



ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-557-6313

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



MIDTOWN AT HANNAH RIDGE
 FILING NO. 1 & 2

JOB NUMBER: 2409-1218
 DATE: 3/20/19
 DRAWN BY: MB
 DRAWING DESCRIPTION: TITLE SHEET
 SHEET #: L-TS
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LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Constitution Avenue	Major Arterial	25'/25'	1,492'	1/20	74.6 / 75
Hannah Ridge Drive	Minor Arterial	20'/20'	396'	1/25	15.8 / 16

Motor Vehicle (MV)

Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage
NA	NA	NA	NA Ft.	NA Ft.

Min. 3' High Screening Plants Req. / Prov.	Length Screen Wall / Berm Prov. Abbr.	Abrev. on Plan	% Ground Plane
NA	NA	MV	75%/75%

Internal Landscaping (IL)

Net Site Area (SF) (Less Public R.O.W.)	Percent Min. Internal Area	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.
541,878 SF	27,094 SF	27,094 / 189,294	54/54

Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.
0/0	0/0	IL	75%/75%

LANDSCAPE BUFFERS & SCREENS (LB)

Street Name / Boundary	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Prov. Buffer Trees (1/15)	Evergreen Trees Req. (33%) / Prov.
WEST	15' / 15'	434'	NA	NA

Length 6' Opaque Struct. Req. / Prov.	Buffer Noted on Plan (LB)	Percent Ground Plane Cov. Req./ Prov.
NA	LB	75% / 75%

PROJECT SITE DATA

ZONING: RM-30-CAD-O
 PROPERTY AREA: 539,273 (12.38 ACRES)
 BUILDING AREA: TO BE DETERMINED
 PARKING SPOTS: 0 / TBD
 TOTAL LANDSCAPE AREA: 214,322 SF

IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

FINAL LANDSCAPE SUBMITTAL NOTE

When Final Landscape plan is submitted an irrigation plan will be submitted, with all applicable support materials (at the time of building permit application). Review and approval of these plans to occur thirty (30) days prior to building permit issuance or prior to certificate of occupancy issuance.

If an irrigation plan is not submitted with the final Landscape plan submittal, an irrigation plan must be submitted for review 90 days after a building permit is issued. The irrigation plan must be approved prior to any irrigation equipment installation or issuance of certificate of occupancy.

PLANTING LEGEND

NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS

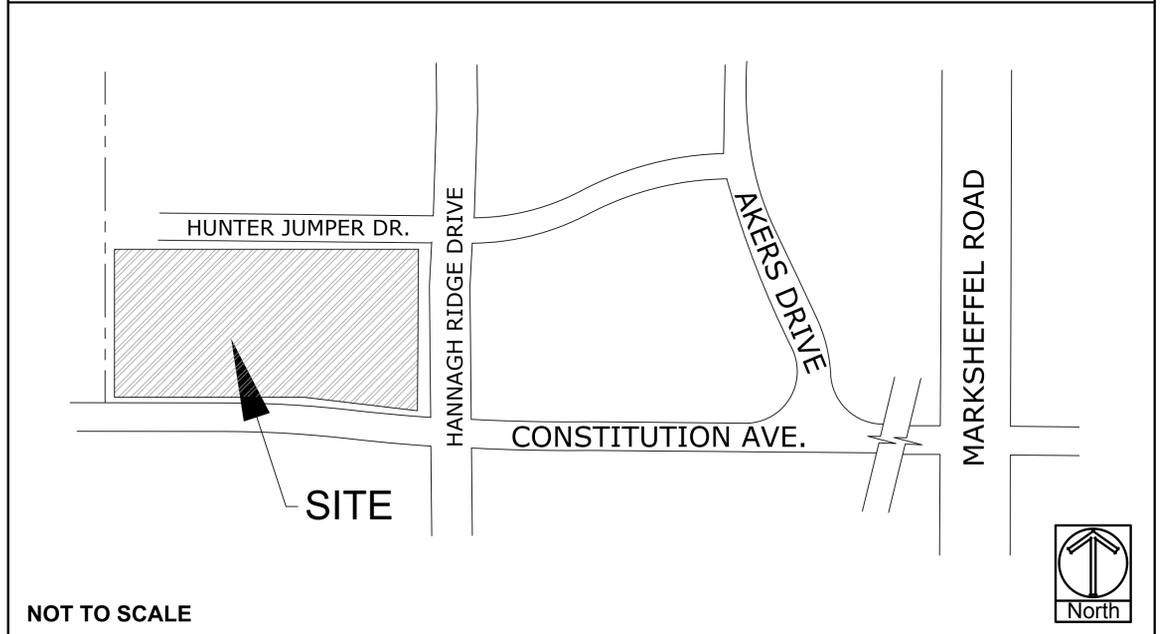
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ACT	14	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K, L, M
FAP	24	Fraxinus americana 'Autumn Purple'	Ash, Autumn Purple	1-1/2"	Z=4, 6.5K, M
FPM	24	Fraxinus pennsylvanica 'Marshall'	Ash, Marshal Seedless	1-1/2"	Z=3, 8.5K
GSH	13	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R,D,F,Z=4, 6.5K, L, M
MPR	6	Malus 'Profusion'	Crabapple, Profusion	1-1/2"	F,Z=4, M
MSS	23	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K, M
PCR	32	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,D,F,Z=2, 9.5K
EVERGREEN TREES					
PIE	6	Pinus edulis	Pine, Pinyon	6'	X,R,D,Z=3, 7.5K, L
PON	3	Pinus ponderosa	Pine, Ponderosa	6'	R,D,Z=3, 9.5K, L
DECIDUOUS SHRUBS					
BRG	31	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,D,Z=4, 7K, L
CCR	41	Cotoneaster apiculatus	Cotoneaster, Cranberry	5 Gal	R,D,F,Z=5, 7.5K
CIH	18	Cornus alba 'Bailhalo'	Dogwood, Ivory Halo	5 Gal	R,D,Z=3, 7K
COP	17	Cotoneaster acutifolia	Cotoneaster, peking	5 Gal	R,D,Z=4, 10K
PBS	31	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K, L, M
POG	22	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,D,F,Z=2, 10K
RGL	25	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	D,Z=3, 8.5K, L
SBG	40	Spiraea x bumalda 'Goldflame'	Spirea, Goldflame	5 Gal	R,D,Z=3, 7.5K
SPG	20	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	R,D,Z=3, 7.5K
SPV	32	Spiraea x vanhouttei	Spirea, Vanhoutte	5 Gal	R,D,Z=3, 7.5K, M
EVERGREEN SHRUBS					
JBJ	49	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,D,Z=3, 8.5K, L
JUA	48	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,D,Z=3, 7.5K
PGS	7	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, M

GROUND COVER LEGEND

NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS

SYMBOL	DESCRIPTION	QUANTITY
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	37,702 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	15,572 SF
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC (NOT SHOWN BUT TO BE ADDED AT AREAS OF DRAINAGE FLOWS AS NEEDED TO PREVENT EROSION)	TBD
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (FOR MULCH RINGS AT TREES IN NATIVE SEED AREAS AND TREES LOCATED IN TURF)	TBD
	IRRIGATED NATIVE SEED LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	148,083 SF
	NON-IRRIGATED NATIVE SEED (WETLAND MIX) AT STORM QUALITY POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	TBD
	TYPICAL LANDSCAPE AREA AT HOMES (SEE SHEET L-5 FOR LANDSCAPE IN THESE AREAS)	
	KENTUCKY BLUEGRASS SOD	17,967 SF
	DECORATIVE BOULDER	140 TOTAL
	STEEL EDGING	1,338 LF

VICINTY MAP



NOT TO SCALE

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH. LANDSCAPE CONTRACTOR WILL ASSUME NO RESPONSIBILITY FOR ANY NEGATIVE DRAINAGE. THIS REFERS TO ANY AREA THAT DOES NOT DRAIN CORRECTLY.

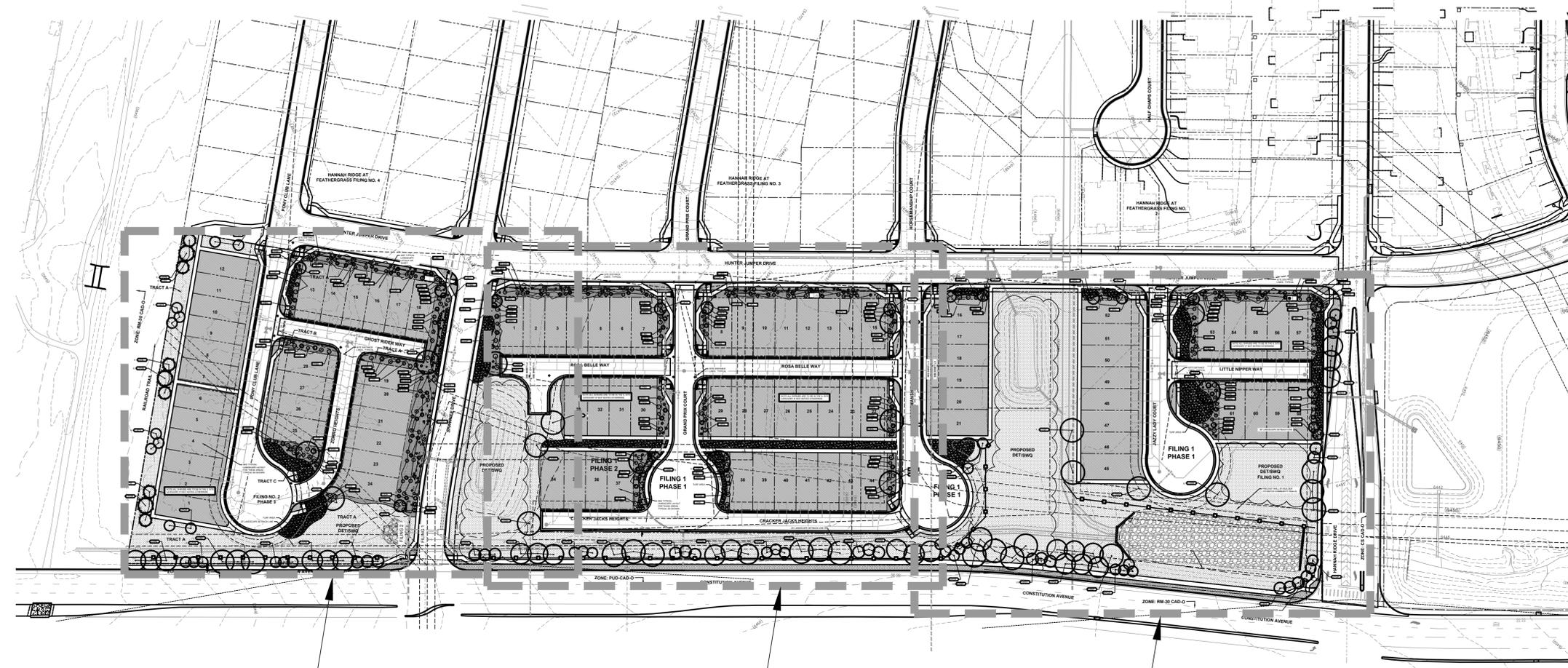
CALLOUT KEY

- PLANT ABBREVIATION
- (12-ABM) TREE CALLOUT
- (35-SPV) SHRUB & ORN. GRASS CALLOUT
- (15-RBE) PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUND COVER LEGEND



SEE SHEET L-2

SEE SHEET L-3

SEE SHEET L-4



SCALE 1"=80'-0"

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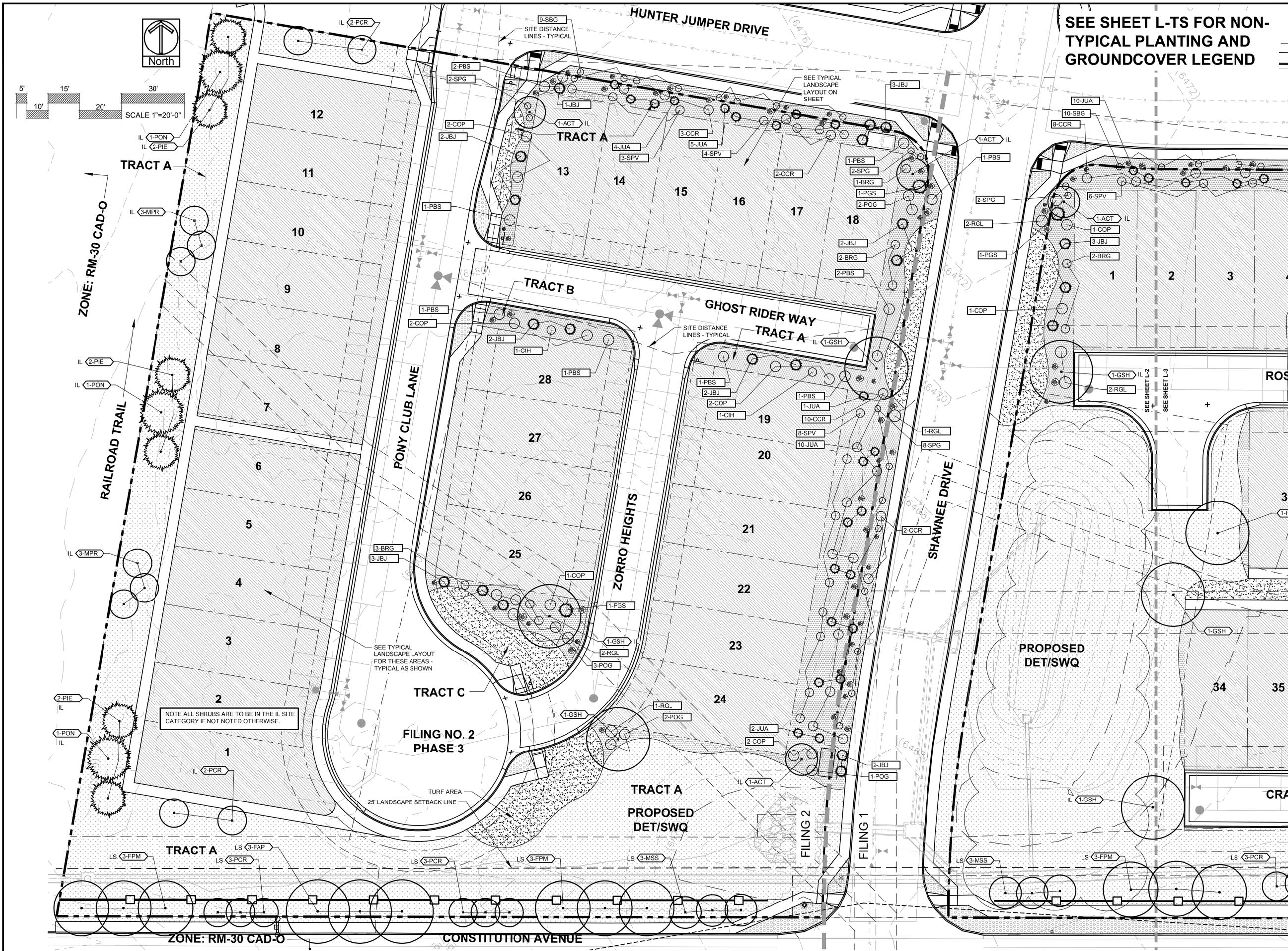
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FILING NO. 1 & 2

JOB NUMBER	2409-1218
DATE	3/20/19
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE PLAN
SHEET #	L-1
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SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUNDCOVER LEGEND

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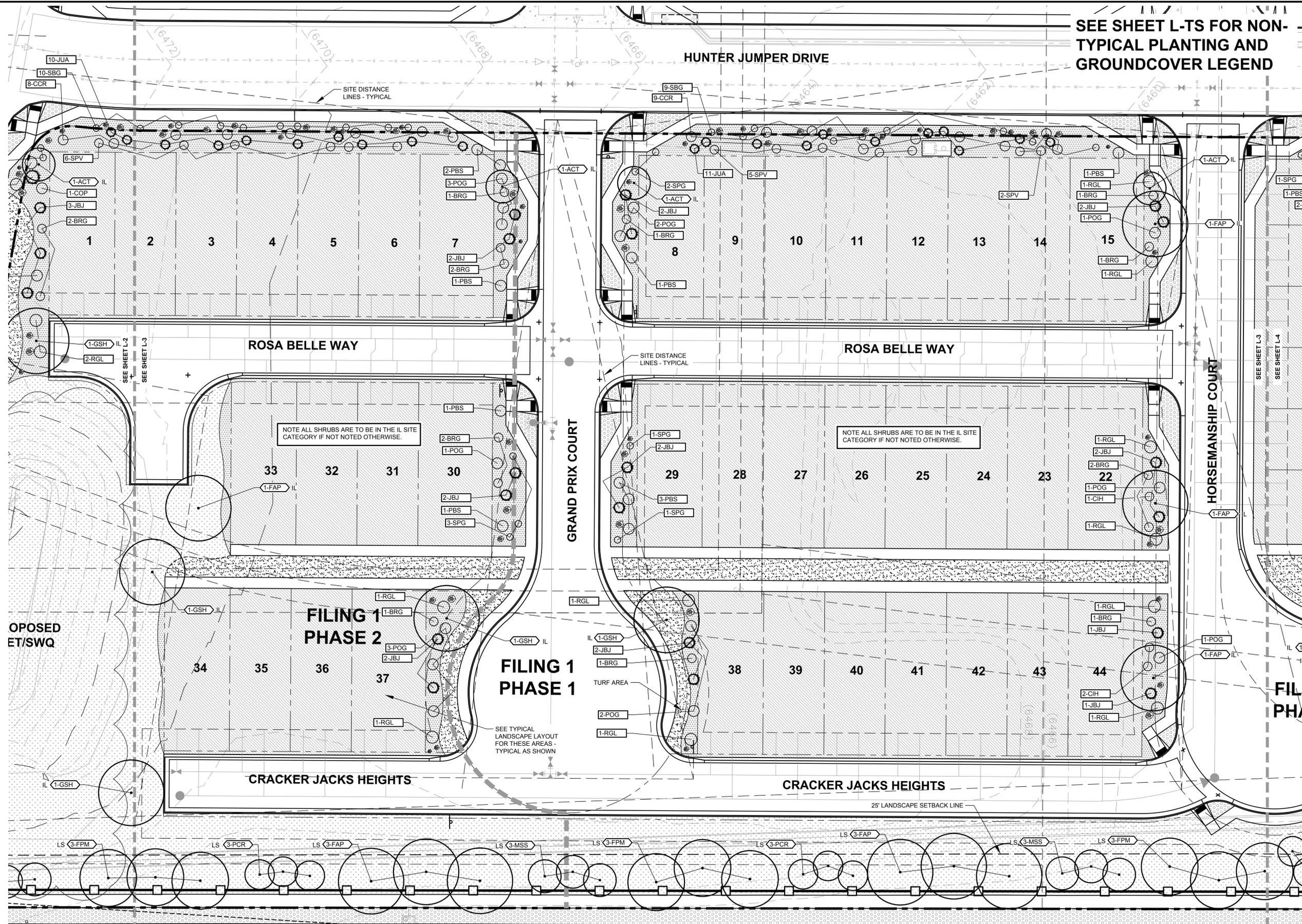


MIDTOWN AT HANNAH RIDGE
 FILING NO. 1 & 2

JOB NUMBER: 2409-1218
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 DRAWING DESCRIPTION: LANDSCAPE PLAN

SHEET # L-2
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SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUNDCOVER LEGEND



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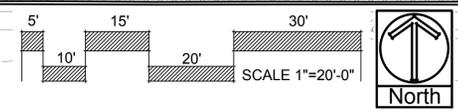
MIDTOWN AT HANNAH RIDGE
 FILING NO. 1 & 2

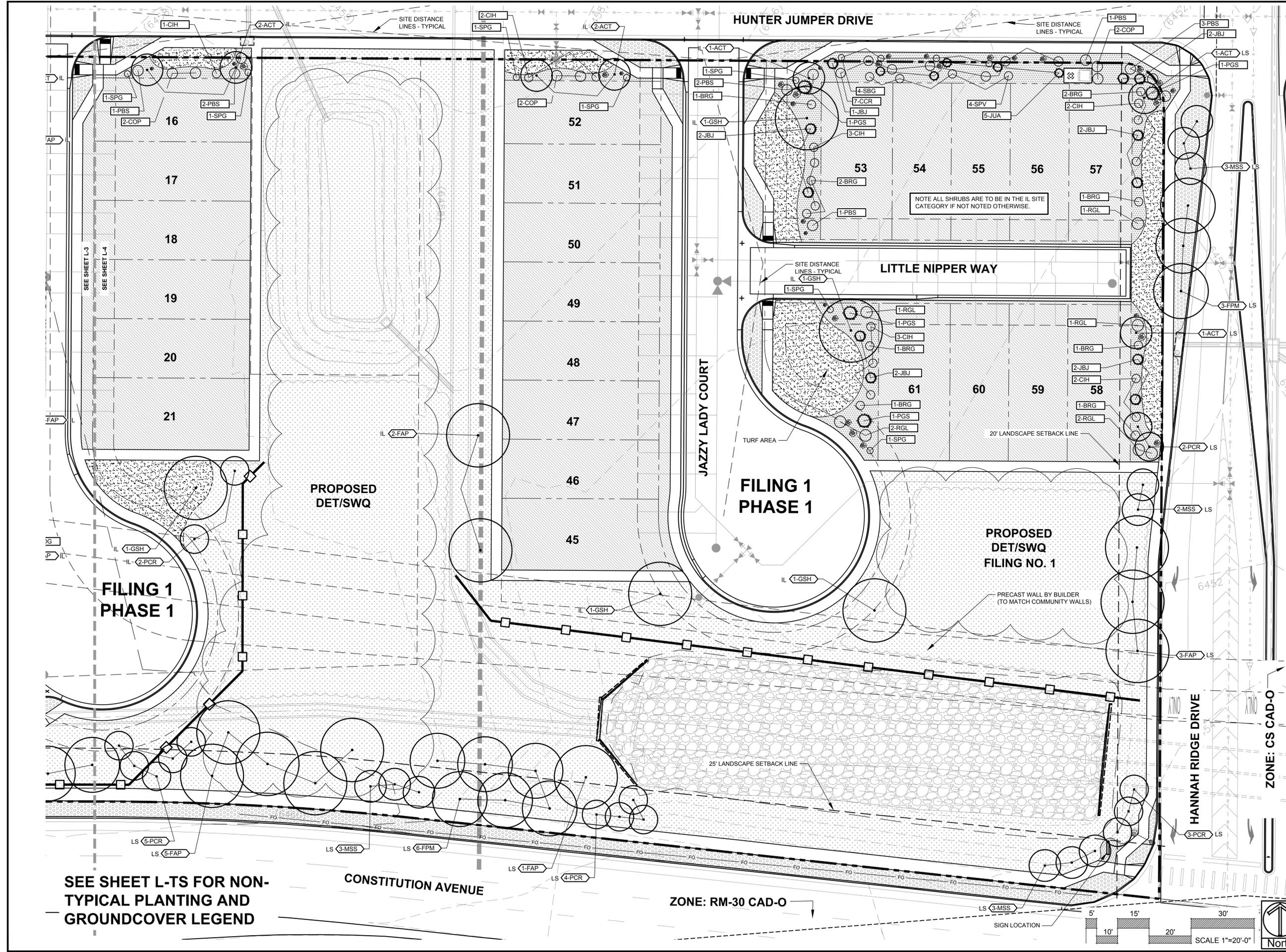
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 DATE 3/20/19
 DRAWN BY MB
 DRAWING DESCRIPTION

LANDSCAPE PLAN
 SHEET # L-3
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ZONE: PUD-CAD-O

CONSTITUTION AVENUE





SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUNDCOVER LEGEND

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DRAWING DESCRIPTION	LANDSCAPE PLAN
SHEET #	L-4
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 DRAWING DESCRIPTION
**LANDSCAPE PLAN -
 BUILDING TYPICALS**
 SHEET #
L-5
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SITE CONDITIONS NOTE (GRADING & DRAINAGE)
 LANDSCAPE PLANS ARE PREPARED BASED ON EXISTING FIELD CONDITIONS. ALL AMERICAN LANDSCAPE, ALL AMERICAN MAINTENANCE, INC. ARE NOT RESPONSIBLE FOR NEGATIVE DRAINAGE THAT COULD CAUSE ANY PROPERTY DAMAGE, OR OTHER ISSUES PRIOR TO, DURING OR AFTER ANY AND ALL LANDSCAPE INSTALLATION. IF AND WHEN AREAS ARE IDENTIFIED THAT CAN NOT BE ESTABLISHED TO MAINTAIN POSITIVE DRAINAGE, THE OWNER'S REPRESENTATIVE WILL BE NOTIFIED FOR A CORRECTIVE SOLUTION AT AN ADDITIONAL CHARGE PER A CHANGE ORDER.

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PLANT AND TREE WARRANTY NOTE
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SITE CONDITIONS NOTE
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PLANTING LEGEND (FOR THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES				
CCH	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	2"	
MPR	Malus 'Profusion'	Crabapple, Profusion	2"	
MSS	Malus 'Spring Snow'	Crabapple, Spring Snow	2"	
DECIDUOUS SHRUBS				
BCR	Berberis thunbergii 'Crimson pygmy'	Barberry, Crimson pygmy	5 Gal	
BGN	Berberis thunbergii 'Golden nugget'	Barberry, Golden nugget	5 Gal	
EDB	Euonymus alatus 'Compactus'	Burning Bush, Dwarf	5 Gal	
PBS	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	
PLD	Physocarpus opulifolius 'Little Devil'	Ninebark Little Devil	5 Gal	
POG	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	
PPB	Potentilla fruticosa 'Pink Beauty'	Potentilla, 'Pink Beauty'	5 Gal	
PSG	Potentilla 'Sutters Gold'	Potentilla, Sutters Gold	5 Gal	
SPG	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	
EVERGREEN SHRUBS				
JB	Juniperus Sabina	Juniper, Buffalo	5 Gal	
PIM	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	
PGS	Picea pungens 'Glauca globosa'	Spruce, Globe Blue	5 Gal	
ORNAMENTAL GRASSES				
CAA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	
PERENNIALS				
AMY	Achillea 'Moonshine'	Yarrow, Moonshine	1 Gal	
EPC	Echinacea purpurea	Coneflower, Purple	1 Gal	
HSG	Hemerocallis 'Stella d'oro'	Daylily, Stella d'oro	1 Gal	

GROUNDCOVER LEGEND (FOR THIS SHEET ONLY)

