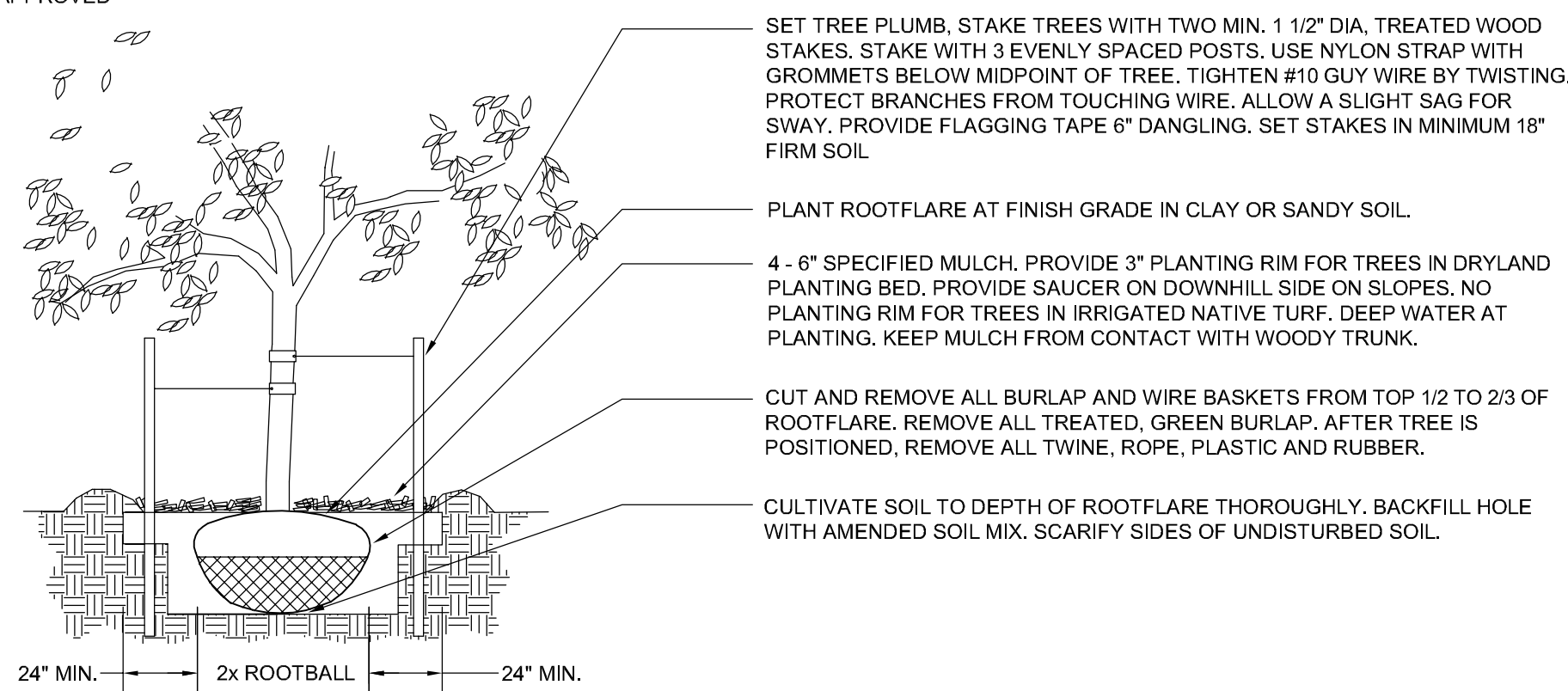
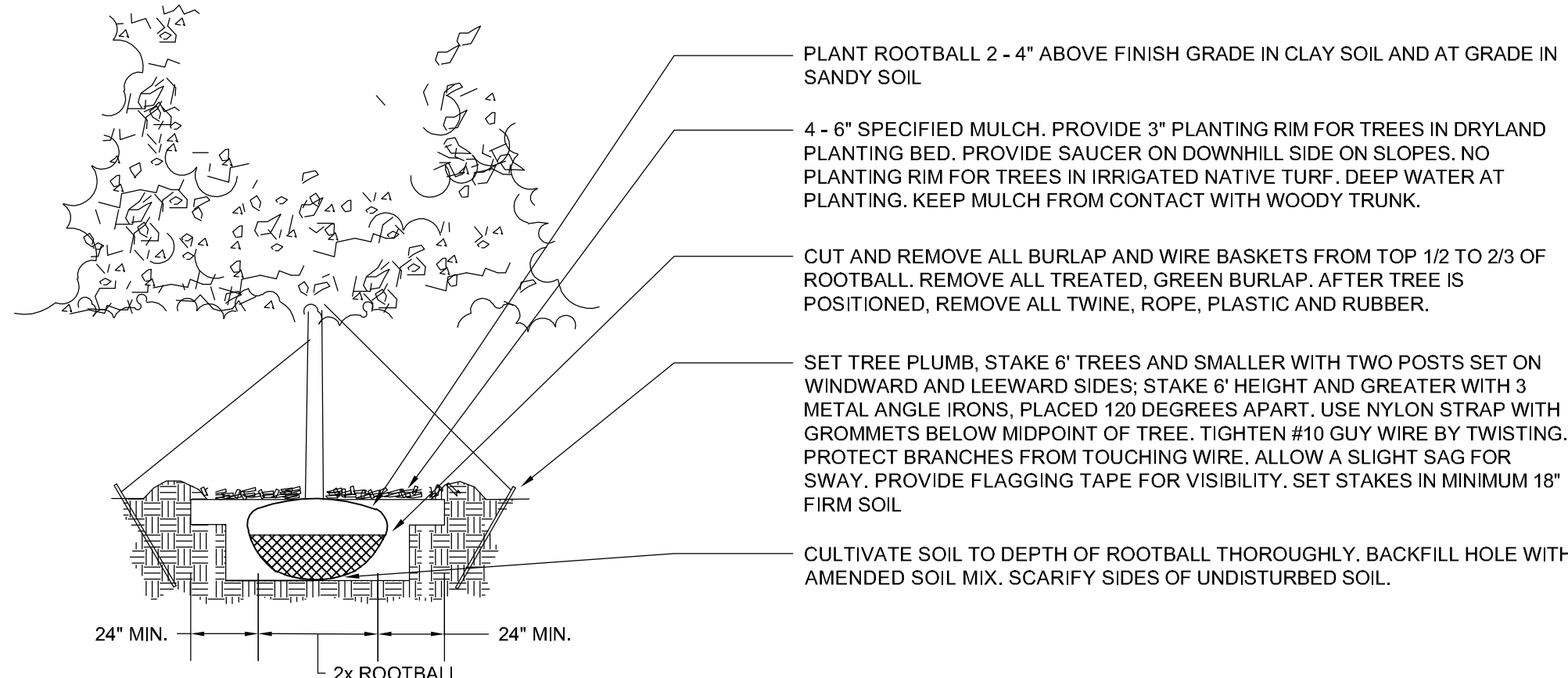


- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
  - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED



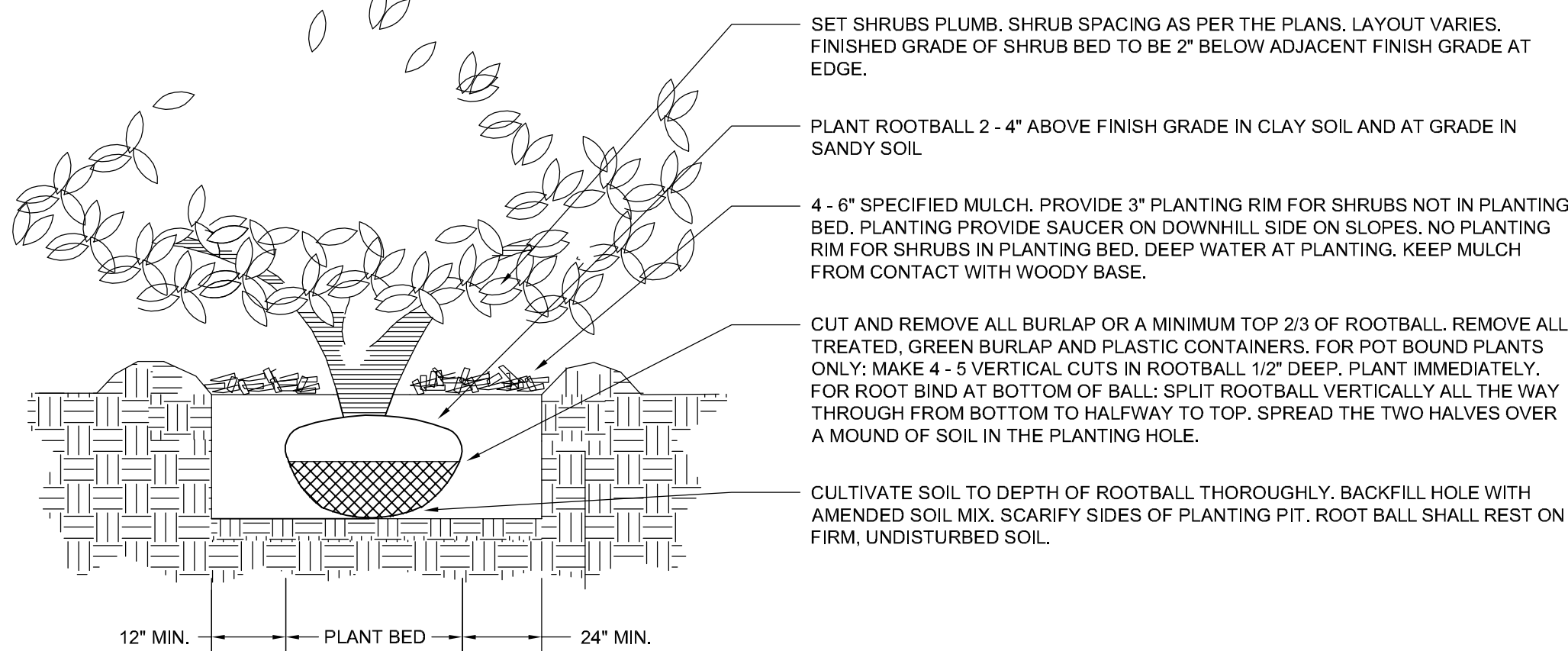
a  
2-8 DECIDUOUS TREE PLANTING DETAIL  
N.T.S.

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

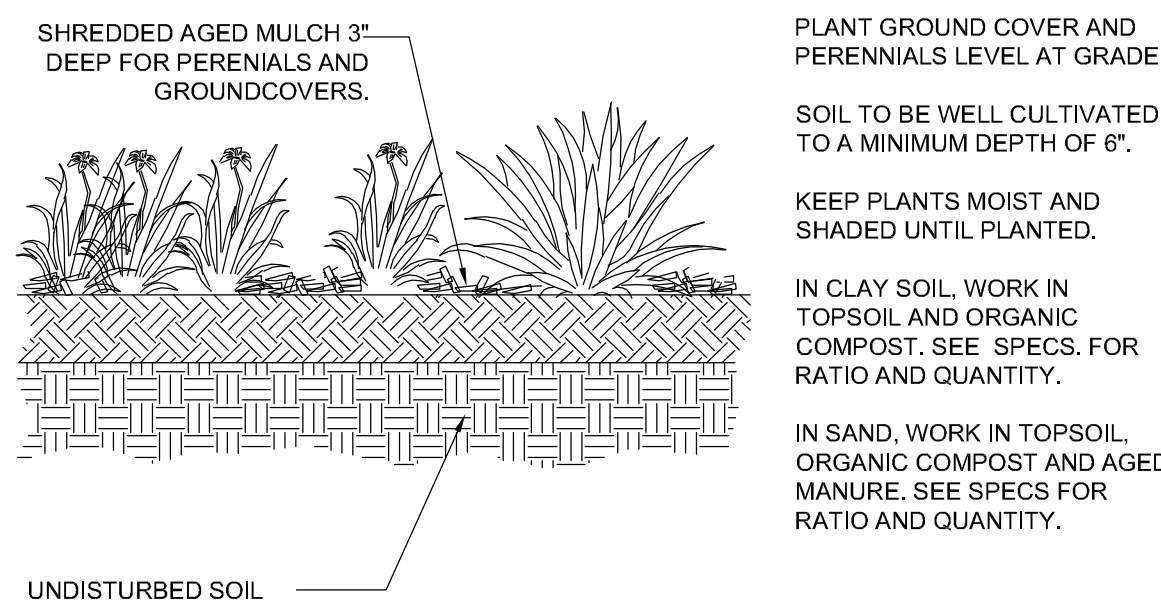


b  
2-8 EVERGREEN TREE PLANTING DETAIL  
N.T.S.

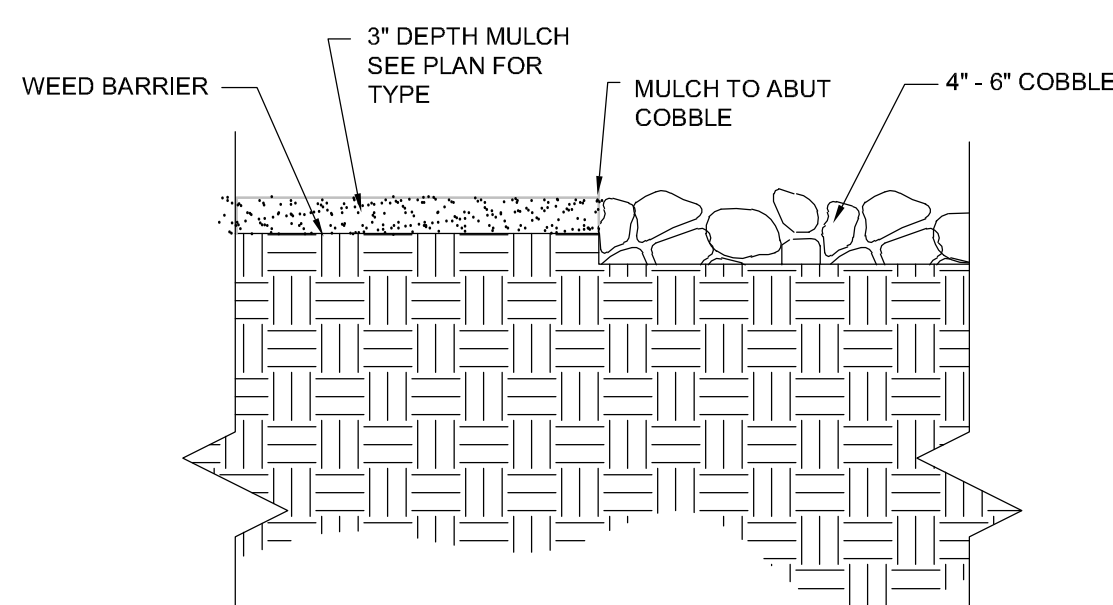
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



