

POWERS AND GRINNELL

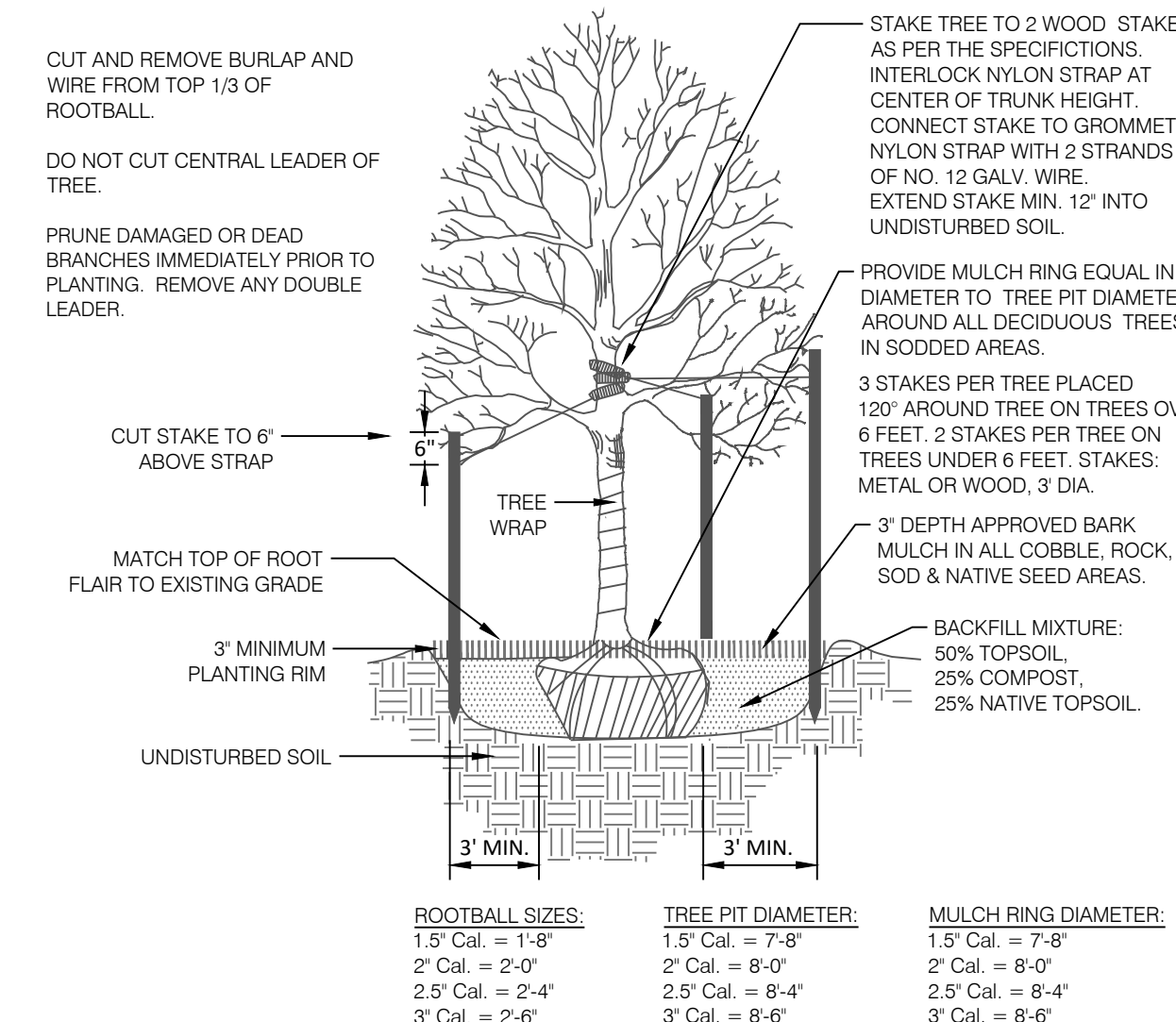
SITUATED IN THE SOUTHWEST OF SECTION 6 AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 7,
TOWNSHIP 15 SOUTH, RANCH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

LANDSCAPE NOTES

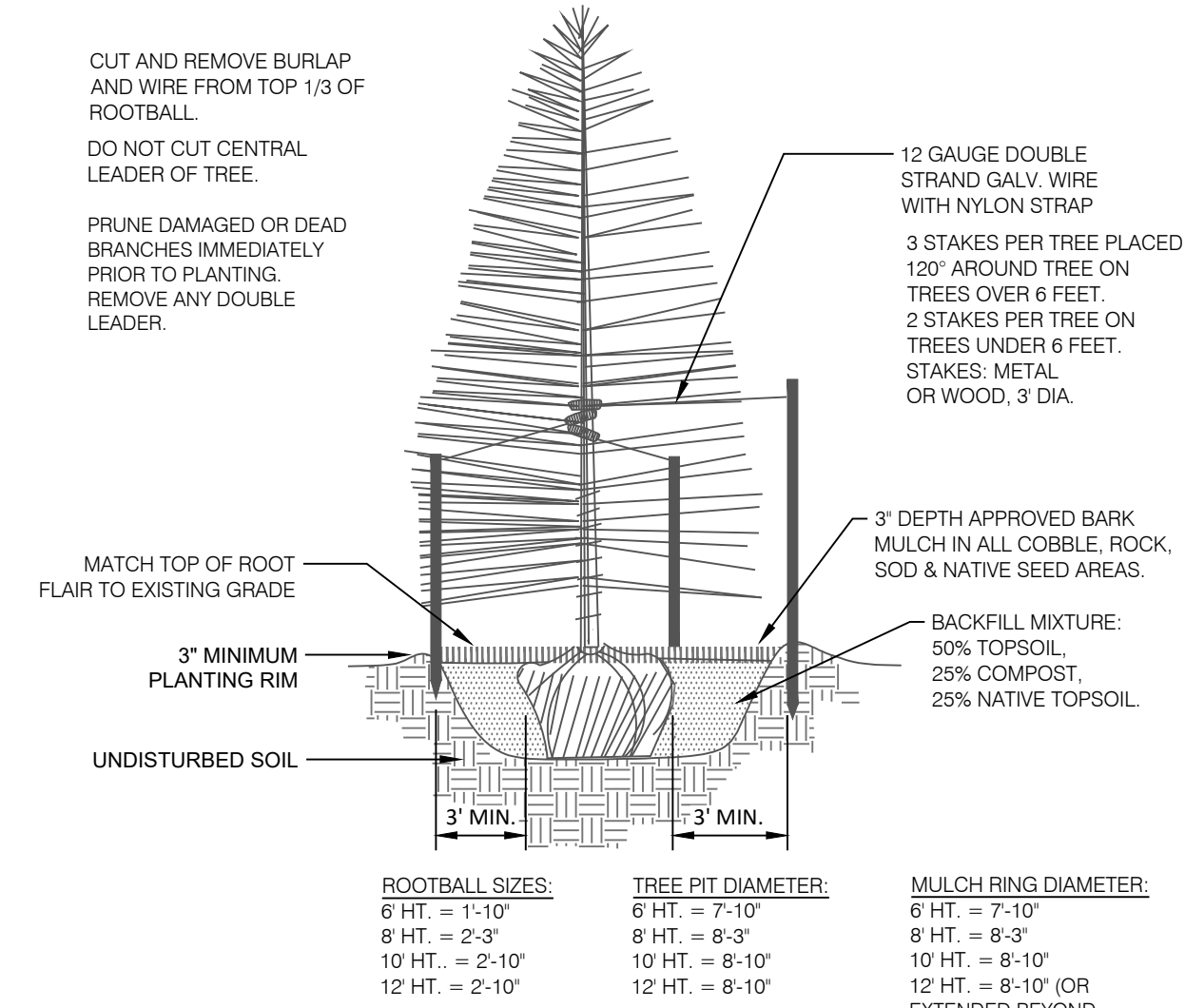
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

