

LEGAL DESCRIPTION: PARCEL C OF PARCEL MAP NO. 83-16 IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED DECEMBER 14, 1983 IN BOOK 41, PAGE 36 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CURRENT ZONING:

ZONING FOR THIS PROPERTY IS COMMUNITY COMMERCIAL (CC). REQUIRED ZONING:

ZONING RECOMMENDED FOR THIS PROJECT IS BUSINESS PARK (BP). COMMUNITY PLAN: BULLARD

ASSESSOR'S PARCEL NUMBER:

402-440-07 ADDRESS:

160 W. NEES AVENUE, FRESNO, CA 93711 DATE OF PREPARATION: 06-22-2017

NOTES

1. NO EXISTING BUILDINGS ON PROPERTY 2. ALL EXISTING STREET LIGHTS ARE MOUNTED ON METAL POLES

EXISTING BUILDING AREA: 0 SF / 0 AC / 0% OF SITE

60,113 SF / 1.38 AC 100% OF SITE

PROPOSED BUILDING AREA: 11,878 SF / 0.27 AC / 20% OF SITE

PAVED AREA:

32,460 SF / 0.75 AC / 54% OF SITE SIDEWALKS:

1,046 SF / 0.02 AC / 2% OF SITE

13,596 SF/ 0.31 AC / 23% OF SITE

LANDSCAPING:

2 SPACES NUMBER OF LOW EMISSION VEHICLE SPACES REQUIRED: 3 SPACES

1 + 1.5/STALLS PER BAY + 1/STALL PER 250 SF RETAIL = 31

43 STANDARD SPACES

2 SPACE

2 SPACES

2 SPACES

NUMBER OF PARKING REQUIRED:

NUMBER OF HANDICAP PARKING PROVIDED:

NUMBER OF HANDICAP PARKING REQUIRED:

NUMBER OF BICYCLE PARKING SPACES PROVIDED:

NUMBER OF BICYCLE PARKING SPACES REQUIRED:

26 - 50 SPACE = 2 SPACES REQUIRED

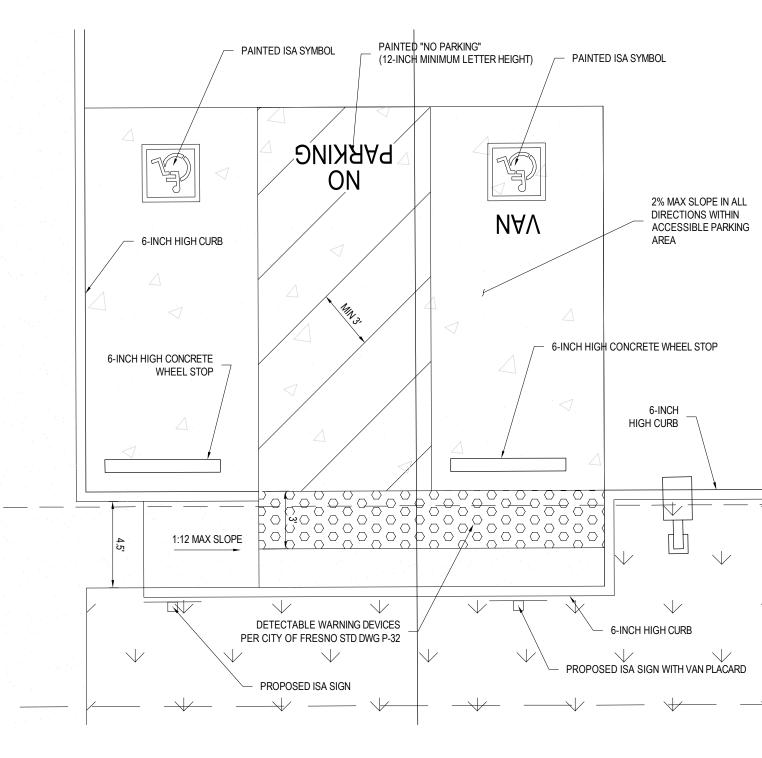
NUMBER OF LOW EMISSION VEHICLE SPACES PROVIDED: 3 SPACES

NUMBER OF SPACES DESIGNATED AS FUTURE CHARGING STATIONS REQUIRED:

2 SPACES NUMBER OF SPACES DESIGNATED AS FUTURE CHARGING STATIONS PROVIDED:

RATIO OF PARKING SPACES TO FLOOR AREA:

1 SPACE PER 276 SF OF FLOOR AREA



ACCESSIBLE PARKING STALLS SCALE: 1" = 5

EASEMENT SCHEDULE

- (A) 10' PUBLIC UTILITY EASEMENT DEDICATED ON TRACT MAP NO. 3067, RECORDED SEPTEMBER 26, 1980 (BK 37, PG 55 - 58 OF TRACT MAPS)
- (B) 10' PUBLIC PEDESTRIAN WALKWAY EASEMENT RECORDED JULY 27, 1984 (INST. NO. 1984-71778 O.R.)



