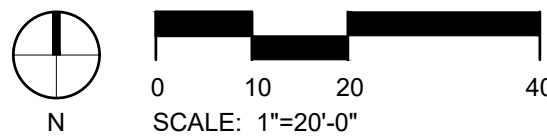


TREE MITIGATION PLAN



LEGEND

SYMBOL	DESCRIPTION
	EXISTING EVERGREEN TREE TO BE PRESERVED
	EXISTING EVERGREEN TREE TO BE REMOVED

TREE MITIGATION CHART

TREE #	SPECIES	DBH	MITIGATION INCHES	MITIGATION VALUE	PAYMENT AMOUNT
12	AUSTRIAN PINE	12	6.0	\$1,350.00	\$1,350.00
13	AUSTRIAN PINE	10	5.0	\$ 972.00	\$ 972.00
14	AUSTRIAN PINE	11	5.5	\$1,152.00	\$1,152.00
15	AUSTRIAN PINE	9	4.5	\$ 809.00	\$ 809.00
16	AUSTRIAN PINE	12	6.0	\$1,350.00	\$1,350.00
17	AUSTRIAN PINE	10	5.0	\$ 972.00	\$ 972.00
TOTAL			32.0	\$6,605.00	\$6,605.00

MITIGATION INCHES AND VALUE WERE TAKE FROM APPROVED TPP

NOTE: MITIGATION VALUES BASED ON INTERNATIONAL SOCIETY OF ARBORICULTURE'S GUIDE TO PLANT APPRAISAL. SPECIES, DIAMETER, CONDITION, AND LOCATION FACTORS WERE INCLUDED IN THE ASSESSMENT.

REV/DATE/COMMENTS



ARCHITECT OF RECORD

DATE: 01.22.21  
SCALE: AS SHOWN  
DRAWN BY: CM  
CHECKED BY: CM



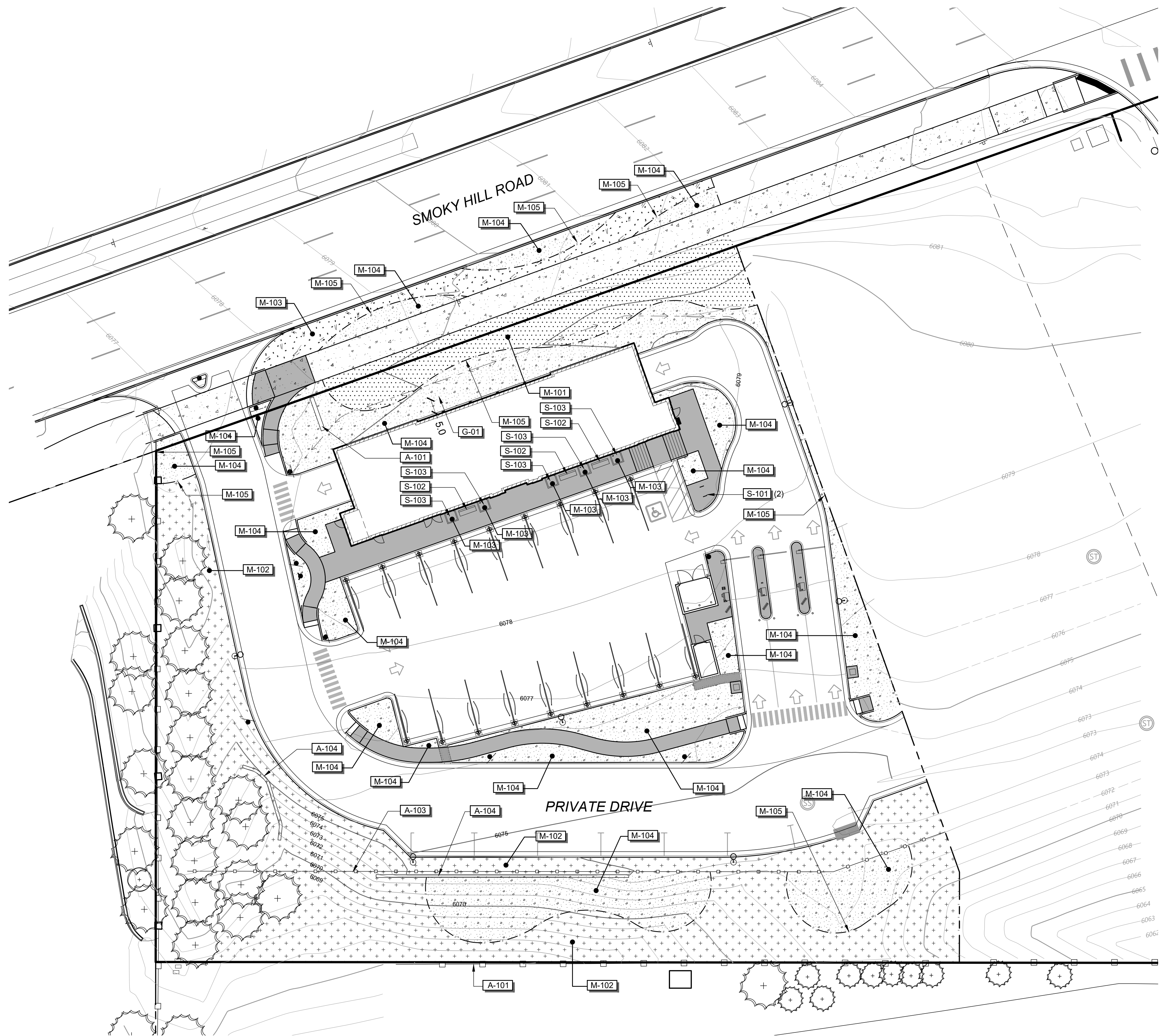
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SHEET

L1-0

TREE MITIGATION PLAN





MATERIALS PLAN

REFERENCE NOTES SCHEDULE

SYMBOL	AMENITIES DESCRIPTION	DETAIL
A-101	MONUMENT SIGN (RE ARCH)	
A-103	SOLID COMPOSITE FENCE (RE ARCH)	
A-104	RETAINING WALL (RE CIVIL)	
SYMBOL	GENERAL DESCRIPTION	DETAIL
G-01	FOUNDATION NO-IRRIGATION ZONE	7/L3-0
SYMBOL	MATERIALS DESCRIPTION	DETAIL
M-101	SOD	
M-102	NATIVE SEED	
M-103	ORGANIC MULCH	
M-104	ROCK MULCH	
M-105	LANDSCAPE EDGING	6/L3-0
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
S-101	BIKE RACK (RE ARCH)	
S-102	BENCH (RE ARCH)	
S-103	LANDSCAPE PLANTER (RE ARCH)	8/L3-0

NOTE:  
SEE MATERIAL NOTES ON SHEET L4-0 FOR MATERIAL  
SELECTION & SPECIFICATIONS.

REV/DATE/COMMENTS

TCK  
DESIGN • PLANNING  
LANDSCAPE  
ARCHITECTURE

ARCHITECT OF RECORD

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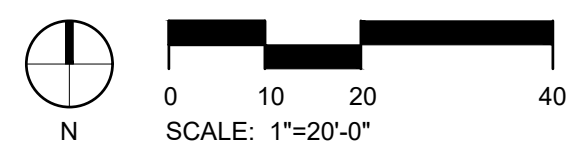
L2-0

MATERIALS PLAN



**23060 East Smoky Hill Road  
Aurora, Colorado**

LANDSCAPE PLAN

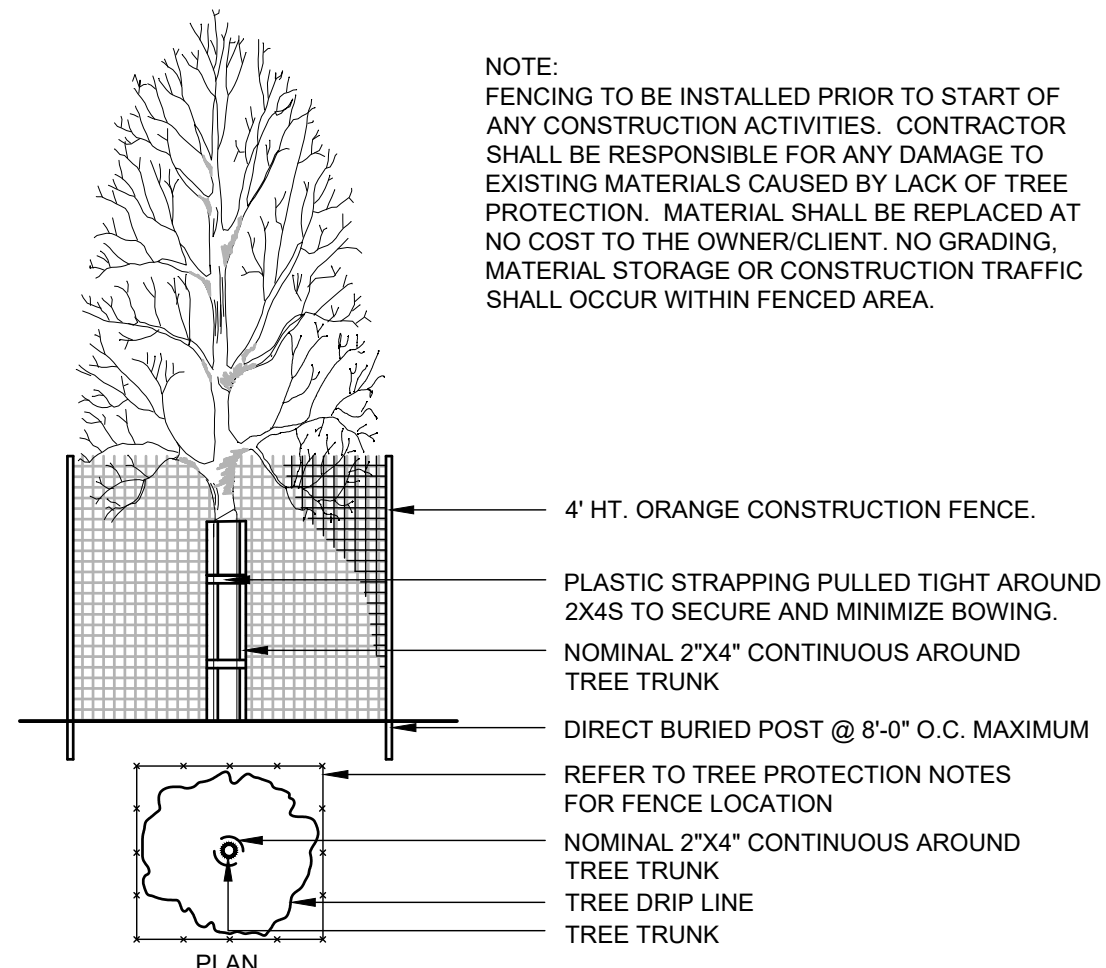




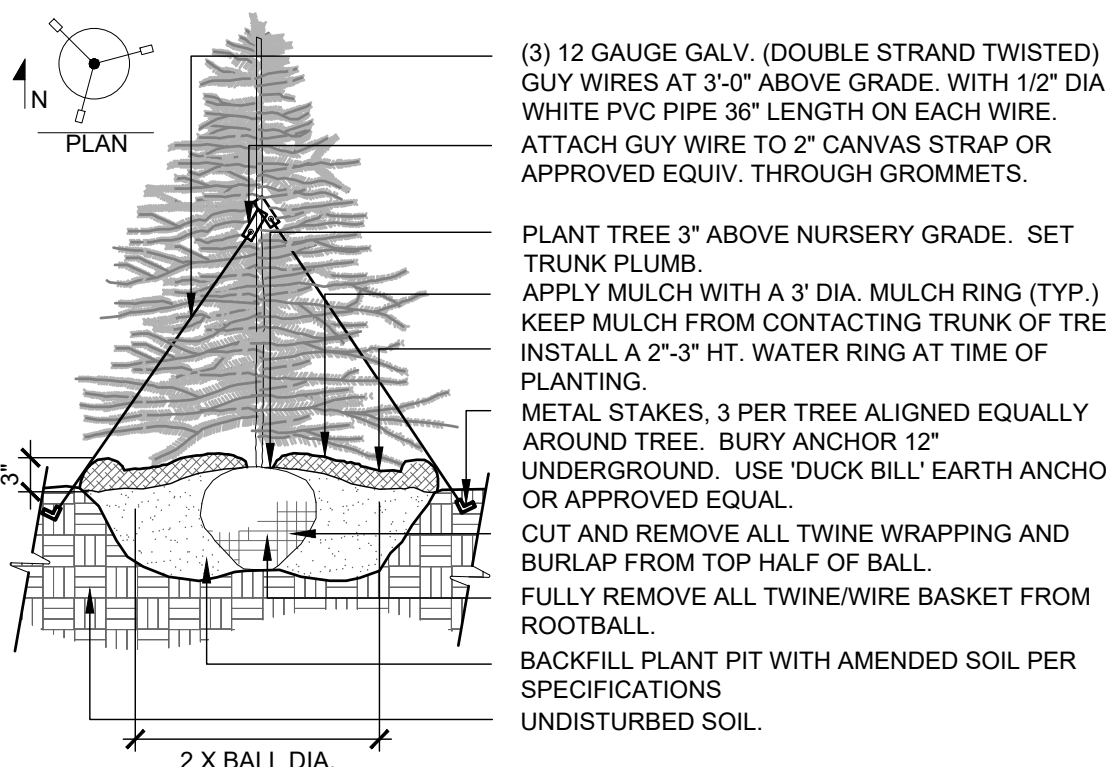
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ACMI	5	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	B & B	2.5" CAL	
APEQ	5	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL	
PYCA	1	PYRUS CALLERYANA	CHANTICLEER PEAR	B & B	2.5" CAL	
ULAC	1	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2.5" CAL	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PIPB	5	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	B & B		6-8'
TRAP	3	PINUS NIGRA	TRANSPLANTED AUSTRIAN PINE	B & B		6-8'
PINI	4	PINUS NIGRA	AUSTRIAN PINE	B & B		6-8'
THAB	2	THUJA OCCIDENTALIS 'ART BOE'	NORTH POLE ARBORVITAE	10 GAL		
BROADLEAF EVERGREENS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
COTT	9	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB COTONEASTER	5 GAL		
COCB	8	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL		
EUKI	7	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN'	MANHATTAN EUONYMUS	5 GAL		
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
ARPA	7	ARCTOSTAPHYLOS X 'PANCHITO'	PANCHITO MANZANITA	5 GAL		
CADK	30	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	5 GAL		
PEAT	11	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	5 GAL		
PHDI	9	PHYSOCARPUS OPULIFOLIUS 'MONIO'	DIABLO NINEBARK	5 GAL		
PHNA	8	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5 GAL		
RIAL	10	RIBES ALPINUM	ALPINE CURRANT	5 GAL		
RIAU	10	RIBES AUREUM	GOLDEN CURRANT	5 GAL		
SPNF	31	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL		
SYOC	16	SYMPHORICARPOS OCCIDENTALIS	WESTERN SNOWBERRY	5 GAL		
SYME	5	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
JUBU	7	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL		
PIGL	6	PICEA PUNGENS 'GLOBOSA'	GLOBE SPRUCE	5 GAL		
PIMS	23	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
BOBA	5	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL		
CAKF	28	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		
FEGL	10	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL		
MISA	20	MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS ADAGIO	5 GAL		
MIGR	3	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		
PAVI	12	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	5 GAL		
PHPI	12	PHALARIS ARUNDINACEA 'PICTA'	RIBBON GRASS	5 GAL		
SCMI	24	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN LITTLE BLUESTEM	5 GAL		
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
LAAN	10	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	1 GAL		
RUGO	13	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	1 GAL		

