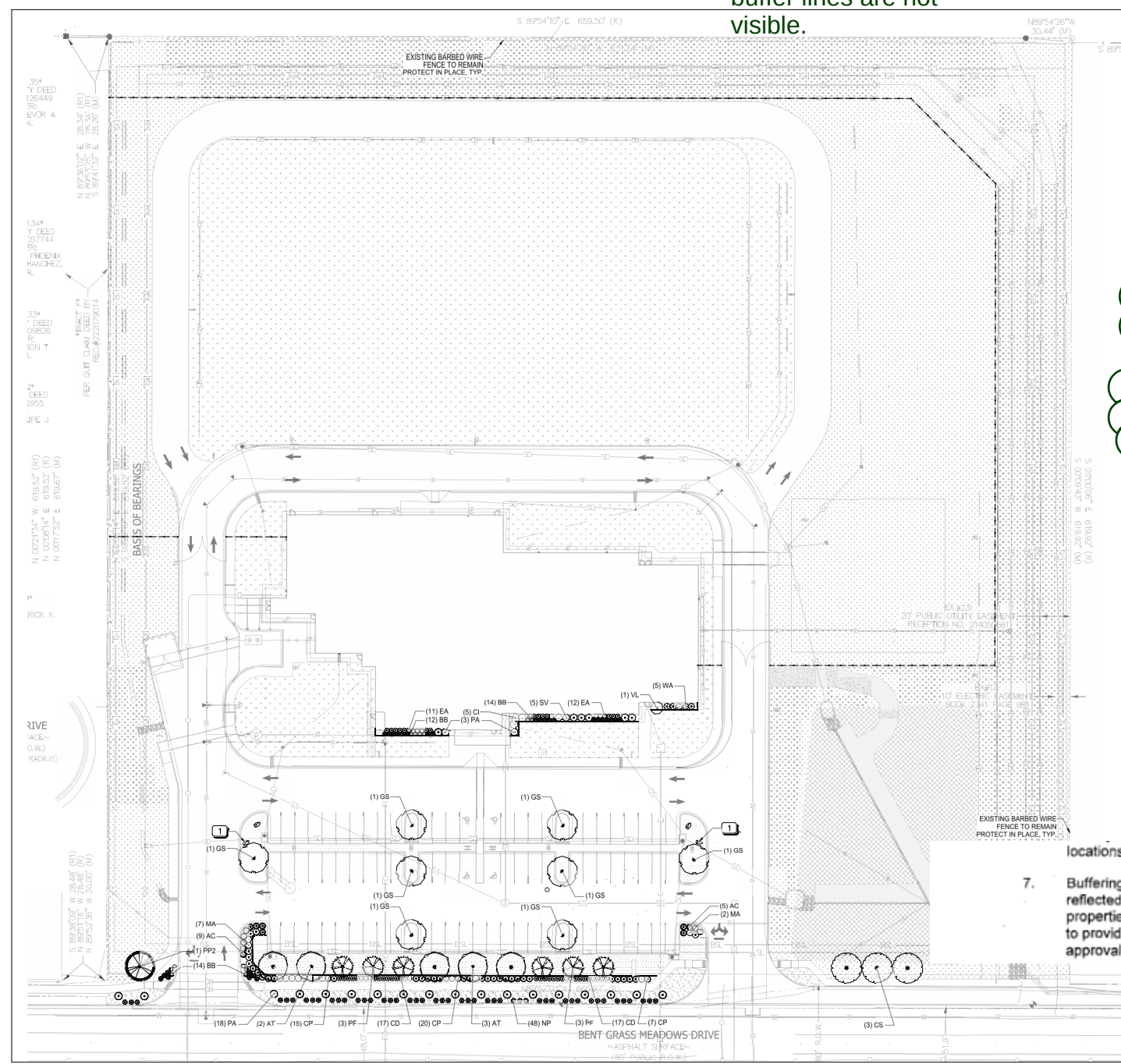


the setback lines and buffer lines are not visible.

