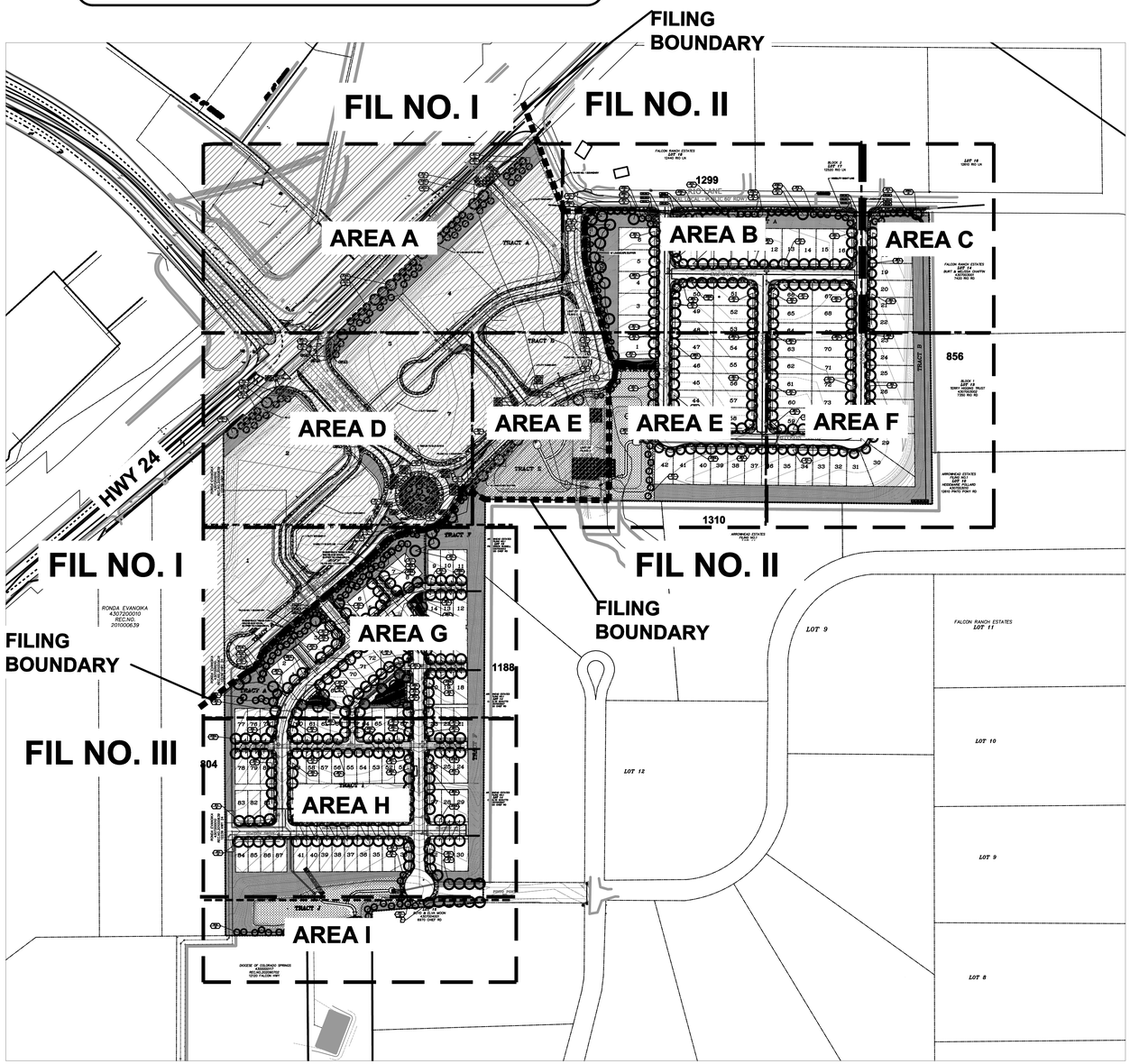
## LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S 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.




# OVERALL LANDSCAPE PLAN

NORTH

NOT TO SCALE

811 Know what's below. Call before you dig.

## UTILITIES NOTE

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## DOCUMENT NOTE

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

## 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 | NOTES |
|---|---|---|---|---|---|---|
| FILING NO. 1 | | | | | | REFER TO INTERNAL NOTE |
| HIGHWAY 24 | EXPRESSWAY | 25/25 FT | 1267 LF | 1/20 FT | 64/64 | |
| RETAIL ROW ST | NON ARTERIAL | 10/10 FT | 1200 LF | 1/30 FT | 40 EACH SIDE | |
| PERULA PT | NON ARTERIAL | 10/10 FT | 562 LF | 1/30 FT | 19 EACH SIDE | |
| LIMPKIN PT | NON ARTERIAL | 10/10 FT | 256 LF | 1/30 FT | 9 EACH SIDE | |
| WOODMEN RD | NON ARTERIAL | 10/10 FT | 434 LF | 1/30 FT | 15 EACH SIDE | |
| DUNLIN HTS | NON ARTERIAL | 10/10 FT | 495 LF | 1/30 FT | 17 EACH SIDE | |
| FILING NO. 2 | | | | | | REFER TO INTERNAL NOTE |
| RIO LANE | NON ARTERIAL | 10/10 FT | 1299 LF | 1/30 FT | 34/34 | |
| JACKDAW DR | REFER TO BUFFER | | | | | |
| JACKAMAR PLACE | NON ARTERIAL | 10/10 FT | 641 LF | 1/30 FT | 22/22 EACH SIDE | |
| SAPOYA PLACE | NON ARTERIAL | 10/10 FT | 524 LF | 1/30 FT | 17/17 EACH SIDE | |
| BUTEOS LANE | NON ARTERIAL | 10/10 FT | 524 LF | 1/30 FT | 17/17 EACH SIDE | |
| MODMOT WAY | NON ARTERIAL | 10/10 FT | 425 LF | 1/30 FT | 14/14 EACH SIDE | |
| TODY WAY | NON ARTERIAL | 10/10 FT | 641 LF | 1/30 FT | 22/22 EACH SIDE | |
| FILING NO. 3 | | | | | | REFER TO INTERNAL NOTE |
| RETAIL ROW ST | NON ARTERIAL | 10/10 FT | 850 LF | 1/30 FT | 29/29 | |
| HOOPOE LANE | NON ARTERIAL | 10/10 FT | 780 LF | 1/30 FT | 26/26 EACH SIDE | |
| DOVEKIE DRIVE | NON ARTERIAL | 10/10 FT | 662 LF | 1/30 FT | 22/22 EACH SIDE | |
| NUNBIRD COURT | NON ARTERIAL | 10/10 FT | 137 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 (1/15 SPACES) REQ./PROV. | VEHICLE LOT FRONTAGE(S) | 2/3 LENGTH OF FRONTAGE (FT.) |
|---|---|---|---|
| 0 | 0/0 | NA | |
| MIN. 3' SCREENING PLANTS REQ./PROV. | EVERGREEN PLANTS REQ. 50%/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 (15') REQ. / PROV. | BUFFER TREES (1/25') REQ./PROV. | EVERGREEN 50% MIN. REQ./PROV. |
|---|---|---|---|---|
| FIL. 2 WEST BOUNDARY | 1,109 LF | 15/15 LF | 45/45 | 23/30 |

## 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.


**HIGHER GROUND DESIGNS, INC.**
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122


HIGHER GROUND DESIGNS


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THE COMMONS AT FALCON FIELD
FILING NO. I, II & III
COLORADO SPRINGS, CO

