

FREEDOM PARK COMMUNITY GARDENS COMMERCE CITY



EXISTING SITE PHOTO

LANDSCAPE NOTES:

1. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.

2. WARRANTY: ALL MATERIAL AND WORKMANSHIP SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF 12 MONTHS FOLLOWING THE SUBSTANTIAL COMPLETION DATE.

3. BEFORE COMMENCING WORK, CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

4. PRIOR TO FINAL ACCEPTANCE, TEST THE IRRIGATION SYSTEM UNDER THE SUPERVISION OF THE OWNER.

5. PLANT LOCATIONS ARE APPROXIMATE ON PLANS AND SHALL BE FIELD VERIFIED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO PLANTING AND SHALL AVOID PLANTING TREES ABOVE UTILITIES.

6. ALL TREES SHALL BE FIELD LOCATED WITH THE CLIENT AND/OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

7. ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR 100% HEMP BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING. REMOVE THE TOP 2/3 OF THE HEMP BURLAP AFTER PLACING PLANT IN THE PIT.

8. DO NOT STORE BULK MATERIALS NEAR STRUCTURES, OVER EXISTING PLANTING, OVER UTILITIES, WALKWAYS AND PAVEMENTS. PROVIDE EROSION CONTROL MEASURES TO PREVENT DISPLACEMENT OF BULK
9. SOIL AMENDMENT:

a. ALL PLANTING AREAS SHALL RECEIVE 4 CUBIC YARDS PER 1,000 SQUARE FEET (MIN. 1 ¼" DEPTH) OF COMPOST. COMPOST SHALL BE TILLED WITH NATIVE SOIL TO A DEPTH OF 8 INCHES. ROLL AND RAKE SMOOTH. ENSURE NO ROCKS OR OTHER DEBRIS EXCEEDING 3 INCHES IN DIAMETER REMAIN.

b. IF PREPARED SOIL OR PREPARED SUBGRADE IS RE-COMPACTED, RESTORE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

c. BIOSOL, AN ORGANIC FERTILIZER, SHALL BE APPLIED AT A RATE OF 1,500 POUNDS PER ACRE TO REVEGETATED AREAS.

d. BACKFILL PLANT PITS WITH A MIX OF 80% NATIVE SOIL AND 20% COMPOST.

6. MULCH ENTIRE LANDSCAPE AREA TO A DEPTH OF 3 INCHES WITH THE MULCH TYPE(S) SPECIFIED ON THE PLANS.

7. MULCH SHALL NOT BE ABOVE OR MORE THAN 1/2 INCH BELOW ADJOINING SURFACE. MULCH SHALL BE HELD BACK 2-3 INCHES FROM THE STEMS AND TRUNKS OF PLANTS.

11. DURING PLANTING OPERATIONS, KEEP ADJACENT PAVING AREAS CLEAN AND PROTECTED FROM DAMAGE. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY.

12. PLANT SYMBOLS SHALL DICTATE PLANT COUNT.

13. ALL LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE CONTRACTOR UNTIL FINAL OWNER ACCEPTANCE.

MATERIALS, DISCHARGE INTO WATERWAYS OR SEWERS, AND AIRBORNE DUST.

OWNER'S SIGNATURE:

I HEREBY CERTIFY THAT THE EROSION AND SEDIMENT CONTROL MEASURES FOR 6330 ONEIDA ST SHALL BE CONSTRUCTED ACCORDING TO THE DESIGN PRESENTED IN THIS DOCUMENT. I UNDERSTAND THAT ADDITIONAL EROSION CONTROL, SEDIMENT CONTROL AND WATER QUALITY ENHANCING MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN POLLUTANT DISCHARGES OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THE PLAN RUN WITH THE LAND AND SHALL BE THE OBLIGATION OF THE LAND OWNER AND/OR HIS SUCCESSORS OR HEIRS; UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.

OWNER OR AUTHORIZED AGENT _____

AUTHORIZED SIGNATURE _____

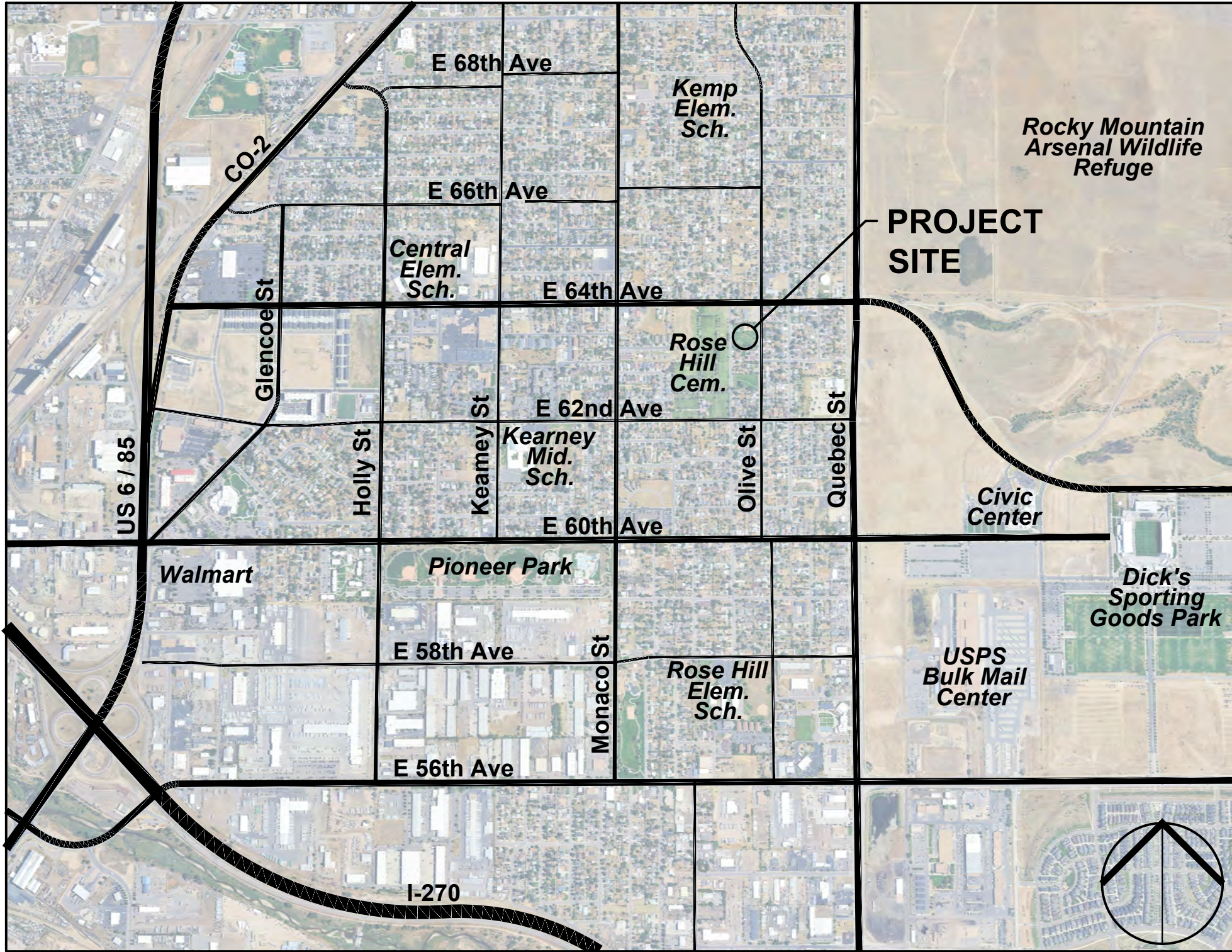
SECTION TOWNSHIP RANGE:

NE¼ OF THE NE¼ OF SECTION 08. TOWNSHIP 3 SOUTH,
RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN, COLORADO

LEGAL DESCRIPTION:

SUB:ORCHARD & VEGETABLE GRDN NO1 ROSE HILL,
BLK:2, DESC: PT OF LOTS 1 AND 2 DESC AS BEG AT PT
125 FT N OF SW COR LOT 2 TH CONT N 308 FT TH E
285/70 FT TH S 308 FT TH W 285/70 FT TO TRUE POB
LOTS 1 AND 2

VICINITY MAP:



PROJECT CONTACTS:

OWNER
CITY OF COMMERCE CITY, COLORADO
MILO HAY
303.289.3767
mhay@c3gov.com

LANDSCAPE ARCHITECT
SCJ ALLIANCE
JENA BIONDOLILO
303.842.9731
jena.biondolilo@scjalliance.com

CONTRACTOR
TBD

SHEET INDEX:

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CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS	BY	DATE	REVISIONS	BY	DATE
△			INITIAL STAKEHOLDER REVIEW	JB	3/17/2026
			GRADING PERMIT	JB	4/27/2026
			GRADING PERMIT (RE-SUBMITTAL 1)	JB	6/10/2026
			GRADING PERMIT (RE-SUBMITTAL 2)	JB	7/10/2026
			90% CONSTRUCTION DOCUMENTS	JB	7/16/2026

SCJ ALLIANCE
CONSULTING SERVICES

5353 MANHATTAN CIRCLE, SUITE 202, BOULDER, CO 80303
P: 303.482.3180
SCJALLIANCE.COM

COVER

FREEDOM PARK COMMUNITY GARDEN
6330 ONEIDA ST
COMMERCE CITY, CO

SHEET TITLE

SEAL:

DESIGNER:
JENA BIONDOLILO

DRAWN BY:
JENA BIONDOLILO

APPROVED BY:
MARGARET LOPERFIDO

DATE:
JULY, 2026

JOB NO:
24-000531

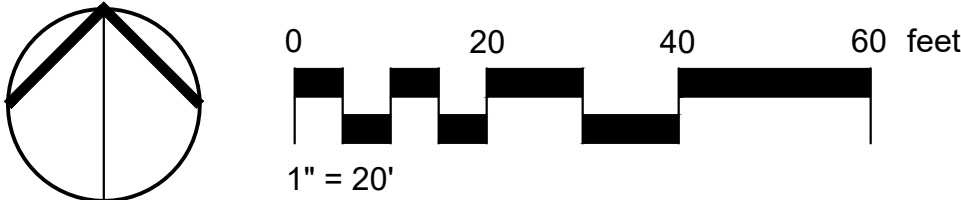
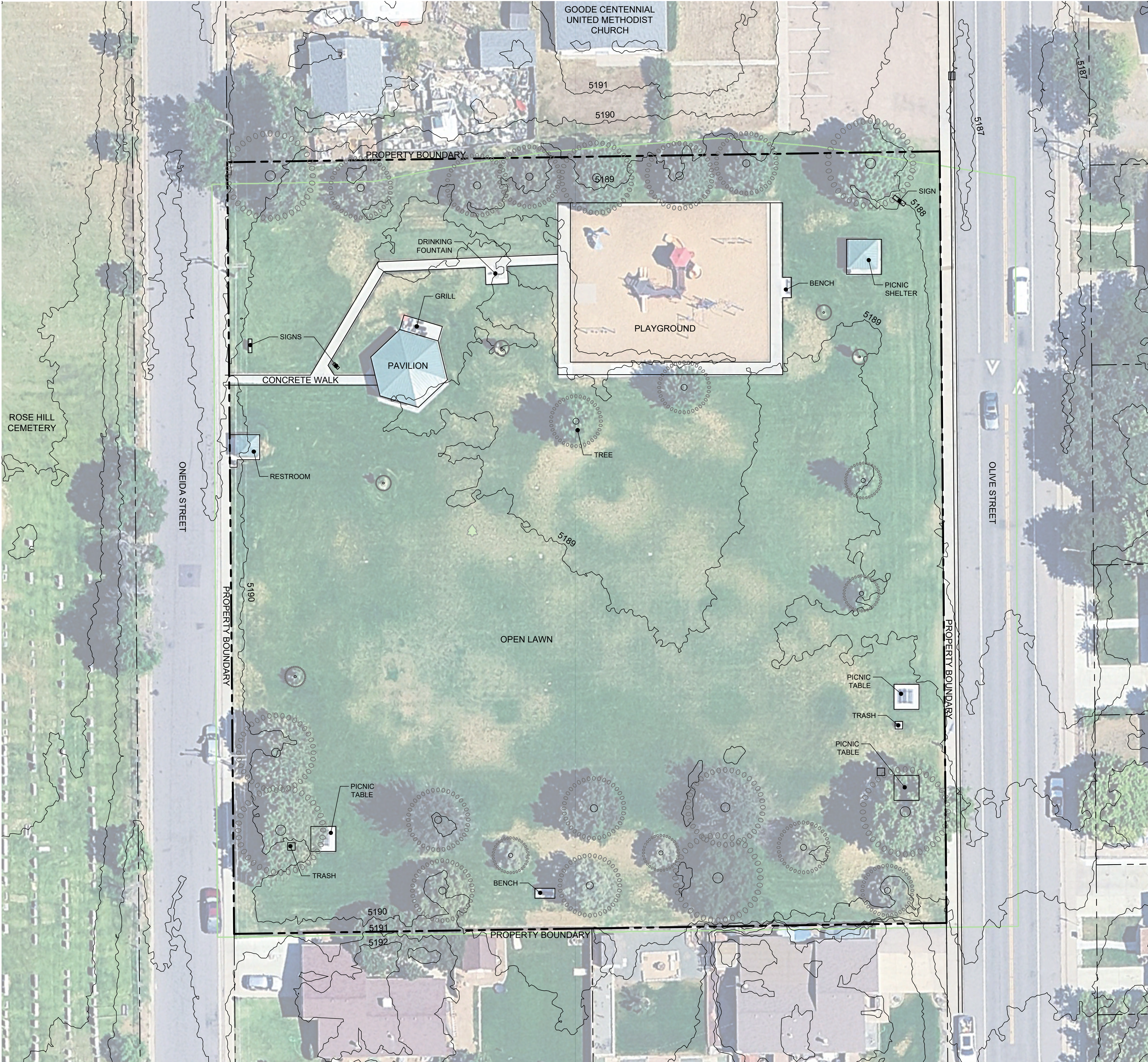
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DRAWING NO:
C1.0

SHEET NO:
1 OF 12

EXISTING CONDITIONS NOTES

1. EXISTING SITE FEATURES, TREES, AND CONTOUR ARE APPROXIMATE BASED ON GIS DATA, AERIAL IMAGERY AND ON-SITE OBSERVATIONS.
2. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK.
3. CONTACT THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN SHOWN ON THIS PLAN.

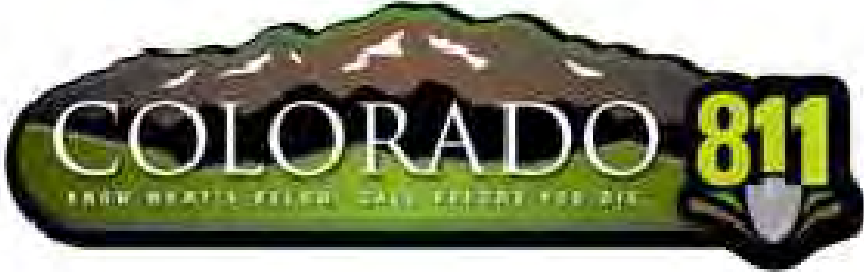


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EXISTING CONDITIONS PLAN	
FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST COMMERCE CITY, CO	

SHEET TITLE	DESIGNER: JENA BIONDOLILLO
SEAL:	DRAWN BY: JENA BIONDOLILLO
	APPROVED BY: MARGARET LOPERFIDO
	DATE: JULY, 2026
	JOB NO: 24-000531
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	DRAWING NO: E1.0
	SHEET NO: 2 OF 12

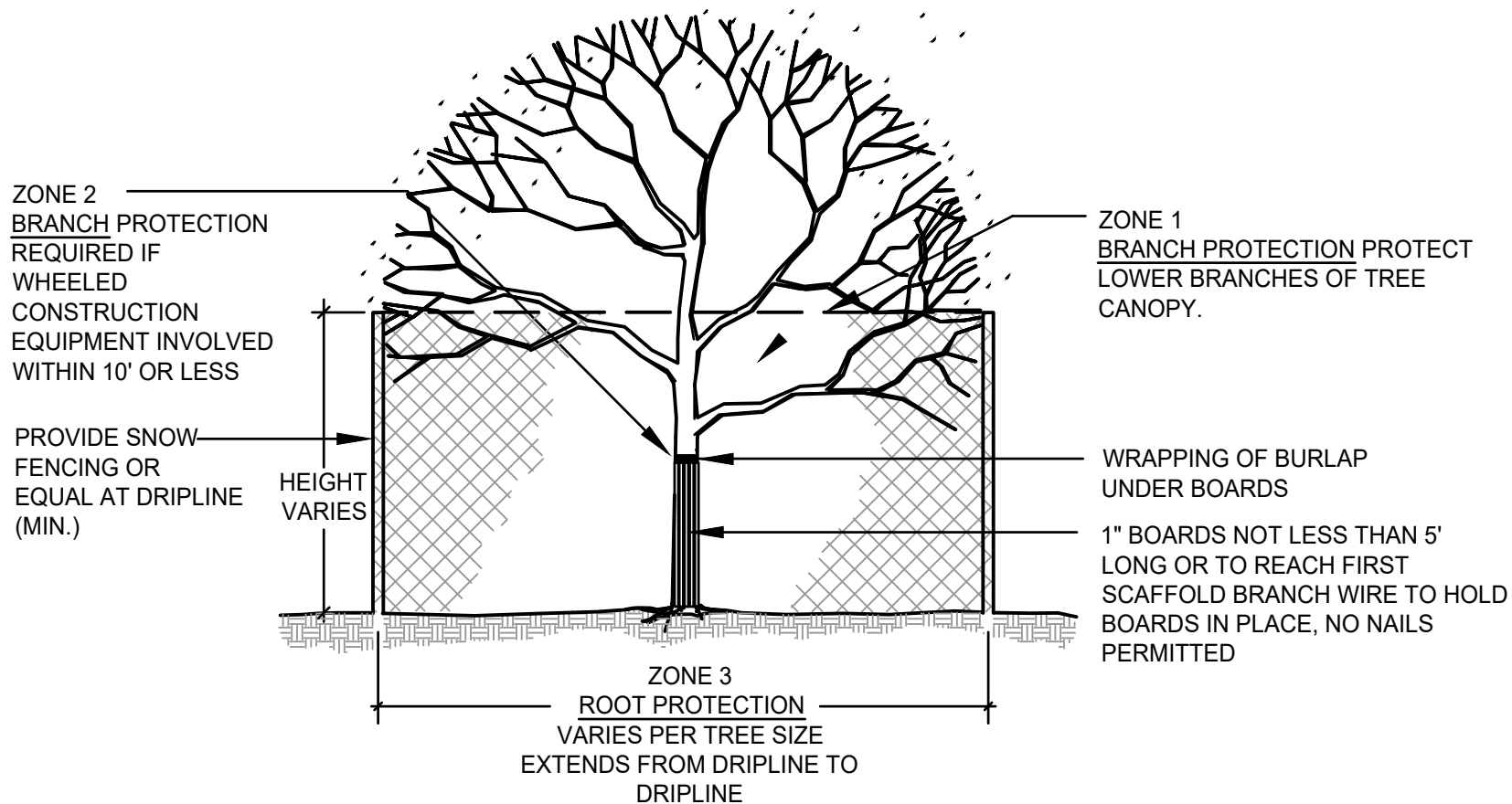


CALL BEFORE YOU DIG

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SITE DEMOLITION NOTES

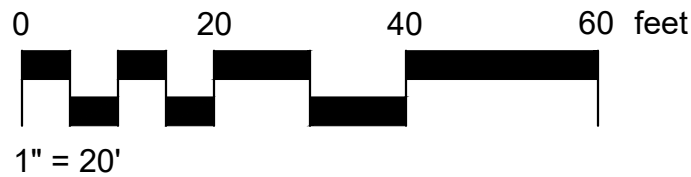
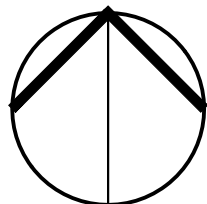
- ITEMS SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL. CONTRACTOR IS RESPONSIBLE FOR REPAIRING/REPLACING CONCRETE OR ANY OTHER ITEMS TO REMAIN THAT ARE DAMAGED DURING DEMOLITION AND CONSTRUCTION.
- REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED. COORDINATE DEMOLITION WORK WITH WORK TO BE PERFORMED UNDER THIS CONTRACT.
- VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
- ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER.
- REMOVE AND DISPOSE OF EXISTING CONSTRUCTION DEBRIS WITHIN IMPROVEMENT AREAS PRIOR TO CONSTRUCTION. CONSTRUCTION DEBRIS DISPOSAL LOCATIONS AS INDICATED BY THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY AND LANDSCAPE ARCHITECT.
- CONTACT THE LOCAL UNDERGROUND SERVICE FOR UTILITY LOCATIONS AND IDENTIFICATION PRIOR TO DEMOLITION.
- PERFORM EXCAVATION IN THE VICINITY OF EXISTING UTILITIES BY HAND WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT.
- TOPSOIL STOCKPILING:
 - EXCAVATED TOPSOIL SHALL BE SALVAGED AND STOCKPILED. A FOUR TO SIX INCH STRIPPING DEPTH IS COMMON, BUT DEPTH WILL DEPEND ON THE SOIL PROFILE AT THE SITE. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING OTHER EXTRANEEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH.
 - LOCATION OF ANY ON-SITE TOPSOIL STOCKPILES SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION. STOCKPILE LOCATIONS SHALL BE IDENTIFIED TO AVOID SLOPES AND NATURAL DRAINAGEWAYS AND TO AVOID TRAFFIC ROUTES. TOPSOIL STOCKPILE SHALL BE LOCATED IN AREAS TO AVOID EROSION OF SAID STOCKPILE TO OFFSITE AREAS.
 - TOPSOIL STOCKPILES ARE TO HAVE A MINIMUM 1.5 FEET HIGH (OR HIGHER) PERIMETER BERM AROUND THE CIRCUMFERENCE OF THE PILE FOR SEDIMENT CONTROL AND TOPSOIL CONSERVATION. CONSTRUCTION OF THE PERIMETER DITCH/BERM SHOULD PRECEDE ANY ACTIVITIES ASSOCIATED WITH MATERIAL PLACEMENT IN THE STOCKPILE. TOPSOIL STOCKPILE HEIGHT SHALL NOT EXCEED 10 FEET.
 - USE SEDIMENT BARRIERS (STRAW BALES, SILT FENCES) AROUND THE PERIMETER OF THE STOCKPILE. APPLY TEMPORARY STABILIZATION TO THE STOCKPILE WITHIN SEVEN DAYS OF THE FORMATION OF THE STOCKPILE EITHER IN THE FORM OF TEMPORARY SEEDING OR MULCH IF IT IS TO REMAIN UNUSED FOR LONGER THAN 30 DAYS. IF STOCKPILE WILL NOT BE USED WITHIN 12 MONTHS, IT SHOULD BE STABILIZED THROUGH SEEDING OF PERMANENT VEGETATION SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
 - FILL ALL HOLES DERIVED FROM FENCE POSTS REMOVAL. COMPACT SOILS TO PREVENT SETTLING.
- IRRIGATION DEMOLITION:
 - AS PART OF A SEPARATE PROJECT, THE CITY IS INSTALLING A NEW IRRIGATION SYSTEM AT FREEDOM PARK. THE CONTRACTOR SHALL REVIEW THE AS-BUILT DRAWINGS OF THE NEW IRRIGATION SYSTEM PRIOR TO COMMENCING DEMOLITION.
 - IRRIGATION MAINLINE AND LATERALS SHALL REMAIN IN PLACE WHERE POSSIBLE. IF THE MAINLINE NEEDS TO BE RE-ROUTED, THE CONTRACTOR SHALL COORDINATE THE NEW ALIGNMENT WITH THE OWNER'S REPRESENTATIVE
 - REMOVE SPRAY HEADS WITHIN THE LIMIT OF WORK AND CAP LINES. CONTRACTOR TO COORDINATE THE RELOCATION OF SPRAY HEADS WITH THE OWNER'S REPRESENTATIVE.
 - REFER TO PROPOSED IRRIGATION PLANS FOR LOCATION AND CONNECTION OF NEW DRIP IRRIGATION AND YARD HYDRANTS.



1 TREE PROTECTION DETAIL

1" = 1"

P-CI-COMP-10



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DEMOLITION PLAN	
FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST COMMERCE CITY, CO	

SHEET TITLE	DESIGNER: JENA BIONDOLILLO
SEAL	DRAWN BY: JENA BIONDOLILLO
	APPROVED BY: MARGARET LOPERFIDO
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DRAWING NO: D1.0	
SHEET NO: 3	OF 12

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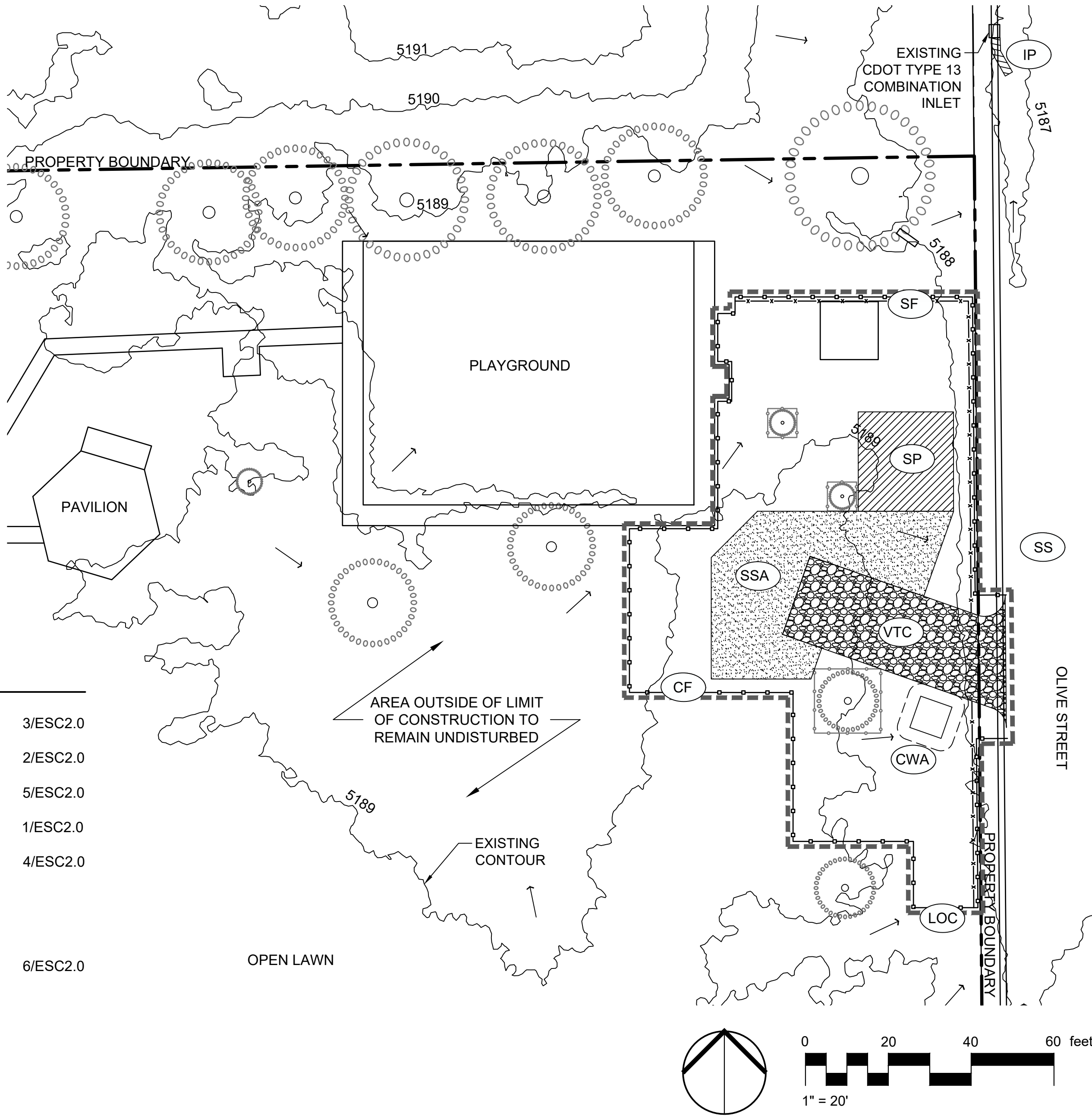
INITIAL EROSION AND SEDIMENT CONTROL PLAN

GROUND DISTURBANCE NOTE: LIMITS OF GROUND DISTURBANCE IS THE SAME AS THE LIMITS OF CONSTRUCTION. EXCAVATED SOIL WILL BE STOCKPILED AND USED TO FILL GARDEN BEDS. EXPORTED SOIL IS EXPECTED TO BE MINIMAL AND WILL BE TRANSPORTED TO THE NEAREST COMPOST FACILITY (E.G. A1 ORGANICS IN COMMERCE CITY).

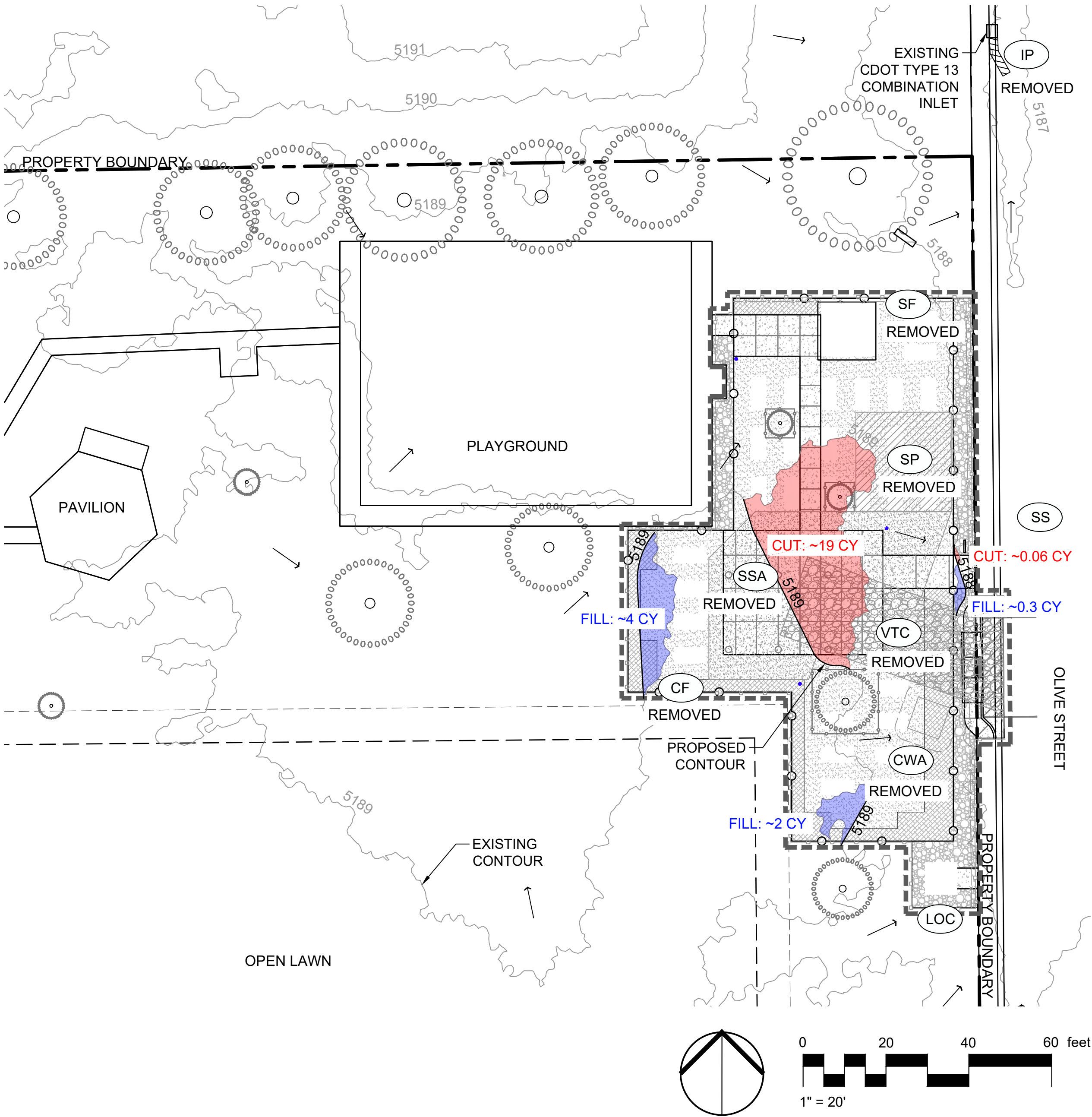
SWMP NOTE: A COPY OF THE SWMP SHALL BE ON-SITE AT ALL TIMES DURING CONSTRUCTION ACTIVITY. IT CAN BE LOCATED IN THE SUPERINTENDENT'S AND/OR FOREMAN'S VEHICLE OR OTHER CONSTRUCTION VEHICLE UNTIL THE SHED IS INSTALLED. THEN IT WILL BE TRANSFERRED TO THE SHED FOR THE REMAINDER OF THE PROJECT.

LEGEND

	CWA	CONCRETE WASHOUT AREA	3/ESC2.0
	CF	CONSTRUCTION FENCE	2/ESC2.0
	IP	INLET PROTECTION	5/ESC2.0
	SF	SILT FENCE	1/ESC2.0
	SSA	STABILIZED STAGING AREA	4/ESC2.0
	SP	STOCKPILE AREA	
	SS	STREET SWEEPING	
	VTC	VEHICLE TRACKING CONTROL	6/ESC2.0
	LOC	LIMITS OF CONSTRUCTION	
		SURFACE FLOW DIRECTION	



