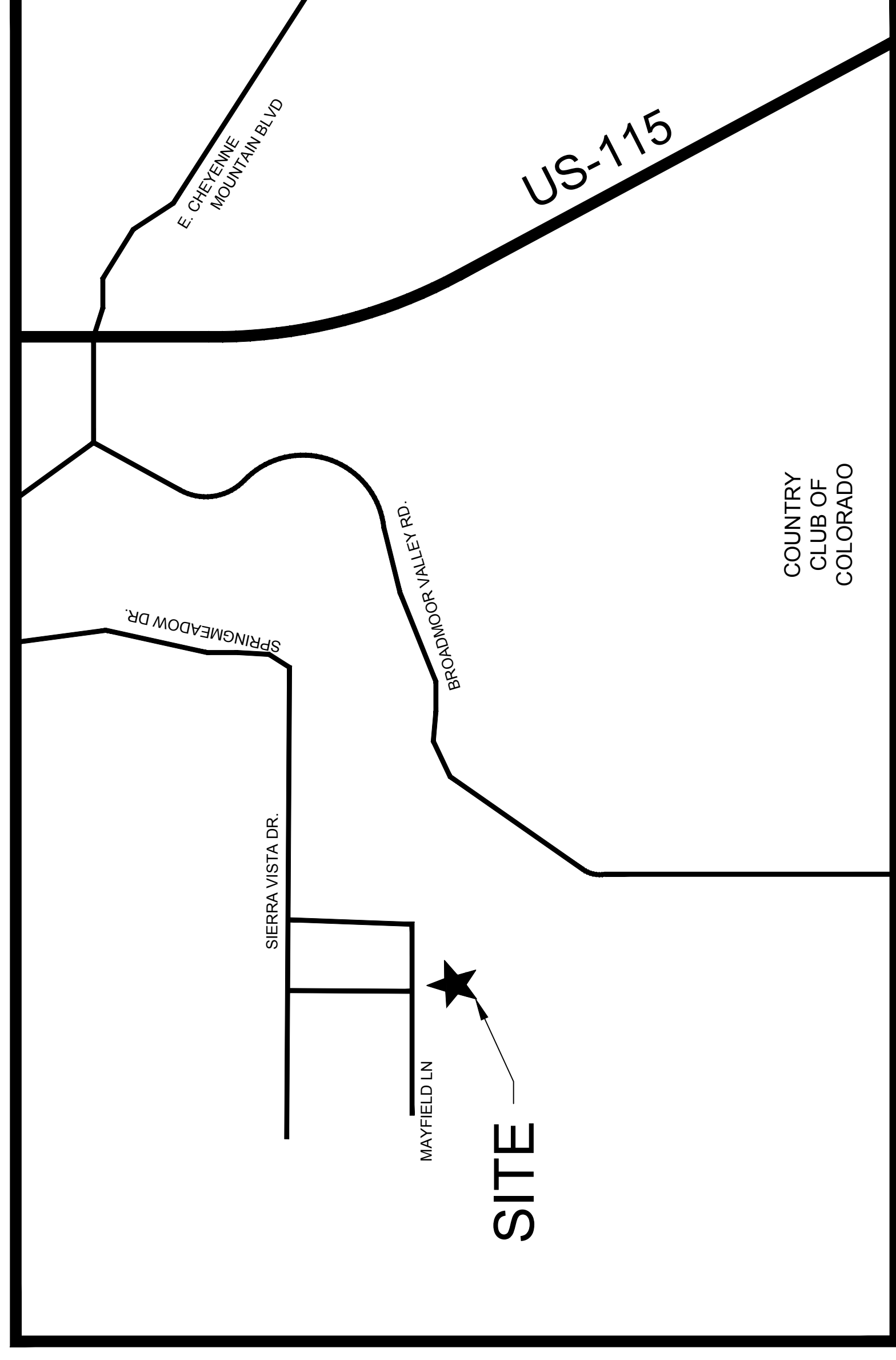


# ARCHER PARK SUBDIVISION, FILING NO. 1

## PRELIMINARY PLAT

Replat of Lot 3, Block 1, Replat of a portion of Lot 9, Block 1, Sierra Vista Estates, together with an unplatted parcel of land located in the Southeast 1/4 of Section 36, Township 14 South, Range 67 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado



**SHEET INDEX**

1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	GRADING PLAN
5	PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	IRRIGATION PLAN
9	IRRIGATION DETAIL

**Floodzone Designation:**

The property described and shown hereon lies within Flood Hazard Areas designated by the Federal Emergency Management Agency National Flood Insurance Program "Flood Insurance Rate Map" Panel No. 08041 C737F. For Denver County, Colorado, with an revised date of March 17, 1997.

**Legal Description:**

A PORTION OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 36, BEING THE WEST CORNER OF SAID SECTION 36, BEING A 64'-7" x 186'-5" WHEN THE SOUTHEAST CORNER OF SAID SECTION 36 BEING A FOUND 3'-25" ALUMINUM CAP "BLM 1974" BEARS S89°31'16"E 1313.20 FEET AND IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION:**  
 THENCE N00°08'13"E 900.31 FEET TO THE POINT OF BEGINNING;  
 THENCE N00°45'00"E 299.89 FEET;  
 THENCE S89°42'15"E 598.94 FEET;  
 THENCE N00°12'18"E 111.64 FEET TO THE SOUTH RIGHT-OF-WAY OF MAYFIELD LANE;  
 THENCE N89°58'25"E 469.20 FEET ON THE SAID SOUTH RIGHT-OF-WAY OF MAYFIELD LANE;  
 THENCE S00°17'41"W 296.10 FEET;  
 THENCE S81°42'20"W 779.09 FEET TO THE POINT OF BEGINNING,  
 CONTAINING 4.70 ACRES (204,789 SQUARE FEET), MORE OR LESS

**Benchmark:**

VERTICAL DATUM IS NAVD88 USING GEOID12B TO DERIVE ELEVATIONS.

**ARCHER PARK SUBDIVISION,  
 FILING NO. 1  
 PRELIMINARY PLAT  
 CITY OF COLORADO SPRINGS, COUNTY OF EL  
 PASO, STATE OF COLORADO**

ALC 16-121

**Site Data Block:**

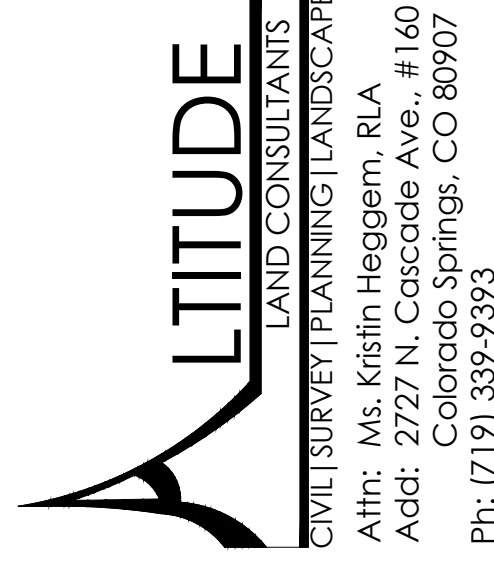
Zoning	R
TSN #	763601021
Address	10 El Encanto Dr. Colorado Springs, CO 80906
Setbacks	Rear - 35' Side - 10' Front - 25'

Tract	Ownership	Maintenance	Use	Surface
A	Broadmoor Meadows HOA	Broadmoor Meadows HOA, Successors and/or Assigns	Landscape, Drainage, Water Quality and Parking	Grass, Trees, & Shrubs
B	Broadmoor Meadows HOA	Broadmoor Meadows HOA, Successors and/or Assigns	Landscape	Grass, Trees, & Shrubs
C	Broadmoor Meadows HOA	Broadmoor Meadows HOA, Successors and/or Assigns	Private and Emergency Access	Asphalt

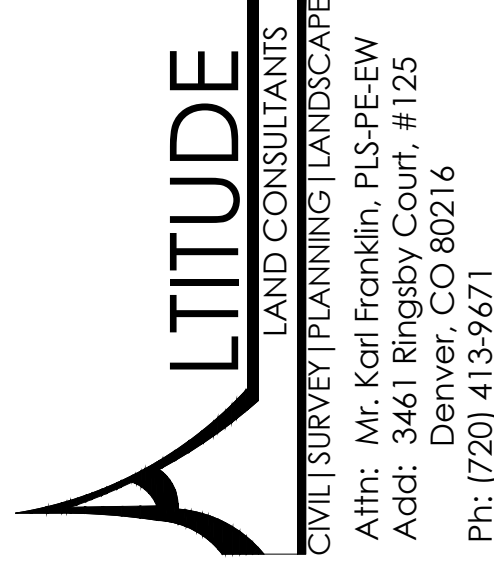
**Owner:**

The Newport Company  
 Attn: Mr. Rick DeLesk  
 Add: The Newport Company  
 620 Southpointe Ct. #280  
 Colorado Springs, CO 80906  
 Ph: (719)574-0920

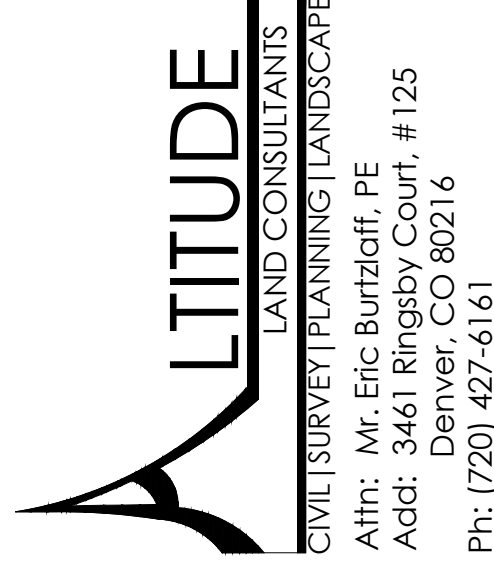
**Landscape Architect Consultant:**  
 Altitude Land Consultants, Inc.



**Land Surveyor Consultant:**  
 Altitude Land Consultants, Inc.



**Civil Engineer Consultant:**  
 Altitude Land Consultants, Inc.



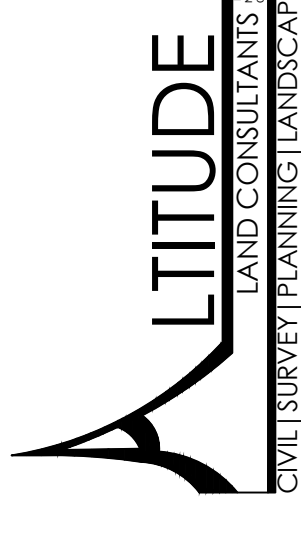
COVER SHEET

1

Sheet 01 of 09

AR PFP 16-00629

Figure 1 - Preliminary Plat



3461 Ringsby Court, Suite 125  
 Denver, CO 80216

2727 N. Cascade Avenue, #160  
 Colorado Springs, CO 80907

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**REVISION:**

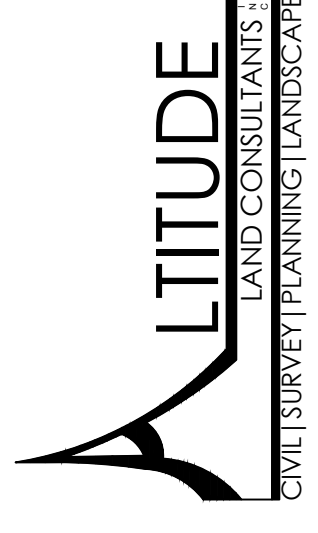
NO.	DATE	BY
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#2	1-17-17	JMG
#3	3-16-17	JMG
#4	4-14-17	JMG

DATE: SEPTEMBER 19, 2016  
 DRAWN BY: JMG  
 CHECKED BY: ETB

# ARCHER PARK SUBDIVISION, FILING NO. 1

## PRELIMINARY PLAT

Replat of Lot 3, Block 1, Replat of a portion of Lot 9, Block 1, Sierra Vista Estates, together with an unplatted parcel of land located in the Southeast 1/4 of Section 36, Township 14 South, Range 67 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado

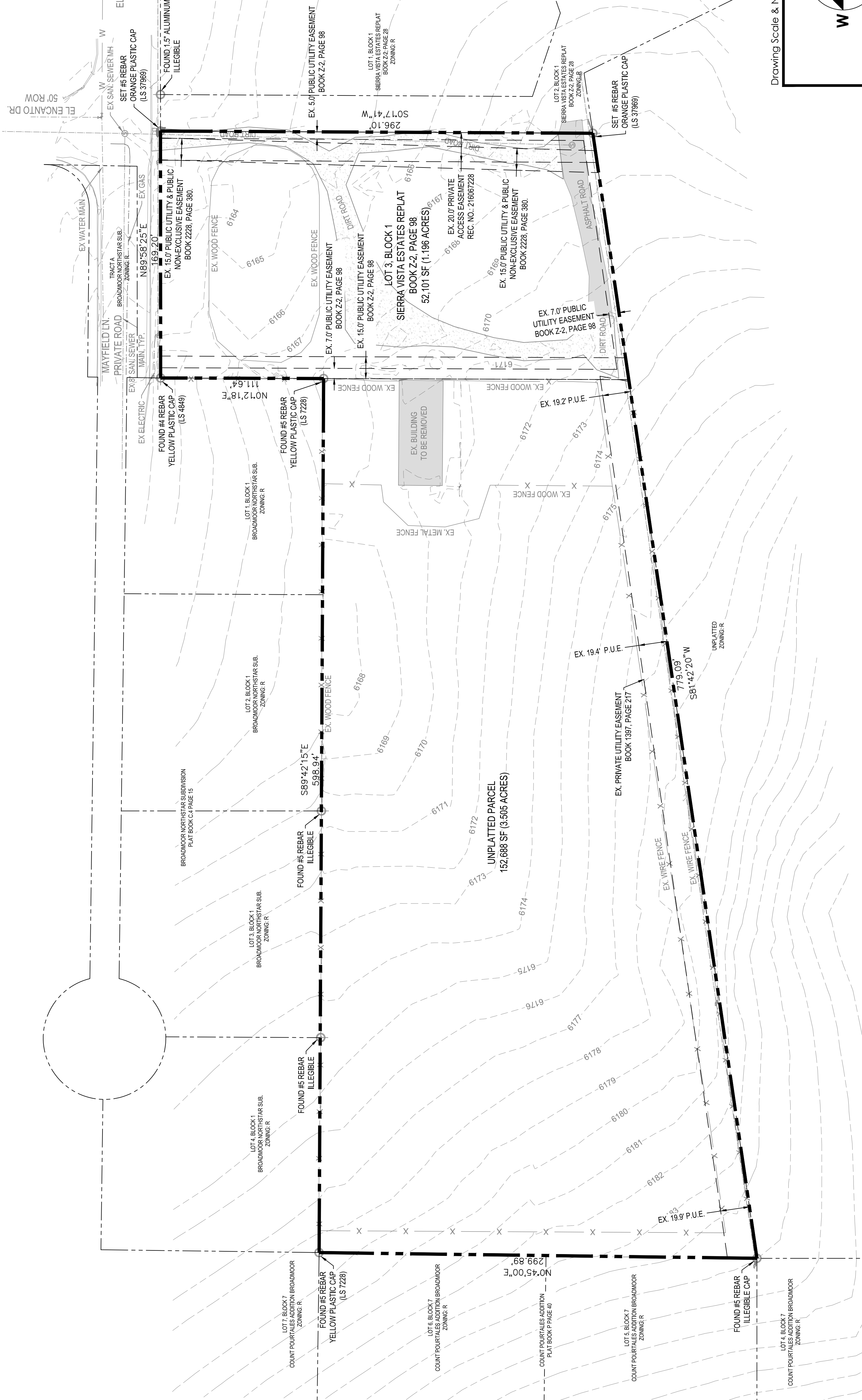
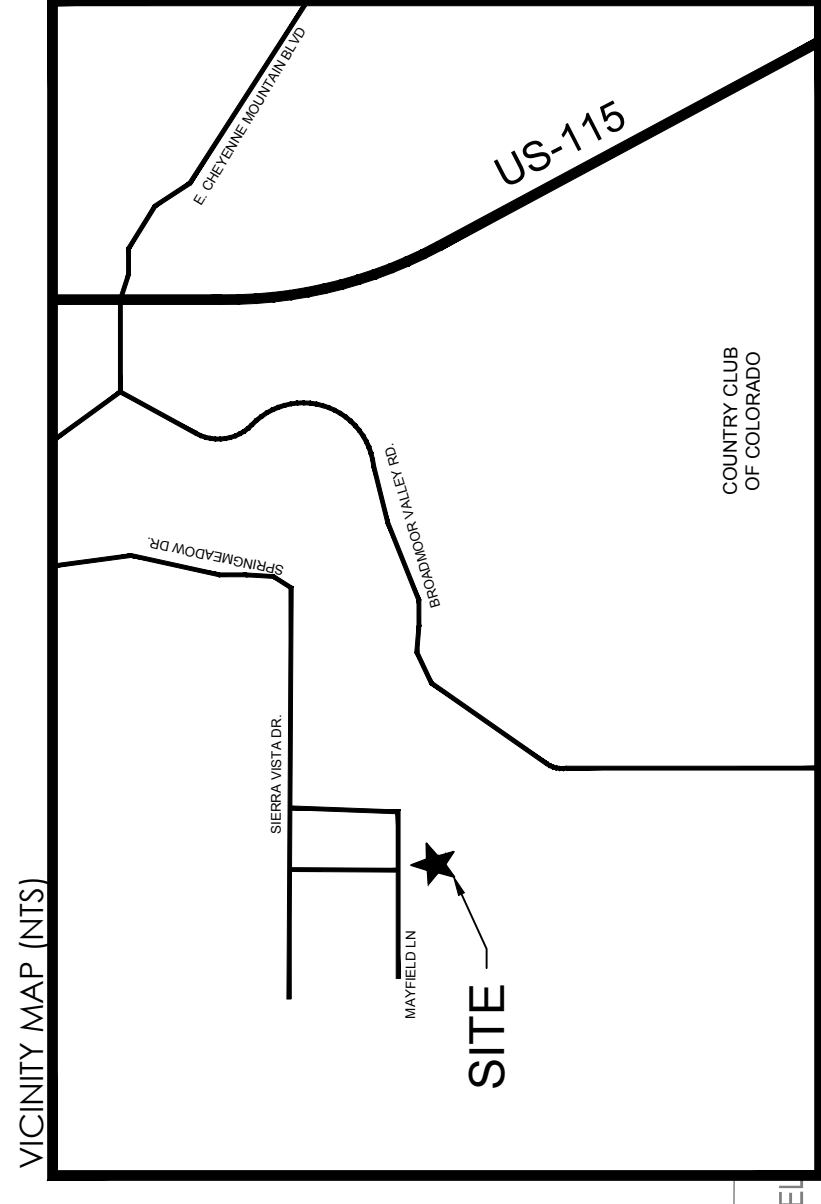


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**ARCHER PARK SUBDIVISION,  
FILING NO. 1  
PRELIMINARY PLAT**  
ALC 16-121  
CITY OF COLORADO SPRINGS, COUNTY OF EL  
PASO, STATE OF COLORADO



**Legal Description:**

A PORTION OF LAND SITUATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 36 & SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST BEING A FOUND 2' ALUMINUM CAP "RMS 19625" WHEN THE SOUTHEAST CORNER OF SAID SECTION 36 BEING A FOUND 3.25" ALUMINUM CAP "BOM 1974" BEARS S89°31'16"E 1313.20 FEET AND IS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;  
THENCE N00°08'13"E 900.31 FEET TO THE POINT OF BEGINNING;  
THENCE N00°45'00"E 299.89 FEET;  
THENCE S89°42'15"E 598.94 FEET;  
THENCE N00°12'18"E 111.64 FEET TO THE SOUTH RIGHT-OF-WAY OF MAYFIELD LANE;  
THENCE N89°52'25"E 169.20 FEET ON THE SAID SOUTH RIGHT-OF-WAY OF MAYFIELD LANE;  
THENCE S00°17'41"W 296.10 FEET;  
THENCE S81°42'20"W 779.09 FEET TO THE POINT OF BEGINNING,  
CONTAINING 4.70 ACRES (204,789 SQUARE FEET), MORE OR LESS

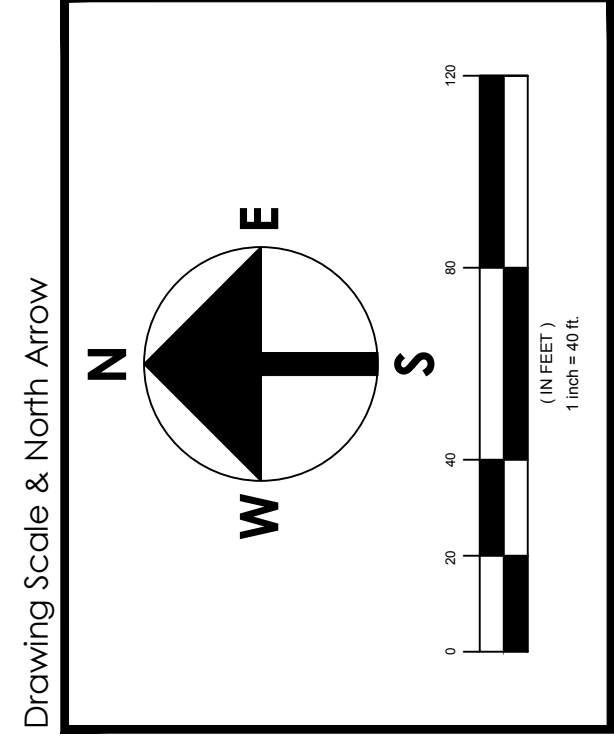
**Benchmark:**

VERTICAL DATUM IS NAVD88 USING GEOID 128 TO DERIVE ELEVATIONS.

