



VIEW LOOKING SOUTH WEST



VIEW LOOKING WEST

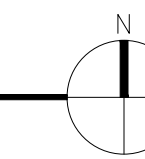


VIEW LOOKING EAST



VICINITY MAP

NTS



FLOODPLAIN NOTE

- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM #08041C0729G EFFECTIVE ON 12/07/18. ZONE X.

UTILITIES NOTE

- INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

DP AND SUBDIVISION PLAT STATEMENTS

- RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
- ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUELS MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY CODE FOR EACH LOT. APPROVAL INSPECTION MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED PRIOR TO BUILDING FINAL. (Ordinance 18-50, 8.4.105, K101.2)

ZONING DATA

ZONE:	OC
TOTAL SITE AREA:	74,052 SQ. FT. (1.7 ACRES)
ALLOWABLE BUILDING HEIGHT: (7.3.104)	45 FEET
PROPOSED BUILDING HEIGHT:	46'-8" (ADMIN RELIEF BEING REQUESTED)
SETBACKS REQUIRED: (7.3.104)	FRONT: 20' SIDE: 5' REAR: 25'
SETBACKS PROPOSED:	FRONT: 52'-6" S. SIDE: 67'-7" N. SIDE: 137'-8" REAR: 25'-0" AT BUILDING; 21'-3" AT BALCONIES AT UPPER FLOORS (ADMIN. RELIEF BEING REQUESTED)
DENSITY ALLOWED:	1 UNIT / 800 S.F. = 93 UNITS
DENSITY PROPOSED:	1 UNIT / 1,397 S.F. (53 UNITS)
MAXIMUM COVERAGE ALLOWED:	40%
COVERAGE PROPOSED:	BUILDING COVERAGE: 13,838 S.F. CARPORT COVERAGE: 5,321 S.F. TOTAL COVERAGE: 19,159 S.F. (26%)
HARDSCAPE AREA:	28,330 S.F.
LANDSCAPE/OPEN SPACE AREA:	31,88 S.F.

PROJECT DATA

PROJECT SUMMARY:	NEW 53 UNIT APARTMENT COMPLEX
PROJECT TYPE:	MULTI-FAMILY
LUR FILE #:	TBD
TAX SCHEDULE #:	7424200038
LEGAL DESCRIPTION:	A tract of land located in the West half of Section 24, Township 14 South, Range 67 West of the 6th P.M., El Paso County, Colorado, being a portion of that Tract of land described in Book 2731 at Page 908 of the records of El Paso County, Colorado, being more particularly described as follows: Commencing at the northeast corner of Bear Creek Center, as recorded in Plat Book W-1 at Page 175 of the records of El Paso County, Colorado; thence Northerly on a curve to the right through a central angle 3 degrees 29 minutes 08 seconds, having a radius of 1482.50 feet and an arc length of 90.18 feet to the Point of Beginning of the tract to be described herein; thence continue on the aforesaid curve to the right through a central angle of 16 degrees 17 minutes 13 seconds, having a radius of 1482.50 feet and an arc length of 421.42 feet; thence on a radial line to the last mentioned curve, 175.43 feet; thence angle 98 degrees 03 minutes 30 seconds left, 464.27 feet to a point that is 90.00 feet, as measured at right angle to the North line of said Bear Creek Center; thence angle 96 degrees 26 minutes 30 seconds left to a line that is 90.00 feet North of and parallel to the North line of said Bear Creek Center, 175.43 feet to the Point of Beginning, County of El Paso, State of Colorado.

Containing a calculated area of 72,788 square feet (1.670983 acres), more or less, TO BE PLATTED AS VUE DE LA PARC

SCHEDULE OF DEVELOPMENT: CONSTRUCTION TO BEGIN SPRING 2023 AND FINISH FALL 2024

BUILDING DATA

TOTAL BUILDING FOOTPRINT:	13,838 S.F.
TOTAL BUILDING AREA:	55,352 S.F.
# OF STORIES:	4
UNIT COUNT:	53 UNITS
ACTUAL BUILDING HEIGHT:	46'-8"

ADA COMPLIANCE STATEMENT

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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

GEOLOGICAL HAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING DATED NOVEMBER 30, 2020, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THIS PROPERTY: HIGHLY EXPANSIVE SOILS, BEDROCK AND DOWNSLOPE CREEP. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE AP DP 21-00368, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

PARKING SUMMARY

UNIT COUNT:	53 UNITS
REQUIRED:	STUDIO BEDROOM UNITS 1.1 X 5 UNITS = 5.5 SPACES 1 BEDROOM UNITS 1.5 X 35 UNITS = 52.5 SPACES 2 BEDROOM UNITS 1.7 X 13 UNITS = 22.1 SPACES TOTAL 80 SPACES REQUIRED
PROVIDED:	14 INDOOR PRIVATE 1-CAR GARAGES 23 CARPORT SPACES 27 STANDARD SPACES 17 COMPACT SPACES 1 LOADING SPACE 4 ACCESSIBLE SPACES TOTAL 86 ON-SITE SPACES PROVIDED
BICYCLE PARKING:	EXTERIOR: 6 INTERIOR: 10 TOTAL: 16

SHEET INDEX

1 of 11	GENERAL INFORMATION
2 of 11	SITE PLAN
3 of 11	FIRE ACCESS PLAN, SITE DETAILS & ELEVATIONS
4 of 11	PRELIMINARY GRADING PLAN
5 of 11	PRELIMINARY UTILITIES & PUBLIC FACILITIES PLAN
6 of 11	FINAL LANDSCAPE PLAN & DETAILS
7 of 11	FINAL LANDSCAPE PLAN & DETAILS
8 of 11	FINAL LANDSCAPE PLAN & DETAILS
9 of 11	EXTERIOR ELEVATIONS
10 of 11	EXTERIOR ELEVATIONS
11 of 11	MISCELLANEOUS EXTERIOR ELEVATIONS

CONTACTS

OWNER:	VANGUARD HOMES 7025 TALL OAK DRIVE, SUITE 210 COLORADO SPRINGS, CO 80919 CONTACT: MARK LONG p. 719.499.3102 e. mark@vanguardnewhomes.com
ARCHITECT:	ECHO ARCHITECTURE 2752 W COLORADO AVE. COLORADO SPRINGS, CO 80903 CONTACT: RYAN LLOYD p. 719.387.7836 e. ryan@echo-arch.com
CIVIL:	TERRA NOVA ENGINEERING INC. 721 S 23RD STREET COLORADO SPRINGS, CO 80904 CONTACT: LUANNE DUCETT p. 719.635.6422 e. l@tnesic.com
LANDSCAPE:	KRISTIN HEGGEM LANDSCAPE ARCHITECT KHLA, LLC 2009 N. FRANKLIN STREET COLORADO SPRINGS, CO 80907 CONTACT: KRISTIN HEGGEM p. 719.339.9393 e. kwheggem@cloud.com
SOILS/TESTING:	ENTECH ENGINEERING 505 ELDKTON DR. COLORADO SPRINGS, CO 80907 CONTACT: LOGAN LANFORD p. 719.531.5599 e. llanford@entechengineers.com

VUE DE LA PARC

0 SOUTH 8TH ST
COLORADO SPRINGS, CO 80905

GENREAL INFORMATION

LUR #: DEPN-22-022

ECHO

2021-033-BEARCREEK APTS
DEVELOPMENT PLAN
0 SOUTH 8TH STREET COLORADO SPRINGS
date: 12.06.2022
phase: DP
drawn by: RCL

Echo Architecture, LLC
4 S Walsatch Ave, #128
Colorado Springs, CO 80903
www.echo-arch.com
719.387.7836



SITE PLAN LEGEND

- NEW BUILDING
- NEW CONCRETE
- SIGHT VISIBILITY TRIANGLE
- 28" FULL CUT-OFF PEDESTRIAN LOW VOLTAGE LED LIGHT BOLLARD (SEE DETAIL 3 SHEET 3 OF 9 FOR MOUNTING)
- TRAFFIC RATED LIGHTED BOLLARD
- PROPERTY LINE
- SETBACK/BUFFER/EASEMENT LINE
- NEW SPLIT RAIL FENCE TO MATCH EXISTING
- NEW FENCE PER ELEVATIONS
- (E) SPLIT RAIL FENCE TO REMAIN

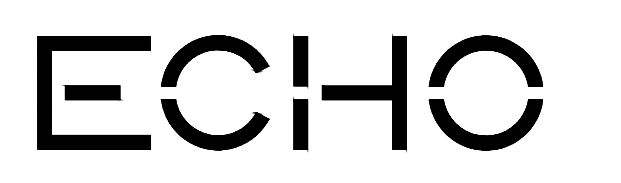
SITE PLAN NOTES

1. REFER TO SHEETS 4 & 5 FOR CIVIL INFORMATION INCLUDING GRADING AND UTILITIES.
2. REFER TO SHEETS 6, 7, AND 8 FOR ALL LANDSCAPING INFORMATION.
3. INFORMATIONAL ONLY: SIGNAGE IS NOT APPROVED WITH THIS DEVELOPMENT PLAN. ALL SIGNS REQUIRE AN APPROVED SIGN PERMIT.
4. FLOOD LIGHTING IS PROHIBITED.
5. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
6. MAILBOX LOCATION WILL BE COORDINATED WITH U.S.P.S. AT TIME OF BUILDING PERMIT OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG S 8th STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY. AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR, TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.
8. ALL NEW PEDESTRIAN RAMPS TO BE CITY STANDARD D-8.

SITE PLAN KEYNOTES

- 1 EXISTING CURB AND GUTTER TO REMAIN
- 2 BUILDING ENTRY
- 3 BALCONY / ROOF ABOVE
- 4 NEW REDI-ROCK RETAINING WALL, RE: CIVIL
- 5 CONCRETE SIDEWALK/CROSSWALK (NEW)
- 6 LOADING ZONE SIGN
- 7 TRANSFORMER
- 8 TRASH ENCLOSURE - SEE ELEVATIONS ON SHEET 3 OF 11
- 9 NEW ADA PARKING SIGN
- 10 LINE OF CARPORT ROOF ABOVE
- 11 PRIVATE PATIO
- 12 COMMUNITY PATIO
- 13 SPLIT RAIL FENCE TO MATCH EXISTING
- 14 PEDESTRIAN BOLLARD LIGHTING PER 3 & 7/30F11
- 15 LANDSCAPING MEDIAN, RE: LANDSCAPE DRAWINGS
- 16 PRIVATE FULL SPECTRUM EDB; RE: CIVIL
- 17 FIRE ACCESS GATE AND LOCKBOX, RE: CIVIL DRAWINGS
- 18 MAILBOXES AND PARCEL LOCKERS IN BUILDING LOBBY
- 19 (E) SIDEWALK TO REMAIN
- 20 (3) U SHAPED BACK RACK
- 21 CARPORTS - SEE SHEET 9 AND 11
- 22 4" WIDE LIMESTONE CRUSHER FINES 4" DEEP COMPACTED PATH
- 23 NEW CONCRETE RETAINING WALL
- 24 CEILING LIGHT UNDER CARPORT ROOF
- 25 TRAFFIC RATED LIGHTED BOLLARD RE: 9/30F11

SITE PLAN
LUR #: DEPN-22-022



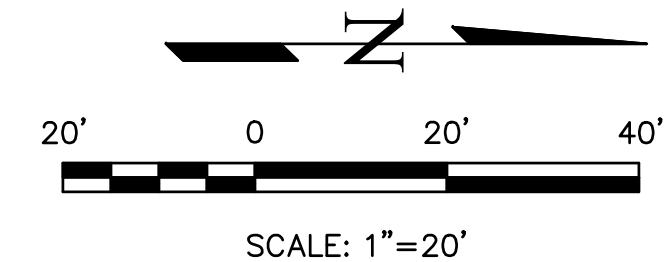
2021-033-BEARCREEK APTS
 DEVELOPMENT PLAN
 0 SOUTH 8TH STREET COLORADO SPRINGS
 date: 12.06.2022
 phase: DP
 drawn by: RCL

Echo Architecture, LLC
 4 S. Wabash Ave., #129
 Colorado Springs, CO 80903
 www.echo-arch.com
 719-587-7656

1 SITE PLAN
1" = 20'-0"

2 ENLARGED SITE PLAN
1" = 10'-0"

VUE DE LA PARC COLORADO SPRINGS, CO DEVELOPMENT PLAN PRELIMINARY GRADING



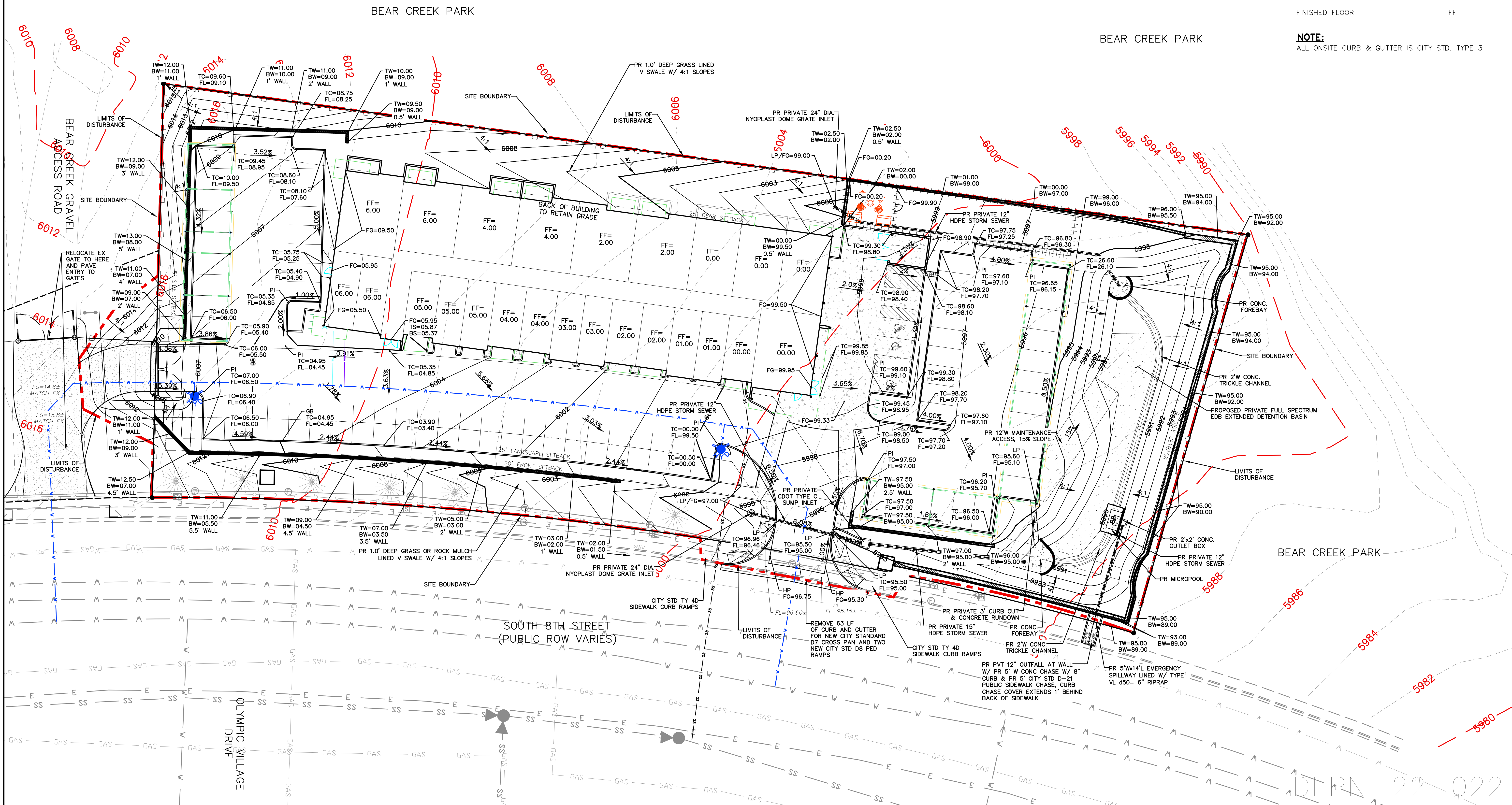
LEGEND

- 5' EX CONTOUR --- 6810
- 1' EX CONTOUR --- 6802
- 5' PR CONTOUR --- 6810
- 1' PR CONTOUR --- 6802
- PROPOSED FLOW DIRECTION →
- HIGH POINT HP
- LOW POINT LP
- FINISHED FLOOR FF

NOTE:
ALL ONSITE CURB & GUTTER IS CITY STD. TYPE 3

NOT FOR CONSTRUCTION.

ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS



REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECTS AUTHORIZED BY WRITTEN AUTHORIZATION.

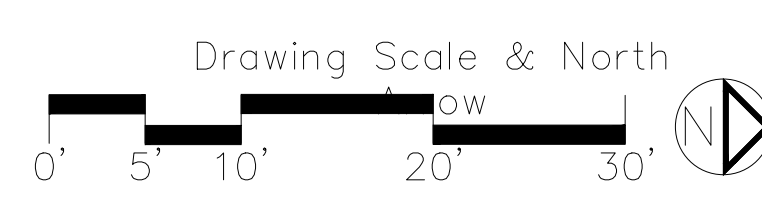
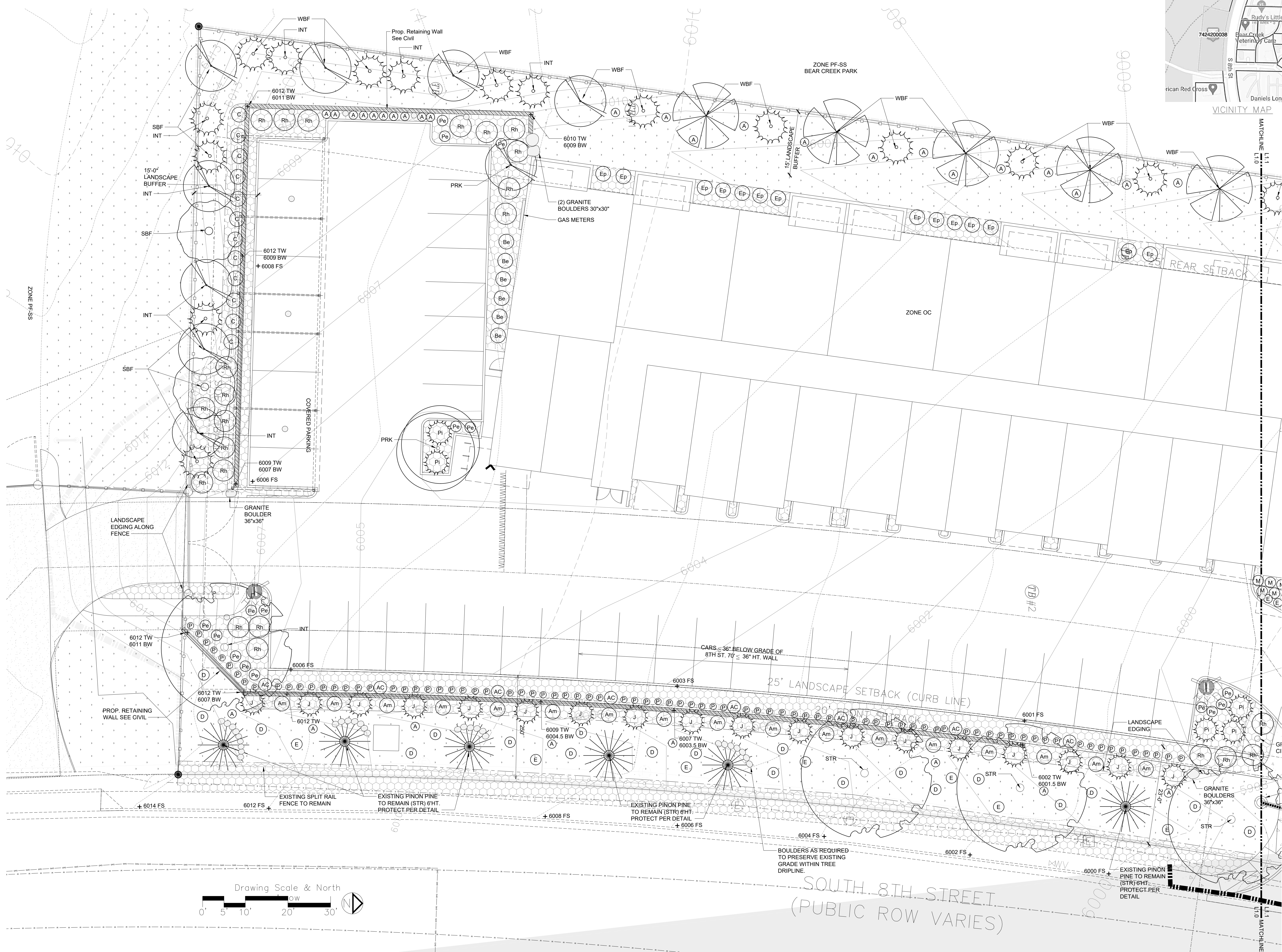
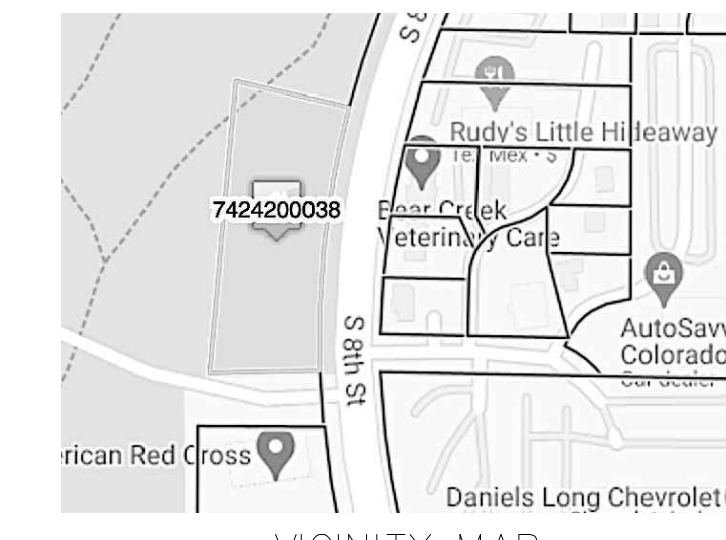
PREPARED FOR:
VICEROY DEVELOPMENT
ATTN: MARK LONG
7025 TALL OAK DR #210
COLORADO SPRINGS, CO 80919
719.499.3102

Terra Nova
Engineering, Inc.
Civil & Environmental Engineers
721 S. 29th STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.terra-nova.com

VUE DE LA PARC
DEVELOPMENT PLAN
PRELIMINARY GRADING

DESIGNED BY QNA
DRAWN BY QNA
CHECKED BY
H-SCALE AS NOTED
V-SCALE NA
JOB NO. 2089.00
DATE ISSUED 01/12/23
SHEET NO. 4 of 11

DEPN-22-022

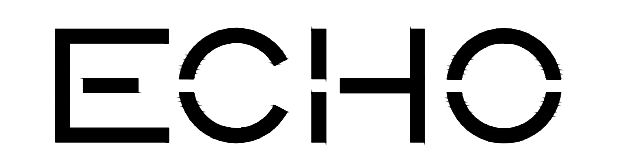


VUE DE LA PARC APARTMENTS

0 SOUTH 8TH ST
 COLORADO SPRINGS, CO 80906

DP SUBMITTAL

FINAL LANDSCAPE PLAN
 & DETAILS FOR DP
 SUBMITTAL



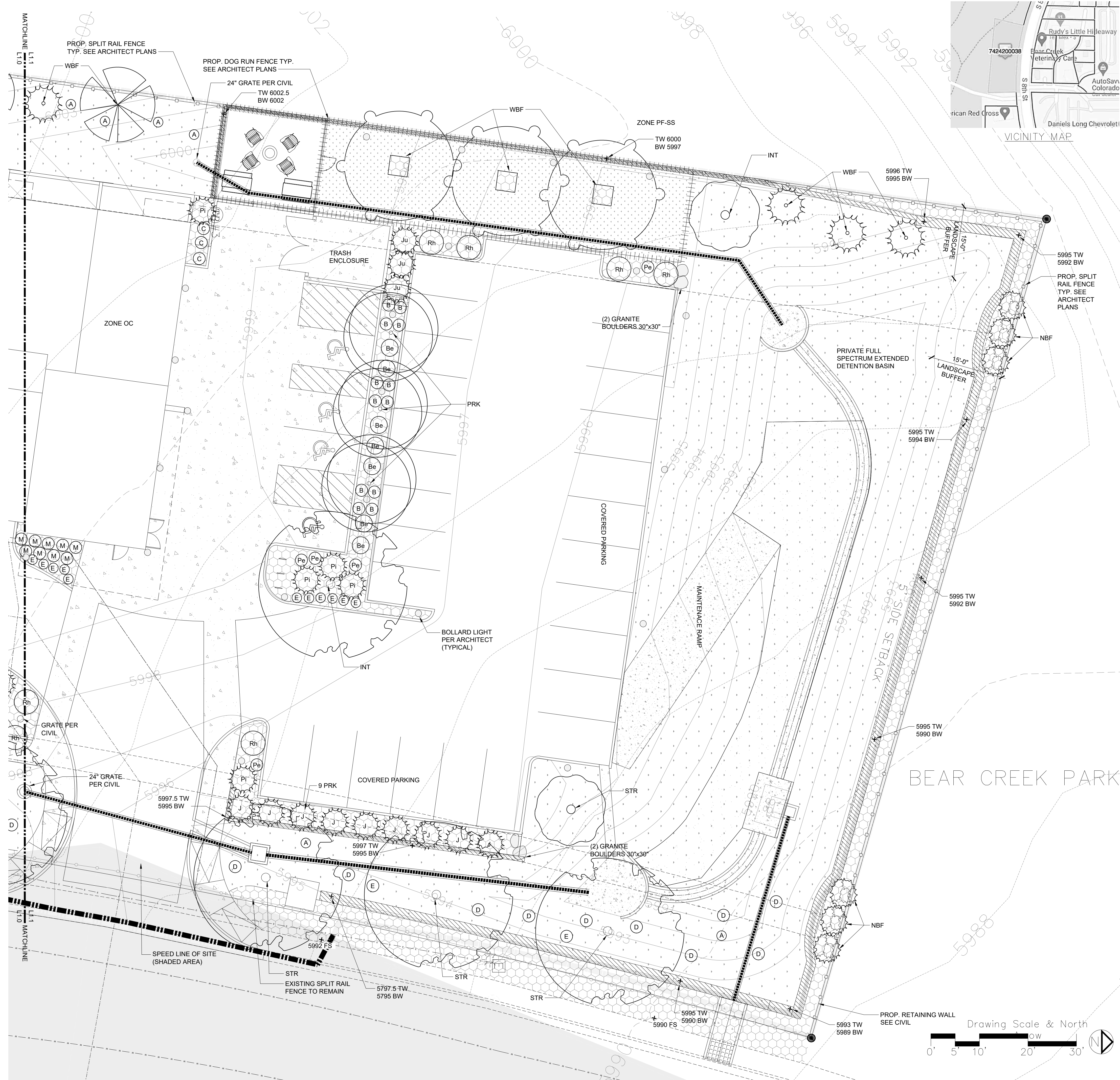
2020-033-BEARCREEKAPT date:
 12/6/2022
 phase:
 BEAR CREEK APTS
 0 SOUTH 8TH ST
 COLORADO SPRINGS drawn by:
 KWH

Symbol	Qty	Botanical Name / Common Name	Planting Size	Mature Plant Size (HxW)	Plant Schedule Key
	3	Acer x 'Crimson Sunset' / Crimson Sunset Maple	1.5" caliper	35'x25'	S
	6	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5" caliper	20'x15'	4578S
	8	*Gleditsia triacanthos inermis 'Sunburst' / Sunburst Honeylocust	1.5" caliper	30'x30'	45A
	4	*Crataegus arbutifolia / Russian Hawthorne	1.5" caliper	25'x15'	235AD
	4	*Prunus virginiana 'Shubert' / Shubert Cherry	1.5" caliper	30' x 20'	1245678SA
	9	Quercus robur 'Skyrocket' / Skyrocket English Oak	1.5" caliper	35'x12'	S
	6	*Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	6" ht.	15'x6'	125678D
	19	*Pinus nigra 'Frank' / Columar Austrian Pine	6" ht.	20'x6'	25678D
	6	*Existing Pinus edulis / Piñon Pine to remain and be protected during grading	NA	20'x12'	1256D
Total Trees	65	Signature trees: 53 Percentage of Total: 82% (60% min. req'd) 40% minimum of proposed trees to be 30' height = 26 trees req'd, 24 trees provided			
Shrubs					
A	38	*Amorpha nana / Dwarf leadplant	5"	2' x 2'	235 A
Am	17	*Amorpha canescens / Leadplant	5"	42" x 42"	235A
Be	13	*Berberis thunbergii 'Admiral' / Admiral Barberry	5"	30" x 30"	45A
Ep	14	Ephedra equisetina / Bluestem Joint Fir	5"	4' x 3'	D
M	9	*Mahonia repens / Creeping Colorado Holly	5"	18" x 18"	45678AD
Ju	3	*Juniperus chinensis 'Hetzl Columnaris' / Hetz Columnar Juniper	5"	12' x 4'	2568DA
J	27	Juniperus x media 'Pfitzeriana Compacta' / Compact Pfitzer Juniper	5"	4' x 5'	DA
Pi	10	*Pinus mugo 'Slowmound' / Dwarf Slowmound Mugo Pine	5"	3' x 5'	1256D
Rh	29	*Rhus trilobata 'Autumn Amber' / Autumn Amber Creeping Sumac	5"	18" x 5'	23456D
Total Shrubs	160	Signature shrubs: 119 Percentage of Total: 74% (60% min. req'd)			
Perennials					
AC	8	Achillea Millefolium 'Red Beauty' Red Yarrow	1"	2' x 4'	1356A
P	82	Panicum Virgatum 'Heavy Metal' Blue Switchgrass	1"	3' x 3'	12346D
C	14	Callirhoe involucrata / Prairie Winecup	1"	1' x 4'	123D
D	30	Dalea purpurea / Purple Prairie Clover	1"	2' x 2'	235D
E	21	Epilobium can 'Orange Carpet' / Orange Carpet Hummingbird Trumpet	1"	6' x 18"	A
Pe	14	Penstemon strictus / Rocky Mountain Penstemon	1"	2' x 3'	125D
B	12	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grama Grass	1"	3' x 2'	1235D
Total Perennials	181	Perennials from Appendix B: 181 Percentage of Total: 100% (100% min. req'd)			

Groundcover Symbol	Qty	Description	Notes
	5300 s.f.	2-4" Brown River Rock	4" Depth over Mirafi weed fabric
	20,290 s.f.	El Paso County All Purpose Low Grow Mix	Seed (erosion control fabric where necessary) Install per city standards. Non-irrigated along east, south and north property lines. Irrigated along 8th St.
	1450 s.f.	K9 Artificial turf (dog park area)	Install per manufacturer's specifications
	240 s.f.	3" Depth Decomposed Granite	Over 3" Road Base. Brown Color

Table S-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	Non-irrigated broadcast	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Grama, 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