SCALE: 1"=30'

JPD PROPERTIES, LLC PO BOX 27726 FRESNO, CA 93729

DEVELOPER/APPLICANT

SFP-E, LLC PO BOX 5350 BEND, OR 97701 TEL: (541) 416-5238 ATTN: MATTHEW HANNIGAN **CIVIL ENGINEER/** ENTITLEMENT CONSULTANT GALLOWAY & COMPANY, INC.

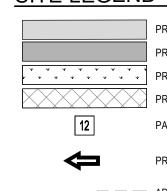
550 W. ALLUVIAL AVE, SUITE 104 FRESNO, CA 93711 TEL: (559) 721-5030 FAX: (303) 770-3636 ATTN: JOSE LEMUS, PE

ARCHITECT GALLOWAY & COMPANY, INC. 6162 S WILLOW DRIVE, SUIRE 320 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884 ATTN: KYLE MATTHEWS, AIA, NCARB

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC. 6162 S WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884 ATTN: KERRI LILJEGREN, RLA, LEED AP

SITE LEGEND

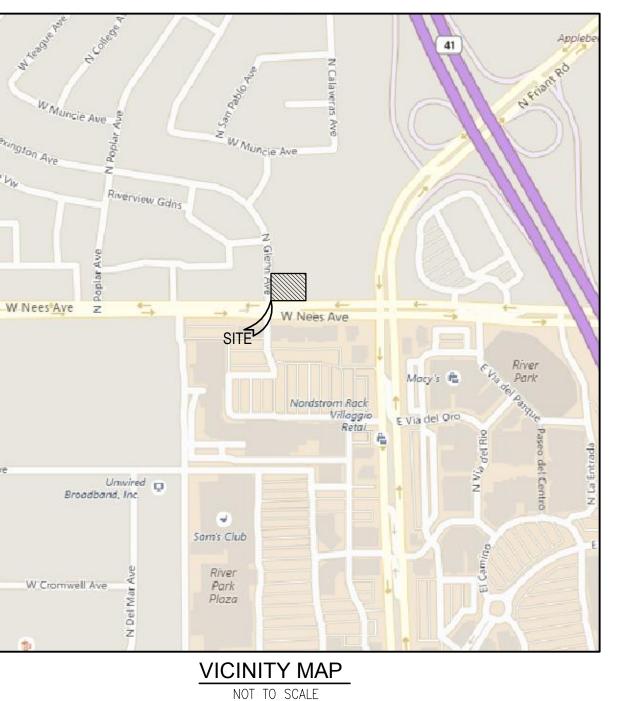


PROPOSED STANDARD DUTY ASPHALT PAVING PROPOSED HEAVY DUTY ASPHALT PAVING PROPOSED LANDSCAPE PROPOSED AREA OF EASEMENT PARKING COUNT

PROPOSED CIRCULATION ADA PATH OF TRAVEL

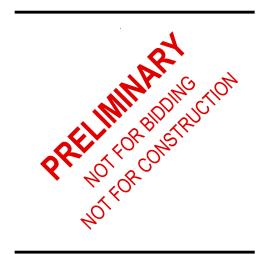
GENERAL NOTES

- 1. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF 2 SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- 3. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- 4. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- 5. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- 6. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN. THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- 7. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.



