

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

Proposed Site Plan

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
10		Existing Tree	Ash Tree	Existing	40 Ft.	40 Ft.
5		Fraxinus velutina	Arizona Ash	2" Caliper	40 Ft.	40 Ft.
1		Pinus edulis	African Pine	10' High	40 Ft.	10 Ft.
11		Ulmus parvifolia	Lancebark Elm	2" Caliper	40 Ft.	40 Ft.

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
4		Caryopteris x clandonensis	Blue Mist Spirea	5 Gallon	3 Ft.	3 Ft.
1		Chrysothamnus nauseosus	Rubber Rabbitbrush	5 Gallon	5 Ft.	5 Ft.
1		Hebe pinnatifida	Red Flowering Yucca	5 Gallon	3 Ft.	4 Ft.
13		Juniperus sabinus 'Broadmoor'	Broadmoor Juniper	5 Gallon	3 Ft.	4 Ft.
5		Photinia fraseri	Red Tip Photinia	5 Gallon	8 Ft.	8 Ft.
14		Salvia dorrii	Desert Sage	5 Gallon	2 Ft.	3 Ft.

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
9		Eriogonum fasciculatum	Ravens Grass	5 Gallon	12 Ft.	9 Ft.
10		Holcus lanatus	Blue Avena Grass	5 Gallon	2 Ft.	1 Ft.
11		Miscanthus sinensis	Gracillimus Maiden Grass	5 Gallon	5 Ft.	5 Ft.

Legend / Materials

Symbol	Item	Description / Remarks
	Existing Lawn Areas To Remain Undisturbed	Protect During The Course Of New Construction. Provide All Temporary Watering Required To Keep Lawn Areas In A Healthy Condition, While Complying To Local Code.
	Decorative Stone Surfacing 1 1/2" Minus Size / Washed	Place To A Uniform Depth Of 3 Inches Over Approved Weed Barrier Fabric (Optional). The Sub-grade Shall Be Raked Smooth & Clear Of All Material Over 1" In Size.
	Decorative Stone Surfacing 1" Minus Size / Washed	Place To A Uniform Depth Of 3 Inches Over Approved Weed Barrier Fabric (Optional). The Sub-grade Shall Be Raked Smooth & Clear Of All Material Over 1" In Size.

Planting Notes

- All new planting and stone surfacing areas shall be sub-graded to a depth of 4 inches below the ultimate finish grade, allowing for the installation of a 4 inch layer of either bark mulch for plant water wells and/or the installation of each type of stone surfacing and weed barrier fabric.
- All plant material shall be dug a minimum 2 times the diameter of the rootball and (6) inches deeper. Excavated material shall be removed from the site, or used for other grading purposes on the site.
- Plant backfill mixture shall be composed of 4 parts (80%) topsoil to 1 part (20%) humus mulch additive, and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub and tree wells shall receive a (3) inch minimum depth of fine ground bark in the planting pit. The overall shrub areas (beyond the planting pit), shall receive a 3 inch depth of the type of stone surfacing or cobble rock as specified.
- All areas where different types of stone surfacing are adjacent, shall be neatly placed together, matching a uniform transition from one material type to the other. It is not the intent to any type of edger for this.
- The project shall be swept clean of dirt and debris prior to completion of the project.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and ground covers shall be triangular and equally spaced.
- The plant materials list is provided as an indication of the specific requirements of the plants specified, however in conflict with the planting plan, the planting plan shall govern.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications. The Owner/Landscape Architect decision will be final.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall plant all plants per the planting details, stake/guy as shown. The top of root balls shall be planted flush with finish grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walks, etc.
- The contractor shall maintain all work until all work is complete and accepted by the Owner. In addition, the contractor shall maintain and guarantee all work for a period of ONE YEAR from the date of final acceptance by the Owner. The contractor shall provide a bond for 20% of the landscape and irrigation work for the same ONE YEAR maintenance and guarantee period. Maintenance shall include mowing, weeding, fertilizing, cleaning, insecticides, herbicides, etc.
- It shall be the contractor's responsibility to ensure that any damaged or disturbed landscaping from the construction of this project is to be returned to as good or better condition.
- It shall be the responsibility of the property owner to maintain all landscaping and irrigation facilities after construction at the end of the contractor warranty period.

Note Of Ordinance Compliance

- All New Landscaping Shall Be In Compliance With The Water Conservation Landscaping And Water Waste Ordinance.

Irrigation Notes

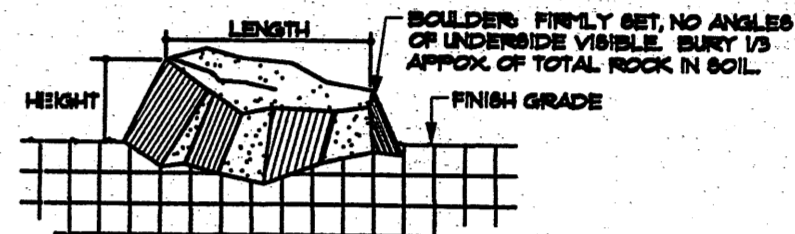
- Existing sprinklers to be modified as necessary to provide adequate irrigation to all landscaped areas. Cap and abandon irrigation in place as needed.
- All plant materials shown on the drawing shall be serviced by an automatic underground irrigation system. The contractor to have a qualified irrigation system specialist prepare a design for an automatic underground irrigation system and submit drawings to the engineer for approval at least 30 days prior to the system installation. Underground irrigation system drawings shall be prepared on 24x36 sheets, neatly drawn and very legible. Drawings are to include head spacing, types of heads, piping with sizes, valves, fittings and all other items required for proper installation of the system.
- The landscape contractor shall be responsible for the installation of all irrigation sleeves prior to placement of hard improvements. Coordinate with the general contractor.
- The utility contractor is to provide an irrigation system connection to either the culinary or secondary waterline, as applicable, within state and local jurisdictional codes.
- The irrigation contractor is responsible to coordinate this item with the utility contractor.
- The irrigation control box shall be located or relocated at the direction of the project manager.

Sub-Grade Requirements

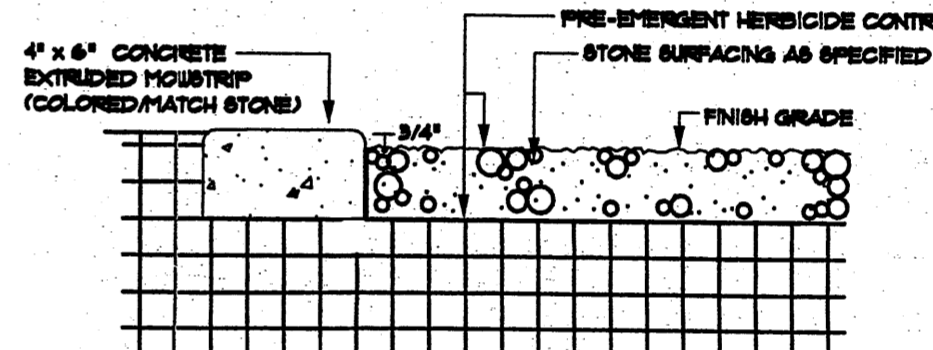
- LAWN AREAS : Six (6) inches below finish grade. This will allow for the installation of a four inch depth of topsoil along with the sodding material, leaving it slightly below finish grade and concrete areas. This will only be required where existing lawn areas damaged during construction, are to be repaired.
- SHRUB/STONE AREAS : Four (4) inches below finish grade. This will allow for the installation of the required depth of decorative stone surfacing, leaving the grade slightly below finish grade of concrete areas.

Landscape Calculations

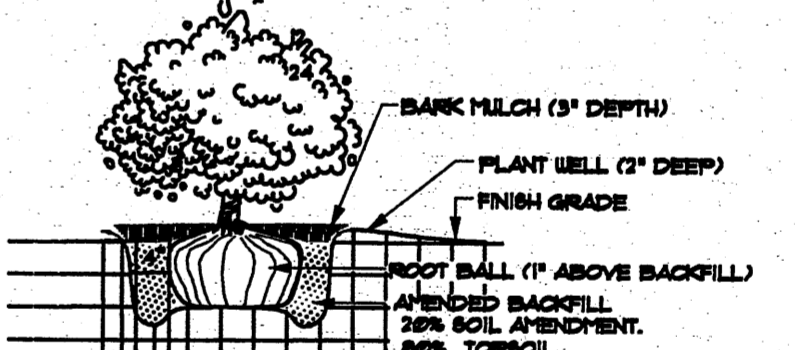
Total Landscape Provided	50,585 S.F.
Total Bed/Stone Provided	23,570 S.F.
Total Existing Lawn	27,015 S.F.



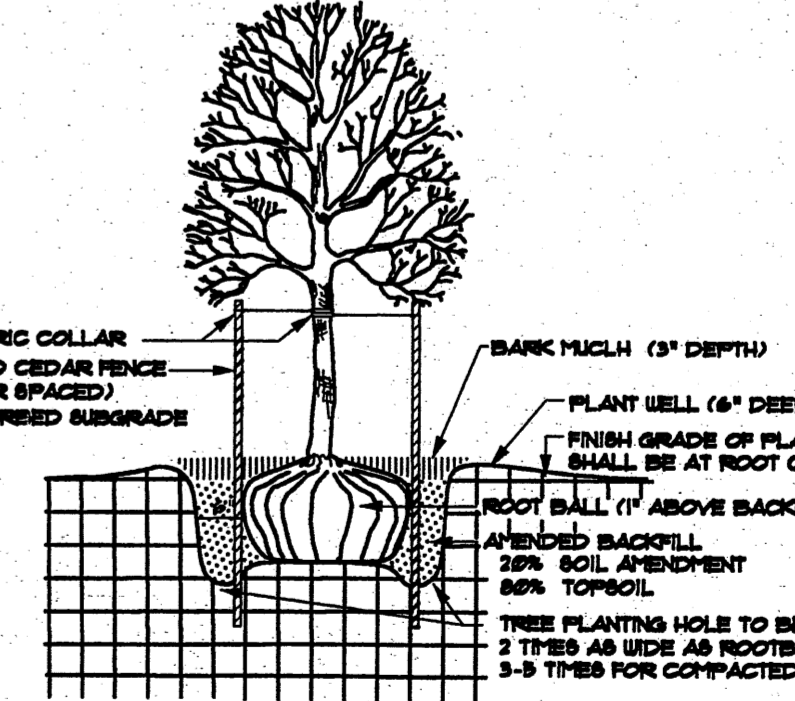
- Decorative Boulder
- N.T.S.



- Mowstrip - Stone Surfacing
- N.T.S.



- Shrub Planting
- N.T.S.



- Tree Planting
- N.T.S.

Stone Surfacing

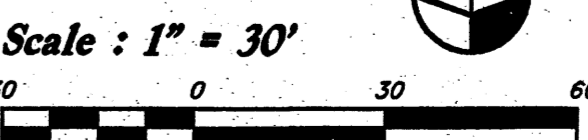
- APPLICATION PROCEDURE :
- Place pre-emergent herbicide on fine grade layer.
 - Place weed barrier fabric (if specified).
 - Place 4" minimum decomposed granite to finish grade.
 - Place pre-emergent herbicide on finish grade.

Legend/Miscellaneous

- 4'x6' Extruded Concrete Mowstrip Between All Lawn And Shrub Areas. Install On Compacted Sub-grade.
- Landscape Boulders (3'-3' Diameter) / To Be Of A Similar Stone Type And Color Of Stone Surfacing And/or Cobble.

Street Trees Notes

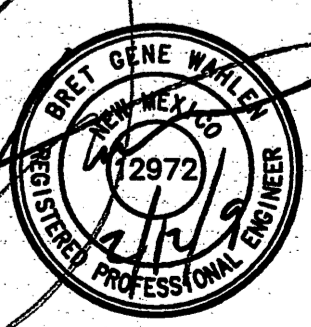
- The Development Has Provided The Minimum Requirement Of Street Trees For All Major Streets.
- The Required Quantity Of Street Trees Along Central Avenue Is (20). The Quantity Of Street Trees Provided Is (20), Consisting Of (6) Existing Ash Trees And (14) New Elm Trees, As Shown In The Plant List.



Smith's
FOOD & DRUG STORES
#498
111 Coors Boulevard
Albuquerque, New Mexico

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS AND LAND SURVEYORS
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Salt Lake City, Utah 84116
Tel: (801) 521-9551 Fax: (801) 521-9551

Smith's Food and Drug Stores
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400



12 Feb, 2009
SHEET NO.



Commercial Property Maintenance

July 11, 2022

Kendra Permuy
Oak Realty Partners Inc.
1155 Kelly Johnson Blvd, Suite 302
Colorado Springs, CO 80920

Re: 111 Coors – Turf to Rock Conversion

Dear Kendra:

Thank you for inviting Commercial Property Maintenance to bid on this special project and for your patience as we update the proposal. We look forward to the opportunity to help you with the requested improvements at this property.

You asked for a proposal for the property located at 111 Coors Blvd. to remove two sections of turf and replace removed sections with rock, as reflected on your map below for clarity. Please note the amounts set forth below do not include sales tax, which would be additional.

1. Materials

a. Riprap Rock 4–8-inch stones (400 tons).....	\$24,100.00
b. Irrigation parts.....	\$480.00
c. Herbicide.....	\$330.00
Total Material...	\$24,910.00

2. Labor..... \$6,600.00

3. Disposal..... \$425.00

Total Install (tax not included)..... \$31,935.00

CPM's process would be as follows:

1. Apply herbicide on the grass areas to kill the grass. This should take two or three applications.
2. Cap all irrigation sprinklers for grass.
3. Install bubblers to supply water to each tree.
4. Use a small front-end loader to remove dirt from the curb areas to ensure the curbs can maintain the rock within the appropriate area.

5. Remove debris from construction area.
6. Add Riprap rock (4–8-inch stones).

We recommend against removing any trees in the areas because they will look very barren after doing so. This proposal is valid for 15 days from date of this letter. We will require a deposit for amount of the stone purchase and the balance will be due within 30 days from delivery of CPM's final invoice. Please let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "SC Hagedorn".

Stephen Hagedorn
President

To accept this proposal please return a
copy after signing and dating below.

Signature _____

Date _____