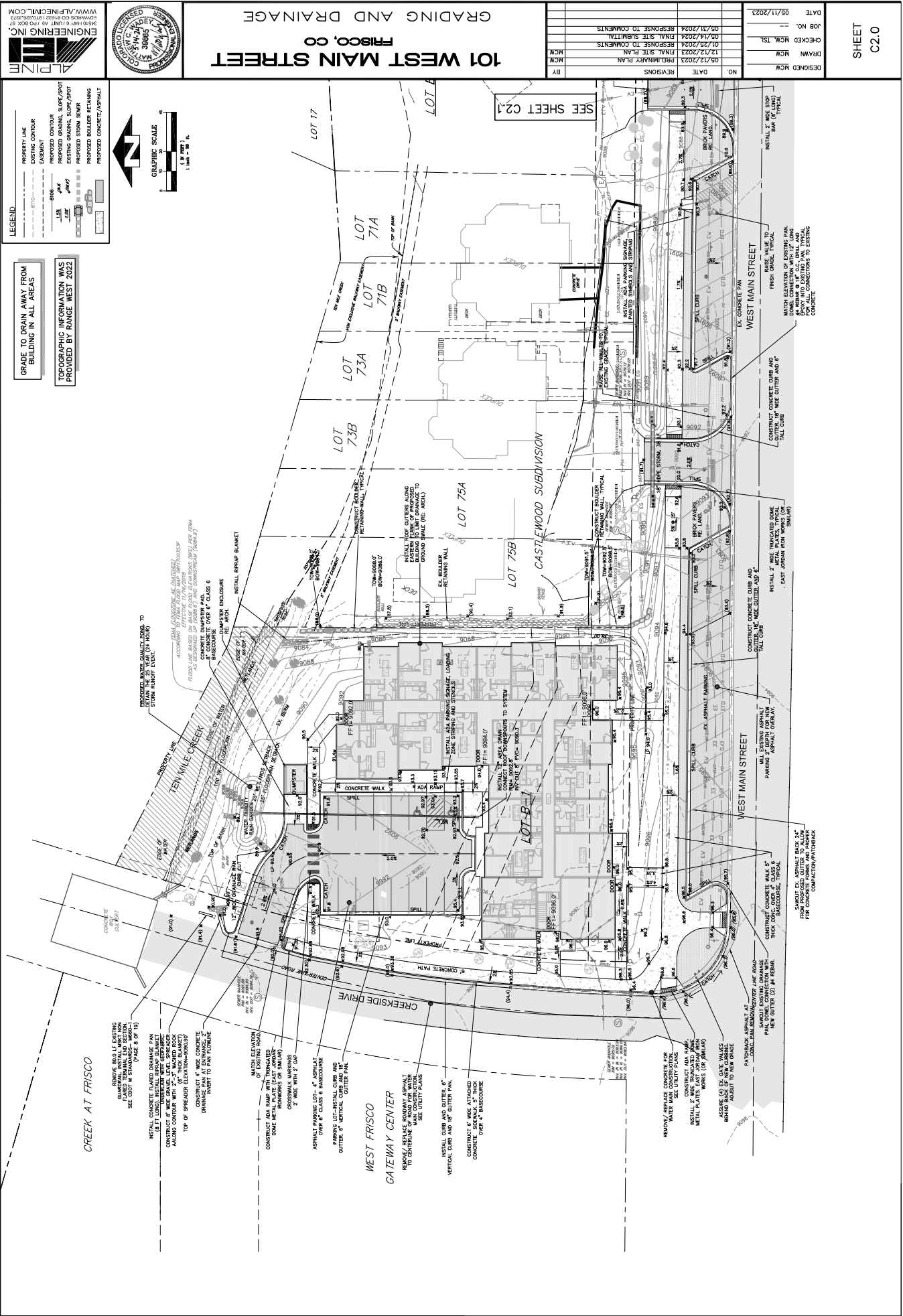
# 101 WEST MAIN STREET FRISCO, CO SITE LAYOUT PLAN

NO.	DATE	REVISIONS
05/12/2023	PRELIMINARY PLAN	
12/12/2023	FINAL SITE PLAN	
01/25/2024	RESPONSE TO COMMENTS	
02/14/2024	FINAL SITE PLAN	
03/21/2024	RESPONSE TO COMMENTS	
05/11/2023	DATE	

DESIGNED	MCW
DRAWN	MCW
CHECKED	MCW, TSL
JOB NO.	
DATE	05/11/2023

SHEET  
C1.3





ENGINEERING INC.  
30805  
ALPINE

WWW.ALPIENGINEERING.COM

DATE: 05/11/2023  
JOB NO.: 101 WEST MAIN STREET  
CHECKED: MCM, TSL  
DESIGNED: MCM  
DRAWN: MCM  
BY: MCM

101 WEST MAIN STREET  
FRISCO, CO

GRADING AND DRAINAGE

LEGEND

PROPERTY LINE  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED GRADING, SLOPE (%)  
EXISTING GRADING, SLOPE (%)  
PROPOSED STORM SEWER  
PROPOSED DRAINAGE RETAINING  
PROPOSED CONCRETE/ASPHALT

GRADE TO DRAIN AWAY FROM BUILDING IN ALL AREAS

TOPOGRAPHIC INFORMATION WAS PROVIDED BY RANGE WEST 2022

GRAPHIC SCALE  
1" = 10' H.  
1" = 10' V.