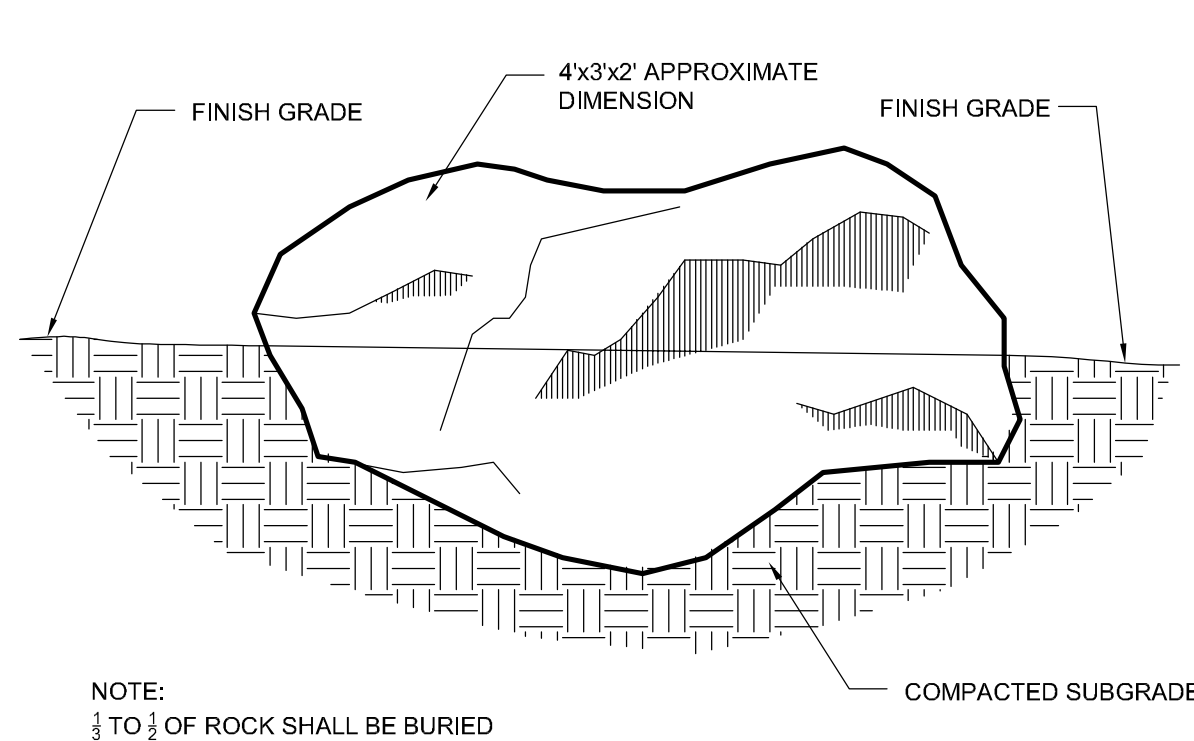
c  
2-8 SHRUB PLANTING DETAIL  
N.T.S.



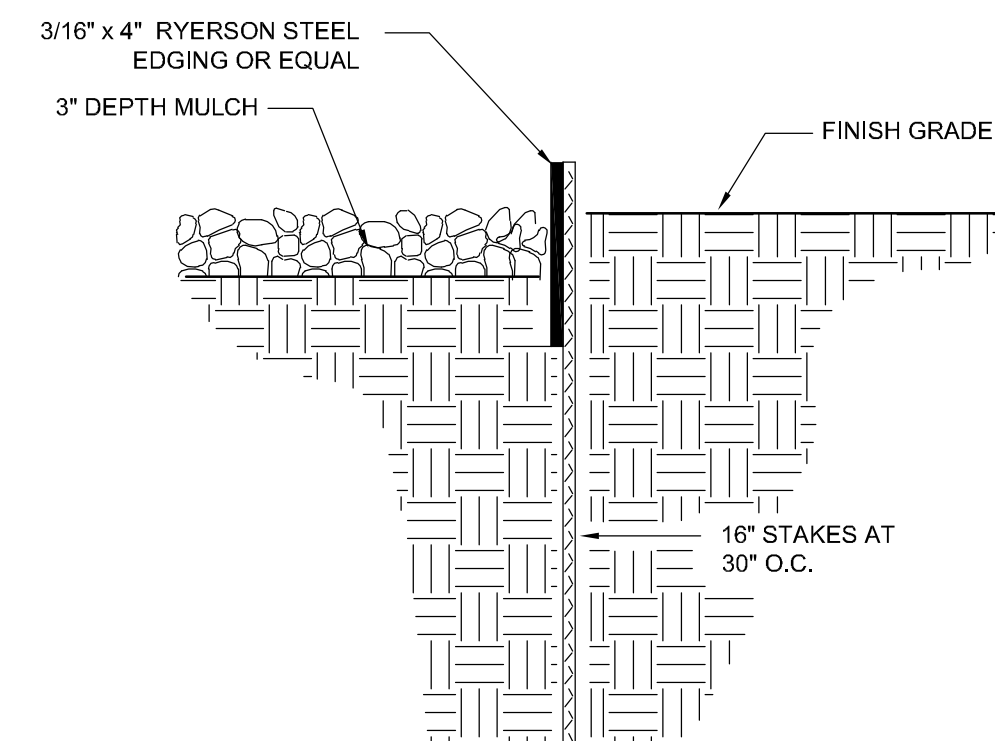
d  
2-8 PERENNIAL/GROUND COVER PLANTING DETAIL  
N.T.S.



f  
2-8 COBBLE @ MULCH  
N.T.S.



h  
2-8 LANDSCAPE BOULDER  
N.T.S.



e  
2-8 STEEL EDGE DETAIL  
N.T.S.

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION" and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
  - 3 cubic yards per 1,000 s.f. of a mixture of aged manure and top soil to increase organic matter.
  - 2.3 lbs per 1,000 s.f. of Sulfur every 4-6 weeks or peat moss(1-3 cy/1000sf) to lower the pH.
  - 3 lbs per 1,000 sf of Nitrate for every 0.1 lb of N apply 1/2 lb urea or 1/2 lb of ammonium sulfate.
  - 3 lbs of P205 per 1,000 sf to increase the Phosphorus
  - 2 lbs of K20 per 1,000 sf to increase the Potassium

- RECOMMENDED BACKFILL:
- TRI-MIX III as supplied by C&C Sand
  - To be applied as backfill in planting pits

- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
  - IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
  - ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
  - INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewit or equivalent). Overlap ends 3", turn down edges 6".
  - LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum. Blue grey river rock boulders unless otherwise specified.
  - STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
  - INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
  - AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
  - GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDDED AS REQUIRED.
  - TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

- IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN WITH APPLICABLE SUPPORT MATERIAL. SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
- All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valve.
- Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
- The contractor shall adjust all valves and spray nozzles for optimum coverage.
- Backflow preventer should be located in a locked/secured metal enclosure.
- Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 2" dripline(diameter to match root ball). Reference Rainbird standard dripline tree detail.
- All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
- Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
- Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e: MP Rotators).
- All turf, seeded and drip areas should be zoned SEPARATELY.
- All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

SITE DATA	
tax schedule no.:	6136003004
area	84.66 acres
ex use	Vacant
proposed use	Golf course maintenance

OWNER INFO	
company name	PRI #2 LLC
address city/state	6385 Corporate Drive, Suite 200 Colorado Springs CO, 80919
phone no	

PCD city file no: PPR1934



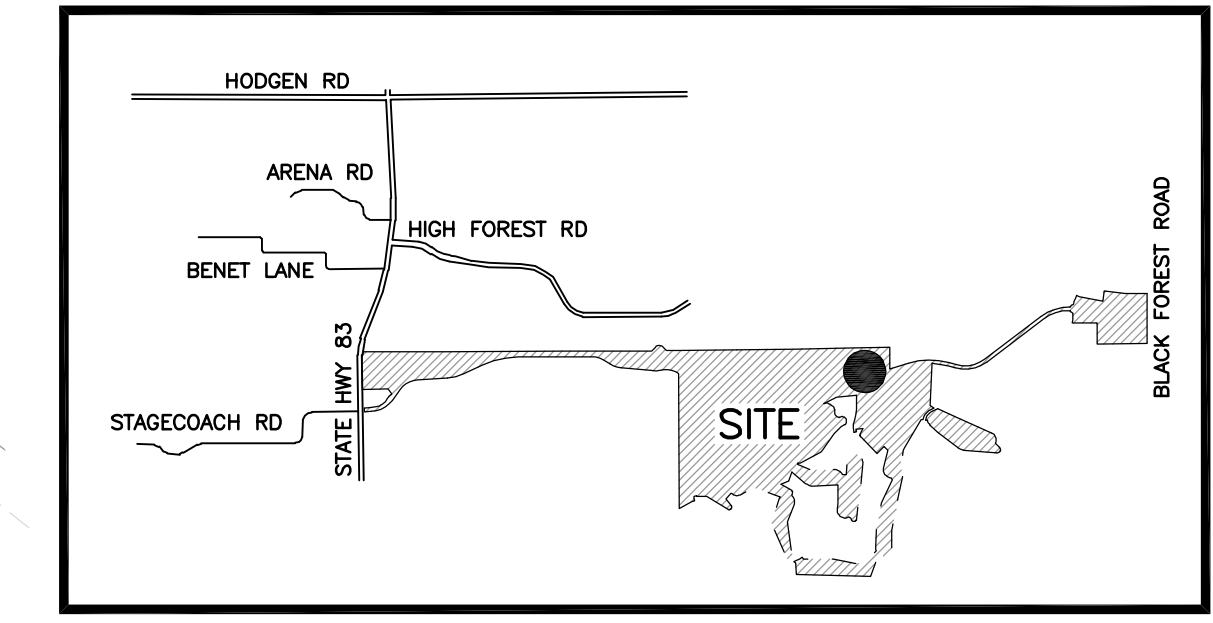
**YOW ARCHITECTS PC**  
ARCHITECTURE & PLANNING  
115 S. Weber Colorado Springs, Colorado 475-8133

Structural	Electrical	Mechanical	Plumbing
------------	------------	------------	----------

**GOLF MAINTENANCE FACILITY**  
5770 & 5772 Old Stagecoach Road  
El Paso County, Colorado

Doc No.	16-110
Directory	Landscape
File	ARCH SITE PLAN 9-13-19
Drawn By	DN
Date	8/19/2019
Revised	

DRAWING NO.  
**2 of 2**  
LANDSCAPE DETAILS



OLD STAGECOACH ROAD  
RURAL MINOR COLLECTOR  
80' PUBLIC ROW

D=9°06'15"  
L=562.50'

TRACT L FLYING HORSE  
NORTH FILING NO. 1  
RECORDED UNDER RECEPTION NO.  
218714238  
GOLF COURSE  
84.66 ACRES

PUD STREET TREE REQUIREMENT:  
561' : 1 TREE PER 30' = 19 TREES REQUIRED  
19 TREES PROVIDED

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
<b>DECIDUOUS TREES</b>						
HLO	5	Gleditsia triacanthos	Stylian Honeylocust	40' x 30'	2" Caliper	Ball and Burlap
SWO	4	Quercus bicolor	Swamp White Oak	60' x 50'	2" Caliper	Ball and Burlap
CSP	7	Prinos vulgaris	Cleveland Select Pear	35' x 15'	2" Caliper	Ball and Burlap
<b>EVERGREEN TREES</b>						
AUP	12	Pinus nigra	Austrain Pine	50' x 30'	10" Height	Ball and Burlap
<b>DECIDUOUS SHRUBS</b>						
DBB	6	Euonymus alatus	Dwarf Burning Bush	3' x 4'	5 Gallon	Container
RTD	3	Cornus alternifolia	Flowering Dogwood	12' x 12'	5 Gallon	Container
VIB	6	Viburnum lentago	Nannyberry Viburnum	8' x 7'	5 Gallon	Container
<b>EVERGREEN SHRUBS</b>						
JHC	13	Juniperus communis	Armstrong Juniper	4' x 4'	5 Gallon	Container

IRRIGATION SUBMITTAL  
A Final Irrigation Plan application is due at time of the (core and shell) building Permit.

- Submittal Requirements:
- An irrigation plan shall be submitted at the time of building permit application and approved within 180 days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.
  - Upon request by the applicant, an irrigation plan shall be submitted within sixty (60) days subsequent to building permit issuance or approved prior to the installation of any irrigation components and prior to issuance of a certificate of occupancy.
  - In the case of the conversion of vacant land to residential use that does not include the construction of a structure, an irrigation plan shall be submitted and approved concurrent with construction review and approval.
  - The irrigation plan shall graphically and through notes depict a water efficient design consistent with the landscape and grading plans.
  - The irrigation plan shall show and note hydrozones. The hydrozones shall take into account the water demand plants, slopes, microclimates, environmental factors, and water pressure.
  - Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and landscape policy manual.

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL:** All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION" and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS:** All planting areas and turf areas shall be amended as follows:  
- 3 cubic yards per 1000 s.f. of well-composted aged manure or premium compost.  
**RECOMMENDED SOIL AMENDMENT:**  
TRI-MIX III as supplied by C&C Sand  
- To be applied as backfill in planting pits
- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.**
- SEEDED AREAS:** All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
- IRRIGATION:** All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
- INORGANIC MULCH:** The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
- STEEL EDGE:** All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
- INSPECTION AND APPROVAL:** The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.
- Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
- GENERAL AREAS OF DISTURBANCE:** ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.

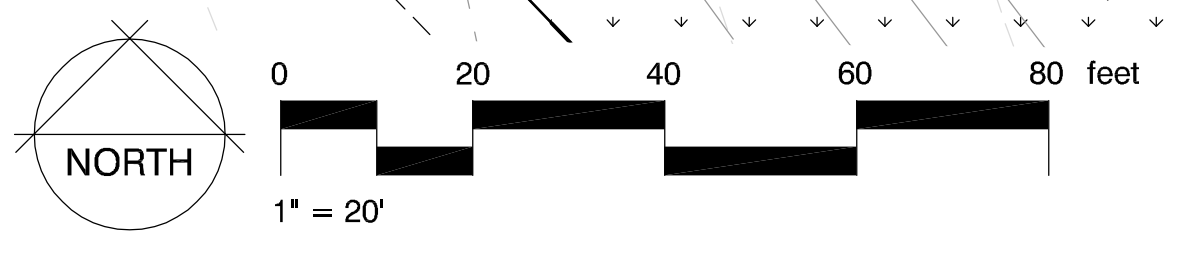
LEGAL DESCRIPTION: TRACT L  
FLYING HORSE NORTH FILING NO. 1  
84.66 ACRES

KEYED NOTES: (not all items labeled, items labeled considered typ.)

- TYPICAL DECIDUOUS TREE PLANTING - see detail a2-2
- TYPICAL EVERGREEN TREE PLANTING - see detail a2-2
- TYPICAL SHRUB PLANTING - see detail a2-2
- TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail a2-2
- LANDSCAPE BOULDER - see detail g2-2
- STEEL EDGE - see detail i2-2
- 2-4" BLUE GREY GRAVEL MULCH
- ORGANIC MULCH
- 4-8" COBBLE
- COMPACTED BREEZE
- TURF LAWN AREA (THERMAL BLUE BLEND) - see landscape notes for required amendments

HATCH LEGEND

	TURF	0 sf
	4-8" COBBLE	14,542 sf
	2-4" COBBLE	0 sf
	NATIVE SEED MIX 15% Western Wheatgrass 15% Big Bluestem 15% Thickspike Wheat Grass 10% Sideoats Grama 15% Little Bluestem 15% Blue Grama 15% Annual Rye Application Rate: Native Grass Mix- 3lbs/1000sqft or 130lbs/ac Application Method: Drill Seed with hydromulch and tackifier	65,853 sf



SITE DATA

tax schedule no.:	6136003004
area	84.66 acres
ex use	Vacant
proposed use	Golf course maintenance
company name	PRI #2 LLC
address city/state	6385 Corporate Drive, Suite 200 Colorado Springs CO, 80919
phone no	PCD city file no: PPR1934

YOW ARCHITECTS PC  
ARCHITECTURE & PLANNING  
115 S. Weber Colorado Springs, Colorado 475-8133

GOLF MAINTENANCE FACILITY  
5770 & 5772 Old Stagecoach Road  
El Paso County, Colorado

Dir No. 18.115  
Directory Landscape  
File ARCH SITE PLAN 9-13-19  
Drawn By DDB  
Date 8/19/2019  
Revised

DRAWING NO.  
1 of 2  
FINAL LANDSCAPE PLAN