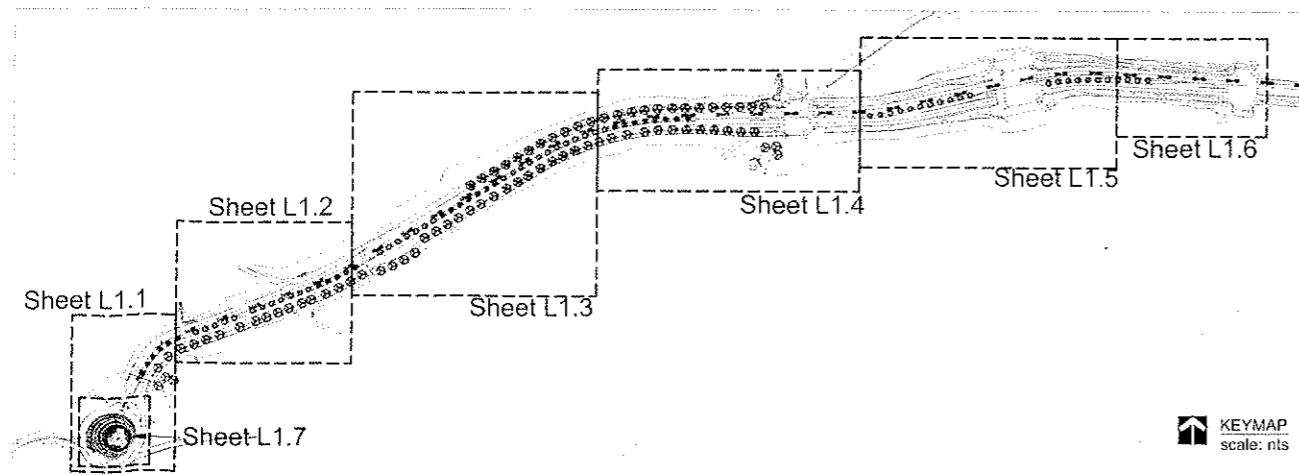
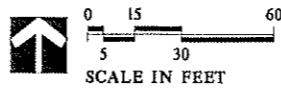
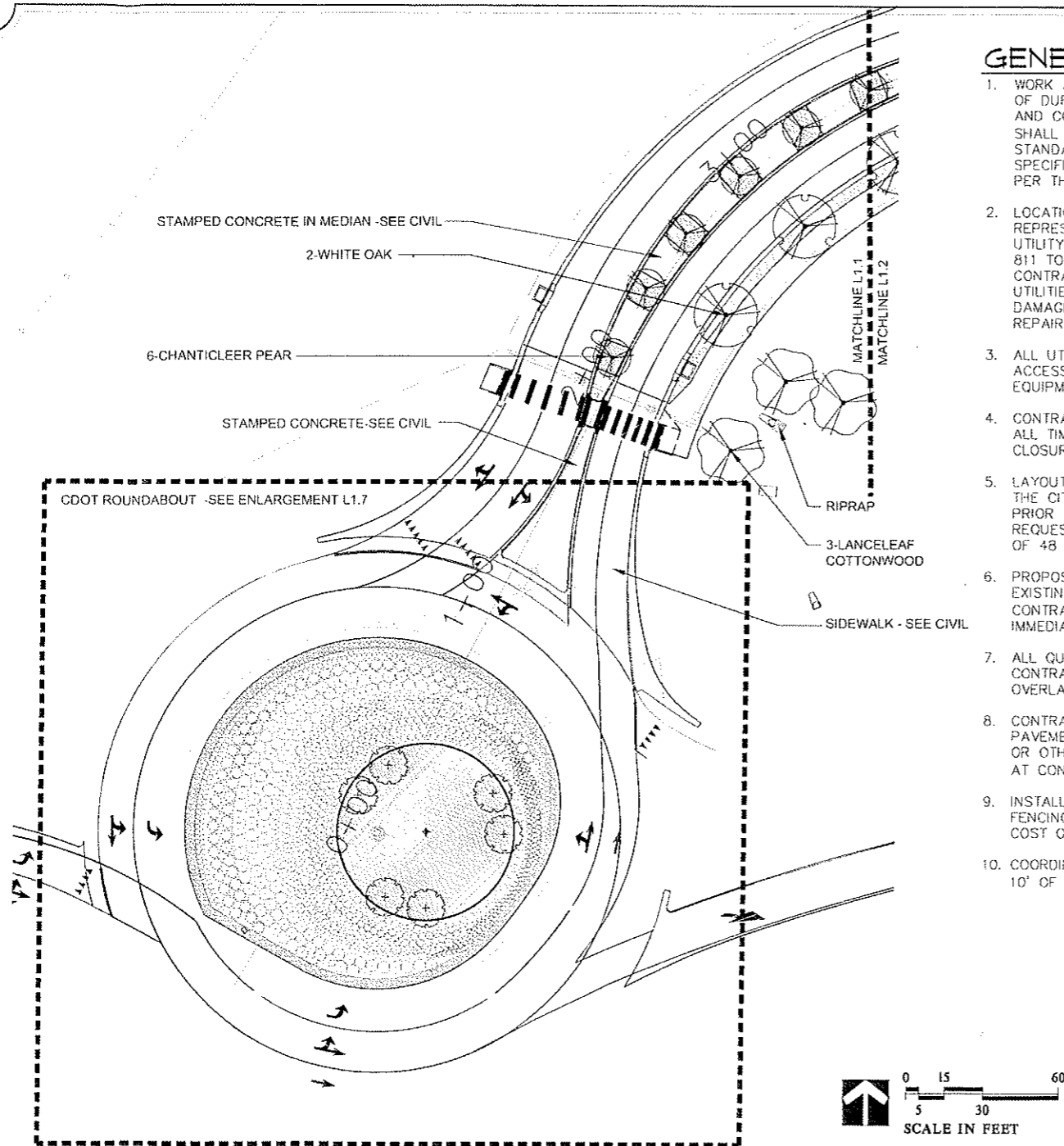


ORIGINAL



GENERAL LANDSCAPE NOTES

1. 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. ANY DISCREPANCIES BETWEEN THE PROJECTS SPECIFICATIONS AND THE CITY STANDARDS SHALL BE COMPLETED PER THE MORE STRINGENT REQUIREMENT.
2. 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 OR 811 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.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. CONTRACTOR SHALL MAINTAIN THROUGH TRAFFIC ON ROADWAYS AT ALL TIMES, VIA FLAGGING IF NECESSARY, EXCEPT FOR TEMPORARY CLOSURES WITH THE PERMISSION OF THE OWNER.
5. LAYOUT AND STAKING OF IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF DURANGO PARKS AND RECREATION REPRESENTATIVE PRIOR TO INSTALLATION OF IMPROVEMENTS. NOTIFICATION OF REQUEST FOR FIELD STAKING REVIEW SHALL BE MADE A MINIMUM OF 48 HOURS IN ADVANCE.
6. 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.
7. ALL QUANTITIES ARE BASED ON HORIZONTAL PLAN MEASUREMENTS. CONTRACTOR SHALL MAKE ALLOWANCES FOR SLOPE FACTOR, OVERLAP, TRENCHING, ETC.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EXISTING PAVEMENT MARKINGS, SIGNING, LANDSCAPE, IRRIGATION, HARDSCAPE, OR OTHER ITEMS THAT HAVE BEEN DAMAGED DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE.
9. INSTALL WILDLIFE FENCING ON ALL TREES. COST FOR WILDLIFE FENCING WILL NOT BE MEASURED, BUT WILL BE INCLUDED IN THE COST OF THE TREES.
10. COORDINATE TREE LOCATION WITH CITY REPRESENTATIVE WHEN WITHIN 10' OF HIGH PRESSURE WATER LINE.

