

LANDSCAPE ARCHITECTURE 317-886-7923 1051 GREENWOOD SPRINGS BLVD #101 GREENWOOD, IN 46143 www.thegarrettco.com



NOT FOR CONSTRUCTION

PROJECT #: 21-06 TB / PR DRAWN BY: PERMIT SUBMITTAL SITE DEVELOPMENT PLAN 03.25.2022 05.23.2022 REVISION SCHEDULE

DATE DESCRIPTION

QUARTER OF SECTION WEST OF THE 6TH P.M.

OVERALL LANDSCAPE PLAN

L600

Please include: -show the sight distance, that nothing is within the 25 ft of the ROW Section 6.2.2.g.iii Please remove/relocate trees that are within the public ROW. Per ECM 2.5.8 landscaping must be easily maintained by the use of power mowing equipment. Prior written approval from the ECM administrator is required for plantings in the ROW. This CONSTITUTION AVENUE PRINCIPAL ARTERIAL (120 FT ROW) comment applies to all sheets where trees are shown within the public ROW. FIBER OPTICS UTILITY LINE NOTE: DUE TO FIBER OPTICS UTILITY AND EASEMENTS, NO TREE PLANTINGS ARE PERMITTED ALONG CONSTITUTION AVE. NO TREES TO BE PLANTED WITHIN EASEMENTS EXPANDED TO THE RIGHT OF WAY **EXPANDED** RIGHT OF WAY (6)**R**FC (2) FRG SOD NO TREES TO BE PLANTED WITHIN PROPOSED (1) CS (3) PAG 🕌 (3) P<mark>Á</mark>T MONUMENT SIGN; (2) VCA SEE SHEET L612 (2) CK (1) AC (3)/PAT (5) RFG - (1) AX -- (2) CC -(3) CS (3) CS (2) CS (5) TXM (3) BF (10) COR - (1) CO (3) PAG (2) PC (1) CO (1) QR - (5) TXM NO TREES TO BE PLANTED WITHIN EASEMENTS (1) PF (1) QR (1) PC -(3) AT (1) AG - (5) PAG DETENTION BASIN

SITE BOUNDARY

LANDSCAPE PLAN

PLANT SCHEDULE SYMBOL TAG QTY. **COMMON NAME BOTANIC NAME DECIDUOUS CANOPY TREES** AF **AUTUMN BLAZE MAPLE** ACER X FREEMANII 'AUTUMN BLAZE' AG OHIO BUCKEYE **AESCULUS GLABRA** BF **BETULA FONTINALIS** 12 **NATIVE RIVERBIRCH** CS 17 **WESTERN CATALPA** CATALPA SPECIOSA CO 13 **CELTIS OCCIDENTALIS WESTERN HACKBERRY** GT 12 **IMPERIAL HONEYLOCUST** GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL' PT **QUAKING ASPEN POPULUS TREMULOIDES** QR 17 **RED OAK QUERCUS RUBRA** TILIA AMERICANA 'REDMOND' TA 13 REDMOND LINDEN UM 15 **ACCOLADE ELM ULMUS MORTON 'ACCOLADE'** SUBTOTAL ORNAMENTAL TREES **ACER TATARICUM 'GARANN' HOT WINGS TATARIAN MAPLE** AUTUMN BRILLANCE SERVICEBERRY | AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE' **CERCIS CANADENSIS** CE 15 **EASTERN REDBUD CORNUS KOUSA** CK **KOUSA DOGWOOD** CC 13 THORNLESS COCKSPUR HAWTHORN **CRATAEGUS CRUS GALLII 'INERMIS'** PS PINK FLAIR CHERRY PRUNUS SARGENTII 'PINK FLAIR' SUBTOTAL **EVERGREEN TREES** AC **CONCOLOR FIR ABIES CONCOLOR** PC 10 LODGEPOLE PINE **PINUS CONTORTA** PF 16 **VANDERWOLF'S PINE** PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'

DECIDUOUS & EVERGREEN SHRUBS (TO INCLUDE PARKING LOT SCREENING & FOUNDATION SHRUBS)					
	ССВ	11	BLUE MIST CARYOPTERIS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	
	CSK	150	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	
· · ·	COR	58	BAILEYS REDOSIER DOGWOOD	CORNUS STOLONIFERA 'BAILEYI'	
(+)	wsw	40	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'SPILLED WINE'	
\sim $\langle \cdot \rangle$	FOR	17	KUMSON FORSYTHIA	FORSYTHIA VIRIDISSIMA 'KUMSON'	
(*)	HQR	66	RUBY SLIPPERS HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	
$\widetilde{\mathbf{r}}$	PAT	49	BLUE SPIRES RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'	
·	GVB	135	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	
\\ \frac{\partial \tau \}{\partial \tau \} \\ \frac{\partial \tau \}{\partial \tau \}{\partial \tau \} \\ \frac{\partial \tau \}{\partial \tau \} \\ \frac{\partial \tau \}{\partial \tau \}{\partial \tau \}{\partial \tau \} \\ \frac{\partial \tau \}{\partial \tau \}{\partial \tau \}{\partial \tau \}{\partial \tau \} \\ \frac{\partial \tau \}{\partial \ta	PAG	57	GNOME FIRETHORN	PYRACANTHA ANGUSTIFOLIA 'GNOME'	
4	RKO	45	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	
	SJG	45	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'	
{ + }	SMP	22	BLOOMERANG LILAC	SYRINGA X 'BLOOMERANG'	
	TXM	198	DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'	
	VCA	72	DWARF KOREANSPICE VIBURNUM	VIBURNUM CARLESII 'COMPACTUM'	
	SUBTOTAL	965			

MOONGLOW JUNIPER

JS

SUBTOTAL 54

LOW/SPREADING SHRUBS					
The state of the s	JPW	5	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	
M	JST	60	NEW BLUE JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA NEW BLUE'	
1000	MDP	116	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA 'PRIDES'	
E CONTRACTOR OF THE PROPERTY O	PBP	23	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	
*****	SUBTOTAL	204			
ORNAMENTAL GRASSES					
$\overline{\odot}$	BLU	72	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	
	MML	26	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	
**************************************	SHE	55	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	
	FRG	73	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'	

\mathbf{O}	DLU	12	DLUE AVENA GRASS	HELICIOI RICHON SEINIPERVIRENS
\bigcirc	MML	26	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIG
**************************************	SHE	55	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH
	FRG	73	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERS
	BAM	141	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS
***	PRD	84	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPSIS
	SUBTOTAL	451		

ENNIALS	S			
_ (C)	CGE	36	EARLY SUNRISE COREOPSIS	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'
(H)	HOS	41	PATRIOT HOSTA	HOSTA X 'PATRIOT'
\bigcirc \bigcirc \bigcirc	HPM	59	PARDON ME DAYLILY	HEMEROCALLIS 'PARDON ME'
(R)	RFG	21	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
(\mathbf{S})	SAJ	41	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
(M)	SNM	30	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
	SUBTOTAL	228		

COD	34,800	ECOLOTURF™ SOD	VERSATILE BLUEGRASS/FESCUE
SOD	SQ. FT.		SOD MIX (SEE NOTE BELOW)
SEED	138,418 SQ. FT.	TURF SEED MIX	"50/50 KENTUCKY BLUEGRASS/PERENNIAL TYEGRASS" TURF MIX; SEE NOTE BELOW)

(1) GT

- (2) PAG

REFERENCE SHEET L608 FOR COMPLETE LANDSCAPE PLANT SCHEDULE, NOTES, & TABULATIONS. REFERENCE SHEETS L609 - L611 FOR LANDSCAPE DETAILS.

NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

JUNIPERUS SCOPULORUM ' MOONGLOW'

LANDSCAPE ARCHITECTURE

05/23/2022

NOT FOR

CONSTRUCTION

REVISION SCHEDULE

21-06

TB / PR

03.25.2022

05.23.2022

DESCRIPTION

PROJECT #:

DRAWN BY:

PERMIT SUBMITTAL

SITE DEVELOPMENT PLAN

DATE

317-886-7923 1051 Greenwood Springs blvd #101

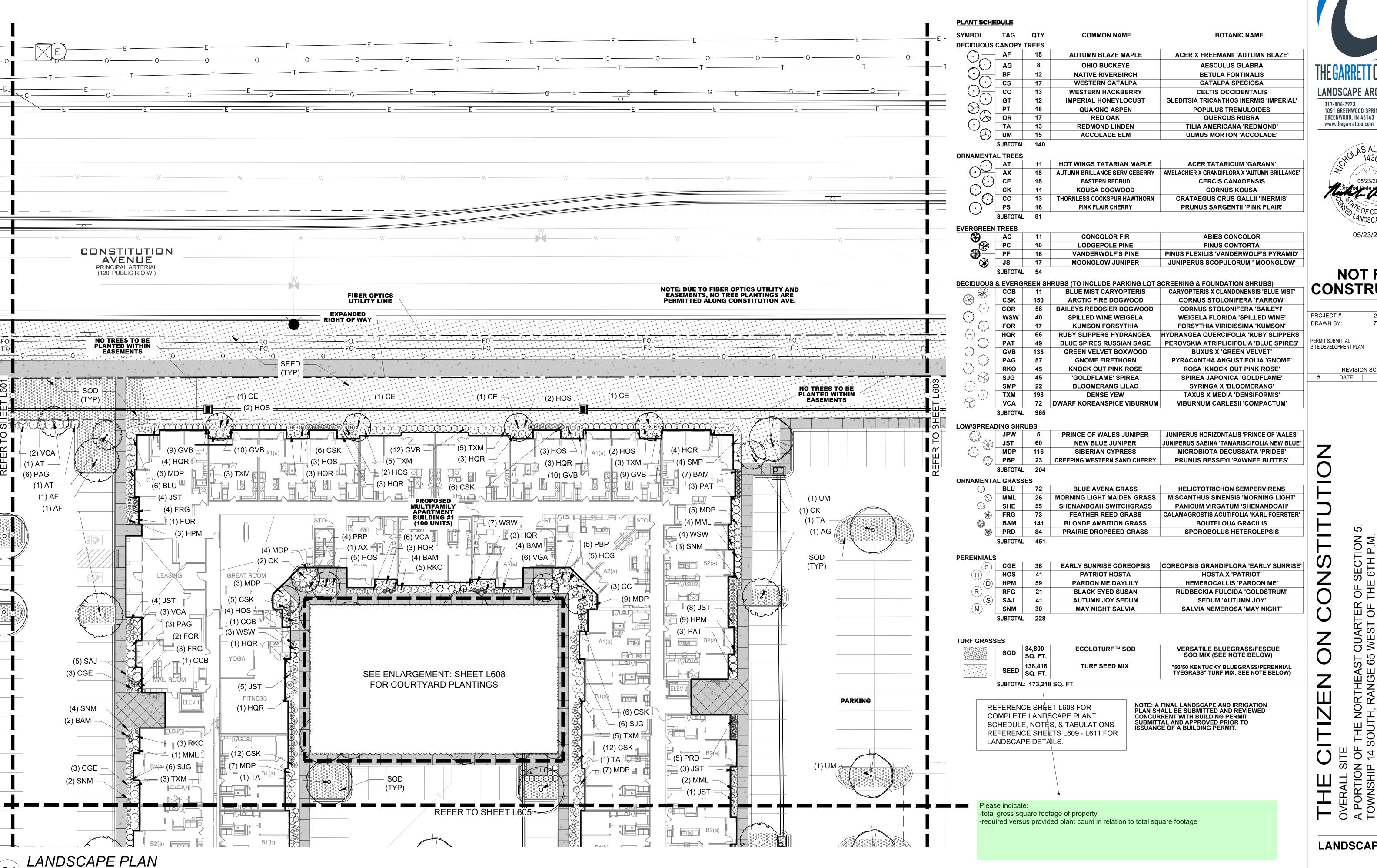
GREENWOOD, IN 46143

www.thegarrettco.com

LANDSCAPE PLAN

Know what's below.

Call before you dig.



LANDSCAPE ARCHITECTURE 317-886-7923 1051 GREENWOOD SPRINGS BLVD #101



NOT FOR **CONSTRUCTION**

05/23/2022

PROJECT #: 21-06 TB / PR DRAWN BY: SITE DEVELOPMENT PLAN 05.23.2022 REVISION SCHEDULE # DATE DESCRIPTION

OF SECTION (THE 6TH P.M. QUARTER S WEST OF 1 ADO PR-22-XX

LANDSCAPE PLAN

NUMBER:

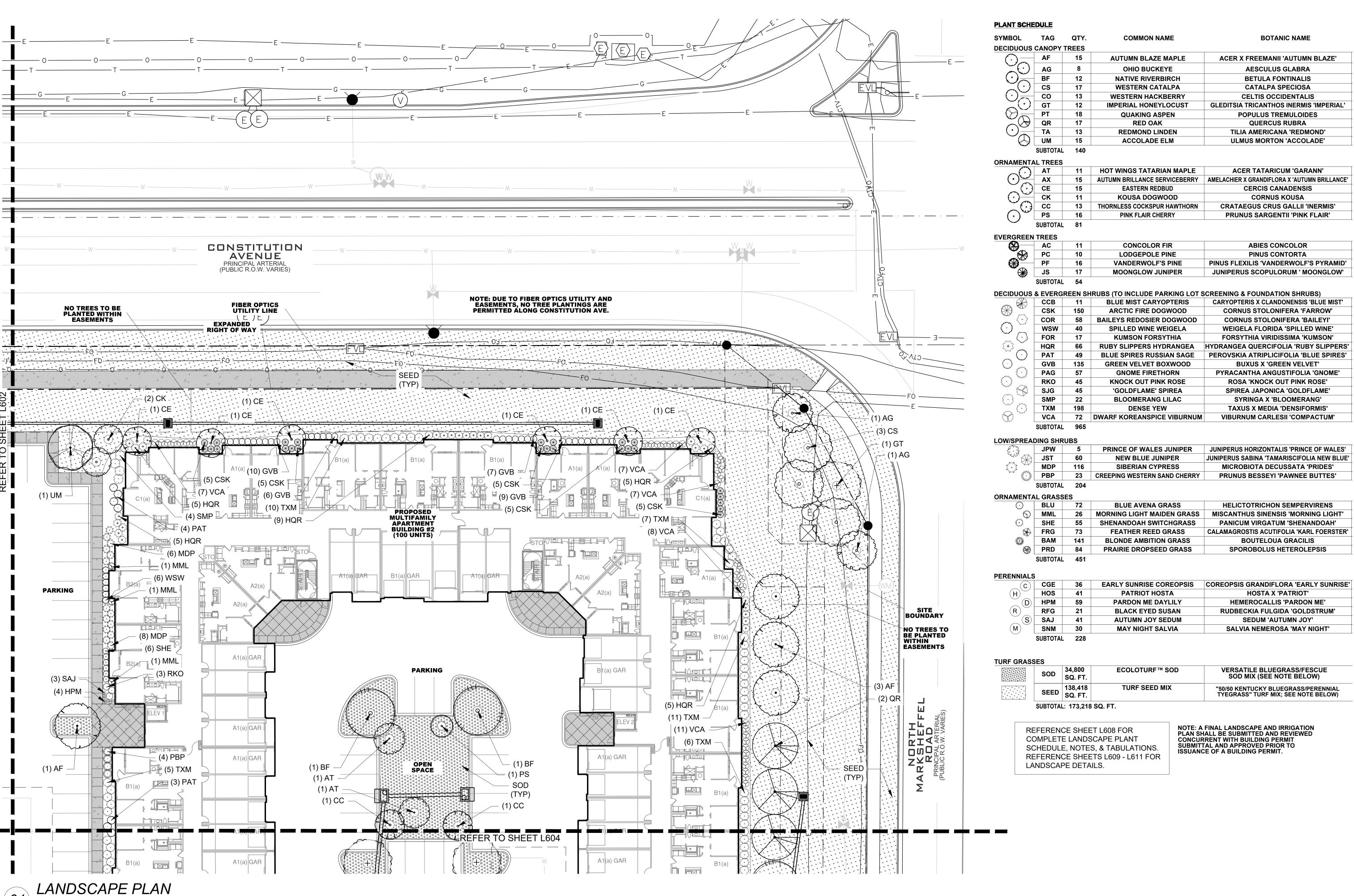
L602

Know what's below.
Call before you dig.

NORTH

Scale In Feet: 1" = 20'-0"

10' 20' 30'



THE GARRETT COMPANIES

LANDSCAPE ARCHITECTURE

317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143

OS/23/2022
Original Date of Licensure

OF COLORACHIE

ANDSCAPE ARCHIE

NOT FOR CONSTRUCTION

05/23/2022

 PROJECT #: 21-06

 DRAWN BY: TB / PR

 PERMIT SUBMITTAL SITE DEVELOPMENT PLAN 03.25.2022

 SITE DEVELOPMENT PLAN 05.23.2022

 REVISION SCHEDULE

 # DATE DESCRIPTION

ITIZEN ON CONSTITUTION

A PORTION OF THE NORTHEAST QUARTER TOWNSHIP 14 SOUTH, RANGE 65 WEST OF TOWNSHIP 14 SOUNTY, COLORADO PCD PROJECT NUMBER: PPR-22-XX)

OF SECTION (THE 6TH P.M.

LANDSCAPE PLAN

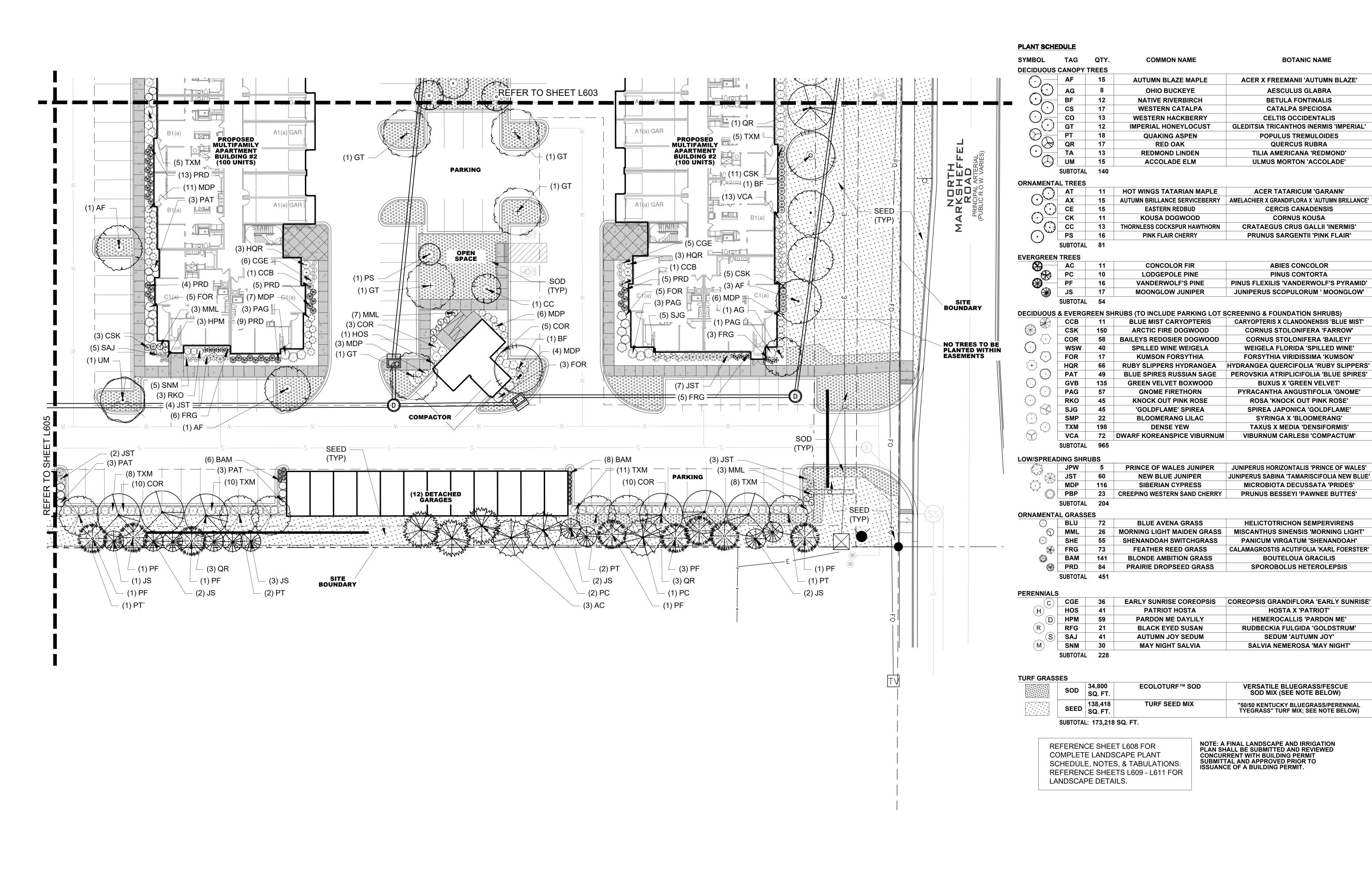
L603

Know what's below.
Call before you dig.

