

Amendment to Redevelopment Plan

Aurora Academy Charter School

10251 EAST FIRST AVENUE
AURORA, COLORADO

OWNER

Aurora Academy

10251 East 1st Avenue
Aurora, CO 80010
TELE: 303-367-5983 FAX: 303-367-5820
Contact: Steve Garretson
Contact: Linda Francure (303-399-8020)

DESIGN BUILDERS

Total Project Solutions³

19 South Tejon, Suite 300
Colorado Springs, CO 80903
TELE: 719-867-7070 FAX: 719-471-1174
Contact: Mike Malloy, Senior Project Manager
Contact: James Aberle, Project Manager

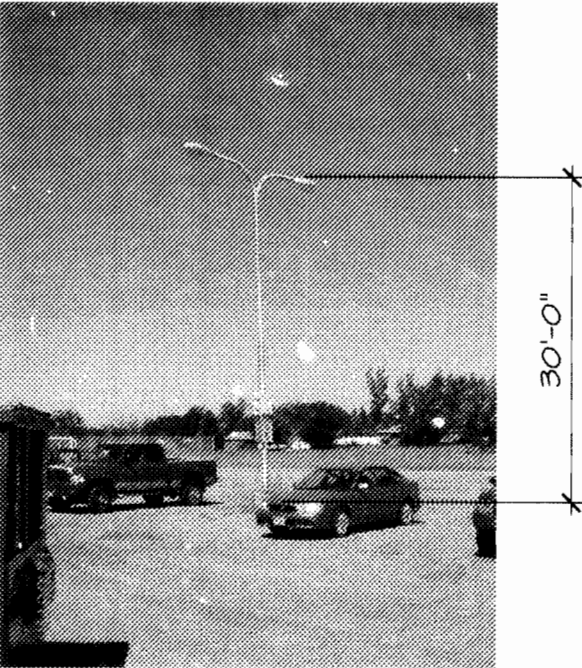
LANDSCAPE ARCHITECT

Ground Logic

1524 South Lincoln Street
Denver, CO 80210
TELE: 303-733-8333 FAX: 303-733-8333
Contact: Greg Gauthier

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL, DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2003 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117-1998.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ROOF-MOUNTED EQUIPMENT SCREENING: ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.



1 (E) FIXTURE TYPE POLE
NTS

GENERAL NOTE

- SECURE BICYCLE PARKING WILL BE PROVIDED ON THE INTERIOR OF THE BUILDING.

SITE DATA

SCOPE OF PROJECT:

THE AURORA ACADEMY ADDITION REMODEL PROJECT CONSISTS OF A GYMNASIUM ADDITION AND RELATED LOCKER/TOILET ROOM REMODEL OF AN EXISTING 2-STORY PRECAST CONCRETE BUILDING FOR AN AURORA PUBLIC SCHOOL DISTRICT CHARTER SCHOOL.

LANDSCAPING NOTE:

ALL LANDSCAPING INDICATED IS EXISTING. NEW LANDSCAPING REFER TO LANDSCAPE PLAN.

PHASE I:
CONSISTS OF INTERIOR TENANT FINISH REMODEL AND MINOR EXTERIOR REMODEL.

PHASE II:
GYMNASIUM ADDITION TO EXISTING BUILDING.

SITE DATA:	EXISTING	PROPOSED
LAND USE WITHIN PROPERTY LINES	3,213 AC	139,953 SF 100%
TOTAL BUILDING COVERAGE	27,382 SF 19.6%	36,259 SF 25.9%
OPEN SPACE: LANDSCAPING & PEDESTRIAN WALKWAYS	40,392 SF 28.9%	48,046 SF 34.4%
PAVED AREAS	72,179 SF 51.5%	55,648 SF 39.7%

PRESENT ZONING CLASSIFICATION	M1	M1
PROPOSED USE	SCHOOL	SCHOOL
QUANTITY OF SIGNS	1	3
SIGN SQUARE FOOTAGE	32 SF	32 SF 43 SF 90 SF 165 SF
NUMBER OF STORIES	2	2
MAXIMUM HEIGHT OF BUILDING	30'	30'
LOADING SPACES PROVIDED (CAR ONLY) NO BUS LOADING	8,100 SF LOOP	8,100 SF LOOP

PARKING SPACES REQUIRED:

PARKING REQ'D: ZONING
DAYTIME:
SCHOOL: (2/3)(STAFF)+VOLUNTEERS+(1/8)(PUPILS LOADING) = 2/3(40)+10+1/8(500) = 96 SPACES REQ'D
+ADA ACCESSIBLE: 4 H.C. REQ'D
100 REQ'D

PARKING SPACES PROVIDED
142 SPACES PROVIDED
8 H.C.
150 TOTAL PROVIDED

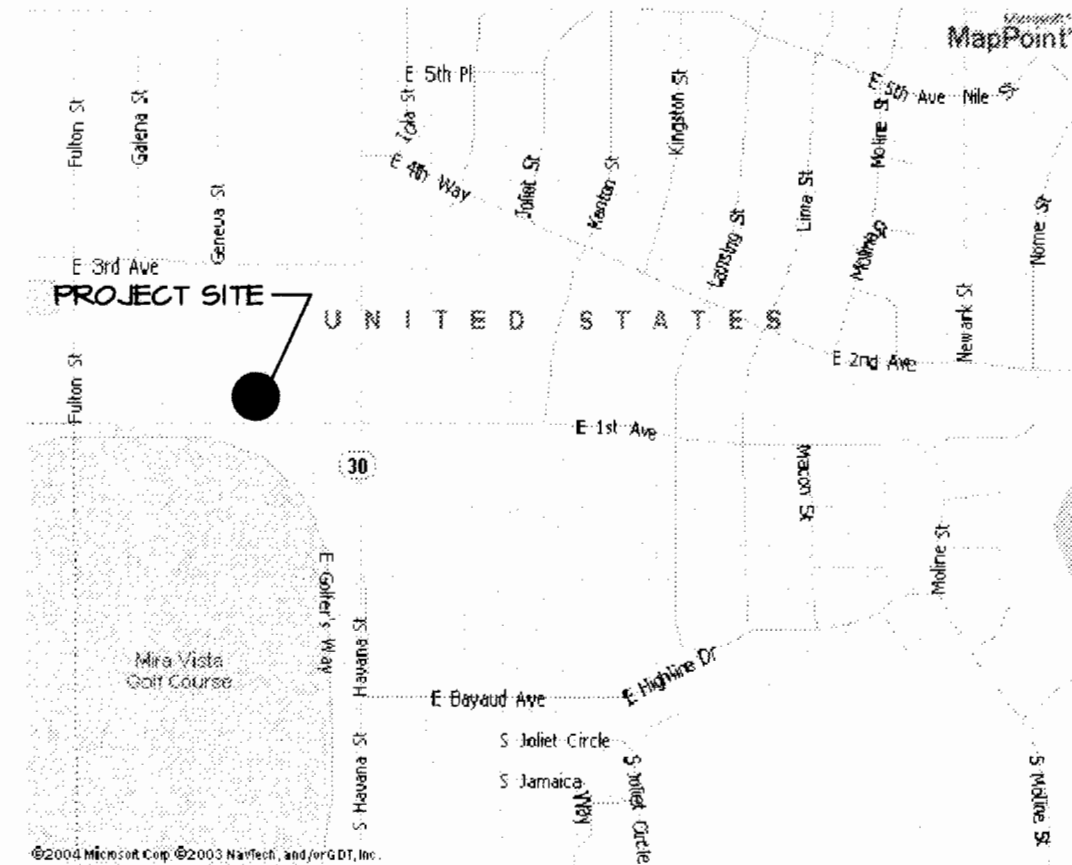
TYPE	TEXT	SIZE	VULCAN CAT. NO.	MNT'G HGT. TO BOTTOM LOWEST SIGN
1	NO PARKING FIRE-LANE	12"x18"	RT-6-A/ EXIST	T'-0"
2	PARKING ONLY	12"x18"	RT-8A/ EXIST	T'-0"
3	PARKING ONLY VAN ACCESSIBLE	12"x18" 12"x6"	RT-8A RT-8F5	ABOVE T'-0"
4	STOP	24"x24"	RI-1	T'-0"

2 SIGN SCHEDULE
NTS

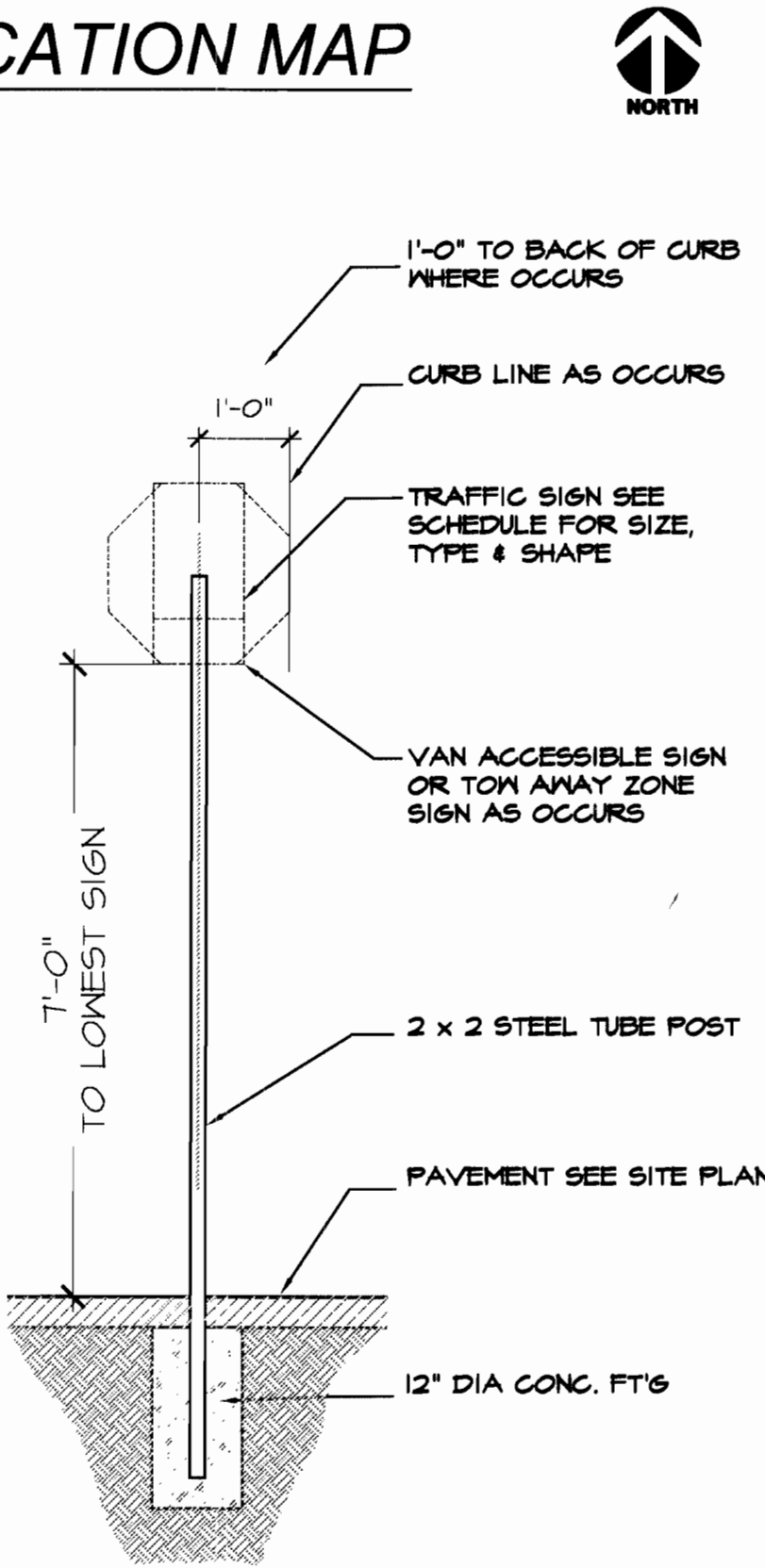
4 SYMBOL ON RD002 INDICATES SIGN TYPE & LOCATION

DRAWING INDEX

RD001	COVER SHEET
RD002	SITE PLAN
RD003	ELEVATIONS
RD01	LANDSCAPE PLAN
RD02	LANDSCAPE NOTES AND DETAILS



LOCATION MAP



ALL SIGNS TO BE INSTALLED BY GENERAL CONTRACTOR PER MUTCD

REFER TO DETAIL 2/RD001 FOR TYPICAL TRAFFIC SIGN INFORMATION

3 TYP TRAFFIC SIGN
SCALE: 1/2"=1'-0"

AMENDMENT BLOCK

ORIGINAL SUBMITTAL:	OCTOBER 11, 2004
SUBMITTAL TWO:	
SUBMITTAL TWO - MINOR AMENDMENTS:	
TECHNICAL REVISIONS:	NOVEMBER 24, 2004
TECHNICAL REVISIONS - MINOR AMENDMENTS:	JANUARY 18, 2005
MYLAR SUBMITTAL	APRIL 20, 2005



AURORA ACADEMY CHARTER SCHOOL
REMODEL, PHASE II
10251 EAST FIRST AVENUE
AURORA, COLORADO

© COPYRIGHT RTA, INC.

