

**EL PASO COUNTY - 6.2.2. LANDSCAPE REQUIREMENTS**

**(B) Roadway Landscaping Requirements.**

REQUIRED	PROVIDED
(1) Minimum Depth of Roadway Landscaping Area. Where a roadway easement has been provided, the measurement shall be from the ROW or roadway easement. MERIDIAN RD (PRINCIPAL ARTERIAL), 25 FOOT DEPTH, 1 TREE PER 20 FEET 348.20 FEET x 20 FEET = 17.31 TREES OLD MERIDIAN RD (COLLECTOR, NON-ARTERIAL), 10 FOOT DEPTH, 1 TREE PER 30 FEET 247.12 x 30 = 8.24 TREES PRIVATE DRIVE 'A' (NON-ARTERIAL), 10 FOOT DEPTH, 1 TREE PER 30 FEET 207.69 x 30 = 6.92 TREES PRIVATE DRIVE 'B' (NON-ARTERIAL), 10 FOOT DEPTH, 1 TREE PER 30 FEET 288.76 x 30 = 9.63 TREES	MERIDIAN RD: 17 TREES PROVIDED (12 EXISTING, 5 PROPOSED) OLD MERIDIAN RD: 8 TREES PROVIDED (2 EXISTING, 6 PROPOSED) PRIVATE DRIVE 'A': 7 PROPOSED TREES PRIVATE DRIVE 'B': 10 PROPOSED TREES

**(C) Parking Lot Landscape Requirements.**

REQUIRED	PROVIDED
(1) Required Trees. A tree of a type suitable for parking lots shall be provided for every 15 parking spaces in parking lots with 15 or more parking spaces. The required trees may be clustered and shall be located in a manner which will divide and break up expanses of paving and long rows of parking and create a canopy effect over the parking lot. 43 PARKING SPACES x 15 = 2.86	3 PARKING LOT TREES PROVIDED
(5) Required Parking Lot Screening. The minimum height of the screening shall be 3 feet and may be accomplished by using berms and plantings. A minimum of 2/3 of the road frontage or common lot, parcel, or tract boundary, not counting intersecting driveways, shall be provided with the required screening. 1089.77 FRONTAGE x 2/3 = 726.51 LF OF REQUIRED SCREENING	767.32 LF OF REQUIRED SCREENING PROVIDED

**(E) Internal Landscaping.**

REQUIRED	PROVIDED
(2) Requirements for Non-Residential Uses. (a) A minimum of 5% of the lot or parcel shall be landscaped. 108,185.51 SF x .05 = 5,409.28 REQUIRED LANDSCAPING	18,745 SF DRYLAND GRASS AND 8,980 SF LANDSCAPE BEDS PROVIDED
(2) Requirements for Non-Residential Uses. (b) A minimum of 1 tree shall be provided for every 500 square feet of required internal landscape area. 5,409.28 SF x 500 SF = 10.82	6 PROPOSED TREES, 5 TREES SUBSTITUTED FOR 50 SHRUBS
(2) Requirements for Non-Residential Uses. (c) Trees Replaced by Shrubs. A maximum of 1/2 of the required trees may be substituted with shrubs adjacent to retaining walls or other structures. At least 10 shrubs with a minimum container size of 5 gallons shall be provided for each tree that is replaced.	5 TREES SUBSTITUTED FOR 50 SHRUBS, EXISTING SHRUBS PROPOSED TO FULFILL REQUIREMENT

**(F) Minimum Plant Sizes and Percentage of Live Ground Cover.**

REQUIRED	PROVIDED
(1) Landscape Material Specifications. (a) Deciduous Shade Trees. Deciduous shade trees shall be 1 1/2 inch caliper measured 6 inches above ground, balled and burlapped.	ALL DECIDUOUS TREES ARE 1.5 INCHES IN CAL.
(1) (b) Deciduous Ornamental Trees. Deciduous ornamental trees shall be 1 inch caliper measured 6 inches above ground, balled and burlapped.	DECIDUOUS ORNAMENTAL TREES ARE 1 INCH IN CAL.
(1) (d) Evergreen and Deciduous Shrubs. Evergreen and deciduous shrubs, where required, shall be 5 gallon size.	ALL REQUIRED SHRUBS ARE 5 GALLON IN SIZE
(1) (e) Ground Cover and Vines. Ground cover and vines shall be 1 size.	ALL REQUIRED SHRUBS ARE 1 GALLON IN SIZE
(2) Required Live Material Ground Cover. Unless otherwise allowed, required landscape areas shall include a minimum of 75% ground cover by living grass or other living plant materials at maturity. The remaining 25% of the required landscape area may be covered with bark, wood chips, rock, stone, or other landscape materials or may be designed as hard-surfaced pedestrian areas. The foliage crown of trees shall not be counted in meeting the ground cover requirement. 5,409.28 REQUIRED LANDSCAPE x .75 = 4,056.96 REQUIRED LIVING GROUND COVER	18,745 SF DRYLAND GRASS AND APPROXIMATELY 2,100 SF PLANT MATERIAL PROVIDED

**(G) Other Required Landscape Areas.**

REQUIRED	PROVIDED
(1) Other Areas to be Landscaped or Screened. (b) Refuse Areas Screened. Refuse collection areas, including trash bins, shall be screened from view from adjacent properties and roads by an opaque wall or fence, architectural elements, dense evergreen plantings with a minimum planting height of 6 feet, or berms with dense plantings creating an opaque appearance with a minimum height of 6 feet.	TRASH ENCLOSURE SCREEN WITH DENSE EVERGREEN SHRUBS
(1) Other Areas to be Landscaped or Screened. (c) Landscaping Required Between Lot and Curb. Landscaping is required between the lot, parcel, or tract line and the required roadway landscaping area. Although this landscape area is located within the right-of-way, easement or tract, the adjacent lot, parcel or tract owner shall be responsible for maintenance. Xeric plantings shall be used in order to avoid the need to install an irrigation system within the right-of-way, easement or tract. Xeric plants may require supplemental irrigation to get them established or in times of extreme drought.	DRYLAND SEED PROPOSED BETWEEN LOT AND CURB
(1) Other Areas to be Landscaped or Screened. (f) Outside Storage Area Landscaping Requirements. (i) Site-Specific Landscaping Standards. The site-specific landscaping shall reflect a combination of berms, shrubs, trees, fences or walls which will provide, at maturity, a minimum 6 foot high, 100% opaque screening for the outside storage area.	6-FOOT HIGH MIN SHRUBS PROVIDED AROUND OUTSIDE STORAGE AREA

**(I) Approval of Certificate of Occupancy or Use.**

REQUIRED	PROVIDED
All required landscaping shall be completed, and then inspected and approved by the PCD prior to the issuance of a Certificate of Occupancy by the Building Department or establishment of the use, except when financial assurance acceptable to the PCD Director guaranteeing the completion of the landscaping is provided. Plant substitutions require approval before issuance of a Certificate of Occupancy. Any request for a Certificate of Occupancy prior to the completion of the required landscaping shall include a written request explaining the circumstances why the landscaping cannot be installed, a cost estimate prepared by a qualified party, a landscape completion agreement signed by the owner, and financial assurance acceptable to the PCD Director. Inspection and certification by a landscape architect of compliance with this Section may be accepted at the discretion of the PCD Director.	LISTED FOR REFERENCE

**PLANT SCHEDULE**

WINDSOR, CO HARDINESS ZONE 5B ANNUAL RAINFALL 15 INCHES ANNUAL SNOWFALL 44 INCHES

QTY	SYB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
3	CAS	Catalpa speciosa	Northern Catalpa	1.5" CAL B&B	30-50h x 20-25w
3	CRC	Crategeus crus-galli var. inermis	Thornless Cockspur Hawthorn	1.5" CAL B&B	15-25h x 15-30w
5	GLT	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1.5" CAL B&B	45h x 20w
6	MAL	Malus 'Robinson'	Robinson Crabapple	1.5" CAL B&B	15-25h x 15-25w
6	QUG	Quercus gambellii	Gambel Oak	1.5" CAL B&B	25 x 12
4	SOJ	Sophora japonica 'Halka'	Milkstone Japanese Pagoda Tree	1.5" CAL B&B	25-40h x 20-35w
4	SYR	Syringa reticulata 'Williamette'	Ivory Pillar Japanese Tree Lilac	1.5" CAL B&B	20h x 10-15w

**EVERGREENS**

QTY	SYB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
5	JUV	Juniperus virginiana 'Corcoror'	Emerald Sentinel™ Red Cedar	#5 GAL	12-25h x 4-10w

**SHRUBS**

QTY	SYB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
44	AMC	Amorpha canescens	Silvery Leadplant	#5 GAL	4h x 3w
33	CEM	Cercocarpus montanus	Mountain Mahogany	#5 GAL	5h x 4w
46	CHM	Chamaebatiaria millefolium	Fernbush	#5 GAL	2-3h x 2-3w
32	CRN	Chrysothamnus nauseosus	Rubber Rabbitbrush	#5 GAL	3-4h x 3-4w
32	FAP	Fallugia paradoxa	Apache Plume	#5 GAL	3-4h x 3-5w
28	MIM	Mirabilis multiflora	Desert Four O'Clock	#5 GAL	18" x 48"
16	PRB	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry	#5 GAL	4h x 4 w
18	RIA	Ribes aureum	Golden Currant	#5 GAL	5h x 4 w
21	SYV	Syringa vulgaris 'President Grevy'	President Grevy Lilac	#5 GAL	6-8h x 6-8w
34	SYO	Syringocarpus orbiculatus	Coralberry	#5 GAL	3-4h x 4-6w
44	YUB	Yucca baccata	Banana Yucca	#5 GAL	3h x 3w

**PERENNIALS**

QTY	SYB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
40	OEC	Oenothera caespitosa	White-tufted Evening-Primrose	#1 GAL	6" h x 12" w
60	PEV	Penstemon virans	Blue Mist Penstemon	#1 GAL	12" h x 12" w

PCD FILE NO: PPR-21-023



7105 N MERIDIAN RD.  
FALCON, CO  
**LES SCHWAB TIRE CENTER**

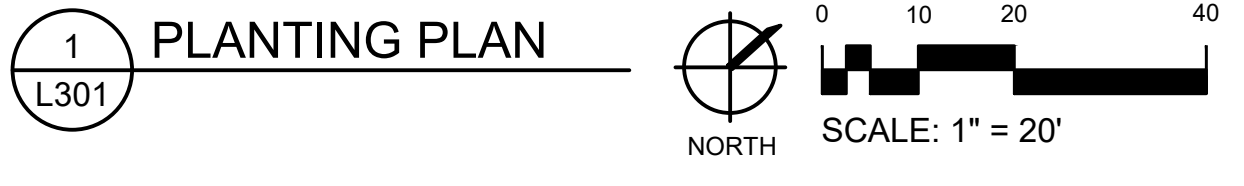
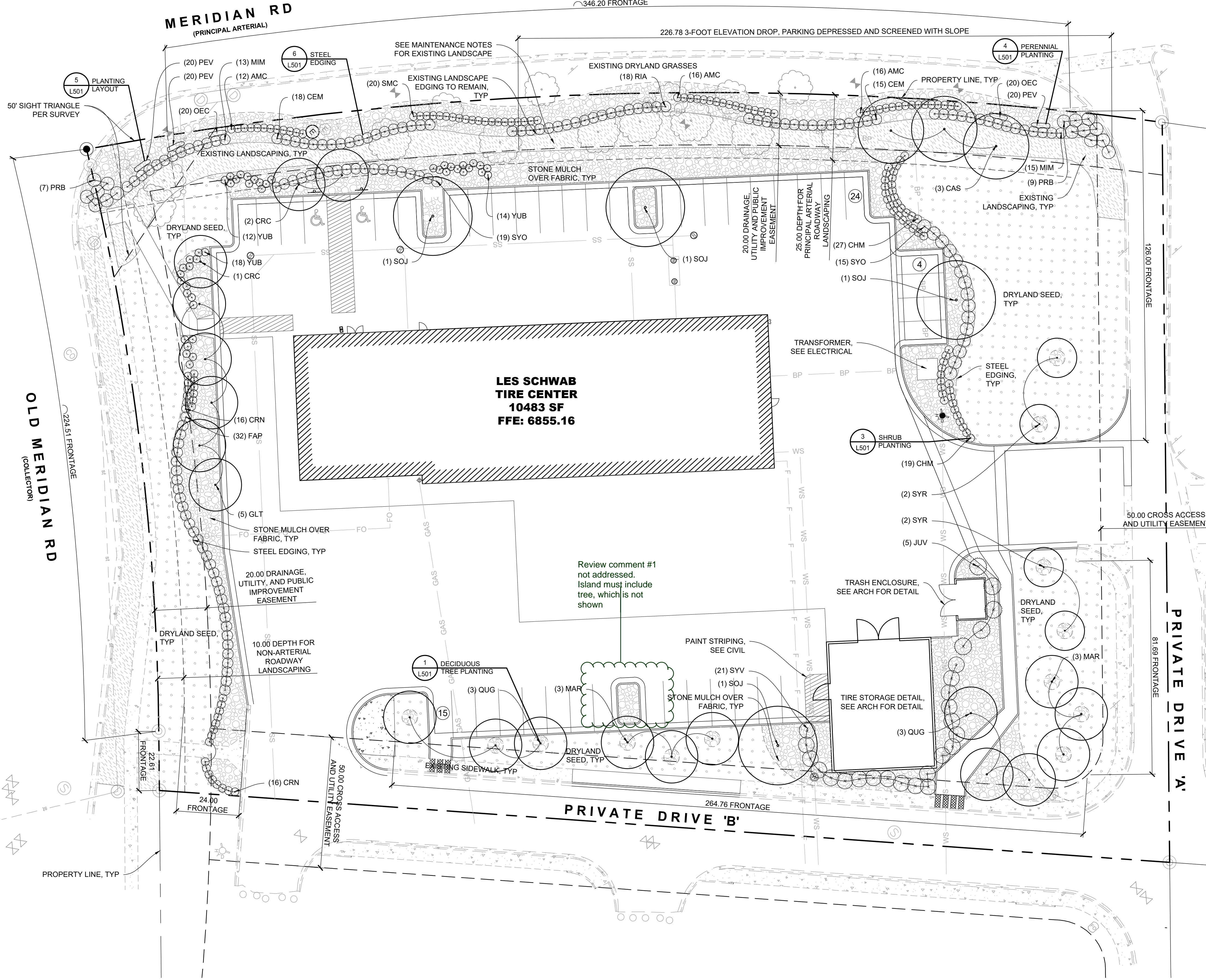


