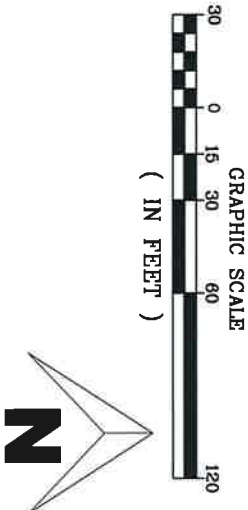


NOTES:
 1. UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY, EXCEPT STORM DRAINS. SEE SITE & UTILITY PLAN.
 2. SEE STORM DRAIN PLAN & PROFILE.
 3. EXISTING POND IS SHALLOW AND LIKELY NOT BUILT TO ANY STANDARD. HOWEVER, WE PROPOSE TO LEAVE IN PLACE TO MAINTAIN HISTORIC DRAINAGE PATTERNS.



FOR REVIEW ONLY

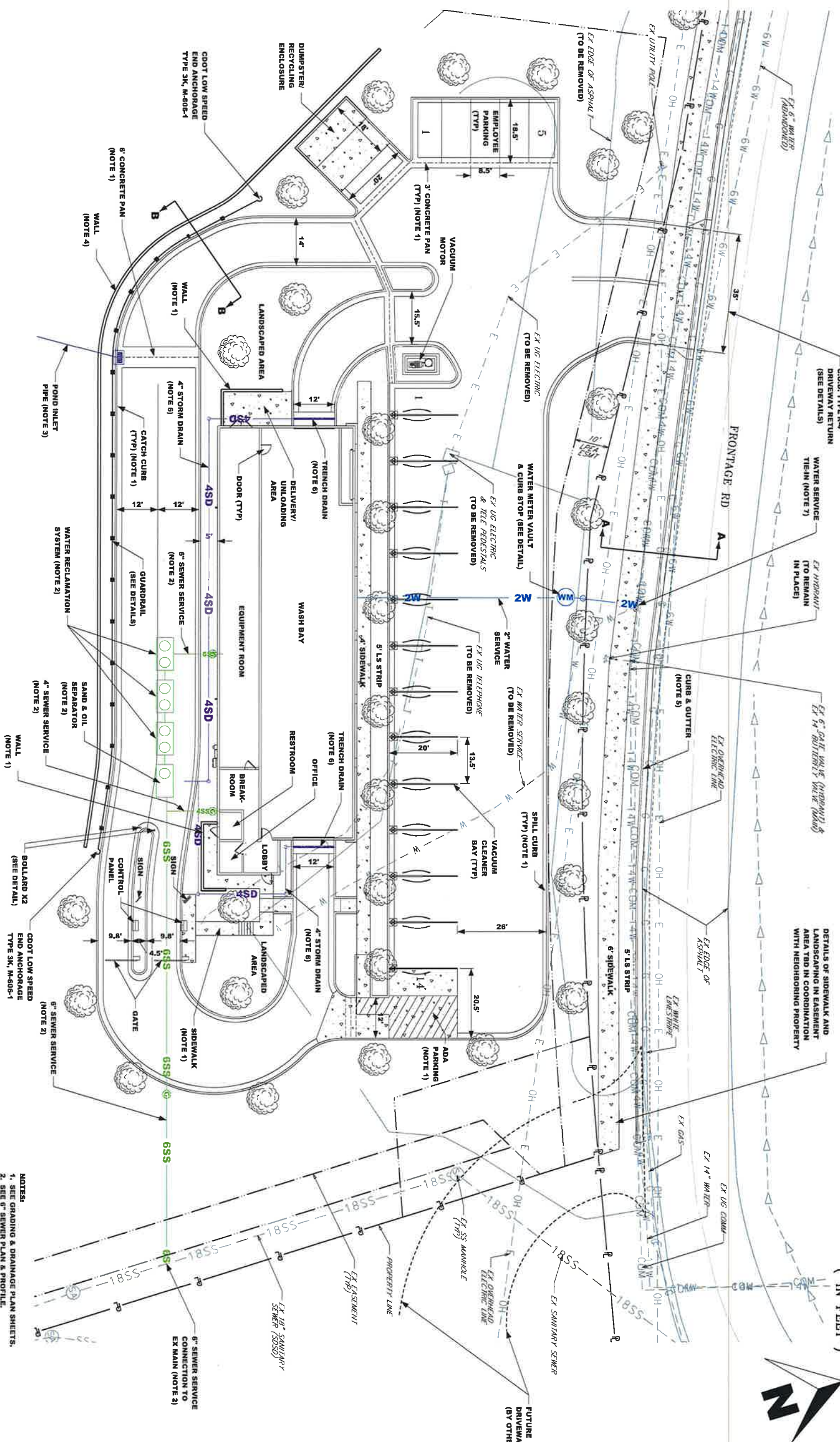
REVISIONS:			
#	Date	Description	Sheet

Date: 3-12-2021
 Drawn By: BC
 Chkd By: SP

**T-BONE CARWASH
 1455 S. CAMINO DEL RIO
 DURANGO, CO 81301
 OVERALL SITE PLAN**



PST Engineering, LLC
 150 Rockpoint Drive
 Suite F
 Durango, CO 81301
 970-403-5492



- NOTES:**
1. SEE GRADING & DRAINAGE PLAN SHEETS.
 2. SEE 6" SEWER PLAN & PROFILE.
 3. SEE STORM DRAIN PLAN & PROFILE.
 4. SEE WALL PLAN & PROFILE.
 5. SEE FRONTAGE ROAD PLAN & PROFILE.
 6. SEE TRENCH DRAIN PLAN & PROFILE.
 7. POT-Holing WAS PERFORMED AND IT WAS VERIFIED AT THE LOCATION SHOWN, PER CITY UTILITY DEPARTMENT DIRECTION, THE EX 34" TAP WILL BE INCREASED TO 2 INCHES FOR THE NEW WATER SERVICE. NO NEW TAPS IN THE 14" MAIN WILL BE PERMITTED.



FOR REVIEW ONLY

REVISIONS:			
#	Date	Description	Sheet

Date: 3-12-2021
 Drawn By: BC
 Chkd By: SP

**T-BONE CARWASH
 1455 S. CAMINO DEL RIO
 DURANGO, CO 81301
 SITE & UTILITY PLAN**



PST Engineering, LLC
 150 Rockpoint Drive
 Suite F
 Durango, CO 81301
 970-403-5492

**SHEET
 3 OF 20**

GENERAL NOTES

- WORK AND MATERIALS SHALL CONFORM TO DHM SPECS, AND CITY OF DURANGO STANDARDS, REGULATIONS, AND CODES FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. CONSTRUCTION SHALL BE PER CITY OF DURANGO'S IRRIGATION AND LANDSCAPE STANDARDS WITHIN THE ROW. ANY DIFFERENCES BETWEEN THE PROJECTS SPECIFICATIONS AND THE CITY STANDARDS SHALL BE COMPLETED PER THE MORE STRINGENT REQUIREMENT
