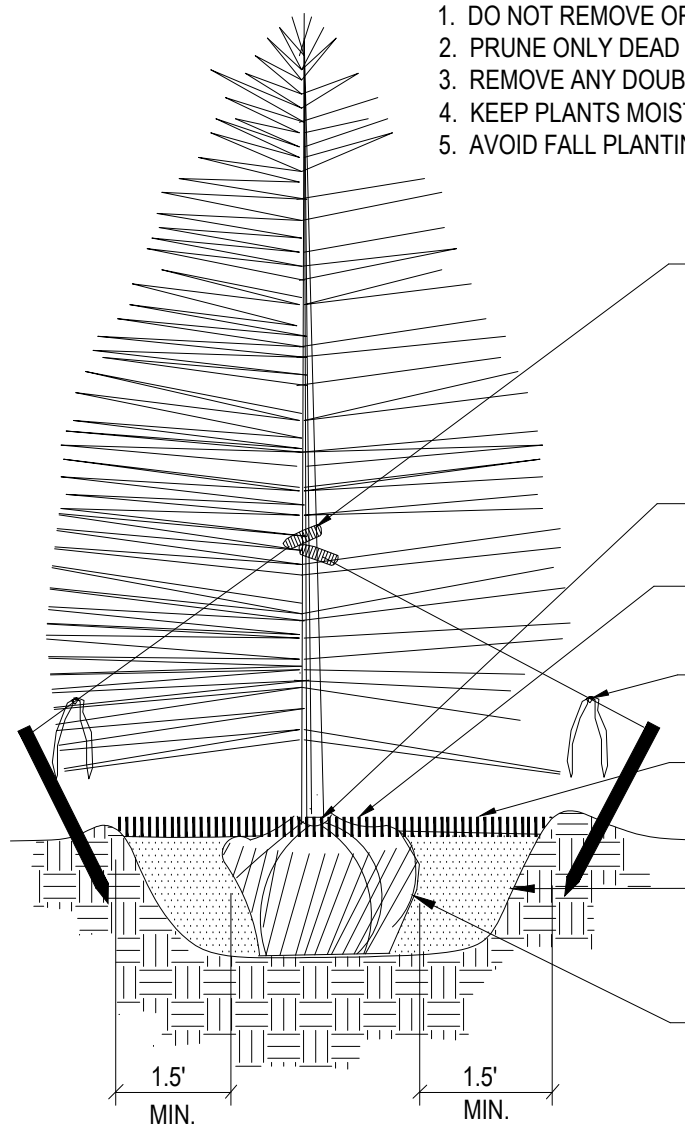


NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
- AVOID FALL PLANTING IF POSSIBLE.



SET TREE PLUMB, STAKE 6' HT. TREES AND SMALLER WITH 2 POSTS ON THE LEeward AND WINDWARD SIDES, STAKE TREES OVER 6' HEIGHT WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. 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 WITH MINIMUM 6" HANG. SET STAKES IN MINIMUM 18" FIRM SOIL.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE

PLANT ROOTBALL 2" ABOVE FINISH GRADE IN CLAY SOIL, AND AT GRADE IN SANDY SOIL.

