

MIDTOWN COLLECTION AT HANNAH RIDGE
 COUNTY OF EL PASO, STATE OF COLORADO
 PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
 FILING NO. 1 AND FILING NO. 2



ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-537-6313

DATE	REVISION DESCRIPTION
4/3/19	Revised landscape plan due to revised grading walls and paving.
5/17/19	EPC comment revisions

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



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 County of El Paso, State of Colorado
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LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Constitution Avenue	Major Arterial	25'/25'	1,492'	1/20	74.6 / 75
Hannah Ridge Drive	Minor Arterial	20'/20'	396'	1/25	15.8 / 16
Internal Landscaping (IL)					
Net Site Area (SF) (Less Public R.O.W.)	Percent Min.	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.		
541,878 SF	27.094 SF	27,094 / 189,294	54/54		
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.		
0/0	0/0	IL	75%/75%		

PROJECT SITE DATA	
ZONING: PUD	PROPERTY AREA: 539,273 (12.38 ACRES)
BUILDING AREA: TO BE DETERMINED	TOTAL LANDSCAPE AREA: 214,322 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.

PLANTING LEGEND				
NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	NOTES
DECIDUOUS TREES				
ACT	14	Acer tataricum	Maple tatarian	1-1/2" Z=3, 8.5K, L, M
FAP	27	Fraxinus americana 'Autumn Purple'	Ash, Autumn Purple	1-1/2" Z=4, 6.5K, M
FPM	24	Fraxinus pennsylvanica 'Marshall'	Ash, Marshall Seedless	1-1/2" Z=3, 8.5K
GSH	13	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2" R,D,F,Z=4, 6.5K, L, M
MPR	6	Malus 'Profusion'	Crabapple, Profusion	1-1/2" F,Z=4, M
MSS	23	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2" F,Z=4, 8.5K, M
PCR	29	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2" R,D,F,Z=2, 9.5K
EVERGREEN TREES				
PIE	6	Pinus edulis	Pine, Pinyon	6" X,R,D,Z=3, 7.5K, L
PON	3	Pinus ponderosa	Pine, Ponderosa	6" R,D,Z=3, 9.5K, L
DECIDUOUS SHRUBS				
BRG	31	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal R,D,Z=4, 7K, L
CCR	41	Cotoneaster apiculatus	Cotoneaster, Cranberry	5 Gal R,D,F,Z=5, 7.5K
CIH	18	Cornus alba 'Bailhalo'	Dogwood, Ivory Halo	5 Gal R,D,Z=3, 7K
COP	22	Cotoneaster acutifolia	Cotoneaster, peking	5 Gal R,D,Z=4, 10K
PBS	31	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal F,Z=3, 9.5K, L, M
POG	27	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal R,D,F,Z=2, 10K
RGL	29	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal D,Z=3, 8.5K, L
SBG	40	Spiraea x bumalda 'Goldflame'	Spiraea, Goldflame	5 Gal R,D,Z=3, 7.5K
SPG	20	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal R,D,Z=3, 7.5K
SPV	32	Spiraea x vanhouttei	Spiraea, Vanhouttei	5 Gal R,D,Z=3, 7.5K, M
EVERGREEN SHRUBS				
JBK	55	Juniperus Sabina	Juniper, Buffalo	5 Gal R,D,Z=3, 8.5K, L
JUA	48	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal R,D,Z=3, 7.5K
PGS	7	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal Z=2, 10K, M
PERENNIALS				
H50	18	Hemerocallis 'Stella d'oro'	Daylily, Stella d'oro	1 Gal R,D,Z=3, 10K, M

GROUNDCOVER LEGEND		
NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS		
SYMBOL	DESCRIPTION	QUANTITY
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	31,701 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	16,806 SF
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC (NOT SHOWN BUT TO BE ADDED AT AREAS OF DRAINAGE FLOWS AS NEEDED TO PREVENT EROSION)	TBD
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (FOR MULCH RINGS AT TREES IN NATIVE SEED AREAS AND TREES LOCATED IN TURF).	TBD
	IRRIGATED NATIVE SEED LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	142,431 SF
	NON-IRRIGATED NATIVE SEED (WETLAND MIX) AT STORM QUALITY POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	TBD
	TYPICAL LANDSCAPE AREA AT HOMES (SEE SHEET L-5 FOR LANDSCAPE IN THESE AREAS)	
	KENTUCKY BLUEGRASS SOD	20,262 SF
	DECORATIVE BOULDER	140 TOTAL
	STEEL EDGING	1,333 LF

JOB NUMBER: 2409-1218
 DATE: 3/20/19
 DRAWN BY: MB
 DRAWING DESCRIPTION:
TITLE SHEET
- LANDSCAPE
 SHEET #
L-TS 6 OF 13
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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 FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM 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. (TURS 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 GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE PLANS ARE PREPARED BASED ON EXISTING FIELD CONDITIONS. ALL AMERICAN LANDSCAPE, ALL AMERICAN MAINTENANCE INC. ARE NOT RESPONSIBLE FOR NEGATIVE DRAINAGE THAT COULD CAUSE ANY PROPERTY DAMAGE, OR OTHER ISSUES PRIOR TO, DURING OR AFTER ANY AND ALL LANDSCAPE INSTALLATION IF AND WHEN AREAS ARE IDENTIFIED THAT CAN NOT BE ESTABLISHED TO MAINTAIN POSITIVE DRAINAGE THE OWNER / OWNERS REPRESENTATIVE WILL BE NOTIFIED FOR A CORRECTIVE SOLUTION AT AN ADDITIONAL CHARGE PER A CHANGE ORDER.

LANDSCAPE CONTRACTOR WILL ASSUME NO RESPONSIBILITY FOR ANY NEGATIVE DRAINAGE. THIS REFERS TO ANY AREA THAT DOES NOT DRAIN CORRECTLY.

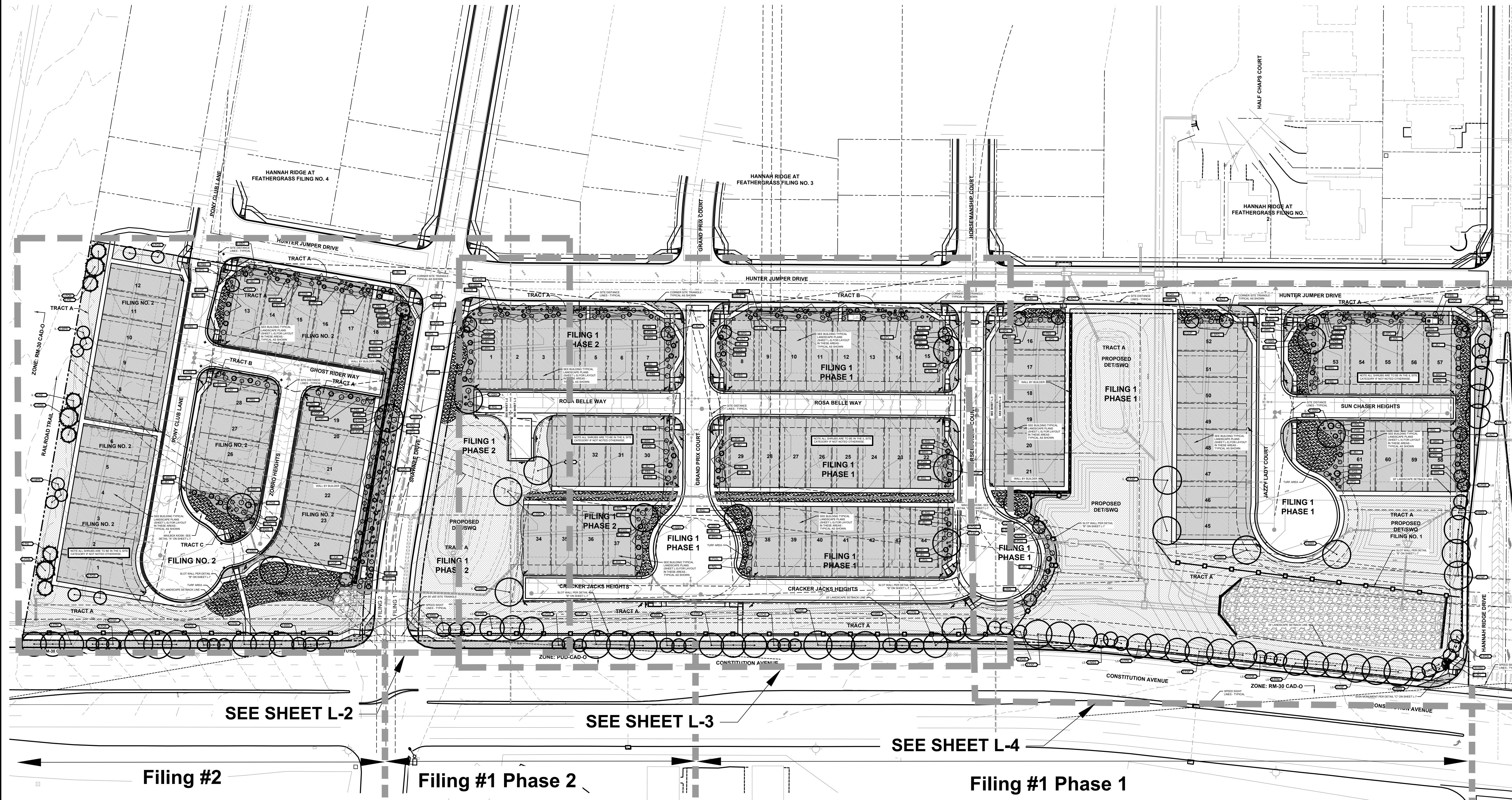
CALLOUT KEY

- PLANT ABBREVIATION
- 12-ADA TREE CALLOUT
- 35-SPV SHRUB & ORN. GRASS CALLOUT
- 14-RBE PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

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

SEE SHEET L-5 FOR NON-TYPICAL BUILDING TYPICALS LANDSCAPE PLAN. REFER TO L-TS FOR PLANTING AND GROUNDCOVER LEGENDS OF NON-TYPICAL AREAS.



SEE SHEET L-2

SEE SHEET L-3

SEE SHEET L-4

Filing #2

Filing #1 Phase 2

Filing #1 Phase 1

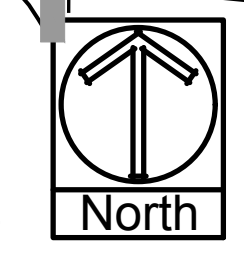
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5/17/19	EPC comment revisions

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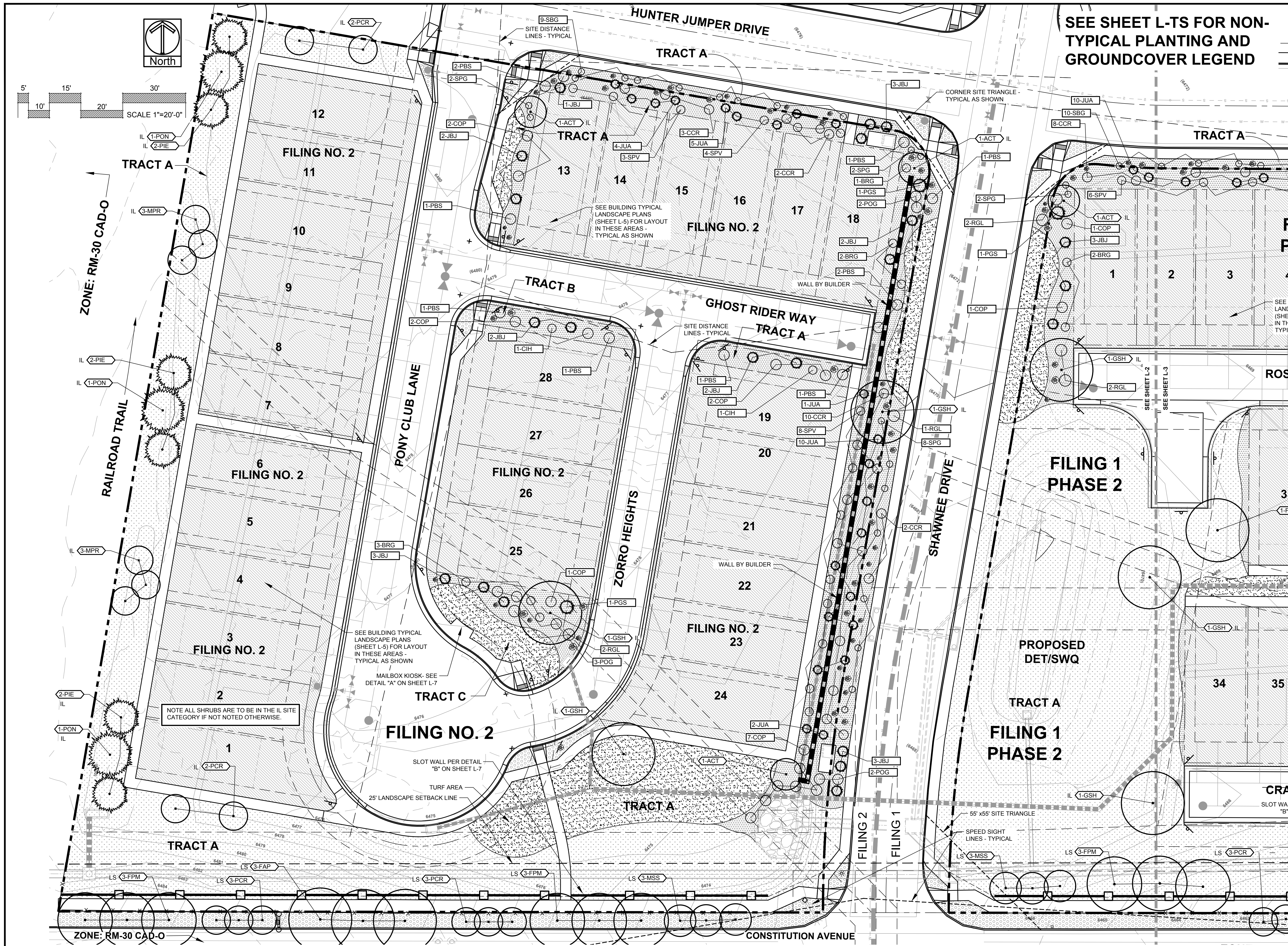
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JOB NUMBER	2409-1218
DATE	3/20/19
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE PLAN - OVERALL
SHEET #	L-1 7 OF 13



NOT TO SCALE

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SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUNDCOVER LEGEND

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SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUND COVER LEGEND



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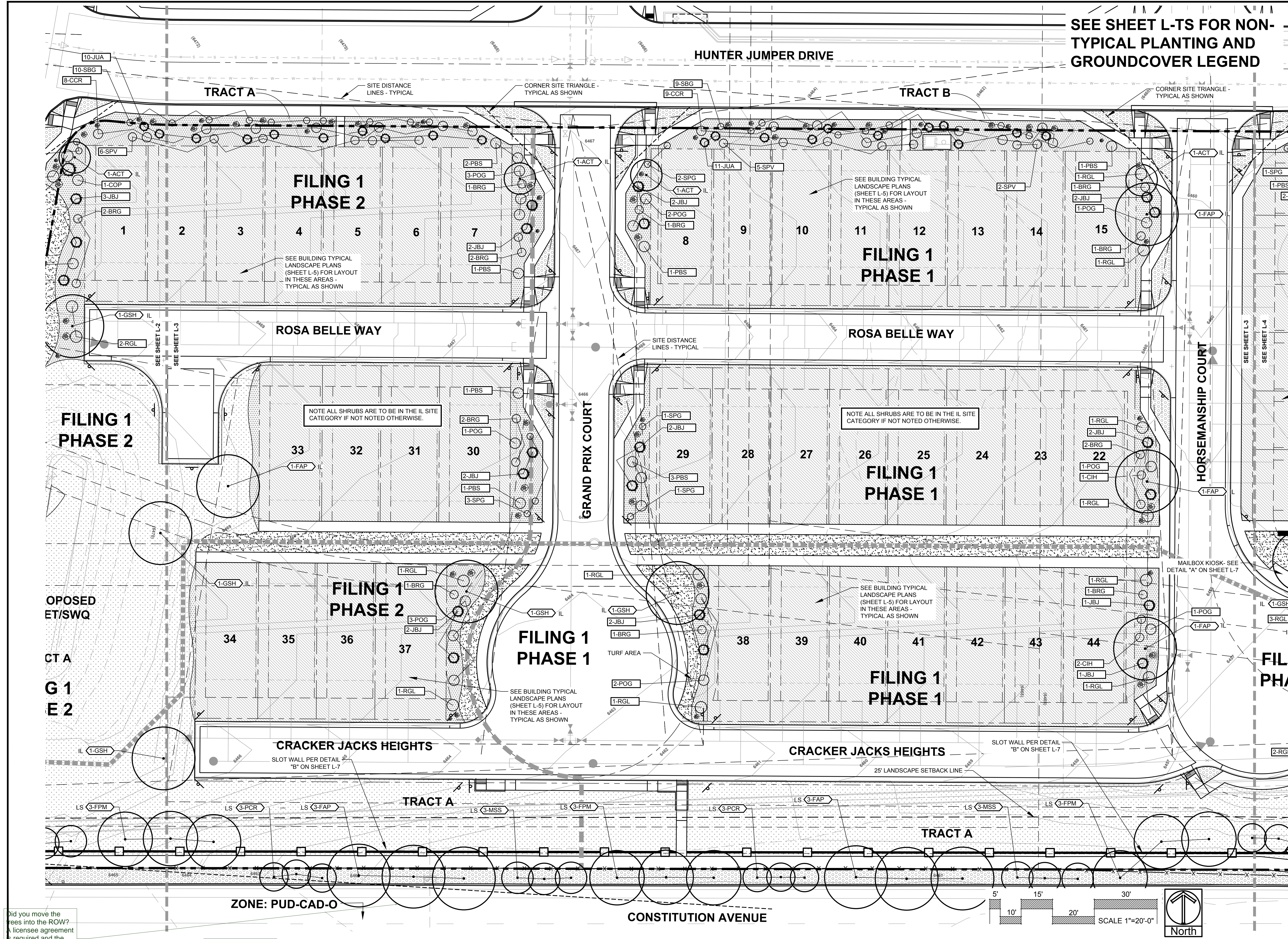
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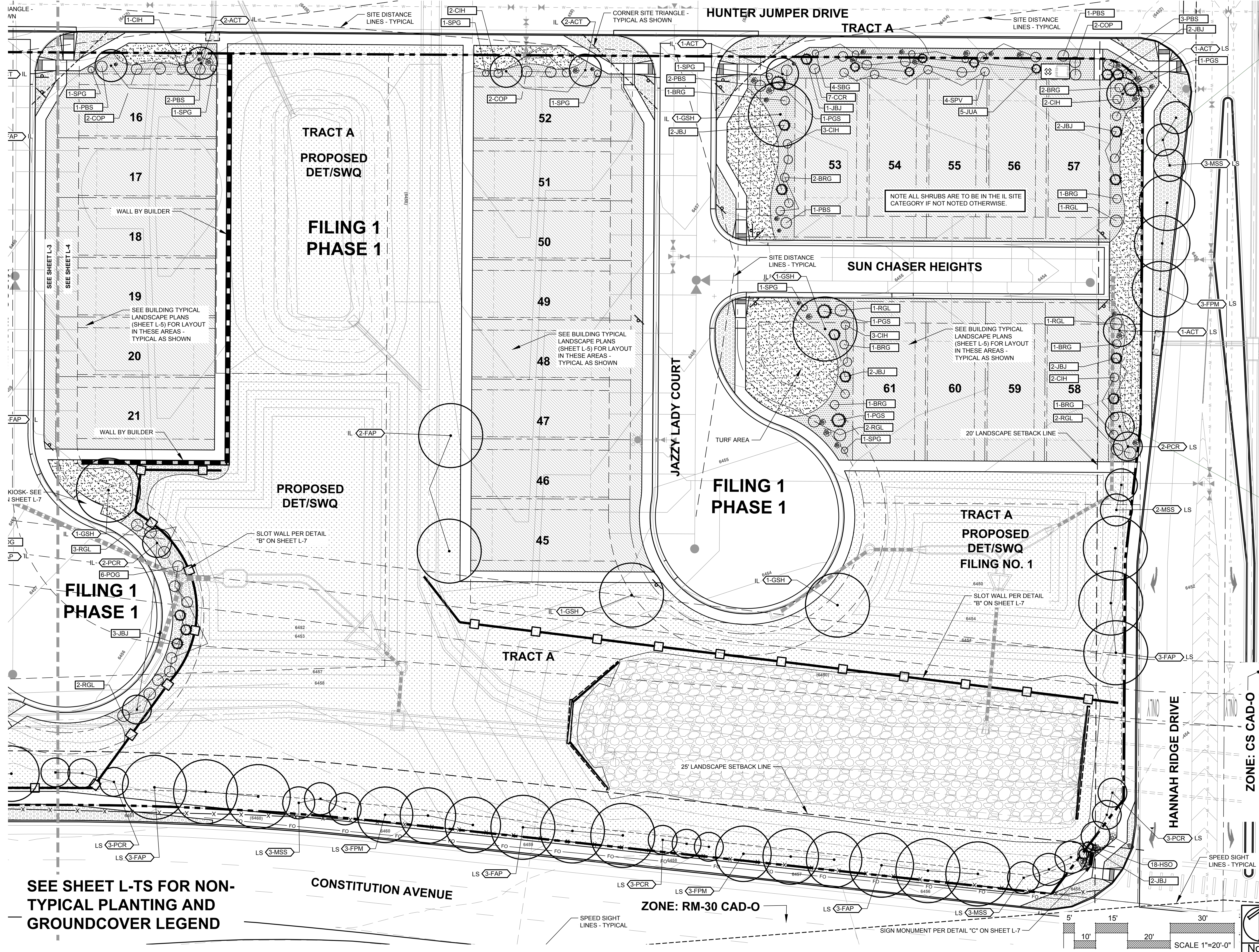
SHEET #
L-3 9 OF 13
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Did you move the trees into the ROW? A license agreement is required and the BOCC would approve that with this PUDSP.

Evergreen trees are not symbolized.

is there no wall to buffer commercial across street - See buffer REQ



SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUNDCOVER LEGEND

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Buffer is required from commercial which includes evergreen trees

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 SHEET #: L-4 10 OF 13
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LANDSCAPE PLAN -
BUILDING TYPICALS

SHEET #
L-5 11 OF 13
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PLANTING LEGEND (FOR THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES				
CCH	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	2"	
MPR	Malus 'Profusion'	Crabapple, Profusion	2"	
MSS	Malus 'Spring Snow'	Crabapple, Spring Snow	2"	
DECIDUOUS SHRUBS				
BCR	Berberis thunbergii 'Crimson pygmy'	Barberry, Crimson pygmy	5 Gal	
BGN	Berberis thunbergii 'Golden nugget'	Barberry, Golden nugget	5 Gal	
EDB	Euonymus alatus 'Compactus'	Burning Bush, Dwarf	5 Gal	
PBS	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	
PLD	Physocarpus opulifolius 'Little Devil'	Ninebark Little Devil	5 Gal	
POG	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	
PPB	Potentilla fruticosa 'Pink Beauty'	Potentilla, 'Pink Beauty'	5 Gal	
PSG	Potentilla 'Sutters Gold'	Potentilla, Sutters Gold	5 Gal	
SPG	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	
EVERGREEN SHRUBS				
JBJ	Juniperus Sabina	Juniper, Buffalo	5 Gal	
PIM	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	
PGS	Picea pungens 'Glauca globosa'	Spruce, Globe Blue	5 Gal	
ORNAMENTAL GRASSES				
CAA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	
PERENNIALS				
AMY	Achillea 'Moonshine'	Yarrow, Moonshine	1 Gal	
EPC	Echinacea purpurea	Coneflower, Purple	1 Gal	
HSO	Hemerocallis 'Stella d'oro'	Daylily, Stella d'oro	1 Gal	

GROUNDCOVER LEGEND (FOR THIS SHEET ONLY)

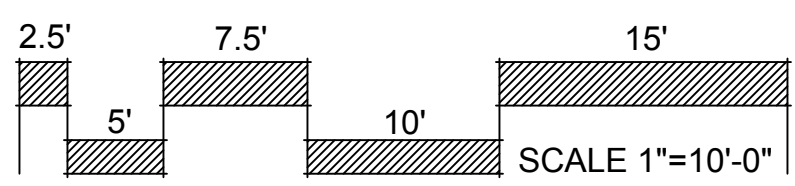
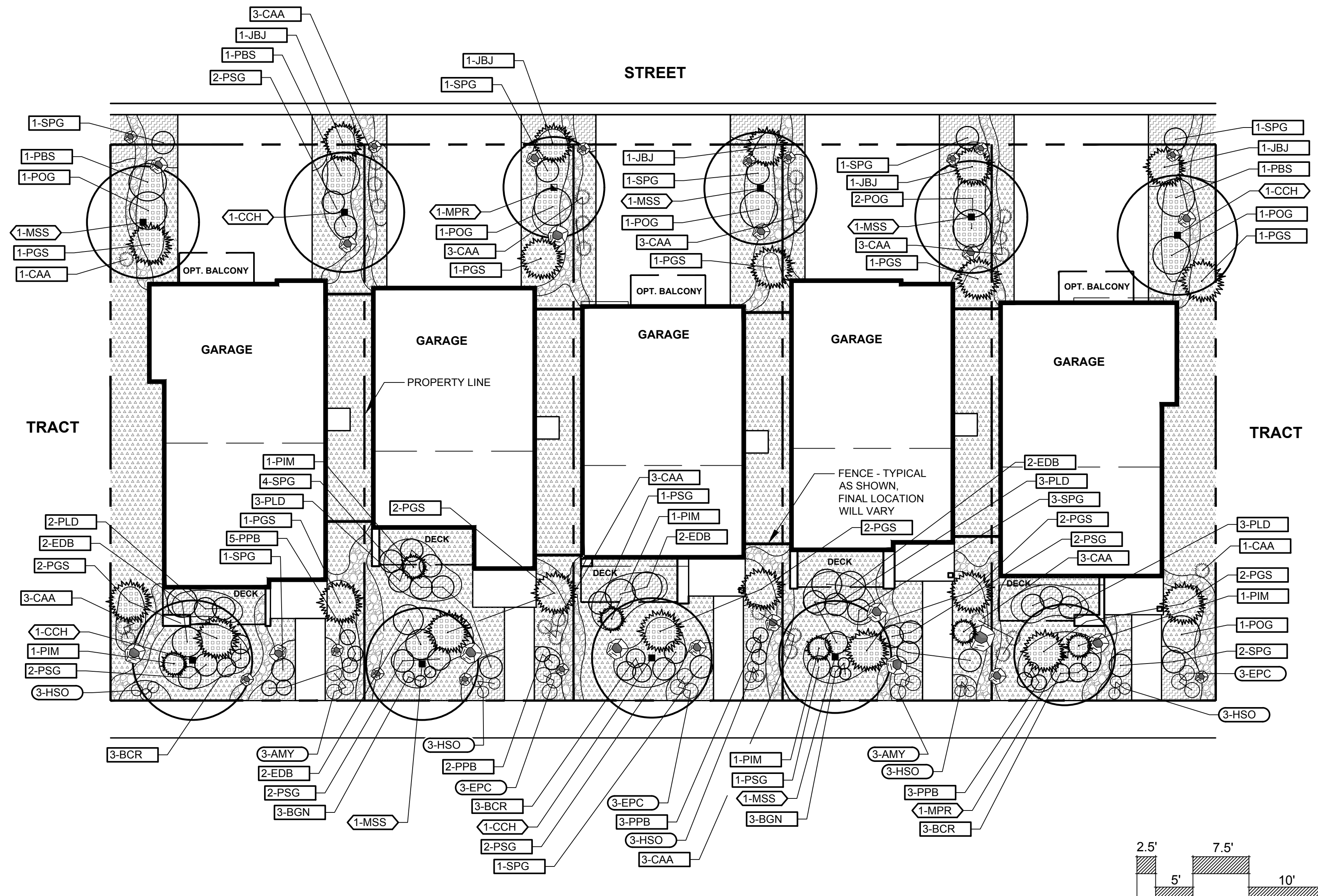
SYMBOL	DESCRIPTION
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	1-1/2" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC
	BERM (NOT SHOWN)
	DECORATIVE BOULDER
	STEEL EDGING

CALLOUT KEY

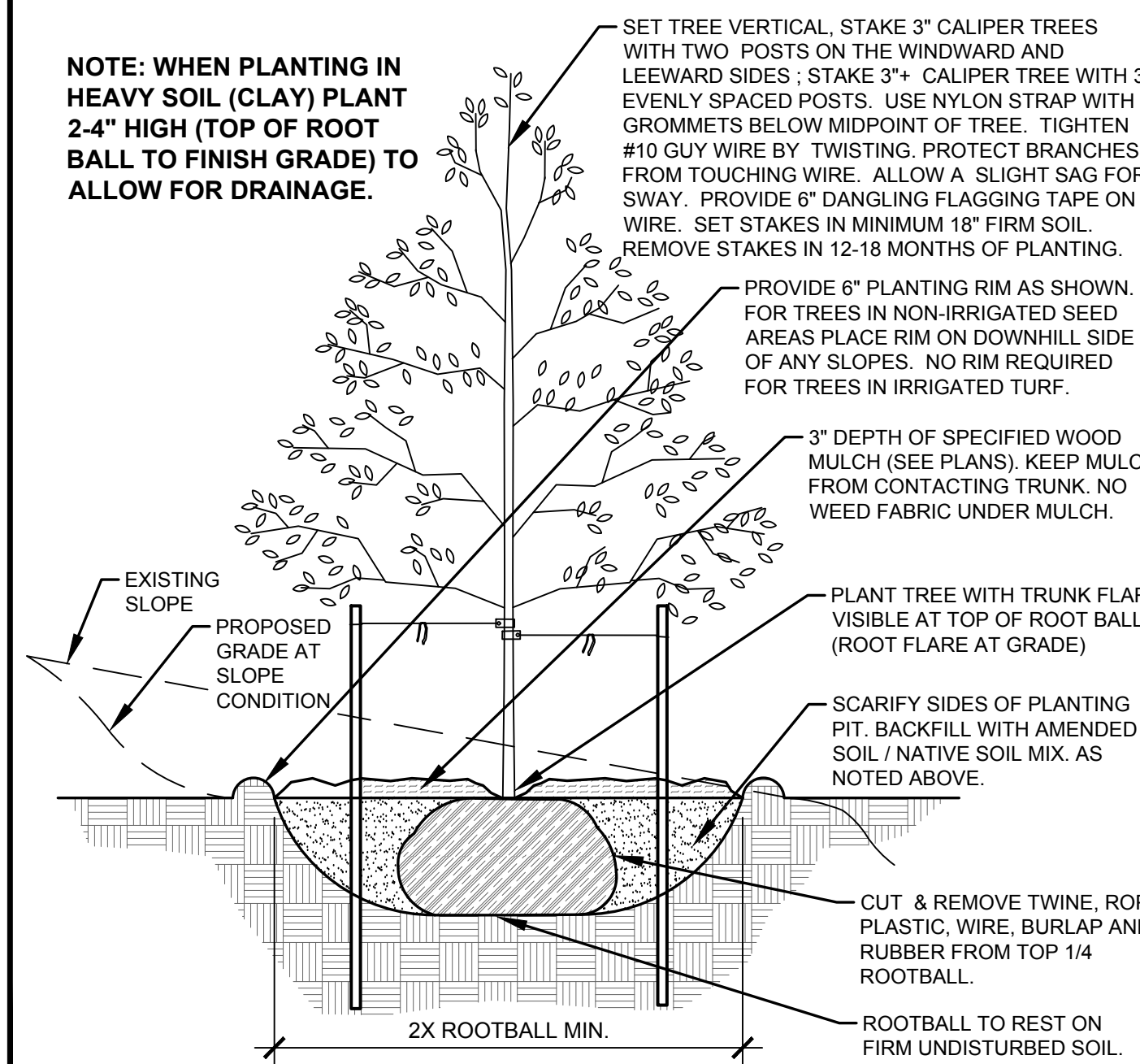
	PLANT ABBREVIATION
	TREE CALLOUT
	SHRUB & ORN. GRASS CALLOUT
	PERENNIAL CALLOUT
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PLANT SYMBOL KEY

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

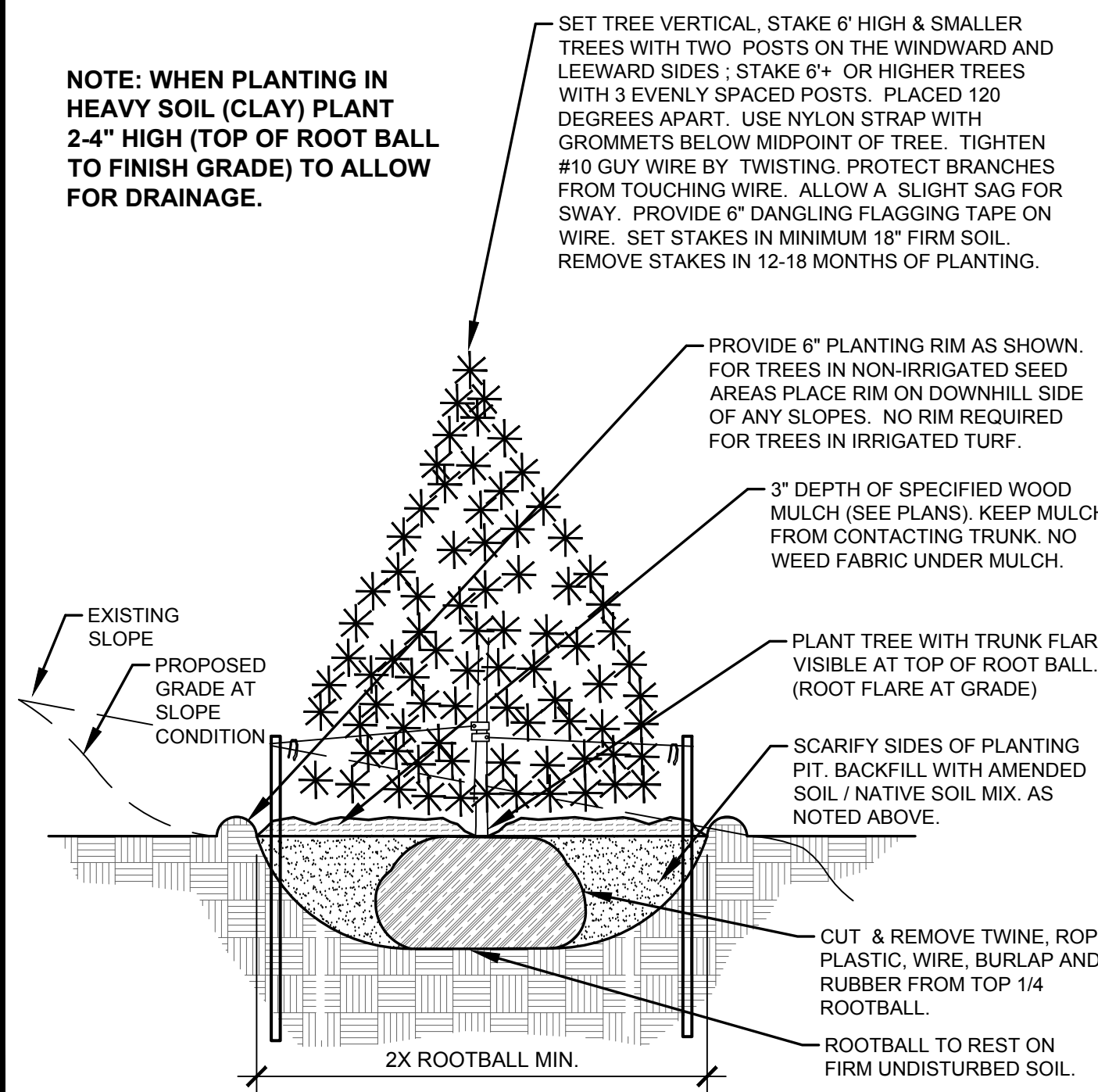


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



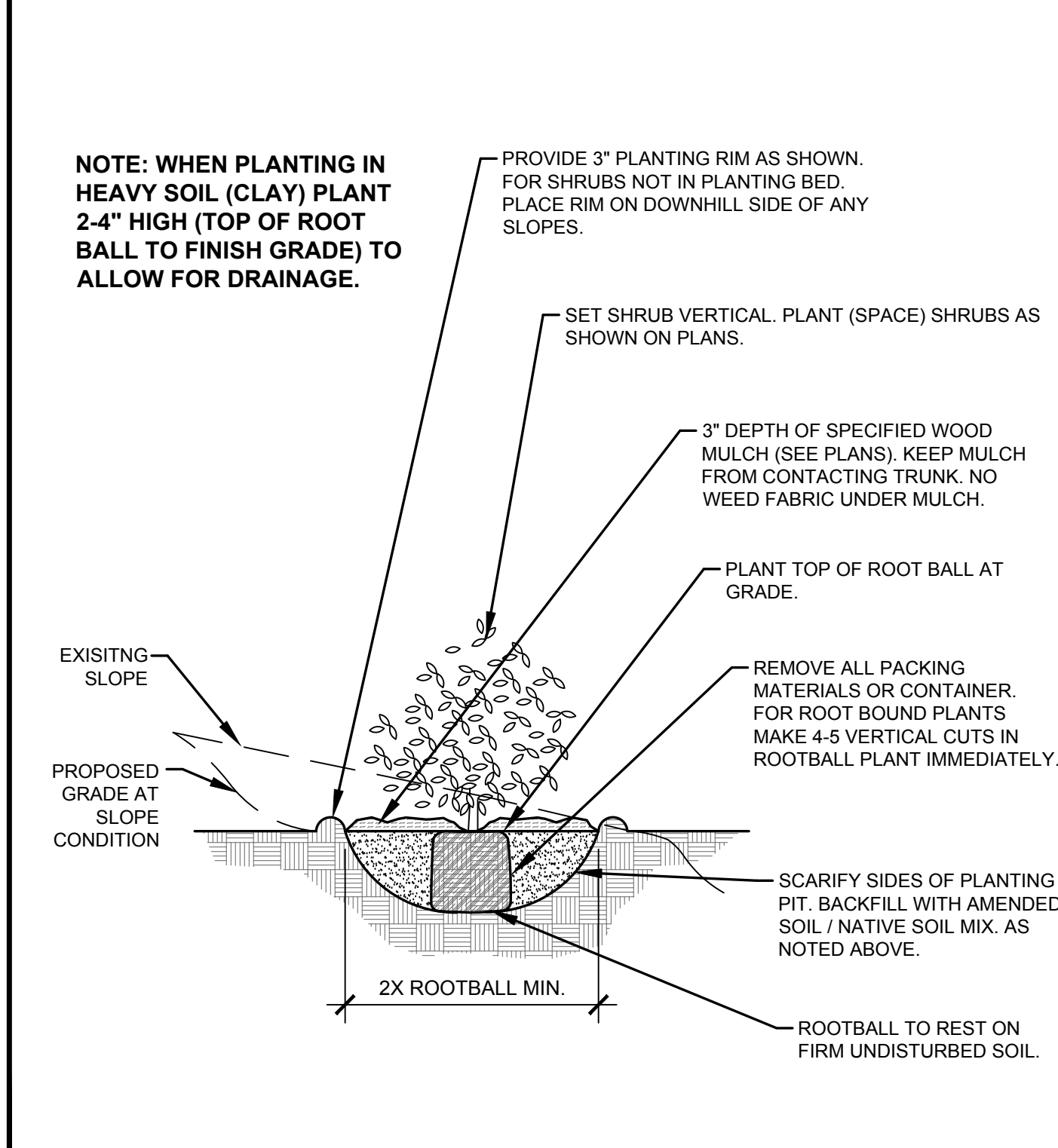
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



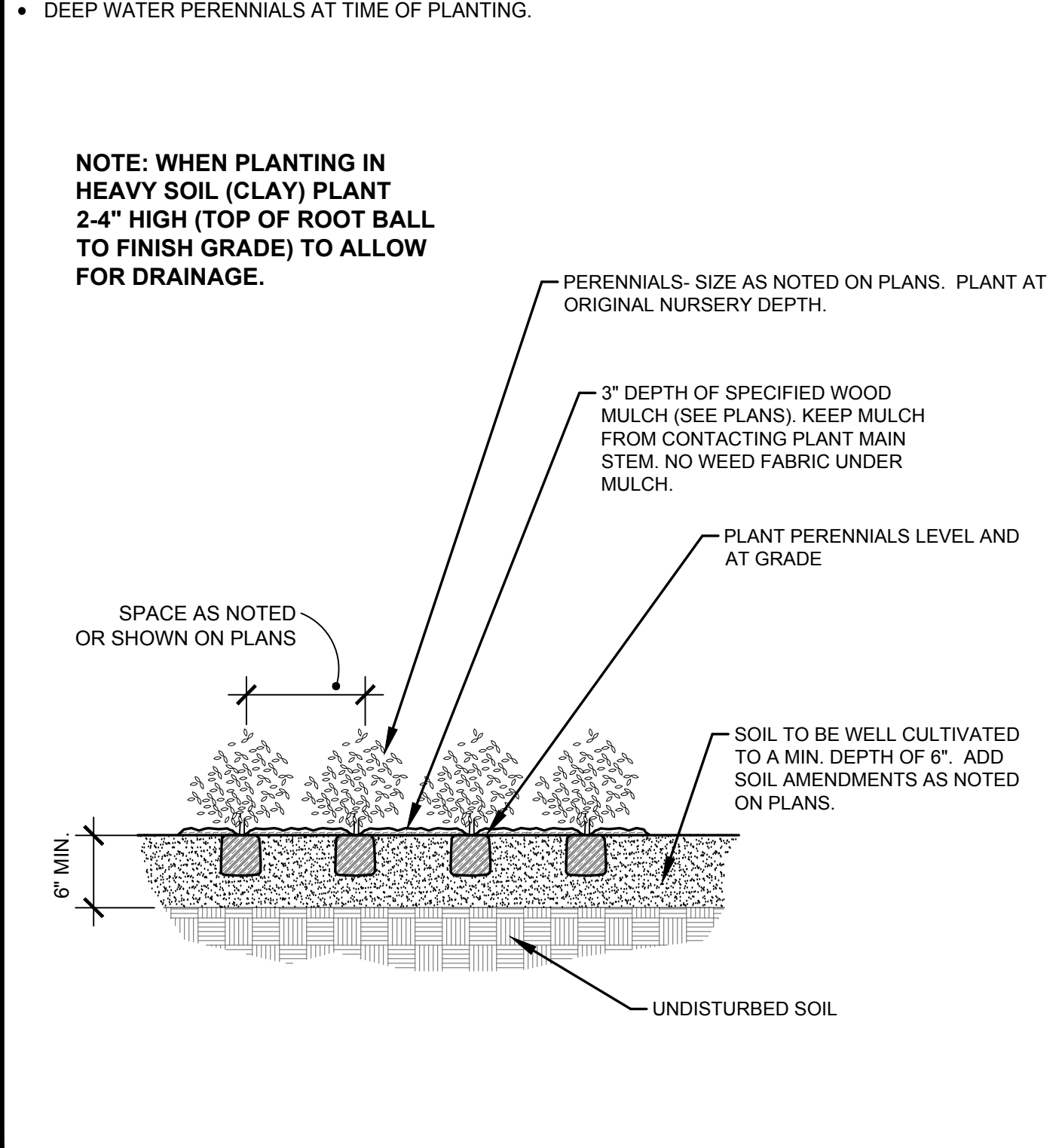
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

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 5' 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:
- ASTROBAND PERMETHRIN
- 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 SHARP BROS. SEED CO. - "LOW GROW HIGH ALTITUDE MIX". APPLY SEED AT 2 LBS/1,000 SF USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- EPHRAIM CRESTED WHEATGRASS 30%
 - PERENNIAL RYEGRASS 25%
 - SHEEP FESCUE 20%
 - CHEWING FESCUE, JAMESTOWN IV 15%
 - ARIZONA FESCUE, REDONDO 10%
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: A1 ORGANICS-CLASS 1 BIOCAMP AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. USE SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF 2-3 WEEKS AFTER EMERGENCE. ADD 1 LB. NITROGEN PER 1000 SF MID TO LATE JUNE, EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- NON-IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED, INC. - "RIPARIAN MIX". APPLY SEED AT 2 LBS/1,000 SF USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- WHEATGRASS, WESTERN 44%
 - NEBRASKA SEED 2.5%
 - WHEATGRASS, STREAMBANK 16%
 - ALKALAI SACATON 1.5%
 - BOTTLEBRUSH, SQUIRRELTAIL 13%
 - FOWL MANNAGRASS 1%
 - CANADIAN WILDBIRD 11%
 - BALTIMORE RUSH 5%
 - SWITCHGRASS 10%
 - PATH RUSH 5%
- SOIL IN NON-IRRIGATED SEED AREAS TO BE AMENDED WITH: 10% HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" 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 FOOTHILLS MIX USING A ONE STEP HYDRO-MULCH.
- ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-9313

DATE	REVISION DESCRIPTION
4/9/19	Revised landscape plan due to revised grading walls and paving.
5/17/19	EPC comment revisions

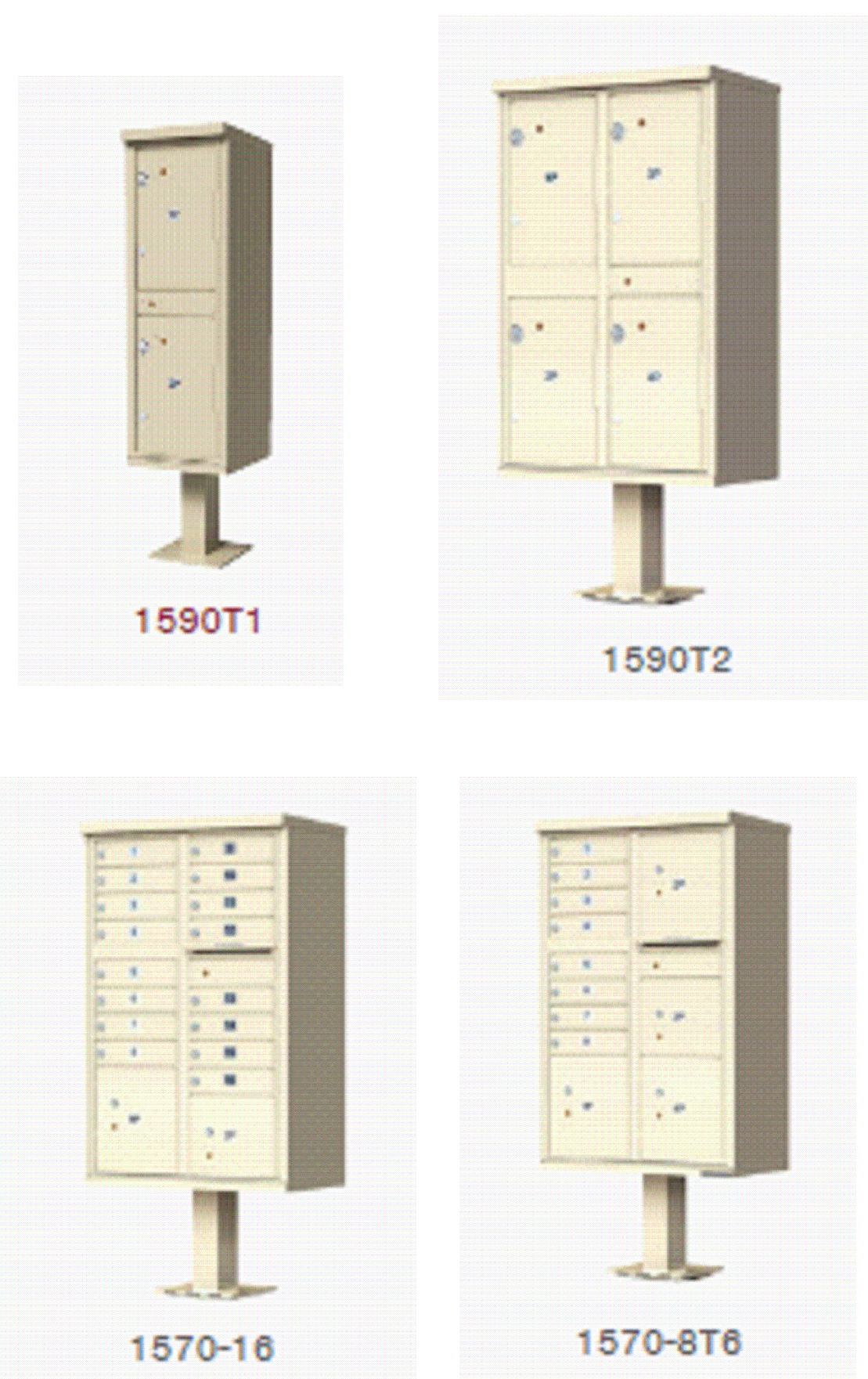
- FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



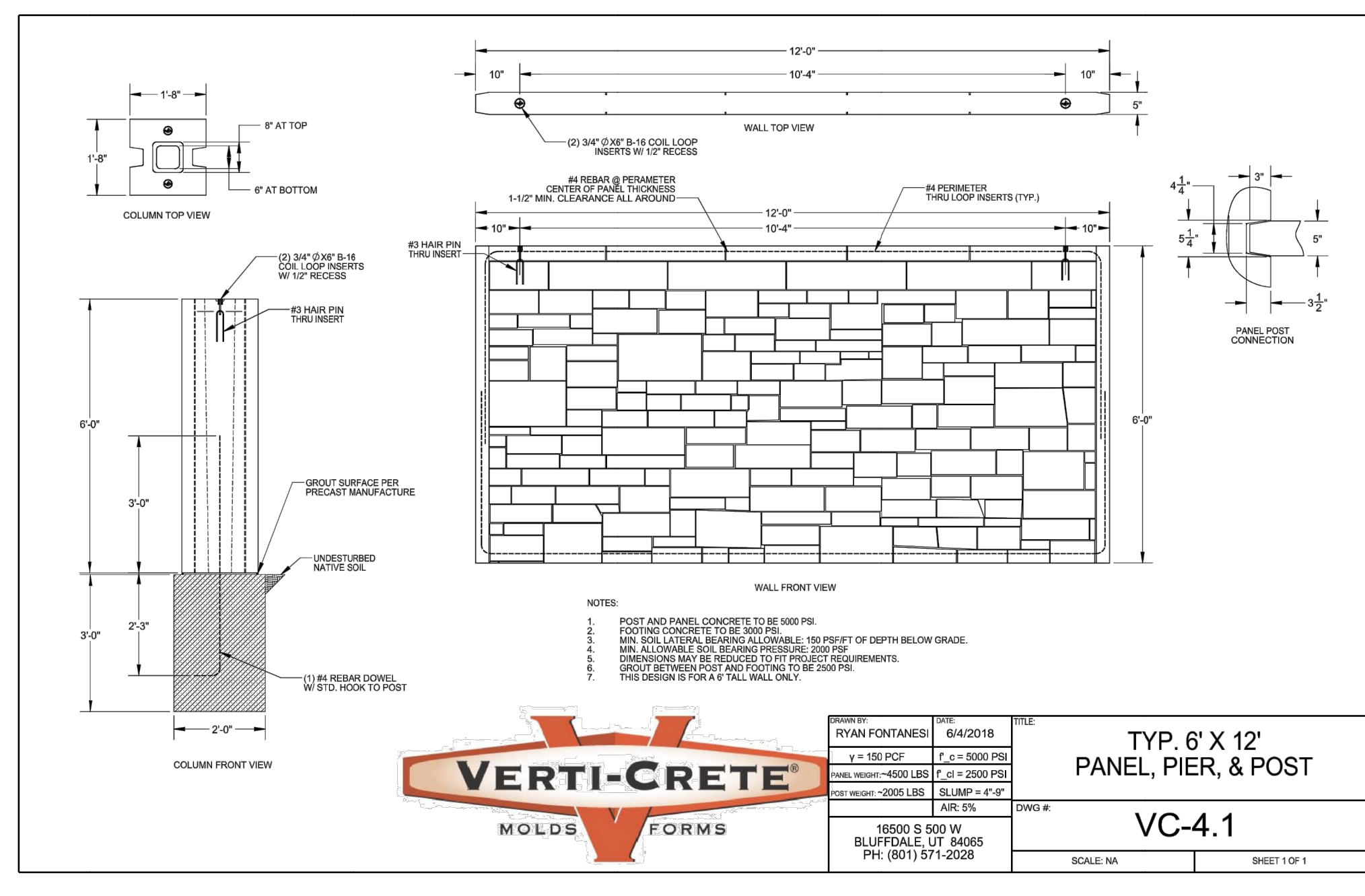
MIDTOWN COLLECTION AT HANNAH RIDGE
County of El Paso, State of Colorado
PUD Development plan and preliminary plan
Filing no. 1 and Filing no. 2

JOB NUMBER	2409-1218
DATE	3/20/19
DRAWN BY	MB
DRAWING DESCRIPTION	PLANTING DETAILS & NOTES
SHEET #	L-6 12 OF 13

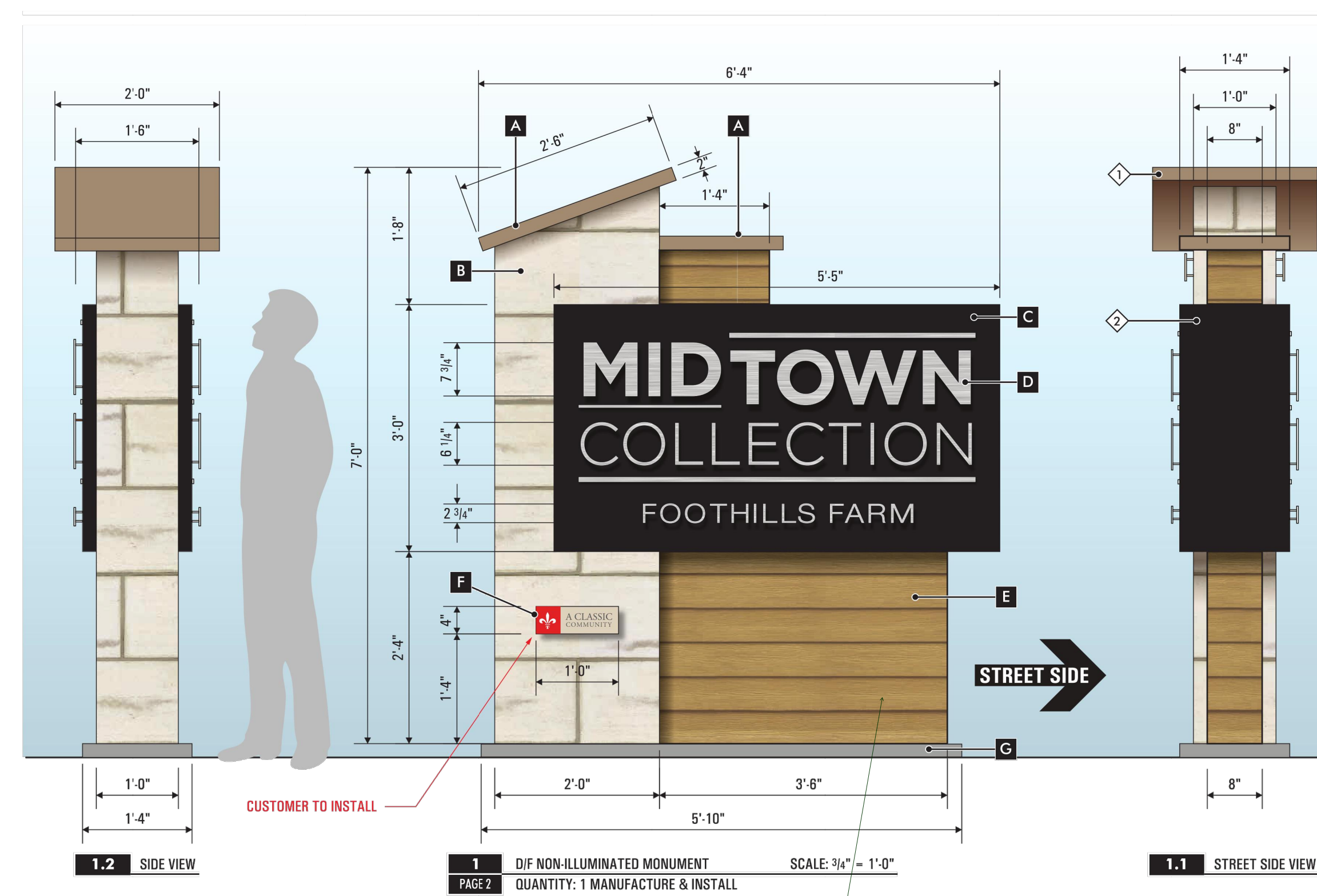
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A PROPOSED MAIL KIOSK
NOT TO SCALE



B SLOT WALL DETAIL
NOT TO SCALE



I think the name is wrong on the sign. Clearly mark where this sign is going on the PUD plan set and LS.

C MONUMENT SIGN DETAIL
NOT TO SCALE

SCOPE OF WORK:
MANUFACTURE & INSTALL (1) OF NON-ILLUMINATED MONUMENT SIGN WITH FLAT CUT OUT LETTERS CABINET ON A STEEL AND CEMENT BOARD BASE.

CUSTOMER TO SUPPLY & INSTALL STONE VENEER AND LAP BOARD

PERMITTING | SIGN AREA: 16.5H'

FINAL ELECTRICAL CONNECTION EX.

FABRICATION SPECIFICATIONS

A CAP	MATERIAL	ALUMINUM
	PAINT	SEE COLOR KEY
	FINISH	SATIN
B STONE BASE	TYPE	STONE VENEER (BY CUSTOMER)
	SUPPLIER	ENVIRONMENTAL STONE
	STYLE/COLOR	MERCER AMARGOSA
	SUBSTRATE	CEMENT BOARD OVER STEEL (BY YESCO)
C CABINET	MATERIAL	ALUMINUM
	PAINT	SEE COLOR KEY
	FINISH	SATIN
D F.C.D.	MATERIAL	ALUMINUM
	THICKNESS	1/4"
	FINISH	BRUSHED
	STAND-OFF	FLUSH & 1"
E BASE	TYPE	6.25" LAP SIDING (BY CUSTOMER)
	SUPPLIER	HARDIPLANK
	STYLE/COLOR	CEDAR/MILL/LAUREM TAN
	SUBSTRATE	CEMENT BOARD OVER STEEL (BY YESCO)
F PANEL	MATERIAL	ALUMINUM (CUSTOMER INSTALL)
	THICKNESS	1/4"
	LAYER	1st SURFACE
	COLOR	DIGITAL PRINT
	ATTACHMENT	STAND-OFF (1")
G FOOTING	MATERIAL	CONCRETE
	SIZE	AS REQUIRED PER ENGINEERING

COLOR KEY

PAINT	SHERWIN WILLIAMS #SW607 TRUSTY TAN
PAINT	SHERWIN WILLIAMS BLACK (SATIN)
VINYL	DIGITAL PRINT

NOTES: UNLESS OTHERWISE NOTED, THE COLORS SPECIFIED ON THIS DRAWING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR CALCULATOR AND THEIR APPROPRIATE VENDOR PRODUCT SAMPLES FOR APPROXIMATE COLOR REPRODUCTION.

YESCO
Denver Region
11220 E. 53rd Avenue, Suite 300
Denver, CO 80239
303.376.0933
Colorado Springs
5011 1st Drive
Colorado Springs, CO 80919
719.265.0103

Client Signature / Date
Contract Signature / Date

REVISIONS:
DATE: 3/20/19
DRAWN BY: MIB
DRAWING DESCRIPTION: DETAILS

DESIGN NUMBER: ART18209 R11
PAGE: 2 OF 2

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.587.4313

DATE	REVISION DESCRIPTION
4/3/19	Revised landscape plan due to revised grading, walls and paving.
5/17/19	EPC comment revisions

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

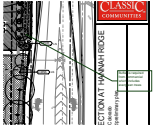


MIDTOWN COLLECTION AT HANNAH RIDGE
County of El Paso, State of Colorado
PUD Development plan and preliminary plan
Filing no. 1 and Filing no. 2

JOB NUMBER: 2409-1218
DATE: 3/20/19
DRAWN BY: MIB
DRAWING DESCRIPTION: DETAILS

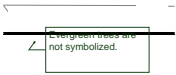
Markup Summary 9-5-2019

dsdparsons (5)



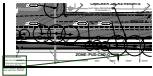
Subject: Callout
Page Label: [5] PLTG 2409-1218 v.4-L-4
Author: dsdparsons
Date: 9/5/2019 10:33:13 AM
Color: ■

Buffer is required from commercial which includes evergreen trees



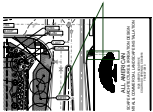
Subject: Callout
Page Label: [4] PLTG 2409-1218 v.4-L-3
Author: dsdparsons
Date: 9/5/2019 10:35:11 AM
Color: ■

Evergreen trees are not symbolized.



Subject: Callout
Page Label: [4] PLTG 2409-1218 v.4-L-3
Author: dsdparsons
Date: 9/5/2019 10:36:28 AM
Color: ■

Did you move the trees into the ROW? A licensee agreement is required and the BoCC would approve that with this PUDSP.



Subject: Callout
Page Label: [5] PLTG 2409-1218 v.4-L-4
Author: dsdparsons
Date: 9/5/2019 10:36:59 AM
Color: ■

is there no wall to buffer commercial across street- See buffer REQ



Subject: Callout
Page Label: [8] PLTG 2409-1218 v.4-L-7 DETAILS
Author: dsdparsons
Date: 9/5/2019 10:38:54 AM
Color: ■

I think the name is wrong on the sign. Clearly mark where this sign is gong on the PUD plan set and LS.