- LOCATIONS OF UTILITIES ARE GRAPHIC ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 TO LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL VERIFY LOCATIONS AND BURY DEPTHS OF ALL UTILITIES ON SITE. EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- CONTRACTOR SHALL MAINTAIN THROUGH TRAFFIC ON ROADWAYS AT ALL TIMES, VIA FLAGGING IF NECESSARY, EXCEPT FOR TEMPORARY CLOSURES WITH THE PERMISSION OF THE OWNER.
- LAYOUT AND STAKING OF IMPROVEMENTS SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF IMPROVEMENTS. NOTIFICATION OF REQUEST FOR FIELD STAKING REVIEW SHALL BE MADE A MINIMUM OF 48 HOURS IN ADVANCE.
- PROPOSED FINISHED GRADES, MULCH, AND PAVEMENTS SHALL ABUT EXISTING CURBS, PAVEMENTS, ETC., IN BOTH LINE AND GRADE. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY DISCREPANCIES. ALL QUANTITIES ARE BASED ON HORIZONTAL PLAN MEASUREMENTS. CONTRACTOR SHALL MAKE ALLOWANCES FOR SLOPE FACTOR, OVERLAP, TRENCHING, ETC.
- CUT AND FILL SLOPES SHALL BE GRADED AS SHOWN ON THE DRAWINGS. MAXIMUM LONGITUDINAL SLOPE FOR WALKS SHALL BE 5%, AND MAX SLOPE FOR LANDSCAPE AREAS SHALL BE 4:1, UNLESS OTHERWISE NOTED. SEE CIVIL FOR GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EXISTING PAVEMENT MARKINGS, SIGNAGE, LANDSCAPE, IRRIGATION, HARDSCAPE, OR OTHER ITEMS THAT HAVE BEEN DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
- TREES TO BE CENTERED IN LANDSCAPE STRIPS, UNLESS OTHERWISE NOTED, ALL OTHER TREES TO BE A MINIMUM OF 5' FROM HARDSCAPE.
- INSTALL WILDLIFE FENCING ON ALL TREES. COST FOR WILDLIFE FENCING WILL NOT BE MEASURED, BUT WILL BE INCLUDED IN THE COST OF THE TREES.
- TREES TO BE PLANTED A MINIMUM OF 10' FROM ALL UTILITIES. COORDINATE TREE LOCATION WITH OWNER'S REPRESENTATIVE IF TREE IS PLACED WITHIN 10' FROM ANY UTILITIES.