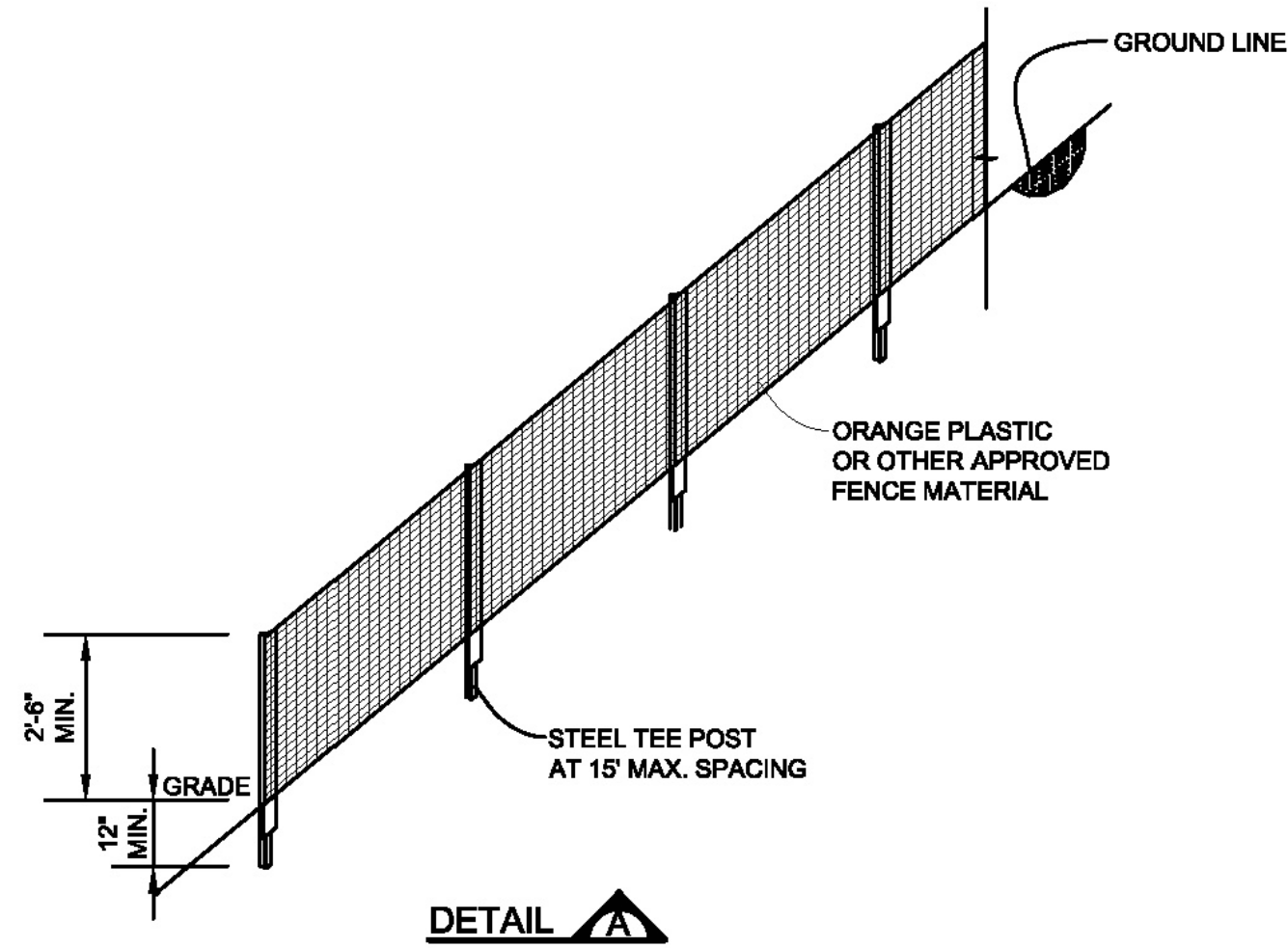
FINAL EROSION AND SEDIMENT CONTROL PLAN



COMMERCE CITY EROSION AND SEDIMENT CONTROL NOTES

1. GRADING PLAN IS FOR ROUGH GRADING ONLY. CHANGES MAY BE NECESSARY TO BRING PLANS INTO CONFORMANCE WITH APPROVED DRAINAGE AND SITE PLAN.
2. A WATER TRUCK SHALL BE KEPT ON-SITE TO CONTROL WIND EROSION AND DUST.
3. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
4. NO GRADING SHALL TAKE PLACE IN ANY DELINEATED FLOOD HAZARD AREA UNTIL THE FINAL DRAINAGE PLAN HAS BEEN APPROVED AND ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.
5. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT WILL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. UPON WRITTEN NOTICE BY THE CITY, FAILURE TO REMOVE THE MUD OR DEBRIS BY THE CONTRACTOR WITHIN 24 HOURS SHALL CAUSE THE CITY TO STOP ALL WORK UNTIL THE SITUATION IS RESOLVED.
6. WHEN REQUIRED, A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY DIVISION, STORMWATER DISCHARGE PERMIT SHALL BE OBTAINED AND A COPY SHALL BE SUBMITTED TO THE CITY OF COMMERCE CITY DEPARTMENT OF PUBLIC WORKS.
7. AREAS DISTURBED BY GRADING SHALL BE MULCHED AND RESEEDDED WITH NATIVE VEGETATION OR AS APPROVED ON THE PLAN.
8. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR SAFETY CONDITIONS ON AND ADJACENT TO THE SITE 24 HOURS A DAY, SEVEN DAYS A WEEK.
9. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. (811 or 1-800-922-1987)
10. THE CITY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF COMMERCE CITY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE CITY'S STORMWATER QUALITY CONTROL CRITERIA. THE CITY ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
11. THE ADEQUACY OF THIS ESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. COMMERCE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE APPROVED PLANS.
13. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP's) SHALL BE IN ACCORDANCE WITH THE CITY APPROVED PLANS.
14. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMP's FROM THE CITY APPROVED PLANS WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE CITY OF COMMERCE CITY ENGINEERING DIVISION.
15. AFTER THE ESC PLAN HAS BEEN APPROVED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INDICATED ON THE ACCEPTED ESC PLAN.
16. THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.
17. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITEE SHALL CALL THE PUBLIC WORKS AT 303-289-8150 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE REQUEST SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.
18. THE ESC MANAGER SHALL BE CERTIFIED IN STORMWATER MANAGEMENT AND EROSION CONTROL AND DOCUMENTATION SHALL BE PROVIDED TO THE CITY.
19. THE OWNER OR OWNER'S REPRESENTATIVE, THE ESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE INSTALLATION OF THE INITIAL BMP's ARE NOT APPROVED BY THE CITY ESC INSPECTOR, THE APPLICANT WILL HAVE TO PAY A REINSPECTION FEE, ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. THE CITY STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING.
20. CONSTRUCTION SHALL NOT BEGIN UNTIL THE CITY ESC INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BM P's AND THE GRADING PERMIT IS OBTAINED FROM PUBLIC WORKS.
21. THE ESC MANAGER SHALL STRICTLY ADHERE TO THE APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE CITY OF COMMERCE CITY ENGINEERING DIVISION MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
22. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
23. A COPY OF THE GRADING PERMIT AND APPROVED PLANS SHALL BE ON SITE AT ALL TIMES.
24. THE ESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE AND SHALL BE THE PERMITEE'S CONTACT PERSON WITH THE CITY FOR ALL MATTERS PERTAINING TO THE GRADING PERMIT. THE ESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER.
25. THE ESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS, INCLUDING STREETS, ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED WITH A STREET SWEEPER OR SIMILAR DEVICE AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE CITY'S ESC INSPECTOR. STREET WASHING IS NOT ALLOWED. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
26. THE APPROVED PLANS MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY APPROVED ACCESS POINTS. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE COMMERCE CITY ENGINEERING DIVISION.
27. THE ESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND COMMERCE CITY ENGINEERING DIVISION FOR ANY PROPOSED CHANGES.
28. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
29. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE ESC MANAGER. THE ESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
30. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE COMMERCE CITY ENGINEERING DIVISION.
31. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE CDPHE PER CRS 25-8-601, AND COMMERCE CITY. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER, SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT AS WELL AS THE CDPHE. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.
32. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
33. COMMERCE CITY DOES NOT ALLOW HAY BALES AS A FORM OF EROSION AND SEDIMENT CONTROL.
34. ONCE THE SITE HAS REACHED FINAL STABILIZATION, A FINAL INSPECTION SHALL BE SCHEDULED WITH THE CITY'S ESC INSPECTOR. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED AND/OR THE GRADING BOND WILL NOT BE RELEASED UNTIL THE CITY'S ESC INSPECTOR APPROVES FINAL STABILIZATION.

REVISIONS	BY	DATE	INITIAL STAKEHOLDER REVIEW	JB	3/17/2026
			GRADING PERMIT	JB	4/27/2026
			GRADING PERMIT (RE-SUBMITTAL 1)	JB	6/10/2026
			GRADING PERMIT (RE-SUBMITTAL 2)	JB	7/10/2026
			90% CONSTRUCTION DOCUMENTS	JB	7/16/2026
SCJ ALLIANCE CONSULTING SERVICES 5353 MANHATTAN CIRCLE, SUITE 202, BOULDER, CO 80303 P: 303.482.3180 SCJALLIANCE.COM					
EROSION & SEDIMENT CONTROL PLAN			FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST COMMERCE CITY, CO		
SHEET TITLE:			PROJECT NAME:		
DESIGNER: JENA BIONDILLO			DRAWN BY: JENA BIONDILLO		
APPROVED BY: KEVIN BLUMARDT			DATE: JULY, 2026		
JOB NO: 24-000531			DRAWING FILE NO: 24-000531_FREEDOM-PARK_DEMO		
DRAWING NO: ESC1.0			SHEET NO: 4		
			OF 12		



CONSTRUCTION FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - TYPE OF CONSTRUCTION LIMIT INDICATOR (FENCE OR MARKERS).
 - LOCATION AND LENGTH OF FENCE OR LINE OF MARKERS.
- CONSTRUCTION FENCE OR MARKERS INDICATED ON INITIAL ESC PLAN SHALL BE INSTALLED PRIOR TO OTHER BMPs AND ANY LAND-DISTURBING ACTIVITIES.
- STEEL TEE POSTS SHALL BE UTILIZED FOR SUPPORT OF CONSTRUCTION FENCE. MAXIMUM SPACING FOR TEE POSTS SHALL BE 15'.

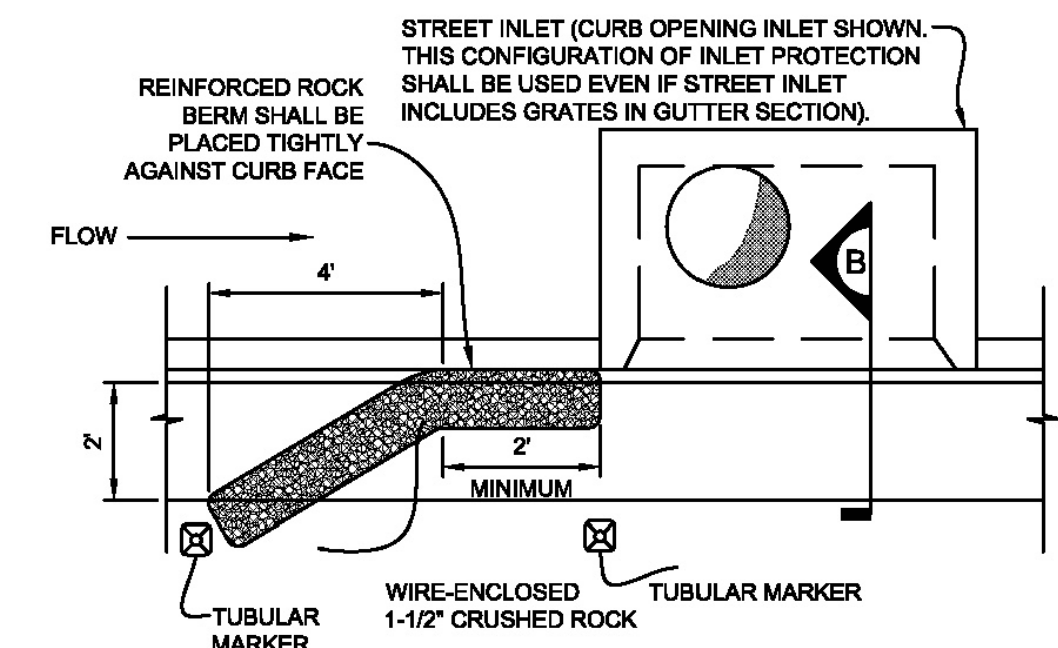
CONSTRUCTION FENCE MAINTENANCE NOTES

- ANY DAMAGED FENCE OR MARKERS SHALL BE REPAIRED ON A DAILY BASIS.
- FENCE OR MARKERS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER FENCE REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

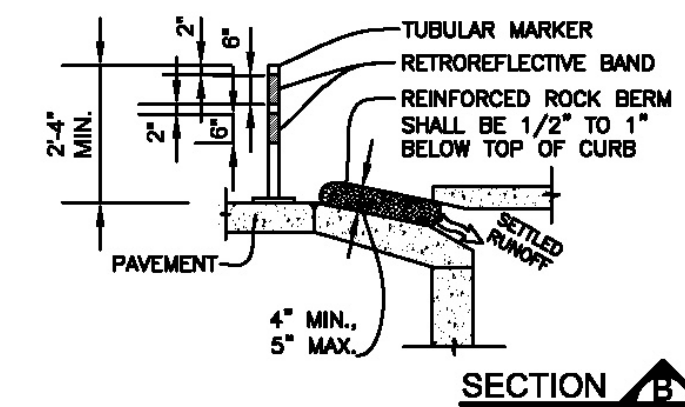


1 CITY STANDARD CONSTRUCTION FENCE

NOT TO SCALE P-CI-COMF-56



STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN



INLET PROTECTION INSTALLATION NOTES

- INTERIM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVING) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
- INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
- CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 14 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
- WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 8-INCH CENTERS ALONG ALL JOINTS AND AT 24-INCH CENTERS ON ENDS OF BERM.
- REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
- TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
- THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2'-1" BELOW TOP OF CURB.

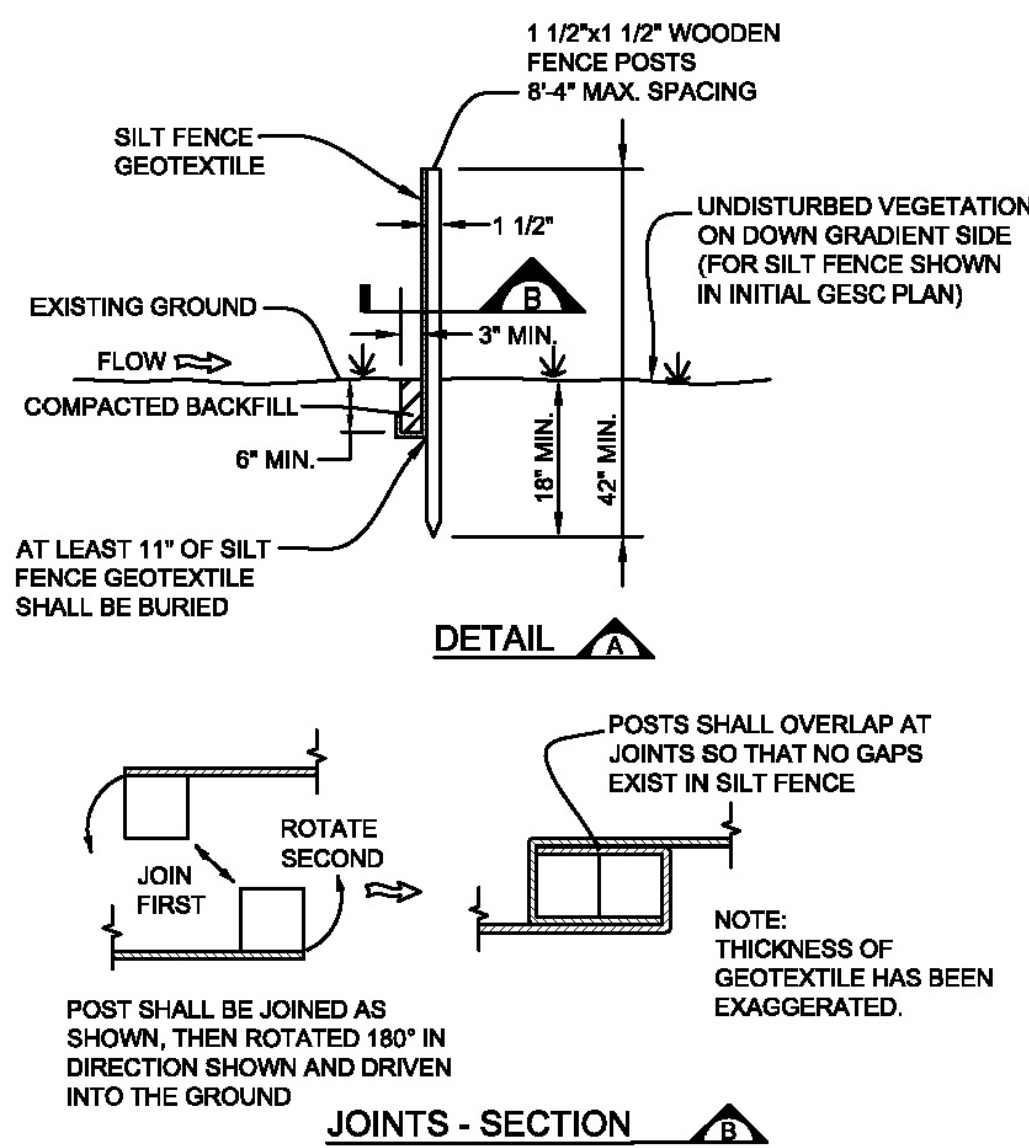
INLET PROTECTION MAINTENANCE NOTES

- THE ESC MANAGER SHALL INSPECT INLET PROTECTION WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS SHALL BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE CITY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.



5 CITY STANDARD INLET PROTECTION

NOT TO SCALE P-CI-COMF-13



JOINTS - SECTION

SILT FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF FENCE.
- ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE; NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 6-TO 12-GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
 - 90 LB. TENSILE STRENGTH PER ASTM D4622.
 - UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D 4355.
- SILT FENCE INDICATED ON INITIAL ESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

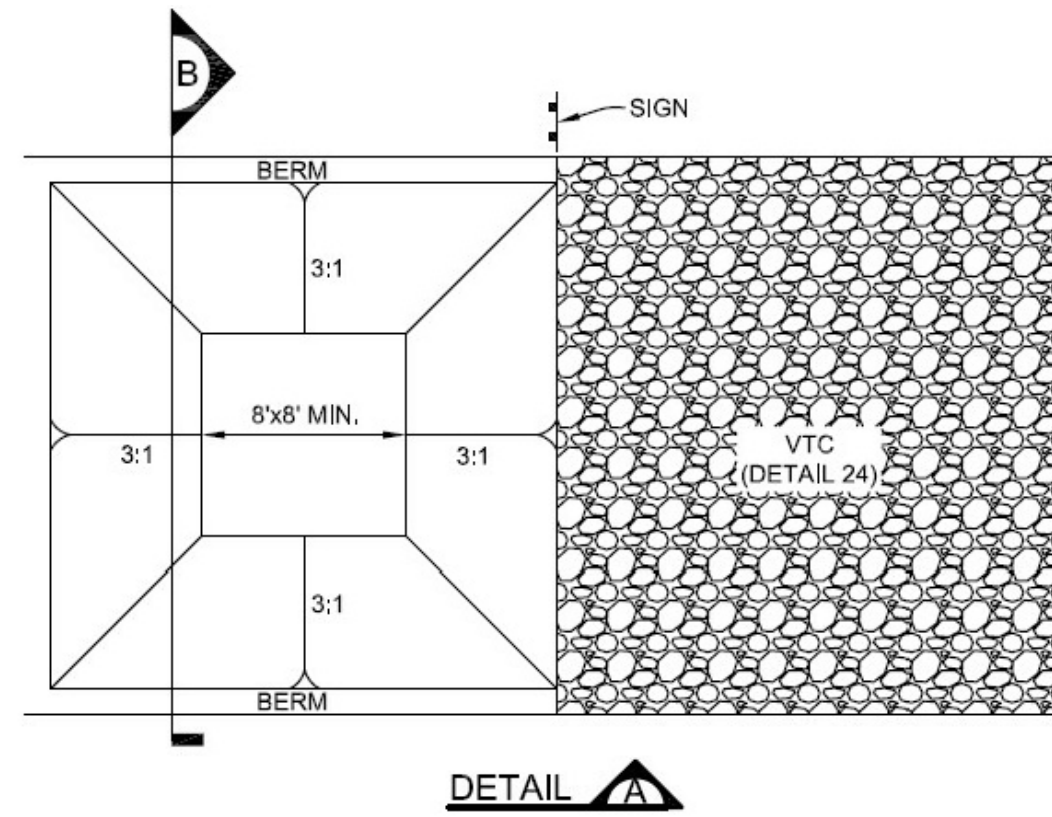
SILT FENCE MAINTENANCE NOTES

- THE ESC MANAGER SHALL INSPECT SILT FENCE WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES.
- SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

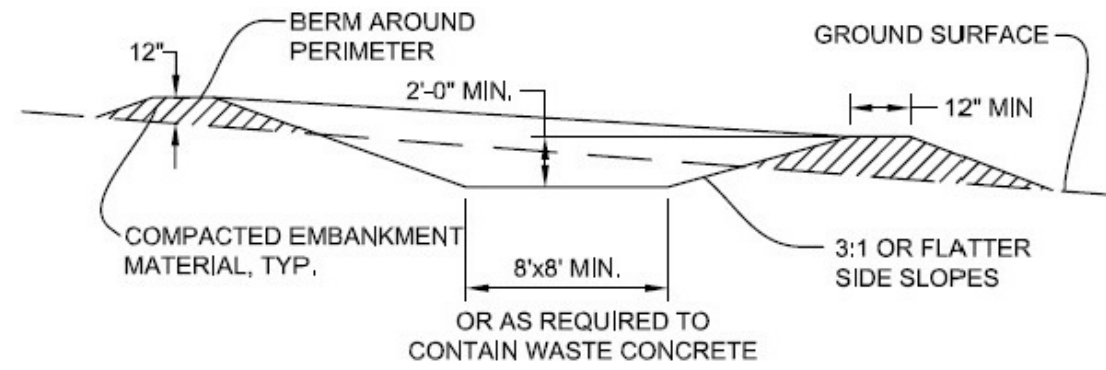


2 CITY STANDARD SILT FENCE

NOT TO SCALE P-CI-COMF-57



SECTION A



CONCRETE WASHOUT AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATIONS OF CONCRETE WASHOUT AREA.
- THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- VEHICLE TRACKING CONTROL (DETAIL 24) IS REQUIRED AT THE ACCESS POINT.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

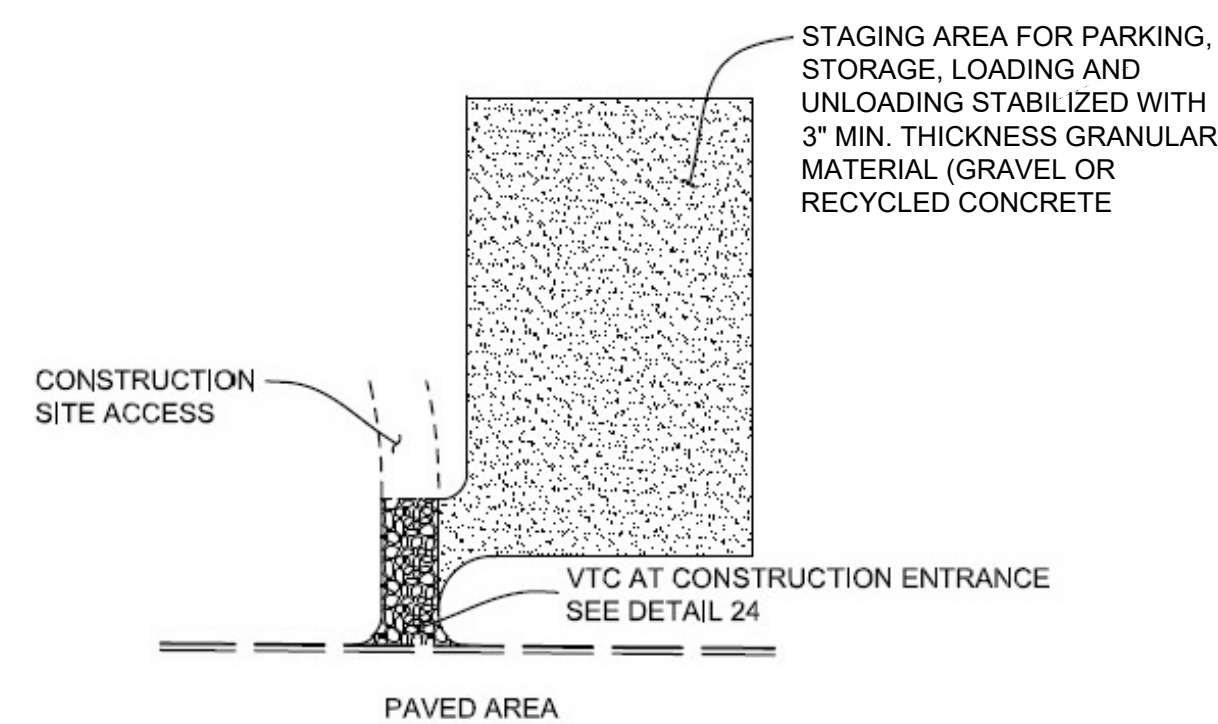
CONCRETE WASHOUT AREA MAINTENANCE NOTES

- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
- WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
- INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.