NORTH

Scale In Feet: 1" = 20'-0"

10' 20' 30'



THE GARRETT COMPANIES

LANDSCAPE ARCHITECTURE

317-886-7923
1051 GREENWOOD SPRINGS BLVD #101

GREENWOOD, IN 46143
www.thegarrettco.com

AS ALLEN
1436

05/23/2022

Original Date of Licepsure

05/23/2022

NOT FOR CONSTRUCTION

PROJECT #: 21-06

DRAWN BY: TB / PR

PERMIT SUBMITTAL 03.25.2022
SITE DEVELOPMENT PLAN 05.23.2022

REVISION SCHEDULE

DATE DESCRIPTION

ZEN ON CONSTITUTION

OVERALL SITE
A PORTION OF THE NORTHEAST QUARTER OF SECTION &
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
PCD PROJECT NUMBER: PPR-22-XXX

LANDSCAPE PLAN

LANDSCAPE ARCHITECTURE 317-886-7923 1051 GREENWOOD SPRINGS BLVD #101 GREENWOOD, IN 46143 www.thegarrettco.com



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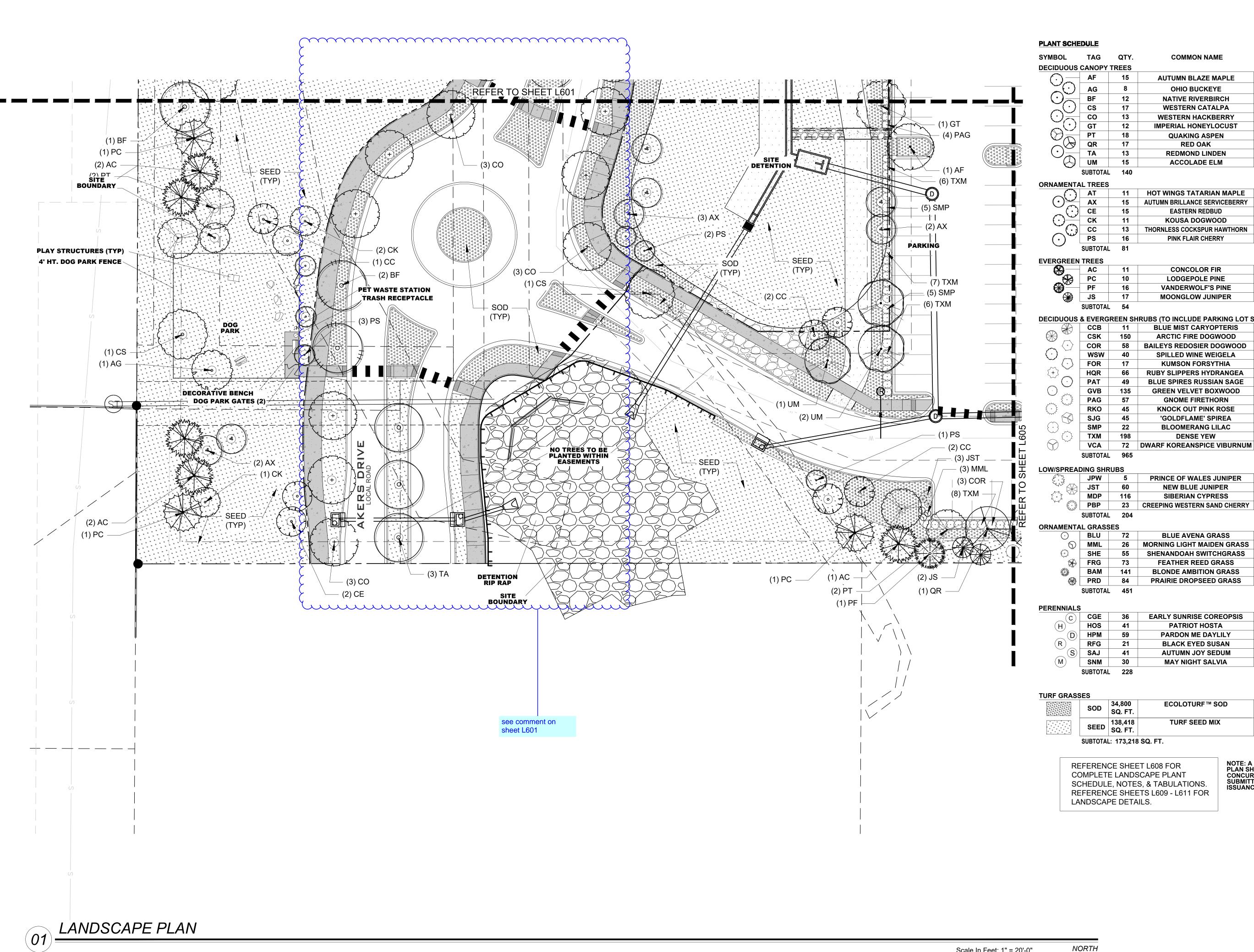
PROJE	CT #:	21-06			
DRAWN	NBY:	TB / PR			
	UBMITTAL ELOPMENT PLAN		03.25.2022 05.23.2022		
	REVISIO	N SCHEDULE			
#	DATE	DESCE	IDTION		

AST CANGE 65 VANGE 65 VANGE 65 VANGE 65 VANGE 65 VANGER: PL OVERALL SITE A PORTION OF TH TOWNSHIP 14 SC EL PASO COUI PCD PROJECT

QUARTER OF SECTION WEST OF THE 6TH P.M.

LANDSCAPE PLAN

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



PLANT SCHEDULE				
SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME
DECIDUOUS	CANOPY	TREES		
	AF	15	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'
	AG	8	OHIO BUCKEYE	AESCULUS GLABRA
	BF	12	NATIVE RIVERBIRCH	BETULA FONTINALIS
\sim	CS	17	WESTERN CATALPA	CATALPA SPECIOSA
\bigcirc	CO	13	WESTERN HACKBERRY	CELTIS OCCIDENTALIS
$ (\cdot)$	GT	12	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL'
	PT	18	QUAKING ASPEN	POPULUS TREMULOIDES
	QR	17	RED OAK	QUERCUS RUBRA
(\cdot)	TA	13	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'
	UM	15	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
•	SUBTOTAL	140		
ORNAMENTA	AL TREES			
$\overline{}$	AT	11	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
(\cdot)	AX	15	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
$\mathbf{C}(\cdot)$	CE	15	EASTERN REDBUD	CERCIS CANADENSIS
(\cdot)	CK	11	KOUSA DOGWOOD	CORNUS KOUSA
$\mathcal{L}(\mathcal{L})$	CC	13	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
$(\cdot)^{\bullet}$	PS	16	PINK FLAIR CHERRY	PRUNUS SARGENTII 'PINK FLAIR'
	SUBTOTAL	81		
EVERGREEN	ITREES			
8	AC	11	CONCOLOR FIR	ABIES CONCOLOR
	PC	10	LODGEPOLE PINE	PINUS CONTORTA
***	PF	16	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
	JS	17	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM ' MOONGLOW'
	SUBTOTAL	54		
	& EVERG	REEN SH	RUBS (TO INCLUDE PARKING LOT	SCREENING & FOUNDATION SHRUBS)
	CCB	11	BLUE MIST CARYOPTERIS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
	CSK	150	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'
\sim $\langle \cdot \rangle$	COR	58	BAILEYS REDOSIER DOGWOOD	CORNUS STOLONIFERA 'BAILEYI'
(\cdot)	WSW	40	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'SPILLED WINE'
~ (-)	FOR	17	KUMSON FORSYTHIA	FORSYTHIA VIRIDISSIMA 'KUMSON'
{*}	HQR	66	RUBY SLIPPERS HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'

LOW/SPREADING SHRUBS					
	JPW	5	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES	
M	JST	60	NEW BLUE JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA NEW BLU	
	MDP	116	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA 'PRIDES'	
	PBP	23	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	
	SUBTOTAL	204			
ORNAMENTAL GRASSES					
\odot	BLU	72	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	
	MML	26	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT	
25 M. O. S. V.	SHE	55	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	
	FRG	73	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTE	
	BAM	141	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS	

GNOME FIRETHORN

KNOCK OUT PINK ROSE

'GOLDFLAME' SPIREA

BLOOMERANG LILAC

DENSE YEW

PRAIRIE DROPSEED GRASS

ERENNIALS	S			
(c)	CGE	36	EARLY SUNRISE COREOPSIS	COREOPSIS GRANDIFLORA 'EARLY SUNRISE
(H)	HOS	41	PATRIOT HOSTA	HOSTA X 'PATRIOT'
\bigcirc \bigcirc \bigcirc	HPM	59	PARDON ME DAYLILY	HEMEROCALLIS 'PARDON ME'
(R)	RFG	21	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
(\mathbf{S})	SAJ	41	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
(M)	SNM	30	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
$\overline{}$	CHRTOTAL	220		

TURF GRASS	SES			
	SOD	34,800 SQ. FT.	ECOLOTURF™ SOD	VERSATILE BLUEGRASS/FESCUE SOD MIX (SEE NOTE BELOW)
	SEED	138,418 SQ. FT.	TURF SEED MIX	"50/50 KENTUCKY BLUEGRASS/PERENNIAL TYEGRASS" TURF MIX; SEE NOTE BELOW)
		45004000		

