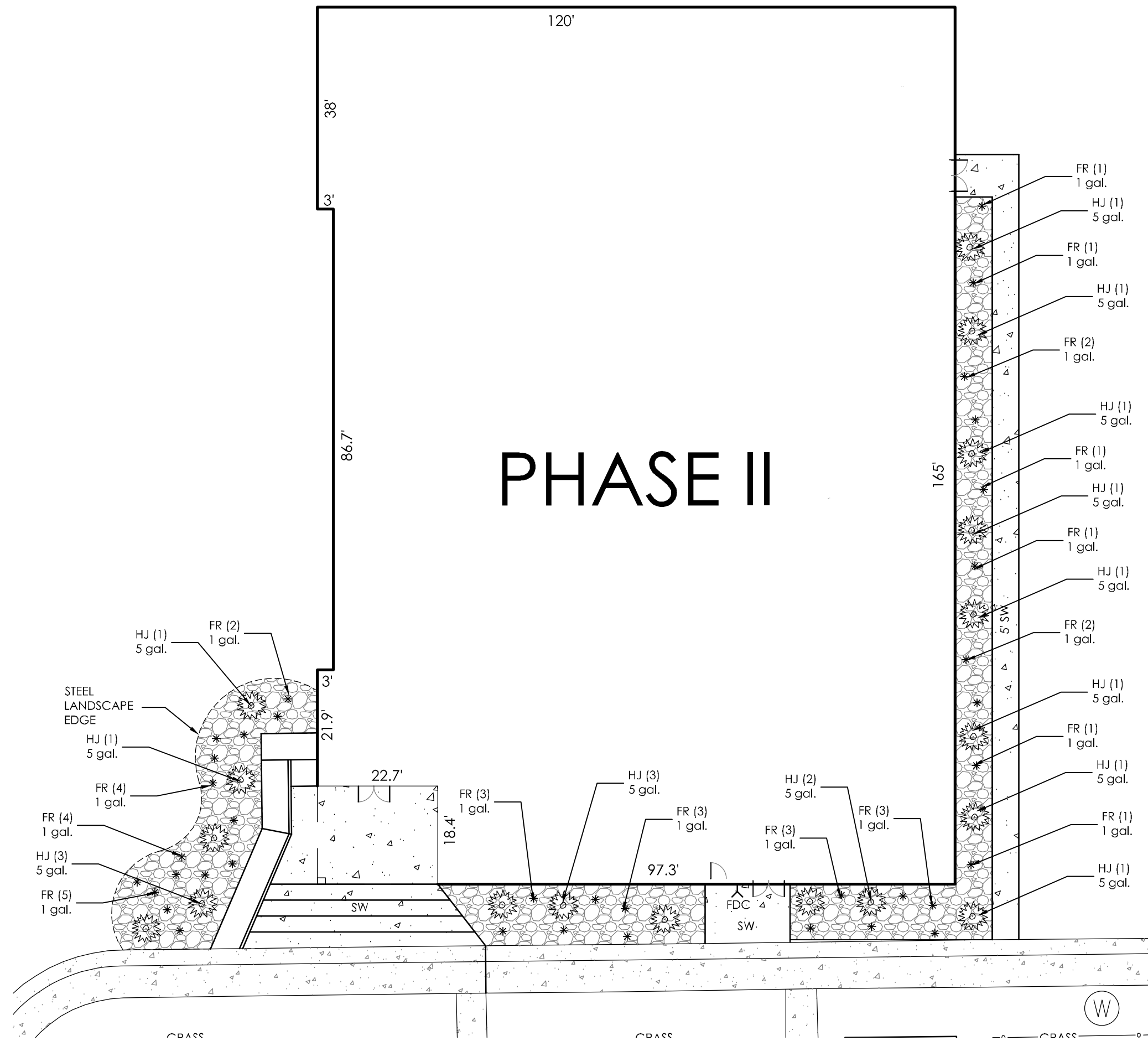
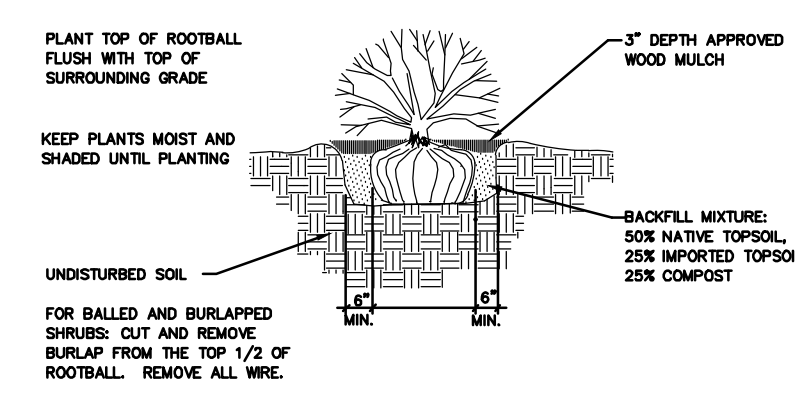


Please include:  
 -owner/applciant contact information: phone, email, and name  
 -location and dimensions of ROW and easements  
 -indicate this is an alternative plan  
 -the location of utilities,walls,fences, exterior parking and loading areas,vehicular areas,storm water detention and other man made elements (if none, please specify)  
 -location and classification of all existing zoning of surrounding properties  
 -existing zoning of the subject property and the existing zoning of surrounding properties  
 -sight distance triangles and any plantings, signs,walls, structures, or other visual obstructions within the triangle, if applicable



**PLANTING DETAILS**

- NOTES:  
 1. SHREDDED AGED MULCH 3" DEEP FOR PERENNIALS AND GROUNDCOVER.  
 2. UNDISTURBED SOIL.  
 3. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.  
 4. PLANT GROUNDCOVER AND PERENNIALS LEVEL AND AT GRADE.  
 5. SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".  
 6. IN CLAY SOIL WORK INTO TOP SOIL AND ORGANIC COMPOST.  
 7. IN SAND WORK IN TOPSOIL, ORGANIC COMPOST AND AGED MANURE.  
 8. SEE SPEC FOR RATION AND QUANTITY.  
 9. SEE PLANT SCHEDULE FOR SPACING.



① Perennial & Groundcover Planting Notes

② Shrub Planting Detail  
 SCALE: NOT TO SCALE

**LEGEND:**

- EXISTING TREE
- PROPOSED SHRUB
- PROPOSED ORNAMENTAL GRASSES
- LANDSCAPE EDGING
- NATIVE SEED
- COBBLE

CLIMATE ZONE: PLAINS  
 PLANT COMMUNITIES: PLAINS AND LOWER ELEVATION RIPARIAN

**PLANTING SCHEDULE**

ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT/ WIDTH	PLANTING SIZE
<b>SHRUBS</b>					
HJ	28	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	1-2' 5-6'	5 gal.
<b>ORNAMENTAL GRASSES/PERENNIALS</b>					
FR	56	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	4-5' 18-24"	1 gal.

**LANDSCAPE NOTES**

- IRRIGATION OF ALL LANDSCAPE AREAS TO BE PERFORMED BY OWNER UNTIL PLANTS ARE ESTABLISHED.
- 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 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.
- NATIVE SEED: "LOW GROW MIX" SUPPLIED BY ARKANSAS VALLEY SEED CO., 4300 MONACO ST., DENVER, CO 80216 (303) 907-3337
- COBBLE: TO BE 4-5" WHOLE WASHED RIVER COBBLES INSTALLED AT A 6" DEPTH ON FABRIC UNDERLAYMENT. PROVIDE REPRESENTATIVE SAMPLE OF COBBLE TO BE USED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO JOB SITE DELIVERY.

**SOIL AMENDMENTS**

- EPA CLASS 'A' CO-COMPOST OR COMPOST. ADD 3 CY PER 1,000 SF FOR ALL SODDED AND PLANTING BED AREAS. ROTOTILL INTO FIRST 4" OF TOPSOIL.
- EPA CLASS 'A' CO-COMPOST OR COMPOST. ADD 1.5 CY PER 1,000 SF FOR ALL NATIVE SEED AREAS. ROTOTILL INTO FIRST 4" OF TOPSOIL.
- ADD 4 LBS. OF P<sub>2</sub>O<sub>5</sub> PER 1,000 S.F. PER SPECIFICATIONS.
- ADD 3 LBS. N FOR ALL TURFGRASS AREAS PER SPECIFICATIONS.

**NATIVE SEED ESTABLISHMENT**

**INITIAL PLANTING**

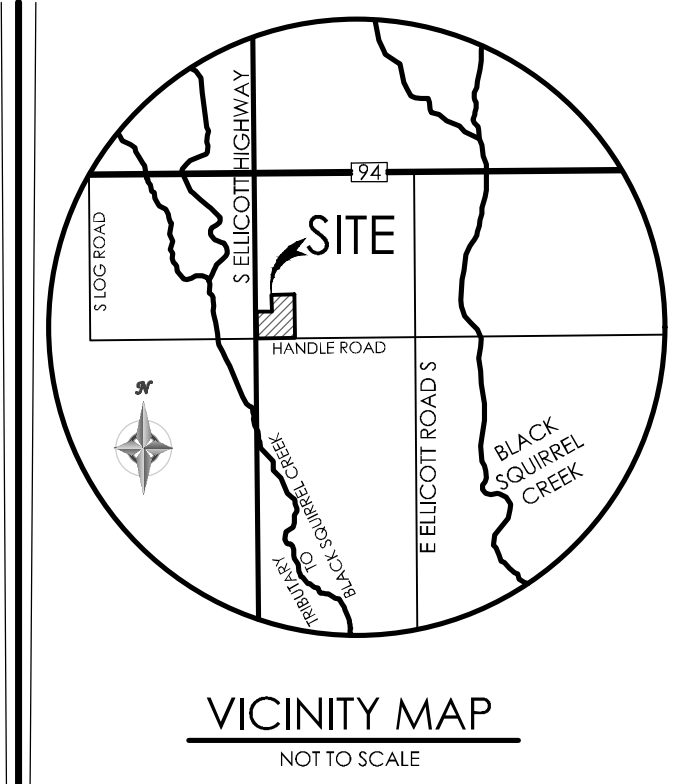
STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES 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 WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

**OVER SEEDING**

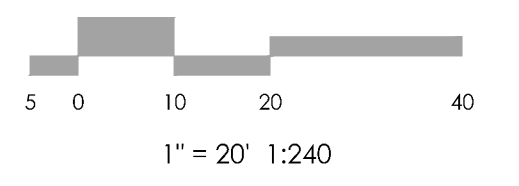
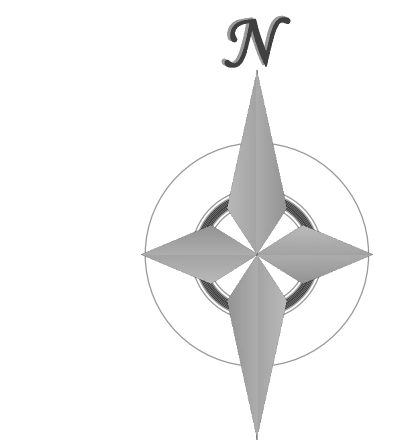
SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/2" TO 3/4" OF SOIL. 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 MANUFACTURER'S INSTRUCTIONS.

**EXISTING UTILITIES NOTE**

THE LOCATION OF EXISTING UTILITIES DEPICTED ON THIS PLAN ARE SHOWN ACCORDING TO AVAILABLE RECORDS, SURFACE EVIDENCE AND THE RECOLLECTIONS/BEST KNOWLEDGE OF THE OWNER AND DESIGN TEAM. ELECTRIC UTILITY LOCATION IS NOT POSSIBLE. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED. EXERCISE CAUTION DURING EXCAVATION OPERATIONS.



VICINITY MAP  
 NOT TO SCALE  
 BENCHMARK



**MVE, INC.**  
 ENGINEERS / SURVEYORS

1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 AS-BUILTS BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

**ELLICOTT SCHOOL ADDITION 2 BLDGS**

**LANDSCAPING PLAN PHASE I & II**

MVE PROJECT 61183  
 MVE DRAWING LS-PS

SEPTEMBER 16, 2022  
 SHEET 1 OF 1