

LANDSCAPE DEVELOPMENT PLANS

THE CITIZEN ON CONSTITUTION

PCD PROJECT NUMBER: PPR-22-29

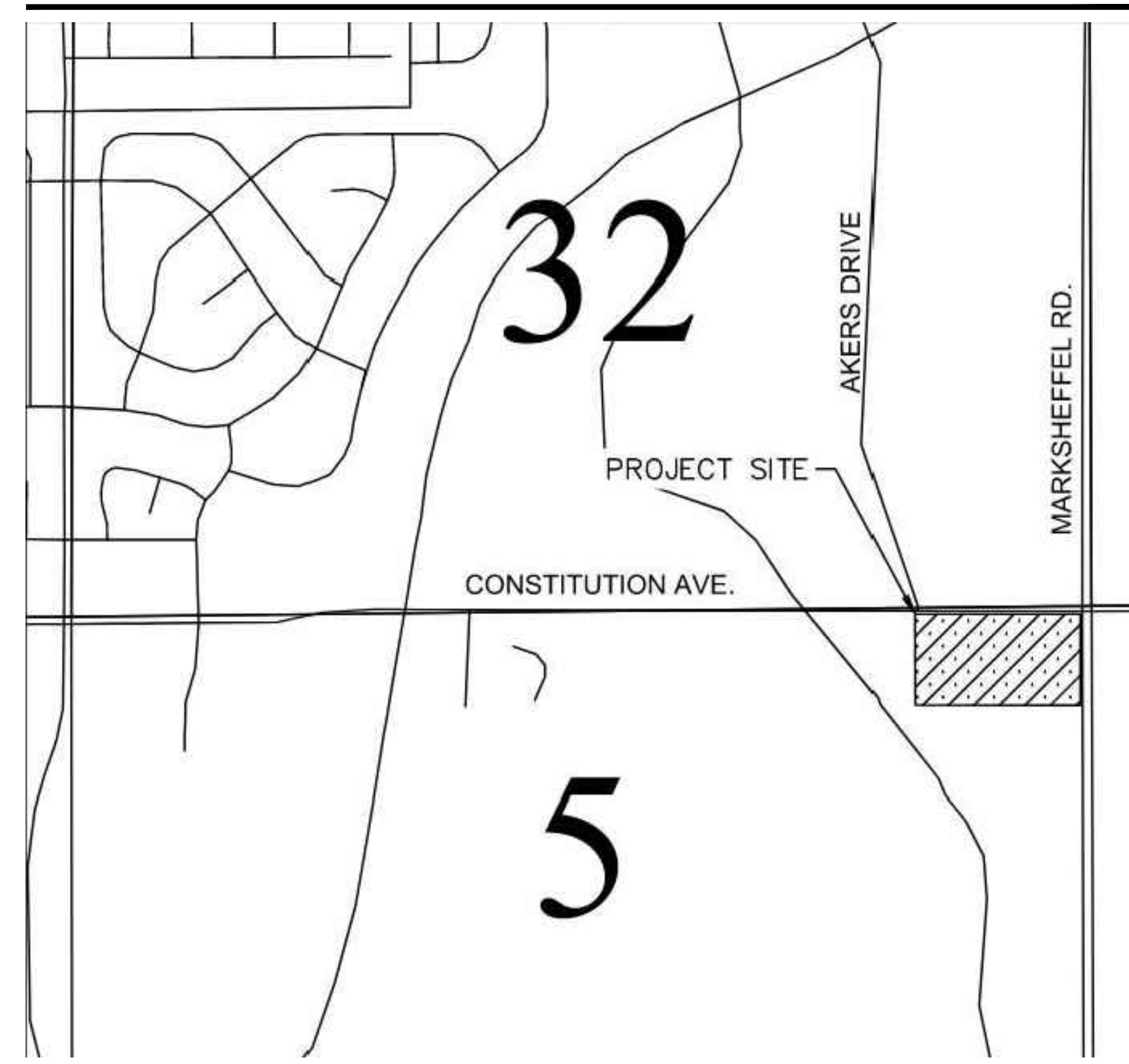
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DATE: 08.19.2022

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FINAL LANDSCAPE & IRRIGATION PLANS	
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L608	NOTES AND TABULATIONS
L609	LANDSCAPE DETAILS
L610	LANDSCAPE DETAILS
L611	FENCE AND DOG PARK DETAILS

VICINITY MAP



SCALE: NTS
(NOT TO SCALE)

PROJECT TEAM

OWNER/DEVELOPER

THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
317.886.7923

DIRECTOR OF CIVIL ENGINEERING

KARL STOUT
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
317.886.7926

LANDSCAPE ARCHITECT

THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
765.748.9506
CONTACT NAME: NICK SMITH

CIVIL ENGINEERING MANAGER

ANDREW WHITE
1051 GREENWOOD SPRINGS BLVD
GREENWOOD, INDIANA 46143
317.497.8275

IRRIGATION DESIGN

SETH HEIDMAN IRRIGATION DESIGN
6009 W. PARKER RD. #149-221
PLANO, TEXAS 75093
972.816.5141
CONTACT NAME: SETH HEIDMAN

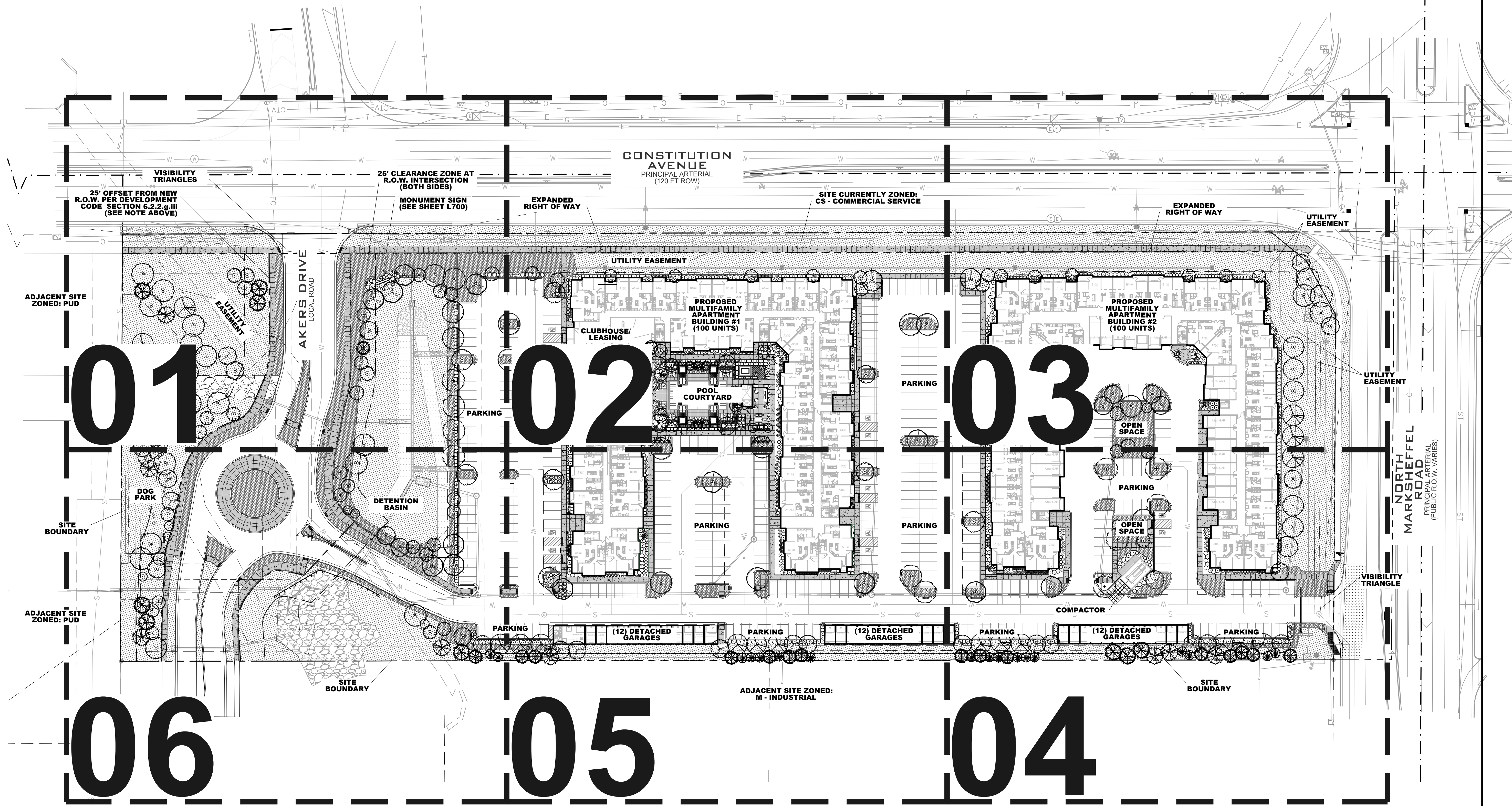


08/19/2022



PCD PROJECT NUMBER: PPR-22-029

25' SETBACK ALONG THE R.O.W.
 PER SECTION 6.2.2.g.iii OF THE EL PASO COUNTY DEVELOPMENT ORDINANCE:
 "USE OF BOX ALDER, SALIX, AND POPULUS LIMITED. BOX ELDER (ACER NEGUNDAO)
 AND ALL TREES OF THE SALIX AND POPULUS GENUS, EXCEPT ASPEN (POPULUS
 TREMULOIDES), SHALL NOT BE PLANTED WITHIN 25 FEET OF A RIGHT-OF-WAY.



NOT FOR CONSTRUCTION

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

PERMIT SUBMITTAL 03/25/2022
 SITE DEVELOPMENT PLAN 05/23/2022
 COUNTY COMMENTS 08/19/2022

REVISION SCHEDULE

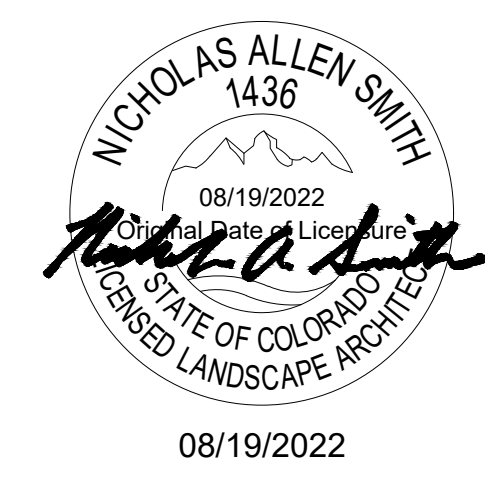
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 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
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 LANDSCAPE PLANS



THE GARRETT COMPANIES
LANDSCAPE ARCHITECTURE

317-866-7923
1051 GREENWOOD SPRINGS BLVD #101
GREENWOOD, IN 46143
www.thegarrettco.com



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LANDSCAPE PLAN

L601

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	
CS	16	WESTERN CATALPA	CATALPA SPECIOSA	
CO	7	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	
GT	12	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS 'IMPERIAL'	
PT	18	QUAKING ASPEN	POPULUS TREMULOIDES	
QR	17	RED OAK	QUERCUS RUBRA	
TA	12	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	
UM	14	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'	
SUBTOTAL		131		

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME
ORNAMENTAL TREES				
AT	11	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'	
AX	15	AUTUMN BRILLIANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLIANCE'	
CE	15	EASTERN REDBUD	CERCIS CANADENSIS	
CK	9	KOUSA DOGWOOD	CORNUS KOUSA	
CC	13	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'	
PS	16	PINK FLAIR CHERRY	PRUNUS SARGENTII 'PINK FLAIR'	
SUBTOTAL		79		

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME
EVERGREEN TREES				
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		

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME
DECIDUOUS & EVERGREEN SHRUBS (TO INCLUDE PARKING LOT SCREENING & FOUNDATION SHRUBS)				
CCB	56	BLUE MIST CARYOPTERIS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	
CSK	178	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	
COR	58	BAILEYS REDOSIER DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	
WSW	46	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'SPILLED WINE'	
FOR	21	KUMSON FORSYTHIA	FORSYTHIA VIRIDISSIMA 'KUMSON'	
HQR	74	RUBY SLIPPERS HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	
PAT	34	BLUE SPIRES RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'	
GVB	135	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'	
PAG	64	GNOME FIRETHORN	PYRACANTHA ANGUSTIFOLIA 'GNOME'	
RKO	50	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'	
SJG	55	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'	
SMP	27	BLOOMERANG LILAC	SYRINGA X 'BLOOMERANG'	
TXM	204	DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'	
VCA	72	DWARF KOREANSPICE VIBURNUM	VIBURNUM CARLESII 'COMPACTUM'	
SUBTOTAL		1,074		

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME
LOW/SPREADING SHRUBS				
JPW	40	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	
JST	60	NEW BLUE JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA NEW BLUE'	
MDP	110	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA 'PRIDES'	
PBP	42	CREeping WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	
SUBTOTAL		252		

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BLU	38	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	
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SHE	59	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	
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BAM	129	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS	
PRD	52	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPSIS	
SUBTOTAL		350		

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CGE	44	EARLY SUNRISE COREOPSIS	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	
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HPM	72	PARDON ME DAYLILY	HEMEROCALLIS 'PARDON ME'	
RFG	35	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	
SAJ	51	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	
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SUBTOTAL		284		

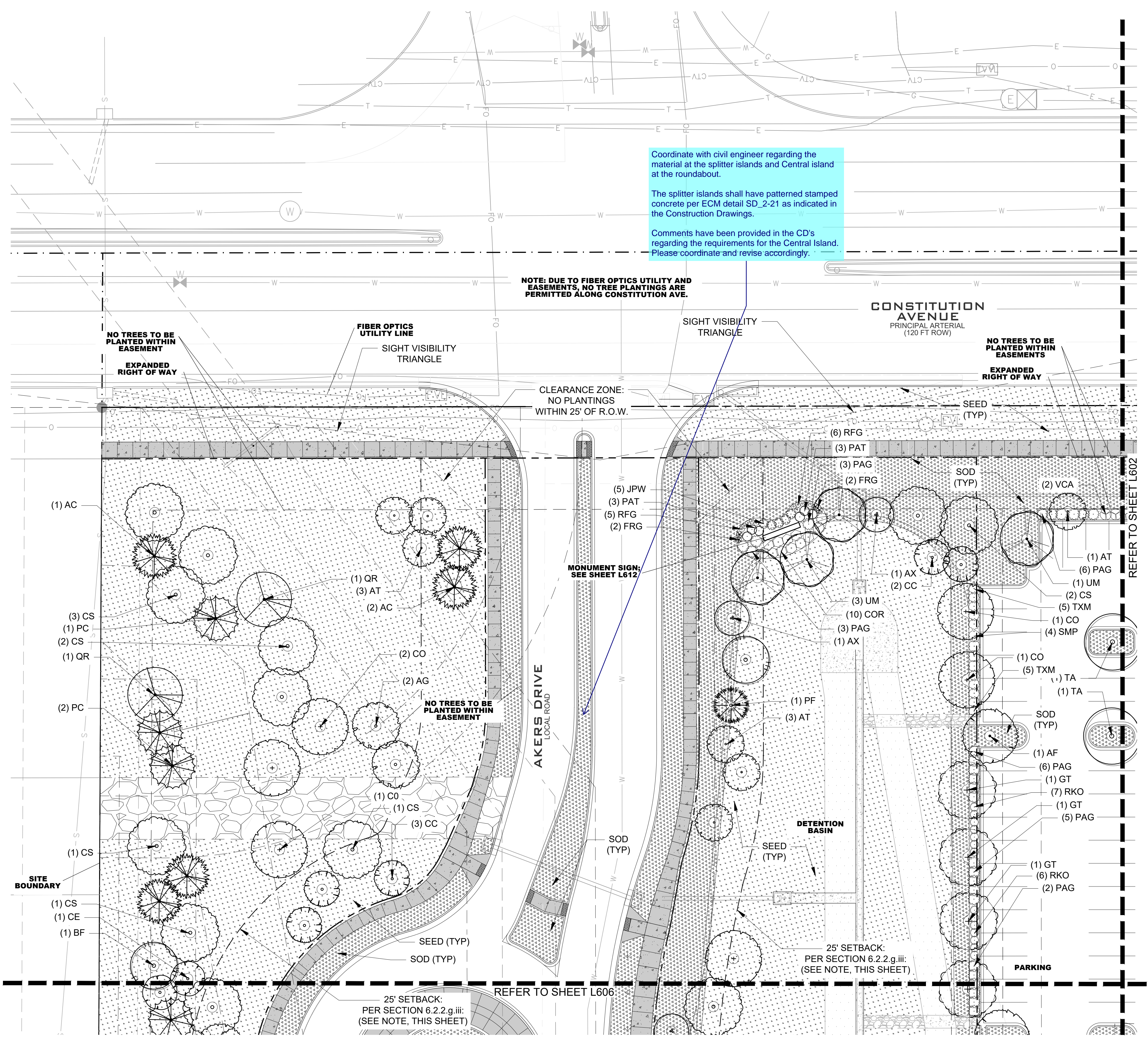
SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME
TURF GRASSES				
SOD	36,604	SQ. FT.	ECOLOTURF™ SOD	VERSATILE BLUEGRASS/FESCUE SOD MIX (SEE NOTE BELOW)
SEED	134,984	SQ. FT.	TURF SEED MIX	"50/50 KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS" TURF MIX; SEE NOTE BELOW)
SUBTOTAL:		171,588	SQ. FT.	

