

VENETUCCI BOULEVARD
 Ex. 4" Double Yellow Stripe to Remain
 Ex. 6" Solid White Stripe to Remain
 Proposed 6" Solid White Stripe
 Proposed Type "A" C&G
 Proposed 6" Detached Sidewalk
 Proposed Intersection Striping
 Existing Striping to be Removed

Proposed Type "A" C&G
 Proposed 6" Detached Sidewalk
 Prop. Ped Ramp (Both Sides)
 Proposed Retaining Wall
 Proposed Retaining Wall
 25' FRONT BUILDING/LANDSCAPE SETBACK

BUILDING 1
 TYPE 1 - 24 UNITS
 9-1 BR UNITS
 14-2 BR UNITS
 1-3 BR UNITS

BUILDING 2
 TYPE 1 - 24 UNITS
 9-1 BR UNITS
 14-2 BR UNITS
 1-3 BR UNITS

BUILDING 3
 TYPE 1 - 24 UNITS
 9-1 BR UNITS
 14-2 BR UNITS
 1-3 BR UNITS

BUILDING 10
 TYPE 2 - 23 UNITS
 8-1 BR UNITS
 14-2 BR UNITS
 1-3 BR UNITS

BUILDING 9
 TYPE 2 - 23 UNITS
 8-1 BR UNITS
 14-2 BR UNITS
 1-3 BR UNITS

BUILDING 8
 TYPE 2 - 23 UNITS
 8-1 BR UNITS
 14-2 BR UNITS
 1-3 BR UNITS

CLUBHOUSE
 Planting Pots By Owner
 ADA Van (1 Space)
 ADA Ramp, Typ.

Pool Deck
 Pool
 11 Spaces
 9 Spaces
 12 Spaces
 15 Spaces

Storm Water Quality Facility
 3' SIDE BUILDING SETBACK
 EXISTING 25.0' PUBLIC UTILITY ESM. BK 1625 PAGE 154
 NO PARKING FIRE LANE SIGN OR PAINTED CURB (TYP.)

Waste/Recycling Enclosure
 7 Spaces
 8 Spaces
 6 Spaces
 10 Spaces
 10 Spaces
 6 Spaces
 7 Spaces
 8 Carport Spaces
 15 Spaces
 8 Carport Spaces
 7 Spaces

15' REAR BUILDING SETBACK
 S 85° 23' 32" E 130.44'
 N 41° 59' 53" W 176.53'
 S 84° 0' 11" E 143.69'

LEGEND:
 6" Steel Rolled-Top Edging

GROUND COVER SCHEDULE

GROUND COVER	QTY	DESCRIPTION	NOTES	IRRIGATION
	71,637 sf	3/4 River Rock	Compacted	TREE/SHRUB/GRASSES/PERENNIALS DRIP TO SPECIFICATIONS
	117,684 sf	Low Grow Mix	SEED	SPRAY/ROTATOR & TREES WITHIN WILL BE DRIPED
	46,866 sf	Rhynchospora Tall Fescue	SOD	SPRAY/ROTATOR

EXISTING LANDSCAPE TO REMAIN - DISTURBED AREAS TO BE RESEED

MATCHLINE SHEET 4
MATCHLINE SHEET 5

Benavidez



WESTWORKS[®]
ENGINEERING

1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

COUNTY FILE NO. PPR-11-001 - ADMINISTRATIVE SITE DEVELOPMENT PLAN

Eldorado Springs at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - LANDSCAPE PLAN

N42° 15' 07" W
13.26'



DATE:	06.28.2019
DRAWN BY:	RLB
CHECKED BY:	KAW
REVISION:	
NO. DATE	BY

SDP5

SHEET 5 OF 16
C PROJECT # 19-020

COUNTY FILE NO. PPR-11-001 - ADMINISTRATIVE SITE DEVELOPMENT PLAN

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JUNE, 2019

1. Contractor shall provide all labor, materials, tools and service necessary to furnish and install all work specified and as shown on these plans.
2. Existing tree stumps on site shall be grinded and removed unless otherwise noted. When existing trees are to be removed from the site, tree stumps shall be grinded and removed.
3. Contractor shall verify final boundaries for the tree protection zone (TPZ) with Forestry staff prior to commencement of construction/demolition activities.
4. Landscape plan is intended for county Administrative Site Development Plans purposes only and not intended for construction.

