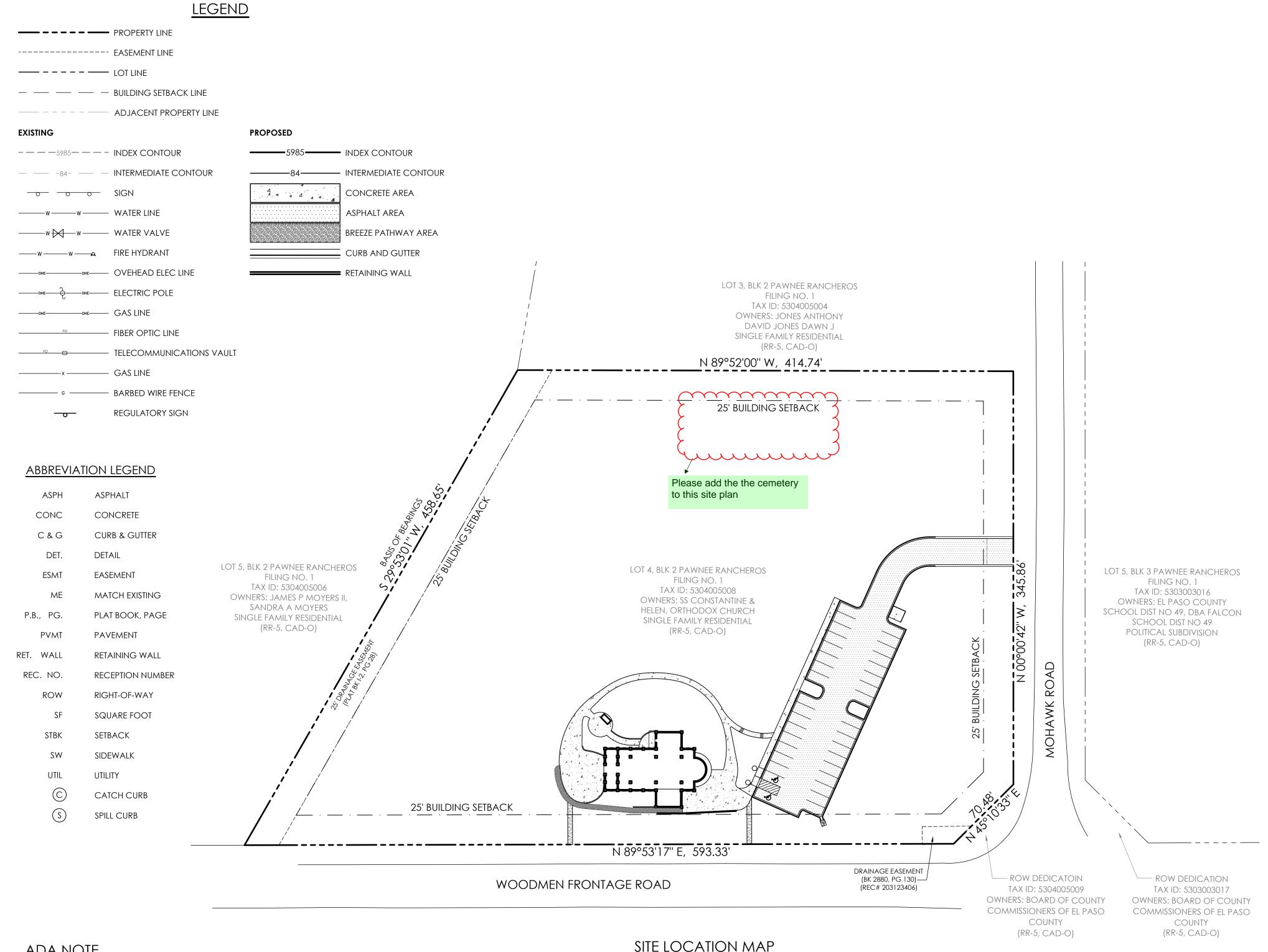
# SITE DEVELOPMENT PLAN

# ST. JOHN THE BAPTIST ORTHODOX CHURCH

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



( SEE SITE PLAN ON PAGE 2 OF 3 FOR SITE DETAILS )

#### SITE DATA

**COVERAGE DATA** <u>OWNER</u> SS CONSTANTINE & HELEN ORTHODOX

3,439 SF 1.6% CHURCH CHURCH: 21,282 SF 10.2% PAVEMENT (PARKING/WALK): 2770 N. CHESTNUT ST. 18,506 SF COLORADO SPRINGS, CO 80807 LANDSCAPING: 165,306 SF 79.3% (719) 683-2700 UNDISTURBED AREA 208,533 SF 100.0% = 4.787± ACRES TOTAL AREA:

PARKING SCHEDULE M.V.E., INC. 1903 LELARAY STREET, SUITE 200

COLORADO SPRINGS, CO 80909 REQUIRED: OCCUPANT LOAD = 133 (719) 635-5736 1 SPACE PER 4 SEATS = 33 SPACES ARCHITECT ACCESSIBLE ADA SPACES = 2 TOTAL SPACES REQUIRED = 35 RUNGE ARCHITECTURE

5315 GERMAINE CT. PROVIDED: COLORADO SPRINGS, CO 80909 STANDARD SPACES = 34 (719) 260-0039 VAN ACCESSIBLE ADA SPACES = 2 TOTAL SPACES PROVIDED = 36

ALESSI AND ASSOCIATES, INC. **BUILDING TYPE** 2989 BROADMOOR VALLEY ROAD COLORADO SPRINGS, CO 80906 BUILDING AREA - 6,950 SF (719) 540-8832 TWO STORY - TYPE V-B NON - SPRINKLED (NS)

**BUILDING HEIGHT** RURAL RESIDENTIAL- 5 ACRES (RR-5) COMMERCIAL AIRPORT OVERLAY DISTRICT MAXIMUM BUILDING HEIGHT = 40'-0"

ACTUAL BUILDING HEIGHT = 36'-4" **BUILDING USE RELIGIOUS PURPOSES** SETBACKS 25' FRONT

CONSTRUCTION SCHEDULE START: SUMMER 2023 FINISH: FALL 2024

TAX SCHEDULE NO.

7530 MOHAWK RD

#### **DEVELOPMENT NOTES**

1. NO DOMESTIC WATER OR SEWER SERVICE PROVIDED. WELL AND SEPTIC TO BE INSTALLED

25' SIDE

25 'REAR

- NATURAL GAS SERVICE PROVIDED BY BLACK HILLS ENERGY DISTRICT.
- ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION DISTRICT.
- 4. FIRE SERVICE PROVIDED BY FALCON FIRE PROTECTION DISTRICT.

#### LAND DESCRIPTION

LOT 4, BLOCK 2, PAWNEE RANCHEROS, FILING NO. 1 AS RECORDED UNDER PLAT IN PLAT BOOK I-2 AT PAGE 28 OF THE RECORDS OF EL PASO COUNTY, COLORADO, EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED JUNE 4, 2003 UNDER RECEPTION NO. 203123405, COUNTY OF EL PASO, STATE OF COLORADO.

#### SHEET INDEX

#### SITE DEVELOPMENT PLAN

**COVER SHEET** SDP-2 SITE PLAN SDP-3 SITE DETAILS

ADDITIONAL PLANS NOT IN THIS SET PHOTOMETRIC PLAN DP2 PHOTOMETRIC DETAILS

> FINAL LANDSCAPE DETAILS 1 OF 2 MAIN FLOOR PLAN 2 OF 2 BASEMENT FLOOR PLAN 1 OF 1 EXTERIOR ELEVATIONS

FINAL LANDSCAPE PLAN

#### ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO

#### FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0533G, EFFECTIVE DECEMBER 7, 2018.

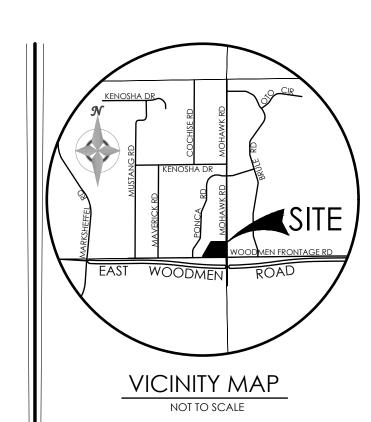
#### MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO A LINE BEGINNING AT THE MOST SOUTHWEST CORNER OF LOT 4, BLOCK 2, PAWNEE RANCHEROS FILING NO.1 WITH BEARING N 29°53'01" E, OF THE PUBLIC RECORDS OF EL PASO COUNTY,

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY ALESSI AND ASSOCIATES, INC.

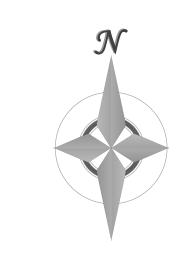
3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

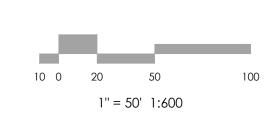
PPR 2255



BENCHMARK

8.9%







REVISIONS

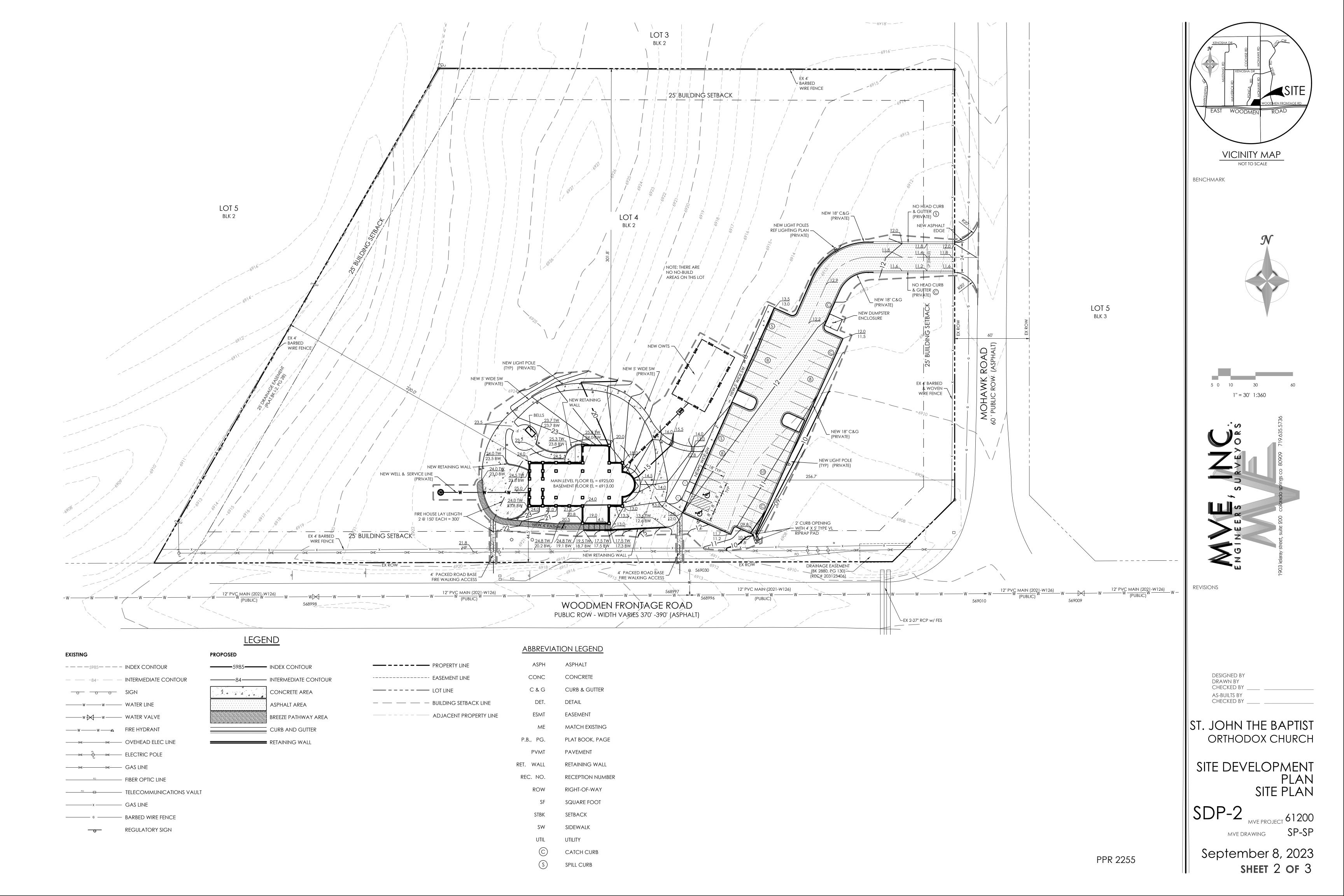
**DESIGNED BY** DRAWN BY CHECKED BY AS-BUILTS BY CHECKED BY

ST. JOHN THE BAPTIST ORTHODOX CHURCH

SITE DEVELOPMENT

**MVE DRAWING** 

September 8, 2023



. 5.0' (MIN) WIDE

(8.0' WIDE AT

VAN LOCATION)

NOTE: REFER TO CIVIL FOR

ACTUAL PARKING LAYOUT

- STEEL POSTS WITH CONCRETE

9'-8 5/8"

4'-0"

