GENERAL LANDSCAPE PLAN NOTES:

- 1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION), ALL INTERNAL LANDSCAPE AND OPEN
- SPACE SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION) AFTER INSTALLATION. 2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR. MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- 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:

SITE

- 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
- 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.

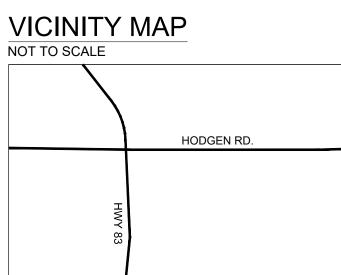
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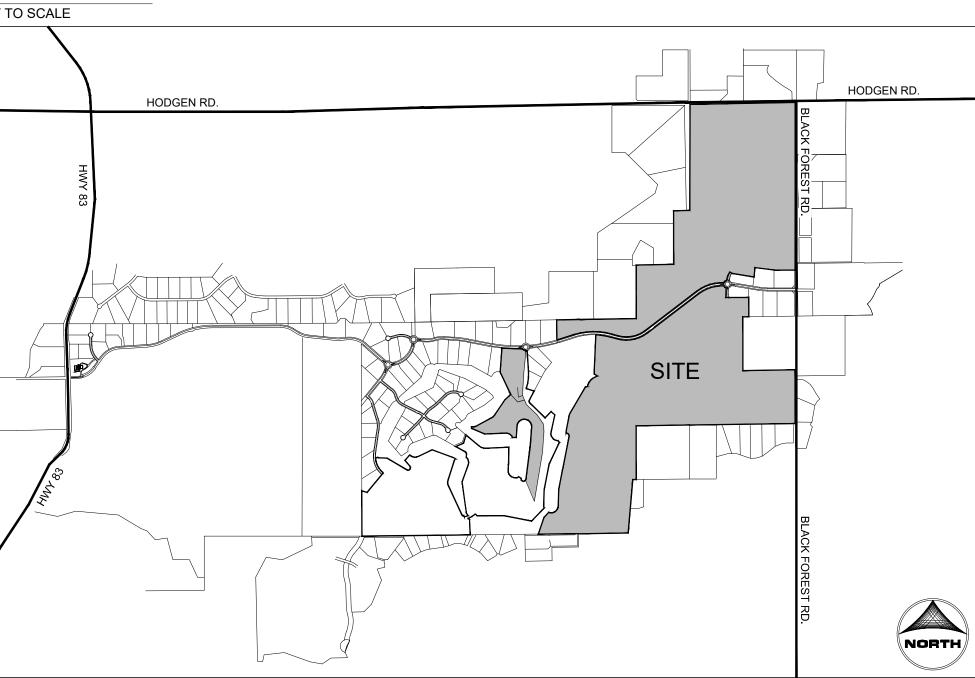
FLYING HORSE NORTH

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

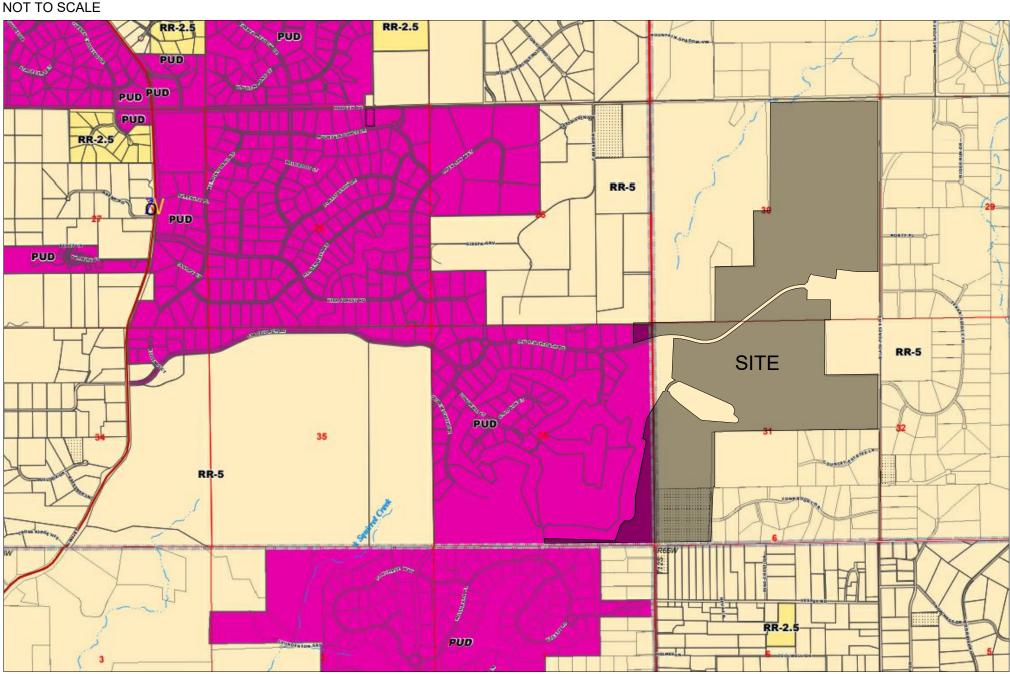
HYDRO-MULCH AND BROADCAST.







VICINITY MAP



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
PRI #2, LLC.
EL PASO COUNTY, CO

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 SHEET 34 - LANDSCAPE PLAN SHEET 35 - LANDSCAPE PLAN SHEET 36 - LANDSCAPE PLAN SHEET 37 - LANDSCAPE PLAN 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: PROPOSED ZONING:**

PUD (2.5 ACRE LOTS) 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

PLANNING/LANDSCAPE ARCHITECT HR GREEN DEVELOPMENT LLC. 1975 RESEARCH PKWY #230 COLORADO SPRINGS, CO 80920 720.602.4941

> EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

PUD

PUD PRELIMINARY PLAN LANDSCAPE COVER

SHEET 27 _.01

	CODE	BOTANICAL / COMMON NAME	SIZE
	AG	ACER GINNALA / AMUR MAPLE	1.5" C/
• *	CS	CATALPA SPECIOSA / NORTHERN CATALPA	1.5" C/
	со	CELTIS OCCIDENTALIS / COMMON HACKBERRY	1.5" C/
- And	GT	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' / NORTHERN ACCLAIM® HONEY LOCUST	1.5" C
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	1.5" C
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	1.5" C
EVERGREEN TREES	CODE		SIZE
W MARK	AC	ABIES CONCOLOR / WHITE FIR	6` HT.
	PP	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6` HT.
	PB	PINUS ARISTATA / BRISTLECONE PINE	6` HT.
NXN	PE	PINUS EDULIS / PINYON PINE	6` HT.
	PN	PINUS NIGRA / AUSTRIAN PINE	6` HT.
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	MR	MALUS X 'RADIANT' / RADIANT CRABAPPLE	1" CAL
	PV	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	1" CAL
~ (o	PC	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	1" CAL
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
\bigcirc	CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	#5
$\textcircled{\textcircled{0}}$	CP	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	#5
A REAL PROPERTY OF THE REAL PR	EN	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	#5
\bigcirc	PM	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	#5
\oplus	PF	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	#5
()	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5
and the second s	RA	RIBES ALPINUM / ALPINE CURRANT	#5
\odot	SM	SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY	#5
	VL	VIBURNUM LENTAGO / NANNYBERRY	#5
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	#5
ANNUAL CONTRACTOR	JH	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	#5
$\langle \rangle$	ММ	PINUS MUGO 'MOPS' / MOPS MUGO PINE	#5
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
×	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	#1
*	PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1

DEVELOPMENT PLAN DATA					
STREET NAME OR ZONE BOUNDARY	BLACK FOREST RD.	HODGEN RD.	OLD STAGECOACH RD.	SHANK LN.	HOLMES RE
LANDSCAPE SETBACK LOCATION	EAST	NORTH	CENTRAL	NORTH	NORTH-SO
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO	NO
STREET CLASSIFICATION	MINOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	LOCAL	COLLECTO
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%

GROUND COVER LEGEND/QUANTIES								
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					
NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.								

TREE LEGEND								
SYMBOL	DESCRIPTION	QTY.						
	DECIDUOUS SHADE TREE	590						
And the second second	EVERGREEN TREE	227						
	ORNAMENTAL TREE	79						

SEEDING SPECIFICATIONS

NATIVE SEE	EDING
EL PASO CO	OUNTY ALL PURPO
25%	BUFFALOGRASS
20%	GRAMA, BLUE
29%	GRAMA, SIDEOA
5%	GREEN NEEDLEC
20%	WHEATGRASS, V
1%	DROPSEED, SAN
	ATE AND DO DI OVA

SEEDING RATE: 42 LBS PLS/ACRE

DETENTIO	N SEEDING
EL PASO C	OUNTY CONSERVA
20%	BLUESTEM, BIG
10%	GRAMA, BLUE
10%	GREEN NEEDLEG
20%	WHEATGRASS, W
10%	GRAMA, SIDEOA1
10%	SWITCHGRASS
10%	PRAIRIE SANDRE
10%	YELLOW INDIANO

SEEDING RATE: 19.3 LBS PLS/ACRE





RD. NORTH	
OUTH	
OR	
0'	

OSE LOW GROW MIX

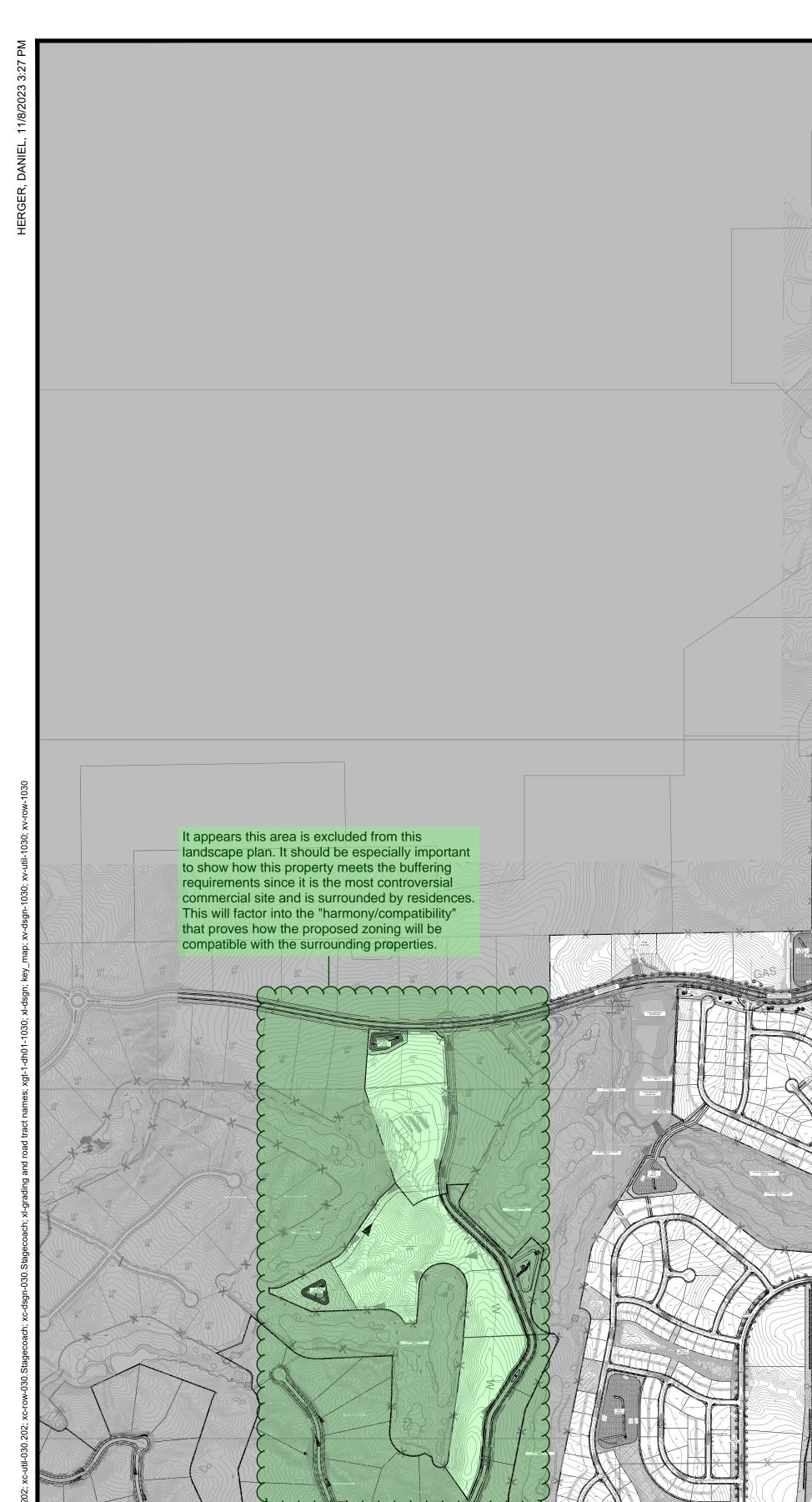
ATS EGRASS WESTERN ND

ATION DISTRICT ALL PURPOSE MIX

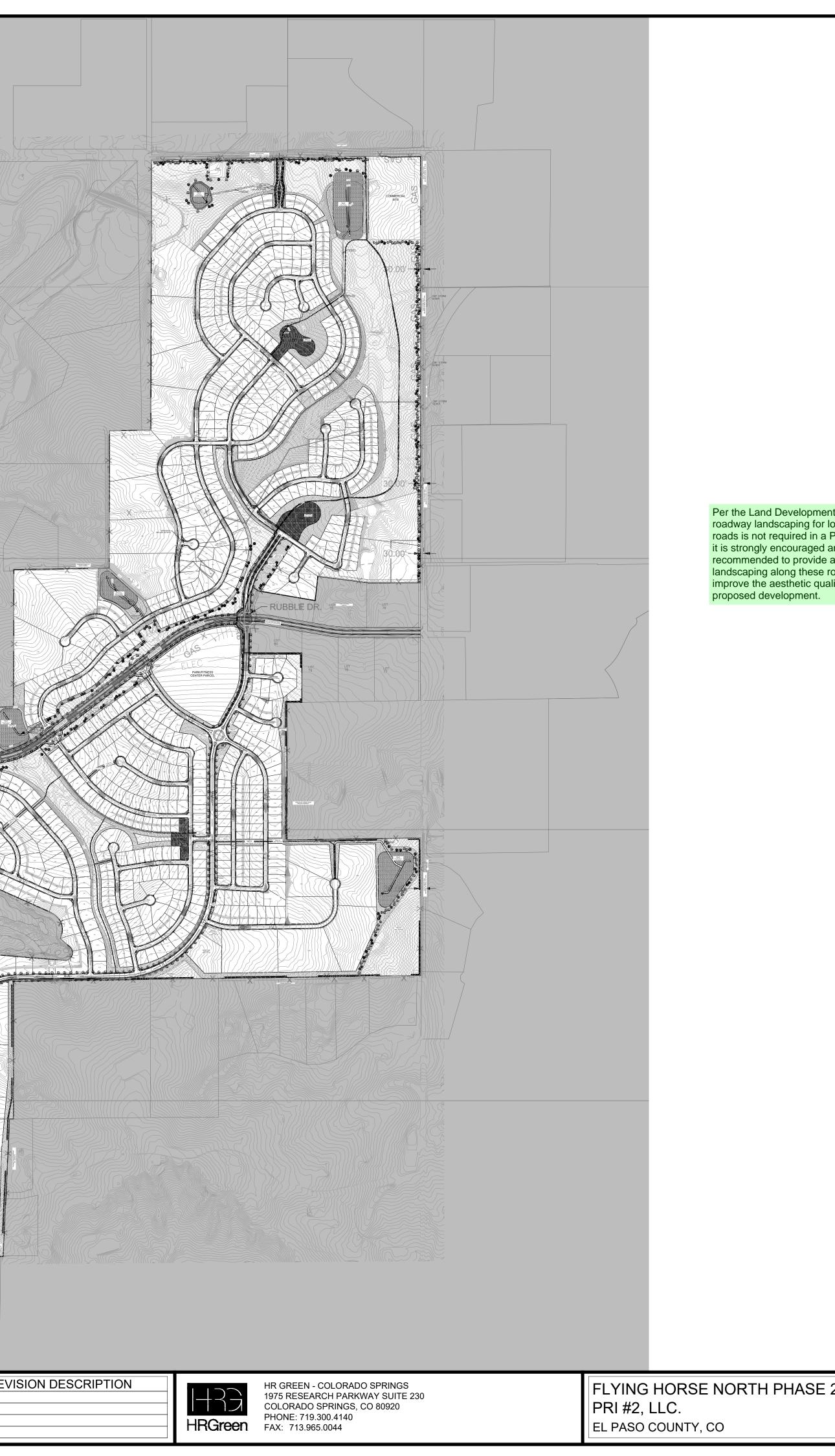
EGRASS WESTERN ATS

REED NGRASS

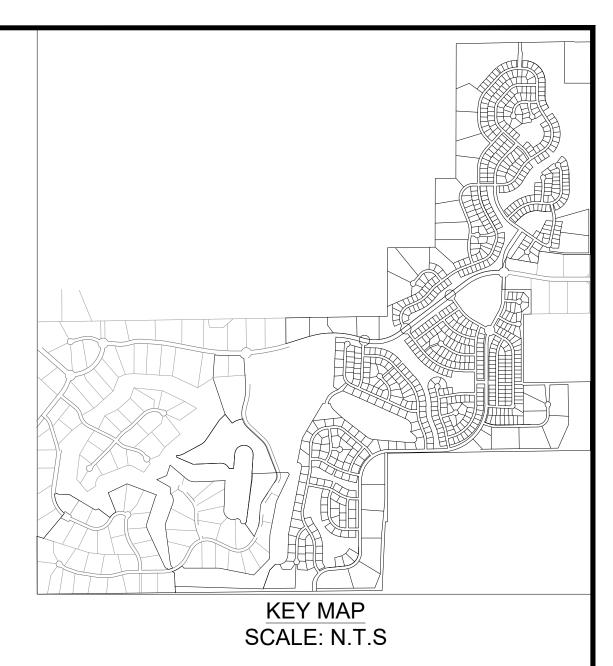
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PUD PRELIMINARY PLAN LANDSCAPE NOTES	SHEET L.02	28



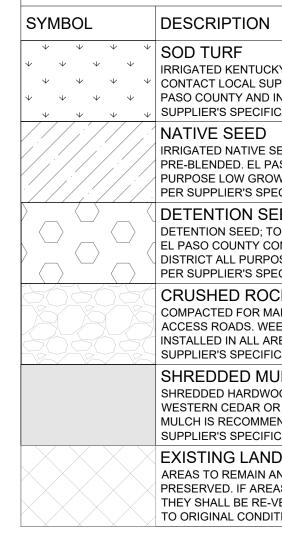
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НR						, i					



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.



GROUND COVER LEGEND



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 *
 IRRIGATED KENTUCKY BLUEGRASS SOD.

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 *
 CONTACT LOCAL SUPPLIER WITHIN EL

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 ψ ψ ψ ψ ψ SUPPLIER'S SPECIFICATIONS. IRRIGATED NATIVE SEED; TO BE

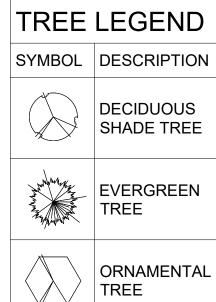
PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

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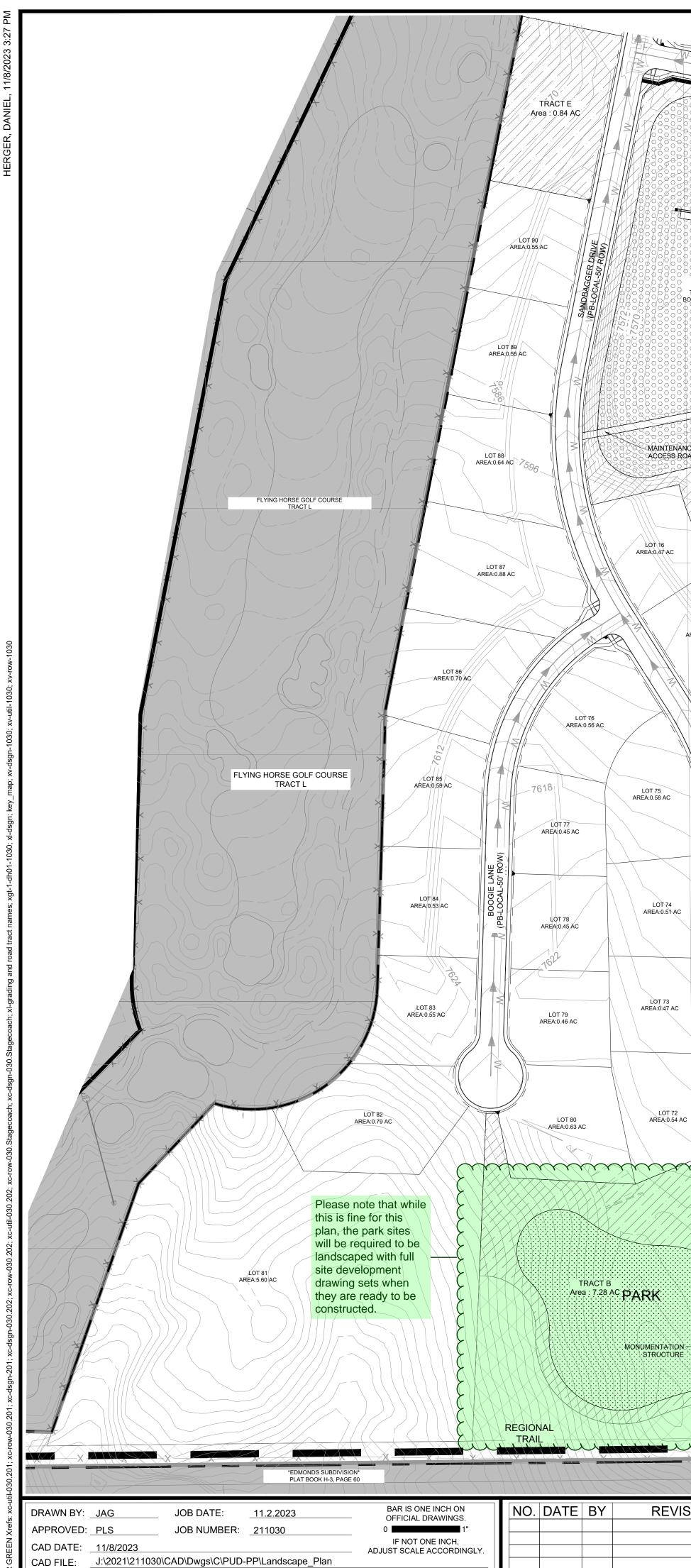
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EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.





2 PUD	PUD PRELIMINARY PLAN OVERALL LANDSCAPE PLAN	SHEET L.03	29



PR F.S.D POND A TOP:7570.00 BOTTOM:7563.