1. Cultivate the subsoil on all planting beds, sod and seed areas per the landscape detail provided.
2. The tilling of planting beds and placement of backfill is to occur just prior to planting; thereafter, protection from compaction and construction traffic shall be provided.
3. All plant materials shall have backfill carefully placed around the base and sides of ball to two-thirds (2/3) depth of the ball, then thoroughly soak with water to allow settlement. All wire burlap fasteners and loose burlap around base of trunk shall be removed at this time. Remainder of the pit shall then be backfilled, allowing for depth of mulch, saucer and settlement of backfill. Backfill shall then be thoroughly watered again.
4. All shrubs and trees shall be planted a minimum of 12" inside of all edging and away from walls and other permanent structures.
5. All plants are approximate; adjust locations prior to installing plant material as necessary to avoid conflicts with unforeseen elements missing from the landscape drawing or elements added during construction.
6. Quantities of materials shown on the planting plan take precedence over quantities shown on the Plant Schedule. Landscape Contractor shall be responsible for verifying all quantities on the planting plan. Report any discrepancies in the planting plan immediately to the Owner's Representative.
7. Plants are to be sized as shown per plants on the Plant Schedule.
8. For conditions where trees are located within 8' of pavement or utilities, use century root barrier, or equal substitute, along the perimeter of the pavement or utility.
























1. An even layer placed of gravel mulch, cobble mulch, or breeze shall be placed on all areas designated to receive the specified mulch. Minimum depths shall be achieved in accordance to the schedule by the type of mulch. Weed barrier fabric shall be completely covered and pinned.
2. Weed barrier shall be a woven, porous mat as manufactured by American Excelsior Polypulps XL, Dupont Type Style 3341 or Mirafi "Miracape". The weed barrier shall be installed per manufacturer's recommendations.
3. The 1/2" x 16" x 16" stone edging shall be used to separate all planting beds from turfgrass. All edging shall be installed flush with grade. Avoid broken back curves and long tangents between curves. Obtain Owner's Representative approval prior to installation.

1. The Contractor shall provide all water, watering devices and labor needed to irrigate plant materials until provisional acceptance of the project. The Contractor shall supply enough water to maintain the plant's healthy condition.
2. Contractor to remove tree stakes, tree wrap, and all dead wood on trees and shrubs one year after the commencement of the planting installation.
3. At the completion of planting operations, all plants shall be inspected by the owner and owner's representative. Contractor shall replace immediately any plants not in healthy and vigorous condition at that time at no expense to the owner. Any plants not in healthy condition during the One-Year Warranty Period shall be replaced as per the original specifications, free of charge to the Owner.
4. Remove 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 conditions at all times.
5. Contractor to apply fertilizer in Spring and again in Late September. Water thoroughly after application of fertilizers. All seeded and soddied areas to have recommended fertilizer applications; Added 2-3 weeks after seeding emergence; once in Mid- to late-June; In early- to mid-August; and once in Late September. Seeded and Soddied areas are also to receive 0.5 lbs of elemental sulfur (or equivalent material) per 1,000 sq. ft. applied in late September. Water thoroughly after application of fertilizers.