REFERENCE SHEET L608 FOR COMPLETE LANDSCAPE PLANT SCHEDULE, NOTES, & TABULATIONS. REFERENCE SHEETS L609 - L611 FOR

NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'

PYRACANTHA ANGUSTIFOLIA 'GNOME'

ROSA 'KNOCK OUT PINK ROSE'

SPIREA JAPONICA 'GOLDFLAME'

SYRINGA X 'BLOOMERANG'

TAXUS X MEDIA 'DENSIFORMIS'

VIBURNUM CARLESII 'COMPACTUM'

SPOROBOLUS HETEROLEPSIS

LANDSCAPE ARCHITECTURE

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REVISION SCHEDULE

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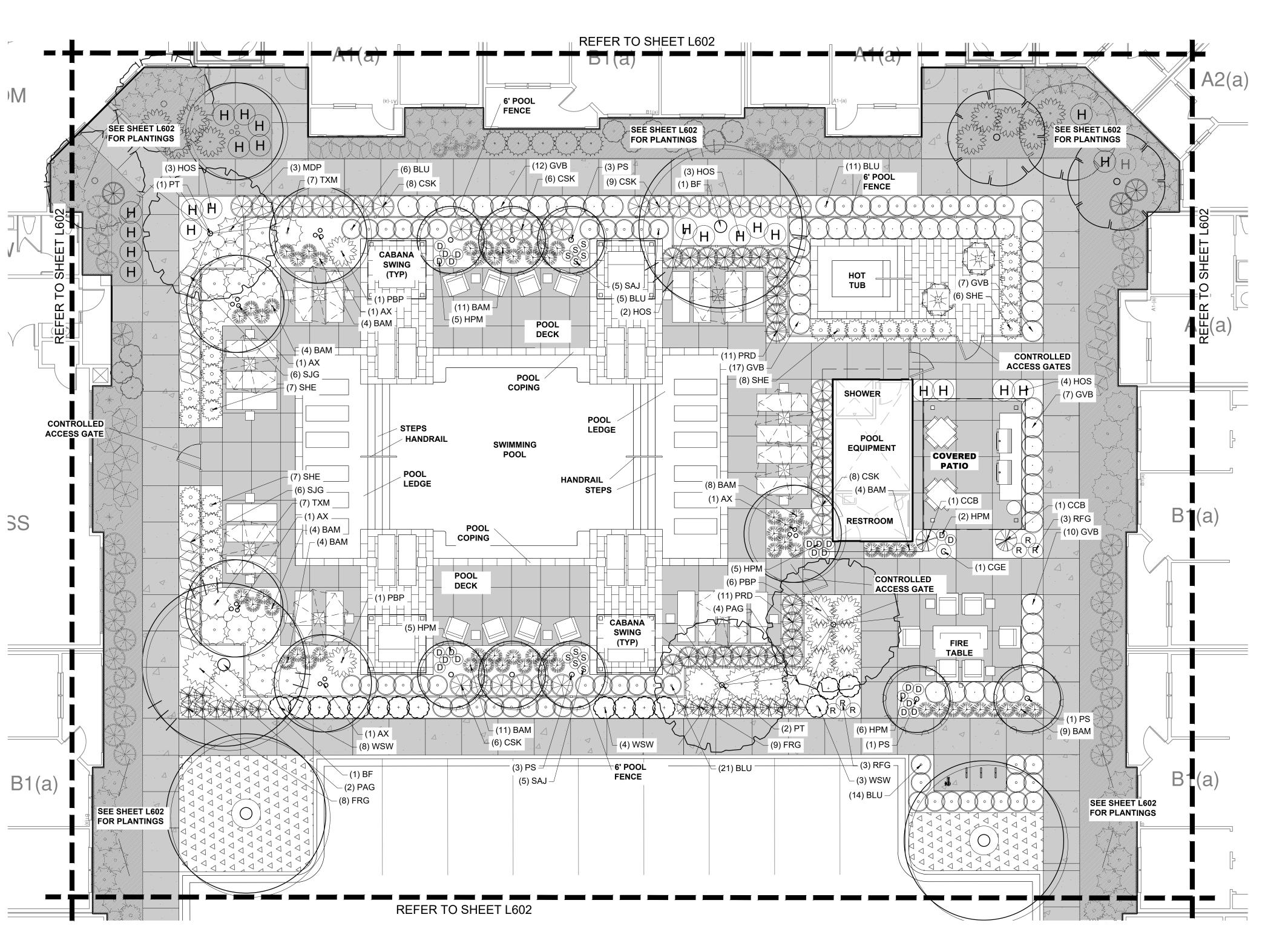
PERMIT SUBMITTAL

SITE DEVELOPMENT PLAN

DATE

LANDSCAPE PLAN

Know what's **below.**• **Call** before you dig. L606



PLANT SCHEDULE **COMMON NAME BOTANIC NAME** SYMBOL TAG **DECIDUOUS CANOPY TREES** AF **AUTUMN BLAZE MAPLE** ACER X FREEMANII 'AUTUMN BLAZE' AG **AESCULUS GLABRA** OHIO BUCKEYE BF 12 NATIVE RIVERBIRCH **BETULA FONTINALIS** CS 17 **WESTERN CATALPA** CATALPA SPECIOSA CO 13 **WESTERN HACKBERRY CELTIS OCCIDENTALIS** GT 12 IMPERIAL HONEYLOCUST GLEDITSIA TRICANTHOS INERMIS 'IMPERIAL' PT 18 **QUAKING ASPEN POPULUS TREMULOIDES** QR 17 **RED OAK QUERCUS RUBRA** TA 13 REDMOND LINDEN TILIA AMERICANA 'REDMOND' 15 UM **ACCOLADE ELM ULMUS MORTON 'ACCOLADE'** SUBTOTAL ORNAMENTAL TREES **HOT WINGS TATARIAN MAPLE ACER TATARICUM 'GARANN'** AUTUMN BRILLANCE SERVICEBERRY AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE' CE 15 **EASTERN REDBUD CERCIS CANADENSIS** CK **KOUSA DOGWOOD CORNUS KOUSA** CC THORNLESS COCKSPUR HAWTHORN 13 **CRATAEGUS CRUS GALLII 'INERMIS'** PS PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR CHERRY SUBTOTAL **EVERGREEN TREES** AC **CONCOLOR FIR ABIES CONCOLOR** PC 10 LODGEPOLE PINE PINUS CONTORTA PF 16 **VANDERWOLF'S PINE** PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' 17 **MOONGLOW JUNIPER** JUNIPERUS SCOPULORUM ' MOONGLOW' JS SUBTOTAL 54 DECIDUOUS & EVERGREEN SHRUBS (TO INCLUDE PARKING LOT SCREENING & FOUNDATION SHRUBS)

DECIDOOOS	DECIDOOGS & EVERGREEN STIRODS (TO INCLUDE PARKING LOT SCREENING & TOURDATION STIRODS)				
	ССВ	11	BLUE MIST CARYOPTERIS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	
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\sim (\cdot)	FOR	17	KUMSON FORSYTHIA	FORSYTHIA VIRIDISSIMA 'KUMSON'	
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7 - 4 ~	RKO	45	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	
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THE	JPW	5	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'		
M	JST	60	NEW BLUE JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA NEW BLUE'		
	MDP	116	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA 'PRIDES'		
100 200 200 200 200 200 200 200 200 200	PBP	23	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'		
SUBTOTAL 204						
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\odot	BLU	72	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS		
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2 0 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SHE	55	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'		
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	HPM	59	PARDON ME DAYLILY	HEMEROCALLIS 'PARDON ME'
(R)	RFG	21	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
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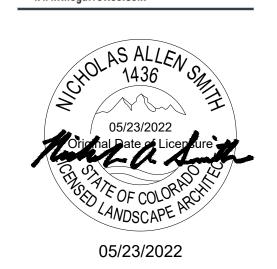
SUBTOTAL 228

Scale In Feet: 1" = 8'-0"

SUBTOTAL: 173,218 SQ. FT.

NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

LANDSCAPE ARCHITECTURE 317-886-7923 1051 GREENWOOD SPRINGS BLVD #101 GREENWOOD, IN 46143 www.thegarrettco.com



NOT FOR CONSTRUCTION

PROJECT #: 21-06 DRAWN BY: TB / PR PERMIT SUBMITTAL SITE DEVELOPMENT PLAN 05.23.2022 **REVISION SCHEDULE** # DATE DESCRIPTION

COURTYARD **ENLARGEMENT**

Know what's below.
Call before you dig.

	•								
_ (C)	CGE	36	EARLY SUNRISE COREOPSIS	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	4 IN. POTS.	1.5	2	L-M	18" O.C., CONTAINER FULL
(H)	HOS	41	PATRIOT HOSTA	HOSTA X 'PATRIOT'	4 IN. POTS.	2	2.5	L-M	24" O.C., CONTAINER FULL
\bigcirc \bigcirc \bigcirc	HPM	59	PARDON ME DAYLILY	HEMEROCALLIS 'PARDON ME'	4 IN. POTS.	1.5	1.5	M	18" O.C., CONTAINER FULL
(R)	RFG	21	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	4 IN. POTS.	2	2	L	18" O.C., CONTAINER FULL
(\mathbf{S})	SAJ	41	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	4 IN. POTS.	2	1.5	L	18" O.C., CONTAINER FULL
(M)	SNM	30	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	4 IN. POTS.	2	2	L	18" O.C., CONTAINER FULL
	SUBTOTAL	228							

TURF GRASSES

I OI (I OI (AO)	5 LO									
	SOD	34,800 SQ. FT.	ECOLOTURF™ SOD	VERSATILE BLUEGRASS/FESCUE SOD MIX (SEE NOTE BELOW)	SOD	N/A	N/A	M	SOLID SOD	
	SEED	138,418 SQ. FT.	TURF SEED MIX	"50/50 KENTUCKY BLUEGRASS/PERENNIAL TYEGRASS" TURF MIX; SEE NOTE BELOW)	SEED	N/A	N/A	M	SEED @ 200 PLS/ACRE	

SUBTOTAL: 173,218 SQ. FT.

