RESPONSE

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MERIDIAN STORAGE

FALCON RANCHETTES FILING NO. 1A, NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE

LANDSCAPE PLAN

PPR23XX

RESPONSE: REVISED

CITY & UTILITY CONTACTS PROJECT CONTACTS PROPERTY OWNER MIKE D TEXER 11750 OWL PLACE WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD PEYTON, CO 80831 FALCON, CO 80831 TELE: (719) 641-9261 CONTACT: MIKE D TEXER TELE: (719) 495–2500 CONTACT: CODY RITTER EMAIL: MIKE.TEXER@GMAIL.COM EMAIL: CODY@WHMD.ORG WASTEWATER **APPLICANT** GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD COLORADO SPRINGS, CO 80920 FALCON, CO 80831 TELE: (719) 495-2500 TELE: (719) 900-7220 CONTACT: CALEB JOHNSON CONTACT: CODY RITTER EMAIL: CALEBJOHNSON@GALLOWAYUS.COM EMAIL: CODY@WHMD.ORG MOUNTAIN VIEW ELECTRIC ASSOCIATION GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 11140 E. WOODMEN RD., COLORADO SPRINGS, CO 80920 FALCON, CO 80831 TELE: (719) 900-7220 TELE: (800) 388-9881 CONTACT: BRADY SHYROCK, P.E. CONTACT: GINA PERRY EMAIL: GINA.P@MVEA.COOP EMAIL: BRADYSHYROCK@GALLOWAYUS.COM NATURAL GAS LANDSCAPE ARCHITECT GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS UTILITIES 7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150 COLORADO SPRINGS, CO 80920 COLORADO SPRINGS, CO 80947-2150 TELE: (719) 900-7220 CONTACT: JON ROMERO. PLA CONTACT: AARON CASSIO EMAIL: JONROMERO@GALLOWAYUS.COM EMAIL: ACASSIO@CSU.ORG GALLOWAY & CO., INC. FALCON FIRE PROTECTION DISTRICT 1155 KELLY JOHNSON BLVD., SUITE 305 7030 OLD MERIDIAN RD., COLORADO SPRINGS, CO 80920 FALCON, CO 80831

TELE: (719) 495-4050 CONTACT: TRENT HARWIG

EMAIL: THARWIG@FALCONFIREPD.ORG

GENERAL NOTES:

TELE: (719) 900-7220 CONTACT: BILL BROOKS

EMAIL: BILLBROOKS@GALLOWAYUS.COM

- ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELDED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING. SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN
- 4. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC XX XX-00XXX. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER EL PASO COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. EL PASO COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC



LOT 1 LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENOTED ON PLAN
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN ROAD (PRINCIPAL ARTERIAL) 25 FT SETBACK & 1 TREE/ 20 LF	AL) 25 FT SETBACK & 1 630 LF SETBACK @ 1 TREE / 20 LF` 25 FT SETBACK & 32 TREES 25 FT SETBACK, 32 TREES		(MR)	
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN PARK DRIVE EAST ROW (NON ARTERIAL) 10 FT SETBACK & 1 TREE/ 30 LF		10 FT SETBACK & 21 TREES	10 FT SETBACK, 21 TREES	(MDE)
6.2.2.E.2	INTERNAL LANDSCAPE	NON RESIDENTIAL - 5%	TOTAL AREA 161,084 SF X 0.05	8,054 SF	59,462 SF	N/A
6.2.2.E.2	INTERNAL LANDSCAPE	1 TREE / 500 SF	8,054 SF OF REQUIRED LANDSCAPE AREA /500	16 TREES	9 TREES & 70 SHRUB SUB.	(IN)
6.2.2.G.2.b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	59,462 SF INTERNAL LANDSCAPE AREA X 0.5	29,731 SF LIVE COVERAGE	29,731+ SF LIVE COVERAGE	N/A

INT 2 I ANDCOADE DECLIDEMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENOTED ON PLAN
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN PARK DRIVE WEST ROW (NON ARTERIAL) 10 FT SETBACK & 1 TREE/ 30 LF	630 LF SETBACK @ 1 TREE / 30 LF`	10 FT SETBACK & 21 TREES	10 FT SETBACK, 21 TREES	(MDW)
6.2.2.B	ROADWAY LANDSCAPING	OWL PLACE (NON ARTERIAL) 10 FT SETBACK & 1 TREE/ 30 LF	313 LF SETBACK @ 1 TREE / 30 LF`	10 FT SETBACK & 10 TREES	10 FT SETBACK, 10 TREES	(OP)
6.2.2.E.2	INTERNAL LANDSCAPE	NON RESIDENTIAL - 5%	TOTAL AREA 197,283 SF X 0.05	9,864 SF	83,507-8F	N/A
6.2.2.E.2	INTERNAL LANDSCAPE	1 TREE / 500 SF	9,864 SF OF REQUIRED LANDSCAPE AREA / 500	20 TREES	20 IREES	(IN)
6.2.2.G.2.b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	83,507-SF-INTERNAL LANDSCAPE AREA X 0.5	41,753 SF LIVE COVERAGE	41,753+ SF LIVE COVERAGE	N/A
6.2.2.G.1.f	OUTDOOR STORAGE SCREENING	WEST BOUNDARY FRONTAGE	TOTAL WEST BOUNDARY 594 LF	594 LF SCREENED	594 LF SCREENED	NA
6.2.2.G.1.f	OUTDOOR STORAGE SCREENING	OWL PLACE FRONTAGE	TOTAL OWL PLACE FRONTAGE 100 LF	100 LF SCREENED	100 LF SCREENED	NA
6.2.2.G.1.f	OUTDOOR STORAGE SCREENING	MERIDIAN PARK DRIVE FRONTAGE	TOTAL MERIDIAN PARK DRIVE FRONTAGE 474 LF	474 LF SCREENED	474 LF SCREENED	NA
6.2.2.D.2.	LANDSCAPE BUFFERS	WEST RESIDENTIAL 15 FT BUFFER & 1 TREE / 25 LF	630 LF BUFFER / 25	15 FT BUFFER & 25 TREES (50% EVERGREEN)	15 FT & 25 TREES (100% EVERGREEN)	(WB)

<u>N.T.S.</u>

Lot 1 will still require fencing/screen9ing per the code.

RESPONSE: Lot 1 (self storage buildings) is adjacent to Commercially zoned properties and Meridian Road Right of Way. Meridian Road buffers from residential to east. No Screening required.

> Can it be denoted where the screening/ gates will be in relation to the landscaping? Can the height of the screening please be depicted as well?

RESPONSE: PROPOSED **EVERGREEN TREES WILL** PROVIDE SCREENING

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2, FALCON RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V-2, PAGE 15, OF THE RECORDS OF EL PASO COUNTY, COLORADO. CONTAINING 9.604 ACRES, MORE OR LESS.

CAUTION - NOTICE TO CONTRACTOR

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.

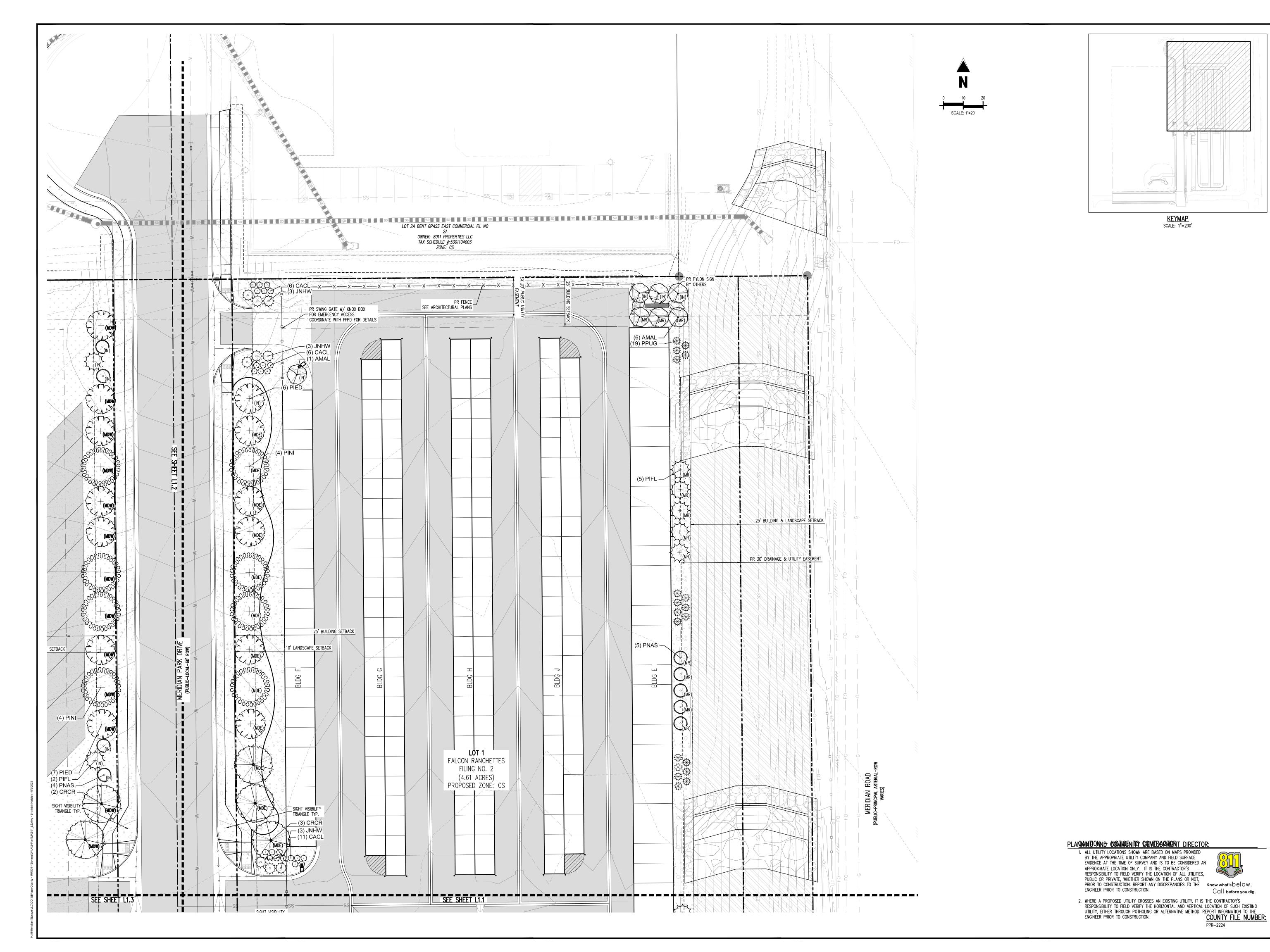
RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S

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LANDSCAPE PLAN





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KEYMAP SCALE: 1"=200'