MAINTENANCE

ACCESS ROAD

AREA:0.42

LOT 16 AREA:0.47 AC

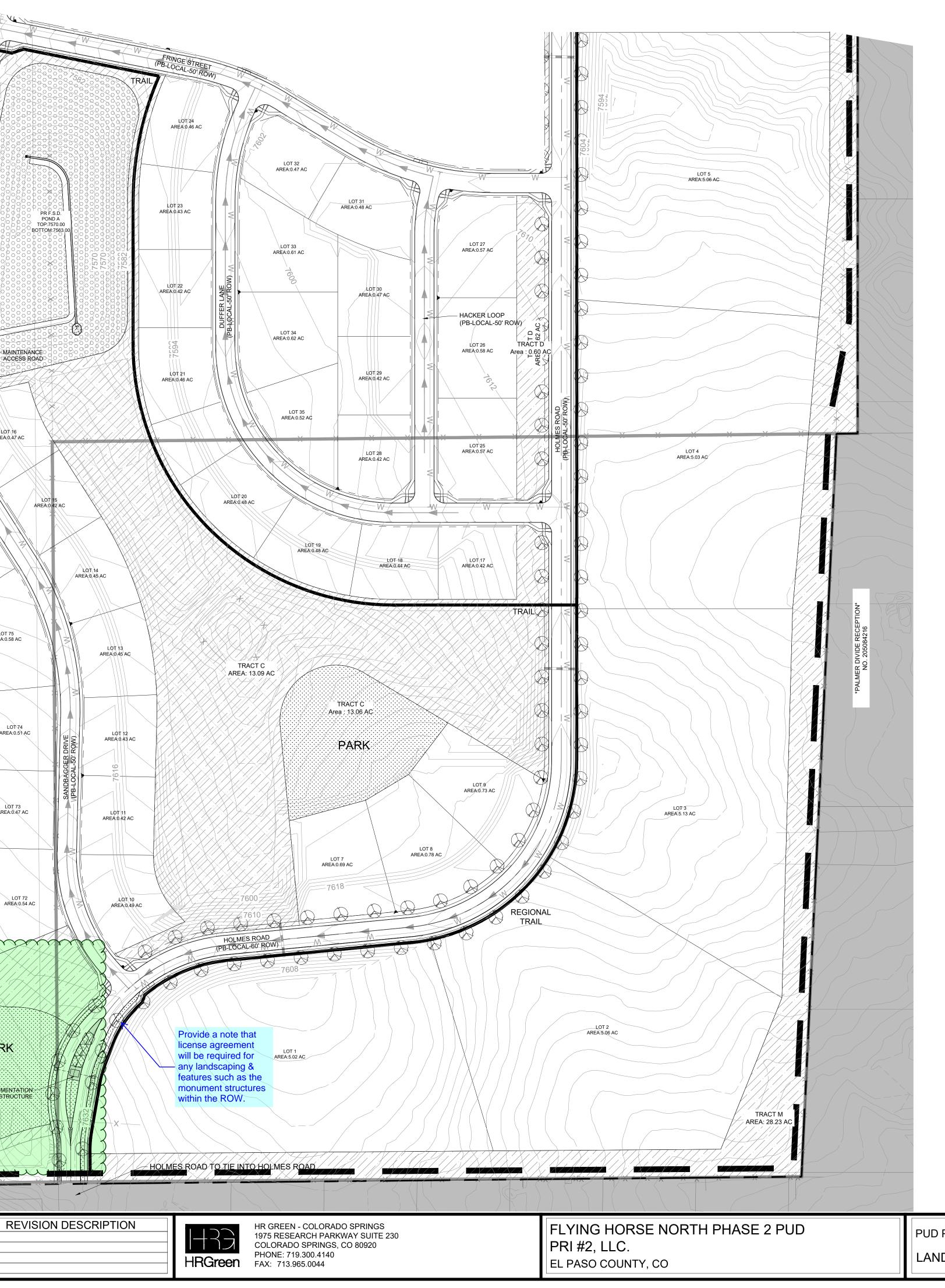
LOT 75 AREA:0.58 AC

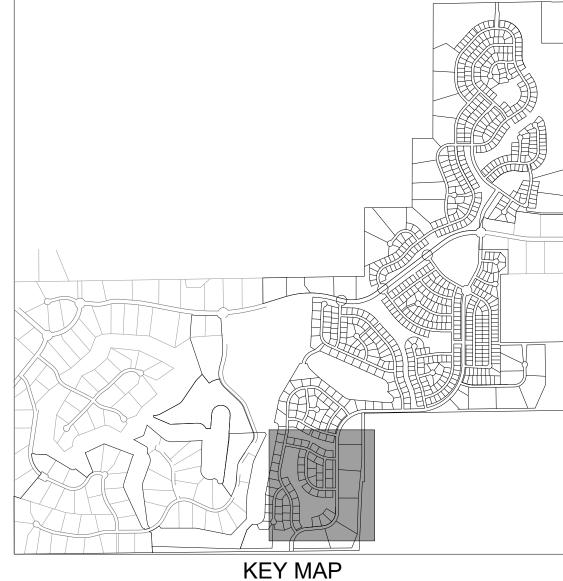
LOT 74 AREA:0.51 AC

LOT 73 AREA:0:47 AC

LOT 72 AREA:0.54 AC

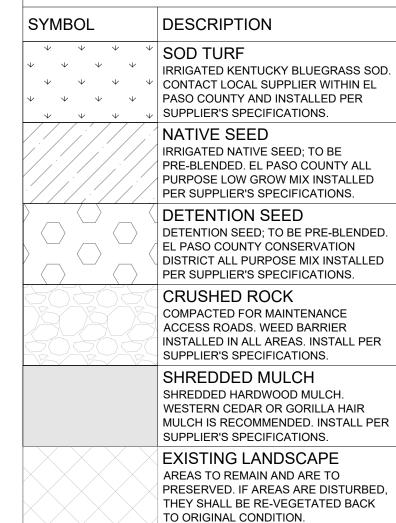
STRUCTURE





SCALE: N.T.S

GROUND COVER LEGEND



 ψ ψ ψ ψ ψ SUPPLIER'S SPECIFICATIONS. NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL

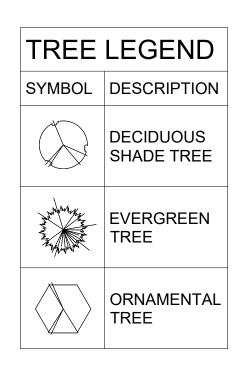
PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS. DETENTION SEED

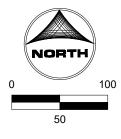
DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

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.