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SITE DEVELOPMENT PLANS

07.21.2021  
DRAWN BY | DONOVAN  
CHECKED BY | HANSEN  
REVISIONS

PLANTING PLAN

**L301**



**MAINTENANCE NOTES**

1. IN EXISTING LANDSCAPE AREAS TO REMAIN, REMOVE ALL WEEDS, TRASH, AND DEBRIS TO ACHIEVE AN APPEARANCE THAT IS EQUAL TO THE NEW LANDSCAPING. PROVIDE SMOOTH TRANSITION FROM EXISTING TO PROPOSED.

**LANDSCAPE LEGEND**

	<b>DECIDUOUS TREE</b> TO BE IRRIGATED WITH ROOT ZONE WATERING SYSTEM		<b>STONE MULCH OVER FABRIC</b> SEE SPECIFICATION 329000 'PLANTING' BEDS WITH SHRUBS TO BE DRIP IRRIGATED PER SPEC SECTION 328400 PLANTING IRRIGATION
	<b>EXISTING ROADWAY TREE</b> MAINTAIN EXISTING IRRIGATION		<b>DRYLAND SEED MIX</b> SEE SPECIFICATION 329200 'TURF AND GRASSES' TEMPORARILY IRRIGATE TO ESTABLISH SEED PER SPEC SECTION 328400 PLANTING IRRIGATION
	<b>SHRUBS, PERENNIALS, AND GRASSES</b> DRIP IRRIGATED. SEE SPEC SECTION 328400 PLANTING IRRIGATION		<b>EXISTING LANDSCAPING TO REMAIN</b> EXISTING LANDSCAPE TO FULFILL CODE REQUIREMENTS MAINTAIN EXISTING IRRIGATION
	<b>STEEL EDGING</b> SEE SPECIFICATION 329000 'PLANTING'		

**SEE L501 FOR PLANTING NOTES**

MERIDIAN RD  
(PRINCIPAL ARTERIAL)

EXISTING IRRIGATION ASSUMED FOR  
EXISTING LANDSCAPE. PROVIDE  
IRRIGATION FOR TREES IF NOT  
EXISTING AND TIE INTO DRIP ZONE 3

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	DETAIL	SHEET
	WATER POINT OF CONNECTION	1	L502
	NEW MAIN LINE, ASSUMED 1.5" FIELD VERIFY STUB SCH 40 PVC	2	L502
	LATERAL LINE, CLASS 200 PVC IPS PLASTIC PIPE	2	L502
	SLEEVE SCH 40 PVC	3	L502
	ISOLATION VALVE AS SPECIFIED	5	L502
	DRIP CONTROL VALVE AS SPECIFIED	7	L502
	TREE BUBBLERS AS SPECIFIED	8	L502
	QUICK COUPLER AS SPECIFIED	9	L502
	DRIP ZONE, DRIP TUBING WITH INLINE EMITTERS, AS SPECIFIED FLOW: 6 GPH EMITTER SPACING: PER PLANT LAYOUT ROW SPACING: 12" O.C.	10	L502
	TRADITIONAL CONTROLLER AS SPECIFIED	15	L502
	WEATHER STATION AS SPECIFIED	16	L502

IRRIGATION NOTES

- SEE SPECIFICATION 328400 'PLANTING IRRIGATION' FOR MORE INFORMATION.
- CONTRACTOR TO DESIGN IRRIGATION SYSTEM PER SCHEMATIC LAYOUT AND INSTALL UNDERGROUND AUTOMATIC IRRIGATION SYSTEM TO PROVIDE ADEQUATE WATER FOR ALL PLANT MATERIAL AS SHOWN ON DRAWINGS. INSTALL MANUAL DRAINS AT LOW POINTS AND AIR RELIEF VALVES AT HIGH POINTS ALONG MAINLINE. INSTALL QUICK COUPLERS AT END OF MAINLINE AND ISOLATION VALVES DOWNSTREAM OF MAINLINE TEES.
- IRRIGATION SYSTEM TO BE INSTALLED TO PREVENT OVER-SPRAY ONTO BUILDING AND PAVED SURFACES.
- THE PLAN IS DIAGRAMMATIC FOR PIPING. ADJUST PIPE LOCATION AS NECESSARY. ALL VALVES & PIPING ARE TO BE INSTALLED IN PLANTING OR MULCH AREAS.
- DO NOT INSTALL THE IRRIGATION SYSTEM WHEN OBVIOUS OBSTRUCTIONS, GRADE CHANGES OR OTHER DETRIMENTAL SITE GEOMETRY EXISTS.
- ALL INFORMATION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WATER CONNECTIONS AND IRRIGATION CONTROLLER WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONFIRM WATER SOURCE FOR PRESSURE AND GPM REQUIREMENTS PRIOR TO CONSTRUCTION THROUGH SUBMITTALS.
- IN THE EVENT OF ANY DISCREPANCIES, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR TO VERIFY AVAILABLE GALLONAGE, PRESSURE, POWER, AND PROTECTION OF WATER SOURCE AS DESIGNED BEFORE INSTALLATION OF SYSTEM.
- PROPOSED TREES, SHRUBS, AND PERENNIALS SHALL BE WATERED BY LANDSCAPE DRIPLINE WITH DRIP ZONE CONTROL KIT AS DETAILED AND NOTED ON LEGEND. PROVIDE PVC LATERALS TO BEDS AND CONNECT TO PE PIPE AS DETAILED, SPECIFIED AND SHOWN ON PLAN.
- DRYLAND AREAS SHALL BE WATERED TEMPORARILY UNTIL ESTABLISHED. PROVIDE HEAD TO HEAD COVERAGE IN DRYLAND AREAS THAT ARE TEMPORARILY IRRIGATED.
- TREES IN TURF AREAS AS NOTED ON THE PLAN SHALL BE WATERED USING A TREE ROOT WATERING SYSTEM AND SHALL BE IRRIGATED ON A SEPARATE ZONE FROM OTHER DRIP AND SPRAY ZONES.
- CONTRACTOR SHALL PROVIDE SLEEVING FOR PIPE BELOW PAVEMENT. SLEEVE AS SPECIFIED. SUPPLY ONE EXTRA SLEEVE WITH EACH MAINLINE SLEEVE FOR CONTROL WIRES. COORDINATE SLEEVE INSTALLATION WITH OTHER TRADES AND OTHER PROJECTS. BORE UNDER EXISTING PAVED AREAS AS REQUIRED USING DRILL, AUGER, WATER JET, OR ANY OTHER INSTRUMENT APPROVED BY OWNER'S REPRESENTATIVE CAPABLE OF PRODUCING A PRECISE HOLE. BORING SHALL NOT DISTURB OVERLYING STRUCTURES OR CAUSE SETTLEMENT AND DAMAGE TO THOSE STRUCTURES. IF DEMOLISHING EXISTING PAVEMENT FOR SLEEVE INSTALLATION, PATCH EXISTING ASPHALT AS REQUIRED.
- IRRIGATION SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS, THE REFERENCED STANDARDS, AND THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE ALL COMPONENTS REQUIRED FOR PROPER WINTERIZATION OF SYSTEM.
- LINE SIZE WINTERIZATION BLOW-OUT ADAPTER SHALL BE INSTALLED IMMEDIATELY DOWN STREAM OF POINT OF CONNECTION.
- LATERAL LINES SHALL BE SOLVENT WELDED CL200 PVC PIPE.
- ELECTRICAL & MANUAL GATE VALVES SHALL BE INSTALLED IN VALVE BOXES OR APPROVED EQUAL. USE A 12" STANDARD BOX FOR ALL CONTROL VALVES. 10" ROUND FOR ALL OTHERS.
- PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.
- ALL WIRES SHALL BE INSTALLED UNDER A MINIMUM OF 12" COVER AND MAY BE INSTALLED IN TRENCHES WITH PIPE AS LONG AS THE WIRES ARE INSTALLED UNDER THE PIPE.
- DBY DRY SPLICE WIRE CONNECTORS SHALL BE USED FOR ALL ELECTRICAL CONNECTIONS.
- ADD AIR RELIEF VALVE PER DETAIL AT HIGHEST POINT IN THE IRRIGATION SYSTEM.
- TEMPORARILY IRRIGATE HYDROSEEDDED AREAS AND TREES. TEMPORARY DRIP IS ACCEPTABLE FOR TEMPORARY TREE IRRIGATION UNTIL TREE IS ESTABLISHED. SLOW-RELEASE WATERING DEVICE IS ONLY ACCEPTABLE AS SECONDARY TEMPORARY IRRIGATION SOURCE. BELOW GROUND SPRAY SYSTEM IS ACCEPTABLE. SYSTEM TO BE APPROVED BY LANDSCAPE ARCHITECT TO ACHIEVE 100% COVERAGE IN HYDROSEEDDED AREAS. AFTER SEED IS ESTABLISHED, TEMPORARY BELOW GROUND SYSTEM SHALL BE SHUT OFF FROM THE MAIN SYSTEM VIA MANUAL VALVE. CONNECTING TO QUICK COUPLERS AND USING BATTERY OPERATED CONTROLLERS IS AN ACCEPTABLE TECHNIQUE AS PART OF A TEMPORARY SYSTEM. PROVIDE PROPOSED LAYOUT OF TEMPORARY IRRIGATION IN IRRIGATION SUBMITTAL.

OLD MERIDIAN RD  
(COLLECTOR)

PRIVATE DRIVE 'A'

PRIVATE DRIVE 'B'

LES SCHWAB  
TIRE CENTER  
10483 SF  
FFE: 6855.16

Cushing  
Terrell.

cushingterrell.com  
800.757.9522



7105 N MERIDIAN RD.  
FALCON, CO

LES SCHWAB TIRE CENTER



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SITE DEVELOPMENT  
PLANS

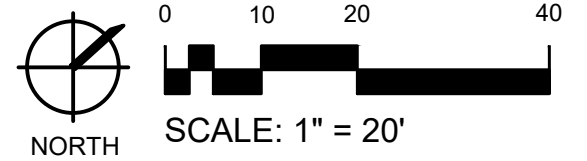
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REVISIONS

