

LANDSCAPE NOTES

GENERAL

1. ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, UNLESS EXCEPTION HAS BEEN GRANTED BY THE MUNICIPALITY OR COUNTY OFFICIALS.
2. THE LANDSCAPE PLANS AND SPECIFICATIONS SHOULD BE FOLLOWED AS CLOSELY AS POSSIBLE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IF ANY SUBSTITUTIONS OR ALTERATIONS ARE NEEDED.
3. THE CONTRACTOR SHALL COORDINATE INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND ANY LOCAL MUNICIPAL AND COUNTY CODES AND SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
5. THE LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS SHALL MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER GEOTECHNICAL REPORT RECOMMENDATIONS. SURFACE DRAINAGE SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. NO DAMMING OF WATER SHOULD OCCUR AGAINST SIDEWALKS, CURBS, TURF THATCH, OR OTHER LANDSCAPE MATERIALS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN ON THE APPROVED LANDSCAPE PLAN IN THE PLANNING DEPARTMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, HIS SUCCESSORS AND DELEGATES.
7. LANDSCAPING SHALL NOT INTERFERE WITH TRAFFIC VISIBILITY AND THE GENERAL FUNCTION AND SAFETY OF ANY GAS, ELECTRIC, WATER, SEWER, TELEPHONE, CABLE, OR OTHER UTILITY EASEMENT.

WARRANTY

1. UNLESS SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS, THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED FOR THE PROJECT BY THE OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL PROVIDE LANDSCAPE PROTECTION, MAINTENANCE, AND IRRIGATION INCLUDING SUPPLEMENTAL WATERING PER SPECIFICATIONS UNTIL SUBSTANTIAL COMPLETION HAS BEEN ISSUED UNLESS OTHERWISE INSTRUCTED PER OWNER'S REPRESENTATIVE.

PLANTS

1. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. PLANT QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT RETAIN THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL IF IT IS DAMAGED, DISEASED, OR DECLINING IN HEALTH. PLANT MATERIAL SHALL BE HEALTHY, WELL-BRANCHED, AND WELL PROPORTIONED, FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS.
3. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI Z60.1-1990) AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS. PLANT MATERIAL GROWN IN USDA HARDINESS ZONES 1, 2, 3, 4, AND 5 IS PREFERRED.
4. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES.
5. THE OWNER'S REPRESENTATIVE MAY OPT TO DOWN OR UPSIZE THE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR ENHANCEMENTS TO THE PROJECT. ALL CHANGES, INCLUDING RE-STOCKING CHARGES, SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION THROUGH A CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL.

IRRIGATION

1. ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO IRRIGATION PLANS FOR TYPES AND LIMITS OF IRRIGATION. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT REQUIREMENTS, TURF ZONES, AND NATIVE SEED AREAS.
2. CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL GEOTECHNICAL REPORT STIPULATIONS KEEPING ALL IRRIGATION LINES, HEADS, AND EMITTERS OUTSIDE THE MINIMUM DISTANCES SPECIFIED. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCES OF BUILDING OR WALL FOUNDATIONS.
3. CONTRACTOR SHALL COORDINATE ALL INSTALLATION OF IRRIGATION EQUIPMENT AND LINES SO THAT IT DOES NOT INTERFERE WITH PLANTING LOCATIONS. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION LINES AND EQUIPMENT. IF INSTALLED IN LOCATIONS OBSTRUCTING THE INTENDED USE, THE IRRIGATION EQUIPMENT SHALL BE RELOCATED.
4. IRRIGATION ADJACENT TO EXISTING TREES AND LANDSCAPE TO REMAIN SHALL BE HAND DUG.
5. EVERGREEN TREES SHALL BE LOCATED A MINIMUM OF FIFTEEN FEET (15') AWAY FROM IRRIGATION ROTOR HEADS.

SOIL PREPARATION

1. BEFORE COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL SEWER, WATER, IRRIGATION, GAS, ELECTRIC, CABLE, PHONE AND OTHER PIPELINES OR CONDUITS AND EQUIPMENT ARE LOCATED ON SITE.
2. SURFACE GRADING TO INCLUDE REMOVAL OF EXISTING VEGETATION, WEEDS, DEBRIS, CLODS AND ROCKS LARGER THAN ½" FROM THE SITE. DISPOSE OF ACCUMULATED DEBRIS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL TAKE MEASURES AND ASSUME MAINTENANCE AND MANAGEMENT OF EROSION CONTROL, SURFACE RUNOFF, AND SOIL EROSION AND SEDIMENT FROM THE SITE PER STORM WATER MANAGEMENT PLANS / PROGRAMS IN PLACE.
4. THE CONTRACTOR SHALL INSPECT ALL CONDITIONS FOR RETENTION OF WATER IN PLANTING AREAS TO MAKE SURE THERE IS ADEQUATE DRAINAGE IN ALL LANDSCAPE AREAS.
5. THE SITE SHOULD BE PROVIDED TO THE CONTRACTOR WITHIN +/- 0.1 FOOT OF FINISH GRADE. CONTRACTOR SHALL VERIFY THE ROUGH GRADING AND SITE CONDITIONS.
7. ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING SUITABLE SOIL MEDIUM THAT ENSURES HEALTHY PLANT GROWTH. SOIL SAMPLES ARE RECOMMENDED FOR

