MATCHLINE; SEE SHEET HRRP-108

EXISTING SKI RUN TO REMAIN

PROPOSED SKI LIFT ALIGNMENT

1041 PERMIT AREA BOUNDARY

PROPOSED SKI LIFT

PROPOSED STORMWATER DETENTION POND

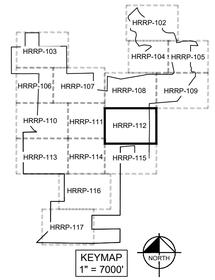
PROPOSED WATER TANK

PROPOSED LIFT STATION

MATCHLINE; SEE SHEET HRRP-115

MATCHLINE: SEE SHEET HRRP-111

MATCHLINE: SEE SHEET HRRP-114



BACKGROUND LEGEND

- EXISTING SKI RUN
- EXISTING GRAVEL ROAD EDGE
- PROPOSED LOT LINE

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

REVEGETATION LEGEND

- ROADWAY REVEGETATION AREA
- FACILITIES REVEGETATION AREA
- SKI RUN REVEGETATION AREA
- STORMWATER DETENTION POND REVEGETATION AREA
- AMENITY ZONE REVEGETATION AREA
- WETLAND BOUNDARY
- 50' WETLAND BUFFER

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

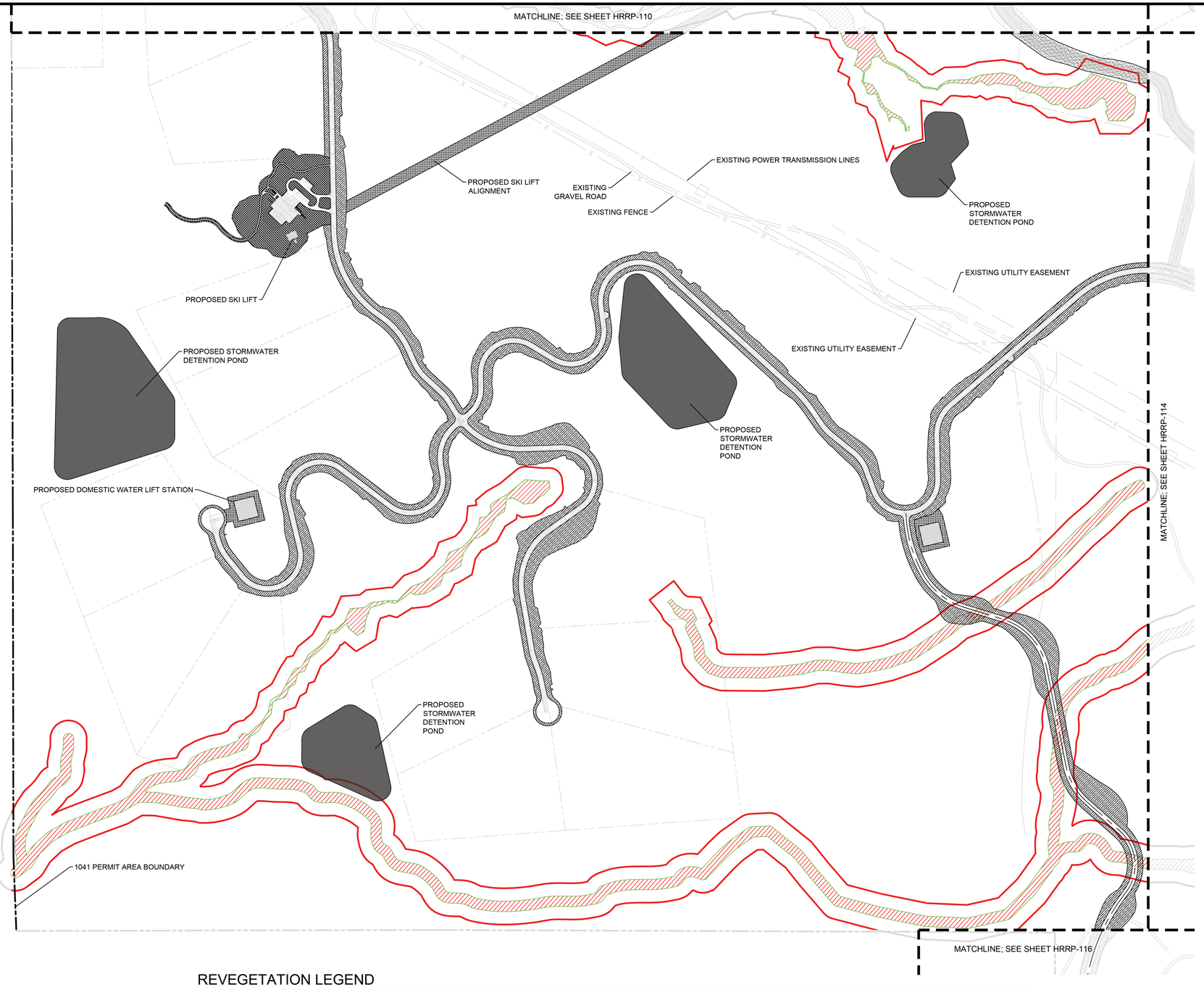
DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: SCM
DATE: 01/29/2025

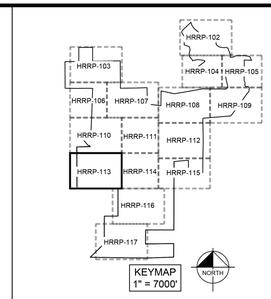
STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
HABITAT RESTORATION AND REVEGETATION PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196778000

SHEET
HRRP-112





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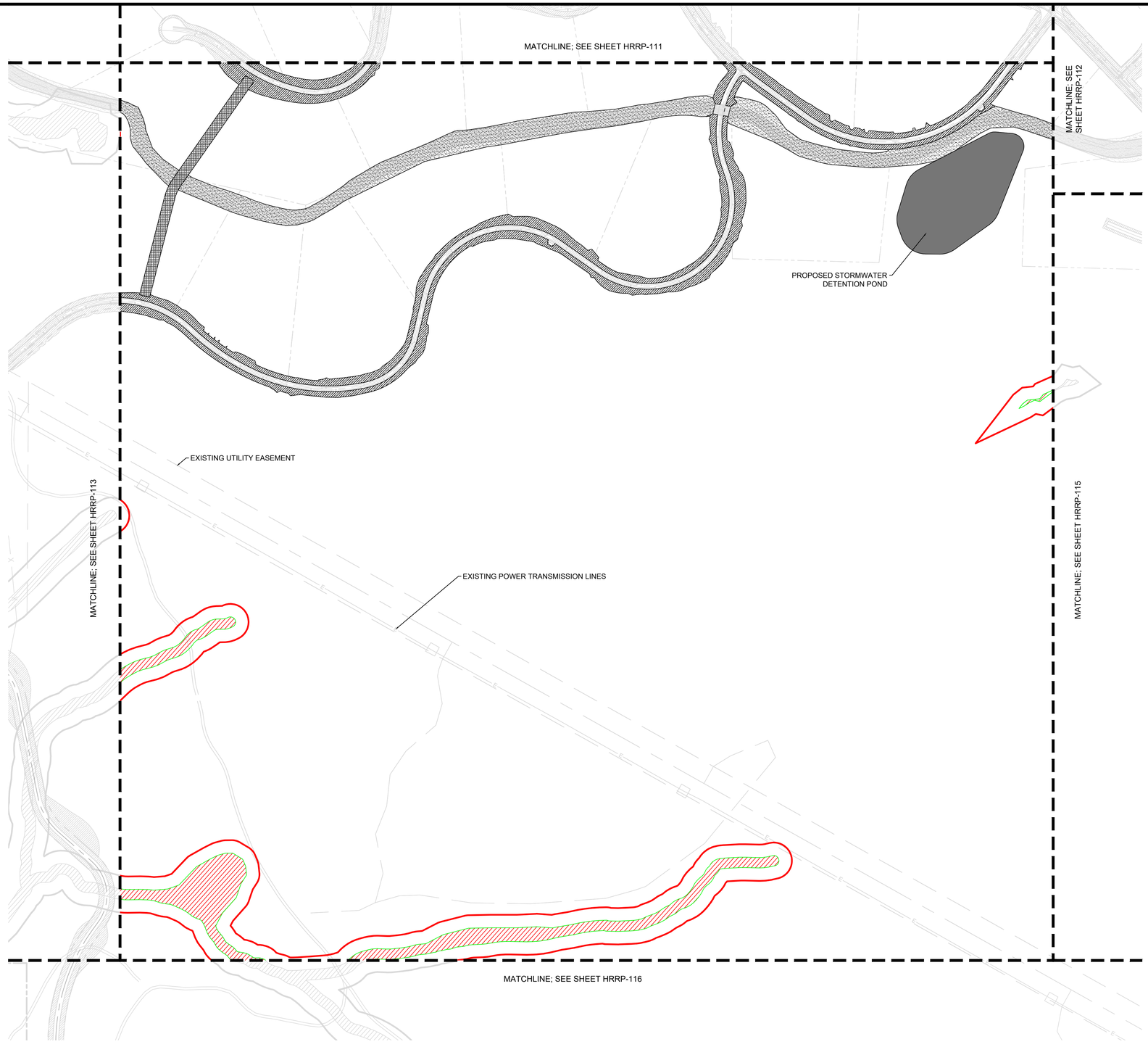

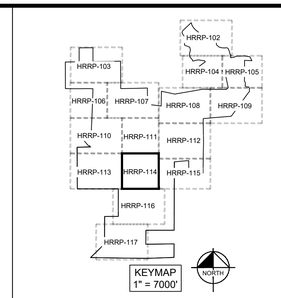

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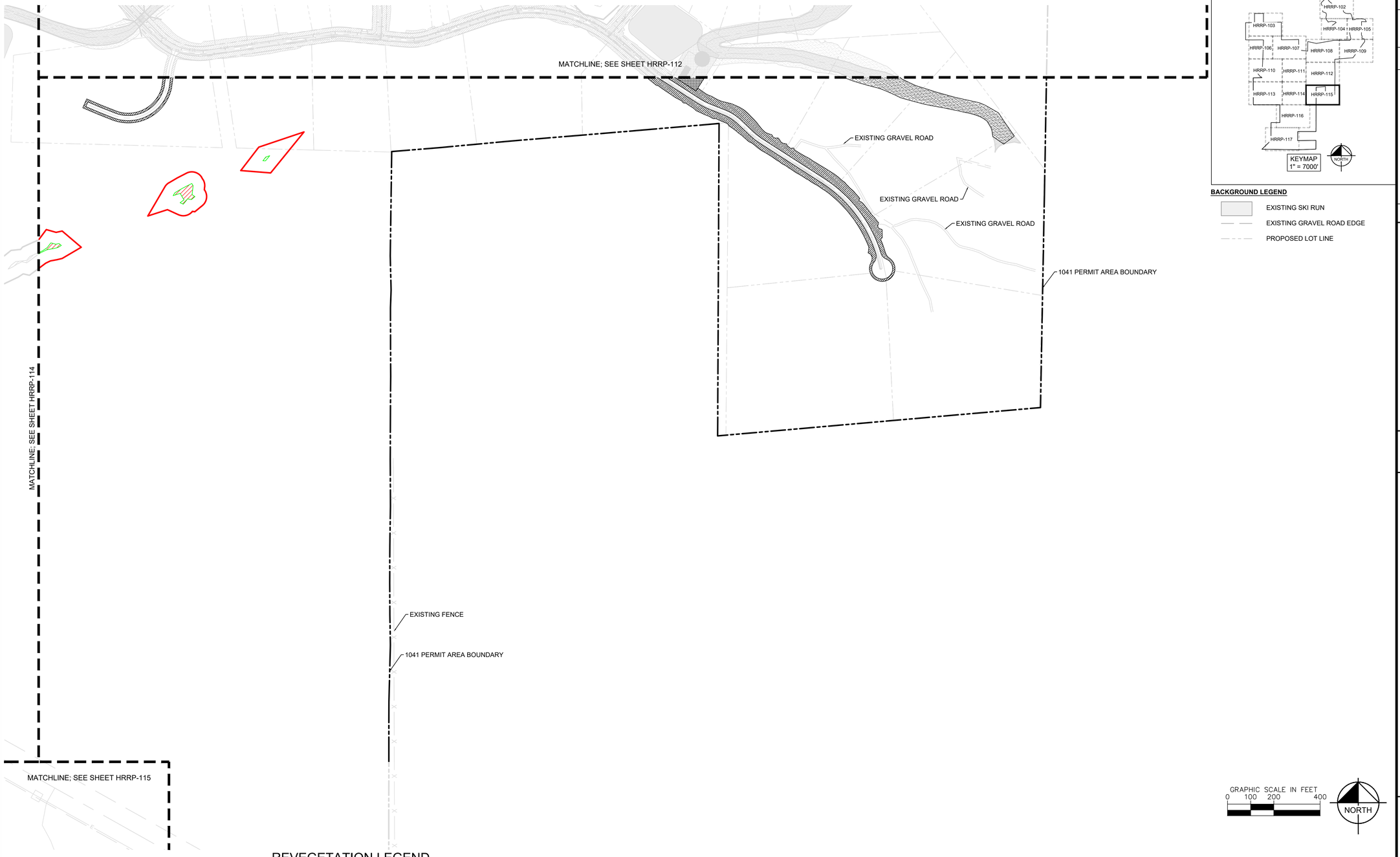

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MATCHLINE; SEE SHEET HRRP-113

MATCHLINE; SEE SHEET HRRP-114

MATCHLINE; SEE SHEET HRRP-115

EXISTING POWER TRANSMISSION LINES

EXISTING UTILITY EASEMENT

EXISTING GRAVEL ROAD

EXISTING GRAVEL ROAD

1041 PERMIT AREA BOUNDARY

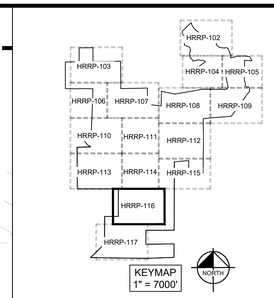
EXISTING GRAVEL ROAD

EXISTING FENCE

EXISTING GRAVEL ROAD

EXISTING GRAVEL ROAD

MATCHLINE; SEE SHEET HRRP-117



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NORTH

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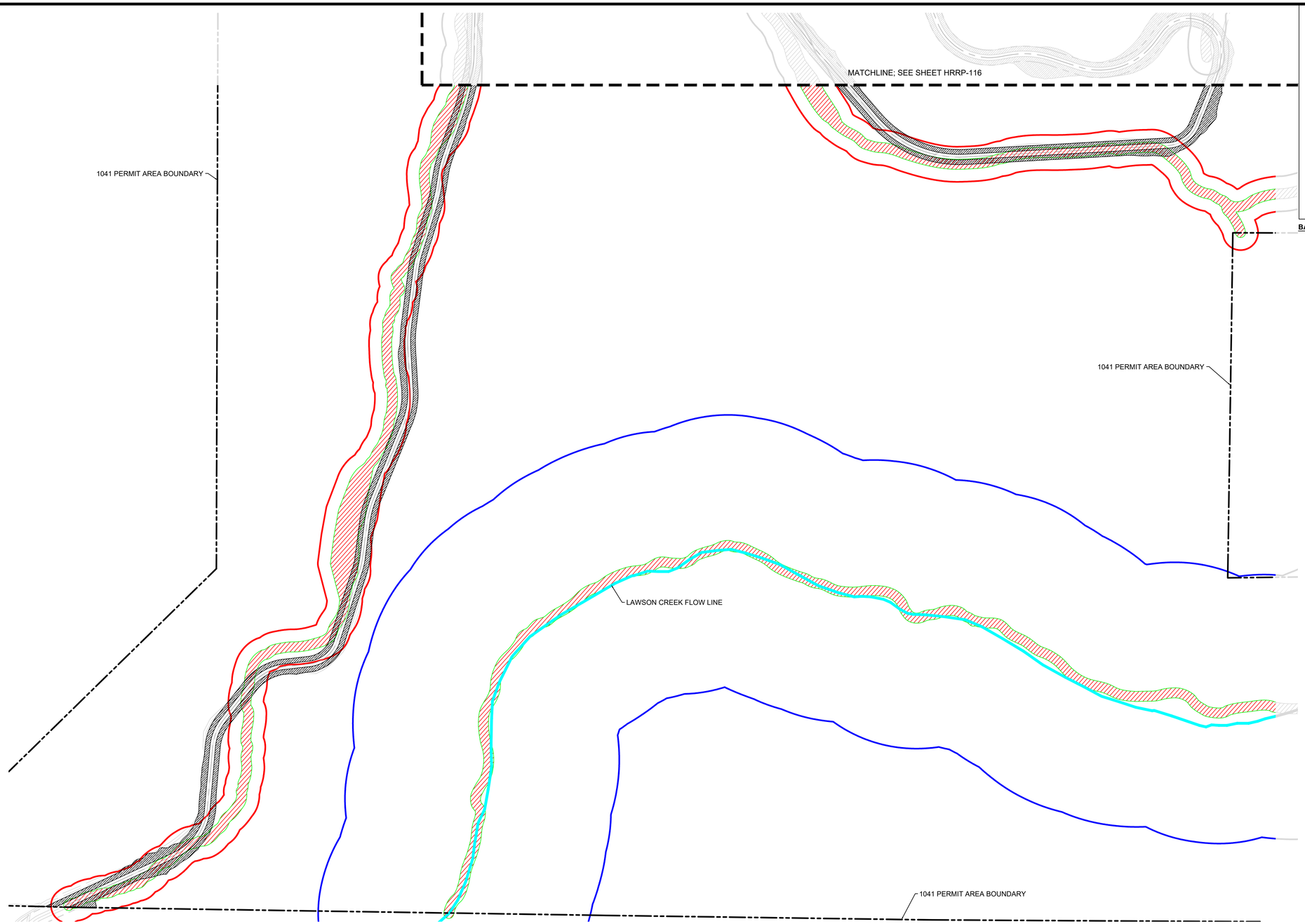

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RESTORATION AND REVEGETATION PRELIMINARY PHASE

FINAL LANDSCAPE, PLANTING AND HARDSCAPE PLANS WILL BE PREPARED AS PART OF FUTURE LAND USE AND SITE PLAN APPLICATIONS FOR ALL AREAS NOTED HEREIN AS "AMENITY ZONE REVEGETATION AREA"

1. PLANT MATERIAL SALVAGE AND PRESERVATION

a. PLANT MATERIALS USED FOR RESTORATION WILL BE DERIVED FROM ON-SITE SOURCES TO THE EXTENT PRACTICABLE. THIS WOULD INCLUDE SALVAGE OF MATERIAL TO BE USED FOR MULCH AS WELL AS PRESERVATION IN PLACE AND SELECTIVE CLEARING OF DESIRABLE AND UNDESIRABLE EXISTING VEGETATION AS CAN BE REASONABLY ACCOMMODATED BY THE REQUIRED PROJECT ACTIVITIES.

2. BRUSH AND MULCH SALVAGING

a. MATERIALS THAT RESULT FROM GRUBBING, CLEARING AND TRIMMING EFFORTS SHALL BE GATHERED AND STOCKPILED WITHIN THE PROJECT SITE FOR FUTURE REUTILIZATION. THIS INCLUDES MATERIALS SUCH AS BRUSH, SHRUBS, BUNCH GRASSES, VEGETATIVE MULCH AND DEAD WOODY MATERIALS.

b. NON-NATIVE AND INVASIVE SPECIES SHALL BE EXCLUDED FROM SALVAGE; THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR REMOVING THESE FROM THE PROJECT SITE AND TRANSFERRING THEM TO AN APPROVED WASTE DISPOSAL SITE.

3. PRESERVATION IN PLACE AND SELECTIVE CLEARING

a. SOME INDIVIDUAL PLANTS, INCLUDING MATURE TREES AND SHRUBS, MAY BE TOO LARGE TO FEASIBLY SALVAGE, BUT DUE TO THEIR ADVANCED GROWTH ARE OF PARTICULAR VALUE TO THE SURROUNDING ECOSYSTEM IN WHICH THEY OCCUR. AS SUCH, WHERE FEASIBLE, THESE PLANTS SHOULD BE PRESERVED IN PLACE IF THEIR PRESERVATION IS NOT IN CONFLICT WITH THE REQUIRED PROJECT CONSTRUCTION ACTIVITIES PER THE REQUIREMENTS OF COR400000. SELECTIVE CLEARING MAY BE USED TO PRESERVE THE ROOTS AND SOME OR ALL OF THE MAIN STEM OF A PLANT, WHILE REMOVING A PORTION NOT TO EXCEED 1/3 OF THE TOTAL PLANT'S ABOVE-GROUND MASS IF IT CANNOT BE PRESERVED WHOLE.

b. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE RESTORATION AREAS AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE RESTORATION AREAS. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR(S) OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

c. SEE TREE MITIGATION NOTES AND DETAILS ON SHEET HRRP-121.