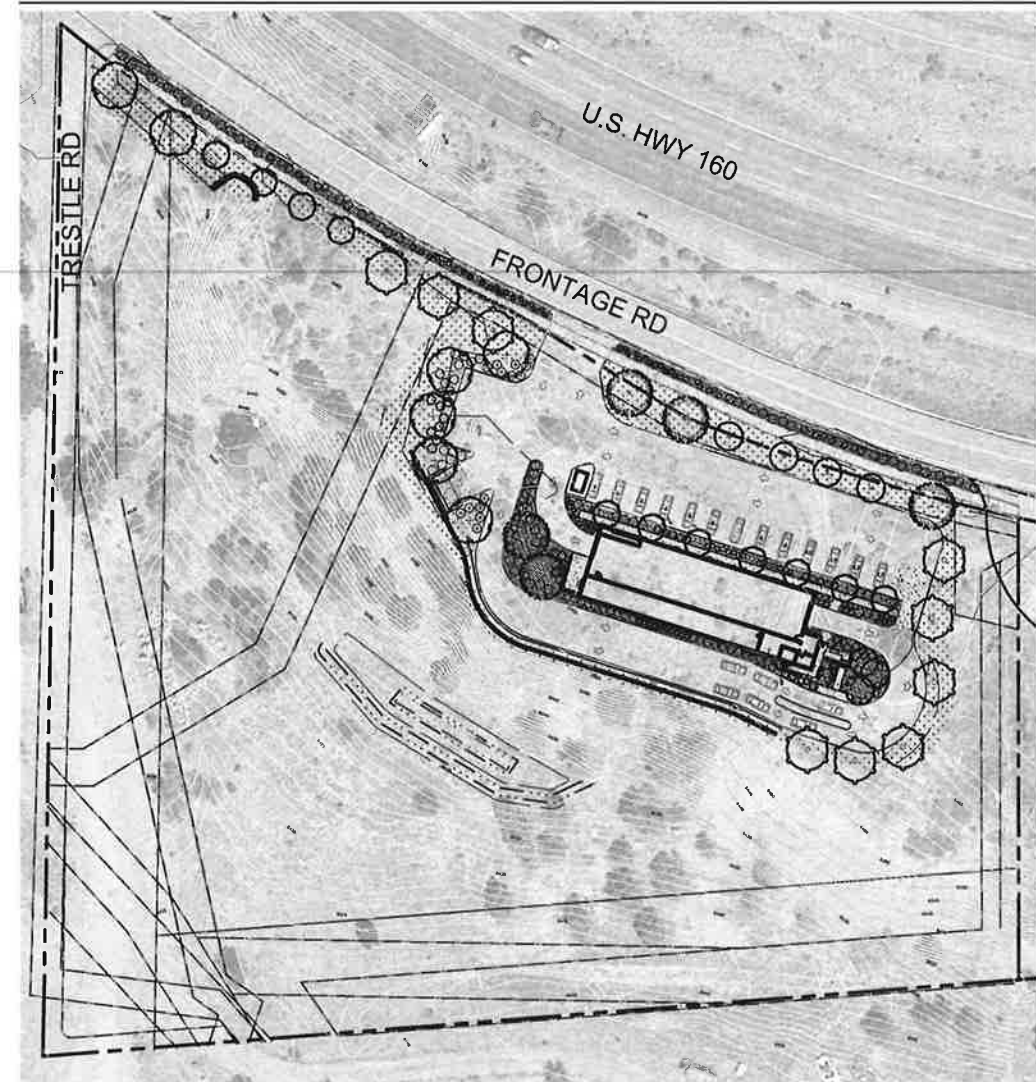
PLANTING NOTES

- PLANT CALIPER AND CONTAINER SIZE (WHERE APPLICABLE) SHALL BE IN CONFORMANCE PLANS.
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES BEFORE WORK BEGINS.
- IF THERE ARE CONFLICTS BETWEEN UTILITIES AND PLANTINGS THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE TO COORDINATE FIELD ADJUSTMENTS.
- FIELD STAKE IRRIGATION MAINLINE AND TREE LOCATIONS FOR REVIEW BY OWNER'S REPRESENTATIVE. TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES, UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
- LOCATIONS OF TREES/SHRUBS TO BE STAKED AND REVIEWED OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO PLANT MATERIAL BEING DELIVERED TO THE SITE.
- NOTIFY OWNER'S REPRESENTATIVE FOR INSPECTION AND/OR APPROVAL OF LANDSCAPE MATERIALS AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
- FIELD ADJUST PLANTINGS FOR TRANSFORMERS, CURB CUTS, AND OTHER FUTURE IMPROVEMENTS. STAKE LOCATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO ANY INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALL-OUTS ON THE PLANS & THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS AS DEPICTED ON THE PLANS.
