# URBAN LANDING EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN

## LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:

### TRI-MIX III as supplied by C&C Sand -To be applied as backfill in planting pits

2.	FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.						
		SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER		
	NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF		
	PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF		
	POTASSIUM (K20)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF		
	CLUEUD (COA C)	0.1.00/4.00005	0.100/400005	0.1.00/4.00005	0.1.00.44.000005		

MANGANESE 0 LBS/1000SF 0 LBS/1000SF 0 LBS/1000SF 0 LBS/1000SF \*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS. THUS LIMITING SEED YIELDS.

- 3. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- 5. FOR GRADING PLAN. REFER TO CIVIL ENGINEER'S DRAWINGS. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- 7. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION
- SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION. 8. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS.
- ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL). 9. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- 10. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING. 11. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR
- 12. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- 13. ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE 16. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.

15. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND

- 17. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- 18. ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS. 19. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- 20. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, \_ ROCK BOULDERS UNLESS OTHERWISE SPECIFIED. 21. AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING
- PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. 22. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.

- BOULDER TO BE

IN SHAPE

SHRUB BED TO BE 2" BELOW ADJACENT FINISH

3-4" SPECIFIED ORGANIC MULCH, PROVIDE 6

PLANTING RIM FOR SHRUBS NOT IN PLANTING BED

KEEP MULCH AWAY FROM CONTACT WITH WOODY

UNDISTURBED SOIL.

EMOVE ALL PACKAGING MATERIAL FOR POT BOLIND

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

" DEEP. PLANT IMMEDIATELY.

BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM,

PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES

GRADE AT EDGE TO HOLD MULCH.

- PLANT TOP OF ROOTBALL AT GRADE

SEMI RECTANGULAR

- 23. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 24. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

NOTES:

1. BOULDERS TO BE SILOAM STONE.

MATERIAL TO THE SITE.

2. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS

3. BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR

FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.

4. BOULDERS NEED TO BE PROTECTED FROM SCRAPING

5. BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT

LANDSCAPE BOULDER

PRUNE ONLY DEAD OR BROKEN AND WEAK OR NARROW CROTCHES.

AND/OR IMPORTED TOPSOIL.
ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.

DEEP WATER ALL PLANTS AT TIME OF PLANTING.

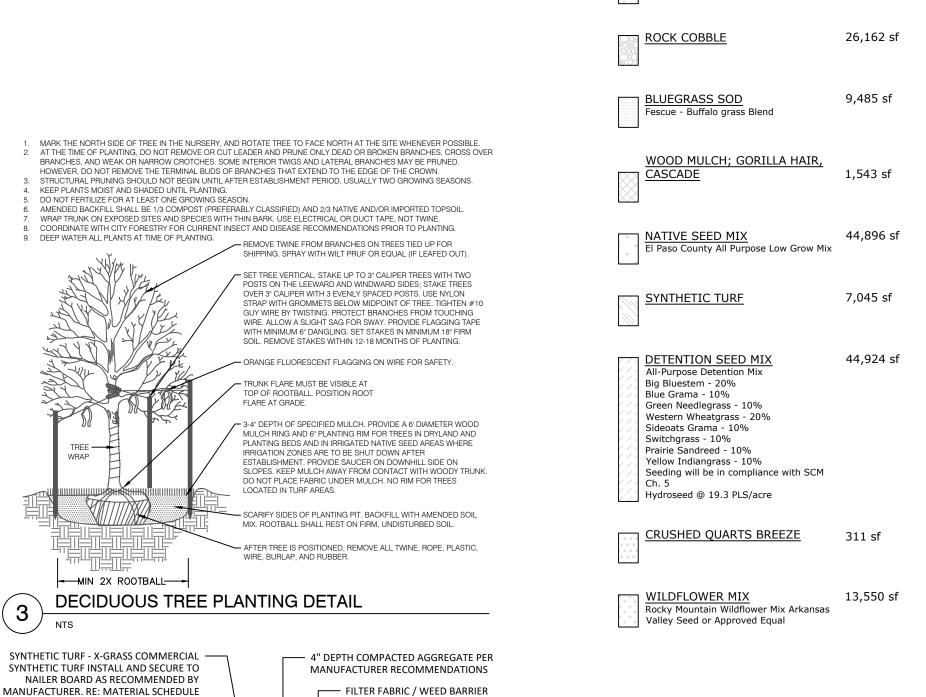
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE

AND FRACTURING DURING TRANSPORT.

MAY VARY BETWEEN BOULDERS.

AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE

# **KEY MAP** THE PROPERTY



—— 6" PERFORATED DRAINAGE

PIPE WRAPPED IN WEED

FABRIC, BEDDED IN PEA

GRADING AND LAYOUT

PLAN FOR LOCATION AND

PLACEMENT. TIED INTO

STORM REF: CIVIL

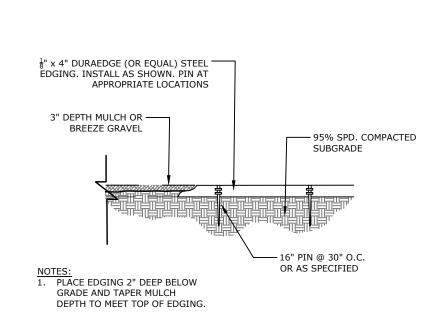
- RETAIN SPRAY IRRIGATION SYSTEM FOR

THIS SPACE FOR OCCASIONAL RINSING

AND COOLING OF THE SURFACE. THIS

IRRIGATION ZONE SHOULD BE OPERATED MANUALLY AND NOT CONNECTED TO THE

GRAVE, MIN. 1% SLOPE RE



CONCEPT PLANT SCHEDULE

18,851 sf

329413-09

# LANDSCAPE REQUIREMENTS

# Landscape Setbacks See Code Section/Policy 7.4.320 & 317

Street Name of		***************************************	LillCul	1166/1666	140. 01 11003	
Zone Boundary	Classification	Req./Prov.	Footage	Required	Req./ Prov.	
Spanish Bit Drive	Non-Arterial	10' / 10'	769'	1/30'	25 / 25	
Shrub Substitutes	Ornamental Grass Sub.	Setback Plant Abbr.	Percent (			
Required / Provided	Required / Provided	Denoted on Plan	Veg. Req. / Provided			

# Landscape Buffer & Screens See Code Section/Policy 7.4.323 & 317

•			•	
Street Name or	Width (in Ft.)	Linear	Buffer Trees (1/25')	
Property Line	Req. Prov.	Footage	Required /Provided	
East Boundary	15' / 15'	700'	28 / 30	
South Boundary	15' / 15'	212'	9 / 12	
Evergreen Trees	Buffer Tree Abbr.	Percent	Ground Plane	
Req. (33%) /Prov.	Denoted on Plan	Veg. Red	. / Prov.	
10 / 14	EA	75% /	100%	
3 / 10	SO	75% /	100%	

I LAN	1 3011							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	SIZE	COND	APPROVED QTY
STREET T	REE							
	Af	14	Acer ginnala 'Flame' / Flame Amur Maple	20`	18`	2" Cal.	В&В	
$\bigcirc$	Мс	16	Malus x 'Centzam' TM / Centurion Crabapple	20`	18`	2" Cal.	B&B	
$\left( \cdot \right)$	Ms	16	Malus x 'Spring Snow' / Spring Snow Crabapple	20`	15`	2" Cal.	В&В	
$\bigcirc$	Рс	11	Prunus x cistena / Purple Leaf Sand Cherry	10`	6`	2" Cal.	В&В	
DECIDUO	US TREE	<u> </u>						
$\odot$	Mt	2	Malus x 'Thunderchild' / Thunderchild Crabapple	20`	15`	2" Cal.	B&B	
EVERGRE	EN TREE	<u>S</u>						
$\bigcirc$	Pg	29	Picea pungens 'Glauca' / Blue Colorado Spruce	45`	15`	8` HT	B&B	
200	Pa	25	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	25`	6`	8` HT	B&B	
0	Рр	9	Pinus ponderosa / Ponderosa Pine	20`	40`	6` HT	CONT	
SYMBOL	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	<u>SIZE</u>	COND	<u>XERIC</u>
SHRUBS								
- 25 C 25	Cd	53	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	3.5`	2.5`	5 GAL	CONT	Xeric
6 - 25	Fne	2	Forestiera neomexicana / New Mexican Privet	12`	12`	5 GAL	CONT	Xeric
$\bigcirc$	Pmo	13	Physocarpus monogynus / Mountain Ninebark	6`	5`	5 GAL	CONT	Xeric
$\odot$	Pbe	17	Prunus besseyi / Sand Cherry	6`	6`	5 GAL	CONT	Xeric
$\odot$	Rar	19	Rhus aromatica / Fragrant Sumac	4`	8`	5 GAL	CONT	Xeric
EVERGRE	EN SHRI	JBS						
$\odot$	Ps2	47	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	4`	5`-6`	#1 CONT	CONT	Xeric
NO OF THE PROPERTY OF THE PROP	Pmm	16	Pinus mugo `Mops` / Mops Mugo Pine	3`	3`	5 GAL	CONT	Xeric
GRASSES	<u> </u>							
	Bgr	124	Bouteloua gracilis / Blue Grama	3`	2`	1 GAL	CONT	Xeric
$\overline{(\cdot)}$	Bgb	149	Bouteloua gracilis `Blonde Ambition` / Blue Grama Blonde	3`	2`	1 GAL	CONT	Xeric
	Cxa	22	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	1 GAL	CONT	NonX
W.X	Pvb	187	Panicum virgatum `Heavy Metal` / Blue Switch Grass	4`	2`	1 GAL	CONT	NonX
	Snu	18	Sorghastrum nutans / Indian Grass	5`	4`	1 GAL	CONT	Xeric
ANNUALS	S/PERENI	NIALS						
	Aau	113	Agastache aurantiaca / Giant Hyssop	1.5`	1`	1 GAL	CONT	Xeric
$\odot$	Еро	15	Euphorbia polychroma / Cushion Spurge	2`	3,	1 GAL	CONT	Xeric



619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Fax 719.471.0267

Tel. 719.471.0073

www.nescolorado.com

© 2012. All Rights Reserved.

**URBAN** LANDING

FINAL LANDSCAPE SPANISH BIT DRIVE

DATE: 05/15/2024 PROJECT MGR: B. SWENSON PREPARED BY: A.LANGHANS

**ENTITLEMENT** 

A.LANGHANS 05/15/2024 BY

LANDSCAPE DETAILS &

OF

SHRUB PLANTING DETAIL

PERENNIAL/GROUNDCOVER PLANTING DETAIL

DO NOT REMOVE OR CUT LEADER
 PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

CONIFEROUS TREE PLANTING DETAIL

PERENNIALS - SIZE AS SPECIFIED IN PLANS. -

3" DEPTH ORGANIC MULCH. WEED -

PROVIDE DRIP EMITTERS AS SPECIFIED IN

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.

AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE

5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS

AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY

- 3-4" DEPTH OF SPECIFIED MULCH, KEEP MULCH AWAY FROM

TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON

- SET TREE VERTICAL, STAKE TREES SMALLER THAN 6' WITH TWO

POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6'
HEIGHT AND GREATER WITH 3 METAL ANGLED IRONS, PLACED 120

DEGREES APART, USE NYI ON STRAP WITH GROMMETS BELOW

PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT

AFTER TREE IS POSITIONED, REMOVE ALL TWINE.

ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

SAG FOR SWAY PROVIDE ELAGGING FOR VISIBILITY SET STAKES IN

IINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS

- SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED

SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

MINIMUM DEPTH OF 6". ADD SOIL

2 X 6 PRESSURE TREATED WOOD NAILER

BOARD. HOLD DOWN 1/4" FROM TOP OF

CONCRETE CURB. SECURE WITH TAPCON

ADJACENT FINISHED -

SEE PLANS)

GRADE (BED OR PAVING

**EXPANSION JOINT** (WHERE NEEDED)

COMPACTED SUB-GRADE

PER MANUFACTURER

RECOMMENDATIONS

SCREWS OR RAMSET NAILS

EXPANSION JOINT -

(WHERE NEEDED)

SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS,

PROVIDE A 6' DIAMETER MULCH RING WITH A 6" PLANTING RUM FOR

TRUNK FLARE MUST BE VISIBLE AT

FABRIC UNDER MULCH.

TOP OF ROOTBALL POSITION ROOT

IRRIGATION CONTROL SYSTEM. STEEL EDGING

