EASTWOOD VILLAGE

1249 MEADOWBROOK PKWY PRELIMINARY PLAN

section/township/range shall be included on each page - I would recommend including it in the right-hand title block on the subsequent pages

PART OF THE SOUTHWEST QUARTER OF SECTION 4, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, CO

VICINITY MAP

N.T.S

Sheet List Table

COVER SHEET

EXISTING CONDITIONS & DEMO PLAN

LOT DIMENSION PLAN

OVERALL SITE PLAN

SITE PLAN (1 OF 3)

SITE PLAN (2 OF 3)

SITE PLAN (3 OF 3)

OVERALL UTILITY PLAN

PRELIMINARY GRADING PLAN

SITE DETAILS

LANDSCAPE SHEET INDEX

PRELIMINARY LANDSCAPE PLAN

TOWNHOME LANDSCAPE TYPICALS

LANDSCAPE NOTES

LANDSCAPE DETAILS

BUILDING ELEVATIONS

Where the Property is Located in the Airport Overlay Zone

Marksheffel Road District Note:

construction of Marksheffel Road.

dedication and maintenance.

Private Roads:

The property is within the Service Area of the

such, is subject to an assessment for the

Central Marksheffel Metropolitan District and, as

The private roads as shown on this plat will not be

are constructed in conformance with El Paso County

maintained by El Paso County until and unless the streets

NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT

ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft

overflight and noise impacts on this property due to its close proximity to an

airport, which is being disclosed to all prospective purchasers considering the

to the overflight and associated noise of arriving and departing aircraft during

the course of normal airport operations. (Use when this plat is to provide the

use of this property for residential and other purposes. This property is subject

|Sheet Number|

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Developer shall comply with federal and

state laws, regulations, ordinances, review

and permit requirements, and other agency

requirements, if any, of applicable agencies

including, but not limited to, the Colorado

Division of Wildlife, Colorado Department of

Engineers and the U.S. Fish and Wildlife

Act, particularly as it relates to the listed

species (e.g., Preble's Meadow Jumping

Service regarding the Endangered Species

Transportation, U.S. Army Corps of

Environmental:

CONSTITUTION AVENUE

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS | Single-Family Attached — A structure containing REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE more than 1 dwelling unit, each of which has primary UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ground floor access to the outside and are attached ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED to each other by party walls without openings, where UNDER OR WITH RESPECT TO SUCH LAWS.

SITE DATA ZONING CLASSIFICATION:

RESIDENTIAL, MULTI-DWELLING (RM-30) RESIDENTIAL. MULTI-FAMILY LAND USE:

5404303066

JURISDICTION: EL PASO COUNTY SITE ADDRESS: 1249 MEADOWBROOK PKWY.

TAX SCHEDULE NO. **BUILDING SETBACKS:** 25' FRONT SETBACK (MARKSHEFFEL ROAD)

> 15' REAR SETBACK 15' SIDE SETBACK

MAXIMUM LOT COVERAGE: PROPOSED EASEMENTS: REFER TO FINAL PLAT

LANDSCAPE: SITE COVERAGE:

BUILDING PAVEMENT/HARDSCAPE

- 1.8 AC | 19%± $-2.9 \text{ AC} + 29\% \pm$ LANDSCAPING (INCLUDES OPEN SPACE) - 5.1 AC | 52%±

What is this percentage

Remove this and

include the standard

easement note

Unless otherwise indicated, all side, front, and rear lot

and drainage easement unless otherwise indicated. A

a 20 foot (use 7 feet for lots smaller than 2.5 acres)

responsibility for maintenance of these easements is hereby vested with the individual property owners.

public utility and drainage easement. The sole

lines are hereby platted on either side with a 10 foot

BUILDING DATA

BUILDING HEIGHT: PROPOSED:

MAXIMUM BY CODE: 40.0 PROPOSED LOT COVERAGE: 18%± PROPOSED BUILDING GROSS SF: ±79,183 SF

LAND AREA:

NO BUILD AREAS:

427,017 SQ. FT. OR 9.80 ACRES MORE OR LESS

BASIS OF BEARING:

NUMBER OF DWELLING UNITS:

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4. TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE SOUTH END BY RECOVERED 3-1/4 INCH ALUMINUM CAP IN THE DEPARTMENT OF PUBLIC WORKS RANGE BOX STAMPED BY LS 17496, AND AT THE NORTH END BY A FOUND 2-1/3 INCH ALUMINUM SURVEYORS CAP STAMPED DREXEL BARRELL & CO. R65W, T14S, 1985 LS 17644, SAID LINE IS ASSUMED TO BEAR N 00°08'32"E AND HAS A DISTANCE OF 2617.04 FEET.

BENCHMARK/ PROJECT CONTROL

FIMS MONUMENT NUMBER 78 IS A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.25 INCH DIAMETER ALUMINUM FIMS CAP, IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF U.S. HIGHWAY 24 AND MARKSHEFFEL ROAD. THE CORNER FENCE POST IS 28.3 FEET TO THE NORTHEAST AND A FIMS NAIL/WASHER IN A FENCE POST IS 34.7 FEET TO THE SOUTHWEST. ELEVATION = 6427.35 "1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT"

PARKING COUNTS

	PARKING REQUIRED	PARKING PROVIDED	
	REGULAR: 2/UNIT = 214	241	27 GUEST 214 REGULAR (PROVIDED BY GARAGES)
	GUEST: 1/4 UNITS = 27		TOTAL = 241
ADA	7		2 GUEST (1 VAN) 6 REGULAR (PROVIDED BY GARAGES) TOTAL = 8
BICYCLE PARKING	5% OF REQUIRED STALLS = 12		23

GEOLOGICICAL HAZARDS NOTE

A "PRELIMINARY SUBSURFACE SOIL INVESTIGATION CLAREMONT RANCH-FUTURE PAD SITES SOUTHEAST CORNER OF MEADOWBROOK PARKWAY AND MARKSHEFFEL ROAD EL PASO COUNTY, COLORADO" WAS PREPARED BY ENTECH, DATED JANUARY 25, 2022. NO LOTS HAVE BEEN IDENTIFIED IN THE REFERENCE REPORT AS BEING IMPACTED BY GEOLOGICAL HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGOC CONSTRAINTS LISTED BELOW.

ISOLATED STEEP SLOPES

THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE OF THE FRONT RANGE. APPROPRIATE PLANNING AND ENGINEERING PRACTICES WILL MINIMIZE RISK ASSOCIATED THE LISTED CONSTRAINTS.

> Note Regarding Stormwater Drainage: All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

include the following notes either on this plan and make

This type of development is classified as a

single-family attached - not multifamily. Dwelling,

each dwelling unit is generally located on its own lo

The common or abutting wall shall be shared for at

least 50% of the length of the side of the dwelling

units. A single-family attached dwelling does not

share common floor/ceilings with other dwelling

units. A single-family attached dwelling is also

sometimes called a townhouse or row house.

Note Regarding Reports on File: at the County Planning and Community Impact Study; Drainage Report; Water Report; Geology and Soils Report; Fire Natural Features Report; (other; modify

based upon specific reports) Cherokee Plat Note Re: Basin Transfer/Insufficiency: Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that

Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the estimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow

300 years or more. Access Limitation: There shall be no direct lot access to Road. (include HWY 24, Marksheffel, and Meadowbrook)

subdivision and its existing customers

with water and wastewater services for

6.3.3.C.3.

sure to also include on the plat:

The following reports have been submitted n association with the Preliminary Plan or Final Plat for this subdivision and are on file Development Department: Transportation Protection Report; Wildfire Hazard Report;

Cherokee to continue to provide this

Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in standards in effect at the date of the request for the case of different providers)

> Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from ____ Road per Land Development Code Section 6.3.3.C.2 and

LAND AREA

TOTAL PROPERTY AREA: +/- 9.802 ACRES

LEGAL DESCRIPTION

TRACT F, CLAREMONT RANCH FILING NO. 7, EL PASO COUNTY, STATE OF

SOIL TYPE:

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS NATIVE SILTY TO CLAYEY SAND (SM-SC) AS HYDROLOGIC SOIL GROUP A.

FEMA CLASSIFICATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

CONTACTS:

ROCKWOOD HOMES, LLC 6613 FOLSOM HEIGHTS COLORADO SPRINGS, CO 80923 TEL: (719) 930-5087 CONTACT: JON RAPTIS

SURVEYOR: LAND DEVELOPMENT CONSULTANTS, INC. 3898 MAIZELAND ROAD COLORADO SPRINGS, CO 80909 TEL: (719) 528-6133 EXT. 109

CONTACT: DAVID V. HOSTELER, PLS

KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 900 COLORADO SPRINGS, CO 80903 TEL: (719) 453-0182 CONTACT: KEVIN KOFFORD, P.E.

EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 PHONE: (719) 520-3600

PROPERTY OWNER ACKNOWLEDGEMEN

ROCKWOOD HOMES, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID (LAND TO BE SITE PLANNED UNDER THE NAME OF CLAREMONT RANCH WEST. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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

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

- ((I Not Entry of MEN)
(NOTARY CERTIFICATE ((STATE OF) ((COUNTY OF)
(THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, BY DAY OF (NAME AND TITLE)
(MY COMMISSION EXPIRES:

ADDRESS OF NOTARY: ______

OWNER/DEVELOPER STATEMENT

[PROPERTY OWNER]

