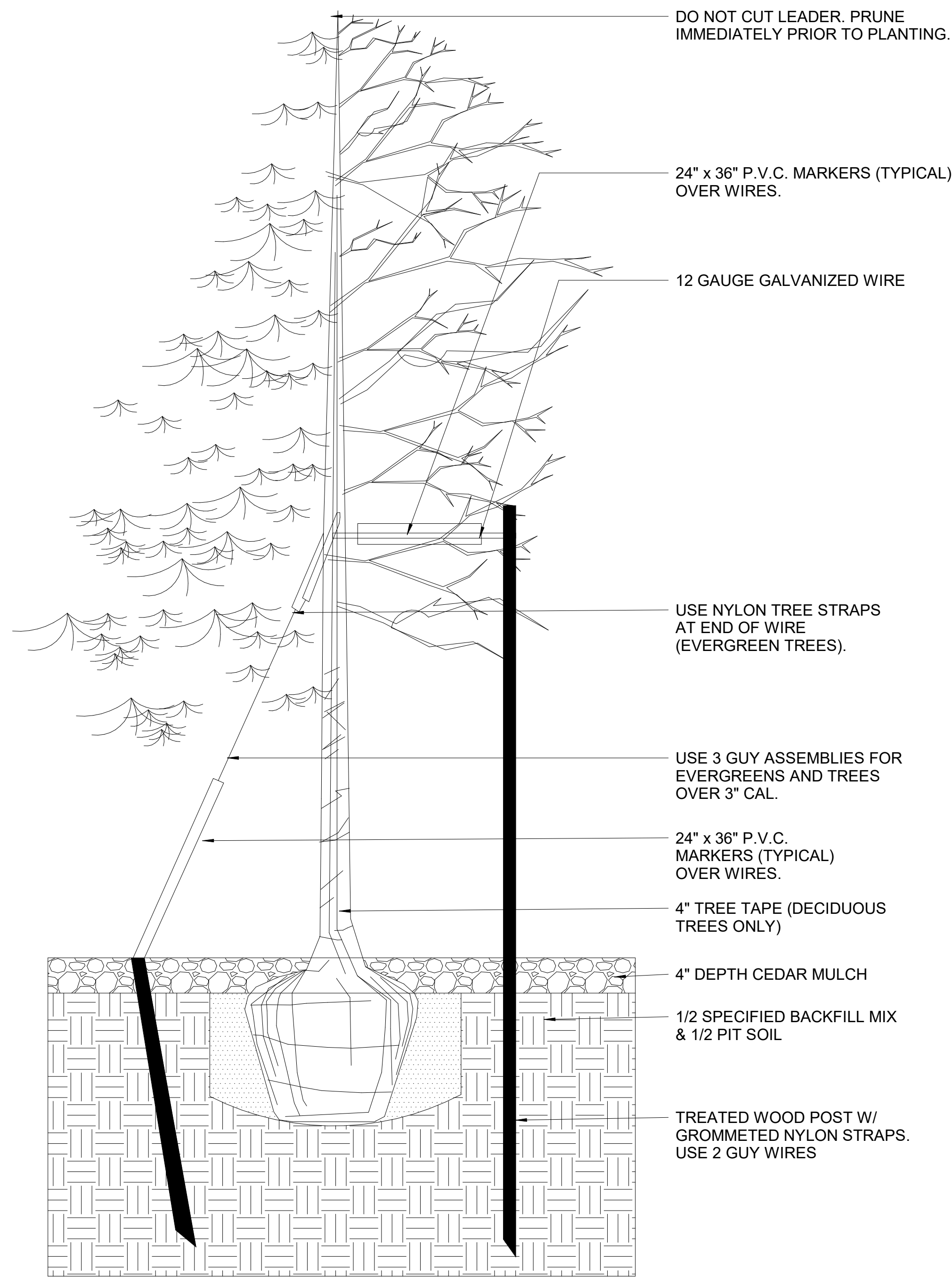


SITE DEVELOPMENT PLAN

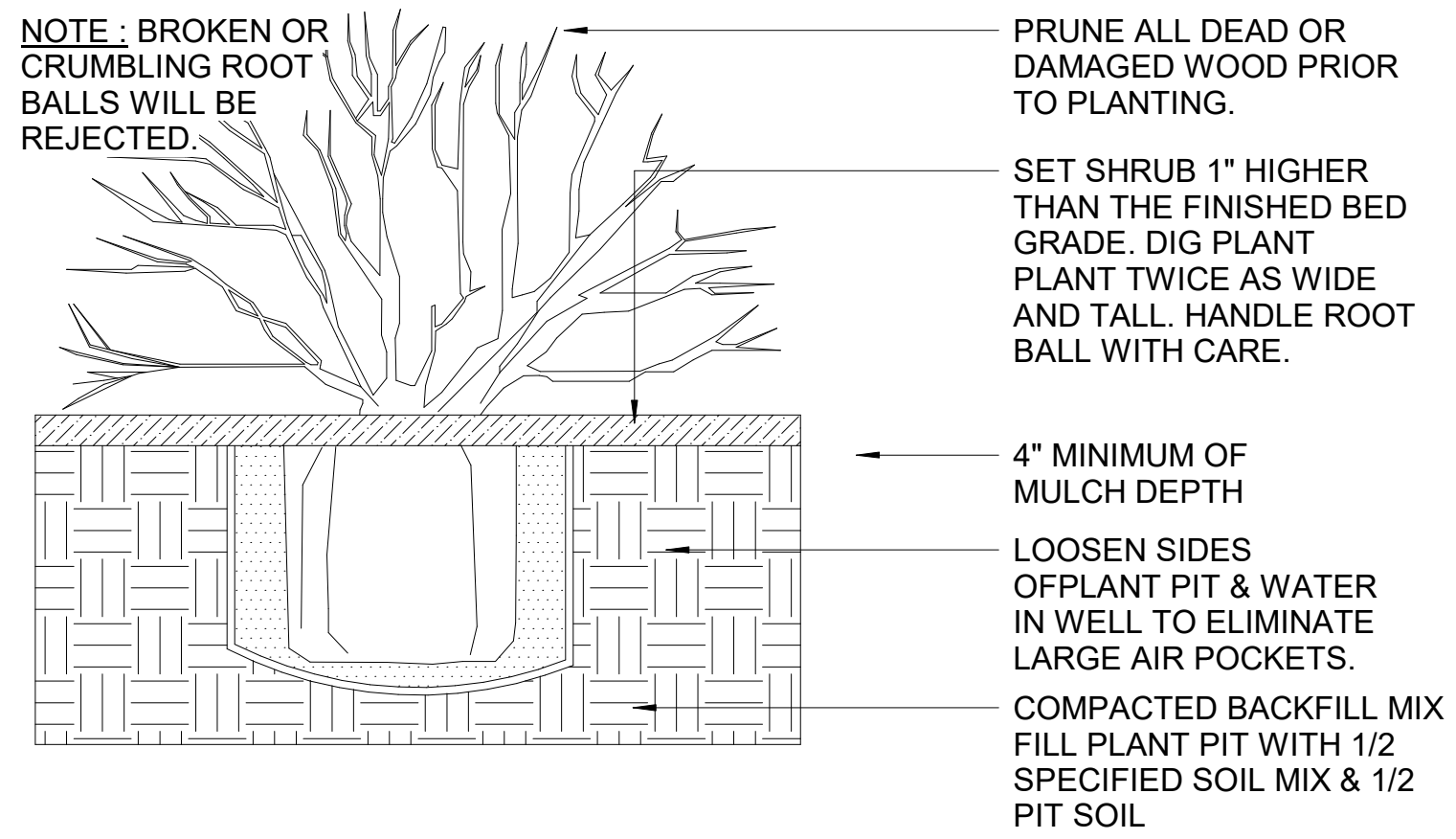
BLACK FOREST OFFICE

N1/2 NE1/4 SE1/4 SE1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO
4.77 ACRES

