

File Path: Q:\DEN\Projects\00810.00 CFA Powers & Palmer\LANDSCAPE\11-LA-CAD\11-LA-SHEETS\CDL01P 01
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Know what's below.
Call before you dig.

GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
2. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATORS PRIOR TO START OF ANY REMOVALS OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES OR EXISTING SITE FEATURES DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING SITE CONDITIONS.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUESTED AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR, HIS SUCCESSORS AND ASSIGNEES SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN.
9. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
10. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
11. ANY MAJOR CHANGES MADE TO THE SITE PLAN AS A RESULT OF FIELD CONDITIONS SHALL BE ON THE AS-BUILTS OF THE CONSTRUCTION DRAWING SET, AS BUILT CONSTRUCTION DRAWINGS FOR THE LANDSCAPE, HARDSCAPE, LIGHTING WILL BE SUBMITTED, BY CONTRACTOR, TO THE OWNER, AS REQUESTED.
12. THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES SHALL BE PERFORMED AT DESIGNATED LOCATION BY THE GENERAL CONTRACTOR OR OWNER. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
13. GENERAL CONTRACTOR OR OWNER WILL DESIGNATE STAGING AND STORAGE FOR CONTRACTOR.

GRADING AND EROSION CONTROL NOTES

GRADING NOTES:

1. GENERAL CONTRACTOR WILL CONTOUR SUBGRADE TO ±3" PRIOR TO START OF LANDSCAPE CONTRACTOR'S WORK.
2. CALL UTILITY LOCATORS PRIOR TO START OF ANY REMOVALS OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES OR EXISTING SITE FEATURES DAMAGED DUE TO CONSTRUCTION ACTIVITIES.
3. FINAL GRADES SHALL BE ESTABLISHED BY THE GENERAL CONTRACTOR. IF EXISTING CONDITIONS DIFFER, PLEASE NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL AFTER ROUGH GRADES HAVE BEEN ESTABLISHED.
4. THE LANDSCAPE CONTRACTOR RESPONSIBLE FOR FINAL FINE GRADE FREE OF ROCK AND DEBRIS.
5. ALL AREAS SHALL BE FINISH GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS, WALLS AND WALKS.

EROSION CONTROL NOTES:

1. REFERENCE EROSION CONTROL PLANS FOR PROJECT STANDARDS AND GUIDELINES. THESE NOTES ARE FOR THE LANDSCAPE CONTRACTOR TO MEET THOSE STANDARDS DURING THEIR PHASE OF CONSTRUCTION.
2. THE CONTRACTOR IN COORDINATION WITH THE GENERAL CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINE AND THE PUBLIC RIGHTS-OF-WAY AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
3. THE CONTRACTOR IN COORDINATION WITH THE GENERAL CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
5. WOOD STAKES MAY BE USED. CONTRACTOR MAY NOT USE REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE.

LANDSCAPE NOTES

LANDSCAPE

1. THE CONTRACTOR SHALL FOLLOW ALL PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
2. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
3. ALL PLANT MATERIALS WILL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, CURRENT EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS WILL BE BALLED AND BURLAPPED OR CONTAINER GROWN. BARE ROOT OF SPADED PLANTS WILL NOT BE ACCEPTED.
5. ALL PLANTS, PRODUCTS AND MATERIALS WILL BE INSPECTED AND APPROVED BY THE OWNERS REPRESENTATIVE IF REQUESTED BY OWNER. THIS WILL BE DETERMINED DURING THE BID PROCESS.
6. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR.

TURF AND NATIVE SEED AREAS

7. TURF GRASS TO BE RTF® WATER SAVER® SOD TALL FESCUE FROM GREEN VALLEY TURF COMPANY. ANY SUBSTITUTES OR CHANGES WILL REQUIRE WRITTEN REQUEST FOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
8. BIOCOMP FROM A-1 ORGANICS (OR APPROVED EQUAL) TO ALL SOD AND PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 S.F.
9. IF PROPOSED NATIVE SEED MIX AS SHOWN ON PLANS. ANY SUBSTITUTES OR CHANGES WILL REQUIRE WRITTEN REQUEST FOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
10. BIOSOIL APPLIED TO ALL SEEDED AREAS AT A RATE OF 3 LBS PER 1,000 S.F.
11. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES ON SEEDED SLOPES EXCEEDING 3:1.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF NATIVE SEEDED AREAS (NATURALIZED AREAS). AFTER A PERIOD OF ONE YEAR, THERE SHOULD BE SIGNIFICANT COVERAGE OF THE SEEDED AREA WITH BARE SPOTS NOT EXCEEDING NINE SQUARE FEET IN SIZE. BARE SPOTS SHALL BE RE-SEEDED AND MULCHED TO IMPROVE THE GRASS STAND. THE AREA SHALL BE MAINTAINED AS WEED FREE THE ENTIRE TIME. MOWING, PULLING, AND CHEMICAL METHODS MAY BE USED TO CONTROL WEEDS AND PREVENT REDEVELOPMENT OF SEED HEADS ON THE WEED PLANT.

TREES

13. REFER TO THE PLANTING DETAILS AND PLANT SCHEDULE AS SHOWN ON THE PLAN FOR FURTHER INFORMATION.
14. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
15. ALL TREES LOCATED IN THE UTILITY EASEMENT WILL BE REQUIRED TO BE HAND DUG PER THE TREE PLANTING DETAIL. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING EXISTING GAS LINE PRIOR TO INSTALLATION OF TREES AND FLAGGING THE GAS LINE LOCATION.
16. TREES IN COBBLE/ROCK MULCH AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH AS SHOWN IN PLANTING DETAILS.

PLANTING BED AREAS

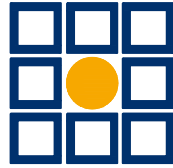
17. REFER TO THE PLANTING DETAILS AND PLANT SCHEDULE AS SHOWN ON THE PLAN FOR FURTHER INFORMATION.
18. REFER TO QUANTITIES SHOWN GRAPHICALLY IF DISCREPANCIES EXIST BETWEEN WRITTEN AND GRAPHIC QUANTITIES.
19. BIOCOMP FROM A-1 ORGANICS (OR APPROVED EQUAL) TO ALL SOD AND PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 S.F., A MINIMUM 8" TILLED.
20. WOVEN LANDSCAPE FABRIC INSTALLED UNDER ALL ROCK AREAS FOR WEED CONTROL. ROCK MULCH 4"-8" GLACIER WHITE COBBLE FROM PIONEER SAND OR APPROVED EQUAL. ANY SUBSTITUTES OR CHANGES WILL REQUIRE WRITTEN REQUEST FOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
21. ALL ANNUAL AND PERENNIAL BEDS ARE TO BE MULCHED WITH 3" DEPTH CEDAR WOOD MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS. MULCH SAMPLE TO BE APPROVED BY OWNERS REPRESENTATIVE.
22. 4" SURE-LOC ALUMINUM LANDSCAPE EDGER (OR APPROVED EQUAL) TO BE USED BETWEEN ALL LANDSCAPE TRANSITION AREAS WITH A ROLLED TOP AND GREEN FINISH.
23. EDGER IS REQUIRED BETWEEN MULCHED AREAS AND ROCK AREAS WITHIN PLANTING BEDS.
24. ALL PLANTS WILL BE BALLED AND BURLAPPED OR CONTAINER GROWN. BARE ROOT OF SPADED PLANTS WILL NOT BE ACCEPTED.

IRRIGATION NOTES

1. ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POPUP SPRINKLER SYSTEM. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.
2. IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST 1 YEAR.
3. ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS.
4. DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.
5. IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR. EFFICIENT IRRIGATION SYSTEMS INCLUDING RAIN AND WIND SENSORS, CONTROLLERS ACCESSING WEATHER STATIONS, OR OTHER ALTERNATIVE METHODS THAT ADJUST IRRIGATION BASED OFF OF WEATHER EVENTS WILL BE INSTALLED



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Atlanta, Georgia 30349-2998



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303-751-0741

FOR AND ON BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT #

PRINTED FOR

DATE 01/31/2024

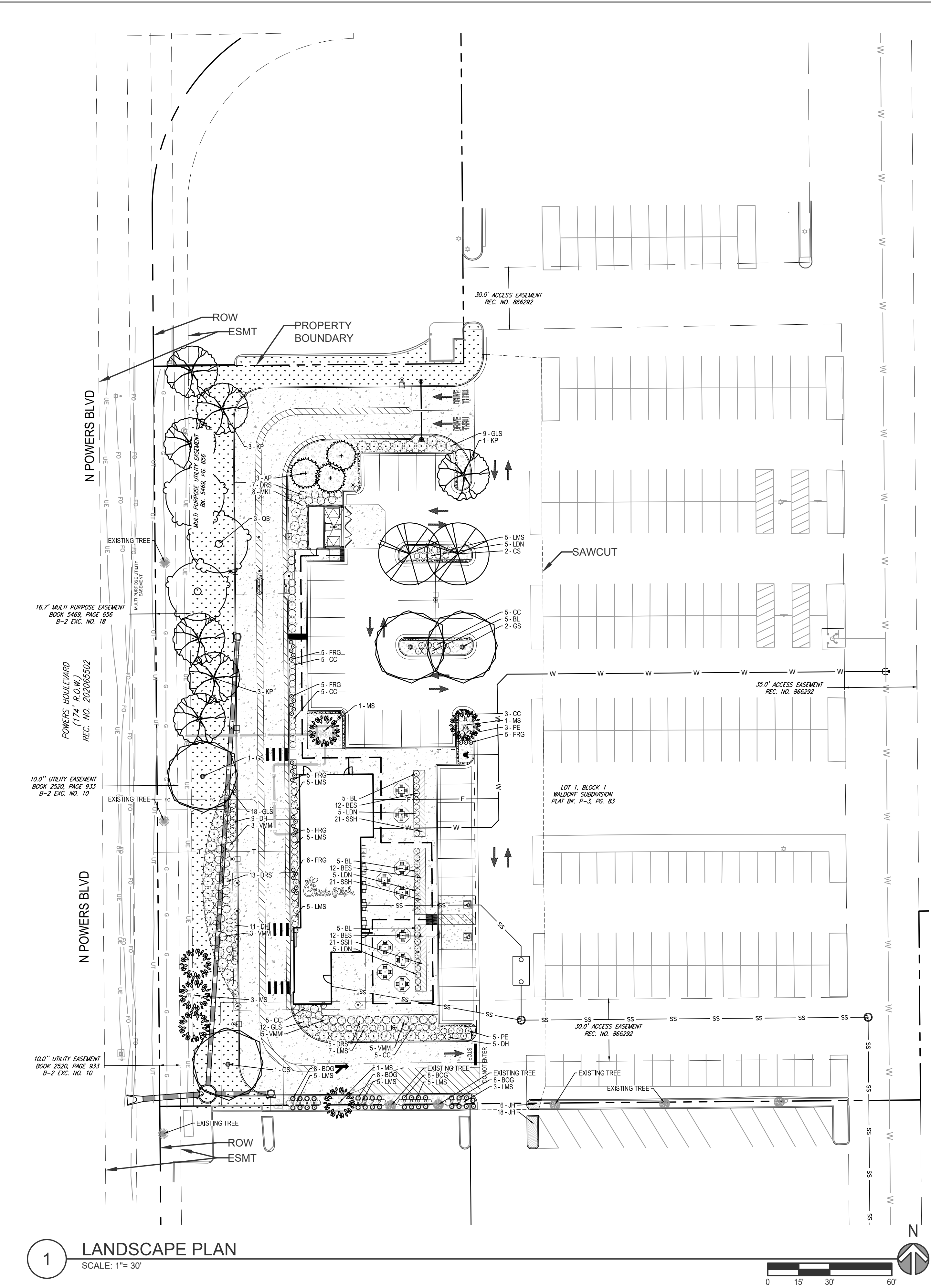
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SHEET

LANDSCAPE COVER

SHEET NUMBER

01



1 LANDSCAPE PLAN
SCALE: 1"= 30'

811
Know what's below.
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
DECIDUOUS TREES						
	KP	7	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	1.5" CAL.	
	CS	2	NORTHERN CATALPA	CATALPA SPECIOSA	1.5" CAL.	
	GS	4	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	1.5" CAL.	
	QB	3	SWAMP WHITE OAK	QUERCUS BICOLOR	1.5" CAL.	
EVERGREEN TREES						
	AP	3	AUSTRIAN PINE	PINUS NIGRA	6' HT.	
ORNAMENTAL TREES						
	MS	6	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	1.5" CAL.	
EVERGREEN SHRUBS						
	PE	8	PALOUSE MUGO PINE	PINUS MUGO 'PALOUSE'	5 GAL.	
ORNAMENTAL GRASSES						
	BOG	32	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	5 GAL.	
	FRG	31	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL.	
DECIDUOUS SHRUBS						
	CC	28	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	
	DH	25	GOLD STAR BUSH CINQUEFOIL	DASIPHORA FRUTICOSA 'GOLD STAR'	5 GAL.	
	GLS	39	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.	
	LMS	45	LIMEMOUND® SPIREA	SPIRAEA X BUMALDA 'LIMEMOUND'	5 GAL.	
	BL	20	LIMONCELLO™ BARBERRY	BERBERIS THUNBERGII 'BAILERIN'	5 GAL.	
	LDN	20	LITTLE DEVIL™ DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL.	
	VMM	16	MINI MAN™ DWARF MANCHURIAN VIBURNUM	VIBURNUM BUREJAETICUM 'P017S'	5 GAL.	
	MKL	8	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	5 GAL.	
	DRS	35	RUSSIAN SAGE	PEROVSKIA ABROTANOIDES	5 GAL.	
GROUND COVERS						
	WM	176 SF	WOOD MULCH - WASHINGTON RED CEDAR		---	
	SM	8,662 SF	ARKANSAS VALLEY FOOTHILLS SEED MIX		---	
	BES	36	BLACK-EYED SUSAN	R. FULGIDA 'GOLDSTRUM'	1 GAL HT 30-36" SPD 18-24"	24" o.c.
	CR	180 SF	CRUSHER FINES		---	
	SSH	63	DWARF SHASTA DAISY	LEUCANTHEMUM COMPACT 'SNOW LADY'	1 GAL HT 18-30" SPD 12-20"	18" o.c.
	JH	24	HUGHES CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	1 GAL.	24" o.c.
	RM	6,212 SF	ROCK MULCH - SEE LANDSCAPE NOTES SHEET		---	

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FOR AND ON BEHALF OF
MERRICK AND COMPANY

CONSTRUCTION DOCUMENTS

CHICK-FIL-A
POWERS & PALMER PARK
5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934
BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: VX.YY.MM

