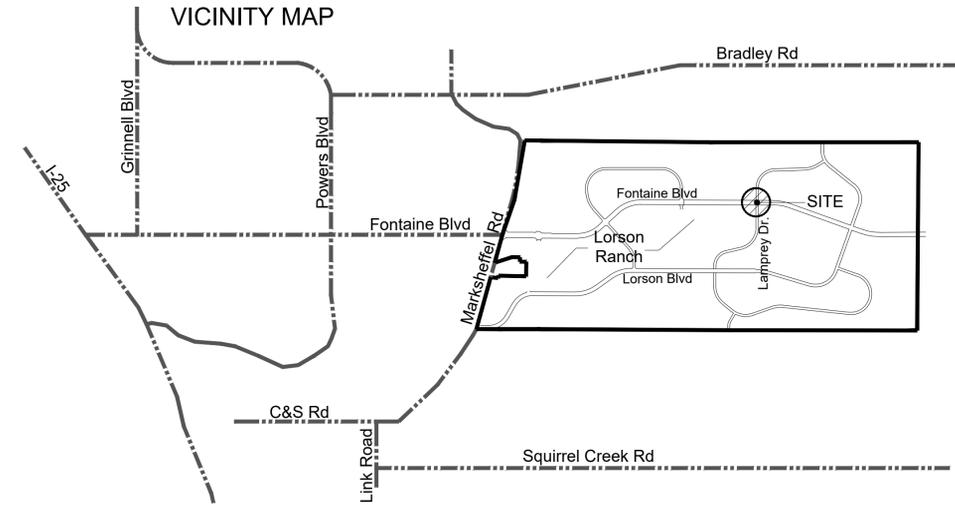


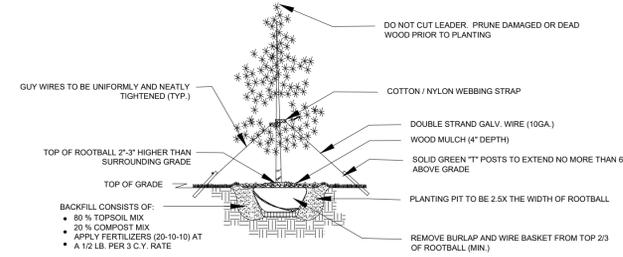
LORSON RANCH EAST

Roundabout Final Landscape Plan

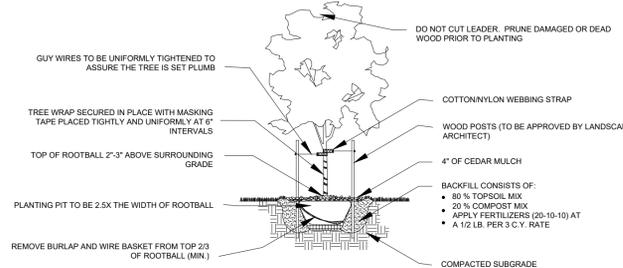


GENERAL PLANTING NOTES:

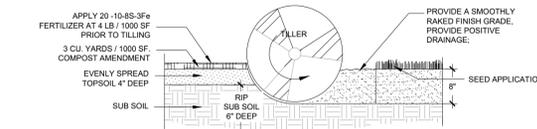
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL LOCATIONS RECEIVING SHRUB BEDS. PROVIDE 4" OF TOPSOIL AT AREAS TO RECEIVE NATIVE SEEDING. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
- ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING THE R.O.W., SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
- STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS RECEIVING ROCK MULCH.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS AT THE END OF THE ONE YEAR GUARANTEE PERIOD.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH DURING THE MONTHS OF NOVEMBER THRU MAY. SECURELY TIE THE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF ALL MATERIALS FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION.
- TYPICALLY, PLANTS ARE TO BE SIZED AS THE SMALLEST SIZE AS SHOWN PER SPECIES ON THE PLANT SCHEDULE. LOCATIONS OF UPSIZED PLANTS ARE DESIGNATED BY THE ADDITION OF THE PLANT SIZE TO THE LABEL ON THE PLANS.
- PREPARE ALL PLANTING BEDS AND SEED AREAS BY RIPPING EXISTING SOIL TO A MINIMUM DEPTH OF EIGHT (8) INCHES. REMOVE ALL CONSTRUCTION DEBRIS, ROCKS OVER ONE (1) INCH FROM THE SITE. PRIOR TO BEGINNING SOIL PREPARATION CONTACT LANDSCAPE ARCHITECT FOR FERTILIZER AND SOIL AMENDMENT RECOMMENDATIONS. SPREAD AND INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES. PROVIDE SOIL ANALYSIS FOR APPROVAL TO THE OWNER'S REPRESENTATIVE. ADDITIONALLY, FERTILIZE ALL TREES AND SHRUBS WITH AS DIRECTED IN SPECS.
- FINE GRADE SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCER'S GUARANTEED SEEDLING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- GUARANTEE TURF, TREES, SHRUBS AND ORNAMENTAL GRASSES PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS OR SEED USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
- GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER-FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF THE CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.



1 L1 EVERGREEN TREE PLANTING DETAIL NTS

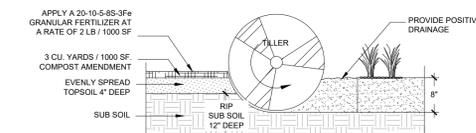


2 L1 DECIDUOUS TREE PLANTING DETAIL NTS



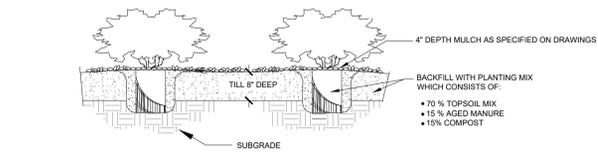
- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 - REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.

3 L1 SOIL PREP- SEED AREAS PLANTING DETAIL NTS

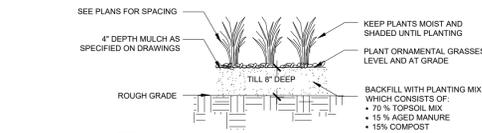


- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 - FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE LOWER THAN THE SURFACE TO MATCH GROUND PLANE REQUIREMENTS.

7 L1 SOIL PREPARATION- FOR PLANTING BED AREAS PLANTING DETAIL NTS

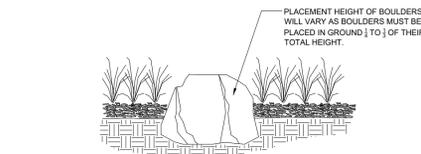


5 L1 SHRUB DETAIL PLANTING DETAIL NTS

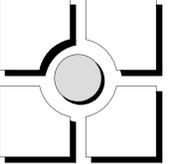


- NOTES:
- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
 - THE FINISH GRASSES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

6 L1 GRASS & PERENNIAL DETAIL PLANTING DETAIL NTS



4 L1 BOULDER DETAIL PLANTING DETAIL NTS

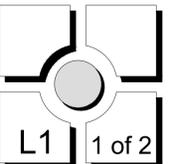


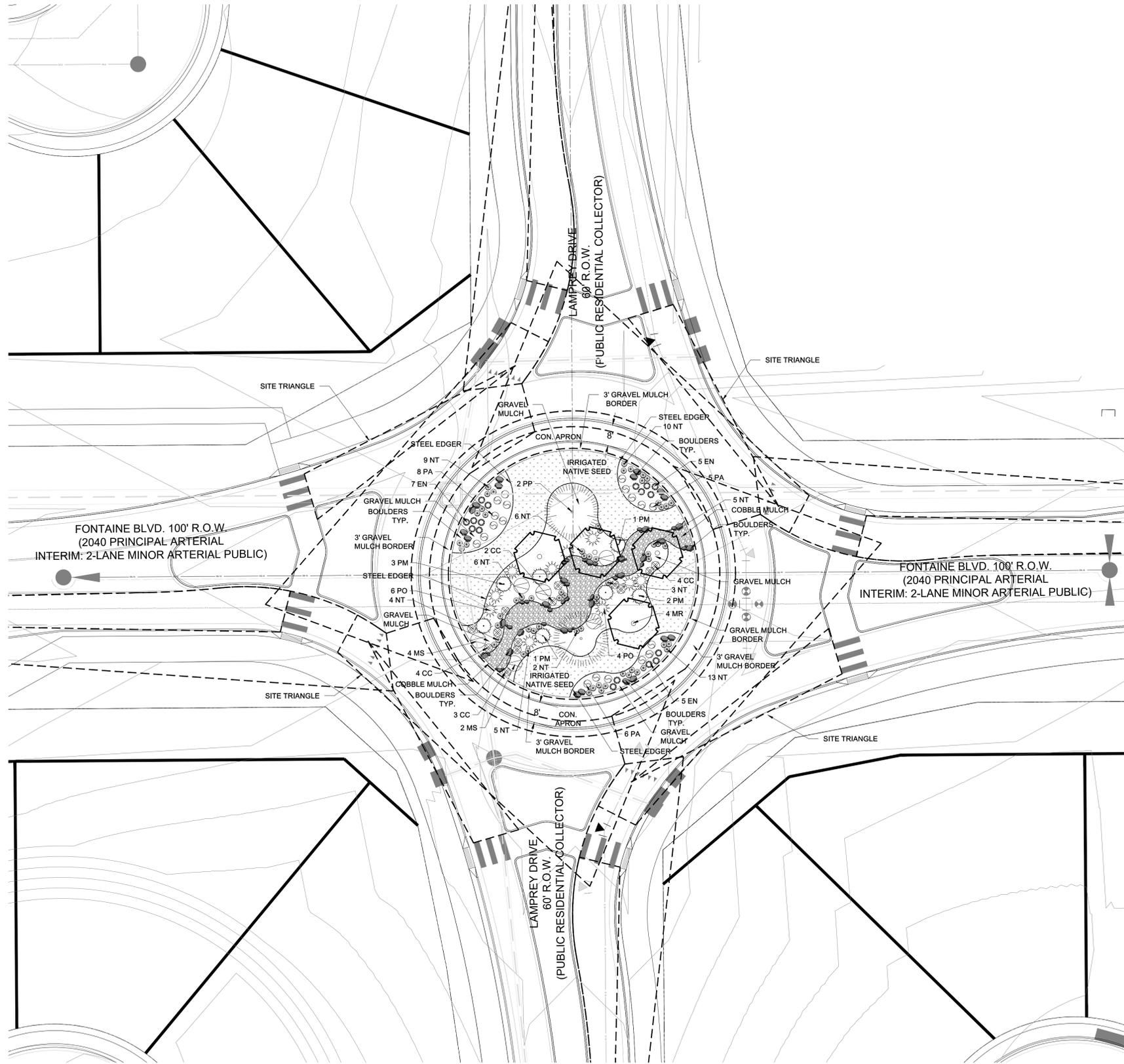
THOMAS THOMAS
 Planning
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 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	COUNTY COMMENTS RESPONSE REV 2	05.07.18			
2					
3					
4					
5					
6					

DESIGNED	MIF	02.23.18
DRAWN	MIF	02.23.18
CHECKED	JRA	02.23.18
PROJECT NUMBER:		2816.13
SCALE:		AS NOTED

Lorson Ranch East Filing 1
Roundabout
 El Paso County, Colorado
FINAL LANDSCAPE PLAN





PLANT SCHEDULE

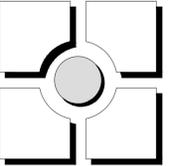
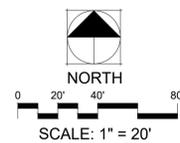
QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
EVERGREEN TREES							
2		PP	<i>Picea pungens</i>	Colorado Blue Spruce	6'-0"	B & B	
ORNAMENTAL TREES							
4		MR	<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple	2.0" Cal.	B & B	
6	TREE TOTAL						

QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
SHRUBS							
13		CC	<i>Caryopteris x clandonensis 'Blue Mist'</i>	Blue Mist Spirea	5 gal.	cont.	
10		PO	<i>Physocarpus opulifolius 'Summer Wine'</i>	Summer Wine Ninebark	5 gal.	cont.	
17		EN	<i>Ericameria nauseosa spp.</i>	Dwarf Blue Rabbitbrush	5 gal.	cont.	
7		PM	<i>Pinus mugo var. pumilo</i>	Dwarf Mugo Pine	5 gal.	cont.	
19		PA	<i>Perovskia atriplicifolia</i>	Russian Sage	5 gal.	cont.	
66	SHRUBS TOTAL						

QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
ORNAMENTAL GRASSES							
6		MS	<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass	1 gal.	cont.	
63		NT	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 gal.	cont.	
69	ORNAMENTAL GRASS TOTAL						

LANDSCAPE MATERIAL SCHEDULE

SYMBOL/ SITE CALLOUT	NOTES
	NATIVE SEED: Installed per seed suppliers specifications. Submit cut-sheet for approval prior to installation.
	IRRIGATED NATIVE SEED: PBSI Low Grow Native Mix (25%) Idaho Fescue (25%) Sandberg Bluegrass (25%) Rocky Mountain Fescue (25%) Canby Bluegrass
	WOOD MULCH: To be organic shredded cedar wood mulch installed to a depth of 4" in all tree rings per the details. Submit sample for approval prior to installation.
	GRAVEL MULCH: To be whole washed Blue Gray River Rock 3/4" in size. Installed to a depth of 4". Install on fabric weed barrier per specifications. Submit sample for approval prior to installation.
	COBBLE MULCH: To be whole washed Blue Gray River Rock 2"-6" in size. Installed to a depth of 4". Install on fabric weed barrier per specifications. Submit sample for approval prior to installation.
	STEEL EDGE: Steel edge to be DURAEDEGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications.
	BOULDERS: to be Cottonwood. Size to be 1-3' vary. Install per detail.



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