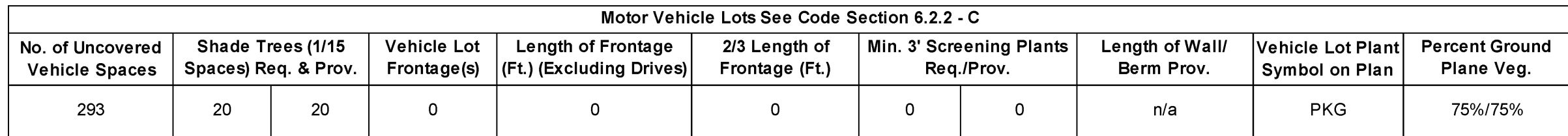
1. The shown utility locations are approximate. Contractor shall locate all utilities before work. Locate exact utility locations by contacting "CALL BEFORE YOU DIG" at (800) 922-9887. The Contractor is responsible for the repair of any damage caused to utilities.
2. Contractor shall send soil samples (two of each from different parts of the site) for all areas of turfgrass (each type, i.e. Bluegrasses, Buffalograss, Blue Gramma, Low Grow, etc.), low water use plants, beds, and medium/high water use planting beds to the Colorado State University Soil Testing Lab (Application found at www.soiltestinglab.colostate.edu) for input on soil amendments and fertilizers. Till and amend soils at a depth of 4" deep per CSU recommendations.
3. Contractor is responsible for maintaining existing erosion control measures as per El Paso's County specifications during the duration of work on-site.
4. All existing top soil is to be stripped and stockpiled for use in the proposed landscape. All stockpiled soil must be clear of weeds, rocks, and debris before reapplication. All bermed planting beds to be created with imported topsoil. See Civil Engineering drawings for location of all berms.
5. Contractor shall provide 4" of topsoil at all sod and planting areas. Grade shall be adjusted for sod thickness. Landscape Contractor shall perform all finish grading.
6. The Finish Grades, See Civil Engineering Construction Drawings, shall provide positive drainage away from Walls and Buildings. All landscape areas shall have a minimum of 2% slope. For Proposed Site Grading, See Grading Plan.

1. Contractor is to provide verification that all sod is of the species shown on this plan. No substitutions will be allowed. Sod to be laid with tight staggered edges and be rolled after installation.
2. Fine grade sod and seed areas to eliminate irregularities on the surface. Roll or perform additional fine grading.
3. Roll sod after installation to insure roots are in contact with the soil surface. Immediately begin watering of sodded areas.

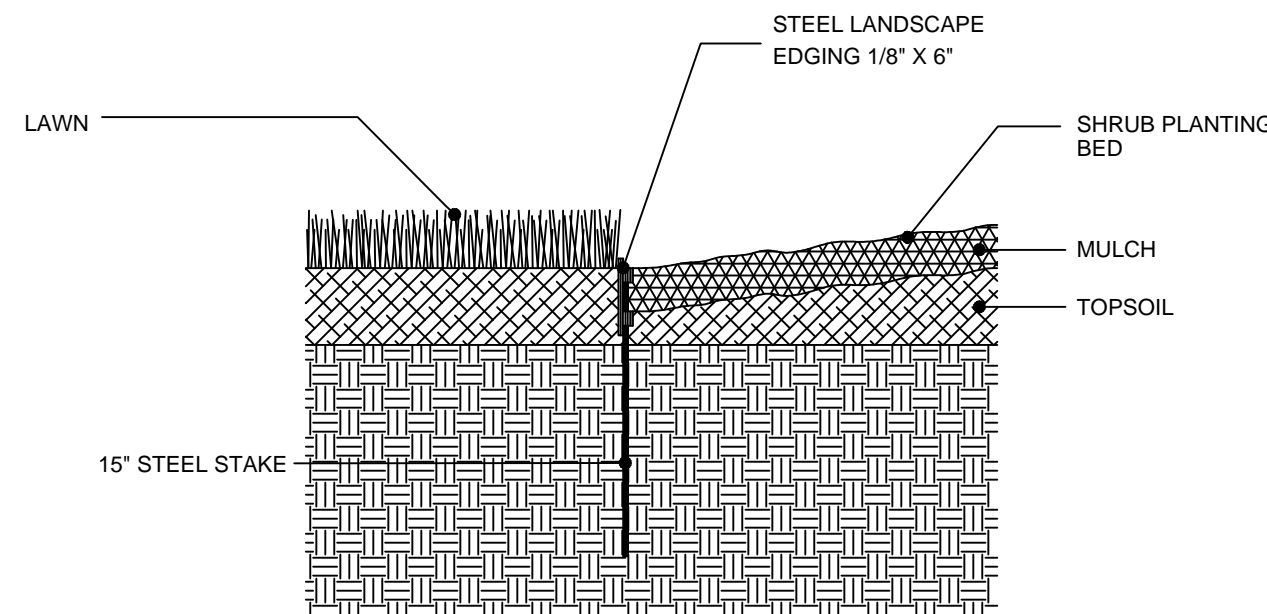
1. All landscape areas shall be irrigated with an underground automatic irrigation system.
2. Trees and shrubs shall be irrigated by a separate zone from sod/grass areas.
3. All trees within Native Grass Areas will be irrigated on a separate Drip Emitter zone.
4. All tree and shrubs shall be irrigated with the appropriate drip emitter size specified within the schedule.
5. The Irrigation system shall have a rain sensor shutoff installed.
6. Final layout design of irrigation system and equipment specifications shall be determined by contractor.

PLANT SPECIES 50						
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRIGATION	
	Acr 22	Acer glabrum / Compact / Spotted Japanese Maple	5	12' X 12' H	Dx2	
	Bla 8	Betula thurbergii / Atropurpurea / Red leaf Japanese Betula	5	6' X 6' H	Dx2	
	Cot 8	Cornus stolonacea / sauti / sauti Dogwood	5	7' X 5' H	Dx2	
	Eac 21	Eunymia alata / Compact / Compact Burning Bush	5	10' X 10' H	Dx2	
	Eco 77	Eunymia fortunei / Cobolus / Cobolus Purple Wintercreeper	5	4' X 18' H	Dx2	
	Fuc 47	Fragaria alba / Cultivars / Ice Hedge Euclyptus	5	4' X 12' H	Dx2	
	Haa 12	Hydrangea arborescens / Annabelle / Annabelle smooth-hydrangeas	5	6' X 5' H	Dx2	
	Hag 9	Hydrangea paniculata / Peebles Improved / Panicle Hydrangeas	5	6' X 8' H	Dx2	
	Jci 13	Juniperus chinensis / Spemann / Spemann Juniper	5	6' X 15' H	Dx2	
	Jju 7	Juniperus horizontalis / Ice Blue / Ice Blue Blue Juniper	5	5' X 4' H	Dx2	
	Jsu 27	Juniperus sibirica / Buffalo / Buffalo Juniper	5	5' X 18' H	Dx2	
	Jza 51	Juniperus scopulorum / Blue Arrow / Blue Arrow Juniper	5	4' X 15' H	Dx2	
	Lvi 83	Ligustrum vulgare / Lodense / Lodense Privet	5	4' X 3' H	Dx2	
	Lyc 35	Lonicera xylotum / Clover / Clover's Dwarf Honeyflower	5	6' X 6' H	Dx2	
	Pms 151	Philadelphus / Minnesota Snowflake / Minnesota Snowflake Hedgehog	5	5' X 3' H	Dx2	
	Pbe 73	Philadelphus / terminalis / Belle Blanche / Moss Green	5	4' X 6' H	Dx2	
	Pga 19	Potentilla fruticosa / Gold Drop / Gold Drop Potentilla	5	5' X 3' H	Dx2	
	Pte 71	Potentilla fruticosa / Jackson's / Jackson's Potentilla	5	4' X 4' H	Dx2	
	Pch 19	Prunus x cistena / Purple Leaf Sand Cherry	5	8' X 8' H	Dx2	
	Rcp 56	Rhododendron carolinianum / Gleditsia / Rhododendron P.J.M.	5	4' X 4' H	Dx2	
	Rgi 61	Rosa americana / Low / Gleditsia / Low Fragrant Rose	5	8' X 2' H	Dx2	
	Rgc 20	Ribes cereum / Golden Currant	5	8' X 12' H	Dx2	
	Rri 46	Rosa rugosa / Rugosa Rose	5	6' X 6' H	Dx2	
	Sbr 22	Spiraea bellifolia / Tor / Iceberg Spiraea	5	5' X 3' H	Dx2	
	Srn 39	Syringa pubescens / Miss Kim / Miss Kim Korean Lilac	5	7' X 9' H	Dx2	
	Sci 33	Syringa x chinensis / Chinese Lilac	5	10' X 12' H	Dx2	
	Vlc 39	Viburnum lidaum / Compact / Compact American Cranberry Viburnum	5	5' X 5' H	Dx2	
	Wv 38	Wegelia indica / Variegated / Variegated Weigelia	5	6' X 6' H	Dx2	
	Yps 18	Yucca glauca / Spaweed	5	4' X 4' H	Dx2	

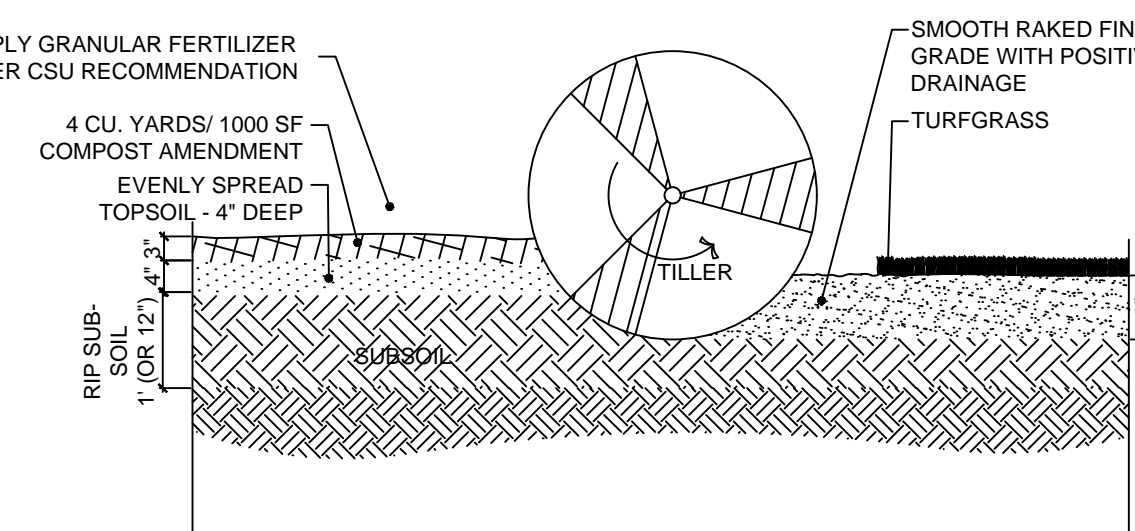
GROUND COVER SCHEDULE				
GROUND COVERS	QTY	DESCRIPTION	NOTES	IRRIGATION
	71,637 sf	3/4 River Rock	Compacted	TREE/SHRUB/GRASSES/ PERENNIALS DRIP TO SPECIFICATIONS
	117,684 sf	Low Grow Mix	SEED	SPRAY/ROTOR & TREES WITHIN WILL BE DRIPED
	46,866 sf	Rhizomatous Tall Fescue	SOD	SPRAY/ROTOR



Internal Landscaping See Code Section 6.2.2 - E							
Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Required/Provided	Internal Trees (1/500 SF) Req./Prov.	Shrub Substitutes Req./Prov.	Internal Plant Symbol on Plan	Percent Ground Plane Veg.	
673396	15%	101009 236187	202 101	1010 1157	ILS	50%/50%	



Steel Rolled-Top Edging Detail: NTS

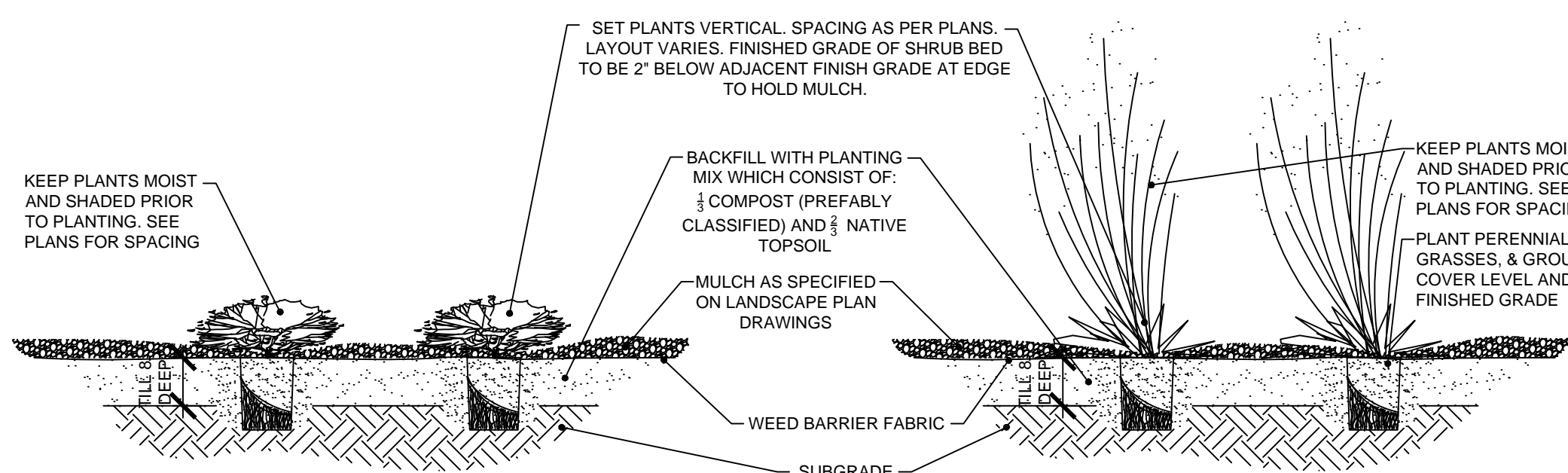


NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND OTHER FOREIGN MATERIALS.
2. PROVIDE SOILS TEST AND RESULTS FROM COLORADO STATE UNIVERSITY LAB. SOIL AMENDMENT SHALL BE PROVIDED PER RECOMMENDATION FROM COLORADO STATE UNIVERSITY. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 30 DAYS OF SOIL FERTILIZING.
3. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
4. COMPOST TO CONSIST OF 1-YEAR OLD PLANT-BASED ORGANIC MATERIAL.
5. EXISTING MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
6. FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE.
7. LAWN WITHIN THE BOUNDARIES OF EXISTING TREE DRIPLINES SHALL NOT BE ROTOTILLED AT ANY TIME. ROTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINES WHERE CONCRETE AND HARDSCAPE ARE REMOVED.

NOTES:

1. NOTES 1-5 FROM PLANT SOIL PREPARATION DETAIL APPLY.
2. FINISH GRADE FOR ALL SOD AREAS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE OF THE WALK/CURB.



SHRUB, GRASS & PERENNIAL NOTES:

- 3.4. *SPECIFIED ORGANIC MULCH SHOULD BE PROVIDED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
2. ALL PLANTS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS, WHERE APPLICABLE.
3. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
4. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
5. THE FINISH GRASS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
6. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

7. SCARIFY SURFACE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
8. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
9. REMOVE ALL PACKAGING MATERIAL.
10. FOR POT BOUND PLANTS ONLY; MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
11. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

A3 6 Soil Preparation-Plantings

-Turfgrass (Sod) Scale 1/2" = 1'-0"

Shrub Detail: Scale 1/2" = 1'-0"

Grass/Perennial Detail: Scale 1/2" = 1'-0"



Eldorado Springs

ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

DATE: 06.28.2015
DRAWN BY: RLB
CHECKED BY: KAW
REVISION:
NO. DATE BY

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LANDSCAPE
NOTES &
DETAILS
SDP6
SHEET 6 OF 16
ALC PROJECT # 19-020

COUNTY FILE NO. PPR-11-001 - ADMINISTRATIVE SITE DEVELOPMENT PLAN