

- CONSTRUCTION.
- 2. CONTRACTOR SHALL ENSURE THAT LAYOUT AND STAKING OF ALL IMPROVEMENTS BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 3. ALL TRAILS TO BE STAKED IN THE FIELD BY CONTRACTOR AND REVIEWED AND APPROVED BY PROJECT MANAGER. ANTICIPATE MINOR CHANGES TO FINAL LAYOUT.
- 4. TREES SHALL BE A MINIMUM OF 10' FROM MAINLINE OR PATHS.
- 5. CONTRACTOR SHALL BRING ANY DISCREPANCIES OF THE BASE INFORMATION TO THE ATTENTION OF THE OWNER'S

REVIEW SHALL BE MADE A MINIMUM OF 72 HOURS IN ADVANCE. 6. ONLY REPRESENTATIVE AND CRITICAL LAYOUT DIMENSIONS ARE SHOWN. LINEAR FOOT INDICATIONS ARE APPROXIMATE AND DISTANCES IN THE DRAWINGS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL BE PROVIDED CAD FILES TO FIELD STAKE

LOCATIONS OF IMPROVEMENTS.

- ROOTS. ROOTS SMALLER THAN 3 INCHES IN DIAMETER MAY BE PRUNED WITH A PRUNING SAW IF REQUIRED. ROOTS LARGER THAN 3 INCHES IN DIAMETER SHALL BE INSPECTED BY THE OPERATIONS SUPERVISOR TO DETERMINE APPROVED COURSE OF ACTION. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 2. ONLY LIGHT WEIGHT GRADING EQUIPMENT WILL BE PERMITTED IN TREE PROTECTION AREAS AND OTHER DEFINED AREAS UNLESS APPROVED IN WRITING BY OWNER'S REPRESENTATIVE.
- 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TO ALL PROPOSED AND EXISTING INLETS OR DRAINAGEWAYS (MIN. SLOPE 2% UNLESS
- DRAIN LINES TO FINAL POINT OF CONNECTION.
- 5. CUT AND FILL SLOPES SHALL BE GRADED AS SHOWN ON THE DRAWINGS. GRADES SHOWN ARE FINISH GRADES. MAXIMUM LONGITUDINAL SLOPE FOR CONCRETE WALKS AND ROADBASE TRAILS SHALL BE 4.5%, MAXIMUM CROSS SLOPE FOR ALL WALKS SHALL NOT BE GREATER THAN 2%.
- FINISHED GRADE ELEVATIONS TO MATCH ELEVATIONS AT EXISTING PAVEMENT AND ALL OTHER LIMITS OF WORK UNLESS OTHERWISE INDICATED OR DIRECTED BY OWNER'S REPRESENTATIVE.
- GRADES SHALL NOT EXCEED 3:1 IN NATIVE PLANTING AREAS.

FILE MANAGEMENT:

landscape architecture + pla 899 LOGAN STREET. STE. 500 DENVER, CO 80203

720.663.7352

#	SIONS: DATE	DESCRIPTION

REVIEWED BY: GR/PT PROJECT NUMBER: 2024-045

100% CD

SHEET TITLE:

LAYOUT & GRADING REFERENCE PLAN

DRAWING SCALE:

1" = 200'-0'

FILE NAME: S:\Arapahoe County.Kiowa Creek North OS\2 DESIGN\05 CAD\Sheet Files\SLA-KCOS-Layout Ref Plan.dwg PCP FILE: STREAMfullpens.PCP PLOT DATE: April 17, 2025 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

ARAPAHOE COUNTY CASE NO. LE24-002

SHEET NUMBER: