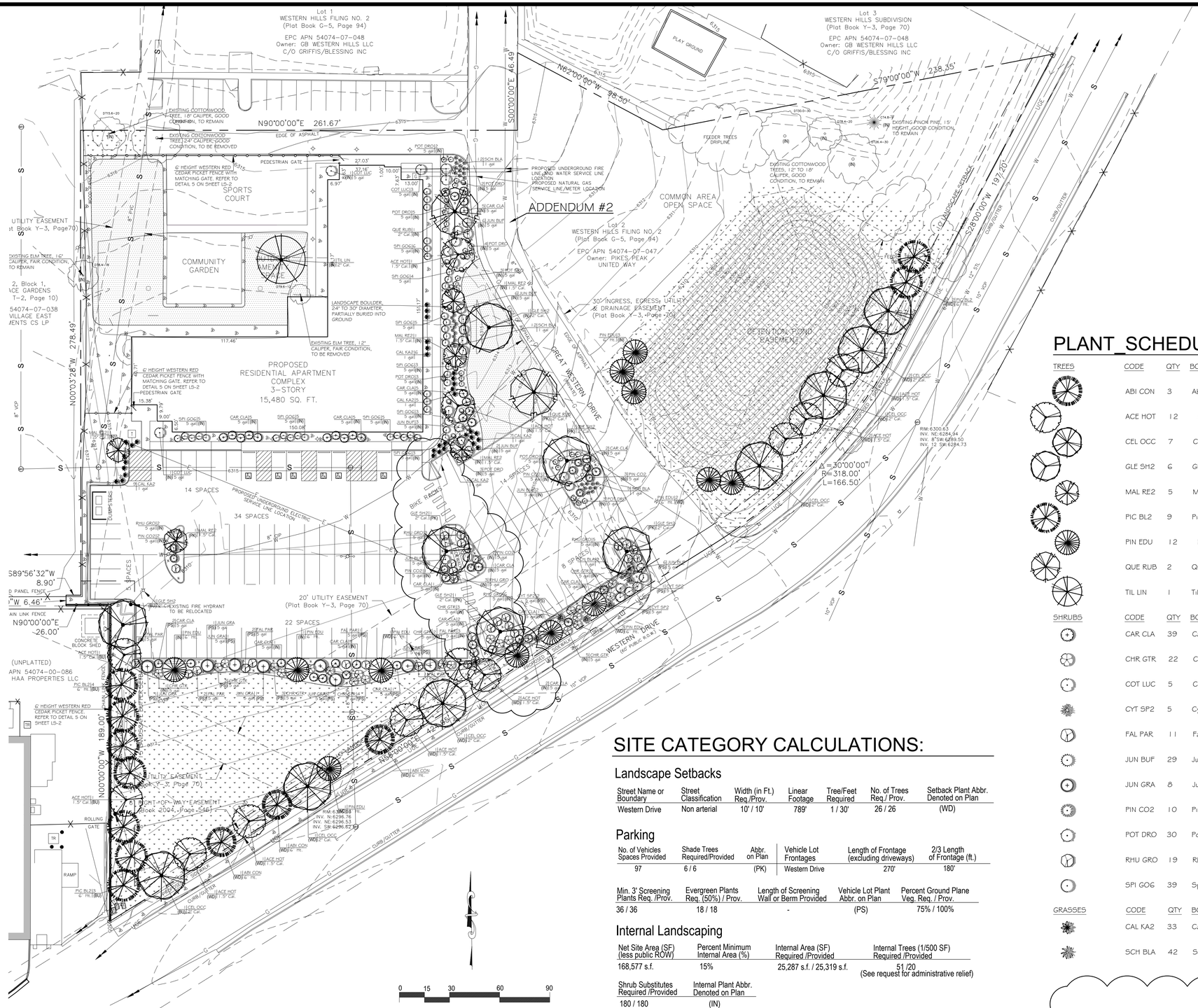

GROUND PLANE TREATMENT

- IRRIGATED BLUEGRASS SOD
- GORILLA HAIR WOOD MULCH, 3" DEPTH
- 1.5" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH OVER LANDSCAPE FABRIC
- NON-IRRIGATED NATIVE GRASS
- EROSION CONTROL BLANKET

PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	ABI CON	3	Abies concolor / White Fir	6` Ht.	B & B
	ACE HOT	12	Acer tatancum `Hot Wings` / Hot Wings Tatanan Maple	1.5" Cal.	B & B
	CEL OCC	7	Celtis occidentalis / Common Hackberry	2" Cal.	B & B
	GLE SH2	6	Gleditsia tnacanthos inermis `Shademaster` TM / Shademaster Locust	2" Cal.	B & B
	MAL RE2	5	Malus x `Red Jewel` / Red Jewel Crab Apple	1.5" Cal.	B & B
	PIC BL2	9	Picea pungens glauca / Colorado Blue Spruce	6` Ht.	B & B
	PIN EDU	12	Pinus cembroides edulis / Pinyon Pine	6` Ht.	B & B
	QUE RUB	2	Quercus rubra / Red Oak	2" Cal.	B & B
	TIL LIN	1	Tilia amencana / Amencan Linden	2" Cal.	B & B
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	CAR CLA	39	Caryopteris x clandonensis `Blue Mist` / Blue Mist Spirea	5 gal	
	CHR GTR	22	Chrysothamnus nauseosus graveolens / Tall Green Rabbitbrush	5 gal	
	COT LUC	5	Cotoneaster lucidus / Peking Cotoneaster	5 gal	
	CYT SP2	5	Cytisus purgans `Spanish Gold` / Spanish Gold Broom	5 gal	
	FAL PAR	11	Fallugia paradoxa / Apache Plume	5 gal	
	JUN BUF	29	Juniperus sabina `Buffalo` / Buffalo Juniper	5 gal	
	JUN GRA	8	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper	5 gal	
	PIN CO2	10	Pinus mugo `Compacta` / Dwarf Mugo Pine	5 gal	
	POT DRO	30	Potentilla fruticosa `Gold Drop` / Gold Drop Potentilla	5 gal	
	RHU GRO	19	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	
	SPI GO6	39	Spiraea japonica `Goldflame` / Goldflame Spirea	5 gal	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	CAL KA2	33	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	
	SCH BLA	42	Schizachyrium scopanum `Blaze` / Blaze Little Bluestem	1 gal	

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	Setback Plant Abbr. Denoted on Plan
Western Drive	Non arterial	10' / 10'	789'	1 / 30'	26 / 26	(WD)

Parking

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
97	6 / 6	(PK)	Western Drive	270'	180'

Min. 3' Screening Plants Req. /Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
36 / 36	18 / 18	-	(PS)	75% / 100%

Internal Landscaping

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided
168,577 s.f.	15%	25,287 s.f. / 25,319 s.f.	51 /20 (See request for administrative relief)

Shrub Substitutes Required /Provided	Internal Plant Abbr. Denoted on Plan
180 / 180	(IN)

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Provided
Southwest Boundary	15' / 15'	215'	11 / 11	6 / 7

Length of 6 Ft. Opaque Structure Req. Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
215' / 215'	(BU)	75% / 100%

ADDENDUM #3

Landscape layout revised to reflect addition of public sidewalk from building to street. Planting bed configurations have been revised, but all plant material and landscape boulder quantities have remained unchanged.

Corporate Entity No. **20181126152**

CONSULTANTS

Structural Engineer
HCDA ENGINEERING, INC.
545 E. Pikes Peak Ave. Ste 100
Colorado Springs, CO 80903
Phone: (719)633-7784
jkobriger@hcdaengineering.com

Landscape Architect
JWLA, LLC
Jon C. Walsh, RLA
P.O. Box 354
Palmer Lake, Colorado 80133
Ph: 719.640.9428
jwlandarch@gmail.com

Civil Engineer
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, Colorado 80909
Ph: 719.635.5736
mve@mvecivil.com

Land Planning and Surveying
Land Development Consultants, Inc.
3898 Maizeland Road
Colorado Springs, CO 80909
Ph: (719) 528-6133, Ext. 109
dhostetler@ldc-inc.com

FREEDOM SPRINGS

734 WESTERN DRIVE
COLORADO SPRINGS, EL PASO COUNTY
COLORADO

REVISION	DESCRIPTION	DATE

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JON C. WALSH 669
11/26/2008
Original Date of Licensure
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT
License No.669

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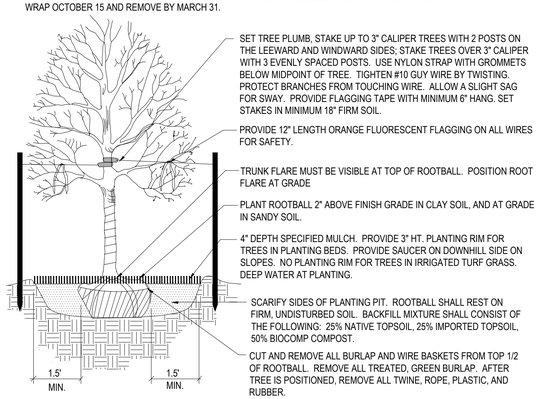
Landscape Plan

LS1

PLANTING DETAILS

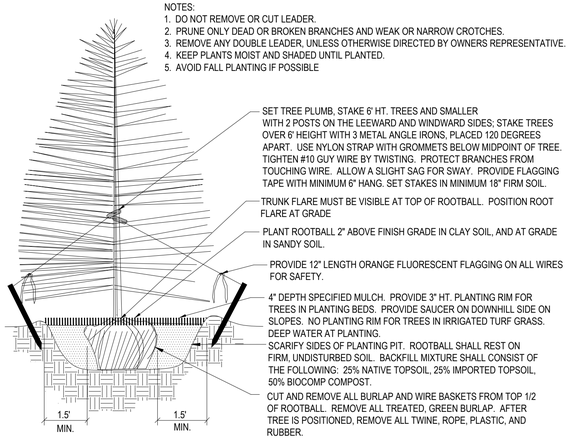
NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



1 Deciduous Tree Planting Detail

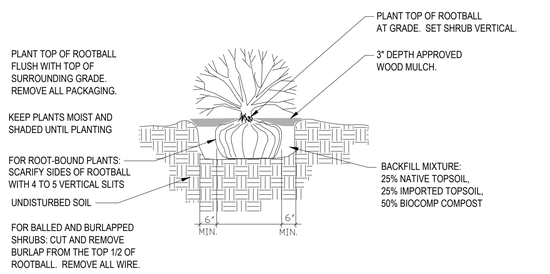
NOT TO SCALE

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
3. REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
5. AVOID FALL PLANTING IF POSSIBLE



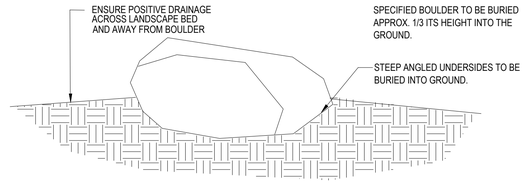
2 Coniferous Tree Planting Detail

NOT TO SCALE



3 Shrub Planting Detail

SCALE: NOT TO SCALE



4 Landscape Boulder Placement

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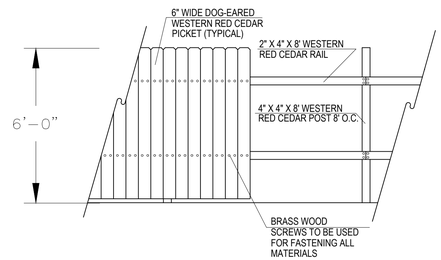
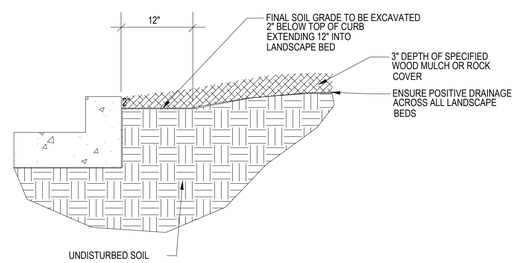


5 Cedar Picket Wood Fence Detail

NOT TO SCALE



6 Rock Cover / Mulch Bed Excavation

SCALE: NOT TO SCALE

NATIVE SEED ESTABLISHMENT

INITIAL PLANTING

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP ¼" TO ½" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

GENERAL NOTES

1. ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES 1-800-922-1987 PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
5. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
6. CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (OR MORE RECENT) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
7. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE . MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

PROJECT NOTES

1. FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
2. CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:
   2" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR ALL MULCH AND ROCK COVER BEDS.
   1" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR IRRIGATED TURF AND NATIVE SEED AREAS.
   CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
3. ALL AREAS SHOWN AS 'NON-IRRIGATED NATIVE SEED' TO BE SEEDED WITH 'LOW GROW NATIVE SEED MIX' (PAWNEE BUTTE SEED, INC.) BY DRILL SEEDING AND HYDRO-MULCH SEEDING AT A RATE OF 2 LBS. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. ALL SEEDED AREAS WITH EROSION CONTROL BLANKET TO RECEIVE EROSION CONTROL BLANKET- 'R1 EXCEL' WESTERN EXCELSIOR PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'ROYAL GRANITE' CRUSHED ROCK (C&C SAND), SPREAD 3" DEPTH OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6' O.C. MAX.
5. PROPOSED SOD IS TO CONSIST OF A BLUEGRASS BLEND. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SOD IS TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
6. ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. PARKING LOT ISLANDS WHERE TREES ARE PROPOSED ARE TO BE EXCAVATED TO A 30" DEPTH, 8' DIAMETER AT PROPOSED TREE LOCATIONS AND HALF OF EXCAVATED SOIL IS TO BE MIXED WITH IMPORTED TOPSOIL AND REPLACED INTO ISLANDS.
7. AFTER PLANTING, BUT BEFORE MULCH IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO SPRAY ALL PLANTING BEDS WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
8. LANDSCAPE BOULDERS TO CONSIST OF 24" TO 30" DIAMETER 'COTTONWOOD' BOULDERS (C & C SAND), PARTIALLY BURIED INTO GROUND. REFER TO DETAIL.
9. GORILLA HAIR WOOD MULCH IS TO BE PROVIDED IN ALL PLANTING BEDS SHOWN AT SPECIFIED DEPTHS SHOWN ON LANDSCAPE PLAN. MULCH TO BE INSTALLED AT A UNIFORM 3" TO 4" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH. CONTRACTOR IS TO SPRAY MULCH WITH WATER IMMEDIATELY AFTER SPREADING TO HELP MAT IT DOWN AND PREVENT MULCH FROM BLOWING AWAY.
10. STEEL EDGING IS TO CONSIST OF 16 GAUGE PERFORATED GALVANIZED ROLLED-TOP STEEL EDGING. EDGING IS TO BE USED TO SEPARATE TURF, WOOD MULCH, AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. 12" STEEL EDGING PINS TO BE INSTALLED EVERY 4' O.C. MAX.. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO PINS SECURING OVERLAPPED ENDS.

SOIL PREPARATION NOTES

1. **PROPOSED BLUEGRASS SOD AREAS:** ALL SODDED AREAS TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
2. **PROPOSED NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. OF IMPORTED GRADE A TOPSOIL (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
3. **PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAILS.

IRRIGATION NOTES

1. ALL PROPOSED TREES AND SHRUBS ARE TO BE WATERED BY A PROPOSED DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC CONTROLLER, RAIN SENSOR, BACKFLOW PREVENTER (INSTALLED PER LOCAL CODES), AND TWO QUICK COUPLERS EVENLY SPACED ALONG MAINLINE. TREES TO HAVE (4) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL, SHRUBS TO HAVE (2) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. ALL DRIP PIPE SHALL BE SECURED WITH 6" METAL STAKES AND BURIED. REFER TO SPECIFICATIONS FOR STANDARDS TO MEET WITH DESIGN/BUILD IRRIGATION SYSTEM.
2. ALL BLUEGRASS SOD AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE.
3. ALL DISTURBED NATIVE SEED AREAS TO RECEIVE TEMPORARY IRRIGATION UNTIL NATIVE GRASS IS ESTABLISHED. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION. HOSES ARE TO BE CONNECTED TO BUILDING HOSE BIBS AND IRRIGATION QUICK COUPLERS TO MANUALLY WATER PROPOSED NATIVE SEED AREAS WITH PORTABLE SPRINKLERS UNTIL ESTABLISHED.
4. PROVIDE IRRIGATION TO COMMUNITY GARDEN AS DIRECTED BY ARCHITECTURAL DRAWINGS.

Corporate Entity No. **20181126152**

CONSULTANTS

Structural Engineer
HCDA ENGINEERING, INC.
545 E. Pikes Peak Ave. Ste 100
Colorado Springs, CO 80903
Phone: (719)633-7784
jkobriger@hcdaengineering.com

Landscape Architect
JWLA, LLC
Jon C. Walsh, RLA
P.O. Box 354
Palmer Lake, Colorado 80133
Ph: 719.640.9428
jwlandarch@gmail.com

Civil Engineer
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, Colorado 80909
Ph: 719.635.5736
mve@mvecivil.com

Land Planning and Surveying
Land Development Consultants, Inc.
3898 Maizeland Road
Colorado Springs, CO 80909
Ph: (719) 528-6133, Ext. 109
dhostetler@ldc-inc.com

FREEDOM SPRINGS
734 WESTERN DRIVE
COLORADO SPRINGS, EL PASO COUNTY
COLORADO 80915

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Landscape Details

LS2