GROSS SITE AREA: 9.82 ACRES (427,759 SQ FT)
REQUIRED OPEN SPACE: 64,164 SQ FT
REQUIRED TREES: 128.3 TREES
PROVIDED OPEN SPACE: 124,126 SQ FT
PROVIDED TREES: 128 OPEN SPACE TREES

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.

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Coordinate with civil engineer regarding the material at the splitter islands and Central island at the roundabout.

The splitter islands shall have patterned stamped concrete per ECM detail SD_2-21 as indicated in the Construction Drawings.

Comments have been provided in the CD's regarding the requirements for the Central Island. Please coordinate and revise accordingly.

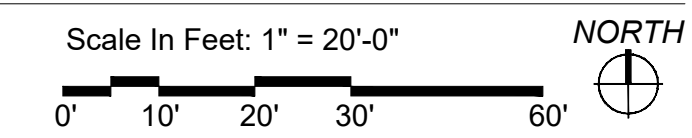
NOTE: DUE TO FIBER OPTICS UTILITY AND EASEMENTS, NO TREE PLANTINGS ARE PERMITTED ALONG CONSTITUTION AVE.

CLEARANCE ZONE: NO PLANTINGS WITHIN 25' OF R.O.W.

25' SETBACK: PER SECTION 6.2.2.g.iii: (SEE NOTE, THIS SHEET)

25' SETBACK: PER SECTION 6.2.2.g.iii: (SEE NOTE, THIS SHEET)

LANDSCAPE PLAN
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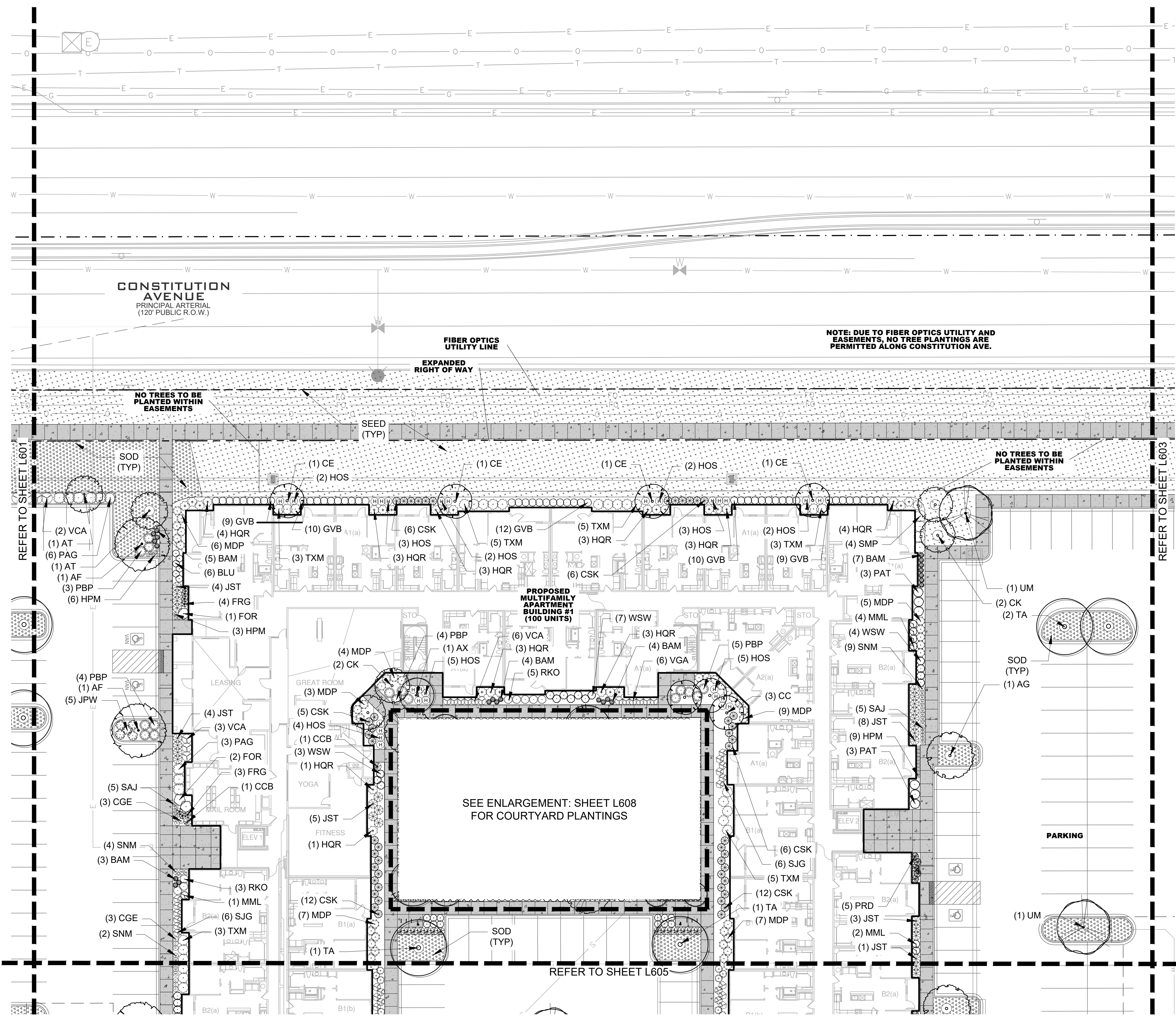
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LANDSCAPE PLAN

L602



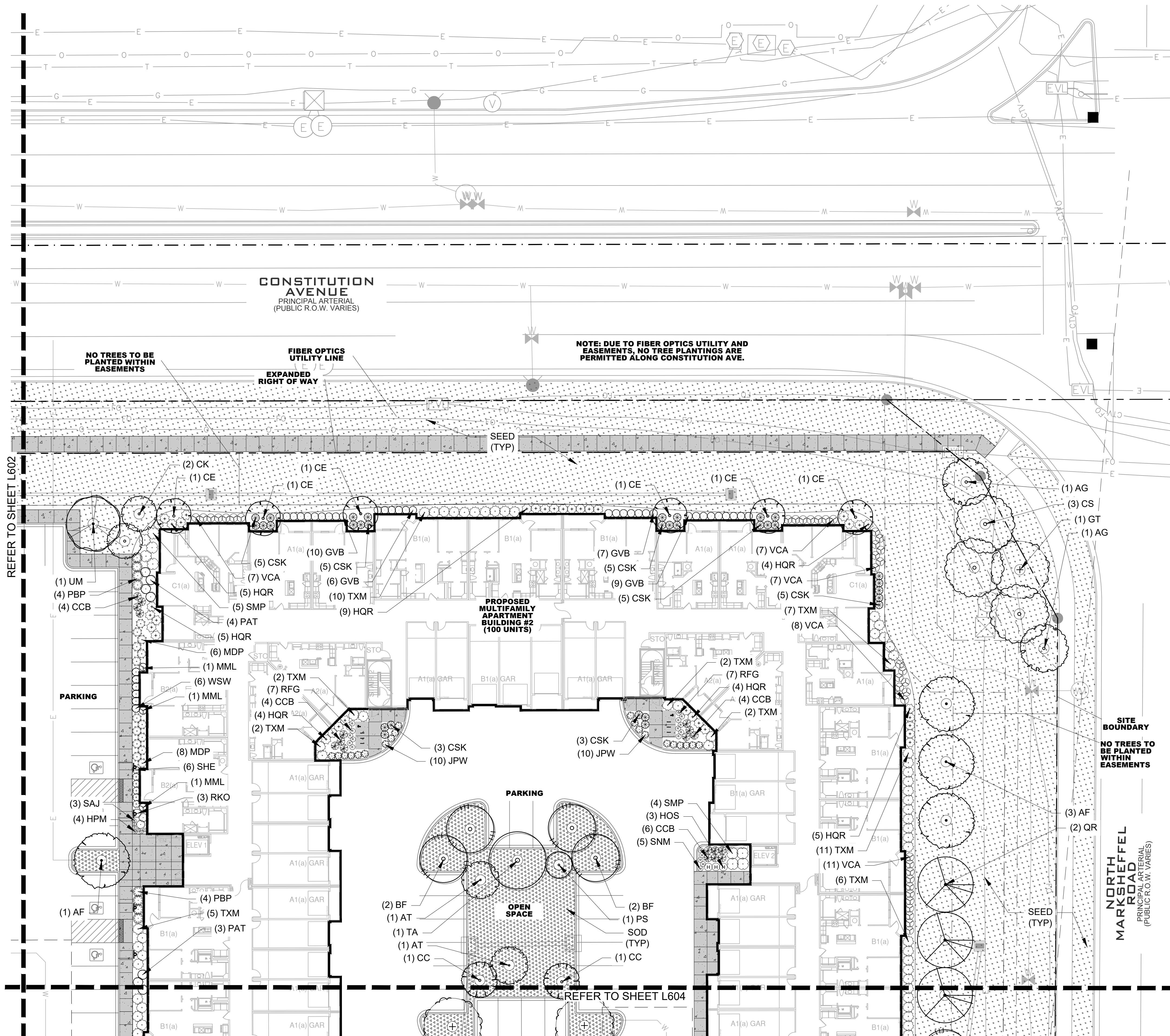
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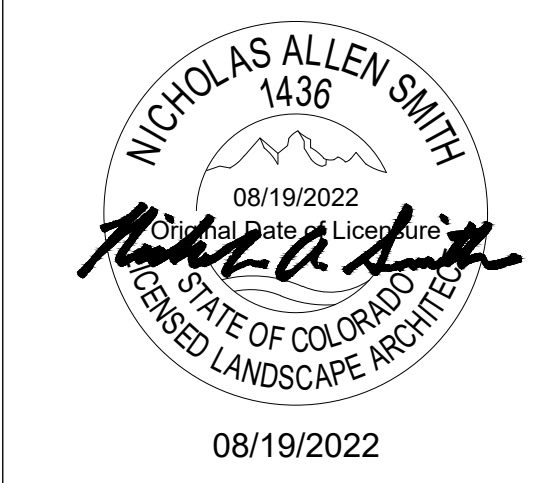
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SAJ	51	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'	
SNM	39	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'	
SUBTOTAL 284				
TURF GRASSES				
SOD	36,604 SQ. FT.	ECOLOTURF™ SOD	VERSATILE BLUEGRASS/FESCUE SOD MIX (SEE NOTE BELOW)	
SEED	134,984 SQ. FT.	TURF SEED MIX	"50/50 KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS" TURF MIX; SEE NOTE BELOW)	
SUBTOTAL: 171,588 SQ. FT.				

GROSS SITE AREA: 9.82 ACRES (427,759 SQ FT)
 REQUIRED OPEN SPACE: 64,164 SQ FT
 PROVIDED OPEN SPACE: 124,126 SQ FT
 REQUIRED TREES: 128.3 TREES
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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.

25' SETBACK ALONG THE R.O.W.
 PER SECTION 6.2.2.g.iii OF THE EL PASO COUNTY DEVELOPMENT ORDINANCE: "USE OF BOX ALDER, SALIX, AND POPULUS LIMITED. BOX ELDER (ACER NEGUNDOA) AND ALL TREES OF THE SALIX AND POPULUS GENUS, EXCEPT ASPEN (POPULUS TREMULOIDES), SHALL NOT BE PLANTED WITHIN 25 FEET OF A RIGHT-OF-WAY."



NOT FOR CONSTRUCTION

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

PERMIT SUBMITTAL: 03/25/2022
 SITE DEVELOPMENT PLAN: 05/23/2022
 COUNTY COMMENTS: 08/19/2022

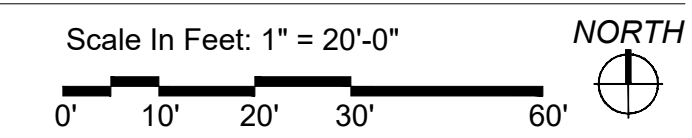
REVISION SCHEDULE	
#	DATE

THE CITIZEN ON CONSTITUTION

OVERALL SITE
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 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
 PCD PROJECT NUMBER: PPR-22-29
 LANDSCAPE PLANS

LANDSCAPE PLAN

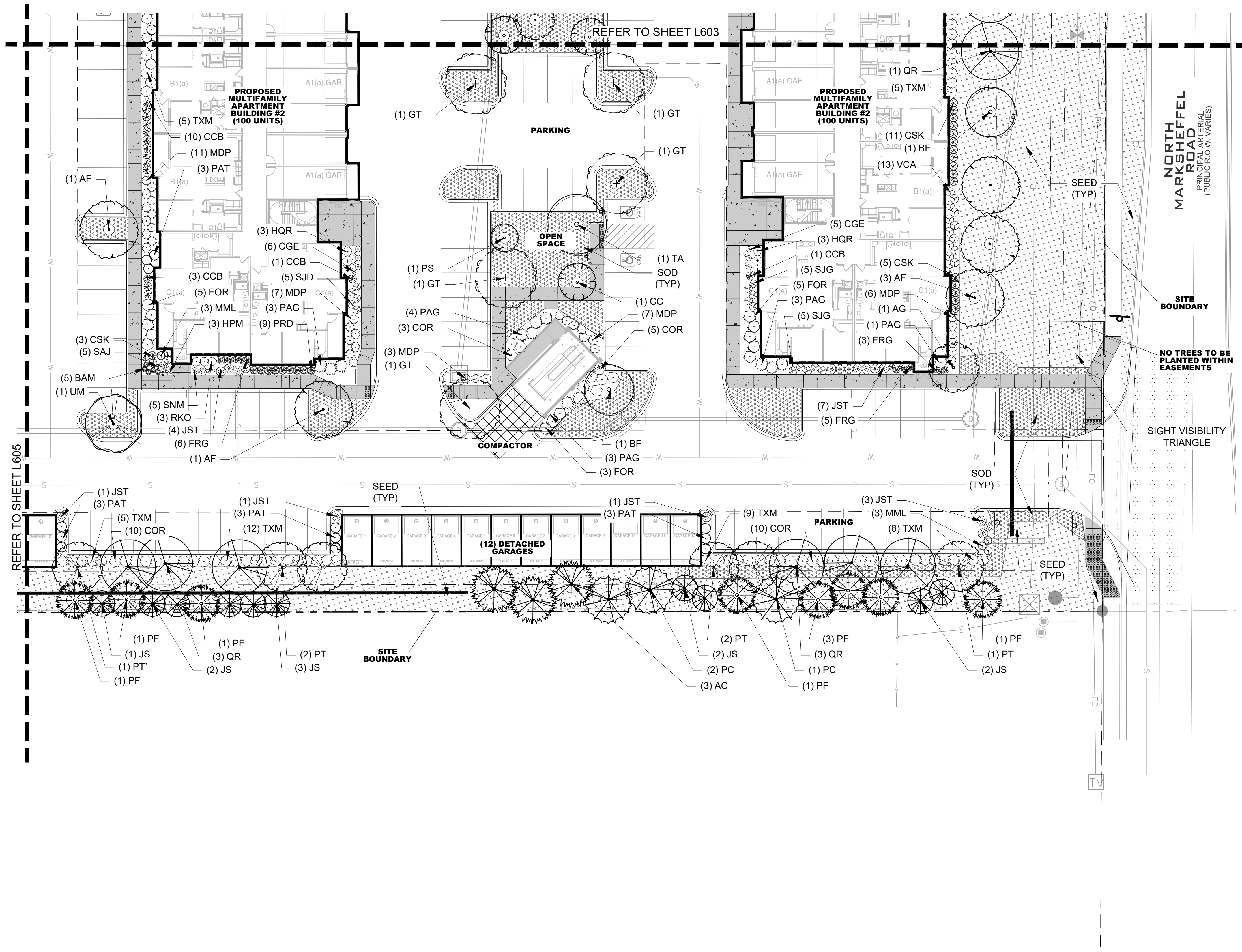
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NOT FOR CONSTRUCTION