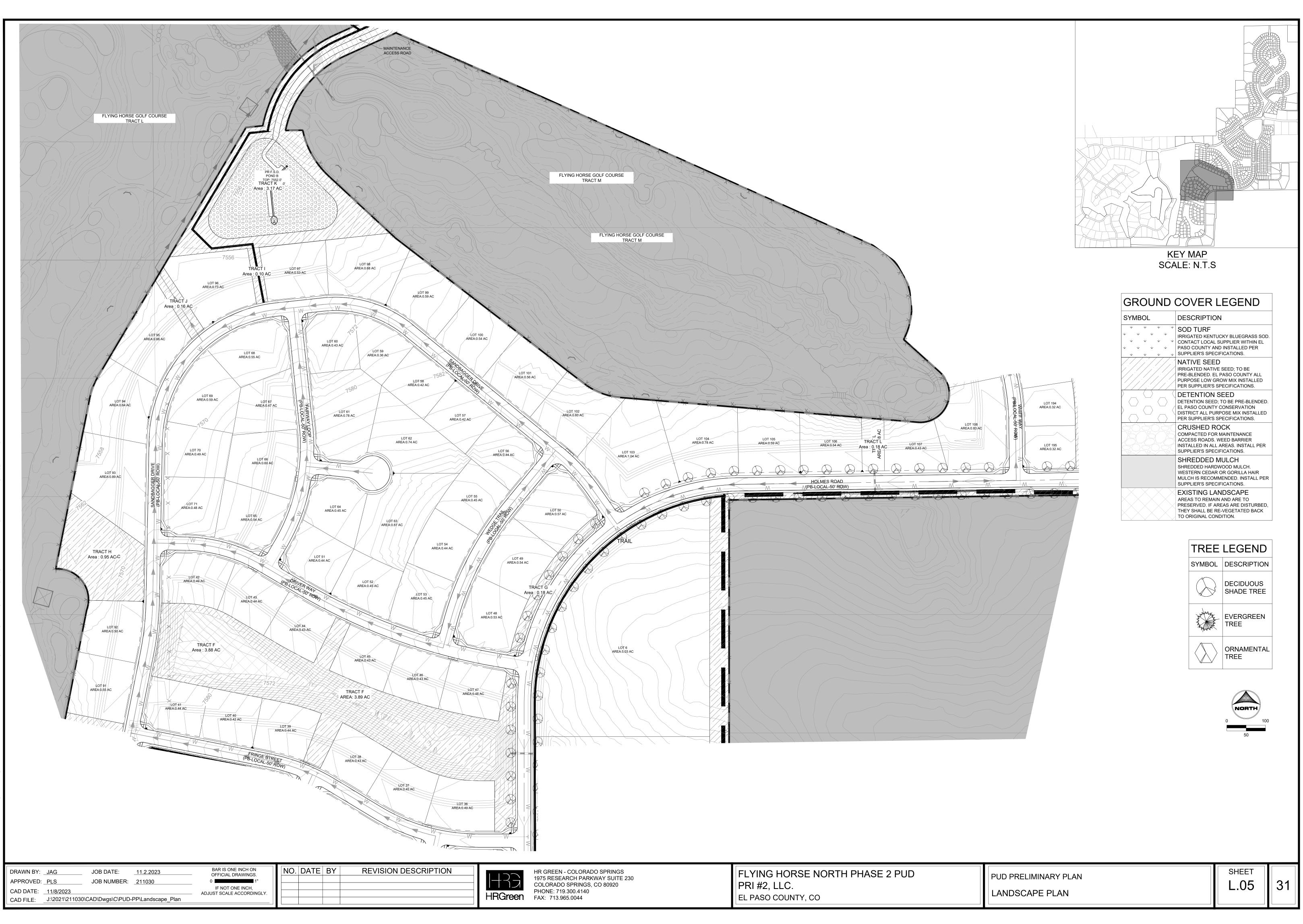


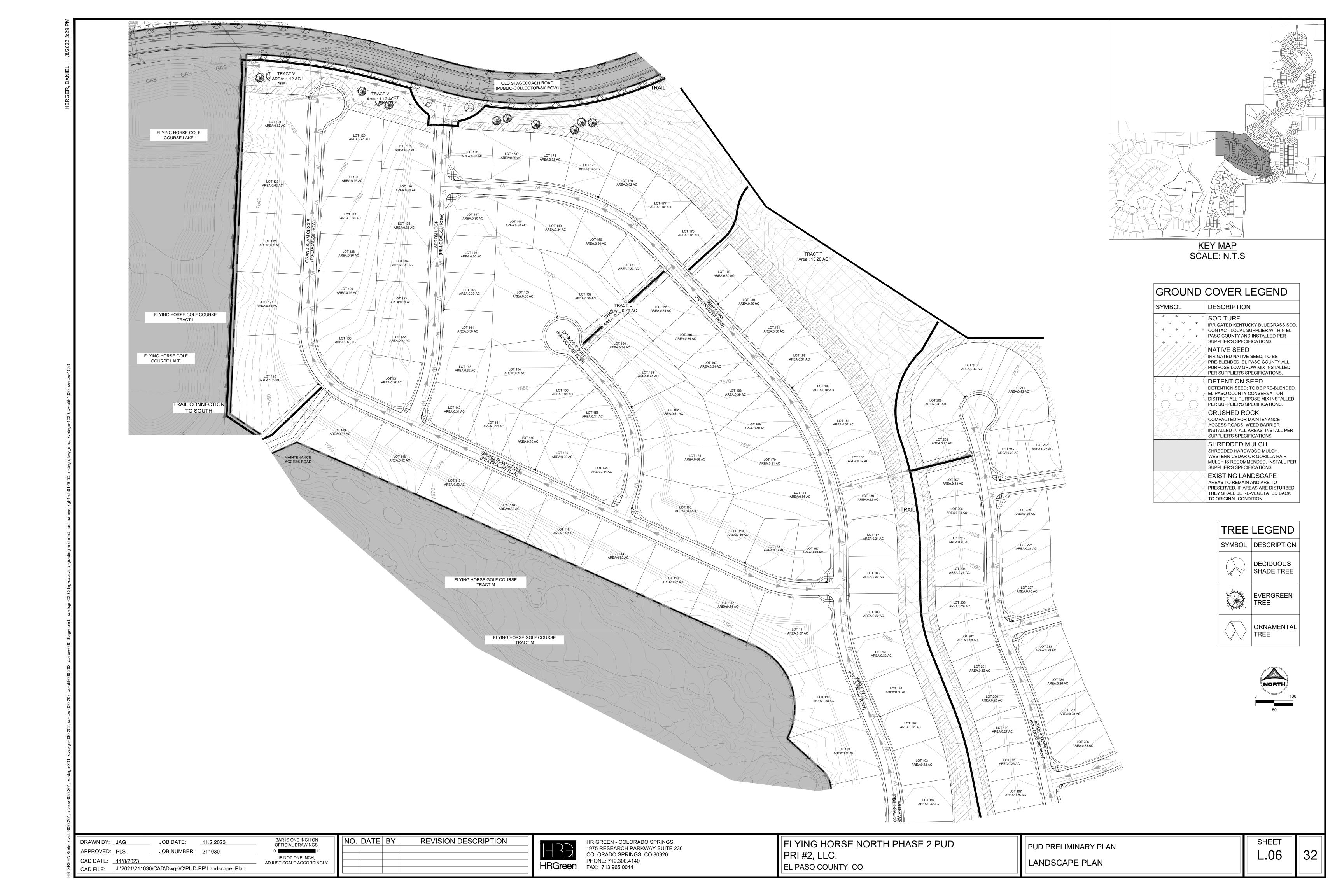


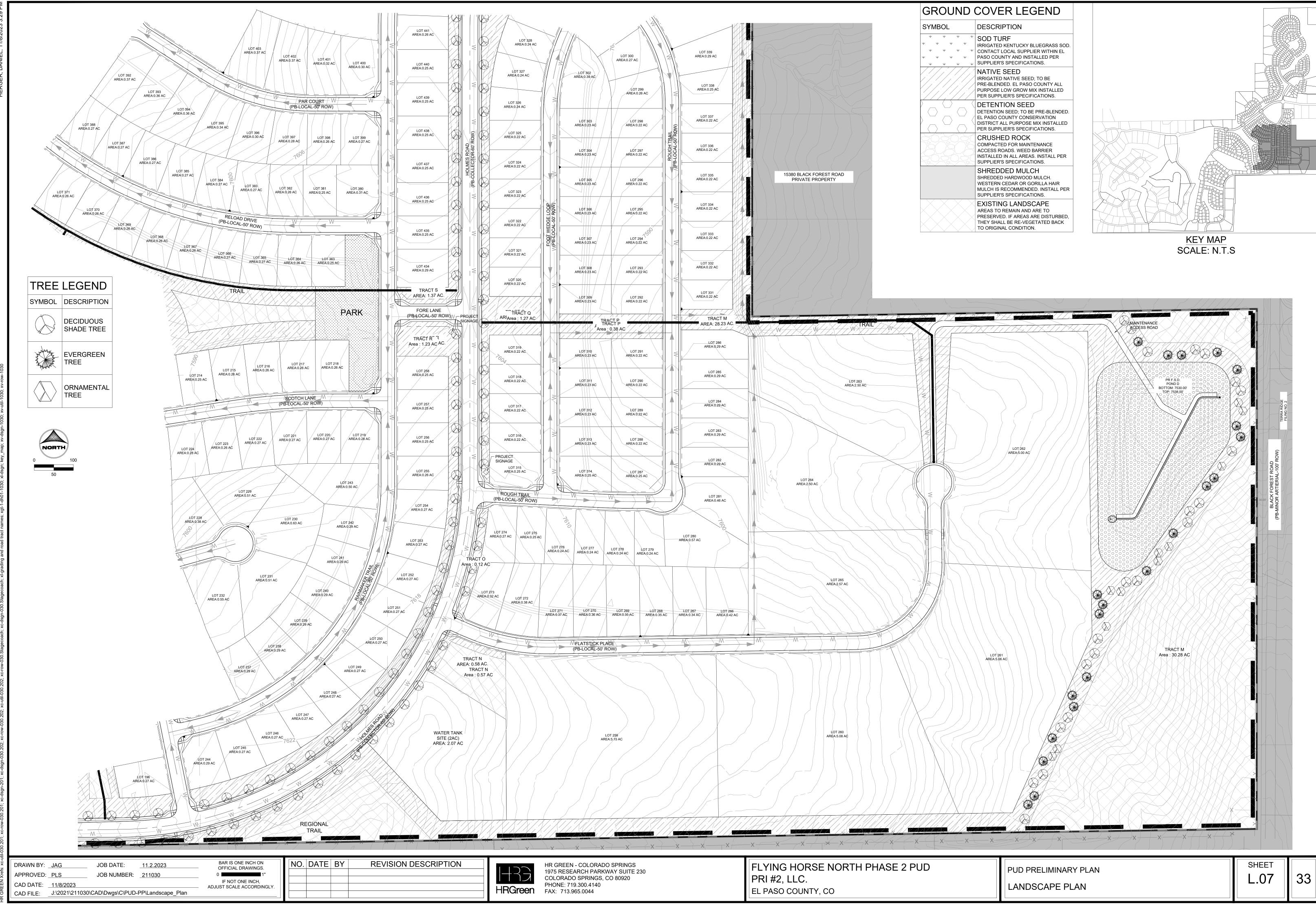
PUD PRELIMINARY PLAN LANDSCAPE PLAN

SHEET L.04

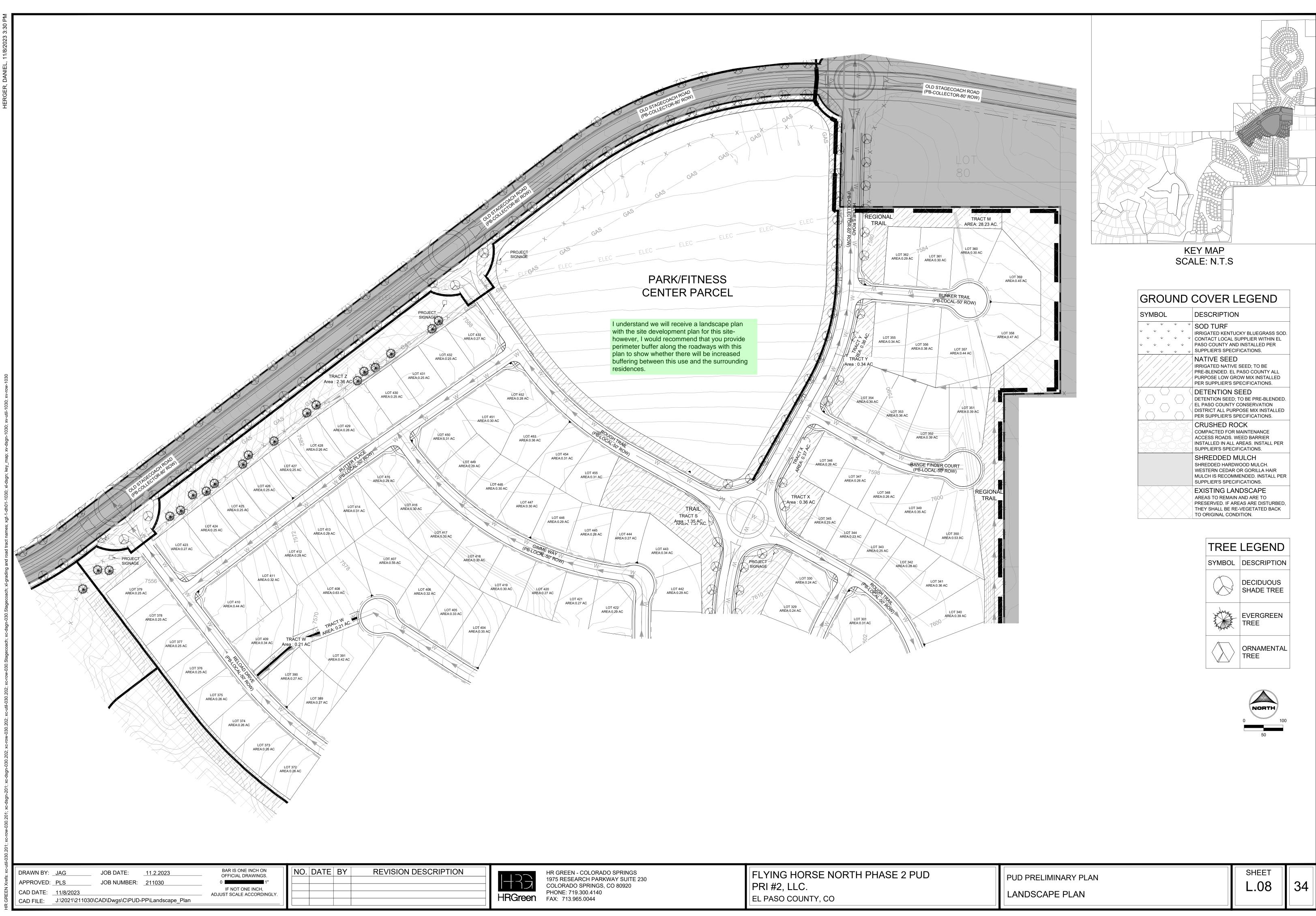
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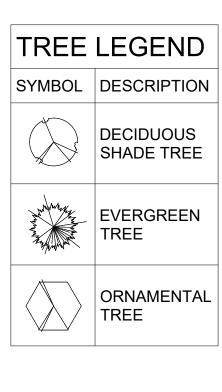
GROUND	COVER LEGEND	
SYMBOL	DESCRIPTION	
+ + + + + + + + + + + + + + + + + + + + + + + +	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	
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		KEY MAP
		SCALE: N.T.S



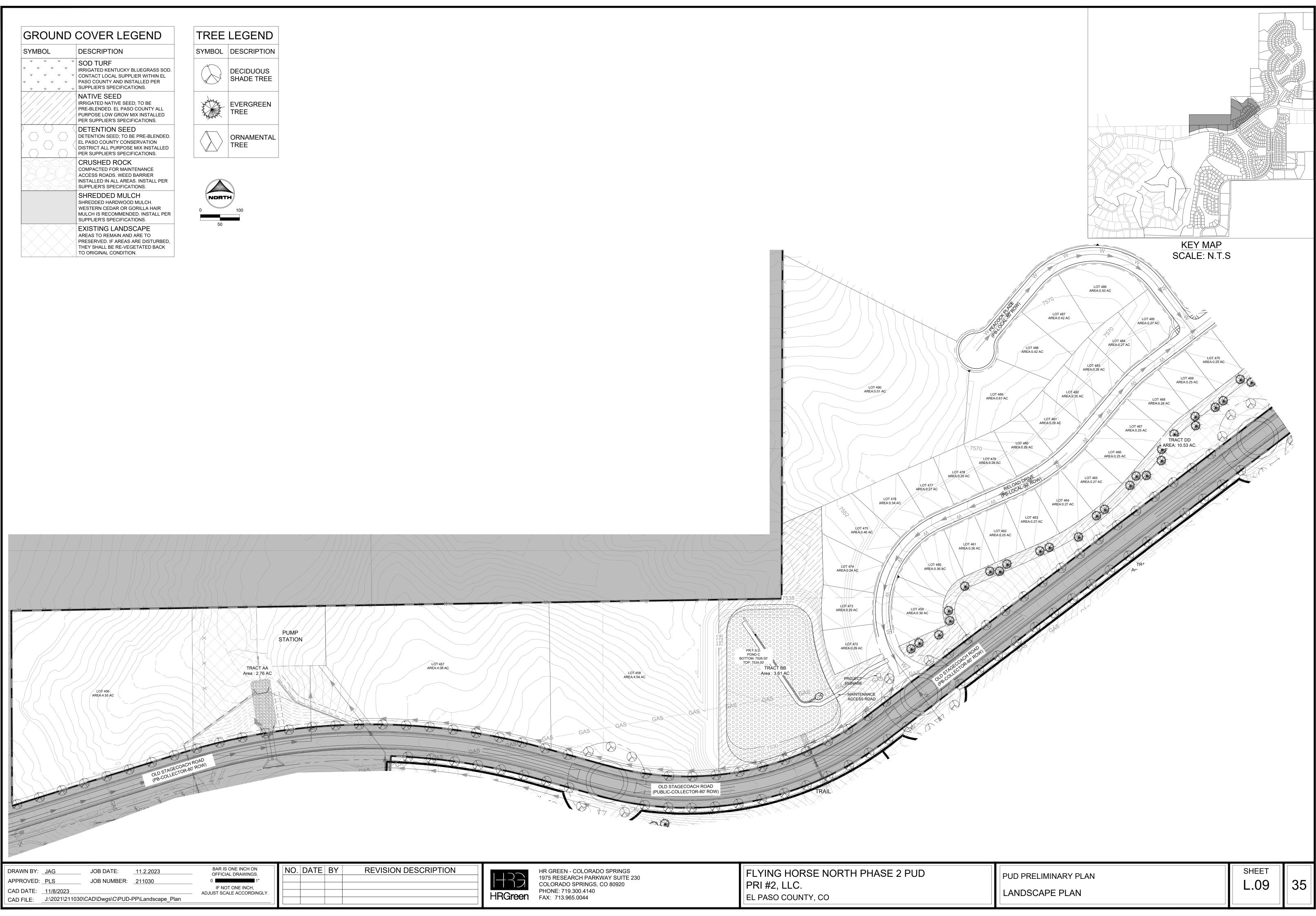
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FLYING HORSE NORTH PHASE 2
PRI #2, LLC.
EL PASO COUNTY, CO