MULCHING NOTE: ALL SHRUB, PERENNIAL AND ORNAMENTAL GRASS PLANTING BEDS SHALL INCLUDE 2" DEPTH HARDWOOD MULCH TOTAL BED AREA: 27,625 SQ. FT. X 2" MIN. DEPTH = 175 CUBIC YARDS

SOD NOTE: ECOLOTURF™ IS A MIX OF FINE FESCUE AND KENTUCKY BLUEGRASS.

SUPPLIER INFO: GREENLAWN SOD COMPANY / 970.482.6574 / WWW.GREENLAWNSOD.COM

SEEDING NOTE: "50/50" MIX SEED COMPOSITION:

50% KENTUCKY BLUEGRASS HYBRID (POA PRATENSIS)
 50% PERENNIAL RYEGRASS HYBRID (LOLIUM PERENNE)

SUPPLIER INFO: DEER CREEK SEED / 877.247.3736 / WWW.DEERCREEKSEED.COM

LANDSCAPE TABULATIONS:

ROADWAY LANDSCAPE REQUIREMENTS

ROADWAY SHALL BE LANDSCAPED BY CLASSIFICATION PER TABLE 6-1

- 1. EXPRESSWAY/PRINCIPAL ARTERIAL: 25' DEPTH + 1 TREE / 20 LF
 2. URBAN INTERCHANGE: 25' DEPTH (TREE N/A)
 3. MINOR ARTERIAL: 20' DEPTH + 1 TREE / 25 LF
 4. NON-ARTERIAL: 10' DEPTH + 1 TREE / 30 LF
- TREES MAY BE CLUSTERED ALONG A ROAD FRONTAGE
 WALLS/FENCES MORE THAN 25% OPAQUE SHALL NOT EXCEED 3' IN HEIGHT

CONSTITUTION AVENUE: PRIMARY ARTERIAL (1,133 LN FT) REQUIRED: 25' DEPTH + 57 TREES (0 PROVIDED)**

NORTH MARKSHEFFEL ROAD: PRIMARY ARTERIAL (413 LN FT) REQUIRED: 25' DEPTH + 21 TREES (16 PROVIDED)**

AKERS ROAD: NON-ARTERIAL (426 LN FT)
REQUIRED: 10' DEPTH + 28 TREES (22 PROVIDED)**

NOTE: DUE TO CLOSE PROXIMITY TO EASEMENTS AND UNDERGROUND UTILITIES, A REDUCTION IN PLANTINGS WILL BE NEEDED ALONG THESE ROAD FRONTAGES.

PARKING LOT LANDSCAPE REQUIREMENTS:

1 TREE SHALL BE PROVIDED PER EVERY 15 PARKING SPACES IN LOTS WITH MORE THAN 15 SPACES PROVIDED

TREES MAY BE CLUSTERED IN A MANNER WHICH WILL DIVIDE AND BREAK UP EXPANSES OF PAVING AND LONG ROWS OF PARKING.

PARKING LOT ISLANDS:

SHALL BE PROVIDED IN LOTS EXCEEDING 25 SPACES
 1 ISLAND SHALL BE PROVIDED PER 15 SPACES

TOTAL PARKING SPACES: 376 REQUIRED: 25 ISLANDS + 25 TREES (35 TREES PROVIDED)

PARKING LOT SCREENING:

- SHALL BE SCREENED FROM ROADS AND PROPERTIES WITH DIFFERING LAND USES
- A MINIMUM OF 2/3 OF PARKING FRONTAGE SHALL BE PROVIDED WITH REQUIRED SCREENING (MIN. 36" HEIGHT)

BUFFER BETWEEN MULTI-FAMILY RESIDENTIAL USES REQUIRED BETWEEN MULTIFAMILY USE AND A SINGLE-FAMILY

DISTRICT.
- REQUIRED BUFFER SHALL BE 15' DEEP AND INCLUDE 1 TREE

PER 25' OF SHARED BOUNDARY

- A MIN. OF 1/3 OF THE TREES SHALL BE EVERGREEN

- AN OPAQUE FENCE OR WALL WITH A MIN. HEIGHT OF 6' FT IS REQUIRED EXCEPT WHERE THE ADJACENT DISTRICT ABUTS A REQUIRED ROADWAY LANDSCAPING AREA.

PUD: SINGLE FAMILY DEVELOPMENT (71 LN FT - SOUTHWEST)
- 15' BUFFER + 3 TREES

INTERNAL LANDSCAPE AREA

- A MINIMUM OF 15% OF THE LOT OR PARCEL SHALL BE
- A MIN. OF 1 TREE SHALL BE PROVIDED FOR EVERY 500 SQ FT OF INTERNAL LANDSCAPE AREA.

PLANTINGS SHALL BE LOCATED ADJACENT TO BUILDING ELEVATIONS ALONG MAJOR PUBLIC VIEWING AREAS, AT ALL PEDESTRIAN ENTRIES, AND WITHIN PLAZAS OR COURTYARDS.

AREA CALCULATION: THE ENTIRE LOT SHALL BE USED TO CALCULATE REQUIRED INTERNAL LANDSCAPE AREAS. PAVED AREAS SUCH AS SIDEWALKS SHALL NOT COUNT TOWARD MEETING THE INTERNAL LANDSCAPE AREA REQUIREMENT.

TOTAL PARCEL SIZE: 533,967 SQ FT (12.26 ACRES)
INTERNAL LANDSCAPE AREA REQUIRED: 80,095 SQ FT (1.84 ACRES)
PROVIDED: 160 ADDITIONAL TREES PROVIDED
+ 26 SHADE TREES + 84 ORNAMENTALS + 50 EVERGREENS

MINIMUM PLANT SIZING:

- DECIDUOUS SHADE TREES SHALL BE 1-1/2" CALIPER MIN.
 DECIDUOUS ORNAMENTAL TREES SHALL BE 1" CALIPER MIN.
- EVERGREEN TREES SHALL BE 6' IN HEIGHT B&B
 (PINION PINE AND JUNIPERS TO BE A MINIMUM OF 4' HT)
- EVERGREEN AND DECIDUOUS SHRUBS TO BE 5 GALLON MIN.

ZONING DISTRICT BOUNDARY TREES

A MINIMUM OF 1 TREE SHALL BE PROVIDED FOR EVERY 30 FT OF LOT LINE COINCIDENT WITH A CHANGE IN ZONING DISTRICT WHERE NO OTHER REQUIRED BUFFERS ARE PRESENT.

WEST (364 LN FT - PUD: UNDEVELOPED): 12 TREES REQUIRED

SOUTH (965 LN FT - M: INDUSTRIAL): 32 TREES REQUIRED

* TREES & CALCULATIONS HAVE BEEN EXCLUDED ALONG THE
EXISTING DETENTION BASIN AS NO NEW DEVELOPMENT
IS OCCURING WITHIN THIS AREA.

REFUSE AREAS TO BE SCREENED

REFUSE COLLECTION AREAS, INCLUDING TRASH BINS, SHALL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND ROADS BY AN OPAQUE WALL OR FENCE, ARCHITECTURAL ELEMENTS, DENSE EVERGREEN PLANTINGS, OR BERMS WITH DENSE PLANTINGS CREATING AN OPAQUE APPEARANCE WITH A MIN. HEIGHT OF 6 FT.

SITE DATA TABLE							
ZONING: CS - PLANNED UNIT DEVELOPMENT							
LAND USE (PER 2015 IBC OCCUPANCY CLASSIFICATIONS): MU-R, MULTIFAMILY DWELLING							
	TOTAL/	% OF SITE					
SITE DATA	ACTUAL SF						
GROSS SITE AREA: 12.26 ACRES	533,967 SF	100%					
TOTAL LANDSCAPED AREA:							
(EXCLUDES R.O.W. REQUIRED	113,701 SF						
YARDS, & SITE IMPROVEMENTS)	(2.61 ACRES)	21.3%					

PLANTING NOTES:

- 1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE (O.A.R.) OR LANDSCAPE ARCHITECT PRIOR BIDDING.
- 2. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR SHALL SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT O.A.R. OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE AND/OR REPLACE PLANT MATERIALS.
- 3. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION. APPROVED APRIL 14. 2014.
- 4. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER EL PASO COUNTY CODE.
- 5. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- 6. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY O.A.R. AND/OR LANDSCAPE ARCHITECT PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S AUTHORIZED AGENT PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
- 7. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- 8. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLING. O.A.R. AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- 9. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY O.A.R. AND/OR LANDSCAPE ARCHITECT PRIOR TO EXCAVATION AND OR BED PREPARATION.
- 10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- 11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE O.A.R. AND/OR LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
 12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
- 14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- 15. FINAL FINISHED GRADING SHALL BE REVIEWED BY O.A.R. AND/OR LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- 16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- 7. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- 18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF O.A.R. AND/OR LANDSCAPE ARCHITECT, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. THE GARRETT COMPANIES TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- 19. ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO 0.A.R. AND/OR LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
- 20. SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING
- 21. AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- 22. ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF 12"-18" FOR SHRUB AND GROUNDCOVER ZONES AND 24"-36" FOR TREE PITS.
- 23. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES

SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW

- MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.

 24. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT
- MATERIALS WHICH ARE DESIGNATED TO REMAIN.

 25. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

IRRIGATION NOTES:

- 1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- 2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
 CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF IRRIGATION SYSTEM AFTER INSTALLATION.

