

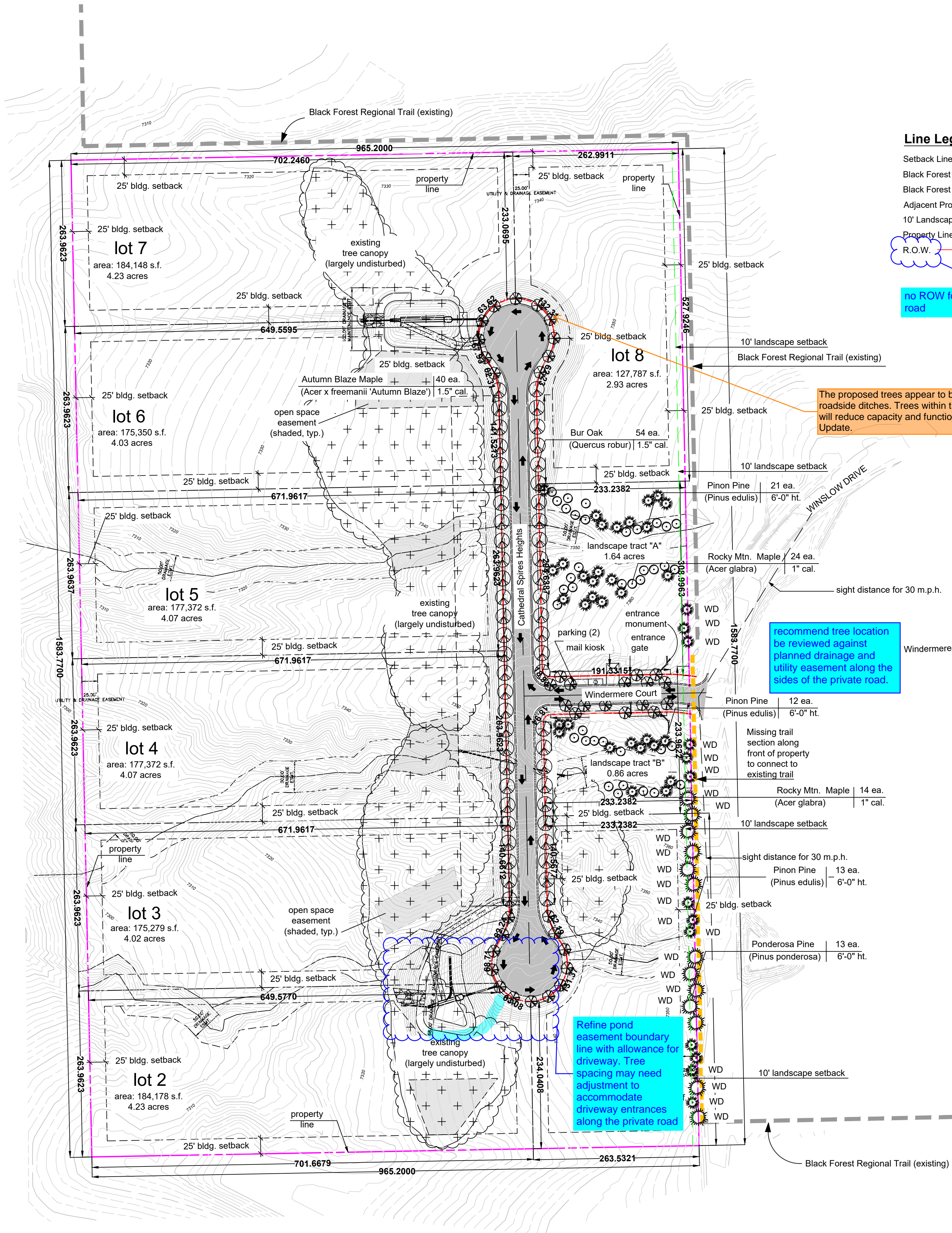
EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

Graphic Legend

- existing tree canopy (largely undisturbed)
- mail kiosk
- proposed landscaping

PROPOSED SITE CATEGORY CALCULATION FORMATS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.
Winslow Drive	Non-Arterial	10' / 10'	752'	1 / 30'	26 / 26
Shrub Substitutes Req./Prov.	Ornamental Grass Substitutes Req./Prov.	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req./Prov.		
n/a	n/a	WD	75% / 75%		
INTERIOR ROADWAYS					
Interior Street North-South	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.
Cathedral Spires Heights	Local	10' / 10'	2,306'	1 / 30'	77 / 78
Interior Street East-West	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.
Windemere Court	Local	10' / 10'	480'	1 / 30'	16 / 16



Line Legend

- Setback Line
 - Black Forest Regional Trail (existing)
 - Black Forest Regional Trail (proposed connection)
 - Adjacent Property Lines
 - 10' Landscape Setback
 - Property Lines
 - R.O.W.
- no ROW for private road

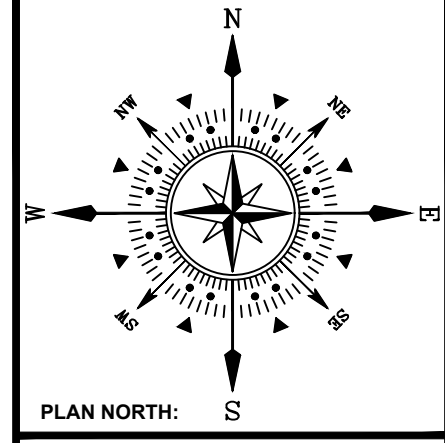
The proposed trees appear to be located in the roadside ditches. Trees within the proposed ditches will reduce capacity and functionality of the ditches. Update.

recommend tree location be reviewed against planned drainage and utility easement along the sides of the private road.

Refine pond easement boundary line with allowance for driveway. Tree spacing may need adjustment to accommodate driveway entrances along the private road

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ESTATES AT CATHEDRAL PINES
WINSLOW DRIVE
BLACK FOREST, CO 80908
AMENDED DEVELOPMENT PLAN

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE: 12/13/2022
DESIGNED: GEM
CHECKED: WFG

REVISIONS:

DATE:	BY:	DESCRIPTION:

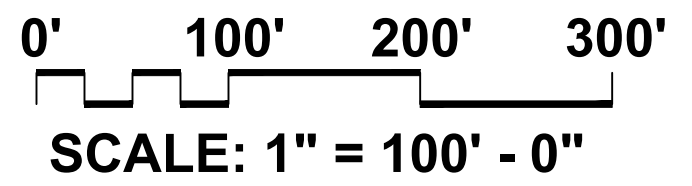
NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.
1
1 OF 2 SHEETS

FILE NO.
PUDSP2210



LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

SYMBOL	QTY.	KEY	DROUGHT (TOLERANT / DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	46	[PE]		PIEMONTE PINE (Pinus elliottii)	20-32 15-27	6" N.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	13	[PP]		PONDEROSA PINE (Pinus ponderosa)	40-62 20-37	6" N.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	38	[RM]		ROCKY MOUNTAIN MAPLE (Acer glabrum)	20-32 15-27	1.0' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	54	[BR]		BUR OAK (Quercus prinus)	30-67 30-67	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	40	[AB]		AUTUMN BLAZE MAPLE (Acer thomasi)	40-57 30-47	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size

Percent Signature Trees** (80% minimum - Policy 311.3.K) Signature Trees: 191
Total No. of Trees: 191 = 100% Signature Trees

QTY.	SYM.	KEY	DROUGHT (TOLERANT / DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES

Percent Signature Shrubs** (80% minimum - Policy 311.3.K) Signature Shrubs: Total No. of Shrubs: = % Signature Shrubs