550 West Alluvial, Suite 104 Fresno, CA 93711 559.721.5030 O www.gallowayUS.com O2016. Galloway & Company, Inc. All Rights Reserved



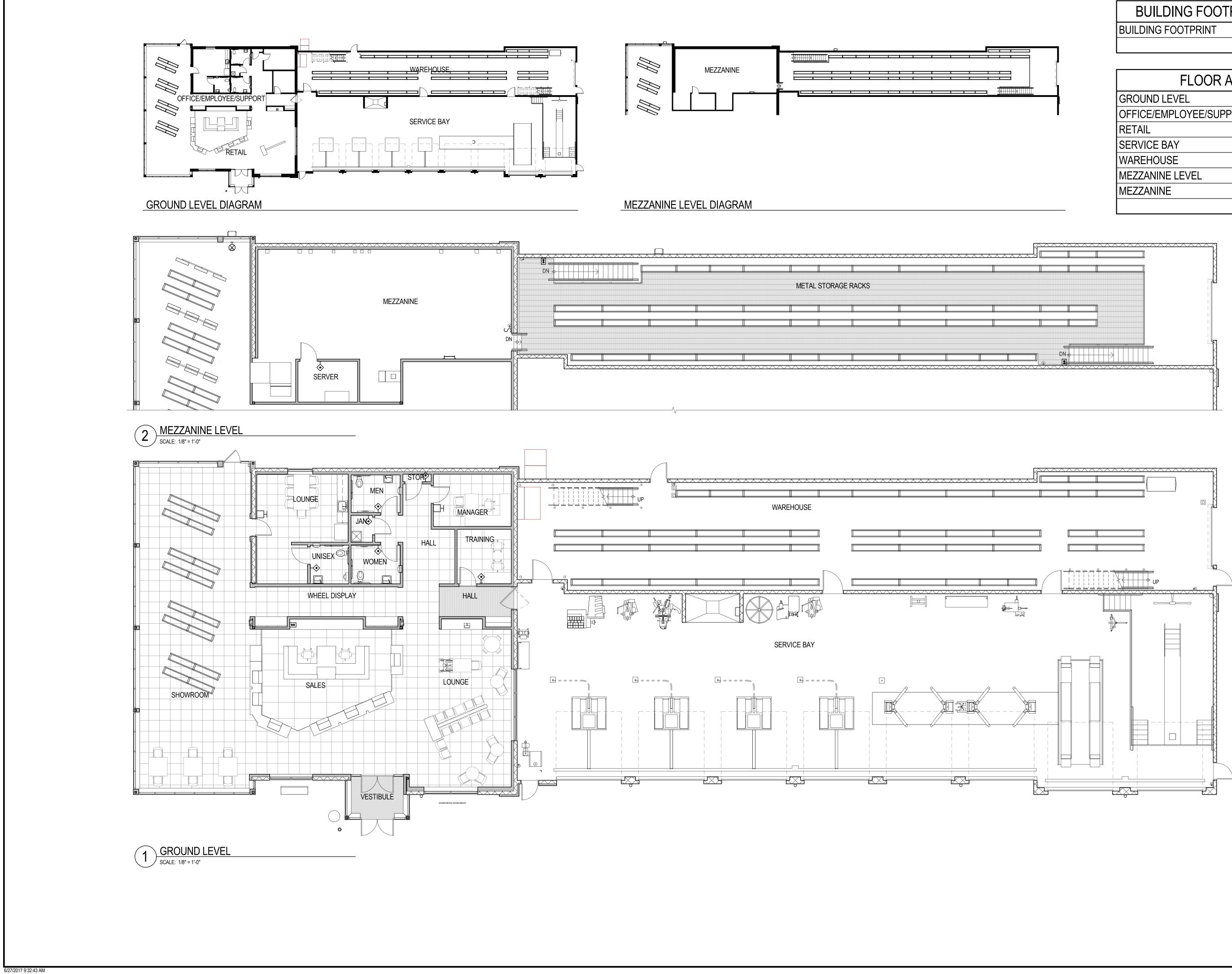


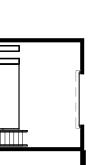
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SITE PLAN REVIEW LES SCHWAB TIRE CENTERS	NEC GLENN AND NEES AVENUES FRESNO, CA
# Date Issue	/ Description Init.
Project No:	LST100043.02
Drawn By:	BMC
Checked By:	TJM

SITE PLAN

1 of 3



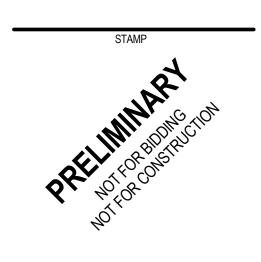


BUILDING FOOTPRINT AREA 11878 ft² 11878 ft²

FLOOR AREA			
GROUND LEVEL			
OFFICE/EMPLOYEE/SUPPORT	1668 ft ²		
RETAIL	2687 ft ²		
SERVICE BAY	4735 ft ²		
WAREHOUSE	2788 ft ²		
MEZZANINE LEVEL			
MEZZANINE	1317 ft ²		
	13195 ft²		
MEZZANINE			







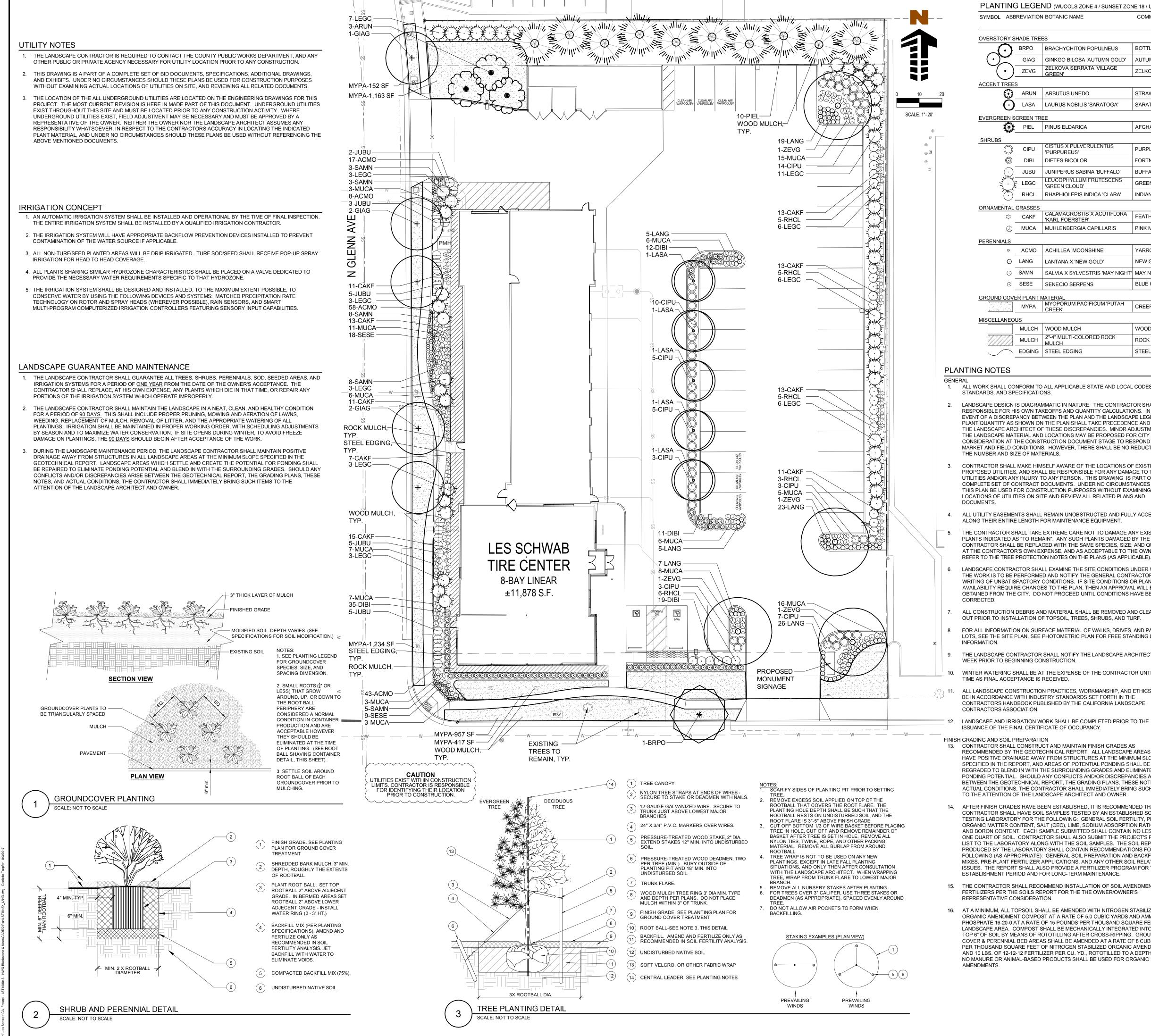
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LES SCHWAB TIRE CENTER CITY, CA	Cross Street & Cross Street City, ST #####	LES SCHWAB TIRE CENTER
# Date	lssue/De 	escription
Project No: Drawn By: Checked By: Date:	P	LST####### SDM KJM PROJECT DATE
SHEET TITLE FLOOR PLAN		
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- BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE CALIFORNIA LANDSCAPE CONTRACTORS ASSOCIATION. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY
- FINISH GRADING AND SOIL PREPARATION 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS
- TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER. 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY. PH. ORGANIC MATTER CONTENT. SALT (CEC). LIME. SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE

- 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.

- ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

SYMBOL	ABBREVIATIO	DN BOTANIC NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE (HXW)	QUANTITY	WUCOLS	IRRIGATION (DRIP, SPRA OR ROTOR)
OVERSTO	RY SHADE TR	EES						
(BRPO	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	40' X 30'	1	LOW	DRIP
(\cdot)	GIAG	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	24" BOX	45' X 25'	5	LOW	DRIP
(•) ZEVG	ZELKOVA SERRATA 'VILLAGE GREEN'	ZELKOVA	15 GALLON	60' X 50'	4	MODERATE	DRIP
ACCENT T								
	ARUN	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	15' X 15'	3	LOW	DRIP
	LASA	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	15 GALLON	30' X 25'	5	LOW	DRIP
EVERGRE	EN SCREEN T	REE						•
	PIEL	PINUS ELDARICA	AFGHAN PINE	15 GALLON	40' X 15'	10	LOW	DRIP
SHRUBS								
	CIPU	CISTUS X PULVERULENTUS	PURPLE ROCK ROSE	#5 CONTAINER	4' X 4'	53	LOW	DRIP
	© DIBI	DIETES BICOLOR	FORTNIGHT LILY	#5 CONTAINER	2' X 3'	77	LOW	DRIP
	JUBU	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONTAINER	1' X 6'	20	LOW	DRIP
بسلر	· F LEGC	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS RANGER	#5 CONTAINER	7' X 7'	51	LOW	DRIP
7	(·) RHCL	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORNE	#5 CONTAINER	4' X 4'	24	LOW	DRIP
	NTAL GRASSES	5			·			•
	රූ CAKF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONTAINER	4' X 2.5'	107	LOW	DRIP
	MUCA	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	#1 CONTAINER	2.5' X 2.5'	96	LOW	DRIP
PERENNIA	ALS							·
	• ACMO	ACHILLEA 'MOONSHINE'	YARROW	#1 CONTAINER	1.5' X 1'	126	LOW	DRIP
	O LANG	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	#1 CONTAINER	1' X 2'	85	LOW	DRIP
	⊙ SAMN	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SAGE	#1 CONTAINER	2' X 2'	27	LOW	DRIP
	⊕ SESE	SENECIO SERPENS	BLUE CHALKSTICKS	#1 CONTAINER	1' X 2.5'	27	LOW	DRIP
GROUND	COVER PLANT	MATERIAL						
		MYOPORUM PACIFICUM 'PUTAH CREEK'	CREEPING MYOPORUM	4" POT	> 1' X 10'	4,965 SF	MODERATE	DRIP
MISCELLA	NEOUS							
	MULCH	WOOD MULCH	WOOD MULCH			13,846 SF		
	MULCH	2"-4" MULTI-COLORED ROCK MULCH	ROCK MULCH			1,080 SF		
. /			STEEL EDGING			273 LF		

ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES,

LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND. THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN

CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED LITILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND

19

ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE

- 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY
- AT THE CONTRACTOR'S OWN EXPENSE AND AS ACCEPTABLE TO THE OWNER REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE). LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH
- THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH
- 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL,

16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8".

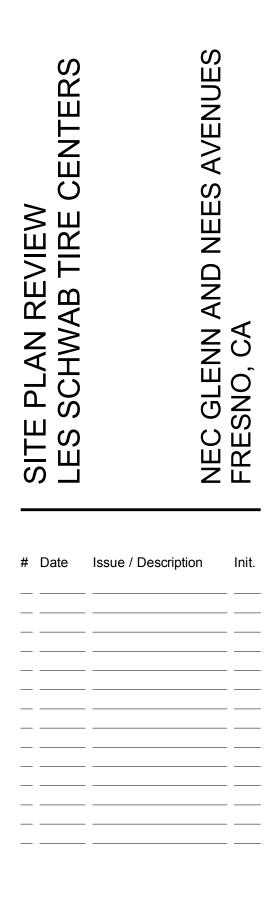
- PLANTING 17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- 21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR
- 23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES. AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR 25 ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- MULCHING 28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS. PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- 29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER. OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- 33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.







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Project No:	LST100043.02
Drawn By:	DTT
Checked By:	DTT
Date:	6/27/2017

CONCEPTUAL LANDSCAPE PLAN

