

2024/07/01 9:03 AM By: Ryan Mangino N:\Projects\112 Woodmen Hills\112.126 Theriot Concrete Tank\Drawings\Design\112126_1_Civil_RMM.dwg IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED

WOODMEN HILLS THERIOT SITE DEVELOPMENT PLAN AMENDMENT
 A PORTION OF THE SE 1/4 OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

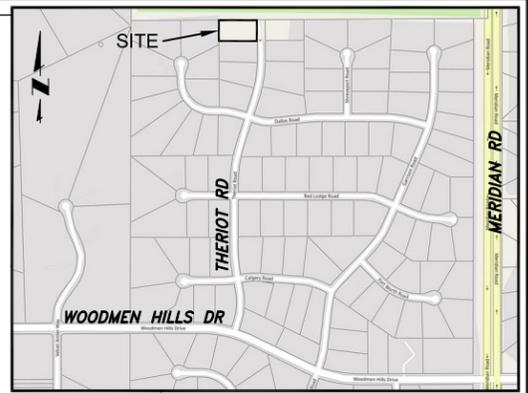
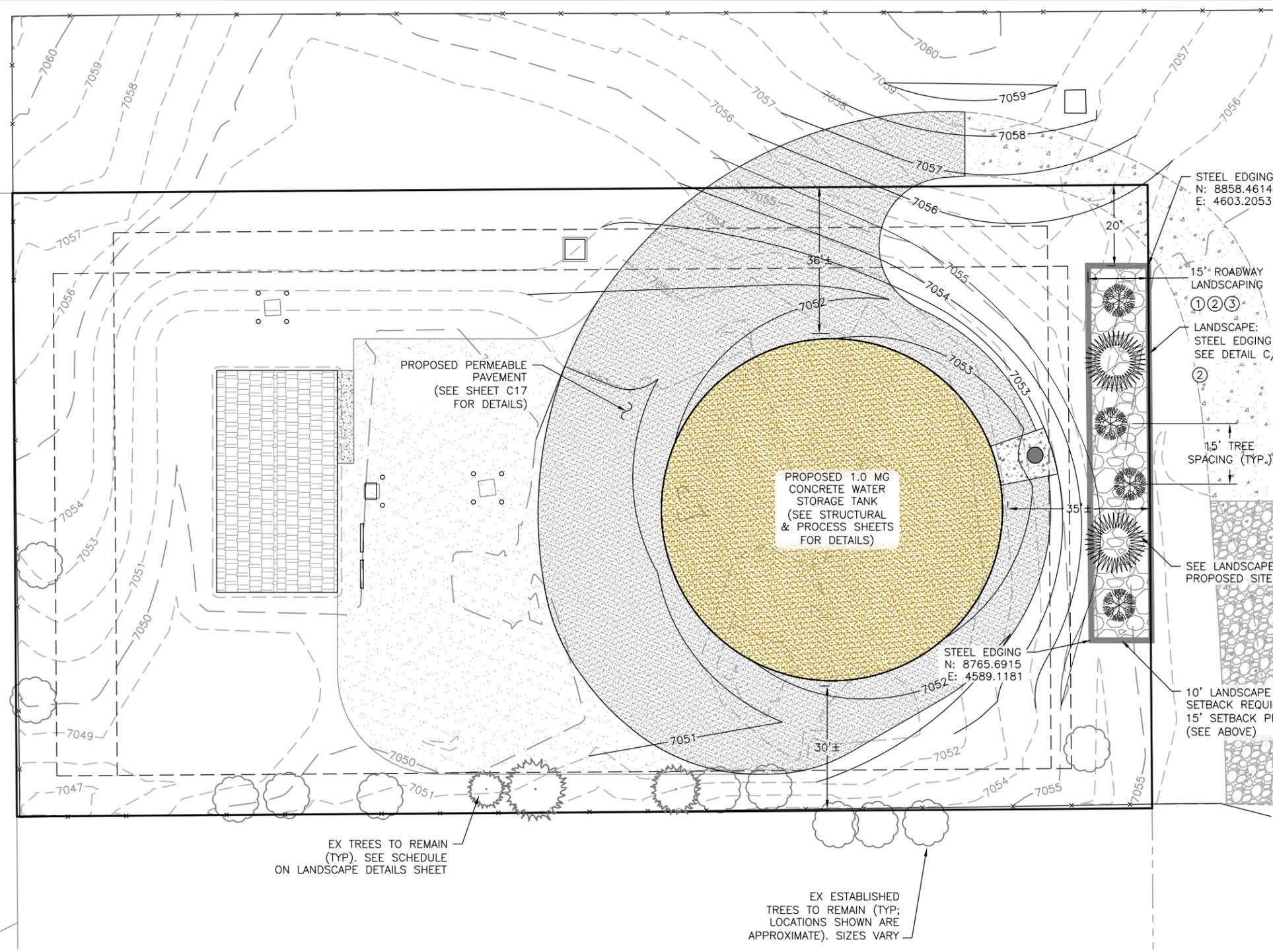
LEGEND

	EX PROPERTY LINE		EX WATER VALVE		5540	PP CONTOURS—MAJOR		PP EROSION CONTROL BLANKET (FINAL)
	EX RIGHT-OF-WAY		EX WATER MANHOLE			PP CONTOURS—MINOR		STAGING AREA (INITIAL)
	EX FENCE		EX SANITARY SEWER MANHOLE			PP WATER/SEWER LINE		CONCRETE WASHOUT (INITIAL)
	EX WATER LINE		EX TELEPHONE MANHOLE		UGE	PP U.G. ELECTRIC LINE		REVEGETATION AREA (FINAL)
	EX SANITARY SEWER LINE		EX STORM SEWER MANHOLE			PP FENCE		GRAVEL "MULCH" (FINAL)
	EX O.H. ELECTRIC		EX GAS METER			PP FIRE HYDRANT		DEMO AREAS
	EX U.G. ELECTRIC LINE		EX LIGHT POLE			PP WATER VALVE		PRE-DEVELOPED FLOW DIRECTION
	EX U.G. GAS LINE		EX UTILITY POLE			PP VEHICLE TRACKING PAD (INITIAL)		DEVELOPED FLOW DIRECTION
	EX U.G. TELEPHONE LINE		EX SIGN			PP EROSION CONTROL BALES (INITIAL)		VEHICLE CIRCULATION PATH
	EX U.G. CABLE LINE		EX VEGETATION (SIZE VARIES)			PP SILT FENCE (INITIAL)		
	EX CONTOURS—MAJOR							
	EX CONTOURS—MINOR							
	EX FIRE HYDRANT							

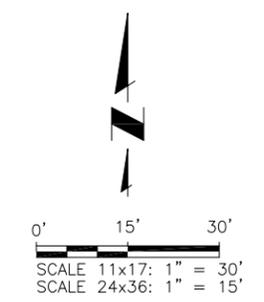
NOTES:

- AERIAL IMAGERY IS NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE MAPS).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP).
- SEE UTILITY PLAN FOR DETAILED EXISTING UTILITY LINE LOCATIONS.

Colorado Springs, CO
 5540 Tech Center Dr., Suite 100
 Colorado Springs, CO 80919
 Phone: 719.227.0072
 www.respec.com



LEGAL DESCRIPTION: LOT A, WOODMEN HILLS FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO



WOODMEN HILLS METROPOLITAN DISTRICT
 THERIOT CONCRETE WATER TANK
 LANDSCAPE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
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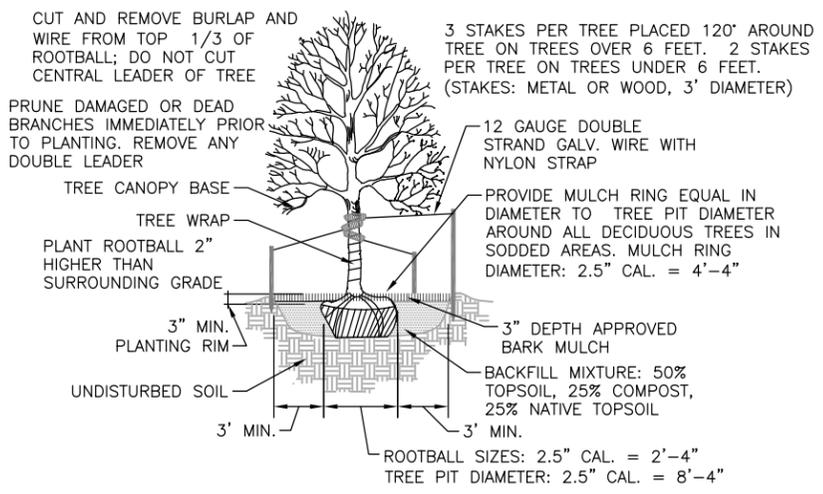
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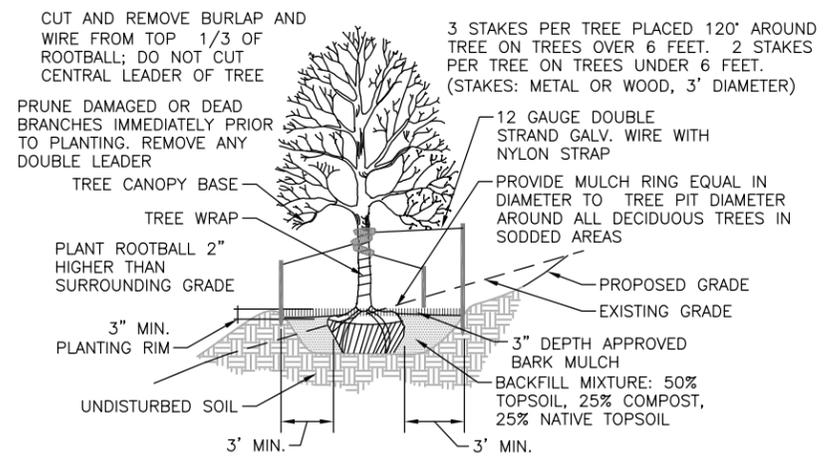
Proj.#: 112.126
 Date: 07/08/24
 Design: RMM
 Drawn: RMM
 Check: JPM

PCD File No. PPR-

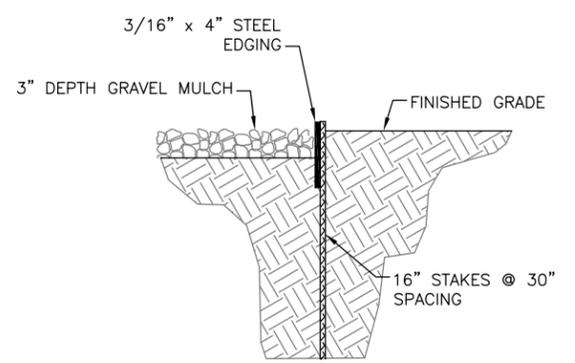
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A TREE PLANTING
C13 SCALE: N.T.S.



B TREE PLACEMENT ON SLOPES
C13 SCALE: N.T.S.



C LANDSCAPE STEEL EDGE
C13 SCALE: N.T.S.

LANDSCAPING NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
- ACCEPTABLE PLANT MATERIAL:** ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
- SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED. SITE-SPECIFIC LANDSCAPING SHALL AT A MINIMUM, INCLUDE REVEGETATION OF DISTURBED AREAS WITH MATERIALS INDIGENOUS TO THE SITE OR OTHERWISE ADAPTABLE.
- SOIL AMENDMENTS:** CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:
-ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
-ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
-3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
-ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
- IRRIGATION:** OWNER TO HAND WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
- INORGANIC MULCH AND FABRIC:** ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES. HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
- STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
- APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- FINAL TREE AND SHRUB LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ASSOCIATED FINAL PLAT AND EASEMENTS.

LEGEND - MATERIALS		SCHEDULE - HARDSCAPE & REVEGETATION		SCHEDULE - XERIC/LOW WATER VEGETATION				
NO.	DESCRIPTION	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
1	TYP PLANTING REF: SHEET C17							
2	STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED & GRAVEL/MULCH REF: DETAIL C/C17							
3	GRAVEL "MULCH" @ 4" DEPTH MIN							
4	BASECOURSE @ 4" DEPTH MIN							
			3/8" GRAVEL "MULCH": WASHED RIVER ROCK OR APPROVED EQUAL					
			BASECOURSE: CLASS VI AGGREGATE DRIVEWAY, SEE SPECS					
			REVEGETATION: SEED MIX, SEE EROSION CONTROL NOTES SHEET FOR MIX TYPE					
			<i>EVERGREEN TREE</i>					
			PINUS EDULIS	PINON PINE	2	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
			JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	4	15'-0" x 8'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING
			<i>(EXISTING ONSITE EVERGREEN TREE)</i>					
			PINUS PONDEROSA	PONDEROSA PINE	11	50'-0" x 40'-0"		(EXISTING THERIOT RD. TREES)
			<i>(EXISTING ONSITE DECIDUOUS TREE)</i>					
			GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	3	60'-0" x 40'-0"		(EXISTING THERIOT RD. TREES)

NEW LANDSCAPE:	
SITE AREA/SF (LOT A)	43,560
ROAD FRONTAGE	
THERIOT RD, NON-ARTERIAL (LESS SIDE YARD EASEMENTS)	124 LF
FRONTAGE WIDTH REQUIRED/PROVIDED	10'/15'
NUMBER OF TREES REQUIRED @ 1/30 LF/PROVIDED	4/6
SEED MIX AREA/SF POST CONSTRUCTION (ALSO SEE EROSION CONTROL NOTES SHEET)	30,665

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RESPEC

WOODMEN HILLS METROPOLITAN DISTRICT
THERIOT CONCRETE WATER TANK

LANDSCAPE DETAILS

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

100% DESIGN

COLORADO LICENSED
RYAN M. MANGINO
43304
6/27/24
PROFESSIONAL ENGINEER

Proj.#: 112.126
Date: 07/08/24
Design: RMM
Drawn: RMM
Check: JPM

PCD File No. PPR-