El Paso County, this not in a City



LANDSCAPE CALCULATIONS	
SITE INFORMATION:	
AUTHORITY HAVING JURISDICTION:	CITY OF PEYTON, CO.
ZONING:	BENT GRASS PLANNED UNIT DEVELOPMENT (PUD142)
TOTAL SITE AREA:	391,129 SF
STREETSCAPE LANDSCAPE	
STREETSCAPE @ BENT GRASS MEADOWS DRIVE:	631 LF
SETBACK REQUIRED:	10 LF
SETBACK PROVIDED:	10
TREES REQUIRED:	21 TREES (1 PER 30 LF)
DECIDUOUS TREES PROVIDED:	9 TREES
EVERGREEN TREES:	7 TREES (41%)
TOTAL TREES:	16 TREE CREDITS*
PARKING LOT LANDSCAPE:	
NUMBER OF PARKING SPACES:	82
TREES REQUIRED:	6 TREES (1 PER 15 PARKING SPACES)
TREES PROVIDED:	8 TREES
PARKING LOT SCREENING:	PROVIDED
INTERNAL LANDSCAPE:	
LANDSCAPE AREA REQUIRED:	19,587 SF (5%)
LANDSCAPE AREA PROVIDED:	230,626 SF (74.3%)
TREES REQUIRED:	39 TREES (1 TREE PER 500 SF)
TREES PROVIDED:	27 TREES
SHRUBS PROVIDED:	255 SHRUBS (10 SHRUBS EQUALS 1 TREE)
LIVE GROUND COVER REQUIRED:	5,887 SF (3%)
LIVE GROUND COVER PROVIDED:	244,712 SF (251.27%)
TOTAL TREES:	52 TREE CREDITS
BUFFER LANDSCAPE:	
NORTH BUFFER:	
BUFFER WIDTH REQUIRED:	631 LF
BUFFER WIDTH PROVIDED:	10 LF
TREES REQUIRED:	25 TREES (1 PER 25 LF)
DECIDUOUS TREES PROVIDED:	0 TREES
EVERGREEN TREES:	0 TREES
TOTAL TREES:	0 TREE CREDITS*
EAST BUFFER:	
BUFFER WIDTH REQUIRED:	631 LF
BUFFER WIDTH PROVIDED:	15 LF
TREES REQUIRED:	21 TREES (1 PER 30 LF)
DECIDUOUS TREES PROVIDED:	0 TREES
EVERGREEN TREES:	0 TREES
TOTAL TREES:	0 TREE CREDIT*
WEST BUFFER:	
BUFFER WIDTH REQUIRED:	620 LF
BUFFER WIDTH PROVIDED:	15 LF
TREES REQUIRED:	25 TREES (1 PER 25 LF)
DECIDUOUS TREES PROVIDED:	0 TREES
EVERGREEN TREES:	0 TREES
TOTAL TREES:	0 TREE CREDIT*

What is the buffer? A solid fence? Plantings and a berm

The commercial use against the residential use requires a solid fence as buffer at northern/western line- BoCC RES 07-133 for the PUD

SEE SHEET LP-4 FOR

locations for park area or areas, and include them on the plan.

7. Buffering between the commercial and residential uses shall be reflected with any site-specific rezoning request for the commercial properties. The developer of the commercial land shall be required to provide the buffering and said requirement shall be a condition of approval for the rezoning requests.

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



HONOR CHARTER
ACADEMY
BENT GRASS MEADOWS DRIVE
PEYTON, CO

Project Number
Date 06/26/2026
Drawn By JML
Checked By KB

LP-1

buffer from residential
required

EXISTING BARBED WIRE
FENCE TO REMAIN
PROTECT IN PLACE, TYP.

6' HT. CHAIN LINK FENCE

buffer from residential
required

BASIS OF BEARINGS

6' HT. CHAIN LINK FENCE

20' PUBLIC UTILITY EASEMENT
RECEPTION NO. 214059-201

10' ELECTRIC BASEMENT
BOOK 2341 PAGE 981

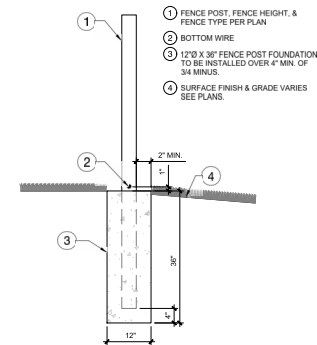
EXISTING BARBED WIRE
FENCE TO REMAIN
PROTECT IN PLACE, TYP.

