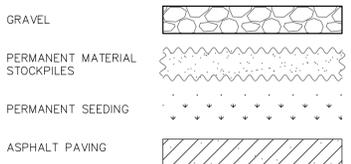


TYPICAL DIVERSION DITCH CROSS SECTION
A-A
NTS

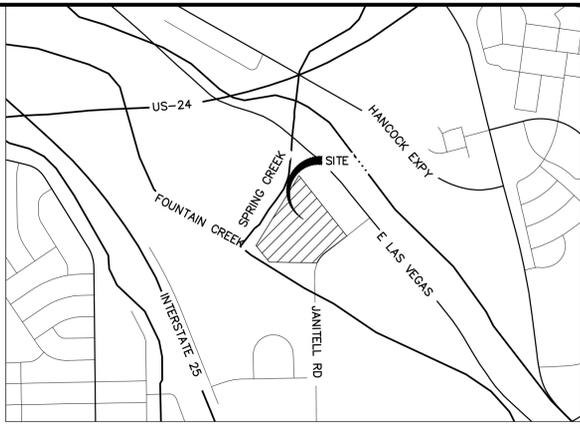
what is being requested in the letter of intent for a waiver is not depicted here



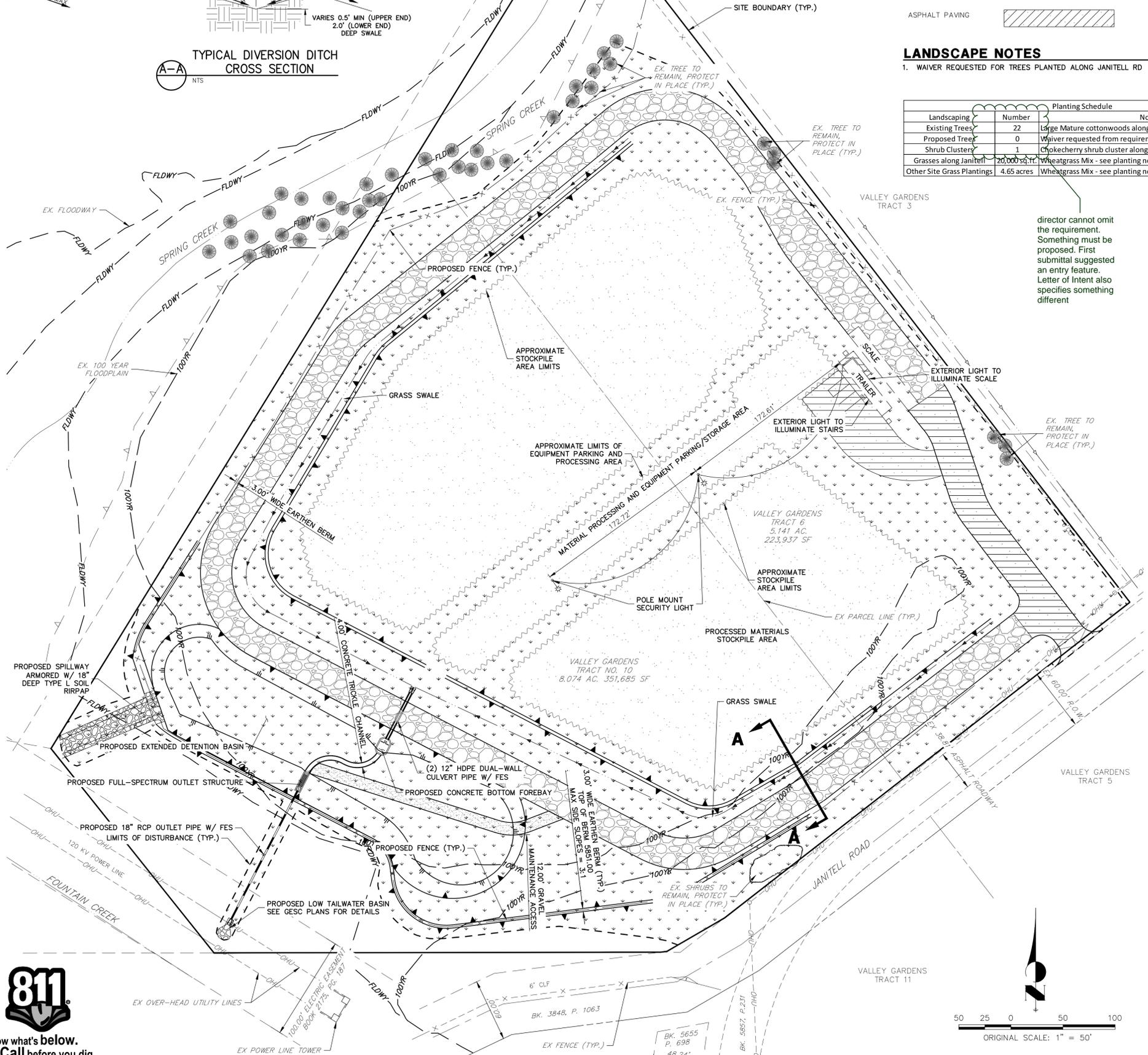
LANDSCAPE NOTES

1. WAIVER REQUESTED FOR TREES PLANTED ALONG JANITELL RD

Landscaping	Number	Planting Schedule	Notes
Existing Trees	22	Large Mature cottonwoods along Spring Creek	
Proposed Trees	0	Waiver requested from requirement to plant trees along Janitell	
Shrub Clusters	1	Chokecherry shrub cluster along Janitell	
Grasses along Janitell	20,000 sq. ft.	Wheatgrass Mix - see planting notes	
Other Site Grass Plantings	4.65 acres	Wheatgrass Mix - see planting notes	



