

**LAYOUT NOTES**

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

**TREE AND SITE PROTECTION**

CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING AND/OR RELOCATED TREES TO BE PROTECTED AS SHOWN PER PLAN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE TO PROTECTED TREES AND/OR ADJACENT LANDSCAPE. CONTRACTOR SHALL PROVIDE 4' HIGH RIGID TREE PROTECTION FENCING. EACH TREE TO BE PROTECTED SHALL BE MARKED-SEE DETAIL.

CONTRACTOR SHALL COORDINATE EXISTING TREE / LANDSCAPE REMOVAL AND PROTECTION PER PLAN WITH GENERAL CONTRACTOR.

Retail Row St. is missing from this list. This list also needs to be updated to include which road landscape buffers are applicable to Filing 1.

For the streets in Filing 1 where you would like the individual commercial site development plans to provide plantings, identify that in the table for those roads.

**CODE REQUIREMENTS**

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
HIGHWAY 24	EXPRESSWAY	25/25 FT	1261 LF	1/20 FT	64/64
RIO LANE	NON ARTERIAL	10/10 FT	1293 LF	1/30 FT	34/34
FILING NO. 2					
JACKDAW DR	REFER TO BUFFER				
JACKAMAR PLACE	NON ARTERIAL	10/10 FT	641 LF	1/30 FT	22/22 EACH SIDE
SAPOTA PLACE	NON ARTERIAL	10/10 FT	924 LF	1/30 FT	17/17 EACH SIDE
BUTEOS LANE	NON ARTERIAL	10/10 FT	924 LF	1/30 FT	17/17 EACH SIDE
MODNOT WAY	NON ARTERIAL	10/10 FT	425 LF	1/30 FT	14/14 EACH SIDE
TODDY WAY	NON ARTERIAL	10/10 FT	641 LF	1/30 FT	22/22 EACH SIDE
FILING NO. 3					
HOOPOE LANE	NON ARTERIAL	10/10 FT	180 LF	1/30 FT	26/26 EACH SIDE
DOVEKIE DRIVE	NON ARTERIAL	10/10 FT	662 LF	1/30 FT	22/22 EACH SIDE
NANBIRD COURT	NON ARTERIAL	10/10 FT	131 LF	1/30 FT	5/5 EACH SIDE

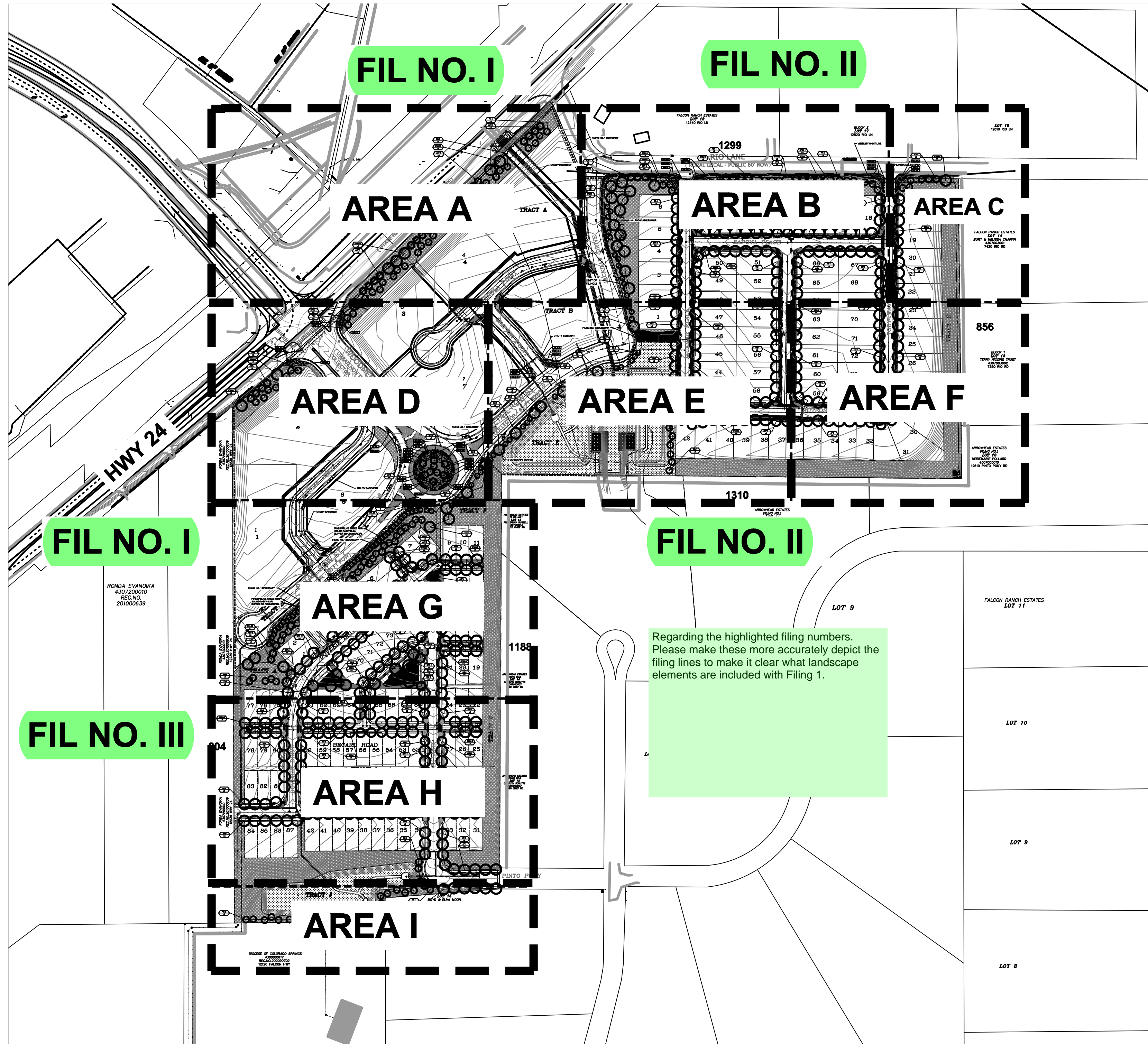
MOTOR VEHICLE LOTS (MV) INCLUDED WITH EACH COMMERCIAL LOT DEVELOPMENT			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT)
0	0/0	NA	
MIN. 3' SCREENING PLANTS REQ./PROV.			
0/0	0/0		

INTERNAL LANDSCAPING (IL) INCLUDED WITH EACH COMMERCIAL LOT DEVELOPMENT			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. INTERNAL LANDSCAPE AREA IS CALCULATED USING THE ENTIRE LOT. MAXIMUM OF 50% OF REQUIRED TREES MAY BE SUBSTITUTED WITH 10 SHRUBS.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
NA	NON-RESIDENTIAL	0/0	0/0
SHRUB SUBSTITUTES REQ./PROV.		INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0		IL	50%/50%

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER (5') REQ. / PROV.	BUFFER TREES (1/25') REQ./PROV.	EVERGREEN 50% MIN. REQ./PROV.
FIL. 2 WEST BOUNDARY	1109 LF	15/15 LF	45/45	23/20

**INTERNAL STREET TREE NOTE**

FOR THE COMMERCIAL SITE, FILING 1, THE REQUIRED STREET TREES AND LANDSCAPE WILL BE INCLUDED WITH EACH LOT LANDSCAPE PLAN AS EACH IS DEVELOPED. FOR THE RESIDENTIAL SITES, FILING 2 AND 3, STREET TREES ARE SHOWN AND SHALL BE COORDINATED WITH EACH LOT DEVELOPMENT.



**FIL NO. I**

**FIL NO. II**

**FIL NO. I**

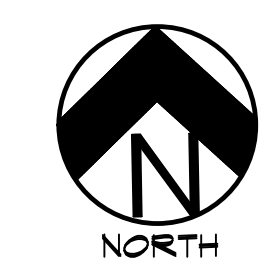
**FIL NO. II**

**FIL NO. III**

Regarding the highlighted filing numbers. Please make these more accurately depict the filing lines to make it clear what landscape elements are included with Filing 1.

It appears this landscape plan is intended to cover all 3 filings. If that's the case, please make sure this is reflected in the title block.

**OVERALL LANDSCAPE PLAN**



NORTH  
NOT TO SCALE



Know what's below.  
Call before you dig.

**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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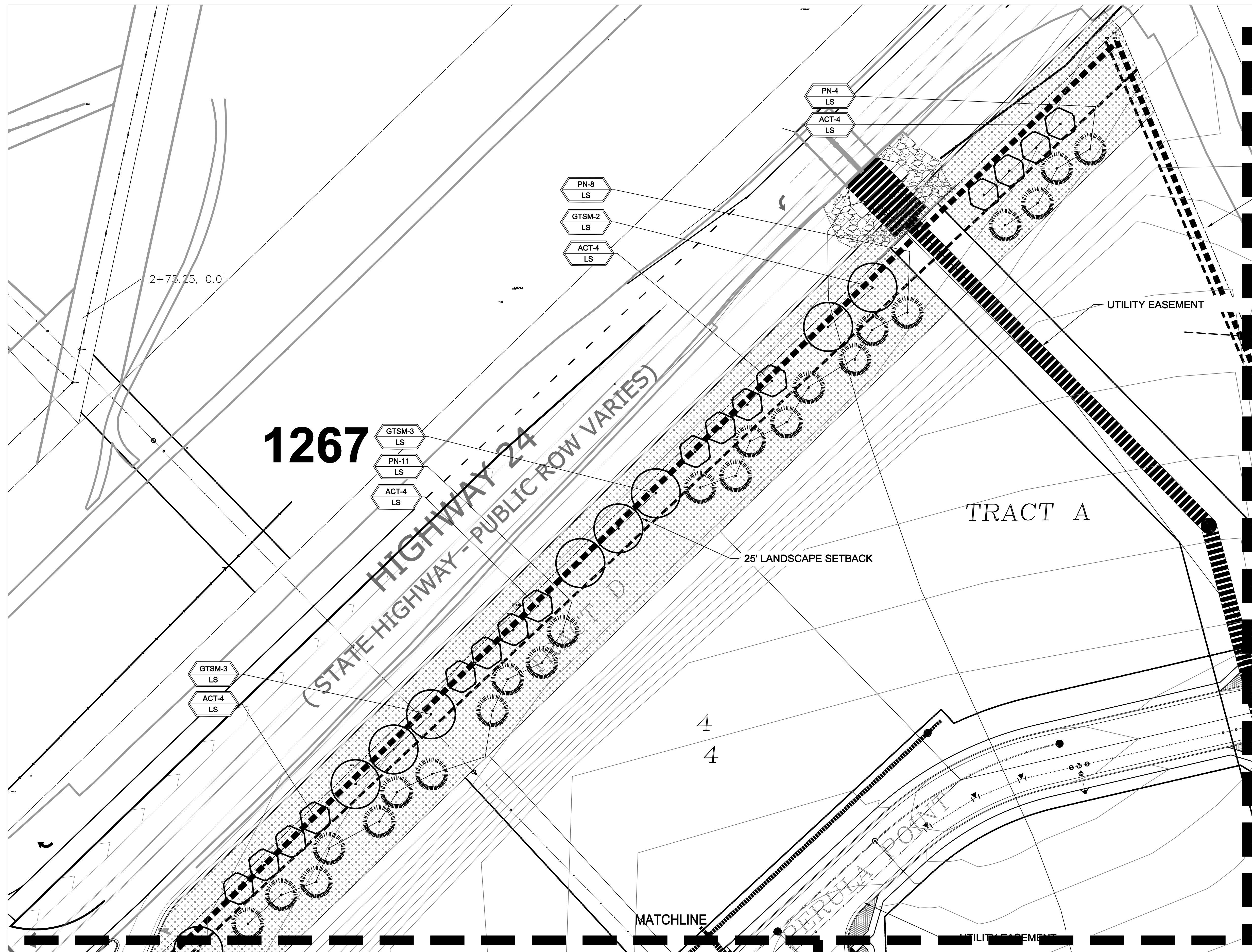
FIL. NO 1: SF2435 FIL. NO 2: SF255 FIL. NO 3: SF2524

NOT FOR CONSTRUCTION	JOB NUMBER	1223-24
	REVISIONS	
	2-14-25	PER COUNTY COMMENTS
	10-30-25	PER COUNTY COMMENTS
	11-5-25	PER COUNTY COMMENTS
ORIGINAL DATE	11-13-24	
DRAWN BY	JM	
DESCRIPTION	LANDSCAPE PLAN	
SHEET NO.	L1.1	

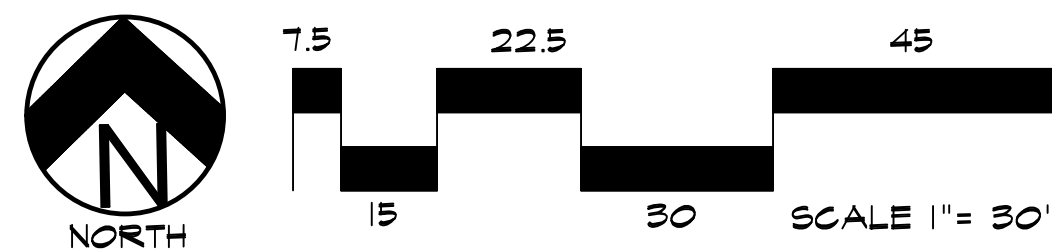
**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-586-1122



THE COMMONS AT FALCON FIELD  
FILING NO. 1  
COLORADO SPRINGS, CO  
PREPARED FOR:  
DREXEL, BARRELL & CO.  
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**LANDSCAPE PLAN - AREA 'A'**



Know what's below.  
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FILE NO 1: SF2435 FILE NO 2: SF255 FILE NO 3: SF2524

NOT FOR CONSTRUCTION

JOB NUMBER	1223-24
REVISIONS	
2-14-25	PER COUNTY COMMENTS
10-30-25	PER COUNTY COMMENTS
11-5-25	PER COUNTY COMMENTS
ORIGINAL DATE	11-13-24
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN-AREA A
SHEET NO.	L1.2

THE COMMONS AT FALCON FIELD

FILING NO. 1

COLORADO SPRINGS, CO

PREPARED FOR:  
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Phone 719-477-1648  
Fax 719-588-1122

FALCON RANCH ESTATES  
 LOT 18  
 12440 RIO LN

BLOCK 2  
 LOT 17  
 12520 RIO LN

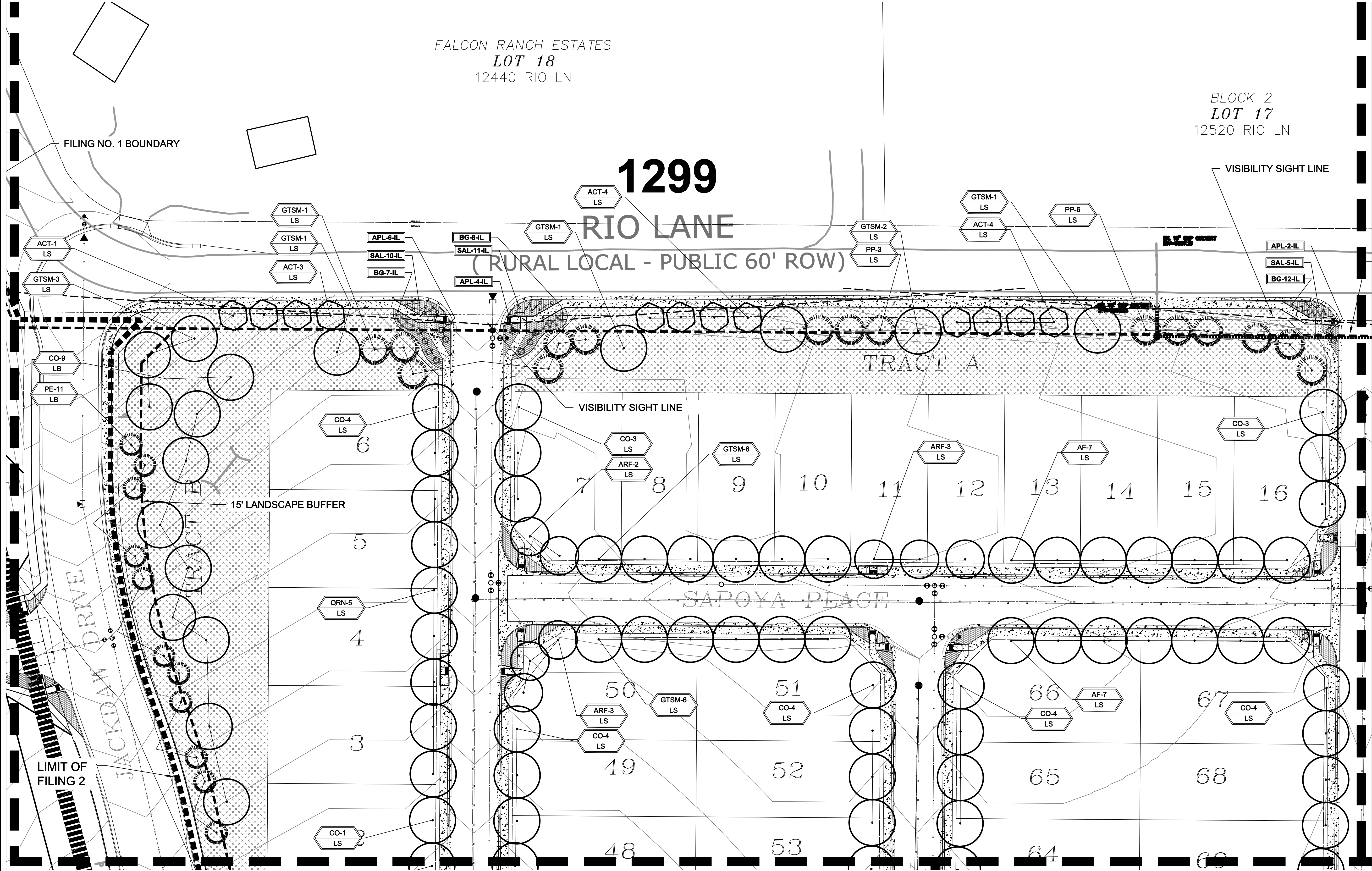
1299

RIO LANE

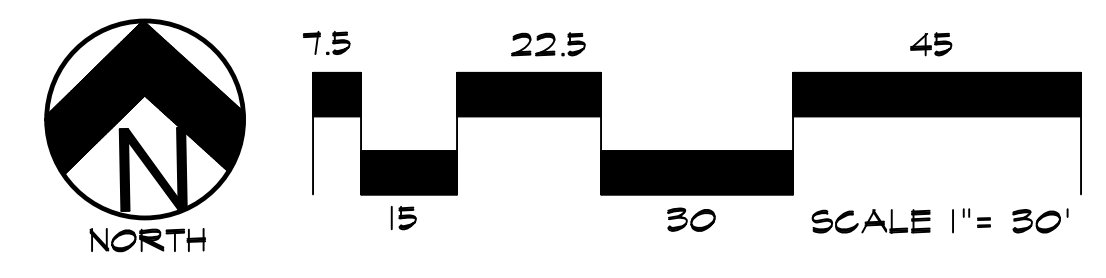
(RURAL LOCAL - PUBLIC 60' ROW)

TRACT A

SAPOYA PLACE



LANDSCAPE PLAN - AREA 'B'



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FIL. NO 1: SF2435 FIL. NO 2: SF255 FIL. NO 3: SF2524

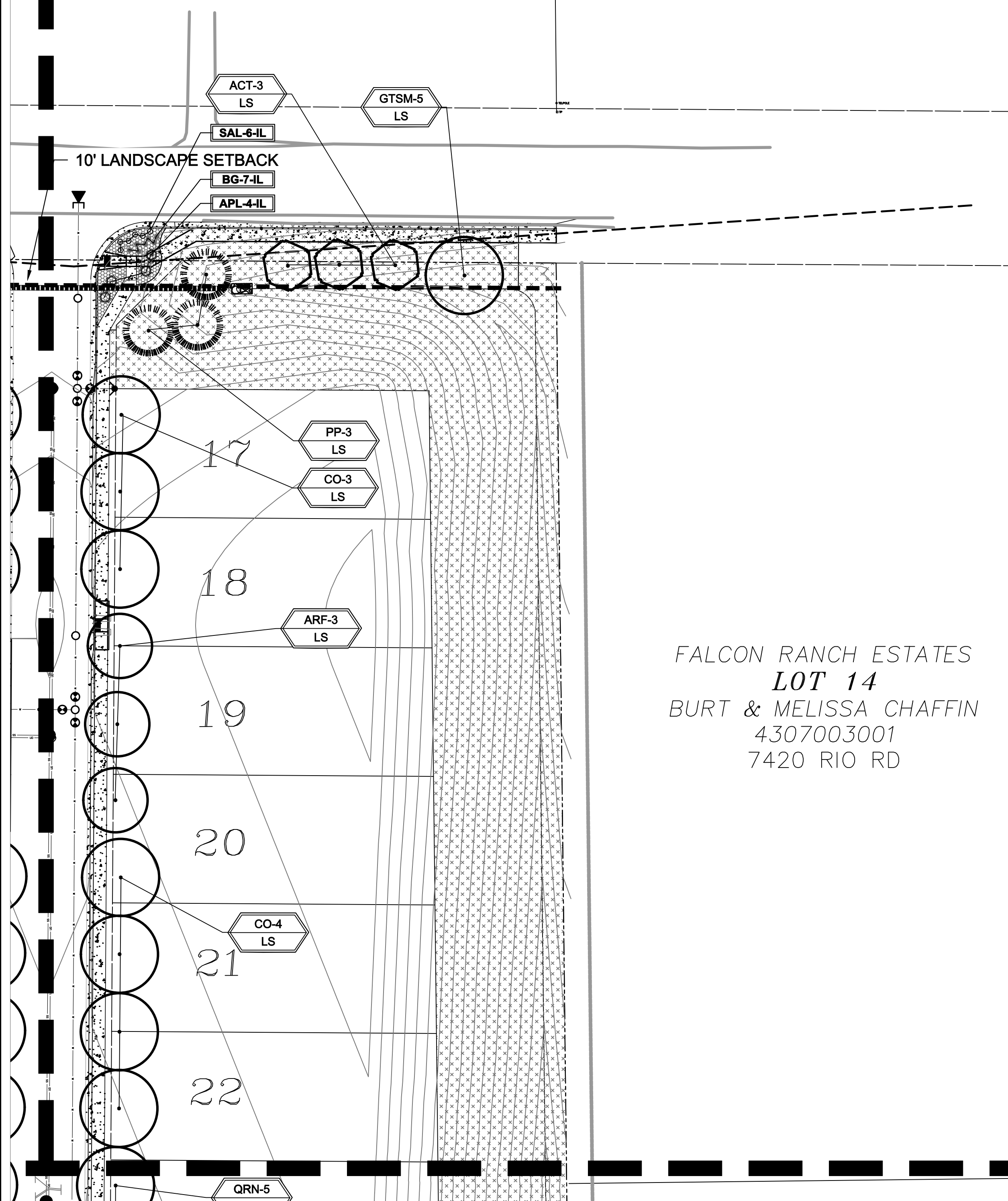
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	11-5-25	PER COUNTY COMMENTS
ORIGINAL DATE	11-13-24	
DRAWN BY	JM	
DESCRIPTION	LANDSCAPE PLAN-AREA B	
SHEET NO.	L1.3	

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1646  
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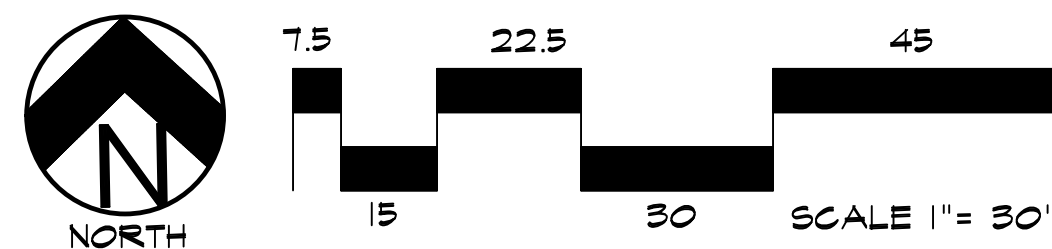


THE COMMONS AT FALCON FIELD  
 FILING NO. 1  
 COLORADO SPRINGS, CO  
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LOT 16  
12610 RIO LN



LANDSCAPE PLAN - AREA 'C'



### PLANT SCHEDULE - FILING NO. 1

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Height	Size
<b>EVERGREEN TREES:</b>						
	PE	13	Pinus edulis	Pinyon Pine	15x15'	B&B
	PN	33	Pinus nigra	Austrian Pine	20x40'	6' ht.
	PP	3	Pinus ponderosa	Ponderosa Pine	20x40'	6' ht.
<b>DECIDUOUS TREES:</b>						
	ACT	26	Acer Tataricum	Tatarian Maple	20 x 25'	B&B
	CO	6	Celtis occidentalis	Hackberry	30' x 40'	1-1/2" cal.
	GTSM	11	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30' x 40'	1-1/2" cal.
	<b>EVERGREEN SHRUBS:</b>					
	APL	49	Arctostaphylos x coloradoensis 'Panchito'	Manzanita, Panchito	10'-18"/24"-36"	Cont.
	PM	30	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2-3' x 2-3'	3 or 6 gal.
<b>DECIDUOUS SHRUBS:</b>						
	BCP	54	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2-3' x 1-2'	Cont.
	CC	18	Caryophyllis x clandonensis 'Drk Knit'	Dark Knight Blue Mist Spirea	2' / 2-4'	5 gal.
	PS	3	Prunus besseyi	Western Sand Cherry	5-6' / 5-6'	5 gal.
<b>ORNAMENTAL GRASSES:</b>						
	BG	90	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	2' x 2'	1 gal.
	<b>PERENNIALS:</b>					
	PEN	36	Penstemon prinitolus	Pineleaf Penstemon	12"x12"	#1 CONT.
	SAL	25	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

### GROUND COVER LEGEND - FILING NO. 1

SYMBOL	DESCRIPTION	APPROX. SF
	Clear Creek Rock: 5-12" Diameter (with weed barrier) Submit sample to owner prior to ordering material	3,269 SF
	Mountain Granite Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	11,429 SF
	Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	944,729 SF
	Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material	70,489 SF
	Steel Edger. See notes	

### GROUND COVER LEGEND - FILING NO. 3

SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	14,141 SF
	Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	199,381 SF
	Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material	47,542 SF
	Steel Edger. See notes	

### PLANT SCHEDULE - FILING NO. 2

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Height	Size
<b>EVERGREEN TREES:</b>						
	PE	17	Pinus edulis	Pinyon Pine	15x15'	B&B
	PP	26	Pinus ponderosa	Ponderosa Pine	20x40'	6' ht.
<b>DECIDUOUS TREES:</b>						
	ACT	15	Acer Tataricum	Tatarian Maple	20 x 25'	B&B
	AF	26	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	30'	1-1/2" cal.
	ARF	32	Acer rubrum 'Frankared'	Red Sunset Red Maple	30x40'	1-1/2" cal.
	CO	69	Celtis occidentalis	Hackberry	30' x 40'	1-1/2" cal.
	GTSM	33	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30' x 40'	1-1/2" cal.
	QRN	30	Quercus rubra	Northern Red Oak	30'	1-1/2" cal.
	<b>EVERGREEN SHRUBS:</b>					
	APL	18	Arctostaphylos x coloradoensis 'Panchito'	Manzanita, Panchito	10'-18"/24"-36"	5 gal.
	<b>ORNAMENTAL GRASSES:</b>					
	BG	34	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	2' x 2'	1 gal.
	<b>PERENNIALS:</b>					
	SAL	32	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

### GROUND COVER LEGEND - FILING NO. 2

SYMBOL	DESCRIPTION	APPROX. SF
	Kentucky Bluegrass Sod Submit sample to owner prior to ordering material	2,914 SF
	Submit sample to owner prior to ordering material	4,472 SF
	Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	154,823 SF
	Steel Edger. See notes	

### PLANT SCHEDULE - FILING NO. 3

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Height	Size
<b>EVERGREEN TREES:</b>						
	PE	9	Pinus edulis	Pinyon Pine	15x15'	B&B
	PN	46	Pinus nigra	Austrian Pine	20x40'	6' ht.
	PP	5	Pinus ponderosa	Ponderosa Pine	20x40'	6' ht.
	PHL	50	Pinus heldreichii v. leucodermis	Bosnian Pine	12' x 20'	6' ht.
<b>DECIDUOUS TREES:</b>						
	ACT	11	Acer Tataricum	Tatarian Maple	20 x 25'	B&B
	AF	49	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	30'	1-1/2" cal.
	ARF	19	Acer rubrum 'Frankared'	Red Sunset Red Maple	30x40'	1-1/2" cal.
	CO	28	Celtis occidentalis	Hackberry	30' x 40'	1-1/2" cal.
	GTSM	69	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30' x 40'	1-1/2" cal.
	QRN	38	Quercus rubra	Northern Red Oak	30'	1-1/2" cal.
	<b>EVERGREEN SHRUBS:</b>					
	APL	3	Arctostaphylos x coloradoensis 'Panchito'	Manzanita, Panchito	10'-18"/24"-36"	Cont.
	<b>ORNAMENTAL GRASSES:</b>					
	BG	15	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	2' x 2'	1 gal.
	<b>PERENNIALS:</b>					
	SAL	3	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

#### UTILITIES NOTE

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FIL. NO 1: SF2435 FIL. NO 2: SF255 FIL. NO 3: SF2524

