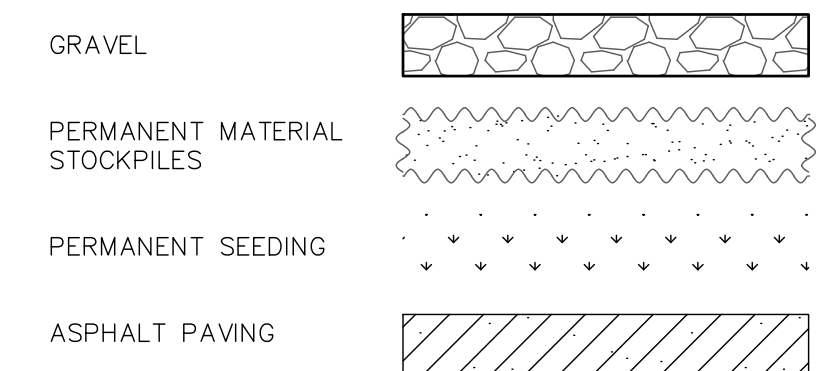
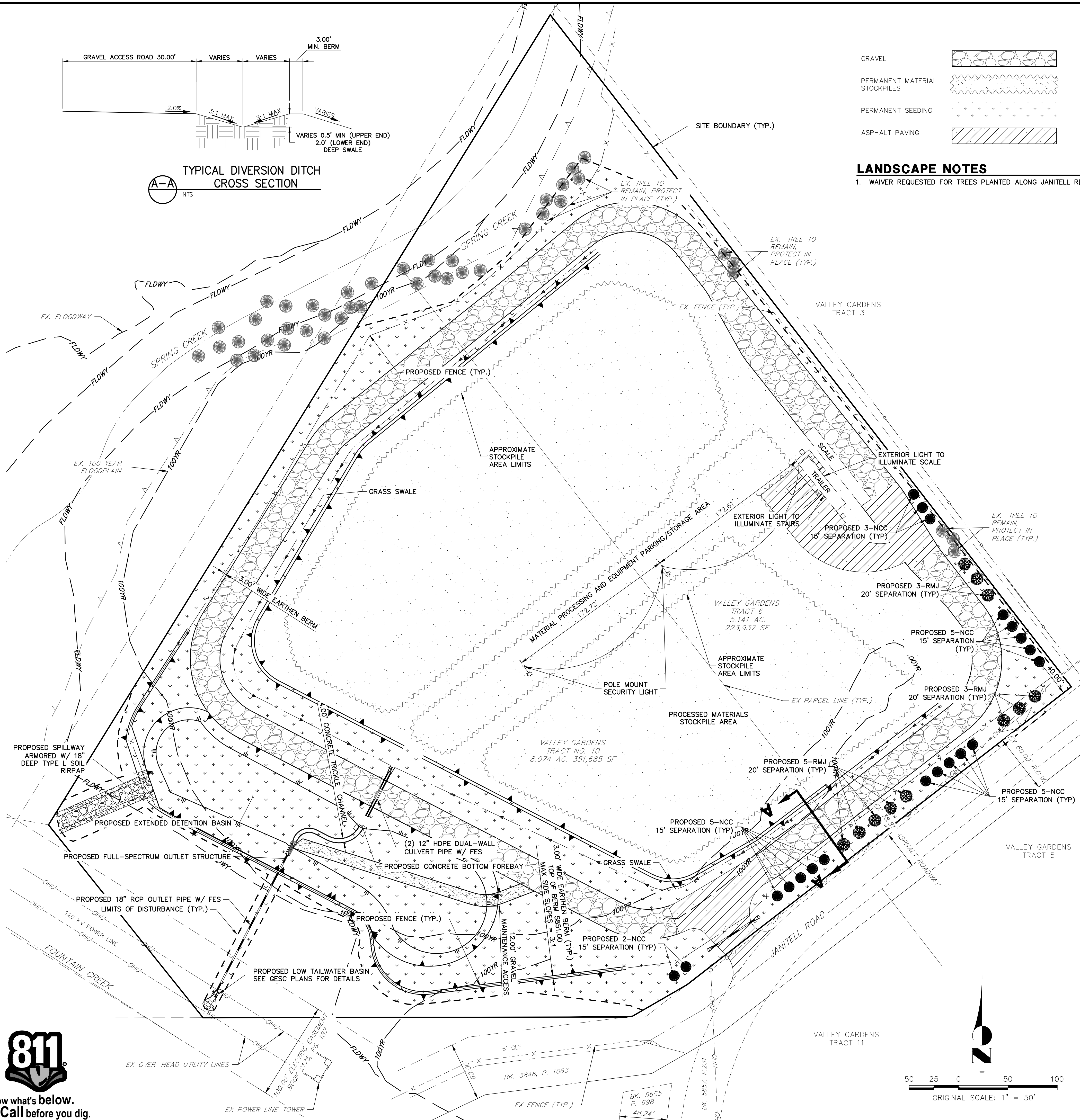
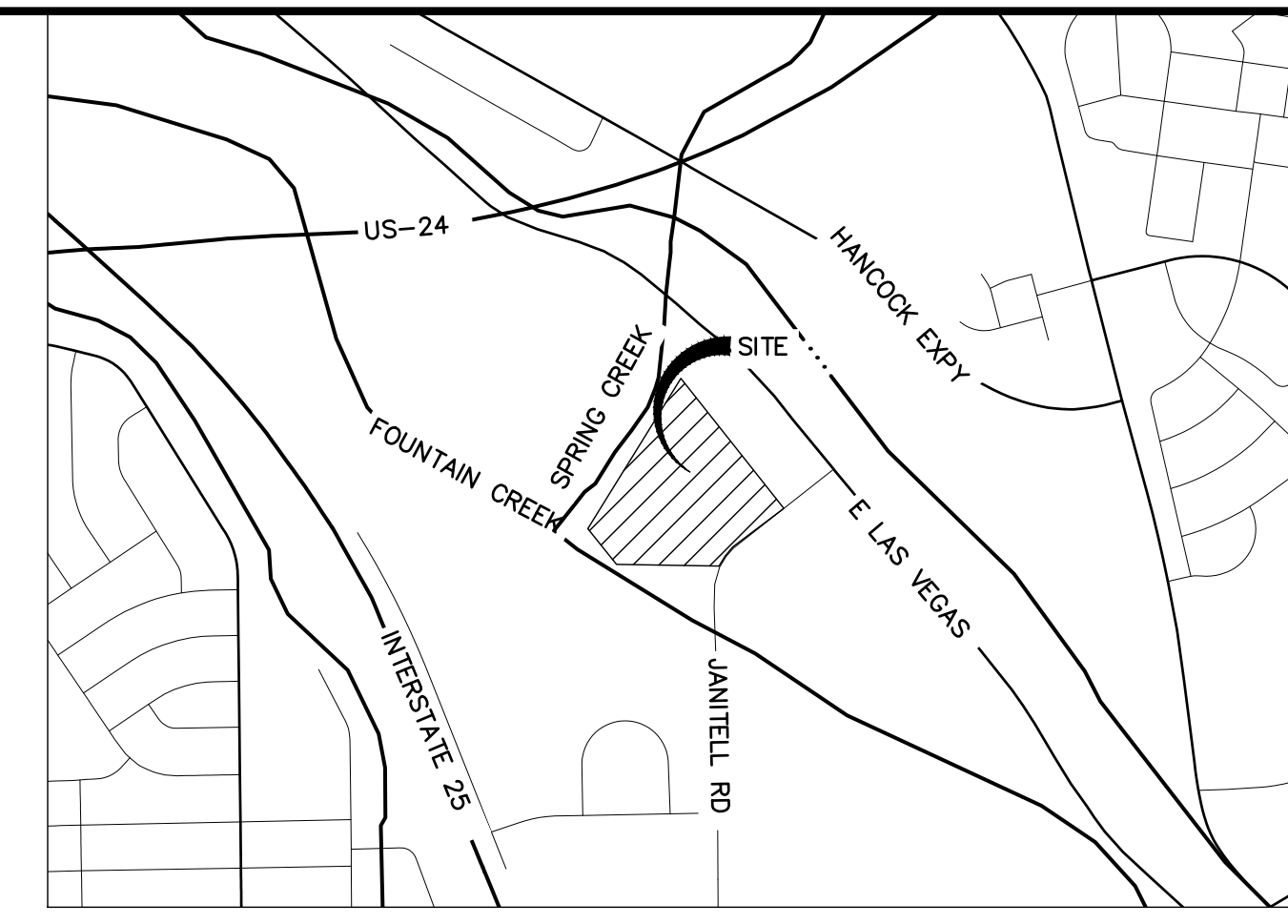


TYPICAL DIVERSION DITCH CROSS SECTION
A-A
NTS



LANDSCAPE NOTES
1. WAIVER REQUESTED FOR TREES PLANTED ALONG JANITELL RD



VICINITY MAP
SCALE: NTS

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.
- 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
 - SEEDBED PREPARATION:
THE SEEDBED SHALL BE FREE OF DEBRIS INCLUDING WEEDS, PLANT MATTER, ROCKS, CLOUDS, 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.
 - SEEDING:
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.
 - 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.
 - 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.
 - 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 WEEDS 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.

PLANT LIST					
Quantity	Key	Common Name	Botanical Name	Size	Key Value
20	NCC	Native Chokecherry	Prunus Virginiana Melanocarpa	5 Gal	Low
11	RMJ	Rocky Mountain Juniper	Juniperus Scopulorum	5 Gal	Very Low



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE 1"=50'
V-SCALE N/A
DATE 05/21/20
DRAWN BY RB
CHECKED BY JEA

ACR SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
PPR-19-052

SHEET 1 OF 1
JOB NO. 25176.00