

- ### GENERAL SITE NOTES
1. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL BE SLEEVED (CL 200 PVC) FOR DRIP IRRIGATION.
 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
 4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CITY STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
 5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
 6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

LAYOUT NOTE

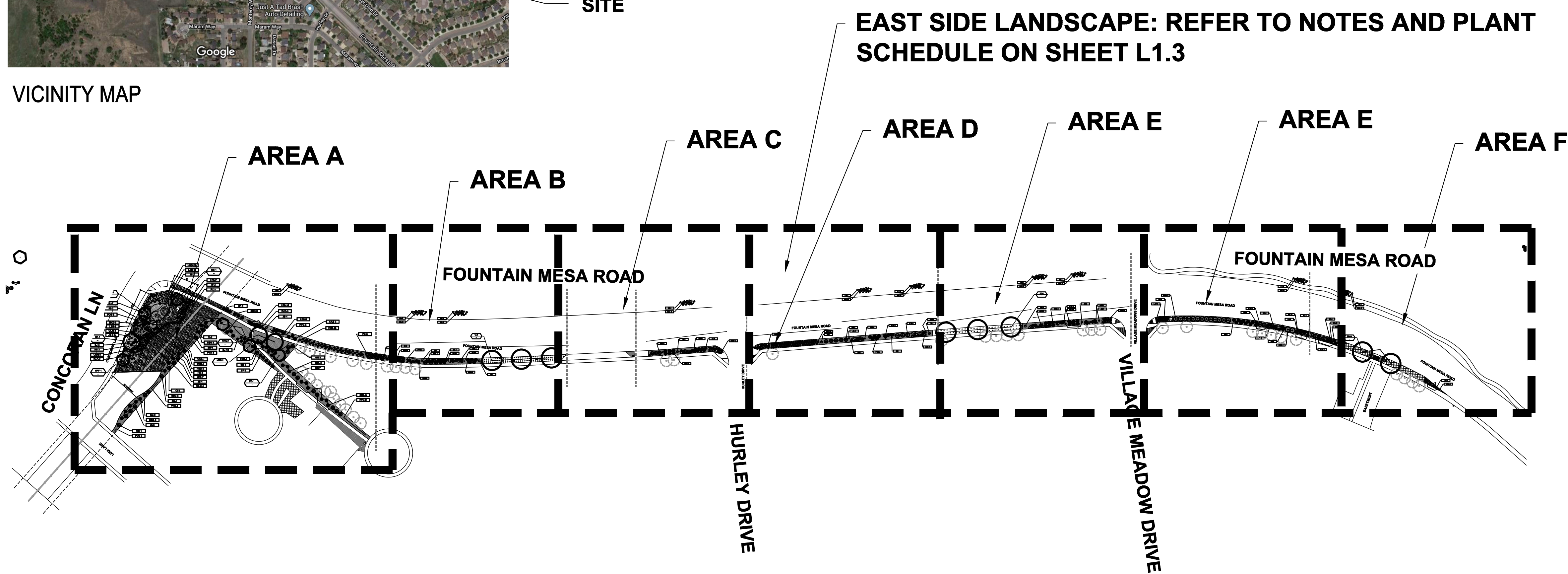
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN REQUIRE APPROVAL BY CITY OF FOUNTAIN AND OWNER REPRESENTATIVE.

IRRIGATION NOTE

AN EXISTING UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND SPRAY/ROTOR SYSTEM FOR SOD GRASS/GROUND COVER AREAS. CONNECT TO EXISTING SYSTEM. INSTALL PER LOCAL CODE. CONTRACTOR SHALL MODIFY EXISTING SYSTEM ACCORDINGLY. PRIOR TO ANY WORK LOCATE AT MARK EXISTING VALVE BOXES AND POTHOLE FOR MAINLINE LOCATION AND DEPTH. REFER TO IRRIGATION PLAN.

EXISTING GRASS NOTE

AT PROPOSED ROCK MULCH AREAS, EXISTING GRASS TO BE REMOVED TO 3" DEPTH FROM TOP OF CURB/SIDEWALK. STOCKPILE TOPSOIL TO USE FOR BERMS. AT NEW GRASS AREAS GRASS SHALL BE REMOVED TO 1" DEPTH. USE MECHANICAL SOD CUTTER AND USE HAND TOOLS WHERE NEEDED.



EAST SIDE LANDSCAPE: REFER TO NOTES AND PLANT SCHEDULE ON SHEET L1.3

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-1646
 Fax 719-586-1122



FOUNTAIN MESA ROAD
 CONCORAN LANE TO C AND S ROAD
 FOUNTAIN, CO

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PREPARED FOR:
 CROSS CREEK METRO DIST.

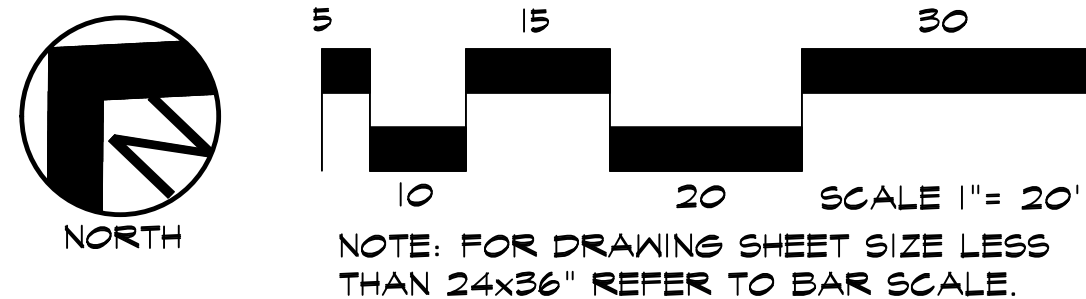
BID SET

NOT FOR CONSTRUCTION	JOB NUMBER	829-19
	REVISIONS	
	6-17-20	PER COMMENTS
	7-1-20	PER COMMENTS
	ORIGINAL DATE	3-24-20
	DRAWN BY	JM
	DESCRIPTION	LANDSCAPE PLAN
	SHEET NO.	L1.1

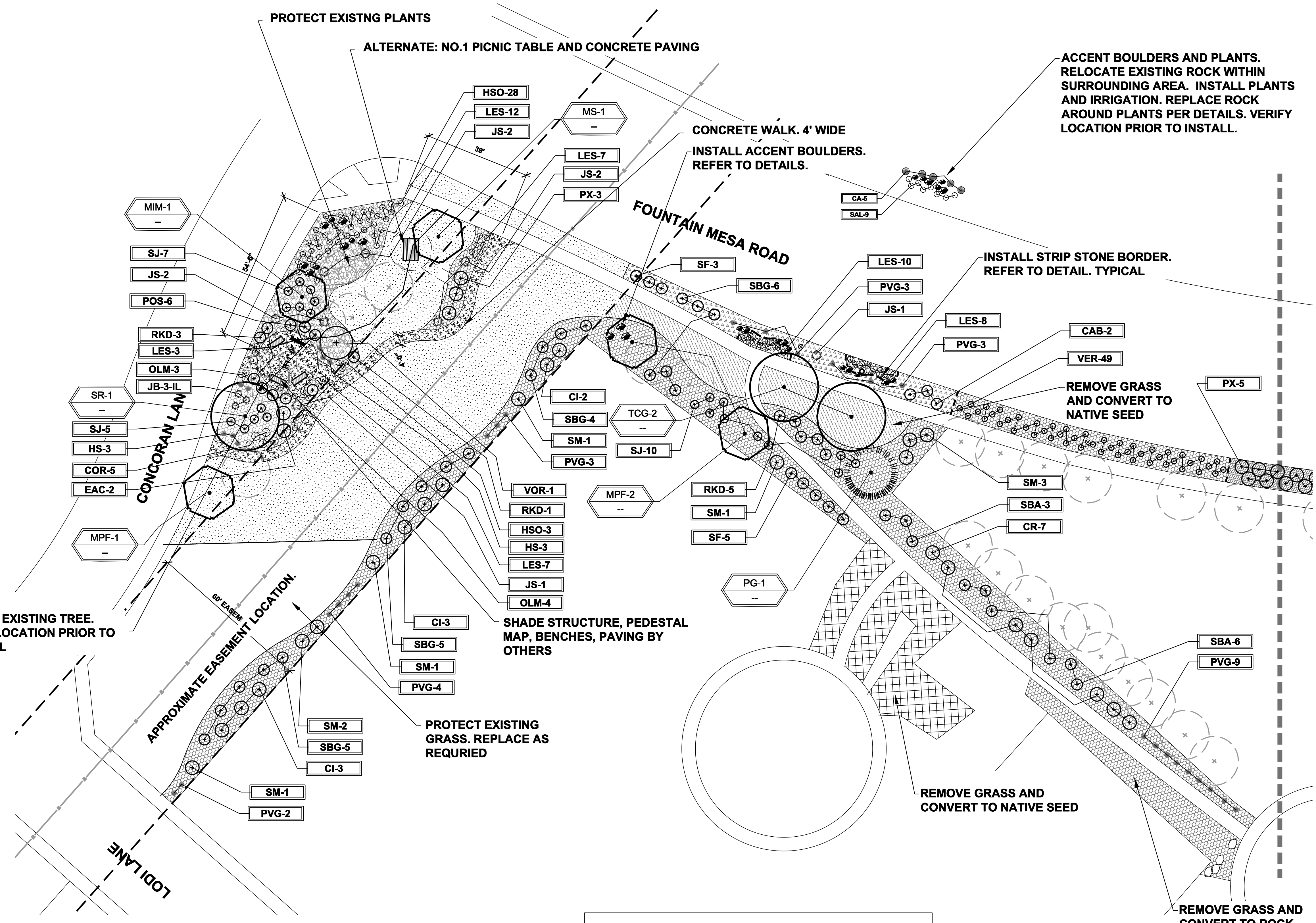
OVERALL LANDSCAPE PLAN



PLANTING PLAN - AREA A



Know what's below.
Call before you dig.



REMOVE EXISTING SOD WITH MECHANICAL SOD CUTTER AT ALL AREAS. ESTABLISH 1" GRADE DEPTH AT NEW GRASS AREAS AND 3" AT ROCK MULCH AREAS. INSTALL AMENDMENTS AS REQUIRED.

SITE AMENITIES NOTE
SITE AMENITIES BY COLORADO SPRINGS SAWMILL. (719-428-5029) COORDINATE DESIGN AND FABRICATION WITH STEVE MOOREHEAD, WITH WATER RETURNS (719-534-9960).

