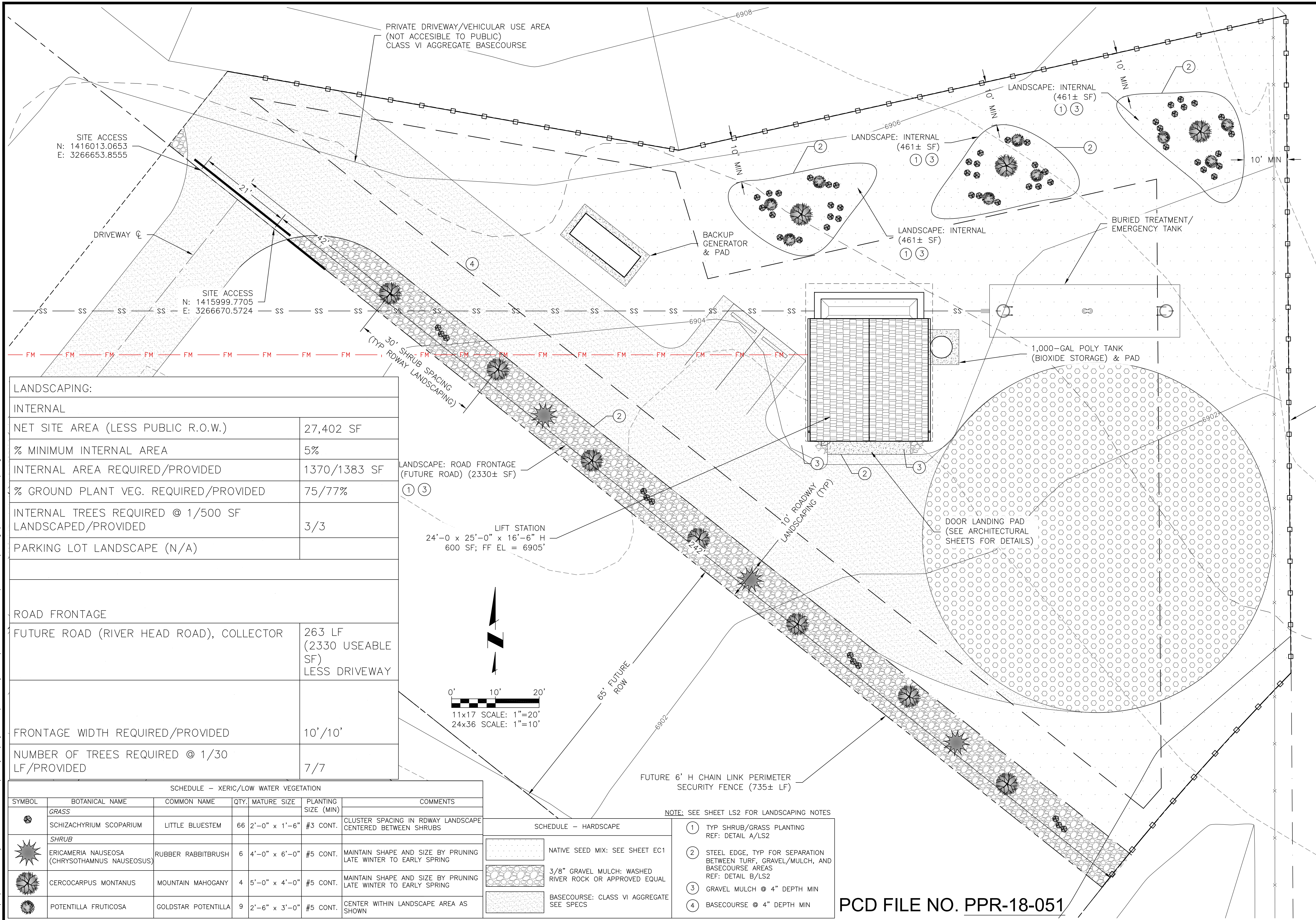


2019/07/01 4:54 PM By: Tina
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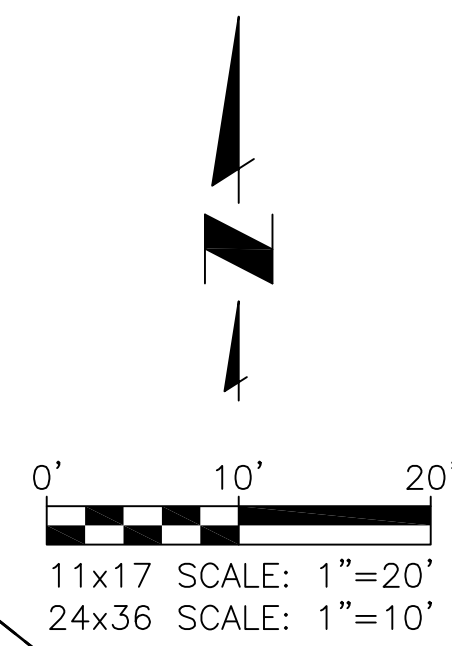
LANDSCAPING:	
INTERNAL	
NET SITE AREA (LESS PUBLIC R.O.W.)	27,402 SF
% MINIMUM INTERNAL AREA	5%
INTERNAL AREA REQUIRED/PROVIDED	1370/1383 SF
% GROUND PLANT VEG. REQUIRED/PROVIDED	75/77%
INTERNAL TREES REQUIRED @ 1/500 SF LANDSCAPED/PROVIDED	3/3
PARKING LOT LANDSCAPE (N/A)	
ROAD FRONTAGE	
FUTURE ROAD (RIVER HEAD ROAD), COLLECTOR	263 LF (2330 USEABLE SF) LESS DRIVEWAY
FRONTAGE WIDTH REQUIRED/PROVIDED	10'/10'
NUMBER OF TREES REQUIRED @ 1/30 LF/PROVIDED	7/7

SCHEDULE - XERIC/LOW WATER VEGETATION						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
	GRASS					
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	66	2'-0" x 1'-6"	#3 CONT.	CLUSTER SPACING IN RDWAY LANDSCAPE CENTERED BETWEEN SHRUBS
	ERICAMERIA NAUSEOSA (CHRYSOTHAMNUS NAUSEOSUS)	RUBBER RABBITBRUSH	6	4'-0" x 6'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE WINTER TO EARLY SPRING
	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY	4	5'-0" x 4'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE WINTER TO EARLY SPRING
	POTENTILLA FRUTICOSA	GOLDSTAR POTENTILLA	9	2'-6" x 3'-0"	#5 CONT.	CENTER WITHIN LANDSCAPE AREA AS SHOWN

SCHEDULE - HARDSCAPE	
	NATIVE SEED MIX: SEE SHEET EC1
	3/8" GRAVEL MULCH: WASHED RIVER ROCK OR APPROVED EQUAL
	BASECOURSE: CLASS VI AGGREGATE SEE SPECS

NOTE: SEE SHEET LS2 FOR LANDSCAPING NOTES

- ① TYP SHRUB/GRASS PLANTING REF: DETAIL A/LS2
- ② STEEL EDGE, TYP FOR SEPARATION BETWEEN TURF, GRAVEL/MULCH, AND BASECOURSE AREAS REF: DETAIL B/LS2
- ③ GRAVEL MULCH @ 4" DEPTH MIN
- ④ BASECOURSE @ 4" DEPTH MIN



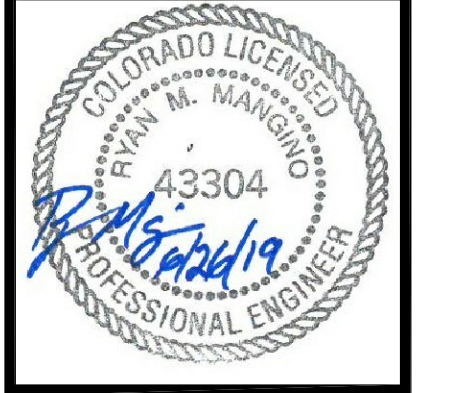
PCD FILE NO. PPR-18-051

JDS-HYDRO CONSULTANTS, INC.
 5540 TECH CENTER DRIVE, SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072
REVISIONS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES OR OTHERWISE SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO A.S.U.E.S. WHO SHALL BE RESPONSIBLE FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

4-WAY RANCH METROPOLITAN DISTRICT
 LIFT STATION SITE DEVELOPMENT PLAN
LANDSCAPING PLAN

NO.	DESCRIPTION	BY	APP.	DATE
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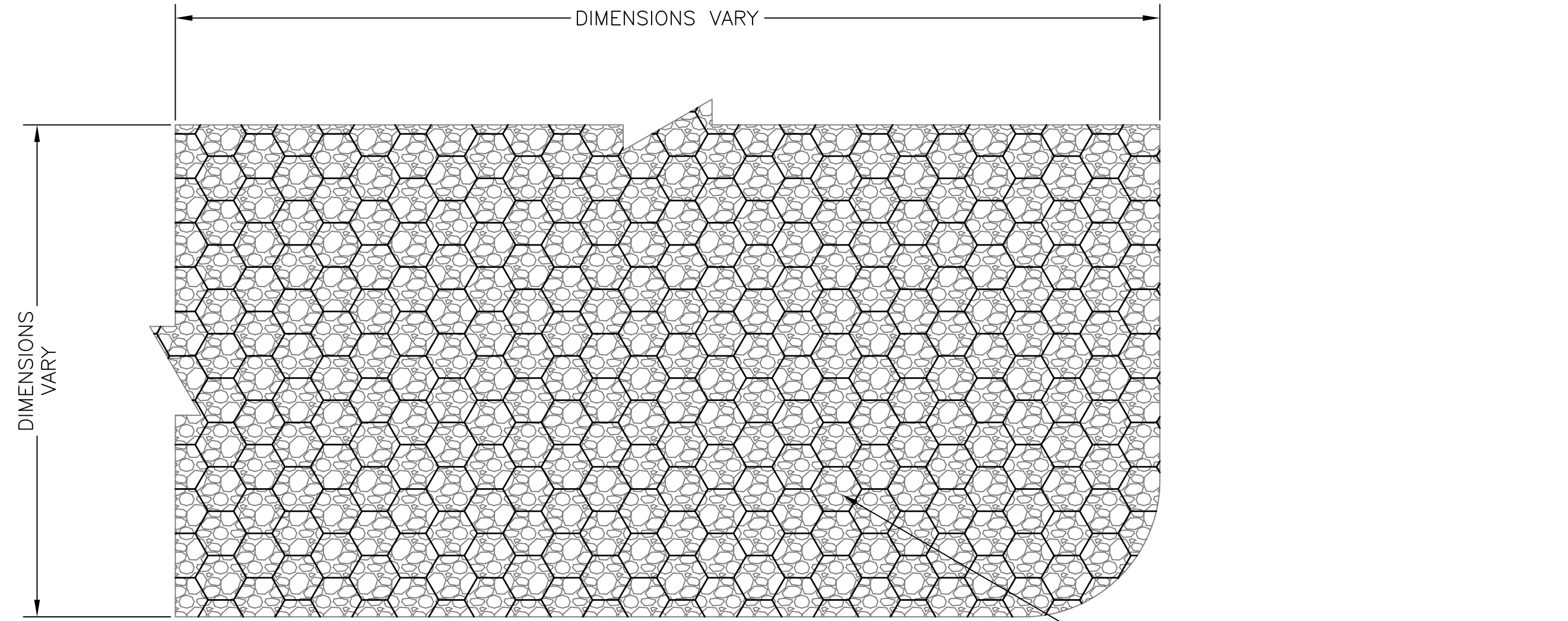
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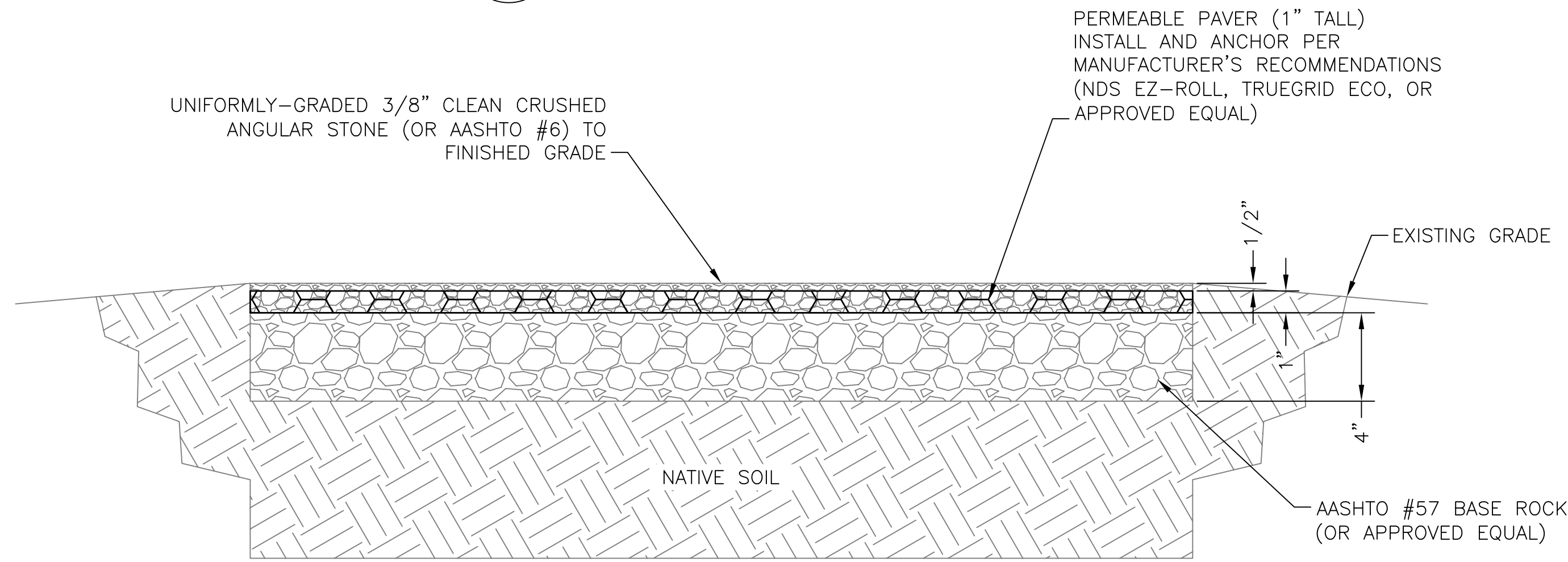
Project No.: 136.23
 Date: 06/28/19
 Design: RMM
 Drawn: GGM/RMM
 Check: JPM

LS1
 SHEET 1 OF 2

2019/07/01 4:53 PM By: Tisha J:\JDS-Hydro\Project Files\136 4-Way Ranch\136-23 LS Site Development Plan\Drawings\13623_3_Landscaping.dwg



C PERMEABLE PAVER - PLAN
SCALE: N.T.S.



D PERMEABLE PAVER - SECTION
SCALE: N.T.S.

PERMEABLE PAVER NOTES:

ENGINEERING PROPERTIES:

1. COMPRESSIVE STRENGTH:
EMPTY PAVERS: ULTIMATE LOAD = 53,683 LBS / 373 PSI
FILLED PAVERS: ULTIMATE LOAD = 500,000 LBS
2. POROSITY OF AASHTO #57 AGGREGATE = 0.4

GRAVEL FILL:

3. UNIFORMLY-GRADED 3/8" CLEAN CRUSHED ANGULAR STONE OR AASHTO #6.
4. EXTEND 3/8" GRAVEL INSIDE PAVER AN ADDITIONAL 1/2 INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN.
5. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.

AASHTO #57 BASE ROCK:

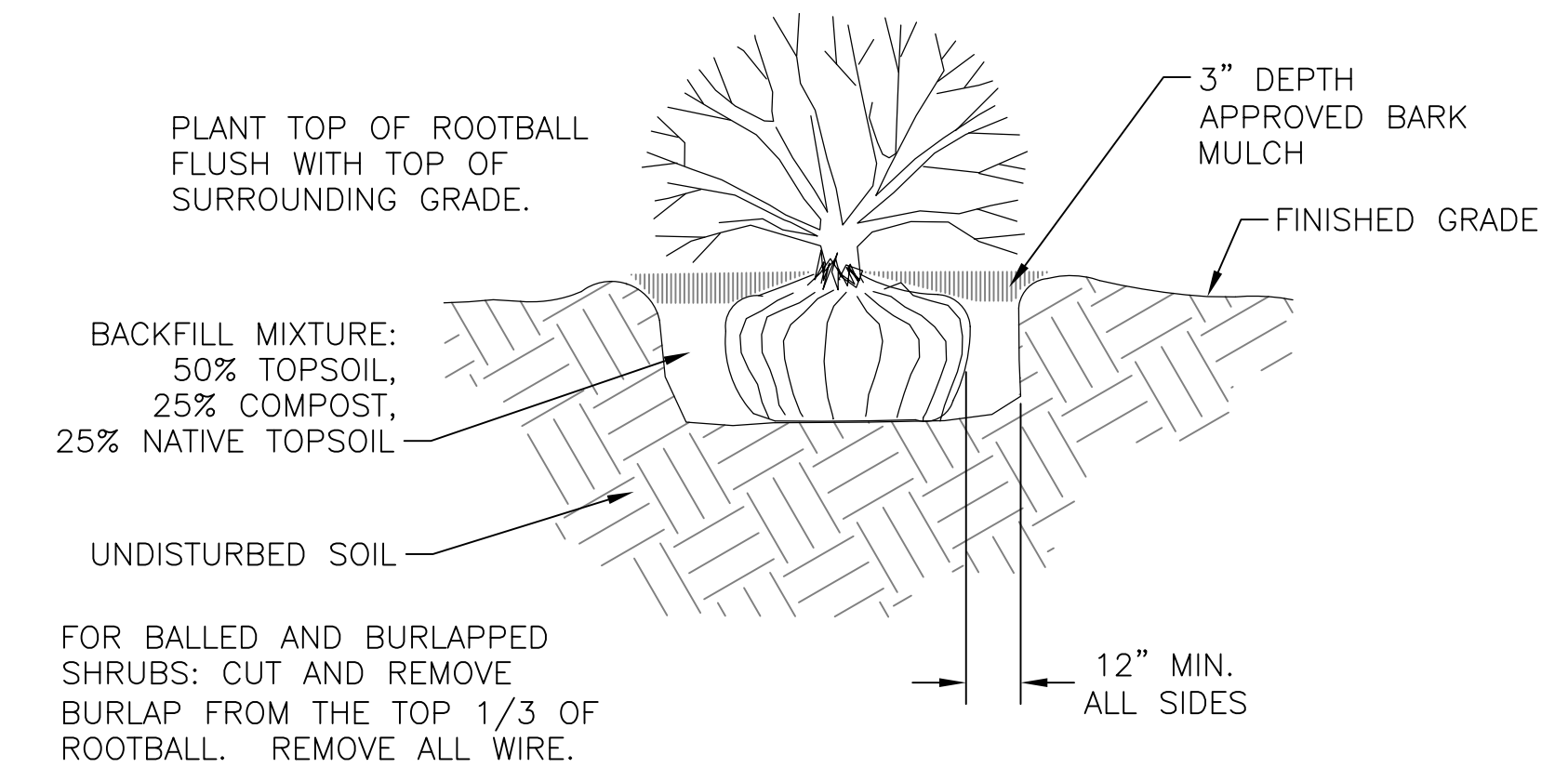
6. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1-1/2" SCREEN, 95-100% PASSING 1", 25-60% PASSING 1/2", AND 0-10% PASSING #8 SCREEN.
7. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS
8. COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%; 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
9. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

SUBGRADE NATIVE SOIL:

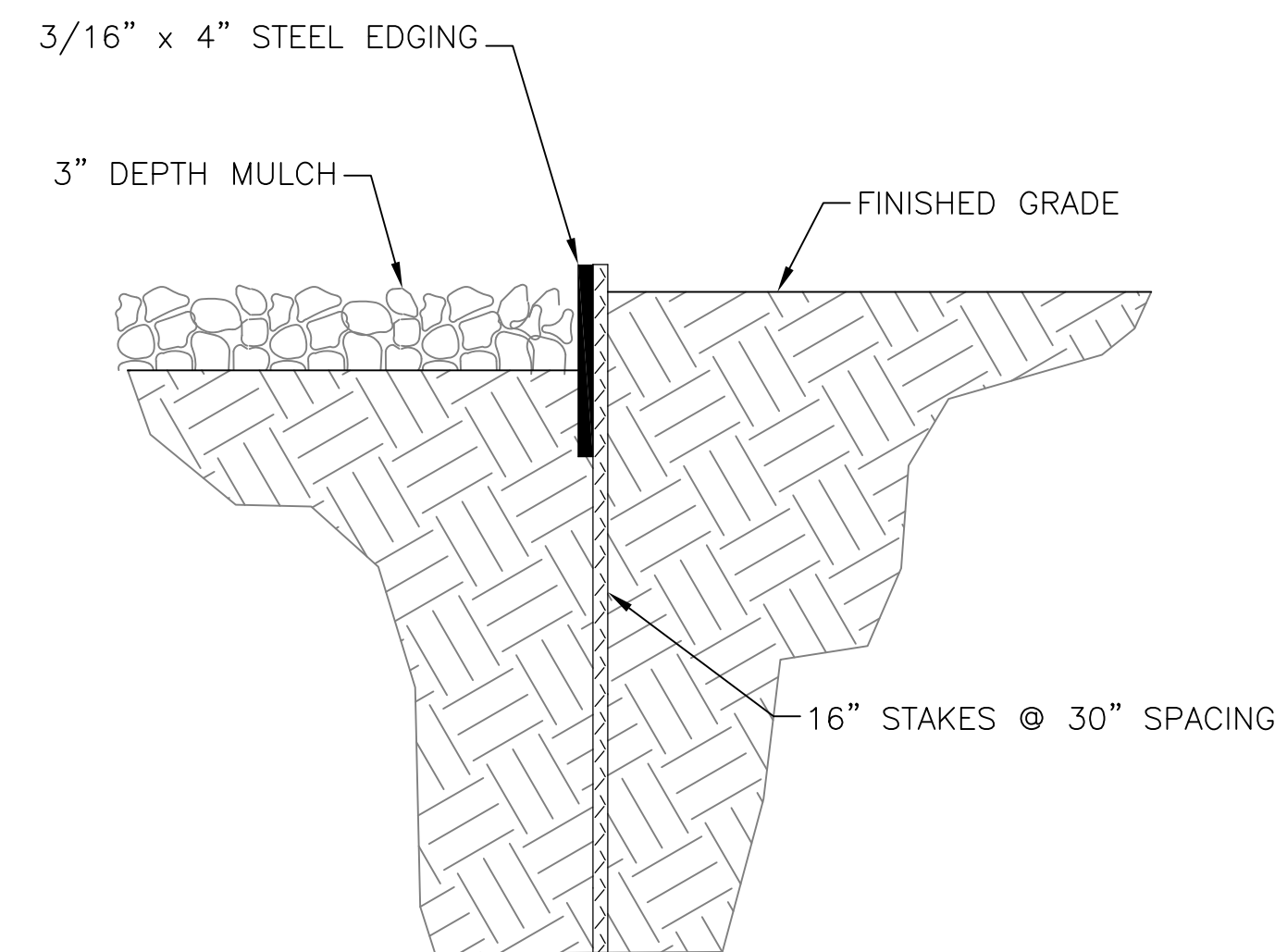
10. COMPACT SUBGRADE NATIVE SOILS TO 95% STANDARD PROCTOR DENSITY PER ASTM D696
11. CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (EG. LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.

LANDSCAPING NOTES:

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



A SHRUB DECORATIVE GRASS PLANTING DETAIL
SCALE: N.T.S.



B STEEL EDGE DETAIL
SCALE: N.T.S.

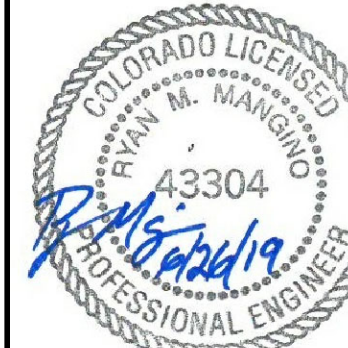
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LANDSCAPING NOTES & DETAILS

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100% DESIGN DRAWINGS



Project No.: 136.23
Date: 06/28/19
Design: RMM
Drawn: GGM/RMM
Check: JPM