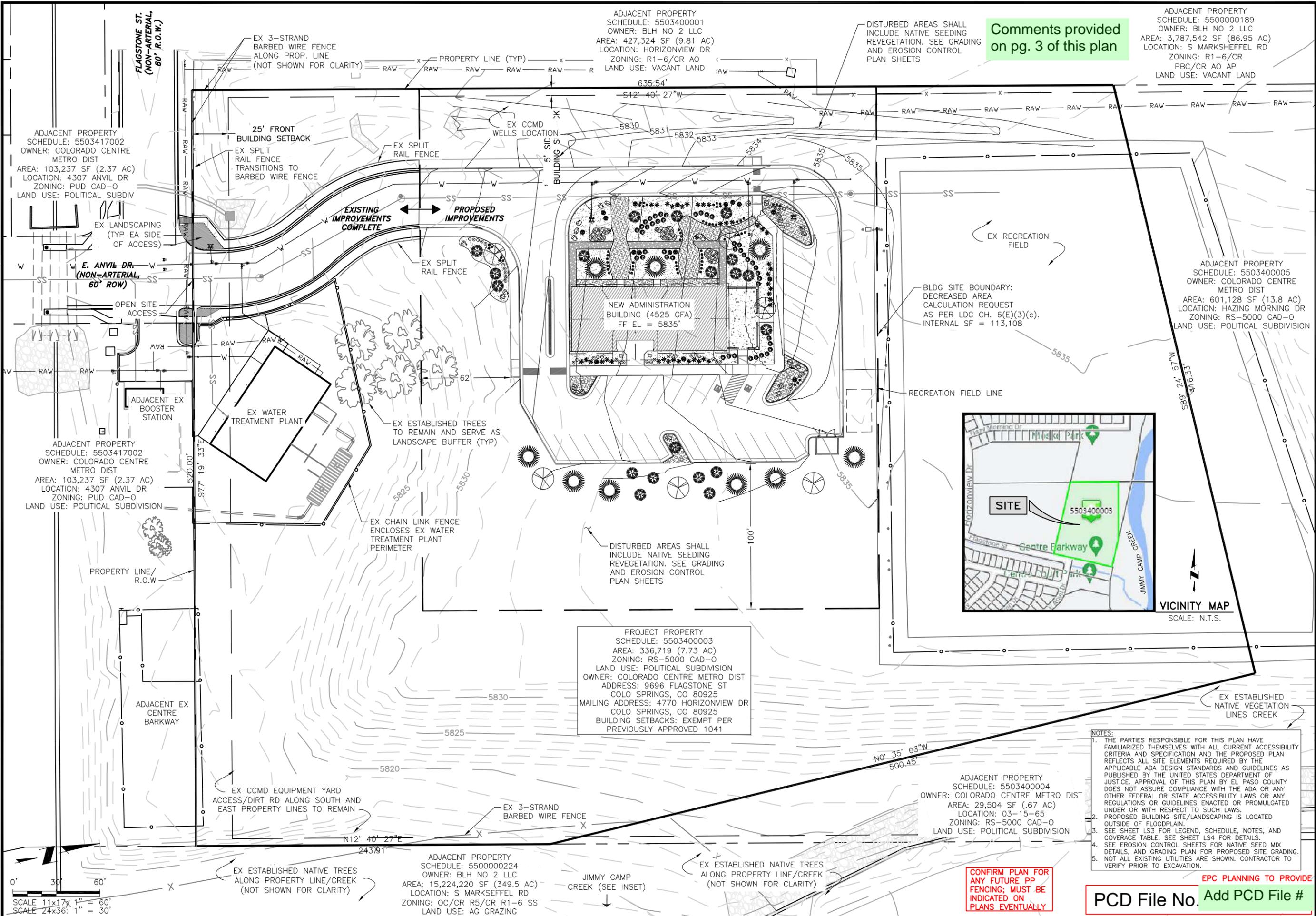


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Comments provided on pg. 3 of this plan

ADJACENT PROPERTY  
SCHEDULE: 5503400001  
OWNER: BLH NO 2 LLC  
AREA: 427,324 SF (9.81 AC)  
LOCATION: HORIZONVIEW DR  
ZONING: R1-6/CR AO  
LAND USE: VACANT LAND

ADJACENT PROPERTY  
SCHEDULE: 5500000189  
OWNER: BLH NO 2 LLC  
AREA: 3,787,542 SF (86.95 AC)  
LOCATION: S MARKSHEFFEL RD  
ZONING: R1-6/CR  
PBC/CR AO AP  
LAND USE: VACANT LAND

ADJACENT PROPERTY  
SCHEDULE: 5503417002  
OWNER: COLORADO CENTRE METRO DIST  
AREA: 103,237 SF (2.37 AC)  
LOCATION: 4307 ANVIL DR  
ZONING: PUD CAD-0  
LAND USE: POLITICAL SUBDIV

ADJACENT PROPERTY  
SCHEDULE: 5503417002  
OWNER: COLORADO CENTRE METRO DIST  
AREA: 103,237 SF (2.37 AC)  
LOCATION: 4307 ANVIL DR  
ZONING: PUD CAD-0  
LAND USE: POLITICAL SUBDIVISION

PROJECT PROPERTY  
SCHEDULE: 5503400003  
AREA: 336,719 (7.73 AC)  
ZONING: RS-5000 CAD-0  
LAND USE: POLITICAL SUBDIVISION  
OWNER: COLORADO CENTRE METRO DIST  
ADDRESS: 9696 FLAGSTONE ST  
COLO SPRINGS, CO 80925  
MAILING ADDRESS: 4770 HORIZONVIEW DR  
COLO SPRINGS, CO 80925  
BUILDING SETBACKS: EXEMPT PER PREVIOUSLY APPROVED 1041

ADJACENT PROPERTY  
SCHEDULE: 5503400004  
OWNER: COLORADO CENTRE METRO DIST  
AREA: 29,504 SF (.67 AC)  
LOCATION: 03-15-65  
ZONING: RS-5000 CAD-0  
LAND USE: POLITICAL SUBDIVISION

ADJACENT PROPERTY  
SCHEDULE: 5500000224  
OWNER: BLH NO 2 LLC  
AREA: 15,224,220 SF (349.5 AC)  
LOCATION: S MARKSHEFFEL RD  
ZONING: OC/CR R5/CR R1-6 SS  
LAND USE: AG GRAZING

CONFIRM PLAN FOR ANY FUTURE PP FENCING; MUST BE INDICATED ON PLANS EVENTUALLY

- NOTES:
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
  2. PROPOSED BUILDING SITE/LANDSCAPING IS LOCATED OUTSIDE OF FLOODPLAIN.
  3. SEE SHEET LS3 FOR LEGEND, SCHEDULE, NOTES, AND COVERAGE TABLE. SEE SHEET LS4 FOR DETAILS.
  4. SEE EROSION CONTROL SHEETS FOR NATIVE SEED MIX DETAILS, AND GRADING PLAN FOR PROPOSED SITE GRADING.
  5. NOT ALL EXISTING UTILITIES ARE SHOWN. CONTRACTOR TO VERIFY PRIOR TO EXCAVATION.

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5540 TECH CENTER DR., SUITE 100  
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(719) 227-0072

COLORADO CENTRE METROPOLITAN DISTRICT  
ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN  
OVERALL ALTERNATE LANDSCAPE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
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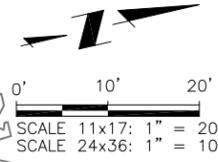
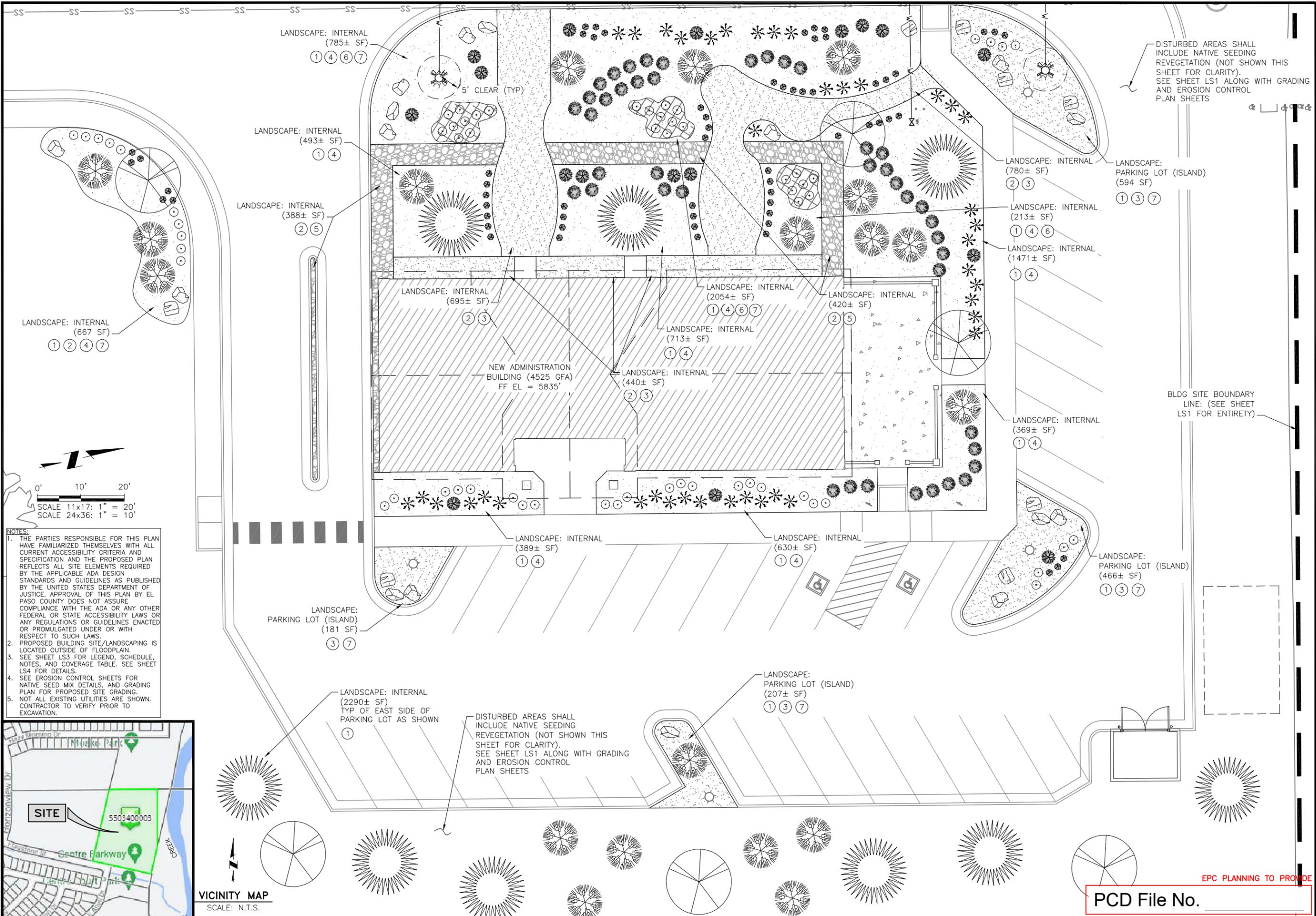
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Project No.: 247.07  
Date: 08/16/21  
Design: GGM  
Drawn: GGM  
Check: RMM

PCD File No. Add PCD File #

LS1 SHEET ---OF

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- NOTES:**
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
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  5. NOT ALL EXISTING UTILITIES ARE SHOWN. CONTRACTOR TO VERIFY PRIOR TO EXCAVATION.



DISBURBED AREAS SHALL INCLUDE NATIVE SEEDING REVEGETATION (NOT SHOWN THIS SHEET FOR CLARITY). SEE SHEET LS1 ALONG WITH GRADING AND EROSION CONTROL PLAN SHEETS

DISBURBED AREAS SHALL INCLUDE NATIVE SEEDING REVEGETATION (NOT SHOWN THIS SHEET FOR CLARITY). SEE SHEET LS1 ALONG WITH GRADING AND EROSION CONTROL PLAN SHEETS

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**COLORADO CENTRE METROPOLITAN DISTRICT**  
ADMINISTRATIVE BUILDING – SITE DEVELOPMENT PLAN  
ALTERNATE LANDSCAPE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
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PRELIMINARY

Project No.: 247.07  
Date: 08/16/21  
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Drawn: GGM  
Check: RMM

PCD File No. \_\_\_\_\_

LS2  
SHEET --- OF ---

**LEGEND**

	EX PROPERTY LINE		5900		CONTOURS-MAJOR
	EX RIGHT-OF-WAY				CONTOURS-MINOR
	EX BARBED WIRE FENCE				EROSION CONTROL SILT FENCE (INITIAL)
	EX SPLIT RAIL FENCE				VEHICLE TRACKING PAD (INITIAL)
	EX CHAIN LINK FENCE				STAGING AREA (INITIAL)
	EX CONTOURS-MAJOR				CONCRETE WASHOUT (INITIAL)
	EX CONTOURS-MINOR				RIPRAP (FINAL)
	EX FIRE HYDRANT				PRE-DEVELOPED FLOW DIRECTION
	EX WATER LINE				DEVELOPED FLOW DIRECTION
	EX SANITARY SEWER LINE				CHECK DAM
	EX RAW WATER LINE				
	EX VEGETATION (SIZE VARIES)				
	PARKING LOT ISLAND LIGHT POLE				

**LANDSCAPING 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 WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER 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. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
  - SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED. SITE-SPECIFIC LANDSCAPING SHALL AT A MINIMUM, INCLUDE REVEGETATION OF DISTURBED AREAS WITH MATERIALS INDIGENOUS TO THE SITE OR OTHERWISE ADAPTABLE.
  - SOIL AMENDMENTS:** CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:
    - ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
    - ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
    - 3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
    - ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
  - SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
  - IRRIGATION:** OWNER TO IRRIGATE FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
  - INORGANIC MULCH AND FABRIC:** ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES (SEE DRAWING DETAILS). HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK/MULCH BASES.
  - STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
  - APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - FINAL TREE AND SHRUB LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ANY ASSOCIATED FINAL EASEMENTS LOCATIONS.
  - COMPLIANCE WITH PLANS:** THE COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN AND SHALL INCLUDE THE QUANTITIES, LOCATIONS, SPECIES AND SIZES OF PLANTS AND OTHER LANDSCAPE MATERIALS AS REPRESENTED ON THE APPROVED LANDSCAPE PLAN. SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.
  - MAINTENANCE:**
    - THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
    - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED, OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCD DIRECTOR.
    - MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.
- \* BY APPROVING THIS PLAN, THE DIRECTOR IS APPROVING AN ALTERNATE LANDSCAPING DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS (AS DESCRIBED IN THE LETTER OF INTENT), AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.

<b>ALTERNATE LANDSCAPING COVERAGES:</b>	
SITE AREA (REDUCED BOUNDARY)	113,108
<b>ROADWAY FRONTAGE</b>	
FLAGSTONE ST. NON-ARTERIAL	N/A (SEE ALT. LANDSCAPE REQUEST)
<b>PARKING LOT</b>	
ISLAND QUANTITY PER 15 SPACES REQUIRED/PROVIDED	2/6
<b>BUFFER &amp; SCREEN AREAS (PROPERTY LINES)</b>	N/A (SEE ALT. LANDSCAPE REQUEST)
<b>INTERNAL</b>	
% MINIMUM INTERNAL AREA REQUIRED	5
INTERNAL AREA (REDUCED) REQUIRED/PROVIDED (PLANTINGS)	5655/6003
INTERNAL AREA (REDUCED) REQUIRED/PROVIDED (PLANTINGS & HARDSCAPE)	5655/10507
MINIMUM QUANTITY OF TREES REQUIRED/PROVIDED	11/34
<b>LIVE GROUND COVER WITHIN APPLICABLE REQ. LANDSCAPE AREAS</b>	
% GROUND COVER REQUIRED/PROVIDED (INCL. SEED MIX)	75/100+
<b>OTHER</b>	
ZONING DISTRICT BOUNDARY TREES	N/A (SEE ALT. LANDSCAPE REQUEST)
LANDSCAPING BETWEEN LOT AND CURB	N/A (SEE ALT. LANDSCAPE REQUEST)
<b>MISCELLANEOUS</b>	
% GROUND COVER REQUIRED/PROVIDED (ABOVE OVER-RIDES)	50/100+

For the landscape requirements you are proposing to modify, you still need to explain what the requirement is and what you are providing.

I have counted 4 parking lot islands/fingers

Parking lot screening has not been provided per LDC Sec. 6.2.2(C)(5)

Please ensure your request meets the criteria of LDC Sec. 6.2.2(A)(4): This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section.

LANDSCAPE SCHEDULE - XERIC/LOW WATER VEGETATION						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
	GRASS					
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	61	2'-0" x 1'-6"	#3 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE MARCH
	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED	63	4'/6'-0" x 2'-0"	#5 CONT.	CUT CLUMPS OF GRASS NEAR THE GROUND LATE WINTER PRIOR TO NEW SHOOTS APPEARING
	SHRUB					
	RHUS TRILOBATA	SKUNKBUSH SUMAC	17	4'-0" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE WINTER
	POTENTILLA FRUTICOSA	GOLDSTAR POTENTILLA	40	2'-6" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING EARLY SPRING
	GROUND COVER					
	RHUS TRILOBATA (R.AROMATICA "GRO-LOW")	GROW-LOW FRAGRANT SUMAC	43	4'-0" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING EARLY SPRING
	EVERGREEN TREE					
	PINUS EDULIS	PINON PINE	9	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	19	15'-0" x 8'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING
	DECIDUOUS ORNAMENTAL TREE					
	ROBINIA NEOMEXICANA	NEW MEXICO LOCUST	6	15'/25'-0" x 10'/15'-0"	1" CAL	MUST ARRIVE BALLED AND BURLAPPED. CALIPER SHALL BE MEASURED 6" ABOVE GROUND

LANDSCAPE SCHEDULE - HARDSCAPE/MULCH	
	3/8" GRAVEL MULCH: WASHED RIVER ROCK OR APPROVED EQUAL
	BREEZE/MINUS MULCH: PIONEER GRANITE OR APPROVED EQUAL
	DECORATIVE ROCK MULCH: 3/4" - 1-1/2" MIX PIONEER GRANITE OR APPROVED EQUAL
	SHREDDED WOOD MULCH: BROWN
	DECORATIVE ROCK BOULDERS: PIONEER GRAY GRANITE OR APPROVED EQUAL

- TYP PLANTING. REF: SHEET LS4
- STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED AND MULCH AREAS (GRAVEL, BREEZE, ROCK, WOOD). REF: DETAIL F/LS4
- GRAVEL MULCH @ 4" DEPTH MIN
- BREEZE/MINUS MULCH @ 4" DEPTH MIN
- DECORATIVE ROCK MULCH @ 4" DEPTH MIN
- SHREDDED WOOD MULCH @ 3" DEPTH MIN
- DECORATIVE ROCK BOULDERS. REF: DETAIL H/LS4

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**COLORADO CENTRE METROPOLITAN DISTRICT**  
 ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN  
 LANDSCAPING SCHEDULES/NOTES

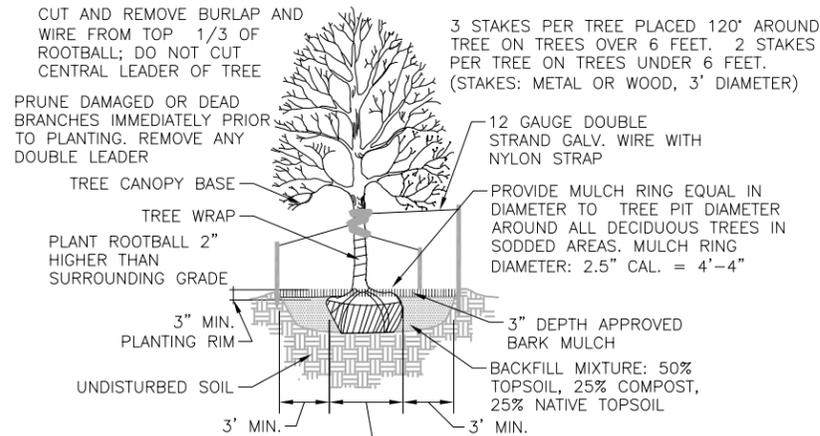
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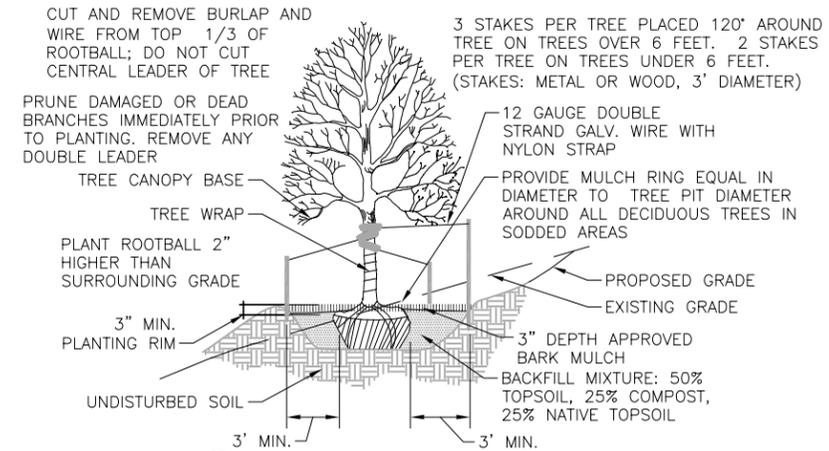
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 Date: 08/16/21  
 Design: GGM  
 Drawn: RMM  
 Check: RMM

EPC PLANNING TO PROVIDE  
**PCD File No.** \_\_\_\_\_

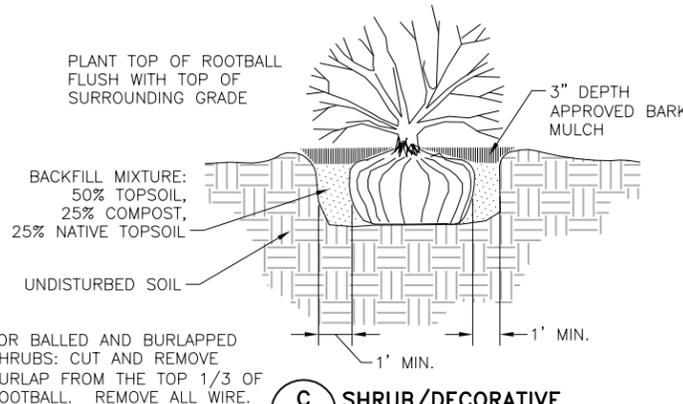
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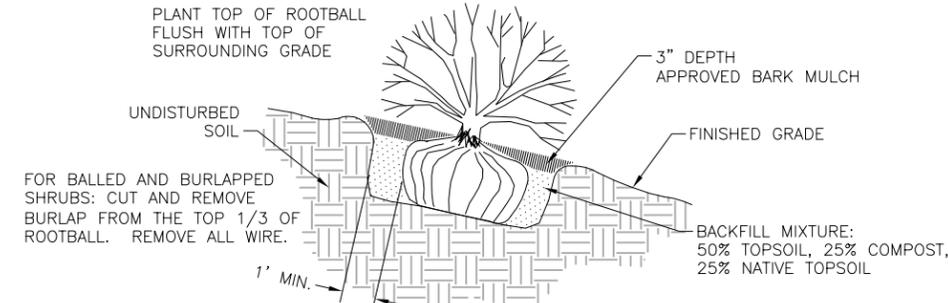
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LS4 SCALE: N.T.S.



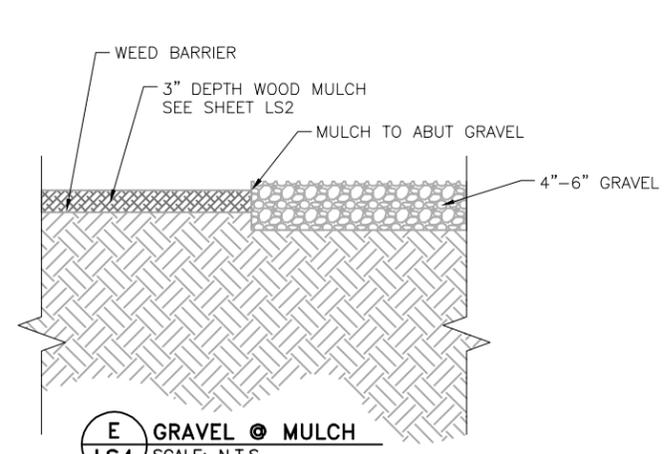
**B TREE PLANTING ON SLOPES**  
LS4 SCALE: N.T.S.



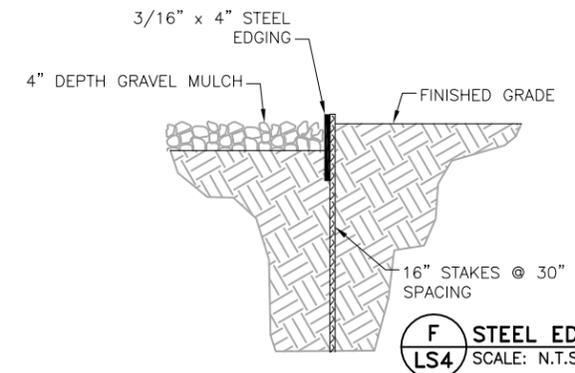
**C SHRUB/DECORATIVE GRASS PLANTING**  
LS4 SCALE: N.T.S.



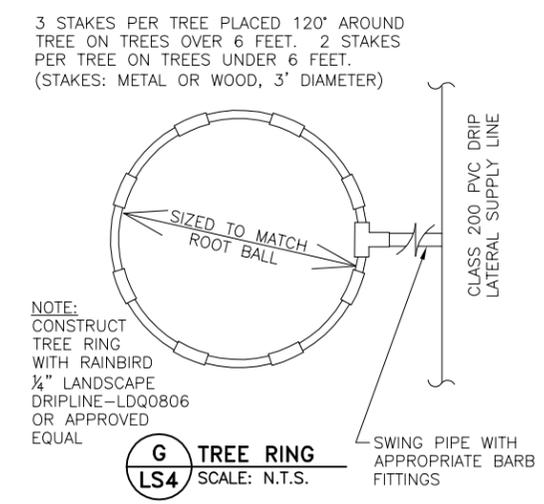
**D SHRUB/DECORATIVE GRASS PLACEMENT ON SLOPES**  
LS4 SCALE: N.T.S.



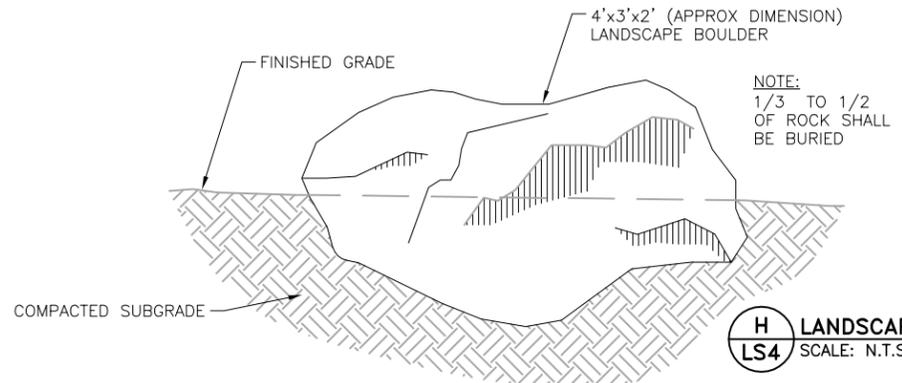
**E GRAVEL @ MULCH**  
LS4 SCALE: N.T.S.



**F STEEL EDGE**  
LS4 SCALE: N.T.S.



**G TREE RING**  
LS4 SCALE: N.T.S.



**H LANDSCAPE BOULDER**  
LS4 SCALE: N.T.S.

NOTE:  
1. SEE SHEET LS3 FOR SCHEDULES AND MIN. MATERIAL DEPTH STANDARDS

EPC PLANNING TO PROVIDE  
PCD File No. \_\_\_\_\_

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**COLORADO CENTRE METROPOLITAN DISTRICT**  
ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN  
LANDSCAPING DETAILS

NO.	REVISIONS DESCRIPTION	BY	APP.	DATE
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Project No.: 247.07  
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LS4  
SHEET ---OF

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