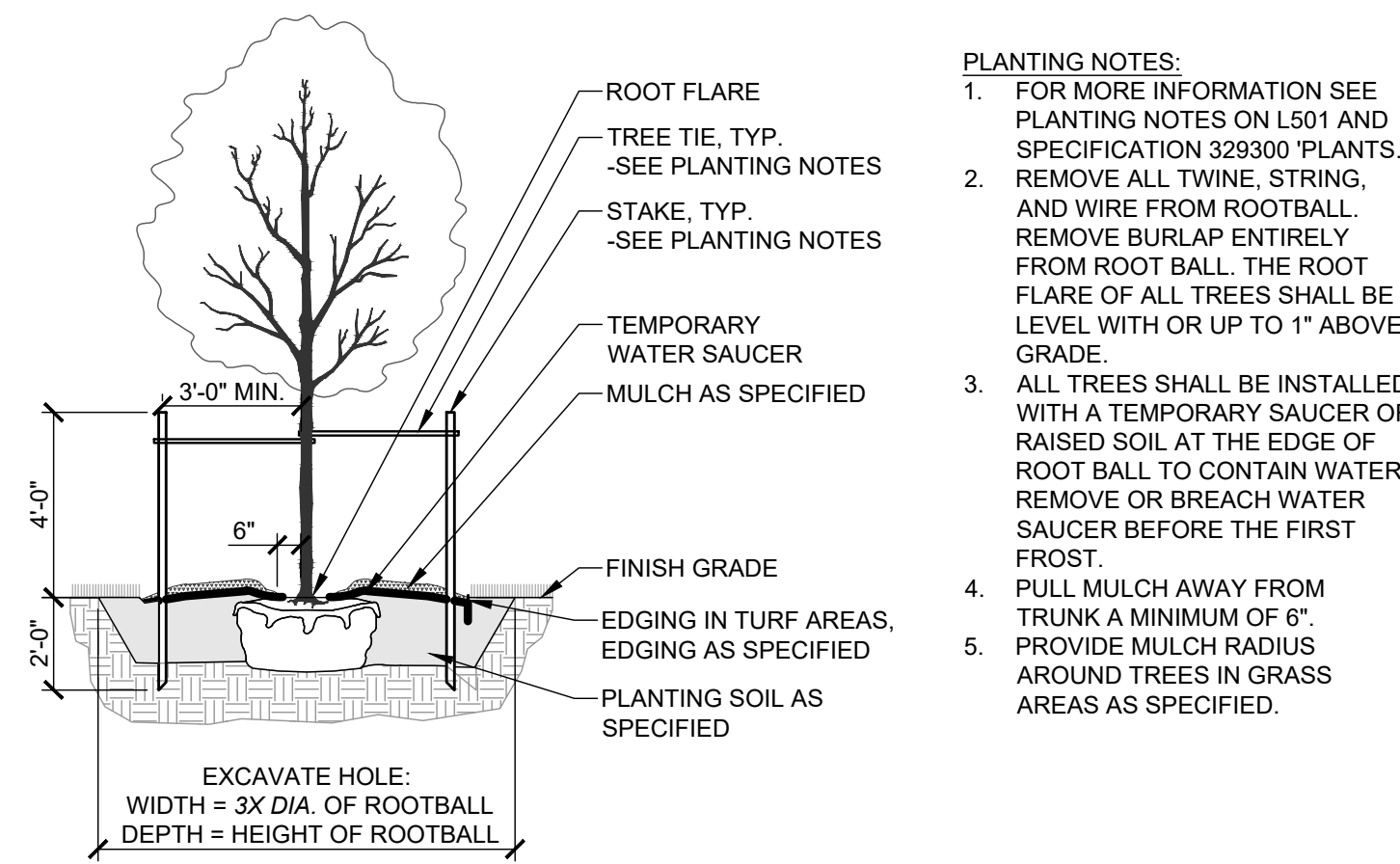
IRRIGATION PLAN

L401

1 IRRIGATION PLAN

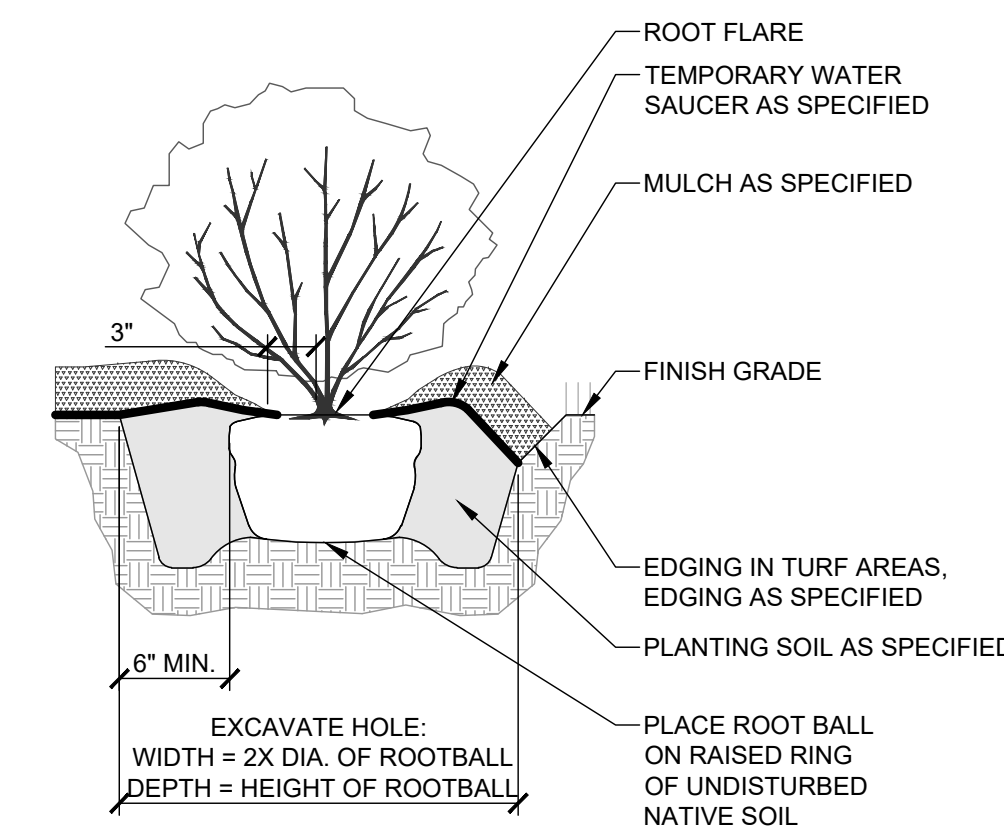
L401





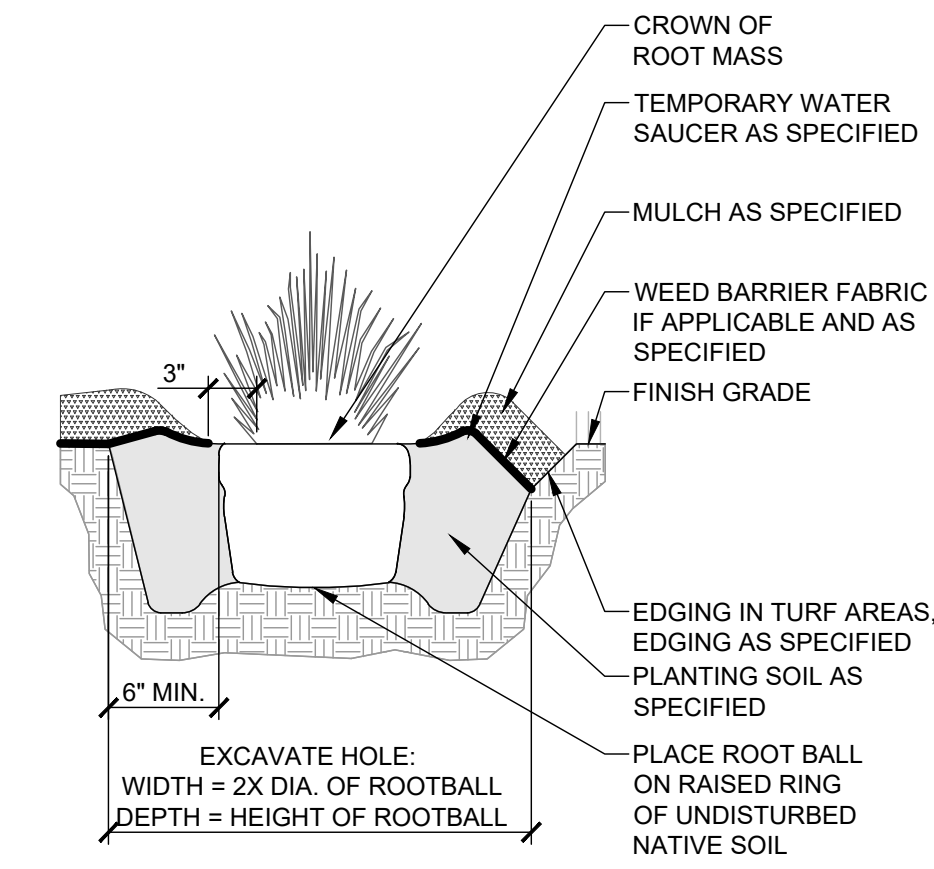
- PLANTING NOTES:**
1. FOR MORE INFORMATION SEE PLANTING NOTES ON L501 AND SPECIFICATION 329300 'PLANTS'.
  2. REMOVE ALL TWINE, STRING, AND WIRE FROM ROOTBALL. REMOVE BURLAP ENTIRELY FROM ROOT BALL. THE ROOT FLARE OF ALL TREES SHALL BE LEVEL WITH OR UP TO 1" ABOVE GRADE.
  3. ALL TREES SHALL BE INSTALLED WITH A TEMPORARY SAUCER OF RAISED SOIL AT THE EDGE OF ROOT BALL TO CONTAIN WATER. REMOVE OR BREACH WATER SAUCER BEFORE THE FIRST FROST.
  4. PULL MULCH AWAY FROM TRUNK A MINIMUM OF 6".
  5. PROVIDE MULCH RADIUS AROUND TREES IN GRASS AREAS AS SPECIFIED.

**1 DECIDUOUS TREE PLANTING**  
L501 1/4" = 1'-0"



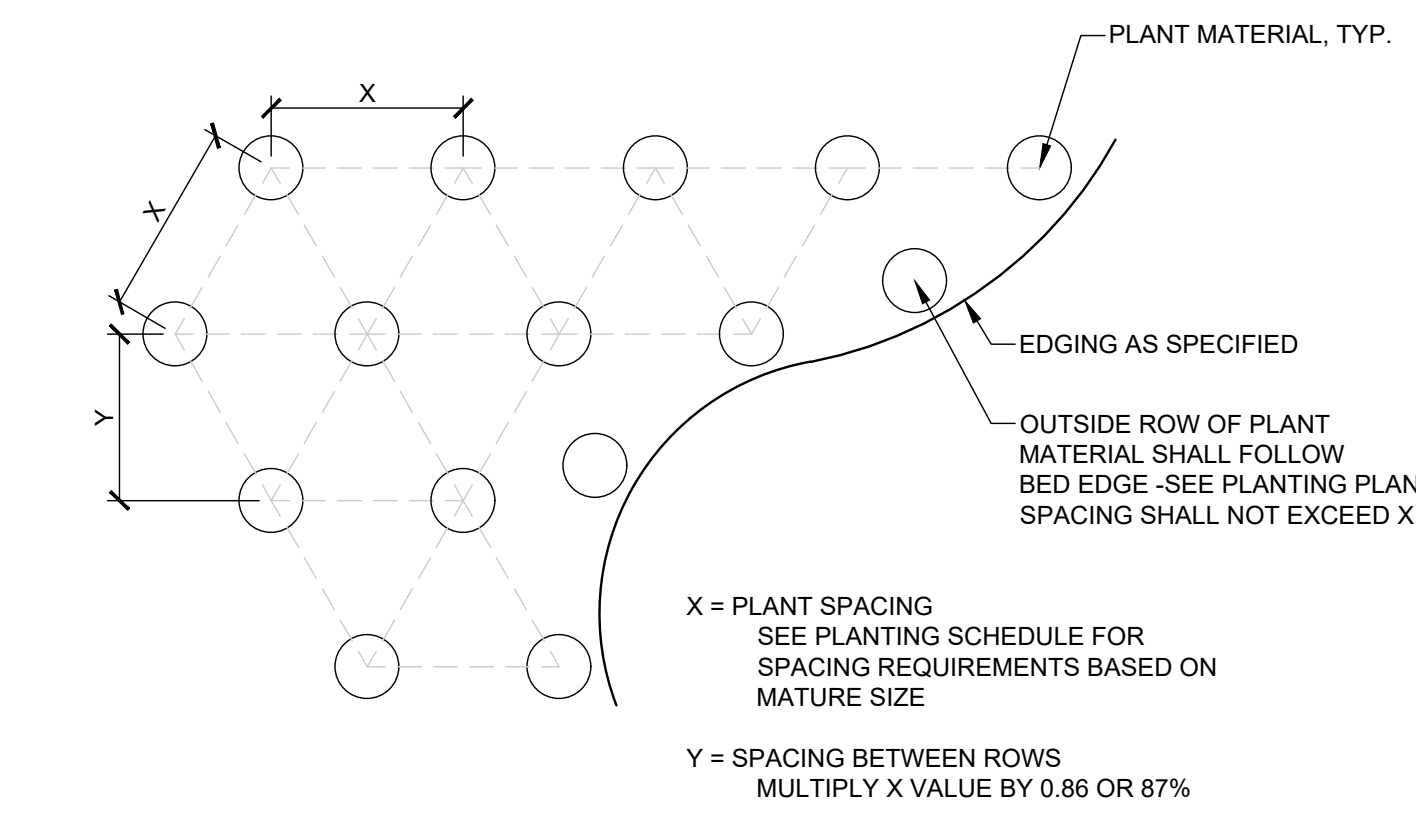
- PLANTING NOTES:**
1. FOR MORE INFORMATION SEE PLANTING NOTES ON L501 AND SPECIFICATION 329300 'PLANTS'.
  2. REMOVE ALL ROOT CONTAINMENT MATERIALS FROM ROOTBALL.
  3. THE ROOT FLARE OF ALL SHRUBS SHALL BE LEVEL WITH OR UP TO 1" ABOVE GRADE. ALL SHRUBS SHALL BE INSTALLED WITH A TEMPORARY SAUCER OF RAISED SOIL AT THE EDGE OF ROOT BALL TO CONTAIN WATER. REMOVE OR BREACH WATER SAUCER BEFORE THE FIRST FROST.
  7. PULL MULCH AWAY FROM ROOT FLARE 3".

**3 SHRUB PLANTING**  
L501 1" = 1'-0"

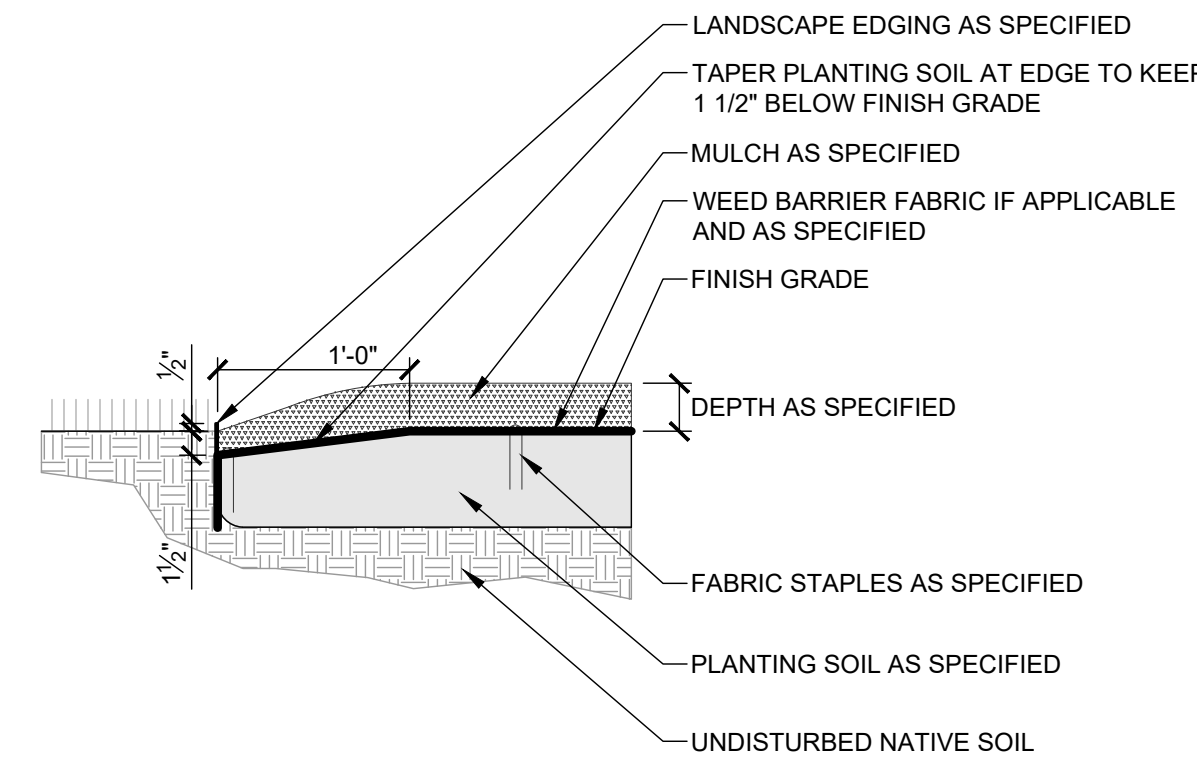


- PLANTING NOTES:**
1. FOR MORE INFORMATION SEE PLANTING NOTES ON L301 AND SPECIFICATION 329300 'PLANTS'.
  2. REMOVE ALL ROOT CONTAINMENT MATERIALS FROM ROOT BALL.
  3. THE CROWN OF THE ROOT MASS OF ALL PERENNIALS SHALL BE LEVEL WITH OR UP TO 1" ABOVE GRADE.
  6. ALL PERENNIALS SHALL BE INSTALLED WITH A TEMPORARY SAUCER OF RAISED SOIL AT THE EDGE OF ROOT MASS TO CONTAIN WATER. REMOVE OR BREACH WATER SAUCER BEFORE THE FIRST FROST.
  7. PULL MULCH AWAY FROM ROOT MASS A MINIMUM OF 3".

**4 PERENNIAL PLANTING**  
L501 1" = 1'-0"



**5 PLANTING LAYOUT**  
L501 1/2" = 1'-0"



**6 STEEL EDGING**  
L501 1" = 1'-0"

**PLANTING NOTES:**

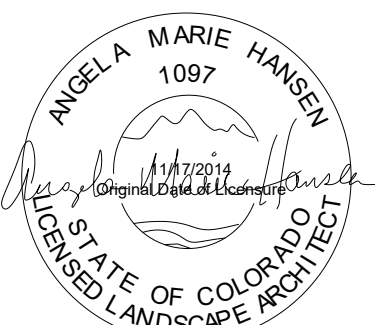
1. GENERAL NOTES APPLY.
2. SEE SPECIFICATIONS 329113 SOIL PREPARATION, 329200 TURF AND GRASSES, AND 329300 PLANTS.
3. EVALUATE EXISTING SITE CONDITIONS AND REMEDY AS REQUIRED TO PROVIDE FOR HEALTHY PLANT GROWTH AND MITIGATE UNSIGHTLY CONDITIONS.
4. RE-GRADE, PREPARE SOIL AND PLANT ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY. PLANT PER PLANTING PLAN. FOR DISTURBANCES BEYOND PLAN, MATCH EXISTING PLANTS AND ACCESSORIES. A DISTURBED AREA SHALL BE WHERE CONSTRUCTION ACTIVITIES INCLUDING TRENCHING, DEMOLITION, EARTHWORK, MATERIAL STORAGE, STAGING AND PARKING OR ANY OTHER FORM OF EXCAVATION, COMPACTION, OR TRAFFIC RESULTS IN THE REMOVAL OR DISPLACEMENT OF EXISTING GROUND COVER OR GRADE. PROVIDE SMOOTH AND CLEAN TRANSITION BETWEEN EXISTING AND DISTURBANCES. IRRIGATION DISTURBANCE AREAS ARE CONCEPTUAL. COORDINATE ACTUAL.
5. PERFORM SOIL SAMPLING AND TESTING, AS SPECIFIED.
6. PREPARE SUBGRADE AND PLACE SOIL PER SPECIFICATION 329113 'SOIL PREPARATION' FOR PLANTING SOIL. COORDINATE TOPSOIL INSTALLATION WITH OTHER TRADES. IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY AND MITIGATE AS REQUIRED.
7. AMEND PLANTING SOIL AS SPECIFIED. SEE SPEC 329113 SOIL PREPARATION. FOR COMPACTED AREAS (PREVIOUSLY PAVED/HARDPAN AREAS), SCARIFY SOILS AS SPECIFIED AND MODIFY PLANTING PIT AS SPECIFIED & DETAILED.
8. ALL PLANT MATERIAL SHALL RECEIVE AN ADEQUATE AMOUNT OF WATER TO MEET ITS WATERING REQUIREMENTS AND SHALL BE SUPPLIED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SPEC 328400 PLANTING IRRIGATION AND IRRIGATION PLAN.
9. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE HAVE APPROPRIATE MOISTURE FOR INSTALLING PLANTS.
10. INSTALL PLANTINGS AND ACCESSORIES AS DETAILED AND PER PROJECT MANUAL SPECIFICATIONS.
11. MAINTAIN PLANTS AND SEEDED AREAS AS SPECIFIED.

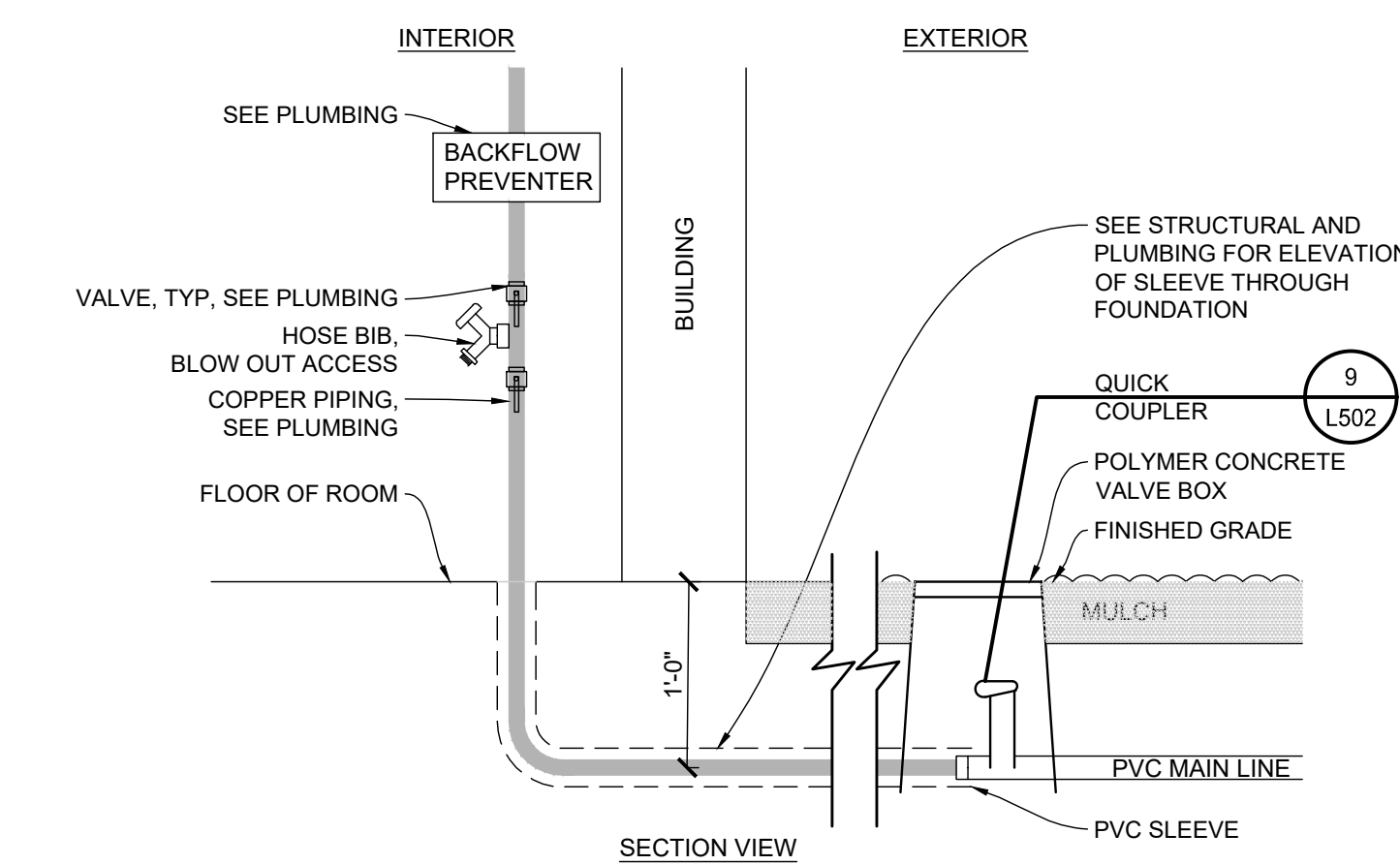
**TREE, SHRUB, AND PERENNIAL NOTES:**

1. PRIOR TO PLANTING INSTALLATION, CONTRACTOR TO CONFIRM CONTACT LANDSCAPE ARCHITECT FOR PLANT INSPECTION AND REVIEW OF PLANT LAYOUT PRIOR TO DIGGING PLANTING HOLES.
2. ALL PLANT MATERIAL SHALL BE INSTALLED AS DETAILED AND SPECIFIED AND CONFORM TO THE CURRENT AMERICAN NURSERY AND LANDSCAPE ASSOCIATION STANDARD FOR NURSERY STOCK.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. THE ILLUSTRATED LOCATION SHALL DICTATE COUNT.
4. NO PLANT SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
5. WARRANTY PLANT MATERIAL AS SPECIFIED.