PROVIDE TWO 3/8" DROP RODS. DRILL RECEPTACLE HOLES IN CONCRETE SLAB AT OPEN AND CLOSED POSITIONS

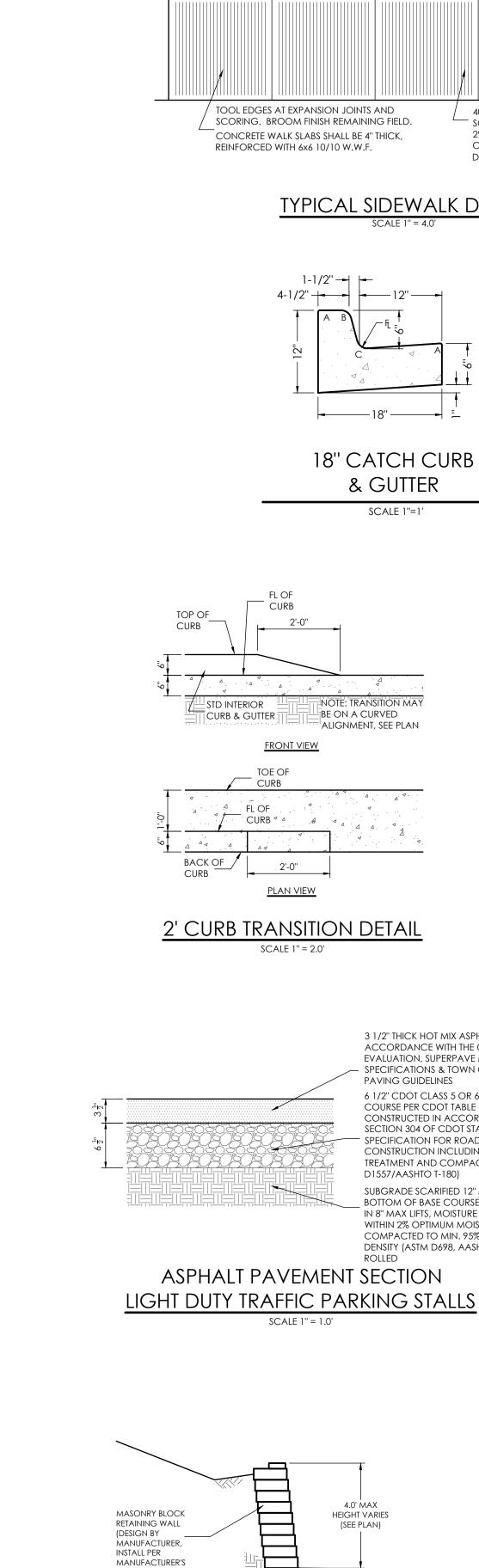
DUMPSTER SCREEN GATE ELEV.

3'4 STEEL BOLLARDS RILLED WITH CONCRETE

໌ 3'-໌**⊘'** ∜

B OR C

WALKWAY



SPECS.)

