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: REFER TO IRRIGATION PLAN BY HGD. IRRIGATION PLAN WILL BE AVAILABLE AFTER EL PASO COUNTY LANDSCAPE PLAN

Symbol	Abbr.	Quanity	Botanical Name	Common Name	Colo. spgs Key from App. B	Mature Size w x h	Plantii Size
DEOL		DEE0					
DECIL	DUOUS T	REES:					B&B
•	** GTSM	3	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	AD	30'x25'	1-1/2"
€	** PV ** CH	1 7	Prunus virginiana 'Schubert' Cratraegus crus-galli inermis 'Hawthorn'	Canada Red Cherry Cockspur Hawthorn	1245678SA 235AD	15' 20'	1-1/2"(1-1/2"(
EVER	GREEN S	SHRUBS	S:				
Mark Mark	** JA ** JCS	13 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.
DECIE	ouous s	HRUBS	:				Conta
\odot	** CC ** PO	9 9	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	25	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Α	1-3' x 2-3'	1 gal.

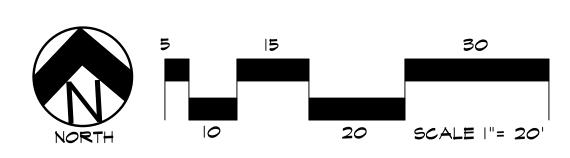
SYMBOL	DESCRIPTION	APPROX. SF
	River Rock (match existing) with weed barrier Submit sample to owner prior to ordering material	3,011 SF
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	Remove existing landscape, Install river rock to match existing Submit sample to owner prior to ordering material	2,865 SF
× × × × × × × × × × × × × × × × × × ×	Protect Existing Grass	10,298 SF
	Protect Existing Landscape (1.5" River Rock)	6,387 SF

GRADE NOTE

USE EXISTING SOIL TO CREATE LOW BERMS IN LANDSCAPE AREAS.

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOII 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.

FINAL LANDSCAPE PLAN



UTILITIES NOTE

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

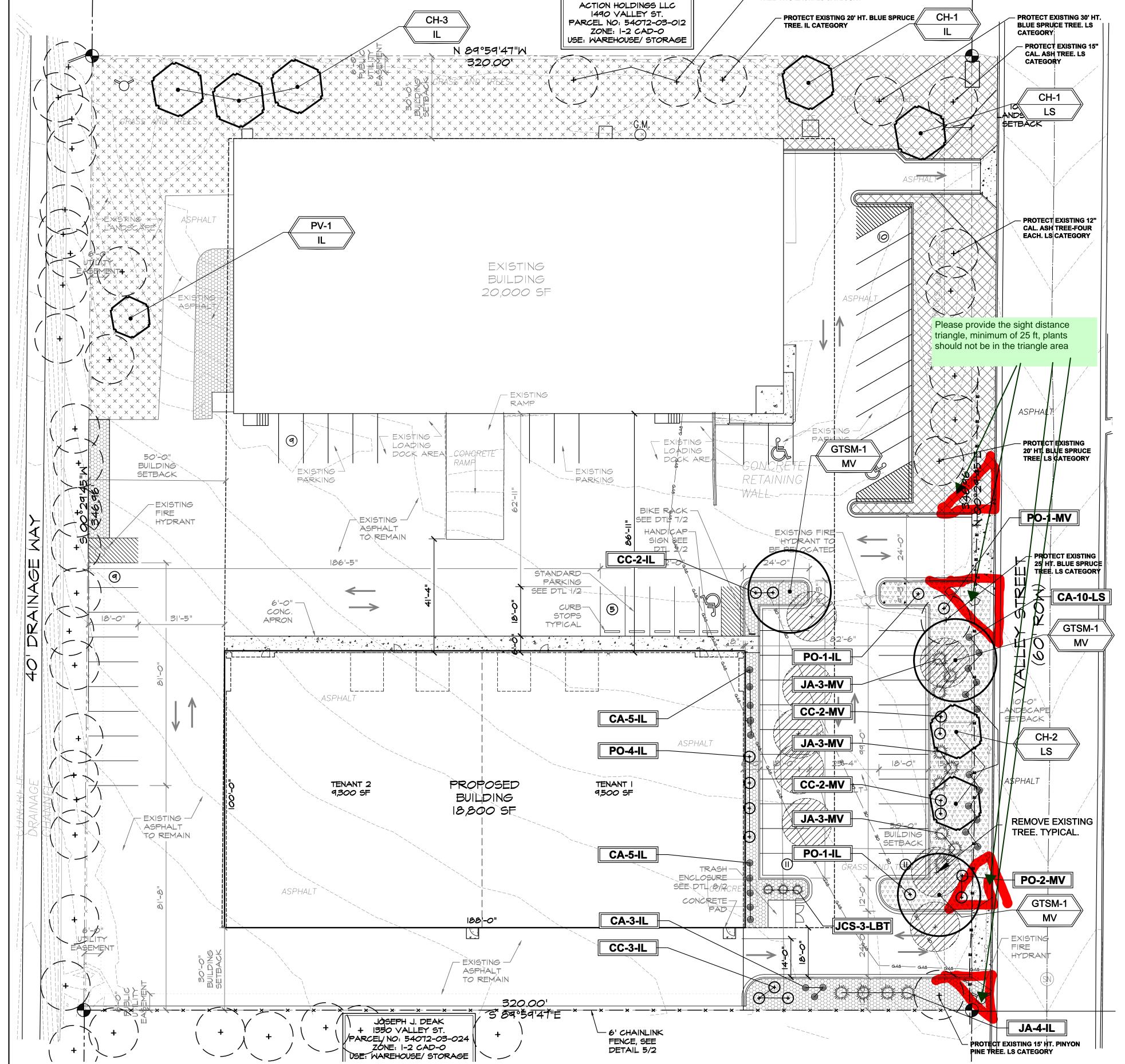
DOCUMENT NOTE

RRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

1450 VALI

1091-22 ORIGINAL DATE 10-31-22 DRAWN BY DESCRIPTION

LANDSCAPE PLAN



TREE-TWO EACH. LS CATEGORY

IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.

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.

REEP PLANTS FIOIST AND SHADED UNTIL PLANTING. AYOUR FALL PLANTING IF POSSIBLE.
AMENDED BACK FILL SHALL BE 10% 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 IS AND REMOVE BY MARCH 31.

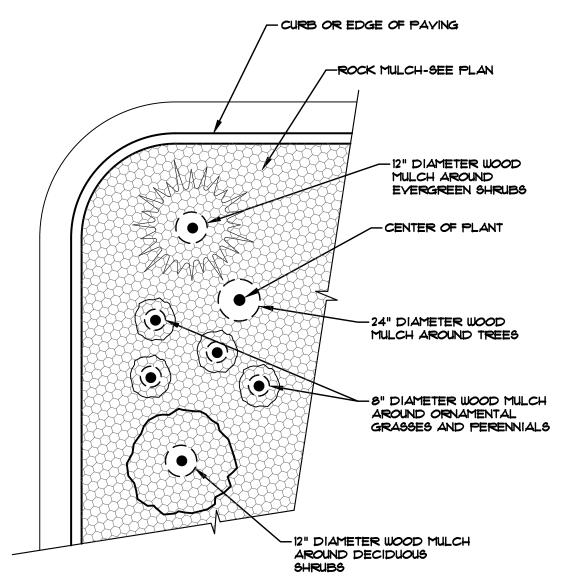
DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 CORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR

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.

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES: OCONTRACTOR 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.

• REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS



TYPICAL PLANT MATERIAL TREATMENT

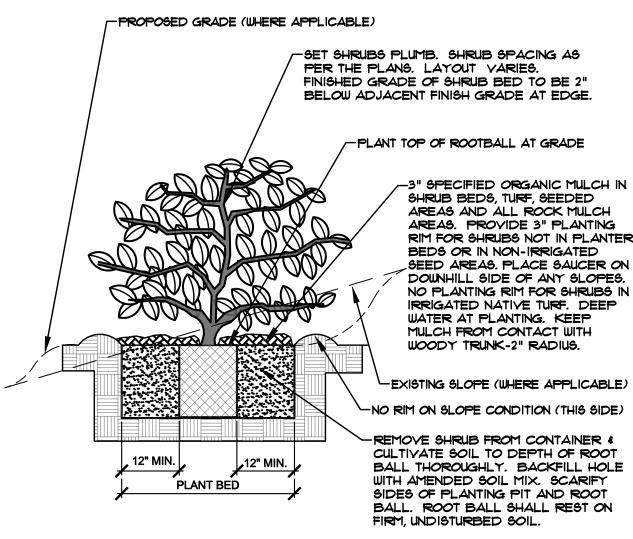
NOTES:
• PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

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

DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
AMENDED BACK FILL SHALL BE 70% 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 IMMEDIATELY.



SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES: • DO NOT REMOVE OR CUT LEADER.

• AYOID 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" RADIUS.

-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

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)

- 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.

-NO RIM ON SLOPE CONDITION (THIS SIDE)

UPRIGHT EVERGREEN SHRUB PLANTING DETAIL NOT TO SCALE

SITE CATEGORY CALCULATIONS

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

	MOTOR VEHICLE LOTS (MV)							
	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	2 ∅ 7 LF	136 LF			
(/5	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.			
L	28/28	14/14	Ø LF	MV	75%/75%			

INTERNAL LANDSCAPING (IL)					
	AREA INCLUDES ALL LANDSCAPE DN FOR NON-RESIDENTAL / 50% S		ACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. I-FAMILY.		
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	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 ENCL <i>osur</i> e(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, AND 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, CURSS, 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.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

DB NUMBER 1091-22
EVISIONS

COUN

ADD

EY STREET SPRINGS, CO E

=

پا

 \triangleleft

450

一

S

COLORADO

TOPT-22

REVISIONS

REVISIONS

ORIGINAL DATE 10-31-22

DRAWN BY

DESCRIPTION

LANDSCAPE
PLAN NOTES

SHEET NO.

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.