4. SITE PREPARATION

a. NON-NATIVE PLANT TREATMENT AND CONTAINMENT

a.1. AFTER OR IN CONJUNCTION WITH PLANT MATERIAL SALVAGE AND PROCUREMENT ANY NON-NATIVE PLANTS SHALL BE REMOVED BY HAND-PULLING, MECHANICAL REMOVAL AND/OR NON-TOXIC HERBICIDE APPLICATION.

a.2. NON-NATIVE PLANT MATERIALS CONTAINING VIABLE SEED SHALL BE IMMEDIATELY BAGGED, REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LOCATION.

a.3. NON-NATIVE RHIZOMATOUS SPECIES SHALL BE TREATED WITH NON-TOXIC HERBICIDE TO ENSURE THAT THEY CANNOT RE-SPROUT.

a.4. ALL HERBICIDES SHALL BE APPLIED IN SUCH A MANNER AS TO MINIMIZE AND/OR AVOID, TO THE MAXIMUM EXTENT POSSIBLE, DRIFT OR TRANSPORT OF CHEMICALS AWAY FROM TARGET PLANTS. IN ADDITION, ALL HERBICIDES SHALL BE APPLIED IN ACCORDANCE WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING THE REQUIREMENTS OF ROUTT COUNTY UDC, COLORADO NOXIOUS WEED ACT AND COR400000, AND IN STRICT ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

b. TOPSOIL SALVAGE AND SEGREGATION

b.1. CONTRACTOR(S) ARE TO SALVAGE, STOCKPILE AND REUSE TOPSOIL THROUGHOUT ALL TEMPORARY IMPACT AREAS WHERE PROJECT-RELATED DISTURBANCE WILL OCCUR, WHERE IT IS FEASIBLE TO DO SO AND WHERE TOPSOIL SALVAGE WILL CLEARLY CONTRIBUTE TO THE SUCCESSFUL REESTABLISHMENT OF PREEXISTING NATIVE VEGETATIVE COMMUNITIES.

b.2. WHERE NON-NATIVE AND/OR INVASIVE PLANT COMMUNITIES APPEAR WELL ESTABLISHED ON THE PROJECT SITE PRIOR TO CONSTRUCTION ACTIVITIES, CONTRACTOR(S) SHALL CONSULT WITH KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS TO DETERMINE WHETHER SOIL SALVAGE IS WARRANTED AND BENEFICIAL IN THOSE AREAS.

b.3. TO MAINTAIN BIOTIC COMPONENTS OF THE TOPSOIL, SALVAGED TOPSOIL SHALL BE STORED IN STOCKPILES LESS THAN TWO (2) FEET IN HEIGHT (OR TURNED PERIODICALLY IF STORED IN STOCKPILES GREATER THAN TWO (2) FEET IN HEIGHT) AND PROTECTED FROM WIND EROSION OR OTHER DAMAGE, SUCH AS THROUGH THE USE OF TEMPORARY STABILIZATION IF STORED FOR PERIODS LONGER THAN ONE (1) MONTH.

b.4. TOPSOIL SHALL NOT BE STORED FOR LONGER THAN ONE (1) YEAR, IF ABLE.

b.5. COVER MATERIAL, DURATION OF COVER AND TIME OF YEAR WILL BE CONSIDERED TO PREVENT SOLARIZATION OF THE SOIL THAT WOULD DECREASE THE BIOTIC COMPONENTS OF THE SOIL.

b.6. STOCKPILE LOCATIONS SHOULD BE LOCATED IN AREAS DEEMED SAFE AND WITHIN THE EXISTING APPROVED AREAS OF DISTURBANCE FOR THE PROJECT. THESE LOCATIONS SHALL ALSO BE IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL AND VISUAL RESTRICTIONS PERTAINING TO THE PROJECT SITE. ADDITIONALLY, SALVAGED TOPSOIL SHALL BE STORED IN SEPARATE PILES THAT CORRESPOND TO THE FIELD DELINEATED VEGETATIVE COMMUNITIES THAT EXIST WITHIN THE PROJECT SITE.

b.7. CRITERIA FOR POTENTIALLY SUITABLE SITES FOR TOPSOIL SALVAGE INCLUDE THE FOLLOWING:

b.7.A. LOCATION IS A PREVIOUSLY UNDISTURBED AREA.

b.7.B. AREAS WHERE CONSTRUCTION ACTIVITIES SUCH AS UNDERGROUND TRENCHING, HEAVY GRADING OR OTHER EXCAVATION ACTIVITIES WHERE NATURAL SOIL HORIZONS ARE SUBSTANTIALLY DISRUPTED.

b.7.C. AREAS WHERE NO POST-CONSTRUCTION ACTIVITIES ARE PLANNED THAT WOULD CAUSE FUTURE DISTURBANCE TO THE SITE.

b.7.D. WHERE SALVAGING OF TOPSOIL CAN BE IMPLEMENTED SAFELY AND FEASIBLY DUE TO EXISTING TOPOGRAPHIC FEATURES.

b.8. LIMITING FACTORS FOR TOPSOIL SALVAGE INCLUDE:

b.8.A. AREAS WITH SLOPES IN EXCESS OF 25 PERCENT AND/OR OTHER TOPOGRAPHIC OR SAFETY CONSTRAINTS.

b.8.B. AREAS WITH WELL-ESTABLISHED NON-NATIVE AND/OR INVASIVE PLANT COMMUNITIES.

b.8.C. SPARSELY VEGETATED AREAS WHERE LITTLE NATIVE SEED BANK EXISTS.

b.8.D. LOCATIONS WITH THIN OR ROCKY SOILS.

c. PROJECT-RELATED TRENCHING AND BACKFILLING STANDARDS

c.1. CONTRACTOR(S) TO VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

c.2. ANY SOIL, COBBLE OR OTHER SUBSTRATE REMOVED AS A RESULT OF PROJECT CONSTRUCTION ACTIVITIES IN EXCESS OF THAT WHICH HAS BEEN REMOVED THROUGH THE PROCESS OF SALVAGING TOPSOIL SHALL BE STORED SEPARATELY FROM SAID SALVAGED TOPSOIL AND IN STOCKPILES THAT ARE DIFFERENTIATED BY THE TYPE OF SUBSTRATE THEY PRIMARILY CONTAIN. THIS SHALL BE DONE IN CONFORMANCE WITH THE TOPSOIL PRESERVATION REQUIREMENTS SET FORTH BY COR400000.

c.3. UPON CESSATION OF PROJECT-RELATED CONSTRUCTION ACTIVITIES THAT HAVE NECESSITATED STOCKPILING OF SUBSTRATE OTHER THAN TOPSOIL (E.G. TRENCHING, BORING, DIGGING) SAID SUBSTRATES SHALL BE BACKFILLED IN THE AREA FROM WHICH THEY ORIGINATED AND IN THE ORDER IN WHICH THEY ORIGINALLY WERE LAYERED (E.G. IF A TRENCH WAS DUG THROUGH SUBSOIL AS WELL AS A LAYER OF COBBLE THAT EXISTED IN A SOIL HORIZON BELOW SAID SUBSOIL TO FACILITATE PLACEMENT OF A UTILITY, BOTH THE COBBLE AND SUBSOIL ARE TO BE BACKFILLED IN THAT SAME TRENCH WITH THE COBBLE LAYER PLACED ON THE BOTTOM AND SUBSOIL PLACED ATOP IT).

c.4. CONTRACTOR(S) SHALL, TO THE GREATEST EXTENT POSSIBLE, FOLLOW THESE STANDARDS EXCEPT WHERE LIMITED BY THE REQUIREMENTS OF THE SWMP.

d. SOIL DECOMPACTION AND ROCK REMOVAL

d.1. SOILS IN RESTORATION AREAS THAT ARE COMPACTED OR BECOME COMPACTED AS A RESULT OF PROJECT CONSTRUCTION ACTIVITIES SHALL BE LOOSENED PRIOR TO SEEDING OR PLANTING; EXCEPT WHERE LIMITED BY REQUIREMENTS OF THE SWMP.

d.2. DECOMPACTION CAN BE ACHIEVED BY LOOSENING THE SOIL THROUGH THE USE OF A BACKHOE, EQUIPMENT WITH RIPPING TEETH OR MANUALLY USING SHOVELS.

d.3. SOIL SHALL BE DECOMPACTED TO A MINIMUM DEPTH OF SIX (6) INCHES UNLESS OTHERWISE SPECIFIED. THE RESULTANT SURFACE SHALL BE LEFT ROUGH-TEXTURED WITH NO CLODS OR ROCKS GREATER THAN THREE (3) INCHES IN DIAMETER.

d.4. FOLLOWING DECOMPACTION, THE SOIL SHALL BE TRACK-WALKED OR OTHERWISE TEXTURIZED TO CREATE A SURFACE SUITABLE FOR PLANTING.

e. SURFACE RECONTOURING

e.1. TEMPORARY IMPACT AREAS THAT ARE DISTURBED BY PROJECT CONSTRUCTION ACTIVITIES SHALL BE RECONTOURED TO RESTORE THE ORIGINAL LAND CONTOUR AND SLOPE GRADE OF THE ADJACENT AREAS TO THE EXTENT FEASIBLE TO RESTORE A NATURAL APPEARANCE.

e.2. RECONTOURING WILL TAKE PLACE AT THE COMPLETION OF CONSTRUCTION ACTIVITIES.

e.3. WHERE RECONTOURING OCCURS, COMPACTION SHALL NOT EXCEED 85 PERCENT RELATIVE DENSITY, TO THE EXTENT PRACTICABLE AND PERMITTED BY THE REQUIREMENTS OF THE SWMP, IN ORDER TO FACILITATE REVEGETATION OF THE RECONTOURED SLOPES.

e.4. WHERE TOPSOIL SEGREGATION HAS BEEN IMPLEMENTED, INITIAL RECONTOURING, IF NECESSARY, SHALL BE ACCOMPLISHED WITH SUBSOIL PRIOR TO REPLACEMENT OF SALVAGED TOPSOIL.

e.5. ALL RESTORATION AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

f. REMOVAL OF DEBRIS

f.1. ALL RESTORATION SITES SHALL BE FREE FROM TRASH AND DEBRIS.

f.2. THE CONTRACTOR(S) SHALL MAKE ALL REASONABLE EFFORTS TO REMOVE TRASH AND DEBRIS FROM EVERY RESTORATION SITE PRIOR TO INSTALLATION AND SHALL MAINTAIN THIS CONDITION THROUGHOUT THE MAINTENANCE AND MONITORING PERIODS. THIS INCLUDES ALL HUMAN-CAUSED MATERIALS AND CONSTRUCTION DEBRIS (E.G. CONCRETE WASHOUT, WIRE, HARDWARE, METAL, PLASTIC, GLASS, CERAMIC, RUBBER, ETC.).

f.3. NATURAL MATERIALS INCLUDING WOODY DEBRIS, PLANT MATERIAL, STRAW, SAND AND MINOR AMOUNTS OF ROCK OR GRAVEL BASE MATERIALS MAY BE INCORPORATED INTO THE SITE PER THE APPROVED CONSTRUCTION DOCUMENTS OF THE PROJECT, THE SWMP, AS WELL AS THIS HABITAT RESTORATION AND REVEGETATION PLAN.

f.4. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS FROM THE PROJECT SITE TO AN APPROVED WASTE DISPOSAL SITE PER THE REQUIREMENTS OF ROUTT COUNTY UCD AND COR400000.