3 CITY STANDARD CONCRETE WASHOUT AREA

1" = 1" P-CI-COMF-69



PLAN

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH CITY APPROVAL.
- STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
- IF REQUIRED BY THE CITY, SITE ACCESS ROADS SHALL BE STABILIZED IN THE SAME MANNER AS THE STAGING AREA.
- STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL (GRAVEL OR RECYCLED CONCRETE).

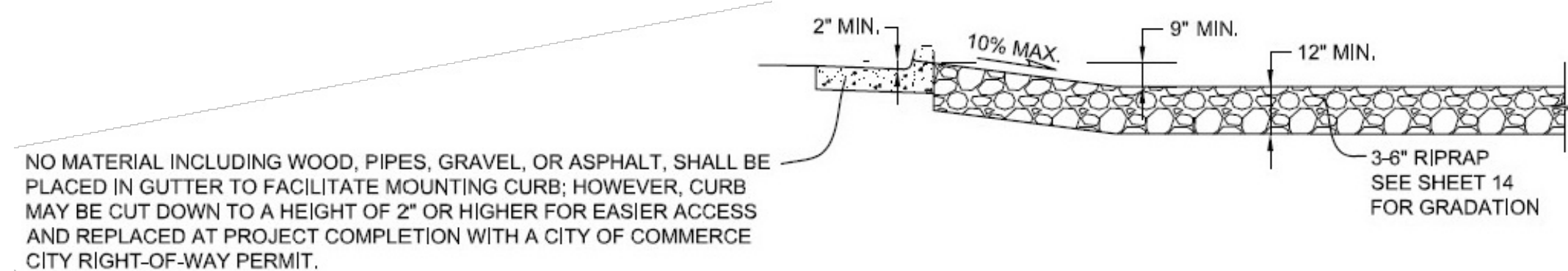
STABILIZED STAGING AREA MAINTENANCE NOTES

- THE ESC MANAGER SHALL INSPECT THE STABILIZED STAGING AREA WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- ESC MANAGER SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
- ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION; THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE CITY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.



4 CITY STANDARD STABILIZED STAGING AREA

1" = 1" P-CI-COMF-70



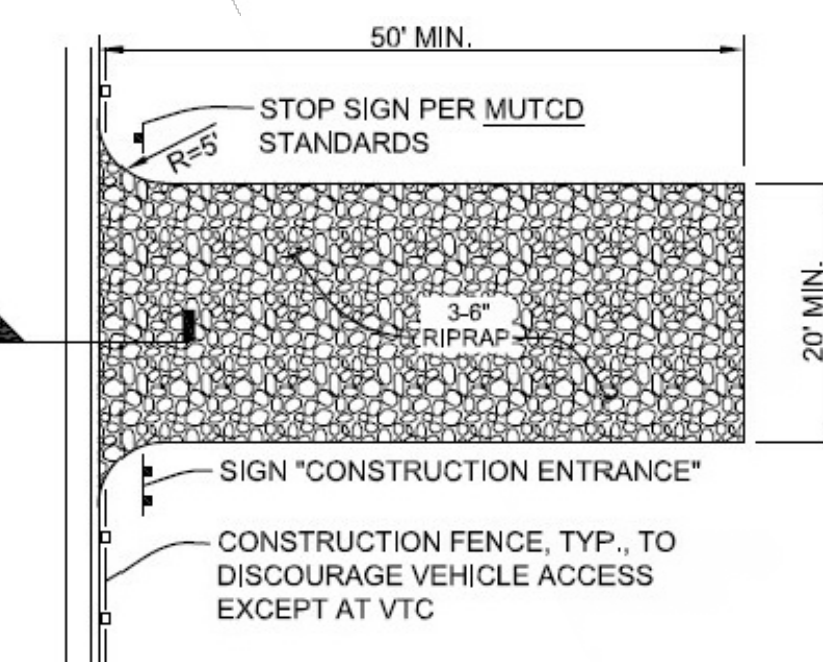
SECTION A

VEHICLE TRACKING CONTROL INSTALLATION NOTES

- VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
- VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
- ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY PERMITTEE.
- A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL MAINTENANCE NOTES

- ESC MANAGER SHALL INSPECT VEHICLE TRACKING CONTROL DAILY. GRAVEL SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS AND CAUSE LOOSE GRAVEL TO DISLODGE MUD FROM TIRES. WHEN GRAVEL BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN GRAVEL, PLACE ADDITIONAL NEW GRAVEL, OR REPLACE WITH NEW GRAVEL AS NECESSARY TO RESTORE EFFECTIVENESS.
- VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE END OF CONSTRUCTION, THE GRAVEL MATERIAL REMOVED OR, IF APPROVED BY THE CITY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.



PLAN



6 CITY STANDARD VEHICLE TRACKING CONTROL

1" = 1" P-CI-COMF-71

REVISIONS	DATE	BY
INITIAL STAKEHOLDER REVIEW	3/17/2026	JB
GRADING PERMIT	4/27/2026	JB
GRADING PERMIT (RE-SUBMITTAL 1)	6/10/2026	JB
GRADING PERMIT (RE-SUBMITTAL 2)	7/10/2026	JB
90% CONSTRUCTION DOCUMENTS	7/15/2026	JB

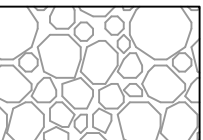
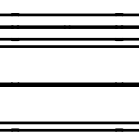
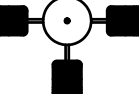
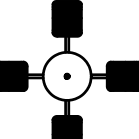
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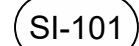
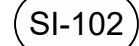
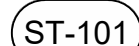
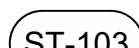
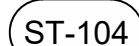
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EROSION & SEDIMENT CONTROL DETAILS	FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST COMMERCE CITY, CO
SHEET TITLE	PROJECT NAME
SEAL	DESIGNER: JENA BIONDOLIO
	DRAWN BY: JENA BIONDOLIO
	APPROVED BY: KEVIN BLUMARDT
	DATE: JULY, 2026
	JOB NO: 24-000531
	DRAWING FILE NO: 24-000531_FREEDOM-PARK_DEMO
	DRAWING NO: ESC2.0
	SHEET NO: 5 OF 12

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REFERENCE NOTES SCHEDULE

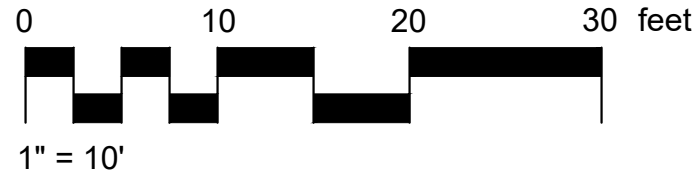
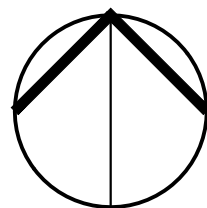
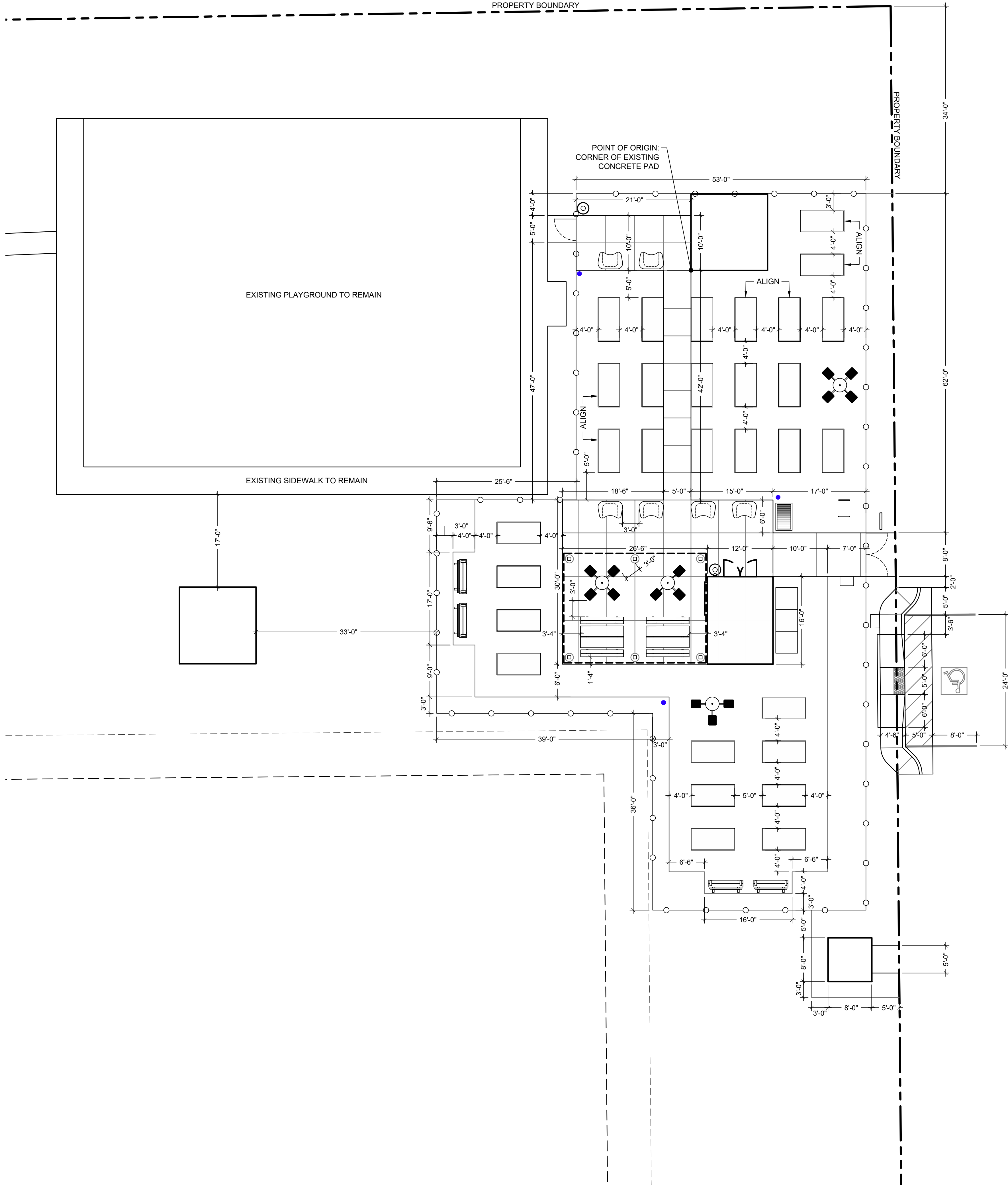
SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
FENCING				
	(F-101)	6' HT. BLACK CHAINLINK FENCE	430 LF	1/L2.1
	(F-102)	8' WIDE DOUBLE GATE		2/L2.1
	(F-103)	4' WIDE SINGLE GATE		3/L2.1
IRRIGATION				
	(I-101)	FROST PROOF YARD HYDRANT WITH 50' HOSE RE: IRRIGATION PLANS AND DETAILS		
LIGHTING				
	(LI-101)	SOLAR-POWERED SCONCE LIGHT MOUNTED TO SHED SUNTINO SOLAR LIGHTS SOLAR FLOOD - WALL PACK OR APPROVED EQUAL		
MULCH SCHEDULE				
	(M-101)	WOOD MULCH PLANTING BED MIN. 2" DEPTH LOCALLY SOURCED SHREDDED CEDAR MULCH SEE SOIL AMENDMENT NOTES AND PLANTING PLAN	1,069 SF	
	(M-102)	ROCK MULCH PLANTING BED MIN. 3" DEPTH 1.5" LOCALLY SOURCED RIVER ROCK SEE SOIL AMENDMENT NOTES AND PLANTING PLAN	964 SF	
PAVING				
	(P-101)	GRAVEL 1/4" MINUS CRUSHED ROCK	3,542 SF	2/L2.0
	(P-102)	CONCRETE FLATWORK	2,128 SF	3/L2.0
	(P-103)	ADA RAMP WITH DETECABLE WARNING STRIP		1/L2.0
	(P-104)	STRIPED ADA PARKING SPACE		
	(P-105)	STEEL EDGING 12 GAUGE X 6" LOCALLY SOURCED STEEL EDGE, COLOR: BROWN	240 LF	2/L2.0
SITE FURNISHINGS				
	(S-101)	BENCH LANDSCAPE FORMS GLIDE COLOR: APPLE RED END ARMS	4	
	(S-102)	PICNIC TABLE LANDSCAPE FORMS HARVEST COLOR: APPLE RED DINING HEIGHT UMBRELLA HOLE 2 HARVEST BENCHES PER TABLE	2	
	(S-103)	TABLE LANDSCAPE FORMS CAROUSEL 3 SEATS CASUAL HEIGHT BACKED GRID COLOR: APPLE RED UMBRELLA HOLE	2	
	(S-104)	TABLE LANDSCAPE FORMS CAROUSEL 4 SEATS CASUAL HEIGHT BACKED GRID COLOR: APPLE RED UMBRELLA HOLE	2	
	(S-105)	RAISED PLANTER BED 4'X8'X18"	30	5/L2.0
	(S-106)	ACCESSIBLE RAISED PLANTER BED GREEN CIRCLE ACCESSIBLE GARDEN OR APPROVED EQUAL	6	4/L2.2
	(S-107)	TRASH RECEPTACLE LANDSCAPE FORMS LAKESIDE LITTER, SIDE OPENING, GRASS PATTERN STEEL PANELS, POWDER-COAT COLOR: LOLL LEAF GREEN	2	
	(S-108)	PRODUCE SHARE BOX		6/L2.0
	(S-109)	3-STAGE COMPOST SYSTEM		1/L2.2
	(S-110)	PRODUCE WASH STATION		4/L2.0
	(S-111)	LITTLE FREE LIBRARY DOUBLE DOOR SHED UNFINISHED, METAL ROOF, ENGLISH-SPANISH SIGN, SCREW IN LIBRARY POST WITH TOPPER, FROM LITTLEFREELIBRARY.ORG OR APPROVED EQUAL		
	(S-112)	BIKE RACK LANDSCAPE FORMS RING-BR RING BIKE RACK, POWDER COAT COLOR: LOLL LEAF GREEN VIVID SERIES	2	

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
SIGNAGE & WAYFINDING				
	(SI-101)	GARDEN INFORMATION SIGN		2/L2.2
	(SI-102)	BULLETIN BOARD MOUNTED TO SHED EXTREME WEATHERPLUS RADIUS EDGE ENCLOSED OUTDOOR BULLETIN BOARD WALL MOUNT, LOCKABLE 2 DOOR METAL DISPLAY CASE, 72" X 48" LANDSCAPE, SATIN SILVER FRAME, TAN FORBO, BREAK RESISTANT ACRILIC, MULTI-COLOR PINS ITEM ID #: SCBBR234-WPLUS-7248		
STRUCTURES				
	(ST-101)	STORAGE SHED 12' X 16' TUFF SHED, PREMIER CLASSIC RANCH WITH DOUBLE DOOR AND GABLE VENTS, PAINT: GOBLIN W/ DELICATE WHITE TRIM, ROOF COLOR: WEATHERED WOOD, ANCHOR TO CONCRETE APPROVED EQUAL MAY BE USED	3/L2.2	
	(ST-102)	PERGOLA	4/L2.1	
	(ST-103)	PORTABLE RESTROOM ENCLOSURE MATCH EXISTING ENCLOSURE		
	(ST-104)	NEW PICNIC SHELTER WITH CONCRETE PAD AND PICNIC TABLE MATCH EXISTING PICNIC SHELTER		



△		REVISIONS	DATE	BY
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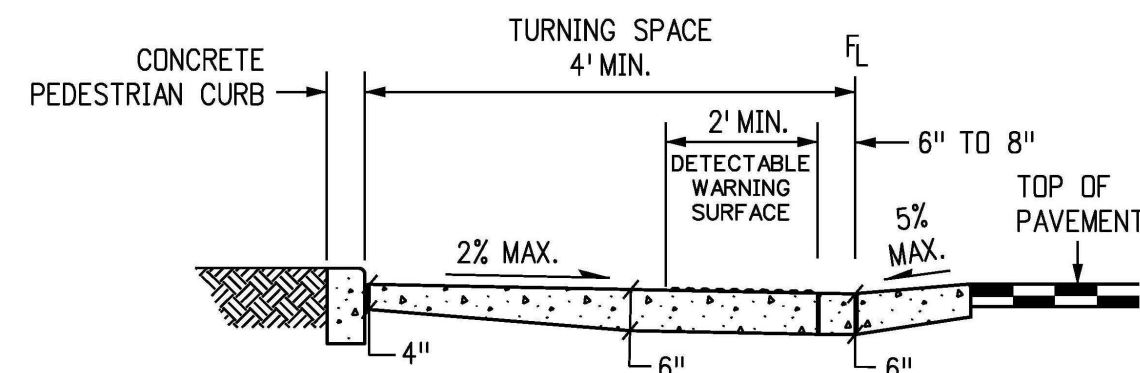
LAYOUT PLAN	
FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST COMMERCE CITY, CO	

