

REQUEST FOR PROPOSALS (RFP)

General Contractor Services – Stick-Built or Panelized Housing Construction Hayden Municipal Housing Authority – Poplar Commons

Issue Date: December 8, 2025

Responses Due: December 22, 2025 at 5:00 PM MT

1. INTRODUCTION

The Hayden Municipal Housing Authority (HMHA) is soliciting proposals from qualified General Contractors to construct the Poplar Commons workforce housing development utilizing stick-built or panelized construction methodologies. This RFP is being issued to obtain competitive pricing and confirm the most cost-effective construction approach for an eight-unit infill housing development serving local workforce households below 80% AMI.

HMHA previously procured modular preconstruction services; however, the Authority is now seeking bids for alternative delivery methods. Respondents to this RFP must be capable of delivering the full site work, building construction, and coordination required for duplex-style residential buildings on a vacant infill site.

The project remains funded, with a construction budget of \$2.25 million, and proposals that demonstrate ability to meet or closely align with this budget will be prioritized.



2. PROJECT OVERVIEW

Project Name: Poplar Commons

Location: 365 S Poplar Street, Town of Hayden, Routt County, Colorado

Owner: Hayden Municipal Housing Authority

Unit Mix: Total Buildings: Four (4) duplexes – Eight (8) total units

- Four (4) 1-bedroom units at 512 SF
- Four (4) 2-bedroom units at 1,024 SF

Target AMI: <80% AMI

- Construction Type Sought: Stick-built and/or panelized
- Site Conditions: Vacant infill parcel with adjacent roadway and utilities
- Attachments: Latest architectural and civil drawing set

HMHA intends for Poplar Commons to serve as a small-scale, replicable workforce housing model for rural Colorado communities.

3. SCOPE OF WORK

The selected contractor will deliver full general contracting services for a stick-built or panelized duplex development. Scope includes, but not limited to:

- Site preparation, grading, excavation
- Foundations
- Framing (stick-built or panelized)
- Roofing, siding, exterior assemblies
- Mechanical, electrical, plumbing systems
- Interior construction and finishes
- Utility installation and connections
- Sidewalks, drives, surface parking
- Landscaping allowances
- Coordination with Owner and design team

A complete drawing set will be provided with this RFP.

4. MINIMUM QUALIFICATIONS

- Experience constructing small-scale residential or multifamily projects
- Ability to meet project schedule (construction anticipated 2026)
- Experience with public-sector contracting requirements
- Adequate bonding and insurance

5. SUBMITTAL REQUIREMENTS

1. Firm Overview & Relevant Experience
2. Proposed Construction Timeline (Notice To Proceed → Completion)
3. Construction Bid / Fee Proposal (full scope, alternates if applicable)

No additional materials are required.

6. EVALUATION CRITERIA

HMHA will evaluate responses based on:

1. Ability to meet the \$2.25M budget target
2. Relevant experience with stick-built and/or panelized construction
3. Proposed timeline and capacity to meet schedule
4. Ability to provide appropriate documentation and format for construction draws

7. SUBMISSION INSTRUCTIONS

Email proposals (PDF format) by December 22, 2025 at 5:00 PM MT to:

Tim Reinen – Tim@reinenconsulting.com

Mary Coddington – Mary@twelveinc.co

Late submissions will not be accepted.

