

LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

IRRIGATION SYSTEM NOTE

NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.

CODE REQUIREMENTS

Table with columns: LANDSCAPE SETBACKS (LS), MOTOR VEHICLE LOTS (MV), INTERNAL LANDSCAPING (IL), LANDSCAPE BUFFERS AND SCREENS (LBS).

PLANT SCHEDULE

Table with columns: Symbol, Abbr., Quantity, Botanical Name, Common Name, Colo. spgs Key from App. B, Mature Size, B & B Planting Size.

GROUND COVER LEGEND

Table with columns: SYMBOL, DESCRIPTION, APPROX. SF.

GRADE NOTE

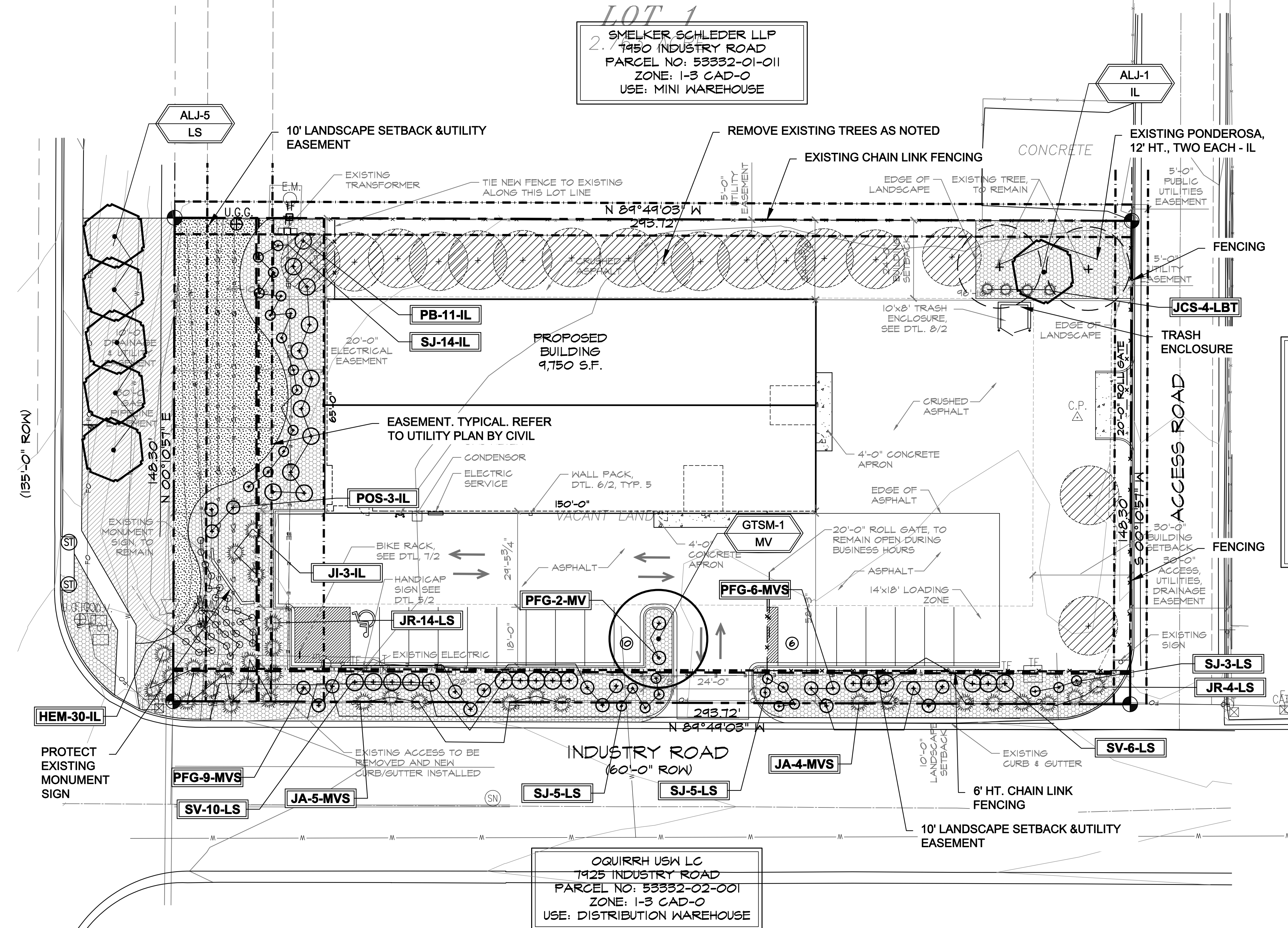
GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING...