DESIGNED	MCW
DRAWN	MCW
CHECKED	MCW, TSL
JOB NO.	--
DATE	05/11/2023

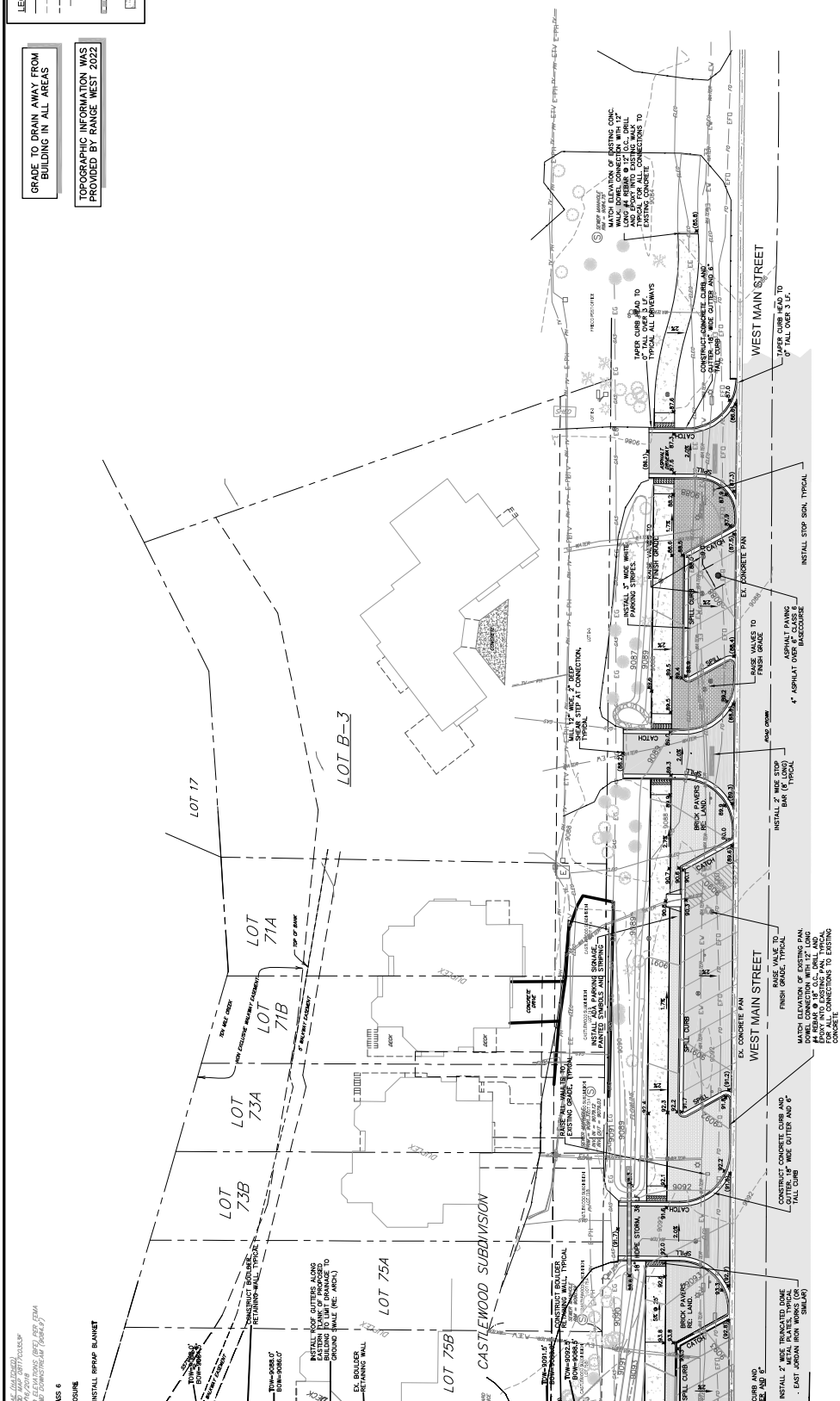
NO.	DATE	REVISIONS	BY
	05/12/2023	PRELIMINARY PLAN	MCW
	12/12/2023	FINAL SITE PLAN	MCW
	01/25/2024	RESPONSE TO COMMENTS	
	05/14/2024	FINAL SITE SUBMITTAL	
	05/31/2024	RESPONSE TO COMMENTS	

101 WEST MAIN STREET  
FRISCO, CO  
GRADING AND DRAINAGE



**ALPINE**  
ENGINEERING INC.  
4510 HWY 6 UNIT A9 PO BOX 97  
EDWARDS CO 81632 1970.926.1373  
WWW.ALPECIVIL.COM

SEE SHEET C2.0



GRADE TO DRAIN AWAY FROM  
BUILDING IN ALL AREAS

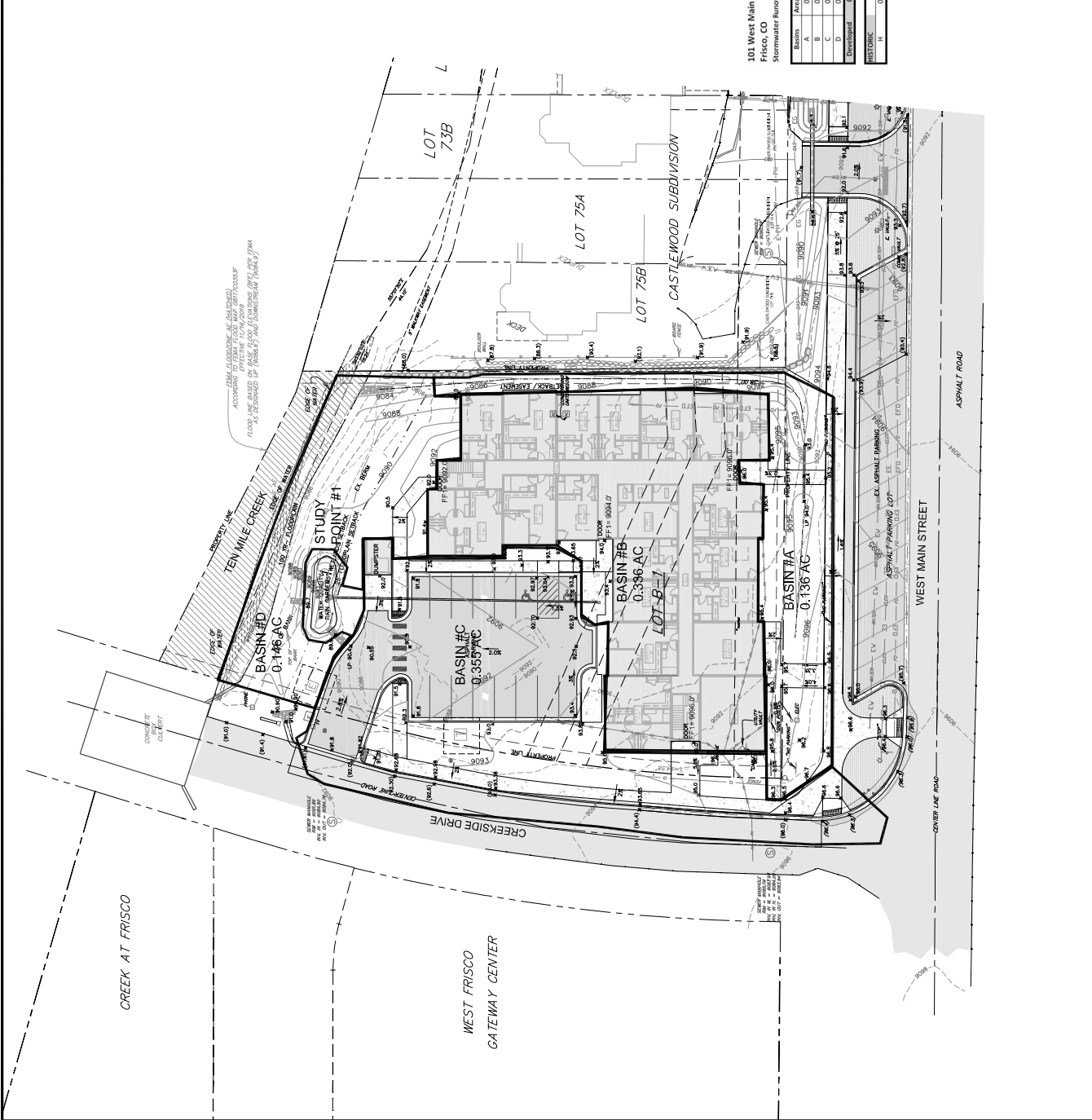
TOPOGRAPHIC INFORMATION WAS  
PROVIDED BY RANGE WEST 2022

**LEGEND**

—	PROPERTY LINE
- - -	EXISTING CONTOUR
- - -	EASEMENT
- - -	PROPOSED CONTOUR
- - -	PROPOSED GRADING, SLOPE/SPOT
- - -	EXISTING GRADING, SLOPE/SPOT
- - -	PROPOSED STORM SEWER
- - -	PROPOSED BOLLARD RETAINING
- - -	PROPOSED CONCRETE/ASPHALT

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.





TR55- DEVELOPED RUNOFF  
(sheet 3)

Summit County, Colorado					
Run-Area Identifier	Land Type	Highlighted Run-Number Group	Sub-Area	Run-Area	Curve Number
basin A	Snow pack area, cover, >70%	(good)	B	.18	.62
	Poor parking lots, roofs, driveways		B	.02	.91
	Total Area / Highlighted Curve Number			.20	.68
basin B	Snow pack area, cover, >70%	(good)	B	.01	.62
	Poor parking lots, roofs, driveways		B	.04	.91
	Total Area / Highlighted Curve Number			.05	.97
basin C	Snow pack area, cover, >70%	(good)	B	.07	.62
	Poor parking lots, roofs, driveways		B	.17	.91
	Total Area / Highlighted Curve Number			.24	.80
basin D	Snow pack area, cover, >70%	(good)	B	.01	.62
	Poor parking lots, roofs, driveways		B	.10	.91
	Total Area / Highlighted Curve Number			.11	.83

Given Input Data:	Circular
Shape	.....
Flow	.....
Velocity	12.0000
Diameter	12.0000
Depth	11.0000
Area	110.0000
Manning's n	0.0090
.....	.....

Computerized Results:

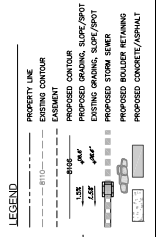
Comp	Flowrate	5.5186
	Area	0.7854
	Wetted Area	0.7541
	Wetted Perimeter	30.6709
	Perimeter	37.6991
	Velocity	2.1108
	Hydraulic	3.2108
	Radius	91.8666
	Full Flowrate	15.4663
	Full Flow Velocity	6.5524

[illegible]