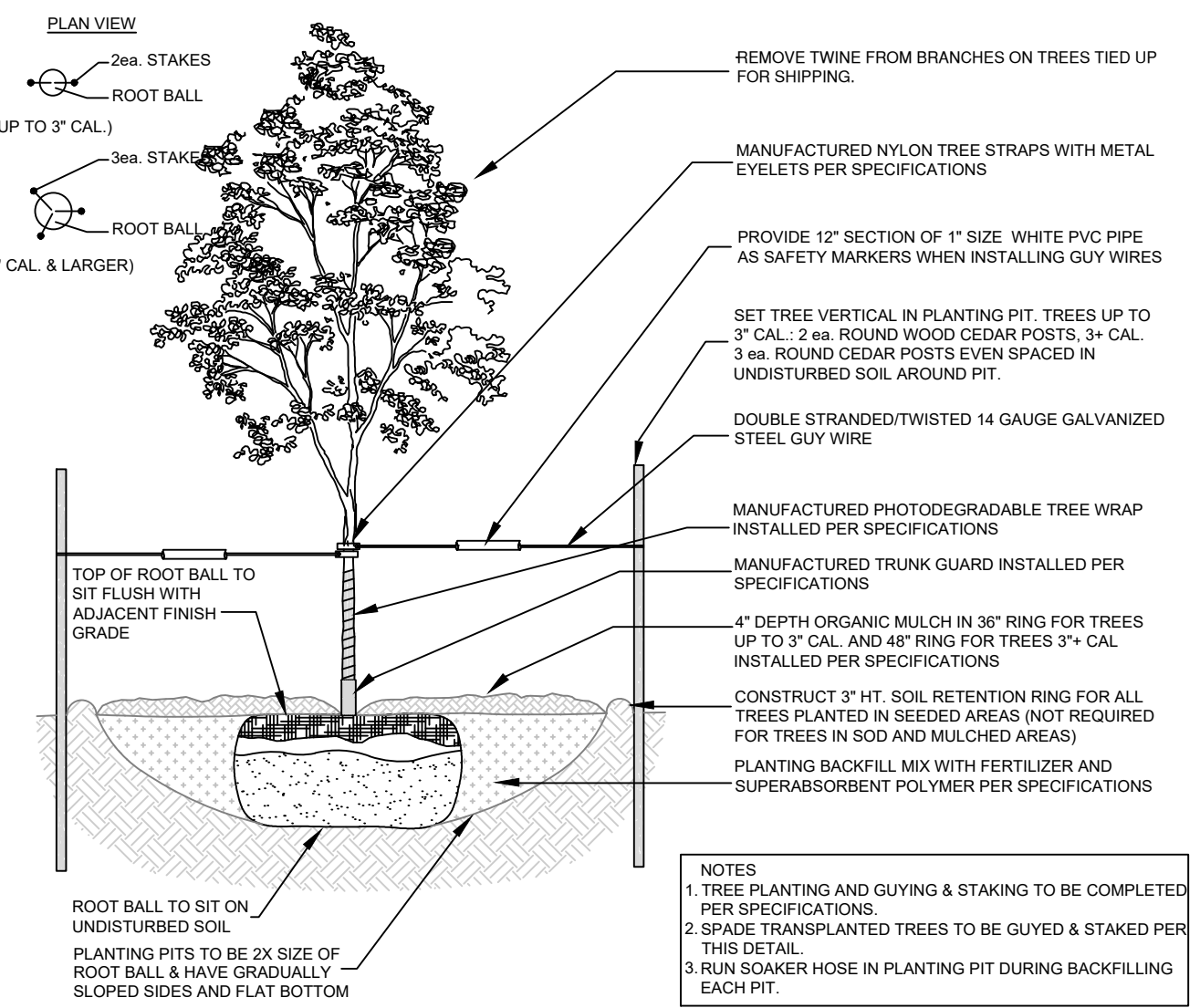
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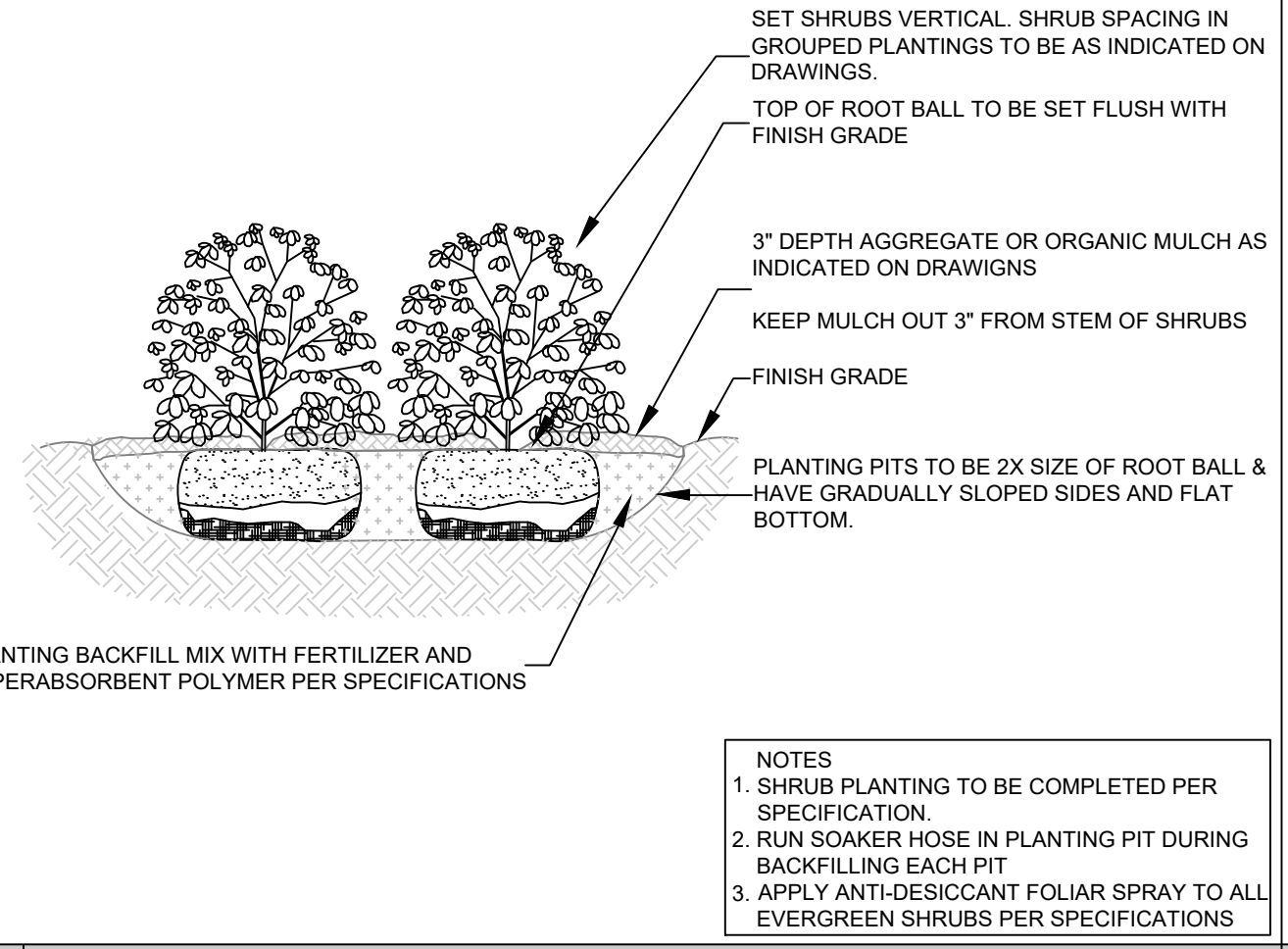
SYMBOL	DESCRIPTION/REMARKS
	IDaho CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH. PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	SEEDED TURF (El Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): [20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDE-OATS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS] Seed rate (lbs PLS/acre) : 19.3 irrigated broadcast or irrigated hydroseeded.
	SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): [25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDE-OATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSSEED] Seed rate (lbs PLS/acre) : 42 irrigated broadcast or irrigated hydroseeded. Area: 220,328 square feet

LANDSCAPE NOTES:

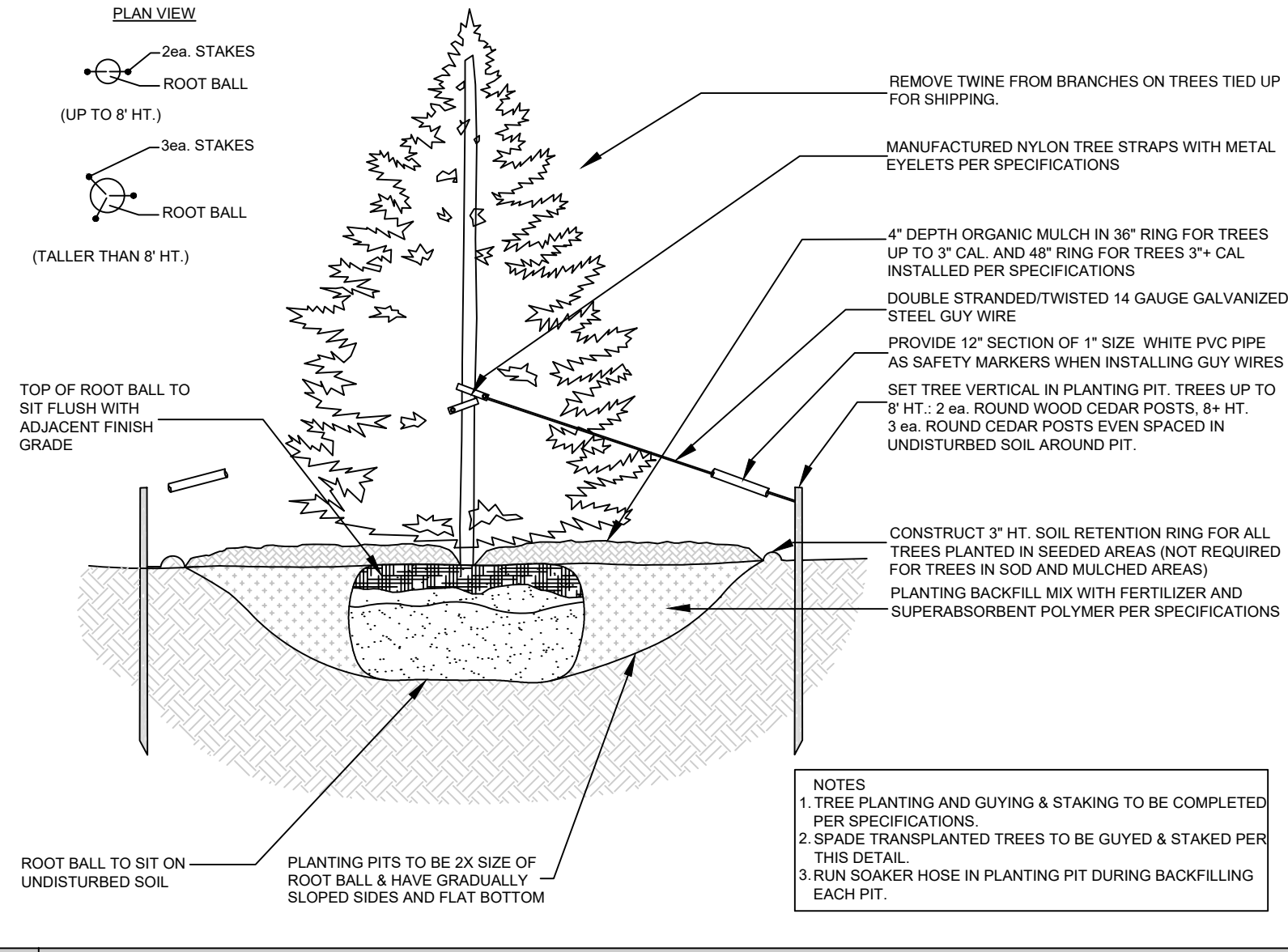
- DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED; CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS.
 - IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
 - NEW SOODED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
 - NEW SEEDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUNDCOVER AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



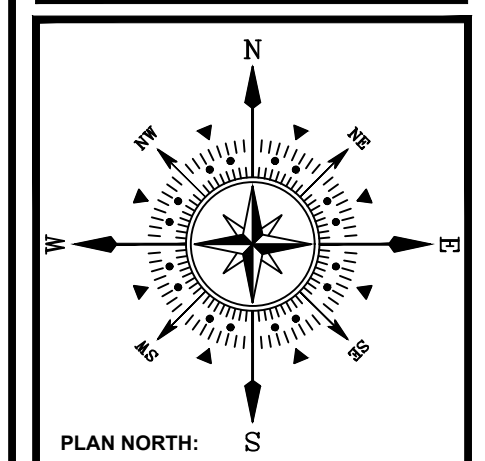
B SHRUB PLANTING DETAIL
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C EVERGREEN TREE PLANTING DETAIL
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LANDSCAPE DETAILS

SHEET NO.
2
2 OF 2 SHEETS

FILE NO.
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