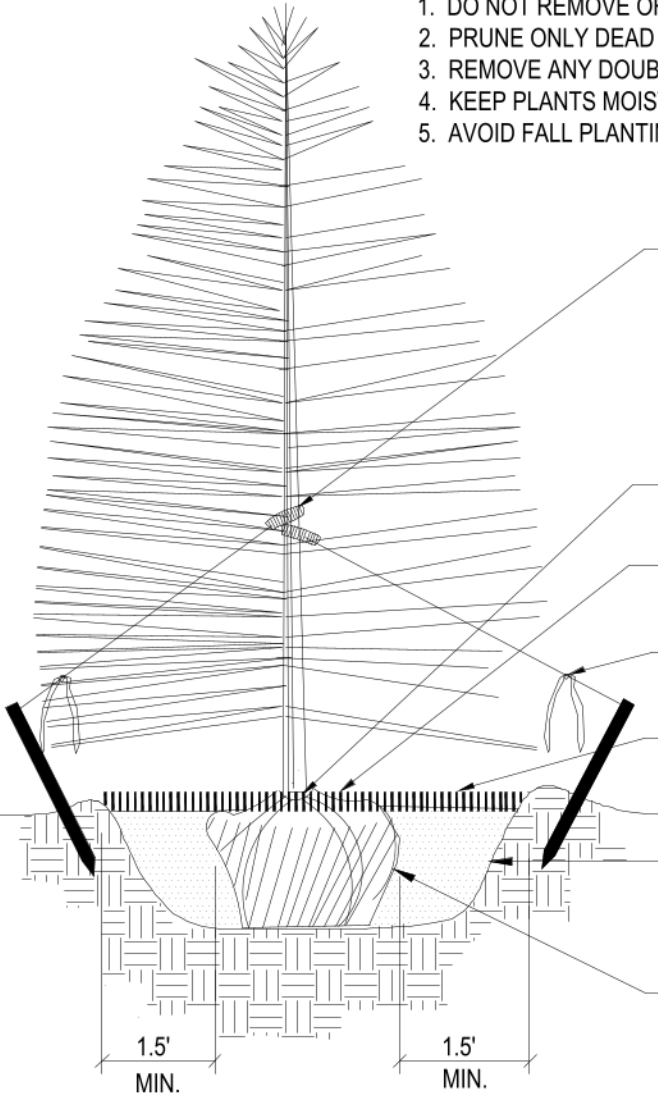


VICINITY MAP  
NOT TO SCALE

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 CUT 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 16" 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

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

| Street Name or Boundary | Street Classification | Width (in Ft.) | Linear Footage | Tree/Foot 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   |