101 WEST MAIN STREET  
FRISCO, CO  
STORM SEWER PLAN



**ALPINE ENGINEERING INC.**  
34510 HWY 6 / UNIT A9 / PO BOX 97  
EDWARDS CO 81633 / 970.926.3373  
WWW.ALPINECIVIL.COM

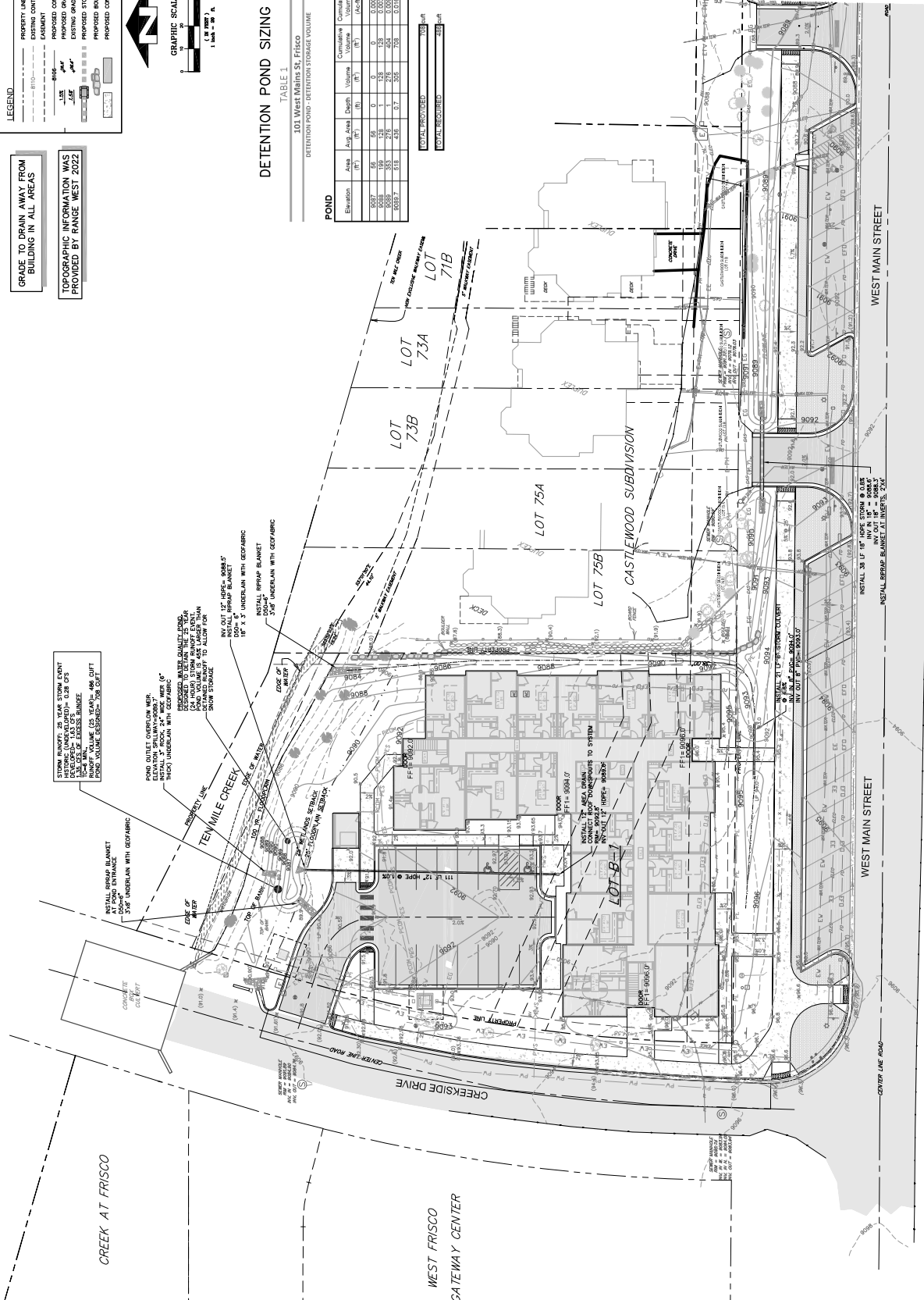


DETENTION POND SIZING

TABLE 1	
101 West Mains St, Frisco	
DETENTION POND - DETENTION STORAGE VOLUME	

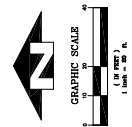
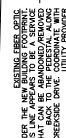
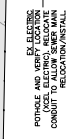
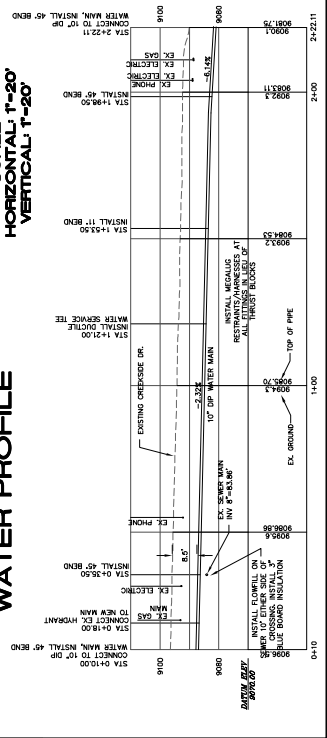
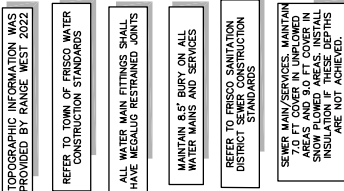
POND	Elevation	Area	Avg. Area	Depth	Volume	Cumulative Volume	Cumulative Volume
		(ft <sup>2</sup> )	(ft <sup>2</sup> )	(ft)	(ft <sup>3</sup> )	(ft <sup>3</sup> )	(Gallons)
	5037	65	65	0	0	0	0
	5038	65	65	1	176	176	1,200
	5039	353	353	1	276	452	3,118
	5040	353	276	1	276	728	5,089
	5041	518	435	0.7	305	1,033	7,398

OTAL PROVIDED	708	cuft
OTAL REQUIRED	458	cuft









## CREEK AT FFA



**LEGEND**

PC	PROPOSED ELECTRIC
PES	PROPOSED ELECTRIC SERVICE
POCH	PROPOSED COMM. SERVICE TV/PHONE
PG	PROPOSED GAS
PSS	PROPOSED SEWER SERVICE
PV	PROPOSED WATER
PS	PROPOSED SEWER
PVS	PROPOSED WATER SERVICE
PSS	PROPOSED SEWER SERVICE
PV	PROPOSED FIRE HYDRANT W/PV
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER IN SECONDARY PRELIMINALS
	PROPOSED COMM. FEES
	PROPERTY LINE

DESIGNED	MCW
DRAWN	MCW
CHECKED	MCW, TSL
JOB NO.	--
DATE	05/11/2023

NO.	DATE	REVISIONS	BY
	05/12/2023	PRELIMINARY PLAN	MCW
	12/12/2023	FINAL SITE PLAN	MCW
	01/25/2024	RESPONSE TO COMMENTS	
	05/14/2024	FINAL SITE SUBMITTAL	
	05/31/2024	RESPONSE TO COMMENTS	