8. QUESTIONS

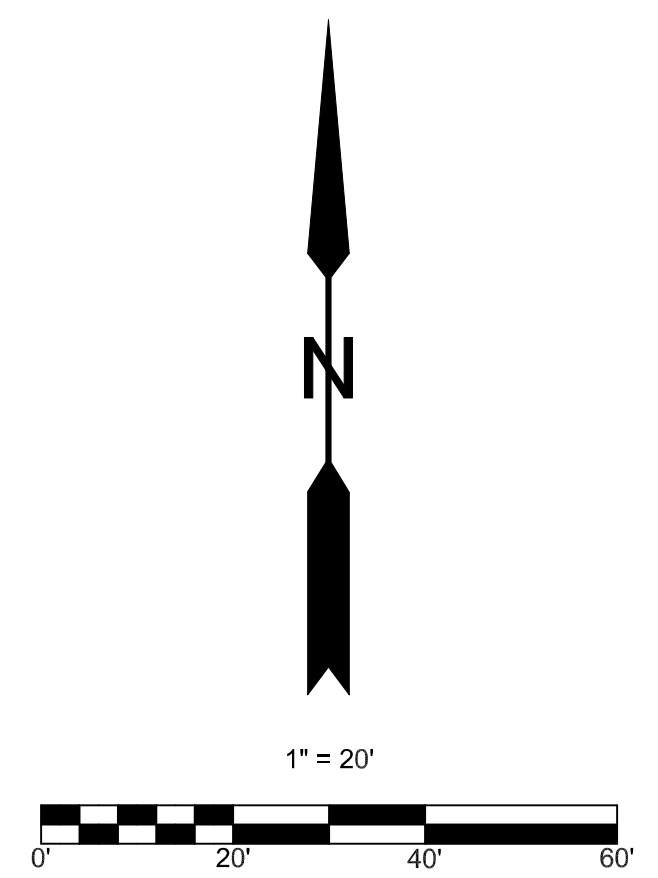
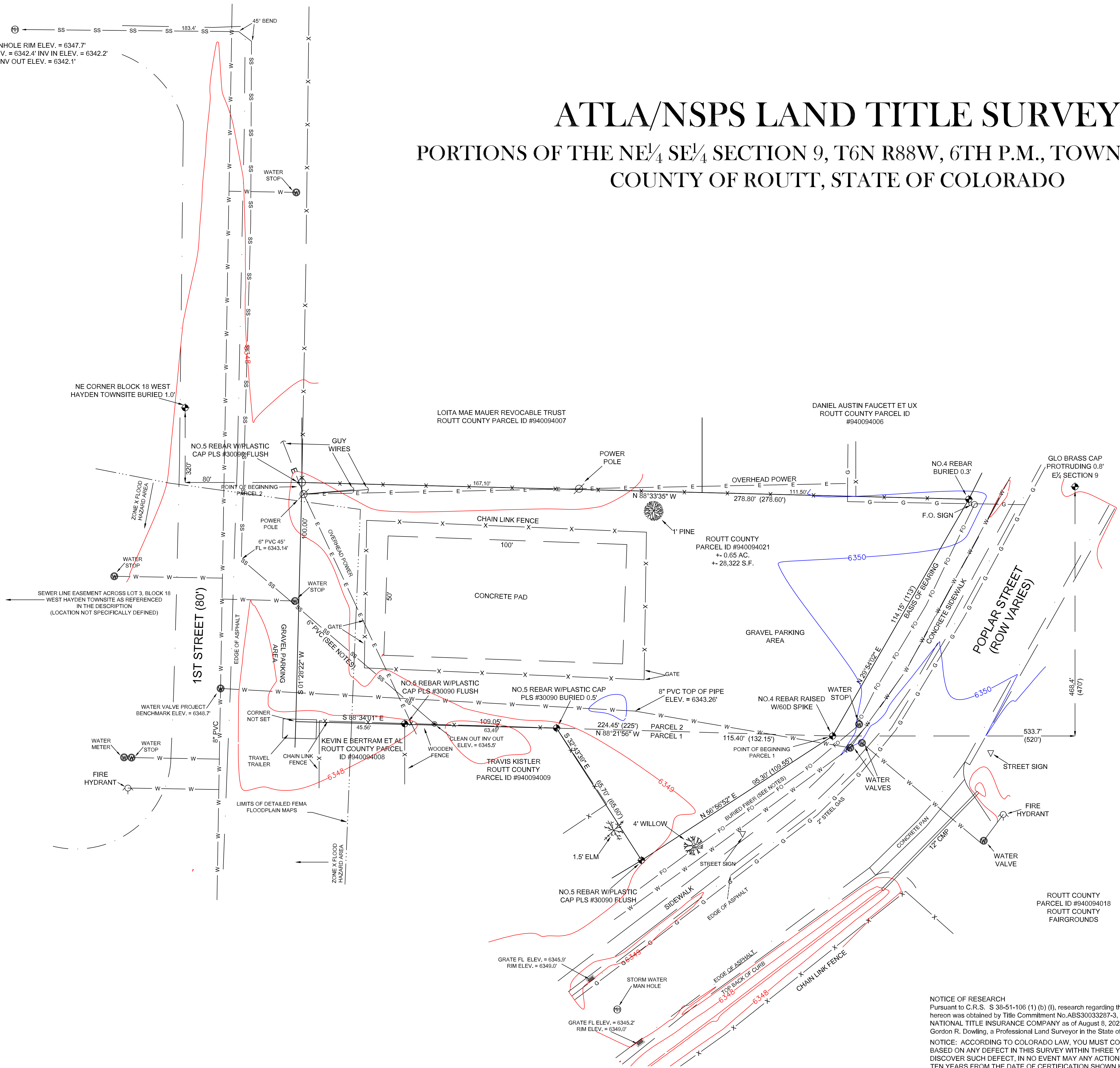
Submit all questions by December 15, 2025. Responses will be sent directly.

9. RESERVATION OF RIGHTS

HMHA reserves the right to reject any or all proposals, waive informalities, and select the contractor deemed in the best interest of the project and community.

ATLA/NSPS LAND TITLE SURVEY

PORTIONS OF THE NE¼ SE¼ SECTION 9, T6N R88W, 6TH P.M., TOWN OF HAYDEN,
COUNTY OF ROUTT, STATE OF COLORADO



(100') - INDICATES RECORD CALL

○ - INDICATES MONUMENT SET AS NOTED

◆ - INDICATES MONUMENT FOUND AS NOTED

ONE FOOT CONTOUR INTERVAL NAVD88 DATUM, HORIZONTAL DATUM NAD83 COLORADO NORTH DATUM.

BEARINGS BASED ON THE MONUMENTED EAST LINE OF PARCEL NO.2, THE NORTHEAST CORNER BEING A NO.4 REBAR AND THE SOUTHEAST CORNER BEING A NO.4 REBAR - N 29° 54' 02" E (TOWN OF HAYDEN HORIZONTAL DATUM)

LEGAL DESCRIPTION

Parcel 1
Beginning at a point whence the E1/4 corner of Section 9 in Township 6 North, Range 88 West of the 6th P.M., bears East 520 feet and North 470 feet; thence N 89° 46' W 132.15 feet, thence S 34° 03' E 65.60 feet; thence N 60° 35' E 108.55 feet, to the point of beginning.
For a total of 3,582 square feet or .082 acres more or less

Parcel 2
A tract of land in the NE1/4SE1/4 of Section 9, T6N, R88W of the 6th P.M., bounded by a line described as follows:
BEGINNING at a point 320 feet South and 80 feet East of the NE corner of Block 18 of the First Addition of the West Hayden Townsite Company to the Town of Hayden, Colorado; and run thence East 278.6 feet to the West R.O.W. line of the County Road; thence S 28° 21' W 113 feet on the West R.O.W. line of the County Road; thence West 225 feet; thence North 100 feet to the point of beginning, together with Grantor's interest in an easement for purposes of the continued placement of a sewer line under Lot 3, Block 18, First Addition of West Hayden Townsite Company, Hayden.

