

LAYOUT NOTE

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 MAY REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- IF UNDISTURBED 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 BY HAND.
- REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
HWY 24 MERIDIAN ROAD	EXPRESSWAY MAJOR	25/25 FT 20/20 FT	236 218	1/20 FT 1/25 FT	12/12 9/7 (20 SHRUB SUBSTITUTES)

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S) HWY 24	2/3 LENGTH OF FRONTAGE (FT) 126
37	3/3		
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
25	13/13		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/600 SF) (EXCLUDING DRIVEWAYS)
53,143 SF	NON-RESIDENTIAL	2,657 SF/ 2,700 SF	5/2
SHRUB SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
30/30	IL	50%/50%	

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES (1/25') REQ./PROV.	EVERGREEN TREES (1/3) REQ./PROV.
NORTH	150	15/10 LF ALTERNATIVE REQUEST	6/9	2/9
			3 UPRIGHT EVERGREEN ALSO PROVIDED	

write that the 30 shrubs are substituted here

PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Wdth/Hght	Size
EVERGREEN TREES:						
	PE		Pinus edulis	Pinyon Pine	15'X15'	B&B 6' ht.
DECIDUOUS TREES:						
	GTSM		Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	1-1/2' cal.
	MS		Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'	1-1/2' cal.
EVERGREEN SHRUBS:						
	JI		Juniperus sabina	Buffalo Juniper	6'-8" x 12'-18"	#5 CONT.
	JC		Juniperus scopulorum 'Cologreen'	Cologreen Juniper	6'-8" x 12'-15"	#5 CONT.
DECIDUOUS SHRUBS:						
	HP		Hesperaloe parviflora	Red Yucca	2'-4' / 2'-4'	#5 CONT.
	PAT		Perovskia atriplicifolia	Russian Sage	3'-4' x 3'-5'	#5 CONT.
ORNAMENTAL GRASSES:						
	CA		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1'-3' / 2'-3'	#1 CONT.
	PVH		Panicum virgatum 'Heavy Metal'	Heavy Metal Grass	2' x 3'-4'	#1 CONT.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	River Rock: 1.5" dia., 3" depth (with weed barrier)	
	Non-Irrigated Seed Grass - Mix 'A'	
NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.		

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. 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 LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

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 OTHER PARTIES' ERRORS OR OMISSIONS OR FOR OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-468-1122



BIG O TIRES
6985 N. MERIDIAN RD.
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER
726-17

REVISIONS

9-6-18 PER COMMENTS

ORIGINAL DATE 7-17-18

DRAWN BY JIM

DESCRIPTION

LANDSCAPE

PLAN

SHEET NO.

8 OF 11

PPR1836

HIGHWAY 24

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-8-MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

PE-3 LS

PE-1 LB

JC-3-MV

PE-8 LB

GTSM-1 MV

JC-3-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

JC-8-MV

EXISTING SPLIT-RAIL FENCE TO REMAIN

PROTECT EXISTING DECIDUOUS TREES. 4 EACH. LANDSCAPE SETBACK. (LS)

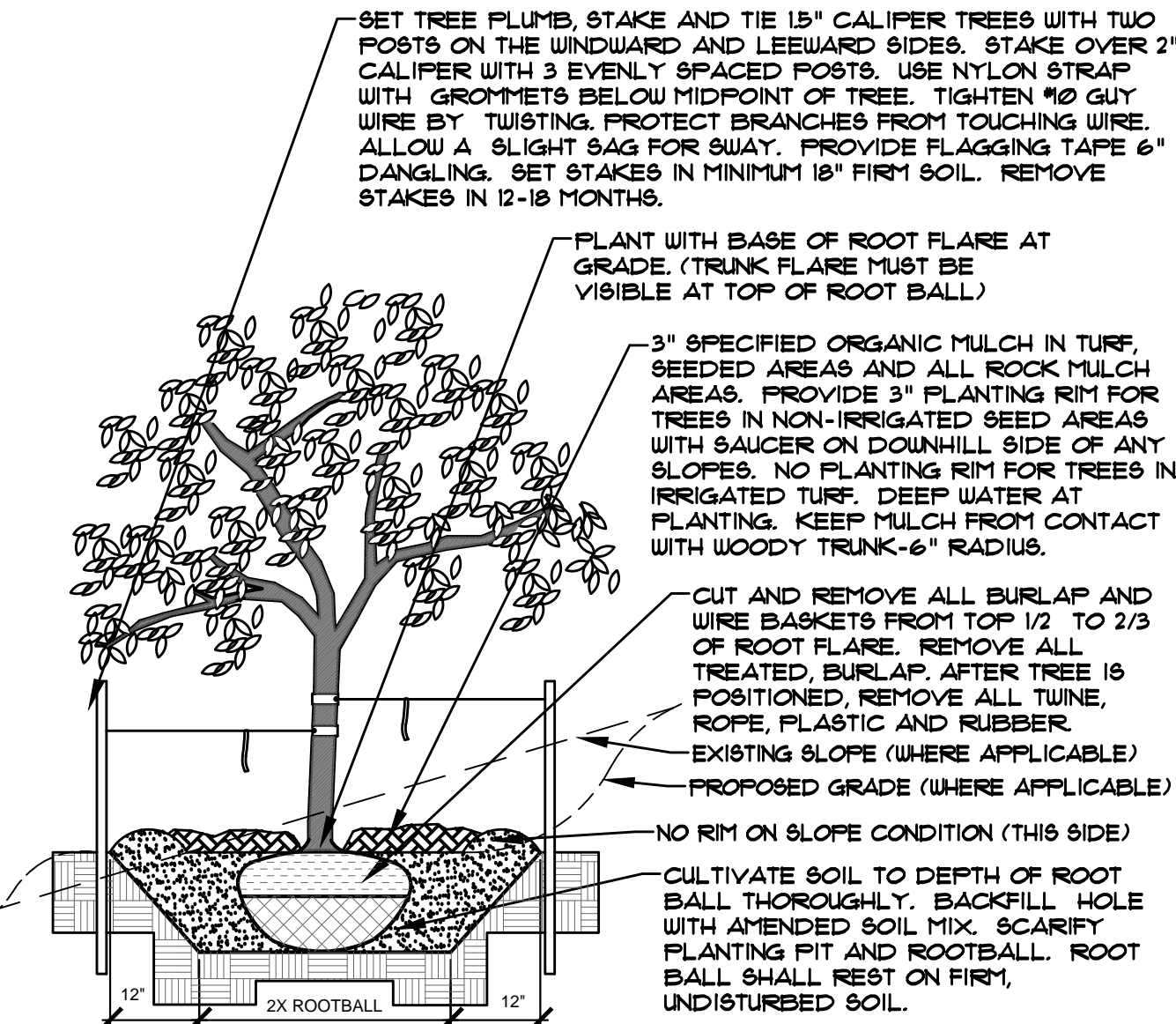
25' LANDSCAPE SETBACK

PE-2 LS

GTSM-3 LS

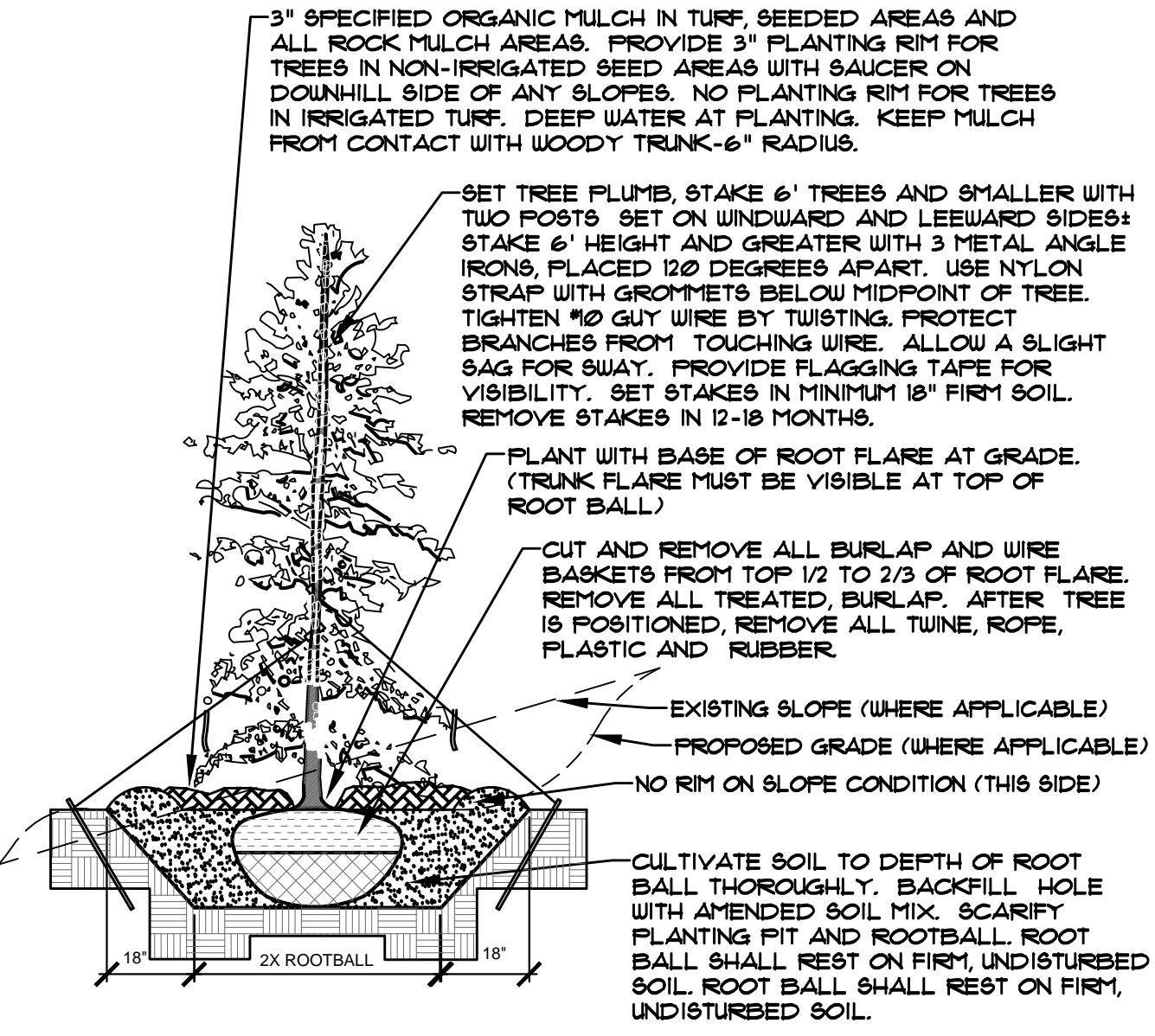
PE-3 LS

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - 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 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.
 - 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 TUINE.
 - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
 - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



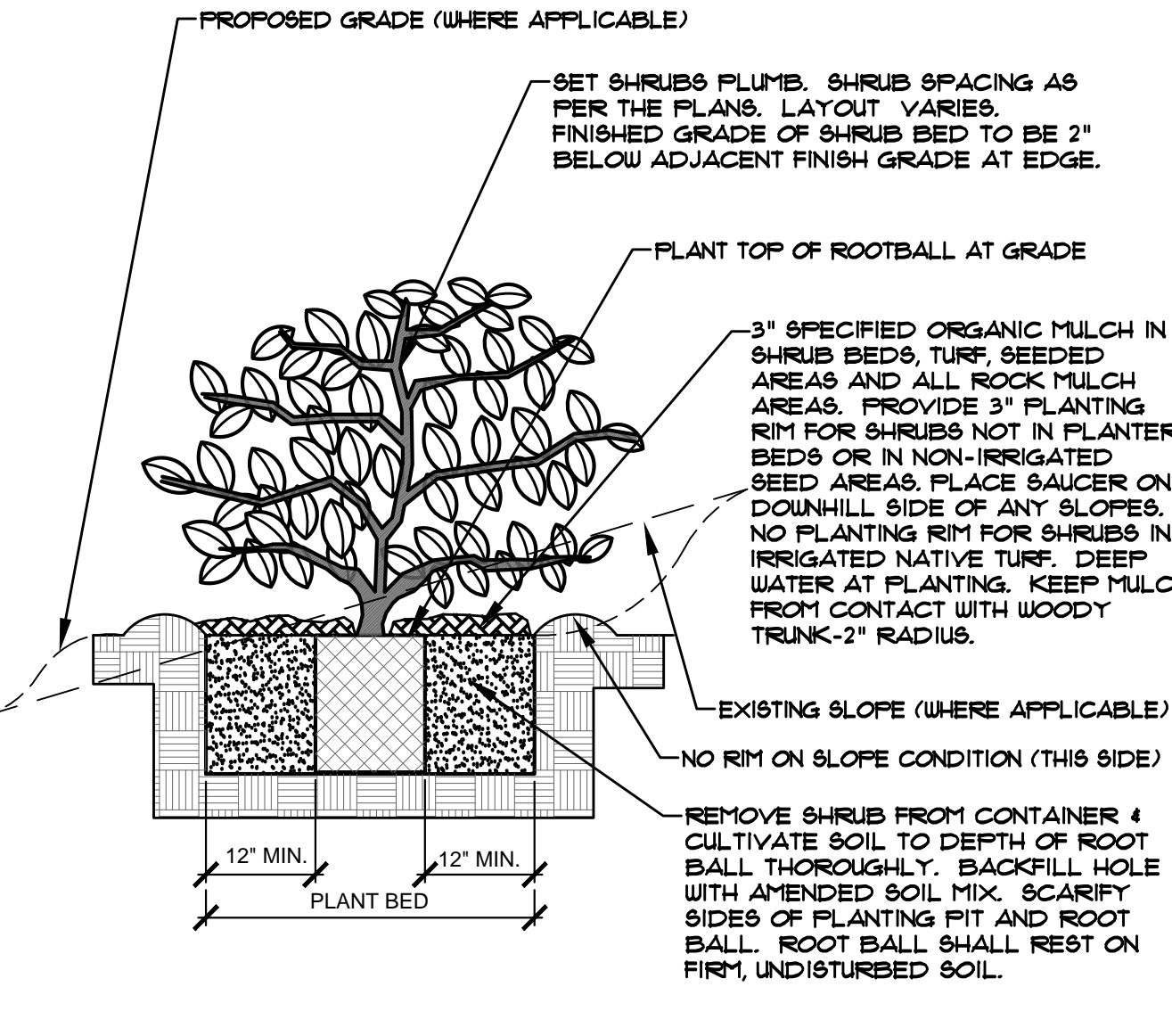
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - 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.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FINE AND SPRUCE TREES TO BE SPREAD FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- 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 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 1" DEEP. PLANT IMMEDIATELY.



C SHRUB PLANTING DETAIL
NOT TO SCALE

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE ARKANSAS VALLEY SEED COMPANY (OR APPROVED EQUAL) - "FOOTHILLS MIX". SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR BROADCAST SEED, RAKE IN TO SOIL, AND HYDRO-MULCH PROCESS. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1,000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

-ANNUAL RYEGRASS	20%	-BIG BLUESTEM	6%
-MOUNTAIN BROME	10%	-SIDEOTS GRAMA	6%
-PUBESCENT WHEATGRASS	10%	-BLUE GRAMA	5%
-SLENDER WHEATGRASS	16%	-CANADA BLUEGRASS	11%
-HARD FESCUE	11%	-BLUE GRAMA COATED	5%

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 1/2" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION. DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

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.

ALL EDGING SEPARATING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS TO BE ROLL-TOP STEEL (1/8" x 4" x 10') WITH STAKES. 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 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 ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

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

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PLANT SAFE PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

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

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.

SEEDED GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SEEDED GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

- HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
- USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. 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 LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

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 ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207

COLORADO SPRINGS, CO 80918

Phone 719-477-1646

Fax 719-468-1122



BIG O TIRES
6985 N. MERIDIAN RD.
PEYTON, CO 80831
EL PASO COUNTY, COLORADO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER

726-17

REVISIONS

9-6-18

PER COMMENTS

ORIGINAL DATE 7-17-18

DRAWN BY

JM

DESCRIPTION
LANDSCAPE
DETAILS AND NOTES


SHEET NO.

9 OF 11

PPR1836

dsdkendall (2)

INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)	
52	write that the 30 shrubs are substituted here
PERCENT GROUND PLANE VEG. REQ. PROV.	
50%/50%	
BUFFER TREES (1/25) REQ. PROV.	EVERGREEN TREES (1/3) REQ. PROV.
8/9	2/9
9.1 BRIGHT EVERGREEN (A) REQUIRED	

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdkendall
Date: 10/1/2018 10:08:56 AM
Color: 

write that the 30 shrubs are substituted here

[illegible]

Subject: Arrow
Page Label: 1
Lock: Locked
Author: dsdkendall
Date: 10/1/2018 10:08:57 AM
Color: 