PROJECT #: 21-06
DRAWN BY: TB / PR
PERMIT SUBMITTAL 03/25/2022
SITE DEVELOPMENT PLAN 05/23/2022
COUNTY COMMENTS 08/19/2022

REVISION SCHEDULE	
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SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME
PLANT SCHEDULE				
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
CS	16		WESTERN CATALPA	CATALPA SPECIOSA
CO	7		WESTERN HACKBERRY	CELTIS OCCIDENTALIS
GT	12		IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS 'IMPERIAL'
PT	18		QUAKING ASPEN	POPULUS TREMULOIDES
QR	17		RED OAK	QUERCUS RUBRA
TA	12		REDMOND LINDEN	TILIA AMERICANA 'REDMOND'
UM	14		ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
SUBTOTAL		131		
ORNAMENTAL TREES				
AT	11		HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
AX	15		AUTUMN BRILLIANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLIANCE'
CE	15		EASTERN REDBUD	CERCIS CANADENSIS
CK	9		KOUSA DOGWOOD	CORNUS KOUSA
CC	13		THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
PS	16		PINK FLAIR CHERRY	PRUNUS SARGENTII 'PINK FLAIR'
SUBTOTAL		79		
EVERGREEN TREES				
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		
DECIDUOUS & EVERGREEN SHRUBS (TO INCLUDE PARKING LOT SCREENING & FOUNDATION SHRUBS)				
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CSK	178		ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'
COR	58		BAILEYS REPOSIER DOGWOOD	CORNUS STOLONIFERA 'BAILEY'
WSW	46		SPILLED WINE WEIGELA	WEIGELA FLORIDA 'SPILLED WINE'
FOR	21		KUMSON FORSYTHIA	FORSYTHIA VIRIDISSIMA 'KUMSON'
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 317-866-7923
 1051 GREENWOOD SPRINGS BLVD #101
 GREENWOOD, IN 46143
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 LANDSCAPE PLANS

LANDSCAPE PLAN

L605

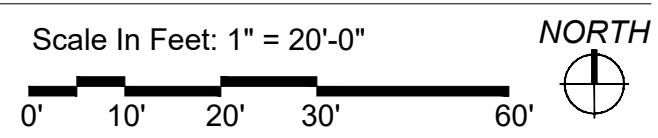
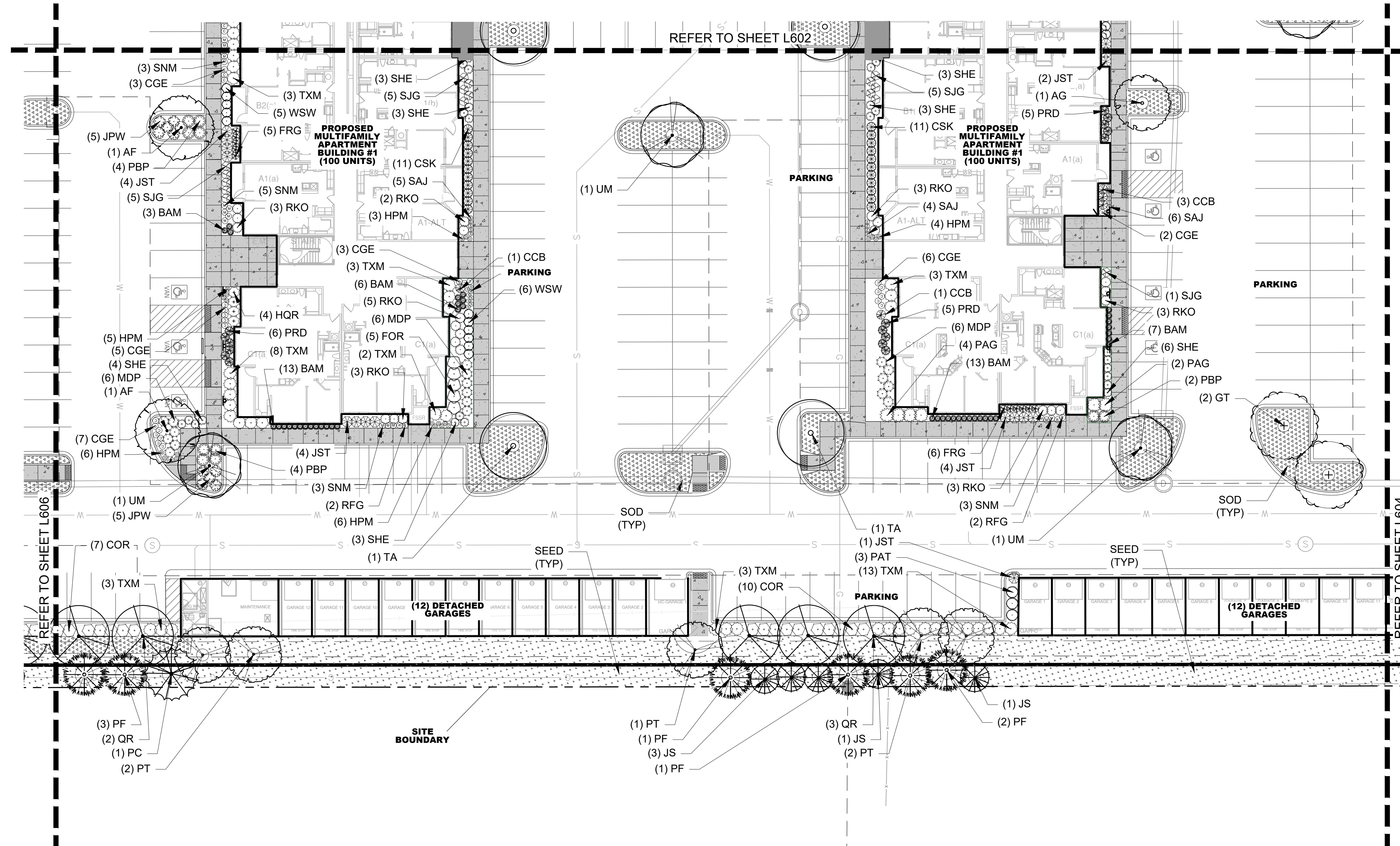
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LANDSCAPE ARCHITECTURE

317-886-7923
1051 GREENWOOD SPRINGS BLVD #101
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NOT FOR CONSTRUCTION

PROJECT #: 21-06
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PERMIT SUBMITTAL: 03/25/2022
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LANDSCAPE PLANS

LANDSCAPE PLAN

L606

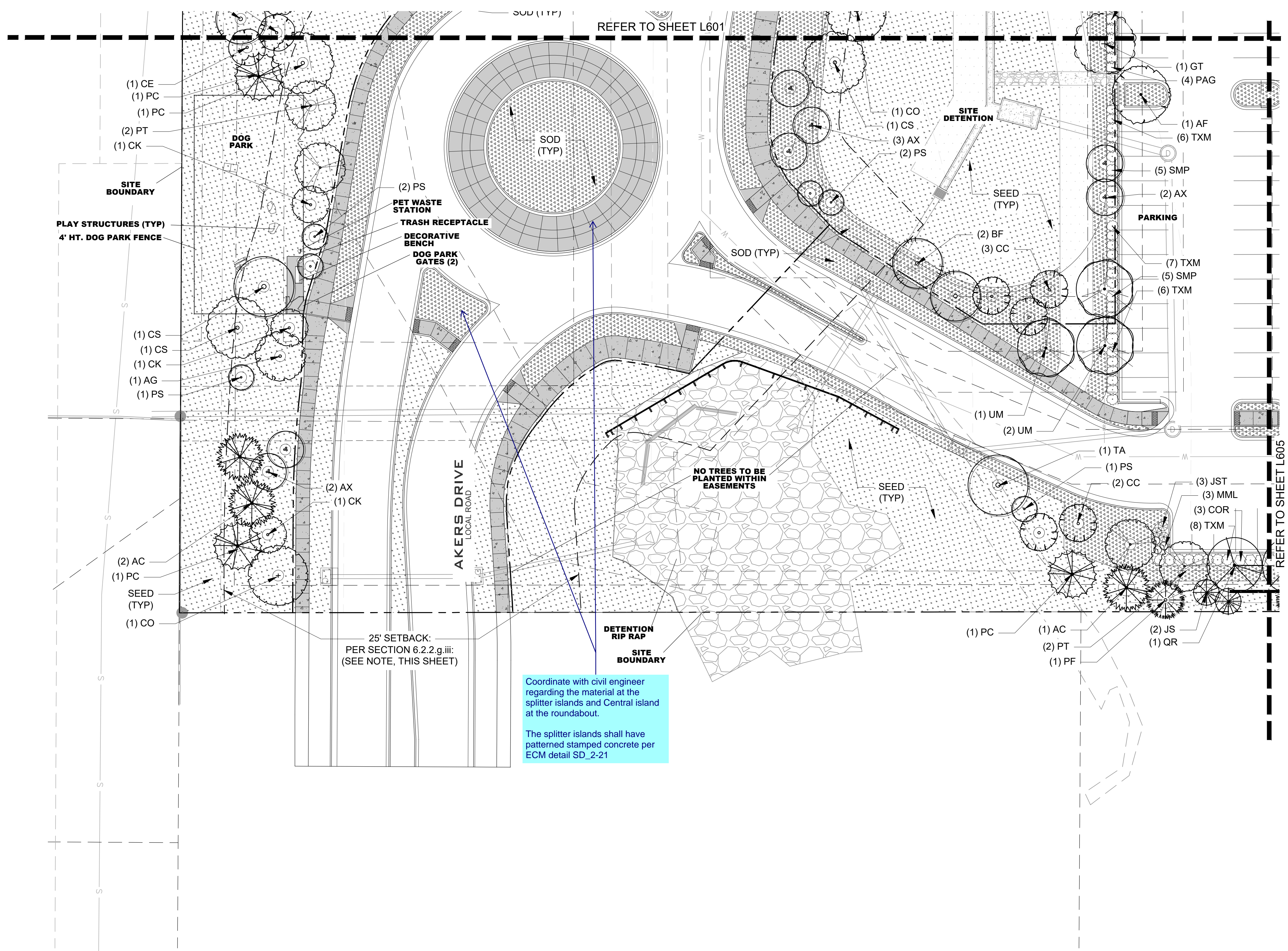
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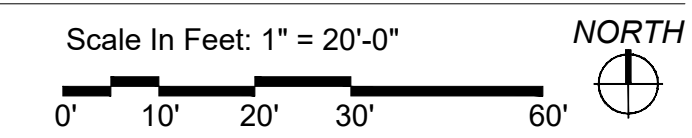
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Coordinate with civil engineer regarding the material at the splitter islands and Central island at the roundabout.
The splitter islands shall have patterned stamped concrete per ECM detail SD_2-21





THE GARRETT COMPANIES
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: 03/25/2022
 SITE DEVELOPMENT PLAN: 05/23/2022
 COUNTY COMMENTS: 08/19/2022

REVISION SCHEDULE
 # DATE DESCRIPTION

THE CITIZEN ON CONSTITUTION
 OVERALL SITE
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,
 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
 PCD PROJECT NUMBER: PPR-22-29
 LANDSCAPE PLANS

COURTYARD ENLARGEMENT

L607

PLANT SCHEDULE

SYMBOL	TAG	QTY.	COMMON NAME	BOTANIC NAME
DECIDUOUS CANOPY TREES				
(Symbol)	AF	15	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'
(Symbol)	AG	8	OHIO BUCKEYE	AESCULUS GLABRA
(Symbol)	BF	12	NATIVE RIVERBIRCH	BETULA FONTINALIS
(Symbol)	CS	16	WESTERN CATALPA	CATALPA SPECIOSA
(Symbol)	CO	7	WESTERN HACKBERRY	CELTIS OCCIDENTALIS
(Symbol)	GT	12	IMPERIAL HONEYLOCUST	GLEDITSIA TRICANTHOS 'IMPERIAL'
(Symbol)	PT	18	QUAKING ASPEN	POPULUS TREMULOIDES
(Symbol)	QR	17	RED OAK	QUERCUS RUBRA
(Symbol)	TA	12	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'
(Symbol)	UM	14	ACCOLADE ELM	ULMUS MORTON 'ACCOLADE'
SUBTOTAL		131		

ORNAMENTAL TREES

(Symbol)	AT	11	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN'
(Symbol)	AX	15	AUTUMN BRILLANCE SERVICEBERRY	AMELACHIER X GRANDIFLORA X 'AUTUMN BRILLANCE'
(Symbol)	CE	15	EASTERN REDBUD	CERCIS CANADENSIS
(Symbol)	CK	9	KOUSA DOGWOOD	CORNUS KOUSA
(Symbol)	CC	13	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS GALLII 'INERMIS'
(Symbol)	PS	16	PINK FLAIR CHERRY	PRUNUS SARGENTII 'PINK FLAIR'
SUBTOTAL		79		

EVERGREEN TREES

(Symbol)	AC	11	CONCOLOR FIR	ABIES CONCOLOR
(Symbol)	PC	10	LODGEPOLE PINE	PINUS CONTORTA
(Symbol)	PF	16	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
(Symbol)	JS	17	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'
SUBTOTAL		54		

DECIDUOUS & EVERGREEN SHRUBS (TO INCLUDE PARKING LOT SCREENING & FOUNDATION SHRUBS)

(Symbol)	CCB	56	BLUE MIST CARYOPTERIS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'
(Symbol)	CSK	178	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'
(Symbol)	COR	58	BAILEYS REDOSIER DOGWOOD	CORNUS STOLONIFERA 'BAILEY'
(Symbol)	WSW	46	SPILLED WINE WEIGELA	WEIGELA FLORIDA 'SPILLED WINE'
(Symbol)	FOR	21	KUMSON FORSYTHIA	FORSYTHIA VIRIDISSIMA 'KUMSON'
(Symbol)	HQR	74	RUBY SLIPPERS HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'
(Symbol)	PAT	34	BLUE SPIRES RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'
(Symbol)	GVB	135	GREEN VELVET BOXWOOD	BUXUS X 'GREEN VELVET'
(Symbol)	PAG	64	GNOME FIRETHORN	PYRACANTHA ANGUSTIFOLIA 'GNOME'
(Symbol)	RKO	50	KNOCK OUT PINK ROSE	ROSA 'KNOCK OUT PINK ROSE'
(Symbol)	SJG	55	'GOLDFLAME' SPIREA	SPIREA JAPONICA 'GOLDFLAME'
(Symbol)	SMP	27	BLOOMERANG LILAC	SYRINGA X 'BLOOMERANG'
(Symbol)	TXM	204	DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'
(Symbol)	VCA	72	DWARF KOREANSPICE VIBURNUM	VIBURNUM CARLESII 'COMPACTUM'
SUBTOTAL		1,074		

LOW/SPREADING SHRUBS

(Symbol)	JPW	40	PRINCE OF WALES JUNIPER	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'
(Symbol)	JST	60	NEW BLUE JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA NEW BLUE'
(Symbol)	MDP	110	SIBERIAN CYPRESS	MICROBIOTA DECUSSATA 'PRIDES'
(Symbol)	PBP	42	CREeping WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'
SUBTOTAL		252		

ORNAMENTAL GRASSES

(Symbol)	BLU	38	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS
(Symbol)	MML	19	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'
(Symbol)	SHE	59	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'
(Symbol)	FRG	53	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER'
(Symbol)	BAM	129	BLONDE AMBITION GRASS	BOUTELOUA GRACILIS
(Symbol)	PRD	52	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPSIS
SUBTOTAL		350		