UTILITIES NOTE

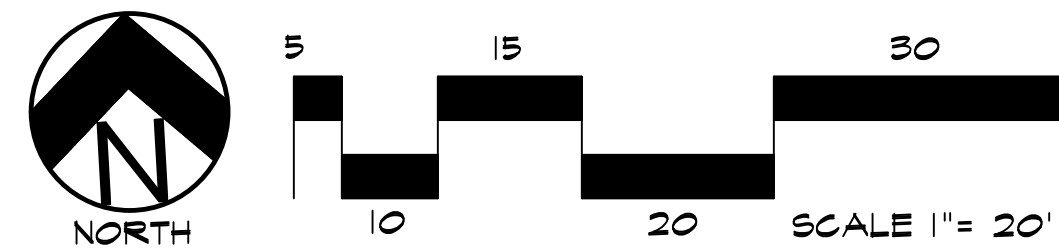
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 150PSI.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES...



ALTERNATE LANDSCAPE PLAN



HIGHER GROUND DESIGNS, INC. LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207 COLORADO SPRINGS, CO 80918 Phone: 719-477-1646 Fax: 719-588-1122



THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

SMELKER HCI 7920 INDUSTRY ROAD EL PASO COUNTY

PREPARED FOR: HAMMERS CONSTRUCTION

NUMBER 1083-22

REVISIONS

ORIGINAL DATE 5-27-22

DRAWN BY DESCRIPTION

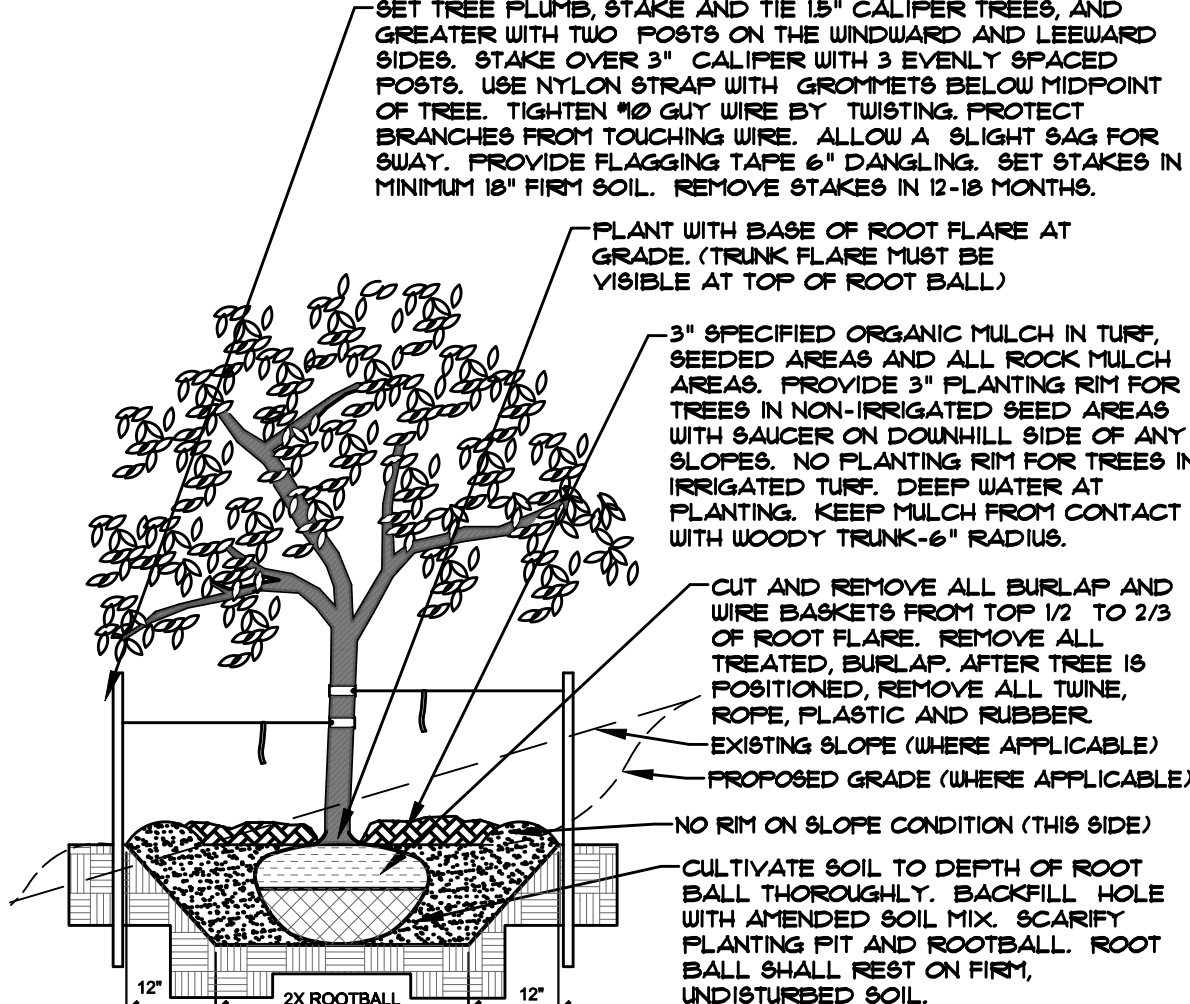
FINAL LANDSCAPE PLAN

SHEET NO. L1.2

For County Approval Only

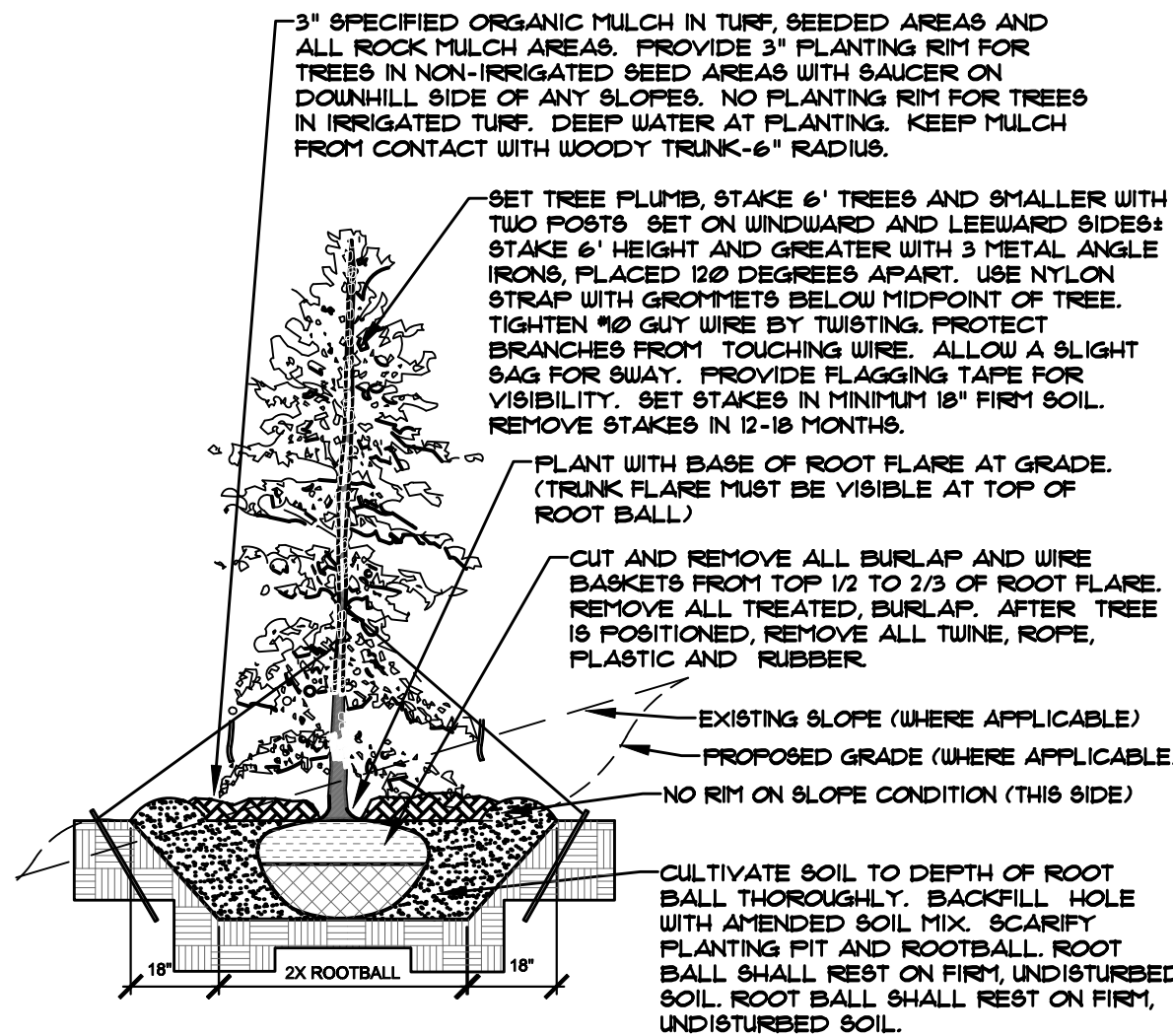
NOT FOR CONSTRUCTION

- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD, BROKEN, CROSSING, OR LEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL 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 TAPE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
  - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



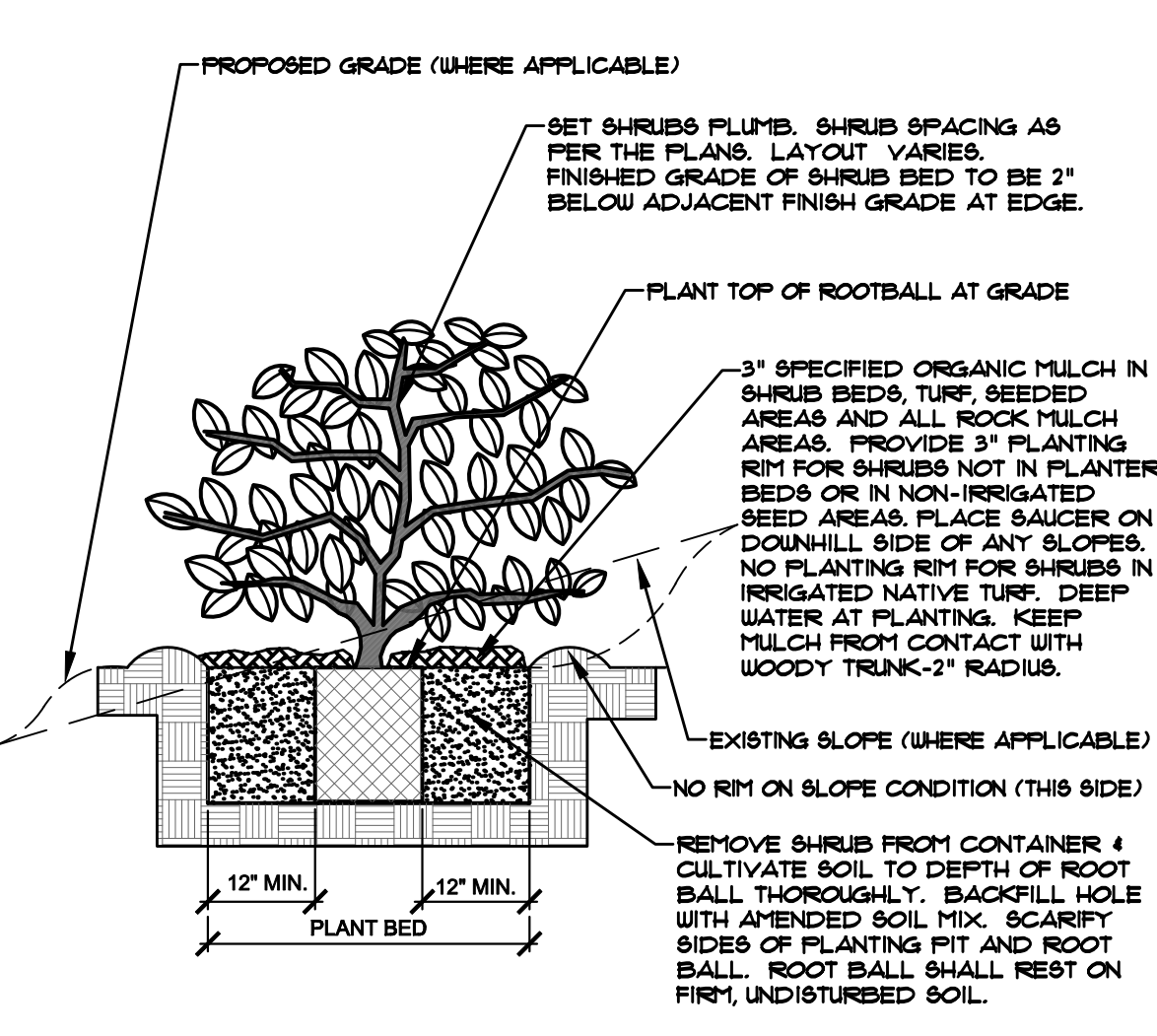
**(A) DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL 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 TAPE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
  - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



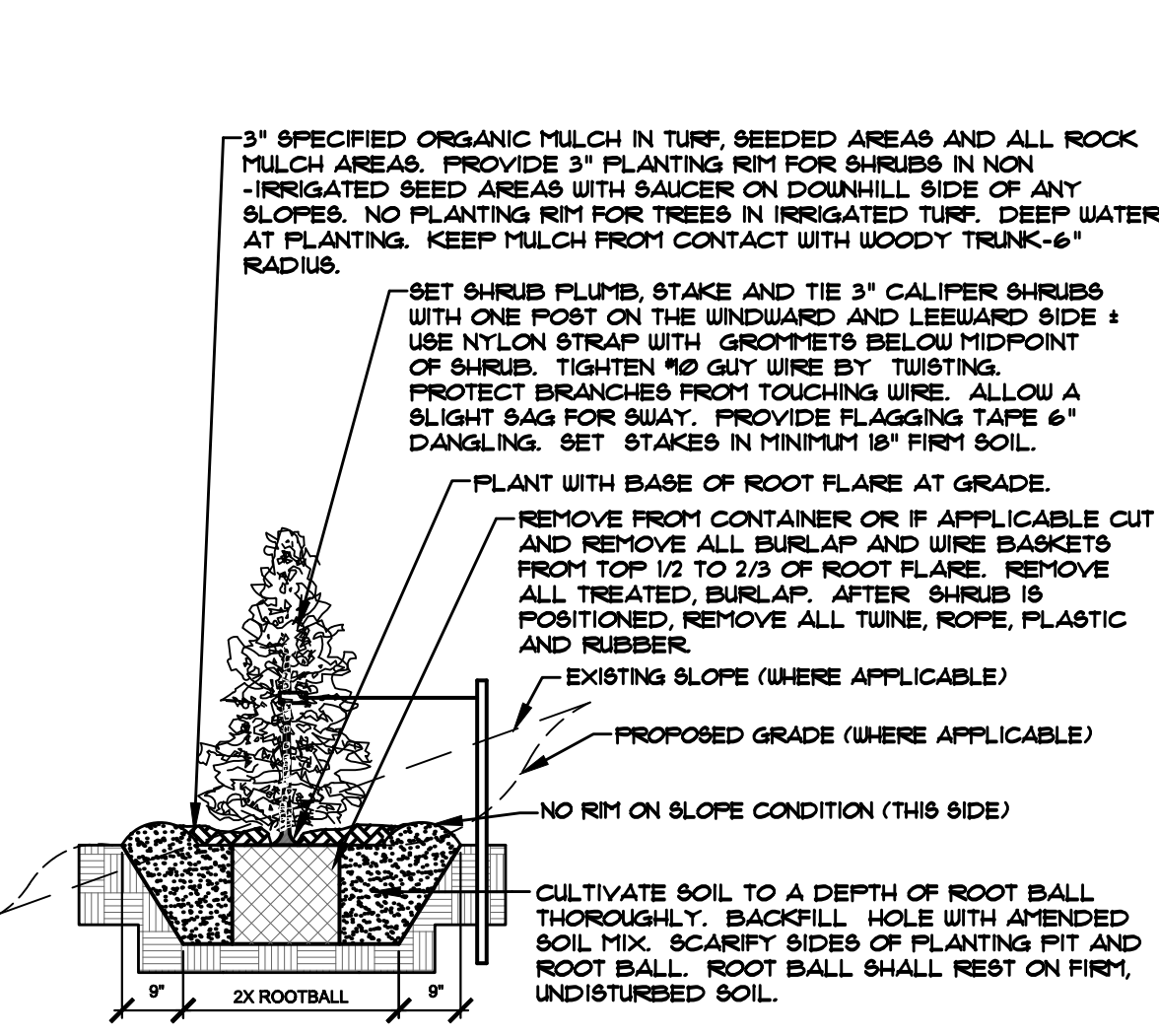
**(B) EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



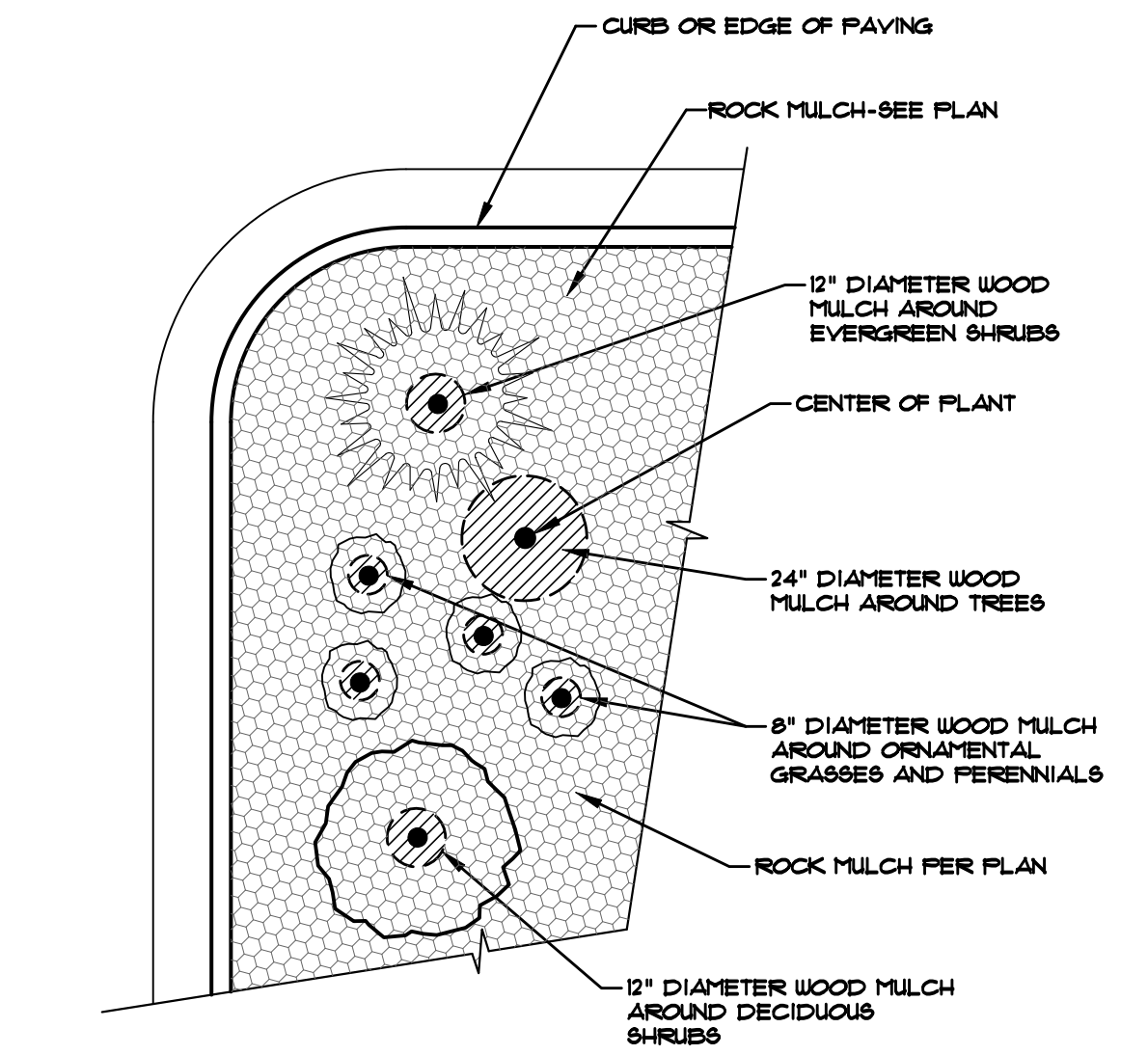
**(C) SHRUB PLANTING DETAIL**  
NOT TO SCALE

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



**(D) UPRIGHT EVERGREEN SHRUB PLANTING DETAIL**  
NOT TO SCALE

- NOTES:**
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPINGS AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESSES.
  - REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS



**(E) TYPICAL PLANT MATERIAL TREATMENT**  
NOT TO SCALE

**INSTALLATION NOTES**

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLAN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (1/8" x 4" x 10") WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH STAPLES AT 9" O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEN WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

**FIRE SIGNAGE NOTE**

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

**GRADING AND DRAINAGE NOTE**

ALL GRADES SHOULD SLOPE AWAY FROM ALL BUILDING FOUNDATION. PRIOR TO, OR DURING CONSTRUCTION IF DRAINAGE PROBLEMS ARE IDENTIFIED CONTACT LANDSCAPE ARCHITECT AND CEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGD, INC. PREPARED THIS LANDSCAPE PLAN BASED ON CIVIL PLANS BY OTHERS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

**SOD INSTALLATION NOTE**

**SOIL PREPARATION FOR SOODED AREAS**

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROV MATERIAL AT A RATE OF 3 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA DISK (TTL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

**BLUEGRASS SOD**

A. PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES, STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOWING, FERTILIZING, WEED CONTROL AND SPRAYING.

B. MOW SOD TO 1 1/2" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF 3/4" TO 1". DELIVER IN ROLLS 8' LONG AND 18" WIDE. SMALL, IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.

C. DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

**SOD INSTALLATION**

A. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.

B. LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.

C. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.

D. ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.

E. KEEP THE SOIL BED MOIST DURING LAYING OF SOD.

F. NEWLY INSTALLED SOD SHALL BE WATERED WITH 1/4" INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-6 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.

G. WEEK 1: AFTER INSTALLATION, WATER NEW TURF 1/2" TO 1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 3 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.

H. WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF 1/2" PER DAY FOR 7 DAYS, SPLIT UP OVER 2 WATERING PERIODS EACH DAY.

I. WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER 1/2" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW.

J. KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF. APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIRED IN MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 20-0-10, 10 LB OF 10-0-10, OR SIMILAR FERTILIZERS.

**ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN**

WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

MOW SOODED LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

**PLANTING AREA SOIL PREP NOTES**

FOR ALL PLANTING AREAS SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 8" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

D. PLANTING AREA SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO FINAL GRADE AND PLANTING.

**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 100PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EXEMPTIONS AND WITHIN 15' OF ANY MAINLINE. ANY CONTACT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-002 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 9' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**DOCUMENT NOTE**

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**(F) STEEL EDGING**  
NOT TO SCALE

CONCRETE OR EDGE

1/8" x 4" STEEL EDGING, INSTALL AS SHOWN. STAKE AT APPROPRIATE LOCATIONS PER MANUFACTURE. INSTALL FLUSH AT EDGES

STAKE

95% COMPACTED SUBGRADE



NOT FOR CONSTRUCTION

REVISIONS	
ORIGINAL DATE	5-27-22
DRAWN BY	
DESCRIPTION	
FINAL LANDSCAPE PLAN NOTES	
SHEET NO.	L1.3

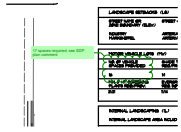
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# Landscape Plan Drawings\_V1.pdf Markup Summary

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7/25/2022 1:18:38 PM (1)

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17 spaces required; see SDP plan comment