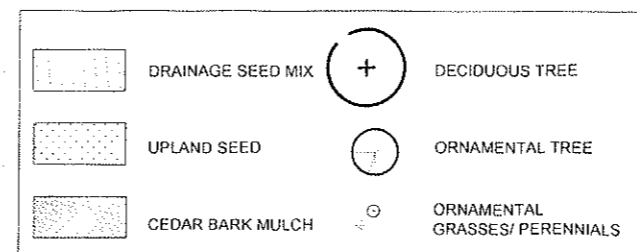
PLANTING AND IRRIGATION NOTES

1. PLANT CALIPER AND CONTAINER SIZE (WHERE APPLICABLE) SHALL BE IN CONFORMANCE WITH CITY OF DURANGO LANDSCAPE STANDARDS.
2. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE CITY OF DURANGO PARKS AND RECREATION REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
3. ALL TREES WITHIN 10 FEET OF HARDSCAPE (CONCRETE TRAILS, WALKS AND CURBS) TO RECEIVE TREE ROOT BARRIER. 40 LF TOTAL PER TREE. NO ROOT BARRIER WILL BE REQUIRED ON THE NORTH SIDE OF THE ROAD BETWEEN THE CDOT ROUNDABOUT AND HIGH LAMA LANE BECAUSE THERE IS NO SIDEWALK IN THIS AREA.
4. NOTIFY CITY OF DURANGO PARKS AND RECREATION REPRESENTATIVE FOR INSPECTION AND/OR APPROVAL OF LANDSCAPE MATERIALS AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
5. FIELD ADJUST PLANTINGS FOR TRANSFORMERS, CURB CUTS, AND OTHER FUTURE IMPROVEMENTS. STAKE LOCATIONS FOR APPROVAL BY CITY OF DURANGO PARKS AND RECREATION REPRESENTATIVE PRIOR TO ANY INSTALLATION.
6. 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.
7. ALL AREAS DISTURBED OUTSIDE THE ORIGINAL GRADING/SEEDING LIMITS, SHOWN ON DRAWING, TO BE RESEDED, REGRADED AND REPAIRED AS APPROPRIATE AT CONTRACTOR'S EXPENSE.
8. OVERLAP TRANSITION AREAS BETWEEN UPLAND AND DRAINAGE SEEDING AREAS BY 5' HORIZONTALLY.
9. ALL SHRUB BEDS TO BE CONTAINED BY A CONCRETE OR SPADED EDGE (&/OR A CONCRETE CURB OR WALK, AS PER PLANS) & HAVE A MIN. OF 4" DEPTH OF SHREDDED CEDAR MULCH. GROUND COVER BEDS WILL HAVE 3" OF CEDAR MULCH.
10. ALL IRRIGATED LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AUTOMATIC RAIN SHUT-OFF SENSORS ARE REQUIRED.
11. THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS, WORKMANSHIP, & IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS AFTER DATE OF SUBSTANTIAL COMPLETION. ALL NATIVE SEED SHALL BE GUARANTEED FOR TWO FULL GROWING SEASONS.

WILSON GULCH: TABULATION OF LANDSCAPE QUANTITIES

ITEM	UNIT	QUANTITY
UPLAND SEED MIX (WITH BIOSOL)	AC	0.23
TOPSOIL	CY	600
SHRUBS (5 GALLON)	EA	304
DECIDUOUS TREES (2" CALIPER)	EA	78
ORNAMENTAL TREES (2" CALIPER)	EA	85
PERENNIALS/ORNAMENTAL GRASSES (1 GALLON)	EA	1,011
CEDAR BARK MULCH	CY	266
COBBLE MULCH	SF	1,821
TREE ROOT BARRIER	LF	6,280
STEEL EDGER (4')	LF	220
IRRIGATION	LS	1

LEGEND



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Issue Record:
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APRIL 23, 2016

Revisions:

Project Number: 11-049

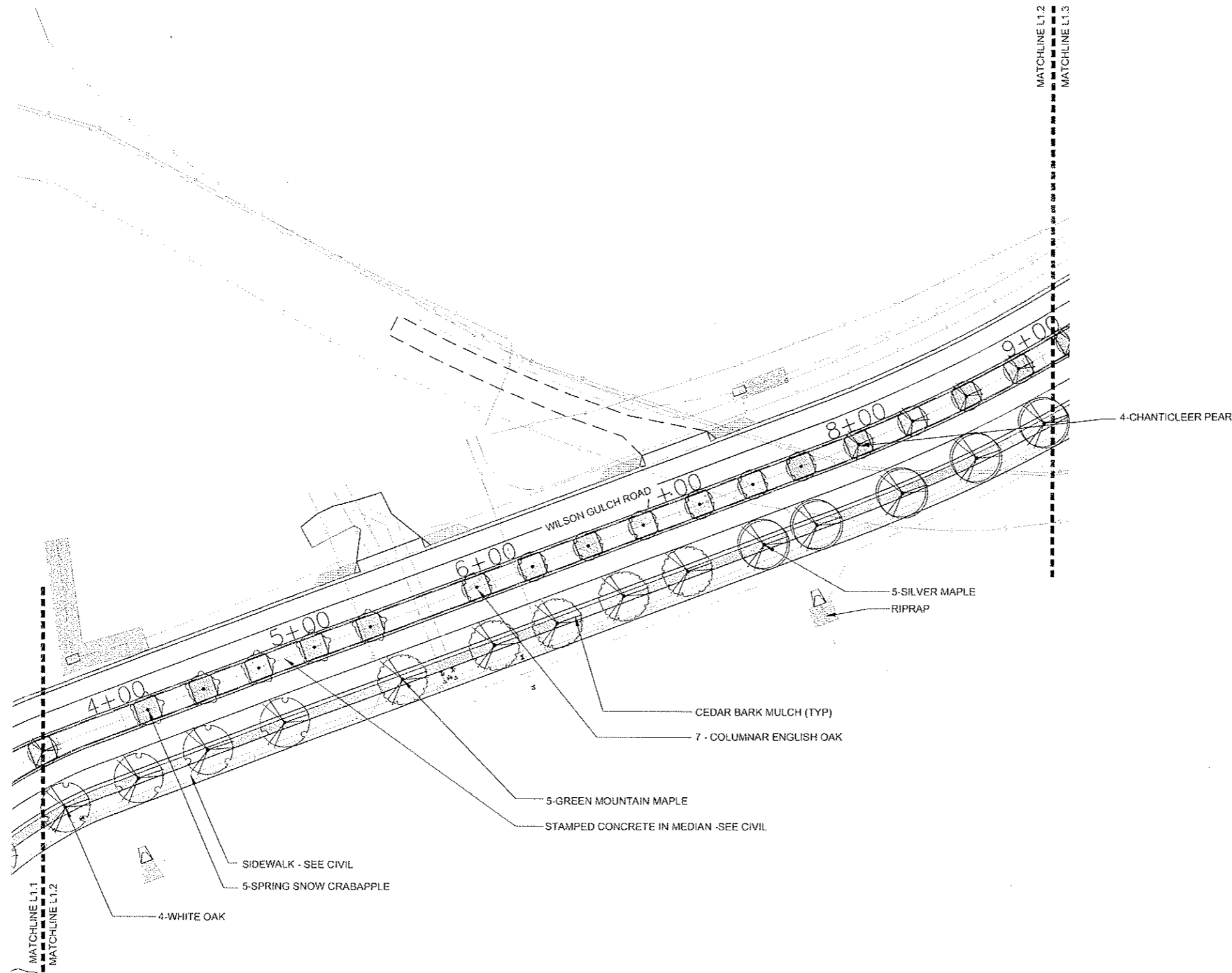
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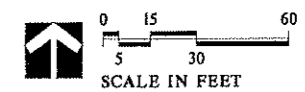
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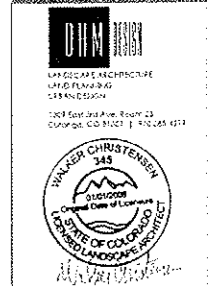
NOTES
 1. INSTALL TREE ROOT BARRIER AT ALL TREES BETWEEN SIDEWALKS AND CURB AND IN MEDIANS PER DETAILS AND NOTES.