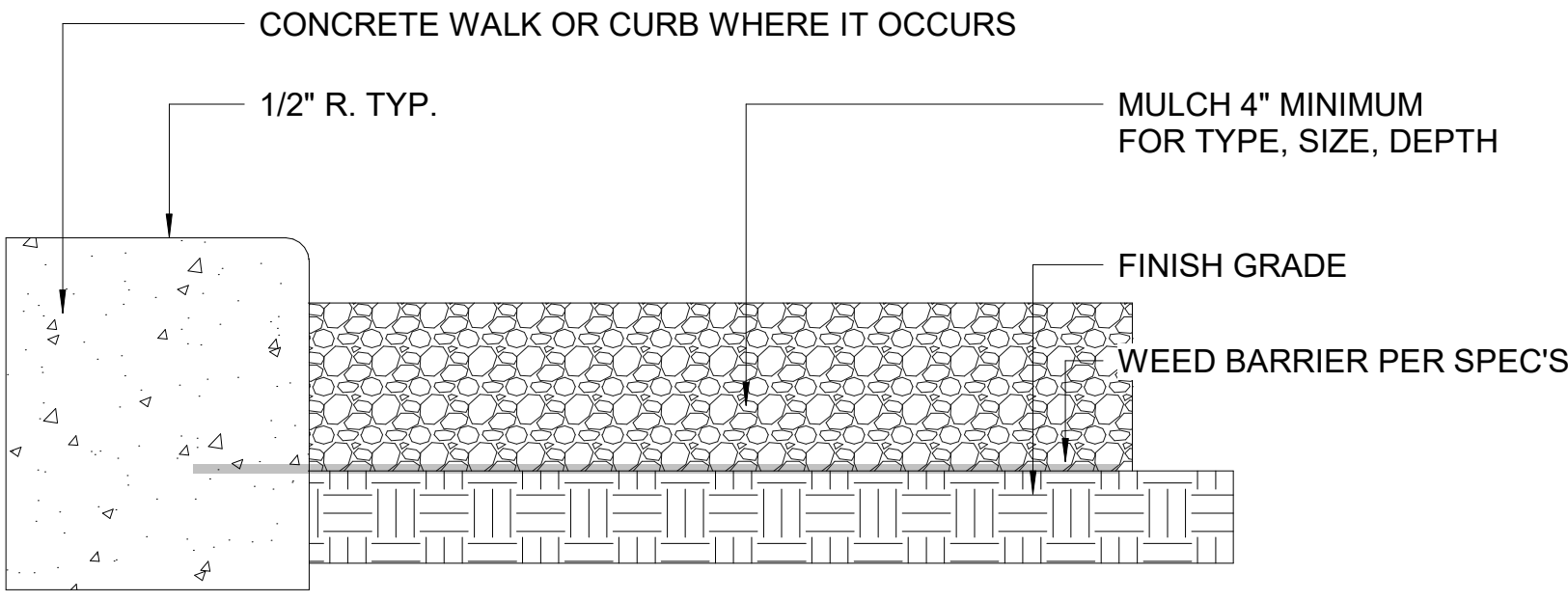


1 TREE DETAIL
1" = 1'-0"

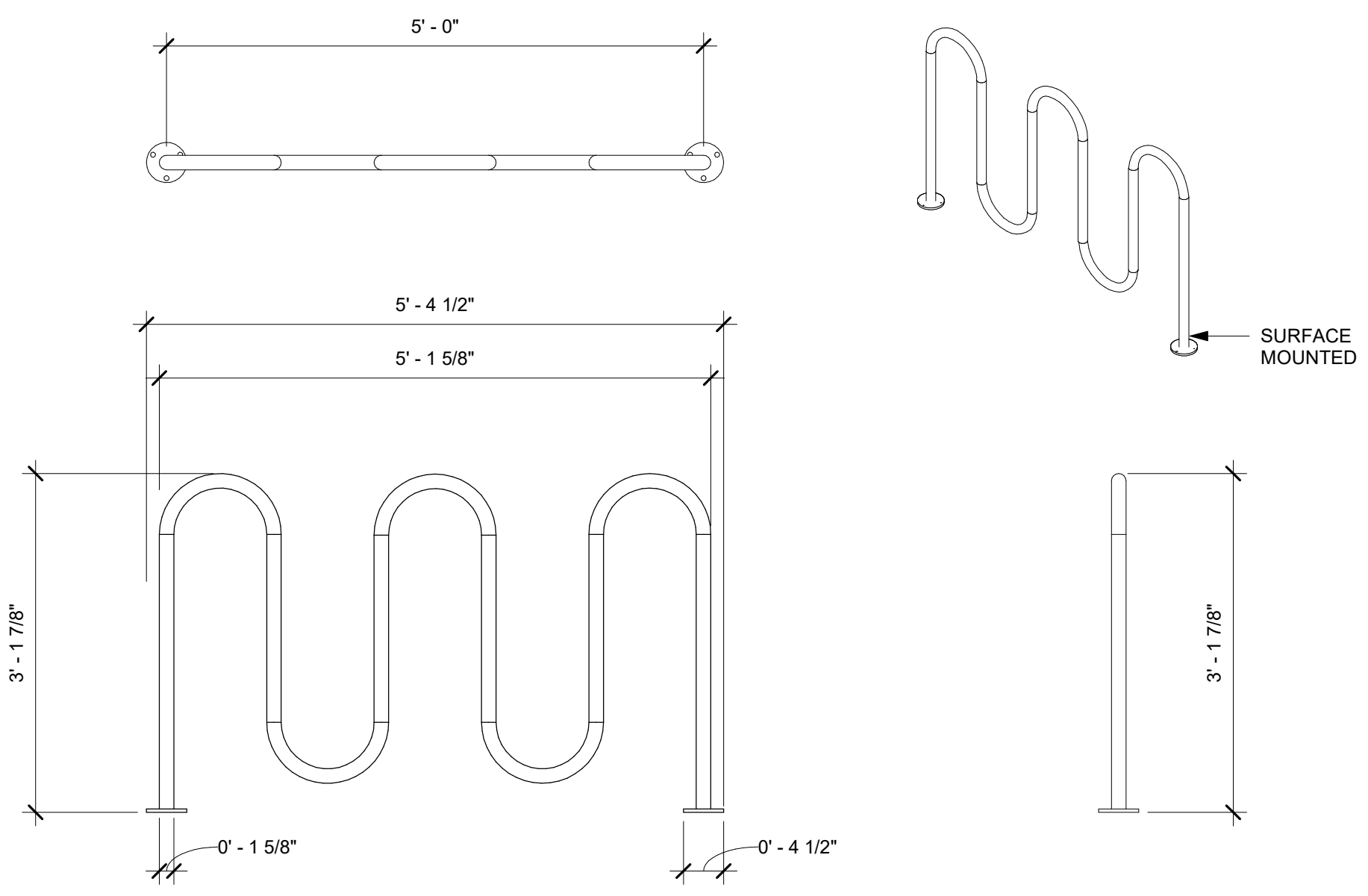
NOTE : SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE.



2 SHRUB DETAIL
1" = 1'-0"



3 MULCH DETAIL
1/8" = 1'-0"



4 BIKE RACK
3/4" = 1'-0"

NOTE : (3) BIKE SPACES

LANDSCAPE NOTES :

1. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE EXISTING CIVIL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND IRRIGATION AS-BUILT SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
2. ALL NEW LANDSCAPE AREAS SHALL BE ROTOTILLED WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" ALL DECIDUOUS TREES ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE PROFESSIONAL'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
3. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
4. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. ALL SHRUB / ORNAMENTAL GRASS BEDS SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
6. ALL MULCH AREAS ADJACENT TO THE BUILDING AND SCREEN WALLS SHALL BE MULCHED WITH 4" DEPTH 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
7. ALL PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH SPECIFIED WESTERN RED CEDAR MULCH. DO NOT PLACE FILTER FABRIC UNDER WOOD MULCH.
8. ALL NEW SHRUB BEDS AND MULCH AREA ARE TO BE CONTAINED WITH SPECIFIED ROLL TOP STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). PLACE STEEL EDGER BETWEEN ALL ROCK AND WOOD MULCH BEDS. COLOR OF EDGER TO BE STAINLESS STEEL.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE PROFESSIONAL.
10. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE PROFESSIONAL.
11. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE PROFESSIONAL.
12. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWO TIMES THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
13. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
14. RESTORE ANY DAMAGED AREAS BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
15. LANDSCAPE WARRANTY PERIOD ONE YEAR. ALL MAINTENANCE SHALL BE AT CONTRACTOR'S EXPENSE INCLUDING PROPER PRUNING, WEEDING, PLANT REPLACEMENT, SUPPLEMENTAL MULCHING, TRASH REMOVAL AND WATERING UNTIL SUBSTANTIAL COMPLETION ACCEPTANCE.
16. ALL NEW LANDSCAPE AREAS WILL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 15' IN WIDTH SHALL HAVE LOW ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIED WIDTH. ALL TURF AREAS GREATER THAN 15' SHALL BE IRRIGATED WITH GEAR-DRIVEN ROTORS WITH LOW HEAD DRAINAGE. ALL SHRUB/ORNAMENTAL GRASS / VINE BEDS SHALL BE IRRIGATED WITH SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL COVERAGE TO EACH PLANT. A RAIN SENSOR SYSTEM SHALL BE A COMPONENT TO THE IRRIGATION SYSTEM AND SUBMITTALS FOR APPROVAL BY THE LANDSCAPE PROFESSIONAL PRIOR TO INSTALLATION.
17. THIS PLAN HAS BEEN COMPLETED BY A LANDSCAPE DESIGNER AND SIGNED OFF BY THE PROJECT ARCHITECT. LANDSCAPE IS DESIGNED TO PROVIDE A SUSTAINABLE APPROACH TO ENSURE REVEGETATION OF THE DISTURBED SITE, AND TO IMPROVE AESTHETICS OF THE BUILT FACILITIES IN A SUSTAINABLE MANNER UPON COMPLETION OF A NEW DEVELOPMENT.

LANDSCAPE SOIL NOTES

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY CH.6 LDC REGULATIONS AND THE LANDSCAPE AND WATER CONSERVATION MANUAL.
2. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE COUNTY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE COUNTY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS SITE PLAN AMENDMENT.
3. SOIL REPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE (5) CUBIC YARDS PER ONE THOUSAND (1,000) SQUARE FEET AND TILLED 6" DEPTH INTO THE SOIL. ORGANIC MATERIAL TO HAVE THE FOLLOWING CHARACTERISTICS:
ORGANIC MATTER: 25% OR GREATER
SALT CONTENT: 3.0 MMHOS/CM MAX.
PH: 6.5 MAXIMUM
CARBON TO NITROGEN RATIO: 10-1 TO 25-1
SPREAD RATE: @ 5 CY/1,000 SF
4. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
5. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
6. SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE PROFESSIONAL AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.
- 7.

NATIVE GRASS SEED MIX			
COMMON NAME	% OF TOTAL	PLS PER ACRE	HEIGHT/IN.
EPHRAIM CRESTED WHEATGRASS	30%	20-25	12"
IDAHO FESCUE	25%	20-25	8-12"
PERENNIAL (BLUE WILD) RYE	20%	6-10	12-18"
BLUE GRAMA	15%	20-25	12-24"
PRAIRIE CONEFLOWER / MIX	10%	15-20	12-18"

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE PROFESSIONAL AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX PERCENTAGE	% OF TOTAL
WOOD FIBER MULCH	85%
15-15-15 ORGANIC FERTILIZER	10%
ORGANIC BINDER/ TACKIFIER	05%

LANDSCAPE DETAILS

PROJECT NUMBER: SP0000-00
DATE PREPARED: 09-15-2020
PLANS PREPARED FOR:
BLACK FOREST, LLC
12740 BLACK FOREST RD.
COLORADO SPRINGS, CO 80908

SHEET
5 OF 10



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