DESIGNER: JENA BIONDILLO	
DRAWN BY: JENA BIONDILLO	
APPROVED BY: MARGARET LOPERFIDO	
DATE: JULY, 2026	
JOB NO: 24-000531	
DRAWING FILE NO: 24-000531_FREEDOM-PARK_LA	
DRAWING NO: L1.1	
SHEET NO: 7 OF 12	



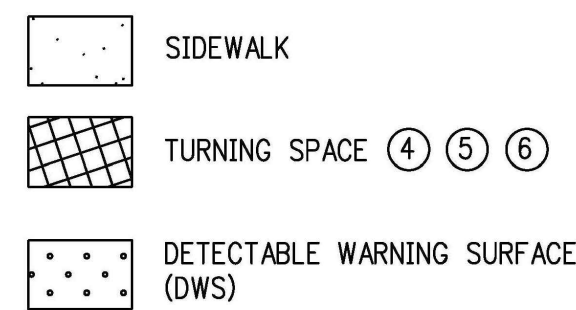
1. EXISTING CONTOURS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. EXISTING GRADES SHOULD BE VERIFIED IN THE FIELD. IF ACTUAL EXISTING GRADE DIFFERS SIGNIFICANTLY FROM THE PLAN, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING CONSTRUCTION WORK.
2. PROPOSED SPOT ELEVATIONS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT FINISH GRADES ARE WITHIN ACCEPTABLE SLOPE RANGES AS DESCRIBED IN THE FOLLOWING NOTES.
3. MINIMUM SLOPE ON ALL CONCRETE FLATWORK IS 1% FOR DRAINAGE.
4. MAXIMUM CROSS-SLOPE ON ALL CONCRETE FLATWORK IS 2% PER ADA STANDARDS.
5. MAXIMUM RUNNING SLOPE ON ALL CONCRETE PATHS IS 5% PER ADA STANDARDS.
6. GRAVEL WALKWAYS TO BE MINIMUM 2% SLOPE AND MAXIMUM 5% SLOPE.
7. PLANTING BEDS TO BE MINIMUM 2% SLOPE AND MAXIMUM 25% SLOPE.
8. SLOPES BENEATH AND WITHIN 3 FEET OF FURNITURE SHALL BE MAXIMUM 2%.
9. WHERE NEW CONCRETE FLATWORK MEETS EXISTING CONCRETE THE FINISH GRADE OF NEW CONCRETE SHALL MATCH EXISTING GRADE.
10. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONCRETE FLATWORK MEETS ADA STANDARDS
11. FINISH GRADE WITHIN EXISTING TREE DRIPLINES SHALL NOT BE MORE THAT 6" HIGHER OR LOWER THAN EXISTING GRADE. DO NOT DISTURB EXISTING ROOTS.
12. GRADING SHALL BE LIMITED TO THE AREA WITHIN THE LIMIT OF GRADING. FEATHER GRADING AT THE EDGE OF DISTURBANCE TO MATCH EXISTING GRADE AND NATURAL APPEARANCE.

SHEET TITLE: SEAL:	PROJECT NAME: GRADING PLAN FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST. COMMERCE CITY, CO	 SCJ ALLIANCE CONSULTING SERVICES 5353 MANHATTAN CIRCLE, SUITE 202, BOULDER, CO 80303 (303) 440-6831 SCJALLIANCE.COM
DESIGNER: JENA BIONDOILULO		
DRAWN BY: JENA BIONDOILULO		
APPROVED BY: MARGARET LOPERFIDO		
DATE: JULY, 2026		
JOB NO: 24-000531		
DRAWING FILE NO: 24-000531_FREEDOM-PARK_LA		
DRAWING NO: L1.2		
SHEET NO: 8 OF 12		

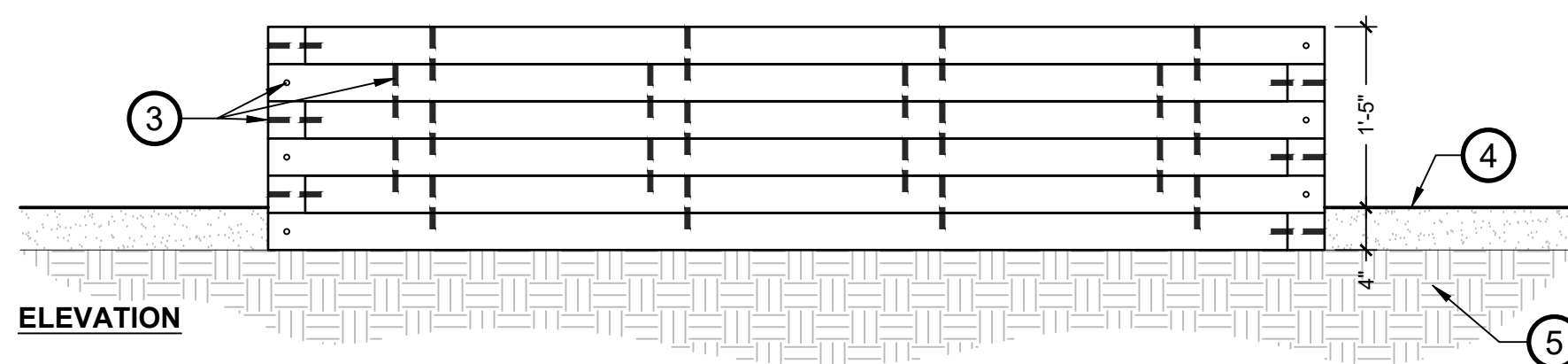


PARALLEL RAMP NOTES

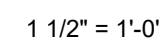
- ① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- ② RAMP RUNNING SLOPE - 8.3% MAX.
- ③ RAMP CROSS SLOPE - 2.0% MAX.
- ④ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.
- ⑤ TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.
- ⑥ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.
- ⑦ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERNATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APPEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
- ⑧ RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
- ⑨ GUTTER COUNTER SLOPE - 5.0% MAX.


$$1'' = 1''$$

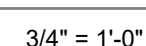
P-CI-COMF-58


$$\frac{3}{4}'' = 1'-0''$$

- ① 4X4 GRADE B OR BETTER CEDAR, 8' LENGTH
- ② 4X4 GRADE B OR BETTER CEDAR, 4' LENGTH
- ③ 5" LENGTH HEAVY-DUTY WOOD NAIL
- ④ ADJACENT GRAVEL PAVING
- ⑤ COMPACTED SUBGRADE
- ⑥ FILL GARDEN BOX WITH A MIX OF $\frac{2}{3}$ STOCKPILED NATIVE TOPSOIL SOIL AND $\frac{1}{3}$ ORGANIC COMPOST. ENSURE TOPSOIL AND COMPOST IS THOROUGHLY MIXED. SETTLE DEPTH OF SOIL TO BE 1" BELOW TOP OF PLANTER



P-CI-COMF-01



P-CI-COME-55

- ① 4x4 S4S CEDAR
- ② 2x8 S4S CEDAR
- ③ 2X4 S4S CEDAR
- ④ 2X2 S4S CEDAR
- ⑤ 1" SQUARE STAINLESS WELDED WIRE MESH, 10 GAUGE

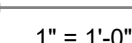
NOTES:

- ADD AN ADDITIONAL CROSS MEMBER IF NEEDED TO PREVENT MESH FROM SAGGING.
- ENSURE ALL RAW EDGES OF METAL MESH ARE ENCLOSED BETWEEN LUMBER AND NOT EXPOSED.



NOTES:

- ALL STEEL COMPONENTS AND HARDWARE TO BE FINISHED WITH A RUST-INHIBITING METAL PRIMER AND PREMIUM EXTERIOR OIL-BASED ENAMEL PAINT. COLOR: TO MATCH LANDSCAPE FORMS LOLL LEAF GREEN VIVID SERIES.
- WELD BOX TO BEAM SUPPORT PRIOR TO PAINTING.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION.

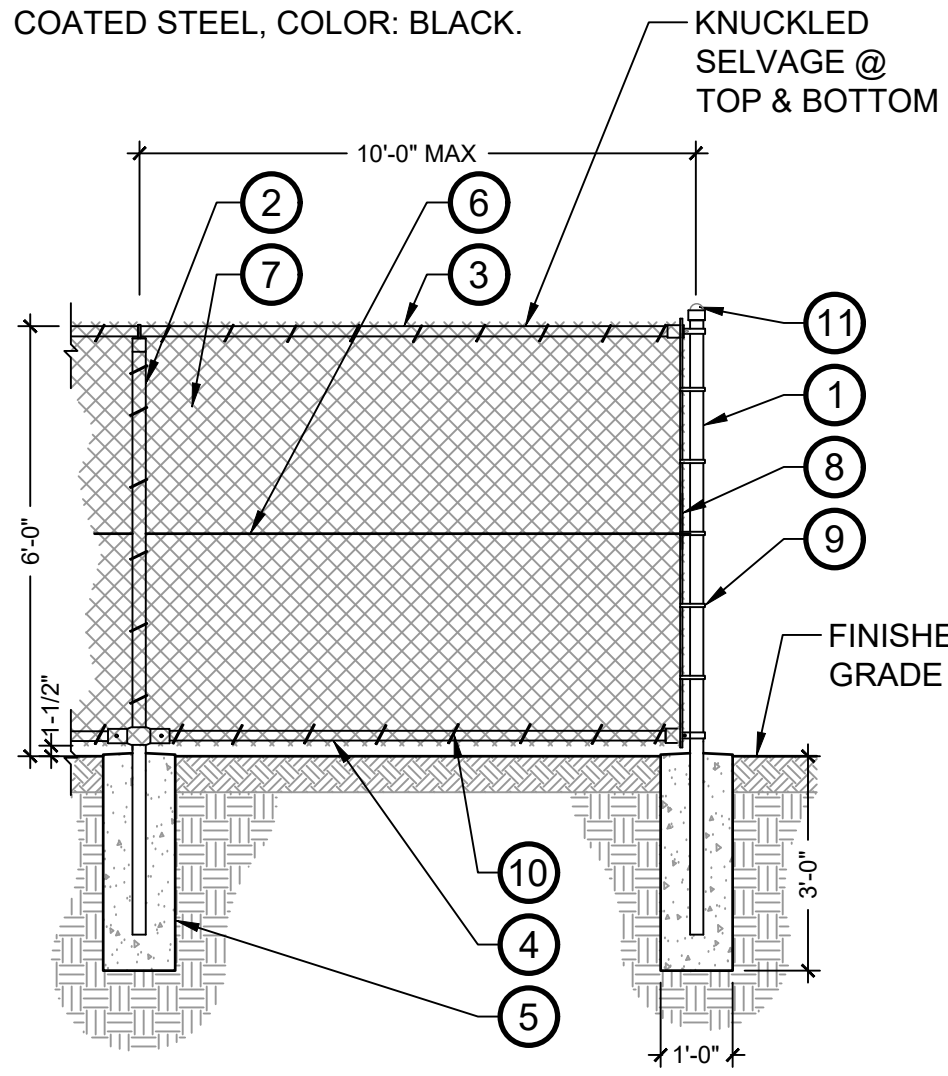


P-CI-COME-03

SHEET TITLE:		DETAILS	FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST COMMERCE CITY, CO	SCJ ALLIANCE CONSULTING SERVICES 5353 MANHATTAN CIRCLE, SUITE 202, BOULDER, CO 80303 P: 303.482.3180 SCJALLIANCE.COM	REVISIONS	△	BY
PROJECT NAME:						DATE	
DESIGNER: JENA BIONDILLO					INITIAL STAKEHOLDER REVIEW	JB	3/17/2026
DRAWN BY: JENA BIONDILLO					GRADING PERMIT	JB	4/27/2026
DATE: JULY, 2026					GRADING PERMIT (RE-SUBMITTAL 1)	JB	6/10/2026
JOB NO: 24-000531					GRADING PERMIT (RE-SUBMITTAL 2)	JB	7/10/2026
DRAWING FILE NO: _24-000531_FREEDOM-PARK_LA					90% CONSTRUCTION DOCUMENTS	JB	7/15/2026
DRAWING NO: L2.0							
SHEET NO: 9			OF 12				

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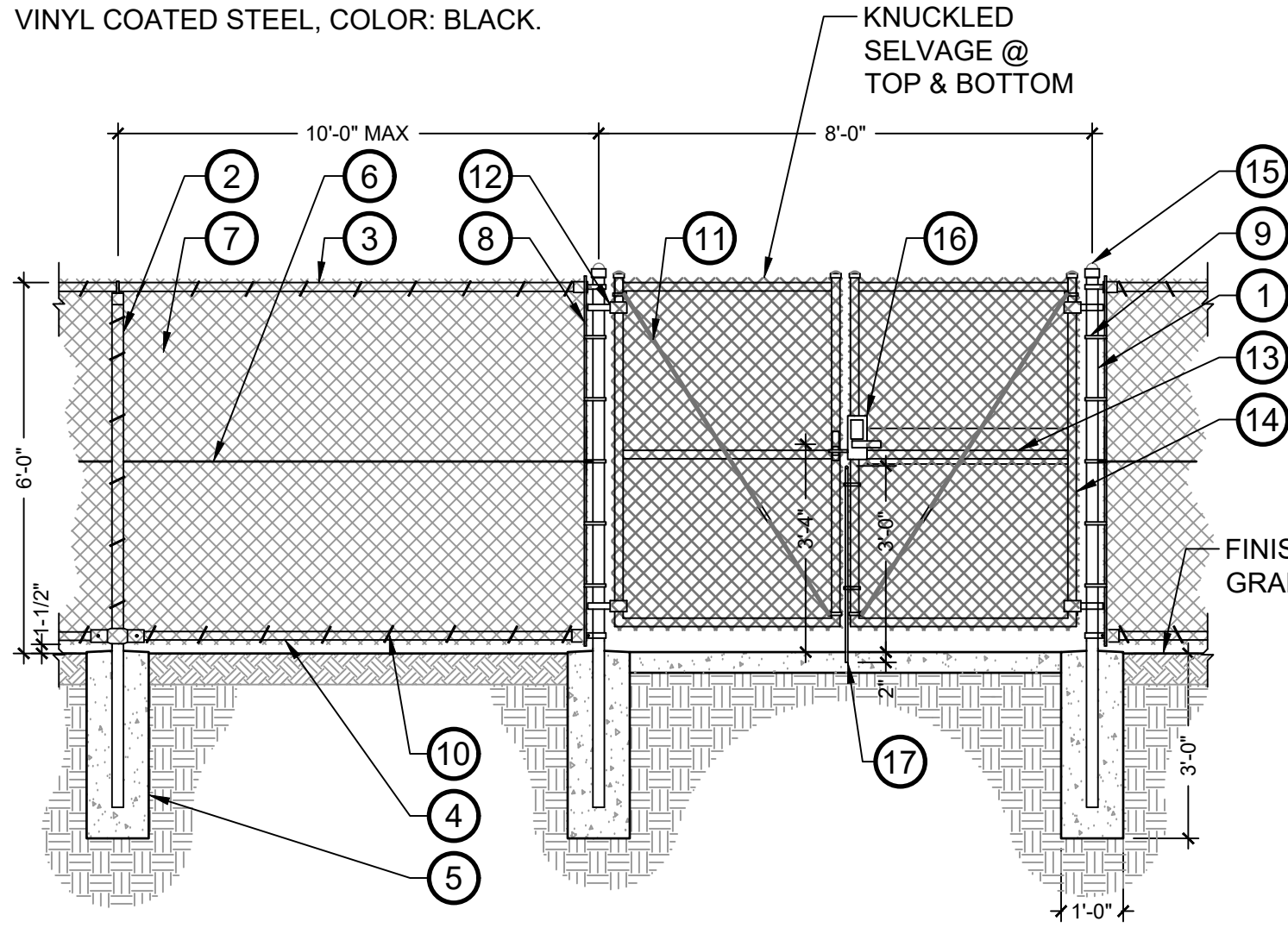
NOTE:
ALL FENCING PARTS TO BE VINYL COATED STEEL, COLOR: BLACK.



1 CHAINLINK FENCE
3/8" = 1'-0"

P-CI-COMF-64

NOTE:
ALL FENCING AND GATE PARTS TO BE VINYL COATED STEEL, COLOR: BLACK.