REVISION SCHEDULE
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SHEET

LANDSCAPE PLAN
SHEET NUMBER

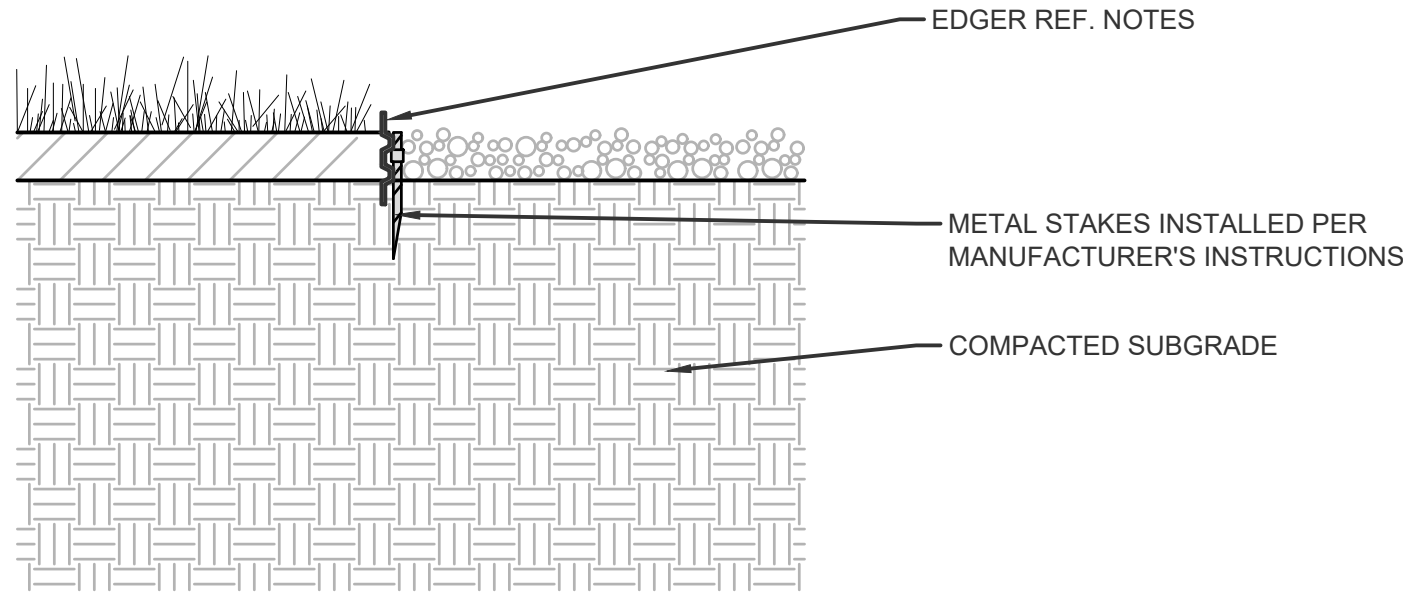
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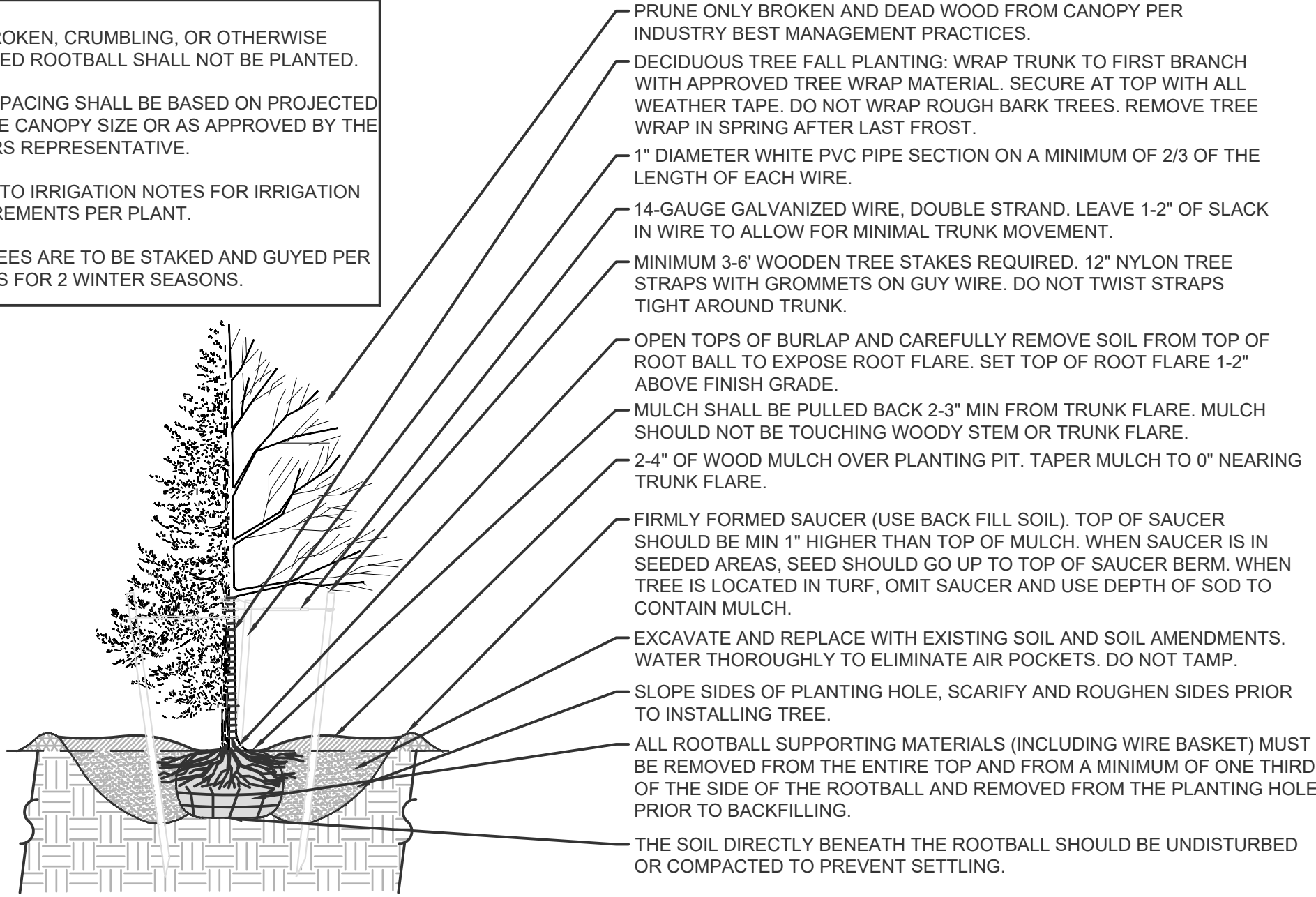
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4 STEEL EDGER
1" = 1'-0" MSD-P-06