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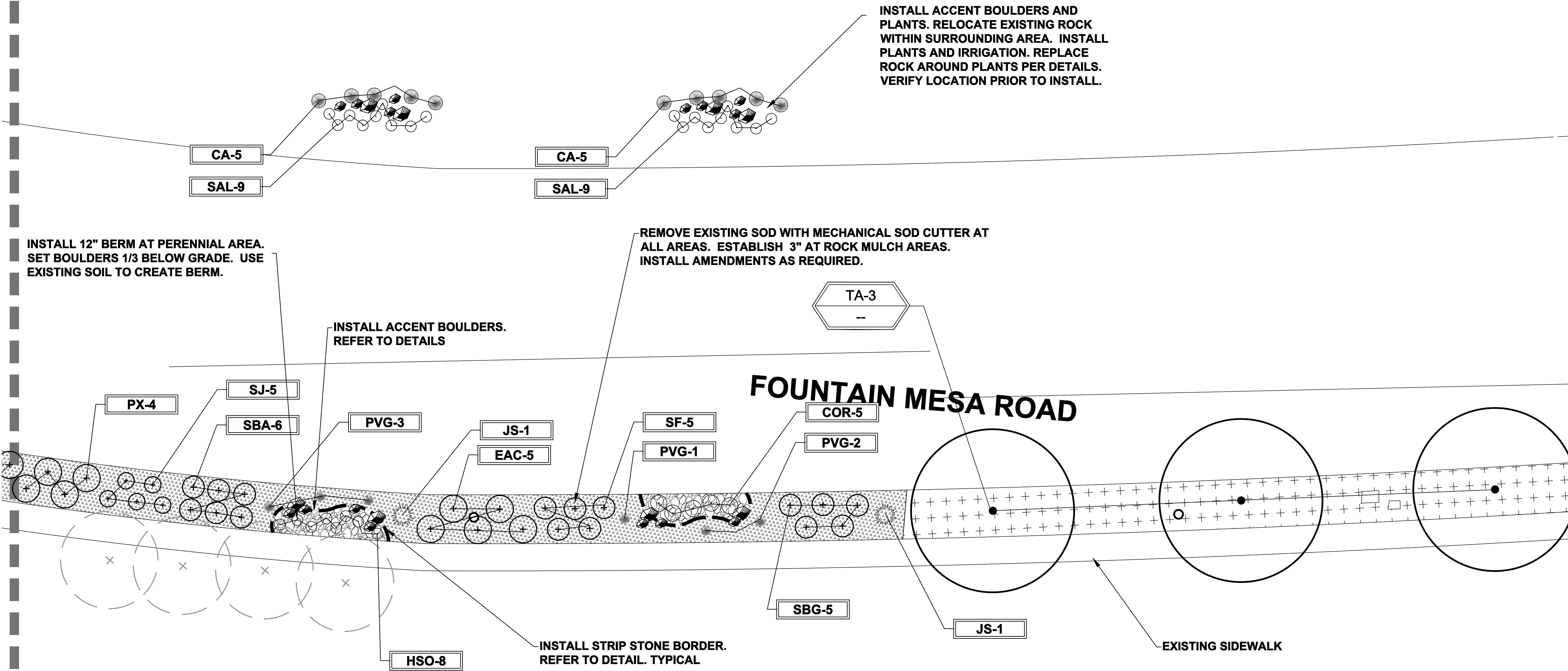
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FOUNTAIN, CO
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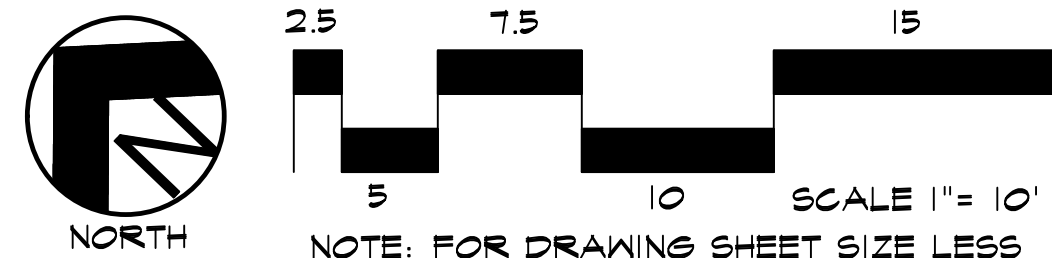
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	7-1-20	PER COMMENTS
	ORIGINAL DATE	3-24-20
DRAWN BY	JM	
DESCRIPTION	AREA A LANDSCAPE PLAN	
SHEET NO.	L1.2	

PLANT SCHEDULE - EAST SIDE OF FOUNTAIN MESA

Symbol	Abbr.	QTY.	Botanical Name	Common Name	Mature Planting Size	Planting Size
ORNAMENTAL GRASSES:						
●	CA	50	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' / 2-3'	#1 CONT.
PERENNIALS:						
⊙	SAL	90	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.



PLANTING PLAN - AREA B



Know what's below.
Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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NOT FOR CONSTRUCTION	JOB NUMBER	829-19
	REVISIONS	
	6-17-20	PER COMMENTS
	7-1-20	PER COMMENTS
ORIGINAL DATE	3-24-20	
DRAWN BY	JM	
DESCRIPTION	AREA B LANDSCAPE PLAN	
SHEET NO.	L1.3	

FOUNTAIN MESA ROAD
CONCORAN LANE TO C AND S ROAD
FOUNTAIN, CO

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PLANT SCHEDULE - AREA A, B & C

Symbol	Abbr.	Quant.	Botanical Name	Common Name	Water	Mature Wdth/Hght	Size
EVERGREEN TREES:							
	PG	1	<i>Picea pungens glauca</i> 'Blue Colorado'	Colorado Blue Spruce	678A	20'	6' ht.
DECIDUOUS TREES:							
	AF	2	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	S	30'x30'	1-1/2" cal.
	TA	3	<i>Tilia americana</i> 'Boulevard'	Boulevard Linden	4S	35 x 20'	1-1/2" cal.
	TCG	3	<i>Tilia cordata</i> 'Glenleven'	Glenleven Linden	AD	35 x 20'	1-1/2" cal.
	MPF	3	<i>Malus</i> 'Prairie Fire'	Prairie Fire Crabapple	467S	15'x20'	1-1/2" cal.
	MS	2	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	467S	15'x20'	1-1/2" cal.
	MIM	1	<i>Malus</i> 'Indian Magic'	Indian Summer Crab	467S	20'	1-1/2" cal.
	SR	1	<i>Syringa reticulata</i>	Japanese Lilac	4S	25'	1-1/2" cal.
EVERGREEN SHRUBS:							
	JB	3	<i>Juniperus squamata</i> 'Blue Star'	Blue Star Juniper	2568A	2-3' x 15-18"	#5 CONT
	JS	11	<i>Picea pungens</i> 'Glaucu Globosa'	Globe Blue Spruce	678SA	5-6' x 3-5'	#5 CONT
DECIDUOUS SHRUBS:							
	CR	7	<i>Cornus stolonifera</i> 'Bailey'	Red Twig Bailey Dogwood	S	6-8' x 8-10'	#5 CONT.
	CI	8	<i>Cornus stolonifera</i> 'Isanti'	Isanti Dogwood	457S	4-6' x 4-6'	#5 CONT.
	EAC	10	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	45S	4-5' x 3-4'	#5 CONT.
	POS	9	<i>Physocarpus opulifolius</i> 'Summer's Wine'	Summer's Wine Ninebark	A	3-4' x 5-6'	#5 CONT.
	PX	12	<i>Philadelphus Saxifragaceae</i>	Mock Orange	DA	2-3' x 2-3'	#5 CONT.
	RKD	10	<i>Rosa x double knockout</i> 'Radiko'	Double Knockout Rose	45678A	3-4' x 3-4'	#5 CONT.
	SBA	21	<i>Spiraea bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	SA	2-3' x 3-4'	#5 CONT.
	SF	13	<i>Spiraea x bumalda</i> 'Froebelii'	Froebel Spirea	SA	3-4' x 3-4'	#5 CONT.
	SBG	25	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spirea	SA	3-4' x 2-3'	#5 CONT.
	SJ	34	<i>Spiraea japonica</i> 'Majic Carpet'	Majic Carpet, Spirea	SA	1-2' x 1-2'	#5 CONT.
	SM	9	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	568A	4-5' x 3-5'	#5 CONT.
	VOR	1	<i>Viburnum opulus</i> 'Roseum'	Snowball Viburnum	A	4-6' x 4-6'	#5 CONT.
ORNAMENTAL GRASSES:							
	CA	20	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	A	1-3' x 2-3'	#1 CONT.
	PVG	30	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Grass	D	2' x 4-5'	#1 CONT.
	HS	8	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1235D	2' x 2-3'	#1 CONT.
PERENNIALS							
	COR	10	<i>Coreopsis Rosa</i> 'Sweet Dreams'	Sweet Dreams Coreopsis	SA	18-30" x 18-24"	#1 CONT.
	HSO	60	<i>Hemerocallis</i> 'Stella d'Oro'	Stella d'Oro Daylily	A	24 x 24"	#1 CONT.
	LES	47	<i>Leucanthemum superbum</i>	Shasta Daisy	DA	18 x 36"	#1 CONT.
	OLM	7	<i>Osteospermum</i> ssp.	Lavender Mist Sun Daisy	A	16 x 12"	#1 CONT.
	SAL	36	<i>Salvia nemorosa</i> 'May Night'	May Night Salvia	DA	24 x 24"	#1 CONT.
GROUNDCOVERS:							
	VER	49	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	DA	24" OC	#1 CONT.

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

GROUND COVER LEGEND - ALL AREAS

SYMBOL	DESCRIPTION	APPROX. SF
	Arkansas Tan Rock: 2-4" Diameter (with weed barrier) 4" depth Submit sample to owner prior to ordering material	6,652 SF
	Royal Granite Rock: 1.5" Diameter (with weed barrier) 3" depth Submit sample to owner prior to ordering material	3,851 SF
	Saddleback Swirl Rock: 3/4" Diameter (with weed barrier) 3" depth Submit sample to owner prior to ordering material	10,666 SF
	Kentucky Bluegrass Sod. Replace as required. Refer to notes. Submit spec to owner prior to ordering material	See Plan
	Irrigated Seed Grass. Seed Mix 'A'. Refer to notes. Submit spec to owner prior to ordering material	1,387 SF
	Irrigated Seed Grass. Seed Mix 'B'. Refer to notes. Submit spec to owner prior to ordering material	1,140 SF
	Irrigated Seed Grass. Seed Mix 'C'. Refer to notes. Submit spec to owner prior to ordering material	1,261 SF
	Irrigated Seed Grass. Seed Mix 'D'. Refer to notes. Submit spec to owner prior to ordering material	3,202 SF
	Concrete Paving. Refer to notes. Submit spec to owner prior to ordering material	1,056 SF
	Accent Boulders: Denver Granite 3' DIA. see plan 18" DIA. see plan	
	Steel Edger. See notes	
	Strip Stone Edger. New Mexico Buff Alternate: 4-8" Dia. Cobble Edge between rock types	

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GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. SOIL GRADE AT 5-12" DIAMETER AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB. AT ROCK MULCH AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB.

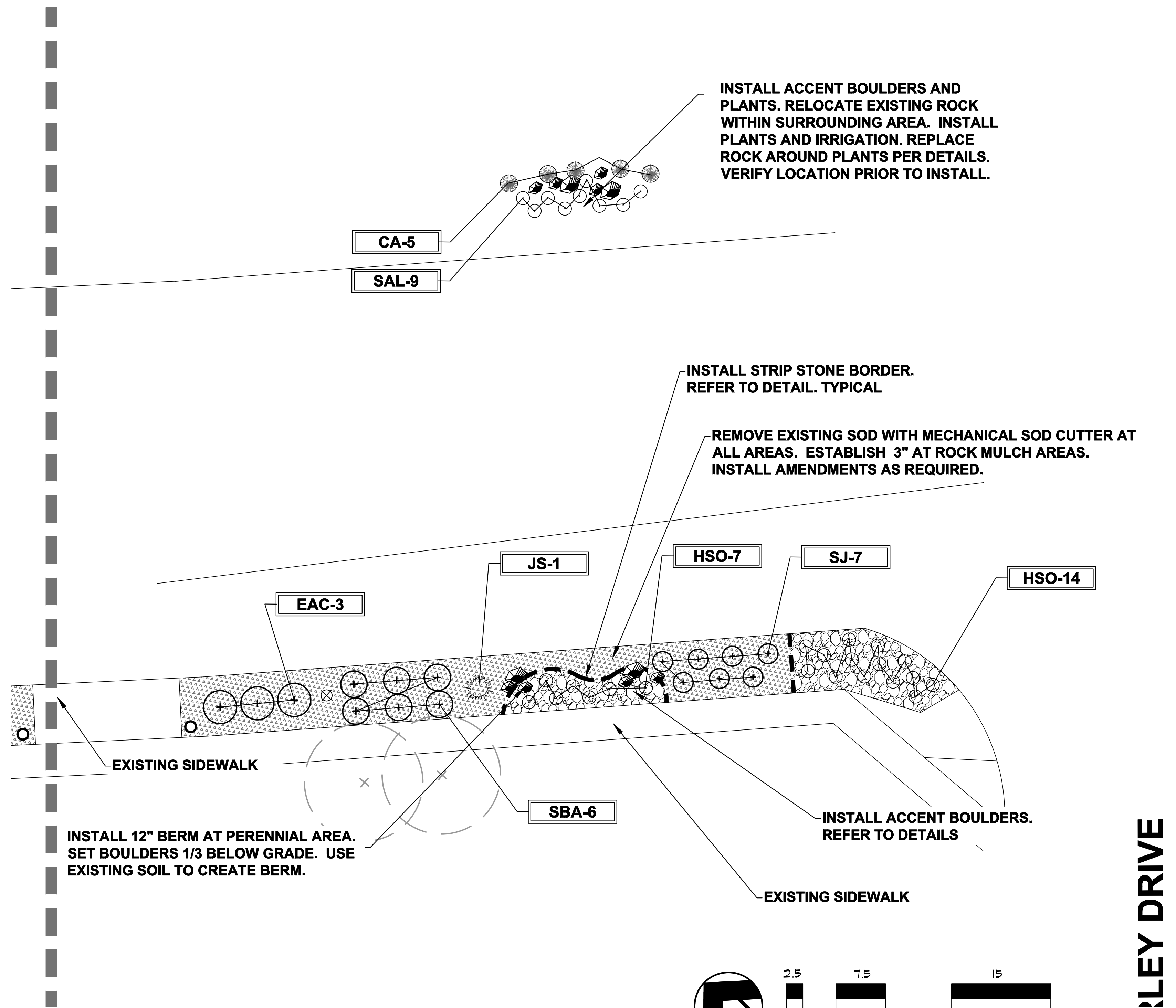


UTILITIES NOTE

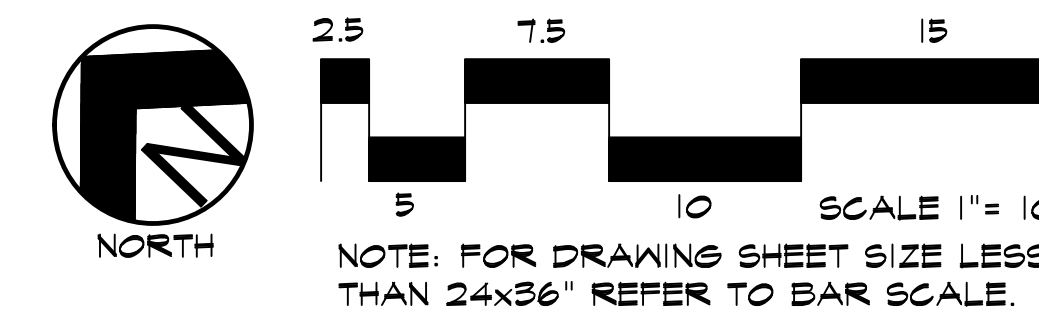
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PLANTING PLAN - AREA C



RILEY DRIVE

HIGHER GROUND DESIGNS, INC.
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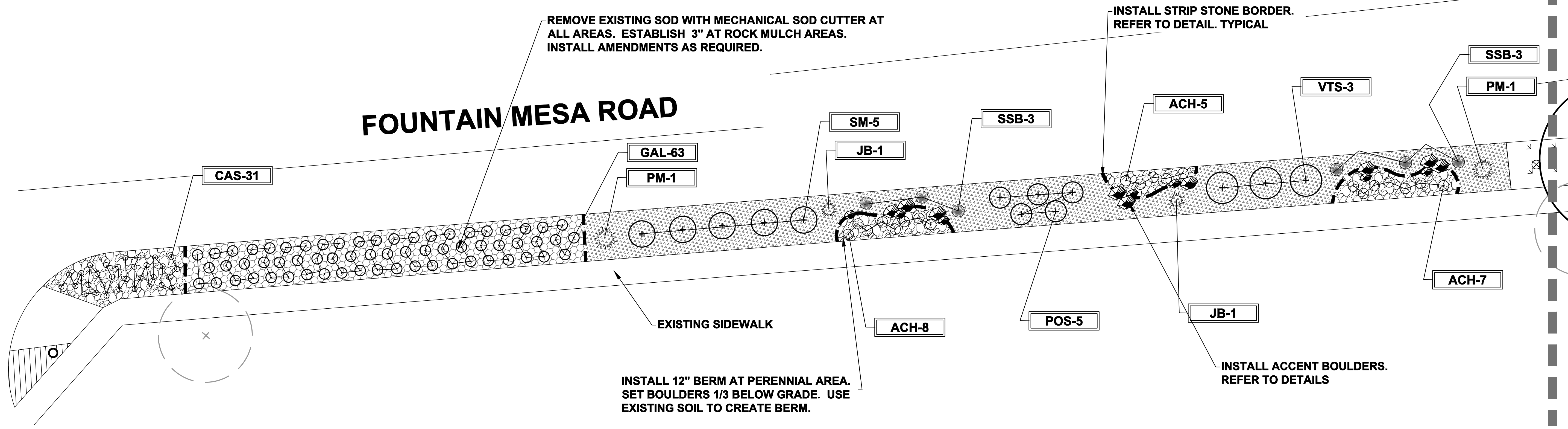
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DRAWN BY	JM
DESCRIPTION	AREA C LANDSCAPE PLAN
SHEET NO.	L1.4

NOT FOR CONSTRUCTION

PLANT SCHEDULE - AREA D & E

Symbol	Abbr.	Quant.	Botanical Name	Common Name	Water	Mature Width/Hght	Size
DECIDUOUS TREES:							
	GT	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	4SA	30'	1-1/2" cal.
EVERGREEN SHRUBS:							
	JB	5	Juniperus squamata 'Blue Star'	Blue Star Juniper	2568A	2-3' x 15-18"	#5 CONT.
	PM	3	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	1256D	2-3' x 2-3'	3 or 6 gal.
DECIDUOUS SHRUBS:							
	POS	5	Physocarpus opulifolius 'Summer's Wine'	Summer's Wine Ninebark	A	3-4' x 5-6'	#5 CONT.
	RKD	12	Rosa x double knockout 'Radiko'	Double Knockout Rose	45678A	3-4' x 3-4'	#5 CONT.
	SM	5	Syringa meyeri palibin	Dwarf Korean Lilac	568A	4-5' x 3-5'	#5 CONT.
	VTS	3	Viburnum trilobum 'Spring Green'	Spring Green Compact Viburnum	A	3-5' x 2-3'	#5 CONT.
ORNAMENTAL GRASSES:							
	SSB	6	Schizachyrium scoparium 'Blaze'	Little bluestem grass	1235D	2-3' x 2-3'	#1 CONT.
PERENNIALS							
	ACH	39	Achillea millefolium 'Moonshine'	Moonshine Yarrow	D	24" x 24"	#1 CONT.
	GAL	63	Potentilla spp.	Creeping Potentilla	D	24" OC	#1 CONT.
	CAS	49	Leucantherum superbum	Shasta Daisy	DA	18 x 36"	#1 CONT.

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.



INSTALL ACCENT BOULDERS AND PLANTS. RELOCATE EXISTING ROCK WITHIN SURROUNDING AREA. INSTALL PLANTS AND IRRIGATION. REPLACE ROCK AROUND PLANTS PER DETAILS. VERIFY LOCATION PRIOR TO INSTALL.

CA-5
SAL-9

CA-5
SAL-9

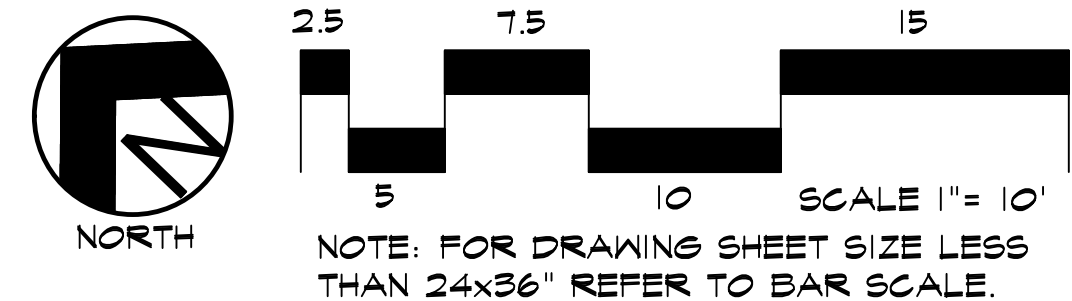
REMOVE EXISTING SOD WITH MECHANICAL SOD CUTTER AT ALL AREAS. ESTABLISH 3" AT ROCK MULCH AREAS. INSTALL AMENDMENTS AS REQUIRED.

INSTALL STRIP STONE BORDER. REFER TO DETAIL. TYPICAL

INSTALL 12" BERM AT PERENNIAL AREA. SET BOULDERS 1/3 BELOW GRADE. USE EXISTING SOIL TO CREATE BERM.

INSTALL ACCENT BOULDERS. REFER TO DETAILS

PLANTING PLAN - AREA D



NOTE: FOR DRAWING SHEET SIZE LESS THAN 24x36" REFER TO BAR SCALE.



Know what's below. Call before you dig.

UTILITIES NOTE
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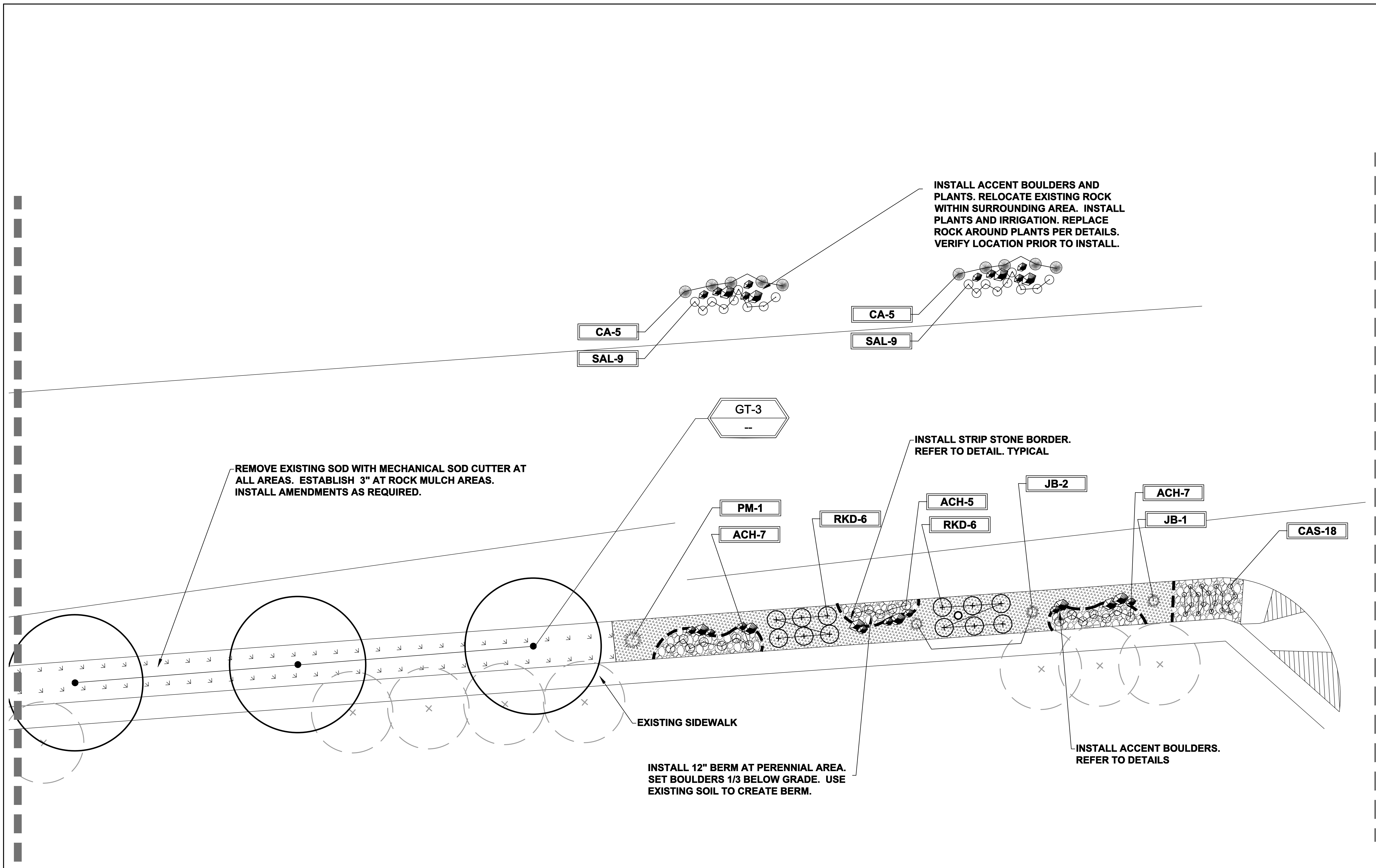
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	ORIGINAL DATE	3-24-20
DRAWN BY	JM	
DESCRIPTION	AREA D LANDSCAPE PLAN	
SHEET NO.	L1.5	

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1648
Fax 719-586-1122

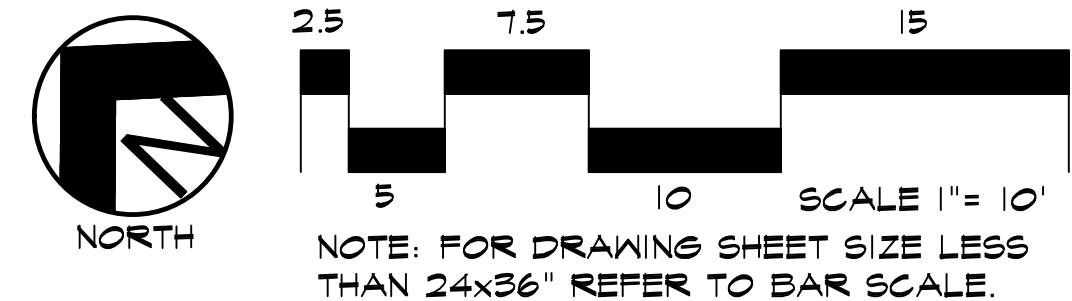


FOUNTAIN MESA ROAD
CONCORAN LANE TO C AND S ROAD
FOUNTAIN, CO
PREPARED FOR:
CROSS CREEK METRO DIST.
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BID SET



PLANTING PLAN - AREA E



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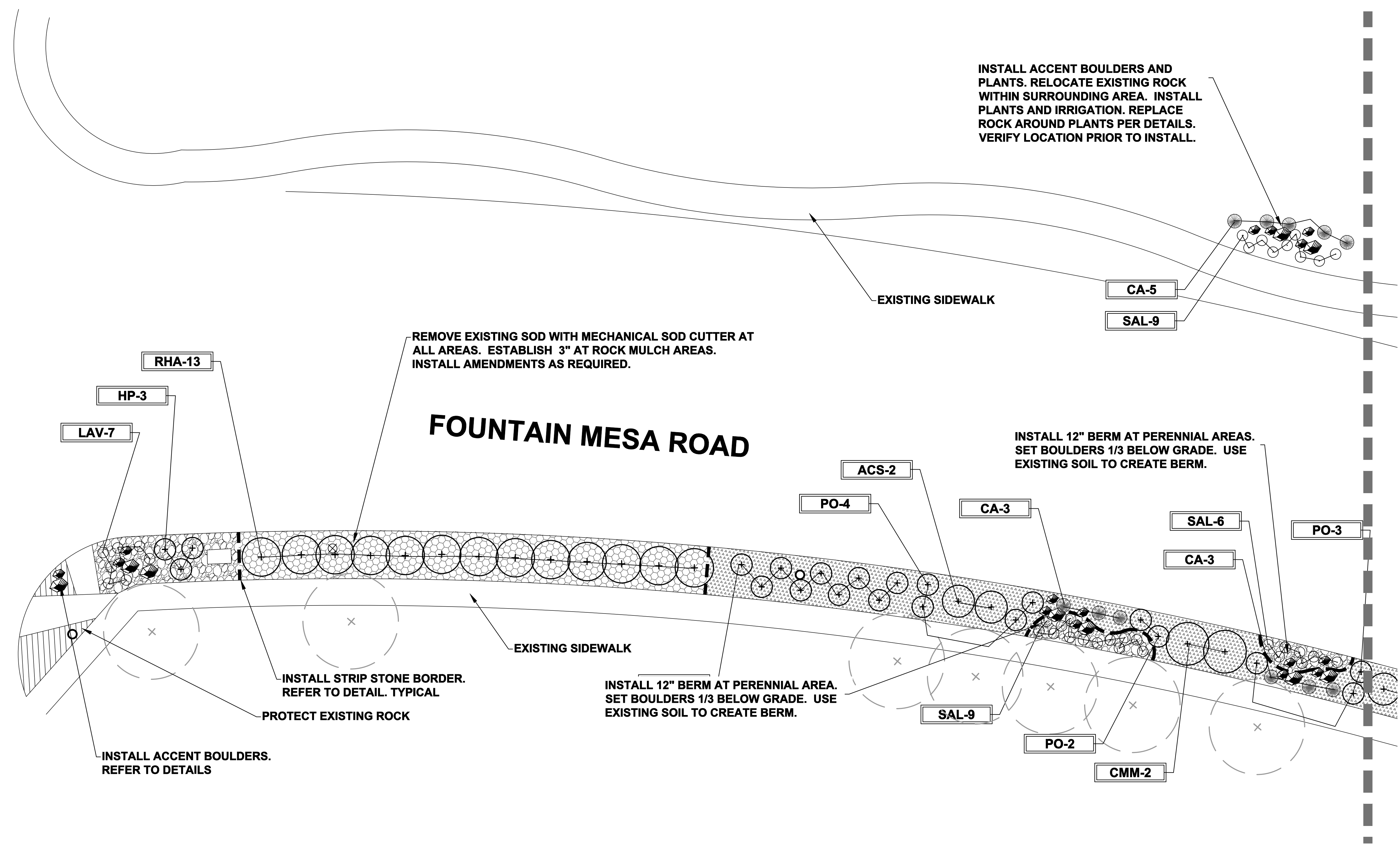
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VILLAGE MEADOWS DRIVE



REMOVE EXISTING SOD WITH MECHANICAL SOD CUTTER AT ALL AREAS. ESTABLISH 3" AT ROCK MULCH AREAS. INSTALL AMENDMENTS AS REQUIRED.

INSTALL ACCENT BOULDERS AND PLANTS. RELOCATE EXISTING ROCK WITHIN SURROUNDING AREA. INSTALL PLANTS AND IRRIGATION. REPLACE ROCK AROUND PLANTS PER DETAILS. VERIFY LOCATION PRIOR TO INSTALL.

EXISTING SIDEWALK

FOUNTAIN MESA ROAD

INSTALL 12" BERM AT PERENNIAL AREAS. SET BOULDERS 1/3 BELOW GRADE. USE EXISTING SOIL TO CREATE BERM.

EXISTING SIDEWALK

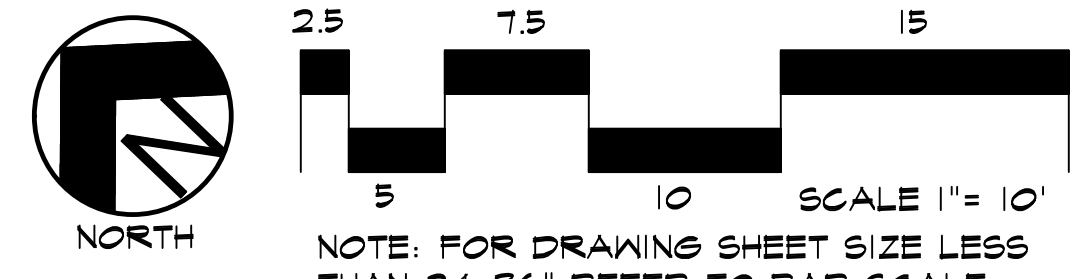
INSTALL 12" BERM AT PERENNIAL AREA. SET BOULDERS 1/3 BELOW GRADE. USE EXISTING SOIL TO CREATE BERM.

INSTALL STRIP STONE BORDER. REFER TO DETAIL. TYPICAL

PROTECT EXISTING ROCK

INSTALL ACCENT BOULDERS. REFER TO DETAILS

PLANTING PLAN - AREA F



NOTE: FOR DRAWING SHEET SIZE LESS THAN 24x36" REFER TO BAR SCALE.



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CONCORAN LANE TO C AND S ROAD
FOUNTAIN, CO

PREPARED FOR:
CROSS CREEK METRO DIST.

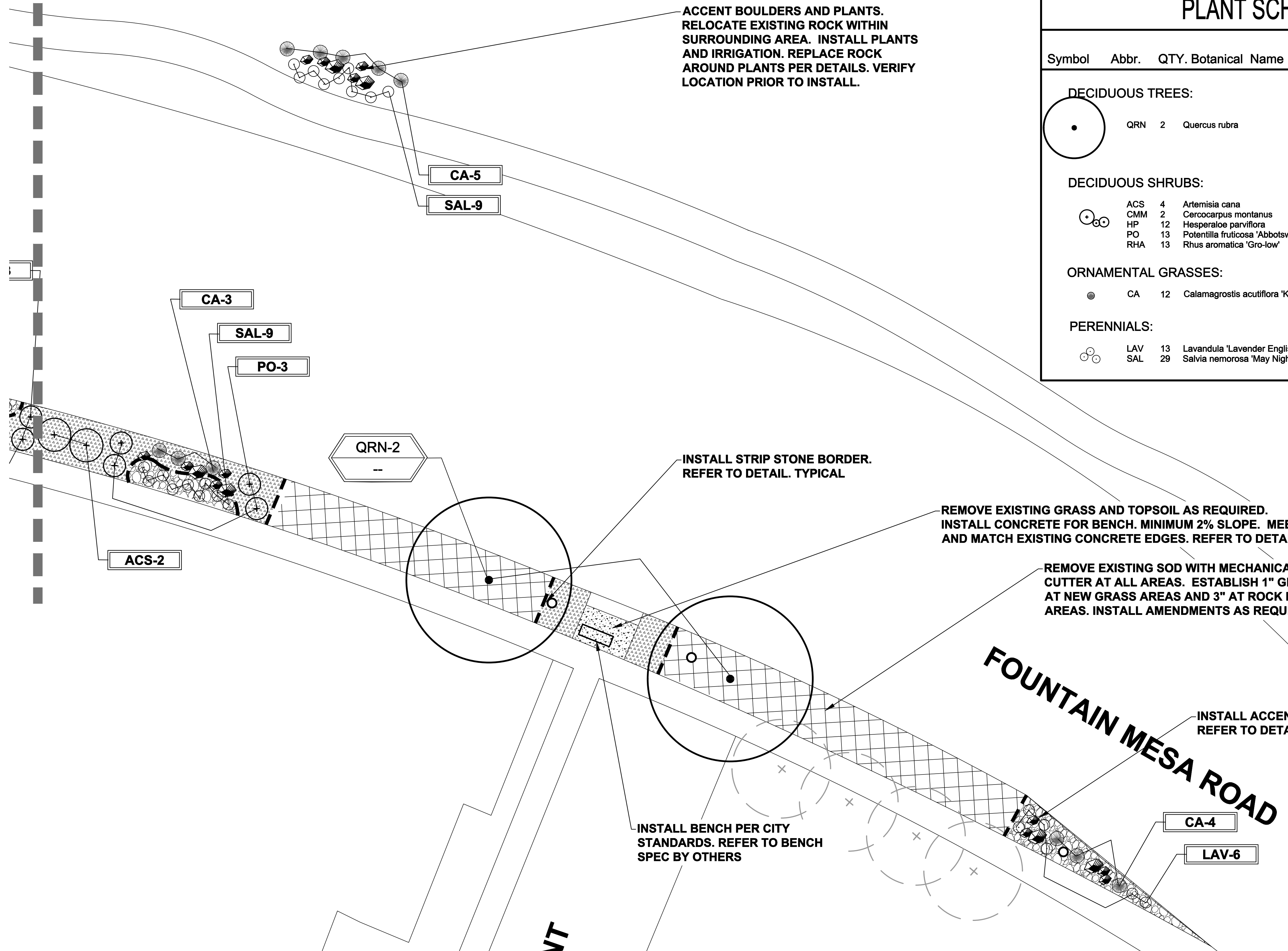
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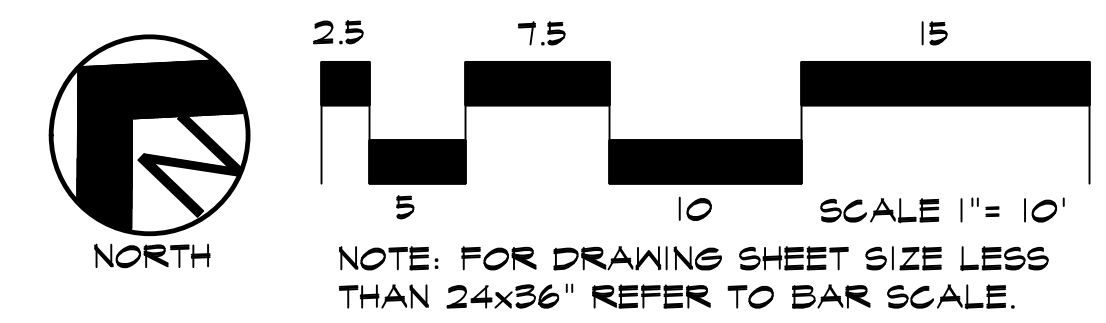
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PLANT SCHEDULE - AREA F & G

Symbol	Abbr.	QTY.	Botanical Name	Common Name	Mature Size	Planting Size
DECIDUOUS TREES:						
	QRN	2	Quercus rubra	Northern Red Oak	30'x30'	B & B 1 1/2" cal.
DECIDUOUS SHRUBS:						
	ACS	4	Artemisia cana	Silver Sagebrush	3-5' x 3-5'	Container # 5
	CMM	2	Cercocarpus montanus	Mountain Mahogany	4-6' x 4-8'	# 5
	HP	12	Hesperaloe parviflora	Red Yucca	2-4' x 2-4'	# 5
	PO	13	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	2-4' x 2-4'	# 5
	RHA	13	Rhus aromatica 'Gro-low'	Sumac Gro-Low	5-7' x 2-3'	# 5
ORNAMENTAL GRASSES:						
	CA	12	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' / 2-3'	Container #1 CONT.
PERENNIALS:						
	LAV	13	Lavandula 'Lavender English' hidcote	English Lavender	18 x 18"	Container #1 CONT.
	SAL	29	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	Container #1 CONT.



PLANTING PLAN - AREA G



BENCH NOTE

PUBLIC BENCH BY COLORADO SPRINGS SAWMILL. (719-428-5029) COORDINATE DESIGN AND FABRICATION WITH STEVE MOOREHEAD, WITH WATER RETURNS (719-534-9960).

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Fax 719-586-1122



FOUNTAIN MESA ROAD
CONCORAN LANE TO C AND S ROAD
FOUNTAIN, CO

PREPARED FOR:
CROSS CREEK METRO DIST.

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FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

PER OWNER REQUEST A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN PLANT SAFE WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF SIX (6) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEIOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE

C. PLANTING AREAS SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

SEEDING NOTES

SEED MIX 'A': GRASS SEED "BIORETENTION/RAIN GARDEN" MIX TO BE APPLIED AT 4LBS/1,000 SF. BROADCAST SEED, RAKE IN TO SOIL, AND APPLY EROSION BLANKET. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. CHECK WITH ARKANSAS VALLEY SEED FOR CURRENT BLEND.

SEED MIX 'B': GRASS SEED "WEAR TOLERANT" MIX TO BE APPLIED AT 4LBS/1,000 SF. BROADCAST SEED, RAKE IN TO SOIL, AND APPLY EROSION BLANKET. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

- RHIZOME-RICH TURF TALL FESCUES 90%
- KENTUCKY BLUEGRASS 10%

SEED MIX 'C': GRASS SEED "CUSTOM WHEATGRASS" MIX TO BE APPLIED AT 4LBS/1,000 SF. BROADCAST SEED, RAKE IN TO SOIL, AND APPLY EROSION BLANKET. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

- SLENDER WHEATGRASS 20%
- BLUE BUNCH WHEATGRASS 20%
- THICKSPIKE WHEATGRASS 20%
- STREAMBANK WHEATGRASS 20%
- WESTERN WHEATGRASS 15%
- ROCK MOUNTAIN FESCUE 5%

SEED MIX 'D': NATIVE SEED "FOOTHILLS" MIX TO BE APPLIED AT 4LBS/1,000 SF. BROADCAST SEED, RAKE IN TO SOIL, AND APPLY EROSION BLANKET. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. CHECK WITH ARKANSAS VALLEY SEED FOR CURRENT BLEND.

