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FLOODPLAIN STATEMENT:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0537G, EFFECTIVE DECEMBER 7, 2018, INDICATES THAT THE MAJORITY OF THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE THE 500-YEAR FLOODPLAIN), WITH A PORTION OF ZONE-X SHADED (AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN AND OUTSIDE THE 100-YEAR FLOODPLAIN), AND FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), WITH A PORTION OF ZONE AE BEING A DESIGNATED FLOODWAY.

GEOLOGIC HAZARD DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC. DATED JUNE 21, 2021, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: GROUNDWATER, ARTIFICIAL FILL, EXPANSIVE SOILS, SUBSIDENCE AREA, SLOPE STABILITY AND LANDSLIDE HAZARD, ROCKFALL HAZARDS, AREAS OF EROSION, DEBRIS FANS, GROUNDWATER AND DRAINAGE AREAS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER, AREAS OF PONDED WATER, COLLAPSIBLE SOIL, FAULTS, DIPPING BEDROCK AND RADIOACTIVITY. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # _____ OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW THE REPORT. THIS REPORT WILL BE UPDATED BEFORE DEVELOPMENT PLAN APPROVAL.

ADA DESIGN PROFESSIONAL STANDARDS 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.

DESIGN TEAM CONTACTS:

DEVELOPER:

M&A, LLC
C/O TERRENCE E. DOHERTY
102 SOUTH TEJON STREET, SUITE 1100
TEL: (720) 295-6085

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: NOAH BREHMER, P.E.
PHONE: (719) 453-0180
EMAIL: NOAH.BREHMER@KIMLEY-HORN.COM

LAND PLANNER/LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
CONTACT: JEREMY POWELL
TEL: (719) 453-0180
EMAIL: JEREMY.POWELL@KIMLEY-HORN.COM

SURVEYOR

BARRON LAND, LLC
2790 NORTH ACADEMY BLVD., SUITE 311
COLORADO SPRINGS, CO 80917
CONTACT: SPENCER BARRON, PLS
TEL: (719) 360-6827
EMAIL: SPENCER@BARRONLAND.COM

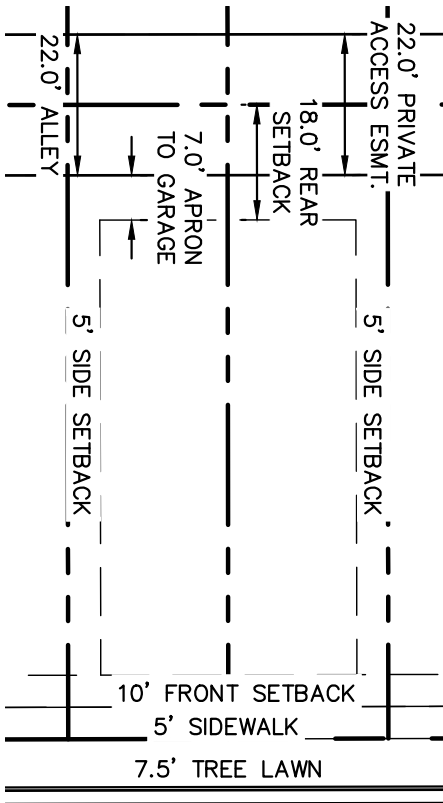
SITE DATA:

PROPOSED LAND USE: SINGLE FAMILY ATTACHED & DETACHED
TOTAL AREA: 21.37 ACRES
DENSITY: 6.59 DU/AC
TOTAL LOTS: 141 LOTS
SITE ADDRESS: 7020 WYOMING LANE
ZONE DISTRICT MAX BUILDING HEIGHT ALLOWED: 45'
ZONE DISTRICT SETBACK REQUIREMENTS: FRONT - 10' (EXCEPT GARAGES)
20' (STREET LOADED GARAGES)
SIDE - 1' MIN WITH 6' COMBINED BOTH SIDES OR 0' IF ATTACHED.
CORNER LOT - 15'
REAR - 10'

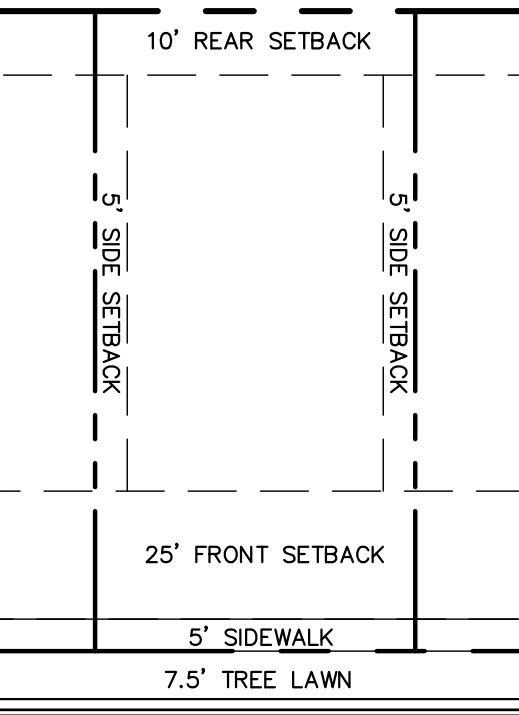
TAX SCHEDULE NO.: 5308000105
MASTER PLAN: N/A
CONCEPT PLAN: N/A
EXISTING ZONING: RR-5, CAD-O
EXISTING ZONING: RR-5, CAD-O
PROPOSED ZONING: R-FLEX MEDIUM AP-O
DEVELOPMENT SCHEDULE: SPRING 2026

PARKING:
REQUIRED PARKING: 308 (2 SP/UNIT)
GUEST SPACES: 10% (X SPACES)

PROVIDED PARKING: 310
*108 SPACES PROVIDED ON 20' DRIVEWAYS



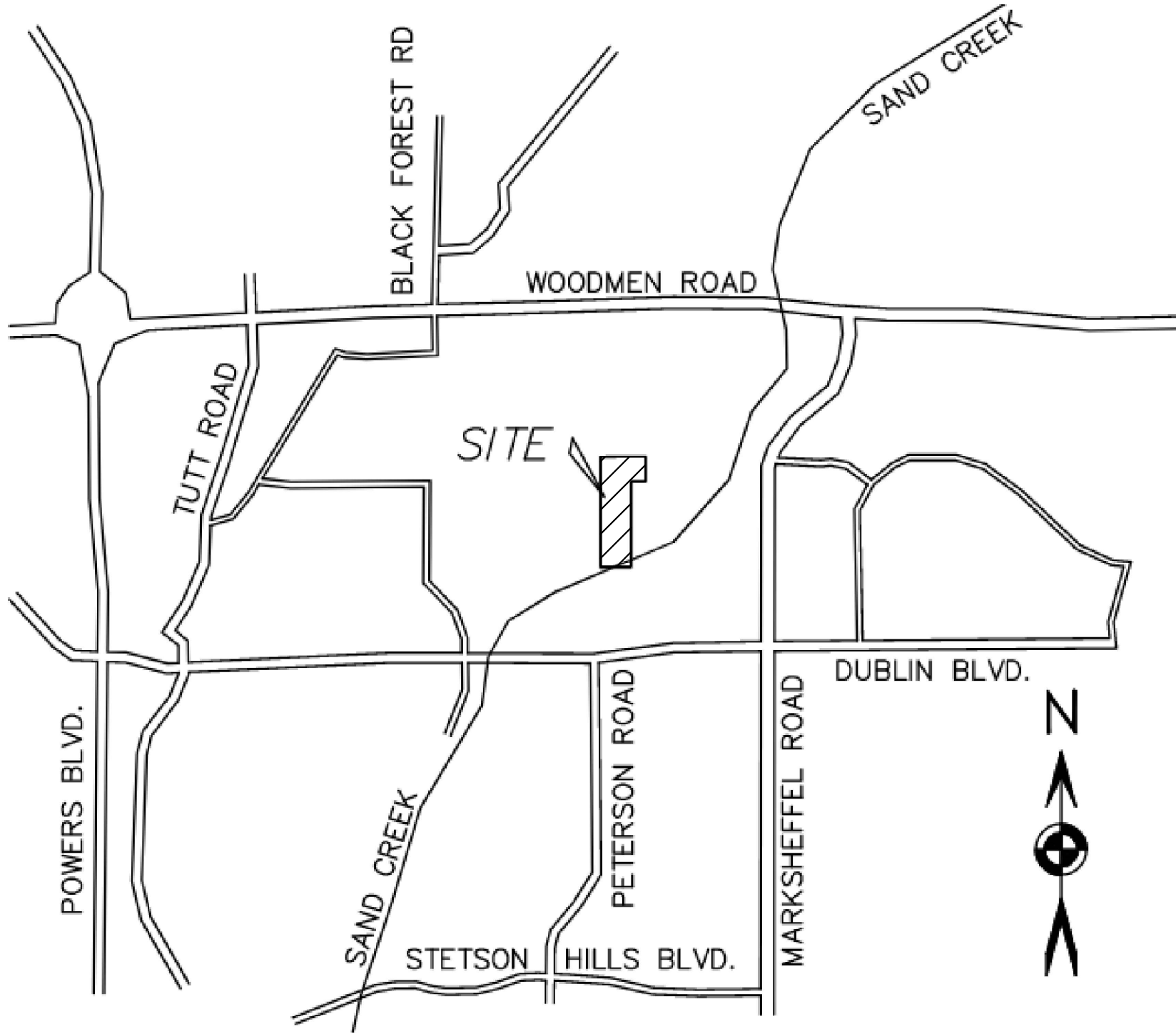
TYPICAL LOT
SINGLE FAMILY ATTACHED
N.T.S.



TYPICAL LOT
SINGLE FAMILY DETACHED
N.T.S.

MILLER DOWNS
DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO



VICINITY MAP
N.T.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
5	PRELIMINARY UTILITY NOTES & DETAILS
6	PRELIM LANDSCAPE PLAN 1
7	PRELIMINARY LANDSCAPE PLAN 2
8	PRELIMINARY LANDSCAPE PLAN 3
9	PRELIMINARY LANDSCAPE PLAN 4
10	LANDSCAPE NOTES
11	LANDSCAPE DETAILS
12	LANDSCAPE DETAILS (2)
13	TREE MITIGATION DETAILS
14	STREAMSIDE OVERLAY
15	LAND SUITABILITY - SLOPE ANALYSIS
16	LAND SUITABILITY - VEGETATIVE ANALYSIS

HOUSING TYPE	EXISTING USE - NO. OF UNITS	NEW USE - NO. OF UNITS
SINGLE FAMILY ATTACHED	86	OPEN SPACE
SINGLE FAMILY DETACHED	54	OPEN SPACE

TRACT	SIZE (AC)	USE	OWNERSHIP/MAINTENANCE
TRACT A	1.49	OPEN SPACE	METRO DISTRICT
TRACT B	0.06	OPEN SPACE	METRO DISTRICT
TRACT C	0.09	OPEN SPACE	METRO DISTRICT
TRACT D	0.09	OPEN SPACE	METRO DISTRICT
TRACT E	0.05	OPEN SPACE	METRO DISTRICT
TRACT F	0.11	OPEN SPACE	METRO DISTRICT
TRACT G	2.34	OPEN SPACE	METRO DISTRICT

OVERALL PARK LAND DEDICATION REQUIREMENTS:

HOUSING TYPE	ESTIMATED NUMBER OF UNITS	ACRES OF DEDICATION PER UNIT (NEIGHBORHOOD)	ACRES OF DEDICATION PER UNIT (COMMUNITY)	TOTAL ACRES OF LAND DEDICATION REQUIRED (NEIGHBORHOOD)	TOTAL ACRES OF LAND DEDICATION REQUIRED (COMMUNITY)
SINGLE FAMILY ATTACHED & DETACHED RESIDENTIAL STRUCTURE	140	0.0066	0.0080	0.924	1.12
NEIGHBORHOOD PARK LAND DEDICATION TOTAL				0.924	
COMMUNITY PARK LAND DEDICATION TOTAL					1.12

NOTE: PARK LAND DEDICATION IS TO BE MET BY FEES IN LIEU OF LAND DEDICATION.

LEGAL DESCRIPTION:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH END WITH A #5 REBAR & 1.5" ALUMINUM CAP STAMPED "MSM/SP GROUP 6169" AND MONUMENTED AT THE SOUTH END WITH A #6 REBAR & 3.25" ALUMINUM CAP STAMPED "WATTS PLS 9853", AND IS ASSUMED TO BEAR S 00°06'23" W, A FIELD MEASURED DISTANCE OF 1,329.76 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;
THENCE S 00°06'23" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1329.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;
THENCE N 89°06'33" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 500.15 FEET TO INTERSECT THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE RUTH K. ADAMS TRACT AS RECORDED UNDER BOOK 2088 AT PAGE 738 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;
THENCE N 00°01'48" W ALONG SAID SOUTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 897.10 FEET TO THE NORTHWEST CORNER OF SAID RUTH K. ADAMS TRACT, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004905;
THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST AND NORTH LINES OF SAID PARCEL:
1) N 00°41'29" W, A DISTANCE OF 432.17 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;
2) N 00°41'29" W, A DISTANCE OF 38.00 FEET;
3) N 89°09'21" E, PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 205.51 FEET;
THENCE N 00°10'20" E, A DISTANCE OF 336.96 FEET TO THE SOUTH LINE OF THE LOIS SLOCUM TRACT AS RECORDED UNDER BOOK 1537 AT PAGE 546 OF SAID RECORDS, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004903;
THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST, NORTH AND WEST LINES OF SAID PARCEL:
1) N 00°10'20" E, A DISTANCE OF 18.50 FEET;
2) S 89°49'06" W, A DISTANCE OF 697.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
3) S 00°05'23" W, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 18.50 FEET TO THE SOUTHWEST CORNER OF SAID LOIS SLOCUM TRACT;
THENCE CONTINUING S 00°05'23" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 383.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 930,986 SQUARE FEET (21.372 ACRES) OF LAND, MORE OR LESS.

GENERAL NOTES:

- THE DEVELOPMENT WILL BE COMPRISED OF SINGLE FAMILY DETACHED AND ATTACHED RESIDENTIAL UNITS.
- RESIDENTIAL STREETS AS SHOWN HEREON ARE 50' R.O.W. WITH A 30' ASPHALT MAT, AND WILL BE CONSTRUCTED AS PER CITY STANDARDS FOR THAT TYPE STREET. ALL RESIDENTIAL STREETS WILL HAVE RAMPED CURB WITH 5' DETACHED WALKS ALONG BOTH SIDES.
- ALL LANDSCAPING NOT WITHIN PRIVATE PROPERTY, SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT.
- SLOPES NOT TO EXCEED 3:1.
- ALL LOTS AND DIMENSIONS OF LOTS ARE SHOWN IN AN APPROXIMATE WAY ONLY. PLATTED LOT DIMENSIONS MAY VARY, HOWEVER DENSITIES ARE ESTABLISHED BY THIS PLAN AND BY ORDINANCE.
- THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL SPECIFIED SIDEWALKS AND/OR TRAILS AT TIME OF ADJACENT LOT DEVELOPMENT.
- STANDARD CITY STREET LIGHTING WILL BE USED THROUGHOUT, TO BE INSTALLED BY THE DEVELOPER.
- ALL CURB RETURNS WITHIN THE SITE TO BE 15' RADIUS MINIMUM PER CITY STANDARDS.
- ALL PROPOSED PEDESTRIAN RAMPS SHALL BE PER CITY STD. D-8 SPECIFICATIONS.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- PRIVATE WATER QUALITY AND DETENTION ARE PROVIDED ON-SITE.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- SCHOOL DEDICATION FEES WILL BE PAID AT TIME OF BUILDING PERMIT.
- METRO DISTRICT WILL MAINTAIN OOPEN SPACE, TRAILS AND COMMON AREAS.

CITY APPROVAL:

Kimley»Horn

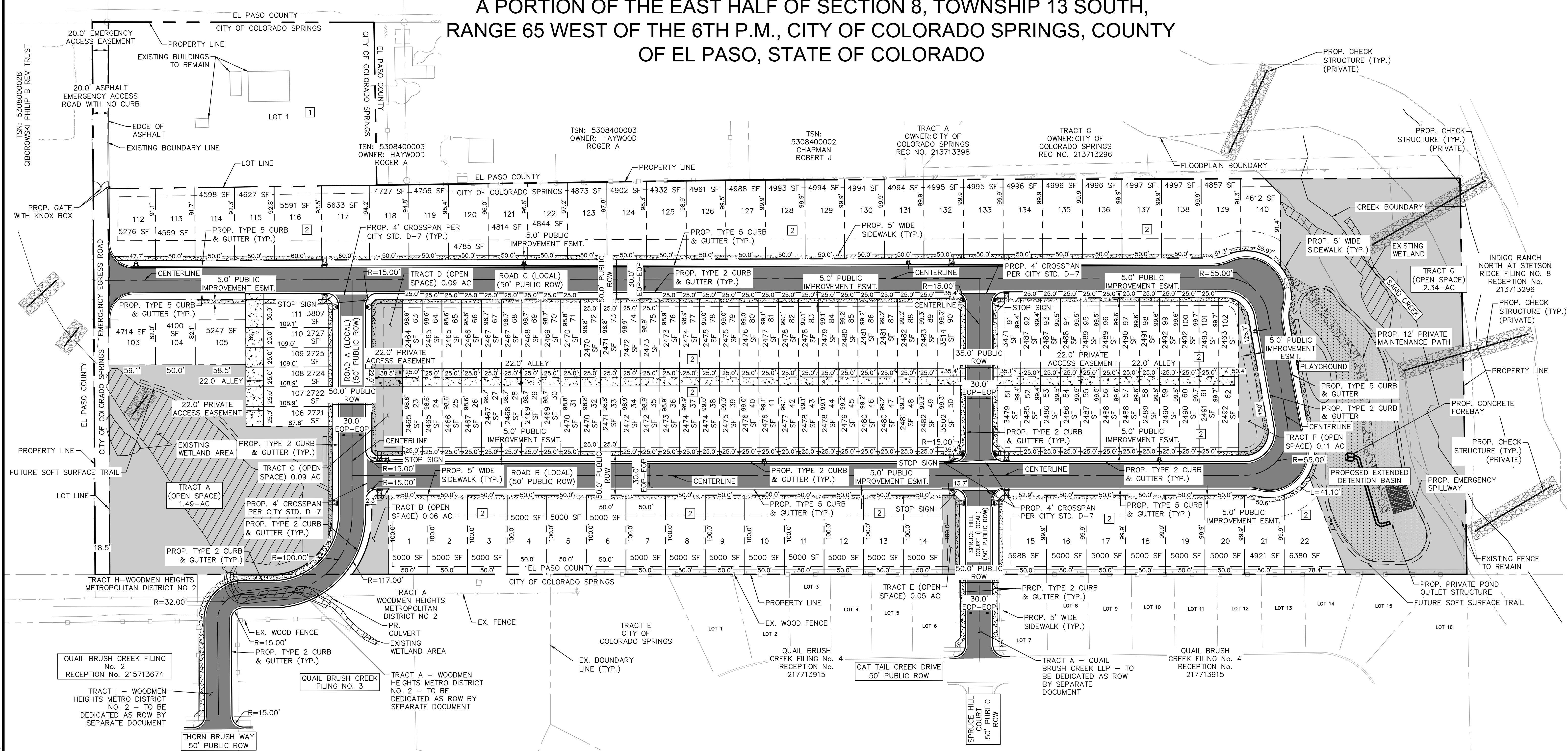
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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

COVER SHEET
SHEET 1 OF 16

MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

MILLER DOWNS
DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO



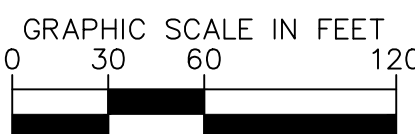
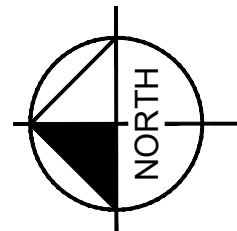
GENERAL NOTES

1. OUTSIDE LOT DIMENSIONS SHOWN. SEE PLAT FOR ALL LOT DIMENSIONS.
2. ALL PROPOSED SIDEWALKS ARE CONCRETE.
3. ALL PROPOSED ROADWAYS AND PARKING TO BE ASPHALT.
4. STANDARD STREET LIGHTING WILL BE USED THROUGHOUT, TO BE INSTALLED BY THE DEVELOPER.
5. SEE SHEET 5 FOR ROADWAY AND UTILITY CROSS-SECTIONS.
6. ALL PROPOSED ROADWAYS ARE RESIDENTIAL (LOCAL) 50' PRIVATE RIGHT-OF-WAYS.
7. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
8. CURB & GUTTER ADJACENT TO SINGLE FAMILY DETACHED LOTS IS MOUNTABLE TYPE 5 PER CITY CURB AND GUTTER STANDARD DETAILS. ALL OTHER CURB AND GUTTER IS 6" VERTICAL CURB TYPE 2 PER CITY CURB & GUTTER STANDARD DETAILS.
9. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN ROW SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING PUBLIC IMPROVEMENTS.
10. PARKING WILL ONLY BE ALLOWED ON ONE SIDE OF THE STREET.