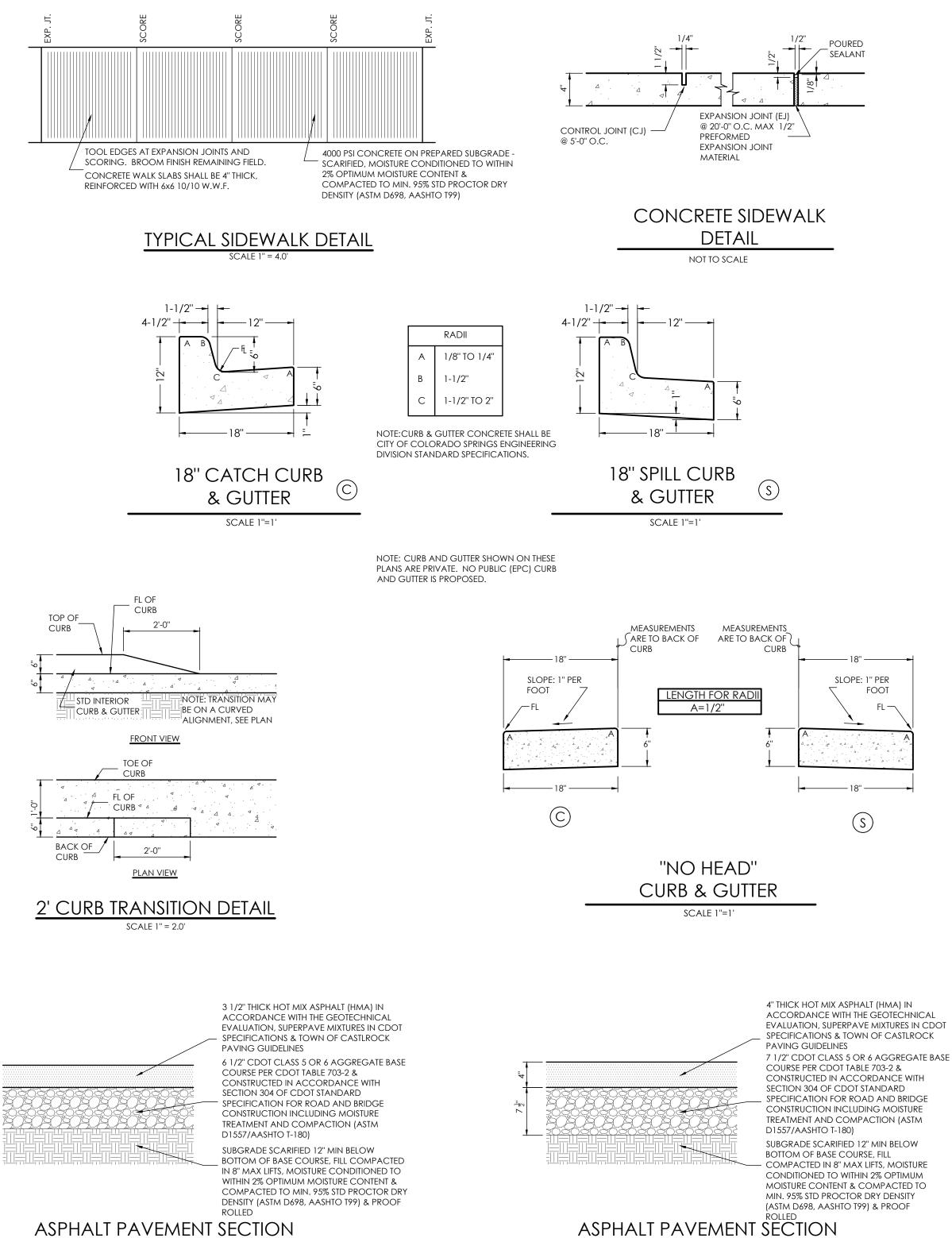
NOTE: WALL HEIGHTS ABOVE 4' REQUIRES

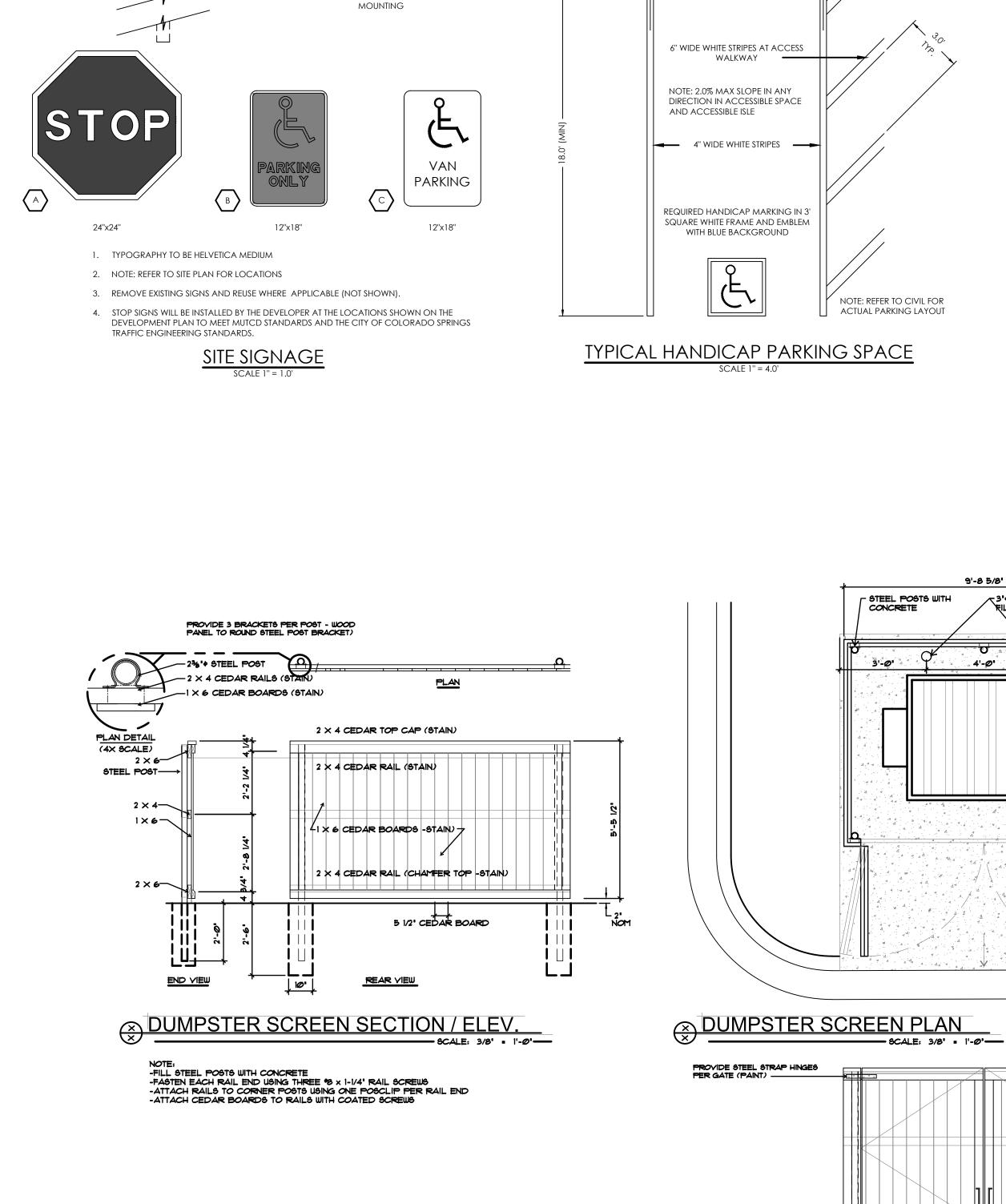
MASONRY BLOCK WALL DETAIL

STRUCTURAL APPROVAL THROUGH REGIONAL BUILDING DEPARTMENT 4.0' MAX

HEIGHT VARIES

(SEE PLAN)

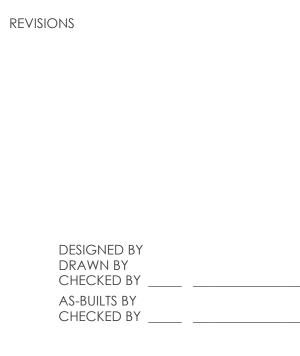




- METAL SIGN POST

RE: CITY OF

COLORADO SPRINGS STDS FOR POST &



**VICINITY MAP** 

NOT TO SCALE

BENCHMARK

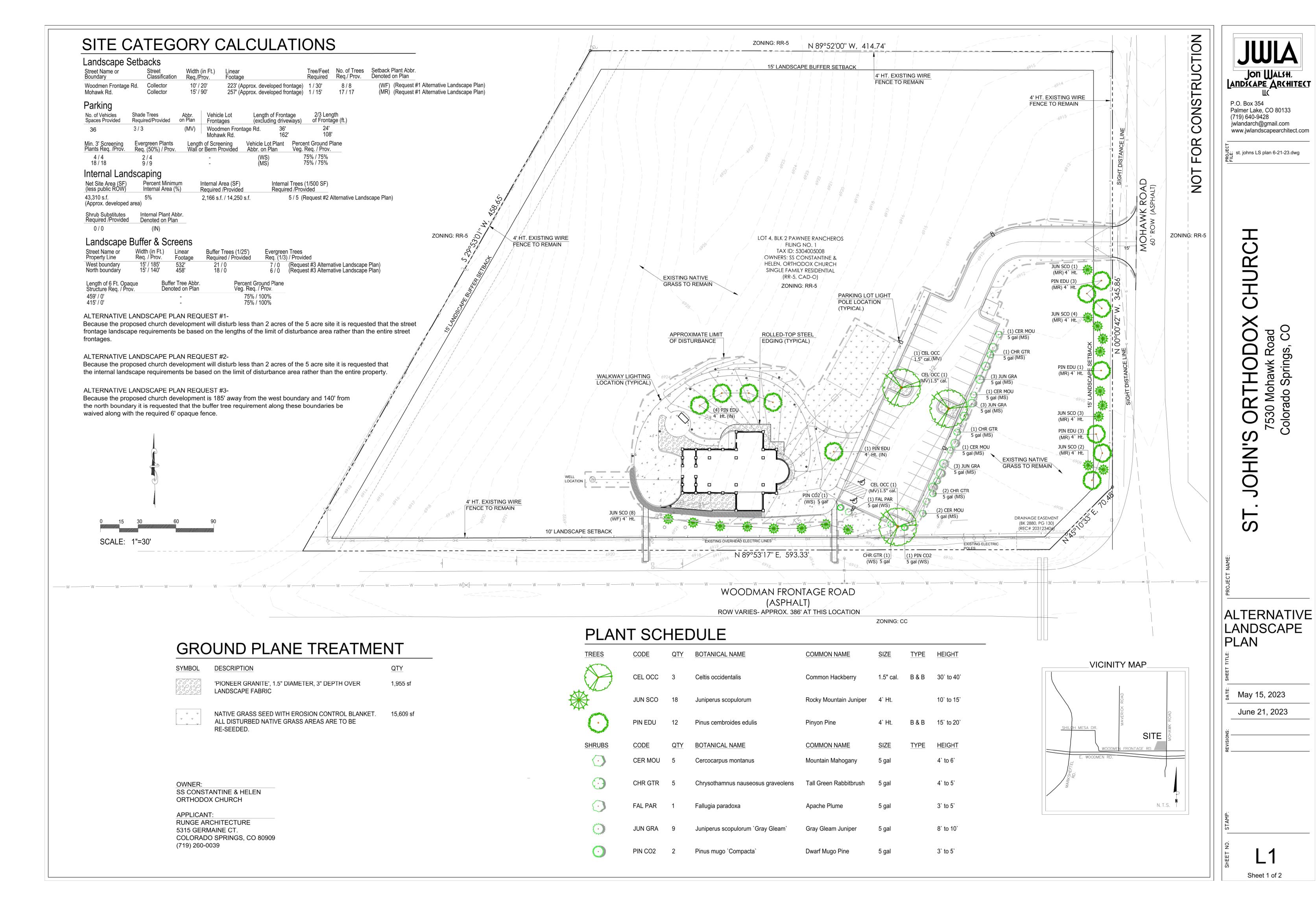
ST. JOHN THE BAPTIST ORTHODOX CHURCH SITE DEVELOPMENT PLAN DETAILS SHEET

MVE DRAWING SP-DS

September 8, 2023 SHEET 3 OF 3

PPR 2255

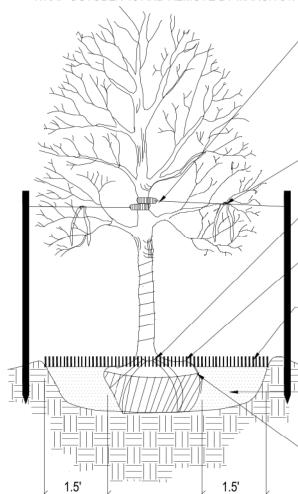
HEAVY DUTY TRAFFIC DRIVE LANES



5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE.

WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



SET TREE PLUMB, STAKE UP TO 3" CALIPER TREES WITH 2 POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 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 WITH MINIMUM 6" HANG. SET STAKES IN MINIMUM 18" FIRM SOIL.

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

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.

48" DIAMETER WOOD MULCH PLANTING RING, 4" DEPTH USING 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: 25% NATIVE TOPSOIL, 25% IMPORTED TOPSOIL, 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

NOTE: ALL TREE STAKES ARE TO BE REMOVED FROM SITE ONE YEAR AFTER INSTALLATION.

#### **Deciduous Tree Planting Detail**

NOT TO SCALE



1. DO NOT REMOVE OR CUT LEADER.

2. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.

5. 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

PROVIDE 12" LENGTH ORANGE FLUORESCENT FLAGGING ON ALL WIRES

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NOTE: ALL TREE STAKES ARE TO BE REMOVED FROM SITE ONE YEAR AFTER INSTALLATION.

REMOVE ALL PACKAGING

KEEP PLANTS MOIST AND

BURLAP FROM THE TOP 1/2 OF ROOTBALL. REMOVE ALL WIRE.

#### Coniferous Tree Planting Detail

- PLANT TOP OF ROOTBALL AT GRADE. SET SHRUB VERTICAL. PLANT TOP OF ROOTBALL - 3" DEPTH SPECIFIED WOOD MULCH. FLUSH WITH TOP OF ALL SHRUBS TO HAVE 18" DIAMETER WOOD SURROUNDING GRADE.