g. SOIL AMENDMENTS

g.1. CONTRACTOR(S) SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

g.1.A. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR(S) TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEED INSTALLATION OPERATIONS COMMENCE.

g.1.B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR TOPSOIL REPLACEMENT AND SEEDING AREA COVERAGE SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS TO KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS FOR APPROVAL.

h. REPLACEMENT OF SALVAGED TOPSOIL

h.1. TO THE MAXIMUM EXTENT PRACTICABLE, TOPSOIL SHOULD BE REPLACED WITH A MINIMUM NUMBER OF MACHINE PASSES.

h.2. SOME VARIABILITY IN TOPSOIL DEPTH IS PREFERABLE TO TOPSOIL THAT IS MADE UNIFORM THROUGH EXTENDED MACHINE WORK. NON-UNIFORMITY MIMICS NATURAL SYSTEMS THAT HAVE VARIABLE TOPSOIL DEPTHS AND PREVENTS THE EXCESS COMPACTION THAT CAN OCCUR DURING EXTENDED MACHINE WORK AND SHOULD BE THE PREFERRED TREATMENT THROUGHOUT THE SITE WHERE NOT IN CONFLICT WITH THE SWMP.

h.3. TOPSOIL SHOULD ONLY BE PLACED WHEN THERE IS AN ASSURANCE THAT THE AREA WILL BE SEEDED WITHIN THREE (3) DAYS OF IT BEING SPREAD OUT. EXTENDED PERIODS OF EXPOSURE WITHOUT PLANTING AND EROSION CONTROL MEASURES BEING IMPLEMENTED ARE TO BE AVOIDED.

h.4. IF TOPSOIL IS IMPORTED FROM AN OFF-SITE LOCATION, IT SHALL BE THOROUGHLY INSPECTED FOR THE PRESENCE OF INVASIVE AND NON-NATIVE SPECIES AND REJECTED IF THESE ARE FOUND.

i. INTERIM EROSION CONTROL

i.1. THE CONTRACTOR(S) SHALL MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPS) WITHIN RESTORATION SITES IN COMPLIANCE WITH ALL APPLICABLE SWMP REQUIREMENTS.

i.2. TO PREVENT SEDIMENT FROM LEAVING THE RESTORATION AREAS OF RILLS FROM FORMING, THE CONTRACTOR(S) SHALL ENSURE THAT THE PROPER REMEDIAL MEASURES ARE IN PLACE. THIS MAY INCLUDE HYDROMULCHING, AND/OR INSTALLATION OF EROSION CONTROL MEASURES SUCH AS SILT FENCING, STRAW OR COIR WATTLES, FIBER ROLLS, HAY BALES AND JUTE NETTING.

i.3. THE CONTRACTOR(S) SHALL MAKE EVERY EFFORT TO INTEGRATE RESTORATION SITE PREPARATION WITH SWMP REQUIRED TREATMENTS.

SCOPE OF WORK

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE OF ALL CONTRACT RESTORATION AND REVEGETATION AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

3. ALL TEMPORARY DISTURBANCES RESULTING FROM THE PROJECT SHALL REQUIRE TREATMENT; EXCLUDING THOSE AREAS DELINEATED AS BEING LANDSCAPED BY DESIGN WORKSHOP LANDSCAPE PLANS. ALL AREAS REQUIRING TREATMENT WILL BE TREATED AS RESTORATION AND REVEGETATION AREAS. THESE AREAS WILL BE SUBJECT TO RESTORATION/REVEGETATION AT THE SITE OF DISTURBANCE AT A 1:1 RATIO.

4. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR(S) UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

5. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

6. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

7. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

8. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

9. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

NO.	REVISION	BY	DATE	APPR

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CHECKED BY: SCM
DATE: 01/29/2025

STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
HABITAT RESTORATION AND REVEGETATION PLAN
NOTES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196778000

SHEET
HRRP-118

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RESTORATION AND REVEGETATION INSTALLATION PHASE

A. INSTALLATION OF RESTORATION TREATMENTS WILL BE CONDUCTED AFTER THE COMPLETION OF WORK ACTIVITIES AT EACH SITE AND IN ACCORDANCE WITH THE PROJECT'S SWMP.

B. IN SOME CASES, SEASONAL CONSIDERATIONS MAY RESULT IN THE DELAY OF A PARTICULAR TREATMENT UNTIL FAVORABLE CONDITIONS. SPECIFIC PROJECT INSTALLATION METHODS WILL BE DEVELOPED BASED ON FINAL RESTORATION REQUIREMENTS. THE FOLLOWING METHODS MAY BE USED DEPENDING ON SITE CONDITIONS (E.G., NOT ALL OF THESE METHODS ARE APPROPRIATE IN ALL APPLICATIONS).

C. SEED PROCUREMENT METHODS

C.1. SEEDING WILL BE COMPLETED FOLLOWING SITE PREPARATION ACTIVITIES AND PRIOR TO INSTALLATION OF ANY SALVAGED PLANT MATERIAL, IF APPLICABLE.

C.2. SEEDING SHALL BE PERFORMED EITHER IN EARLY SPRING OR LATE FALL.

C.3. SEEDING SHALL NOT BE OCCUR WHEN THE GROUND IS FROZEN.

C.4. SEED MIXES SHALL BE SPECIFIC TO EACH RESTORATION AREA.

C.5. SEE TABLES 1, 2, 3 AND 4 FOR REQUIRED SEED MIXES.

C.6. AREAS DELINEATED AS "AMENITY ZONE REVEGETATION AREA" TO BE RESEEDED ACCORDING TO FINAL LANDSCAPE PLANS. FINAL LANDSCAPE PLANS WILL BE PREPARED AS PART OF FUTURE LAND USE AND SITE PLAN APPLICATIONS FOR ALL AREAS NOTED HEREIN AS "AMENITY ZONE REVEGETATION AREA".

C.7. SEEDING AMOUNTS (PLS/AC) SHOWN IN TABLES 1, 2, 3 AND 4 SHALL BE UTILIZED IN DRILL SEEDING APPLICATIONS ONLY. IF AN AREA IS TO BE BROADCAST SEEDED, DOUBLE THE AMOUNTS SHOWN IN TABLES 1, 2, 3 AND 4 SHALL BE THE REQUIREMENT IN STEAD.

C.8. ALL NATIVE SEED SHALL BE OBTAINED COMMERCIALLY, NO ONSITE NATIVE SEED COLLECTION IS PROPOSED AS PART OF THIS HABITAT RESTORATION AND REVEGETATION PLAN.

C.9. ALL PURCHASED SEED SHALL COMPLY WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT.

C.10. NATIVE SEED SHALL BE CERTIFIED TO BE FREE OF WEEDS, TESTED FOR THE ABILITY TO GERMINATE AND HAVE A HIGH GERMINATION RATE.

C.11. CONTRACTOR(S) SHALL BUY SPECIFIED SEED BY UNMIXED, INDIVIDUAL SPECIES WHENEVER POSSIBLE.

C.12. CONTRACTOR(S) SHALL ONLY PURCHASE CERTIFIED SEED (BLUE TAGGED) OR SOURCE IDENTIFIED SEED (YELLOW TAGGED).

C.13. SEED SHOULD BE PURCHASED THREE (3) TO SIX (6) MONTHS PRIOR TO PLANNED USE.

C.14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR(S). QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT KIMLEY-HORN OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN.

C.15. TO ENSURE RECEIPT OF CERTIFIED SEED AND/OR SOURCE IDENTIFIED SEED, CONTRACTOR(S) SHALL SPECIFY THE FOLLOWING LANGUAGE ON ALL SEED ORDERS:

C.15.a. "CERTIFIED SEED WITH BLUE TAGS AND/OR SOURCE IDENTIFIED SEED WITH YELLOW TAGS ATTACHED TO THE SEED BAG SHALL BE SUPPLIED WHERE A NAMED VARIETY IS SPECIFIED. THE VENDOR SHALL INDICATE ON THE BID WHETHER CERTIFIED, SOURCE IDENTIFIED OR COMMON SEED IS BEING OFFERED, AS WELL AS THE ORIGIN OF THE SEED. THE BLUE AND/OR YELLOW TAGS WHICH ARE REMOVED TO MIX THE SEED SHALL BE GIVEN TO THE REVEGETATION PROFESSIONAL. IN ADDITION, MIX TAGS SHOWING THE WEIGHTED AVERAGES OF THE INGREDIENTS SHALL BE ATTACHED TO EACH BAG."

C.16. ONLY SEED RECEIVED WITH COMPLETE ANALYSIS LABELS ON THE BAG AND A CURRENT (WITHIN ONE [1] YEAR OF SALE) GERMINATION TEST CONDUCTED BY AN ACCREDITED LABORATORY SHALL BE ACCEPTED. IF SEED IS PROCURED FROM OUTSIDE THE STATE OF COLORADO, THE CONTRACTOR(S) SHALL ADDITIONALLY REQUEST THE SEED BE TESTED WITH AN "ALL-STATES NOXIOUS WEED EXAM".

C.17. SEED SHALL BE REJECTED BY CONTRACTOR(S) IF THE RESULTS OF SEED TESTING MEET OR EXCEED THE PROHIBITIONS AND/OR RESTRICTIONS FOUND IN THE COLORADO NOXIOUS WEED SEED LIST AND REPLACEMENT SEED SHALL BE PROCURED BY CONTRACTOR(S).

D. SEEDING METHODS

D.1. FOR ALL AREAS TO BE SEEDED, DRILL SEEDING IS THE PREFERRED SEEDING METHOD WHERE FEASIBLE.

D.2. WHERE DRILL SEEDING IS DEEMED TO BE UNFEASIBLE, BROADCAST SEEDING IS TO BE THE PREFERRED SEEDING METHOD.

D.3. WHERE BROADCAST SEEDING IS DETERMINED TO BE THE ONLY FEASIBLE SEEDING METHOD THE FOLLOWING STIPULATIONS SHALL APPLY:

D.3.a. BROADCAST SEEDED SITES WILL BE RAKED OR HARROWED BEFORE SEEDING TO BREAK UP THE SURFACE AND AFTER TO ALLOW SEEDS TO FALL INTO CREVICES.

D.3.b. RAKING OR OTHER POST-SEEDING TREATMENT TO LIGHTLY COVER SEED WILL ALSO BE COMPLETED TO ENHANCE GERMINATION LIKELIHOOD, PROVIDE EVEN DISTRIBUTION OF SEED, AND REDUCE LOSSES TO GRANIVORES.

D.3.c. THE SEED MATERIAL MAY BE BROADCAST BY HAND OR USING A SEED SPREADER.

D.3.d. SEEDING SHALL NOT BE ATTEMPTED ON WINDY DAYS AS THIS COULD LEAD TO PATCHY COVERAGE.

D.3.e. SEEDING AMOUNTS FOR AREAS TO BE BROADCAST SEEDED SHALL BE DOUBLED FROM WHAT IS LISTED IN THE SEED TABLES (PLS/AC). SEE TABLES 1, 2, 3 AND 4.