101 WEST MAIN STREET  
FRISCO, CO  
EROSION CONTROL PLAN

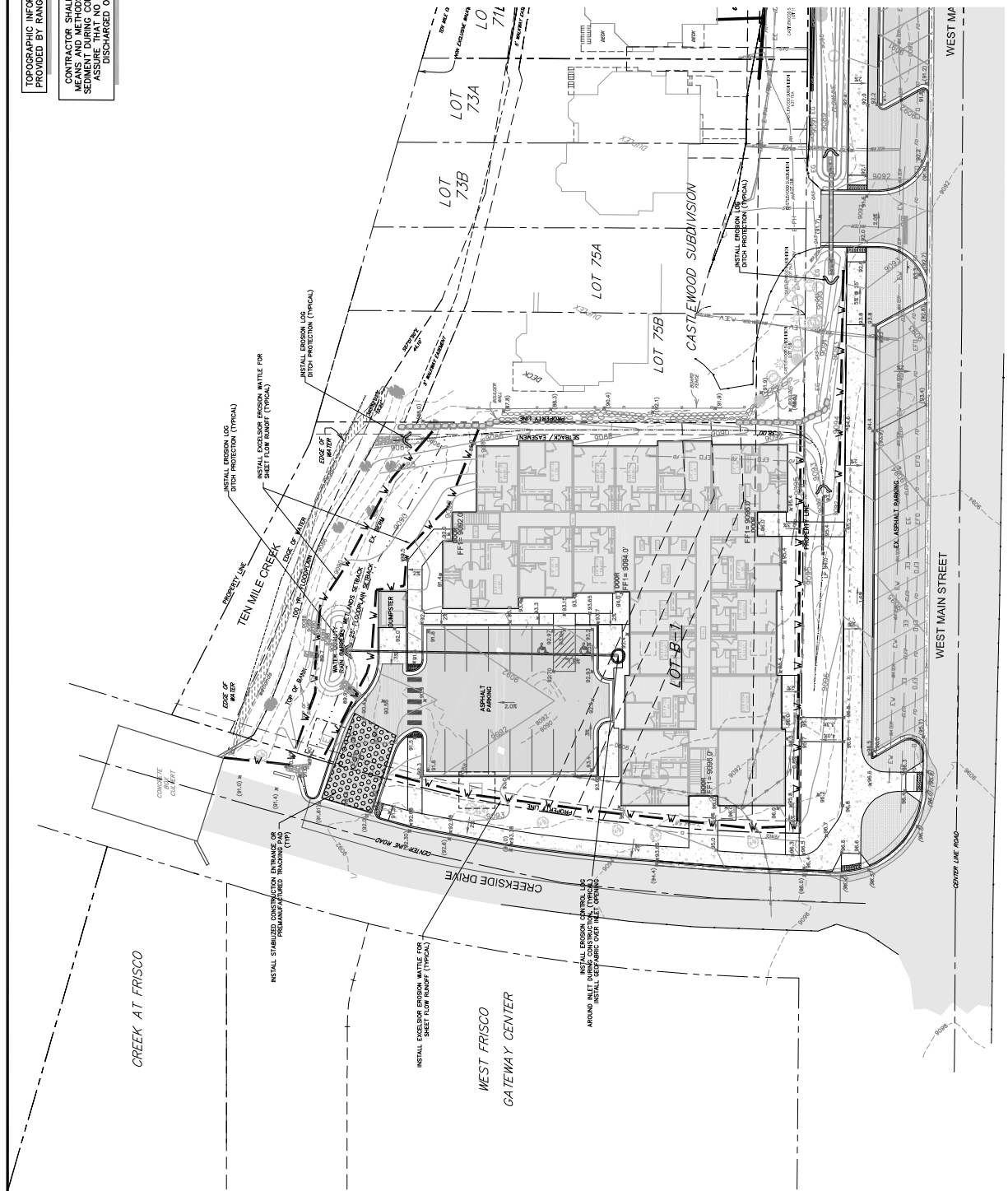


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EDWARDS CO 81633 / 970.926.3373  
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TOPOGRAPHIC INFORMATION WAS PROVIDED BY RANGE WEST 2022

**LEGEND**

	PROPERTY LINE
	PROPOSED STORM SEWER
	DITCH EROSION LOG
	INLET PROTECTION
	EROSION LOG AT INLET
	EROSION LOG WATTLES
	DISTURBANCE/FENCING




























PLANT SCHEDULE

SYMBOL	CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REELS
DECIDUOUS TREES							
	PO AC	4	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	1.5" CAL	MULTI-STEM
	PO TE	30	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	2" CAL	
EVERGREEN TREES							
	PI PU	9	PICEA PUMGENS	COLORADO SPRUCE	B & B	6" HT.	
	PI AR	10	PINUS ARISTATA	BRISTLECONE PINE	B & B	6" HT.	
ORNAMENTAL TREES							
	MA SS	3	MAULUS X SPRING SNOW	SPRING SNOW CRAB APPLE	B & B	1.5" CAL	
DECIDUOUS SHRUBS							
	AM AL	4	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	CONT.	#5	
	PH MO	12	PHYSCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	
	PR CH	7	PRUNUS X VIRGINIANA PRIZ	SUCKER PUNCH CANADA CHOKCHERRY	CONT.	#5	
	RO WO	6	ROSA WOODSI	MOUNTAIN ROSE	CONT.	#5	
	SY MI	9	SYRINGA PATULA MISS KIM	MISS KILLIAC	CONT.	#5	
EVERGREEN SHRUBS							
	CO CO	5	COTONEASTER DAMMER CORAL BEAUTY	CORAL BEAUTY COTONEASTER	CONT.	#5	
ORNAMENTAL GRASSES							
	CA KA	36	CALAMAGROSTIS X ACUTIFLORA KARL DOERSTER	KARL DOERSTER FEATHER REED GRASS	CONT.	#1	
	SP HE	30	SPODOBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	

SHORT DRY GRASS SEED MIXTURE

COMMON NAME	% OF TOTAL	LBS PER 1,000 S.F.
HARD FESCUE VNS	30%	0.6 LBS.
PERennial FESCUE VNS	20%	0.4 LBS.
SHEPHERD FESCUE VNS	20%	0.4 LBS.
CANADA BLUEGRASS, RUBENS	10%	0.2 LBS.
CANBY BLUEGRASS, CANBY	5%	0.1 LBS.
TOTAL	100%	2.0 LBS.

- SLOPES OVER 3:1 SHALL BE MOWED AND TACKLED ON NETTED  
- SPREAD SEED AT A RATE OF 2 LBS PER 1,000 SF









## PLANT SCHEDULE

CODE	COMMON NAME
DECIDUOUS TREES	DECIDUOUS TREES
POAC	QUAKING ASPEN
PO TE	QUAKING ASPEN
EVERGREEN TREES	EVERGREEN TREES
PFFPU	COLORADO SPRUCE
PIAR	BIRCHLEAF PINE
ORNAMENTAL TREES	ORNAMENTAL TREES
MASS	SPRING SNOW CRAB APPLE
DECIDUOUS SHRUBS	DECIDUOUS SHRUBS
AMAL	SASSATON SERVICE BERRY
PHMO	MOUNTAIN HEBAR
PHMO	MOUNTAIN HEBAR
POYO	RED BARK CANADA CHERRY
POYO	MOUNTAIN HEBAR
SYMI	MISS KIM ILAC
GREENSHRUBS	GREENSHRUBS
COYO	CRAL BEAUTY COTONEATER
ORNAMENTAL GRASSES	ORNAMENTAL GRASSES
SPHE	PRIME DRIFTWOOD
SPHE	PRIME DRIFTWOOD










## NOTES

- RESSEAL ALL DISTURBANCE WITH SPECIFIED SEED MIX.  
REPAIR ALL EROSION WITH SPECIFIED EROSION CONTROL MEASURES.  
THESE PLANTS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.  
EROSION CONTROL ELEMENTS SHALL BE USED ON ALL EXPOSED SOILS.  
PLANT SYMBOLS ARE SHOWN AT APPROXIMATE NATURAL SIZE.  
ALL PLANT SYMBOLS SHOWN IN SOIL STORAGE AREAS SHALL BE PLANT SYMBOLS SHOWN IN PLANTING AREAS.  
ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH SIGHT TRIANGLES AND EXISTING AND PROPOSED UTILITIES, NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.  
PLANT PLANTATION SHALL BE FIELD IDENTIFIED.  
PLANT PRESENT AND PLANTING LISTING AREAS WHERE POSSIBLE.
- IRRIGATION**  
ALL INSTALLED LANDSCAPE SHALL BE IRRIGATED.  
ALL PLANTINGS SHALL BE SPRAY IRRIGATED.  
ALL TREES AND SHRUB AREAS SHALL BE FIELD IRRIGATED.  
ALL MANLINES SHALL HAVE CROWN UPDOWN CONCRETE IRRIGATION.  
ALL PLANTINGS SHALL COMPLY WITH TOWN STANDARDS.



## AMENITY SCHEDULE

SYMBOL	DESCRIPTION
	BENCH
	DOG WASTE STATION
	BIKE RACK
	LARGE SQUARE PLANTER
	MEDIUM RECTANGLE PLANTER
	SMALL OCTAGON PLANTER

## MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	12-307 STANDARD CONCRETE
	12-102 PAVING BRICK
	12-103 CRUSHER FINES
	12-301 LANDSCAPE MULCH
	12-302 ROCK MULCH
	12-303 PLASTIC EDGER
	12-307 BOULDERS
	12-302 SEATING SLAB
	12-303 DRY STACK WALL

## KEY NOTES

SYMBOL	DESCRIPTION	
	SNOW STORAGE PAVED SURFACES	7 375 SF 1 844 SF
	REQUIRED SNOW STORAGE	1 874 SF

CODE	DESCRIPTION	DETAIL
01-01	LIMIT OF WORK	11-601
02-02	5 BUILDING SETBACK	21-501
03-03	5 BUILDING SETBACK	31-501
04-04	EXISTING AND PROPOSED UTILITIES REFER TO CIVIL	41-601
05-05	COMMUNITY SPACE	11-601
06-06	11 TREE PROTECTION	21-501
07-07	11 TREE PROTECTION	31-501
08-08	11 TREE PLANTING AND PRESERVING PLANTING	41-601
09-09	11 SHRUB PLANTING	51-501
10-10	11 SHADE CUT EDGER	61-501
11-11	11 TYPICAL FOOT PLANTING	71-501
12-12	11 BOLDER OUTCROP	81-501
13-13	11 EXISTING BOLDER OUTCROP TO	91-501
14-14	11 FENCE STREET LIGHT	120-503
15-15	11 FENCE STREET LIGHT	130-503
16-16	11 FENCE STREET LIGHT	140-503



L-101

CHECKED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
EG/AR

SEWER MANHOLE  
RIM = 9091.89  
INV. IN = 9084.90  
INV. OUT = 9084.76

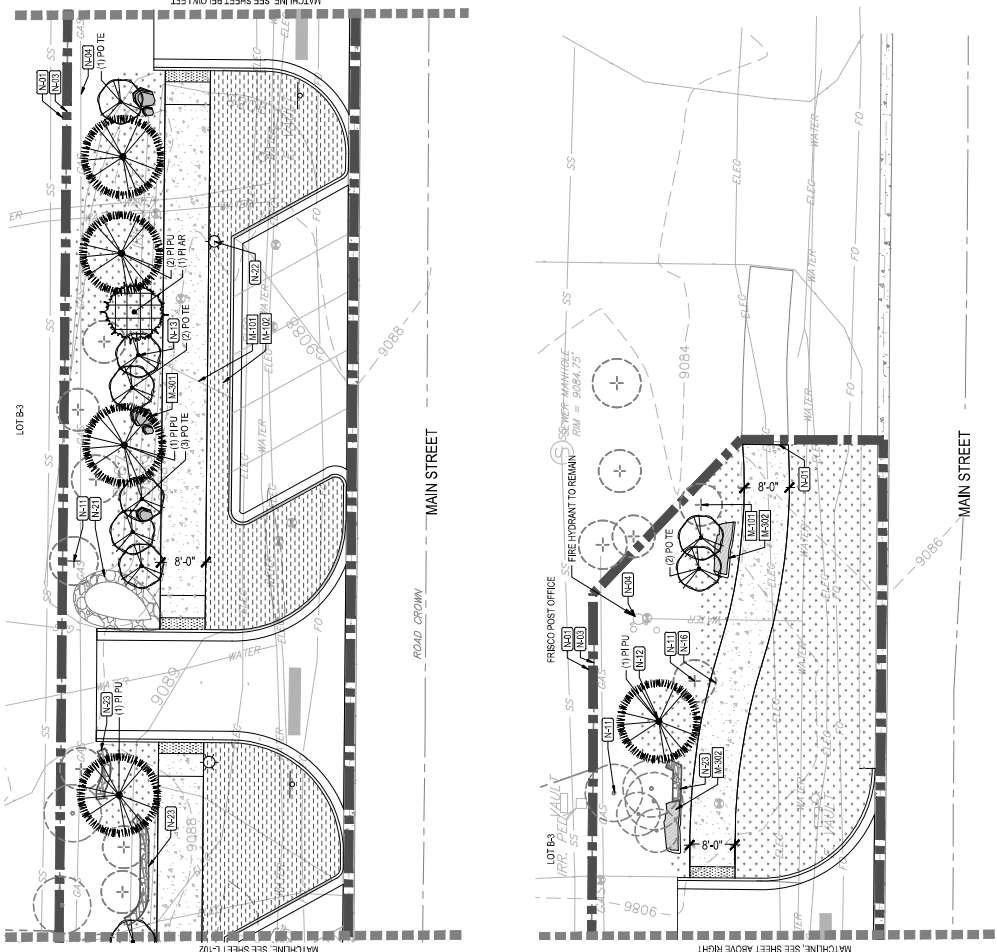
CREEKSIDE DRIVE

MATCHLINE SEE SHEET 1-102

SHEET L-103







PLANT SCHEDULE

CODE	COMMON NAME
DECD	DECIDUOUS TREES
PO AC	QUAKING ASPEN
PO TE	QUAKING ASPEN
EVERGR	EVERGREEN TREES
RT PU	COLORADO SPRUCE
PIAR	BIRCHLEAF PINE
ORNA	ORNAMENTAL TREES
MA SS	SPRING SNOW CUM APPLE
DECD	DECIDUOUS SHRUBS
AL AL	ALABAMA SPRUCE
PH MO	MOUNTAIN NINEBARK
PR CH	SUCKER PLUM
RO WO	MOUNTAIN ROSE
SY MI	MESQUITE
EVERGR	EVERGREEN SHRUBS
CO CO	CORAL BEAUTY COTONEASTER
ORNA	ORNAMENTAL GRASSES
CA VA	KARL FOERSTER FEATHER REED GRASS
SP HE	PRairie DROPSEED

