

**TOWN OF BASALT MEETINGS**  
**Planning and Zoning Commission Meeting**  
**Tuesday, August 15, 2023**

**Basalt Town Hall**

**101 Midland Avenue**

- 5:45 PM**      **Commissioner Light Dinner at Town Hall**
- 6:00**          **1**      **Call to Order**
- 6:03**          **2A**      **Eagle County Referral: Mid-Valley Metro District Office and Affordable Housing Location and Extent Referral Comments for a Small Office Space and Six (6) Single-family Residential Units on South Side of Highway 82 Across from Mid-Valley Metro District Sewer Plant**
- 2B**      *Recommended Action: Staff comments; Applicant comments; and motion to transmit letter to Eagle County*
- 6:20**          **3A**      **Courtesy Referral on Public Works Manual Amendment: Structural Soils Revisions**
- 3B**      *Recommended Action: Staff comments; P&Z Discussion, Motion*
- 6:30**          **4A**      **Midland Streetscape Update**
- 6:40**          **Commissioner Comments and Staff Updates**
- 6:50**          **Adjourn**

Items on the agenda are approximate and intended as a guide for the Commission. Times are subject to change, as is the order of the agenda. For deadlines and information required to schedule an item on the agenda, please contact Basalt Town Hall at 927-4701.

2

**TOWN OF BASALT, COLORADO**  
**P&Z MEETING - TUESDAY, AUGUST 15, 2023**  
**PUBLIC COMMENT ACCESS INSTRUCTIONS**

The Basalt Planning & Zoning Commission will meet in person. The P&Z will conduct a hybrid meeting where the public may attend the meeting to make their comments in person or may join the meeting and make their comments via Zoom.

Directions for viewing and accessing the meeting to provide comment during public the public comment portion of the agenda, or during public hearings is provided below.

**You can watch a live stream of the meeting here:**

on YouTube: <https://www.youtube.com/channel/UCaBozGBsT0GuBNRf4rUI0cA>, or on Grassroots TV at: <https://townofbasalt.ompnetwork.org/>

**Zoom webinar:**

**When: Tuesday, August 15, 2023 06:00 PM Mountain Time (US and Canada)**

**Topic: P&Z - 08/15/2023**

**Please click the link to join the webinar: <https://us06web.zoom.us/j/88965526968>**

Or One tap mobile: +17193594580,,88965526968# US +13462487799,,88965526968# US  
(Houston)

Or Telephone: Dial (for higher quality, dial a number based on your current location):

+1 719 359 4580 US	+1 669 444 9171 US	+1 253 205 0468 US
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**Webinar ID: 889 6552 6968**

International numbers available: <https://us06web.zoom.us/j/88965526968>

(If you are unable to access the meeting using the link or call-in numbers above, e-mail your name, and phone number and item you wish to comment on to [planning@basalt.net](mailto:planning@basalt.net). We will contact you at the appropriate time in the meeting and make other arrangements for you to make your comments.)



Agenda Item 2A- Eagle County Referral  
Application Excerpts Attached

**DRAFT**

August 15, 2023

Vince Hooper  
Eagle County Community Development Department  
PO Box 179  
Eagle, CO 81631

RE: Mid-Valley Metro District Office and Employee Housing Project Referral

Dear Vince,

Thank you for the opportunity to respond to your referral on the Mid-Valley Metro District Office and Employee Housing Project Application. The following comments reflect the opinions of the Basalt Planning and Zoning Commission (P&Z).

**Comments and Recommendations:**

1. The Town P&Z finds the proposed rural development, which is outside the Town's Urban Growth Boundary (UGB) generally consistent with the Basalt Master Plan. The Town P&Z believes the proposed development of a small office space and six (6) single-family dwelling units on three acres of land to be a rural density acceptable outside the UGB, especially given the intent of the development to provide employee housing for the Metro District and other local government entities.
2. The Town P&Z supports the Mid-Valley Metro District's efforts to house their employees for the sustainability of the Metro District, which is consistent with goals of the Basalt Master Plan.
3. The Town P&Z encourages Eagle County to limit the house sizes allowed to the 1,200-1,800 square foot range of the house size types shown in the Application. Additionally, it is recommended that the residences be required to be deed-restricted to ensure that they operate as employee housing throughout their useful life.
4. The Town P&Z encourages the consideration of installing a landscaped berm or other screening technique adjacent to Highway 82 to buffer the residences from the highway noise and to minimize view of the residences from the highway.

5. The Town P&Z encourages that the residences be designed with a significant level of energy efficiency if they are to be stick-built or upgraded with the highest level of energy efficiency practical if they are to be manufactured housing.

This letter constitutes referral comments of the Town of Basalt under the provisions of the Intergovernmental Agreement signed by the Town and Eagle County on September 23, 2008.

If you have questions about the above comments or need clarification, please contact Michelle Bonfils Thibeault or James Lindt at (970)927-4701.

Sincerely,

Eric Vozick, Chair  
Basalt Planning and Zoning Commission

CC: Michelle Bonfils Thibeault, Town Planning Director  
James Lindt, Town Assistant Planning Director  
Basalt Planning and Zoning Commission



**Mid Valley Metropolitan District**  
0031 Duroux Lane, Suite A • Basalt, CO 81621-9357  
Tel: (970) 927-4077 • Fax (970) 927-1017  
mvmd@sopris.net • www.mvmdco.org

June 9, 2023

Mr. Bill Gibson  
Director of Community Development  
Eagle County  
Sent via email: [bill.gibson@eaglecountv.us](mailto:bill.gibson@eaglecountv.us) and hand delivered

**Re: Mid Valley Metropolitan District Application for Location and Extent Review of District Office and Employee Housing**

Dear Bill:

The Mid Valley Metropolitan District (MVMD) is the water and sanitary sewer provider for the El Jebel / Willits / West Basalt areas and some unincorporated areas of Eagle and Garfield Counties. MVMD is a Colorado special district formed and functioning by authority of C.R.S. § 32-1-101, *et seq.*

In early 2022 and with the direction of the MVMD Board of Directors, staff identified the need for employee housing and a new office facility. Planning began on a small office and six manufactured single-family homes on a parcel of land MVMD owns. MVMD presently rents space for offices and has done so for 30+ years. The District understands the challenges of hiring and retaining employees and the need for affordable employee housing. No different than our emergency first responders, utility employees living within a close distance is key to an effective emergency response and helps to minimize what can be catastrophic damages.

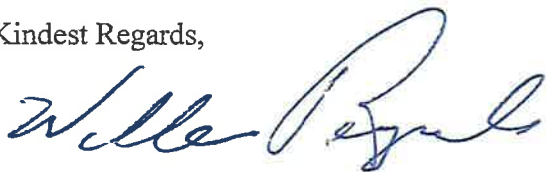
MVMD's 18+ acre parcel (Parcel #239133100009, R028038) is unique as it was bisected by State Highway 82 improvements in the early 1990s. On the north side, the District operates a 1.0 mgd wastewater treatment facility on approximately 15 acres. On the south side of the highway is a fallowed, unimproved triangular shaped 3-acre parcel. MVMD proposes to locate the office and single-family homes on the southern triangle parcel. Potable water will be supplied by a small water system well that will be constructed and operated by MVMD. Wastewater services will be supplied by the District as well using a small lift station. All infrastructure will meet MVMD standards and will be owned and operated by the District.

MVMD's office and employee housing project complies with Eagle County's Comprehensive Plan goals of providing workforce housing at/near the location of employment and of employers addressing their own employee housing needs. It also allows the District to consolidate its utility and business operations. MVMD will retain ownership of its parcel and improvements; no subdivision of the land is proposed.

Enclosed is a completed land use application form and materials and application checklist to begin the Location and Extent review process with Eagle County. Kindly accept this application for your review per C.R.S. § 30-28-110. Also included is a conceptual site plan, civil drawings,

and a list of adjacent homeowners in both Eagle and Garfield Counties. Please advise me of the next steps and feel free to contact me with any questions or concerns (970) 274-0369 and email [bill@mvmmdco.org](mailto:bill@mvmmdco.org).

Kindest Regards,

A handwritten signature in black ink, appearing to read "William Reynolds". The signature is fluid and cursive, with the first name "William" being more prominent than the last name "Reynolds".

William Reynolds  
Executive Director  
Mid Valley Metropolitan District

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1

**Mid Valley Metropolitan District**  
0031 Duroux Lane, Suite A - Basalt, CO 81621-9357  
Phone (970) 927-4077 - Fax (970) 927-1017

June 29, 2023

Mr. Vince Hooper – Senior Planner  
Eagle County Community Development  
Via Email: [vince.hooper@eaglecounty.us](mailto:vince.hooper@eaglecounty.us)

Re: Addendum to the Mid Valley Metropolitan District Location and Extent Application  
for District Office and Employee Housing

Dear Vince,

This letter shall serve as an addendum to Mid Valley Metropolitan District's (MVMD) Location and Extent Application. It demonstrates project compliance with the Eagle County Comprehensive Plan, Mid Valley Area Community Plan, and Future Land Use Map (FLUM).

Mid Valley Metropolitan District, a Colorado Special District, provides water and wastewater services within western Basalt and unincorporated Eagle County areas along the Highway 82 corridor from the Emma Bridge on Highway 82 through the Cerise Ranch subdivision in unincorporated Garfield County. MVMD owns a parcel of land identified as the Arnold Subdivision Exception, on which a wastewater plant and support buildings were built to provide wastewater services to the Mid Valley community. The parcel was bisected by Colorado State Highway 82 improvements when the highway was 4 laned in the 1990's. The wastewater treatment facility is located north of Highway 82, and the portion of the parcel located south of Highway 82 is currently vacant.

The following points demonstrate how MVMD's location and extent proposal meets the goals and policies of the Eagle County Comprehensive Plan and Mid Valley Community Plan and FLUM:

- The parcel is identified in the Highway 82 FLUM as a PUBLIC SERVICES (PS) parcel. The definition of a PS parcel is applied to lands accommodating state, county, public utility or special district offices, facilities and/or operations and a limited residential component/justification. Construction of an office building to house MVMD's office falls under that definition. Further, it meets the PS classification "intent" of (i) accommodating land uses with public service operations; and (ii) providing a limited number of employee dwelling units.