E. POST SEEDING STABILIZATION

E.1. IMMEDIATELY AFTER SEEDING ACTIVITIES HAVE BEEN COMPLETED, POST SEEDING STABILIZATION ACTIVITIES SHALL OCCUR. THESE ACTIVITIES SHALL CREATE NEAR-COMPLETE COVERAGE OF THE SEEDED AREA AND BE SUFFICIENTLY DURABLE TO PERSIST UNTIL PLANTED SEEDS HAVE GERMINATED.

E.2. WHILE THE FOUR (4) ACCEPTABLE METHODS OUTLINED BELOW ARE INTENDED TO PROVIDE THE BEST CIRCUMSTANCES FOR VEGETATIVE ESTABLISHMENT AND SUCCESS, THE CONTRACTOR(S) SHALL DEFER TO THE GUIDANCE OF THE SWMP IF THE RECOMMENDATIONS OF THIS HABITAT RESTORATION AND REVEGETATION PLAN ARE IN CONFLICT WITH THE REQUIREMENTS OF COR400000.

E.2.a. CRIMPED HAY

E.2.a.1. CERTIFIED WEED-FREE AND, IF POSSIBLE, NATIVE GRAMINOID SPECIES SHALL BE REQUIRED.

E.2.a.2. DUE TO THE HIGH PROBABILITY OF INCLUSION OF PROBLEMATIC AND/OR INVASIVE SPECIES, THE USE OF STRAW MULCH SHALL BE PROHIBITED.

E.2.a.3. WHERE APPLIED, HAY MULCH SHALL BE "CRIMPED" INTO THE SOIL SURFACE THROUGH THE USE OF MODIFIED DISK PLOWS. THIS PROCESS SHALL BE FOLLOWED BY THE APPLICATION OF AN ORGANIC TACKIFIER, BOTH TO THE HAY MULCH ITSELF AS WELL AS THE SOIL IT HAS BEEN CRIMPED INTO.

E.2.a.4. WHERE USED, HAY SHALL BE APPLIED AT A RATE OF 3,500LBS PER ACRE TO ENSURE OPTIMAL COVERAGE AND EFFECTIVENESS.

E.2.b. HYDROMULCH

E.2.b.1. WHERE APPLIED, THE HYDROMULCH SLURRY SHALL HAVE AN ORGANIC TACKIFIER ADDED TO IT (E.G. GUAR GUM) AND SHALL BE APPLIED AT A RATE OF 3,000LBS PER ACRE.

E.2.c. BONDED FIBER MATRIX

E.2.c.1. WHEN ABLE, BONDED FIBER MATRIX IS THE PREFERRED METHOD OF SEEDBANK PROTECTION AND COVERING. HOWEVER, DUE TO THE RISK OF OVER-APPLICATION THAT PREVENTS PENETRATION OF SEEDLING SHOOTS, A CONTRACTOR EXPERIENCED IN ITS APPLICATION SHALL BE REQUIRED.

E.2.d. EROSION CONTROL MATS OR BLANKETS

E.2.d.1. EROSION CONTROL MATS OR BLANKETS SHALL NOT BE APPLIED TO ROUGH SOIL SURFACES AS CONTACT BETWEEN THE FABRIC AND THE GROUND WILL BE POOR LEADING TO HIGHER EROSION POTENTIAL.

E.2.d.2. ONLY EROSION CONTROL MATS OR BLANKETS THAT ARE COMPLETELY BIODEGRADABLE (AS OPPOSED TO PHOTODEGRADABLE) SHALL BE APPROVED FOR THE PROJECT. OPTIONS FOR ACCEPTABLE PRODUCTS INCLUDE:

E.2.d.2.A. WOVEN COIR OR JUTE FABRICS.

E.2.d.2.B. COCONUT FIBER LOGS.

E.2.d.2.C. SOIL WRAP FABRIC.

E.2.d.3. DETAILED INFORMATION INCLUDING TYPICAL APPLICATION, ADVANTAGES, AND INSTALLATION GUIDELINES AND REQUIREMENTS THAT MUST BE ADHERED TO CAN BE FOUND IN SECTION 208 OF THE 2003 CDOT CONSTRUCTION SPECIFICATION BOOK.

F. PLACEMENT OF NATIVE VEGETATION FOR MULCHING

F.1. FOLLOWING CONSTRUCTION, IF APPLICABLE, A KIMLEY-HORN ENVIRONMENTAL PROFESSIONAL WILL DETERMINE THE BEST LOCATIONS TO PLACE PREVIOUSLY SALVAGED PLANT MATERIAL ON THE RESTORATION SITES.

F.2. PRIOR TO USE, WINDROWED VEGETATION MAY BE CHIPPED OR SHREDDED TO A LARGE PARTICLE SIZE (1 TO 3 INCHES).

TABLE 1: ROADWAY RESTORATION AND REVEGETATION SEED MIX

COMMON NAME	SCIENTIFIC NAME	PERCENT OF TOTAL MIX	AMOUNT (PLS/AC)	SUGGESTED PURVEYOR
Slender wheatgrass	Elymus trachycaulus	11.76%	2.35	https://www.westernnativeseed.com/grasses.html
Letterman's needlegrass	Achnatherum lettermanii	9.80%	1.96	https://phoenixdesertseeds.com/product/achnatherum-lettermanii-seeds/
Muttongrass	Poa fendleriana	9.80%	1.96	https://greatbasinseeds.com/product/muttongrass/
Arizona fescue	Festuca arizonica	7.84%	1.57	https://phoenixdesertseeds.com/product/festuca-arizonica-seeds/
Mountain brome	Bromus marginatus	7.84%	1.57	https://www.westernnativeseed.com/grasses.html
Thurber's fescue	Festuca thurberi	7.84%	1.57	https://www.westernnativeseed.com/grasses.html
Western wheatgrass	Pascopyrum smithii	7.84%	1.57	https://www.westernnativeseed.com/grasses.html
Blue wildrye	Elymus glaucus	5.88%	1.18	https://www.westernnativeseed.com/grasses.html
Nebraska sedge	Carex nebrascensis	5.88%	1.18	https://www.westernnativeseed.com/wetland.html
Spike trisetum	Trisetum spicatum	5.88%	1.18	https://www.westernnativeseed.com/grasses.html
Squirreltail	Elymus elymoides	5.88%	1.18	https://phoenixdesertseeds.com/product/elymus-elymoides-seeds/
Baltic rush	Juncus balticus	1.96%	0.39	https://www.westernnativeseed.com/wetland.html
Beaked sedge	Carex utriculata	1.96%	0.39	https://www.westernnativeseed.com/wetland.html
Bluejoint	Calamagrostis canadensis	1.96%	0.39	https://www.prairiemoon.com/calamagrostis-canadensis-blue-joint-grass
Colorado rush	Juncus confusus	1.96%	0.39	https://www.westernnativeseed.com/wetland.html
Fringed brome	Bromus ciliatus	1.96%	0.39	https://phoenixdesertseeds.com/product/seeds-bromus-ciliatus-fringed-bromegrass/
Meadow rush	Juncus longistylis	1.96%	0.39	https://www.westernnativeseed.com/wetland.html
Tufted hairgrass	Deschampsia cespitosa	1.96%	0.39	https://www.westernnativeseed.com/grasses.html
		TOTAL PLS/AC	20 PLS/AC	
	TOTAL ESTIMATED ACREAGE TO BE PLANTED WITH THIS MIX		±148.23 AC	

NOTE: THE ABOVE "ROADWAY RESTORATION AND REVEGETATION SEED MIX" SHALL BE USED TO REVEGETATE AREAS ADJACENT TO ROADWAY INFRASTRUCTURE-ASSOCIATED DISTURBANCE THROUGHOUT THE PROJECT AREA AS DELINEATED IN SHEETS HRRP-102 THROUGH HRRP-117.

TABLE 2: FACILITIES RESTORATION AND REVEGETATION SEED MIX

COMMON NAME	SCIENTIFIC NAME	PERCENT OF TOTAL MIX	AMOUNT (PLS/AC)	SUGGESTED PURVEYOR
Slender wheatgrass	Elymus trachycaulus	12.20%	2.44	https://www.westernnativeseed.com/grasses.html
Letterman's needlegrass	Achnatherum lettermanii	9.76%	1.95	https://phoenixdesertseeds.com/product/achnatherum-lettermanii-seeds/
Muttongrass	Poa fendleriana	9.76%	1.95	https://greatbasinseeds.com/product/muttongrass/
Arizona fescue	Festuca arizonica	7.32%	1.46	https://phoenixdesertseeds.com/product/festuca-arizonica-seeds/
Idaho fescue	Festuca idahoensis	7.32%	1.46	https://www.westernnativeseed.com/grasses.html
Mountain brome	Bromus marginatus	7.32%	1.46	https://www.westernnativeseed.com/grasses.html
Western wheatgrass	Pascopyrum smithii	7.32%	1.46	https://www.westernnativeseed.com/grasses.html
Blue wildrye	Elymus glaucus	4.88%	0.98	https://www.westernnativeseed.com/grasses.html
Squirreltail	Elymus elymoides	4.88%	0.98	https://phoenixdesertseeds.com/product/elymus-elymoides-seeds/
Thurber's fescue	Festuca thurberi	4.88%	0.98	https://www.westernnativeseed.com/grasses.html
Baltic rush	Juncus balticus	2.44%	0.49	https://www.westernnativeseed.com/wetland.html
Beaked sedge	Carex utriculata	2.44%	0.49	https://www.westernnativeseed.com/wetland.html
Colorado rush	Juncus confusus	2.44%	0.49	https://www.westernnativeseed.com/wetland.html
Meadow rush	Juncus longistylis	2.44%	0.49	https://www.westernnativeseed.com/wetland.html
Mountain muhly	Muhlenbergia montana	2.44%	0.49	https://www.westernnativeseed.com/grasses.html
Nebraska sedge	Carex nebrascensis	2.44%	0.49	https://www.westernnativeseed.com/wetland.html
Sandberg bluegrass	Poa secunda	2.44%	0.49	https://www.westernnativeseed.com/grasses.html
Sheep fescue	Festuca ovina	2.44%	0.49	https://greatbasinseeds.com/product/sheep-fescue/
Spike trisetum	Trisetum spicatum	2.44%	0.49	https://www.westernnativeseed.com/grasses.html
Tufted hairgrass	Deschampsia cespitosa	2.44%	0.49	https://www.westernnativeseed.com/grasses.html
		TOTAL PLS/AC	20 PLS/AC	
	TOTAL ESTIMATED ACREAGE TO BE SEEDED WITH THIS MIX		±34.88 AC	

NOTE: THE ABOVE "FACILITIES RESTORATION AND REVEGETATION SEED MIX" SHALL BE USED TO REVEGETATE AREAS ADJACENT TO SITE UTILITY, MAINTENANCE AND SKI LIFT-ASSOCIATED INFRASTRUCTURE DISTURBANCE THROUGHOUT THE PROJECT AREA AS DELINEATED IN SHEETS HRRP-102 THROUGH HRRP-117.

TABLE 3: SKI RUN RESTORATION AND REVEGETATION SEED MIX

COMMON NAME	SCIENTIFIC NAME	PERCENT OF TOTAL MIX	AMOUNT (PLS/AC)	SUGGESTED PURVEYOR
Slender wheatgrass	Elymus trachycaulus	7.79%	1.95	https://www.westernnativeseed.com/grasses.html
Letterman's needlegrass	Achnatherum lettermanii	5.19%	1.30	https://phoenixdesertseeds.com/product/achnatherum-lettermanii-seeds/
Saskatoon serviceberry	Amelanchier alnifolia	5.19%	1.30	https://greatbasinseeds.com/product/saskatoon-serviceberry/
Silver sagebrush	Artemisia cana	5.19%	1.30	https://phoenixdesertseeds.com/product/seeds-artemisia-cana/
Aspen daisy	Erigeron speciosus	5.19%	1.30	https://www.westernnativeseed.com/wildflowers.html
Muttongrass	Poa fendleriana	5.19%	1.30	https://greatbasinseeds.com/product/muttongrass/
Mountain brome	Bromus marginatus	3.90%	0.97	https://www.westernnativeseed.com/grasses.html
Blue wildrye	Elymus glaucus	3.90%	0.97	https://www.westernnativeseed.com/grasses.html
Thurber's fescue	Festuca thurberi	3.90%	0.97	https://www.westernnativeseed.com/grasses.html
Strawberry	Fragaria vesca	3.90%	0.97	https://www.prairiemoon.com/fragaria-virginiana-wild-strawberry
Sticky geranium	Geranium viscosissimum	3.90%	0.97	https://www.westernnativeseed.com/wildflowers.html
Silvery lupine	Lupinus argenteus	3.90%	0.97	https://greatbasinseeds.com/product/silvery-lupine/
Oregon grape	Mahonia repens	3.90%	0.97	https://www.westernnativeseed.com/trees.html
Western wheatgrass	Pascopyrum smithii	3.90%	0.97	https://www.westernnativeseed.com/grasses.html
Silky lupine	Lupinus sericeus	2.60%	0.65	https://www.westernnativeseed.com/wildflowers.html
Mountain snowberry	Symphoricarpos rotundifolius	2.60%	0.65	https://phoenixdesertseeds.com/product/seeds-symphoricarpos-rotundifolius/
Horsemint	Agastache urticifolia	2.60%	0.65	https://www.westernnativeseed.com/wildflowers.html
Whisk broom milkvetch	Astragalus convallarius	2.60%	0.65	https://www.westernnativeseed.com/wildflowers.html
Subalpine larkspur	Delphinium barbeyi	2.60%	0.65	https://www.westernnativeseed.com/wildflowers.html
Squirreltail	Elymus elymoides	2.60%	0.65	https://phoenixdesertseeds.com/product/elymus-elymoides-seeds/
Arizona fescue	Festuca arizonica	2.60%	0.65	https://phoenixdesertseeds.com/product/festuca-arizonica-seeds/
Idaho fescue	Festuca idahoensis	2.60%	0.65	https://www.westernnativeseed.com/grasses.html
Colorado blue columbine	Aquilegia coerulea	2.60%	0.65	https://www.westernnativeseed.com/wildflowers.html
Chokecherry	Prunus virginiana	2.60%	0.65	https://www.westernnativeseed.com/trees.html
Wax currant	Ribes cereum	2.60%	0.65	https://www.westernnativeseed.com/trees.html
Woods' rose	Rosa woodsii	2.60%	0.65	https://www.westernnativeseed.com/trees.html
Meadow rush	Juncus longistylis	1.30%	0.32	https://www.westernnativeseed.com/wetland.html
Baltic rush	Juncus balticus	1.30%	0.32	https://www.westernnativeseed.com/wetland.html
Nebraska sedge	Carex nebrascensis	1.30%	0.32	https://www.westernnativeseed.com/wetland.html
		TOTAL PLS/AC	25 PLS/AC	
	TOTAL ESTIMATED ACREAGE TO BE PLANTED WITH THIS MIX		±229.89 AC	

NOTE: THE ABOVE "SKI RUN RESTORATION AND REVEGETATION SEED MIX" SHALL BE USED TO REVEGETATE AREAS OF PROPOSED SKI RUN INFRASTRUCTURE-ASSOCIATED DISTURBANCE THROUGHOUT THE PROJECT AREA AS DELINEATED IN SHEETS HRRP-102 THROUGH HRRP-117.

TABLE 4: STORMWATER DETENTION POND RESTORATION AND REVEGETATION SEED MIX

COMMON NAME	SCIENTIFIC NAME	PERCENT OF TOTAL MIX	AMOUNT (PLS/AC)	SUGGESTED PURVEYOR
Baltic rush	Juncus balticus	18.52%	3.70	https://www.westernnativeseed.com/wetland.html
Beaked sedge	Carex utriculata	14.81%	2.96	https://www.westernnativeseed.com/wetland.html
Colorado rush	Juncus confusus	14.81%	2.96	https://www.westernnativeseed.com/wetland.html
Meadow rush	Juncus longistylis	11.11%	2.22	https://www.westernnativeseed.com/wetland.html
Nebraska sedge	Carex nebrascensis	11.11%	2.22	https://www.westernnativeseed.com/wetland.html
Slender wheatgrass	Elymus trachycaulus	11.11%	2.22	https://www.westernnativeseed.com/grasses.html
Letterman's needlegrass	Achnatherum lettermanii	3.70%	0.74	https://phoenixdesertseeds.com/product/achnatherum-lettermanii-seeds/
Muttongrass	Poa fendleriana	3.70%	0.74	https://greatbasinseeds.com/product/muttongrass/
Arizona fescue	Festuca arizonica	3.70%	0.74	https://phoenixdesertseeds.com/product/festuca-arizonica-seeds/
Idaho fescue	Festuca idahoensis	3.70%	0.74	https://www.westernnativeseed.com/grasses.html
Mountain brome	Bromus marginatus	3.70%	0.74	https://www.westernnativeseed.com/grasses.html
		TOTAL PLS/AC	20 PLS/AC	
	TOTAL ESTIMATED ACREAGE TO BE SEEDED WITH THIS MIX		±36.76 AC	

NOTE: THE ABOVE "DETENTION POND RESTORATION AND REVEGETATION SEED MIX" SHALL BE USED TO REVEGETATE AREAS OF PROPOSED DETENTION POND INFRASTRUCTURE-ASSOCIATED DISTURBANCE THROUGHOUT THE PROJECT AREA AS DELINEATED IN SHEETS HRRP-102 THROUGH HRRP-117.

NO.	REVISION	BY	DATE	APPR

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DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: SCM
DATE: 01/29/2025

STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
HABITAT RESTORATION AND REVEGETATION PLAN NOTES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 196778000

SHEET
HRRP-119

RESTORATION AND REVEGETATION MONITORING AND REPORTING PHASE

A. KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS WILL PERFORM PERIODIC MONITORING TO ASSESS SITE STABILIZATION AND RESTORATION PROGRESS THROUGHOUT THE PROJECT. ASSESSMENTS DURING MONITORING MAY INCLUDE OBSERVING SEED GERMINATION, EVALUATING RESTORATION PROGRESS INCLUDING VOLUNTEER RECRUITMENT OF NATIVE SPECIES, DETERMINING PERCENT COVER AND PERCENT SITE STABILIZATION, AND DETERMINING WHETHER ANY EROSION PROBLEMS EXIST AND REQUIRE CORRECTION. KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS MAY ALSO EVALUATE OTHER PERFORMANCE INDICATORS, INCLUDING THE PRESENCE OF NON-NATIVE/INVASIVE PLANT SPECIES, THE PRESENCE OF DISEASE OR PEST PROBLEMS, AND THE NEED FOR REMEDIAL MEASURES, DEPENDING ON THE FINAL PROJECT RESTORATION MEASURES AND REQUIREMENTS.

B. THE MONITORING PERIOD WILL COMMENCE AFTER INSTALLATION OF REVEGETATION EFFORTS HAS BEEN COMPLETED AND WILL CONTINUE UNTIL THE DEFINED SUCCESS CRITERIA IN THIS HABITAT RESTORATION AND REVEGETATION PLAN ARE ACHIEVED ALONG WITH THOSE OF ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.

C. MONITORING WILL BE PERFORMED TO ASSESS MAINTENANCE ACTIVITIES, EVALUATE THE NEED FOR REMEDIAL MEASURES AND TRACK PERFORMANCE OF THE SITE.

D. PERFORMANCE MONITORING WILL BE CONDUCTED BY QUALIFIED BOTANISTS, ECOLOGISTS AND/OR SCIENTISTS WITH EXPERIENCE IDENTIFYING NATIVE AND NON-NATIVE PLANTS PRESENT THROUGHOUT THE ECOREGIONS OF COLORADO.

E. MAINTENANCE MONITORING WILL OFTEN BE CONDUCTED CONCURRENTLY WITH PERFORMANCE MONITORING, BUT ADDITIONAL MAINTENANCE MONITORING MAY BE PERFORMED AT ANY TIME AND COULD BE CONDUCTED BY OTHER KIMLEY-HORN PERSONNEL.

F. PERFORMANCE MONITORING SURVEYS WILL BE CONDUCTED DURING THE SPRING GROWING SEASON, BUT MAINTENANCE MONITORING MAY BE REQUIRED AT ANY TIME, SUCH AS IN RESPONSE TO HEAVY RAINFALL, FIRE, OR OTHER SIMILAR EVENTS.

G. MONITORING SCHEDULE

G.1. A THREE (3) YEAR PERFORMANCE AND MAINTENANCE MONITORING PERIOD WILL BEGIN UPON COMPLETION OF INSTALLATION OF RESTORATION AND REVEGETATION EFFORTS ON SITE TO ENSURE CONTINUED PROGRESS TOWARD THE PROJECT'S ACHIEVEMENT OF REQUIRED SUCCESS STANDARDS OUTLINED IN TABLE 5 FOUND ON SHEET HRRP-120.

H. MAINTENANCE MONITORING

H.1. KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS WILL PERFORM MAINTENANCE MONITORING AS NEEDED. THE FREQUENCY OF VISITS MAY BE ADJUSTED BASED ON THE SEASON (E.G., MORE WEED GROWTH OCCURS IN SPRING), RESTORATION ACTIVITY (E.G., RESEEDING EFFORTS, IF NEEDED), AND THE NEEDS OF THE SITE.

