## **LEGAL DESCRIPTION:**

LOT 2, ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A, EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 209712968 OF THE EL PASO COUNTY RECORDS.

tax schedule no. 5333303016

### SITE CATEGORY CALCULATIONS

area bldg area	2.09AC 10,134SF
name/bndry classifcation width req/prov SYOUNG length of frontage/bndry req tree/ft trees req/prov shrub sub req/prov orn. grass req/prov category abrv.	SANDY CO 10,134SF 10' 238' 1/30' 7/8 10/10 N/A (s)

	/orrini internative	370
	internal area req/prov	4,552 SF/5,965 SF
≰	trees req/prov (1/500sf)	5/8
INTERNAL	shrub sub req/prov	30/30
쁘	orn. grass req/prov	N/A
5	category abrv.	(i)
I		

	name/bndry	SOUTH E
	# of spaces	34
trees	s req/prov <i>(1/15 spaces)</i>	2/2
$\vdash$	length of frontage/bndry	90'
$\subseteq$	2/3 length	60'
>	category abrv.	(v)
$\geq$		

## **GENERAL LANDSCAPE NOTES:**

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to

All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.

3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows: - 3 cubic yards per 1000 s.f. of well-composted aged manure or premium compost.

> RECOMMENDED SOIL AMENDMENT: TRI-MIX III as supplied by C&C Sand

-To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.

4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.

5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.

6. ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD

7. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".

8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.

9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.

10. SLOPE REVEGETATION: Slope revegetation shall combine native seeding and erosion control blanket and shall be applied on all site slopes 3:1 or greater. This method utilizes the following steps.

A. Till or disk finish grade to depth of 1/4" to 1".

B. Seed shall be planted by hydro-mulch at specified rate. Applied evenly over a moist, roughened subgrade.

C. Apply specified seed mix at specified rate over entire revegetation area.

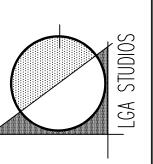
D. Cover slope area with, anchored, straw erosion control blanket. Blanket shall be 'NORTH AMERICAN S150' erosion control blanket, or approved equal. Installed per manufacturer specification. As supplied by NILEX CORP. Englewood, Colorado 800-537-4241 303-766-2000

11. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.

12. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.

\*SEE SHEET LS2 FOR PLANT SCHEDULE

COBBLE STREAMBED 1,038 sf



0 areh SDP  $\geq$ J.  $\bigcirc$  $\supset$ DE.SS. SANDY SANDY RADO SI  $\bigcirc$ 

Project No. LGS17-1523 File No.

Drawn:

Checked:

Issued:

Revisions:

PLANT GROUND COVER AND

PERENNIALS LEVEL AT GRADE.

SOIL TO BE WELL CULTIVATED

TO A MINIMUM DEPTH OF 6".

KEEP PLANTS MOIST AND

SHADED UNTIL PLANTED.

IN CLAY SOIL, WORK IN

TOPSOIL AND ORGANIC

RATIO AND QUANTITY.

 $\frac{3}{LS2}$  PERENNIAL/GROUND COVER PLANTING DETAIL

COMPOST, SEE SPECS, FOR

IN SAND, WORK IN TOPSOIL,

MANURE. SEE SPECS FOR RATIO AND QUANTITY.

WIDTH COND SIZE

20-30` B & B 1.5" Cal.

10-15` B & B 1.5" Cal.

15` B & B 1.5" Cal.

COND SIZE

CONT. 5 GAL

CONT. 5 GAL

CONT. 5 GAL

CONT. 1 GAL

CONT. 1 GAL

CONT 1 GAL

CONT. 1 GAL

CONT. 1 GAL

WIDTH COND SIZE

WIDTH COND SIZE

2-3`

2-3`

ORGANIC COMPOST AND AGED

SHREDDED AGED MULCH 3"-

GROUNDCOVERS.

DEEP FOR PERENIALS AND

UNDISTURBED SOIL

Gleditsia triacanthos inermis `Sunburst` / Sunburst Common Honeylocust

Malus x `Coralcole` TM / Coralburst Crab Apple

Cornus alba `Red Gnome` / Tatarian Dogwood

Juniperus sabina `Buffalo` / Buffalo Juniper

11 Physocarpus opulifolius `Diablo` / Diablo Ninebark

Aquilegia chrysantha / Golden Columbine

Hemerocallis x `Autumn Red` / Autumn Red Daylily

Helictotrichon sempervirens / Blue Oat/Blue Avena

Calamagrostis x acutiflora `Overdam` / Overdam Feather Reed Grass

BOTANICAL NAME / COMMON NAME

Centranthus ruber / Red Valerian

QTY BOTANICAL NAME / COMMON NAME

PN 7 Prunus nigra `Princess Kay` / Princess Kay Plum

QTY BOTANICAL NAME / COMMON NAME

CODE QTY BOTANICAL NAME / COMMON NAME

DO NOT REMOVE OR CUT LEADER.

AVOID FALL PLANTING IF POSSIBLE.

WILL NOT BE APPROVED

WEED BARRIER —

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

REPRESENTATIVE

• PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S

AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20%

• STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST

24" MIN. 2x ROOTBALL 24" MIN.

MULCH SEE

(4) COBBLE @ MULCH

FINISH GRADE

 $\frac{1}{3}$  TO  $\frac{1}{2}$  OF ROCK SHALL BE BURIED

6 LANDSCAPE BOULDER

PLAN FOR TYPE

 $\binom{1}{LS2}$  DECIDUOUS TREE PLANTING DETAIL

• PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO

AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30%

SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES.

FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT

- PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN

4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN

KEEP MULCH FROM CONTACT WITH WOODY BASE.

ON FIRM, UNDISTURBED SOIL.

PLANTING BED. PLANTING PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES.

NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING.

- CUT AND REMOVE ALL BURLAP OR A MINIMUM TOP 2/3 OF ROOTBALL. REMOVE

ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND

PLANTS ONLY: MAKE 4 - 5 VERTICAL CUTS IN ROOTBALL 1/2" DEEP. PLANT

IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL

VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP.

SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH

AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT. ROOT BALL SHALL REST

PLANT SCHEDULE

<u>SHRUBS</u>

SANDY SOIL

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

2 SHRUB PLANTING DETAIL N.T.S.

1. STEEL EDGING ONLY TO BE USED WHEN STREAM

2. NO STEEL EDGE WHEN STREAM BED ABUTTS

3. MIN 3% CROSS SLOPE

MULCHED PLANTING

3% SLOPE BED ABUTTS TURF AREA

AREAS

— FINISH GRADE

– 16" STAKES AT

PLANTING.

MULCHED AREA ک

- SET TREE PLUMB, STAKE TREES WITH TWO MIN. 1 1/2" DIA, TREATED WOOD STAKES. STAKE WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH

TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN

DRYLAND PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES.

NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF

CULTIVATE SOIL TO DEPTH OF ROOTFLARE THOROUGHLY. BACKFILL HOLE

STEEL EDGE —

3/4"-1 1/2"— BLUE-GREY RIVER ROCK

TURF

4"-8" —

TYPICAL STREAM BED N.T.S.

3/16" x 4" RYERSON STEEL

**EDGING OR EQUAL** 

7 STEEL EDGE DETAIL
N.T.S.

3" DEPTH —

MULCH

BLUE-GREY RIVER ROCK (30%)

12"-18" COBBLE-

GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY

PLANT ROOTFLARE AT FINISH GRADE IN CLAY OR SANDY SOIL.

PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

- 4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR TREES IN

ROOTFLARE. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS

WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

MINIMUM 18" FIRM SOIL

\_\_\_ 4" - 6" COBBLE

FINISH GRADE —

COMPACTED SUBGRADE

MULCH TO ABUT

COBBLE

— 4'x3'x2' APPROXIMATE

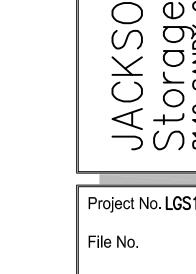
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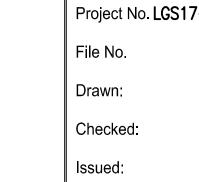
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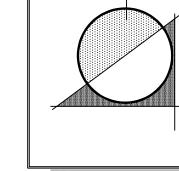
Project No. LGS17-1523

SON

JACK Stord 8140 SANE COLORADO







# Markup Summary

### #003300 (1)



Subject: Callout Page Label: 1 Lock: Locked Status:

Checkmark: Unchecked Author: dsdkendall Date: 12/29/2017 9:08:28 AM

Color: Layer: Space:

Needs Screening, minimum 3 feet.