

A.		SCOPE OF WORK
	1.	THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND AN APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS HEREIN.
	2	WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION ACCEPTANCE BY THE OWNER.
В.		PROTECTION OF EXISTING STRUCTURES
	1.	ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING A COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CON UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
	2	THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUC ACTIVITIES.
	3	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED PROJECT.
	4	THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURIN CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONT SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEG CONSTRUCTION.
C.		PROTECTION OF EXISTING PLANT MATERIALS
	2	EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC THIS INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES K DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONT FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TW PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SH MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
	3.	
D.		MATERIALS
	1.	
		MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
		MATERIALSAMPLE SIZEMULCHONE (1) CUBIC FOOTTOPSOIL MIXONE (1) CUBIC FOOTPLANTSONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
	2	PLANT MATERIALS a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AN
		FEATURES INDICATED IN PLANTS CHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE CO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVI WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT
		b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITEC
		 d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORA
		NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEP PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
		e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIG INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE A CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONT AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
		f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEE. BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
		g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN A FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLAN
		h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS
		i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
E.		
	1. 2.	
		a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETW
		8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPRb. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
	3.	TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
F.		WATER
	1.	WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEO PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLAN MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLE IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
~		* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
G.		FERTILIZER

NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

DIGGING AND HANDLING

- 1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- 2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

- 1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
- 8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
- 9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.
- 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
- 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
- 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
- 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
- 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S

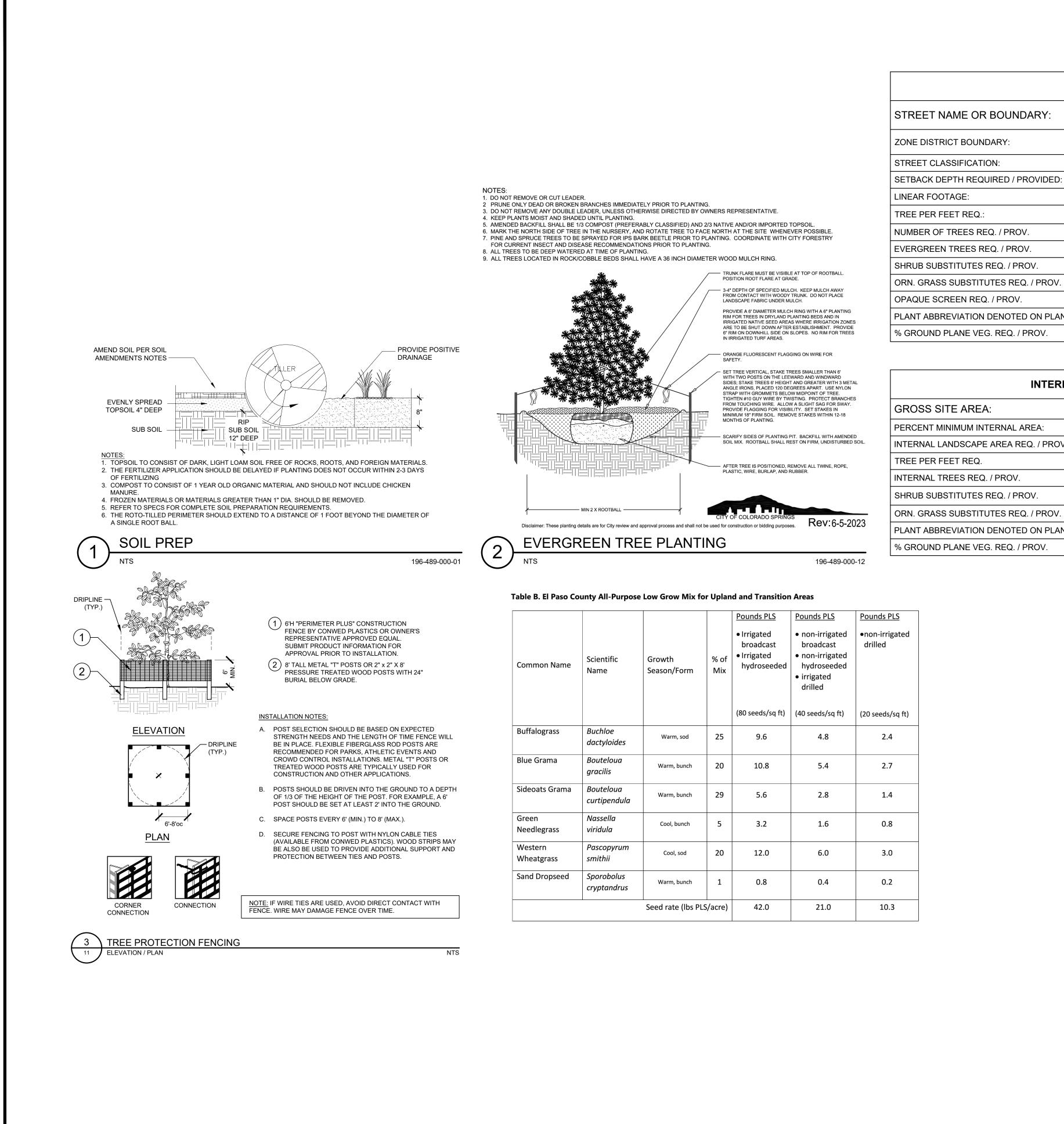
RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AME MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFO

- 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SAT TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSA FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BA
- 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED SHALL BE PULLED FROM UNDERNEATH.
- 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST
- 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACE ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUL PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREA DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN INSTALLATION.
- 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARC UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPER
- 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTI OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIMAN AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION F ALLOWED BY JURISDICTIONAL AUTHORITY)
- I. LAWN SODDING
- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPAR WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO OWNER.
- 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF AN CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BF BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUI ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND
- 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL PREPARED AREA THOROUGHLY.
- 4. SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWI
- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HAF ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMA IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SO REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENT FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDI
- 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF TH PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPO STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESS
- 6. LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODU SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF A 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRAD
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RE JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL $4"X_8^1"$ ROLLED TOP STEEL EDGING P. CLEANUP
- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRAC THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPR
- Q. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT S SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNT REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK
- 1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHAI INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLA ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTIO
- S. WARRANTY
- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIA CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S
- 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITI SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SH AT NO ADDITIONAL COST TO THE OWNER.
- 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CON THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICAL EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHIC
- T. PARKING LOT ISLAND NOTE
- 1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE S DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPT INSTALLATION.
- U. MAINTENANCE
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE
 ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCAT
- PROPERTY OWNER.

MENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER FORMATION SUBMITTAL PRIOR TO INOCULATION. ATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW		
SARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH BALL WITH SOIL MIXTURE. ED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP		
TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL Y DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN ST.		
CED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON REAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL D IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER		
ITRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE CT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO RCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED ERTY.		
NTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT RIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH N RATE RECOMMENDED BY THE MANUFACTURER. (AS		
PARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE		HOTI INC. (9) 453–0180
ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL IUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL ID EVEN FINISH TO THE REQUIRED GRADE.		Associates, IN lite 900 B0903 (719)
TIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET		SL Sl
ED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN WISE.		HORN AND A da Avenue Su
KE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID IARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. LL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE MARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY G IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. SDICTIONAL AUTHORITY.		2024 KIMLEY-HC 2 North Nevada Colorado Springs
THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE (POSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE SSIVE HEAT AND MOISTURE.		DESIGNED BY: EJG DRAWN BY: RES
DUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR F ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN R'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ADING IF NECESSARY.		CHECKED BY: EJG DATE: 3/7/2024
D MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE CE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION RESTRICTIONS AS SET FORTH BY THE PROPERTY'S		NO
G BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.		STATION) JTS S
AL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL ACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND PROVED BY THE OWNER'S REPRESENTATIVE.		
SHALL BE MAINTAINED BY WATERING, CULTIVATING, RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO NTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S		TRA N, C PE
IALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER ACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME PE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TION AND ACCEPTANCE HEREIN DESCRIBED.		VASTE 7 30 COUNT FRUCTIC
RIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE OR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT 'S REPRESENTATIVE.		RICK WP EL PASO CONSTR LAND
T THE END OF THE WARRANTY PERIOD SHALL BE REMOVED TIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE HALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED		BARBARICK WAS1 EL PASO CO CONSTRUC LANDS(
ONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, CALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO Y THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN IICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.		BAF
E STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A PTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR		PRELIMINARY FOR REVIEW ONLY
E RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS. TED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING	Know what's below. Call before you dig.	NOT FOR CONSTRUCTION Kimley » Horn Kimley-Horn and Associates, Inc.
	CALL UTILITY NOTIFICATION CENTER OF COLORADO	PROJECT NO. 196489000
PCD FILE NO. COM2	346	sheet L7.1



PLANT ABBREVIATION DENOTED ON PLAN:	N	I/A		
% GROUND PLANE VEG. REQ. / PROV.	Ν	I/A		
INTERNA		IG		
GROSS SITE AREA:		230,422 SF ((5.29	
PERCENT MINIMUM INTERNAL AREA:		5%		
INTERNAL LANDSCAPE AREA REQ. / PROV.		11,521 SF / 5	0,413	
TREE PER FEET REQ.			<u> 500 ş</u>	
INTERNAL TREES REQ. / PROV.		23/2	:8	
SHRUB SUBSTITUTES REQ. / PROV.		N/A		
ORN. GRASS SUBSTITUTES REQ. / PROV.		N/A		
PLANT ABBREVIATION DENOTED ON PLAN:				

NORTH BNDY

NO

N/A

0/0

647'

N/A

N/A

N/A

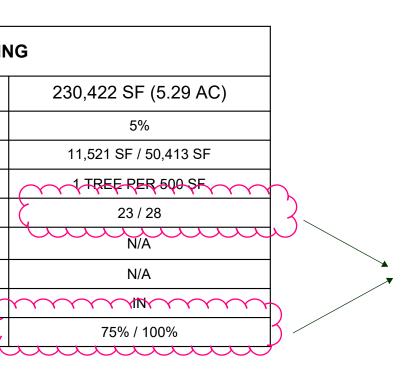
N/A

N/A

N/A

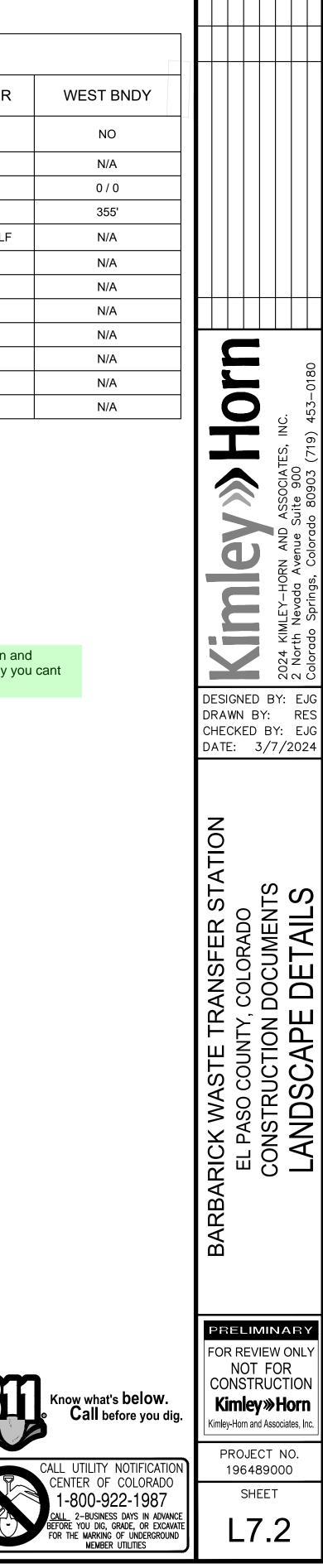
				Pounds PLS	Pounds PLS	Pounds PLS
me	Scientific Name	Growth Season/Form	% of Mix	 Irrigated broadcast Irrigated hydroseeded 	 non-irrigated broadcast non-irrigated hydroseeded irrigated drilled 	 non-irrigated drilled
				(80 seeds/sq ft)	(40 seeds/sq ft)	(20 seeds/sq ft)
	Buchloe dactyloides	Warm, sod	25	9.6	4.8	2.4
	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7
ima	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4
	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8
	Pascopyrum smithii	Cool, sod	20	12.0	6.0	3.0
ed	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2
		Seed rate (lbs PLS	/acre)	42.0	21.0	10.3

LANDSCAPE SETBACKS AND BUFFERS				
NDY	SOUTH BNDY	SOUTH BUFFER	EAST BUFFER	WEST BNDY
	NO	YES	YES	NO
	N/A	N/A	N/A	N/A
	0 / 0	25' / 25'	15' / 15'	0 / 0
	310'	340'	356'	355'
	N/A	1 TREE PER 25 LF	1 TREE PER 25 LF	N/A
	N/A	14 / 14	15 / 15	N/A
	N/A	5 / 14	5 / 15	N/A
	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A
	N/A	340' / 340'	N/A	N/A
	N/A	SB	EB	N/A
	N/A	75% / 100%	75% / 75%	N/A



75% / 100%

Please title as alternative landscape plan and explain in the LOI the justification for why you cant meet landscape code



PCD FILE NO. COM2346