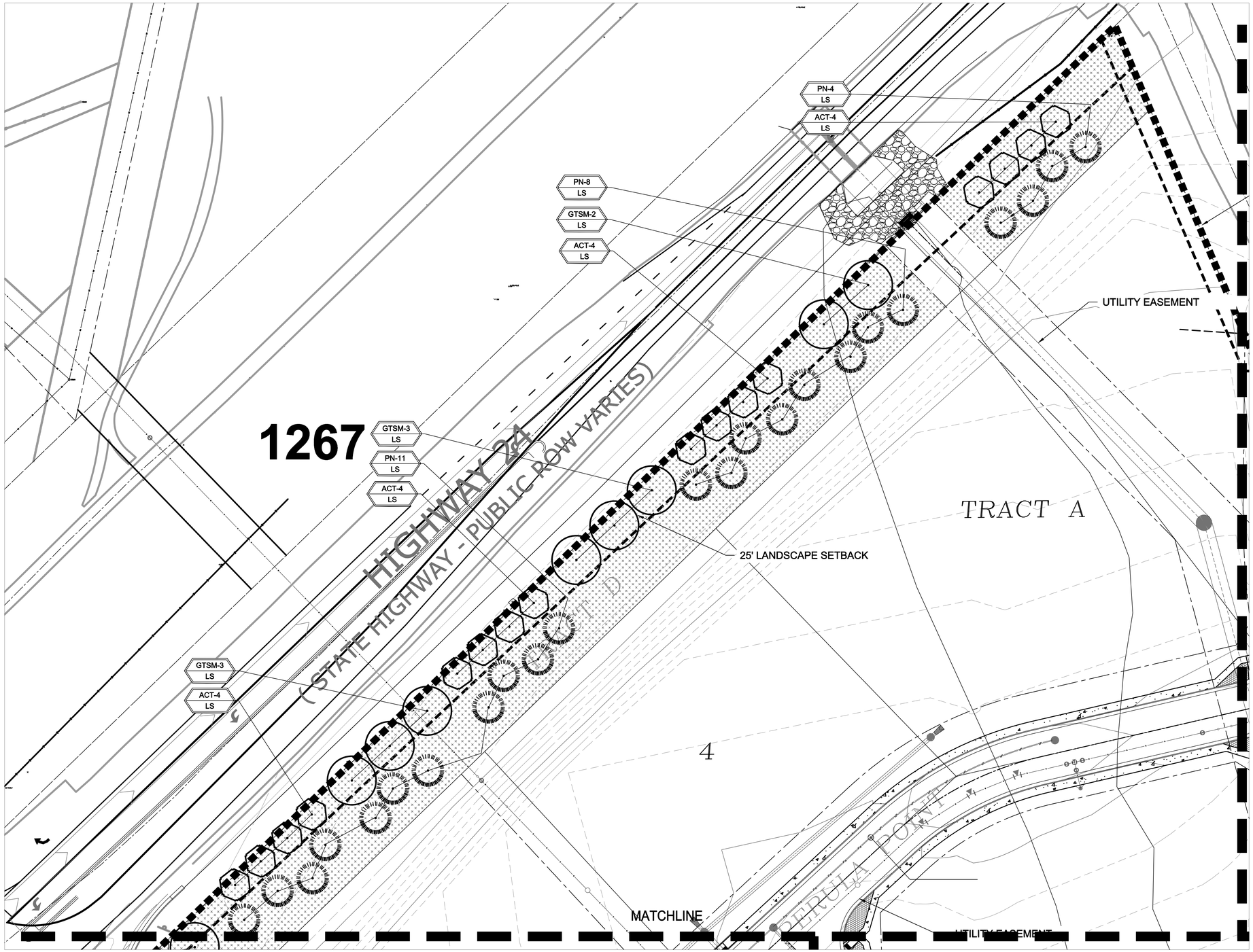
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NOT FOR CONSTRUCTION

JOB NUMBER 1223-24

| REVISIONS | |
|---|---|
| 2-14-25 | PER COUNTY COMMENTS |
| 10-30-25 | PER COUNTY COMMENTS |
| 11-5-25 | PER COUNTY COMMENTS |
| 1-30-26 | PER COUNTY COMMENTS |
| 7-23-26 | PER COUNTY COMMENTS |
| 9-21-26 | PER COUNTY COMMENTS |

ORIGINAL DATE 11-13-24
DRAWN BY JM
DESCRIPTION: LANDSCAPE PLAN
SHEET NO. L1.1




# LANDSCAPE PLAN - AREA 'A'

NORTH

7.5 15 22.5 30 45

SCALE 1"= 30'

Know what's below. Call before you dig.

## UTILITIES NOTE

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


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JOB NUMBER 1223-24

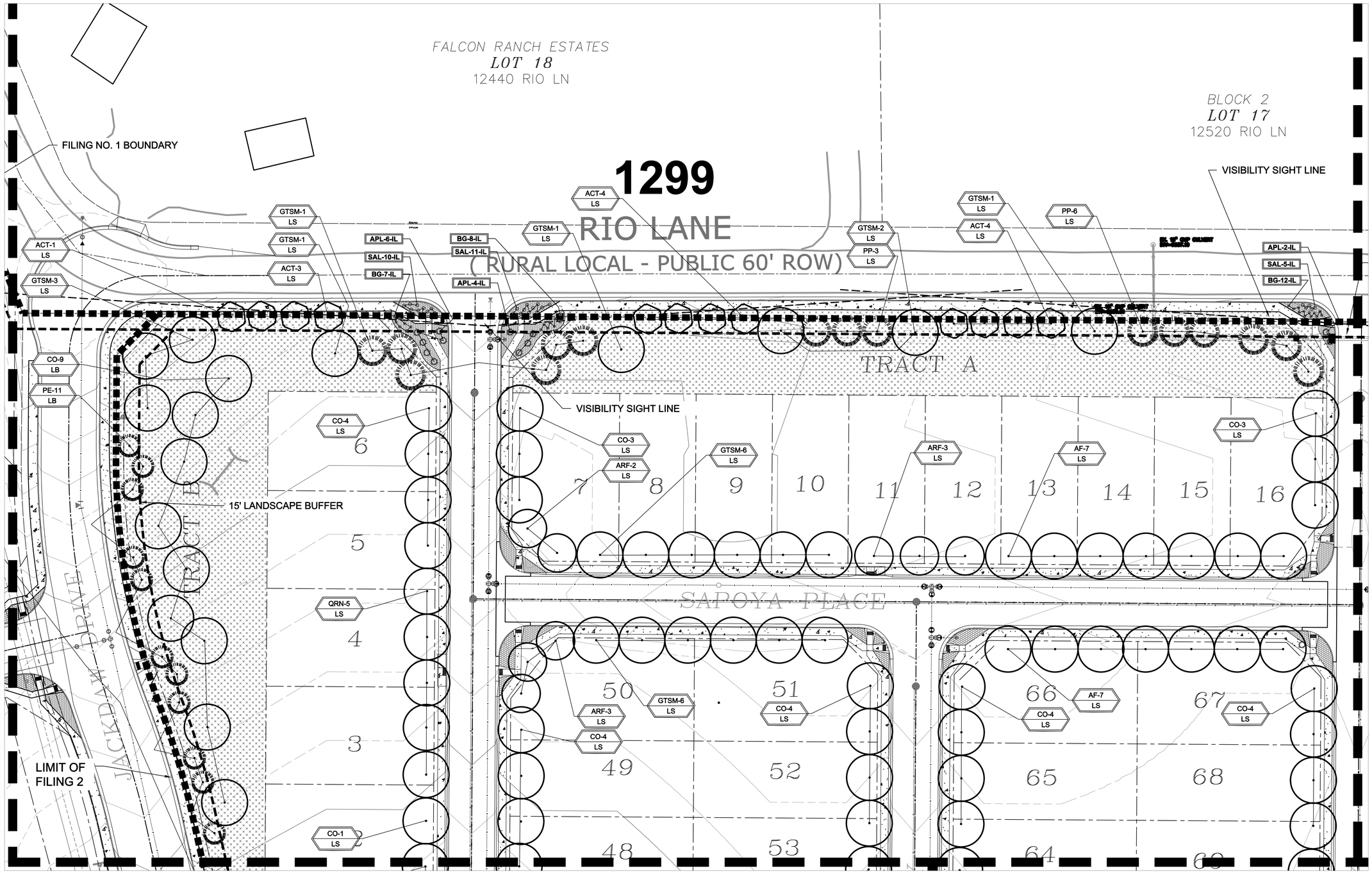
| REVISIONS | |
|---|---|
| 2-14-25 | PER COUNTY COMMENTS |
| 10-30-25 | PER COUNTY COMMENTS |
| 11-5-25 | PER COUNTY COMMENTS |
| 1-30-26 | PER COUNTY COMMENTS |
| 7-23-26 | PER COUNTY COMMENTS |
| 9-21-26 | PER COUNTY COMMENTS |

ORIGINAL DATE 11-13-24

DRAWN BY JM

DESCRIPTION
LANDSCAPE PLAN-AREA A

SHEET NO.
L1.2




# LANDSCAPE PLAN - AREA 'B'

NORTH

7.5 22.5 45

15 30 SCALE 1"= 30'

Know what's below. Call before you dig.

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THE COMMONS AT FALCON FIELD
FILING NO. I, II & III
COLORADO SPRINGS, CO

PREPARED FOR:
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JOB NUMBER 1223-24

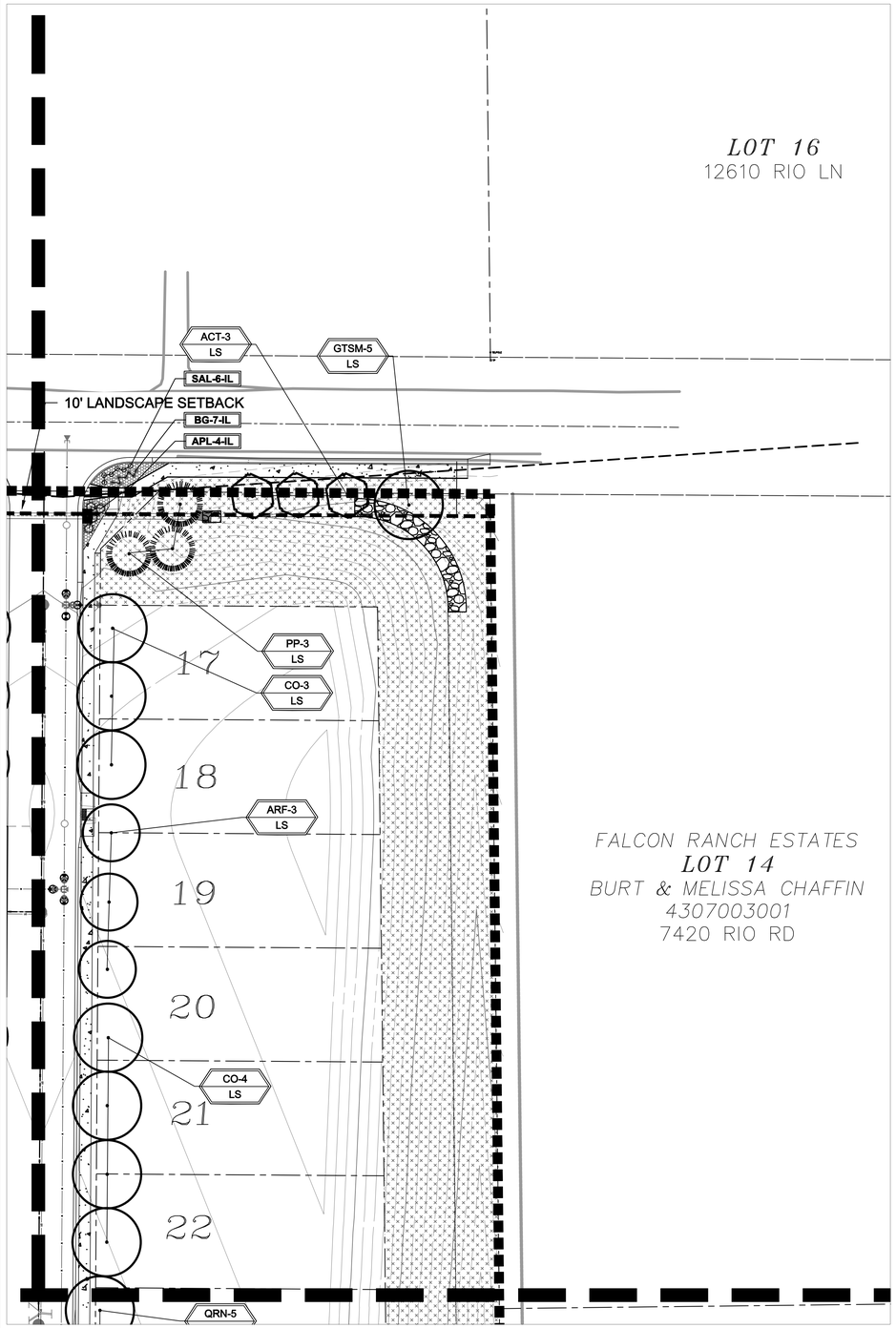
| REVISIONS | |
|---|---|
| 2-14-25 | PER COUNTY COMMENTS |
| 10-30-25 | PER COUNTY COMMENTS |
| 11-5-25 | PER COUNTY COMMENTS |
| 1-30-26 | PER COUNTY COMMENTS |
| 7-23-26 | PER COUNTY COMMENTS |
| 9-21-26 | PER COUNTY COMMENTS |

ORIGINAL DATE 11-13-24

DRAWN BY JM

DESCRIPTION
LANDSCAPE PLAN-AREA B

SHEET NO. L1.3




# LANDSCAPE PLAN - AREA 'C'

NORTH

7.5 15 22.5 30 45 SCALE 1"= 30'

Know what's below. Call before you dig.

## PLANT SCHEDULE - FILING NO. 1

| Symbol | Abbr. | Quanity | Botanical Name | Common Name | Mature Width/Hight | Size |
|---|---|---|---|---|---|---|
| EVERGREEN TREES: | | | | | | B&B |
| | PE | 13 | Pinus edulis | Pinyon Pine | 15'x15' | 6' ht. |
| | PN | 33 | Pinus nigra | Austrian Pine | 20'x40' | 6' ht. |
| | PP | 3 | Pinus ponderosa | Ponderosa Pine | 20'x40' | 6' ht. |
| DECIDUOUS TREES: | | | | | | B&B |
| | ACT | 26 | Acer Tataricum | Tatarian Maple | 20 x 25' | 1-1/2"cal. |
| | CO | 2 | Celtis occidentalis | Hackberry | 30' x 40' | 1-1/2"cal. |
| | GTSM | 11 | Gleditsia triacanthos 'Shademaster' | Shademaster Honeylocust | 30' x 40' | 1-1/2"cal. |
| EVERGREEN SHRUBS: | | | | | | Cont. |
| | APL | 29 | Arctostaphylos x coloradoensis 'Panchito' | Manzanita, Panchito | 10"-18"/24"-36" | 5 gal. |
| | PM | 30 | Pinus mugo 'Slowmound' | Slowmound Mugo Pine | 2-3' x 2-3' | 3 or 6 gal. |
| DECIDUOUS SHRUBS: | | | | | | Cont. |
| | BCP | 54 | Berberis thunbergii 'Crimson Pygmy' | Crimson Pygmy Barberry | 2-3' x 1-2' | 5 gal. |
| | CC | 16 | Caryopteris x clandonensis 'Drk Knt' | Dark Knight Blue Mist Spirea | 2' / 2-4' | 5 gal. |
| | PB | 3 | Prunus besseyi | Western Sand Cherry | 5-8' / 5-8' | 5 gal. |
| ORNAMENTAL GRASSES: | | | | | | |
| | BG | 76 | Bouteloua gracilis 'blond ambition' | Blonde Ambition Grass | 2' x 2' | 1 gal. |
| PERENNIALS | | | | | | |
| | PEN | 36 | Penstemon pinifolius | Pineleaf Penstemon | 12"x12" | #1 CONT. |
| | SAL | 19 | Salvia nemorosa 'May Night' | May Night Salvia | 24 x 24" | #1 CONT. |

## PLANT SCHEDULE - FILING NO. 2

| Symbol | Abbr. | Quanity | Botanical Name | Common Name | Mature Width/Hight | Size |
|---|---|---|---|---|---|---|
| EVERGREEN TREES: | | | | | | B&B |
| | PE | 30 | Pinus edulis | Pinyon Pine | 15'x15' | 6' ht. |
| | PP | 28 | Pinus ponderosa | Ponderosa Pine | 20'x40' | 6' ht. |
| DECIDUOUS TREES: | | | | | | B&B |
| | ACT | 15 | Acer Tataricum | Tatarian Maple | 20 x 25' | 1-1/2"cal. |
| | AF | 26 | Acer x freemanii 'Autumn Blaze' | Autumn Blaze Maple | 30' | 1-1/2"cal. |
| | ARF | 32 | Acer rubrum 'Franksred' | Red Sunset Red Maple | 30'x40' | 1-1/2"cal. |
| | CO | 75 | 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. |
| EVERGREEN SHRUBS: | | | | | | Cont. |
| | APL | 25 | Arctostaphylos x coloradoensis 'Panchito' | Manzanita, Panchito | 10"-18"/24"-36" | 5 gal. |
| ORNAMENTAL GRASSES: | | | | | | |
| | BG | 44 | Bouteloua gracilis 'blond ambition' | Blonde Ambition Grass | 2' x 2' | 1 gal. |
| PERENNIALS | | | | | | |
| | SAL | 39 | 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 | 11,687 SF |
| | Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material | 60,569 SF |
| | Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material | 78,256 SF |
| | Steel Edger. See notes | |

## 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 | 4,507 SF |
| | Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material | 154,402 SF |
| | Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material | 46,975 SF |
| | Steel Edger. See notes | |

## PLANT SCHEDULE - FILING NO. 3

| Symbol | Abbr. | Quanity | Botanical Name | Common Name | Mature Width/Hight | Size |
|---|---|---|---|---|---|---|
| EVERGREEN TREES: | | | | | | B&B |
| | PE | 4 | Pinus edulis | Pinyon Pine | 15'x15' | 6' ht. |
| | PN | 46 | Pinus nigra | Austrian Pine | 20'x40' | 6' ht. |
| | PP | 5 | Pinus ponderosa | Ponderosa Pine | 20'x40' | 6' ht. |
| | PHL | 50 | Pinus heldrichi v. leucodermis | Bosnian Pine | 12' x 20' | 6' ht. |
| DECIDUOUS TREES: | | | | | | B&B |
| | ACT | 11 | Acer Tataricum | Tatarian Maple | 20 x 25' | 1-1/2"cal. |
| | AF | 48 | Acer x freemanii 'Autumn Blaze' | Autumn Blaze Maple | 30' | 1-1/2"cal. |
| | ARF | 19 | Acer rubrum 'Franksred' | Red Sunset Red Maple | 30'x40' | 1-1/2"cal. |
| | CO | 55 | Celtis occidentalis | Hackberry | 30' x 40' | 1-1/2"cal. |
| | GTSM | 59 | Gleditsia triacanthos 'Shademaster' | Shademaster Honeylocust | 30' x 40' | 1-1/2"cal. |
| | QRN | 38 | Quercus rubra | Northern Red Oak | 30' | 1-1/2"cal. |
| EVERGREEN SHRUBS: | | | | | | Cont. |
| | APL | 3 | Arctostaphylos x coloradoensis 'Panchito' | Manzanita, Panchito | 10"-18"/24"-36" | 5 gal. |
| ORNAMENTAL GRASSES: | | | | | | |
| | BG | 15 | Bouteloua gracilis 'blond ambition' | Blonde Ambition Grass | 2' x 2' | 1 gal. |
| PERENNIALS | | | | | | |
| | SAL | 3 | Salvia nemorosa 'May Night' | May Night Salvia | 24 x 24" | #1 CONT. |

## GROUND COVER LEGEND - FILING NO. 3

| SYMBOL | DESCRIPTION | APPROX. SF |
|---|---|---|
| | Kentucky Bluegrass Sod Submit sample to owner prior to ordering material | 9,794 SF |
| | Denver Granite Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material | 13,020 SF |
| | Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material | 189,054 SF |
| | Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material | 38,217 SF |
| | Steel Edger. See notes | |

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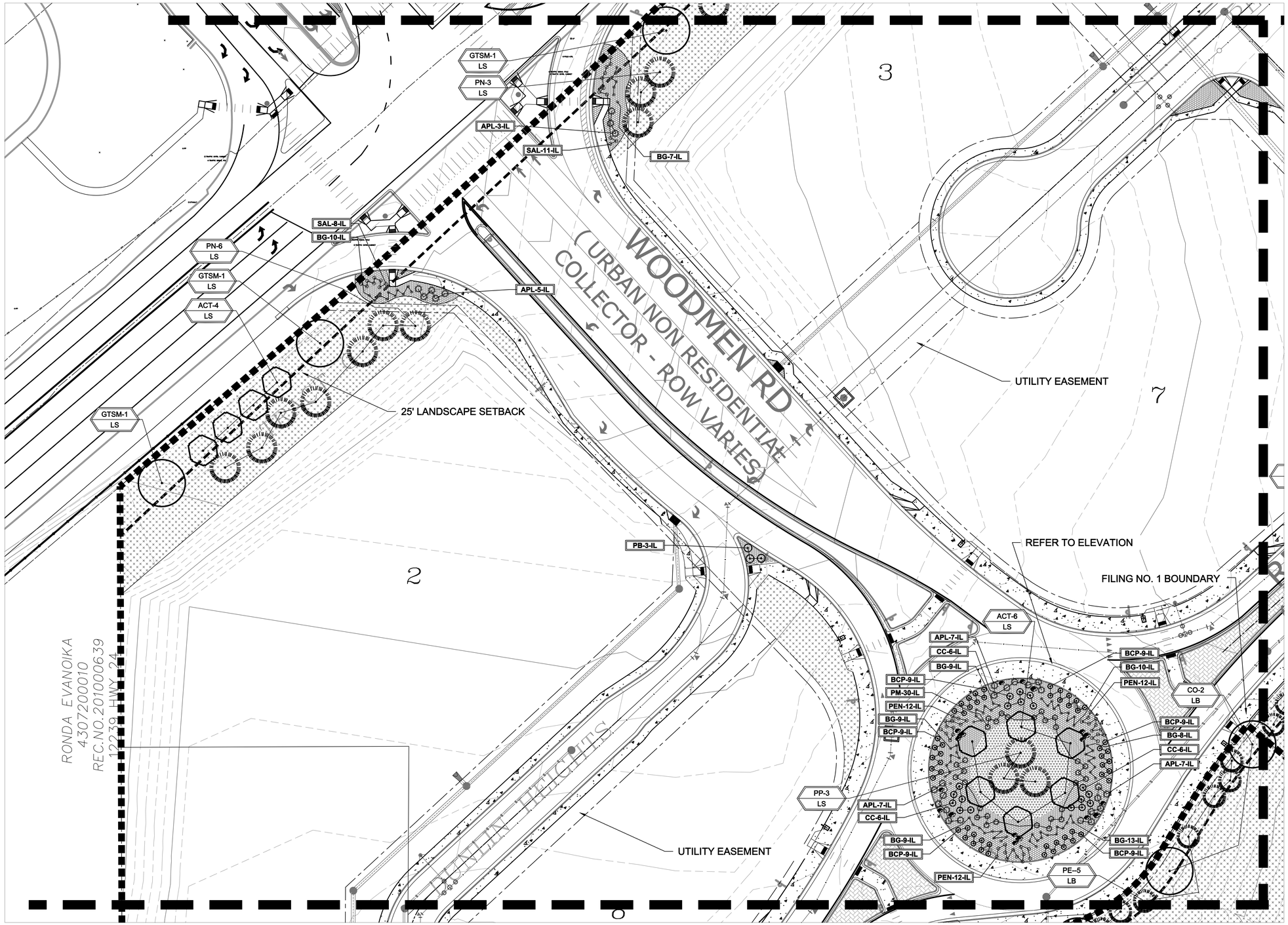

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JOB NUMBER 1223-24

REVISIONS

| | |
|---|---|
| 2-14-25 | PER COUNTY COMMENTS |
| 10-30-25 | PER COUNTY COMMENTS |
| 11-5-25 | PER COUNTY COMMENTS |
| 1-30-26 | PER COUNTY COMMENTS |
| 7-23-26 | PER COUNTY COMMENTS |
| 9-21-26 | PER COUNTY COMMENTS |

ORIGINAL DATE 11-13-24
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN-AREA C
SHEET NO. L1.4




# LANDSCAPE PLAN - AREA 'D'

NORTH

7.5 15 22.5 30 45

SCALE 1"= 30'

811 Know what's below. Call before you dig.

## UTILITIES NOTE

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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 719-268-1122


HIGHER GROUND DESIGNS

THE COMMONS AT FALCON FIELD
FILING NO. I,II & III
COLORADO SPRINGS, CO

PREPARED FOR:
DREXEL, BARRELL & CO.


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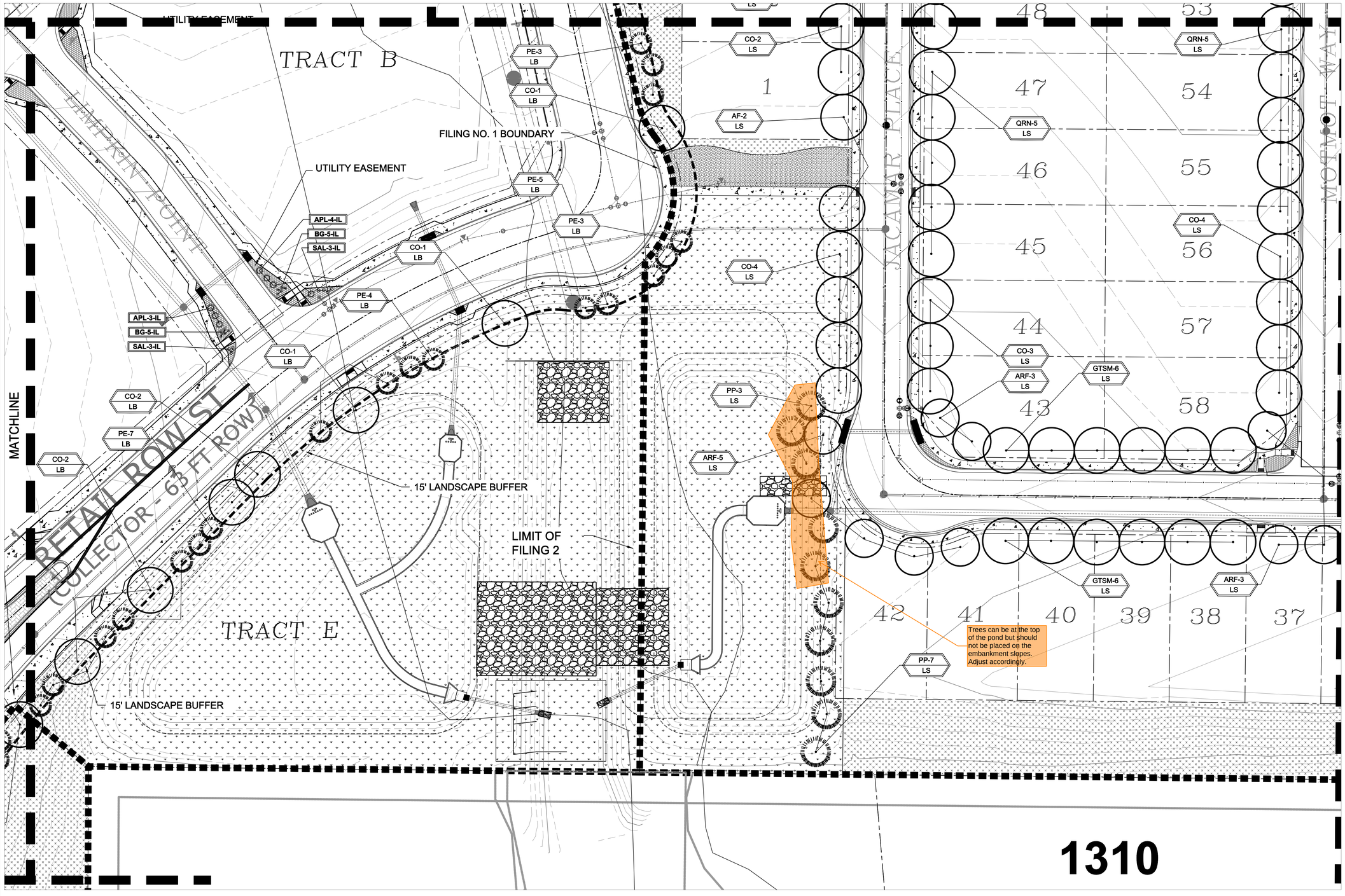
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| 11-5-25 | PER COUNTY COMMENTS |
| 1-30-26 | PER COUNTY COMMENTS |
| 7-23-26 | PER COUNTY COMMENTS |
| 9-21-26 | PER COUNTY COMMENTS |

ORIGINAL DATE 11-13-24

DRAWN BY JM

DESCRIPTION
LANDSCAPE PLAN-AREA D

SHEET NO.
L1.5




# LANDSCAPE PLAN - AREA 'E'

NORTH

7.5 15 22.5 30 45

SCALE 1" = 30'

Know what's below. Call before you dig.

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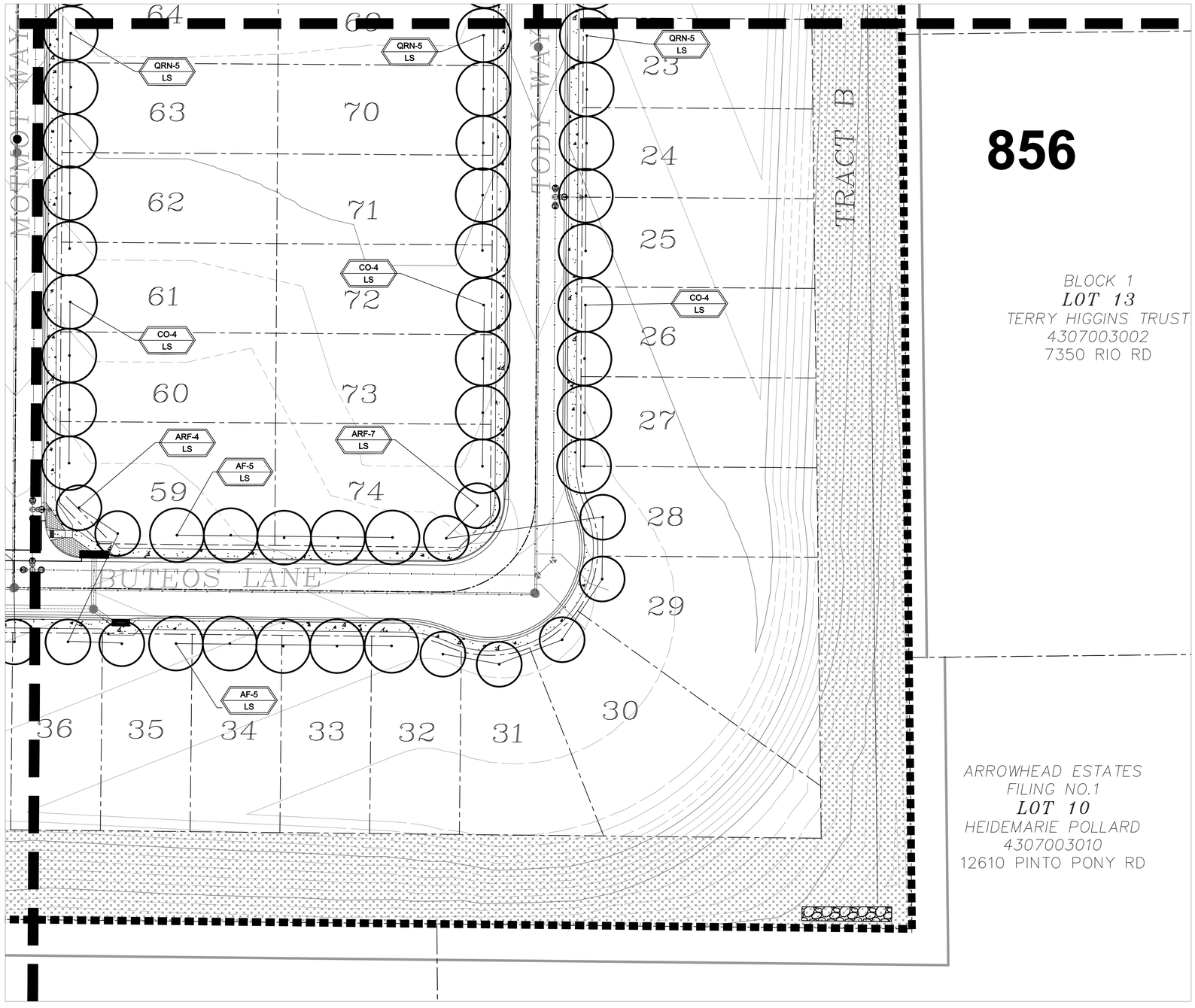
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JOB NUMBER 1223-24

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| 9-21-26 | PER COUNTY COMMENTS |

ORIGINAL DATE 11-13-24
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN-AREA B
SHEET NO. L1.6




# LANDSCAPE PLAN - AREA 'F'

NORTH

7.5 15 22.5 30 45

SCALE 1"= 30'

## 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 PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.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 TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 5-2 FOR IRRIGATED 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 TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 5-1 FOR IRRIGATED MIX.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW 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 RANGELAND 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 ½" 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 SEEDBED IMMEDIATELY FOLLOWING SPREADING 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 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 SEEDBED 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.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. 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 SEEDED 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 PHOTODEGRADAILE NETTING ON BOTH SIDES.

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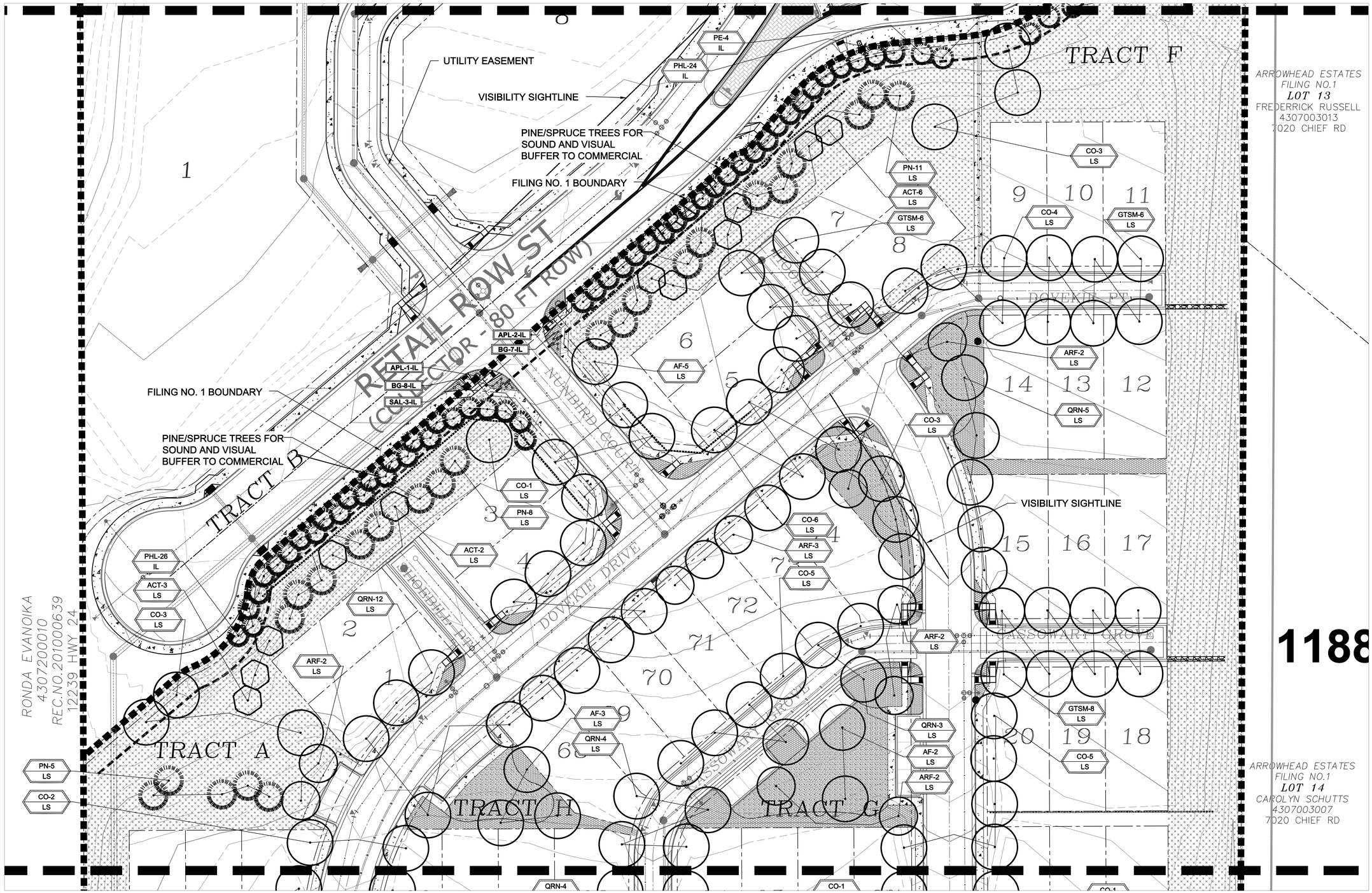
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| 9-21-26 | PER COUNTY COMMENTS |

ORIGINAL DATE 11-13-24
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN-AREA F
SHEET NO. L1.7




# LANDSCAPE PLAN - AREA 'G'

NORTH

7.5 15 22.5 30 45 SCALE 1"= 30'

Know what's below. Call before you dig.

## UTILITIES NOTE

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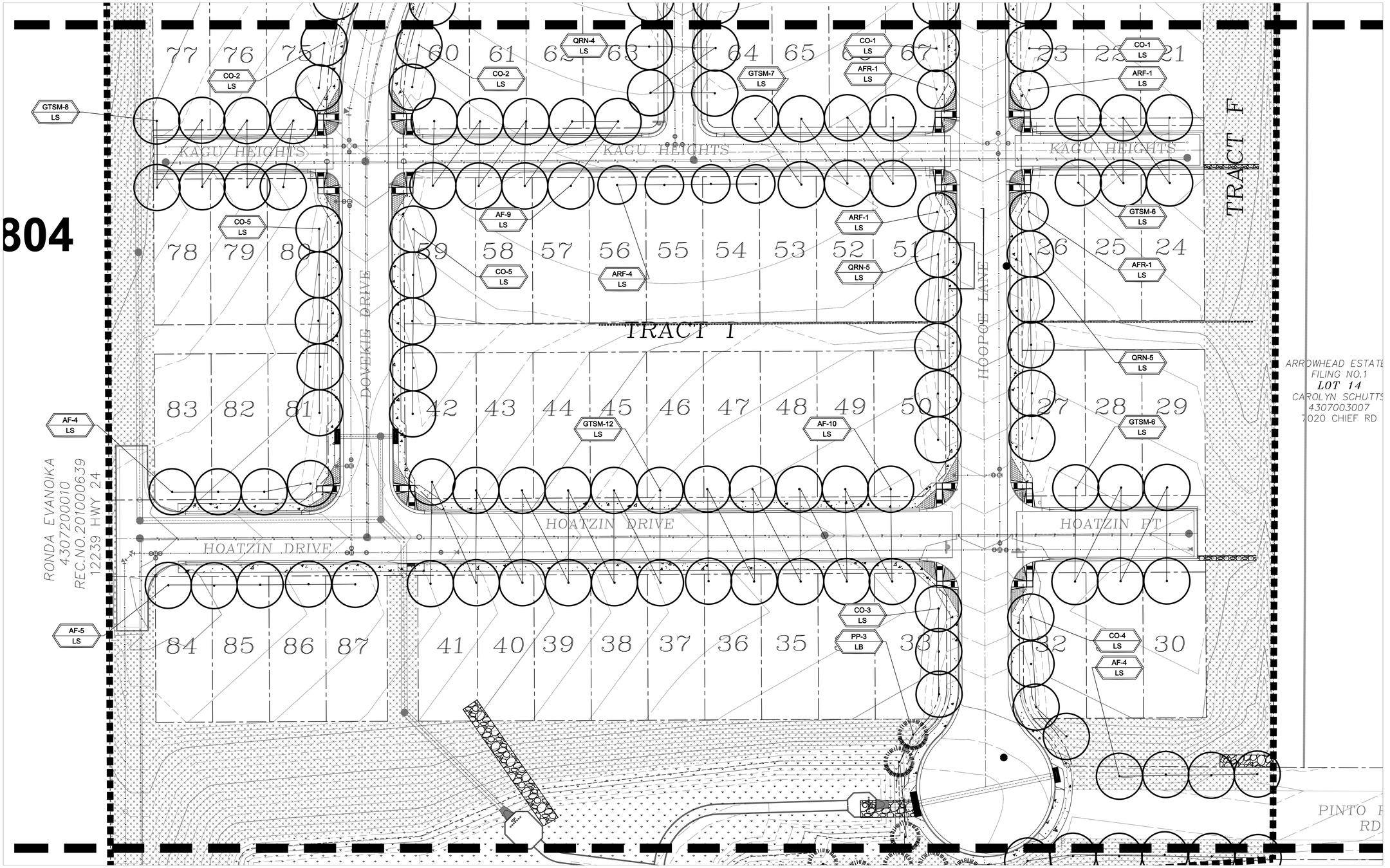
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ORIGINAL DATE 11-13-24
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN-AREA G
SHEET NO. L1.8

804




# LANDSCAPE PLAN - AREA 'H'

NORTH

7.5 15 22.5 30 45

SCALE 1"= 30'

Know what's below. Call before you dig.

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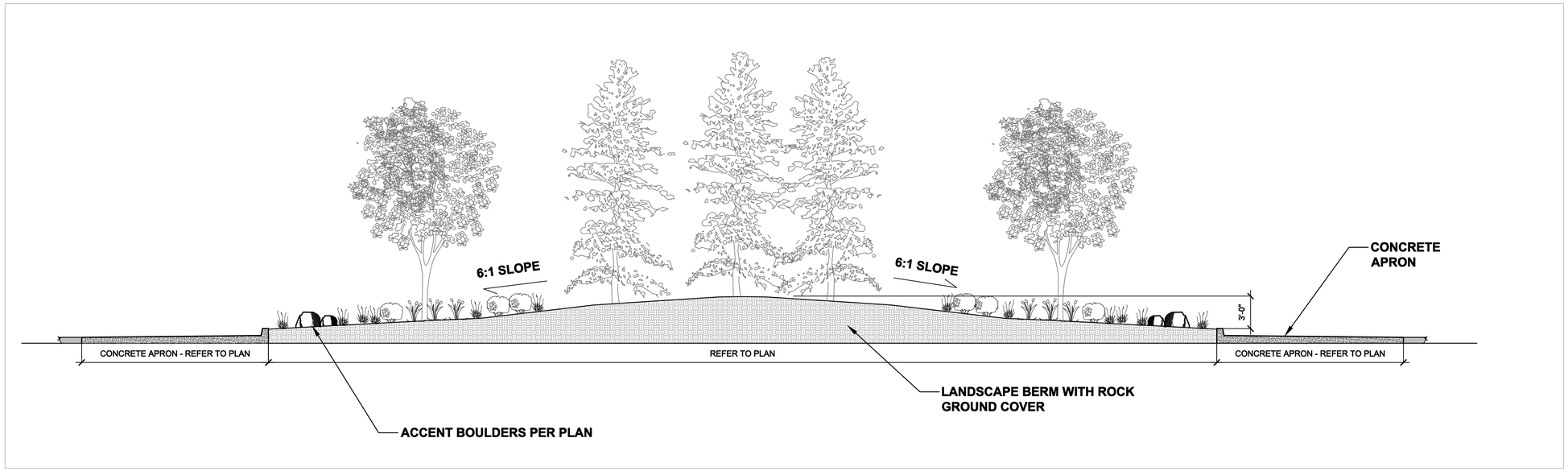
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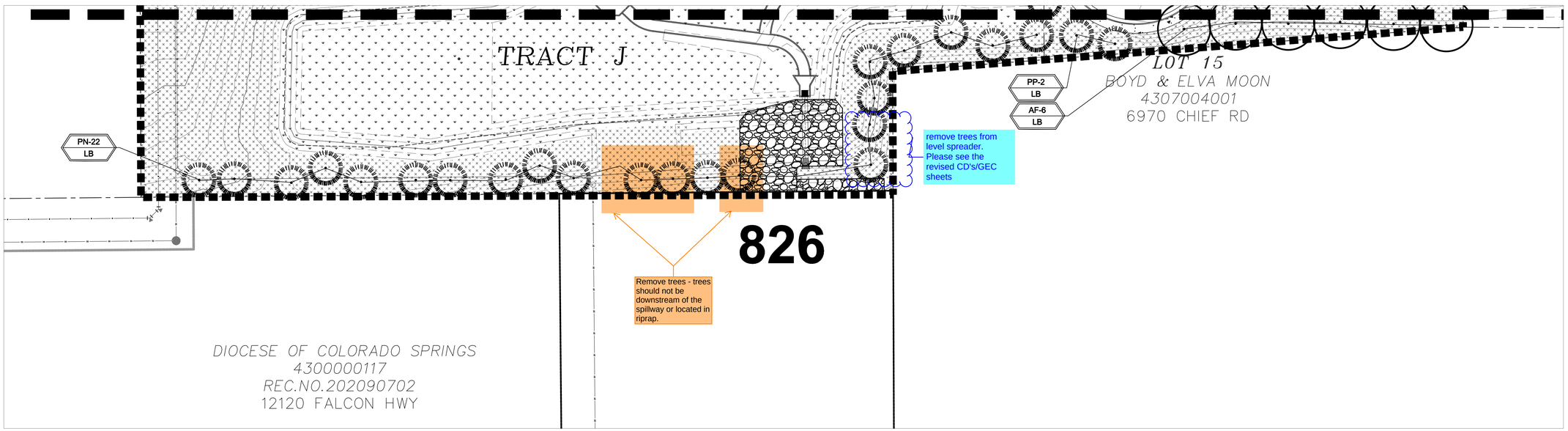
DESCRIPTION
LANDSCAPE PLAN-AREA H

SHEET NO.
L1.9




# ROUNDABOUT ELEVATION

NOT TO SCALE




# LANDSCAPE PLAN - AREA 'I'

NORTH

7.5 15 22.5 30 45

SCALE 1"= 30'

Know what's below. Call before you dig.

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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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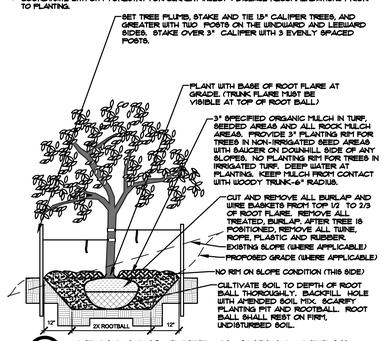
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JOB NUMBER 1223-24

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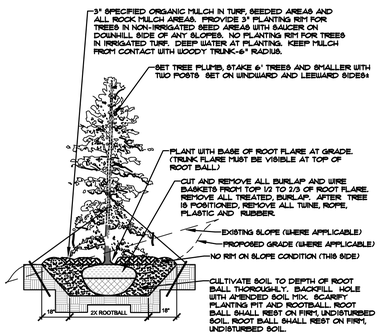
ORIGINAL DATE 11-13-24
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN-AREA I
SHEET NO. L1.10

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 WEAK 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.
- AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



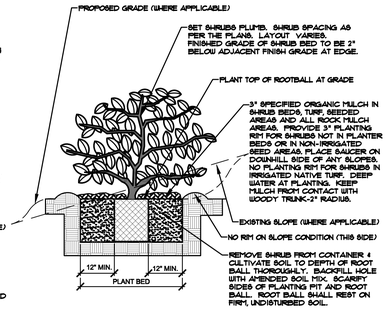

## A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



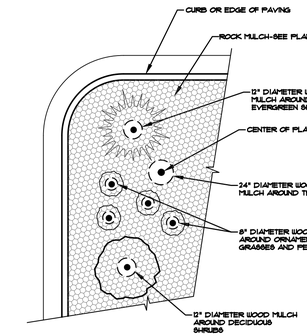

## B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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.
- AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.

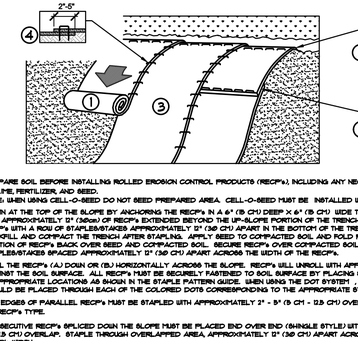



## C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESS.
- REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS

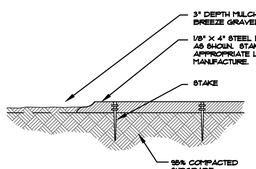



## D TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE




1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) 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 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. 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.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

## E EROSION CONTROL
NTS




## F STEEL EDGING
NOT TO SCALE

### SOD INSTALLATION NOTE

SOIL PREPARATION FOR SODDED AREAS

A. 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. 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.

C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROW BIO-COMP MATERIAL AT A RATE OF 4 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

BLUEGRASS SOD

A. 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, MOWING, FERTILIZING, WEED CONTROL AND SPRAYING.

B. MOW SOD TO 1 1/2" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF ½" 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.

C. 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

A. 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.
B. LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.
C. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
D. ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.
E. KEEP THE SOIL BED MOIST DURING LAYING OF SOD.
F. NEWLY INSTALLED SOD SHALL BE WATERED WITH ¼ INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-8 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.
G. WEEK 1: AFTER INSTALLATION, WATER NEW TURF ¼" 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.
H. WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF ½" PER DAY FOR 7 DAYS; SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY.
I. WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER ½" 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.
J. 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 REQUIREDIN 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 SODDED 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 WORK 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, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED 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, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

811 Know what's below. Call before you dig.

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## 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 80 seeds/sq ft | • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft | • Non-irrigated drilled 20 seeds/sq ft |
| Buffalograss | *Buchloe dactyloides* | Warm, sod | 25 | 9.6 | 4.8 | 2.4 |
| Grama, blue | *Bouteloua gracilis* | Warm, bunch | 20 | 10.8 | 5.4 | 2.7 |
| Grama, sideoats | *Bouteloua curtipendula* | Warm, bunch | 29 | 5.6 | 2.8 | 1.4 |
| Green needlegrass | *Nassella viridula* | Cool, bunch | 5 | 3.2 | 1.6 | 0.8 |
| Wheatgrass, western | *Pascopyrum smithii* | Cool, sod | 20 | 12 | 6 | 3 |
| Dropseed, sand | *Sporobolus cryptandrus* | 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'

**Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas**

| Common Name | Scientific Name | Growth Season / Form | % of Mix | Pounds PLS | | |
|---|---|---|---|---|---|---|
| | | | | • Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft | • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft | • Non-irrigated drilled 20 seeds/sq ft |
| Bluestem, big | *Andropogon gerardii* | Warm, sod | 20 | 4.4 | 2.2 | 1.1 |
| Grama, blue | *Bouteloua gracilis* | Warm, bunch | 10 | 0.5 | 0.25 | 0.13 |
| Green needlegrass[2] | *Nassella viridula* | Cool, bunch | 10 | 2 | 1 | 0.5 |
| Wheatgrass, western[2] | *Pascopyrum smithii* | Cool, sod | 20 | 6.4 | 3.2 | 1.6 |
| Grama, sideoats | *Bouteloua curtipendula* | Warm, bunch | 10 | 2 | 1 | 0.5 |
| Switchgrass[2] | *Panicum virgatum* | Warm, bunch/sod | 10 | 0.8 | 0.4 | 0.2 |
| Prairie sandreed | *Calimovilfa longifolia* | Warm, sod | 10 | 1.2 | 0.6 | 0.3 |
| Yellow indiangrass[2] | *Sorghastrum nutans* | Warm, sod | 10 | 2 | 1 | 0.5 |
| Seed rate (lbs PLS/acre) | | | | 19.3 | 9.7 | 4.8 |

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NOT FOR CONSTRUCTION

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DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN DETAILS
SHEET NO. L1.11