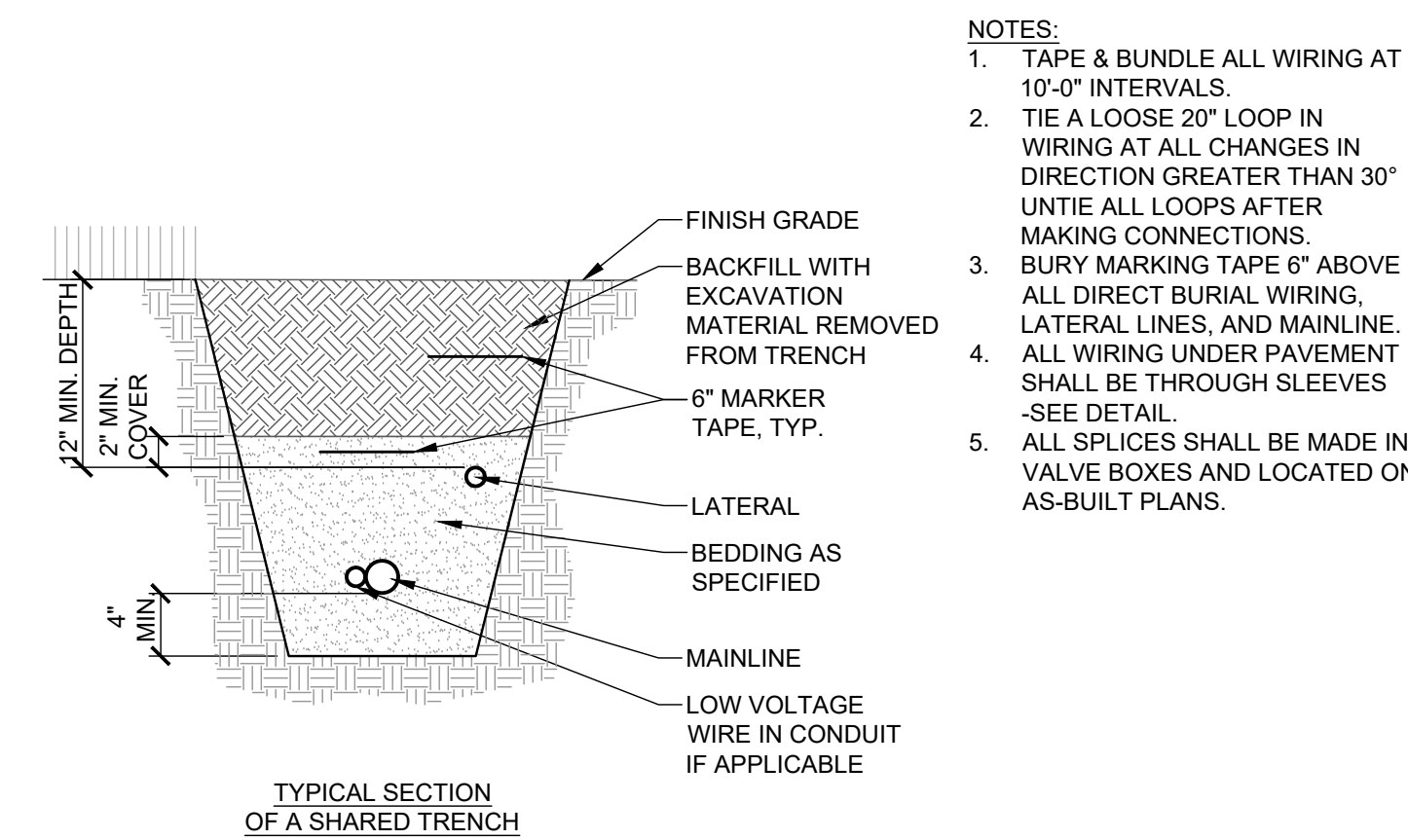
**MULCH NOTES:**

1. ALL LANDSCAPE BEDS WITH CONTAINER PLANTS ARE TO BE MULCHED AS SPECIFIED. MODIFY FINISH GRADE ADJACENT TO WALKING SURFACES TO PREVENT MULCH FROM MIGRATING OR WASHING ONTO SUCH SURFACES DURING RAIN EVENTS.
2. SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
3. EDGING LOCATION AS NOTED ON DRAWINGS AND DETAILS. EDGING TO BE INSTALLED BETWEEN MULCHED TYPES AND SEEDED AREAS.

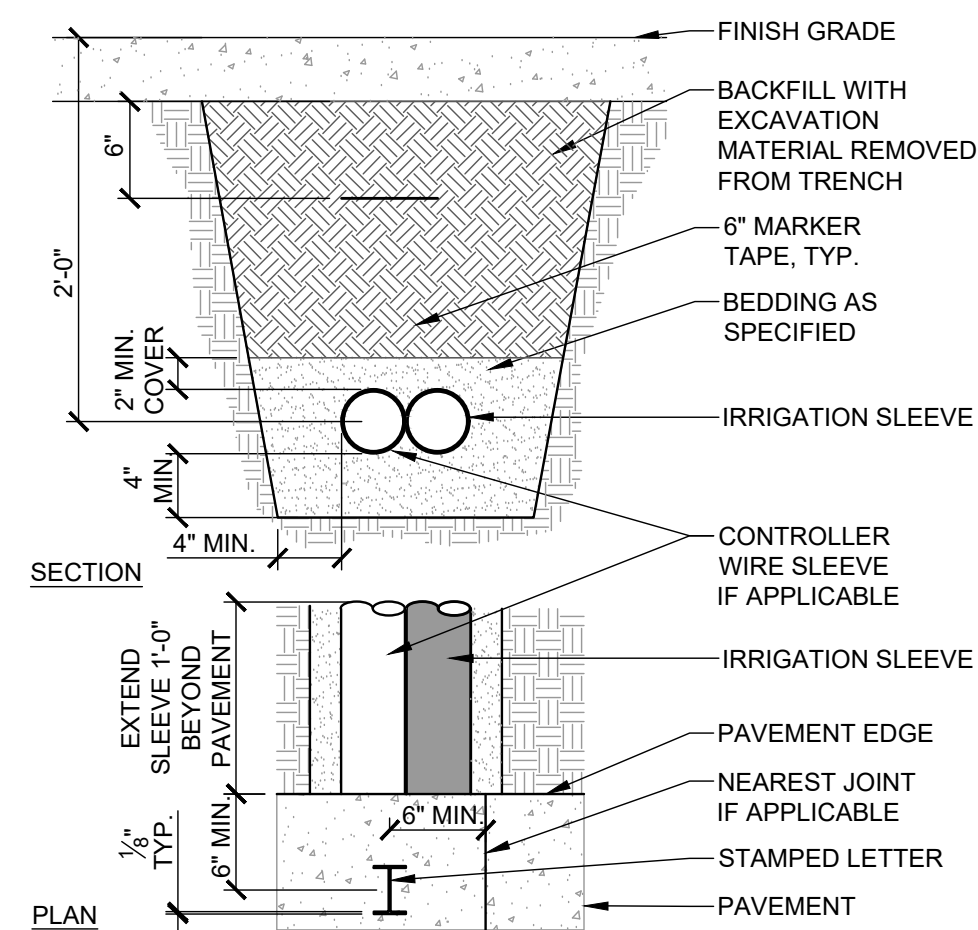




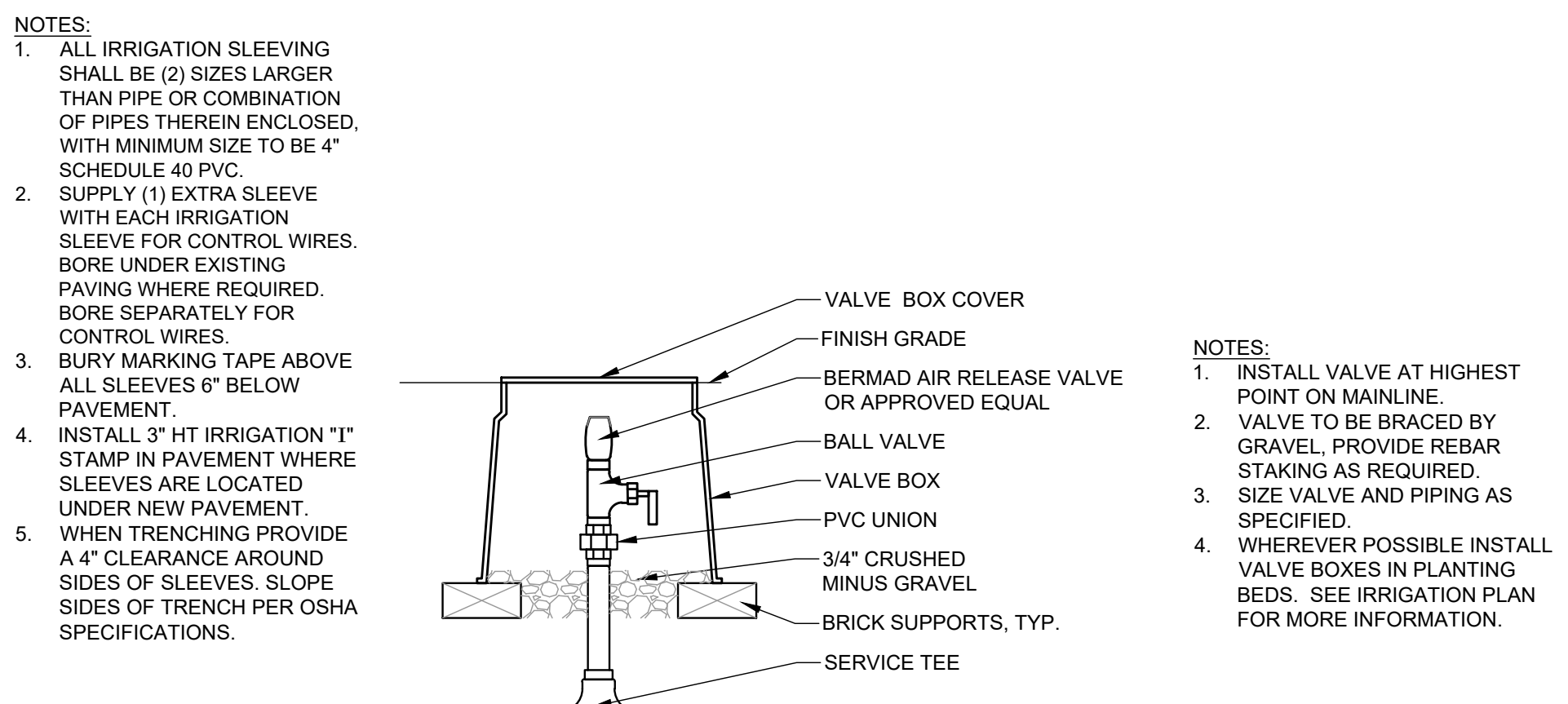
1 POINT OF CONNECTION  
L502 1"=1'-0"



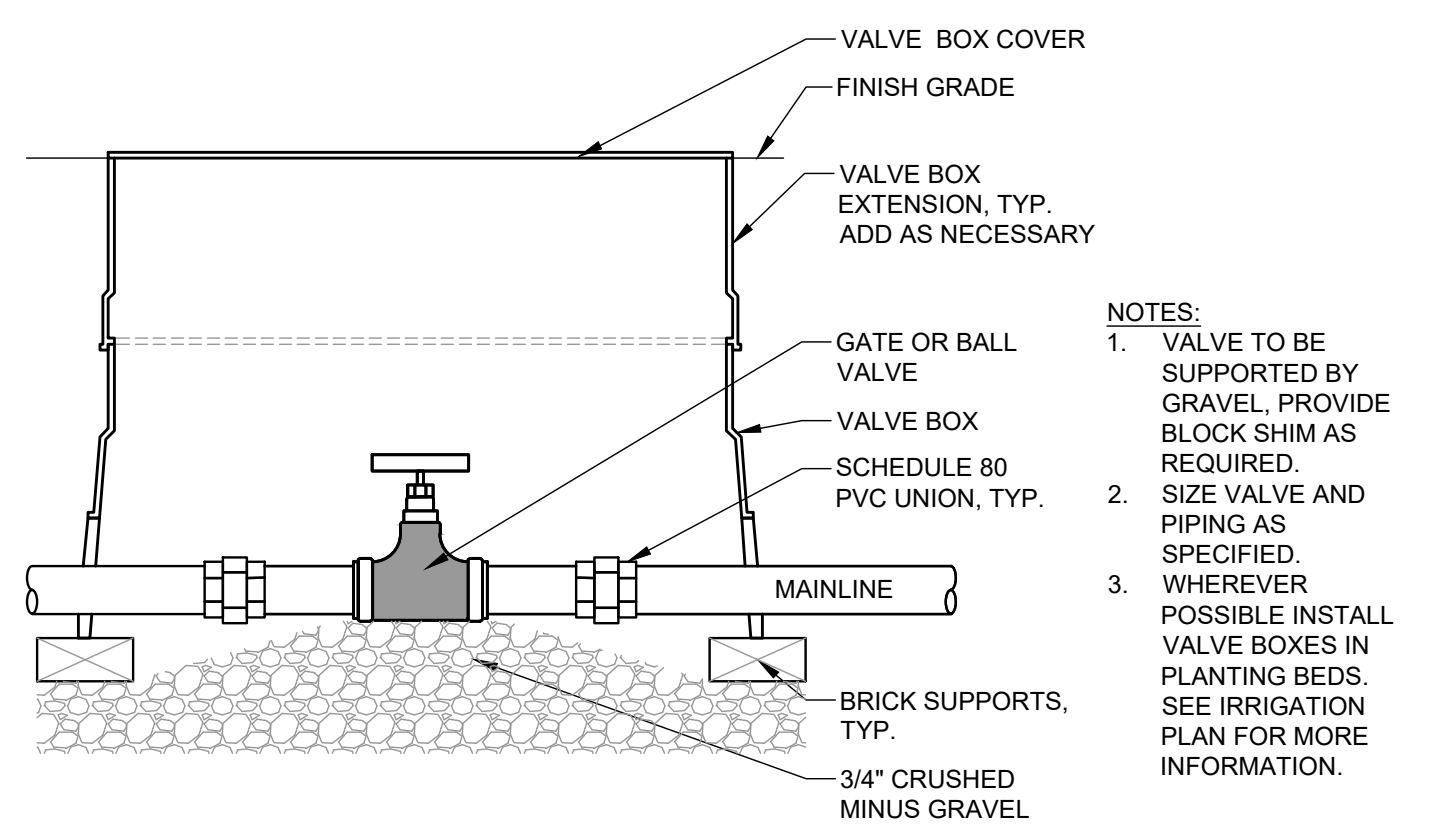
2 IRRIGATION TRENCH  
L502 1"=1'-0"



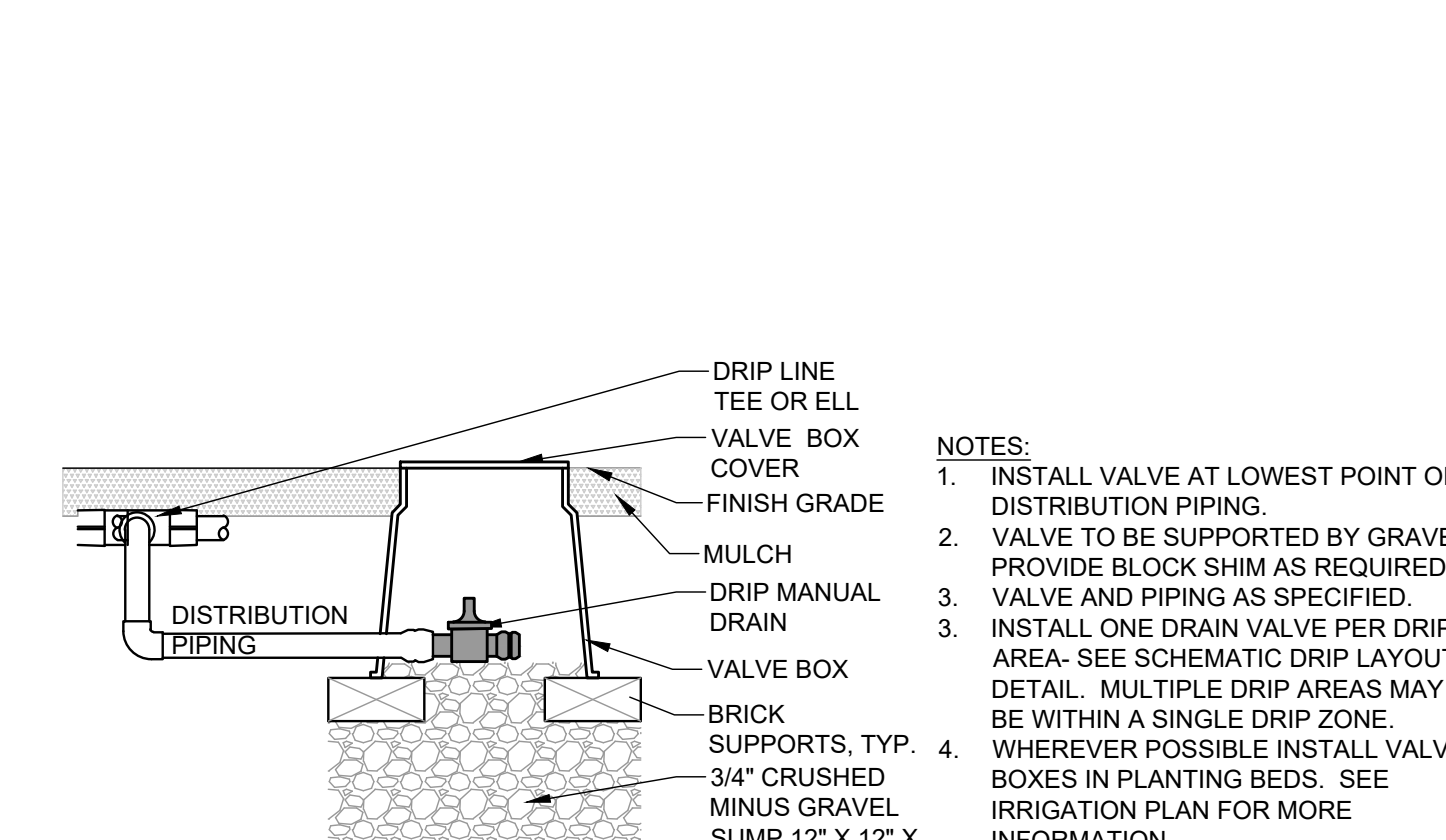
3 IRRIGATION SLEEVE  
L502 1"=1'-0"



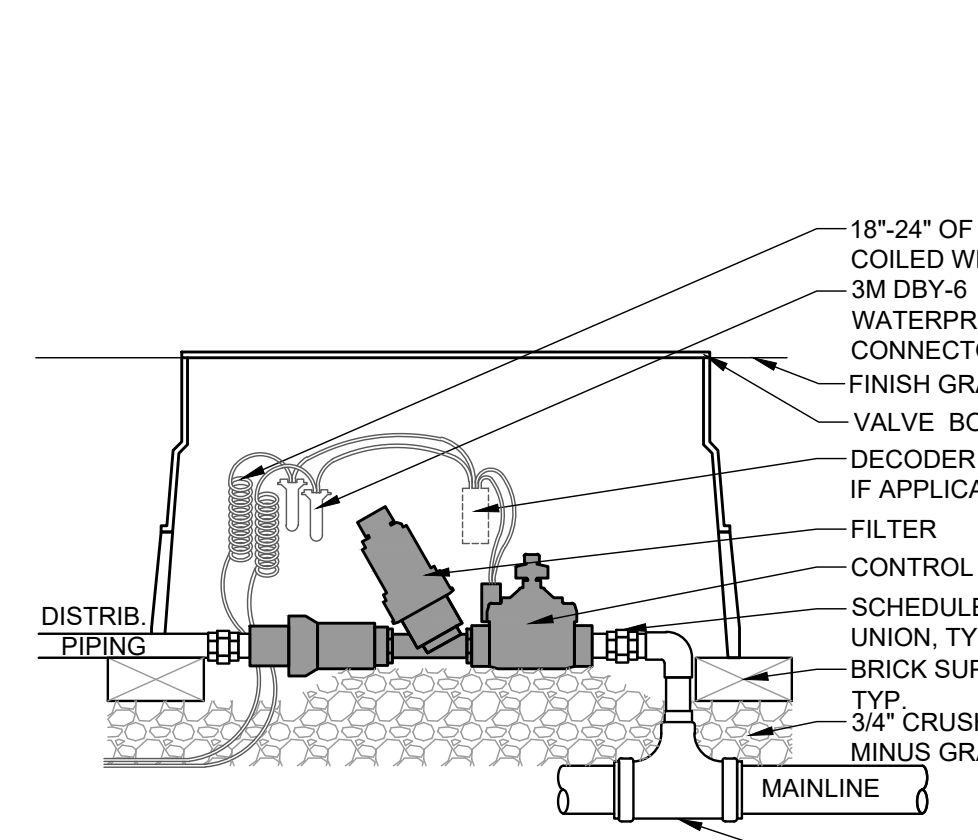
4 AIR RELIEF VALVE  
L502 1 1/2"=1'-0"



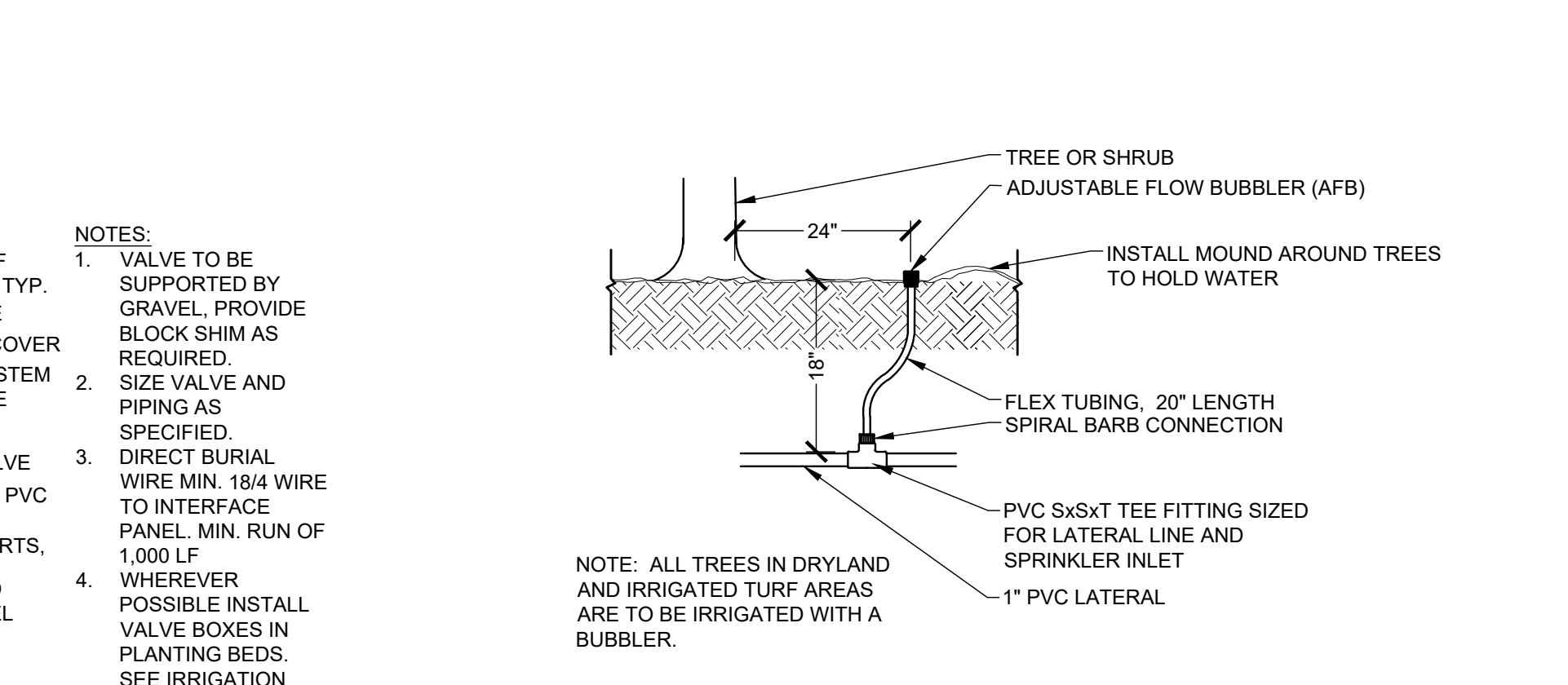
5 ISOLATION VALVE  
L502 1 1/2"=1'-0"



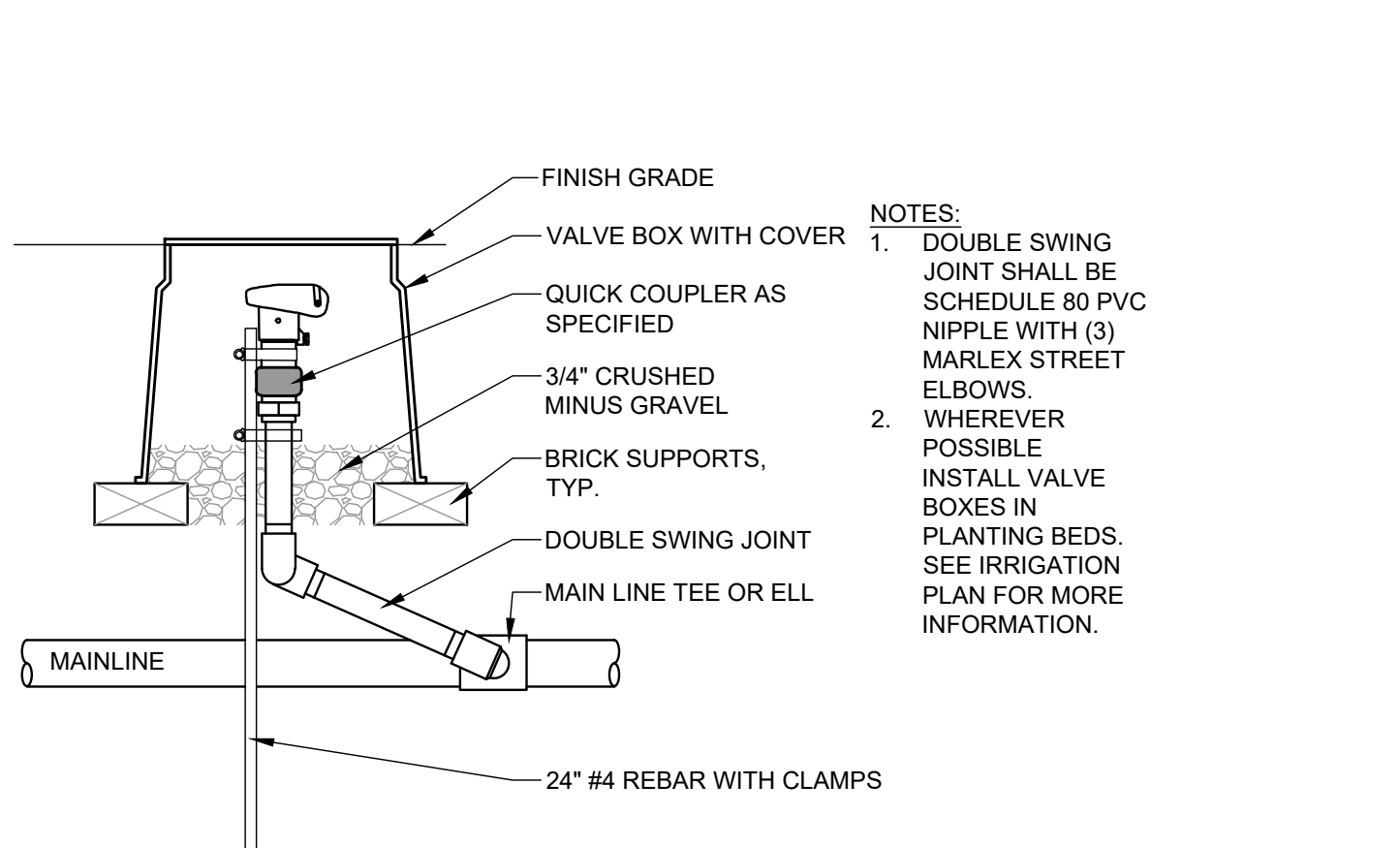
6 DRIP MANUAL DRAIN  
L502 1 1/2"=1'-0"



