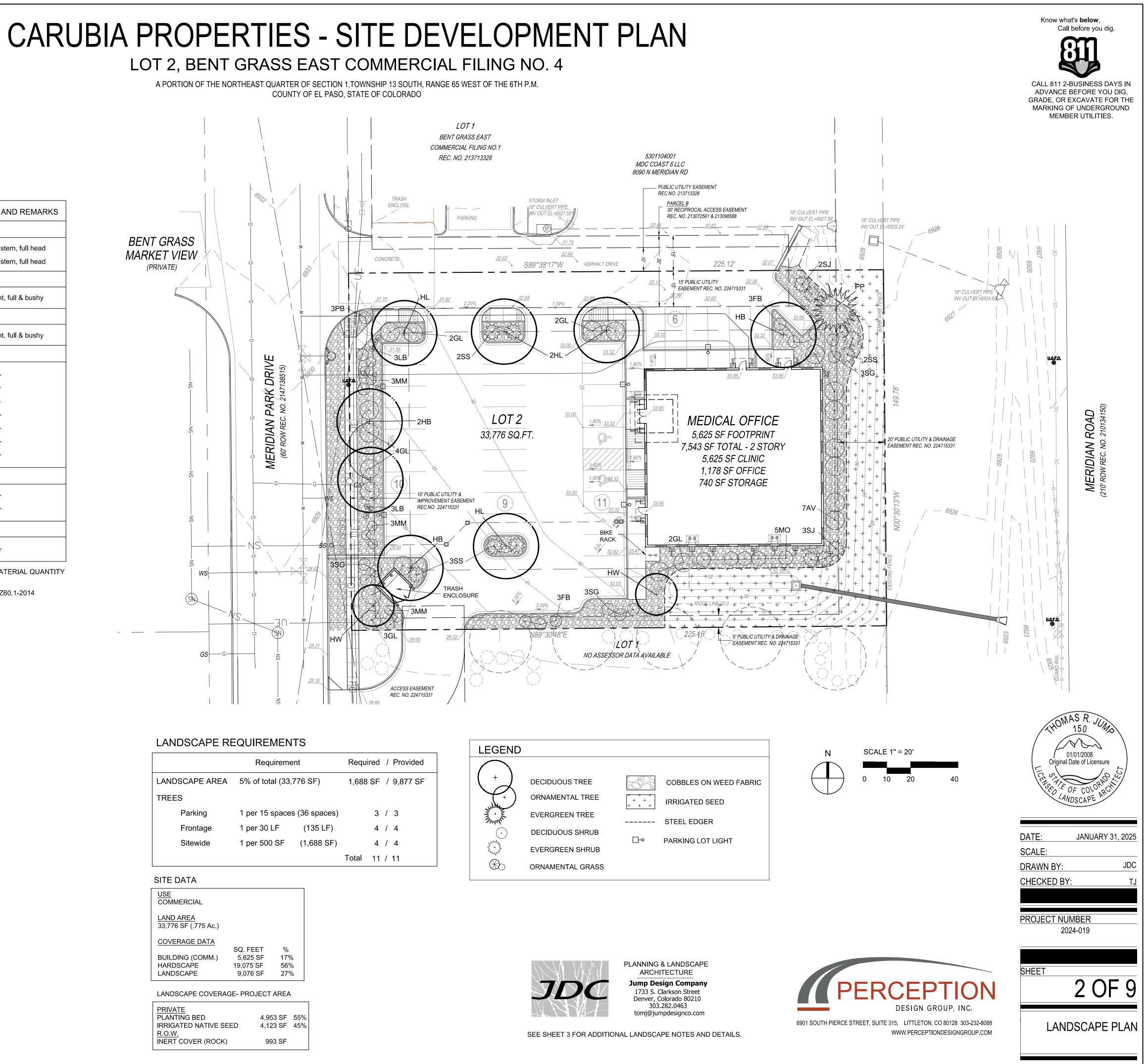
PL	.ANT	LIST
----	------	------

				i	
KEY	QTY.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE AND REMARK	
DECI	DUOUS	TREES			
HB	4	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	1-1/2" cal.	B&B, single stem, full head
HL	4	G. triacanthos inermis 'Shademaster'	Shademaster Honeylocust	1-1/2" cal.	B&B, single stem, full head
ORNA	MENTA	L TREES			
НW	2	Acer tartaricum 'Hot Wings'	Hot Wings Maple	1-1/2" cal.	B&B, straight, full & bushy
EVEF	RGREEN	ITREES			
PP	1	Pinus edulis	Pinyon Pine	5-6' ht.	B&B, straight, full & bushy
DECI	DUOUS	SHRUBS		1	
AV	7	V. x rhytidophylloides 'Alleghany'	Alleghany Viburnum	36-42" ht.	#5 container
FB	6	Chamaebatiaria millefolium	Fernbush	18-21" ht.	#5 container
GL	11	Rhus aromatica 'Gro-low'	Dwarf Fragrant Sumac	12-15" ht.	#5 container
MM	9	Cercocarpus intricatus	Littleleaf Mountain Mahogany	21-24" ht.	#5 container
МО	5	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	36-42" ht.	#5 container
PB	3	Prunus bessey 'Pawnee Buttes'	Pawnee Buttes Sandcherry	9-12" ht.	#5 container
SG	9	Cystius purgan 'Spanish Broom'	Spanish Gold Broom	24-30" ht.	#5 container
EVEF	RGREEN	ISHRUBS			
SJ	5	Juniperus chinensis 'Spartan'	Spartan Juniper	3-4' ht.	#5 container
SS	6	Juniperus sabina 'Sierra Spreader'	Sierra Spreader Juniper	9-12" ht.	#5 container
ORN	AMENTA	AL GRASSES			
LB	6	Schizachyrium scoparium	Little Blustem Grass	24-30" ht.	#5 container

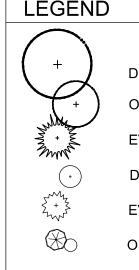
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE. SHRUBS SHALL BE HEALTHY & WELL-ESTABLISHED IN CONTAINERS. NUMBER OF CANES SHALL BE PER ANSI Z60.1-2014

Table A. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Pond Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	 Pounds PLS Irrigated broadcast Irrigated hydroseeded 	 Pounds PLS non- irrigated/ broadcast non- irrigated/ hydroseeded irrigated drilled 	Pounds PLS •non-irrigated drilled
				(80 seeds/sq ft)	(40 seeds/sq ft)	(20 seeds/sq ft)
Big Bluestem	Andropogon gerardii	Warm, sod	20	4.4	2.2	1.1
Blue Grama	Bouteloua gracilis	Warm, bunch	10	0.5	0.25	0.13
Green Needlegrass (1)	Nassella viridula	Cool, bunch	10	2.0	1.0	0.5
Western Wheatgrass	Pascopyrum smithii	Cool, sod	20	6.4	3.2	1.6
Sideoats Grama	Bouteloua curtipendula	Warm, bunch	10	2.0	1.0	0.5
Switchgrass (1)	Panicum virgatum	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie Sandreed	Calimovilfa longifolia	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass (1)	Sorghastrum nutans	Warm, sod	10	2.0	1.0	0.5
	1	Seed rate (lbs	s PLS/acre)	19.3	9.7	4.8



	Requireme	Require	\ k	Provided	
LANDSCAPE AREA	5% of total (33,	776 SF)	1,688 SI	= /	′ 9,877 SF
TREES					
Parking	1 per 15 spaces	s (36 spaces)	3	3 /	3
Frontage	1 per 30 LF	(135 LF)	Z	- /	4
Sitewide	1 per 500 SF	(1,688 SF)	Z	- /	4
			Total 1	1 /	11