- Goal 3.1 of the Mid-Valley Community Plan states that there be adequate public services and infrastructure and that the respective services develop a comprehensive and coordinated approach to meeting service and infrastructure needs. As is the case with most public services provided, employee housing has been identified as a key component in providing emergency and public services in our area. Employees are being priced out of the immediate area creating a critical need for quick response employees to respond to emergencies. The plan also recommends public services consider and provide locations for infrastructure maintenance offices, workshops and storage facilities and housing. MVMD is able to provide for a District office and employee housing on its own land in close proximity to the many facilities we maintain.
- Policy 3.1.3 of the Community Plan references the accommodation of adequate law enforcement, fire and **life safety services**. In providing water and wastewater services, MVMD is a life-safety, essential service. Quick response to emergencies and system failures is key in minimizing impact and damage and cannot be accomplished with remote employees. The document also references a collaborative effort to maintain an adequate amount of employees. MVMD is looking towards the future and recognizes that it will continue to get harder for service employees to enter the Mid Valley real estate market in the future as real estate values increase.
- Policy 3.1.4 of the Community Plan addresses the review of demands for the delivery of high-quality water and wastewater services. Staffing requirements will continue to increase as new regulations require additional oversight of critical systems. MVMD's development plan provides an office and housing to meet those staffing requirements.
- MVMD's development plan meets a recurring policy of the Eagle County Comprehensive Plan to provide housing for employees working within Eagle County. In particular, the location and extent application meets the Section 3.4.5 policy of employers addressing their own employee housing needs. Additionally, by developing new housing for its employees, MVMD is not taking away from existing housing stock for other employees within Eagle County.

MVMD has been blessed with employees that have been part of the community for many years who own their own homes and live locally. Those employees are now retiring and affordable and/or home ownership is getting to be impossible for newer generations due to increases in land and home values.

This location and extent application for 6 single-family employee housing units and a District office on the Mid Valley Metropolitan campus is designed to be a project-small in footprint and is compliant with the Mid Valley Area Community Plan and future land use recommendations. MVMD has kept the project small and expects to phase-in homes as needed, with an initial phase of 2-3 homes and the office building. MVMD also intends to design structures that blend in with surrounding homes and outbuildings to meet the rural character of the area.

Lastly, you requested further information on water service to the property. The District is planning on drilling a well on site to meet the demands of the parcel. This small non-public water system will be operated by Mid Valley Metropolitan District and will be in compliance with state regulations.

Please feel free to contact me with any questions or concerns 970-927-4077.

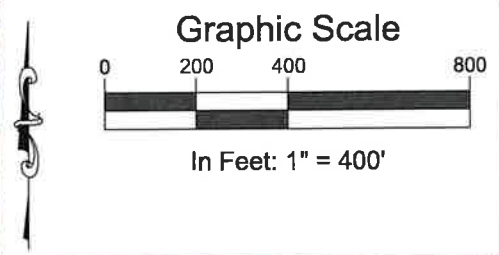
Kindest Regards,

William Reynolds  
Executive Director  
Mid Valley Metropolitan District





I:\1981\01501\C\273--Employee Housing Project\MWMD Employeehousing project\H-Dwgs\Civil\PS-SheetSet\MWMD-EHP-Site Plan Figure.dwg Plotted: 7/20/2023 10:49 AM By: Scott Forrester



 118 West Sixth Street, Suite 200 Glenwood Springs, CO 81601 970.945.1004 www.sgm-inc.com	Mid-Valley Metropolitan District Employee Housing Project		Job No: 01501C-273	Vicinity Map	Sht. 1
			Drawn by: GJF		Of 1
			Date: 5.31.2023		
			QC: DC PE: CL		
			File: MWMD-EHP-Site Plan Figure		

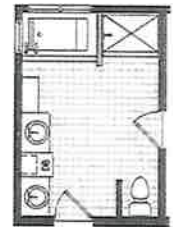
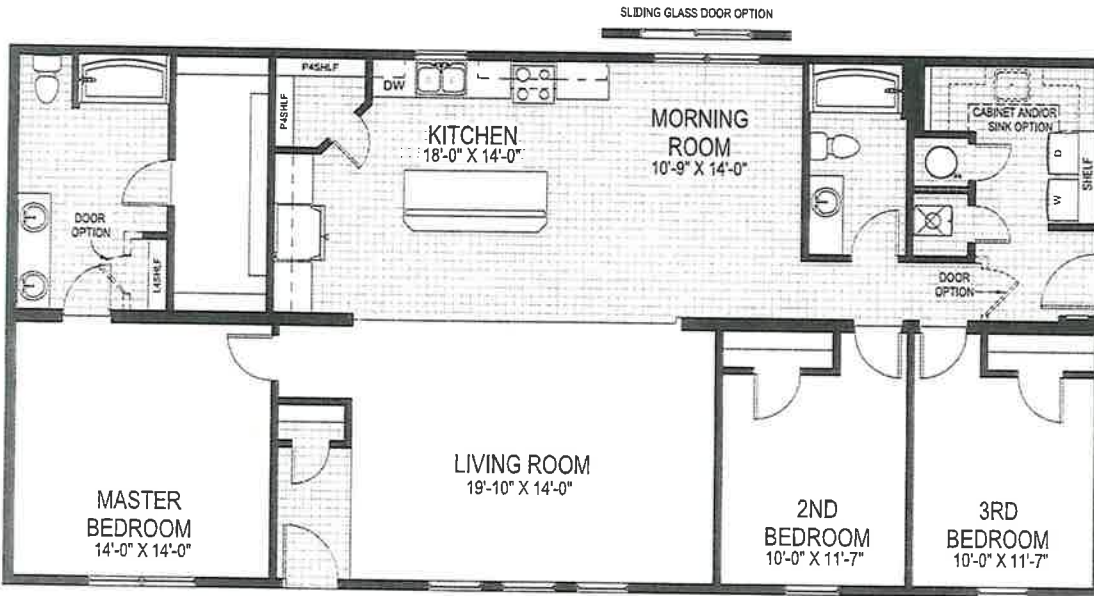






