

**Colorado Springs, CO
Planning and Development**

30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



**Final Report - Corrections Required
Application No. DEPN-22-0222**

Description : A new 53 unit apartment complex
Address : 0 8th ST Colorado Springs CO 80905
Record Type : Development Plans
Document Filename : 3rd Submittal_Development Plan

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Wesley Wilkerson	Wesley.Wilkerson@coloradosprings.gov	-
Hao Vo	Hao.Vo@coloradosprings.gov	-
Joel Dagnillo	Joel.Dagnillo@coloradosprings.gov	-
Matthew Alcuran	Matthew.Alcuran@coloradosprings.gov	-
Corey Masoumi	cmasoumi@csu.org	-

General Comments

Comment ID	Author : Department	Review Comments
26	Hao Vo : City Engineering - SWENT	Info Only: Please contact the Lead Reviewer, Hao Vo (hao.vo@coloradosprings.gov), with any questions. Please provide the DigEPlan review number for reference in all emails.
27	Hao Vo : City Engineering - SWENT	The Final Drainage Report (STM-REV21-0877) was approved on 9/29/2022.
28	Hao Vo : City Engineering - SWENT	Info Only: Construction Plans for the proposed storm sewer larger than 12" will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction.
29	Hao Vo : City Engineering - SWENT	Info Only: The proposed project disturbs greater than an acre and will therefore require a separate Grading and Erosion Control Plan (GEC) and the City's Stormwater Management Plan (CSWMP). These plans will need to meet the requirements listed in the City's Stormwater Construction Manual (SCM) and should be submitted via ProjectDox to the Stormwater Enterprise for review and approval. Construction details for Planned Infiltration Areas must be included in the final phase of the GEC Plan. Assurances in the amount of the total cost of the temporary construction control measures (CCMs) will be required prior to the approval of the GEC. Once the GEC & CSWMP are approved, then the applicant must apply for a City GEC Permit by completing and submitting the GEC Permit application and paying the associated fee in Accela.

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30	Hao Vo : City Engineering - SWENT	Info Only: All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the new ProjectDox software. Information, including a user manual and the link to the website can be found here: https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system . Please note that this does not change the Planning department's submittal process in any way.
31	Hao Vo : City Engineering - SWENT	Info Only: The proposed Permanent Control Measure (PCM) will require a separate set of construction plans to be submitted to the Stormwater Enterprise (SWENT) for review and approval. Please contact the SWENT reviewer for a copy of the requirements of this plan. Please note that water quality assurances in the amount of the total cost of the PCM will be required prior to the approval of the construction plans. Plans must be submitted directly to the SWENT reviewer. These plans must be approved and included in the building permit set prior to the issuance of a building permit on the project. These plans must also be approved prior to the Final Phase of the Grading and Erosion Control Plan.
32	Hao Vo : City Engineering - SWENT	Info Only: The proposed Permanent Control Measure (PCM) will require an Inspection and Maintenance (IM) Plan and a Statement of Authority (SOA) to be submitted to the City with the Grading, Erosion and Stormwater Quality Control Plan (GESQCP) submittal. The IM & SOA documents must be finalized prior to approval of the GESQCP. The Maintenance Agreement component of the IM Plan, when finalized, will be recorded with the El Paso County Clerk & Recorder and will require processing fees. For more information go to: https://coloradosprings.gov/public-works/page/operations-and-maintenance-permanent-bmps . Direct additional questions to: Jeanie Duncan at 385-6017 or at Jeanie.duncan@coloradosprings.gov .
33	Hao Vo : City Engineering - SWENT	Info Only: Please be aware that Step 1 of the Four Step Process has changed in the revised (rev. Dec. 2020) DCM Volume 2, and that the new Step 1 requirements are being implemented in two phases—May 1, 2022 for all first submittals, and November 1, 2022 for all approvals. In order to assist engineers with meeting the new Step 1 requirements the Stormwater Enterprise has posted a new Green Infrastructure Manual on its website: https://coloradosprings.gov/sites/default/files/green_infrastructure_manual_03.11.2022.pdf
39	Hao Vo : City Engineering - SWENT	Info Only: DCM, Vol. 1, Ch.13, Sec. 5.13: "A Professional Engineer licensed in the State of Colorado shall perform a structural analysis and design the retaining wall for the various loading conditions the wall may encounter, including the differences in hydrostatic pressure between the front and back of the wall. A drain system should be considered behind the wall to ensure that hydrostatic pressures are equalized as the water level changes in the pond. The wall design and calculations shall be stamped by the professional engineer and submitted to the City as part of the Permanent Control Measure Plan."
51	Wesley Wilkerson : CSPD	<p>Current crime trends in the proposed building location revealed incidents of both property & persons crimes, to include burglary (primarily commercial), trespassing, motor vehicle theft, minor vandalism, theft of property, criminal mischief, & assaults. In addition, this area has a known high-density population of persons experiencing homelessness. Options for consideration at this time:</p> <ul style="list-style-type: none"> -Installation of signage on premises to indicate that the property is for residents/guests only & that trespassing is prohibited per City Ordinance 9.6.102; consider installation near the main vehicle entrances on S. 8th St., proposed picnic/dog run, & especially along the vulnerable open space backing to Bear Creek Park. -Locking or keypad mechanism on community trash enclosure to prevent unauthorized access by persons & wildlife (proximity to Bear Creek Park could invite numerous visits by wildlife & homeless persons looking for items of interest in the trash). -Installation of signage that indicates parking is for residents/guests of the complex only; consider contracting a private property tow company as non-resident visitors to Bear Creek Park might utilize the complex for parking purposes. -Restricted access positive locking mechanisms & anti-pry plates on all exterior doors & entryways, specifically the proposed exterior, ground-level doors & stairway entry/exits; recommend window pinlocks & patio slider Charlie Bars for all patio doors, especially proposed ground-level patio sliders. -Increased lighting around the proposed structure that offers 360-degrees of ambient lighting to deter criminal activity, particularly along the Bear Creek Park approach. -Plans currently indicate standardized bicycle storage options (racks) that provide adequate safeguards against theft;

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		<p>consider installation of signage at/near racks encouraging residents to properly secure a bicycle even for short durations as nearby similar structures have experienced numerous bicycle thefts due to improper/inadequately secured bicycles.</p> <p>-Installation of lockable covers/boxes on all exterior utilities to prevent unauthorized access of utilities (ie., electrical outlets & water faucets).</p> <p>Ofc. W. Wilkerson, Crime Prevention Officer, Gold Hill Division, wesley.wilkerson@coloradosprings.gov</p>

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Author : Department	Review Comments
42	4	Hao Vo : City Engineering - SWENT	Per the approved FDR, this inlet is a 12' D10-R inlet. Revise to match.
43	4	Hao Vo : City Engineering - SWENT	Per the approved FDR, the maintenance access path does not extend to the East forebay. Revise to match.
44	4	Hao Vo : City Engineering - SWENT	Please show and label the emergency spillway.
45	4	Hao Vo : City Engineering - SWENT	The layout of the western storm network outfalling to the West forebay does not match what is shown in the approved FDR. Revise to match.
46	4	Hao Vo : City Engineering - SWENT	Per the approved FDR, this portion of the maintenance path has a slope of 12%. Revise to match.
47	4	Hao Vo : City Engineering - SWENT	The pipe layout connecting to the pond outfall do not match what is shown in the FDR. Revise to match.
48	4	Hao Vo : City Engineering - SWENT	Is there a proposed swale in the parking median north of the proposed building?
50	4	Hao Vo : City Engineering - SWENT	Please show and label all easements on all sheets with ownership (private/public), width (or state "width varies"), and type.
49	8	Hao Vo : City Engineering - SWENT	Please revise the text conflict on sheet 8.
55	1	Joel Dagnillo : City Engineering Dev Review	Add "potentially unstable slopes" to list of hazards in this statement.
56	1	Joel Dagnillo : City Engineering Dev Review	Please address all comments in CGS's review letter (dated December 21, 2022), revise the geological hazard report accordingly, then resubmit to the City.
41	5	Corey Masoumi : Col Springs Utilities	What is this? is it a T-wall? if it is a T-wall, it cannot be in our easement.
52	1	Matthew Alcuran : Planning	<p>El Paso County Park Comments:</p> <p>When construction commences, no construction activity may take place outside of the apartment property or the access easements we are providing. This means that staging, overburden, construction traffic, and workman egress cannot take place on EPC Park property. EPC parks understands that a retaining wall and other amenities will be located close to the property line. If Viceroy needs a temporary access agreement for construction activities, please advise EPC as soon as possible This agreement would allow (for instance) perhaps a 10-foot buffer around the property and the affected ground restored and reseeded. Erosion control measures would need to be utilized so construction material does not migrate into Bear Creek Park or the Equestrian Skills Course, which lies very close to the northwest corner of the property. EPC wants to ensure the property is protected and the project can move forward with no issues.</p>
57	1	Matthew Alcuran : Planning	Please provide a response to CGS per the attached response letter



VIEW LOOKING SOUTH WEST



VIEW LOOKING WEST



VIEW LOOKING EAST



VICINITY MAP

NTS

DP SUBMITTAL
12.06.2022

VUE DE LA PARC
800 SOUTH 8TH ST
COLORADO SPRINGS, CO 80905

El Paso County Park Comments:
When construction commences, no construction activity may take place outside of the apartment property or the access easements we are providing. This means that staging, overburden, construction traffic, and workman egress cannot take place on EPC Park property. EPC parks understands that a retaining wall and other amenities will be located close to the property line. If Viceroy needs a temporary access agreement for construction activities, please advise EPC as soon as possible. This agreement would allow (for instance) perhaps a 10-foot buffer around the property and the affected ground restored and reseeded. Erosion control measures would need to be utilized so construction material does not migrate into Bear Creek Park or the Equestrian Skills Course, which lies very close to the northwest corner of the property. EPC wants to ensure the property is protected and the project can move forward with no issues.

Please provide a response to CGS per the attached response letter

FLOODPLAIN NOTE

1. 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

1. 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

1. 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.
2. 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 degrees 17 minutes 13 seconds 1482.50 feet and an arc length of 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 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

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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. llanfords@entechengineers.com

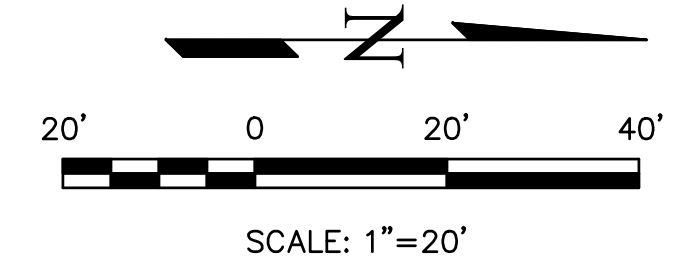
GENEAL INFORMATION
LUR #: DEFN-22-022



2021-033-BEARCREEK APTS
 DEVELOPMENT PLAN
 800 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
 t. 719.387.7836

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



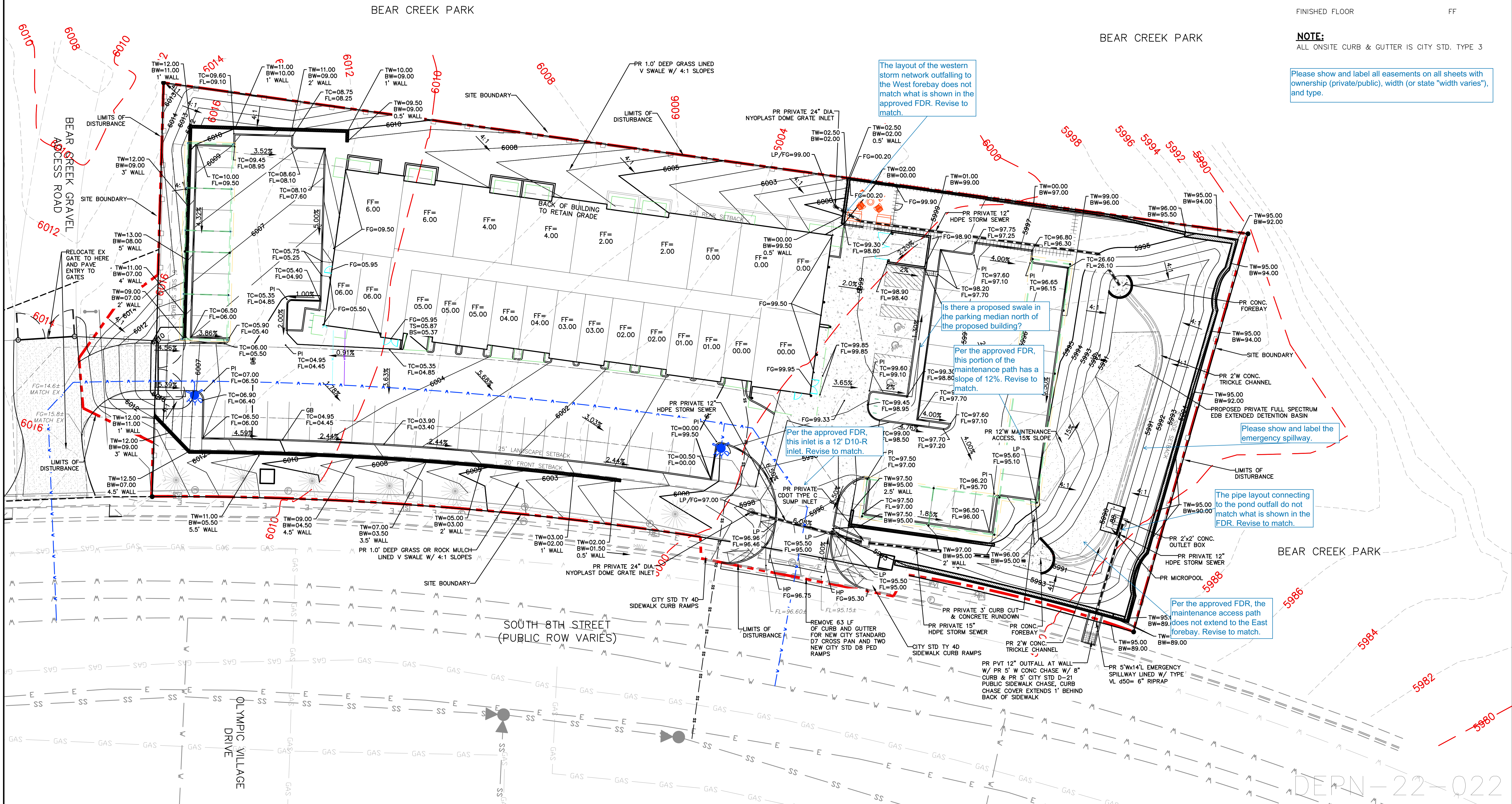
LEGEND

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

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

NOT FOR CONSTRUCTION.



REVISIONS	NO.	DESCRIPTION

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.
271 S. 2900 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

planting notes

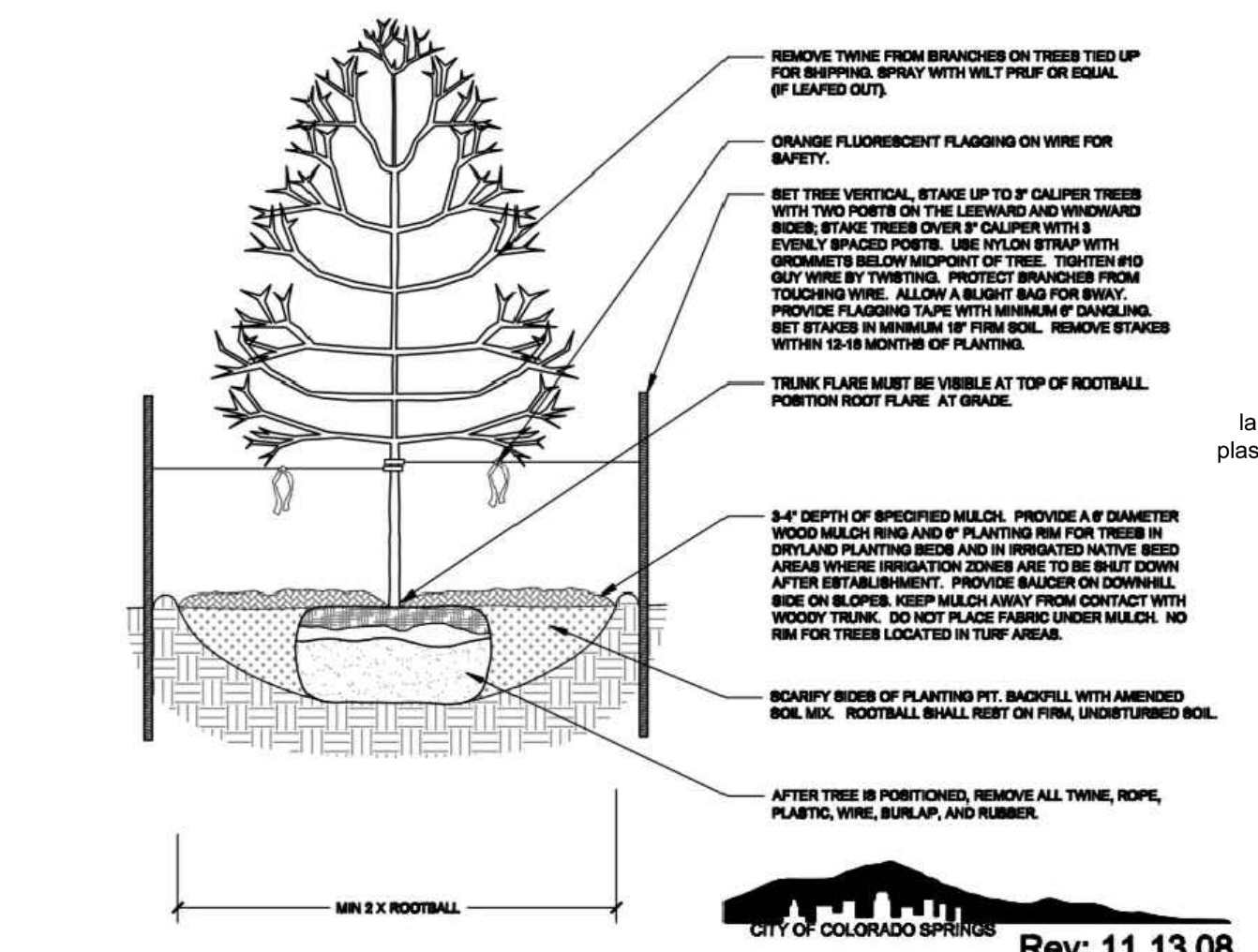
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPING WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE HEATING PROPERTY OWNER.
- PLANT INSTALLATION SHALL BE IN CONFORMANCE WITH APPENDIX H, PLANTING DETAILS AND LANDSCAPE POLICY MANUAL OF THE CITY OF COLORADO 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 CUO 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 COMPACTATION 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 WOOD FIBRIC.
- ALL SHRUB AREAS NOTED WITH SAND MULCH SHALL RECEIVE A 4" LAYER OF CORALLA HAIR MULCH (NO WOOD FIBRIC).
- PLANTS SHALL BE PROTECTED AGAINST THEFT, HEAT, SUN WIND, FROST AND PHYSICAL DAMAGE WHILE BEING TRANSPORTED AND HELD AT THE SITE. USE ANTIDESICCANT SPRAY AS NECESSARY. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
- PLANTS SHALL BE ACCLIMATED TO THE LOCAL 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 4' OF ANY UTILITY MAINLINE, FIRE MAINLINE, ANY CONDUIT, UNDERGROUND HOSE, GAS LINES AND/OR POWER LINES TO ANY CAGES.
- 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 AUBOR TAPE SUCH AS TREE ARMOR PLUS.
- THE CONTRACTOR SHALL PERFORM A PERCOLATION TEST FOLLOWING THE ROUGH GRADING TO DETERMINE IF A SUBDRAIN, AUGER 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 STUMPS, 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 OWNER'S EXPENSE. 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 PROPERTY OWNER.
- 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-COMPACTION 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 IMPROVEMENT 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.
- KHILA 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 SUCH 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 PRIMARY 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.
- KHILA LLC IS TO COMPLETE AN INSPECTION AFFIDAVIT BASED ON CITY APPROVED FINAL LANDSCAPE PLAN (OR CONSTRUCTION DRAWINGS BY KHILA 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 5' MINIMUM), AND FROM ALL LANDSCAPED AREAS ON THESE SITES.
- FINISH GRADES SHALL BE 1" BELOW CONCRETE PAVING, EDGINGS AND CURBS IN LAWN AREAS; 3" BELOW CONCRETE PAVING, EDGINGS AND CURBS IN SHRUB AREAS; AND 6" BELOW FINISH FLOOR ELEVATIONS IN AREAS ADJACENT TO FLOOR SLABS.
- ALL LANDSCAPE EDGING TO BE PERMALOC 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.



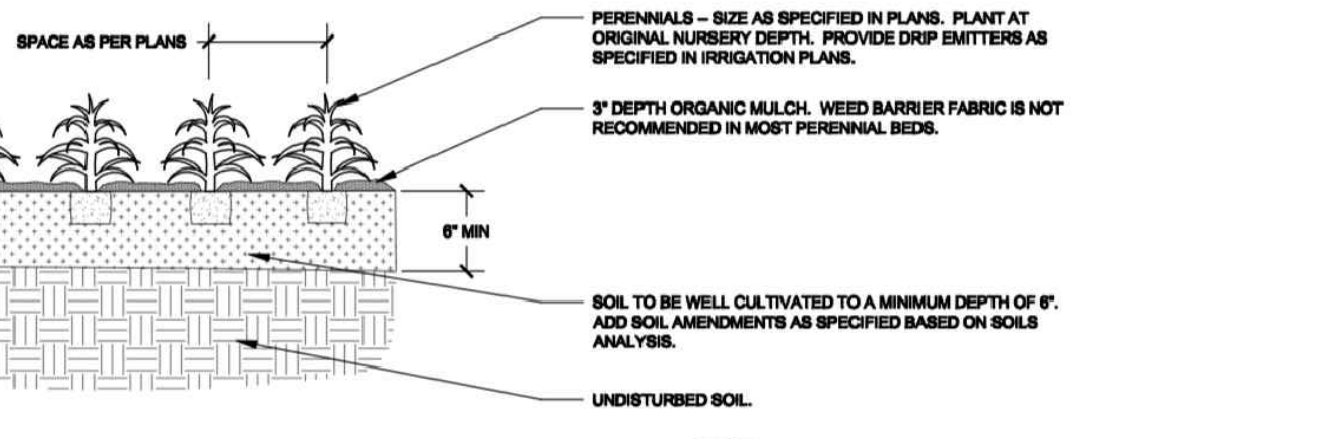
Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

DECIDUOUS TREE PLANTING DETAIL

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.



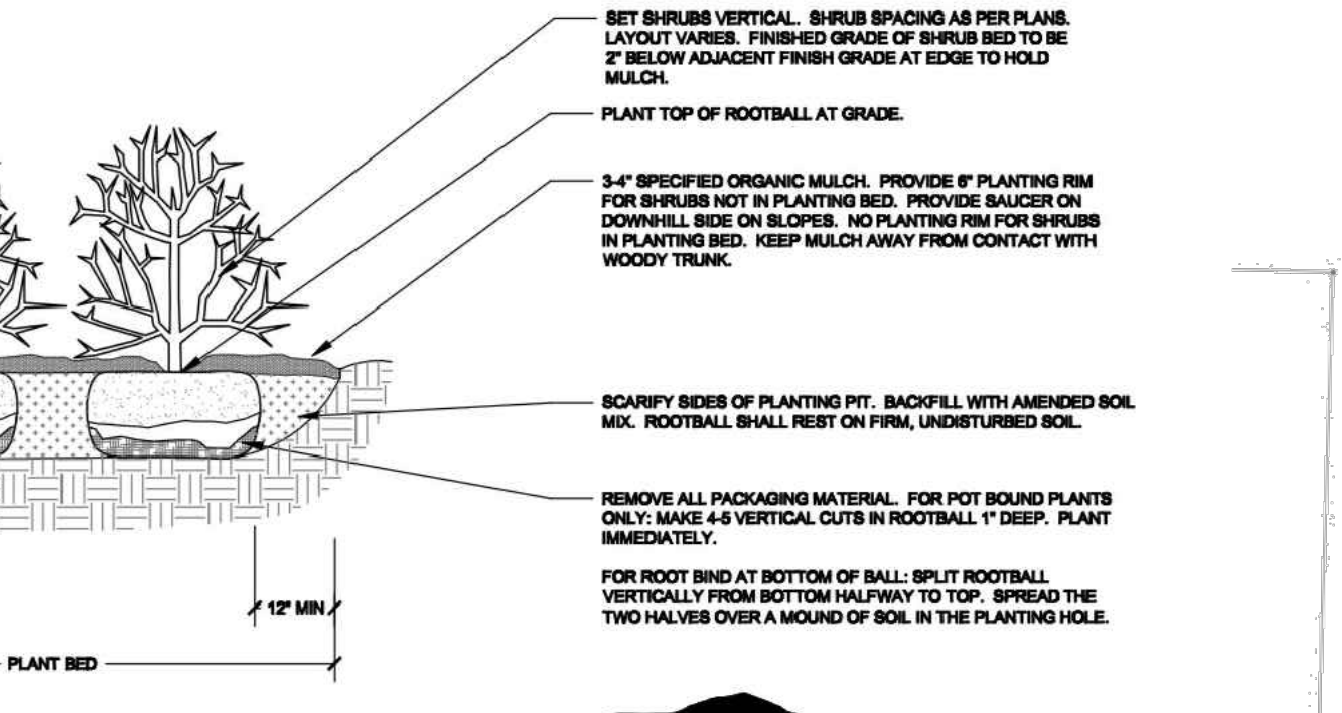
Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

PERENNIAL/GROUNDCOVER PLANTING DETAIL

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.



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SHRUB PLANTING DETAIL

NOT TO SCALE SECTION

Internal Landscaping See Code Section/ Policy 322 & 317												
Net Site Area (Sq. Ft.) (Less Public R.O.W.)	Percent Minimum Internal Area (%)	Internal Area (Sq Ft)		Internal Trees (1/500 Sq Ft)		Internal Shrubs (10 Shrubs/ Tree)		Plant Abbrev.	Percent Ground Plane Veg (Sq Ft)		Internal Ornamental Grass Sub.	
		Req.	Prov.	Req.	Prov.	Req.	Prov.		Req.	Prov.	Req.	Prov.
72709	15%	10907	27974	22	10	120	120	INT	75%	75%	0	0

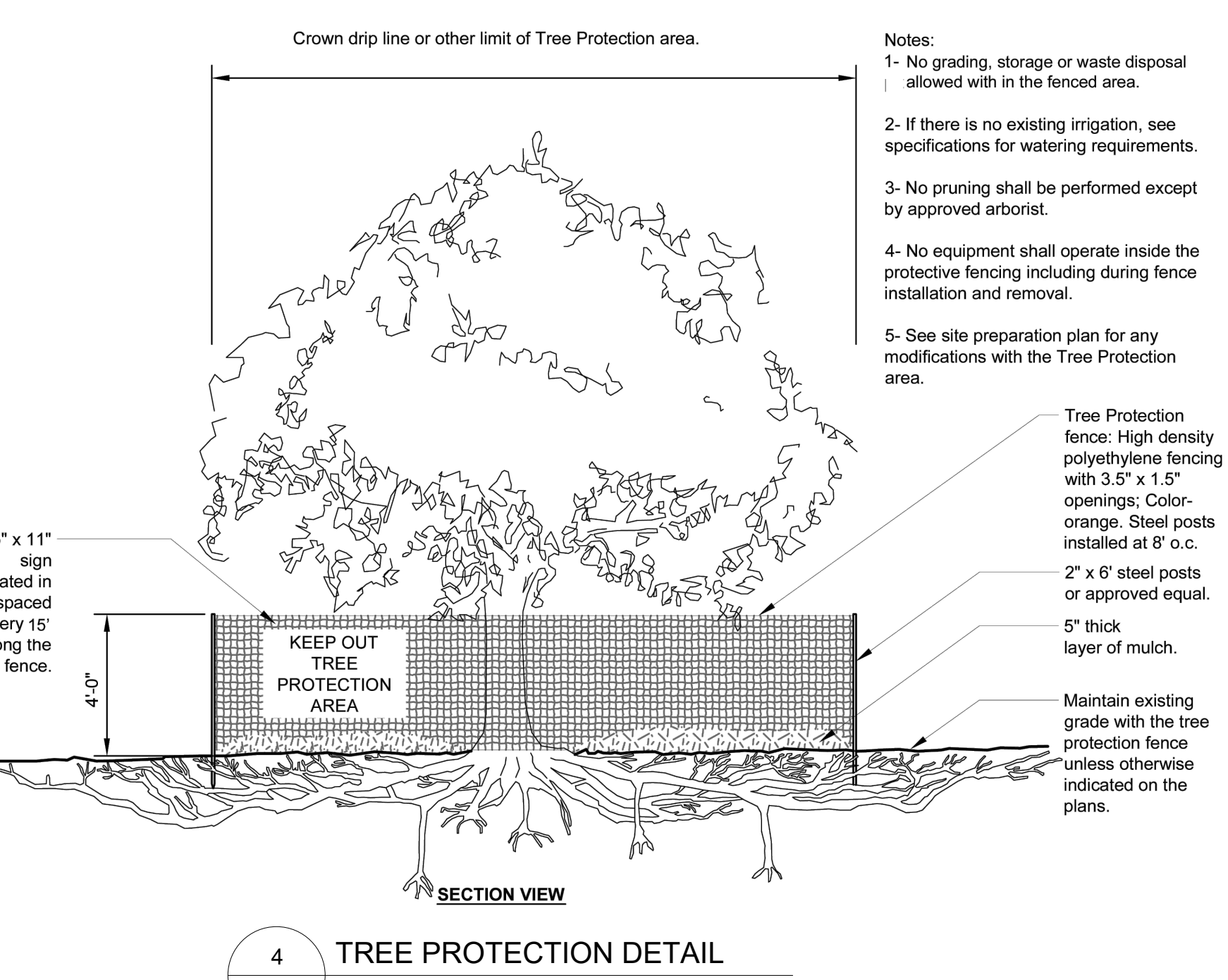
Landscape Buffers & Screens See Code Section/ Policy 323 & 317												
Property Line	Linear Footage	Width (In Feet)		Buffer Trees		Plant Abbrev.	Length of 6 Ft. Opaque Structure		Percent Ground Plane Veg (Sq Ft)			
		Req.	Prov.	Req.	Prov.		Req.	Prov.	Req.	Prov.		
Northern	175	15	15	9	6**	6	6	NBF	200	200	75%	75%
Western	463	15	15	24	24	12	12	WBF	215	215	75%	75%
Southern	110	15	15	6	6	3	3	SBF	215	215	75%	75%

Motor Vehicle Lots See Code Section/ Policy 321 & 317												
Vehicle Lot Frontage	No. of Uncovered Vehicle Spaces Provided	Shade Trees (1/15 Spaces)		Length of Screening Wall	Length of Frontage	2/3 Length of Frontage	Plant Abbrev.	Percent Ground Plane		Min. 3' Screening Plants	Evergreen Plants (50% Min.)	
		Req.	Prov.					Req.	Prov.			Req.
8th Street	71	5	5	205	215	144	PRK	75%	36	44	18	27

Landscape Setbacks (or Double Frontage Lot Streetscape) See Code Section/ Policy 320 & 317														
Street Name or Zone Boundary	Street Classification	Width (In Feet)		Linear Footage	Feet Per Tree Required	No. of Trees		Plant Abbrev.	Shrub Substitutes %25		Ornamental Grass Sub.		Percent Ground Plane Veg.	
		Req.	Prov.			Req.	Prov.		Req.	Prov.	Req.	Prov.	Req.	Prov.
8th Street	Principal Arterial	25*	25*	316	20	16	12	STR	40	40	0	0	75%	75%

*Existing trees to remain plus 6 new trees **Alternative Compliance requested due to site constraints

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



Disclaimer: This diagram is for City review and approval process only and shall not be used for construction or bidding purposes.

Appendix E: Schematic Landscape Diagram

NOT TO SCALE

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