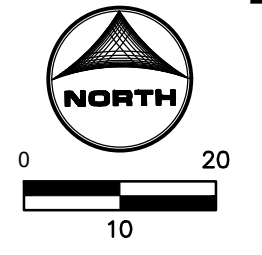


Please include:

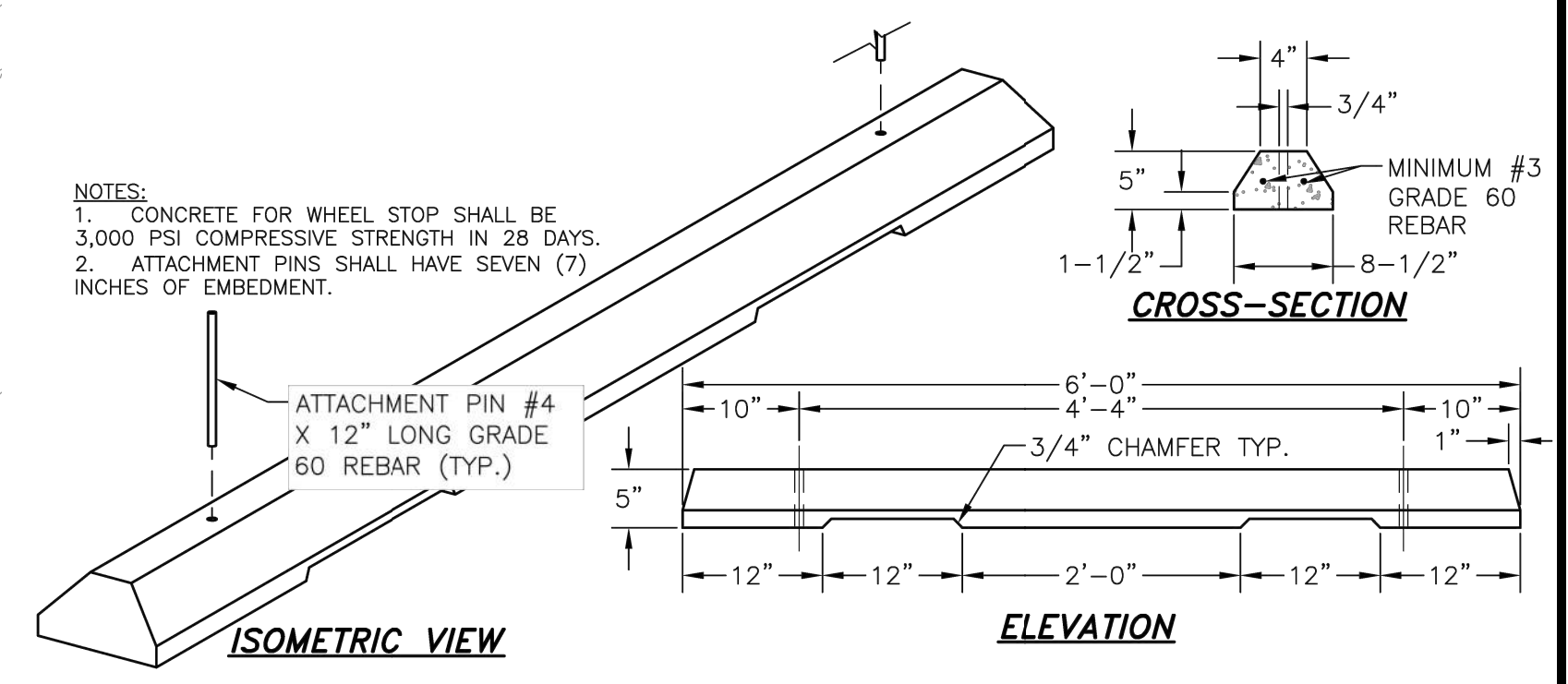
- Show an image the property as a whole not just a zoomed in portion
- The existing zoning of the subject property and the existing zoning of surrounding properties.
- Title "Substitute Landscape Plan"
- Table depicting what is provided vs required
- Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.
- The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated ground cover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated.
- All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the owner/ developer's property, shall be identified.

Location of:

- ROW (depict ROW dedication too)
- Easements
- surrounding zoning districts



- LANDSCAPE IMPROVEMENTS
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.
 2. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.
 3. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 4. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.
 5. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE MATERIALS, ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.
 6. ALL PLANT MATERIAL LOCATIONS SHOWN ARE APPROXIMATE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. THESE QUANTITIES ARE INCIDENTAL AND THE CONTRACTOR SHALL VERIFY.
 8. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.
 9. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
 10. ALL PLANTS SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.
 11. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.
 12. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
 13. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.
 14. WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK IN EXTREMELY HOT, DRY WEATHER. WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.
 15. CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL ACCEPTANCE INSPECTION.
 16. ALL DISTURBED AREAS TO BE SEEDED, ARE TO RECEIVE 8" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEEDING SHALL BE AS PER EL PASO COUNTY STANDARDS.
 17. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LANDSCAPE LEGEND.
 18. ALL PLANTS WILL BE APPROPRIATELY MAINTAINED TO MEET THE WATERING, MAINTENANCE, ACCEPTANCE, AND WARRANTY REQUIREMENTS.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES.
 21. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATION OF OR RELATED TO THE CONTRACTOR'S WORK.



NOTES:
 1. CONCRETE FOR WHEEL STOP SHALL BE 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
 2. ATTACHMENT PINS SHALL HAVE SEVEN (7) INCHES OF EMBEDMENT.

WHEEL STOP DETAIL
 SCALE: NTS
90% CONSTRUCTION DOCUMENTS

HR GREEN Xrefs: XC-Dwg; XC-Driveway; XC-Electrical; XC-Lift-Station; XC-Utit; Xg1-1-gh01-Ls; XC-FINAL-EC; XC-Initial-EC

DRAWN BY: ACH JOB DATE: 6/19/2024
 APPROVED: JF JOB NUMBER: 201662.07
 CAD DATE: 6/21/2024
 CAD FILE: J:\2020\201662.07\CAD\Dwgs\C\Lift_Station\Ls_Landscape

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
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D.R. HORTON - GRANDVIEW RESERVE
 SANITARY SEWER LIFT STATION
 DESIGN & PERMITTING SERVICES
 EL PASO COUNTY
 PEYTON, CO



CIVIL
 LANDSCAPING PLAN

File Number:
 PPR2421

SHEET
C109