ALL ORNAMENTAL GRASSES TO HAVE 12" DIAMETER WOOD MULCH RING.

BACKFILL MIXTURE: 25% NATIVE TOPSOIL 25% IMPORTED TOPSOIL 50% BIOCOMP COMPOST

SHADED UNTIL PLANTING FOR ROOT-BOUND PLANTS: SCARIFY SIDES OF ROOTBALL WITH 4 TO 5 VERTICAL SLITS UNDISTURBED SOIL FOR BALLED AND BURLAPPED SHRUBS: CUT AND REMOVE

Shrub Planting Detail

SCALE: NOT TO SCALE

## NATIVE SEED ESTABLISHMENT

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/4" TO 1/2" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

#### EL PASO COUNTY ALL-PURPOSE MIX FOR UPLAND, TRANSITION AND PERMANENT

CONTROL MEASURE AREAS

				POUNDS PLS (PURE LIVE SEED)		
COMMON	SCIENTIFIC	GROWTH SEASON /		-IRRIGATED BROADCAST -IRRIGATED HYDROSEEDED	-NON-IRRIGATED BROADCAST -NON-IRRIGATED HYDROSEEDED -IRRIGATED DRILLED	-NON-IRRIGATED DRILLED
NAME	NAME	FORM	% OF MIX	80 SEEDS/SQ. FT.	40 SEEDS/SQ. FT.	20 SEEDS/SQ. FT.
BIG BLUESTEM	Buchloe dactyloides	WARM, SOD	20%	4.4	2.2	1.1
BLUE GRAMA	Bouteloua gracilis	WARM, BUNCH	10%	0.5	0.25	0.13
GREEN NEEDLEGRASS	Nassella viridula	COOL, BUNCH	10%	2	1	0.5
WESTERN WHEATGRASS	Pascopyrum smithii	COOL, SOD	20%	6.4	3.2	1.6
SIDEOATS GRAMA	Bouteloua curtipendula	WARM, BUNCH	10%	2	1	0.5
SWITCHGRASS	Panicum virgatum	WARM, BUNCH/ SOD	10%	0.8	0.4	0.2
PRAIRIE SANDREED	Calimovilfa longifolia	WARM, BUNCH	10%	1.2	0.6	0.3
YELLOW INDIANGRASS	Sorghastrum nutans	WARM, SOD	10%	2	1	0.5
SEED RATE (LBS. PLS / ACRE)				19.3	9.7	4.8

## **GENERAL NOTES**

- 1. ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- 6. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTANING THE HEALTH OF ALL PLANTINGS AND PROMPTLY REPLACING ANY DECAYED OR DEAD TREES AND SHRUBS.

