LANDSCAPE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.

2. PLANT QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.

3. ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.

4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

5. ALL PLANTINGS/DRIP IRRIGATION SHALL BE MIN. 36" CLEAR TO BUILDING FOUNDATION, EXCEPT IN INTERNAL BUILDING COURTYARD AREAS, WHERE ADDITIONAL DRAINAGE IMPROVEMENTS WILL BE PROVIDED. CONTRACTOR TO ENSURE THESE DRAINAGE IMPROVEMENTS ARE IN PLACE & POSITIVE DRAINAGE EXISTS PRIOR TO PLANTING THESE COURTYARD AREAS.

6. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.

7. CONTRACTOR SHALL OBTAIN A LABORATORY TOPSOIL ANALYSIS REPORT TO PROVIDE ANALYSIS OF SOIL FERTILITY AND RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZER PRODUCTS AND APPLICATION RATES FOR TURF AREAS, TREES, SHRUBS AND PERENNIALS.

8. ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO LANDSCAPE CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND IN LANDSCAPE AREAS INCLUDING PUBLIC RIGHT-OF WAY. COORDINATE WITH OWNER ON SCOPE OF WORK RELATED TO STRIPPING, STOCKPILING, & REDISTRIBUTION OF ON-SITE TOPSOIL PRIOR TO BID.

9. ALL TOPSOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA OR PER RECOMMENDATIONS OF TOPSOIL ANALYSIS. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT IN SEED AND SOD AREAS. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMMENDED AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OR PER TOPSOIL ANALYSIS, ROTOTILLED TO A MIN. DEPTH OF 8".

10. ALL SHRUB BED AREAS SHALL BE EDGED WITH STEEL EDGING. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.

11. ALL SHRUB BED AREAS SHALL BE MULCHED WITH COBBLE MULCH, WHICH SHALL BE MULTI-COLORED WASHED RIVER ROCK/COBBLE, WITH A BLEND OF 50% 1"-2" DIAMETER AND 50% 2"-6" DIAMETER TO A 3" MINIMUM DEPTH.

12. ALL SHRUBS, GRASSES, & FLOWERS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM USING DRIP EMITTERS AS REQUIRED TO ADEQUATELY SUPPLEMENT MOISTURE REQUIREMENTS UNLESS OTHERWISE INDICATED ON THE PLANS.

13. ALL TREES SHALL BE STAKED WITH NEW 6-FT POSTS AND GUYED WITH #12 GALVANIZED WIRE THROUGH FABRIC OF PROTECTIVE TREE COLLAR WITH GROMMETS FOR A MINIMUM OF 1 YEAR. ALL GUY WIRES SHALL BE COVERED BY 1/2-INCH WHITE PVC PIPE FOR SAFETY.

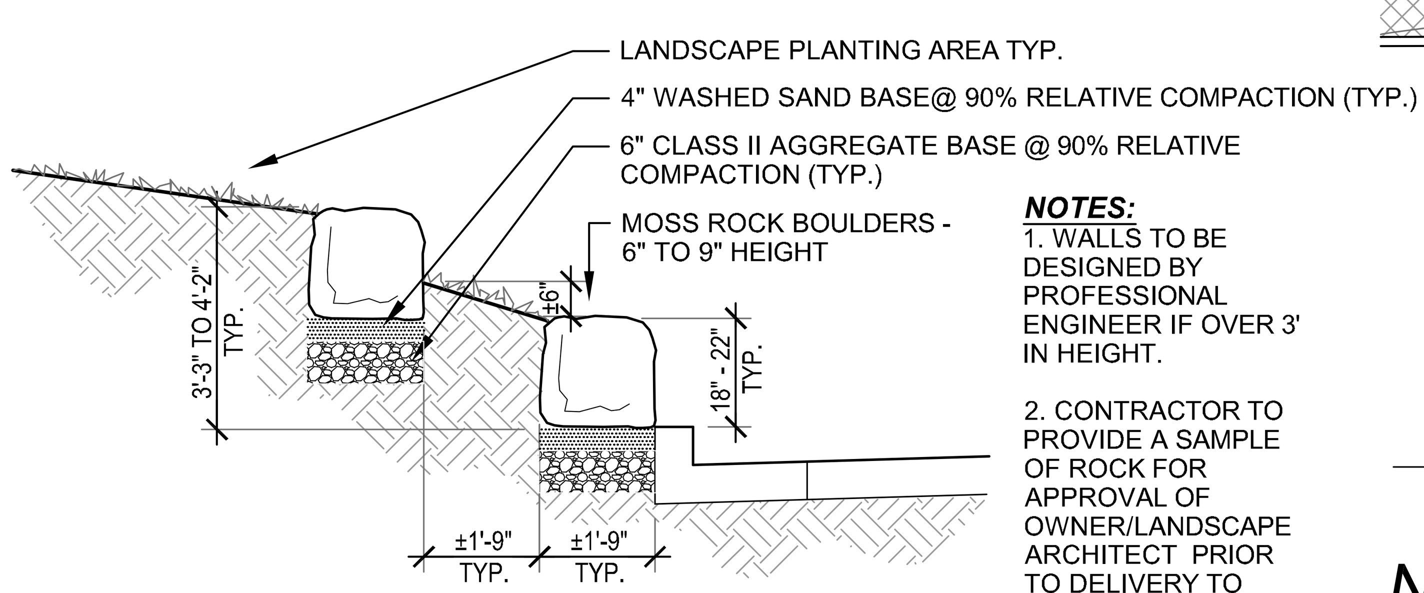
14. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.

15. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

16. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".

17. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.

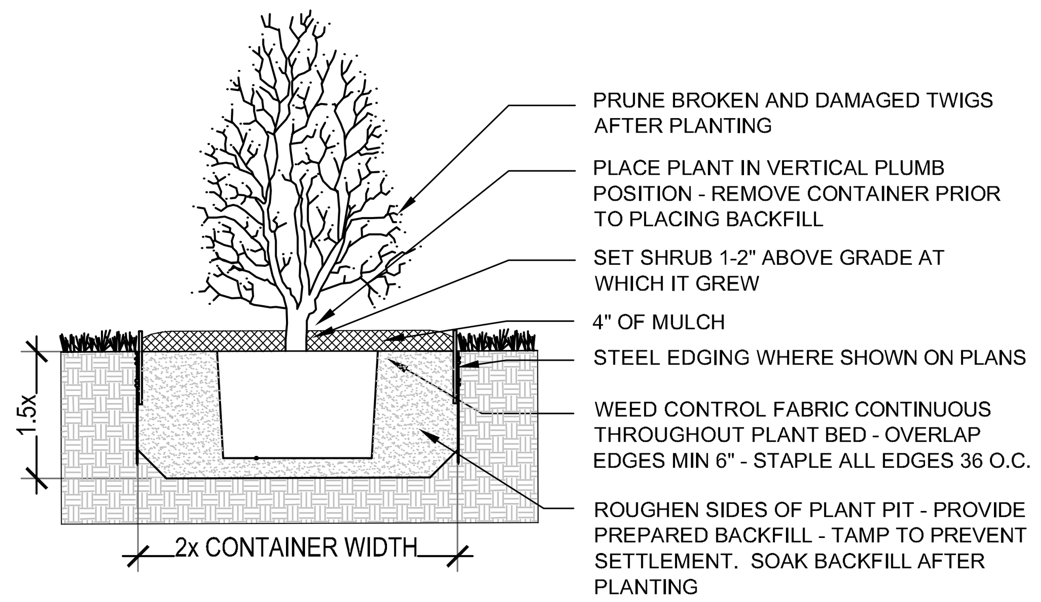
18. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.



NOTES:
1. WALLS TO BE DESIGNED BY PROFESSIONAL ENGINEER IF OVER 3' IN HEIGHT.
2. CONTRACTOR TO PROVIDE A SAMPLE OF ROCK FOR APPROVAL OF OWNER/LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.

Typical Boulder Walls

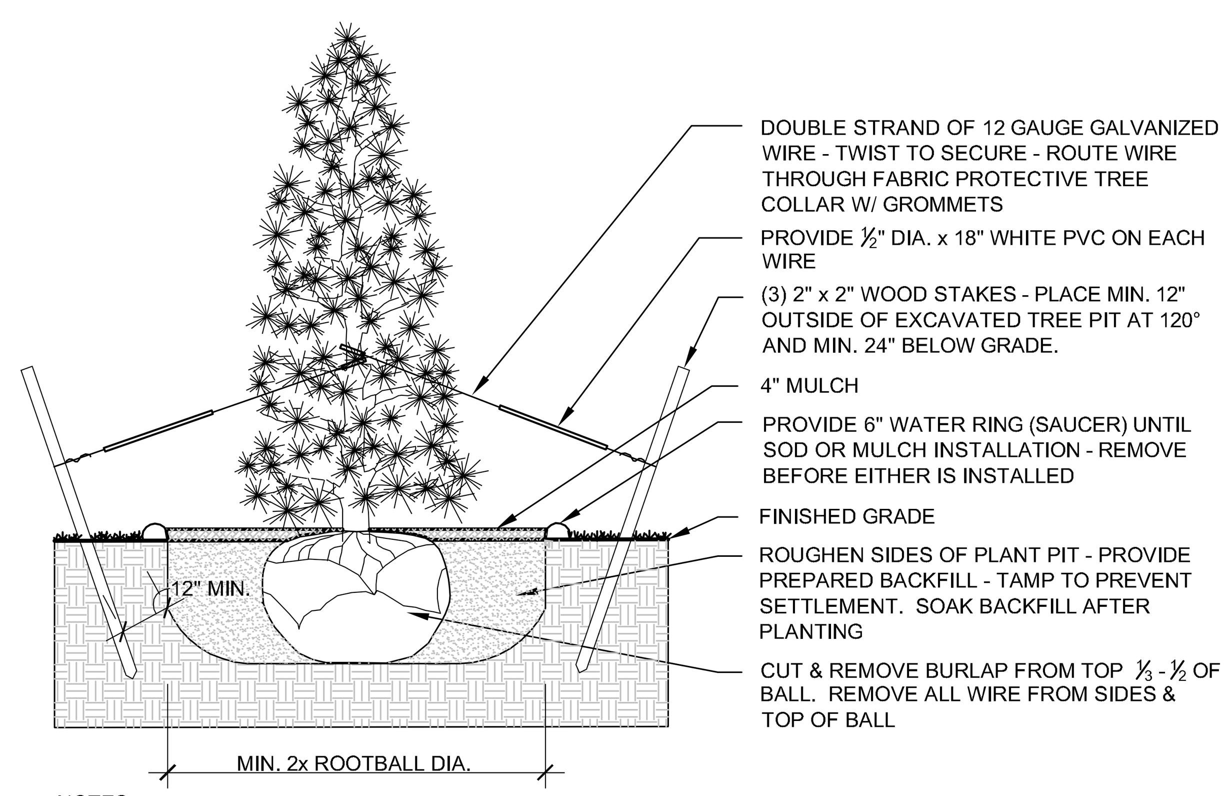
Section — *SCALE: NTS*



NOTES:
1. REMOVE PLANT FROM POT & PROTECT ROOT BALL FROM DAMAGE DURING PLANTING. SHRUBS WITH CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
2. BACKFILL MIX FOR SHRUBS, PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS SHALL CONSIST OF AMENDED STOCKPILED TOPSOIL OR APPROVED IMPORTED TOPSOIL, MIXED WITH COMPOST AND SAND TO ACHIEVE MIX OF 70% TOPSOIL / 20% COMPOST / 10% SAND.
3. PLANT FERTILIZER TABLETS SHALL BE "AGRIFORM" OR EQUAL WITH NPK OF 20-10-5 OR SIMILAR - APPLY AT RATE RECOMMENDED BY MANUFACTURER OR PER TOPSOIL ANALYSIS.

Shrub Planting

Section — *NTS*



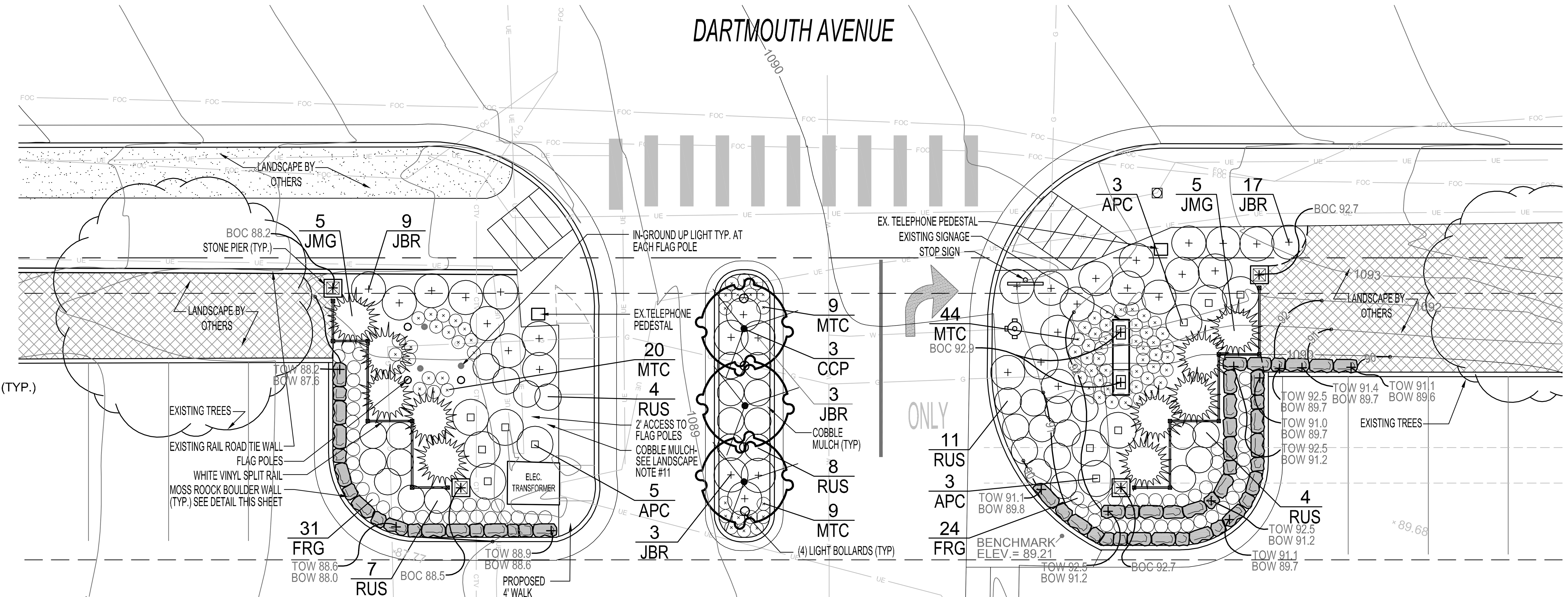
NOTES:
1. TREES TO BE INSTALLED SO TOP OF ROOT BALL LIES 3" ABOVE ADJACENT GRADE.
2. TREES WITH DAMAGED OR REMOVED CENTRAL LEADER AND TREES WITH BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED.
3. BACKFILL MIX FOR TREES SHALL CONSIST OF AMENDED STOCKPILED TOPSOIL OR APPROVED IMPORTED TOPSOIL, MIXED WITH COMPOST AND SAND TO ACHIEVE MIX OF 70% TOPSOIL / 20% COMPOST / 10% SAND.
4. PLANT FERTILIZER TABLETS SHALL BE "AGRIFORM" OR EQUAL WITH NPK OF 20-10-5 OR SIMILAR - APPLY AT RATE RECOMMENDED BY MANUFACTURER OR PER TOPSOIL ANALYSIS.

Evergreen Tree Planting

Section — *NTS*

PLANTING SCHEDULE

Qty.	Symbol	Scientific Name	Common Name	Size	Spacing
ORNAMENTAL TREES					
3	JMG	Pyrus calleryana	Chanticleer Pear	2"-Cal B & B	8'-10' OC
EVERGREEN TREES					
10	JMG	Juniperus scopulorum 'MoonGlow'	Moonglow Juniper	15-Gal	4'-5' OC
DECIDUOUS SHRUBS					
11	APC	Ribes alpinum	Alpine Current	5-Gal	4' OC
34	RUS	Perovskia atriplicifolia	Russian Sage	5-Gal	3' OC
EVERGREEN SHRUBS					
32	JBR	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5-Gal	4' OC
PERENNIALS					
82	MTC	Coreopsis verticillata 'Moonbeam'	Moonbeam Threadleaf Coreopsis	1-Gal	18" OC
ORNAMENTAL GRASSES					
54	FRG	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-Gal	18" OC



NOTE:

1. FIELD FIT LANDSCAPE AROUND TELEPHONE PEDESTALS, FIRE HYDRANTS, TRANSFORMERS, VAULTS. OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

0 8' 16' 24'
Graphic Scale: 1/8 Inch = 1 Foot
NORTH

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JOB:	XXXXX
DRAWN:	JLW
CHECKED:	JR
DATE:	2007

SHEET TITLE:

LANDSCAPE PLAN

REVISIONS:
CONSTRUCTION 21 MAY 2007

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