NOTARY PUBLIC

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

ROCKWOOD HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

(TITLE:
Ò	ADDRESS:
(

There is no need for this on a preliminary

LAGI LORAI LAN ASTWOOD VILLASO COUNTY, COLPELIMINARY PLOVER SHEE

DESIGNED BY: AJ

DRAWN BY: AJV

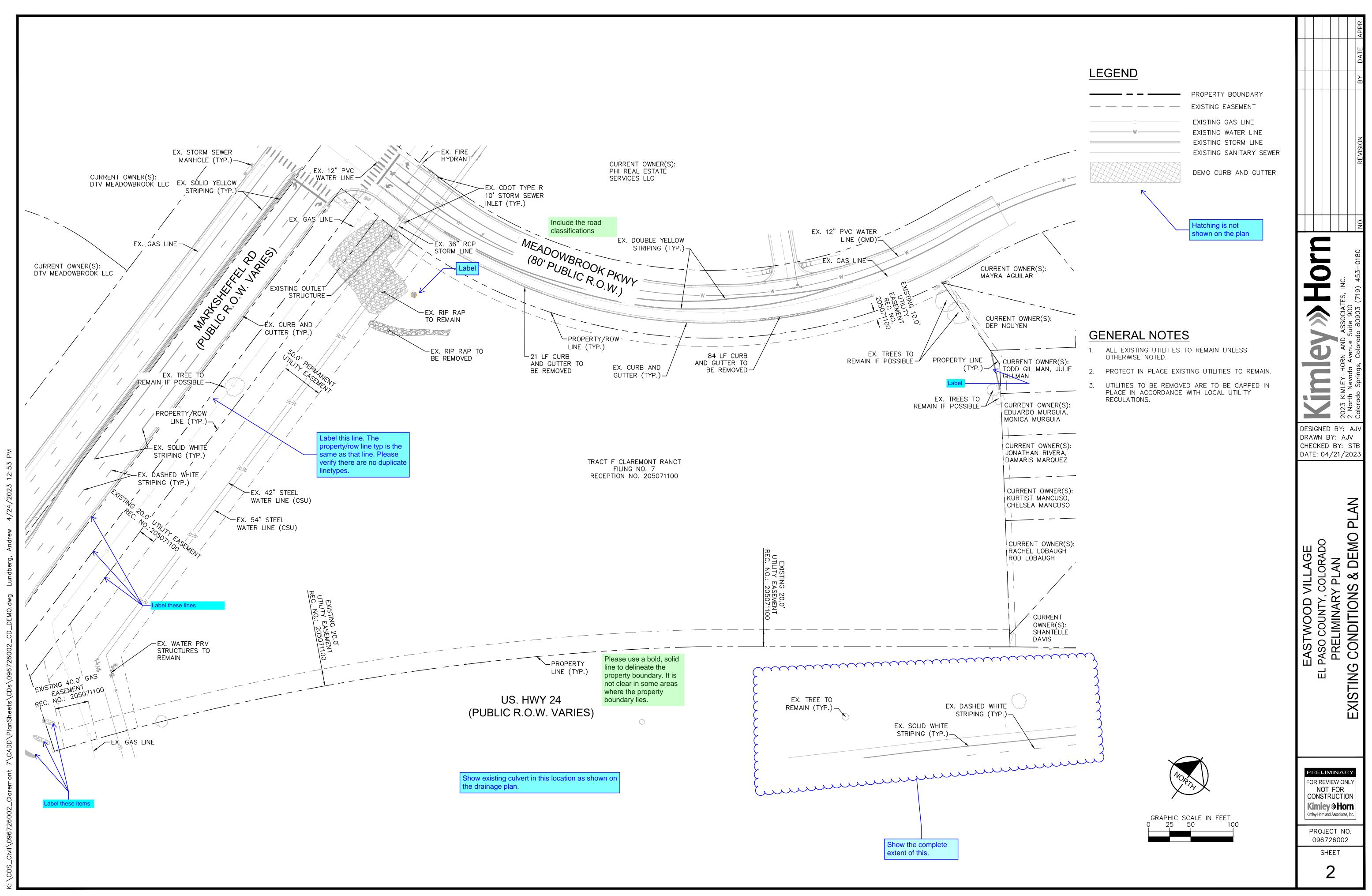
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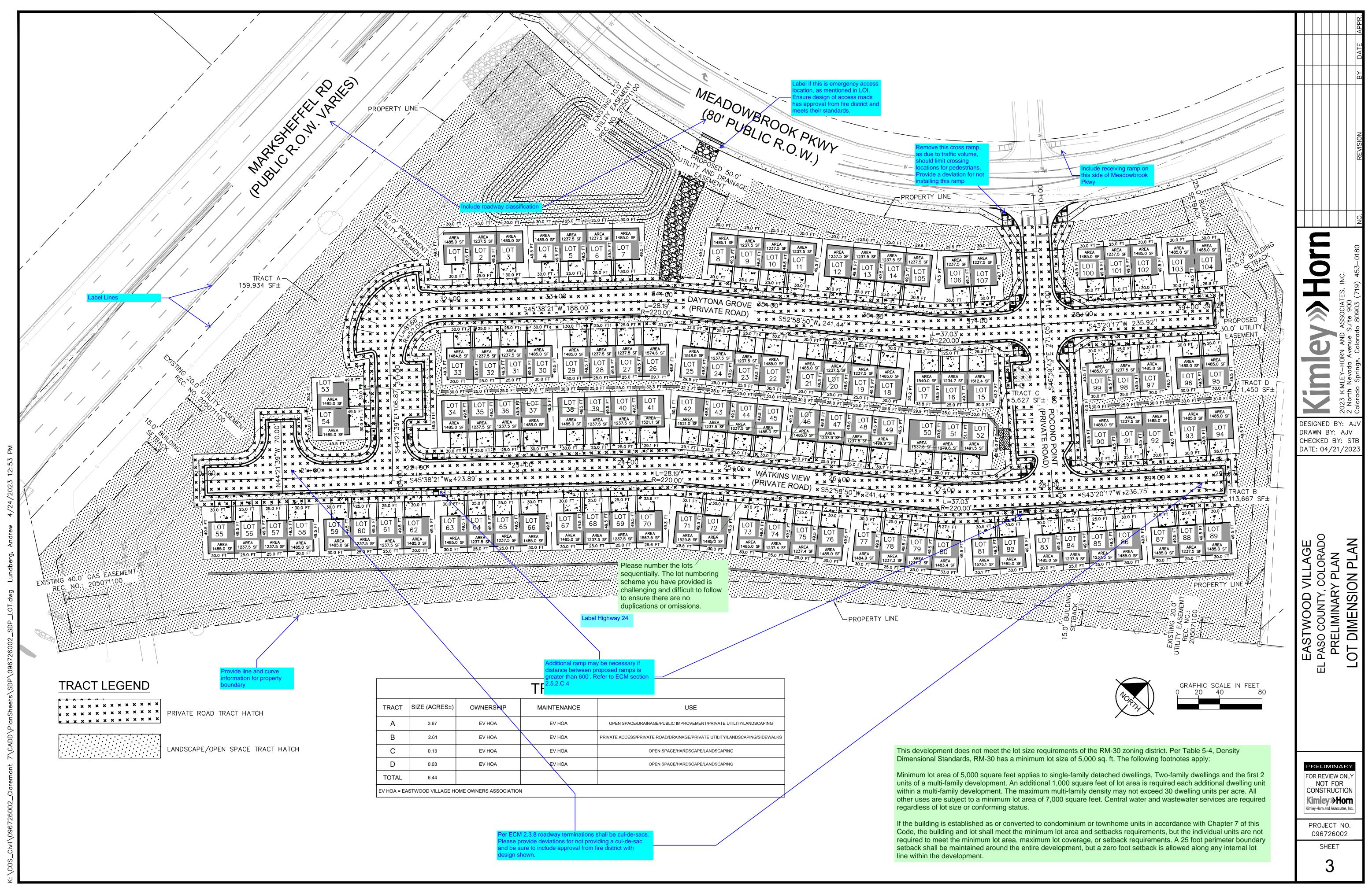
