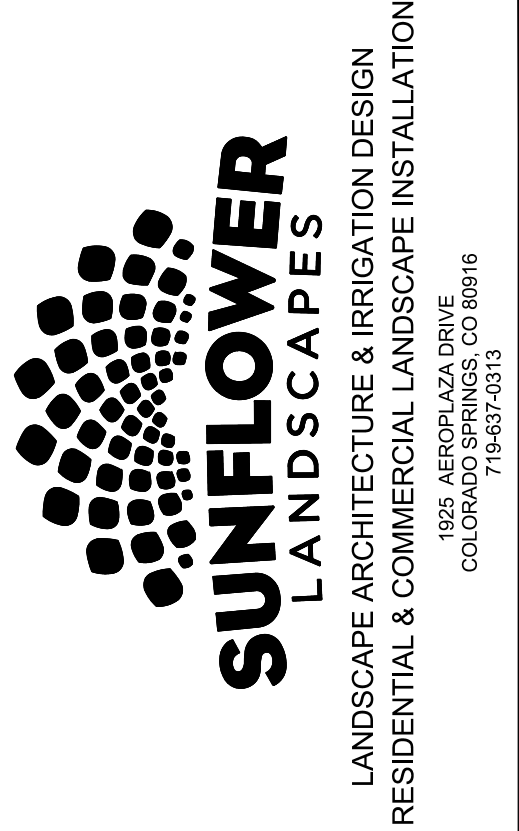


PREAMBLE COLLECTION AT HANNAH RIDGE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
 PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
 FILING NO. 3



PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

PROJECT SITE DATA

ZONING: Proposed PUD
 PROPERTY AREA: 325,564 SF / 7.474 Acres
 PARKING SPOTS: 7 (No handicap spots)
 TOTAL LANDSCAPE AREA: 125,239 SF

IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.)	Linear Req. / Prov.	Tree Req. / Ft. Footage	Tree Req. / Prov.
Constitution Ave.	Major Arterial	25'/25'	709'	1/20	35.5 / 36
Hannah Ridge Dr.	Non Arterial	10'/10'	393'	1/30	13.1 / 12
Akers Dr.	Non Arterial	10'/10'	566'	1/30	18.9 / 17
Hunter Jumper Dr.	Non Arterial	10'/10'	570'	1/30	19.0 / 15

Shrub Substitutions	Ornamental grass	Setback	Percent Ground
Req. / Prov.	Req. / Prov.	Abbr.	Plane Cov. Req./Prov.
10/10 (Hannah Ridge Drive)	0/0	LS	75%/75%
20/20 (Akers Drive)	0/0	LS	75%/75%
40/40 (Hunter Jumper Dr.)	0/0	LS	75%/75%

Motor Vehicle (MV)

Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage
7	1/1	Nightwind Heights	na	na

Internal Landscaping (IL)

Net Site Area (SF) (Less Public R.O.W.)	Percent Min. Internal Area	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.
325,564 SF	16.278	52,940 SF / 128,670 SF	32.5 / 27

Shrub Substitutions	Ornamental grass	Setback	Percent Ground
Req. / Prov.	Req. / Prov.	Abbr.	Plane Cov. Req./Prov.
60/60	0/0	IL	75%/75%

PLANTING LEGEND

Notes Key:
 X=Xeric plant, R=Rabbit Resistant, D=Deer Resistant, F=Firewise plant
 Z=Zone, K=Altitude, Water Use L=Low, M= Moderate H=High, S= Signature plant

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	9	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K, S
ACT	6	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K, L, M, S
ANM	17	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K, S
GSH	12	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R, D, F, Z=4, 6.5K, L, M, S
MSS	22	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F, Z=4, 8.5K, M, S
PCR	11	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R, D, F, Z=2, 9.5K, S
TAR	7	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K, M, S
TGL	17	Tilia cordata 'Greenspire'	Linden, Greenspire	1-1/2"	Z=4, 6K, M, S
EVERGREEN TREES					
PIE	2	Pinus edulis	Pine, Pinyon	6'	X, R, D, Z=3, 7.5K, L, S
PIP	5	Picea pungens	Spruce, Colorado Blue	6'	R, D, Z=3, 10K, M, H, S
DECIDUOUS SHRUBS					
ARB	2	Aronia melanocarpa	Chokeberry, Black	5 Gal	R, D, Z=2, 8.5K, L, S
BBB	2	Buddleia davidii	Butterfly Bush	5 Gal	R, D, Z=5, 7K, L, S
COP	15	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R, D, Z=4, 10K, S
EDB	15	Euonymous alatus 'Compactus'	Dwarf Burning Bush	5 Gal	R, D, F, Z=4, 7.5K, M, H, S
PBS	5	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F, Z=3, 9.5K, L, M, S
POG	32	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R, D, F, Z=2, 10K, S
PRS	4	Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R, D, Z=3, S
SPG	6	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R, D, Z=3, 7.5K, S
SPV	10	Spiraea x 'Vanhouttei'	Spiraea, Vanhoutte	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
VOS	3	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R, D, 7.5K, S
EVERGREEN SHRUBS					
JB	25	Juniperus Sabina	Juniper, Buffalo	5 Gal	R, D, Z=3, 8.5K, L, S
JCS	8	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal	R, DE, Z=5, 7.5K, A, D, SIG
JUA	8	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R, D, Z=3, 7.5K, S
PGS	4	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, M, S
ORNAMENTAL GRASSES					
CAA	6	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R, D, Z=3, 6.5K, M, S

GROUND COVER LEGEND

NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	348 LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	22,590 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	5,533 SF
	2-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	1,074 SF
	KENTUCKY BLUEGRASS SOD	5,394 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	86,820 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY SHOTGUN MIX AT STORM QUALITY POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES) NOTE: QTY MAY VARY PER ACTUAL SITE CONDITIONS.	3,828 SF
	TYPICAL LANDSCAPE AREA AT HOME LOTS (SEE SHEET L-5 & L-6 FOR LANDSCAPE IN THESE AREAS)	

DATE	REVISION DESCRIPTION
11/22/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site
11/2/2022	Budget savings to plans
12/9/2024	Change Midway to Preamble product

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



PREAMBLE AT HANNAH RIDGE
 FILING NO. 3
 CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER
 2583-0420

DATE
 8/21/2020

DRAWN BY
 MB

DRAWING DESCRIPTION
 TITLE SHEET

SHEET #
 L-TS

CALLOUT KEY

	PLANT ABBREVIATION
	SITE CATEGORY ABBREVIATION
	TREE CALLOUT
	SHRUB & ORN. GRASS CALLOUT
	PERENNIAL CALLOUT
	PLANT QUANTITY

PLANT SYMBOL KEY

	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

UTILITY NOTE

CALL 1-800-422-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 15' FROM GAS MAINS & 10' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC WALLS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 1-002 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 7' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

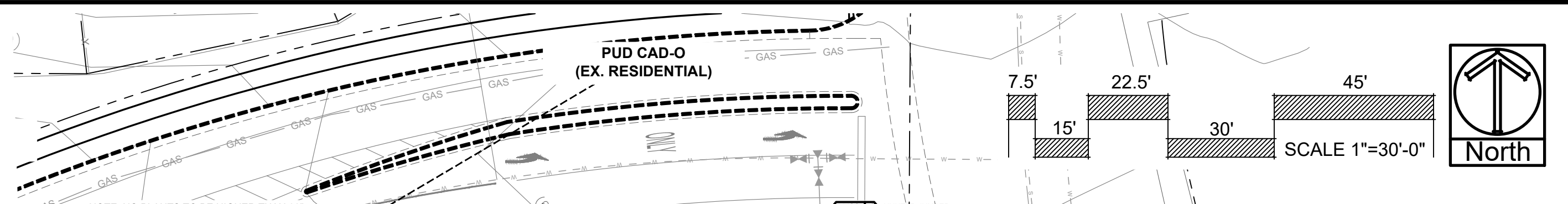
PLANT AND TREE WARRANTY NOTE

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ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.