N 89°52'36" W 630.97' (M)
N 89°52'03" W 660.97' (R)

BENT GRASS MEADOWS DRIVE
-ASPHALT SURFACE-
(80' PUBLIC R.O.W.)

FENCING

FENCE TO BE 6 CHAIN LINK FENCE.
SCHEDULE 40 PIPE POWDER COATED BLACK, 1.58" Ø TOP RAIL AND BRACING, 2.38" Ø LINE POSTS, 2.78" Ø
CORNER AND TERMINAL POSTS, 4" Ø PM GATE LEAFS EXCEEDING 6' WIDE, 2" MESH CHAIN LINK FABRIC 9 GA. CORE
U.S.A. FINISH FUSE BONDED BLACK, CORNER AND TERMINAL POST NO BRACING AND TRUSS ROD, 1 GA. BOTTOM
WIRE, WITH PRIVACY SLATS.



A FENCE POST FOUNDATION

NTS

000-HA-02



Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATION OF LANDSCAPE CONTRACTOR
1. LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZED IN LANDSCAPE DESIGN AND CONSTRUCTION.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTORS LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THESE PLANS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK.
 3. ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 4. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINERS AND BALLEES AND SHIPPED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI 2003.1. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DEFECTS, INJURY, DAMAGE AND DISCOLORATIONS SUCH AS INJURY, SUN SCALD, INJURY, ABSCISSURE, AND DISCOLORATION. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEM SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEM NOT ROOT-BOUND, FREE FROM ROT, INJURY AND/OR GROWING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLEES AND BALLEED (BMB), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DAMAGED OR DEFECTIVE AT THE TIME OF DELIVERY SHALL BE REPLACED AT THE OWNER'S RISK AND AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE DAMAGED OR DEFECTIVE SHALL BE REPLACED WITHIN 14 DAYS OF DELIVERY. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE SHIPPED IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH DAMAGED LEAVES WILL NOT BE ACCEPTED IF LEAVES IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE (LEAVES TRIMMED TO AND INCLUDING FOUR INCHES) AND FIVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THE THICKNESS OF THE THINNEST TRUNK OF THE TREE. WHEN CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALIBRATED AS ONE-HALF OF THE DIAMETER OF THE THINNEST TRUNK.
 8. ANY ROOT OR BRUSH SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT BALL AREA BEING EXPOSED, SHALL BE REJECTED.
 9. SOIL IN THE ROOT BALL SHALL BE HEALTHY, MATURE TOPSOIL WITH SOIL THICKNESS OF 3/4" TO 1", EACH POUND OF SOIL SHALL BE ACCOMPANIED BY A PLANT'S GERMANY AND MINIMUM PERCENTAGE OF WOOD AS INDICATED ON PLANTS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
 10. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 11. FERTILIZER: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5. INERT CONTENT IS 10 TO 100 PERCENT BY WEIGHT. 100 PERCENT PASSING THROUGH 20-MESH SIEVE. SOLUBLE SALT CONTENT OF 10 TO 100 PERCENT NOT EXCEEDING 4 PERCENT. INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL MANURE PRODUCTS SHALL BE USED.
 12. FERTILIZER: GRANULAR FERTILIZER CONSISTS OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENT IN PROPORTION TO BE RELEASED AND RELEASE RATE TO BE RELEASED BY SOIL TEST RECOMMENDATIONS.
 13. MULCH: 3/4" DEEP, 100% WOOD CHIPS OR WOOD SHAVINGS, FREE FROM OILY RESIDUES AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

- C. TREE STAKING AND GUYS
1. TREES: 6" LONG DENSE METAL POSTS.
 2. GUYS: 1/4" STEEL WIRE, ASTM A618, CLASS 1, WIRE: 2-STRAND, TWISTED, 1/8" INCH DIAMETER.
 3. STAKING: CHAINING GUYS, REINFORCED NYLON OR CANVAS AT LEAST 1/2 INCH RICH WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 4. LISTS: STAKES: GALVANIZED STEEL, 2 INCHES THICK, 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. GUYS: GALVANIZED STEEL, 1/4" INCH DIAMETER, FACTORY PAINTED DARK GREEN.
 5. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFICATIONS HEREIN MAY BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-4" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING
 - a. AFTER FINAL GRADING HAS BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN FIVE (5) LBS. ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 8" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT/CEC, LINE, ZODIUM ADSORPTION RATIO (SAR) AND ROCK CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING: AN APPROPRIATE SEPARATE SOIL PREPARATION AND AMOUNT, NUTRIENT RECOMMENDATIONS FOR GENERAL, ORNAMENTAL PLANTS, ZONE PLANTS, TURF, AND NATIVE PLANTS, AS WELL AS THE PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE SOIL REPORT. FOR DISCREPANCIES, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. USE/ INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP OF SOIL OF THE FOLLOWING: NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENT IN PROPORTION TO BE RELEASED AND RELEASE RATE TO BE RELEASED BY SOIL TEST RECOMMENDATIONS.
 - b. NITROGEN: ESTABLISHED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 S.F.
 - c. PRELIFT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC): 15 LBS. PER 1,000 S.F.
 - d. "CLAY BUSTER" OR P-LANDSCAPE CORROSION: USE MANUFACTURER'S RECOMMENDED RATE (TREES, SHRUBS, AND PERENNIALS). INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL, BY MEANS OF ROTILLATING AFTER CROSS-BERRING.
 - e. NITROGEN: ESTABLISHED ORGANIC AMENDMENT: 4 CU. YDS. PER 1,000 S.F.
 - f. "CLAY BUSTER" OR P-LANDSCAPE CORROSION: USE MANUFACTURER'S RECOMMENDED RATE (TREES, SHRUBS, AND PERENNIALS).
 4. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE NOT TOP OF MULCH OR PLANTING BED. SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 5. CONTRACTOR AND MAINTENANCE SHALL BE RESPONSIBLE FOR THE FINISH GRADE. THE CONTRACTOR SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL FLOODING SHALL BE REDESIGNED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE FLOODING FROM THE AREA.
 6. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL AMENDMENTS TO BE USED, BASED ON A SOIL TEST.
 7. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLAN, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
 8. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLAN, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
 9. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH TIME TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

- B. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP OF SOIL.

SUBMITTALS

- A. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVALS FOR THE FOLLOWING:
1. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF SOIL, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS TO THE SOIL. TREES, TURF, AND SEED AREAS MAY BE APPROPRIATE.
 2. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TREE, EDGING, AND LANDSCAPE GRASSES (IF ANY).
 3. WHERE ALL TREE ITEMS ARE SHOWN ON A PLAN, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. TREES, SHRUBS, AND STAKES FROM PLANTS
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES TO ALL PLANTING AREAS.
 3. TREES: TREES SHALL NOT BE PLANTED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1/3 FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HIGHT (A 1/3" ABOVE THE AVERAGE GRADE AT THE TRUNK).
 4. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS, NO MACHINE EXCAVATION OR TRECHING OF ANY KIND SHALL BE USED WITHIN THE CRZ.
 5. AFTER ALIGNMENT OF PIPES TO AVOID TREE ROOTS, 1/2" AND LARGER IN DIAMETER, WHERE SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST.
 6. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO DRY ORY. DO NOT USE ANY SORT OF SEALING OR SEALING WAXES IF LOCAL JURISDICTION REQUIRES OR ON TREES LOCATED ON OR NEAR SUSCEPTIBLE AREAS.
- D. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARP THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GROUNDING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE AT 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL, ALL TREES MUST BE PLACED INTO THE PLANTING HOLE, DO NOT "TIESE" ROOTS OUT FROM THE ROOTBALL.
 4. IF THE TREE IS OVERHEAD, BURNING SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. IF THE TREE IS OVERHEAD, BURNING SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
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GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE NOT TOP OF MULCH OR PLANTING BED. SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
4. CONTRACTOR AND MAINTENANCE SHALL BE RESPONSIBLE FOR THE FINISH GRADE. THE CONTRACTOR SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL FLOODING SHALL BE REDESIGNED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE FLOODING FROM THE AREA.
5. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL AMENDMENTS TO BE USED, BASED ON A SOIL TEST.
6. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLAN, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
7. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLAN, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
8. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH TIME TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
9. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON THESE PLANS ARE ONLY FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE PLANTING LEGEND, THE PLANT QUANTITY AS SHOWN IN THE PLANTING LEGEND SHALL TAKE PRECEDENCE.
11. THE CONTRACTOR SHALL PROVIDE AND INSTALL, AT HIS OWN RISK, ALL NECESSARY AND PERMANENT PLANTING MATERIALS. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (AS PROPER CHANNELS).
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Date	Comment

Project Number	
Date	06/26/2026
Drawn By	JML
Checked By	KB

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES							
	AT	Acer tataricum / Tatarian Maple	1.5" Cal.	Cont. or B&B	5	15 - 25ft. ht.	15 - 25ft. w.
	CS	Catalpa speciosa / Northern Catalpa	1.5" Cal.	Cont. or B&B	3	40 - 65ft. ht.	25 - 40ft. w.
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	1.5" Cal.	Cont. or B&B	9	40 - 65ft. ht.	
EVERGREEN TREES							
	PF	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	6" Ht.	Cont. or B&B	6	25 - 40ft. ht.	10 - 15ft. w.
	PP2	Pinus ponderosa / Ponderosa Pine	6" Ht.	Cont. or B&B	1	> 65ft. ht.	25 - 40ft. w.
ORNAMENTAL TREES							
	CC	Crataegus laevigata 'Crimson Cloud' / Crimson Cloud Hawthorn	1" Cal.	Cont. or B&B	2	15 - 25ft. ht.	15 - 25ft. w.
SHRUBS							
	AC	Arctostaphylos x coloradensis 'Chieftain' / Chieftain Mock Bearberry Manzanita	5 gal.	Cont.	14	18 - 36in. ht.	3 - 6ft. w.
	CD	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal.	Cont.	34	18 - 36in. ht.	1 - 3ft. w.
	CI	Cercocarpus intricatus / Littleleaf Mountain Mahogany	5 gal.	Cont.	5	3 - 6ft. ht.	3 - 6ft. w.
	CP	Cytisus purgans / Broom	5 gal.	Cont.	42	3 - 6ft. ht.	3 - 6ft. w.
	EA	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	5 gal.	Cont.	23	18 - 36in. ht.	1 - 3ft. w.
	MA	Mahonia aquifolium / Oregon Grape	5 gal.	Cont.	9	3 - 6ft. ht.	3 - 6ft. w.
	PA	Perovskia atriplicifolia / Russian Sage	5 gal.	Cont.	21	3 - 6ft. ht.	3 - 6ft. w.
	SV	Spiraea x vanhouttei / Vanhoutte Spirea	5 gal.	Cont.	5	3 - 1ft. ht.	3 - 1ft. w.
	VL	Viburnum lantana 'Mohican' / Mohican Wayfaring Tree	15 gal.	Cont.	1	6 - 10ft. ht.	6 - 10ft. w.
	WA	Weigela florida 'Alexandra' / Wine & Roses® Weigela	5 gal.	Cont.	5	3 - 6ft. ht.	3 - 6ft. w.
GRASSES							
	BB	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal.		40	18 - 36in. ht.	1 - 3ft. w.
	NP	Nassella tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal.		48	18 - 36in. ht.	1 - 3ft. w.
GROUND COVERS							
	BG2	Native Grass / El Paso Native Shotgun Grass Seed Mix application rate of 10lbs / acre for broadcast application or 5lbs / acre for drilled application.	seed		129,701 sf	18 - 36in. ht.	1 - 3ft. w.
	GR	Riparian Seed Mix	seed		16,042 sf		
ROCK/STONE							
	CS2	2"-4" Local Cobblestone	---		3,481 sf		
	CF	2"-4" Local Cobblestone over weed barrier/landscape fabric. 4" Depth. Crushed Granite	---		7,605 sf		
SOD/SEED							
	LN	BTF Sod / Sod Contractor to submit sod to owner/landscape architect for approval.	sod		96,407 sf	< 6in. ht.	

SITE AMENITY SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	3'-4" Granite Boulder	4



GENERAL

- 8. QUALIFICATION OF IRIGATION CONTRACTOR**
THE CONTRACT SHALL BE PERFORMED BY A SINGLE IRIGATION CONTRACTOR FIRM SPECIALIZING IN IRIGATION SYSTEMS. THE IRIGATION PLAN FOR THE PROJECT SHALL BE PREPARED BY THE IRIGATION CONTRACTOR.
- 9. IRIGATION CONTRACTOR MUST HAVE ON SITE A LICENSED IRIGATION INSTALLER**
THE IRIGATION CONTRACTOR SHALL HAVE ON SITE A LICENSED IRIGATION INSTALLER. THE LICENSED IRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS BEING PERFORMED. THE LICENSED IRIGATION INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING FOR A LICENSED IRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AT ALL TIMES FOR ALL IRIGATION WORK.
- 10. A TYPE OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE**
SCALED OF WORK
- THE CONTRACTOR SHALL PROVIDE THESE SECTIONS INCLUDING THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS NECESSARY FOR THE PROPER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL SPECIFY HEREIN AND/OR SHOW ON THE IRRIGATION PLAN, NOTES, AND DETAILS, THE SPECIFIC TYPE OF IRIGATION SYSTEMS, EQUIPMENT, AND MATERIALS TO BE USED AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AUTHORIZATIONS IN WRITING, TRANSPORTATION AND INSTALLATION OF MATERIALS, BE CAUSE OF THE PRESENCE THEREIN OF THE FOLLOWING:**
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE 100% COVERAGE OF ALL CLASS OF PERSONNEL AND EQUIPMENT**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 100% COVERAGE OF ALL PERSONNEL AND EQUIPMENT WITH UTILITY NOTIFICATIONS. ACTUAL LOCATION OF CONTROLLER, VALVES, PIPING, SPOOLS, AND EQUIPMENT SHALL BE IDENTIFIED AND MARKED ON ALL SITES. CONDITIONS OF ALL EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 100% COVERAGE OF ALL CLASS OF PERSONNEL AND EQUIPMENT WITH UTILITY NOTIFICATIONS.**
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 100% COVERAGE OF ALL PERSONNEL AND EQUIPMENT WITH UTILITY NOTIFICATIONS. THESE LINES SHALL BE INSTALLED IN A MANNER SUCH THAT THEY WILL NOT BE DAMAGED BY ANY OTHER WORK. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY TO THE OWNER.

PRODUCTS

- [illegible]

METHODS

- [illegible]

- [illegible]

SYN

- RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 8-14' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI-IN-STEM PRESSURE REGULATOR, 102" NPT FEMALE THREADED INLET.
- RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13-18' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI-IN-STEM PRESSURE REGULATOR, 102" NPT FEMALE THREADED INLET.
- RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17-24' 45°-270° AND 360° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI-IN-STEM PRESSURE REGULATOR, 102" NPT FEMALE THREADED INLET.
- RAINBIRD RWS ROD WATERING SYSTEM MODEL RWS-M6-C-1402 WITH RWS-SOCK, (TWO PER TREE)
 - SEE INSTALLATION NOTE #N-3 REGARDING TREE BUBBLER LATERAL PIPE
- RAINBIRD XER-BUG MULTI OUTLET (XBT-10-6) POINT SOURCE DRIP EMITTERS.
 - RAIN BIRD XBT-6 SIX MIX MULTI-OUTLET DRIP EMITTER/BUBBLER
 - 8IN-OUTLET, PRESSURE COMPENSATING, DRIP EMITTER
 - REFERENCE LANDSCAPE PLAN FOR DRIP EMITTER QUANTITIES
- ▲ RAINBIRD XER-BUG SINGLE POINT SOURCE DRIP EMITTERS (XBT-10C)
 - ▲ REFERENCE LANDSCAPE PLAN FOR DRIP EMITTER QUANTITIES
- RAINBIRD 5004PSCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #1.5 LA NOZZLE UNLESS NOTED OTHERWISE
- RAINBIRD 5004FSCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #3.0 LA NOZZLE UNLESS NOTED OTHERWISE
- RAINBIRD 5004SCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 LA NOZZLE UNLESS NOTED OTHERWISE
- RAINBIRD 5004SCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 NOZZLE UNLESS NOTED OTHERWISE
- RAINBIRD XC2-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XC2-100-PRB-COM, 1" BALL VALVE WITH 1" PEBB VALVE AND 1" PRESSURE REGULATING 40PSI CHECK CHECK-BASKET FILTER, 0.36GPM TO 20GPM.
- ⊕ RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE
- ⊕ SEE INSTALLATION NOTE #N-3 REGARDING TREE BUBBLER LATERAL PIPE
- RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.



AREA TO RECEIVE DRIFLINE

RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH

G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION

TEMPORARY IRRIGATION

PIPE TRANSITION POINT ABOVE GRADE: PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE PAVING INSTALLATION.



ZURN / WILKINS 370XLS SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE

WITH HEATED / UNHEATED BACKFLOW ENCLOSURE AND SINK-SIDE VALVE INSTALLED ON THE UP-STREAM SIDE

G.C. TO COORDINATE POWER TO BACKFLOW ENCLOSURE LOCATION PRIOR TO CONSTRUCTION

BLOW OFF VALVE TO BE INSTALLED BETWEEN THE METER AND BACKFLOW DEVICE FOR SYSTEM WINTERIZATION



LASCO "V" SERIES SCH. 80 PVC TEE UNION BALL VALVE, MAINLINE SIZE

RAINBIRD 33DRUC QUICK COUPLER, 3/4"



RAINBIRD ESPL2LXMF2P SERIES AUTOMATIC WATER CONTROL WITH TWO ESPLXMSM12 STATION MODULES

RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE

1" MASTER VALVE MODEL #100-EFB-CP WITH 1/2" DRIP FLOW SENSOR MODEL #F5S100 SERIES

1. L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED
2. ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS
3. IRRIGATION CONTRACTOR SHALL PROVIDE 3/4" OF WATER FOR THE REAR PRACTICE FIELD TO LIMIT THE OVERALL WATERING RUN TIME.

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

2. NO OVERSPRAY ONTO PAVEMENT PERMITTED
3. USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 64 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

P.O.C. NUMBER: 01
Water Source Information: Irrigation Meter, By Others

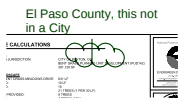
FLOW AVAILABLE
Domestic Water Meter Size: 1"
Flow Available: 30 gpm

PRESSURE AVAILABLE	
Static Pressure at POC (est.):	68.00 psi
Elevation Change:	NA
Service Line Size:	NA
Length of Service Line:	NA
Pressure Available:	65.00 psi

DESIGN ANALYSIS	
Maximum Station Flow:	22.0 gpm
Flow Available at POC:	30.0 gpm
Residual Flow Available:	8.0 gpm
Critical Station: 15	
Head Pressure Required:	35.0 psi
Lateral Loss:	3.5 psi
Loss through Valve:	2.4 psi
Pressure Req. at Critical Station:	40.9 psi
Loss for Main Line:	1.6 psi
Loss for Fittings 20%/Main Line:	0.32 psi
Loss for Master Valve:	2.1 psi
Loss for Backflow:	11.0 psi
Loss for Water Meter:	2.6 psi
Critical Station Pressure at POC:	58.52 psi
Pressure Available:	65.00 psi
Residual Pressure Available:	6.48 psi

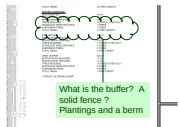
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dsdparsons (6)



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El Paso County, this not in a City



Subject: Planner
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What is the buffer? A solid fence ? Plantings and a berm

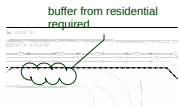


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THE PUD
required a solid
fence as buffer
at northern line

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THE PUD required a solid fence as buffer at northern line



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buffer from residential required



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buffer from residential required

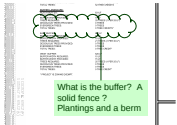
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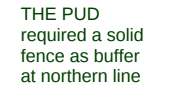


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What is the buffer? A solid fence ? Plantings and a berm

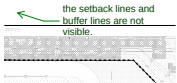


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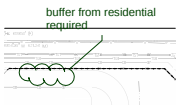
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THE PUD required a solid fence as buffer at northern line



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the setback lines and buffer lines are not visible.



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buffer from residential required



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buffer from residential required