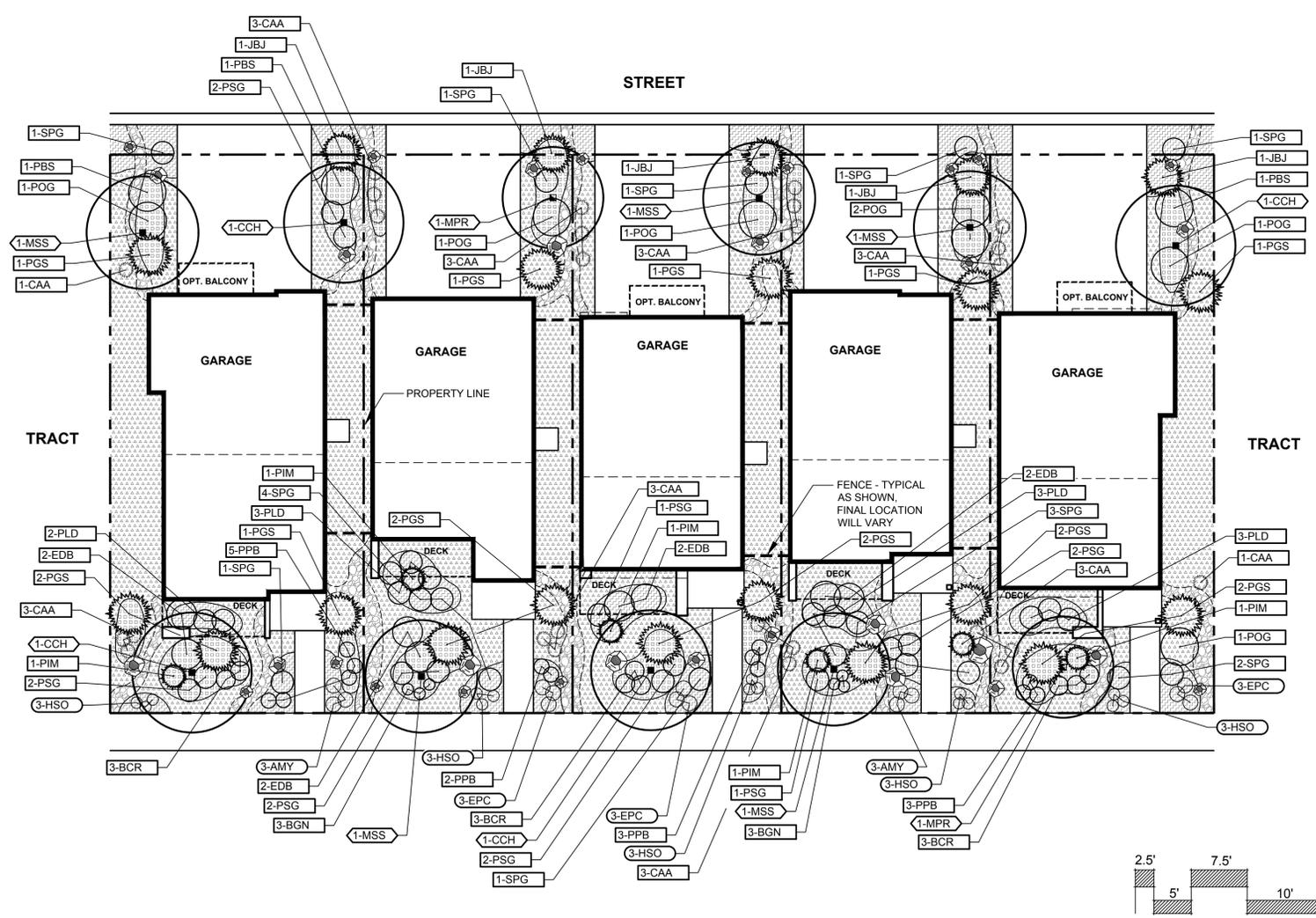
SYMBOL	DESCRIPTION
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	1-1/2" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC
	BERM (NOT SHOWN)
	DECORATIVE BOULDER
	STEEL EDGING

CALLOUT KEY

- PLANT ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

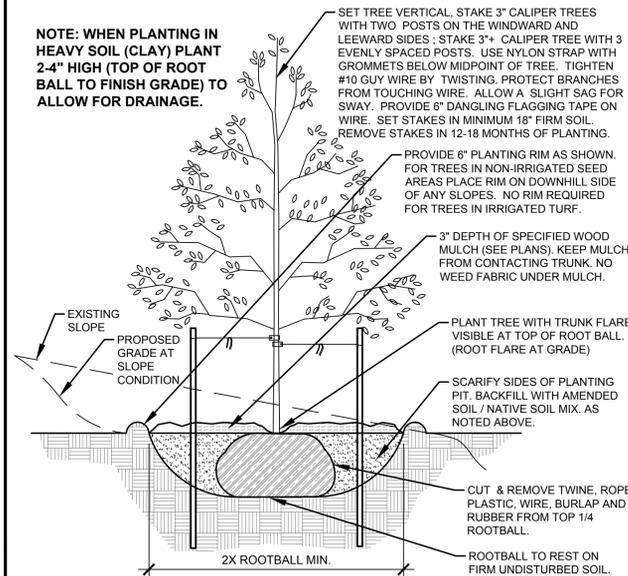
PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS



- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

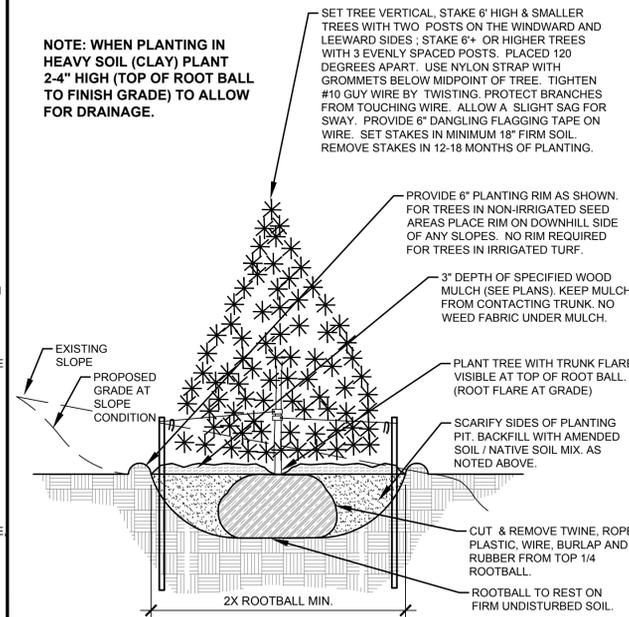
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