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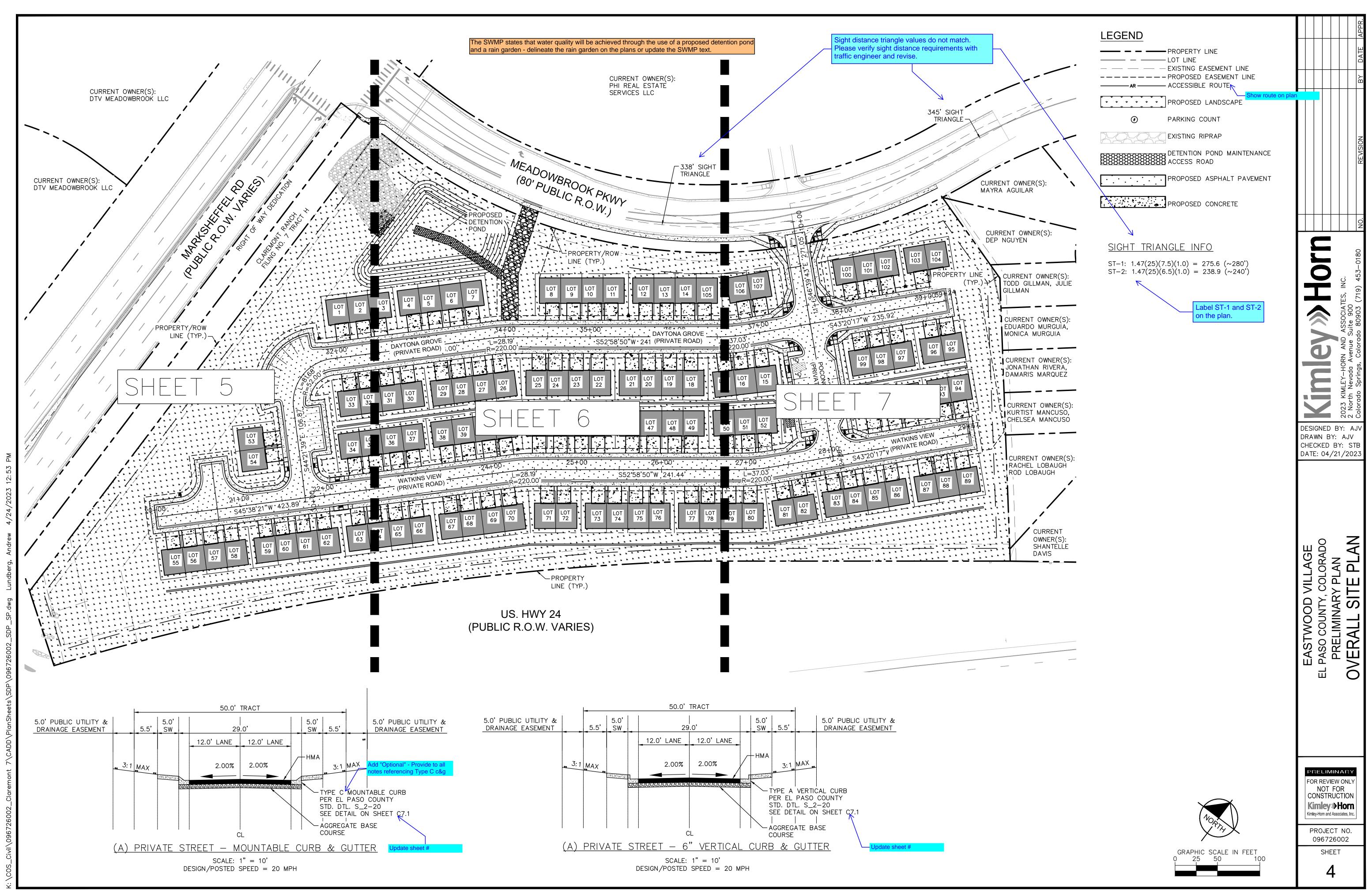
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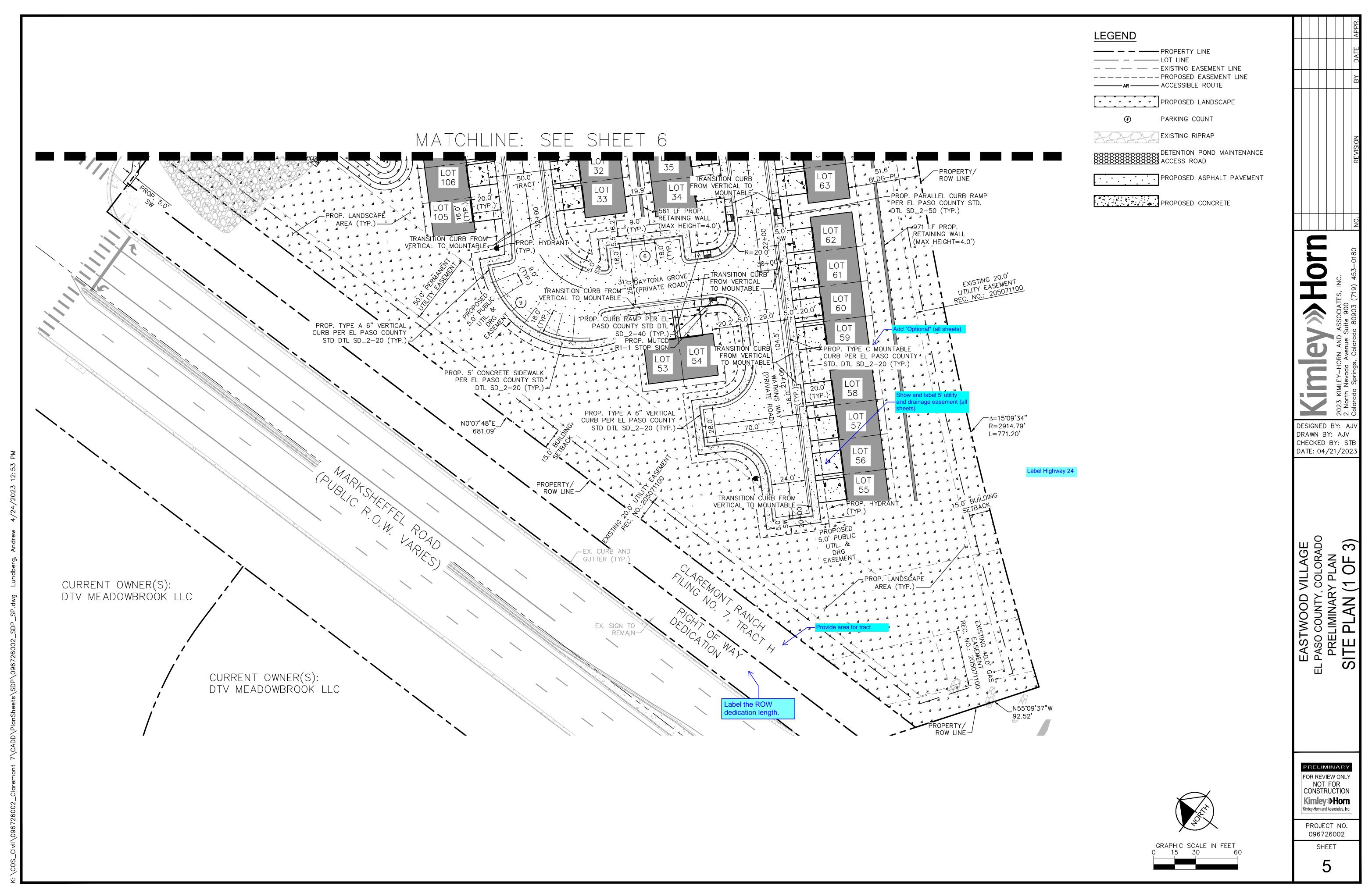
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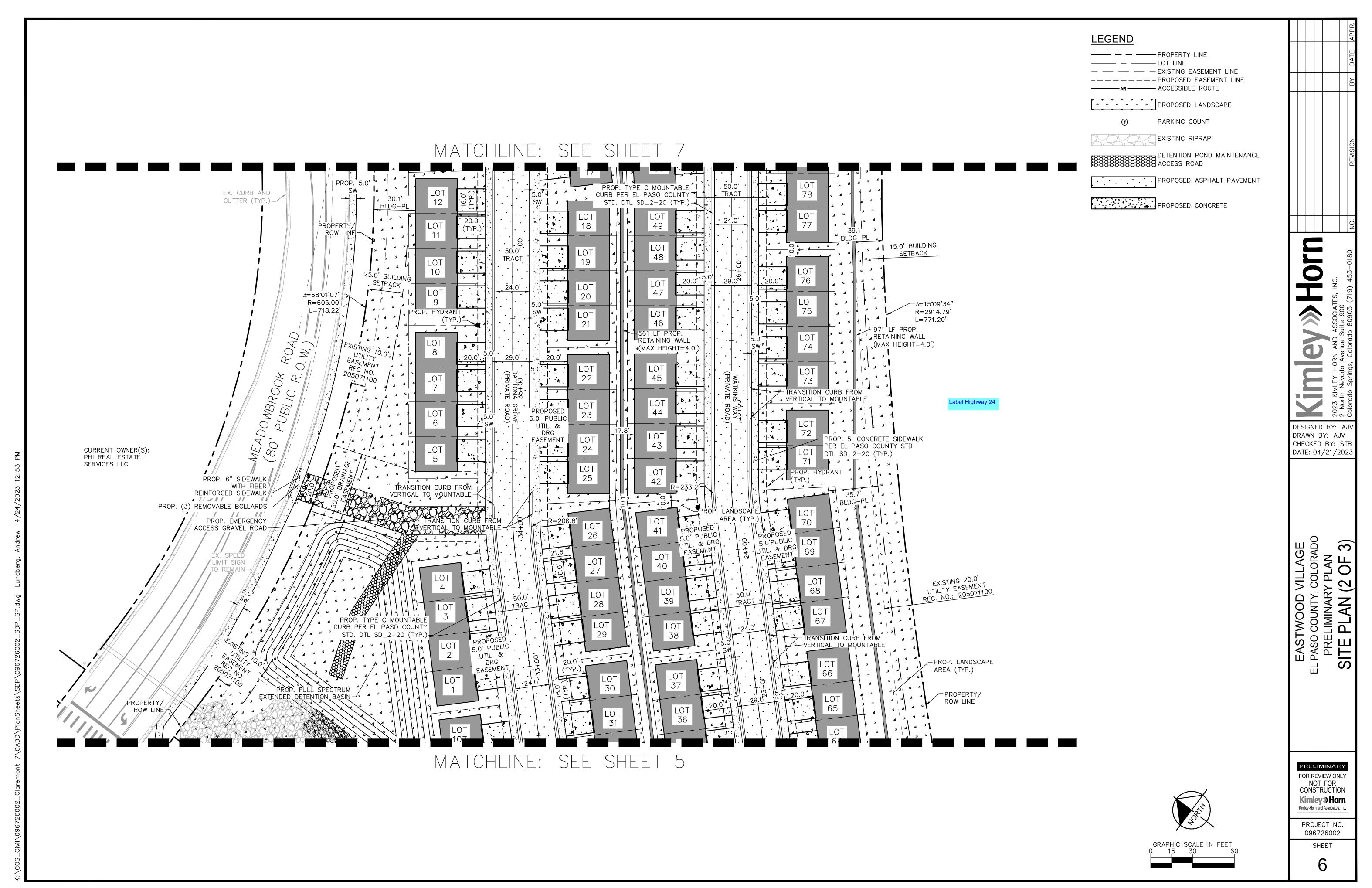
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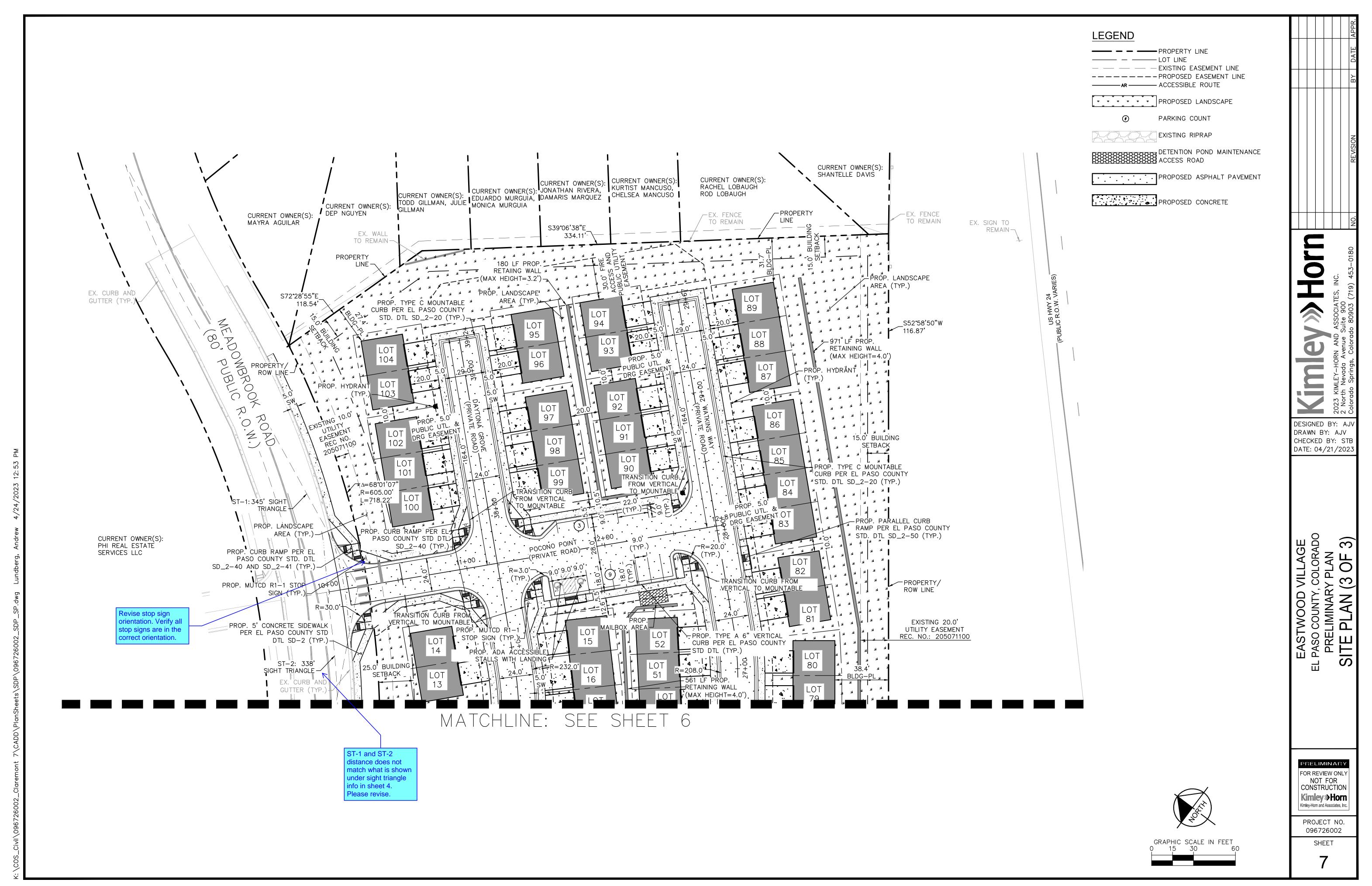