SHEET 1 OF 2
REV. 1 8/13/25 ROTATE AND TRANSLATE PER ENGINEER
REV. 2 8/28/25 PER UPDATED LOCATES
REV. 3 10/20/25 ADD SEWER 45° BENDS

NOTICE OF RESEARCH
Pursuant to C.R.S. § 38-51-106 (1) (b) (i), research regarding the Rights-of-Way and easements as shown hereon was obtained by Title Commitment No. ABS30033287-3, as prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY as of August 8, 2025, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TOWN OF HAYDEN					ALTA/NSPS LAND TITLE SURVEY	
PORTIONS OF THE NE¼ SE¼ SECTION 9, T6N R88W, 6TH P.M.						
TOWN OF HAYDEN, COUNTY OF ROUTT, STATE OF COLORADO					DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 dowling@plotz.biz	
SCALE	DRG	DATE	REV	FILE		
1" = 20'	SCJ	8/12/25	8/28/25 10/20/25	skprk25		

ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE NE¼ SE¼ SECTION 9, T6N R88W, 6TH P.M., TOWN OF HAYDEN,
COUNTY OF ROUTT, STATE OF COLORADO

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

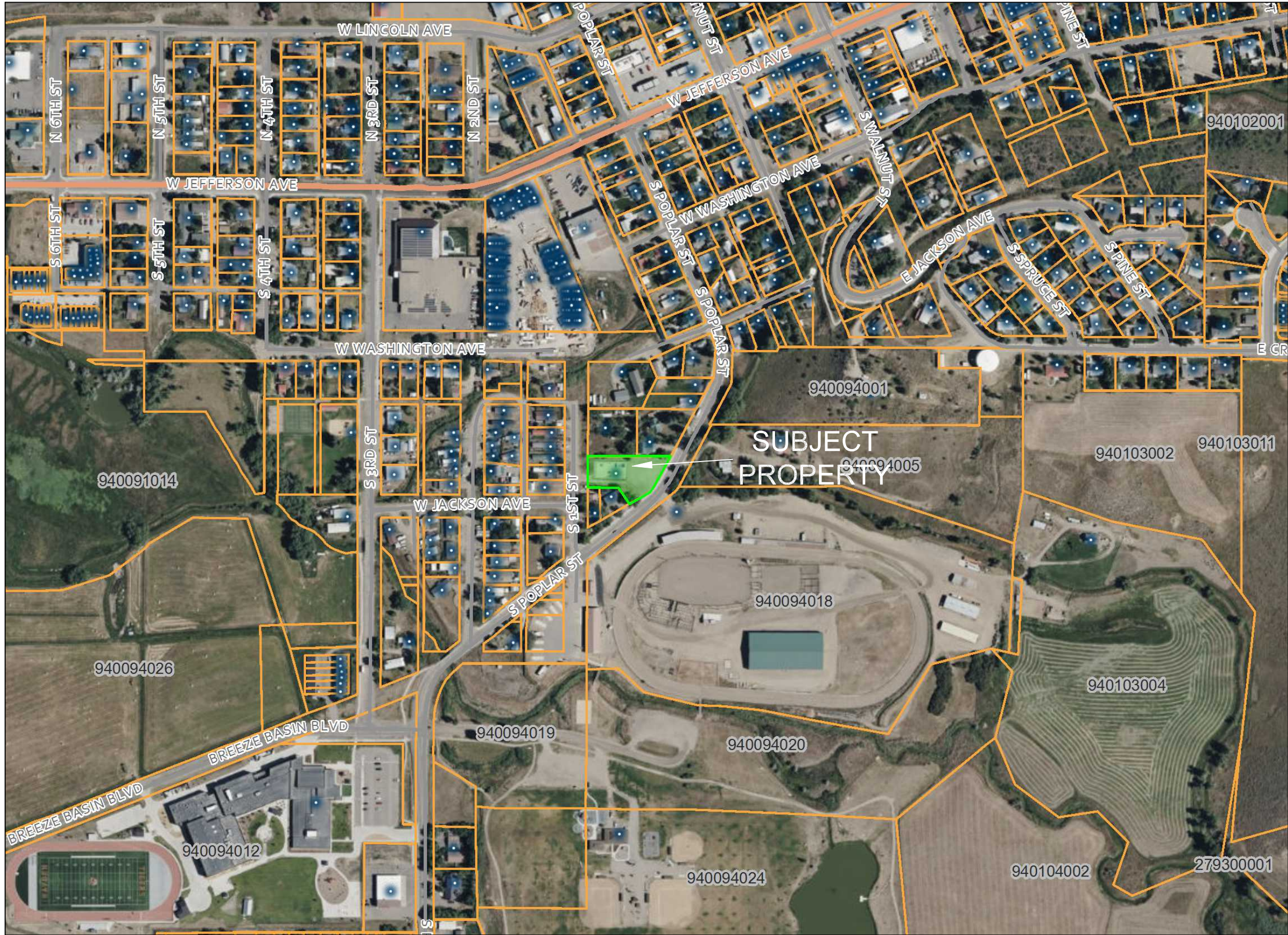
Order Number: ABS30033287-3

- Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- EXISTING LEASES AND TENANCIES
- RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 01, 1893, IN BOOK 10 AT PAGE 374.
- ½ OF THE COAL, OIL, GAS, MINERALS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED OCTOBER 29, 1957 IN BOOK 287 AT PAGE 436, ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN
- RESTRICTIONS WHICH CONTAIN A FORFEITURE OR REVERTER CLAUSE AS DISCLOSED IN INSTRUMENT RECORDED APRIL 7, 1931, IN BOOK 61, AT PAGE 429, AND RECORDED JUNE 01, 1998, IN BOOK 747 AT PAGE 210.

NOTE: THIS ITEM IS TO BE DELETED UPON COMPLIANCE WITH THE REQUIREMENT SHOWN HEREIN B-I.
- TERMS, CONDITIONS AND PROVISIONS OF LICENSE RECORDED JUNE 01, 1998 UNDER RECEPTION NO. 493948

NOTE: THIS ITEM IS TO BE DELETED UPON COMPLIANCE WITH THE REQUIREMENT SHOWN HEREIN.
- ANY RIGHTS OR CLAIMS OF OWNERSHIP, IF ANY, OF AN APPARENT STRIP OF LAND AS DISCLOSED ON THE HAYDEN SKATEBOARDING PARK ANNEXATION PLAT, RECORDED AUGUST 27, 1998, UNDER RECEPTION NO. 497963.
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 558 RECORDED APRIL 28, 2005 UNDER RECEPTION NO. 61788.

VICINITY MAP SCALE = 1" = 6000'



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MINOR SITE PLAN POPLAR COMMONS

LOCATED IN THE NE 1/4 OF SE 1/4 OF SECTION 9, TOWNSHIP 6
NORTH, RANGE 88 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF HAYDEN, ROUTT COUNTY, COLORADO

PROJECT CONTACTS



CIVIL ENGINEER:
BASELINE ENGINEERING
CHRIS RUNDALL
(970) 879-1825

CLIENT/PROPERTY OWNER:
HAYDEN MUNICIPAL HOUSING AUTHORITY
MATTHEW MENDISCO, EXECUTIVE DIRECTOR
(970) 276-3741

HOUSING CONSULTANT:
REINEN CONSULTING
TIM REINEN
(201) 602-8946

HOUSING CONSULTANT:
TWELVE INC.
MARY CODDINGTON
(303) 578-8781

ARCHITECT:
AXIAL ARTS
KEVIN LIND
(970) 331-7573

SURVEYOR:
DOWLING LAND SURVEYORS
GORDON DOWLING
(970) 276-3613



VICINITY MAP

SCALE: 1" = 500'

PREPARED FOR:
HAYDEN MUNICIPAL HOUSING AUTHORITY
178 W. JEFFERSON AVE.
HAYDEN, CO 81639

INDEX OF SHEETS

Sheet Number	Sheet Title
E1	ALTA SURVEY SHEET 1 OF 2
E2	ALTA SURVEY SHEET 2 OF 2
C1	COVER SHEET
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C4	UTILITY PLAN
A1.1	LANDSCAPE PLAN
A1.2	TRASH ENCLOSURE
A2.2	MAIN-UPPER FLOOR PLANS
A2.3	FOUNDATION-ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS

ZONING=RESIDENTIAL MEDIUM DENSITY (RMD)

DIMENSIONAL STANDARDS TABLE
LOT AREA-MINIMUM=4,000 SF/DU
LOT FRONTAGE-MINIMUM=40 FT
STRUCTURE HEIGHT=3 1/2 STORIES OR 35 FT
STRUCTURE SETBACKS*:
FRONT MINIMUM=20 FT FROM PROPERTY LINE
SIDE MINIMUM=10 FT FROM PROPERTY LINE
REAR MINIMUM=10 FT FROM PROPERTY LINE
*NOTE: BUILDING EAVES MAY ENCROACH 2 FT INTO A REQUIRED SETBACK. OPEN OR COVERED PATIOS, PORCHES AND DECKS ATTACHED TO RESIDENTIAL DWELLINGS MAY EXTEND NO MORE THAN 5 FT INTO A REQUIRED SIDE YARD SETBACK.

BUILDING SUMMARY TABLE
4 DUPLEX BUILDINGS
GROSS FLOOR AREA=1,536 SF PER DUPLEX
TOTAL GROSS FLOOR AREA=6,144 SF

PARKING SUMMARY TABLE
1 BEDROOM UNITS=4 (1 PARKING SPACE REQUIRED EACH UNIT)
2 BEDROOM UNITS=4 (2 PARKING SPACES REQUIRED EACH UNIT)
PARKING SPACES REQUIRED=12
PARKING SPACES PROVIDED=12
NOTE: ONE OF THE SPACES IS REQUIRED TO BE A VAN ACCESSIBLE ADA SPACE.

PLACEHOLDER FOR CERTIFICATE/SIGNATURE BLOCK
(TO BE PROVIDED BY TOWN STAFF PRIOR TO FINALIZING MINOR SITE PLAN)



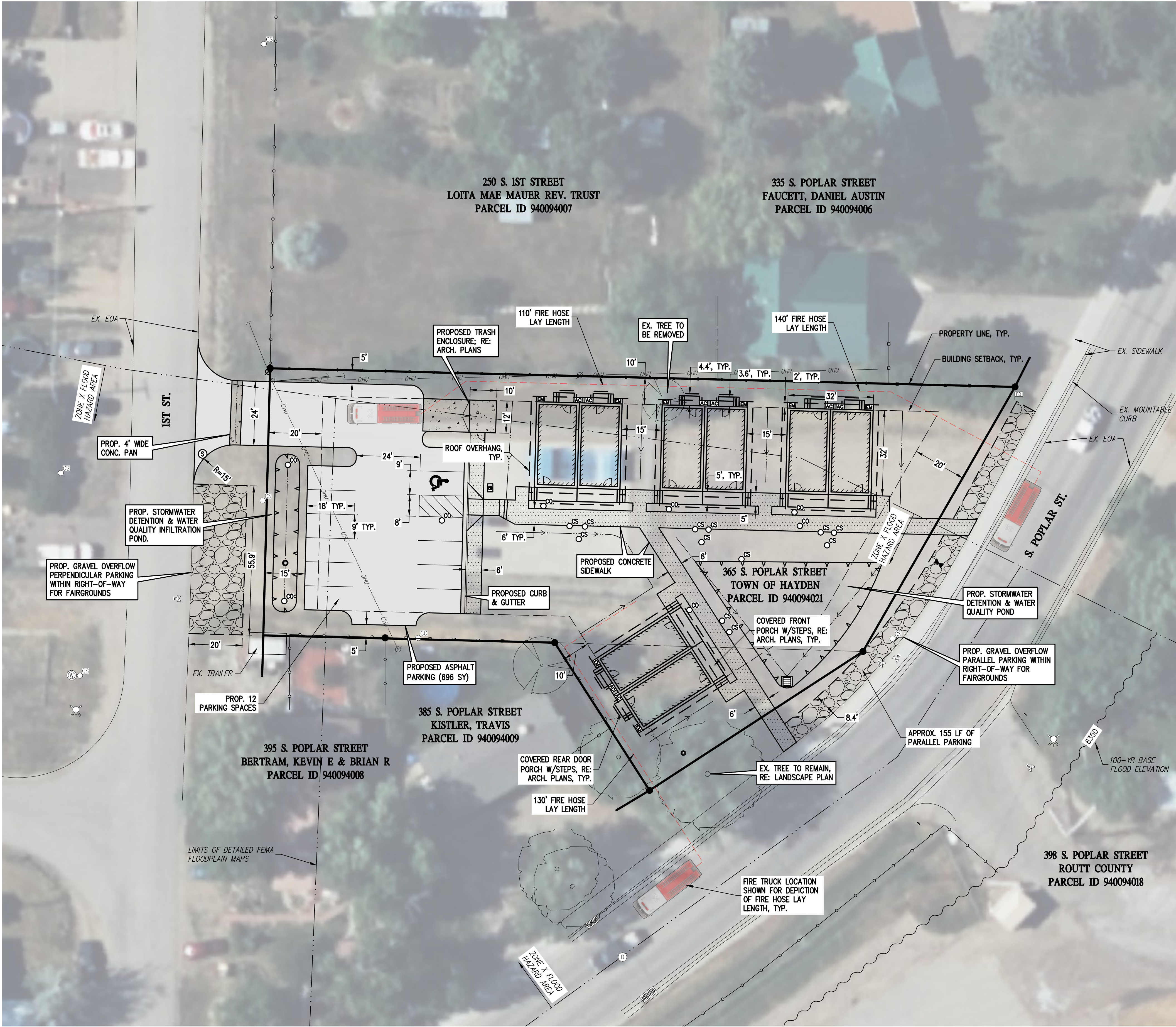
REVISION	DESCRIPTION	DATE

HAYDEN MUNICIPAL HOUSING AUTHORITY
TOWN OF HAYDEN
ROUTT COUNTY
POPLAR COMMONS
365 SOUTH POPLAR STREET
COVER SHEET

PREPARED UNDER THE DIRECT SUPERVISION OF
**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF BASELINE CORPORATION		
INITIAL SUBMITTAL	10/30/25	
DRAWING SIZE	24" X 36"	
SURVEY FIRM	DOWLING SURVEY	SURVEY DATE 10/20/25
JOB NO.	C020287	
DRAWING LAYOUT	COVER	
DESIGNED BY	TJM	DRAWN BY TJM
CHECKED BY	CSR	
SHEET	1	OF 4

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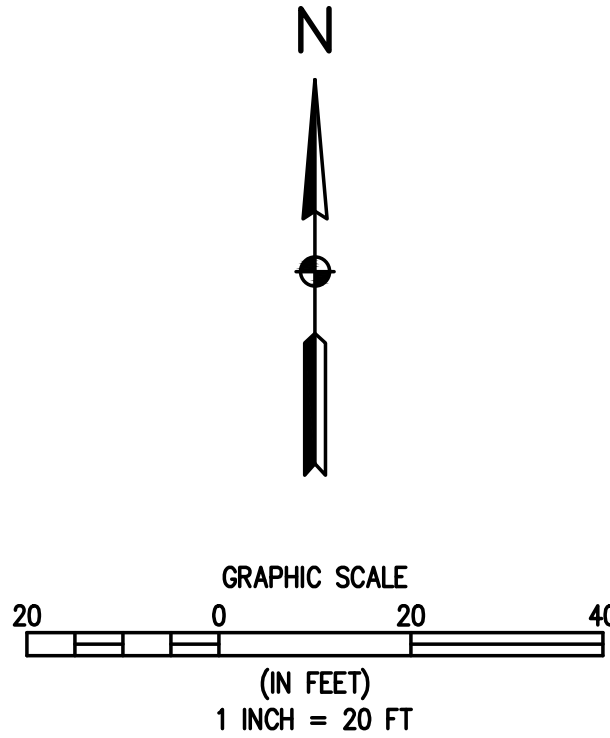


LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		LOT LINE
		BUILDING SETBACK
		FLOODPLAIN
		EDGE OF ASPHALT
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF BUILDING
		CHAINLINK FENCE
		WOOD FENCE
		DITCH FLOWLINE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
		SANITARY MANHOLE
		CLEANOUT
		POND OUTLET STRUCTURE
		LIGHT POLE
		UTILITY POLE
		AIR CONDITIONER UNIT
		ELECTRICAL METER
		CONIFEROUS TREE
		DECIDUOUS TREE

PROPOSED HATCHES	
	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
	SIDEWALK PAVING
	CONCRETE PAVING
	GRAVEL PAVING



1
C2 SITE PLAN

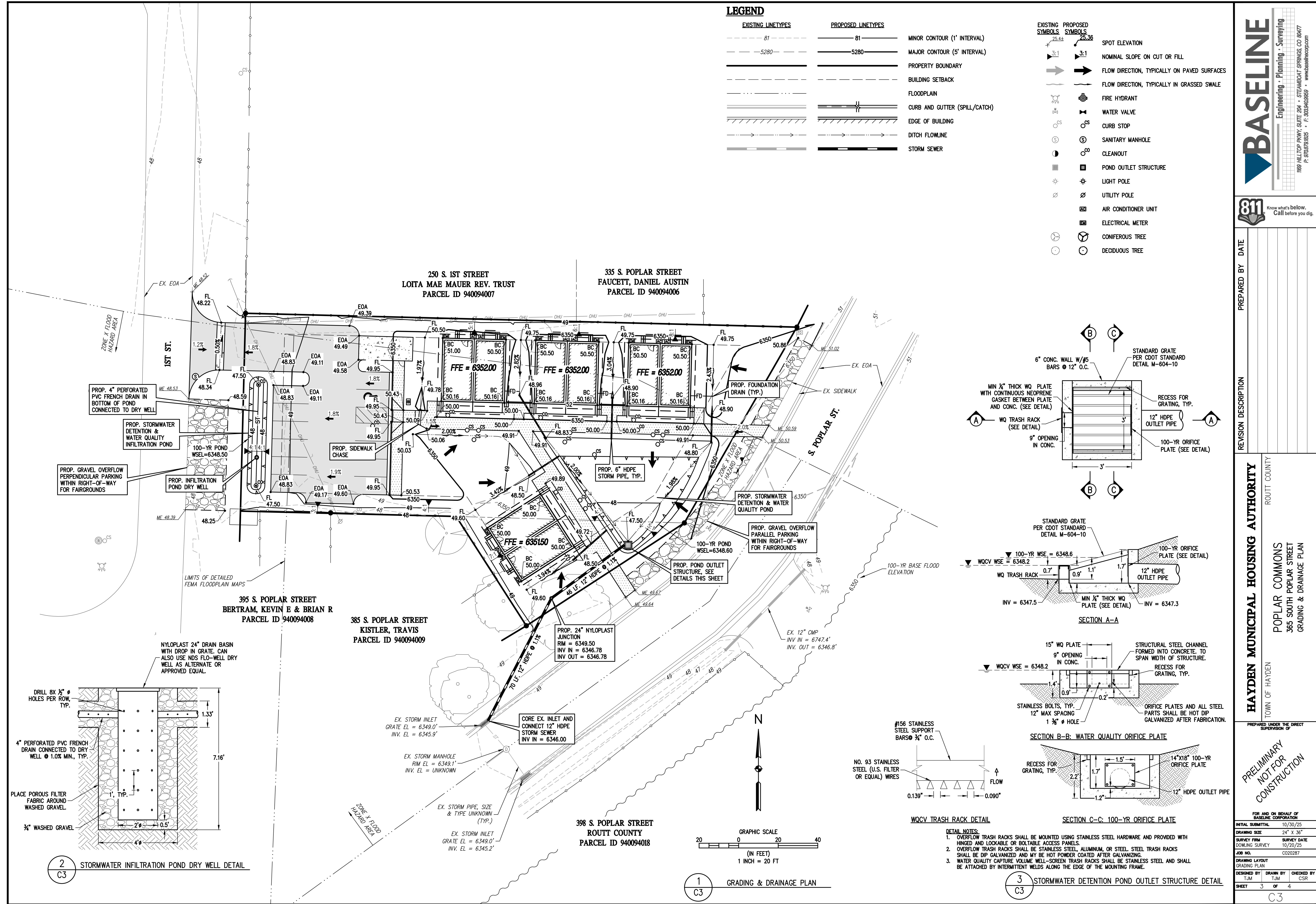
PREPARED BY	DATE

REVISION	DESCRIPTION

HAYDEN MUNICIPAL HOUSING AUTHORITY	ROUTT COUNTY
TOWN OF HAYDEN	POPLAR COMMONS
	365 SOUTH POPLAR STREET
	SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF		
PRELIMINARY NOT FOR CONSTRUCTION		
FOR AND ON BEHALF OF BASELINE CORPORATION		
INITIAL SUBMITTAL	10/30/25	
DRAWING SIZE	24" X 36"	
SURVEY FIRM	SURVEY DATE	
DOWLING SURVEY	10/20/25	
JOB NO.	C020287	
DRAWING LAYOUT	SITE PLAN	
DESIGNED BY	DRAWN BY	CHECKED BY
TJM	TJM	CSR
SHEET	2	OF 4
C2		

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NOT FOR CONSTRUCTION

Poplar Commons-Duplexes

365 S. Poplar Streets

Route County, Hayden, CO 81639

PLANT LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	4	PIZZA FUNGIUS	COLORADO SPRUCE	10' Height Min. 8' Height Min.
	6	POPULUS TREMULOIDES	ASPEN	3' Caliper Min. 0-2.5' Caliper Min.
	1	AMELANCHIER SP. CV.	SERVICEBERRY	5 gallon
	1	AMELANCHIER SP. CV.	AMELANCHIER SP. CV.	5 gallon
	2	POTENTILLA FRUTICOSA	POTENTILLA	5 gallon
	2	POTENTILLA FRUTICOSA	POTENTILLA	5 gallon
	8	SPIREA SP. CV.	SPIREA	5 gallon
	7	SPIREA SP. CV.	SPIREA	5 gallon
	2	SPIREA SP. CV.	SPIREA	5 gallon
		REVEGETATE ALL DISTURBED AREAS WITH NATIVE GRASS AND WILD/COVER SEED MIX.		
	75	ASSORTED GROUND COVERS		1 gallon
	15	ADD PERENNIAL FLOWERS		Fats

PROPOSED FENCING (See Detail)

IRRIGATED AREA

Note: All planting areas, including native grass areas, are to be temporarily irrigated with an above ground system for a period not to exceed one year. No permanent irrigation.

SMALL RIVER ROCK DRIP EDGE

PLANTING NOTES

- THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE PLAN SHALL GOVERN.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY DIGAVATION.
- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO +10.35 FOOT OF FINISHED GRADE.
- FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE AT THE DIRECTION OF THE ARCHITECT, G.C. AND OWNER. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH PLANTING OPERATIONS UNTIL STAKING IS FULLY APPROVED.
- PLANTING BACK FILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL AND 20% COMPOST.
- SHRUB BEDS AND TREE WELLS ARE TO BE MULCHED WITH 3" SHREDED MULCH. MULCH SAMPLE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE SEPARATED FROM NATIVE GRASS AREAS BY 18"X4" GALVANIZED STEEL EDGING. THICK EDGING IN PLACE WITH 1/2" EDGING FIND. AT 40" MINIMUM SPACING.
- ALL DECIDUOUS TREES ARE TO BE STAKED WITH 5" STEEL "T" STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1-1/2" WIDE, GREEN, NYLON TREE STRAPS. ALL EVERGREEN TREES ARE TO BE STAKED WITH THREE 5" STEEL "T" STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1-1/2" WIDE, GREEN, NYLON TREE STRAPS.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE TOPSOIL TO PROPOSED PLANTING BEDS. CONTRACTOR SHALL ALSO SUPPLY AND DISTRIBUTE COMPOST TO PROPOSED PERENNIAL AREAS. MIXTURE TO BE CULTIVATED TO A DEPTH OF 6" AND FINE GRADED TO PROVIDE POSITIVE DRAINAGE. EXPORT EXISTING SOIL IF NECESSARY.
- PERENNIAL FLOWER BEDS ARE TO BE AMENDED WITH 1" OF BEDS FREE TOPSOIL AND 2" ORGANIC COMPOST. MIXTURE TO BE CULTIVATED TO A DEPTH OF 6" AND FINE GRADED TO PROVIDE POSITIVE DRAINAGE.
- PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING:
 - LOOSEN SOIL TO A MINIMUM OF 4" DEPTH. REMOVE STONES OVER 2" IN DIAMETER AND STICKS, ROOTS, RUBBISH, AND STRAW/COB WASTE.
 - DISTRIBUTE 1" OF TOPSOIL TO BE CULTIVATED INTO NATIVE SOIL.
 - GRADE AREAS TO A SMOOTH, FREE DRAINING SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX AS SPECIFIED IN THE HARRISON DESIGN GUIDELINES. SOW WITH THE FOLLOWING MIX AT THE POUNDS PER ACRE RATE SPECIFIED:

KENTUCKY BLUEGRASS	20 LBS	ALASKA CLOVER	1 LB
CANADA BLUEGRASS	3 LBS	BIRDFOOT TREFOIL	1 LB
SHERMAN BIG BLUEGRASS	0.5 LBS	BLUE FLAX	1 LB
SHEEP FESCUE	5 LBS	ROCKY MOUNTAIN PENSTEMON	0.5 LBS
HARD FESCUE	5 LBS	BLUE IRIS	0.5 LBS
CREeping HARD FESCUE	12 LBS	PERENNIAL GALLIARDIA	0.5 LBS
STREAMSINK WHEATGRASS	3 LBS	PRAIRIE CONE FLOWER	0.25 LBS
THICKSPINE SHEATGRASS	3 LBS	BLACK EYED SUSAN	0.25 LBS
CREeping MEADOW FORTAL	5 LBS	WESTERN YARROW	1 OZ
ANNUAL RYDGRASS	30 LBS	ARROWLEAF BALDWINROOT	1 OZ
		DAISY FLESHIE	1 OZ
- MULCH ALL SOWN AREAS WITH 2"-3" OF WEED FREE STRAW. TACKIFY STRAW MULCH AREAS WITH AN APPROVED ORGANIC TACKIFIER AT THE RATE OF 120 lbs. PER ACRE.
- ALL SEED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION CONTROL NETTING.
- AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO INCORPORATE SEED INTO TOP 1/8" OF SOIL.
- LANDSCAPE CONTRACTOR SHALL INSTALL AN 1/8" WIDE MOSS ROCK DRIP EDGE AT ALL ROOF Drip LINES. LINE RIVER ROCK WITH FILTER FABRIC.
- ALL NEW PLANT TREES AND SHRUBS SHALL BE IRRIGATED WITH AN AUTOMATED DRIP SYSTEM. PERENNIAL FLOWER BEDS AND LAWN AREAS SHALL BE IRRIGATED WITH POPUP SPRAY HEADS. 1/2" POPUPS AT FLOWER BED AND 4" POPUPS AT LAWN AREAS SEPARATELY. ZONE SUN AREAS AND AND SHADE AREAS SEPARATELY.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT REGARDING ITS POLICY ON PLANT GUARANTEE AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIAL INCLUDING LABOR, DUE TO SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF ONE YEAR FOLLOWING THE PLANTS INSTALLATION.
- EROSION CONTROL SHALL BE IMPLEMENTED WITH Silt FENCING AROUND ALL DISTURBED AREAS. HAY BALES SHALL BE USED IN AREAS WITH STEEPER GRADE.

EROSION CONTROL NOTES

- CONTRACTOR TO INSTALL EROSION CONTROL MEASURES PER CURRENT ROUTT COUNTY GUIDE TO WATER QUALITY PROTECTION AND EROSION CONTROL, AS PUBLISHED BY THE ROUTT COUNTY COMMITTEE ON WATER QUALITY.
- IN THE EVENT THERE IS A CUT AND FILL SLOPE AT OR STEEPER THAN 2:1, SHALL BE PROTECTED USING EROSION CONTROL NETTING AND NATIVE SEED MIX.
- ALL DISTURBED AREAS ARE TO BE REVEGETATED WITHIN SIX MONTHS. ALL DISTURBED AREAS INCLUDING STOCKPILES WILL BE STABILIZED (MULCHED AND/OR SEEDED) PRIOR TO WINTER.

ISSUED FOR:

No.	Date	Remarks
9.30.25		SCHEMATIC DESIGN
10.1.25		SD-Option #2
10.23.25		SD-REVISIONS
10.30.25		SUBMITTAL SCHEMATIC DESIGN

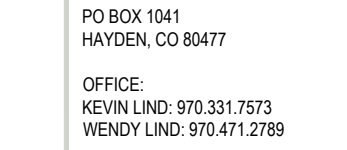
PROJECT NO: 2516
PHASE: SD
DRAWN BY: AxA
CHECKED BY: AxA

LANDSCAPE PLAN

SHEET NAME

A1.1

SHEET NUMBER



plexes

NOT FOR CONSTRUCTION

House County; Majors, 00-0000

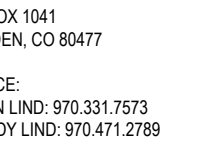
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**TRASH
ENCLOSURE**

A1.2

EET NUMBER





TAMP

Poplar Commons-Duplexes
365 S. Poplar Streets

365 S. Poplar Streets

(continued)

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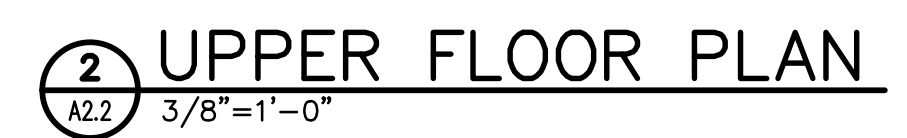
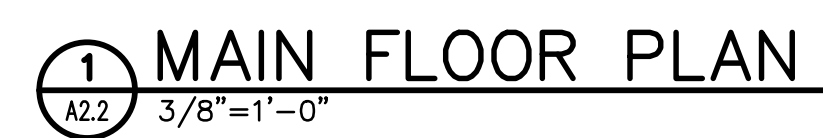
PROJECT NO: 2516
PHASE: SD
DRAWN BY: AxA
CHECKED BY: AxA

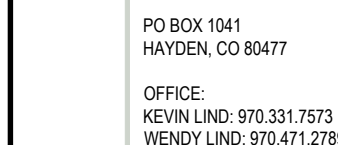
MAIN/UPPER FLOOR PLANS

SHEET NAME

A2.2

SHEET NUMBER





STAMP

365 S. Poplar Streets

NOT FOR CONSTRUCTION

ISSUED FOR:

[illegible]

PROJECT NO:	2516
PHASE:	SD
DRAWN BY:	AxA
CHECKED BY:	AxA

**FOUNDATION/
ROOF
PLAN**

SHEET NAME

A2.3

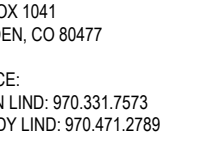
SHEET NUMBER



2 ROOF PLAN
A2.3 1/4"=1'-0"



1 ROOF PLAN
A2.3 1/4"=1'-0"



TAMP

Poplar Commons-Duplexes

365 S. Poplar Streets

300 S. Fupia Streets
Routt County, Hayden, CO 81639

SUED FOR:

[illegible]

PROJECT NO: 2516
PHASE: SD
DRAWN BY: AxA
CHECKED BY: AxA

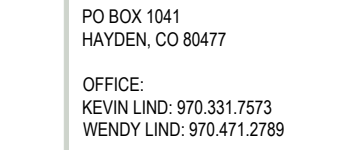
EXTERIOR ELEVATIONS

SHEET NAME

A3.1

SHEET NUMBER





NOT FOR CONSTRUCTION

365 S. Poplar Streets

Roll County, Hayden, CO 81639

[illegible]

PROJECT NO: 2516
PHASE: SD
DRAWN BY: AxA
CHECKED BY: AxA

SHEET NAME

SHEET NUMBER



CROSS SECTION