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DATE: SEPTEMBER 19, 2016  
DRAWN BY: JMG  
CHECKED BY: ETB

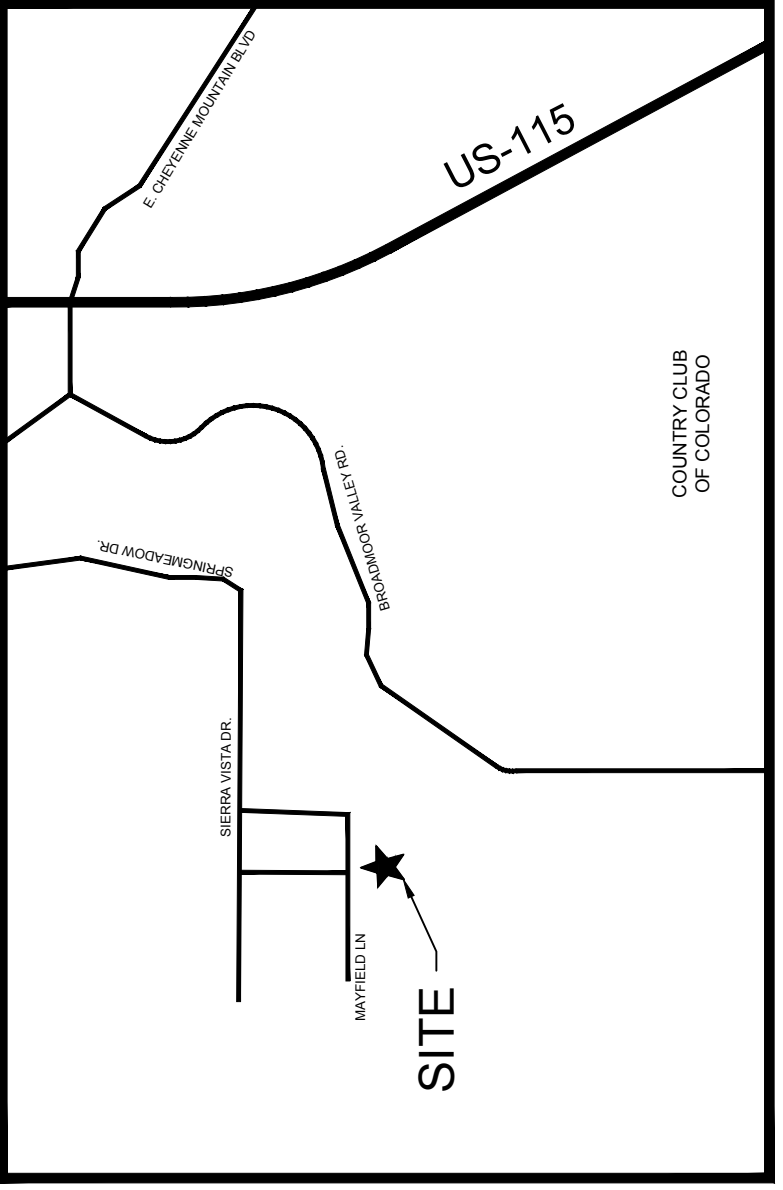


**Legend**

—	Property Line
- - -	Adjacent Property Line
- - -	Existing Sanitary Sewer
- - -	Existing Storm Sewer
- - -	Existing Water
- - -	Existing Fiber Optic Line
- - -	Existing Overhead Electric
- - -	Existing Gas Line
- - -	Existing Cost Line
- - -	Existing Spot Elevation
- - -	Ex. Easement Line

**EXISTING  
CONDITIONS**

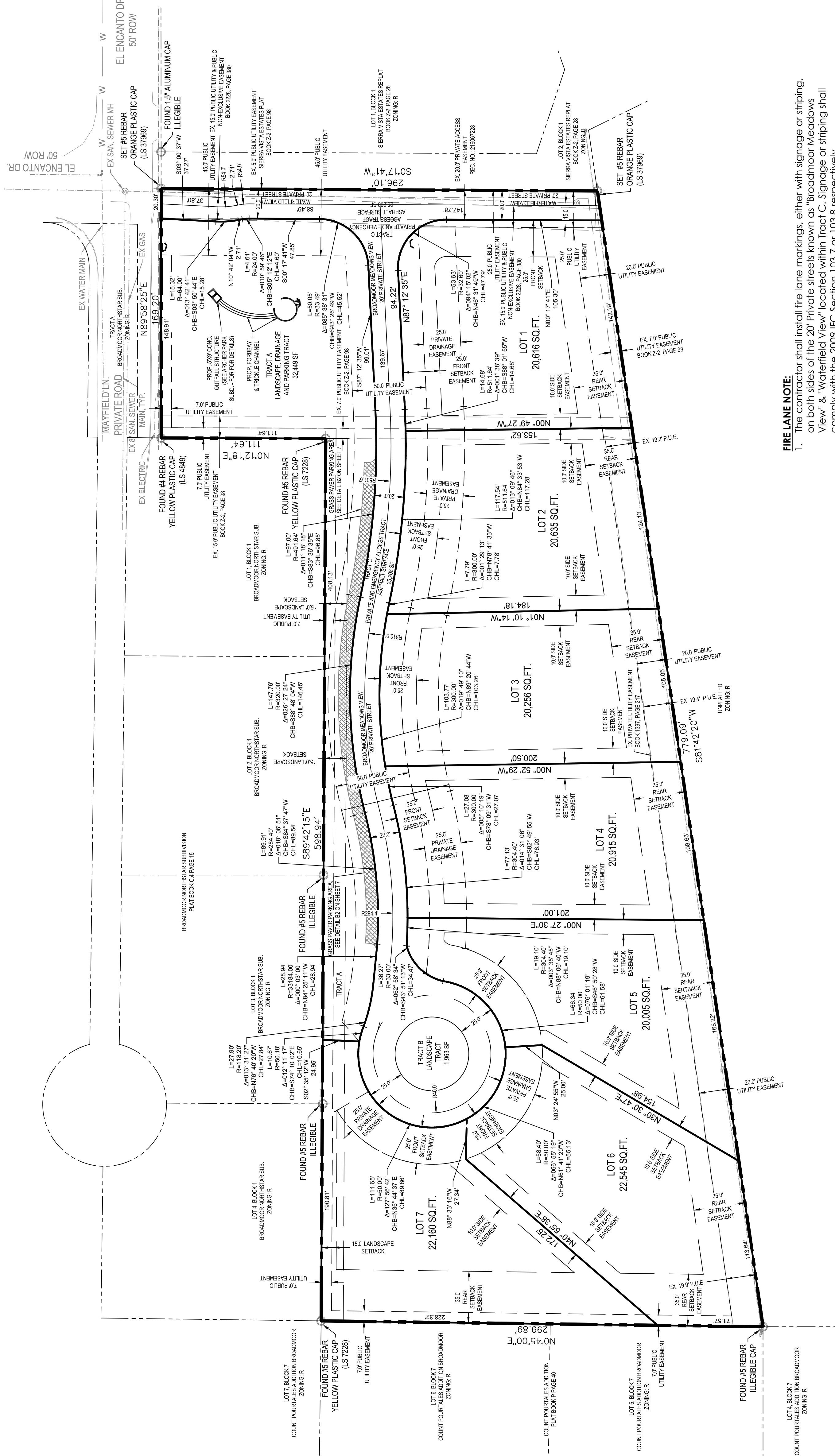
Figure 1 - Preliminary Plat



# ARCHER PARK SUBDIVISION, FILING NO. 1

## PRELIMINARY PLAT

Replat of Lot 3, Block 1, Replat of a portion of Lot 9, Block 1, Sierra Vista Estates, together with an unplatted parcel of land located in the Southeast 1/4 of Section 36, Township 14 South, Range 67 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado



Lot	Frontage at 25 ft Front Setback (feet)
1	141.8
2	125.0
3	104.0
4	104.7
5	119.8
6	100.4
7	130.9

**SIDEWALK & PRIVATE STREET NOTE:**

1. The City reserves the right to reject acceptance of any private street, alley, park, or other improvement as part of the City's street, park, or infrastructure systems if such acceptance would cause the City to be in non-compliance with its obligations under Title II of the Americans with Disabilities Act and related laws at the time of the acceptance request. The City also reserves the right to condition acceptance of any private street, alley, park, or other improvements as part of the City's street, park, or infrastructure systems on the provision of improvements or alterations required to ensure the City's compliance with Title II of the Americans with Disabilities Act and related laws, including, but not limited to, constructing or otherwise improving streets, dedicating additional rights of way, widening, constructing curb and gutter, installing a median, installing sidewalks, and installing pedestrian ramps.

**FIRE LANE NOTE:**

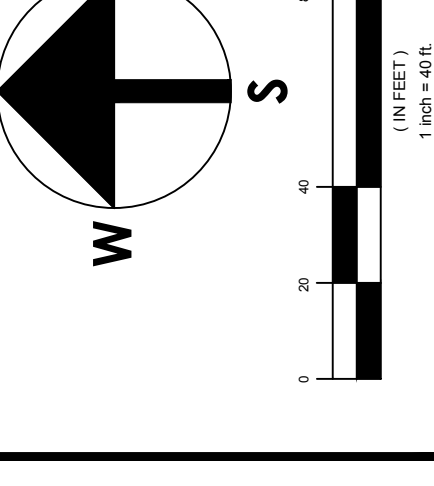
1. The contractor shall install fire lane markings, either with signage or striping, on both sides of the 20' Private streets known as "Broadmoor Meadows View" & "Waterfield View" located within Tract C. Signage or striping shall comply with the 2009 IFC Section 103.7 or 103.8 respectively.

**SITE PLAN NOTES:**

- Allitude Land Consultants completed field survey work in September 2016 without benefit of utility locates on-site. All utilities shown hereon are based upon surface evidence, utility maps, and any additional site information available.
- Roadway shown hereon shall be privately maintained. The roadway is encompassed by a 20'-wide Private Access and Emergency Access Tract. No on-street parking is permitted within this tract. Tract A, directly adjacent to the tract C, contains gross paver parking spaces located outside of the designated 20' fire lane.
- All lots shown hereon shall meet a minimum of 20,000 square feet in area per zoning requirements.
- Parking shown hereon shall be visitor parking in excess of parking available at each residence.

**Legend**

- Property Line
- Adjacent Property Line
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Water
- Existing Fiber Optic Line
- Existing Gas Line
- Proposed Easement Line
- Existing Easement Line
- Setback Line
- Grass Paver Parking Area



**SITE PLAN**

**3**

Sheet 03 of 09

**ARCHER PARK SUBDIVISION, FILING NO. 1**  
**PRELIMINARY PLAT**  
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

ALC 16-121

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#3	3-16-17	JMG
#4	4-14-17	JMG

DATE: SEPTEMBER 19, 2016  
 DRAWN BY: JMG  
 CHECKED BY: ETB

**ALTITUDE LAND CONSULTANTS**  
 CIVIL SURVEY/PLANNING/LANDSCAPE

3461 Ringsby Court, Suite 125  
 Denver, CO 80216

2727 N. Cascade Avenue, #160  
 Colorado Springs, CO 80907

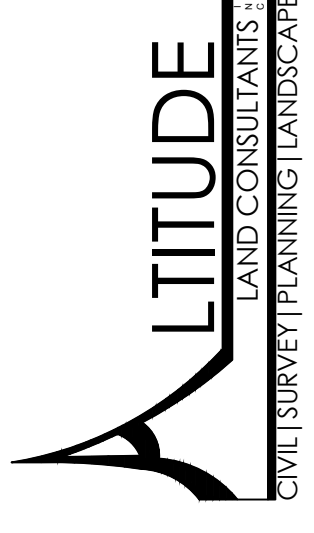
720.413.9691  
 info@AltitudeLandCo.com  
 www.AltitudeLandCo.com



# ARCHER PARK SUBDIVISION, FILING NO. 1

## PRELIMINARY PLAT

Replat of Lot 3, Block 1, Replat of a portion of Lot 9, Block 1, Sierra Vista Estates, together with an unplatted parcel of land located in the Southeast 1/4 of Section 36, Township 14 South, Range 67 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado



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**ARCHER PARK SUBDIVISION,  
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PRELIMINARY PLAT**  
CITY OF COLORADO SPRINGS, COUNTY OF EL  
PASO, STATE OF COLORADO

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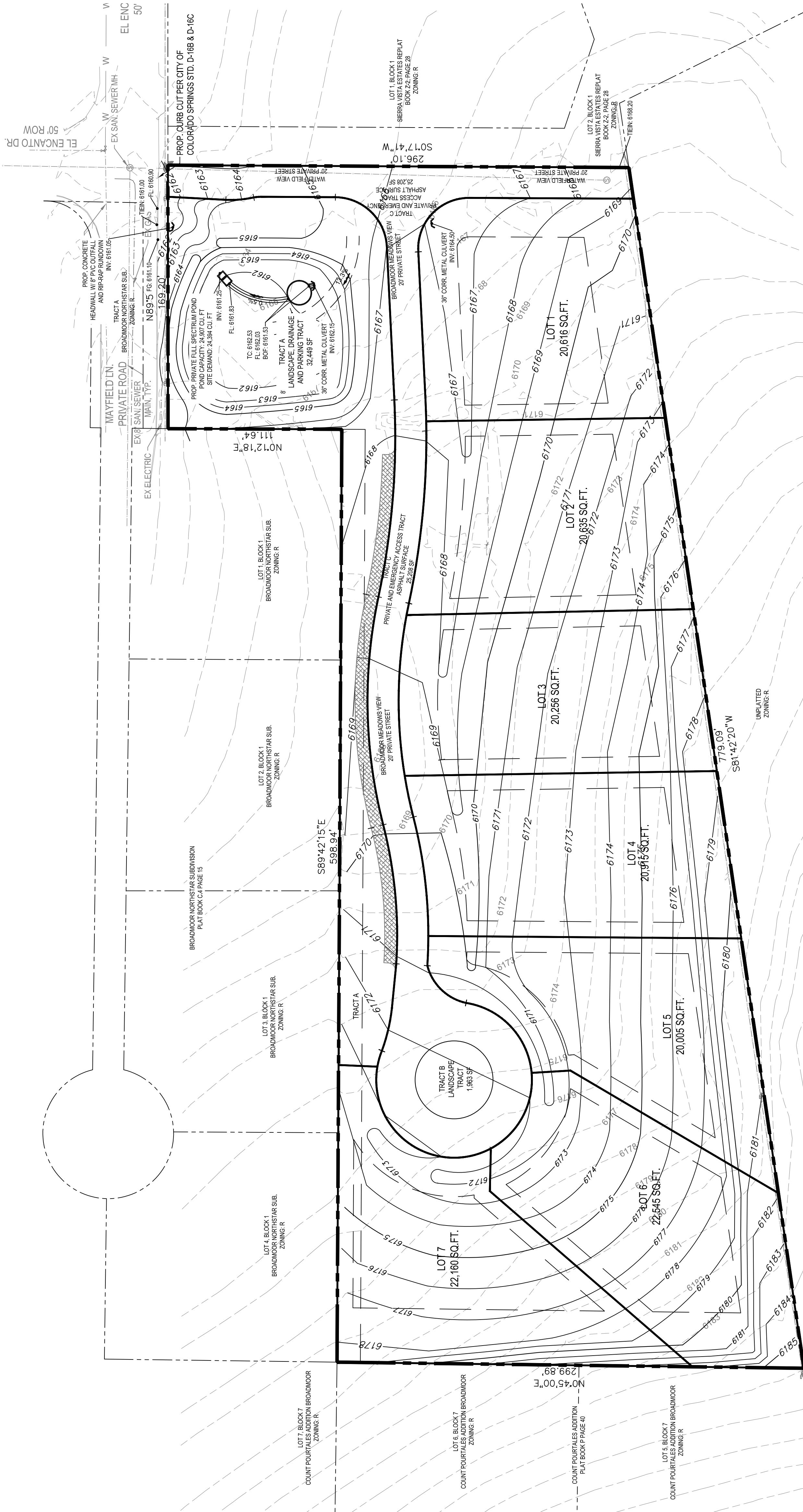
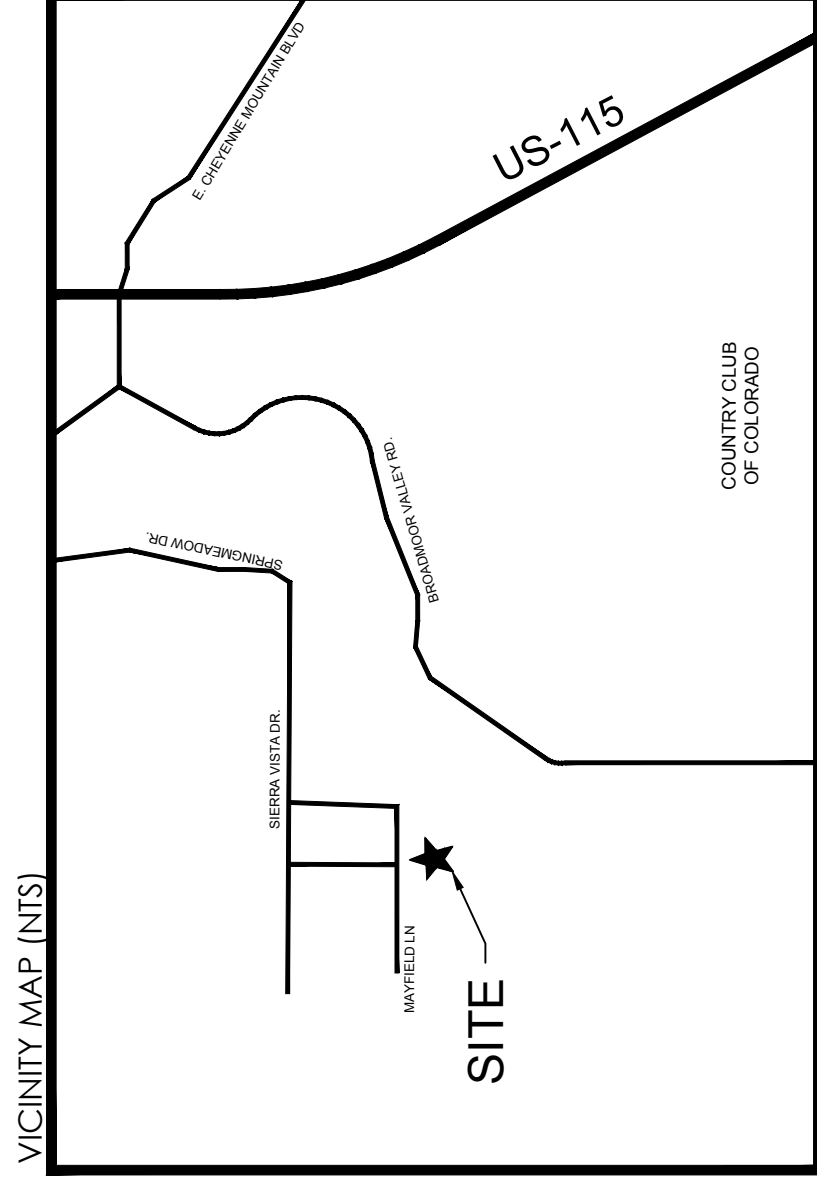
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DRAWN BY: JMG  
CHECKED BY: ETB

**GRADING  
PLAN**

**4**

Sheet 04 of 09

AR PFP 16-00629



**Grading Plan Notes:**  
1. The contractor shall be responsible in obtaining a concrete permit for any public improvements as well as scheduling inspections by the Engineering Development Review Inspection Team (719-385-5977).

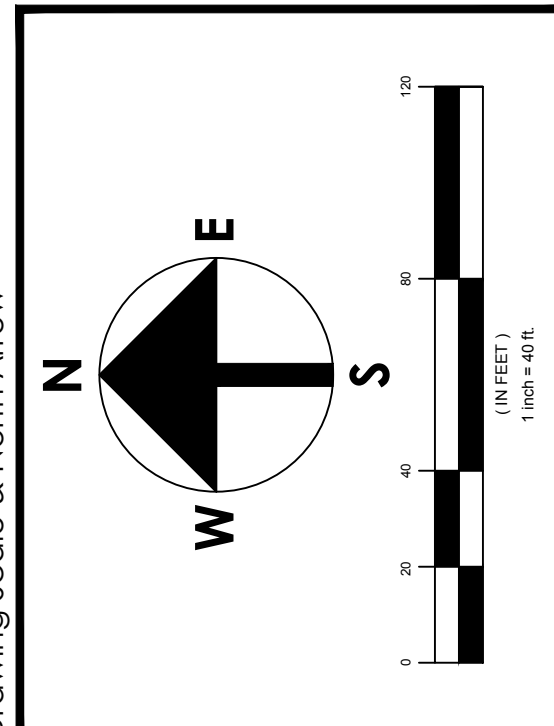
**Pond Maintenance Note:**  
1. The full spectrum pond shown on this plan is to be privately owned and maintained by The Newport Company.

**Legend**

Property Line	FG: Finished Grade
Adjacent Property Line	FL: Flow Line
Existing Sanitary Sewer	
Existing Storm Sewer	
Existing Water	
Existing Fiber Optic Line	
Existing Overhead Electric	
Existing Gas Line	
Existing Conduit	
Proposed Spot Elevation	
Proposed Easement Line	
Existing Easement Line	
Setback Line	
Lot/Tract Line	
Grass Paver Parking Area	

**Abbreviation Legend**

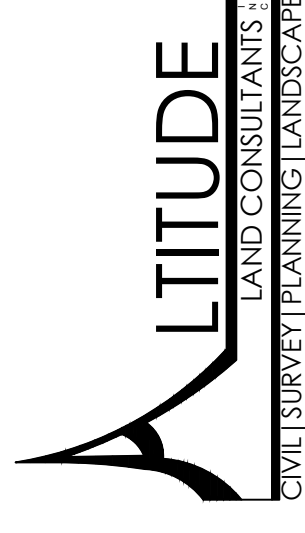
FG: Finished Grade
FL: Flow Line



# ARCHER PARK SUBDIVISION, FILING NO. 1

## PRELIMINARY PLAT

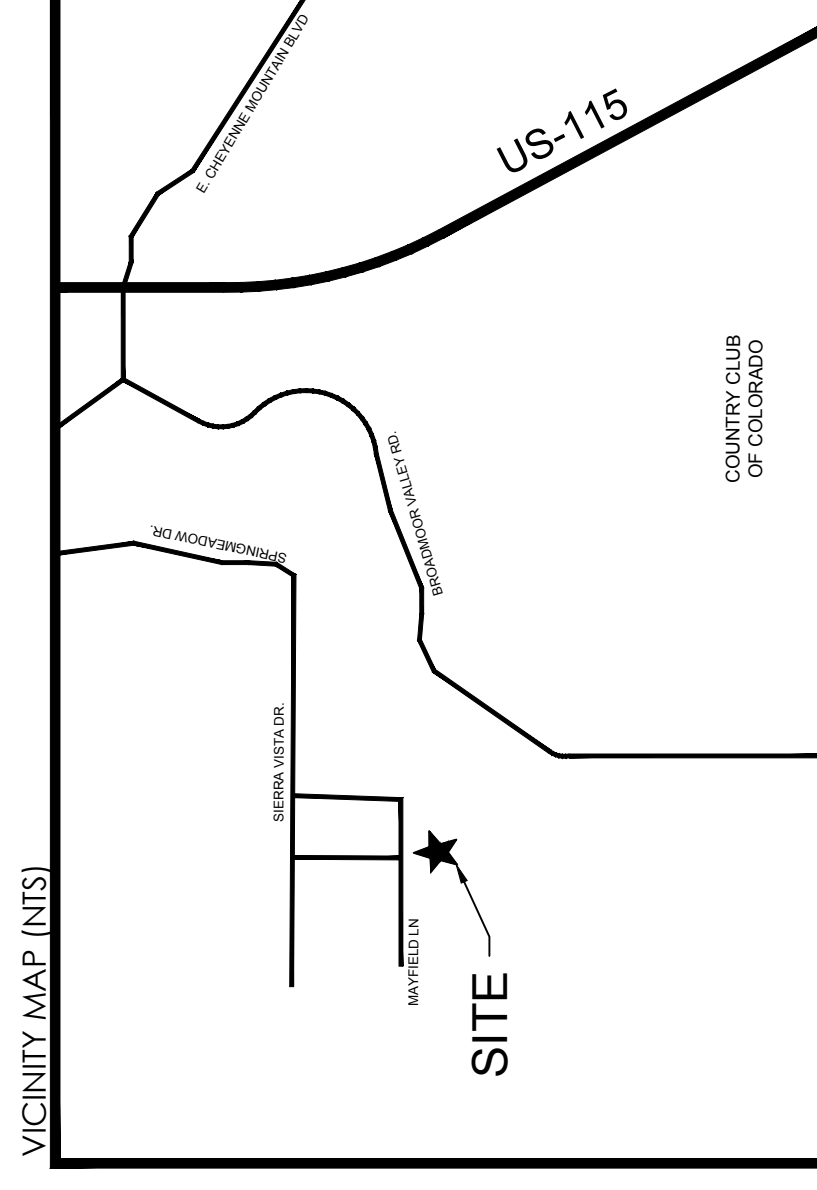
Replat of Lot 3, Block 1, Block 1, Sierra Vista Estates, together with an unplatted parcel of land located in the Southeast 1/4 of Section 36, Township 14 South, Range 67 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado



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**FILING NO. 1**  
**PRELIMINARY PLAT**  
**ARCHER PARK SUBDIVISION,**  
**CITY OF COLORADO SPRINGS, COUNTY OF EL**  
**PASO, STATE OF COLORADO**

ALC 16-121

### General Notes for Preliminary Utility Plans Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all utility lines, easements, and facilities, which may not be the same location as shown on this Preliminary Utility Plan.
- Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ("Standards"), tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
- Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property and access outside the Property (including the costs to design, install, and maintain all utility lines, easements, and facilities within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
- Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service unit such line as an application for permanent service is approved by Springs Utilities.
- The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements to Springs Utilities. Springs Utilities shall provide a written document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
- The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
- Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for costs and Springs Utilities determines necessary in order to protect the quality of its water system. Owner may be required to submit a Water Quality Plan for the project. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
- It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easements, and shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impede access or the ability to maintain utility facilities.
- Utility easements shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards, and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of the Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply.

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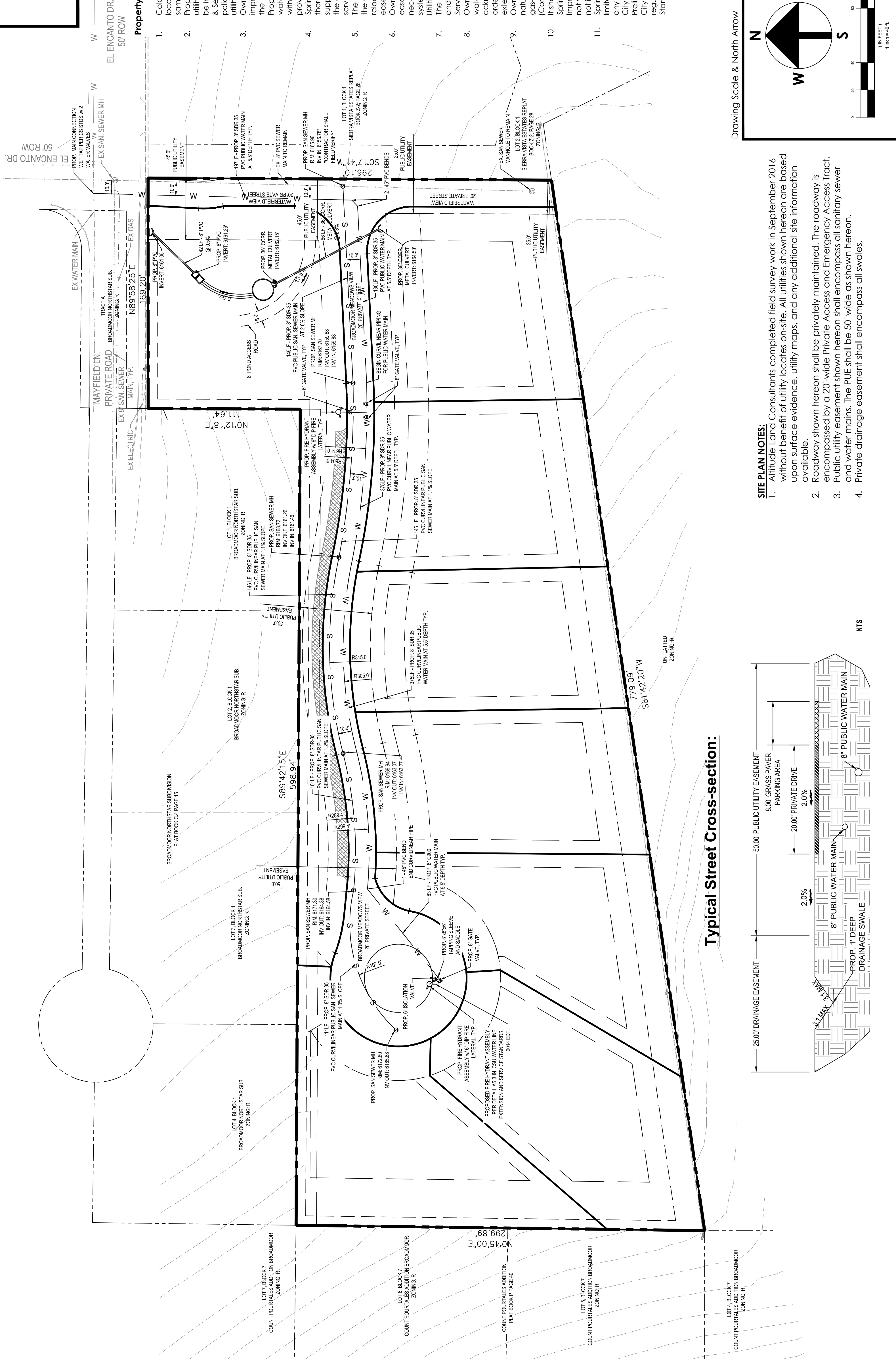
DATE: SEPTEMBER 19, 2016  
DRAWN BY: JMG  
CHECKED BY: ETB

**PRELIMINARY  
UTILITY AND  
PUBLIC  
FACILITY PLAN**

5

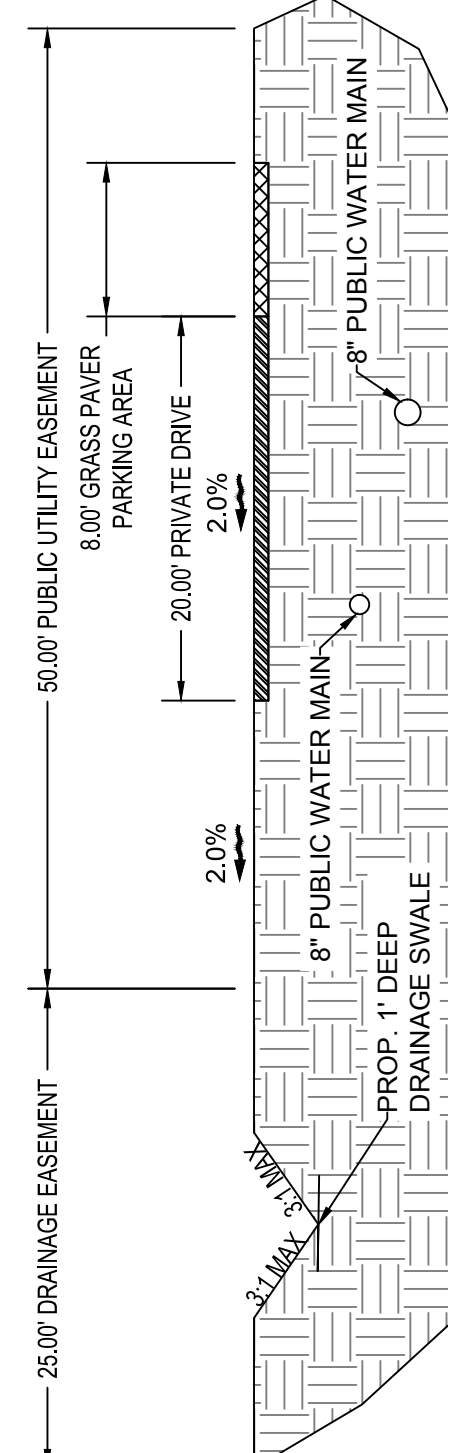
Sheet 05 of 09

AR PFP 16-00629



- SITE PLAN NOTES:**
- Altitude Land Consultants completed field survey work in September, 2016 without benefit of utility locations on-site. All utilities shown hereon are based upon surface evidence, utility maps, and any additional site information available.
  - Roadway shown hereon shall be privately maintained. The roadway is encompassed by a 20'-wide Private Access and Emergency Access Tract.
  - Public utility easement shown hereon shall encompass all sanitary sewer and water mains. The PUE shall be 50' wide as shown hereon.
  - Private drainage easement shall encompass all swales.

Typical Street Cross-section:



NTS

Figure 1 - Preliminary Plat

# ARCHER PARK SUBDIVISION, FILING NO. 1

## PRELIMINARY PLAT

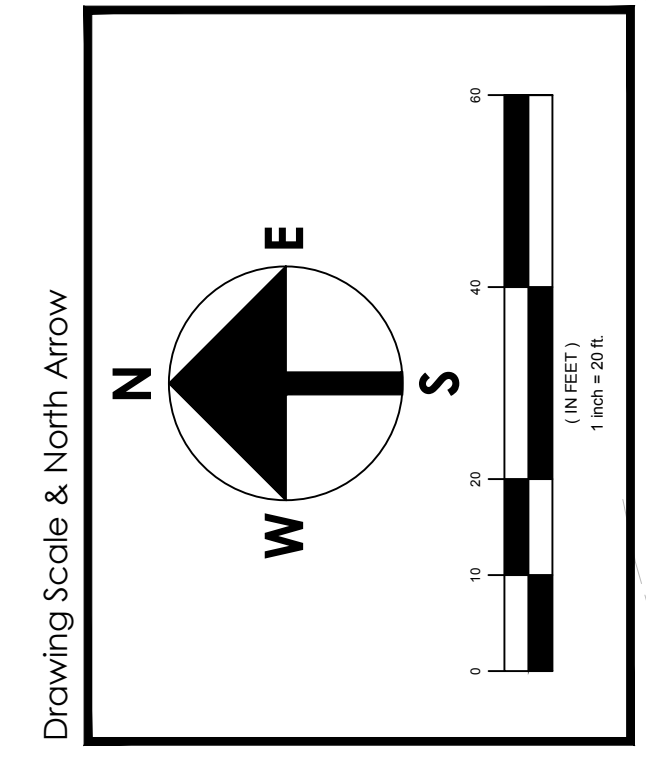
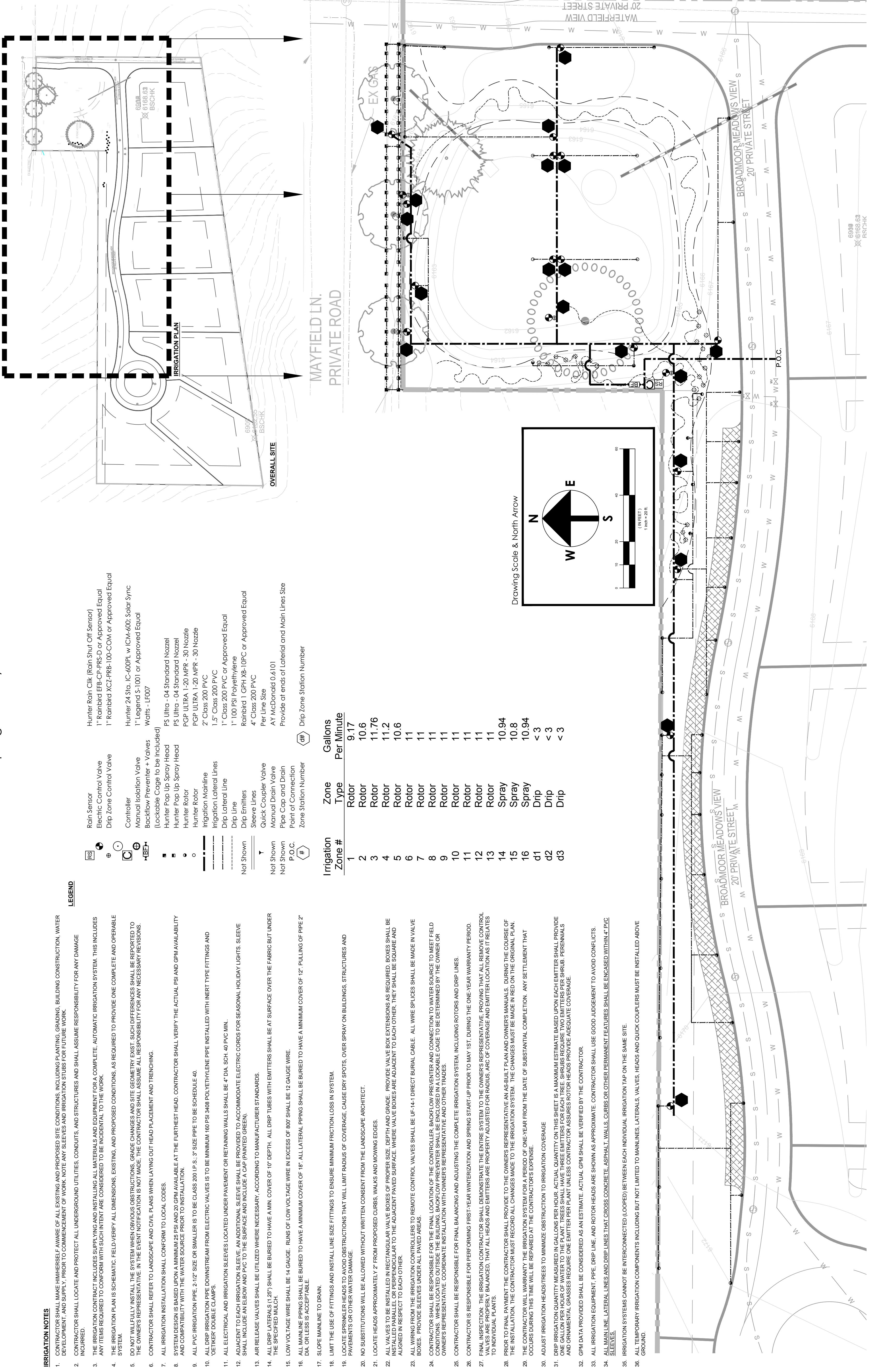
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- IRRIGATION NOTES**
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING PLANTING, GRADING, BUILDING CONSTRUCTION, WATER DEVELOPMENT, AND SUPPLY, PRIOR TO COMMENCEMENT OF WORK. NOTE ANY SLEEVES AND IRRIGATION TUBES FOR FUTURE WORK.
  - CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES, CONDUITS, AND STRUCTURES AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED.
  - THE IRRIGATION CONTRACT INCLUDES SUPPLYING AND INSTALLING ALL MATERIALS AND EQUIPMENT FOR A COMPLETE, AUTOMATIC IRRIGATION SYSTEM. THIS INCLUDES ANY ITEMS REQUIRED TO CONFORM WITH SUCH INTENT ARE CONSIDERED TO BE INCIDENTAL TO THE WORK.
  - THE IRRIGATION PLAN IS SCHEMATIC. FIELD VERIFY ALL DIMENSIONS, EXISTING, AND PROPOSED CONDITIONS, AS REQUIRED TO PROVIDE ONE COMPLETE AND OPERABLE SYSTEM.
  - DO NOT WILLFULLY INSTALL THE SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES AND SITE GEOMETRY EXIST. SUCH DIFFERENCES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. IN THE EVENT NOTIFICATION IS NOT MADE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
  - CONTRACTOR SHALL REFER TO LANDSCAPE AND CIVIL PLANS WHEN LAYING OUT HEAD PLACEMENT AND TRENCHING.
  - ALL IRRIGATION INSTALLATION SHALL CONFORM TO LOCAL CODES.
  - SYSTEM DESIGN IS BASED UPON A MINIMUM 25 PSI AND 20 GPM AVAILABLE AT THE FURTHEST HEAD. CONTRACTOR SHALL VERIFY THE ACTUAL PSI AND GPM AVAILABILITY AND COMPATIBILITY WITH THE WATER SOURCE PRIOR TO INSTALLATION.
  - ALL PVC IRRIGATION PIPE, 2 1/2" SIZE OR SMALLER IS TO BE CLASS 200 (P.S. 7" SIZE PIPE TO BE SCHEDULE 40).
  - ALL DRIP IRRIGATION PIPE DOWNSTREAM FROM ELECTRIC VALVES IS TO BE MINIMUM 160 PSI 3/4" POLYETHYLENE PIPE INSTALLED WITH INERT TYPE FITTINGS AND "OTHER" DOUBLE CLAMPS.
  - ALL ELECTRICAL AND IRRIGATION SLEEVES LOCATED UNDER PAVEMENT OR RETAINING WALLS SHALL BE 4" DIA. SCH. 40 PVC MIN.
  - ADJACENT TO EACH IRRIGATION SLEEVE, AN ADDITIONAL SLEEVE SHALL BE PROVIDED TO ACCOMMODATE ELECTRIC CONDUITS FOR SEASONAL HOLIDAY LIGHTS. SLEEVE SHALL INCLUDE AN ELBOW AND PVC TO THE SURFACE AND INCLUDE A CAP (PAINTED GREEN).
  - AIR RELEASE VALVES SHALL BE UTILIZED WHERE NECESSARY, ACCORDING TO MANUFACTURER STANDARDS.
  - ALL DRIP LATERALS (1.25") SHALL BE BURIED TO HAVE A MIN. COVER OF 10" DEPTH. ALL DRIP TUBES WITH EMITTERS SHALL BE AT SURFACE OVER THE FABRIC BUT UNDER THE SPECIFIED MULCH.
  - LOW VOLTAGE WIRE SHALL BE 14 GAUGE. RUNS OF LOW VOLTAGE WIRE IN EXCESS OF 800' SHALL BE 12 GAUGE WIRE.
  - ALL MAINLINE PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 18". ALL LATERAL PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 12". PULLING OF PIPE 2" OR LESS IS ACCEPTABLE.
  - SLOPE MAINLINE TO DRAIN.
  - LIMIT THE USE OF FITTINGS AND INSTALL LINE SIZE FITTINGS TO ENSURE MINIMUM FRICTION LOSS IN SYSTEM.
  - LOCATE SPRINKLER HEADS TO AVOID OBSTRUCTIONS THAT WILL LIMIT RADIUS OF COVERAGE. CAUSE DRY SPOTS, OVER SPRAY ON BUILDINGS, STRUCTURES AND PAVEMENTS OR OTHER WATER DAMAGE.
  - NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
  - LOCATE HEADS APPROXIMATELY 2" FROM PROPOSED CURBS, WALKS AND MOWING EDGES.
  - ALL VALVES TO BE INSTALLED IN RECTANGULAR VALVE BOXES OF PROPER SIZE, DEPTH AND GRADE. PROVIDE VALVE BOX EXTENSIONS AS REQUIRED. BOXES SHALL BE ADJACENT TO EACH IRRIGATION SLEEVE. AN ADDITIONAL SLEEVE SHALL BE PROVIDED TO ACCOMMODATE ELECTRIC CONDUITS FOR SEASONAL HOLIDAY LIGHTS. SLEEVE SHALL INCLUDE AN ELBOW AND PVC TO THE SURFACE AND INCLUDE A CAP (PAINTED GREEN).
  - ALL WIRING FROM THE IRRIGATION CONTROLLER TO REMOTE CONTROL VALVES SHALL BE UF-141 DIRECT BURIAL CABLE. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES. PROVIDE SLEEVES UNDER ALL PAVED AREAS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATION OF THE CONTROLLER. BACKFLOW PREVENTER AND CONNECTION TO WATER SOURCE TO MEET FIELD REQUIREMENTS SHALL BE PROVIDED BY THE OWNER. COORDINATE INSTALLATION WITH OWNERS REPRESENTATIVE AND OTHER TRADES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL BALANCING AND ADJUSTING THE COMPLETE IRRIGATION SYSTEM, INCLUDING ROTORS AND DRIP LINES.
  - FINAL INSPECTION: THE IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE ENTIRE SYSTEM TO THE OWNERS REPRESENTATIVE, PROVING THAT ALL REMOTE CONTROL VALVES ARE PROPERLY BALANCED, THAT ALL HEADS AND EMITTERS ARE PROPERLY ADJUSTED FOR RADIUS, ARC OF COVERAGE AND EMITTER LOCATION AS IT RELATES TO INDIVIDUAL PLANTS.
  - PRIOR TO FINAL PAYMENT THE CONTRACTOR SHALL PROVIDE TO THE OWNERS REPRESENTATIVE AN AS BUILT PLAN AND OWNERS MANUALS. DURING THE COURSE OF THE INSTALLATION, THE CONTRACTOR MUST RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM. THE CHANGES MUST BE MADE IN RED ON THE ORIGINAL PLAN. OCCURS DURING THIS TIME WILL BE REPAIRED AT THE CONTRACTORS EXPENSE.
  - ADJUST IRRIGATION HEADS/TREES TO MINIMIZE OBSTRUCTION TO IRRIGATION COVERAGE
  - DRIP IRRIGATION QUANTITY MEASURED IN GALLONS PER HOUR. ACTUAL QUANTITY ON THIS SHEET IS A MAXIMUM ESTIMATE BASED UPON EACH EMITTER SHALL PROVIDE ONE GALLON PER HOUR OF WATER TO THE PLANT. TREES SHALL HAVE THREE EMITTERS FOR EACH TREE. SHRUBS REQUIRE TWO EMITTERS PER SHRUB. PERENNIALS AND ORNAMENTAL GRASSES REQUIRE ONE EMITTER PER PLANT UNLESS CONTRACTOR ASSUMES ROTOR HEADS PROVIDE ADEQUATE COVERAGE.
  - GPM DATA PROVIDED SHALL BE CONSIDERED AS AN ESTIMATE. ACTUAL GPM SHALL BE VERIFIED BY THE CONTRACTOR.
  - ALL IRRIGATION EQUIPMENT, PIPE, DRIP LINE, AND ROTOR HEADS ARE SHOWN AS APPROXIMATE. CONTRACTOR SHALL USE GOOD JUDGEMENT TO AVOID CONFLICTS, SLEEVES.
  - ALL MAINLINE, LATERAL LINES AND DRIP LINES THAT CROSS CONCRETE, ASPHALT, WALLS, CURBS OR OTHER PERMANENT FEATURES SHALL BE ENCASED WITHIN 4" PVC SLEEVES.
  - IRRIGATION SYSTEMS CANNOT BE INTERCONNECTED (LOOPED) BETWEEN EACH INDIVIDUAL IRRIGATION TAP ON THE SAME SITE.
  - ALL TEMPORARY IRRIGATION COMPONENTS INCLUDING BUT NOT LIMITED TO MAINLINES, LATERALS, VALVES, HEADS AND QUICK COUPLERS MUST BE INSTALLED ABOVE GROUND.

Legend	Zone #	Zone Type	Gallons Per Minute
RS	1	Rotor	9.17
⊕	2	Rotor	10.6
⊕	3	Rotor	11.76
⊕	4	Rotor	11.2
⊕	5	Rotor	10.6
⊕	6	Rotor	11
⊕	7	Rotor	11
⊕	8	Rotor	11
⊕	9	Rotor	11
⊕	10	Rotor	11
⊕	11	Rotor	11
⊕	12	Rotor	11
⊕	13	Rotor	11
⊕	14	Spray	10.94
⊕	15	Spray	10.8
⊕	16	Spray	10.94
⊕	d1	Drip	< 3
⊕	d2	Drip	< 3
⊕	d3	Drip	< 3

- Rain Sensor
- Electric Control Valve
- Drip Zone Control Valve
- Controller
- Manual Isolation Valve
- Backflow Preventer + Valves
- Lockable Cage to be Included
- Hunter Pop-Up Spray Head
- Hunter Rotor
- Hunter Rotor
- Irrigation Mainline
- Irrigation Lateral Lines
- Drip Lateral Line
- Drip Line
- Drip Emitters
- Sleeve Lines
- Quick Coupler Valve
- Manual Drain Valve
- Pipe Cap and Drain
- Point of Connection
- Zone Station Number

- Hunter Rain Click (Rain Shut Off Sensor)
- 1" Rainbird EP-CP-PR-3 or Approved Equal
- 1" Rainbird XCL-PRB-100-COM or Approved Equal
- Hunter 24 Sta. IC-600PL w/ICM-600; Solar Sync
- 1" Legend S-1001 or Approved Equal
- Watts - LF007
- PS Ultra - 04 Standard Nozzle
- PS Ultra - 04 Standard Nozzle
- PGP ULTRA 1-20 MPR - 30 Nozzle
- PGP ULTRA 1-20 MPR - 30 Nozzle
- 2" Class 200 PVC
- 1.5" Class 200 PVC
- 1" Class 200 PVC or Approved Equal
- 1" 100 PSI Polyethylene
- Rainbird 1 GPH XB-10PC or Approved Equal
- 4" Class 200 PVC
- Per Line Size
- AT McDonald 0.6101
- Provide at ends of Lateral and Main Lines Size
- (#) Drip Zone Station Number



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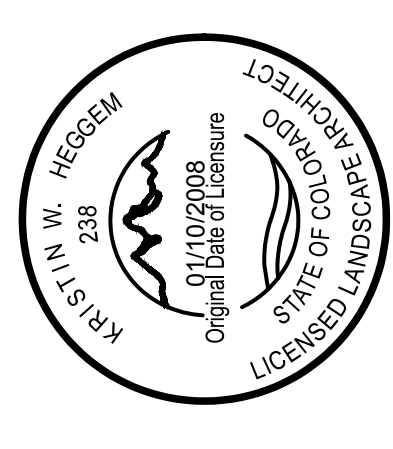
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**ARCHER PARK SUBDIVISION,**  
**FILING NO. 1**  
**PRELIMINARY PLAT**  
**ALC 16-121**

PASO, STATE OF COLORADO  
CITY OF COLORADO SPRINGS, COUNTY OF EL



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#3	3-16-17

BY: SNO  
SNO  
SNO

DATE: SEPTEMBER 19, 2016  
DRAWN BY: SMO  
CHECKED BY: RWH

**IRRIGATION PLAN**

**8**

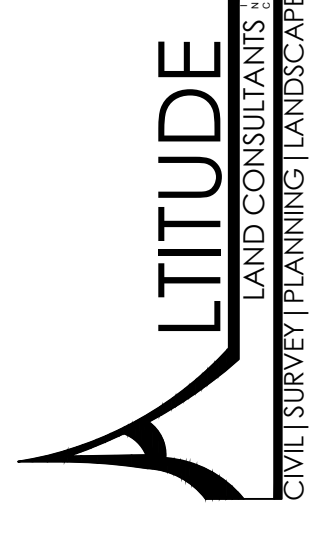
Sheet 08 of 09  
AR PFP 16-00629

Figure 1 - Preliminary Plat

# ARCHER PARK SUBDIVISION, FILING NO. 1

## PRELIMINARY PLAT

Replat of Lot 3, Block 1, Replat of a portion of Lot 9, Block 1, Sierra Vista Estates, together with an unplatted parcel of land located in the Southeast 1/4 of Section 36, Township 14 South, Range 67 West of the 6th Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado

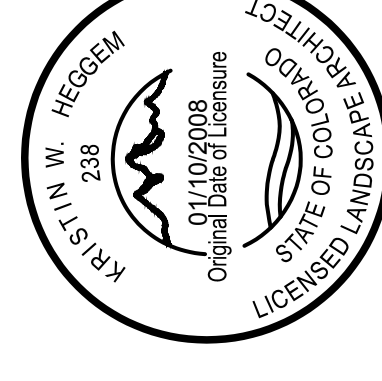


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CITY OF COLORADO SPRINGS, COUNTY OF EL  
PASO, STATE OF COLORADO



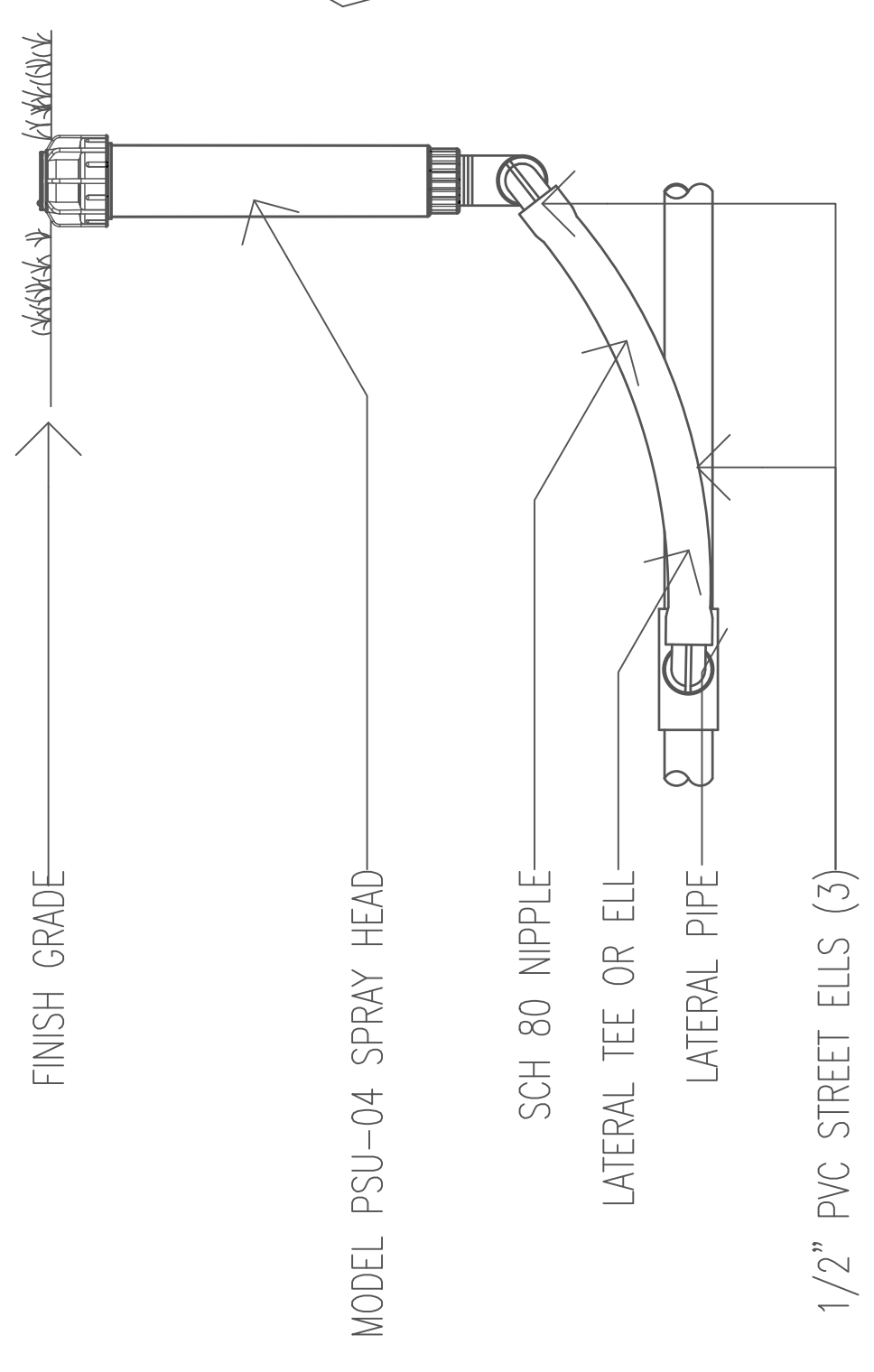
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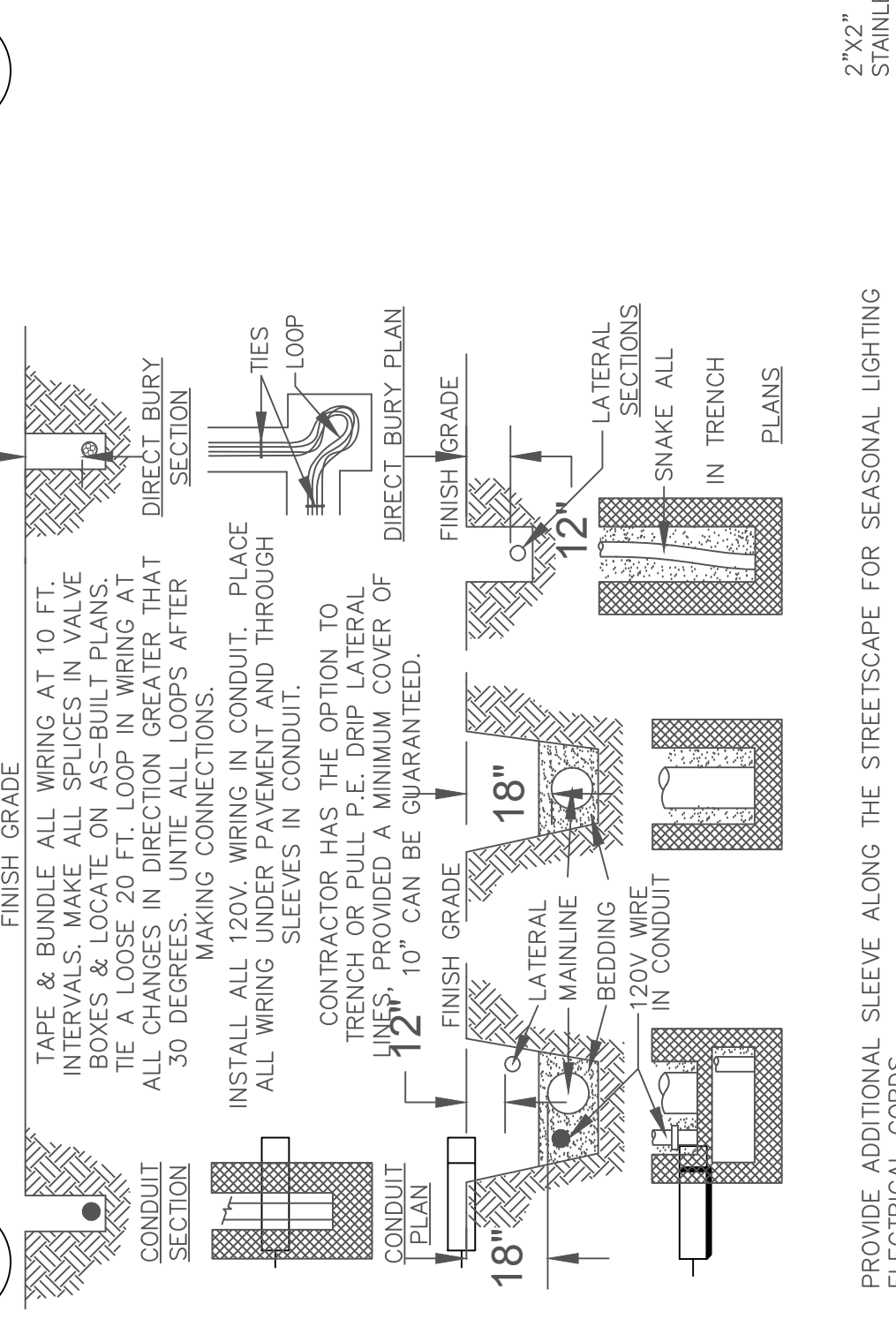
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### IRRIGATION DETAILS

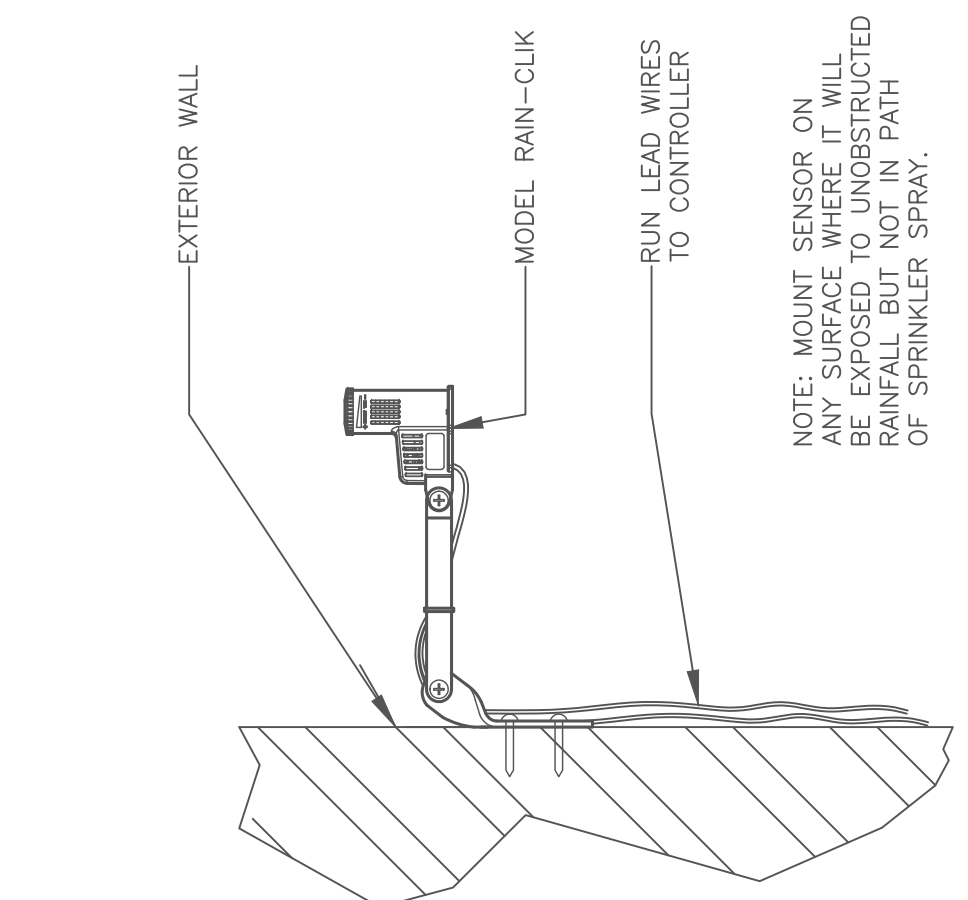
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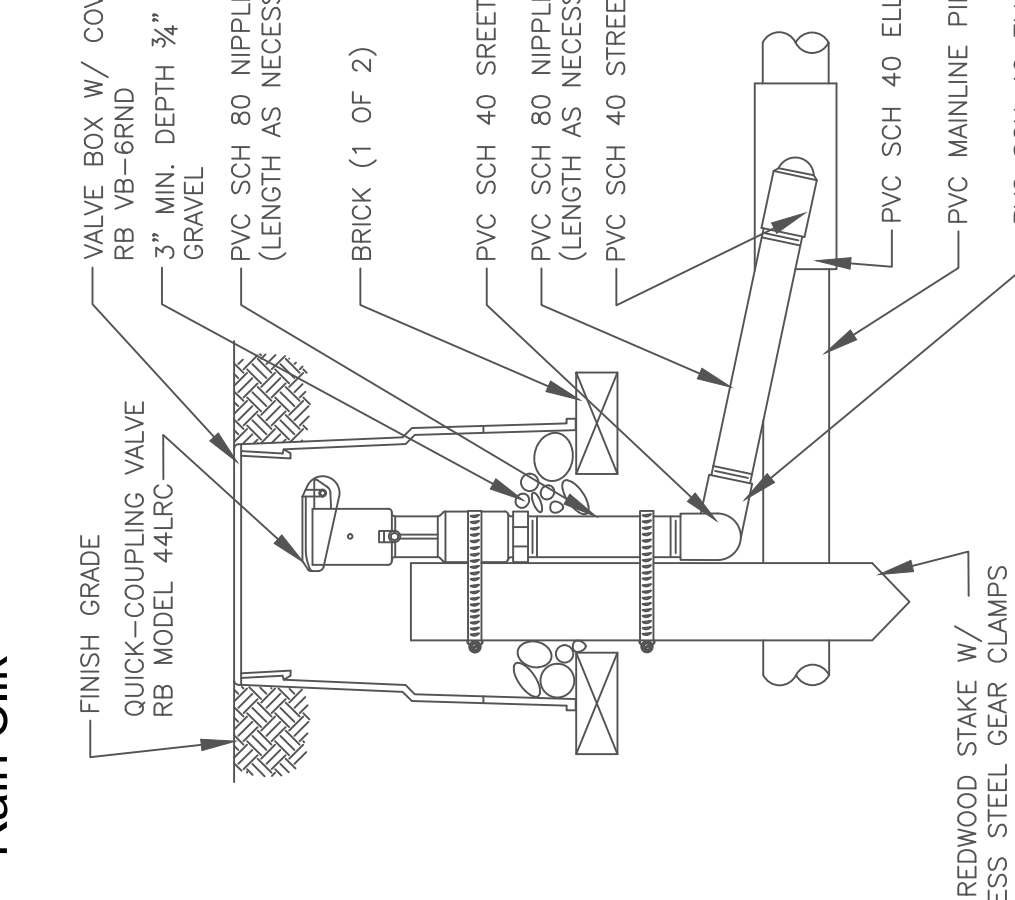
**A1** (IR2-0) Hunter PSU-04 Spray Head



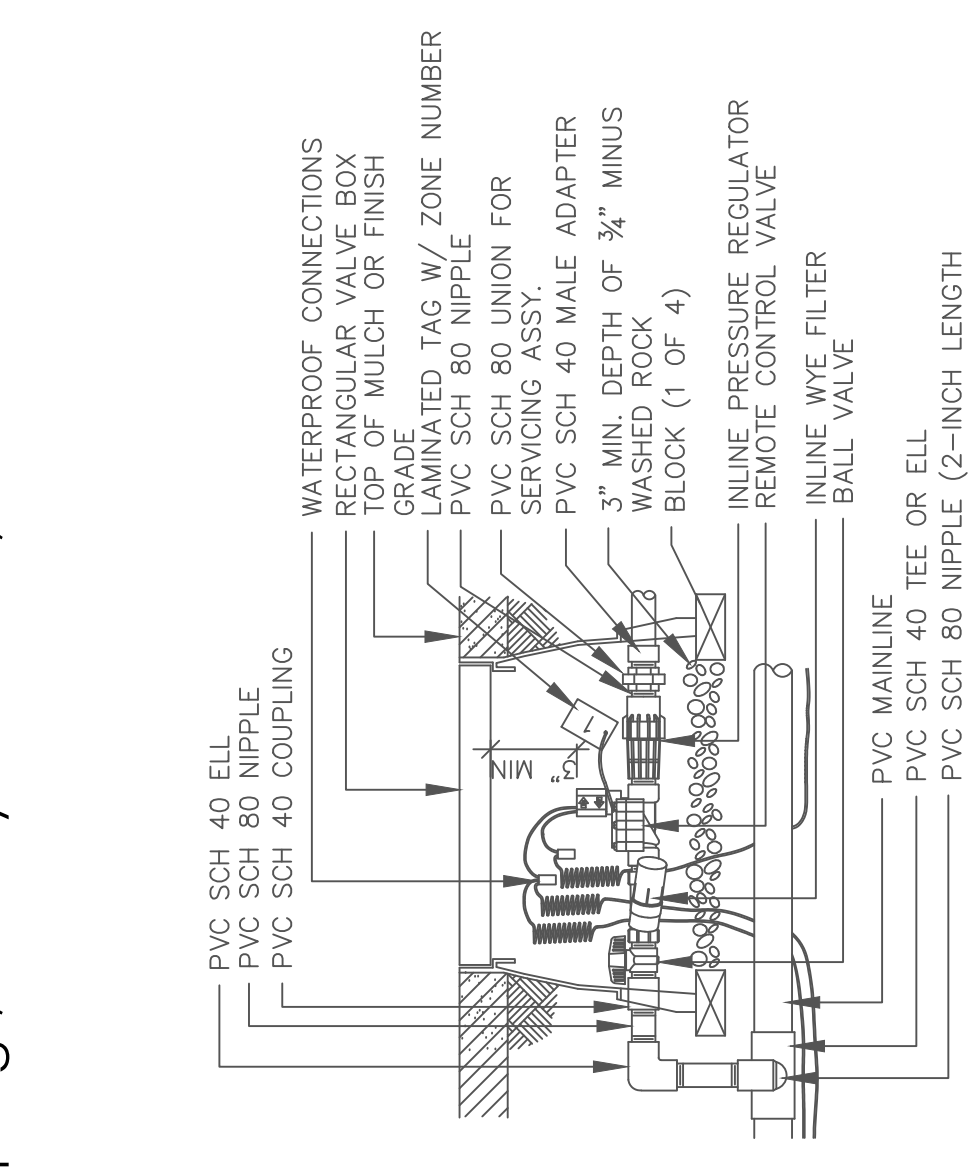
**A2** (IR2-0) Trench and Bedding



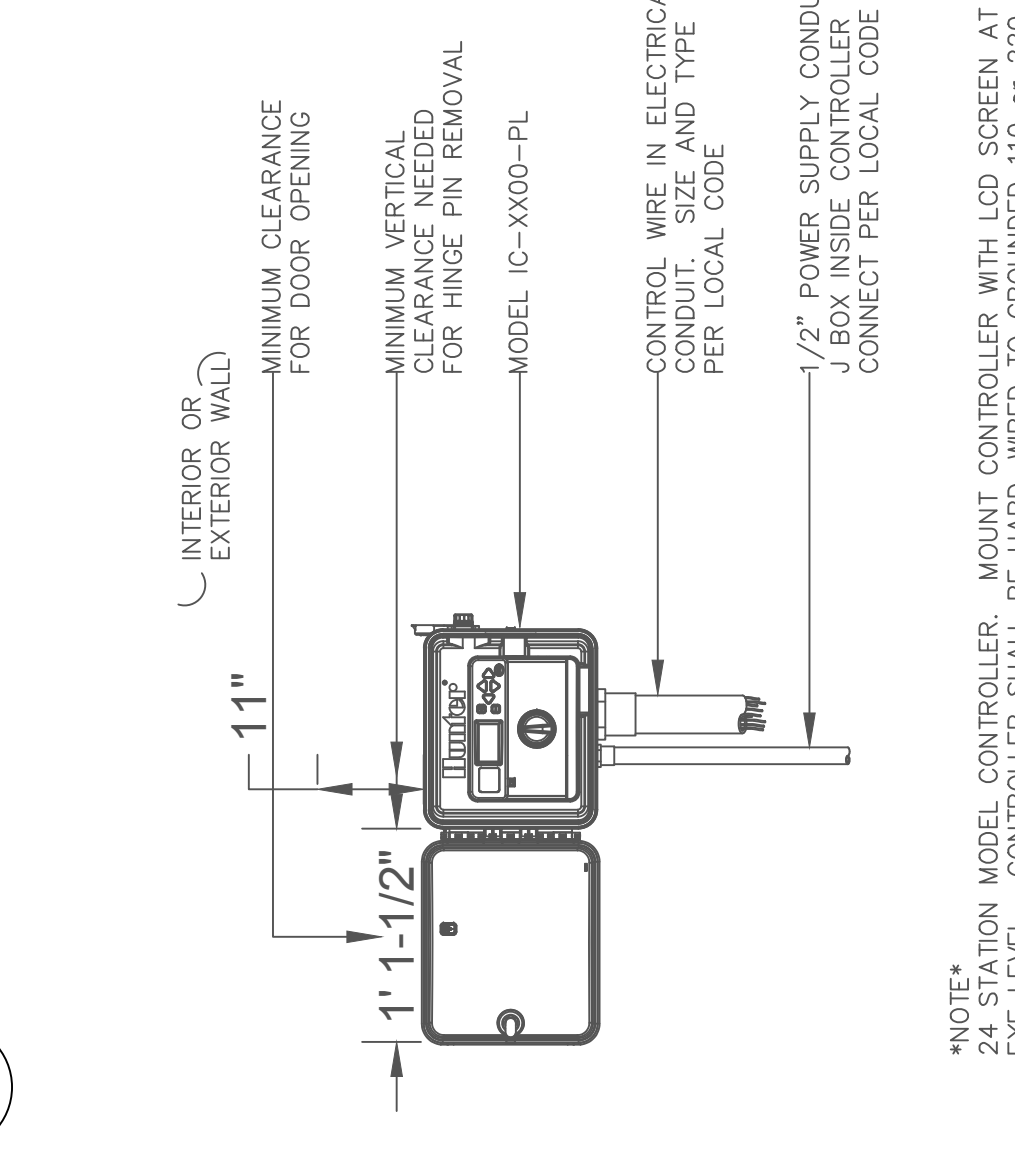
**B1** (IR2-0) Rain Sensor Rain Click



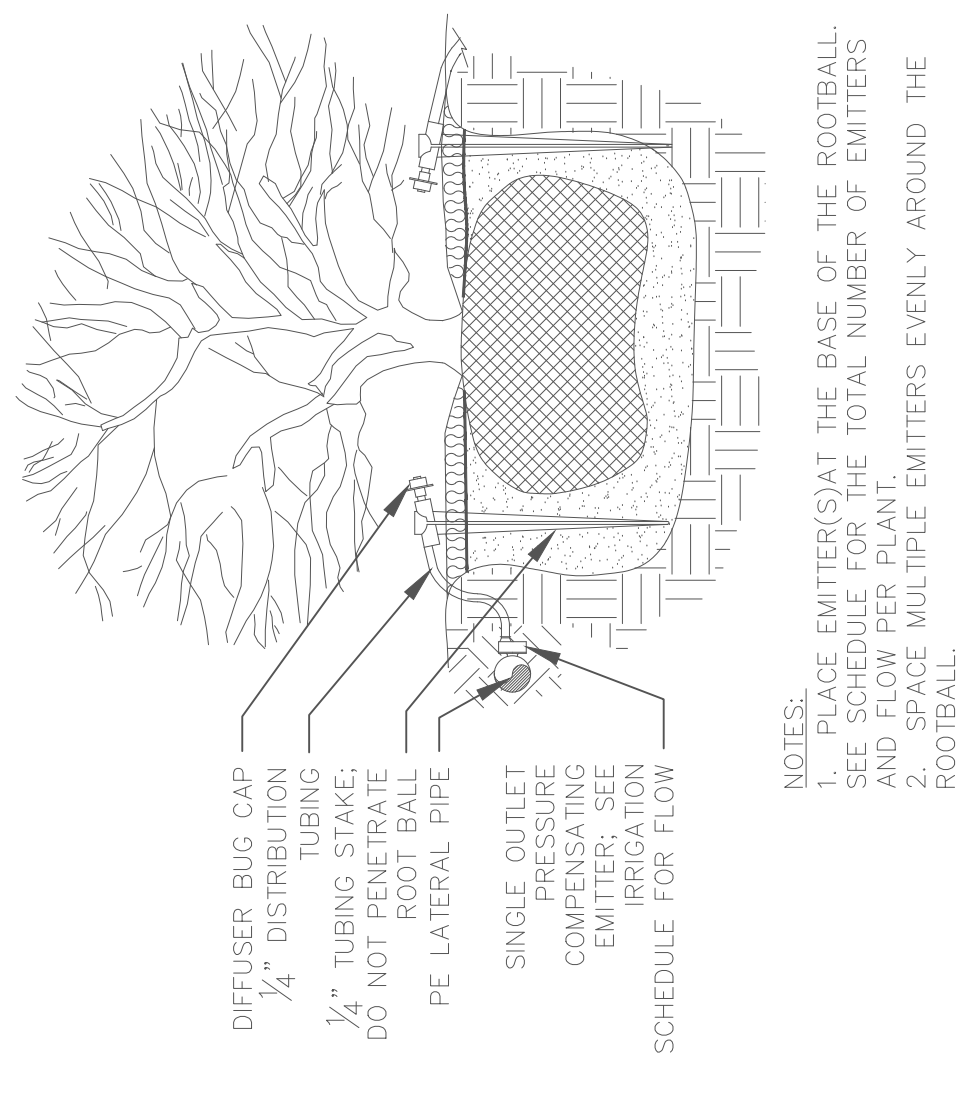
**B2** (IR2-0) Quick-Coupling Valve



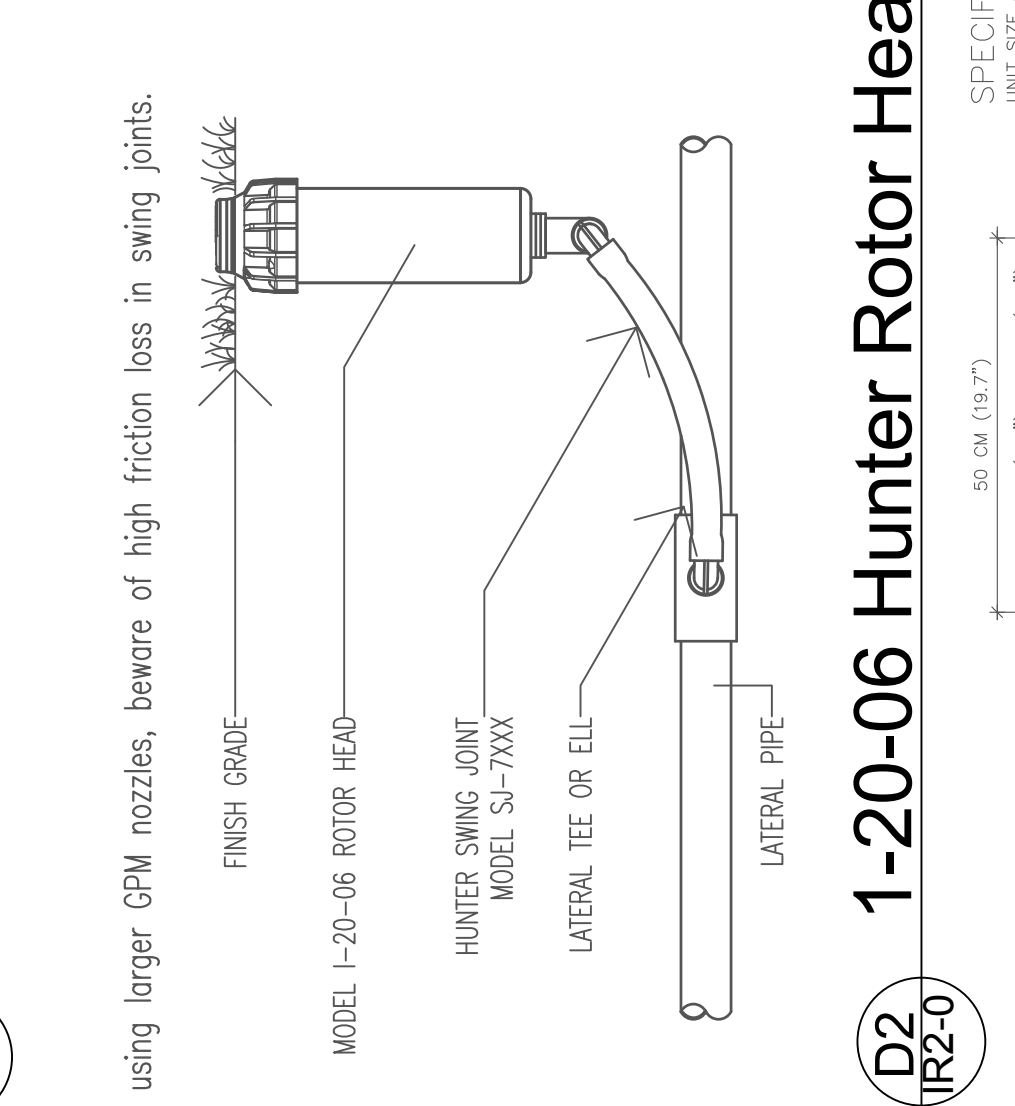
**C1** (IR2-0) Drip Zone Control



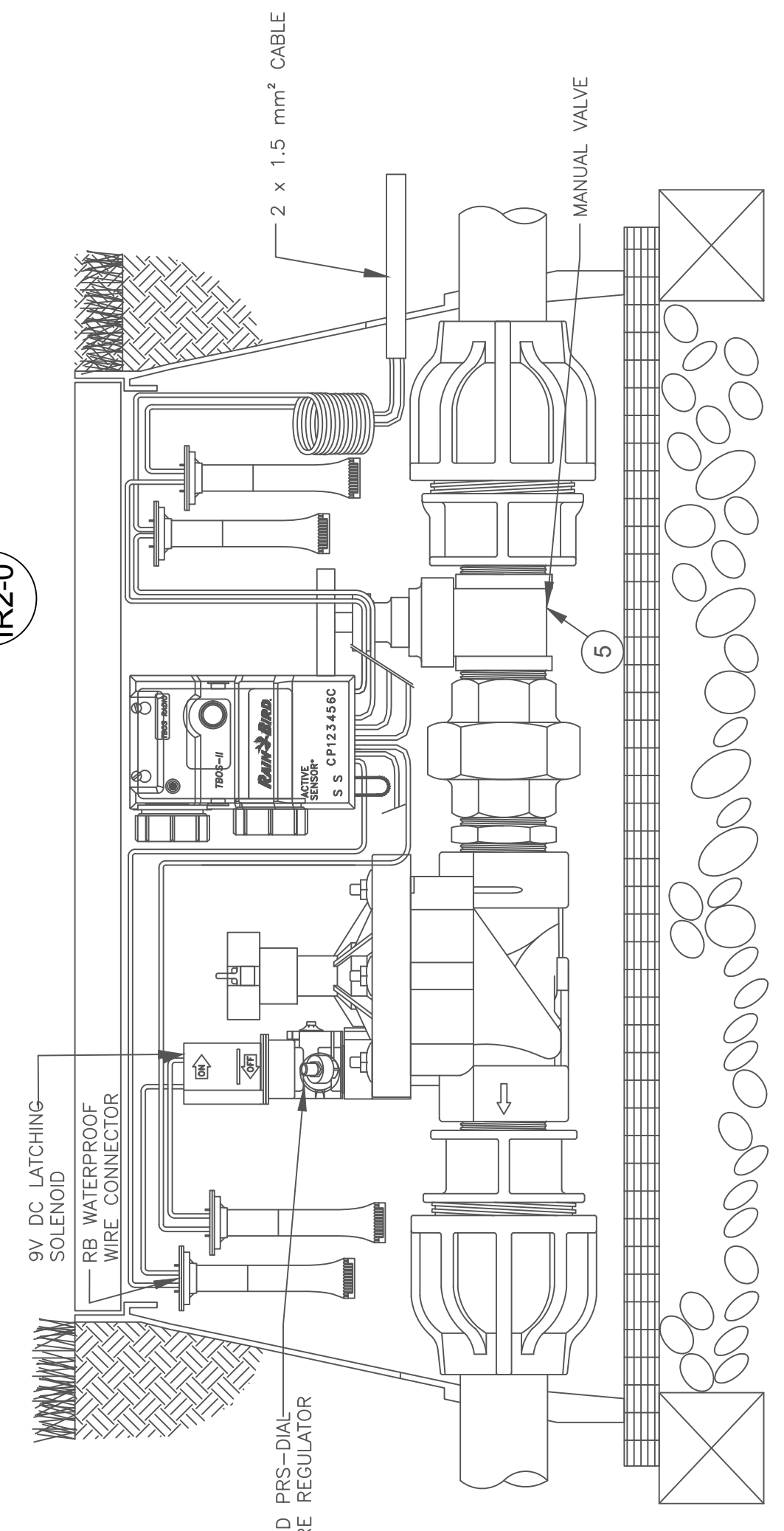
**C2** (IR2-0) Hunter I-Core Controller



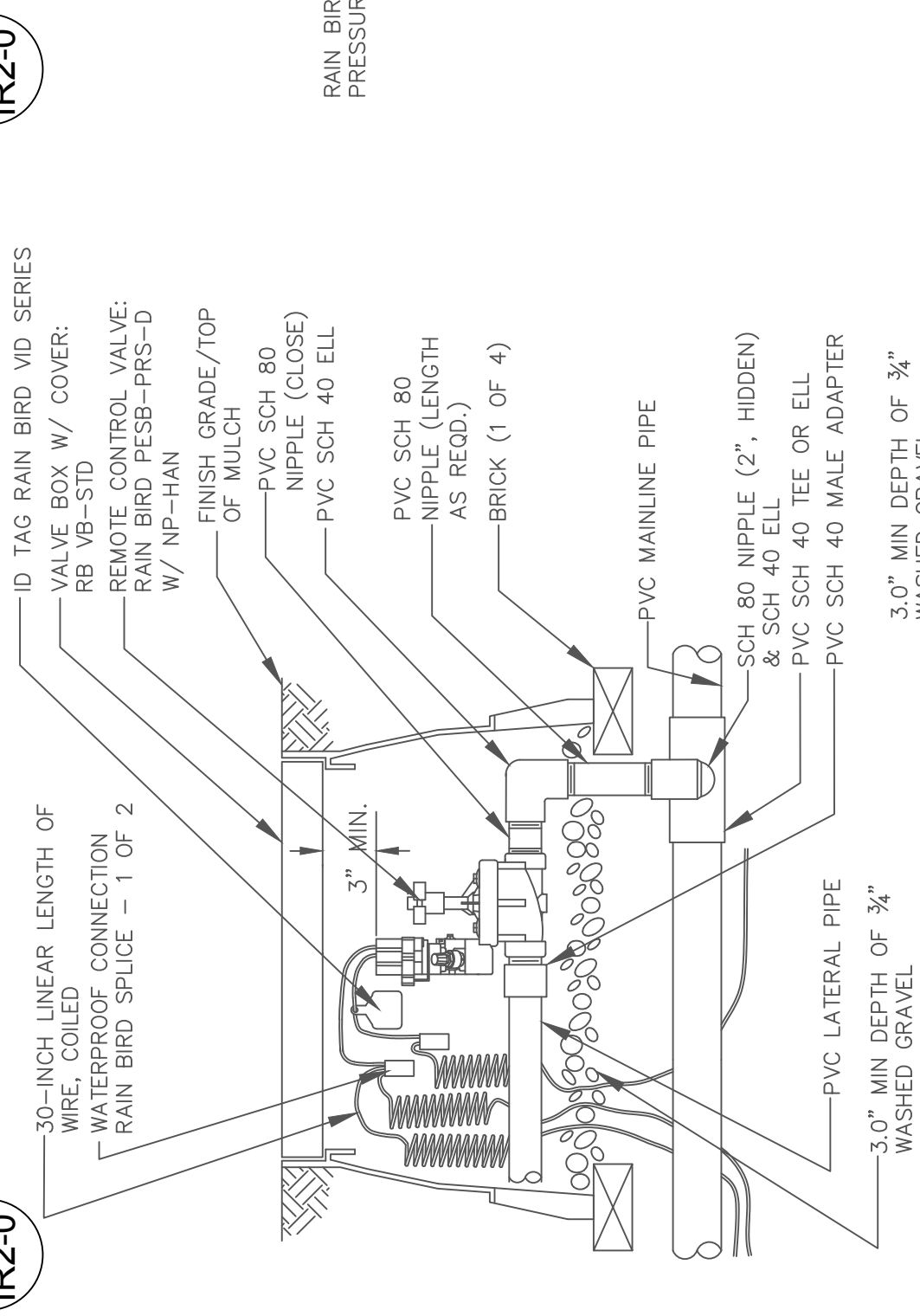
**D1** (IR2-0) Drip Emitter Placement



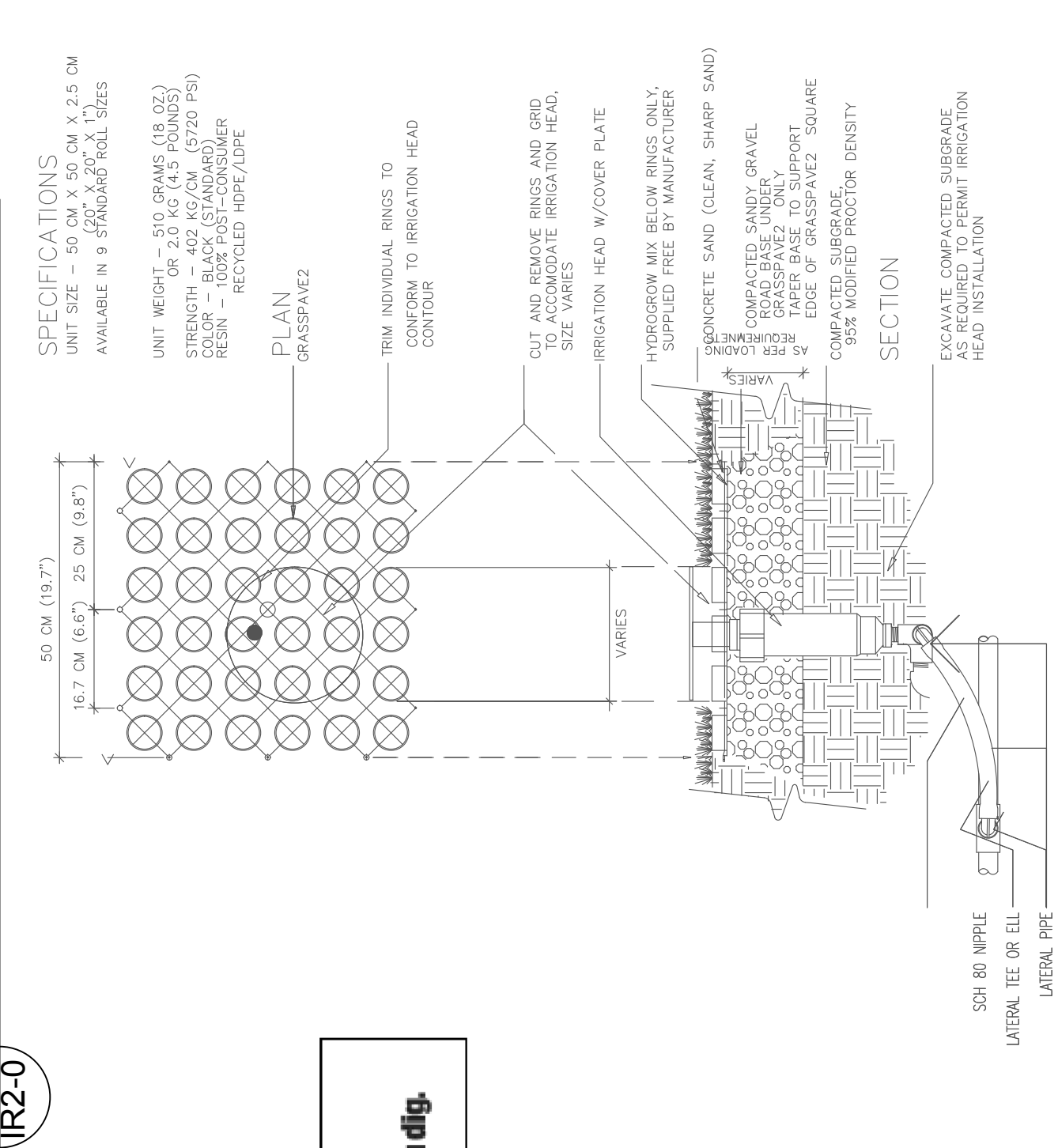
**D2** (IR2-0) 1-20-06 Hunter Rotor Head



