

Green Gables Metropolitan District # 1 (GGMD1)
Punch List for Acceptance of Public Improvements
September 29, 2023

In accordance with GGMD1's Public Infrastructure Acceptance Process, items below are to be addressed by Lennar prior to GGMD1 considering acceptance of such Public Improvements:

- A. Pumphouse
 - a. Quitclaim conveyance to GGMD1 to ensure title is conveyed to District or proof that title has already been transferred to GGMD1

- B. Pump System
 - a. Skid is rusting and needs repainting
 - b. Pump #1 has rust wear through the pipe and needs to be patched
 - c. VFD (part of switch gear) has reached end of life and needs to be replaced
 - d. PCL (also part of switch gear) has reached end of life and needs to be replaced

- C. Sanderson Gulch Waterway (not including recently repaired area adjacent to the townhomes)
 - a. Clean up debris at the grate on the W side of Newland St.
 - b. Repair grate at the West side of Newland St.
 - c. Remove all debris from Gulch Waterway, particularly the area near Wadsworth Blvd
 - d. Provide complete sign-off by Mile High Flood District and other applicable agencies
 - e. Provide Wetland Mitigation Monitoring report submitted to Army Corp of Engineers

- D. Landscaping (Use attached exhibit map for number identification) (not including recently repaired area adjacent to the townhomes)
 - a. Provide warranty for items planted during 2023 growing season; some items are stressing and may need replacing in 2024.
 - b. (1) Missing bush – replace with stone
 - c. (2) Missing bush- replace with stone
 - d. (3) Missing bush
 - e. (4) Dead stick bush
 - f. (5) 2 dead trees (oaks)
 - g. (6) Large patch of dead grass/missing sumac bushes/missing mulch/exposed irrigation lines
 - h. (6.5) missing mulch/exposed irrigation lines
 - i. (8) Dead top of a skinny oak tree- recommend removal of top 20 ft.
 - j. (9) Dead stick bush
 - k. (10) 5 dead junipers
 - l. (11) missing mulch
 - m. (12) 4 dead stick bushes
 - n. (13) missing mulch
 - o. (13.5) 2 dead red berber stick bushes

- p. (14) 1 dead stich bush
- q. (15) missing mulch
- r. (16) Dead grass
- s. (20) remove erosion fence/place erosion control on trail
- t. (21) 1 dead juniper
- u. (21.5) 1 dead juniper
- v. (21.7) 2 dead stick bushes
- w. (22) 4 missing trees
- x. (23) 2 missing trees
- y. (24) dead juniper
- z. (25) bare spot – sod needed
- aa. (26) 6 dead stick bushes/ 9 dead juniper /likely irrigation issue needs repair
- bb. (26.3) trim down dead oak
- cc. (26.5) 2 dead junipers and 3 dead stick bushes
- dd. (27) bare spot at no turn sign/ recc covering dirt with stones
- ee. (28) dead juniper and bare spot (re-sod)
- ff. (29) dead stick bush
- gg. (30) bare ground next to tree- add sod
- hh. (31) sod is dying – replace
- ii. (32) dead stick bush
- jj. (33) dead stick bush/stressed junipers/needs mulch/likely irrigation issue needs repair
- kk. (34) 5 dead bushes
- ll. (34.5) 5 dead juniper bushes
- mm. (35.5) 4 dead stick bushes/1 missing bush
- nn. (35.7) dead stick bush
- oo. (36) missing trees
- pp. (37) 2 dead bushes
- qq. (37.5) 5 dead junipers/2 dead stick bushes on island/possible irrigation issue needs repair
- rr. (37.7) 2 dead pine bushes
- ss. (38) dead bushes
- tt. (40) Transformer surrounded by mostly dead pine. This is a fire hazard. Transformer and/or pine need to be removed.
- uu. (41) dead sod – resod
- vv. (43) 2 missing bushes
- ww. (43.5) dead sod patch – resod
- xx. (44) 2 dead junipers
- yy. (45) dead juniper
- zz. (46) dead red berber bush

E. Irrigation System (not including area near the townhomes)

- a. Provide documentation from Green Gables Owners Association (GGOA) that the system is working properly, per the process GGOA currently has with Lennar.

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- b. If the irrigation system is shut down for the season before GGOA can confirm the system is fully working, Lennar will be responsible for cost of any major repair found at spring turn on.

- F. Irrigation and Landscaping on newly planted area near the townhomes
 - a. Irrigation system operation/coverage to be demonstrated to GGMD1 and BrightView. If the system is shut down for the season before it is demonstrated, it will remain Lennar's obligation until the system is reactivated in spring 2024. Any problems identified during this demonstration will be added to this list.
 - b. Provide 2024 growing season warranty for all new plants/trees.
 - c. Native grass has not yet grown sufficiently to be accepted. This must remain an outstanding obligation to Lennar through the 2024 growing season to repair/reseed/weed control this area.
 - d. Three newly planted trees on both sides of the sidewalk are dead and are to be replaced.

- G. Monuments at Entry on Pierce St. and Upham St.
 - a. 1. Major concrete cracking allowing water intrusion on south facing buttress of western monument. (both Pierce & Upham)
 - b. 2. Major concrete cracking allowing water intrusion on south facing buttress of eastern monument. (both Pierce & Upham)

- H. Stonework/Concrete on Reed St and Upham St Bridges
 - a. (7) on Exhibit Landscaping Map Fallen Rock Wall – Re-Mortar
 - b. Reed Street Bridge
 - i. Monument on east side of Reed St. and just south of the bridge has broken apron corner
 - ii. East side of Reed St. bridge-major concrete cracking along handrail
 - iii. Mortar cracking on rock wall
 - iv. Major cracking on north side of bridge monument
 - v. West side of Reed St. bridge major concrete cracking along handrail
 - vi. West side of Reed St. bridge major cracking east side of monument buttress
 - c. Upham St Bridge
 - i. East side of Upham St. bridge major concrete cracking along handrail
 - ii. Missing stone on bottom of southern monument eastern side of Upham St. bridge
 - iii. Western side of Upham St, bridge major concrete cracking along handrail
 - iv. Southwest monument top brick needs to be reset/repared and restored to level
 - d. Roundabouts on Reed St and Upham St
 - i. Broken stonework on north side of Reed
 - ii. Broken stonework on south side of Reed
 - iii. No issues identified with Upham roundabout

- I. Fencing along Jewell Ave – East/along Upham
 - a. Replace or repair caved-in steel fence

J. Water Quality Ponds

- a. Pond on west side of Reed St. not draining completely and is overgrown with marsh grass
- b. Pond on the east side of Reed St. overgrown with marsh grass

K. Sidewalks

- a. 39) Broken concrete (curb) at walkway

L. Bridge Lights

- a. Remove bridge lighting and metal channels. Repair the channel area as needed / cap off the electrical wires. Leave the electrical boxes.

M. Park Bench and Trash Can along Sanderson Gulch path corner of Upham and Pierce

- a. Both items weatherworn and need to be sanded and stained.

N. Damaged Utility Stand at the southeast corner of Pierce Way and Reed (identified in earlier walkthroughs)

- a. Unknown communication/utility pipes are exposed due to damage to the stand. Reason for pipes needs to be provided to GGMD1. If pipes are not needed, they should be capped/buried. If the pipes are needed, the stand should be repaired.

Feedback on Lennar Response to GGMD1 Punch List

January 5, 2024

Overarching: JoAnn Zelasko and Colin Mielke have been working with Gary Hawkins of Lennar throughout November and December to reach agreement that items on the punch list have been addressed and monies will be provided to GGMD1 to undertaken work in 2024.

\$10K was added to the amount proposed by Lennar for CLA time to oversee the contracts, work and billing for the items to be undertaken by GGMD1. The total amount to be provided to GGMD1 by Lennar is \$110, 594. Additional documentation to be provided to GGMD1 is listed in the items below.

A. Pumphouse

- a. Lennar has agreed to provide title documents at final turnover.

B. Pump System

- a. Lennar will provide GGMD1 \$20K for work on the pump system.

C. Sanderson Gulch Waterway

- a. Recent work on the concrete drain on the west side of Newland St was done at the direction and approval of Mile High Flood District (MHFD). The grate was removed and the bolts and rebar were cut flush and the holes were filled.
- b. The red flags in the gulch were markers for Weed Wranglers. They were placed in the October/November time frame and have been removed.
- c. Lennar will provide oversight/maintenance requirements (ex., cleaning) of the Gulch at the final turnover.
- d. Lennar will provide the final MHFD acceptance documents at final turnover.
- e. Lennar has already provided Army Corps of Engineers acceptance document(s).

D. Landscaping (NOT including Townhome area)

- a. Lennar will provide GGMD1 with the exact amount BrightView has proposed (\$43K, see additional attachment) for GGMD1 to undertake this work in 2024 growing season.
- b. GGMD1 requests warranty information (who to contact at LandWise and their commitment for honoring warranty) for landscaping done in 2023 growing season.

E. Irrigation System

- a. GGMD1 agrees Lennar has completed all work on the irrigation system on the GGMD1 property.

F. Irrigation and Plants at Townhomes

- a. GGMD1 requests warranty information (who to contact at LandWise and their commitment for honoring warranty) for landscaping done in at the end of the 2023 growing season. (It is likely reseeding of the native grass will be required, along with plant replacement.)

G. Monuments

- a. Lennar will provide GGMD with the exact amount Custom Fence has proposed (\$33K, see additional attachment) for GGMD1 to undertake this work in 2024.

H. Stonework/Concrete

- a. See Monuments

I. Fencing

- a. GGMD1 agrees the fence is repaired.

J. Water Quality Ponds

- a. The water quality ponds have been dry since late fall.
- b. GGMD1 agrees to accept the ponds, with private caveat of point C.
- c. GGMD1 will monitor the water levels in the pond on the west side of Reed throughout 2024. If there are any drainage issues, GGMD1 will contract with an engineering firm to have them assess any drainage problem(s). If drainage issues(s) are found, GGMD1 will pursue the issue with Lennar.

K. Sidewalks and Curbs

- a. Lennar state JeffCo is responsible for curb repair. GGMD1 will pursue JeffCo repaiing the small section of damaged curb at the median on Upham.
- b. GGMD1 agrees that all sidewalks and curbs are accepted.

L. Bridge Lights

- a. Lennar agrees to have Custom Fence touch up the area where the lights were removed.

M. Utility Stand

- a. The stand has been repaired.

Proposal for Extra Work at GGMD punch list work

Property Name	GGMD punch list work	Contact	Gary Hawkins
Property Address	2333 West Oxford Avenue Englewood, CO 80110	To	Lennar
		Billing Address	9193 S Jamaica St 4th Floor Englewood, CO 80112

Project Name GGMD punch list work
Project Description perform landscaping work provided in 9-29-23 punch list under D.

Scope of Work

We will provide a (1) year warranty on all plant material installed from this proposal.

Irrigation additions and adjustments are not included and will be assessed and performed at time of installation and billed at T&M rates.

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Remove and dispose of dead plant material	\$5,922.00	\$5,922.00
1.00	LUMP SUM	Deliveries and Mobilization	\$5,264.00	\$5,264.00
2.00	TON	Granite Boulders - TON Boulders Installed-(1 and 2 on map-to replace shrub)	\$562.60	\$1,125.20
3.00	EACH	SHRUB, DECIDUOUS TBD - 5 gal. Shrub/Perennial Installed (replace shrub in location 3,37 on map)	\$71.51	\$214.53
7.00	EACH	SHRUB, BLUE MIST SPIREA - 5 gal. Shrub/Perennial Installed (replace shrub in location 4,29,32,33,35.7,37.5 on map)	\$56.43	\$394.98
2.00	EACH	OAK, SWAMP WHITE -2" Deciduous Tree Installed (5 on map)	\$841.63	\$1,683.27
15.00	EACH	SUMAC, TIGER EYE- 5 gal. Shrub/Perennial Installed (6 on map)	\$67.20	\$1,008.00
1.00	EACH	OAK, COLUMNAR -2" Deciduous Tree Installed (8 on map)	\$841.63	\$841.63
7.00	EACH	BARBERRY, HELMOND PILLAR - 6 gal. Shrub/Perennial Installed (10 and 13.5 on map)	\$116.77	\$817.36
16.00	EACH	DOGWOOD RED TWIG 5 gal. Shrub/Perennial Installed (12, 14,26,26.5 on map)	\$67.20	\$1,075.20
1.00	LUMP SUM	Remove silt fence and add drain box and drain pipe from box to past breeze path into native (20 on map)	\$3,925.00	\$3,925.00
690.00	SQUARE FEET	SF. Blue Grass (< 500 sq.ft.) - Turf Installed (on map numbers 6,16,25,30,31,43.5,28)	\$2.31	\$1,595.97
4.00	EACH	JUNIPER, BLUE STAR- 2 gal. Shrub/Perennial Installed (on map 21, 21.5,24,28)	\$80.45	\$321.81
2.00	EACH	SAGE, RUSSIAN - 5 gal. Shrub/Perennial Installed (on map 21.7)	\$58.58	\$117.16
7.00	EACH	MAPLE, AUTUMN BRILLIANCE -2" Deciduous Tree Installed (22,23,36 on map)	\$895.51	\$6,268.56

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
2333 W Oxford Ave, Sheridan, CO 80110-4340 ph. (303) 761-9262 fax (303) 761-9023

Proposal for Extra Work at GGMD punch list work

25.00	EACH	JUNIPER, BUFFALO- 5 gal. Shrub/Perennial Installed (on map 26,26.5,34.5,35.5,37.5,39)	\$86.60	\$2,164.88
8.00	EACH	SHRUB, POTENTILLA - 5 gal. Shrub/Perennial Installed (replace shrub in location 34, 35.5 on map)	\$56.43	\$451.40
2.00	EACH	SHRUB, BURNING BUSH DWARF - 5 gal. Shrub/Perennial Installed (replace shrub in location 35.5 on map)	\$71.51	\$143.02
4.00	EACH	PINE, MUGO WHITE BUD- 3 gal. Shrub/Perennial Installed (on map 37.7,43)	\$110.30	\$441.20
16.00	EACH	GRASS, MORNING LIGHT MISCANTHUS- 5 gal. Shrub/Perennial Installed (on map 38)	\$101.68	\$1,626.88
23.00	EACH	BARBERRY, CRIMSON PYGMY- 5 gal. Shrub/Perennial Installed (on map 38,46)	\$87.67	\$2,016.47
3.00	EACH	JUNIPER, BLUE POINT -7 gal. Shrub/Perennial Installed	\$315.26	\$945.77

For internal use only

SO# 8267114
JOB# 400400000
Service Line 130

Total Price \$43,850.00

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This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
2333 W Oxford Ave, Sheridan, CO 80110-4340 ph. (303) 761-9262 fax (303) 761-9023

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

		Project Manager	
Signature		Title	
Gary Hawkins		October 31, 2023	
Printed Name		Date	
BrightView Landscape Services, Inc. "Contractor"			
		Landscape Designer, Degreed	
Signature		Title	
Leigh DuFresne		October 31, 2023	
Printed Name		Date	
Job #:	400400000		
SO #:	8267114	Proposed Price:	\$43,850.00

Exclusions And Qualifications

Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

Scope of Work/ Project Specifications

- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)



"WE FENCE COLORADO"

SINCE 1980

3031 HIGHWAY 119
LONGMONT, COLORADO 80504
(303) 651-5700
FAX (303) 651-5740

October 27th, 2023

Lennar Homes
9193 S Jamaica Street, 4th Floor
Englewood, CO 80112

Attn: Gary Hawkins - Gary.hawkins@lennar.com

Re: Green Gables Closeout

Cut relief joints every 4' at hand rail locations and caulk. Apply quickwall reinforced surface stucco to the existing cap.

Cost: \$9,900

Repair cracked stucco areas on monuments with quickwall reinforced surface stucco.

Cost: \$15,850

On the monument post locations we recommend adding a precast cap at top of wall and on rake to help prevent water penetration.

Cost: \$6,600

Replace/ Reinstall mortar and missing stones on monuments.

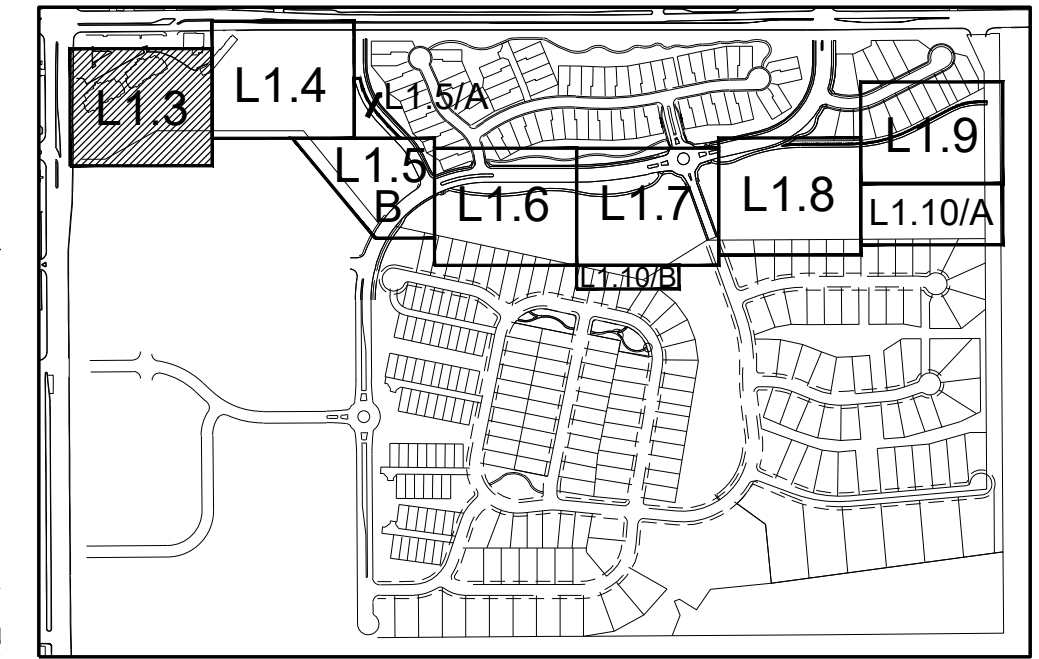
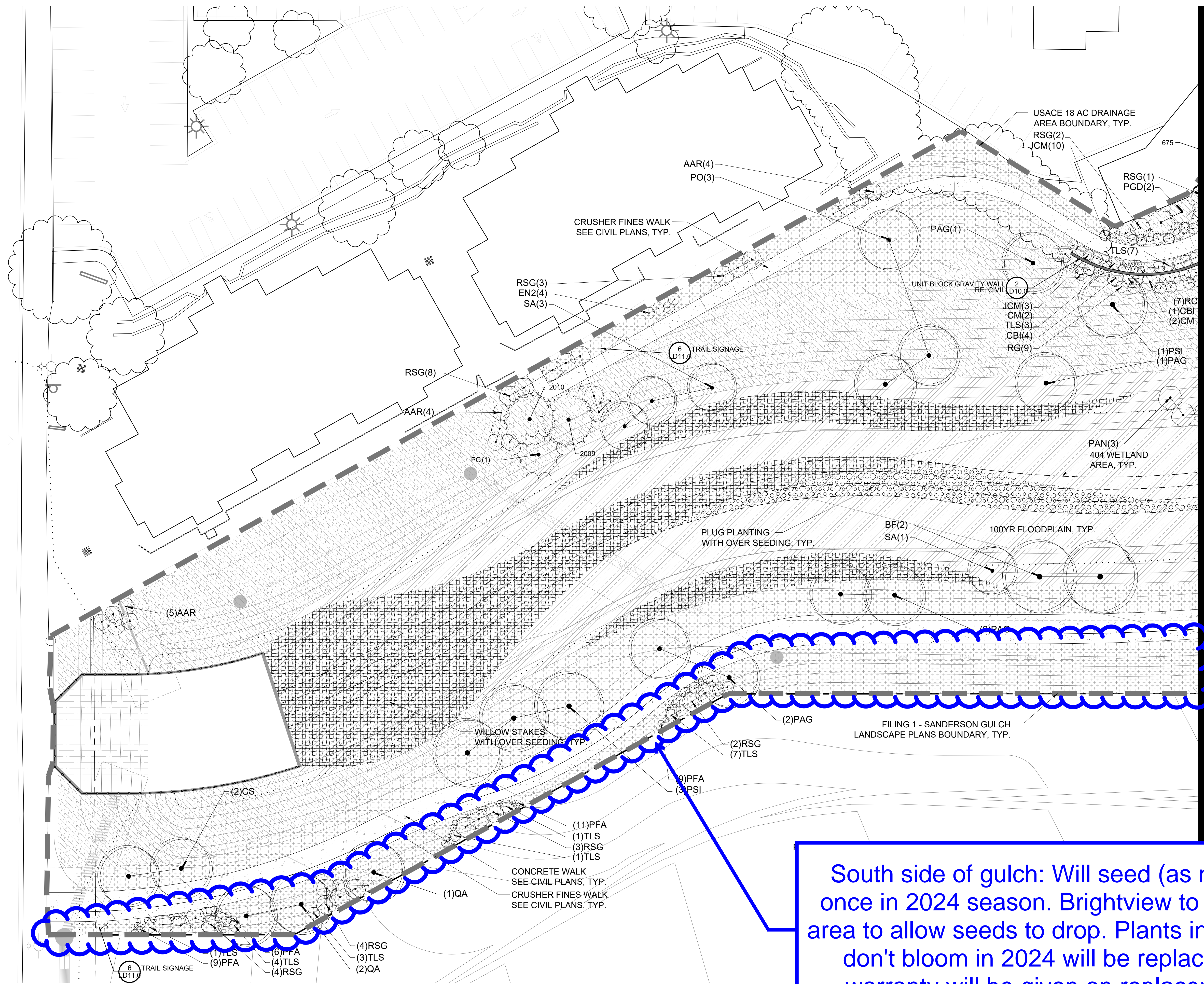
Cost: \$875

*****Pricing good through April 2024*****

If you have any questions, please call.

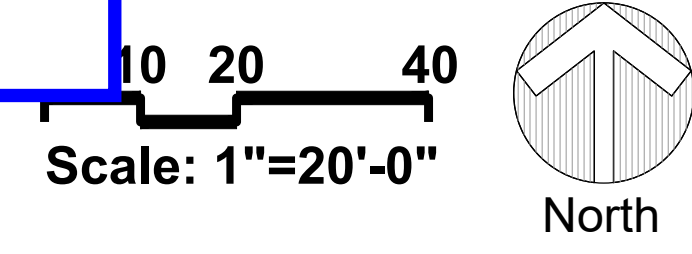
Best Regards,

Christian Benson/ Production



- LEGEND**
- PROPERTY LINE
 - - - EASEMENTS
 - R.O.W.
 - CONTOURS
 - 100YR FLOODPLAIN
 - FILING 1 "SANDERSON GULCH" L.O.W.
 - CONCRETE WALL
 - METAL FENCE
 - RETAINING WALL
 - EXISTING TREE TO REMAIN
 - PROPOSED TREE
 - PROPOSED ORNAMENTAL TREES
 - RELOCATED TREE*
 - PROPOSED SHRUB
 - PROPOSED ORN. GRASS / PERENNIALS
 - ENHANCED NATIVE TURF
 - RIPARIAN UPLAND NATIVE SEED MIX
 - UPLAND NATIVE SEED
 - WETLAND PLUGS
 - WILLOW STAKES
 - WETLAND SEED MIX
 - WETLAND SEED MIX 2
 - DROP STRUCTURE RE: CIVIL PLANS
- *RELOCATED TREES: TO BE DETERMINED. IF ONSITE TREES ARE UNAVAILABLE FOR TRANSPLANT NEW TREES WILL BE SUPPLIED TO MEET THE LANDSCAPE REQUIREMENTS.
- TRANSPLANTED TREES ARE LABELED WITH "TREE TAG # - SPECIES". EXAMPLE: 123-PN.

South side of gulch: Will seed (as needed) once in 2024 season. Brightview to not mow area to allow seeds to drop. Plants in area that don't bloom in 2024 will be replaced. No warranty will be given on replacements.



LANDSCAPE ARCHITECT		DEVELOPER	
GREEN GABLES		FILING 1 - SANDERSON GULCH	
LANDSCAPE PLANS		JEFFERSON COUNTY, COLORADO	
PLANTING LAYOUT		LANDSCAPE PLANS	
DATE 02.19.2016		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING	
FILE		DATE	
DWG		FILE	
SHEET L3.2		DWG	

SEE SHEET L1.4