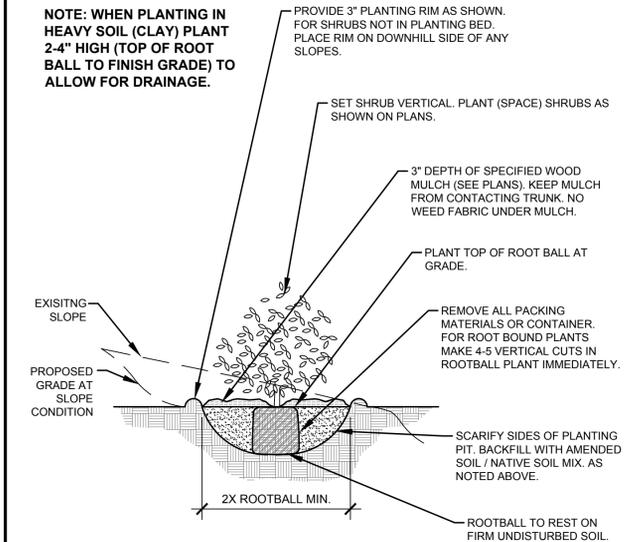
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.

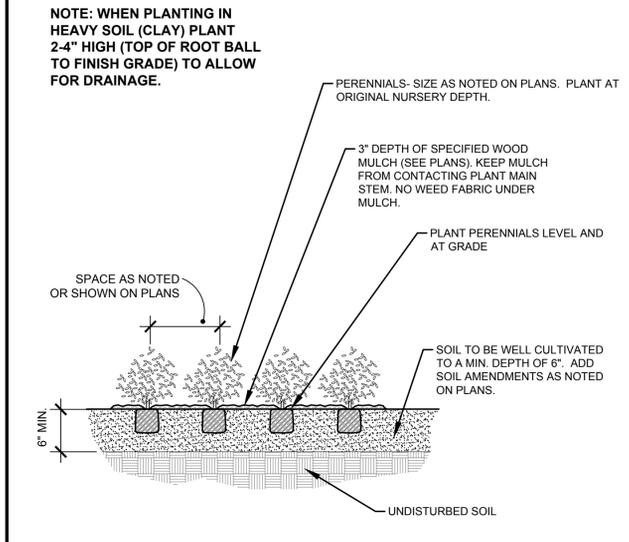
NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.

NOTE: WHEN PLANTING IN HEAVY SOIL (CLAY) PLANT 2-4" HIGH (TOP OF ROOT BALL TO FINISH GRADE) TO ALLOW FOR DRAINAGE.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS. OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
 - ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF. TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
 - LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
 - ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
 - ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
 - CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 3 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
 - IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
 - ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
 - LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
- ASTROBAND PERMETHRIN
- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
- CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA. A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

- IRRIGATED NATIVE SEED TO BE SHARP BROS. SEED CO. "LOW GROW HIGH ALTITUDE MIX". APPLY SEED AT 2 LBS/1,000 SF USING A ONE STEP HYDRO SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- EPHRAIM CRESTED WHEATGRASS 30%
 - PERENNIAL RYEGRASS 25%
 - SHEEP FESCUE 20%
 - CHEWING FESCUE, JAMESTOWN IV 15%
 - ARIZONA FESCUE, REDONDO 10%
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: A1 ORGANICS-CLASS 1 BIOCOMP AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. USE SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF 2-3 WEEKS AFTER EMERGENCE. ADD 1 LB. NITROGEN PER 1,000 SF MID TO LATE JUNE, EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- NON-IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED, INC. "RIPARIAN MIX". APPLY SEED AT 2 LBS/1,000 SF USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- WHEATGRASS, WESTERN 44% NEBRASKA SEED 2.5%
 - WHEATGRASS, STREAMBANK 16% ALKALAI SACATON 1.5%
 - BOTTLEBRUSH, SQUIRRELTAIL 13% FOWL MANNAGRASS 1%
 - CANADIAN WILDBIRD 11% BALTO RUSH 5%
 - SWITCHGRASS 10% PATH RUSH 5%
- SOIL IN NON-IRRIGATED SEED AREAS TO BE AMENDED WITH: 10% HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE FOOTHILLS MIX USING A ONE STEP HYDRO-MULCH.
- ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-527-6313

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



MIDTOWN AT HANNAH RIDGE
FILING NO. 1 & 2

JOB NUMBER 2409-1218
DATE 3/20/19
DRAWN BY MB
DRAWING DESCRIPTION
PLANTING DETAILS & NOTES
SHEET # L-6
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