PERENNIALS

(Symbol)	CGE	44	EARLY SUNRISE COREOPSIS	COREOPSIS GRANDIFLORA 'EARLY SUNRISE'
(Symbol)	HOS	43	PATRIOT HOSTA	HOSTA X 'PATRIOT'
(Symbol)	HPM	72	PARDON ME DAYLILY	HEMEROCALLIS 'PARDON ME'
(Symbol)	RFG	35	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
(Symbol)	SAJ	51	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
(Symbol)	SNM	39	MAY NIGHT SALVIA	SALVIA NEMEROSA 'MAY NIGHT'
SUBTOTAL		284		

TURF GRASSES

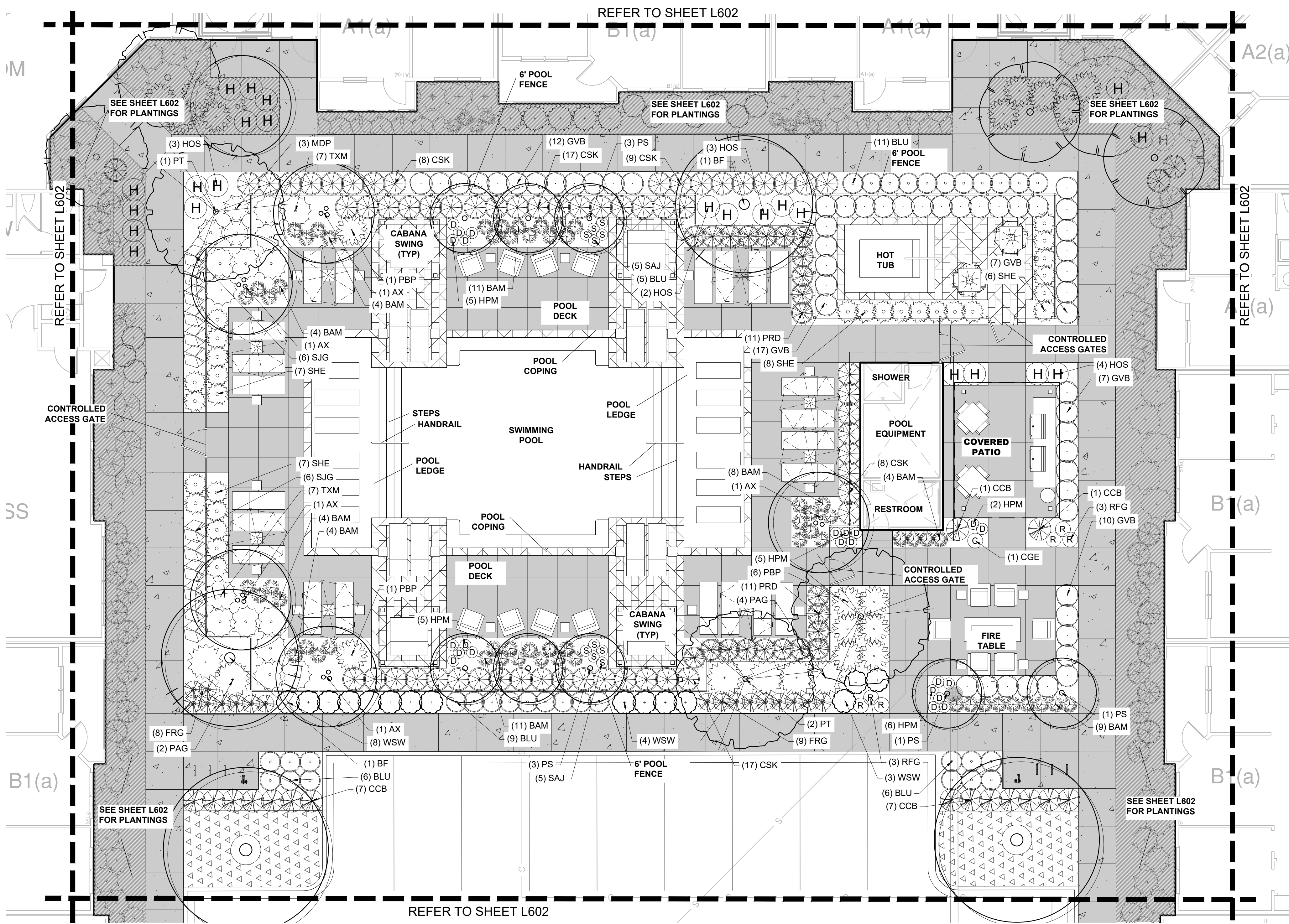
(Symbol)	SOD	36,604 SQ. FT.	ECOLOTURF™ SOD	VERSATILE BLUEGRASS/FESCUE SOD MIX (SEE NOTE BELOW)
(Symbol)	SEED	134,984 SQ. FT.	TURF SEED MIX	"50/50 KENTUCKY BLUEGRASS/PERENNIAL RYEGRASS" TURF MIX; SEE NOTE BELOW)
SUBTOTAL:		171,588 SQ. FT.		

GROSS SITE AREA: 9.82 ACRES (427,759 SQ FT)
 REQUIRED OPEN SPACE: 64,164 SQ FT
 REQUIRED TREES: 128.3 TREES
 PROVIDED OPEN SPACE: 124,126 SQ FT
 PROVIDED TREES: 128 OPEN SPACE TREES

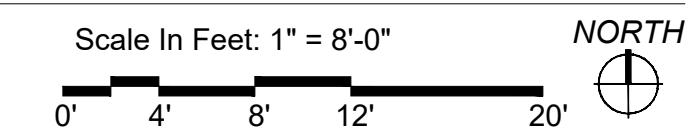
REFERENCE SHEET L608 FOR COMPLETE LANDSCAPE PLANT SCHEDULE, NOTES, & TABULATIONS. REFERENCE SHEETS L609 - L611 FOR LANDSCAPE DETAILS.

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.

25' SETBACK ALONG THE R.O.W.
 PER SECTION 6.2.2.g.iii OF THE EL PASO COUNTY DEVELOPMENT ORDINANCE: "USE OF BOX ALDER, SALIX, AND POPULUS LIMITED. BOX ELDER (ACER NEGUNDAO) AND ALL TREES OF THE SALIX AND POPULUS GENUS, EXCEPT ASPEN (POPULUS TREMULOIDES), SHALL NOT BE PLANTED WITHIN 25 FEET OF A RIGHT-OF-WAY."



01 COURTYARD ENLARGEMENT
 PCD PROJECT NUMBER: PPR-22-029



PLANT SCHEDULE

Table with columns: SYMBOL, TAG, QTY., COMMON NAME, BOTANIC NAME, SIZE, HEIGHT, WIDTH, HYDRO-ZONE, NOTES, %. Includes subtotals for Deciduous Canopy Trees (131) and Ornamental Trees (79).

ORNAMENTAL TREES

Table listing ornamental trees with columns: SYMBOL, TAG, QTY., COMMON NAME, BOTANIC NAME, SIZE, HEIGHT, WIDTH, HYDRO-ZONE, NOTES, %. Subtotal: 79.

EVERGREEN TREES

Table listing evergreen trees with columns: SYMBOL, TAG, QTY., COMMON NAME, BOTANIC NAME, SIZE, HEIGHT, WIDTH, HYDRO-ZONE, NOTES, %. Subtotal: 54.

DECIDUOUS & EVERGREEN SHRUBS (TO INCLUDE PARKING LOT SCREENING & FOUNDATION SHRUBS)

Table listing shrubs with columns: SYMBOL, TAG, QTY., COMMON NAME, BOTANIC NAME, SIZE, HEIGHT, WIDTH, HYDRO-ZONE, NOTES, %. Subtotal: 1,074.

LOW/SPREADING SHRUBS

Table listing low/spreading shrubs with columns: SYMBOL, TAG, QTY., COMMON NAME, BOTANIC NAME, SIZE, HEIGHT, WIDTH, HYDRO-ZONE, NOTES, %. Subtotal: 252.

ORNAMENTAL GRASSES

Table listing ornamental grasses with columns: SYMBOL, TAG, QTY., COMMON NAME, BOTANIC NAME, SIZE, HEIGHT, WIDTH, HYDRO-ZONE, NOTES, %. Subtotal: 350.

PERENNIALS

Table listing perennials with columns: SYMBOL, TAG, QTY., COMMON NAME, BOTANIC NAME, SIZE, HEIGHT, WIDTH, HYDRO-ZONE, NOTES, %. Subtotal: 284.

TURF GRASSES

Table listing turf grasses with columns: SYMBOL, TAG, QTY., COMMON NAME, BOTANIC NAME, SIZE, HEIGHT, WIDTH, HYDRO-ZONE, NOTES, %. Subtotal: 171,588 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 URBAN INTERCHANGE: 25' DEPTH (TREE N/A) MINOR ARTERIAL: 20' DEPTH + 1 TREE / 25 LF NON-ARTERIAL: 10' DEPTH + 1 TREE / 30 LF

CONSTITUTION AVENUE: PRIMARY ARTERIAL (1,133 LN FT) REQUIRED: 25' DEPTH + 57 TREES (15 PROVIDED)** NORTH MARKSHEFFEL ROAD: PRIMARY ARTERIAL (413 LN FT) REQUIRED: 25' DEPTH + 21 TREES (17 PROVIDED)**

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

NOTE: DUE TO CLOSE PROXIMITY TO EASEMENTS AND UNDERGROUND UTILITIES, PLANTINGS HAVE BEEN LOCATED IN CLOSE PROXIMITY TO REQUIRED AREAS.

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 (36 TREES PROVIDED) ** 11 EXTRA TREES ARE COUNTED TOWARD "OPEN SPACE TREES" (NOTED BELOW)

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 LANDSCAPED. - 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: 427,759 SQ FT (9.82 ACRES) INTERNAL LANDSCAPE AREA REQUIRED: 64,163 SQ FT (1.47 ACRES) PROVIDED: 128 ADDITIONAL TREES PROVIDED (48 SHADE TREES + 47 ORNAMENTALS + 33 EVERGREENS = 128) 11 EXTRA PARKING ISLAND TREES ARE INCLUDED IN THIS TOTAL QUANTITY

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 OCCURRING 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.

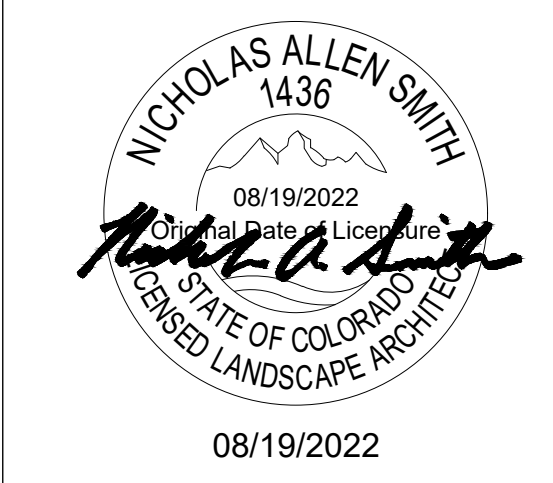
Table with columns: SITE DATA, GROSS SITE AREA, TOTAL/ACTUAL SF, % OF SITE. Includes ZONING: CS - PLANNED URBAN DEVELOPMENT, LAND USE (PER 2015 IBC OCCUPANCY CLASSIFICATIONS): MU-R, MULTIFAMILY DWELLING.

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 TO 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 SPECIES 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. 17. 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 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 ENVIRONMENT, 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 O.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 DETAILS. 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. 3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS. 4. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF IRRIGATION SYSTEM AFTER INSTALLATION.



NOT FOR CONSTRUCTION

Table with columns: PROJECT #, DRAWN BY, PERMIT SUBMITTAL, SITE DEVELOPMENT PLAN, COUNTY COMMENTS. Values: 21-06, TB / PR, 03.25.2022, 05.23.2022, 08.19.2022

Table with columns: #, DATE, DESCRIPTION. Header: REVISION SCHEDULE

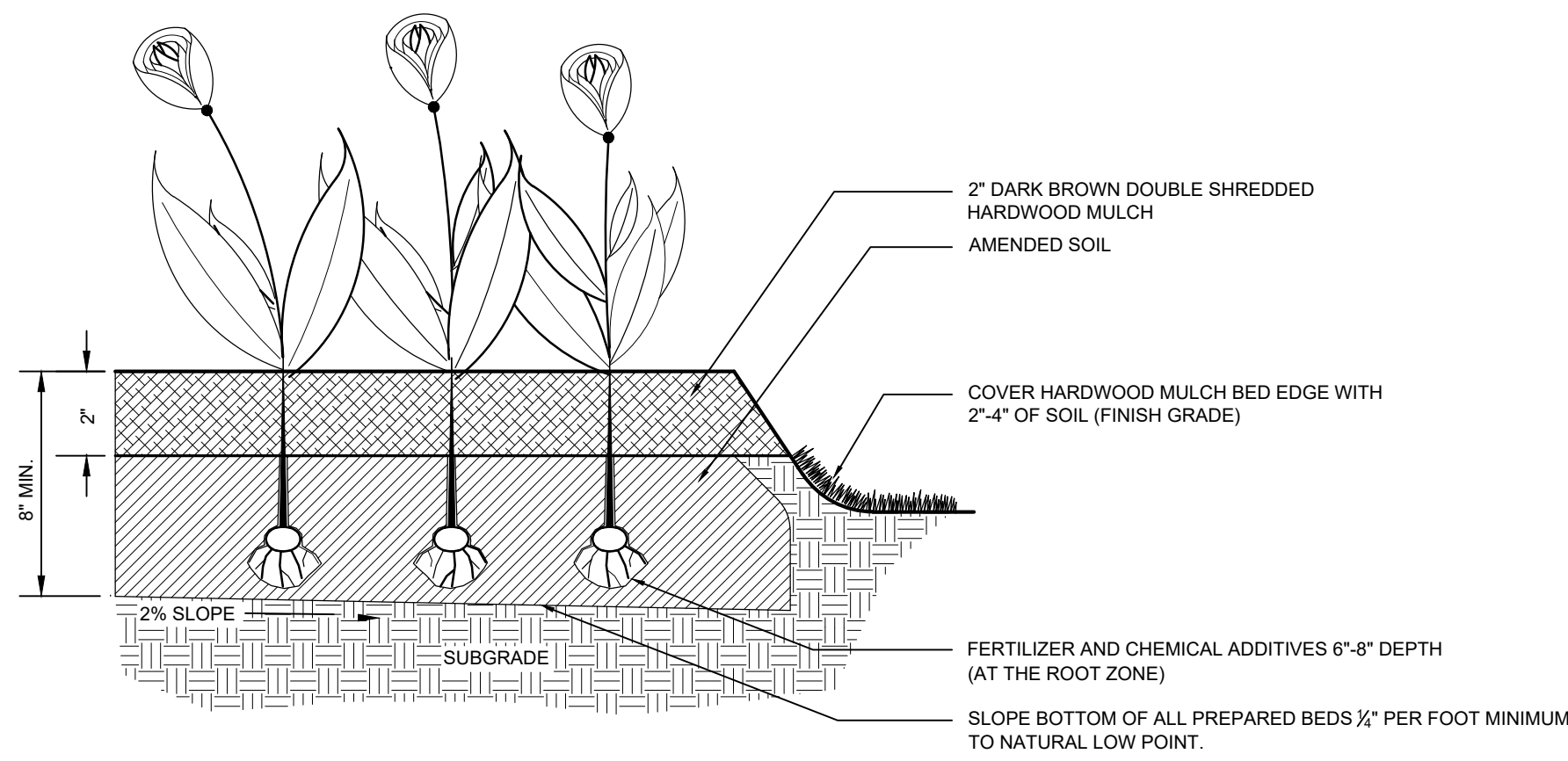
THE CITIZEN ON CONSTITUTION OVERALL SITE A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO PCD PROJECT NUMBER: PPR-22-29 LANDSCAPE PLANS

NOTES AND TABULATIONS

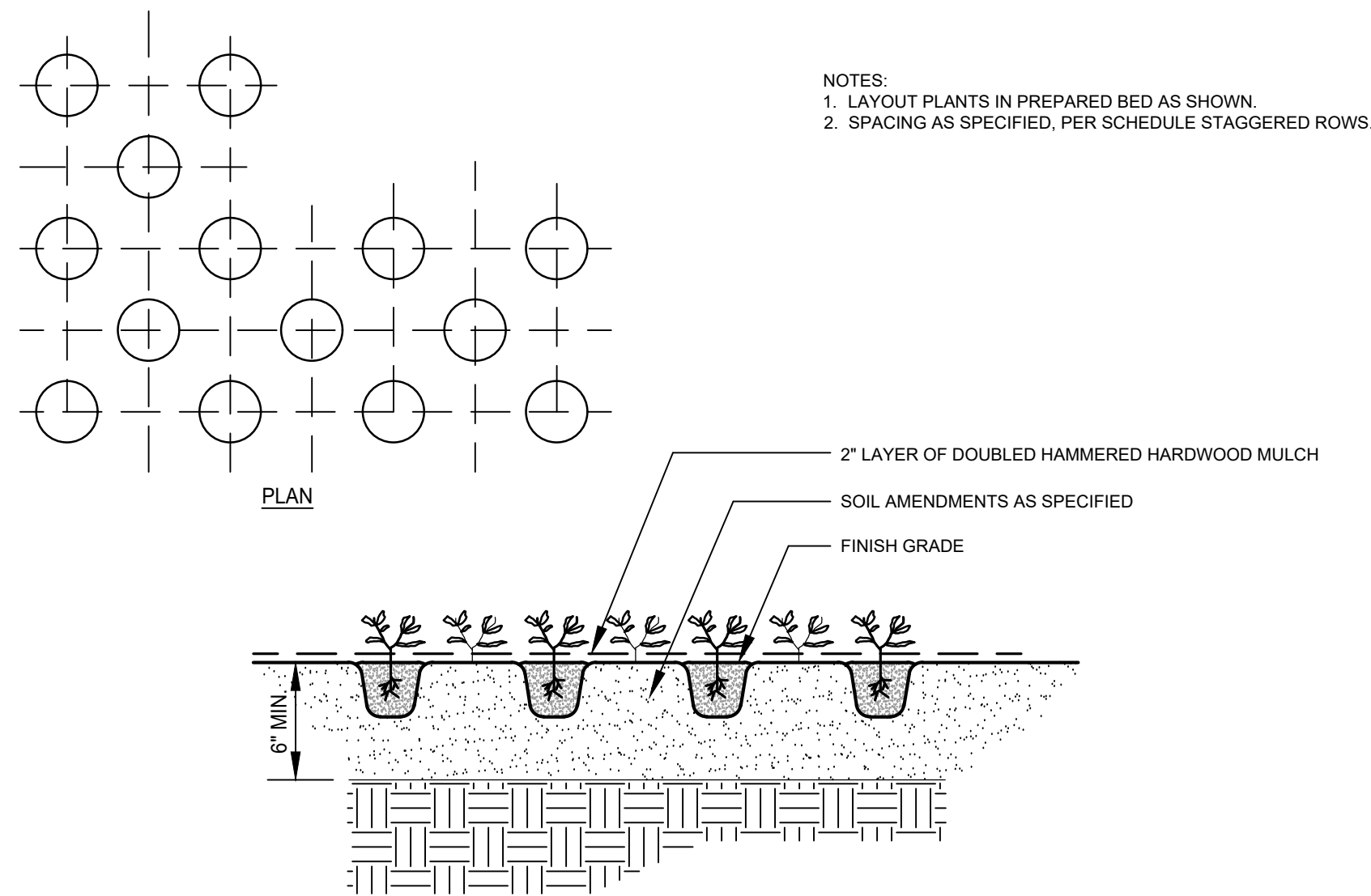
PCD PROJECT NUMBER: PPR-22-029



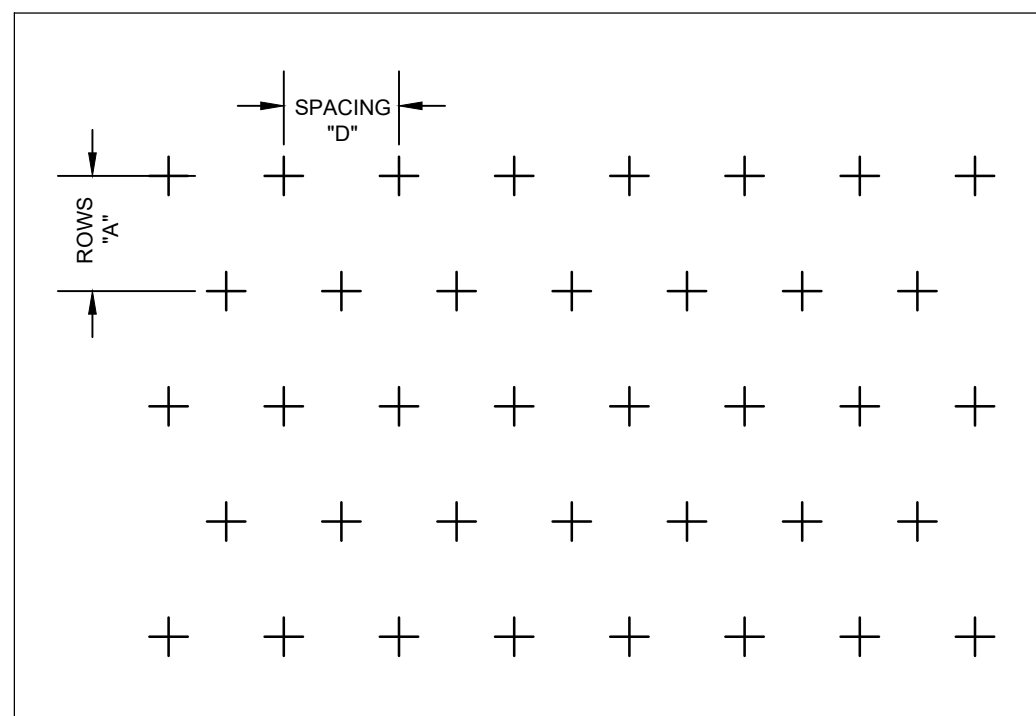
L608



1 PLANTING BED FOR PERENNIALS
L609 SECTION NTS

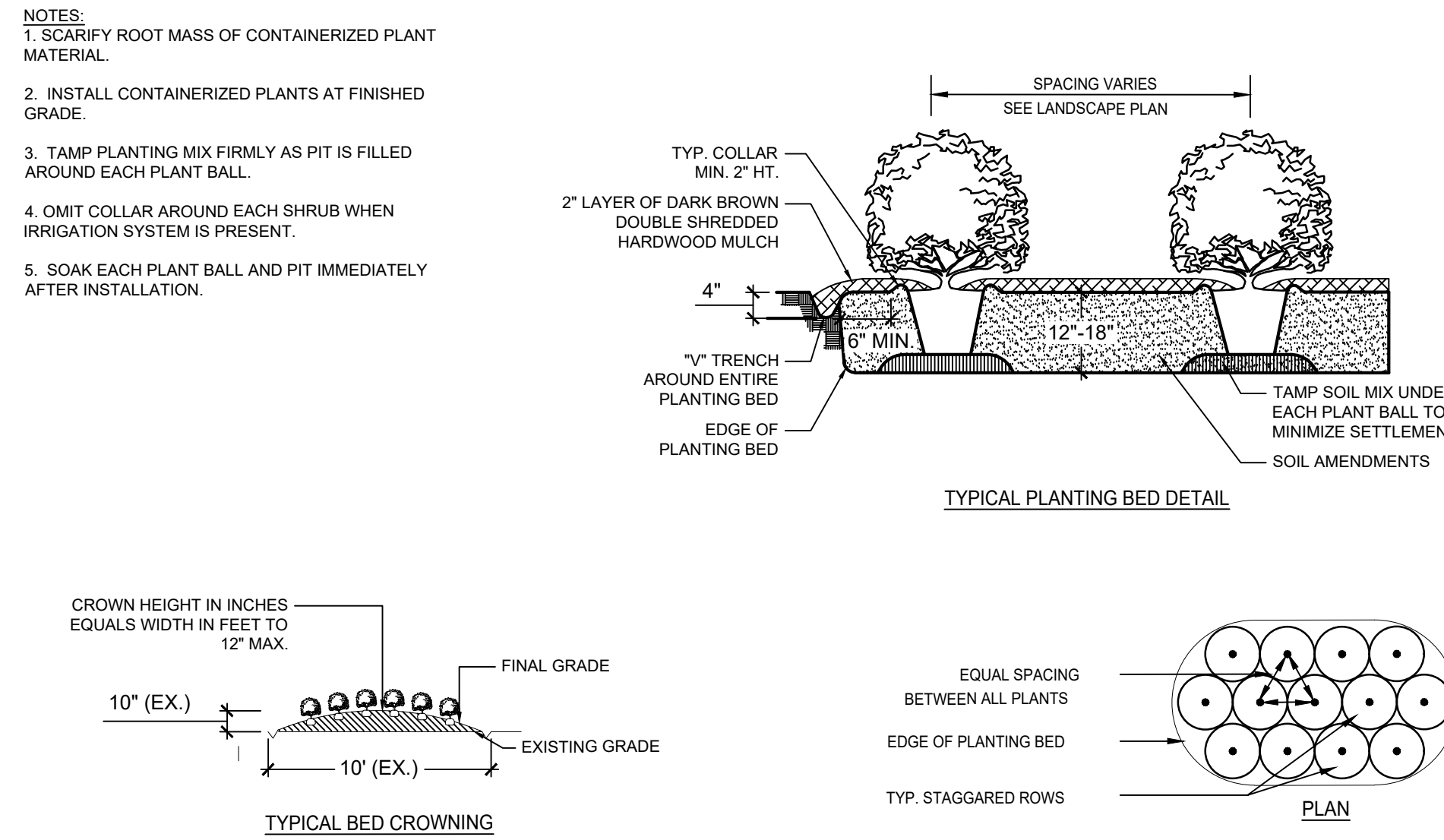


2 GROUND COVER PLANTING
L609 PLAN AND SECTION NTS

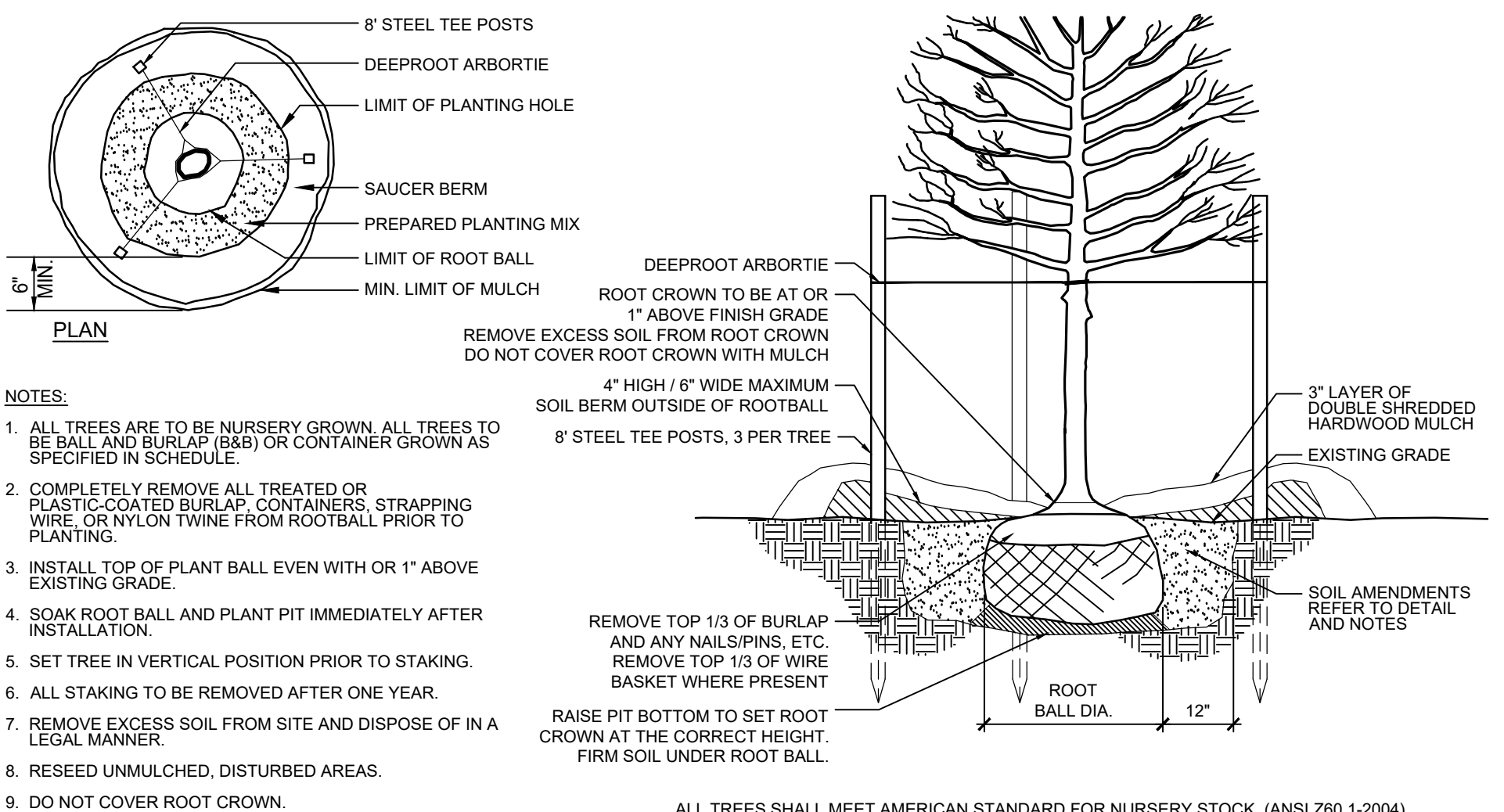


SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5 3/16" O.C.	4.61
8" O.C.	6 15/16" O.C.	2.60
10" O.C.	8 2/3" O.C.	1.66
12" O.C.	10 3/8" O.C.	1.15
15" O.C.	13" O.C.	0.73
18" O.C.	15 9/16" O.C.	0.51
24" O.C.	20 13/16" O.C.	0.29

3 TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS
L609 PLAN NTS

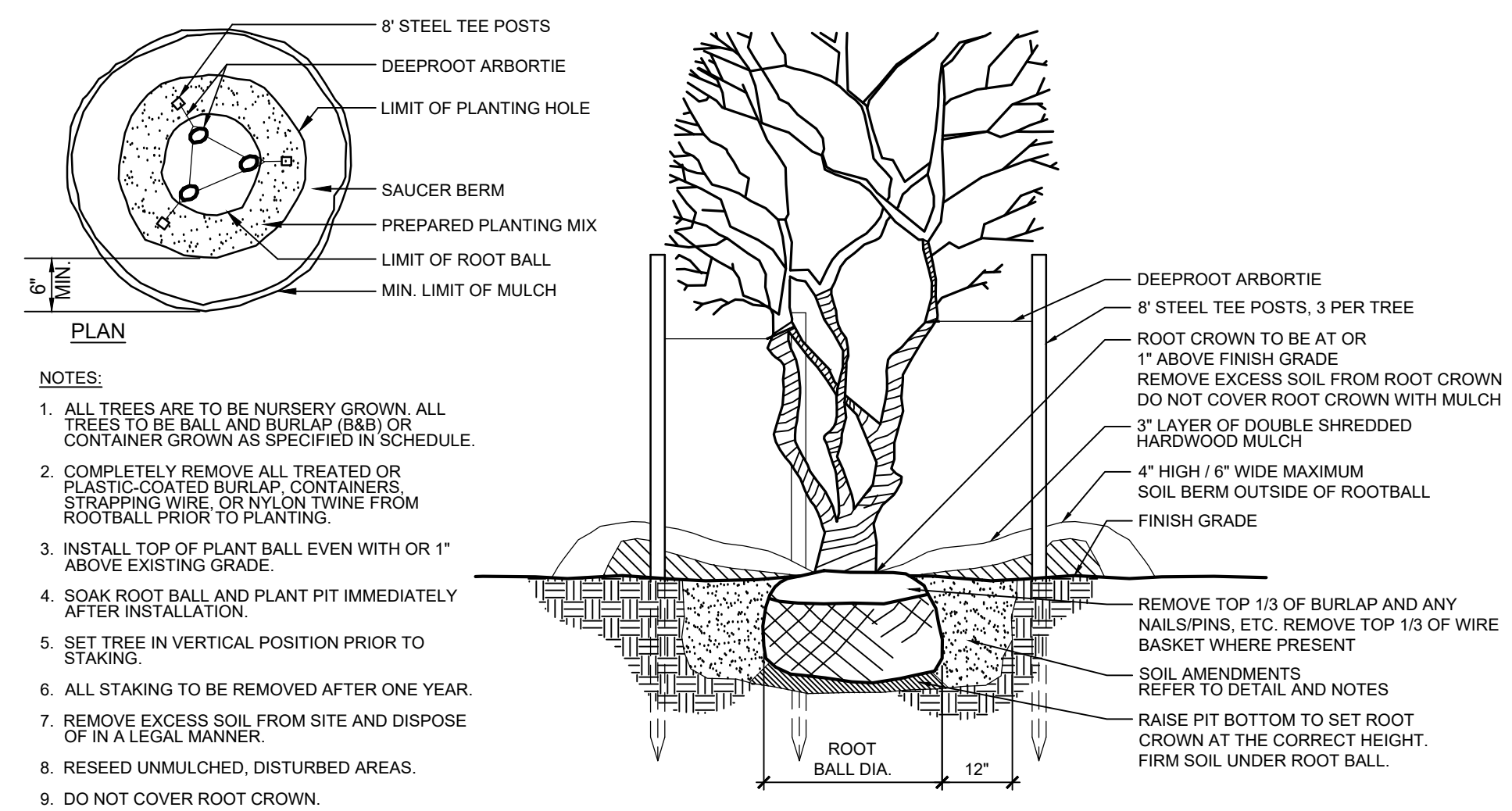


4 SHRUB PLANTING BED
L609 PLAN AND SECTION NTS



6 TREE PLANTING
L609 SECTION NTS

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14"	18'	24"	18"
	5"	14-16"	18'	32"	21"

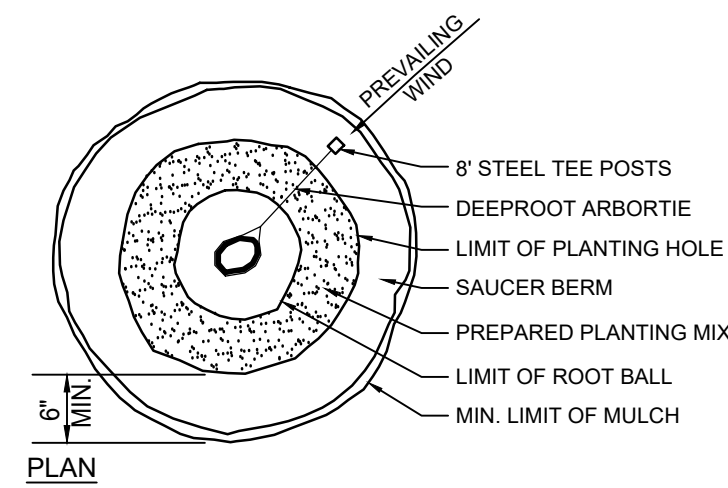
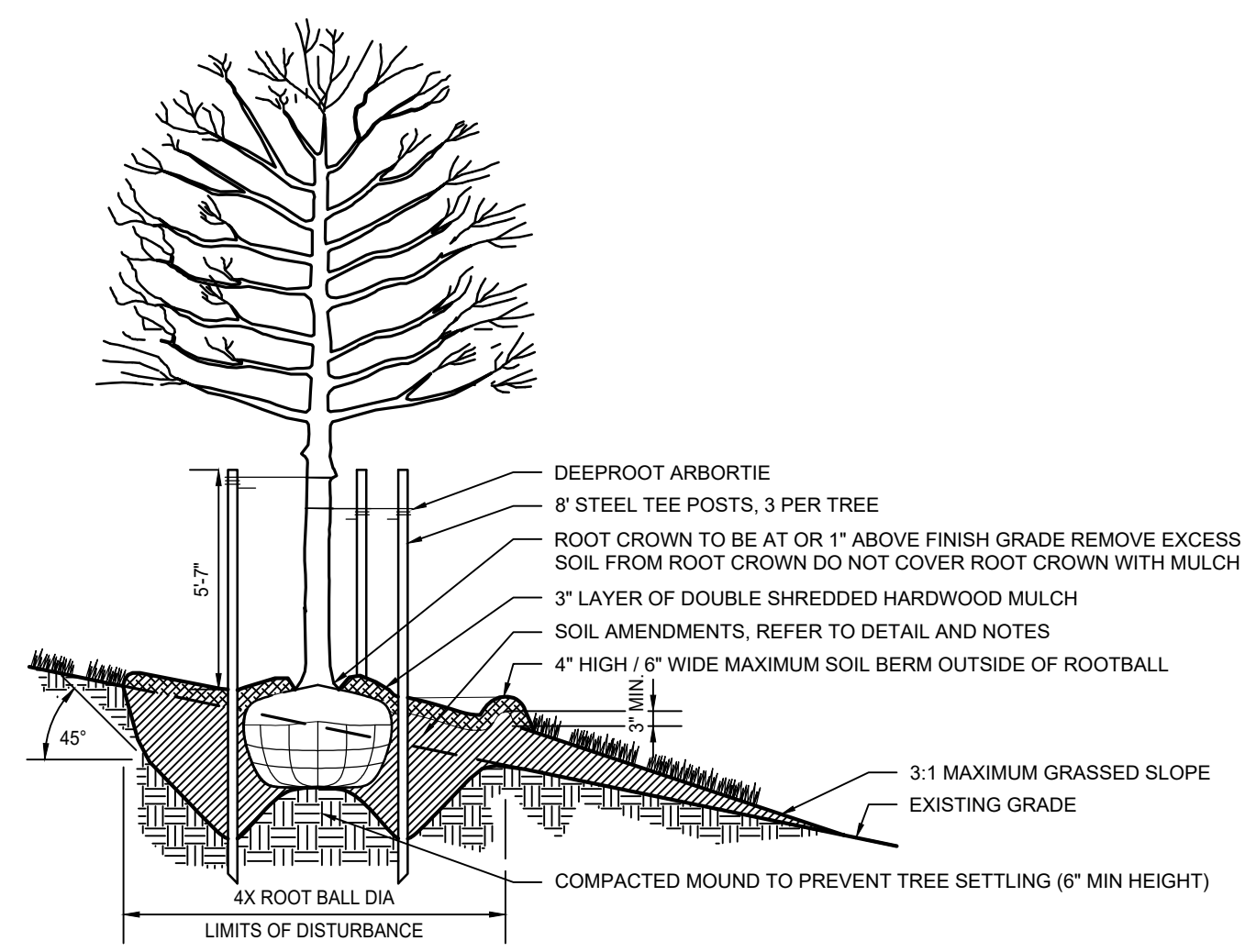


7 MULTI-TRUNK TREE
L609 SECTION AND PLAN NTS

- MATERIALS**
- A. TOPSOIL**
- 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.
 - 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 EXTRANEIOUS MATERIALS.
 - 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.
 - CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
 - TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.
- B. MULCH**
- 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 AT LEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.
- D. SAND**
- 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.
- E. SULFUR**
- SULFUR SHALL BE A COMMERCIALY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR
- F. GYPSUM**
- 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.
- I. COMMERCIAL FERTILIZER**
- 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.
- J. OTHER ACCEPTABLE FERTILIZER FORMS:**
- FOR TREES
ANUTRI-PAK
JRP INT'L INC.
17 FOREST AVENUE
FOND DU LAC, WISCONSIN 54935
 - AJOBS, PLANT SPIKES - FOR TREES AND SHRUBS.
 - ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
3 NITROGEN
1 PHOSPHORIC ACID
2 POTASH
 - AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.
- K. PEAT**
- SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C. PEAT MOSS; PEAT HUMUS; AND PEAT, REED-EDGE.
 - SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
 - 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 EXTRANEIOUS OR HARMFUL MATERIAL.
 - TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.
- L. MANURE**
- SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
 - TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
 - NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.
- M. SOIL AMENDMENTS**
- 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 SCREEN.
- 8 METAL LANDSCAPE EDGING**
L609 SECTION NTS
-
- NOTES:**
- CONTRACTOR TO INSTALL STEEL EDGING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

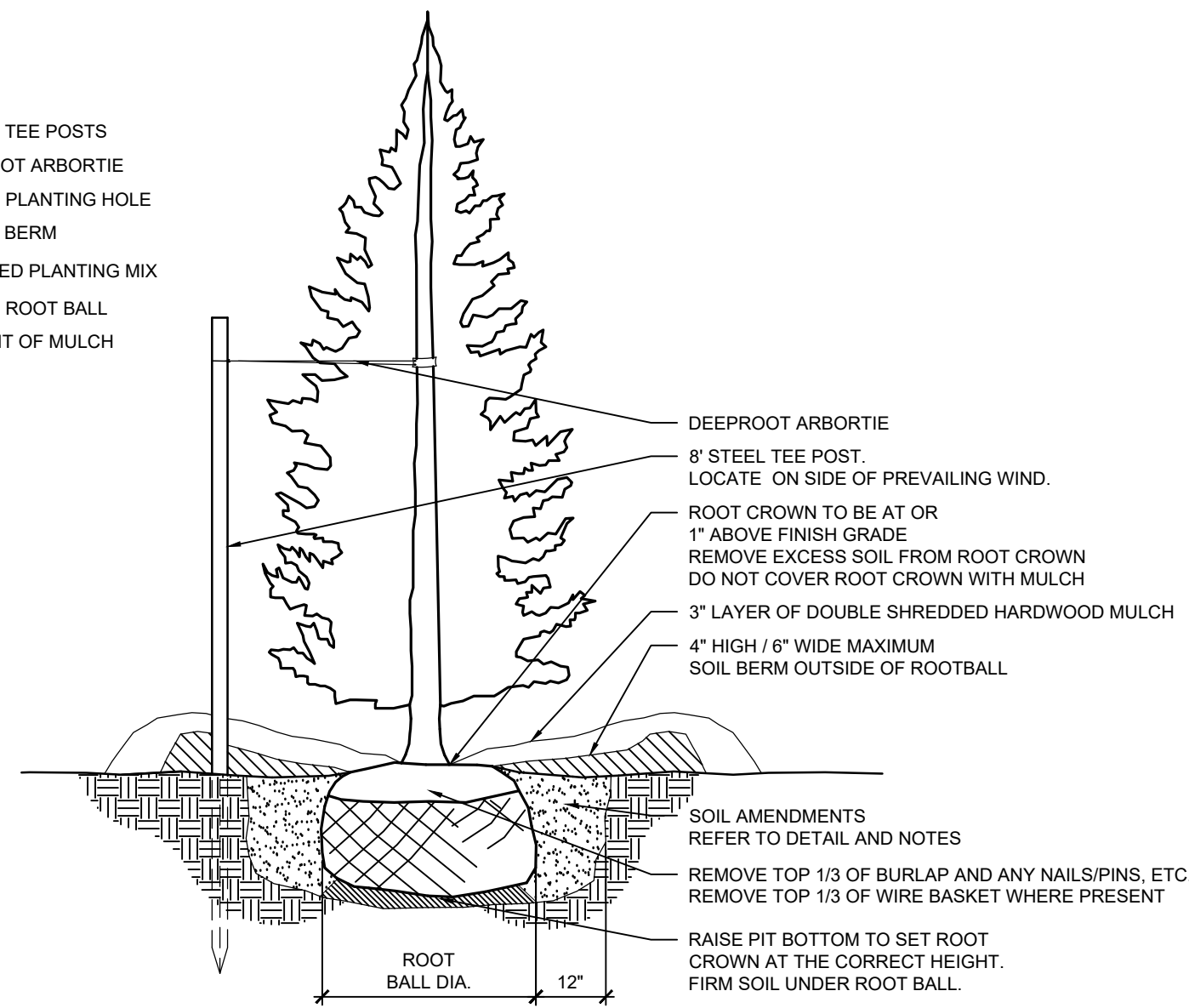
NOTES:

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



NOTES:

- ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
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- DO NOT COVER ROOT CROWN.



1 TREE PLANTING ON SLOPE

L610 SECTION

NTS

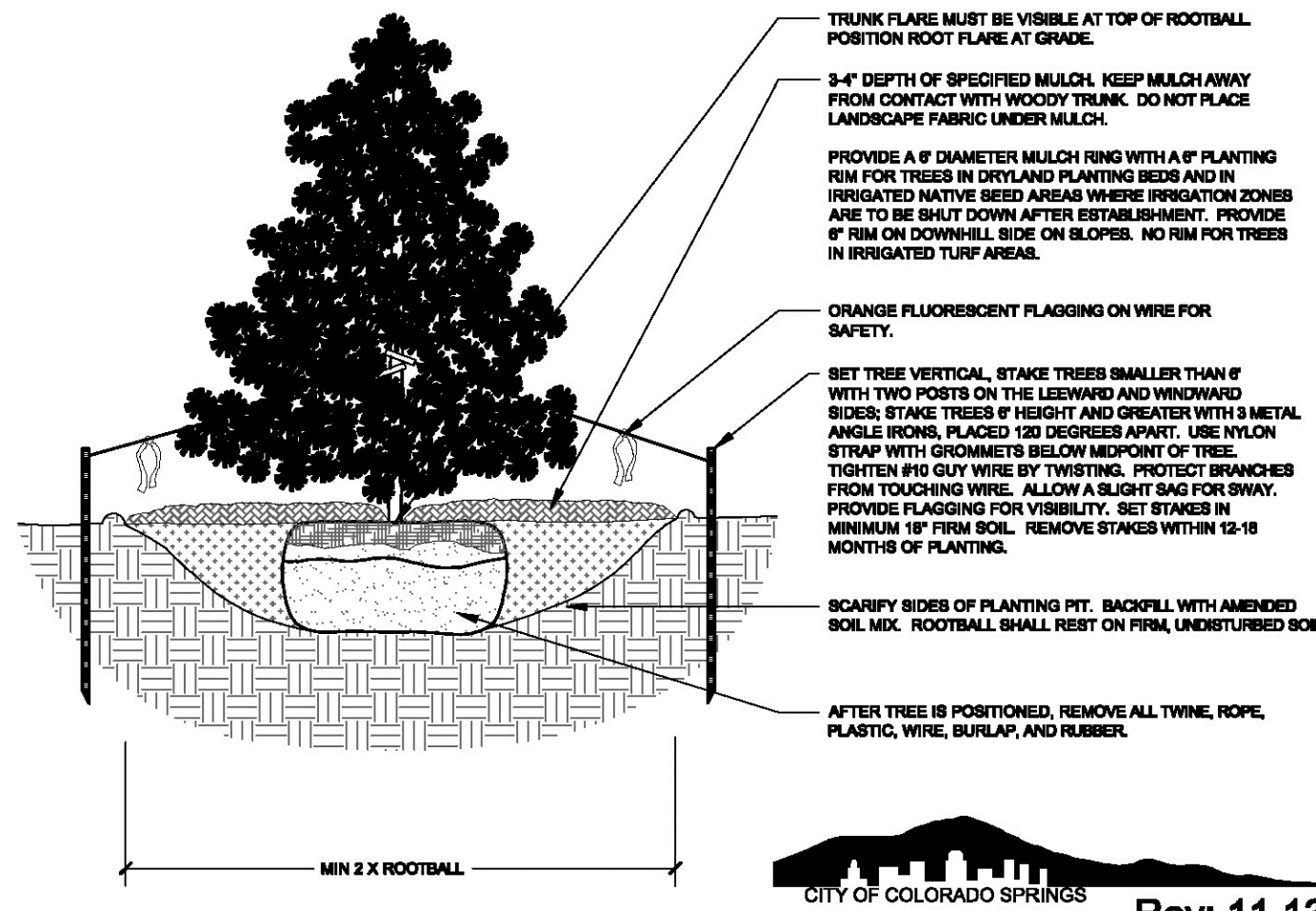
2 EVERGREEN TREE PLANTING

L610 SECTION

NTS

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- 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.
- 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.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



3 EVERGREEN TREE PLANTING DETAIL

L610 NOT TO SCALE

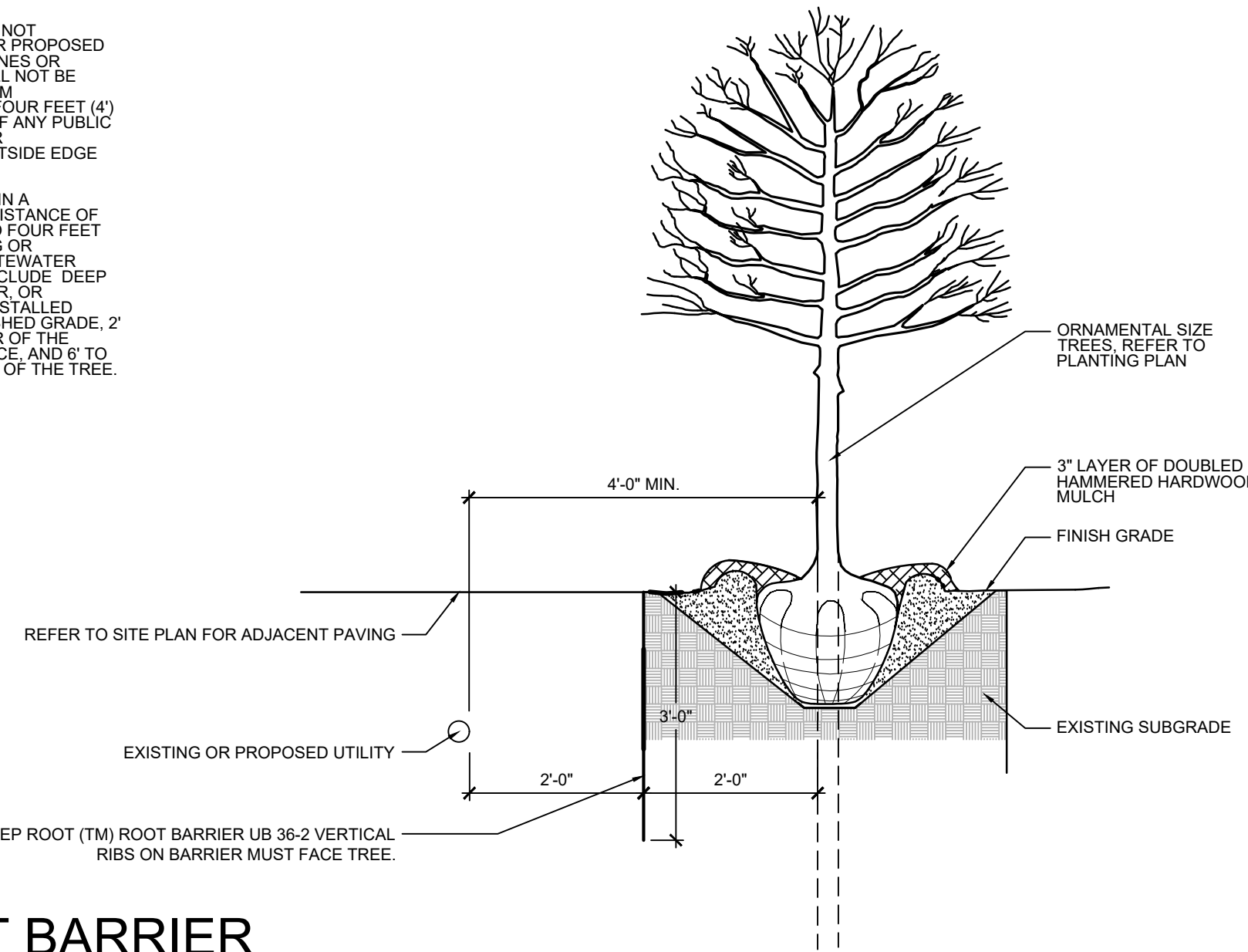
SECTION

Rev: 11.13.08

Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

NOTES:

- TREES / TREE WELLS SHALL NOT CONFLICT WITH EXISTING OR PROPOSED 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.
- ALL TREES INSTALLED WITHIN A HORIZONTAL SEPARATION DISTANCE OF EIGHT FEET (8') MAXIMUM TO FOUR FEET (4') MINIMUM FROM EXISTING OR 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 UTILITY PIPE / APPURTENANCE, AND 6" TO 2" FROM THE OUTSIDE EDGE OF THE TREE.



4 ROOT BARRIER

L610 SECTION

NTS

PLANTERS/POTS/SEASONAL PLANTING NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- CONTACT THE GARRETT COMPANIES FOR ANY REQUIRED SUBSTITUTIONS.
- ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- 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:

- 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.
- 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.
- IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

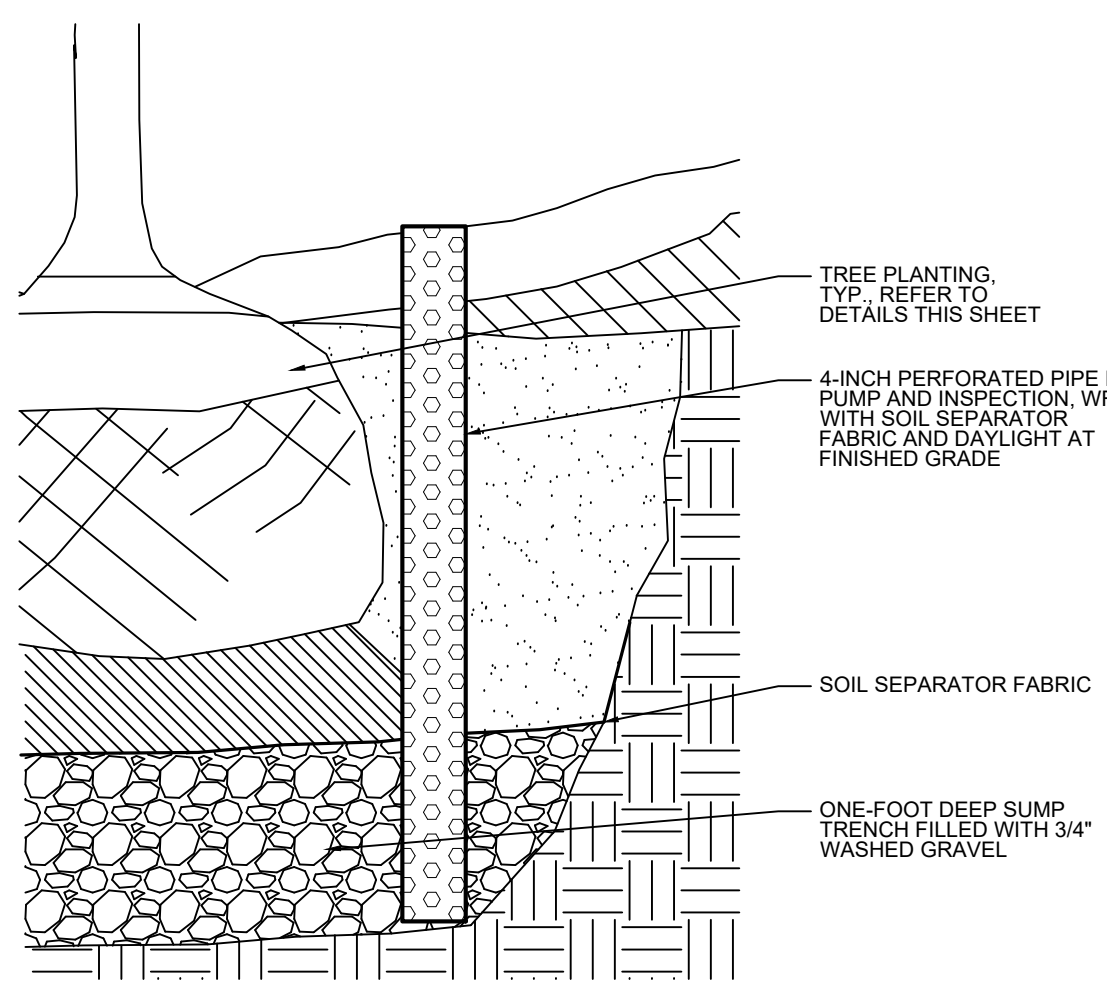
PLANTING NOTES:

- 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.
- 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.
- ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
- CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER CITY OF DENVER LANDSCAPE ORDINANCE.
- 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.
- 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
- SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- 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.
- SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY THE GARRETT COMPANIES/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- 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.
- 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.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 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.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- 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.
- 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.
- 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.
- 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.
- 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.
- SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
- 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 EXTRANEIOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- 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.
- 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.
- 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.
- 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.

5 TREE PIT SUMP

L610 SECTION

NTS



PCD PROJECT NUMBER: PPR-22-029



THE GARRETT COMPANIES
LANDSCAPE ARCHITECTURE

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



08/19/2022

NOT FOR CONSTRUCTION

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

PERMIT SUBMITTAL 03.25.2022
SITE DEVELOPMENT PLAN 05.23.2022
COUNTY COMMENTS 08.19.2022

REVISION SCHEDULE		
#	DATE	DESCRIPTION

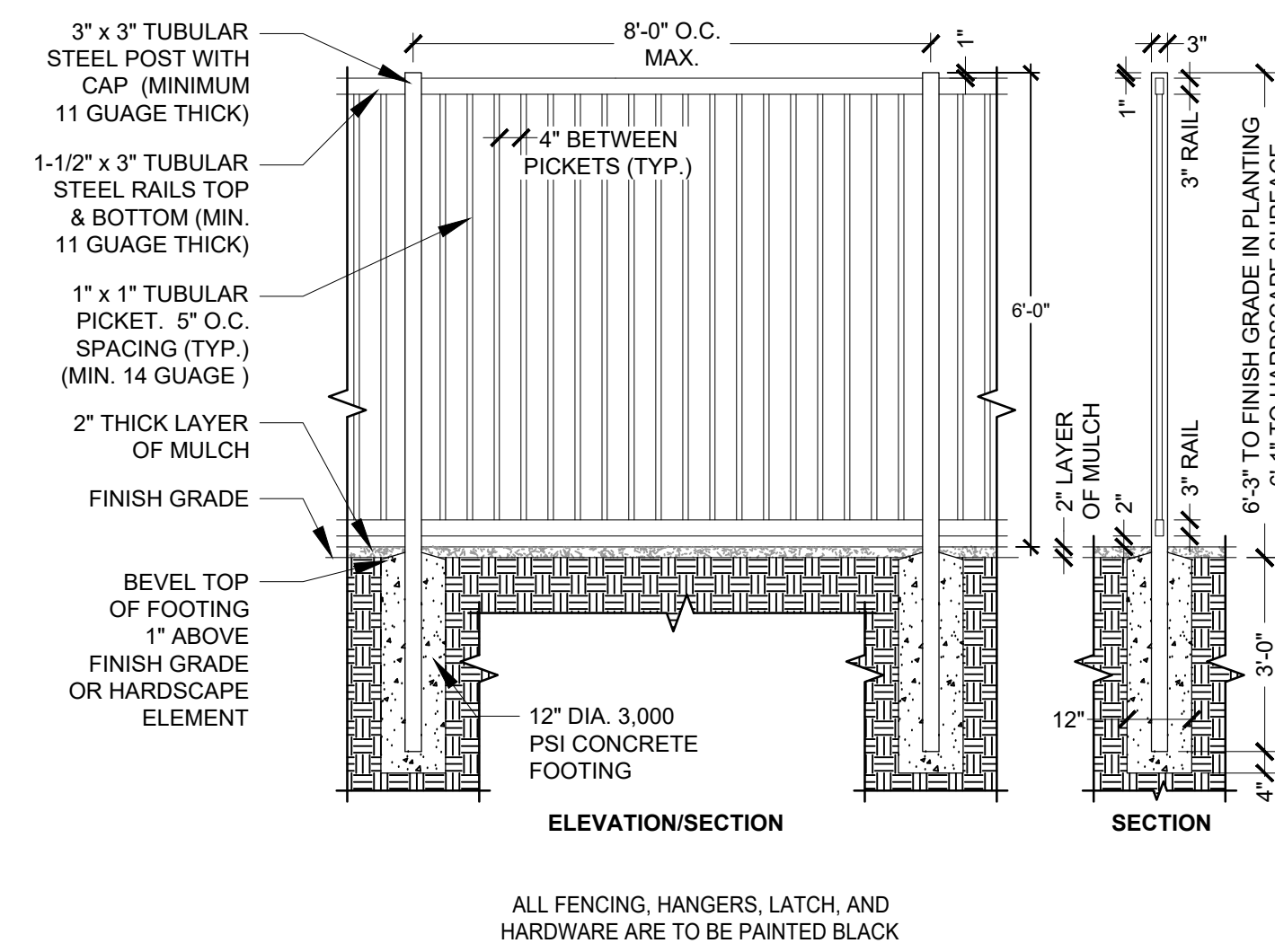
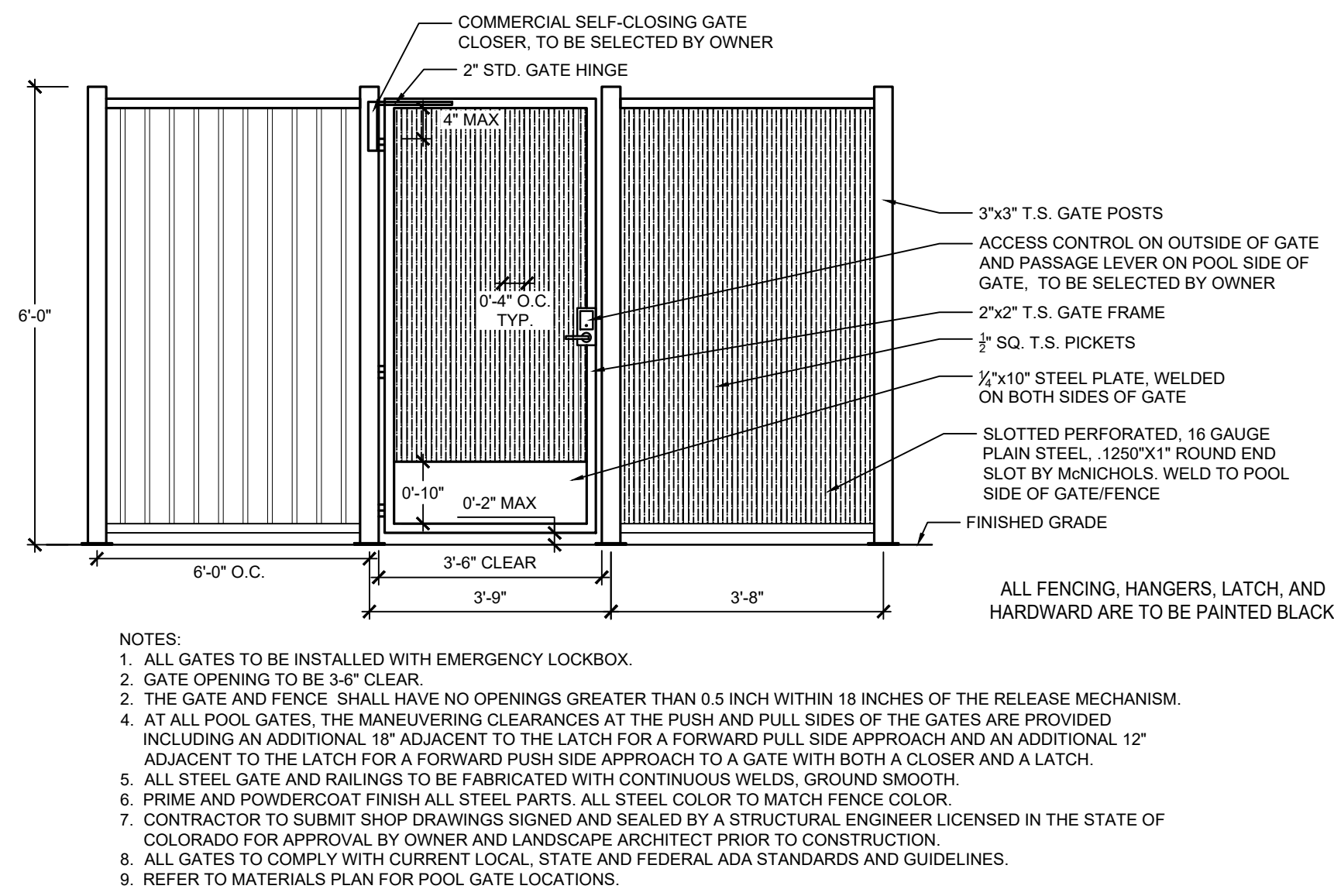
THE CITIZEN ON CONSTITUTION

OVERALL SITE
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
PCD PROJECT NUMBER: PPR-22-29

LANDSCAPE PLANS

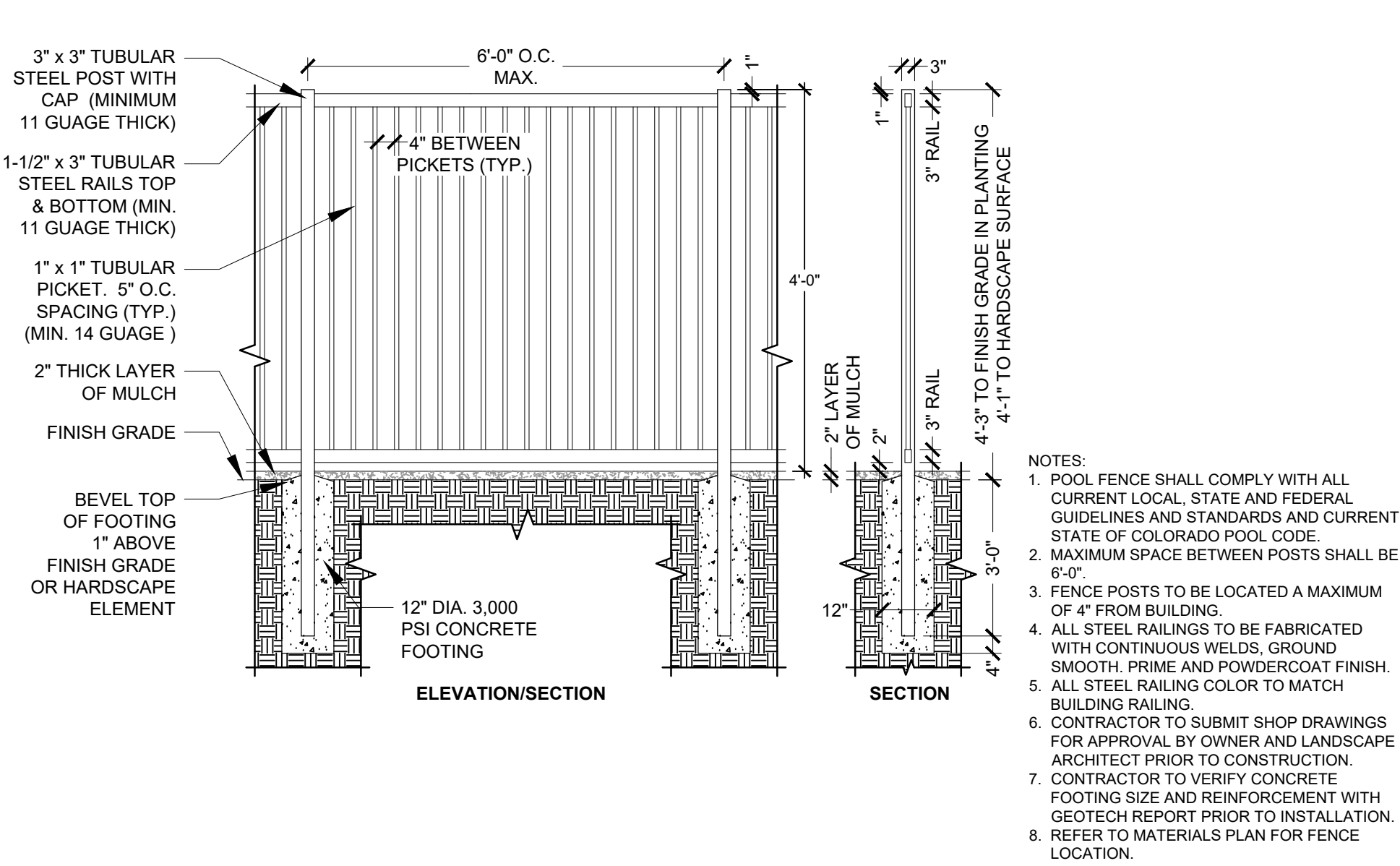
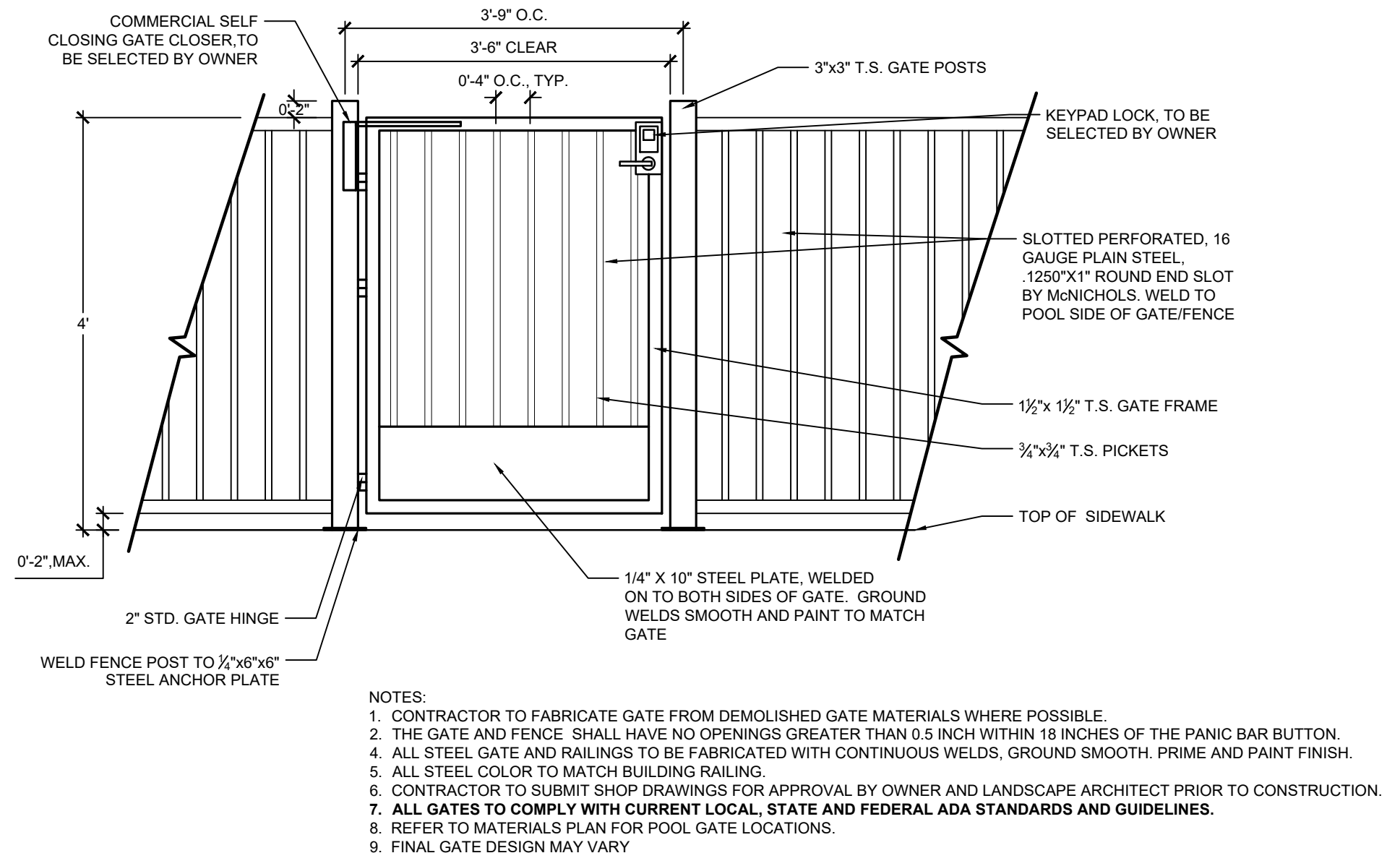
LANDSCAPE DETAILS & NOTES

L610



1 6' HT. X 42" WIDTH POOL GATE
L611 ELEVATION 1/2" = 1'-0"

2 6' HT. POOL FENCE
L611 SECTION ELEVATION NOT TO SCALE

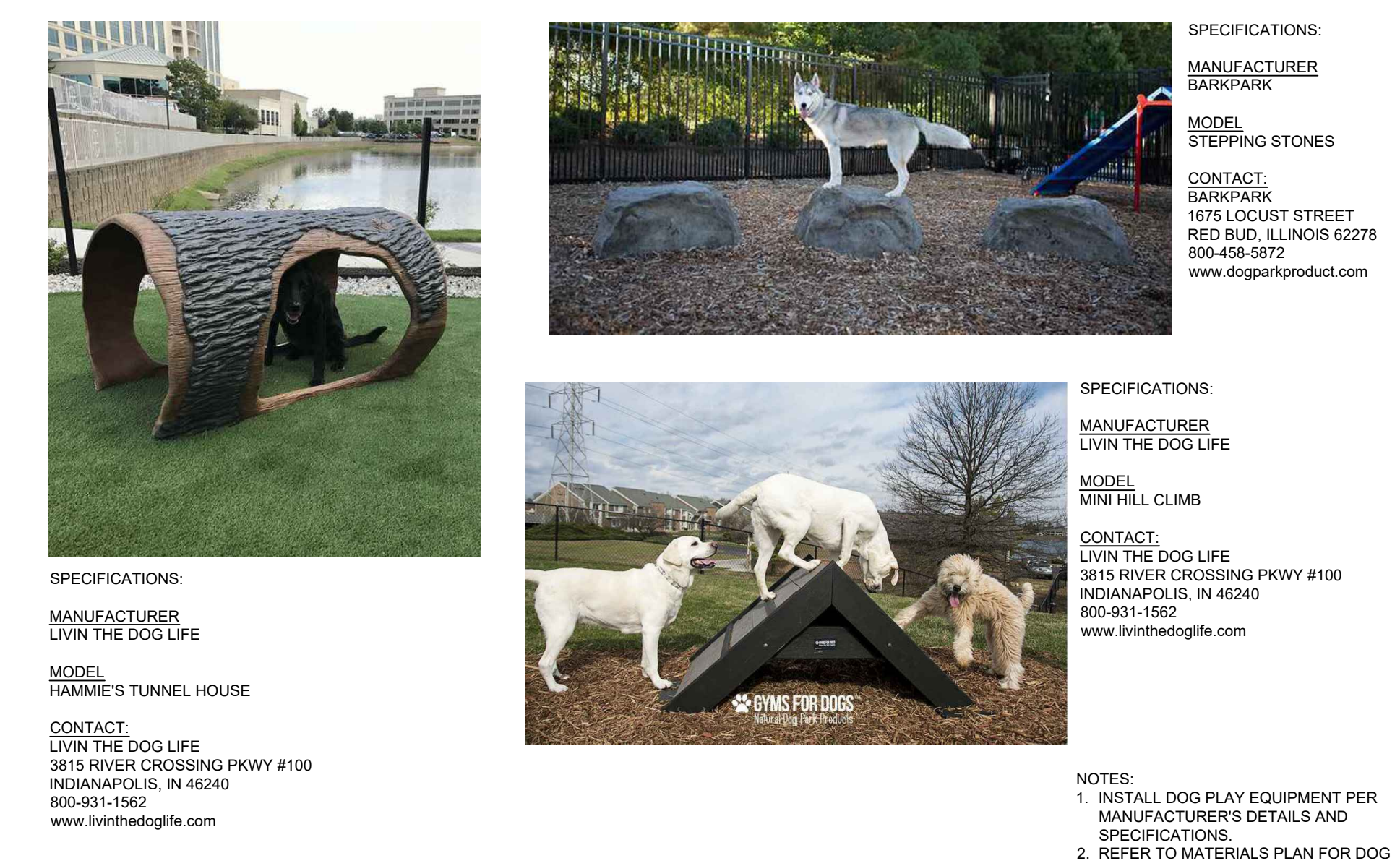


3 4' HT. X 42" WIDTH DOG PARK GATE
L611 SECTION NOT TO SCALE

4 4' HT. DOG PARK FENCE
L611 SECTION ELEVATION NOT TO SCALE



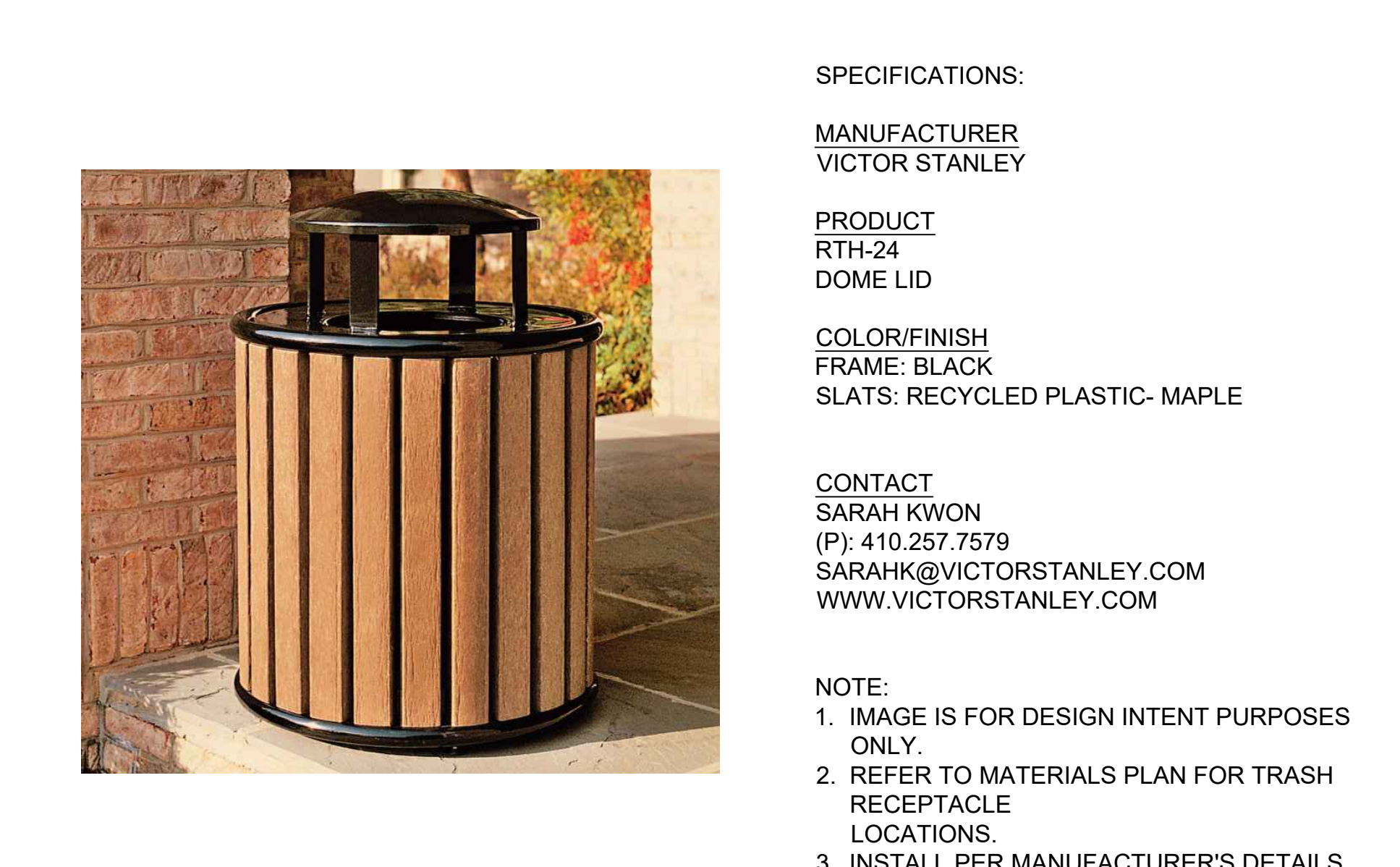
5 PET WASTE STATION
L611 IMAGE NOT TO SCALE



6 DOG PARK PLAY STRUCTURES
L611 IMAGE NOT TO SCALE



7 DECORATIVE BENCH
L611 IMAGE NOT TO SCALE



8 TRASH RECEPTACLE
L611 IMAGE NOT TO SCALE

NOT FOR CONSTRUCTION

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

PERMIT SUBMITTAL 03.25.2022
SITE DEVELOPMENT PLAN 05.23.2022
COUNTY COMMENTS 08.19.2022

REVISION SCHEDULE

#	DATE	DESCRIPTION
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THE CITIZEN ON CONSTITUTION
OVERALL SITE
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
PCD PROJECT NUMBER: PPR-22-029
LANDSCAPE PLANS

FENCE AND DOG PARK DETAILS