LEGEND

	HEAVY DUTY ASPHALT
	CONCRETE SIDEWALK
	LIGHT DUTY CONCRETE DRIVE AISLE
	PROPOSED TRACT (TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT)
	PROPOSED PRIVATE FULL SPECTRUM DETENTION POND
	PROPERTY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED RIGHT OF WAY LINE
	PROPOSED ROAD CENTERLINE
	LOT NUMBER
	BLOCK NUMBER

CITY APPROVAL:



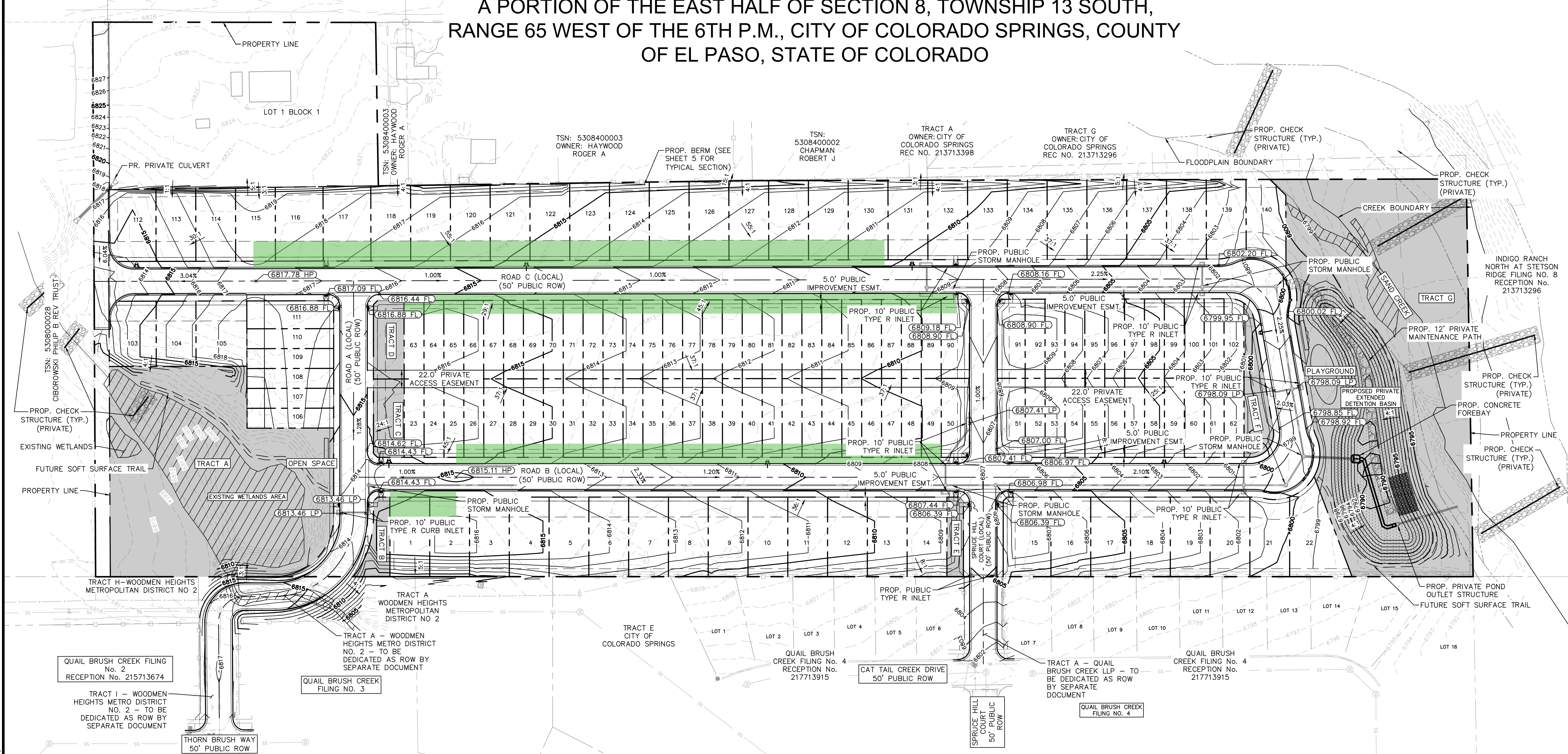
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SITE PLAN
SHEET 2 OF 16

MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

MILLER DOWNS
DEVELOPMENT PLAN
A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO



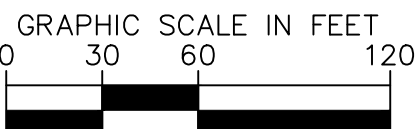
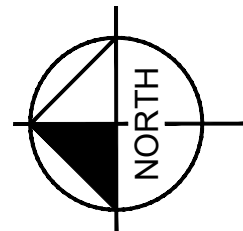
GENERAL NOTES

1. DETAILED GRADING SHALL BE PER THE APPROVED CIVIL CONSTRUCTION DOCUMENTS.
2. ALL GRADING SHALL BE PER CITY OF COLORADO SPRINGS STANDARD DETAILS AND SPECIFICATIONS.

LEGEND

---	PROPERTY LINE
---	EXISTING LOT LINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED SETBACK LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED STORM SEWER LINE
---	EXISTING WETLAND AREA
---	PROPOSED PRIVATE FULL SPECTRUM DETENTION POND
---	PROPOSED TRACT
---	PLANNED INFILTRATION AREAS (PIA)
---	HIGH POINT/LOWPOINT /FINISHED GRADE

CITY APPROVAL:



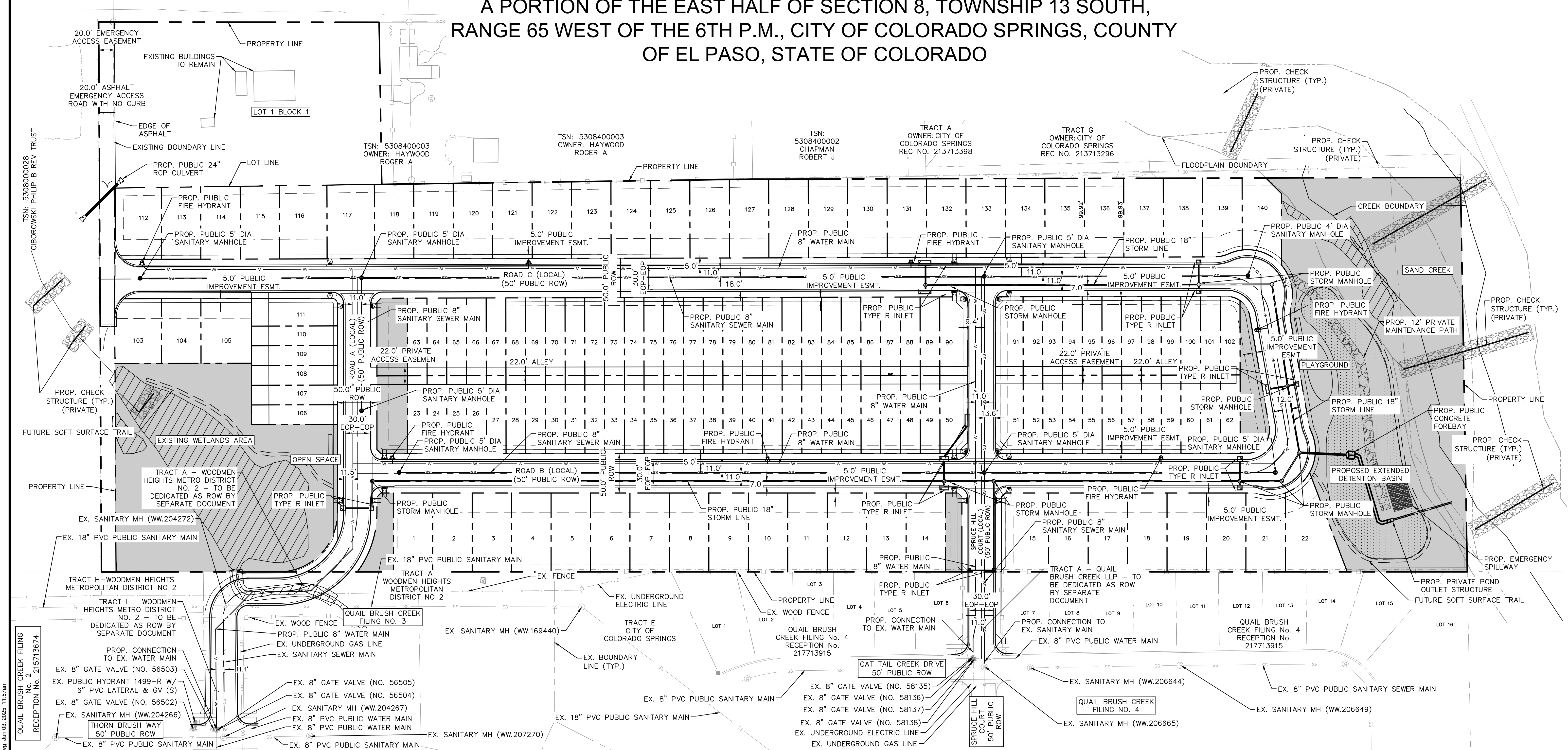
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PRELIMINARY GRADING PLAN
SHEET 3 OF 16

MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

MILLER DOWNS
DEVELOPMENT PLAN
A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
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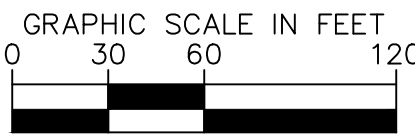
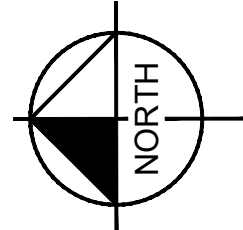
GENERAL NOTES

1. GAS & ELECTRIC ARE TO BE DESIGNED BY OTHERS AT A LATER DATE.
2. SEE SHEET 5 FOR UTILITY NOTES AND CROSS SECTIONS.
3. ALL PROPOSED STORM PIPE SHALL BE RCP (OR CITY OF COLORADO SPRINGS APPROVED ALTERNATIVE)

LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM LINE
- EX. UNDERGROUND GAS LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. UNDERGROUND ELECTRIC LINE

CITY APPROVAL:

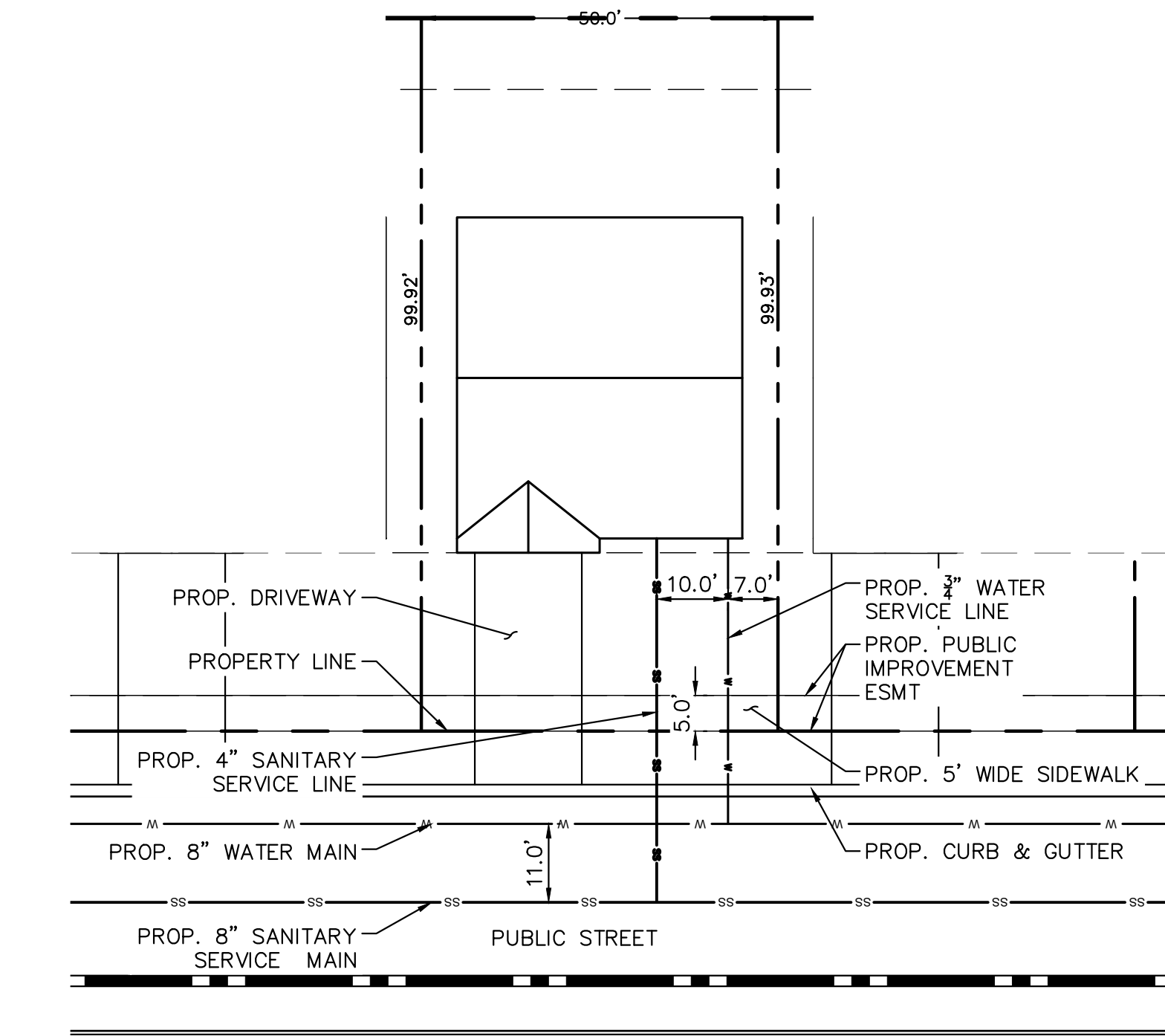


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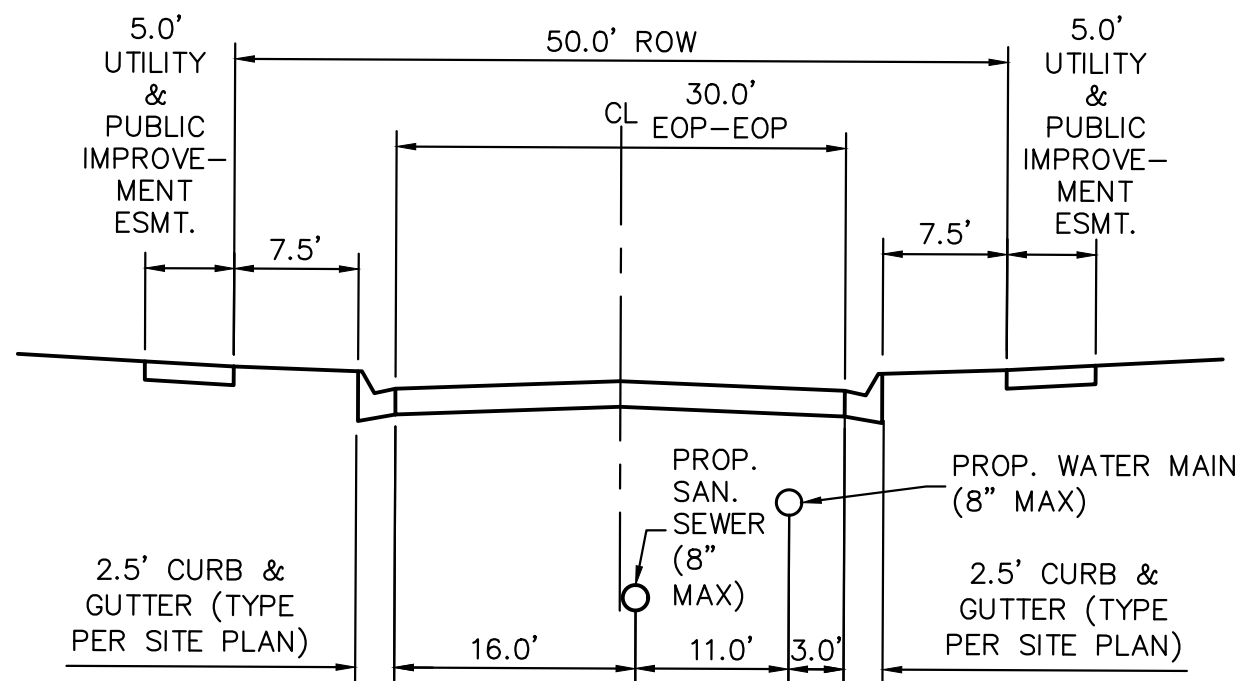
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
SHEET 4 OF 16

MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

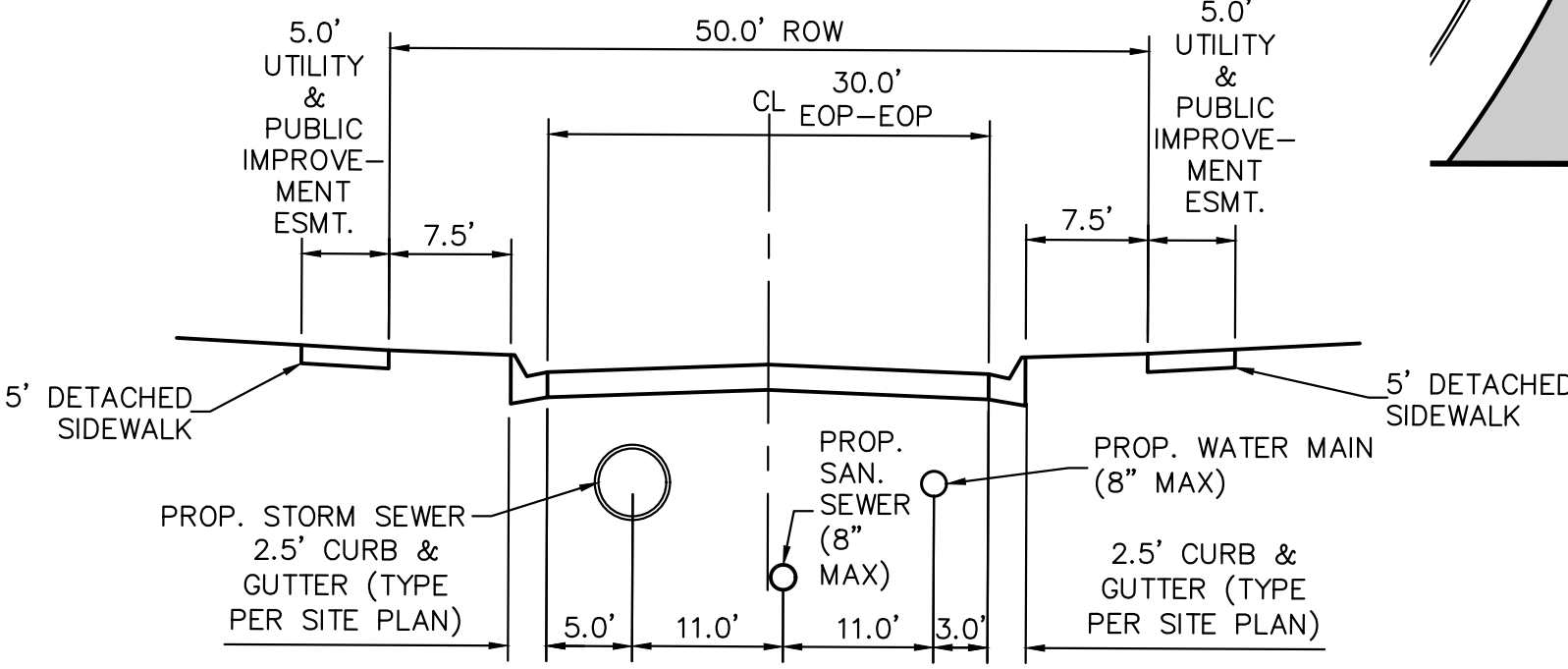
MILLER DOWNS
DEVELOPMENT PLAN
A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
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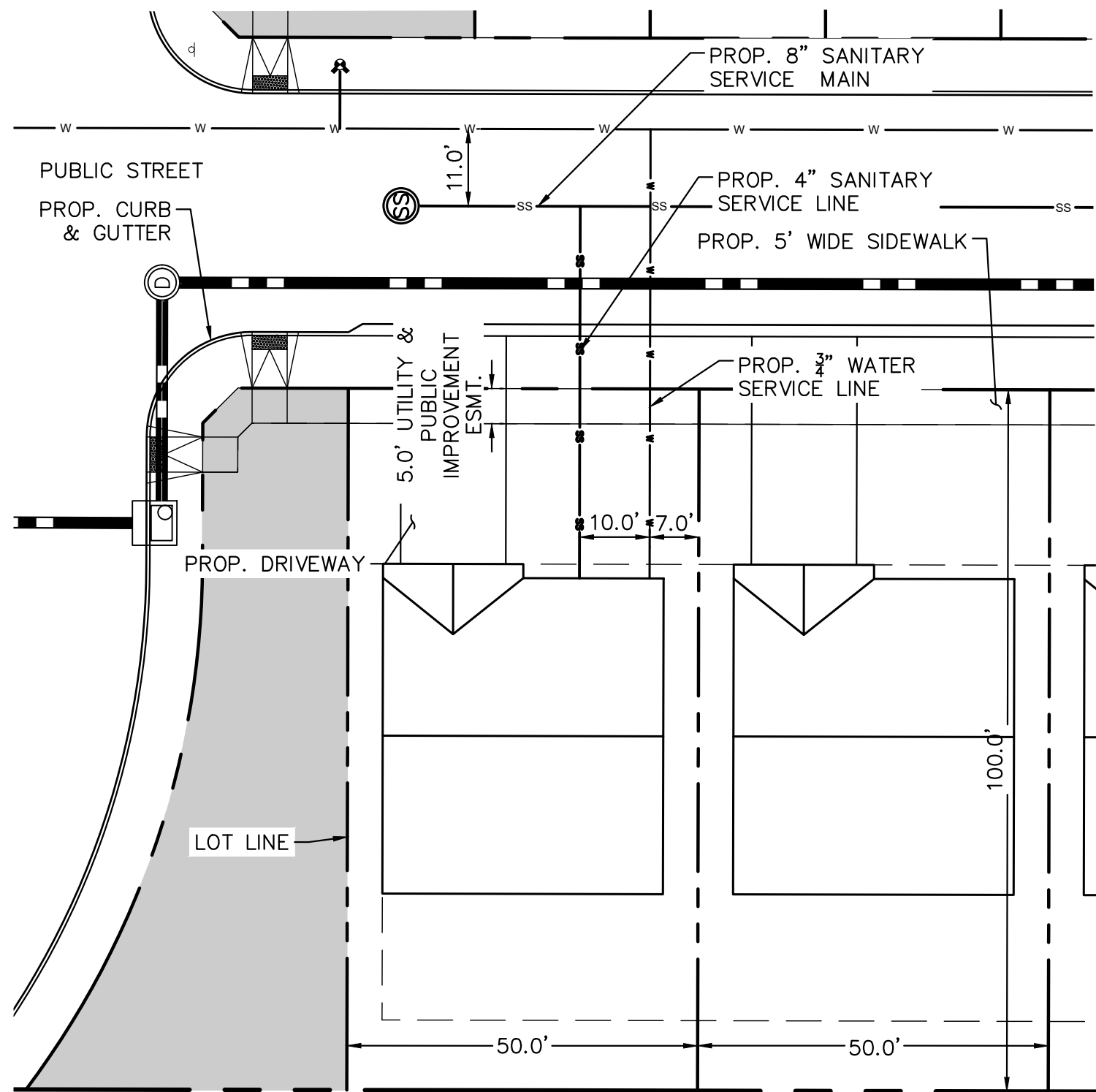
TYPICAL 50' X (99-100)' LOT



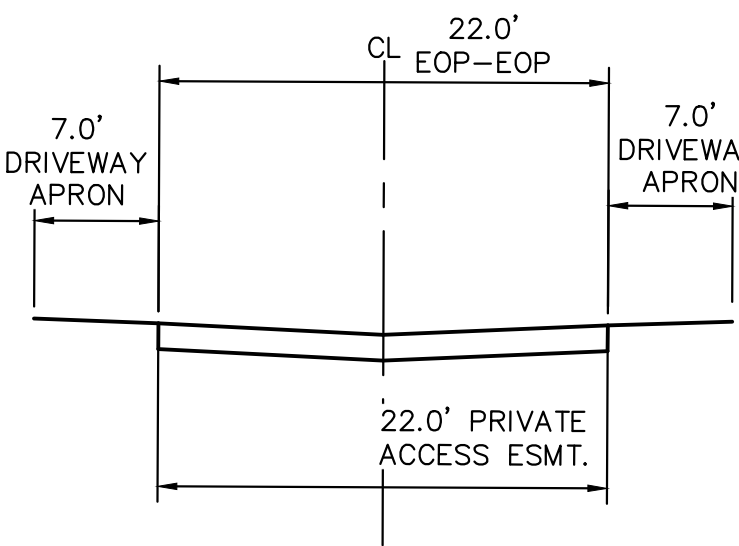
RESIDENTIAL (LOCAL) STREETS (DETACHED SIDEWALK)
SANITARY AND WATER UTILITY SECTION
NTS



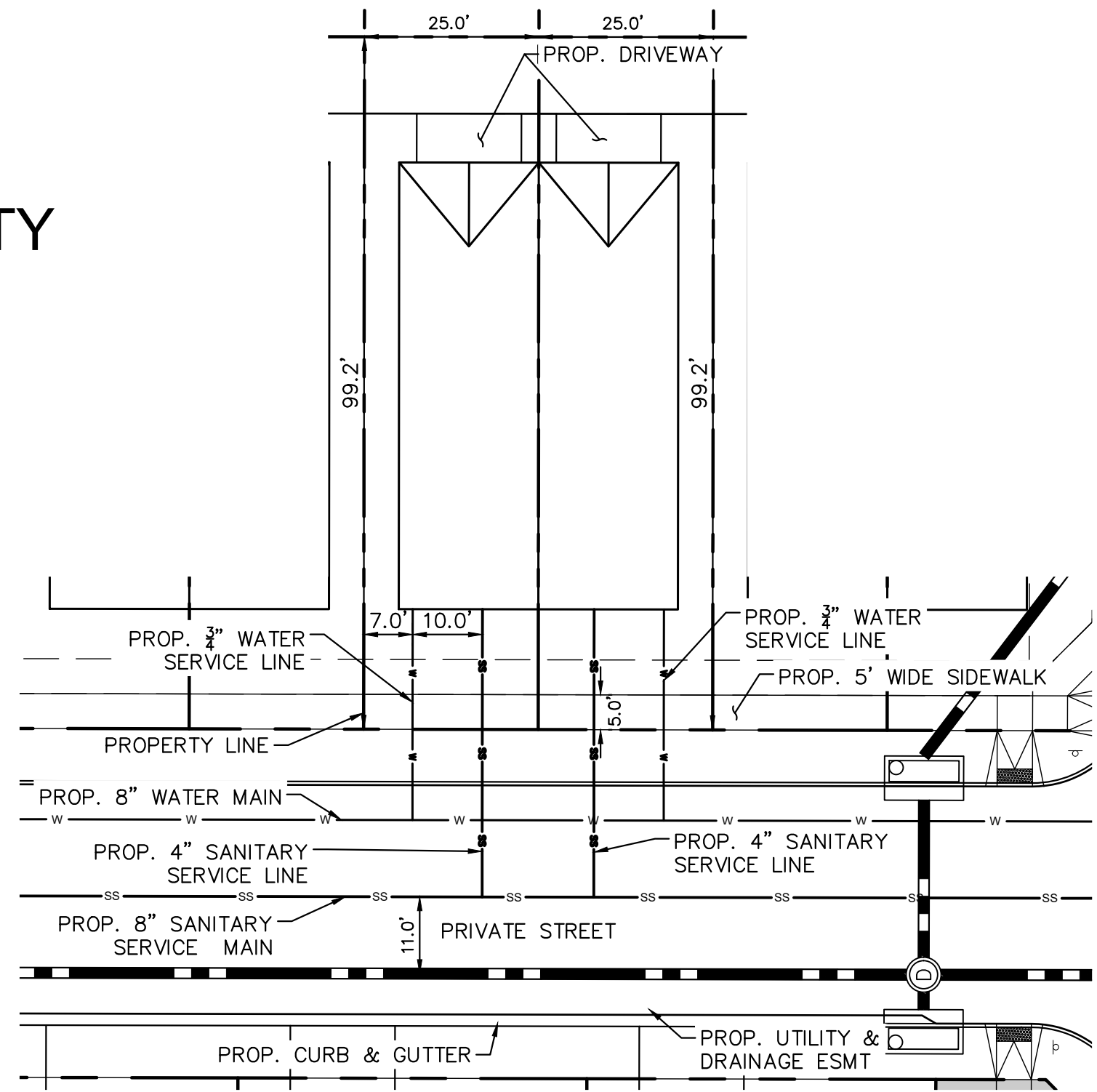
RESIDENTIAL (LOCAL) STREETS (DETACHED SIDEWALK)
STORM, SANITARY, AND WATER UTILITY SECTION
NTS



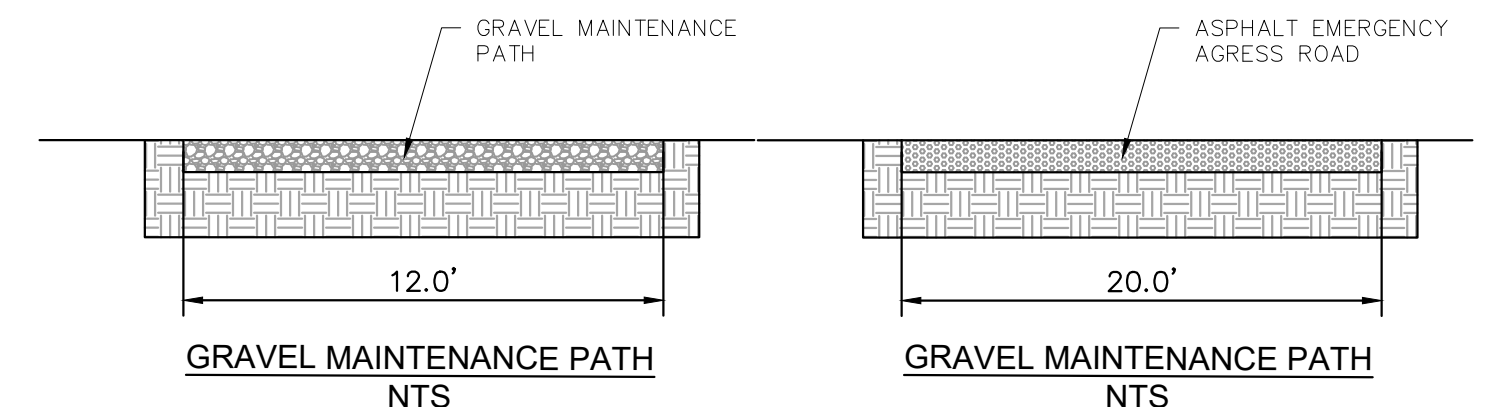
TYPICAL 50' X (99-100)' CORNER LOT



RESIDENTIAL (LOCAL) PRIVATE ALLEY
NTS

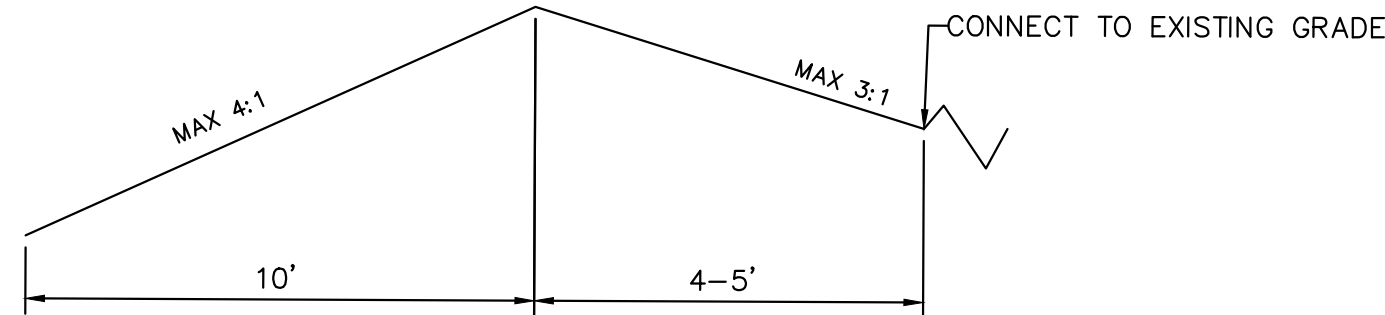


TYPICAL 25' X (99-100)' LOT



GRAVEL MAINTENANCE PATH
NTS
*REFER TO SITE PLAN FOR
PATH DIMENSIONS

GRAVEL MAINTENANCE PATH
NTS
*REFER TO SITE PLAN FOR
PATH DIMENSIONS



BERM ON EAST PROPERTY LINE
NTS

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

THE APPLICANT AND IT'S SUCCESSORS ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

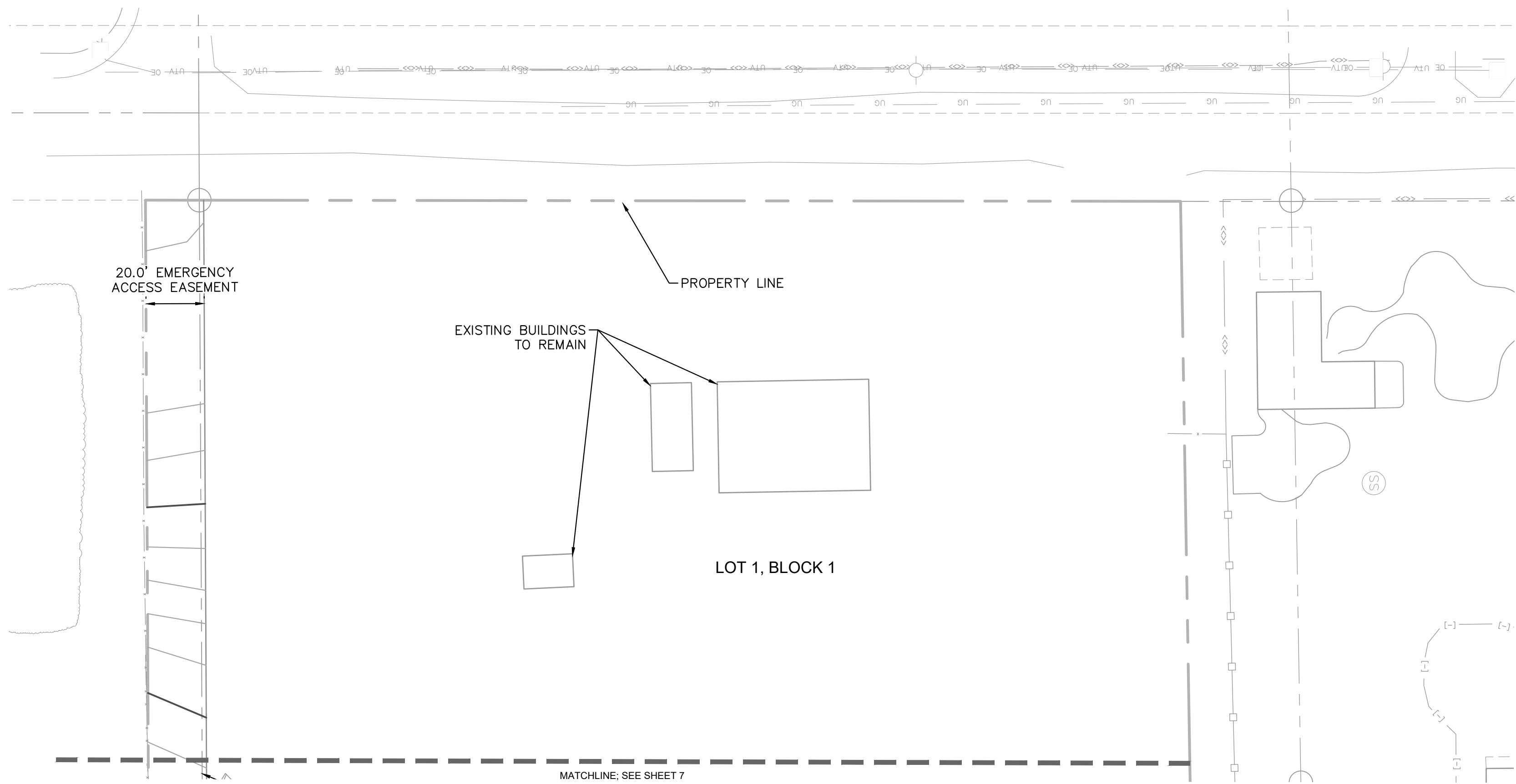
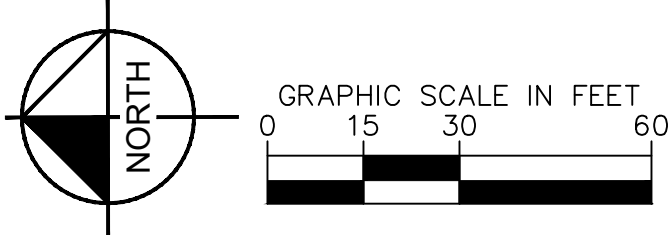
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

CITY APPROVAL:

City Approval signature box.

MILLER DOWNS
DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO



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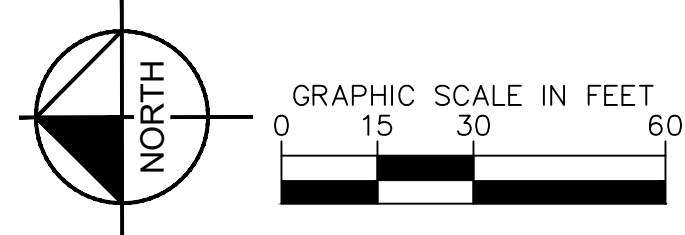


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PRELIM LANDSCAPE PLAN 1
SHEET 6 OF 16

MILLER DOWNS
DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO



RECEIVING PERVIOUS AREA (FLOWING TO WQ POND)



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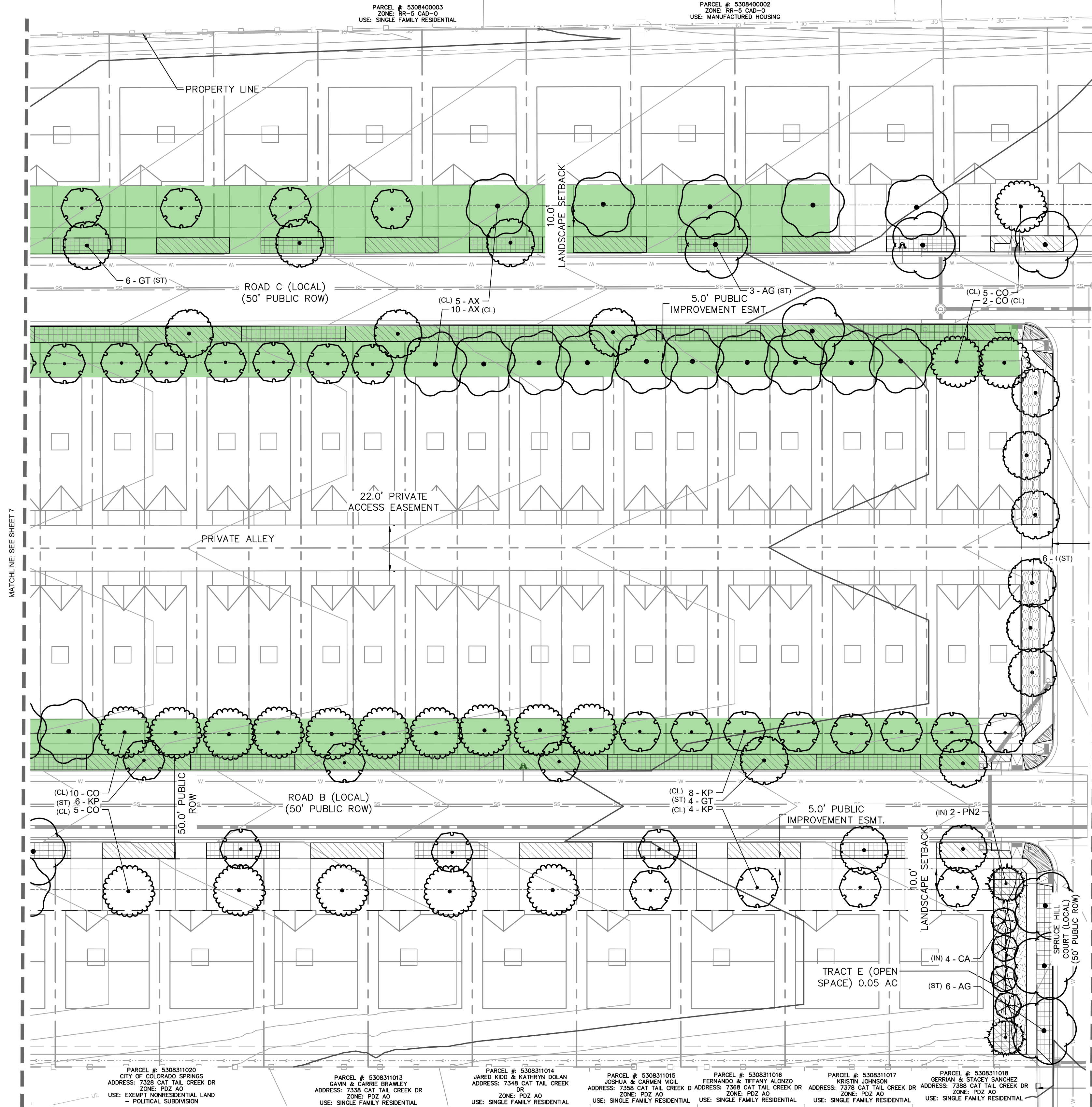


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PRELIMINARY LANDSCAPE PLAN 2
SHEET 7 OF 16

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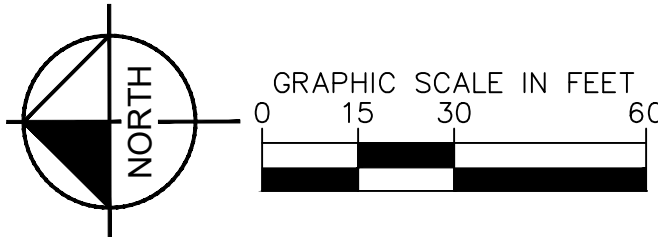
MILLER DOWNS
DEVELOPMENT PLAN
A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT	CODE REQ.
DECIDUOUS TREES								
	AG	62	ACER GRANDIDENTATUM BIGTOOTH MAPLE	B & B	1.5" CAL MIN	30'-40'	30'-40'	PARK/ROW/MEDIAN/STREAM
	AX	50	ACER X FREEMANII FREEMAN MAPLE	B & B	1.5" CAL MIN	30'-40'	50'-60'	PARK/ROW
	CA	55	MALUS X 'SPRING SNOW' CRAB APPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'	ROW/MEDIAN/STREAM
	CO	67	CELTIS OCCIDENTALIS COMMON HACKBERRY	B & B	1.5" CAL MIN	30'-40'	30'-40'	PARK/ROW/MEDIAN/STREAM
	CS	16	CATALPA SPECIOSA NORTHERN CATALPA	B & B	1.5" CAL MIN	20'-40'	40'-60'	ROW/MEDIAN/STREAM
	GT	37	GLEDTISIA TRIACANTHOS F. INERMIS THORNLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'	PARK/ROW/MEDIAN
	KP	70	KOEIREUTERIA PANICULATA GOLDEN RAIN TREE	B & B	1.5" CAL MIN	20'-30'	20'-30'	ROW/MEDIAN/STREAM
EVERGREEN TREES								
	JS	9	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8'-12'	20'-30'	SCREEN/WALL/TRASH
	PE	35	PINUS EDULIS PINYON PINE	B & B	6" HGT.	10'-20'	20'-30'	SCREEN/WALL/TRASH
	PN2	4	PINUS NIGRA AUSTRIAN PINE	B & B	6" HT.	20'-40'	40'-60'	SCREEN/WALL/TRASH
	PP2	15	PINUS PONDEROSA PONDEROSA PINE	B & B	6" HT.	20'-30'	50'-60'	ROW/MEDIANS/WALL/SCREEN/TRASH
EXISTING TREES TO REMAIN								
	XI	7	EXISTING TREE TO REMAIN EXISTING TREE TO REMAIN	B & B				
ORNAMENTAL TREES								
	CC	7	CRATAEGUS CRUS-GALLI 'INERMIS' THORNLESS HAWTHORN	B & B	1" CAL MIN	20'-30'	20'-30'	ROW/MEDIANS
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR	
GROUND COVERS								
	FINES	3,932 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH	ROCK MULCH				SITEONE
	RB	1,649 SF	2"-3" RIVER ROCK COLOR: BLUE GREY	ROCK MULCH	4" DEPTH			SITEONE
	ROCK	23,504 SF	1 1/2" SADDLEBACK SWIRL DECORATIVE ROCK	ROCK MULCH	4" DEPTH			SITEONE
	ROCK2	21,739 SF	3/4" CLEAR CREEK GRANITE DECORATIVE ROCK	ROCK MULCH	4" DEPTH	YES		SITEONE
	SEED1	23,739 SF	EPC LOW GROW MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	21 LBS / ACRE			
	SEED2	83,906 SF	EPC ALL PURPOSE MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	9.7 LBS / ACRE			
	SEED3	8,458 SF	IRRIGATED NATIVE LAWN MIX 50% BUFFALOGRASS, 50% BLUE GRAMA	SEED	3 LBS / 1000 SF			PAWNEE BUTTES SEED INC.

RECEIVING PERVIOUS AREA (FLOWING TO WQ POND)



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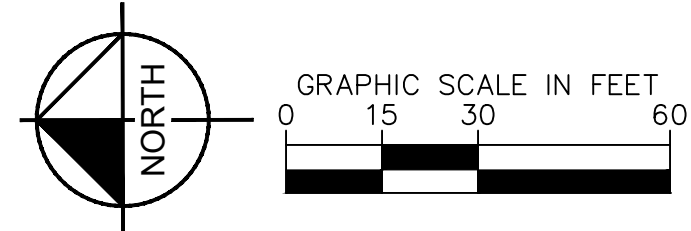
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PRELIMINARY LANDSCAPE PLAN 3
SHEET 8 OF 16

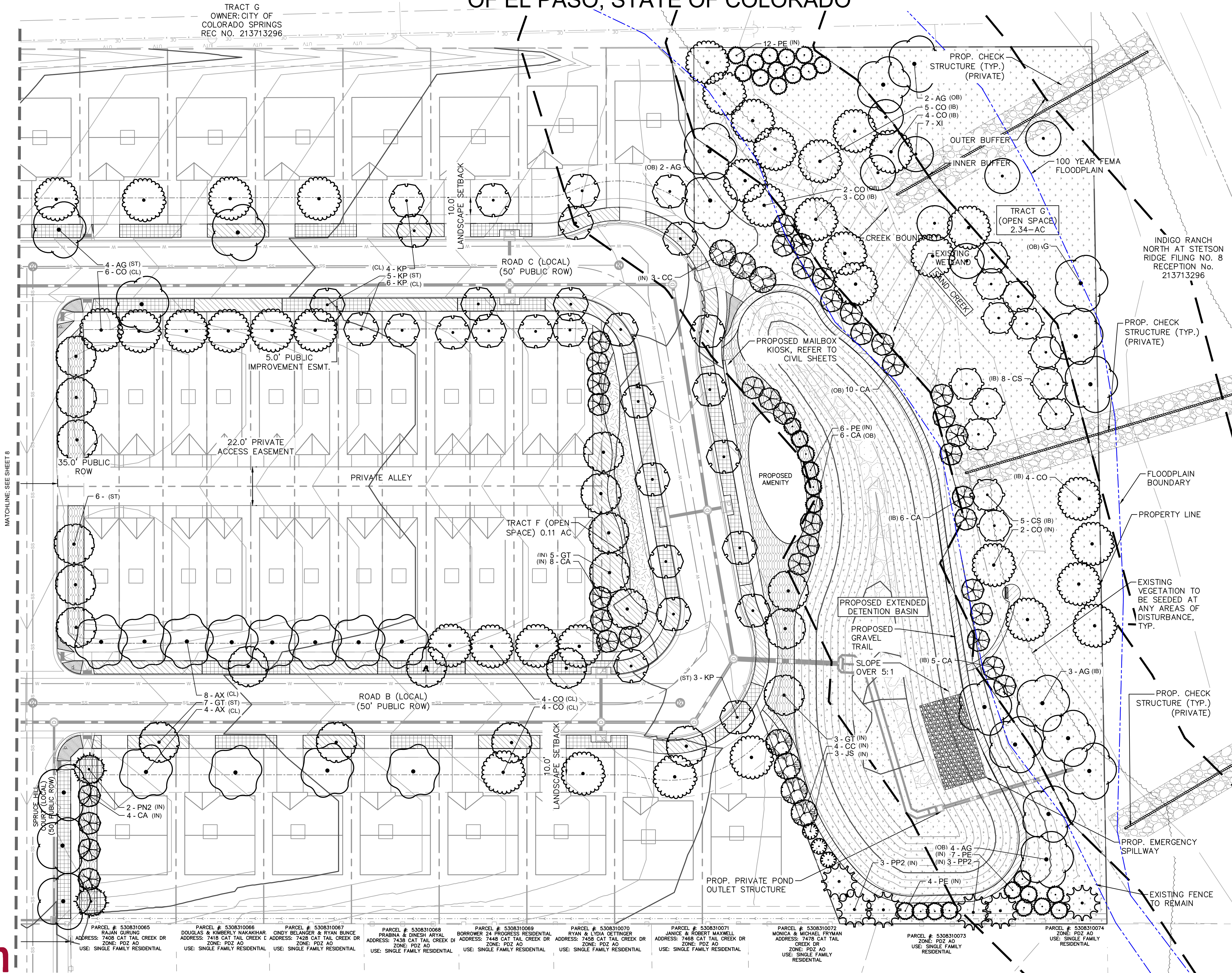
MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

MILLER DOWNS
DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO



RECEIVING PERVIOUS AREA (FLOWING TO WQ POND)



CITY APPROVAL:

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PRELIMINARY LANDSCAPE PLAN 4
SHEET 9 OF 16

MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

MILLER DOWNS DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
1. GENERAL
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
 2. PLANT MATERIALS
 - a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK; CRACKED TRUNKS, CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE
1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

- G. FERTILIZER
1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH
1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING
1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. N. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRU" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBRUS AND FEERING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBRUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST
1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES
1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT R. PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT BE UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
 6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
 9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
 10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
 11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
 12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
 13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
 16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC..., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 4. SODDING
 - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE Voids BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
 6. LAWN MAINTENANCE
 - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADE IF NECESSARY.
 - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- EDGING
- a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- CLEANUP
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- PLANT MATERIAL MAINTENANCE
1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- FINAL INSPECTION AND ACCEPTANCE OF WORK
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- WARRANTY
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NOTES:

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/ OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

- A. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- B. ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS, WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5995) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- C. COPIES OF RECEIPT/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- D. IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- E. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
- F. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY ENGINEERING STANDARD DRAWINGS AND SPECIFICATIONS. ENGINEERING DEVELOPMENT REVIEW DIVISION INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

NATIVE SEED INSTALLATION AND MAINTENANCE

A. NATIVE SEED ESTABLISHMENT

1. **ALL AREAS WITH NATIVE LAWN MIX (SEED)** SHALL RECEIVE 3 CUBIC YARD OF ORGANIC MATTER PER 1000 SQ. FT. PRIOR TO SEEDING. THE CONTRACTOR SHALL PROVIDE A DELIVERY RECEIPT AND/OR PROOF OF ORGANIC MATTER DELIVERY TO THE LANDSCAPE ARCHITECT FOR THE PROJECT RECORDS.
2. **ALL NATIVE SEED AREAS** SHALL HAVE SOIL, TILLED TO A DEPTH OF 8-INCHES, PRIOR TO AND WITHIN TWO-WEEKS OF SEEDING. THIS SHALL BE CONDUCTED TO ELIMINATE COMPACTED SOILS AND REMOVE EXISTING VEGETATION.
3. CONTRACTOR SHALL INSTALL NATIVE SEED MIXES VIA DRILL SEEDING AT THE RATES DESCRIBED IN THE PLANT SCHEDULE. HYDROSEEDING AND BROADCAST SEEDING ARE NOT PERMITTED.
4. NATIVE SEED MIXES SHALL BE INSTALLED ONCE NIGHTTIME TEMPERATURES CONSISTENTLY EXCEED 60 DEGREES (ESTIMATED MID-JUNE).
5. CHEMICAL METHODS OF WEED CONTROL ARE PROHIBITED DURING THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO ELIMINATE WEEDS DURING TILLING PRIOR TO INSTALLATION. SELECTIVE MANUAL OR MECHANICAL WEED CONTROL/REMOVAL SHALL BE PROVIDED DURING THE FIRST YEAR ESTABLISHMENT PERIOD.

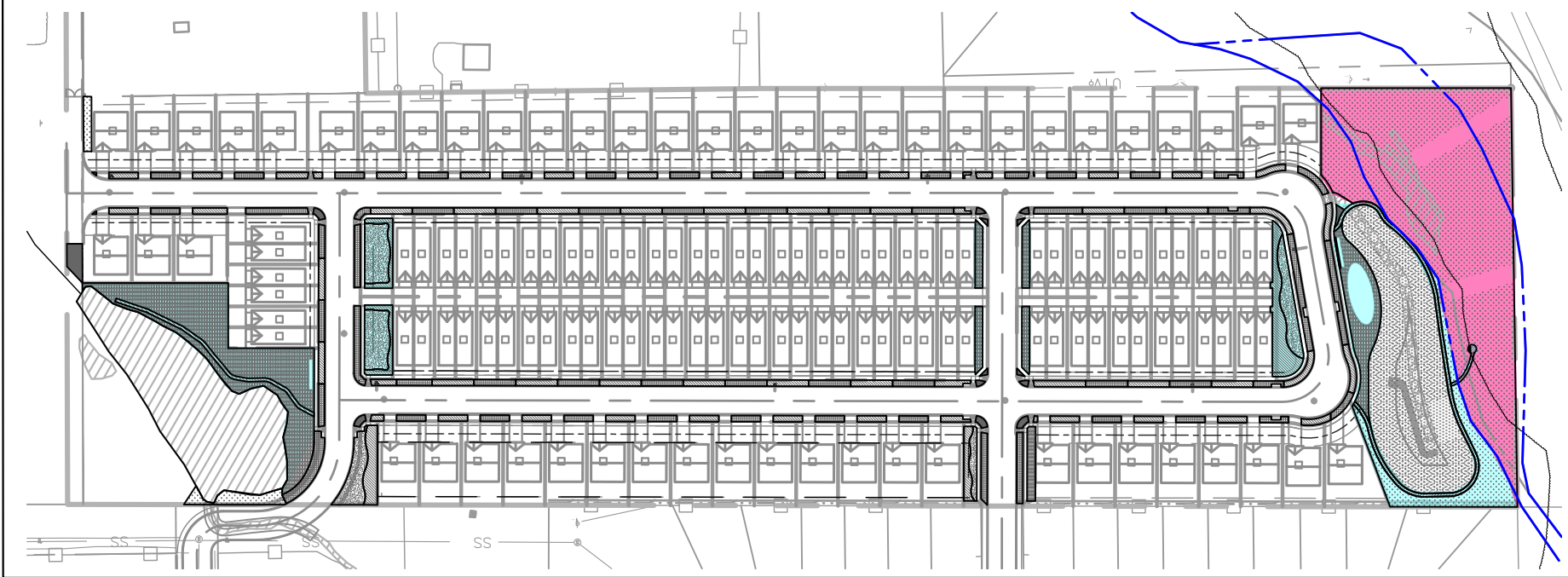
B. NATIVE LAWN MIX MAINTENANCE

1. ONCE ESTABLISHED, **ALL AREAS WITH NATIVE LAWN MIX** SHALL BE MOWED ONCE PRIOR TO SPRING GREENING UP (FEBRUARY TO MARCH). A SECOND MOWING SHALL BE SCHEDULED AFTER INITIAL SPRING GROWTH AND GREENING UP (LATE JUNE TO EARLY JULY). NATIVE LAWN MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON. MOW DECK HEIGHT SHALL BE SET TO 4" MINIMUM.
2. AFTER ESTABLISHMENT, **ALL AREAS WITH NATIVE LAWN MIX** SHALL MAINTAIN A REGULAR WATERING SCHEDULE THROUGHOUT AT LEAST THE SECOND GROWING SEASON. PROVIDE APPROXIMATELY 1/2" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.
3. APPLY 1/2 LB. OF NITROGEN PER 1000 SQ. FT. ANNUALLY IN MID-JUNE.

ACTIVE AND NON ACTIVE GREEN SPACE DIAGRAM

LEGEND:

HATCH	GREEN SPACE TYPE	TOTAL SF
	ACTIVE GREEN SPACE	46,550 SF
	NON-ACTIVE GREEN SPACE	46,550 SF



CITY APPROVAL:

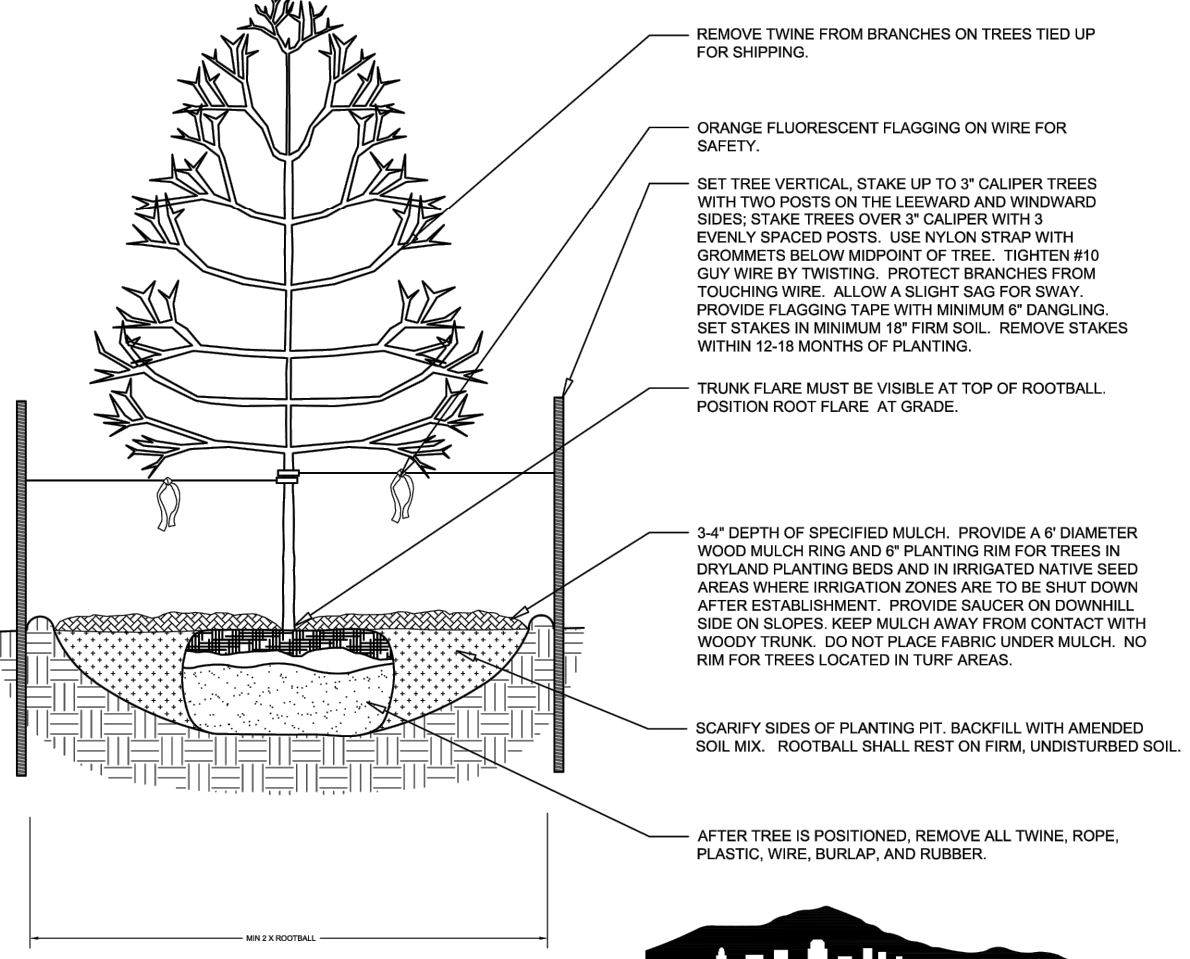
LANDSCAPE NOTES SHEET 10 OF 16

MILLER DOWNS
DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO

NOTES:

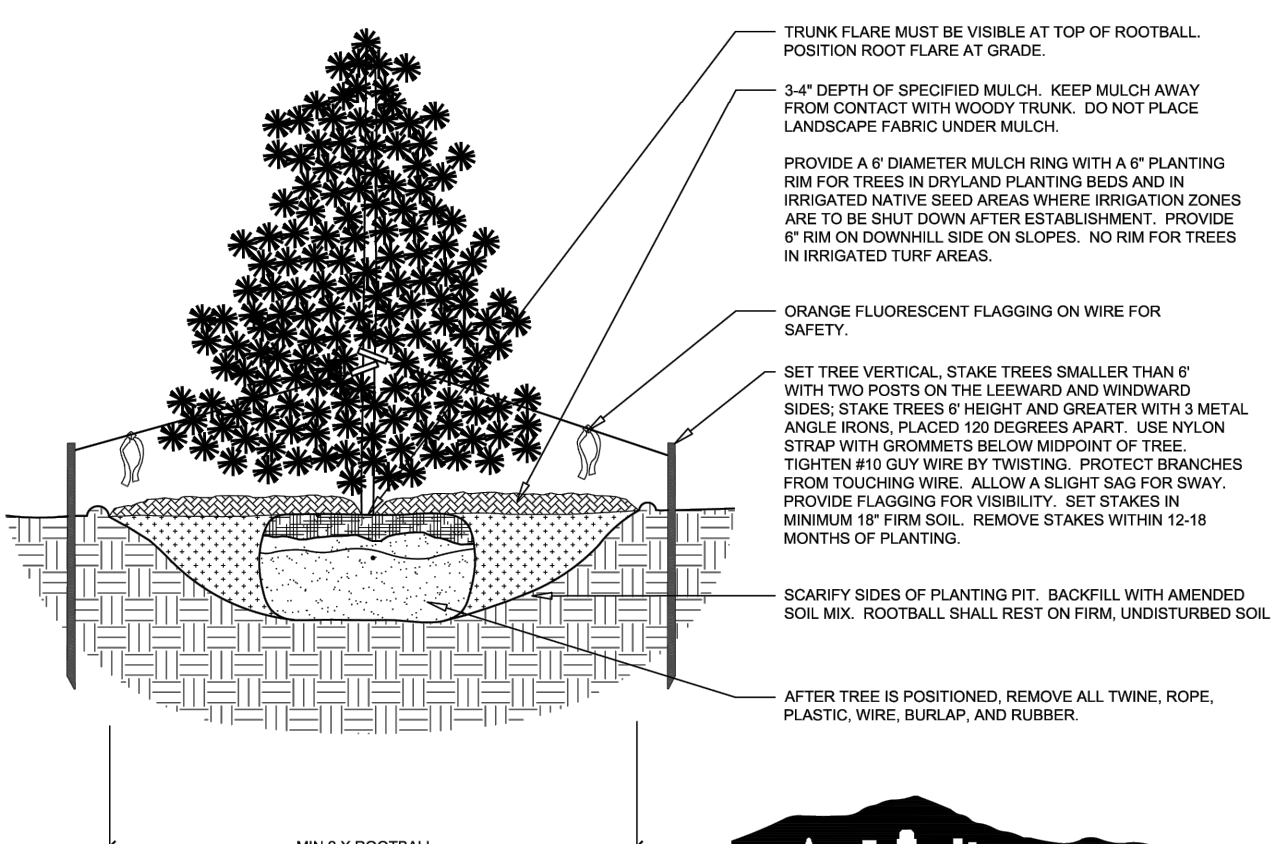
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. IN WINTER WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK WITH ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



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

NOTES:

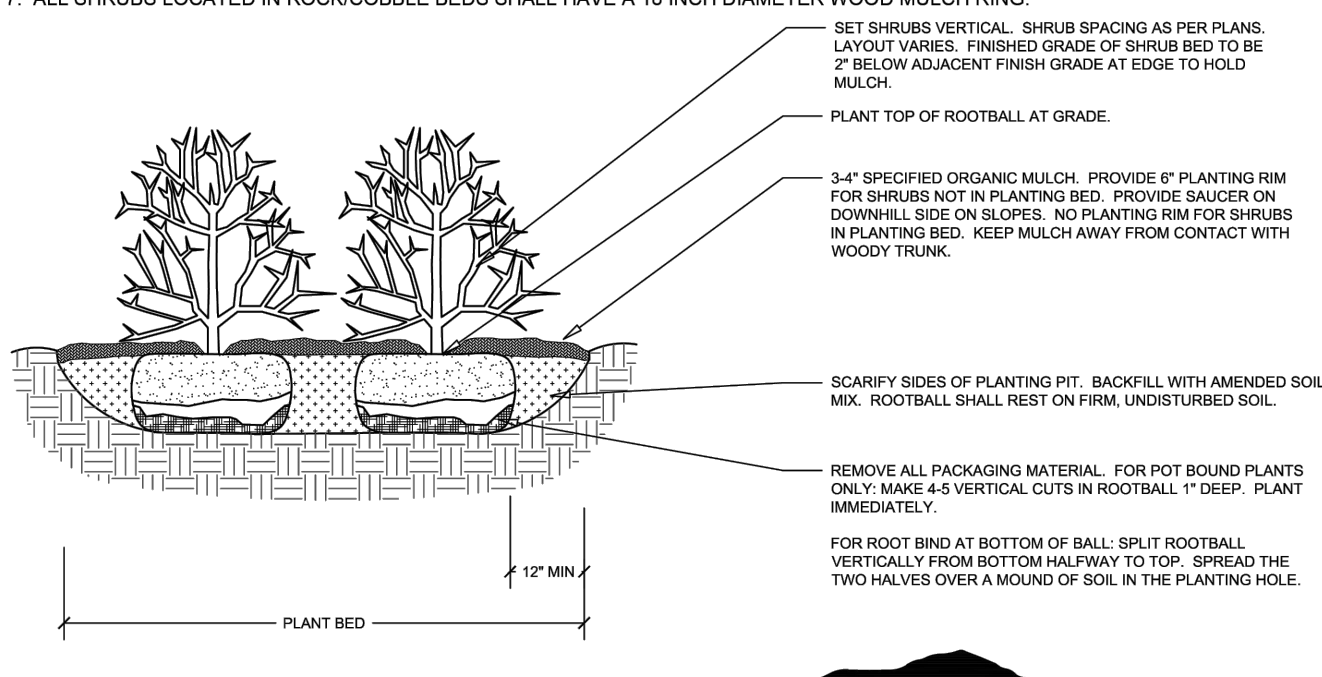
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.
9. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



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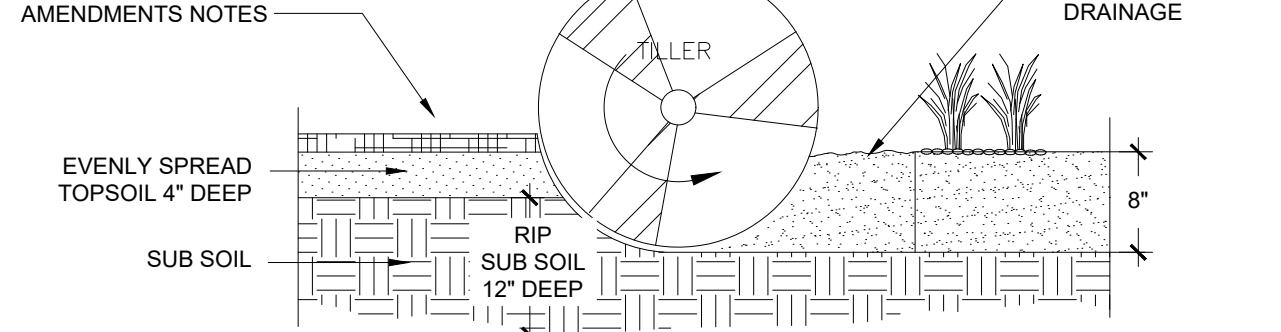
NOTES:

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
7. ALL SHRUBS LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 18 INCH DIAMETER WOOD MULCH RING.



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AMEND SOIL PER SOIL
AMENDMENTS NOTES



- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1\"/>

1 DECIDUOUS TREE PLANTING

NTS 296-082-000-29

2 EVERGREEN TREE PLANTING

NTS 296-082-000-30

3 SHRUB PLANTING

NTS 296-082-000-33

4 SOIL PREP

NTS 296-082-000-35

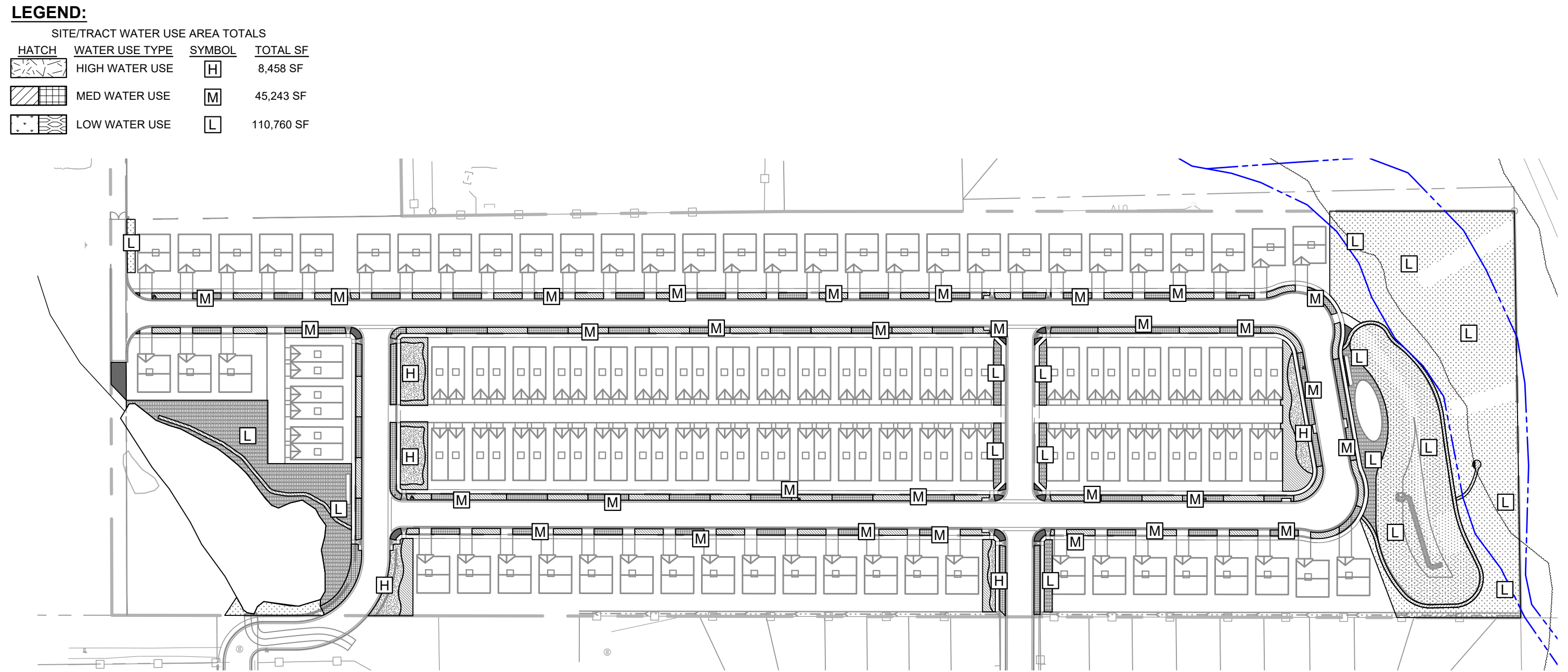
Table A. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Pond Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS	Pounds PLS	Pounds PLS
				•Irrigated broadcast •Irrigated hydroseeded	•non-irrigated/ broadcast •non-irrigated/ hydroseeded •irrigated drilled	•non-irrigated drilled
				(80 seeds/sq ft)	(40 seeds/sq ft)	(20 seeds/sq ft)
Big Bluestem	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Blue Grama	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green Needlegrass (1)	<i>Nassella viridula</i>	Cool, bunch	10	2.0	1.0	0.5
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Sideoats Grama	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2.0	1.0	0.5
Switchgrass (1)	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie Sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass (1)	<i>Sorghastrum nutans</i>	Warm, sod	10	2.0	1.0	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

Table B. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS	Pounds PLS	Pounds PLS
				•Irrigated broadcast •Irrigated hydroseeded	•non-irrigated broadcast •non-irrigated hydroseeded •irrigated drilled	•non-irrigated drilled
				(80 seeds/sq ft)	(40 seeds/sq ft)	(20 seeds/sq ft)
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Blue Grama	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Sideoats Grama	<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
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool, sod	20	12.0	6.0	3.0
Sand Dropseed	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42.0	21.0	10.3

HYDROZONE DIAGRAM



SELECTED PLANTS OF COS								
SELECTED TREES	TOTAL TREES	SELECTED SHRUBS	TOTAL SHRUBS	SELECTED GRASSES	TOTAL GRASSES	"TOTAL SELECTED PLANTS "	TOTAL PLANTS	"% OF SELECTED PLANTS"
427.0000	427.0000	x	x	x	x	427.0000	427.0000	100%

City UCD Section 7.4.905.B.2(4c)				
STREET FRONTAGE	STREET LINEAR FOOTAGE	TREES REQUIRED	TREES PROVIDED	ABBREVIATION
1 TREE PER 30 LF	3,536 LF	3,536 / 30 = 118 TREES	119 TREES	(ST)

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SOIL REPORT								
SOIL AMENDMENTS:			TEST NO: PH =			SOIL TYPE = ORGANIC MATERIAL = %		
GROUND PLANE TREATMENT	CLASS I OM AMENDMENT	NITROGEN = PPM	PHOSPHORUS = PPM	POTASSIUM = PPM	OTHER: ZN,FE,MN,B OR CU	FERTILIZER	E.C. SALT OR PH TREATMENT	ROTOTILL DEPTH
SODDED TURFGRASS	3 CU. YD. OM PER 1000 SF	LBS N. PER 1000SF	LBS P2O5/1000SQ. FT	LBS K2O. PER 1000 SF	N/A		N/A	6"-8" MIN
SEEDED AREAS - NATIVE	2 CU. YD. OM PER 1000 SF	LBS N. PER 1000SF	LBS P2O5/1000SQ. FT	LBS K2O. PER 1000 SF	N/A		N/A	6"-8" MIN
TREES	3 CU. YD. OM PER 1000 SF	LBS N. PER 1000SF	LBS P2O5/1000SQ. FT	LBS K2O. PER 1000 SF	N/A		N/A	6"-8" MIN
SHRUBS	3 CU. YD. OM PER 1000 SF	LBS N. PER 1000SF	LBS P2O5/1000SQ. FT	LBS K2O. PER 1000 SF	N/A		N/A	6"-8" MIN

* USE CLASS I COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW
ACCEPTABLE FERTILIZERS:
*USE CLASS I COMPOST.
* APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL.
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.

SOIL SAMPLE HAS BEEN COLLECTED AND RECOMMENDATIONS FROM LAB WILL BE PROVIDED AT A LATER SUBMITTAL.

