



WEST LINCOLNWAY STREETSCAPE FENCE | LANDSCAPE | IRRIGATION PLANS OF RECORD FOR CHEYENNE MPO



Plans Prepared By:

greenscape
DESIGNS

PLANNING | LANDSCAPE ARCHITECTURE | IRRIGATION

Fort Collins CO | 970.631.2822

www.greenskapedesignstudio.com



RESOLUTION NO. 5480

**ENTITLED: "A RESOLUTION APPROVING THE "WEST LINCOLNWAY
STREETSCAPE PLANS (LANDSCAPE AND FENCE)"**

WHEREAS, The Governing Body of the City of Cheyenne, the Economic Development Organizations consisting of Cheyenne LEADS, Chamber of Commerce, and Visit Cheyenne, the City Urban Planning, the Cheyenne MPO, and numerous business owners and developers have recognized the importance of streetscape enhancements to the economic health of the community; and

WHEREAS, the Cheyenne Metropolitan Planning Organization (MPO) programmed \$25,000 in its FY '12 Unified Planning Work Program to create a landscape and fencing plan for the W. Lincolnway corridor- southside between the BNSF overpass and the I-80 overpass which has been titled *West Lincolnway Streetscape Plan (Landscape and Fence)*; and

WHEREAS, the Cheyenne MPO retained Greenscape Designs LLC, a landscape architecture firm, on March 20, 2012 to produce landscape design plans and construction plans for the south side of West Lincolnway; and

WHEREAS, completion of required extensive cooperation and assistance of partners including: WYDOT, Union Pacific Railroad, City of Cheyenne, Economic Development & Business Organizations and members of the MPO Citizens Advisory Committee; and

WHEREAS, one adjacent business, Tyrrell Doyle Chevrolet, has agreed to contribute \$5000 to the cost of the *West Lincolnway Streetscape Plan (Landscape and Fence)*; and

WHEREAS, the partnership of LEADS, Cheyenne Chamber, Visit Cheyenne and Kiwanis Landscaping Committee has agreed to contribute \$20,000 to the project; and

WHEREAS, a public meeting was held on October 1, 2012, and advertising for the event consisted of post cards to all tenants and landowners along the corridor, notices on the MPO website and in the local newspaper, and also two one-on-one meetings, several email and telephone communications were made with landowners on the corridor; and

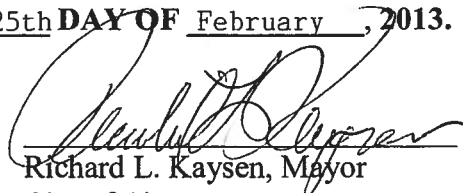
WHEREAS, the Cheyenne MPO Citizen's Advisory and Technical Committee reviewed the Plan and recommended adoption.

WHEREAS, the City of Cheyenne Planning Commission held a Public Meeting on January 22, 2013, and accepted public comments, and recommended the approval of *West Lincolnway Streetscape Plan (Landscape and Fence)* to the Governing Body of the City of Cheyenne.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF
THE CITY OF CHEYENNE, WYOMING:**

THAT, the *West Lincolnway Streetscaping Plan (Landscape and Fence)* dated January 8, 2013 prepared by Greenscape Design LLC is hereby approved.

PRESENTED, READ AND ADOPTED THIS 25th DAY OF February, 2013.


Richard L. Kaysen, Mayor
City of Cheyenne

(Seal)

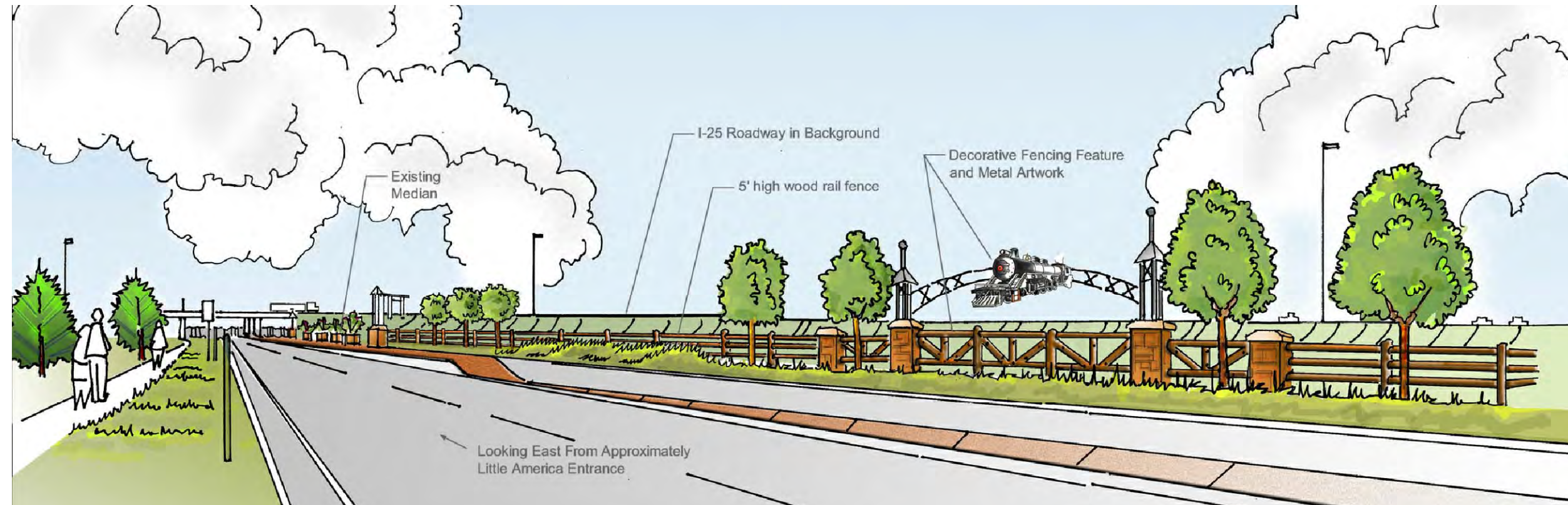
ATTEST:



Carol Intlekofer, City Clerk

WEST LINCOLNWAY STREETSCAPE

South Side Fence and Landscape Plans - Final Planning Documents



CLIENT:
Cheyenne MPO
2101 O'Neil, Room 205
Cheyenne, WY 82001
Phone: 307.638.4366
Contact: Nancy Olson

STEERING COMMITTEE:
Cheyenne MPO
Wyoming Dept. of Transportation
Union Pacific Railroad
City of Cheyenne
Kiwanis Median Landscape Committee

CONSULTANT:
Greenscape Designs LLC
PO Box 1867
Fort Collins, CO 80522
Phone: 970.631.2822
Contact: Jennifer Gardner



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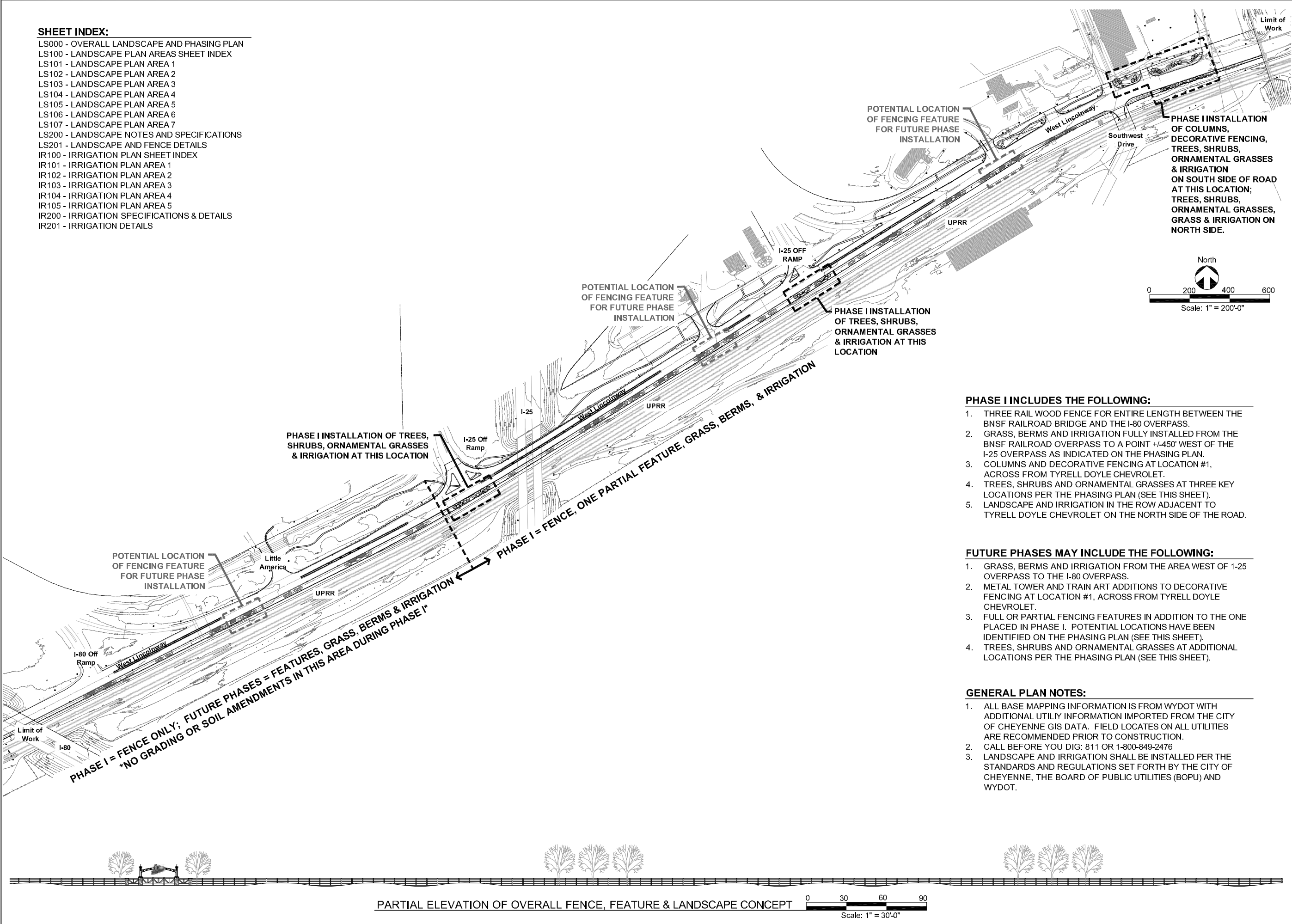


FHWA DISCLAIMER:

"The preparation of this report has been financed in part through grant[s] from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the State Planning and Research Program, Section 505 [or Metropolitan Planning Program, Section 104(f)] of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation."

SHEET INDEX:

- LS000 - OVERALL LANDSCAPE AND PHASING PLAN
LS100 - LANDSCAPE PLAN AREAS SHEET INDEX
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LS103 - LANDSCAPE PLAN AREA 3
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LS106 - LANDSCAPE PLAN AREA 6
LS107 - LANDSCAPE PLAN AREA 7
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LS201 - LANDSCAPE AND FENCE DETAILS
IR100 - IRRIGATION PLAN SHEET INDEX
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IR105 - IRRIGATION PLAN AREA 5
IR200 - IRRIGATION SPECIFICATIONS & DETAILS
IR201 - IRRIGATION DETAILS



PHASE I INCLUDES THE FOLLOWING:

1. THREE RAIL WOOD FENCE FOR ENTIRE LENGTH BETWEEN THE BNSF RAILROAD BRIDGE AND THE I-80 OVERPASS.
2. GRASS, BERMS AND IRRIGATION FULLY INSTALLED FROM THE BNSF RAILROAD OVERPASS TO A POINT +/-450' WEST OF THE I-25 OVERPASS AS INDICATED ON THE PHASING PLAN.
3. COLUMNS AND DECORATIVE FENCING AT LOCATION #1, ACROSS FROM TYRELL DOYLE CHEVROLET.
4. TREES, SHRUBS AND ORNAMENTAL GRASSES AT THREE KEY LOCATIONS PER THE PHASING PLAN (SEE THIS SHEET).
5. LANDSCAPE AND IRRIGATION IN THE ROW ADJACENT TO TYRELL DOYLE CHEVROLET ON THE NORTH SIDE OF THE ROAD.

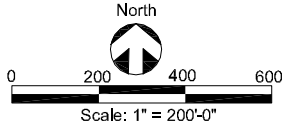
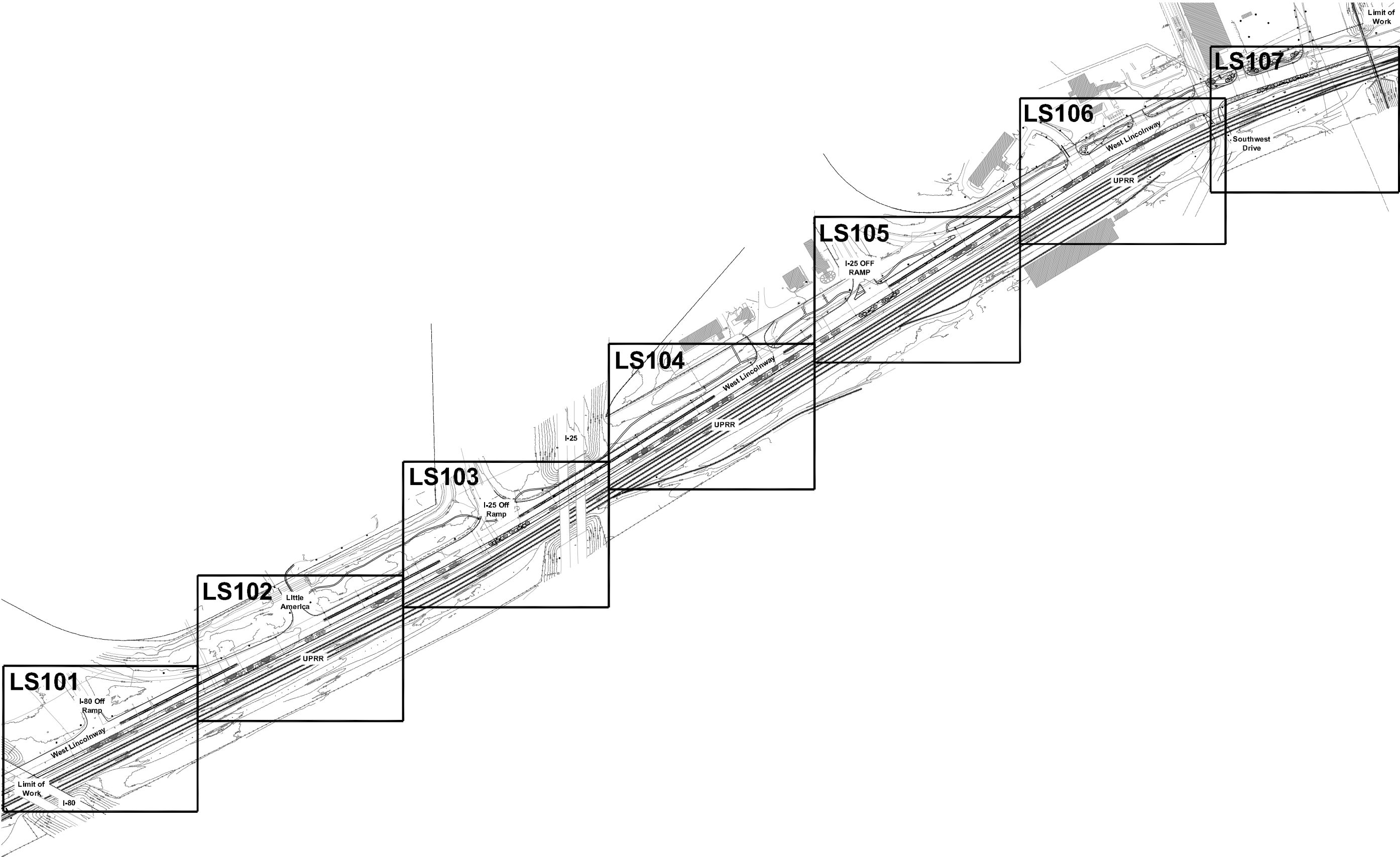
FUTURE PHASES MAY INCLUDE THE FOLLOWING:

1. GRASS, BERMS AND IRRIGATION FROM THE AREA WEST OF I-25 OVERPASS TO THE I-80 OVERPASS.
2. METAL TOWER AND TRAIN ART ADDITIONS TO DECORATIVE FENCING AT LOCATION #1, ACROSS FROM TYRELL DOYLE CHEVROLET.
3. FULL OR PARTIAL FENCING FEATURES IN ADDITION TO THE ONE PLACED IN PHASE I. POTENTIAL LOCATIONS HAVE BEEN IDENTIFIED ON THE PHASING PLAN (SEE THIS SHEET).
4. TREES, SHRUBS AND ORNAMENTAL GRASSES AT ADDITIONAL LOCATIONS PER THE PHASING PLAN (SEE THIS SHEET).

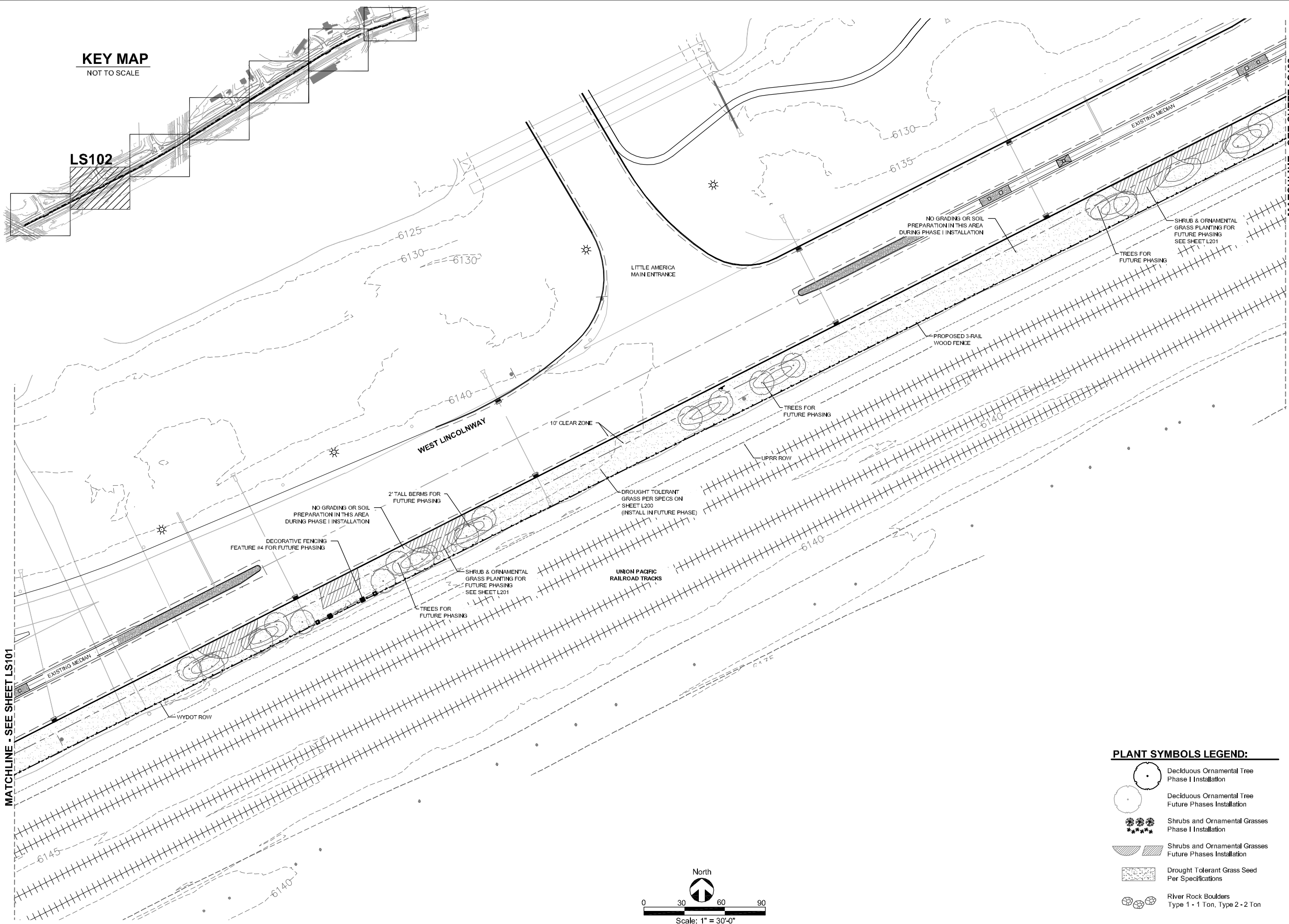
GENERAL PLAN NOTES:

1. ALL BASE MAPPING INFORMATION IS FROM WYDOT WITH ADDITIONAL UTILITY INFORMATION IMPORTED FROM THE CITY OF CHEYENNE GIS DATA. FIELD LOCATES ON ALL UTILITIES ARE RECOMMENDED PRIOR TO CONSTRUCTION.
2. CALL BEFORE YOU DIG: 811 OR 1-800-849-2476
3. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED PER THE STANDARDS AND REGULATIONS SET FORTH BY THE CITY OF CHEYENNE, THE BOARD OF PUBLIC UTILITIES (BOPU) AND WYDOT.

NO.	REVISION	DATE
1	Final Submittal for Planning Commission	01/08/13
2	Final Planning Set for MPO Record	05/13/13
NOT FOR CONSTRUCTION		
PROJECT: WEST LINCOLNWAY STREETSCAPE		
DRAWING TITLE: SOUTH SIDE LANDSCAPE & FENCE PLANS		
OVERALL LANDSCAPE AND PHASING PLAN		
DRAWN BY: JG & BI		
DATE: 01/08/13		
JOB NUMBER: GD1201		
SHEET NUMBER: LS000		



PROJECT: WEST LINCOLNWAY STREETSCAPE SOUTH SIDE LANDSCAPE & FENCE PLANS LANDSCAPE PLAN AREAS - SHEET INDEX		REVISION		DATE
		NO.	REVISION	DATE
		1	Final Submittal for Planning Commission	01.08.13
		2	Final Planning Set for MPO Record	05.13.13
DRAWN BY: JG & BI				
DATE: 01/08/13				
JOB NUMBER: GD1201				
SHEET NUMBER: LS100				

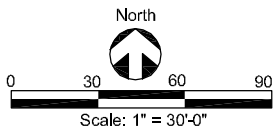


KEY MAP
NOT TO SCALE

LS102

MATCHLINE - SEE SHEET LS101

MATCHLINE - SEE SHEET LS103



- PLANT SYMBOLS LEGEND:**
- Deciduous Ornamental Tree Phase I Installation
 - Deciduous Ornamental Tree Future Phases Installation
 - Shrubs and Ornamental Grasses Phase I Installation
 - Shrubs and Ornamental Grasses Future Phases Installation
 - Drought Tolerant Grass Seed Per Specifications
 - River Rock Boulders Type 1 - 1 Ton, Type 2 - 2 Ton

NOT FOR CONSTRUCTION

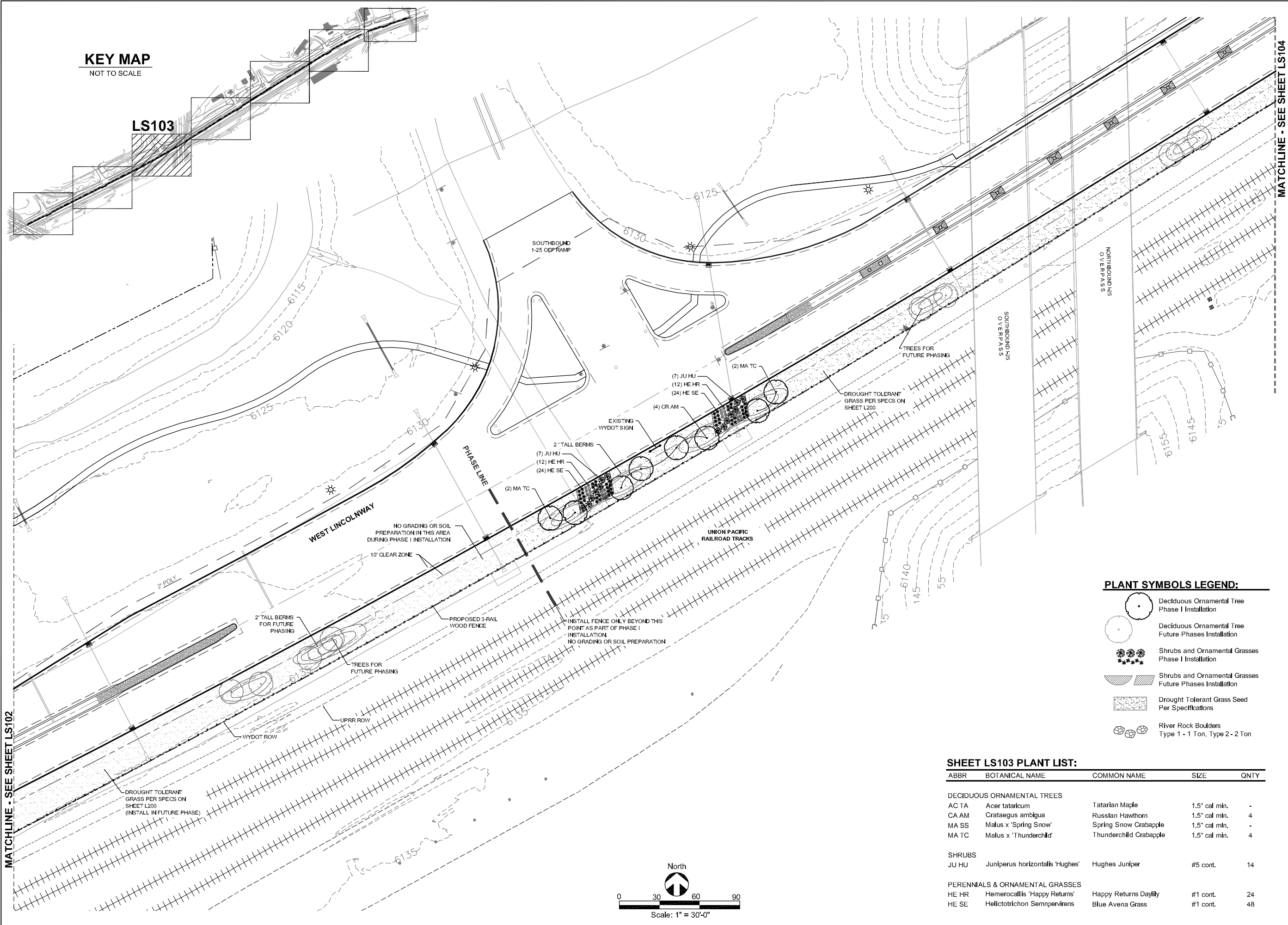
WEST LINCOLNWAY STREETSCAPE
SOUTH SIDE LANDSCAPE & FENCE PLANS
 LANDSCAPE PLAN AREA 2

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DRAWN BY:	JG & BI
DATE:	01/08/13
JOB NUMBER:	GD1201
SHEET NUMBER:	LS102

NO.	REVISION	DATE
1	Final Submittal for Planning Commission	01.08.13
2	Final Planning Set for MPO Record	05.13.13



KEY MAP

NOT TO SCALE

LS103

MATCHLINE - SEE SHEET LS104

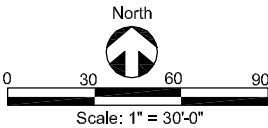
MATCHLINE - SEE SHEET LS102

PLANT SYMBOLS LEGEND:

- Deciduous Ornamental Tree Phase I Installation
- Deciduous Ornamental Tree Future Phases Installation
- Shrubs and Ornamental Grasses Phase I Installation
- Shrubs and Ornamental Grasses Future Phases Installation
- Drought Tolerant Grass Seed Per Specifications
- River Rock Boulders Type 1 - 1 Ton, Type 2 - 2 Ton

SHEET LS103 PLANT LIST:

ABBR	BOTANICAL NAME	COMMON NAME	SIZE	QNTY
DECIDUOUS ORNAMENTAL TREES				
AC TA	Acer tataricum	Tatarian Maple	1.5" cal min.	-
CA AM	Crataegus ambigua	Russlan Hawthorn	1.5" cal min.	4
MA SS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" cal min.	-
MA TC	Malus x 'Thunderchild'	Thunderchild Crabapple	1.5" cal min.	4
SHRUBS				
JU HU	Juniperus horizontalis 'Hughes'	Hughes Juniper	#5 cont.	14
PERENNIALS & ORNAMENTAL GRASSES				
HE HR	Heimerocallis 'Happy Returns'	Happy Returns Daylily	#1 cont.	24
HE SE	Helictotrichon Sempervirens	Blue Avena Grass	#1 cont.	48



NOT FOR CONSTRUCTION

WEST LINCOLNWAY STREETSCAPE
SOUTH SIDE LANDSCAPE & FENCE PLANS

LANDSCAPE PLAN AREA 3

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DRAWN BY: JG & BI

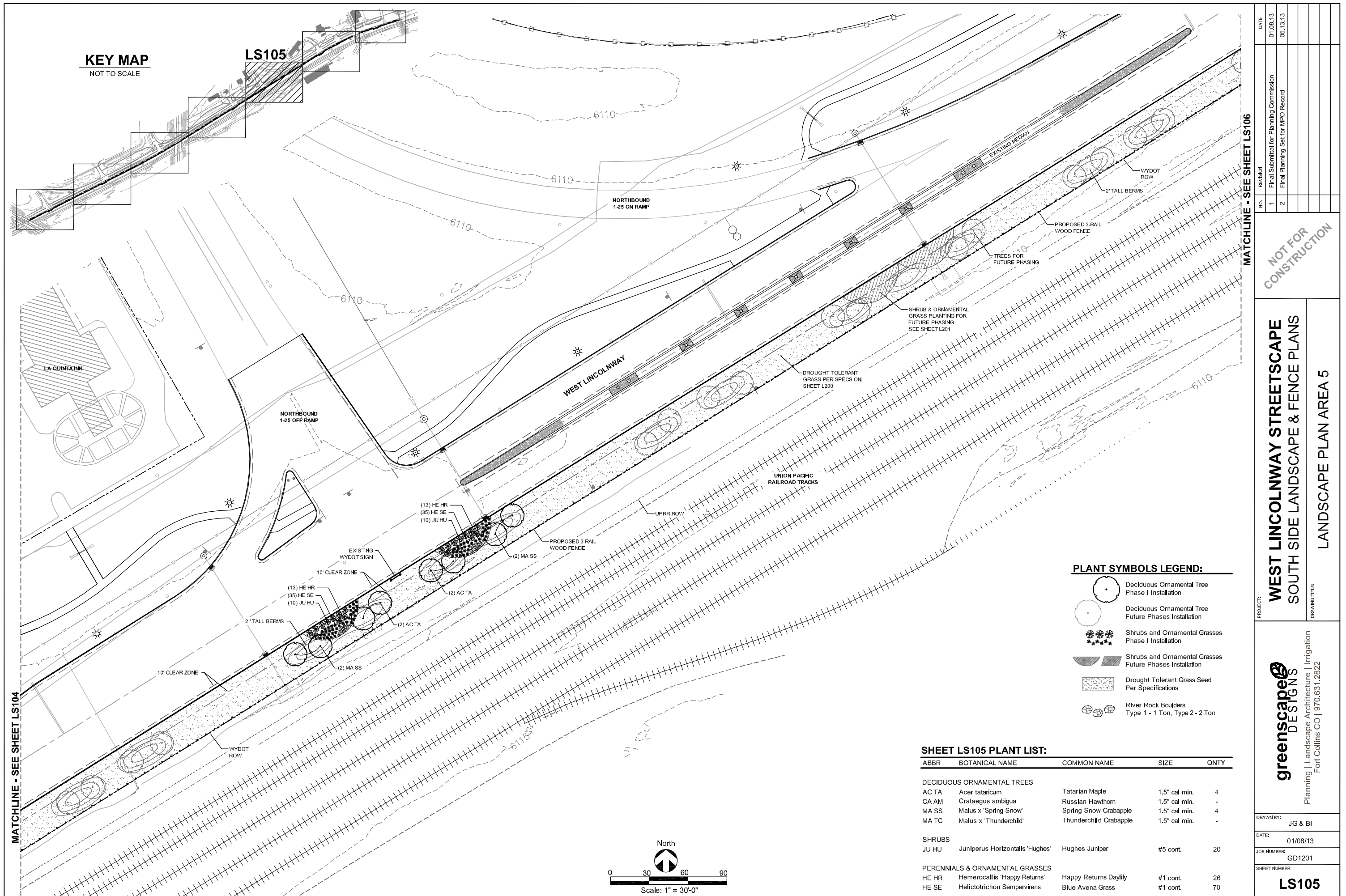
DATE: 01/08/13

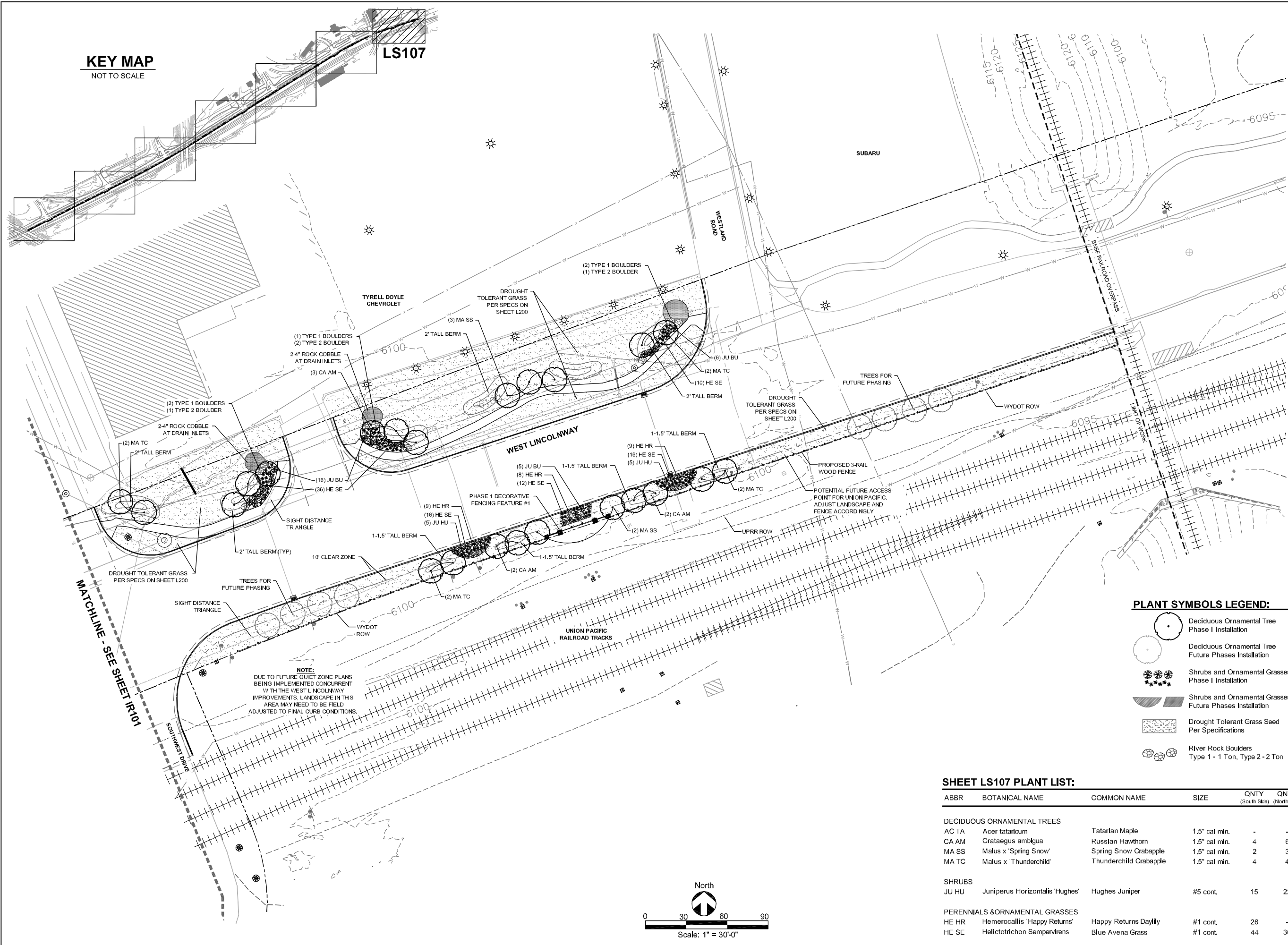
JOB NUMBER: GD1201

SHEET NUMBER

LS103

NO.	REVISION	DATE
1	Final Submittal for Planning Commission	01.08.13
2	Final Planning Set for MPO Record	05.13.13





NO.

1

REVISION

Final Submittal for Planning Commission

DATE

01.08.13

NO.

2

REVISION

Final Planning Set for MPO Record

DATE

05.13.13

PROJECT:

WEST LINCOLNWAY STREETSCAPE
SOUTH SIDE LANDSCAPE & FENCE PLANS

DRAWING TITLE:

LANDSCAPE PLAN AREA 7

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DRAWN BY:

JG & BI

DATE:

01/08/13

JOB NUMBER:

GD1201

SHEET NUMBER:

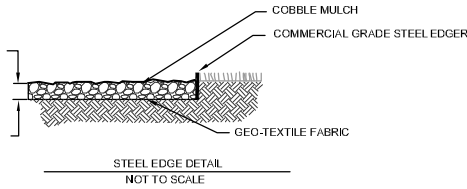
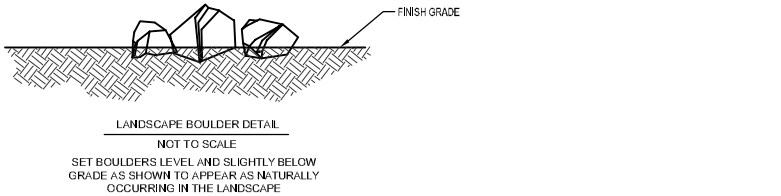
LS107

SHEET LS107 PLANT LIST:

ABBR	BOTANICAL NAME	COMMON NAME	SIZE	QNTY (South Side)	QNTY (North Side)
DECIDUOUS ORNAMENTAL TREES					
AC TA	Acer tataricum	Tatarian Maple	1.5" cal min.	-	-
CA AM	Crataegus ambigua	Russian Hawthorn	1.5" cal min.	4	6
MA SS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" cal min.	2	3
MA TC	Malus x 'Thunderchild'	Thunderchild Crabapple	1.5" cal min.	4	4
SHRUBS					
JU HU	Juniperus Horizontalis 'Hughes'	Hughes Juniper	#5 cont.	15	22
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Heemerocallis 'Happy Returns'	Happy Returns Daylily	#1 cont.	26	-
HE SE	Helictotrichon Sempervirens	Blue Avena Grass	#1 cont.	44	36

PLANT LIST ALL SHEETS:

ABBR	BOTANICAL NAME	COMMON NAME	SIZE	QNTY (South Side)	QNTY (North Side)
DECIDUOUS ORNAMENTAL TREES					
AC TA	Acer tataricum	Tatarian Maple	1.5" cal min.	4	-
CA AM	Crataegus ambigua	Russian Hawthorn	1.5" cal min.	8	6
MA SS	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" cal min.	6	3
MA TC	Malus x 'Thunderchild'	Thunderchild Crabapple	1.5" cal min.	8	4
SHRUBS					
JU HU	Juniperus Horizontalis 'Hughes'	Hughes Juniper	#5 cont.	49	22
PERENNIALS & ORNAMENTAL GRASSES					
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 cont.	76	-
HE SE	Helictotrichon Sempervirens	Blue Avena Grass	#1 cont.	162	36

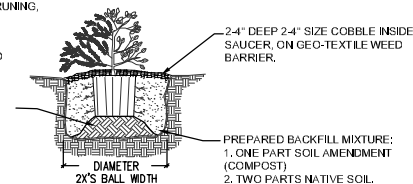


PRUNE DEAD OR DAMAGED BRANCHES PRIOR TO PLANTING. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB.

SPACE PLANTS ACCORDING TO WIDTH ON PLANT SCHEDULE.

MOUND COMPACTED BACKFILL UNDER ROOTBALL OR SET ON UNDISTURBED SOIL.

REMOVE ALL CONTAINERS, BASKETS, WIRE ETC. FROM ROOTBALL

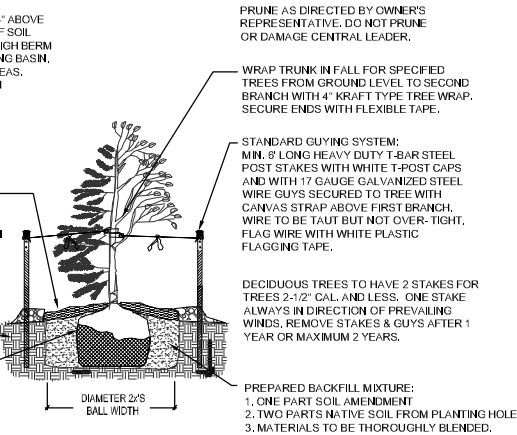


SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE: SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS.

KEEP 4' DIA. AREA AROUND EACH TREE FREE OF VEGETATION BY APPLICATION OF ROUNDUP OR WEEDING BY HAND. DO NOT USE BROADLEAF SPRAY WITHIN TREE DRIFTLINE.

UNDISTURBED SOIL
SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE TOP 2/3 OF WIRE, TWINE & BURLAP AND BACKFILL.



MAINTENANCE AND PLANTING NOTES:

- The practices of the City of Cheyenne Forestry Department will serve as the standard for planting and maintenance for all trees in the public rights-of-way; Forestry Department standard practices apply whether the work is performed for the City contractually, by the City, or by private entities or individuals.
- As per city code, a permit must be obtained from the City Forestry Division before any planting, pruning, removal, or destruction of any tree, shrub, or hedge in or upon the public right-of-way. All work requiring a permit shall be conducted in a manner as to cause the least possible interference with or annoyance to others. Pedestrian and vehicular traffic shall be allowed to pass through the work areas only under conditions of safety and with as little inconvenience and delay as possible.
- Maintenance of ground-level streetscape improvements including landscape, irrigation and fencing, shall be the responsibility of the City of Cheyenne for all areas describe in the plans herein. The City of Cheyenne will install and maintain all improvements on the south side of West Lincolnway. All improvements on the north side of West Lincolnway will be installed by the City of Cheyenne.
- Mowing shall not interfere with the use of streets and sidewalks and shall meet the provisions of the City nuisance and weed ordinance.
- Turf should be maintained within the designated planting area, mulch in shrub beds should be free of weeds.
- Landscaped area should be kept as similar to its initial appearance as possible.
- Maintain slopes on berms at 4:1 or less for mowing purposes.
- Fence shall be stained-every 2 years or as needed.
- Insure irrigation rates for new trees in turf areas are adequate during establishment even when that is greater than water demand for turf. Trees in turf zones shall be planted in 4-foot diameter rings.
- Keep tree rings free of weeds, grass and other vegetation to minimize competition for water.
- Inspect new plantings on a regular basis and remove dead, broken and diseased branches. Remove sprout growth from stems and root collars early in the growing season.
- Evaluate mulch in shrub beds on an annual basis.
- Remove all nursery or other tags from plants and landscape materials. Remove tree wrap and stakes the next spring season after planting.
- Dead plants should be replaced, clippings and trash removed, mulch and plants shall be replaced as they diminish and or die off. It is estimated that there will be a 25% die off of plant material due to the harsh conditions along this site.
- Inspect trees, shrubs and ornamental grasses for diseases damage and insects. Control measures shall be implemented when necessary following Integrated Pest Management (IPM) practices.
- Prune trees for shape, remove dead or broken branches.
- Cutback ornamental grasses by 1/2 to 2/3 in early spring, (March to early April) before new growth appears. Fertilize plant material as needed. Spray broadleaf weeds as necessary to avoid infestation. It may be necessary to spray Russian Thistle (tumbleweed) on the outside (south) edge of the fence, (within the Union Pacific ROW) to keep the invasive weeds out of the WYDOT right-of way. Russian Thistle does not respond to mowing.
- Maintenance to include trash pickup and vandalism repair equipment repairs and costs (mowers, trimmers, trailer, pickup etc.) and personnel to be included in the cost of maintenance.
- Irrigation times and installations should occur per City requirements.
- Shrub beds shall be mulched with 2-4" cobble, in 4" deep beds on geo-textile weed barrier. Shrub beds to be edged with 3/16" x 4" x 12' commercial grade steel edge or approved equal.
- In the case of a discrepancy between the plant schedule and the plan, the plan will supercede the plant schedule.
- Irrigation should be checked every 2-3 weeks to make sure system is working. Adjust timing as necessary especially during times of high heat or with new plantings. Perform irrigation repairs as necessary. Maintain irrigation standards. Newly planted trees require additional irrigation for 2 to 3 years. Particularly during the first year this can exceed water demand of turf. New trees should receive 1 inch of irrigation per week during the first growing season, applied over the root system. Normal turf irrigation is generally adequate (1 inch per week) for the second and third year. 15 inches of supplemental irrigation per growing season is adequate after establishment. Irrigation times should occur per City requirements.
- All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards" as well as local codes and regulations. All plant stock shall be individually tagged as to name and size in accordance with standard practice.
- All plantings may be subject to field adjustment as necessary due to encountered site constraints, storm sewer, water, sanitary sewer facilities, electrical appurtenances, and any other fixed improvements.
- Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliated, free of disease, injury, defects, insects weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader.
- Quality Assurance: Use adequate numbers of workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this session.
- Notification: The contractor shall review the drawings prior to installation and notify the Owner's Representative of any discrepancies prior to proceeding with any work.
- Substitutions: Only approved by the Landscape Architect. Substitutions not approved by the Landscape Architect may not be accepted during final walk through.
- Guarantee and Acceptance: All plant material shall be guaranteed by the contractor for one full year from final acceptance. During the acceptance and warranty period the contractor shall provide general maintenance of all items installed by said contractor, including to replace any plant material that is not in good condition and producing new growth. Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil delivery.

SOIL PREPARATION AND SEEDING NOTES:

- SEED MIX:
Shall be approved by the Project Manager, Project Engineer, or Construction Manager based on the activity to take place planned irrigation method and maintenance to be performed in the area being seeded.

SEED MIX TO CONTAIN:
Chewings Fescue 35%
Creeping Red Fescue 30%
Hard Fescue 25%
Blue Fescue 10%

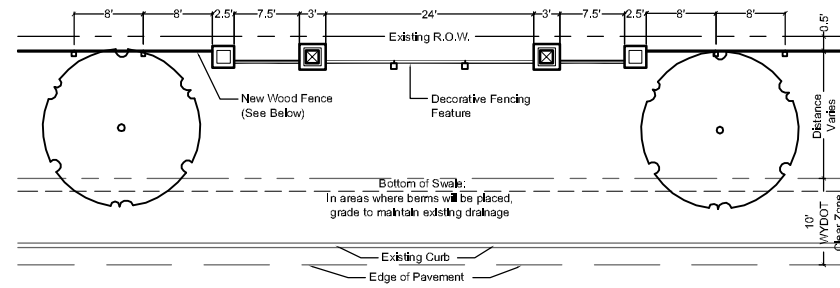
SEEDING RATE:
Drilled: 264-352 lbs/acre (6-8 lbs/1000 sq.ft.)
Broadcast at double the rate when drilling is not feasible
- Soil tests shall be conducted by a certified or qualified soils testing lab. Soil samples shall be taken at several locations throughout the site.
- If the site is undisturbed, topsoil is to be stripped to a 6-inch depth, or to topsoil depth as determined by field inspection. Stockpile and re-spread stripped topsoil over landscape areas after rough grades are established. If site has been disturbed, or sufficient topsoil is not available, topsoil is to be imported to achieve 6-inch depth in all landscaped areas.
- Soil amendment to be certified organic material or approved equal.
- Locate all utilities prior to trenching and protect from damage. Accept rough grading from other contractors per approved plans.
- Protect existing trees, landscaping, existing structures, fences, sidewalks, utilities, paving, curbs, and other features remaining as final work during construction.
- Grub and remove unsuitable woody and rock material present in the surface grade. Take precautions to accommodate proper drainage and flow during and after grading and soil preparation.
- Prior to soil preparation, all areas showing undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.
- Rip to 6-inch depth with agriculture subsoiler in all areas to receive plantings. Remove all objects greater than 2 inches in diameter. Spread 6 inches topsoil over entire landscaped area, except in the drip line of existing trees, and grade to smooth and even lines. Establish berms, swales and drainage as required per plans.
- Evenly distribute soil amendment at rate of 3 cubic yards per 1,000 square feet of area, or 1-inch depth over the entire area to be prepared; alter rate if soils test recommends otherwise. Till amendments into top 6 inches of soil. Compact to a firm, but not hard density (80% of Standard Proctor Density at +/-2% optimum moisture). Trim finish grade elevations adjacent to paved areas or back of curb to 1 inch below pavement finish grade.
- Entire site area to receive planting shall be prepped per above recommendations as well as graded to final grades prior to installation of any plant material.
- Seed shall be of fresh, clean, new crop seed composed of the varieties approved by the City with tested minimum percentages of purity and germination clearly labeled on the package.
- Apply 8 pounds of a balanced fertilizer with a chemical analysis of 10-25-12 per 1,000 square foot of seeded area (or an approved equal per manufactures specification). Fertilizer may be broadcast before drilling and tilled into the soil or applied with the hydromulch in a granular coated form.
- Do not sow seed in windy weather or when ground is frozen or otherwise untillable. Use Brillion type drill or hydraulic seeding methods. Hydraulic seeding will be used in areas that are not accessible for machine methods.
- Seeding shall occur in spring from mid-March through mid-April and or in fall from late August through September.
- Hydromulch drilled seed with a slurry of cellulose wood fiber mulch and tackifier. Wood cellulose fibers and tackifier must become evenly dispersed with the proportionate quantities of water and other approved materials to form a homogenous slurry mix in the slurry tank. Perennial rye seed may be added to the slurry mix at a rate 1/2 lb / 1000sq.ft. to act as a nurse crop to protect slower germinating grasses.
- Fiber mulch shall be applied at the rate of 2,000 pounds per acre or per manufacturer's recommendation. immediately after seeding and mulching. water seeded area slightly, but with care so that no erosion takes place and no gullies are formed. Water a minimum of three times a day.
- Water and keep seeded area moist until turf is established. Sloped areas should be hand watered until turf is established to prevent erosion; water these areas more often but for shorter periods of time.
- Remove all hydromulch and other mulch materials from all plant materials, fences, concrete and other areas except for seed bed.
- Provide and install barriers as required to protect seeded areas from pedestrian and vehicular damage. Provide signage if needed.
- Warrant seeded areas for consistency and completion of coverage.
- Re-seed as needed to ensure a successful stand of grass that is acceptable to the City. Once a vigorously growing stand of grass is achieved with a minimal amount of weeds, the request for Construction Acceptance may be made.

NOT FOR
CONSTRUCTION

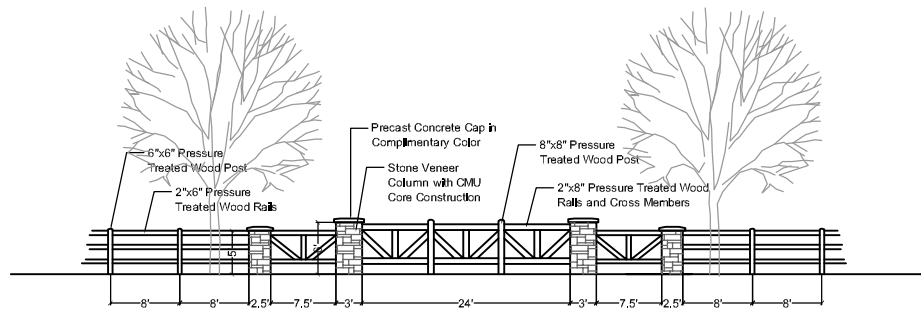
PROJECT: WEST LINCOLNWAY STREETSCAPE
SOUTH SIDE LANDSCAPE & FENCE PLANS
DRAWING TITLE: LANDSCAPE NOTES AND SPECIFICATIONS

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DESIGNS
Planning | Landscape Architecture | Irrigation
Fort Collins CO | 970.631.2822

DRAWN BY: JMG
DATE: 01/08/13
JOB NUMBER: GD1201
SHEET NUMBER: LS200

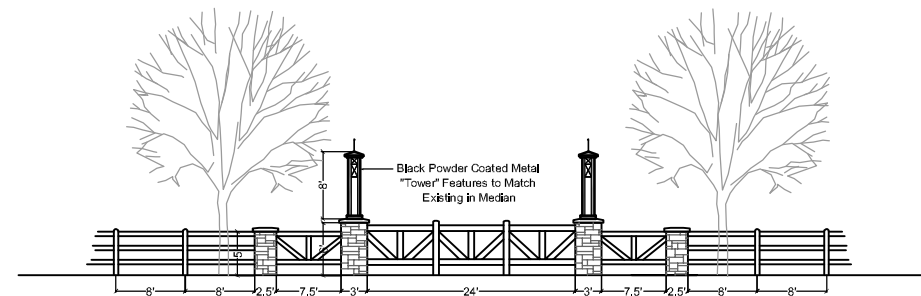


FENCE & DECORATIVE FEATURE - PLAN VIEW



FENCE & DECORATIVE FEATURE ELEVATION - PROPOSED PHASE I

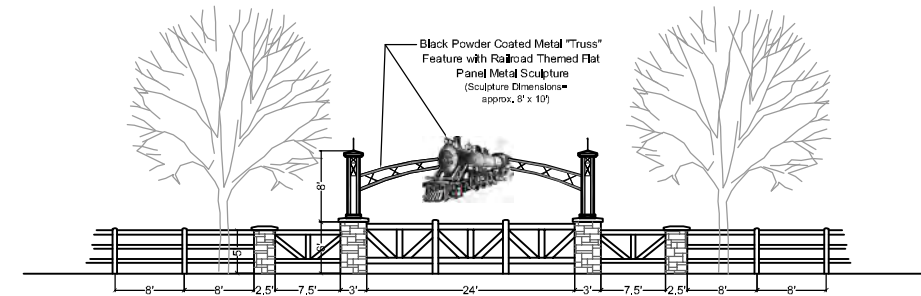
Install Columns and Decorative Fencing Only
Provide Fasteners for Future Metalwork Installation



DECORATIVE FEATURE ELEVATION - PHASE II

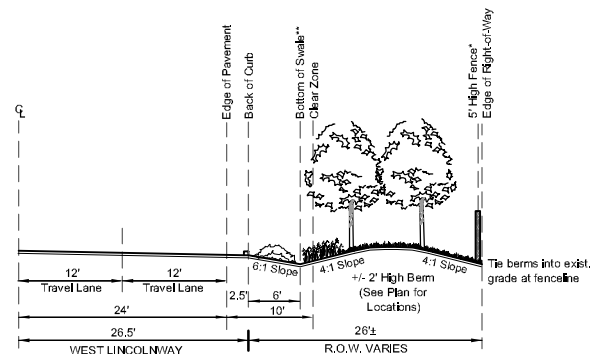
Install Towers Atop Columns

**NOTE: Phase II & III of Decorative Feature Installation can be Combined*



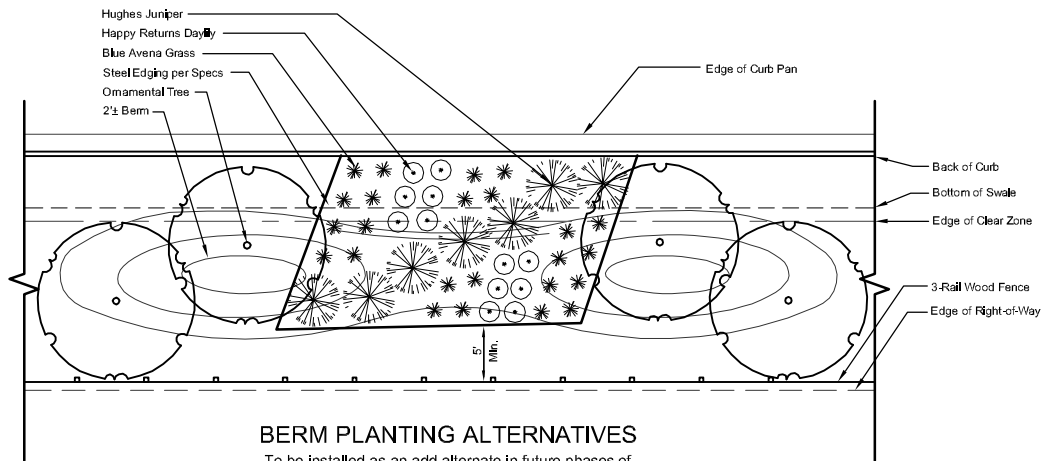
DECORATIVE FEATURE ELEVATION - PHASE III

Install Metal Artwork and Truss



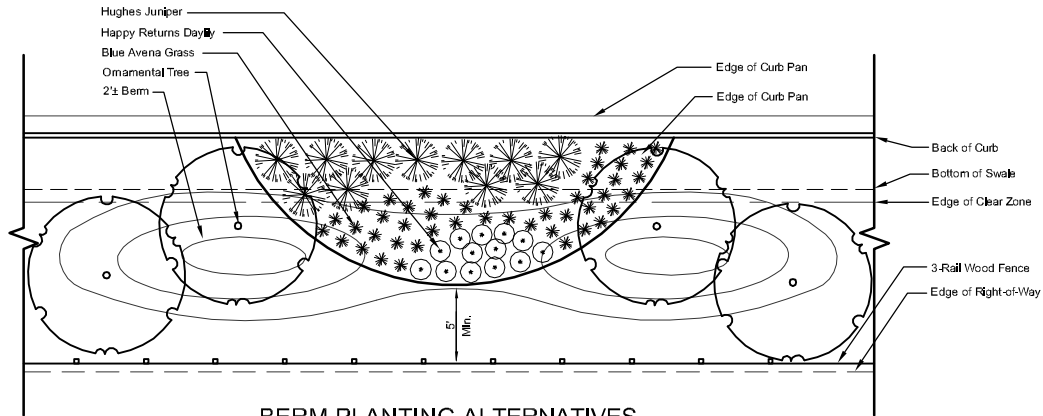
NOTES:
 * Set fence 1/2' off of edge of row
 **Runoff is to remain onsite per WYDOT, therefore a 1' deep swale shall be included on the roadway side of all berms. The rest of the site will slope away from the back of curb consistent with the existing slopes.

