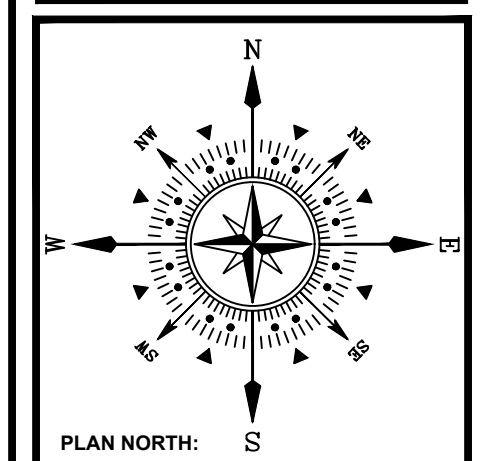


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 ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



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 1 SHEETS

FILE NO.
 FILE#

Legend

- setback line
- existing tree canopy (to remain undisturbed)
- proposed building envelope
- mail kiosk
- proposed landscaping
- trail

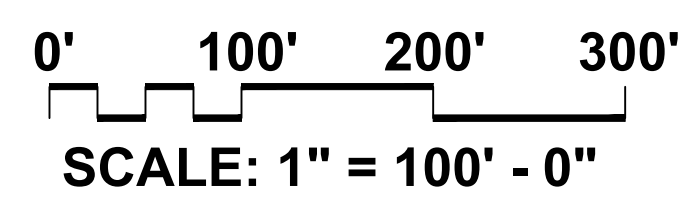
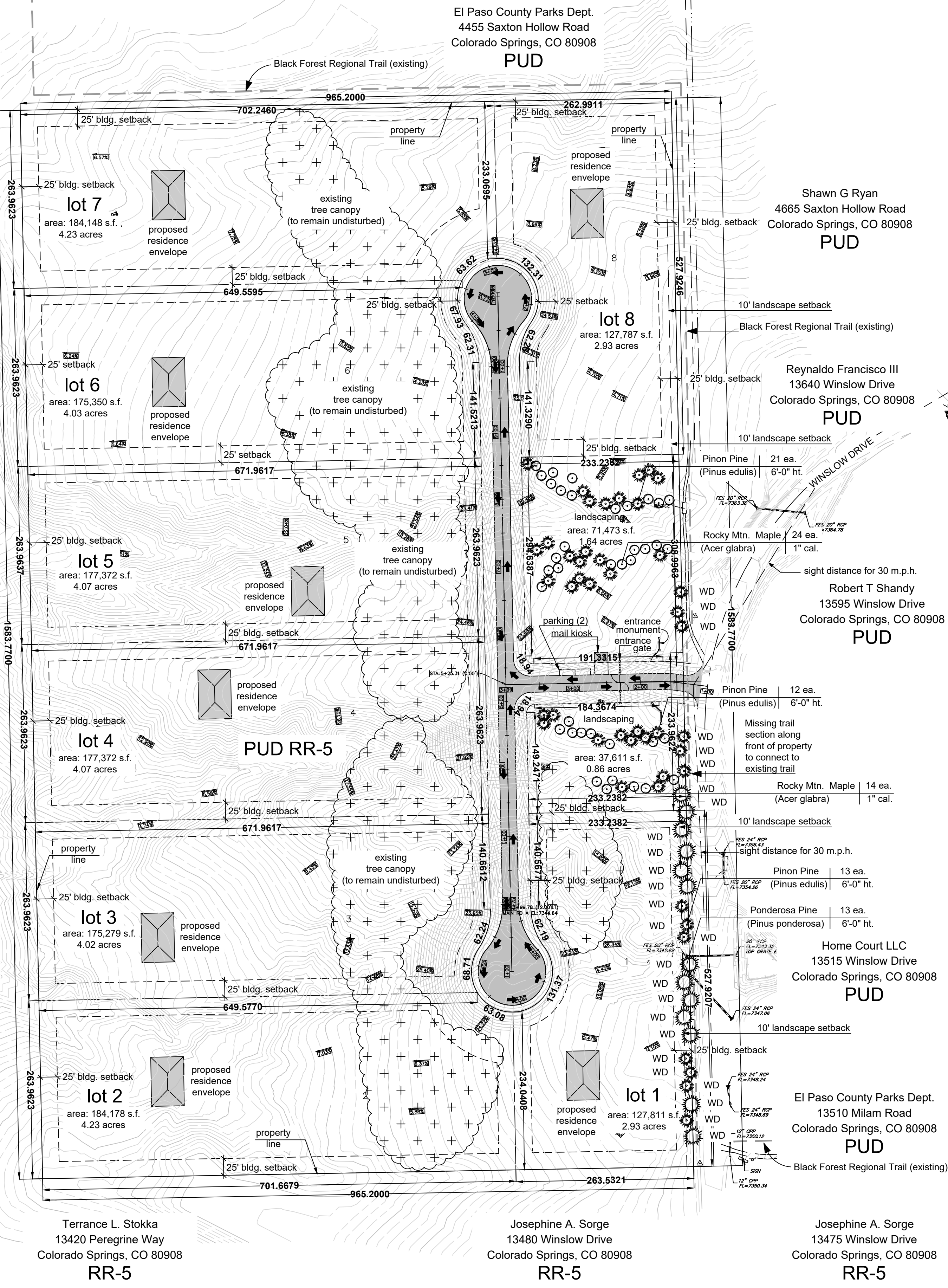
PROPOSED SITE CATEGORY CALCULATION FORMATS