NOTES:  
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

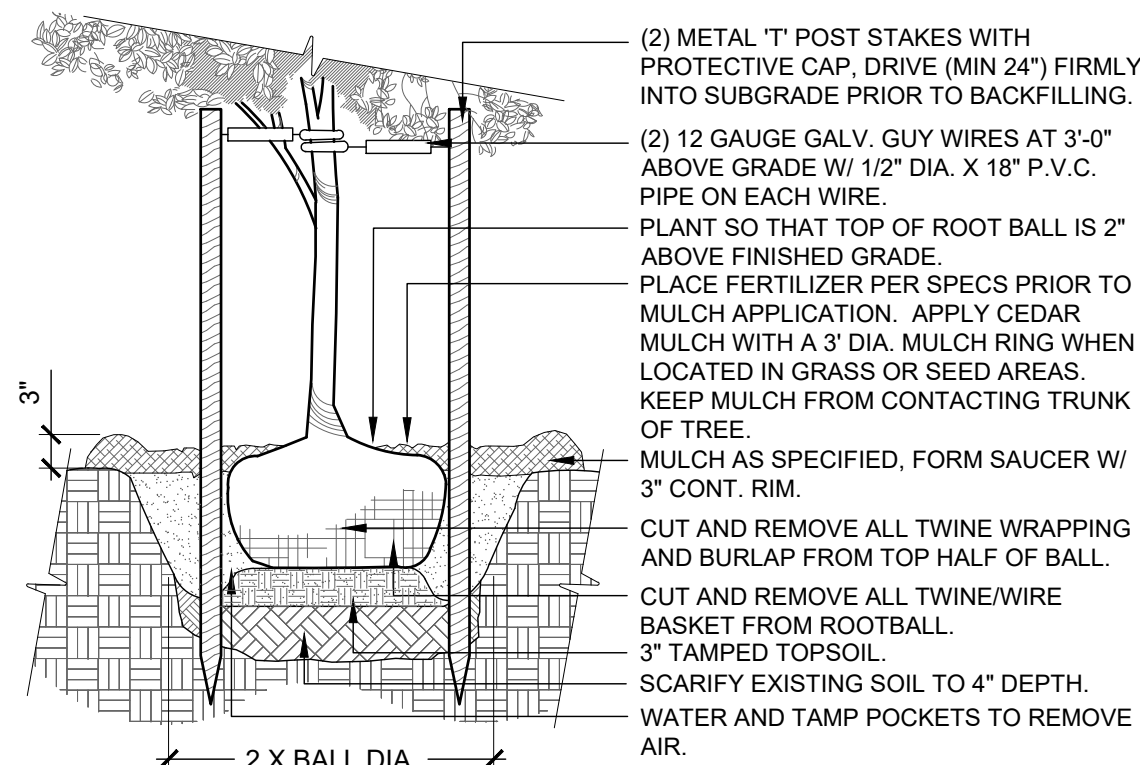


1 TREE PROTECTION  
3/8" = 1'-0" 329343.90-10



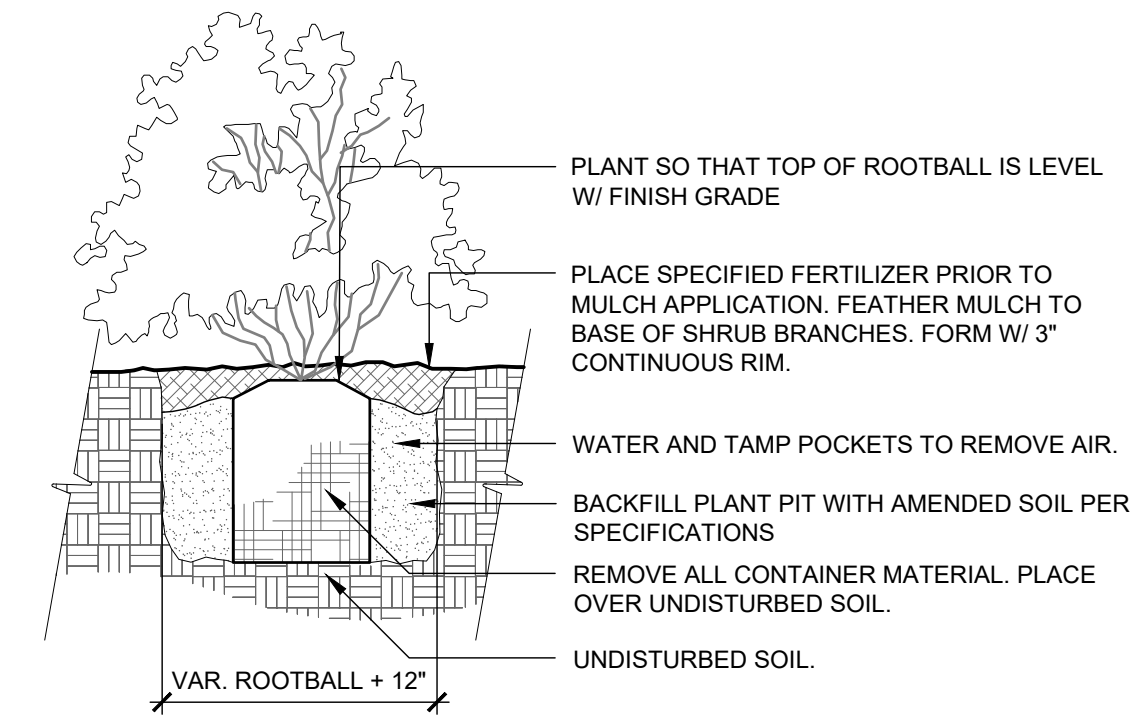
NOTES:  
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.  
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.  
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.  
4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

3 EVERGREEN TREE PLANTING  
3/8" = 1'-0" 329300-03



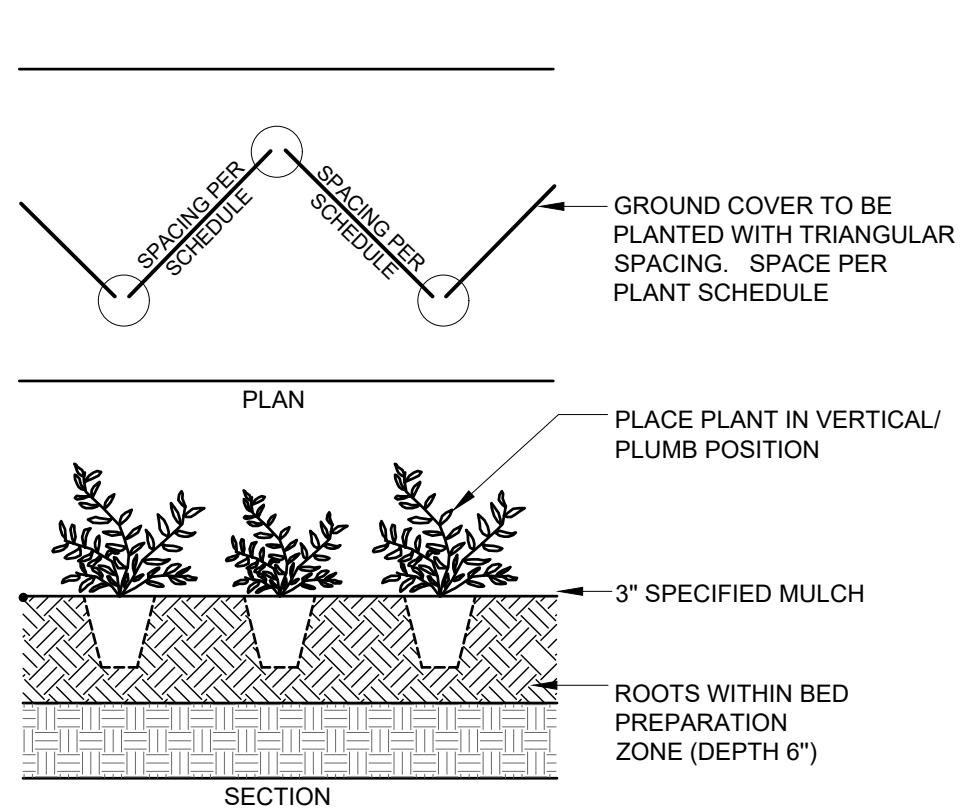
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2 DECIDUOUS TREE  
1/2" = 1'-0" 329300-02

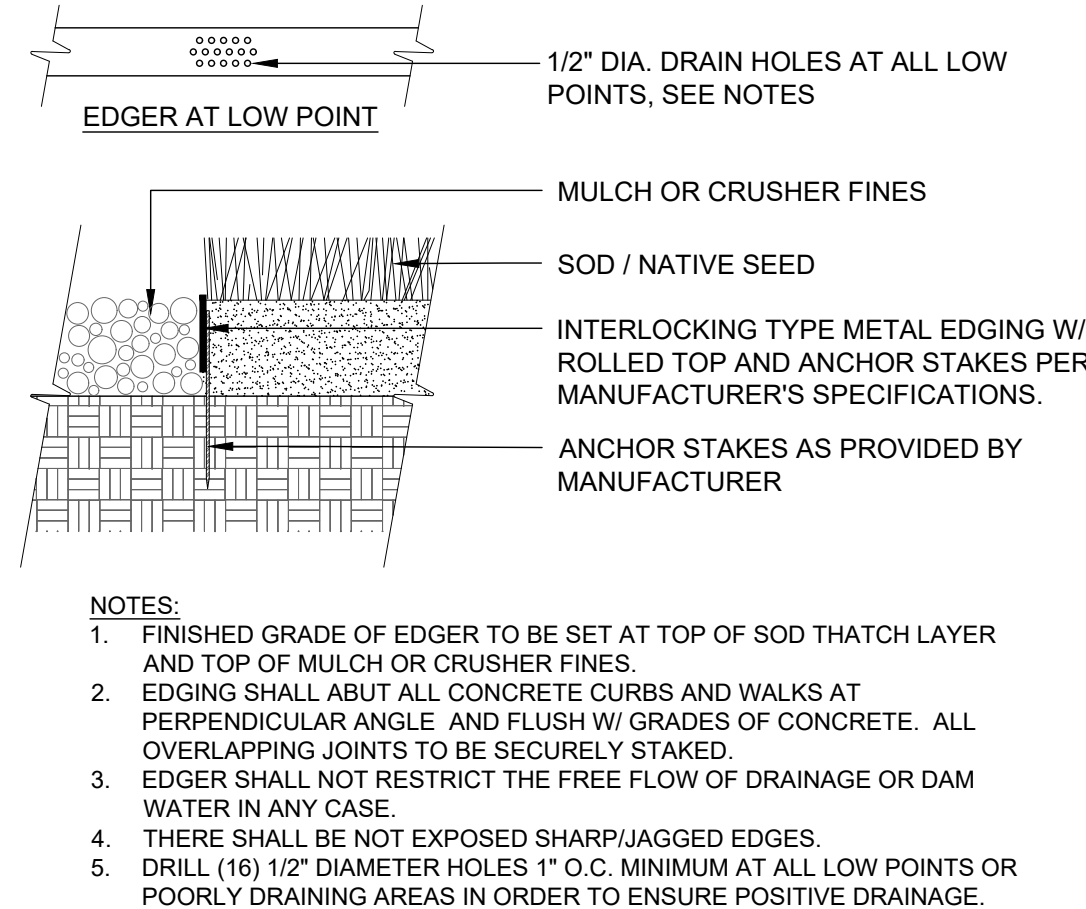


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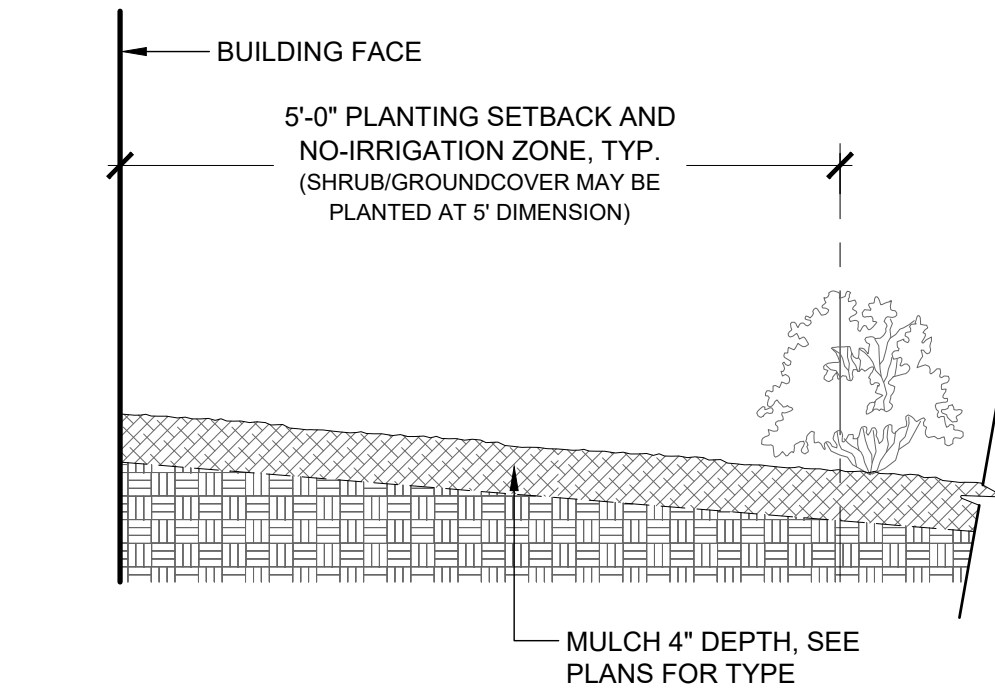
4 SHRUB / ORNAMENTAL GRASS PLANTING  
1 1/2" = 1'-0" 329333.13-06



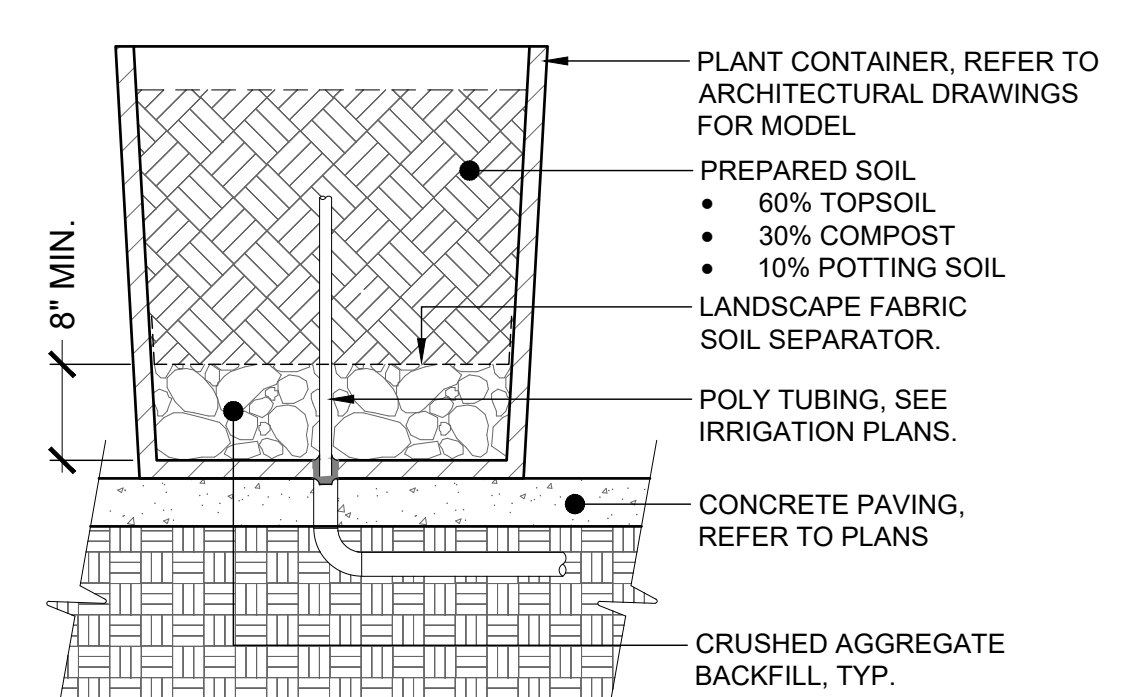
5 PERENNIAL / GROUND COVER PLANTING (TYP.)  
1/4" = 1'-0" 329333.93-01



6 LANDSCAPE EDGING  
3/4" = 1'-0" 329413.23-98



7 FOUNDATION NO-IRRIGATION ZONE  
3/4" = 1'-0" 329413.23-23



NOTES: PROVIDE 2" PVC SLEEVE FOR ACCESS TO IRRIGATION, COMPLETELY CONCEAL BENEATH PLANTER BASE. SEAL ANY GAP IN OPENING WITH WATERPROOF SEALANT, TYP. RETURN LANDSCAPE FABRIC MIN. 4" UP INSIDE WALL OF PLANTER AND ATTACHED WITH ADHESIVE