- ANALYSIS OF ORGANIC MATTER RECOMMENDATIONS REQUIRED FOR THE SOIL FOR HEALTHY PLANT GROWTH.
9. BEFORE PLANTS ARE INSTALLED, ALL LANDSCAPE AREAS SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 6"-12" AND AMENDED PER SPECIFICATIONS AND MUNICIPAL REQUIREMENTS.
10. ALL LANDSCAPE AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE SOIL SAMPLE ANALYSIS.

TREES

1. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
2. THE FOLLOWING LANDSCAPE AND PUBLIC UTILITY SEPARATIONS MUST BE ADHERED TO PER CITY OF LOVELAND MUNICIPAL CODE:

2.1. WATER, WASTEWATER AND STORMWATER LINES - TEN FEET (10') FOR TREES, FIVE FEET (5') FOR SHRUBS

2.2. HYDRANTS - NO PLANTS WHICH MATURE TO A HEIGHT OF SIX INCHES (6") OR MORE SHALL BE PLACED WITHIN THREE FEET (3') OF A HYDRANT.

2.3. POWER LINES - PLANTINGS SHALL NOT CREATE A CONFLICT WITH OVERHEAD OR UNDERGROUND POWER LINES. FOR OVERHEAD LINES, THE PLANT SPECIES MUST BE CAREFULLY SELECTED WITH A MATURE HEIGHT THAT WOULD NOT EXTEND INTO THE POWER LINE. FOR UNDERGROUND POWER LINES, TREES SHALL NOT BE PLANTED DIRECTLY ON TOP OF THE UNDERGROUND LINE.
3. TREE CENTERS SHALL NOT BE PLACED CLOSER THAN EIGHT FEET (8') FOR EVERGREEN TREES AND SIX FEET (6') FOR ORNAMENTAL TREES FROM A SIDEWALK, PARKING, STREET OR DRIVE LANE. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS.
4. ALL TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE (1) YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF ONE (1) YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION PER APPROVAL BY OWNER'S REPRESENTATIVE.
5. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. ALL TREE RINGS AND PERENNIAL BEDS SHALL BE MULCHED WITH A 4" DEPTH OF GORILLA HAIR CEDAR MULCH.

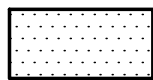
MULCH & EDGING

1. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
2. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 1/8" x 4" x 14 GAUGE GALVANIZED, GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, SURE-LOC OR APPROVED EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS. PERFORATED EDGER IS ONLY USED BETWEEN SOD/NATIVE GRASS AND MULCH AREAS WHERE PONDING OF WATER OCCURS. EDGER SHALL NOT RESTRICT THE FREE FLOW OF DRAINAGE OR DAM WATER IN ANY CASE.
3. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. FOUR INCH (4") DEPTH, 1 1/2" ROUNDED RIVER ROCK OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC (RE: PLANS).
4. ALL 5' NON-IRRIGATED CLEAR BOUNDARY ZONES SHOULD BE MULCHED WITH A 4" DEPTH OF 1 ½" LOCAL RIVER ROCK MULCH WITH WEED CONTROL FABRIC.

