

THE COTTAGES AT MESA RIDGE  
PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,  
& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

No change from latest  
PUD/PP submittal 3/2/22

GENERAL LANDSCAPE PLAN NOTES:

\*A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER. ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY BY OWNER AFTER INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

IRRIGATION:

- ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.
- ALL NATIVE LOW GROW SEEDING SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT.

SHRUB/TREE PLANTING NOTES:

- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- THE CONTRACTOR SHALL PROVIDE 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.

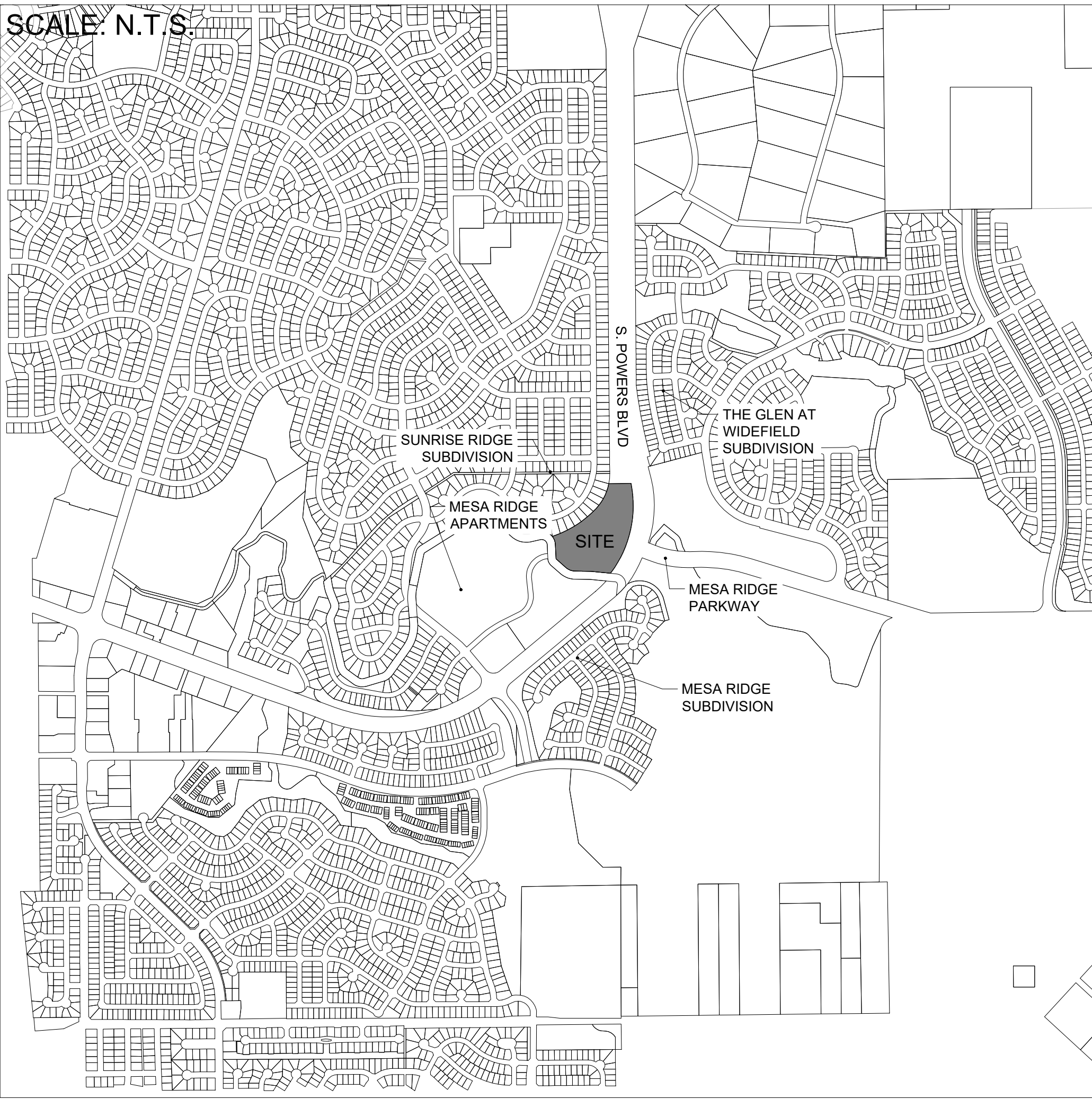
SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD 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 GRADING.
- ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" 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 SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS 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 DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR 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 FOR REVEGETATION, AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.

- 9.1 SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DSL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. 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.
- 9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
- 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
12. 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. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK 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.
14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES 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 SEEDED 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.

VICINITY MAP

SCALE: N.T.S.



SITE DATA

EXISTING ZONING: RS-6000 CAD-0  
PROPOSED ZONING: PUD  
EXISTING USE: VACANT  
PROPOSED USE: 2-FAMILY DWELLINGS, CLUBHOUSE, OPEN SPACE & RECREATIONAL AMENITIES  
BUILDING HEIGHT: 35' MAXIMUM  
TOTAL DEVELOPMENT AREA: 10.21 ACRES  
PROPOSED DENSITY: 11.94 DU/ACRE(GROSS & NET, NO R.O.W)  
OPEN SPACE REQUIRED: 10%  
OPEN SPACE PROVIDED: 51% 5.23 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH)

SITE AREA: 445,103.7 SQ. FT. (10.22 AC)

LANDSCAPE SETBACKS

SEE COUNTY CODE SECTION 6.2.2.B & 6.2.2.C(1)

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV.	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GOUND PLANE VEG. REQUIRED/PROVIDED
S. POWERS BLVD.	PRINCIPLE ARTERIAL	25' / 25'	933'	1 / 20'	47 / 47	N/A	PB	75% / 75%
NORTH WEST BOUNDARY	ZONE DISTRICT BNDY	15' / 15'	795'	1 / 30'	27 / 43	N/A	NWB	75% / 75%

LANDSCAPE BUFFERS & SCREENS

SEE CODE SECTION 6.2.2.D(2)

STREET NAME OR PROPERTY LINE	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/25') REQUIRED/PROVIDED	EVERGREEN TREES REQ. (33%) /PROV.	LENGTH OF 6' OPAQUE STRUCTURE REQ./PROV.	BUFFER TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROV.
NORTH BOUNDARY	15' / 15'	233'	10 / 10	3 / 8	233' / 0'	NB	75% / 75%
WEST BOUNDARY	15' / 15'	232'	10 / 10	3 / 3	232' / 0'	WB	75% / 75%
SOUTH WEST BOUNDARY	15' / 15'	596'	24 / 25	8 / 17	596' / 596'	SWB	75% / 75%

INTERNAL LANDSCAPE

SEE CODE SECTION 6.2.2.E

NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQUIRED/PROVIDED	INTERNAL TREES (1/500 SF) REQUIRED/PROVIDED	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	PERCENT GROUND PLANE VEG. REQ./PROV.
445,104 (10.22 AC)	15%	66,765 SF / 244,207 SF	134 / 208	N/A	75% (244,207 SF/ 192,195 SF) /78%

SHEET INDEX:

SHEET L.01: COVER SHEET

SHEET L.02: LANDSCAPE PLAN

SHEET L.03: LANDSCAPE PLAN

SHEET L.04: LANDSCAPE PLAN

SHEET L.05: LANDSCAPE PLAN

SHEET L.06: LANDSCAPE PLAN

SHEET L.07: LANDSCAPE PLAN

SHEET L.08: DETAILS

SHEET L.09: DETAILS

CLIENT

GOODWIN KNIGHT  
8605 EXPLORER DR.  
COLORADO SPRINGS, CO 80920  
719.598.5192

LANDSCAPE ARCHITECT

HR GREEN INC.  
5619 DTC PARKWAY #1150  
GREENWOOD VILLAGE, CO 80111  
720.602.4999

ENGINEER

HR GREEN INC.  
7222 COMMERCE CENTER DR.  
SUITE #220  
COLORADO SPRINGS, CO 80919  
720.602.4965

SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

NATIVE SEEDING

PBSI LOW GROW NATIVE SEED MIX  
25% ARIZONA FESCUE  
25% SANDBERG BLUEGRASS  
25% ROCKY MOUNTAIN FESCUE  
25% BIG BLUEGRASS (SHERMAN)

SEEDING RATE: 5LBS/1,000 SQ. FT.

GROUNDCOVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	TURF SOD	28,030	SQUARE FEET
	1-1/2" DENVER GRANITE (3" DEPTH - SEE PROJECT MANUAL)	22,896	SQUARE FEET
	2-4" ARKANSAS TAN RIVER ROCK (4" DEPTH - SEE PROJECT MANUAL)	53,083	SQUARE FEET
	NATIVE SEEDING	135,022	SQUARE FEET
	GRANITE DECORATIVE BOULDERS (2'-3" IN WIDTH)	104	QUANTITY

GROUND COVER NOTES

- ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.
- ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.
- ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.



Know what's below.  
Call before you dig.

NOT FOR CONSTRUCTION

DRAWN BY: JAG JOB DATE: 3/2/2022  
APPROVED: JFR JOB NUMBER: 200541  
CAD DATE: 3/2/2022  
CAD FILE: J:\2020\200541\CAD\DWGs\IC\Final Landscape Plan\Landscape-Plan

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
0" 1"  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS  
7222 COMMERCE CENTER DR SUITE 220  
COLORADO SPRINGS CO 80919  
PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



PUD LANDSCAPE PLAN  
COVER SHEET

SHEET  
L.01




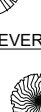


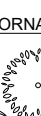

























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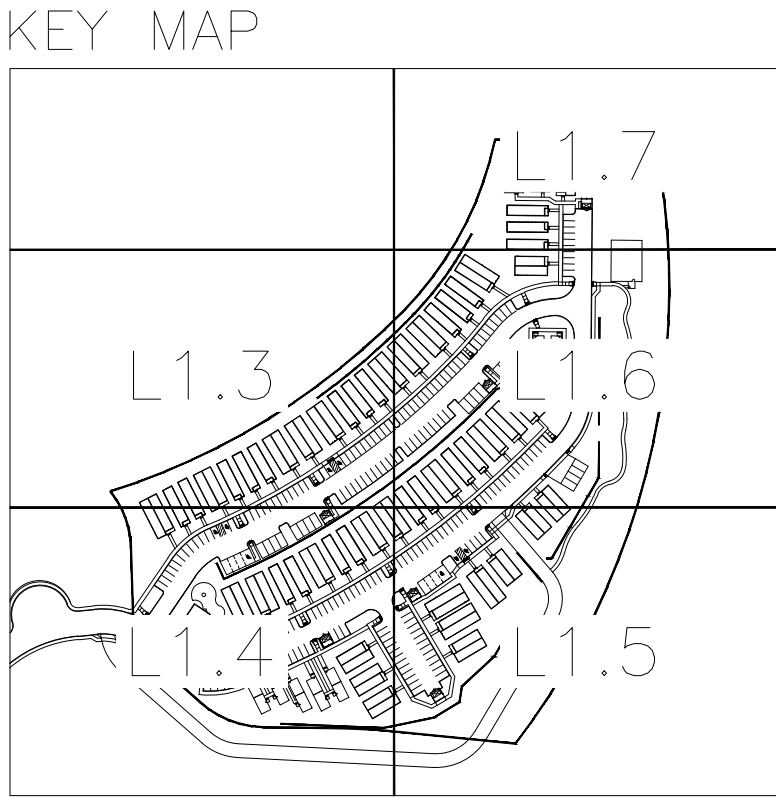


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PUD/ PRELIMINARY PLAN

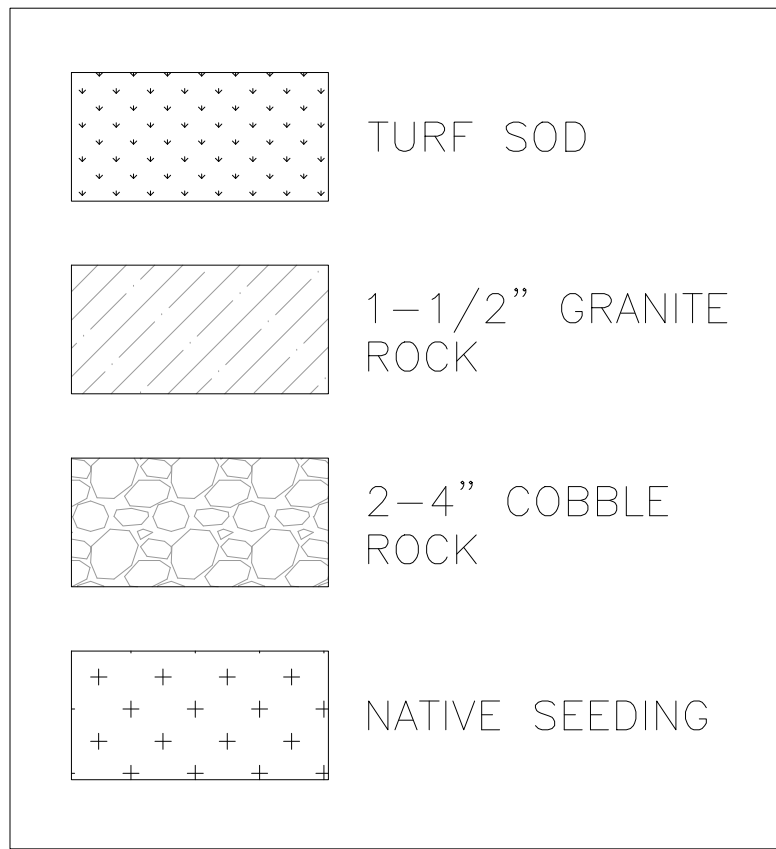
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PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AM	13	Acer grandidentatum / Bigtooth Maple	2.5" Cal.	
	CA	12	Catalpa speciosa / Northern Catalpa	2.5" Cal.	
	CO	10	Celtis occidentalis / Common Hackberry	2.5" Cal.	
	GI	15	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5" Cal.	
	GD	7	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	
	KP	14	Koeleria paniculata / Golden Rain Tree	2.5" Cal.	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	JM	58	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	6" Ht.	
	JT	20	Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	6" Ht.	
	PD	34	Picea glauca 'Densata' / Black Hills White Spruce	6" Ht.	
	PP	55	Picea pungens 'Baker' / Baker Colorado Spruce	6" Ht.	
	PB	50	Picea pungens 'Blue Totem' / Blue Totem Colorado Spruce	6" Ht.	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AD	14	Acer glabrum diffusum / Rocky Mountain Maple	2" Cal.	
	AG	14	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" Cal.	
	MS	17	Malus x 'Spring Snow' / Spring Snow Crabapple	2" Cal.	
	PC	12	Prunus cerasifera 'Newport' / Newport Flowering Plum	2" Cal.	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	BD	28	Buddleia davidii / Butterfly Bush	#5	60" o.c.
	GD	51	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	#5	36" o.c.
	CI	52	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	#5	72" o.c.
	CS	33	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	#5	60" o.c.
	DB	37	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	#5	36" o.c.
	ES	59	Ericameria nauseosus speciosa / Dwarf Blue Rabbitbrush	#5	24" o.c.
	EE	38	Euonymus fortunei 'Emerald 'n' Gold' / Emerald 'n' Gold Wintercreeper	#5	36" o.c.
	HE	29	Hydrangea macrophylla 'Bailmer' TM / Endless Summer Hydrangea	#5	48" o.c.
	MC	29	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	#5	36" o.c.
	PO	32	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	#5	72" o.c.
	PL	43	Physocarpus opulifolius 'Little Devil' / Little Devil Dwarf Ninebark	#5	36" o.c.
	RG	46	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	60" o.c.
	SF	51	Spiraea japonica 'Fireball' / Fireball Japanese Spiraea	#5	36" o.c.
	SM	44	Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	#5	60" o.c.
	VM	43	Viburnum acerifolium / Mapleleaf viburnum	#5	48" o.c.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	JB	38	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#5	60" o.c.
	JH	31	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	#5	48" o.c.
	PS	42	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	#5	48" o.c.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	BB	61	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#5	36" o.c.
	HS	92	Hellelithron sempervirens 'Sapphire' / Sapphire Blue Oat Grass	#5	30" o.c.
	MG	89	Miscanthus sinensis 'Gracillimus' / Maiden Grass	#5	48" o.c.
	PV	86	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#5	36" o.c.
	PH	96	Pennisetum alopecuroides 'Hamelii' / Hamelii Fountain Grass	#5	30" o.c.
	SS	101	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	#5	18" o.c.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	AL	44	Achillea millefolium 'Moonshine' / Moonshine Yarrow	#1	24" o.c.
	AB	47	Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	#1	30" o.c.
	AV	85	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	#1	18" o.c.
	DS	44	Dicentra spectabilis / Bleeding Heart	#1	30" o.c.
	HO	120	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1	24" o.c.
	LB	97	Leucanthemum x superbum 'Becky' / Becky Shasta Daisy	#1	24" o.c.
	NW	88	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#1	24" o.c.
	PE	34	Penstemon eatonii / Firecracker Penstemon	#1	30" o.c.
	RH	80	Rutbeckia hirta / Black-eyed Susan	#1	24" o.c.
	SX	53	Salvia x sylvestris 'May Night' / May Night Sage	#1	24" o.c.



GROUND COVER LEGEND



GROUND COVER NOTES  
1. ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.  
2. ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.  
3. ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.

NOT FOR CONSTRUCTION

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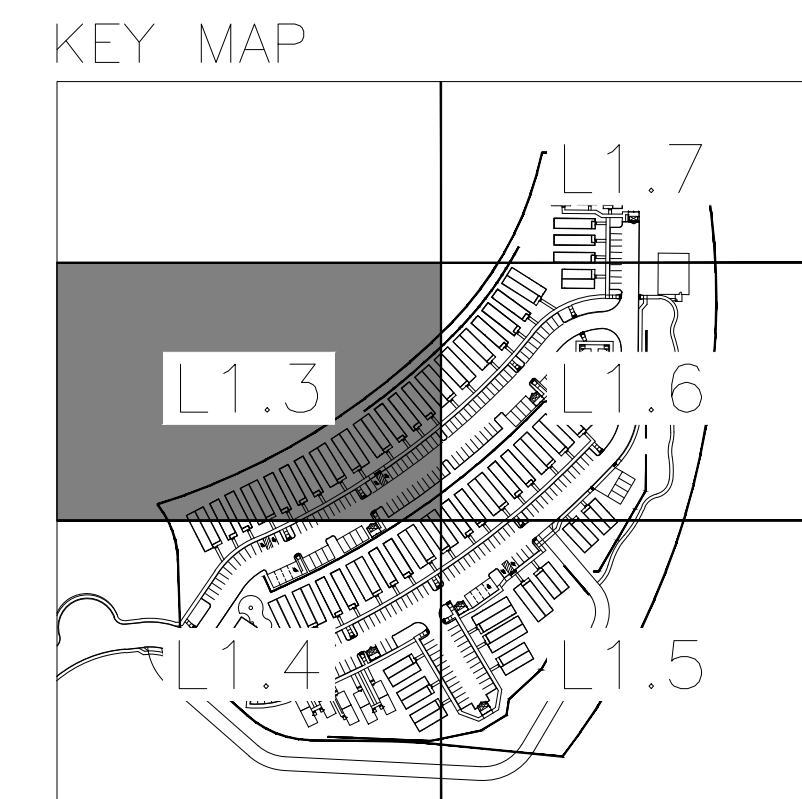
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO

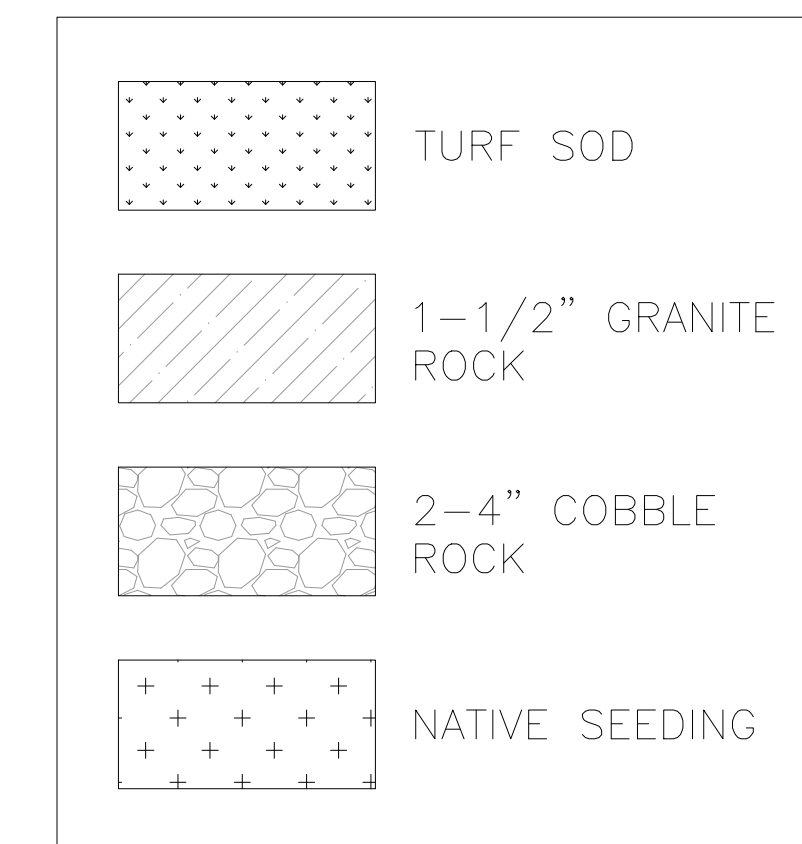


**A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO**

# NORTHWEST PROPERTY BOUNDARY

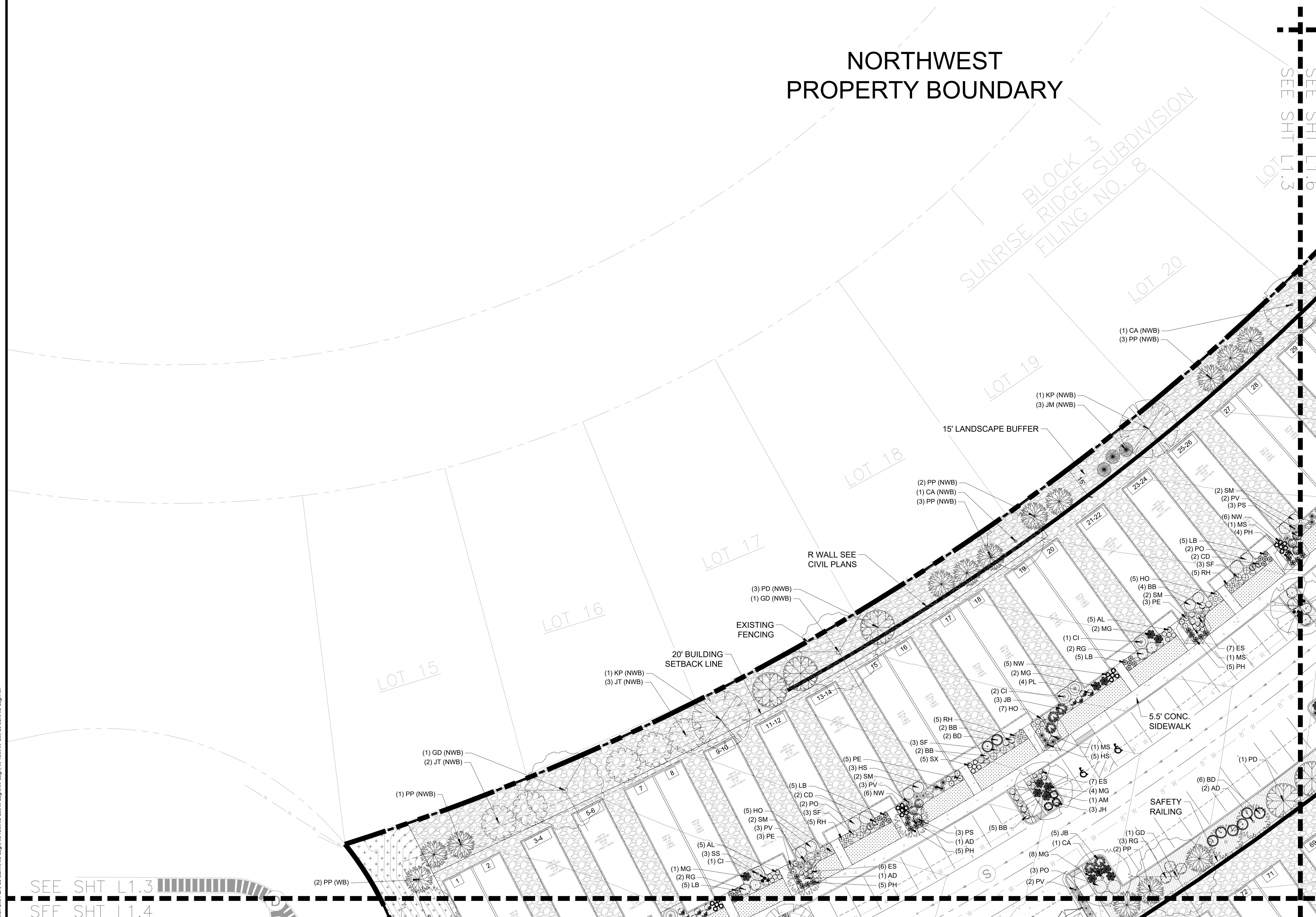


## GROUNDCOVER LEGEND



## GROUND COVER NOTES

1. ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.
2. ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
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PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

SHEET  
L.03

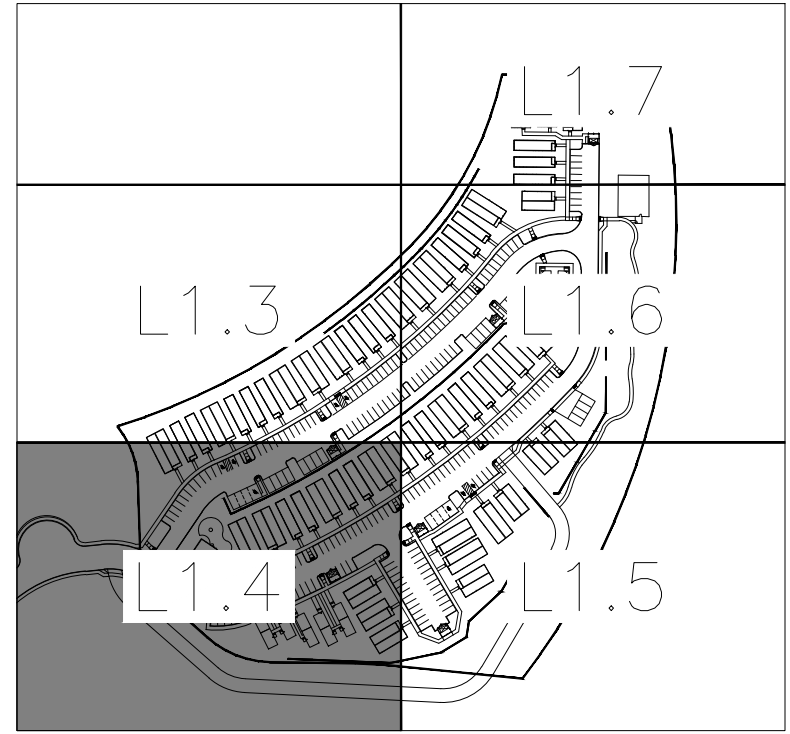
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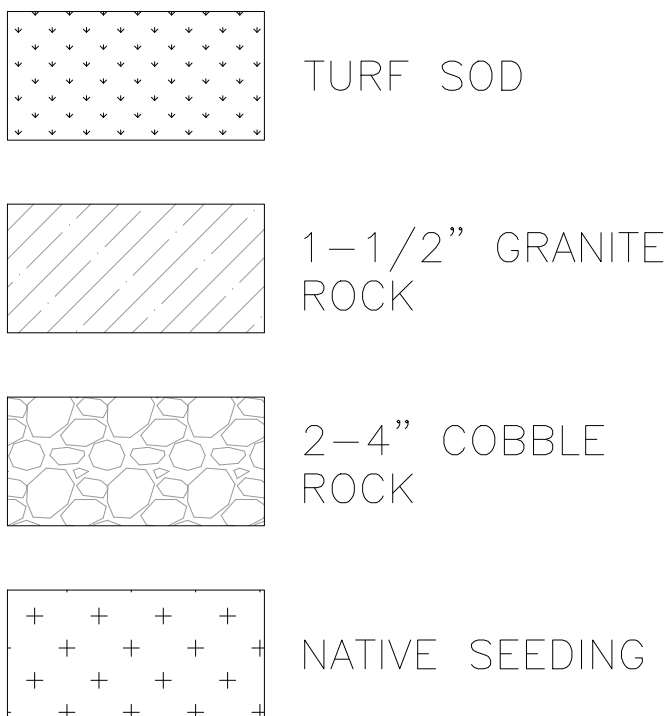
THE COTTAGES AT MESA RIDGE  
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KEY MAP

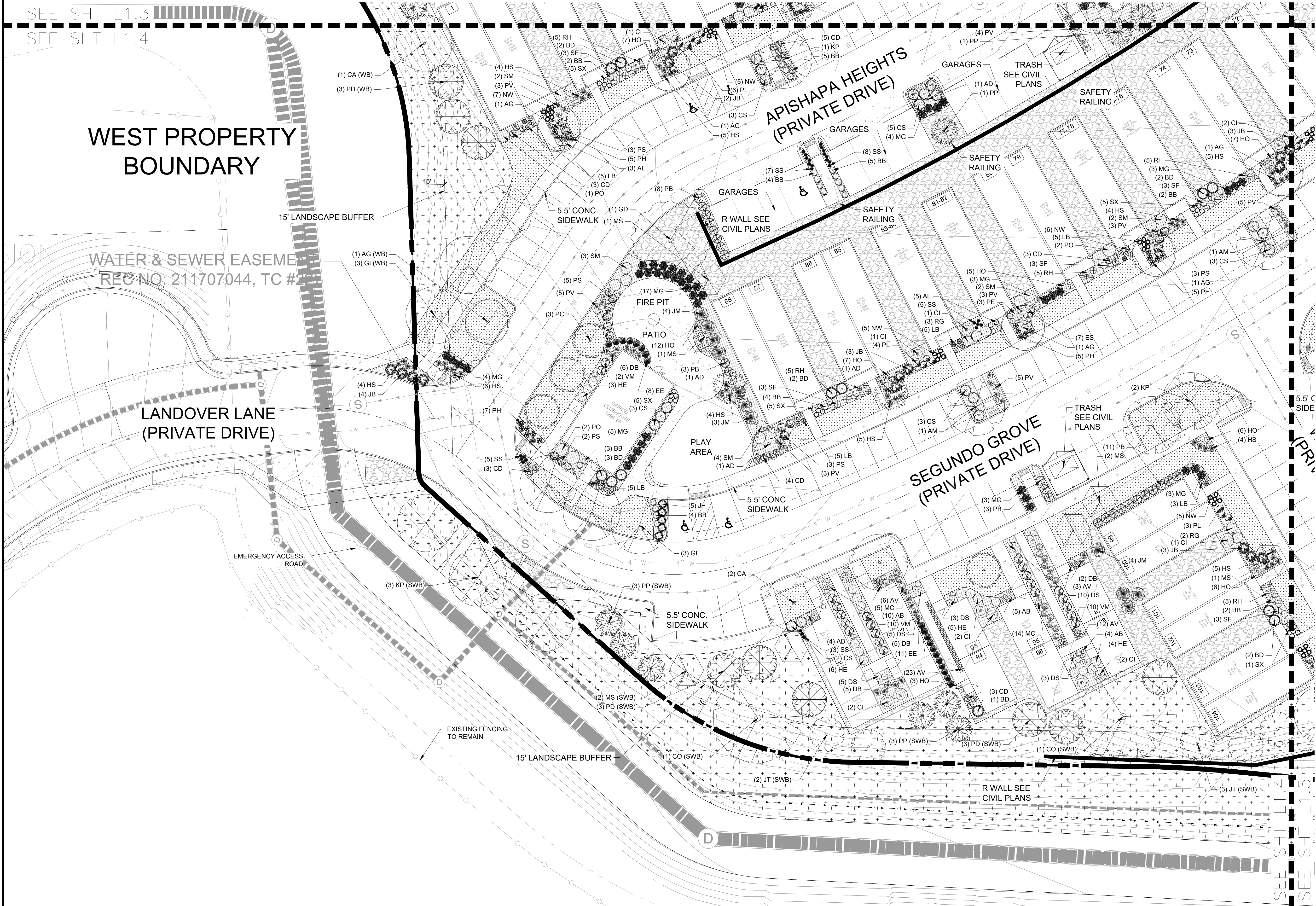


GROUND COVER LEGEND



GROUND COVER NOTES

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THE COTTAGES AT MESA RIDGE  
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PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

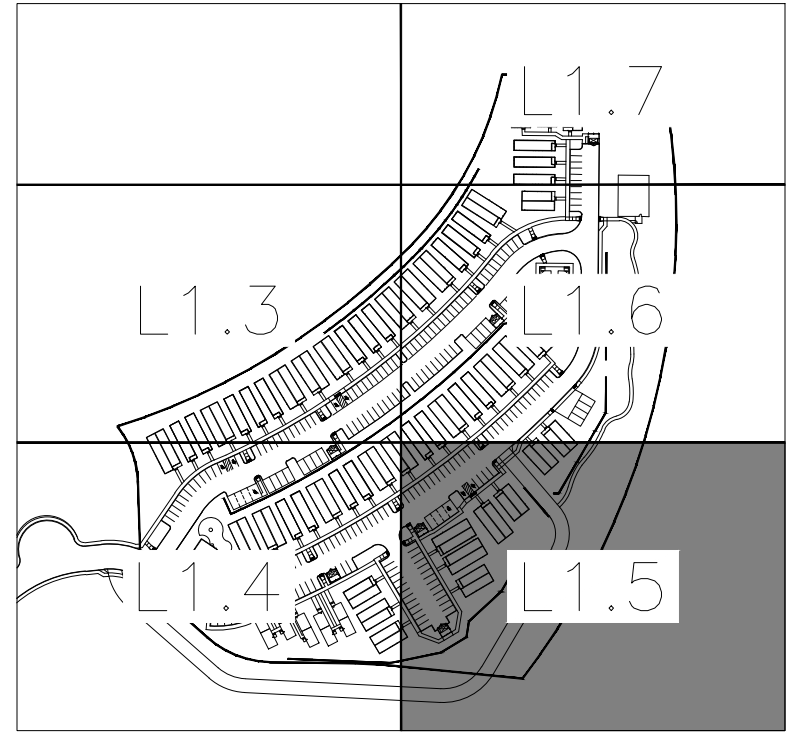
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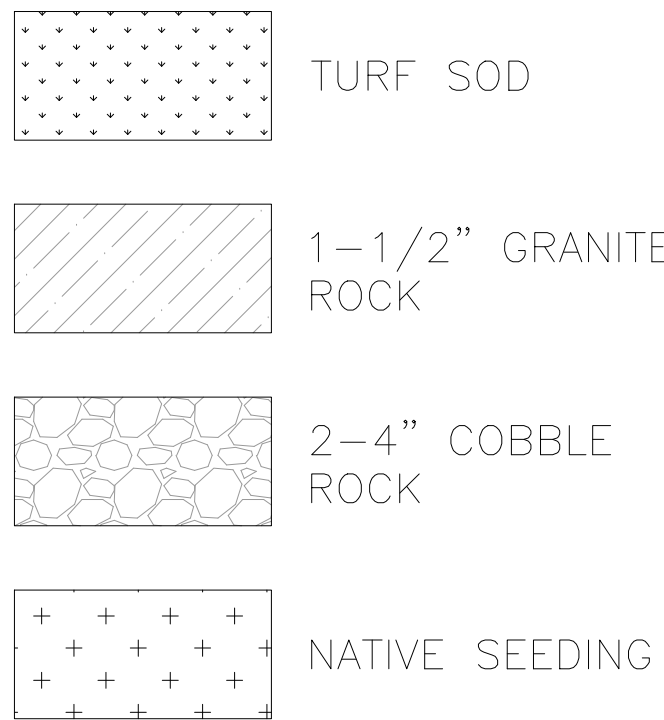
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KEY MAP



GROUND COVER LEGEND



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PERMANENT DRAINAGE EASEMENT  
(REC. No. 201044126, TC #9 & #20)

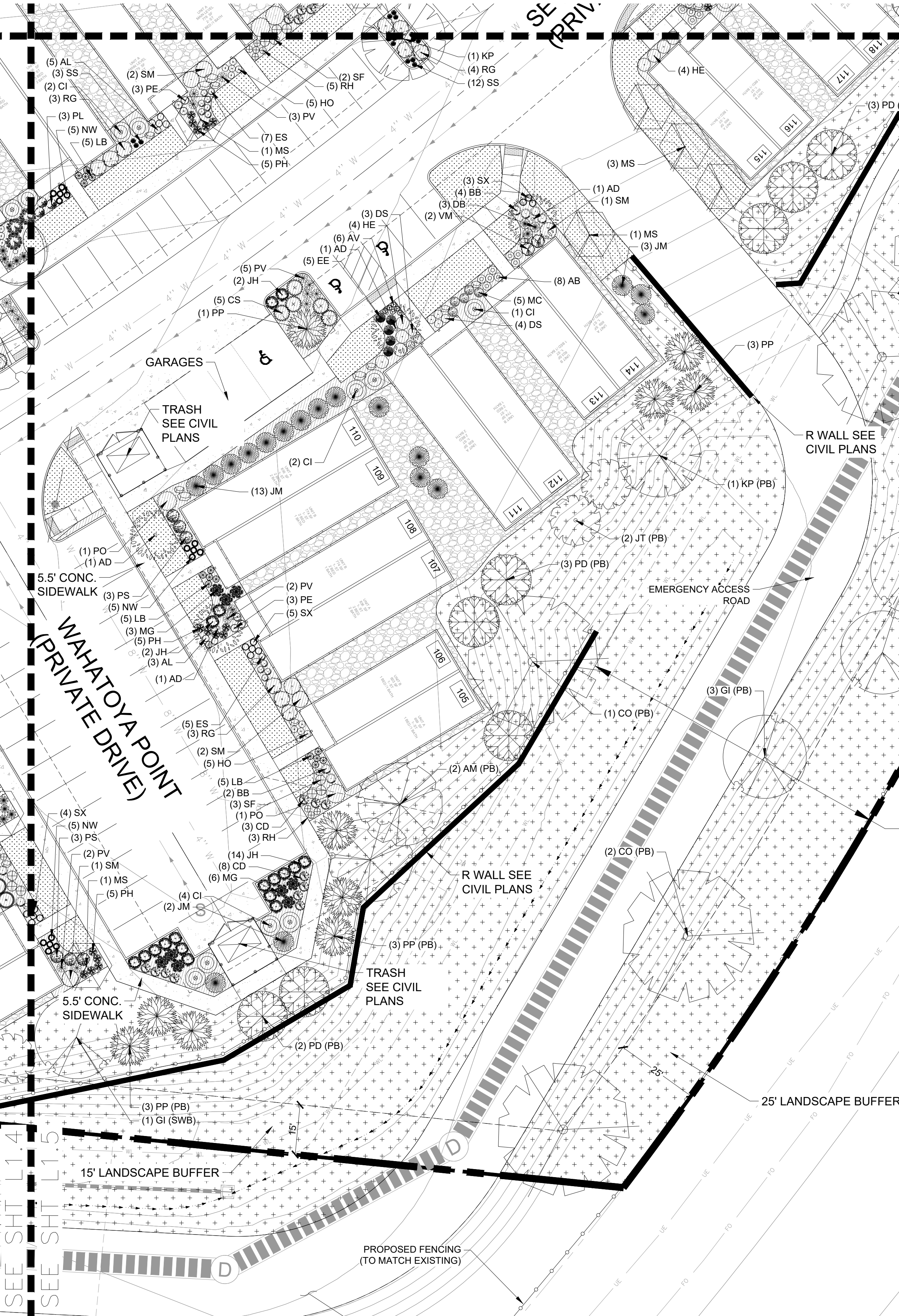
POWERS BOULEVARD  
(PRINCIPLE ARTERIAL)

25' LANDSCAPE BUFFER

25' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER

PROPOSED FENCING  
(TO MATCH EXISTING)



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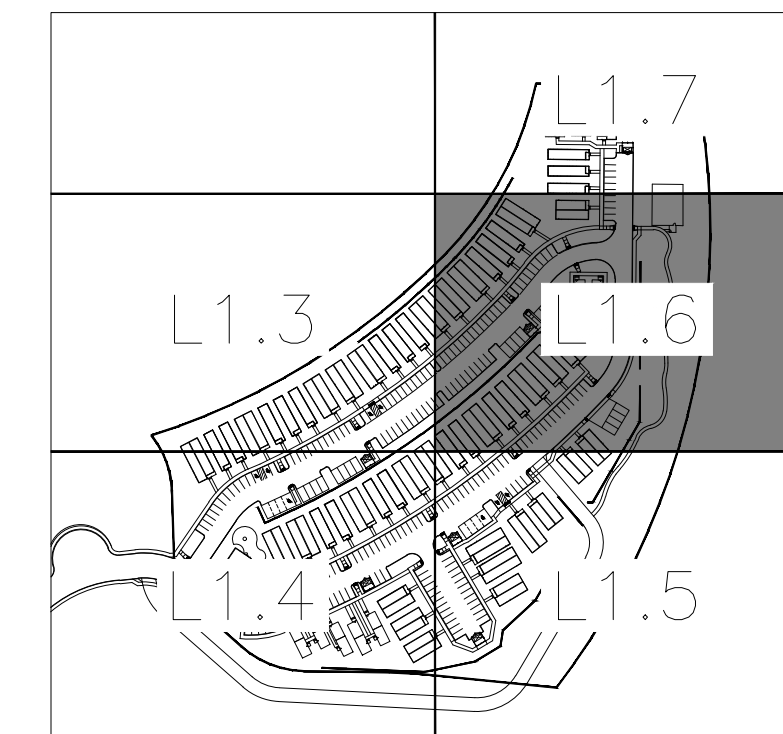
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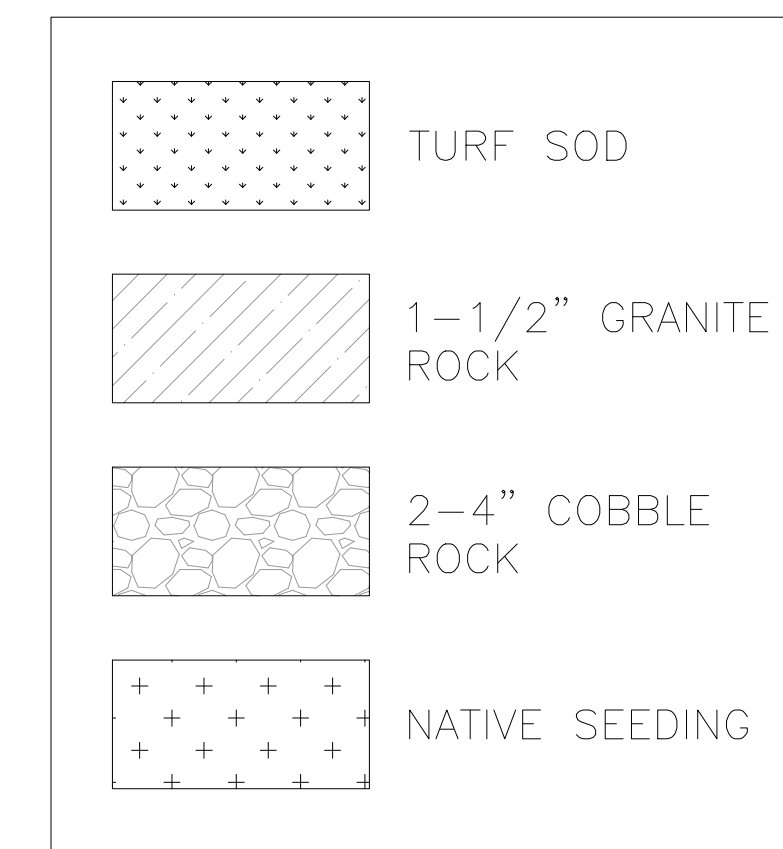
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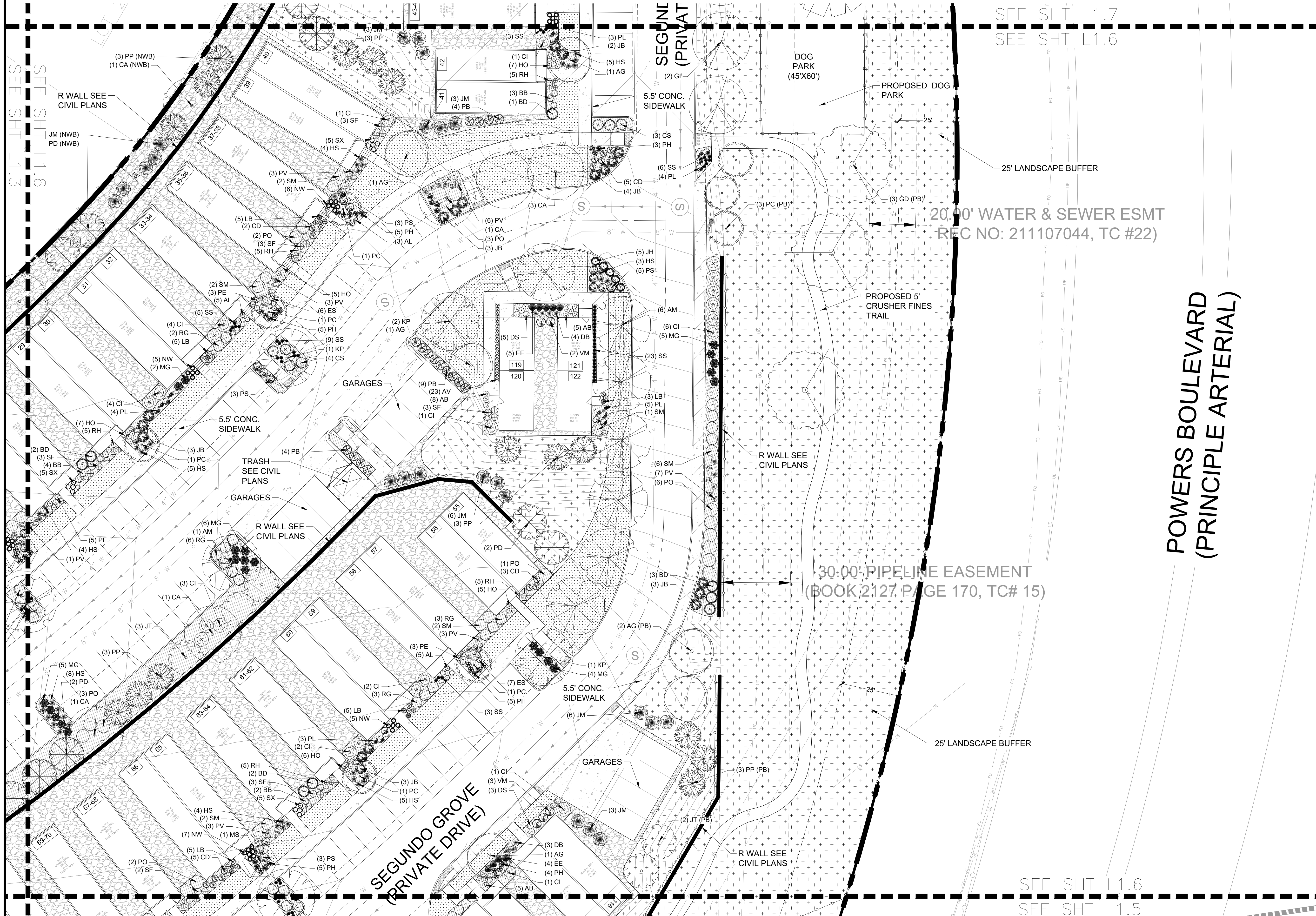


GROUND COVER LEGEND



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EL PASO COUNTY, COLORADO



PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

SHEET  
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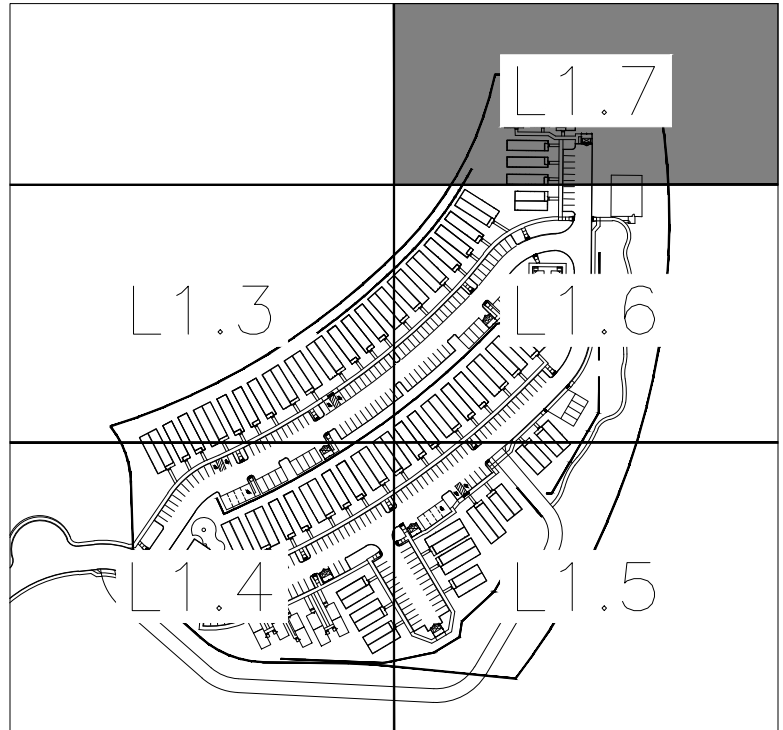
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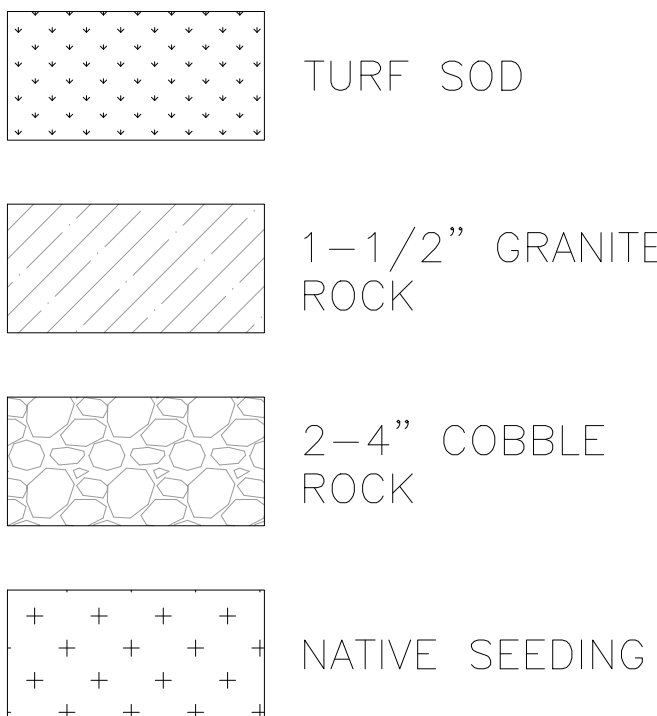
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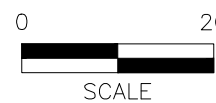
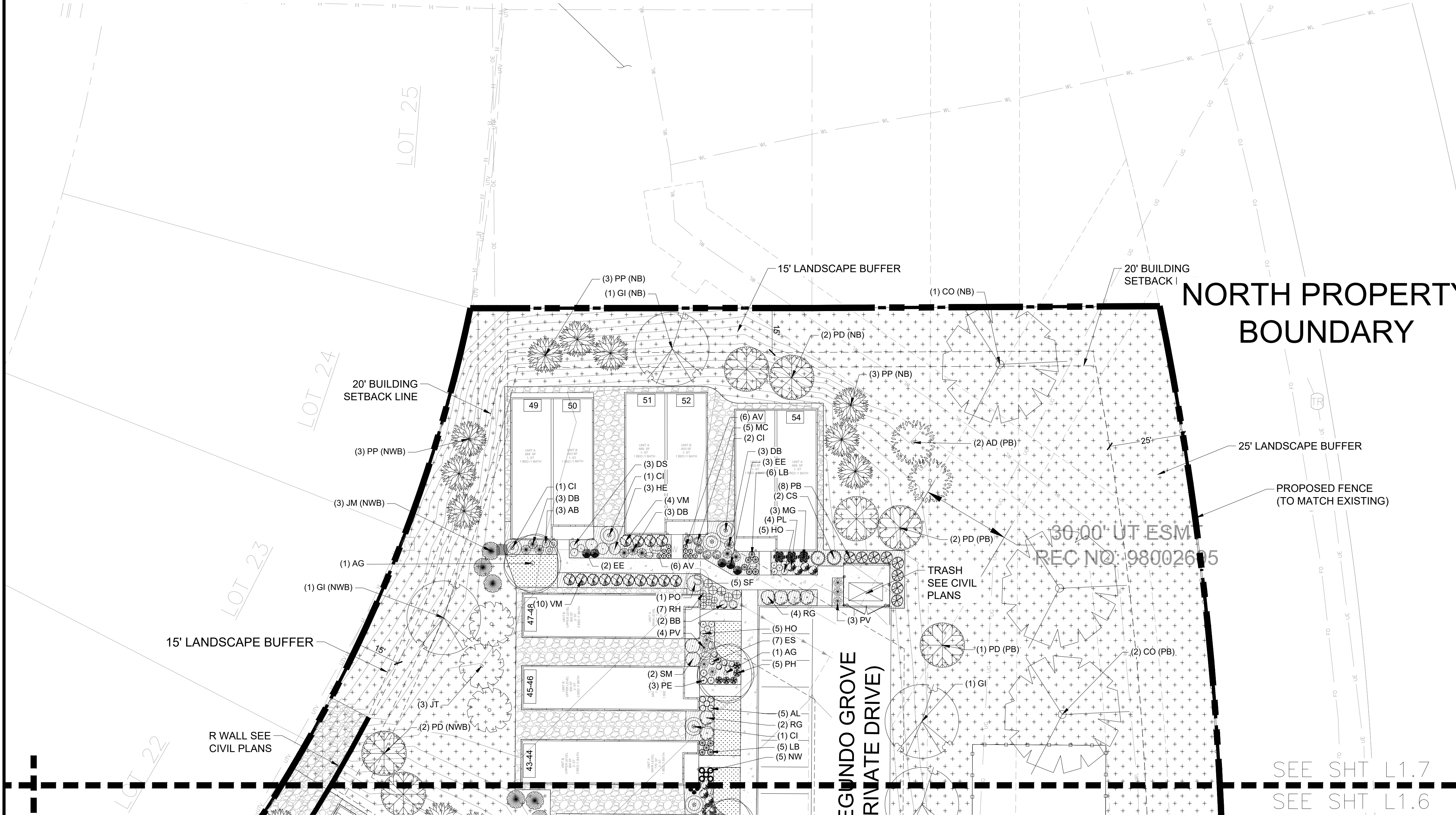


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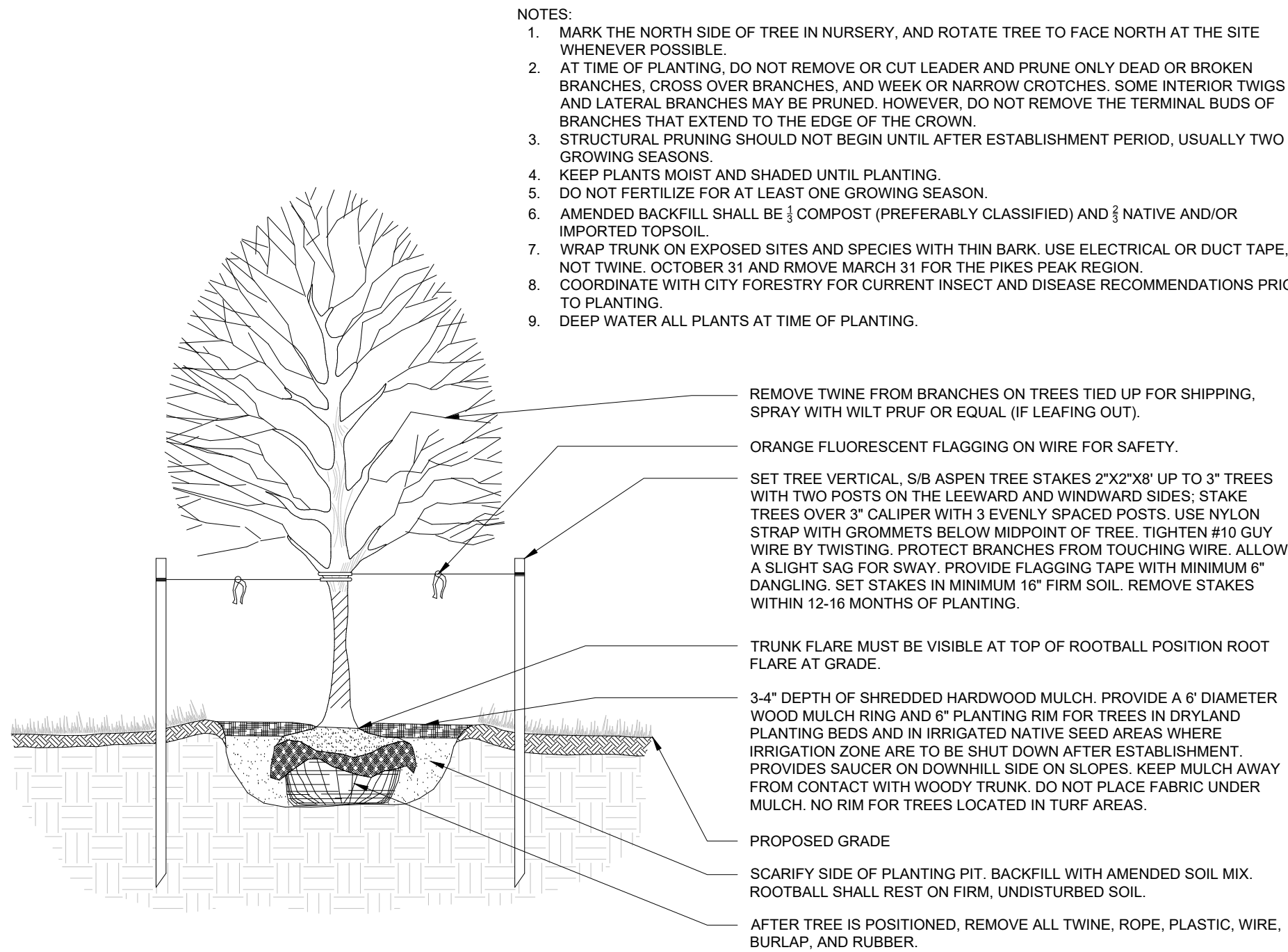
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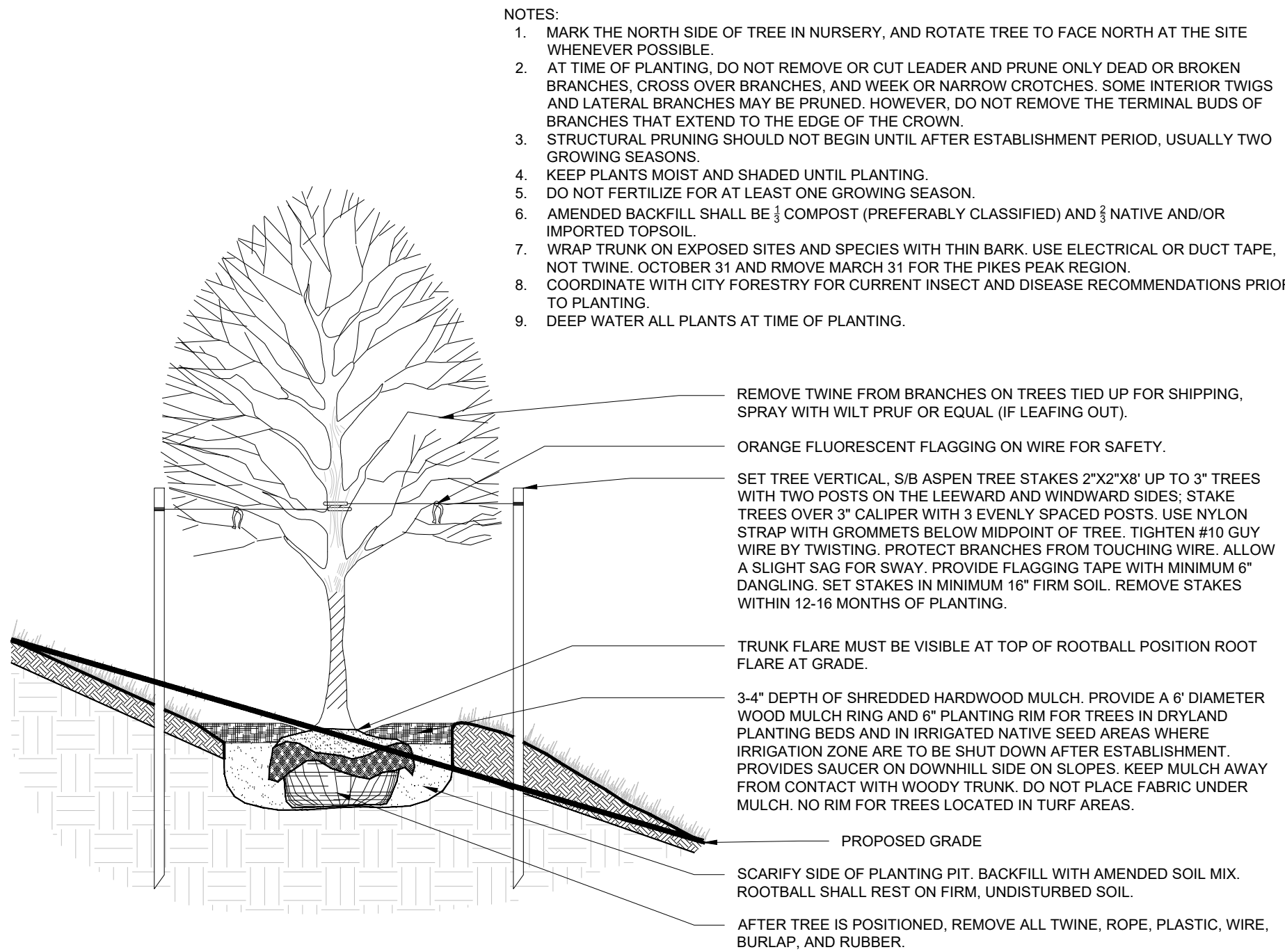
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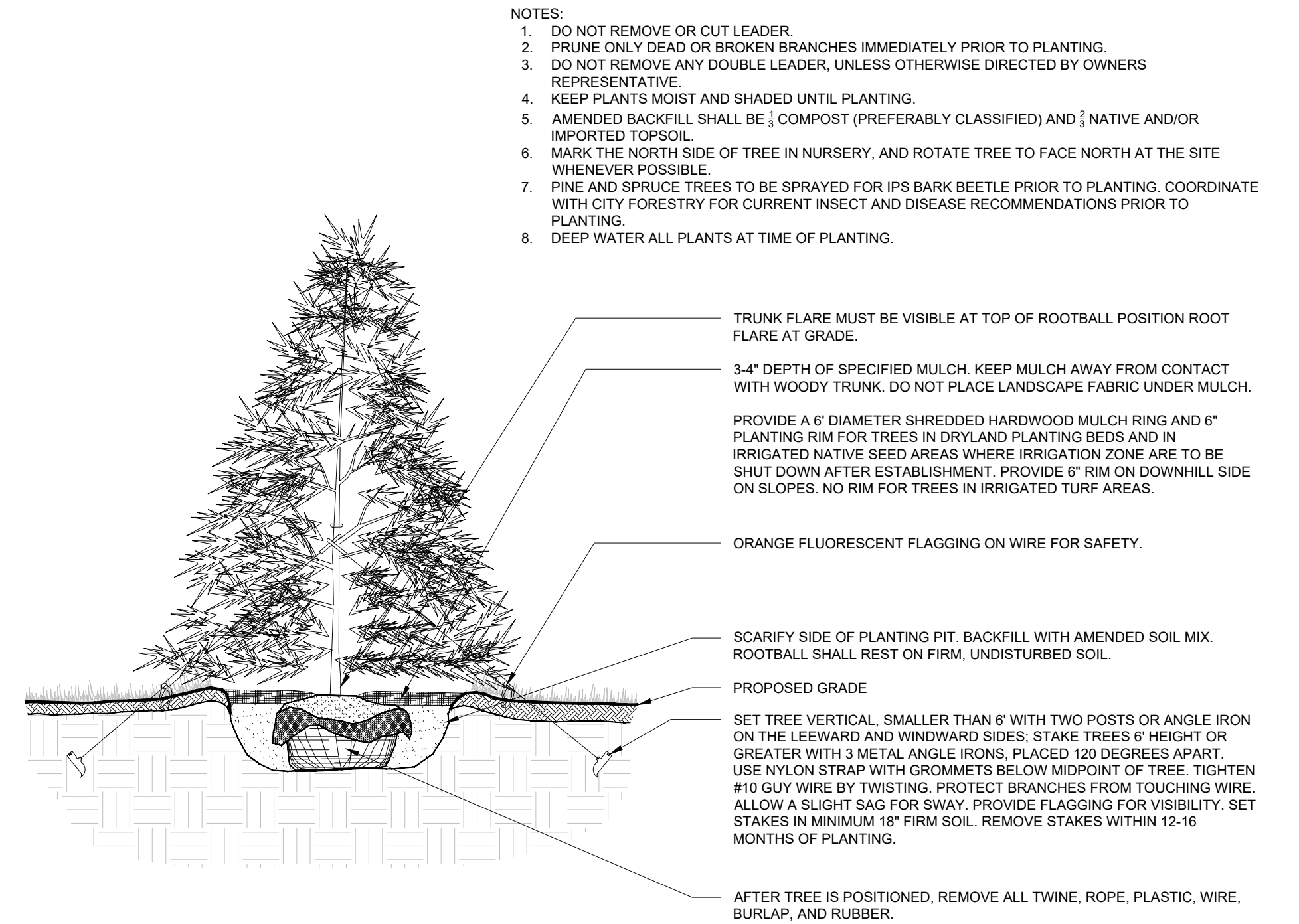
1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



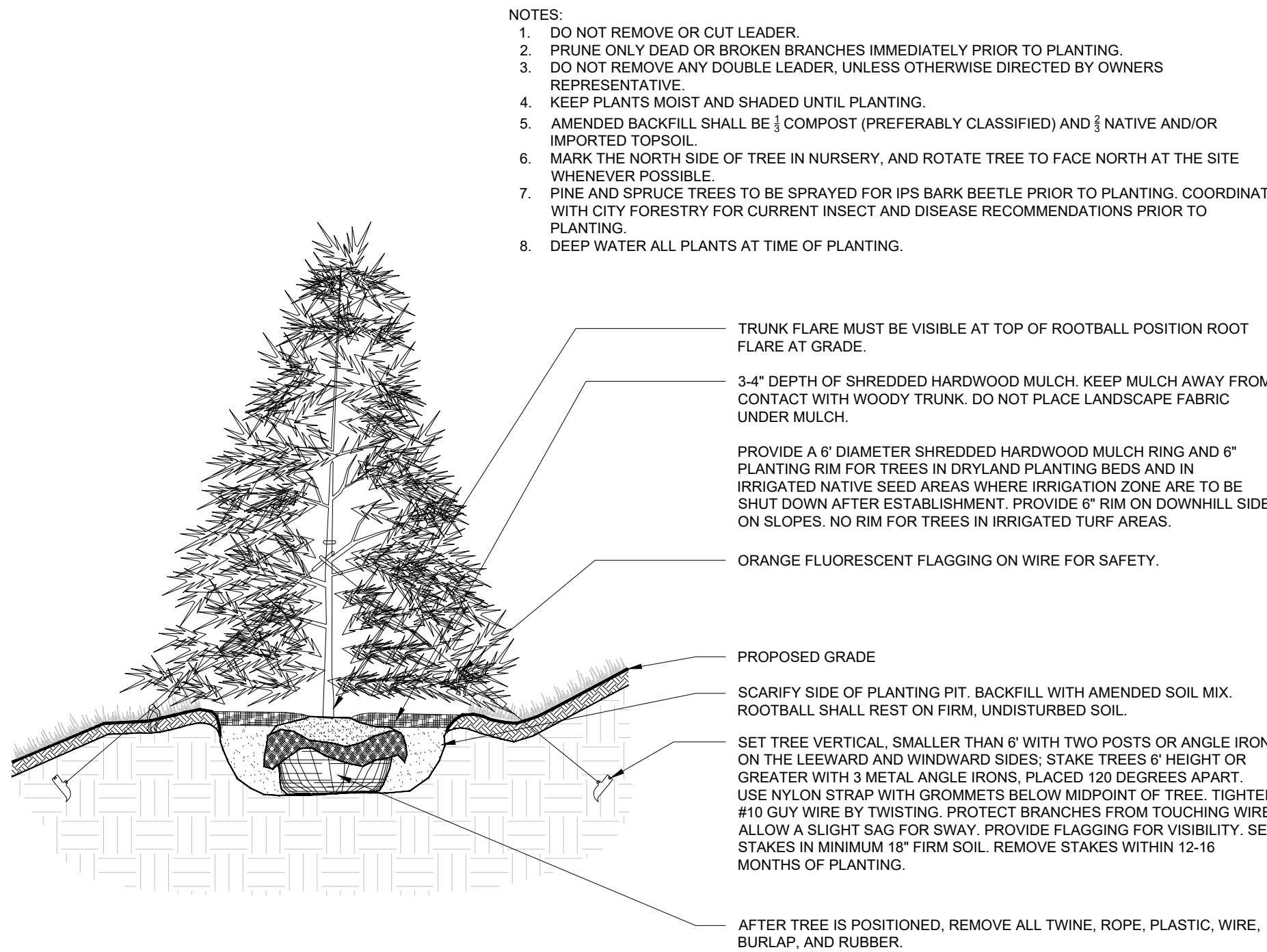
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



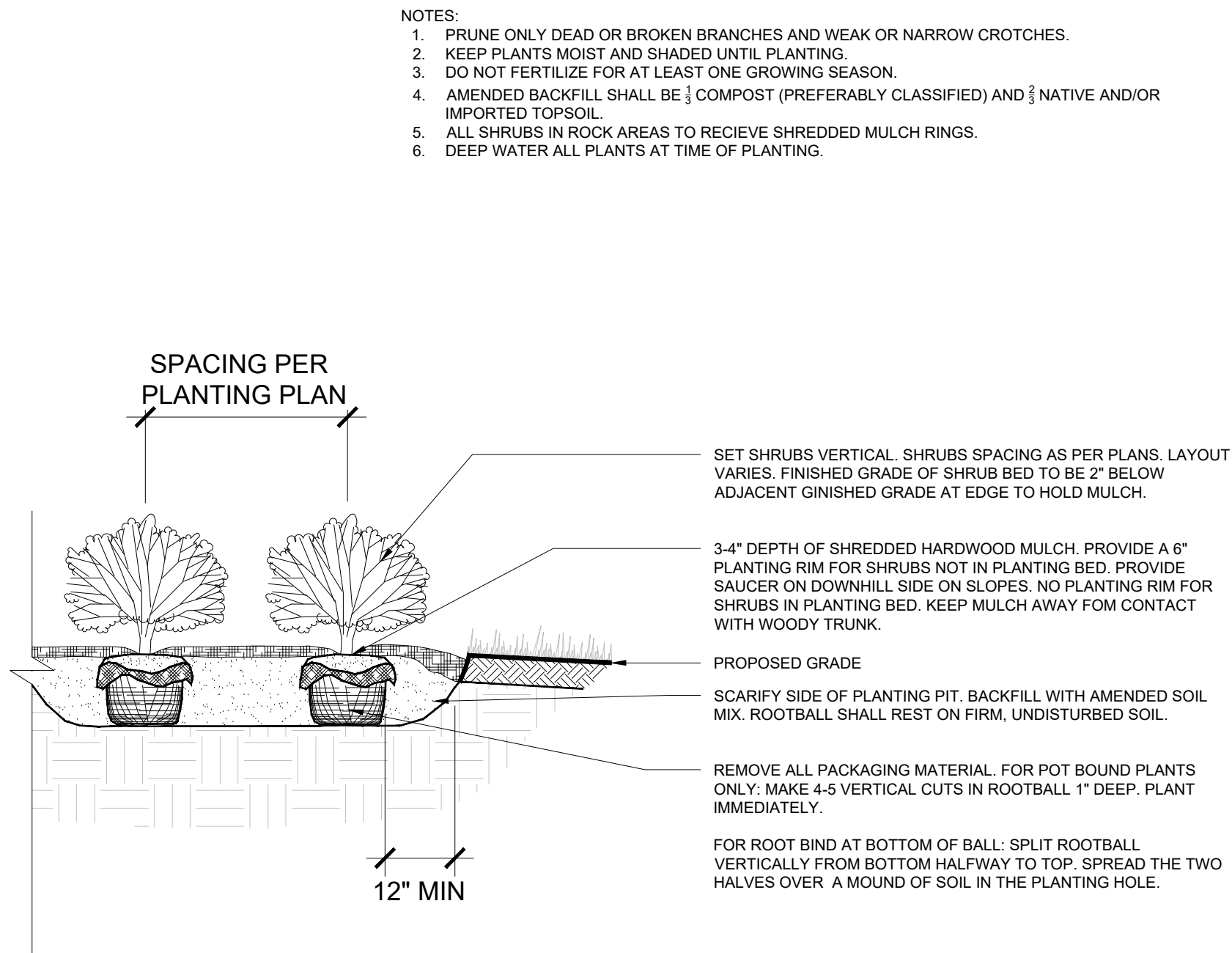
3 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



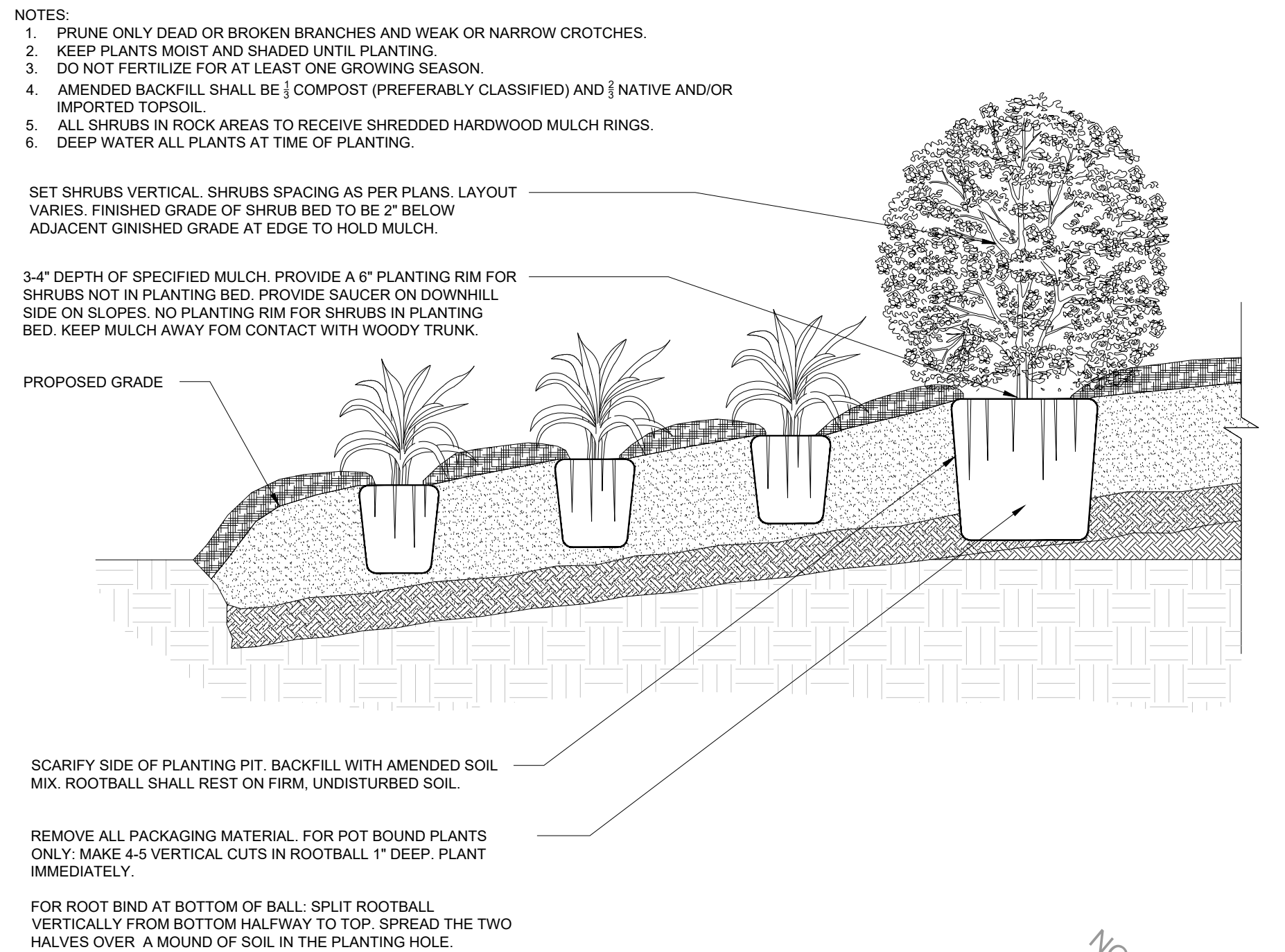
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL

SCALE: NTS



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

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EL PASO COUNTY, COLORADO



PUD LANDSCAPE PLAN  
DETAILS

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L.08  
20

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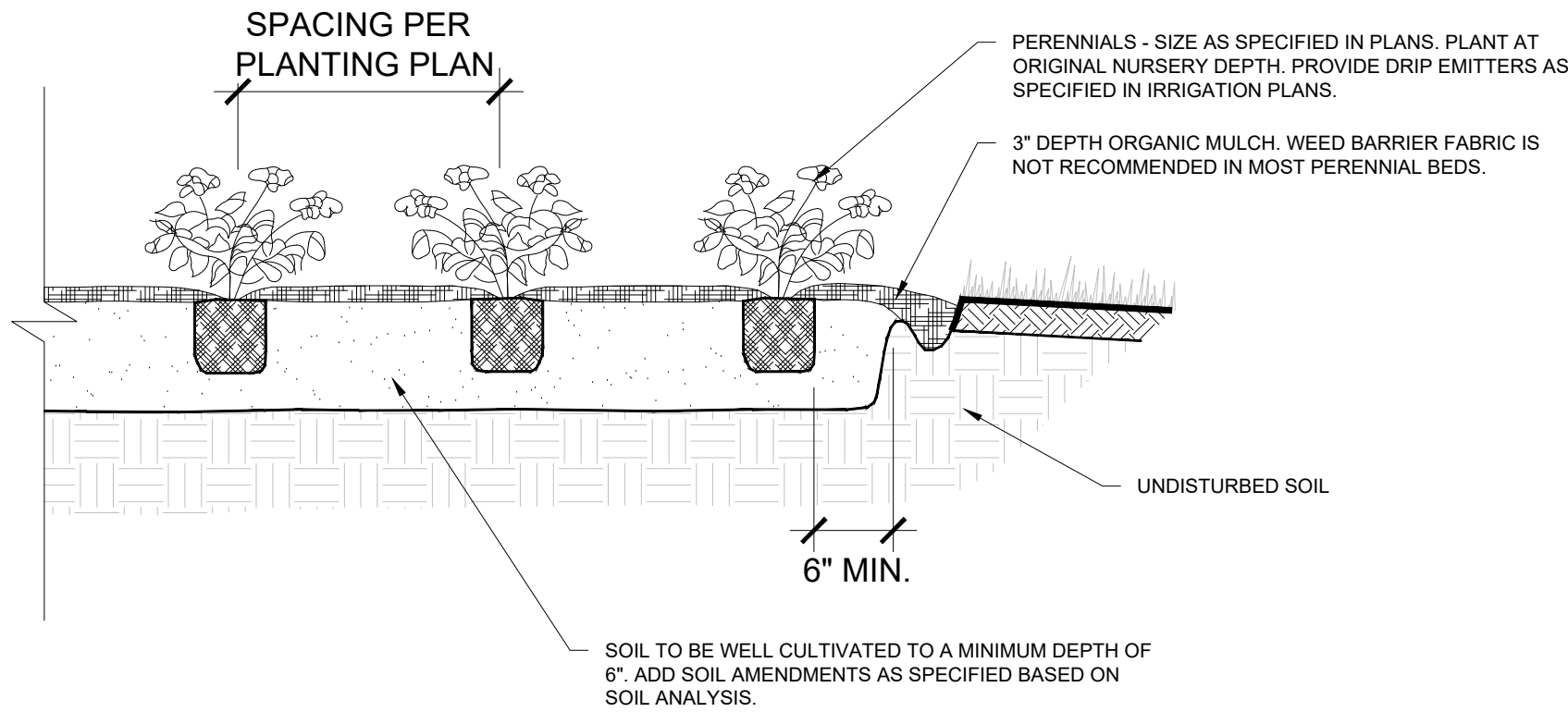
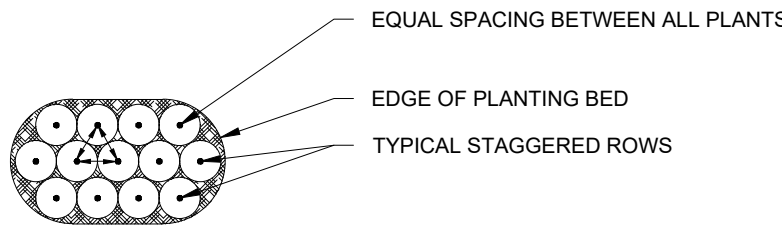


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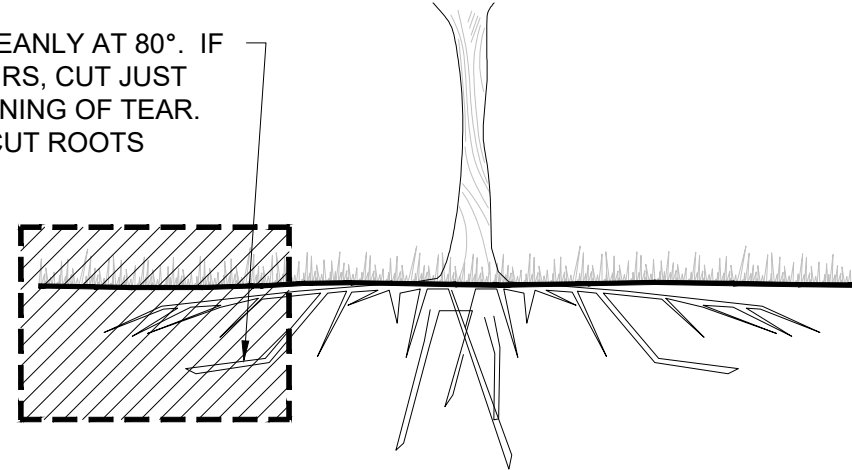
- NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  2. PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
  3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
  4. AMENDED BACKFILL SHALL BE  $\frac{1}{2}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{1}{2}$  NATIVE AND/OR IMPORTED TOPSOIL.
  5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

\*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



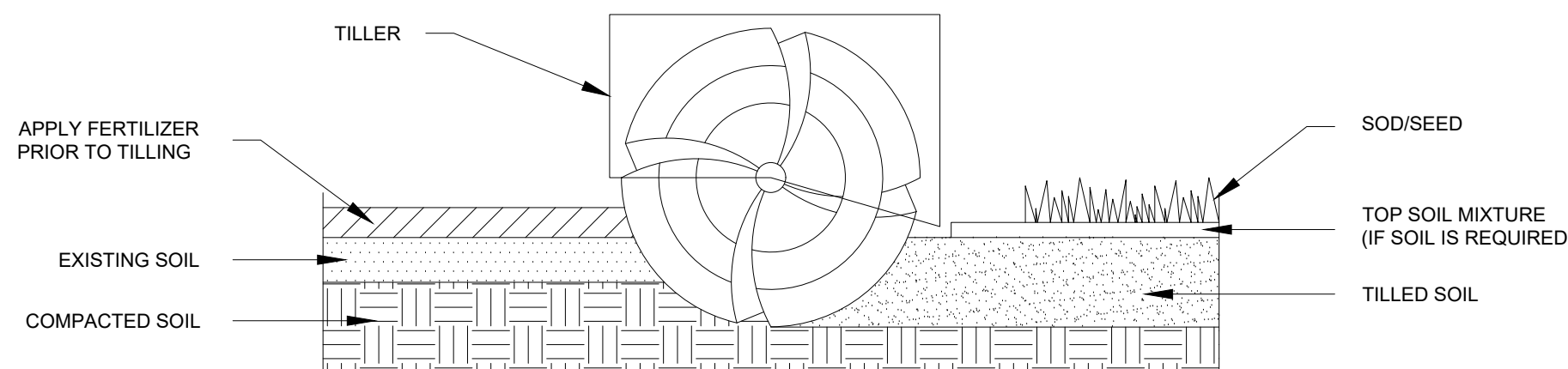
1 TYP. PERENNIAL PLANTING DETAIL  
SCALE: NTS

CUT ROOTS CLEANLY AT 80°. IF TEARING OCCURS, CUT JUST BEYOND BEGINNING OF TEAR. BACKFILL ALL CUT ROOTS IMMEDIATELY.

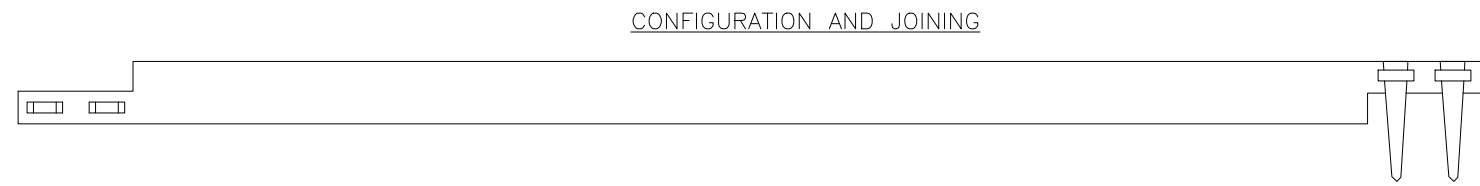
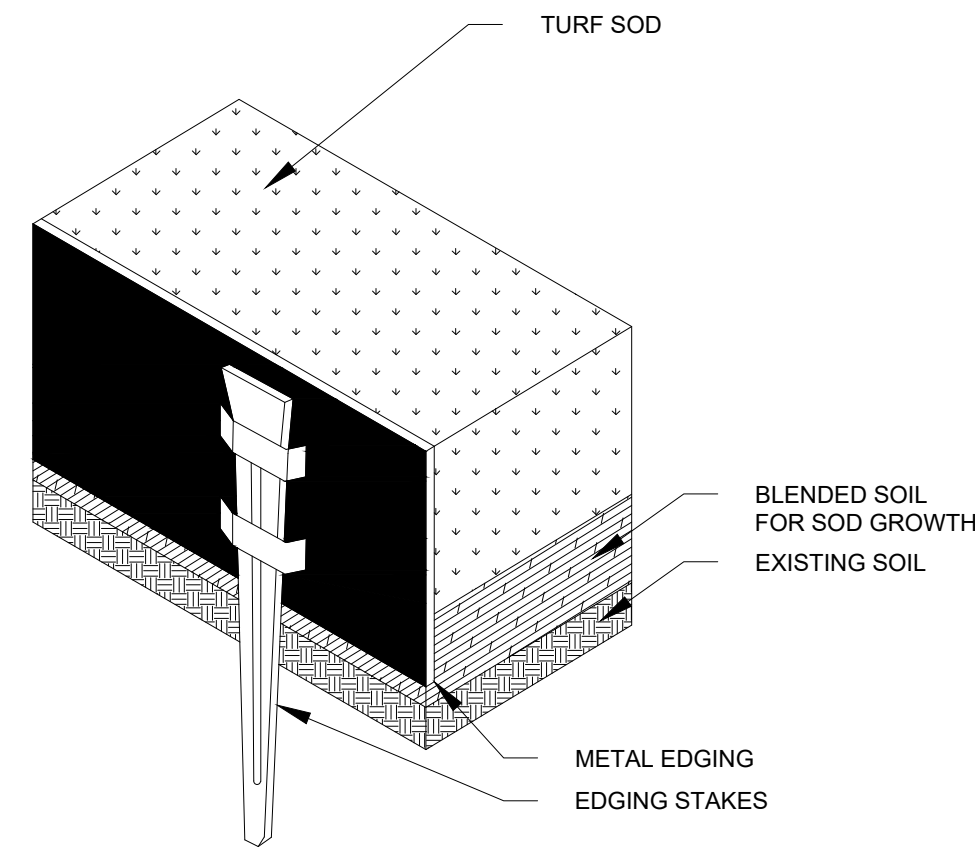


2 TYP. ROOT PRUNING DETAIL  
SCALE: NTS

- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
  2. APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
  3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  4. MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
  5. TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



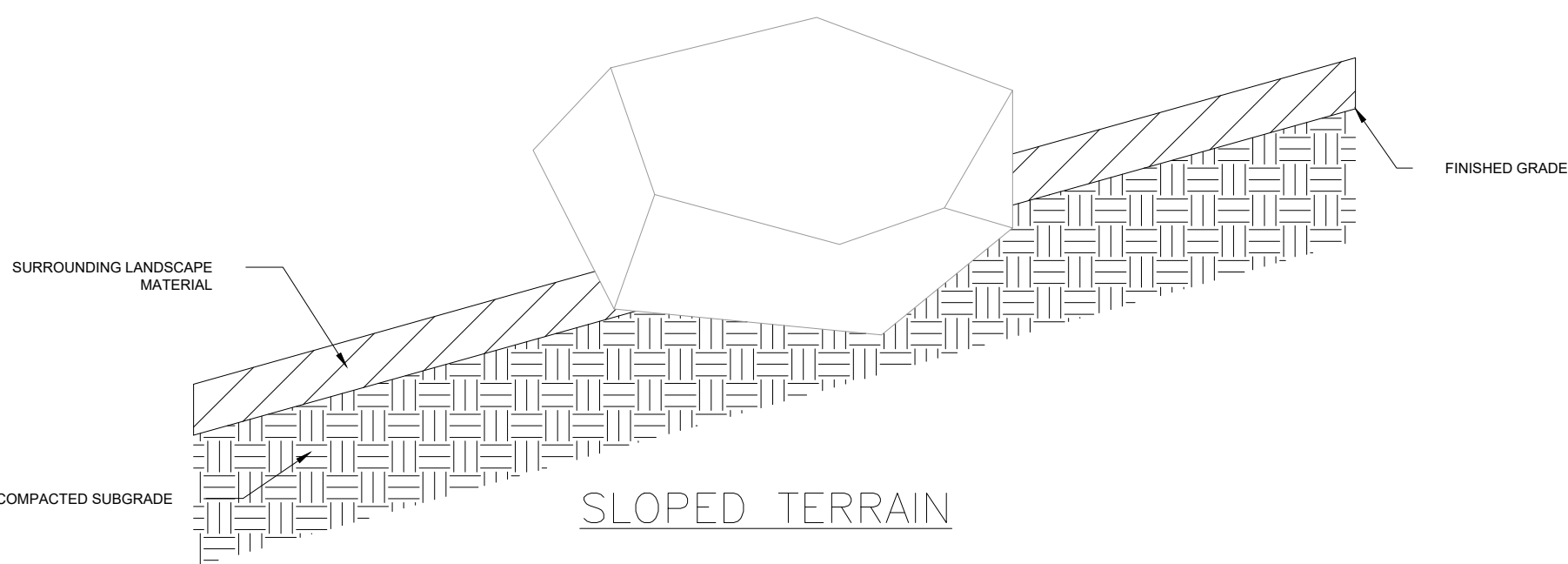
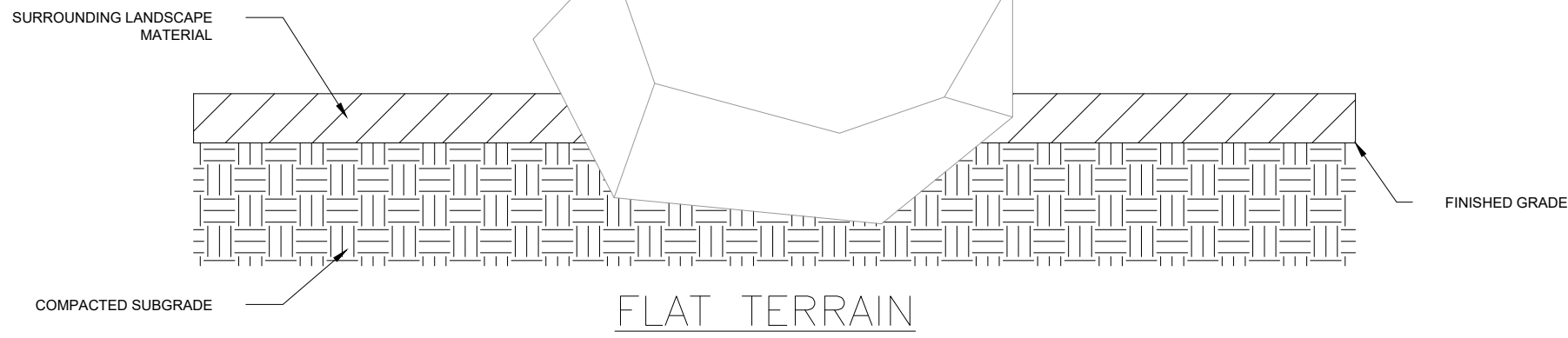
3 TYP. SOIL PREPARATION (ALL AREAS)  
SCALE: NTS



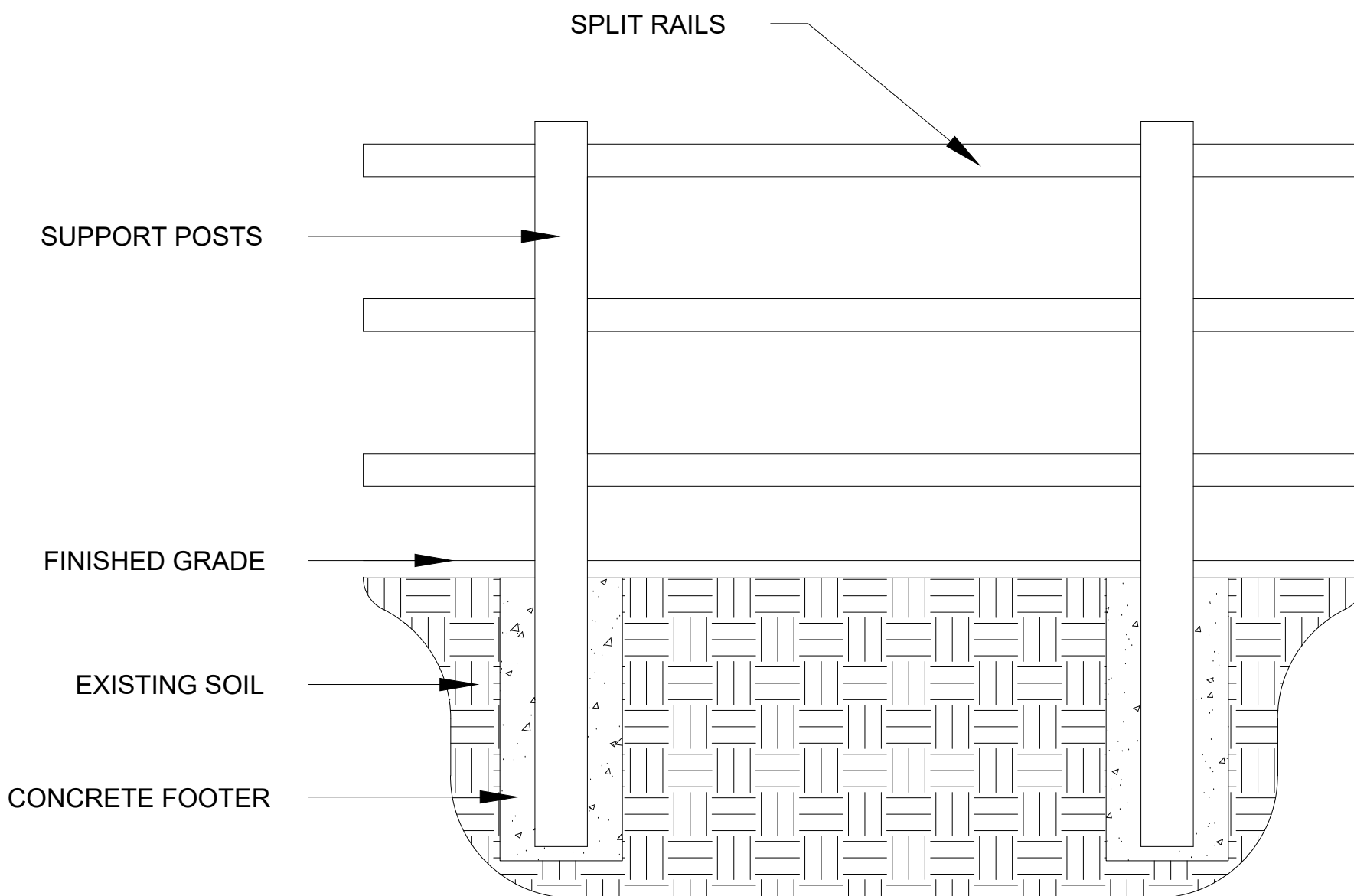
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
  3. USE GREEN COLOR ONLY.
  4. CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

4 TYP. METAL EDGING DETAIL  
SCALE: NTS

- NOTES:
1. DECORATIVE BOULDERS ARE TO BE BURIED IN FINISHED GRADE.  $\frac{1}{4}$  TO  $\frac{3}{4}$  OF THE BOULDER SHALL BE BURIED.
  2. DECORATIVE BOULDERS ARE TO BE ARKANSAS TAN BOULDER IF THEY ARE LOCATED WITHIN DENVER GRANITE 1-1/2" ROCK. IF IT IS LOCATED WITHIN THE 2-4" ARKANSAS RIVER ROCK, BOULDER SHALL BE DENVER GRANITE BOULDERS. ALL DECORATIVE BOULDERS SHALL BE 2-3 FT IN LENGTH.



5 TYP. DECORATIVE BOULDER IN TERRAIN  
SCALE: NTS



6 TYP. SPLIT RAIL PERIMETER/SAFETY FENCING  
SCALE: NTS

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