VICINITY MAP
SCALE: NTS



director cannot omit the requirement. Something must be proposed. First submittal suggested an entry feature. Letter of Intent also specifies something different

SEEDING SPECS

- A. "NATIVE" SEED MIXES:
 PER-ACRE SEEDING RATES ARE BASED ON 144 PURE LIVE SEEDS (PLS) PER SQUARE FOOT, WHICH IS EQUIVALENT TO ONE (1) PURE LIVE SEED PER SQUARE INCH.
- BUFF/BLUE GRAMA MIX: THIS NATIVE, ALL WARM SEASON, UPLAND MIX AND IS ALSO IDEAL FOR LARGE DETENTION POND BOTTOMS THAT STAY PREDOMINATELY DRY.
 - 60% BUFFALOGRASS (BUCHLOE DACTYLOIDES) 37 LBS./ACRE
 - 40% BLUE GRAMA (BOUTELOUA GRAEGLIS) 8 LBS./ACRE
 - 45 LBS./ACRE TOTAL
 - WARM SEASON MIX: THIS TALLER, ALL NATIVE, ALL WARM SEASON, UPLAND MIX HAS ADDED COLOR INTEREST, ESPECIALLY WHEN DORMANT. IT CAN TOLERATE MOWING, BUT ALSO HAS A WILDER, NATURAL LOOK WITH VARIABLE HEIGHT IF LEFT UNMOWED.
 - 40% LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM) 15 LBS./ACRE
 - 20% SIDE OATS GRAMA (BOUTELOUA CURTIPENDULA) 10 LBS./ACRE
 - 20% BLUE GRAMA (BOUTELOUA GRAEGLIS) 3 LBS./ACRE
 - 20% BUFFALOGRASS (BUCHLOE DACTYLOIDES) 12 LBS./ACRE
 - 40 LBS./ACRE TOTAL
 - WHEATGRASS MIX: THIS TALLER, ALL NATIVE, ALL COOL SEASON, UPLAND MIX IS BEST LEFT UNMOWED AFTER ESTABLISHMENT.
 - 40% WESTERN WHEATGRASS (PASCOPYRUM SMITHII) 32 LBS./ACRE
 - 40% STREAMBANK WHEATGRASS (ELYMUS LANCEOLATUS) 18 LBS./ACRE
 - 20% SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS) 10 LBS./ACRE
 - 60 LBS./ACRE TOTAL
 - SHORT, COOL SEASON MIX: THIS ALL COOL SEASON, UPLAND MIX CONTAINS BOTH NATIVE AND NATURALIZED GRASSES. IT'S QUICK TO ESTABLISH AND CAN TOLERATE MOWING, BUT ALSO HAS A WILDER, NATURAL LOOK WITH VARIABLE HEIGHT IF LEFT UNMOWED. THESE GRASSES MAY HANDLE EXTREME HEAT BY GOING DORMANT IN MID TO LATE SUMMER.
 - 50% CRESTED WHEATGRASS (AGROPYRON CRISTATUM) 20 LBS./ACRE
 - 25% SHEEP FESCUE (FESTUCA OVINA) 3 LBS./ACRE
 - 25% HARD FESCUE (FESTUCA LONGIFOLIA) 4 LBS./ACRE
 - 27 LBS./ACRE
- B. SEEDBED PREPARATION:
 THE SEEDBED SHALL BE FREE OF DEBRIS INCLUDING WEEDS, PLANT MATTER, ROCKS, CLODS, AND OTHER IMPERVIOUS MATERIAL OVER ONE (1) INCH IN DIAMETER. SEEDBED SHALL BE SMOOTH AND FREE OF LARGE CLUMPS, FLUFFY YET FIRM, MOIST BUT NOT WET.
- C. SEEDING:
 1. SEEDING SHALL BE DONE IMMEDIATELY AFTER SOIL PREPARATION OPERATIONS TO DISCOURAGE WEED COMPETITION. SEED SHALL BE EVENLY DISTRIBUTED OVER GROUND ON A STILL DAY INTO A SLIGHTLY MOIST SEEDBED, USING AN APPROVED GRASS DRILL FOLLOWED BY PACKER WHEELS. HAND-BROADCASTING METHODS SHALL BE AT DOUBLE THE SEEDING RATE AND SHALL BE "RAKED IN" OR OTHERWISE COVERED WITH SOIL TO A DEPTH OF 1/4 INCH. HYDRAULIC SEEDING CAN BE USED IN AREAS NOT ACCESSIBLE FOR MACHINE METHODS; SEED AND MULCH SHALL NOT BE APPLIED IN THE SAME OPERATION.
