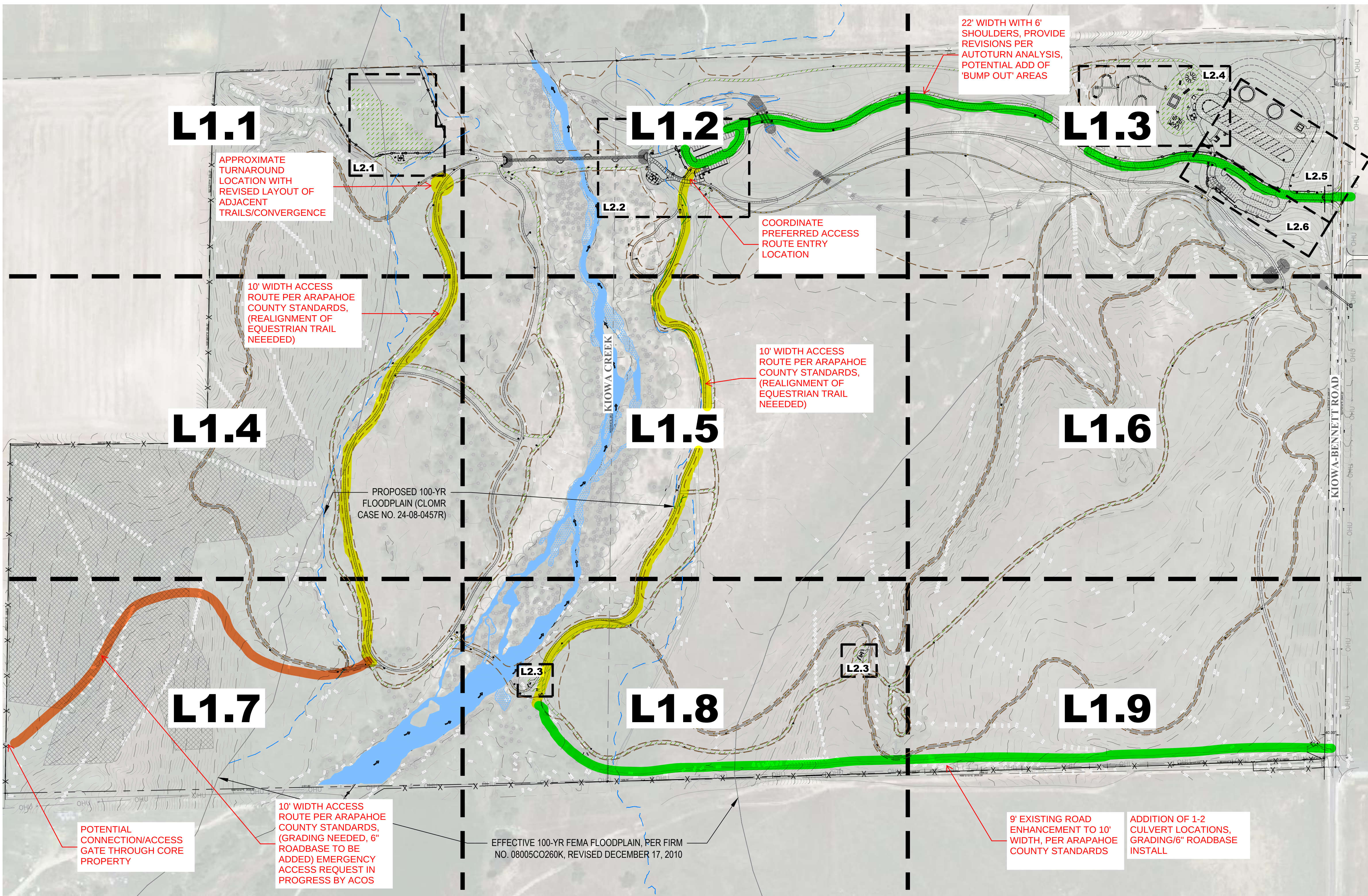




LAYOUT NOTES

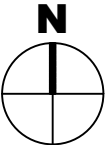
- CONTRACTOR SHALL PROVIDE MOCK-UPS AND SHOP DRAWINGS FOR APPROVAL PER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ENSURE THAT LAYOUT AND STAKING OF ALL IMPROVEMENTS BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL TRAILS TO BE STAKED IN THE FIELD BY CONTRACTOR AND REVIEWED AND APPROVED BY PROJECT MANAGER. ANTICIPATE MINOR CHANGES TO FINAL LAYOUT.
- TREES SHALL BE A MINIMUM OF 10' FROM MAINLINE OR PATHS.
- CONTRACTOR SHALL BRING ANY DISCREPANCIES OF THE BASE INFORMATION TO THE ATTENTION OF THE OWNER'S

REPRESENTATIVE FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 72 HOURS IN ADVANCE. 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.

GRADING NOTES

- ANY EXCAVATION WITHIN TREE DRIPLINES SHALL BE PERFORMED WITH HAND EQUIPMENT, OR AN AIR SPADE TO PROTECT EXISTING TREE 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.
- ONLY LIGHT WEIGHT GRADING EQUIPMENT WILL BE PERMITTED IN TREE PROTECTION AREAS AND OTHER DEFINED AREAS UNLESS APPROVED IN WRITING BY OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE TO ALL PROPOSED AND EXISTING INLETS OR DRAINAGEWAYS (MIN. SLOPE 2% UNLESS

- OTHERWISE INDICATED).
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PROPOSED DRAIN LINES TO FINAL POINT OF CONNECTION.
- 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.



KIOWA CREEK OPEN SPACE

ARAPAHOE COUNTY
ARAPAHOE COUNTY OPEN SPACES
COUNTY ROAD 137
BENNETT, CO 80102

REVISIONS:

#	DATE	DESCRIPTION

DATE:

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

ISSUE:

100% CD

SHEET TITLE:

LAYOUT & GRADING
REFERENCE PLAN

SHEET NUMBER:

L1.0