

WATERSIDE AT LAKE WOODMOOR

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

LANDSCAPE NOTES

- 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 SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

LANDSCAPE REQUIREMENTS

Landscape Setbacks See code section 6.2.2.B.1

Street Name	Street Classification	Width Required	Linear Footage	Tree/Feet Required	Trees Req./Pow.	Setback Abbr. Denoted on Plan
Woodmoor Drive	Non-Arterial	15'	834'	1 / 15'	56/57	WD
Deer Creek Road	Non-Arterial	10'	175'	1 / 30'	8/8	DC

PLANT SCHEDULE

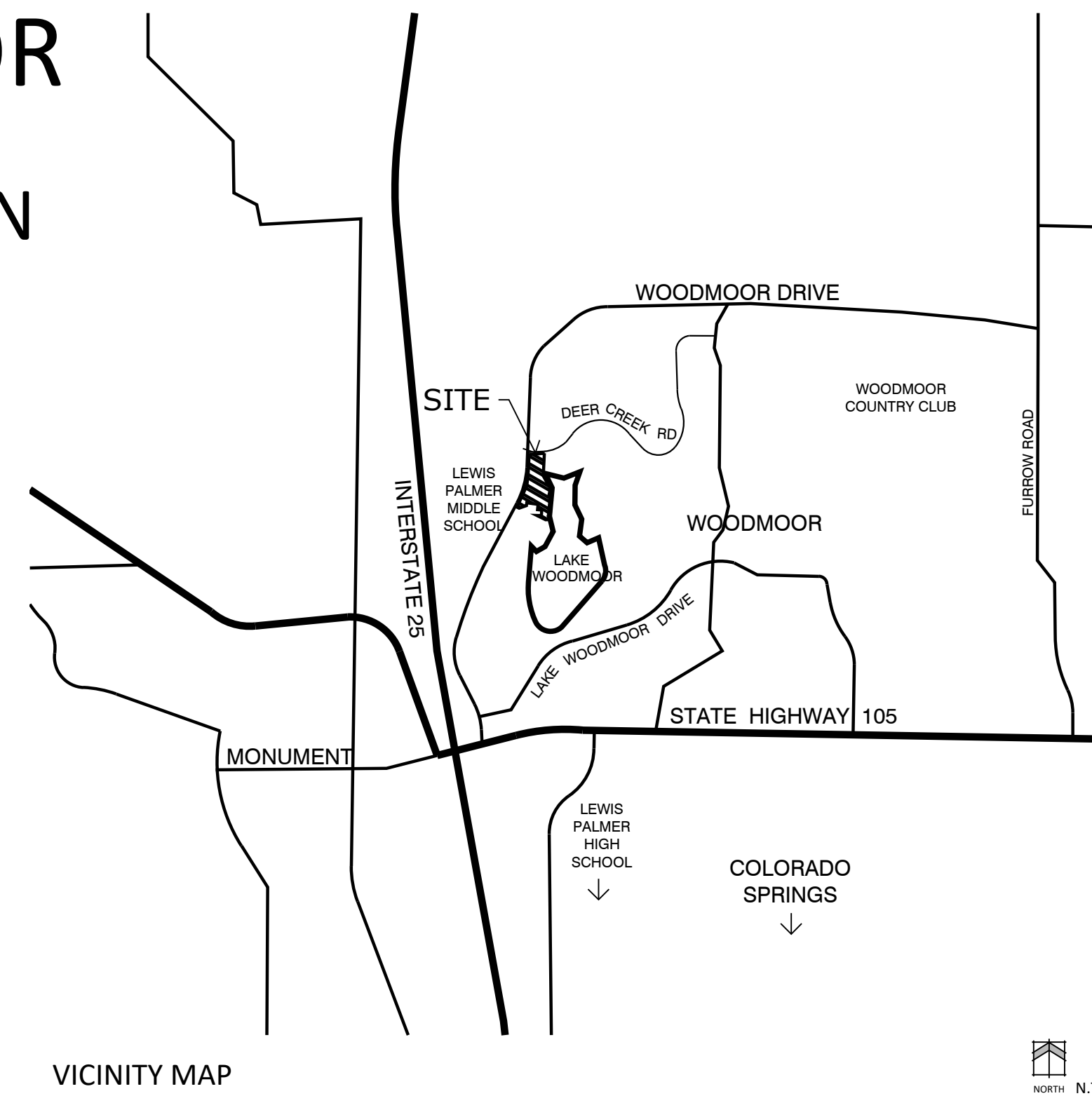
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
	Pe	18	Populus tremula 'Erecta' / European Columnar Aspen	35'	10'	1.5" Cal.	B&B
	Pt	33	Populus tremuloides / Quaking Aspen	40'	20'	1.5" Cal.	B&B
EVERGREEN TREES							
	Jb	10	Juniperus chinensis 'Blue Point' / Blue Point Juniper	12'	8'	6"	CONT
	Ped	3	Pinus edulis / Pinon Pine	25'	20'	6"	B&B
	Pa	31	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	20'	5'	6"	B&B
	Ppo	2	Pinus ponderosa / Ponderosa Pine	80'	40'	6"	B&B
ORNAMENTAL TREES							
	Mp	13	Malus x 'Prairifire' / Prairifire Crab Apple	20'	20'	1.5" Cal.	B&B
SHRUBS							
	Dxc	20	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5'	5'	5 GAL	CONT
	Jg	36	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	1'	3'	5 GAL	CONT
	Jsm	3	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	15'	8'	6"	CONT
	Pg2	7	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	3'	3.5'	5 GAL	CONT
ANNUALS/PERENNIALS							
	Ec	44	Eriophyllum confertiflorum / Golden Yarrow	2'	2'	1 GAL	CONT
	Rcp	62	Ratibida columnifera pulcherrima / Red Prairie Coneflower	2'	2'	1 GAL	CONT

GROUND COVER LEGEND

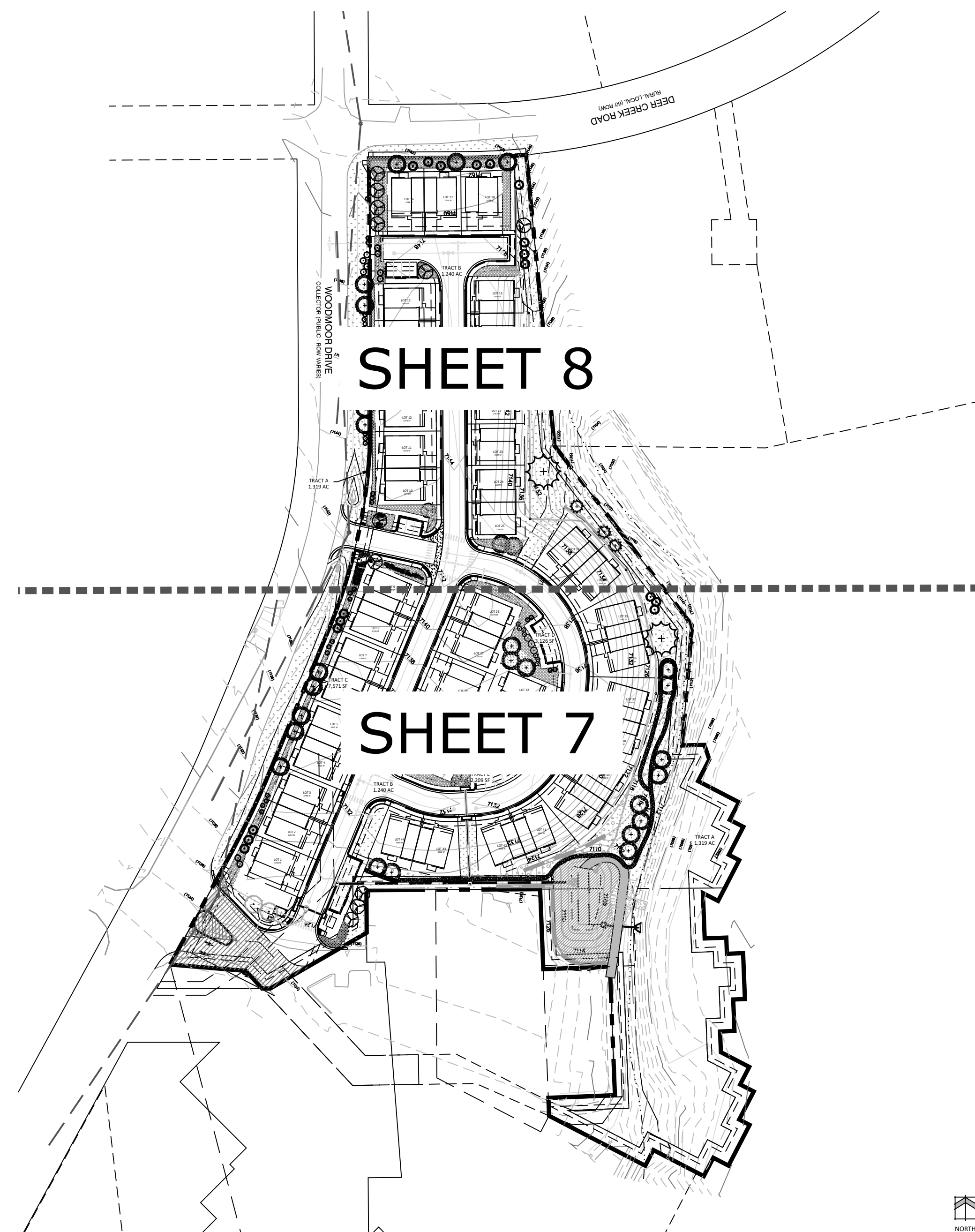
	EXISTING TREE	2
	NATIVE SEED MIX Arkansas Valley Low Grow Mix Drill Seeded at 25 LBS/AC 30% Ephraim Crested Wheatgrass 25% Sheep Fescue 20% Perennial Rye 15% Chewings Fescue	51,133 sf
	ROCK MULCH PLANTING BED 3/4" Mountain Granite	15,290 sf
	COBBLE 2-4" HORIZON	5,907 sf
	EL PASO COUNTY CONSERVATION Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 pls/acre	6,867 sf
	HARDWOOD MULCH Western Red Cedar	1,604 sf

PROJECT TEAM

OWNER/APPLICANT:	Lake Woodmoor Holdings LLC 1755 Telstar Drive, Suite 211 Colorado Springs, CO 80920
PLANNING/ LANDSCAPE ARCHITECTURE:	NES Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
CIVIL ENGINEER:	Classic Engineering 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903



VICINITY MAP



LANDSCAPE SHEET KEY MAP



N.E.S. Inc.
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Fax 719.471.0267

www.nescolorado.com

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WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN

WOODMOOR DRIVE
MONUMENT, CO

DATE: 02/17/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

LANDSCAPE COVER AND NOTES

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AT LAKE
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SCALE

ISSUE INFO

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02/17/2023 JS		PER COUNTY COMMENTS

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

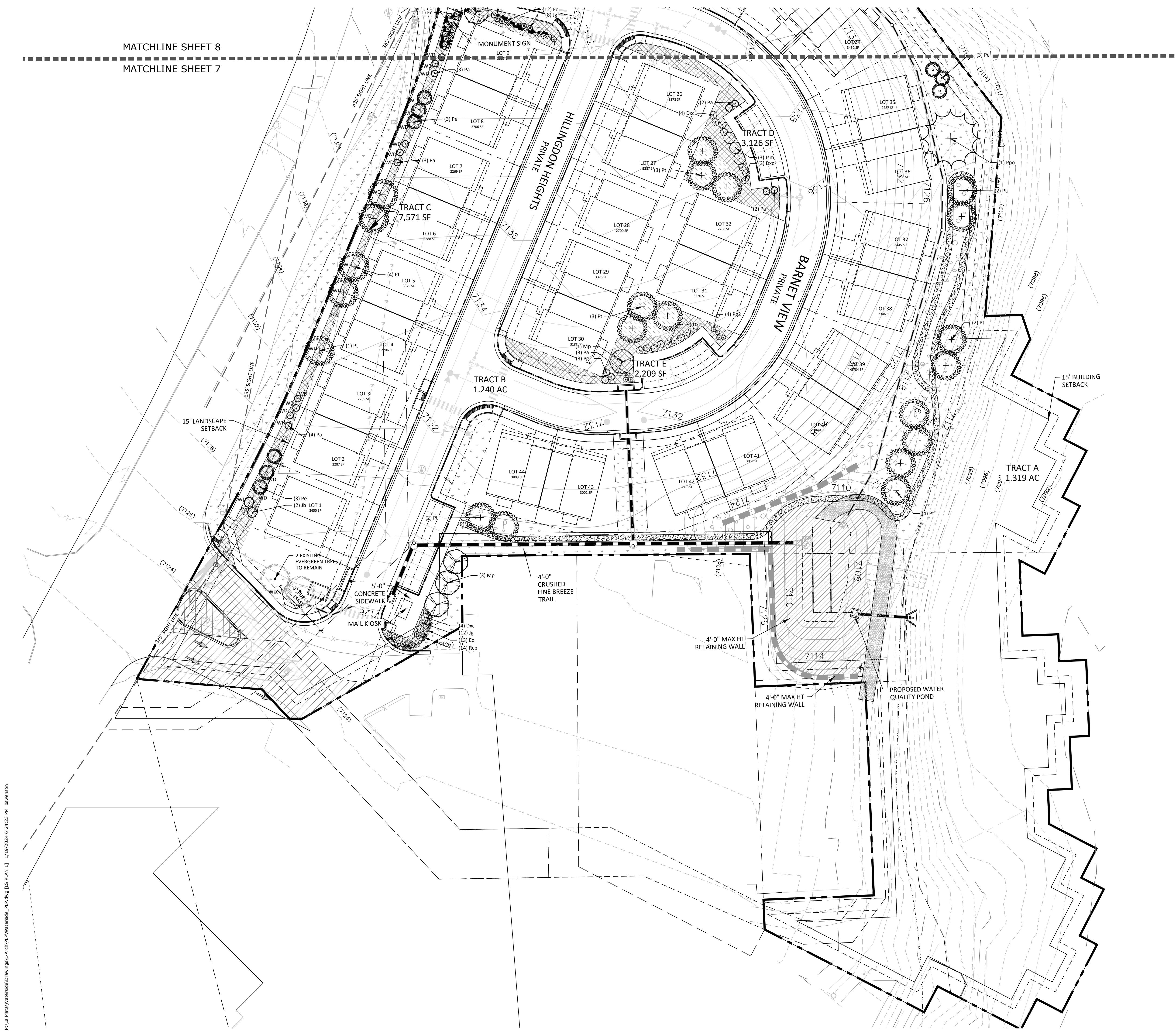
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7 OF 16