H.2. ASSESSMENTS MAY INCLUDE EVALUATION OF SOIL MOISTURE, CONTAINER PLANT HEALTH, CONTAINER PLANT GROWTH, SEED GERMINATION, IRRIGATION SYSTEM FUNCTION OR THE NEED FOR SUPPLEMENTAL WATERING, VOLUNTEER RECRUITMENT OF NATIVE SPECIES, PRESENCE/ABSENCE OF NON-NATIVE PLANT SPECIES, PRESENCE OF SIGNIFICANT DISEASE OR PEST PROBLEMS, GENERAL SITE MAINTENANCE AND ANY EROSION PROBLEMS.

H.3. PHOTOGRAPHS OF THE SITE WILL BE TAKEN FROM PERMANENT PHOTO MONITORING STATIONS FACING THE RESTORATION AREA. THE LOCATIONS OF THE PHOTO MONITORING STATIONS WILL BE RECORDED USING GPS.

I. PERFORMANCE MONITORING

I.1. KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS WILL CONDUCT PERFORMANCE MONITORING ANNUALLY DURING THE GROWING SEASON FOR THE THREE (3) YEAR MONITORING PERIOD.

I.2. THE GOAL OF PERFORMANCE MONITORING IS TO EVALUATE THE PROGRESS OF THE RESTORATION SITE TOWARDS ACHIEVING SUCCESS CRITERIA. DATA COLLECTION MAY INCLUDE THE GENERAL SITE CONDITIONS, NATIVE AND NON-NATIVE PLANT PERCENT COVER, BARE GROUND COVER, SPECIES RICHNESS, AND PHOTO DOCUMENTATION.

I.3. WITHIN RESTORATION AREAS, KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS WILL COLLECT VEGETATIVE COVER DATA. DATA WILL BE USED TO MEASURE NATIVE SPECIES GROWTH PERFORMANCE, TO ESTIMATE NATIVE AND NON-NATIVE SPECIES COVERAGE, SEED MIX GERMINATION, NATIVE SPECIES RECRUITMENT AND REPRODUCTION AND SPECIES RICHNESS.

I.4. PHOTOGRAPHS OF THE SITE WILL BE TAKEN FROM PERMANENT PHOTO MONITORING STATIONS FACING THE RESTORATION AREA. THE LOCATIONS OF THE PHOTO MONITORING STATIONS WILL BE RECORDED USING GPS.

J. RESTORATION SITE SUCCESS STANDARDS

J.1. VEGETATION COVERAGE, AT A MINIMUM, EQUAL TO 70 PERCENT OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION RELATIVE TO PRE-DISTURBANCE (BASELINE) CONDITIONS.

J.2. RECLAMATION OF ALL DISTURBED AREAS (MINIMUM 70 PERCENT COVERAGE WITH NATIVE VEGETATION) WITHIN THREE (3) YEARS OF DATE OF FINAL COMPLETION OF CONSTRUCTION.

J.3. FINAL STABILIZATION OF SITE IS ACHIEVED.

J.4. DEMONSTRATED ABILITY OF SITE TO MANAGE STORMWATER RUNOFF IN A MANNER THAT AVOIDS DIRECT DISCHARGE TO WATER BODIES THROUGH DIRECT RUNOFF TO STABLE, VEGETATED AREAS CAPABLE OF MAINTAINING SHEET FLOW FOR INFILTRATION.

J.5. EVENLY DISTRIBUTED PERENNIAL VEGETATION PER APPROVED PLANS.

J.6. DOCUMENTED RECRUITMENT OF NATIVE PLANT SEEDLINGS WITHIN RESTORATION AREAS.

J.7. DEMONSTRATION OF SITE CHARACTERISTICS THAT APPROXIMATE OR ARE COMPATIBLE WITH THE VISUAL QUALITY OF THE ADJACENT AREA WITH REGARD TO LOCATION, SCALE, SHAPE, COLOR AND ORIENTATION OF MAJOR LANDSCAPE FEATURES.

J.8. ABSENCE OF ANY SPECIES LISTED ON THE COLORADO NOXIOUS WEED LIST.

J.9. CONTINUED DEMONSTRATION OF ALL SUCCESS CRITERIA LISTED ABOVE UPON COMPLETION OF THREE (3) YEAR MONITORING PERIOD.

K. WARRANTY

K.1. THE LIFE AND SATISFACTORY CONDITION OF ALL SEED AND PLANT MATERIAL INSTALLED BY THE CONTRACTOR(S) SHALL BE WARRANTED BY THE CONTRACTOR(S) FOR A MINIMUM OF TWO (2) CALENDAR YEARS COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

K.2. ANY RESTORATION AREA EQUAL TO OR LARGER THAN 9 SQUARE YARDS NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE RESEEDED AS SOON AS TIME OF YEAR AND WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE SEEDS OF THE SAME KIND AND AMOUNT (PLS/AC) AS SPECIFIED IN TABLES 1, 2, 3 AND 4 FOR THE RESPECTIVE RESEEDING AREA IN WHICH THE DEFICIENCY OCCURRED. THEY SHALL BE FURNISHED SEEDED AND STABILIZED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

K.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE INSTALLATION CONTRACTOR(S) FOR HABITAT RESTORATION AND REVEGETATION MAINTENANCE, THE CONTRACTOR(S) SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE TWO (2) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

L. REPORTING

L.1. ANNUAL MONITORING REPORT

L.1.a. KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS WILL PREPARE AND SUBMIT ANNUAL REPORTS TO THE OWNER DURING THE MINIMUM POST-CONSTRUCTION RESTORATION MONITORING PERIOD OF THREE (3) YEARS OR UNTIL THE DEFINED SUCCESS STANDARDS IN THIS HABITAT RESTORATION AND REVEGETATION PLAN ARE ACHIEVED.

L.1.b. THE ANNUAL REPORT WILL INCLUDE A SUMMARY OF SITE CONDITIONS, RESTORATION TREATMENTS, MAINTENANCE ACTIVITIES, AND THE RESULTS OF THE QUALITATIVE AND QUANTITATIVE MONITORING AS WELL AS A GENERAL DISCUSSION OF THE PREVIOUS YEAR'S CHANGES AT THE RESTORATION SITES, NATIVE PLANT RECRUITMENT AND ESTABLISHMENT, TRASH REMOVAL, AND REMEDIAL ACTIONS.

L.2. ADAPTIVE MANAGEMENT AND REMEDIAL MEASURES

L.2.a. ADAPTIVE MANAGEMENT MAY BE NECESSARY IF THERE ARE SIGNIFICANT CHANGES TO THE RESTORATION SITES AND/OR THEY DEMONSTRATE A DECLINING TREND.

L.2.b. ADAPTIVE MANAGEMENT COULD INCLUDE IMPLEMENTING REMEDIAL MEASURES SUCH AS RESEEDING, REPLANTING, SUPPLEMENTAL WATERING, CONTROL OF INVASIVE PLANT SPECIES, ADDITIONAL STABILIZATION MEASURES (E.G., EROSION CONTROL BLANKETS), AND/OR REGULATING HUMAN AND/OR WILDLIFE ACCESS.

L.2.c. REPLACEMENT OR SUPPLEMENTAL SEEDING WILL BE COMPOSED OF THE SAME REPRESENTATIVE SPECIES LISTED IN SEED MIX TABLES 1, 2, 3 AND 4 ON SHEET HRRP-119; UNLESS IT IS DETERMINED BY KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS THAT THE MIX NEEDS TO BE ALTERED.

L.2.d. REPLACEMENT OR SUPPLEMENTAL SEEDING FOR ALL AREAS NOTED HEREIN AS "AMENITY ZONE REVEGETATION AREA" SHALL FOLLOW THE GUIDANCE OF THE FINAL LANDSCAPE, PLANTING AND HARDSCAPE PLANS. FINAL LANDSCAPE, PLANTING AND HARDSCAPE PLANS WILL BE PREPARED AS PART OF FUTURE LAND USE AND SITE PLAN APPLICATIONS FOR ALL AREAS NOTED HEREIN AS "AMENITY ZONE REVEGETATION AREA".

L.3. NOTIFICATION OF COMPLETION

L.3.a. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME TWO (2) YEAR WARRANTY (OR AS SPECIFIED BY KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

L.3.b. UPON COMPLETION OF ALL RESTORATION WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR(S) SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTOR(S) WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

L.3.c. KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS WILL NOTIFY ALL APPLICABLE AND APPROPRIATE GOVERNING AGENCIES WHEN THE RESTORATION EFFORT IS COMPLETE, AND SUCCESS STANDARDS HAVE BEEN MET. THE NOTICE OF TERMINATION WILL BE SUBMITTED ELECTRONICALLY TO CDPHE AND MAY BE ACCOMPANIED BY A BRIEF LETTER REPORT SUMMARIZING KEY WORK PERFORMED, SEEDING EFFORTS, MAINTENANCE ACTIVITIES AND REMEDIAL ACTIONS (IF APPLICABLE), AND REPRESENTATIVE PHOTOGRAPHS.

L.3.d. FOR SITES THAT ARE UNABLE TO MEET SUCCESS CRITERIA, KIMLEY-HORN ENVIRONMENTAL PROFESSIONALS MAY REQUEST SIGN-OFF.

L.3.e. FOR SITES WITH DISTURBANCE OUTSIDE KIMLEY-HORN'S CONTROL (E.G., VEHICLE USE, LIVESTOCK GRAZING, OR LAND USE CONVERSION FOR NON-PROJECT PURPOSES), IT MAY NOT BE POSSIBLE TO REESTABLISH NATIVE VEGETATION. SOME SITES THAT HAVE RECEIVED ALL APPROPRIATE TREATMENTS AND MULTIPLE YEARS OF ADAPTIVE MANAGEMENT MEASURES MAY NOT MEET SUCCESS STANDARDS. IN BOTH THESE SITUATIONS, THE APPROPRIATE AND APPLICABLE GOVERNING AGENCIES MAY EITHER DETERMINE OTHER PERMANENT STABILIZATION METHODS MAY BE APPROPRIATE OR CONCUR THAT ADDITIONAL EFFORTS ARE NOT WARRANTED AND SIGN-OFF ON THESE SITES.

TABLE 5: MONITORING SCHEDULE

TIMELINE	TYPE OF MONITORING	MONITORING FREQUENCY
YEAR 0	INITIAL	Single event; timing to coincide or with completion of installation of restoration and revegetation efforts on site, but will assess the initial quality and sufficiency of said effort. This will include attention to soil moisture, installation quality and conformance with plans, plant health, presence of disease or pests, possible weed occurrence and possible installation inadequacies that could lead to erosion.
YEAR 1-3	MAINTENANCE	Bi-annual (or as needed) events; weed occurrence, soil moisture, any erosion problems, planting health and growth, and natural recruitment, and presence of disease or pests.
YEARS 1-3	PERFORMANCE	Annual events; will typically occur during the growing season but may vary by year to optimize data collection and account for year-to-year variations in rainfall and/or other factors.

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NO.	REVISION	BY	DATE	APPR

DESIGNED BY: AJV
DRAWN BY: AJV
CHECKED BY: SCM
DATE: 01/29/2025

STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
HABITAT RESTORATION AND REVEGETATION PLAN
NOTES

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196778000

SHEET
HRRP-120

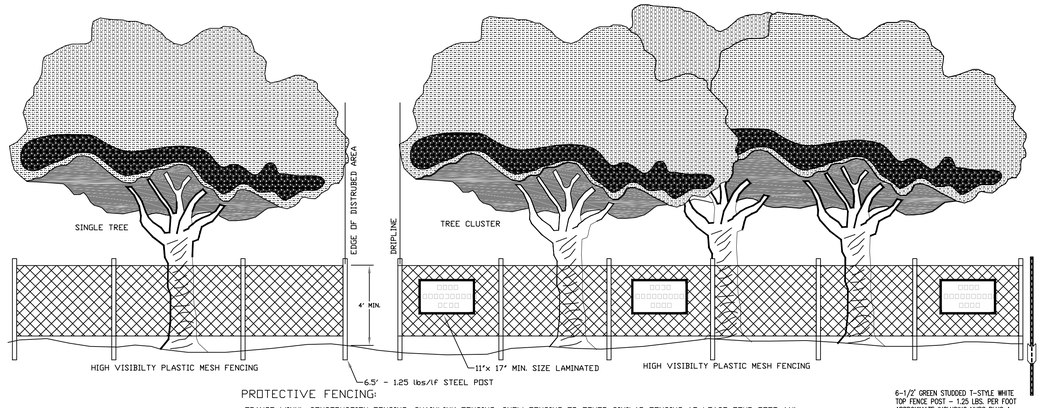
NOTES & PROCEDURES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PROTECTED TREE SUBJECT TO THE PROVISIONS OF THE TREE PRESERVATION ORDINANCE. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO CRITICAL ROOT ZONE OF A PROTECTED TREE.
3. TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
5. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE PROTECTIVE CONSTRUCTION METHODS ARE APPROVED IN ADVANCE IN WRITING BY COLORADO SPRINGS FORESTRY DEPARTMENT.
6. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION OF THE COLORADO SPRINGS FORESTRY DEPARTMENT.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL TYPES OF CONSTRUCTION.

1. PROTECTIVE FENCING: PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR OR SUB CONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON THE CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND SHALL HAVE A TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE FENCE SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER SIMILAR MATERIAL, WOODEN MATERIAL OR SEMI-RIGID VINYL TAPE FENCING SUPPORTED WITH A TOP WIRE OR EQUIVALENT SUPPORT MATERIAL AFFIXED TO METAL OR WOODEN POSTS, ALL OF WHICH SHALL BE SIX (6) FEET IN HEIGHT.
5. ALL PROTECTIVE FENCING SHALL BE SUPPORTED AT TEN (10') FOOT INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE FOR THE DURATION OF THE CONSTRUCTION
6. THE RESPONSIBLE PARTY/CONSTRUCTION CONTRACTOR SHALL CAUSE THE REQUIRED FENCING TO BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION.
7. FOR PERMITS INVOLVING TRENCHING SUCH AS IRRIGATION SYSTEMS OR UNDERGROUND ELECTRICAL WORK, THE APPLICANT SHALL PROVIDE SUFFICIENT PLANS TO PROVIDE PROTECTION OF THE TREES IN THE VICINITY OF THE WORK.
8. THE 'TREE PROTECTION SIGN' TREE PRESERVATION INSTRUCTION DETAIL SHEET AND THE APPROVED TREE CONSERVATION PLAN SHALL BE POSTED AT EACH ENTRANCE TO THE SUBJECT PROPERTY UPON WHICH ONE OR MORE TREES SUBJECT TO THE PERMIT IS SITUATED, AND AT ANY OTHER LOCATION DESIGNATED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT.
9. ALL OF THE ABOVE CONDITIONS MUST BE ADHERED TO AND INSPECTED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS..



PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAINLINK FENCING, SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FOOT (10') INTERVALS BY APPROVED METHODS SUFFICENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THE FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL, AND SHALL HAVE TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON-SITE.

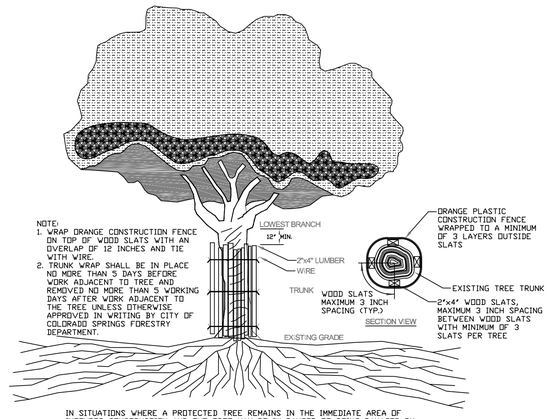
PRIOR TO CONSTRUCTION:

THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

6-1/2' GREEN STUDDED T-STYLE WHITE TOP FENCE POST - 1.25 LBS. PER FOOT APPROXIMATE INCLUDING NUBS PLUS A STABILIZING PLATE APPROX ONE FOOT FROM BOTTOM WEIGHS APPROX 0.5 LBS., TOTAL WEIGHT 8.3 LBS. APPROX.

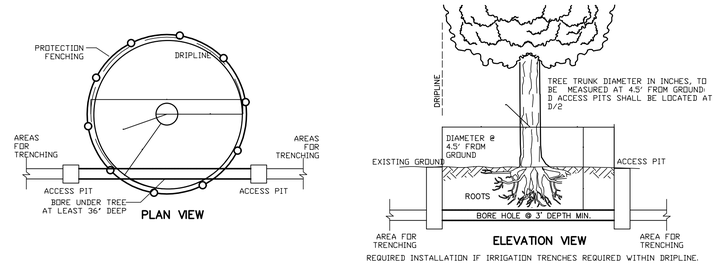
2" DIA. x 6-1/2' LODGEPOLE PINE

Ⓓ TYPICAL FENCING TREE PROTECTION DETAIL
Diagrammatic Not To Scale



IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUB-CONTRACTOR SHALL PROTECT THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

Ⓓ TYPICAL BARK PROTECTION DETAIL
Diagrammatic Not To Scale



REQUIRED INSTALLATION IF IRRIGATION TRENCHES REQUIRED WITHIN DRIPLINE.

1. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION, GRADING ACTIVITIES AND/OR IRRIGATION TRENCHING COMMENCE.
2. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. ERECTION OF FENCE PROTECTION AROUND TREES SHALL BE MINIMUM 6' LONG #5 REBAR OR T-POSTS DRIVEN 1' INTO THE GROUND 8' O.C. AT DRIPLINE. ATTACH ORANGE MESH BARRIER WITH NYLON ZIP TIES OR TWISTED WIRE TO REBAR OR T-POSTS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 4"-6" BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUCKS.
3. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
4. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN DRIPLINES/FENCED AREAS OF EXISTING TREES.
5. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED AS NEEDED TO SATISFY THIS REQUIREMENT.
6. CONTRACTOR IS REQUIRED TO HAVE ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), APPROVED BY CSPR, ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING. ROOTS APPROVED FOR CUTTING MUST BE CUT CLEANLY WITH A SAW. RIPPING OR SHREDDING ROOTS SUBJECT TO FINE/PENLTY.
7. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
8. THE CONTRACTOR IS REQUIRED TO WATER, AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.
9. ALL IRRIGATION TRENCHING WITHIN 'TREE PROTECTION LIMITS DEFINED ABOVE SHALL BE 'HAND EXCAVATED' AVOIDING AS MUCH DAMAGE TO ROOTS AS POSSIBLE.

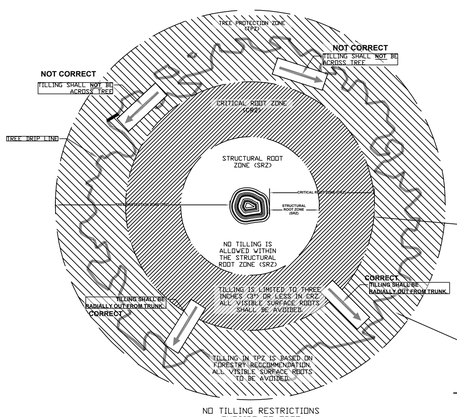
Ⓓ EXISTING TREE PROTECTION/TRENCHING DETAIL
Diagrammatic Not To Scale

TREE PROTECTION ZONES

The Tree Protection Zone (TPZ) shall be equal to eighteen inches (24") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).

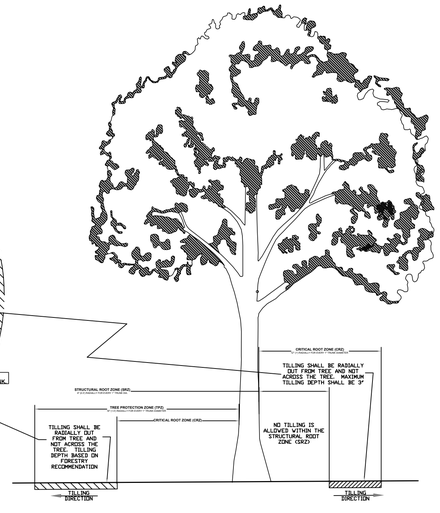
The Critical Root Zone (CRZ) shall be equal to twelve inches (12") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).

The Structural Root Zone (SRZ) shall be equal to six inches (6") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).



NO TILLING RESTRICTIONS OUTSIDE OF TREE PROTECTION ZONE (TPZ)

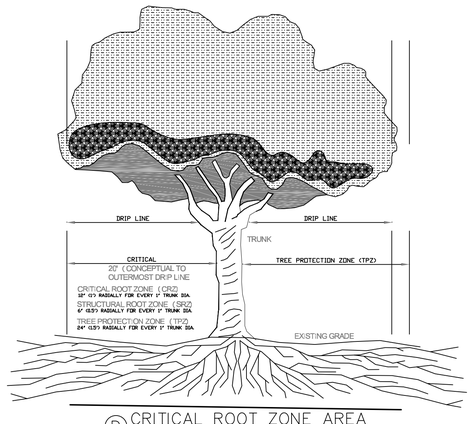
Plan



SOIL PREPARATION WITHIN TREE PROTECTION ZONES

Elevation

Ⓓ TYPICAL PLAN/ELEVATION VIEWS TREE PROTECTION DETAIL
Diagrammatic Not To Scale



Ⓓ CRITICAL ROOT ZONE AREA
Diagrammatic Not To Scale

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DESIGNED BY: AJV
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STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
HABITAT RESTORATION AND REVEGETATION PLAN
EXISTING TREE PROTECTION

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196778000

SHEET
HRRP-121

K:\COS_Civil\196778000_Stagecoach_Project Files\Environmental\1041\Revegetation_Restoration Plan\References\CAD\HRRP_NOTES-DETAILS.dwg Vincent, Aaron 2/12/2025 3:04 PM