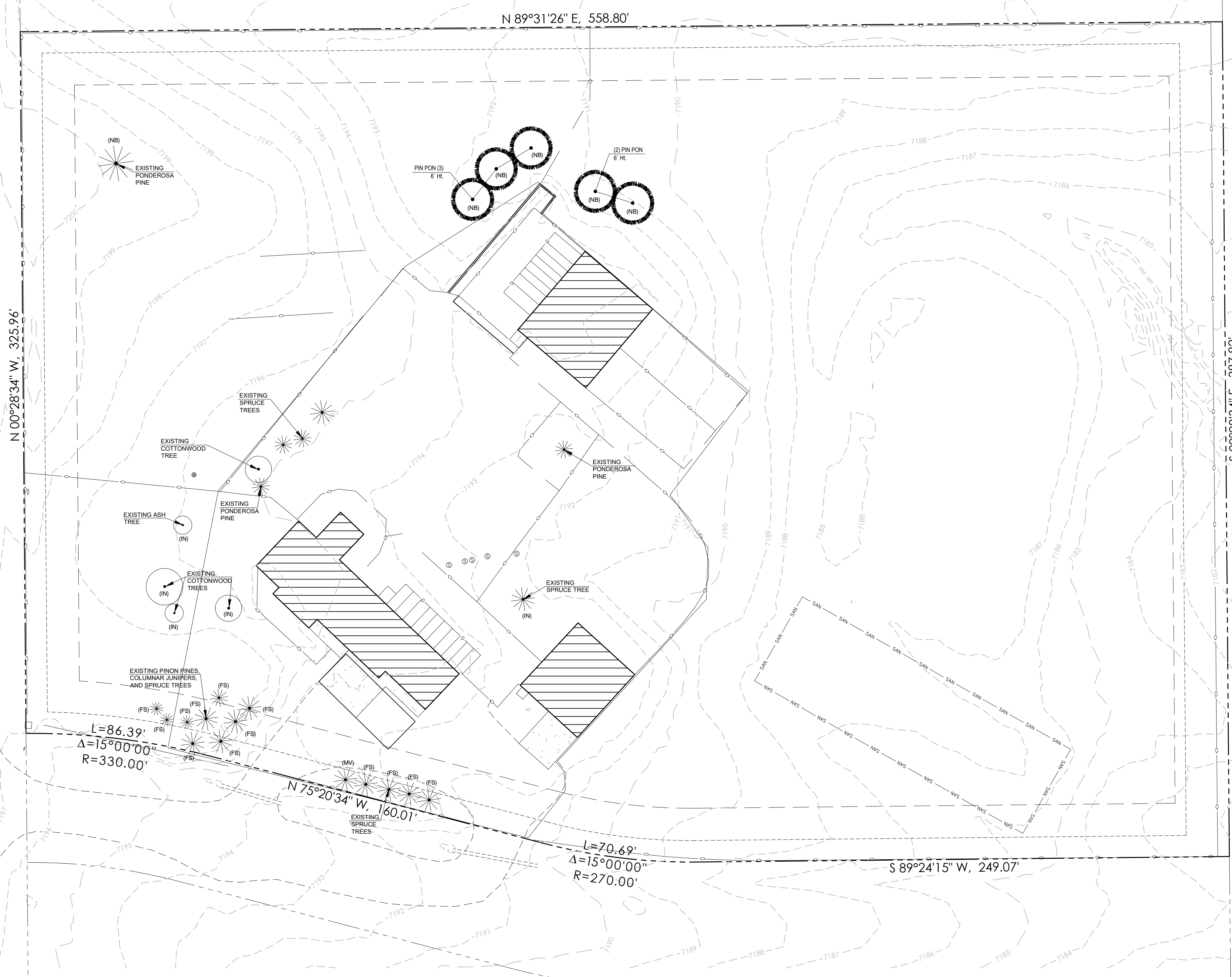
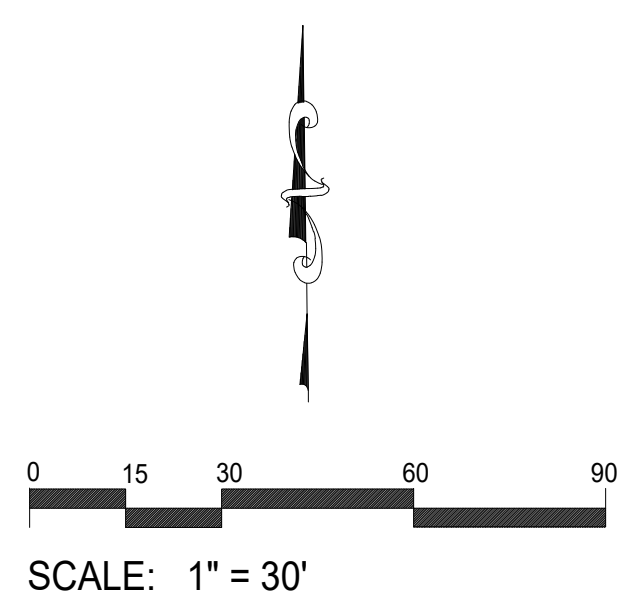
PROVIDE 12" LENGTH ORANGE FLUORESCENT FLAGGING ON ALL WIRES FOR SAFETY.

4" DEPTH SPECIFIED MULCH. PROVIDE 3" HT. PLANTING RIM FOR TREES IN PLANTING BEDS. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED TURF GRASS. DEEP WATER AT PLANTING.