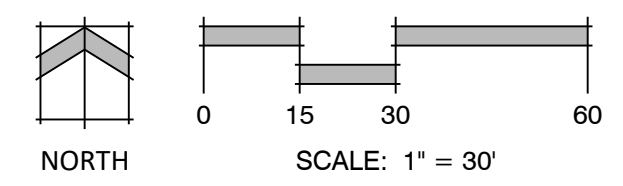
MATCHLINE SHEET 8

MATCHLINE SHEET 7



GROUND COVER LEGEND

- EXISTING TREE 2
- NATIVE SEED MIX 51,133 sf
Arkansas Valley Low Grow Mix
Drill Seeded at 25 LBS/AC
30% Ephraim Crested Wheatgrass
25% Sheep Fescue
20% Perennial Rye
15% Chewings Fescue
- ROCK MULCH PLANTING BED 15,290 sf
3/4" Mountain Granite
- COBBLE 5,907 sf
2" - 4" HORIZON
- EL PASO COUNTY CONSERVATION 6,867 sf
Big Bluestem - 20%
Blue Grama - 10%
Green Needlegrass - 10%
Western Wheatgrass - 20%
Sideoats Grama - 10%
Switchgrass - 10%
Prairie Sandreed - 10%
Yellow Indiangrass - 10%
Seeding will be in compliance with SCM
Ch. 5
Hydroseed @ 19.3 pls/acre
- HARDWOOD MULCH 1,604 sf
Western Red Cedar