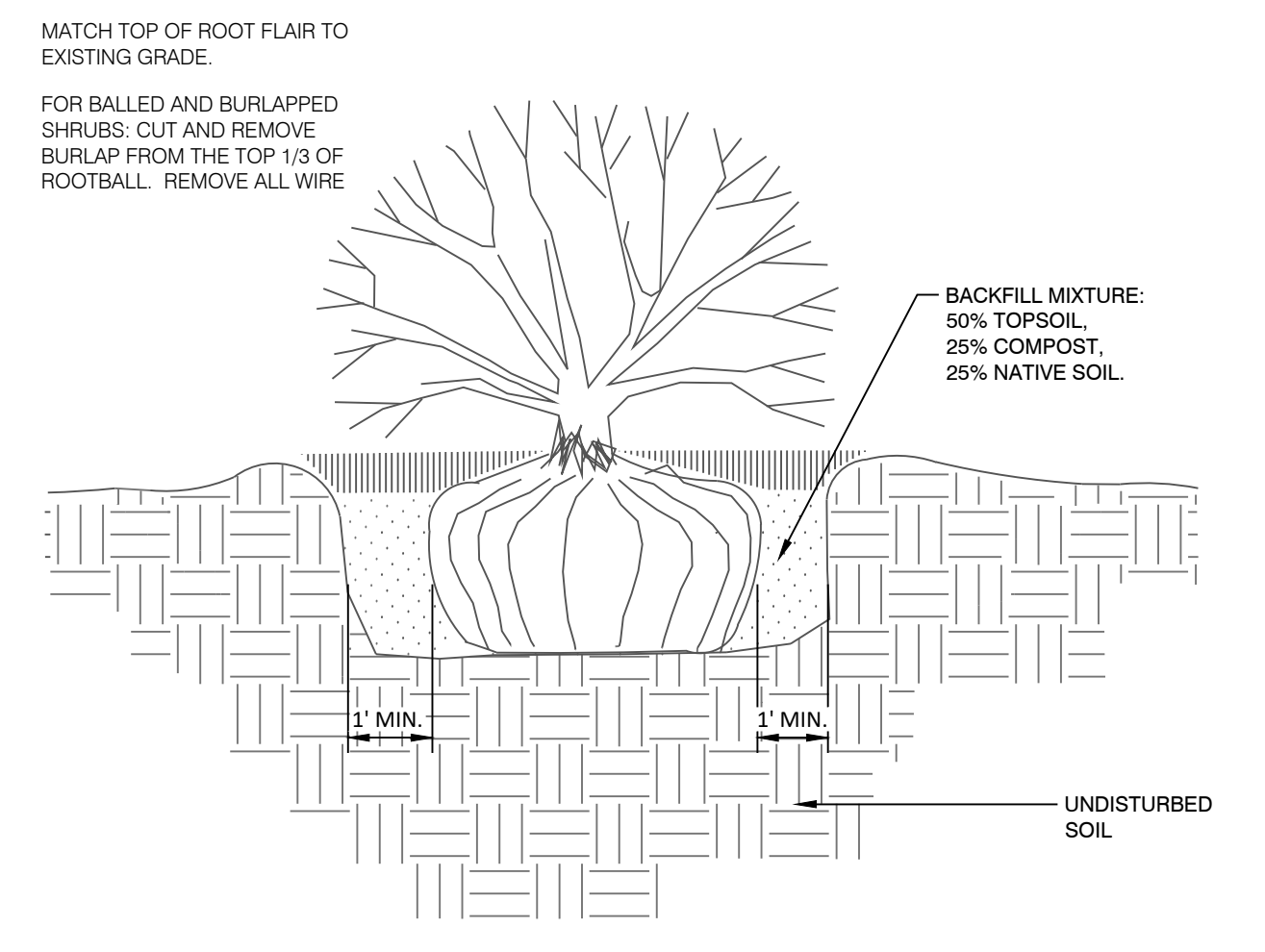
OR
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&S Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPE.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE "DURAEDGE" (1/8" THICK X 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. X 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.



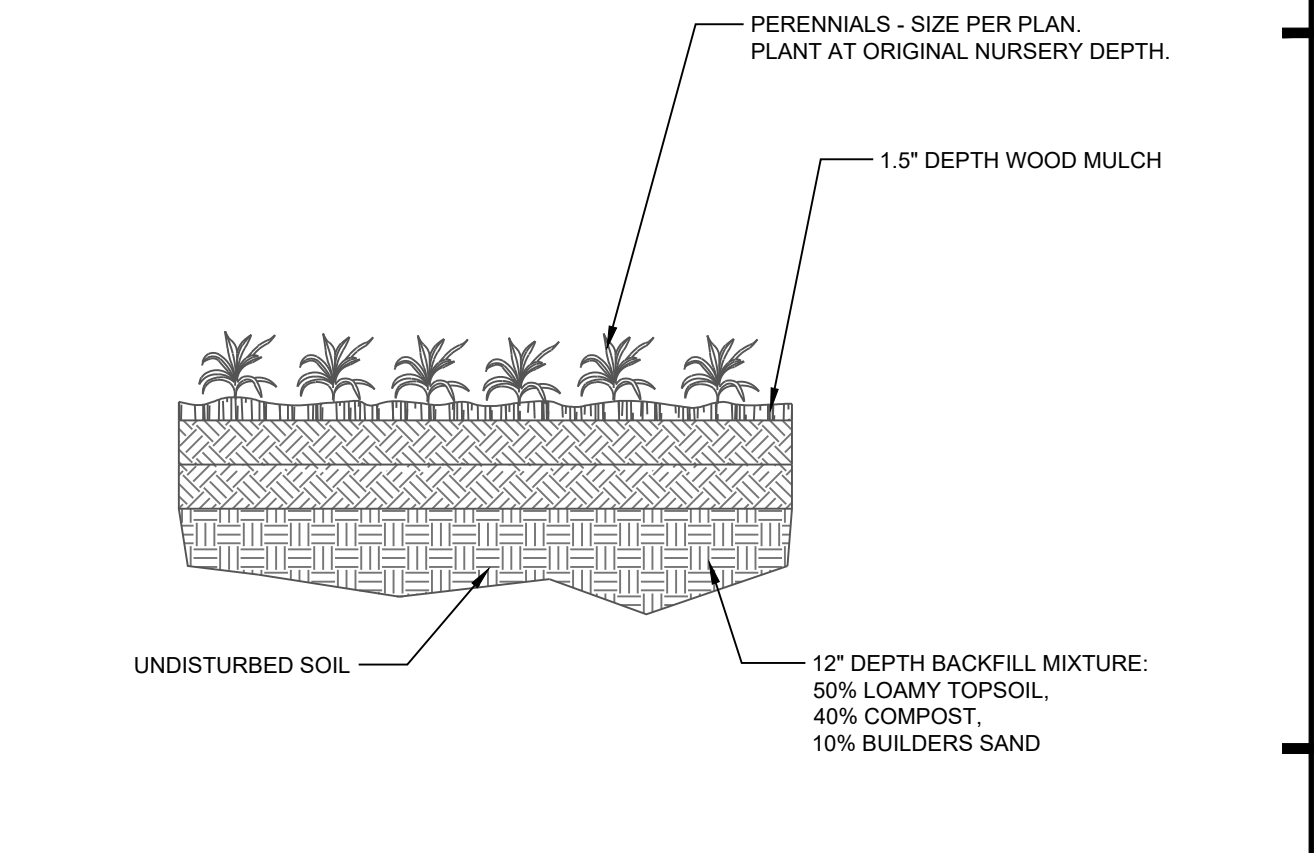
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S. 329343-01



2 CONIFEROUS TREE PLANTING DETAIL
N.T.S. 329343-02



3 SHRUB PLANTING DETAIL
N.T.S. P-WA-25



4 PERENNIAL PLANTING DETAIL
1/2" = 1'-0" P-MO-02

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.)	Linear Req./Prov.	Tree/Feet Required	No. of Trees Req./Prov.
Grinnell Blvd	Residential	10' / 10'	1,235	1 / 25'	50 / 50
Goldfield Drive	Residential	10' / 10'	561	1 / 25'	19 / 19
Cudahy Drive	Residential	10' / 10'	824	1 / 25'	31 / 31

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
50 / To be provided next submittal	x/x	GB	75% / 75%
30 / To be provided next submittal	x/x	GD	75% / 75%
x/x	x/x	CD	75% / 75%

Street Name or Property Line	Width (in Ft.)	Linear Footage	Buffer Trees (1/15') Required / Provided	Evergreen Trees Req. (33%) / Prov.
South Boundary	15' / --	561'	38 / 38	13 / 28
East Boundary	15' / --	310'	21 / 21	7 / 9

Length of 6' Opaque Structure Req./Prov.	Ornamental Grass Sub. Required / Provided	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
-- / --	x/x	GD	75% / 100%
-- / --	x/x	CD	75% / 100%

Internal Landscaping

See Code Section 6.2.2.E

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
653,038 S.F.	15%	97,955 / 232,102	196 / 196

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
0 / 0	0 / 0	ALL TREES WITHOUT AN ABBREVIATION ARE TO BE CONSIDERED INTERNAL (196)	75% / 75%

Motor Vehicle Lots

See Code Section 6.2.2.C.1

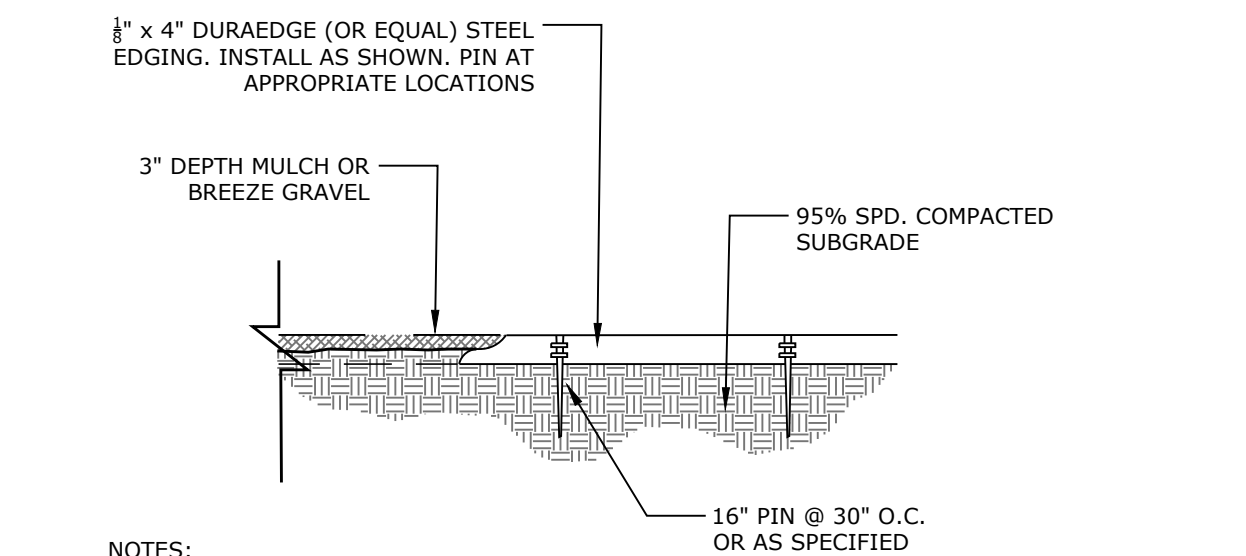
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan	Vehicle Lot Frontages (excluding driveways)	Length of Frontage (ft.)
530 Uncovered	36 / 36	MV	WEST SOUTH EAST	218' 73' 182'

2/3 Length of Frontage (ft.)	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Percent Ground Plane Veg. Req. / Prov.
145'	--	49 / To be provided next submittal	25 / --	75% / 75%
49'	--	17 / To be provided next submittal	6 / --	75% / 75%
121'	--	41 / To be provided next submittal	14 / --	75% / 75%

SITE DATA

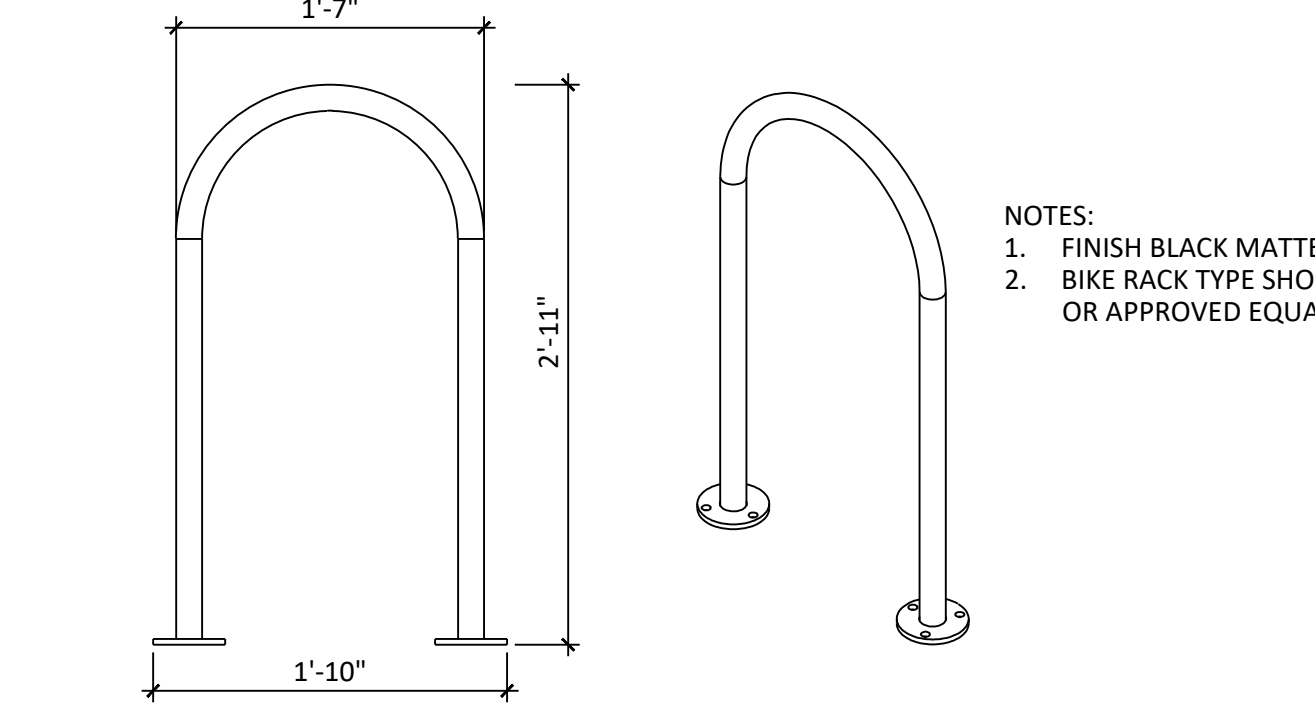
Tax ID Number:	5507200002
Total Area:	16,57 AC
Current Zoning:	RM-12
Current Use:	Vacant
Proposed Use:	Multi-Family
Maximum Lot Coverage:	60%
Proposed Lot Coverage:	18.8%
Proposed Uncovered Parking:	530

Landscaping Setbacks/Buffers:	Setbacks	Buffers
Grinnell Blvd:	20'	0'
Goldfield Drive:	10'	15'
Cudahy Drive:	10'	15'
Powers Blvd:	25'	0'



5 STEEL EDGING
N.T.S. P-CWH-04

MANUFACTURER: MAGLIN
MOUNTING: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
MODEL: MBR500
CONTACT: AMBER DUNPHY
800-716-5506 X.264
ADUNPHY@MAGLIN.COM



6 BIKE RACK
1" = 1'-0" P-OC-09

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
A93	93	Acer glabrum / Rocky Mountain Maple	20'	15'	2.5" Cal.	B&B	45678S	
Cs	10	Catalpa speciosa / Northern Catalpa	30' - 50'	35'	1.5" Cal.	B&B	3457 DA	
Co	6	Celtis occidentalis / Common Hackberry	60'	45'	2.5" Cal.	B&B	45A	
Gt	18	Gleditsia triacanthos / Honey Locust	60'	40'	2.5" Cal.	B&B	45A	
Qu	7	Quercus rubra / Red Oak	60'	60'	2.5" Cal.	B&B	4S	
Tc2	25	Tilia cordata / Littleleaf Linden	50'	35'	2.5" Cal.	B&B	4S	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Jm	5	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	20'	8'	6" HT	B&B	125678D	
Jg2	40	Juniperus scopulorum 'Gray Glean' / Gray Glean Juniper	15'	6'	8" HT	B&B	125678D	
Pg	8	Picea pungens 'Glaucua' / Colorado Blue Spruce	60'	20'	6" HT	B&B	678S	
Ph	21	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	50'	20'	6" HT	B&B	678S	
Pp2	43	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	1256D	

FLOWERING TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Am	32	Amelanchier canadensis / Canadian Serviceberry	25'	20'	1.5" Cal.	B&B	4578S	
Pc	19	Prunus cerasifera 'Newport' / Newport Flowering Plum	20'	15'	1.5" Cal.	B&B	45S	
Pr	37	Prunus maackii / Amur Chokecherry	25'	15'	1.5" Cal.	B&B	478A	

CONCEPT PLANT SCHEDULE

NATIVE SEED MIX Arkansas Valley Low Grow Mix Drill Seeded at 25 LBS/AC 30% Ephraim Crested Wheatgrass 25% Sheep Fescue 20% Perennial Rye 15% Chewings Fescue	127,247 sf
ROCK MULCH PLANTING BED 1-1/2" Blue Gray River Rock	166,637 sf
SOD Bluegrass Blend	43,833 sf
DETENTION SEED MIX El Paso County Conservation District All Purpose Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre	15,389 sf



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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POWERS AND GRINNELL

DEVELOPMENT PLAN

ADDRESS

DATE: PROJECT MGR: PREPARED BY: DATE: C. LIEBER 1. SMITH

ENTITLEMENT

DATE: BY: DESCRIPTION:

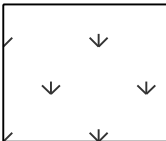

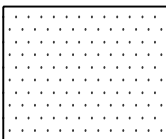
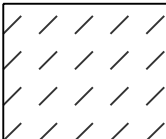
LANDSCAPE NOTES AND SCHEDULES

7
7 OF 25

POWERS AND GRINNELL

SITUATED IN THE SOUTHWEST OF SECTION 6 AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 7,
TOWNSHIP 15 SOUTH, RANCH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

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ZONE: A-5 CAD-O
USE: VACANT
OWNER: CYGNET LAND LLC
REC NO. 214097710

ZONE: APD AO AP22
USE: POLITICAL SUBDIVISION
OWNER: CITY OF COLORADO SPRINGS
REC NO. 214097710

ZONE: APD AP22 AO
USE: STATE
OWNER: COLORADO DEPT. OF TRANSPORTATION
REC NO. 221059107

ZONE: PUD CAD-O
USE: SINGLE FAMILY
OWNER: ROBERT & TERRI BELL
REC NO. 214097710

ZONE: PUD CAD-O
USE: SINGLE FAMILY
OWNER: DARRIUS & KATHLEEN RICHARD
REC NO. 222080177

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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OUTLOOK POWERS & GRINNELL

DEVELOPMENT PLAN

0 Grinnell Blvd

DATE: 02/07/2023
PROJECT MGR: C. LIEBER
PREPARED BY: J. SMITH

ENTITLEMENT

LANDSCAPE PLAN NORTH

8

8 OF 25

POWERS AND GRINNELL

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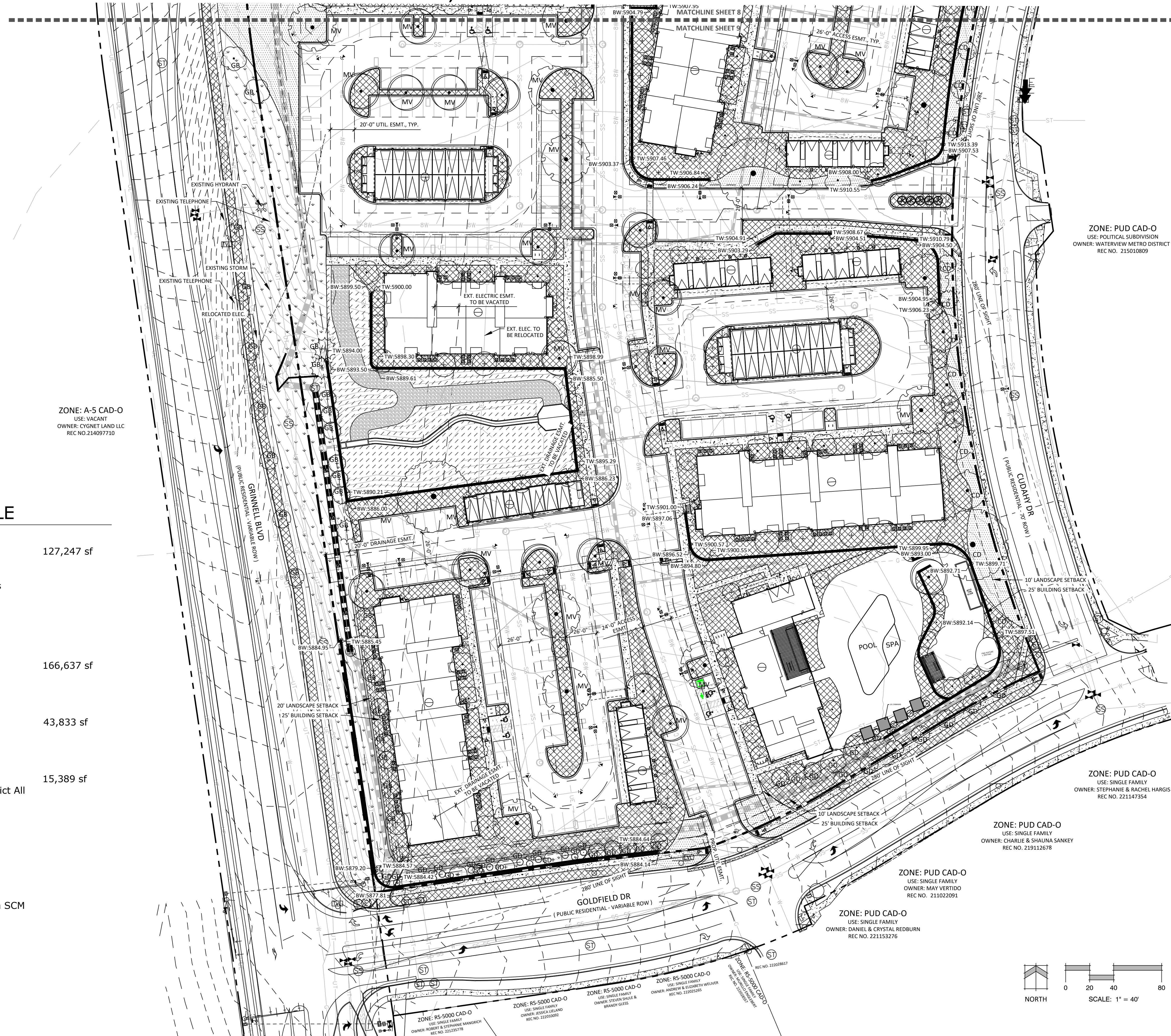


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ZONE: A-5 CAD-O
USE: VACANT
OWNER: CYGNET LAND LLC
REC NO. 214097710

ZONE: PUD CAD-O
USE: POLITICAL SUBDIVISION
OWNER: WATERVIEW METRO DISTRICT I
REC NO. 215010809

ZONE: PUD CAD-O
USE: SINGLE FAMILY
OWNER: STEPHANIE & RACHEL HARGIS
REC NO. 221147354

ZONE: PUD CAD-O
USE: SINGLE FAMILY
OWNER: CHARLIE & SHAUNA SANKEY
REC NO. 219112678

ZONE: PUD CAD-O
USE: SINGLE FAMILY
OWNER: MAY VERTIDO
REC NO. 211022091

ZONE: PUD CAD-O
USE: SINGLE FAMILY
OWNER: DANIEL & CRYSTAL REDBURN
REC NO. 221153276

ZONE: RS-5000 CAD-O
USE: SINGLE FAMILY
OWNER: ROBERT & STEPHANIE MANGRICH
REC NO. 22123778

ZONE: RS-5000 CAD-O
USE: SINGLE FAMILY
OWNER: JESSICA DELAND
REC NO. 22120092

ZONE: RS-5000 CAD-O
USE: SINGLE FAMILY
OWNER: STEPHANIE WELSH & BRANDY GLESS
REC NO. 221202485

ZONE: RS-5000 CAD-O
USE: SINGLE FAMILY
OWNER: ANDREW & ELIZABETH WELVER
REC NO. 221202485

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DEVELOPMENT PLAN

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DATE: 02/07/2023
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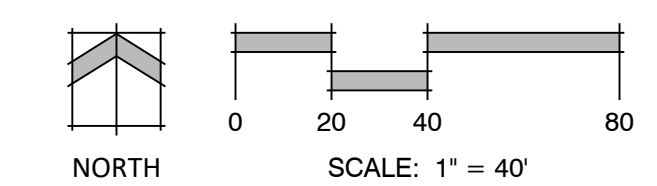
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN SOUTH

9

9 OF 25



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