NOTES

1. REEFER ALL DETURBANCE WITH SPECIFIED SEED MIX UNLESS OTHERWISE DESIGNATED.
2. OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. EROSION CONTROL BLANKETS SHALL BE USED ON ALL EXPOSED SOILS.
4. PLANT SYMBOLS ARE SHOWN AT APPROXIMATELY NATURAL SIZE.
5. ALL PLANT SYMBOLS ARE SHOWN IN SNOW STORAGE AREAS.
6. ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH EXISTING UTILITIES AND PROPOSED CONSTRUCTION.
7. FINAL PLANT LOCATION SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION.
8. ALL UNINSTALLED LANDSCAPE SHALL BE IRRIGATED.
9. ALL TURF, NATIVE REVEGETATION, PERENNIAL AND ANNUAL PLANTINGS SHALL BE SPRAY IRRIGATED.
10. ALL EXISTING AND PROPOSED CONDUITS SHALL BE IRRIGATED.
11. ALL MANHOLE SHALL HAVE CONDUIT UNDER CONCRETE SURFACES.
12. IRRIGATION SHALL COMPLY WITH TOWN STANDARDS.

AMENITY SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	BENCH
[Symbol]	DOG WASTE STATION
[Symbol]	BIKE RACK
[Symbol]	LARGE SQUARE PLANTER
[Symbol]	MEDIUM RECTANGLE PLANTER
[Symbol]	SMALL RECTANGLE PLANTER

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	STANDARD CONCRETE
[Symbol]	PAVING BRICK
[Symbol]	CRUSHER FINES
[Symbol]	LANDSCAPE MULCH
[Symbol]	ROCK MULCH
[Symbol]	PLASTIC EDGER
[Symbol]	BOULDERS
[Symbol]	SEATING SLAB
[Symbol]	DRY STACK WALL

KEY NOTES

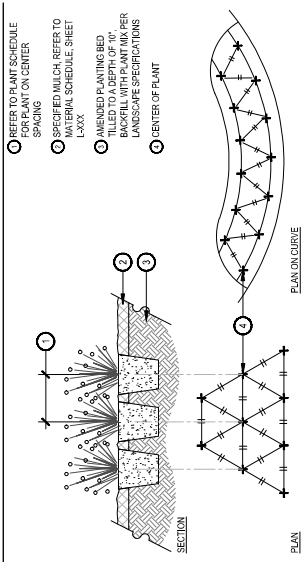
SYMBOL	DESCRIPTION
[Symbol]	SNOW STORAGE
[Symbol]	PAVED SURFACES
[Symbol]	PROPOSED SNOW STORAGE

DETAIL

CODE	DESCRIPTION
N-01	LIMIT OF WORK
N-02	BLINDING BACK
N-03	PROPOSED LINE
N-04	EXISTING AND PROPOSED
N-05	UTILITIES, REFER TO CIVIL
N-06	EXISTING SNOW STORAGE
N-07	PROPOSED SNOW STORAGE
N-08	SNOW STORAGE
N-09	SNOW STORAGE
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08/1/24, MSP
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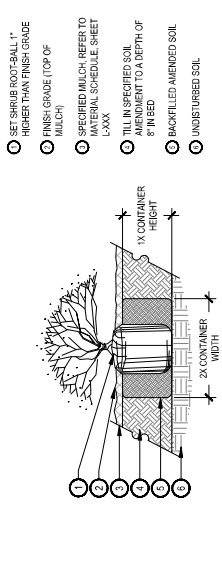


- 1. TRUNK PROTECTION - 1" BOARDS NO LESS THAN 5' LONG OR TO REACH FIRST BRANCHES. TRUNK PROTECTION SHALL BE SECURED WITH 1/2" GALVANIZED WIRE. WRAPPIING OF BURLAP UNDER BOARDS.
- 2. BRANCH PROTECTION - BRANCHES SHALL BE PROTECTED WITH 1/2" GALVANIZED WIRE. CONSTRUCTION FENCING OR EQUAL AT DIAPHRANE MINIMUM. EQUAL AT DIAPHRANE MINIMUM. EQUAL AT DIAPHRANE MINIMUM. EQUAL AT DIAPHRANE MINIMUM.
- 3. PLACE SIGNS EVERY 50' PLACE SIGNS WHERE VISIBLE. ATTACH TO FENCING.

PLAN ON CURVE  
 SECTION  
 PLAN

## 4 ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



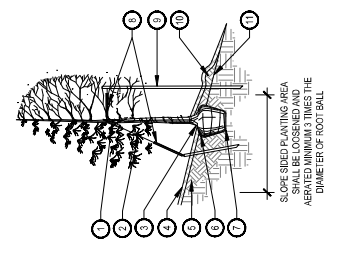
- 1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRODE
- 2. FINISH GRADE (TOP OF MULCH)
- 3. SPECIFIED MULCH REFER TO MATERIAL SCHEDULE SHEET L-XXX
- 4. FILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5. BACKFILLED AMENDED SOIL
- 6. UNDISTURBED SOIL

NOTE:  
 1. WHEN PRUNING OR CRIMMING ROOT-BALLS WILL BE REJECTED.  
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.  
 3. ALL PLANTS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE PLANT AREA.  
 4. DIG PLANT FIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.  
 5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.

## 5 SHRUB PLANTING

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

- 1. PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT. IF SOIL HAS BEEN IMPORTED, PROVIDE ADEQUATE COMPACTING OF SOIL DIRECTLY UNDER LOCATION OF ROOTBALL
- 2. 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA. MULCH SHALL BE REFERRED TO MATERIAL SCHEDULE SHEET L-XXX.
- 3. TREATED WOOD POST OR METAL STAKE WITH CAP WITH GROMMETED NYLON STRAPS. USE 2 GUY WIRES
- 4. UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE. REFER TO SPECIFICATIONS
- 5. EXISTING GRADE
- 6. BACKFILL WITH PLANT MIX. SOIL SHALL BE CONSIST OF COMPOST, EXCAVATED SOIL PLUS INOCORRIDA. SPECIFICATIONS WATER THOROUGHLY WHEN REMOVING
- 7. REMOVE ALL TWINE ROPE, BURLAP AND WIRE FROM ENTIRE ROOTBALL AND TRUNK



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

## 3 TREE PLANTING ON SLOPE

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

- 1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL. PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. REFERENCE TREE PLANTING DETAIL FOR BACKFILL NOTES.
- 2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE.
- 3. TREATED WOOD POST REFERRED METAL STAKES WITH PLASTIC SAFETY CAPS
- 4. ACCEPTABLE WITH APPROVAL FROM OWNER.