LANDSCAPE PLANT SCHEDULE

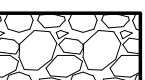
SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	WATER USE
DECIDUOUS TREES							
BOA	3	BUR OAK	QUERCUS MACROCARPA	2" CAL. B&B	50-60'	35'-45'	VERY LOW
CAL	3	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL. B&B	50-60'	30-40'	LOW
ORNAMENTAL TREES							
LTC	5	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	6' CLUMP, B&B	20-25'	15-20'	LOW
RHT	2	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	6' CLUMP, B&B	15-25'	20-25'	VERY LOW
SPR	3	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW' (PP 2,667)	1 1/2" CAL. B&B	20-25'	15-20'	LOW
EVERGREEN TREES							
BSP	2	BACHERI BLUE SPRUCE	PICEA PUNGENS 'BACHERI'	6' HT. MIN. B&B	20-25'	10-12'	VERY LOW
RMJ	1	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	6' HT. MIN. / 15 GAL. CONT.	16-20'	12-15'	VERY LOW
DECIDUOUS SHRUBS							
CAM	13	CAMPFIRE ROSE	ROSA 'CAMPFIRE	5 GAL. CONT.	2-3'	2-3'	LOW
FEN	5	CLIFF FENDLER BUSH	FENDLERIA RUPICOLA	5 GAL. CONT.	3-5'	4-5'	VERY LOW, NATIVE
FRS	14	FRINGED SAGE	ARTEMISIA FRIGIDA	5 GAL. CONT.	6-18"	2-3'	VERY LOW, NATIVE
GFS	5	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	5 GAL. CONT.	2-3'	2-3'	LOW-MOD
KND	9	RED DOUBLE KNOCK OUT ROSE	ROSA x 'RADTKO' (PP 16,202)	5 GAL. CONT.	3-4'	3-4'	LOW
LBL	3	BLOOMERANG LILAC	SYRINGA x 'PENDA' (PP 20,575)	5 GAL. CONT.	4-5'	4-5'	LOW
LED	3	LEADPLANT	AMORPHA CANESCENS	5 GAL. CONT.	2-4'	2-4'	VERY LOW, NATIVE
NCG	2	CENTER GLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	5 GAL. CONT.	8-10'	7-9'	MOD.
NLD	3	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL. CONT.	3-4'	3-4'	MOD.
PBS	6	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P0011S'	5 GAL. CONT.	12-24"	6-8'	VERY LOW, NATIVE
PPY	7	PYGMY PEASHRUB	CARAGANA PYGMAEA	5 GAL. CONT.	3-4'	3-6'	VERY LOW
ROK	4	ROCK SPIREA	HOLODISCUS DUMOSUS	5 GAL. CONT.	3-4'	3-4'	VERY LOW, NATIVE
RSD	19	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	5 GAL. CONT.	1.5-2'	1.5-2'	VERY LOW
VBM	3	BLUE MUFFIN ARROWWOOD VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	5 GAL. CONT.	5-7'	4-6'	LOW
YRE	10	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL. CONT.	3-4'	2-3'	LOW
UPRIGHT EVERGREEN SHRUBS							
MEJ	12	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	5 GAL. CONT.	16-20'	4-5'	LOW
EVERGREEN SHRUBS							
MPA	15	PANCHITO MANZANITA	ARCTOSTAPHYLOS x COLORADOENSIS	5 GAL. CONT.	1-2'	3-5'	LOW
ORNAMENTAL GRASSES							
AVG	3	SAPPHIRE BLUE OAT GRASS	HELICTOTRICHON SEMPEVIRENS 'SAPHIRSPRUDEL'	1 GAL. CONT.	2-3'	2-3'	LOW
BLO	12	BLONDE AMBITION BLUE GRAMA GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GAL. CONT.	2-3'	1-2'	VERY LOW
GUR	15	UNDAUNTED RUBY MUHLY GRASS	MUHLENBERGIA REVERCHONII 'PUND01S'	1 GAL. CONT.	1.5-2'	1.5-2'	LOW
KFR	15	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICA	1 GAL. CONT.	4-5'	2-3'	LOW-MOD
KRO	15	PINK ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	1 GAL. CONT.	3-4'	2-3'	LOW
PDG	8	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	1 GAL. CONT.	1.5-2'	1.5-2'	VERY LOW, NATIVE
RSG	7	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL. CONT.	3-4'	1-1.5'	LOW
PERENNIALS							
BES	7	BLACK-EYED SUSAN	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	1 GAL. CONT.	1.5-2'	1.5-2'	LOW
CFL	4	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL. CONT.	2.5-3'	1.5-2'	LOW
CMW	19	WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKER'S LOW'	1 GAL. CONT.	1.5-2'	2-3'	LOW
REV	15	JUPITER'S BEARD (RED VALERIAN)	CENTRANTHUS RUBER	1 GAL. CONT.	2-3'	1.5-2'	LOW
SMN	6	MAY NIGHT SALIVA	SALVIA X SYLVESTRIS 'MAY NIGHT'	1 GAL. CONT.	1.5-2'	1-1.5'	LOW
SSU	6	SNOW-IN-SUMMER	CERASTIUM TOMENTOSUM	1 GAL. CONT.	6-12"	1-1.5'	LOW
YAM	5	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	1 GAL. CONT.	1.5-2'	1.5-2'	LOW

IRRIGATED TURF



SOD

MATERIAL SCHEDULE



1 1/2" ROUNDED RIVER ROCK