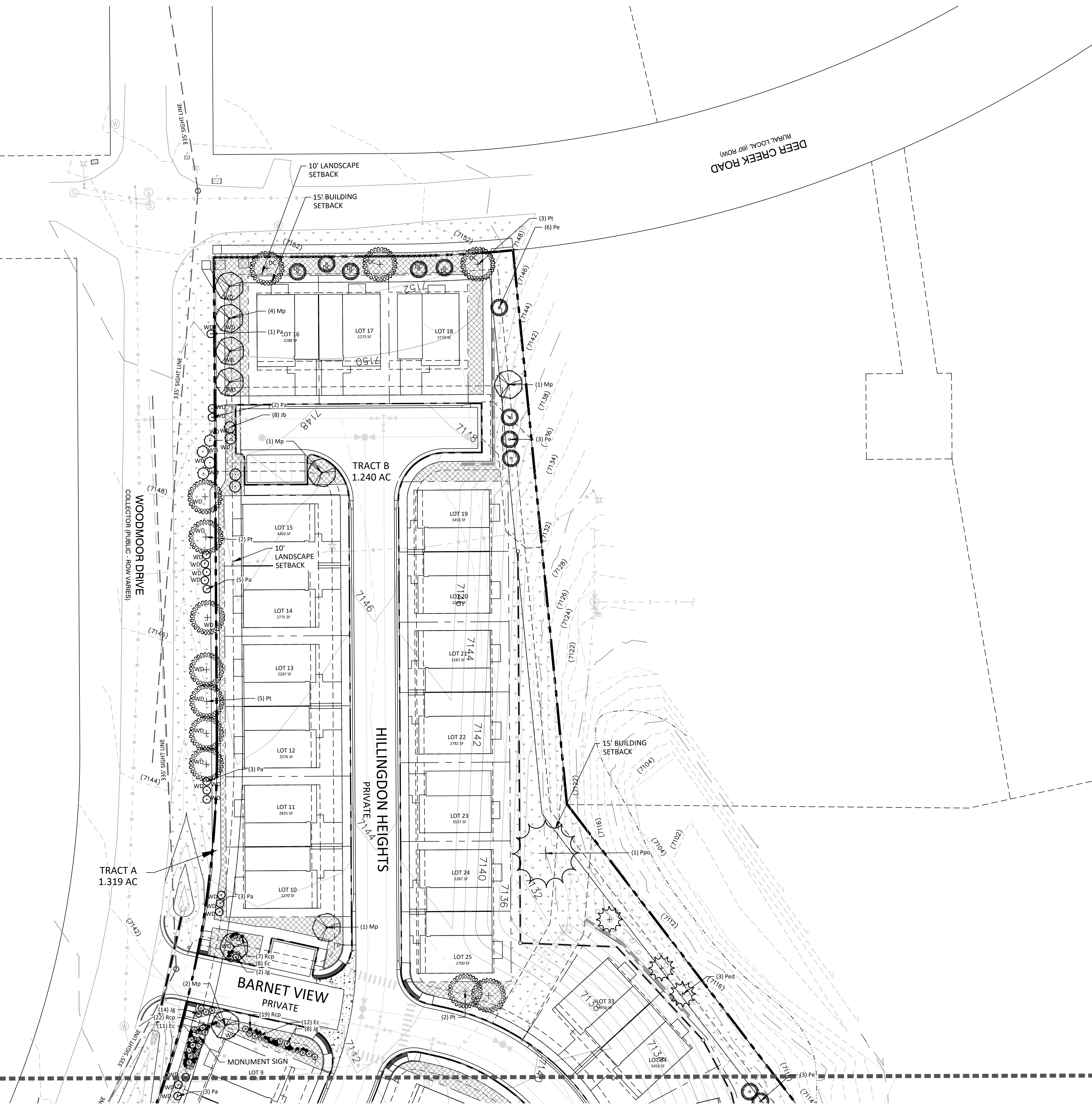


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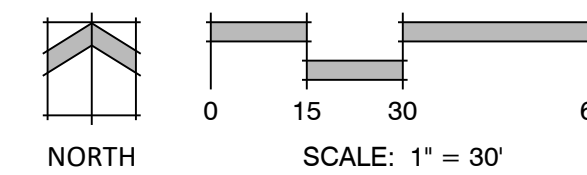
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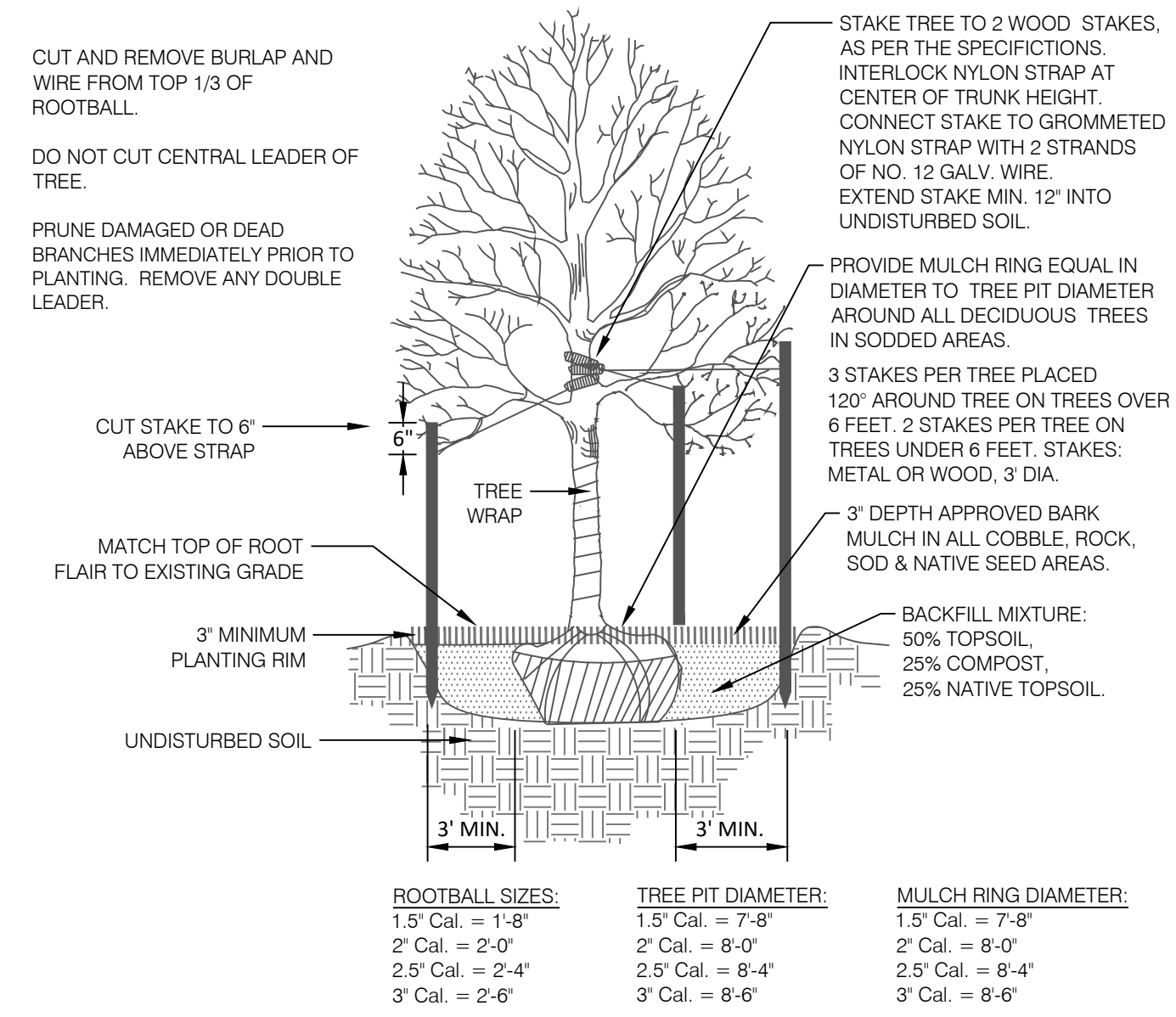
LANDSCAPE PLAN

SHEET TITLE

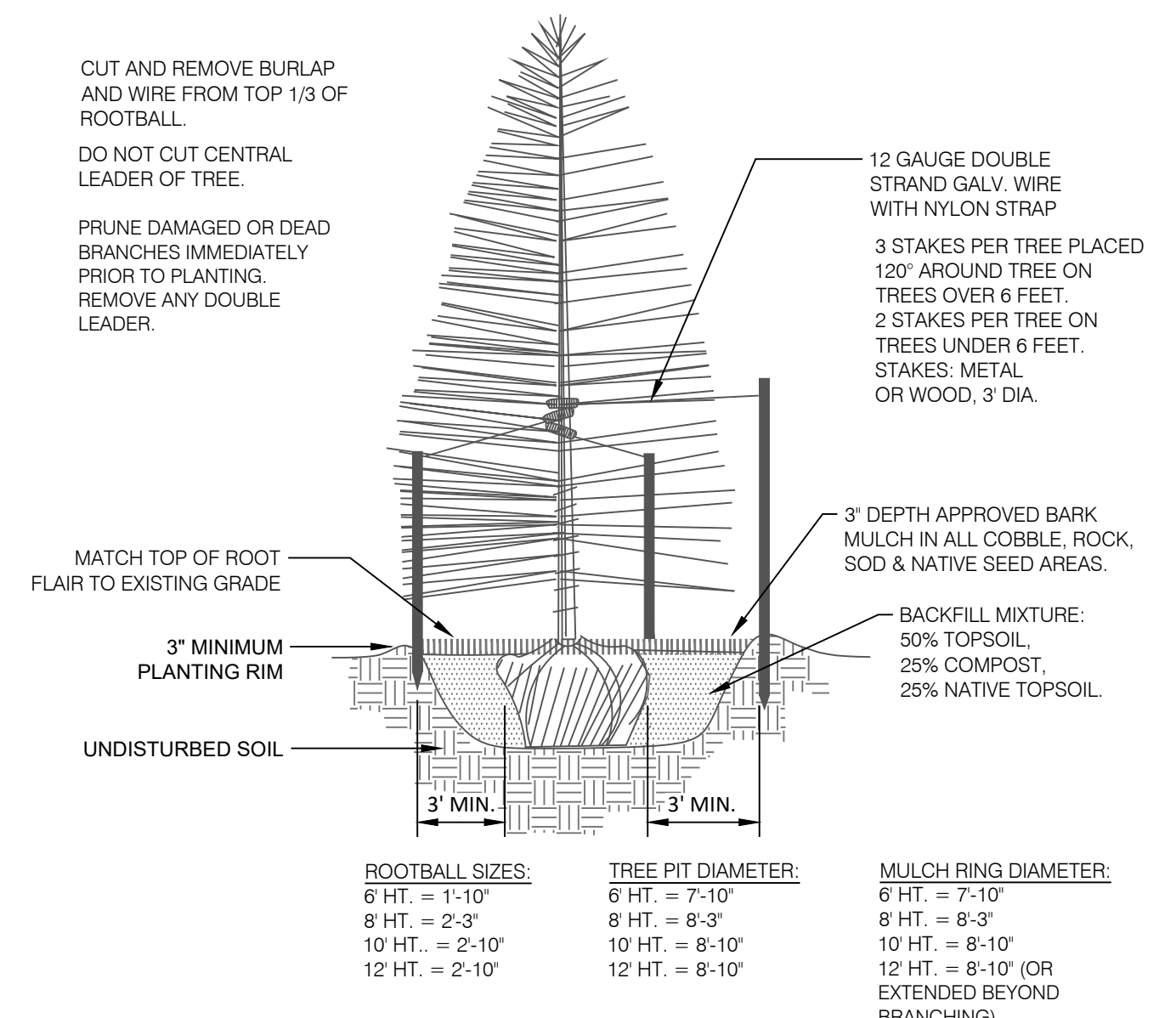
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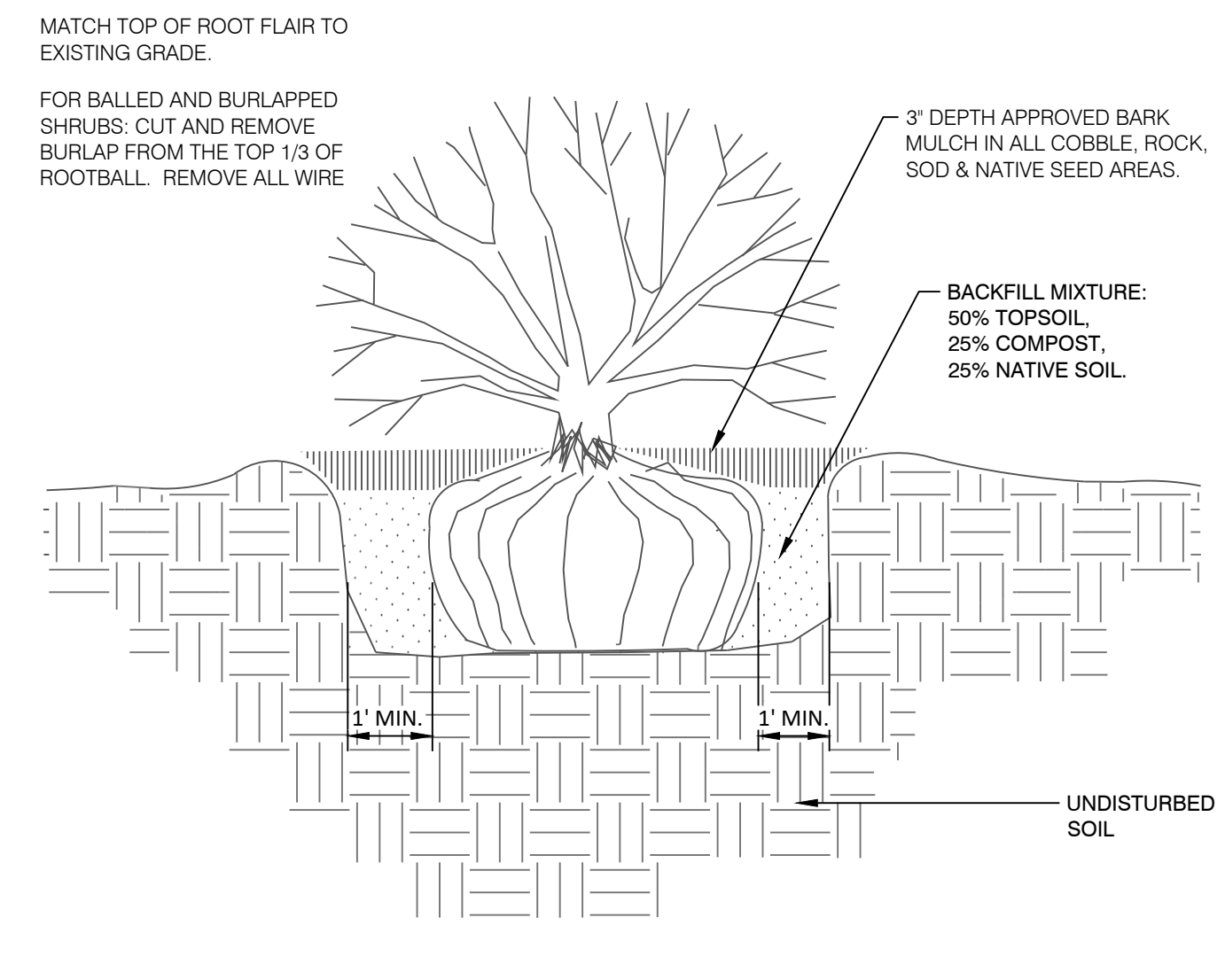
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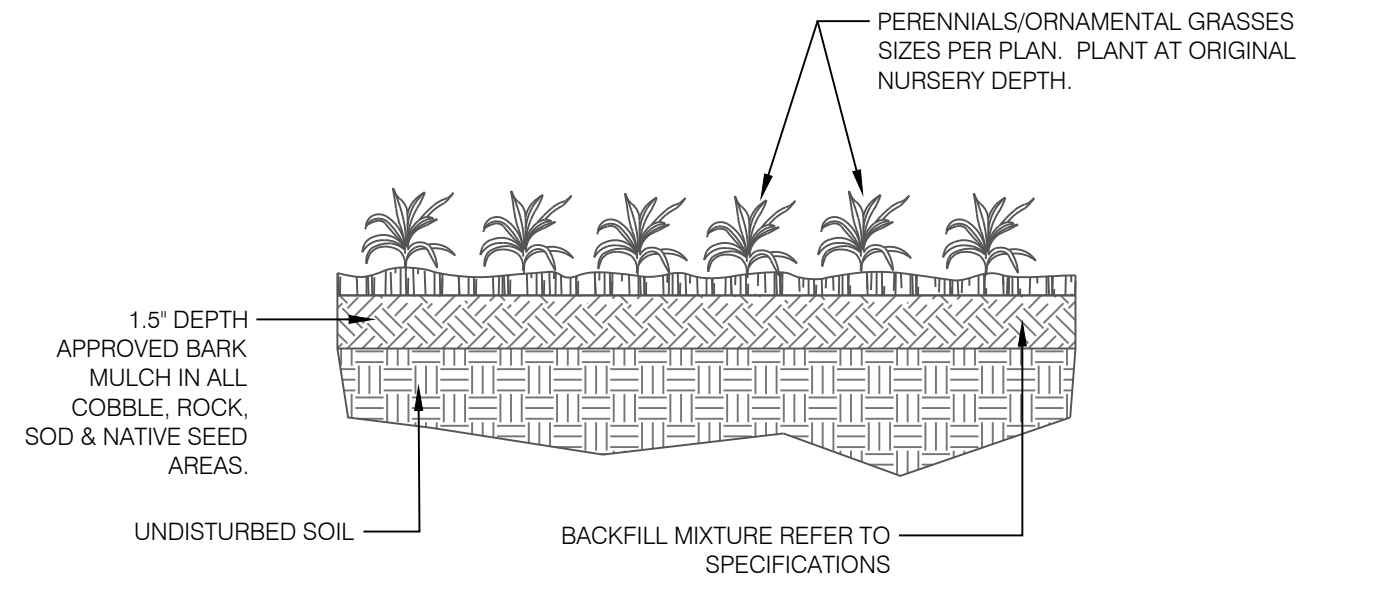
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S. 329343-01



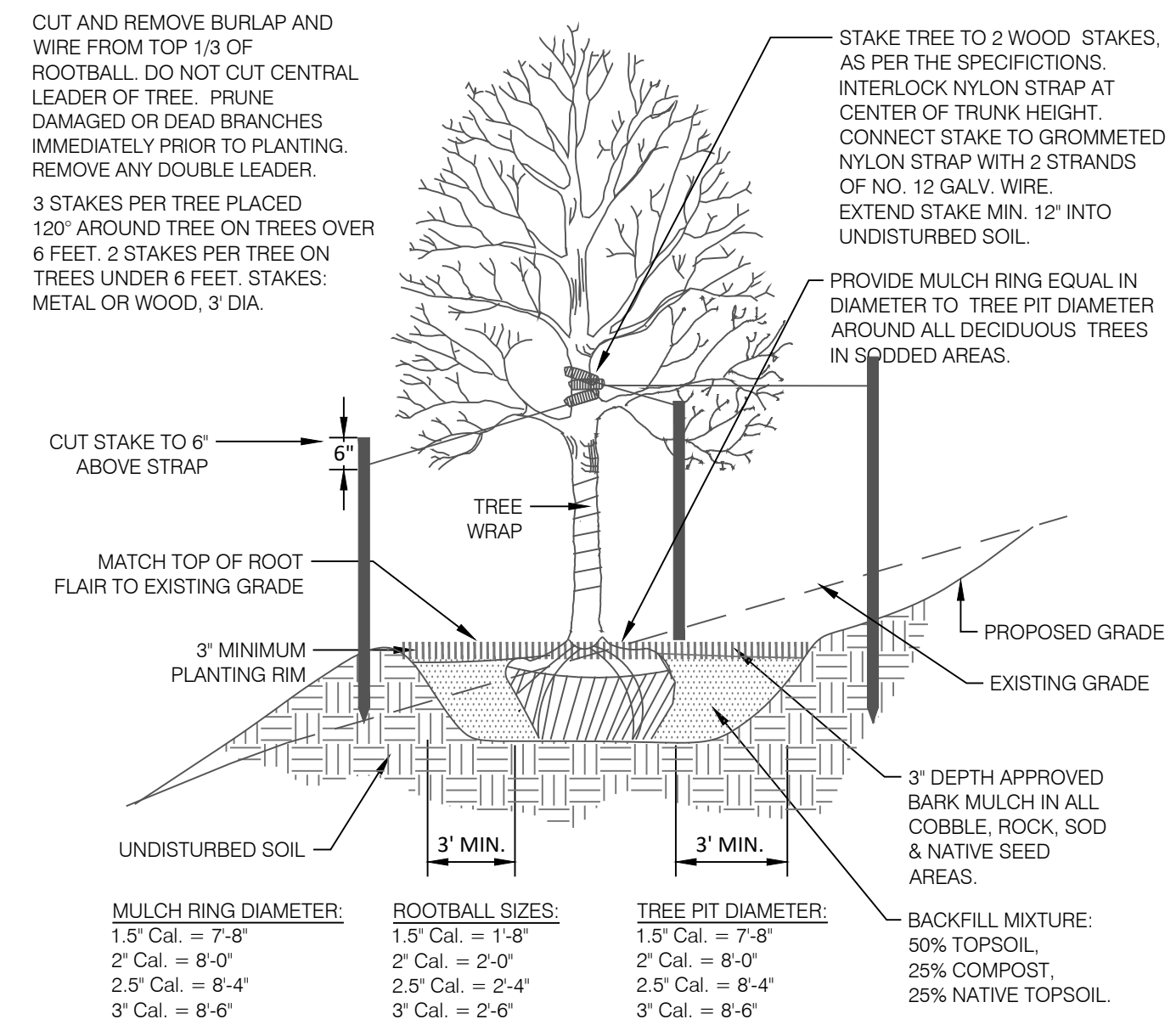
2 CONIFEROUS TREE PLANTING DETAIL
N.T.S. 329343-02



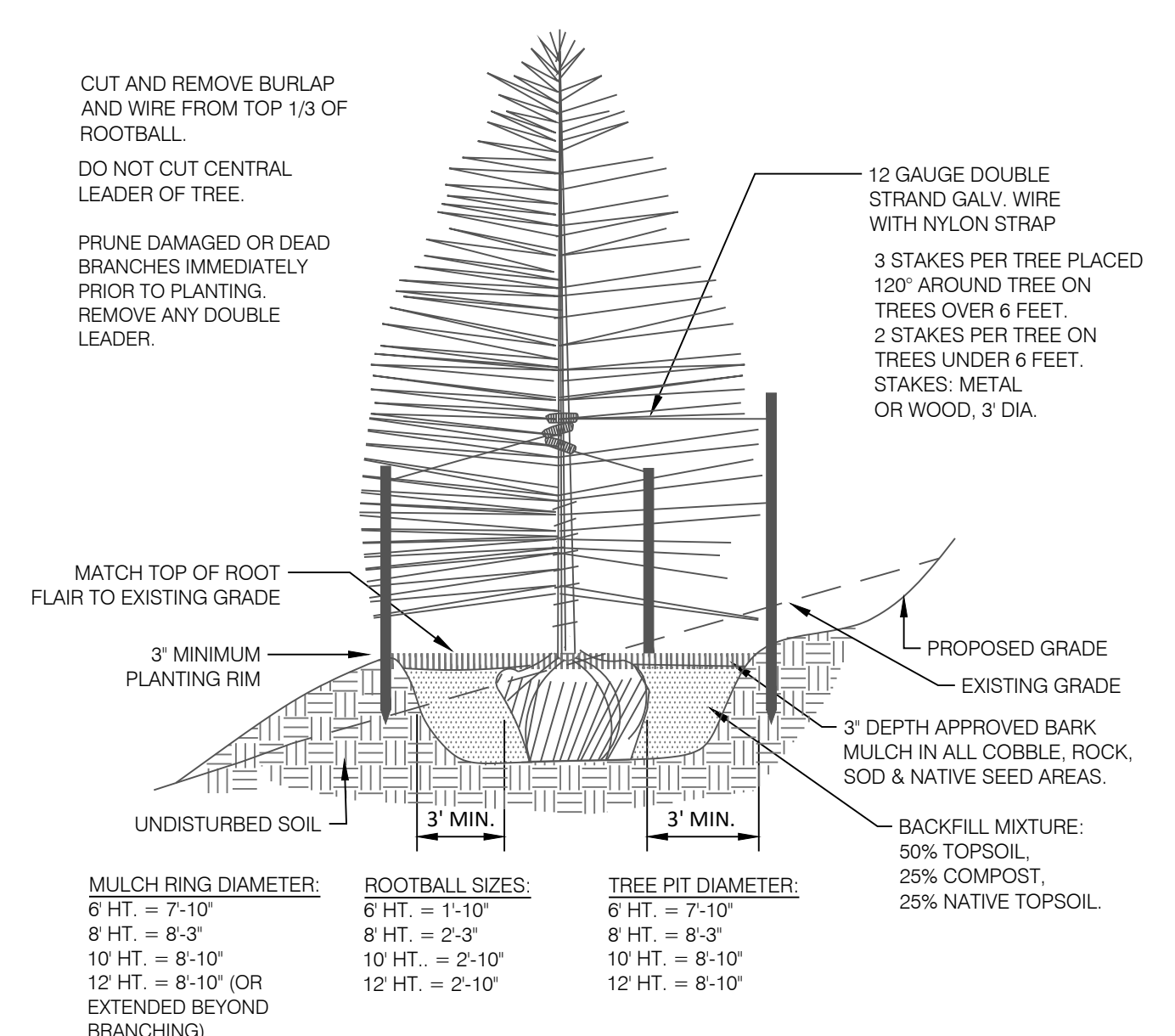
3 SHRUB PLANTING DETAIL
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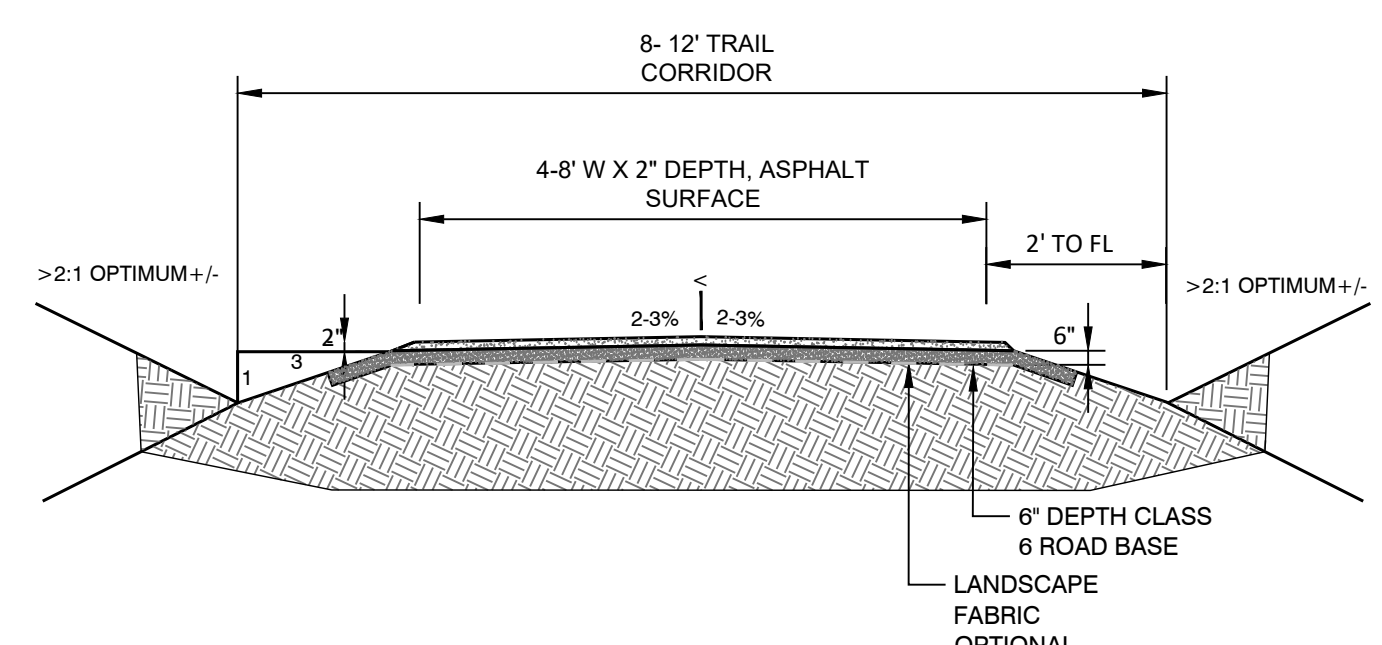
4 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S. 3293-04



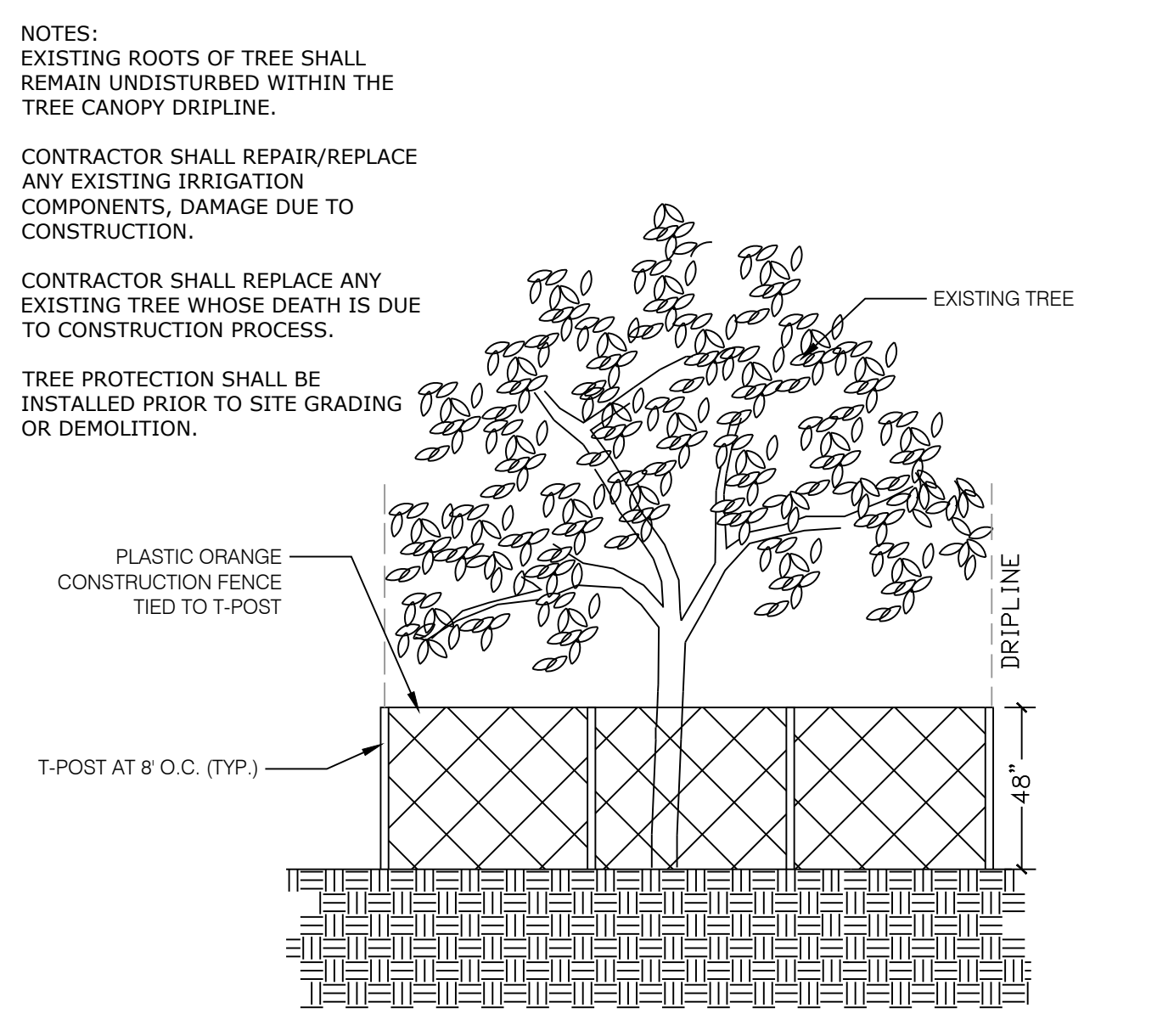
5 DECIDUOUS TREE PLACEMENT ON SLOPE
N.T.S. 329343-05



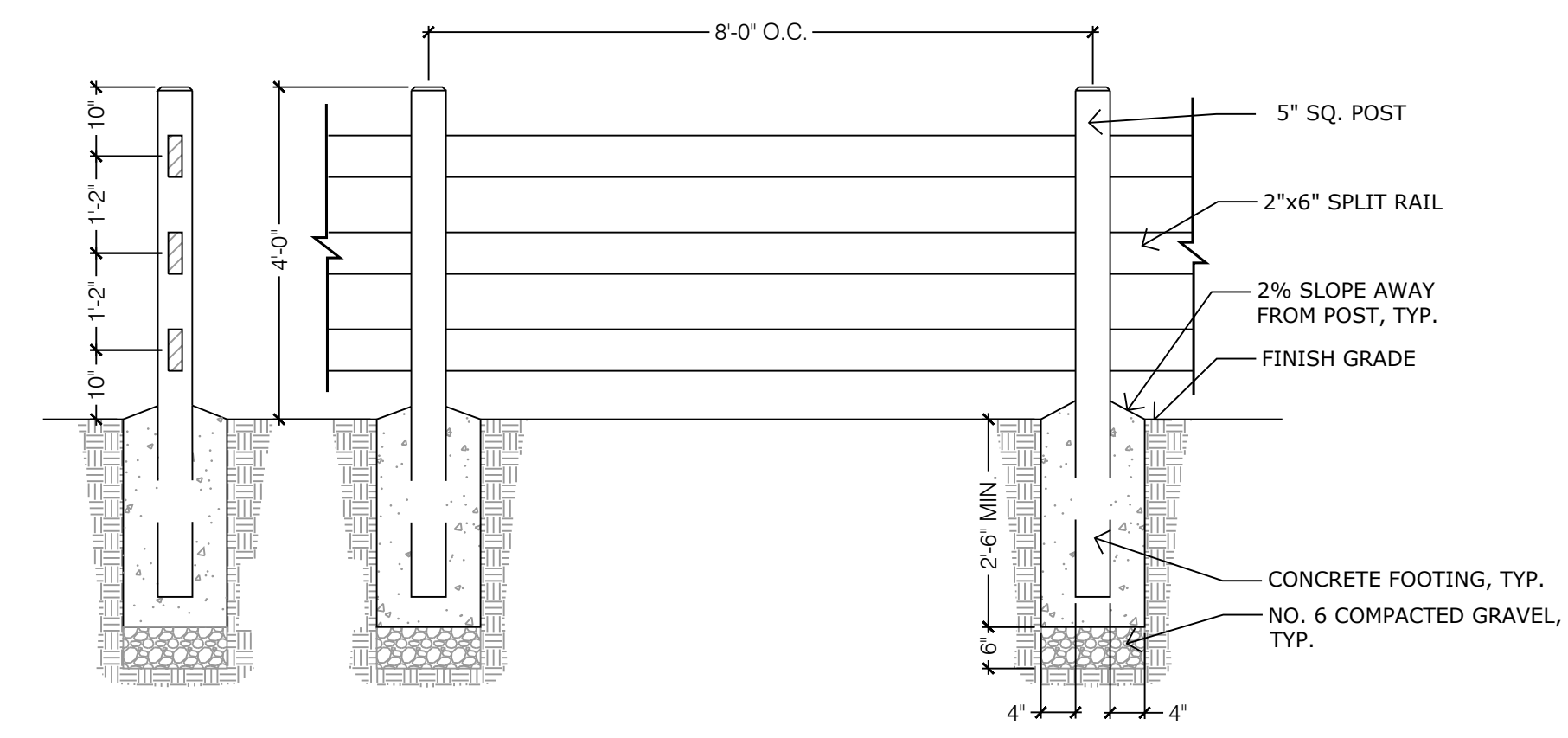
6 CONIFEROUS TREE PLACEMENT ON SLOPE
N.T.S. 329343-06



7 ASPHALT SURFACE TRAIL
N.T.S. 321216-10



8 EXISTING TREE PROTECTION DETAIL
N.T.S. 02-11



9 4' HT. 3-RAIL WOOD FENCE
1/2" = 1'-0" 323129.13-19



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LANDSCAPE DETAILS

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