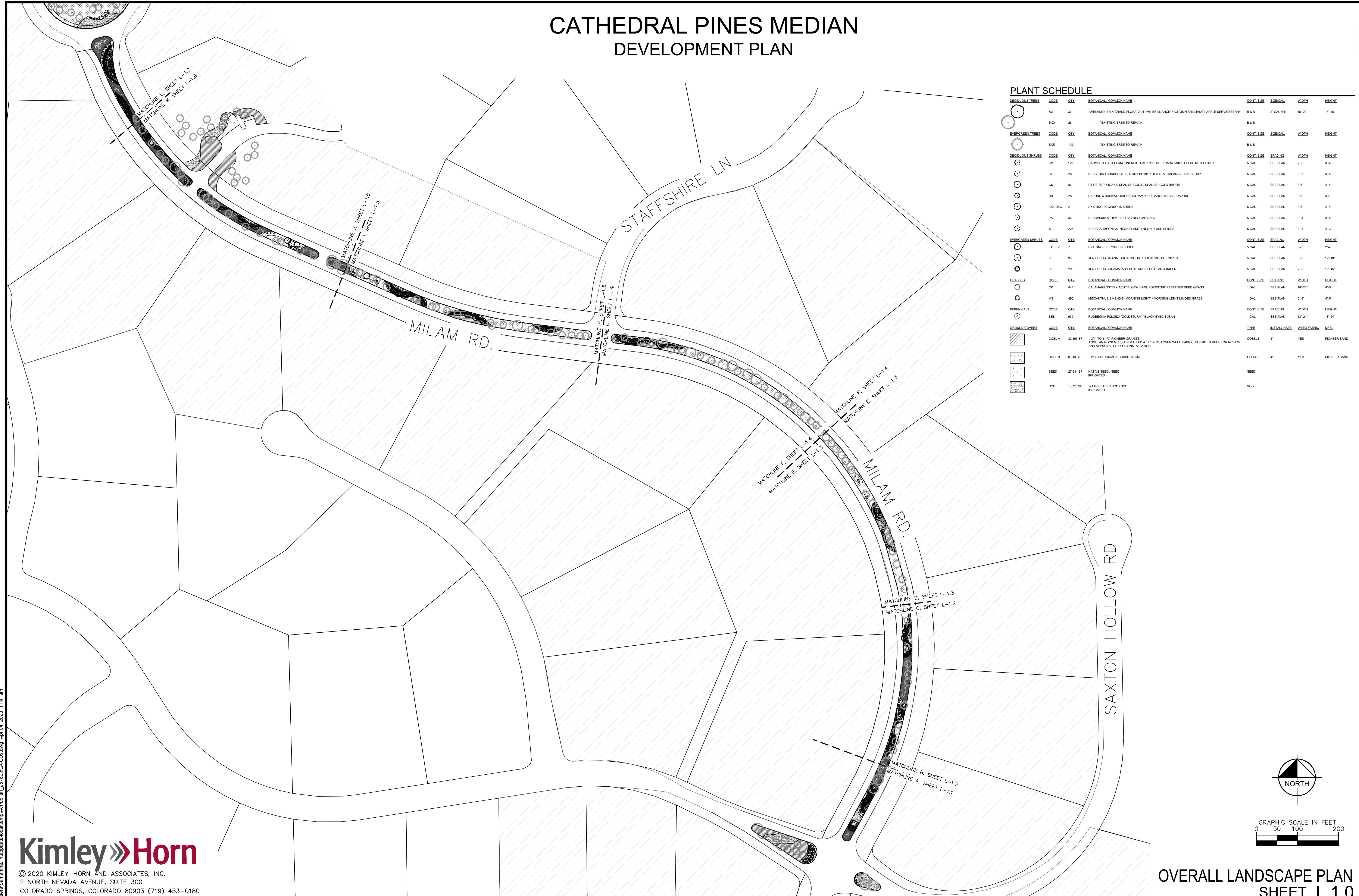


CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN

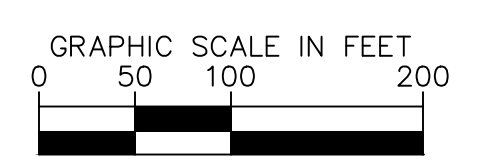
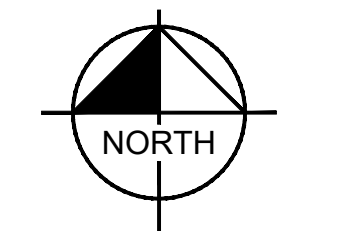


PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
AG	32		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8 B & B	2' CAL MIN	15'-20'	15'-25'
EXD	28		..... EXISTING TREE TO REMAIN	B & B			
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
EXE	100		..... EXISTING TREE TO REMAIN	B & B			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BM	179		CARYOPHTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUE MIST SPIREA	5 GAL	SEE PLAN	2'-3'	3'-4'
BT	28		BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY	5 GAL	SEE PLAN	3'-5'	3'-5'
CS	87		CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL	SEE PLAN	3'-6'	2'-4'
DB	28		DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL	SEE PLAN	3'-6'	3'-6'
EXE DEC	2		EXISTING DECIDUOUS SHRUB	5 GAL	SEE PLAN	3'-6'	2'-4'
PA	36		PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4'	3'-4'
SJ	225		SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL	SEE PLAN	3'-4'	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
EXE EV	7		EXISTING EVERGREEN SHRUB	5 GAL	SEE PLAN	3'-6'	2'-4'
JB	96		JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL	SEE PLAN	6'-8'	12'-18'
JR2	293		JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL	SEE PLAN	2'-3'	12'-18'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
CK	444		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	18"-24"	4'-5'
MS	490		MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MADDEN GRASS	1 GAL	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BES	532		RUDBECKIA FULGIDA 'GOLDTUM' / BLACK EYED SUSAN	1 GAL	SEE PLAN	18"-24"	18"-24"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MIS.
CORL A	32,893 SF		1/2" TO 1-1/2" PIONEER GRANITE ANGULAR ROCK MULCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	COBBLE	4"	YES	PIONEER SAND
CORL B	8,513 SF		1/2" TO 4" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
SEED	27,834 SF		NATIVE SEED / SEED IRIGATED	SEED			
SOD	13,726 SF		WATER SAVER SOD / SOD IRRIGATED	SOD			

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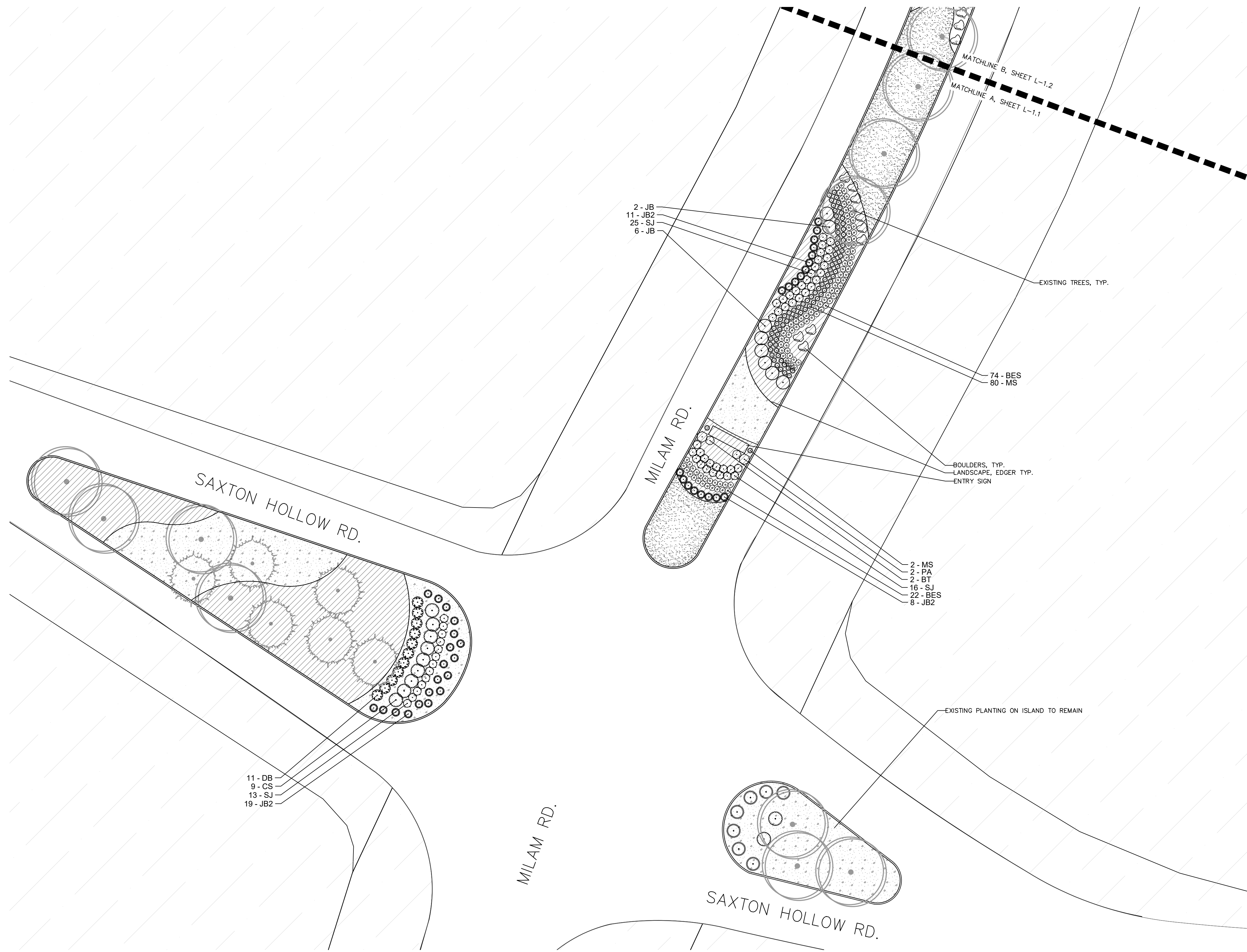


**OVERALL LANDSCAPE PLAN
SHEET L 1.0**

CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN

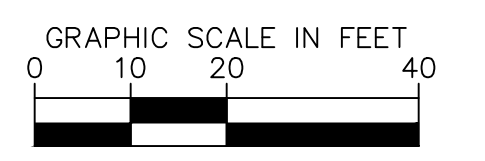
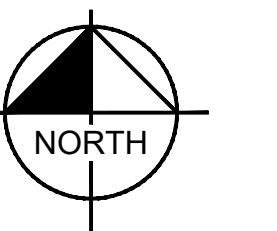


VICINITY MAP



PLANT SCHEDULE

DECEIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
AD	32		AMELANCHIER X GRANDIFLORA / AUTUMN BRILLIANCE / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2' GAL MIN	15'-20'	15'-25'
EXD	28		..... / EXISTING TREE TO REMAIN	B & B			
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
EXE	109		..... / EXISTING TREE TO REMAIN	B & B			
DECEIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BM	179		CARYOPTERIS X CLANDONENSIS / BARK KNIGHT / DARK KNIGHT BLUE MIST SPIREA	5 GAL.	SEE PLAN	2'-3'	3'-4'
BT	28		BERBERIS THUNBERGI / CHERRY BOMB / RED LEAF JAPANESE BARBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
CS	87		CYTHUS PURGANS / SPANISH GOLD / SPANISH GOLD BROOM	5 GAL.	SEE PLAN	3'-6'	2'-4'
DB	28		DAPHNE X BURKWOODII / CAROL MACKIE / CAROL MACKIE DAPHNE	5 GAL.	SEE PLAN	3'-6'	3'-6'
EXE DEC	2		EXISTING DECEIDUOUS SHRUB	5 GAL.	SEE PLAN	3'-6'	2'-4'
PA	36		PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	3'-4'	3'-4'
SJ	225		SPRAEA JAPONICA / NEON FLASH / NEON FLASH SPIREA	5 GAL.	SEE PLAN	3'-4'	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
EXE EV	7		EXISTING EVERGREEN SHRUB	5 GAL.	SEE PLAN	3'-6'	2'-4'
JB	96		JUNPERUS SABINA / BROADMOOR / BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-8'	12'-18'
JB2	253		JUNPERUS SQUMAMATA / BLUE STAR / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-15'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
OK	444		CALAMAGROSTIS X ACUTIFLORA / KARL FOERSTER / FEATHER REED GRASS	1 GAL.	SEE PLAN	18'-24"	4'-5'
MS	450		MISCANTHUS SINENSIS / MORNING LIGHT / MORNING LIGHT MAIDEN GRASS	1 GAL.	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BES	532		RUBROEGIA FULGIDA / GOLDSTURM / BLACK EYED SUSAN	1 GAL.	SEE PLAN	18'-24"	18'-24"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL DATE	WEED FABRIC	MIS.
COBL A	32,893 SF		3/8" TO 1-1/2" PIONEER GRANITE ANGULAR ROCK MESH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	COBBLE	4"	YES	PIONEER SAND
COBL B	8,513 SF		1/2" TO 4" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
SEED	27,634 SF		NATIVE SEED / SEED IRRIGATED	SEED			
SOD	13,726 SF		WATER SAVER SOD / SOD IRRIGATED	SOD			



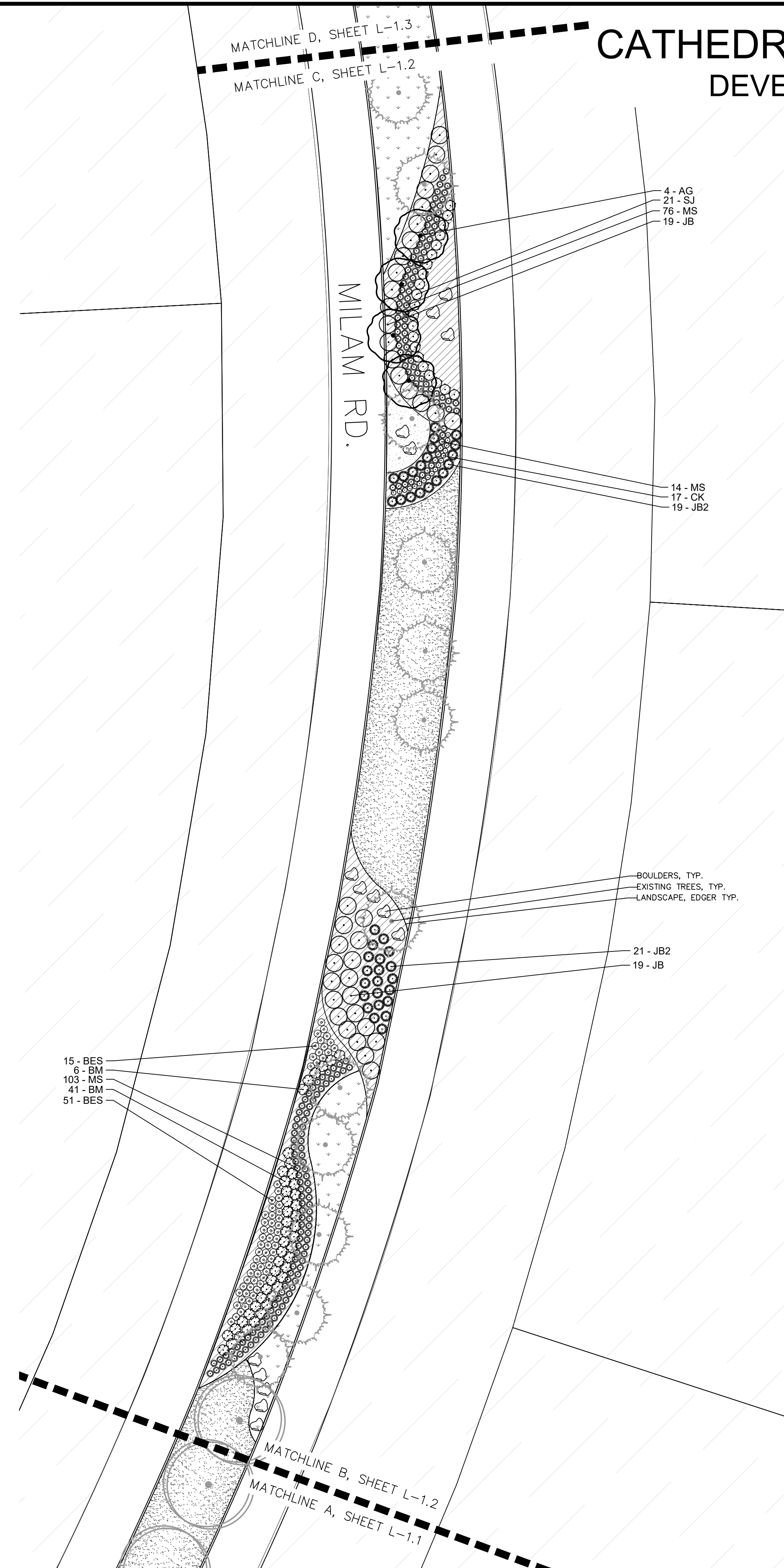
LANDSCAPE PLAN
SHEET L 1.1



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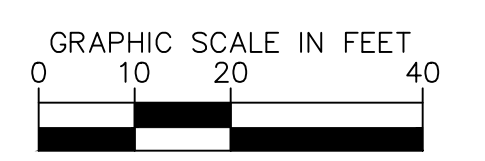
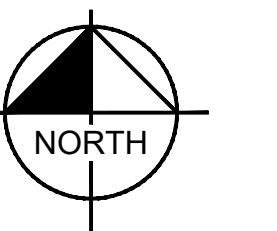
CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN



VICINITY MAP

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPECIAL	WIDTH	HEIGHT
	AG	32	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8 & 8		2' CAL. MIN	15'-20'
	EXD	28	...../EXISTING TREE TO REMAIN	8 & 8			
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPECIAL	WIDTH	HEIGHT
	EXE	109	...../EXISTING TREE TO REMAIN	8 & 8			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BM	179	CARYOPTERIS X CLAUDENSIENSIS 'DARK KNIGHT' / DARK KNIGHT BLUE MIST SPIREA	5 GAL.	SEE PLAN	2'-3'	3'-4'
	BT	28	BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
	CS	87	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL.	SEE PLAN	3'-6'	2'-4'
	DB	28	DAHPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL.	SEE PLAN	3'-6'	3'-6'
	EXE DEC	2	EXISTING DECIDUOUS SHRUB	5 GAL.	SEE PLAN	3'-6'	2'-4'
	PA	38	PEROVSKIA ATRIPICIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	3'-4'	3'-4'
	SJ	225	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL.	SEE PLAN	3'-4'	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EXE EV	7	EXISTING EVERGREEN SHRUB	5 GAL.	SEE PLAN	3'-6'	2'-4'
	JB	96	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-8'	12'-18'
	JB2	293	JUNIPERUS SQUMAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-15'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	CK	444	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	SEE PLAN	18"-24"	4'-5'
	MS	490	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MANDEN GRASS	1 GAL.	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BES	532	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN	1 GAL.	SEE PLAN	18"-24"	18"-24"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFL
	COBL A	32,893 SF	3/4" TO 1-1/2" PIONEER GRANITE ANGLIAN ROCK MULCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	COBBLE	4"	YES	PIONEER SAND
	COBL B	8,513 SF	2" TO 4" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
	SEED	27,834 SF	NATIVE SEED / SEED IRRIGATED	SEED			
	SOD	13,726 SF	WATER SAVER SOD / SOD IRRIGATED	SOD			



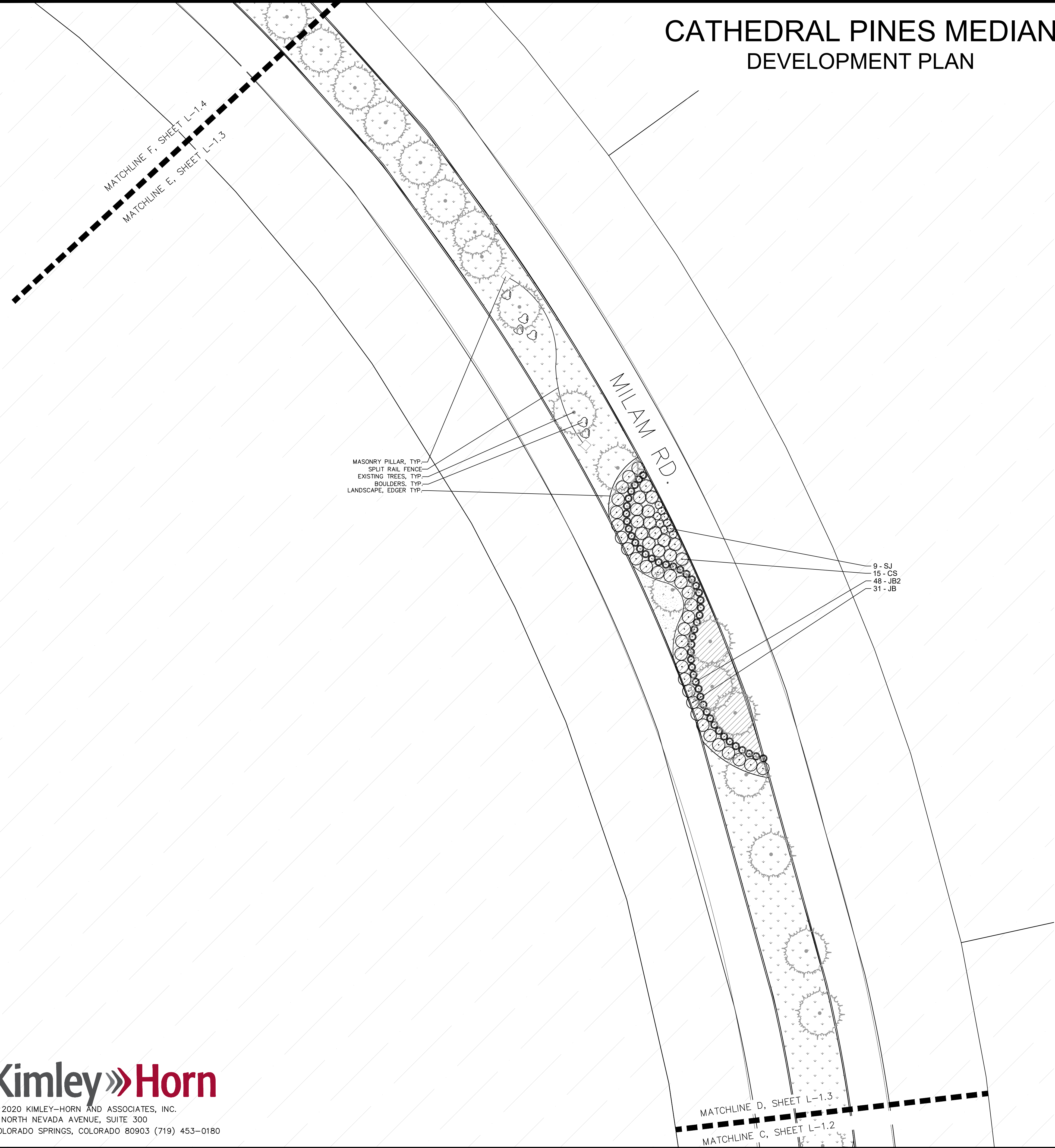
LANDSCAPE PLAN
SHEET L 1.2

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CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN



VICINITY MAP



MASONRY PILLAR, TYP.
SPLIT RAIL FENCE
EXISTING TREES, TYP.
BOULDERS, TYP.
LANDSCAPE, EDGER TYP.

9 - SJ
15 - CS
48 - JB2
31 - JB

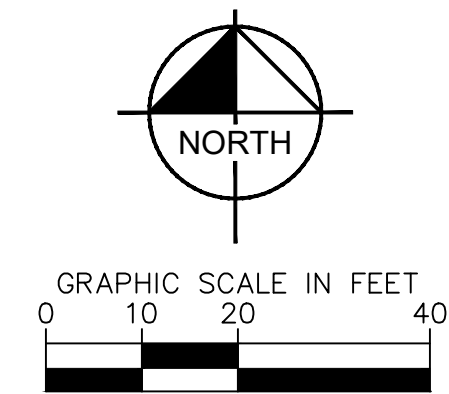
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
AG	32		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8.8 B	2' CAL MIN	15'-20'	15'-20'
EXD	28		----- EXISTING TREE TO REMAIN	8.8 B			
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
EXE	109		----- EXISTING TREE TO REMAIN	8.8 B			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BM	179		CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUE MIST SPIREA	5 GAL	SEE PLAN	2'-3'	3'-4'
BT	28		BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY	5 GAL	SEE PLAN	3'-5'	3'-5'
CS	87		CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL	SEE PLAN	3'-6'	2'-4'
DB	28		DAPHNE X BURWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL	SEE PLAN	3'-6'	3'-6'
EXE DEC	2		EXISTING DECIDUOUS SHRUB	5 GAL	SEE PLAN	3'-6'	2'-4'
PA	36		PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4'	3'-4'
SJ	225		SPRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL	SEE PLAN	3'-4'	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
EXE EV	7		EXISTING EVERGREEN SHRUB	5 GAL	SEE PLAN	3'-6'	2'-4'
JB	96		JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL	SEE PLAN	6'-6'	12'-18'
JB2	293		JUNIPERUS SQUMAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL	SEE PLAN	2'-3'	12'-15'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
CK	444		CALAMAGROSTIS X ACUTIFLORA 'KARL FORSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	18"-24"	4'-6'
MS	490		MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS	1 GAL	SEE PLAN	2'-3'	4'-6'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BES	532		RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN	1 GAL	SEE PLAN	18"-24"	18"-24"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	WEL
CORL A	32,892 SF		3/4" TO 1-1/2" PIONEER GRANITE AND/OR RICK MILCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	COBBLE	4"	YES	PIONEER SAND
CORL B	8,513 SF		1/2" TO 4" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
SEED	27,634 SF		NATIVE SEED / SEED IRRIGATED	SEED			
SOD	13,728 SF		WATER SAVER SOD / SOD IRRIGATED	SOD			

MATCHLINE D, SHEET L-1.3
MATCHLINE C, SHEET L-1.2



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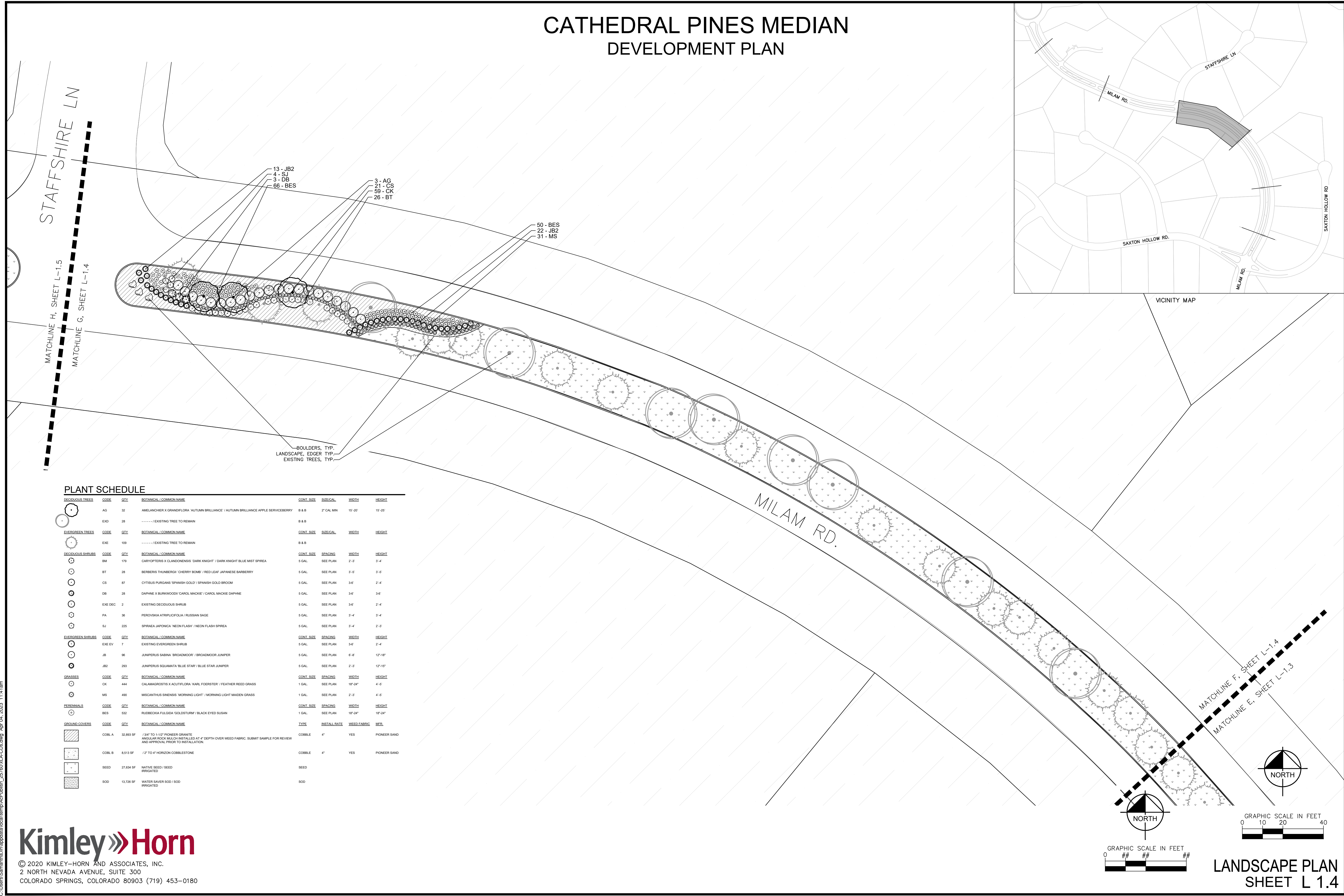


LANDSCAPE PLAN
SHEET L 1.3

CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN



VICINITY MAP



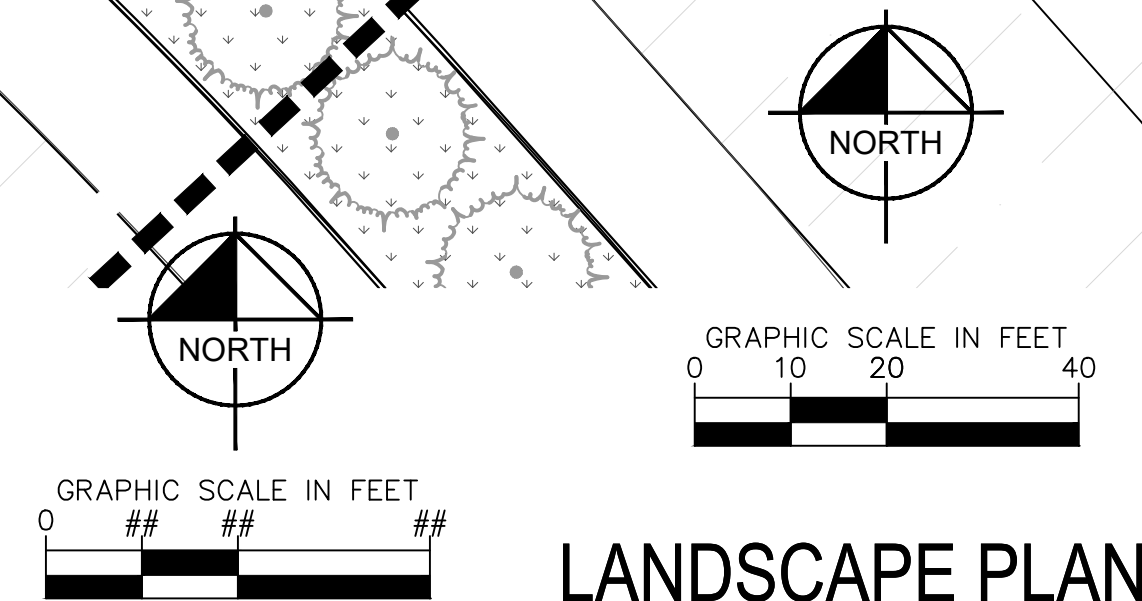
STAFFSHIRE LN
MATCHLINE H, SHEET L-1.5
MATCHLINE G, SHEET L-1.4

13 - JB2
4 - SJ
3 - DB
66 - BES
3 - AG
21 - CS
59 - CK
26 - BT
50 - BES
22 - JB2
31 - MS

BOULDERS, TYP.
LANDSCAPE EDGER TYP.
EXISTING TREES, TYP.

MILAM RD.

MATCHLINE F, SHEET L-1.4
MATCHLINE E, SHEET L-1.3

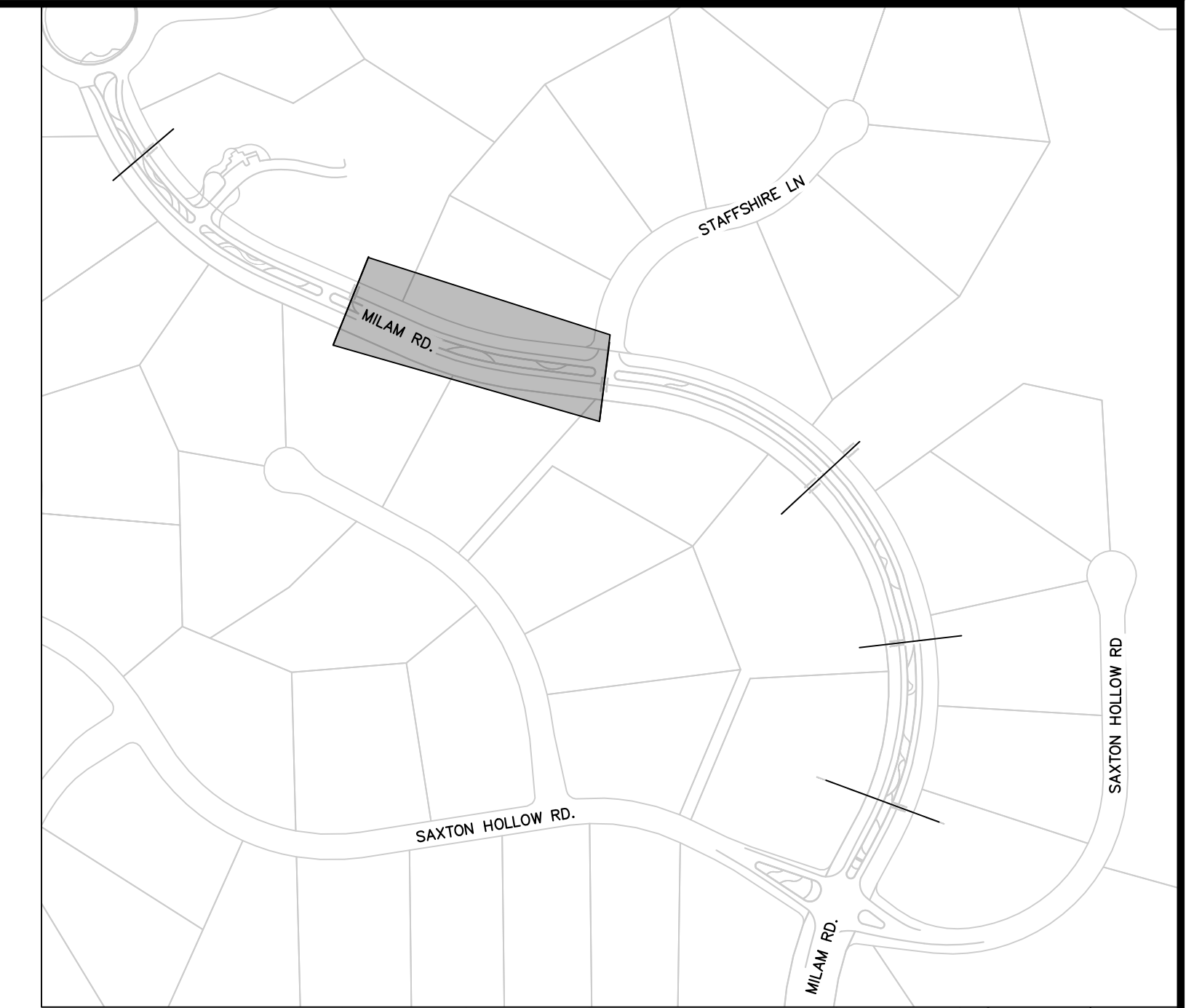


LANDSCAPE PLAN
SHEET L 1.4

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	BIOLOGICAL	WIDTH	HEIGHT
AG	32		AMELANCHER X GRANDIFLORA / AUTUMN BRILLIANCE / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8" B B	2" CAL MIN	15'-20'	15'-25'
EXD	28		EXISTING TREE TO REMAIN	8" B B			
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	BIOLOGICAL	WIDTH	HEIGHT
EXE	109		EXISTING TREE TO REMAIN	8" B B			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BM	179		CARYOPTERIS X CLAUDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUE MIST SPIREA	5 GAL	SEE PLAN	2'-3'	3'-4'
BT	28		BERBERIS THUNBERGI 'CHERRY BOMB' / RED LEAF JAPANESE BARBERY	5 GAL	SEE PLAN	3'-5'	3'-5'
CS	87		CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL	SEE PLAN	3'-6'	2'-4'
DB	28		DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL	SEE PLAN	3'-6'	3'-6'
EXE DEC	2		EXISTING DECIDUOUS SHRUB	5 GAL	SEE PLAN	3'-6'	2'-4'
PA	36		PEROVSKIA ATRIPLEXIFOLIA / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4'	3'-4'
SJ	225		SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL	SEE PLAN	3'-4'	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
EXE EV	7		EXISTING EVERGREEN SHRUB	5 GAL	SEE PLAN	3'-6'	2'-4'
JB	96		JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL	SEE PLAN	6'-8'	12'-18'
JB2	293		JUNIPERUS SQUMAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL	SEE PLAN	2'-3'	12'-15'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
CK	444		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	SEE PLAN	18"-24"	4'-5'
MS	490		MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MADDEN GRASS	1 GAL	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BES	532		RUBROCKIA FLUIDA 'BLACK EYED SUSAN'	1 GAL	SEE PLAN	18"-24"	18"-24"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYP.	INSTALL RATE	WEED FABRIC	MFL
COB.A	32,893 SF		3/4" TO 1-1/2" PIONEER GRANITE ANGULAR ROCK MELCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	COBBLE	4"	YES	PIONEER SAND
COB.B	8,513 SF		1/2" TO 4" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
SEED	27,634 SF		HAYTIS SEED / SEED IRRIGATED	SEED			
SOD	13,728 SF		WATER SAVER SOD / SOD IRRIGATED	SOD			

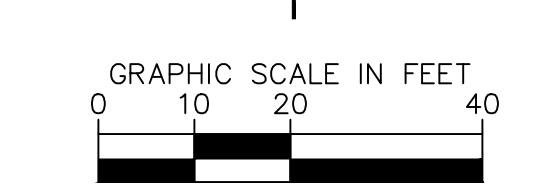
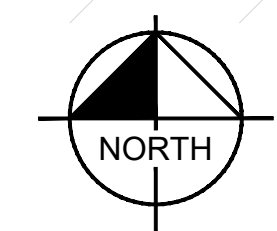
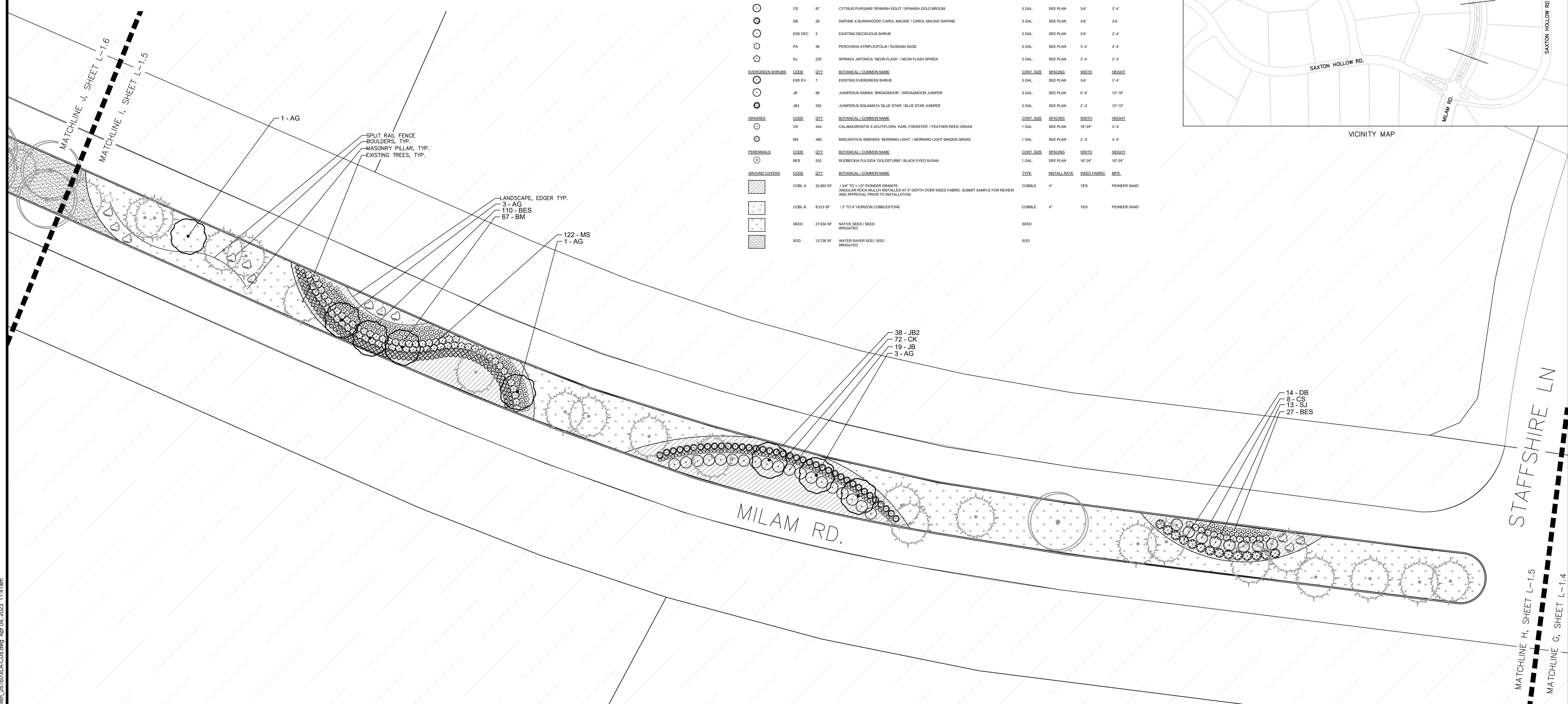
CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN



VICINITY MAP

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
	AG	32	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8 & 8	2" CAL MIN	15'-20'	15'-20'
	EXD	28	..... / EXISTING TREE TO REMAIN				
	EXE	109	..... / EXISTING TREE TO REMAIN				
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
	BM	179	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUE MIST SPREA	5 GAL.	SEE PLAN	2'-3'	3'-4'
	BT	28	BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
	CS	87	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL.	SEE PLAN	3'-6'	2'-4'
	DB	28	DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL.	SEE PLAN	3'-6'	3'-6'
	EXE DEC	2	EXISTING DECIDUOUS SHRUB				
	PA	36	PEROVSKIA ATRIPICIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	3'-4'	3'-4'
	SJ	225	SPRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPREA	5 GAL.	SEE PLAN	3'-4'	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EXE EV	7	EXISTING EVERGREEN SHRUB				
	JB	96	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-8'	12'-18'
	JB2	293	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-15'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	CK	444	CALAMAGROSTIS X ACUTIFLORA 'KARL FORNESTER' / FEATHER REED GRASS	1 GAL.	SEE PLAN	18"-24"	4'-5'
	MS	490	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS	1 GAL.	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BES	532	RUDECKIA FLUGIDA 'GOLDSTURM' / BLACK EYED SUSAN	1 GAL.	SEE PLAN	18"-24"	18"-24"
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MEM.
	COBL A	32,893 SF	3/4" TO 1-1/2" PIONEER GRANITE ANGLULAR ROCK MULCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	COBBLE	4"	YES	PIONEER SAND
	COBL B	8,513 SF	1/2" TO 4" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
	SEED	27,834 SF	NATIVE SEED / SEED IRRIGATED	SEED			
	SOD	13,726 SF	WATER SAVER SOD / SOD IRRIGATED	SOD			



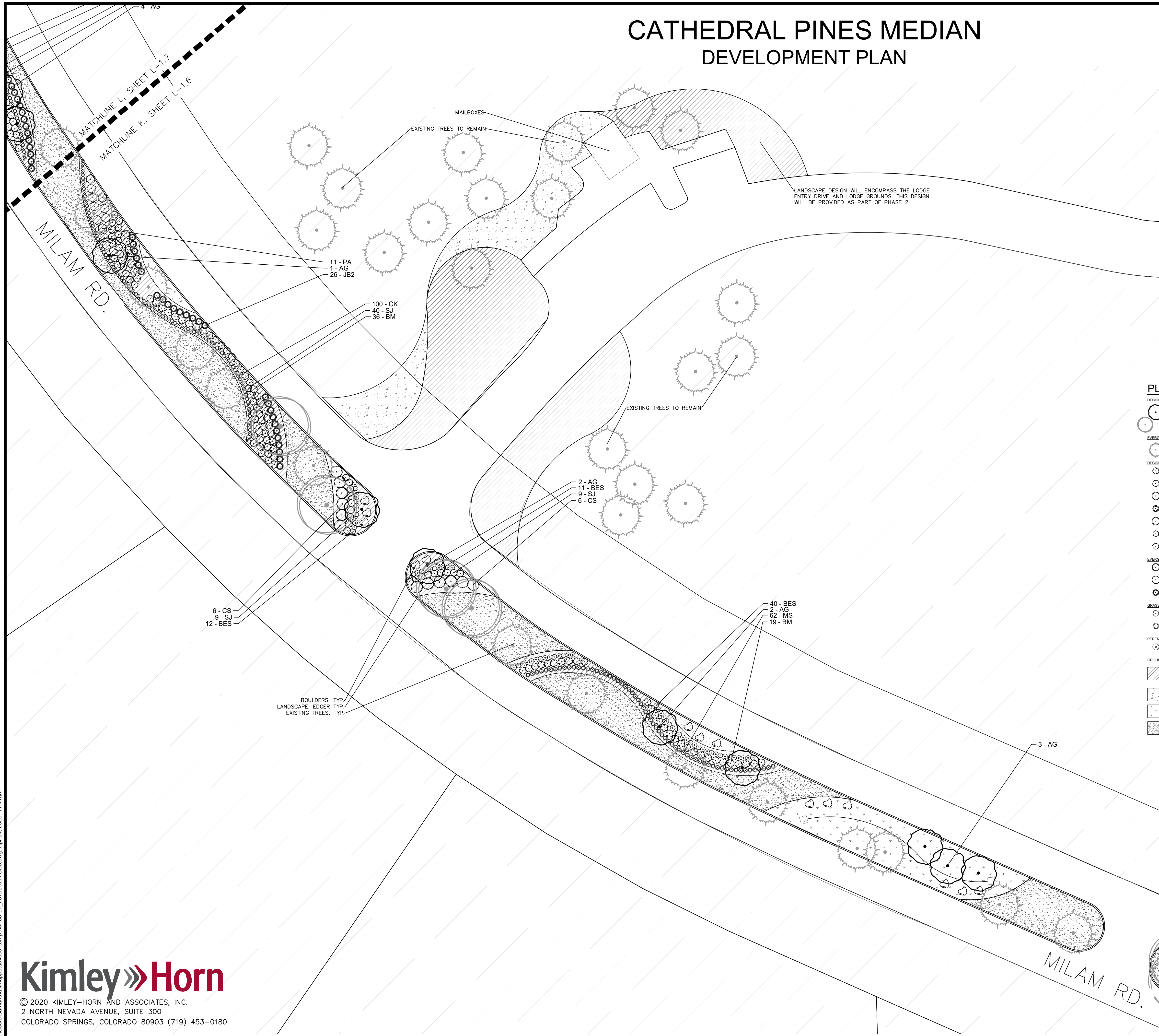
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CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN

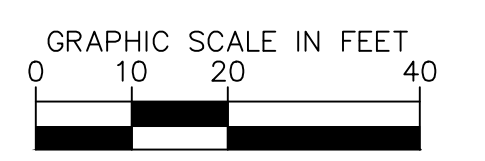
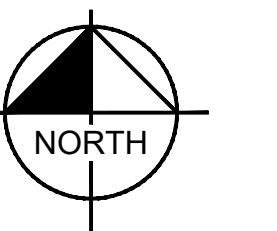


VICINITY MAP



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	BIZICAL	WIDTH	HEIGHT
AG	32		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8 & 8	2" CAL. MIN	15'-20'	15'-20'
EXD	28		..... / EXISTING TREE TO REMAIN	8 & 8			
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	BIZICAL	WIDTH	HEIGHT
EXE	109		..... / EXISTING TREE TO REMAIN	8 & 8			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BM	179		CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUE MIST SPIREA	5 GAL.	SEE PLAN	2'-3'	3'-4'
BT	28		BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
CS	87		CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL.	SEE PLAN	3'-6"	2'-4"
DB	28		DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE	5 GAL.	SEE PLAN	3'-6"	3'-6"
EXE DEC	2		EXISTING DECIDUOUS SHRUB	5 GAL.	SEE PLAN	3'-6"	2'-4"
PA	38		PEROVSKIA ATRIPICIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	3'-4"	3'-4"
SJ	225		SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL.	SEE PLAN	3'-4"	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
EXE EV	7		EXISTING EVERGREEN SHRUB	5 GAL.	SEE PLAN	3'-6"	2'-4"
JB	96		JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-8"	12'-18"
JB2	293		JUNIPERUS SQAMMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3"	12'-15"
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
CK	444		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	SEE PLAN	18"-24"	4'-5'
MS	490		MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MANDEN GRASS	1 GAL.	SEE PLAN	2'-3"	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
BES	532		RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN	1 GAL.	SEE PLAN	18"-24"	18"-24"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MISC.
COBL A	32,893 SF		3/8" TO 1/2" PIONEER GRANITE ANGULAR ROCK (L-16) INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	COBBLE	4"	YES	PIONEER BAND
COBL B	8,513 SF		1/2" TO 4" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER BAND
SEED	27,634 SF		NATIVE SEED / SEED IRRIGATED	SEED			
SOD	13,726 SF		WATER SAVER SOD / SOD IRRIGATED	SOD			



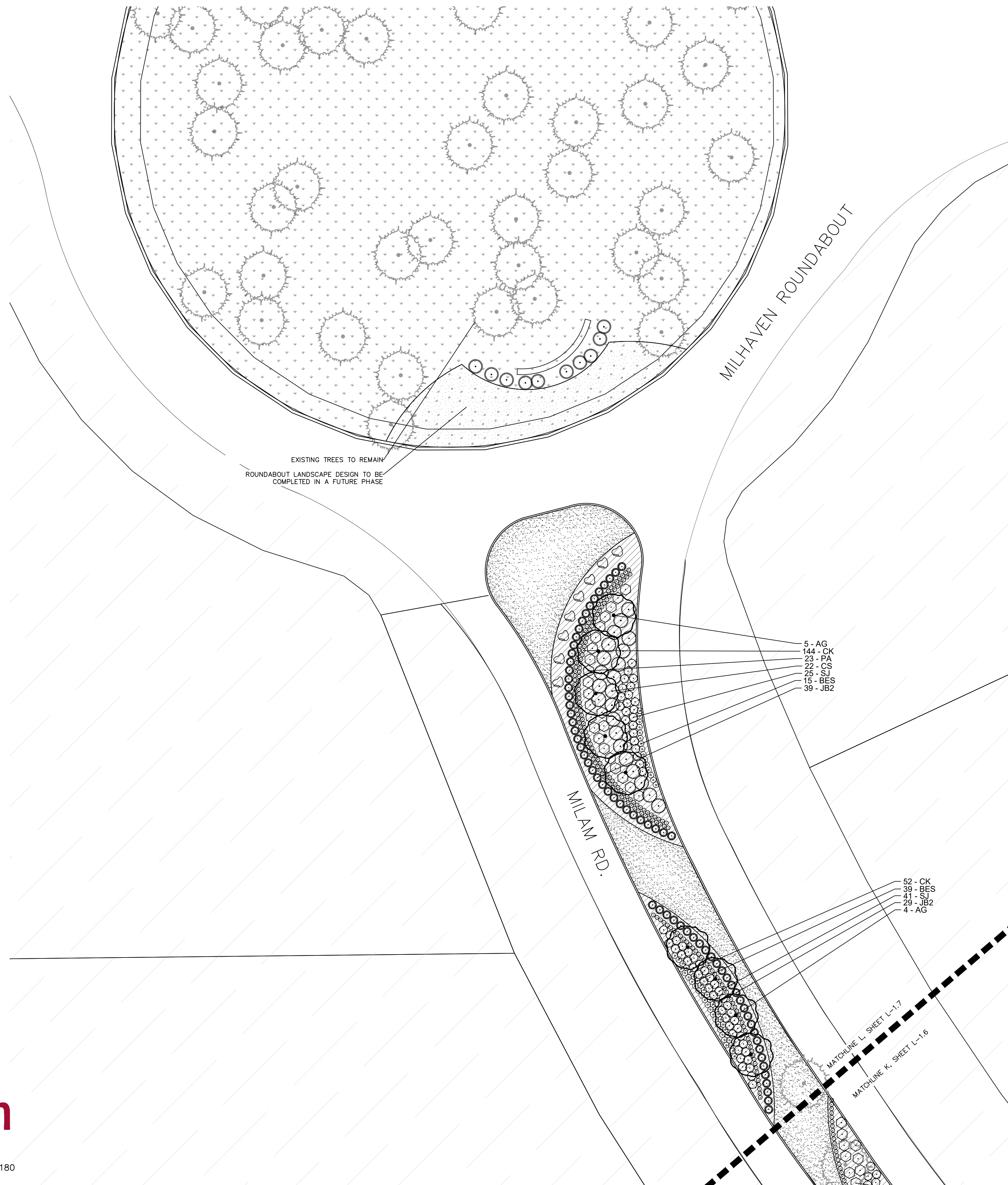
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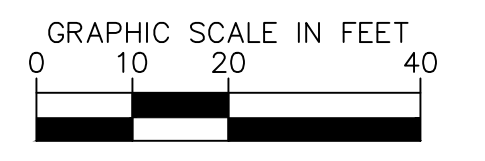
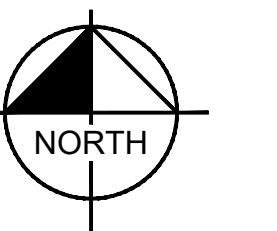
CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN



VICINITY MAP

PLANT SCHEDULE

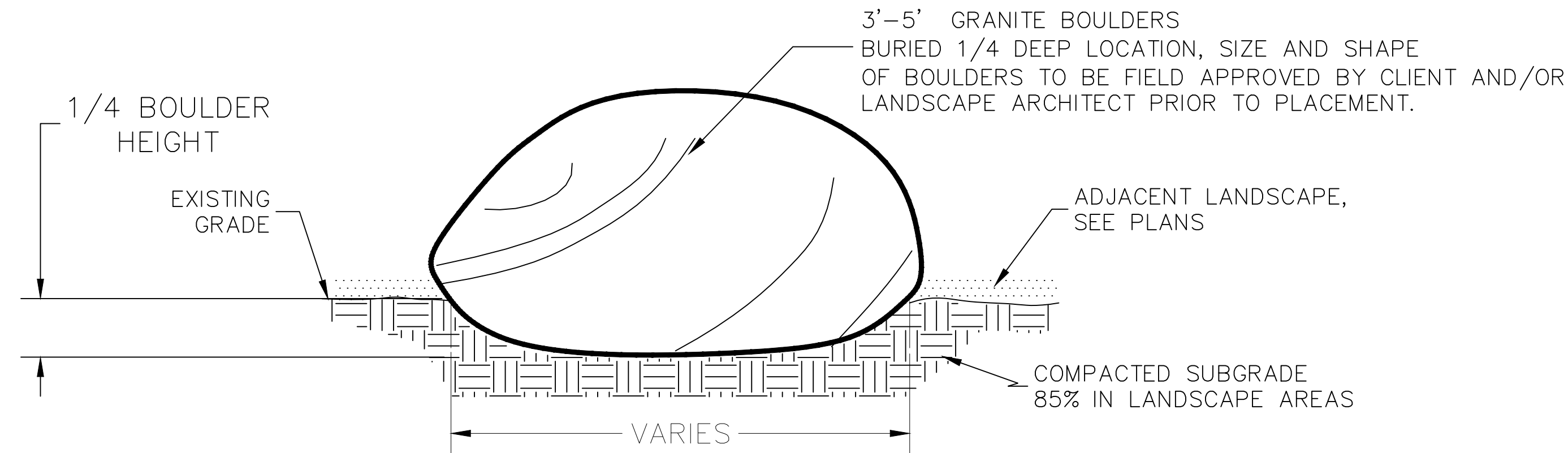
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	AG	32	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	8.8 B	2' CAL MIN	15'-20'	15'-25'
	EXO	28	..... EXISTING TREE TO REMAIN	8.8 B			
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EXE	109	..... EXISTING TREE TO REMAIN	8.8 B			
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BH	179	CARYOPTEGIS X GLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUE MIST SPIREA	5 GAL.	SEE PLAN	2'-3'	3'-4'
	BT	28	BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
	CS	87	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	5 GAL.	SEE PLAN	3'-6'	2'-4'
	DB	28	DAPHNE X BURKWOODII 'CAROL MADIE' / CAROL MADIE DAPHNE	5 GAL.	SEE PLAN	3'-6'	3'-6'
	EXE DEC	2	EXISTING DECIDUOUS SHRUB	5 GAL.	SEE PLAN	3'-6'	2'-4'
	PA	36	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	SEE PLAN	3'-4'	3'-4'
	SJ	225	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL.	SEE PLAN	3'-4'	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EXE EV	7	EXISTING EVERGREEN SHRUB	5 GAL.	SEE PLAN	3'-6'	2'-4'
	JB	96	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-6'	12'-18'
	JB2	293	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-15'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	CK	444	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL.	SEE PLAN	18" x 24"	4'-5'
	MS	490	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS	1 GAL.	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BES	532	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK EYED SUSAN	1 GAL.	SEE PLAN	18" x 24"	18" x 24"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	COBL A	32,893 SF	3/4" TO 1 1/2" PIONEER GRANITE ANGULAR ROCK MULCH INSTALLED AT 4" DEPTH OVER WEED FABRIC. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	COBBLE	4"	YES	PIONEER SAND
	COBL B	8,513 SF	1/2" TO 4" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
	SEED	27,634 SF	NATIVE SEED / SEED BROADCAST	SEED			
	SOD	13,726 SF	WATER SAVER SOD / SOD IRRIGATED	SOD			



LANDSCAPE PLAN
SHEET L 1.7

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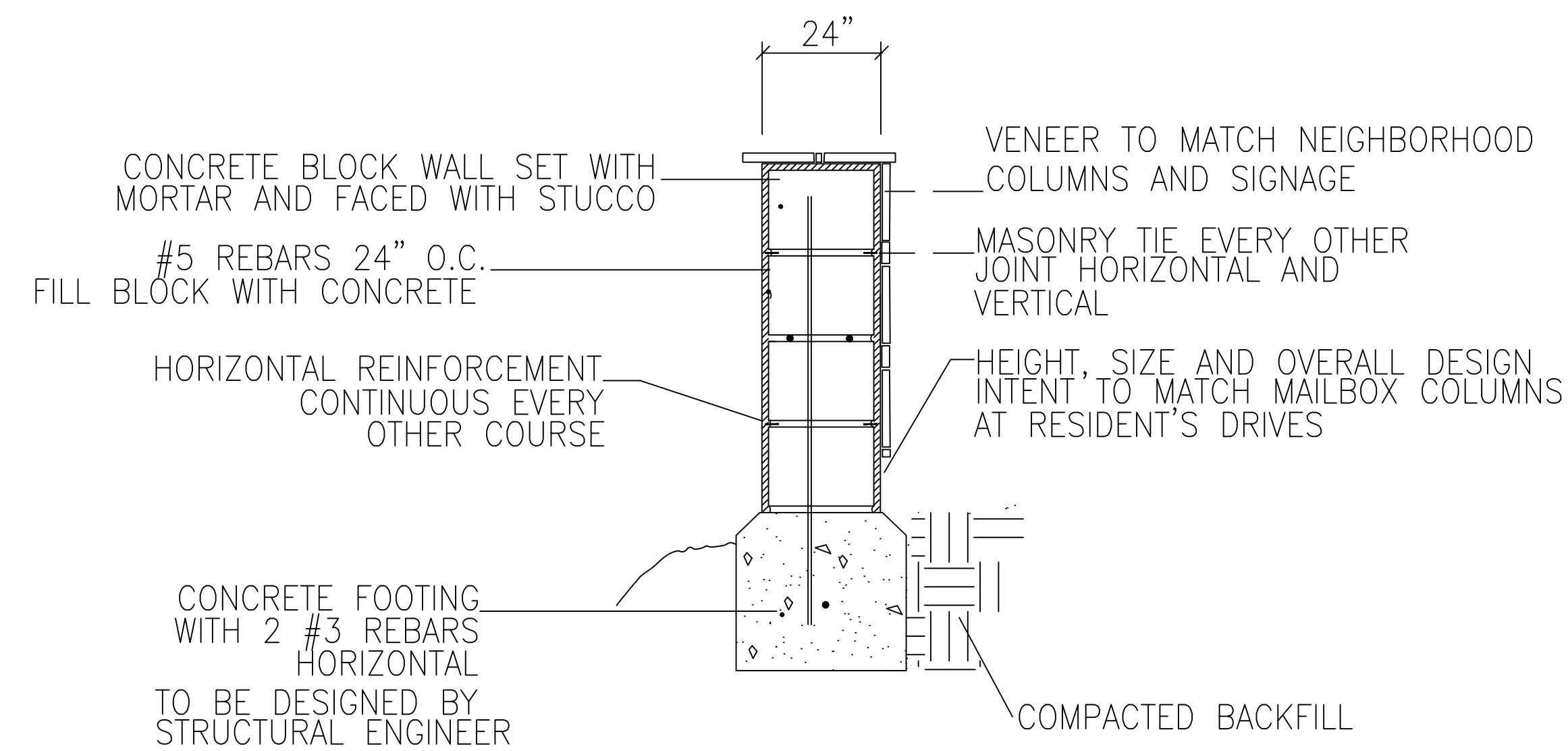
CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN



1 BOULDERS

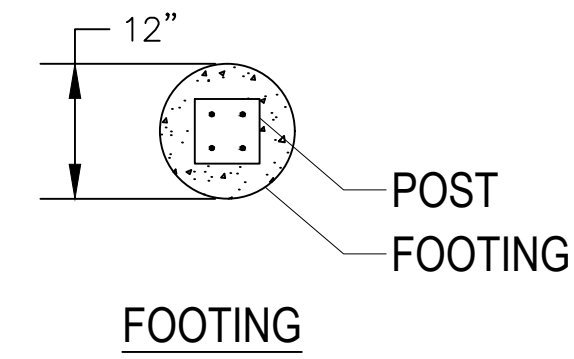
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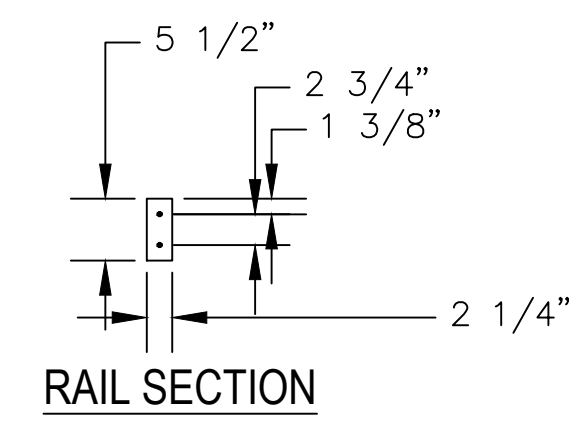


2 COLUMN

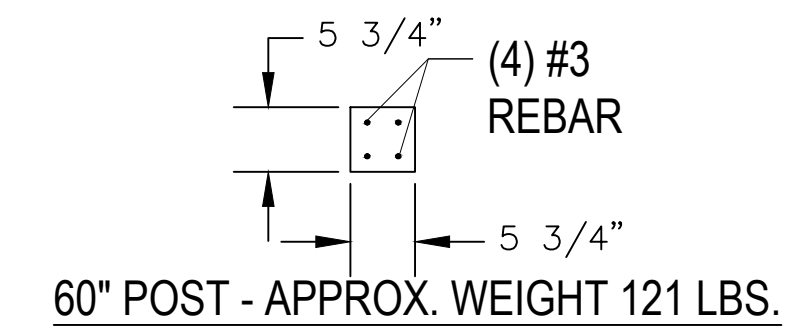
MASONRY COLUMN AND FOOTING



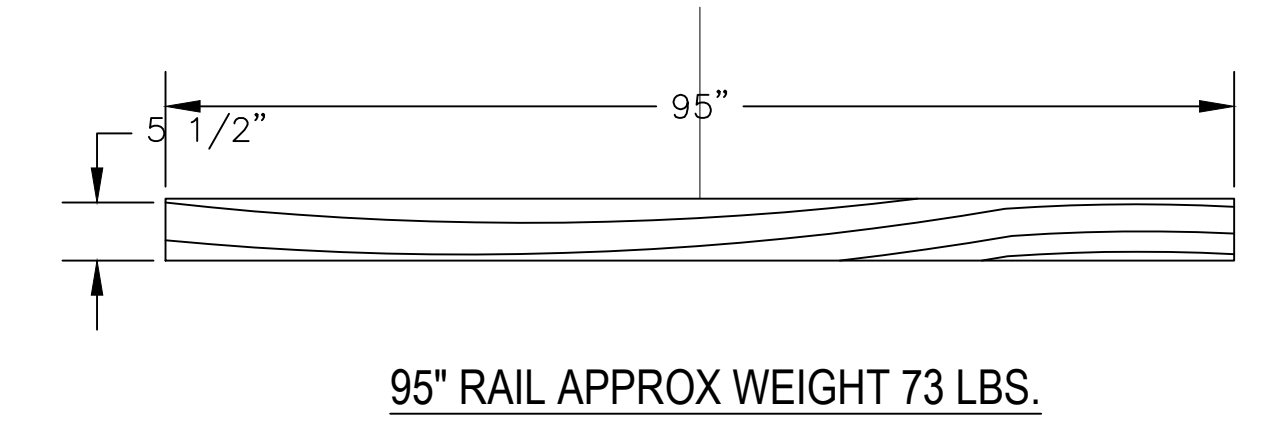
FOOTING



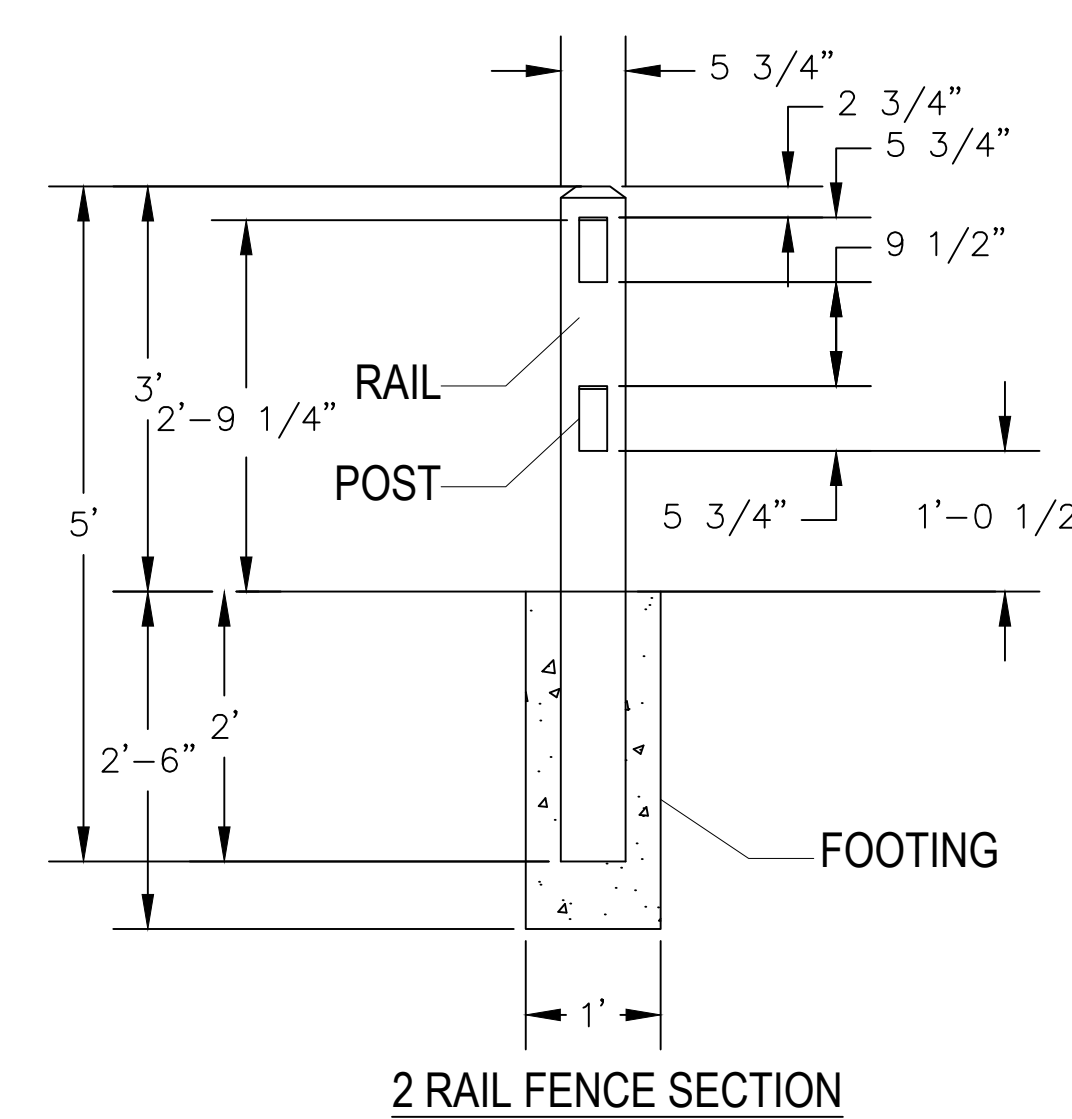
RAIL SECTION



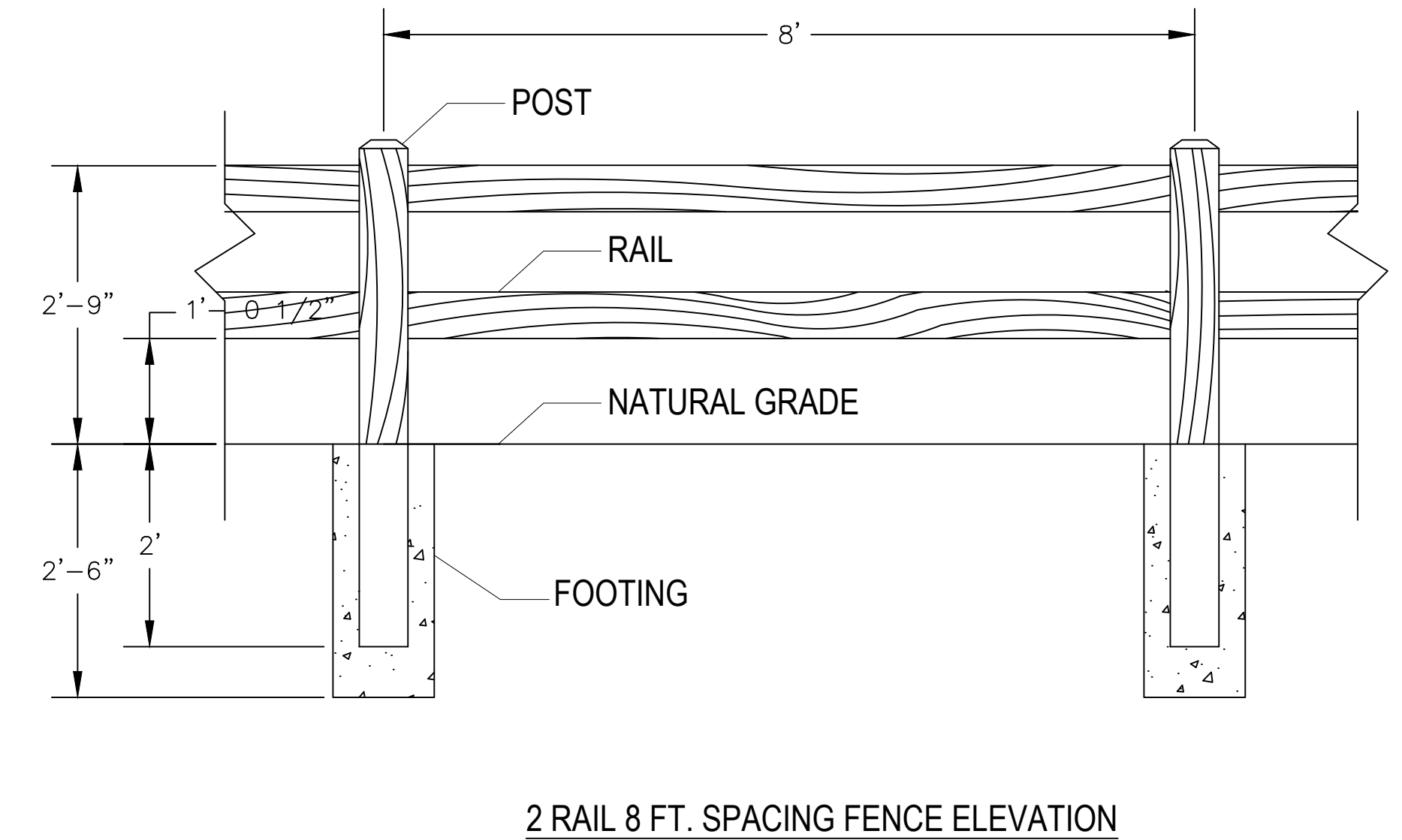
60" POST - APPROX. WEIGHT 121 LBS.



95" RAIL APPROX WEIGHT 73 LBS.



2 RAIL FENCE SECTION



2 RAIL 8 FT. SPACING FENCE ELEVATION

NOTES:

1. ALL CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
2. PRIMARY REINFORCEMENT TO BE ASLAN #3 SYNTHETIC REBAR REINFORCEMENT.
3. SECONDARY REINFORCEMENT TO BE MICROFIBER REINFORCEMENT.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

3 SPLIT RAIL FENCE

FENCE - 2 RAIL, 8 FT.

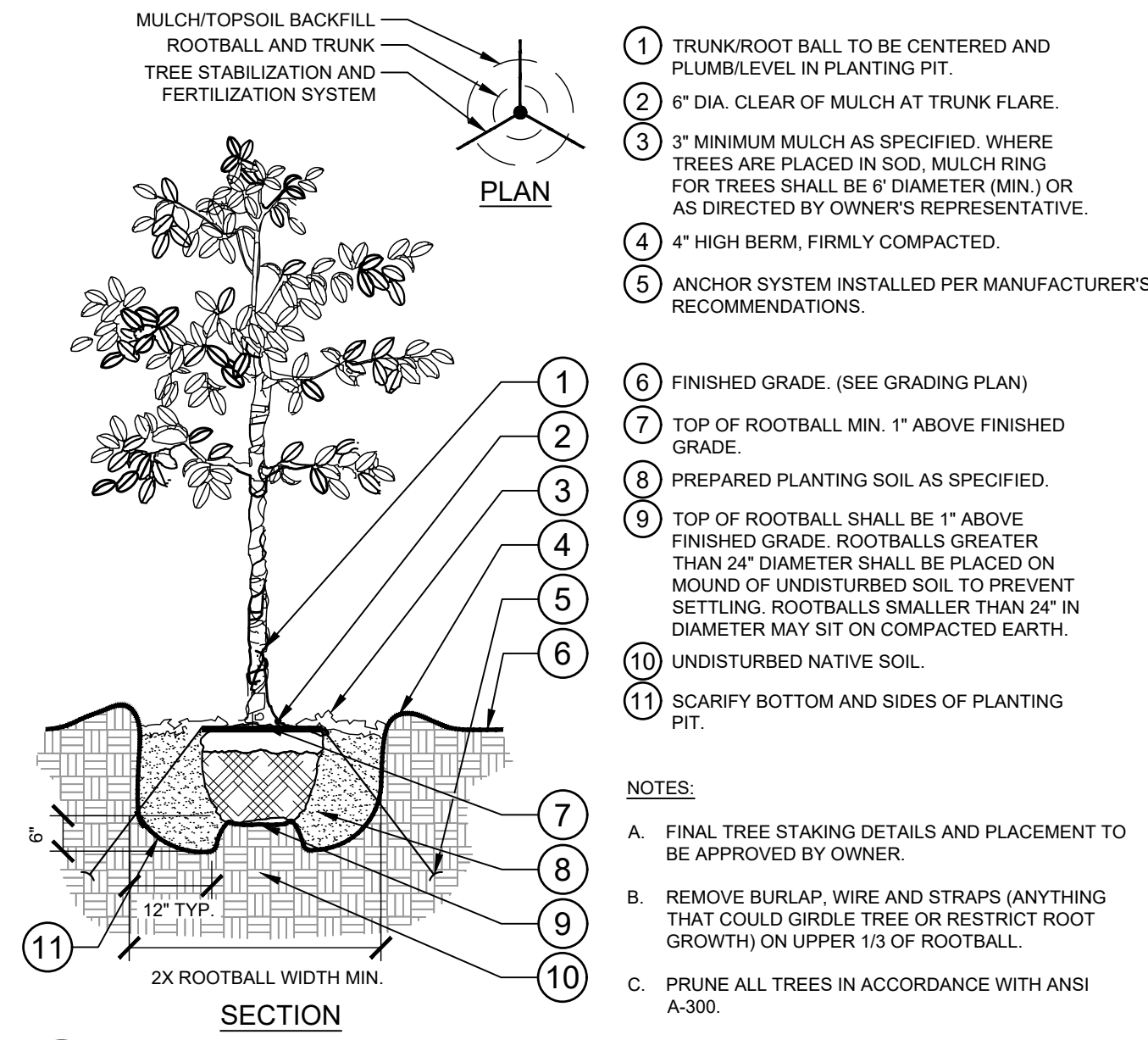
Kimley»Horn

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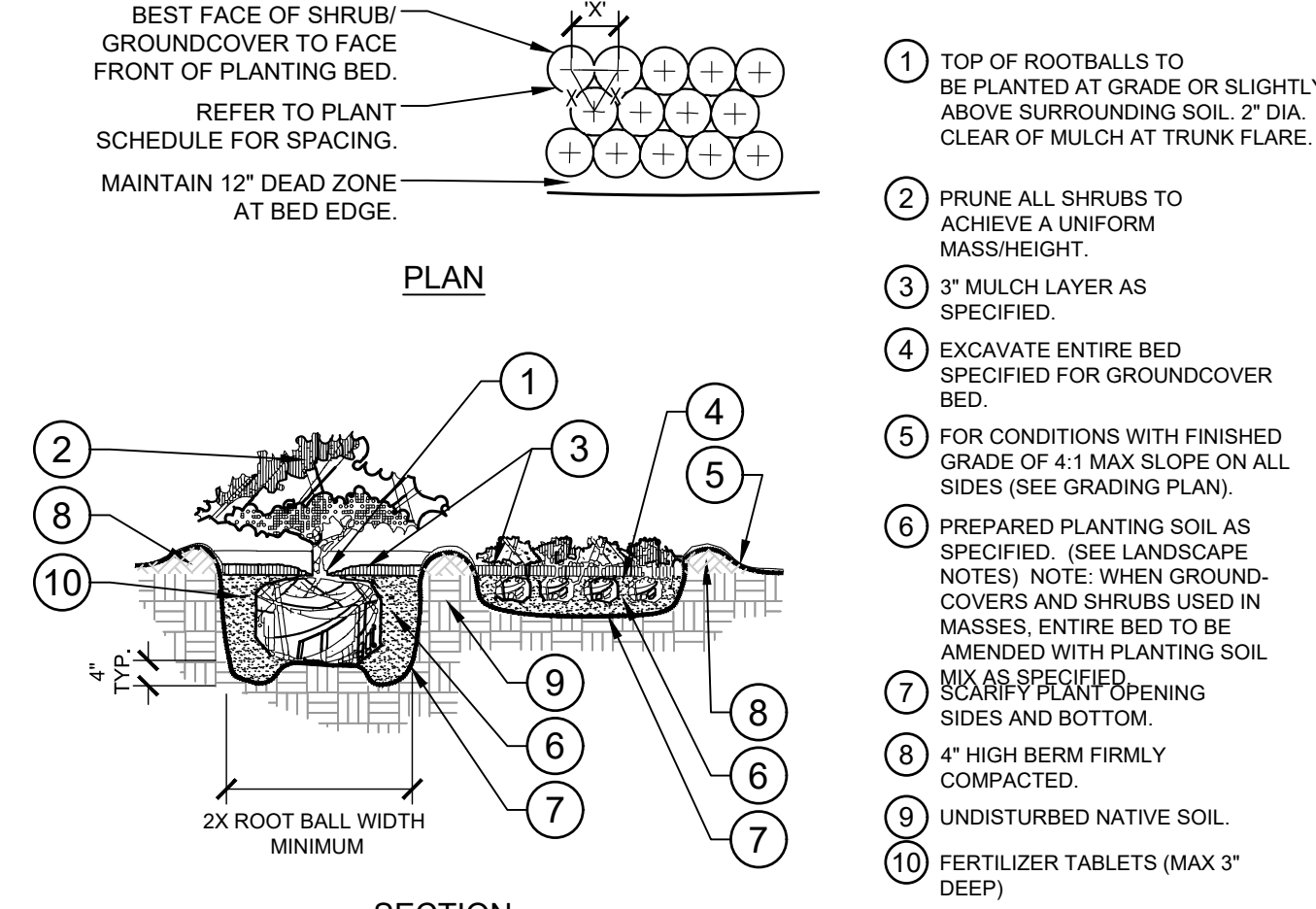
LANDSCAPE PLAN
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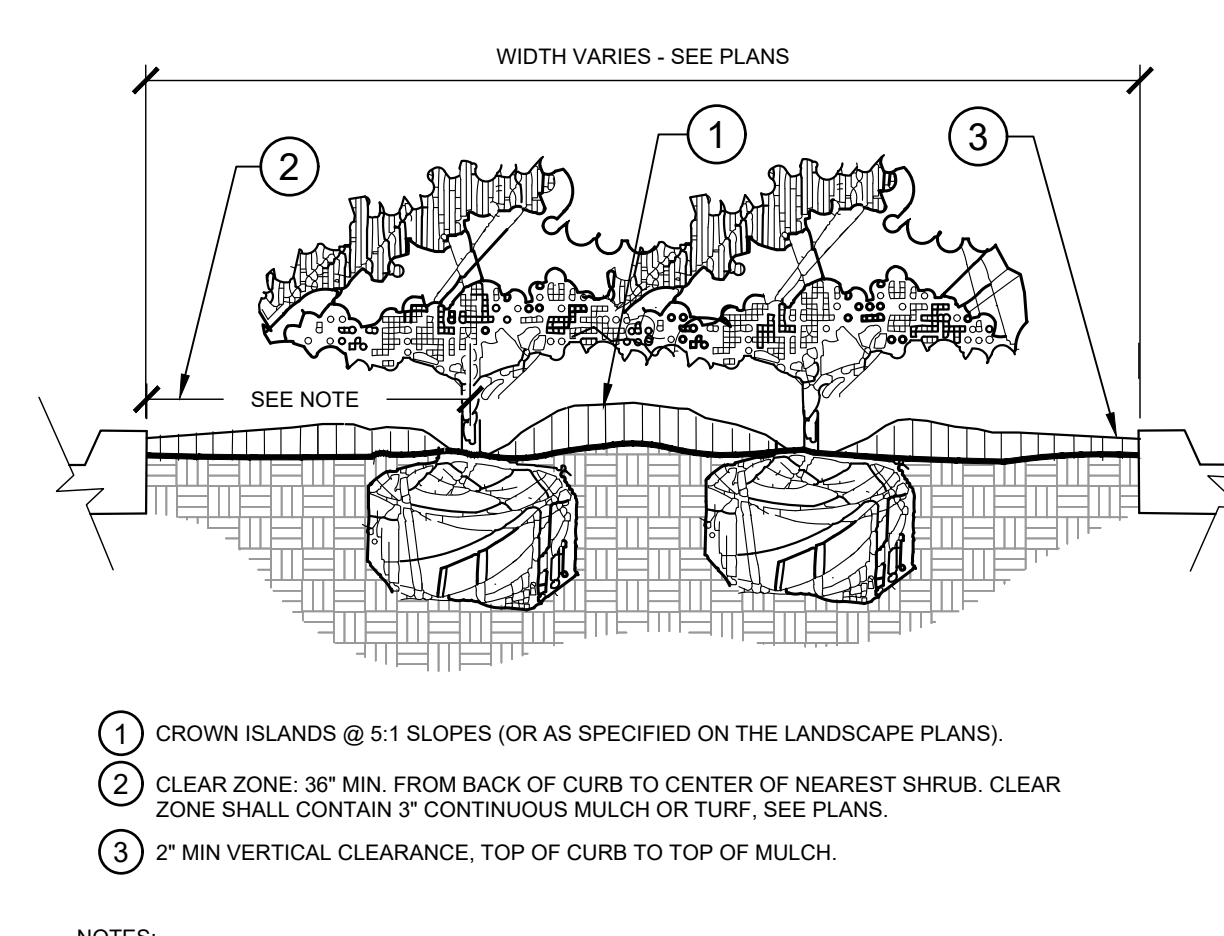
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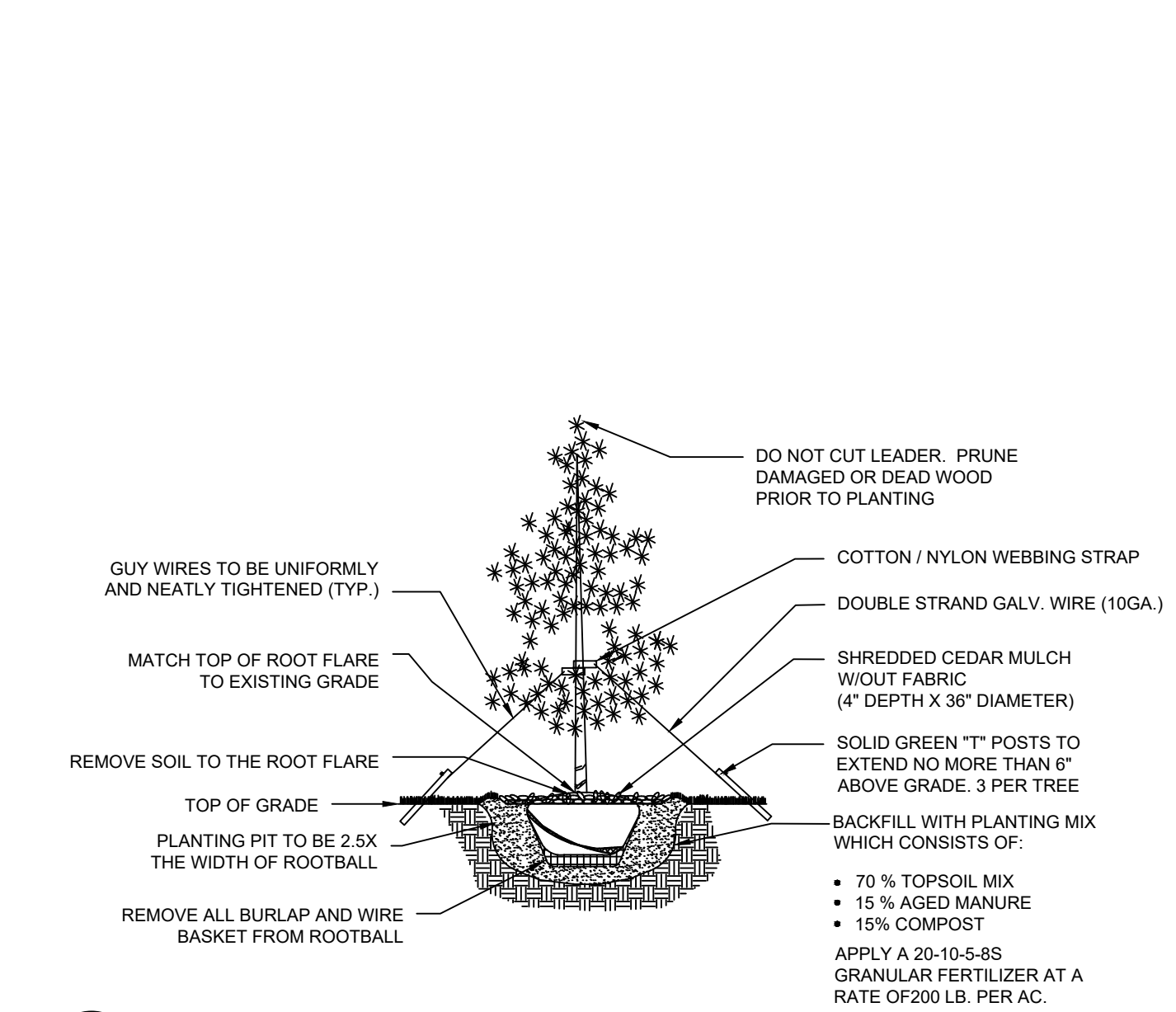
1 TREE PLANTING SECTION / PLAN NTS



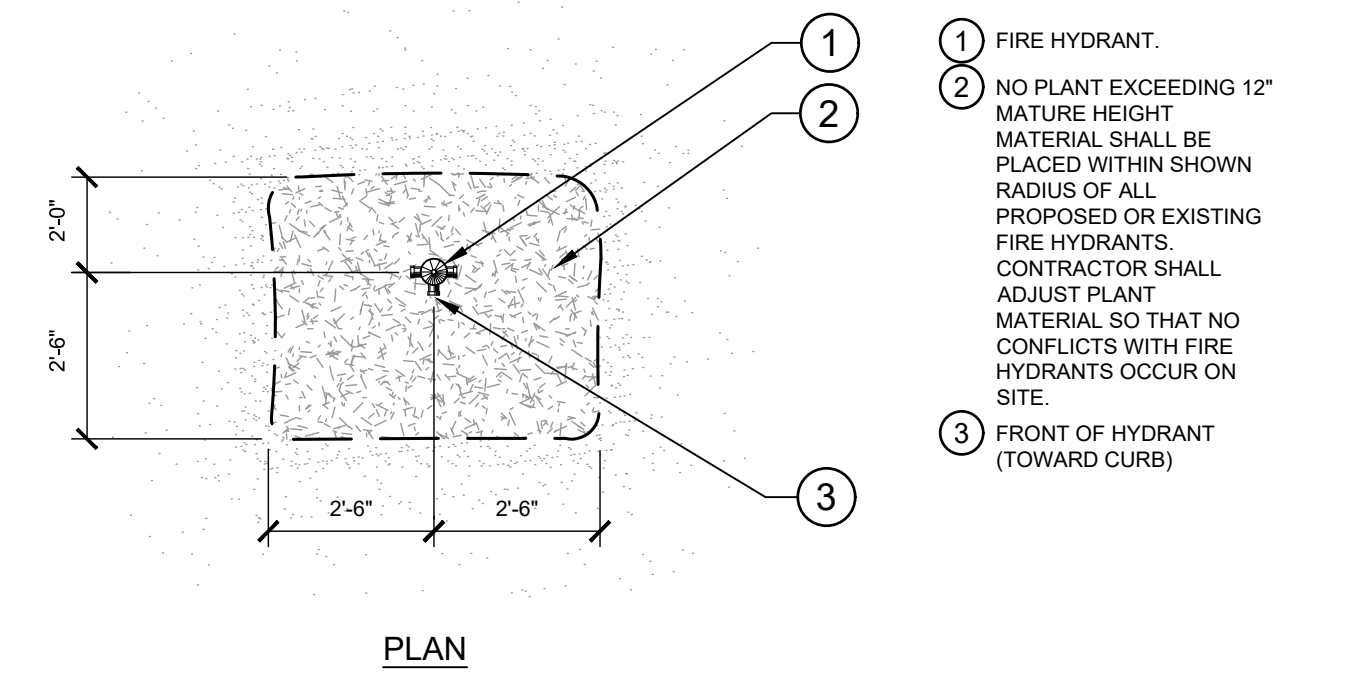
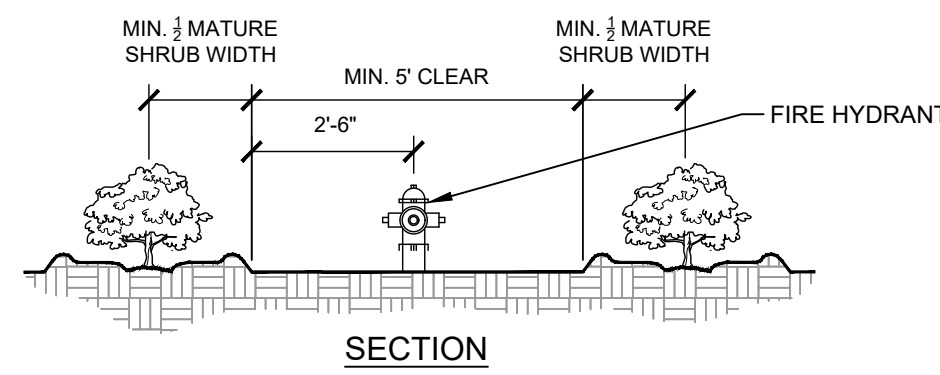
2 SHRUB/GROUNDCOVER PLANTING SECTION / PLAN NTS



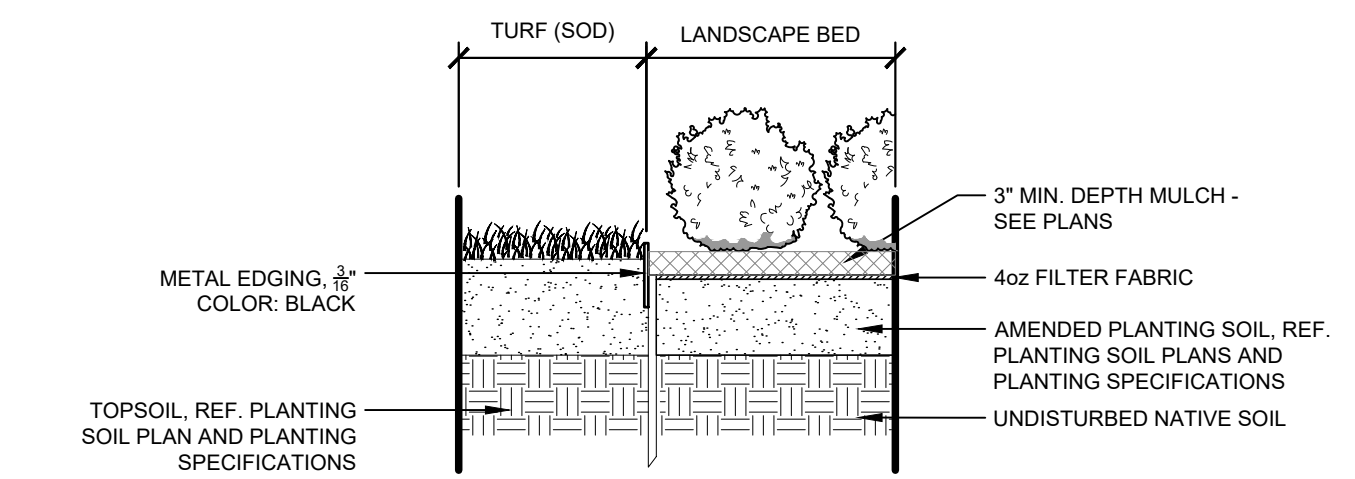
3 PLANTED PARKING LOT ISLANDS/MEDIANS SECTION NTS



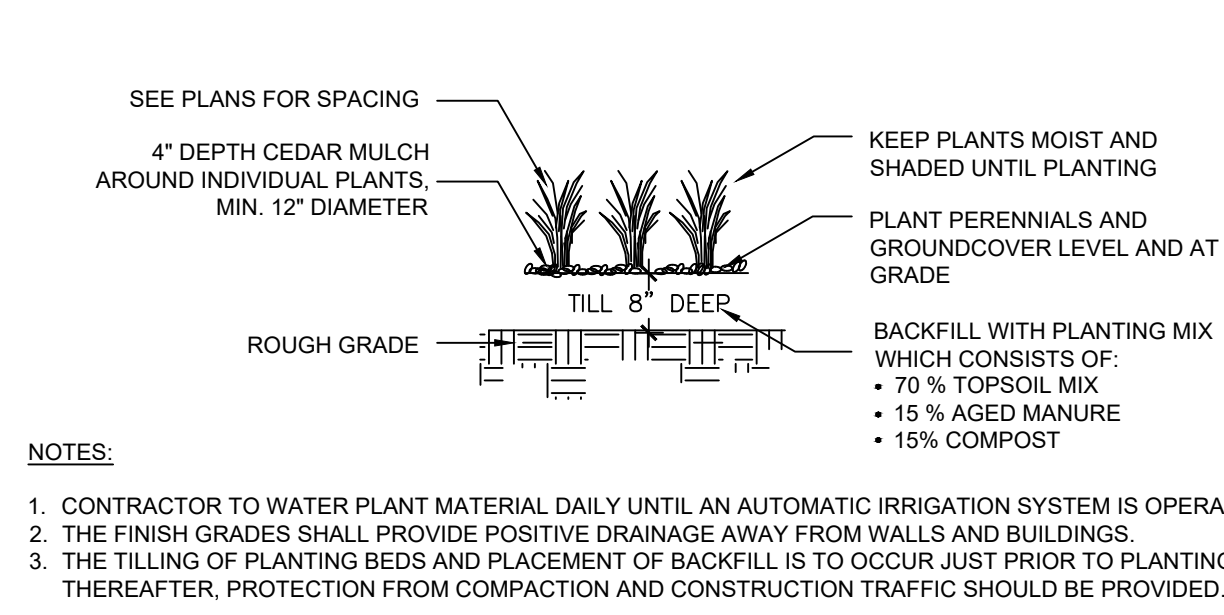
4 EVERGREEN TREE PLANTING SECTION NTS 196-305-05



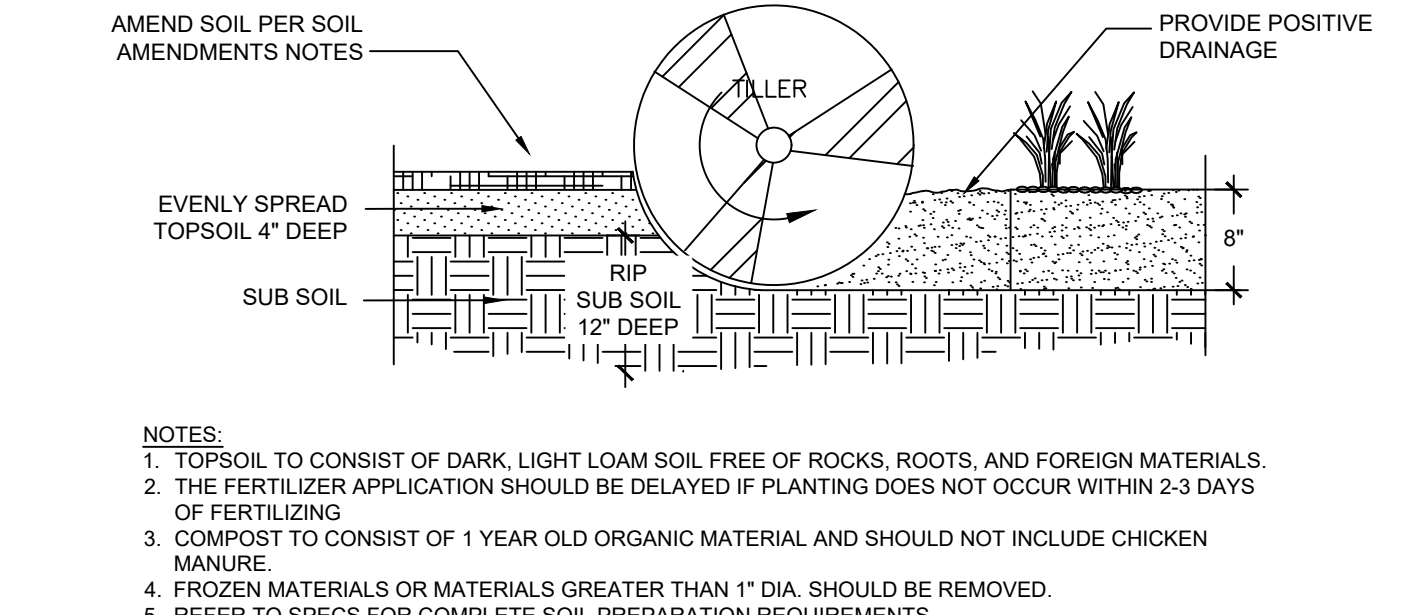
5 SHRUB PLANTING AT FIRE HYDRANT SECTION / PLAN NTS



6 METAL EDGER AT PLANTING BED SECTION / PLAN 1" = 1" 196-305-21



7 GRASS AND PERENNIAL PLANTING SECTION NTS 196-305-24



8 SOIL PREP - PLANTING BEDS SECTION NTS 196-305-31

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LANDSCAPE PLAN
 SHEET L 2.1

CATHEDRAL PINES MEDIAN DEVELOPMENT PLAN

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL K SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPE AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
1. GENERAL
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
 2. PLANT MATERIALS
 - a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPE, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH THE PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURITY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE
1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER
1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH
1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH, DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING
1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
- J. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST
1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES RESPONSIBILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES
1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE 'POOR DRAINAGE CONDITION' PLANTING DETAIL.
 9. TREES SHALL BE SET PLUM AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 20. TREES SHALL BE PRUNED IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS, MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
 23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- N. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH DURING THE ROLLING. ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 4. SODDING
 - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS, A 24 INCH STONE MILCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD,
- O. EDGING
- a. CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE
1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.
- T. PARKING LOT ISLAND NOTE
1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.
- U. MAINTENANCE
1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.
 2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

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