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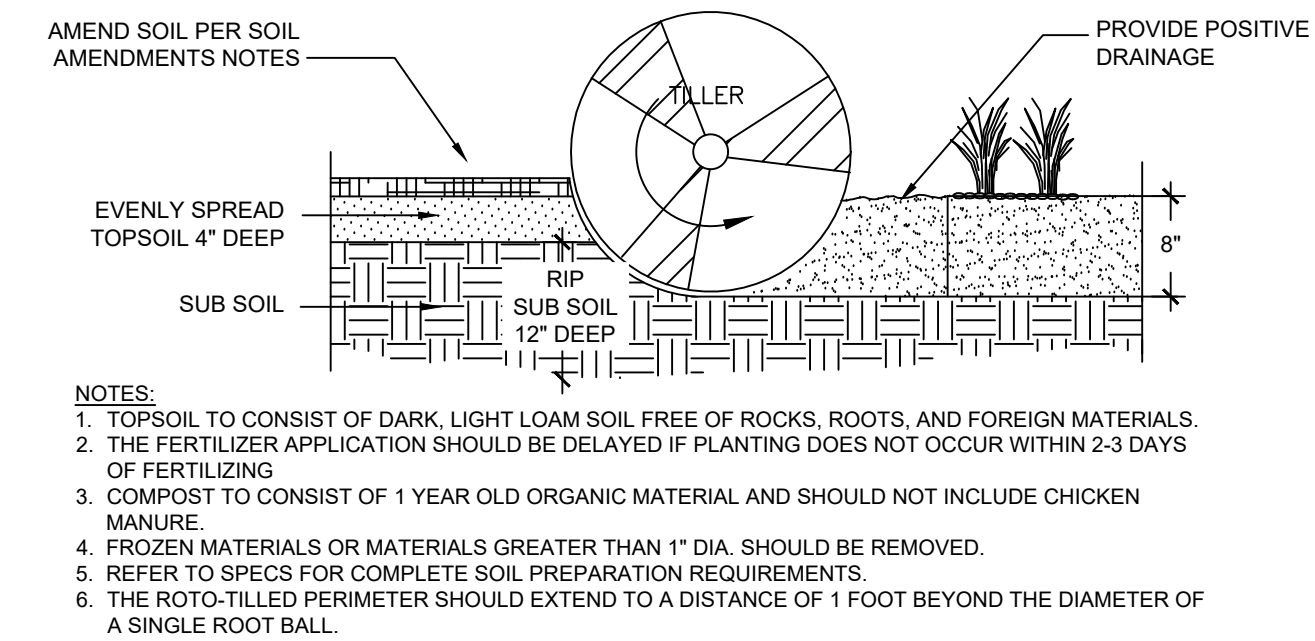
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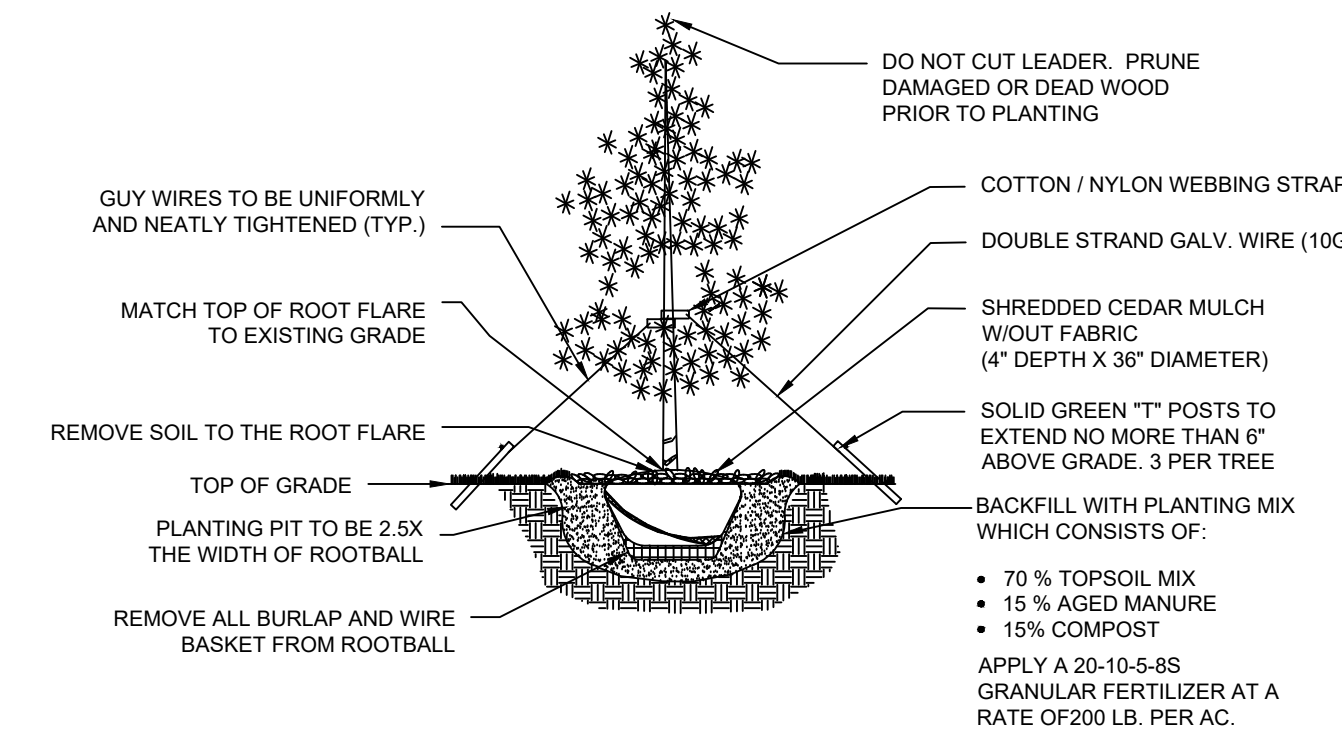
3 2 SOIL PREP

NTS 196-140-002-01



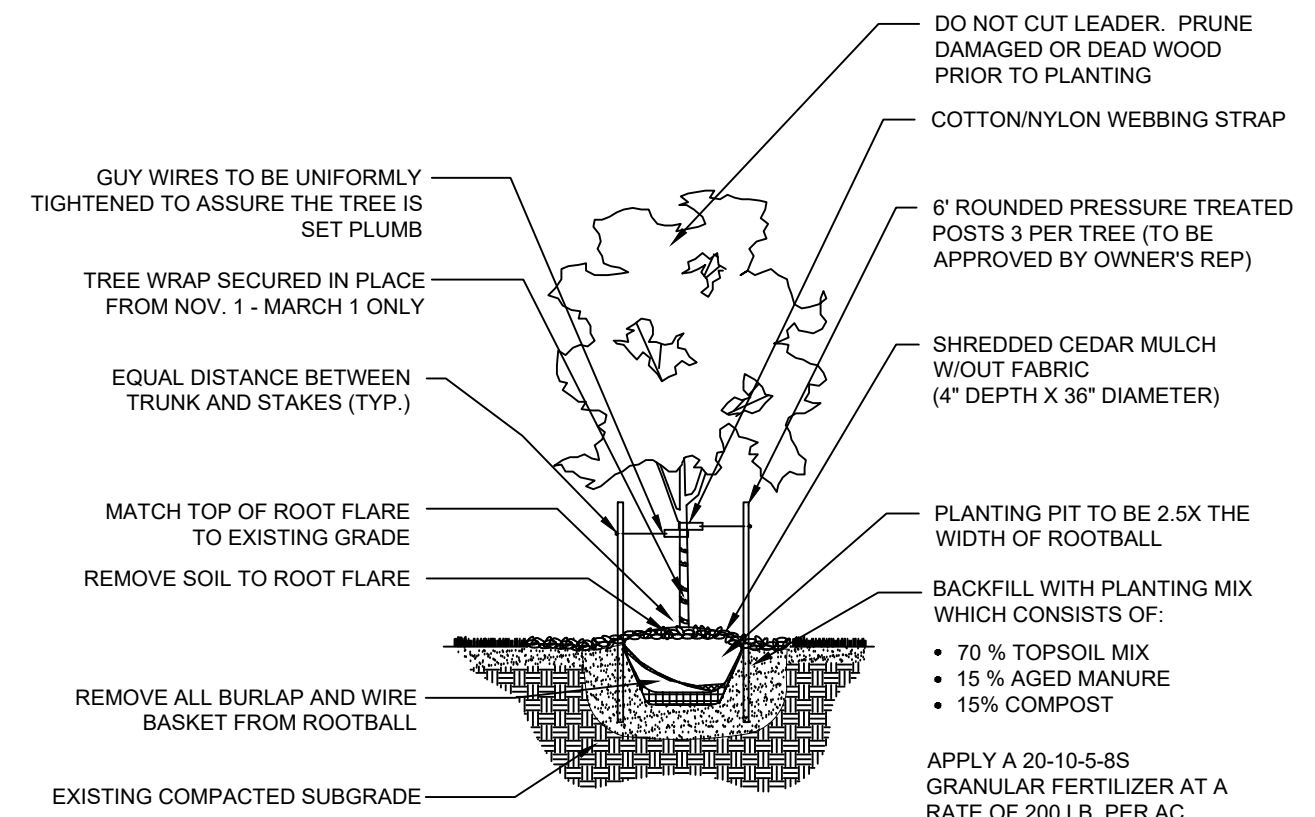
2 2 EVERGREEN TREE PLANTING

NTS 196-140-002-03



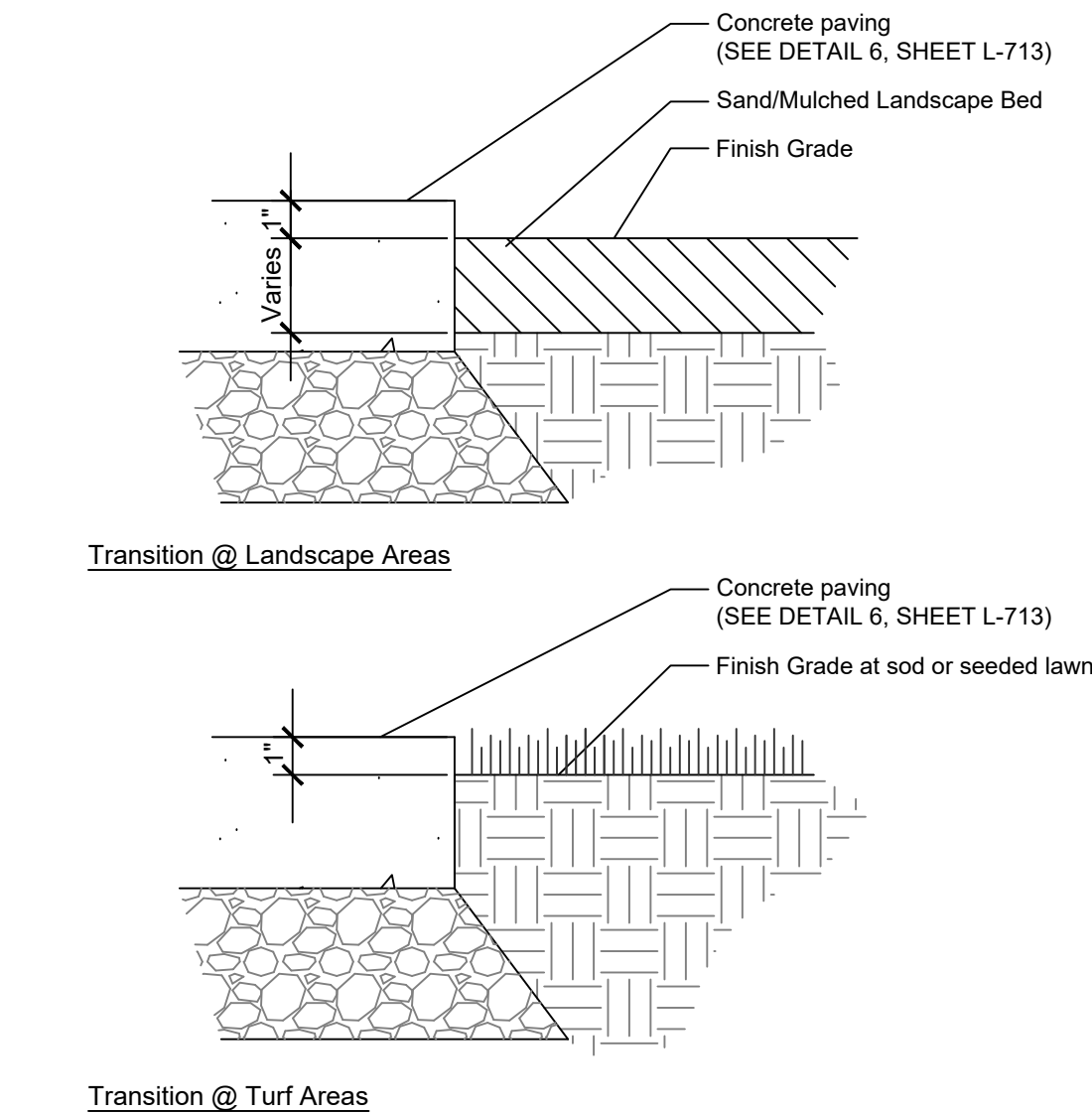
3 2 DECIDUOUS TREE PLANTING

NTS 196-140-002-02



4 2 PAVING TO LANDSCAPE TRANSITION

NTS



TRINITY RANCH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 63
WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
PRELIMINARY PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT	CODE REQ.
DECIDUOUS TREES								
	AF	24	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.	15'-20'	15'-25'	
	CO	14	CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND WESTERN HACKBERRY	B & B	1.5" CAL MIN	40'-50'	50'-60'	
EVERGREEN TREES								
	PE	9	PINUS EDULIS PINON PINE	B & B	6' HGT.	10'-20'	20'-30'	XERIC
	PN	27	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'	
	PS2	19	PINUS SYLVESTRIS SCOTCH PINE	5 GAL	SEE PLAN	5'-6'	3'-5'	
GROUND COVERS								
	SEED1	33,900 SF	EPC ALL-PURPOSE LOW GROW MIX EL PASO COUNTY, SCM MANUAL TABLE 5-2 INSTALL PER TABLE 5-2. (42 LBS PLS) SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED			PAWNEE BUTTES SEED	

LANDSCAPE SETBACKS AND BUFFERS	
STREET NAME OR BOUNDARY:	COMMERCIAL
ZONE DISTRICT BOUNDARY:	YES
SETBACK DEPTH REQUIRED / PROVIDED:	15' / 15'
LINEAR FOOTAGE:	2,320'
TREE PER FEET REQ.:	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.	93 / 93
EVERGREEN TREES REQ. / PROV.	31 / 55
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
OPAQUE SCREEN REQ. / PROV.	N/A
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

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

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft	• Non-irrigated drilled 20 seeds/sq ft
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

Kimley»Horn

2026 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: DJS
DRAWN BY: MEO
CHECKED BY: KRK
DATE: 8/11/26

TRINITY RANCH
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096726003

SHEET

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NO. REVISION BY DATE APPR

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PRELIMINARY PLAN

LANDSCAPE GENERAL NOTES AND SPECIFICATIONS

THESE SPECIFICATIONS APPLY TO LANDSCAPE WORK SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.

A. GENERAL REQUIREMENTS

- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS REQUIRED TO COMPLETE THE LANDSCAPE WORK SHOWN ON THE DRAWINGS.
- LANDSCAPE DRAWINGS SHALL BE READ IN CONJUNCTION WITH CIVIL, ARCHITECTURAL, IRRIGATION, AND UTILITY PLANS.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. DIMENSIONS AND QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL COORDINATE LANDSCAPE WORK WITH IRRIGATION INSTALLATION AND OTHER SITE CONSTRUCTION ACTIVITIES.

B. PROTECTION OF EXISTING CONDITIONS

- PROTECT EXISTING BUILDINGS, UTILITIES, PAVEMENTS, SITE IMPROVEMENTS, AND VEGETATION DESIGNATED TO REMAIN.
- NO EQUIPMENT, STOCKPILING, OR EXCAVATION SHALL OCCUR WITHIN THE DRIPLINE OF TREES DESIGNATED TO REMAIN UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- DAMAGE TO EXISTING IMPROVEMENTS OR VEGETATION CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

C. UTILITIES

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR SHALL CONTACT COLORADO 811 A MINIMUM OF 48 HOURS BEFORE EXCAVATION.
- CONTRACTOR SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

D. PLANT MATERIAL STANDARDS

- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 - AMERICAN STANDARD FOR NURSERY STOCK.
- PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF INSECTS, DISEASE, GIRDLING ROOTS, MECHANICAL INJURY, OR STRUCTURAL DEFECTS.
- PLANTS SHALL MEET OR EXCEED SIZES INDICATED IN THE PLANT SCHEDULE.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL NOT MEETING THESE STANDARDS.

E. PLANT SUBSTITUTIONS

- SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
- PROPOSED SUBSTITUTIONS SHALL MATCH SPECIFIED PLANTS IN SIZE, FORM, AND LANDSCAPE INTENT.
- SUBMIT SUBSTITUTION REQUESTS WITH BOTANICAL NAME, PLANT SIZE, AND NURSERY AVAILABILITY.

F. SOIL PREPARATION

- PLANTING AREAS SHALL BE FREE OF CONSTRUCTION DEBRIS, ROCKS LARGER THAN 2 INCHES, AND UNSUITABLE MATERIAL.
- EXISTING ON-SITE SOILS SHALL BE USED FOR PLANTING UNLESS DETERMINED UNSUITABLE BY THE LANDSCAPE ARCHITECT.
- SOIL AMENDMENTS SHALL ONLY BE INCORPORATED IF RECOMMENDED BY SOIL TESTING OR DIRECTED BY THE LANDSCAPE ARCHITECT ON THE PLANS.
- PLANTING AREAS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.

G. PLANT INSTALLATION

- ALL PLANTING SHALL FOLLOW ANSI Z60.1 STANDARDS AND ACCEPTED HORTICULTURAL PRACTICES.
 - PLANT PITS SHALL BE EXCAVATED TWO TO THREE TIMES THE WIDTH OF THE ROOT BALL.
 - PLANTS SHALL BE INSTALLED WITH THE ROOT FLARE VISIBLE AND SLIGHTLY ABOVE FINISHED GRADE.
 - PLANTS SHALL BE SET PLUMB AND CENTERED IN THE PLANTING PIT.
 - REMOVE CONTAINERS, ROPES, WIRE BASKETS, AND BURLAP FROM THE UPPER PORTION OF ROOT BALLS PRIOR TO BACKFILLING.
 - BACKFILL PLANTING PITS WITH NATIVE SOIL UNLESS OTHERWISE SPECIFIED.
 - THOROUGHLY WATER PLANTS IMMEDIATELY AFTER INSTALLATION.
- *SEE PLANTING DETAILS FOR TYPICAL TREE, SHRUB, AND GROUNDCOVER INSTALLATION

H. TREE STAKING

- TREE STAKING SHALL ONLY BE USED WHERE NECESSARY FOR STABILITY.
- STAKES AND TIES SHALL NOT DAMAGE TREE TRUNKS OR BRANCHES.
- STAKING MATERIALS SHALL BE REMOVED AFTER THE FIRST GROWING SEASON UNLESS OTHERWISE DIRECTED.

I. MULCH

- ORGANIC MULCH SHALL BE INSTALLED IN PLANTING BEDS AND TREE RINGS AT A 3-INCH MINIMUM DEPTH UNLESS OTHERWISE NOTED.
- ACCEPTABLE MULCH TYPES INCLUDE SHREDDED CEDAR MULCH, RECYCLED WOOD MULCH, OR APPROVED EQUIVALENT.
- MULCH SHALL BE KEPT 3 INCHES AWAY FROM PLANT STEMS AND TREE TRUNKS.
- DYED MULCH IS NOT PERMITTED UNLESS SPECIFICALLY APPROVED.

J. TURF AREAS

- TURF AREAS SHALL BE INSTALLED USING SOD OR SEED AS SHOWN ON THE DRAWINGS.
 - SOIL SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 4 INCHES PRIOR TO TURF INSTALLATION.
 - TURF AREAS SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION AND MAINTAINED THROUGH ESTABLISHMENT.
- *FOR NATIVE SEED AREAS, PLEASE REFER TO THE NATIVE SEED NOTES SECTION.

K. IRRIGATION COORDINATION

- CONTRACTOR SHALL COORDINATE PLANT LOCATIONS WITH IRRIGATION HEAD LOCATIONS TO ENSURE ADEQUATE COVERAGE.
- PLANT MATERIAL SHALL NOT OBSTRUCT IRRIGATION SPRAY PATTERNS.
- IRRIGATION SYSTEM SHALL BE OPERATIONAL PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

L. WATERING

- CONTRACTOR SHALL PROVIDE SUFFICIENT WATERING TO ENSURE ESTABLISHMENT OF ALL PLANT MATERIAL.
- WATER SHALL BE SUITABLE FOR PLANT GROWTH AND FREE FROM HARMFUL CONTAMINANTS.
- WATERING PRACTICES SHALL COMPLY WITH APPLICABLE LOCAL WATER RESTRICTIONS AND COLORADO SPRINGS UTILITIES REQUIREMENTS.

M. WEED CONTROL

- PLANTING BEDS SHALL BE MAINTAINED FREE OF NOXIOUS WEEDS DURING INSTALLATION AND ESTABLISHMENT.
- HERBICIDES SHALL BE APPLIED ONLY AS ALLOWED BY LOCAL REGULATIONS AND MANUFACTURER RECOMMENDATIONS.

N. CLEANUP

- CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY SITE THROUGHOUT CONSTRUCTION.
- REMOVE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT FROM THE SITE UPON COMPLETION OF LANDSCAPE WORK.

O. FINAL INSPECTION

- FINAL INSPECTION SHALL OCCUR UPON COMPLETION OF LANDSCAPE INSTALLATION AND ESTABLISHMENT PERIOD.
- ALL PLANT MATERIAL SHALL BE ALIVE AND IN HEALTHY GROWING CONDITION AT TIME OF INSPECTION.

P. WARRANTY

- ALL PLANT MATERIAL SHALL BE WARRANTED FOR ONE (1) YEAR FROM FINAL ACCEPTANCE.
- PLANTS THAT DIE OR DECLINE DURING THE WARRANTY PERIOD SHALL BE REPLACED WITH PLANTS OF THE SAME SPECIES AND SIZE AT NO COST TO THE OWNER.
- REPLACEMENT PLANTS SHALL CARRY A NEW ONE-YEAR WARRANTY FROM THE DATE OF REPLACEMENT.

Q. MAINTENANCE RESPONSIBILITY

- FOLLOWING FINAL ACCEPTANCE, LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER UNLESS OTHERWISE NOTED. OWNER IS RESPONSIBLE FOR LONG-TERM LANDSCAPE MAINTENANCE INCLUDING IRRIGATION OPERATION, PRUNING, FERTILIZATION, AND WEED CONTROL FOLLOWING PROJECT ACCEPTANCE.

R. LANDSCAPE BUFFER

- COMMERCIAL PROPERTY SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPE BUFFER.

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