

GENERAL LANDSCAPE NOTES

1. THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE, RESERVE THE RIGHT TO REFUSE ANY PLANT AS UNACCEPTABLE. TREES WILL BE SELECTED BY LANDSCAPE ARCH.
2. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE BEGINNING OF WORK.
3. THE LANDSCAPE ARCHITECT OR OWNER ARE TO APPROVE ANY AND ALL SUBSTITUTIONS.
4. PLANT COUNTS PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANTS TAKE PRECEDENCE.
5. DOUBLE STAKE ALL TREES.
6. SPRINKLERS CONTRACTOR MUST GUARANTEE 100% COVERAGE IN ALL LANDSCAPE AREAS.
7. EXPOSED SOIL IN PLANTERS SHALL BE RAKED AND FREE FROM ROCKS, ROOTS, WEEDS, ETC.
8. FINISHED GRADE IN GROUND COVER, GRANITE AND LAWN AREAS SHALL BE 1.5" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
9. PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS AND INJURY.
10. GROUND COVERS AND/OR DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. AFTER ALL WORK IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INCORPORATED IN THE SCOPE OF WORK FROM THE JOB SITE.
12. GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION AND DISPOSAL NECESSARY TO BRING GROUND TO FINISHED GRADE AS SHOWN ON THE PLAN. (ONCE GENERAL CONTRACTOR HAS PROVIDED FINISHED GRADE WITHIN 1/10 OF 1".
13. ALL EARTHWORK IS TO BE DONE SO THAT WATER DRAINS AWAY FROM ALL STRUCTURES.
14. A PRE-EMERGENT HERBICIDE IS TO BE APPLIED TO ALL GRANITE AREAS AFTER THE GRANITE HAS BEEN LAID, INCLUDING RIP-RAP AREAS IN APPLICABLE.
15. ALL UNDERGROUND CONDUITS ARE TO BE LOCATED BEFORE DIGGING. IF DOUBT EXISTS CALL COLORADO 811 (800) 922-1987 OR 811.
16. ALL MATERIALS TO BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER FINAL APPROVAL BY THE CITY AND WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
17. ALL TREES PLANTED WILL BE A MINIMUM OD A 2" CALIPER AT TIME OF PLANTING.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING UNDER ALL SHOWN OR UNSOWN PAVED PAVED SURFACES.
19. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY.
20. GENERAL CONTRACTOR IS TO PROVIDE A ROUGH GRADE FOR BERMS AND MOUNDS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADING AND BERMS, PER LANDSCAPE ARCHITECT'S DIRECTION.
21. GENERAL CONTRACTOR SHALL COORDINATE ALL MOUNDING AND BERMS WITH LANDSCAPE CONTRACTOR, GRADING CONTRACTOR AND CIVIL PLANS.
22. CONTRACTOR TO PROVIDE MAINTENANCE FOR ONE FULL YEAR FROM FINAL ACCEPTANCE PROVIDED IN WRITING FROM THE LANDSCAPE ARCHITECT.
23. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE LANDSCAPE POLICY MANUAL. ALL EVERGREEN TREES WILL BE A MINIMUM OF 6' TALL AT TIME OF PLANTING.
24. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS AND PUBLIC ACCESS WAYS. SHRUBS MUST BE AT MATURITY 3' FROM ALL SIDES OF A FIRE HYDRANT.
25. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
26. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LAND OWNER OR LESSOR AFTER THE ONE YEAR WARRANTY PERIOD FOR THE LIFE OF THE PROJECT.
27. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. AFTER ONE YEAR, ALL MISSING PLANT MATERIAL WILL BE REPLACED PER THE APPROVED LANDSCAPE PLAN.
28. TREES, SHRUBS, VINES, GROUND COVER, AND NATIVE SEED MIX THAT HAVE TO BE REPLACED UNDER WARRANTEE TERMS SHALL BE GIVEN AN EXTENDED WARRANTEE BASED ON DATE OR REPLACEMENT.
29. SIGNS REQUIRE A SEPARATE SUBMITTAL
30. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE MATERIAL, AND THAT SUCH MUST BE RELOCATED CORRECTLY BEFORE THE FIELD INSPECTION WILL BE ACCEPTED OR ISSUED A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
31. EDGE OR GRANITE CONSTRUCTION LIMIT LINE TO BE STRAIGHT, UNIFORM AND CLEAN AT ALL FUTURE LANDSCAPE AREAS (TYPICAL).
32. NO OBSTRUCTION TO THE VIEW WITHIN THE SITE VISIBILITY AREA SHALL BE ERECTED, CONSTRUCTED OR PARKED. ALL TREES WITHIN THE SITE VISIBILITY AREA WILL MAINTAIN A CANOPY HEIGHT 6' ABOVE THE CURB ELEVATION, ALL SHRUBS IN THE SITE VISIBILITY AREA MAY NOT REACH A MATURE HEIGHT OVER 24".
33. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNTIL ACCEPTANCE BY LANDSCAPE ARCHITECT AND CITY OF COLORADO SPRINGS.

GENERAL SEEDING NOTES

1. FOR NON-IRRIGATED PROJECTS, SEEDING SHOULD OCCUR BETWEEN NOVEMBER 15 AND APRIL 15.
2. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
3. ALL PROPOSED SEED AREAS TO BE ROTO-TILLED TO A DEPTH OF 8". THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED AND GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER, OR ANY OTHER OBJECTS WHICH MAY IMPEDE SEEDING FROM THE SITE.
4. GENERAL CONTRACTOR SHALL PROVIDE 6" OF TOPSOIL AT ALL SEEDED AREAS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
5. IN AREAS TO BE SEED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED AND SHOULD BE IN A FRIABLE CONDITION. LESS THAN AN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
6. A LOCAL PROVIDED ORGANIC COMPOST WILL BE APPLIED AND INCORPORATED INTO THE TOP 6 INCHES OF SOIL AT A SUFFICIENT RATE TO ACHIEVE 2% ORGANIC MATTER BY VOLUME.
7. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE. SEED DEPTH MUST BE 1/3 TO 1/2 INCHES WHEN DRILL-SEEDING IS USED. CROSS DRILLING (DOUBLE DRILLING) SHOULD BE USED WHENEVER POSSIBLE. THE SEED SHOULD BE DIVIDED BETWEEN THE TWO OPERATIONS, DRILLING THE SECOND SEED APPLICATION PERPENDICULAR TO THE FIRST. DRILL SEEDING MUST BE COMPLETED WITH A DRILL SEEDING MACHINE EQUIPPED WITH SEED BOXES DESIGNED TO PLANT WARM AND COOL SEASON NATIVE GRASS SEED. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED AT THE DISCRETION OF THE GEC INSPECTOR. SEEDING RATES MUST MATCH THE AMOUNTS AS SHOWN IN SECTION 4.0 FOR BROADCAST SEEDING OR HYDRO-SEEDING. BROADCAST SEED MUST BE LIGHTLY HAND-RAKED INTO THE SOIL. SEEDED AREAS SHALL BE MULCHED, AND THE MULCH MUST BE ADEQUATELY SECURED.
8. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
9. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING. MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED.
 - MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
10. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
11. A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.

PERFORMANCE STANDARD FOR VEGETATION ESTABLISHMENT

REQUIRED VEGETATION COVERAGE FOR FINAL STABILIZATION IS DEFINED AS FOLLOWS

1. UNIFORM VEGETATIVE COVER MUST BE ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70% OF THE PRE-DISTURBANCE VEGETATIVE DENSITY AS DETERMINED FROM PRE-DISTURBANCE PHOTOGRAPHS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS MUST BE EMPLOYED.
2. THE VEGETATION SHALL BE UNIFORM AND OF THE VARIETY AND SPECIES FOUND IN THE CITY APPROVED MIXES OR IN THE APPROVED GEC PLAN. NOXIOUS WEEDS MAY NOT BE COUNTED IN THE VEGETATIVE DENSITY. THE CITY WILL USE PRE-DISTURBANCE PHOTOGRAPHS TO DETERMINE THE REQUIRED COVERAGE AREA.
 - THE NUMBER AND SIZE OF NON-VEGETATED AREAS WITHIN THE AREA OF LAND DISTURBANCE SHALL BE REVIEWED AND EVALUATED BY THE GEC INSPECTOR DURING THE FINAL INSPECTION. THIS EVALUATION SHALL TAKE INTO ACCOUNT THE FOLLOWING AT A MINIMUM:
 - EVEN COVERAGE ACROSS AREA OF LAND DISTURBANCE (NO LARGE VISIBLE BARE SPOTS),
 - LOCATION OF NON-VEGETATED AREAS (I.E. NEXT TO AN INLET WOULD BE AN AREA OF CONCERN),
 - TYPE OF VEGETATION ESTABLISHED (WEEDS VS. TARGET SPECIES), AND
 - LACK OF VISIBLE EROSION WITHIN THE SITE.
3. FILL ANY ERODED RILLS AND GULLIES WITH TOPSOIL PRIOR TO ANY RESEEDING.
4. ENSURE ALL DISTURBED AREAS ARE SEED, MULCH AND RE-MULCH/BLANKET THE SITE AS NEEDED OR AS RECOMMENDED BY THE GEC INSPECTOR FOR AREAS FAILING TO MEET THE REQUIRED COVERAGE.
5. CONTROL NOXIOUS WEEDS IN A MANNER ACCEPTABLE TO THE GEC INSPECTOR.

LANDSCAPE LEGEND (ALL PLANTS ARE AREA 4)

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
 • All tree caliper required at time of planting.
 • Evergreen Trees to be 6" Tall at time of planting.

I.D.	TREES	WATER REQ.	SIZE	HEIGHT	ZONE / EXPOSURE	QTY	PLANT COM.
HL	Gleditsia triacanthos Honey Locust	[Key 45S] [S Water Zone]	2.0 Caliper	30' - 50'	3 Full Sun	78	C
PP	Pinus ponderosa Ponderosa Pine	[Key 2678D] [S Water Zone]	2.0 Caliper	30' - 50'	3 Full Sun	57	N
BP	Pinus artisata Bristlecone Pine	[Key 45678DA] [DA Water Zone]	2.0 Caliper	20' - 40'	4 Full Sun	30	C
BE	Gleditsia triacanthos Honey Locust	[Key 45S] [S Water Zone]	2.0 Caliper	40' - 50'	3 Full Sun	15	N
HB	Celtis occidentalis Hackberry	[Key 3457DA] [S Water Zone]	2.0 Caliper	40' - 60'	4 Full / Part Sun	32	C
EW	Pinus Strobus Eastern White Pine	[Key 45S] [S Water Zone]	2.0 Caliper	50' - 80'	3 Full / Part Sun	28	C
NR	Quercus rubra (Street Approved) Northern Red	[Key 4S] [S Water Zone]	2.0 Caliper	50' - 80'	5 Full Sun	16	C

I.D	SHRUBS / VINES	WATER REQ.	SIZE	HEIGHT	ZONE	QTY	KEY
SG	Panicum vigatum Switch Grass (T = S)	[Key 12346D] [DA Water Zone]	5 Gallon	3' - 4'	4 Full Sun	164	N
JG	Koeleria pyramidata June Grass	[Key 1236S] [S Water Zone]	5 Gallon	2' - 3'	5 Full Sun	235	N
GHO	Mahonia repens Grape Holly Oregon 'Compacta'	[Key 4S] [S Water Zone]	5 Gallon	3' - 5'	5 Full & Partial Sun / Shade	281	C
DMP	Pinus mugo 'Valley Cushion' V.C Dwarf Mugo Pine	[Key 1256D] [S Water Zone]	5 Gallon	5' - 10'	2 Full & Partial Sun	237	C
PL	Syringa x perica Persian Lilac	[Key 568DA] [DA Water Zone]	5 Gallon	4' - 8'	3 Full Sun	12	C
BSJ	Juniperus squamata Blue Star Juniper	[Key A] [A Water Zone]	5 Gallon	15" - 18"	4 Full & Partial Sun	114	C
OGJ	Juniperus pfitzer Old Gold Juniper	[Key DA] [DA Water Zone]	5 Gallon	Slow	4 Full Sun	70	C
FRG	Calamagrostis X acutiflora Feather Reed Grass (T=S)	[Key A] [A Water Zone]	5 Gallon	2' - 3'	5-9 Full / Part Sun	108	C
NP	Prunus americana Native Plum	[Key 4567S] [S Water Zone]	5 Gallon	3' - 5'	2 Full & Partial Sun	62	N
RS	Perovskia atriplicifolia Russian Sage (T=S)	[Key 12D] [D Water Zone]	5 Gallon	3'-4'	4 Full Sun	318	C
VC	Parthenocissus quinquefolia Virginia Creeper 'Slaked'	[Key 457 DA] [DA Water Zone]	15 Gallon	50'	3 Full & Partial Sun	16	H

GROUND COVERS

- A** Gravel Material 3/4" River Rock (Over Weed Fabric) (31,209 S.F.)
2" Depth in all planters unless otherwise noted
- B** SEED MIX A
El Paso County Conservation El Paso County Low Grow Mix 232,464 S.F. (Irrigated Seed Mixture).
- C** SEED MIX B
El Paso County Conservation El Paso County Low Grow Mix 63,128 S.F. (Irrigated Seed Mixture).
- SEED MIX C
El Paso County Conservation El Paso County Grow Mix 30,940 S.F. (Non-Irrigated DRILLED Seed Mixture).

El Paso County Low Grow Mix 232,464 S.F. (Irrigated Seed Mixture) (42 lbs PLS / Acre)				Pounds PLS			
Common Name: Wildflowers	Scientific Name:	Growth Season / Form	% of Mix	irrigated broadcast	non irrigated broadcast	non irrigated drill	
				irrigated hydroseed	non irrigated hydroseed		
Buffalograss	Buchloe dactyloides	Warm, sod	25	9.6	4.8	2.4	
Gramma, blue	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7	
Green needlegrass	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8	
Wheatgrass, western	pasoppyrum smithii	Cool, sod	20	12	6	3	
Gramma, sidecoats	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4	
Dropped sand	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2	
SEED RATE (LBS PLS / AC)				42	42	21	10.3

El Paso County Low Grow Mix 30,940 S.F. (Irrigated Seed Mixture) (42 lbs PLS / Acre)				Pounds PLS			
Common Name: Wildflowers	Scientific Name:	Growth Season / Form	% of Mix	irrigated broadcast	non irrigated broadcast	non irrigated drill	
				irrigated hydroseed	non irrigated hydroseed		
Buffalograss	Buchloe dactyloides	Warm, sod	25	9.6	4.8	2.4	
Gramma, blue	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7	
Green needlegrass	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8	
Wheatgrass, western	pasoppyrum smithii	Cool, sod	20	12	6	3	
Gramma, sidecoats	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4	
Dropped sand	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2	
SEED RATE (LBS PLS / AC)				42	42	21	10.3

PROJECT DATA:

- Internal Site Area: 1,118,979 S.F. (25.7 AC.)
- Building Area: 332,500 S.F.
- Coverage: 30%
- Parking Required: 250 Spaces
- Showroom 1/600
- Warehouse 1/1000
- 535 Spaces
- Parking Provided: 545 Spaces
- Trailer Pkg Provided: 50 Spaces

LANDSCAPE DATA:

- Internal Site Area: 1,118,979 S.F. (25.7 AC.)
- Internal Required LS: 5% - 55,945 S.F.
- Internal Provided LS: 24% - 275,171 S.F.

PARKING LANDSCAPE: (PL)

- Parking Provided: 545 Spaces
- Required Trees: 36
- (1 tree per 15 stalls)
- Provided Trees: 60 (PL)
- VECHICLE SCREENING:
- South Parking 643' LF Shrubs
- West Parking 536' LF Shrubs
- North Not Required
- East Parking 417' LF Shrubs

PERIMETER BOUNDARIES :

- NORTH: 1281' LF (NPL)
- Buffer Yard Not Required:
- Trees Required (1 Tree @ 30') 43
- Trees Provided 43
- WEST: 818' LF Powers Boulevard: (WPL)
- Landscape Setback Required - 25'
- Trees Required (1 Tree @ 20') 41
- Trees Provided 33
- 25% Shrub Substitution (10 x 10) 100
- Trees + Shrub Sub Provided: 43
- SOUTH: 1,572' LF (SPL)
- Buffer Yard Required Adjacent
- Property is Residential: - 15' (11,775 SF)
- Trees Required: (1 Tree @ 20') 79
- Trees Provided: 70
- 25% Shrub Substitution (9 x10) 190
- Trees + Shrub Sub Provided: 79

INTERNAL LANDSCAPE REQUIREMENT:

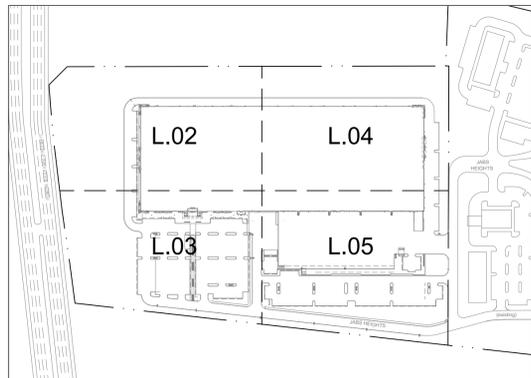
- Internal Required LS: 5% - 55,945 S.F.
- Internal Provided LS: 24% - 275,171 S.F.
- Trees Required: (1 Tree @ 500 SF) 112
- Trees Provided: 40
- Shrub Substitution Provided: (1 at 10) 720

El Paso County Conservation All Purpose Mix 63,128 S.F. (Irrigated Seed Mixture) (42 lbs PLS / Acre) DETENTION POND ONLY				Pounds PLS			
Common Name: Wildflowers	Scientific Name:	Growth Season / Form	% of Mix	irrigated broadcast	non irrigated broadcast	non irrigated drill	
				irrigated hydroseed	non irrigated hydroseed		
Bluestem, big	Andropogon gerardi	Warm, sod	20	4.4	2.2	1.1	
Gramma, blue	Bouteloua gracilis	Warm, bunch	10	5.5	0.25	0.13	
Green needlegrass	Nassella viridula	Cool, bunch	10	2	1	0.5	
Wheatgrass, western	pasoppyrum smithii	Cool, sod	20	6.4	3.2	1.6	
Gramma, sidecoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5	
Switchgrass	Panicum virgatum	Warm, bunch sod	10	0.8	0.4	0.2	
Prairie sandreed	Bouteloua curtipendula	Warm, bunch	10	1.2	0.6	0.3	
Yellow indiangrass	Sorghastrum nutans	Warm, sod	10	2	1	0.5	
SEED RATE (LBS PLS / AC)				10	19.3	9.7	4.8



VICINITY MAP

SCALE: NOT TO SCALE



KEY PLAN

SCALE: NOT TO SCALE

PROJECT TEAM

- | | |
|---|---|
| Owner
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8820 American Way
Englewood, CO 80112
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| Civil Engineer
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Ph: (623) 299-8982 | Landscape Architect
Laskin & Associates
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Phoenix, Arizona 85012
Contact: Daniel Dodson
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Ph: (602) 840-7771 |

GENERAL NOTES:

- Lot owners are responsible for the maintenance for shared common access drives and landscape areas fronting their property.
- ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, MANEUVERING AND PARKING AREAS WITHIN THIS PLATTED LOT SHALL BE FOR THE COMMON USE OF ALL USERS, PUBLIC AND PRIVATE, AND OWNERS OF THIS PLANNED DEVELOPMENT.
- Landscape improvements along all shared access shall be the responsibility of ownership for all maintenance

DEPN-23-0213

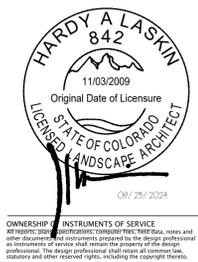
Major Modifications



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OWNERSHIP INSTRUMENTS OF SERVICE
All reports, plans, specifications, contracts, notes, and other documents prepared or provided by the design professional as instruments of service shall remain the property of the design professional. The design professional shall retain all copyright, trademark, and other rights, including the copyright therein.

FINAL LANDSCAPE PLAN
POWERS PROFESSIONAL PARK
AMENDED DEVELOPMENT PLAN
6910 TEMPLETON GAP ROAD COLORADO SPRINGS, COLORADO

AR DP 21-00219

Date: 09/23/2024

Revisions:

City Comments	Review 1	10/03/2022
City Comments	Review 2	10/30/2022
City Comments	Review 3	11/11/2022
City Comments	Review 4	09/23/2024

Project Number: 20068.100

Drawn By: D Dodson

Title: FINAL LANDSCAPE PLAN

L.01
14 OF 32 TOTAL SHEETS

TYPAR BIO BARRIER APPLICATION NOTES:

- NOTE APPLIES TO TREES ON PLANS NOTED OR FALL WITHIN THE REQUIREMENTS LISTED BELOW.
- ALL TREES WITHIN 5' OR LESS OF A UTILITY LINE SHALL RECEIVE ROOT BARRIER ON THE TREE BOX SIDE FACING THE UNDERGROUND PIPING.
 - ALL TREES WITHIN A RAISED PLANTER SHALL RECEIVE ROOT BARRIER ON ALL FOUR SIDES OF THE TREE BOX.
 - ALL TREES WITHIN A RAISED PLANTER A RETAINING WALL AND THE BUILDINGS SHALL RECEIVE ROOT BARRIER ON ALL FOUR SIDES OF THE TREE BOX.
 - ALL TREES WITHIN 3' OF A TRANSFORMER OR FIRE HYDRANT SHALL RECEIVE ROOT BARRIER ON THE TREE BOX SIDE FACING THE CABINET OR FH.
 - ALL TREES WITHIN 5' OF THE POOL OR SPA SHALL RECEIVE ROOT BARRIER ON THE TREE BOX SIDE FACING THE THE OBJECT. AUTHORIZED TYPAR DISTRIBUTOR: RITA RAFFERTY TARGET SPECIALTY PROD. 1059 WEST GENEVA DRIVE TEMPE, AZ 85282 (480) 517-0755 (800) 352-5548 FAX: (480) 517-0766 EMAIL: RITARAFFERTY@TARGETSPECIALTY.COM

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

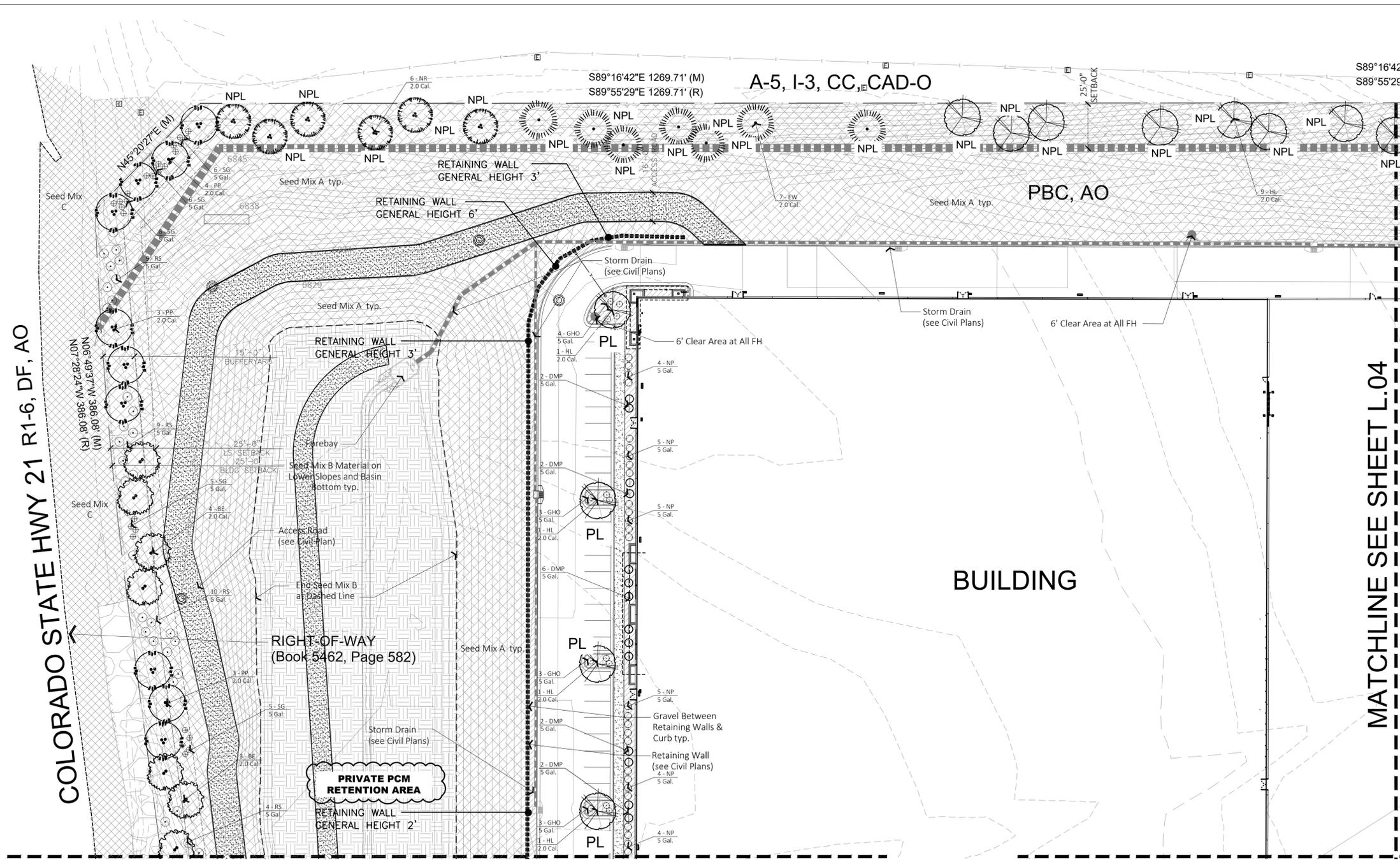
POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

GRADING AND MOUNDING NOTES:

- LANDSCAPE ARCHITECT TO APPROVE ALL MOUNDING AND GRADES PRIOR TO PLANTING.
- ELEVATIONS AND LOCATIONS OF MOUNDING ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECT'S REQUEST PRIOR TO INSTALLATION.
- GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLANS.
- GENERAL CONTRACTOR TO PROVIDE FINISHED GRADES WITHIN 1/10 OF 1"
- FINISHED GRADE IN LANDSCAPE, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
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TYPAR BIO BARRIER APPLICATION NOTES:

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LANDSCAPE LEGEND (ALL PLANTS ARE AREA 4)
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

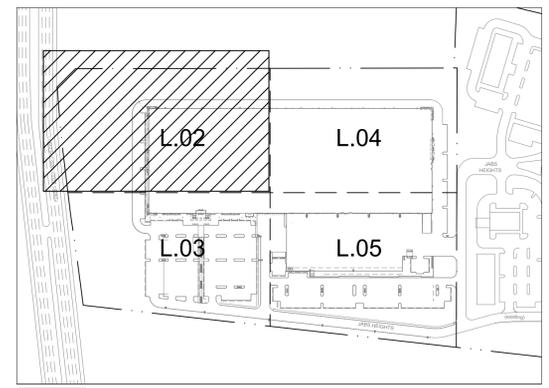
- All tree caliper required at time of planting.
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ID	TREES	KEY / WATER REQ.	SIZE	HEIGHT	ZONE / EXPOSURE	QTY	PLANT COMM.
HL	Gleditsia triacanthos Honey Locust	[Key 45S] [S Water Zone]	2.0 Caliper	30' - 50'	3 Full Sun	78	C
PP	Pinus ponderosa Ponderosa Pine	[Key 2878D] [S Water Zone]	2.0 Caliper	30' - 50'	3 Full Sun	57	N
BP	Pinus artisata Bristlecone Pine	[Key 45678DA] [DA Water Zone]	2.0 Caliper	20' - 40'	4 Full Sun	30	C
BE	Gleditsia triacanthos Honey Locust	[Key 45S] [S Water Zone]	2.0 Caliper	40' - 50'	3 Full Sun	15	N
HB	Celtis occidentalis Hackberry	[Key 3457DA] [S Water Zone]	2.0 Caliper	40' - 60'	4 Full / Part Sun	32	C
EW	Pinus Strobus Eastern White Pine	[Key 45S] [S Water Zone]	2.0 Caliper	50' - 80'	3 Full / Part Sun	28	C
NR	Quercus rubra (Street Approved) Northern Red	[Key 4S] [S Water Zone]	2.0 Caliper	50' - 80'	5 Full Sun	16	C

ID	SHRUBS / VINES	KEY / WATER REQ.	SIZE	HEIGHT	ZONE	QTY	KEY
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JG	Koeleria pyramidata June Grass	[Key 1236S] [S Water Zone]	5 Gallon	2' - 3'	5 Full Sun	235	N
GHO	Mahonia repens Grape Holly Oregon 'Compact'	[Key 4S] [S Water Zone]	5 Gallon	3' - 5'	5 Full & Partial Sun / Shade	281	C
DMP	Pinus mugo 'Valley Cushion' V C Dwarf Mugo Pine	[Key 1256D] [S Water Zone]	5 Gallon	5' - 10'	2 Full & Partial Sun	237	C
PL	Syringa x pericia Persian Lilac	[Key 568DA] [DA Water Zone]	5 Gallon	4' - 8'	3 Full Sun	12	C
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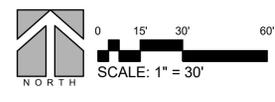
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SCALE: NOT TO SCALE

DEPN-23-0213
Major Modifications

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LANDSCAPE ARCHITECTS
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Suite 110
Phoenix, Arizona 85034
p (602) 840-7771
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www.laskininc.com



AR DP 21-00219

Date: 09/23/2024

Revisions:

City Comments	Review 1	10/03/2022
City Comments	Review 2	10/30/2022
City Comments	Review 3	11/11/2022
City Comments	Review 4	09/23/2024

Project Number: 20068.100

Drawn By: D. Dodson

Title: FINAL LANDSCAPE PLAN

L.02

15 OF 32 TOTAL SHEETS

MATCHLINE SEE SHEET L.02

BUILDING

TPYPAR BIO BARRIER APPLICATION NOTES:

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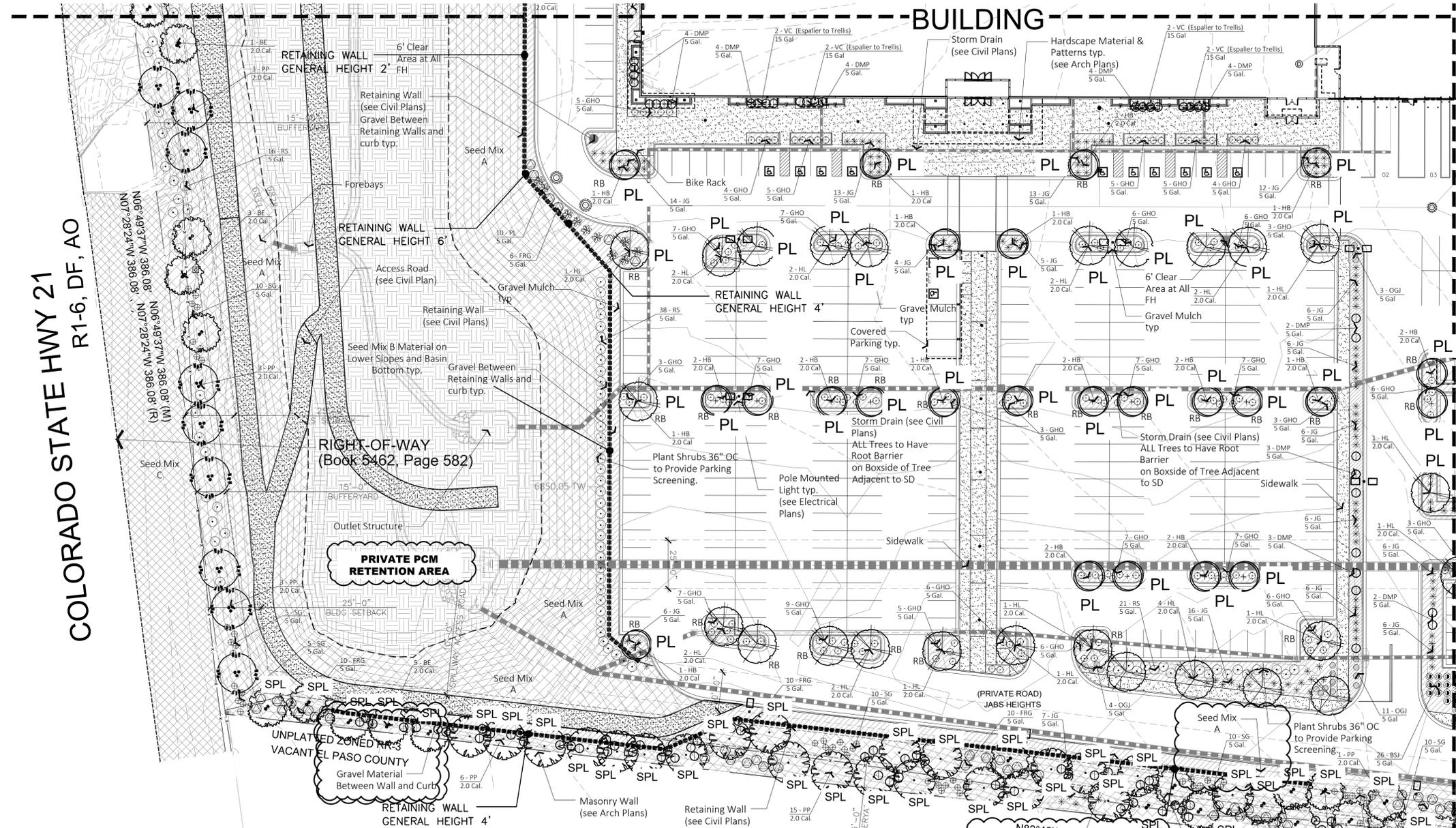


Butler Design Group Inc.
architects & planners
5013 East Washington St. #100
Phoenix, Arizona 85034
Phone 602-957-1800



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FINAL LANDSCAPE PLAN
POWERS PROFESSIONAL PARK
AMENDED DEVELOPMENT PLAN
 6910 TEMPLETON GAP ROAD COLORADO SPRINGS, COLORADO



LANDSCAPE LEGEND (ALL PLANTS ARE AREA 4)

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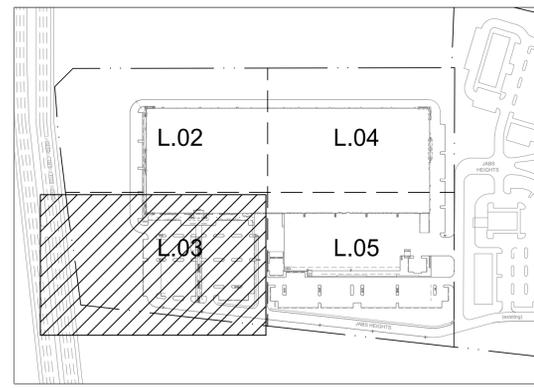
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A PORTION OF A TRACT OF LAND RECORDED AT RECEPTION NO. 208068886 AND RECEPTION NO. 206028177
 A PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

- Climate Zone: MILD, LOWER RIPARIAN AREA
- Plant Communities - refer to legend below for plant communities in each zone:
- Semi-arid Shrublands
 - Pinon-juniper woodlands
 - Prairie
 - Lower Elevation Riparian
 - Foothill Shrublands
 - Ponderosa Pine Forest
 - Upper Elevation Riparian
 - Douglas-fir Forest

- Hydrozones (supplemental water) - to be labeled by letter(s) on diagram:
- V - Very Low (0 to 7 inches per year)
 - L - Low (7 to 15 inches per year)
 - M - Moderate (15 to 25 inches per year)
 - H - High (more than 25 inches per year)



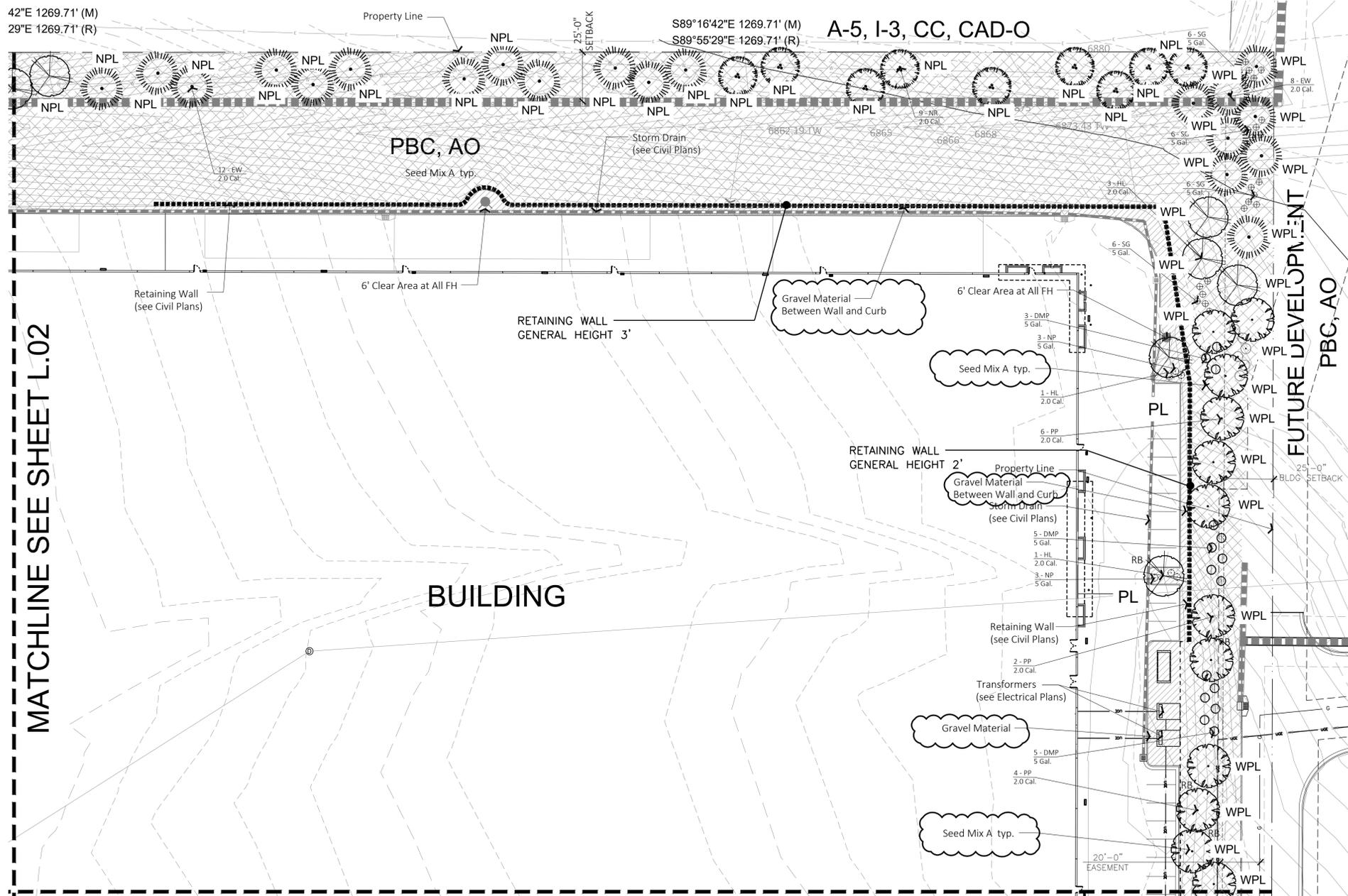
DEPN-23-0213
 Major Modifications

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 Suite 110
 Phoenix, Arizona 85034
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 www.laskin.design

AR DP 21-00219
 Date: 09/23/2024
 Revisions:
 City Comments Review 1 10/03/2022
 City Comments Review 2 10/30/2022
 City Comments Review 3 11/11/2022
 City Comments Review 4 09/23/2024

Project Number: 20068.100
 Drawn By: D Dodson
 Title: FINAL LANDSCAPE PLAN
L.03
 16 OF 32 TOTAL SHEETS

42°E 1269.71' (M)
29°E 1269.71' (R)



MATCHLINE SEE SHEET L.02

MATCHLINE SEE SHEET L.05

LANDSCAPE LEGEND (ALL PLANTS ARE AREA 4)

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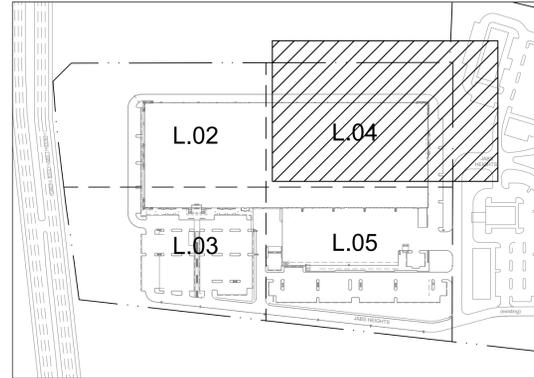
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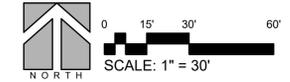
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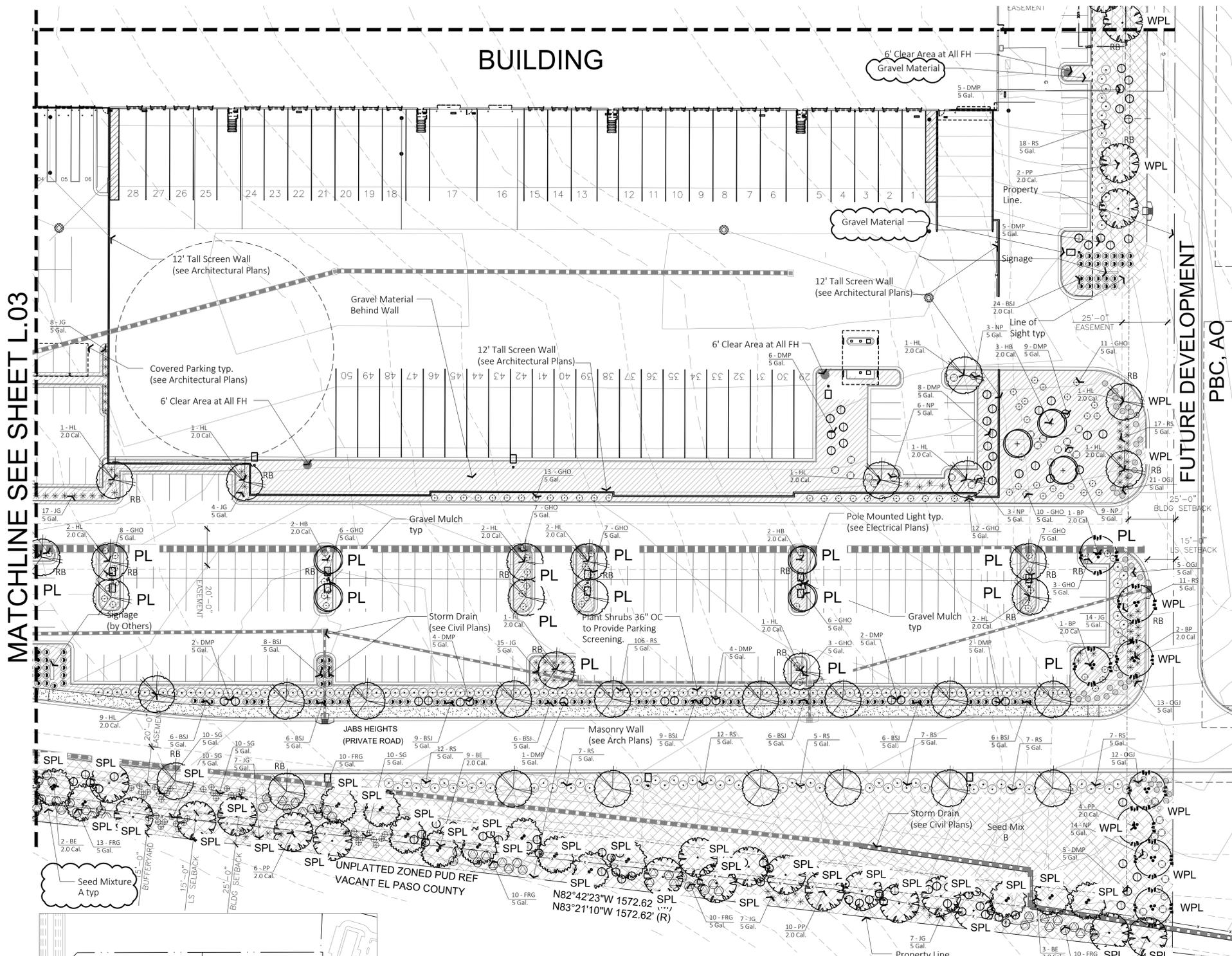
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Project Number: 20068.100
Drawn By: D Dodson
Title: FINAL LANDSCAPE PLAN

L.04
17 OF 32 TOTAL SHEETS

MATCHLINE SEE SHEET L.04



MATCHLINE SEE SHEET L.03

FUTURE DEVELOPMENT
PBC, AO

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JG	Koeleria pyramidata June Grass	[Key 1236S] [S Water Zone]	5 Gallon	2' - 3'	5 Full Sun	235	N
GHO	Mahonia repens Grape Holly Oregon 'Compacta'	[Key 4S] [S Water Zone]	5 Gallon	3' - 5'	5 Full & Partial Sun / Shade	281	C
DMP	Pinus mugo 'Valley Cushion' V C Dwarf Mugo Pine	[Key 1256D] [S Water Zone]	5 Gallon	5' - 10'	4 Full & Partial Sun	237	
PL	Syringa x perica Persian Lilac	[Key 568DA] [DA Water Zone]	5 Gallon	4' - 8'	3 Full Sun	12	C
BSJ	Juniperus squamata Blue Star Juniper	[Key A] [A Water Zone]	5 Gallon	15' - 18"	4 Full & Partial Sun	114	
OGJ	Juniperus pfitzer Old Gold Juniper	[Key DA] [DA Water Zone]	5 Gallon	Slow	4 Full Sun	70	
FRG	Calamagrostis X acutiflora Feather Reed Grass (T=S)	[Key A] [A Water Zone]	5 Gallon	2' - 3'	5 Full / Part Sun	108	C
NP	Prunus americana Native Plum	[Key 4567S] [S Water Zone]	5 Gallon	3' - 5'	2 Full & Partial Sun	62	N
RS	Perovskia atriplicifolia Russian Sage (T=S)	[Key 12D] [D Water Zone]	5 Gallon	3'-4'	4 Full Sun	318	
VC	Parthenocissus quinquefolia Virginia Creeper 'Staked'	[Key 457 DA] [DA Water Zone]	15 Gallon	50'	3 Full & Partial Sun	16	H

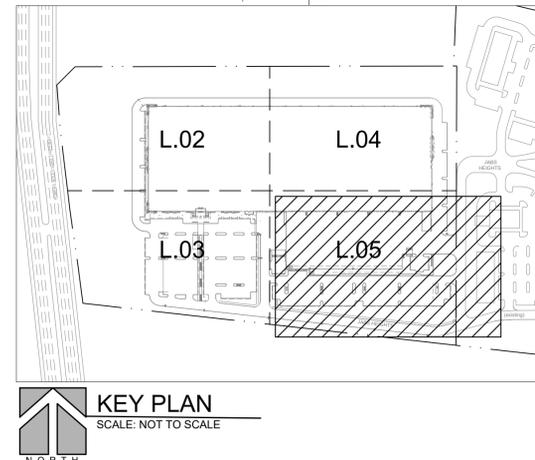
GROUND COVERS

Gravel Material 3/4" River Rock (Over Weed Fabric) (31,209 S.F.)
2" Depth in all planters unless otherwise noted

A SEED MIX A
El Paso County Conservation El Paso County Low Grow Mix 232,464 S.F. (Irrigated Seed Mixture).

B SEED MIX B
El Paso County Conservation El Paso County Low Grow Mix 63,128 S.F. (Irrigated Seed Mixture).

C SEED MIX C
El Paso County Conservation El Paso County Grow Mix 30,940 S.F. (Non-Irrigated DRILLED Seed Mixture).