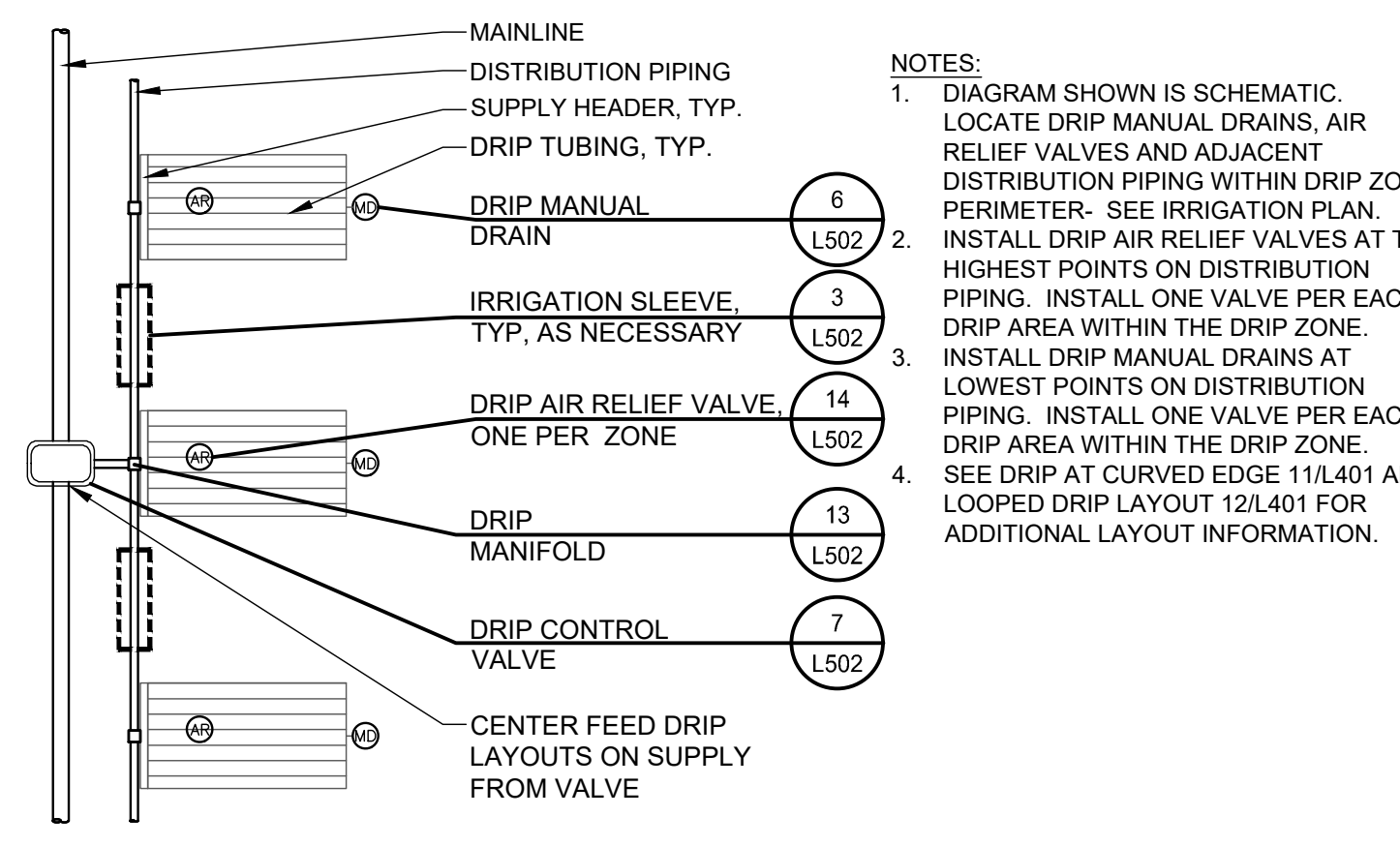
7 DRIP CONTROL VALVE  
L502 1 1/2"=1'-0"



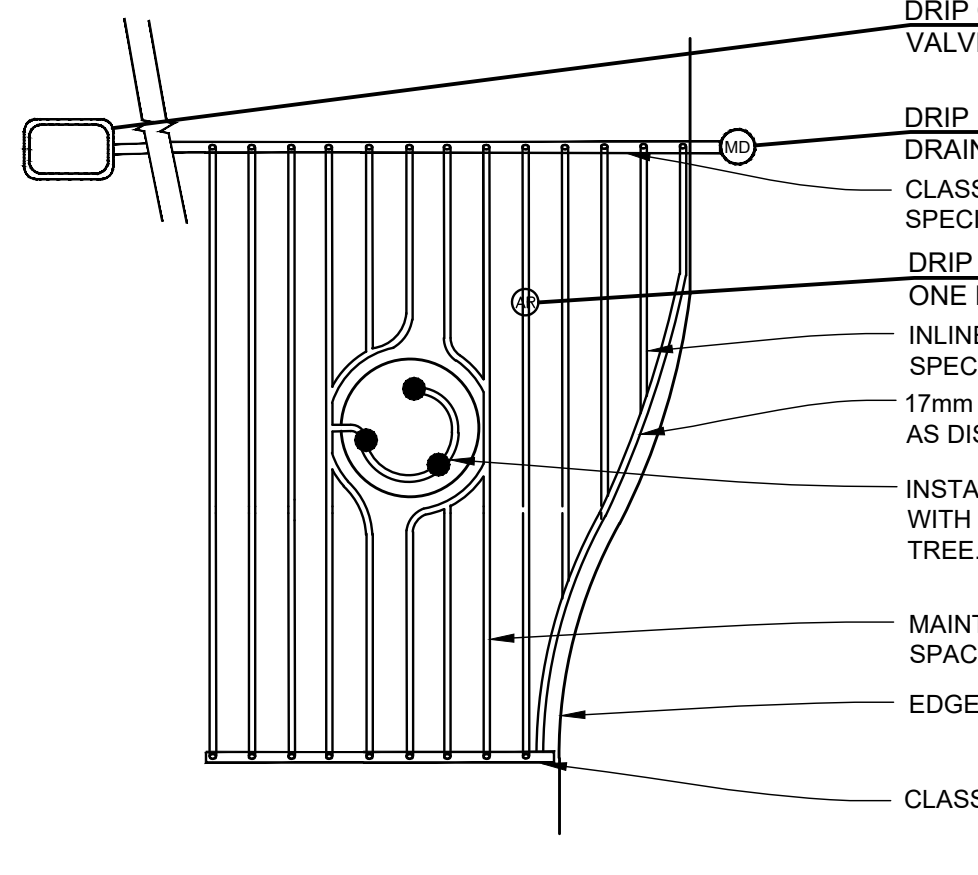
8 TREE BUBBLER  
L502 1 1/2"=1'-0"



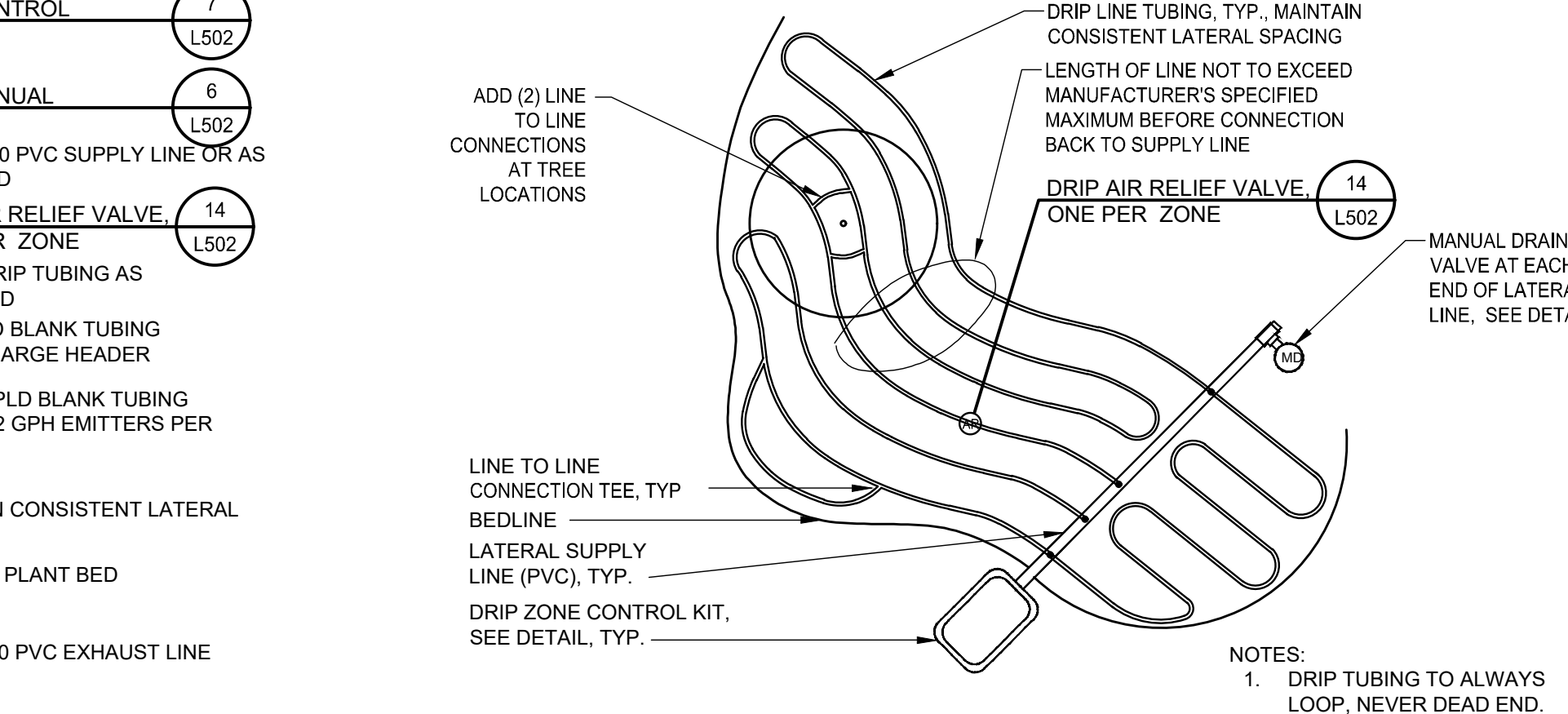
9 QUICK COUPLER  
L502 1 1/2"=1'-0"



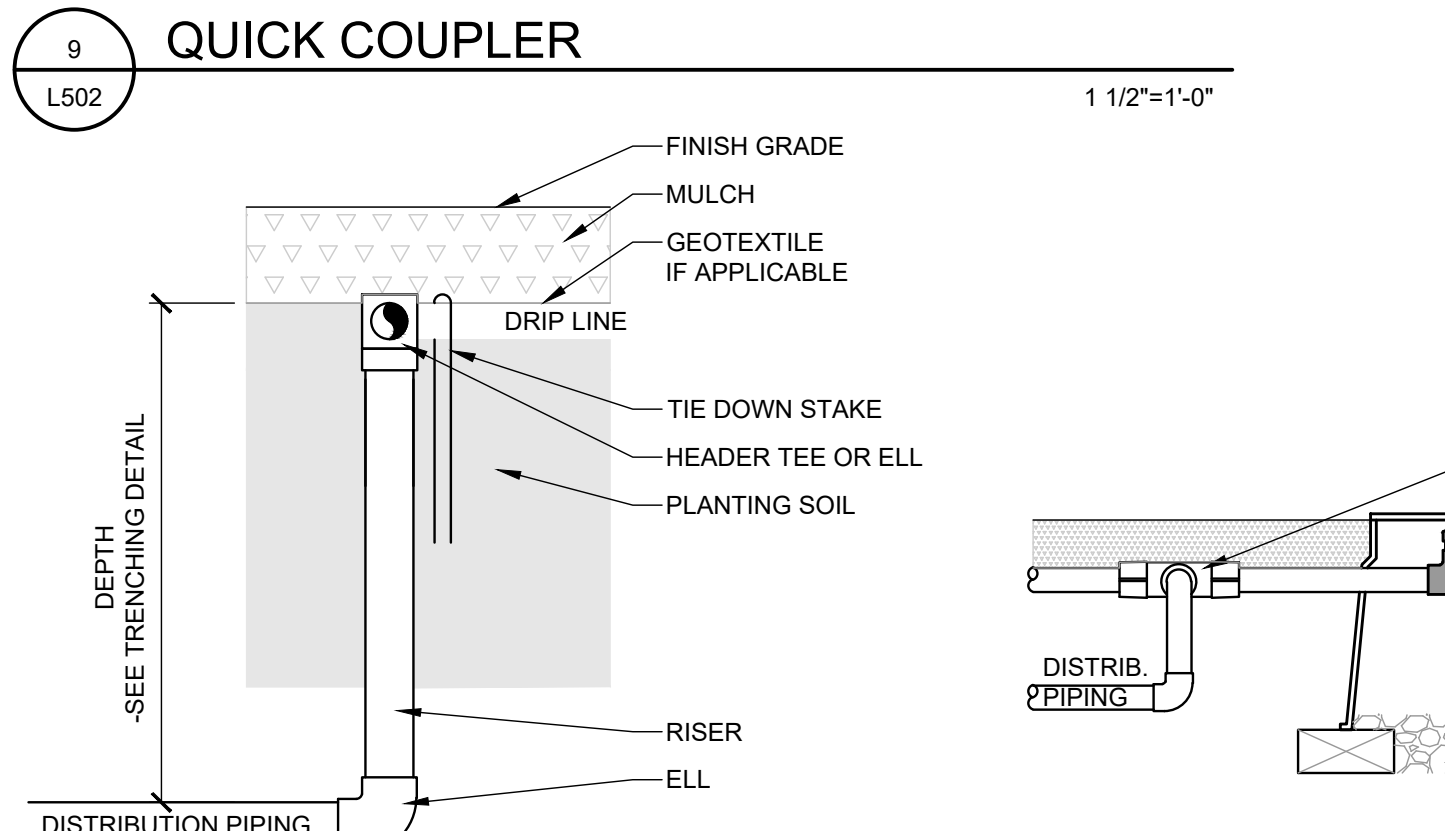
10 SCHEMATIC DRIP ZONE LAYOUT  
L502 NTS



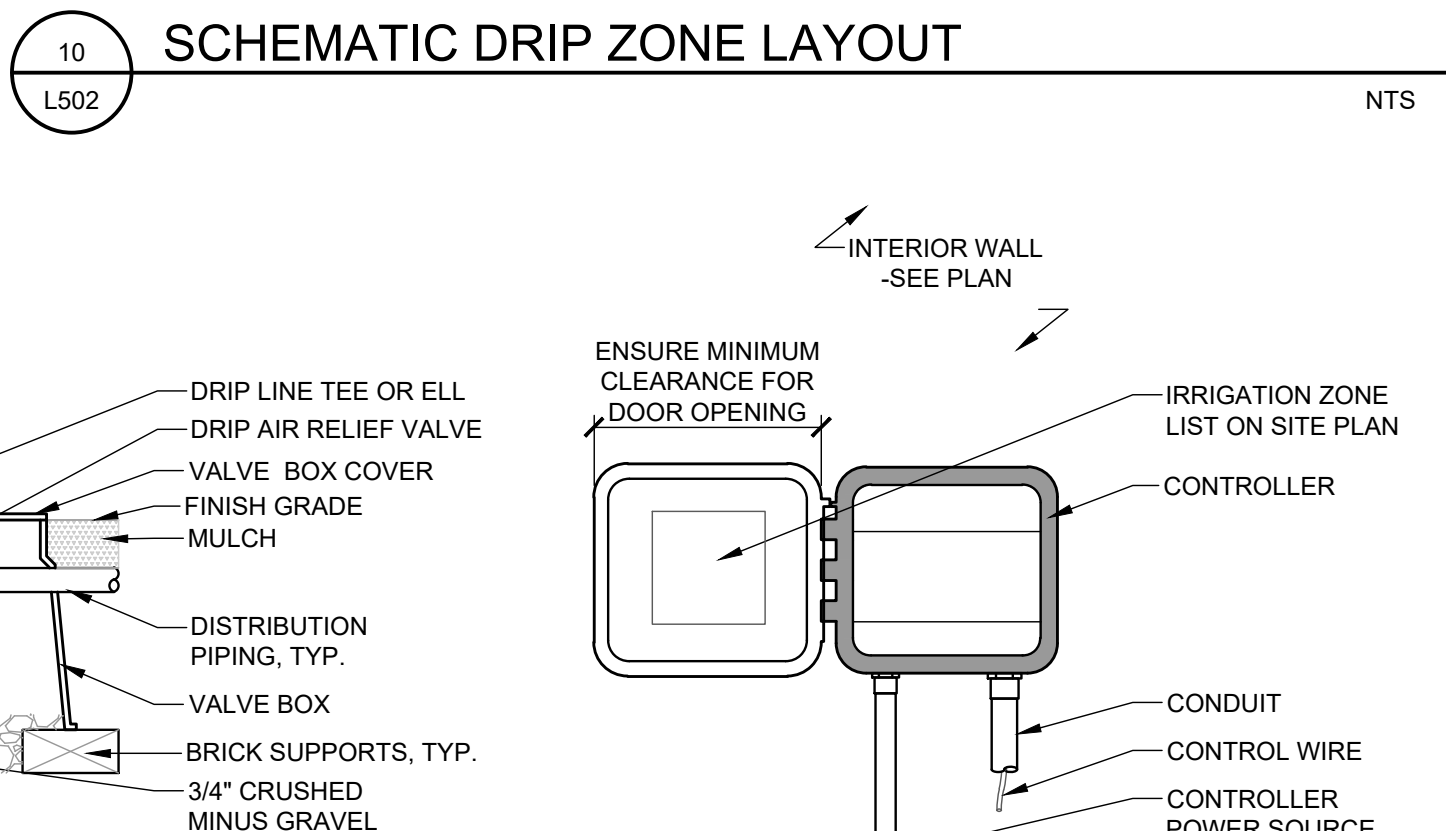
11 DRIP AT CURVED EDGE  
L502 SCALE: NOT TO SCALE



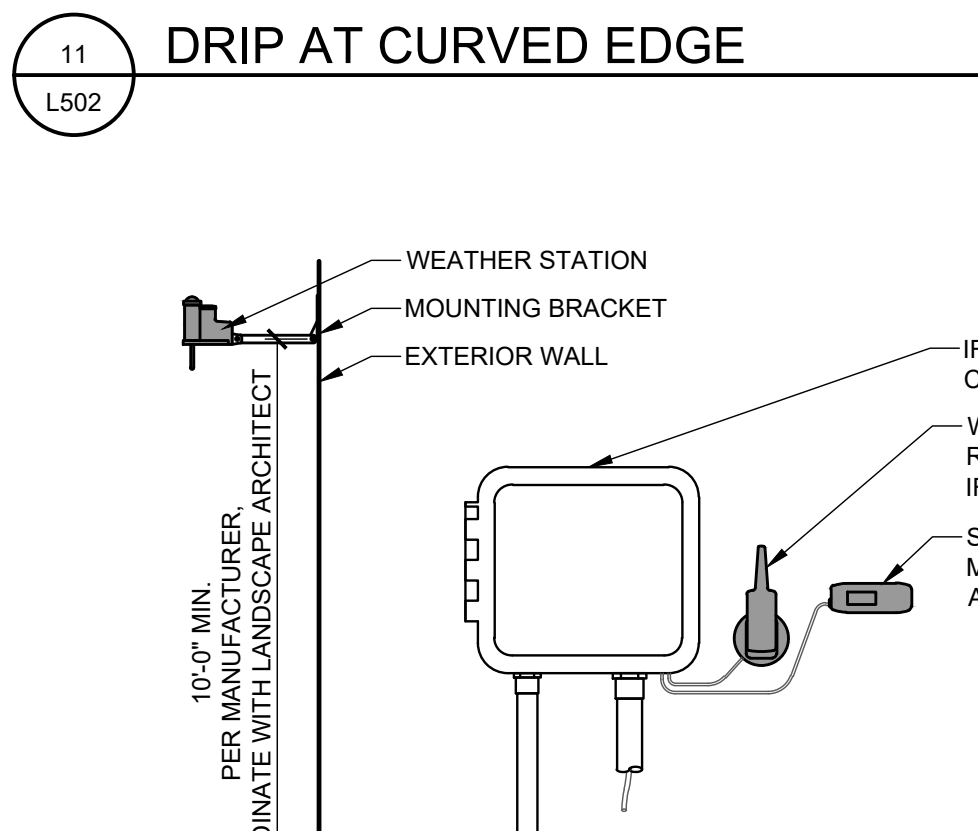
12 LOOPED DRIP LAYOUT (50 SF OR LESS)  
L502 NOT TO SCALE



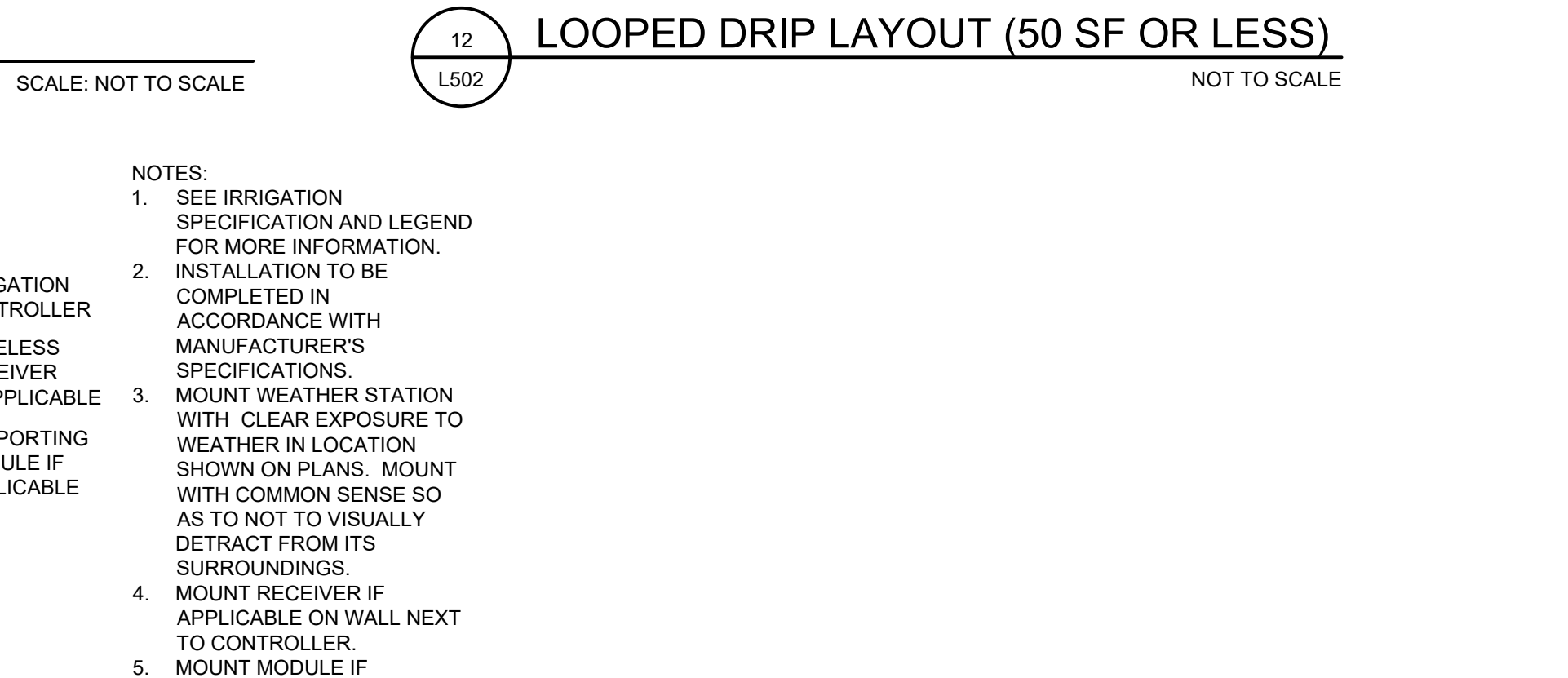
13 DRIP MANIFOLD  
L502 3"=1'-0"



14 DRIP AIR RELIEF VALVE  
L502 1 1/2"=1'-0"



15 CONTROLLER  
L502 1 1/2"=1'-0"



16 WEATHER STATION  
L502 1 1/2"=1'-0"