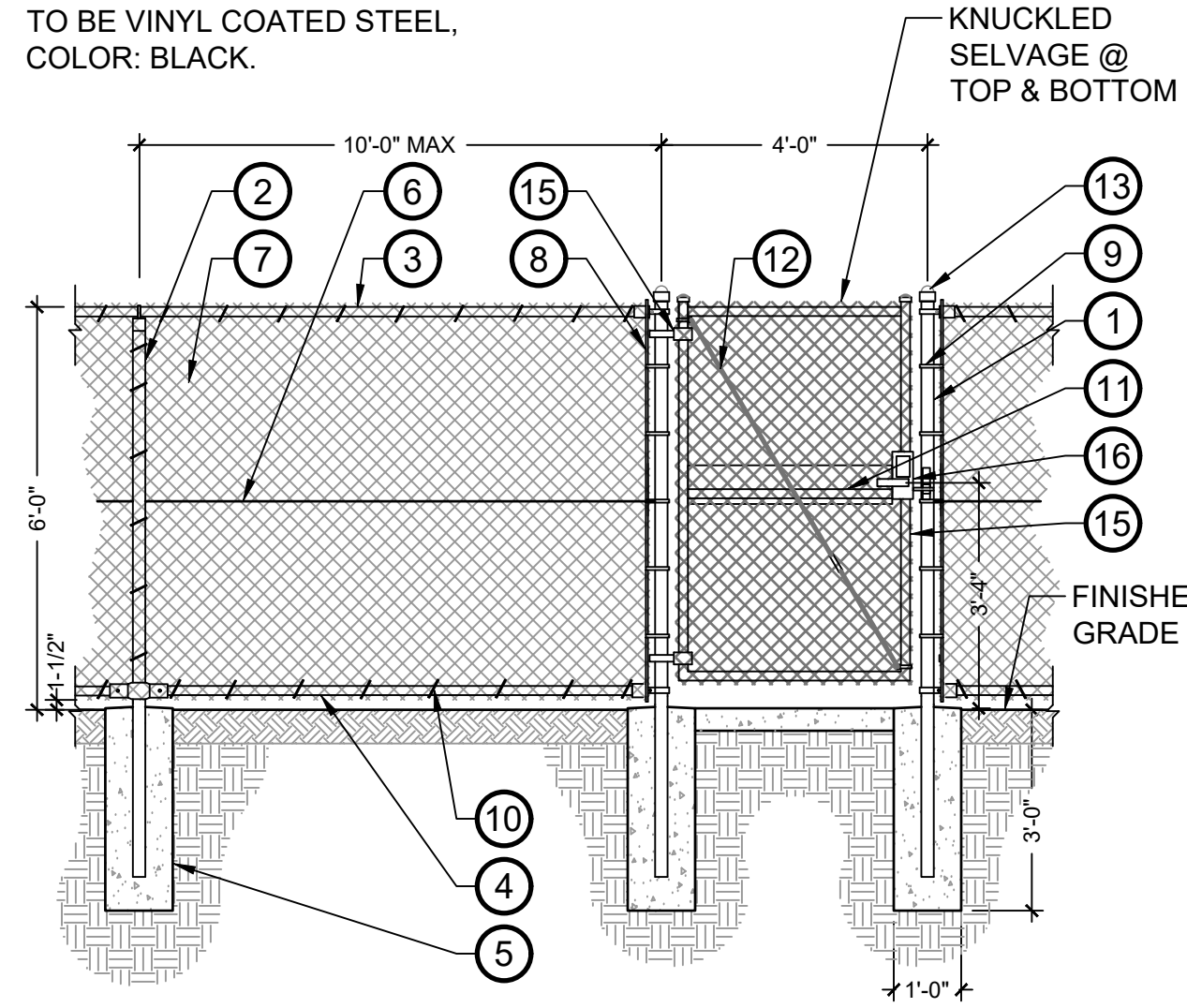


2 8' WIDE DOUBLE GATE
3/8" = 1'-0"

P-CI-COMF-66

- 1 TERMINAL POST, 2.875" O.D.
- 2 LINE POST, 2.375" O.D.
- 3 TOP RAIL, 1.875" O.D.
- 4 BOTTOM RAIL, 1.875" O.D.
- 5 CONCRETE FOOTING
- 6 TENSION WIRE, 7GA
- 7 CHAINLINK FABRIC, 9GA 2" MESH
- 8 TENSION BAR, 7GA
- 9 TENSION BAR BANDS, 12" O.C.
- 10 WIRE TIES ALONG TOP AND BOTTOM RAILS, 9GA @ 12" O.C.
- 11 3/8" STEEL TENSION ROD W/ TIGHTENER
- 12 HINGE, GATE TO SWING OUT
- 13 INTERMEDIATE RAIL
- 14 1-5/8" PIPE FRAME
- 15 BALL CAP
- 16 KEY CODE LOCKING MECHANISM WITH PANIC EXIT BAR ON INSIDE OF GATE
- 17 CANE BOLT AND CONCRETE INSERT

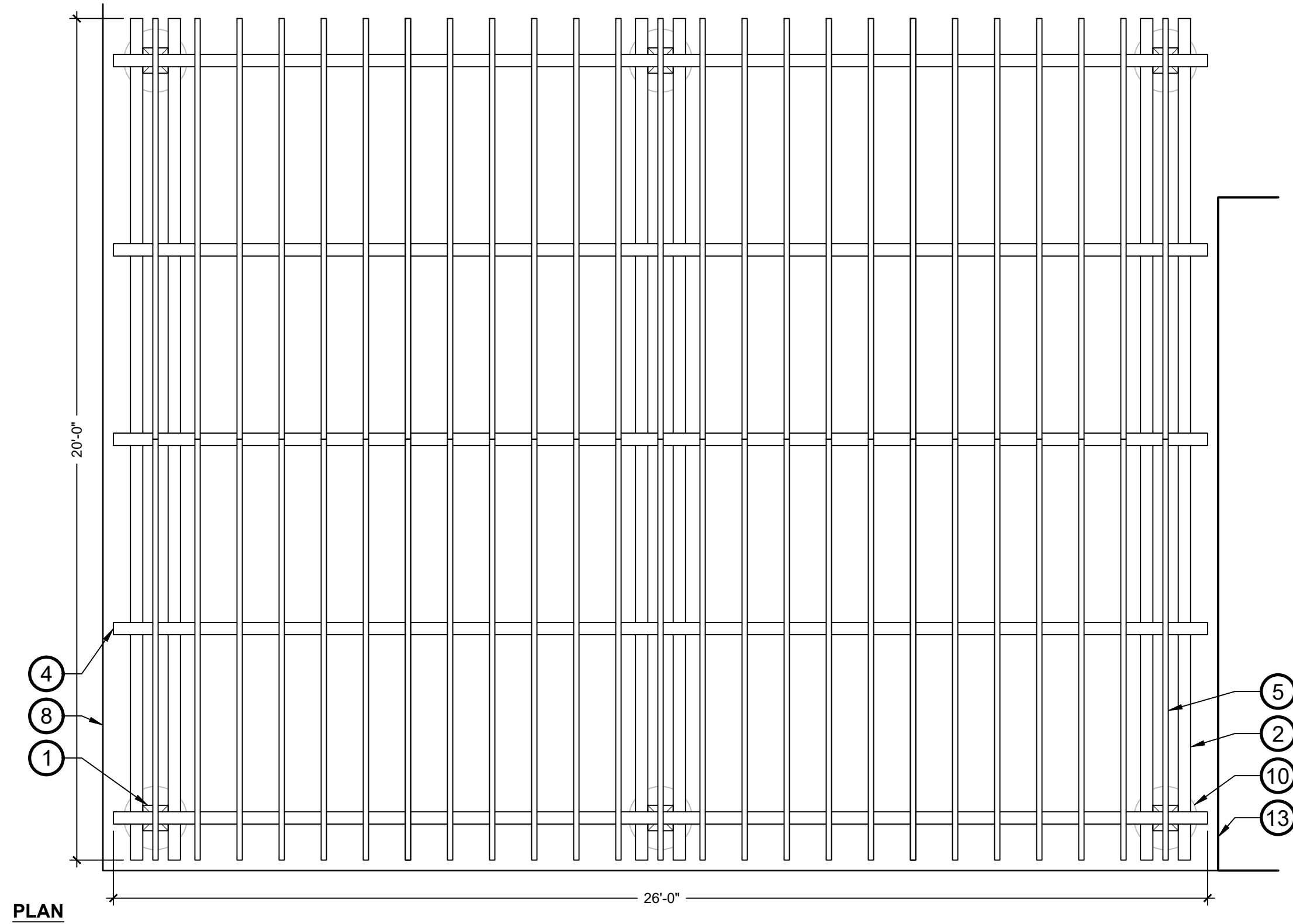
NOTE:
ALL FENCING AND GATE PARTS TO BE VINYL COATED STEEL, COLOR: BLACK.



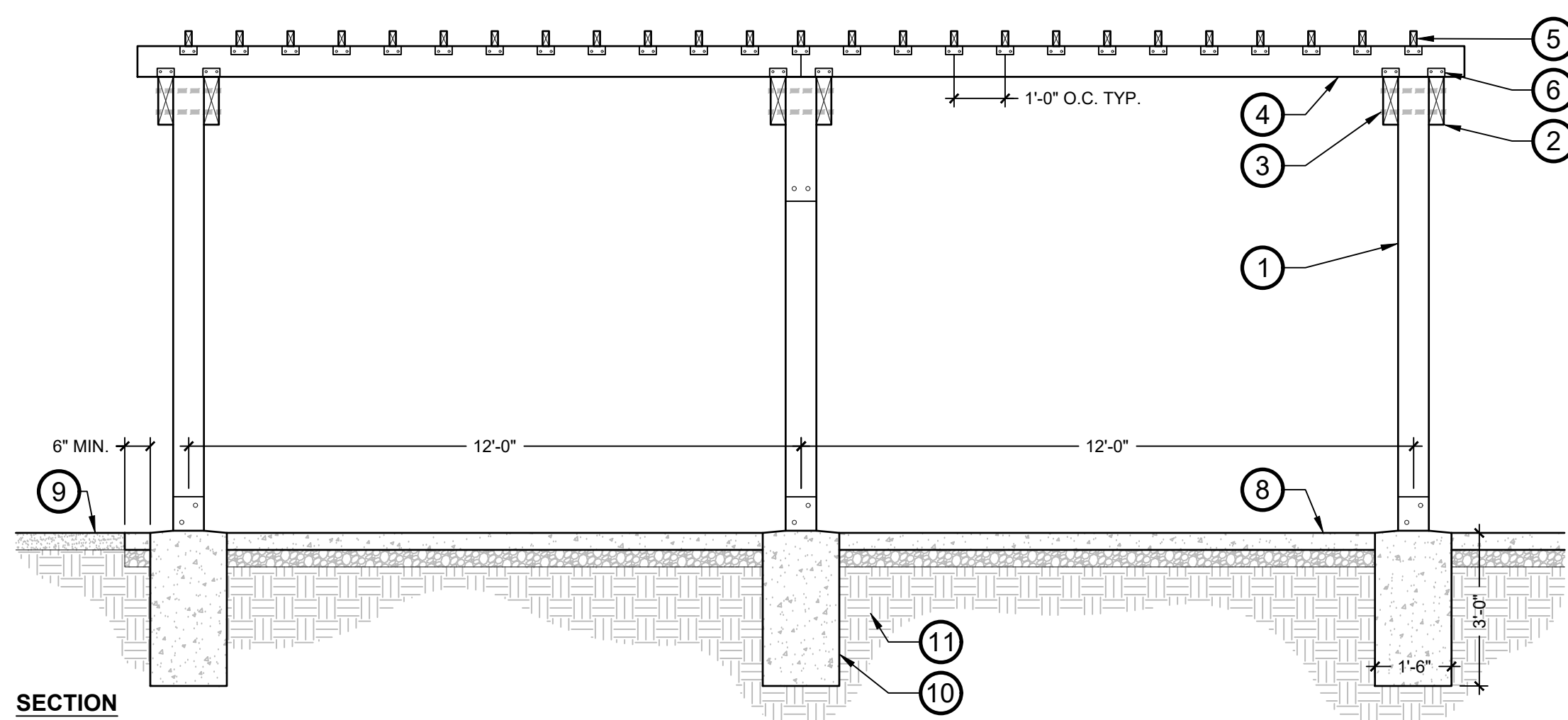
3 4' WIDE PEDESTRIAN GATE
3/8" = 1'-0"

P-CI-COMF-65

- 1 TERMINAL POST, 2.875" O.D.
- 2 LINE POST, 2.375" O.D.
- 3 TOP RAIL, 1.875" O.D.
- 4 BOTTOM RAIL, 1.875" O.D.
- 5 CONCRETE FOOTING
- 6 TENSION WIRE, 7GA
- 7 CHAINLINK FABRIC, 9GA 2" MESH
- 8 TENSION BAR, 7GA
- 9 TENSION BAR BANDS, 12" O.C.
- 10 WIRE TIES ALONG TOP AND BOTTOM RAILS, 9GA @ 12" O.C.
- 11 3/8" STEEL TENSION ROD WITH TIGHTENER
- 12 HINGE, GATE TO SWING OUT
- 13 INTERMEDIATE RAIL
- 14 BALL CAP
- 15 1-5/8" PIPE FRAME
- 16 KEY CODE LOCKING MECHANISM WITH PANIC EXIT BAR ON INSIDE OF GATE



PLAN



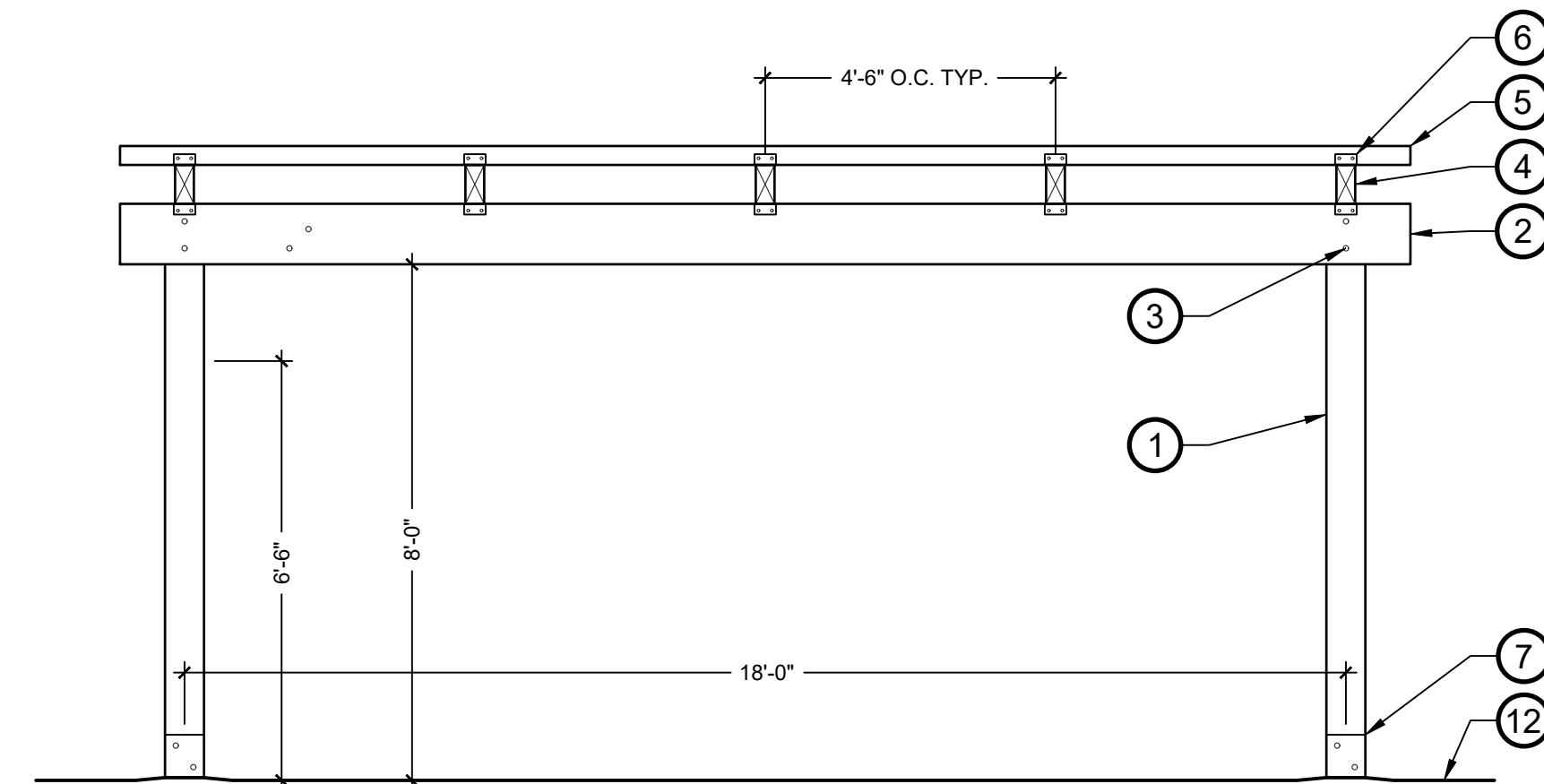
SECTION

4 PERGOLA
3/8" = 1'-0"

P-CI-COMF-67

- 1 8X8 POST
- 2 4X12 BEAM
- 3 CARRIAGE BOLT
- 4 4X8 JOIST
- 5 2X4 PERLIN
- 6 BRACKETS
- 7 POST BASE
- 8 CONCRETE PATIO, RE: PLAN
- 9 GRAVEL PATH, RE: PLAN
- 10 CONCRETE FOOTING
- 11 COMPACTED SUBGRADE
- 12 FINISH GRADE
- 13 SHED, RE: PLAN

- NOTES:**
- ALL LUMBER TO BE GRADE B OR BETTER CEDAR OR PINE.
 - FINISH WITH CLEAR OIL-BASED EXTERIOR WOOD SEALANT.
 - ALL VISIBLE HARDWARE TO BE BLACK.



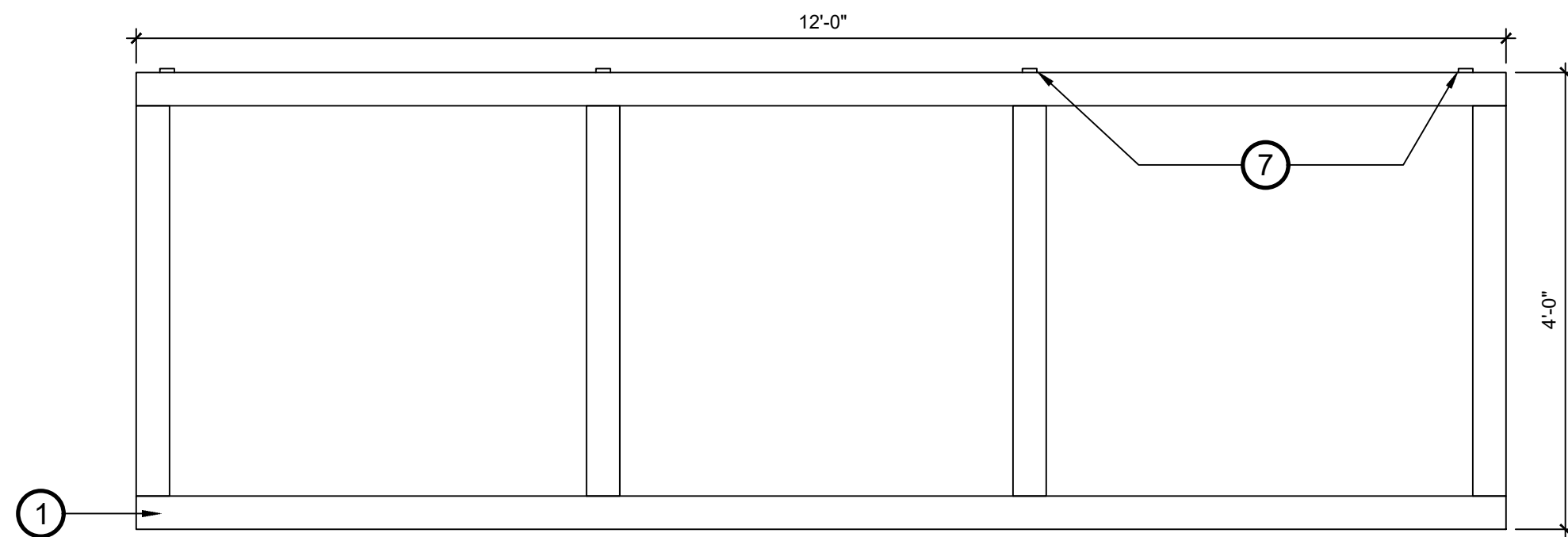
ELEVATION

REVISIONS	DATE	BY	DATE	BY
INITIAL STAKEHOLDER REVIEW	3/17/2026	JB		
GRADING PERMIT	4/27/2026	JB		
GRADING PERMIT (RE-SUBMITTAL 1)	6/10/2026	JB		
GRADING PERMIT (RE-SUBMITTAL 2)	7/10/2026	JB		
90% CONSTRUCTION DOCUMENTS	7/16/2026	JB		