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	Local	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%		

Street trees are required along all roads per the landscape section of the Code. This includes the proposed north-south road and the entrance road, and the portion of Winslow Drive that has already been provided for.

Mary Letha Robison
 13855 Highway 83
 Colorado Springs, CO 80908
 PUD RR-5

Zonta Partnership LTD LLLP
 13580 Bridle Bit Rd.
 Colorado Springs, CO 80908
 RR-5



LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

TREES	SYMBOL	QTY.	KEY	DROUGHT (TOLERANT/DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	☀️	46	(PE)	☑️	FRON PINE (Pinus edulis)	20-32 15-22	6" N.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	☀️	13	(PP)	☑️	PONDEROSA PINE (Pinus ponderosa)	40-62 20-32	6" N.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	☀️	38	(RM)	☑️	ROCKY MOUNTAIN MAPLE (Acer glabrum)	20-32 15-22	1.0' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size Container Green. Size to meet or exceed AAN. min. size

Percent Signature Trees** (60% minimum - Policy 311.3.K) Signature Trees: 97
Total No. of Trees: 97 = 100% Signature Trees

SHRUBS	QTY.	SYM.	KEY	DROUGHT (TOLERANT/DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
Percent Signature Shrubs** (60% minimum - Policy 311.3.K) Signature Shrubs: = % Signature Shrubs								

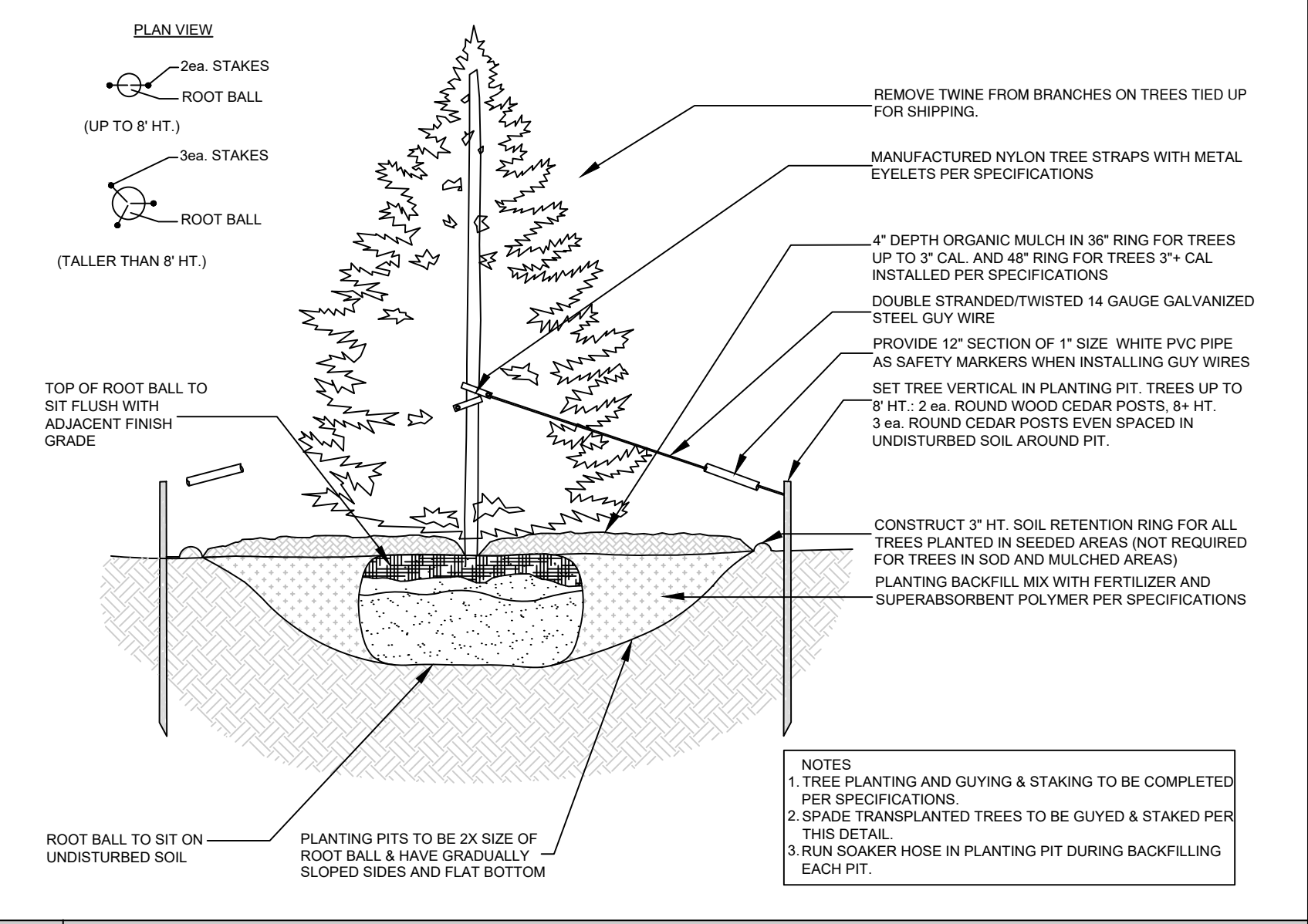
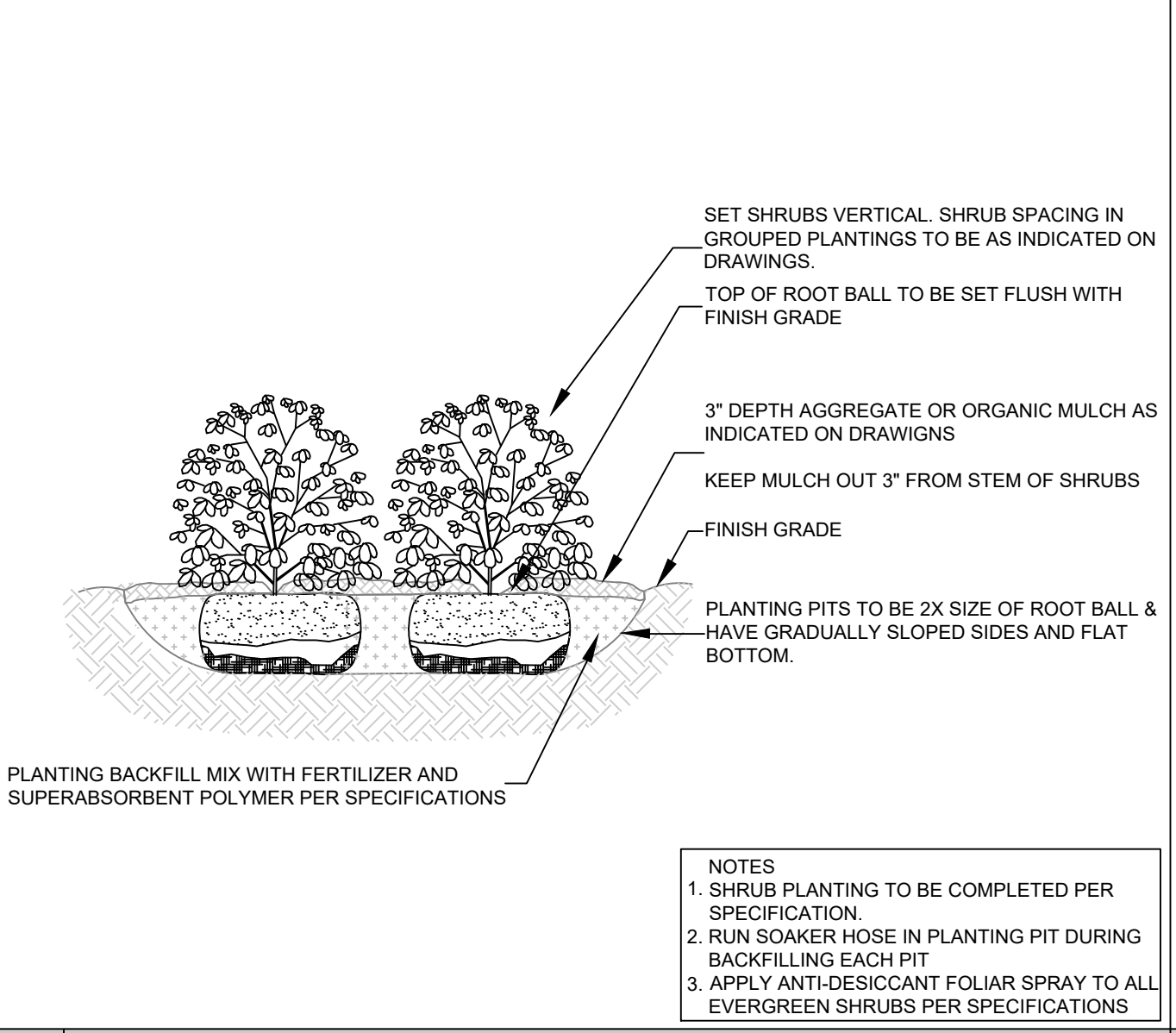
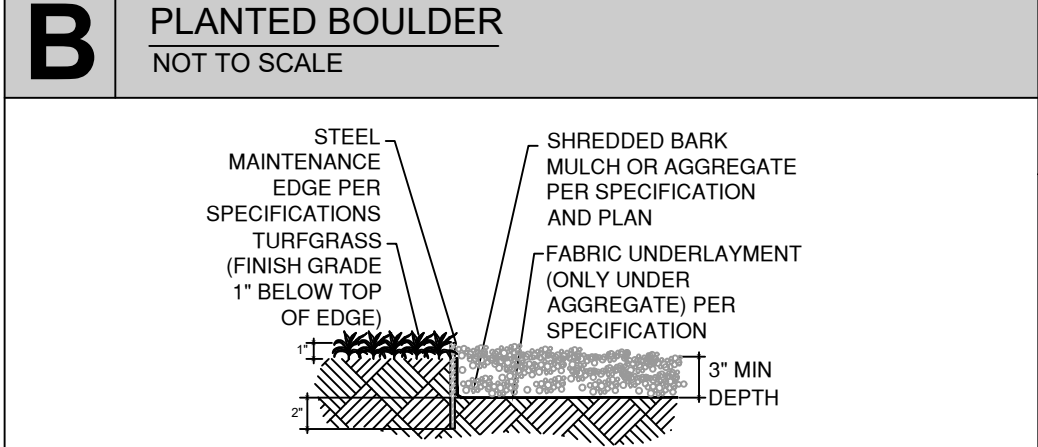
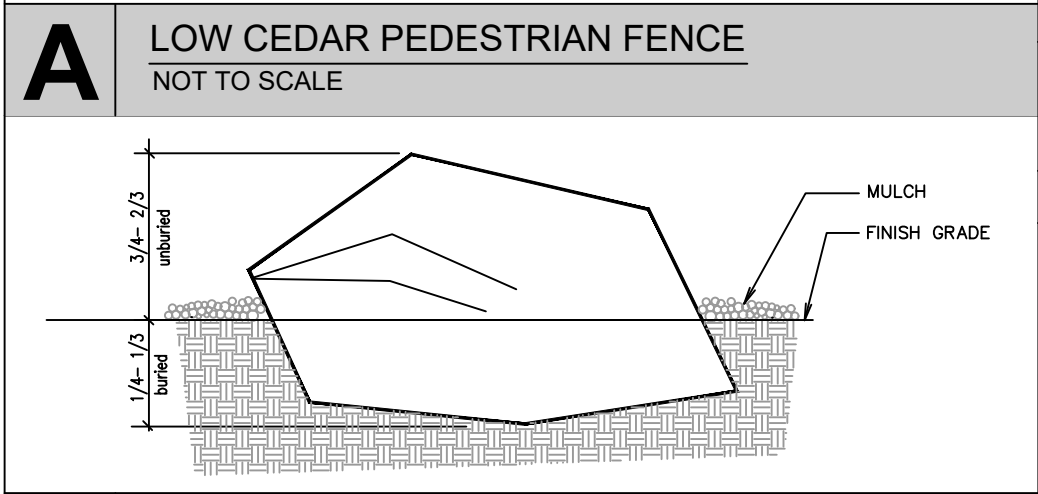
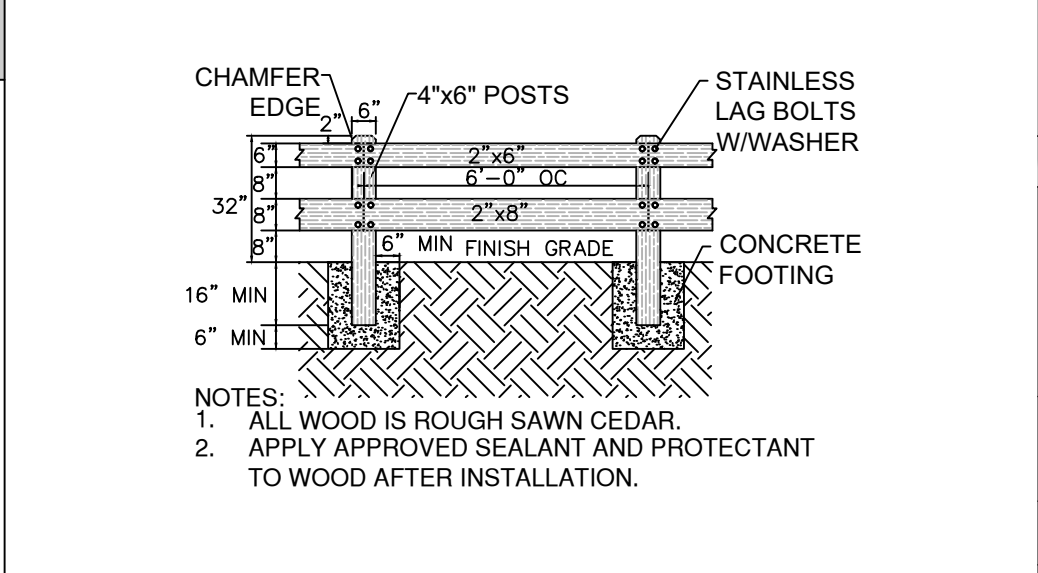
GRASSES, PERENNIALS, GROUNDCOVERS	QTY.	SYM.	KEY	DROUGHT (TOLERANT/DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
Percent Signature Grasses, Perennials, Groundcovers** (60% minimum - Policy 311.3.K) Signature Grasses, Perennials, Groundcovers: = % Signature Grasses, Perennials, Groundcovers								

SYMBOL KEY:

SYMBOL	DESCRIPTION/REMARKS
—	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
NO SYMBOL	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]
▩	NEW SOD: FESCUE/ HTN KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL.
▧	AGGREGATE 'A': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
▦	AGGREGATE 'B': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" 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% SIDEOATS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS] Seed rate (lbs PLS/acre) : 19.3 irrigated broadcast or irrigated hydrosseeded.
▣	SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): 25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDEOATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSEED] Seed rate (lbs PLS/acre) : 42 irrigated broadcast or irrigated hydrosseeded. Area: 220,328 square feet
▢	LOW CEDAR PEDESTRIAN SAFETY FENCE (Per Detail)
⊞	'PLANTED' BOULDERS: Equal to Sileom quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht. exposed above grade (Per Detail).

LANDSCAPE NOTES:

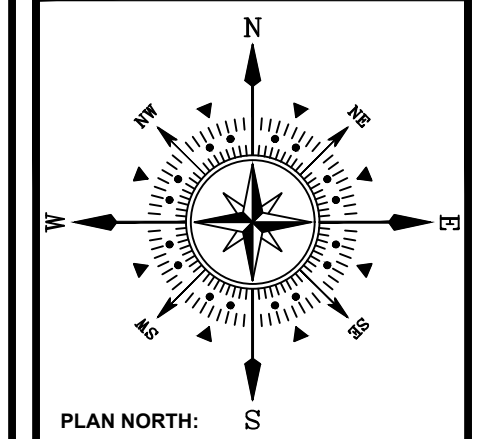
- DRAWINGS ARE DIAGMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST 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 DRAWINGS AND SPECIFICATIONS.
 - IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
 - NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
 - NEW SEEDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES. EMITTERS FOR ALL SHRUBS
- 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"x4" 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 SHREDDED 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.



E SHRUB PLANTING DETAIL
NOT TO SCALE

D DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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ESTATES AT CATHEDRAL PINES
WINSLOW DRIVE
BLACK FOREST, CO 80908

PROJECT NAME: _____
PROJECT ADDRESS: _____
PROJECT DESCRIPTION: **AMENDED DEVELOPMENT PLAN**

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

REVISIONS:	DATE:	BY:	DESCRIPTION: