PAINTBRUSH HILLS METROPOLITAN DISTICT SITE DEVELOPMENT PLAN FOR THE EQUIPMENT STORAGE FACILITY

LEGAL DESCRIPTION & LAND AREA:

1. THE PAINT BRUSH HILLS SITE DEVELOPMENT PLAN LEGAL DESCRIPTION CONTAINS A PORTION OF: TRACT A. PAINT BRUSH HILLS FILING NO. 13C.

A PORTION OF THE WEST HALF OF SECTION 25, AND THE EAST HALF OF PORTION 26, ALL IN TOWNSHIP 25 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT A AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13C RECORDED UNDER RECEPTION NO. 216713. RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 605920 SQUARE FEET OR 13.91 ACRES.

PARCEL B, PAINT BRUSH HILLS METROPOLITAN EXEMPTION PLAT. RECORDED AT RECEPTION NO. 216713738 OF THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF EL PASO COUNTY, COLORADO SITUATED IN THE NORTHWEST QUARTER OF SECTION 25. TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO. CONTAINING AN AREA OF APPROXIMATELY 9,583 SQUARE FEET OR 0.220 ACRES.

PROPOSED BUILDING DATA:

1. TOTAL BUILDING AREA: 2,520 SF 2. BUILDING HEIGHT: 19.33 FT

- 2.1. MAXIMUM BY CODE: 30 FT
- 3. PROPOSED LOT COVERAGE: ±2.25%

SITE COVERAGE:

- 1.1 BUILDING ±0.53% 1.2 GRAVEL - ±1.55%
- 1.3 NATURAL LANDSCAPING ±97.92%

LAND DETAILS:

- 1. TRACT A: 1.1. PROPERTY TAX SCHEDULE NUMBER: 5225305053
- 1.2. ZONING: RS-6000 1.3. LAND USE: POLITICAL SUBDIVISION
- 2. PARCEL B: 2.1. PROPERTY TAX SCHEDULE NUMBER: 5225209007
- 2.2. ZONING: RS-6000 2.3. LAND USE: POLITICAL SUBDIVISION

GENERAL NOTES

- 1. DETENTION AND WATER QUALITY TREATMENT IS NOT REQUIRED ON SITE SINCE DISTURBED AREA IS LESS THAN 1 ACRE.
- 2. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.

FUGITIVE DUST DURING CONSTRUCTION:

DEVELOPMENTS SHALL COMPLY WITH THE FOLLOWING STANDARDS:

- 1. IF DURATION OF CONSTRUCTION EXCEEDS 6 MONTHS: THE EMISSION CONTROL PLAN SHALL BE APPROVED PRIOR TO SITE GRADING AND A STATE CONSTRUCTION PERMIT SHALL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
- 2. NUISANCE CONDITIONS: REGARDLESS OF THE SIZE OR DURATION OF DEVELOPMENT, LAND DISTURBANCE SHALL BE CONDUCTED SO NUISANCE CONDITIONS ARE NOT CREATED. IF DUST EMISSIONS DO CREATE A NUISANCE, AN EMISSION CONTROL PLAN IS REQUIRED.
- 3. DUST CONTROL MEASURES: ACCEPTABLE DUST CONTROL MEASURES AND OPERATING PROCEDURES FOR CONSTRUCTION ACTIVITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PLANTING VEGETATION COVER, PROVIDING SYNTHETIC COVER, WATERING, CHEMICAL STABILIZATION. FURROWS, COMPACTING, MINIMIZING DISTURBED AREA, WIND BREAKS, ON-SITE VEHICLE SPEED CONTROL, AND DELAYED SURFACE OPENING. SOLID WOOD FENCING ALONG ADJACENT DEVELOPED AREAS MAY BE REQUIRED.

HAUL TRUCKS AND HAULAGE EQUIPMENT:

1. DEPOSITION OF DIRT AND MUD ON ROADS: ANY PERSON UNDERTAKING ANY CONSTRUCTION, DEMOLITION, DISMANTLING, OR EARTHMOVING ACTIVITIES SHALL PREVENT THE DEPOSIT OF DIRT, MUD, OR DEBRIS ON PUBLIC ROADS; AND SHOULD DEPOSITION OCCUR, THE DIRT, MUD, OR DEBRIS SHALL BE REMOVED AS QUICKLY AS POSSIBLE BY THE PERSON PERFORMING THE ACTIVITIES. 2. PARTICULATES EMISSION IN TRANSIT: PARTICULATES THAT MAY BE EMITTED IN TRANSIT SHALL BE CONTROLLED BY COVERING, WETTING OR OTHERWISE TREATING THE LOAD PRIOR TO TRANSIT.

OPEN BURNING

1. NO OPEN BURNING WITHOUT PERMIT: NO PERSON SHALL BURN OR ALLOW THE BURNING OF RUBBISH, WASTE PAPER, WOOD, OR OTHER FLAMMABLE MATERIAL ON ANY LOT, TRACT, OR PARCEL, OR ON ANY PUBLIC ROAD, ALLEY, OR OTHER LAND UNLESS AN OPEN BURNING PERMIT IS FIRST OBTAINED FROM THE EPCPH AND IN CONFORMANCE WITH THE AIR QUALITY REGULATIONS.