KHLA
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 LANDSCAPE ARCHITECT · ASLA
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 WWW.KRISTINHEGEM.COM RLA 238
 719.339.9393

VUE DE LA PARC APARTMENTS
 0 SOUTH 8TH ST
 COLORADO SPRINGS, CO 80906
 DP SUBMITTAL

FINAL LANDSCAPE PLAN
 & DETAILS FOR DP
 SUBMITTAL

ECHO
 2020-033-BEARCREEKAPT date: 12/6/2022
 BEAR CREEK APTS phase:
 0 SOUTH 8TH ST
 COLORADO SPRINGS drawn by: KWH
 Echo Architecture, LLC
 4 S. Winkler Ave. #120
 Colorado Springs, CO 80907
 www.echo-arch.com t. 719.387.7636
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 DEPN 22-022

planting improvements

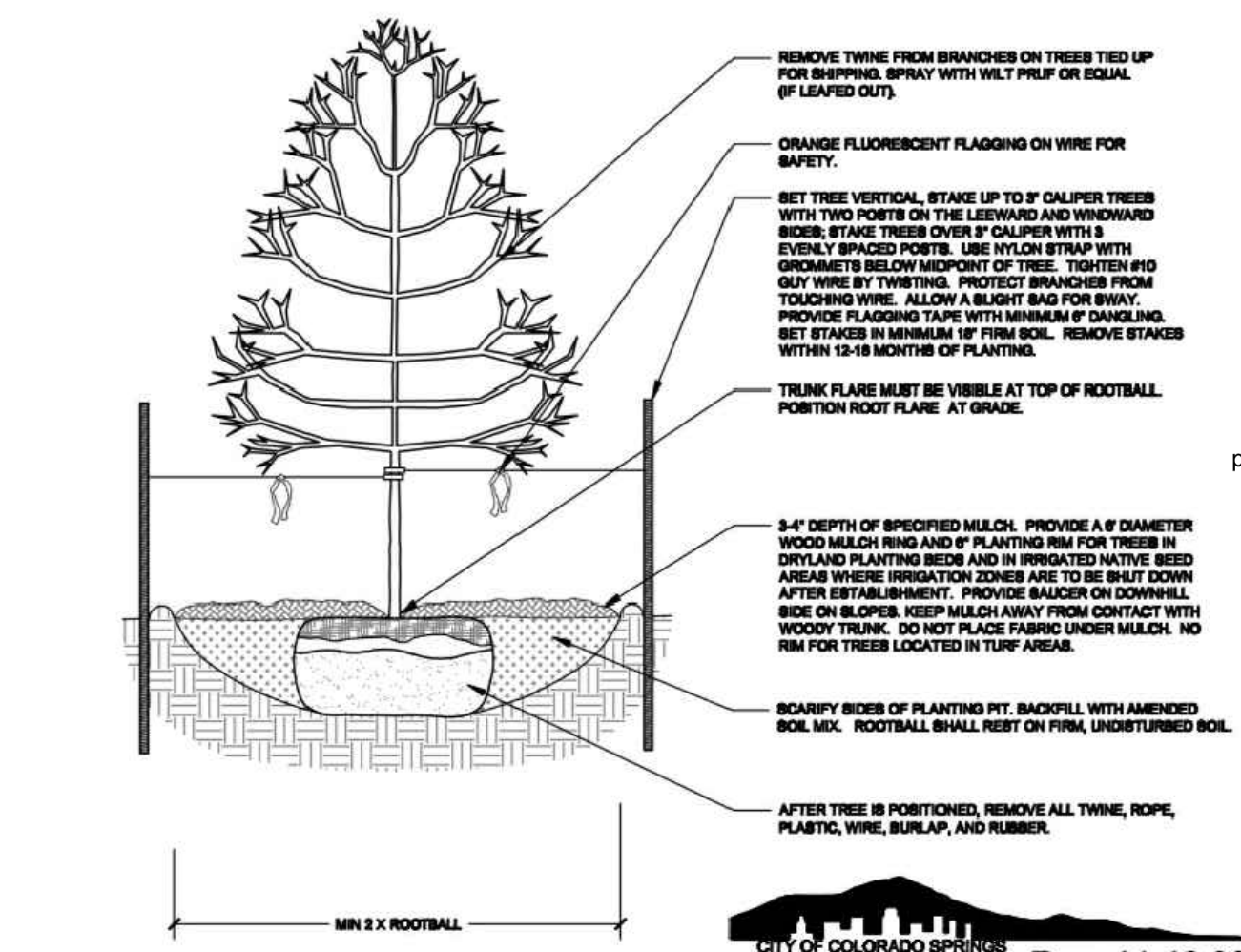
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPING WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE HEATING PROPERTY OWNER.
- PLANT INSTALLATION SHALL BE IN CONFORMANCE WITH APPENDIX H, PLANTING DETAILS AND LANDSCAPE POLICY MANUAL OF THE CITY OF COLORADO SPRINGS.
- THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED AFTER SITE GRADING AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO THE SOIL LAB FOR TESTING. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNT AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB/DECIDUOUS/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL.
- ALL UTILITY VAULTS, TRANSFORMERS, POLES, ETC. AND STREET LIGHTS SHALL HAVE A CLEARANCE AROUND THEM PER CSU GUIDELINES. HYDRANTS TO HAVE 5' CLEARANCE.
- PLANT MATERIALS OVER 30" HEIGHT SHALL NOT ENCRUMB INTO ANY SIGHT TRIANGLES.
- TREES SHALL NOT BE PLANTED WITHIN 40' OF ANY CORNER ON DOUBLE FRONTAGE LOTS OR WITHIN 5' OF ANY DRIVEWAY/TERRA NOVA ENGINEERING.
- PLANT SUBSTITUTIONS SHOULD NOT BE REQUIRED AND WILL NOT BE PERMITTED EXCEPT IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE WITHIN A 100 MILE RADIUS OF THE PROJECT. LANDSCAPE ARCHITECT WILL CHARGE CONTRACTOR FOR ANY TIME SPENT SOURCING PLANT MATERIAL. CONTRACTOR IS TO ACCEPT THIS AS PART OF HIS CONTRACT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNTS AND AREA TAKE-OFFS. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- IMMEDIATELY UPON AWARD OF THE CONTRACT, THE CONTRACTOR SHALL LOCATE, ORDER AND PURCHASE/HAVE DEL. ALL SPECIFIED PLANTS.
- PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, CONTRACTOR SHALL VERIFY THE AVAILABILITY OF WATER TO THE SITE.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE WILL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL NAMES AND ONE TAG SHALL REMAIN ON EACH SPECIES UNTIL CITY AFFIDAVIT INSPECTION.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED, DEVELOPED AND IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1964/TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE NURSERY ACT) AND AMERICAN STANDARDS OF NURSERY STOCK.
- PLANTS MAY BE REJECTED AT ANY TIME BY THE OWNER OR LANDSCAPE ARCHITECT DUE TO CONDITION, FORM, DAMAGE OR FAILURE TO MEET SPEC'S ANYTIME BEFORE OR AFTER PLANTING. WILTED PLANT MATERIAL SHALL NOT BE PLANTED.
- THE CONTRACTOR SHALL IMPORT AND PLACE 4" PER 1000 SQ. FT. OF CLASS 1 COMPOST OVER ALL NEW SHRUB AREAS. ROTOTILL TO A DEPTH OF 6" PER DETAIL. PROTECT FROM COMPACTON AND CONSTRUCTION TRAFFIC.
- PRIOR TO SEEDING, FINE GRADE AND/OR ROLL THE SURFACE TO REMOVE ANY IRREGULARITIES.
- NATIVE GRASS AREAS SHALL BE SEEDDED WITH A GRASS MIX AS SPECIFIED. SOIL PREP AND SEEDING METHODS ARE PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED 12/2020. REFER TO SEED MIX TABLE.
- FERTILIZE AND WATER PER SEED SUPPLIER'S RECOMMENDATIONS. MINIMUM AMOUNT OF SOIL AMENDMENTS FOR THE NATIVE SEED AREAS (2 CU PER 1000 SF).
- TIMING OF SEED APPLICATION SHALL BE PER SUPPLIER'S RECOMMENDATIONS (CLIMATE AND ELEVATION RELATED).
- SEEDED AREAS TO BE MONITORED FOR WEEDS WEEKLY TO AVOID WEED FLOWER/SEED-HEAD DEVELOPMENT. HAND PULL ALL WEEDS REMOVING AS MUCH ROOT AS POSSIBLE. NO HERBICIDE USE DURING THE FIRST 2 YEARS AFTER SEEDING. ONLY USE HERBICIDES RECOMMENDED BY SEED SUPPLIER AFTER 2 YEARS.
- SEEDED AREA SUCCESS CAN NOT BE DETERMINED UNTIL THE END OF THE 2ND GROWING SEASON. FINANCIAL ASSURANCE WILL ONLY BE RELEASED AFTER THIS TIME IF ALL CITY SPECIFICATIONS HAVE BEEN MET.
- SEEDED AREAS ARE INTENDED TO GROW FULL HEIGHT TO PROVIDE HABITAT FOR BENEFICIAL INSECTS. MOWING SHOULD ONLY BE ALLOWED MAY-SEPTEMBER. TAKE CARE NOT TO MOW INTER-MIXED SHRUBS AND PERENNIALS.
- MULCH SHALL BE APPLIED TO SEEDED AREAS WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS. MULCHING SHALL NOT BE PERFORMED DURING WEATHER CONDITIONS WHICH WOULD PREVENT UNIFORM DISTRIBUTION. MULCH APPLICATION SHALL NOT SERIOUSLY DISTURB THE SEEDED SURFACE.
- ALL SHRUB AREAS NOTED WITH ROCK MULCH SHALL RECEIVE A 4" LAYER OF SPECIFIED ROCK MULCH OVER MIRAFI WEED FABRIC.
- ALL SHRUB AREAS NOTED WITH SAND MULCH SHALL RECEIVE A 4" LAYER OF CORALLA HAIR MULCH (NO WEED FABRIC).
- PLANTS SHALL BE PROTECTED AGAINST THEFT, HEAT, SUN WIND, FROST AND PHYSICAL DAMAGE WHILE BEING TRANSPORTED AND HELD AT THE SITE. USE ANTI-DEICANT SPRAY AS NECESSARY. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
- PLANTS SHALL BE ACCLIMATED TO THEIR CLIMATE USE AND LOCATION.
- PLANT ROOT BALL SHALL NOT BE DAMAGED DURING PLANTING PROCESS. B&B ROOT BALLS SHALL BE PROTECTED FROM DRYING BY COVERING WITH MULCH AND WATERING AS NECESSARY WHILE AWAITING TO BE PLANTED.
- ALL ROCK AND DEBRIS SHALL BE REMOVED FROM PLANTING AREAS AND THEN FROM THE SITE IN ACCORDANCE WITH THE FOLLOWING CRITERIA: 1" IN SEEDED AND SHRUB AREAS, 3" IN SLOPE AREAS.
- CONTRACTOR TO SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER FOR APPROVAL AT THE TIME OF AMENDING AND TO THE LANDSCAPE ARCHITECT BEFORE AFFIDAVIT INSPECTION.
- CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL AND MULCH.
- PRUNE PLANTS DURING INSTALLATION TO REMOVE BROKEN BRANCHES OR AS DIRECTED BY LANDSCAPE ARCHITECT. RETAIN THE NATURAL HABITUSHAPE OF THE PLANT. DO NOT PRUNE CENTRAL LEADER.
- CIRCULAR ROOT SYSTEMS OF CONTAINER STOCK SHALL BE SCARIFIED ON THE SIDES PRIOR TO PLANTING.
- PLANTING PITS FOR TREES AND SHRUBS SHALL BE NO LESS THAN TWICE THE DIAMETER AND THE SAME DEPTH AS THE ROOTBALL, PER DETAIL.
- ALL PLANTS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND THE BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- CONTRACTOR SHALL FERTILIZE ALL PLANTS AS NECESSARY. WATER IMMEDIATELY AFTER APPLICATION. FERTILIZER CONTAINING IRON SHALL BE KEPT OFF ALL HARDSCAPE. PROVIDE OWNER WITH RECEIPTS FOR FERTILIZER TYPE AND QUANTITY USED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTED/SEEDED AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE INSTALLATION PERIOD. ALL WEEDS SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
- TREE TRUNKS SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC LINES AND 10' FROM ANY GAS LINES RATED 150PSI OR GREATER. TREE TRUNKS SHALL BE 15' FROM ANY SEWER OR WATER MAINLINE.
- TREES SHALL NOT BE LOCATED WITHIN 15' OF ANY UTILITY MAINLINE, ANY CONDUIT, UNDERGROUND HOSES AND/OR ANY OTHER POTENTIAL HAZARD.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. IN AREAS WITH DEER, TREE TRUNKS SHALL ALSO BE WRAPPED WITH PROTECTIVE ABBOR TAPE SUCH AS TREE ARMOR PLUS.
- THE CONTRACTOR SHALL PERFORM A PERCOLATION TEST FOLLOWING THE ROUGH GRADING TO DETERMINE IF A SUBDRAIN, AUGURED HOLE AND/OR AERATION PIPES ARE REQUIRED. STEPS: 1. IDENTIFY A TYPICAL LOCATION OF A #15 OR LARGER PLANT AND EXCAVATE THE PIT PER DETAIL. 2. FIL THE PIT TO A DEPTH OF 12" WITH WATER, AND MEASURE THE TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY. 3. WITHIN SIX HOURS FROM WHEN THE PIT IS EMPTIED, FILL THE PIT AGAIN TO A DEPTH OF 12" AND MEASURE THE TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY. IF IT IS OVER 3 HOURS, A DETERMINATION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT A DRAINAGE SYSTEM TO EACH #15 AND LARGER SHRUB/TREE WILL BE REQUIRED (AT ADDITIONAL EXPENSE TO THE OWNER).
- IF AN AUGURED HOLE IS NEEDED, A 12" DIAMETER OR LARGER HOLE SHALL BE AUGURED TO A DEPTH OF 5' BELOW THE BOTTOM OF THE PLANTING PIT, AND FILLED WITH CLEAN COARSE SAND. COVER AND SECURE FILTER FABRIC OVER THE TOP OF THE SAND BEFORE INSTALLING THE PLANT IN THE PIT.
- REMOVE TREE STRIPS, CUTS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION. TRUNK WRAP TO REMAIN IN AREAS WITH DEER.
- AT THE COMPLETION OF LANDSCAPE INSTALLATION, CONTRACTOR IS TO COORDINATE THE AFFIDAVIT INSPECTION BY THE LANDSCAPE ARCHITECT AND OWNER'S REP. ANY PUNCH LIST ITEMS ARE TO BE CORRECTED AT THE EXPENSE TO THE OWNER. ANY PLANTS NOT IN HEALTHY CONDITION DURING THE ONE-YEAR-WARRANTY PERIOD SHALL BE REPLACED IN A TIMELY MANNER, AS PER THE ORIGINAL SPECIFICATION. FREE OF CHARGE TO THE OWNER.
- ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST LOCATIONS PRIOR TO INSTALLING PLANTS AS NECESSARY TO AVOID CONFLICTS WITH UNFORESEEN ELEMENTS OR ELEMENTS ADDED DURING CONSTRUCTION.
- TREES 1.5' CALIPER AND LARGER ARE TO BE INSTALLED BEFORE IRRIGATION MAINLINES AND LATERAL LINES INSTALLED.

general notes

- MAINTENANCE RESPONSIBILITY FOR ALL LANDSCAPED AREAS, FENCES AND WALLS ON SITE TO BE THE PROPERTY OWNER.
- MAINTENANCE RESPONSIBILITY FOR ALL STREETScape IMPROVEMENTS AND TREES IN THE CITY ROW TO BE THE ADJUTING PROPERTYOWNER.
- THE SOIL TYPE FOR THIS SITE IS 85.3% CHASEVILLE GRAVELLY SANDY LOAM AND 4.7% GRAVEL PER THE USDA SOIL MAP.
- SOIL PREP AMENDMENTS, TILLING AND ANY NECESSARY DE-COMPACTON OR EXCAVATION WILL BE BASED ON A SOIL SAMPLE TEST TO BE DONE AFTER ROUGH GRADING BY THE LANDSCAPE CONTRACTOR. SEE PLANTING NOTES FOR MORE INFORMATION.
- CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS.
- THESE PLANS ARE BASED ON IMPROVMENT PLANS BY TERRA NOVA ENGINEERING, DATED 1-10-22.
- EXISTING GRADES AND SPOT ELEVATIONS ARE BASED ON INFORMATION SHOWN ON PLANS BY TERRA NOVA ENGINEERING. VERIFY EXISTING CONDITIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT AND ALL OTHER PARTIES AND CEASE WORK UNTIL A SOLUTION IS AGREED UPON BY ALL PARTIES.
- KHLLA LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING, WALKS, CURBS, WALLS AND/OR SITE DUE TO IMPROPER GRADING/AND/OR DRAINAGE.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY/REQUIRED PERMITS AND PAY ALL RELATED FEES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED BY THE STATE OF COLORADO.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK TO BE APPROVED BY THE OWNER PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE.
- THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO BEGINNING THE WORK, AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, AND OTHER TRADES.
- THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD A CONDITION BE DISCOVERED.
- THE CONTRACTOR SHALL IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO INSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE WHEN NEEDED FOR THIS PROJECT.
- UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS PART OF THE CONTRACT WITH THE OWNER, PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND DELETIONS OF MATERIAL AND/OR LABOR.
- SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND COVERING CODES.
- THE CONTRACTOR SHALL BE CHARGED FOR LANDSCAPE ARCHITECTS TIME WHEN OBSERVATIONS/AFFIDAVITS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT 100% READY UPON APPOINTMENT OR APPOINTMENT IS NOT KEPT. TIME WILL BE BILLED AT \$100.00 PER HOUR INCLUDING TRANSPORTATION TIME.
- AFFIDAVIT INSPECTIONS SHALL BE REQUESTED ONCE ALL WORK LISTED ON THE LANDSCAPE AFFIDAVIT IS COMPLETED. PROVIDE LANDSCAPE ARCHITECT WITH COMPLETED AFFIDAVIT FORMS AT TIME OF REQUEST VIA EMAIL. CONTRACTOR'S COMPLETED FORMS WILL BE USED DURING THE SITE INSPECTION. IF WORK IS FOUND NOT TO COMPLY WITH SAID AFFIDAVIT, CONTRACTOR WILL BE BILLED AT \$100.00 PER HOUR INCLUDING TRANSPORTATION TIME FOR ALL ADDITIONAL AFFIDAVIT INSPECTIONS.
- IRRIGATION AFFIDAVIT INSPECTIONS ARE REQUIRED DURING IRRIGATION INSTALLATION AND AT THE COMPLETION OF IRRIGATION INSTALLATION. CONTRACTOR IS TO REQUEST INSPECTIONS AT RELEVANT TIMES PER THE AFFIDAVIT FORMS.
- KHLLA LLC IS TO COMPLETE AN INSPECTION AFFIDAVIT BASED ON CITY APPROVED FINAL LANDSCAPE PLAN (OR CONSTRUCTION DRAWINGS BY KHLLA LLC). IF AFFIDAVIT IS NOT SUBMITTED, FINANCIAL ASSURANCES ARE HELD FOR 2 YEARS. IN ADDITION, NATIVE SEED AREAS REQUIRE 2 YEAR ESTABLISHMENT FINANCIAL ASSURANCE.
- THE LANDSCAPE ARCHITECT DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THE LANDSCAPE ARCHITECT DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF OTHER PERSONNEL ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
- BOULDERS TO BE BROADMOOR BOULDERS OR EQUAL.
- PROVIDE EROSION CONTROL, BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL, BLANKET SHALL BE 100% AGRICULTURAL STRAW WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MINIMUM FLOOR FINISH EDDING), AND FROM ALL LANDSCAPED AREAS ON THESE SITE.
- FINISH GRADES SHALL BE 1" BELOW CONCRETE PAVING, EDGINES AND CURBS IN LAWN AREAS; 3" BELOW CONCRETE PAVING, EDGINES AND CURBS IN SHRUB AREAS; AND 6" BELOW FINISH FLOOR ELEVATIONS IN AREAS ADJACENT TO FLOOR SLABS.
- ALL LANDSCAPE EDGING TO BE PERALCO CLEANLINE XL EDGING, 3/16" THICKNESS, 8" HEIGHT, WITH BLACK FINISH. INSTALL PER MANUFACTURER'S SPECS.
- AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION.

NOTES:

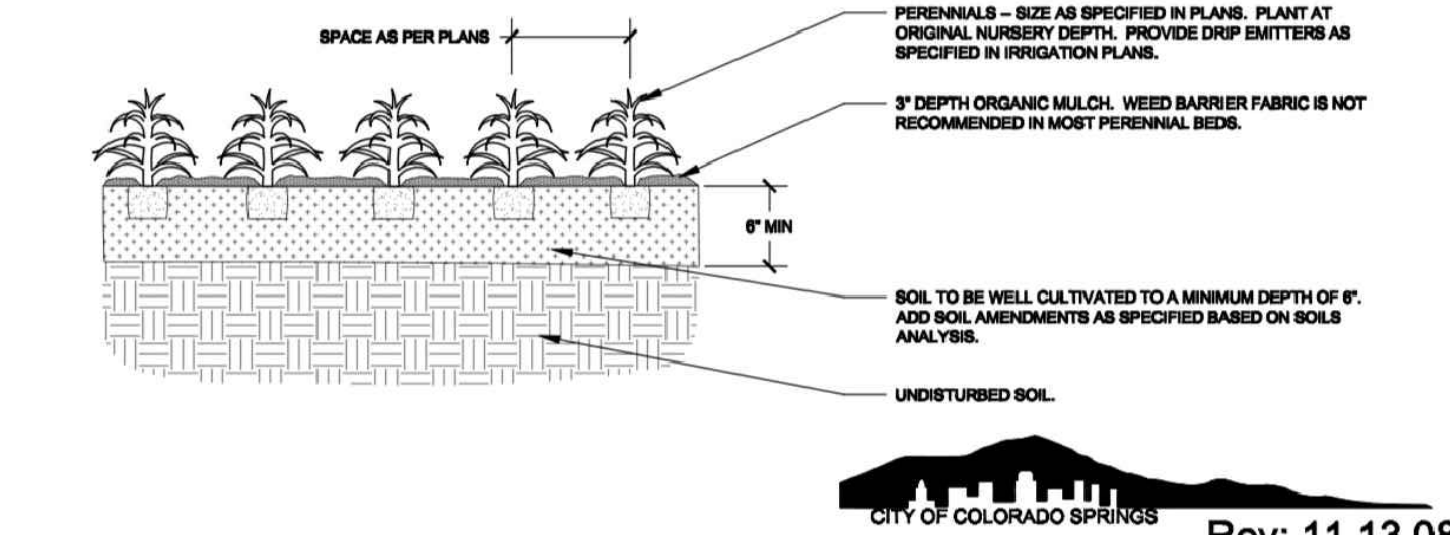
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- WRAP TRUNK ON EXPOSED BITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



1 L1.2 NOT TO SCALE SECTION

NOTES:

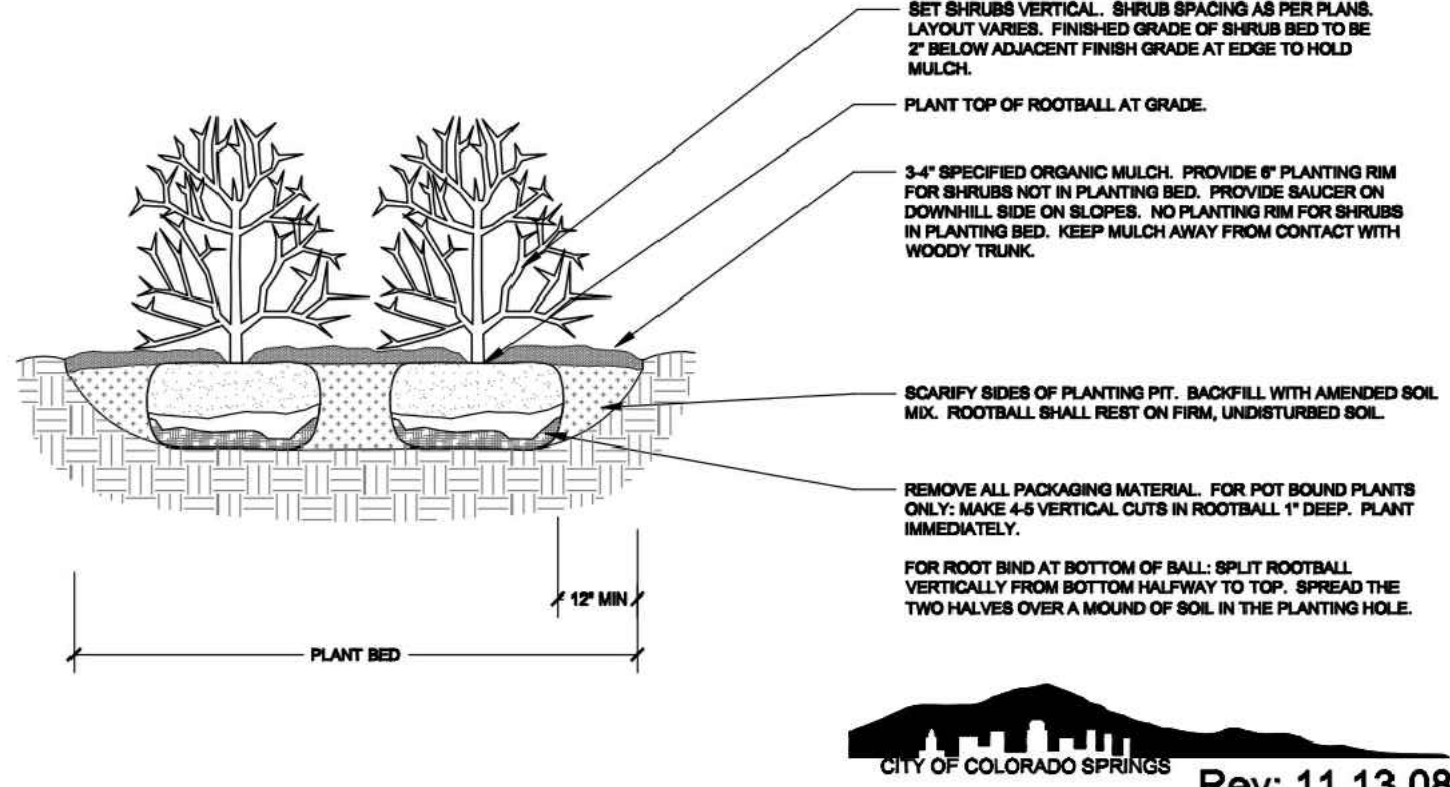
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



2 L1.2 NOT TO SCALE SECTION

NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



3 L1.2 NOT TO SCALE SECTION

UNIT FOUR A P P E N D I X E

Appendix E: Schematic Landscape Diagram

To be submitted in conformance with Policy 311. (See reverse side for example.)

Name of project: 8th Street Apartments Date: March 17, 2021

Climate zone (from Figure 4 of Landscape Policy Manual) - circle one:

Foot hills: Foothills & Plains Plains

Plant Communities - to be labeled by number(s) on diagram:

- Semiarid Shrublands
- Pinon-Juniper Woodlands
- Prairie
- Lower Elevation Riparian
- Foothill Shrublands
- Ponderosa Pine Forest
- Upper Elevation Riparian
- Douglas-fir Forest

Hydrozones (supplemental water) - to be labeled by letter(s) on diagram:

- V - Very Low (0 to 7 inches per year)
- L - Low (7 to 15 inches per year)
- M - Moderate (15 to 25 inches per year)
- H - High (more than 25 inches per year)



COLORADO SPRINGS LANDSCAPE CODE AND POLICY MANUAL

KHLA
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VUE DE LA PARC APARTMENTS
0 SOUTH 8TH ST
COLORADO SPRINGS, CO 80906
DP SUBMITTAL

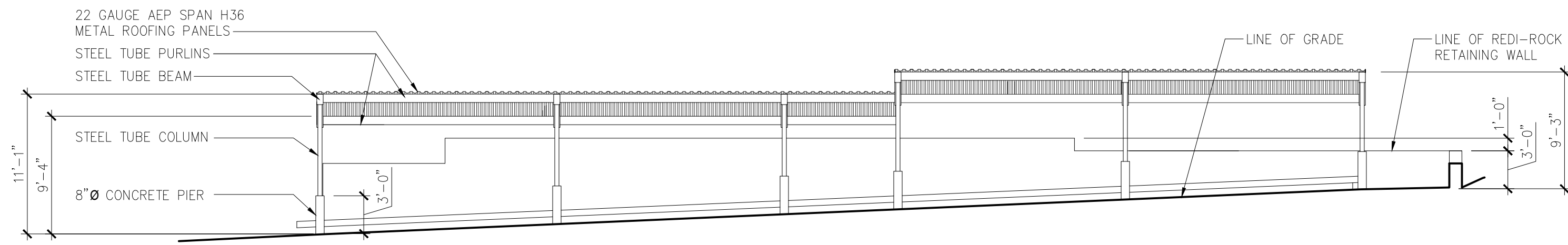
FINAL LANDSCAPE PLAN & DETAILS FOR DP SUBMITTAL

ECHO

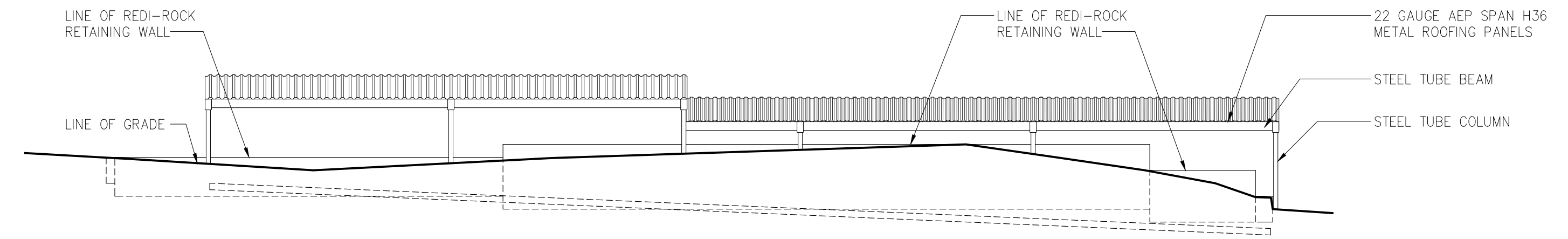
2020-033-BEARCREEKAPT date: 12/6/2022
phase:
BEAR CREEK APTS 0 SOUTH 8TH ST COLORADO SPRINGS drawn by: KWH

*All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition.

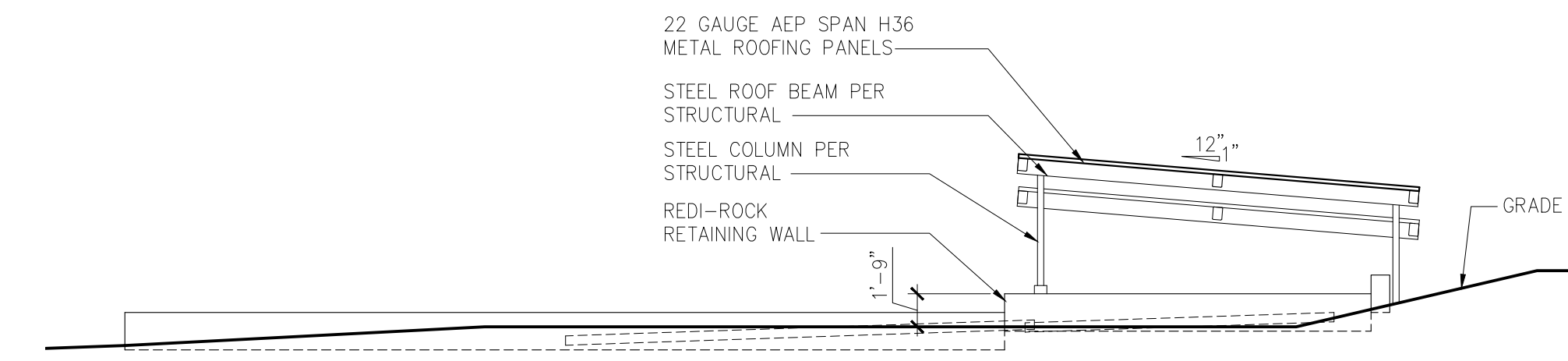
**Alternative Compliance requested due to site constraints.



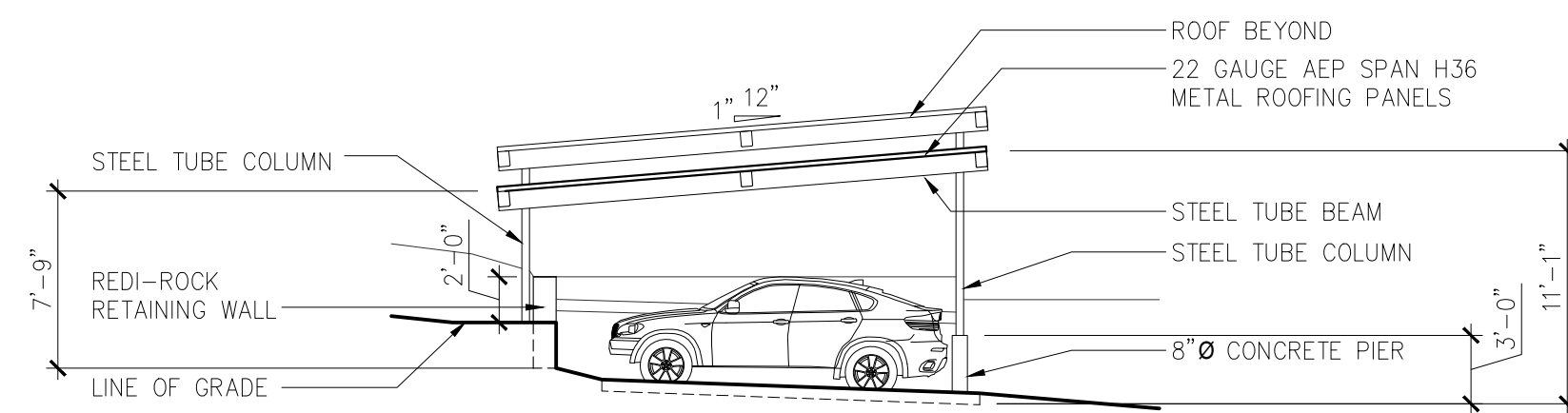
5 CARPORT 1 NORTH ELEVATION
1/8"=1'-0"



6 CARPORT 1 SOUTH ELEVATION
1/8"=1'-0"



4 CARPORT 1 WEST ELEVATION
1/8"=1'-0"



3 CARPORT 1 EAST ELEVATION
1/8"=1'-0"



2 SOUTH EXTERIOR ELEVATION
1/8"=1'-0"



1 NORTH EXTERIOR ELEVATION
1/8"=1'-0"

MAX BUILDING HEIGHT CALCULATION

AVERAGE GRADE: (99.5+99.5+109.5+105.5)/4 = 103.5
 MAXIMUM BUILDING HEIGHT: (51'-8")-(5'-0") = 46'-8"

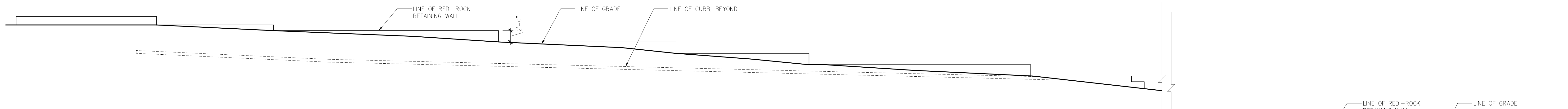
EXTERIOR ELEVATIONS
LUR #: DEPN-22-022

ECHO

2021-033-BEARCREEK APTS
 DEVELOPMENT PLAN
 0 SOUTH 8TH STREET COLORADO SPRINGS

date: 12.06.2022
 phase: DP
 drawn by: RCL

Echo Architecture, LLC
 4 S Mohrtech Ave, #320
 Colorado Springs, CO 80903
 www.echo-arch.com
 T 719.387.7836



4 EAST RETAINING WALL ELEVATION

1/8"=1'-0"

3 NORTH RETAINING WALL ELEVATION

1/8"=1'-0"



2 WEST EXTERIOR ELEVATION

1/8"=1'-0"



1 EAST EXTERIOR ELEVATION

1/8"=1'-0"

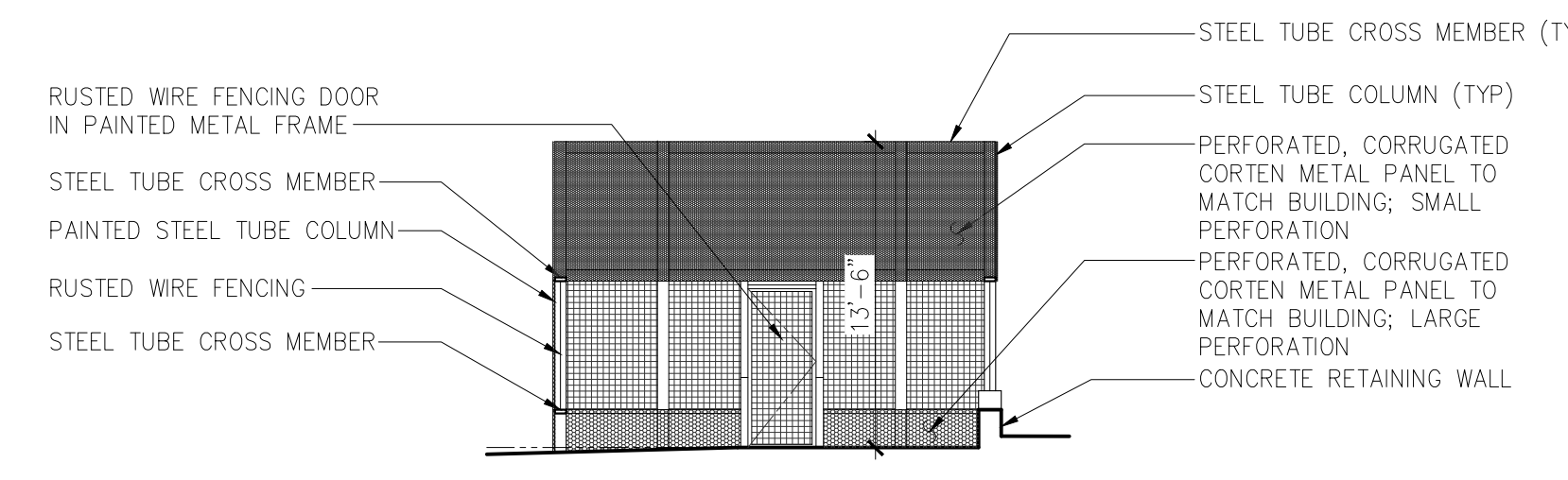
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LUR # DEPN-22-022

ECHO

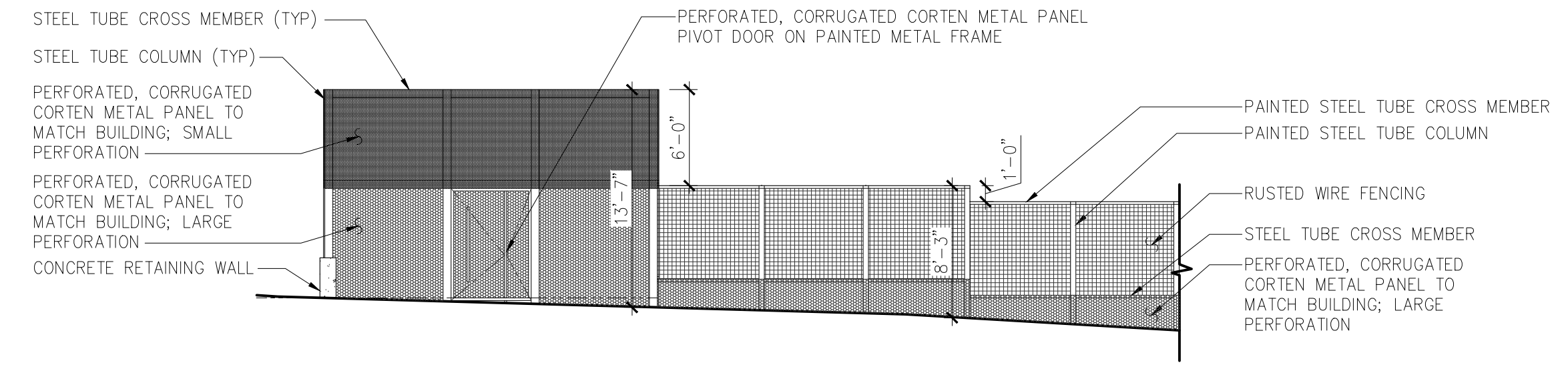
2021-033-BEARCREEK APTS
DEVELOPMENT PLAN
0 SOUTH 8TH STREET COLORADO SPRINGS

date: 12.06.2022
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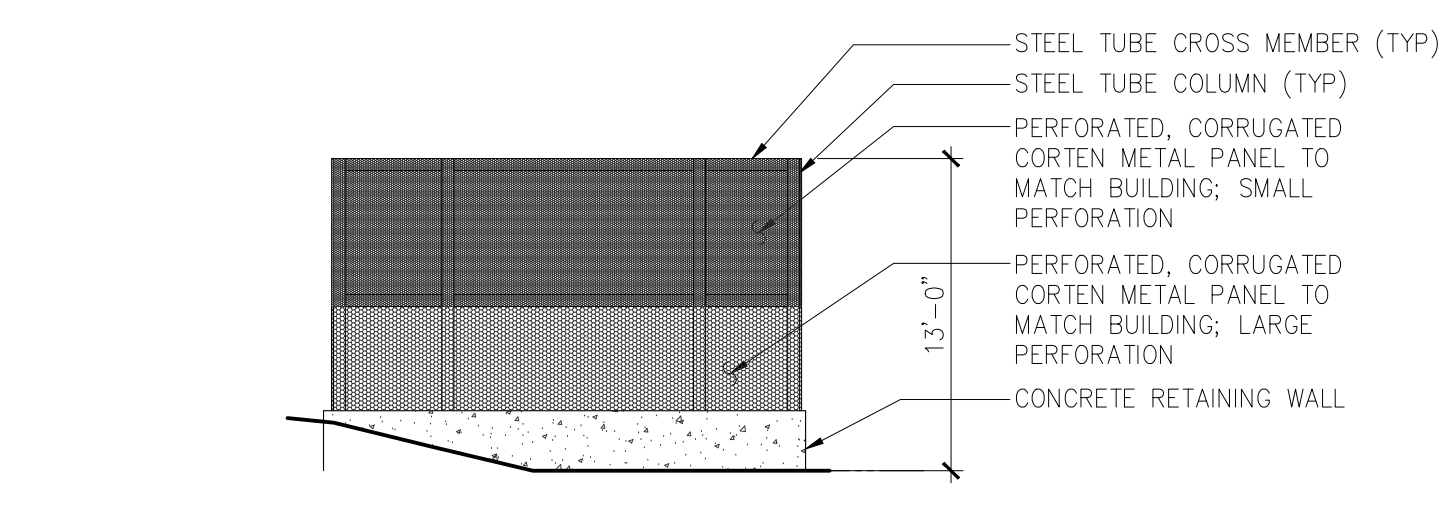
Echo Architecture, LLC
4 S Mohrtech Ave, #320
Colorado Springs, CO 80903
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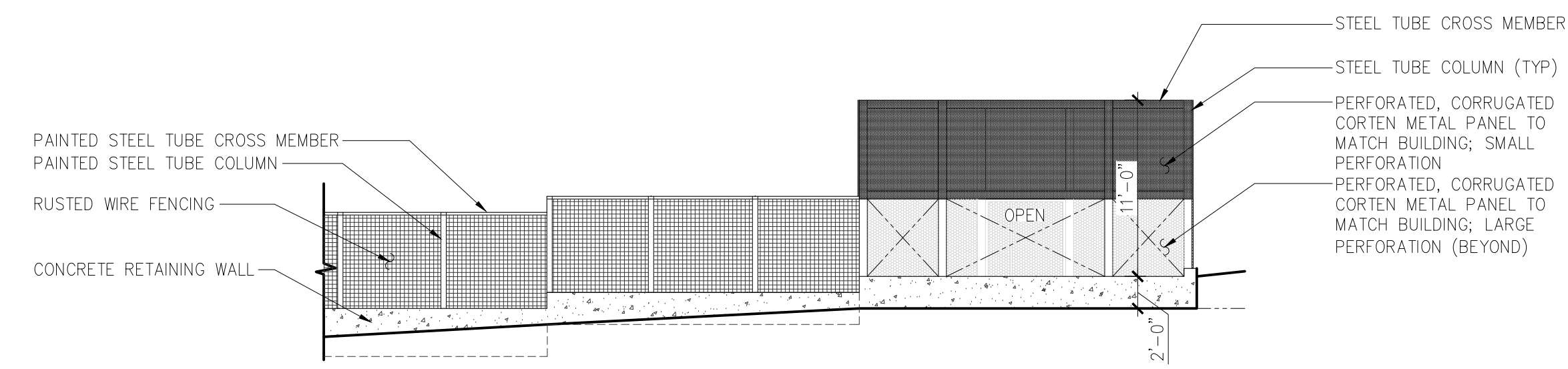
7 PICNIC / DOG RUN FENCE NORTH ELEVATION
1/8" = 1'-0"



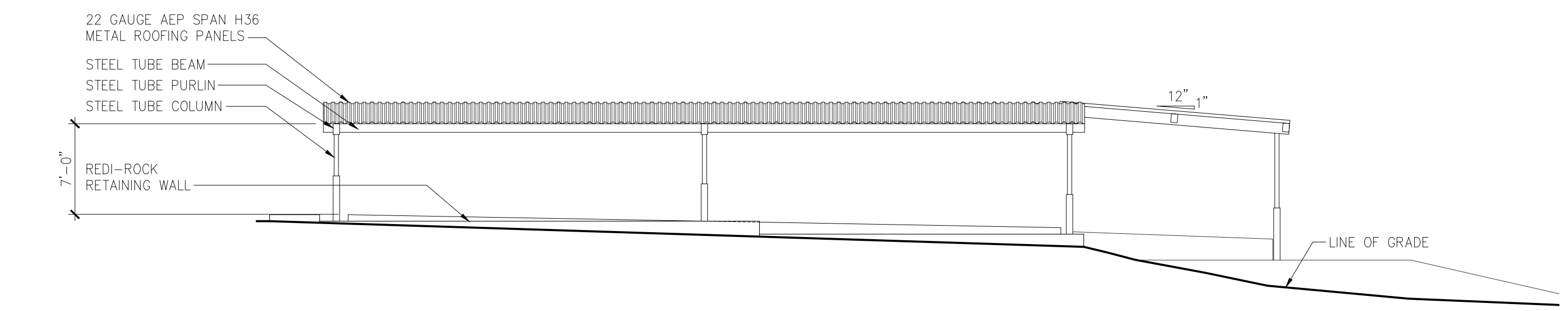
8 PICNIC / DOG RUN FENCE EAST ELEVATION
1/8" = 1'-0"



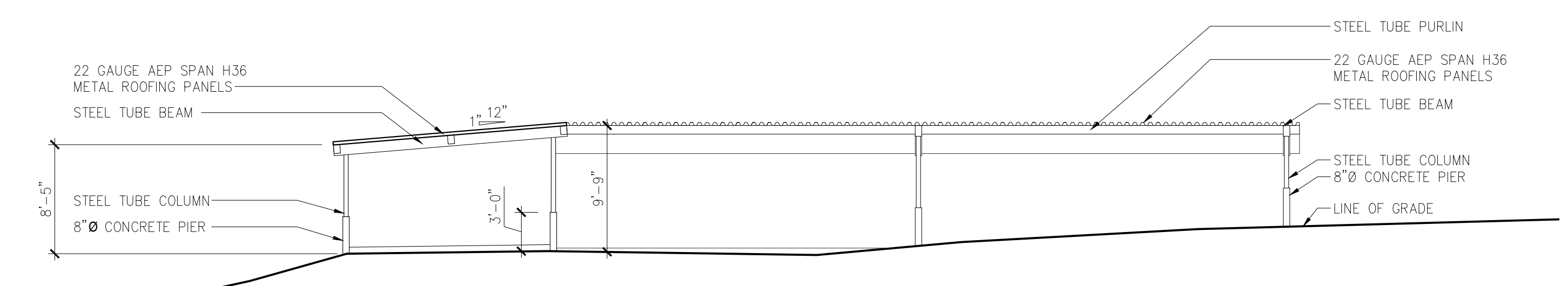
5 PICNIC / DOG RUN FENCE SOUTH ELEVATION
1/8" = 1'-0"



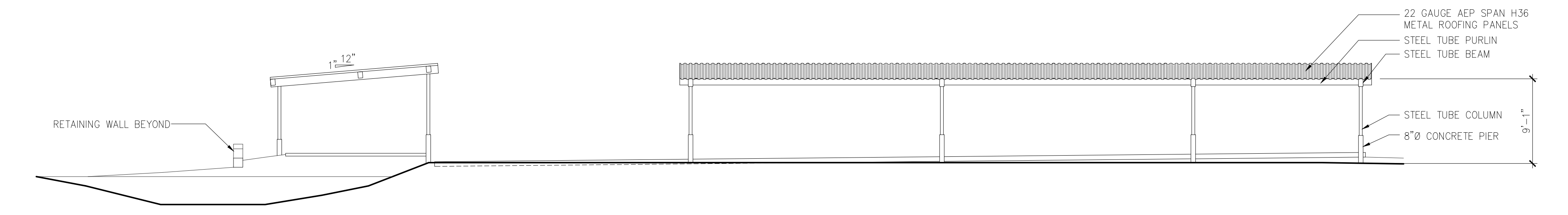
6 PICNIC / DOG RUN FENCE WEST ELEVATION
1/8" = 1'-0"



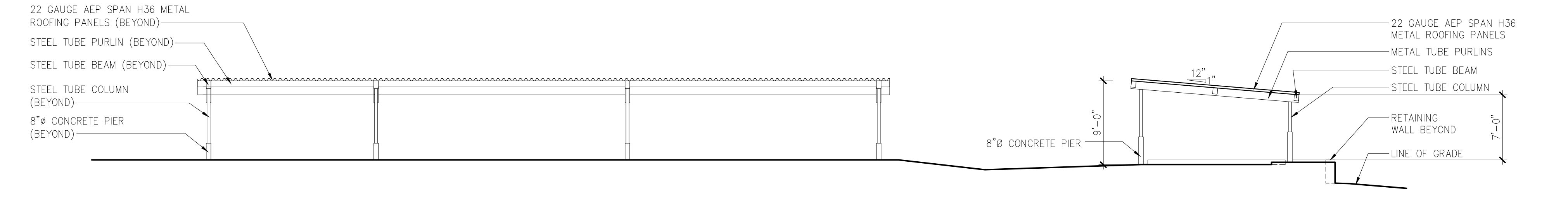
5 CARPORT 2 EAST ELEVATION
1/8" = 1'-0"



4 CARPORT 2 WEST ELEVATION
1/8" = 1'-0"



3 CARPORT 2 NORTH ELEVATION
1/8" = 1'-0"



2 CARPORT 2 SOUTH ELEVATION
1/8" = 1'-0"

1 CARPORT 2 SOUTH ELEVATION
1/8" = 1'-0"

MISC. EXTERIOR ELEVATIONS
LUR #: DEPN-22-022



2021-033-BEARCREEK APTS
DEVELOPMENT PLAN
0 SOUTH 8TH STREET COLORADO SPRINGS

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