 2. SEEDING OF "NATIVE" GRASSES CAN TAKE PLACE AT ANY TIME DURING THE GROWING SEASON. FOR BEST AND QUICKEST RESULTS, WARM SEASON GRASSES SHOULD BE SEED IN MAY AND NO LATER THAN JULY. COOL SEASON "NATIVE" GRASSES ARE BEST SEED IN THE SPRING. GENERALLY, DORMANT SEEDING OF COOL SEASON NON-IRRIGATED GRASS SHALL OCCUR BETWEEN NOVEMBER 15TH AND APRIL 15TH ON UNFROZEN GROUND. SEEDING OF NON-IRRIGATED WARM SEASON GRASSES SHALL OCCUR BETWEEN MARCH 15TH AND JUNE 15TH.
 3. ALL SEEDED AREAS SHALL BE HYDROMULCHED, APPLIED WITH TACKIFIER AT RATES RECOMMENDED BY THE MANUFACTURER. HYDRAULIC MULCHING SHALL NOT BE PERFORMED IN THE PRESENCE OF FREE SURFACE WATER. IN AREAS NOT ABLE TO BE HYDROMULCHED, COVER ALL SEEDED AREA WITH 100% BIODEGRADABLE STRAW BLANKET WITH BIODEGRADABLE BLANKET PINS. WITHIN 12 HOURS OF SEEDING, WATER SEEDED AREA FREQUENTLY AND LIGHTLY. WATER ENOUGH TO KEEP THE SOIL MOIST, BUT NOT SO HEAVILY AS TO CAUSE SOIL WASHING AND LOSS OF THE GRASS SEED.
- D. WEED CONTROL & ACCEPTANCE:
 1. WEED CONTROL IS AN IMPORTANT FACTOR FOR GRASS ESTABLISHMENT. TIMELY MOWING OPERATIONS ARE THE MOST SUCCESSFUL METHOD OF CONTROL. MOW AT SIX (6) INCHES WITH A FLAIL TYPE MOWER, NO MOWING FOR THE FIRST SIX (6) WEEKS AFTER SEEDS SPROUT; MOW WEEKS BEFORE ANNUAL SEED SET. IT SHALL BE NECESSARY TO MOW SEVERAL TIMES THE FIRST GROWING SEASON, DEPENDING ON WHEN GRASS WAS SEED. FOR PERENNIAL WEED CONTROL, USE SPOT CHEMICAL SPRAYING OR HAND WEED AFTER GRASS PLANTS ARE UP AND FAIRLY MATURE, AT THE MINIMUM, PAST THE THREE (3) TO FIVE (5) LEAF STAGE.
 2. THE USE OF JOURNEY SELECTIVE, PRE-EMERGENT HERBICIDE OR APPROVED EQUAL SHALL BE REQUIRED IN AREAS INFESTED WITH CHEATGRASS (BROMUS TECTORUM) AND OTHER GRASSY WEEDS. JOURNEY SHALL BE APPLIED IN LATE SUMMER PRIOR TO GERMINATION OF CHEATGRASS AND OTHER WINTER ANNUAL WEEDS.
 3. ESTABLISHMENT TIME AND ACCEPTANCE FOR BOTH NATIVE AND NATURALIZED GRASS SEED SPECIES, GERMINATION SHOULD START WITHIN THREE (3) TO SIX (6) WEEKS. DEPENDING ON PLANTING TIME, AVAILABLE MOISTURE AND SUCCESS OF WEED CONTROL, FULL ESTABLISHMENT AND INITIAL ACCEPTANCE OF SEED CAN TAKE A MINIMUM OF ONE (1) FULL GROWING SEASON, BUT USUALLY TAKES LONGER. FULL ESTABLISHMENT OF NON-IRRIGATED SEED CAN TAKE THREE (3) TO FIVE (5) YEARS OR MORE. HIGHER SEED RATES, SHALLOW DRILLING OF NO GREATER THAN 1/2", AND NARROW (2-4") SEEDER ROW SPACING HAVE PROVEN TO BE CRITICAL IN OBTAINING RAPID ESTABLISHMENT.
 4. SEEDED AREAS WILL NOT BE ACCEPTED UNTIL THE STAND OF GRASS DISPLAYS UNIFORM COVERAGE OF THE SEED MIX PLANTED, WITH ALL SPECIES OF THE MIX BEING WELL REPRESENTED, AND MINIMAL WEEDS ARE PRESENT, AS DETERMINED BY THE LANDSCAPE ARCHITECT.



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ACR SITE DEVELOPMENT
 705 CRESFIELD GROVE
 COLORADO SPRINGS, CO 80906
 DUANE HAYS
 (719) 338-9902
 DUANE@HAYSCOMPANY.NET

J.R. ENGINEERING
 A Western Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
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BY	DATE	REVISION	NO.

H-SCALE 1"=50'
 V-SCALE N/A
 DATE 01/30/20
 DRAWN BY RB
 CHECKED BY JEA

ACR SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
 PPR-19-052

SHEET 1 OF 1
 JOB NO. 25176.00