**B3** (IR2-0) Master Valve



**A3** (IR2-0) Electric Remote-Cont. Valve PEB Series



**D3** (IR2-0) Grasspave 2 with Irrigation Heads

Figure 1 - Preliminary Plat

# ARCHER PARK SUBDIVISION, FILING NO. 1

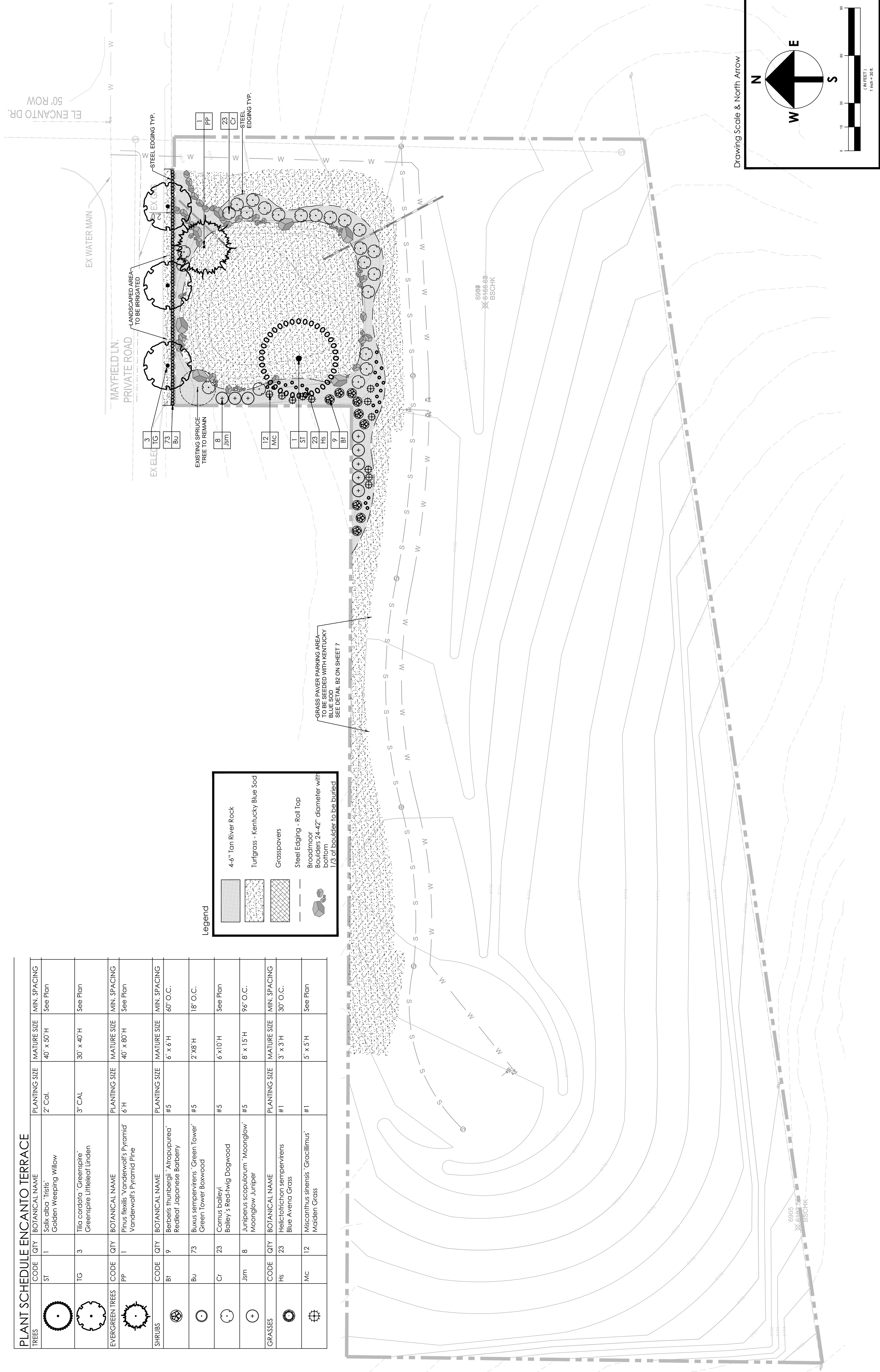
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PLANT SCHEDULE ENCANTO TERRACE						
TREES	CODE	QTY	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	MIN. SPACING
	ST	1	Salix alba 'Tristis' Golden Weeping Willow	2' Cal.	40' x 50' H	See Plan
	TG	3	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	3' CAL	30' x 40' H	See Plan
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	MIN. SPACING
	PP	1	Pinus flexilis 'Vanderwalts Pyramid' Vanderwalts Pyramid Pine	6' H	40' x 80' H	See Plan
SHRUBS	CODE	QTY	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	MIN. SPACING
	Bl	9	Berberis thunbergii 'Atropurpurea' Redleaf Japanese Barberry	#5	6' x 6' H	60' O.C.
	Bu	73	Buxus sempervirens 'Green Tower' Green Tower Boxwood	#5	2' X8' H	18" O.C.
	Cr	23	Cornus baileyi Bailey's Red-Wig Dogwood	#5	6' x10' H	See Plan
	Jsm	8	Juniperus scopulorum 'Moonglow' Moonglow Juniper	#5	8' x 15' H	96' O.C.
GRASSES	CODE	QTY	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	MIN. SPACING
	Hs	23	Helictotrichon sempervirens Blue Avena Grass	#1	3' x 3' H	30' O.C.
	Mc	12	Miscanthus sinensis 'Gracillimus' Maiden Grass	#1	5' x 5' H	See Plan

**Legend**

- 4-6" Tan River Rock
- Turfgrass - Kentucky Blue Sod
- Grasspavers
- Steel Edging - Roll Top
- Broadmoor Boulders 24-42" diameter with bottom 1/3 of boulder to be buried



Drawing Scale & North Arrow

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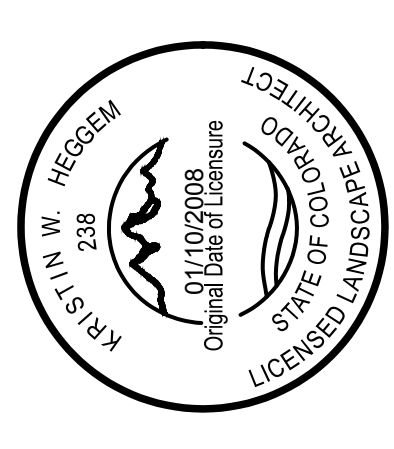
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**PRELIMINARY PLAT**  
**CITY OF COLORADO SPRINGS, COUNTY OF EL**  
**PASO, STATE OF COLORADO**

ALC 16-121



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LANDSCAPE PLAN

**6**

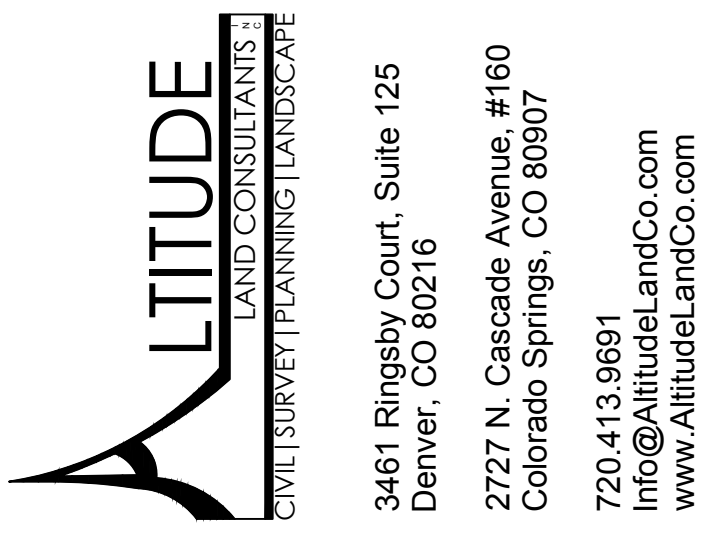
Figure 1 - Preliminary Plat



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## PRELIMINARY PLAT

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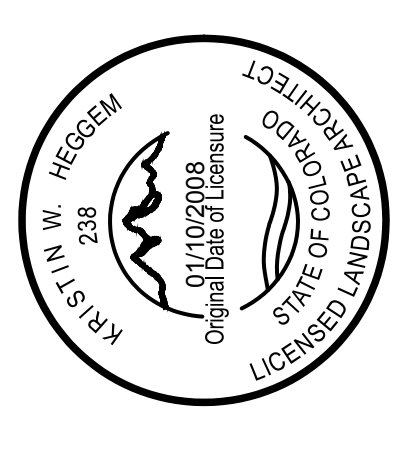
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1. TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES:
2. LANDSCAPE DESIGN PROVIDER SHALL PLACE PLANTING BEDS, SOO AND SEED AREAS PER THE TILLING OF PLANTING BEDS AND PLANTING OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHALL BE PROVIDED.
3. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. MULCH SHALL BE PLACED TO THE BASE AND SIDES OF THE PLANTING BEDS TO A DEPTH OF 2 INCHES. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS TO ALLOW SETTLEMENT. ALL WIRE BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUGER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL BE THOROUGHLY WATERED AGAIN.
4. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. MULCH SHALL BE PLACED TO THE BASE AND SIDES OF THE PLANTING BEDS TO A DEPTH OF 2 INCHES. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS TO ALLOW SETTLEMENT. ALL WIRE BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUGER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL BE THOROUGHLY WATERED AGAIN.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY FORESTER. NO MATERIAL SUBSTITUTIONS MAY BE MADE WITHOUT APPROVAL FROM OFFICE OF THE REPRESENTATIVE APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER SHALL BE SUBMITTED FOR APPROVAL. REPRESENTATIVE APPROVAL IS RESERVED. REPRESENTATIVE APPROVAL IS RESERVED.
6. ALL PLANT MATERIAL SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. FROM THE POINT OF ACTION TO THE PLANTING SITE, PLANTS SHALL BE PROTECTED PERIODICALLY. APPLY WATER TO THE MULCH COVERED BALLS TO KEEP MOIST. IF PLANTING PERIOD OCCURS DURING THE GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT TO LEAVES DURING TRANSPORT TO REDUCE TRANSPIRATION. MATERIAL FROM GROUND TO THE FIRST BRANCH, SECURELY WRAPPING IT AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
7. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT PLANTING TO ONE YEAR AFTER THE COMMENCEMENT OF THE PLANNING INSTALLATION. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY FORESTER. NO MATERIAL SUBSTITUTIONS MAY BE MADE WITHOUT APPROVAL FROM OFFICE OF THE REPRESENTATIVE APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER SHALL BE SUBMITTED FOR APPROVAL. REPRESENTATIVE APPROVAL IS RESERVED. REPRESENTATIVE APPROVAL IS RESERVED.
8. ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
9. AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
10. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY FORESTER. NO MATERIAL SUBSTITUTIONS MAY BE MADE WITHOUT APPROVAL FROM OFFICE OF THE REPRESENTATIVE APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER SHALL BE SUBMITTED FOR APPROVAL. REPRESENTATIVE APPROVAL IS RESERVED. REPRESENTATIVE APPROVAL IS RESERVED.
11. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNERS REPRESENTATIVE.
12. PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.

ARCHER PARK SUBDIVISION,  
FILING NO. 1  
PRELIMINARY PLAT  
ALC 16-121  
CITY OF COLORADO SPRINGS, COUNTY OF EL  
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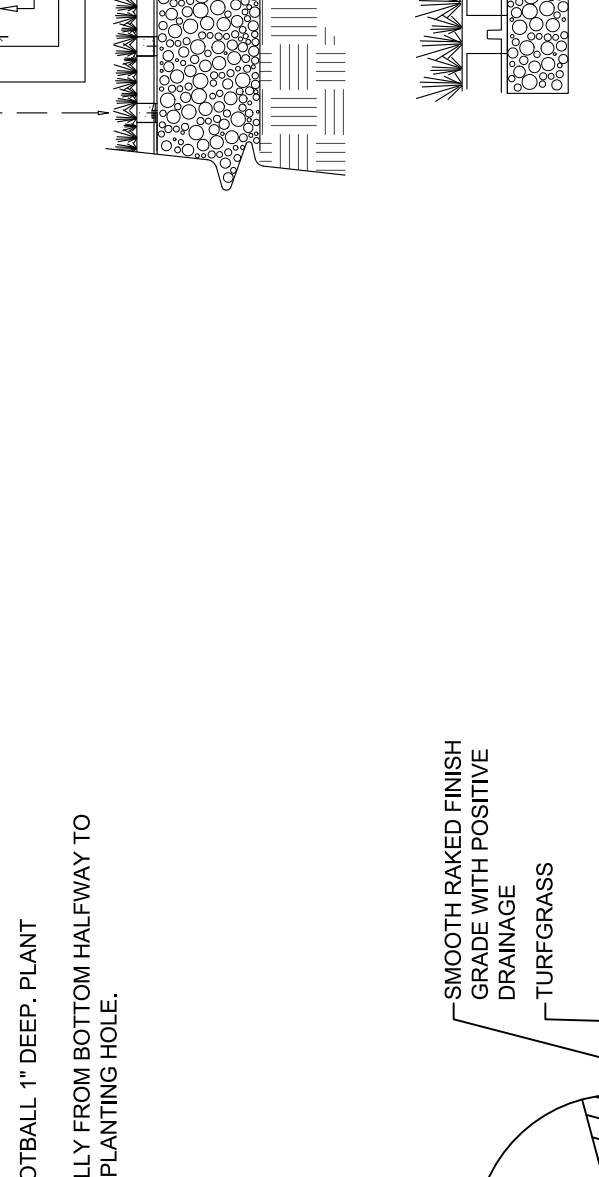
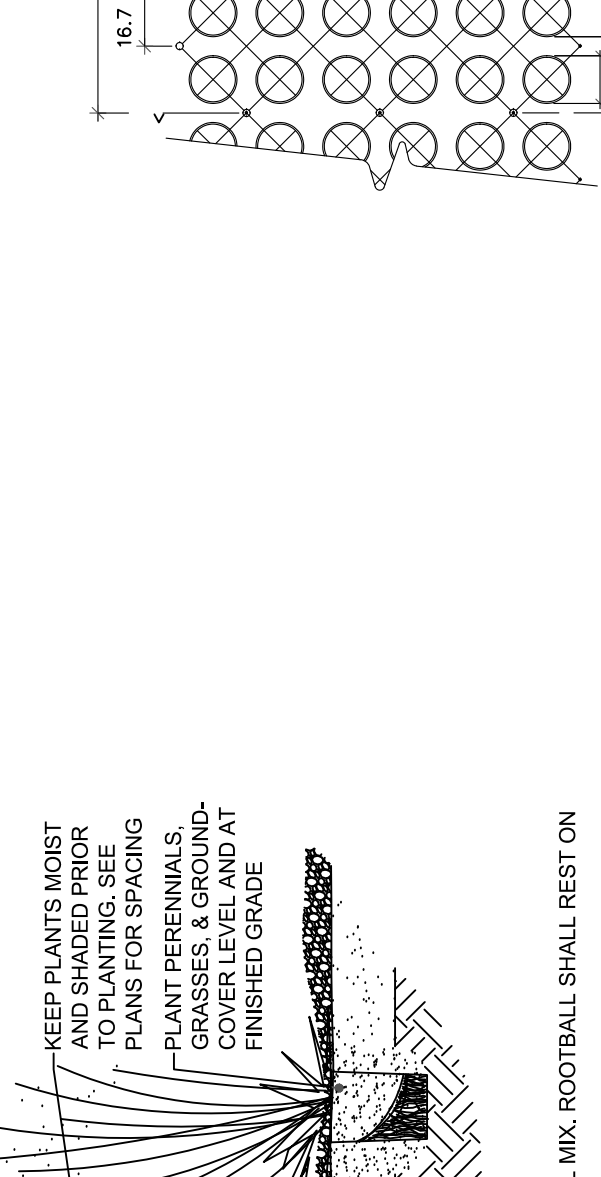
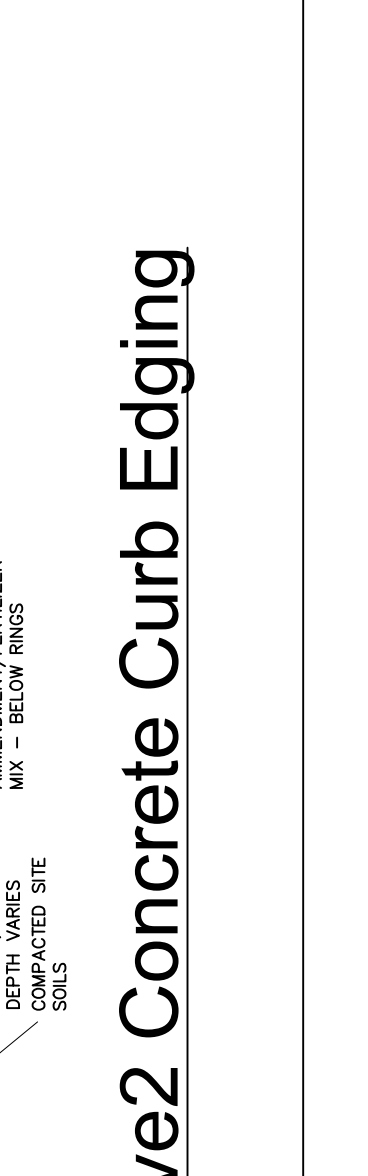
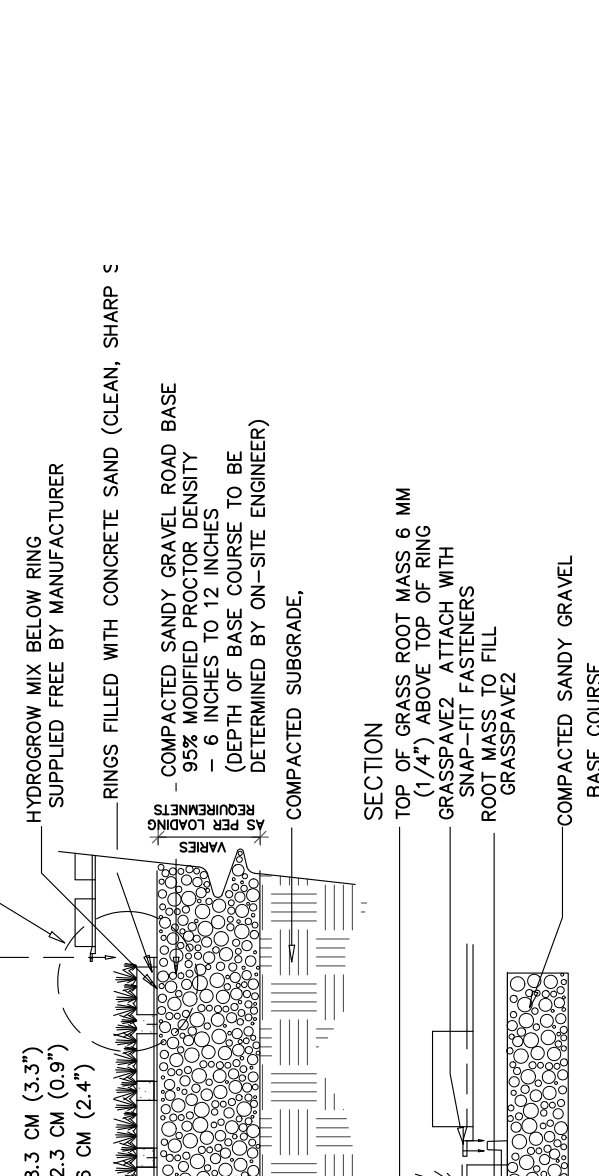
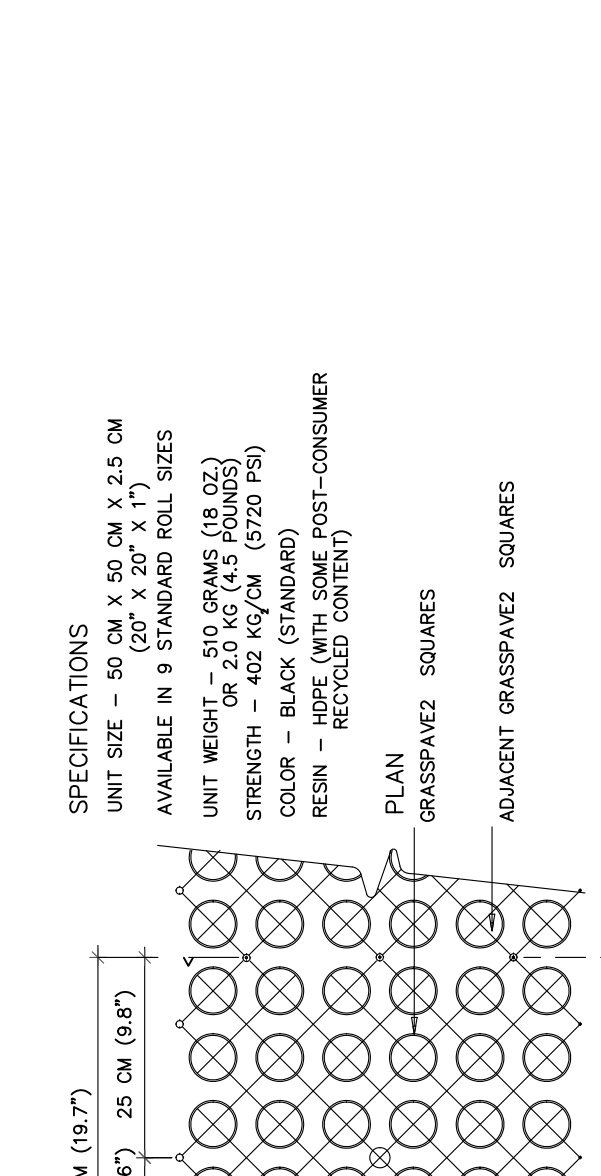
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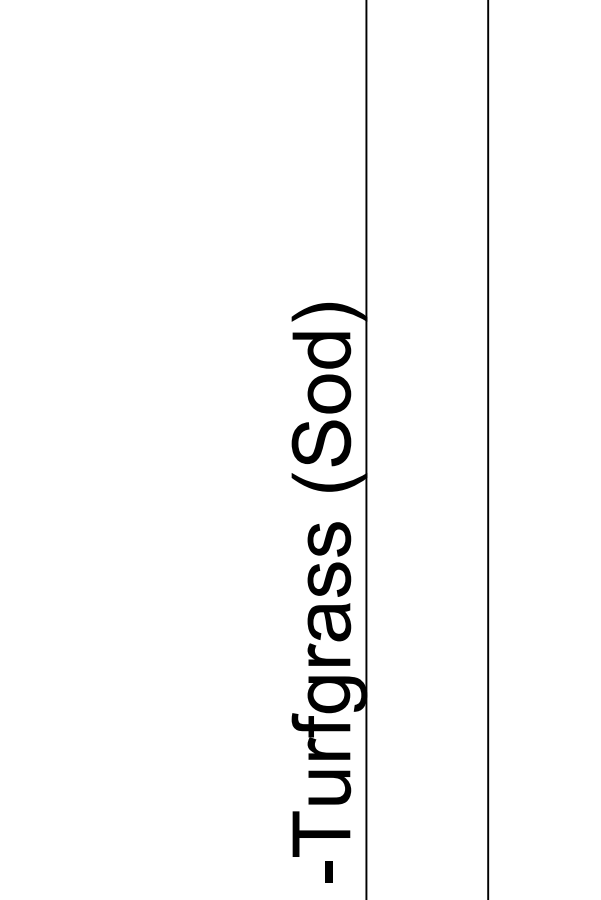
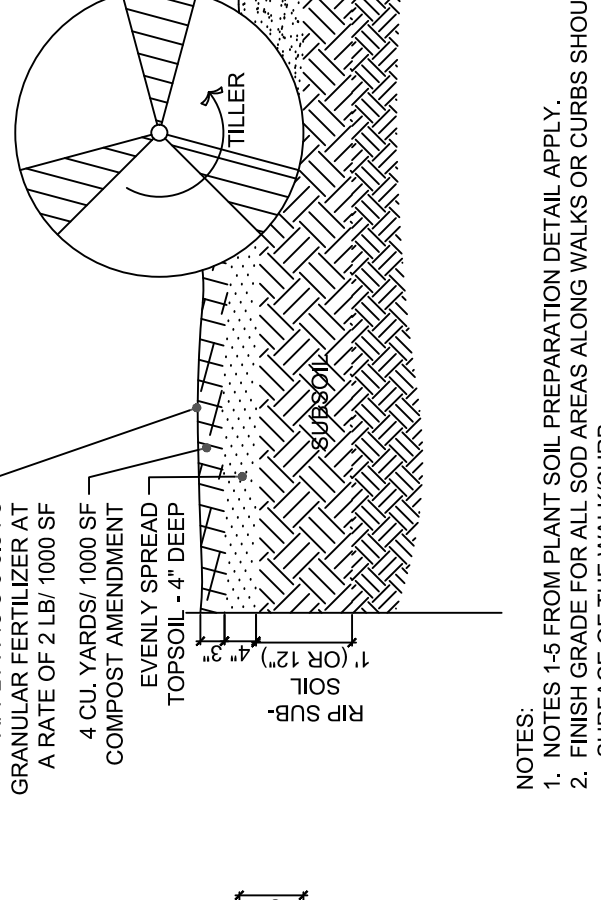
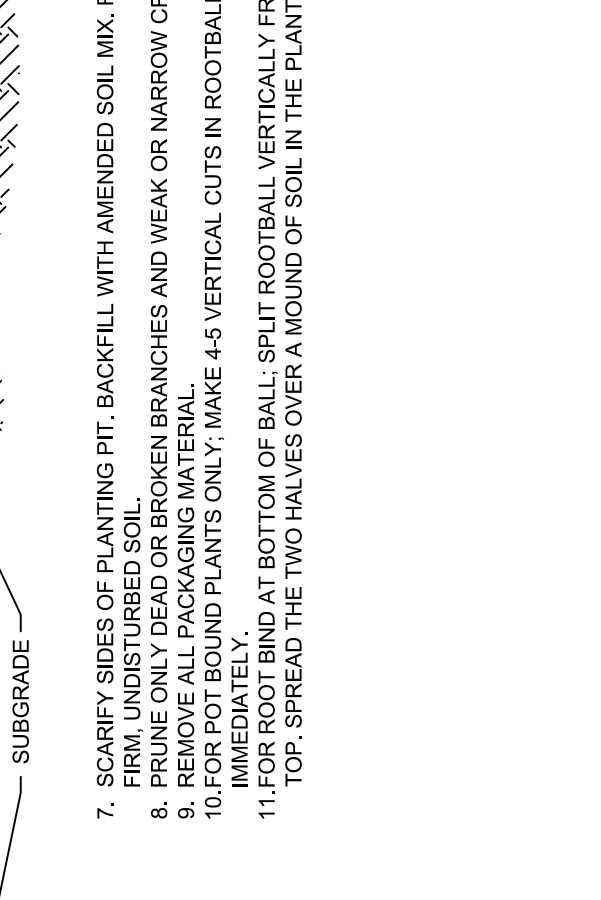
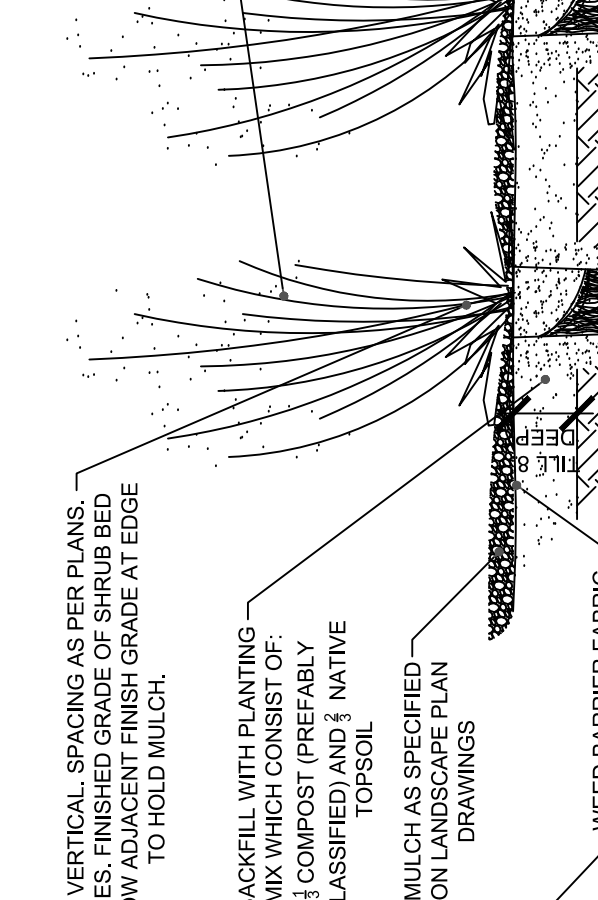
LANDSCAPE  
DETAILS

### LANDSCAPE NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE CITY FORESTER OF THE PLANTING SCHEDULE. CONTRACTOR SHALL PROVIDE A LIST OF PLANTS TO BE PLANTED AND THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY FORESTER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
4. MITIGATION OF EXISTING TREES MAY OCCUR WITHIN THE FLOODPLAIN OF THE SITE FOR SAFETY REASONS. TO ENSURE THE SAFETY OF THE USERS OF THE AREA, WEAK-WOODED TREES SHALL BE REMOVED PRIOR TO PLANTING. CONTRACTOR SHALL NOTIFY THE CITY FORESTER OF THE REMOVAL OF EXISTING TREES PRIOR TO PLANTING. CONTRACTOR SHALL NOT DISTURB THE EXISTING SITE CONDITIONS, INCLUDING PAVING, LIGHTING, IRRIGATION OR LANDSCAPE ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON THE PLAN.
5. EXISTING TREE STUMPS ON SITE SHALL BE GRINDED AND REMOVED UNLESS OTHERWISE NOTED. WHEN EXISTING TREES ARE TO BE REMOVED FROM THE SITE, TREE STUMPS SHALL BE GRINDED AND REMOVED.
6. WEED BARRIER, EDGING, AND GROUND PLANE TREATMENT:
7. AN EVENLY PLACED LAYER OF GRAVEL MULCH, COBBLE MULCH, OR BREEZE SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE THE SPECIFIED MULCH. MINIMUM MULCH DEPTH SHALL BE 2 INCHES. MULCH SHALL BE PLACED TO THE BASE AND SIDES OF THE PLANTING BEDS TO A DEPTH OF 2 INCHES. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS TO ALLOW SETTLEMENT. ALL WIRE BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUGER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL BE THOROUGHLY WATERED AGAIN.
8. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS. MULCH SHALL BE PLACED TO THE BASE AND SIDES OF THE PLANTING BEDS TO A DEPTH OF 2 INCHES. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS TO ALLOW SETTLEMENT. ALL WIRE BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUGER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL BE THOROUGHLY WATERED AGAIN.
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12. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE.
13. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
14. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



### Deciduous Tree Details:



1. REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH ANTI-DESICCANT.
2. PLACE ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.
3. SET TREE VERTICAL. STAKE TREES WITH TWO POSTS ON THE LEeward AND WINDWARD SIDES. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. STAKE BRANCHES TO BE REMOVED WITH TWO POSTS ON THE LEeward AND WINDWARD SIDES. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM OF 6" SPACING.
4. PLACE 3-4" DEPTH OF SPECIFIED ORGANIC MULCH. PROVIDE AN 8" DIAMETER WOOD MULCH BAR AT THE BASE OF THE TRUNK. MULCH SHALL BE PLACED TO THE BASE AND SIDES OF THE PLANTING BEDS TO A DEPTH OF 2 INCHES. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS TO ALLOW SETTLEMENT. ALL WIRE BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUGER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL BE THOROUGHLY WATERED AGAIN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH 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. BRANCHES TO BE REMOVED SHALL BE CUT AT AN ANGLE OF 45 DEGREES TO THE EDGE OF THE CROWN.
7. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD. USUALLY TWO GROWING SEASONS.
8. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
10. AMENDED BACKFILL SHALL BE { COMPOST (PREFERABLY CLASSIFIED) AND } NATIVE TOPSOIL. AMENDED BACKFILL SHALL BE AT LEAST ONE GROWING SEASON.
11. WRAP TRUNK ON EXPOSED SOIL. DO NOT PLACE FABRIC UNDER MULCH. NO RM FOR TREES LOCATED IN WOODY AREAS.
12. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE.
13. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
14. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

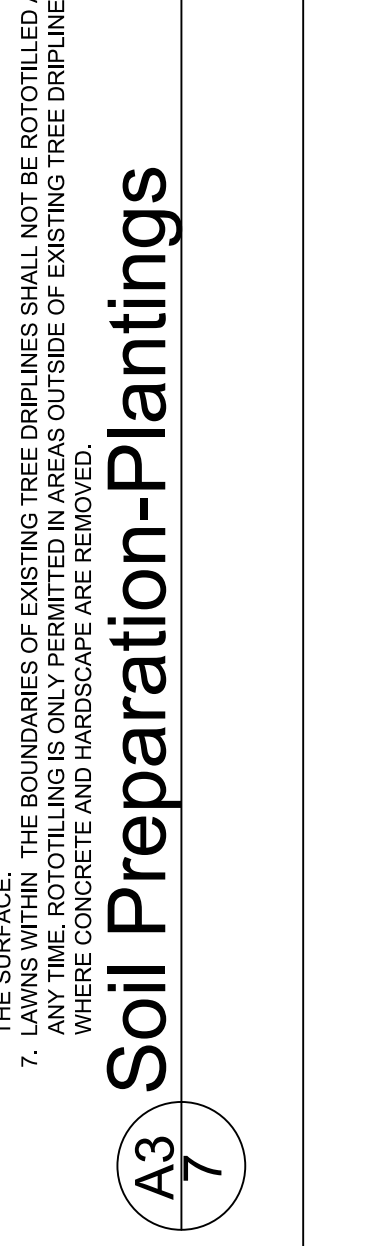
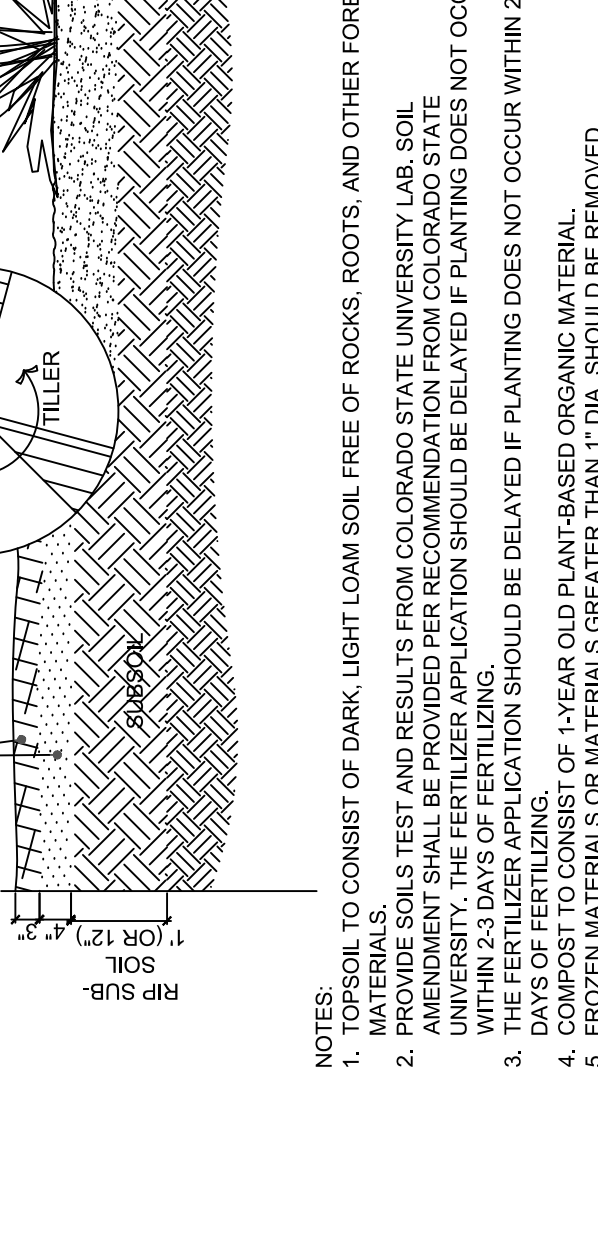
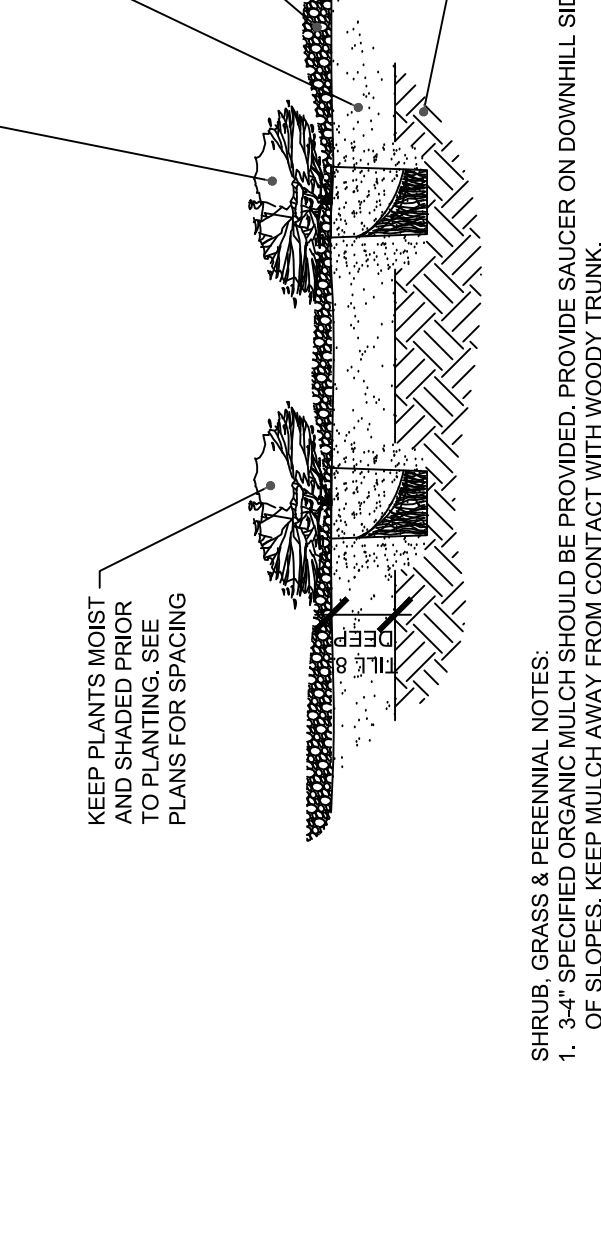


Figure 1 - Preliminary Plat