## RESOURCE LIST: PLANNING & ZONING CODE ENFORCEMENT MURPHY OIL USA, INC. EL PASO COUNTY PLANNING EL PASO COUNTY 2880 INTERNATIONAL CIRCLE, SUITE 110 2880 INTERNATIONAL CIRCLE, SUITE 110 200 PEACH STREET COLORADO SPRINGS, CO 80910 COLORADO SPRINGS, CO 80910 EL DORADO, AR 71730 CONTACT: CONTACT: PM: GRANT DENNIS (XXX) XXX-XXX (719) 520-6300 (870) 315-3430 STORMWATER HEALTH DEPARTMENT

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> FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDAN ROAD FALCON, CO 80831 CONTACT: TRENT HARWIG (719) 495-4050 EMAIL: THARWIG@FALCONFIREPD.ORG

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TANK AND PRODUCT PIPING GALLOWAY & COMPANY, INC. 5500 GREENWOOD PLAZA BLVD SUITE 200 GREENWOOD VILLAGE, CO 80111 CONTACT: DAVE JONES (303) 962-8506

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BUILDING CANOPY MANUFACTURER FREY MOSS STRUCTURES 1801 ROCKDALE INDUSTRIAL BLVD. CONYERS, GEORGIA 30012 CONTACT: JENNIFER GOODMAN (770) 483–7543 EXT. 151

BUILDING/CANOPY DESIGN GREENBERG FARROW 3 EXECUTIVE DRIVE, SUITE 150 SOMERSET, NJ 08873 CONTACT: CHRIS CERBO (732) 537-0832

# IRRIGATION CONCEPT

CONTACT:

ELECTRIC

11140 E. WOODMEN RD

CONTACT: GINA PERRY

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(800) 388-9881

SEWER & WATER

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| MOUNTAIN VIEW ELECTRIC ASSOCIATION

WOODMEN HILLS METRO DISTRICT

8046 EASTONVILLE ROAD

CONTACT: CODY RITTER

INTERNET CABLE COMPANY

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

- 2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- 3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT
- 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

# LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 2 THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT CLEAN AND HEALTHY CONDITION FOR A PERIOD OF SOLDAYS. THIS SHALL INCLIDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS. THESE NOTES. AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER. 4. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.

# **UTILITY NOTES**

- 1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION
- . THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- 3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST. FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

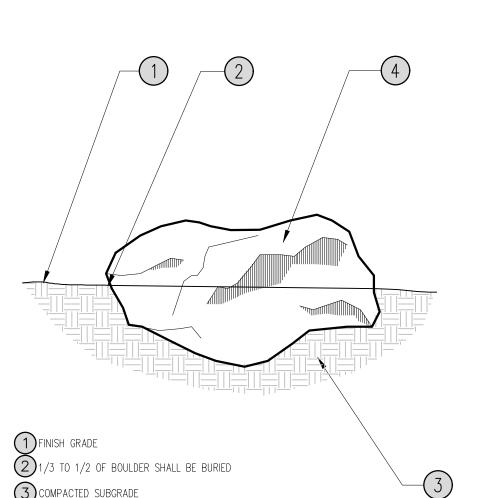
## **PLANTING NOTES**

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- 7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED. 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE. BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS—RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

- 17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- 18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- 19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- 20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- 21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- 23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.
- 25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- 27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER,

- 28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- 29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE
- 30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- 31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- 32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- 33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

