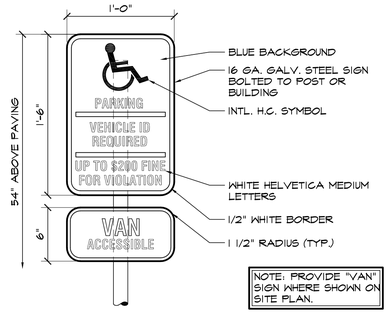
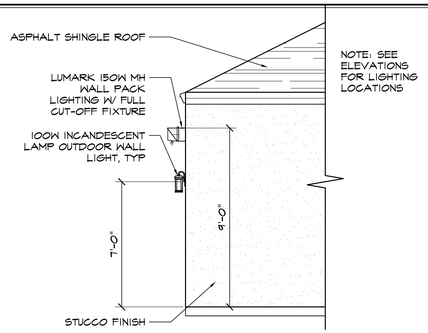
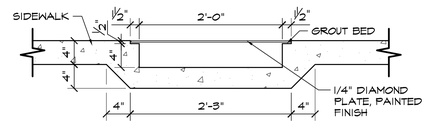


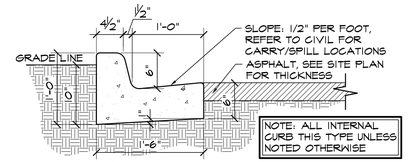
6 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



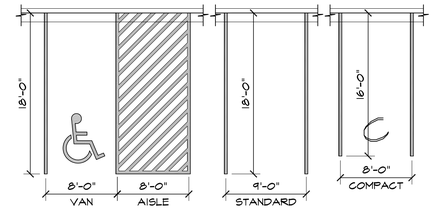
5 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



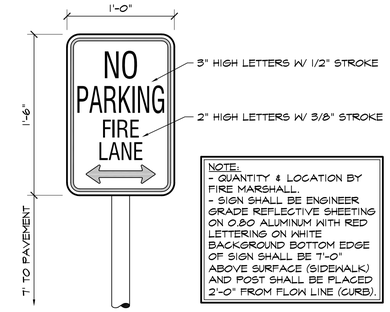
3 SIDEWALK CHASE DETAIL
SCALE: 1"=1'-0"



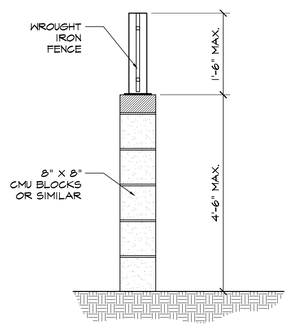
4 EPC TYPE B CURB
SCALE: 1"=1'-0"



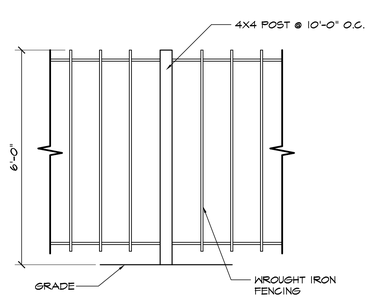
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



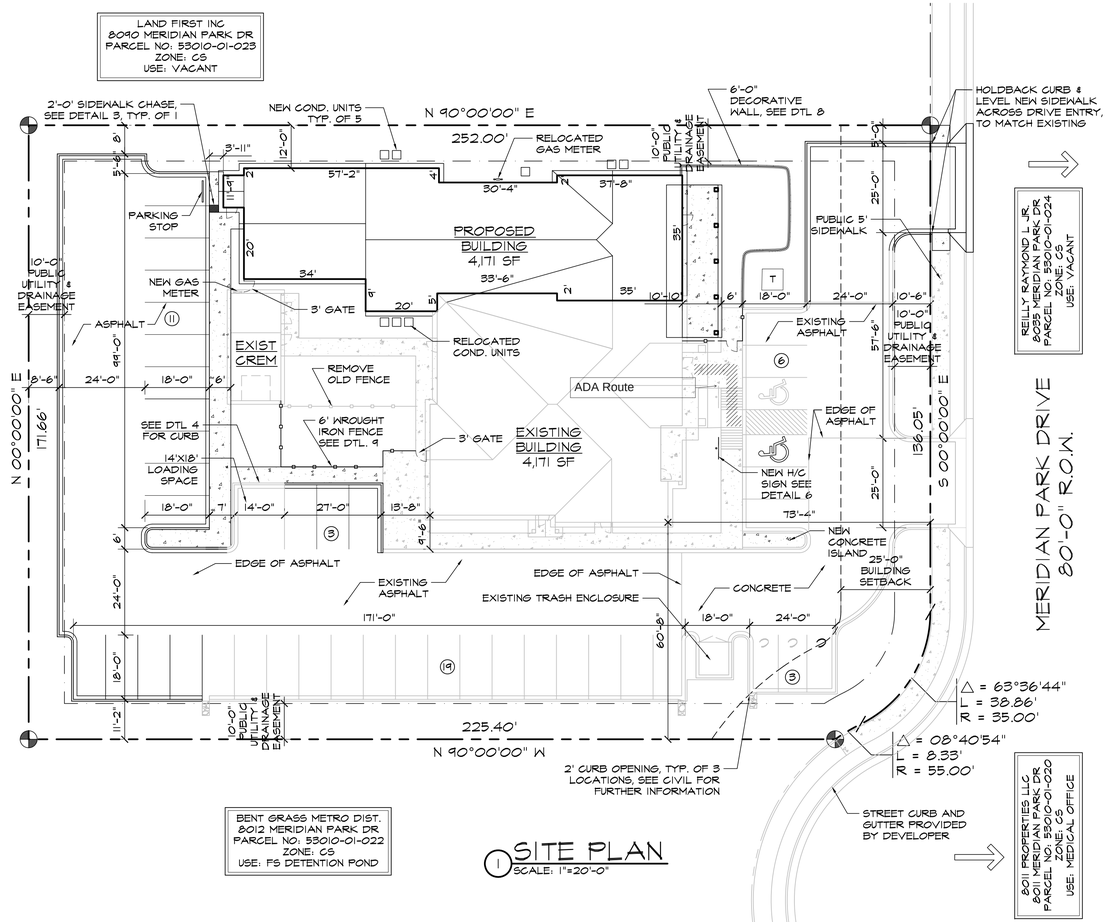
7 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



8 DECORATIVE WALL DETAIL
SCALE: 3/4"=1'-0"
SEE CIVIL PLANS FOR WALL HEIGHTS



9 WROUGHT IRON FENCE DETAIL
SCALE: 1/2" = 1'-0"



1 SITE PLAN
SCALE: 1"=20'-0"

NORTH
GRAPHIC SCALE
20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20' ft.

Approved
By:Craig Dossey, Executive Director
Date: 01/10/2019
El Paso County Planning & Community Development

Original approval PPR-14-016. This plan amends the previous approval.
V-18-010 Vacates easement.

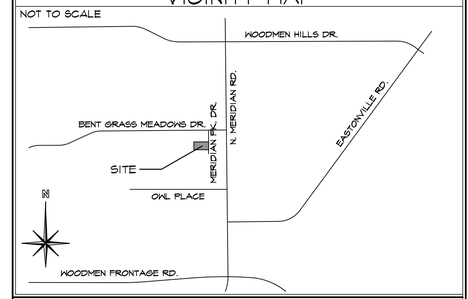
GENERAL NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

DRAWING INDEX

1 OF 8 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
C1: 2 OF 8 - GRADING & EROSION CONTROL PLAN & DETAILS
U1: 3 OF 8 - SITE UTILITY PLAN
L1.1: 4 OF 8 - LANDSCAPE PLAN
L1.2: 5 OF 8 - LANDSCAPE DETAILS
LC1.1: 6 OF 8 - LANDSCAPE COURTYARD PLAN
7 OF 8 - PHOTOMETRIC PLAN
8 OF 8 - BUILDING ELEVATIONS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION
OWNER NAME: DVM PROPERTIES, LLC
8036 MERIDIAN PARK DR
PEYTON, CO 80831

LEGAL DESCRIPTION: LOT 3B BENT GRASS EAST COMMERCIAL FIL NO 2B
PARCEL NUMBER: 53011-01-061
ZONING: CS
LOT SIZE: 42,986 SF (0.98 ACRES)
CURRENT USE: VETERINARY HOSPITAL
FLOODPLAIN STATEMENT: ZONE X (MAP NO: 08041C0575F, DATED MARCH 17, 1997)

BUILDING INFORMATION
EXISTING BUILDING AREA: 4,171 SF
NEW MAIN BUILDING AREA: 4,171 SF
BUILDING OCCUPANCY: B
TYPE OF CONSTRUCTION: V-B
FIRE SYSTEMS: NONE
AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
PROPOSED PRINCIPAL USE: VETERINARY OFFICE
STRUCTURAL COVERAGE OF LOT: 19%
PAVEMENT COVERAGE: 46%
NEW BUILDING STRUCTURAL HEIGHT: 21'-8"
FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: 0'-0"
REAR YARD SETBACK: 0'-0"

REQUIRED PARKING SPACES:
MEDICAL OFFICE-(1 SPACE/200 SF)
4,171 / 200 SF
- EXISTING 21
- PROPOSED 21
H.C.-(1 SPACE/25 REQ'D). 2
TOTAL PARKING SPACES REQUIRED: 42
TOTAL PARKING PROVIDED: 42
STANDARD SPACES PROVIDED 37
COMPACT SPACES PROVIDED 3
LOADING SPACES PROVIDED 14' X 18' SPACE PROVIDED
H.C. SPACES PROVIDED 2
(SEE DETAIL 2 FOR DIMENSIONS)

DEVELOPMENT SCHEDULE
CONSTRUCTION: FALL 2018
LANDSCAPING: FALL 2018

DEVELOPMENT APPLICANT
COMPANY: HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLO. SPGS., CO 80915
PHONE NUMBER: (719)-570-1599
FAX NUMBER: (719)-570-1008
APPLICANT NAME: LISA PETERSON
APPLICANT E-MAIL: lpeterson@hammersconstruction.com

SITE LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- UTILITY EASEMENT
- STORM SEWER EASEMENT
- ELECTRICAL EASEMENT
- MULTI-PURPOSE EASEMENT
- ACCESS EASEMENT
- OPAQUE CHAINLINK FENCE
- 6' HIGH CEDAR FENCE (DTL. 8)
- GAS LINE
- WATER LINE
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- PHONE LINE
- OVERHEAD ELECTRIC LINE
- RETAINING WALL
- NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.

PROPERTY CORNER · SIGN · EXISTING FIRE HYDRANT · TRAFFIC FLOW · MH MANHOLE · PROPOSED FIRE HYDRANT · WALL PACK LIGHTING · T ELECTRICAL TRANSFORMER

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

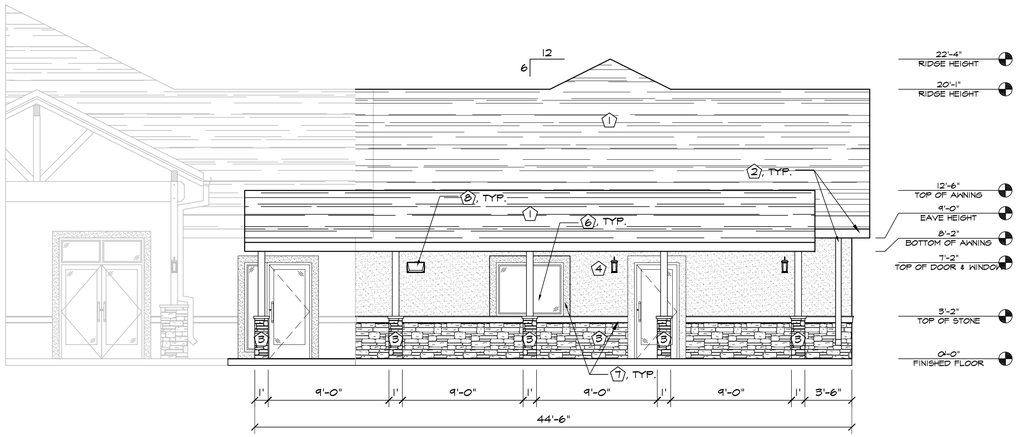
THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2018 HAMMERS CONSTRUCTION