PRUNING NOTES:  
 1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.  
 2. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS. CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:  
 1. STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

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2. WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1/2" OF GROWTH AND ADJUST STAKING STRAPS AND GUY WIRES ANNUALLY.

3. USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER. ALL WIRE TO BE MINIMUM 12 GAUGE GALVANIZED.

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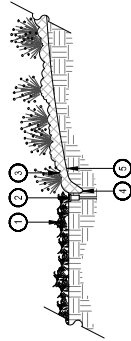
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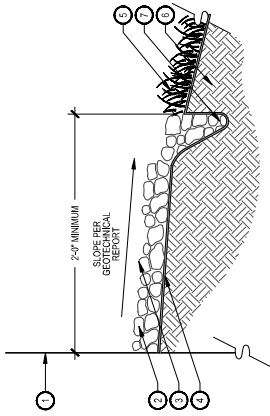


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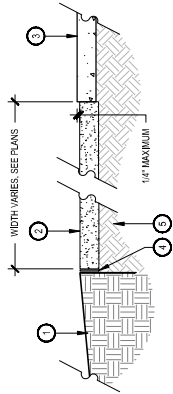
- 5 SPECIFIED DEPTH OF MULCH,  
TYPICALLY WOOD MULCH 3"-4"  
DEEP

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



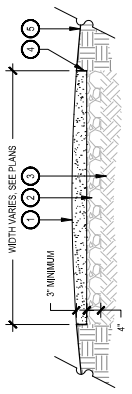
- ⑥ UNDISTURBED SUBGRADE  
⑦ SPADE CUT EDGE OF DRIP

**NOTES:**  
1. COBBLE DRIP LINE TO BE INCLUDED AROUND PERIMETER OF ALL BUILDINGS WHERE ROOF LINE EXTENDS AND SHEDS WATER / SNOW.



- 5 SUBGRADE COMPACTED TO 95% OF STANDARD PROCTOR

1. SLOPE ADJACENT LANDSCAPE AWAY FROM CRUISER FINES PAVING.
2. PAVING AREAS SHALL NOT DRAIN TOWARDS STRUCTURES.
3. COMPACT CRUISER FINES NET. COMPACT TO 95% STANDARD PROCTOR DENSITY.
4. USE A RIDE ROLLER TO COMPACT TRAIL.
5. GROWN OF 2% IN FLAT AREAS AS SHOWN.
6. CROSS SLOPE TRAIL AT -2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
7. APPLY STABILIZER/LOCKER TO CRUISER WHERE SURFACE PER MATERIALS SCHEDULE AND SPECIFICATIONS.

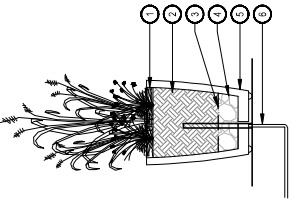
 $\sigma_{\text{r}} = 1.0$ 

- 4 PLASTIC EDGER
- 5 SLOPE ADJACENT GRADE AWAY FROM TRAIL

NOTES:

1. SLOPE ADJACENT LANDSCAPE AWAY FROM CRUSHER FINES PAVING.
2. COMPACT CRUSHER FINES WET COMPACT TO 95% STANDARD PROCTOR DENSITY.
3. USE A SMALL 4' ROLLING ROLLER TO COMPACT TROLL.
4. CROWN OF 2% IN FLAT AREAS AS SHOWN.
5. CROSS SLOPE TRAIL AT 12% WITH GRADE WHERE TOPOGRAPHY DICTATES.
6. APPLY STABILIZER/LOCKER TO CRUSHER FINES SURFACE PER MATERIALS SCHEDULE AND SPECIFICATIONS.

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

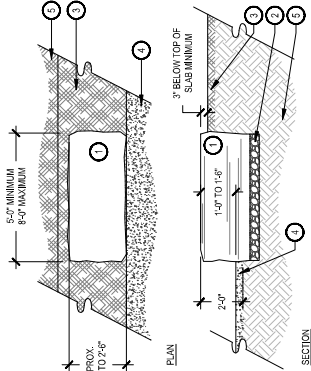


- ⑥ PROVIDE SLEEVE FOR DRIP IRRIGATION, REFER TO IRRIGATION PLANS

NOTES:

1. SEE LANDSCAPE PLANS AND NOTES FOR PLANTING.
2. REFER TO LANDSCAPE NOTES FOR ANNUAL FLOWER PLANTING PROGRAM.
3. PROVIDE DRIP IRRIGATION. PROVIDE WEEP HOLES FOR DRAINAGE WHEN NECESSARY.

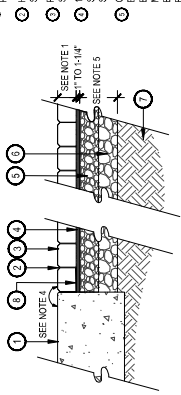
**SCALE: 1" = 1'-0"**



2. 4" DEPTH COMPACTED ROAD BASE
3. ADJACENT PLANTING BED, REFER TO LANDSCAPE PLANS
4. ADJACENT PAVING REFER TO PLANS
5. UNDISTURBED SUBGRADE

NOTES:  
1. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.

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



- MIRAFI 140N, OR APPROVED EQUAL SHALL  
BE USED FOR COMPACTED AGGREGATE  
BASE. TURN UP SIDES AT ABUTTING

ES-  
REFER TO LANDSCAPE MATERIAL SCHEDULE FOR PAVING MATERIAL SPECIFICATIONS, COLOR, LAYOUT, AND ADDITIONAL INFORMATION. MINIMUM COT PAYER LENGTH SHALL BE NO LESS THAN 3". JOINT SPACING SHALL BE CONSISTENT. JOINTS SHALL BE FULLY FILLED. SWEEP OFF EXCESS SAND AND REMOVE FROM SITE. FINAL ELEVATION OF PAVERS AFTER COMPACTION SHALL BE SET FLUSH WITH ADJACENT PAVING WITHIN 3" TOLERANCE MAXIMUM. FINAL BASE COURSE AND SETTING BED DEPTHS, COMPACTION AND SPECIFICATIONS SHALL BE PROVIDED BY CIVIL ENGINEER.