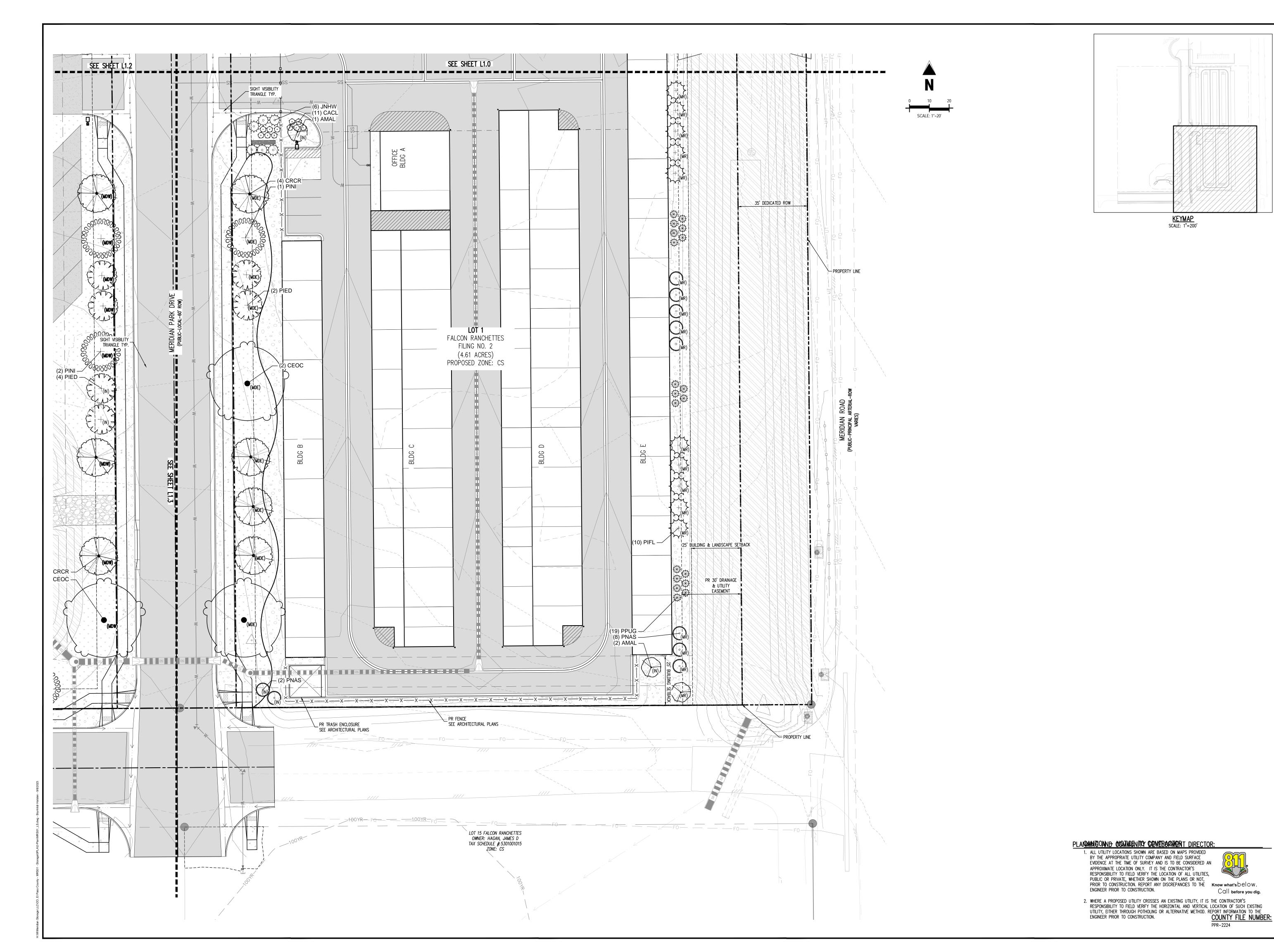
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Call before you dig.





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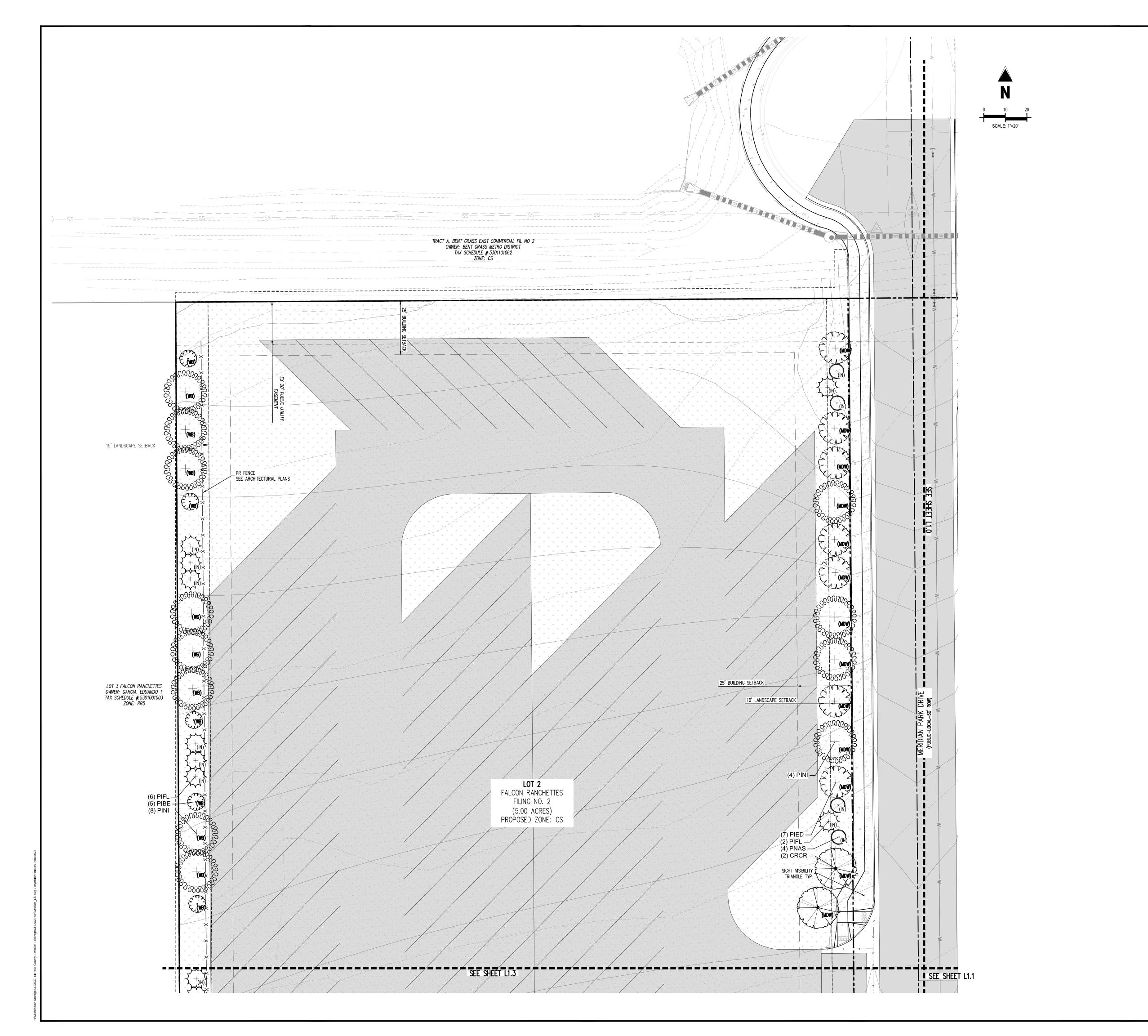


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KEYMAP SCALE: 1"=200'

PLAIQUINTO OND CONTINUENTO CONTROPMENT DIRECTOR:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES,

ENGINEER PRIOR TO CONSTRUCTION.

PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT,
PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE Know what's below.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Call before you dig.



RAGE, LLC

SITE DEVELOPMENT F MERIDIAN STORAGE MERIDIAN STORAGE, PPR23XX

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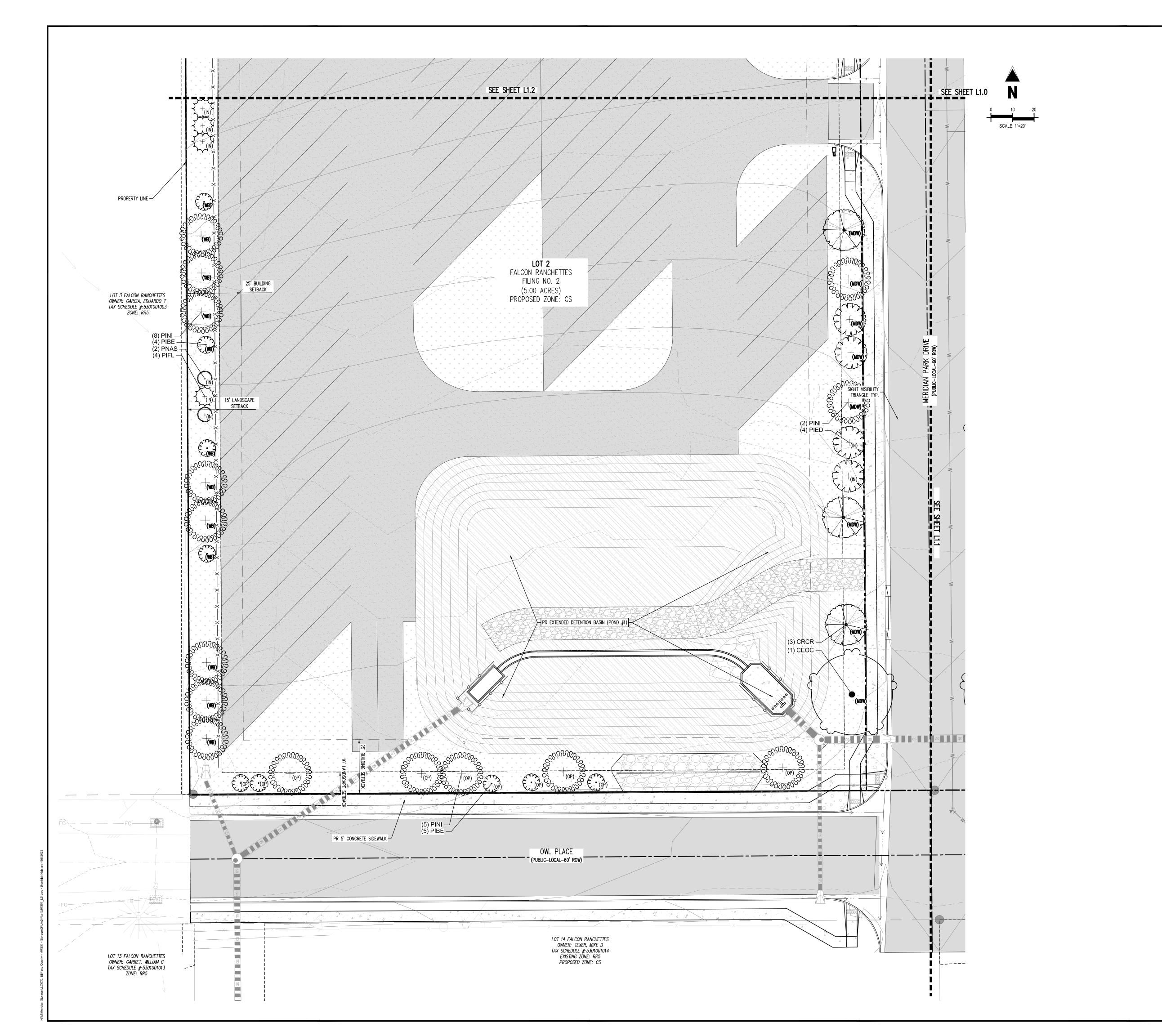
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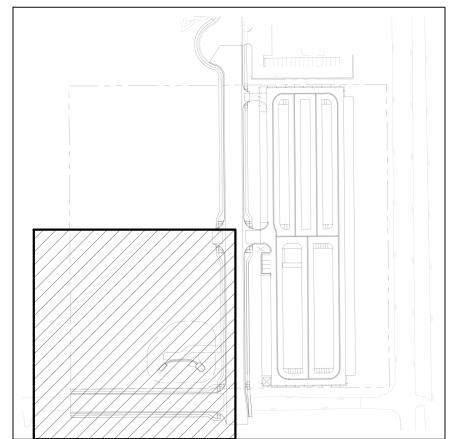
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LANDSCAPE PLAN

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KEYMAP SCALE: 1"=200'

PLAIDAND COMMUNITY CONTROPRIOR DIRECTOR:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE

ENGINEER PRIOR TO CONSTRUCTION.

EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES,

PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE Know what's below.

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MAN ROAD & OWL PLACE

MERIDIAN STORAGE MERIDIAN STORAGE, LLC PPR23XX

Project No:
Drawn By:
Checked By:
Date:

LANDSCAPE PLAN

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PLANTING NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

- 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS—RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED

- FOR ORGANIC AMENDMENTS. 17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH
- 18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE.
- ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE 19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- 20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR
- 21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

- 22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- 23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- 25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE
- 26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- 27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

- 28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- 29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- 31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- 32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- 33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

IRRIGATION

1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SOIL TESTING NOTE

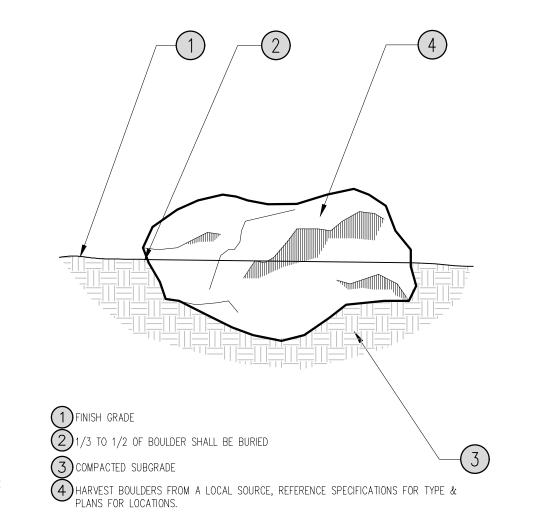
THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENTS, FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPE (SHRUB BEDS, SOD, NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING AND LANDSCAPING ANY LANDSCAPE (PLANTS, SOD, NATIVE SEED) ON SITE.

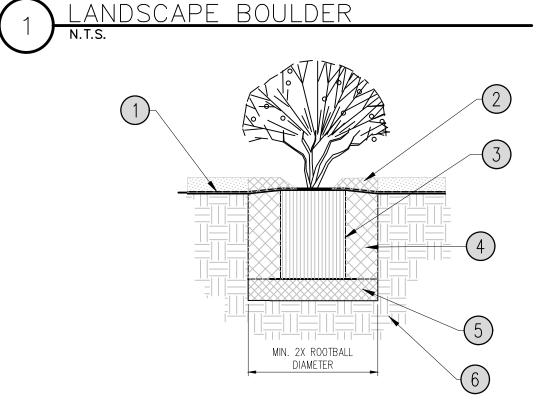
LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.

UTILITY NOTES

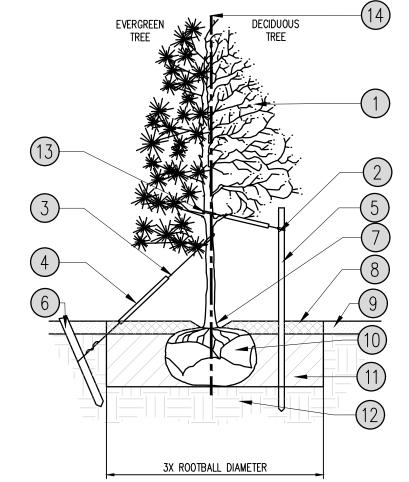
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIFLD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.





- 1) FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
- (2) SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
- 3 PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE - INSTALL WATER RING (2 - 3" HT.)
- (4) BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
- (5) COMPACTED BACKFILL MIX (75%).
- 6 UNDISTURBED NATIVE SOIL.

SHRUB/PERENNIAL PLANTING



- 1) TREE CANOPY
- OR DEADEN WITH NAILS 3 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE
- LOWEST MAJOR BRANCHES.
- (4)24"X3/4" P.V.C. MARKERS OVER WIRES.
- (5) PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
- 6 PRESSURE-TREATED WOOD DEADMEN. TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.

(7) TRUNK FLARE

- (8) WOOD MULCH TREE RING 3' DIA. MIN. TYPE & DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- 9 FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER
- (10) ROOT BALL SEE NOTE 3, THIS DETAIL
- BACKFILL. AMEND & FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. (12) UNDISTURBED NATIVE SOIL
- (13) SOFT VELCRO, OR OTHER FABRIC WRAP (14) CENTRAL LEADER, SEE PLANTING NOTES

SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2) NYLON TREE STRIPS AT ENDS OF WIRES - SECURE TO STAKE 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BF SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. 3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND

LOT 1 PLANT SCHEDULE

EVERGREEN TREES

DECIDUOUS TREES CODE

ORNAMENTAL TREES CODE

DECIDUOUS SHRUBS CODE

EVERGREEN SHRUBS CODE

SOD/SEED

LOT 2 PLANT SCHEDULE

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES CODE

SOD/SEED

COMMON NAME

<u>QTY</u>

<u>QTY</u>

<u>QTY</u>

QTY

QTY

QTY

<u>QTY</u>

<u>QTY</u>

<u>QTY</u>

<u>QTY</u>

<u>QTY</u>

<u>QTY</u>

GROWTH SEASON/FORM 1% OF M

COMMON HACKBERRY

ARNOLD SENTINEL AUSTRIAN PINE

THORNLESS COCKSPUR HAWTHORN

SASKATOON SERVICEBERRY

COMMON NAME

PINYON PINE

COMMON NAME

COMMON NAME

BLUE MIST SPIREA

COMMON NAME

COMMON NAME

COMMON NAME

32,837 SF RIPARIAN/DETENTION NATIVE SEED

8,445 SF LOW GROW NATIVE SEED

COMMON NAME

COMMON NAME

PINYON PINE

COMMON NAME

COMMON NAME

COMMON NAME

25,358 SF RIPARIAN/DETENTION NATIVE SEED

BROADCAS

HYDROSEED

54,192 SF LOW GROW NATIVE SEED

RMULCH 3,957 SF 1.5" ROCK COBBLE MULCH

COMMON HACKBERRY

VANDERWOLF'S PYRAMID LIMBER PINE

ARNOLD SENTINEL AUSTRIAN PINE

THORNLESS COCKSPUR HAWTHORN

RMULCH 18,180 SF 1.5" ROCK COBBLE MULCH

BLUE RUG JUNIPER

DWARF GLOBE BLUE SPRUCE

CEOC

CODE

PIED

PIFL

PINI

CRCR

CACL

CODE

CODE

CODE

CODE

PIFL

CRCR

CODE

CODE

SEED1

TABLE B. EL PASO COUNTY ALL-PURPOSE LOW GROW MIX FOR UPLAND AND TRANSITION AREA

BLUE GRAMA BOUTELOUA GRACILIS WARM, BUNCH 20
SIDEOATS GRAMA BOUTELOUA CURTIPENDULA WARM, BUNCH 29

NATIVE SEED INFORMATION TABLE

SCIENTIFIC NAME

BUFFALOGRASS BUCHLOE DACTYLOIDES WARM, SOD

GREEN NEEDLEGRASS NASSELLA VIRIDULA COOL, BUNCH

WESTERN WHEATGRASS PASCOPRYUM SMITHII COOL, SOD SAND DROPSEED SPOROBOLUS CRYPTANDRUS WARM, BUNCH

BOTANICAL NAME

BOTANICAL NAME

PINUS EDULIS

PINUS NIGRA

BOTANICAL NAME

BOTANICAL NAME

BOTANICAL NAME

BOTANICAL NAME

BOTANICAL NAME

PINUS NIGRA 'ARNOLD SENTINEL'

AMELANCHIER ALNIFOLIA

CRATAEGUS CRUS-GALLI INERMIS

JUNIPERUS HORIZONTALIS 'WILTONII'

PICEA PUNGENS 'GLOBOSA'

1.5" ROCK COBBLE MULCH

LOW GROW NATIVE SEED

BOTANICAL NAME

BOTANICAL NAME

PINUS EDULIS

BOTANICAL NAME

BOTANICAL NAME

BOTANICAL NAME

1.5" ROCK COBBLE MULCH

LOW GROW NATIVE SEED

RIPARIAN/DETENTION NATIVE SEED

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' B&B

PINUS NIGRA 'ARNOLD SENTINEL'

CRATAEGUS CRUS-GALLI INERMIS

BABY BLUE EYES COLORADO BLUE SPRUCE PICEA PUNGENS 'BABY BLUE EYES'

CELTIS OCCIDENTALIS

RIPARIAN/DETENTION NATIVE SEED

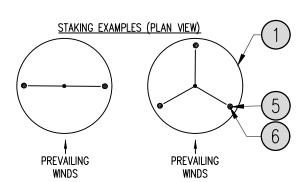
CARYOPTERIS X CLANDONENSIS 'BLUE MIST' #5 CONT. 3'X3'

VANDERWOLF'S PYRAMID LIMBER PINE PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'

CELTIS OCCIDENTALIS

4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR

5. REMOVE ALL NURSERY STAKES AFTER PLANTING. 6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



F PLANTING

Colorado Springs, CO 80920 719.900.7220 GallowayUS.com

CAL / SIZE HT. X SP

CAL / SIZE HT. X SPD.

60`X40`

25`X15`

20`X10`

25`X7`

15`X10

50`X20`

CAL / SIZE HT. X SPD.

CAL / SIZE HT. X SPD.

CAL / SIZE HT. X SPD.

18`X8`

25`X15`

25`X7`

CAL / SIZE HT. X SPD.

1.5" CAL 50`X20`

2" CAL

6` HT

6` HT

B&B

B&B

2" CAL

6' HT

6` HT

1.5" CAL

1.5" CAL

HT. X SPD.

HT. X SPD

CONT.

#5 CONT 6"X6"

#5 CONT. 3`X4`

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Date Issue / Description

Project No: Checked By:

LANDSCAPE NOTES & **DETAILS**

COUNTY FILE NUMBER: