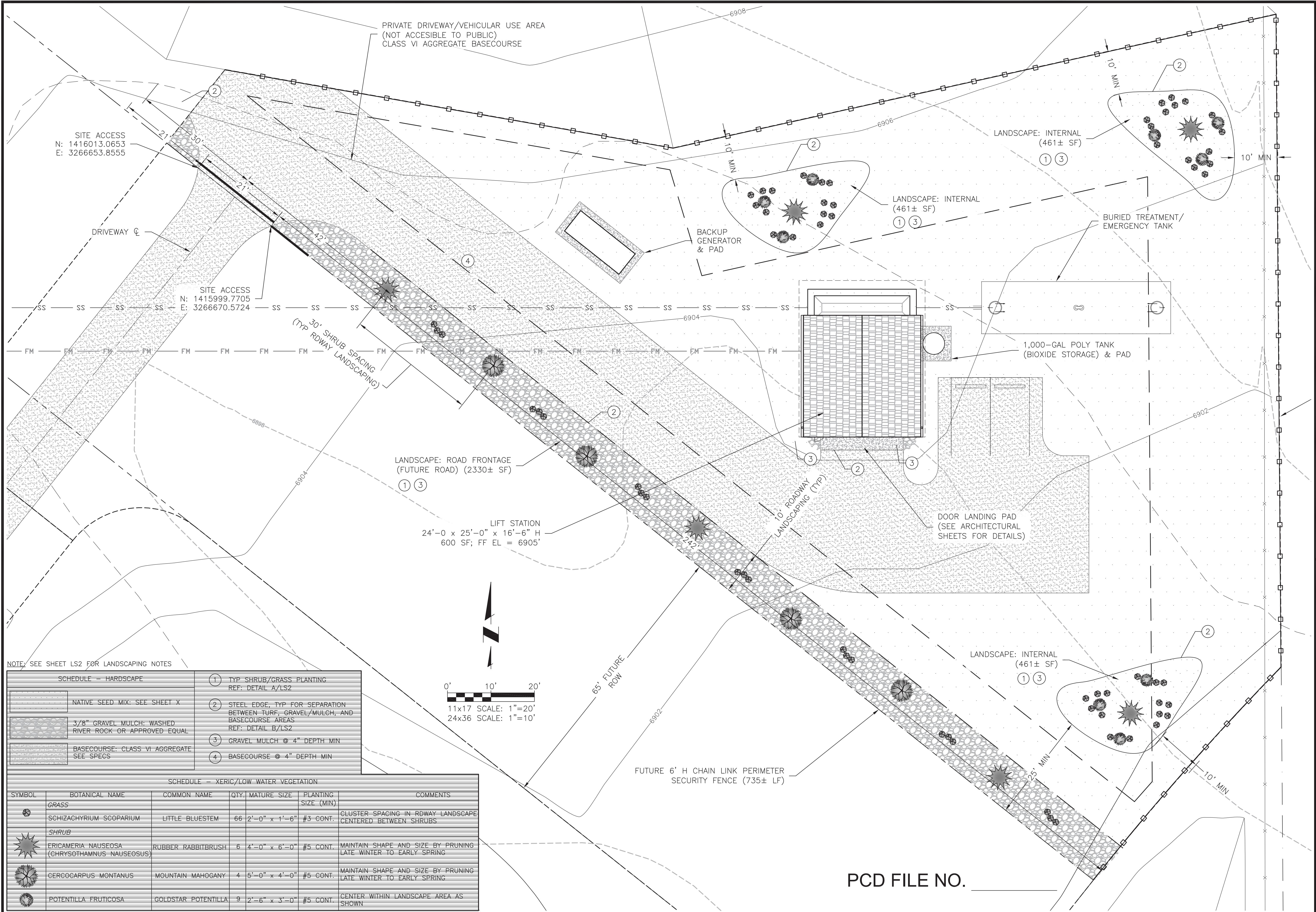


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NOTE: SEE SHEET LS2 FOR LANDSCAPING NOTES

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

	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

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
	SHRUB					
	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

CONSULTANTS, INC.
545 EAST PIKES PEAK AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

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

REVISIONS	DESCRIPTION	BY	APP.	DATE
NO.	1	2	3	4
1				
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7				

100% DESIGN DRAWINGS

Project No.: 136.23
Date: 10/25/18
Design: RMM
Drawn: GGM/RMM
Check: JPM

LS1
SHEET 1 OF 2

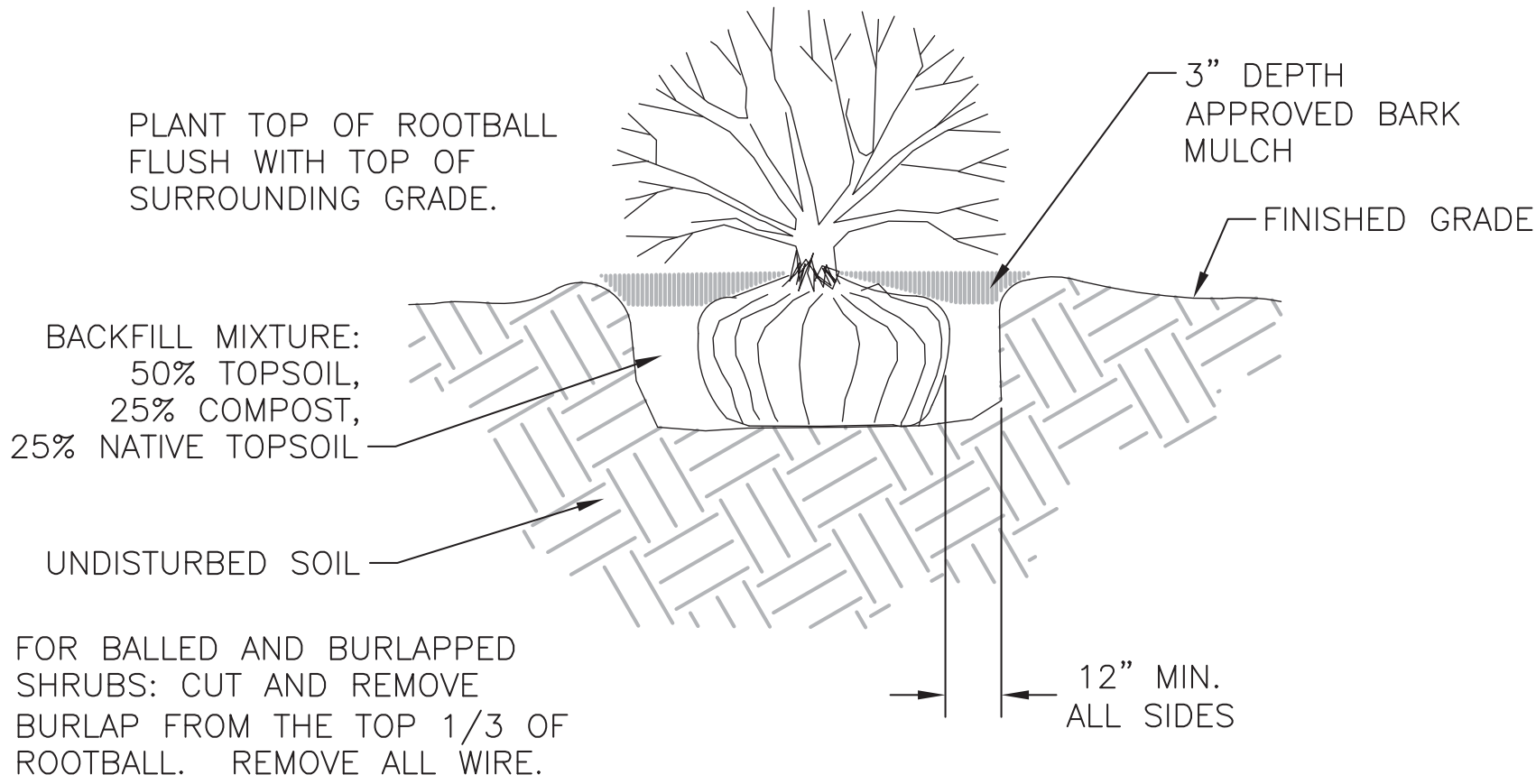
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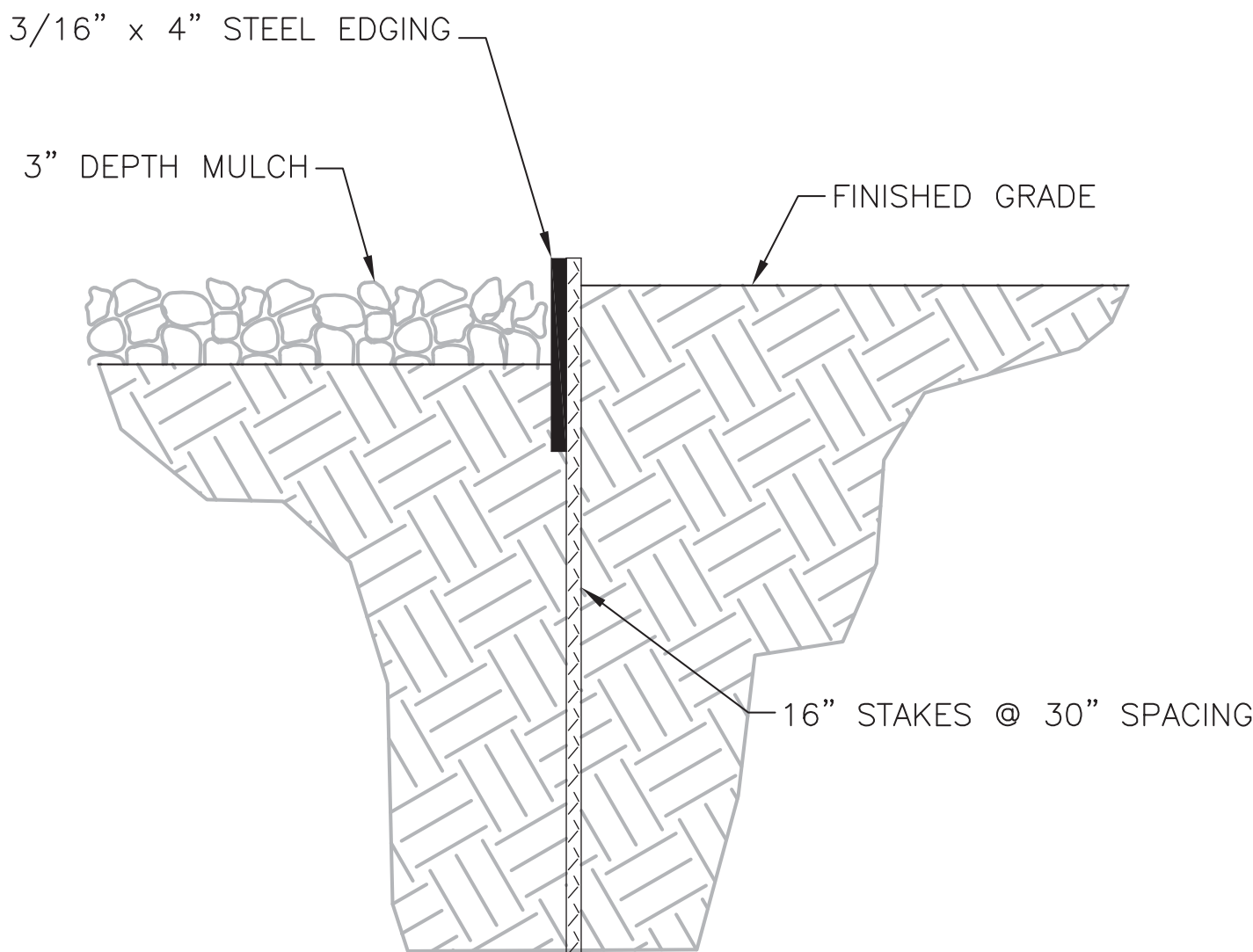
LANDSCAPING NOTES:

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 TURE:** 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.

LANDSCAPING:	
INTERNAL	
NET SITE AREA (LESS PUBLIC R.O.W.)	27,402
% MINIMUM INTERNAL AREA	5
INTERNAL AREA REQUIRED/PROVIDED	1370/1383
% GROUND PLANE VEG. REQUIRED/PROVIDED	75/77
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



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



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

PCD FILE NO. _____

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
1				
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100% DESIGN DRAWINGS

Project No.: 136.23
Date: 10/25/18
Design: RMM
Drawn: GGM/RMM
Check: JPM