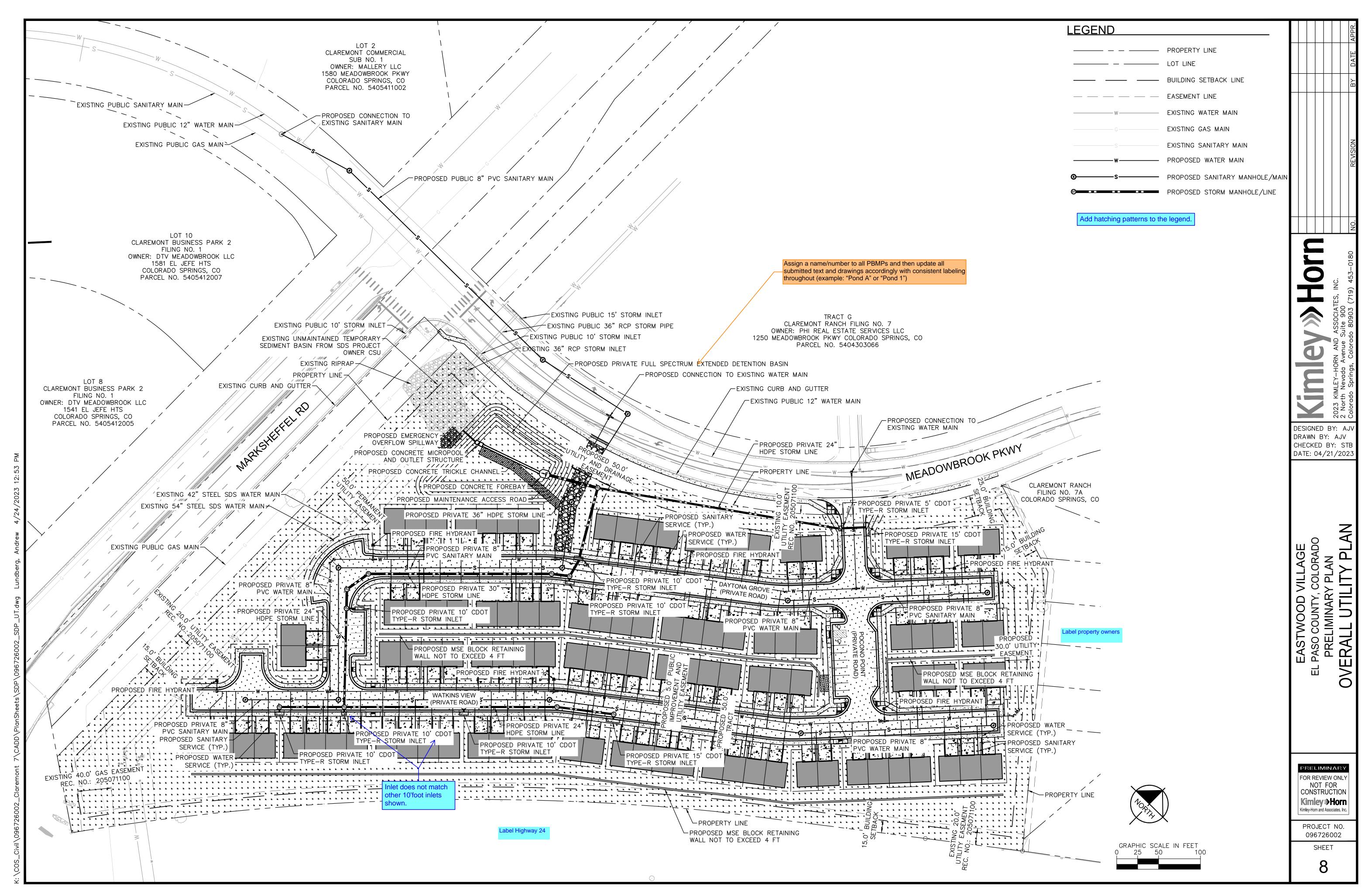


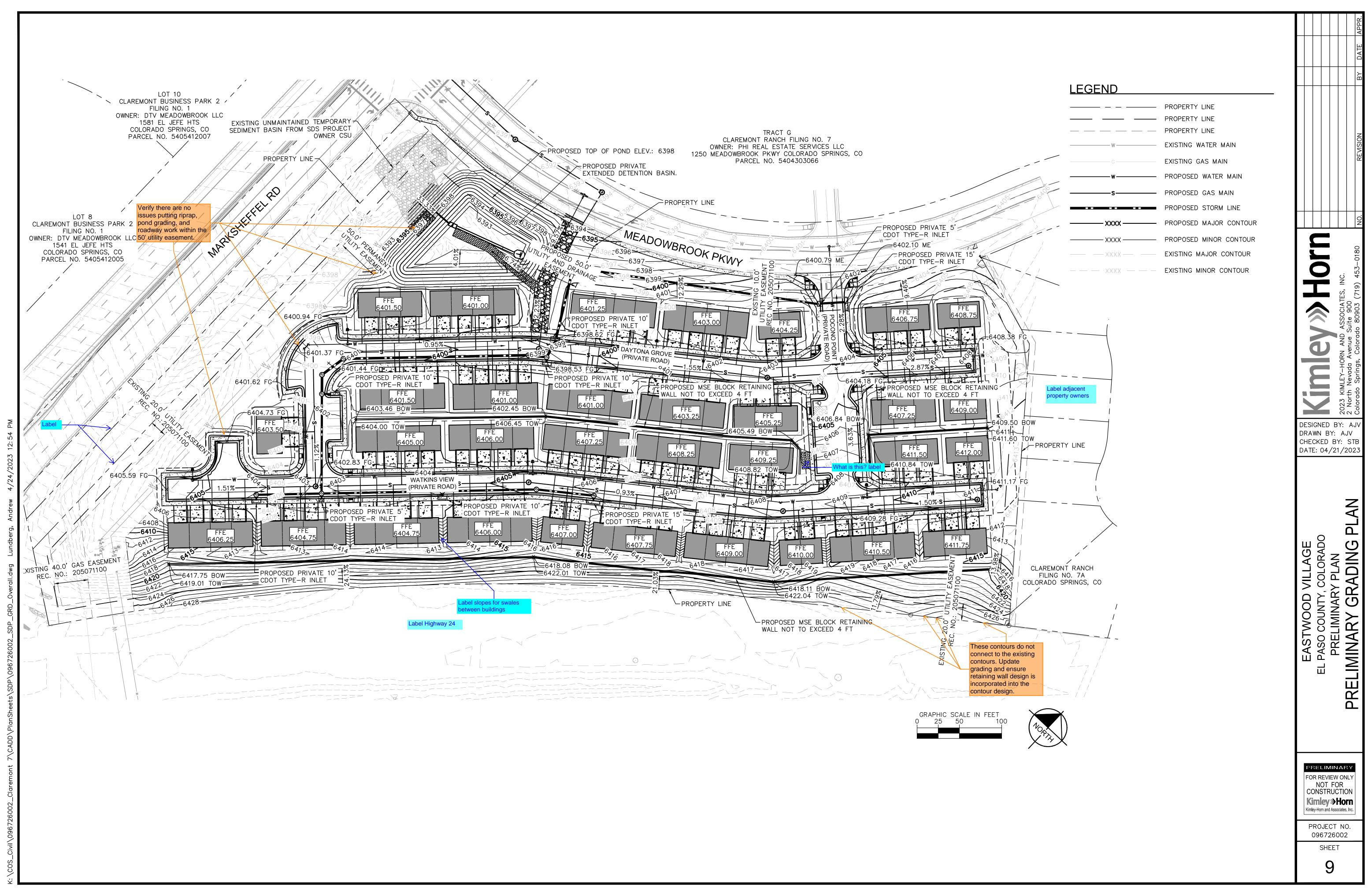


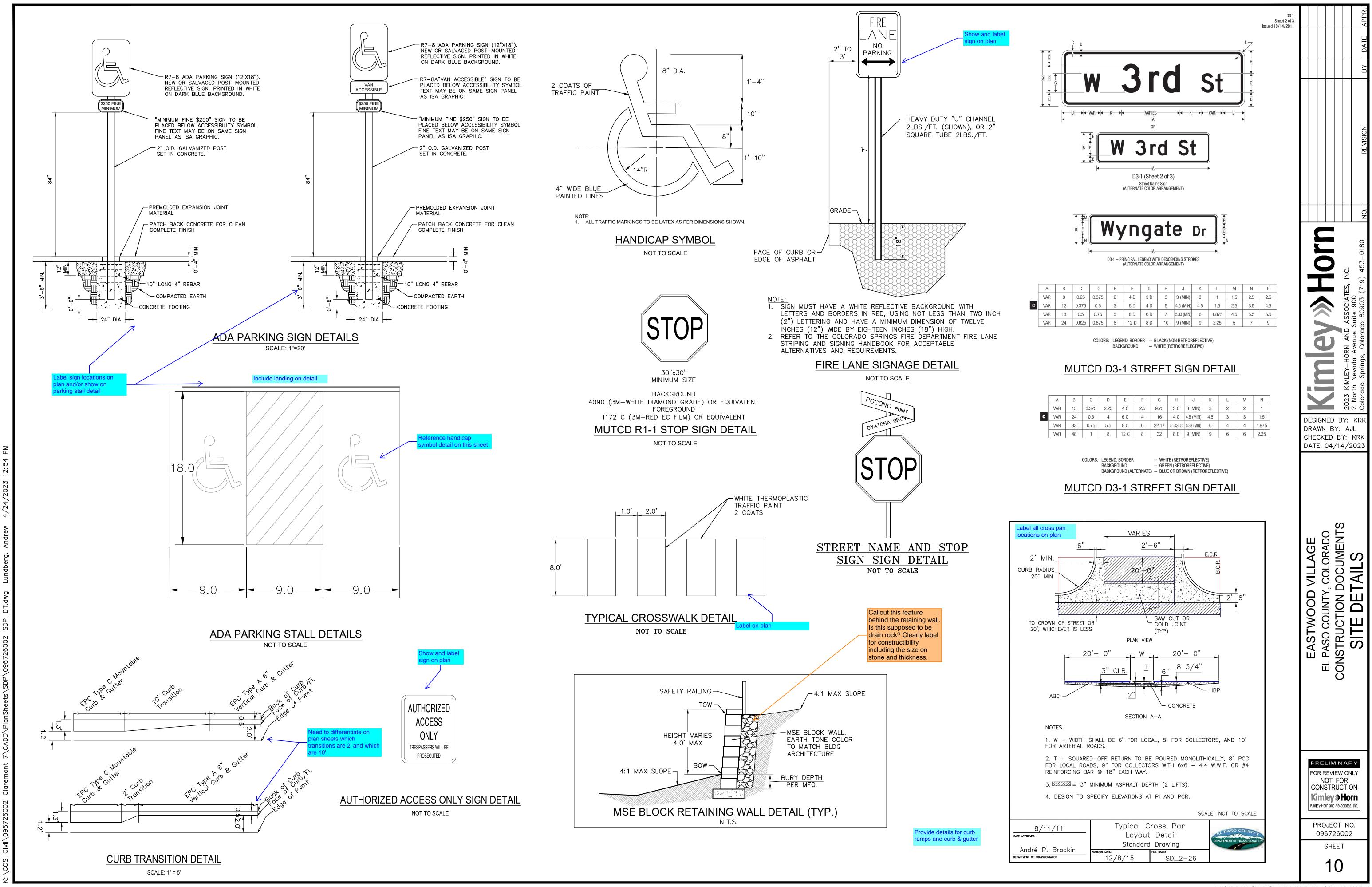


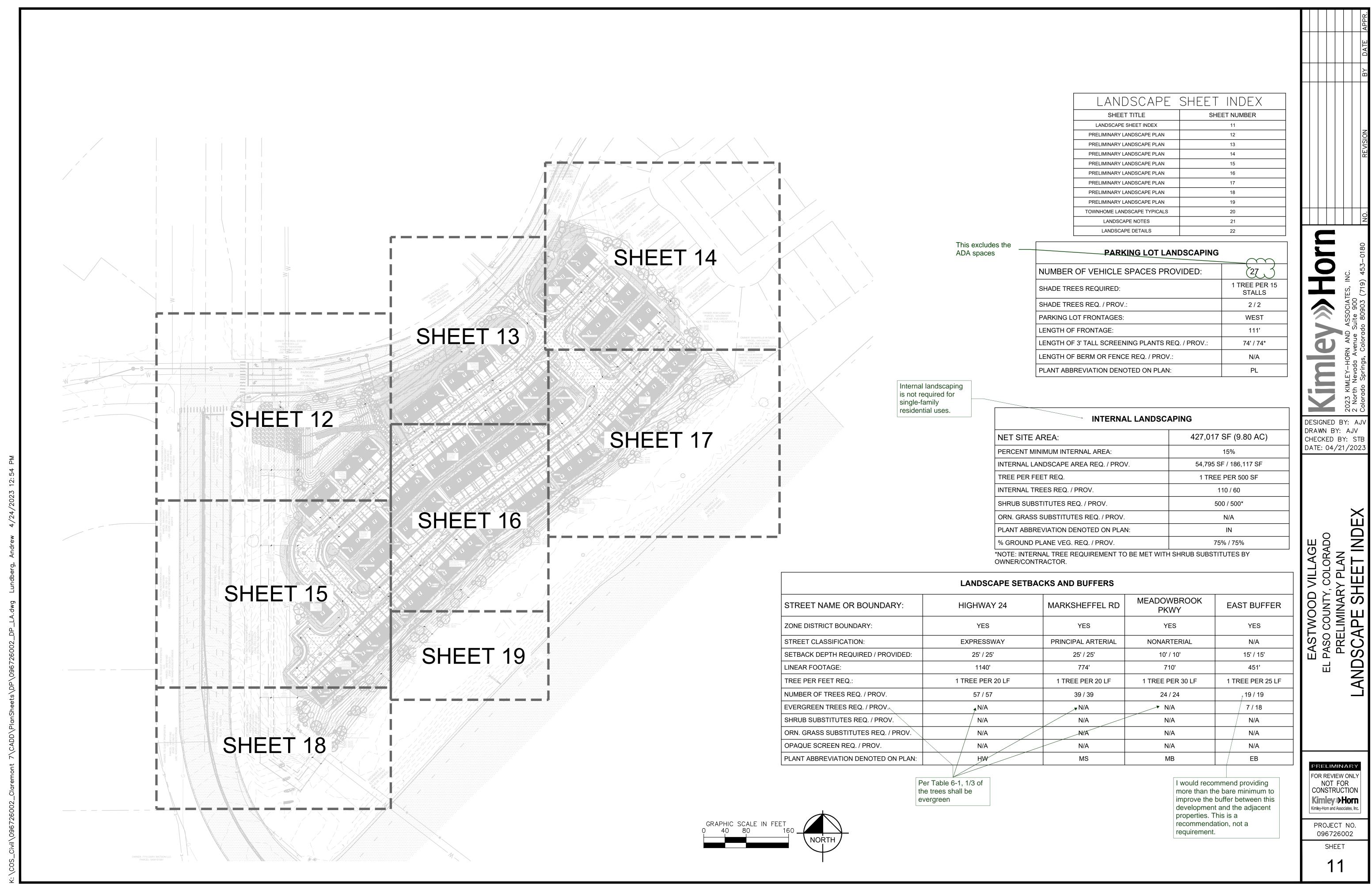


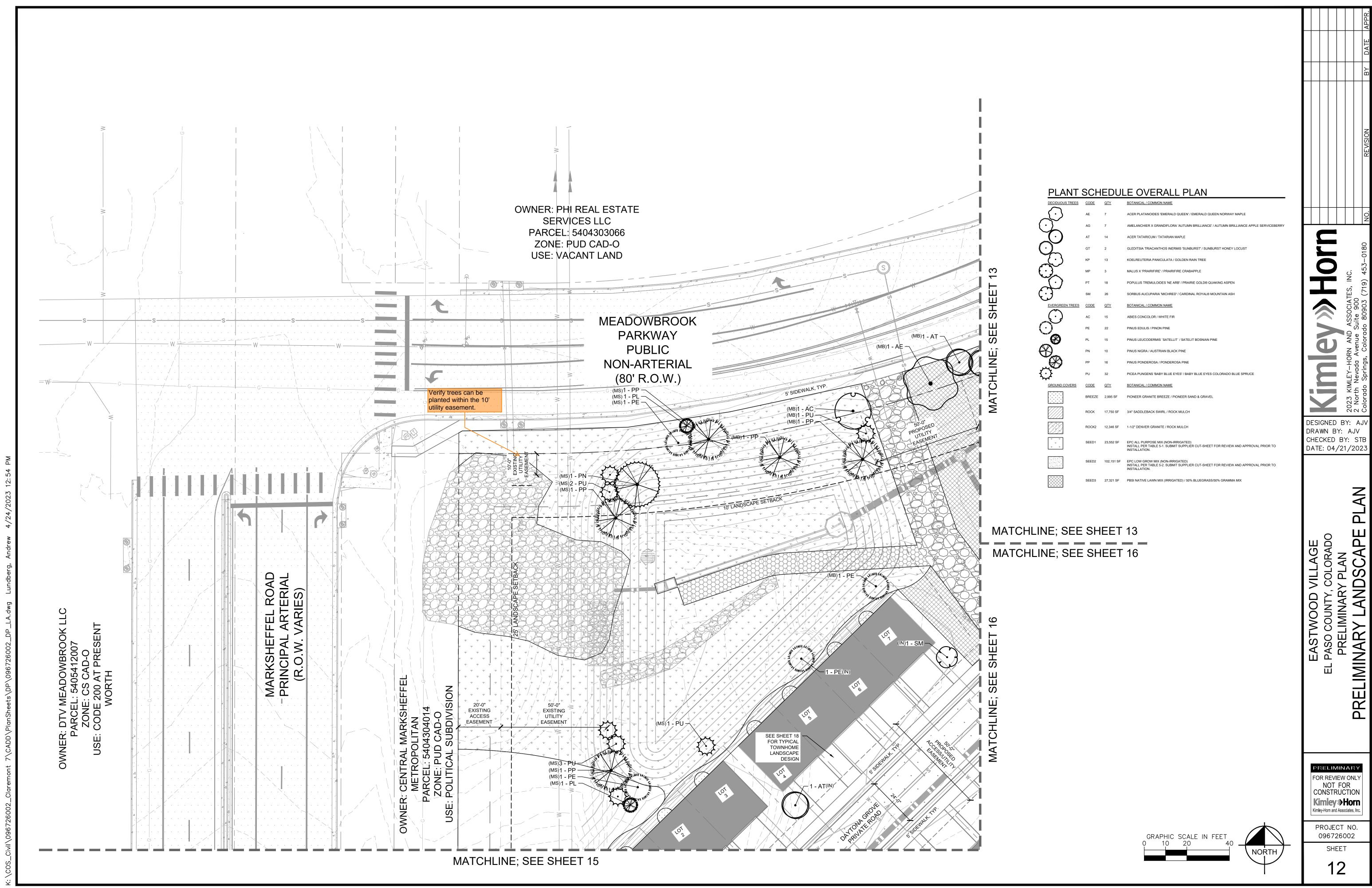


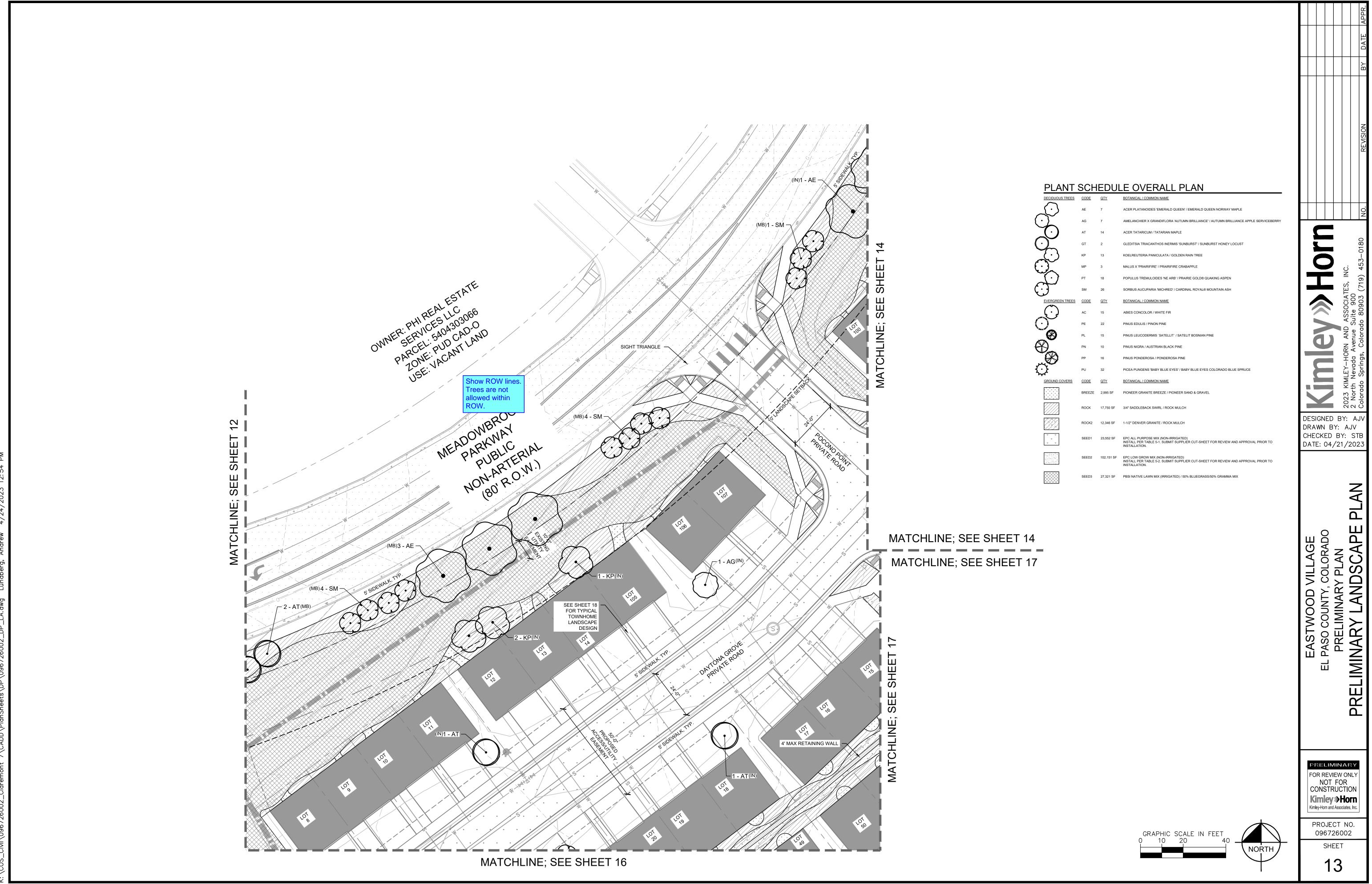


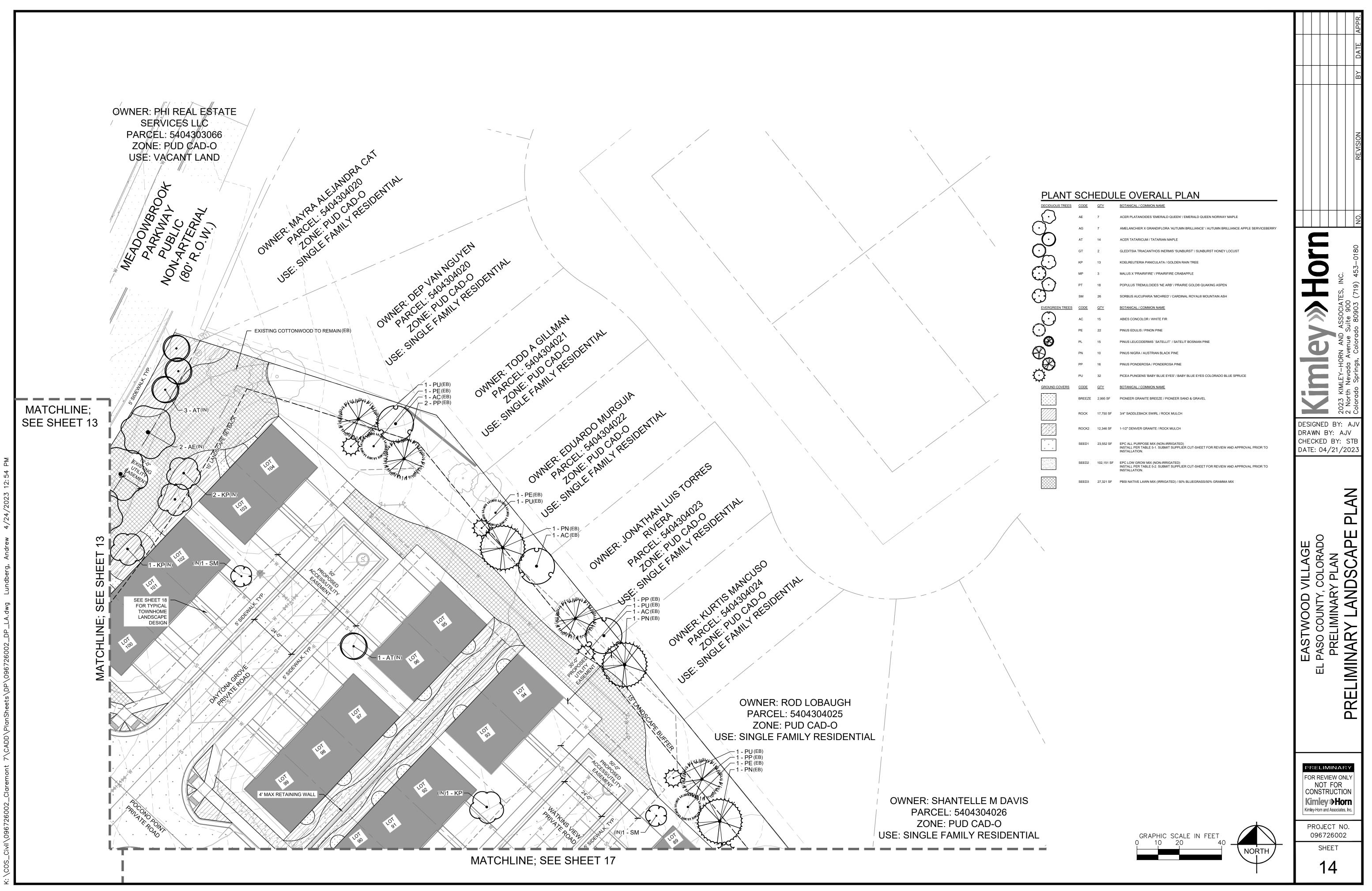


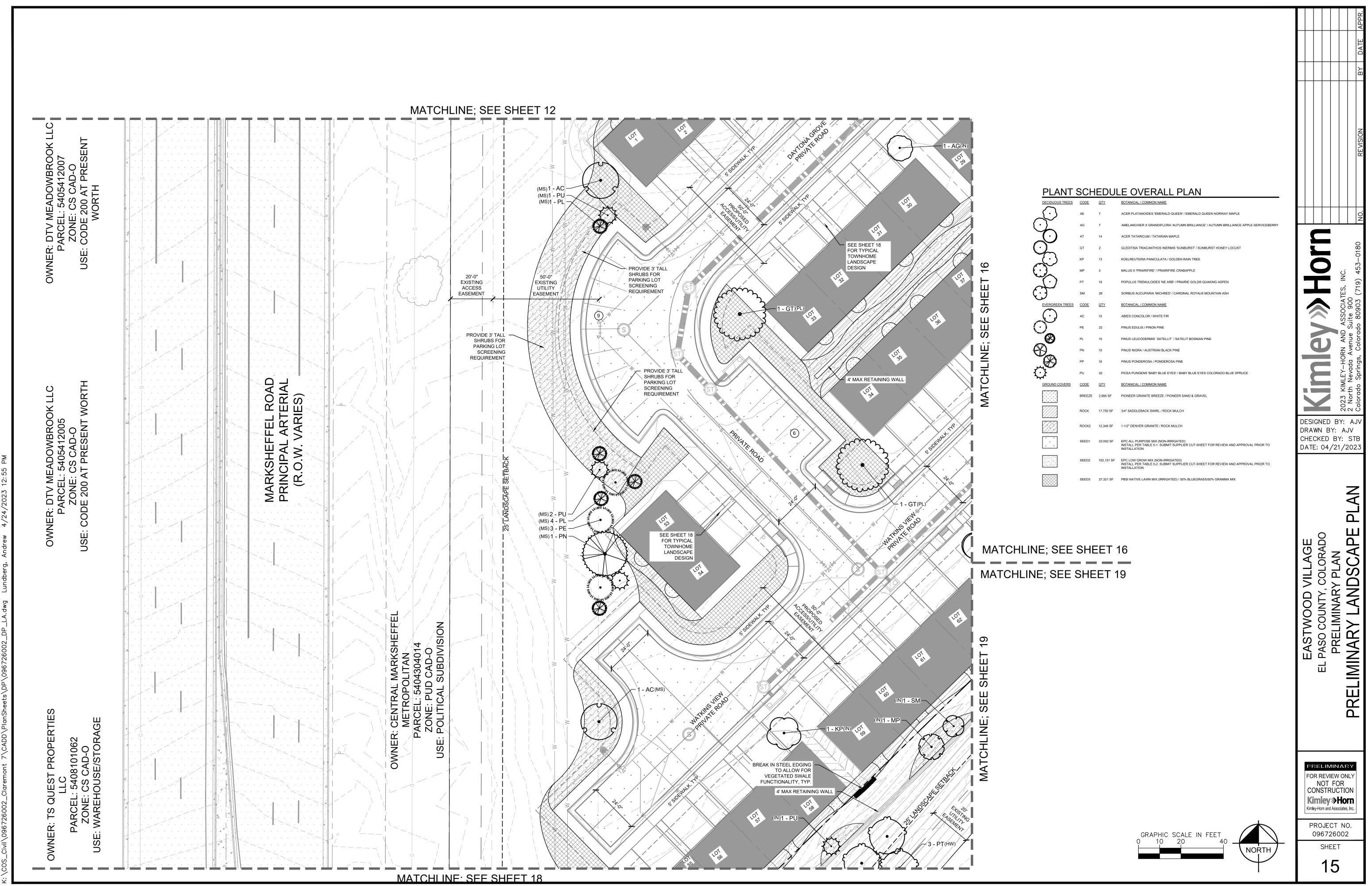


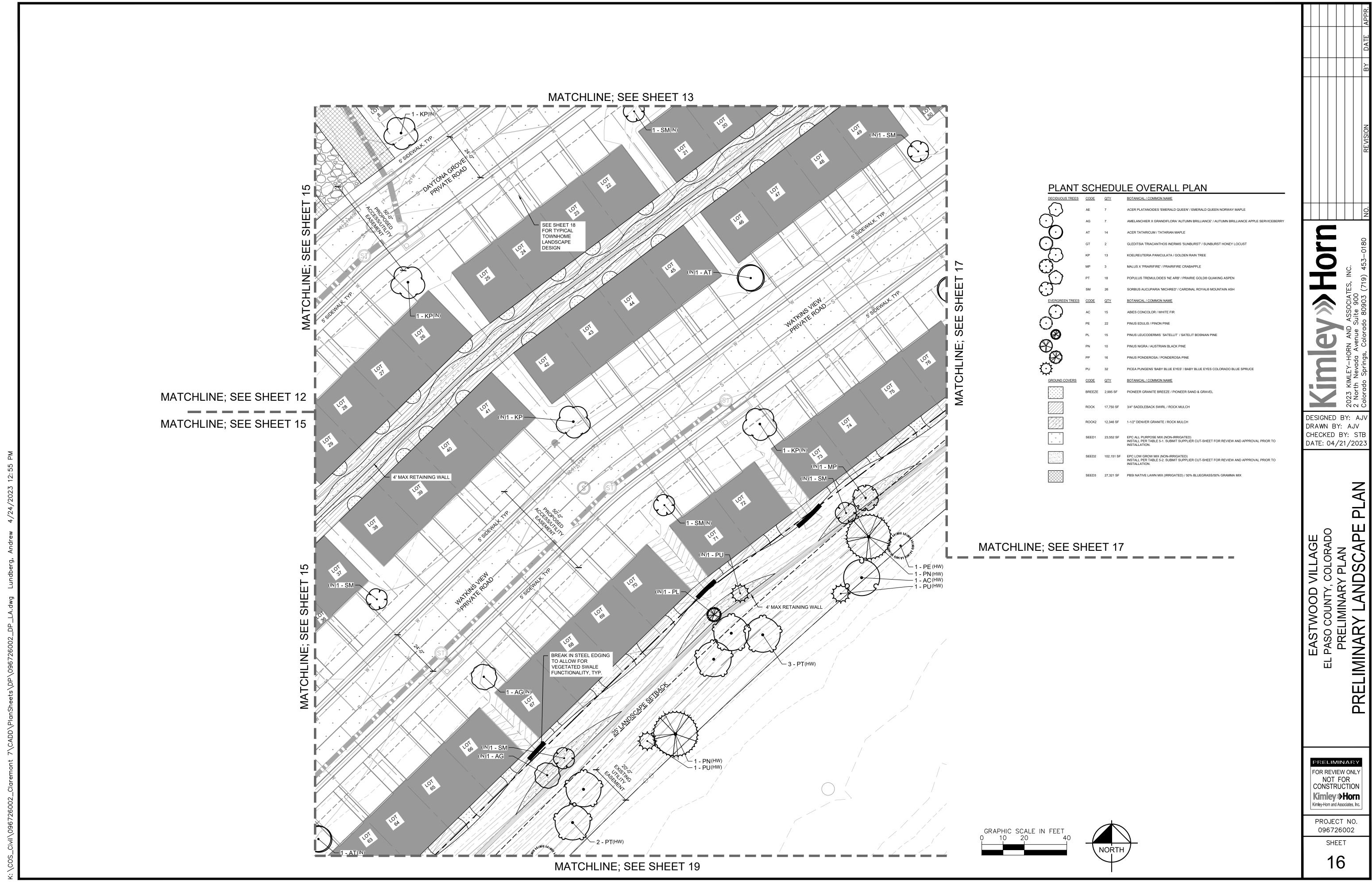


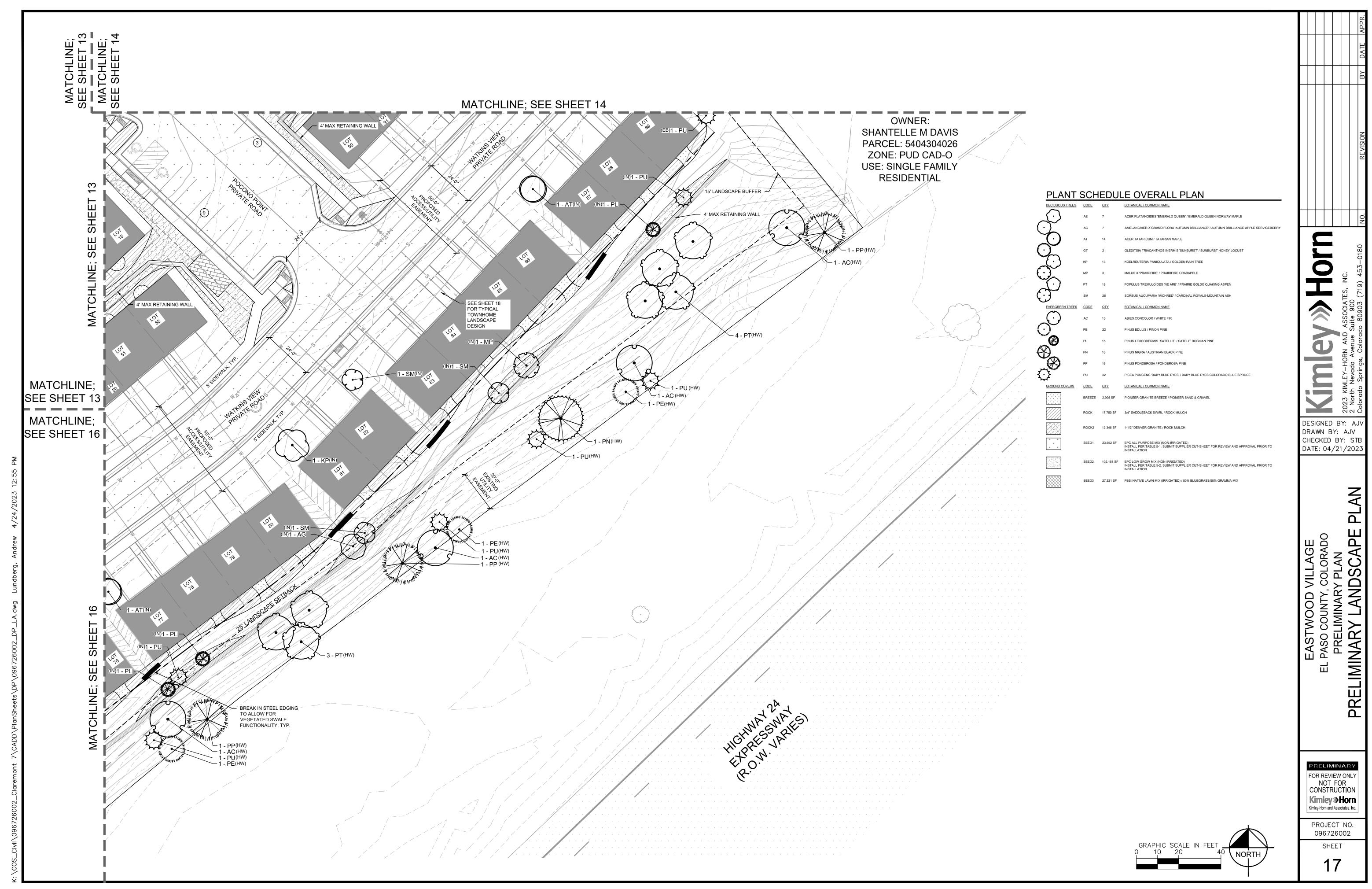


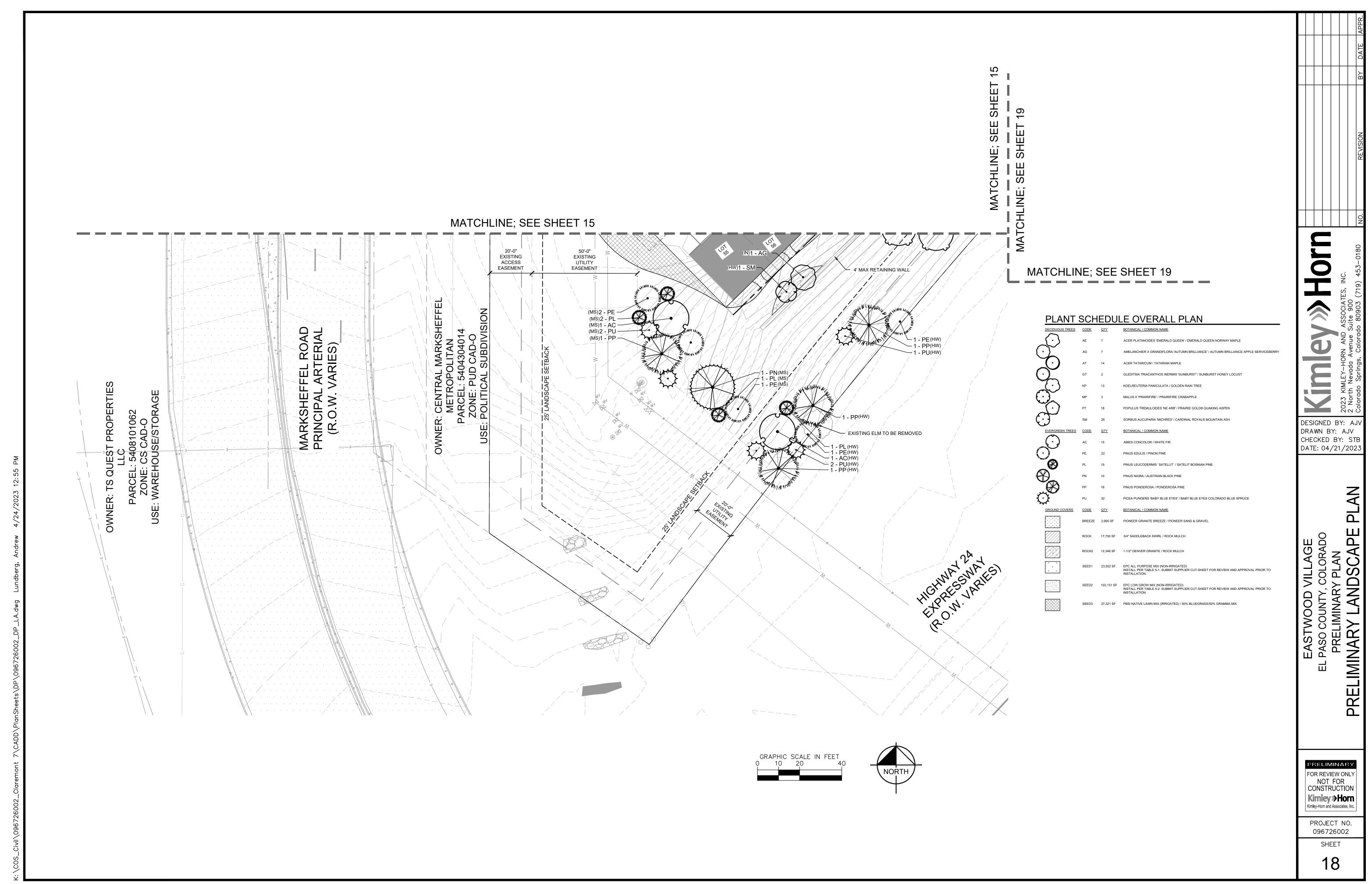


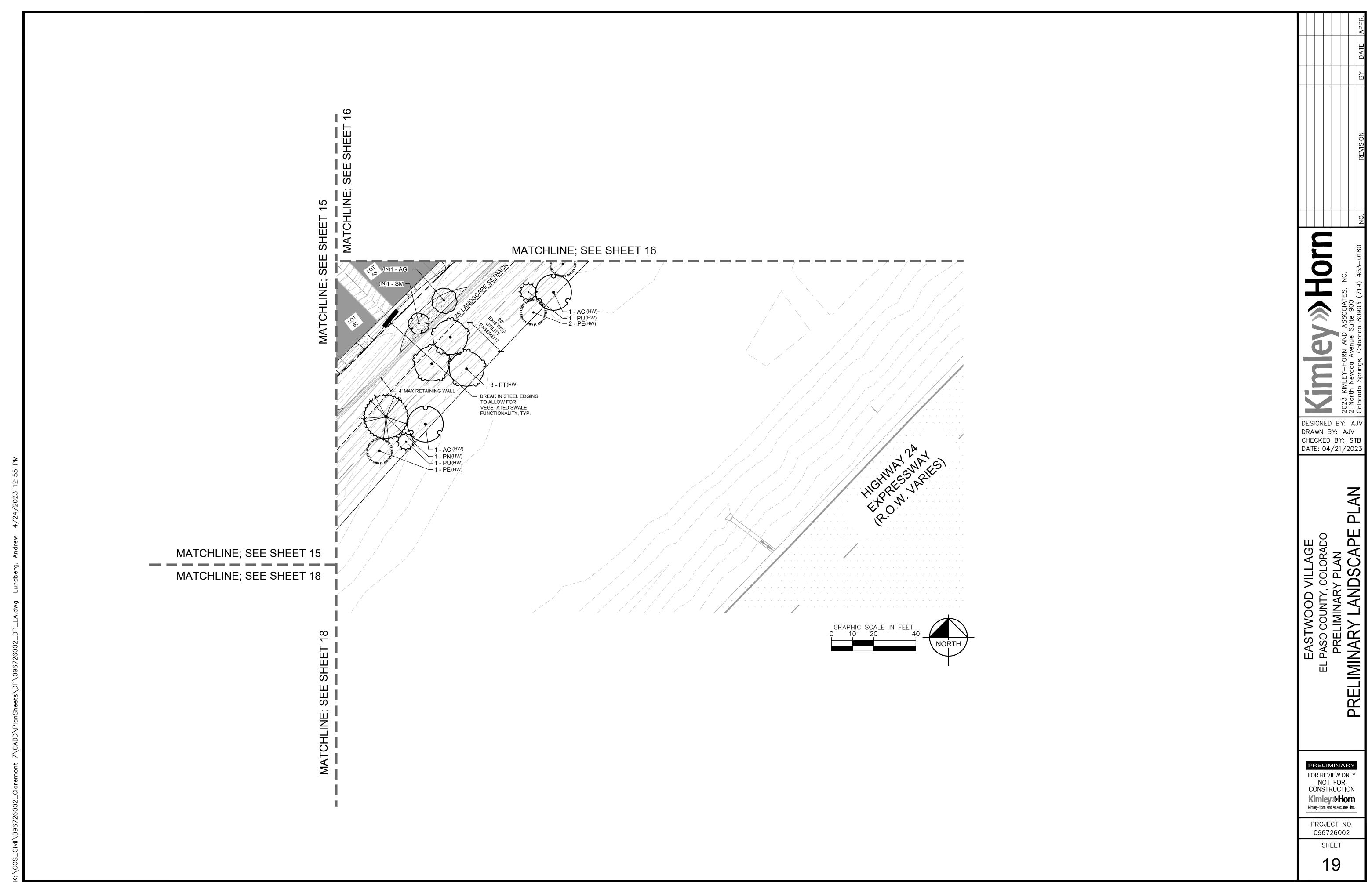












1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

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.

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

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE

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 COST 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.

C. PROTECTION OF EXISTING PLANT MATERIALS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS 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 OF 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.

SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

MATERIALS

GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL. DELIVERY OF MATERIALS MAY COMMENCE.

ONE (1) CUBIC FOOT TOPSOIL MIX PLANTS ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

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 DISEASI 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.

ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY

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 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. 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 $\frac{3}{4}$ 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. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS. i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

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.

F. 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. WATER 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 SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER. AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT 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

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 TRANSPIRATIONAL WATER LOSS.

B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

CONTAINER GROWN STOCK

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

FINE GRADING

FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

PLANTING PROCEDURES

THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CARLE AND TELEPHONE, PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. 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

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.

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 PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

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 DRAINAGE CONDITION" PLANTING DETAIL

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 AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

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

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

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

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 CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS. WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER

22. 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

23. 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

THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL

PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE PRIOR TO AND LIPON ACCEPTANCE CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S

a. CONTRACTOR SHALL INSTALL $4"X_8^{\dagger}"$ ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

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.

Q. PLANT MATERIAL MAINTENANCE

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

FINAL INSPECTION AND ACCEPTANCE OF WORK

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

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 AT NO ADDITIONAL COST TO THE OWNER.

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

THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR

MAINTENANCE

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

ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING

FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

SHALL BE PULLED FROM UNDERNEATH.

UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE

ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

JURISDICTIONAL AUTHORITY.

P. CLEANUP

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.

ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED

T. PARKING LOT ISLAND NOTE

PROPERTY OWNER

Kimley-Horn and Associates, Inc.

PCD PROJECT NUMBER: PPR-23-XXX

SHEET

096726002

PRELIMINARY NOT FOR

S

CONSTRUCTION Kimley >> Horn

PROJECT NO.

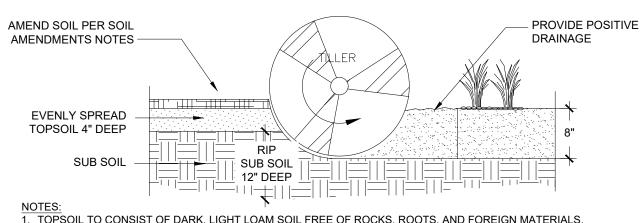
DESIGNED BY: AJ

DRAWN BY: AJV

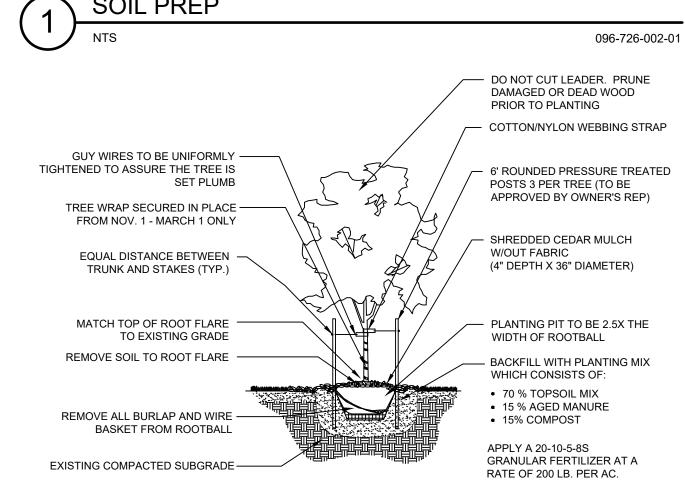
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DATE: 04/21/202

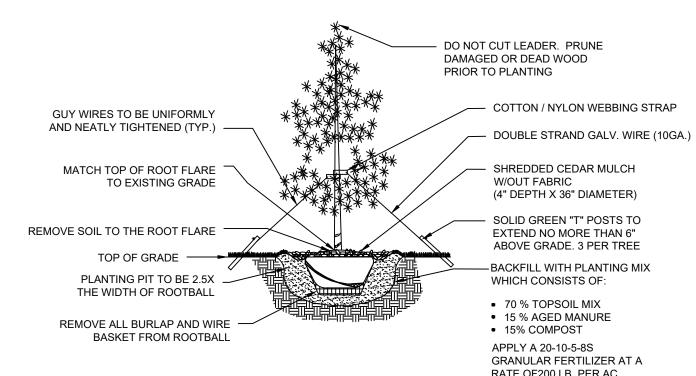
FOR REVIEW ONLY



- 1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS. 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS
- 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN
- 4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED. 5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
- 6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.



096-726-002-02



		OF200 LB. PER AC.
3 EVE	RGREEN TREE PLANTING	
NTS	MIN. 1/2 MATURE SHRUB WIDTH	096-726-002-03
	24" MIN. CLEAR BUILDING SPECIFIED MULCH	

- 1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
- 2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT

096-726-002-07

PLANTINGS ADJACENT TO BUILDINGS

SOIL AMENDMENTS:			TEST NO.: S23103-54 PH = 8.03			SOIL TYPE = SANDY CLAY LOAM ORGANIC MATERIAL = 7.1 %			
GROUND PLANE TREATMENT	CLASS I OM AMENDMENT	NITROGEN =1.5 ppm	PHOSPHORUS =13 ppm	POTASSIUM =72 ppm	OTHER Zn,Fe,Mn,B or Cu	FERTILIZER	E.C.,SALT OR PH TREATMENT	ROTOTILI DEPTH	
SODDED TURFGRASS	NA	NA	NA	NA	NA		NA		
SEEDED AREASNATIVE	1CY/1000SF	1.5LBS/1000SF	.83LBS/1000SF	.032207	.005LBS/1000SF ZN .005LBS/1000SF CU		NA		
TREES	3CY/1000SF	2LBS/1000SF	1LBS/1000SF	1LBS/ 1000SF	NA		NA		
SHRUBS	3CY/1000SF	2LBS/1000SF	1LBS/1000SF	1LBS/ 1000SF	NA		NA		

* USE CLASS I COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW

ACCEPTABLE FERTILIZERS: *USE CLASS I COMPOST.

* APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL. IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE

PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED. PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.

			Name
M			
NT	ROTOTILL DEPTH		Bluester
			Grama, l
			Green needleg
			Wheatgr
		i.	Grama,

				Pounds PLS				
Common Name	Scientific Name	Growth Season / Form	% of Mix	Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled		
			9	80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft		
Bluestem, big	Andropogon gerardii	Warm, sod	20	4.4	2.2	1.1		
Grama, blue	Bouteloua gracilis	Warm, bunch	10	0.5	0.25	0.13		
Green needlegrass ²	Nassella viridula	Cool, bunch	10	2	i	0.5		
Wheatgrass, western ²	Pascopyrum smithii	Cool, sod	20	6.4	3.2	1.6		
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5		
Switchgrass ²	Panicum virgatum	Warm, bunch/sod	10	0.8	0.4	0.2		
Prairie sandreed	Calimovilfa Iongifolia	Warm, sod	10	1.2	0.6	0.3		
Yellow indiangrass ²	Sorghastrum nutans	Warm, sod	10	2	1	0.5		
	1	Seed rate (I	bs PLS/acre)	19.3	9.7	4.8		

	Scientific Name				Pounds PLS						Pounds PLS		
Common Name		Growth Season / Form	% of Mix	Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled	Common Name	Scientific Name	Growth Season / Form	% of Mix	Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Executive a transfer in	0		0	80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft					80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	Andropogon gerardii	Warm, sod	20	4.4	2.2	1.1	3	DESPERANTAL			ao seeds/sq it	40 seeds/sq it	zo seeds/sq it
Grama, blue	Bouteloua gracilis	Warm, bunch	10	0.5	0.25	0.13	Buffalograss	Buchloe dactyloides	Warm, sod	25	9.6	4.8	2.4
Green needlegrass ²	Nassella viridula	Cool, bunch	10	2	1	0.5	Grama, blue	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7
Wheatgrass, western ²	Pascopyrum smithii	Cool, sod	20	6.4	3.2	1.6	Grama, sideoats	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5	Green needlegrass	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8
Switchgrass ²	Panicum virgatum	Warm, bunch/sod	10	0.8	0.4	0.2	Wheatgrass,	Pascopyrum	Cool, sod	20	12	6	3
Prairie sandreed	Calimovilfa Iongifolia	Warm, sod	10	1.2	0.6	0.3	western	smithii	Secretly sheld	20	12		
Yellow indiangrass ²	Sorghastrum nutans	Warm, sod	10	2	1	0.5	Dropseed, sand	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2
		Sond rate //	bs PLS/acre)	19.3	9.7	4.8			Seed rate (It	os PLS/acre)	42	21	10.3

<u>PLANT</u>	SCH	IED	ULE OVERALL PLAN
DECIDIIOUS TREES	CODE	OTY	BOTANICAL / COMMON NAME

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	<u>WIDTH</u>	HEIGHT
$\langle \cdot \rangle$	AE	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE	B & B	2" CAL MIN	30`-40`	40`-50`
(\cdot)	AG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL MIN	15`-20`	15`-25`
(\cdot)	AT	14	ACER TATARICUM / TATARIAN MAPLE	B & B	2" CAL MIN	15`-20`	20`-25`
	GT	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST	B & B	2" CAL MIN	30`-35`	30`-35`
(\cdot)	KP	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2" CAL MIN	20`-30`	20`-30`
(³ , ³)	MP	3	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	2" CAL MIN	15`-20`	15`-20`
$\langle \cdot \rangle$	PT	18	POPULUS TREMULOIDES 'NE ARB' / PRAIRIE GOLD® QUAKING ASPEN	B & B	2" CAL MIN	20`-30`	30`-40`
(.)	SM	26	SORBUS AUCUPARIA 'MICHRED' / CARDINAL ROYAL® MOUNTAIN ASH	B & B	2" CAL MIN	10`-15`	30`-40`
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	<u>WIDTH</u>	<u>HEIGHT</u>
S S S WHILE I	AC	15	ABIES CONCOLOR / WHITE FIR	B & B	6` HGT.	20`-30`	40`-60`
Maria Maria Maria	PE	22	PINUS EDULIS / PINON PINE	B & B	6` HGT.	15`-20`	20,-30,
To Many 1 Want	PL	15	PINUS LEUCODERMIS 'SATELLIT' / SATELIT BOSNIAN PINE	B & B	6` HGT.	8`-10`	15`-20`
	PN	10	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6` HGT.	30`-40`	40`-60`
A CONTRACTOR OF THE PARTY OF TH	PP	16	PINUS PONDEROSA / PONDEROSA PINE	B & B	6` HGT.	25`-30`	60,+
7 · · · · · · · · · · · · · · · · · · ·	PU	32	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6` HGT.	10`-15`	20`-30`
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	<u>TYPE</u>	INSTALL RATE	WEED FABRIC	MFR.
	BREEZE	2,995 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
	ROCK	17,750 SF	3/4" SADDLEBACK SWIRL / ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
	ROCK2	12,346 SF	1-1/2" DENVER GRANITE / ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
Ψ Ψ Ψ Ψ Ψ	SEED1	23,552 SF	EPC ALL PURPOSE MIX (NON-IRRIGATED) INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		
	SEED2	102,151 SF	EPC LOW GROW MIX (NON-IRRIGATED) INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		
	SEED3	27,321 SF	PBSI NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMMA MIX	SEED	4 PLS / 1000 SF		

220 DESIGNED BY: AJV DRAWN BY: AJV CHECKED BY: STB DATE: 04/21/2023 EASTWOOD VILLAGE
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
LANDSCAPE DETAILS PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley » Horn Kimley-Horn and Associates, Inc. PROJECT NO. 096726002 SHEET