HIGHER GROUND DESIGNS, INC.  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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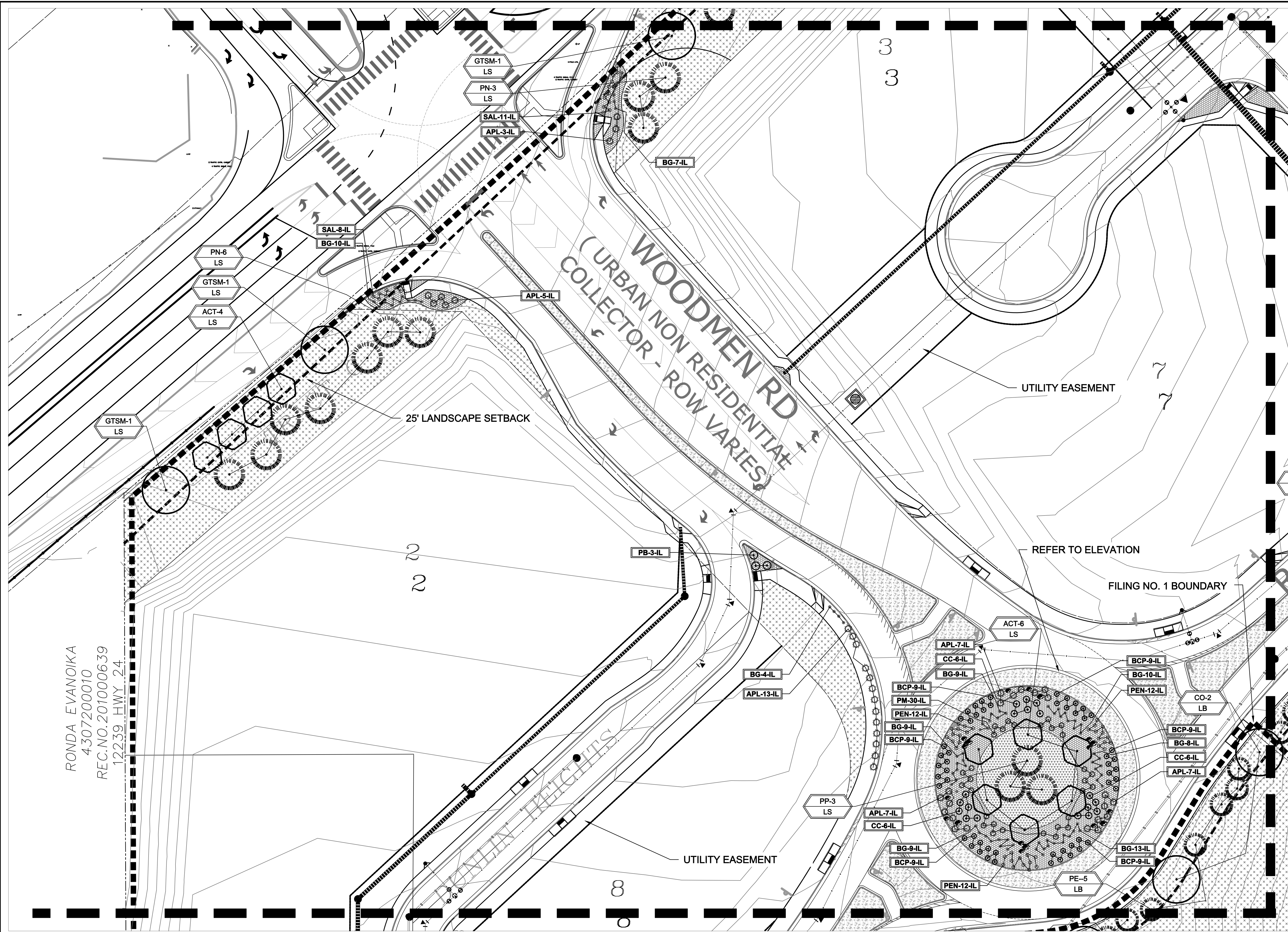
THE COMMONS AT FALCON FIELD  
FILING NO. 1  
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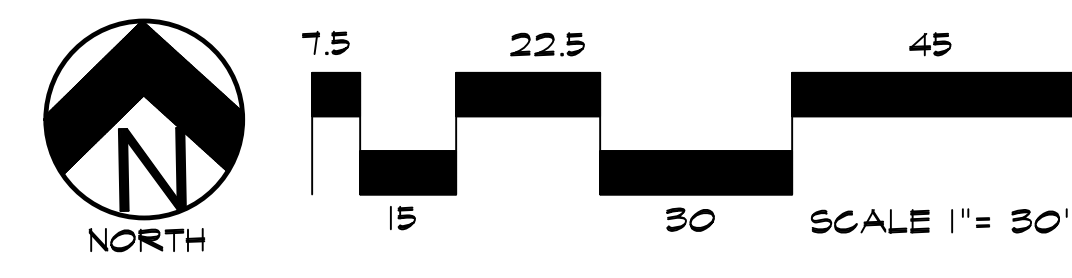
PREPARED FOR:  
DREXEL, BARRELL & CO.

JOB NUMBER	1223-24
REVISIONS	
2-14-25	PER COUNTY COMMENTS
10-30-25	PER COUNTY COMMENTS
11-5-25	PER COUNTY COMMENTS
ORIGINAL DATE	11-13-24
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN-AREA C
SHEET NO.	L1.4

NOT FOR CONSTRUCTION



**LANDSCAPE PLAN - AREA 'D'**



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FILE NO 1: SF2435 FILE NO 2: SF255 FILE NO 3: SF2524

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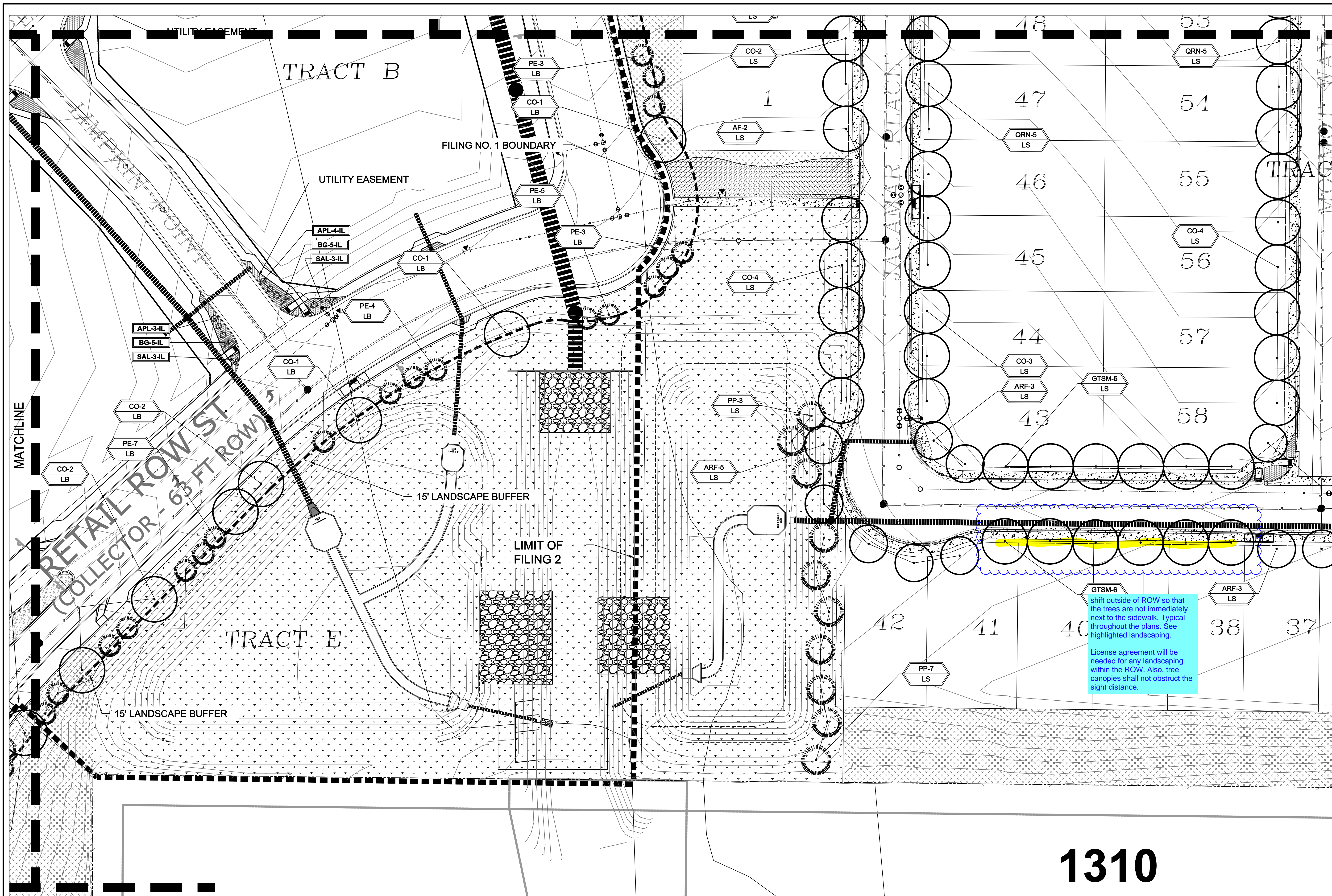


THE COMMONS AT FALCON FIELD  
 FILING NO. 1  
 COLORADO SPRINGS, CO

PREPARED FOR:  
 DREXEL, BARRELL & CO.

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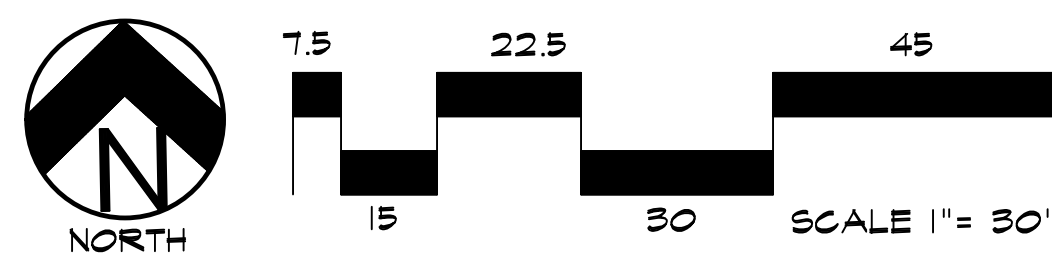
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	11-5-25	PER COUNTY COMMENTS
	ORIGINAL DATE	11-13-24
	DRAWN BY	JM
	DESCRIPTION	LANDSCAPE PLAN-AREA D
	SHEET NO.	L1.5



GTSM-6  
shift outside of ROW so that the trees are not immediately next to the sidewalk. Typical throughout the plans. See highlighted landscaping.  
License agreement will be needed for any landscaping within the ROW. Also, tree canopies shall not obstruct the sight distance.

**1310**

**LANDSCAPE PLAN - AREA 'E'**



**UTILITIES NOTE**  
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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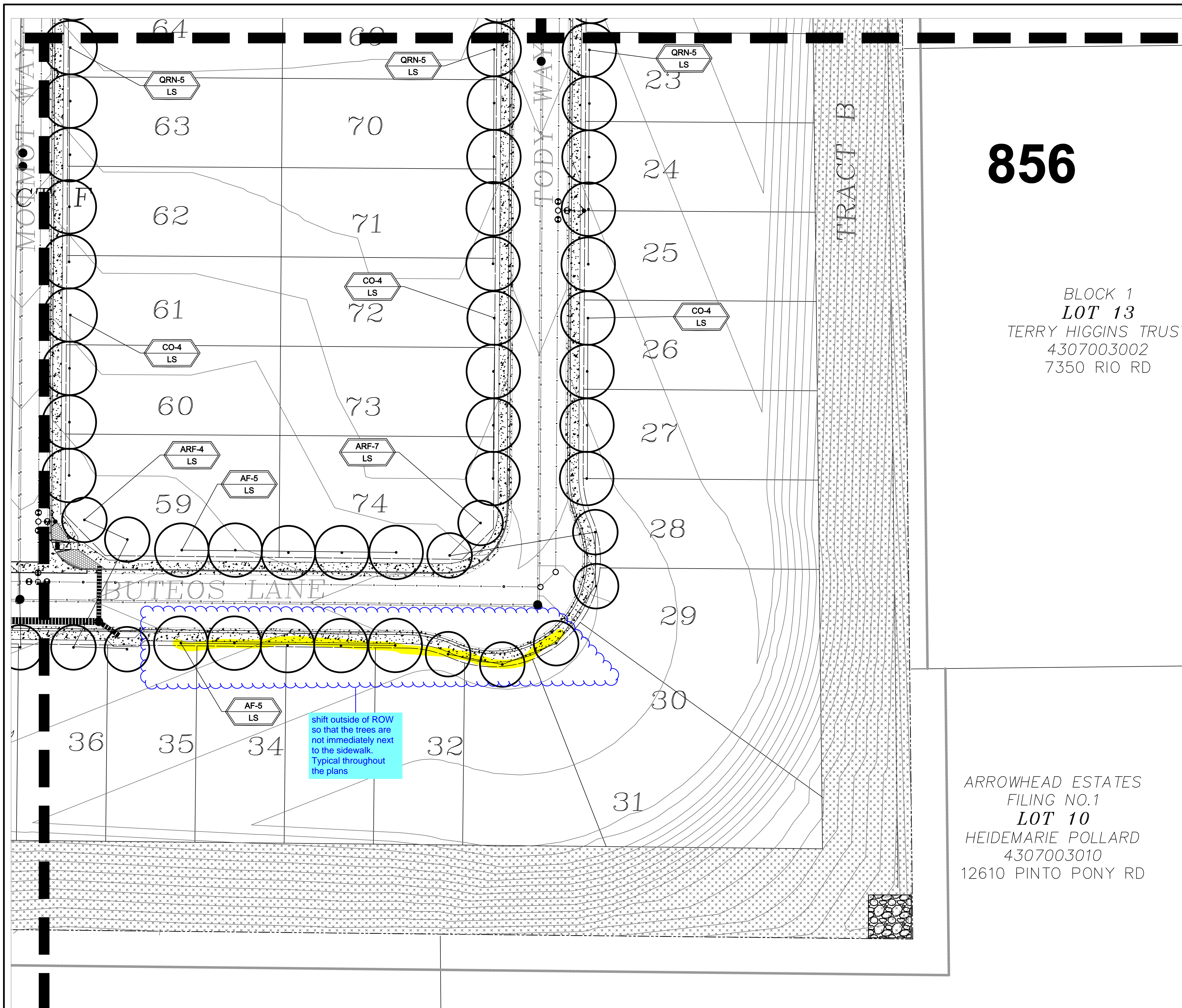
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**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-586-1122



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DESCRIPTION	LANDSCAPE PLAN-AREA B	
SHEET NO.	L1.6	



**856**

BLOCK 1  
 LOT 13  
 TERRY HIGGINS TRUST  
 4307003002  
 7350 RIO RD

ARROWHEAD ESTATES  
 FILING NO.1  
 LOT 10  
 HEIDEMARIE POLLARD  
 4307003010  
 12610 PINTO PONY RD

shift outside of ROW  
 so that the trees are  
 not immediately next to  
 the sidewalk.  
 Typical throughout  
 the plans

**INSTALLATION NOTES**

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

ALL EDGING SEPARATING GRASS AND ROCK/MULCH AREAS TO BE GREEN PRO-STEEL OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. NO EDGING BETWEEN ROCK MULCHES.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS. INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE "CASCADE SHREDDED CEDAR" WITH NO LANDSCAPE FABRIC AND 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL)

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER, SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.GREEN.COM

**SEEDING NOTES**

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY LOW GROW MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF FILLED INTO TOP 4" OF SOIL PRIOR TO SEEDING. REFER TO CHART 2-2 FOR REGULATED MIX.

SEED MIX 'B': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF FILLED INTO TOP 4" OF SOIL PRIOR TO SEEDING. REFER TO CHART 3-1 FOR IRRIGATED MIX.

DEPENDENT ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DOMINANT SEEDING); SPRING THRU UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGE AND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 2" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDED IMMEDIATELY FOLLOWING SEEDING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8 INCHES APART (MIN) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH TO A MINIMUM DEPTH OF 3 INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDED SURFACE.

**SOIL PREP NOTES**

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED PLANTING AREAS:

A. IF UNDISTURBED RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

**NATIVE GRASS MANAGEMENT NOTE**

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS, REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

- HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
- USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

**SLOPE STABILIZATION**

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES.

EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTOGRADABLE NETTING ON BOTH SIDES.

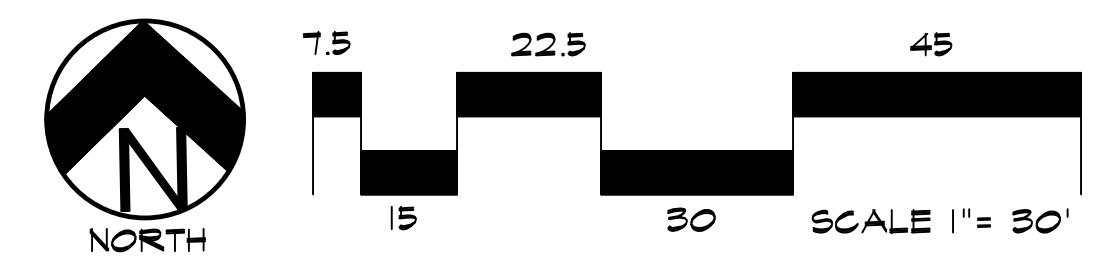
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**LANDSCAPE PLAN - AREA 'F'**



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SHEET NO.	L1.7	

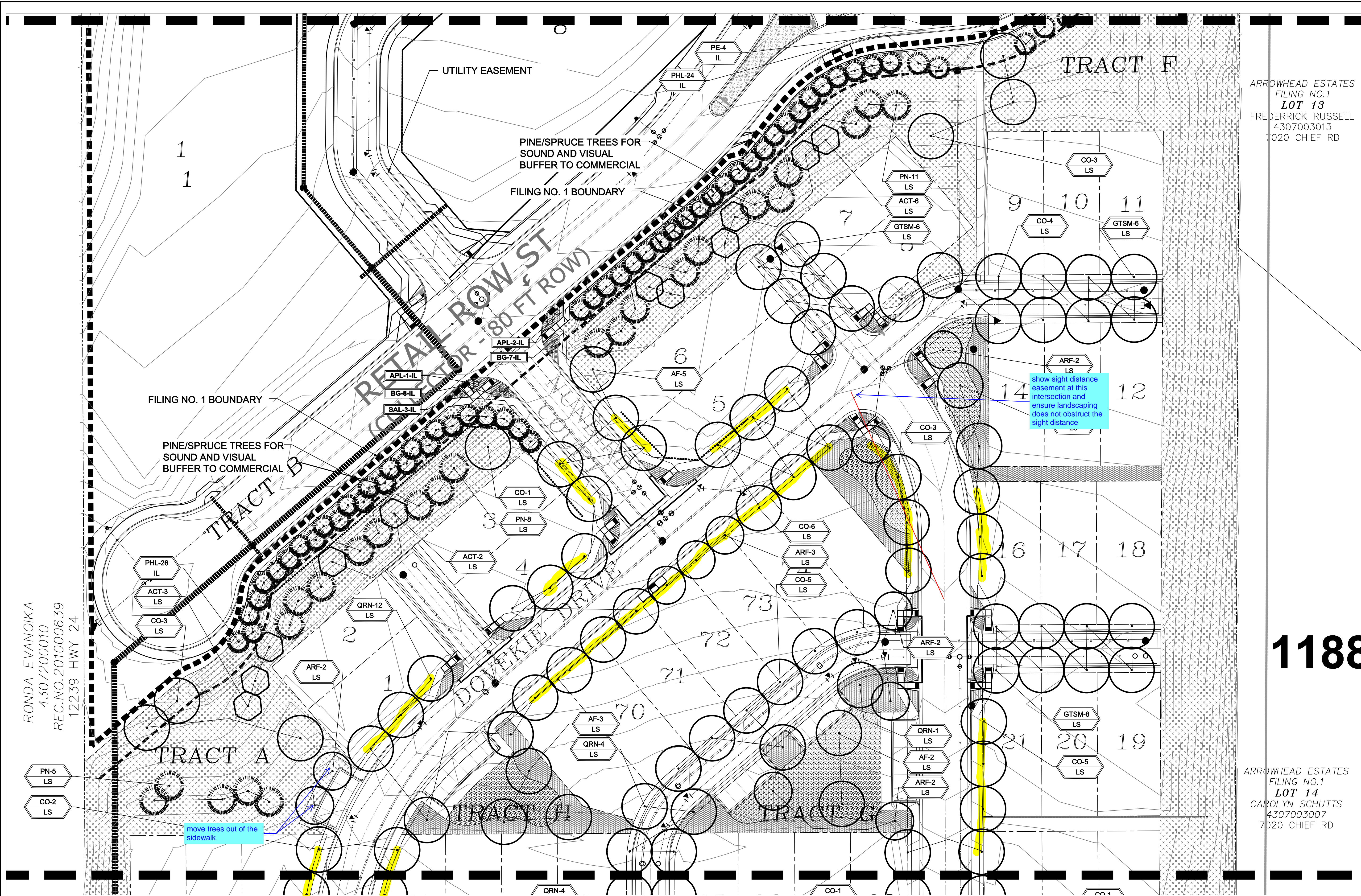
**HIGHER GROUND DESIGNS, INC.**  
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 5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1648  
 Fax 719-586-1122



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 DREXEL, BARRELL & CO.



ARROWHEAD ESTATES  
 FILING NO.1  
**LOT 13**  
 FREDERICK RUSSELL  
 4307003013  
 7020 CHIEF RD

**1188**

ARROWHEAD ESTATES  
 FILING NO.1  
**LOT 14**  
 CAROLYN SCHUTTS  
 4307003007  
 7020 CHIEF RD

**HIGHER GROUND DESIGNS, INC.**  
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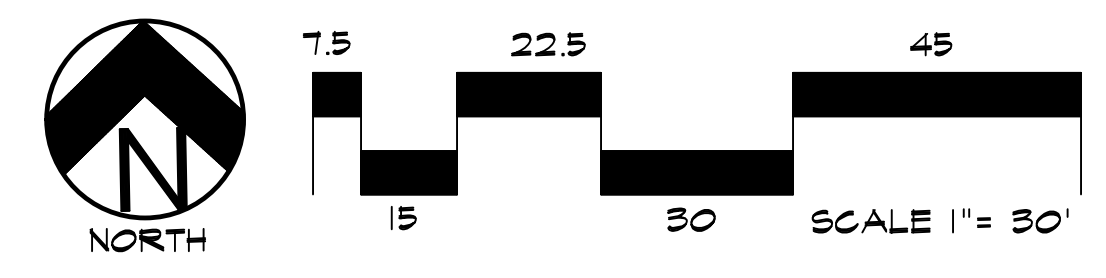


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**LANDSCAPE PLAN - AREA 'G'**



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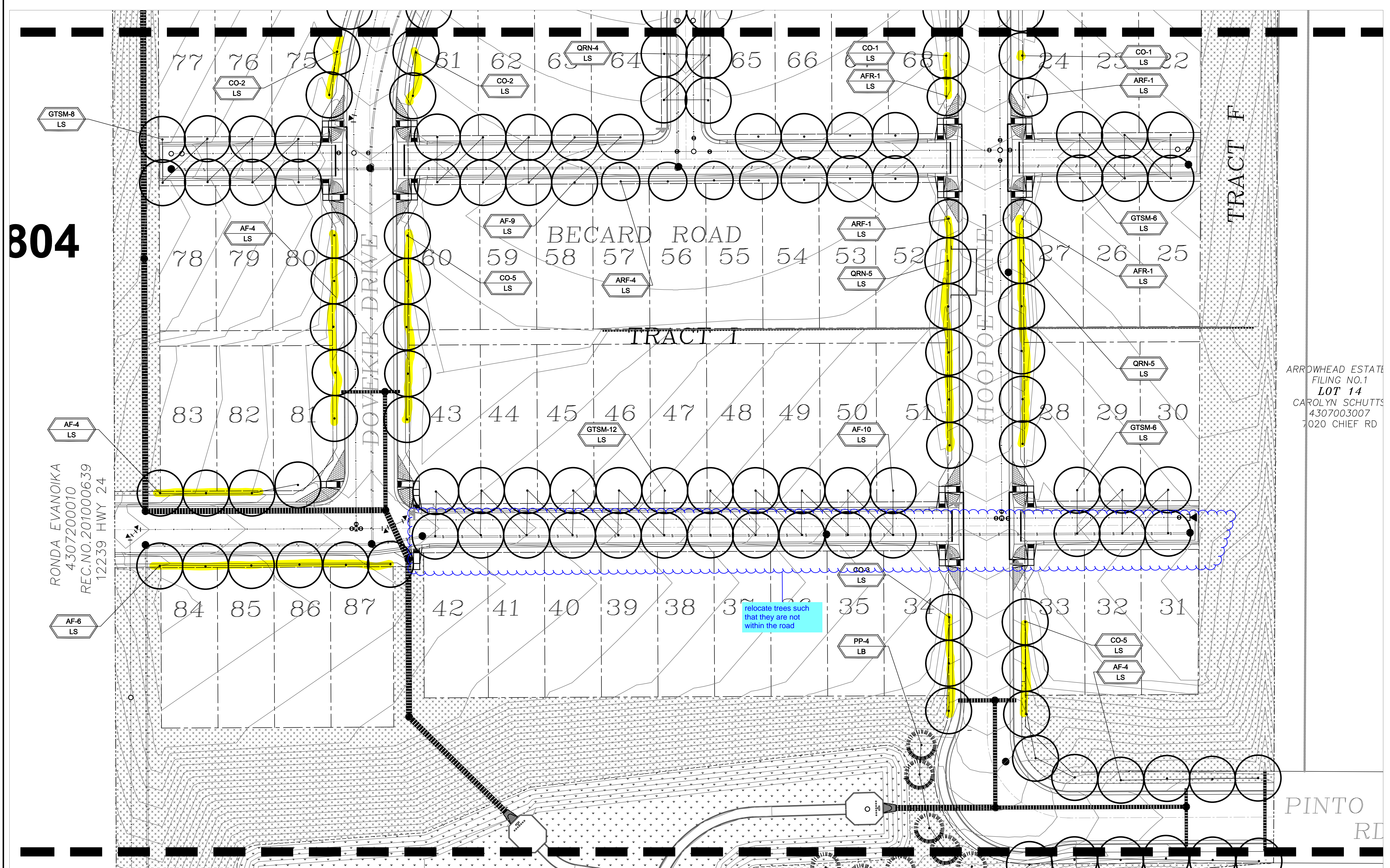
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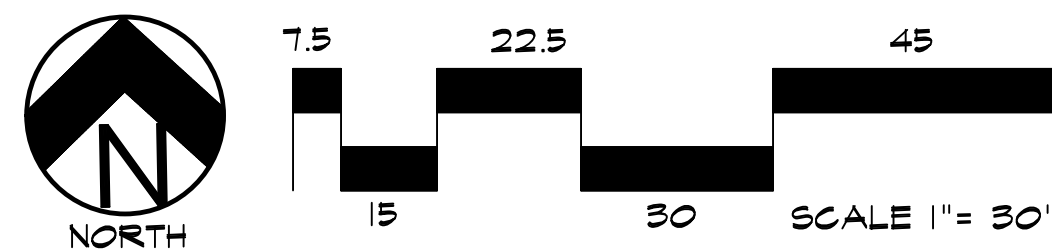
804

RONDA EVANGIKA  
4307200010  
REC.NO.201000639  
12239 HWY 24



ARROWHEAD ESTATE  
FILING NO.1  
LOT 14  
CAROLYN SCHUTTS  
4307003007  
7020 CHIEF RD

LANDSCAPE PLAN - AREA 'H'



Know what's below.  
Call before you dig.

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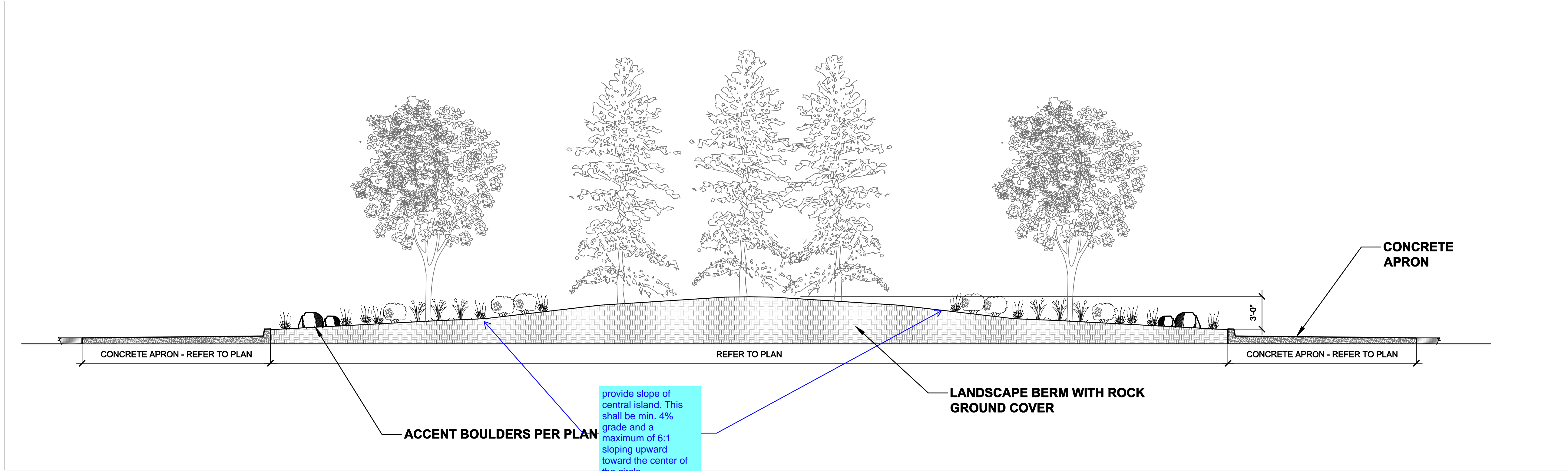


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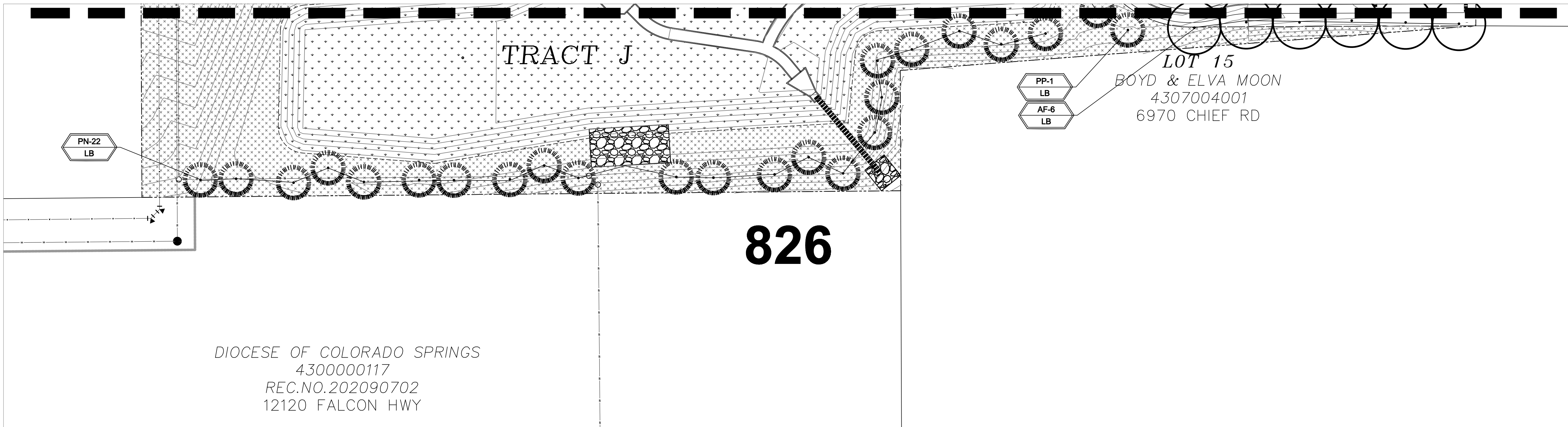
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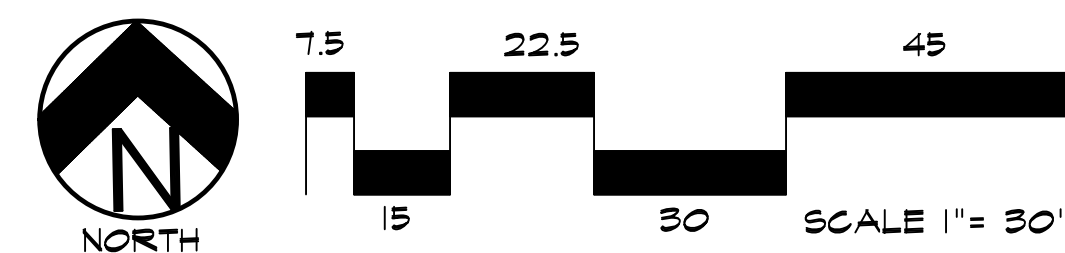


# ROUNABOUT ELEVATION

NOT TO SCALE



# LANDSCAPE PLAN - AREA 'I'



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	10-30-25	PER COUNTY COMMENTS
	11-5-25	PER COUNTY COMMENTS
ORIGINAL DATE	11-13-24	
DRAWN BY	JM	
DESCRIPTION	LANDSCAPE PLAN-AREA I	
SHEET NO.	L1.10	

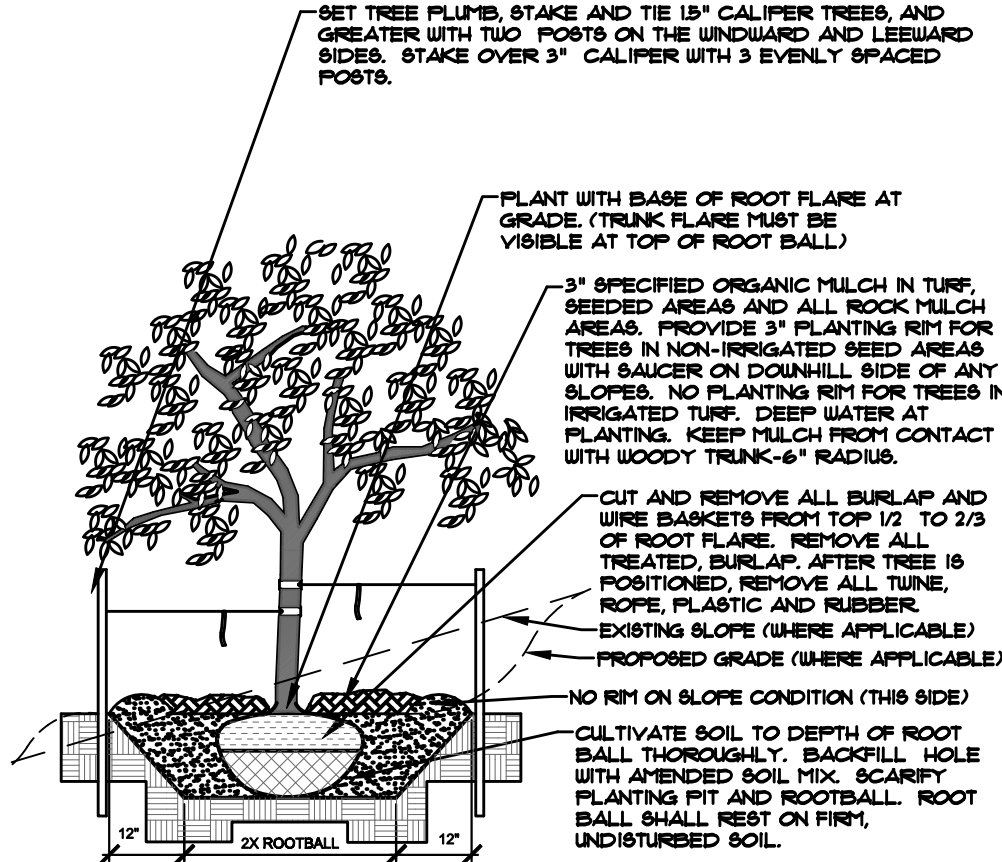
THE COMMONS AT FALCON FIELD  
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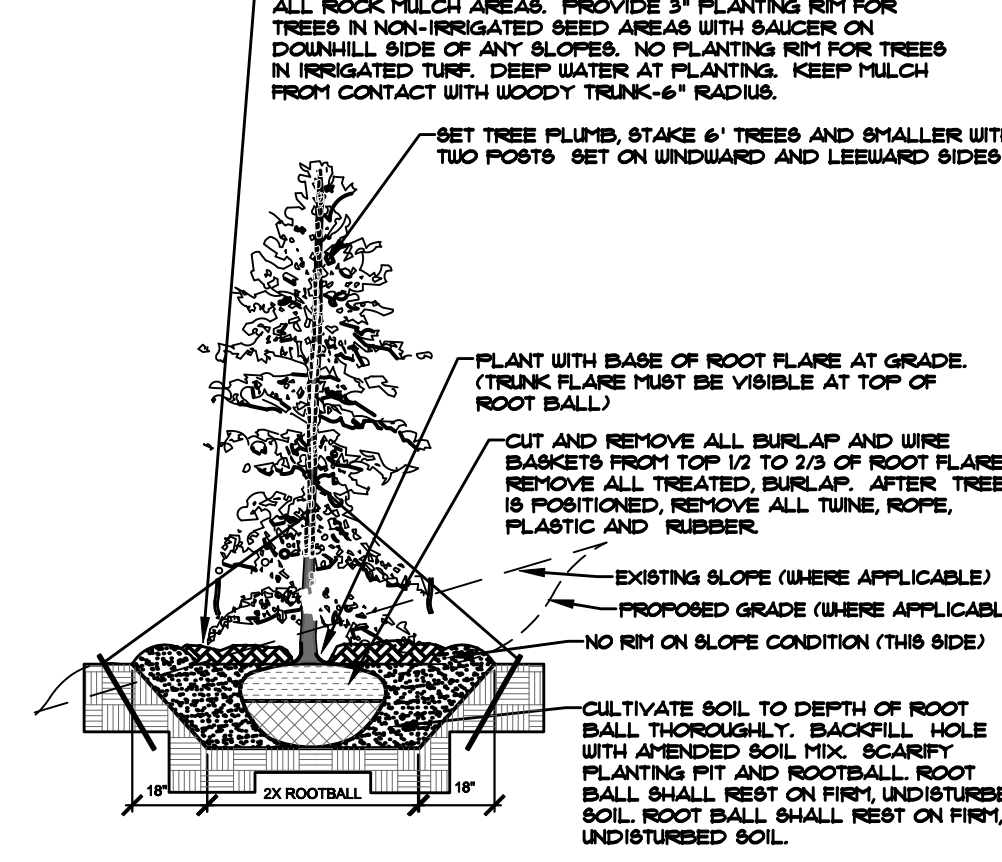
**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1646  
 Fax 719-586-1122

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD, BROKEN, CROSSING, OR LEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
  - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
  - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
  - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
  - DO NOT FERTILIZE TREES DURING THE FIRST GROWING SEASON.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



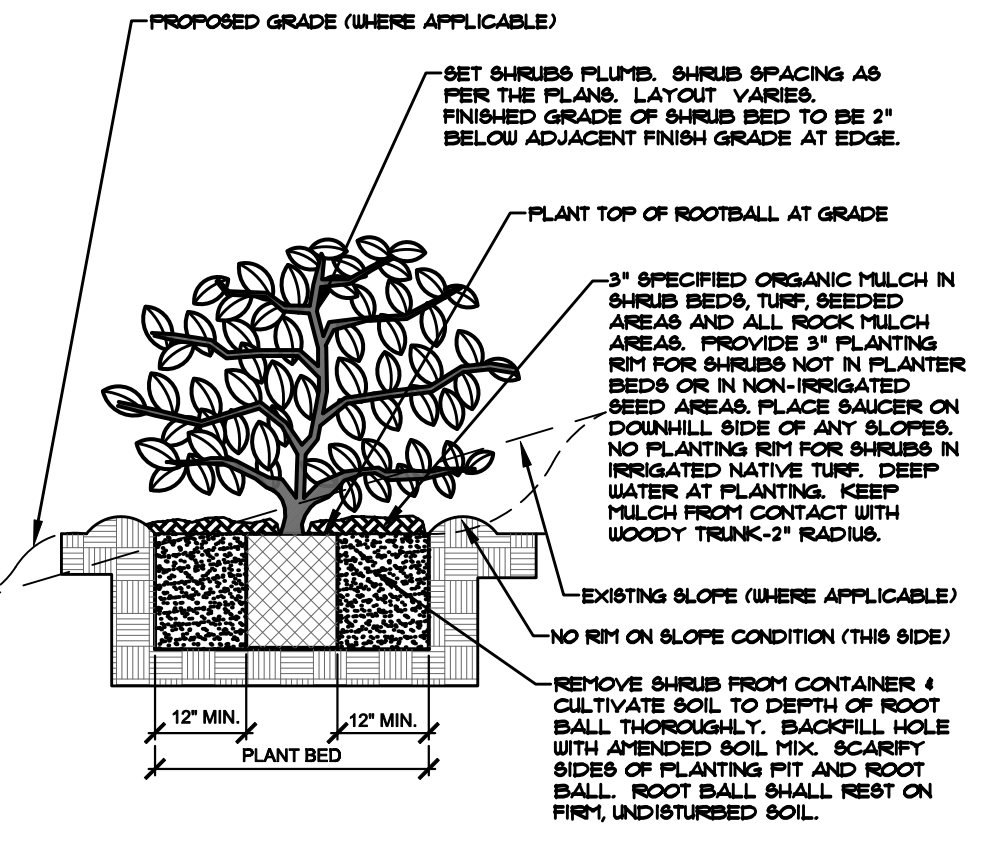
**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

- NOTES:
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  - 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.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
  - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
  - DO NOT FERTILIZE TREES DURING THE FIRST GROWING SEASON.
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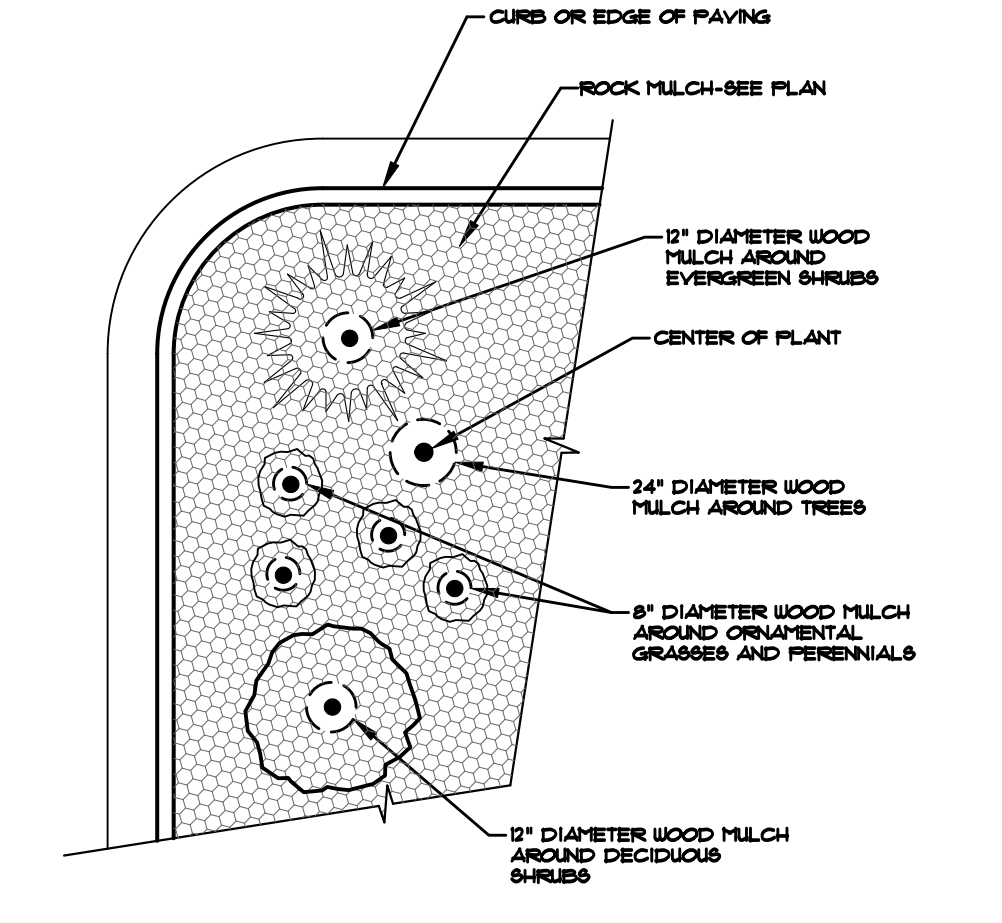
**B EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

- 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.
  - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
  - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A HOARD OF SOIL IN PLANTING PIT.
  - FOR POT BOUND PLANTS ONLY, MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



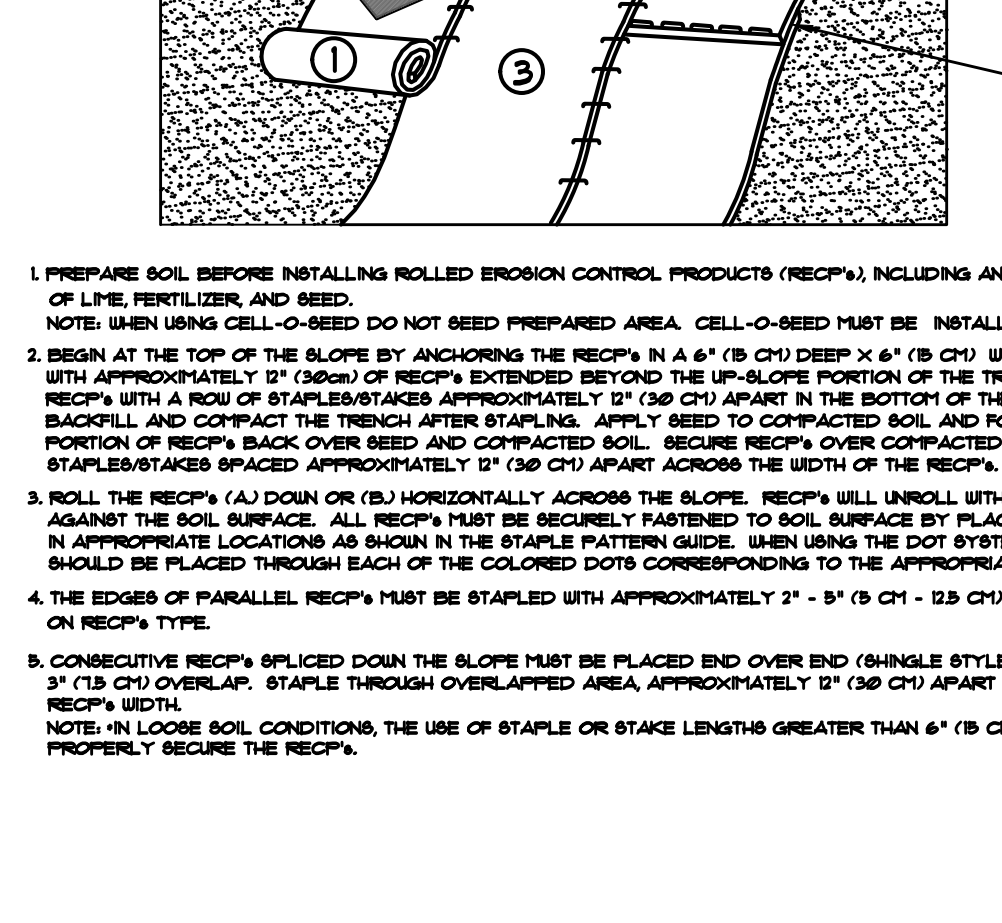
**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES NOT INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM BURLAP IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURE.
  - REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS.

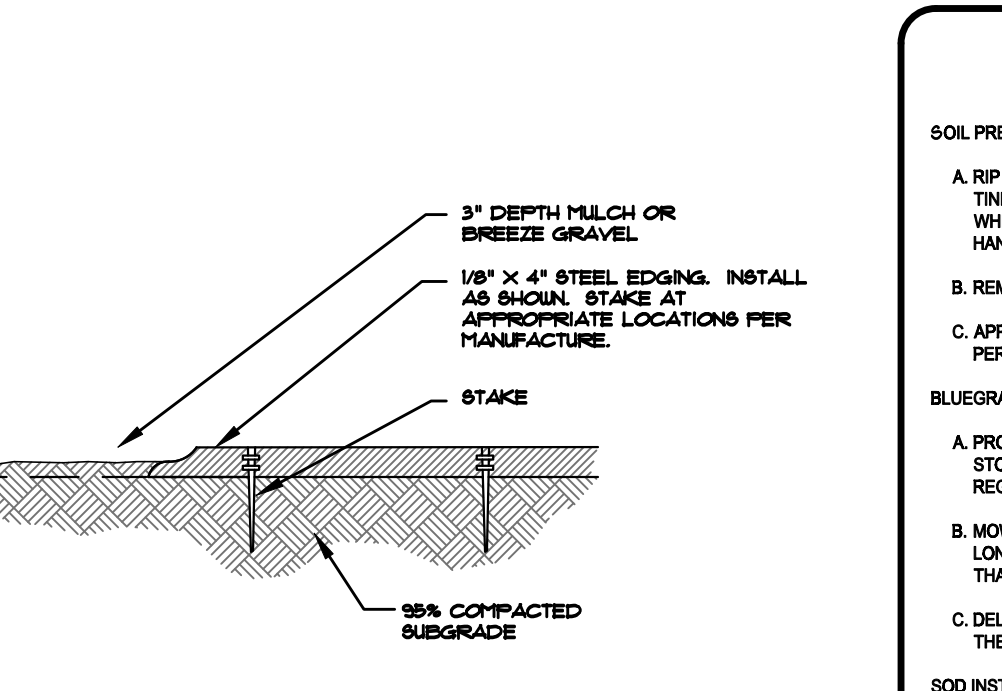


**D TYPICAL PLANT MATERIAL TREATMENT**  
NOT TO SCALE

- NOTES:
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIQUID FERTILIZER AND SEED.
  - NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
  - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (6 CH) DEEP X 6" (6 CH) WIDE TRENCH WITH APPROXIMATELY 1" (1 CH) OF RECP'S EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CH) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND HOLD REMAINING 12" (30 CH) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CH) APART ACROSS THE WIDTH OF THE RECP'S.
  - ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
  - THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CH - 12 CH) OVERLAP DEPENDING ON RECP'S TYPE.
  - CONNECTIVE RECP'S PLACED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (3 CH) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CH) APART ACROSS ENTIRE RECP'S WIDTH.
  - NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (6 CH) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.



**E EROSION CONTROL**  
NOTS



**F STEEL EDGING**  
NOT TO SCALE

**SOD INSTALLATION NOTE**

SOIL PREPARATION FOR SODED AREAS

- RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED 18" INCHES APART. AREAS ADJACENT TO WALLS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROW BIO-COMP MATERIAL AT A RATE OF CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA DISK (TLL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

BLUEGRASS SOD

- PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES, STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOIVING, FERTILIZING, WEED CONTROL, AND SPRAYING.
- MOW SOD TO 1 1/2" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF 3/4" TO 1". DELIVER IN ROLLS 6' LONG AND 18" WIDE. SMALL, IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.
- DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

SOD INSTALLATION

- AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
- LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.
- WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
- ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.
- KEEP THE SOIL BED MOST DURING LAYING OF SOD.
- NEWLY INSTALLED SOD SHALL BE WATERED WITH 1/2 INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-6 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.
- WEEK 1: AFTER INSTALLATION, WATER NEW TURF 1/2" TO 1 1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 4 OR 5 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.
- WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF 3/4" PER DAY FOR 7 DAYS; SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY.
- WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER 1/2" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW.
- KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF. APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIRED IN MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 20-0-0, 10 LB OF 10-0-0, OR SIMILAR FERTILIZERS.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN

WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

MOW SODED LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

**MAINTENANCE NOTE**

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOIVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRASSING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. RESCUH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDING AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM.

REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOIVING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALC'S SPECIFICATIONS HANDBOOK REV. EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.



**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED PRIOR TO PLANTING. ALL ELECTRICAL, VALUITS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**SEED MIX 'A'**  
Chapter 5  
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

City of Colorado Springs  
Stormwater Enterprise

Stormwater Construction Manual  
December 2020

**SEED MIX 'B'**

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calimovilla longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

**DOCUMENT NOTE**

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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PREPARED FOR:  
DREXEL, BARRELL & CO.

JOB NUMBER  
**1223-24**

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2-14-25		PER COUNTY COMMENTS
10-30-25		PER COUNTY COMMENTS
11-5-25		PER COUNTY COMMENTS

ORIGINAL DATE 11-13-24

DRAWN BY JM

DESCRIPTION  
**LANDSCAPE PLAN DETAILS**

SHEET NO.  
**L1.11**