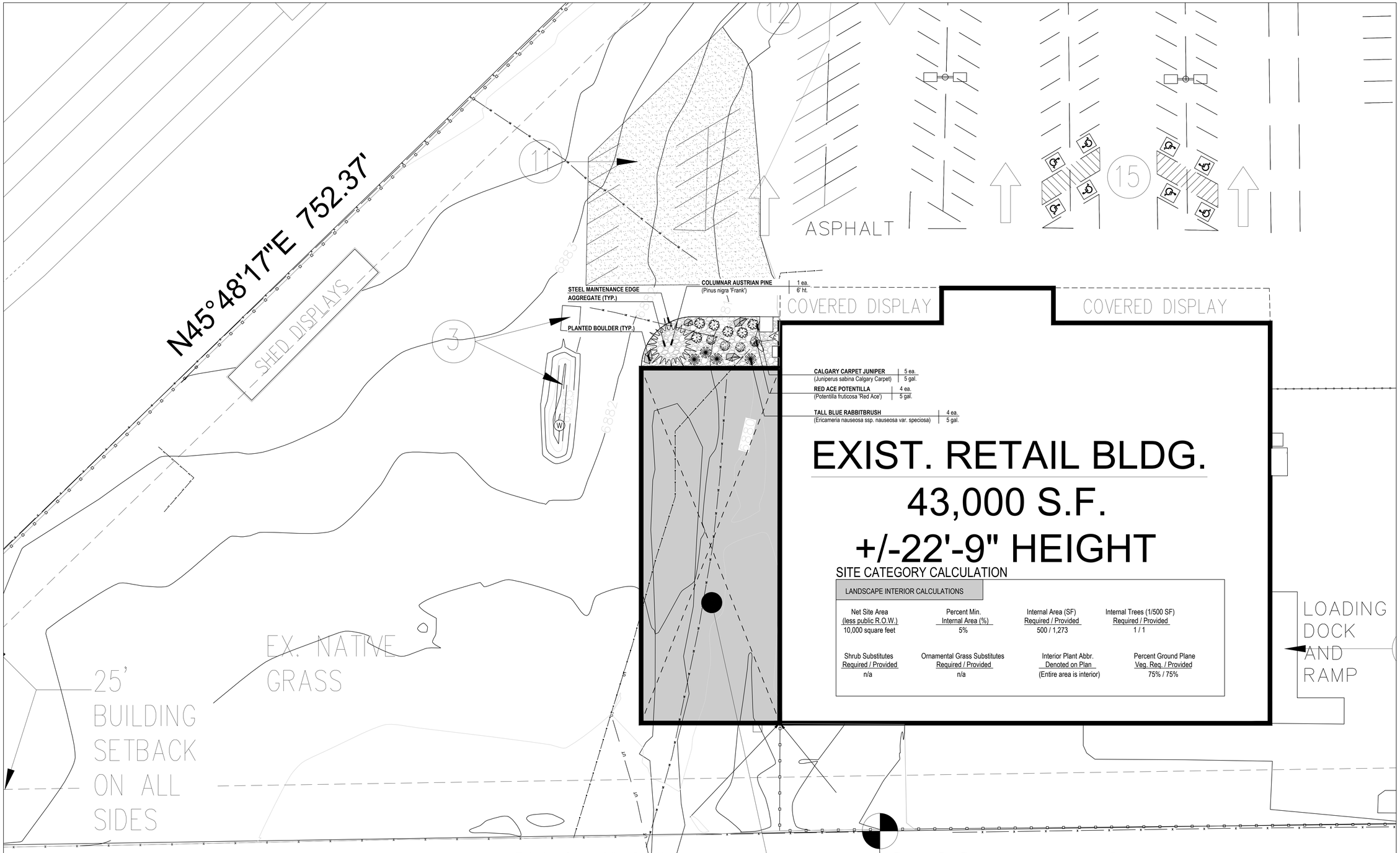

The Landscape Contractor shall coordinate with the Design Landscape Architect regarding a Soils Analysis Report and is responsible for completing the soil sampling and submitting the samples to a soils testing lab for testing. This would include a separate lab test report and recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (shrub beds/sod/native seed). The soils lab results and recommendations are required to be reviewed and approved by the Design Landscape Architect and the County of El Paso prior to installing any landscaping (plants/sod/native seed) onsite. A permanent in-ground irrigation system will be designed upon approval of the final landscape plan.

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PLAN NORTH:

PROJECT NAME: BIG R STORE - BLDG ADDITION

PROJECT ADDRESS: E, 14155 US-24
PEYTON, CO 80831

PROJECT DESCRIPTION: LANDSCAPE PLAN

DATE: 12/17/2021
DESIGNED: GEM
CHECKED: WFG

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 20'0" (OR AS NOTED ON PLAN)

SHEET TITLE: LANDSCAPE PLAN

SHEET NO. 1
1 OF 2 SHEETS

FILE NO. FILE#

LANDSCAPE SCHEDULE (Outlaying Areas): Planting Schedule:

SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES					
	1	**COLUMNAR AUSTRIAN PINE** (Pinus nigra 'Frank')	20-25' 5-7'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size

Percent Signature Trees** (60% minimum- Policy 311.3.K)

Signature Trees: 1
Total No. of Trees: 1 = 100% Signature Trees

SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
SHRUBS					
	4	**TALL BLUE RABBITBRUSH** (Ericameria nauseosa ssp. nauseosa var. speciosa)	2-6' 2-6'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	5	**CALGARY CARPET JUNIPER** (Juniperus sabina Calgary Carpet)	12-18" 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	4	**RED ACE POTENTILLA** (Potentilla fruticosa 'Red Ace')	2-3' 3-4'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size

Percent Signature Shrubs** (60% minimum- Policy 311.3.K)

Signature Shrubs: 13
Total No. of Shrubs: 13 = 100% Signature Shrubs

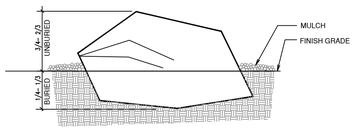
SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
GRASSES, PERENNIALS, GROUNDCOVERS					

SYMBOL KEY:

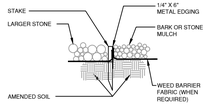
SYMBOL	DESCRIPTION/REMARKS
————	STEEL MAINTENANCE EDGE; 1/4" x 6" ROLL TOP STEEL, GREEN COLOR
NO SYMBOL	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE: 2"-4" HORIZON COBBLESTONE PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	SEEDED TURF (Temporary Irrigation): EL PASO COUNTY CONSERVATION DISTRICT SHOTGUN MIX [20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDEOATS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SANDREED, 10% YELLOW INDIANGRASS AT 6 LBS./1,000 SF RATE. AV SEEDS, INC., DENVER, CO www.avseeds.com]
	'PLANTED' BOULDERS: Equal to Siloam quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht. exposed above grade (Per Detail).

LANDSCAPE NOTES:

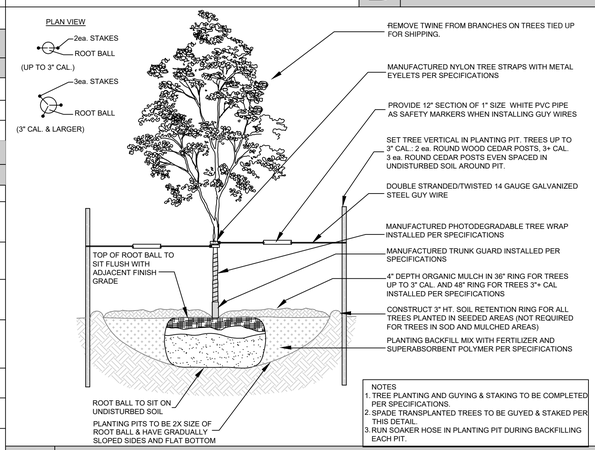
1. REFER TO SPECIFICATION **SECTION 32-94-00: LANDSCAPE ACCESSORIES** FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING.IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
2. DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
3. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
5. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
6. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
7. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
8. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
9. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
10. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
11. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
12. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
    A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
    B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20Y ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
    C. NEW SEEDED TURF AREAS; 30Y ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
13. 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
14. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS.
15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



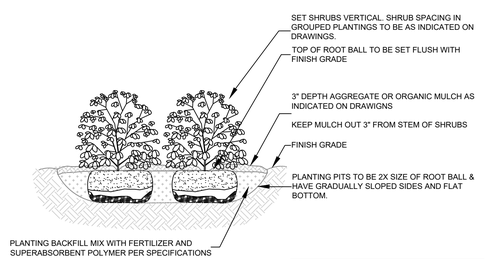
A PLANTED BOULDER
NOT TO SCALE



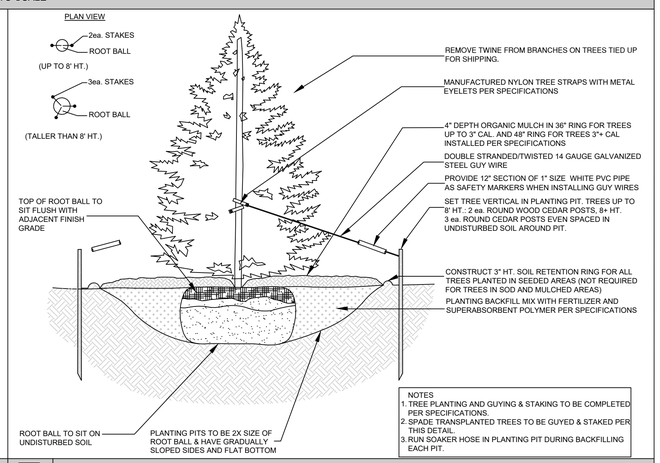
B STEEL MAINTENANCE EDGE
NOT TO SCALE



C DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



D SHRUB PLANTING DETAIL
NOT TO SCALE



E EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

APPROVAL:

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PLAN NORTH:

PROJECT NAME: **BIG R STORE - BLDG ADDITION**

PROJECT ADDRESS: **E, 14155 US-24 PEYTON, CO 80831**

PROJECT DESCRIPTION: **LANDSCAPE DETAILS**

DATE:	12/17/2021
DESIGNED:	GEM
CHECKED:	WFG

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 20'0" (OR AS NOTED ON PLAN)

SHEET TITLE: LANDSCAPE DETAILS

SHEET NO. 2

2 OF 2 SHEETS

FILE NO. FILE#