

LANDSCAPE SCHEDULE (Outlying Areas):

Planting Schedule:

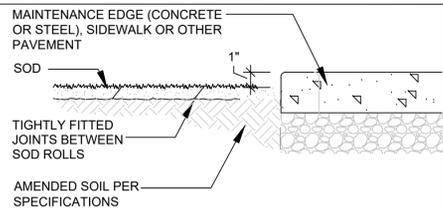
SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES					
15	15	TOBA HAWTHORN (<i>Crataegus mollis</i> Tobia)	15-20' 15-20'	1.5' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
5	5	KENTUCKY COFFEETREE (<i>Gymnocladia dioica</i> Tennesse)	50-60' 40-50'	1.5' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
5	5	URBAN PINNACLE BUR OAK (<i>Quercus macrocarpa</i> Urban Pinnacle)	45-55' 20-25'	1.5' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
3	3	ROYAL RANDOLPHS CRABAPPLE (<i>Malus Royal Randolphs</i>)	15-20' 12-15'	1.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
3	3	FAT ALBERT SPRUCE (<i>Prosa ponderosa</i> Fat Albert)	30-40' 20-30'	6" ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
1	1	PONDEROSA PINE (<i>Pinus ponderosa</i>)	40-50' 30-40'	6" ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
2	2	FLAME AMUR MAPLE (<i>Acer griseum</i> Flame)	15-20' 15-20'	1.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
Parent Signature Trees** (80% minimum - Policy 311.3.K)					
Signature Trees: 34 Total No. of Trees: 34 = 100% Signature Trees					
SHRUBS					
36	36	HUGHES JUNIPER (<i>Juniperus horizontalis</i> Hughes)	1-2' 1-2'	#5	Container Grown. Size to meet or exceed AAN. min. size
2	2	REDCEDAR JUNIPER (<i>Juniperus virginiana</i> Taylor)	15-20' 3-4'	#10	Container Grown. Size to meet or exceed AAN. min. size
25	25	McKAY'S WHITE POTENTILLA (<i>Potentilla fruticosa</i> McKay's White)	2-3' 2-3'	#5	Container Grown. Size to meet or exceed AAN. min. size
5	5	SEA FOAM ROSE (<i>Rosa Sea Foam</i>)	2-3' 4-6'	#5	Container Grown. Size to meet or exceed AAN. min. size
Parent Signature Shrubs** (80% minimum - Policy 311.3.K)					
Signature Shrubs: 68 Total No. of Shrubs: 68 = 100% Signature Shrubs					
GRASSES, PERENNIALS, GROUNDCOVERS					
47	47	FEATHER REED GRASS (<i>Calamagrostis acutiflora</i> K. Foerster)	4-5' 18-24"	#5	Container Grown. Size to meet or exceed AAN. min. size
SYMBOL KEY:					
NO SYMBOL	CONCRETE MAINTENANCE EDGE; 6" x 6" POURED IN PLACE CONCRETE				
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]				
NO SYMBOL	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]				
NO SYMBOL	SODDED TURF GRASS; FESCUE/ HTN KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL. 10-176 SQUARE FEET.				
NO SYMBOL	AGGREGATE 'A'; 2" - 4" GREY ROSE COBBLESTONE PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]				
NO SYMBOL	AGGREGATE 'B'; 5" - 12" GREY ROSE COBBLESTONE PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]				
NO SYMBOL	'PLANTED' BOULDERS: Equal to 'Cottonwood Grey' Whole Washed River Boulders, avg. 4-5' width; set in grade w/ 24"-36" ht. exposed above grade (Per Detail).				

LANDSCAPE NOTES:

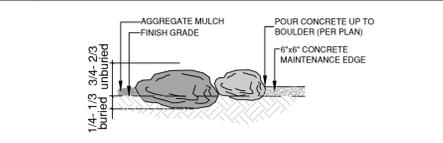
- REFER TO SPECIFICATION SECTION 32-84-00, LANDSCAPE ACCESSORIES FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- 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.
- 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 CONSIDERED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- 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.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- 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.
- 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.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS.
 - IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES, IN-LINE DRIP EMITTER RINGS FOR ALL TREES
 - NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
 - NEW SEEDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
- 1/4" X 1/4" GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 1/2" STEEL EDGING PINS AT 24" SPACING.
- 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).
- 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.

NOTES:

- MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
- MAXIMUM 1/2" WIDTH VARIATION.
- PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.
- RAISE THE LAWN GRADE 1" WHEN SEEDING.



A SOD INSTALLATION NOT TO SCALE



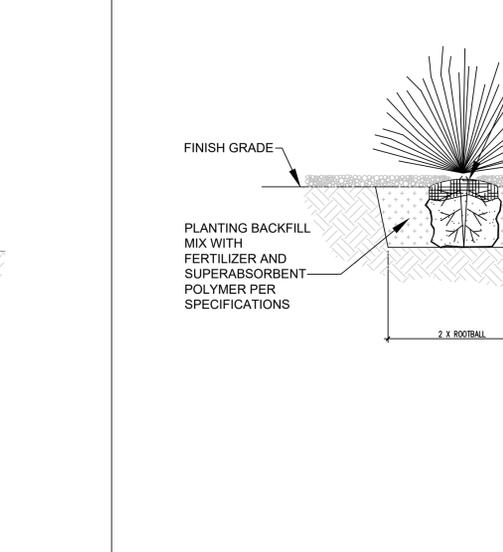
TYPICAL BOULDER PLACEMENT IN LINE WITH CONCRETE MAINTENANCE EDGE

B PLANTED BOULDER NOT TO SCALE

C CONCRETE MOWSTRIP NOT TO SCALE

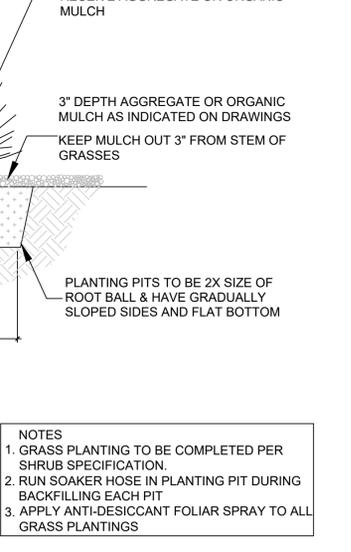
D METAL EDGE DETAIL NOT TO SCALE

E GROUPED SHRUB PLANTING NOT TO SCALE

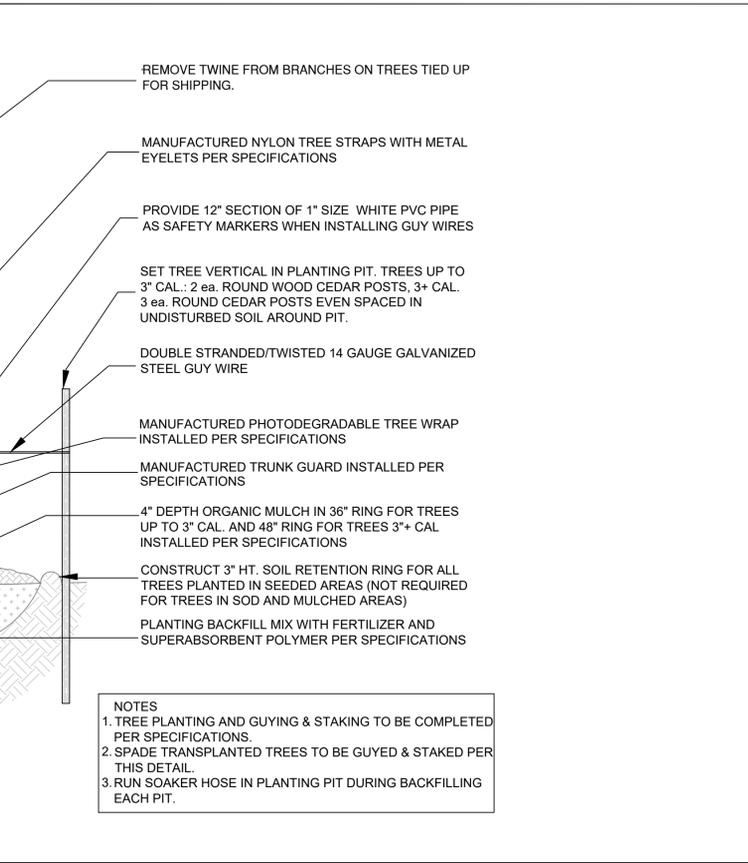
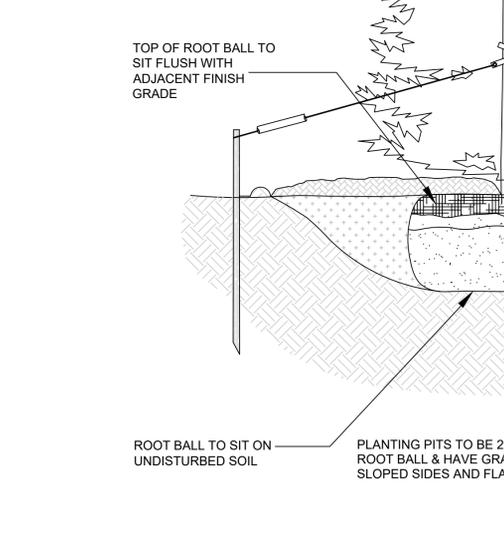


F GROUPED SHRUB PLANTING NOT TO SCALE

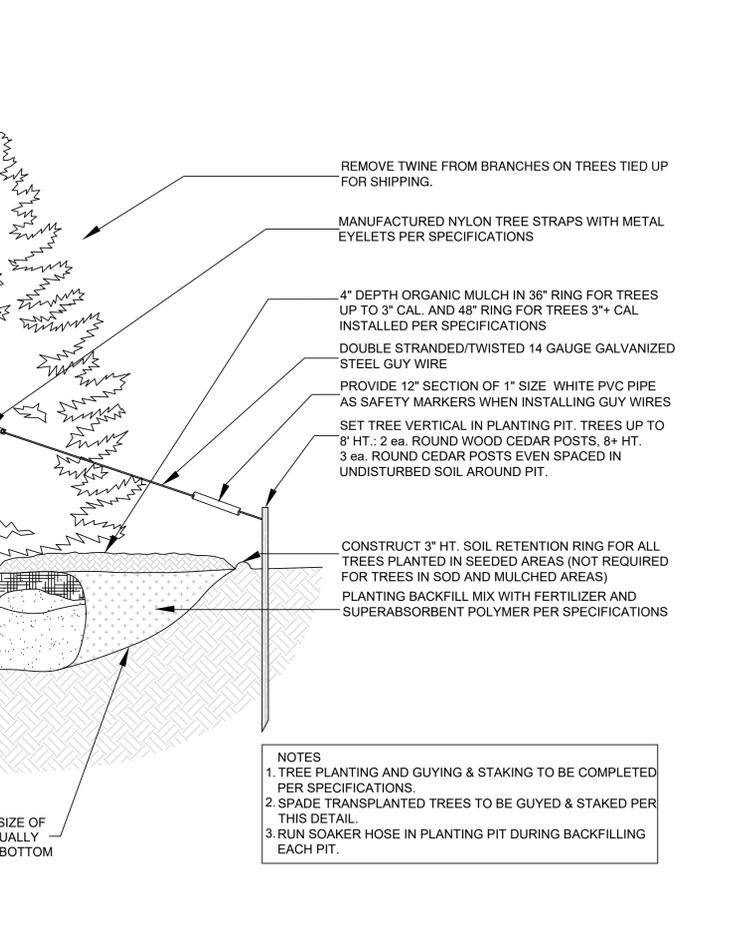
G DECIDUOUS TREE PLANTING, GUYING & STAKING NOT TO SCALE



H EVERGREEN TREE PLANTING, GUYING & STAKING NOT TO SCALE



G DECIDUOUS TREE PLANTING, GUYING & STAKING NOT TO SCALE



- NOTES**
- SHRUB PLANTING TO BE COMPLETED PER SPECIFICATION.
 - RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
 - APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL EVERGREEN SHRUBS PER SPECIFICATIONS

- NOTES**
- GRASS PLANTING TO BE COMPLETED PER SHRUB SPECIFICATION.
 - RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
 - APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL GRASS PLANTINGS

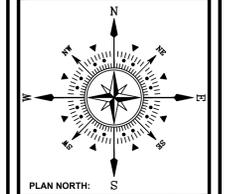
- NOTES**
- TREE PLANTING AND GUYING & STAKING TO BE COMPLETED PER SPECIFICATIONS.
 - SPADE TRANSPLANTED TREES TO BE GUYED & STAKED PER THIS DETAIL.
 - RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT.

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT BY THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



Falcon Eye Care
7615 McLaughlin Road
Peyton, CO 80831

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION: LANDSCAPE DETAILS

DATE: 12/21/2020
 DESIGNED: WFG
 CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
01/02/2021	WFG	RESPOND TO COUNTY COMMENTS

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

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO.
5

FILE NO.
 PPR-2049