## PROJECT NOTES

- 1. FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK.
- 2. CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS: 2" BELOW TOP OF CONCRETE OR ASPHALT FOR ALL ROCK COVER BEDS.
- 1" BELOW TOP OF CONCRETE OR ASPHALT FOR NATIVE SEED AREAS. CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- 3. ALL DISTURBED NATIVE GRASS AREAS ARE TO BE SEEDED WITH SPECIFIED SEED MIX BY HYDRO-MULCHING OR DRILL SEEDING (WHERE ACCESSIBLE) AT SEEDING RATE SHOWN IN TABLE. EROSION CONTROL NETTING TO BE LAID OVER ALL SEEDED AREAS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION AND SEED MIX TABLE FOR MORE DETAILED INSTRUCTIONS.
- 4. ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'PIONEER GRANITE' CRUSHED ROCK (PIONEER SAND), SPREAD 3" DEPTH OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF A WATER PERMEABLE WOVEN FIBER FABRIC (MIRAFI OR EQUAL). FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 8' O.C. MAX.
- 5. 'CASCADE CEDAR' (C&C SAND) WOOD MULCH IS TO BE PROVIDED AROUND THE BASE OF ALL PLANTINGS, 3" DEPTH (NO FABRIC BENEATH). REFER TO PLANTING

## SOIL PREPARATION NOTES

- NATIVE GRASS AREAS: ALL DISTURBED NATIVE GRASS AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED TREES AND SHRUBS: ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAIL

#### IRRIGATION NOTES

1. IRRIGATION WATER CANNOT BE PROVIDED FROM THE WELL ON THIS PROPERTY. THEREFORE, ALL PROPOSED PLANT MATERIALS ARE TO BE IRRIGATED BY A WATERING TRUCK UNTIL ESTABLISHED. THE OWNER OF THIS PROPERTY WILL NEED TO MAKE ARRANGEMENTS FOR A WATERING TRUCK TO PROVIDE DEEP WATERING OF ALL PROPOSED TREES AND SHRUBS A MINIMUM OF ONCE A WEEK DURING THE GROWING SEASON AND ONCE EVERY THREE WEEKS DURING DORMANT MONTHS. PLANTINGS WILL TAKE A MINIMUM OF TWO TO THREE YEARS TO GET ESTABLISHED.

## GRADING / DRAINAGE NOTES

- 1. LANDSCAPE CONTRACTOR IS TO VERIFY THAT ALL FINISHED GRADES COMPLY WITH GRADING PLAN PREPARED BY CIVIL ENGINEER. VERIFY THAT ALL SLOPES DRAIN AWAY FROM BUILDING(S) AND THAT DRAINAGE SWALES ARE CORRECTLY LOCATED AND CARRY WATER AS INTENDED. NOTIFY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION IF STANDING WATER IS PRESENT (OTHER THAN DETENTION FACILITIES) OR IF SLOPES ARE NOT GRADED AS PER APPROVED GRADING PLAN.
- 2. LANDSCAPE CONTRACTOR IS TO LOCATE ALL DOWNSPOUTS AND DOWNSPOUT EXTENSIONS AND VERIFY THAT NO OBSTRUCTIONS ARE IMPEDING THE FLOW OF WATER AWAY FROM THE BUILDING. REMOVE SMALL SECTIONS OF STEEL EDGING WHEREVER DRAINAGE WILL NOT FREELY FLOW THROUGH EDGING.
- 3. LANDSCAPE CONTRACTOR IS TO PROVIDE TEMPORARY EROSION MITIGATION MEASURES FOR THE DURATION OF LANDSCAPE CONSTRUCTION. THIS INCLUDES PLACEMENT OF WATTLES AND/OR EROSION BLANKET WHEREVER DRAINAGE ERODES BARE SOIL AND RUNOFF CAN POTENTIALLY DAMAGE NEIGHBORING PROPERTIES OR SEDIMENT COULD POTENTIALLY FLOW OUTSIDE OF PROPERTY LINES.

# ANDSCAPE ARCHITEC

CTION

NO

OR

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P.O. Box 354 Palmer Lake, CO 80133 (719) 640-9428 jwlandarch@gmail.com www.jwlandscapearchitect.com

j st johns LS plan 6-21-23.dwg

ALTERNATIVE LANDSCAPE PLAN

May 15, 2023

June 21, 2023

Sheet 2 of 2