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architects & planners
5013 East Washington St. #100
Phoenix, Arizona 85034
Phone 602-957-1800

HARDY A LASKIN
11/03/2009
Original Date of Licensure
LICENSED LANDSCAPE ARCHITECT
STATE OF COLORADO
09/25/2024

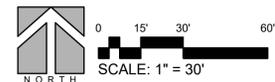
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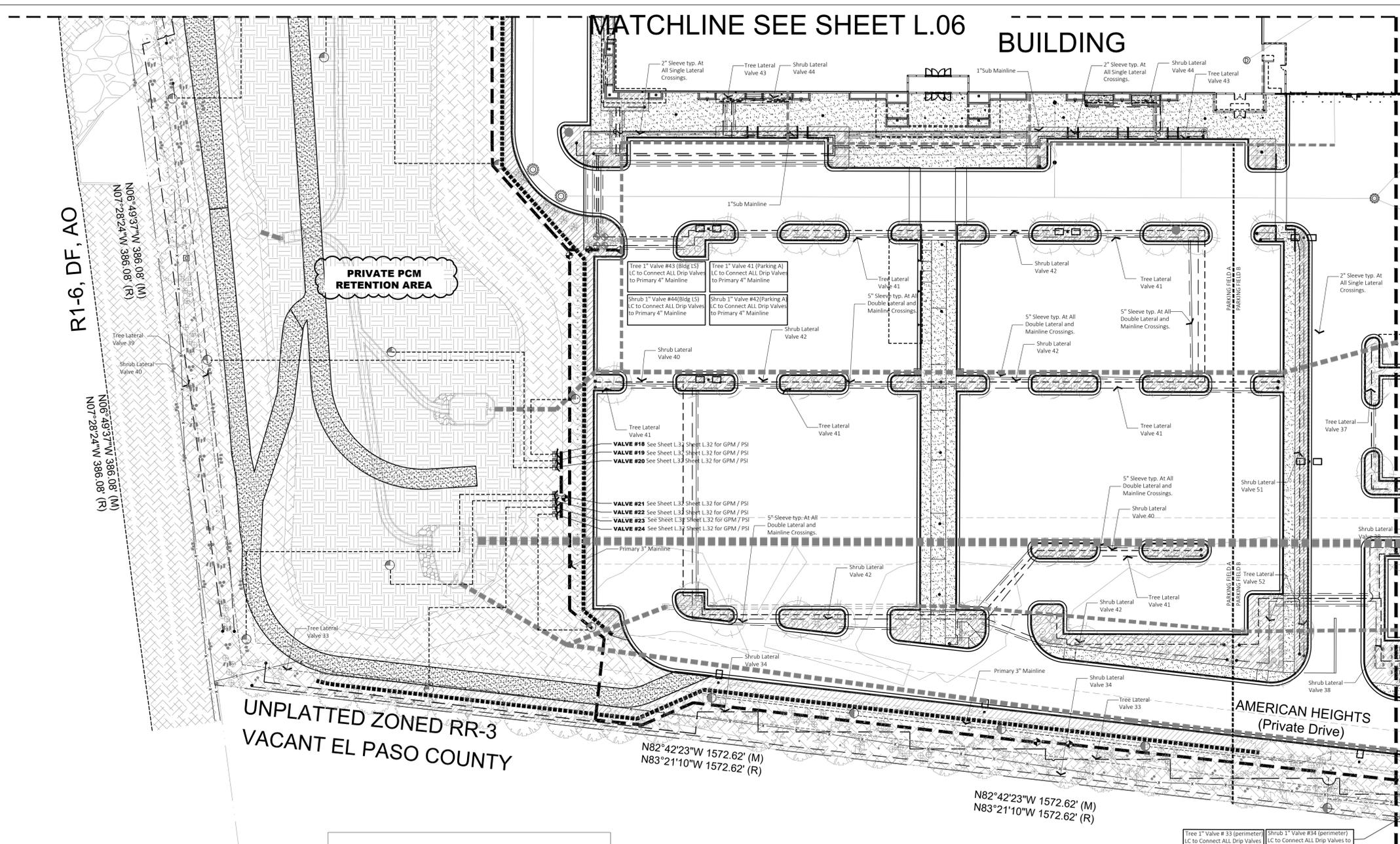
FINAL LANDSCAPE PLAN
POWERS PROFESSIONAL PARK
AMENDED DEVELOPMENT PLAN
6910 TEMPLETON GAP ROAD COLORADO SPRINGS, COLORADO

AR DP 21-00219
Date: 09/23/2024
Revisions:
City Comments Review 1 10/03/2022
City Comments Review 2 10/30/2022
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Project Number: 20068.100
Drawn By: D Dodson
Title: FINAL LANDSCAPE PLAN

DEPN-23-0213
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IRRIGATION LEGEND

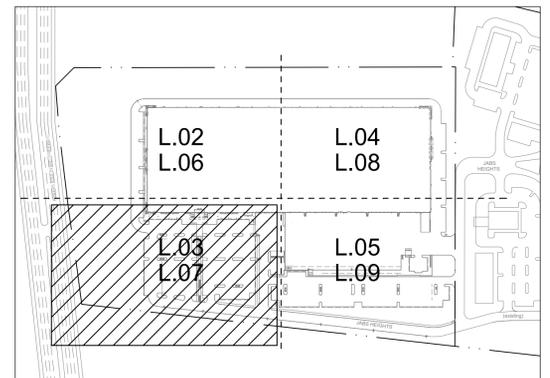
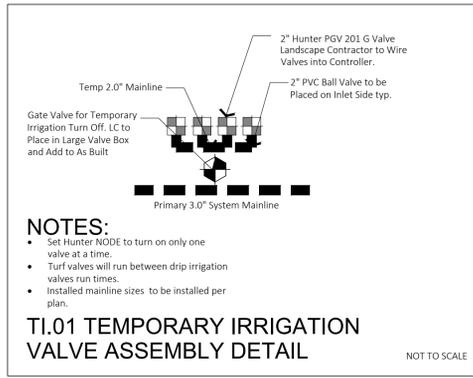
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VALVE INFORMATION

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- HUNTER I-25-06 45R (0.7 Orange Nozzle / 33 GPM / 45 PSI)
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4. Drip Irrigation is allowed at any time.
5. See Sheet L.15 for Irrigation Schedule.



EMITTER SCHEDULE:

1 Gallon	1 GPH
5 Gallon	1 GPH
15 Gallon	3 GPH
2" Caliper	4 GPH

BowSmith Single Outlet Emitters To Be Spaced On Uphill Side Of Rootball And Evenly Spaced Around Drip Line Of Trees.

SLEEVING SCHEDULE:

Contractor is responsible for all sleeving whether shown or not.	5"
Mainline Sleeves	5"
Double Drip Lateral Sleeves	3"
Lateral From Valve To Regulators	3"
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See Emitter Detail for irrigation system.

IRRIGATION NOTES

LC TO PLACE "ALL" EQUIPMENT IN ON SITE LANDSCAPE PLANTING AREAS.

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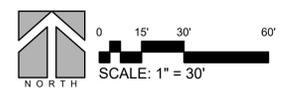
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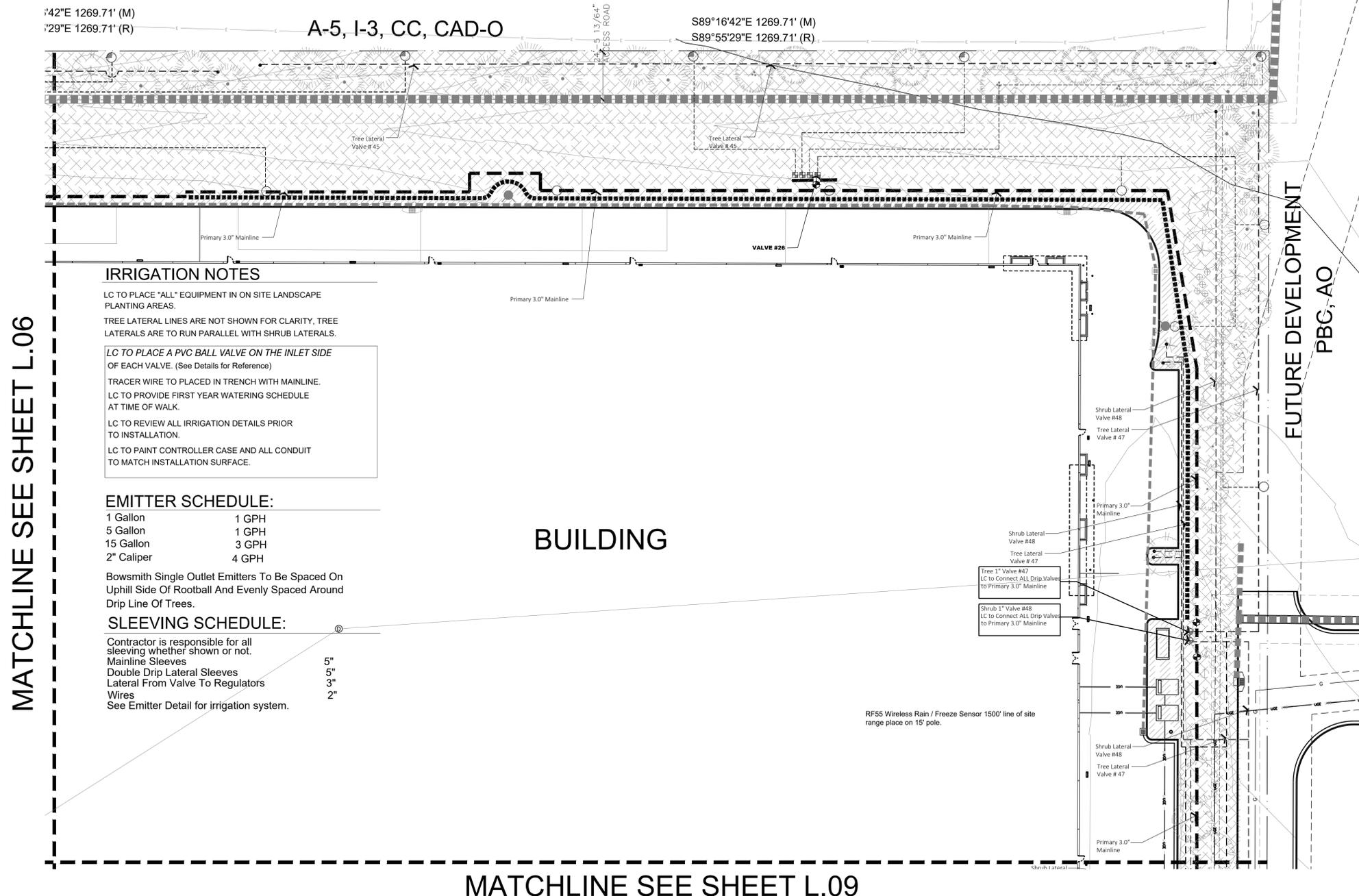
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Project Number: 20068.100
 Drawn By: D Dodson
 Title: IRRIGATION PLAN



MATCHLINE SEE SHEET L.06

MATCHLINE SEE SHEET L.09

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See Emitter Detail for irrigation system.

IRRIGATION LEGEND

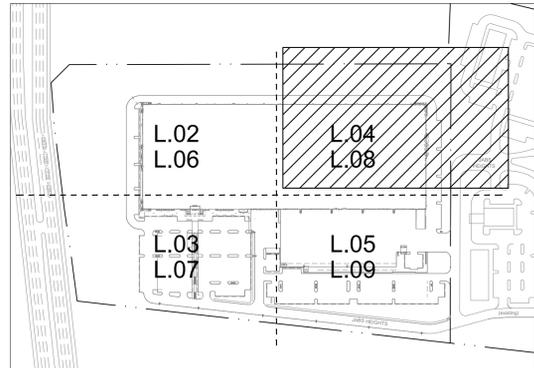
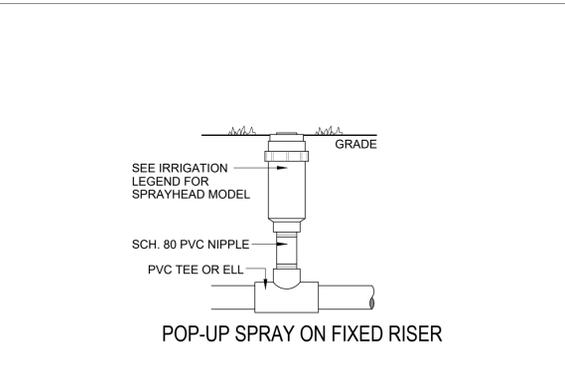
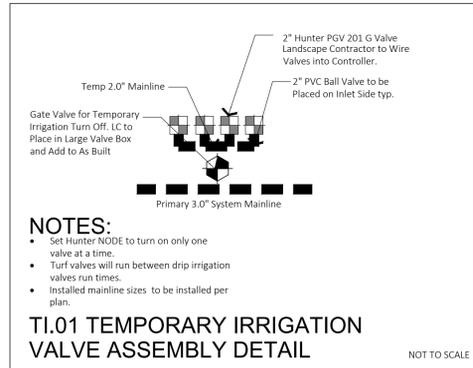
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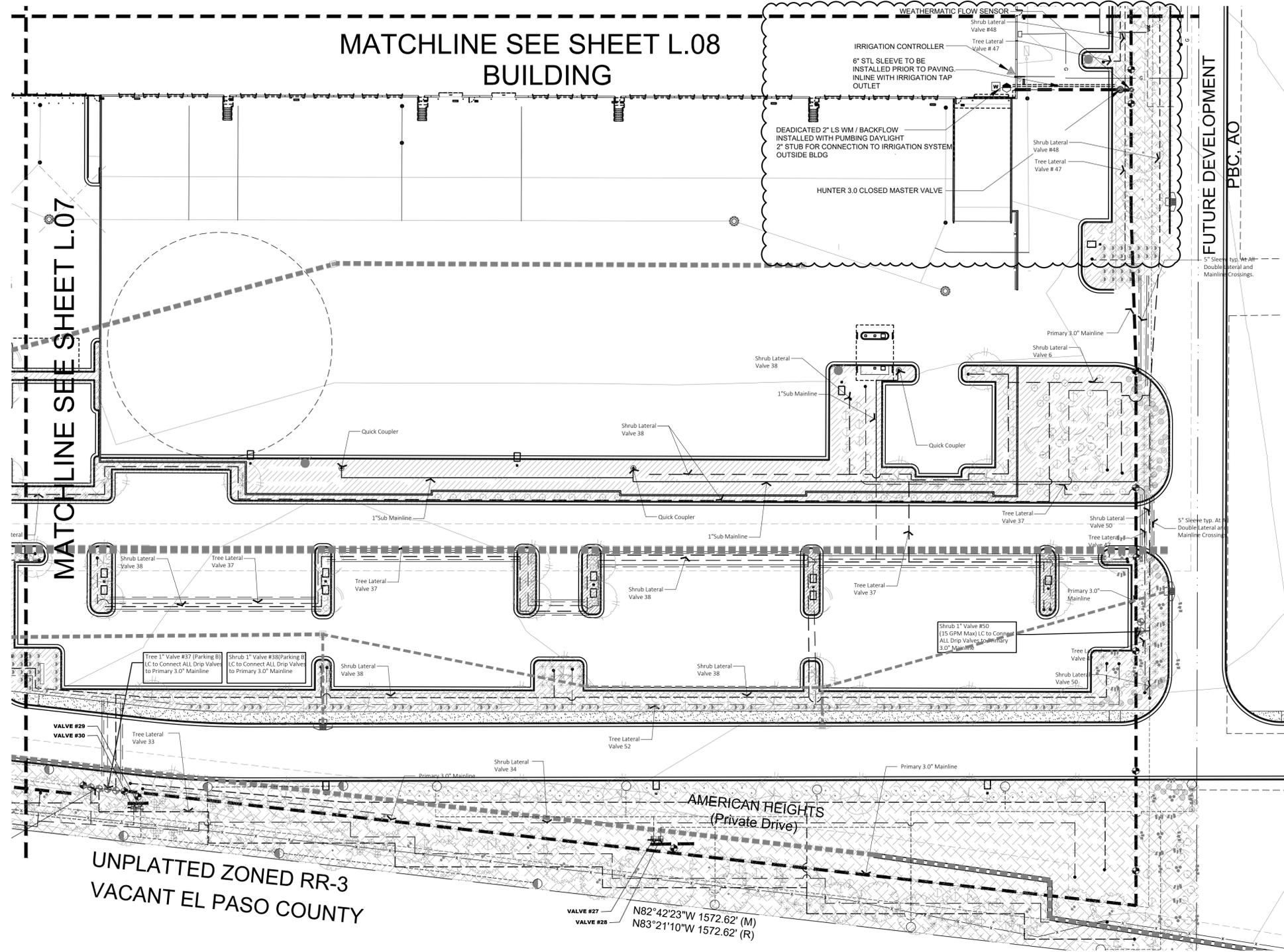
Drawn By: D Dodson