TENDER CARE
VETERINARY CENTER
8036 MERIDIAN PARK DR.
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

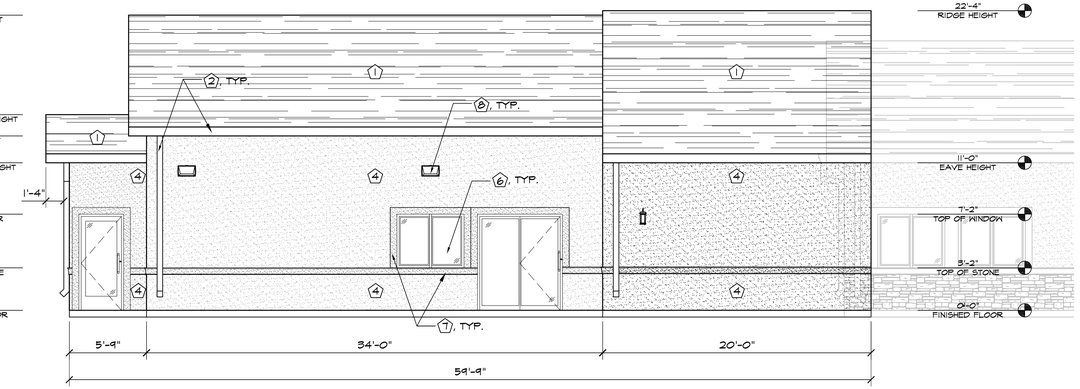
DATE: AUGUST 23, 2018
DRAWN BY: J.CANTERBERRY
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1074

RESUBMITTALS:
2. 10/19/18/DP COMMENTS 9/26/18
12/12/18/ FINAL SUBMITTAL

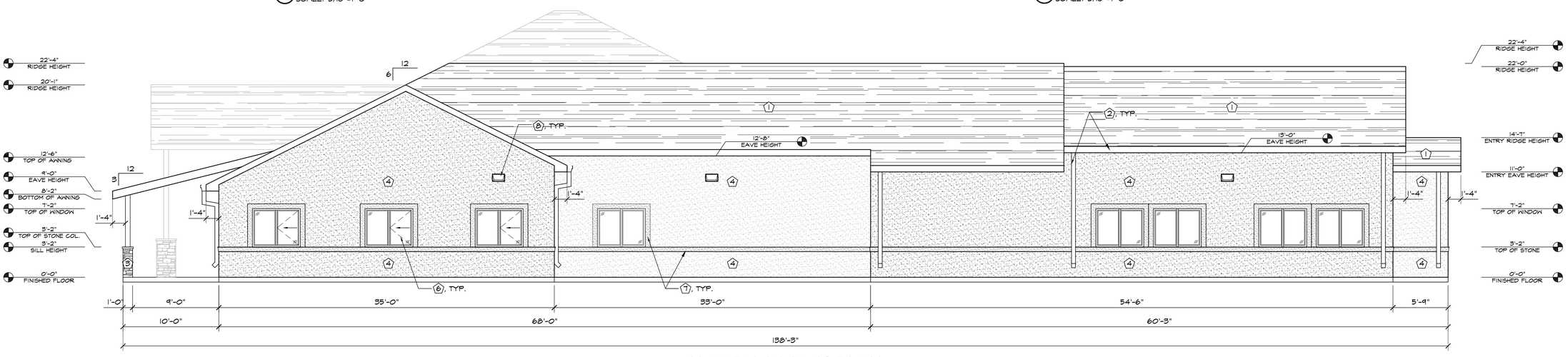
EL PASO COUNTY FILE NO. PPR-1839



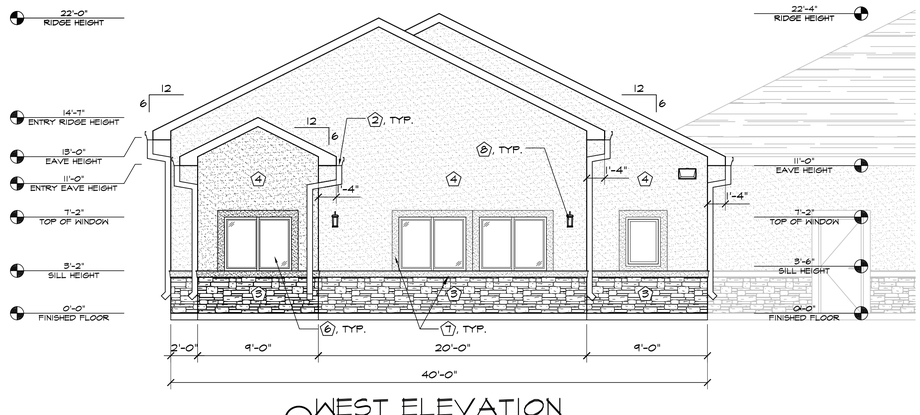
2 EAST ELEVATION
SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



4 NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 WEST ELEVATION
SCALE: 3/16"=1'-0"

ELEVATION KEY NOTES

1	ASPHALT SHINGLES - COLOR TBD
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BLDG PROVIDER-PAINT TO MATCH BLDG COLOR
3	STONE VENEER - COLOR TBD
4	3/4" STUCCO FINISH SYS., EXPANSION JOINT - 120 SF MAX AREA - COLOR TBD
5	NOT USED
6	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
7	6" FOAM STUCCO BAND - COLOR TBD
8	SEE ELECTRICAL PLANS FOR ALL LIGHTING TYPES & LOCATIONS

EL PASO COUNTY FILE NO. PPR-1839

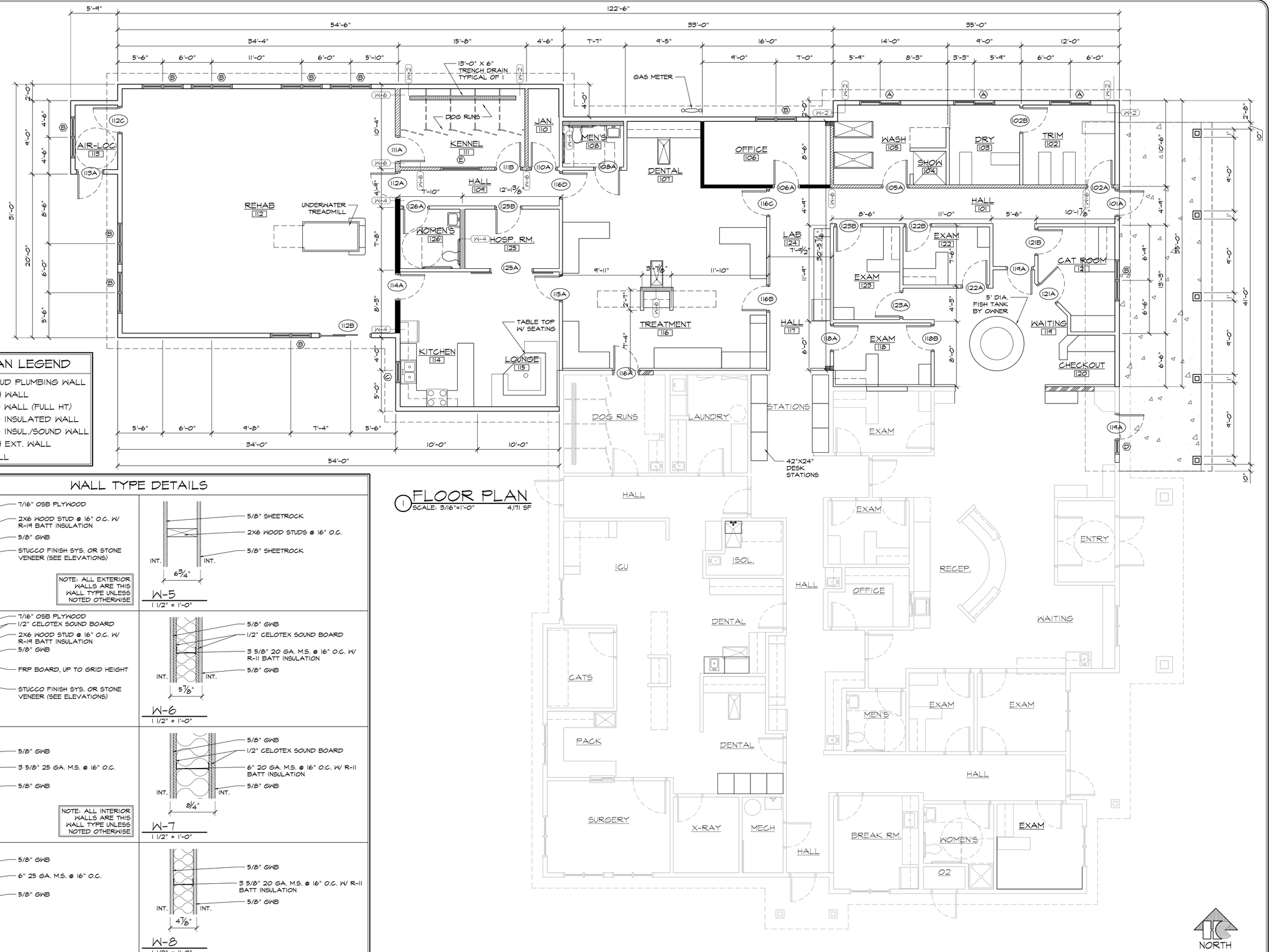
HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2018 HAMMERS CONSTRUCTION

TENDER CARE
VETERINARY CENTER
8036 MERIDIAN PARK DR.
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: AUGUST 23, 2018
DRAWN BY: J.CANTERBERRY
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1074

RESUBMITTALS:
2 10/19/18/ DP COMMENTS 9/26/18
12/12/18/ FINAL SUBMITTAL

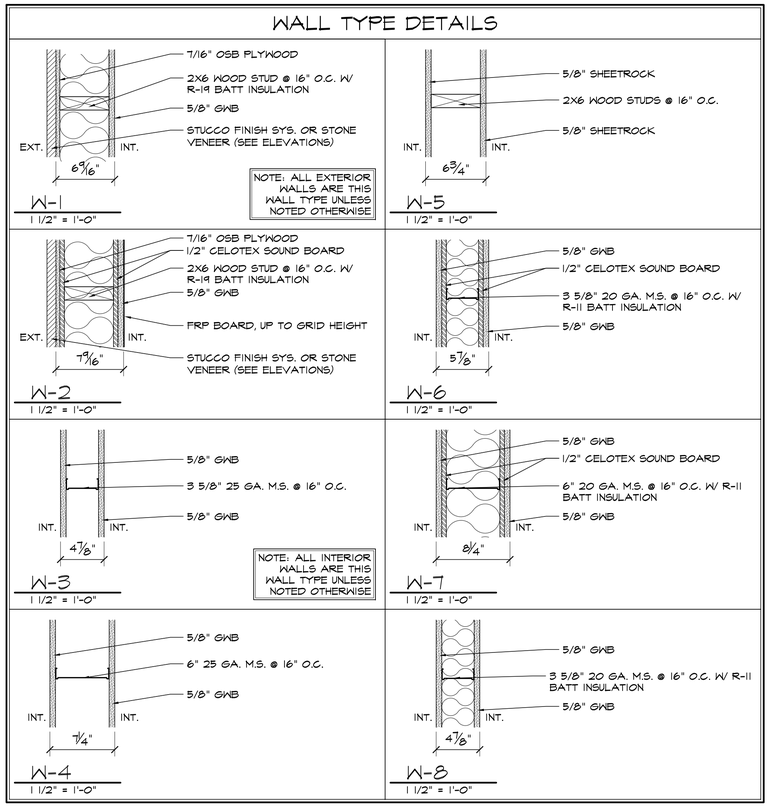


1 FLOOR PLAN
SCALE: 3/16"=1'-0" 4,171 SF

FLOOR PLAN LEGEND

- 6" MTL STUD PLUMBING WALL
- 9'-0" HIGH WALL
- 11'-0" HIGH WALL (FULL HT)
- 11'-0" HIGH INSULATED WALL
- 11'-0" HIGH INSUL./SOUND WALL
- 9'-0" HIGH EXT. WALL
- INFILL WALL

WALL TYPE DETAILS



HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2018 HAMMERS CONSTRUCTION

TENDER CARE
VET CENTER - ADDITION
8036 MERIDIAN PARK DRIVE
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

DATE: OCTOBER 17, 2018
DRAWN BY: J.CANTERBERRY
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1074

REVISIONS:
DP SUBMITTAL/ 11/15/18

A1.2
FLOOR PLAN

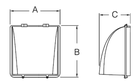
RUUD LIGHTING

PREMIUM HID CUTOFF WALL PACK
70/100/150-WATT HID
(E-WPC1 SERIES)

Applications: Security, pathway and perimeter lighting; ideal for entry ways, walkways and parking facilities.
Typical Mounting Height: 8 to 18 feet **Typical Spacing:** 2 to 3 times the mounting height

PRODUCTS THAT MEET BUY AMERICAN REQUIREMENTS WITHIN ARRA ARE DESIGNATED BY THIS SYMBOL.

One lamp included



"A"	"B"	"C"
12.0"	11.6"	8.2"

Catalog #	Description	Ballast	Lamp Base	Lamp	Weight	Initial Delivered Lumens	Lamp Color Rendition
E-WPC1M07QM	70-watt Pulse Start Metal Halide (PSMH)	120/208/240/277-volt HX ballast HPF	E26	Clear, medium base	18.4 lbs.	5600	65 CRI
E-WPC1M10Q(*)	100-watt Pulse Start Metal Halide (PSMH)	120/208/240/277-volt HX ballast HPF	E26	Clear, medium base	18.8 lbs.	9000	65 CRI
E-WPC1P15Q(*)	150-watt Pulse Start Metal Halide (PSMH)	120/208/240/277-volt CWA ballast HPF	E26	Clear, medium base	20.9 lbs.	14000	68 CRI
E-WPC1H10QZ	100-watt HighPressure Sodium (HPS)	120/208/240/277-volt HX ballast HPF	E26	Clear, medium base	19.8 lbs.	9000	22 CRI

(*) Specify finish color. Z=Dark Bronze, M=Medium Bronze

Construction & Materials
- Seamless copper-free die-cast aluminum housing
- Copper-free die-cast aluminum lens assembly and frame is hinged, allowing for easy serviceability
- Clear, borosilicate glass lens
- Foam-in-place gasketing around lens and mounting provide watertight seal
- Precision specular aluminum reflector provides forward throw with wide distribution
- Fixture design provides cutoff light distribution without glare
- Supplied with lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang J-boxes
- Conduit entry from top, sides, and rear for easy through-wiring
- E-coat epoxy primer with five layers of protection
- Super durable medium- or dark-bronze powder topcoat

Performance
- 5-year finish warranty
- 3-year fixture warranty
- 1-year lamp warranty

Electrical

Regulatory
- UL Listed
- Suitable for wet locations
- Assembled in the USA

e-conolight®

Due to continuous product improvement, information in this document is subject to change. All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture. Actual production units may vary up to ±10% of initial delivered lumens. Lumen maintenance values at 25°C (77°F) are calculated per TM-21based on LM-80 data and in-situ fixture testing.

1501 96th Street, Sturtevant, WI 53177 | Phone (888)243-9445 | Fax (262)504-5409 | www.e-conolight.com

TYPE 'W1'

PROGRESS LIGHTING™

DATE: TYPE:

NAME:

PROJECT:

Incandescent

P560018-020

Devereux

A traditional upscale outdoor wall lantern, Devereux features an etched white pillar shade that sits inside a clear seeded glass design. A double scrolled arm finished in Antique Bronze provides elegant scale for a variety of exterior settings. Inner shade disguises lamp source for individuals who wish to use energy efficient sources. Post, hanging and wall lantern options are available.

Width: 5-1/2"
Height: 20-1/4"
Depth: 7-7/8"
H/CTR: 10-1/8" (facing up)

- Antique Bronze finish
- Traditional upscale outdoor lantern
- Etched white pillar shade sits inside clear seeded glass
- Double scrolled arm
- Elegant scale for a variety of exterior settings

Category: Outdoor
Finish: Antique Bronze (painted)
Construction: Aluminum construction
Glass/Shade: Clear seeded glass panels glass

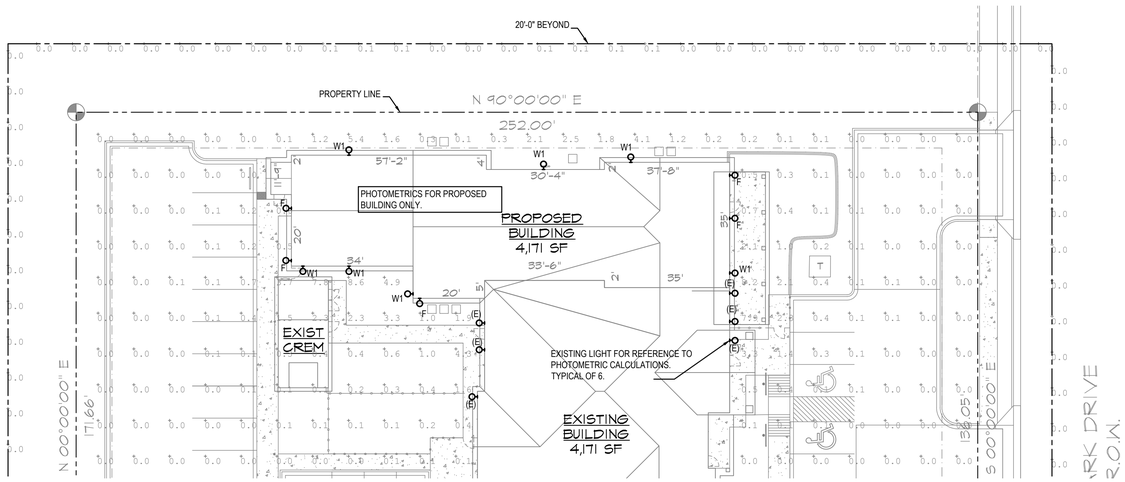
MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Backplate covers a standard 4" hexagonal recessed outlet box 4.5" W., 9.0625" ht., 1" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base ceramic socket	cCSAus Wet location listed 1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 02/17

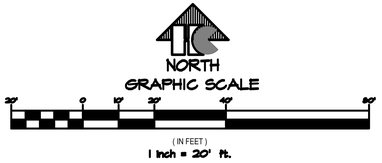
TYPE 'F'

Luminaire Schedule			
Label	MOUNTING	LLF	Description
W1	10'-0"	0.509	E-WPC1M10Q
F	6'-6"	0.950	A19 PROGRESS LANTERN

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
20' BEYOND PROPERTY LINE	Fc	0.01	0.1	0.0	N.A.	N.A.
SITE	Fc	0.32	8.6	0.0	N.A.	N.A.



1 SITE PLAN
SCALE: 1"=20'-0"



EL PASO COUNTY FILE NO. PPR-14-016

Chavez Tiffany & Ayers Engineering Corporation
119 West Cucharras Street
Colorado Springs, Colorado 80903
P (719)636-0021

Electric Service of Colorado
Commercial • Residential • Industrial
Service • Design
719-201-5596

TENDER CARE
VETERINARY CENTER
8036 MERIDIAN PARK DRIVE
PEYTON, COLORADO 80831

ISSUE HISTORY:

-	-	-

DRAWN BY EJR
CHECKED BY JJA
DATE 10/8/18

DRAWING TITLE
PHOTOMETRIC PLAN

DRAWING NO.
7 OF 8

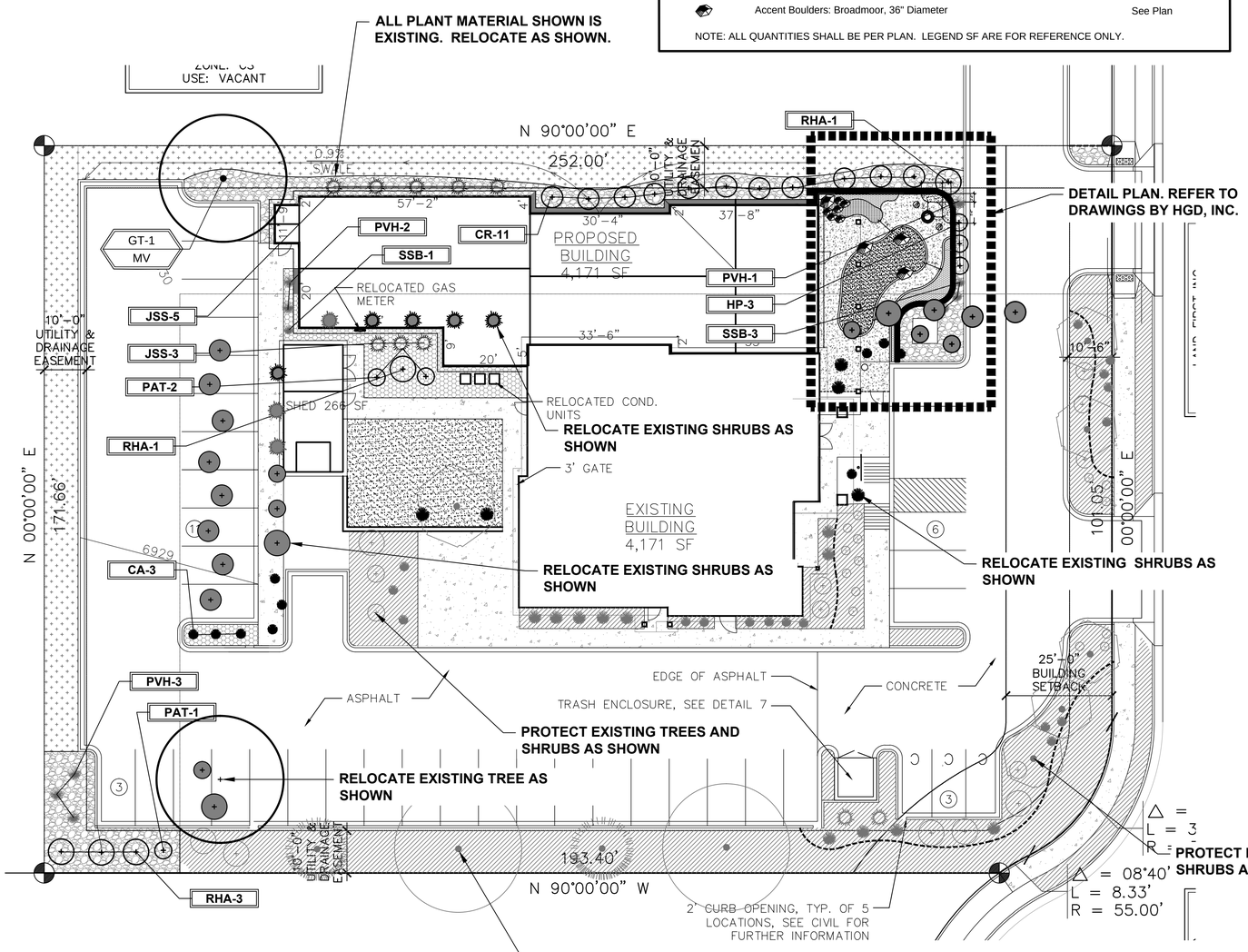
GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Arkansas Tan Rock Cobble: 2-4" Diameter (with weed barrier) Match Existing	1,850 SF
	Brown Drainage Rock: 3/4" Diameter, 3" DEPTH (with weed barrier) Match Existing	627 SF
	Decorative Rock: 3/4" Diameter, 3" DEPTH (with weed barrier)	170 SF
	Irrigated Seed: See Mix 'A'	2,667 SF
	Synthetic Turf for dog use Contact GST Colorado: 877-796-8873	1,080 SF
	Accent Boulders: Broadmoor, 36" Diameter	See Plan

NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.

PLANT SCHEDULE

Symbol	Abbr.	Botanical Name	Common Name	Mature Wdth/Hght	Size
EVERGREEN TREES:					
	PFV	Pinus flexilis 'Vanderwolf pyramid'	Vanderwolf Pyramid Limber Pine	10' x 15'	B&B 6' ht.
DECIDUOUS TREES:					
	GT	Gleditsia triancanthos	Skyline Honeylocust	30'	B&B 1-1/2"cal.
	MS	Malus 'Spring Snow'	Spring Snow Crabapple	15'	1-1/2"cal.
	PV	Prunus virginiana 'Schubert'	Canada Red Cherry	15'	1-1/2"cal.
EVERGREEN SHRUBS:					Cont.
	JSS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	2-4' x 15-20'	#5
DECIDUOUS SHRUBS:					Cont.
	CR	Cornus stolonifera 'Redtwig'	Red Twig Dogwood	3-4' x 3-5'	#5
	HP	Hesperaloe parviflora	Red Yucca	2-4' / 2-4'	#5
	PAT	Perovskia atriplicifolia	Russian Sage	3-4' x 3-5'	#5
	RHA	Rhus aromatica 'Gro-low'	Sumac Gro-Low	5-7' x 2-3'	#5
ORNAMENTAL GRASSES:					
	CA	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' / 2-3'	#1 CONT.
	SSB	Schizachycium scoparium 'Blaze'	Little Bluestem Grass 'Blaze'	2-3' x 2-3'	#1 CONT.
	PVH	Paniculum virgatum 'Heavy Metal'	Heavy Metal Grass	2' x 3-4'	#1 CONT.
PERENNIALS					
	SAL	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.