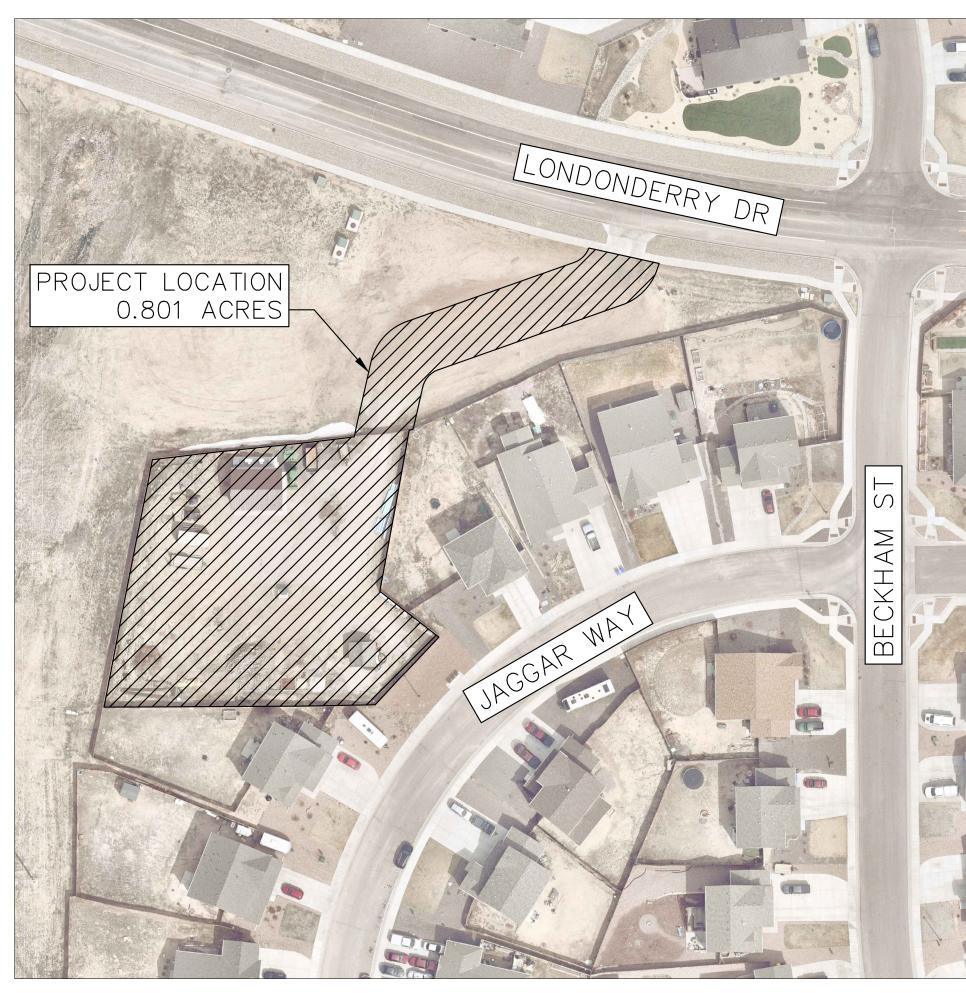
EROSION AND SEDIMENT CONTROL PLAN:

1. AN EROSION AND SEDIMENT CONTROL PLAN IS NOT REQUIRED FOR THIS PROJECT DUE TO THE PROJECT HAVING LESS THAN 1-ACRE OF DISTURBED AREA.

OPERATIONS AND MAINTENANCE PLAN (STORMWATER QUALITY FACILITY):

1. AN OPERATIONS AND MAINTENANCE PLAN IS NOT REQUIRED FOR THIS PROJECT DUE TO THE PROJECT HAVING LESS THAN 1-ACRE OF DISTURBED AREA.

10815 LONDONDERRY DR, PEYTON, CO 80831 EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP 1" = 60 FEET

| She | eet List Table | | | | |
|--------------|-------------------------|--|--|--|--|
| Sheet Number | Sheet Title | | | | |
| 1 | COVER SHEET | | | | |
| 2 | OVERALL TRACT EXHIBIT | | | | |
| 3 | HORIZONTAL CONTROL PLAN | | | | |
| 4 | SITE UTILITY PLAN | | | | |
| 5 | GRADING AND EROSION | | | | |
| | CONTROL PLAN | | | | |
| 6 | EXTERIOR ELEVATIONS | | | | |
| 7 | LANDSCAPE PLAN | | | | |
| 8 | EROSION CONTROL DETAILS | | | | |

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20___, 20___.

(PROPERT NOTARY (STATE OF (COUNTY

THE FORE (NAME AN

MY COMMI ADDRESS

| CONTACTS: | | UTILITIES: | |
|---------------------|---|-----------------|--|
| REVIEWER: | EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT 2800 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520–6300 | ELECTRIC: | MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. 11140 E. WOODMAN ROAD FALCON, CO 80831 (719) 495–2283 |
| OWNER: | PAINT BRUSH HILLS METROPOLITAN DISTRICT 9985 TOWNER AVENUE FALCON, CO 80831 ROBERT GUEVARA, DISTRICT MANAGER (719) 495-8188 ROBERT@PBHMD.COM | WATER & SEWER: | PAINT BRUSH HILLS METROPOLITAN DISTRICT 9830 LIBERTY GROVE AVENUE FALCON, CO 80831 (719) 495–8188 |
| ENGINEER: | KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 ADAM MONCHAK: (720) 943-9961 ADAM.MONCHAK@KIMLEY-HORN.COM | COMMUNICATIONS: | CENTURYLINK 3556 NEW CENTER POINT COLORADO SPRING, CO 80922 (719) 591–0861 |
| SURVEYOR: | BARRON LAND 2790 N. ACADEMY BLVD, SUITE 311 COLORADO SPRINGS, CO 80917 (710) 360–6827 | GAS: | BLACK HILLS ENERGY 18965 BASE CAMP RD A-7 MONUMENT, CO 80132 (888) 890-5554 |
| EMERGENCY SERVICES: | FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD FALCON, CO 80831 TRENT HARWIG, FIRE CHIEF (719) 495–4050 | | |

