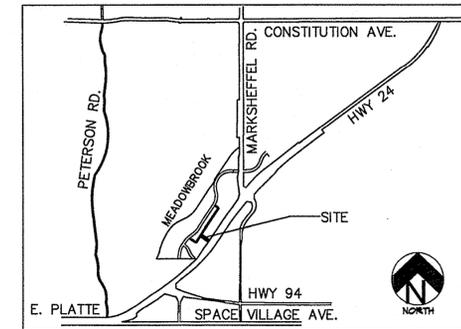


MAINTENANCE NOTE

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT, IN ANY EVENT, SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE (1) YEAR.



VICINITY MAP

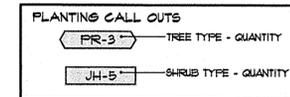
General Notes	
Revision/Issue	Date
PER DESIGN CHANGES	7/31/06
PER COMMENTS	8/10/06
PER COMMENTS	10/30/06
PER NOTES DATE	10/30/06
PER COMMENTS	10/30/07
PER PLAN CHANGES	1/28/08

PLANT SCHEDULE

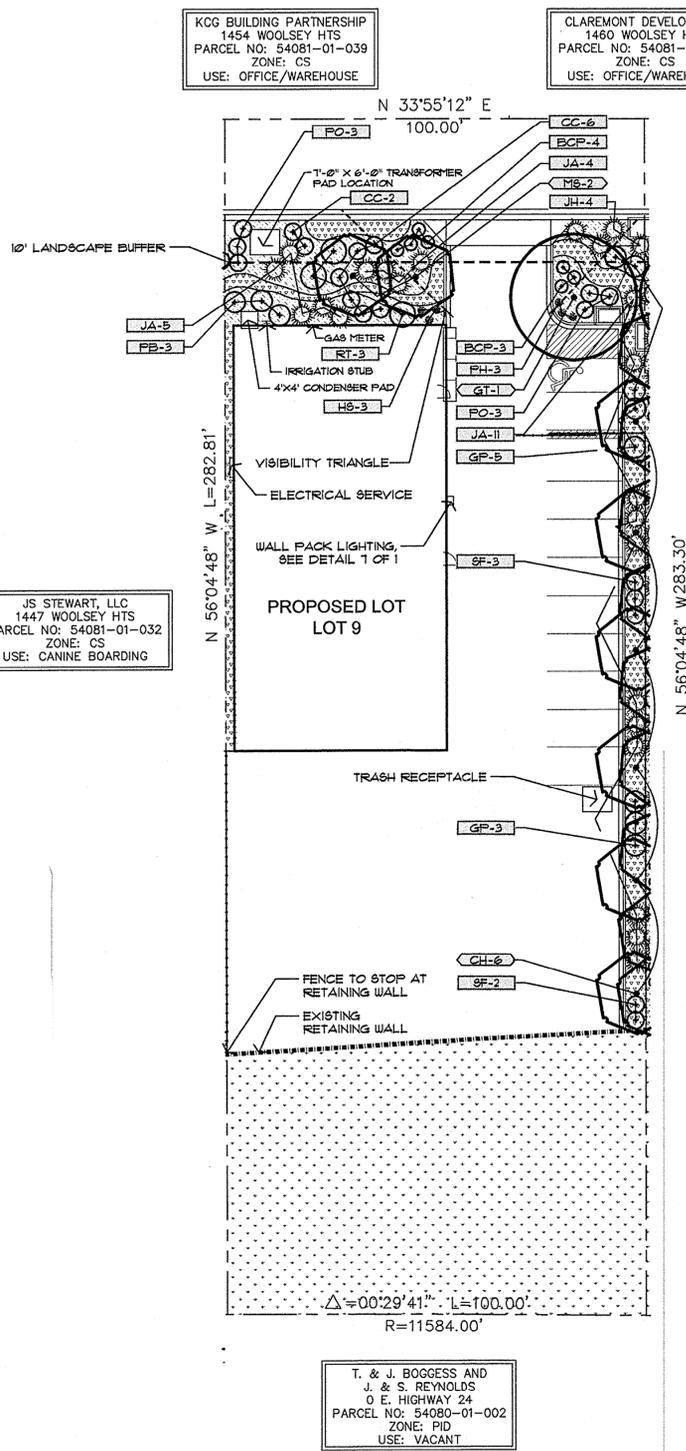
Symbol	Abbr.	Botanical Name	Common Name	Key from Appendix B	Mature Width	Planting Size	Notes
DECIDUOUS TREES:							
+	CH	1	<i>Crategeus crus-galli</i> Inermis	Cockspur Hawthorn	235AD	20'	1-1/2' cal.
	GT	1	<i>Gleditsia triacanthos</i>	Skylark Honeylocust	45A	30'	1-1/2' cal.
	MS	2	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	467B	15'	1-1/2' cal.
EVERGREEN SHRUBS:							
⊙	JA	20	<i>Juniperus chinensis</i> 'Armstrong'	Armstrong Juniper	DA	6-8'	5 gal.
	JH	4	<i>Juniperus horizontalis</i>	Blue Chip Juniper	2568A	6-8'	5 gal.
DECIDUOUS SHRUBS:							
⊙	BCP	1	<i>Berberis thunbergii</i> 'Crimson Pinyon'	Crimson Pinyon Berberry	45A	2-3' / 1-2'	5 gal.
	CC	8	<i>Caryopteris x clandonensis</i> 'Drk Knt'	Dark Knight Blue Mist Spirea	1235A	3-4'	5 gal.
	GP	8	<i>Ligustrum x vicaryi</i>	Golden Privet	A	6-8'	5 gal.
	FB	3	<i>Prunus boissae</i>	Western Bird Cherry	1249A	4-6'	5 gal.
	FO	6	<i>Potentilla fruticosa</i> 'Abbotswood'	Abbotswood Potentilla	4567B	3-4'	5 gal.
	RT	3	<i>Rhus typhina</i>	Staghorn Sumac	561AD	6-8'	5 gal.
	SF	5	<i>Spiraea x bumalda</i> 'Froebelii'	Froebel Spirea	5A	3-4'	5 gal.
ORNAMENTAL GRASSES:							
•	HS	3	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1235D	18-24"	1 gal.
	PH	3	<i>Pennisetum alopecuroides</i> 'Himein'	Dwarf Fountain Grass	A	1-2'	1 gal.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Blue/Gray River Rock Cobble 2-4" Diameter	1,381 SF
	Organic Mulch 3" - See Notes	1,151 SF
	Protect Existing Non-Irrigated Seed	6,456



PROJECT DATA	
Property Area:	28,298 SF
Parking Stalls:	9, 1 Loading - 10 Total
Zoning:	CS
Total Landscape Area:	8,994 SF
Landscape Setback:	10'
10' Shrubs Substituted for one(1) tree	
-Live Ground Cover Req/Prov.	15%/15%
Internal Landscape Requirement:	1,415 SF
Internal Landscape Provided:	1,811 SF
-Live Ground Cover Req/Prov.	50%/50%
Building:	5,000 SF



N 56°04'48" W L=283.30'

△=00°29'41" L=100.00'
R=11584.00'

T. & J. BOGGESS AND
J. & S. REYNOLDS
0 E. HIGHWAY 24
PARCEL NO: 54080-01-002
ZONE: PID
USE: VACANT

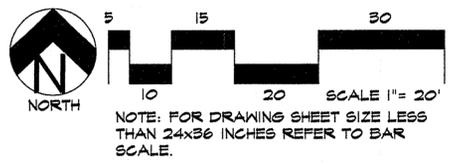
JS STEWART, LLC
1447 WOOLSEY HTS
PARCEL NO: 54081-01-032
ZONE: CS
USE: CANINE BOARDING

AERIALS GYMNASTICS
1459 WOOLSEY HTS
PARCEL NO: 54081-01-029
ZONE: CS
USE: GYMNASTICS FACILITY

KOG BUILDING PARTNERSHIP
1454 WOOLSEY HTS
PARCEL NO: 54081-01-039
ZONE: CS
USE: OFFICE/WAREHOUSE

CLAREMONT DEVELOPMENT
1460 WOOLSEY HTS
PARCEL NO: 54081-01-040
ZONE: CS
USE: OFFICE/WAREHOUSE

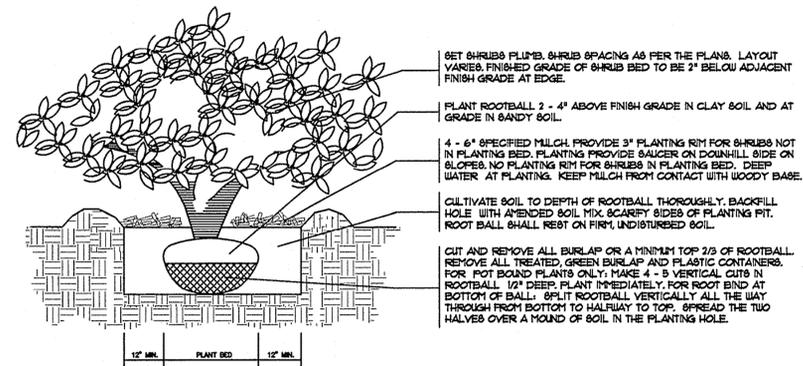
FINAL LANDSCAPE PLAN



CBP LOT 9-1
1453 WOOLSEY HEIGHTS
EL PASO COUNTY, COLORADO SPRINGS, CO 80915

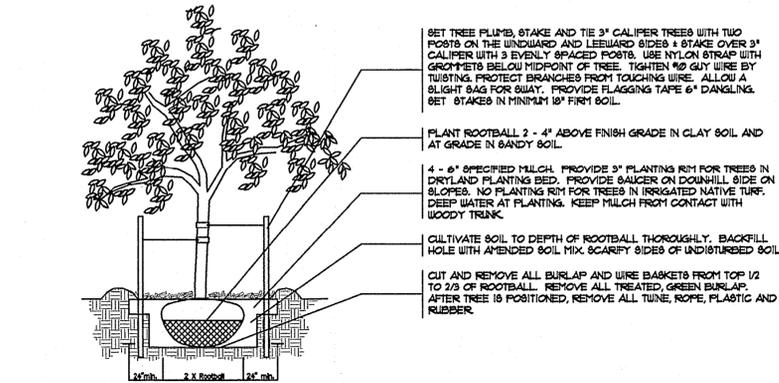
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Date:	6/7/06	3 OF 5
Scale:	SEE PLAN	

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.



1 SHRUB PLANTING DETAIL
NTS

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



2 DECIDUOUS TREE PLANTING DETAIL
NTS

LANDSCAPE CONTRACTOR NOTES

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY EL PASO COUNTY.
CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS SPEC HANDBOOK, 1996 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.
QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.
LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-10 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE:
-- PLANT MATERIAL SIZE AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION
-- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE)
-- LANDSCAPE AND IRRIGATION FINCH LIST INSPECTION AND FINAL INSPECTION.
A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.
CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, TURF AND IRRIGATION SYSTEM. REPLACEMENT PLANT MATERIAL SHALL BE OF THE SAME SPECIES AND SIZE AS THE REMOVED PLANT MATERIAL.
THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK, REV EDITION 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATIVE TO THE LANDSCAPE OR IRRIGATION SYSTEM.
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INSTALLATION NOTES

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS PER PLAN.
PLANT BACKFILL SHALL BE 10% NATIVE ON-SITE SOIL, AND 30% LOW SALT COMPOST.
TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS.
ALL EDGING SEPARATING TURF, PLANTER, DECORATIVE ROCK OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH FIN. EDGING TO BE EXPOSED 1/2" ABOVE FINISHED GRADES. INSTALL EDGING OVERLAP MINIMUM 6" WITH TWO FIN PER MANUFACTURE RECOMMENDATIONS.
EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING:
- 3 CUBIC YARDS OF CLASS 1 OR 2 BIO COMPOST PER 1000 SF FILLED INTO TOP 6" OF SOIL.
ALL PARKING LOT ISLANDS TO BE EXCAVATED TO 30" DEPTH AND FILLED WITH IMPORTED TOPSOIL.
ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN AND SECURED WITH STAPLES.
ORGANIC MULCH TO BE HOMESTEAK 'METRO MULCH' (DARK BROWN) OR APPROVED EQUAL WITH NO LANDSCAPE FABRIC. ORGANIC WOOD MULCH SHALL BE PROVIDED FOR TREES AND SHRUBS IN ROCK MULCH AREAS PER DETAILS.
GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.
DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS ON SEEDED SLOPES 3:1 AND GREATER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS.
EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

IRRIGATION SYSTEM NOTE

A UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND ROTOR/SPRAY SYSTEM FOR TURF AREAS. SYSTEM TO BE DESIGNED/BUILD.

General Notes

Revision/Issue	Date
PER DESIGN CHANGES	7/31/06
PER COMMENTS	8/10/06
PER COMMENTS	10/9/06
PER NOTES DATE	10/30/06
PER COMMENTS	10/30/07
PER PLAN CHANGES	1/28/08



ALL AMERICAN LANDSCAPE, INC.
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-4313

CBP LOT 9-1
1453 WOOLSEY HEIGHTS
EL PASO COUNTY, COLORADO SPRINGS, CO 80915

Drawn by: JM	Sheet
Date: 6/7/06	4 OF 5
Scale: SEE PLAN	