LANDSCAPE PLAN

NORTH

5 15 30
10 20 SCALE 1"= 20'

LANDSCAPE SETBACKS (LS)

STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED	NO. OF EVERGREEN TREES REQ./PROVIDED
TREY LANE	ARTERIAL	10/10 FT	144	1/30 FT	5/5	0/0

MOTOR VEHICLE LOTS (MV)

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT.)
36	3/3	NA	NA
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
0/0	0/0		

INTERNAL LANDSCAPING (IL)

INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
42,986 SF	NON-RESIDENTIAL	2149 SF/ 2200	4/3
SHRUB SUBSTITUTES REQ/PROV.		INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
10/10		IL	50%/50%

LANDSCAPE BUFFERS AND SCREENS (LB & LBT) - NOT APPLICABLE

STREET NAME OR PROPERTY LINE (ELEV.)	ENCLOSURE	BUFFER SHRUBS
TRASH ENCLOSURE(S) (LBT)	NA	3

CODE REQUIREMENTS

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY UTILITY AND 10' FROM GAS MAINS. FOR SANITARY SEWER AND WATER MAIN LINES TREES SHALL BE PLACED A MINIMUM OF 15' FROM LINES. REFER TO LOCAL CODE.

ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL. SEE LOCAL CODE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

Know what's **below.** **Call** before you dig.

IRRIGATION SYSTEM DESCRIPTION NOTE

AN UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND A ROTOR/SPRAY SYSTEM FOR TURF AND/OR SEEDED AREAS AS REQUIRED PER PLAN. SYSTEM SHALL BE DESIGN/BUILD AND FOLLOW IRRIGATION GUIDELINES INCLUDED WITH LANDSCAPE PLAN. FOR 3/4" TAP MAXIMUM FLOW CONTROL ZONE SHALL BE 10GPM.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD. STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

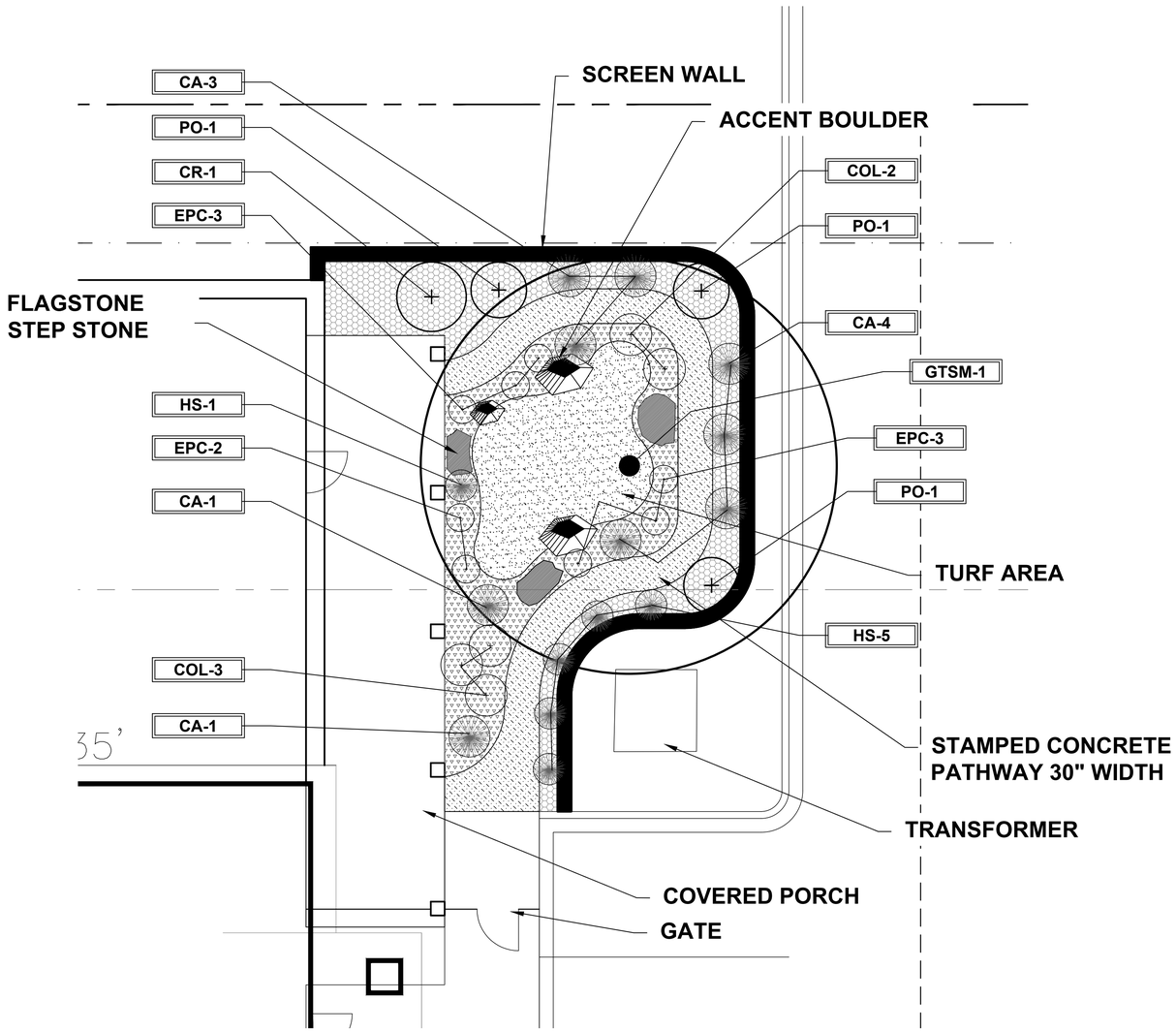
TENDER CARE
VETERNARY CENTER
8036 MERDIAN PARK DRIVE
FALCON, CO

PREPARED FOR:
HAMMERS CONSTRUCTION

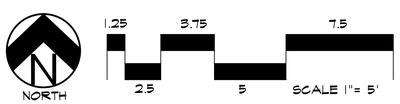
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

NOT FOR CONSTRUCTION

JOB NUMBER 788-18
REVISIONS
ORIGINAL DATE 10-16-18
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN
SHEET NO. L1.1



LANDSCAPE PLAN - COURTYARD



PLANT SCHEDULE

	Quanity	Botanical Name	Common Name	Mature Wdth/Hght	Size
DECIDUOUS TREES:					B&B
GTSM	1	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'x30'	1-1/2"cal.
DECIDUOUS SHRUBS:					
CR	1	Cornus stolonifera 'Redtwig'	Red Twig Dogwood	6-10' x 8-10'	5 gal.
PO	3	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	2-4' x 2-4'	5 gal.
ORNAMENTAL GRASSES:					
CA	9	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	#1 cont.
HS	5	Helictotrichon sempervirens	Blue Oat Grass	2' x 2-3'	#1 cont.
PERENNIALS:					
COL	5	Aquilegia caerulea	Columbine (mix)	24" x 24"	#1 cont.
EPC	8	Echinacea purpurea 'Purple Cone'	Purple Cone Coneflower	24 x 36"	#1 cont.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)	198 SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier)	174 SF
	Synthetic Turf: Artifical Grass for dog use	145 SF
	Pathway: TBD	169 SF
	Accent Boulders: LG-18"x24" dia./ SM-12"x18" dia. Broadmoor	SEE PLAN
	Concrete Mow Curb: Poured in place Contact "A Better Edge"	

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

NOT FOR CONSTRUCTION

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD. STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

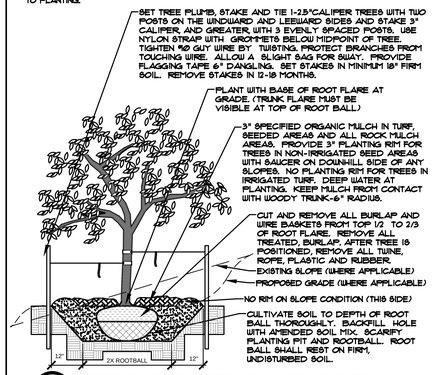
TENDER CARE
VETERNARY CENTER
8036 MERDIAN PARK DRIVE
FALCON, CO

PREPARED FOR:
HAMMERS CONSTRUCTION

DRAFT

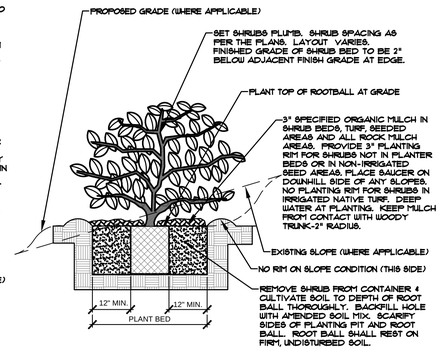
JOB NUMBER 788-18
REVISIONS
ORIGINAL DATE 8-2-18
DRAWN BY JM
DESCRIPTION COURTYARD-LANDSCAPE PLAN
SHEET NO. LC1.1

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)

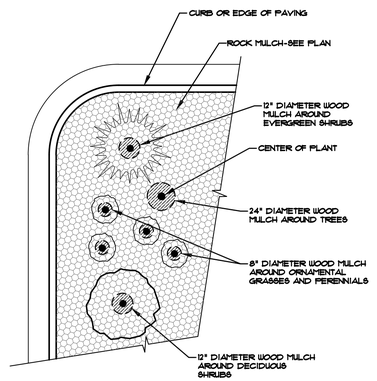


C UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.

B SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. HOLD WOOD MULCH 2-3" FROM TRUNK.
- REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS



D TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) , 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

ALL EDGING SEPARATING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS TO BE BROWN PRO-STEEL (1/8" x 4" x 10') WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. IF UNDISTURBED RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREES IN ISLANDS REMOVE SOIL TO 36" DEPTH AND REPLACE WITH GRADE B TOPSOIL.

SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES.

EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

CONTRACTOR SHALL PROVIDE 6-8" DIAMETER RIP-RAP FOR ALL CURB INLETS INTO THE DETENTION AREA IF OCCURS. ROCK SWALE FROM INLET SHALL BE MINIMUM 2' AND MAXIMUM 3' WIDE. PROVIDE LANDSCAPE FABRIC WITH LANDSCAPE STAPLES 18" O.C. EDGING IS NOT REQUIRED.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE ARKANSAS VALLEY SEED COMPANY - "FOOTHILLS MIX". SEED TO BE APPLIED AT 4LBS/1,000 SF USING ONE STEP HYDRO-SEED PROCESS. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 1C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

--ANNUAL RYEGRASS	20%	--BIG BLUESTEM	6%
--MOUNTAIN BROME	10%	--SIDEOATS GRAMA	6%
--PUBESCNET WHEATGRASS	10%	--BLUE GRAMA	5%
--SLENDER WHEATGRASS	16%	--CANADA BLUEGRASS	11%
--HARD FESCUE	11%	--BLUE GRAMA COATED	5%

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES:
SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING);
SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY $\frac{1}{2}$" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION.DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS WITH LESS THAN 3:1 SLOPES SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

SOD INSTALLATION NOTE

SOIL PREPARATION FOR SODDED AREAS

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BIOCOMP COMPOST (A1 ORGANICS) MATERIAL AT A RATE OF 4 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

BLUEGRASS SOD

A. PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES, STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOWING, FERTILIZING, WEED CONTROL AND SPRAYING.

B. MOW SOD TO 1½" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF ¾" TO 1". DELIVER IN ROLLS 6' LONG AND 18" WIDE. SMALL, IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.

C. DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

SOD INSTALLATION

A. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
B. LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.
C. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
D. ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.
E. KEEP THE SOIL BED MOIST DURING LAYING OF SOD.
F. NEWLY INSTALLED SOD SHALL BE WATERED WITH ½ INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-6 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.
G. WEEK 1: AFTER INSTALLATION, WATER NEW TURF ¼" TO 1-1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 4 OR 5 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.
H. WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF ½" PER DAY FOR 7 DAYS; SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY.
I. WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER ½" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW.
J. KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF: APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIREDIN MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 20-0-0, 10 LB OF 10-0-0, OR SIMILAR FERTILIZERS.

GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD TURF

WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES. LAWN SHOULD NOT BE OVER IRRIGATED AND MANAGED APPROPRIATELY BASED ON SLOPE AND ORIENTATION.

MOW LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SEEDED GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 8-12" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNERS AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD. STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

TENDER CARE
VETERNARY CENTER
8036 MERDIAN PARK DRIVE
FALCON, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

PREPARED FOR:
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER 788-18
REVISIONS
ORIGINAL DATE 10-16-18
DRAWN BY JM
DESCRIPTION LANDSCAPE DETAILS AND NOTES
SHEET NO. L1.2