## COMMON NAME **BOTANICAL NAME** CONT. CAL / SIZE HT. X SPD. WATER USE SYMBOL CODE QTY DECIDUOUS TREES MAIN STREET® SHANTUNG MAPLE ACER TRUNCATUM 'WF-AT1' 2" CAL 30`X25` **EVERGREEN TREES** PIJG JEANGENIE COLORADO BLUE SPRUCE PICEA PUNGENS 'MONEVA' PPAI ORNAMENTAL TREES HOT WINGS TATARIAN MAPLE ACER TATARICUM 'GARANN' TM 1.5" CAL 25`X20` MODERATE MODERATE 20`X10` CORALBURST CRABAPPLE MALUS X 'CORALCOLE' TM 1.5" CAL 12`X10` LOW SPRING SNOW CRABAPPLE MALUS X 'SPRING SNOW' 20`X15` LOW CRIMSON POINTE FLOWERING PLUM PRUNUS X CERASIFERA 'CRIPOIZAM SYMBOL CODE QTY COMMON NAME **BOTANICAL NAME** HT X SPD. WATER USE LIGHT REQ. **DECIDUOUS SHRUBS** SUN/PART SHADE AMCS LEADPLAN1 AMORPHA CANESCENS VERY LOW CARYOPTERIS X CLANDONENSIS 'BLUE MIST' CACL BLUE MIST SPIREA #5 CONT. VERY LOW CHNA RABBITBRUSH CHRYSOTHAMNUS NAUSEOSUS #5 CONT VERY LOW PHOP LITTLE DEVIL DWARF NINEBARK PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM #5 CONT. PHOM DIABOLO NINEBARK PHYSOCARPUS OPULIFOLIUS 'MONLO' TM #5 CONT. PBEP PAWNEE BUTTES SAND CHERRY PRUNUS BESSEYI 'P011S' TM VERY LOW RHAR **GRO-LOW FRAGRANT SUMAC** RHUS AROMATICA 'GRO-LOW' #5 CONT. SPJL LITTLE PRINCESS JAPANESE SPIREA SPIRAEA JAPONICA 'LITTLE PRINCESS' SUN/PART SHADE #5 CONT. 2`X3` (\*) SYPA SYRINGA PATULA 'MISS KIM' MISS KIM KOREAN LILAC #5 CONT. 5`X5` VERY LOW SUN/PART SHADE **EVERGREEN SHRUBS** JNCH ARMSTRONG JUNIPER JUNIPERUS CHINENSIS 'ARMSTRONGII' #5 CONT. 4`X4` VERY LOW JNHY CREEPING JUNIPER JUNIPERUS HORIZONTALIS 'YOUNGSTOWN VERY LÓW SUN/PART SHADE #5 CONT. PIMM MOPS MUGO PINE PINUS MUGO 'MOPS' ORNAMENTAL GRASSES <.3 CAAK KARL FOERSTER FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' #1 CONT. 5'X2' SCSC LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM VERY LOW SYMBOL CODE QTY COMMON NAME **BOTANICAL NAME** <u>TYPE</u> RMULCH1 9,587 SF 2"-4" GRAY ROCK COBBLE MULCH 2"-4" GRAY ROCK COBBLE MULCH RMULCH2 2.605 SF 4"-6" GRAY ROCK COBBLE MULCH 4"-6" GRAY ROCK COBBLE MULCH BOTANICAL NAME CODE COMMON NAMI 2'-3' GRAY GRANITE BOULDER 2'-3' GRAY GRANITE BOULDE



4 HARVEST BOULDERS FROM A LOCAL SOURCE, REFERENCE SPECIFICATIONS FOR TYPE & PLANS FOR LOCATIONS.

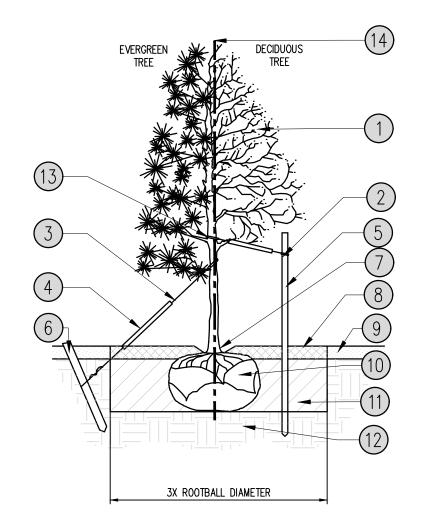
MIN. 2X ROOTBALL DIAMETER

(1) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT (2) SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL

3) PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)

(4) BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.

