

RAMOS, JAMIE, 8/21/2021 8:18 PM

GENERAL LANDSCAPE PLAN NOTES:

- *A FINAL LANDSCAPE AND IRRIGATION 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.
- CURRENT OWNER WILL BE RESPONSIBLE FOR ALL INITIAL LANDSCAPE IMPROVEMENTS AFTER INITIAL INSTALLATION. IT WILL BE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN ALL LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH 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.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- 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.
- ALL INTERNAL LANDSCAPE AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY OWNER AFTER INITIAL INSTALLATION.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE MAINTAINED BY THE CURRENT PROPERTY OWNER.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PRIVATE IMPROVEMENTS.

- IRRIGATION:
- AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 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. A PERMANENT IRRIGATION SYSTEM SHALL BE REQUIRED FOR DETENTION SEEDING.
- 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, C.R.S. 1974 (SEE LANDSCAPE THE NURSERY ACT).
 - AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS 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 MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
 - POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
 - USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
 - ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
 - THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEM OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL REQUIREMENTS.

- 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 SEEDED 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 SEED 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.
 - 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-DISL 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.
 - 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 SEEDER AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - 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.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - 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.
 - 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.
 - 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 SEEDER AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
 - 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 SEEDER AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
 - 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 SEEDINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDER 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.

PLANT LIST

KEY	HEIGHT	WIDTH	SIZE	COND
CANOPY TREES				
AG	20'	15'	2"	B&B
CO	45'	45'	2.5"	B&B
TA	50'	40'	2.5"	B&B
UF	40'	30'	2"	B&B
EVERGREEN TREES				
JS	15'	8'	#7 GAL	CONT
PF	25'	15'	6"	B&B
PN	50'	25'	8"	B&B
PP	30'	12'	6"	B&B
ORNAMENTAL TREES				
MP	20'	20'	2"	B&B
PM	25'	20'	2"	B&B
RP	40'	30'	2.5"	B&B
SHRUBS*				
BT	2'	3'	5 GAL	CONT
BG	4'	4'	5 GAL	CONT
CS	5'	6'	5 GAL	CONT
EA	5'	5'	5 GAL	CONT
EK	4'	4'	5 GAL	CONT
JH	1'	8'	5 GAL	CONT
MR	1.5'	3'	5 GAL	CONT
RS	4'	4'	5 GAL	CONT
PC	6'	6'	5 GAL	CONT
RA	4'	3'	5 GAL	CONT
SJ	4'	4'	5 GAL	CONT
SM	5'	5'	5 GAL	CONT
GRASSES*				
CA	5'	2'	1 GAL	CONT
HS	2'	1.5'	1 GAL	CONT
PV	4'	1.5'	1 GAL	CONT
PERENNIALS*				
AA	1'	1.5'	1 GAL	CONT
AC	2'	2'	1 GAL	CONT
HD	1'	1'	1 GAL	CONT
HB	1.5'	1.5'	1 GAL	CONT
HR	2'	3'	1 GAL	CONT
LS	2.5'	2'	1 GAL	CONT
LA	2'	2'	1 GAL	CONT
PB	3'	1.5'	1 GAL	CONT
SS	1.5'	1.5'	1 GAL	CONT
SA	2'	1.5'	1 GAL	CONT

HRG: ACKNOWLEDGED

Quantities of each plant

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.

KEY	HEIGHT	WIDTH	SIZE	COND
ORNAMENTAL TREES				
PSL	12'	12'	5" HT.	B&B
SHRUB TREES				
ML	36"	36"	1.5" CAL	B&B
MP	25"	25"	1.5" CAL	B&B
MT	68"	68"	1.5" CAL	B&B
PC	52"	52"	1.5" CAL	B&B
PM	25"	25"	1.5" CAL	B&B
AS	14"	14"	2" CAL	B&B
CC	14"	14"	2" CAL	B&B

symbols for each tree species see above example

HRG: ACKNOWLEDGED

this is a PUD so landscape plan is final and recorded with the PUD

HRG: ACKNOWLEDGED

*NOT SHOWN ON THIS PRELIMINARY PLAN. ALL PLANTING DETAILS WILL BE PROVIDED ON FINAL LANDSCAPE PLAN.

no ordinance - Chapter 6 Code
HRG: ACKNOWLEDGED

complete

HRG: ACKNOWLEDGED

TOTAL SITE AREA (SF)	MINIMUM LANDSCAPE AREA	LANDSCAPE AREA REQ./PROV.	NO. OF TREES REQ./PROV.	SHRUB SUBS. REQ./PROV.	NO. 5 GAL. GRASS SUBS. REQ./PROV.
444,748 SF (10.21 AC)	15%	66,712 SF / 1.53 AC / TBD	133 / TBD	TBD / TBD	TBD / TBD

LANDSCAPE BUFFERS/SETBACKS	CLASSIFICATION	WIDTH REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV.
POWERS BOULEVARD	PRINCIPAL ARTERIAL	25 / 25	1,050	1 / 20	53 / 53
LANDSCAPE REQUIREMENTS	CLASSIFICATION	WIDTH REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV.
SINGLE FAMILY/ MULTI FAMILY		15 / 20	1,131	1 / 25	45 / 45

sample data table

HRG: ACKNOWLEDGED

Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (ft.)	Linear Footage	Tree/Feet Required	No. of Trees
Comanche Ave. (West)	Principal Arterial	35 / 35	614	1 / 20	31 / 28
Comanche Ave. (East)	Principal Arterial	35 / 35	608	1 / 20	30 / 28
Hansen Ridge Dr. (West)	Residential	10 / 10	807	1 / 20	40 / 11
Hansen Ridge Dr. (East)	Residential	10 / 10	348	1 / 20	17 / 11
West Boundary	Zone Backer Strip	348	1 / 20	14 / 14	
East Boundary	Zone Backer Strip	348	1 / 20	17 / 9	

Shrub Substitutes

Shrub (1/2" Pot)	Ornamental Grass Sub. (1/2" Pot)	Setback Plant Allow. (1/2" Pot)	Percent Ground Plane
30 / TBD	OK	OK	75% / 60%
40 / TBD	OK	OK	75% / 60%
10 / TBD	OK	OK	75% / 75%
10 / TBD	OK	OK	75% / 75%
30 / TBD	OK	OK	75% / 75%
30 / TBD	OK	OK	75% / 100%

planting details; fencing details.

HRG: ACKNOWLEDGED

Landscape Buffer & Screens

Street Name or Property Line	Width (ft.)	Linear Footage	Buffer Trees (1/2")	Evergreen Trees (1/2")
South Boundary (West)	10 / 10	608	24 / 24	9 / 9
South Boundary (East)	10 / 10	607	24 / 24	9 / 9

Internal Landscaping

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF)	Internal Trees (1/2" Pot)
444,748	15%	66,712 SF / 1.53 AC	133 / 27
444,748	15%	66,712 SF / 1.53 AC	133 / 27

parking lot screening

DRAWN BY: JK JOB DATE: 8/21/2021
 APPROVED: JFR JOB NUMBER: 200541
 CAD DATE: 8/21/2021
 CAD FILE: J:\2020\200541\CAD\Drawings\CDevelopment 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
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THE COTTAGES AT MESA RIDGE
 GOODWIN KNIGHT
 EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN
 LANDSCAPE COVER SHEET

SHEET L.01 1



NOT FOR CONSTRUCTION

RAMOS, JAMIE, 8/21/2021 9:00 PM

PUD Prelim Title
Block all sheets

The following information shall be included in a Final Landscape Plan: Only missing items remain on this list

3. Existing and proposed contours (for example, 2' interval) adequate to identify and properly specify landscaping for areas needing slope protection, as well as adequate to depict any screening of parking areas. Such information may be on a sheet separate from the planting plan.

4. Project data information including the total square footage of the property, the square footage of the building areas, parking and other vehicular use areas, and landscape areas (including required sub-areas such as internal landscaping areas); the total number of open vehicular parking stalls; and the total number of proposed dwelling units in a residential development project.

5. The existing/proposed zoning of the subject property and the existing zoning on surrounding properties.

6. The location of all structures, utilities, light standards, retaining walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures for screening purposes.

7. Delineation of the corner visibility sight triangle areas (twenty-five (25) feet by twenty-five (25) feet).

9. The location, type, size and quantity and planting spacing (where applicable) of proposed plant and other landscape materials. Such information shall be summarized in a legend

11. The planting size of all deciduous trees shown on the plan, shall be indicated in minimum inches on caliper, measured six (6) inches above ground. The planting size of all evergreen trees shall be indicated in minimum feet of height above ground. The planting size for shrubs shall be indicated in the minimum container size in inches or gallons, as appropriate.

13. All proposed lawn areas and ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas-as well as the owner/developer's property shall be identified.

14. Statement of the type of equipment and materials to be used to irrigate or otherwise provide water to the required landscape areas.

15. Phasing, if applicable, shall be noted and provided as supplemental information. All future development phases within a site shall have all disturbed soil surfaces reseeded to prevent erosion.

add all items from checklist for landscape plan (road names, sidewalk labels, bldg & landscape setbacks, buffer lines and labels) among other missing items

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

Verify 9 and 10 are accurate and complete on tables and legends. Staff will upload the checklist also. Since this is recorded with the PUD, the vicinity map is not needed as the LS will be sheets 7 and 8 of the PUDSP set.

HRG: ACKNOWLEDGED

is this a fence? provide detail

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

a buffer is a minimum 15 feet and requires 2/3 evergreen trees see chapter 6

road names

HRG: ACKNOWLEDGED

is this an off site fence? provide detail and easement if you re installing it

HRG: ACKNOWLEDGED

depict the bldg setback lines also

HRG: ACKNOWLEDGED

5' or 6' sidewalk labels

HRG: ACKNOWLEDGED

is that appropriate size for the density? is the size of 3 parking spaces...

HRG: ACKNOWLEDGED

HRG: ACKNOWLEDGED

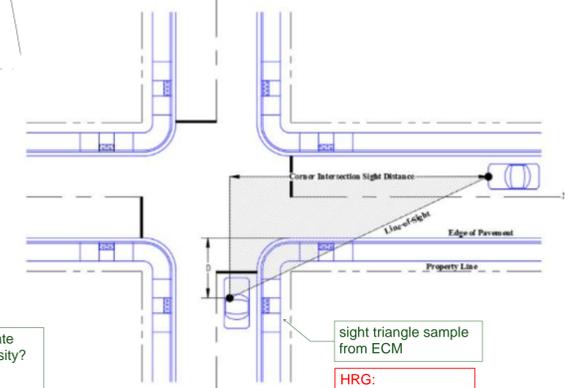
label gravel trail if thats what it is

HRG: ACKNOWLEDGED

provide retaining wall details

where are the call outs describing species and category

HRG: ACKNOWLEDGED



sight triangle sample from ECM

HRG: ACKNOWLEDGED

trash enclosure detail

HRG: ACKNOWLEDGED

SYMBOL	DESCRIPTION
	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
SYMBOL	DESCRIPTION
	2-4" RIVER ROCK
	SOD TURF
	NATIVE SEED
	1.5" GRANITE MULCH W/ LANDSCAPE PLANTS



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NOT FOR CONSTRUCTION

DRAWN BY: JTK JOB DATE: 8/21/2021
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 CAD FILE: J:\2020\200541\CAD\DWG\IC\Development Plan\Landscape_Plan

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 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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

PUD DEVELOPMENT PLAN
 PRELIMINARY LANDSCAPE PLAN
 PUD Landscape Plan

SHEET L.02 2

Landscape Plan drawings_V1 redlines.pdf Markup Summary

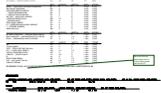
10-21-2021

dsdparsons (42)



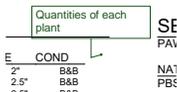
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Author: dsdparsons
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Subject: Callout
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Author: dsdparsons
Date: 10/19/2021 2:38:35 PM
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this is a PUD so landscape plan is final and recorded with the PUD



Subject: Callout
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Date: 10/19/2021 3:32:44 PM
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Quantities of each plant



Subject: Callout
Page Label: [1] L.01
Author: dsdparsons
Date: 10/19/2021 2:41:42 PM
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Color: ■
Layer:
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planting details; fencing details,



Subject: Callout
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Author: dsdparsons
Date: 10/19/2021 2:43:30 PM
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staff does not require irrigation plans just a statement; this is the PUD so the landscape plan is final



Subject: Callout
Page Label: [1] L.01
Author: dsdparsons
Date: 10/19/2021 3:18:13 PM
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i thought the units were not to be sold? its all in a lot

GENERAL LANDSCAPE PLAN NOTES
1. ALL PLANTS SHALL BE HEALTHY AND FREE FROM DISEASE AND PESTS AT THE TIME OF INSTALLATION.
2. ALL PLANTS SHALL BE INSTALLED AT THE PROPER DEPTH AND SPACING.
3. ALL PLANTS SHALL BE WATERED FREQUENTLY UNTIL ESTABLISHED.
4. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES.
5. ALL PLANTS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY.
6. ALL PLANTS SHALL BE WATERED FREQUENTLY UNTIL ESTABLISHED.
7. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES.
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13. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES.
14. ALL PLANTS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY.
15. ALL PLANTS SHALL BE WATERED FREQUENTLY UNTIL ESTABLISHED.
16. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES.
17. ALL PLANTS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY.
18. ALL PLANTS SHALL BE WATERED FREQUENTLY UNTIL ESTABLISHED.
19. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES.
20. ALL PLANTS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY.

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Author: dsdparsons
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delete note 6

1. ALL PLANTS SHALL BE HEALTHY AND FREE FROM DISEASE AND PESTS AT THE TIME OF INSTALLATION.
2. ALL PLANTS SHALL BE INSTALLED AT THE PROPER DEPTH AND SPACING.
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19. ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES.
20. ALL PLANTS SHALL BE REPLACED IF THEY DIE OR BECOME UNHEALTHY.

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Author: dsdparsons
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County is public ROW owner but will not maintain landscape

1. ALL PLANTS SHALL BE HEALTHY AND FREE FROM DISEASE AND PESTS AT THE TIME OF INSTALLATION.
2. ALL PLANTS SHALL BE INSTALLED AT THE PROPER DEPTH AND SPACING.
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delete note County is not accepting any internal roads, walks, or improvements

notes 10, 1 and 2 are basically same note
LANDSCAPE PLAN
AND IRRIGATION PLAN SHALL BE SUBMITTED

Subject: Callout
Page Label: [1] L.01
Author: dsdparsons
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notes 10, 1 and 2 are basically same note

NOT APPROVED PRIOR TO ISSUANCE OF PERMITS.
ALL IRRIGATION SYSTEMS SHALL BE WATERED BY A DRIP VALVE.
IRRIGATION SYSTEM SHALL BE REQUIRED.
County does not review irrigation plans
FINAL ACCEPTANCE OF WORK. ANY A

Subject: Callout
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Author: dsdparsons
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County does not review irrigation plans

OWNER. ANY PLANT NOT IN HEALTHY CONDITION SHALL BE REPLACED PRIOR TO PLANTING AND MULCH SHALL BE APPLIED.
THE DETAILS SHALL BE PROVIDED BY THE CONTRACTOR.
TREE SERVICE LICENSED BY THE CITY FORESTER.
IRRIGATION SYSTEMS SHALL BE INSTALLED IN A HEALTHY CONDITION BASED ON SEASONAL CONDITIONS.

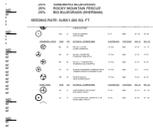
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provide the detail schematics



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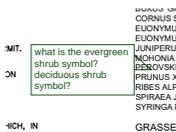
no we are County and we do not have forester



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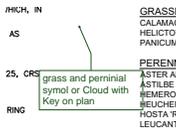
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symbols for each tree species see above example



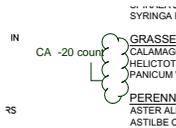
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what is the evergreen shrub symbol? deciduous shrub symbol?



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Page Label: [1] L.01
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Date: 10/19/2021 3:36:27 PM
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grass and perennial symbol or Cloud with Key on plan



Subject: Cloud+
Page Label: [1] L.01
Author: dsdparsons
Date: 10/19/2021 3:37:04 PM
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CA -20 count



Subject: Callout
Page Label: [1] L.01
Author: dsdparsons
Date: 10/19/2021 3:37:46 PM
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sample data table



Subject: Callout
Page Label: [1] L.01
Author: dsdparsons
Date: 10/19/2021 3:41:29 PM
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parking lot screening



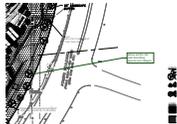
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no ordinance - Chapter 6 Code



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where are the call outs describing species and category



Subject: Callout
Page Label: [1] L.02
Author: dsdparsons
Date: 10/19/2021 2:40:03 PM
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where are the call outs describing species and category



Subject: Text Box
Page Label: [1] L.02
Author: dsdparsons
Date: 10/19/2021 2:40:47 PM
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PUD Landscape Plan

Subject: Owner Certification
Page Label: [1] L.02
Author: dsdparsons
Date: 10/19/2021 2:40:58 PM
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Subject: Callout
Page Label: [1] L.02
Author: dsdparsons
Date: 10/19/2021 3:12:55 PM
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add all items from checklist for landscape plan (road names, sidewalk labels, bdg & landscape setbacks, buffer lines and labels) among other missing items items



Subject: Text Box
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Author: dsdparsons
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The following information shall be included in a Final Landscape Plan: Only missing items remain on this list

3.Existing and proposed contours (for example, 2' interval) adequate to identify and properly specify landscaping for areas needing slope protection, as well as adequate to depict any screening of parking areas. Such information may be on a sheet separate from the planting plan.

4.Project data information including the total square footage of the property, the square footage of the building areas, parking and other vehicular use areas, and landscape areas (including required sub-areas such as internal landscaping areas); the total number of open vehicular parking stalls; and the total number of proposed dwelling units in a residential development project.

5.The existing/proposed zoning of the subject property and the existing zoning on surrounding properties.

6.The location of all structures, utilities, light standards, retaining walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures for screening purposes.

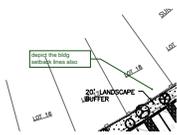
7.Delineation of the corner visibility sight triangle areas (twenty-five (25) feet by twenty-five (25) feet).

9.The location, type, size and quantity and planting spacing (where applicable) of proposed plant and other landscape materials.Such information shall be summarized in a legend

11.The planting size of all deciduous trees shown on the plan.
shall be indicated in minimum inches on caliper, measured six (6) inches above ground. The planting size of all evergreen trees shall be indicated in minimum feet of height above ground. The planting size for shrubs shall be indicated in the minimum container size in inches or gallons, as appropriate.

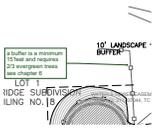
13.All proposed lawn areas and ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas-as well as the owner/developer's property-shall be identified.

14.Statement of the type of equipment and methods to be used to irrigate or otherwise provide water to the required landscape areas.



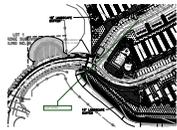
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depict the bldg setback lines also



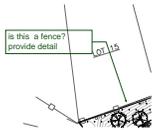
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a buffer is a minimum 15'feet and requires 2/3 evergreen trees see chapter 6



Subject: Callout
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road names



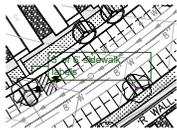
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Author: dsdparsons
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is this a fence? provide detail



Subject: Callout
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is this an off site fence? provide detail and easement if you re installing it



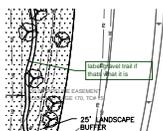
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5' or 6' sidewalk labels



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Author: dsdparsons
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provide retaining wall details



Subject: Callout
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Author: dsdparsons
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label gravel trail if thats what it is



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Page Label: [1] L.02
Author: dsdparsons
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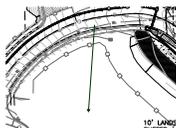
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sight triangle sample from ECM

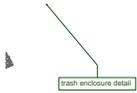


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Author: dsdparsons
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Verify 9 and 10 are accurate and complete on tables and legends. Staff will upload the checklist also. Since this is recorded with the PUD, the vicinity map is not needed as the LS will be sheets 7 and 8 of the PUDSP set.

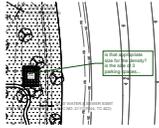


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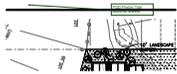
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trash enclosure detail



Subject: Callout
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is that appropriate size for the density? is the size of 3 parking spaces...



Subject: Callout
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Author: dsdparsons
Date: 10/20/2021 12:45:17 PM
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PUD Prelim Title block all sheets