LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE

IRRIGATION SYSTEM NOTE

NOTE: IRRIGATION SYSTEM NOT REQURIED FOR EL PASO COUNTY APPROVAL. PROPOSED PLANTS ARE DROUGHT TOLERANT. AUTOMATIC IRRIGATION DRIP SYSTEM IS RECOMMENDED FOR ESTABLISHMENT OF PROPOSED PLANTINGS AND AS NEEDED FOR DROUGHT CONDITIONS.

Symbol	Abbr.	Quanity	Botanical Name	Common Name	Colo. spgs Key from App. B	Mature Size w x h	Plantin Size
DECI	DUOUS TE	REES:					B&B
·)	** GTSM	3	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	AD	30'x25'	1-1/2"c
€	** PV ** CH	1 7	Prunus virginiana 'Schubert' Cratraegus crus-galli inermis 'Hawthorn'	Canada Red Cherry Cockspur Hawthorn	1245678SA 235AD	15' 20'	1-1/2"c 1-1/2"c
EVER	GREEN S	HRUBS	S:				
The same	** JA ** JCS	12 3	Juniperus chinensis 'Armstrong' Juniperus x chinensis 'Spartan'	Armstrong Juniper Spartan Juniper	DA DA	3-4' x 3-4' 3-4' x 12-15'	5 gal. 5 gal.
DECI	DUOUS SI	HRUBS	:				Contair
\odot	** CC ** PO	8 8	Caryopteris x clandonensis 'Drk Knt' Potentilla fruticosa 'Abbotswood'	Dark Knight Blue Mist Spirea Abbotswood Potentilla	1235A A	2' x 2-4' 2-4' x 2-4'	5 gal. 5 gal.
ORNA	MENTAL	GRASS	SES:				
	CA	27	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Α	1-3' x 2-3'	1 gal.

GROUND COVER LEGEND					
SYMBOL	DESCRIPTION	APPROX. SF			
	River Rock, 1.5" Dia. (match existing) with weed barrier Submit sample to owner prior to ordering material	1,952 SF			
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	Remove existing landscape, Install river rock to match existing Submit sample to owner prior to ordering material	3,871 SF			
× × × × × × × × × × × × × × × × × × ×	Protect Existing Grass	10,298 SF			
	Protect Existing Landscape (1.5" River Rock)	6,387 SF			
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.					

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

USE EXISTING SOIL TO CREATE LOW BERMS IN LANDSCAPE AREAS.

DOCUMENT NOTE

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PPR2258

1091-22 REVISIONS
1-20-23 PER COUNTY COMMENTS ORIGINAL DATE 10-31-22 DRAWN BY DESCRIPTION LANDSCAPE PLAN

ADD LEY STREET,

1450 VALI

GROUND

SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE

HYDRANTS AT MATURE SIZE.

- DO NOT REMOVE OR CUT LEADER. • PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS) • REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING. IF POSSIBLE. AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.

 WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK, USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.

• DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON. • COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT 4 DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

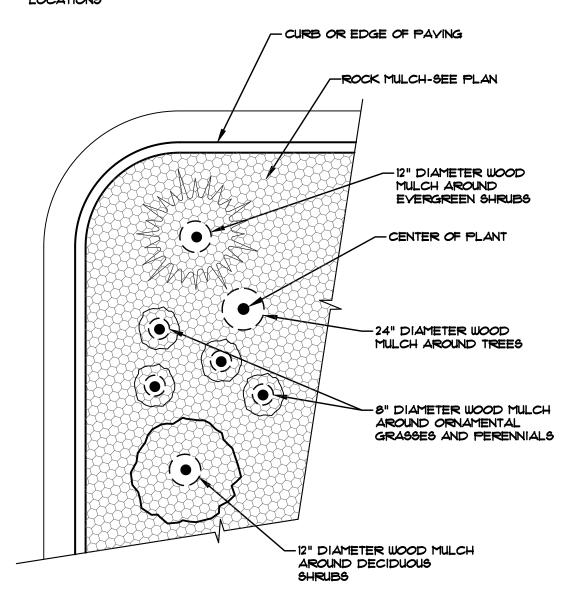
-SET TREE PLUMB, STAKE AND TIE 15" CALIPER TREES, AND GREATER WITH TWO POSTS ON THE WINDWARD AND LEEWARD SIDES. STAKE OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES IN 12-18 MONTHS. -PLANT WITH BASE OF ROOT FLARE AT GRADE. (TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOT BALL) 3" SPECIFIED ORGANIC MULCH IN TURF, SEEDED AREAS AND ALL ROCK MULCH AREAS. PROVIDE 3" PLANTING RIM FOR TREES IN NON-IRRIGATED SEED AREAS WITH SAUCER ON DOWNHILL SIDE OF ANY SLOPES. NO PLANTING RIM FOR TREES IN RRIGATED TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT UITH WOODY TRUNK-6" RADIUS. -CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOT FLARE. REMOVE ALL TREATED, BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER. -EXISTING SLOPE (WHERE APPLICABLE) PROPOSED GRADE (WHERE APPLICABLE) -NO RIM ON SLOPE CONDITION (THIS SIDE) -CULTIVATE SOIL TO DEPTH OF ROOT BALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY PLANTING PIT AND ROOTBALL. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

NOTES: • CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. HOLD WOOD MULCH

2-3" FROM TRUNK.

 \circ refer to landscape plans for all tree, shrub and ornamental grass LOCATIONS

DECIDUOUS TREE PLANTING DETAIL



<u>PLANT MATERIAL TREATMENT</u>

• PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

 KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

 AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL. FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY

TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT. • FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL I" DEEP. PLANT

-PROPOSED GRADE (WHERE APPLICABLE) -SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE. -PLANT TOP OF ROOTBALL AT GRADE 3" SPECIFIED ORGANIC MULCH IN SHRUB BEDS, TURF, SEEDED AREAS AND ALL ROCK MULCH AREAS. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTER BEDS OR IN NON-IRRIGATED SEED AREAS. PLACE SAUCER ON DOWNHILL SIDE OF ANY SLOPES. NO PLANTING RIM FOR SHRUBS IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK-2" RADIUS. -EXISTING SLOPE (WHERE APPLICABLE) -NO RIM ON SLOPE CONDITION (THIS SIDE) REMOVE SHRUB FROM CONTAINER 4 CULTIVATE SOIL TO DEPTH OF ROOT 12" MIN. BALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT AND ROOT BALL. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

SHRUB PLANTING DETAIL

• DO NOT REMOVE OR CUT LEADER.

• AVOID FALL PLANTING IF POSSIBLE.

- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING. • REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL • FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT. • FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL I" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)

_3" SPECIFIED ORGANIC MULCH IN TURF, SEEDED AREAS AND ALL ROCK MULCH AREAS. PROVIDE 3" PLANTING RIM FOR SHRUBS IN NON -IRRIGATED SEED AREAS WITH SAUCER ON DOWNHILL SIDE OF ANY SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK-6" -SET SHRUB PLUMB, STAKE AND TIE 3" CALIPER SHRUBS WITH ONE POST ON THE WINDWARD AND LEEWARD SIDE ±

USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF SHRUB. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL. PLANT WITH BASE OF ROOT FLARE AT GRADE. -REMOVE FROM CONTAINER OR IF APPLICABLE CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOT FLARE. REMOVE

> ALL TREATED, BURLAP. AFTER SHRUB IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER - EXISTING SLOPE (WHERE APPLICABLE)

-NO RIM ON SLOPE CONDITION (THIS SIDE)

PROPOSED GRADE (WHERE APPLICABLE)

- CULTIVATE SOIL TO A DEPTH OF ROOT BALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT AND ROOT BALL. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

UPRIGHT EVERGREEN SHRUB PLANTING DETAIL

SITE CATEGORY CALCULATIONS

STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
VALLEY STREET	NON-ARTERIAL	10/10 FT	347 LF	1/3 ø FT	12/12 -5 NEW (7 EXISTING
SHRUB SUBSTITUTES REQ/PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ/PROV.	SETBACK PLANT ABBR DENOTED ON PLAN	PERCENT GR	ROUND PLANE ROV.	
Ø/O	0/0	LS	75%/75%		

	MOTOR VEHICLE LOTS (MY)							
	NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(6)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)			
;	55	4/4	FRONTAGE	207 LF	136 LF			
	MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERM PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROV.			
	28/28	14/14	Ø LF	MV	75%/75%			

INTERNAL LANDSCAPE A	INTERNAL LANDSCAPING (IL) INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. 100% SHRUB SUBSTITUTION FOR NON-RESIDENTAL / 50% SHRUB SUBSTITUTION FOR MULTI-FAMILY.						
NET SITE AREA (SF) (LESS PUBLIC ROW.)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)				
111,024 SF	NON-RESIDENTIAL 5%	5,552 SF/5,600 sf)	11/10 (5 EXISTING)				
SHRUB SUBSTITUTES REQ/PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ/PROV.				
20/15	5/10	IL	75%/75%				

LANDSCAPE BUFFERS AND SCREENS (LB & LBT)						
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED		
NA						
TRASH ENCLOSURE(S)	NA	NA	NA	3/3 (GRASSES AND TREES)		
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.	TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.				
6' HIGH ENCLOSURE	LBT (SHRUB)	NA				

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS. QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (1/8" x 4" x 10") WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS. ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH

STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH. DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL). A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEN WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. www.preen.com

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

LONG-TERM MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED. ACCEPTED BY OWNER. ANI IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

2X ROOTBALL

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL. GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

PLANTING AREA SOIL PREP NOTES

FOR ALL PLANTIGN AREAS SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

1091-22 1-20-23 PER COUNTY COMMENTS DRIGINAL DATE 10-31-22 RAWN BY ESCRIPTION LANDSCAPE **PLAN NOTES**

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UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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