- ALL AREAS DISTURBED OUTSIDE THE ORIGINAL GRADING/SEEDING LIMITS, SHOWN ON DRAWING, TO BE RESEED, REGRADED AND REPAIRED AS APPROPRIATE AT CONTRACTOR'S EXPENSE.
- ALL SHRUB BEDS TO BE CONTAINED BY A CONCRETE EDGE (&/OR A CONCRETE CURB OR WALK, AS PER PLANS) & HAVE A MIN. OF 4" DEPTH OF SHREDDED CEDAR MULCH.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS, WORKMANSHIP, & IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION. ALL NATIVE SEED SHALL BE GUARANTEED FOR TWO FULL GROWING SEASONS.
- THE CONTRACTOR SHALL INSTALL WILDLIFE PROTECTION AROUND ALL TREE PLANTINGS. WILDLIFE PROTECTION FENCING INSTALLED TO PROTECT TREES SHALL BE MAINTAINED THROUGHOUT THE WARRANTY PERIOD. SEE DETAILS.
- ALL AREAS TO BE PLANTED WILL HAVE 6" DEPTH TOPSOIL INSTALLED. THE PLANTED AREAS WILL THEN BE TILLED TO A MINIMUM 8" DEPTH INCORPORATING A-1 ORGANICS BIOCOMP CLASS 1 COMPOST (OR APPROVED EQUAL) AT A MINIMUM RATE OF 4 C.Y. PER 1000 S.F. THE DISTURBED AREAS OF THE SITE WILL THEN BE FINE GRADED IN PREPARATION FOR SEEDING, SODDING OR PLANTING AS SPECIFIED IN THE PLANS AND SPECIFICATIONS. SOIL PREPARATION AND AMENDMENTS WILL NOT BE MEASURED SEPARATELY BUT WILL BE INCLUDED IN THE COST OF THE PLANTS. NATIVE SEEDING AREAS WILL HAVE TOPSOIL BUT DO NOT REQUIRE ORGANIC SOIL AMENDMENT.

