CLIMATE FOOTHI FOOTHI PLAINS	-	NS		Mine Mine			<i>"</i> //"		<u>E1</u>	NTITLEMEN
	OMMUNITIES Arid Shrubla				H			<	1.	LANDSCAF OWNER AI
	N-JUNIPER WO		/						2.	ALL STRE
5 - FOOT	ER ELEVATION	ANDS					Å		3.	A FINAL LA
/ UPPE	DEROSA PINE I R ELEVATION GLAS-FIR FORI	RIPARIAN	V			T M			4.	SOD AREA ROTORS A
<b>IYDROZO</b> - VERY (0 T		ER YEAR)				L			5.	IRRIGATEI ALL NATIV IRRIGATEI
- LÓW	O 15 INCHES F								6.	IRRIGATEI NO MATEF OF SIMILA
(15 H - HIGH	TO 25 INCHES					``\	OC.		7.	OWNER'S ALL EXIST
, ,		,								NOT IN A H
	APE SITE R	EQUIREMEN	TS						<u>GE</u>	NERAL NC
	STREET NAM		STREET		SETBACK		LINEAR	TREE/FEET	1.	PRIOR TO E
	ZONE BOUNE		CLASSICIAT		REQ.	PROV. 10'	FOOTAGE 65'	REQUIRED	2.	READ THOP
	ROCKRIMMO		MINOR ARTI		20'	20'	NOT A PART	1 / 25	3.	LANDSCAP
	NO. OF TREE	S	SHRUB SUB	STITUTES	ORN GRASSE	S SUBS.	% LIVE GROU	JND PLANE	4.	REPORT AN
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	5.	NO MATER OF SIMILAF
UV (RB)	3 N/A	3		TBD			75% NOT A PART	90%	6.	OWNER'S F
	APE BUFFE	RS							7.	QUANTITIE LANDSCAP SCHEDULE
PLAN	STREET NAM	IE/	BUFFER DE	PTH	LINEAR				8.	CONTRACT
	ZONE BOUNE		REQ.	PROV. 200'	FOOTAGE NOT A PART				9.	LOCATION OR 811. CO REMOVE A
	NO. OF TREE	S (1/20')	EVERGREEN TREES		% LIVE GROUND PLANE		]			MAINTAIN F UNOBSTRU
	REQ.	PROV.	REQ.(50%)	PROV.	REQ.	PROV.			10.	STORAGE ( MAINTAINE
(NB)	N/A				NOT A PART	75%			11.	CONTRACT
NTERN			1		1					A 3' DIAME
	NET SITE		INTERNAL A		-				13.	ALL FIRE D
	AREA (SF) 480,000 SF	AREA %	REQ. 24,000	PROV. 70,350	]				TRI	EE AND SH
	NO. OF TREE	S (1/500)	SHRUB SUB	STITUTES	ORN GRASSE	S SUBS.	% LIVE GROU	JND PLANE	1	ALL TREE A
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		LOCATIONS
	48	34+4 EXISTING.	100	TBD		TBD	75%	TBD	2.	ALL PLANT BE TYPICAL
IOTOR	VEHICLE LC	DT							3.	SET FORTH ACT). OWNER AN
	NO. OF VEHIC			TREES	% LIVE GROU				0.	ACCEPTAN
	SPACES PRC 143	VIDED	REQ. (1/15) 10	PROV.	REQ. 75%	PROV. TBD			4.	AT THE COI REPRESEN
	PARKING LOT	T FRONTAGE	LENGTH OF	FRONTAGE	2/3 LENGTH		LENGTH OF S	SCREEN		CONDITION WARRANTY
	LOCATION		(EXCLUDE DRIVEWAYS)		OF FRONTAGE		WALL/BERM PROV.		5.	PLANTING E WOOD MUL
			1	05'	337			BERM	6.	THE DETAIL PLANT GRO ARRANGEN
	MIN LENGTH			ANTS PROV. K #WIDTH)	EVERGREEN REQ. (50%)	PLANTS PROV.	% LIVE GROU	JND PLANE PROV.	7.	ALL PLANT
		0		BD	0	TBD	75%	TBD		(2/3) DEPTH AND LOOSE BACKFILLEI
TBD	INDICATES T	O BE DETERM	INED WITH TH	IE FUTURE FI	NAL LANDSCAF	PE PLAN.			8.	THOROUGH LANDSCAPE YEAR AFTE

## )TES

- ROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE THEIR ASSIGNS.
- EES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. WILL BE MAINTAINED BY THE PROPERTY OWNER, OR THEIR ASSIGNED.
- APE PLAN AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING TAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- LLUSTRATED ON THE DRAWINGS WILL BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN R POP-UP SPRAYS, ALL SHRUBS AND TREES (EXCEPT THOSE IN IRRIGATED SOD AREAS) SHALL BE DRIP UTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE IN THE IRRIGATION SYSTEM DESIGN.
- D AREAS AS ILLUSTRATED ON THE DRAWINGS, UNLESS OTHERWISE NOTED, TO BE PERMANENTLY AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/ OR POP-UP SPRAYS. EXACT AREAS OF VE SEED TO BE DETERMINED WITH THE FINAL LANDSCAPE PLAN/FINAL IRRIGATION PLAN.
- JBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. ESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- REES WHICH ARE BEING USED TO MEET CITY LANDSCAPE REQUIREMENTS WILL NEED OT BE REPLACED IF IY CONDITION
- NING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- ILY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS ORK PRIOR TO CONSTRUCTION.
- TRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL MENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- CREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE. BSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. SENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- TIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- IATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT
- IALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH RVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 CTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES. BISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND CONDITION AT ALL TIMES.
- MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE OUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ) UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. E CIVIL ENGINEER DRAWINGS.
- LEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- MENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

### PLANTING NOTES

- IRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING IRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF TO PLANTING TREES AND SHRUBS.
- RIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND HE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS E COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY
- ER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE
- ION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS AT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE DD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR ILESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC. SHALL BE INSTALLED WHERE NOTED IN
- COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING HALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- RIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS ALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE DWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE ATERED AGAIN.
- TRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE VISIONAL ACCEPTANCE.
- EES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 10. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- 11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- 12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

## SODDING AND SEEDING NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY 2. REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE 3. GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE 4. A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS 5. AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR 6. DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND 7. SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
- A. SLOPES LESS THAN 3:1 SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE SEED SHALL BE BROADCAST BY HAND OR Β. MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
- C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- D ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT. 8. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE
- GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES
- BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- HYRDO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- D EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- 10. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- 11. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED. THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON. POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
- 12. ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

### SOIL AMENDMENT NOTES

- PER USDA MAP, SITE CONSISTS OF RAZOR CLAY LOAM SOILS
- 2. A SOIL ANALYSIS WITH RECOMMENDATION FOR SOIL AMENDMENTS AND FERTILIZERS WILL BE COMPLETED AND SUBMITTED WITH THE FINAL LANDSCAPE PLAN SUBMITTAL.
- 3. CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL.
- COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE. 4. CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.

### SEED MIX SCHEDULE

MIX NAME SUPPLIER		SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE			
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE LOW GROW MIX		25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	TEMPORARY IRRIGATION	DRILL OR BROADCAST WITH STRAW OR BLANKET PER NOTES	21 PLS/ACRE OR 42 PLS/ACRE			
EL PASO COUNTY CONSERVATION DISTRICT ALL- PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	TEMPORARY IRRIGATION	DRILL OR BROADCAST WITH STRAW OR BLANKET PER NOTES	5 PLS/ACRE OR /10 PLS/ACRE			

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:





COLORADO SPRINGS, CO 80920

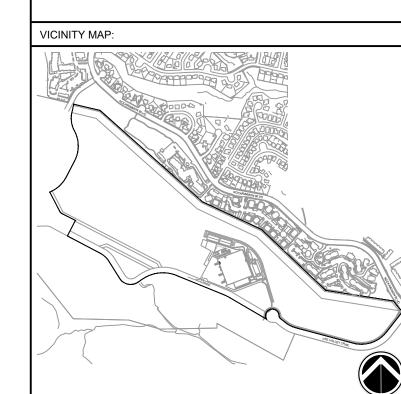
PHONE: (719) 575-0100

OWNER/DEVELOPER



4725 S. MONACO STREET, SUITE 100 DENVER, CO 80237 PHONE: (303) 860-6654

APPROVAL:



## PROJECT:

## PROJECT ROCKRIMMON **DEVELOPMENT PLAN**

COLORADO SPRINGS, CO MAY 2, 2023 **REVISION HISTORY:** 

		-				
NO.	DATE	DESCRIPTION	BY			
DRAWING INFORMATION:						
PROJECT NO:		23.1078.003				
DRAWN BY:		CVW				
CHECKED BY:		LCB				
APPROVED BY:		JAO				

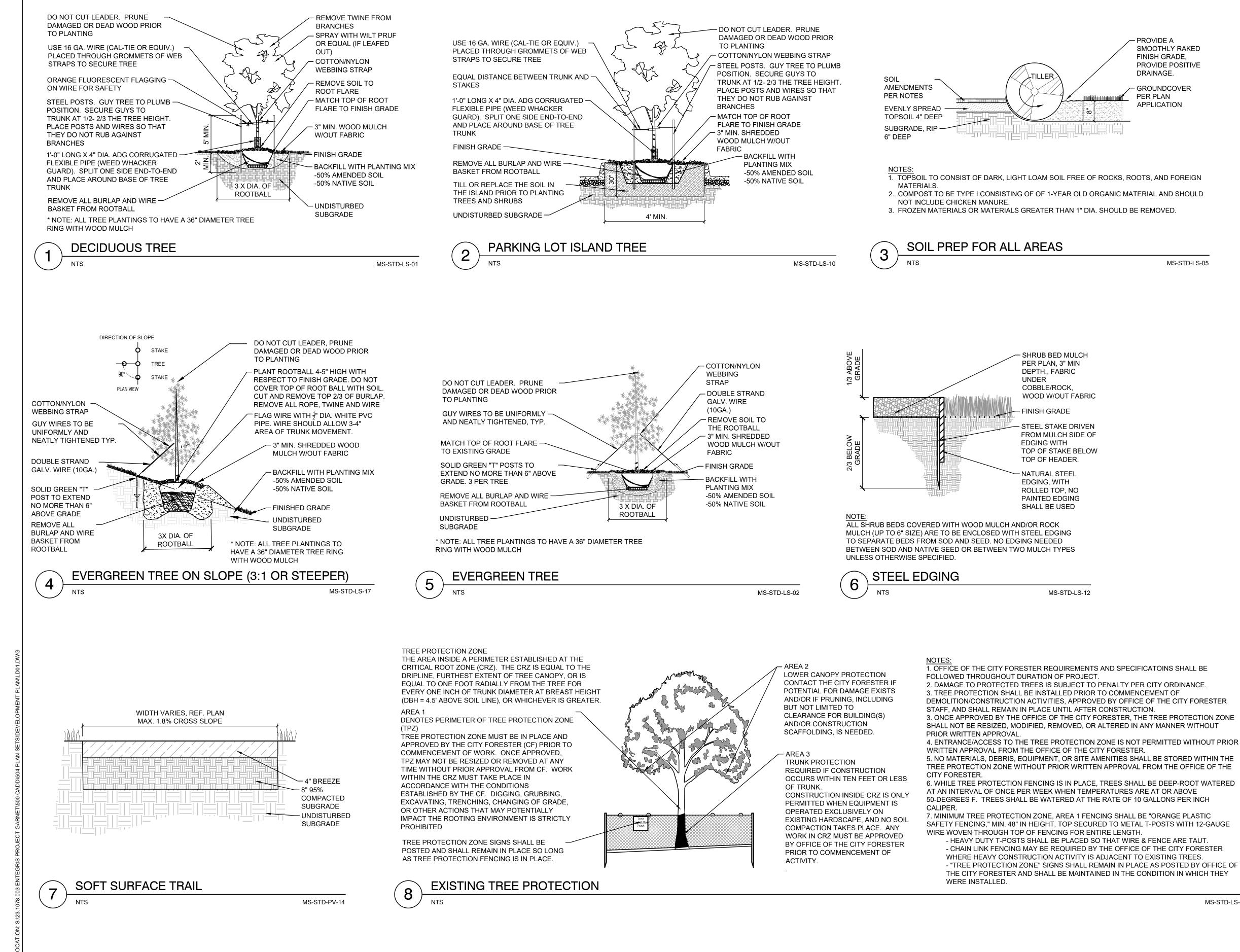
SHEET TITLE

## PRELIMINARY LANDSCAPE DETAILS

# LD01

SHEET 11 OF 20

CITY FILE NO .:



2. DAMAGE TO PROTECTED TREES IS SUBJECT TO PENALTY PER CITY ORDINANCE. 3. TREE PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITIES, APPROVED BY OFFICE OF THE CITY FORESTER 3. ONCE APPROVED BY THE OFFICE OF THE CITY FORESTER, THE TREE PROTECTION ZONE SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT

- HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE & FENCE ARE TAUT. - CHAIN LINK FENCING MAY BE REQUIRED BY THE OFFICE OF THE CITY FORESTER WHERE HEAVY CONSTRUCTION ACTIVITY IS ADJACENT TO EXISTING TREES. - "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE AS POSTED BY OFFICE OF THE CITY FORESTER AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY

CITY FILE NO .:

APPROVED BY: JAO

SHEET TITLE:

MS-STD-LS-11

MS-STD-LS-05

SMOOTHLY RAKED PROVIDE POSITIVE







CONSULTANTS:



2435 RESEARCH PARKWAY, SUITE 300

COLORADO SPRINGS, CO 80920

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

PHONE: (719) 528-2600 WEITZ

4725 S. MONACO STREET, SUITE 100 DENVER, CO 80237 PHONE: (303) 860-6654

APPROVAL:

VICINITY MAP:

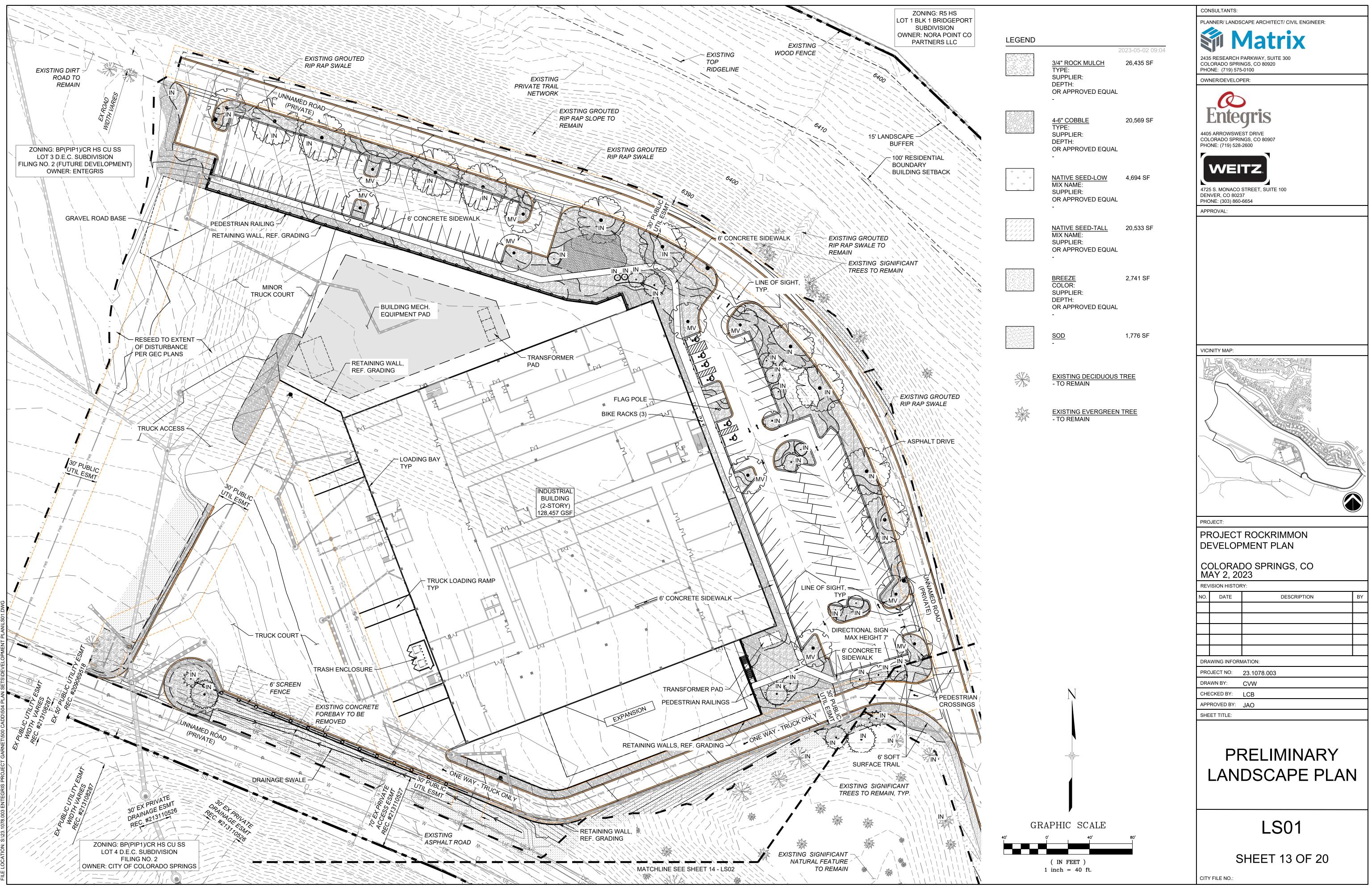
PROJECT: PROJECT ROCKRIMMON **DEVELOPMENT PLAN** 

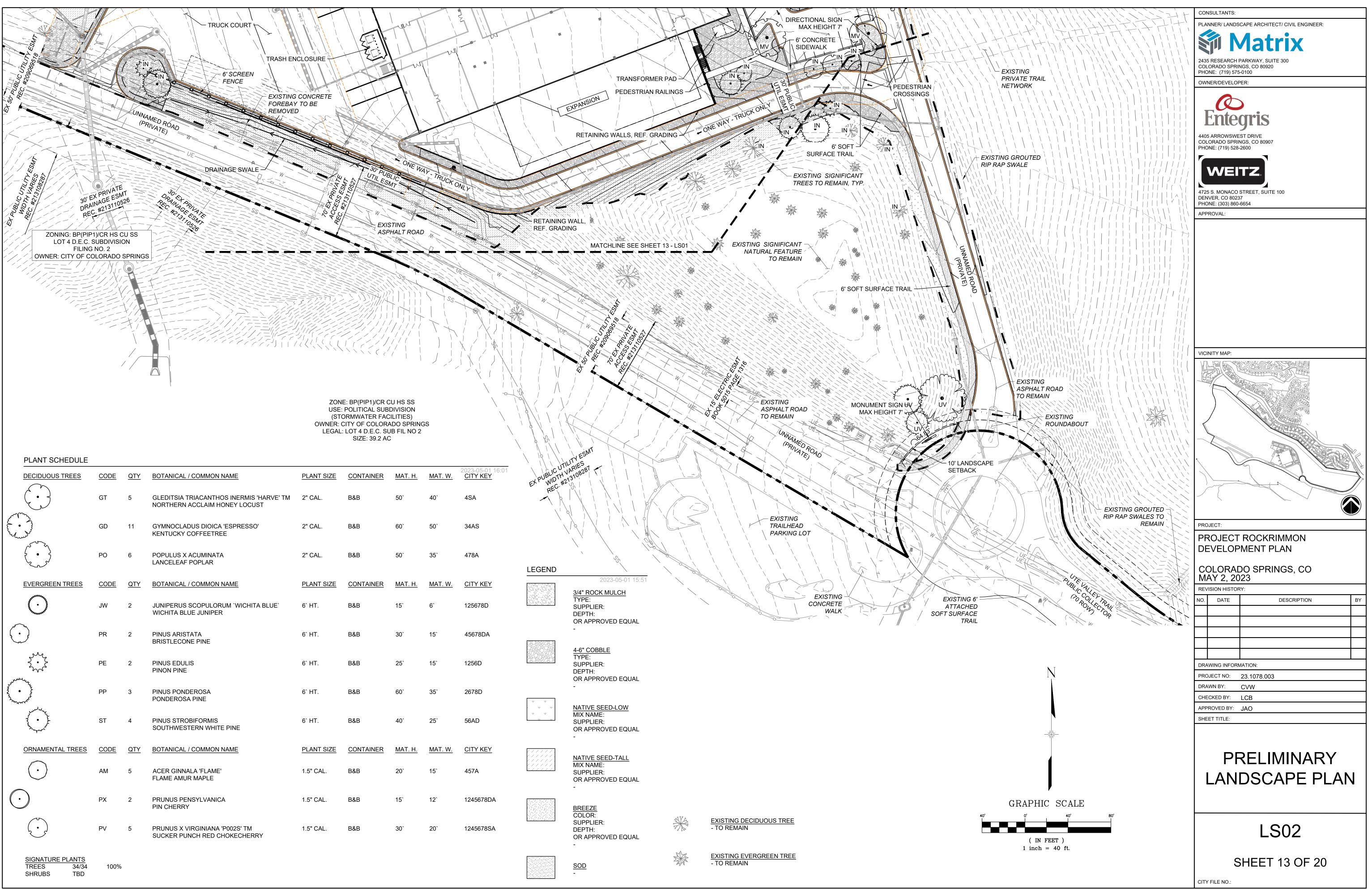
COLORADO SPRINGS, CO MAY 2, 2023								
REVISION HISTORY:								
NO.	DATE	DESCRIPTION	BY					
DRAWING INFORMATION:								
PROJECT NO:		23.1078.003						
DRAWN BY:		CVW						
CHECKED BY:		LCB						

## PRELIMINARY LANDSCAPE DETAILS

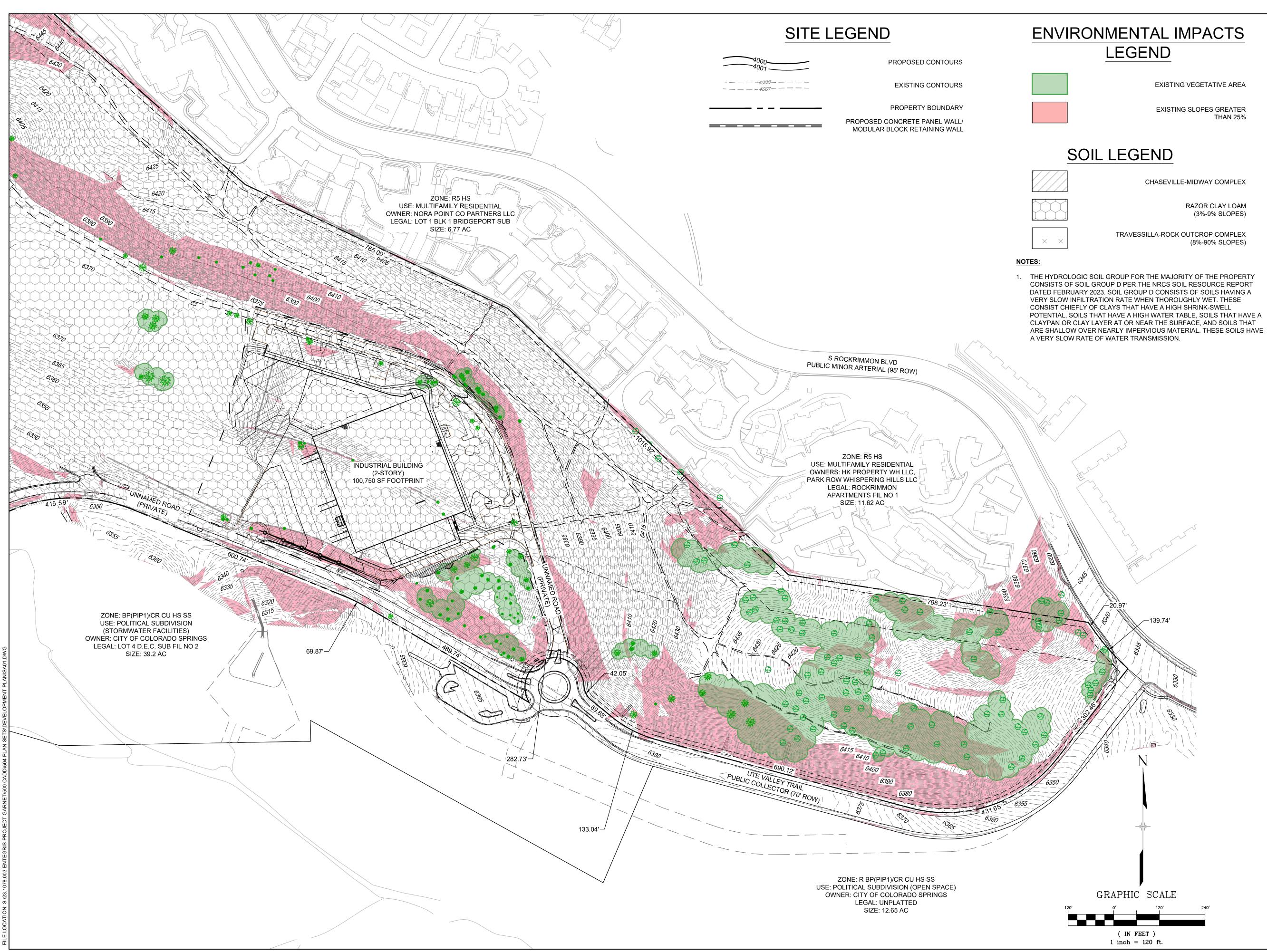
LD02

SHEET 12 OF 20





	DECIDUOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	<u>MAT. H.</u>	<u>MAT. W.</u>	2023-05 <u>CITY</u>
		GT	5	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' TM NORTHERN ACCLAIM HONEY LOCUST	2" CAL.	B&B	50`	40`	4SA
	E.	GD	11	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL.	B&B	60`	50`	34AS
		PO	6	POPULUS X ACUMINATA LANCELEAF POPLAR	2" CAL.	B&B	50`	35`	478A
	EVERGREEN TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	<u>MAT. H.</u>	MAT. W.	<u>CITY I</u>
01.DWG	5 <sup>5000000</sup> 00 8 <sup>5</sup> ● 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	JW	2	JUNIPERUS SCOPULORUM `WICHITA BLUE` WICHITA BLUE JUNIPER	6` HT.	B&B	15`	6`	12567
NT PLAN/LS	A Contraction of the second se	PR	2	PINUS ARISTATA BRISTLECONE PINE	6` HT.	B&B	30`	15`	45678
EVELOPME		PE	2	PINUS EDULIS PINON PINE	6` HT.	B&B	25`	15`	1256D
CADD\504 PLAN SETS\E مرسسلو	yyuuluuu ay o ke	PP	3	PINUS PONDEROSA PONDEROSA PINE	6` HT.	B&B	60`	35`	2678E
	and a second and a	ST	4	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE	6` HT.	B&B	40`	25`	56AD
ARNET\50	ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	<u>MAT. H.</u>	MAT. W.	<u>CITY I</u>
PROJECT G	$\bigcirc$	АМ	5	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	1.5" CAL.	B&B	20`	15`	457A
ENTEGRIS	$\bigcirc$	PX	2	PRUNUS PENSYLVANICA PIN CHERRY	1.5" CAL.	B&B	15`	12`	12456
.E LOCATION: S:\23.1078.003 ENTEGRIS PROJECT GARNET\500		PV	5	PRUNUS X VIRGINIANA 'P002S' TM SUCKER PUNCH RED CHOKECHERRY	1.5" CAL.	B&B	30`	20`	12456
E LOCATION:	<u>SIGNATURE PLANTS</u> TREES 34/34 SHRUBS TBD	100%							



EXISTING VEGETATIVE AREA

EXISTING SLOPES GREATER THAN 25%

CHASEVILLE-MIDWAY COMPLEX

RAZOR CLAY LOAM (3%-9% SLOPES)

TRAVESSILLA-ROCK OUTCROP COMPLEX (8%-90% SLOPES)

CONSULTANTS: PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER: 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 OWNER/DEVELOPER:  $\mathcal{O}$ Entegr 4405 ARROWSWEST DRIVE COLORADO SPRINGS, CO 80907 PHONE: (719) 528-2600 WEITZ 4725 S. MONACO STREET, SUITE 100 DENVER, CO 80237 PHONE: (303) 860-6654 APPROVAL: VICINITY MAP: PROJECT: PROJECT ROCKRIMMON DEVELOPMENT PLAN COLORADO SPRINGS, CO MAY 2, 2023 **REVISION HISTORY:** NO. DATE DESCRIPTION DRAWING INFORMATION: PROJECT NO: 23.1078.003 DRAWN BY: CVW CHECKED BY: LCB APPROVED BY: JAO SHEET TITLE: LAND SUITABILITY ANALYSIS COMPOSITE SA01 SHEET 15 OF 20

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