HONG AND

Know what's below.
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THE GARRETT COMPANIES

LANDSCAPE ARCHITECTURE

317-886-7923



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PROJECT #: 21-06
DRAWN BY: TB / PR

PERMIT SUBMITTAL 03.25.2022
SITE DEVELOPMENT PLAN 05.23.2022

REVISION SCHEDULE
DATE DESCRIPTION

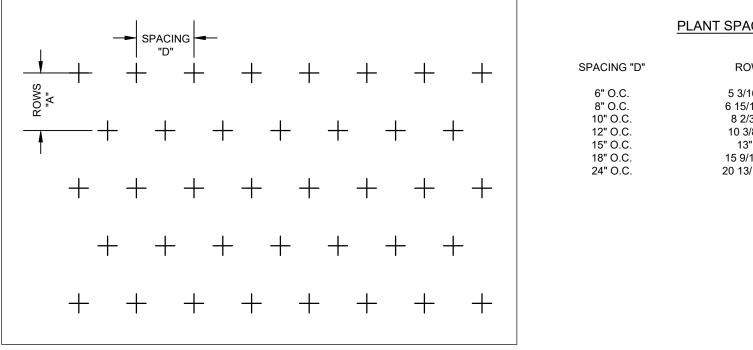
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NRTION OF THE NORTHEAST QUARTER INSHIP 14 SOUTH, RANGE 65 WEST OF PASO COUNTY, COLORADO PROJECT NUMBER: PPR-22-XX)

L608

TABULATIONS

PLANTING BED FOR PERENNIALS L609 / SECTION



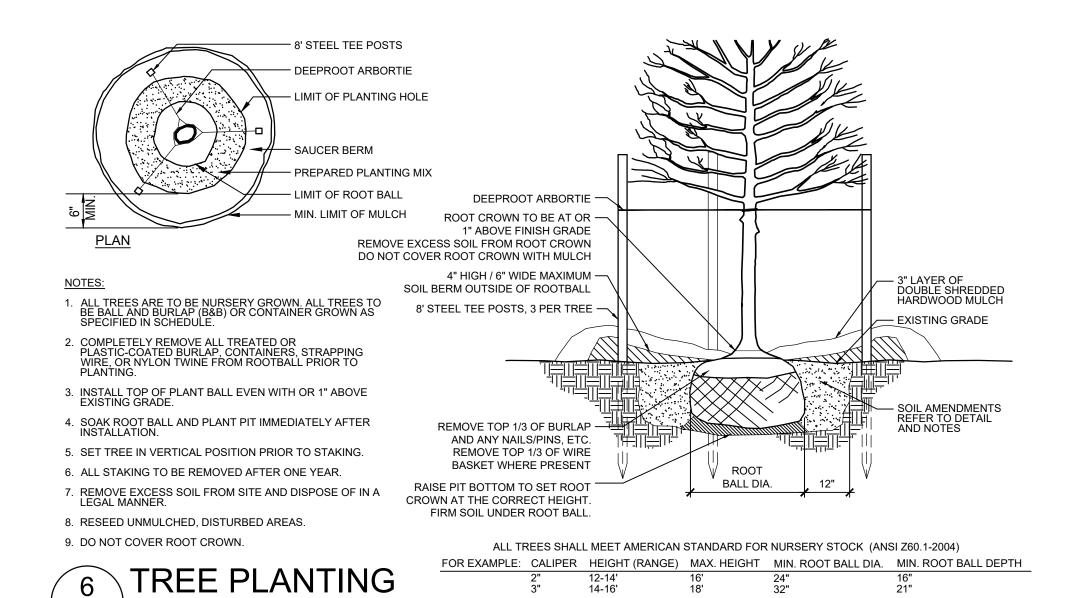
	PLANT SPACING CHART	
SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C. 8" O.C. 10" O.C. 12" O.C. 15" O.C. 18" O.C. 24" O.C.	5 3/16" O.C. 6 15/16" O.C. 8 2/3" O.C. 10 3/8" O.C. 13" O.C. 15 9/16" O.C. 20 13/16" O.C.	4.61 2.60 1.66 1.15 0.73 0.51 0.29

NTS

NTS

TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS L609 PLAN

(L609) SECTION



1. LAYOUT PLANTS IN PREPARED BED AS SHOWN. 2. SPACING AS SPECIFIED, PER SCHEDULE STAGGERED ROWS. — 2" LAYER OF DOUBLED HAMMERED HARDWOOD MULCH SOIL AMENDMENTS AS SPECIFIED - FINISH GRADE **GROUND COVER PLANTING** PLAN AND SECTION

NTS

1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT SPACING VARIES 2. INSTALL CONTAINERIZED PLANTS AT FINISHED SEE LANDSCAPE PLAN 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED TYP. COLLAR -AROUND EACH PLANT BALL. MIN. 2" HT. 2" LAYER OF DARK BROWN -4. OMIT COLLAR AROUND EACH SHRUB WHEN DOUBLE SHREDDED IRRIGATION SYSTEM IS PRESENT. HARDWOOD MULCH 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. "V" TRENCH — AROUND ENTIRE — TAMP SOIL MIX UNDER PLANTING BED EACH PLANT BALL TO EDGE OF — MINIMIZE SETTLEMENT PLANTING BED - SOIL AMENDMENTS TYPICAL PLANTING BED DETAIL



SHRUB PLANTING BED PLAN AND SECTION

MULTI-TRUNK TREE

SECTION AND PLAN

L609

NTS

DEEPROOT ARBORTIE LIMIT OF PLANTING HOLE — SAUCER BERM PREPARED PLANTING MIX DEEPROOT ARBORTIE <u>PLAN</u> - ROOT CROWN TO BE AT OR 1" ABOVE FINISH GRADE REMOVE EXCESS SOIL FROM ROOT CROWN DO NOT COVER ROOT CROWN WITH MULCH ALL TREES ARE TO BE NURSERY GROWN. ALL
 TREES TO BE BALL AND BURLAP (B&B) OR
 CONTAINER GROWN AS SPECIFIED IN SCHEDULE. - 3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH 2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING. — 4" HIGH / 6" WIDE MAXIMUM SOIL BERM OUTSIDE OF ROOTBALL 3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1 ABOVE EXISTING GRADE. 4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION. REMOVE TOP 1/3 OF BURLAP AND ANY NAILS/PINS, ETC. REMOVE TOP 1/3 OF WIRE 5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING. BASKET WHERE PRESENT SOIL AMENDMENTS REFER TO DETAIL AND NOTES 6. ALL STAKING TO BE REMOVED AFTER ONE YEAR. 7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER. RAISE PIT BOTTOM TO SET ROOT CROWN AT THE CORRECT HEIGHT FIRM SOIL UNDER ROOT BALL. 8. RESEED UNMULCHED, DISTURBED AREAS. 9. DO NOT COVER ROOT CROWN.

MATERIALS

1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.

2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS,

STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS. 3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE

POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE

KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
 TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR

PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE. 6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY

7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL

SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER'S AUTHORIZED AGENT AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

C. DOLOMITE LIME

SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A

QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL

SULFUR SHALL BE A COMMERCIALLY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

G. TRACE ELEMENTS SHALL BE ADDED AS REQUIRED BY SOILS TEST

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

OTHER ACCEPTABLE FERTILIZER FORMS: FOR TREES

ANUTRI-PAK JRP INTN=L. INC.

17 FOREST AVENUE

FOND DU LAC, WISCONSIN 54935 2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.

3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO: 3 NITROGEN

1 PHOSPHORIC ACID

4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDGE. 2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.

3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.

HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
 MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL

6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION. 2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME

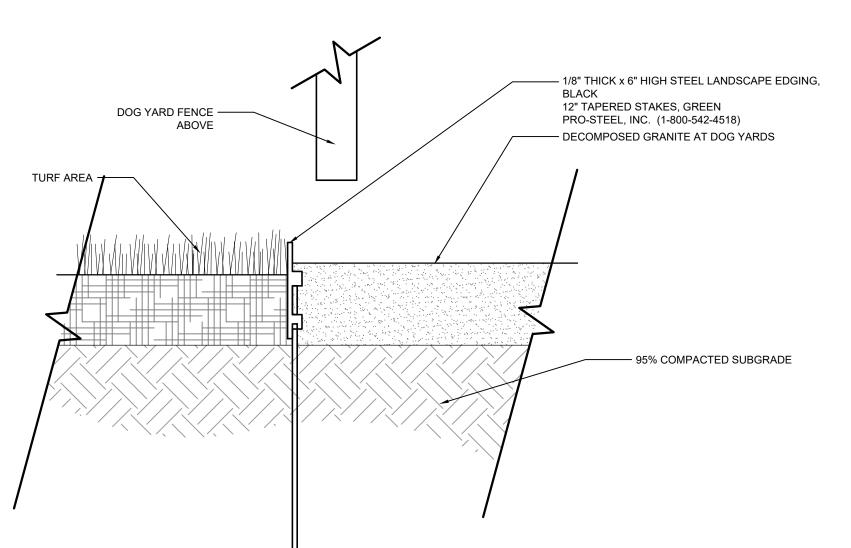
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

NTS

NTS

DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH

SOIL AMENDMENTS



1. CONTRACTOR TO INSTALL STEEL EDGING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

8 METAL LANDSCAPE EDGING L609 / SECTION

LANDSCAPE ARCHITECTURE 317-886-7923 1051 Greenwood Springs blvd #101 GREENWOOD, IN 46143

05/23/2022

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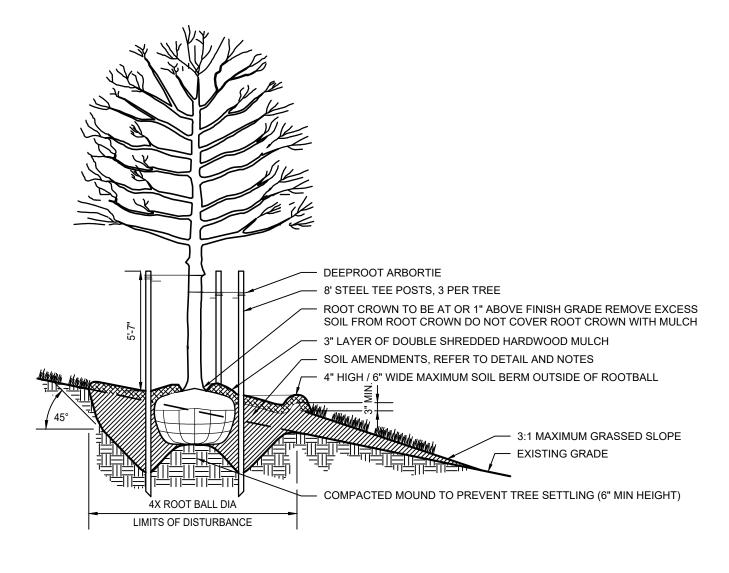
PROJECT #: 21-06 TB / PR DRAWN BY: PERMIT SUBMITTAL 03.25.2022 SITE DEVELOPMENT PLAN 05.23.2022 **REVISION SCHEDULE**

DESCRIPTION # DATE

> <u>O</u> SNO

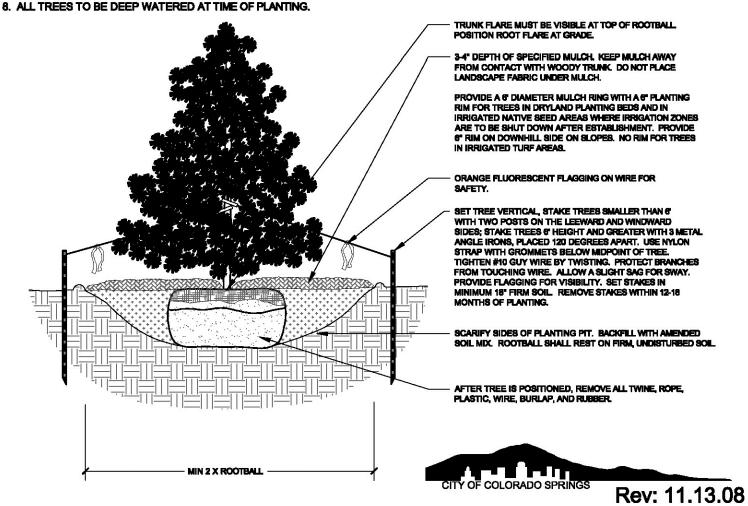
LANDSCAPE DETAILS

- 1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
- 2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR CON LON TWINE FROM ROOTBALL PRIOR
- 3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
- 4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
- 5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
- 6. ALL STAKING TO BE REMOVED AFTER
- 7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
- 8. RESEED UNMULCHED, DISTURBED AREAS. 9. DO NOT COVER ROOT CROWN.





- 1. DO NOT REMOVE OR CUT LEADER
- 2 PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.). DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE
- I. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING

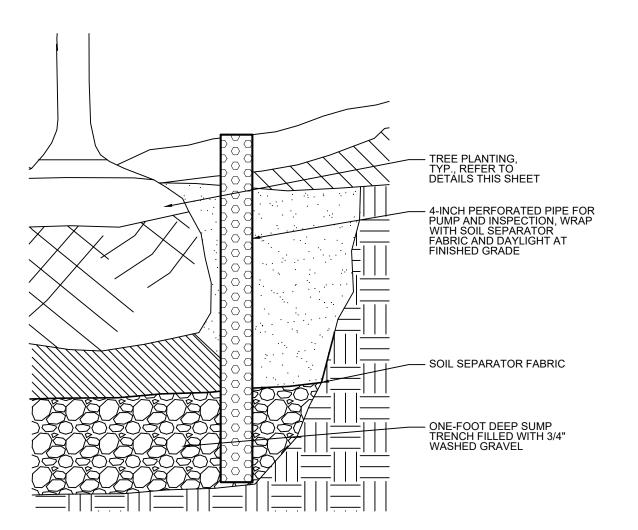




EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

SECTION



TREE PIT SUMP

- 8' STEEL TEE POSTS DEEPROOT ARBORTIE LIMIT OF PLANTING HOLE SAUCER BERM - PREPARED PLANTING MIX LIMIT OF ROOT BALL <u>PLAN</u> DEEPROOT ARBORTII 8' STEEL TEE POST LOCATE ON SIDE OF PREVAILING WIND. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN ROOT CROWN TO BE AT OR 1" ABOVE FINISH GRADE AS SPECIFIED IN SCHEDULE. REMOVE EXCESS SOIL FROM ROOT CROWN DO NOT COVER ROOT CROWN WITH MULCH COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS 3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING. - 4" HIGH / 6" WIDE MAXIMUM 3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE. SOIL BERM OUTSIDE OF ROOTBALL 4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION. 5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING. SOIL AMENDMENTS 6. ALL STAKING TO BE REMOVED AFTER ONE YEAR REFER TO DETAIL AND NOTES 7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER. REMOVE TOP 1/3 OF BURLAP AND ANY NAILS/PINS. ETC REMOVE TOP 1/3 OF WIRE BASKET WHERE PRESENT 8. RESEED UNMULCHED, DISTURBED AREAS. RAISE PIT BOTTOM TO SET ROOT CROWN AT THE CORRECT HEIGHT 9. DO NOT COVER ROOT CROWN. FIRM SOIL UNDER ROOT BALL.

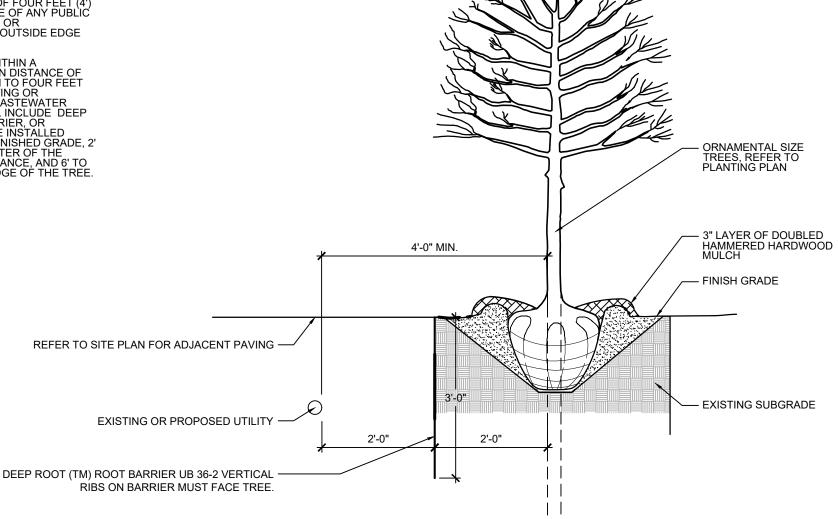
EVERGREEN TREE PLANTING L610/ SECTION

TREES / TREE WELLS SHALL NOT CONFLICT WITH EXISTING OR PROPOSED

NTS

WATER OR WASTEWATER LINES OR
APPURTENANCES AND SHALL NOT BE
INSTALLED WITHIN A MINIMUM
HORIZONTAL DISTANCE OF FOUR FEET (4')
FROM THE OUTSIDE EDGE OF ANY PUBLIC
OR PRIVATE UTILITY LINE OR APPURTENANCE TO THE OUTSIDE EDGE OF THE TREE.

2. ALL TREES INSTALLED WITHIN A HORIZONTAL SEPARATION DISTANCE OF EIGHT FEET (8') MAXIMUM TO FOUR FEET PROPOSED WATER OR WASTEWATER APPURTENANCES, SHALL INCLUDE DEEP ROOT UB 36-2 ROOT BARRIER, OR APPROVED EQUAL, TO BE INSTALLED VERTICALLY, 36" FROM FINISHED GRADE, 2' FROM THE OUTER DIAMETER OF THE JTILITY PIPE / APPURTENANCE, AND 6' TO 2' FROM THE OUTSIDE EDGE OF THE TREE





PLANTERS/POTS/SEASONAL PLANTING NOTES:

- 1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES
- 2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
- 3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL
- 4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- 5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON. CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION
- 6. CONTACT THE GARRETT COMPANIES FOR ANY REQUIRED SUBSTITUTIONS.
- 7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- 8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS,
- 9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY

IRRIGATION NOTES:

NTS

- 1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- 2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM. UNLESS NOTED OTHERWISE
- 3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- 4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- 5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

PLANTING NOTES:

REMOVED.

NTS

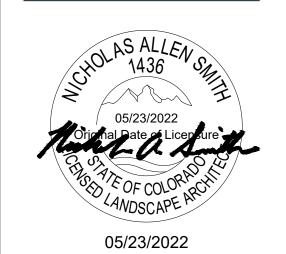
NTS

- 1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- 2. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- 3. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
- 4. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER CITY OF DENVER LANDSCAPE ORDINANCE.
- 5. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT
- ANY PLANT SUBSTITUTION SHALL BE APPROVED BY THE GARRETT COMPANIES PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
- 7. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- 8. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY THE GARRETT COMPANIES PRIOR TO INSTALLING. THE GARRETT COMPANIES RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY
- 9. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY THE GARRETT COMPANIES/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- 10. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS. OR AS SHOWN IN DETAILS.
- 11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE
- INSTALLATION OF ANY PLANT MATERIAL 12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE GARRETT COMPANIES OF ANY
- CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS. 13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS
- 14. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR
- 15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS
- 16. FINAL FINISHED GRADING SHALL BE REVIEWED BY THE GARRETT COMPANIES. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- 17. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- 18. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- 19. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF THE GARRETT COMPANIES AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. THE GARRETT COMPANIES TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- 20. ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
- 21. SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
- 22. AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- 23. ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF 12"-18" FOR SHRUB AND GROUNDCOVER ZONES AND 24"-36" FOR TREE PITS
- 24. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- 25. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- 26. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.



LANDSCAPE ARCHITECTURE 317-886-7923 1051 GREENWOOD SPRINGS BLVD #101 GREENWOOD, IN 46143

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PROJECT # 21-06

TB / PR

03.25.2022

05.23.2022

PERMIT SUBMITTAL SITE DEVELOPMENT PLAN

DRAWN BY:

REVISION SCHEDULE # DATE DESCRIPTION

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LANDSCAPE

DETAILS & NOTES

1. ALL GATES TO BE INSTALLED WITH EMERGENCY LOCKBOX.

- 2. GATE OPENING TO BE 3-6" CLEAR. 2. THE GATE AND FENCE SHALL HAVE NO OPENINGS GREATER THAN 0.5 INCH WITHIN 18 INCHES OF THE RELEASE MECHANISM. 4. AT ALL POOL GATES, THE MANEUVERING CLEARANCES AT THE PUSH AND PULL SIDES OF THE GATES ARE PROVIDED INCLUDING AN ADDITIONAL 18" ADJACENT TO THE LATCH FOR A FORWARD PULL SIDE APPROACH AND AN ADDITIONAL 12"
- ADJACENT TO THE LATCH FOR A FORWARD PUSH SIDE APPROACH TO A GATE WITH BOTH A CLOSER AND A LATCH. 5. ALL STEEL GATE AND RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. 6. PRIME AND POWDERCOAT FINISH ALL STEEL PARTS. ALL STEEL COLOR TO MATCH FENCE COLOR.
- 7. CONTRACTOR TO SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- 8. ALL GATES TO COMPLY WITH CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES. 9. REFER TO MATERIALS PLAN FOR POOL GATE LOCATIONS.

6' HT. X 42" WIDTH POOL GATE

∖L611 ELEVATION

2" STD. GATE HINGE —

WELD FENCE POST TO 1/4"x6"x6" —

STEEL ANCHOR PLATE

1/2" = 1'-0"

COMMERCIAL SELF -CLOSING GATE CLOSER, TO 3'-6" CLEAR BE SELECTED BY OWNER — 3"x3" T.S. GATE POSTS 0'-4" O.C., TYP KEYPAD LOCK, TO BE SELECTED BY OWNER SLOTTED PERFORATED, 16 GAUGE PLAIN STEEL,

.1250"X1" ROUND END SLOT BY McNICHOLS. WELD TO POOL SIDE OF GATE/FENCE — 1½"x 1½" T.S. GATE FRAME -- ¾"x¾" T.S. PICKETS — TOP OF SIDEWALK 0'-2",MAX. 1/4" X 10" STEEL PLATE, WELDED ON TO BOTH SIDES OF GATE. GROUND

> 1. CONTRACTOR TO FABRICATE GATE FROM DEMOLISHED GATE MATERIALS WHERE POSSIBLE 2. THE GATE AND FENCE SHALL HAVE NO OPENINGS GREATER THAN 0.5 INCH WITHIN 18 INCHES OF THE PANIC BAR BUTTON. 4. ALL STEEL GATE AND RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND PAINT FINISH. 5. ALL STEEL COLOR TO MATCH BUILDING RAILING. 6. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

WELDS SMOOTH AND PAINT TO MATCH

7. ALL GATES TO COMPLY WITH CURRENT LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES. 8. REFER TO MATERIALS PLAN FOR POOL GATE LOCATIONS. 9. FINAL GATE DESIGN MAY VARY

4' HT. X 42" WIDTH DOG PARK GATE

DOG PARK PLAY STRUCTURES

NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER LIVIN THE DOG LIFE

MODEL HAMMIE'S TUNNEL HOUSE

CONTACT: LIVIN THE DOG LIFE 3815 RIVER CROSSING PKWY #100 INDIANAPOLIS, IN 46240 800-931-1562 www.livinthedoglife.com



1675 LOCUST STREET RED BUD, ILLINOIS 62278 800-458-5872 www.dogparkproduct.com



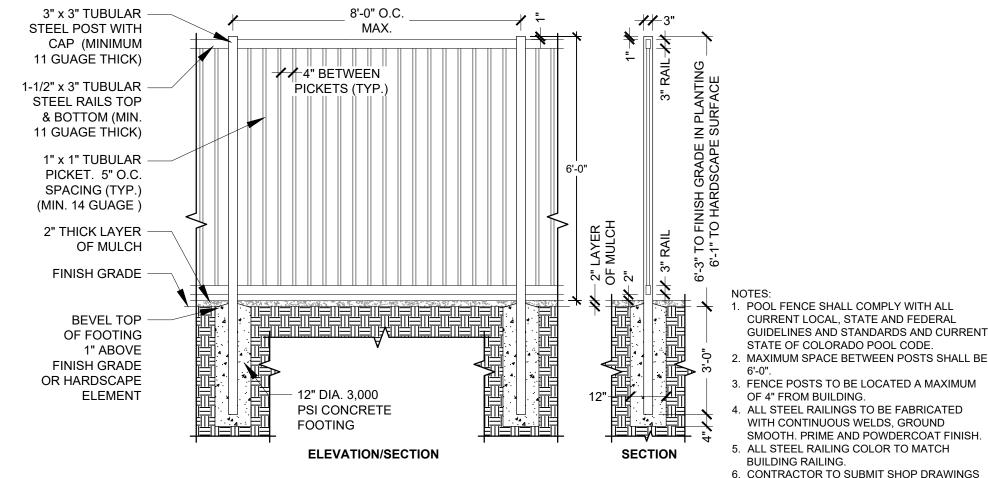
SPECIFICATIONS:

CONTACT: LIVIN THE DOG LIFE 3815 RIVER CROSSING PKWY #100 INDIANAPOLIS, IN 46240 800-931-1562 ww.livinthedoglife.com

STEPPING STONES

1. INSTALL DOG PLAY EQUIPMENT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS. 2. REFER TO MATERIALS PLAN FOR DOG

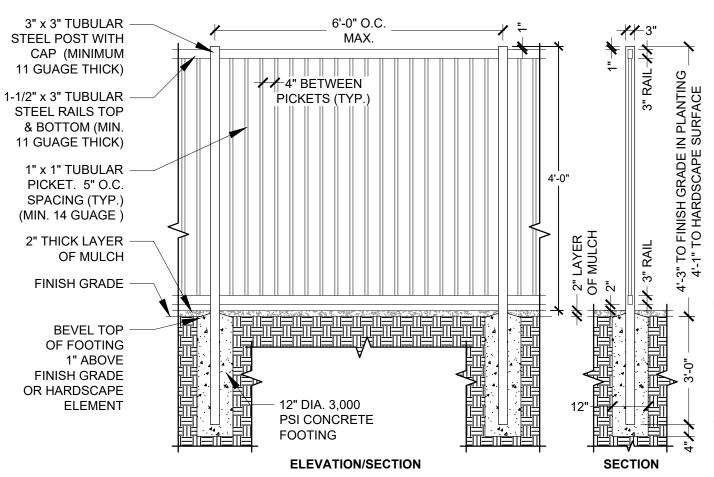
PLAY EQUIPMENT LOCATIONS



ALL FENCING, HANGERS, LATCH, AND HARDWARE ARE TO BE PAINTED BLACK

6' HT. POOL FENCE

L611 / SECTION ELEVATION NOT TO SCALE



 POOL FENCE SHALL COMPLY WITH ALL CURRENT LOCAL, STATE AND FEDERAL GUIDELINES AND STANDARDS AND CURRENT STATE OF COLORADO POOL CODE. 2. MAXIMUM SPACE BETWEEN POSTS SHALL BE . FENCE POSTS TO BE LOCATED A MAXIMUN OF 4" FROM BUILDING.

FOR APPROVAL BY OWNER AND LANDSCAPE

FOOTING SIZE AND REINFORCEMENT WITH

GEOTECH REPORT PRIOR TO INSTALLATION.

ARCHITECT PRIOR TO CONSTRUCTION.

8. REFER TO MATERIALS PLAN FOR FENCE

7. CONTRACTOR TO VERIFY CONCRETE

4. ALL STEEL RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND POWDERCOAT FINISH. 5. ALL STEEL RAILING COLOR TO MATCH BUILDING RAILING.

6. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. 7. CONTRACTOR TO VERIFY CONCRETE FOOTING SIZE AND REINFORCEMENT WITH

GEOTECH REPORT PRIOR TO INSTALLATION. 8. REFER TO MATERIALS PLAN FOR FENCE

NOT TO SCALE



Throw Us A Bone, Green

SPECIFICATIONS:

MANUFACTURER
GREAT AMERICAN PROPERTY MANAGEMENT

METAL DELUXE PET WASTE STATION - DOG ART SKU: RKPAW3B

CONTACT:
GREAT AMERICAN PROPERTY MANAGEMENT 6701 CONCORD PARK DRIVE HOUSTON, TX 77040 P:1.800.676.3979

1. REFER TO MATERIAL PLAN FOR PET WASTE STATION 2. INSTALL PET WASTE STATION PER MANUFACTURER'S

DETAILS AND SPECIFICATIONS.

3. DISPENSER AND POST LOCATION SHALL BE WITHIN ACCESSIBLE REACH (10") FROM ADJACENT ACCESSIBLE

4. PET WASTE STATION DISPENSER AND RECEPTACLE OPENINGS SHALL BE MOUNTED BETWEEN 15" TO 48" ABOVE THE GROUND.

PET WASTE STATION

L611 / IMAGE

NOT TO SCALE



4' HT. DOG PARK FENCE

SECTION ELEVATION

SPECIFICATIONS:

6' LENGTH

SLATS: RECYCLED PLASTIC- MAPLE

CONTACT SARAH KWON (P): 410.257.7579 SÁRAHK@VICTORSTANLEY.COM WWW.VICTORSTANLEY.COM

1. IMAGE IS FOR DESIGN INTENT PURPOSES ONLY. 2. REFER TO MATERIALS PLAN FOR BENCH LOCATIONS. 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



SPECIFICATIONS:

MANUFACTURER VICTOR STANLEY

PRODUCT RTH-24 DOME LID

COLOR/FINISH FRAME: BLACK SLATS: RECYCLED PLASTIC- MAPLE

CONTACT SARAH KWON (P): 410.257.7579 SARAHK@VICTORSTANLEY.COM WWW.VICTORSTANLEY.COM

1. IMAGE IS FOR DESIGN INTENT PURPOSES

2. REFER TO MATERIALS PLAN FOR TRASH **RECEPTACLE**

LOCATIONS. 3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

NOT TO SCALE

FENCE AND DOG PARK DETAILS

LANDSCAPE ARCHITECTURE

317-886-7923 1051 Greenwood Springs blvd #101

05/23/2022

NOT FOR

CONSTRUCTION

REVISION SCHEDULE

21-06

TB / PR

03.25.2022

05.23.2022

DESCRIPTION

PROJECT #:

DRAWN BY:

<u>O</u>

SNO

PERMIT SUBMITTAL

SITE DEVELOPMENT PLAN

DATE

GREENWOOD, IN 46143

www.thegarrettco.com



DECORATIVE BENCH

NOT TO SCALE