SHEET TITLE
COVER SHEET

RTA PROJECT NUMBER
2417
DATE
OCTOBER 11 2004
REVISION

SHEET 1 OF 5

ISSUED FOR:
Amendment to Redevelopment
Plan Review
SHEET NO.

RD001

10251 EAST FIRST AVENUE
AURORA, COLORADO

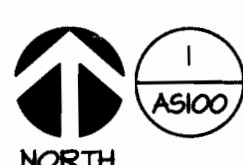
RTA PROJECT NUMBER
2417
DATE
OCTOBER 11 2004
REVISION

ISSUED FOR:

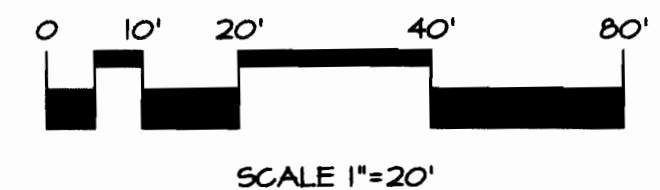
**Amendment to Redevelopment
Plan Review**

RD002

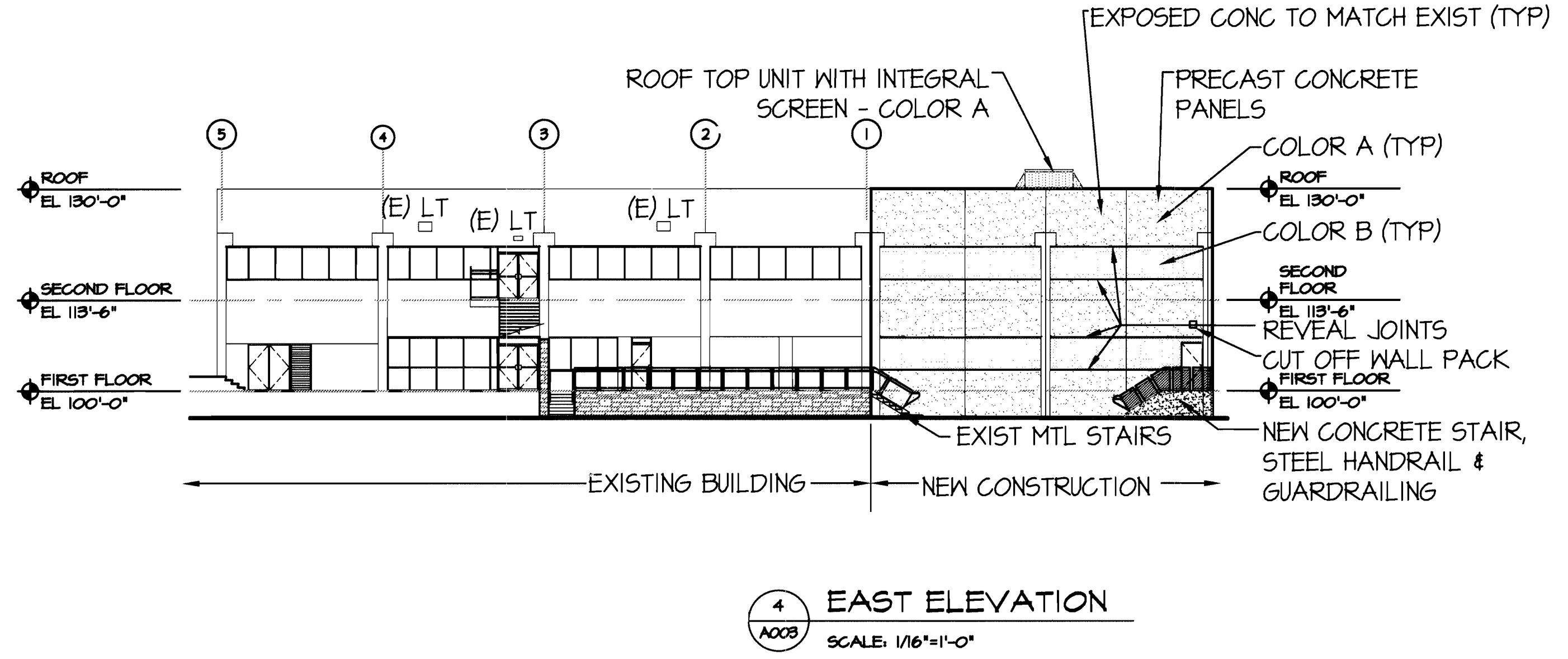
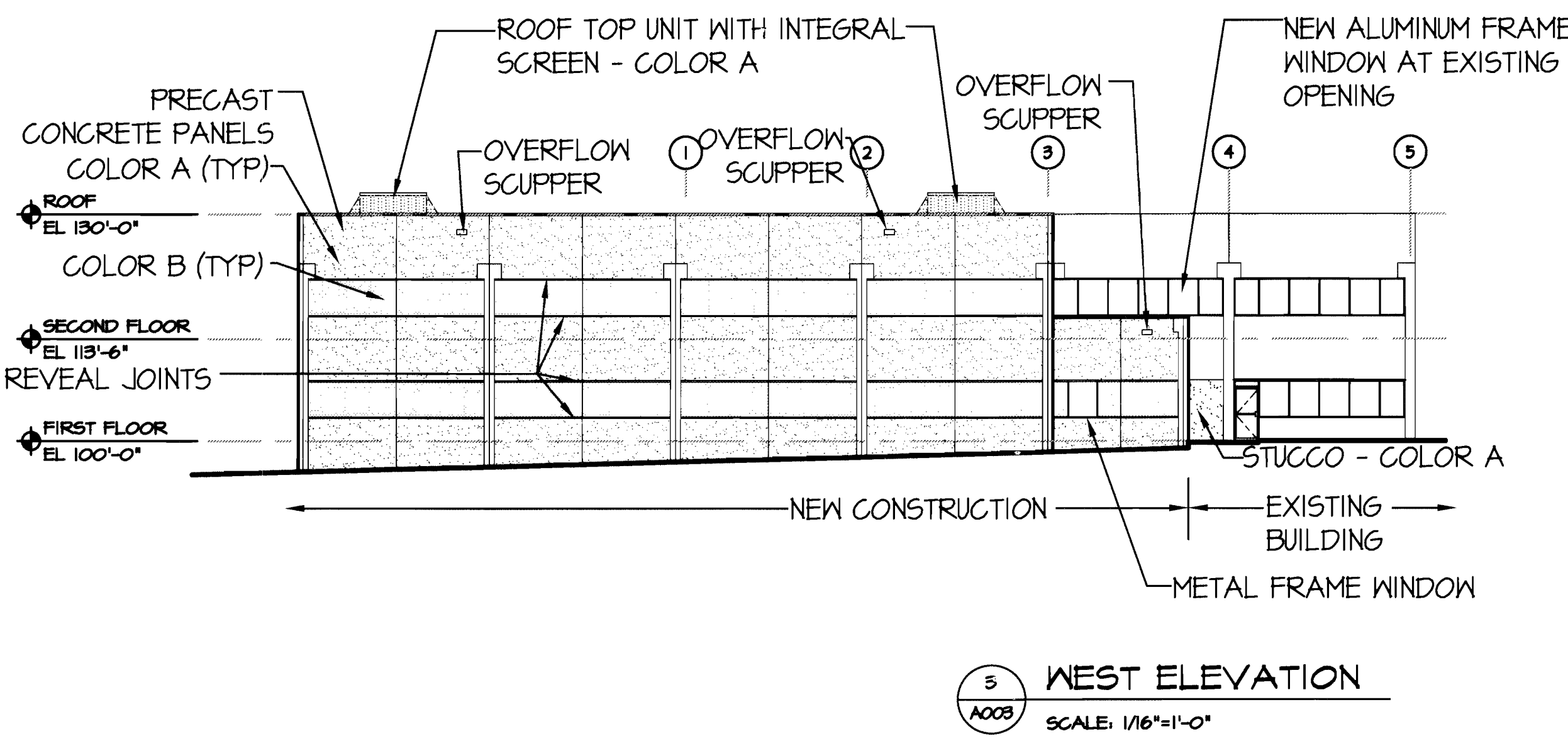
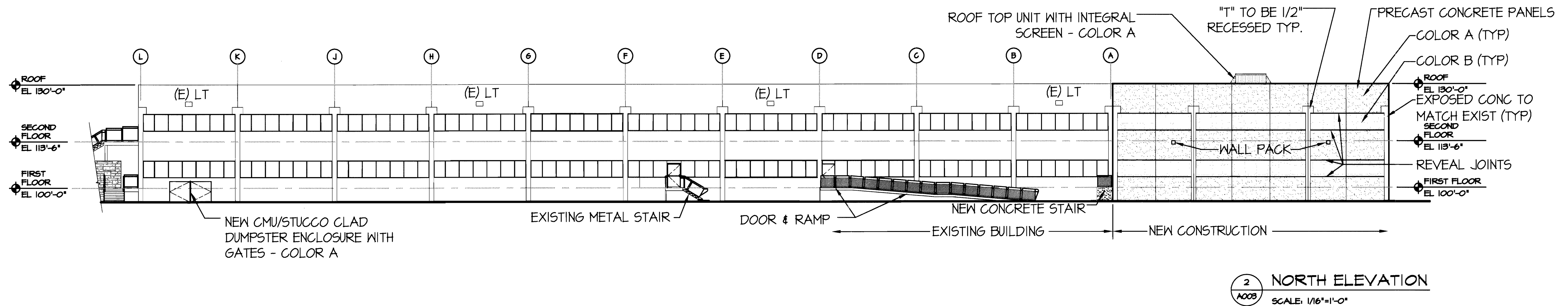
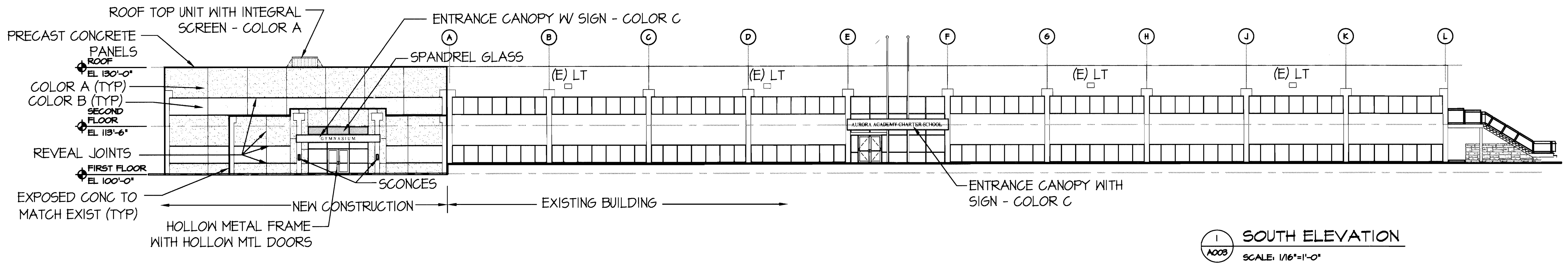
AURORA ACADEMY (APS CHARTER SCHOOL) 2000-6012-03



SITE PLAN



SCALE 1"=20'



COLOR LEGEND	
COLOR A	SIMILAR TO EXISTING EXPOSED AGGREGATE (LIGHT TAN)
COLOR B	SIMILAR TO EXISTING WINDOW FRAME
COLOR C	DARK BRONZE



1524 SOUTH LINCOLN STREET
DENVER, COLORADO 80210
303-733-8333
office@groundlogic.com

PLANT LIST:

PLANT NAME	KEY	ZONE	SIZE	QUANT.
SKYLINE HONEYLOCUST/GLEDITSIA TRIACANTHOS 'SKYLINE'	HL	LOW	6" CAL.	01
NEWPORT PLUM/PRUNUS CERASIFERA 'NEWPORT'	NP	LOW	2" CAL.	01
RUSSIAN SAGE/PEROVSKIA ATRIPLICIFOLIA	RS	LOW	5 GAL.	07
ABBOTSWOOD POTENTILLA/POTENTILLA FRUITICOSA 'ABBOTSWOOD'	AP	LOW	5 GAL.	05
BLUE CHIP JUNIPER / J. HORIZONTALIS 'B.C.'	BJ	LOW	5 GAL.	13
SIERRA SPREADER JUNIPER/JUNIPERUS SABINA 'SS'	SJ	LOW	5 GAL.	08
DWARF MAIDEN GRASS/MISCANTHUS SINENSIS 'ADAGIO'	DMG	LOW	1 GAL.	10
FEATHER REED GRASS/CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FRG	LOW	1 GAL.	10

- DECIDUOUS TREE
+
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
GRASSES
BLUEGRASS SOD-510 S.F.
SHRUB BEDS - 1,050 S.F.

BUILDING PERIMETER LANDSCAPING:

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH (ft)	# TREE REQUIRED AT ONE TREE FOR EACH 30 LINEAL FT/# PROVIDED	TOTAL LENGTH OF PLANTERS OR PLANT BEDS REQUIRED. MUST EQUAL OR EXCEED 1/3 ELEVATION LENGTH	TOTAL LENGTH OF PLANTERS OR PLANT BEDS PROVIDED
NORTH	79.5'	3 / 0	24'	0'
SOUTH	79.5'	3 / 3	24'	48'
WEST	118'	4 / 0	36'	18'
EAST	50.5'	2 / 0	17'	0'

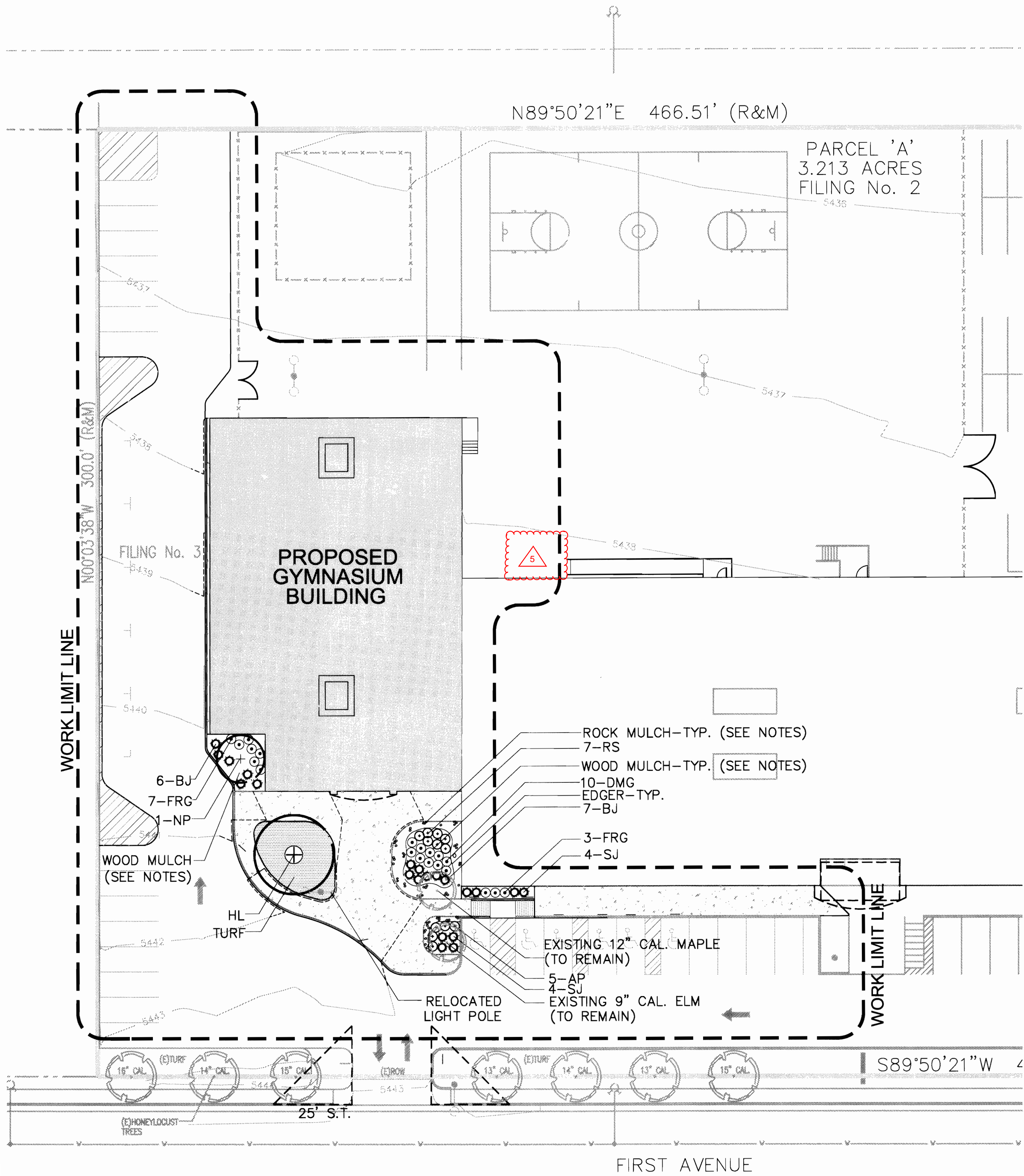
BUFFER MATRIX CHART:

BUFFER DESC. /LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH/BUFFER WIDTH PROVIDED	# TREES REQUIRED	#SHRUBS REQUIRED	# TREES PROVIDED	SHRUBS PROVIDED
WEST/300' M1 ZONING	10' / 0' (EXISTING)	10	100	0	0
SOUTH/441' 1 ST. AVE.	20' / 9' (EXISTING)	7	35	7	35
EAST/230' M1 ZONING	10' / 0'	10	100	0	0
NORTH/466' M1 ZONING	10' / 25' (EXISTING EASEMENT)	11	55	11	81

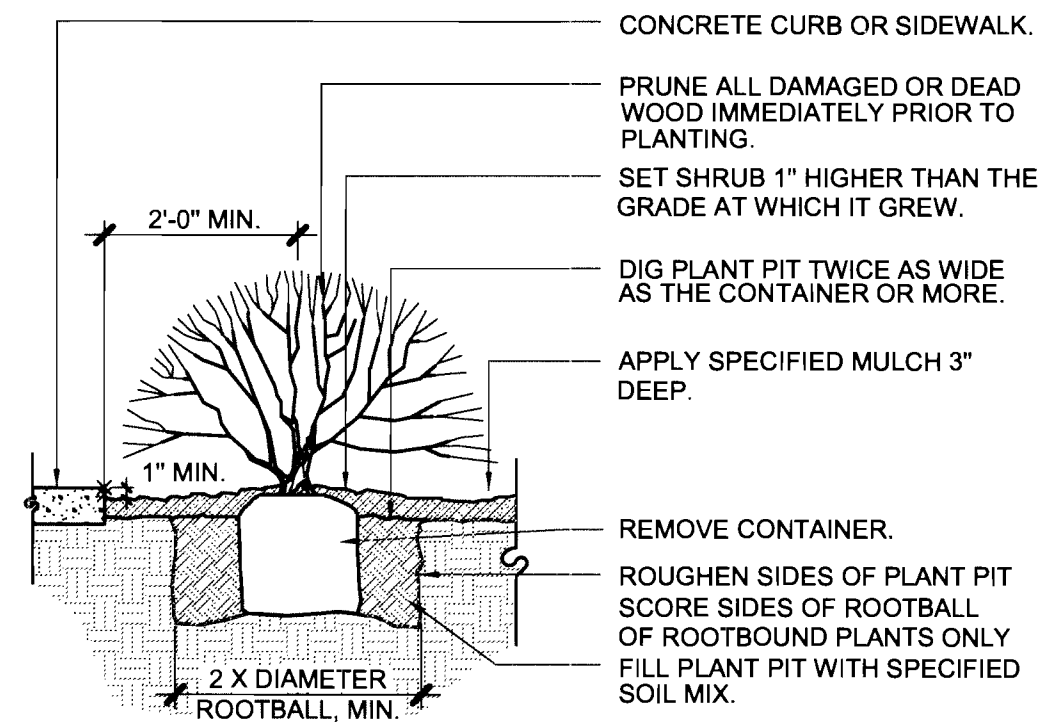
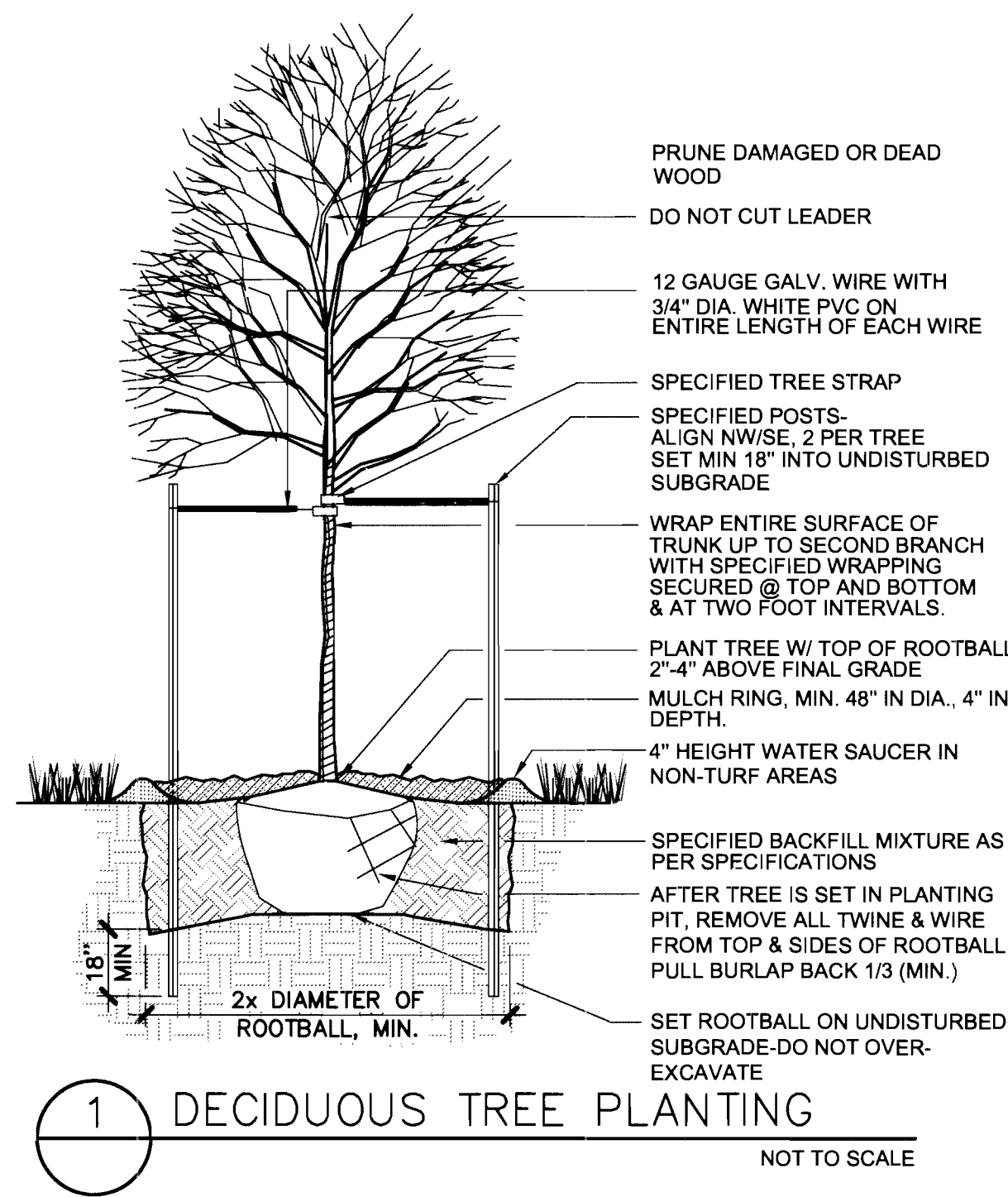
NOTE: THE ABOVE BUFFER REQUIREMENTS INCLUDE THE ENTIRE PERIMETER OF THE SITE.
NOTE: DRIVEWAY CUTS ARE NOT INCLUDED IN 'ABOVE' BUFFER LENGTHS.

GENERAL NOTES:

1. ALL EXISTING PLANT MATERIALS SHALL REMAIN ON SITE AND SHALL BE PROTECTED DURING CONSTRUCTION.



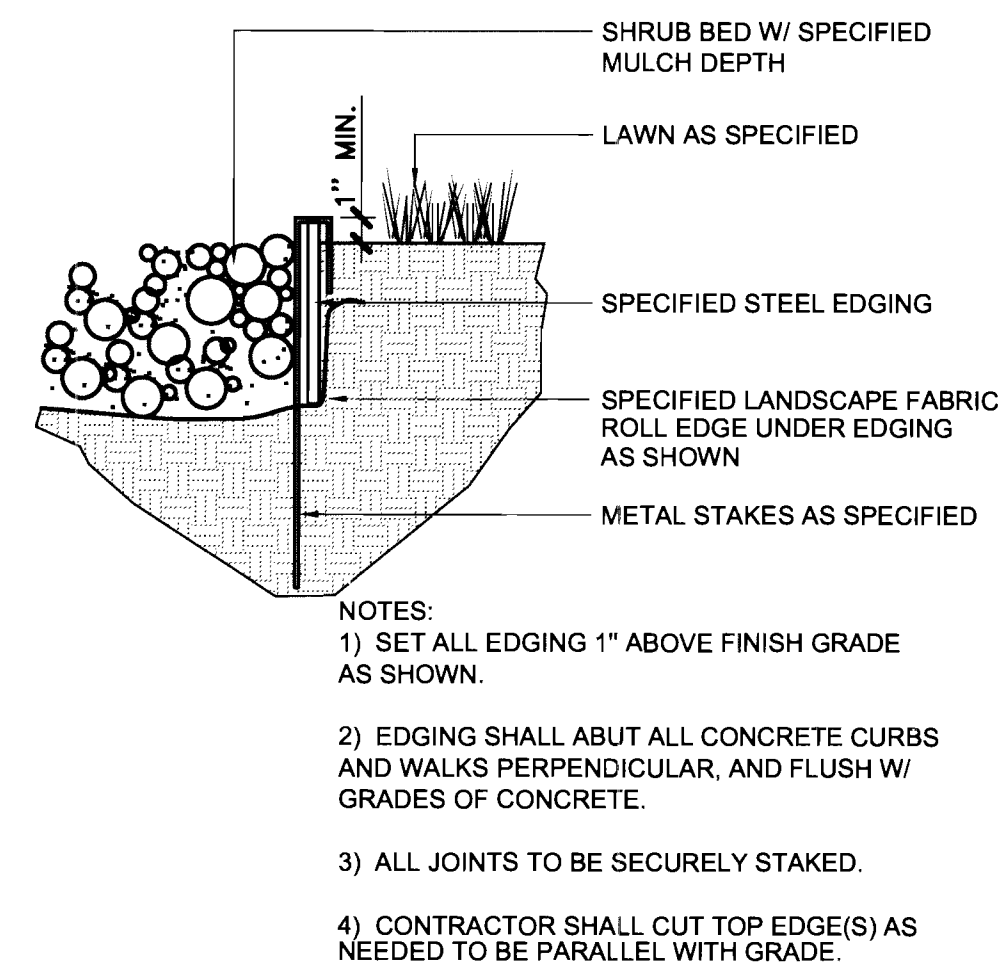
0 10 20 40
SCALE: 1"=20'-0"



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

2 SHRUB PLANTING



3 STEEL EDGER

LANDSCAPE & IRRIGATION NOTES:

1. AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- .10'). AREAS SHALL BE TILLED TO A 6" DEPTH INCORPORATING 4 CU.YDS./1,000 SF OF WELL DECAYED GROUND CATTLE MANURE (OR APPROVED EQUAL) UNIFORMLY INTO THE SOIL. AREAS SHALL BE SETTLED, LEVELED, AND RAKED TO A FINISHED GRADE. DEBRIS, VEGETATION, ROCKS, ETC. NOT PASSING THROUGH A HAND RAKE SHALL BE REMOVED FROM THE SURFACE. SURFACE SHALL BE FINE GRADED SMOOTH AND FIRM (NON-COMPACTED) PRIOR TO SODDING, LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. AREAS SHALL BE PROTECTED FROM COMPACTION PRIOR TO SODDING.

2. SOD SHALL BE A KENTUCKY BLUEGRASS BLEND, FREE FROM WEEDS AND OBJECTIONABLE RASSES. SOD SHALL BE PROTECTED IN TRANSIT AND ON SITE FROM DRYING OUT. SOD SHALL BE LAID OVER FIRM (NON-COMPACTED), PRE-MOISTENED, PREPPED SURFACE. SOD STRIPS SHALL BE LAID TIGHT WITH STAGGERED JOINTS, NO VOIDS OCCURRING BETWEEN STRIPS. SOD SHALL BE LAID NO CLOSER THAN 24" FROM THE CENTER OF SHRUB PLANTINGS AND NO CLOSER THAN 12" FROM THE CENTER OF TREE TRUNKS. SOD SURFACE SHALL BE 1" BELOW ADJACENT EDGING. IMMEDIATELY, UPON INSTALLATION SOD SHALL BE TAMPED AND WATERED TO A 4" DEPTH. WHEN MOISTURE CONTENT OF THE SOIL IS PROPER, SOD SHALL BE ROLLED. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF SOD UNTIL ACCEPTANCE OF WORK (INCLUDING ACTIVATION AND SCHEDULING OF THE IRRIGATION SYSTEM).

3. AREAS TO BE PLANTED IN GROUND COVERS, PERENNIALS, SHRUBS, AND TREES NOT LOCATED IN SOD AREAS ETC. SHALL BE GRADED TO A SUITABLE GRADE (+/- .10'). AREAS WITHIN 5 FEET OF ANY PLANTINGS SHALL BE TILLED TO A DEPTH OF 12" INCORPORATING 1 CU.YD. OF 'EKO' COMPOST (OR EQUAL) AND 3 CY OF GROUND WELL-DECAYED CATTLE MANURE (OR APPROVED EQUAL) PER 1000 SF UNIFORMLY INTO THE SOIL. UPON COMPLETION OF SOIL PREPARATION AREAS SHALL BE FINE GRADED TO PROPER GRADE. NO ADDITIONAL SOIL IMPROVEMENT IS REQUIRED WITHIN THESE AREAS.

4. PLANT MATERIAL QUALITY SHALL COMPLY WITH CURRENT AMERICAN ASSOCIATION OF NURSEYMEN (AAN) STANDARDS FOR #1 GRADE NURSERY STOCK. PLANTS SHALL MEET OR EXCEED SPECIFIED SIZES. TREES SHALL HAVE WELL BRANCHED TOPS WITH REASONABLY STRAIGHT, WELL DEVELOPED SINGLE LEADERS (UNLESS OTHERWISE NOTED). THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTS OF INFERIOR QUALITY. PLANTING PITS SHALL BE DUG WITH TWICE THE DIAMETER OF THE PLANT ROOT BALL. THEY SHALL BE DUG 1/4 DEEPER THAN THE ROOT BALL OF THE PLANT.

5. PLANTING PITS SHALL BE BACKFILLED WITH EXCAVATED SOIL IMPROVED AS INDICATED IN NOTE 3. PRIOR TO BACKFILLING PLANTING PITS, CONTRACTOR SHALL REMOVE PROTECTIVE MATERIAL (E.G. BURLAP) FROM TOPS OF ROOT BALLS, FLAGS, TAGS, ETC. FROM PLANTS.

6. PLANTS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH 21 GRAM 'AGRIFORM' 20-10-5 SLOW RELEASE FERTILIZER TABLETS (OR APPROVED EQUAL) ACCORDING TO THE FOLLOWING QUANTITIES: 1 TABLET PER FT. OF TREE HT. (OR 1/2" CALIPER); 3 TABLETS PER #5 CONTAINER SHRUB. TABLETS SHALL BE PLACED IN THE PLANT PIT DURING BACKFILLING ACCORDING TO MFR. SPECS. TREES SHALL BE STAKED & GUYED TO THE EXTENT NECESSARY TO KEEP THEM IN A PLUMB POSITION UNTIL THE TREE IS ESTABLISHED.

7. TREES SHALL BE SECURELY STAKED WITH 6' LONG STEEL T-POSTS, 2 (MIN.) PER TREE. STAKES SHALL BE SET IN UNDISTURBED SOIL AT A SLIGHT ANGLE FACING AWAY FROM THE TREE TRUNK. TRUNKS SHALL BE SECURED WITH #12 GAUGE GALVANIZED STEEL WIRE AND NYLON STRAP WITH GROMMETS (OR EQUAL). CONTRACTOR SHALL BE RESPONSIBLE FOR GUY WIRE ADJUSTMENTS DURING THE GUARANTEE PERIOD, AND REMOVAL OF STAKES AND WIRES UPON COMPLETION OF THE GUARANTEE PERIOD.

8. TRUNKS OF FALL PLANTED DECIDUOUS OVER 2" CAL. SHALL BE WRAPPED WITH AN APPROVED TREE WRAP SPIRALLY FROM GROUND TO HEIGHT OF SECOND BRANCH. WRAPPING SHALL BE SECURED TO TRUNK IN AN ACCEPTABLE MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT TO WRAPPING DURING THE GUARANTEE PERIOD AND SHALL REMOVE WRAPPING UPON COMPLETION OF THE GUARANTEE PERIOD.

9. PLANT MATERIAL SHALL BE FULLY (100%) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF WORK ACCEPTANCE. REPLACED PLANT MATERIAL SHALL BE FULLY (100%) GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT. DURING THE GUARANTEE PERIOD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY MAINTENANCE DEFICIENCIES.

10. ROCK MULCH SHALL BE 1.5" DIA. WASHED RIVER ROCK PLACED IN A UNIFORM 3" LAYER OVER A LAYER OF GEOTEXTILE WEED BARRIER FABRIC (E.G. 'TYPAR' OR EQUAL). AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF FABRIC AND ROCK. COURSES OF FABRIC SHALL OVERLAP 6" AT THE SEAMS AND OMITTED AROUND BASE OF PLANTS (FROM AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT).

11. GROUNDCOVER AND PERENNIAL PLANTING BED AREAS (WITHIN ROCK MULCH AREAS) SHALL BE WOOD MULCHED WITH A UNIFORM 2" THICK LAYER OF SHREDDED CEDAR WOOD MULCH (3" MAX. SIZE). AREAS SHALL BE FINE GRADED PRIOR TO PLACING OF MULCH, REMOVING DEBRIS, ROCKS, VEGETATION, ETC. OVER 1" DIA. FROM THE SURFACE. THE TOP OF THE MULCH SURFACE SHALL BE 1" BELOW ADJACENT EDGINGS.

12. PLANTING PITS (LOCATED WITHIN SODDED AREAS NOT BORDERED BY STEEL EDGING) SHALL BE MULCHED WITH SHREDDED CEDAR WOOD MULCH (3" MAX. SIZE). MULCH SHALL BE PLACED IN UNIFORM 2" THICK LAYER OVER AN AREA EQUAL TO THE SIZE OF THE PLANTING PIT. INDIVIDUAL PLANTING PITS SHALL HAVE CIRCULAR OUTLINES. WHERE SHRUB GROUPINGS OCCUR, MULCH SHALL FORM A CONTINUOUS, CURVILINEAR HAND SPADED EDGE OUTLINE.

13. STEEL EDGING SHALL BE 1/8"x6"x20' SIZED STEEL STRAP (OR APPROVED EQUAL). STEEL SHALL BE INSTALLED VERTICALLY AND BOLTED AT THE JOINTS. TOP OF STEEL SHALL BE 1" ABOVE SOD (OR MULCH) GRADE. STEEL SHALL BE NOTCHED FOR DRAINAGE AT LOW POINTS. STEEL EDGING SHALL BE INSTALLED WHEREVER NECESSARY (OR SHOWN ON PLAN DRAWINGS) TO SEPARATE TURF AREAS FROM MULCHED AREAS.

14. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

15. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

16. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.