BERM PLANTING TYPICAL SECTION



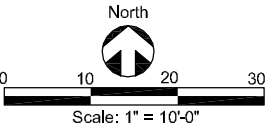
BERM PLANTING ALTERNATIVES

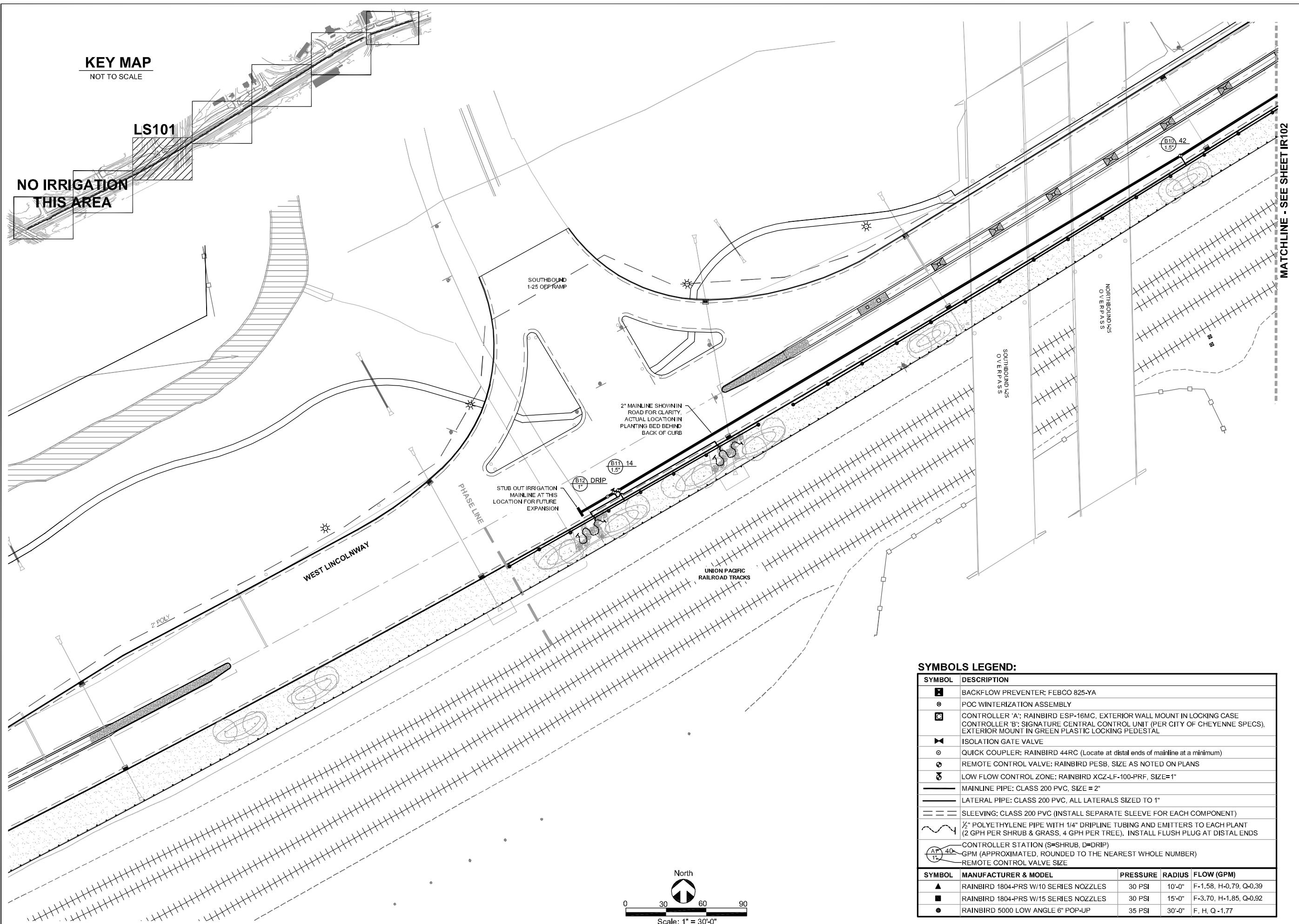
To be installed as an add alternate in future phases of construction per locations identified on the plan sheets



BERM PLANTING ALTERNATIVES

To be installed as an add alternate in future phases of construction per locations identified on the plan sheets























KEY MAP
NOT TO SCALE

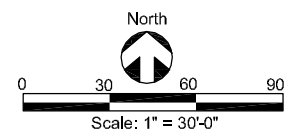
NO IRRIGATION
THIS AREA

LS101

MATCHLINE - SEE SHEET IR102

SYMBOLS LEGEND:

SYMBOL	DESCRIPTION			
	BACKFLOW PREVENTER: FEBCO 825-YA			
	POC WINTERIZATION ASSEMBLY			
	CONTROLLER 'A': RAINBIRD ESP-16MC, EXTERIOR WALL MOUNT IN LOCKING CASE			
	CONTROLLER 'B': SIGNATURE CENTRAL CONTROL UNIT (PER CITY OF CHEYENNE SPECS), EXTERIOR MOUNT IN GREEN PLASTIC LOCKING PEDESTAL			
	ISOLATION GATE VALVE			
	QUICK COUPLER: RAINBIRD 44RC (Locate at distal ends of mainline at a minimum)			
	REMOTE CONTROL VALVE: RAINBIRD PESB, SIZE AS NOTED ON PLANS			
	LOW FLOW CONTROL ZONE: RAINBIRD XCZ-LF-100-PRF, SIZE=1"			
	MAINLINE PIPE: CLASS 200 PVC, SIZE = 2"			
	LATERAL PIPE: CLASS 200 PVC, ALL LATERALS SIZED TO 1"			
	SLEEVING: CLASS 200 PVC (INSTALL SEPARATE SLEEVE FOR EACH COMPONENT)			
	½" POLYETHYLENE PIPE WITH 1/4" DRIPLINE TUBING AND EMITTERS TO EACH PLANT (2 GPH PER SHRUB & GRASS, 4 GPH PER TREE). INSTALL FLUSH PLUG AT DISTAL ENDS			
	CONTROLLER STATION (S=SHRUB, D=DRIP)			
	GPM (APPROXIMATED, ROUNDED TO THE NEAREST WHOLE NUMBER)			
	REMOTE CONTROL VALVE SIZE			
SYMBOL	MANUFACTURER & MODEL	PRESSURE	RADIUS	FLOW (GPM)
	RAINBIRD 1804-PRS W/10 SERIES NOZZLES	30 PSI	10'-0"	F-1.58, H-0.79, Q-0.39
	RAINBIRD 1804-PRS W/15 SERIES NOZZLES	30 PSI	15'-0"	F-3.70, H-1.85, Q-0.92
	RAINBIRD 5000 LOW ANGLE 6" POP-UP	35 PSI	30'-0"	F, H, Q -1.77



PROJECT:
WEST LINCOLNWAY STREETSCAPE
SOUTH SIDE LANDSCAPE & FENCE PLANS

DRAWING TITLE:
IRRIGATION PLAN AREA 1

Planning | Landscape Architecture | Irrigation
Fort Collins CO | 970.631.2822

DRAWN BY:
JG & BI

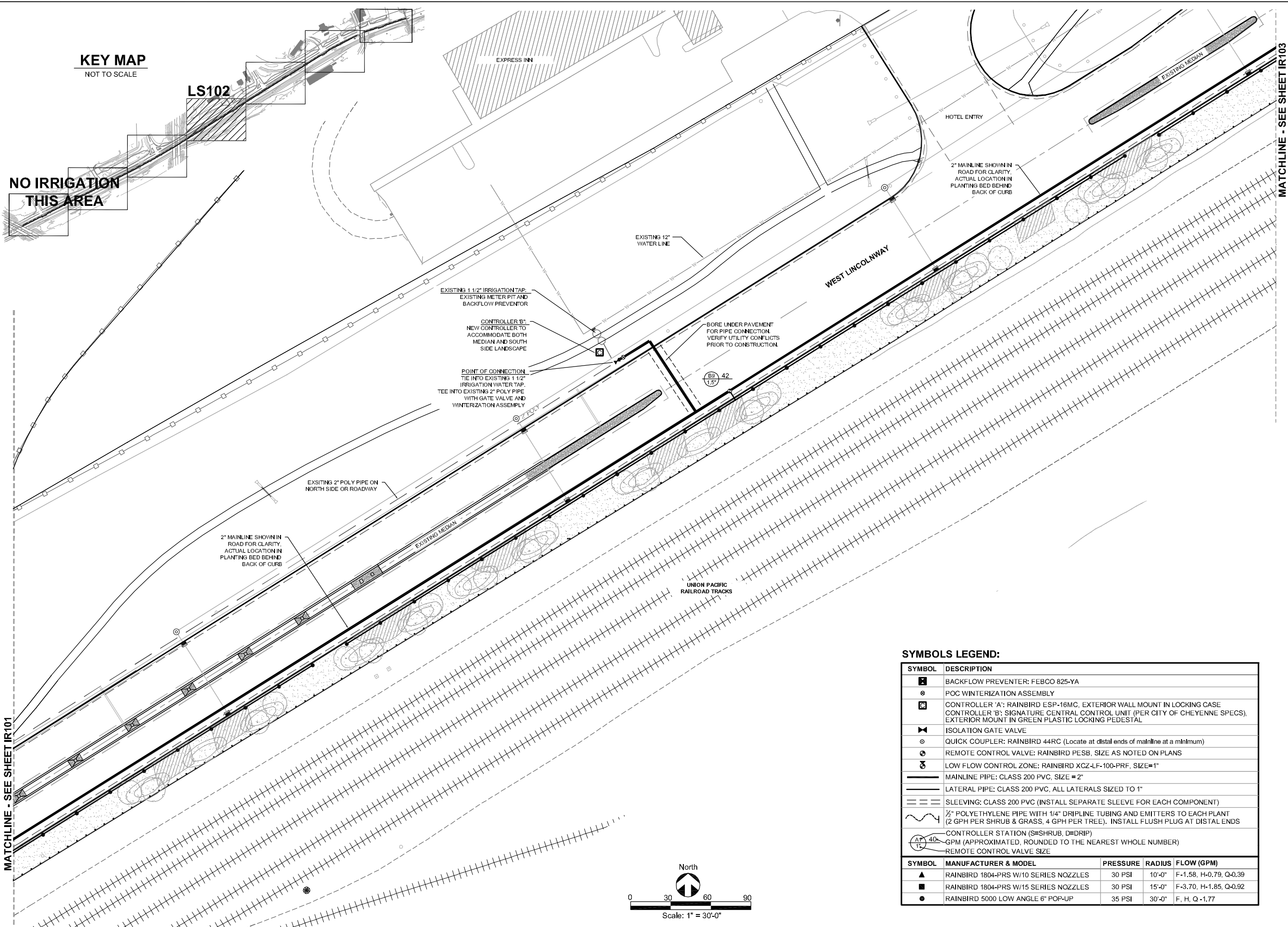
DATE:
01/08/13

JOB NUMBER:
GD1201
















SHEET NUMBER:
IR101

NO.	REVISION	DATE
1	Final Submittal for Planning Commission	01.08.13
2	Final Planning Set for MPO Record	05.13.13

NOT FOR CONSTRUCTION



SYMBOLS LEGEND:

SYMBOL	DESCRIPTION			
	BACKFLOW PREVENTER: FEBCO 825-YA			
	POC WINTERIZATION ASSEMBLY			
	CONTROLLER 'A': RAINBIRD ESP-16MC, EXTERIOR WALL MOUNT IN LOCKING CASE			
	CONTROLLER 'B': SIGNATURE CENTRAL CONTROL UNIT (PER CITY OF CHEYENNE SPECS), EXTERIOR MOUNT IN GREEN PLASTIC LOCKING PEDESTAL			
	ISOLATION GATE VALVE			
	QUICK COUPLER: RAINBIRD 44RC (Locate at distal ends of mainline at a minimum)			
	REMOTE CONTROL VALVE: RAINBIRD PESB, SIZE AS NOTED ON PLANS			
	LOW FLOW CONTROL ZONE: RAINBIRD XCZ-LF-100-PRF, SIZE=1"			
	MAINLINE PIPE: CLASS 200 PVC, SIZE =2"			
	LATERAL PIPE: CLASS 200 PVC, ALL LATERALS SIZED TO 1"			
	SLEEVING: CLASS 200 PVC (INSTALL SEPARATE SLEEVE FOR EACH COMPONENT)			
	½" POLYETHYLENE PIPE WITH ¼" DRIPLINE TUBING AND EMITTERS TO EACH PLANT (2 GPH PER SHRUB & GRASS, 4 GPH PER TREE). INSTALL FLUSH PLUG AT DISTAL ENDS			
	CONTROLLER STATION (S=SHRUB, D=DRIIP) GPM (APPROXIMATED, ROUNDED TO THE NEAREST WHOLE NUMBER) REMOTE CONTROL VALVE SIZE			
SYMBOL	MANUFACTURER & MODEL	PRESSURE	RADIUS	FLOW (GPM)
	RAINBIRD 1804-PRS W/10 SERIES NOZZLES	30 PSI	10'-0"	F-1.58, H-0.79, Q-0.39
	RAINBIRD 1804-PRS W/15 SERIES NOZZLES	30 PSI	15'-0"	F-3.70, H-1.85, Q-0.92

PROJECT:
WEST LINCOLNWAY STREETSCAPE
SOUTH SIDE LANDSCAPE & FENCE PLANS

DRAWING TITLE:
IRRIGATION PLAN AREA 2

Planning | Landscape Architecture | Irrigation
Fort Collins CO | 970.631.2822

DRAWN BY:
JG & BI

DATE:
01/08/13

JOB NUMBER:
GD1201

SHEET NUMBER:
IR102

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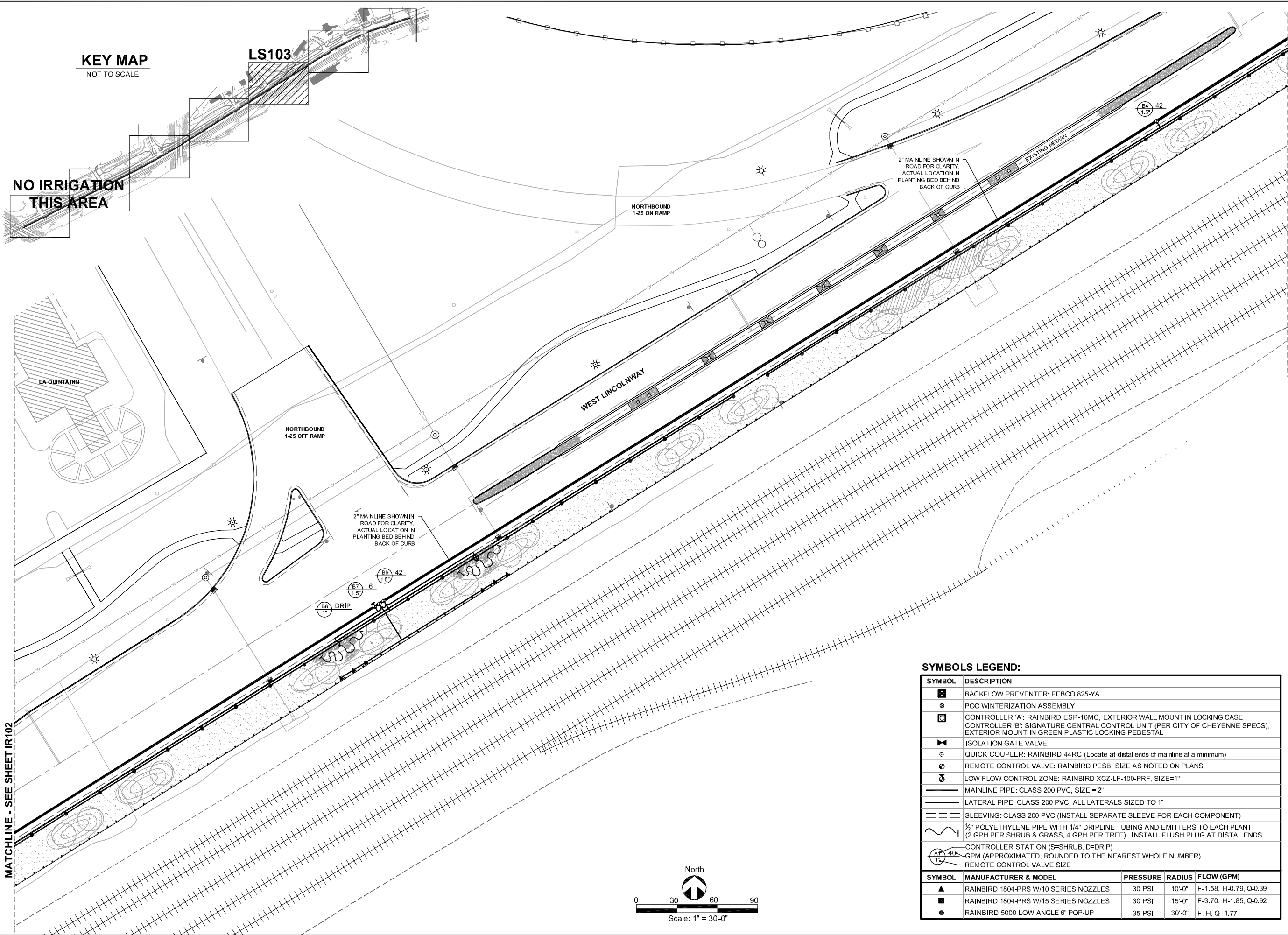
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KEY MAP
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NO IRRIGATION
THIS AREA

LS103

NORTHBOUND
1-25 ON RAMP

WEST LINCOLNWAY

NORTHBOUND
1-25 OFF RAMP

2" MAINLINE SHOWN IN
ROAD FOR CLARITY.
ACTUAL LOCATION IN
PLANTING BED BEHIND
BACK OF CURB


















2" MAINLINE SHOWN IN
ROAD FOR CLARITY.
ACTUAL LOCATION IN
PLANTING BED BEHIND
BACK OF CURB

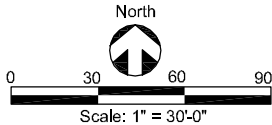
B4 42
1.5"

EXISTING MEDIAN

B6 42
1.5"
B7 6
1.5"
B8 1"
DRIP

SYMBOLS LEGEND:

SYMBOL	DESCRIPTION			
	BACKFLOW PREVENTER: FEBCO 825-YA			
	POC WINTERIZATION ASSEMBLY			
	CONTROLLER 'A': RAINBIRD ESP-16MC, EXTERIOR WALL MOUNT IN LOCKING CASE			
	CONTROLLER 'B': SIGNATURE CENTRAL CONTROL UNIT (PER CITY OF CHEYENNE SPECS), EXTERIOR MOUNT IN GREEN PLASTIC LOCKING PEDESTAL			
	ISOLATION GATE VALVE			
	QUICK COUPLER: RAINBIRD 44RC (Locate at distal ends of mainline at a minimum)			
	REMOTE CONTROL VALVE: RAINBIRD PESB, SIZE AS NOTED ON PLANS			
	LOW FLOW CONTROL ZONE: RAINBIRD XCZ-LF-100-PRF, SIZE=1"			
	MAINLINE PIPE: CLASS 200 PVC, SIZE = 2"			
	LATERAL PIPE: CLASS 200 PVC, ALL LATERALS SIZED TO 1"			
	SLEEVING: CLASS 200 PVC (INSTALL SEPARATE SLEEVE FOR EACH COMPONENT)			
	1/2" POLYETHYLENE PIPE WITH 1/4" DRIPLINE TUBING AND EMITTERS TO EACH PLANT (2 GPH PER SHRUB & GRASS, 4 GPH PER TREE). INSTALL FLUSH PLUG AT DISTAL ENDS			
	CONTROLLER STATION (S=SHRUB, D=DRIP) GPM (APPROXIMATED, ROUNDED TO THE NEAREST WHOLE NUMBER)			
	REMOTE CONTROL VALVE SIZE			
SYMBOL	MANUFACTURER & MODEL	PRESSURE	RADIUS	FLOW (GPM)
	RAINBIRD 1804-PRS W/10 SERIES NOZZLES	30 PSI	10'-0"	F-1.58, H-0.79, Q-0.39
	RAINBIRD 1804-PRS W/15 SERIES NOZZLES	30 PSI	15'-0"	F-3.70, H-1.85, Q-0.92
	RAINBIRD 5000 LOW ANGLE 6" POP-UP	35 PSI	30'-0"	F, H, Q -1.77



PROJECT:

WEST LINCOLNWAY STREETSCAPE
SOUTH SIDE LANDSCAPE & FENCE PLANS

DRAWN BY:

IR103

DATE

01.08.13

REVISION

1

Final Submittal for Planning Commission

NO.

2

Final Planning Set for MPO Record

DATE

05.13.13

NOT FOR
CONSTRUCTION

DRAWING TITLE

IRRIGATION PLAN AREA 3

greenescape
DESIGNS

Planning | Landscape Architecture | Irrigation
Fort Collins CO | 970.631.2822

DRAWN BY:

JG & BI

DATE:

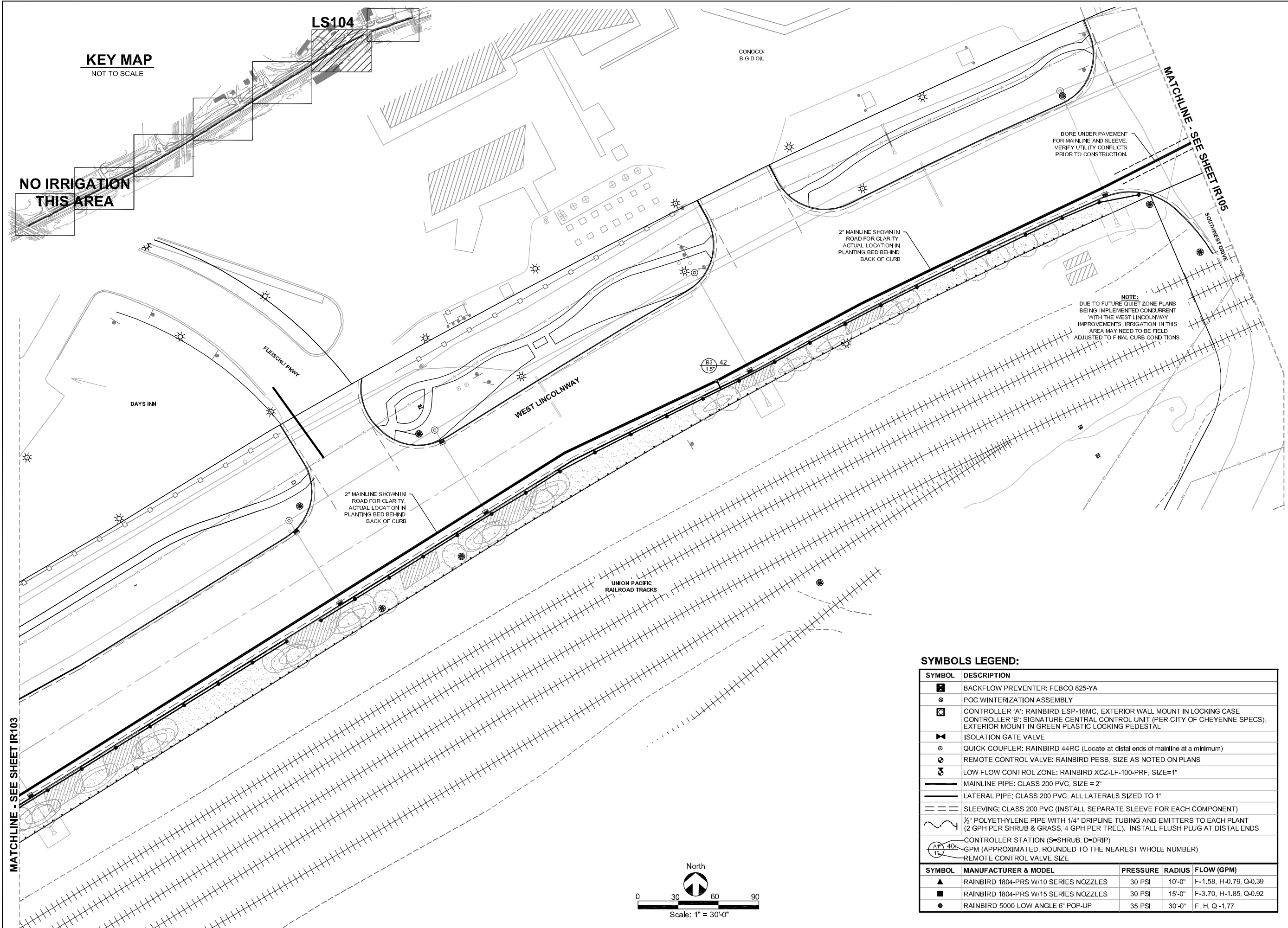
01/08/13


















JOB NUMBER:

GD1201

SHEET NUMBER

IR103



SYMBOLS LEGEND:				
SYMBOL	DESCRIPTION			
	BACKFLOW PREVENTER: FEBCO 825-YA			
	POC WINTERIZATION ASSEMBLY			
	CONTROLLER 'A': RAINBIRD ESP-16MC, EXTERIOR WALL MOUNT IN LOCKING CASE			
	CONTROLLER 'B': SIGNATURE CENTRAL CONTROL UNIT (PER CITY OF CHEYENNE SPECS), EXTERIOR MOUNT IN GREEN PLASTIC LOCKING PEDESTAL			
	ISOLATION GATE VALVE			
	QUICK COUPLER: RAINBIRD 44RC (Locate at distal ends of mainline at a minimum)			
	REMOTE CONTROL VALVE: RAINBIRD PESB, SIZE AS NOTED ON PLANS			
	LOW FLOW CONTROL ZONE: RAINBIRD XCZ-LF-100-PRF, SIZE=1"			
	MAINLINE PIPE: CLASS 200 PVC, SIZE = 2"			
	LATERAL PIPE: CLASS 200 PVC, ALL LATERALS SIZED TO 1"			
	SLEEVING: CLASS 200 PVC (INSTALL SEPARATE SLEEVE FOR EACH COMPONENT)			
	½" POLYETHYLENE PIPE WITH ¼" DRIPLINE TUBING AND EMITTERS TO EACH PLANT (2 GPH PER SHRUB & GRASS, 4 GPH PER TREE). INSTALL FLUSH PLUG AT DISTAL ENDS			
	CONTROLLER STATION (S=SHRUB, D=DRIIP)			
	GPM (APPROXIMATED, ROUNDED TO THE NEAREST WHOLE NUMBER)			
	REMOTE CONTROL VALVE SIZE			
SYMBOL	MANUFACTURER & MODEL	PRESSURE	RADIUS	FLOW (GPM)
	RAINBIRD 1804-PRS W/10 SERIES NOZZLES	30 PSI	10'-0"	F-1.58, H-0.79, Q-0.39
	RAINBIRD 1804-PRS W/15 SERIES NOZZLES	30 PSI	15'-0"	F-3.70, H-1.85, Q-0.92

PROJECT:

WEST LINCOLNWAY STREETSCAPE

SOUTH SIDE LANDSCAPE & FENCE PLANS

IRRIGATION PLAN AREA 4

greenescape

DESIGNS

Planning | Landscape Architecture | Irrigation

Fort Collins CO | 970.631.2822

DRAWN BY: JG & BI

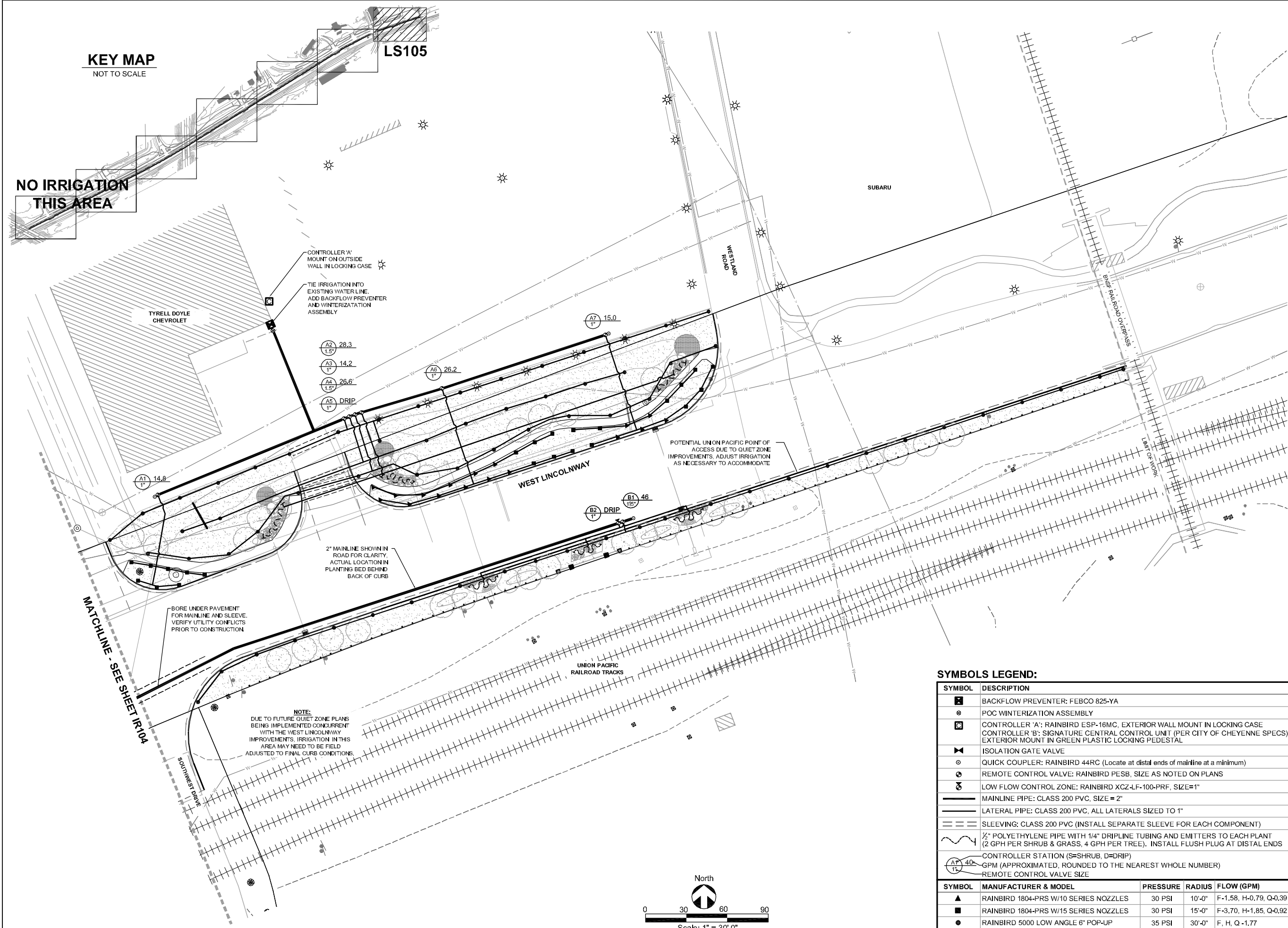
DATE: 01/08/13

JOB NUMBER: GD1201

SHEET NUMBER: IR104

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	Final Submittal for Planning Commission	01.08.13
2	Final Planning Set for MPO Record	05.13.13



SYMBOLS LEGEND:				
SYMBOL	DESCRIPTION			
	BACKFLOW PREVENTER: FEBCO 825-YA			
	POC WINTERIZATION ASSEMBLY			
	CONTROLLER 'A': RAINBIRD ESP-16MC, EXTERIOR WALL MOUNT IN LOCKING CASE			
	CONTROLLER 'B': SIGNATURE CENTRAL CONTROL UNIT (PER CITY OF CHEYENNE SPECS), EXTERIOR MOUNT IN GREEN PLASTIC LOCKING PEDESTAL			
	ISOLATION GATE VALVE			
	QUICK COUPLER: RAINBIRD 44RC (Locate at distal ends of mainline at a minimum)			
	REMOTE CONTROL VALVE: RAINBIRD PESB, SIZE AS NOTED ON PLANS			
	LOW FLOW CONTROL ZONE: RAINBIRD XCZ-LF-100-PRF, SIZE=1"			
	MAINLINE PIPE: CLASS 200 PVC, SIZE = 2"			
	LATERAL PIPE: CLASS 200 PVC, ALL LATERALS SIZED TO 1"			
	SLEEVING: CLASS 200 PVC (INSTALL SEPARATE SLEEVE FOR EACH COMPONENT)			
	1/2" POLYETHYLENE PIPE WITH 1/4" DRIPLINE TUBING AND EMITTERS TO EACH PLANT (2 GPH PER SHRUB & GRASS, 4 GPH PER TREE). INSTALL FLUSH PLUG AT DISTAL ENDS			
	CONTROLLER STATION (S=SHRUB, D=DRIP)			
	GPM (APPROXIMATED, ROUNDED TO THE NEAREST WHOLE NUMBER) REMOTE CONTROL VALVE SIZE			
SYMBOL	MANUFACTURER & MODEL	PRESSURE	RADIUS	FLOW (GPM)
	RAINBIRD 1804-PRS W/10 SERIES NOZZLES	30 PSI	10'-0"	F-1.58, H-0.79, Q-0.39
	RAINBIRD 1804-PRS W/15 SERIES NOZZLES	30 PSI	15'-0"	F-3.70, H-1.85, Q-0.92
	RAINBIRD 5000 LOW ANGLE 6" POP-UP	35 PSI	30'-0"	F, H, Q -1.77

PROJECT:
WEST LINCOLNWAY STREETSCAPE
SOUTH SIDE LANDSCAPE & FENCE PLANS

IRRIGATION PLAN AREA 5

Planning | Landscape Architecture | Irrigation
Fort Collins CO | 970.631.2822

DRAWN BY:
JG & BI

DATE:
01/08/13

JOB NUMBER:
GD1201

SHEET NUMBER:
IR105

REVISION
1
Final Submittal for Planning Commission

2
Final Planning Set for MPO Record

DATE
01.08.13
05.13.13

NOT FOR CONSTRUCTION

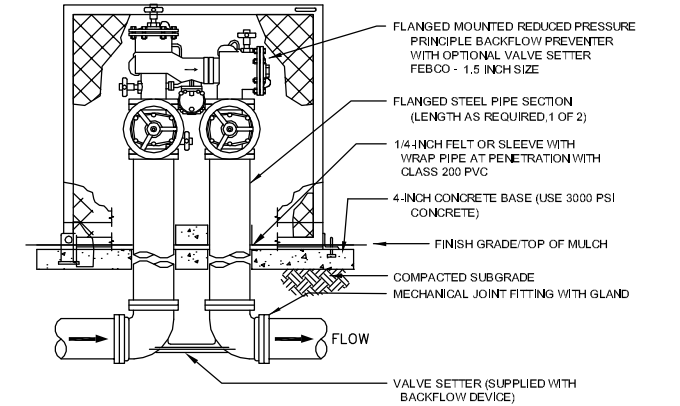
GENERAL DESCRIPTION:

- 1. A fully automated irrigation system will irrigate shrubs and trees and provide temporary irrigation to native seed areas for establishment. Pop-up spray and rotor sprinklers will irrigate seeded areas. Source point drip emitters will irrigate shrubs.
- 2. The controller shall utilize a rain sensor to facilitate the interruption of irrigation at specified rainfall thresholds.

GENERAL IRRIGATION SPECIFICATIONS:

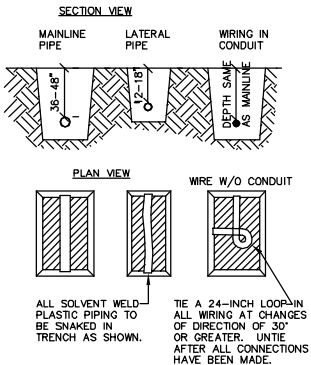
- 1. The system design assumes a dynamic pressure range of 50 PSI to 90 PSI at the 1" point of connection. Verify pressure and flow on site prior to construction.
- 2. Coordinate utility locates of underground utilities prior to construction ("Call Before You Dig" 811 or 800-849-2476).
- 3. DO NOT proceed with installation if it is obvious in the field that obstructions or grade differences exist. Bring all such obstructions or discrepancies to the attention of the Owner's Representative.
- 4. Contact Owner's Representative prior to backfilling trenches for inspection of irrigation installation.
- 5. POINT OF CONNECTION: Connect to domestic water supply approximately where indicated in drawings. Connect pipe using necessary fittings and extend pipe to Winterization Assembly. Coordinate exact placement of Winterization Assembly with the Owner's Representative on site prior to construction.
- 6. CONTROLLER 'A': Install the exterior wall mount irrigation controller in the approximate location indicated. Electrical power will be provided to within five (5) feet of controller location. Coordinate exact location of electrical power with the electrical drawings and necessary trades on site. Provide all necessary conduit and conductors between electrical power source and placement of controller with the Owner's Representative on site prior to construction
- 7. CONTROLLER 'B': Install "Signature" controller number CONSPG16P016S0, with green plastic pedestal, 110 volt power, 8 station valve module with large terminals, premium surge protection, 16 stations, spread spectrum radio (USA) and no remote communication (VHF antenna).
- 8. Install all electrical power to the Irrigation control system in accordance with the national electric utility codes.
- 9. Install three control wires and one common wire from the controller to each remote control valve assembly. Provide a three (3) foot coiled length of each spare wire in all remote control valve box. Route spare wire in such a manner that wire is past all remote control valves.
- 10. Select nozzles for sprinklers with arcs that provide complete and adequate coverage with minimum overspray for the site conditions. To minimize overspray, pressure compensating screens will be used if uniform lateral pressure cannot be attained with pressure adjustment at the remote control valve.
- 10. The drawings are diagrammatic, therefore, the following should be noted:
 - a) Irrigation components may be shown outside planting areas for clarity. Avoid conflicts between irrigation system, planting material and architectural features. Install irrigation pipe and wiring in landscaped areas wherever possible.
 - b) Use only standard tee and elbow fittings. Use of cross type fittings is not permitted.
- 11. Provide the following components to the owner prior to completion of the project:
 - a) Two operation keys for each type of manually operated valve.
 - b) Two of each servicing wrench or tool needed for complete access, adjustment and repair of all sprinklers.
 - c) Two quick coupling keys, each with attached swivel hose ell.

- 12. Size Lateral pipe according to the following:
 - 1-20 GPM = 1"
 - 21-45 GPM = 1.5"
 - 46-60 GPM = 2"

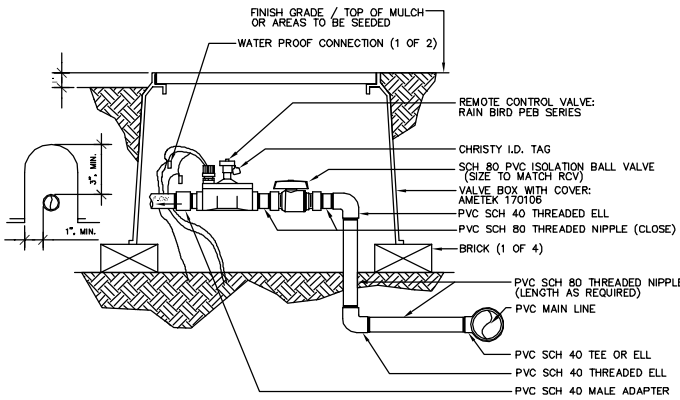


- NOTES:
- 1. EXTEND CONCRETE BASE MINIMUM 6-INCHES BEYOND ENCLOSURE.
 - 2. FURNISH NOMINAL SIZE PIPE AND FITTINGS TO NOMINAL SIZE OF BACKFLOW PREVENTER.
 - 3. INSTALLATION OF BACKFLOW PREVENTER SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES. INSTALL 4" X 6" MINIMUM DUCTILE IRON TRANSITION FITTINGS ON DOWNSTREAM SIDE OF VALVE SETTER FOR MAINLINE SIZE TRANSITION.
 - 4. SUBMIT SHOP DRAWINGS SPECIFYING ENCLOSURE SIZE AND SHOWING RELATIVE LAYOUT OF EQUIPMENT.

BACKFLOW PREVENTER NOT TO SCALE

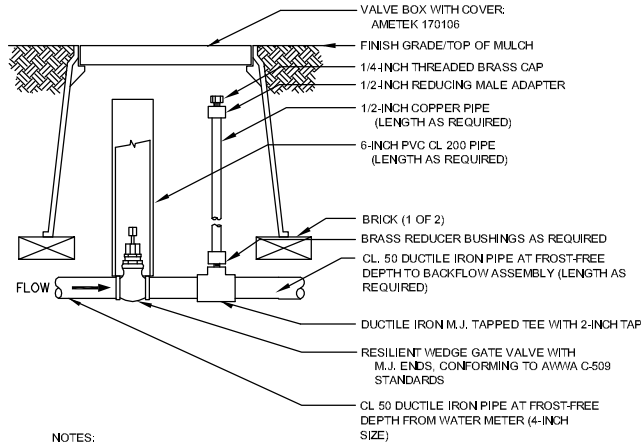


PIPE AND WIRE TRENCHING NOT TO SCALE



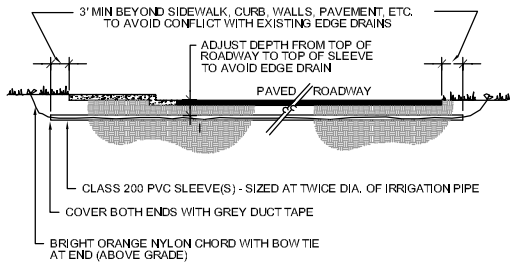
- NOTE:
- 1. INSTALL PEB-PRS-B VALVES ON SPRAY LATERALS WITH 20 GPM OR GREATER FLOWS.
 - 2. IF DUCTILE IRON FITTINGS ARE CALLED FOR IN THE SPECIFICATIONS, DELETE PVC SERVICE TEE SHOWN AND USE DUCTILE IRON SERVICE TEE.

REMOTE CONTROL VALVE NOT TO SCALE

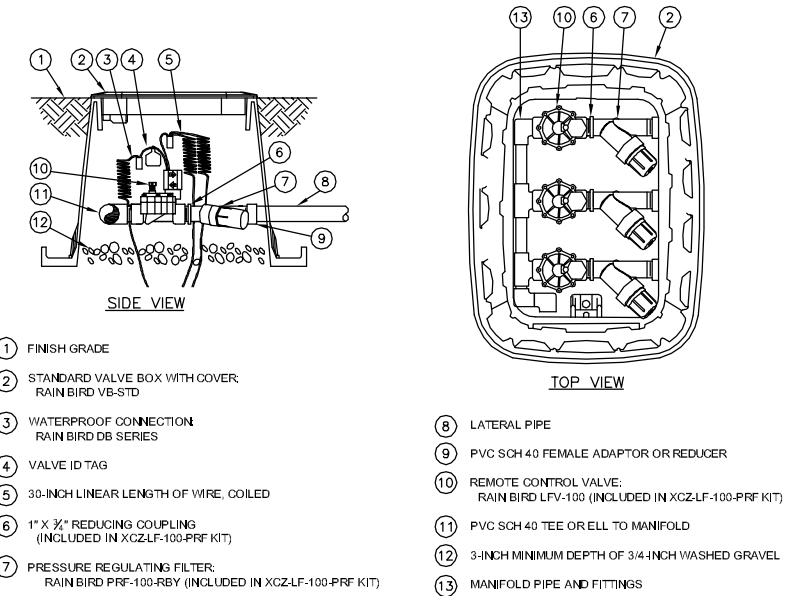


- NOTES:
- 1. FURNISH NOMINAL PIPE AND FITTING SIZES IDENTICAL WITH NOMINAL TAP SIZE UNLESS OTHERWISE NOTED.
 - 2. INSTALL THIS WINTERIZATION ASSEMBLY IMMEDIATELY UPSTREAM OF BACKFLOW PREVENTION ASSEMBLY.

POC WINTERIZATION NOT TO SCALE



IRRIGATION SLEEVE NOT TO SCALE



- 1. FINISH GRADE
- 2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 4. VALVE ID TAG
- 5. 30-INCH LINEAR LENGTH OF WIRE, COILED
- 6. 1" X 3/4" REDUCING COUPLING (INCLUDED IN XCZLF-100-PRF KIT)
- 7. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZLF-100-PRF KIT)
- 8. LATERAL PIPE
- 9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- 10. REMOTE CONTROL VALVE: RAIN BIRD LFV-100 (INCLUDED IN XCZLF-100-PRF KIT)
- 11. PVC SCH 40 TEE OR ELL TO MANIFOLD
- 12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 13. MANIFOLD PIPE AND FITTINGS

DRIP ZONE CONTROL VALVE NOT TO SCALE

DATE	01.08.13	REVISION	Final Submittal for Planning Commission	NO.	1	PROJECT	WEST LINCOLNWAY STREETSCAPE SOUTH SIDE LANDSCAPE & FENCE PLANS	DRAWING TITLE	IRRIGATION SPECIFICATIONS & DETAILS	DRAWN BY:	JG & BI	DATE:	01/08/13	JOB NUMBER:	GD1201	SHEET NUMBER	IR200
	05.13.13		Final Planning Set for MPO Record		2												
NOT FOR CONSTRUCTION																	

WEST LINCOLNWAY STREETScape - OPINION OF PROBABLE COSTS - 02.05.13

Disclaimer:

This information herein is a Landscape Architect's Opinion of Probable Cost based upon current industry information available at the time of preparation and is to be used only in determination of feasible elements of inclusion with the allotted available budget.

This document is not to be used for bidding purposes.

All information included is subject to local availability and market conditions

PHASE I - South Side Improvements

No.	Item	Quantity	Unit	Unit Price	Total
-----	------	----------	------	------------	-------

Fence (Unit Price Includes Materials + Labor)

1	5' High 3-Rail Pressure Treated Wood Fence (6x6 posts, 2x6 rails)	6,800	LF	\$ 6.00	\$ 40,800.00
2	Wire fence to match existing	400	LF	\$ 3.00	\$ 1,200.00

Fencing Materials + Installation Total \$ 42,000.00

Landscape (Approx. Seed Area = 92,630 SF = 2.13 AC; Approx. Landscape Area = 2,963 SF)

3	Deciduous Trees (2" Cal. Size)	26	EA	\$ 200.00	\$ 5,200.00
4	Shrubs (#5 Size)	49	EA	\$ 20.00	\$ 980.00
5	Ornamental Grasses (#1 Size)	162	EA	\$ 8.00	\$ 1,296.00
6	Perennials (#1 Size)	76	EA	\$ 5.00	\$ 380.00
7	2-4" Rock Cobble Mulch	45	TONS	\$ 30.00	\$ 1,350.00
8	Steel Edger and Landscape Fabric	382	LF	\$ 1.00	\$ 382.00
9	Grass Seed	745	LBS	\$ 2.65	\$ 1,974.25
10	Fertilizer	2	AC	\$ 100.00	\$ 200.00
11	Soil Amendment - 3yds/1000 SF of Premium Organic Compost	285	CY	\$ 10.00	\$ 2,850.00
12	Imported Topsoil	1,800	CY	\$ 10.00	\$ 18,000.00

Landscape Materials Subtotal \$ 32,612.25

13	Grass Seed Drilling and Hyromulching Operation (materials + labor)	2	AC	\$ 2,000.00	\$ 4,000.00
14	Mobilization and Installation Estimate	-	-	-	\$ 16,000.00

Landscape Materials + Installation Total \$ 52,612.25

Irrigation (Approximate Area - 95,593 SF)

15	Controller + Signature Central Control Card	1	EA	\$ 2,000.00	\$ 2,000.00
16	Pipe Boring under West Lincolnway	65	LF	\$ 28.00	\$ 1,820.00
17	Pipe Boring under Southwest Drive	85	LF	\$ 28.00	\$ 2,380.00
18	Spray Zone Remote Control Valves	8	EA	\$ 150.00	\$ 1,200.00
19	Drip Control Zones	3	EA	\$ 50.00	\$ 150.00
20	Mainline Piping	4,500	LF	\$ 1.00	\$ 4,500.00
21	Lateral Piping	5,500	LF	\$ 0.75	\$ 4,125.00
22	Rotors	136	EA	\$ 30.00	\$ 4,080.00
23	Spray Heads	6	EA	\$ 8.00	\$ 48.00
24	Drip	1	LUMP	\$ 500.00	\$ 500.00
25	Additional Equipment (valves, fasteners, etc.)	1	LUMP	\$ 1,000.00	\$ 1,000.00

Irrigation Materials Subtotal \$ 21,803.00

26	Mobilization and Installation Estimate	-	-	-	\$ 10,000.00
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Irrigation Materials + Installation Total \$ 31,803.00

Decorative Fencing Feature #1 - Phase I Installation Only (Unit Prices Include Materials + Labor)

27	5' Tall Concrete Columns	2	EA	\$ 6,000.00	\$ 12,000.00
28	6' Tall Concrete Columns including footing for future metalwork	2	EA	\$ 8,000.00	\$ 16,000.00
29	Wood Fencing Between Columns (8"x8" posts, 4"x8" Rails)	1	EA	\$ 500.00	\$ 500.00

Phase I - Decorative Fencing Feature Total \$ 28,500.00

Phase I - South Side Fence, Decorative Feature, Landscape & Irrigation Total \$ 154,915.25

PHASE I - North Side Improvements (Tyrell Doyle Right-of-Way)

No.	Item	Quantity	Unit	Unit Price	Total
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Landscape (Approx. Seed Area = 22,725 SF = 0.52 AC; Approx. Landscape Area = 1,350 SF)

30	Deciduous Trees (2" Cal. Size)	13	EA	\$ 200.00	\$ 2,600.00
31	Buffalo Junipers (#5 Size)	22	EA	\$ 20.00	\$ 440.00
32	Ornamental Grasses (#1 Size)	36	EA	\$ 8.00	\$ 288.00
33	2-4" Rock Cobble Mulch	20	TONS	\$ 30.00	\$ 600.00
34	1-3 Ton Granite Boulders	12	TONS	\$ 100.00	\$ 1,200.00
35	Grass Seed	182	LBS	\$ 2.65	\$ 482.30
36	Steel Edger and Landscape Fabric	180	LF	\$ 1.00	\$ 180.00
37	Rough Site Grading and Earthwork	200	CY	\$ 10.00	\$ 2,000.00
38	Soil Amendment - 3yds/1000 SF of Premium Organic Compost	75	CY	\$ 10.00	\$ 750.00
39	Imported Topsoil	445	CY	\$ 10.00	\$ 4,450.00

Landscape Materials Subtotal \$ 12,990.30

40	Grass Seed Drilling and Hyromulching Operation (materials + labor)	1	AC	\$ 2,000.00	\$ 2,000.00
41	Mobilization and Installation Estimate	-	-	-	\$ 6,000.00

Landscape Materials + Installation Total \$ 20,990.30

Irrigation (Approximate Area = 24,075 SF)

42	Controller	1	EA	\$ 400.00	\$ 400.00
43	Backflow Preventor	1	EA	\$ 150.00	\$ 150.00
44	Spray Zone Remote Control Valves	5	EA	\$ 200.00	\$ 1,000.00
45	Drip Control Zones	1	EA	\$ 50.00	\$ 50.00
46	Mainline Piping	425	LF	\$ 1.00	\$ 425.00
47	Lateral Piping	2,500	LF	\$ 0.75	\$ 1,875.00
48	Rotors	40	EA	\$ 30.00	\$ 1,200.00
49	Spray Heads	41	EA	\$ 8.00	\$ 328.00
50	Drip	1	LUMP	\$ 300.00	\$ 300.00
51	Replace Asphalt Removed During Construction	30	CY	\$ 18.00	\$ 540.00
52	Additional Equipment (valves, fasteners, etc.)	1	LUMP	\$ 500.00	\$ 500.00

Irrigation Material Subtotal \$ 6,768.00

53	Mobilization and Installation Estimate	-	-	-	\$ 3,000.00
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Irrigation Materials + Installation Total \$ 9,768.00

Phase I - North Side Landscape & Irrigation Total \$ 30,758.30

15% Contingency \$ 27,851.03

PHASE I GRAND TOTAL \$ 213,524.58

FUTURE PHASES - South Side Improvements

No.	Item	Quantity	Unit	Unit Price	Total
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Landscape & Irrigation (Materials + Installation)

1	Approximate cost from Phase I = \$1.00/SF	50,000	SF	\$ 1.00	\$ 50,000.00
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Landscape & Irrigation Total \$ 50,000.00

Decorative Fencing Feature - Additional Elements To Complete Partial Feature Installed in Phase I

2	Black Powder Coated Steel Tower Elements	2	EA	\$ 6,250.00	\$ 12,500.00
3	Flat Panel Metal Artwork and Truss Structure	1	EA	\$ 20,000.00	\$ 20,000.00

Total for One Decorative Fencing Feature \$ 32,500.00

Decorative Fencing Feature - Full Buildout

4	5' Tall Concrete Columns	2	EA	\$ 6,000.00	\$ 12,000.00
5	6' Tall Concrete Columns including footing for future metalwork	2	EA	\$ 7,500.00	\$ 15,000.00
6	Wood Fencing Between Columns (8"x8" posts, 4"x8" Rails)	1	EA	\$ 500.00	\$ 500.00
7	Black Powder Coated Steel Tower Elements	2	EA	\$ 6,250.00	\$ 12,500.00
8	Flat Panel Metal Artwork and Truss Structure	1	EA	\$ 20,000.00	\$ 20,000.00

Subtotal for One Decorative Fencing Feature \$ 60,000.00

Total for all Four Decorative Features Proposed \$ 240,000.00

FUTURE PHASES GRAND TOTAL \$ 322,500.00

West Lincolnway Planning Commission 01.22.13

Introduction: Hello, I'm Jennifer Gardner of Greenscape Designs. We have been working with the MPO for the past year to complete fence and landscape enhancement plans for the south side of West Lincolnway between Westland Road and the I-80 overpass just west of Little America (project location slide in background).

Project Overview: I'd like to give a quick overview of the project and our process in arriving at the plans you have in front of you, and then open the floor for questions.

- Project location and limits (slide showing site limits on aerial)
 - *The project area, as I just mentioned, is primarily located on the south side of West Lincolnway between the BNSF railroad overpass near Westland Road and the I-80 overpass 1.5 miles to the west.*
 - *Additional improvements to the ROW adjacent to Tyrell Doyle, on the north side of the road, have been included in the project scope to complete outstanding commitments from the median enhancement project.*
- Existing Conditions (slide with existing site photos)
 - *The site is mostly flat, slightly sloping away from the roadway which contains recently improved curb, gutter and median enhancements.*
 - *There is an unsightly industrial area along the eastern portion of the site and often sitting trains with graffiti which provide the primary view to visitors arriving from the I-25 and I-80 interchanges.*
 - *There are few onsite utilities other than drainage inlets coming from the north that discharge just south of the WYDOT ROW.*
 - *The only really limiting elements are the large highway signs.*
 - *The site's primary asset, and our main precedent for design, is the existing median enhancements.*
- Process (goals, constraints and initial concepts)
 - *This project was a collaborative effort between Greenscape Designs, the MPO and a steering committee made up of members from WYDOT, UPRR, and City departments including, Public Works, Engineering, Parks and Forestry.*
 - *Initial meetings defined a set of goals which included (read from slide)*
 - *Also defined in early meetings were a set of site constraints and requirements (read from slide)*
 - *Preliminary concepts that resulted from early meetings were reviewed and analyzed by the different departments for feasibility and narrowed down to one basic concept including a three rail wood fence, an artistic feature incorporating existing median elements, landscape berms to break up the length and assist in screening the industrial area, and a low maintenance, xeric landscape palette.*

- **Resulting Plan**

- *Once the plan elements were defined and cost estimates prepared, it was clear that the first phase could only accommodate a fence the entire length of the project with landscape improvements up to the on/off ramp just west of I-25 and one partial decorative fencing feature across from Tyrell Doyle.*
- *The plans are laid out to include small landscape vignettes that can be added in the areas designated by the plans as funding becomes available.*
- *There are four features planned for the site which can be installed in phases with the columns and decorative fencing going in first and overhead truss/metal work to be added later. Structural footings for the interior columns will be designed to accommodate the loads of the fully built out element.*
- *The City will be responsible for Bidding, Construction and Maintenance of the project and a maintenance schedule has been included in the plan sets. Annual cost of maintenance for phase one landscape, irrigation and fencing on the south side has been estimated at \$11,500 with future phases adding approximately \$3,000.*
- *North Side improvements in the ROW adjacent to Tyrell Doyle will be installed with the south side improvements by the city but will be maintained by Tyrell Doyle following City of Cheyenne maintenance standards.*

90% Plan Review West Lincolnway Streetscape

Nathan Beauheim, City of Cheyenne Engineering

1. On Landscaping Sheet LS106:

- Show the existing signal equipment at Fleischli Pkwy and at Southwest Dr.

Response: Linework has been added to the plans as such.

- I thought the areas in front Big D were also supposed to be landscaped, per WYDOT request.

Response: Both MPO and Greenscape have had conversations with Paul McArthur of Big D regarding this area. He had shown interest initially but never confirmed final details regarding funding and design.

2. On Sheet LS201, the amount of detail shown for the fence and decorative features is not nearly sufficient to be buildable. Some items that need to be clarified include:

- How far are the 6x6's sunk into the ground? Is concrete poured around them? What species of wood are they made of? Are they stained? If so, what color?
- What are the pillars made of? What color are they? Do they have foundations? What size? Is there reinforcing?
- How is the wood fence pieces connected to the pillars?
- How is the wood fence pieces connected to each other?
- How is the contractor supposed to size the fasteners for the future metalwork installation? Do we have a proposed weight, wind loading, etc.?

Response: Structural details will be added to the official construction document submittal to clarify all of these questions.

3. On Sheet LS200:

- Maintenance and Planting Note #3 needs to be clarified to say that the City is only going to be responsible for maintaining the landscaping on the south side of Lincolnway. The north side shall be the property owner's responsibility in accordance with City Code.

Response: Notes have been added to the plans as such.

- Eliminate the manufacturer references on the steel landscape edging and the seeding, as these are not items that City is going to propose be sole sourced.

Response: Manufacturer references have been removed and notes added to allow approved equals and eliminate the need for sole sourcing of materials.

4. On Irrigation Sheets LS101-LS105, the irrigation mainline is shown going in the street, however no details or quantities are provided for pavement restoration. I'm assuming this is an error.

Response: This is not an error. The mainline is shown in the roadway for clarity and notes have been added to the plans to explain.

5. On Irrigation Sheets LS102 and LS 104, the proposed crossings under the existing pavement shall be bored.

Response: Notes have been added to the plans as such.

6. On Irrigation Sheet LS102, please provide additional detail on Point of Connection 2. Is this a new tap or are we tying onto the existing one? A new tap will require meter, backflow preventer, etc. Tying onto the existing tap is probably preferable. If we do so, Parks & Rec. may want to put both the existing irrigation system and the proposed one onto the same controller.

Response: Point of connection has been reduced to one location.

7. On Sheet IR-100, the correct phone numbers for One-Call of Wyoming are 811 or 1-800-849-2476.

Response: This note has been corrected.

8. In the cost estimate:

- There are no bid items for traffic control or boring sleeves under the pavement.
- There is a math error on Item #38. (1 AC of seeding at \$2000/AC equals \$2000, not \$1000).

Response: Boring price has been added to cost estimate and math error corrected. It has been assumed that travel lanes will not be closed during construction; therefore official traffic control has not been included.

9. In regards to the City pre-purchasing the seed, the City Engineer's Office would not recommend doing so, as it would cause numerous complications related to the contractor's warranty on the seeding. It would also be an administrative hassle far out of proportion to the money saved as well as requiring that the seed be stored somewhere. (If the cost of the seed itself is 33% of the seeding cost, even if the cost of seed was to double, it would only cost an additional \$2500.)

Response: Noted

Randy Overstreet, City of Cheyenne Urban Forestry

10. Does the landscape contractor maintain all aspects of the landscape before final acceptance from the city? On sheet number LS200, Maintenance and Planting Notes, #29, does the landscape contractor maintain all aspects of the landscape for the additional year after final acceptance? The landscape contractor should perform all landscape maintenance during the entire landscape acceptance and warranty period, so there is no question about negligence in maintenance at the end of the warranty period.

Response: Note #29 on the plans has been revised to clarify these points.

11. Tyrell Doyle Chevrolet maintains all aspects of landscape maintenance for the Lincolnway right-of-way streetscape abutting their property, is this correct?

Response: Correct. Additional notes have been added to the plans to clarify this point.

12. In the soil tests to be done, will the soil samples be tested for herbicides applied in the past that may still affect the soil? Roots of plants coming in contact with any residual herbicide can cause plant death. Replanting in the same spot would also result in plant death.

Response: Soil tests should be comprehensive, include information regarding possible sterility and provide recommended soil amendment practices. It has been discussed among the steering committee that the plant material is expected to have a lower than normal success rate.

13. From the cost sheet, topsoil is the same price as fill soil at \$10.00 per CY. Can only topsoil be used to form the berms?

Response: This line item has been re-evaluated and this suggestion has been applied.

14. Can all berms be two feet tall composed of only topsoil and still have a slope of 4:1 or less? The berm across from Tyrell Doyle on the south side of Lincolnway is indicated on the plan to be 1 to 1.5 feet tall.

Response: The ROW areas across from Tyrell Doyle and just west of Southwest Dr. are too narrow to achieve a 2' high mound while still maintaining proper drainage therefore shorter mounds have been proposed in these areas to maintain the overall aesthetic.

15. Perform all final mixing of topsoil and soil amendments, with a final grading of berm height and width to achieve desired slope before planting trees. (In response to Note #6, Soil Preparation and Seeding Notes, Sheet LS200.)

Response: Note #6 was removed and additional note #11 added to clarify this point.

16. Use the same tree staking technique for conifer trees as the technique shown for deciduous tree (i.e., T-post with a horizontal wire to the canvas tree strap around the trunk). Conifer trees staked with the guy wire going to the ground sustain more branch and trunk damage at the point of the canvas strap attachment. Plus the short stakes are difficult to remove from the ground.

Response: The tree planting detail has been revised to reflect this suggestion.

17. Backfill soil for the tree planting hole should be the amended topsoil soil taken from the planting hole. Amend the entire site soil before tree planting as mentioned in Comment # 6 above.

Response: The tree planting detail has been revised to reflect this suggestion.

Don Fuller, WYDOT

18. Are there any electrical details? Do you need new service points?

Response: There are no electrical details at this time. No new service points are needed at this time. However, electrical conduit could be added to the trench with the irrigation mainline bore under West Lincolnway for future electrical needs of the site.

19. Are there any details for the earthwork? Are the landscape mounds supposed to be a specific shape and size?

Response: The berm planting typical section on sheet LS201 contains a general layout and size of the berms. More detail can be included in the construction documents.

20. Has the storm sewer been accounted for in the borings? Borings will need to go under the storm sewer.

Response: Yes. The only interface with the Storm Sewer appears to be at the point of connection. Notes have been added to the plans to suggest that the actual point of connection take place south of the Storm line and to verify existing utility locations for possible conflicts.

21. Southwest Drive Quiet Zone is going to affect the radii at Southwest Drive Irrigation and plantings need to be shortened around the radii.

Response: Notes have been added to the plans to field adjust/ coordinate with the Quiet Zones plans as they have not been available to incorporate into this plan set to date.

22. Quiet Zone construction will involve building a drive way for the railroad across from Westland Road. Need to make provisions for a sleeve under the approach and leave plantings out in this area.

Response: Prior discussion on this topic resulted in the elimination of this proposed access point due to the need for a gate. Notes have been added to the plans to accommodate the access should it be added at this location.

23. Irrigation sleeves detail needs to show the sleeves need to be 3' outside the curb and pavement to avoid edge drains that are located behind the curb on both sides of the road. Also, need to show the depth has to be below the edge drains.

Response: The sleeving detail has been revised as such.

24. There is nothing in the plans for in front of Big D.

Response: Both MPO and Greenscape have had conversations with Paul McArthur of Big D regarding this area. He had shown interest initially but never confirmed final details regarding funding and design.

25. Maintenance and Planting Notes – Are these notes for the contractor? Seems like a long time to keep a contractor tied down to maintenance.

Response: Maintenance notes have been revised to clarify that the contractor is responsible for maintenance during their one year warranty period.

26. Are the Cheyenne Forestry Department standard practices available to the contractors?

Response: They can be made available at the time of bidding.

27. Federal Bidding documents need to be included.

Response: Noted. Once it is determined what level of Federal Bidding Documents are required they will be included in the Construction Document set.

28. Seed mix can't be specified as a single source supplier without a Proprietary Source letter to FHWA.

Response: Noted. Specific seed supplier reference has been removed from the plans.

29. Irrigation materials are the same as No. 28 above.

Response: Per phone conversation between Greenscape Designs and Don Fuller on 1/7/13, a letter will need to be submitted by the City to FHWA with regard to the specific irrigation controller being specified.

30. Note #11 under Soil Preparation says "...80% Standard Proctor Density at 2% optimum moisture..." and should probably be '... within +/- 2% of optimum moisture'.

Response: Note has been revised as such.

31. Are there details for the columns?

Response: Yes, they are being prepared by a structural engineer and will be included in the final Construction Documents prior to bidding.

32. Are there details for the fasteners on the columns? The manufacturer of the towers may have his own detail and they need to be structural anchors.

Response: Yes, fastener details will be included in the Construction Documents

Lisa Olson, City of Cheyenne Urban Forestry

33. Areas where grass seed and /or other plant material will not be planted, initially, do not need topsoil until the time of installation, to prevent the topsoil from blowing away. This could save money on start up costs for the landscape.

Response: Notes have been added to the plans as such. The cost estimate already takes this into consideration and only accounts for topsoil in the areas where Phase I planting is being added.

34. I understand the use of junipers for winter color, however, they are hard to establish in this area as already seen in the recently installed mediums. I would recommend installing them once the other plant material becomes established to help buffer them during their establishment period.

Response: This suggestion has been noted.

35. Junipers are great at trapping any debris that is blowing down their path which increases the maintenance of the landscape. I would recommend if junipers are installed that a low growing one, like Hughes Juniper, be planted. This species will add the color and allow most debris to blow over it.

Response: Juniper species has been revised to Hughes species.

36. I do not see any costs associated with maintenance for this site.

Response: Based on the DRAFT Cheyenne Area Street Enhancement Toolbox using a figure of \$0.12/sf, we have calculated the Operations and Maintenance cost for Phase I to be \$11,472 annually. Future phases are estimated at \$2,889. This is purely an estimate based on several assumptions but appears to be in the ballpark for your budgeting purposes.

37. The Union Pacific side (or the south side landscape) will have the obstacle of the plant material trying to grow in years of the soil being sterilized, *to prevent plant growth*. The herbicide most railroad companies use can last up to 25 years + in the soil. Allowances need to be made in the figures for replacing plant material for several years. The public should be made aware that certain divisions will be trying to work around this obstacle to get grass and plants to grow in spoiled soil.

Response: Noted.

38. Overall, Greenscape Designs LLC did a great job for a tough spot.

Response: Thank you!

Todd M. Feezer, City of Cheyenne Parks & Recreation

39. Great comments. Again Nancy, I believe, Parks & Recreation has voiced our concerns about low growing/creeping junipers and our dislike for them including not growing well, trapping debris and allowing weeds/grasses to grow through them.

Response: Noted

Linda Gunter, City of Cheyenne Board of Public Utilities (BOPU)

40. Existing 12" water line needs to be shown on the plans.

Response: The existing water line has been added to the plans as well as approximate existing irrigation point of connection for the median which we are proposing to tie into.

41. If new irrigation tap installed, meter and backflow need to be specified per BOPU standards and specifications.

Response: Noted however we have decided to tie into the existing tap eliminating the need for a new meter pit and backflow

1. Add general note to Cover Sheet to follow BOPU standards and specification for irrigation installation.

Response: Note has been added.

PLEASE JOIN US for a PUBLIC OPEN HOUSE

Regarding Improvements to West Lincolnway

When: Tuesday October 2, 2012

Where: Days Inn

At: 2360 West Lincolnway

Time: 4:30pm - 6:30pm

We invite you to peruse a series of drawings and maps that have been prepared to reflect new landscaping, fencing and artistic features proposed for the south side of West Lincolnway between I-80 and Westland Road.



Contact: Nancy Olson | Cheyenne MPO | P: 307.638.4385 | E: nolson@cheyennemopo.org



West Lincolnway Streetscape Public Open House 10.2.12 - Comment Card

Please list any comments, questions or concerns.
We look forward to hearing your thoughts on this project.

- 1) EXTENDED FENCE WEST OF I-80 OVERPASS
- 2) REVIEW SPACING EAST OF I-80 OVERPASS
- 3) SEEDING & MAINTN. OF SPACE BETWEEN FENCE AND UPRW (SOUTH SIDE)
- 4) UPR ACCESS AT S.W. DRIVE / QUART? COORDINATE WYDOT/CITY AND UPR ZONE.

Optional information to include if you would like us to get back to you

Name:

Email/Phone:

DICK HARTMAN

DICKHARTMAN@UPR.ORG

772-3359 or 404



- PHASE I PLANS INCLUDE:**
- * ENTIRE LENGTH OF FENCE
 - * BERMS AND PRAIRIE GRASS
 - * 50% OF PROPOSED TREES
 - * DECORATIVE FEATURE #1 (Across from Tyrell Doyle)

DRAWING NOT TO SCALE

West Lincolnway Streetscape Plans

Public Open House 10.2.12

greenscape designs
Landscape Architecture
PO Box 1887 | Fort Collins CO 80522 | 970.672.8451
www.greenscapedesignstudio.com





- PHASE I PLANS INCLUDE:**
- * ENTIRE LENGTH OF FENCE
 - * BERMS AND PRAIRIE GRASS
 - * 50% OF PROPOSED TREES
 - * DECORATIVE FEATURE #1
(Across from Tyrell Doyle)

DRAWING NOT TO SCALE

STAINED, PRESSURE TREATED WOOD RAIL FENCE
6" x 6" POSTS - 2" x 6" RAILS



STAINED, PRESSURE TREATED WOOD DECORATIVE FENCE
8" x 8" POSTS - 4" x 8" RAILS



STAMPED CONCRETE COLUMNS AND POWDERED COATED
BLACK METAL TO MATCH EXISTING MEDIAN FEATURES



TATARIAN MAPLE TREE
20-25' TALL x 18-20' WIDE



RUSSIAN HAWTHORN TREE
15-20' TALL x 20-25' WIDE



SPRING SNOW CRABAPPLE TREE
20-25' TALL x 15-20' WIDE



THUNDERCHILD CRABAPPLE TREE
15-20' TALL x 15-20' WIDE



BLUE AVENA GRASS



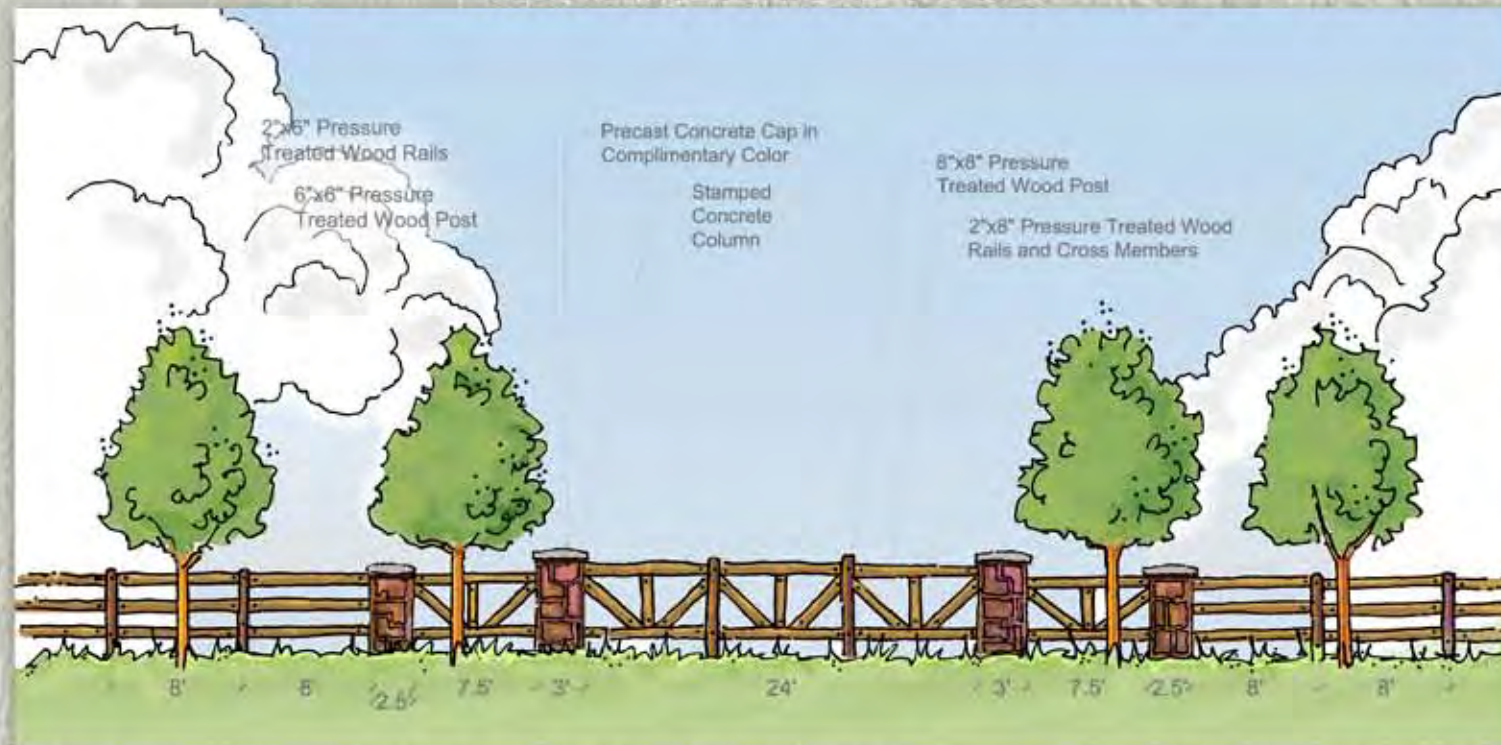
CALGARY CARPET JUNIPER



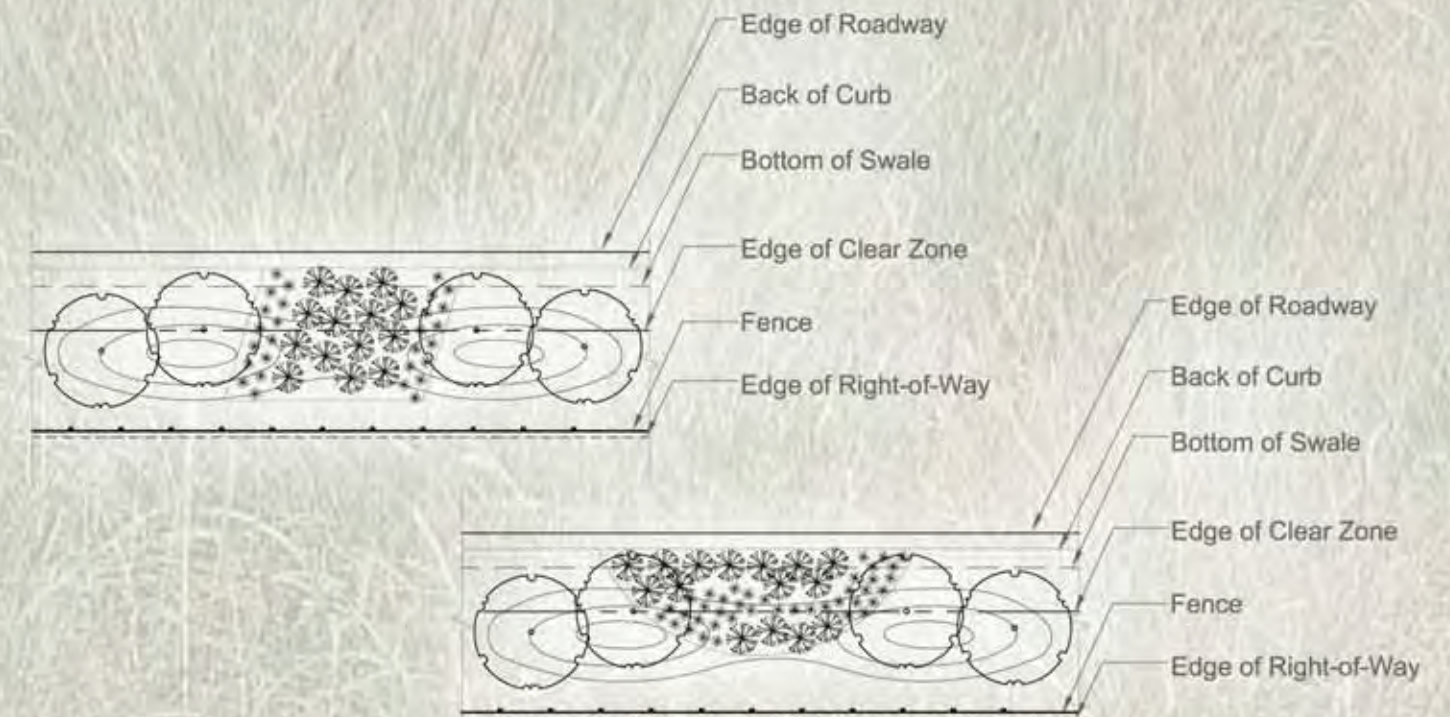
NATIVE PRAIRIE GRASS



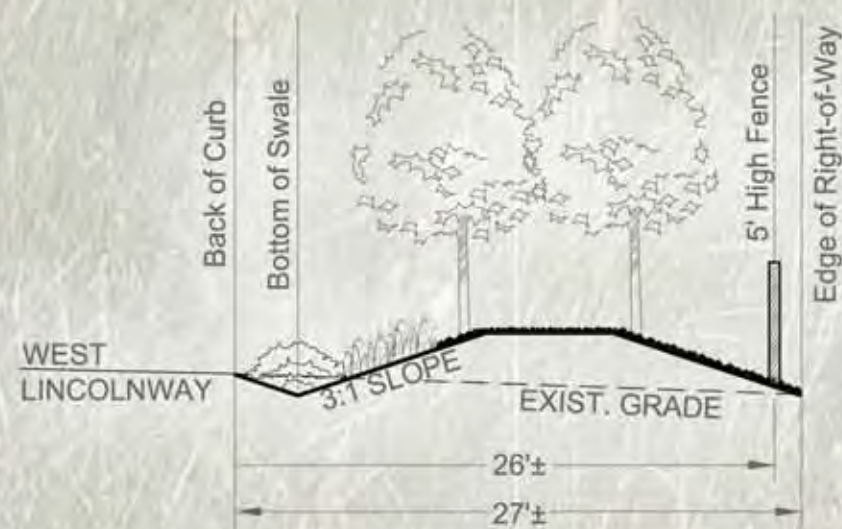
DECORATIVE FEATURE - PHASE I



ALTERNATE BERM PLANTING - FUTURE PHASE



TYPICAL SECTION THROUGH BERM



WEST LINCOLNWAY STREETSCAPE WITH FULL BUILD-OUT DECORATIVE FENCE FEATURE DEPICTED



West Lincolnway Streetscape - Public Open House 10.2.12

NAME	ADDRESS	EMAIL (Optional)
Jean An Vetter	4711 Moran Ave.	jalanddesign@gmail.com
W.A. Malloy	1800 Westland Rd	wamalloy@up.com
Don Fuller	WYDOT	
G. BURCHETT	KIWANIS	
Bernard Kruger	American Best Value Inn @ suites	
Jason Saurer	4603 Lions Park Dr	
Greg Hinker	1800 Westland Rd.	gahinker@up.com
Brenda Spicer	My Place Hotel 1920 W. Lincolnway	cheyenne@myplacehotels.com
Gene Palen	510 East 22nd	GRPalen@GMail.com
Lon & Barb Harper	5438 Walker	
Dick Huetten	2120 CARRAN AVE, Suite 410, Cityway ⁸²⁰⁰¹	DickHuetten@up.com
Tom Mason	2101 O'Neil	Thomas@cheyennecity.org
MAT ASHBY	2101 O'NEIL AVE	matashby@cheyennecity.org
JEFF WIGGINS	"	jwiggins@cheyennecity.org
Rick Parish	" "	rparish@cheyennecity.org
Drian Tyrrell	2942 West Lincolnway	bdtyrrell@msu.com

West Lincolnway Streetscape - Public Open House 10.2.12

[illegible]

Pictures form Public Open House on 2 October 2012



MPO W. Lincolnway Landscape Plan Kick off Meeting

April 12, 2012

Union Pacific Railroad Board Room – Historic UP Depot

1:00 – 3:00 PM

Attendees:

Jennifer Gardner & Barb Imel, GREENSCAPE DESIGNS, LLC

Bill Erickson, UPRR

Shawn Engel, UPRR

Tom Mason, MPO

Nancy Olson, MPO

Randy Griesbach, WYDOT

Pat Persson, WYDOT

Tom DeHoff, WYDOT

Kevin McCoy, WYDOT

Gene Burchett, Kiwanis Beautification

Nathan Beauheim, City Engineering

Randy Overstreet, City Forestry

Jeanie Anderson, City Development

Matt Ashby, City Planning

Meeting Summary

Tom introduced the project with explanation of why and what the MPO has been tasked to do on this corridor. The limits of the project were clarified as being from the BNSF overpass to the I-80 overpass. Tom said the project would likely progress in phases. The first phase will include what can be accomplished with the currently available funding (\$200,000+). Plans will include work that can be completed as future funding becomes available (ie: \$100,000 increments).

Jennifer began by asking what requirements or restrictions Union Pacific (UP) has that would limit the project. Shaun Engels reply:

- Fencing is required to be 25 feet from the center of the north rail – for UP vehicle and maintenance access
- Easement of RR is roughly to the center line of W. Lincolnway
- Maintenance of the fence and landscaping must be done by an entity other than UP
- UP will not be responsible for vehicular crashes or damage to fencing
- Fencing, landscaping and all added elements shall NOT PERMIT SNOW DRIFTING on the tracks or basically anywhere within the 25' access between said elements and the center of the north rail
- If fence is paid for by another entity, no restrictions in height. If UP money of \$6000 is used then security review by UP will demand 6 ft and no pedestrian access to the tracks

- Intersections should not have fencing or trees obstructing sight distance for motorists of the oncoming trains

Per Dick Hartman's letter, tree height is to be limited to 15'. There was some discussion on this topic regarding acceptable tree heights, where the requirement came from and how strict of a ruling it is. It was left somewhat open ended but general consensus was to use smaller, possibly flowering trees.

The Railroad does spray a pre-emergent herbicide yearly along the track area.

The City uses a granular de-icer on roadways

City requires a vertical clear zone between 2.5' and 12' for vision clearance (in reference to plant heights along roadways primarily at intersections)

WYDOT restrictions as per Randy and Pat were:

- No conifers or cottonwoods in ROW
- Per 45 mph speed limit there is a 10 feet clear zone from back of curb.
- Fencing should not collect trash or tumbleweeds easily. Tumbleweeds on a fence can also cause drifting
- WYDOT's easement on UP property runs from the center line of the ROW to the south
- WYDOT has in-house drifting expert, Cliff Spoonemore (Pat gave contact info to Jennifer)
- Pat said he understood the project as having \$6000 from Railroad (if 6' fence installed) \$20,000 from Chamber, LEADS, Visit Cheyenne, and Kiwanis (Pat encouraged Gene to continue to look for this or other funding), and approximately \$200,000 from WYDOT

Matt Ashby provided feedback:

- A critical location for some gateway enhancement would be at the intersection of the southbound I-25 off ramp and Lincolnway
- Focus enhancement areas along the corridor in areas that are between the decorative medians to continue the feel and theme

Fencing ideas were narrowed down to three-rail or a vertical wrought iron and a combination of columns (matching the existing median elements) with one of these materials.

Jennifer presented ideas about using some berms to vary the flatness of the area. Could be strategically placed and have different native grasses. Some more hardy and non-typical plantings would be nice, maybe steering away from feather reed or overused ornamental grasses. Trees should be deciduous but winter color is desired. Evergreens should not cause drifting; any columns need to be placed as to not cause significant drifting. Could use hardscape/fencing, columns in colored stone or steel.

Gene Burchett showed his concept of intersection treatment for the roads that "T" into W. Lincolnway. He says he "sold" one of these intersection enhancements to a W. Lincolnway business

for \$5000. The design shows conifers, lighting, and columns. Gene had a request for enhancements that are western in nature and attractive. The idea was discussed to incorporate a theme of Steam Locomotives railroad sculpture or wrought iron cut-outs similar to the fence sculptures at the basketball court in Holliday Park at key entry points, maybe on or part of the fencing.

UPRR has a Steam Locomotive Program. Chuck Gillies runs it and he will be contacted to speak with him about some sculptures that could fit in with that program. Nancy will get contact info from Shawn.

Items 5 and 6 of Dick Hartman's letter to the City of Cheyenne speaks to Lighting. Pat Persson brought this to Gene's attention and Gene was going to look into removing lighting as a requirement. General consensus was to add aesthetic lighting in conjunction with the artistic 'gateway' elements if electric is easily accessible and it does not blow the budget, but no large light standards.

Northside landscaping contacts will be restricted to Big D/Exxon and Tyrell Doyle. Need to get CAD files for the northside landscaping plan from Dave Ohde – Tom will track down and make request. Jen will facilitate the northside completion and maybe discuss updated plans that might coordinate better with medians or the southside plans

Note:

- Laramie UP WYDOT fencing around 3rd street combo of wrought iron and black chain link
- Flagstaff state highway that runs north out of town has interesting landscaping along the ROW similar to berming Jennifer discussed

Action Items:

1. Nancy to follow up with Shawn on steam program contact.
2. Tom to contact Dave Ohde for CAD files
3. Greenscape Designs to research materials, costs, code requirements, and drifting information
4. Greenscape also to clarify easement and ROW locations as well as restrictions of WYDOT's 10' clear zone.
5. Greenscape Designs to develop preliminary concepts

MPO West Lincolnway Landscape Plans Steering Committee Meeting #2

June 12, 2012

2101 O'Neil, Room 208

2:00-4:00 PM

Attendees:

Don Fuller WYDOT, Pat Persson WYDOT, Randy Griesbach WYDOT, Tom DeHoff WYDOT, Kevin McCoy WYDOT, Jeanie Anderson-Development, Teresa Moore-Parks, Randy Overstreet-Forestry, Vicki Nemecek-Public Works, Gene Burchett-Kiwanis, Tom Mason MPO, Nancy Olson MPO

Consultants: Barb Imel and Jennifer Gardner.

Meeting Summary:

- Jennifer Introduced the graphics and summarized the progress made so far on the 1st draft concept
- Discussed art pieces and what they would consist of, who would be involved, etc.
- Jen and Nancy are following up on Art in Public Places and Steam Locomotive Foundation involvement opportunities
- It was mentioned that we may not be able to use UP logos as they are considering advertising...Jen will check with UP representatives to verify
- Discussed concepts in general and estimated costs of elements then turned it over to a 'vote' to get feedback from each person on which features to proceed with
- It was determined that the trees on the plant list are all ok with the substitution of Thunderchild Crabapple instead of Chokecherry. It was suggested to use native grasses and wildflowers in lieu of shrubs and perennials due to maintenance issues.
- It was clearly stated that the City will maintain **NOT** WYDOT.
- Discussed point of connection for irrigation, Jen will check with Nathan at City Engineering to get accurate mapping info
- Gene mentioned that Tyrell Doyle had committed to donate \$5000 to a grove on the southside with a commemorative plaque on the northside. Discussion was had regarding placement of plaque. Further discussion will need to take place with owner of Tyrell Doyle.
- Discussed northside involvement and decided Jen/Barb and WYDOT representative will take southside concepts to Tyrell Doyle and Big D to move toward a decision for northside landscaping
- Jen will contact UPRR representatives to get their feedback on concepts since they were absent from the meeting

Action Items:

- Jen and Barb will compile information gathered in the 'voting' process into one or two more developed concepts to move forward to a public input session.
- We discussed having an open house for public input. It will be structured as an informative session regarding what is happening on West Lincolnway.

Thank you all for your feedback to date! Jennifer Gardner, Greenscape Designs LLC

Summary of Design Elements 07.11.12 :

- In Concept 1 the fence was shown 30' off the north UP rail and the features 20' behind the back of curb which created the need for a jog in the fence and an unnecessary excess of materials. We eliminated this jog by moving the entire fence forward to 20' off the back of curb. This will reduce materials thus reducing cost and making the fence more visible from the roadway.
- We redesigned the "artistic features" per the feedback from the June 12 steering committee meeting and upon further analysis of materials and phasing options.
- Basic concept includes a 5' high three-rail fence constructed of 6"x6" posts and 2" x 6" rails in 8' sections.
- Artistic features include columns of the same size and spacing as the existing columns in the median with a decorative wood fence pattern between. The side sections are designed at 5' high with 2" x 6" rails. The middle section is designed to a 6' height with 8" x 8" posts and 2" x 8" rails.
- The columns will be fitted with appropriate hardware during installation so the towers can be bolted on whenever funding is available to add them.
- There are 5 full decorative fencing features along the site and one partial feature split on either side of Southwest Drive.
- Following a meeting with Brian Tyrrell on 7/11/12 it was decided that we will be allocating phase one monies to install landscape and irrigation on the north side along the properties of Tyrrell Doyle Chevrolet and presumably Big D/Conoco. Cost estimated below includes irrigation, grass seed, a few large boulders and trees.

Revised Preliminary Cost Estimate (Current Budget = \$215,000.00):

Northside Landscape and Irrigation (Tyrrell Doyle & Big D)	\$50,000.00
Three Rail Wood Fence (approx. 6,575 linear feet)	\$56,000.00
Columns and Decorative Fencing Feature across from Tyrrell Doyle*	\$6,000.00
Irrigation (Point of Connection, Mainline and Rotors)	\$20,000.00
Soil Prep, Berming and Seeding (approx. 136,000 SF)	\$68,000.00
Trees (50 @ \$300 ea)	\$15,000.00
PHASE I TOTAL	\$215,000.00

Items that would be added as additional funding becomes available:

Additional Trees per Landscape Plan (19 @ \$300)	\$5,700.00
Additional Columns and Decorative Fencing Features (5 sections @6,000ea)**	\$30,000.00
Towers Atop Columns (10 Towers @ +/- \$3000 ea)	\$30,000.00
Metal Truss Between Columns (5 @ +/- \$5000 ea)	\$25,000.00
Metal Artwork Mounted on Truss or Wood Fence (5 @ +/- \$5000 ea)	\$25,000.00
ADDITIONAL ITEMS TOTAL	\$115,700.00

GRAND TOTAL – ALL PHASES PER CURRENT DESIGN CONCEPT	\$330,700.00
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**Note: Tyrrell Doyle has donated \$5000 to toward the feature across from their property. This amount is included in the current budget listed above)*

***Note: The five additional sections include four full features and the partial feature at Southwest Drive.*