SCARIFY SIDES OF PLANTING PIT. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. BACKFILL MIXTURE SHALL CONSIST OF THE FOLLOWING: 50% NATIVE TOPSOIL AND 50% BIOCOMP COMPOST.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 OF ROOTBALL. REMOVE ALL TREATED GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, AND RUBBER.

1 Coniferous Tree Planting Detail NOT TO SCALE



NOT FOR CONSTRUCTION

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.)	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Flaming Sun Drive	Non-arterial	10' / 10'	566'	1 / 30'	19 / 13	(FS) (Request Alternative Landscape Plan)
Raygor Road	Non-arterial	10' / 10'	326'	1 / 30'	11 / 0	(Request Alternative Landscape Plan)

Parking

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
5	1 / 1	(MV)	None	-	-

Min. 3' Screening Plants Req. / Prov. Evergreen Plants Req. (50%) / Prov. Length of Screening Wall or Berm Provided Vehicle Lot Plant Abbr. on Plan Percent Ground Plane Veg. Req. / Prov.

- / - - / - - - - / -

Internal Landscaping

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required/Provided	Internal Trees (1/500 SF) Required/Provided
50,200 s.f. (Approx. developed area)	5%	2,510 s.f. / 36,800 s.f.	5 / 5

Shrub Substitutes Required / Provided Internal Plant Abbr. Denoted on Plan

0 / 0 (IN)

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (1/3) / Provided
North Boundary	15 / 15	559'	28 / 6	10 / 6 (Request Alternative Landscape Plan)

Length of 6 Ft. Opaque Structure Req. / Prov. Buffer Tree Abbr. Denoted on Plan Percent Ground Plane Veg. Req. / Prov.

- / - (NB) 75% / 100%

ALTERNATIVE LANDSCAPE PLAN REQUEST- Because this is a rural site with very few neighbors adjacent to this site, an Alternative Landscape Plan is requested. Some tree screening is proposed adjacent to the north boundary where the development is closest to the adjacent neighbor, but a waiver of typical landscape requirements is requested.

GENERAL NOTES

- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.
- WOOD MULCH IS TO BE PROVIDED AROUND ALL THE BASE OF ALL TREES, 4" DIAMETER, 4" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH.
- ALL PROPOSED TREES ARE TO BE BACKFILLED WITH 'BIOCOMP' SOIL AMENDMENT MIXED WITH NATIVE TOPSOIL. REFER TO PLANTING DETAIL.
- PROPOSED TREES ARE TO BE DEEP WATERED MANUALLY ONCE A WEEK DURING GROWING SEASON BY MEANS OF HOSE, WATER TRUCK, OR DRIP IRRIGATION SYSTEM. TREES ARE TO BE WINTER WATERED ONCE A MONTH THROUGH LATE FALL, WINTER, AND EARLY SPRING.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	PIN PON	5	Pinus ponderosa	Ponderosa Pine	6' Ht.	B & B

JWLA
Jon Walsh
LANDSCAPE ARCHITECT
 LLC
 P.O. Box 354
 Palmer Lake, CO 80133
 (719) 640-9428
 jwlandarch@gmail.com
 www.jwlandscapearchitect.com

PROJECT FILE: 9750 flaming sun LS.dwg

Please include:

Owner/applicant name, phone number and email address.

Plan Preparer's name, phone number and email address

On the plan:

Provide vicinity map showing the subdivision in relation to section lines and existing or proposed easements

Location and classification of all existing and proposed internal and adjacent roadway(s)

The existing zoning of the subject property and the zoning of the surrounding properties

Clearly identify on plan the location of all utilities, walls, fences exterior parking and loading areas, pedestrian walkways, paths, pedestrian oriented areas, vehicular drives, storm water detention areas and other man-made elements. Detail drawings of all required structures used for screening purposes (example: screening for kennel, equipment screening, gates)

Show site distance triangles and a signs, plantings, walls, or any other visual obstructions within the triangles where applicable.

FINAL LANDSCAPE PLAN

PROJECT NAME:

SHEET TITLE:

DATE: July 7, 2022

REVISIONS:

STAMP:

SHEET NO. L1

Landscape Plan Drawings_V1.pdf Markup Summary

8/5/2022 1:03:45 PM (1)



Subject: Text Box
Page Label: [1] Landscape Plan
Author: Linda.Nguyen
Date: 8/5/2022 1:03:45 PM
Status:
Color: ■
Layer:
Space:

Please include:

Owner/applicant name, phone number and email address.

Plan Preparer's name, phone number and email address

On the plan:

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