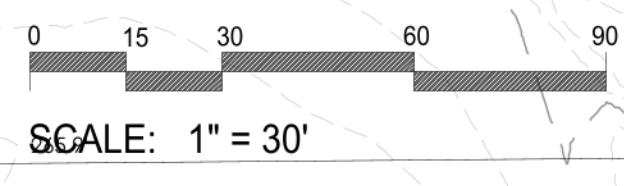
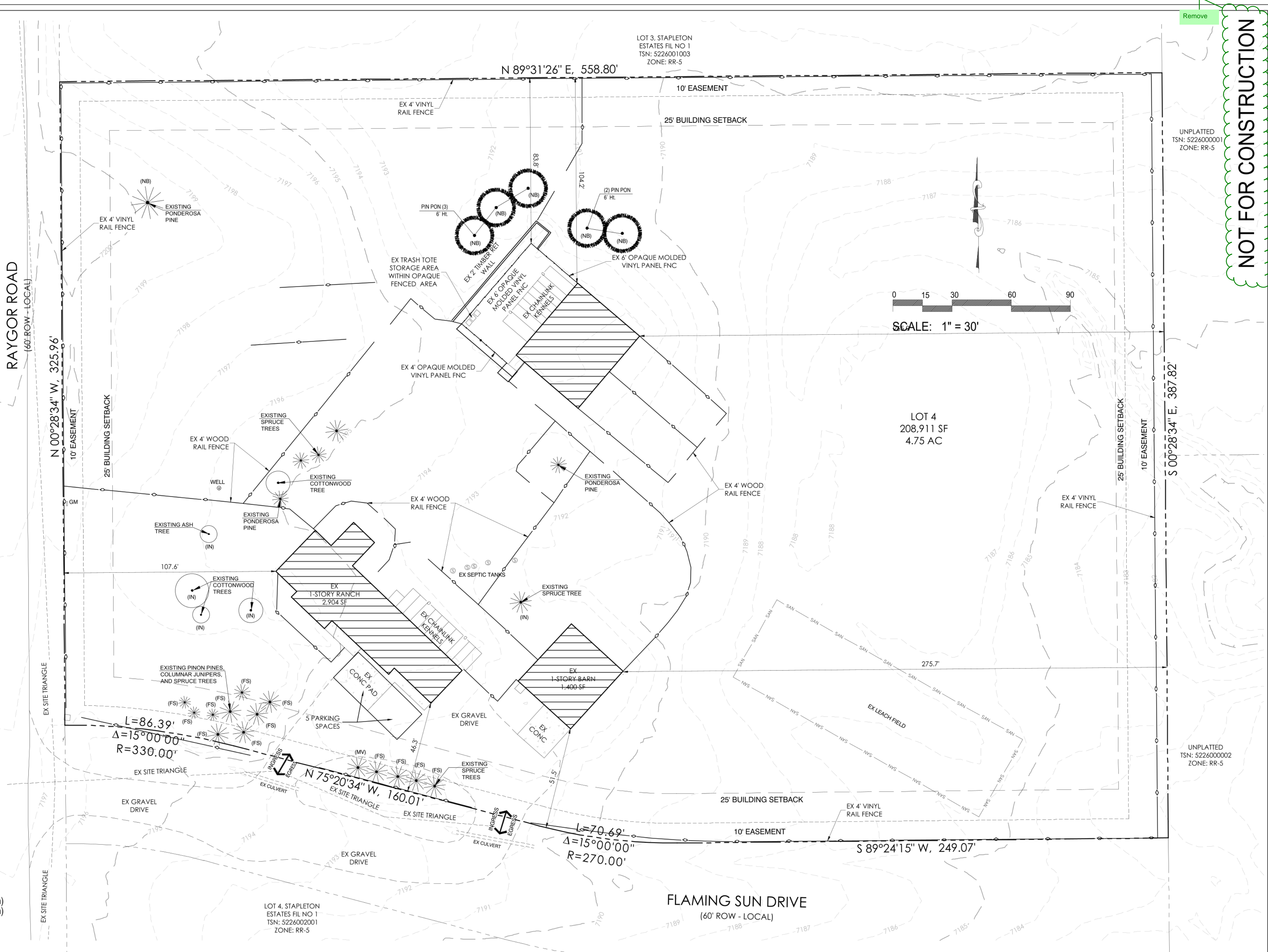
| Shrub Substitutes Required / Provided | Internal Plant Abbr. Denoted on Plan |
|---------------------------------------|--------------------------------------|
| 0 / 0                                 | (IN)                                 |

Landscape Buffer & Screens

| Street Name or Property Line | Width (in Ft.) | 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.



SCALE: 1" = 30'

NOT FOR CONSTRUCTION

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 IN 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 |
|       |         |     | OWNER:          | CHRISTINA SELVIG<br>(719) 494-8494   |        |       |
|       |         |     | PREPARED BY:    | JON WALSH LANDSCAPE ARCHITECT, LLC<br>JON C. WALSH PLA<br>(719) 640-9428<br>JWLANDARCH@GMAIL.COM |        |       |

**JWLA**  
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www.jwlandscapearchitect.com

PROJECT FILE: 9750 flaming sun LS 9-1-22.dwg

9750 FLAMING SUN DRIVE  
El Paso County, CO

FINAL LANDSCAPE PLAN

PROJECT NAME: \_\_\_\_\_

SHEET TITLE: \_\_\_\_\_

DATE: July 7, 2022

REVISIONS: \_\_\_\_\_

SEPTEMBER 2, 2022

STAMP: \_\_\_\_\_

SHEET NO. L1