LEGEND

	DRAINAGE SEED MIX
	UPLAND SEED
	CEDAR BARK MULCH
	DECIDUOUS TREE
	ORNAMENTAL TREE
	ORNAMENTAL GRASSES/ PERENNIALS



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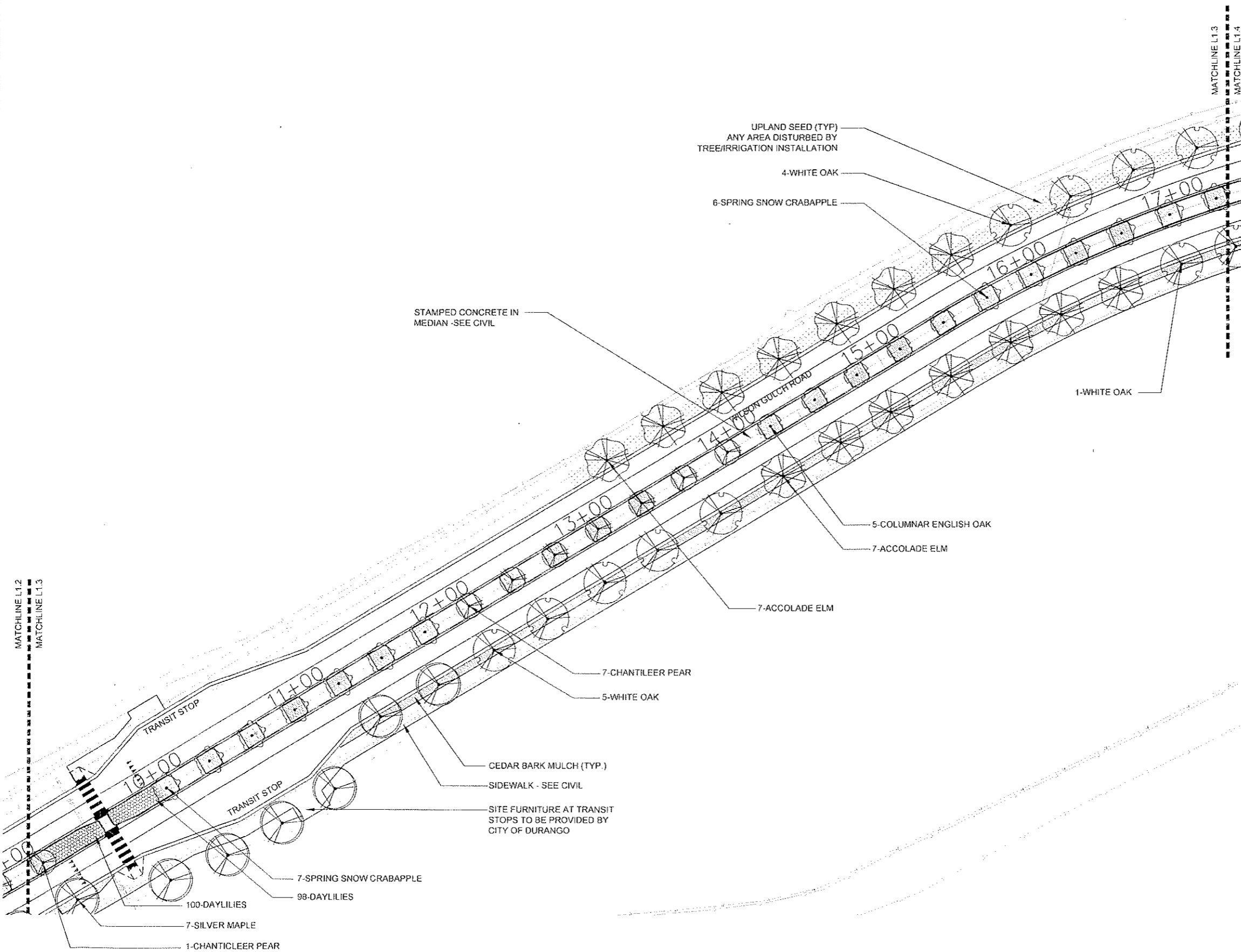
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L1.2

ORIGINAL

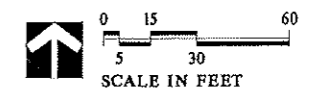


NOTES

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LEGEND

	DRAINAGE SEED MIX
	UPLAND SEED
	CEGAR BARK MULCH
	DECIDUOUS TREE
	ORNAMENTAL TREE
	ORNAMENTAL GRASSES/ PERENNIALS



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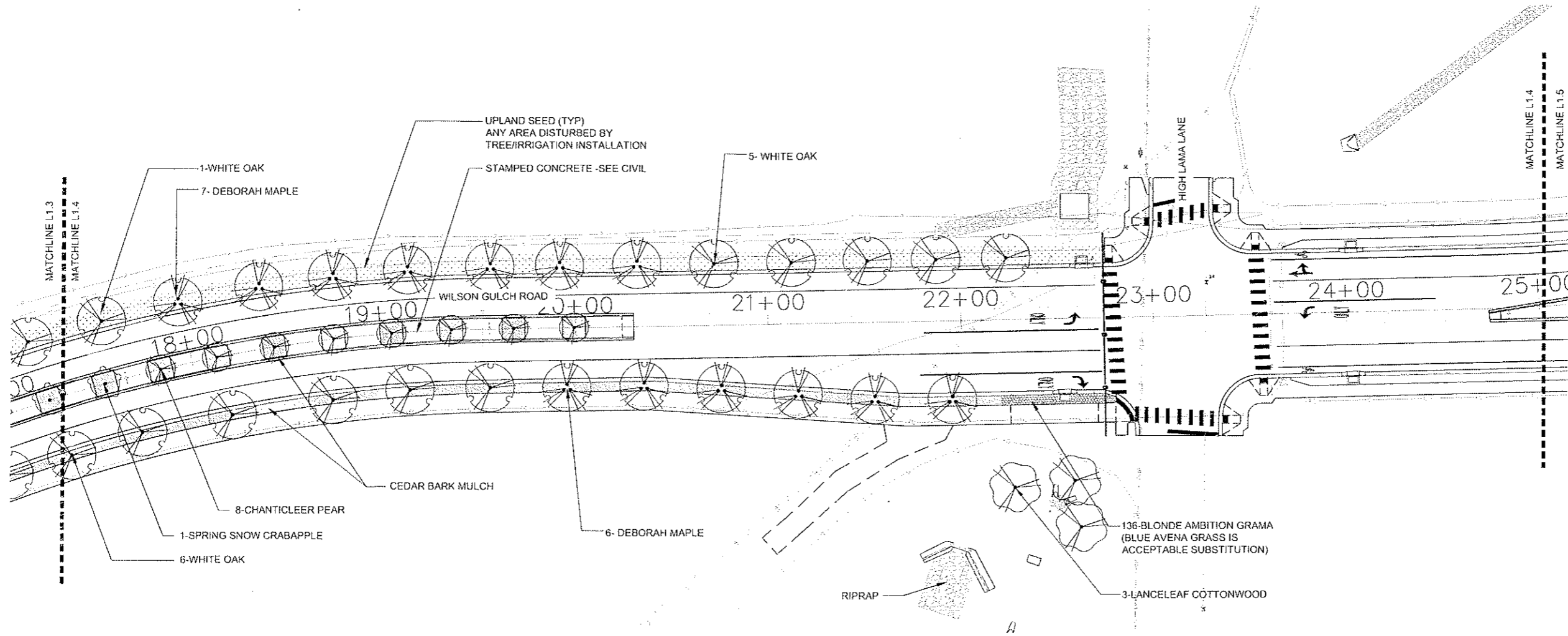
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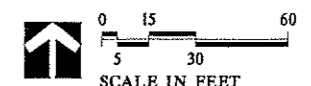
ORIGINAL



LEGEND

	DRAINAGE SEED MIX
	UPLAND SEED
	CEDAR BARK MULCH
	DECIDUOUS TREE
	ORNAMENTAL TREE
	ORNAMENTAL GRASSES/ PERENNIALS

NOTES
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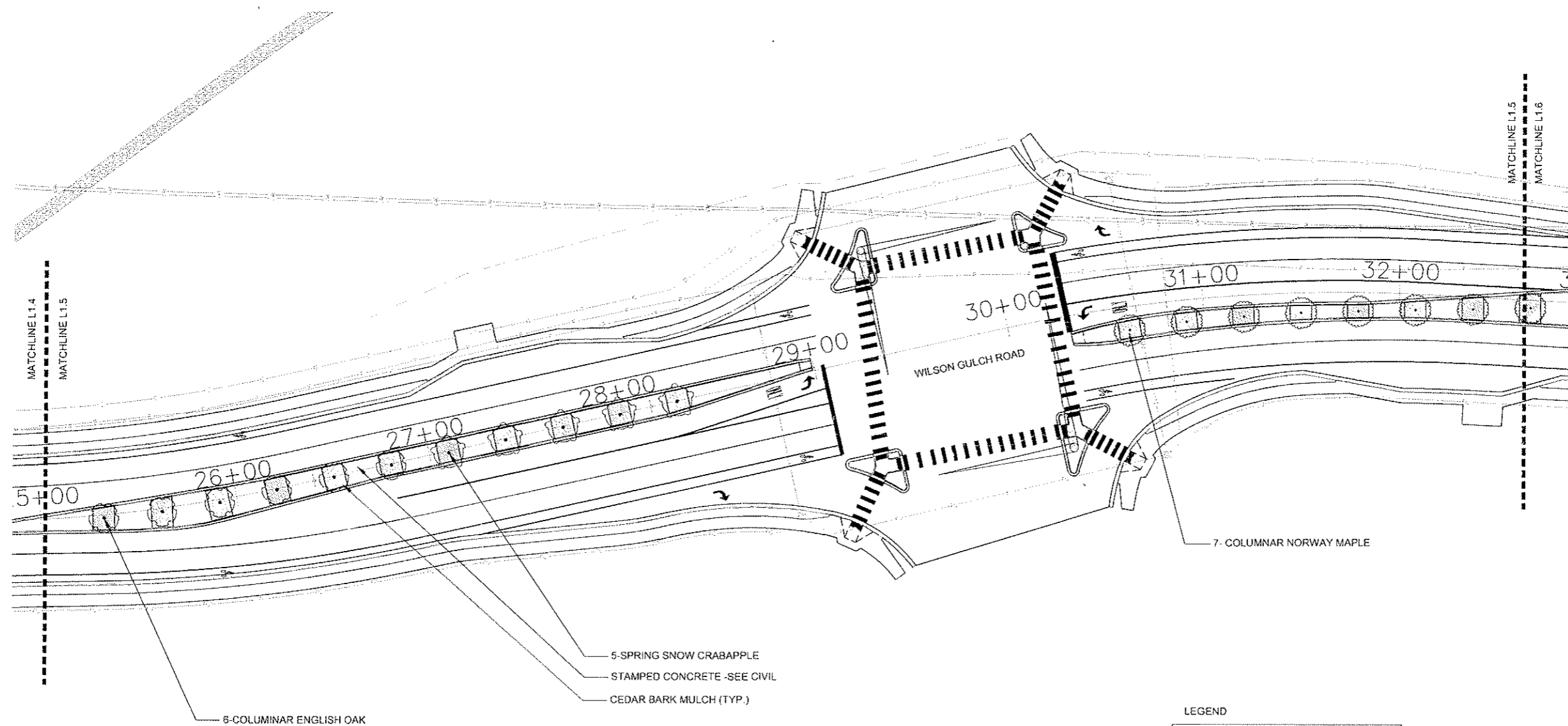
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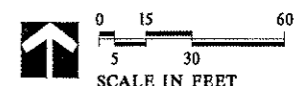


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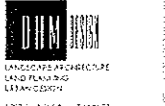
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	UPLAND SEED
	CEDAR BARK MULCH
	DECIDUOUS TREE
	ORNAMENTAL TREE
	ORNAMENTAL GRASSES/ PERENNIALS

NOTES

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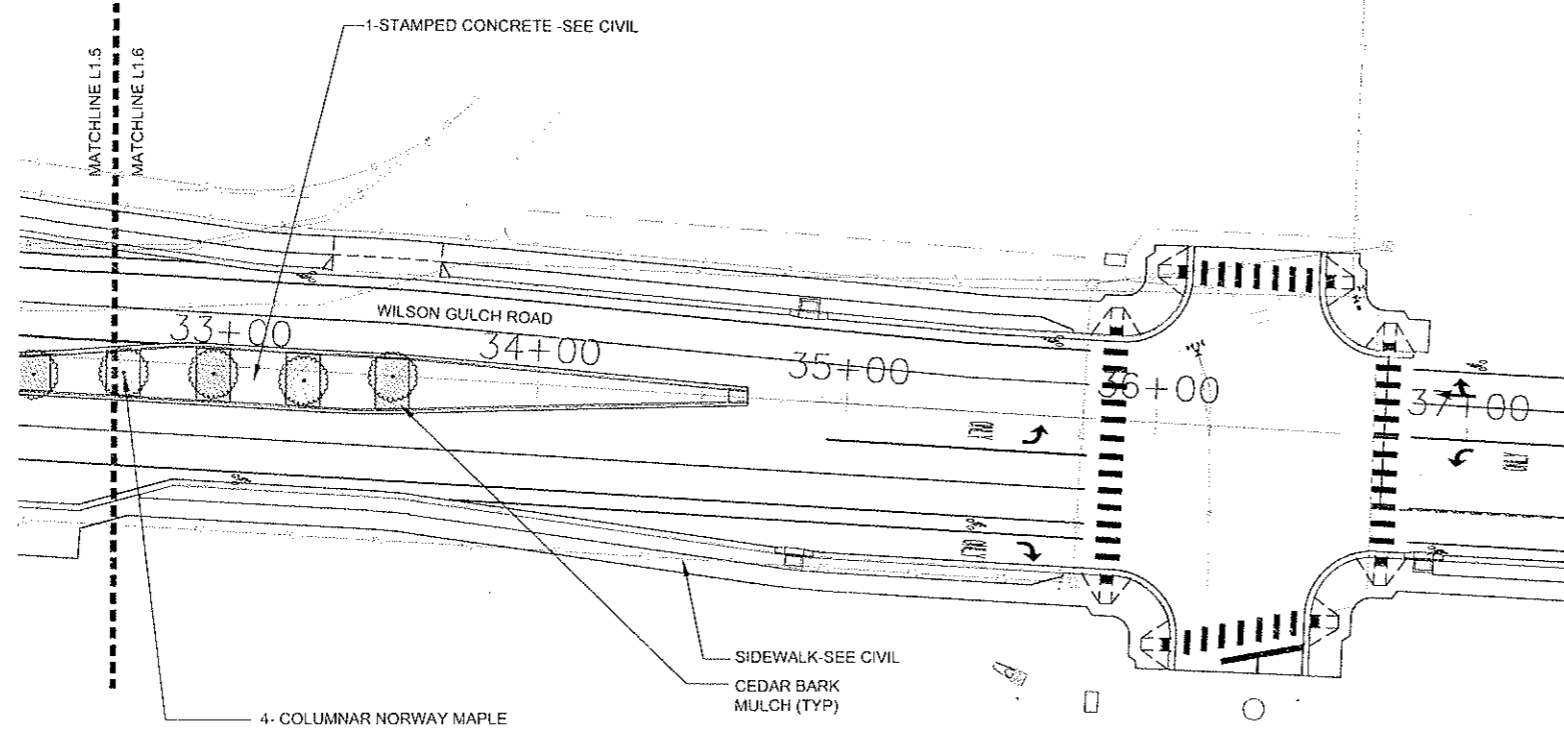
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L1.5

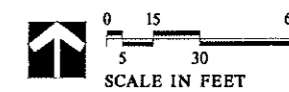
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- NOTES**
1. INSTALL TREE ROOT BARRIER AT ALL TREES BETWEEN SIDEWALKS AND CURB AND IN MEDIANS PER DETAILS AND NOTES.

LEGEND

	DRAINAGE SEED MIX
	UPLAND SEED
	CEDAR BARK MULCH
	DECIDUOUS TREE
	ORNAMENTAL TREE
	ORNAMENTAL GRASSES/ PERENNIALS



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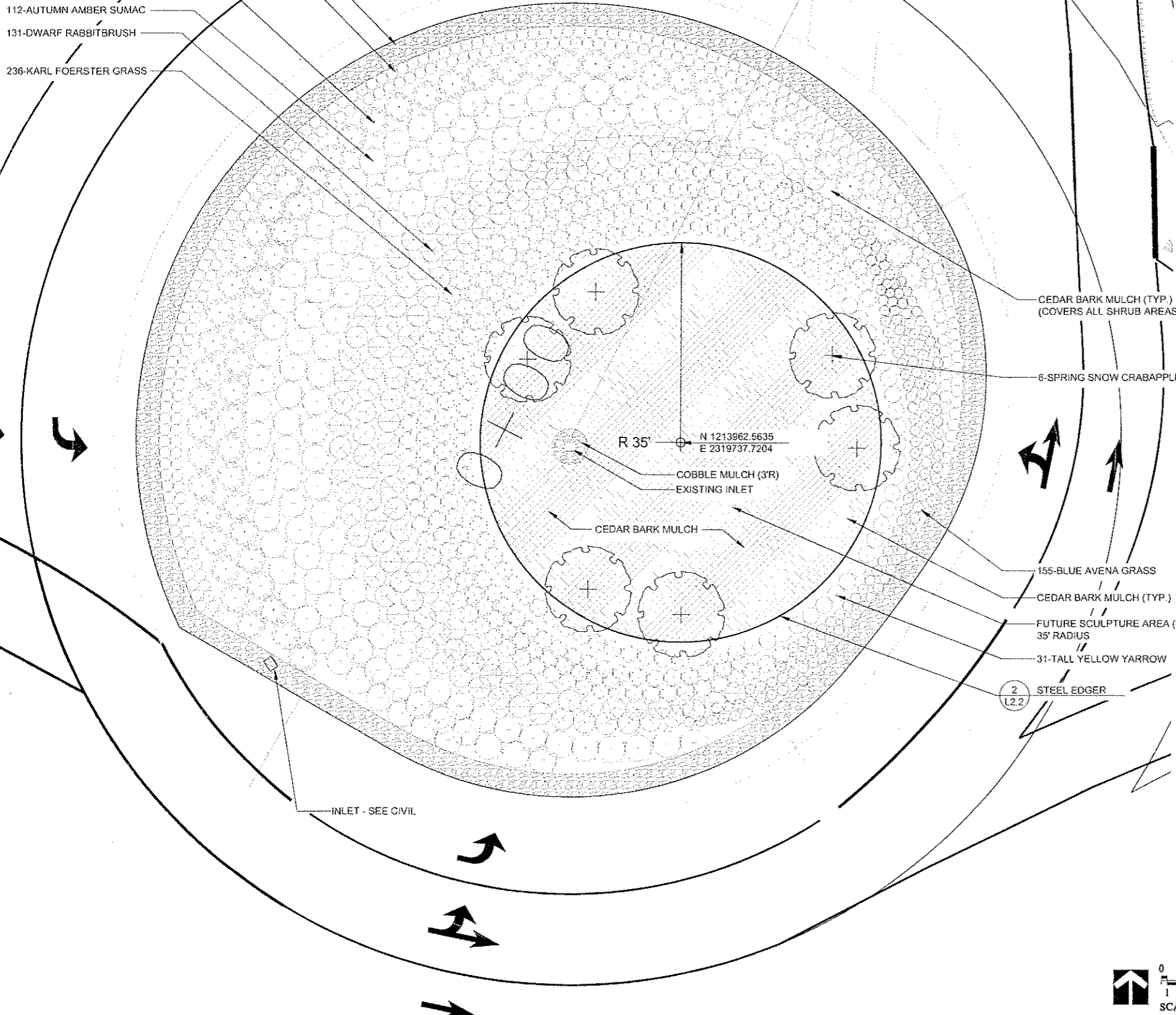
L1.6

ORIGINAL

- 3 COBBLE MULCH
L2.2
- 253-DWARF YELLOW DAYLILIES
- 61-PAWNEE BUTTES SANDCHERRY
- 112-AUTUMN AMBER SUMAC
- 131-DWARF RABBITBRUSH
- 236-KARL FOERSTER GRASS

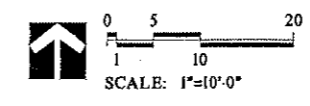
PLANT SCHEDULE (ROUNDBOUT ONLY)

QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
6	Malus x 'Spring Snow'	Spring Snow Crabapple	2" caliper
SHRUBS			
131	Ericameria nauseosus var. nauseosus	Dwarf Blue Rabbitbrush	1 GAL
61	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	1 GAL
112	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	1 GAL
ORNAMENTAL GRASSES/PERENNIALS			
236	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	1 GAL
155	Helictotrichon sempervirens	Blue Avena Grass	1 GAL
253	Hemerocallis 'Stella de Oro'	Dwarf Yellow Daylilies	1 GAL
31	Achillea 'Coronation Gold'	Tall Yellow Yarrow	1 GAL

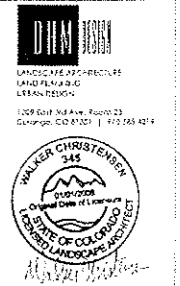


LEGEND

	CEDAR BARK MULCH		DECIDUOUS TREE
	COBBLE		ORNAMENTAL TREE
			ORNAMENTAL GRASSES/ PERENNIALS



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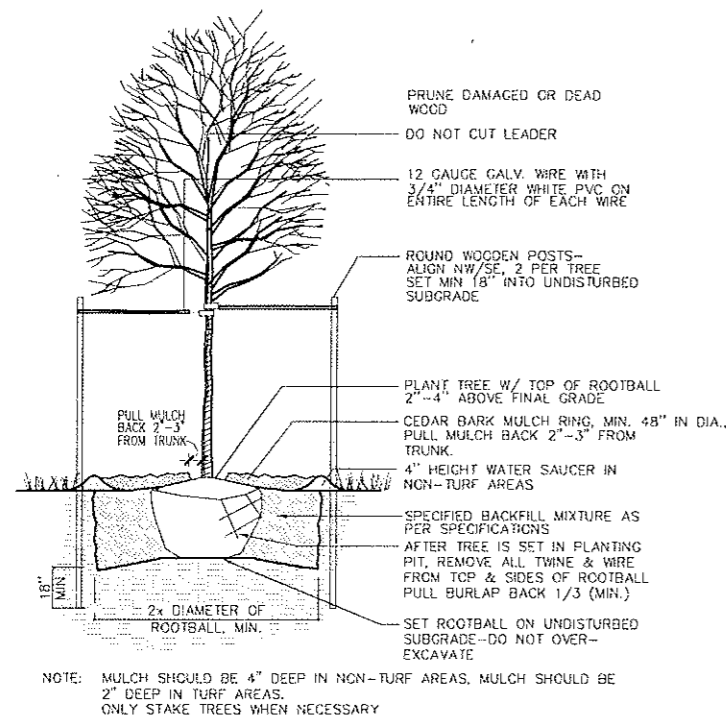
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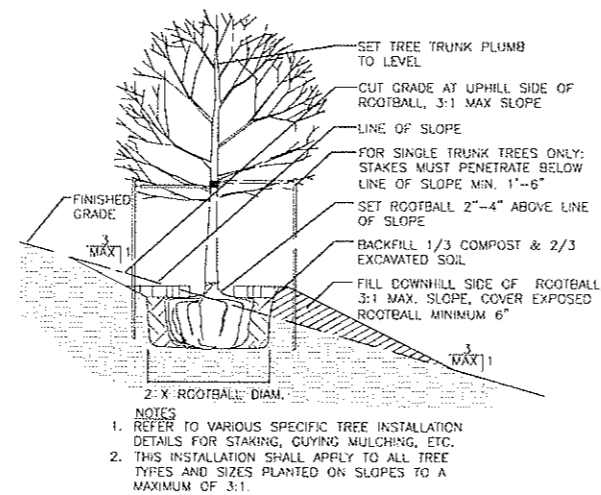
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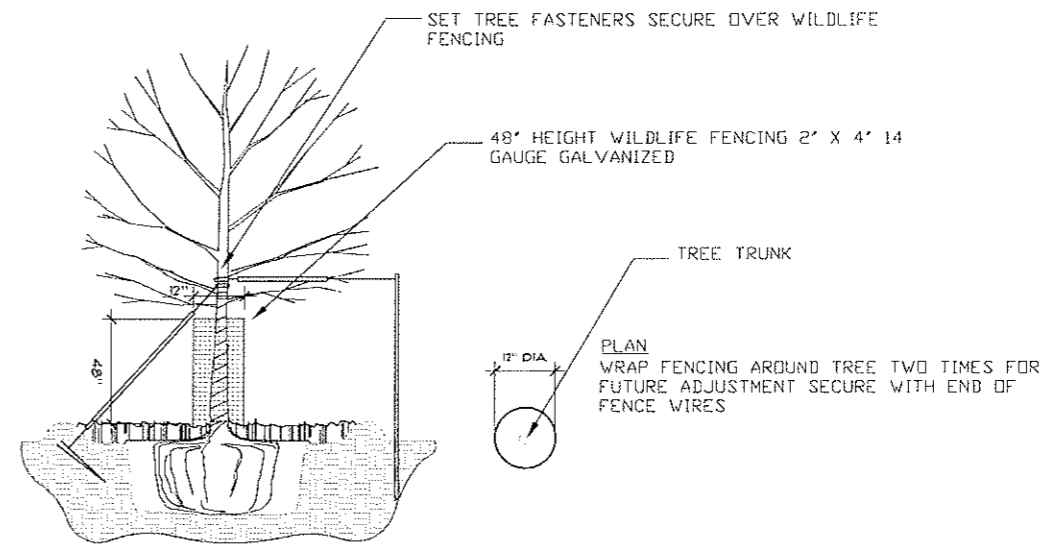
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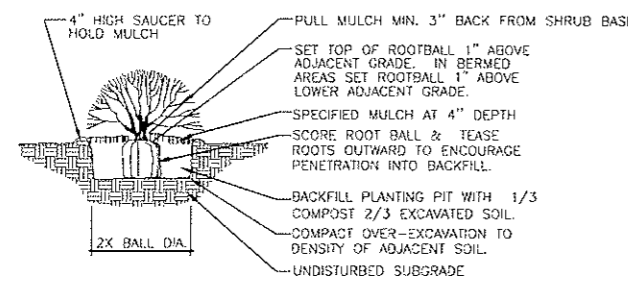
1 DECIDUOUS TREE PLANTING
L2.1 SECTION N.T.S.



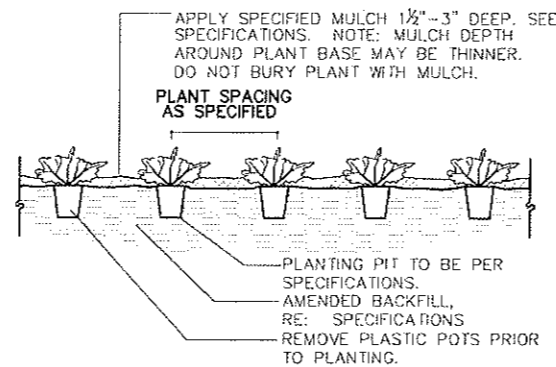
2 TREE PLANTING ON SLOPE
L2.1 SECTION N.T.S.



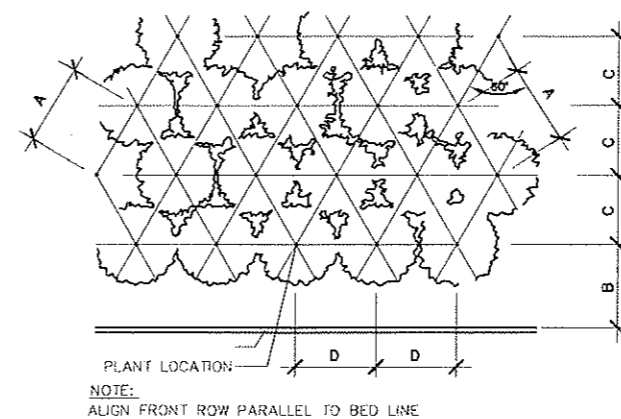
3 WILDLIFE FENCING
L2.1 SECTION N.T.S.



4 SHRUB PLANTING
L2.1 SECTION N.T.S.



5 PERENNIALS & GROUND COVERS
L2.1 SECTION NOT TO SCALE



6 SHRUB/FLOWER/GROUNDCOVER
L2.1 PLANTING LAYOUT TRIANGULAR SPACED NOT TO SCALE

PLANT SPACING**	A	B	C	D
6"	6"	6"	5"	5"
8"	8"	6"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	15"	18"
24"	24"	15"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

**OR AS SHOWN ON PLAN



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APRIL 25, 2016

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Project Number: 11-048

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Landscape Details

PLANT LIST (SHEETS L1.1 - L1.6)

QTY	BOTANICAL NAME	COMMON NAME	SIZE
STREET TREES			
13	<i>Acer platanoides</i> 'Deborah'	Deborah Maple	2" caliper
12	<i>Acer saccharinum</i>	Silver Maple	2" caliper
12	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	2" caliper
6	<i>Populus x acuminata</i>	Lanceleaf Cottonwood	2" caliper
34	<i>Quercus alba</i>	White Oak	2" caliper
23	<i>Ulmus japonica x wilsoniana</i> 'Morton'	Accolade Elm	2" caliper
ORNAMENTAL TREES			
7	<i>Acer platanoides</i> 'Columnare'	Columnar Norway Maple	2" caliper
26	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	2" caliper
18	<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	2" caliper
28	<i>Malus x 'Spring Snow'</i>	Spring Snow Crabapple	2" caliper
PERENNIALS/ORNAMENTAL GRASSES			
345	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama	# 1
428	<i>Helictotichon sempervirens</i>	Blue Avena Grass	# 1
198	<i>Hemerocallis 'Stella de Oro'</i>	Dwarf Yellow Daylilies	# 1

28 bicolor

* See L1.7 for the Plant Schedule for the Roundabout.

Soil Preparation in Native Seed Areas:

1. Thoroughly till area to a depth of 6 inches minimum by plowing, harrowing or disking until soil is well mixed.
2. Topsoil (4" depth) shall be applied to all native seeded areas.
3. Humate shall be applied at a rate of 350 lbs./acre. Apply per manufacturer's recommendations.
4. Biosol shall be applied at a rate of 1,000 lbs./acre. Apply per manufacturer's recommendations.

Upland Seed Mix	Common Name	Botanic Name	PLS lbs/acre
Arriba Western Wheatgrass	<i>Pascopyrum smithii</i> 'Arriba'		4
Pubescent Luna Wheatgrass	<i>Thinopyrum intermedium</i> ssp. Barulatum		3.5
Indian Ricegrass 'Rimrock'	<i>Achnatherum hymenoides</i>		1.5
Tall Fescue	<i>Festuca arundinacea</i>		1
Garnet Mountain Brome	<i>Bromus marginatus</i>		3.5
Blue Flax	<i>Linum lewisii</i>		1
Lovington Blue Grama	<i>Bouteloua gracilis</i> 'Lovington'		1
Gulf (Lonestar) Annual Rye	<i>Lolium perenne</i> ssp. Multiflorum		3.5
Antelope Bitter-Purshia	<i>Purshia tridentata</i>		0.125
Saltbrush-Fourwing	<i>Atriplex canescens</i>		0.375
Small Burnet-Dejar	<i>Sanguisorba minor</i>		0.75
Blue Wildrye	<i>Elymus glaucus</i>		2.75
Ryegrass, Wild Russian Bozoiisky	<i>Psathyrostachys juncea</i>		1.5
TOTAL			24.5 lbs/acre

Drainage Seed Mix

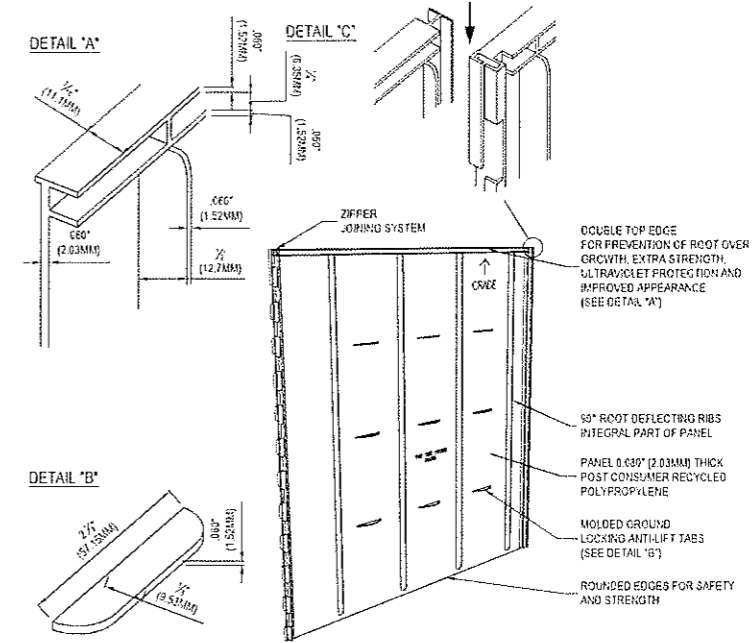
Common Name	Scientific Name	Growth Season	% of Mix	PLS lbs/acre
Slender Wheatgrass	<i>Elymus trachycaulus trachycaulus</i>			4.0
Canada Bluegrass	<i>Poa compressa</i>			1.0
Western Wheatgrass	<i>Pascopyrum smithii</i> 'Arriba'			3.0
Sheep Fescue	<i>Festuca ovina</i>			2.0
Redtop	<i>Agrostis alba</i>			1.0
Switchgrass	<i>Panicum virgatum</i>			2.0
Tufted Hairgrass	<i>Deschampsia cespitosa</i>			1.5
Lewis Flax	<i>Linum Lewisii</i>			3.0
Annual Rye	<i>Lolium multiflorum</i>			2.0
Total			100	19.5

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 2' LONG MODULES TO CREATE VARYING CIRCUMFERENCE ROOT BARRIERS (SURROUND PLANTING STYLE); OR FOR LINEAR APPLICATIONS DIRECTLY BESIDE A HARDSCAPE ADJACENT TO ONE SIDE OF THE TREES (LINEAR PLANTING STYLE).

A. MATERIALS
 1. THE CONTRACTOR SHALL FURNISH AND INSTALL ROOT BARRIERS AS SPECIFIED. THE BARRIER SHALL BE BLACK, INJECTION MOLDED PANELS OF .660" (16.76MM) WALL THICKNESS IN MODULES 24" (610MM) LONG BY 18" (457MM) DEEP. MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS, RECYCLABLE. EACH PANEL SHALL HAVE:
 -NOT LESS THAN A MOLDED INTEGRAL VERTICAL ROOT DEFLECTING RIBS OF AT LEAST 6.06" (152MM) THICKNESS PROTRUDING 1/2" (12.7MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL SPACED 6" (152MM) APART (SEE PANEL DRAWING ON DETAILS)
 -A DOUBLE TOP EDGE CONSISTING OF TWO PARALLEL, INTEGRAL, HORIZONTAL RIBS AT THE TOP OF THE PANEL OF A MINIMUM 0.66" (16.76MM) APART WITH THE LOWER RIB ATTACHED TO THE VERTICAL ROOT DEFLECTING RIBS (SEE DETAIL 'A')
 -A MINIMUM OF 9 ANTI-LIFT GROUND LOCK TABS CONSISTING OF INTEGRAL HORIZONTAL RIDGES OF A MINIMUM 0.66" (152MM) THICKNESS IN THE SHAPE OF A SEGMENT OF A CIRCLE, THE 2" (51MM) CHORD OF THE SEGMENT JOINING THE PANEL WALL AND THE SEGMENT, PROTRUDING 1/2" (12.7MM) FROM THE PANEL. THE NINE GROUND LOCKS ON EACH PANEL SHALL BE EQUALLY SPACED BETWEEN EACH OF THE VERTICAL ROOT DEFLECTING RIBS (3 BETWEEN EACH SET OF RIBS, SEE DETAIL 'B')
 -AN INTEGRAL ZIPPER JOINING SYSTEM PROVIDING FOR INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER (SEE DETAIL 'C')
 2. THE BASIC PROPERTIES OF THE MATERIAL SHALL BE:

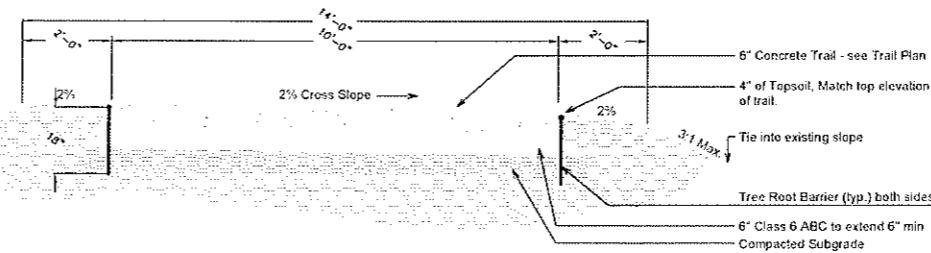
TEST	ASTM TEST METHOD	VALUE COPOLYMER POLYPROPYLENE
TENSILE STRENGTH @ YIELD-WALL	D638	2,383 PSI
TENSILE STRENGTH @ YIELD-HINGE	D638	2,183 PSI
YIELD ELONGATION-WALL	D638	7.71%
YIELD ELONGATION-HINGE	D638	7.59%
FLEXURAL MODULUS	D790	120,735 PSI
NOTCHED IMPACT WALL	D256A	2.84 (FT-LBS)
ROCKWELL HARDNESS R, SCALE-WALL	D785A	84.1

B. CONSTRUCTION AND INSTALLATION
 1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" (12.7MM) ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE.
 2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.

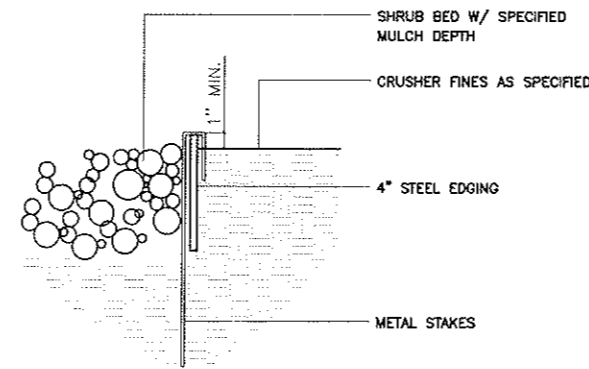


- NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. PRODUCT TO BE APPROVED BY A CITY OF DURANGO REPRESENTATIVE.
 3. COMPACT SUB GRADE AND AGGREGATE BASE MATERIAL BEYOND ROOT BARRIER PER MANUFACTURER'S RECOMMENDATION.