EE SHEET	3 FOR ADDIT	IONAL LANDSC	λ

USE COMMERCIAL		
<u>LAND AREA</u> 33,776 SF (.775 Ac.)		
COVERAGE DATA	SQ. FEET	%
BUILDING (COMM.) HARDSCAPE	5,625 SF	17%
LANDSCAPE	19,075 SF 9,076 SF	56% 27%

PRIVATE PLANTING BED IRRIGATED NATIVE SEED <u>R.O.W.</u> INERT COVER (ROCK)	4,953 SF 4,123 SF 993 SF	

SEEDING NOTES

1. SEEDING SHALL BE DONE IN ACCORDANCE TO ANY REQUIREMENTS OF THE LOCAL JUSRISDICTION. WHERE SUCH DISCREPANCIES MAY EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS, THE MORE STRINGENT SHALL APPLY.

2. SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY & GERMINATION WITHIN 6 MONTHS OF THE PLANTING DATE. SUBMIT PROPOSED SEED MIX INFORMATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO SEEDING WHICH INCLUDES: CERTIFICATION LABELS INDICATING SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, TEST DATE, AND POUNDS OF PLS (PURE LIVE SEED).

3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO THE CITY UPON REQUEST.

4. IF SEED AVAILABLE DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR SHALL COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE CITY INSPECTOR.

5. ERADICATE ALL NOXIOUS GROUND WEEDS & VEGETATION WITH APPROVED NON-SELECTIVE HERBICIDE PRIOR TO SEED BED PREPARATION AND SEEDING. HANDLE AND APPLY HERBICIDES IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS, STANDARDS AND REQUIREMENTS.

6. SOIL PREPARATION FOR IRRIGATED NATIVE SEED AREAS SHALL BE 2 C.Y. PER 1000 SF AND ADEQUATE TOPSOIL (PREFERABLY 4" DEPTH) MIXED WITHIN THE TO 8" TO PROVIDE AN ADEQUATE PLANTING MEDIUM. TOPSOIL IMPORT MAY BE REQUIRED.

7. SOIL PREP & FINE GRADE SEEDED AREAS TO A SUITABLE FINISHED GRADE (+/-.10'). THE SEED BED SHALL BE FREE OF DEBRIS INCLUDING WEEDS, PLANT MATTER, ROCKS, CLODS AND OTHER IMPERVIOUS MATERIAL OVER ONE INCH (1") IN DIAMETER. AREAS SHALL BE RAKED AND FINE GRADED TO A SMOOTH, UNIFORM, FIRM (UNCOMPACTED) SURFACE LEAVING NO DEPRESSIONS. THE SEED BED SHALL BE SMOOTH AND FREE OF LARGE CLUMPS, FLUFFY YET FIRM AND MOIST BUT NOT WET.

8. NATIVE GRASS SEEDING AREAS SHALL RECEIVE 1500 LBS/AC BIOSOL FORTE MIX 7-2-3, OR APPROVED EQUAL, BROADCAST BEFORE SEEDING AND APPLY PER MANUFACTURER'S RECOMMENDATIONS: ROCKY MOUNTAIN BIO PRODUCTS OR APPROVED EQUAL; BOWMAN CONSTRUCTION SUPPLY, 10801 E 54TH AVE., DENVER, CO 80239 970- 535-0863.

9. SEEDING SHALL BEGIN IMMEDIATELY AFTER SOIL PREPARATION OPERATIONS TO DISCOURAGE WEED GROWTH.

10. SEEDING SHALL BE DONE ACCORDING TO THE PROJECT SCHEDULE BUT SHALL NOT IN UNSUITABLE SITE CONDITIONS OR ON FROZEN GROUND. IT IS PREFERABLE SEEDING BE COMPLETED IN THE FALL (SEPT.-OCT.) OR SPRING (MARCH-MAY). ANY SEEDING OUTSIDE OF THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

11. SOIL PREPARATION & FINE GRADING SHALL BE INSTALLED & PERFORMED AS SPECIFIED PRIOR TO BEGINNING SEEDING. IRRIGATION SHALL BE OPERABLE PRIOR TO BEGINNING SEEDING OPERATIONS.

11. SEEDING METHODS SHALL BE DRILLED OR BROADCAST DEPENDING ON THE SIZE AND SLOPE OF THE SEEDED AREAS AS STATED BELOW. REFER TO THE MANUFACTURER'S RECOMMENDATIONS FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE. CALIBRATE THE DRILL EACH DAY AND WHEN THERE IS A CHANGE IN THE SEED MIX.

a. SLOPES LESS THAN 3:1 OR LESS THAN 0.1 ACRE: SEEDING SHALL BE DONE USING A RANGELAND DRILL USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR.

b. SLOPES GREATER THAN 0.1 ACRE: BROADCAST SEED BY HAND OR WITH MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT GREATER THAN .75".

c. BROADCASTING SEED SHALL BE AVOIDED WHEN WIND EXCEEDS 15 MPH. d. ALTERNATIVE SEEDING METHODS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.

e. SLOPES 3:1 to 2.5:1 SHALL BE COVERED WITH NORTH AMERICAN GREEN S150 EROSION CONTROL MAT OR APPROVED EQUAL. NORTH AMERICAN GREEN, 5401 ST WENDEL CYNTHIANA RD, POSEYVILLE, IN 47633 (812) 963-3373.

12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.

13. ALL SEEDED AREAS SHALL BE COVERED WITH WEED-FREE HYDROMULCH AND ORGANIC TACKIFIER APPLIED USING COLORED DYE USING THE MANUFACTURER'S RECOMMENDED RATE OF TACKIFIER.

14. HYDROMULCH SHALL BE APPLIED WITHIN 24-HOURS OF SEEDING. SEEDING SHALL RECEIVE & BE COVERED WITH A HYDRO-SLURRY MIX AS FOLLOWS OR PER MANUFACTURER **RECOMMENDATIONS:**

- CELLULOSE/ WOOD FIBER MULCH @ 46 LBS PER 1000 SF
- 15-15-15 GRANULAR ORGANIC FERTILIZER @ 9 LBS PER 1000 SF
- ORGANIC TACKIFIER/ BINDER @ 4 LBS PER 1000 SF

SEEDING AND MULCHING MAINTENANCE NOTES:

15. FOLLOWING INITIAL SEEDING, SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE BI-MONTHLY THROUGHOUT THE WARRANTY PERIOD. REPAIRS AND RE-SEEDING AND MULCHING SHALL BE UNDERTAKEN AFTER THE FIRST GROWING SEASON FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.

16. REQUIRED COVERAGE FOR SEED MIXES SHALL BE DEFINED AS FOLLOWS:

a. THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SF SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE CITY APPROVED MIX.

b. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).

- c. FREE OF ERODED AREAS.
- d. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- 17. REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS: a. AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
- b. NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY "TWO-FEET OR EQUIVALENT).
- c. FREE OF ERODED AREAS.

d. FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.

18. RILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE CITY

CARUBIA PROPERTIES - SITE DEVELOPMENT PLAN

LANDSCAPE PLAN NOTES

1. ALL WORK SHALL CONFORM TO THE EL PASO COUNTY AND ANY OTHER PERTINENT & APPLICABLE STATE & LOCAL REGULATIONS, STANDARDS AND SPECIFICATIONS.

2. CONTACT APPROPRIATE UTILITY LOCATORS TO LOCATE OF ALL BURIED UTILITY LINES. FIELD-VERIFY EXISTING LOCATIONS, GRADES, AND CONDITIONS OF ALL BURIED UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES FROM THESE PLANS. DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRAXTOR'S OWN COST WITH NO EXPENSE TO THE OWNER.

3. VERIFY THE LOCATION OF ALL PERTINENT EXISTING & CONSTRUCTED SITE IMPROVEMENTS ALREADY INSTALLED PRIOR TO BEGINNING WORK. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES THAT MAY EXIST FROM THE INFORMATION SHOWN ON THESE PLANS. IF DISCREPANCIES EXIST DO NOT PROCEED WITH CONSTRUCTION ACTIVITIES WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.

4. REFER TO THE ARCHITECTURAL, ENGINEERING AND ELECTRICAL COMPLETED BY OTHERS. ANY DISCREPANCIES THAT AFFECT THIS WORK MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

5. REFER TO THE CONSTRUCTION DRAWINGS DONE BY OTHER CONSULTANTS FOR GRADING AND ELEVATIONS. ENSURE POSITIVE DRAINAGE (2% MIN. FALL) AWAY FROM ALL BUILDING FOUNDATIONS IN ALL LANDSCAPE AREAS. NOTIFY OWNER'S REPRESENTATIVE IF ROUGH GRADING CONDITIONS WILL CREATE PONDING OR FLOW TOWARD FOUNDATIONS. ROUGH GRADES SHALL BE REVIEWED AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO FINE GRADING AND SOIL PREPARATION OPERATIONS.

6. COORDINATE LOCATION OF IRRIGATION SLEEVING FOR INSTALLATION PRIOR TO PARKING AND WALK PAVING OPERATIONS.

FINE GRADING / PREPARATION NOTES

7. LANDSCAPE OPERATIONS SHALL ACHIEVE FINISHED GRADES AS SHOWN ON THE CIVIL GRADING PLANS AFTER INSTALLATION. ALL COMPLETED LANDSCAPE AREAS SHALL DRAIN AT 2% MINIMUM SLOPE WITHOUT LOW SPOTS THAT POND. FINISH GRADES SHALL SLOPE AWAY FROM STRUCTURES AT THE RECOMMENDED SLOPES INDICATED IN THE PROJECT GEOTECHNICAL/ SOILS REPORT UNLESS SPECIFICALLY APPROVED BY THE CIVIL ENGINEER AND OWNER.

8. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE COMPLETED ROUGH GRADING OPERATIONS PRIOR TO BEGINNING WORK AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE GRADING PLANS AND ACTUAL CONDITIONS.

9. ALL LANDSCAPE AREAS SHALL BE FINE GRADED TO .10" +/- RESULTING IN A SMOOTH FINISH WITHOUT DEBRIS, DELETERIOUS MATERIALS OR CLODS OVER 1" DIAMETER. ALL FINE GRADING MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.

10. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR. THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL AS NECESSARY.

11. SOIL AMENDMENT FOR ALL LANDSCAPE AREAS SHALL BE 4 C.Y. OF CLASS I OR II COMPOSTED ORGANIC MATTER PER 1,000 S.F. AND 2 C.Y PER 1000 S.F. FOR NATIVE SEED AREAS, AMENDMENTS SHALL BE LOW-SALTS, FULLY-MATURED & NITROGEN STABILIZED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS. pH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY A1 ORGANICS 16350 WCR 76, EATON, CO 80615, OR APPROVED EQUAL. AMENDMENT FOR LANDSCAPE AREAS SHALL BE 4 C.Y. PER 1,000 S.F.

12. SOIL AMENDMENT QUANTITY FOR THE 22,096 SF OF BED AREAS SHALL BE 88.4 C.Y. AND 56.0 C.Y. FOR THE NATIVE SEED AREA. PROVIDE OWNER'S REPRESENTATIVE WITH PROOF OF PURCHASE (RECEIPT) OF SOIL AMENDMENT FROM SUBCONTRACTOR.

13. THE TOP 5" OF SUBGRADE SHALL BE TOPSOIL AND SOIL AMENDMENT MIXTURE TILLED TO A MIN. DEPTH OF 10". IN BED AREAS, THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL & AMENDMENT TILLED TO A MIN. DEPTH OF 12".

14. IN ALL BED AREAS HOLD TOP OF SUBGRADE 3-4" BELOW ADJACENT IMPROVEMENTS TO ALLOW FOR SPECIFIED MULCH DEPTH.

PLANTING NOTES

15. PLANTS SHALL SHALL BE TRUE TO TYPE & SPECIES, HAVE SIMILAR SIZE & FORM AMONG THE SAME SPECIES AND MEET THE MINIMUM STANDARDS OUTLINED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1CURRENT EDITION.

16. ALL PLANT MATERIALS SHALL BE HEALTHY, FREE OF PESTS, DISEASES AND BROKEN CONTAINERS AND ROOT BALLS. TREES SHALL HAVE SINGLE LEADERS UNLESS OTHERWISE SPECIFIED AND ROBUST BRANCHING AND FOLIAGE. ALL PLANTS ARE ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE- PLANTS NOT MEETING THE SET STANDARDS WILL BE REJECTED.

17. PLANT SPECIES AND LOCATIONS SHOULD FOLLOW THE APPROVED PLAN. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE COUNTY AND THE OWNER'S REPRESENTATIVE. SUBSTITUTIONS SHALL BE SUBMITTED PRIOR TO BIDDING AND REQUESTED SPECIES SHALL MATCH THE SPECIFIED PLANT'S MATURE SIZE & FORM.

18. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1 YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME, POST-FINAL ACCEPTANCE REPLACEMENT THAT INCLUDES PLANT MATERIAL AND LABOR COSTS. PLANTS NEEDED REPLACED PRIOR TO ACCEPTANCE WILL NOT APPLY TOWARD WARRANTY REPLACEMENTS.

19. LAYOUT PLANT LOCATIONS FOR APPROVAL FROM OWNER'S REPRESNTATIVE PRIOR TO INSTALLATION. TREE LOCATIONS SHALL BE NO CLOSER THAN 5' FROM ALL CURBS & WALKWAYS EXCEPT FOR PARKING ISLANDS.

20. PLANT QUANTITIES SHOWN SYMBOLICALLY ON THE PLAN SHALL TAKE PRECEDENT AND BE INSTALLED OVER THOSE TOTALS IN THE PLANT LIST. NOTIFY THE OWNER'S REP. OF ANY DISCREPANCIES.

21. PLANT HOLE BACKFILL SHALL BE 1/3 TOPSOIL, 1/3 COMPOSTED AMENDMENT AND 1/3 NATIVE SOIL THOROUGHLY MIXED, WATERED-IN AND TAMPED TO 85% STANDARD DENSITY.

22. ALL SHRUBS & GRASSES SHALL RECEIVE SCOTT'S AGRIFORM SLOW-RELEASE FERTILIZER TABLETS APPLIED AT MANUFACTURER RECOMMENDED RATES.

LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

EDGER

23. LAYOUT BED LINES FOR APPROVAL PRIOR TO INSTALLATION. ALL PLANTING BEDS ARE TO BE CONTAINED WITH MINIMUM 4" HEIGHT STEEL EDGER WITH ROLLED TOP AND NO EXPOSED SHARP EDGES. EDGER SHALL BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED SURFACES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS OR WALKS.

24. PLANTING BED EDGER SHALL BE RYERSON-STYLE, PRO-STEEL PS3/16-16, 4" DEPTH x 3/16" (7 GA.) WITH STAKES AND FASTENED OVERLAP SECTIONS PER MANUFACTURER'S RECOMMENDATIONS. SUPPLIER SHALL BE PRO-STEEL EDGING & LANDSCAPE PRODUCTS, 5121 KALTENBRUN RD., FORT WORTH, TX 76119 OR APPROVED EQUAL.

WEED BARRIER & MULCH

25. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC OR APPROVED EQUAL UNDER ALL ROCK BEDS. DO NOT INSTALL WEED BARRIER BELOW SHREDDED RED CEDAR WOOD MULCH BEDS.

26. MULCH SHALL BE 4" DEPTH 1" TO 3" DIA. LOCAL GRAY/TAN RIVER ROCK ON WEED BARRIER FABRIC. ALL PLANTS SHALL HAVE 4" DEPTH RING OF SHREDDED CEDAR MULCH ABOVE EACH PLANTING PIT AT 2 TIMES THE CONTAINER DIAMETER. MULCH & ROCK COLOR AND SAMPLES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.

27. TREES IN SEEDED OR SODDED AREAS AND AS DESIGNATED ON THE DRAWINGS SHALL HAVE A MULCH RING WITH NATURAL CEDAR FIBER MULCH PER THE PLANTING DETAILS.

IRRIGATION

28. CONTRACTOR SHALL PROVIDE DESIGN-BUILD IRRIGATION PLAN SUBMITTAL TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. DESIGN SHALL BE PER ALL PERTINENT CODES AND INDUSTRY STANDARDS WITH COMPLETE MATERIALS LIST. 29. SYSTEM DESIGN SHALL BE AUTOMATIC, PERMANENT AND UNDERGROUND IN ALL LANDSCAPE AREAS WITH RAIN SENSOR.

30. TURF AREAS SHALL BE ZONED SEPARATELY FROM PLANTING BEDS, AND NATIVE TURF SEPARATE FROM HIGH WATER GRASSES. DESIGN TO ELIMINATE OVER SPRAY. 31. BEDS SHALL BE LOW-GALLONAGE DRIP-IRRIGATED BY HYDROZONES ACCORDING TO PLANT WATER DEMAND. EMITTERS SHALL BE RAINBIRD XERIBUG WITH DIFFUSER END CAPS OR APPROVED EQUAL.

> 4" MIN. MULCH DEPTH WITH WEED BARRIER. OMIT WEED BARRIER AT R.O.W. TREES AND TREES IN SOD.

- TURF AS SPECIFIED

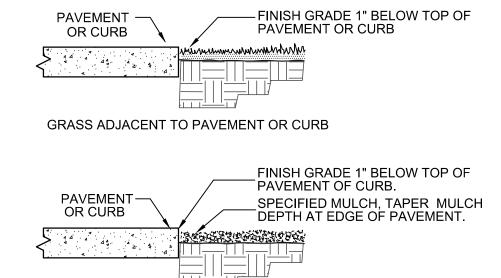
SPECIFIED STEEL EDGING WITH ROLLED PROTECTIVE

– STAKES AS SPECIFIED

SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

NOT TO SCALE

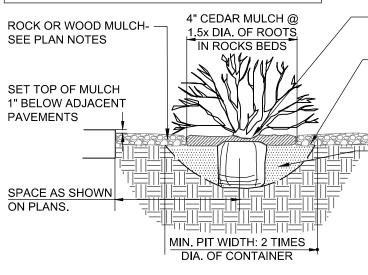
Landscape Edger



MULCH ADJACENT TO PAVEMENT & CURB

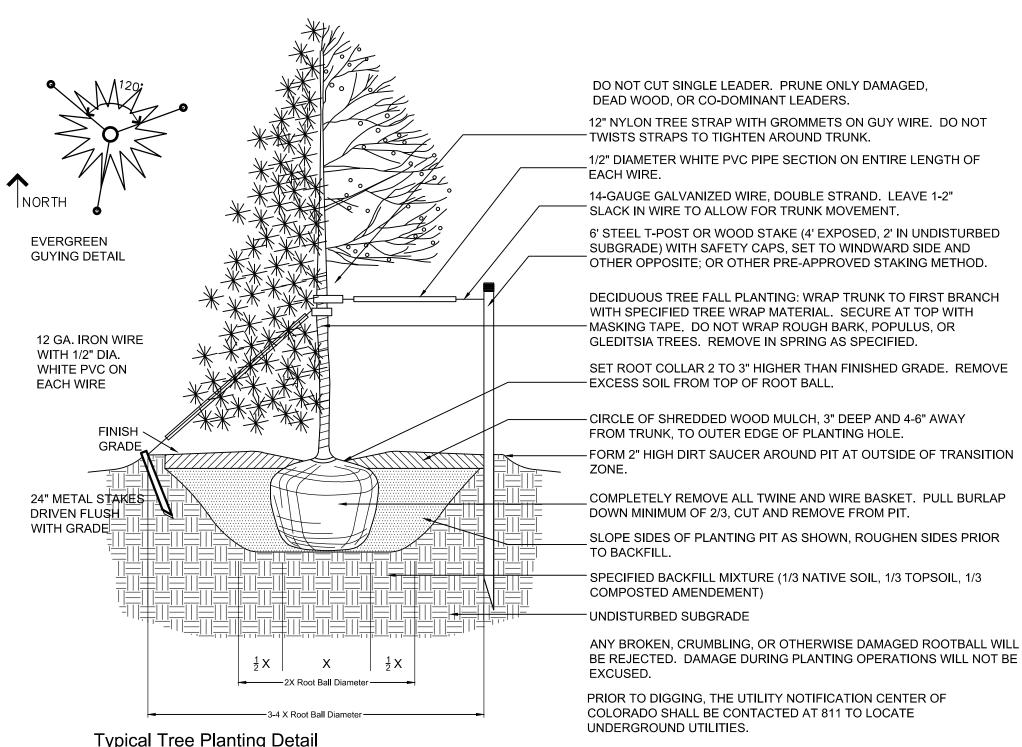


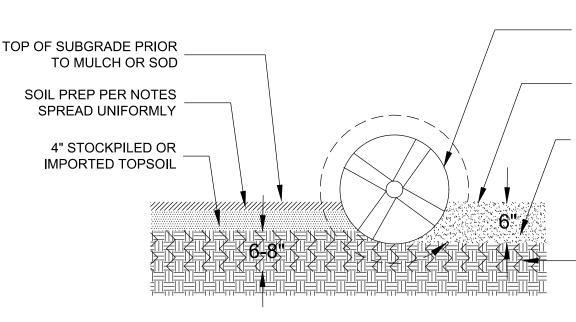
APPLY MULCHES TO DEPTHS AS NOTED ON PLANS. IN ROCK MULCH BEDS, SHRUBS & GRASSES SHALL HAVE SHREDDED CEDAR MULCH RING AT PLANT BASE 1.5



Shrub Planting Detail NOT TO SCALE







TILLER BLADES

FINE GRADED SMOOTH & RAKED SURFACE PER NOTES

THOROUGHLY MIXED / CULTIVATED SUBGRADE WITH **TOPSOIL & AMENDMENT TO 6-8"**

TILL UNDISTURBED / COMPACTED SUBGRADE TO 6-8" DEPTH PRIOR TO ADDING TOPSOIL & SOIL PREP

Rototilled Soil Prep Depth (All Landscape Areas)

NOT TO SCALE

TIMES GREATER THAN CONTAINER DIAMETER.

PLANTS SHALL BE SPACED & LOCATED RELATIVE TO CURBS. WALKS STRUCTURES & OTHER PLANTS AS SHOWN ON PLANS

PLANT SHRUB 1-2" HIGHER THAN FINISHED SUBGRADE. -DIG PIT TWICE AS WIDE AS CONTAINER. -SLOPE SIDES OF PLANTING PIT AS

SHOWN & SCARIFY. -LOOSEN SIDES OF ROOTBALL PRIOR TO BACKFILL.

SPECIFIED BACKFILL MIXTURE-BACKFILL & WATER-IN THOROUGHLY. BROKEN ROOTBALLS WILL BE REJECTED.

PRUNE DEAD OR DAMAGED WOOD PRIOR TO PLANTING