SEED MIX NOTES

- THE CONTRACTOR SHALL FURNISH A LETTER OF CERTIFICATION FROM THE SEED SUPPLIER SPECIFYING THE SEED MIX AND TEST RESULTS PRIOR TO SEEDING FOR APPROVAL OF THE SEED MIX BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR MAY USE STRAW MULCH, HYDROMULCH, AND/OR TACKIFIER FOR STABILIZATION OF SOIL AND PROTECTION OF UPLAND SEED UNTIL ESTABLISHMENT. FOR SLOPES 3:1 OR GREATER, CONTRACTOR MAY USE EROSION CONTROL FABRIC. CONFIRM WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - STRAW MULCH (IF USED)** - STRAW MULCH SHALL CONSIST OF STRAW FROM NATIVE GRASSES IN FIELDS CERTIFIED TO BE FREE OF WEEDS, AND SHALL NOT CONTAIN SEED OF NOXIOUS WEEDS. STRAW IN ADVANCED STAGES OF DECOMPOSITION AS TO SMOTHER OR RETARD THE NORMAL GROWTH OF GRASS WILL NOT BE ACCEPTED. OLD DRY STRAW, WHICH BREAKS IN THE CRIMPING PROCESS IN LEIU OF BENDING WILL NOT BE ACCEPTED.
 - HYDROMULCH** - MULCH FOR HYDROMULCHING SHALL BE WEYERHAEUSER "SILVA FIBER" OR APPROVED EQUAL. WOOD CELLULOSE FIBER FRO HYDRAULIC MULCHING SHALL NOT CONTAIN ANY SUBSTANCE OR FACTOR WHICH MIGHT INHIBIT GERMINATION OR GROWTH OF GRASS SEED. IT SHALL BE DYED AN APPROPRIATE COLOR TO ALLOW METERING OF ITS APPLICATION. THE WOOD CELLULOSE FIBERS SHALL HAVE THE PROPERTY OF BECOMING EVENLY DISPERSED AND SUSPENDED WHEN AGITATED IN WATER. WHEN SPRAYED UNIFORMLY ON THE SURFACE OF THE SOIL, THE FIBERS SHALL FORM A BLOTTER-LIKE GROUNDCOVER WHICH READILY ABSORBS WATER, AND ALLOWS INFILTRATION TO THE UNDERLYING SOIL. WEIGHT SPECIFICATIONS FROM SUPPLIERS, AND FOR ALL APPLICATIONS, SHALL REFER ONLY TO AIR DRY WEIGHT OF THE FIBER - A STANDARD EQUIVALENT TO 10% MOISTURE. THE MULCH MATERIAL SHALL BE SUPPLIED IN PACKAGES MARKED BY THE MANUFACTURER TO SHOW THE AIR DRY WEIGHT CONTENT. SUPPLIERS SHALL CERTIFY THAT THEIR PRODUCT MEETS ALL OF THE FOREGOING REQUIREMENTS PERTAINING TO WOOD CELLULOSE FIBER MULCH.
 - TACKIFIER** - 'M-BINDER' TACKIFIER APLIED AT A RATE OF 80-100 LBS/ACRE SHALL BE USED FOR HYDROMULCHED AREAS. 'PLANTAGO' TACKIFIER APPLIED AT A RATE OF 50-100 LBS/ACRE SHALL BE USED FOR STRAW-MULCHED AREAS. APPLICATIONS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
 - EROSION CONTROL FABRIC** - 'EXCEL S-2 ALL NATURAL' DOUBLE NET EXCELSIOR BLANKET, AS MANUFACTURED BY WESTERN EXCELSIOR CORP., OR APPROVED EQUAL. THE EXCELSIOR BLANKET SHALL CONSIST OF A UNIFORM 10MM THICK MACHINE-MADE MAT OF CURLED WOOD EXCELSIOR WITH 80% OF THE FIBERS 6" OR LONGER IN LENGTH. THE TOP AND BOTTOM OF EACH BLANKET SHALL BE COVERED WITH A BIODEGRADABLE COTTON NETTING WITH A MAXIMUM ½" X ½" OPENING SIZE.

KEY PLAN



IRRIGATION DRAWINGS TO BE INCLUDED IN FINAL SUBMITTAL

IMAGES: P:\Projects\1455 S Camino del Rio\1455 S Camino del Rio.dwg
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 PLOT TIME: 11:28:11 AM

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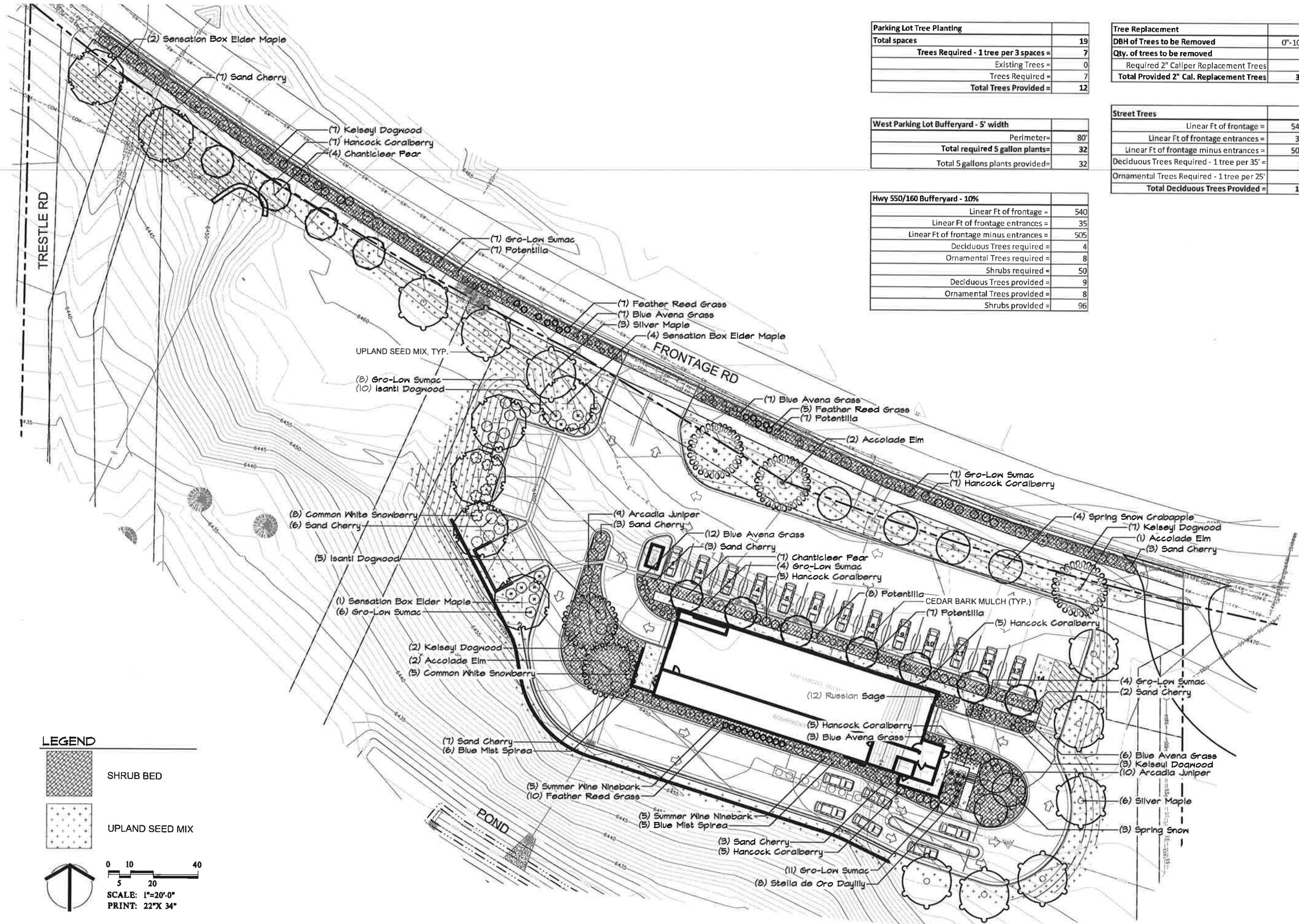
Parking Lot Tree Planting	
Total spaces	19
Trees Required - 1 tree per 3 spaces =	7
Existing Trees =	0
Trees Required =	7
Total Trees Provided =	12

West Parking Lot Bufferyard - 5' width	
Perimeter =	80'
Total required 5 gallon plants =	32
Total 5 gallons plants provided =	32

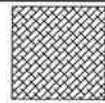
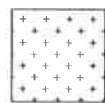
Hwy 550/160 Bufferyard - 10%	
Linear Ft of frontage =	540
Linear Ft of frontage entrances =	35
Linear Ft of frontage minus entrances =	505
Deciduous Trees required =	4
Ornamental Trees required =	8
Shrubs required =	50
Deciduous Trees provided =	9
Ornamental Trees provided =	8
Shrubs provided =	96

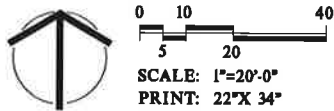
Tree Replacement	
DBH of Trees to be Removed	0"-10"
Qty. of trees to be removed	2
Required 2" Caliper Replacement Trees	4
Total Provided 2" Cal. Replacement Trees	38

Street Trees	
Linear Ft of frontage =	540
Linear Ft of frontage entrances =	35
Linear Ft of frontage minus entrances =	505
Deciduous Trees Required - 1 tree per 35' =	9
Ornamental Trees Required - 1 tree per 25' =	8
Total Deciduous Trees Provided =	17



LEGEND

-  SHRUB BED
-  UPLAND SEED MIX



T-BONE CAR WASH
1455 S CAMINO DEL RIO
DURANGO, CO. 81301

PROJECT NUMBER: 21034
DATE: 3.05.2021
DESIGNED: KF
DRAWN: RM, CW
CHECKED: KF

REVISIONS:

JOB DESCRIPTION:
DESIGN DEVELOPMENT

SHEET TITLE:
LANDSCAPE PLAN

Scale as shown
SHEET NUMBER:
L1.1
SHEET_x1_OF_XXX