SEE ENLARGED PLAN SHEETS L-2 THROUGH L-4 FOR MORE LEGIBLE PLANTING CALLOUTS

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1625 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-9313

DATE	REVISION DESCRIPTION
11/2/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Resurfacing wall near site adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.
11/2/2022	Budget savings to plans
1/28/2024	Change Midtown to Preamble product

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

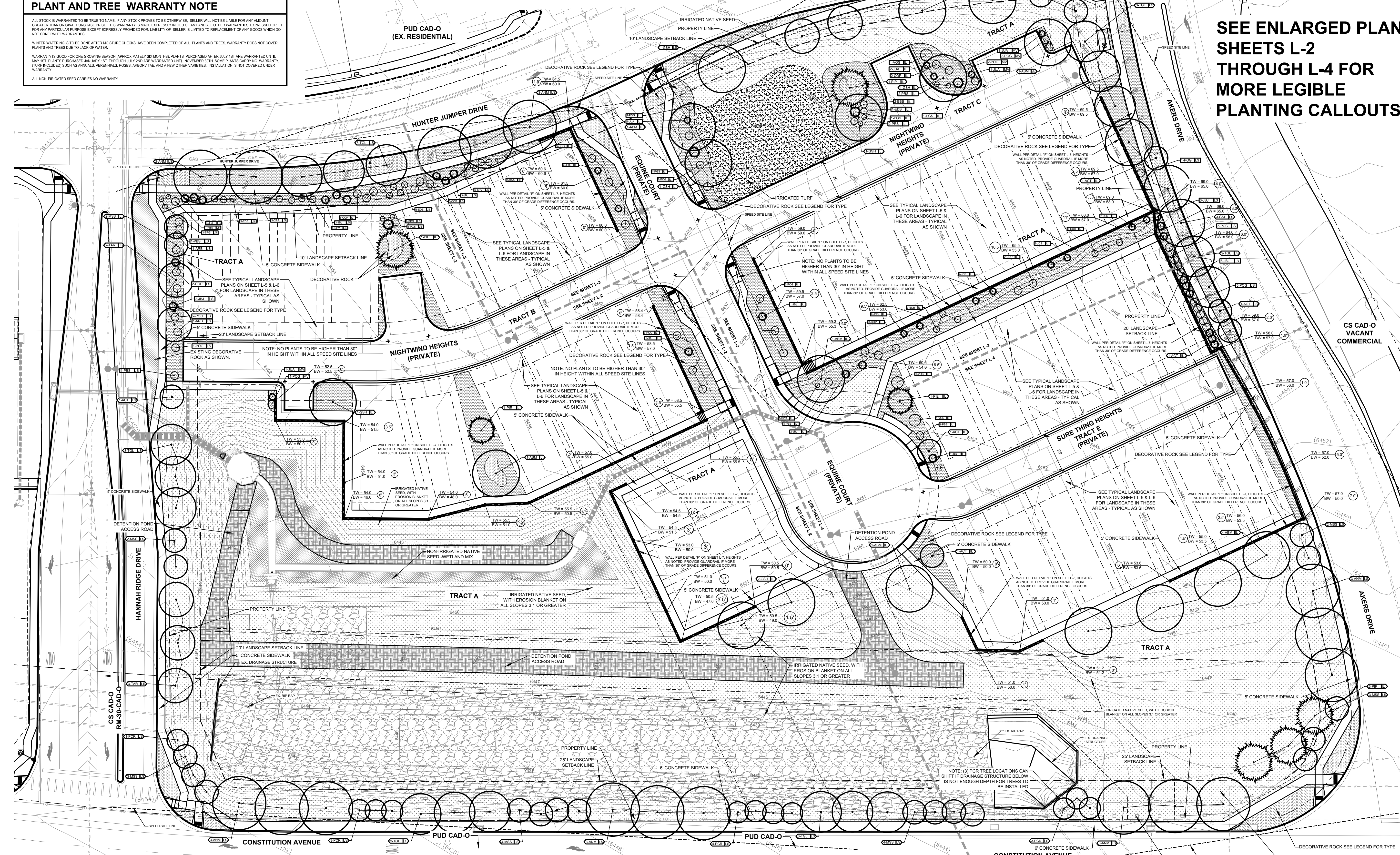


CS CAD-O VACANT COMMERCIAL

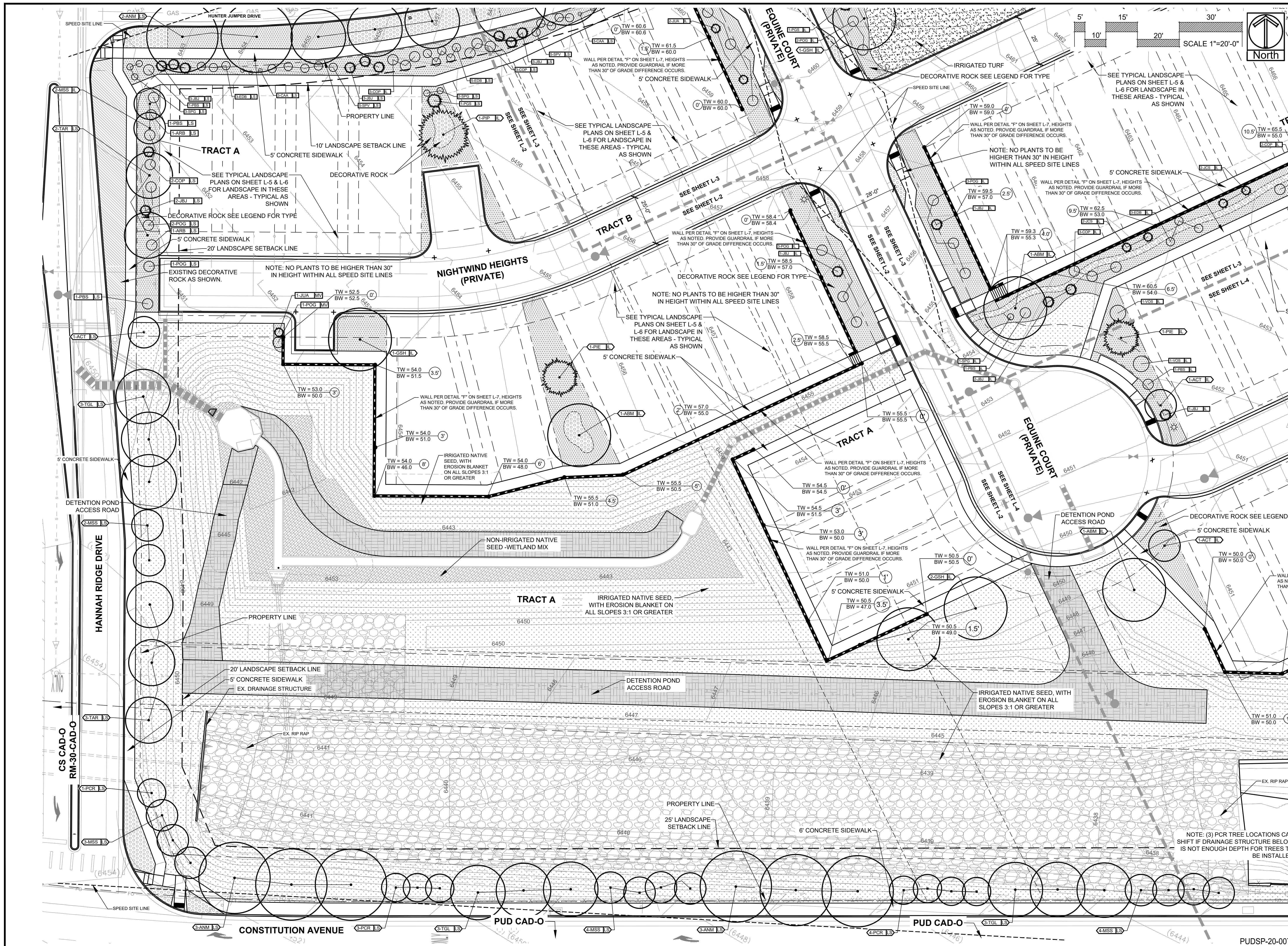
PREAMBLE AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER: 2583-0420
DATE: 8/21/2020
DRAWN BY: MB
DRAWING DESCRIPTION: LANDSCAPE - OVERALL PLAN

SHEET # L-1
PUDSP-20-007



NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING MANUAL.



SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1929 AEROPOLAZA DRIVE
 COLORADO, CO 80916
 719-637-0311

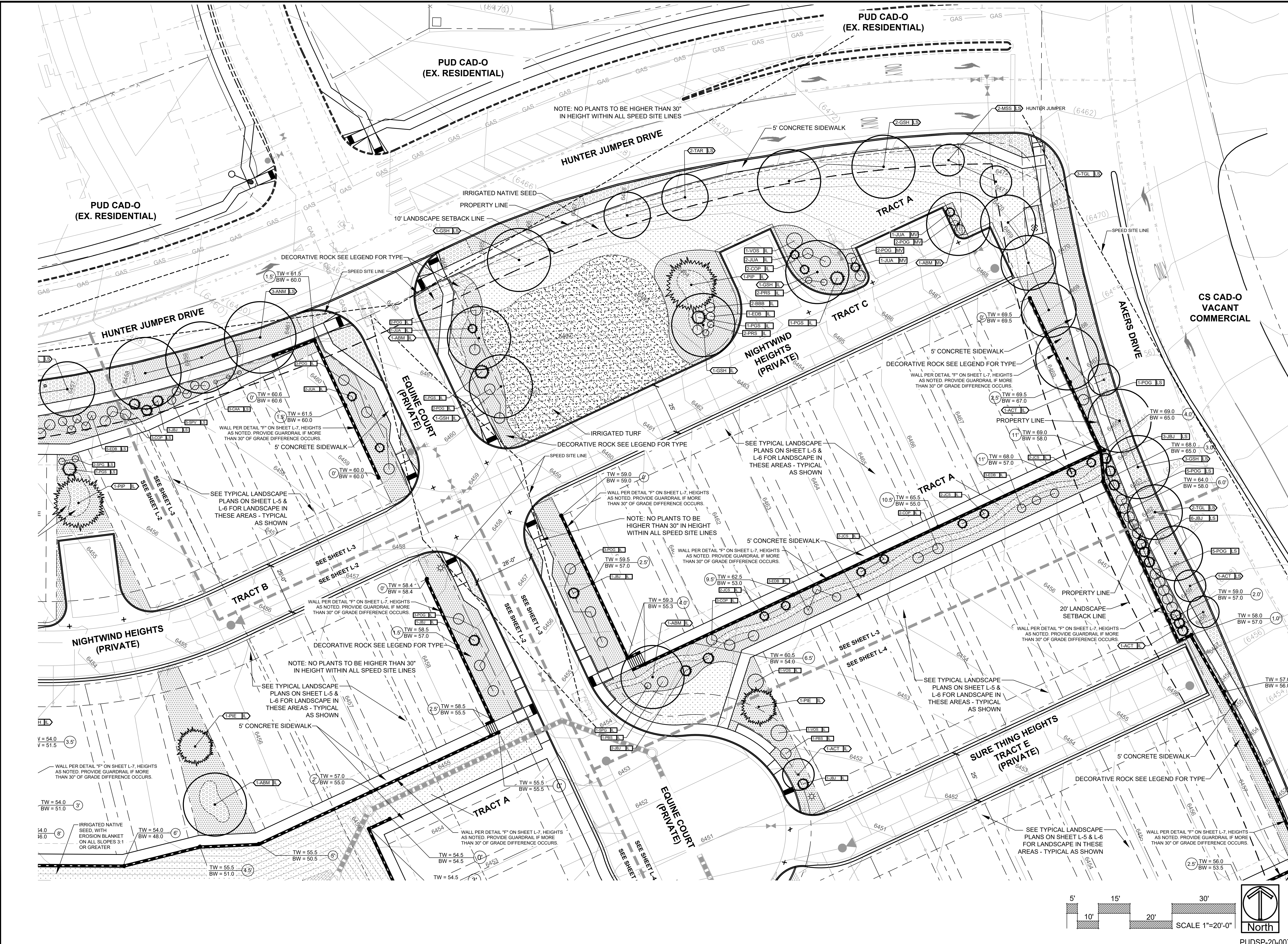
DATE	REVISION DESCRIPTION
11/22/2021	EPIC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near site adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site
11/12/2022	Budget savings to plans
12/29/2024	Change Midtown to Preamble product

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



PREAMBLE AT HANNAH RIDGE
 FILING NO. 3
 CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER	2583-0420
DATE	8/21/2020
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE PLAN
SHEET #	L-2



SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1929 AEROPOLAZA DRIVE
COLORADO
719-537-0315

DATE	REVISION DESCRIPTION
11/22/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near site adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.
11/02/2022	Budget savings to plans
12/29/2024	Change Midtown to Preamble product

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



PREAMBLE AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE

COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER
2583-0420

DATE
8/21/2020

DRAWN BY
MB

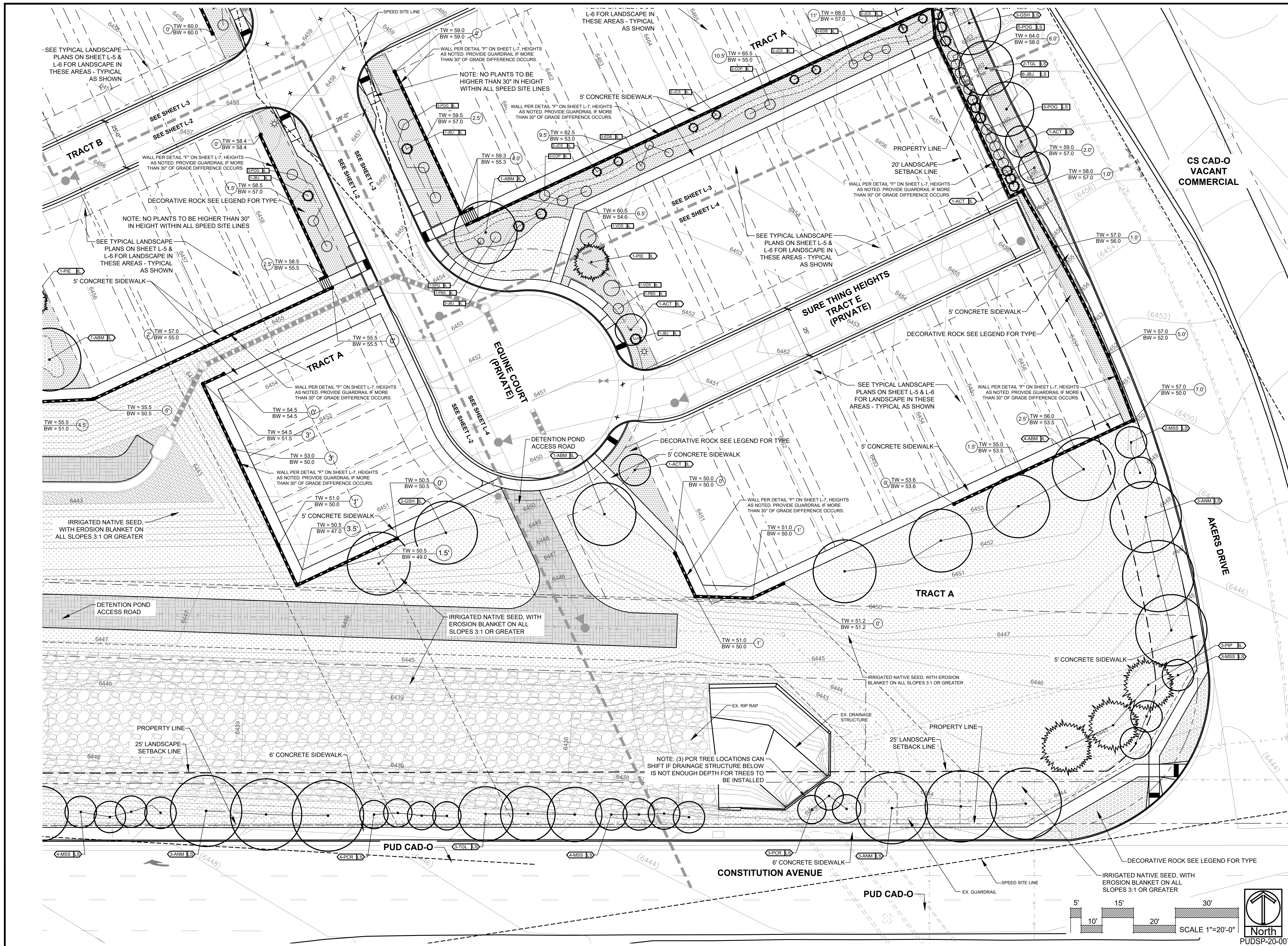
DRAWING DESCRIPTION
LANDSCAPE PLAN

SHEET #
L-3

SCALE 1"=20'-0"

North

PUDSP-20-007



SUNFLOWER LANDSCAPES
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1929 AEROPAZA DRIVE
 COLORADO
 718-637-8315

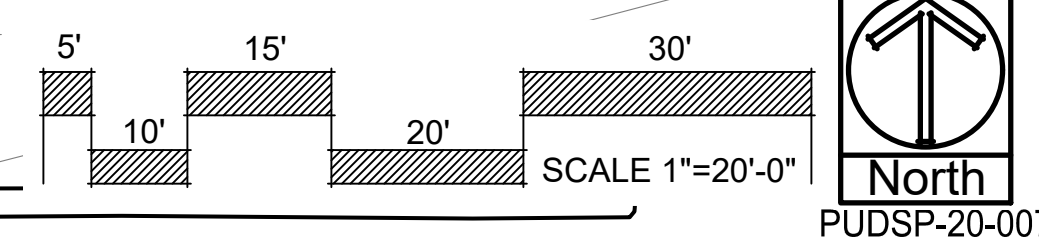
DATE	REVISION DESCRIPTION
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12/29/2024	Change Midtown to Preamble product.

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



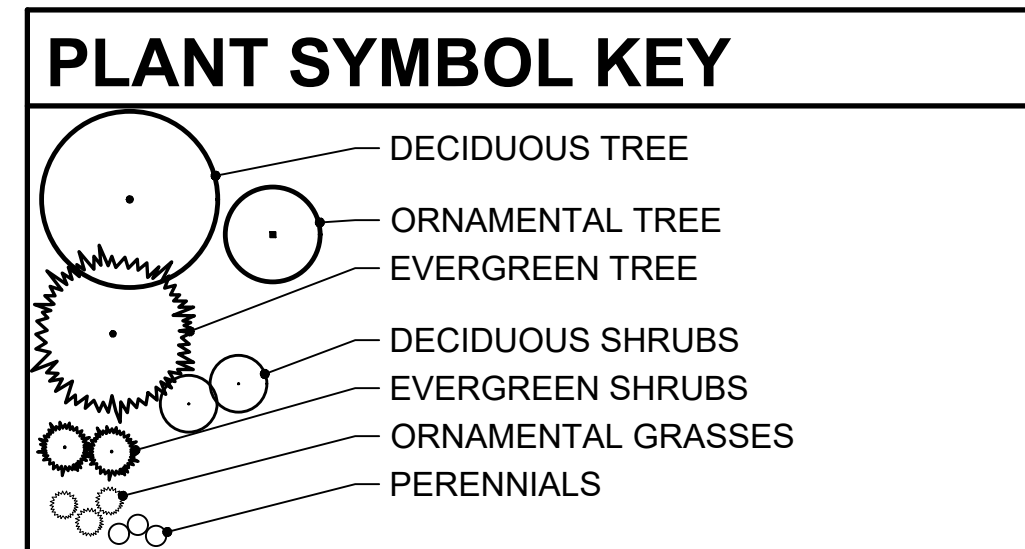
PREAMBLE AT HANNAH RIDGE
 FILING NO. 3
 CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER: 2583-0420
 DATE: 8/21/2020
 DRAWN BY: MB
 DRAWING DESCRIPTION: LANDSCAPE PLAN
 SHEET #: L-4
 PUDSP-20-007



PREAMBLE COLLECTION AT HANNAH RIDGE

COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
FILING NO. 3



PLANTING LEGEND

Notes Key:
X=Kerf plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant
Z=Zone, K=Altitude, Water Use Inch / year, D=Dry (13-20"), A=Adaptable (18-38")
S=Steady (23-38"), W=Wet (38"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES				
CCH	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R,DE,F,Z=4,8.5K,A,D,SIG
MSS	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
PCR	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,DE,F,Z=2, 9.5K,A,S,SIG
DECIDUOUS SHRUBS				
PBS	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K,A,SIG
POA	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,SIG
SPG	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R,DE,Z=3,7.5K,A,S,SIG
EVERGREEN SHRUBS				
JBj	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
PIM	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	Z=3, 9.5K,D,SIG
ORNAMENTAL GRASSES				
CAA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG

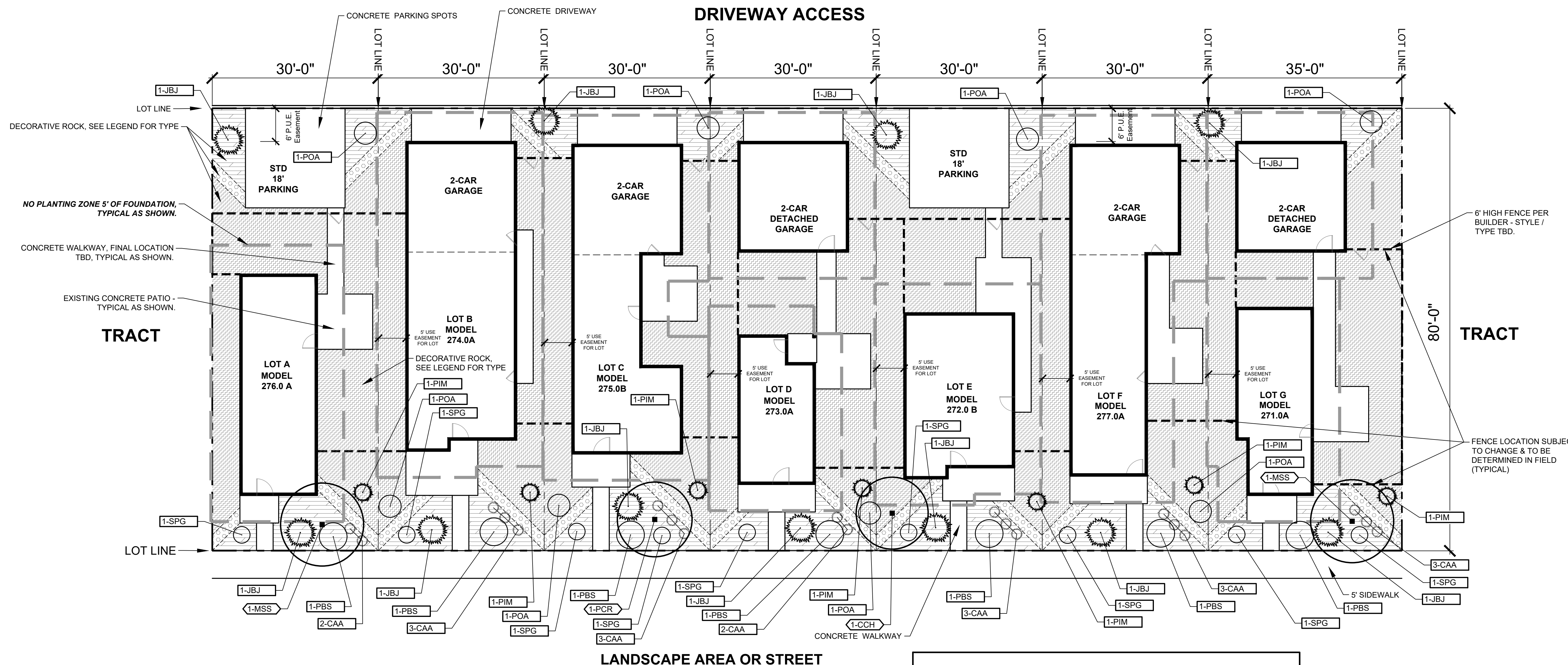
GROUNDCOVER LEGEND (TYPICAL SHEETS ONLY)

SYMBOL	DESCRIPTION
[Symbol]	3/4" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC
[Symbol]	2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC
[Symbol]	3" SADDLEBACK SWIRL (INDIAN RIVER) 3" IN DEPTH WITH WEED FABRIC



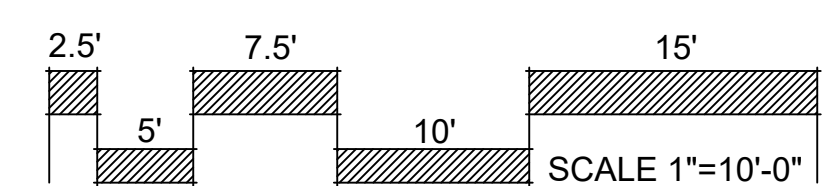
DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.
11/2/2022	Budget savings to plans
12/9/2024	Change Midway to Preamble product

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



NOTE: PLANT TYPES & QUANTITIES MAY VARY AT TIME OF INSTALL

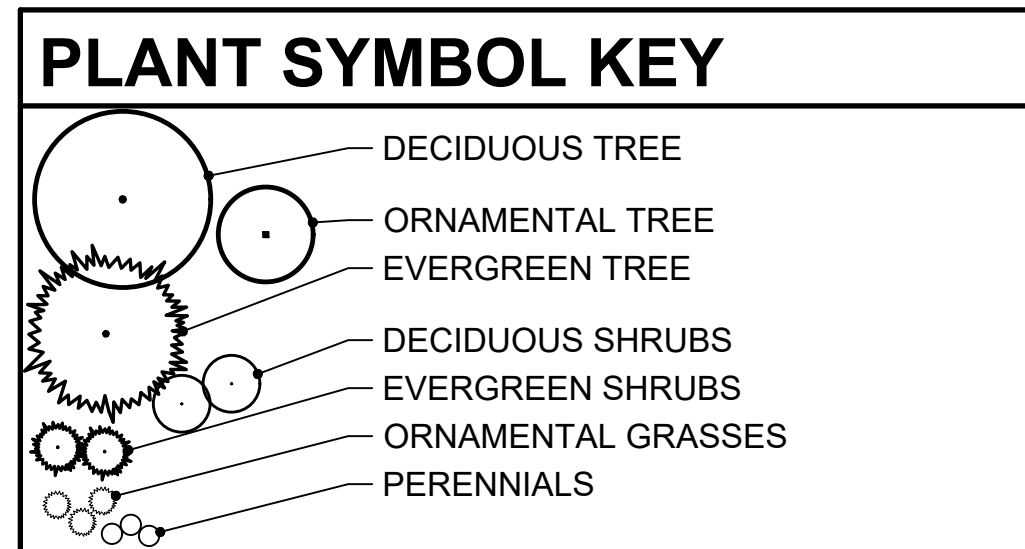
NOTES:
1. ONE GATE PER FENCED AREA; LOCATE AT THE DRIVEWAY ACCESS SIDE AND ONTO PROPERTY OWNER'S LOT.
2. HOUSE PLANS, SIDEWALKS & FENCE LOCATIONS ON THIS DOCUMENT WILL VARY AND ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.



PREAMBLE AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER 2583-0420
DATE 8/21/2020
DRAWN BY MB
DRAWING DESCRIPTION LANDSCAPE BUILDING TYPICALS
SHEET # L-5
PUDSP-20-007

PREAMBLE COLLECTION AT HANNAH RIDGE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
 PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
 FILING NO. 3



PLANTING LEGEND

Notes Key:
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ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
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GROUNDCOVER LEGEND (TYPICAL SHEETS ONLY)

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[Symbol]	3/4" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC
[Symbol]	2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC
[Symbol]	3" SADDLEBACK SWIRL (INDIAN RIVER) 3" IN DEPTH WITH WEED FABRIC



DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.
11/2/2022	Budget savings to plans
12/9/2024	Change Midway to Preamble product

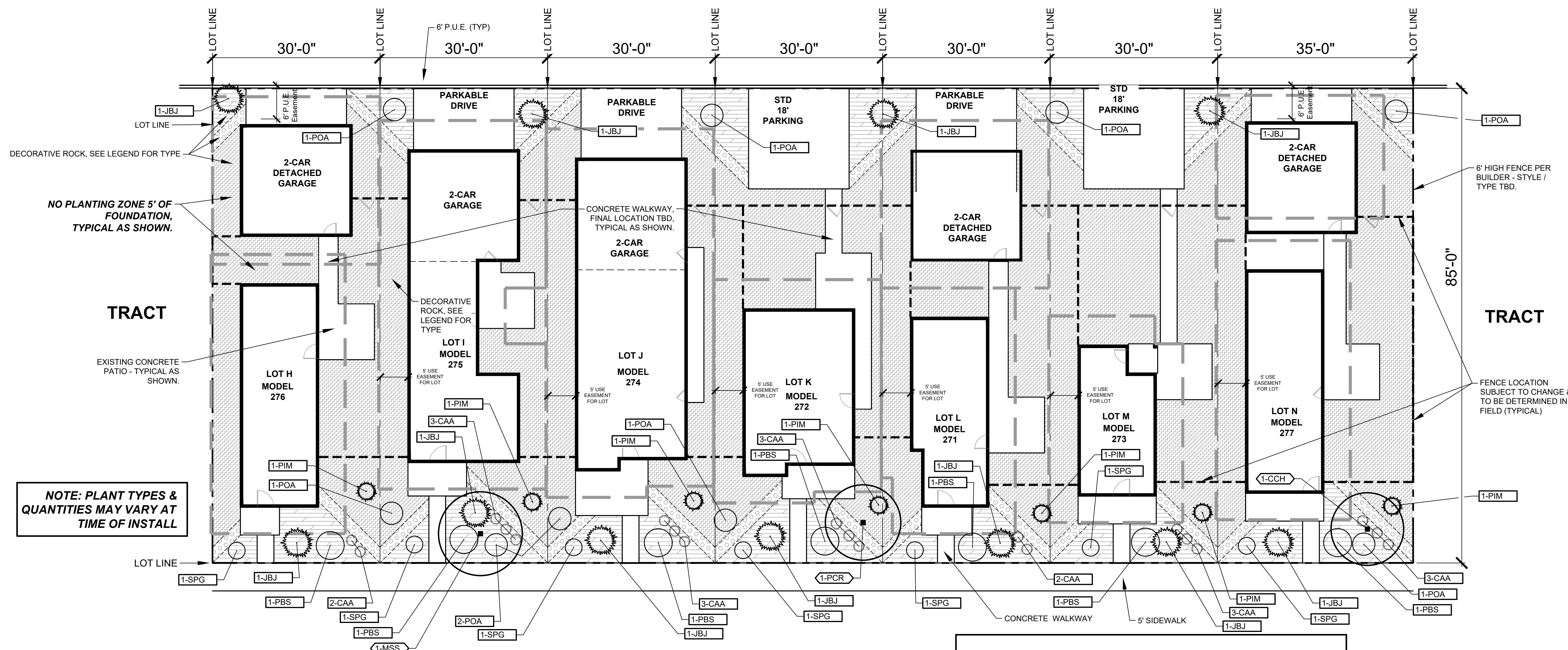
FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



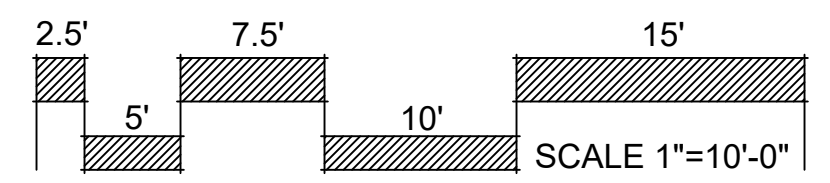
PREAMBLE AT HANNAH RIDGE
 FILING NO. 3
 CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

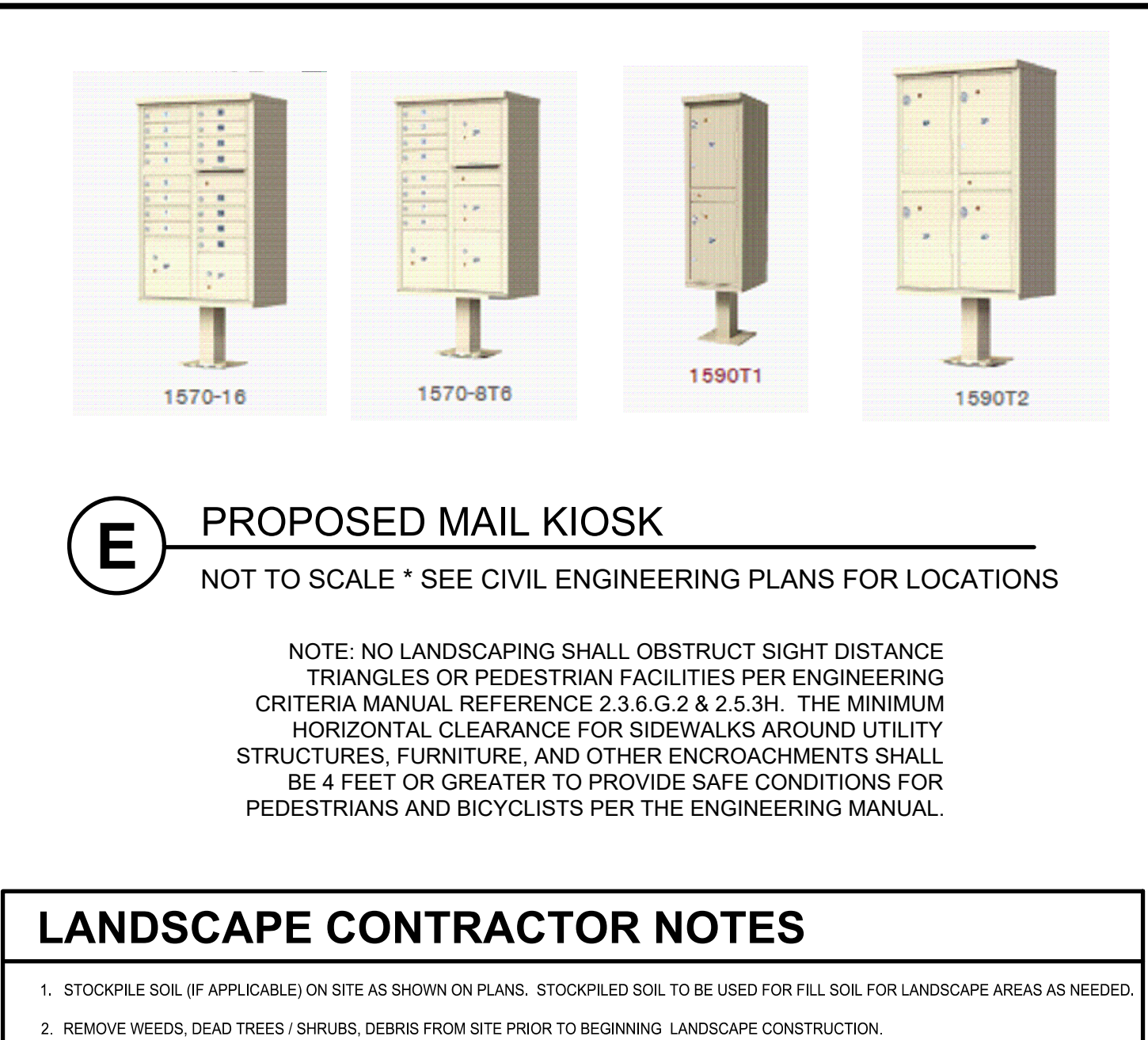
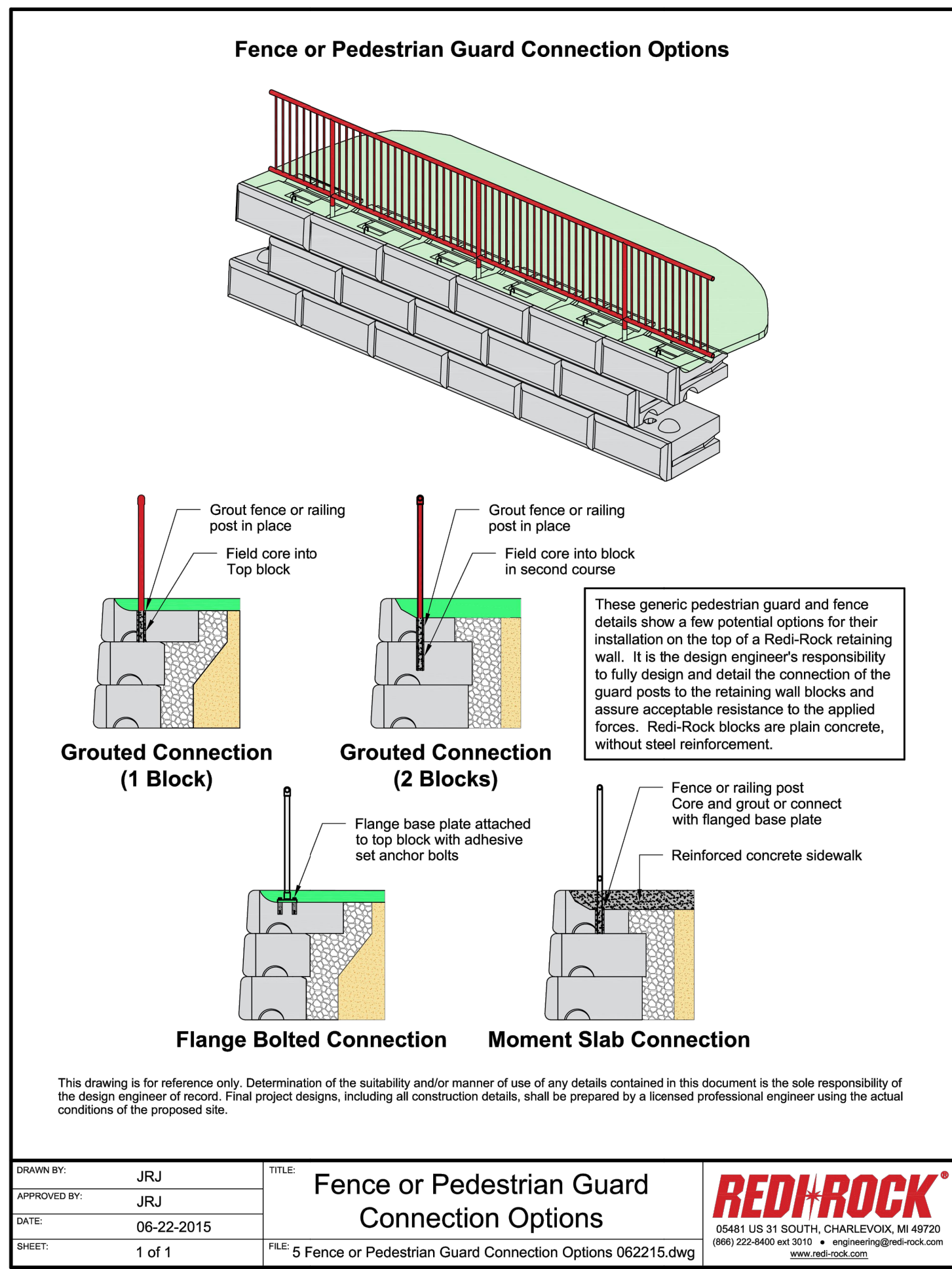
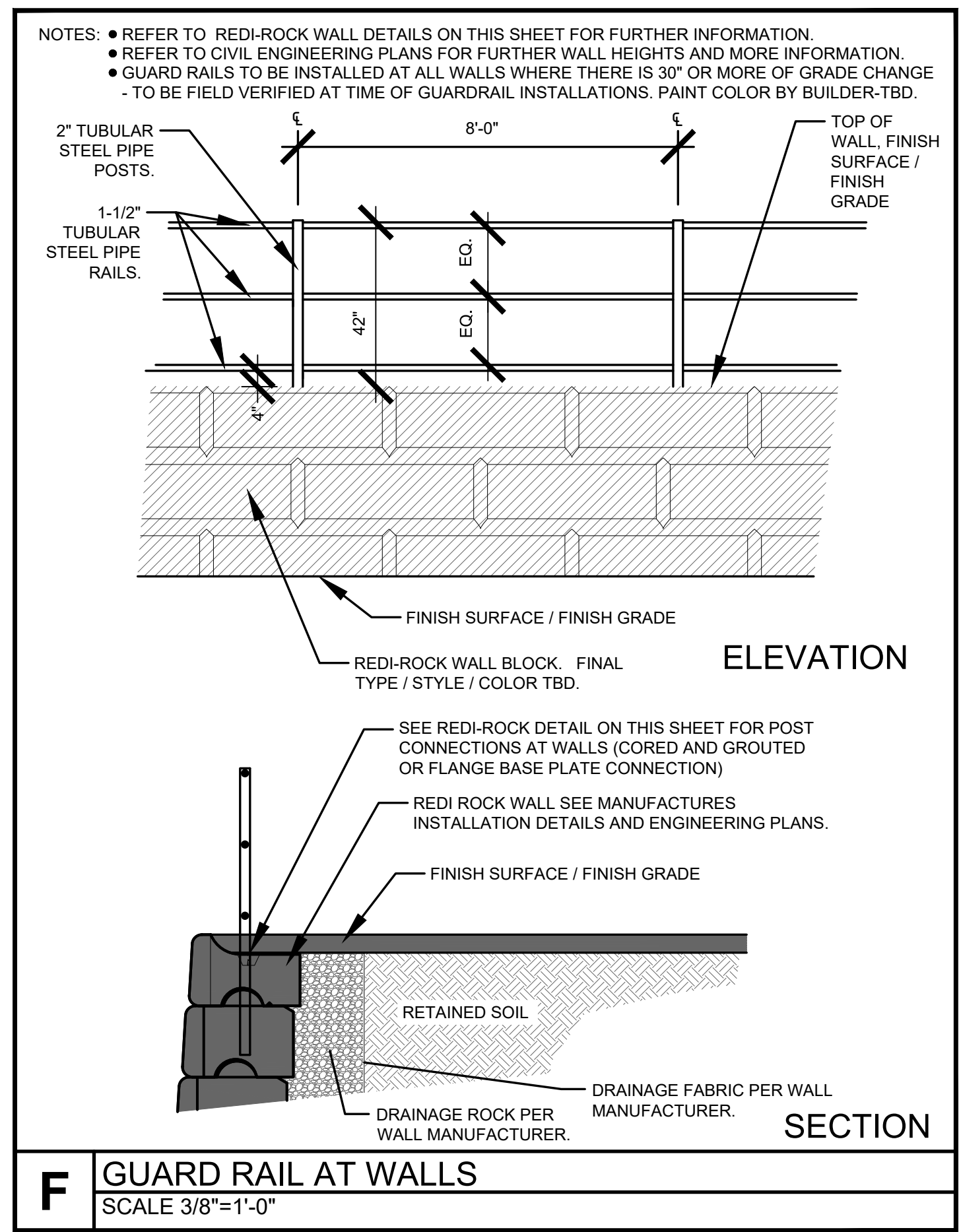
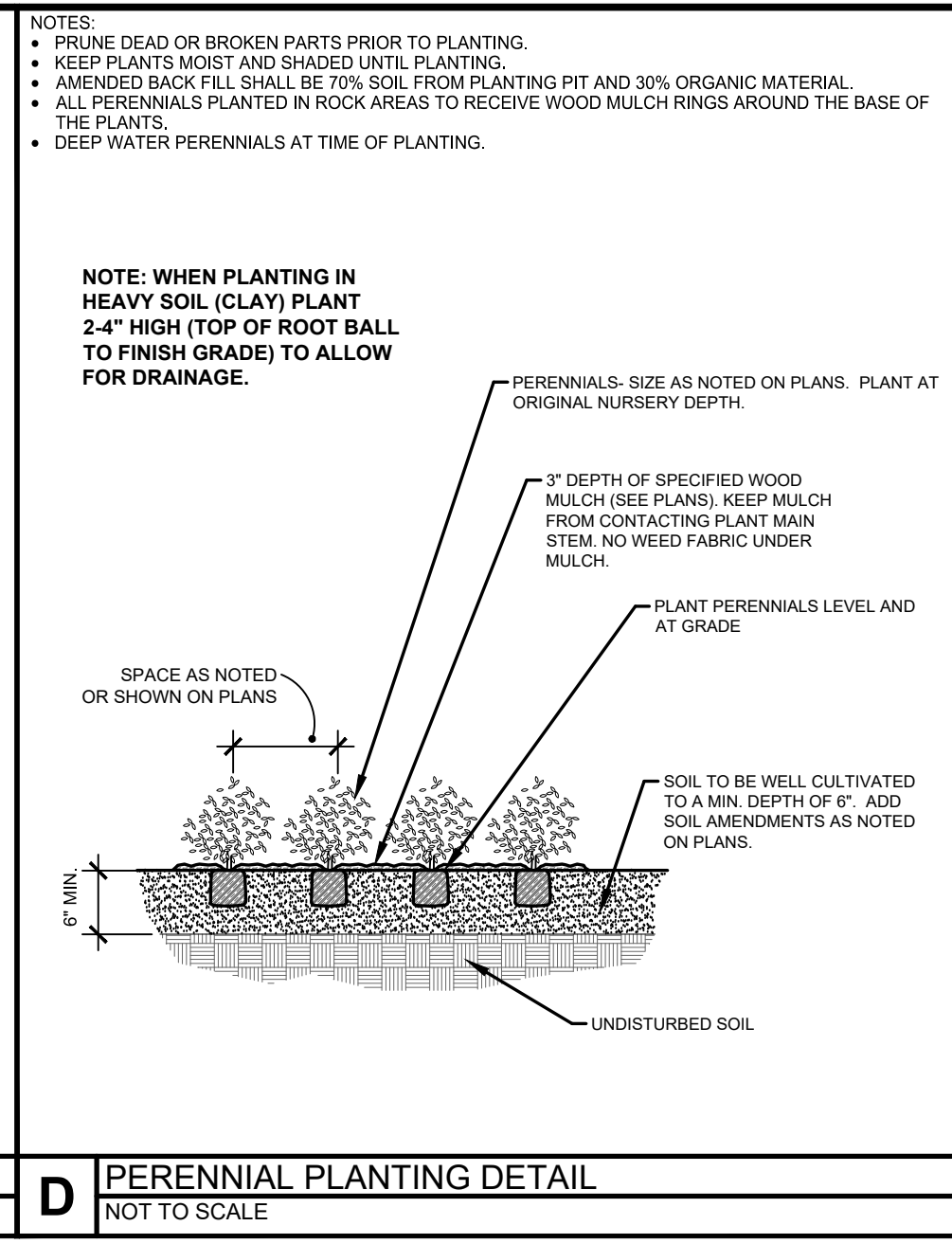
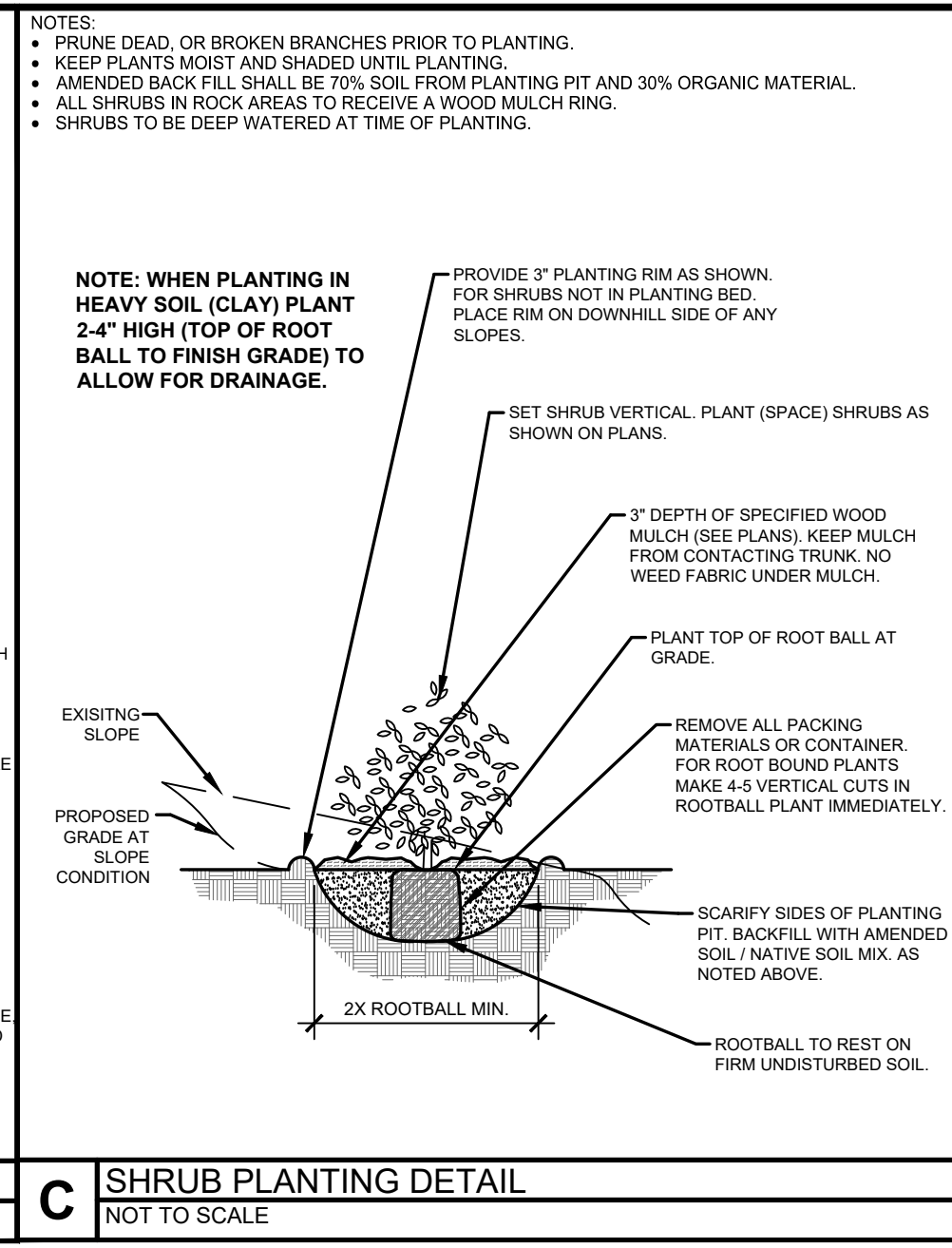
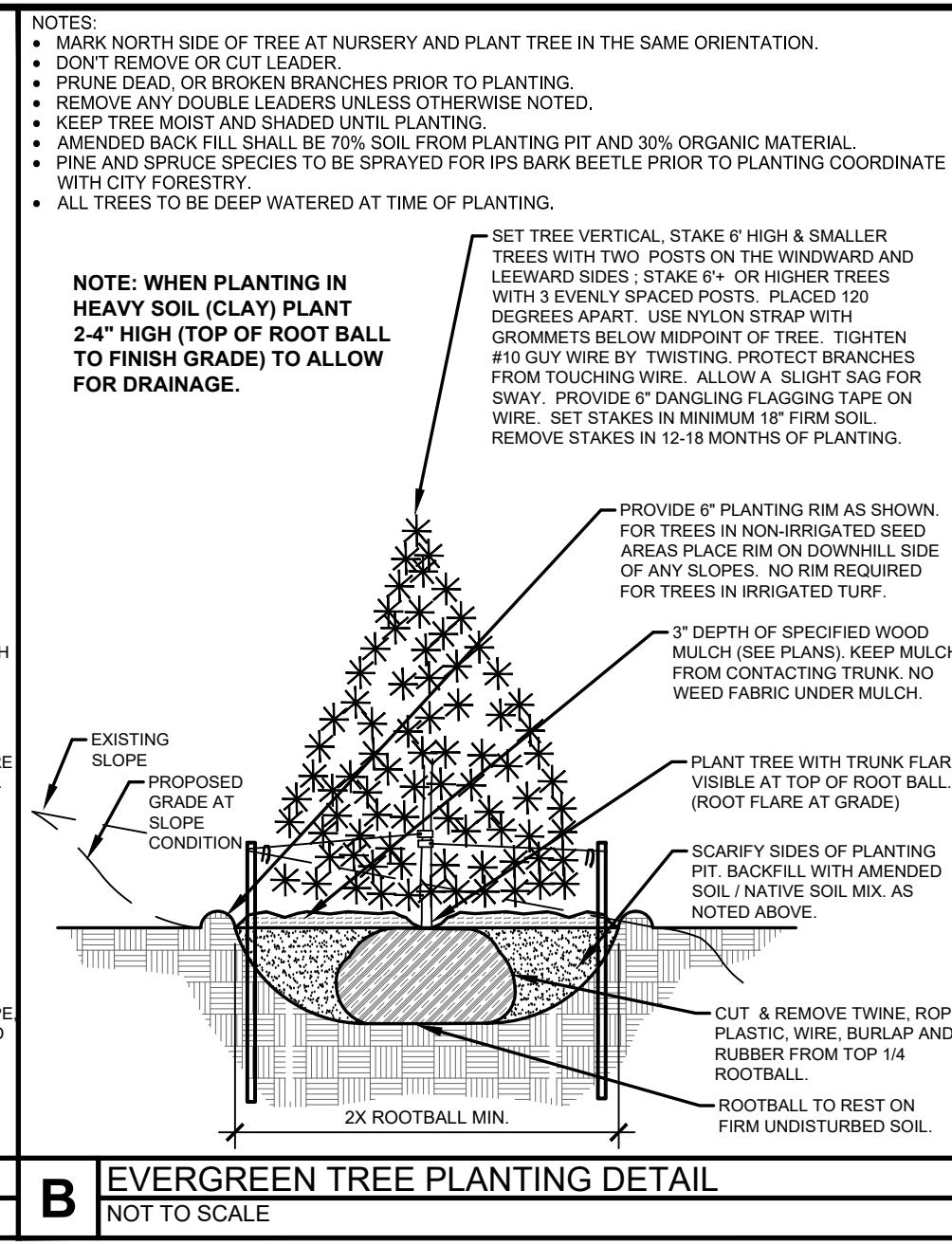
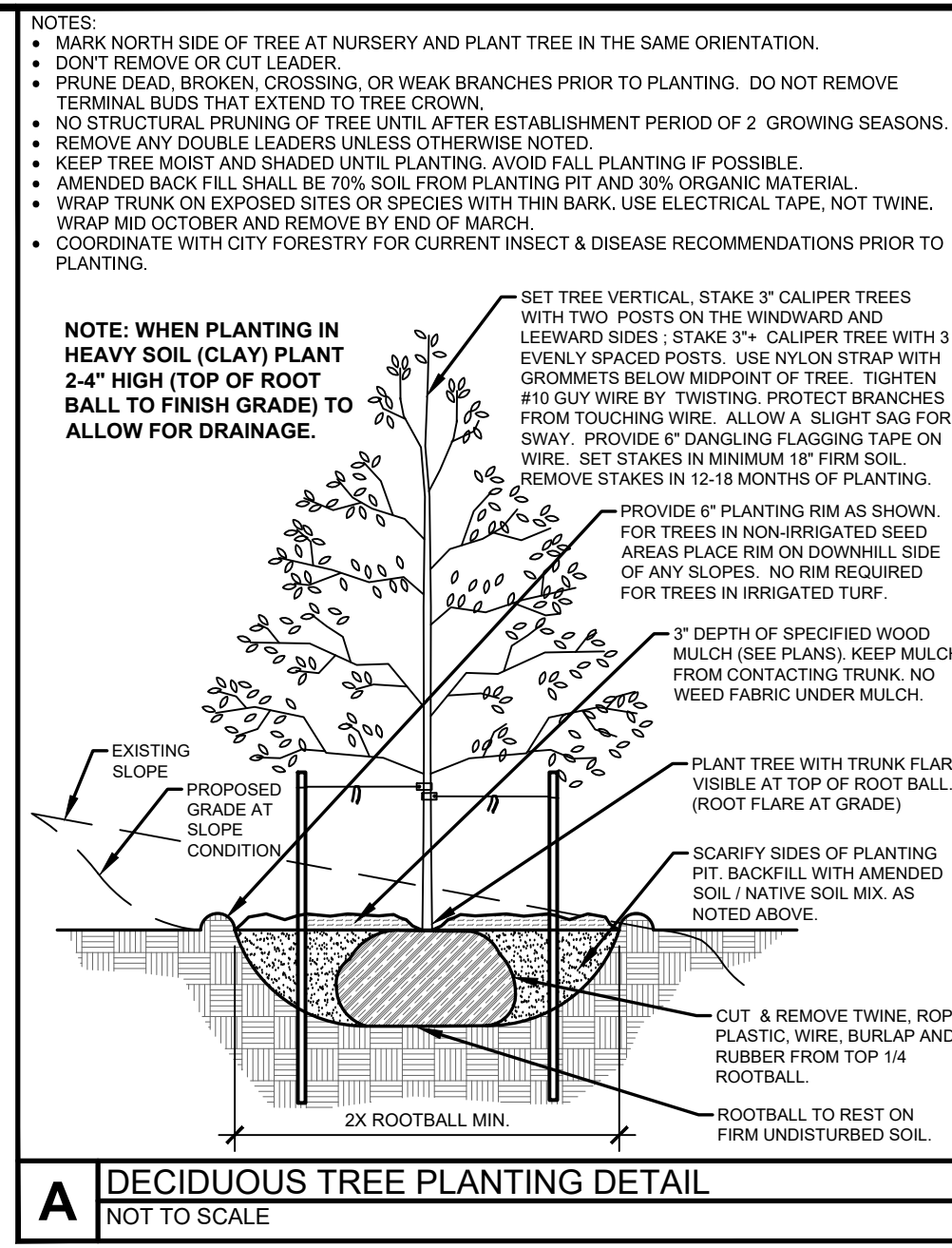
JOB NUMBER: 2583-0420
 DATE: 8/21/2020
 DRAWN BY: MIB
 DRAWING DESCRIPTION: LANDSCAPE BUILDING TYPICALS
 SHEET #: L-6
 PUDSP-20-007

DRIVEWAY ACCESS



NOTES:
 1. ONE GATE PER FENCED AREA; LOCATE AT THE DRIVEWAY ACCESS SIDE AND ONTO PROPERTY OWNER'S LOT.
 2. HOUSE PLANS, SIDEWALKS & FENCE LOCATIONS ON THIS DOCUMENT WILL VARY AND ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.





LANDSCAPE CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULED INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL, SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 9" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 3 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- IF APPLICABLE ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
-- ASTROBRAND PERMITHRIN
-- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES

SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA. A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

SEED TYPE	PERCENTAGE
WHEATGRASS, WESTERN	24%
GRAMMA, BLUE	20%
BUFFALOGRASS	18%
GRAMMA, SIDEGRASS	13%
GREEN NEEDLEGRASS	6%
OROPSEED, SAND	1.5%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

NON-IRRIGATED NATIVE SEED TO BE "SHOTGUN NATIVE GRASS SEED MIX" 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

SEED TYPE	PERCENTAGE
BIG BLUESTEM NATIVE	20%
WHEATGRASS, WESTERN NATIVE	20%
GRAMMA, SIDEGRASS NATIVE	10%
GREEN NEEDLEGRASS NATIVE	10%
LITTLE BLUESTEM NATIVE	10%
FRANKE, SANDREED NATIVE	10%
SWITCHGRASS NATIVE	10%
YELLOW INDIANGRASS NATIVE	10%

SOIL IN NON-IRRIGATED SEED AREAS TO BE AMENDED WITH : 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING 1 ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1920 ABERCROMBIA DRIVE
COLORADO SPRING, CO 80916
719-537-0313

DATE	REVISION DESCRIPTION
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FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

PREAMBLE AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE

COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER: 2583-0420

DATE: 8/21/2020

DRAWN BY: MIB

DRAWING DESCRIPTION: PLANTING & SITE DETAILS & NOTES

SHEET #: L-7

PUDSP-20-007