OWNER'S SIGNATURE BLOCK

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

ROBERT GUEVARA - PBHMD DISTRICT MANAGER DATE

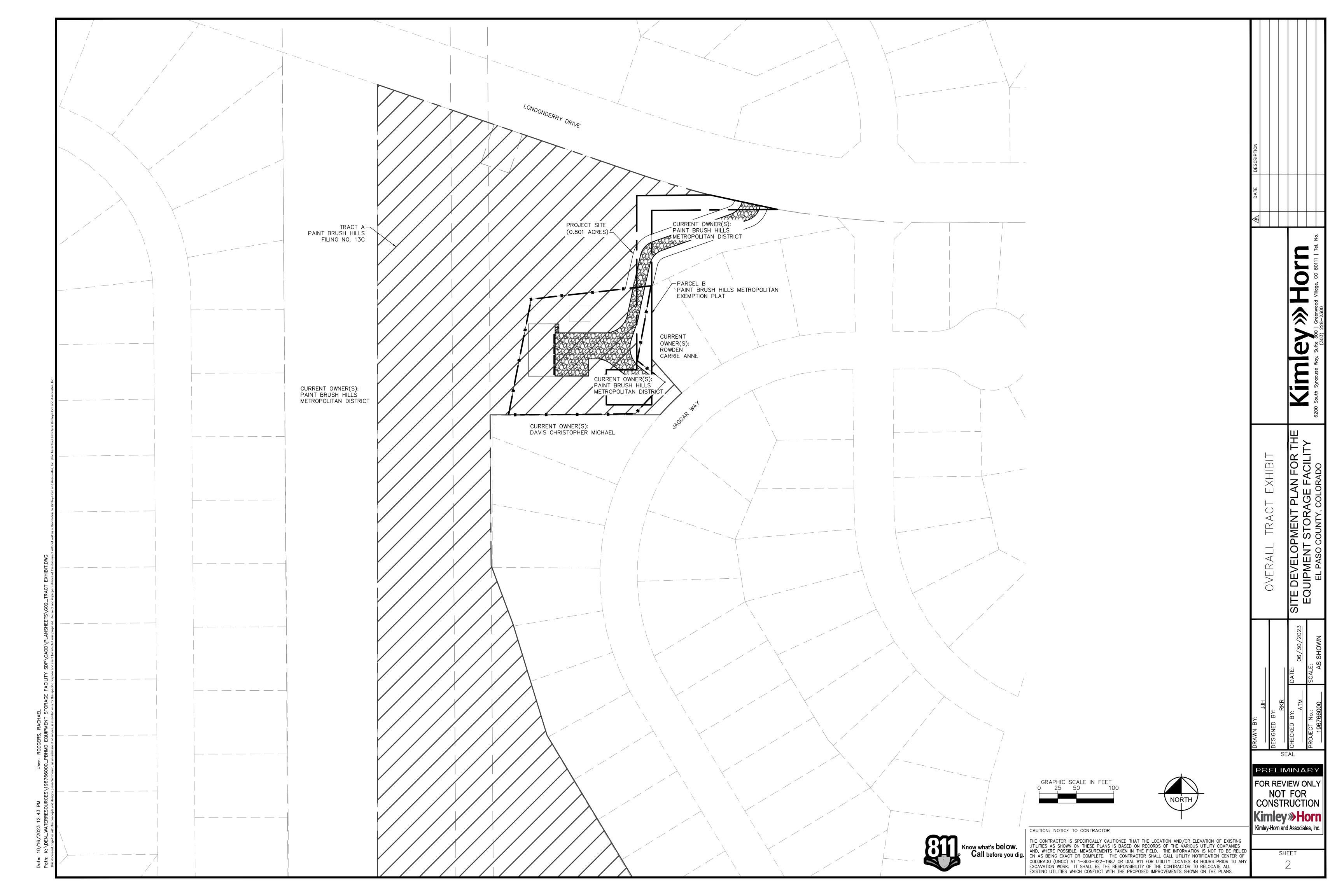
PROPERTY OWNER ACKNOWLEDGEMENT

PAINT BRUSH HILLS METROPOLITAN DISTRICT BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSE SAID LAND TO BE SITE PLANNED UNDER THE NAME OF PAINT BRUSH HILLS METROPOLITAN DISTRICT. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

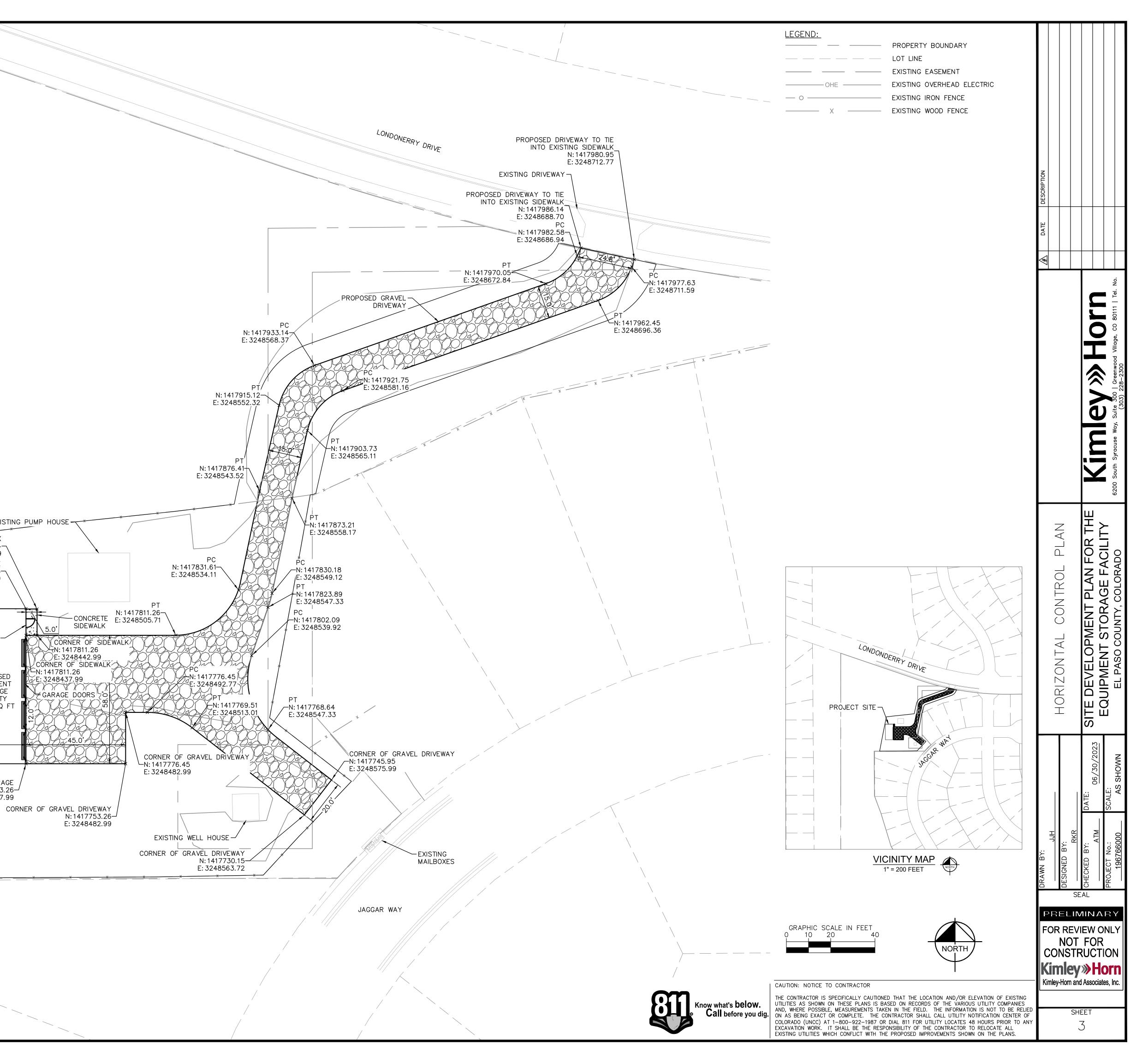
| TY OWNER) CERTIFICATE OF OF | - | | | | | | | |
|--------------------------------------|-----------|--------------|----------------|----------|---|---------|------|--|
| EGOING INSTRU ND TITLE). | JMENT WAS | ACKNOWLEDGED | BEFORE ME THIS | DAY OF _ | , | 20 BY _ | | |
| IISSION EXPIRE | ES: | | | | | | | |
| OF NOTARY: | | | | | | | | |

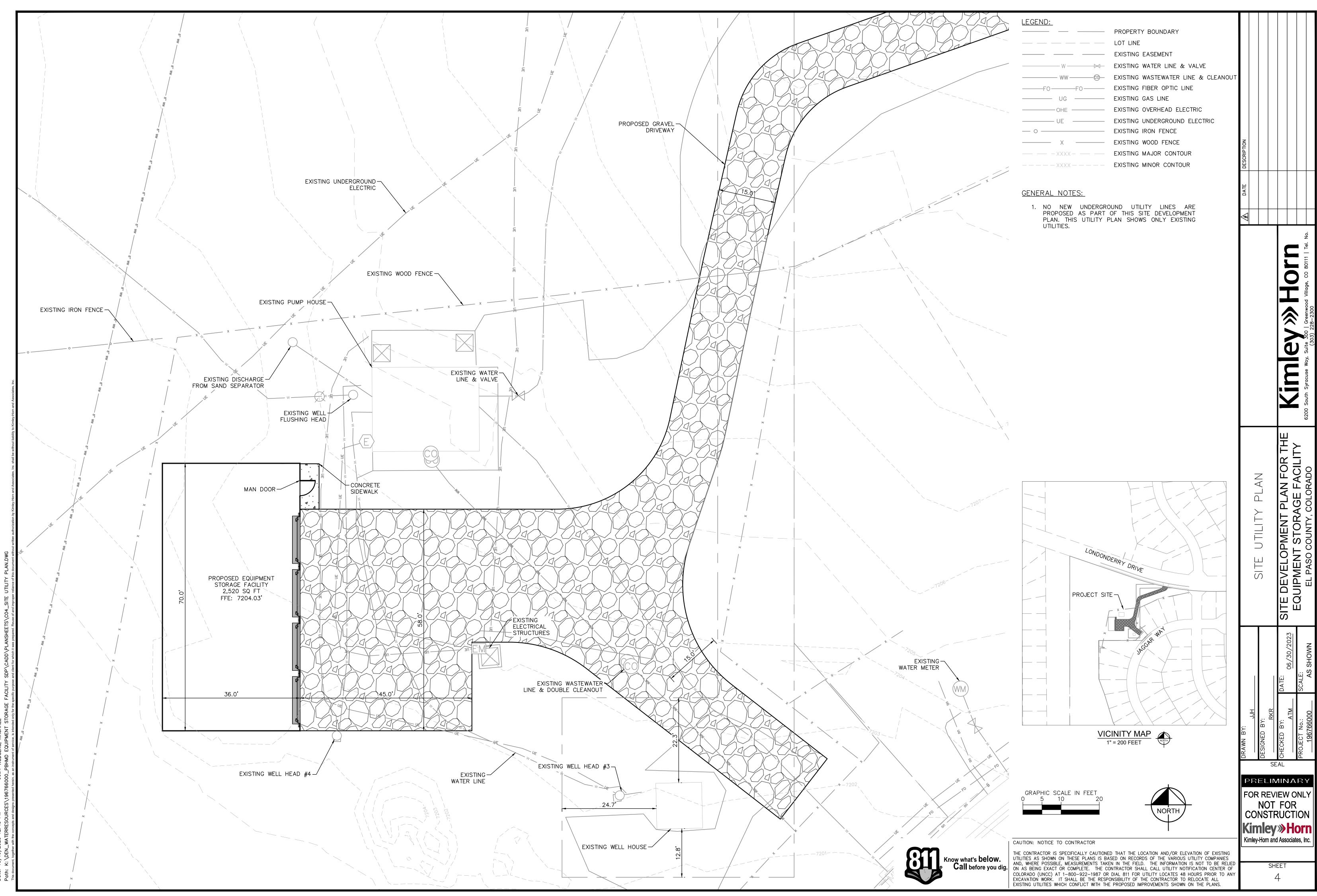
NOTARY PUBLIC

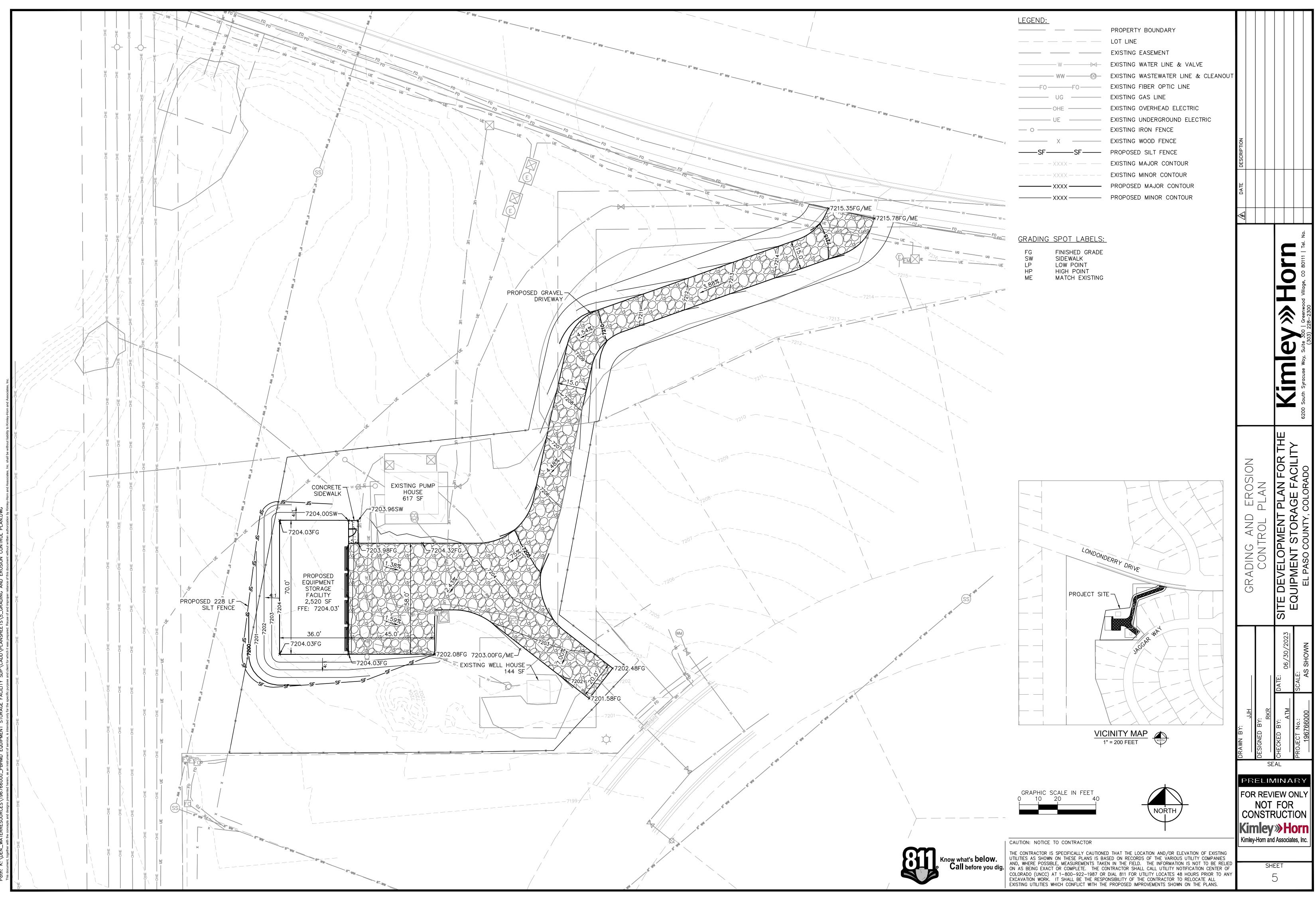
Kimley»Horn

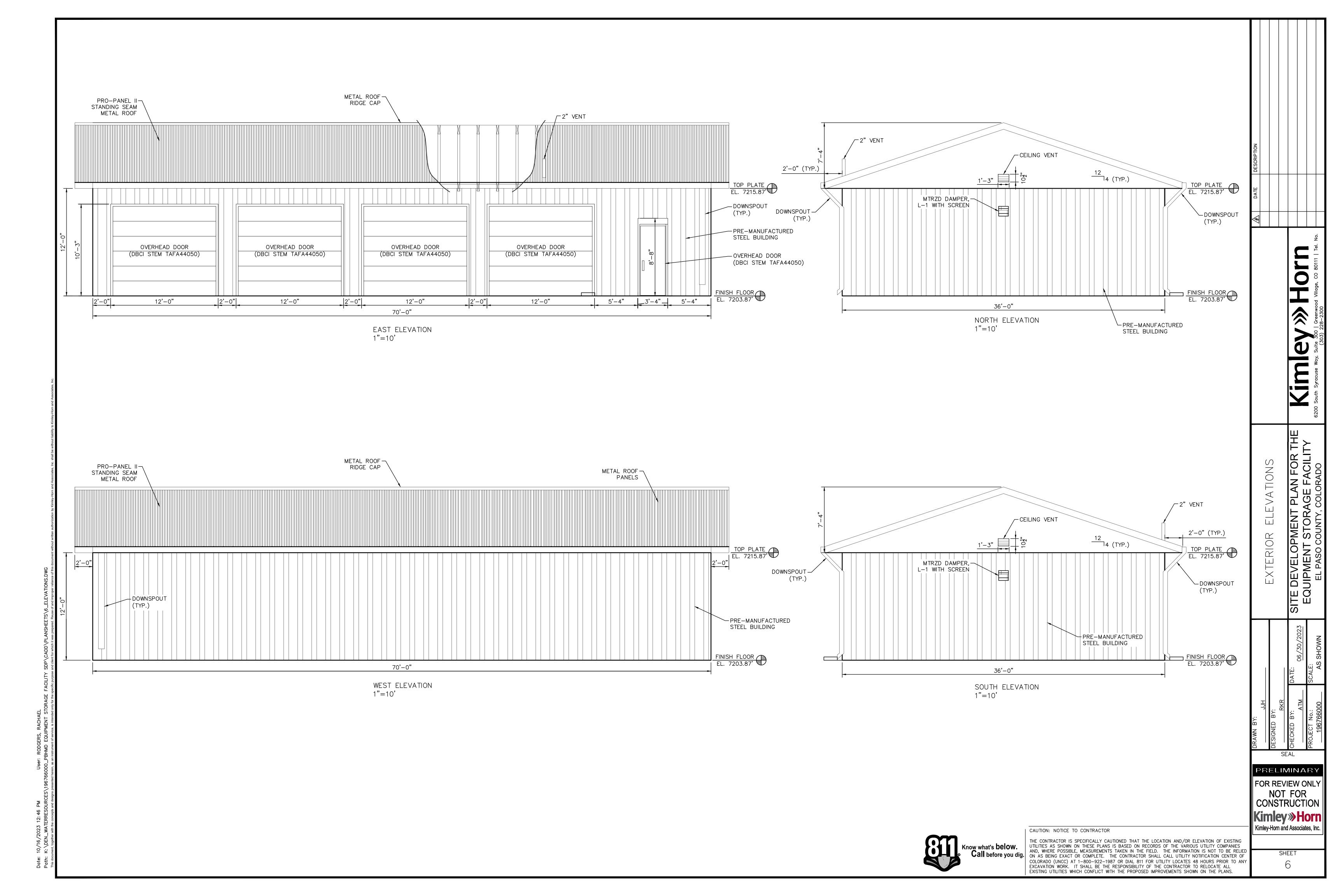


EXISTING PUMP HOUSE -•CORNER OF SIDEWALK N:1417823.14-E: 3248442.99 NE CORNER OF GARAGE N:1417823.26-E: 3248437.99 NW CORNER OF GARAGE N: 1417823.26--⁄ E: 3248401.99 MAN DOOR-PROPOSED EQUIPMENT STORAGE FACILITY 2,520 SQUARE FEET PROPOSED EQUIPMENT STORAGE FACILITY 2,520 SQ F SW CORNER OF GARAGE 36.0' N: 1417753.26 E: 3248401.99 SE CORNER OF GARAGE N:1417753.26 E:3248437.99 2 ÿ Date: Path:









| 1. | SCOPE OF WORK |
|---|--|
| | THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. |
| 2. | WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER. |
| F | PROTECTION OF EXISTING STRUCTURES |
| • | ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER. |
| 2. | THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES. |
| 3. | THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT. |
| 4. | THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO 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 DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE CONST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. |
| F I. | PROTECTION OF EXISTING PLANT MATERIALS THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS |
| 2. | EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC THIS SHALL 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 KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR O FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER. PLANT MATERIALS |
| | a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE 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 ARCHITECT. ANY |
| (| ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER. d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO |
| ¢ | NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO 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 THE SITE, |
| | AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND 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 CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE. |
| f | f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ⅔ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED. |
| ę | MORE THAN ≵ 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 AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING. |
| | h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING. |
| ę | HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING. |
| 1.′ | CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW: 1. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH |
| | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. |
| | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE |
| | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. |
| ۱. * | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE 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, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE |
| * | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE 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, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. |
| | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE 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, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. MULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A 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 ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE |
| | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE PLANT GROWTH AND 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, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. MULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS 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 ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS |
| | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE 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, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. */ WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. */ WATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A 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 ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. |
| N | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE 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, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. MULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A 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 ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. 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 |
| · · · · · · · · · · · · · · · · · · · | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE MEETING THE ABOVE STANDARD SHALL BE OSTAILED ON THE SITE FROM THE OWNER, IF AVULABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE OUTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. WULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A 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 THARDWOOD 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 ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. 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 THE (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRATED WITH AN ANTTRRANSPIRANT PRODUCT ("WILTPRUF |
| - - - - - - - - - - - - - - - - - - - | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NUMBER OF PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANADDE ELEMENTS DETRIMENTAL TO PLANTS. WATER PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANADDE ELEMENTS DETRIMENTAL TO PLANTS. WATER DEETING THE ABOUE STANDARD SHALL BO DTAILED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. WULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A 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 ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. 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 DELLVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ('WILTPRUF' OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS. BAB, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NAT |
| | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS, WATE MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRAGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. "WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. MULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A 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 ENTITE AREA OF EACH SHOUB 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 ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRVING WINDS, WATER AND FREEZING, AS NECESSARY UNIT. PLANTING. PLANT MATTERIALS SHALL BE ADEQUATELY PACKED TO PREVEND TAMAGE DURING TRANSIT TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE OT PLANTER AND FREEZING, AS NECESSARY UNITE, PLANT MATTERIALS SHALL BE ODEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT TREES TRANSPORTED MORE THAN TRANTRAL SHALL BE OUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEE NAME TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRA |
| | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVUALBLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AND AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. "WATERINGIRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. WULCH WULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDE THAT DRAWDOVOD 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, YIME BED, AND THEE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE ARCHITECT TOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, YIME BED, AND THEE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS. DIGGING AND HANDLING ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. PROTECT FOOTS 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 THESE TRANSPORTIDE MORE THAIN TEN (10) MILTES OR OWHICH ARE NOT FLANTED |
| 1. N 1. 2. N 1. | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE 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, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. MULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A 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 HAT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A 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 AND THEE RING (6 MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE ARRA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND THEE RING (6 MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS. DIGGING AND HANDLING ALL TREES SPECIFIES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. 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 THES STRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITH A ROOT BALL SHALL BE PLANT IF STE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPR |
| I. I. I. I. I. I. I. F I. F | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE EXPONSIBLE TO MARE ARRANGEMENTS FOR ITS USE BY INI STANK, HOSES, SPRINKLERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. "WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. WULCH MULCH MATERIAL SHALL BE MOISTEINED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF TIREE (3) INDUSTEINED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF TIREE (3) INDUSTEINED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF TIREE (3) INDUSCIDE SCIERT MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETALS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE FORDIDED 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 ARCHITECT FOR APPROVAL. MULCH SHALL BE FORMISED WATER. AND FREEZING, AS INCESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT TERE SHALL BE DATED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRVING WINDS, WATER AND FREEZING, AS INCESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT TERE SHALL BE ADALED ON THAT MATERIALS SHAL |
| - - - - - - - - - - - - - - - - - - - | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATE 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 TIS USE BY HIS TAKES, HOSES, SEMINALERS, ETC IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. "WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. WULCH MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED A A DEPTH OF THREE (3) INDESCAPE AND THE CILERA MULCH FROM EACH PLANTS CROWN (BASE) OR SS HOWN IN IP LANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE AREAS AS SHOWN ON PLANS. DIGGING AND HANDLING ALL TREES SPECIFIED SHALL BE BALLED AND TREE RING (of MINIMUM) PLANTED UNDER THIS CONTRACT. AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS. DIGGING AND HANDLING ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT. 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 THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT (WILTPRUF' OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS. BBB, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FREEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANT IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL N |
| 1. * N 1. 2. * N 1. F 1. 5. | POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING. WATER RECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, MATURAL OR MAM-MADE ELEMENTS DETEMENTAL TO PLANTS. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE CONTACTOR SHALL BE RESPONSIBLE TO MAKE ARRANCEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVALIABLE ATT THE TIST. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANCEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVALIABLE ATT THE STIEL. THE CONTRACTOR SHALL DE ROSTONI BULGE AT THE STIEL. THE CONTRACTOR SHALL DE ROSTONI AND APPLIED A THE STIEL THE CONTRACTOR SHALL DE ROSTONI AND APPLIED A THE STIEL THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCE OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. WATERINGIRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY. WULCH WULCH HUTCH THERE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS CROWN (BASE) OR AS SHOWN IN PLANTED THREE AREA OF EACH SHRUB DED, GROUND COVER, THE INTIRE AREA OF EACH SHRUB DED, GROUND COVER, THE INTIRE AREA OF EACH SHRUB DED, GROUND COVER, THE INTIRE AREA OF EACH SHRUB DED, GROUND COVER, THE ED AND THEE RUNG (5 MINIUM), PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS. DIGGING AND HANDLING ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (BAB) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE AREAS AS SHOWN ON PLANS. DIGGING AND HANDLING ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (BAB) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE AREAS AS SHOWN ON PLANS. DIGGING AND HANDLING COVER THAT TAN (1) MININGY TRANST TREES TRANSPORTED MORE THAN TRANSPIRANT PROJUCT ('WILL PLANTING AREAS ST OR THAN THA ROOT BALL B |

PLANTING DETAIL

- PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
- STANDARD FOR NURSERY STOCK.
- DRAINAGE CONDITION" PLANTING DETAIL.
- AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.
- ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
- DEPTH PLUS 6".
- TREES.
- 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

- FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- SHALL BE PULLED FROM UNDERNEATH.
- CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
- UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- ALLOWED BY JURISDICTIONAL AUTHORITY) O. EDGING
- P. CLEANUP
- Q. PLANT MATERIAL MAINTENANCE REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK
- WARRANTY
- AT NO ADDITIONAL COST TO THE OWNER.
- MAINTENANCE U.

S.

PLANT SCHEDULE

| EVERGREEN TREES | CODE | <u>QTY</u> | BOTANICAL / COMMON NAME | CONT. SIZE | SIZE/CAL. | <u>WIDTH</u> | <u>HEIGHT</u> |
|---|-------|------------|---|------------|---------------|--------------|---------------|
| mult have | JS | 8 | JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER | B & B | 6` HGT. | 8`-12` | 20`-30` |
| $\left(\cdot \right)^{-}$ | PP | 8 | PINUS PONDEROSA / PONDEROSA PINE | B & B | 6` HGT. | 30`-40` | 60`+ |
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME | TYPE | INSTALL RATE | WEED FABRIC | MFR. |
| | ROCK | 3,691 SF | 3/4" TO 1-1/2" ROCK MULCH COORDINATE COLOR WITH OWNER OR MATCH ROCK MULCH USED IN THE ADJACENT RESIDENTIAL DEVELOPMENT. | ROCK MULCH | 4" | YES | C&C SAND |
| $\begin{array}{ccc} \Psi & \Psi \\ & \Psi \\ & \Psi \\ & \Psi & \Psi \end{array}$ | SEED2 | 5,759 SF | EPC LOW GROW MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL | SEED | 21 LBS / ACRE | | |

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

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

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

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

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

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE

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

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

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 AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN

21. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED

22. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS

a. CONTRACTOR SHALL INSTALL 4"X[#] ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

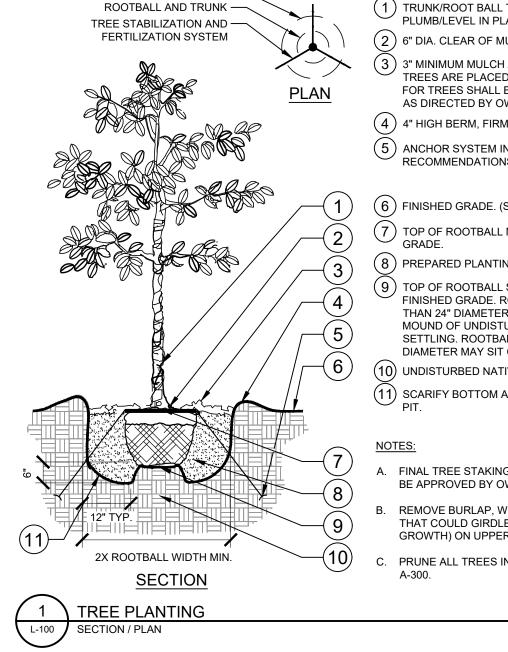
THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

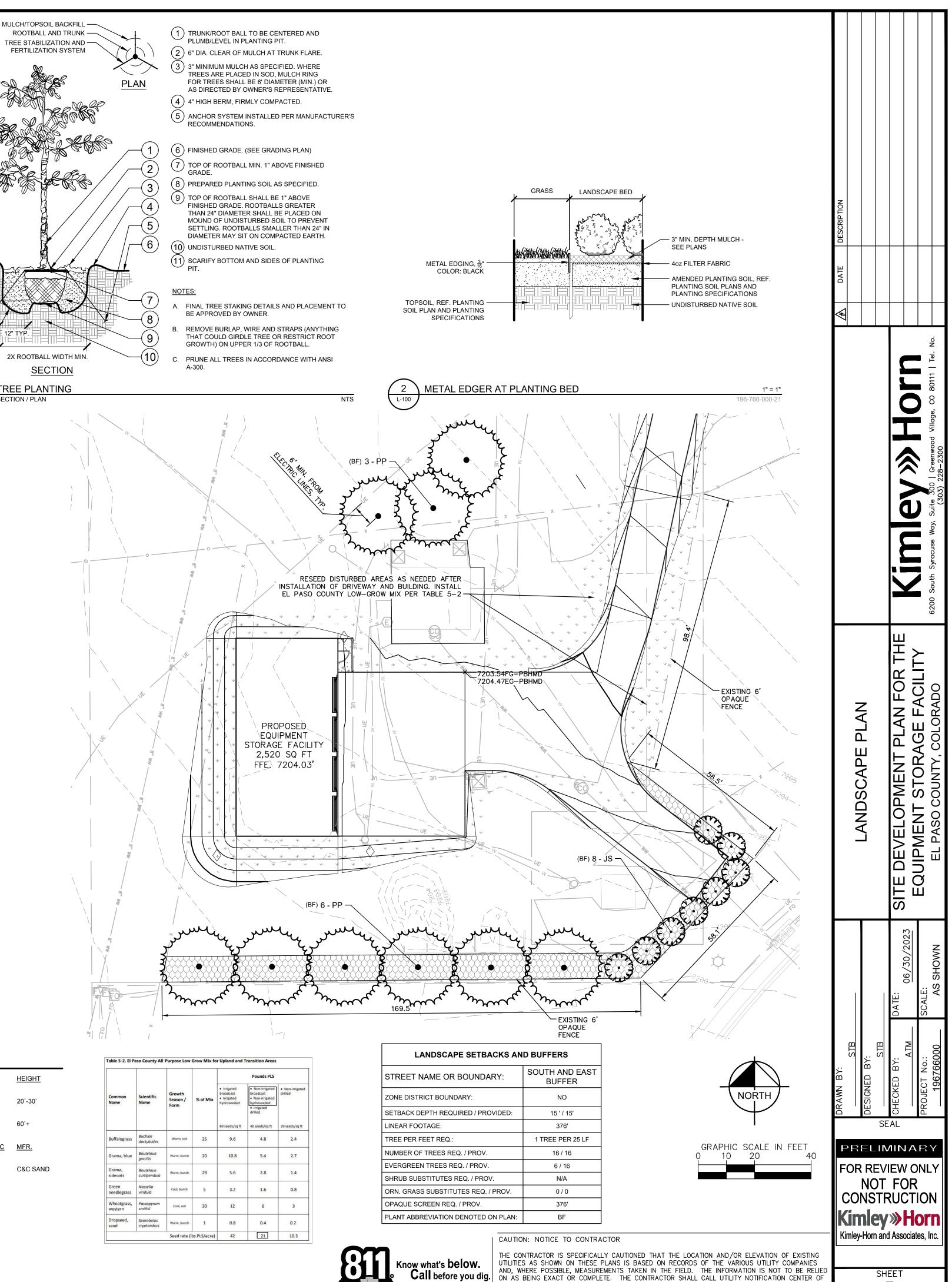
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED

IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.

PRIOR TO INSTALLATION.





| | | | | Pounds PLS | | | |
|------------------------|---------------------------|----------------------------|-----------------------|--|---|-----------------------|--|
| Common Name | Scientific Name | Growth Season / Form | <mark>% of Mix</mark> | 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 | |
| Buffalograss | Buchloe dactyloides | Warm, sod | 25 | 9.6 | 4.8 | 2.4 | |
| Grama, blue | Bouteloua gracilis | Warm, bunch | 20 | 10.8 | 5.4 | 2.7 | |
| Grama, sideoats | Bouteloua curtipendula | Warm, bunch | 29 | 5.6 | 2.8 | 1.4 | |
| Green needlegrass | Nassella viridula | Cool, bunch | 5 | 3.2 | 1.6 | 0.8 | |
| Wheatgrass, western | Pascopyrum smithii | Cool, sod | 20 | 12 | 6 | 3 | |
| Dropseed, sand | Sporobolus cryptandrus | Warm, bunch | 1 | 0.8 | 0.4 | 0.2 | |
| | 2 | Seed rate (I | bs PLS/acre) | 42 | 21 | 10.3 | |

COLORADO (UNCC) AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO AN EXCAVATION WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL

EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