# Hazel

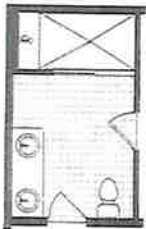
1780 Sq. Ft.  
29'8" x 60'0"



ALTERNATE MONOGRAM BATH



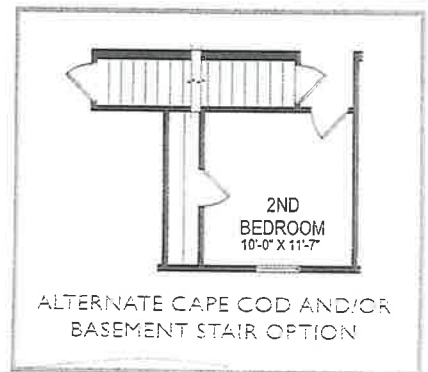
ALTERNATE 5-PIECE MASTER BATH



ALTERNATE GRAND SHOWER OPTION



ALTERNATE FAMILY BATH MAIN BATH



ALTERNATE CAPE COD AND/OR BASEMENT STAIR OPTION



# The DreamWorks

**MODEL DW-4483B**

3 BEDROOM, 2 BATH

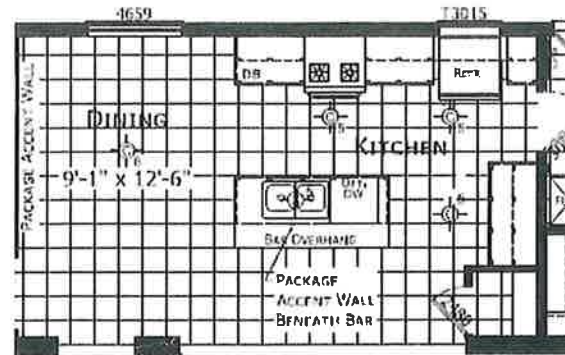
ACTUAL SIZE: 26'8" X 48'

TOTAL AREA: 1,280 SQ. FT.

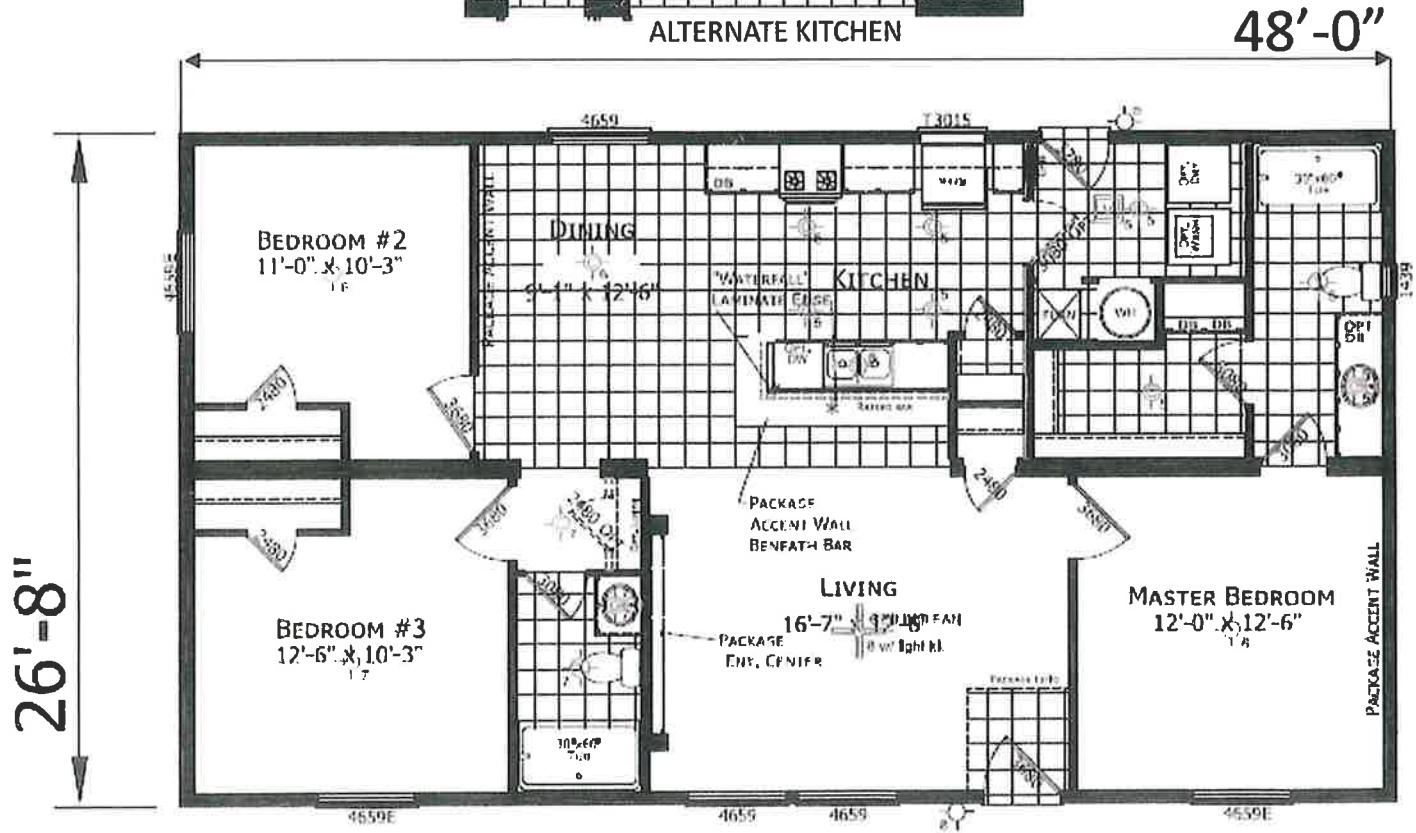


**IDAHO**

*Regis at 14566  
3445e 2*



ALTERNATE KITCHEN



26'-8"

48'-0"

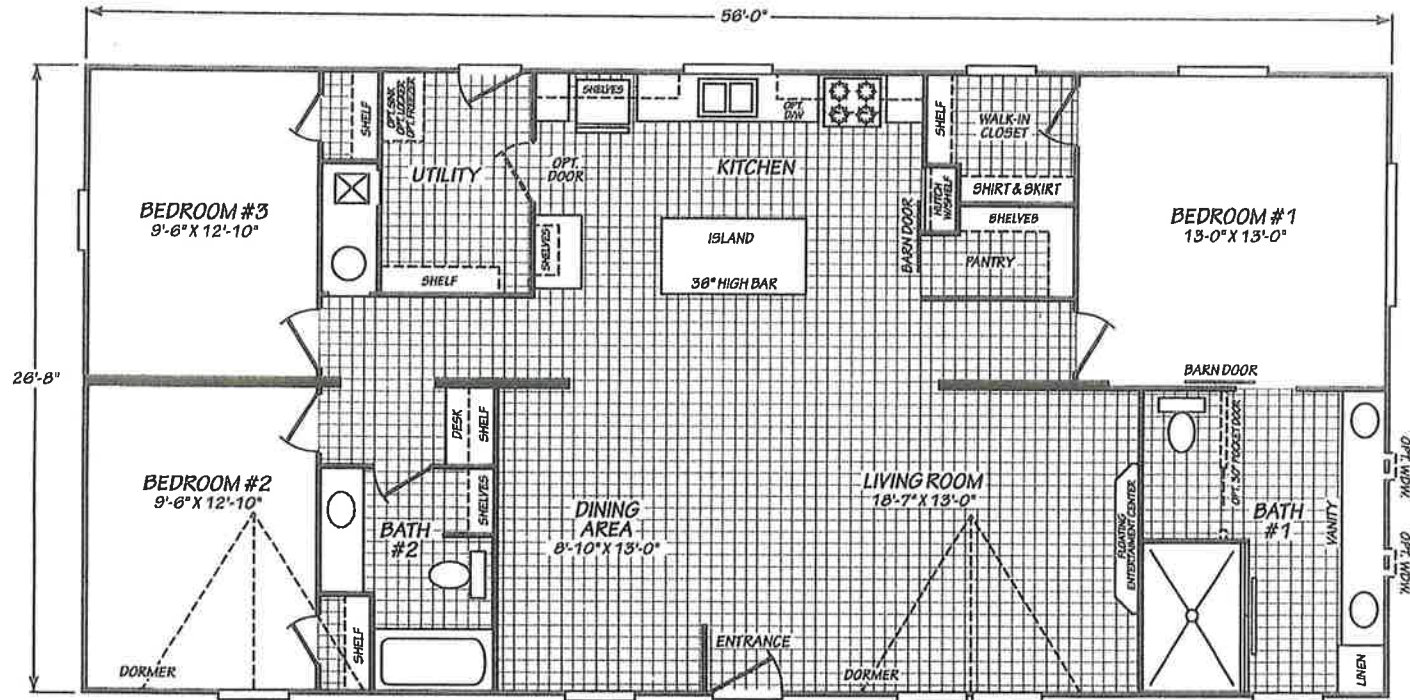
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# HERITAGE VALUE

*MHMP*



*Restub 1564 34158\**

## MODEL 28563V

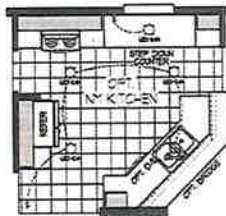
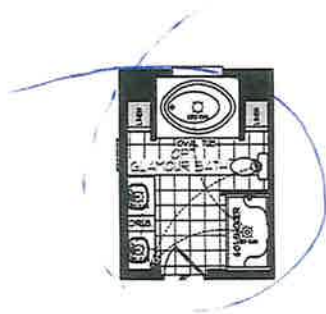
3 Bedroom • 2 Bath • 1,493 Square Feet

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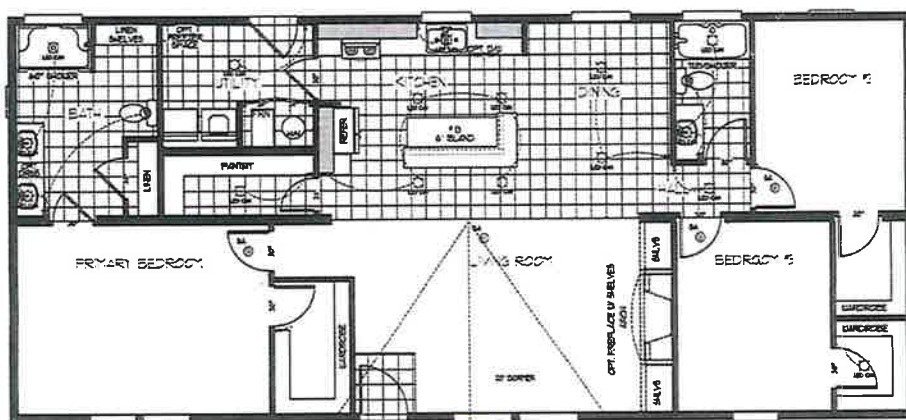
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K2760A - 93KAR27603AH



OPTIONAL KITCHEN  
AVAILABLE ON K2760A  
AND K33660A



*Resting 155 K  
346 sq ft*

**Plan Details**

Bedrooms	3
Bathrooms	2
Sq Feet	1620
Width	27
Depth	60



The home series and floor plans indicated will vary by retailer and state. Your local Home Center can quote you on specific prices and terms of purchase for specific homes. Karsten Albuquerque invests in continuous product and process improvement. All home series, floor plans, specifications, dimension, features, materials, availability, and starting prices shown on this website are artist's renderings or estimates, and are subject to change without notice. Dimensions are nominal and length and width measurements are from exterior wall to exterior wall.

## MEMORANDUM

**To:** Chairman Vozick and Basalt Planning and Zoning Commission

**Thru:** Michelle Bonfils Thibeault, AICP Planning Director

**From:** James Lindt, AICP Assistant Planning Director

**Date:** August 15, 2023

**RE:** Courtesy Referral- Public Works Manual Amendment for Addition of Structural Soils

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### I. Purpose

The Town's Public Works Manual was overhauled in 2022. In amending the Manual in 2022, apparently the structural soils requirement was inadvertently removed from the Town's requirements. Structural soils are a type of soil mix that is specially formulated to allow for tree roots to grow under areas of concrete and asphalt while minimizing the potential for sidewalk/asphalt upheaval in areas where trees are planted in close proximity to hard surface areas. The Town Arborist and Town Staff would like to reinsert the structural soil requirements into the Public Works Manual and have provided draft language (see **Exhibit A**).

### II. Review Process

The Town Council is required to approve amendments to the Public Works Manual. As the proposed amendment is development related, Staff felt it appropriate to provide P&Z with an opportunity to make a recommendation on the proposed amendments.

### III. Recommendation

Town Staff recommends that the P&Z provide a recommendation of approval to the Town Council on the proposed amendments to the Public Works Manual.

#### Attachments:

Exhibit A- Proposed Amendment Language

- B. Foliar Fertilizer. All tree and shrubs shall be foliar fertilized with "Rapidgro" or similar fertilizer. Dilute and apply fertilizer according to manufacturer's specifications. Foliar fertilization must be complete within two weeks of planting.

Underlined and Highlighted Language to be Added

2.03 SOIL MIXTURES

- A. Plant pits: Soil Mixture containing one part Colorado Mountain Peat to three parts topsoil. These materials must be thoroughly mixed so there is no visible segregation of materials.

- B. Structural Soils: Structural soils are generally required where a non-compacted continuous root zone cannot be provided, including when in the Town Rights of Way or as may be required in private properties as a condition of the development review approval

1. Structural soils are applicable in situations where tree rooting potential is insufficient in designated planter areas adjacent to sidewalks and paved surfaces (Figure XX).

A 'Structural Soil' is a horticultural medium which can meet pavement design and installation requirements yet possesses qualities that allows tree roots to grow in a continuous base course under pavements thereby minimizing the potential for sidewalk heaving. The volume of soil required depends on the expected mature size of the tree. Table 1 provides guidelines for the minimum amount of soil required based on the tree size at maturity. Final determination as to the requirement for Structural Soils shall be made by the Public Works Director or their designee.

2. Cornell University offers a patented soil mix, CU®-Structural Soil, that is available through several dealers in the state. This is the preferred source mix and the basis for required Structural Soil composition. Alternatively, at the discretion of the Public Works Director or their designee, the Structural Soil may instead be sourced by component and mixed according to specific requirements that follow the Cornell University methodology. Requirements for "in-house" mixing must adhere to the specifications below and must include a soil analysis for confirmation.

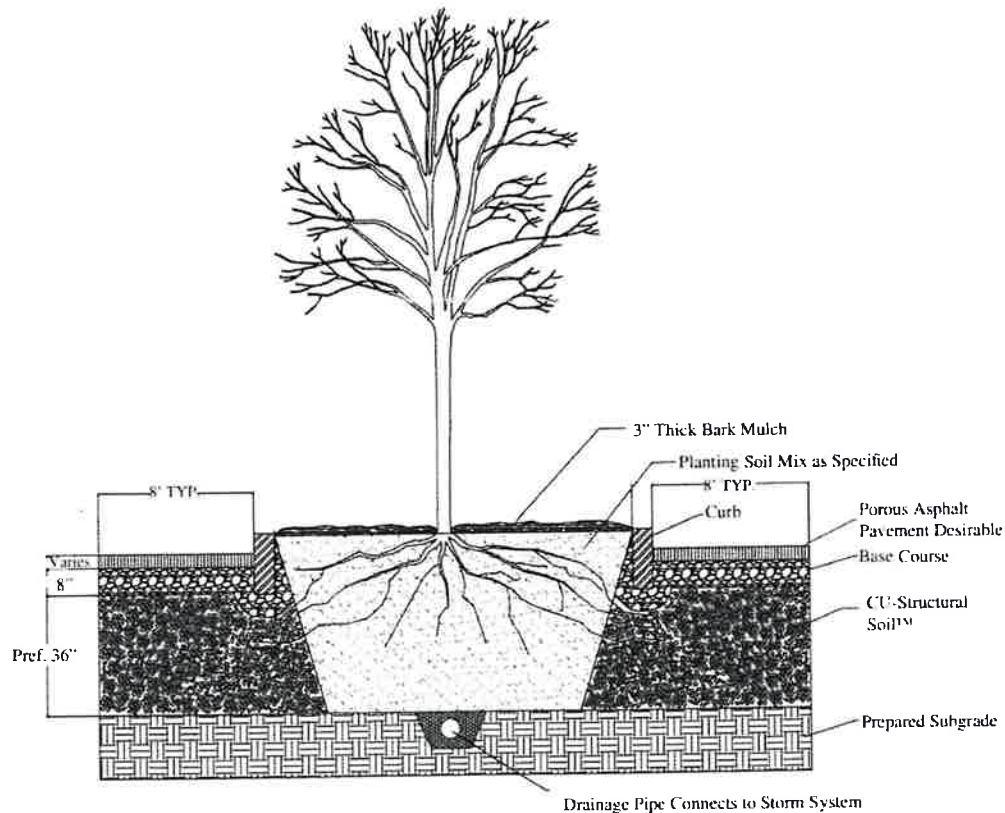
3. The three components of the Structural Soil are mixed in the following ratios: crushed stone: 82%, clay loam: 17%, hydrogel: 1%. Total moisture at mixing should be 10% (AASHTO T-99 optimal moisture). Crushed stone (granite or limestone) should be narrowly graded from ¾-1 ½ inches, highly angular with no fines or an approved screened rock. The clay loam should conform to the USDA soil classification system (stone <5%, sand 25-30%, silt 20-40%, clay 25-40%). Organic matter should range between 2-5%. The hydrogel, a potassium propenoate-propenamamide copolymer is added in a small amount to act as a tackifier, preventing separation of the stone and soil during mixing and installation. For mixing, the stone is spread in a layer, the dry hydrogel is spread evenly on top, and the screened moist clay loam is the top layer. Variations shall require approval by the Public Works Director or their designee.

4. The entire pile is turned and mixed until a uniform blend is produced. Mixing can be done on a paved surface using front end loaders. The Structural Soil is then installed and compacted in 6-inch lifts. The required minimum depth of the structural medium is 24 inches, with a preferred depth of 36 inches. This material should be compacted to not less than 95% (AASHTO T-99) (Cornell University, Urban Horticulture Institute).

5. In installations where a portion of the tree planting space is exposed soil (ie, an undersized garden bed or tree well adjacent to pavement), Structural Soil shall be used in all areas including the exposed tree pit to meet minimum soil volumes. This provides a stable base for the tree root ball during installation, and a uniform medium for the tree roots to grow throughout. Plant pit soil may be substituted for the top 12 inches of soil in exposed areas. Garden beds with a minimum of 8ft x 8ft exposed surface area (that still require Structural Soil installation under adjacent pavement) can use plant pit soil mixture throughout the exposed area.
6. Final approval of the preparation of the Structural Soils (materials and mixing) and installation shall be required and shall be made by the Public Works Director or their designee. The Town may also require testing of material, onsite inspections, and/or documentation from installers as deemed necessary to ensure proper application of the Structural Soils.

**TABLE 1**

Table 1. Soil volume requirements based on tree size at maturity. Calculations assume 30" soil depth		
Tree Size at Maturity	Total Soil Area	Soil Volume at 30" depth
SMALL (shorter than 30 ft)	10 ft x 10 ft	250 cu ft
MEDIUM (Height or Spread less than 50 ft)	20 ft x 20 ft	1000 cu ft
LARGE (Height or Spread larger than 50 ft)	30 ft x 30 ft	2,250 cu ft
Exact soil volume requirements for mature tree size can be estimated as: 2 cu ft per sq ft of mature tree crown projection		



## 2.04 PLANT MATERIALS

- A. Quality. Provide trees, shrubs and other plants complying with recommendations and requirements of ANSI Z60.1 "Standard For Nursery Stock" and as specified in Section 1.03.
- B. Plant List. A complete list of plants including names, quantities, sizes and other requirements is shown on the Drawings. The plan shall have precedence over the plant list.
- C. Deciduous Trees. Provide trees of height and caliper listed or shown and with branching configurations recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed.
- D. Deciduous Shrubs. Provide shrubs of the height shown or listed and with not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub required.
- E. Ground Cover. Provide plants established and well rooted in removable containers or integral peat pots and with not less than minimum number and length of runners required by ANSI Z60.1 for the pot size required.
- F. Seed.
  - 1. Seed shall be at least 95% pure and shall have a minimum germination rate of 85%. All seed shall be furnished in bags or containers clearly labeled to show the name and address of the supplier, the seed name, lot number, net weight, the percent of week seed content and the guaranteed percentage of purity and germination. Seed and seed labels shall conform to all current state and federal regulations and will be subject to the testing provisions of the Association of Official Seed Analysis.
  - 2. All seed mixes shall be free from such noxious weeds as Canadian Thistle, Coarse Fescue, European Bindweed, Johnson Grass and Leafy Spurge. The landscape contractor shall furnish to the Engineer a signed statement certifying that the seed furnished is from a lot that has been tested by a recognized laboratory. Seed which has become wet, moldy or in any other way damaged in transit or storage, will not be accepted.
  - 3. Bluegrass Seed. Bluegrass seed shall be "Quicklawn" mix or approved equal by John Ericson, Ericson Enterprises, 481 Grand Valley Drive, Grand Junction, Colorado 81514, (303) 434-3339.
- G. Sod  
Provide strongly-rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant). Provide sod composed principally of the following: 90% Kentucky Bluegrass (*Poa pratensis*).

## 2.05 MISCELLANEOUS LANDSCAPE MATERIALS.

- A. Mulch. Mulch all planted areas with shredded bark or approved equal.
- B. Stakes and Guys. Provide six-foot steel drive-in "T" posts. No. 125 for all tree staking. Provide wire ties and guys of two-strand, twisted, pliable galvanized iron wire not lighter than

12 gauge with zinc-coated turnbuckles. Provide not less than 1-inch hose, cut to required lengths, to protect tree trunks from damage by wires.

- C. Fiber Mulch. Mulch shall be "Conweb Hydro-Mulch" 2000 (Conweb Corporation, Fibers Division, Box 43237, St. Paul, MN 55164) or suitable approved substitute.
- D. Soil Cells: In situations where soil volume is restricted under paved surfaces (necessitating the use of Structural Soils), but the required minimum soil volume cannot be achieved or the use of Structural Soils is not feasible, an alternative Soil Cell pavement support system can be used. Systems vary in design and optimal case use, and should be matched to the specific design where it's used. Installation shall follow manufacturer specifications, and use the requirement "Plant Pit" soil mixture outlined in section 2.03. Final soil volume available for root growth shall adhere to the minimum soil volumes outlined in Table 1.

## PART 3 METHODS AND PROCEDURES

### 3.01 INSPECTION

Installer must examine subgrade, verify elevations, observe conditions under which work is to be performed, and notify contractor of unsatisfactory conditions have been corrected in a manner acceptable to installer.

### 3.02 PREPARATION

#### A. Layout

Layout individual trees and shrub locations by size and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be requested. Prior to the excavation of planting areas or plant pits or placing tree stakes, the Contractor shall ascertain the location of all utility lines, electric cable, sprinkling system conduits so that proper precautions maybe taken not to disturb or damage any subsurface improvements.

#### B. Preparation For Planting Beds.

1. Loosen subgrade of planting bed areas to a minimum depth of eight inches using a cultimulcher or similar equipment. Remove stone over 1 inche in any dimension, and stick, stones, rubbish and other extraneous matter.
2. Spread planting soil mixture to a 4-inch depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately one-half of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, and then place remainder of the planting soil.

#### C. Excavation for Trees and Shrubs.

1. Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
2. For balled and burlapped (B&B) trees and shrubs, make excavation at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
3. Allow for six-inch setting layer of planting soil mix.
4. For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.