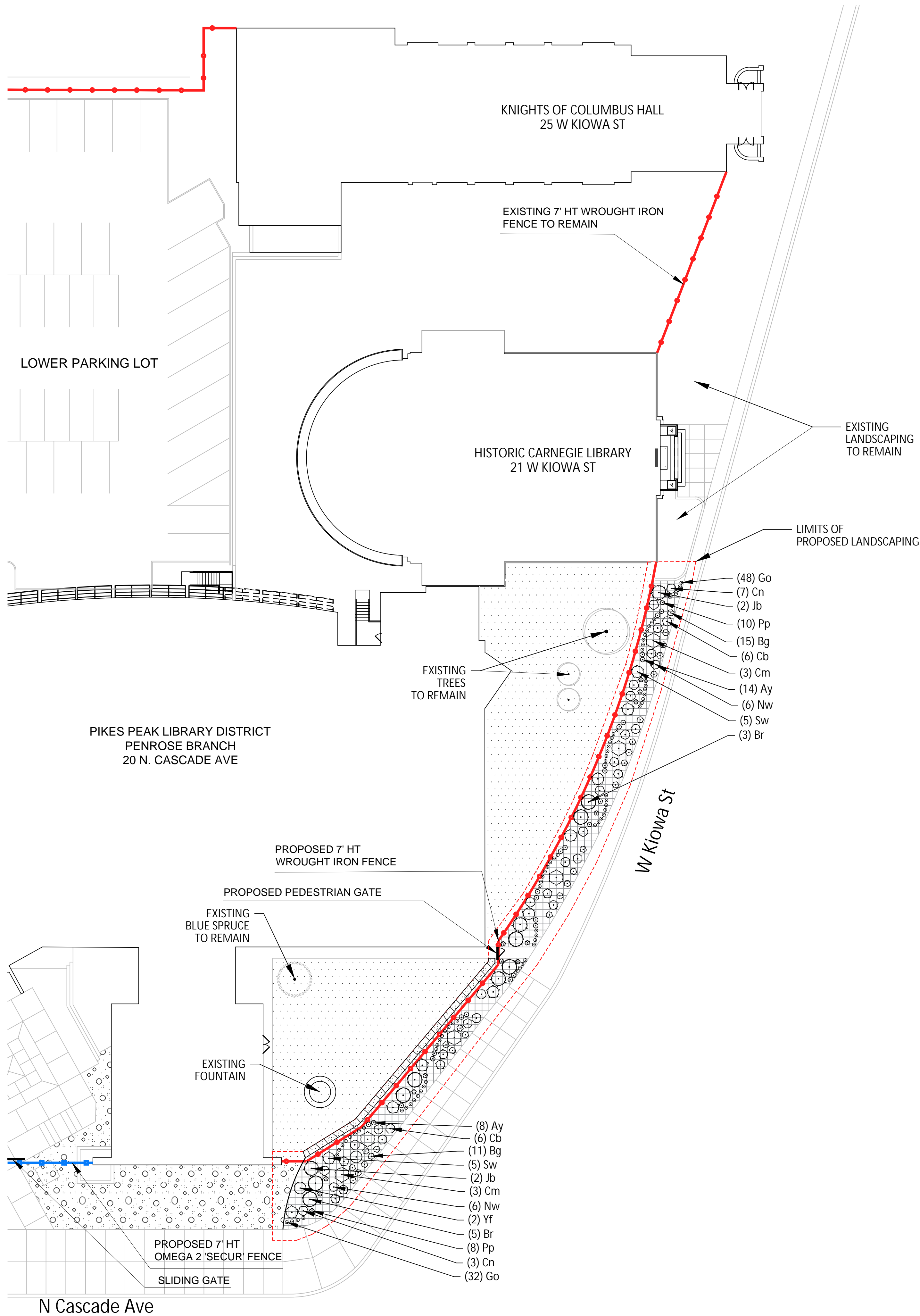


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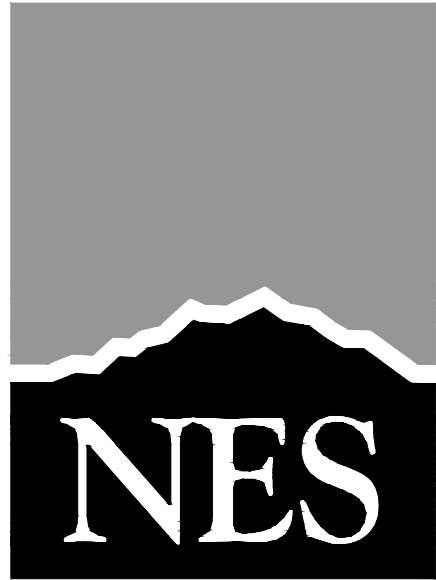
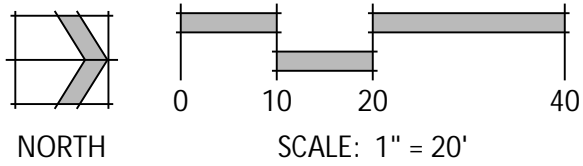


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
SHRUBS						
	Br	8	Berberis thunbergii 'Rose Glow' / Rose Glow Japanese Barberry	3'	5'	5 GAL
	Cm	6	Chamaebatiaria millefolium / Fernbush	6'	6'	5 GAL
	Cn	10	Chrysothamnus nauseosus / Dwarf Blue Rabbitbrush	3'	3'	5 GAL
	Jb	4	Juniperus sabina 'Buffalo' / Buffalo Juniper	1'	5'	5 GAL
	Yf	2	Yucca filamentosa / Adam's Needle	3'	4'	5 GAL
GRASSES						
	Bg	26	Bouteloua gracilis / Blue Grama Grass	2'	2'	1 GAL
	Sw	10	Sporobolus wrightii / Big Sacaton	5'	4'	1 GAL
PERENNIALS						
	Ay	22	Agastache x 'Summer Sunset' / Summer Sunset Hyssop	3'	1.5'	1 GAL
	Cb	12	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	3'	3'	1 GAL
	Go	80	Gaillardia x 'Oranges and Lemons' / Blanket Flower	1'	1'	1 GAL
	Nw	12	Nepeta x 'Walker's Low' / Walker's Low Catmint	3'	3'	1 GAL
	Pp	18	Penstemon pinifolius / Threadleaf Beardtongue	1'	1.5'	1 GAL

GROUND COVER LEGEND

	EXISTING TREE	3
	EXISTING EVERGREEN TREE	1
	COBBLE EXISTING 4-8" COBBLE	1,993 sf
	TURF EXISTING BLUEGRASS	7,036 sf
	SHRUB BED PROPOSED WOOD MULCH	2,570 sf
	FLAT STONE WALL	181 sf
	LIMITS OF PROPOSED LANDSCAPING	
	7' HT. OMEGA 2 'SECUR' FENCE	
	7' HT. WROUGHT IRON FENCE	



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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20 N CASCADE AVE,  
COLORADO SPRINGS, CO 80903

DATE: 10/14/2024  
PROJECT MGR: B. SWENSON  
PREPARED BY: Y. L

DATE:	BY:	DESCRIPTION:

Landscape Plan

2

2 OF 3

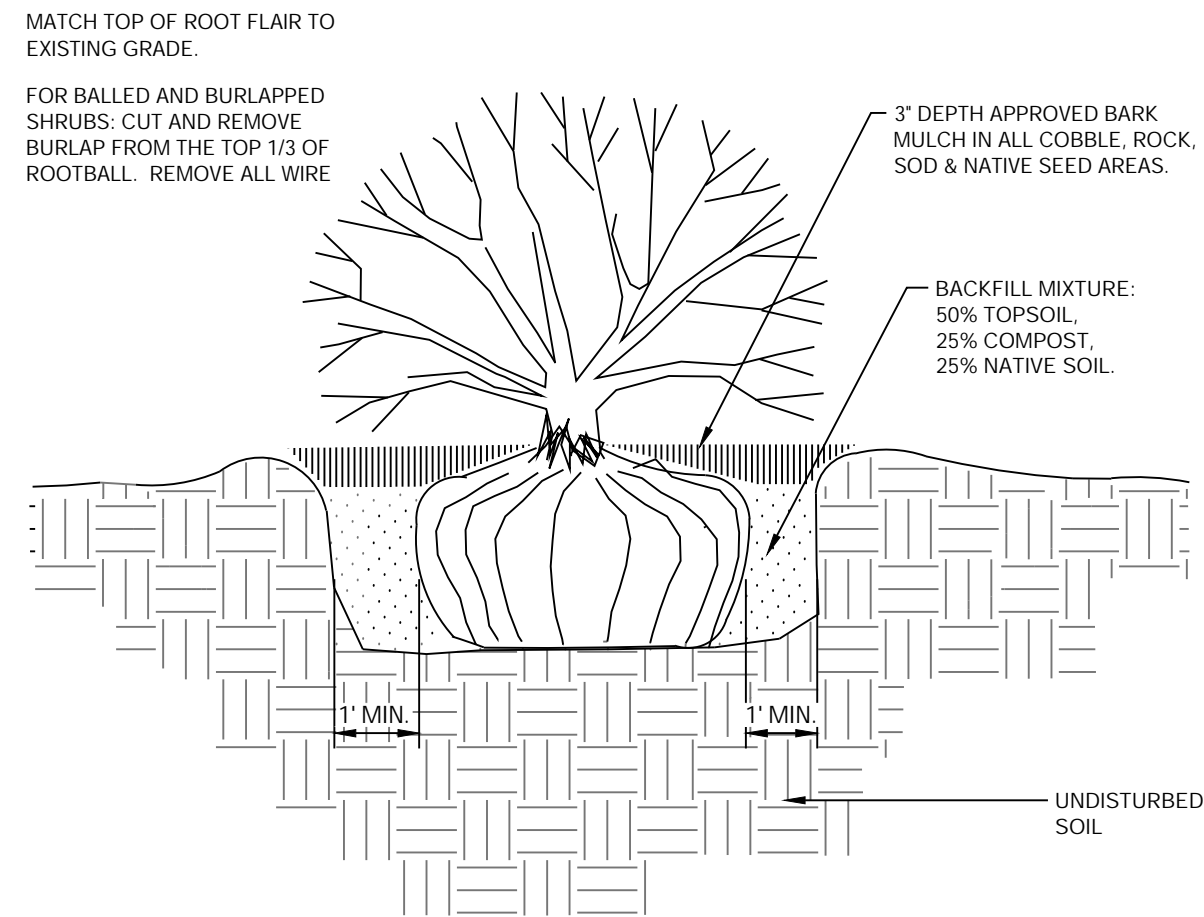
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LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:  
TRI-MIX III as supplied by C&C Sand  
-To be applied as backfill in planting pits
2. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS:
- |                   | SOD          | SEED         | SHRUB-BROADLEAF | SHRUB-CONIFER |
|-------------------|--------------|--------------|-----------------|---------------|
| NITROGEN          | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF    | 0 LBS/1000SF  |
| PHOSPHORUS (P205) | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF    | 0 LBS/1000SF  |
| POTASSIUM (K2O)   | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF    | 0 LBS/1000SF  |
| SULFUR (S04-S)    | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF    | 0 LBS/1000SF  |
| MANGANESE         | 0 LBS/1000SF | 0 LBS/1000SF | 0 LBS/1000SF    | 0 LBS/1000SF  |
- APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
3. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
5. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
6. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
7. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
8. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
9. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
10. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
11. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
12. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
13. ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
14. SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
15. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
16. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
17. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
18. ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
19. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
20. AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
22. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
23. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

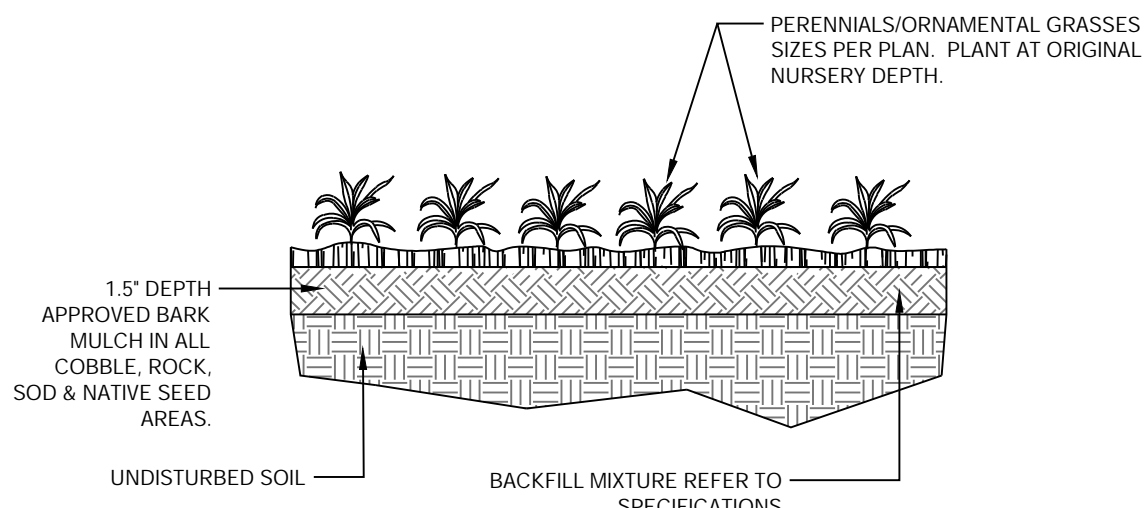
LANDSCAPE DETAILS



1 SHRUB PLANTING DETAIL

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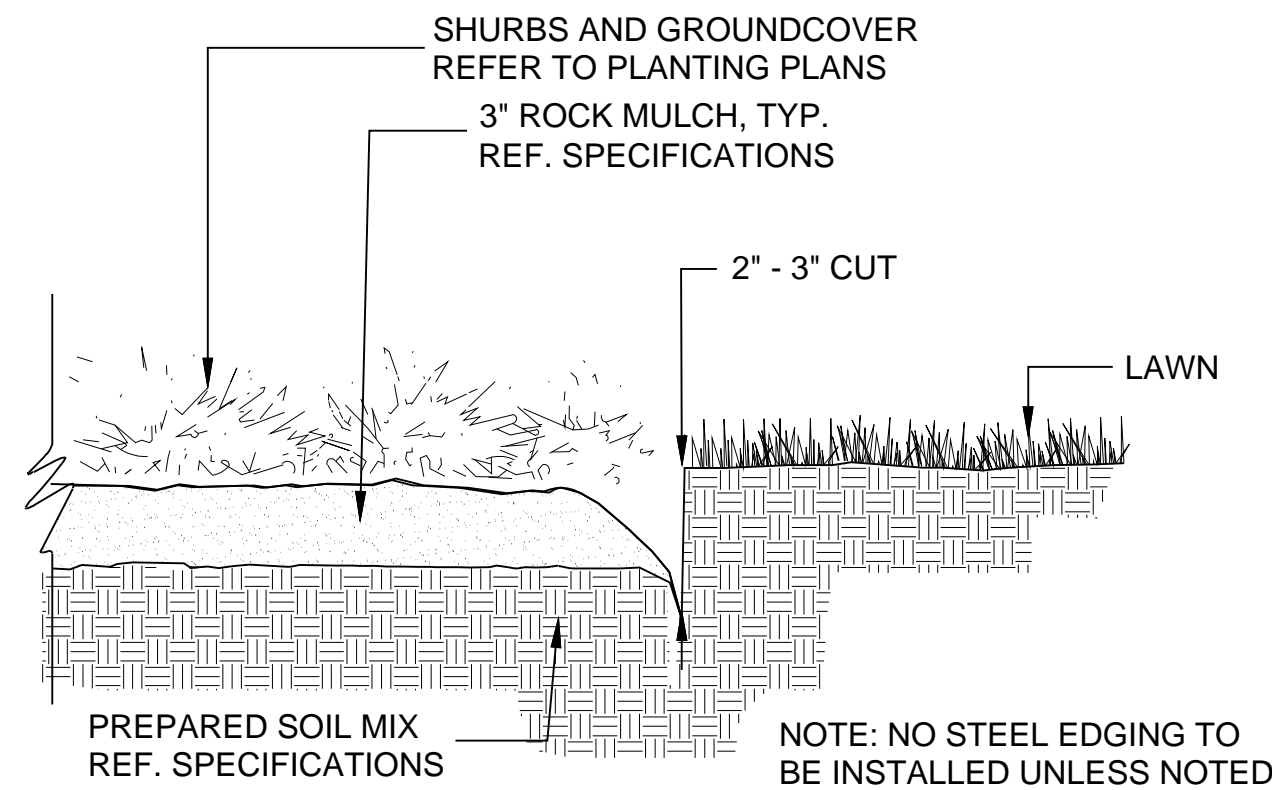
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2 PERENNIAL / ORNAMENTAL GRASS PLANTING

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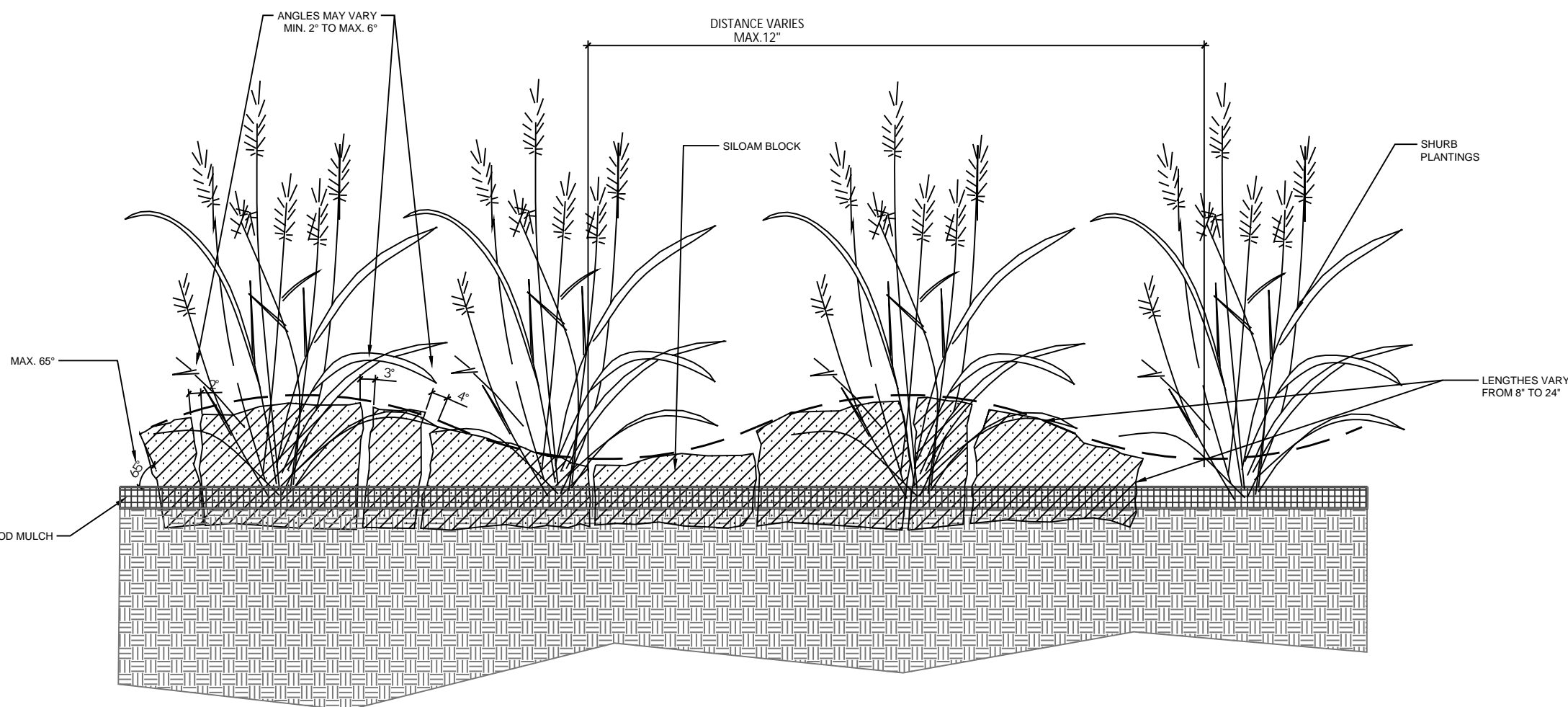
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3 BED EDGE

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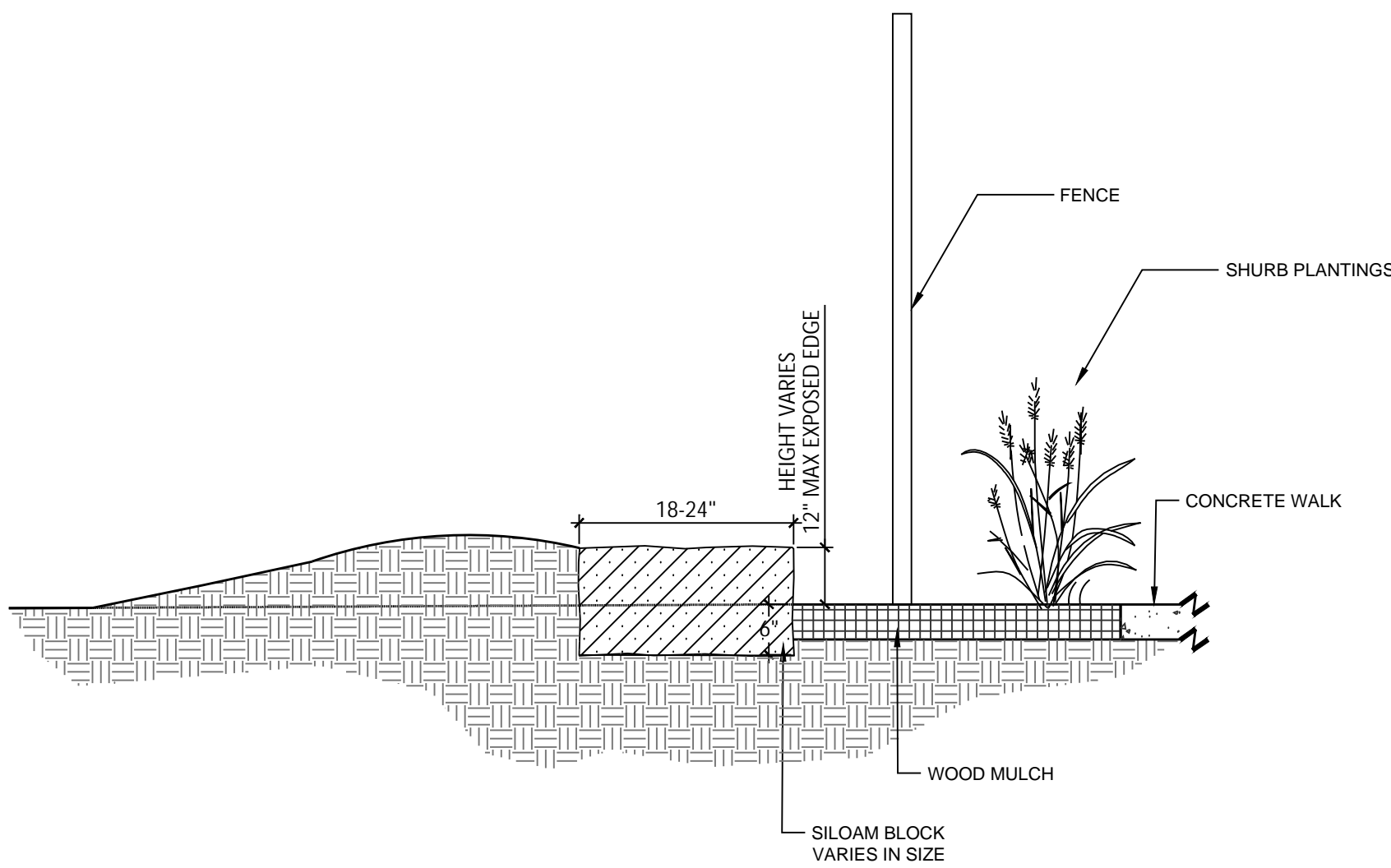
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4 SILOAM FLATSTONE WALL - FRONT ELEVATION

1/2" = 1'-0"

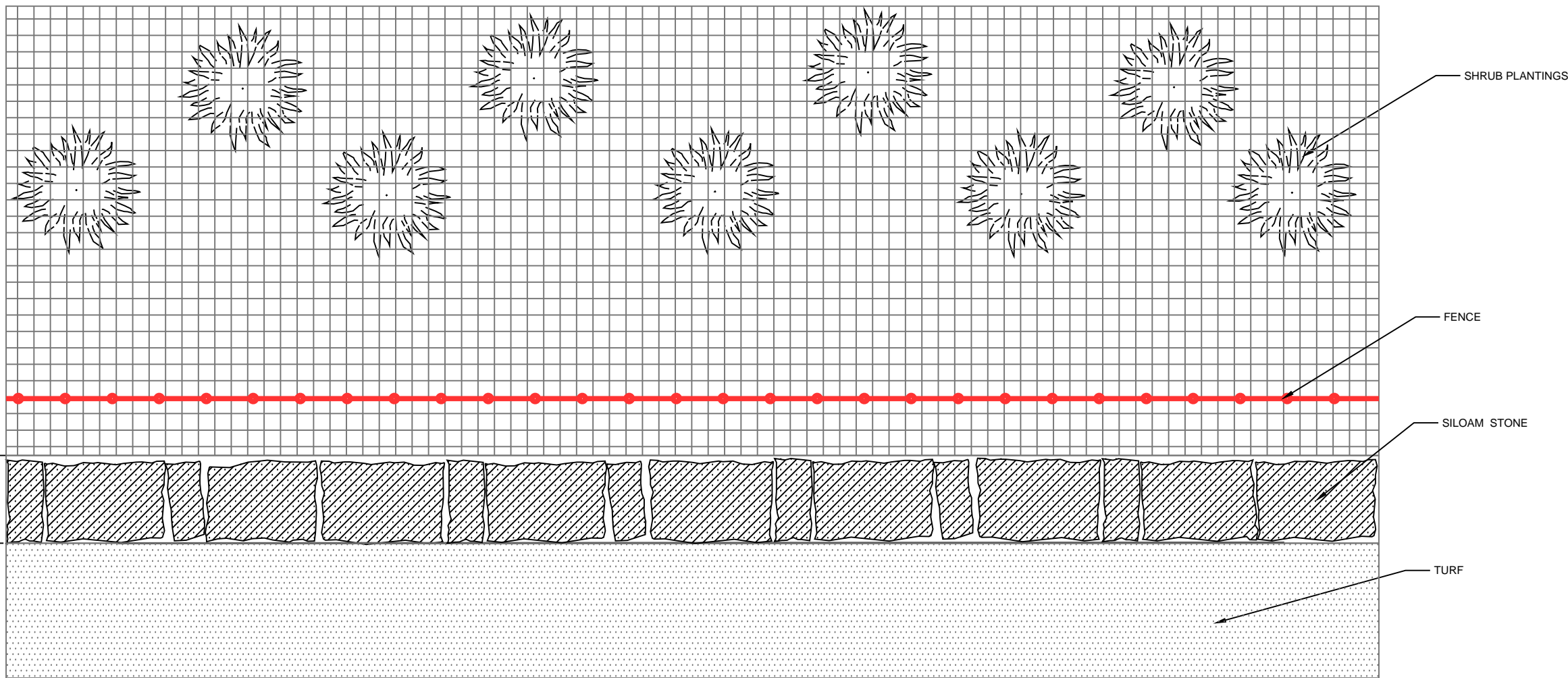
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5 SILOAM FLATSTONE WALL - ELEVATION

3/4" = 1'-0"

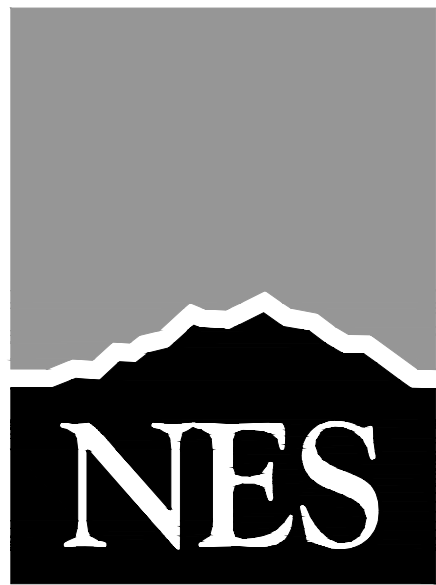
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6 SILOAM FLATSTONE WALL - PLAN VIEW

3/8" = 1'-0"

P-PE-06



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