CITY APPROVAL:

LANDSCAPE DETAILS
SHEET 11 OF 16

MILLER DOWNS
DEVELOPMENT PLAN
A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT	CODE REQ.
DECIDUOUS TREES								
	AG	62	ACER GRANDIDENTATUM BIGTOOTH MAPLE	B & B	1.5" CAL MIN	30'-40'	30'-40'	PARK/ROW/MEDIAN/STREAM
	AX	50	ACER X FREEMANII FREEMAN MAPLE	B & B	1.5" CAL MIN	30'-40'	50'-60'	PARK/ROW
	CA	55	MALUS X 'SPRING SNOW' CRAB APPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'	ROW/MEDIAN/STREAM
	CO	67	CELTIS OCCIDENTALIS COMMON HACKBERRY	B & B	1.5" CAL MIN	30'-40'	30'-40'	PARK/ROW/MEDIAN/STREAM
	CS	16	CATALPA SPECIOSA NORTHERN CATALPA	B & B	1.5" CAL MIN	20'-40'	40'-60'	ROW/MEDIAN/STREAM
	GT	37	GLEDITSIA TRIACANTHOS F. INERMIS THORNLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'	PARK/ROW/MEDIAN
	KP	70	KOEIREUTERIA PANICULATA GOLDEN RAIN TREE	B & B	1.5" CAL MIN	20'-30'	20'-30'	ROW/MEDIAN/STREAM
EVERGREEN TREES								
	JS	9	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'	SCREEN/WALL/TRASH
	PE	35	PINUS EDULIS PINYON PINE	B & B	6' HGT.	10'-20'	20'-30'	SCREEN/WALL/TRASH
	PN2	4	PINUS NIGRA AUSTRIAN PINE	B & B	6' HT.	20'-40'	40'-60'	SCREEN/WALL/TRASH
	PP2	15	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HT.	20'-30'	50'-60'	ROW/MEDIANS/WALL/SCREEN/TRASH
EXISTING TREES TO REMAIN								
	XI	7	EXISTING TREE TO REMAIN EXISTING TREE TO REMAIN	B & B				
ORNAMENTAL TREES								
	CC	7	CRATAEGUS CRUS-GALLI 'INERMIS' THORNLESS HAWTHORN	B & B	1" CAL MIN	20'-30'	20'-30'	ROW/MEDIANS
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	
GROUND COVERS								
	FINES	3,932 SF	CRUSHER FINES - TAN BREEZE ROCK MULCH	ROCK MULCH			SITEONE	
	RB	1,649 SF	2"-3" RIVER ROCK COLOR: BLUE GREY	ROCK MULCH	4" DEPTH		SITEONE	
	ROCK	23,504 SF	1 1/2" SADDLEBACK SWIRL DECORATIVE ROCK	ROCK MULCH	4" DEPTH		SITEONE	
	ROCK2	21,739 SF	3/4" CLEAR CREEK GRANITE DECORATIVE ROCK	ROCK MULCH	4" DEPTH	YES	SITEONE	
	SEED1	23,739 SF	EPC LOW GROW MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	21 LBS / ACRE			
	SEED2	83,906 SF	EPC ALL PURPOSE MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	9.7 LBS / ACRE			
	SEED3	8,458 SF	IRRIGATED NATIVE LAWN MIX 50% BUFFALOGRASS, 50% BLUE GRAMA	SEED	3 LBS / 1000 SF		PAWNEE BUTTES SEED INC.	

LOT TYPICAL - DETACHED

OPEN SPACE -
HIGH-WATER USE TURFGRASS -
MED-WATER SHRUB BEDS -

TYPICAL LOTS
4,652 SF
648 SF
1,864 SF

OVERALL TOTALS (54)
251,208 SF
34,992 SF
100,656 SF

SAND CREEK — TYPE 3						
STREAMSIDE OVERLAY	BUFFER TOTAL REQUIRED	BUFFER TOTAL PROVIDED	INNER BUFFER REQ.	INNER BUFFER PROV.	OUTER BUFFER REQ.	OUTER BUFFER PROV.
TYPE 3	120'	120'	40'	40'	80'	80'
IMPERVIOUS % MAX.	STREAM CHANNEL MAX.	STREAM CHANNEL TOTAL	INNER BUFFER MAX.	INNER BUFFER TOTAL	OUTER BUFFER MAX.	OUTER BUFFER TOTAL
	0%	0%	0%	0%	25%	11%

TREE REQUIREMENTS	INNER BUFFER REQ.	"INNER BUFFER STREAM FRONTAGE (LF)"	"INNER BUFFER TREES REQ."	"INNER BUFFER TREES PROV."	OUTER BUFFER REQ.	"OUTER BUFFER STREAM FRONTAGE (LF)"	"OUTER BUFFER TREE REQ."	"OUTER BUFFER TREES PROV."
	"1 TREE PER 20' OF STREAM FRONTAGE"	857 LF	857 / 20 = 43 TREES	43 TREES (IB)	"1 TREE PER 30' OF STREAM FRONTAGE"	672 LF	672 / 30 = 22 TREES	22 TREES (OB)

"COMPACT LOT LANDSCAPING 7.4.905 AND 7.4.908"			
GROSS SITE AREA (SF)	"PERCENT MINIMUM INTERNAL AREA (%)"	"INTERNAL AREA (SF) REQUIRED / PROVIDED"	"INTERNAL TREES (1 PER 500 SF) REQUIRED / PROVIDED"
930,986 SF	10%	93,099 SF / 168,222 SF	186 / 103
"SHRUB SUBSTITUTES REQUIRED / PROVIDED"	"ORNAMENTAL GRASS SUBS REQUIRED / PROVIDED"	PLAN SYMBOL ABBR.	"PERCENT GROUND COVERAGE REQUIRED / PROVIDED"
830 / X*		IN	
GREEN SPACE REQUIRED (Y / N)	"ACTIVE GREEN SPACE %/SF REQ. / PROV. "	"NON-ACTIVE GREEN SPACE %/SF REQ. / PROV. "	"ACTIVE GREEN SPACE DESIGN ELEMENTS"
YES	(5%) 46,550 SF / 96,735 SF (10%)	(5%) 46,550 SF / 46,550 SF	"OPEN GREEN SPACE, TRAIL BY CREEK PROPOSED AMENITY"
STREET ORIENTED LOTS (Y / N)	"NUMBER OF STREET ORIENTED LOTS"	"NUMBER OF TREES (1 PER LOT) REQ. / PROV. "	PLAN SYMBOL ABBR.
YES	140.0000	140 / 140	CL
*SHRUB SUBSTITUTES WILL BE PROVIDED AT THE FINAL LANDSCAPE PLAN SUBMITTAL			

CONCEPT PLANT SCHEDULE

	COMPACT LOT TREE	3
	SHRUB BED	2,942 SF
	HIGH-WATER USE TURF	948 SF

LOT TYPICAL - ATTACHED

OPEN SPACE -
HIGH-WATER USE TURFGRASS -
MED-WATER SHRUB BEDS -

TYPICAL LOTS
2,349 SF
150 SF
539 SF

OVERALL TOTALS (86)
202,014 SF
12,900 SF
46,354 SF

CITY APPROVAL:

LANDSCAPE DETAILS (2)
SHEET 12 OF 16

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MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

MILLER DOWNS
DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO

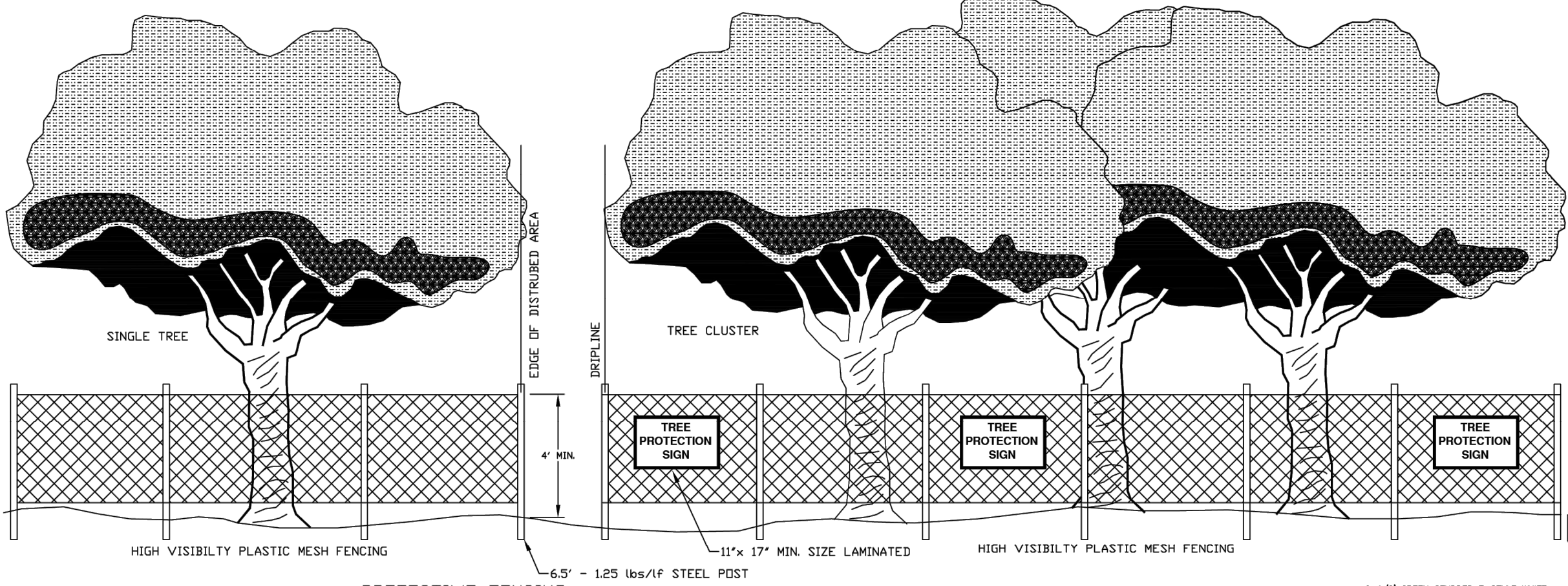
NOTES & PROCEDURES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PROTECTED TREE SUBJECT TO THE PROVISIONS OF THE TREE PRESERVATION ORDINANCE. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO CRITICAL ROOT ZONE OF A PROTECTED TREE.
3. TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
5. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE PROTECTIVE CONSTRUCTION METHODS ARE APPROVED IN ADVANCE IN WRITING BY COLORADO SPRINGS FORESTRY DEPARTMENT.
6. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRAILERS, BULLDOZERS, BORCAT TRACTORS, TRENCERS, COMPRESSORS AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION OF THE COLORADO SPRINGS FORESTRY DEPARTMENT.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL TYPES OF CONSTRUCTION

1. PROTECTIVE FENCING: PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR OR SUB CONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON THE CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND SHALL HAVE A TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE FENCE SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER SIMILAR MATERIAL, WOODEN MATERIAL OR SEMI-RIGID VINYL TIRE FENCING SUPPORTED WITH A TOP WIRE OR EQUIVALENT SUPPORT MATERIAL AFFIXED TO METAL OR WOODEN POSTS, ALL OF WHICH SHALL BE SIX (6) FEET IN HEIGHT.
5. ALL PROTECTIVE FENCING SHALL BE SUPPORTED AT TEN (10) FOOT INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
6. THE RESPONSIBLE PARTY/CONSTRUCTION CONTRACTOR SHALL CAUSE THE REQUIRED FENCING TO BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION.
7. FOR PERMITS INVOLVING TRENCHING SUCH AS IRRIGATION SYSTEMS OR UNDERGROUND ELECTRICAL WORK, THE APPLICANT SHALL PROVIDE SUFFICIENT PLANS TO PROVIDE PROTECTION OF TREES IN THE VICINITY OF THE WORK.
8. THE "TREE PROTECTION SIGN" TREE PRESERVATION INSTRUCTION DETAIL SHEET AND THE APPROVED TREE CONSERVATION PLAN SHALL BE POSTED AT EACH ENTRANCE TO THE SUBJECT PROPERTY UPON WHICH ONE OR MORE TREES SUBJECT TO THE PERMIT IS SITUATED, AND AT ANY OTHER LOCATION DESIGNATED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT.
9. ALL OF THE ABOVE CONDITIONS MUST BE ADHERED TO AND INSPECTED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.



PROTECTIVE FENCING

ORANGE VINYL CONSTRUCTION FENCING, CHAINLINK FENCING, SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FOOT (10') INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THE FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL, AND SHALL HAVE TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON-SITE.

PRIOR TO CONSTRUCTION

THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

D TYPICAL FENCING TREE PROTECTION DETAIL

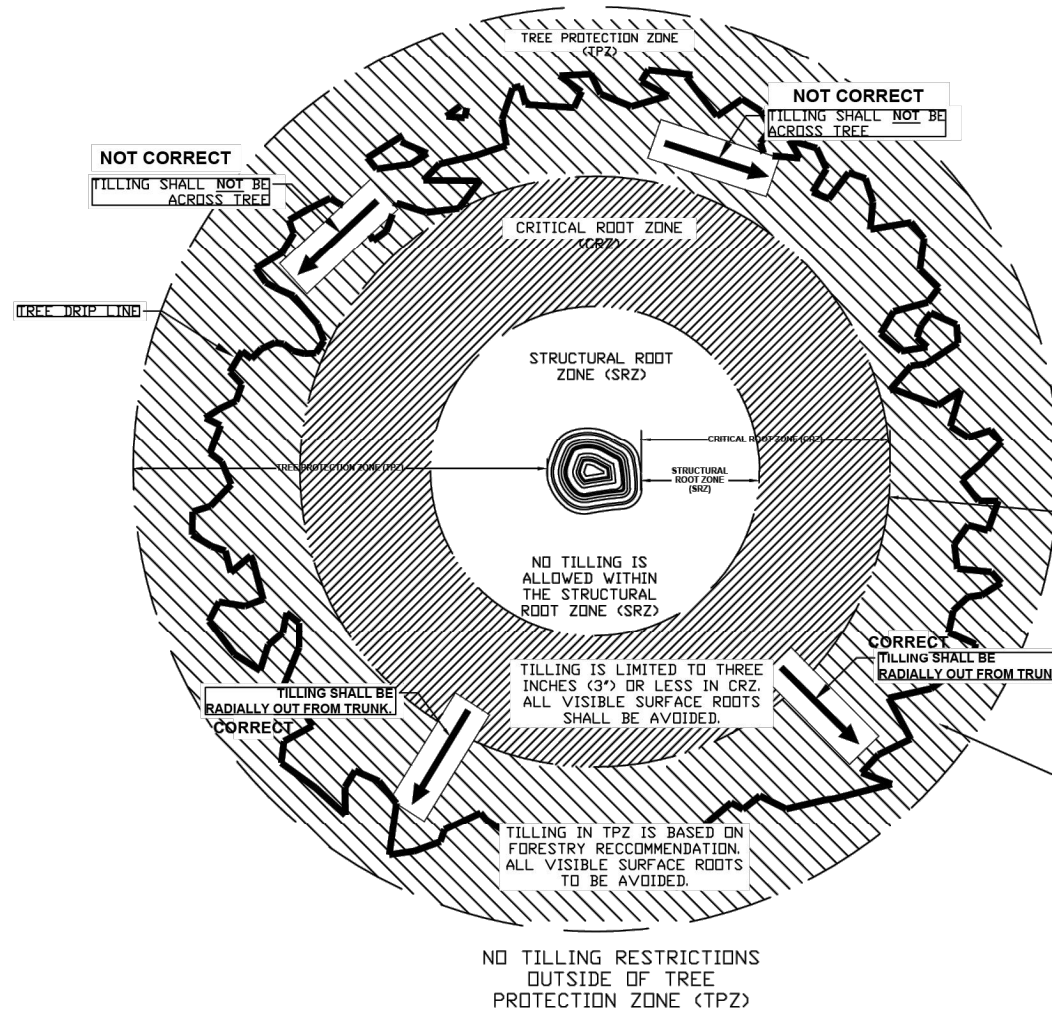
Diagrammatic Not To Scale

TREE PROTECTION ZONES

The Tree Protection Zone (TPZ) shall be equal to eighteen inches (18") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5" above soil line).

The Critical Root Zone (CRZ) shall be equal to twelve inches (12") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5" above soil line).

The Structural Root Zone (SRZ) shall be equal to six inches (6") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5" above soil line).



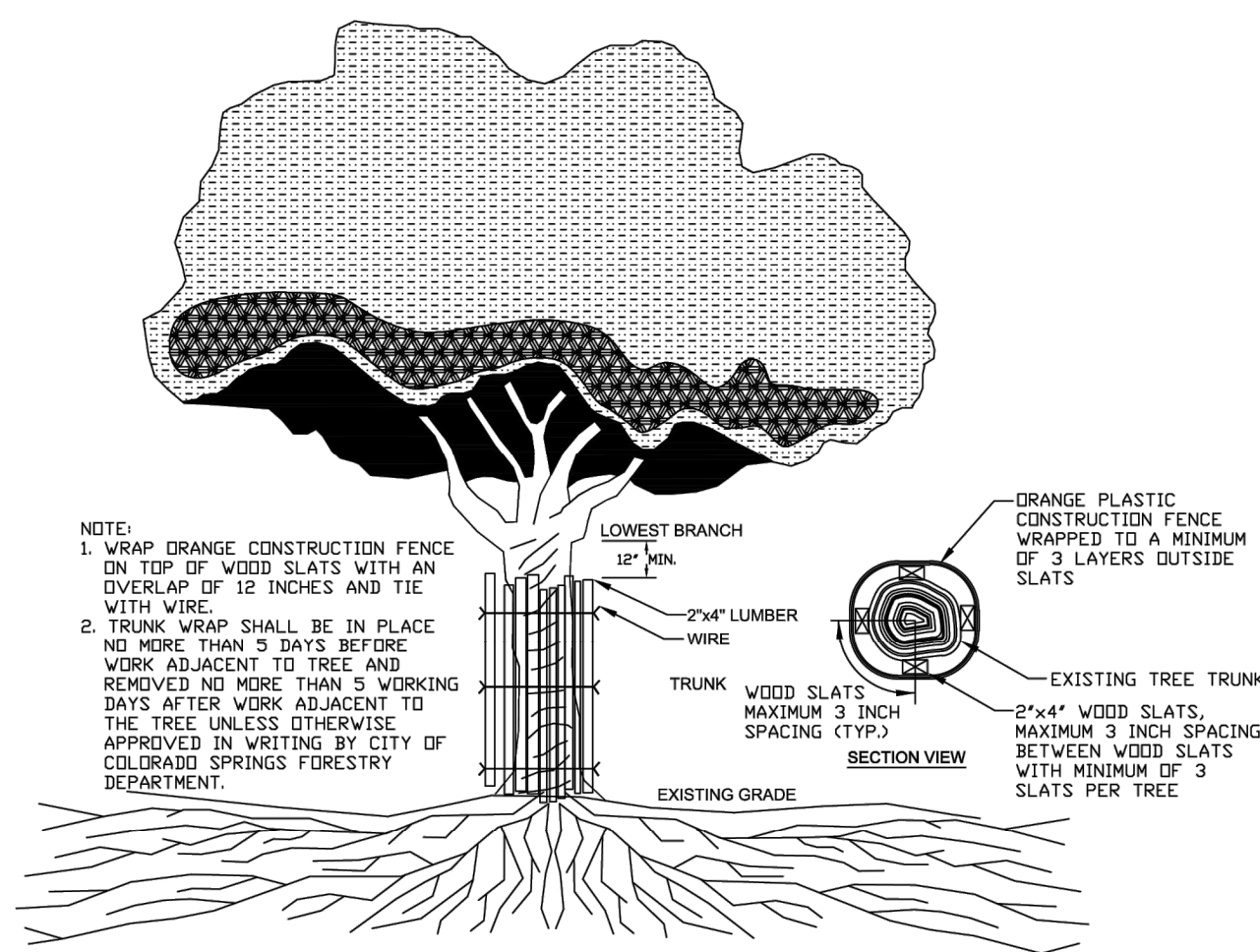
Plan

SOIL PREPARATION WITHIN TREE
PROTECTION ZONES

Elevation

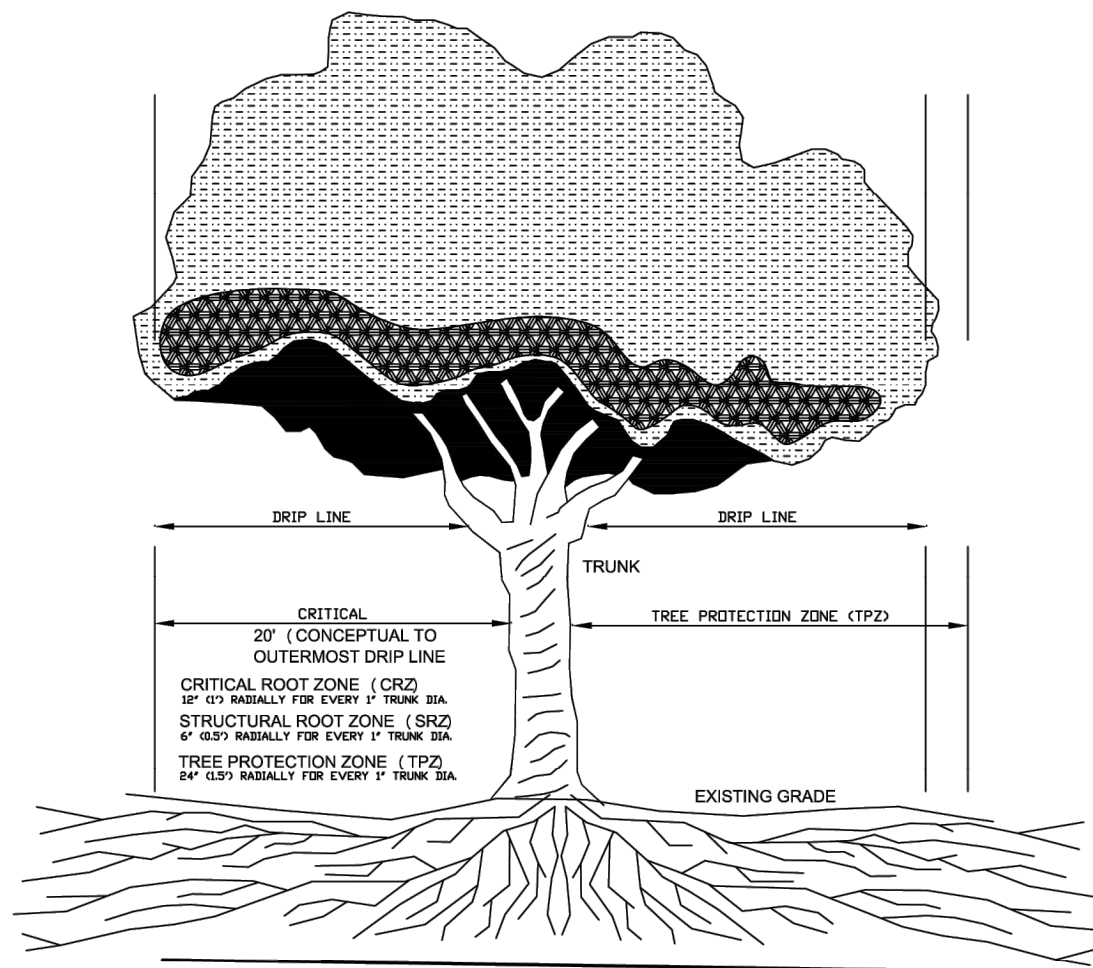
D TYPICAL PLAN/ELEVATION VIEWS TREE PROTECTION DETAIL

Diagrammatic Not To Scale



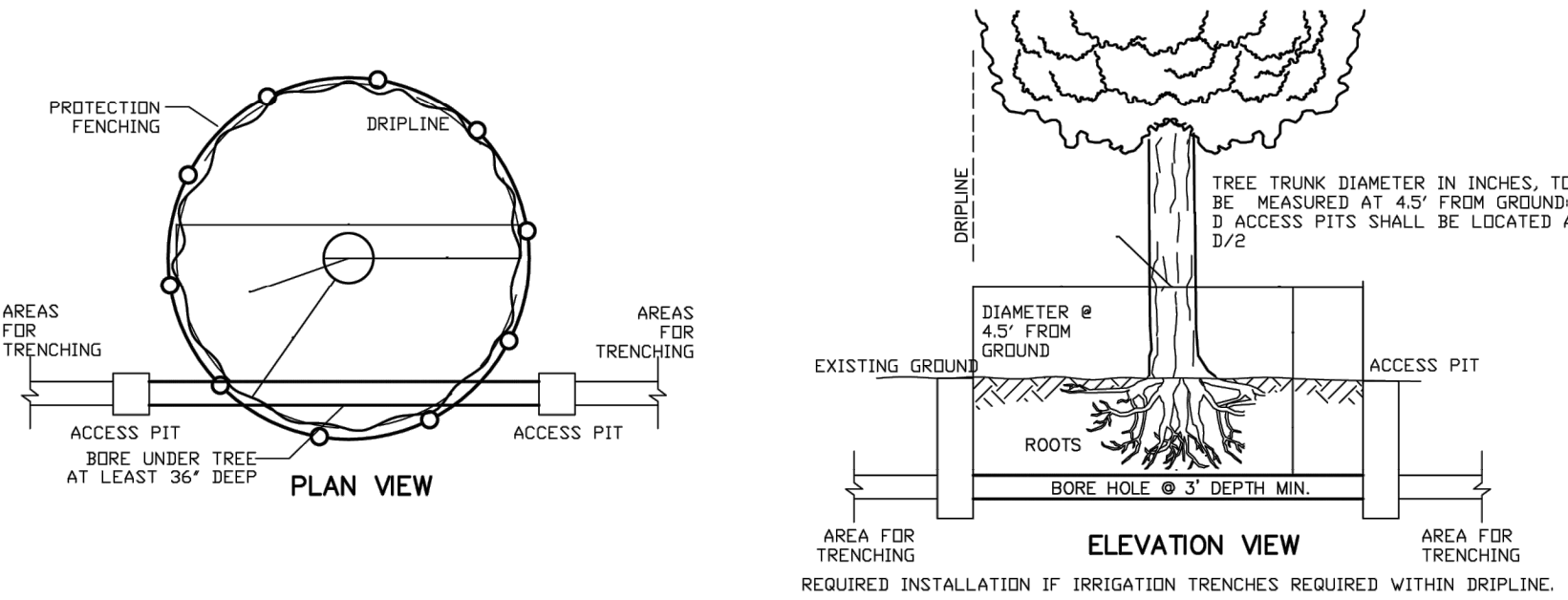
D TYPICAL BARK PROTECTION DETAIL

Diagrammatic Not To Scale



D CRITICAL ROOT ZONE AREA

Diagrammatic Not To Scale



D EXISTING TREE PROTECTION/TRENCHING DETAIL

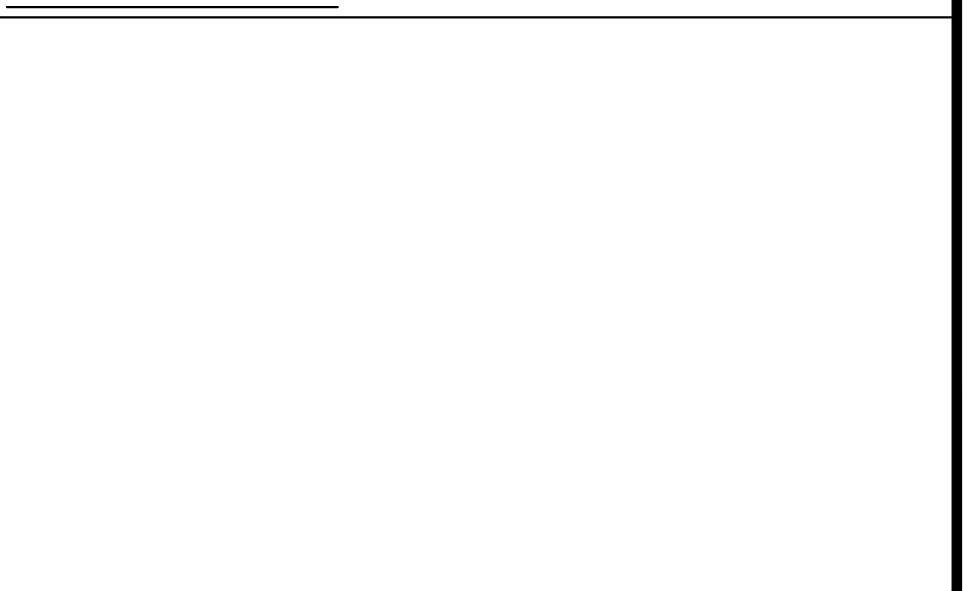
Diagrammatic Not To Scale

1. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION, GRADING ACTIVITIES AND/OR IRRIGATION TRENCHING COMMENCE.
2. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. ERECTION OF FENCE PROTECTION AROUND TREES SHALL BE MINIMUM 6\"/>

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STREAMSIDE OVERLAY CRITERIA:

1. GRADING AND LANDFORM

HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE ORDINANCE AS WELL AS OTHER CITY GRADING REGULATIONS?
CHANNEL IMPROVEMENTS ALONG SAND CREEK WILL BE SUBMITTED UNDER A SEPARATE APPLICATION. IMPROVEMENTS WILL INCLUDE CHANNEL STABILIZATION AND REVEGETATION. AREAS OF THE SITE WITHIN THE INNER AND OUTER STREAM SIDE BUFFER HAVE BEEN DESIGNED AS OPEN SPACE WITH DETENTION, A TRAIL OVERLOOK AND SMALL POCKET PARK. DISTURBED AREAS ALONG THE CREEK WILL BE REVEGETATED PER THE SEPARATE SAND CREEK IMPROVEMENT PLAN. DISTURBED AREAS WITHIN THE INNER AND OUTER STREAM SIDE BUFFER WILL BE PLANTED PER APPENDIX A OF THE LANDSCAPE DESIGN MANUAL.
2. SITE DESIGN

DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING?
HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESS WAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS, OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?
A TRAIL AND POCKET PARK ARE LOCATED WITHIN THE INNER AND OUTER STREAM BUFFER AND WILL PROVIDE AN OVERLOOK OF THE STREAM. TRAILS WITHIN THE DEVELOPMENT HAVE BEEN LINKED TO PROVIDE AN INCLUSIVE TRAIL NETWORK SUPPORTIVE OF ACTIVE LIFESTYLES. STREAMSIDE VEGETATION WILL BE CONSTRUCTED ALONG THE CREEK TO COMPLY WITH INNER AND OUTER STREAMSIDE PLANTING REQUIREMENTS. A TRAIL AND POCKET PARK ARE PROPOSED TO OVERLOOK THE STREAM. REQUIRED STREAMSIDE PLANTINGS FOR THE INNER AND OUTER BUFFER WILL BE MADE IN COMPLIANCE WITH APPENDIX A OF THE LANDSCAPE DESIGN MANUAL. IMPROVEMENTS WITHIN THE SAND CREEK CHANNEL WILL BE UNDER A SEPARATE APPLICATION. SAND CREEK WILL PROVIDE A BUFFER BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING DEVELOPMENT TO THE SOUTH. A SEPARATE CREEK IMPROVEMENT PLAN FOR SAND CREEK WILL STABILIZE AND RESTORE THE NATURAL HABITAT OF THE CREEK, PRESERVING MANY MATURE TREES, AND ADDING AND ENHANCING THE NATIVE VEGETATION AND WILDLIFE HABITAT(S) IN THE CORRIDOR.
3. WILDLIFE HABITAT PRESERVATION

HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?
THE PROJECT HAS BEEN DESIGNED TO MINIMIZE IMPACTS ON THE EXISTING RIPARIAN ECOSYSTEM. VEGETATION THAT IS UNDISTURBED BY CONSTRUCTION ACTIVITY AND WILL BE DESIGNATED TO REMAIN. DISTURBED AREAS IN THE OUTER BUFFER WILL BE REVEGETATED WITH APPROPRIATE SPECIES. A SEPARATE CREEK IMPROVEMENT PLAN FOR SAND CREEK WILL STABILIZE AND RESTORE THE NATURAL HABITAT OF THE CREEK, PRESERVING MANY MATURE TREES, AND ADDING AND ENHANCING THE NATIVE VEGETATION AND WILDLIFE HABITAT(S) IN THE CORRIDOR.
4. TRAILS AND RECREATION

HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS OR OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?
A SOFT SURFACE TRAIL AND POCKET PARK ARE LOCATED ALONG THE STREAM AND WILL PROVIDE AN OVERLOOK OF THE STREAM. TRAILS WITHIN THE DEVELOPMENT HAVE BEEN LINKED TO PROVIDE AN INCLUSIVE TRAIL NETWORK SUPPORTIVE OF ACTIVE LIFESTYLES. TRAILS WITHIN THE DEVELOPMENT HAVE BEEN DESIGNED TO PROMOTE CONNECTIVITY AND CONNECT TO OPEN SPACE TRACTS, POCKET PARKS AND THE CREEK.
5. FLOODPLAIN

HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?
A SEPARATE CHANNEL IMPROVEMENT PLAN FOR SAND CREEK WILL STABILIZE THE CREEK, IMPROVE THE RIPARIAN BUFFER AND PROTECT THE AREA FROM POTENTIAL FLOOD DAMAGE. A FULL SPECTRUM DETENTION BASIN IS LOCATED WITHIN THE SOUTHERN PORTION OF THE SITE. THIS BASIN WILL CAPTURE AND TREAT STORMWATER TO CONTROL SEDIMENT AND RUNOFF. ALL DRAINAGE IMPROVEMENTS WILL BE MADE PER THE DRAINAGE MEMO. NO DEVELOPMENT IS PROPOSED WITHIN THE 100-YEAR FLOOD PLAIN.
6. SIGNIFICANT NATURAL FEATURES

HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?
SIGNIFICANT FEATURES ALONG SAND CREEK HAVE BEEN IDENTIFIED AND INCORPORATED INTO THE SAND CREEK CHANNEL IMPROVEMENT PLAN. THIS PLAN WILL STABILIZE AND RESTORE THE NATURAL HABITAT OF THE CREEK, PRESERVING MANY TREES, AND ENHANCING NATIVE VEGETATION AND WILDLIFE HABITAT(S) AREAS.
7. COMPLEMENTARY PLANS

DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN, OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND/OR ANY APPROVED CITY ENGINEERING PROJECTS AND HABITAT CONSERVATION PLANS?
NOT APPLICABLE
8. RIPARIAN BUFFERS AND IMPERVIOUS SURFACES

1. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?
VEGETATION IMPROVEMENTS BETWEEN THE SITE AND SAND CREEK WILL BE MADE PER THE FINAL LANDSCAPE PLAN. LANDSCAPE IMPROVEMENTS WITHIN INNER OR OUTER BUFFER OF THE SAND CREEK CHANNEL WILL BE IN COMPLIANCE WITH APPENDIX A OF THE LANDSCAPE DESIGN MANUAL. BEST PRACTICES WILL BE EMPLOYED TO PRESERVE AND PROTECT EXISTING VEGETATION. A SEPARATE SAND CREEK CHANNEL IMPROVEMENT PLAN WILL STABILIZE AND RESTORE THE SAND CREEK CHANNEL.

2. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?
A DETENTION BASIN IS LOCATED IN THE SOUTHWEST CORNER OF THE SITE AND WITHIN THE INNER AND OUTER STREAM BUFFER. THIS DETENTION BASIN WILL CAPTURE IMPERVIOUS RUNOFF FROM THE DEVELOPMENT AND PREVENT SEDIMENT FROM GOING INTO THE CREEK. TWO RESIDENTIAL LOTS AND A SMALL PORTION OF THE RESIDENTIAL ROAD ARE WITHIN THE STREAM SIDE OUTER BUFFER. DETAILS OF RUNOFF CALCULATIONS AND DETENTION BASIN SIZING ARE INCLUDED IN THE DRAINAGE MEMO.

3. INCORPORATE ALL STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON-SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?
A DETENTION BASIN IS LOCATED IN THE SOUTHWEST CORNER OF THE SITE. ALL STORMWATER RUNOFF FROM IMPERVIOUS SURFACES IS DIRECTED TOWARDS THE DETENTION BASIN. GREEN INFRASTRUCTURE REQUIREMENTS WILL BE MET THROUGH THE USE OF RUNOFF REDUCTION PRACTICES WITH PLANNED INFILTRATION AREAS. THE SITE WILL PROVIDE A 10% REDUCTION IN WATER QUALITY CAPTURE VOLUME.

4. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM? STREAMSIDE VEGETATION WILL BE CONSTRUCTED ALONG THE CREEK TO COMPLY WITH INNER AND OUTER STREAMSIDE PLANTING REQUIREMENTS. A TRAIL AND POCKET PARK ARE PROPOSED TO OVERLOOK THE CREEK. IMPROVEMENTS WITHIN THE SAND CREEK CHANNEL WILL BE UNDER A SEPARATE APPLICATION. SAND CREEK WILL PROVIDE A BUFFER BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING DEVELOPMENT TO THE SOUTH.
9. LANDSCAPE

1. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES SET FORTH IN APPENDIX A OF THE LANDSCAPING POLICY MANUAL?

THE STREAMSIDE, OUTER BUFFER, AND INNER BUFFER CRITERIA HAVE BEEN MET. DISTURBED AREAS WILL BE REVEGETATED WITH APPROPRIATE PLANT SELECTIONS FROM APPENDIX A THAT WILL PROMOTE STABILIZATION OF THE STREAM BANK.

2. DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY LANDSCAPE CODE?

ALL LANDSCAPE CODES ARE MET IN THE PROPOSED PLAN.
10. STREAM BANK STABILIZATION

HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE EXCEEDING FIFTEEN PERCENT (15%) SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? THE DISTURBANCE TO THE INNER BUFFER SLOPES ALONG THE STREAM IS LIMITED. EXISTING STREAMSIDE TREES NOT DISTURBED BY CONSTRUCTION ACTIVITY ARE DESIGNATED TO REMAIN. DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS? SLOPE STABILIZING PLANTS ARE SPECIFIED FOR AREAS DISTURBED DURING CONSTRUCTION.
11. STREAM RECLAMATION

HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY, AND RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITIONS.
A SOFT SURFACE TRAIL AND POCKET PARK ARE PROPOSED TO OVERLOOK THE STREAM. A SEPARATE IMPROVEMENT PLAN FOR SAND CREEK WILL STABILIZE AND RESTORE THE NATURAL HABITAT OF THE CREEK, PRESERVING MANY MATURE TREES, AND ADDING AND ENHANCING THE NATIVE VEGETATION AND WILDLIFE HABITAT(S) IN THE CORRIDOR.

FEMA CLASSIFICATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0537G, EFFECTIVE DECEMBER 7, 2018, INDICATES THAT THE MAJORITY OF THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN), WITH A PORTION OF ZONE-X SHADED (AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN AND OUTSIDE OF THE 100-YEAR FLOODPLAIN), AND FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), WITH A PORTION OF ZONE AE BEING A DESIGNATED FLOODWAY.

COMPOSITE ANALYSIS

COMPOSITE OVERVIEW

AFTER THE COMPILATION AND ANALYSIS OF THE DATA REGARDING THE VARIOUS NATURAL AND MANMADE FACTORS THAT AFFECT DEVELOPMENT, A COMPOSITE ANALYSIS HAS BEEN DERIVED. THE ANALYSIS INDICATES THAT APPROXIMATELY 93% (20.02 ACRES) IS AVAILABLE AND BUILDABLE AS PART OF THIS PROJECT. THE ONLY AREAS CONSIDERED NON-BUILDABLE BY THE LAND SUITABILITY ANALYSIS ARE THOSE AREAS CONTAINING 25% OR GREATER SLOPES WHICH COMPRISE APPROXIMATELY 6% (1.35 ACRES) OF THE PROPOSED DEVELOPED AREAS. THEREFORE, THE DEVELOPMENT AS PROPOSED IS A REASONABLE AND SUITABLE USE FOR THIS PROPERTY WITH NO HAZARDOUS RESTRICTIONS.

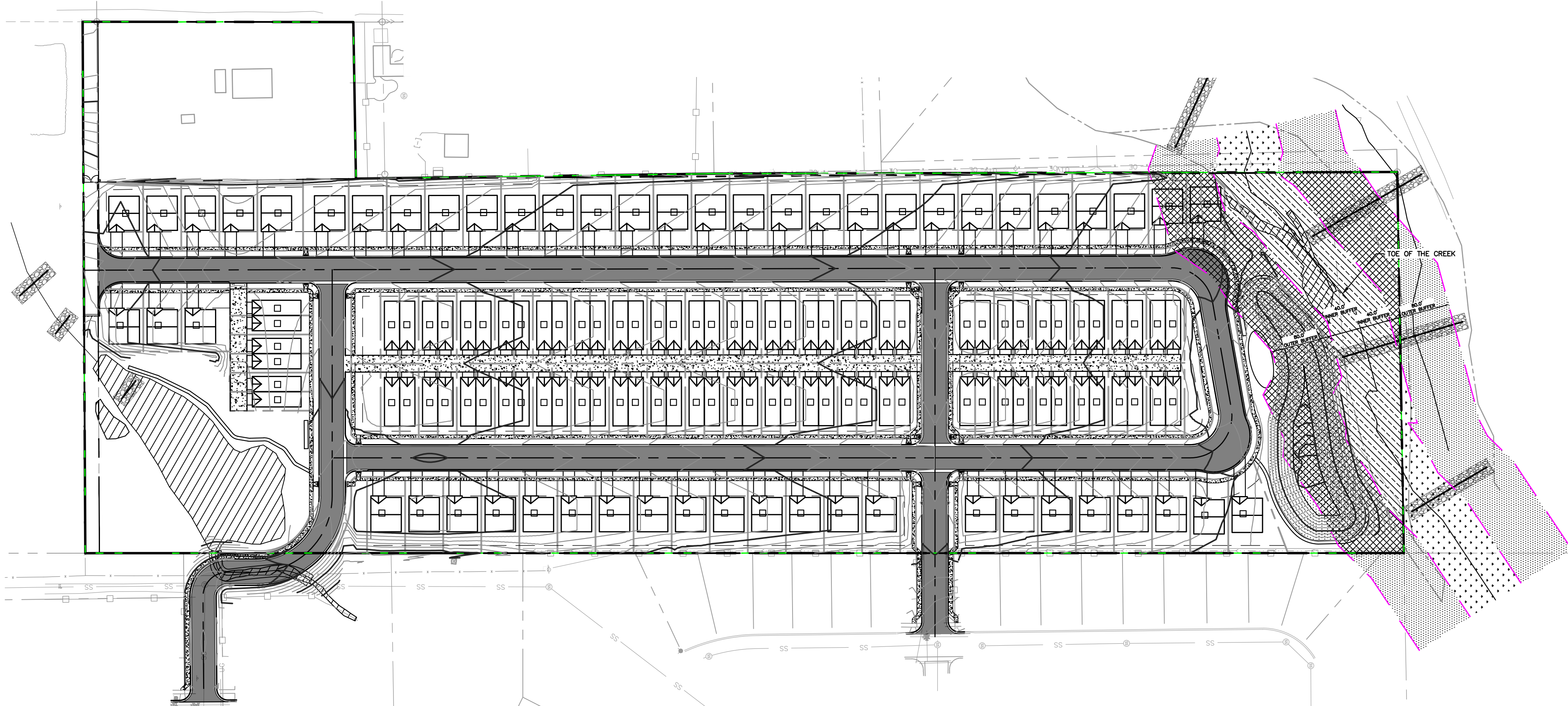
SAND CREEK – TYPE 3						
STREAMSIDE OVERLAY	BUFFER TOTAL REQUIRED	BUFFER TOTAL PROVIDED	INNER BUFFER REQ.	INNER BUFFER PROV.	OUTER BUFFER REQ.	OUTER BUFFER PROV.
TYPE 3	120'	120'	40'	40'	80'	80'
IMPERVIOUS % MAX.	STREAM CHANNEL MAX.	STREAM CHANNEL TOTAL	INNER BUFFER MAX.	INNER BUFFER TOTAL	OUTER BUFFER MAX.	OUTER BUFFER TOTAL
	0%	0%	0%	0%	25%	11%

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MILLER DOWNS
DEVELOPMENT PLAN

A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY
OF EL PASO, STATE OF COLORADO



STREAMSIDE LEGEND:

- PROPERTY LINE
- STREAMSIDE BUFFER DELINEATION LINES
- STREAM AREA
- INNER BUFFER, (OUTSIDE OF PROPERTY LINE)
- OUTER BUFFER, (OUTSIDE OF PROPERTY LINE)
- INNER BUFFER, (INSIDE OF PROPERTY LINE)
- OUTER BUFFER, (INSIDE OF PROPERTY LINE)
- EXISTING SLOPES ABOVE 50%, (INSIDE OF PROPERTY LINE)

SITE DESIGN:

THIS PROJECT SITE IS LOCATED NORTH OF SAND CREEK. IT HAS A 100 YEAR FEMA FLOODPLAIN ALONG WITH AN EXISTING WETLAND. A FLOODPLAIN IS LOCATED ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE REQUIREMENTS FOR THE COLORADO SPRINGS STREAMSIDE OVERLAY DESIGN GUIDELINES FOR THE SAND CREEK WILL BE ADHERED TO AND THE PROPOSED DEVELOPMENT WILL FIT WITHIN THOSE GUIDELINES. THE PROPOSED SITE PLAN MEETS THE REQUIREMENTS OF THE STREAMSIDE OVERLAY GUIDELINES BY PRESERVING THE CREEK IN ITS CURRENT STATE; LIMITING DEVELOPMENT TO THOSE AREAS SUITABLE FOR DEVELOPMENT; AND MEETING THE INTENT OF THE LANDSCAPE POLICY MANUAL. THE DESIGN PROVIDES SINGLE FAMILY ATTACHED, SINGLE FAMILY DETACHED, PARKING, DRIVES, AMENITIES AND OPEN SPACE THROUGHOUT THE BUILDABLE AREAS OF THE SITE LEAVING THE REQUIRED AMOUNT OF OPEN SPACE THROUGHOUT AND BUFFERS BETWEEN THE REQUIRED ADJACENT NEIGHBORS.

NATURAL FEATURES:

ONE NATURAL WETLAND EXISTS IN THE NORTHEAST CORNER OF THE SITE. THIS WETLAND IS TO BE PROTECTED FROM ANY AND ALL DISTURBANCES THROUGHOUT THE SITE. ANY DISTURBANCE TO THE WETLAND WILL REQUIRE WETLAND MITIGATION. A SEPARATE SAND CREEK CHANNEL IMPROVEMENT PLAN WILL STABILIZE AND RESTORE THE NATURAL HABITAT OF THE CREEK, PRESERVING MANY MATURE TREES, ADDING AND ENHANCING THE NATIVE VEGETATION AND WILDLIFE HABITAT(S) IN THE CORRIDOR.

VEGETATION LANDSCAPE ANALYSIS:

IN GENERAL, THE SITE CONTAINS AGRICULTURAL LAND, GRASSLAND, MIXED CONIFERS AND WETLAND VEGETATION SUCH AS COTTONWOODS, WILLOW AND RUSH. ALL EXISTING VEGETATION NEAR AND ALONG THE SAND CREEK BASIN WITHIN THE INNER AND OUTER BUFFER AREAS WILL REMAIN UNTOUCHED. ANY OPEN SPACE AREAS WITHIN THE PROPOSED SITE PLAN WHERE EXISTING TREES CAN BE KEPT, WILL BE KEPT.

WILDLIFE INVENTORY:

VARIOUS TYPES OF WILDLIFE CAN BE FOUND THROUGHOUT THE AREA AT DIFFERENT TIMES OF THE YEAR. WILDLIFE SPECIES INCLUDE COTTONTAIL RABBITS, SMALL MAMMALS, SUCH AS RACOONS AND SQUIRREL, AND BIRDS.

WILDLIFE INVENTORY CONTINUED:

SINCE THE SITE IS CURRENTLY SURROUNDED BY URBAN DEVELOPMENT OF VARYING USES AND IS HELD OFF THE ACTUAL STREAM CORRIDORS WITH VERY LOW/NO DENSE VEGETATION FOR COVER AND SHELTER, THE SITE HOLDS NO CRITICAL HABITAT SIGNIFICANCE.

GEOLOGIC INVENTORY:

REFERENCE THE GEOLOGICAL HAZARD STUDY FOR DETAILED FINDINGS REGARDING SITE GEOLOGY HAZARDS AND REQUIRED MITIGATION.

GRADING & SLOPES:

THE SITE AS A WHOLE IS RELATIVELY FLAT IN ITS CURRENT NATURAL STATE, WITH 91% OF THE SITE HAVING GRADES OF 2-5%. THE BUILDABLE AREA THROUGH THE CENTER OF THE SITE IS THE HIGH POINT WITH THE GRADES NATURALLY FALLING TO THE CREEK AND WETLAND, WHICH ARE THE LOWPOINTS AT THE SOUTHEAST AND NORTHEAST CORNERS. THE PROPOSED SITE GRADING WILL KEEP THE NATURAL FLOW WITH THE EXCEPTION OF ADDING A DETENTION POIND IN THE SOUTHWEST CORNER TO CAPTURE STORMWATER PRIOR TO ANY FURTHER RELEASE. THE FLOODPLAIN OF THE SAND CREEK SITS APPROXIMATELY 4 FEET. MODIFICATIONS WITHIN THE CHANNEL ARE INCLUDED WITH THE SAND CREEK CHANNEL IMPROVEMENT PLAN.

FLOODPLAIN:

THERE IS ONE AREA ON THE SITE THAT IS LOCATED WITHIN THE 100 YEAR FEMA FLOODPLAIN. THIS AREA IS LOCATED ON THE SOUTHEAST PORTION OF THE SITE NEAR THE DETENTION POND AND SAND CREEK.

SOILS INVENTORY:

THE NATURAL RESOURCE CONSERVATION, PREVIOUSLY THE SOILS CONSERVATION SERVICE HAS MAPPED TWO SOILS TYPES ON THE SITE. IN GENERAL, THE SOILS CONSIST OF LOAMY SAND AND GRAVELLY SANDY LOAM. SOILS ARE DESCRIBED AS TYPE 9 BLAKELAND FLUVAQUENTIC HAPLAQUOLLS, 1-9% SLOPES AND TYPE 10 BLENDON SANDY LOAM, 0-3% SLOPES. THE SOILS HAVE GENERALLY BEEN DESCRIBED TO HAVE RAPID TO VERY RAPID PERMEABILITIES WITH GOOD POTENTIAL FOR URBAN DEVELOPMENT.

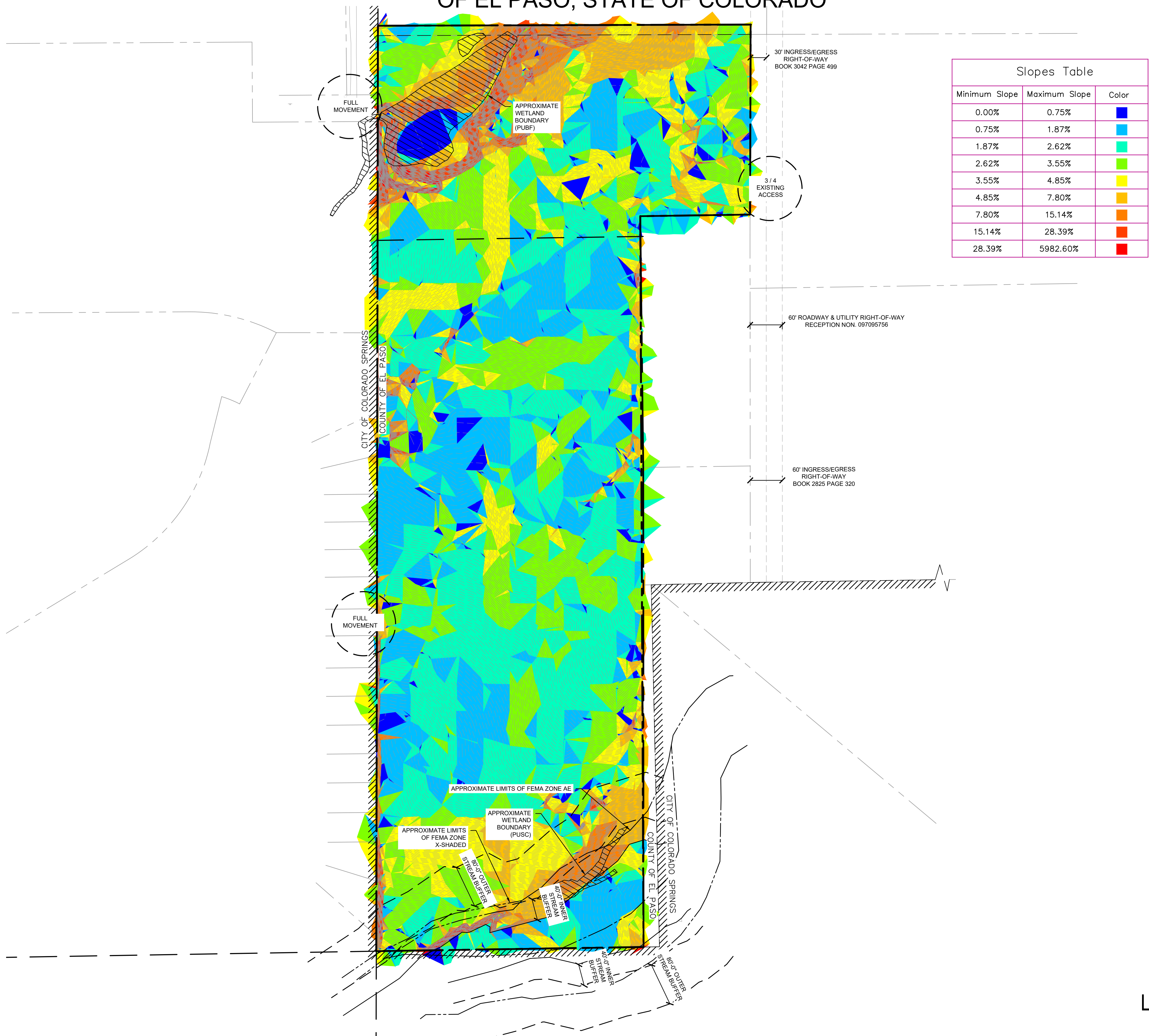
CITY APPROVAL:

STREAMSIDE OVERLAY

SHEET 14 OF 16

MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

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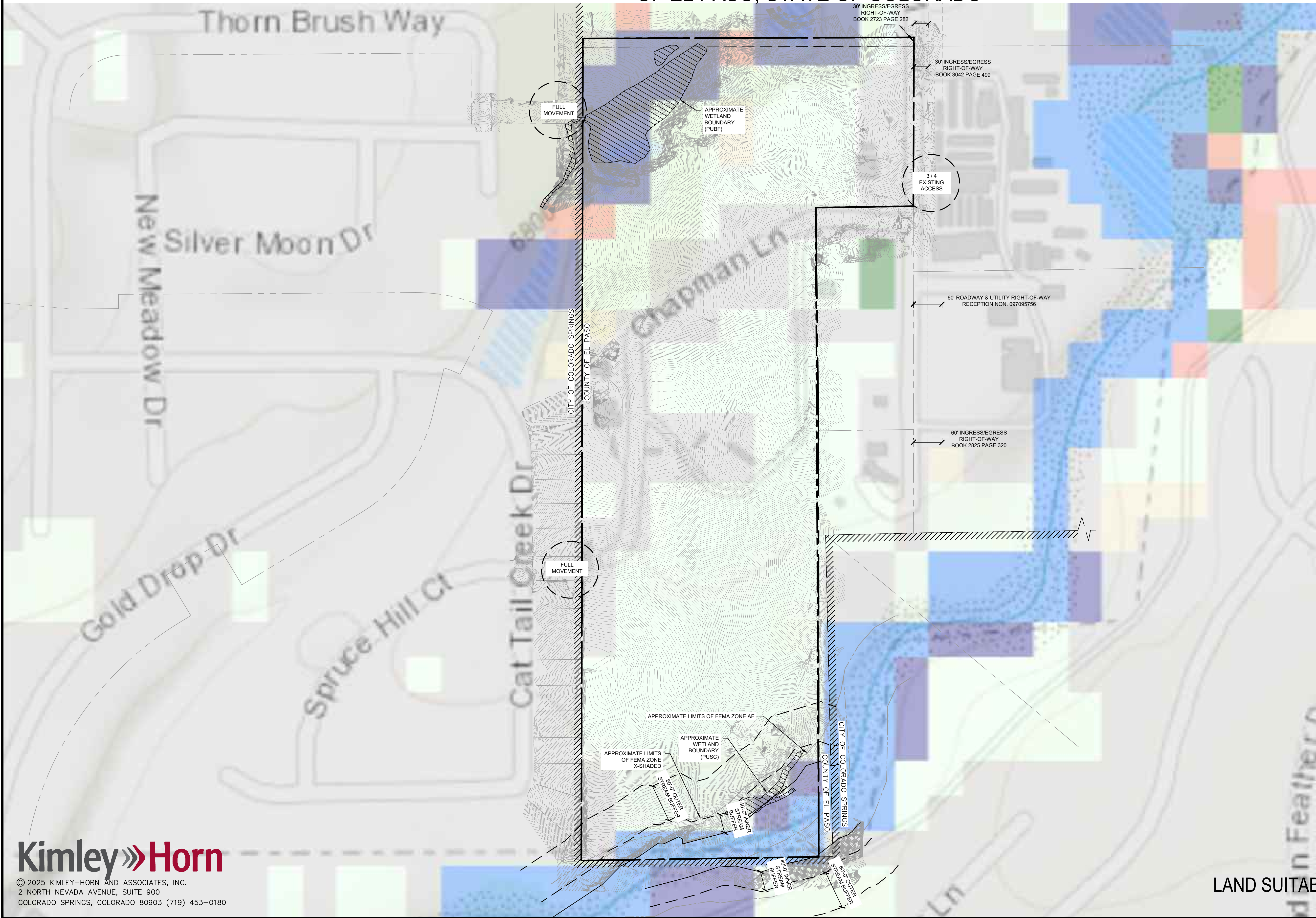
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LAND SUITABILITY - SLOPE ANALYSIS
SHEET 15 OF 16

MILLER DOWNS - CITY FILE NO. XXXX XX-XXXXX

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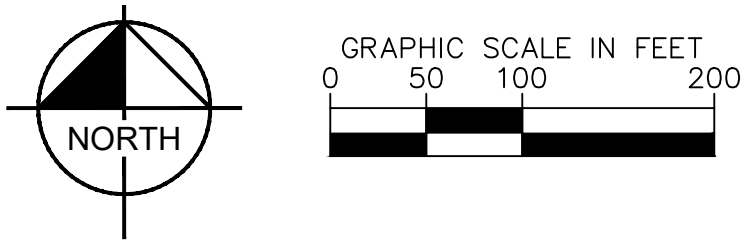
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Legend

Vegetation

- Agriculture
- Grassland
- Lodgepole Pine
- Mixed Conifer
- Oak Shrubland
- Open Water
- Pinyon-Juniper
- Ponderosa Pine
- Riparian
- Shrubland
- Spruce-Fir
- Developed
- Sparsely Vegetated
- Hardwood
- Conifer-Hardwood
- Conifer
- Barren



CITY APPROVAL: