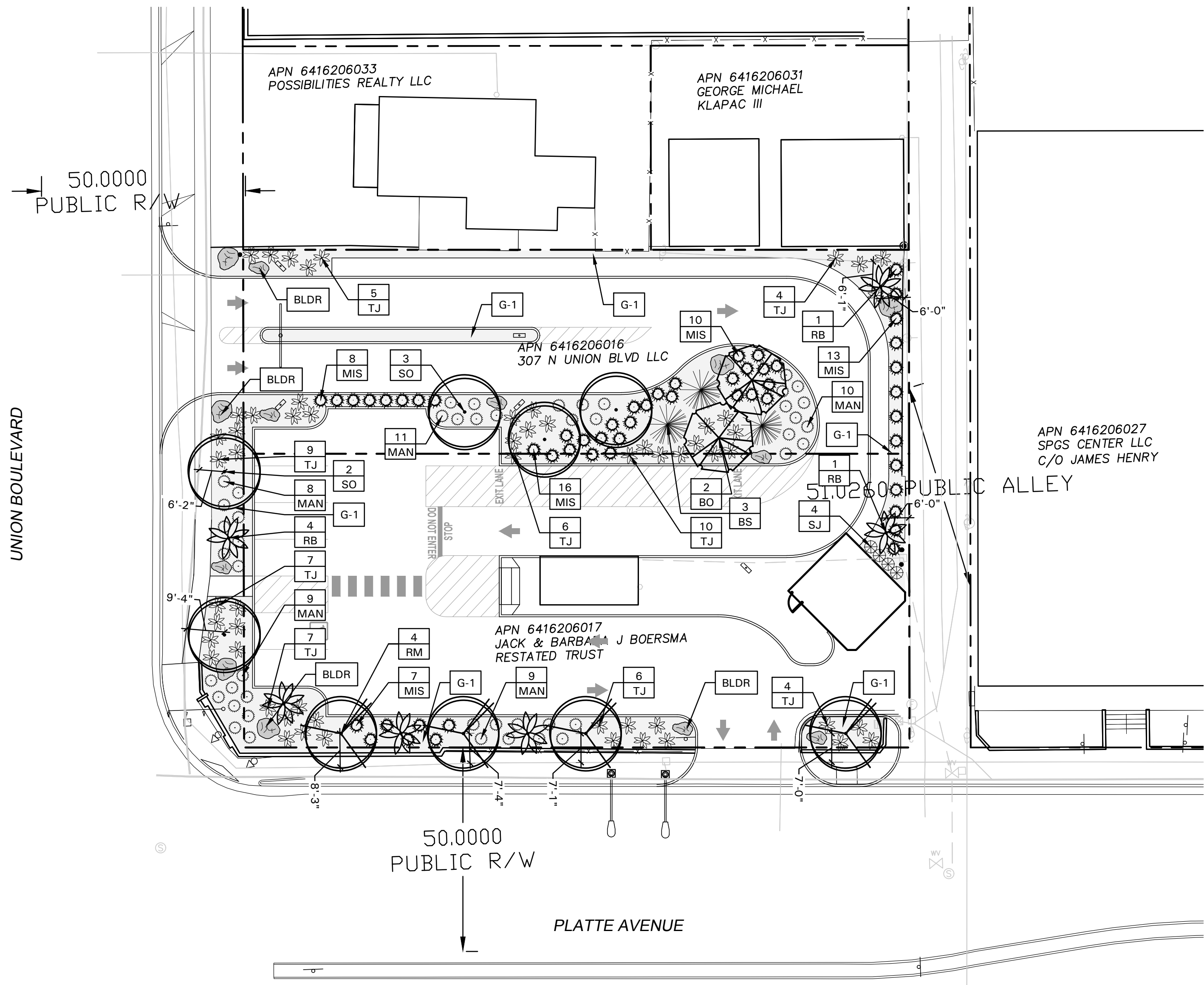


UNION BOULEVARD



STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BED AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
- THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR D.R.E. OFFICE (719-385-5982).
- COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING BEDS.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY ENGINEERING STANDARD DRAWINGS AND SPECIFICATIONS. ENGINEERING DEVELOPMENT REVIEW DIVISION INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

NOTE:
TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

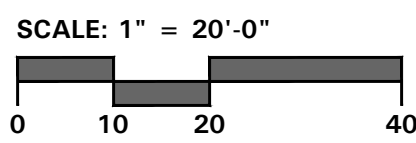
SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE REQUIREMENT TABULATIONS					
LANDSCAPE SETBACKS (7.4.905)					
Street Name	Street Classification	Width Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Required/Provided
Union Blvd.	Principal Arterial	25' / 2' *	93'	1 / 20'	5 / 2 (shrub substitutes)
E. Platte Ave.	Principal Arterial	15' / 7.5' *	137'	1 / 20'	7 / 4 *
Shrub Substitutes Required/Provided	Ornamental Grass subs Required/Provided	Plan Symbol Abbreviation	Percent Ground Coverage Required/Provided		
30 / 30	n/a	TJ / MAN	75% / 75%		
30 / 26	8 / 8	TJ/MAN/MIS	75% / 75%		
* Alternative Landscape Adjustment Requested					
PARKING LOT LANDSCAPING (7.4.907)					
No. of Vehicle Spaces	Shade Trees (1 per 15) Req./Prov.	Parking Lot Frontage	Length of Frontage (Excluding Entry Access)	2/3 Length of Frontage	
7	1	Union Blvd.	54'	36'	
No. of 3' Tall Screening Plants	Evergreen Plants (min. 50 percent) Provided	Plan Symbol Abbreviation	Percent Ground Coverage Required/Provided	Length of screening wall/fence/berm	
8	8	TJ	75% / 75%	n/a	
INTERIOR LANDSCAPING (7.4.908)					
Gross Site Area (SF)	Percent Minimum Internal Area (%) Required	Internal Area (SF) Required / Provided	Internal Trees (1 per 500 SF) Required / Provided		
7	5% (C)	995 SF / 4,125 SF	2 / 2		
Shrub Substitutes Required/Provided	Ornamental Grass Subs Required/Provided	Plan Symbol Abbreviation	Percent Ground Coverage Required/Provided		
n/a	n/a	n/a	75% / 75%		
Green Space Required (Yes/No)	Active Green Space Percent/SF Required/Provided	Non-Active Green Space Percent/SF Required/Provided	Active Green Space Design Elements		
No	n/a	n/a	n/a		
Alternative Landscape Adjustment Request #1					
Code Section	7.4.905				
Requirement	25' wide Landscape Setback (15' wide on secondary frontage)				
Justification	Due to site constraints, a reduction of twenty three (23) feet is requested along Union Boulevard and a reduction of seven and one-half (7 1/2) feet is requested along East Platte Avenue.				
Proposal	Additional tree and shrub plantings will be provided adjacent to parking, drive thru, and site perimeter.				

PLANT SCHEDULE							
DECIDUOUS TREES							
Abbreviation	QTY.	Botanical Name	Common Name	Mature Ht. & Width	Planting Size	Code Requirements	Notes
BO	2	<i>Quercus macrocarpa</i>	Bur Oak	50' / 35'	3" cal.	Green	Cont.
RB	6	<i>Cercis canadensis</i>	Redbud	30' / 30'	30 gal.	ROW / Supplemental	Cont.
RM	4	<i>Acer rubrum 'Sunset'</i>	Red Maple 'Sunset'	30' / 30'	3" cal.	ROW	Cont.
SO	5	<i>Quercus shumardii</i>	Shumard Red Oak	40' / 40'	3" cal.	ROW/ Park	Cont.
17	TOTAL NUMBER OF TREES (100% Selected Species - Minimum 70%)						
EVERGREEN TREES							
Abbreviation	QTY.	Botanical Name	Common Name	Mature Ht. & Width	Planting Size	Code Requirements	Notes
BS	3	<i>Picea pungens 'Bakeri'</i>	Bakeri Spruce	30' / 18'	6' HT.	ROW / Supplemental	Cont.
3	TOTAL NUMBER OF TREES (100% Selected Species - Minimum 70%)						
DECIDUOUS AND EVERGREEN SHRUBS							
MAN	47	<i>Arctostaphylos x coloradensis 'Panchito'</i>	Panchito Manzanita	18" / 6'	5 gal.	Green	Cont.
SJ	4	<i>Juniperus chinensis 'Spartan'</i>	Spartan Juniper	10' / 4'	7 gal.	Trash	Cont.
TJ	58	<i>Juniperus sabina 'Tammy'</i>	Tammy Juniper	3' / 6'	5 gal.	Screen	Cont.
109	TOTAL NUMBER OF SHRUBS (100% Selected Species - Minimum 70%)						
ORNAMENTAL GRASSES							
MIS	54	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	3' / 3'	5 gal.	Green	Cont.
54	TOTAL NUMBER OF ORNAMENTAL GRASSES (100% Selected Species - Minimum 70%)						
MISC.							
BLDR	13		Landscape Boulder	native boulder, irregular finish; smooth and weathered edges; 1-ton min.			
G-1			Decorative Gravel	2" -4" dia., 4" depth with weed barrier fabric			
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.							

REQUIRED SOIL AMENDMENTS & FERTILIZERS							Site Soil Type -
Ground Plane Treatment	Class 1 OM Soil Amendment	Nitrogen (15 to 20 ppm)	Phosphorous (10 to 25 ppm)	Potassium (50 to 200 ppm)	Other (K,Zn,Fe,Mn, B,Cu & Biosol.)	E.C., Salt or pH Treatment	Rototill Depth
Sod Turfgrass							6" - 8" Min.
Shrub Beds							6" - 8" Min.
1. Provide the proposed soil amendment mix and local supplier. The proposed mix shall be chosen from the current Colorado Springs Utilities Approved Soil Amendment Suppliers. 2. Slow-release fertilizers are required for sandy soils. 3. Any other required soil amendment/fertilizer recommendations notes based on the soil testing lab report.							



12801 N. Central Expy
Suite 1760
Dallas, Texas 75243
(214) 865-7192

Dutch Bros No.: C00902 Conversion
1802 E Platte Avenue, Colorado Springs, CO 80903

:24045
DATE: SUBMITTAL
05/31/24 PERMIT SET
10/09/24 CITY COMMENT
11/01/24 CITY COMMENT

LANDSCAPE PLAN

L2.01

COPYRIGHT: KORI ANN HAUG 938
DRAWN: KAH
DESIGNED: KAH
CHECKED/STAMPED:
11/01/24
PERMIT SET

TECTONICS DESIGN GROUP
730 Sandhill Rd., #250, Reno, Nevada 89521
Tel: 775-824-9988
Fax: 775-824-9980
www.tectonicsdesigngroup.com

