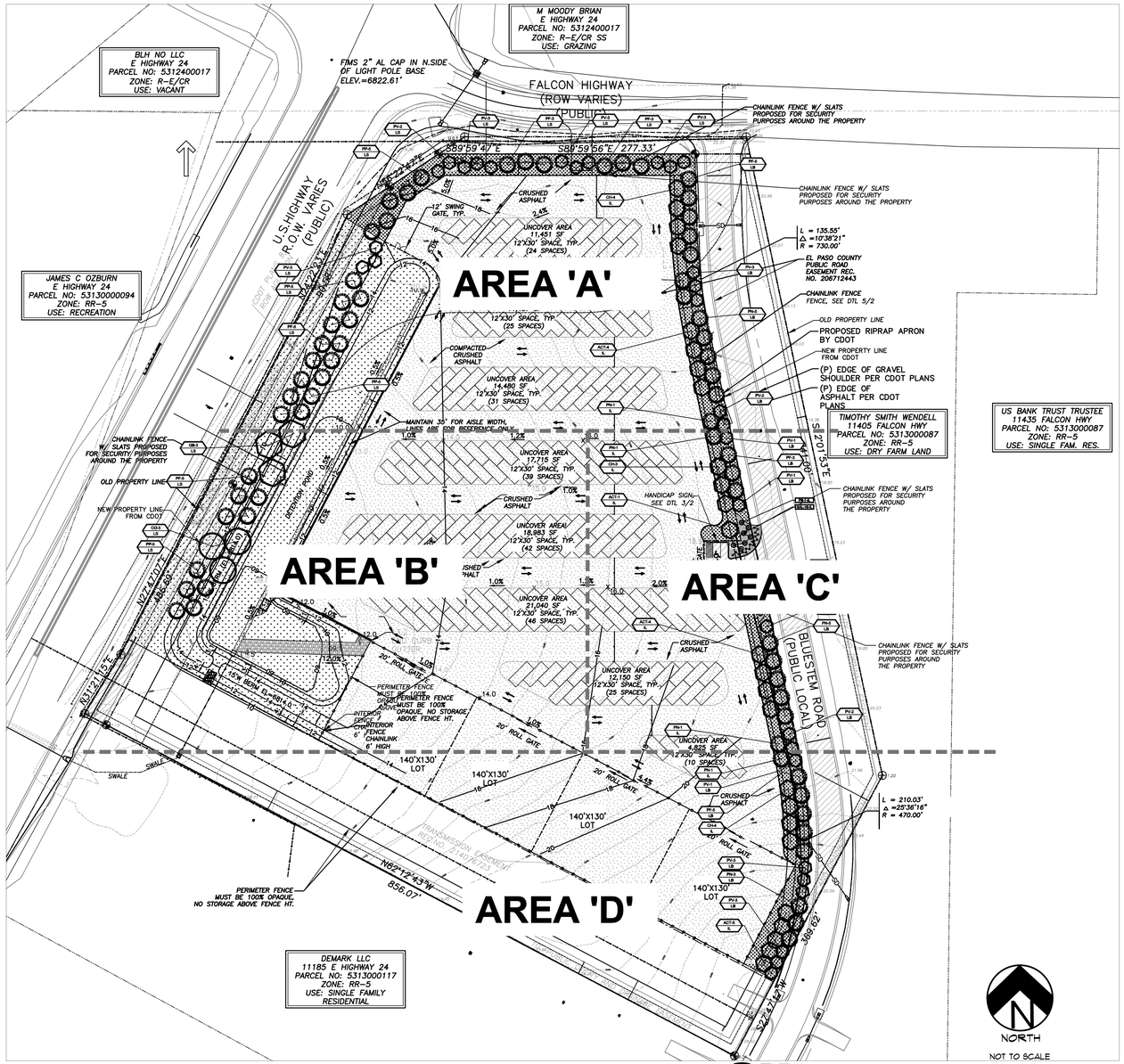
LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.



EL PASO COUNTY LANDSCAPE REQUIREMENTS

El Paso County Land Development Code Sec. 6.2.2 | Landscaping and Planting Manual (11/23 Rev.)

GENERAL REQUIREMENTS (Sec. 6.2.2.F & G; C.R.S. 37-60-135 / HB25-1113)

Requirement	Required	Provided
Living ground cover in required landscape areas at maturity - balance bark/rock; no bare areas (6.2.2.F.2)	30% min.	98%
Xeric plantings between lot line and curb (6.2.2.G.1.d)	Yes	Yes
Nonfunctional turf, nonfunctional artificial turf or invasive species (HB25-1113, eff. 1-1-2026)	None	None

LANDSCAPE SETBACKS (LS) (Sec. 6.2.2.B, Table 6-1)

Street Name	Street Classification	Width Req. (FT)	Width Prov. (FT)	Frontage (LF)	Rate 1 Tree / LF	Trees Req.	Trees Prov.	Evergreen Req. (1/3)*	Ground Plane Living Cover Req./Prov.	Plant Abbr.
HWY 24	Expressway	25	25	615	20	31	31	N.A.	30% / 98%	LS
FALCON HWY	Major Arterial	25	25	278	20	14	14	N.A.	30% / 98%	LS

MOTOR VEHICLE LOTS (MV) (Sec. 6.2.2.C)

Parking Lot	Spaces Provided	Rate 1 Tree / _ Spaces	Shade Trees Req.	Shade Trees Prov.	Islands Req. (1 / 15 sp.)	Islands Prov.	Lot Frontage (LF, excl. drives)	Screen Req. (2/3 of frontage, LF)	Screen Prov. (LF)	Screen Ht. 3' min. Req./Prov.	Plant Abbr.
SITE PARKING LOT	0	15	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	N.A.	MV

INTERNAL LANDSCAPING (IL) (Sec. 6.2.2.E)

Use / Area Basis	Site Area (SF, entire lot less public R.O.W.)	Min. Internal Area %	Internal Area Req. (SF)	Internal Area Prov. (SF)	Rate 1 Tree / SF	Trees Req.	Trees Prov.	Shrub Subs. Req. (10 #5 / tree, 50% max.)	Shrub Subs. Prov.	Living Ground Cover Req./Prov.	Plant Abbr.
NONRESIDENTIAL	537,535	5%	26,877	100,709	500	54	31	230	0	50% / 98%	IL
ALT. LANDSCAPE PLAN	Remaining required trees (not provided or substituted)					23	ALT.	No shrub substitutes - limited landscape areas			IL

Min. internal area: multi-family 15%, nonresidential 5% of lot. Internal area includes all landscape areas not including setbacks, buffers or motor vehicle islands (islands within 20' of a building may count). Max. 1/2 of required trees may be substituted with 10 #5 shrubs each (nonresidential: only near retail storefronts). Living ground cover 50% min., 30% with xeriscape principles (6.2.2.G.2.b). ALTERNATIVE LANDSCAPE PLAN REQUESTED: 31 internal trees provided. The remaining 23 trees (230 #5 shrub substitutes) cannot be accommodated due to the outdoor storage use and limited landscape areas and are requested through the Alternative Landscape Plan.

LANDSCAPE BUFFERS AND SCREENS (LB) (Sec. 6.2.2.D)

Property Line / Street	Buffer Type	Width Req. (FT)	Width Prov. (FT)	Length (LF)	Rate 1 Tree / LF	Trees Req.	Trees Prov.	Evergreen Req. (1/3)	Evergreen Prov.	Living Ground Cover Req./Prov.	Plant Abbr.
EAST - NEW CDOT PUBLIC RD.	D.1	15	15	922	15	61	61	20	27	75% / 98%	LBE
SOUTH - SINGLE FAMILY (RR-5)	D.1	15	0	856	15	57	0	19	0	75% / N.A.	LBS
ALT. LANDSCAPE PLAN	SOUTH: No landscape buffer possible - existing transmission easement (Rec. No. 214076723) occupies the required 15' buffer area along the south property line. Buffer requested through the Alternative Landscape Plan.										

Buffer Fence / Wall	Fence Ht. Req.	Fence Ht. Prov.	Fence Type
EAST - NEW CDOT PUBLIC RD.	N.A. (D.1)	6'	Chainlink fence w/ slats (security) - see plan
SOUTH - SINGLE FAMILY (RR-5)	N.A. (D.1)	6'	Perimeter fence 100% opaque - see plan

REFUSE, LOADING & OUTSIDE STORAGE SCREENING (Sec. 6.2.2.G.1.b, c, f)

Location	Opaque Wall / Fence Req./Prov.	Screen Ht. Req.	Screen Ht. Prov.	Screen Method	Plant Abbr.
REFUSE AREA	N.A.	N.A.	N.A.	No refuse enclosure proposed	
OUTSIDE STORAGE	Yes / Yes	6' min.	6'	Perimeter fence 100% opaque; no storage above fence ht. - see plan	

ALTERNATIVE LANDSCAPE PLAN REQUEST

11401 E. Highway 24 | El Paso County Land Development Code Sec. 6.2.2

1. INTERNAL LANDSCAPING (SEC. 6.2.2.E)

- **Code:** 5% min. internal area (26,877 SF); 1 tree / 500 SF = 54 trees required. Max. 1/2 of required trees may be substituted with 10 #5 shrubs per tree.
- **Proposed:** 31 internal trees provided. Remaining 23 trees (230 #5 shrub substitutes) not provided.
- **Justification:**
  - Site use is outdoor vehicle / RV storage; drive aisles and storage spaces occupy the site, leaving limited landscape areas that cannot accommodate additional trees or shrubs.
  - Landscape setbacks along Hwy 24 and Falcon Hwy and the east buffer are fully planted (106 trees).
  - 98% living ground cover is provided in landscape areas.

2. LANDSCAPE BUFFER – SOUTH (SEC. 6.2.2.D, TYPE D.1)

- **Code:** 15' min. buffer adjacent to RR-5 single-family; 1 tree / 15 LF (856 LF) = 57 trees, 1/3 evergreen (19).
- **Proposed:** No landscape buffer. 6' perimeter fence, 100% opaque, along the south property line.
- **Justification:**
  - Existing transmission easement (Rec. No. 214076723) occupies the required 15' buffer area along the south property line; trees are not permitted within the easement.
  - The opaque perimeter fence screens the storage use from the adjacent single-family parcel.

ALTERNATE LANDSCAPE PLAN - OVERALL

Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 8' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PCD FIL NO: 000000

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.
THESE DRAWINGS ARE NOT FOR CONSTRUCTION

11401 EAST HWY. 24
PEYTON, CO
EL PASO COUNTY, CO

PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER 1317-26

REVISIONS

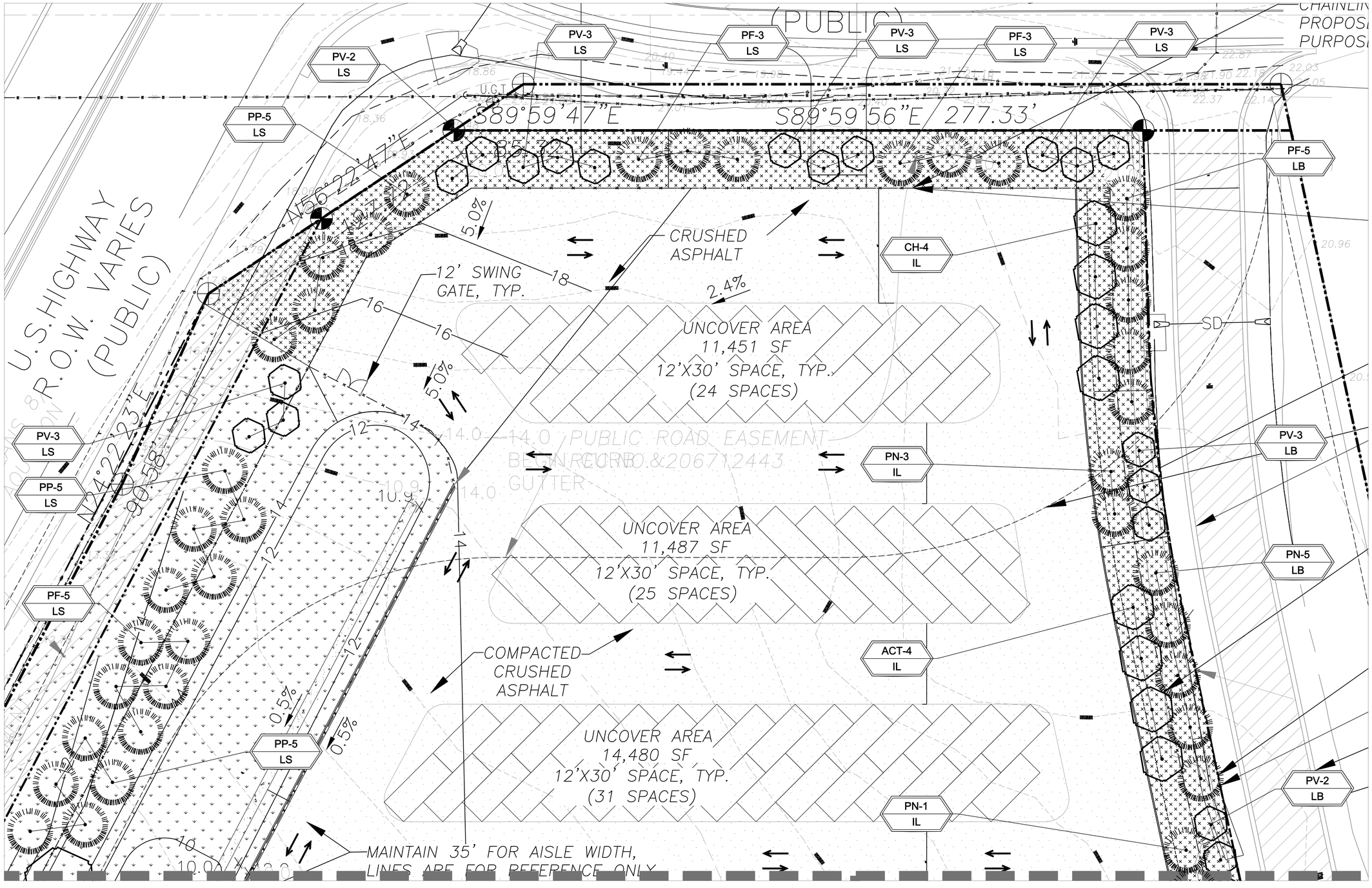
11-1-26	PER COMMENTS

ORIGINAL DATE 6-22-26

DRAWN BY JM

DESCRIPTION
LANDSCAPE PLAN

SHEET NO. L1.1



ALTERNATE LANDSCAPE PLAN - AREA 'A'

NORTH

5 15 30

10 20 SCALE 1"= 20'

811 Know what's **below.** **Call** before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 8' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECTS DOCUMENTS.

PCD FIL NO: 000000

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION

11401 EAST HWY. 24
PEYTON, CO
EL PASO COUNTY, CO

PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER 1317-26

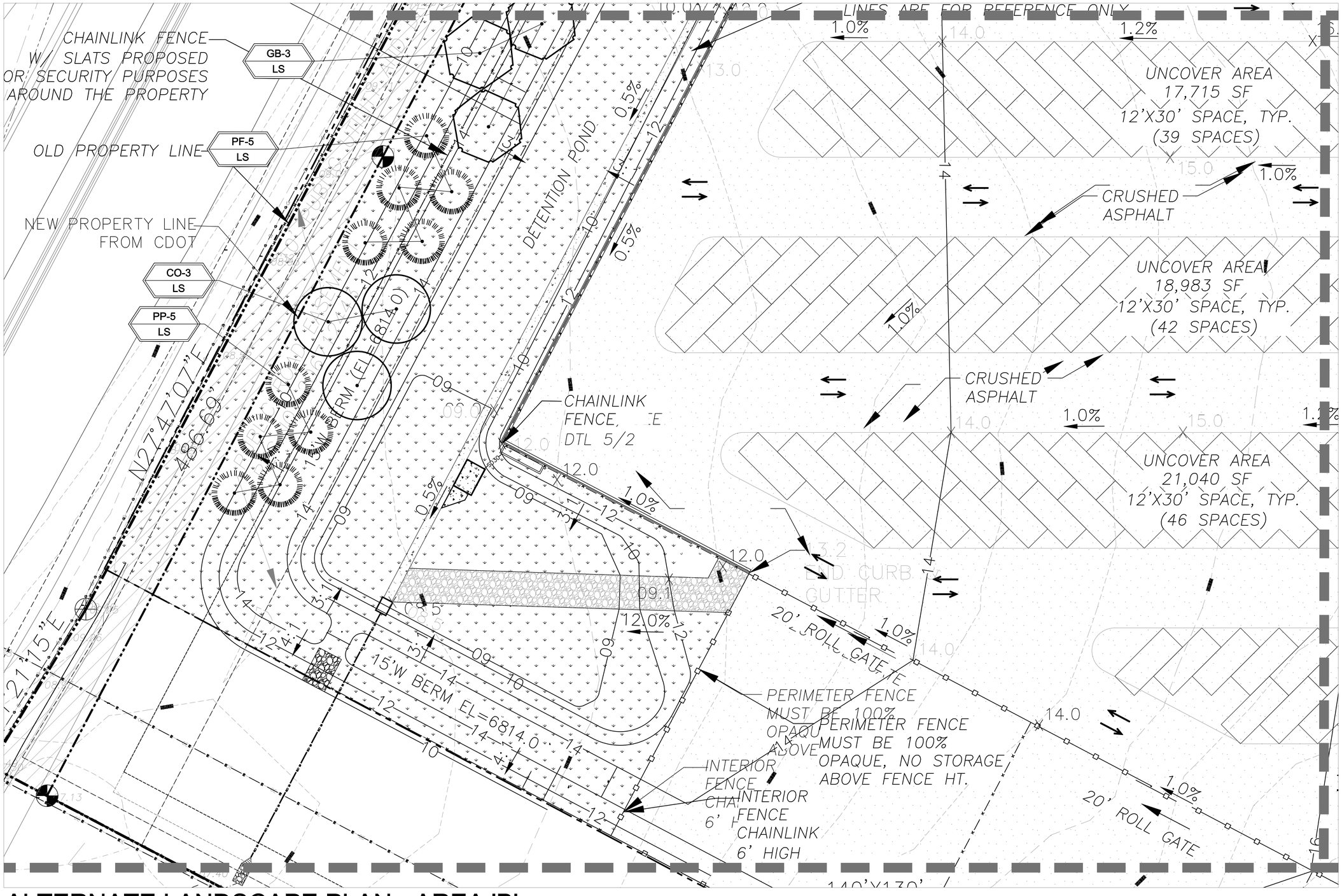
REVISIONS
11-1-26 | PER COMMENTS

ORIGINAL DATE 6-22-26

DRAWN BY JM

DESCRIPTION
LANDSCAPE PLAN AREA A

SHEET NO. L1.2



ALTERNATE LANDSCAPE PLAN - AREA 'B'

NORTH

5 15 30

10 20 SCALE 1"= 20'

811 Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PCD FIL NO: 000000

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION

PREPARED FOR:

11401 EAST HWY. 24
PEYTON, CO
EL PASO COUNTY, CO

NOT FOR CONSTRUCTION

JOB NUMBER 1317-26

REVISIONS

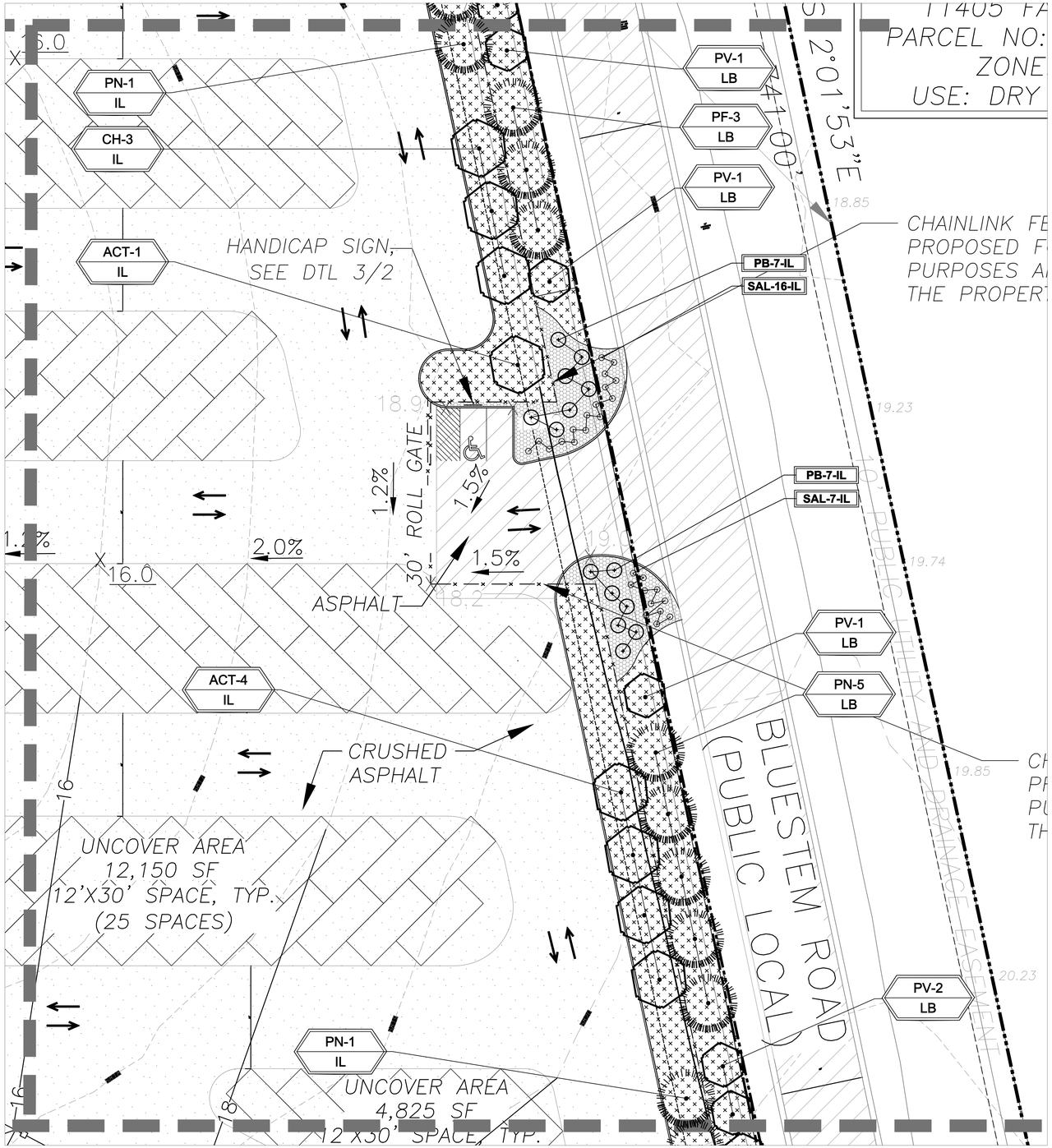
11-1-26	PER COMMENTS

ORIGINAL DATE 6-22-26

DRAWN BY JM

DESCRIPTION LANDSCAPE PLAN AREA B

SHEET NO. L1.3



ALTERNATE LANDSCAPE PLAN - AREA 'C'

NORTH

5 15 30

10 20 SCALE 1"= 20'

811 Know what's below. Call before you dig.

PLANT SCHEDULE

El Paso County LDC Sec. 6.2.2 | Landscaping and Planting Manual (11/23 Rev.) App. B & Water Wise Planting List

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Size Ht. x W.	Planting Size	Water Use	EPC List / Use	Size
DECIDUOUS TREES:									
	ACT	14	Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	20-25' x 15-20'	1-1/2" cal.	L	App. B, WW | SBI, PL	B&B
	CO	3	Celtis occidentalis	Common Hackberry	40-60' x 40-50'	1-1/2" cal.	L	App. B, WW | SBI, PI	B&B
	CH	11	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	20-25' x 20-25'	1-1/2" cal.	L	App. B, WW | SBI, PL	B&B
	GB	3	Gymnocladus dioicus	Kentucky Coffeetree	50-60' x 35-40'	1-1/2" cal.	L	App. B, WW | SBI, PI	B&B
	PV	31	Prunus virginiana 'Schubert'	Schubert Chokecherry	20-25' x 15-20'	1-1/2" cal.	L	App. B | SBI, PL, HAB	B&B
EVERGREEN TREES:									
	PF	29	Pinus flexilis	Limber Pine	—	6' ht.	—	Not on EPC list*	B&B
	PN	19	Pinus nigra	Austrian Pine	40-60' x 25-35'	6' ht.	M	App. B, WW | SBI	B&B
	PP	20	Pinus ponderosa	Ponderosa Pine	40-60' x 25-30'	6' ht.	L	App. B, WW | SBI, PI	B&B
		130	***TOTAL TREES***						
DECIDUOUS SHRUBS:									
	PB	14	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	12-18" x 4-6'	#5	VL	App. B, WW | SBI, PL, HAB, PS	Container
		14	***TOTAL SHRUBS***						
PERENNIALS:									
	SAL	27	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	—	#1	—	Not on EPC list*	Container

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

WATER USE: VL = VERY LOW L = LOW L-M = LOW TO MEDIUM M = MEDIUM H = HIGH

EPC LIST / USE: App. B = El Paso County Landscaping and Planting Manual App. B, Recommended Landscaping Materials; WW = EPC Water Wise Planting List; SBI = suitable for streetscapes, buffers & internal landscape areas; PL = suitable under power lines; PS = suitable as parking area screen; PI = parking island vegetation; GC = groundcover; HAB = habitat plant; R = restricted (25' R.O.W. setback).

All plants selected from the EPC Landscaping and Planting Manual (11/23 Rev.) App. B and Water Wise Planting List. Other species only with PCD approval. No App. C noxious weeds, EPC "Not Recommended" plantings, nonfunctional turf or invasive species (HB25-1113).

** Not on the EPC App. B or Water Wise Planting List; requires PCD approval.*

Plant sizes meet EPC LDC Sec. 6.2.2.F.1 minimums: deciduous shade tree 1-1/2" cal., ornamental tree 1" cal., evergreen tree 6' ht. (pinyon / upright juniper 4'), shrubs #5, groundcovers / vines #1. Plants grouped into hydrozones by water use.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Clear Creek Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	1,931 SF
	Non-Irrigated Native Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	37,461 SF
	Non-Irrigated Seed Grass. Seed Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material	83,642 SF
	Access area	See Site Plan
	Steel Edger. See notes	

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 8' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PCD FIL NO: 000000

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.
THESE DRAWINGS ARE NOT FOR CONSTRUCTION

11401 EAST HWY. 24
PEYTON, CO
EL PASO COUNTY, CO

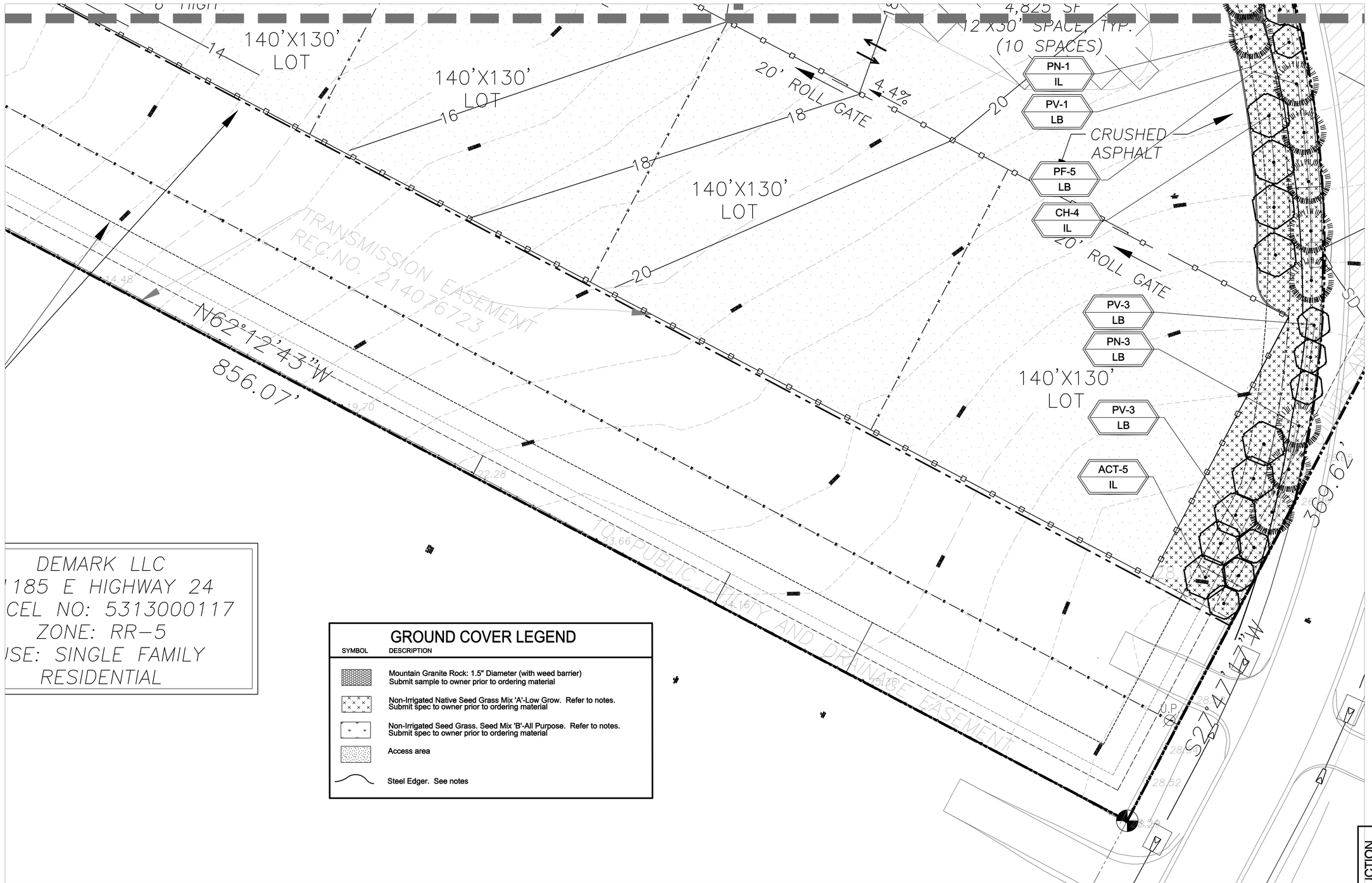
PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER 1317-26

REVISIONS
11-1-26 | PER COMMENTS

ORIGINAL DATE 6-22-26
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN AREA C
SHEET NO. L1.4



DEMARK LLC
1185 E HIGHWAY 24
CEL NO: 5313000117
ZONE: RR-5
USE: SINGLE FAMILY RESIDENTIAL

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	Mountain Granite Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material
	Non-Irrigated Native Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material
	Non-Irrigated Seed Grass. Seed Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material
	Access area
	Steel Edger. See notes

ALTERNATE LANDSCAPE PLAN - AREA 'D'

NORTH

5 10 15 20 30 SCALE 1"= 20'

811 Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PCD FIL NO: 000000

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION

11401 EAST HWY. 24
PEYTON, CO
EL PASO COUNTY, CO

PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER 1317-26

REVISIONS	
11-1-26	PER COMMENTS

ORIGINAL DATE 6-22-26
DRAWN BY JM
DESCRIPTION LANDSCAPE PLAN AREA D
SHEET NO. L1.5

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) , 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

ALL EDGING SEPARATING GRASS AND ROCK/MULCH AREAS TO BE GREEN PRO-STEEL OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. NO EDGING BETWEEN ROCK MULCHES.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE 'CASCADE SHREDDED CEDAR' WITH NO LANDSCAPE FABRIC AND 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL)

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED PLANTING AREAS:

A. IF UNDISTURBED RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED DECEMBER 2020. REFER TO TABLE 5-1 FOR SEED MIX.SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

SEED MIX 'B': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT LOW GROW SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED DECEMBER 2020. REFER TO TABLE 5-2 FOR SEED MIX.SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

FOR AREAS 3:1 OR GREATER USE FLEXTERA HP-FGM (CITY OF COLORADO SPRINGS APPROVED) AS ALTERNATIVE TO BIODEGRADABLE BLANKETS. INSTALL PER MANUFACTURE.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY ¼" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION.DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SEED GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

NATIVE GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 8" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REPLACE MULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO AVOID UNSIGHTLY CONDITIONS. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

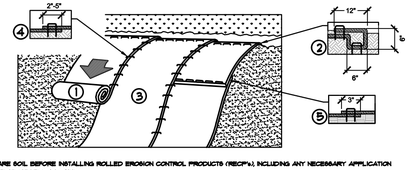
IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM.

REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

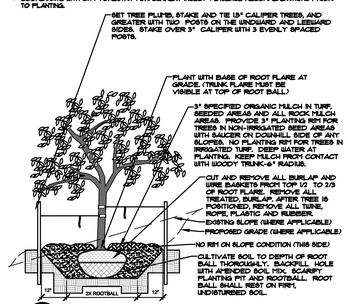
THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK 8TH EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 3" (10 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (13 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

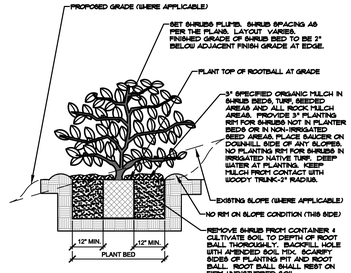
D EROSION CONTROL
NTS

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



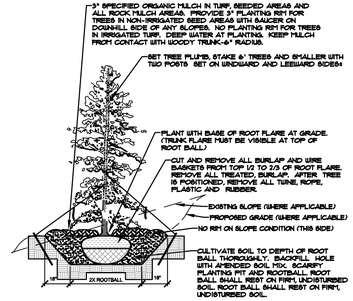
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NATIVE SEED MIX A - ALL-PURPOSE LOW GROW MIX

UPLAND AND TRANSITION AREAS (EL PASO COUNTY ALL-PURPOSE LOW GROW MIX, TABLE 5-2)

COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS PER ACRE		
				IRRIGATED BROADCAST IRRIGATED HYDROSEEDED	NON-IRRIG. BROADCAST / NON-IRRIG. HYDROSEEDED IRRIGATED DRILLED	NON-IRRIGATED DRILLED
				80 SEEDS / SF	40 SEEDS / SF	20 SEEDS / SF
BUFFALOGRASS	*Buchloe dactyloides*	WARM, SOD	25%	9.6	4.8	2.4
GRAMA, BLUE	*Bouteloua gracilis*	WARM, BUNCH	20%	10.8	5.4	2.7
GRAMA, SIDEOATS	*Bouteloua curtipendula*	WARM, BUNCH	20%	5.6	2.8	1.4
NEEDLEGRASS, GREEN	*Nassella viridula*	COOL, BUNCH	5%	3.2	1.6	0.8
WHEATGRASS, WESTERN	*Pascopyrum smithii*	COOL, SOD	20%	12.0	6.0	3.0
DROPSEED, SAND	*Sporobolus cryptandrus*	WARM, BUNCH	1%	0.8	0.4	0.2
		SEED RATE (LBS PLS / ACRE)	100%	42.0	21.0	10.5

MIX COMPOSITION: WARM SEASON 75% | COOL SEASON 25%

SOURCE: CHAPTER 5, NATIVE VEGETATION REQUIREMENTS AND GUIDELINES. SEED RATE TOTALS ARE CALCULATED; THE SOURCE TABLE LISTS 10.3 LBS FOR NON-IRRIGATED DRILLED, BUT THE SPECIES RATES ADD TO 10.5 LBS.

1. SEED MIX NOTES

1.1 **SEEDING RATE.** SELECT THE PLS RATE COLUMN BY SEEDING METHOD AND IRRIGATION. ALL RATES ARE POUNDS OF PURE LIVE SEED (PLS) PER ACRE.

1.2 **USE.** LOW-GROWING MIX FOR UPLAND AND TRANSITION AREAS, OPEN SPACE AND AREAS ADJACENT TO WALKS AND DRIVES WHERE A SHORTER GRASS IS DESIRED.

1.3 **SEED TAGS.** SUBMIT SEED TAGS SHOWING SPECIES, PLS %, GERMINATION AND WEED CONTENT PRIOR TO SEEDING. SEED SHALL BE CERTIFIED WEED-FREE.

2. EL PASO COUNTY - NATIVE SEED REQUIREMENTS

2.1 **CODE BASIS.** LANDSCAPING PER THE EL PASO COUNTY LAND DEVELOPMENT CODE (LDC) AND THE EL PASO COUNTY LANDSCAPING AND PLANTING MANUAL. NATIVE GRASSES ARE ENCOURAGED. SEED MIX SPECIES SHALL BE CONSISTENT WITH THE MANUAL'S RECOMMENDED PLANT MATERIALS.

2.2 **LIVING GROUND COVER.** REQUIRED LANDSCAPE AREAS SHALL HAVE A MINIMUM 30% LIVING GROUND COVER AT MATURITY. THE BALANCE MAY BE ROCK, MULCH OR SIMILAR MATERIAL. NO AREA SHALL BE LEFT BARE. TREE CANOPY IS NOT COUNTED.

2.3 **ESTABLISHMENT.** SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES AFTER GERMINATION. RE-SEED AREAS THAT FAIL TO ESTABLISH.

2.4 **TURF / WATER CONSERVATION.** NO NONFUNCTIONAL TURF. NONFUNCTIONAL ARTIFICIAL TURF OR INVASIVE PLANT SPECIES PER STATE LAW AND EL PASO COUNTY PLANNING POLICY, WHERE APPLICABLE. NATIVE AND DROUGHT-ADAPTED SEED MIXES ARE PERMITTED.

2.5 **PHASING.** DISTURBED SOIL IN FUTURE DEVELOPMENT PHASES SHALL BE RESEEDED WITH THIS MIX TO PREVENT EROSION.

2.6 **SOIL PREPARATION.** STRIP, STOCKPILE AND RE-SPREAD EXISTING TOPSOIL. AMEND NATIVE SEED AREAS WITH 2 CY ORGANIC COMPOST PER 1,000 SF (OR PER SOILS REPORT) TILLED INTO THE TOP 4-6" TO RELIEVE COMPACTION. SLOPES STEEPER THAN 3:1 SHALL HAVE A ROUGHENED SURFACE AND EROSION CONTROL BLANKET.

2.7 **MULCH.** DRILL-SEEDED AREAS: CERTIFIED WEED-FREE STRAW MULCH AT 2 TONS / ACRE, CRIMPED. HYDROSEEDED AREAS: WOOD FIBER HYDRO-MULCH AT 2,000 LBS / ACRE WITH TACKIFIER.

2.8 **WEED CONTROL.** CONTROL NOXIOUS WEEDS PER STATE NOXIOUS WEED LAW AND THE MANUAL'S NOXIOUS WEED LIST. MONITOR AND CONTROL WEEDS THROUGH THE FIRST TWO GROWING SEASONS.

2.9 **TEMPORARY IRRIGATION.** WHERE USED FOR ESTABLISHMENT, REMOVE ALL ABOVE-GROUND TEMPORARY IRRIGATION COMPONENTS AFTER ESTABLISHMENT.

2.10 **MAINTENANCE.** OWNER SHALL MAINTAIN NATIVE SEED AREAS IN A HEALTHY, WEED-FREE CONDITION; MOW ONCE ANNUALLY TO 4-6" IN LATE WINTER / EARLY SPRING. REPLACE DEAD OR DAMAGED LANDSCAPING WITHIN 6 MONTHS.

CODE REFERENCES: EL PASO COUNTY LAND DEVELOPMENT CODE (LDC) - SEC. 6.2.2 (NOTES 2.1 AND 2.10); SEC. 6.2.2.F.2 (NOTE 2.2). EL PASO COUNTY LANDSCAPING AND PLANTING MANUAL (11/23 REV.) – APPENDIX B, RECOMMENDED PLANT MATERIALS (NOTE 2.1); APPENDIX C, NOXIOUS WEED LIST (NOTE 2.8); ESTABLISHMENT (NOTE 2.3); EL PASO COUNTY LANDSCAPE PLAN REQUIREMENTS (NOTE 2.5). C.R.S. 37-60-135 (HB25-1113) AND EL PASO COUNTY PLANNING MEMO, EFF. 1-1-2026 (NOTE 2.4). COLORADO NOXIOUS WEED ACT, C.R.S. 35-5.5 (NOTE 2.8).

NATIVE SEED MIX B - ALL-PURPOSE MIX

UPLAND, TRANSITION AND PERMANENT CONTROL MEASURE AREAS[1] (EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX, TABLE 5-1)

| COMMON NAME | SCIENTIFIC NAME | GROWTH SEASON