Title: IRRIGATION PLAN

L.08

21 OF 32 TOTAL SHEETS

MATCHLINE SEE SHEET L.08
BUILDING



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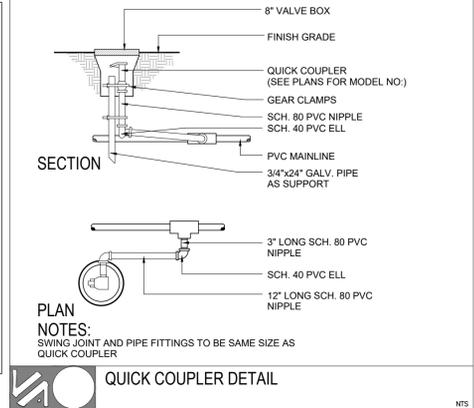
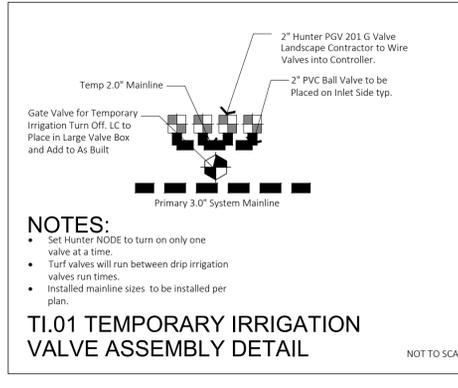
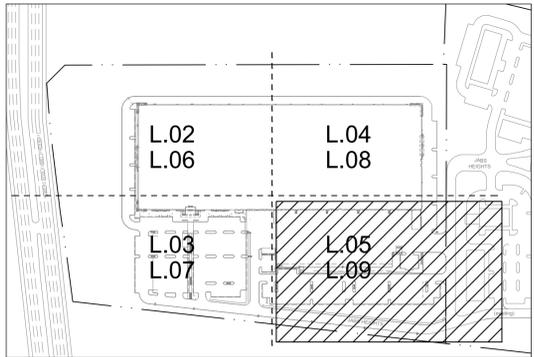
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Drawn By: D Dodson

Title: IRRIGATION PLAN

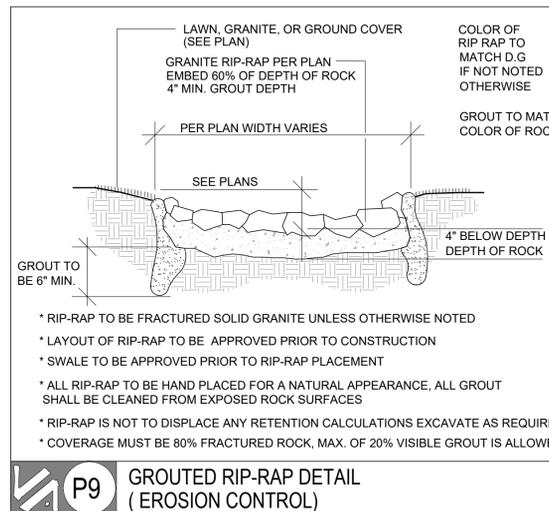
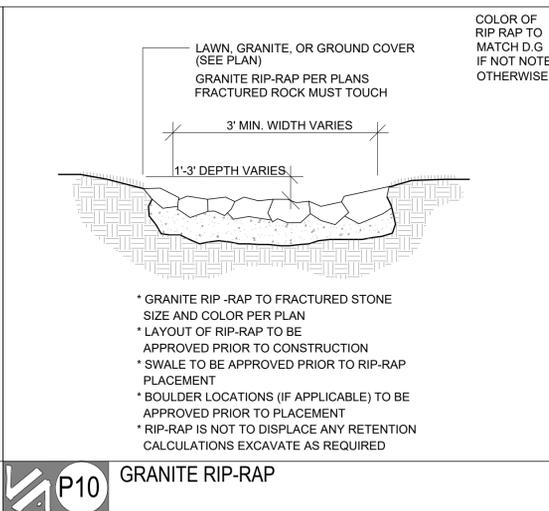
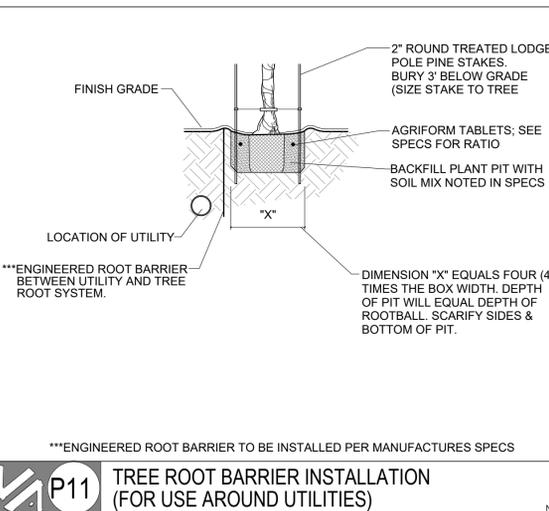
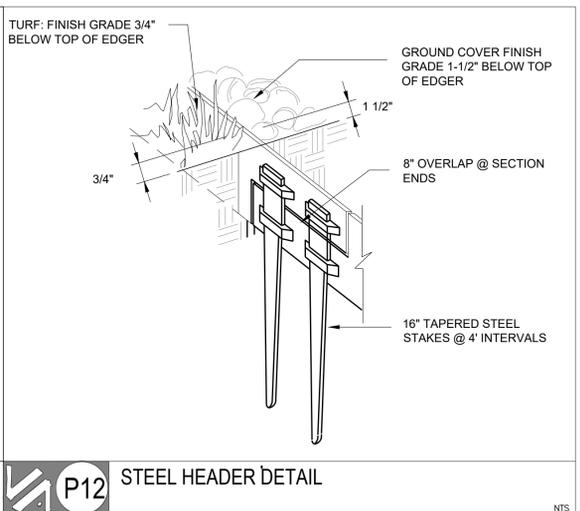
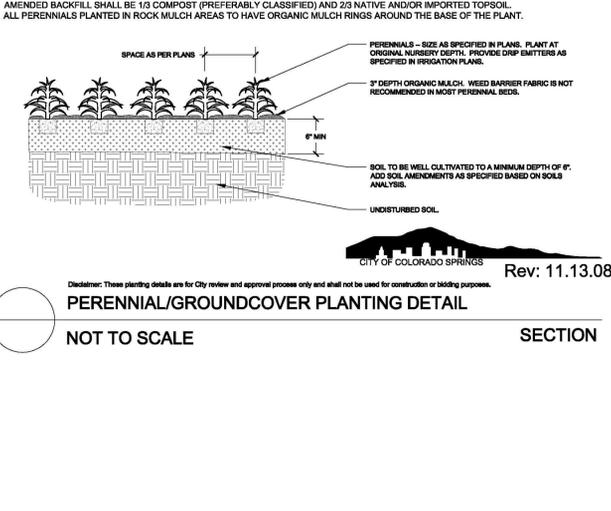
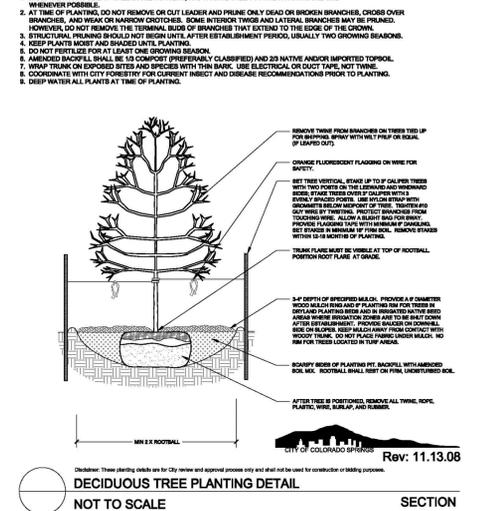
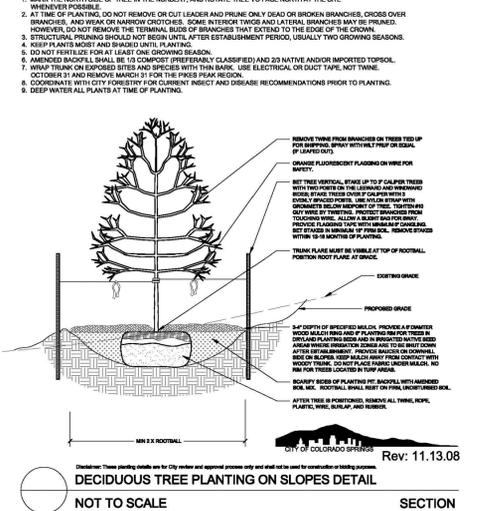
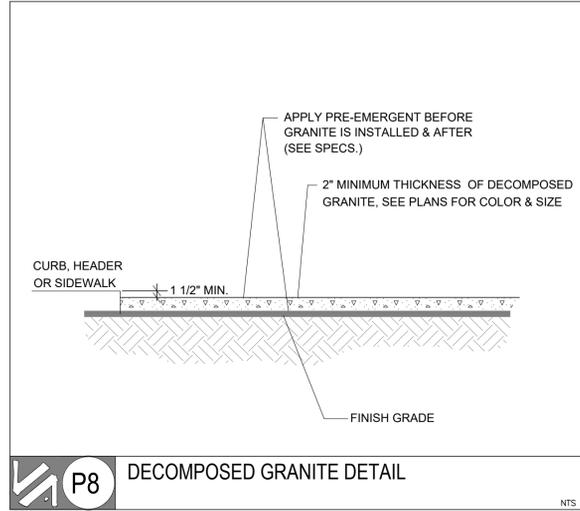
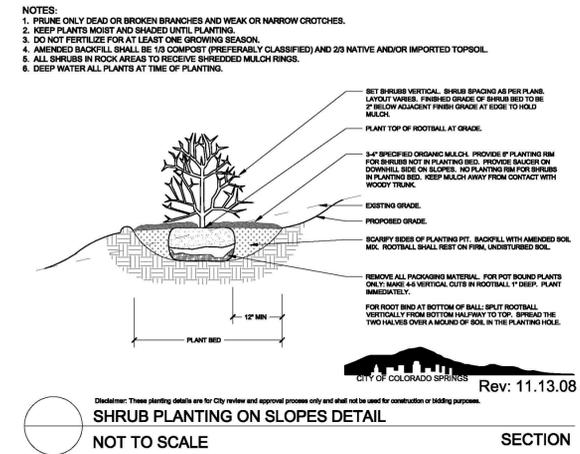
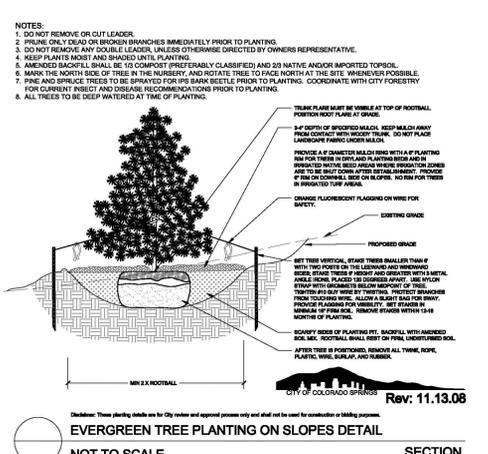
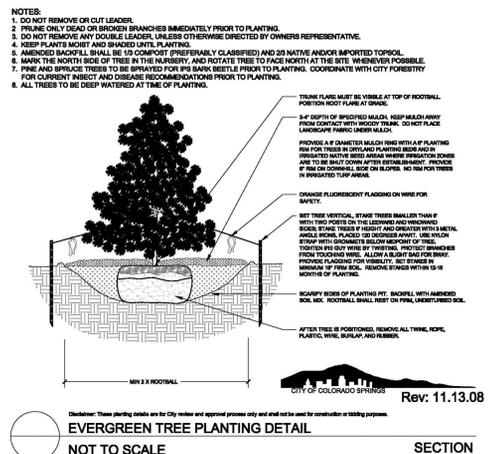
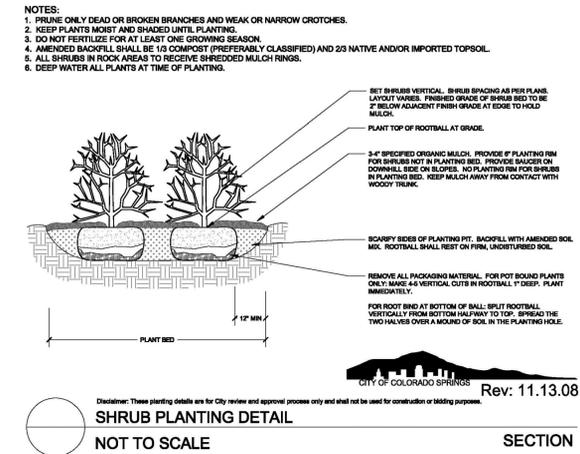
L.09

22 OF 32 TOTAL SHEETS

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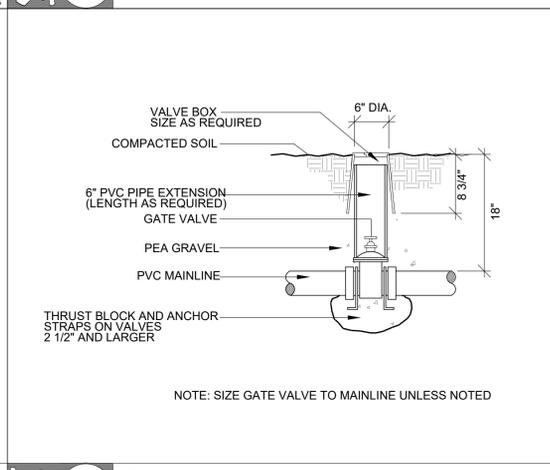
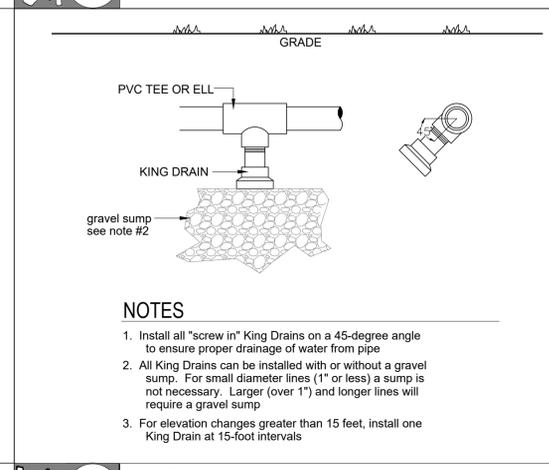
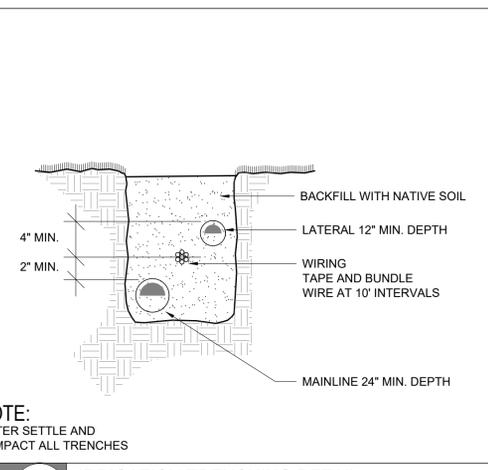
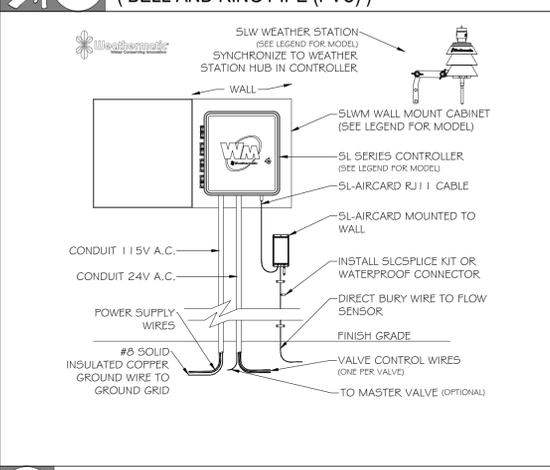
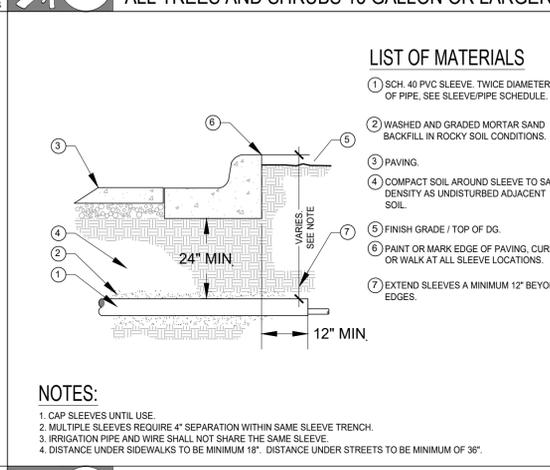
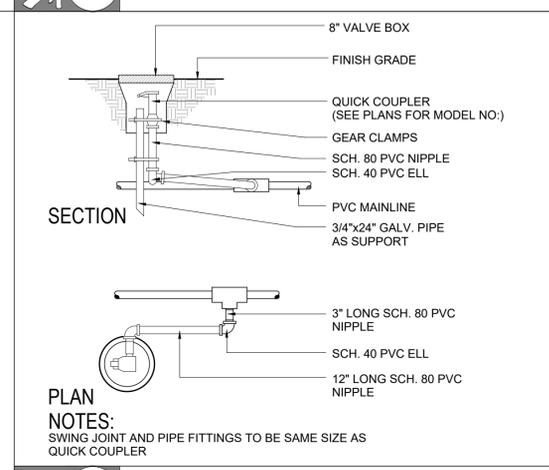
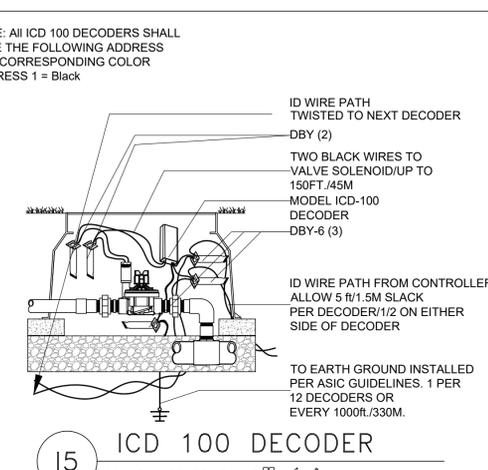
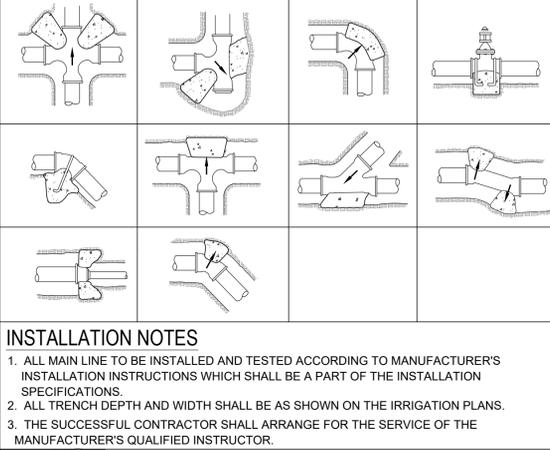
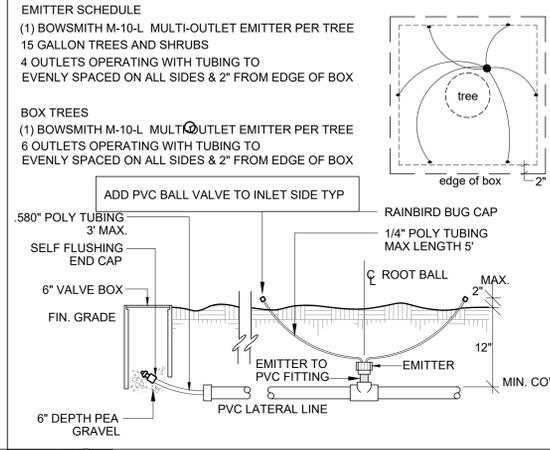
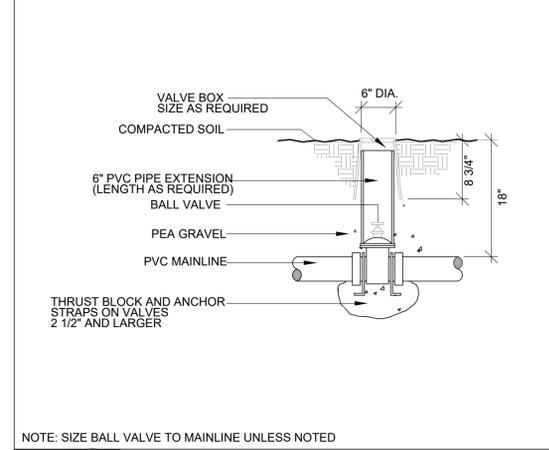
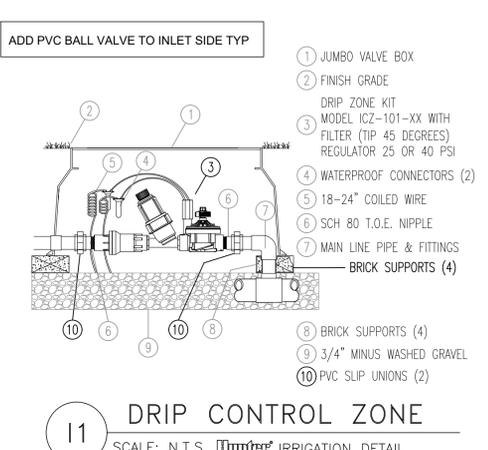
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27 OF 32 TOTAL SHEETS

DEPN-23-0213
Major Modifications

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

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19 IRRIGATION TRENCHING DETAIL

10 KING DRAIN DETAIL

11 GATE VALVE DETAIL

PART 1 - GENERAL

1.01 WORK INCLUDED

A. The work included under these specifications shall consist of the furnishing of all labor, material, permits, tools, and equipment necessary for the complete installation of the landscaping materials as shown on the drawings and as described in the following specifications.

1.02 QUALITY ASSURANCE

A. For standard products, the manufacturer's analysis will be acceptable. For all other materials, analysis shall be by a recognized laboratory.

B. Analysis shall be made in accordance with the current methods of the Association of Official Agricultural Chemists.

C. Soils shall be analyzed for their composition and fertility in sustaining plant growth and health.

D. All plants furnished under this specification shall be from nursery growstock, and they shall meet the ARIZONA NURSERY ASSOCIATION of the American Association of Nurserymen, Inc. requirements as to sizing, grading, and quality. Plant materials specified shall conform with the nomenclature of STANDARDIZED NURSERY Stock List, Second Edition. The Landscape Architect reserves the right to refuse all plant material based on overall appearance and quality regardless of specifications.

E. Plants of the species specified shall be furnished in the variety, size, grade, and quality indicated. Specifications and planting plans shall be strictly adhered to and no changes or substitutions will be allowed prior to bidding without written permission of the Landscape Architect, Owner, or Owner's Representative.

F. By submitting a proposal and accepting award of the Contract, the Contractor acknowledges that he has investigated the supply of planting stock available and has obtained firm commitments from his suppliers assuring delivery of the specific plant materials as required for completion of the project.

G. All plant materials shall be grown in accordance with good horticulture practices and shall bear evidence of proper nursery care during growth under climate conditions similar to those in the core of the project for at least two (2) years. They shall have been previously transplanted or root pruned according to standard nursery practice and inspected by State Control Agencies.

H. All plants shall be freshly dug. No heeled in plant or plants from cold storage will be accepted. Plants shall be typical of their species or variety and have normal habits of growth, be healthy and vigorous, well branched, and have dense foliage when in leaf. All plants, including root systems, shall be free of disease, disfiguring knots, sunscald, insect pests, eggs or larvae, dead or broken branches, bark abrasions, and have healthy well developed root systems. The root systems of container grown plants shall be sufficiently developed to hold the earth intact upon removal from the container.

I. Planting, sodding, and seeding shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.

1.03 SUBMITTALS

A. Submit a soil fertility test of the planting soil for approval by the Landscape Architect prior to delivery of the project site. Test reports shall indicate the location of the source for soil.

B. Upon completion of the work, submit a schedule satisfactory to the Landscape Architect for the maintenance of all plant material.

PART 2 - PRODUCTS

A. Approved nursery grade cultivated grass, sods, species and cultivar grasses indicated on the drawings with strong fibrous root systems free from stones and buried soil spots.

2.02 PLANTING SOIL FOR PLANT PITS AND BEDS

A. Fertile, friable, natural loam containing a liberal amount of humus, capable of sustaining vigorous plant growth. The pH value of the planting soil shall not be higher than 7.5 or lower than 5.5. It shall be free of any admixture of subsoil, stones, lumps, clods of hard earth, plants, or their roots, sticks, and other extraneous matter. Do not use planting soil for planting operations while in a frozen or muddy condition.

2.03 PEAT

A. Acceptable peat moss consisting of at least 73% organic content of natural occurrence. It shall be brown, clean, low in content of mineral and woody materials, mildy acid, and granulated or shredded.

2.04 FERTILIZER

A. Commercial Fertilizer: A complete fertilizer, conforming to FS O-F-241, Type I, Grade A, part of the elements of which are derived from organic sources containing the following percentages by weight: 10% nitrogen, 5% nitrogen, 10% phosphoric acid - or - 10% phosphoric acid, 10% potash, 5% potash

B. Organic Fertilizer: An organic activated fertilizer containing a minimum of five percent (5%) nitrogen, three percent (3%) phosphoric acid, and other basic elements by weight.

C. Deliver fertilizer mixed as specified in standard size bags, showing weights, analysis, and name of manufacturer. Store in weatherproof storage place in such manner that it will be kept dry and its effectiveness not impaired.

D. The Landscape Architect reserves the right to vary the percentages of the components of the fertilizers subject to the results of the soil fertility tests.

2.05 WATER

A. Shall be furnished by the General Contractor. The Contractor shall furnish all necessary hose, equipment, attachments, and accessories for the adequate irrigation of all planted areas as may be required to complete the work as specified.

2.06 PLANT MATERIAL

A. All old abrasions and cuts shall be completely calloused over. All shrubs shall be measured when their branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch or root tip to tip.

B. Shrubs shall be matched specimens from single stock source.

C. Evergreen trees not fully branched from top to bottom will be rejected, and those with terminal leaders exceeding twelve (12") inches in length will also be rejected. During the spring planting seasons, any evergreen plant delivered with new growth in an advanced stage of candling out will be rejected.

D. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified, will be rejected. Trees with bark abrasions, sunscalds, disfiguring knots, or fresh cuts of limbs over one and a quarter inches (1 1/4") which have not completely calloused will be rejected. Plants shall be freshly dug or container grown. Heeled in plants or plants from cold storage will not be accepted.

E. Plants shall be true to species and variety, and shall conform to measurements specified on the Drawings. Plants larger than specified may be used if approved by the Landscape Architect. Use of such plants shall not increase contract price. If larger plants are approved, the ball of earth shall be increased proportionally with the size of plant.

F. Substitutions of plant materials will not be permitted unless authorized in writing by the Landscape Architect. Proof must be submitted that use of a material of a different size of variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing.

G. It shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

H. Each plant shall be properly identified with legible waterproof tags securely fastened. Tags shall remain on the plants until after final acceptance and then be promptly removed by the Contractor.

PART 3 - INSTALLATION

3.01 INSPECTION OF PLANT MATERIAL

A. Plants shall be subject to inspection and approval by Landscape Architect at place of growth and upon delivery. Written request for inspection of plant materials at place of growth shall be submitted to Landscape Architect at least ten (10) calendar days prior to delivery. This written request shall state place of growth and quantity of plants to be inspected. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery of the project site or during the progress of the work for size and condition of balls or roots, diseases, insects, and latent defects or injuries. Rejected plants must be immediately removed from the project site.

B. Certificates of inspection of plant materials as may be required by Federal, State or other authorities to accompany shipments and be furnished to Owner upon completion of project.

3.02 DIGGING AND HANDLING

A. Digging shall be done the same season of planting and shall be done by hand as to not injure plants and to meet size requirements. No plant other than the required samples shall be dug or delivered to the site until the required inspections have been made and the plants or samples approved.

B. Dig balled and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots. No synthetic or mudded in balls will be accepted. No plants moved with a ball will be accepted if the ball is cracked or broken before or during planting operations.

C. Roots or ball of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hail, etc. Balled and burlapped plants that cannot be planted immediately on delivery shall be set on the ground and well protected with soil, wet moss or other acceptable material. Bare rooted plants shall be planted or heeled in immediately upon delivery.

D. All plant material shall be handled carefully to prevent injury to rootballs, trunks, or branches. Any plant suffering damage sufficient to impair its health and/or natural form will be rejected. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.

3.03 FERTILIZING SOD SUBSOIL

A. Apply fertilizer at a rate recommended by manufacturer. Apply after line grading and prior to compaction. Mix thoroughly into upper two (2") inches of topsoil.

B. Lightly water to aid the breakdown of fertilizer.

C. Apply fertilizer within forty-eight (48) hours.

A. Lay sod as soon possible after delivery to prevent deterioration. Lay sod closely knit together with no gaps joints visible, and places not overlapped. Lay sods in and flush with adjoining grass areas. Finish grade to be one and a half inches (1 1/2") below coping and top of surface curbs. Immediately water sodded areas after installation. Water in sufficient amount to saturate sod and upper four inches (4") of soil. After sod and soil has dried sufficiently to prevent damage, roll sodded areas by means of roller, following the lay of grass sod, and to remove minor depressions and irregularities. Ensure rolling equipment weight not over 250 lbs. or less than 180 lbs.

3.05 TIME OF PLANTING

A. The contractor shall notify the Landscape Architect in writing when other divisions of the work have progressed sufficiently to commence landscape work including delivery of topsoil to finishing grade. Thereafter, conduct planting operations under favorable weather conditions.

B. Any plant material installed during typical off seasons (that summer months or freezing winter months) shall be done at the Contractor's own risk and the Contractor shall be held responsible for replacement of any plant material damaged due to these adverse conditions.

3.06 PLANTING OPERATIONS

A. General

1. The Contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the work become available, consistent with the seasonal limitations for landscape planting.

2. The Contractor shall be responsible for any damage to utilities construction, sitework construction, and underground sprinkler systems and shall bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and repairs shall be approved by him before it is buried.

3. Maintain all trench or grade stakes for work under other Sections until their removal is approved by the Landscape Architect.

4. The Contractor shall stake plant location, shrub pits, and other planting areas and secure the Landscape Architect's approval before starting excavation of same, making adjustments as necessary.

5. Unless otherwise directed by Landscape Architect, indication of plant on drawings is to be interpreted as including digging of hole, furnishing plant of specified size, work of planting, mulching, guying, staking, wrapping, and watering.

B. Plant Pits and Beds

1. Plant pits shall be excavated with vertical sides, large enough to allow twelve (12") inches of space around the ball in all directions. Adjust depth as necessary to permit a minimum of twelve (12") inches planting soil under the ball when the plant is set at the proper depth.

2. Planting pit backfill for all trees and shrubs shall be as follows: 1. 2/3 parts by volume on site soil, 2. 1/3 parts by volume forest mulch, 3. One pound 13-20-0 per cubic yard of mix.

3. Planting pits shall be backfilled with prepared backfill and be water settled to a grade sufficient that in the setting of plant, the finish grade level after settlement will be the same as that at which plants were grown. Agriform tablets to be used with each planting (six (6) for 36" box, three (3) for 15 gallon, two (2) for 5 gallon, and one (1) for 1 gallon).

C. Installations

1. Set plants in center of pits, plumb and straight and at such a level that after settlement the crown of the plant shall be two (2") inches below finish grade and forming a shallow trough directly over the ball of earth and slightly smaller than the pit to facilitate watering. Space plants as shown.

2. Set balled and burlapped plants upon a wet tamped layer of planting soil. Backfill around ball with planting soil in six to eight (6" - 8") inch lifts, each thoroughly tamped and puddled to top of pit. Avoid air pockets. Remove all ropes and wires from tops and sides of balls. No burlap shall be pulled out from under the balls.

3. Plants supplied in containers shall be installed immediately upon being removed from the containers. Removal of plants from containers shall be in a manner that will not disturb the root system or the soil in which they were planted. Under no conditions shall the plant be removed from the containers by pulling on the main stem or plant growth. No plants shall be installed with their containers remaining attached, except as noted on the drawings.

4. Before installing bare root plants, planting soil shall be placed and compacted to a depth of twelve (12") inches in the bottom of the plant pit. The plants shall be installed with their roots evenly distributed and spread in their natural position, with the planting soil being carefully placed and compacted around the roots so as to leave no air space.

D. Pruning, Wrapping, Mulching, Staking, and Guying

1. Pruning a. Plants shall not be pruned prior to delivery unless Landscape Architect gives written permission. Pruning will occur only at time of planting and according to standard horticultural practice and at the direction of the Landscape Architect. Amount of pruning shall be limited and is not to exceed thirty-three (33%) percent of total plant as necessary to remove dead or injured twigs and branches and to compensate for root loss resulting from transplanting. Do not cut leaders. b. Remove all dead wood, suckers, and broken or badly bruised branches. c. Pruning shall be done with clean, sharp tools according to standard horticultural practices. Cuts shall be made flush leaving no spils.

d. Cuts over 1/2" in diameter shall be painted over with approved tree paint. Paint shall cover all exposed cambium as well as other exposed living tissue. Injured cambium and bruises and scars shall be treated back to living tissue and removed. Smooth and shove wounds so as not to retain water. Treat wound with paint.

2. Staking and Guying a. Stake and guy trees per detail. Trees which blow down, sway excessively, or are otherwise injured because of improper bracing shall be replaced at Contractor's expense.

3. Spraying a. All groundcover and non-lawn areas shall be treated with pre-emergent herbicide. b. Decomposed Granite

a. Prior to placing, the area shall be totally free of weeds using chemical control. Apply a pre-emergence control (Surflan or prior approved equivalent) according to manufacturer's recommendations. The decomposed granite shall be evenly distributed at the designated areas to a depth of two (2") inches. After planting and grading, lightly water to remove dust. Materials from the surface and water settle or roll to an extent satisfactory to the Landscape Architect. Apply second application of pre-emergence control according to manufacturer's recommendations.

b. Decomposed granite shall match size and color on plans, shall be free from lumps or balls of clay and shall not contain calcareous coating, caliche, organic matter or deleterious substances. Color and source of decomposed granite shall be approved by the Landscape Architect. All material shall be from a single production source and shall present a uniform appearance. Material containing clumps which will not disintegrate with a shovel blow shall be rejected. 5. Workmanship - Decomposed Granite a. Install rock to a depth as indicated on the plans (typically two (2") inches thick).

6. Workmanship - Berms a. Earth berms (mounding) shall take the form indicated on drawings and be constructed by the excavation of plant pits and approved all finished grades prior to any planting.

7. Cleaning Up a. Keep all areas of this project in a clean, neat, and orderly condition at all times. Treat burning and disposal shall not be done on the site. Prior to acceptance put all areas of the work in a finished condition acceptable to the Landscape Architect.

3.07 OBSTRUCTIONS BELOW GROUND

A. In the event that rock or underground construction work or obstructions are encountered during the excavation of plant pits, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed, remove the obstructions (but not new construction work) to a depth of not less than six (6") inches below the required pit depth.

B. Proper drainage of plant pits is necessary. Bring subsol conditions permitting the retention of water in planting pits for more than twenty-four (24) hours to the attention of the Landscape Architect, the changes required will not increase the contract price.

C. The Contractor is responsible for any damage to underground utilities resulting from landscape operations and bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Report damage immediately to Landscape Architect who shall approve repairs before they are buried.

3.08 MAINTENANCE

A. Protect and maintain plant material (trees, shrubs, groundcover, lawn, and vines) immediately after planting. Maintenance to be provided for ninety (90) days from acceptance by the Landscape Architect. At the end of ninety (90) days the Landscape Architect may extend the maintenance period if during that period the maintenance is not acceptable. Maintenance includes watering, cultivation, mulching, lightening, and repairing of guys, removal of dead material, resetting plants to proper grade or upright positions and restoration of the planting saucer and other construction work until acceptance.

B. The Contractor shall continuously maintain a competent superintendent, satisfactory to the Owner, on the work during progress, with authority to act for the Contractor in all matters pertaining to the work.

C. The Contractor shall not assign nor sublet any portion of this work without written approval by the Owner.

D. The Contractor shall be responsible for staking out the system from the drawings, using the property lines and building dimensions as a guide.

E. The Contractor shall coordinate his work with that of the other trades, so as to avoid any conflict and carry the installations to a rapid completion without any unnecessary delays.

PART 2 - PRODUCTS

2.01 PIPING

A. All pressure main piping, on the supply side of the zone valves, shall be class 200 PVC with integral form be the joint couplers. All fittings shall be solvent welded, schedule 40 PVC.

B. All lateral piping, on the discharge side of the zone valves, two (2") inches and under shall be class 200 PVC. Fittings shall be schedule 40 PVC material.

3.09 INSPECTION FOR ACCEPTANCE

A. Inspection of the landscaping work to determine completion of contract work, exclusive of plants, will be made by the Landscape Architect at the conclusion of the maintenance period.

B. Acceptance: After inspection, the Contractor will be notified in writing by the Landscape Architect of all work of this Section, exclusive of the possible replacement of plants subject to reinspection and guarantee, or if there are and deficiencies of the requirements for completion of the work.

C. Upon acceptance made by the Landscape Architect, the Contractor's maintenance and warranty will run simultaneously.

3.10 PLANT GUARANTEE AND REPLACEMENT/FINAL ACCEPTANCE

A. The guarantee is for a period of one (1) year from date of acceptance by the Landscape Architect. The guarantee is for all new plant material, lawns, transplants, and existing plant material.

B. At the end of the guarantee period, the Landscape Architect shall reinspect all guaranteed work for Final Acceptance upon written request of Contractor. Request shall be received at least ten (10) calendar days before anticipated date for final inspection. Upon final inspection and reinspection of replacements or repairs necessary in judgment of Landscape Architect at that time, Landscape Architect shall certify in writing to Owner as to Final Acceptance of plantings. Contractor shall replace, without cost to Owner, as soon as weather conditions permit, and within specified planting period, all dead plants and all plants not in vigorous, thriving conditions as determined by Landscape Architect at the end of guarantee period. Plants shall be free of dead or dying branches and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of same species and shall be equal in size to previously planted specimens, including increased growth since planting. Replacement shall be subject to all requirements of this Specification. The replacement plant material is not acceptable at end of two month period following replacement, Owner may elect subsequent replacement or credit for each item. Owner will retain sufficient amount from Contractor's contract to cover cost of all possible replacements at time of final inspection for acceptance, including materials and labor. Contractor shall receive final payment only after all replacements have been made and approved.

C. Portions of lawns and/or plantings may be accepted in part upon Landscape Architect's approval.

PART 4 - MISCELLANEOUS AND GENERAL NOTES

4.01 FINISH GRADING AND GRADING

A. The General Contractor to provide Landscape Contractor finish grade within + 0.1 of a foot as shown on the civil grading plan and landscape plan.

B. All mounding, berms, and finish grading to be approved by the Landscape Architect prior to planting or irrigation work.

4.02 GENERAL NOTES

A. The Landscape Contractor at his own expense shall procure all permits, certificates, and licenses required of him by law for the execution of this work. He shall comply with all state, county, and local laws, ordinances, rules, or regulations relating to the performance of this work. All deductions or additions will be made through a change order issued by the Architect. Changes made without a change order are not considered part of the contract and payment cannot be guaranteed.

B. The Contractor shall visit and inspect site to thoroughly inform himself of all existing conditions. Any discrepancies between existing conditions and those shown on drawings should immediately be brought to the attention of the Landscape Architect.

IRRIGATION SPECIFICATIONS SECTION 02900

PART 1 - GENERAL

1.01 WORK INCLUDED

A. The work included under these specifications shall consist of the furnishing of all labor, material, permits, tools, and equipment necessary for the complete installation of a sprinkler irrigation system in accordance with the following specifications and accompanying drawings.

B. It is the intent of these drawings and specifications to form a guide for a complete installation, and although some items may not be specifically noted, but are reasonably necessary for a complete installation, they shall be included in the contract. Sprinklers shall be located and spaced so that adequate overlapping of the spray will provide uniform head to head (100%) coverage. The system shall efficiently and evenly irrigate all areas, and shall be complete in every respect, ready for operation by the Owner.

C. It is the responsibility of the Irrigation Contractor to provide 100% coverage to all landscape areas.

1.02 CONTRACTOR'S QUALIFICATIONS

A. Installers shall be licensed irrigation contractors with experience in the installation of automatic underground lawn sprinkling systems. All work shall be performed by professional workmanlike manner by mechanics skilled in the trade.

B. The Contractor shall be responsible for any damage to any work covered by these specifications, under his care and custody, until final acceptance of his work.

C. The Contractor shall obtain all permits from, pay required fees to, and arrange any necessary inspections by any government agency having jurisdiction over the work.

1.03 VERIFICATION OF DRAWINGS AND SPECIFICATIONS

A. It shall be the Contractor's responsibility to carefully examine the drawings and specifications, and to visit the site in order to check existing conditions prior to bidding. Any conflict or errors shall be immediately brought to the attention of the Landscape Architect for interpretation or instructions. Otherwise, any changes necessary to meet existing conditions, shall be made at the Contractor's expense.

B. It is the Irrigation Contractor's responsibility to verify water pressure, water source, and size in the field prior to construction. Should a discrepancy exist between design pressure and the field pressure the Landscape Architect shall be notified immediately.

1.04 WORKING CONDITIONS

A. The Contractor shall confine his operations to the areas allotted to him by the Owner, for his work and for material and equipment storage.

B. The Contractor shall continuously maintain a competent superintendent, satisfactory to the Owner, on the work during progress, with authority to act for the Contractor in all matters pertaining to the work.

C. The Contractor shall not assign nor sublet any portion of this work without written approval by the Owner.

D. The Contractor shall be responsible for staking out the system from the drawings, using the property lines and building dimensions as a guide.

E. The Contractor shall coordinate his work with that of the other trades, so as to avoid any conflict and carry the installations to a rapid completion without any unnecessary delays.

PART 2 - PRODUCTS

2.01 PIPING

A. All pressure main piping, on the supply side of the zone valves, shall be class 200 PVC with integral form be the joint couplers. All fittings shall be solvent welded, schedule 40 PVC.

B. All lateral piping, on the discharge side of the zone valves, two (2") inches and under shall be class 200 PVC. Fittings shall be schedule 40 PVC material.

C. All plastic to metal shall be made with PVC schedule 40 male adapters or PVC schedule 80 nipples. Joint compound for such connections shall be Permatex Type II Teflon tape or a prior approved equivalent.

D. Where pipes are installed under roads, drives, parking areas or walks, schedule 40 PVC sleeves shall be provided for the lines. In planting areas, where cultivation might damage shallow plastic piping, protective sleeves must be provided, unless copper tubing is installed. Risers in flower beds and shrubbery shall be schedule 80 PVC.

2.02 SPRINKLER HEADS

A. Emitter heads shall be on PVC laterals, or prior approved equivalent.

2.03 AUTOMATIC CONTROLLER

A. Unit features shall include mechanical time control design, adjustable time setting up to 60 minutes per station, 24-hour clock, 14-day calendar, and automatic rapid advance. Unit shall be UL listed and shall operate on 120 volt, 1 phase, 60 Hertz power. General Contractor to bring power to controller. Irrigation Contractor to hardwire to controller, see detail.

2.04 QUICKCOUPLING VALVES

A. Furnish and install where shown on the drawings quick-coupler with swivel and hose bib, 3/4" size, or prior approved equivalent. They shall be mounted on one (1") inch copper swing joint risers and the tops shall be set flush with the top of the planters. Furnish and deliver to the Owner double-lug coupler key complete with one (1") inch hose swivel for connecting to the above valves. Also furnish two (2) locktop cover key.

2.05 ELECTRICAL CONTROL CABLE

A. All electrical control and ground wire shall be irrigation control cable of size as required. All wiring to be used for connecting the automatic remote control valve to the automatic controllers shall be Type "UF" 600 volt, stranded or solid copper, single conductor core with PVC insulation and bear UL approval for direct underground burial feeder cable.

B. All control or "hot" wires shall be on one color (red) and all common or "ground" wires shall be or another color (white).

C. Verification of wire types and installation procedures shall be checked to conform to local codes.

D. All electric control cable shall be of size as determined by the equipment manufacturer and shall be installed in the piping trenches wherever possible and in the manner recommended by the manufacturer, leaving slack in the wire. Expansion joints in the wire may be installed at 200-foot intervals by making five or six (5 or 6) turns of the wire around a piece of 1/2" inch pipe, where it is necessary to run wire in a separate trench, the wire shall have a minimum cover of twelve (12") inches.

PART 3 - INSTALLATION

3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC.

A. The Contractor shall verify the location of all utilities and mark location of utilities, irrigation piping and underground obstructions. The contractor shall be responsible for the cost of repairing buried conduits, cables or pipeline damaged during the installation of the irrigation system.

B. The Contractor shall clearly mark and maintain markers showing locations of irrigation system wiring and piping installed in order that other contractors may avoid damaging this work.

C. The Contractor shall take necessary precautions to protect site conditions and plant materials which are to remain. Should damage be incurred, Contractor shall repair damage to its original condition or furnish and install equal replacement at his expense.

D. The Contractor shall coordinate with the Landscape Architect to provide irrigation to existing materials.

3.02 EXCAVATION

A. The Contractor shall do all necessary excavation for the proper installation of his work. Machine trenchers used on the site shall be of an approved type to cut smooth-bottom trenches on uniform slopes. Trenches shall be no wider than necessary to lay the pipe, except where necessary to reach the main joint. Over excavating shall be backfilled and carefully tamped to provide a smooth and firm bearing surface for laying the pipe. When necessary, Contractor must provide barricades and lights for public protection. Minimum depth of cover shall be at least eighteen (18") inches for the main piping, and at least twelve (12") inches for the lateral branch lines.

3.03 PIPE INSTALLATION

A. All pipe lines shall be installed in the locations and of the sizes indicated, and of the materials specified. Parallel piping may be installed in the same trench. Piping shall be laid accurately to the line and grade required, with the proper bearing on the trench bottom. No piping shall be laid on the soft soil or other unstable material. No direct contact, with other piping or structures, will be permitted at crossing. Interior of piping shall be kept clear of foreign matter before installation, and shall be kept clean by means of plugged or capped ends after lowering into the trench. The supply main lines shall be flushed out and tested for leaks, with control valves in place, before backfilling of the joints. All lateral piping sections shall be flushed out before sprinkler heads are attached. All pipe shall be installed in strict accordance with recommendations of the manufacturer. This shall apply to thrust blocking, handling, storage, depth of cover, expansion allowance, testing, etc.

B. Under existing drives or sidewalks, the Contractor shall either saw cut concrete and replace it to the former condition or install the pipe by boring or jacking under the area.

3.04 BACKFILLING

A. As soon as the work has been installed, inspected and accepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from clods, rocks, or other unsuitable substances. Trenches must be left flush with adjacent finish and grade after compacting to the original density of the soil. Flooding of trenches will be permitted downstream of zone valves. Care shall be taken to place any previously tilled and fertilized soil in the top portion of the trench, and subsoil must not be allowed in the top six (6") inches of the backfill.

3.06 AUTOMATIC VALVES

A. Each sprinkler zone shall be operated by automatic electric valves in the zones indicated on the drawings. Each valve shall be provided with a built-in pressure regulator capable of holding a steady downstream pressure, regardless of fluctuations in the main supply pressure. The valves shall be installed where shown and supplied with a tag on which the valve's zone number shall be plainly marked.

B. All valves to be in valve boxes.

C. Each valve shall be housed in an Armetex valve box, or prior approved equivalent. Place valve boxes in an orderly fashion. In the lawn place valve boxes in such a manner that mowing and weeding can easily be performed.

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LANDSCAPE LEGEND (ALL PLANTS ARE AREA 4)

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

- All tree caliper required at time of planting.
- Evergreen Trees to be 6' Tall at time of planting.

TREES

			MAINTENANCE NOTES
	Gleditsia triacanthos Honey Locust	[Key 45S] [S Water Zone]	After 1 year using the 3 cut method in all pruning. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
	Pinus ponderosa Ponderosa Pine	[Key 2678D] [S Water Zone]	After 1 year using the 3 cut method in all pruning. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
	Pinus artisata Bristlecone Pine	[Key 45678DA] [DA Water Zone]	After 1 year using the 3 cut method in all pruning. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
	Gleditsia triacanthos Honey Locust	[Key 2457DA] [DA Water Zone]	After 1 year using the 3 cut method in all pruning. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
	Celtis occidentalis Hackberry	[Key 3457DA] [S Water Zone]	After 1 year using the 3 cut method in all pruning. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
	Pinus Strobus Eastern White Pine	[Key 45S] [S Water Zone]	After 1 year using the 3 cut method in all pruning. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
	Quercus rubra (Street Approved) Northern Red	[Key 4S] [S Water Zone]	After 1 year using the 3 cut method in all pruning. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.

I.D SHRUBS / VINES

			MAINTENANCE NOTES
SG	 Panicum vigatum Switch Grass (T = S)	[Key 12346D] [DA Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
JG	 Koeleria pyramidata June Grass	[Key 1236S] [S Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
GHO	 Mahonia repens Grape Holly Oregon 'Compacta'	[Key 4S] [S Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
DMP	 Pinus mugo 'Valley Cushion' V C Dwarf Mugo Pine	[Key 1256D] [S Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
PL	 Syringa x percica Persian Lilac	[Key 568DA] [DA Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
BSJ	 Juniperus squamata Blue Star Juniper	[Key A] [A Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
OGJ	 Juniperus pfitzer Old Gold Juniper	[Key DA] [DA Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
FRG	 Calamagrostis X acutiflora Feather Reed Grass (T=S)	[Key A] [A Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
NP	 Prunus americana Native Plum	[Key 4567S] [S Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
RS	 Perovskia atriplicifolia Russian Sage (T=S)	[Key 12D] [D Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.
VC	 Parthenocissus quinquefolia Virginia Creeper 'Staked'	[Key 457 DA] [DA Water Zone]	After 1 year, lightly prune every 60 - 90 days. Thinning will occur prior to temps over 75, once yearly. Heading will occur in late fall with cooler weather once yearly.

THREE CUT METHOD

Use a sharp saw. If necessary, buy a new blade. A sharp saw will cut more quickly and easily, reducing your fatigue. It also will cut the wood cleanly rather than tearing at the tree tissue, which can increase the chances the wound will become infected.

Disinfect the saw before and after each cut. It's easy for disease pathogens to enter fresh tree wounds, and they can be carried on pruning tools. Wipe the tool in a mixture of 25 percent bleach and 75 percent water or dip it in 70 percent rubbing alcohol before every cut. Be sure to rinse the tools after you've finished pruning.

Cut 1: Make an undercut. About 8 inches out from the branch collar—a swollen or ridged area where the branch attaches to the trunk—position the saw, then cut up from below about a third of the way through the branch. This cut will prevent the bark from tearing off down the trunk when the branch falls.

Cut 2: Remove the branch. Above the undercut, saw through the branch. For large branches, reduce the weight gradually by sawing off the branch in several sections, starting farthest from the trunk. Smaller sections will be easier to avoid and cause less damage as they fall to the ground. If possible, have a helper hold each section and carefully lower it to the ground. You will be left with a stub extending about a foot from the trunk.

Locate the branch collar. The branch collar, which encircles the branch parallel to the trunk, contains special tissue that enables the tree to seal the wound, Janoski said, so it's critical not to damage it when you make your last cut.

Cut 3: Remove the stub. Carefully cut parallel to the trunk just outside the branch collar and let the stub fall.

IRRIGATION HYDRO SEED:

- Irrigate ALL Hydro Seed 3 days a week for 60 days / 60 min.
- After establishment Irrigated Hydro Seed 3 days a weeks for 60 min when temp. are between 70-100 degrees. Irrigate 3 days a week for 30 min. when temp is under 70 degrees,

SOIL AMENDMENTS: American Furniture Warehouse - American Heights & Tutt Blvd, Colorado Springs, CO

Test No.: H3089, pH = 7.1, Soil Type = Clay Loam, Organic Material 1.3%

Ground Plane Treatment	Organic Matter Class 1	Nitrogen* 0.1 ppm	Phosphorous 9.0 ppm	Potassium 216.4	Other Zn, Fe, Mn, B, or Cu Zn = 0.5 ppm Fe = 4.3 ppm	Rototill Depth
Sodded Turfgrass	3 cu yds per 1000sf	3 lbs per 1000sf	3 lbs P205 per 1000sf	Not needed	4 oz Zn per 1000sf 4 oz Fe per 1000sf	6" Min
Seeded - Native	3 cu yds per 1000sf	3 lbs per 1000sf	3 lbs P205 per 1000sf	Not needed	4 oz Zn per 1000sf 4 oz Fe per 1000sf	6" Min
Trees	3 cu yds per 1000sf	3 lbs per 1000sf	3 lbs P205 per 1000sf	Not needed	4 oz Zn per 1000sf 4 oz Fe per 1000sf	6" Min
Shrubs	3 cu yds per 1000sf	3 lbs per 1000sf	3 lbs P205 per 1000sf	Not needed	4 oz Zn per 1000sf 4 oz Fe per 1000sf	6" Min

*Acceptable Fertilizers: For each 0.1 lb. of Nitrogen need, apply about 1/2 lb. urea, or 1/2 lb. ammonium sulfate, or 1/4 lb. bloodmeal, or 1 lb. corn gluten meal, or 5 lbs. alfalfa meal pellets per 100 sf.

E.C.: Electrical Conductivity 0.2 mmhos/cm. Salinity is not a problem. *No salt treatment.*

Lime: Very High, greater than 5%. *No treatment.*

Manganese, copper, and boron are adequate or high and no additional amendments are needed. *No gypsum is needed.*

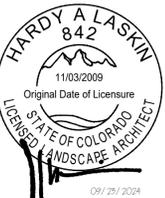
Provide a copy of receipt for organic amendment installed prior to final inspection.

Laskin & Associates, Inc. 67 E Weldon Ave., Phoenix, AZ 85012 602-840-7771



Butler Design Group Inc.
architects & planners

5013 East Washington St. #100
Phoenix, Arizona 85034
Phone 602-957-1800



OWNERSHIP INSTRUMENTS OF SERVICE
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FINAL LANDSCAPE PLAN
POWERS PROFESSIONAL PARK
AMENDED DEVELOPMENT PLAN
 6910 TEMPLETON GAP ROAD COLORADO SPRINGS, COLORADO

AR DP 21-00219

Date: 09/23/2024

Revisions:

City Comments	Review 1	10/03/2022
City Comments	Review 2	10/30/2022
City Comments	Review 3	11/17/2022
City Comments	Review 4	09/23/2024

Project Number: 20068.100

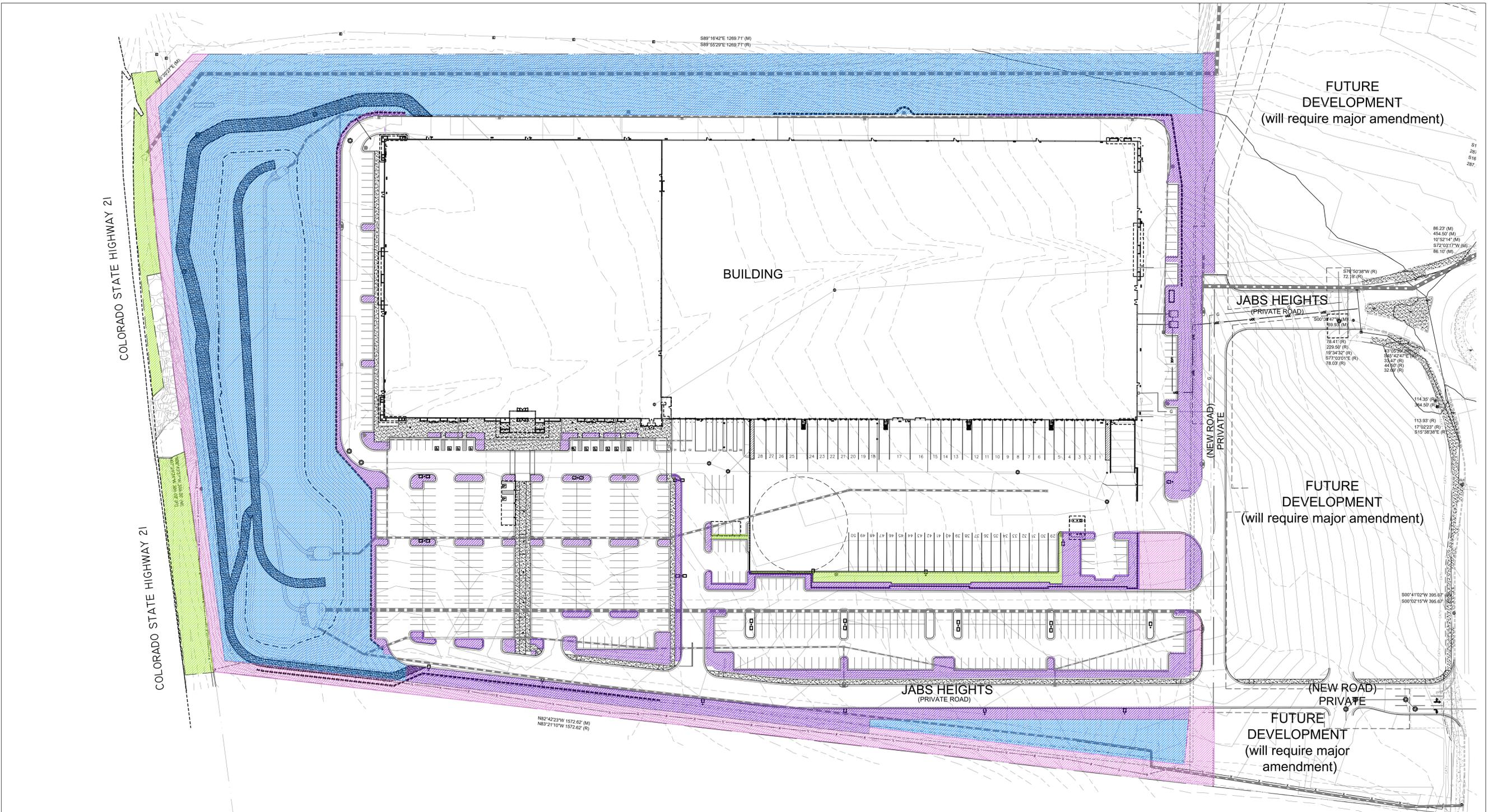
Drawn By: D Dodson

Title: MAINTENANCE SCHEDULE

DEPN-23-0213
Major Modifications



L.13
30 OF 32 TOTAL SHEETS



PROJECT DATA:
 Site Area: 1,118,979 S.F. (25.7 AC.)
 Building Area: 332,500 S.F.
 Coverage:
 Parking Required:
 Showroom 1/600 250 Spaces
 Warehouse 1/1000 285 Spaces
 535 Spaces
 Parking Provided: 545 Spaces
 Trailer Pkg Provided: 50 Spaces
LANDSCAPE DATA:
 Site Area: 1,118,979 S.F. (25.7 AC.)
 Internal Required LS: 5% - 55'945 S.F.
 Internal Provided LS: 24% - 275,171 S.F.

A PORTION OF A TRACT OF LAND RECORDED AT RECEPTION NO. 20866886 AND RECEPTION NO. 206028177
 A PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CLIMATE ZONE: MILD, LOWER RIPARIAN AREA

Plant Communities
 -refer to legend below for plant communities in each zone:
 1 - Semiarid Shrublands
 2 - Pinon-juniper woodlands
 3 - Prairie
 4 - Lower Elevation Riparian
 5 - Foothill Shrublands
 6 - PonderoSC Pine Forest
 7 - Upper Elevation Riparian
 8 - Douglas-fir Forest

SOIL CONDITIONS:
 Clay /Loam

HYDRO ZONES:
 Hydrozones (supplemental water)
 -to be labeled by letter(s) on diagram:

	V - Very Low (0 to 7 inches per year)
	L - Low (7 to 15 inches per year)
	M - Moderate (15 to 25 inches per year)
	H - High (more than 25 inches per year)



DEPN-23-0213
Major Modifications
 LASKIN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 5013 E Washington Street
 Suite 110
 Phoenix, Arizona 85034
 p (602) 840-7771
 c (602) 579-5208
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AR DP 21-00219
 Date: 09/23/2024
 Revisions:
 City Comments Review 1 10/03/2022
 City Comments Review 2 10/30/2022
 City Comments Review 3 11/11/2022
 City Comments Review 4 09/23/2024

Project Number: 20068.100
 Drawn By: D Dodson
 Title: SCHEMATIC LANDSCAPE DIAGRAM
L.14
 31 OF 32 TOTAL SHEETS



Butler Design Group Inc.
architects & planners

5013 East Washington St. #100
Phoenix, Arizona 85034
Phone 602-957-1800



OWNERSHIP INSTRUMENTS OF SERVICE
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NOTE: This system is intended to be operated by a web based central control system and is designed to accommodate ET data downloads for automated station scheduling and adjustment based on actual weather conditions. This table is provided as a basic guideline only. Seasonal and micro climate conditions will alter actual station runtimes and frequency. This table is not intended for use a grow schedule, the Landscape Contractor will need to obtain a permit for established period. Drip zones can be operated up to three stations at a time. POC to provided a minimum of 60 PSI and 60 GPM to reduce overall watering times. All rotors and sprays will run as required and be adjusted as needed. This irrigation system is not designed to irrigation daily for all stations. From May 1-October 15, sprinklers can be operated from between 6:00 PM and 10:00 AM (Rotor & Pop Ups) to run a maximum of three (3) days a week. .
Drip to Shrubs should be scheduled to run early mornings and trees in the late afternoon.

Station #	Plant Material Type:	Plant Factor:	Irrigation Type:	Head / Nozzle / Model	Operating PSI	PR (in/hr)	Flow Rate: GPM	Run Time: (in min.)	Number of Irrigation Days per Week:	Peak Weekly Run Time (min)	Est Usage (gal / week):	Cycles	SMS Zone	Notes:	
1	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 1		
2	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 2		
3	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 3		
4	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 4		
5	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 5		
6	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 6		
7	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 7		
8	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 8		
9	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 9		
10	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 10		
11	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 11		
12	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 12		
13	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 13		
14	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 14		
15	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 15		
16	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 16		
17	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 17		
18	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 18		
19	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 19		
20	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 20		
21	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 21		
22	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 22		
23	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 23		
24	Hydro / Native	0.50	Rotor	Hunter ST-1200-BR / 10blk / 85' R	60	1.15	38.1	5	2	10	762	2	Native Zone 24		
25	Hydro / Native	0.50	Spray	Hunter 1-40-06 / 13L Blu / 50' R	60	0.91	49	5	2	10	984	2	Native Zone 25		
26	Hydro / Native	0.50	Spray	Hunter 1-40-06 / 13L Blu / 50' R	60	0.91	49	5	2	10	984	2	Native Zone 26		
27	Hydro / Native	0.50	Spray	Hunter 1-40-06 / 13L Blu / 50' R	60	0.91	49	5	2	10	984	2	Native Zone 27		
28	Hydro / Native	0.50	Spray	Hunter 1-40-06 / 13L Blu / 50' R	60	0.91	49	5	2	10	984	2	Native Zone 28		
29	Hydro / Native	0.50	Spray	Hunter 1-40-06 / 13L Blu / 50' R	60	0.91	49	5	2	10	984	2	Native Zone 29		
30	Hydro / Native	0.50	Spray	Hunter 1-40-06 / 13L Blu / 50' R	60	0.91	49	5	2	10	984	2	Native Zone 30		
31	Hydro / Native	0.50	Spray	Hunter 1-25-06 / .07 Orn / 45' R	45	0.63	33	5	2	10	660	2	Native Zone 31		
32	Hydro / Native	0.50	Spray	Hunter 1-25-06 / 13L Blu / 50' R	45	0.63	26.4	5	2	10	528	2	Native Zone 32		
33	Trees	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	5.9	45	2	90	531	2	Tree Zone 33		
34	Shrubs	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	5.4	45	2	90	486	2	Shrub Zone 34		
37	Trees	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	2.3	45	3	135	315	3	Tree Zone 35		
38	Shrubs	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	6.9	45	3	135	900	3	Shrub Zone 36		
39	Trees	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	4.4	45	3	135	594	3	Tree Zone 35		
40	Shrubs	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	2.3	45	3	135	311	3	Shrub Zone 36		
41	Trees	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	3.4	45	3	135	459	3	Tree Zone 35		
42	Shrubs	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	3.8	45	3	135	513	3	Shrub Zone 36		
43	Trees	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	1.6	30	3	90	144	3	Tree Zone 37		
44	Shrubs	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	2.6	30	3	90	234	3	Shrub Zone 38		
45	Trees	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	4.0	30	2	60	240	2	Tree Zone 33		
46	Shrubs	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	2.3	30	2	60	138	2	Shrub Zone 34		
47	Trees	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	2.6	45	3	135	120	3	Tree Zone 35		
48	Shrubs	0.50	Drip	Hunter PCZ-101-25" Drip Kit	20	0.60	2.8	45	3	135	378	3	Shrub Zone 34		
										TOTALS	31:35 HRS	29,300		275,171 S.F OF TOTAL LS	

IRRIGATION PLAN
POWERS PROFESSIONAL PARK
AMENDED DEVELOPMENT PLAN
6910 TEMPLETON GAP ROAD COLORADO SPRINGS, COLORADO

AR DP 21-00219

Date: 11/10/2022

Revisions:
City Comments Review 1 10/03/2022
City Comments Review 2 10/30/2022
City Comments Review 3 11/10/2022

DEPN-23-0213
Major Modifications



LASKIN & ASSOCIATES, INC.
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www.laskindesign.com

Project Number: 20068.100

Drawn By: D Dodson

Title: IRRIGATION SCHEDULE

L.15

32 OF 32 TOTAL SHEETS