-ANNUAL RYEGRASS	20%	-BIG BLUESTEM	10%
-CANADA WILDRIE	20%	-SIDOATS GRAMA	10%
-WESTERN WHEATGRASS	10%	-BLUE GRAMA	5%
-SLENDER WHEATGRASS	10%	-CANADA BLUEGRASS	5%
-SHEEP FESCUE	10%		

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 1/2" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION. DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED TO WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

ACCEPTANCE NOTES

CONTRACTOR IS RESPONSIBLE FOR CONTACTING WATER RETURNS FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO INSPECTIONS. INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO: PRE CONSTRUCTION MEETING AND SITE INSPECTIONS/PUNCH LISTS AND FINAL NOTICE OF APPROVAL.

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A "PUNCH LIST" OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE "PUNCH LIST" DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 3 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF IRRIGATION WORK.

CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON IRRIGATION SYSTEM. REPAIR/REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 30 DAYS.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, AND IRRIGATION LEAK REPAIR. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO IRRIGATION SYSTEM.

SEEDED GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SEEDED GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
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Fax 719-586-1122



FOUNTAIN MESA ROAD
CONCORAN LANE TO C AND S ROAD
FOUNTAIN, CO

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PREPARED FOR:
CROSS CREEK METRO DIST.

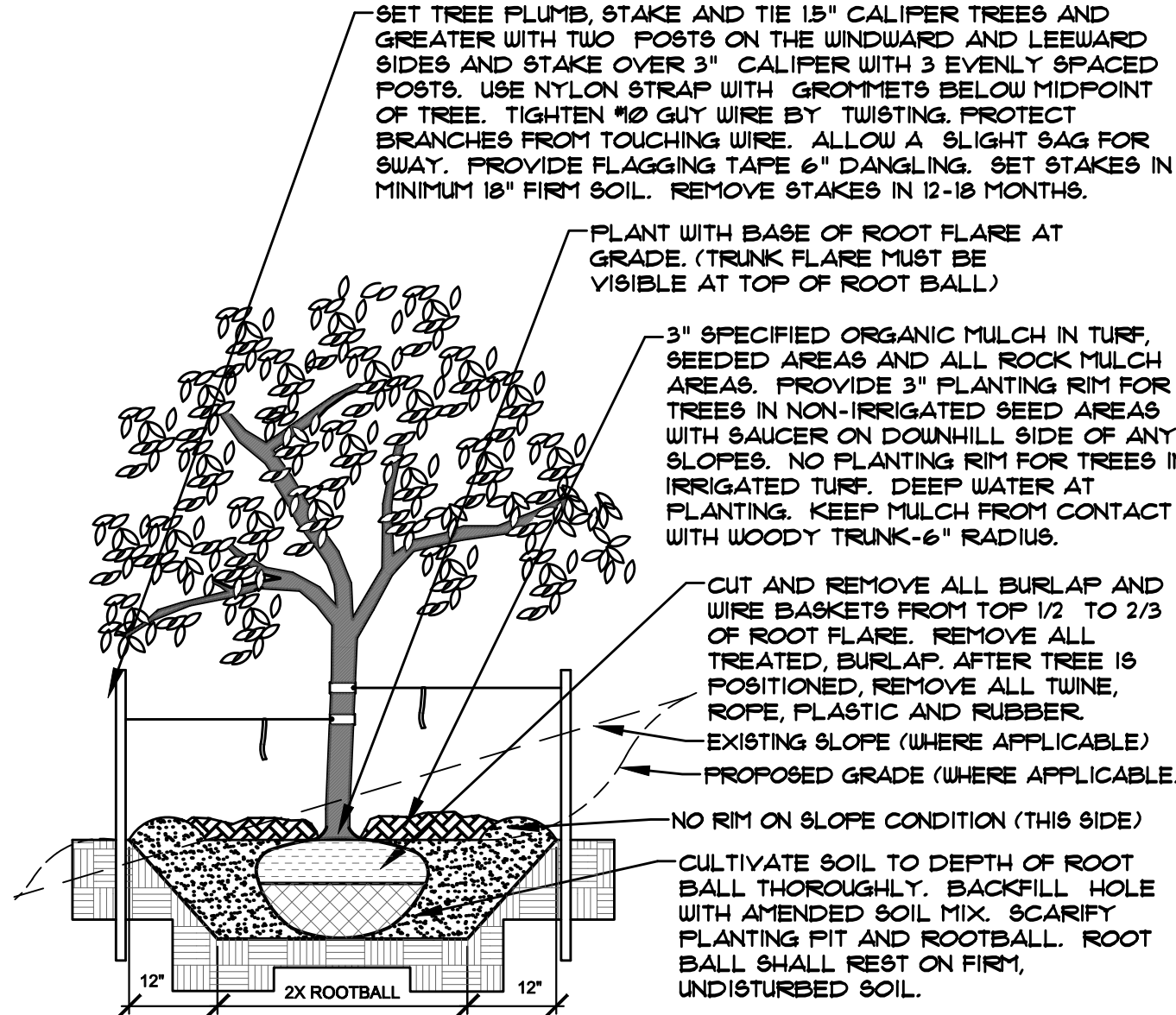
BID SET

NOT FOR CONSTRUCTION	JOB NUMBER	829-19
	REVISIONS	
	6-17-20	PER COMMENTS
	7-1-20	PER COMMENTS
ORIGINAL DATE	3-24-20	
DRAWN BY	JM	
DESCRIPTION	LANDSCAPE DETAILS AND NOTES	
SHEET NO.	L1.9	



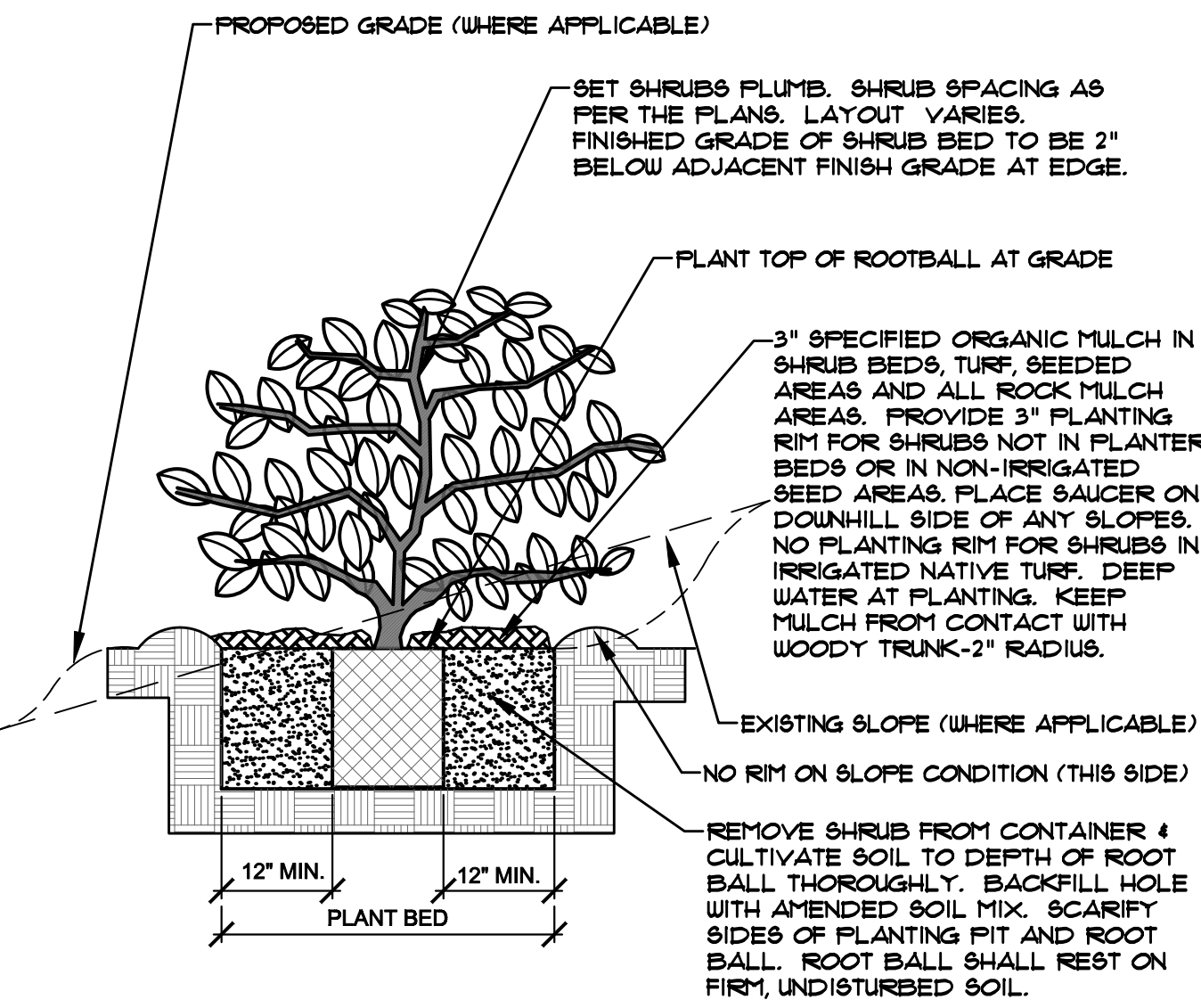
Know what's below.
Call before you dig.

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADERS.
 - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TUINE.
 - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
 - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



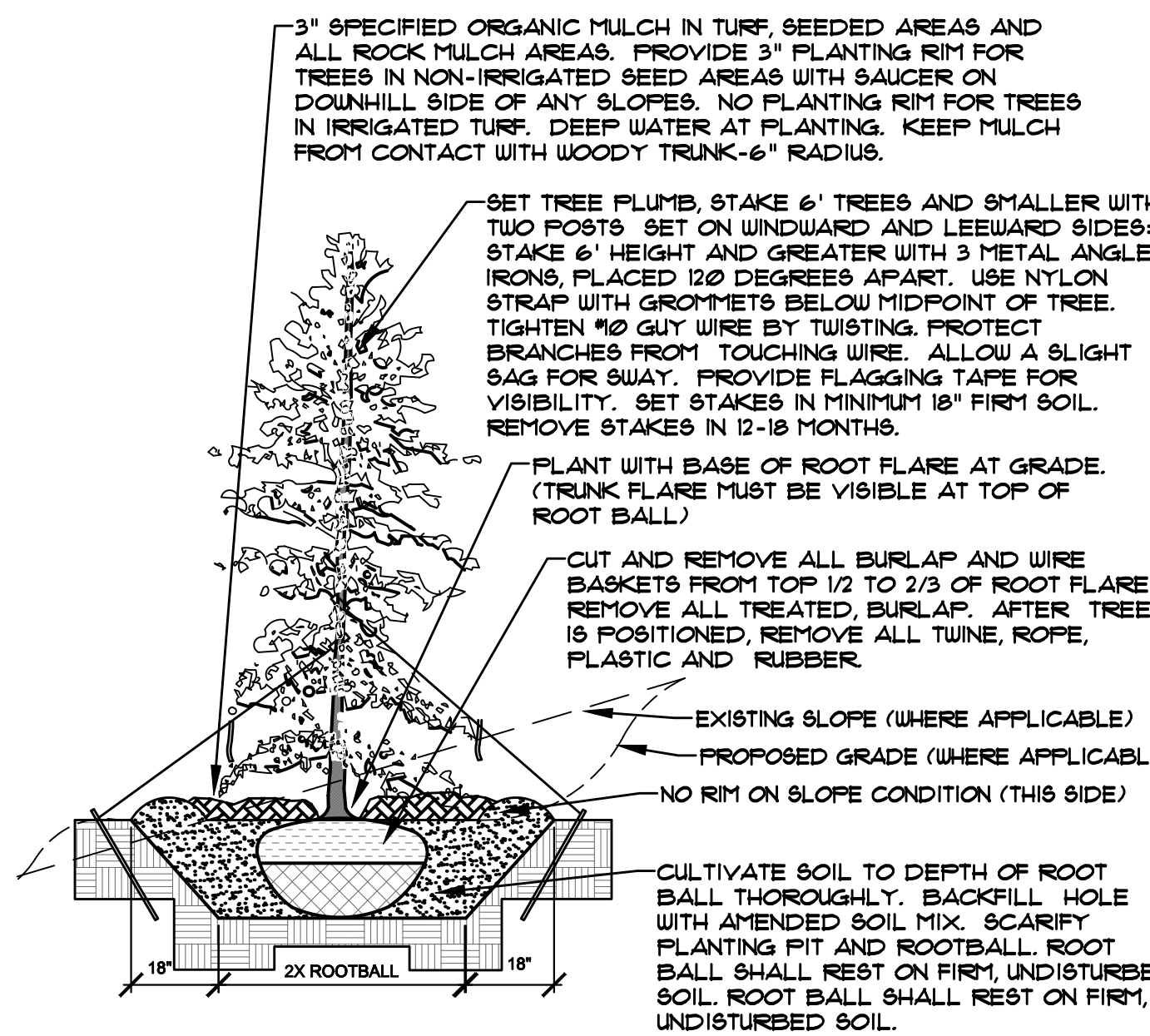
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
 - FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1\"/>



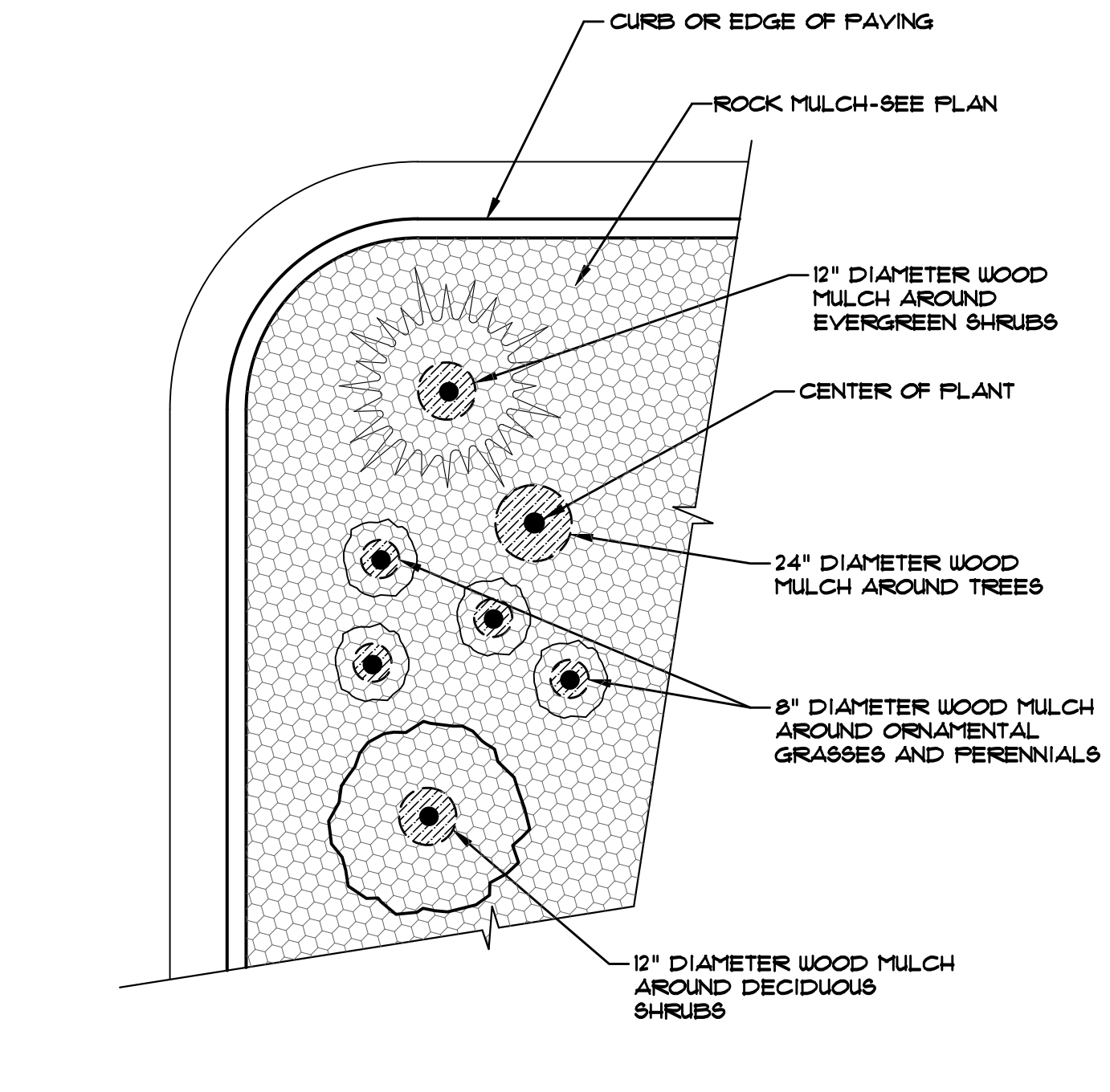
B SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



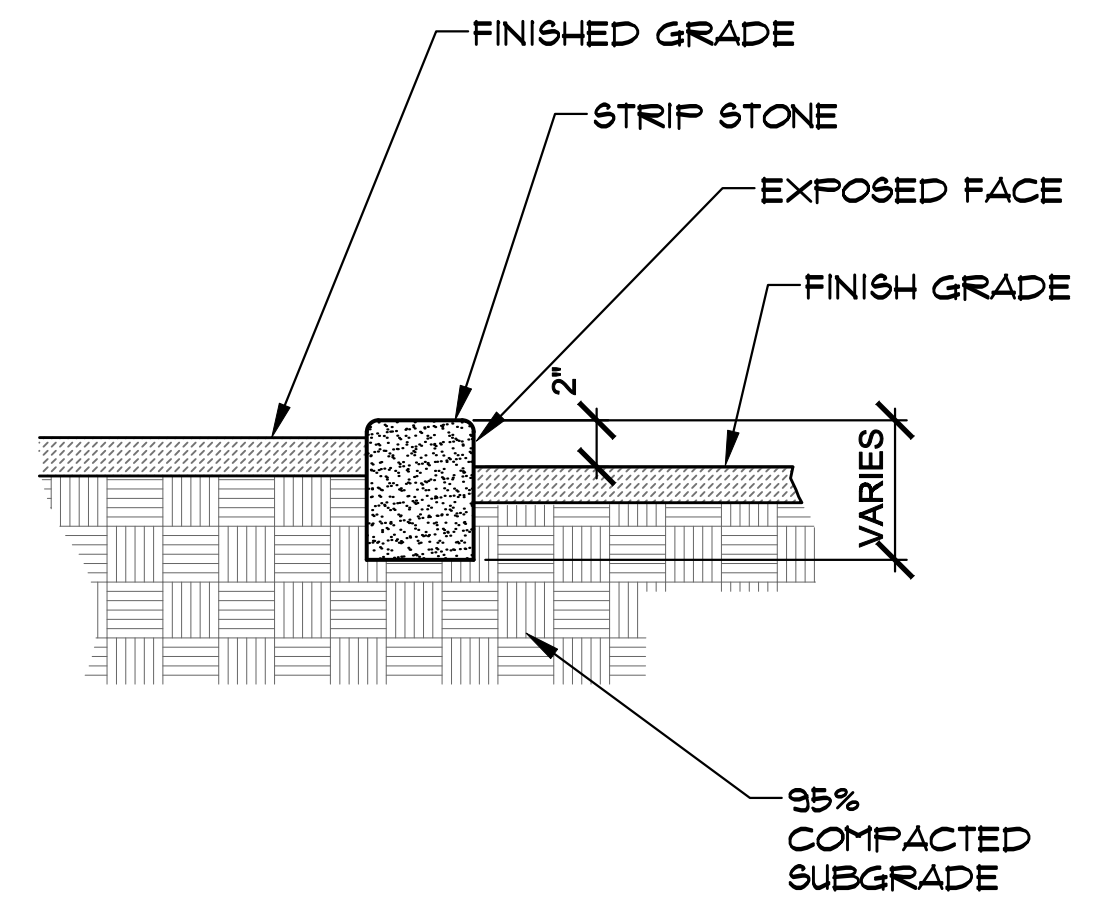
C EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES
 - INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2\"/>

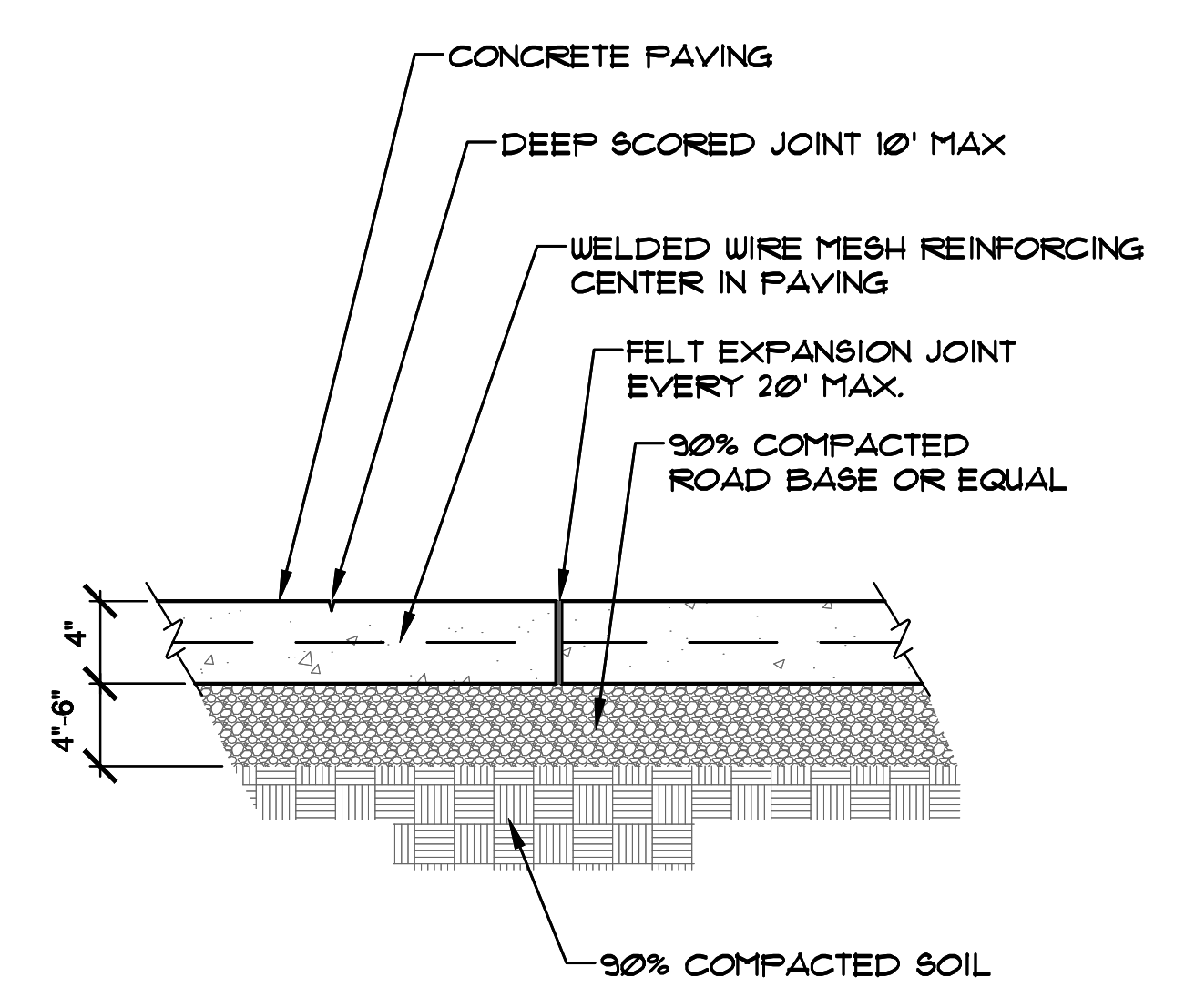


D TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

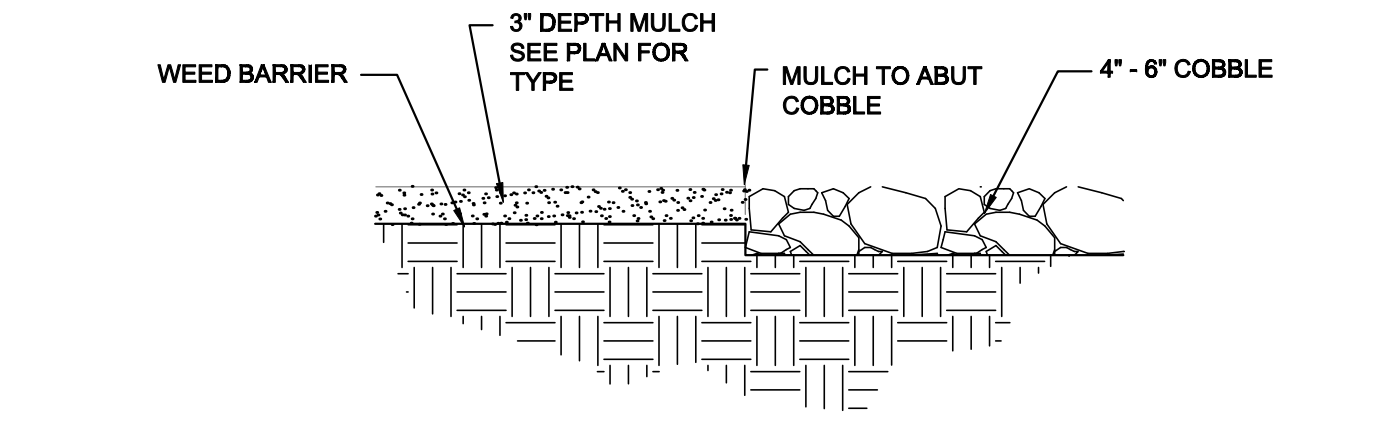
- NOTES:
- CONCRETE TO BE AIR ENTRAINED AT 6% MINIMUM
 - CONCRETE TO BE 3000 PSI MINIMUM
 - CONCRETE TO BE NATURAL GRAY COLOR UNLESS NOTED ON PLANS.



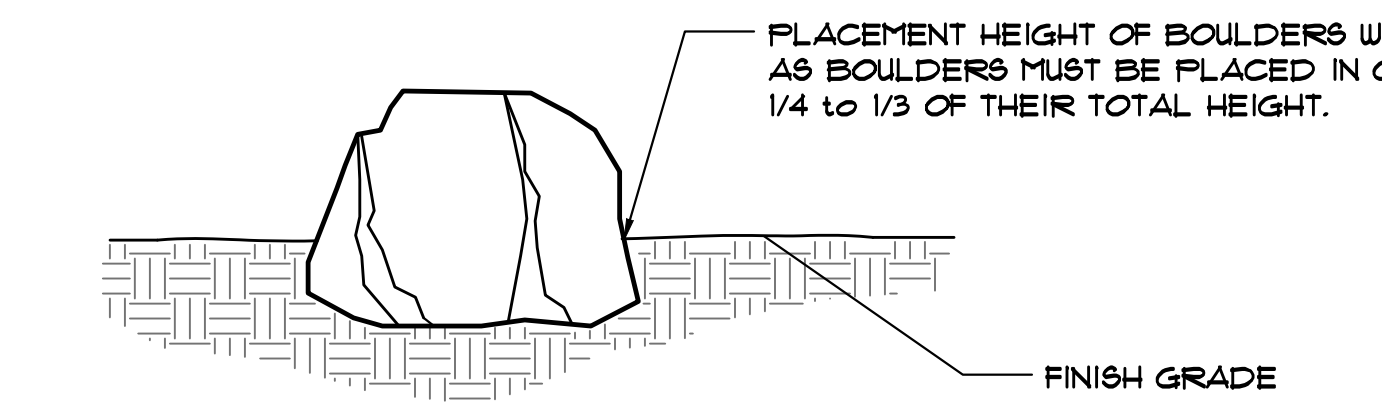
E STRIP STONE EDGER
NTS



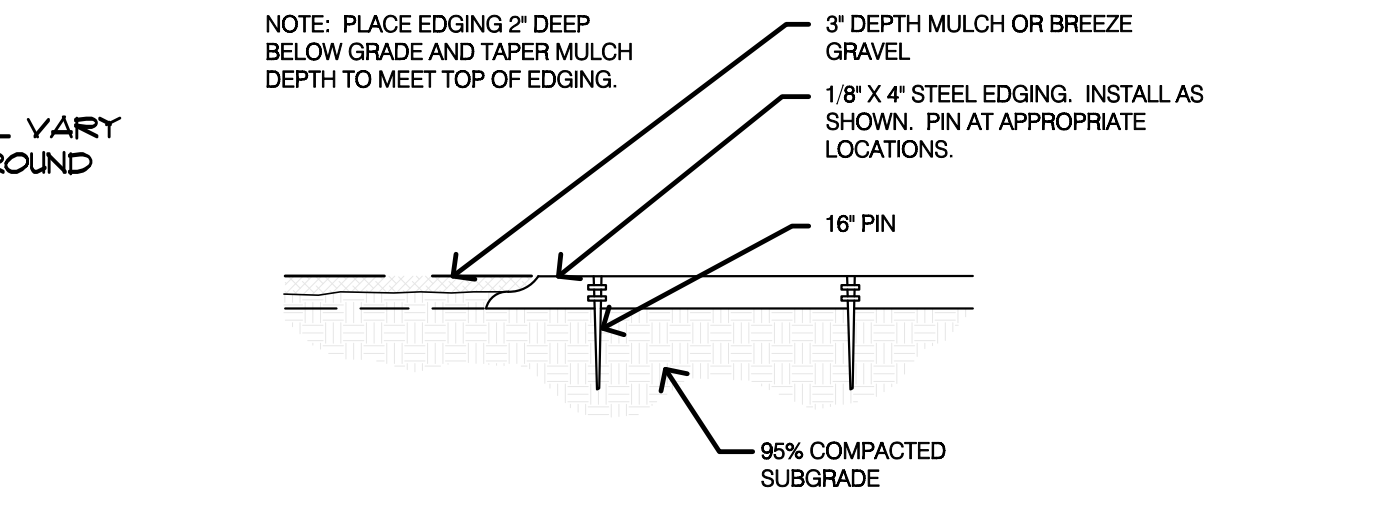
F REINFORCED CONCRETE PAVING
NTS



H MULCH/ROCK
NOT TO SCALE



G ACCENT BOULDER SECTION
NOT TO SCALE



S STEEL EDGING
NOT TO SCALE



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