2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR. MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND

3.NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS

5. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.

6. REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES

7. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

8. STREET TREES. STREETSCAPE IMPROVEMENTS. AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

#### IRRIGATION:

1. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE

#### SHRUB/TREE PLANTING NOTES:

1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.

2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.

3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.

4. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).

5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE

7. PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.

8. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.

9. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.

10. THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

### **SODDING & SEEDING:**

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.

2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE

3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.

4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.

5. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.

6. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE, CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.

7. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEING DATE.

9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.

9.1 SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.

9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.

9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE

HYDRO-MULCH AND BROADCAST.

9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.

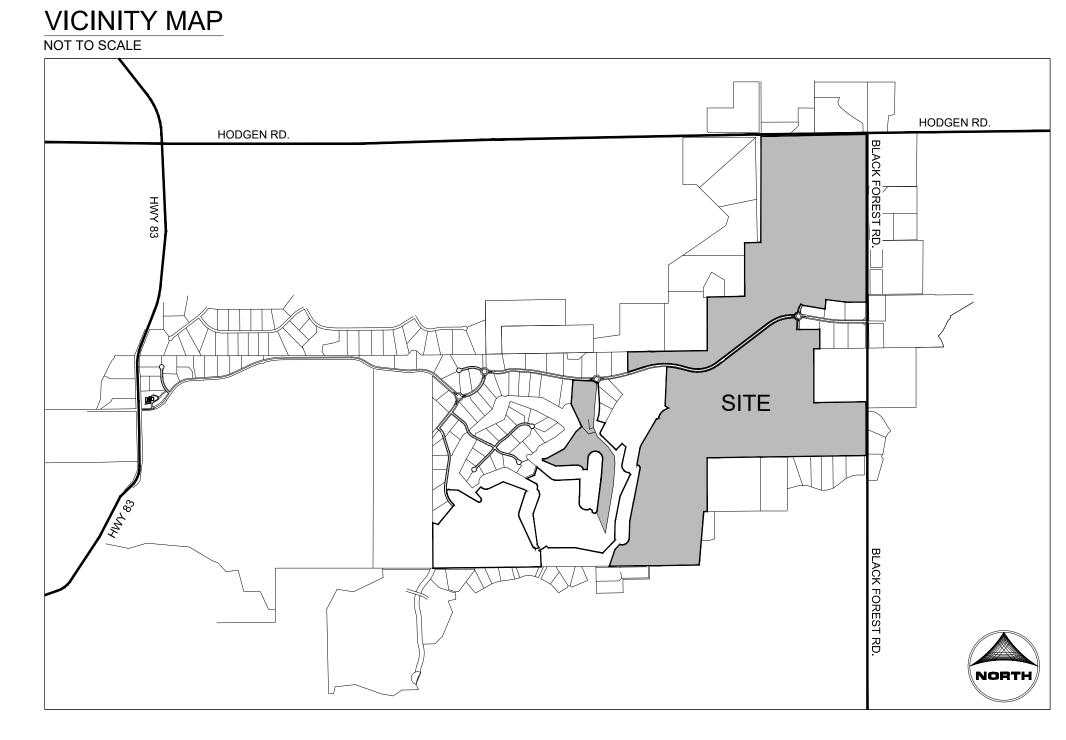
10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.

11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER. RECOMMENDED RATE OF AN ORGANIC TACKIFIER.

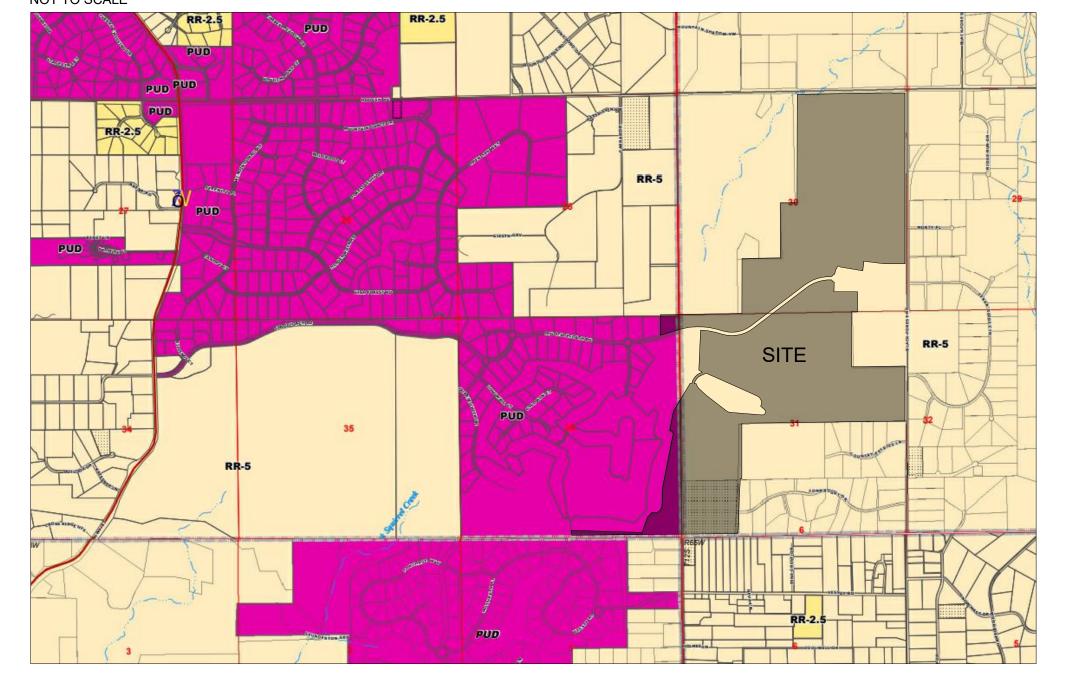
12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.

13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.

14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.



#### **VICINITY MAP** NOT TO SCALE



### SHEET INDEX:

SHEET 27 - LANDSCAPE COVER

SHEET 28 - LANDSCAPE NOTES

SHEET 29 - OVERALL LANDSCAPE PLAN

SHEET 30 - LANDSCAPE PLAN

SHEET 31 - LANDSCAPE PLAN

SHEET 32 - LANDSCAPE PLAN SHEET 33 - LANDSCAPE PLAN

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SHEET 35 - LANDSCAPE PLAN

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SHEET 38 - LANDSCAPE PLAN

SHEET 39 - LANDSCAPE PLAN

SHEET 40 - LANDSCAPE PLAN

SHEET 41 - LANDSCAPE PLAN

SHEET 42 - LANDSCAPE DETAILS

SHEET 43 - LANDSCAPE DETAILS

## SITE DATA

**EXISTING ZONING:** 

PUD (2.5 ACRE LOTS)

PROPOSED ZONING: PUD

OWNER/DEVELOPER

PRI #2, LLC. 6385 CORPORATE DRIVE, STE. 200 COLORADO SPRINGS, CO 80919

ATTN: DREW BALSICK TELE: (719) 592-9333

**CIVIL ENGINEER** 

HR GREEN DEVELOPMENT LLC. 1975 RESEARCH PKWY #230

COLORADO SPRINGS, CO 80920

720.602.4965

720.602.4941

PLANNING/LANDSCAPE ARCHITECT HR GREEN DEVELOPMENT LLC. 1975 RESEARCH PKWY #230 COLORADO SPRINGS, CO 80920

> $\sim$ EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

BAR IS ONE INCH ON DRAWN BY: JAG JOB DATE: 11.2.2023 OFFICIAL DRAWINGS. APPROVED: PLS JOB NUMBER: 211030 IF NOT ONE INCH, CAD DATE: 11/8/2023 ADJUST SCALE ACCORDINGLY CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Landscape\_Plan

NO. DATE BY **REVISION DESCRIPTION** 



HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 HRGreen FAX: 713.965.0044

FLYING HORSE NORTH PHASE 2 PUD PRI #2, LLC. EL PASO COUNTY, CO

PUD PRELIMINARY PLAN LANDSCAPE COVER

SHEET

# PLANT SCHEDULE SIZE DECIDUOUS TREES CODE BOTANICAL / COMMON NAME 1.5" CAL. AG ACER GINNALA / AMUR MAPLE CS CATALPA SPECIOSA / NORTHERN CATALPA 1.5" CAL. CELTIS OCCIDENTALIS / COMMON HACKBERRY 1.5" CAL. GT GLEDITSIA TRIACANTHOS INERMIS 'HARVE' / NORTHERN ACCLAIM® HONEY LOCUST 1.5" CAL. GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE 1.5" CAL. KP KOELREUTERIA PANICULATA / GOLDEN RAIN TREE 1.5" CAL. **EVERGREEN TREES** CODE BOTANICAL / COMMON NAME SIZE AC ABIES CONCOLOR / WHITE FIR 6` HT. 6` HT. PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE PINUS ARISTATA / BRISTLECONE PINE 6` HT. PINUS EDULIS / PINYON PINE 6` HT. 6` HT. PINUS NIGRA / AUSTRIAN PINE ORNAMENTAL TREES CODE BOTANICAL / COMMON NAME SIZE MR MALUS X 'RADIANT' / RADIANT CRABAPPLE 1" CAL. PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY 1" CAL. PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY 1" CAL. DECIDUOUS SHRUBS CODE BOTANICAL / COMMON NAME SIZE CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD CP CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK PF POTENTILLA FRUTICOSA / BUSH CINQUEFOIL RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC RIBES ALPINUM / ALPINE CURRANT SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY VL VIBURNUM LENTAGO / NANNYBERRY EVERGREEN SHRUBS CODE BOTANICAL / COMMON NAME SIZE JB JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER TANKE TO SERVICE THE PARTY OF T JH JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER PINUS MUGO 'MOPS' / MOPS MUGO PINE <u>GRASSES</u> CODE BOTANICAL / COMMON NAME SIZE BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS

SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

DEVELOPMENT PLAN DATA					
STREET NAME OR ZONE BOUNDARY	BLACK FOREST RD.	HODGEN RD.	OLD STAGECOACH RD.	SHANK LN.	HOLMES RD. NORTH
LANDSCAPE SETBACK LOCATION	EAST	NORTH	CENTRAL	NORTH	NORTH-SOUTH
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO	NO
STREET CLASSIFICATION	MINOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	LOCAL	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED	20' / 30'	20' / 25'	10' / 30'	10' / 10'	10' / 30'
LINEAR FOOTAGE	5444'	2600'	8165'	998'	1587'
TREE/FEET REQUIRED	1 TREE / 25'	1 TREE / 25'	1 TREE / 30'	1 TREE / 30'	1 TREE / 30'
NUMBER OF TREES REQUIRED/PROVIDED	218 / 218	104 / 104	272 / 272	33 / 33	53 / 53
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	0 / 0	0/0	0 / 0
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	BF	HR	os	SL	HR
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%

NOT REQUIRED BY CODE BUT ENCOURAGED. SHOW AS OTREES REQUIRED.

SYMBOL	DESCRIPTION	QUANTITY	UNITS
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	8.1	ACRES
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	81.1	ACRES
	DETENTION SEED  DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	16.9	ACRES
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.	69,721	SQ. FT
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.	2,000	SQ. FT
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.	96.8	ACRES

WHERE SIGHT VISIBILITY TRIANGLES EXIST.

TREE LEGEND				
SYMBOL	DESCRIPTION	QTY.		
	DECIDUOUS SHADE TREE	590		
The state of the s	EVERGREEN TREE	227		
	ORNAMENTAL TREE	79		

# SEEDING SPECIFICATIONS

ATIVE SEEDING	3	
L PASO COUNT	Y ALL PURPOSE LOW GROW M	IΙΧ

COUNTY ALL PURPOSE LOW GROW MIX	
BUFFALOGRASS	
GRAMA, BLUE	
GRAMA, SIDEOATS	
,	BUFFALOGRASS GRAMA, BLUE

5% GREEN NEEDLEGRASS 20% WHEATGRASS, WESTERN DROPSEED, SAND

# SEEDING RATE: 42 LBS PLS/ACRE

#### DETENTION SEEDING

EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX

20% BLUESTEM, BIG 10% GRAMA, BLUE

10% GREEN NEEDLEGRASS

20% WHEATGRASS, WESTERN 10% GRAMA, SIDEOATS

10% YELLOW INDIANGRASS

10% SWITCHGRASS

10% PRAIRIE SANDREED

SEEDING RATE: 19.3 LBS PLS/ACRE

BAR IS ONE INCH ON JOB DATE: <u>11.2.2023</u> DRAWN BY: <u>JAG</u> OFFICIAL DRAWINGS. APPROVED: PLS JOB NUMBER: <u>211030</u> IF NOT ONE INCH, CAD DATE: <u>11/8/2023</u> ADJUST SCALE ACCORDINGLY. CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Landscape\_Plan

NO. DATE BY REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140

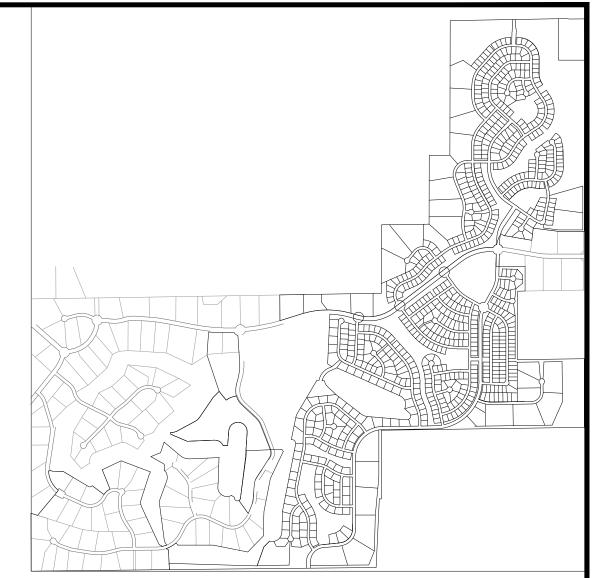
FLYING HORSE NORTH PHASE 2 PUD PRI #2, LLC. EL PASO COUNTY, CO

PUD PRELIMINARY PLAN LANDSCAPE NOTES

SHEET L.02



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**KEY MAP** SCALE: N.T.S

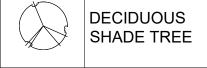
Per the Land Development Code, roadway landscaping for local residential roads is not required in a PUD. However, it is strongly encouraged and recommended to provide additional landscaping along these roads to improve the aesthetic quality of the proposed development.

**CALCULATIONS TABLE** HAS BEEN ADJUSTED.

GROUND COVER LEGEND				
SYMBOL	DESCRIPTION			
\( \psi \)	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.			
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.			
	DETENTION SEED  DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.			
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.			
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.			
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.			



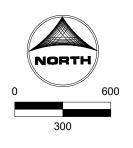


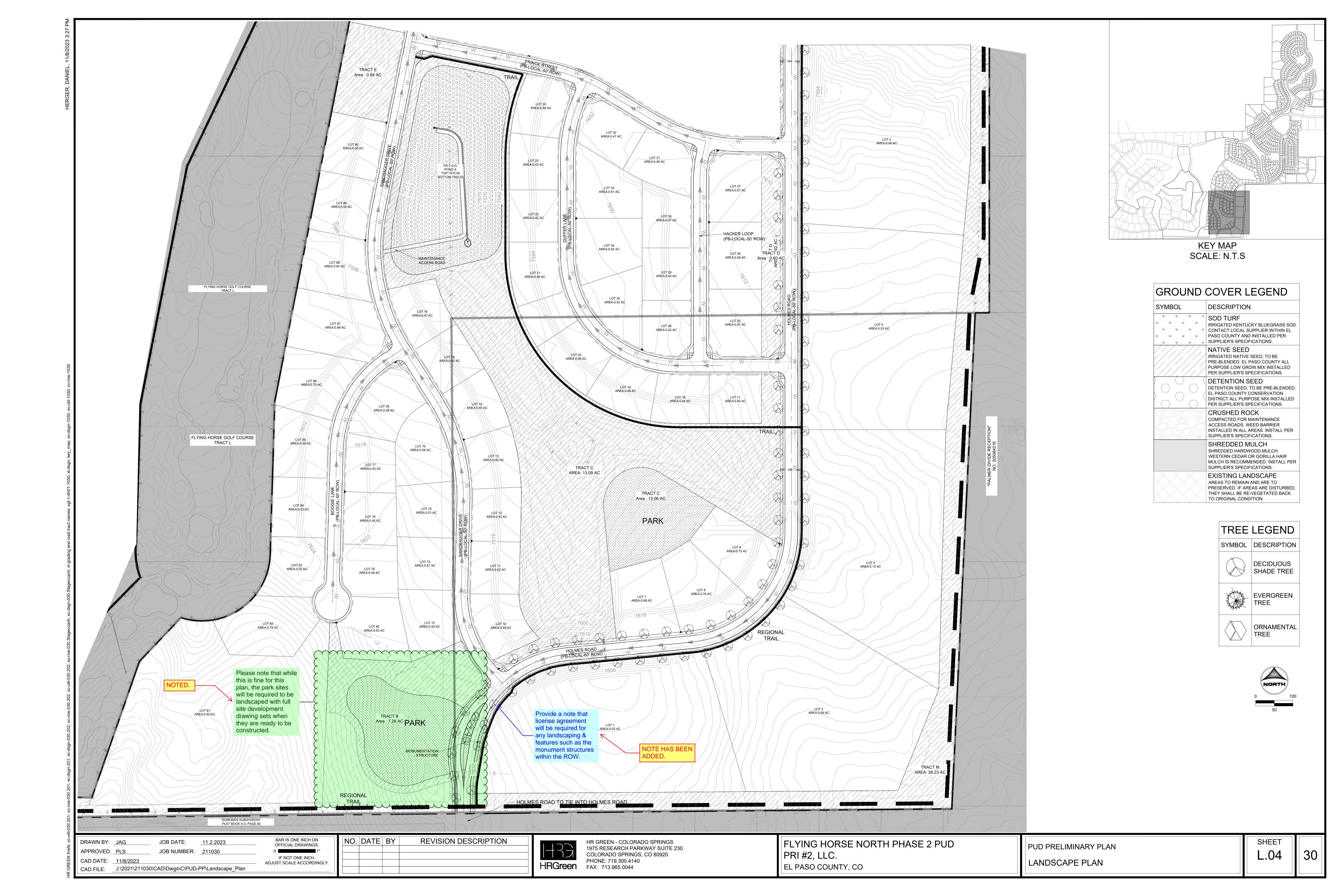


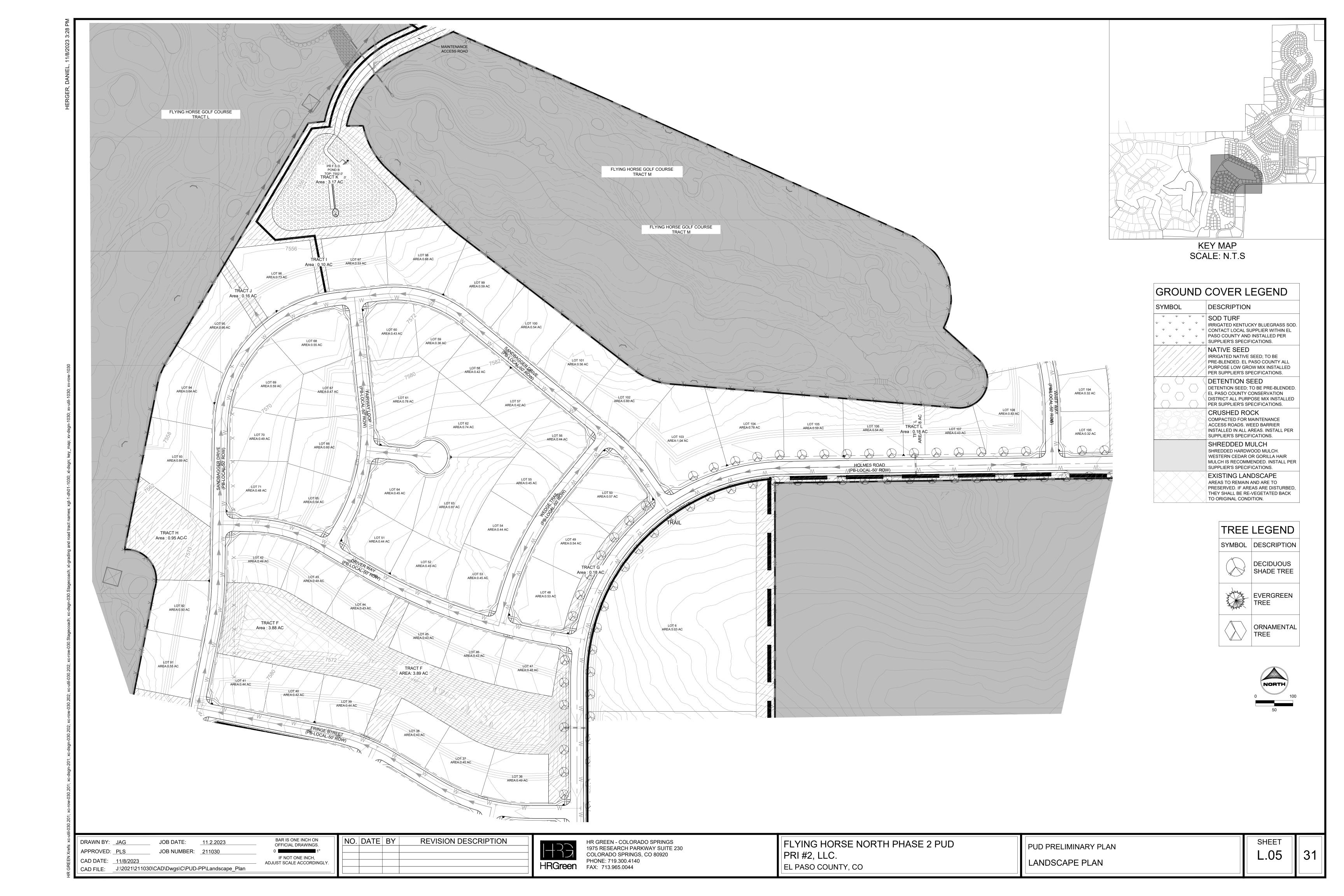


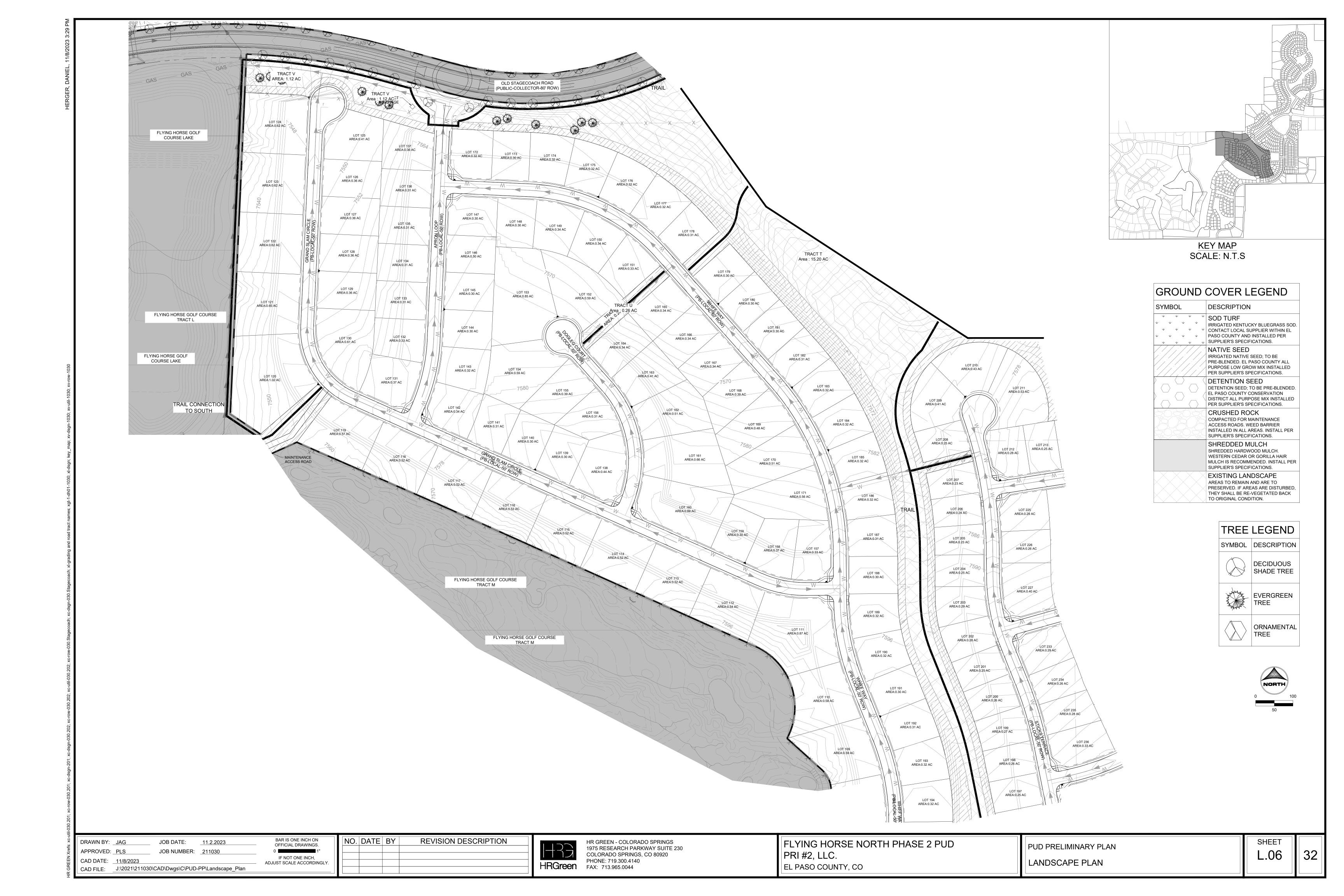


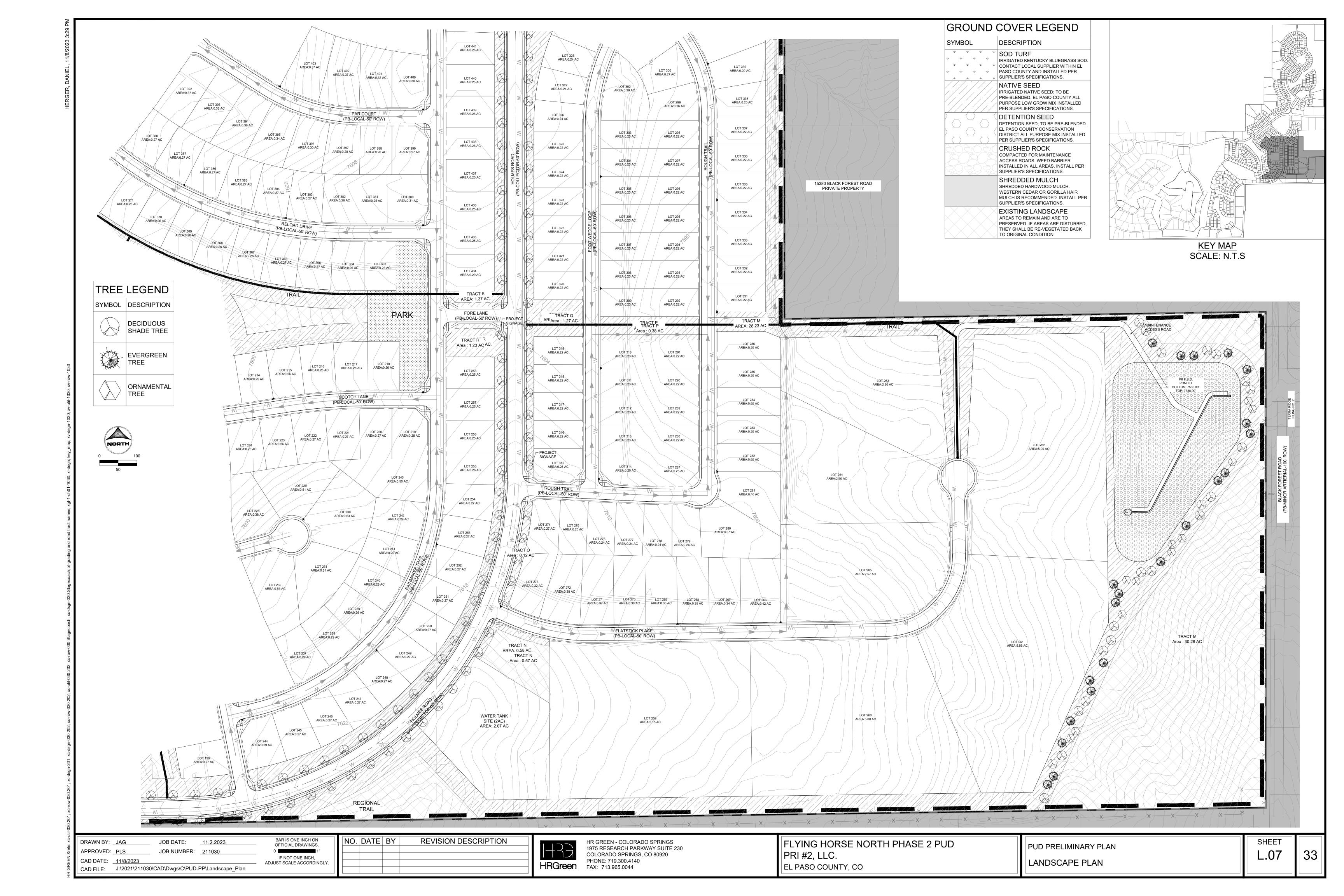
ORNAMENTAL TREE

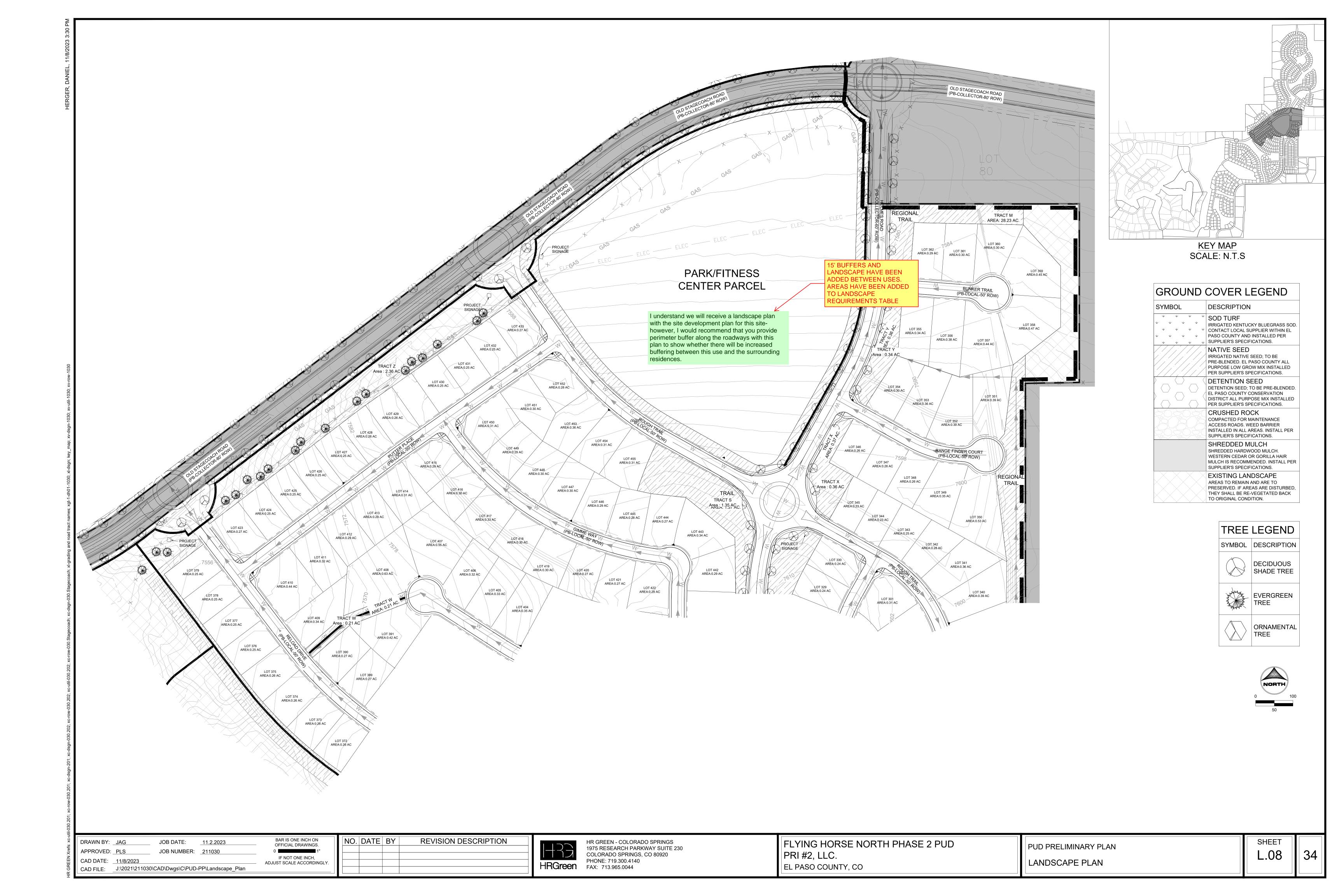


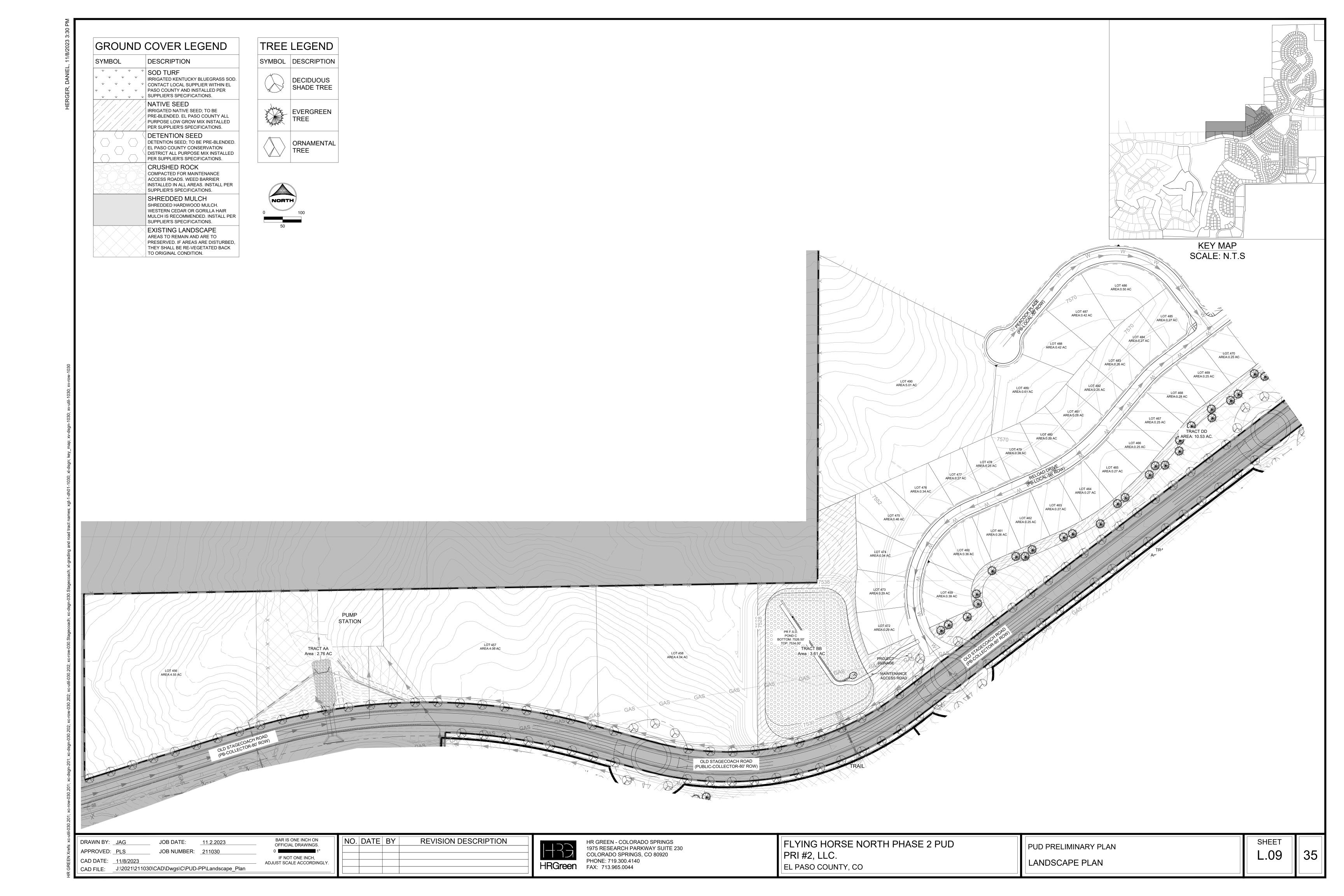


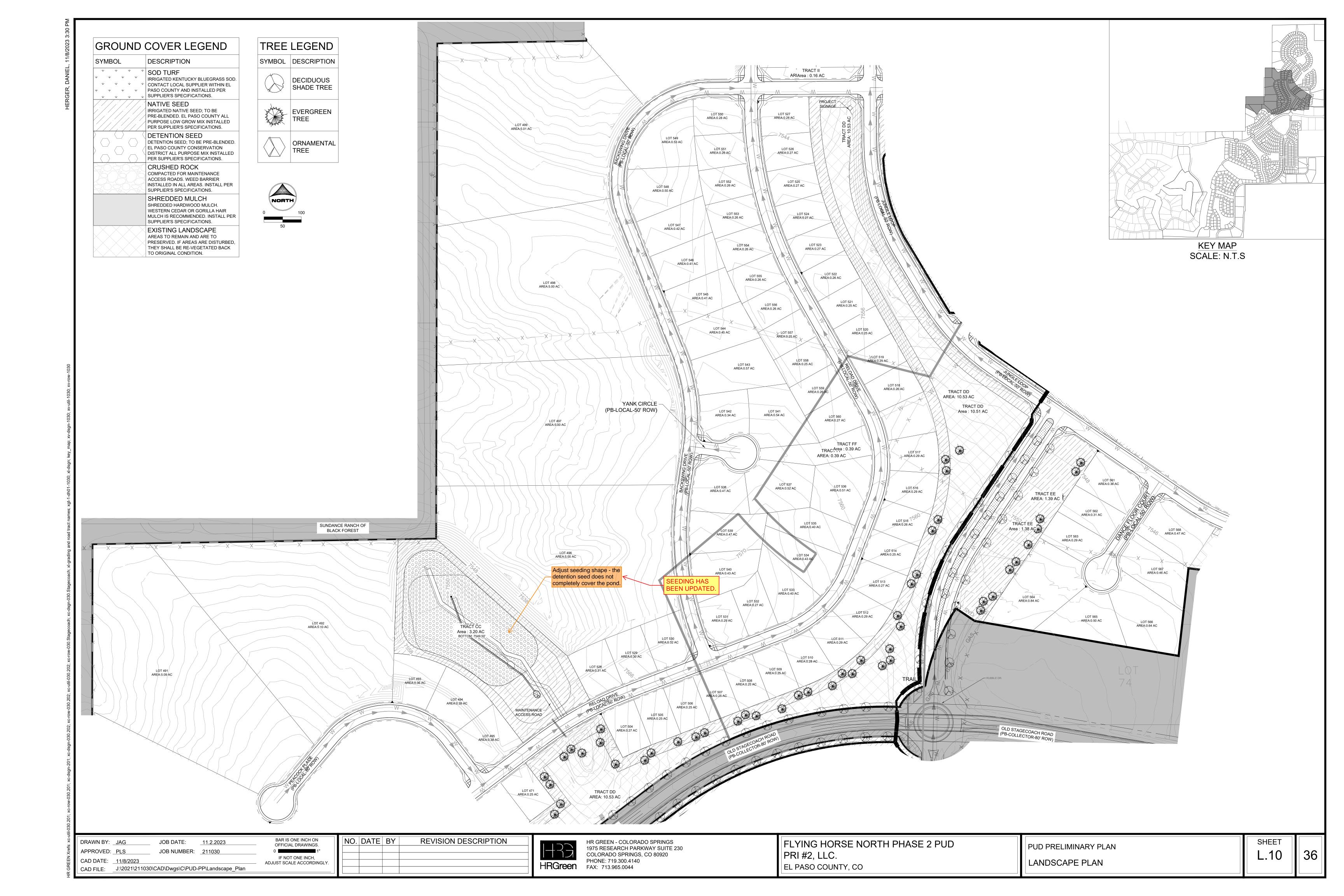


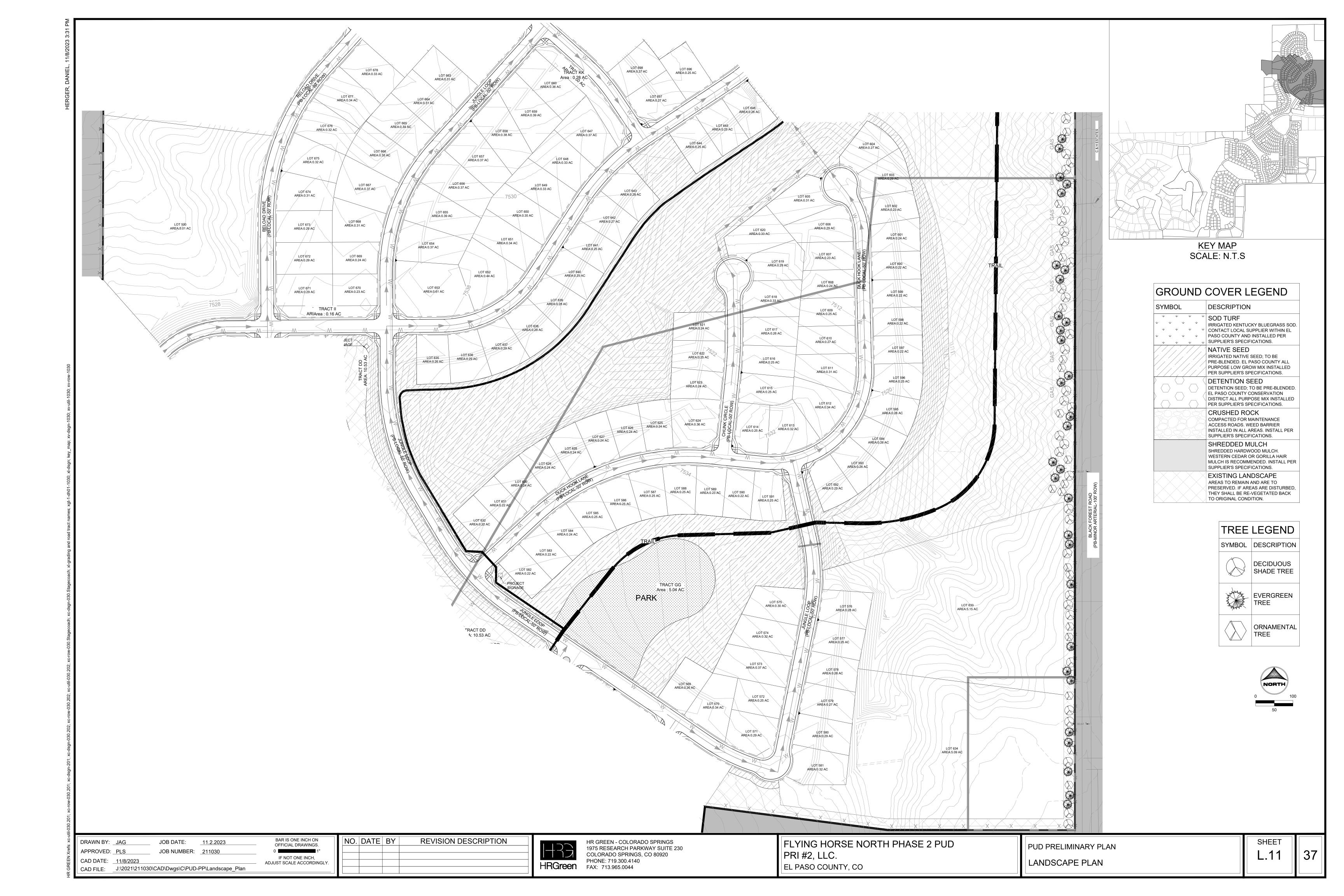


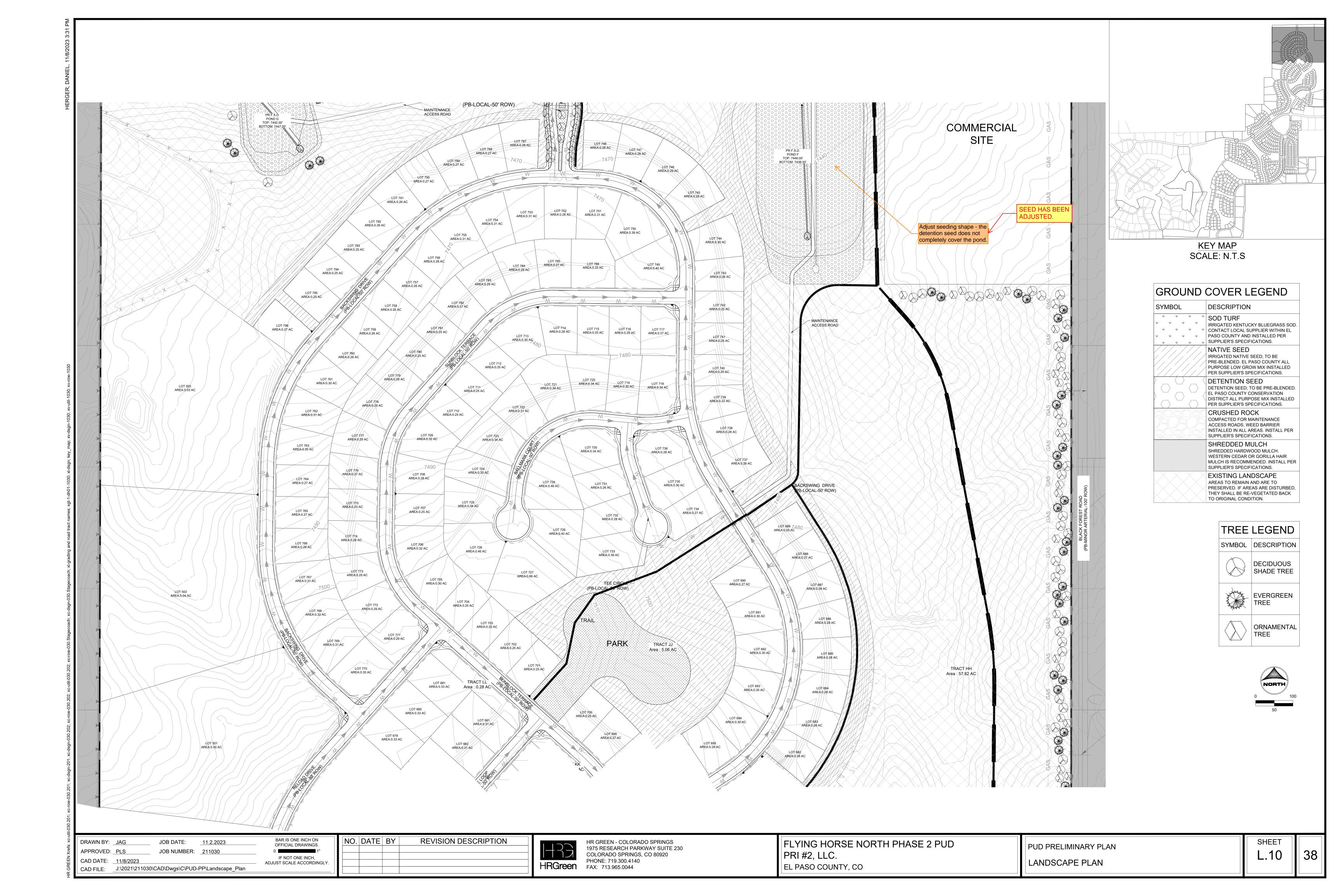




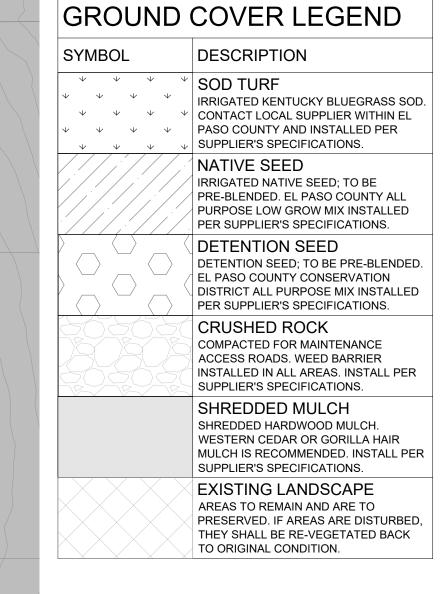








KEY MAP SCALE: N.T.S



TREE LEGEND

SYMBOL DESCRIPTION

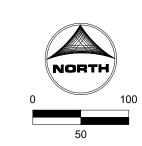
DECIDIOUS

DECIDUOUS SHADE TREE

EVERGREEN TREE

ORNA TREE

ORNAMENTAL TREE

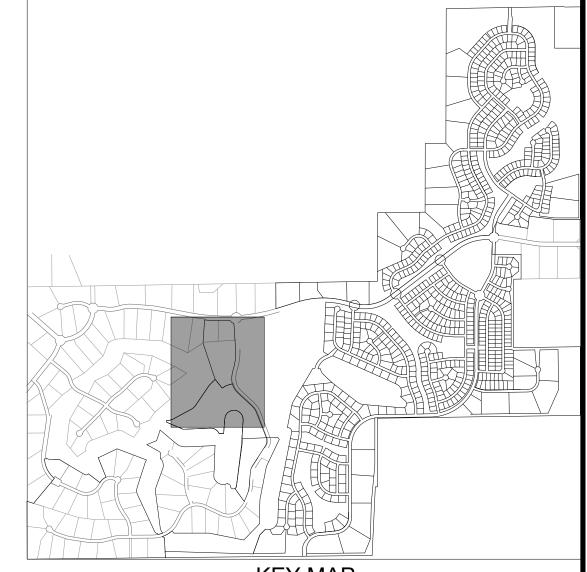


		HIGH PLAINS FILING NO. 1
X—————————————————————————————————————	HODGEN ROAD (PB-MINOR ARTERIAL- 100' ROW)  X X X X X X X X X X X X X X X X X X X	CONTRACTOR OF THE CONTRACTOR O
TRAIL		
	PUMP STATION	SEACK FOREST ROAD  MINOR ARTERIAL-100'R
		Be-Minor Property of the contract of the contr
	MONUMENTATION STRUCTURE  SHANK LANE  (PB-LOCAL-50' ROW)	3
PR F.S.D. POND G DTDP: 7442.00' BOTTOM: 7447.00'	MAINTENANCE ACCESS ROAD	COMMERCIAL
	LOT 788 AREA:0.27 AC  LOT 789 AREA:0.27 AC  AREA:0.27 AC  LOT 789 AREA:0.27 AC	SITE  PR F.S.D.  POND F TOP: 7446.00' BOTTOM: 7338.50' POND F TOP: 7446.00' BOTTOM: 7338.50' POND F TOP: 7446.00' BOTTOM: 7438.50' POND F TOP: 7446.00' POND F TOP:
	LOT 790 AREA: 0.27 AC	LOT 746 AREA D.29 AC  Adjust seeding shape - the
	LOT 791 AREA:0.26 AC  LOT 752 AREA:0.26 AC  LOT 754 AREA:0.31 AC  LOT 754 AREA:0.31 AC	Action 745 AREA 0.29 AC  Adjust seeding snape - the detention seed does not completely cover the pond.
	LOT 792 AREA: 0.26 AC LOT 755 AREA: 0.31 AC LOT 793 AREA: 0.25 AC	LOT 744 AREA 0.30 AC  SEED HAS BEEN  AD ILIOTED
	LOT 756 AREA:0.28 AC LOT 784 AREA:0.29 AC LOT 784 AREA:0.29 AC	ADJUSTED.  ADJUSTED.
	LOT 757 AREA:0.26 AC	
		This area should include landscape
		LANDSCAPE HAS BEEN ADDED TO THIS AREA.  buffer as well - especially on the east side buffering existing Black Forest Road, and in the future
		and in the future when the road is realigned, buffering the adjacent residential properties
		residential properties to the east

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH PHASE 2 PUD PRI #2, LLC. EL PASO COUNTY, CO PUD PRELIMINARY PLAN
LANDSCAPE PLAN

SHEET L.13



KEY MAP SCALE: N.T.S

SYMBOL	DESCRIPTION
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	IRRIGATED KENTUCKY BLUEGRASS SOD
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED  DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	EXISTING LANDSCAPE  AREAS TO REMAIN AND ARE TO  PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.

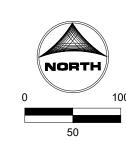




DECIDUOUS SHADE TREE



ORNAMENTAL TREE



BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1" DRAWN BY: <u>JAG</u> JOB DATE: <u>11.2.2023</u> APPROVED: PLS JOB NUMBER: 211030 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. CAD DATE: 11/8/2023

CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Landscape\_Plan

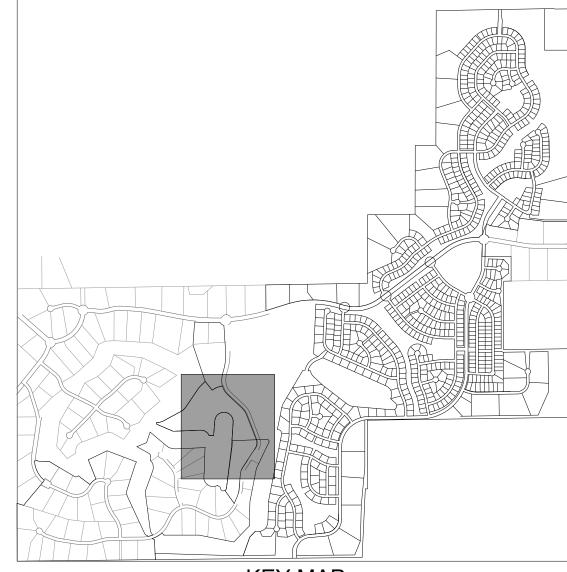
NO. DATE BY REVISION DESCRIPTION

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FLYING HORSE NORTH PHASE 2 PUD PRI #2, LLC. EL PASO COUNTY, CO

PUD PRELIMINARY PLAN LANDSCAPE PLAN

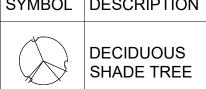
L.14



KEY MAP SCALE: N.T.S

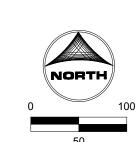
GROUND COVER LEGEND				
SYMBOL	DESCRIPTION			
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.			
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.			
	DETENTION SEED  DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.			
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.			
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.			
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.			







ORNAMENTAL TREE



DRAWN BY:	JAG	JOB DATE:	11.2.2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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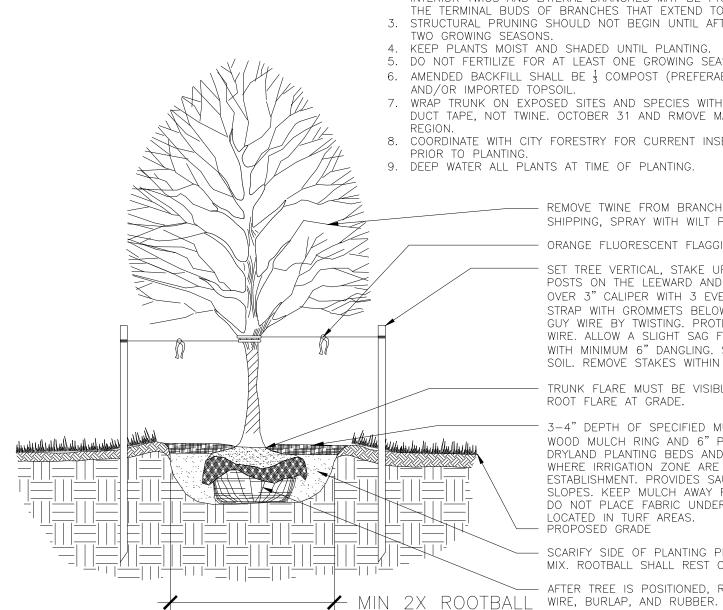
NO.	DATE	BY	REVISION DESCRIPTION

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FLYING HORSE NORTH PHASE 2 PUD PRI #2, LLC. EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE PLAN

SHEET **L.15** 



1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE

- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR
- BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEEK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY
- 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 6. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED) AND 1 NATIVE
- 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND RMOVE MARCH 31 FOR THE PIKES PEAK
- 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS
- 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING, SPRAY WITH WILT PRUF OR EQUAL (IF LEAFING OUT). ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

SET TREE VERTICAL, STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLING. SET STAKES IN MINIMUM 16" FIRM SOIL. REMOVE STAKES WITHIN 12-16 MONTHS OF PLANTING.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE.

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6' DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDES SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS. PROPOSED GRADE

SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. - AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC,

# TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

SCALE: NTS

JOB DATE:

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JOB NUMBER: <u>211030</u>

11.2.2023

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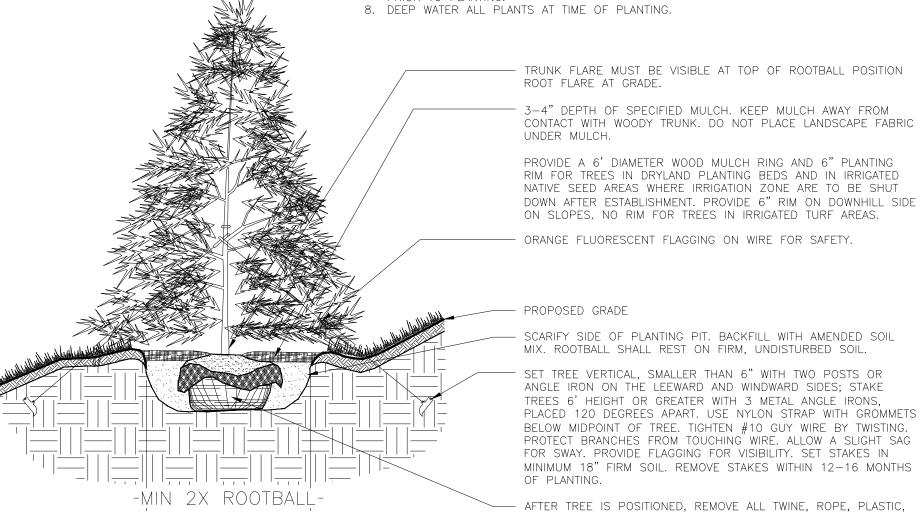
APPROVED: PLS

CAD DATE: <u>11/8/2023</u>

1. DO NOT REMOVE OR CUT LEADER.

- 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS
- REPRESENTATIVE 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 5. AMENDED BACKFILL SHALL BE  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL
- 6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS

WIRE, BURLAP, AND RUBBER.



TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

## 1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE

- SITE WHENEVER POSSIBLE. 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEEK OR NARROW CROTCHES. SOME
- INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY
- 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 6. AMENDED BACKFILL SHALL BE  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE
- AND/OR IMPORTED TOPSOIL. 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND RMOVE MARCH 31 FOR THE PIKES PEAK
- 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

- ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY. SET TREE VERTICAL, STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLING. SET STAKES IN MINIMUM 16" FIRM

SOIL. REMOVE STAKES WITHIN 12-16 MONTHS OF PLANTING.

REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR

SHIPPING, SPRAY WITH WILT PRUF OR EQUAL (IF LEAFING OUT).

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE.

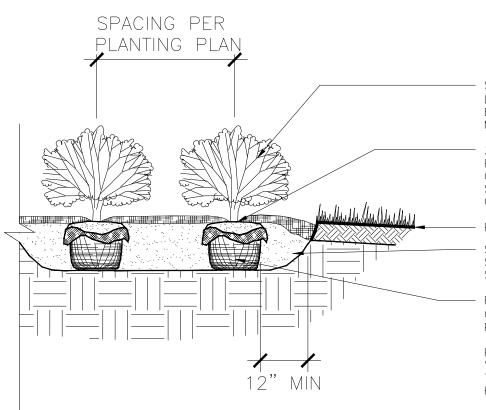
3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6' DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDES SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS. 

- SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. - AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

# TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

🖊 MIN 2X ROOTBALL

- 1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- 4. AMENDED BACKFILL SHALL BE  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL.
- 5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS. 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



SET SHRUBS VERTICAL. SHRUBS SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT GINISHED GRADE AT EDGE TO HOLD

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FOM CONTACT WITH WOODY TRUNK.

PROPOSED GRADE

SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED

- REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING

# TYP. SHRUB PLANTING DETAIL

SCALE: NTS

1. DO NOT REMOVE OR CUT LEADER. 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING. 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS

REPRESENTATIVE

4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 5. AMENDED BACKFILL SHALL BE  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL.

6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS

PRIOR TO PLANTING 8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

> TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE. 3-4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC

> PROVIDE A 6' DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS.

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. - PROPOSED GRADE

SET TREE VERTICAL, SMALLER THAN 6" WITH TWO POSTS OR ANGLE IRON ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6' HEIGHT OR GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-16 MONTHS

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

# TYP. EVERGREEN TREE PLANTING DETAIL

-MIN 2X ROOTBALL

SCALE: NTS

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. . KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 4. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED) AND 3 NATIVE AND/OR IMPORTED TOPSOIL.

5. ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS. 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING. SET SHRUBS VERTICAL. SHRUBS SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2"

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" PLANTING -RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FOM CONTACT WITH WOODY TRUNK. PROPOSED GRADE

REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS -ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING

TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION) SCALE: NTS

BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

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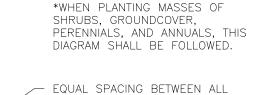


HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140

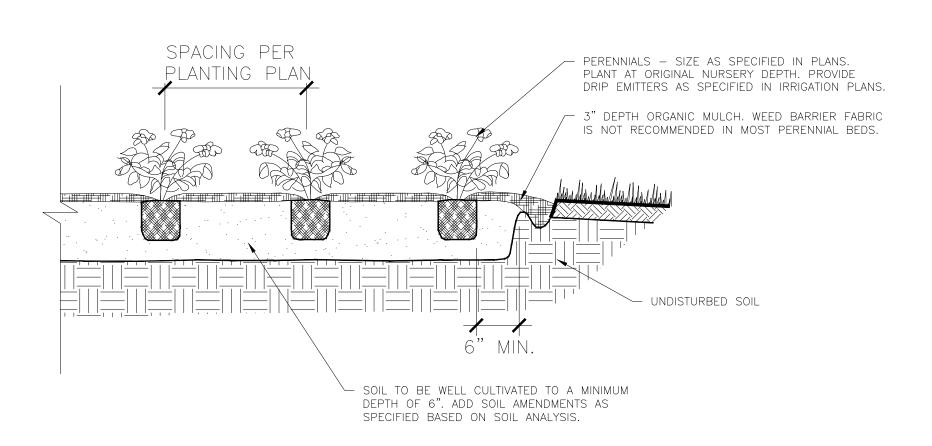
FLYING HORSE NORTH PHASE 2 PUD PRI #2, LLC. EL PASO COUNTY, CO

PUD PRELIMINARY PLAN LANDSCAPE DETAILS SHEET L.16 1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 2. PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.

- 3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- 4. AMENDED BACKFILL SHALL BE 1 COMPOST (PREFERABLY CLASSIFIED) AND 3 NATIVE
- 5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

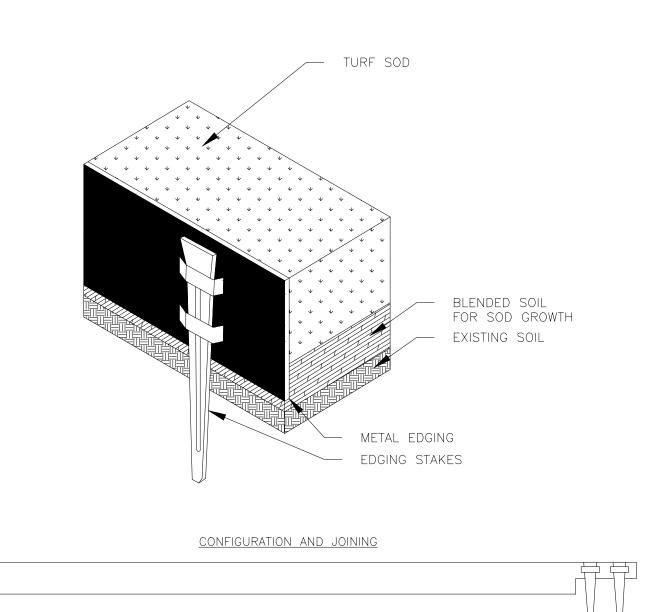


— EDGE OF PLANTING BED TYPICAL STAGGERED ROWS



# TYP. PERENNIAL PLANTING DETAIL

SCALE: NTS



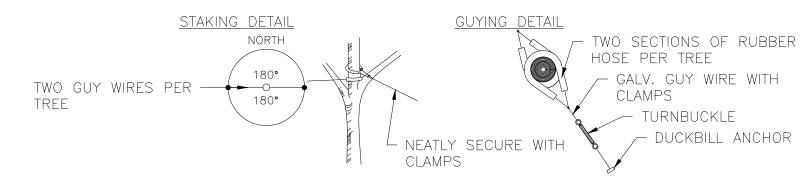
- . INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 2. METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
- 3. USE BROWN COLOR ONLY.
- 4. CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

# TYP. METAL EDING DETAIL

SCALE: NTS

### GUYING STANDARDS

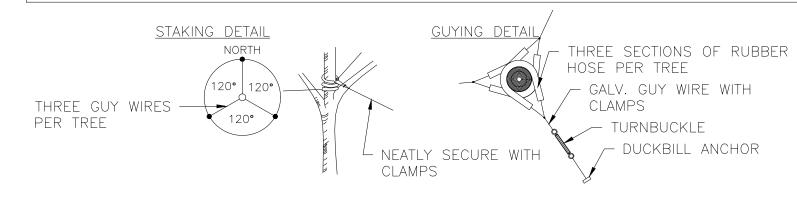
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- | 13' OF 1/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE. | Variable | Variable
- TWO (2) TURNBUCKLES, EYE AND EYE TYPE, %" THREAD DIAMETER WITH 3" TAKE-UP
- FOUR (4) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS) • TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



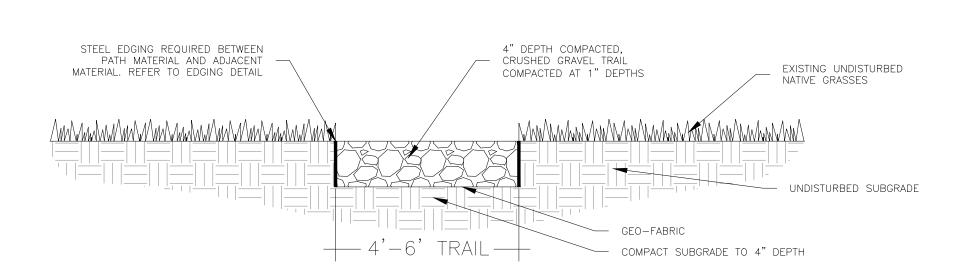
#### \*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

#### GUYING STANDARDS

- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- 13' OF 1/8" 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE. • ½" DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
- THREE (3) TURNBUCKLES, EYE AND EYE TYPE, 3/8" THREAD DIAMETER WITH 3" TAKE-UP
- SIX (6) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS) • THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.

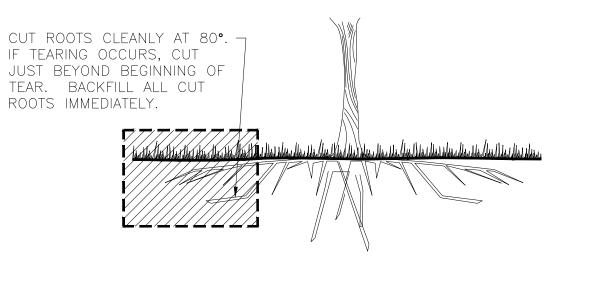


\*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.



# TYP. CRUSHED GRAVEL TRAIL

SCALE: NTS



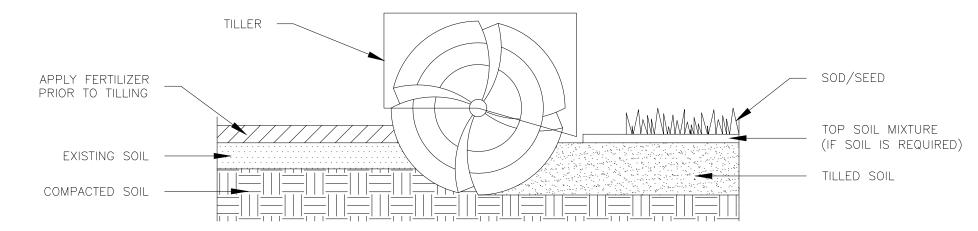
# TYP. ROOT PRUNING DETAIL

SCALE: NTS

NOTES:

1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.

- 2. APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS. 3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
- 4. MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED. 5. TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



TYP. SOIL PREPARATION (ALL AREAS)

SCALE: NTS

BAR IS ONE INCH ON DRAWN BY: <u>JAG</u> JOB DATE: <u>11.2.2023</u> OFFICIAL DRAWINGS. APPROVED: PLS JOB NUMBER: <u>211030</u> IF NOT ONE INCH, CAD DATE: <u>11/8/2023</u> ADJUST SCALE ACCORDINGLY. CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Landscape\_Plan

NO. DATE BY REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140

FLYING HORSE NORTH PHASE 2 PUD PRI #2, LLC. EL PASO COUNTY, CO

PUD PRELIMINARY PLAN LANDSCAPE DETAILS SHEET