(5) COMPACTED BACKFILL MIX (75%). (6) UNDISTURBED NATIVE SOIL.



(4)24"X3/4" P.V.C. MARKERS OVER WIRES.

OR DEADEN WITH NAILS 3)12 GAUGE GALVANIZED WRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

5) PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.

6 PRESSURE-TREATED WOOD DEADMEN. TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL (7) TRUNK FLARE 8 WOOD MULCH TREE RING 3' DIA. MIN. TYPE & DEPTH PER

PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK. (9) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER (10) ROOT BALL - SEE NOTE 3, THIS DETAIL

11) BACKFILL. AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. (12) UNDISTURBED NATIVE SOIL 13)SOFT VELCRO, OR OTHER FABRIC WRAP (14) CENTRAL LEADER, SEE PLANTING NOTES

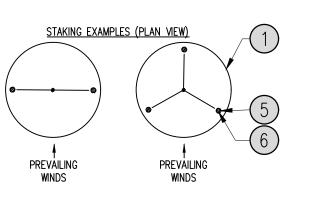
SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2) NYLON TREE STRIPS AT ENDS OF WIRES - SECURE TO STAKE 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. 3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND

PLANT SCHEDULE

4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR

OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND

REMOVE ALL NURSERY STAKES AFTER PLANTING. 6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

Colorado Springs, CO 80920 719.900.7220 GallowayUS.com

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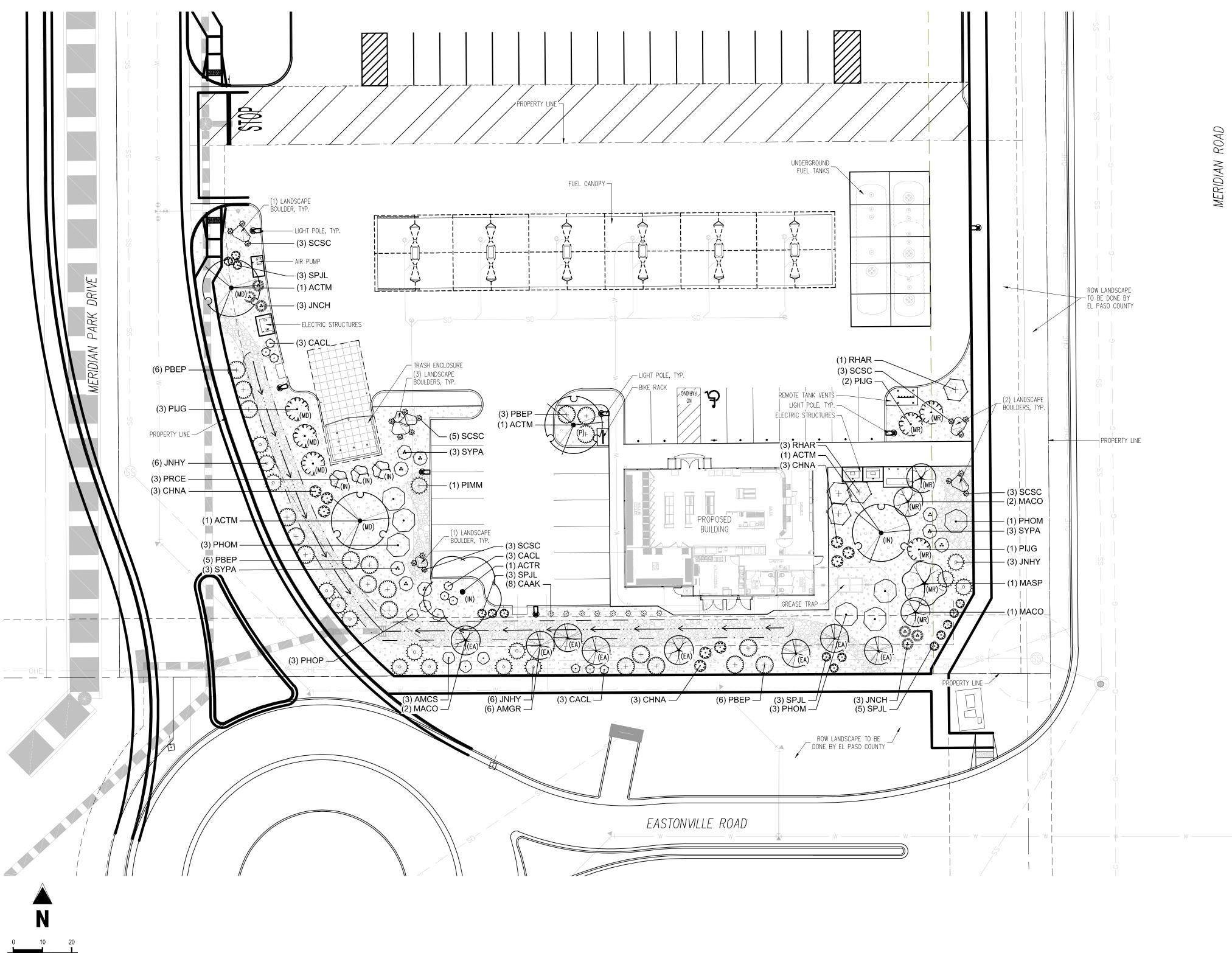
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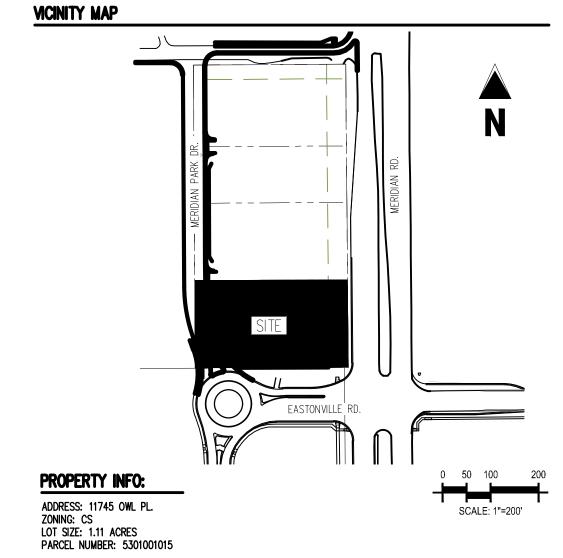
LANDSCAPE PLAN & SCHEDULE



ANDSCAPE REQUIREMENTS								
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENOTED ON PLAN		
6.2.2 (B) (1)	ROADWAY LANDSCAPING (MERIDIAN RD; MINOR ARTERIAL)	20' LANDSCAPE SETBACK; 1 TREE / 25 LF	182 LF / 25	7 TREES	7 TREES*; 0 SHRUB SUBSTITUTES	(MR)		
6.2.2 (B) (1)	ROADWAY LANDSCAPING (MERIDIAN PARK DR; NON- ARTERIAL)	10' LANDSCAPE SETBACK; 1 TREE /30 LF	158 LF / 30	5 TREES	5 TREES; 0 SHRUB SUBSTITUTES	(MD)		
6.2.2 (B) (1)	ROADWAY LANDSCAPING (EASTONVILLE RD; NON- ARTERIAL)	10' LANDSCAPE SETBACK; 1 TREE /30 LF	184 LF / 30	8 TREES	8 TREES; 0 SHRUB SUBSTITUTES	(EA)		
6.2.2 (C) (1)	PARKING LOT LANDSCAPING	1 TREE / 15 PARKING SPACES	21 PARKING SPACES / 15	1 TREES	1 TREES	(P)		
6.2.2 (C) (5)	PARKING LOT SCREENING	2/3 OF PARKING LOT SCREENED	55 LF x 0.66	36 LF	43 LF	NA		
6.2.2 (E) (2)	MINIMUM LANDSCAPE AREA	5% OF LOT TO BE LANDSCAPED	46,042 SF** x 0.05	2,302 SF	12,216 SF	NA		
6.2.2 (E) (2)	MINIMUM LANDSCAPE AREA	1 TREE / 500 SF	2,302 SF / 500	5 TREES	5 TREES; 0 SHRUB SUBSTITUTES	(IN)		
6.2.2 (F) (2)	REQUIRED LIVE GROUNDCOVER	75% OF REQUIRED LANDSCAPE AREAS TO BE LIVING GROUNDCOVER	2,302 SF x 0.75	1,727 SF	1,832 SF (80%)	NA		

\* TREES LOCATED OUTSIDE SETBACK DUE TO EASEMENT CONFLICT \*\* TOTAL LOT AREA DOES NOT INCLUDE BUILDING FOOTPRINT

SCALE: 1"=20'



	SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	DECIDUOUS TREES							
		ACTR	1	MAIN STREET® SHANTUNG MAPLE	ACER TRUNCATUM 'WF-AT1'			
<del>5</del>	EVERGREEN TREES							
AN NOAL	E. J.	PIJG	6	JEANGENIE COLORADO BLUE SPRUCE	PICEA PUNGENS 'MONEVA' PPAF			
MENIUAN	ORNAMEN	TAL TREES						
^		ACTM	4	HOT WINGS TATARIAN MAPLE	ACER TATARICUM 'GARANN' TM			
		AMGR	6	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRI			
		MACO	5	CORALBURST CRABAPPLE	MALUS X 'CORALCOLE' TM			
		MASP	1	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'			
		PRCE	3	CRIMSON POINTE FLOWERING PLUM	PRUNUS X CERASIFERA 'CRIPOIZAM'			
	SYMBOL	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME			
	DECIDUOL	JS SHRUBS						
	$\bigcirc$	AMCS	3	LEADPLANT	AMORPHA CANESCENS			
		CACL	9	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'			
	6. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5.	CHNA	9	RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS			
	+	PHOP	3	LITTLE DEVIL DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TI			
	$\overline{(\cdot)}$	РНОМ	7	DIABOLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONLO' TM			
	£(+)	PBEP	20	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM			
	+	RHAR	4	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'			
	6 6 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	SPJL	14	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'			
\	$\bigcirc$	SYPA	9	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'			
	EVERGREEN SHRUBS							
		JNCH	6	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'			
	300	JNHY	15	CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'			
	1 + t	PIMM	1	MOPS MUGO PINE	PINUS MUGO 'MOPS'			
	ORNAMEN	DRNAMENTAL GRASSES						
	€3	CAAK	8	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOER			
		SCSC	17	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM			
	SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	MULCH							
	VO 001 10 20 10 10 10 10 10 10 10 10 10 10 10 10 10	RMULCH1	9,587 SF	2"-4" GRAY ROCK COBBLE MULCH	2"-4" GRAY ROCK COBBLE MULCH			
	64 500801 1010 6000 1010 6000	RMULCH2	2,605 SF	4"-6" GRAY ROCK COBBLE MULCH	4"-6" GRAY ROCK COBBLE MULCH			
	BOULDER	CODE	<u>QT\</u>	COMMON NAME	BOTANICAL NAME			

CAUTION - NOTICE TO CONTRACTOR

PLANT LEGEND

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below.

BOULDER

2'-3' GRAY GRANITE BOULDER

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

2'-3' GRAY GRANITE BOULDER

1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com



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# Date Issue / Description

FEBRUARY 9, 2024

LANDSCAPE NOTES & **DETAILS**