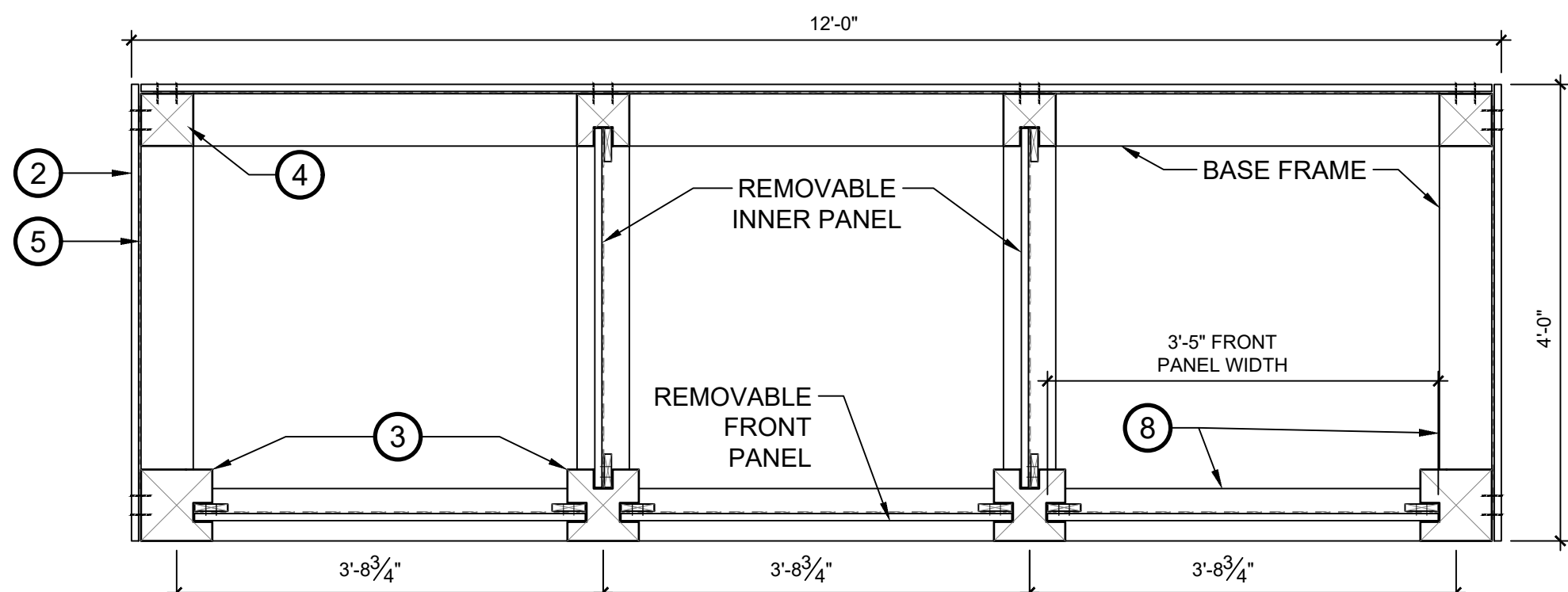
SCJ ALLIANCE
CONSULTING SERVICES
5353 MANHATTAN CIRCLE, SUITE 202, BOULDER, CO 80303
P: 303.482.3180
SCJALLIANCE.COM

SHEET TITLE	DETAILS
PROJECT NAME	FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST COMMERCE CITY, CO
DESIGNER	JENA BIONDILLO
DRAWN BY	JENA BIONDILLO
APPROVED BY	MARGARET LOPERFIDO
DATE	JULY, 2026
JOB NO.	24-000531
DRAWING FILE NO.	24-000531_FREEDOM-PARK_LA
DRAWING NO.	L2.1
SHEET NO.	10 OF 12

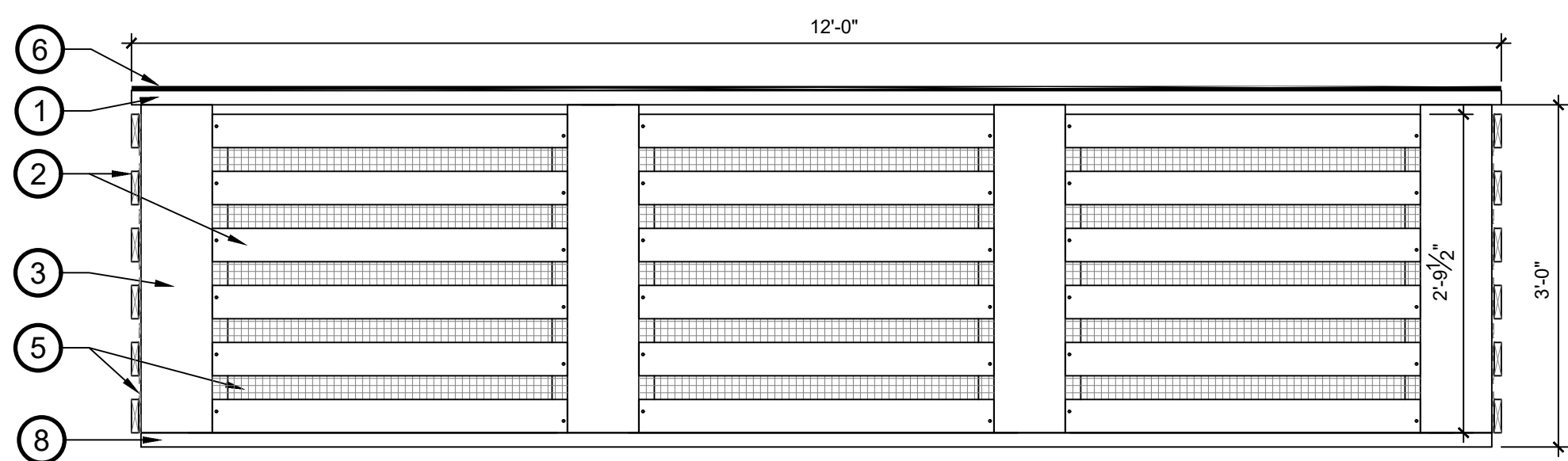
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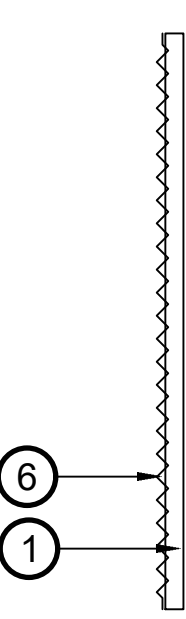
PLAN VIEW: LID FRAME



PLAN VIEW: FRAME



FRONT VIEW

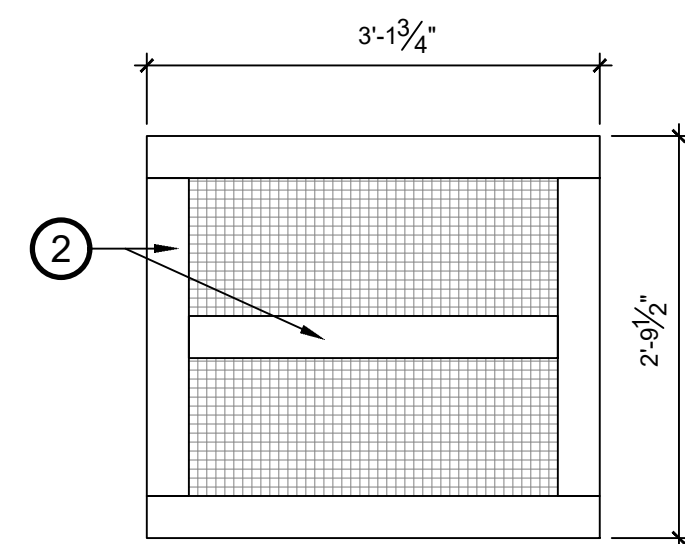


SECTION VIEW: LID

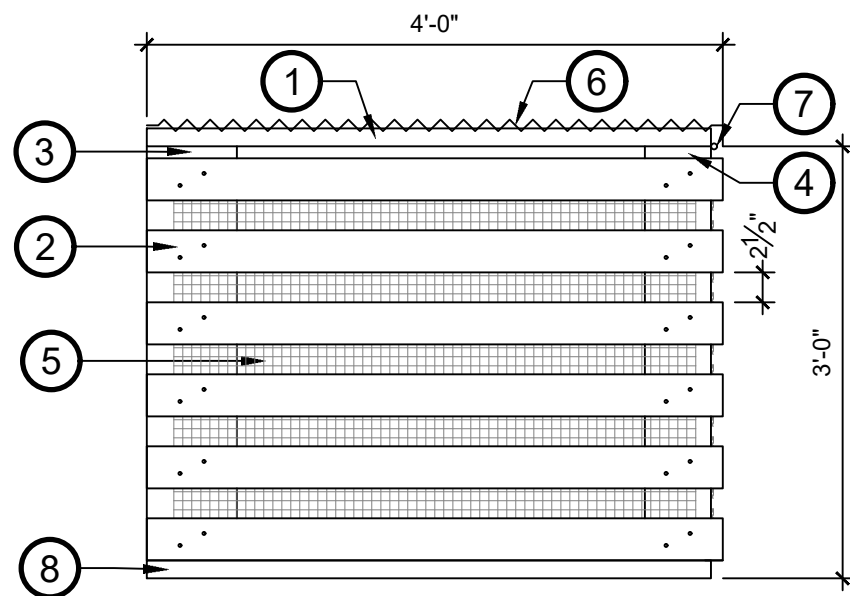
- 1 2x4 CEDAR
- 2 1x4 CEDAR
- 3 8x8 CEDAR POST WITH 2" GROVES
- 4 6x6 CEDAR POST
- 5 1/2" HARDWARE CLOTH
- 6 CORRUGATED GALVANIZED STEEL LID
- 7 HEAVY DUTY GALVANIZED STEEL HINGE
- 8 2x6 CEDAR

NOTES:

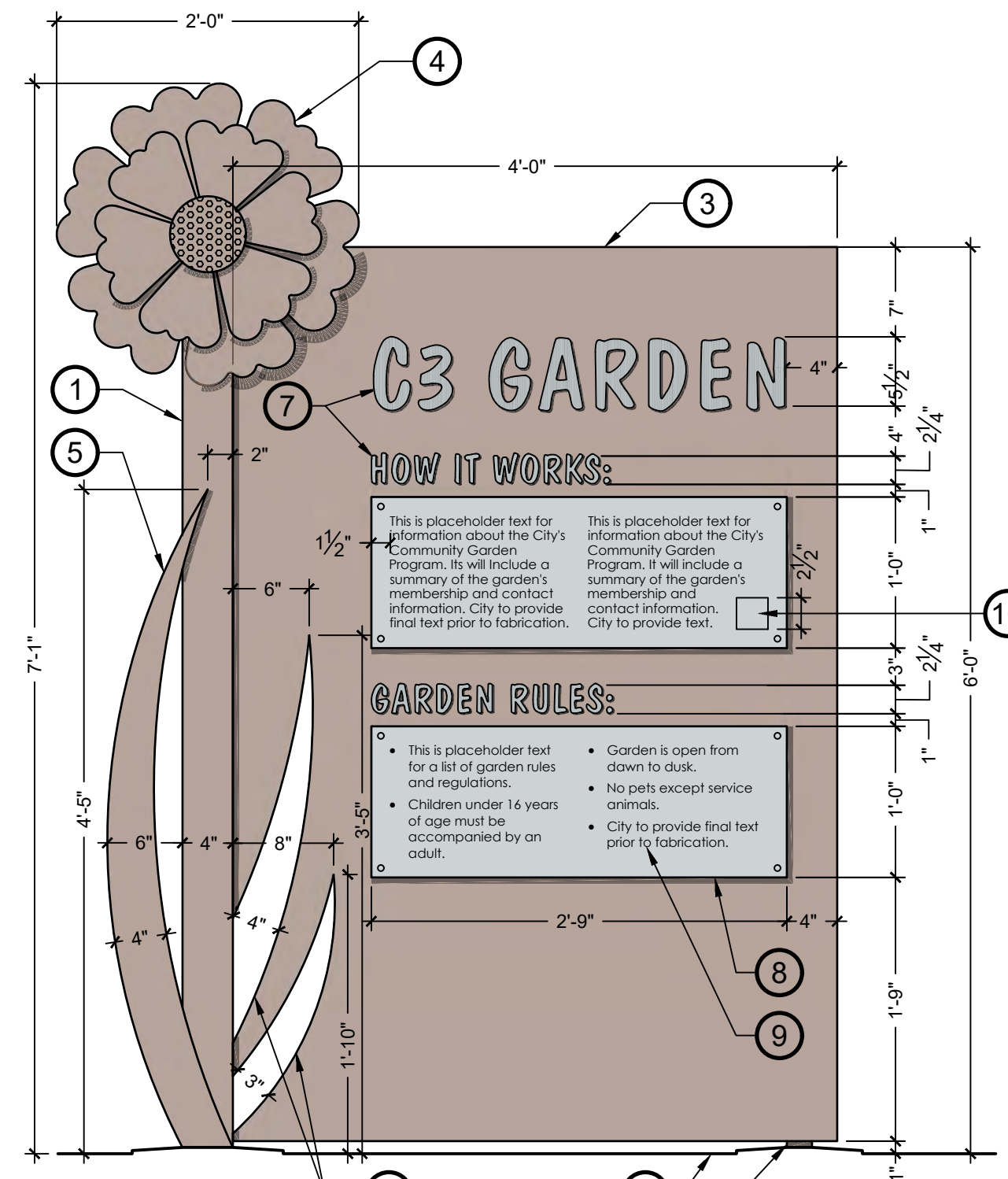
1. ADD AN ADDITIONAL CROSS MEMBER IF NEEDED TO PREVENT MESH FROM SAGGING.
2. ENSURE ALL RAW EDGES OF METAL MESH ARE ENCLOSED BETWEEN LUMBER AND NOT EXPOSED.



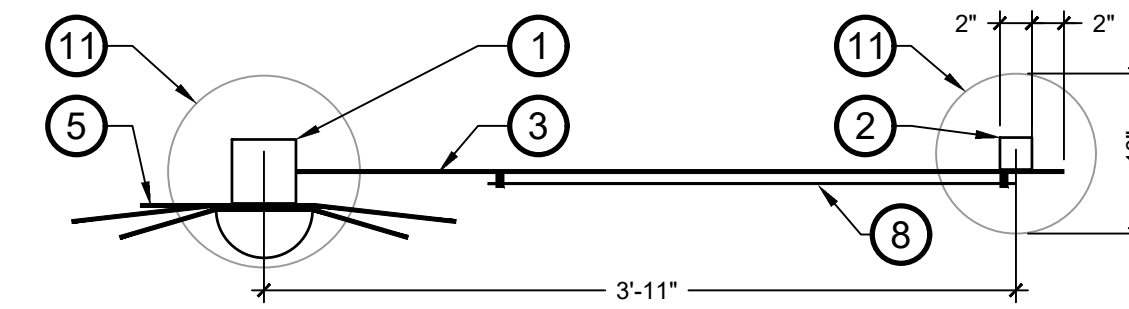
SECTION VIEW: REMOVABLE INNER PANEL



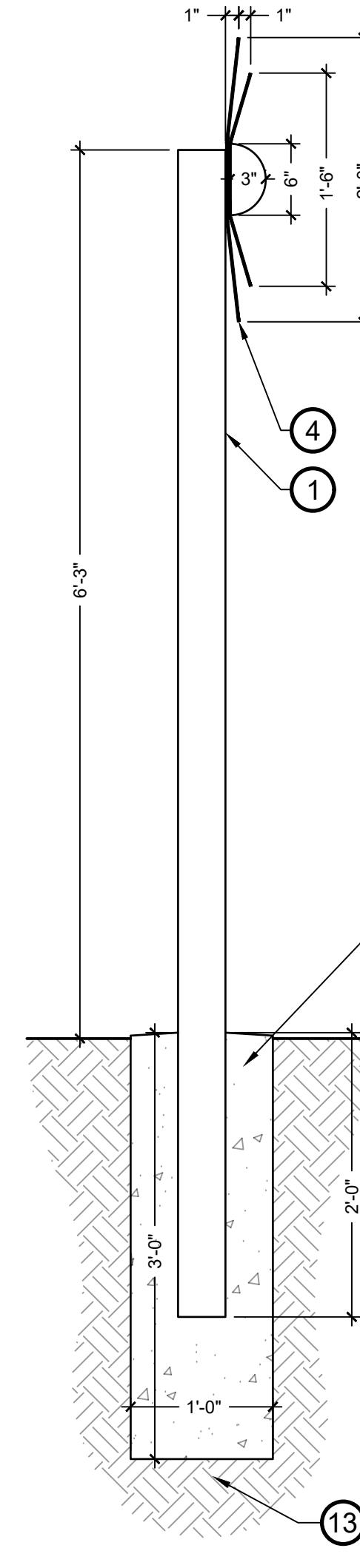
SIDE VIEW



FRONT ELEVATION



PLAN



SECTION

- 1 4" SQUARE TUBE STEEL POST
- 2 2" SQUARE TUB STEEL POST
- 3 3/16" THICK STEEL SIGN PANEL, WELDED TO POSTS
- 4 SCULPTURAL STEEL FLOWER, WELDED TO 4" POST
- 5 3/16" THICK SCULPTURAL STEEL LEAF, WELDED TO 4" POST
- 6 LEAF CUT-OUTS IN SIGN PANEL
- 7 BRUSHED ALUMINUM LETTERING MOUNTED TO SIGN PANEL
- 8 1/8" THICK BRUSHED ALUMINUM SHEET, FLOATING PIN-MOUNT WITH 1/2" OFFSET FROM SIGN PANEL
- 9 3/4" HEIGHT BLACK LETTERING PRINTED ON ALUMINUM SHEET
- 10 QR CODE TO CITY'S COMMUNITY GARDEN WEBSITE
- 11 CONCRETE FOOTING
- 12 FINISH GRADE
- 13 COMPACTED SUBGRADE

1 3-STAGE COMPOST SYSTEM

3/4" = 1'-0"

P-CI-COMF-68

2 GARDEN ENTRY SIGN

1" = 1'-0"

P-CI-COMF-72

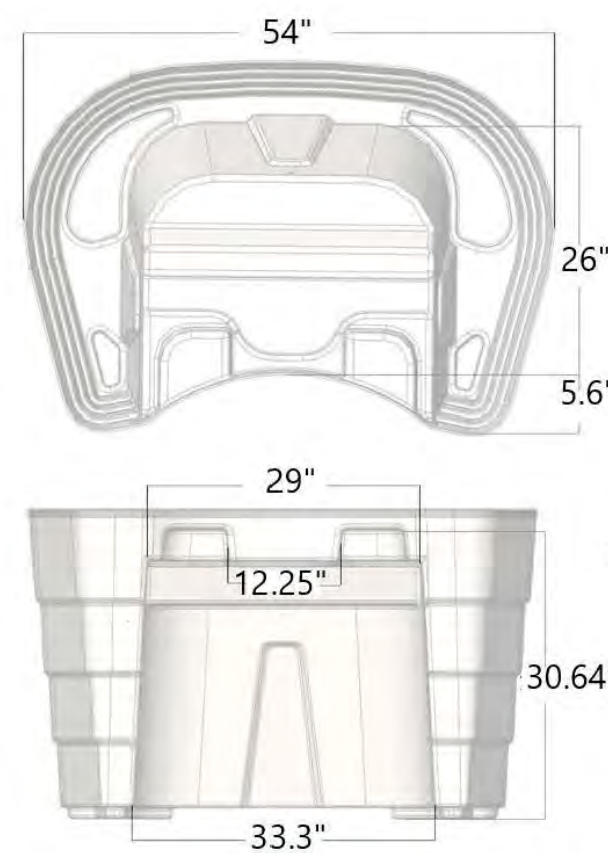


3 STORAGE SHED

NOT TO SCALE

P-CI-COMF-73

GREEN CIRCLE OR APPROVED EQUAL



Dimensions

Work Height: 82cm/32.1"
Adjustable Work Height: +/- 1.2"
Max. Wheelchair Arm Rest Height: 76.6cm/30.1"
Max. Wheelchair Width: 75cm/29.5"
Max. Soil Depth: 24cm/9.5"
Grow Tray Capacity: 220Ltr
Water Reservoir: 166ltr/42Gal
Total Capacity: 399Ltr/105Gal

4 ACCESSIBLE GARDEN BED

NOT TO SCALE

P-CI-COMF-74

 SCJ ALLIANCE CONSULTING SERVICES 5353 MANHATTAN CIRCLE, SUITE 202, BOULDER, CO 80303 P: 303.482.3180 SCJALLIANCE.COM			DETAILS FREEDOM PARK COMMUNITY GARDEN 6330 ONEIDA ST. COMMERCE CITY, CO	
SHEET TITLE:		PROJECT NAME:		
SEAL:				
DESIGNER: JENA BIONDILLO				
DRAWN BY: JENA BIONDILLO				
APPROVED BY: MARGARET LOPERFIDO				
DATE: JULY, 2026				
JOB NO: 24-000531				
DRAWING FILE NO: 24-000531_FREEDOM-PARK_LA				
DRAWING NO: L2.2				
SHEET NO: 11 OF 12				

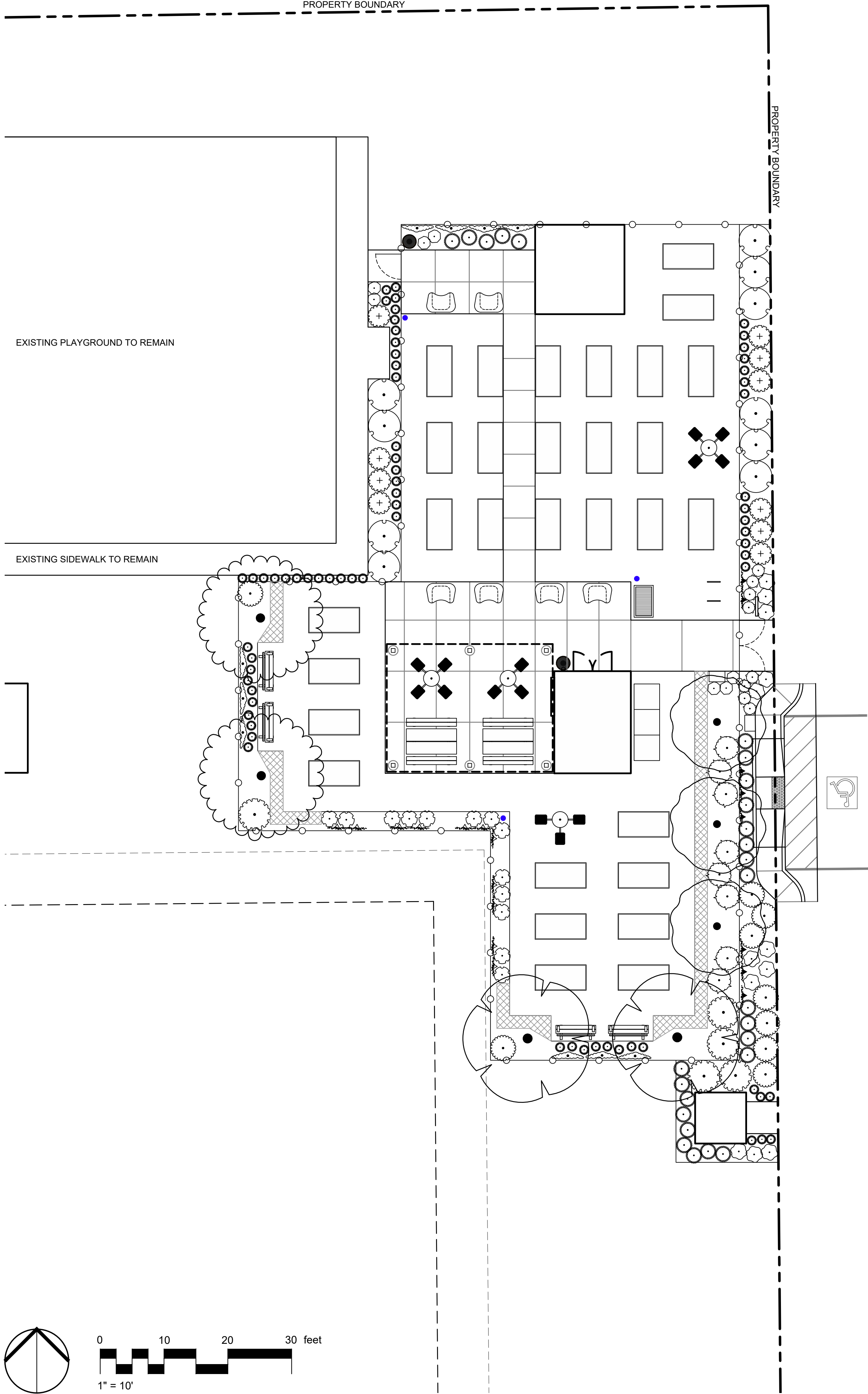
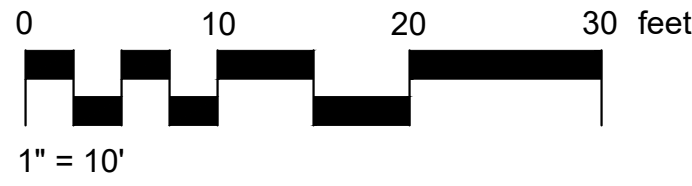
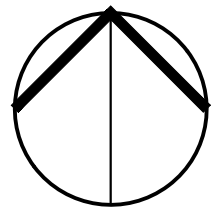
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PLANT SCHEDULE

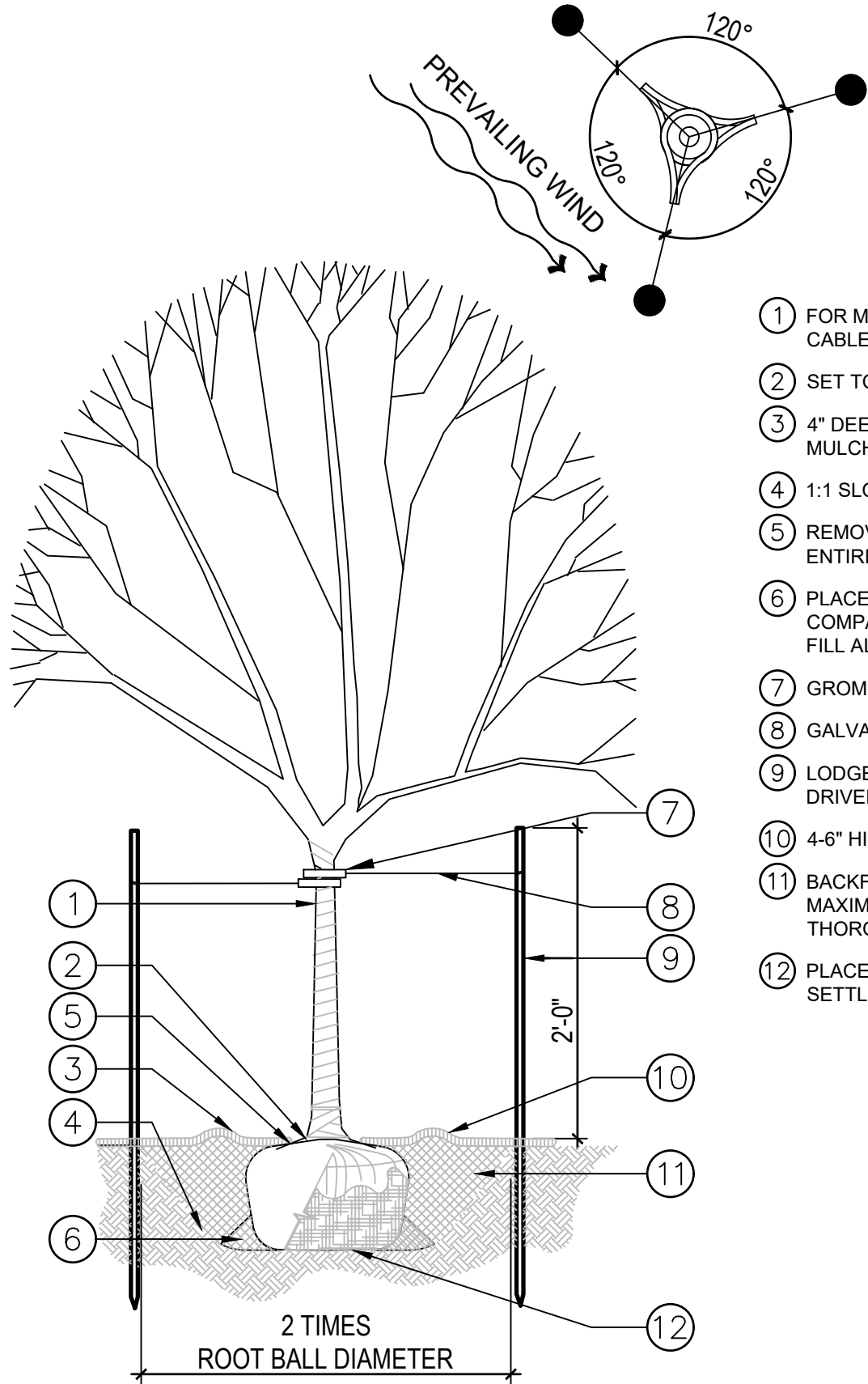
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
FRUIT TREES			
	2	MALUS X DOMESTICA 'HARALSON' HARALSON APPLE	2" CAL
	3	PRUNUS CERASUS 'MONTMORENCY' MONTMORENCY CHERRY	1.5" CAL
	2	PYRUS COMMUNIS 'BARTLETT' BARTLETT EUROPEAN PEAR	2" CAL
SHRUBS			
	10	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	5 GAL
	5	ARONIA MELANOCARPA 'VIKING' VIKING BLACK CHOKEBERRY	5 GAL
	12	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	2 GAL
	10	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5 GAL
	8	RIBES UVA-CRISPA 'RED JACKET' COMANCHE GOOSEBERRY	5 GAL
	9	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	5 GAL
ORNAMENTAL GRASS			
	68	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL
	26	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL
PERENNIAL			
	8	ECHINACEA PURPUREA CONEFLOWER	1 GAL
	7	RUDBECKIA HIRTA BLACK-EYED SUSAN	1 GAL
	13	SYMPHYOTRICHUM LAEVE 'BLUEBIRD' SMOOTH ASTER	1 GAL
VINES			
	8	CLEMATIS X 'JACKMANI' SUPERBA' CLEMATIS	2 GAL
	10	HUMULUS LUPULUS NEOMEXICANUS COMMON HOP	2 GAL
	11	LONICERA SEMPERVIRENS 'MAGNIFICA' MAGNIFICA TRUMPET HONEYSUCKLE	2 GAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	104	VERONICA X 'REAVIS' CRYSTAL RIVER CREEPING SPEEDWELL	4" POT, 18" O.C.

IRRIGATION NOTES

- AS PART OF A SEPARATE PROJECT, THE CITY IS INSTALLING A NEW IRRIGATION SYSTEM AT FREEDOM PARK. THE CONTRACTOR SHALL REVIEW THE AS-BUILT DRAWINGS OF THE NEW IRRIGATION SYSTEM PRIOR TO COMMENCING WORK.
- NEW IRRIGATION ZONES PROPOSED AS PARK OF THIS PROJECT SHALL CONNECT TO THE EXISTING IRRIGATION SYSTEM. A NEW IRRIGATION TAP IS NOT REQUIRED.
- ALL NEW PLANTS WITHIN THE LIMIT OF WORK SHALL RECEIVE DRIP IRRIGATION, TO BE A SEPARATE IRRIGATION ZONE.
- 3 YARD HYDRANTS ARE PROPOSED WITHIN THE FENCED GARDEN AS SHOWN ON THE PLAN. YARD HYDRANTS SHALL BE EQUIPPED WITH A AUTOMATIC TIMER SHUT-OFF MECHANISM. TO BE A SEPARATE IRRIGATION ZONE.
- CONTRACTOR SHALL ENSURE THAT ADJACENT EXISTING LAWN REMAINS APPROPRIATELY IRRIGATED AFTER THE IRRIGATION SYSTEM IS MODIFIED AS PART OF THIS PROJECT.
- IRRIGATION PLANS ARE IN PROGRESS AND WILL BE INCLUDED WITH FINAL CDS.



PLAN VIEW - TREE STAKES

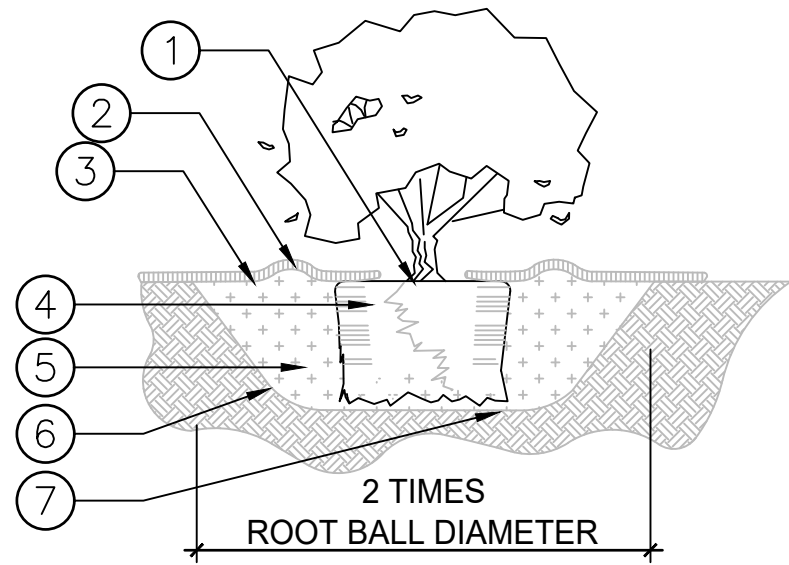


- FOR MULTI-STEM/CLUMP ASPEN, ATTACH SUPPORT CABLES NYLON STRAPS TO THE LARGEST LEADER.
- SET TOP OF ROOT BALL 1-2" ABOVE ADJACENT GRADE
- 4" DEEP MULCH RING, MIN. 6" DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL & TRUNK
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER AND FILL ALL AIR POCKETS
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE OR CABLE - TWIST WIRE TO TIGHTEN
- LODGE POLE PINE STAKES, 3 PER TREE. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL INTO UNDISTURBED SOIL
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 DECIDUOUS TREE PLANTING

NOT TO SCALE

P-CI-COMF-06



- SET TOP OF ROOT BALL 1-2" ABOVE ADJACENT GRADE
- 4" HIGH WATER SAUCER
- BED MULCH PER SPEC.
- REMOVE CONTAINER (INCLUDING FIBER CONTAINERS), BASKETS, BASKETS, WIRE, ETC. FROM THE ROOTBALL. BREAK UP ENCIRCLING ROOTS WITH SHARP KNIFE OR SPADE
- BACKFILL WITH BLEND OF EXISTING SOIL AND ORGANIC MATERIAL, PER SPEC. WATER THOROUGHLY WHEN BACKFILLING
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

PLANTING / PRUNING NOTES:

- DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.
- ROOT BOUND PLANTS ARE NOT ACCEPTABLE FOR PLANTING AND WILL BE REJECTED.

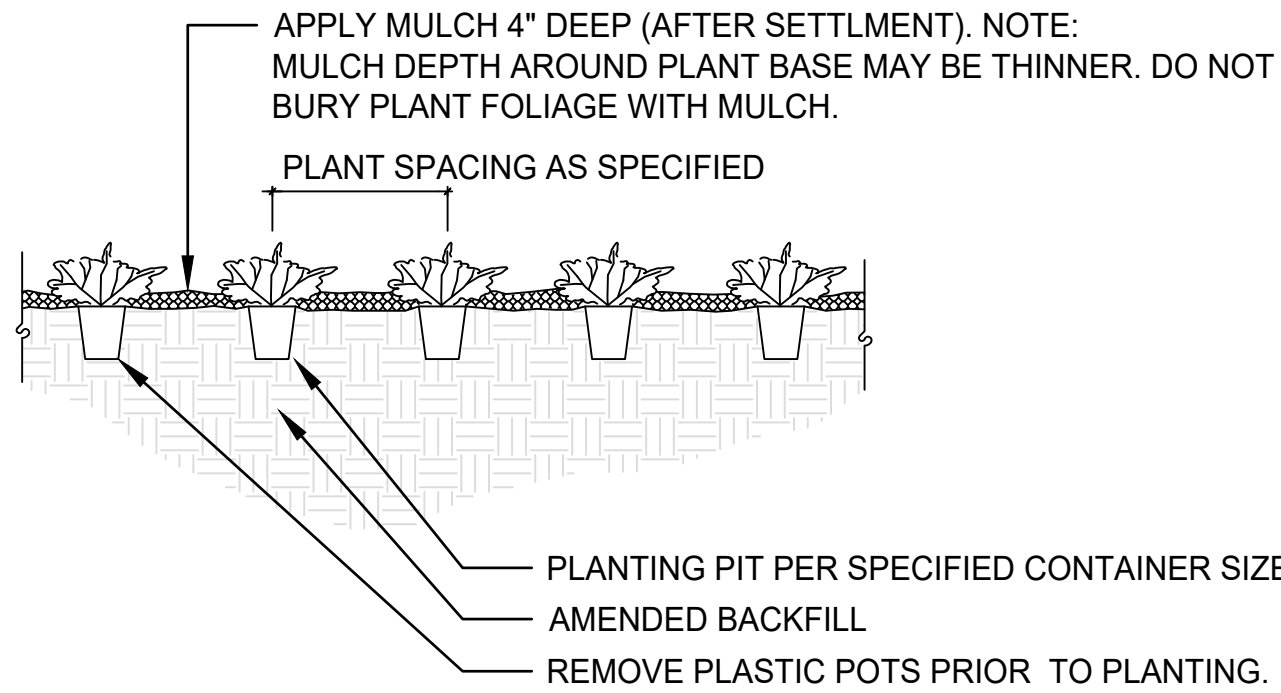
PLACEMENTS NOTES:

- SET SHRUB PLUMB. SPACE PLANTS AND PLACE FOR BEST EFFECT.

2 SHRUB & ORNAMENTAL GRASS PLANTING

NOT TO SCALE

P-CI-COMF-07



3 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE

P-CI-COMF-08

△			REVISIONS			DATE			BY		
			INITIAL STAKEHOLDER REVIEW			3/17/2026			JB		
			GRADING PERMIT			4/27/2026			JB		
			GRADING PERMIT (RE-SUBMITTAL 1)			6/10/2026			JB		
			GRADING PERMIT (RE-SUBMITTAL 2)			7/10/2026			JB		
			90% CONSTRUCTION DOCUMENTS			7/15/2026			JB		