8 LANDSCAPE PLANTER  
3/4" = 1'-0" 3293-02



AURORA STANDARD LANDSCAPE NOTES

1. INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. SOIL TO BE AMENDED AT A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER 1,000 S.F. OF AREA TO OBTAIN A LAWN PERMIT.
2. LIGHTS TO BE CONSISTENT WITH THE ARCHITECTURE AND IN ACCORDANCE WITH CITY OF AURORA CITY CODE. LIGHTS TO BE PLACED IN LOCATIONS AS SHOWN ON THE PHOTOMETRIC PLANS. REFER TO PHOTOMETRIC SHEETS FOR LIGHTING DETAILS.
3. ALL WALKS AND PLAZA AREAS SHALL BE CONSTRUCTED WITH CONCRETE. ALL VEHICULAR DRIVES AND PARKING AREAS SHALL BE CONSTRUCTED WITH ASPHALT.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH OF MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNEES, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASSES THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429 AND/OR SECTION 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. PRIOR TO EXCAVATION, UNDERGROUND UTILITIES MUST BE FIELD VERIFIED. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. ALL LANDSCAPING AND IRRIGATION CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION SCHEDULE WITH THE DEVELOPER AND/OR GENERAL CONTRACTOR TO AVOID CONFLICTS AND DELAYS IN CONSTRUCTION. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
4. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
5. CONTRACTOR IS RESPONSIBLE TO CONFIRM USE OF THE MOST CURRENT DESIGN DRAWINGS PRIOR TO BEGINNING WORK. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.
7. IF CONDITIONS DO NOT ALLOW STRICT CONFORMANCE TO THE NOTES AND DETAILS, THE CONTRACTOR SHALL REQUEST APPROVAL FROM THE OWNER/OWNERS REPRESENTATIVE & CITY OF AURORA BEFORE PERFORMING WORK IN AN ALTERNATIVE MANNER. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE CITY OF AURORA PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LONGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/OWNERS REPRESENTATIVE AND CITY OF AURORA FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE OWNERS/TOWN'S ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE OWNER/OWNERS REPRESENTATIVE AND THE CITY OF AURORA.

SURVEY & BASE INFORMATION

1. ALL SURVEY AND BASE INFORMATION HAS BEEN PROVIDED BY PROOF CIVIL CONSULTING ENGINEERS. CONTRACTOR SHALL COORDINATE ALL BACKGROUND INFORMATION WITH OTHER CONSULTANTS PRIOR TO START OF WORK.

PERMITS & INSPECTIONS

1. CONTRACTOR SHALL OBTAIN APPLICABLE LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE WORK PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER/OWNERS REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO START UP OR RESTART OF ANY WORK.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER/OWNERS REPRESENTATIVE, AND/OR MUNICIPAL INSPECTOR AT LEAST 48 HOURS PRIOR TO THE DESIRED INSPECTION.

SITE CONDITIONS

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE WORK SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE LANDSCAPE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER DISCIPLINES AND PROVIDE ADDITIONAL SIGNS, BARRICADES, FLAGPERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY FOR THE DURATION OF LANDSCAPE CONSTRUCTION.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS PRIOR TO BIDDING, ORDERING OR FABRICATION OF ANY MATERIAL, AND PRIOR TO UNDERTAKING ANY PORTION OF THE WORK. REPORT ANY DISCREPANCIES TO THE OWNER. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
4. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

PROTECTION

1. AT ALL TIMES THE CONTRACTOR SHALL TAKE PRECAUTIONS FOR PROTECTION OF EXISTING PUBLIC AND PRIVATE INSTALLATIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. ANY DAMAGED INSTALLATIONS, PUBLIC OR PRIVATE, SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES WITHIN THE LIMITS OF WORK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL NOT STOCKPILE ANY MATERIAL, STORE EQUIPMENT, OR PARK VEHICLES WITHIN TREE PROTECTION AREAS.
3. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO BEGINNING ANY WORK AND ACCEPTED BY OWNER/OWNERS REPRESENTATIVE.
4. ANY TREE TO REMAIN DAMAGED BY CONSTRUCTION WORK SHALL BE REPORTED IMMEDIATELY TO THE OWNER/OWNERS REPRESENTATIVE FOR INSPECTION.
5. CONTRACTOR SHALL WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING THE DURATION OF CONSTRUCTION OPERATIONS.

UTILITIES

1. UNDERGROUND UTILITIES MUST BE FIELD VERIFIED. LOCATION OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND NOT NECESSARILY COMPLETE. OWNER AND CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE LOCATIONS AND ACCURACY OF UTILITIES SHOWN. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (800) 922-1987 FOR UTILITY LOCATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UTILITY LOCATIONS PRIOR TO THE START OF WORK. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONDITIONS THAT VARY FROM PLANS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND REPAIR OF UTILITIES IF DAMAGED. REPAIR SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. ALL WORK IN UTILITY EASEMENTS SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THE GOVERNING AGENCY.

CONTRACTOR STAGING AND ACCESS

1. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF WORK. THE CONTRACTOR, AT THEIR OWN EXPENSE, SHALL RESTORE ANY DISTURBANCE BEYOND THESE LIMITS TO ORIGINAL CONDITION.

AS-BUILTS

1. CONTRACTOR SHALL KEEP CURRENT A SET OF CONSTRUCTION RECORD DRAWINGS ('AS-BUILTS') ON SITE AT ALL TIMES. LABEL EACH DOCUMENT "RECORD DOCUMENT". MARK ALL INFORMATION WITH CONTRASTING COLOR USING INK. KEEP EACH RECORD CURRENT. DO NOT PERMANENTLY CONCEAL ANY WORK UNTIL REQUIRED INFORMATION IS RECORDED. MAINTAIN RECORD DOCUMENTS IN A CLEAN, DRY, LEGIBLE CONDITION, APART FROM DOCUMENTS USED FOR CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING "AS-BUILT" DRAWINGS OF THE INSTALLED LANDSCAPE AND IRRIGATION TO THE OWNER.

PLANTING SPECIFICATIONS:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS UNLESS OTHERWISE SPECIFIED.
2. ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
3. PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT LEAST 2 WEEKS PRIOR TO PROCUREMENT AND DELIVERY TO THE JOB SITE.
4. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL AT THE JOB SITE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHEN DELIVERED PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE LANDSCAPE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED AND FOUND TO BE ACCEPTABLE.
5. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. IF SPECIFIED PLANT MATERIALS ARE NOT AVAILABLE, IDENTIFY THE EXTENT AND QUANTITY IN WRITING TOGETHER WITH A RECOMMENDED SUBSTITUTION THAT MEETS OR EXCEEDS THE INITIAL REQUIREMENT.
6. CONTRACTOR SHALL COORDINATE FINAL TREE LOCATIONS WITH ALL OTHER DISCIPLINES.
7. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND STAKE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING STAKE LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY OWNER PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN STAKE LOCATIONS AS DIRECTED BY OWNER.
9. ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS AND REPLACING ANY DAMAGED PLANT MATERIAL. WITH PLANTS OF EQUAL KIND, SIZE AND CONDITION AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE WARRANTY PERIOD AND DISPOSE OFFSITE.
11. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES.
12. ALL TREES SHALL HAVE TREE WRAP INSTALLED AND PROVIDED PER TYPICAL NURSERY STANDARDS FOR THE FIRST WINTER SEASON.
13. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND DELIVERY AS FOLLOWS:
  - A. ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
  - B. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
14. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL IMPROVEMENTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INITIAL ACCEPTANCE BY OWNER.
15. LANDSCAPE CONTRACTOR SHALL GUARANTEE SOD AND IRRIGATED PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF INITIAL ACCEPTANCE BY OWNER.
16. LANDSCAPE CONTRACTOR SHALL GUARANTEE IRRIGATED SEEDED AREAS FOR PERIOD OF TWO (2) YEARS TO ESTABLISH REQUIRED FULL STAND OF "WEED-FREE" GRASS FROM THE TIME OF INITIAL ACCEPTANCE BY OWNER.
17. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANTER MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED PLAN SET.
18. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS AT THE END OF THE ONE YEAR GUARANTEE PERIOD.

SOIL SPECIFICATIONS:

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT LANDSCAPE ARCHITECT'S DISCRETION.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
4. TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES, PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE NOT ACCEPTABLE. SUBMIT DATED RECENT MATERIAL ANALYSIS TO LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
6. SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
7. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

MULCH:

1. **MULCH SETTING AND DEPTH:** ALL PLANTING BEDS SHALL HAVE MULCH INSTALLED IN ACCORDANCE WITH PLAN DRAWINGS, DETAILS AND SPECIFICATIONS AS NOTED BELOW.
  - A. TREES AND SHRUBS IN PLANTING BEDS - 4 INCH DEPTH OF SPECIFIED MULCH OVER GEOTEXTILE FABRIC. MULCH A MINIMUM OF 3 INCHES CLEAR FROM BASE OF PLANTS.
  - B. TREES IN LAWN AREAS - 3 FOOT DIAMETER MULCH RING WITH 3 INCH DEPTH OF CEDAR FIBER MULCH. DEPTH TO BE MEASURED AFTER SETTLEMENT AND COMPACTING, UNLESS OTHERWISE NOTED ON DRAWINGS AND/OR DETAILS. KEEP MULCH A MINIMUM OF 3 INCHES FROM BASE OF PLANTS. NO GEOTEXTILE SHALL BE USED FOR TREES IN LAWN.
2. **ROCK MULCH:** A MINIMUM 4" DEPTH OF 1-1/2" WASHED RIVER GRAVEL TO MATCH EXISTING DEVELOPMENT OR APPROVED EQUAL. ROCK MULCH WITH GEOTEXTILE FABRIC AS A WEED BARRIER.
3. **ORGANIC MULCH:** CASCADE TWICE SHREDDED CEDAR, NON-DYED OR APPROVED EQUAL A MINIMUM OF 4 INCH DEPTH OVER GEOTEXTILE FABRIC. ALL ORGANIC MULCH AREAS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO MAT DOWN MULCH.
4. **GEOTEXTILE FABRIC (FILTER FABRIC):** UNDERLAYMENT FABRIC SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED SUBSTITUTE (SUBMIT SAMPLE).
5. SAMPLES OF ALL MULCH TYPES SHALL BE SUBMITTED TO THE OWNER/OWNERS REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. THE OWNER RESERVES THE RIGHT TO MODIFY THE COLOR SELECTION AND/OR SIZE OF THE MULCH DURING THE SUBMITTAL PROCESS.

EDGING:

1. **EDGING:** 3/16" X 5 1/2" GREEN PAINTED "RYERSON TYPE" METAL EDGING WITH MILLED EDGE AND ANCHOR STAKES PER MANUFACTURER'S RECOMMENDATIONS OR APPROVED EQUAL.
2. EDGING THAT INTERSECTS / TERMINATES AT SITE ELEMENTS SHALL MEET AT PERPENDICULAR ANGLES.
3. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING
4. EDGING THAT TERMINATES ADJACENT TO SIDEWALKS, STONE EDGING, ETC SHALL BE FLUSH OR DEPRESSED BELOW THE FINISHED GRADE OF THE ADJACENT SURFACE.

SOD:

1. ALL SOD SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME OF CUTTING ON A FIRM AND MOIST SUBGRADE. DO NOT PLANT IF SOD IS DORMANT OR THE GROUND IS FROZEN.
2. ALL SOD SHALL BE INSTALLED PARALLEL TO SLOPES TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
3. DISC OR ROTOTILL AMENDMENTS, TOPSOIL AND EXISTING SOIL TO A DEPTH OF 6".
4. GRADE AREAS TO RECEIVE SOD TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 1/2" +/- OF FINISH ELEVATION. ROLL AND RAKE. REMOVE RIDGES AND FILL DEPRESSION TO MEET FINISH GRADES.
5. ALL SOD SHALL BE 2ND GENERATION TEXAS HYBRID BLUE GRASS "DURABLE" OR "THERMAL BLUE" SOD THAT IS LOCALLY GROWN. FOR SUBSTITUTION APPROVAL CONTACT THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

TREE PROTECTION NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED PER THE TREE PROTECTION DETAIL ON SHEET L3-0. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. THE TREE PROTECTION ZONE (TPZ) SHALL BE EQUAL TO DRIPLINE OR EIGHTEEN INCHES (18") RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5' ABOVE SOIL LINE), WHICHEVER IS GREATER.
3. CONTACT LANDSCAPE ARCHITECT IF POTENTIAL FOR DAMAGE TO LOWER TREE CANOPY EXISTS AND/OR IF PRUNING IS NEEDED FOR ANY CLEARANCE ISSUES PRIOR TO PERFORMING WORK.
4. NO ENTRANCE AND/OR ACCESS TO THE TREE PROTECTION ZONE, INCLUDING CONSTRUCTION ACTIVITIES, IS PERMITTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ACTIVITY.
5. WHILE TREE PROTECTION FENCING IS IN PLACE, TREES SHALL BE DEEP-ROOT WATERED AT AN INTERVAL OF ONCE PER WEEK WHEN TEMPERATURES ARE AT OR ABOVE 40-DEGREES F. TREES SHALL BE WATERED AT THE RATE OF 20 GALLONS PER INCH CALIPER. LANDSCAPE ARCHITECT MAY AS FOR DOCUMENTED PROOF OF WATERING.
6. TREE LAWN WITHIN BOUNDARY OF TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILING IS ONLY PERMITTED IN AREAS OUTSIDE EX. TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.
7. INSTALLATION OF ANY IRRIGATION UNDER DRIPLINES OF EXISTING TREES MUST BE PERFORMED BY DIRECTIONAL BORE. TRENCHING OF IRRIGATION LINES WITHIN TREE PROTECTION ZONES IS STRICTLY PROHIBITED.
8. NO CONSTRUCTION ACCESS, ACTIVITY, OR STORAGE OF MATERIALS/DEBRIS/EQUIPMENT IS PERMITTED WITHIN TREE PROTECTION ZONES, INCLUDING GRADING, INSTALLATION OF UNDERGROUND UTILITIES, INSTALLATION OF SITE IMPROVEMENTS, AND/OR GRUBBING/LANDSCAPING. ALL CONSTRUCTION ACTIVITY MUST OCCUR OUTSIDE TREE PROTECTION ZONES (I.E DRIPLINES OF TREES).

NATIVE SEED NOTES

I. SEEDBED PREPARATION

1. THE SEEDBED SHALL BE MOSTLY FREE OF WEEDS.
2. PREPARING THE SEEDBED SHOULD BE TIMED WITH APPROPRIATE PLANTING DATES TO CONSERVE SOIL MOISTURE AND PREVENT WIND AND WATER EROSION.
3. SEEDING OF NATURAL AREAS WITH AN IRRIGATION SYSTEM CAN OCCUR ANY TIME DURING THE GROWING SEASON. SEEDING OF NATURAL AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
4. OBTAIN REPRESENTATIVE SOIL SAMPLES BASED ON THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) GUIDELINES FOR ANALYSIS OF SOIL TYPE AND AMOUNTS OF ORGANIC MATTER AND NUTRIENTS IN PRE-AMENDED SOIL. INCORPORATE ONE OF THE FOLLOWING AMENDMENT TREATMENTS (TYPICAL RATES ARE SHOWN AND SHALL BE ADJUSTED BASED ON RESULTS OF SOIL SAMPLES):
  - A) 60 LBS/AC OF MYCORRHIZAL INNOCULUM AM 120 OR EQUAL AND BIOSOL 'FORTE' AT 1300 LBS/AC. (AVAILABLE AT PAWNEE BUTTES SEED COMPANY, GREELEY)
  - B) LESCO 15-3-7 WITH 50% BIOSOLID AT A RATE OF 348 LBS./AC. (AVAILABLE AT JOHN DEERE LANDSCAPES, BROOMFIELD)
  - C) IF AREA IS TO BE OVERSEED BY DRILLING INTO AN EXISTING NATIVE GRASS STAND, THEN APPLY ONLY BIOSOL 'FORTE'. CHECK PRODUCT SPECIFICATIONS FOR THE CORRECT TOPDRESSING RATE.
5. PREPARE THE SEEDBED TO BE FLUFFY BUT FIRM AND FREE OF DEBRIS INCLUDING OLD WEED MATTER AND ROCKS. SOIL CLOUDS SHOULD BE LESS THAN 1" IN DIAMETER AND WHEN WALKING ACROSS THE BED, A SHOE IMPRINT IN THE SOIL SHOULD NOT BE DEEPER THAN 1".
6. BEFORE PLANTING, CONTACT THE OWNER TO INSPECT AND APPROVE SEED BEDS.

II. PLANTING

1. ALL SEED SHALL BE INSTALLED AS FOLLOWS. DO NOT USE WET SEED WHICH IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE. DELIVER SEED TO JOB SITE IN THE ORIGINAL CONTAINERS AND SUBMIT CERTIFIED LABELS TO THE OWNER.
2. SEED SHALL BE UNIFORMLY SOWN OVER APPROVED, SOIL PREPARED AND GRADED GROUND BY MEANS OF THE SPECIFIED SEEDING EQUIPMENT. DRILL 50% OF THE SEED IN ONE DIRECTION, AND THE OTHER 50% AT RIGHT ANGLES TO THE FIRST DRILLING. THE DIRECTION OF THE FINAL DRILLING SHALL ALWAYS BE AT RIGHT ANGLES TO SLOPED GRADE, OR PARALLEL TO THE CONTOURS OF THE SLOPE. THE DRILL SHALL BE SET TO MAINTAIN A UNIFORM PLANTING PATTERN AND SEED PLANTING DEPTH OF 1/4 - 3/4 INCHES.
3. IF SEED AREAS ARE TOO NARROW FOR DRILL SEEDING, LESS THAN 6 FEET WIDE, OR TOO STEEP, HYDROSEEDING OR BROADCAST SEEDING AT A RATE DOUBLE TO THE DRILLING RATE IS ACCEPTABLE. IF HYDROSEEDING, APPLY SEED PLUS 10% OF THE MULCH IN THE FIRST PASS AND REMAINING 90% OF THE MULCH IN THE SECOND PASS, WITH TACKIFIER.
4. PROTECT ALL SEED AREAS THAT HAVE NOT BEEN HYDROMULCHED WITH STRAW MULCH. AFTER SEEDING HAS BEEN COMPLETED, APPLY ALL MULCH AT A RATE OF 4,000 LBS. PER ACRE. APPLY UNIFORMLY AND CRIMP BY MECHANICAL EQUIPMENT OR WITH TACKIFIER. ALL SEEDED AREAS SHALL BE MULCHED AND CRIMPED IMMEDIATELY AFTER SEEDING. ANY SEEDED AREAS NOT IMMEDIATELY MULCHED AND CRIMPED, WHICH BECOME DAMAGED BY RAIN, WIND OR OTHER DISTURBANCES, SHALL BE REGRADED AND RESEEDED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

III. WEED CONTROL

1. MOWING
  - A) MOWING IS AN INDUSTRY STANDARD USED TO MANAGE WEED CONTROL WITHOUT CHEMICALS. MOWING WEAKENS WEED GROWTH AND PROHIBITS RESEEDING, WHILE STRENGTHENING THE ROOT GROWTH OF GRASSES.
  - B) IRRIGATED AREAS SHOULD BE MOWED EVERY THREE WEEKS DURING THE GROWING SEASON. PREVIOUSLY APPROVED NON-IRRIGATED AREAS SHOULD BE MOWED EVERY 45 DAYS.
  - C) DO NOT ALLOW THE WEEDS TO GROW PAST MID-CALF, OR ABOUT 12" HIGH.
  - D) MOW TO 4" HIGH. USE A ROTARY MOWER OR BUSH HOG, NOT A SICKLE MOWER.
2. CHEMICAL TREATMENT
  - A) AFTER INITIAL ACCEPTANCE OF SEEDED AREA, OR DURING THE THIRD GROWING SEASON, APPLY A CHEMICAL WEED CONTROL MEASURE.
  - B) REPEAT CHEMICAL WEED ERADICATION MEASURES AS RECOMMENDED BY A PROFESSIONAL APPLICATOR.

IV. INITIAL ACCEPTANCE CRITERIA OF SEEDED AREA

1. IRRIGATED SEED
  - A) INITIAL ACCEPTANCE CAN OCCUR WHEN THE SEED MIX IS ESTABLISHED AS UNIFORM PLANT GROWTH WITH A MINIMUM OF 80% GRASS COVERAGE OF THE MIX OF SPECIES PLANTED.
  - B) NO BARE SPOTS EXCEED TWO (2) SQUARE FEET IN SIZE.
  - C) EROSION IS NOT EVIDENT (I.E. NO RILLS AND GULLIES) AND NOXIOUS WEEDS ARE NOT PRESENT.

DOCUMENT NOTE

1. IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OF ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES; ERRORS OR OMISSIONS, OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DOCUMENTS.

Living Water at Smoky Hill Crossing

23060 East Smoky Hill Road  
Aurora, Colorado

REV/DATE/COMMENTS



ARCHITECT OF RECORD

DATE: 01.22.21

SCALE: AS SHOWN

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LANDSCAPE NOTES