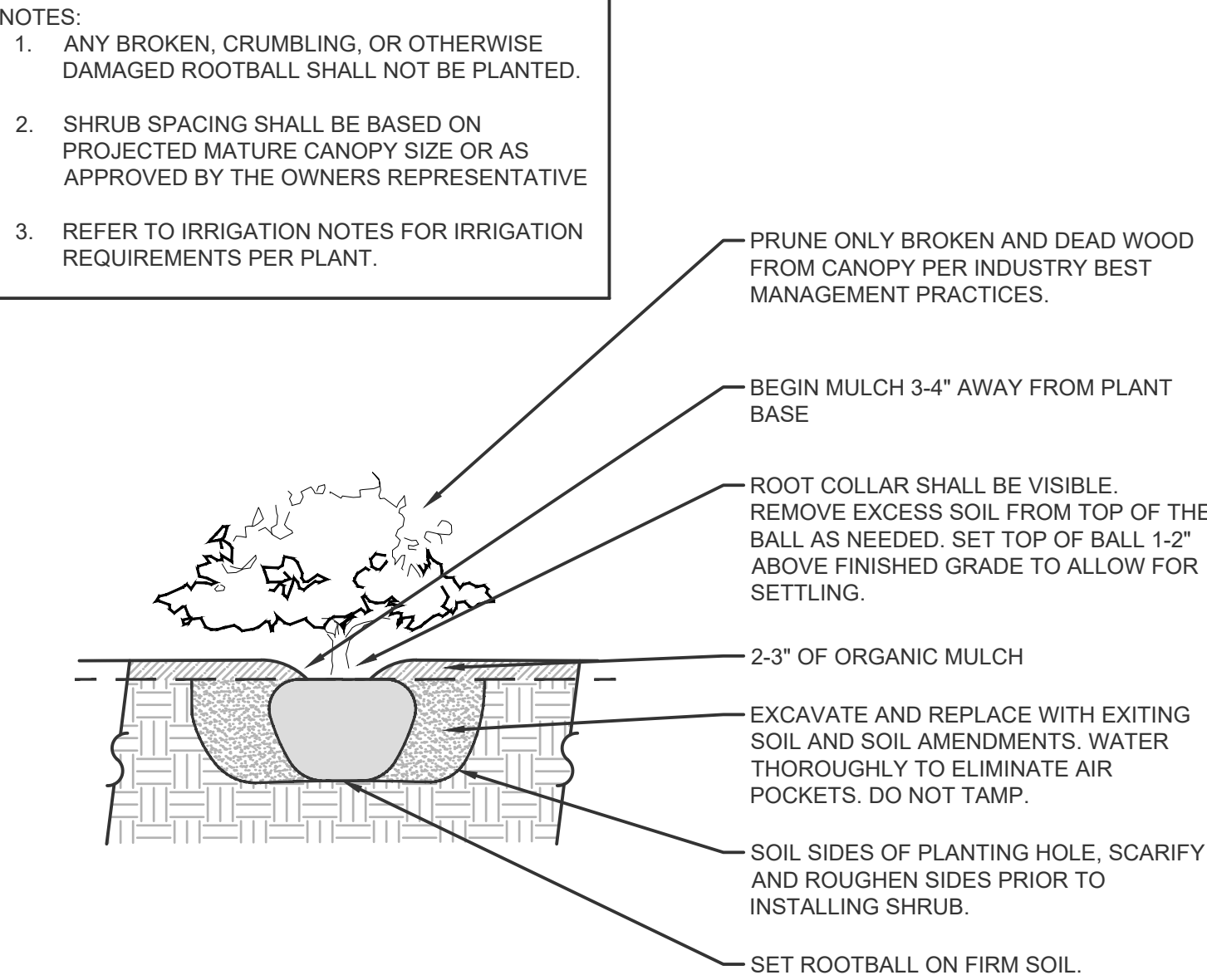


1 TREE PLANTING DETAIL
SCALE: NTS

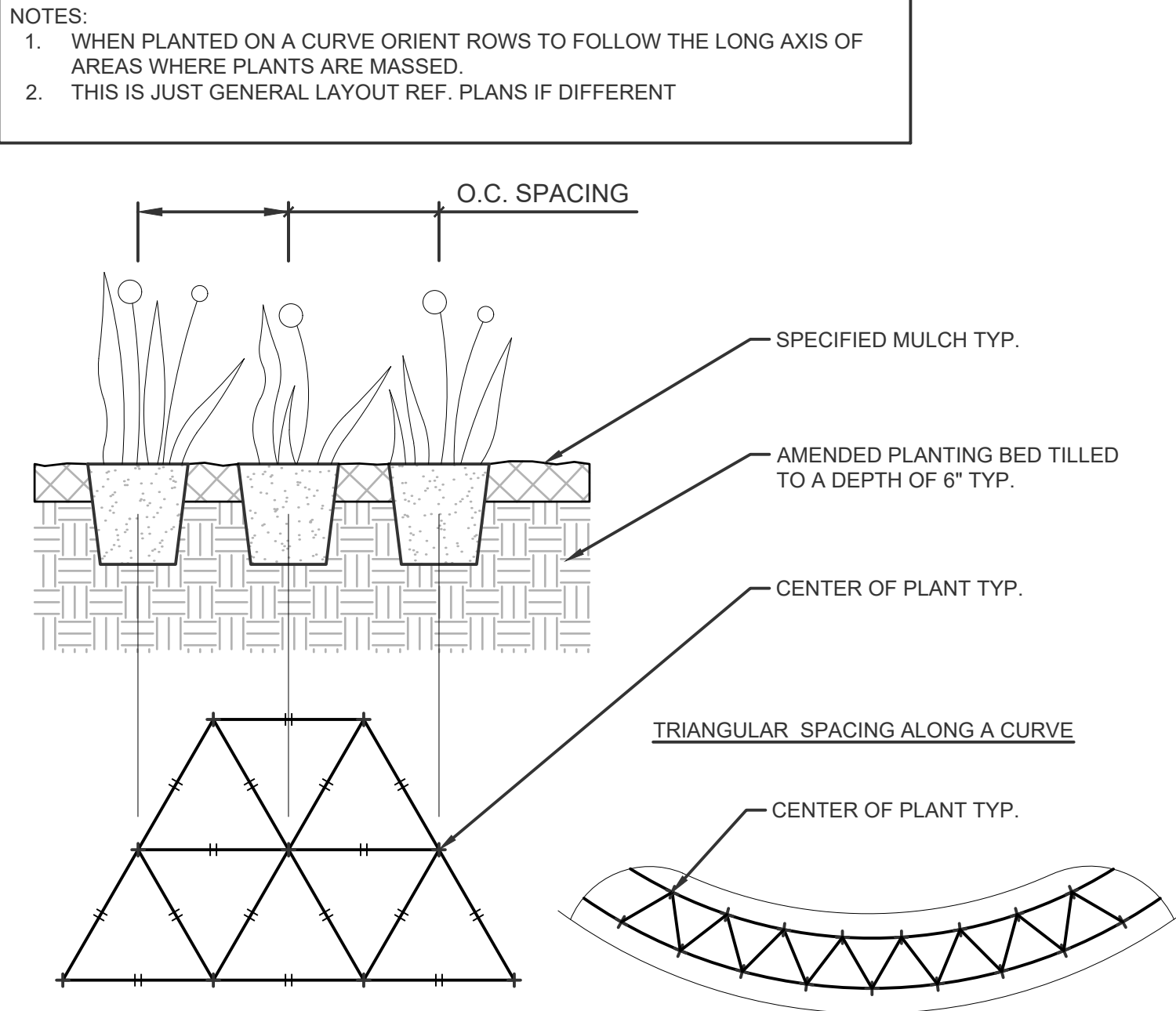
- NOTES:
1. SET ALL EDGING ABOVE FINISHED GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, & FLUSH WITH GRADES OF CONCRETE.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
 4. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
 5. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.
 6. REF. PLANS FOR LOCATING EDGING
 7. 4" SURE-LOC ALUMINUM LANDSCAPE EDGER (OR APPROVED EQUAL) TO BE USED BETWEEN ALL LANDSCAPE TRANSITION AREAS WITH A ROLLED TOP AND GREEN FINISH.
 8. EDGER IS REQUIRED BETWEEN MULCHED AREAS AND ROCK AREAS WITHIN PLANTING BEDS.



2 SHRUB PLANTING DETAIL
SCALE: NTS



3 PERENNIAL & ORNAMENTAL GRASS TRIANGULATION
1" = 1'-0" MSD-P-03



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LANDSCAPE DETAILS

SHEET NUMBER

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