1 ROOT BARRIER



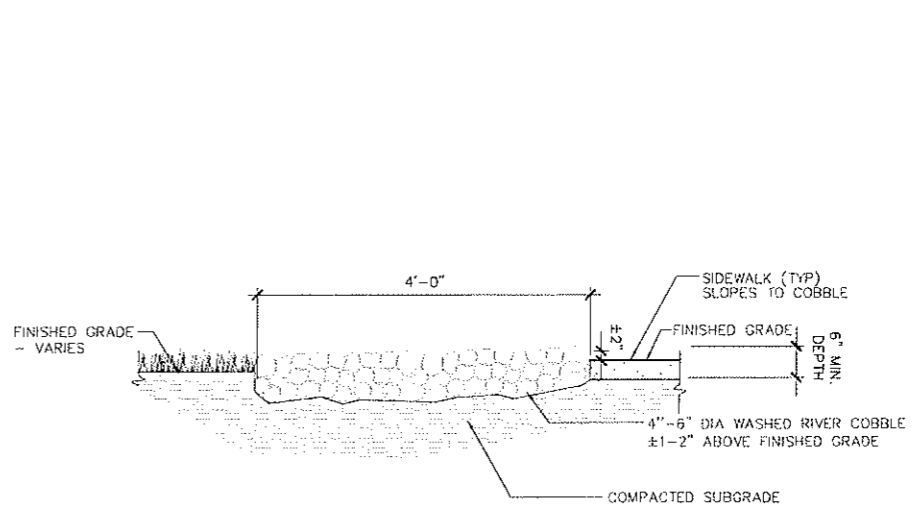
SCALE: NTS



- NOTES:
 1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 3. ALL JOINTS TO BE SECURELY W/ GRADES.
 4. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

2 STEEL EDGER

SCALE: NTS



3 COBBLE MULCH

SCALE: NTS

GOFF
 ENGINEERING & SURVEYING, INC.
 GOFF ENGINEERING & SURVEYING, INC.
 126 ROCK POINT DRIVE SUITE A
 P.O. BOX 97
 DURANGO, COLORADO 81302
 (970) 247-1705
 www.GoffEngineering.com



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 ROADWAY EXTENSION
 CITY OF DURANGO, COLORADO
 PROJECT STA-M350-022- SA# 19902

Issue Record:
 100% CONSTRUCTION DOCUMENTS
 APRIL 25, 2013

Revisions:

Project Number: 11-048

Drawn By: KF, CC

Designed by: KF, WC

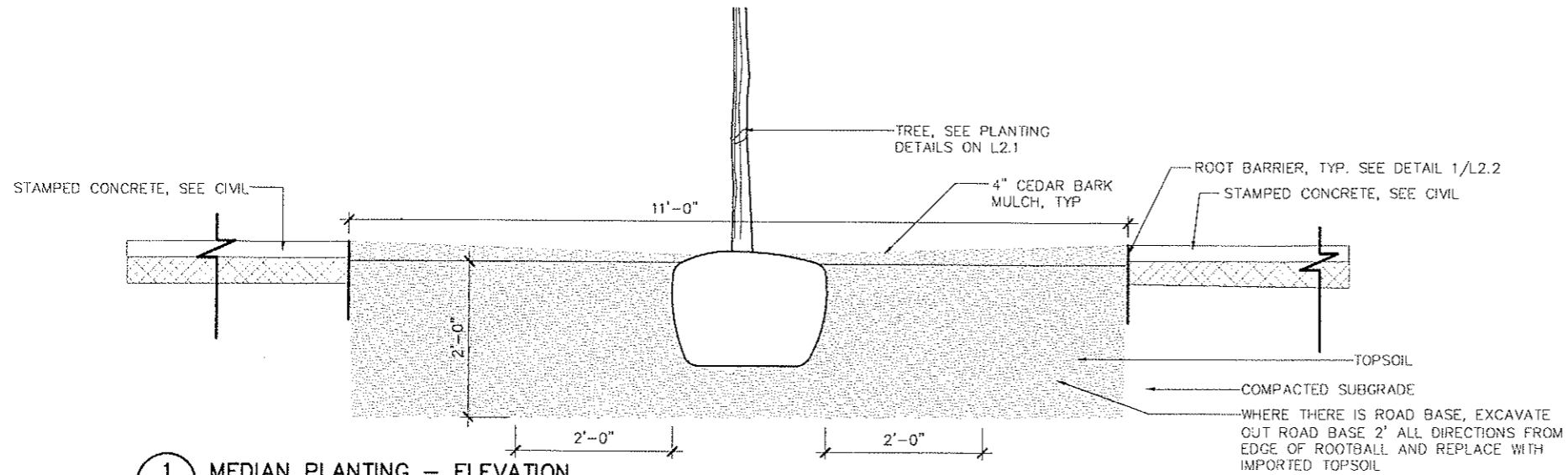
Checked By: WC

Sheet
 Landscape Details

L2.2

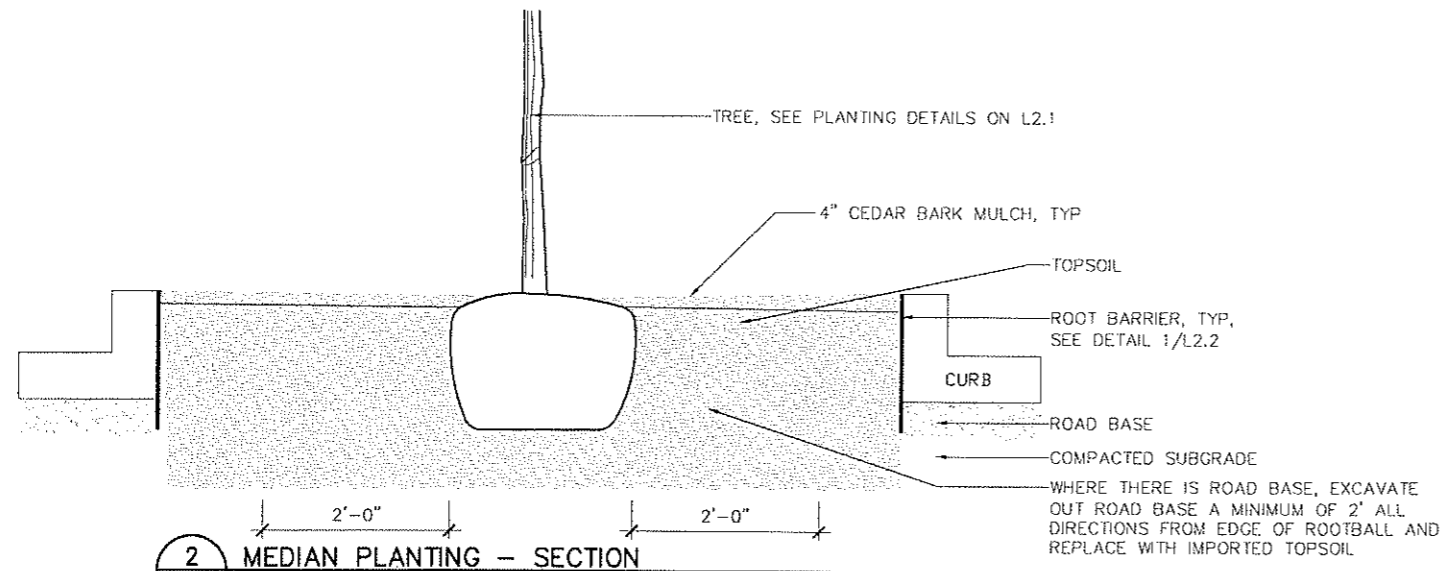
ORIGINAL

ORIGINAL



1 MEDIAN PLANTING - ELEVATION
L2.3

NTS



2 MEDIAN PLANTING - SECTION
L2.3

NTS



Walker Christensen
345
Landscape Architect
Landscape Designer
229 East 3rd Ave. Room 22
Durango, CO 81302 P 970.247.1705

Walker Christensen
345
Landscape Architect
Landscape Designer
229 East 3rd Ave. Room 22
Durango, CO 81302 P 970.247.1705

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Sheet
Landscape Details and Specifications