SYMBOL	DESCRIPTION
\psi \psi \psi \psi \psi \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.
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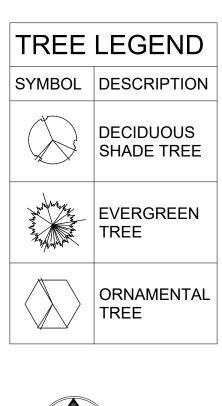


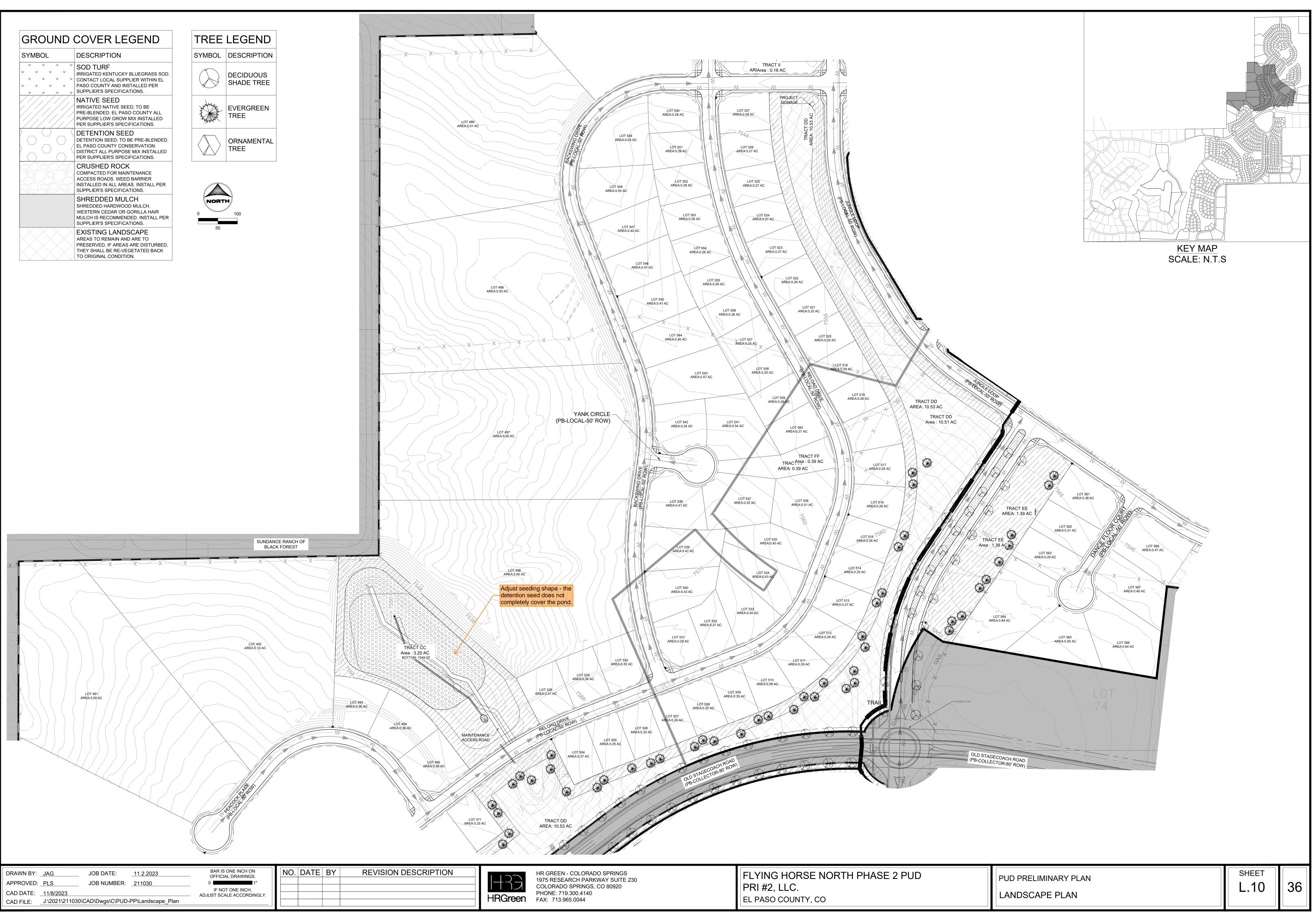


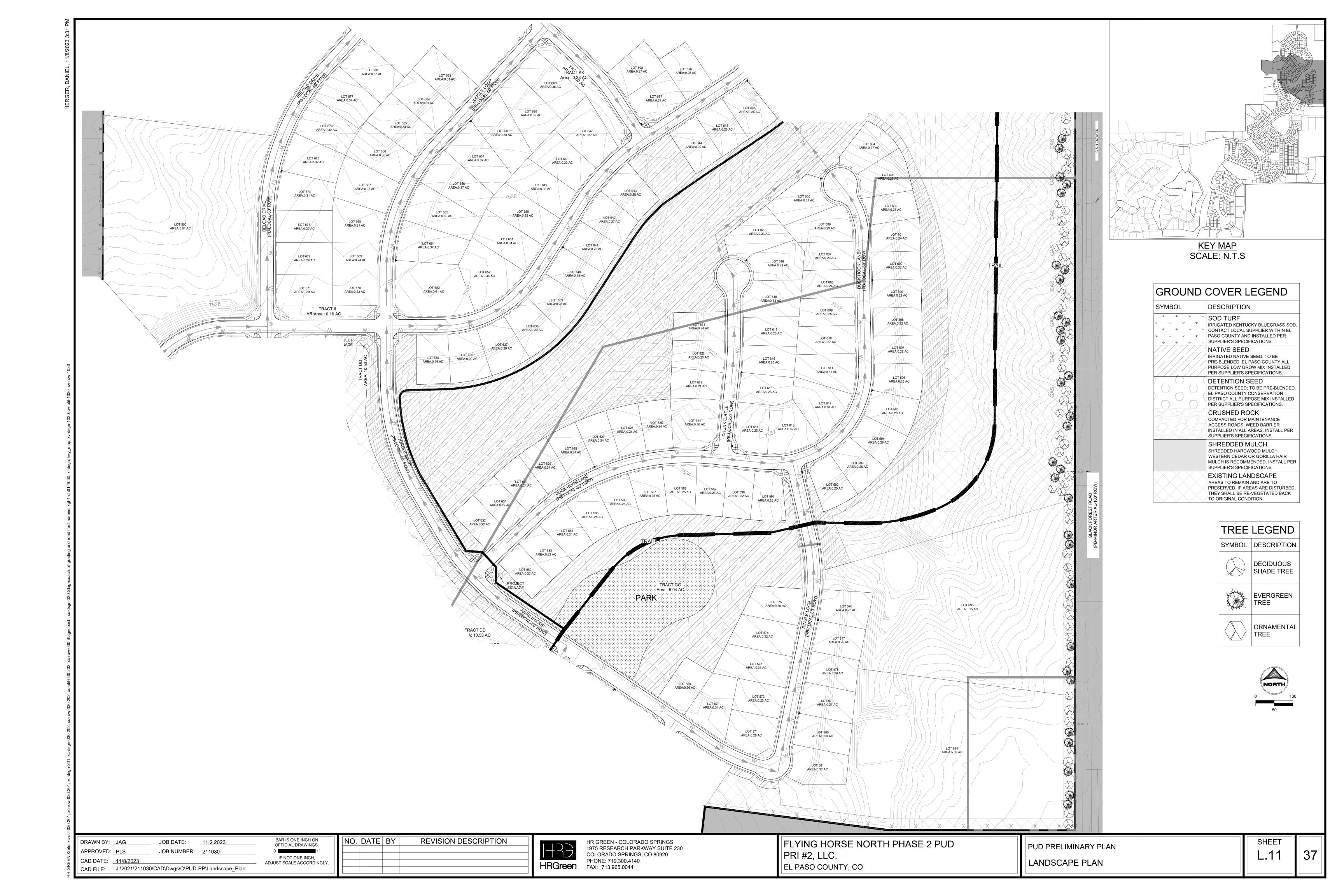
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FLYING HORSE NORTH PHASE 2
PRI #2, LLC.
EL PASO COUNTY, CO

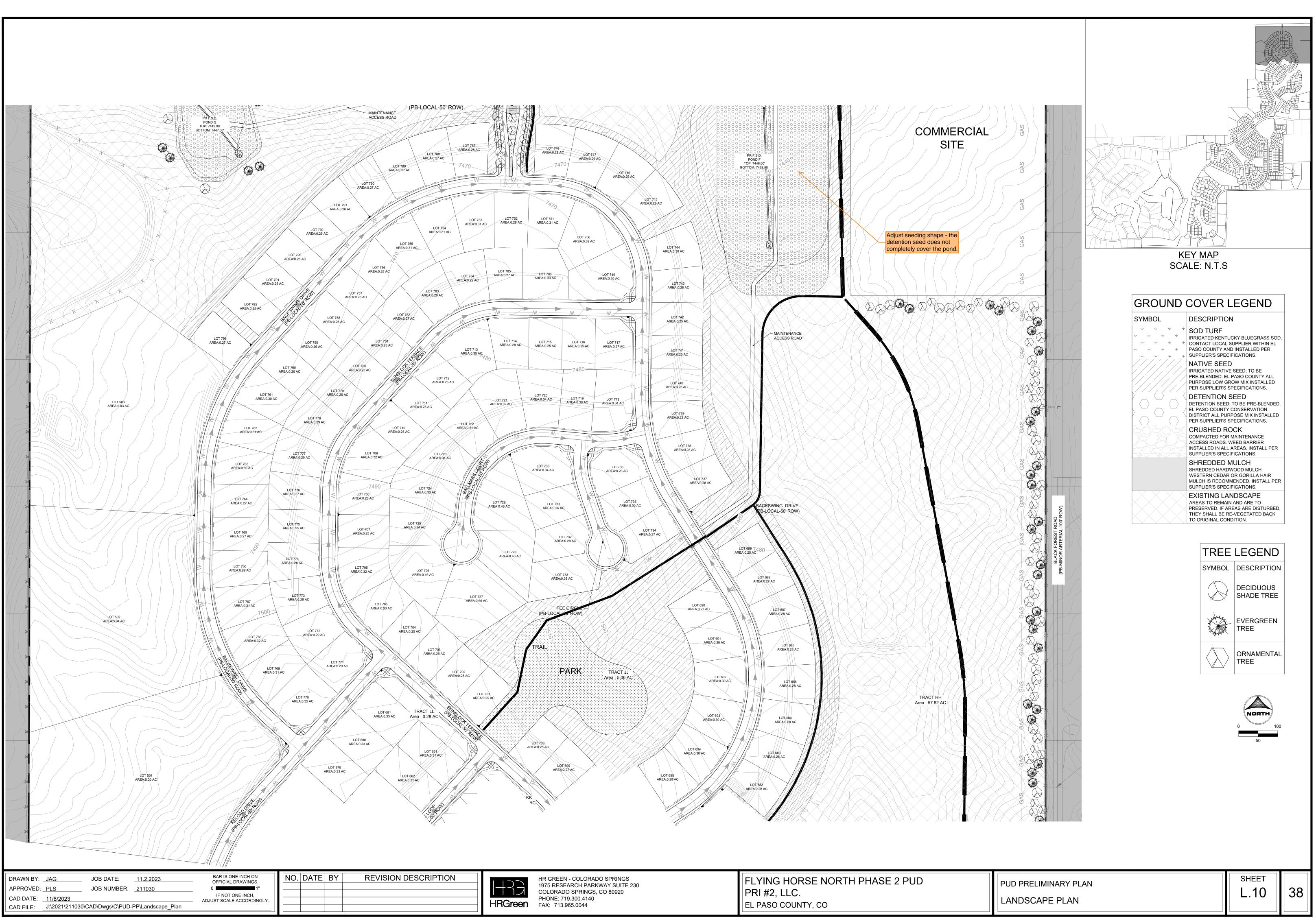
SYMBOL DESCRIPTION			
	 SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS. 		
	NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.		
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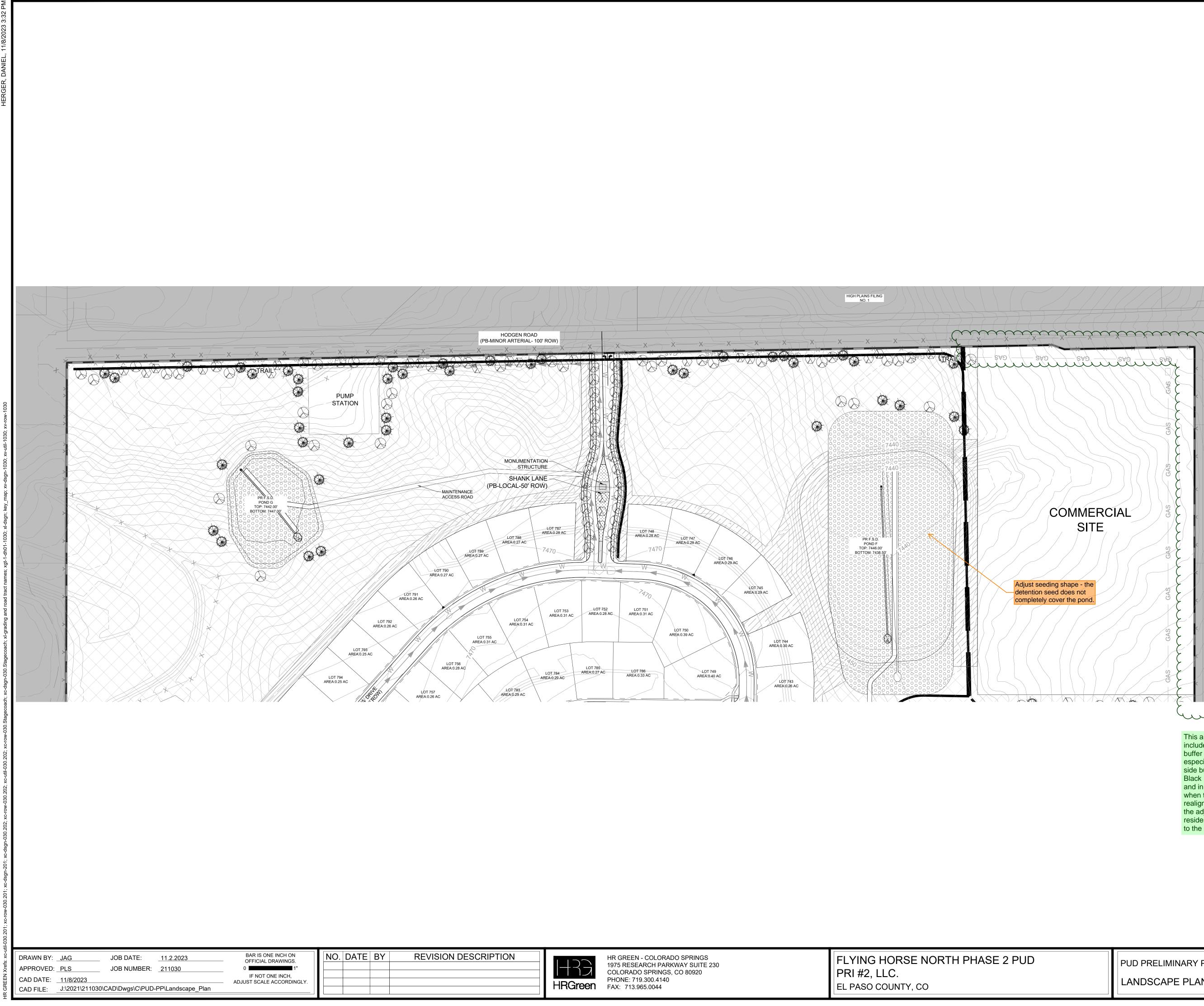












FLYING HORSE NORTH PHASE 2
PRI #2, LLC.
EL PASO COUNTY, CO



SCALE: N.T.S

GROUND COVER LEGEND

DESCRIPTION SYMBOL * * * * SOD TURF \vee \vee \vee IRRIGATED KENTUCKY BLUEGRASS SOD. * * * * CONTACT LOCAL SUPPLIER WITHIN EL / * * * PASO COUNTY AND INSTALLED PER

 ψ ψ ψ ψ ψ SUPPLIER'S SPECIFICATIONS. NATIVE SEED IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL

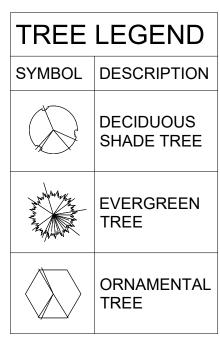
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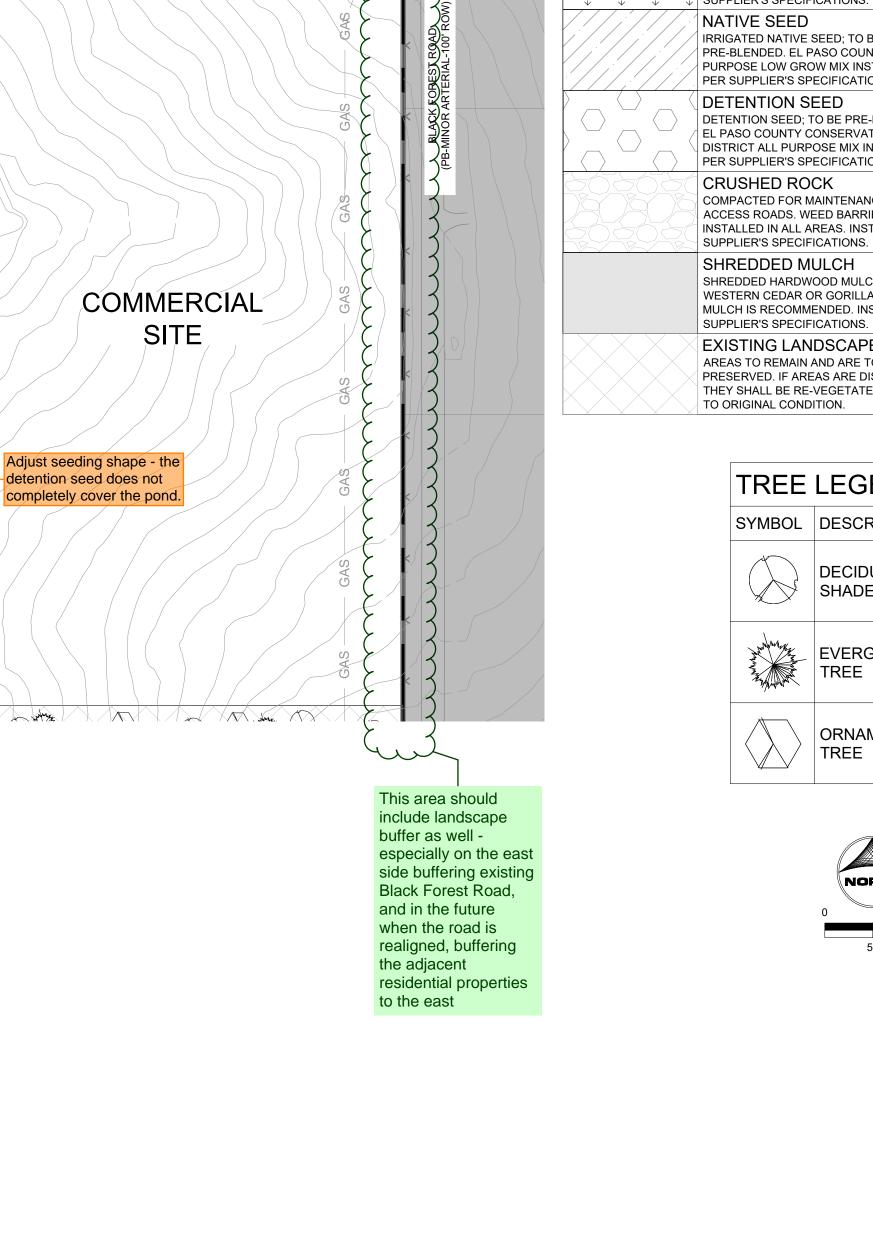
COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.

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EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.



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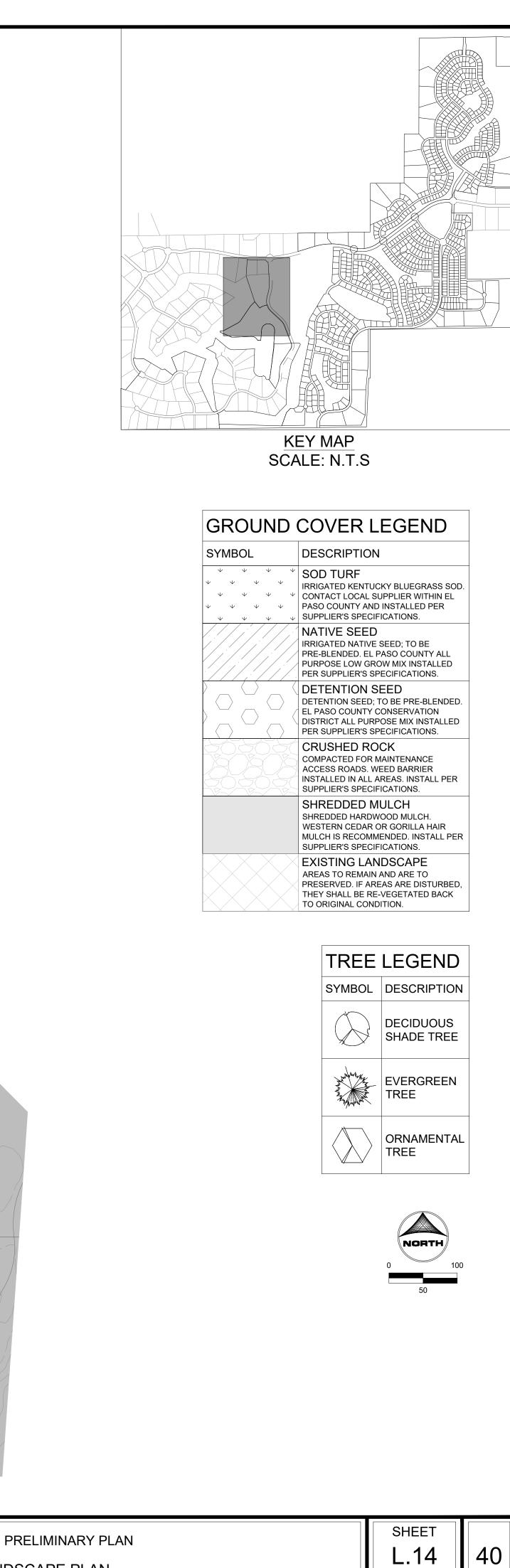
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PUD PRELIMINARY PLAN LANDSCAPE PLAN

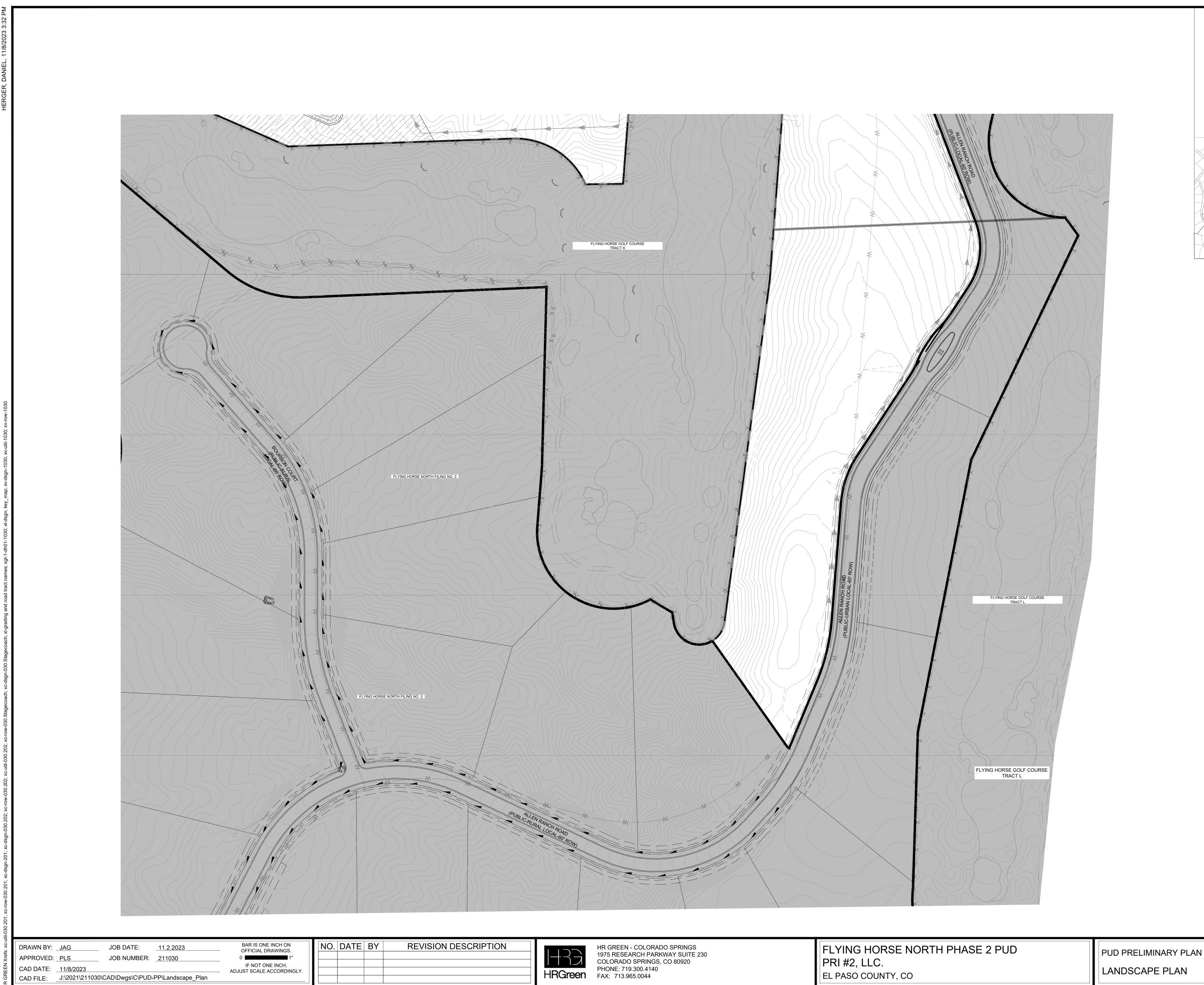
SHEET L.13

39

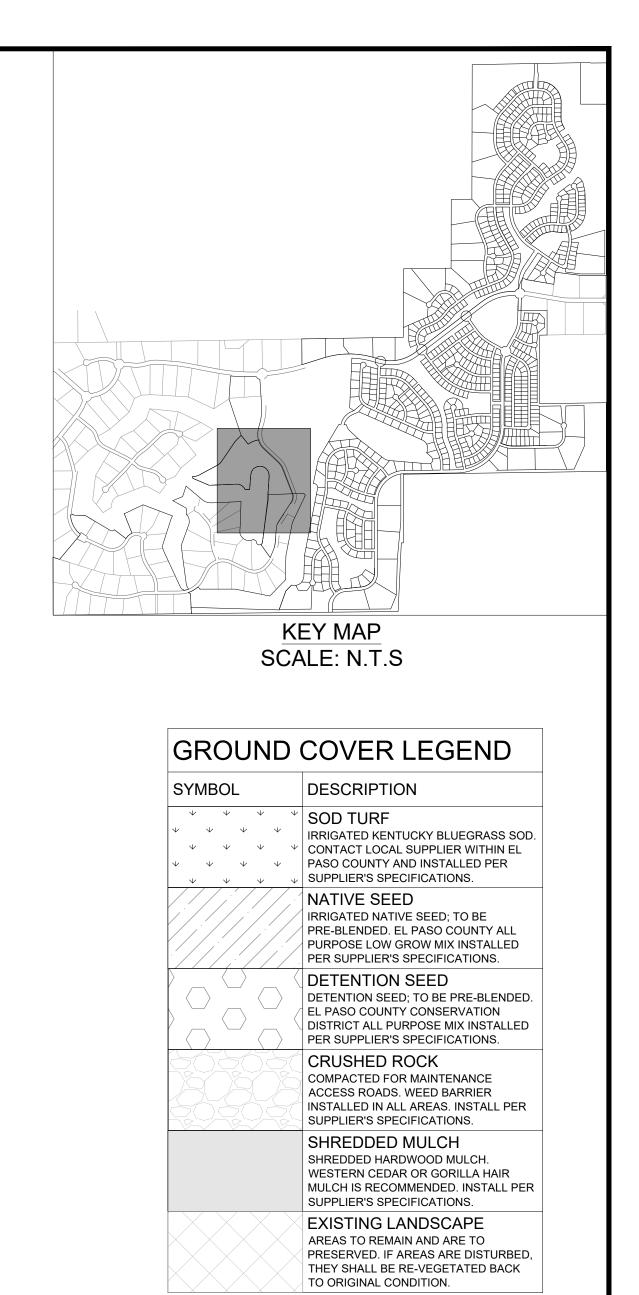


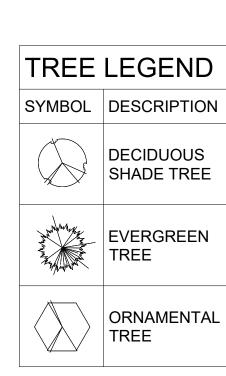


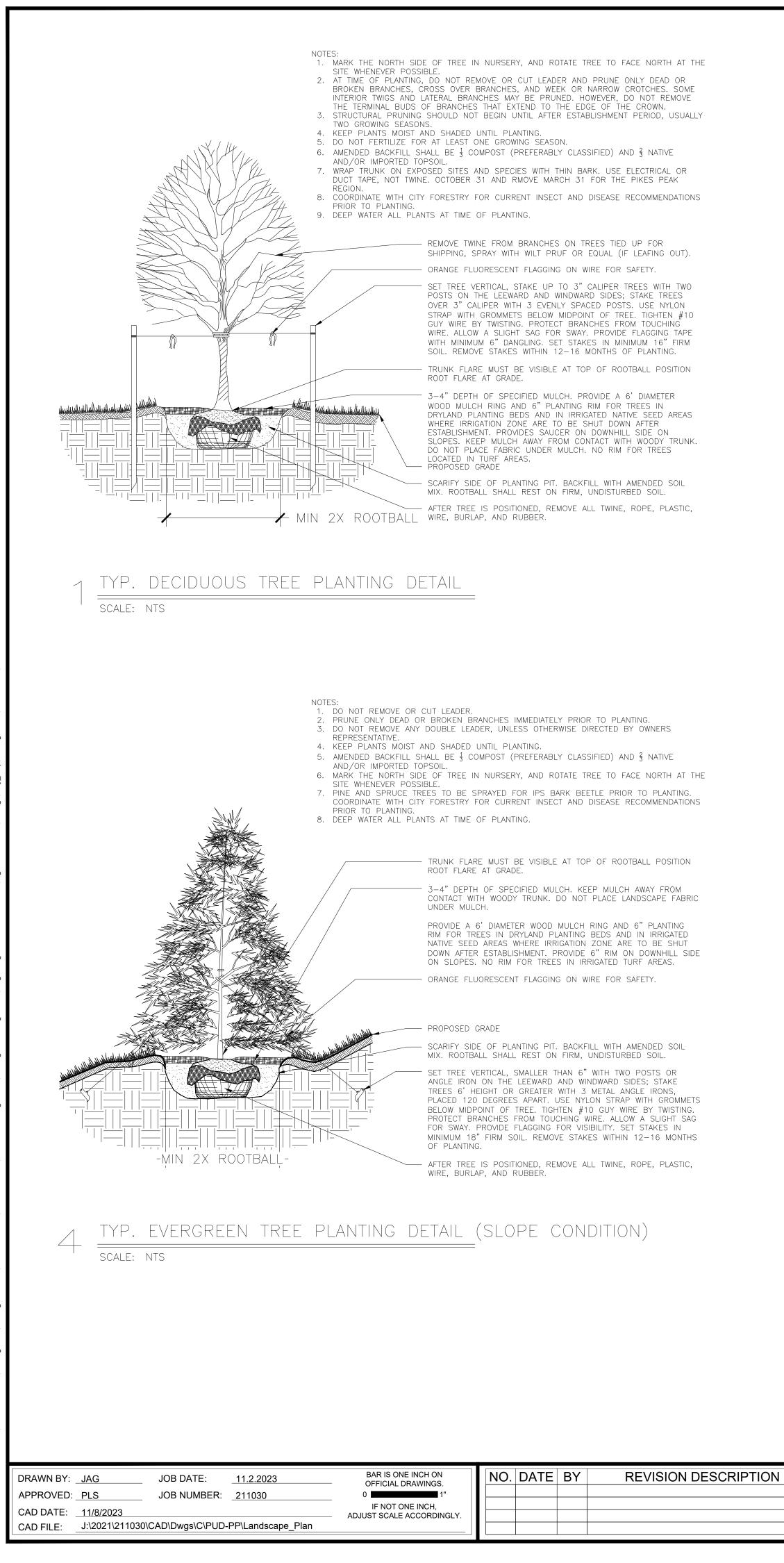
PUD PRELIMINARY PLAN LANDSCAPE PLAN

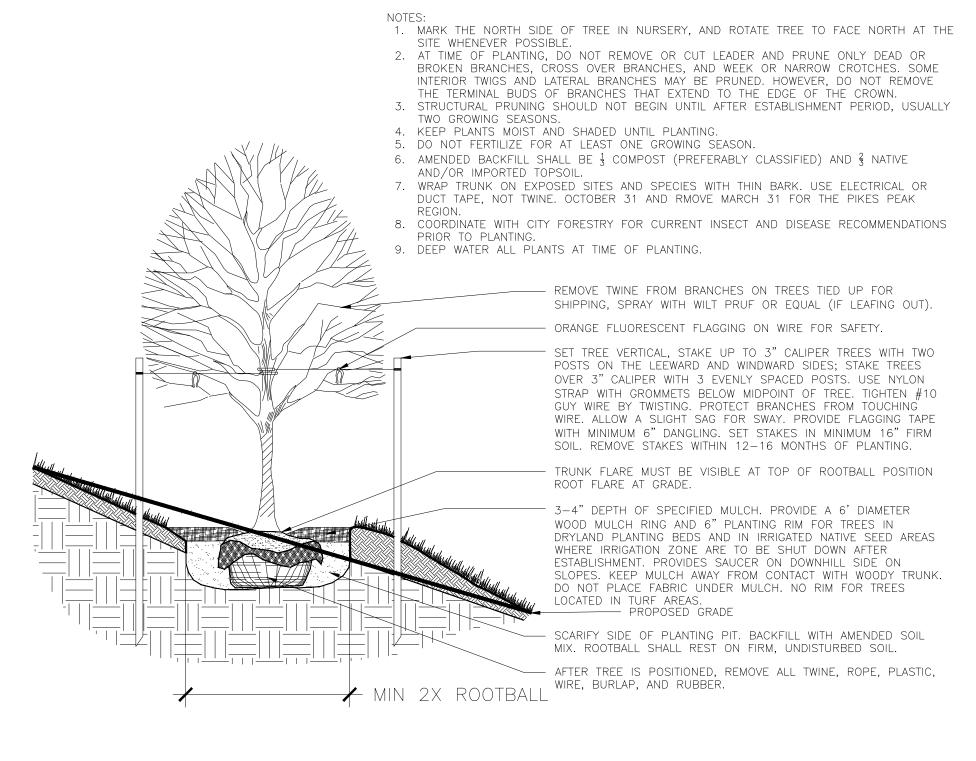


FLYING	HORSE NORTH PHASE 2
PRI #2,	LLC.
EL PASO	COUNTY, CO





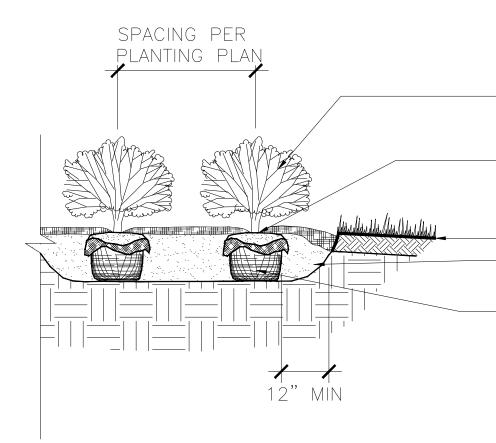




2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION) scale: nts

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. 2. 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 MULCH.

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 SOIL.

 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 HOLE.



SCALE: NTS

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

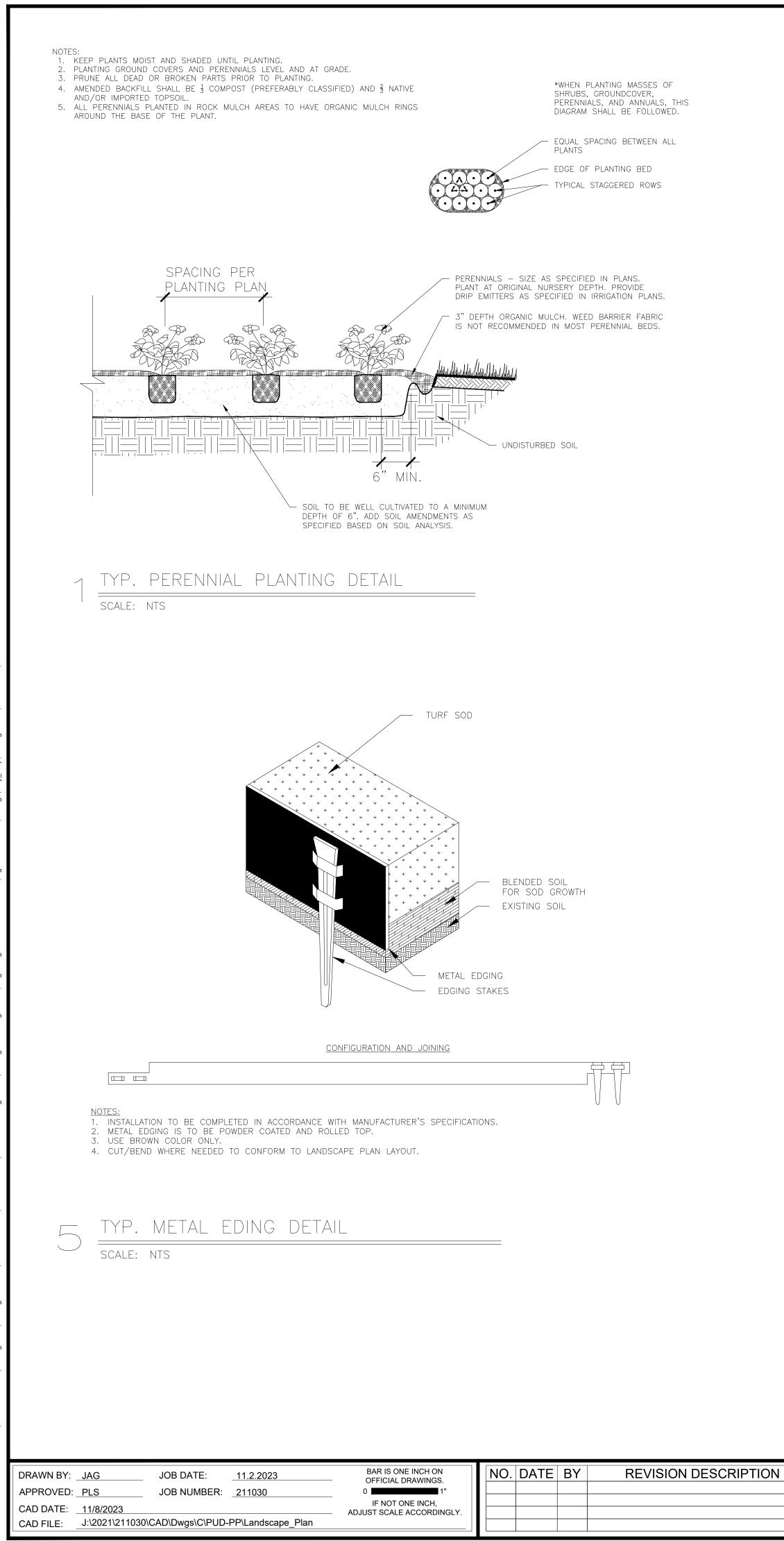
	3. DO NOT REMOVE A REPRESENTATIVE. 4. KEEP PLANTS MOIS 5. AMENDED BACKFILL AND/OR IMPORTED 6. MARK THE NORTH SITE WHENEVER PC 7. PINE AND SPRUCE COORDINATE WITH PRIOR TO PLANTING 8. DEEP WATER ALL P 8. DEEP WATER ALL P	OR BROKEN BRANCHES IMMEDIATELY PRIOF NY DOUBLE LEADER, UNLESS OTHERWISE DI ST AND SHADED UNTIL PLANTING. SHALL BE { COMPOST (PREFERABLY CLASS TOPSOIL. SIDE OF TREE IN NURSERY, AND ROTATE TH DSSIBLE. TREES TO BE SPRAYED FOR IPS BARK BEE CITY FORESTRY FOR CURRENT INSECT AND	RECTED BY OWNERS SIFIED) AND § NATIVE REE TO FACE NORTH AT THE ETLE PRIOR TO PLANTING. DISEASE RECOMMENDATIONS P OF ROOTBALL POSITION EP MULCH AWAY FROM PLACE LANDSCAPE FABRIC RING AND 6" PLANTING BEDS AND IN IRRIGATED ZONE ARE TO BE SHUT 6" RIM ON DOWNHILL SIDE RIGATED TURF AREAS. IRE FOR SAFETY. ILL WITH AMENDED SOIL UNDISTURBED SOIL. WITH TWO POSTS OR NDWARD SIDES; STAKE METAL ANGLE IRONS, ON STRAP WITH GROMMETS O GUY WIRE BY TWISTING. /IRE. ALLOW A SLIGHT SAG IBILITY. SET STAKES IN ES WITHIN 12–16 MONTHS
SCALE: NTS NOTES: 1. PRUNE ONLY DEAD OR BROKEN BRANCH 2. KEEP PLANTS MOIST AND SHADED UNTIL 3. DO NOT FERTILIZE FOR AT LEAST ONE OF 4. AMENDED BACKFILL SHALL BE § COMPOS AND/OR IMPORTED TOPSOIL. 5. ALL SHRUBS IN ROCK AREAS TO RECIEVE 6. DEEP WATER ALL PLANTS AT TIME OF P SET SHRUBS VERTICAL. SHRUBS SPACING A LAYOUT VARIES. FINISHED GRADE OF SHRUE BELOW ADJACENT GINISHED GRADE OF SHRUE BELOW ADJACENT GINISHED GRADE AT EDGE MUICH. 3-4" DEPTH OF SPECIFIED MULCH. PROVIDE RIM FOR SHRUBS NOT IN PLANTING BED. ME ON DOWNHILL SIDE ON SLOPES. NO PLANTING SHRUBS IN PLANTING BED. KEEP MULCH AW CONTACT WITH WOODY TRUNK. PROPOSED GRADE SCARIFY SIDE OF PLANTING PIT. BACKFILL M SOL MIX. ROOTBALL SHALL REST ON FIRM, SOL. REMOVE ALL PACKAGING MATERIAL. FOR PO ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTE PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLI	PLANTING. SROWING SEASON. ST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIV TE SHREDDED MULCH RINGS. LANTING. S PER PLANS. BED TO BE 2" TO HOLD A 6" PLANTING ROVIDE SAUCER IG RIM FOR AY FOM I HON I HON I HON I HON I BOUND PLANTS ALL 1" DEEP. I ROOTBALL P. SPREAD THE		
PUD) PRELIMINARY PLAN		SHEET

LANDSCAPE DETAILS

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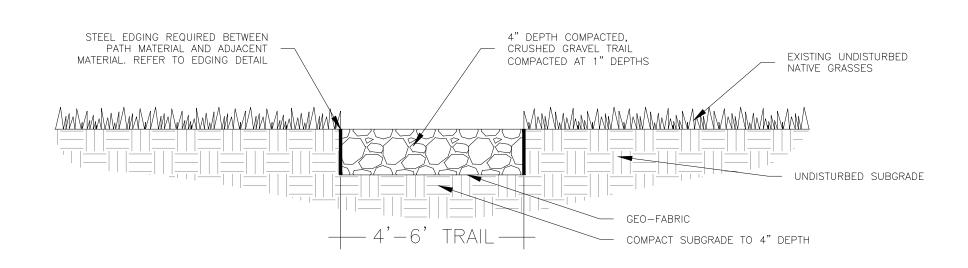
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ce-util-030.201; xe-row-030.201; xe-dsan-030.202; xe-row-030.202; xe-row-030.Stagecoach; xe-dsan-030.Stagecoach; xl-drading and road tract names: xgt-1-dh01-1030; xl-dsan; kev map: xy-dsan-10

	 <u>GUYING STANDARDS</u> TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL. 13' OF %" 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. TWO (2) TURNBUCKLES, EYE AND EYE TYPE, 3%" THREAD DIAMETER WITH 3" TAKE-UP FOUR (4) %" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH ¼" 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.
	STAKING DETAIL NORTH WO GUY WIRES PER REE WO GUY WIRES PER NEATLY SECURE WITH CLAMPS
*,	 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 %" 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, ¾" THREAD DIAMETER WITH 3" TAKE-UP SIX (6) ½" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH ¼" 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.
	STAKING DETAIL NORTH 120° 120° PER TREE THREE GUY WIRES 120° 10°
*APPLIES	s to single trunk deciduous trees greater than 3" cal. & evergreen trees greater than 8' h TYP. GUYING DETAIL scale: nts



 TYP.	CRUSHED	GRAVEL	TRAIL
SCALE:	NTS		

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 DETAILS	SHEET L.17	43

