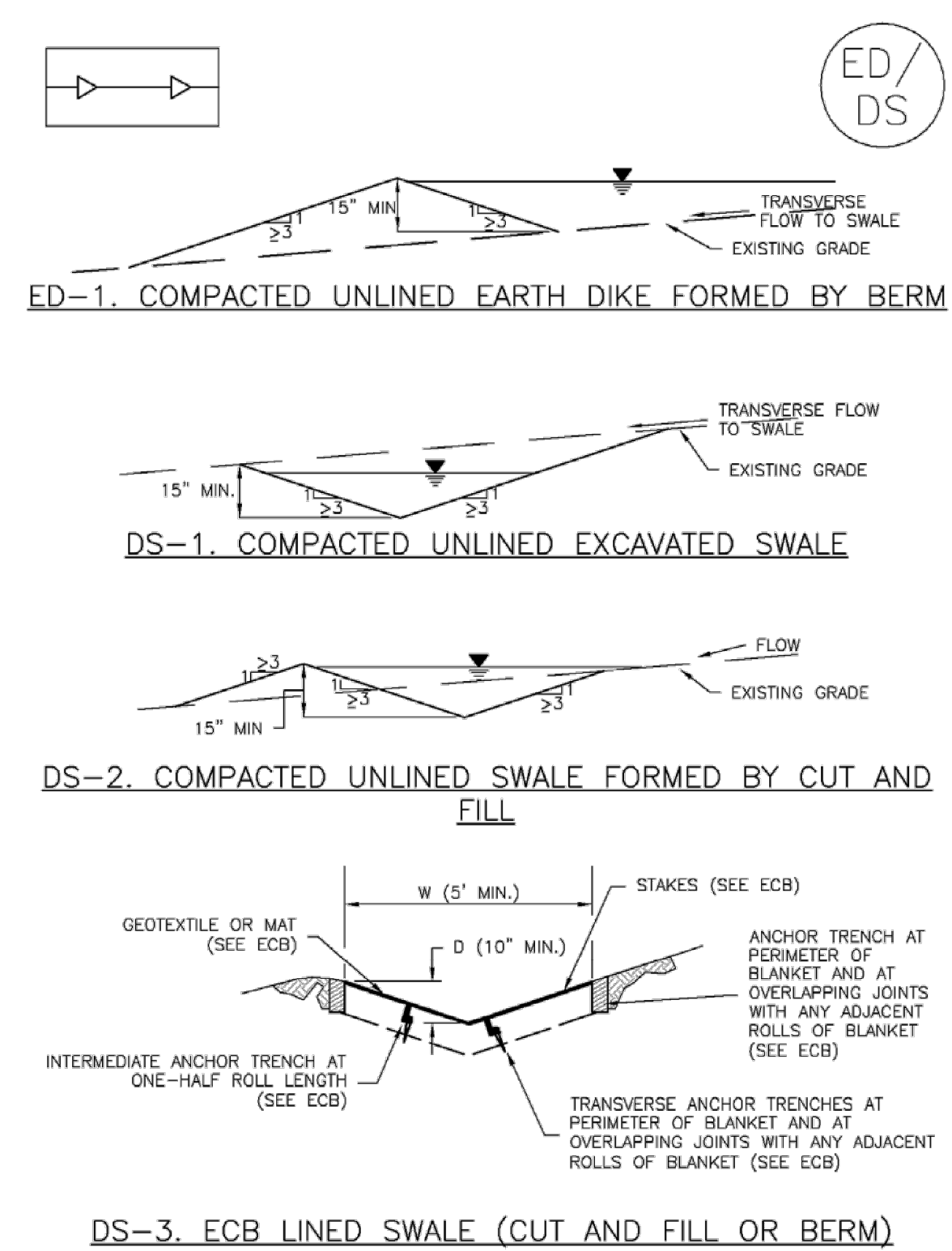
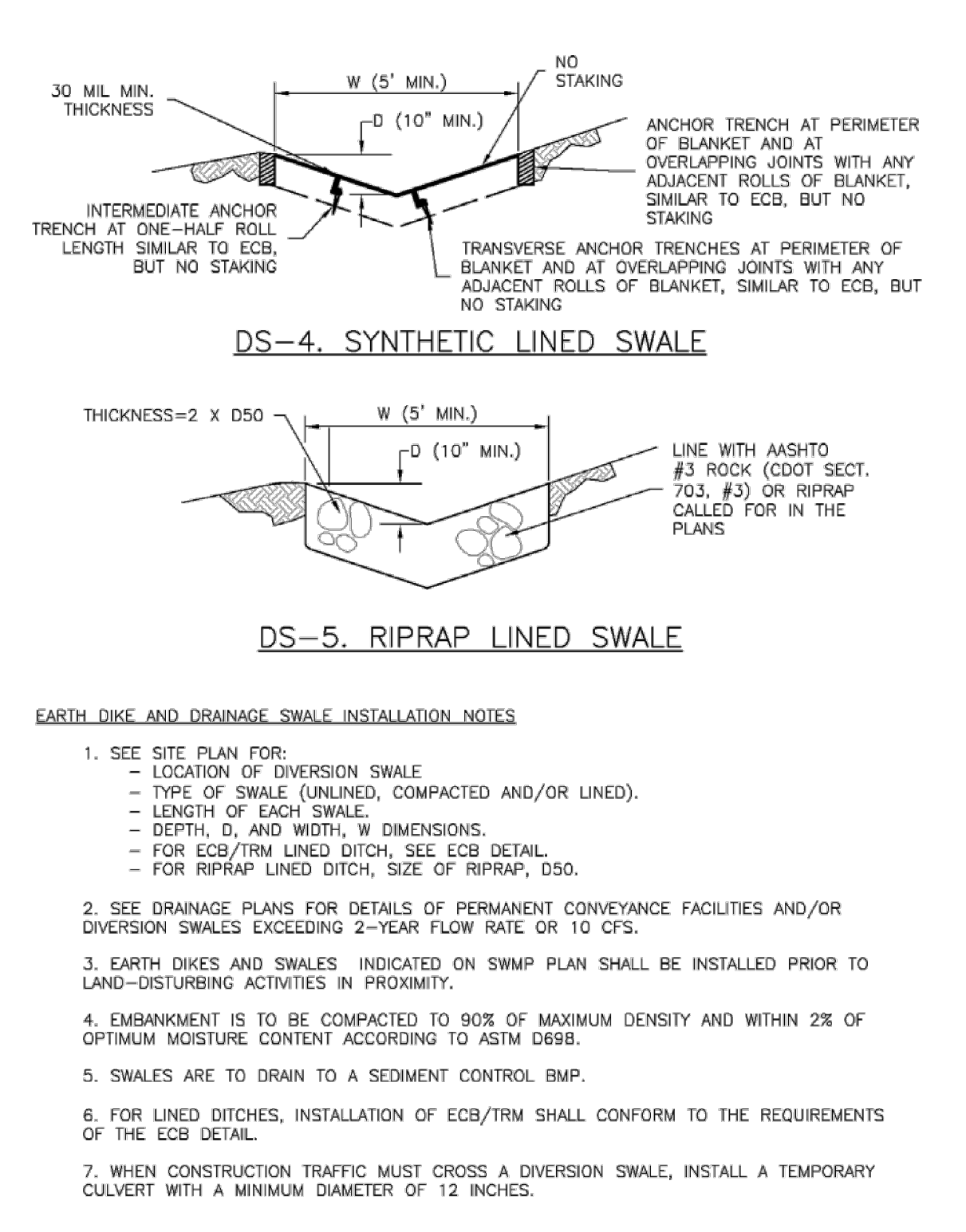


**Earth Dikes and Drainage Swales (ED/DS) EC-10**



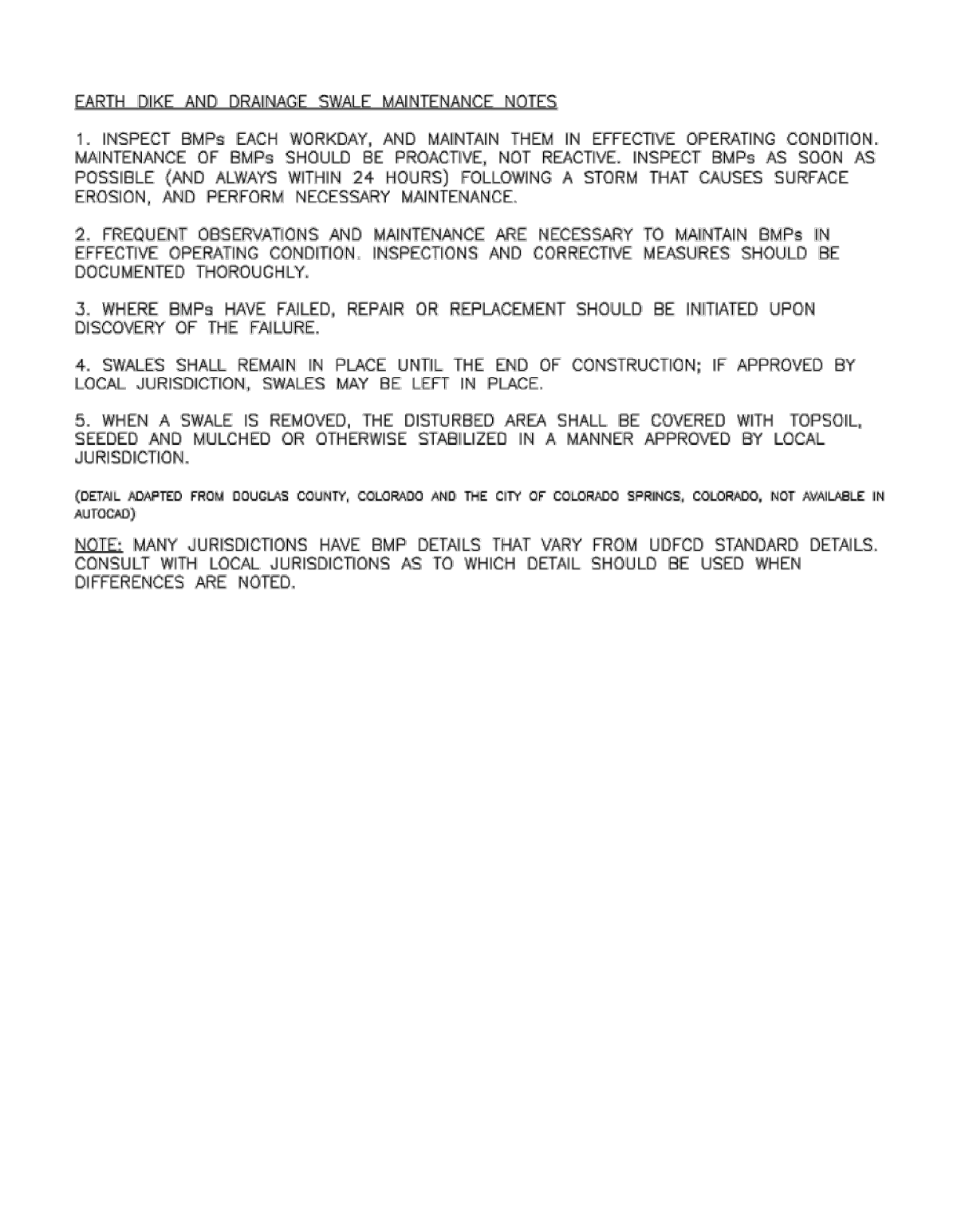
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-3

**EC-10 Earth Dikes and Drainage Swales (ED/DS)**



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-4

**Earth Dikes and Drainage Swales (ED/DS) EC-10**



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ED/DS-5

**PRELIMINARY NOT FOR CONSTRUCTION**

**Dakota Springs Engineering**  
 Engineering Consultants  
 311 N. TEJON, SUITE 518  
 COLORADO SPRINGS, CO 80903  
 P: (719) 447-3887 F: (719) 447-3932

**JCAD**  
 719-377-0002

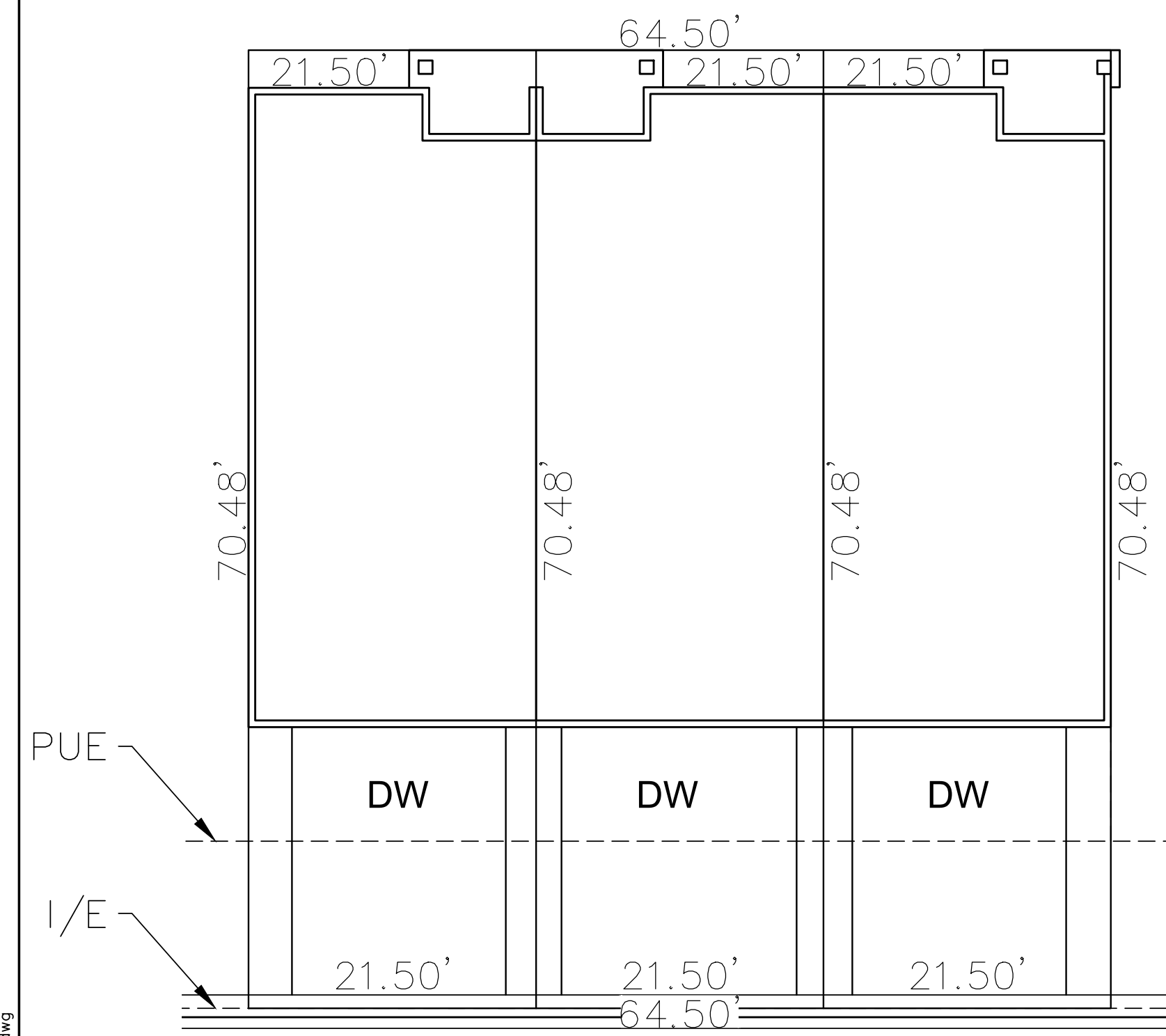
DESIGNED BY: **JJM** DATE: **7.28.23**  
 DRAWN BY: **JAZ** DATE: **2.5.24**  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**THE RIDGE AT WATERVIEW NORTH**  
 DEVELOPMENT PLAN  
 DETAILS (1 OF 2)

REVISIONS:  
 NO. DESCRIPTION  
 PROJECT NUMBER: **0219-05.01**  
 SHEET **2** OF **22**

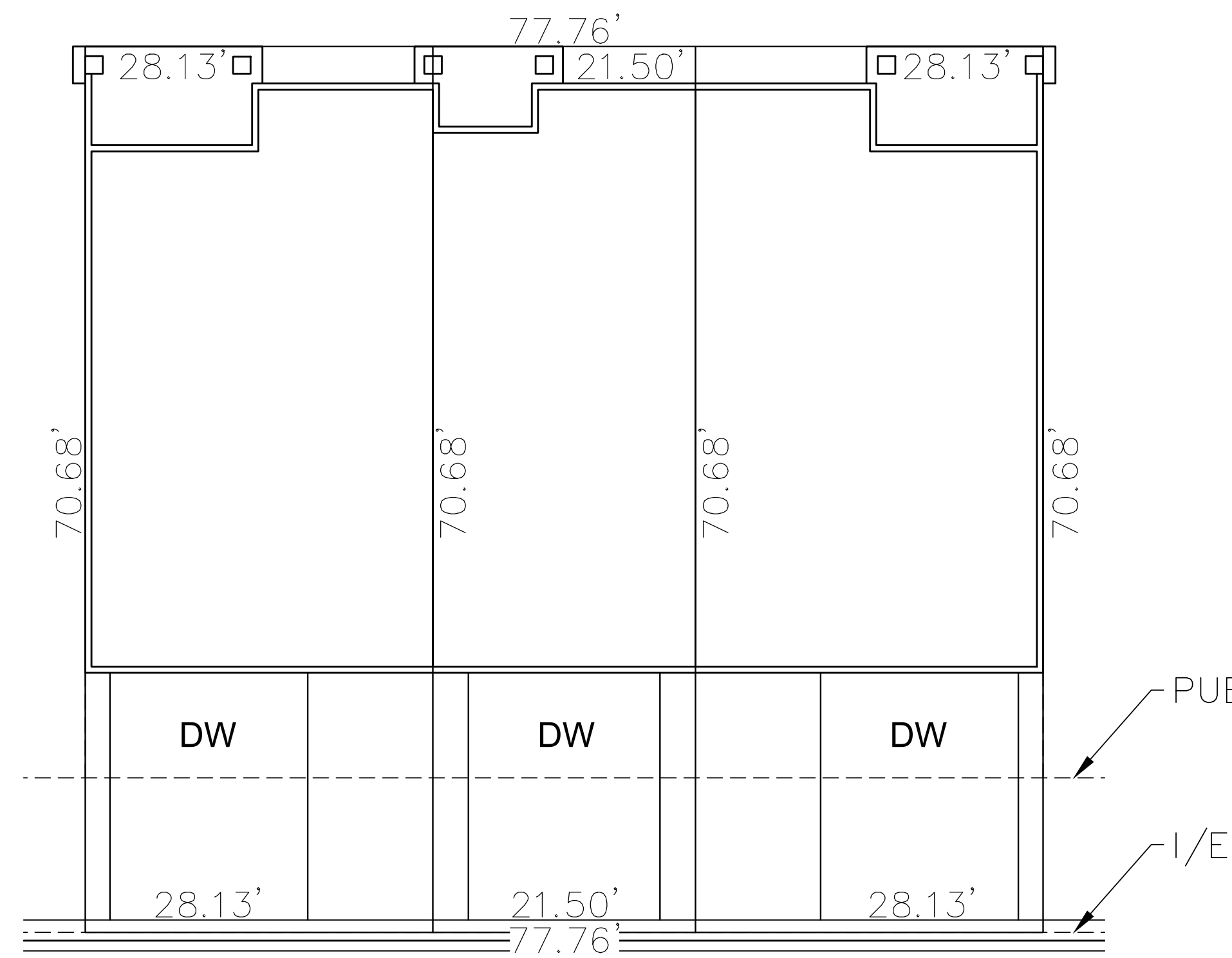
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Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premise Homes-PHI-TH-Stie\CAD\Plansheets\Final Engineering\Development Plan\WN - PHI - Development Plan Cover & Notes - colorized.dwg



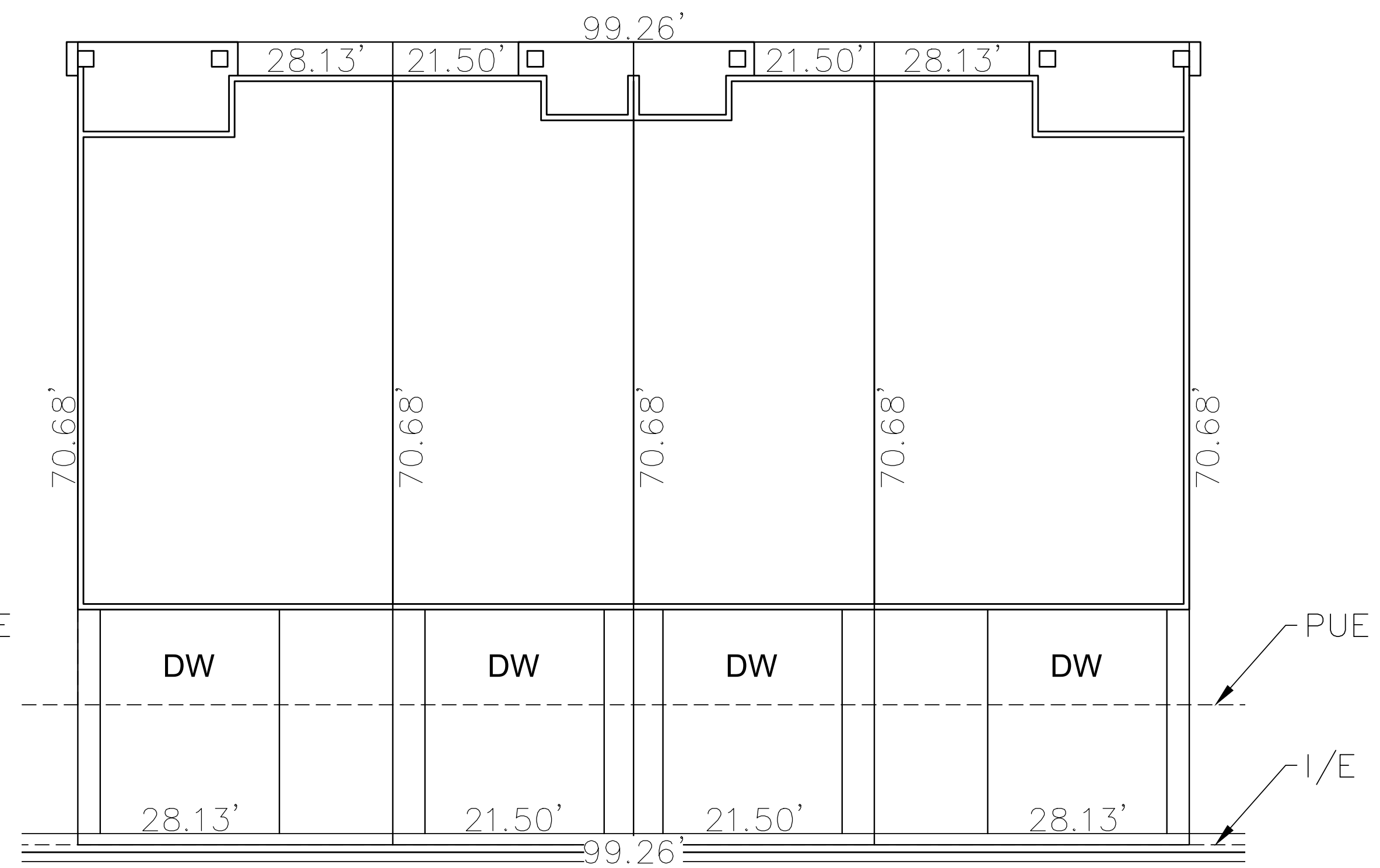
**TOWN HOME (3 UNITS SMALL)**

SCALE : 1"= 10'



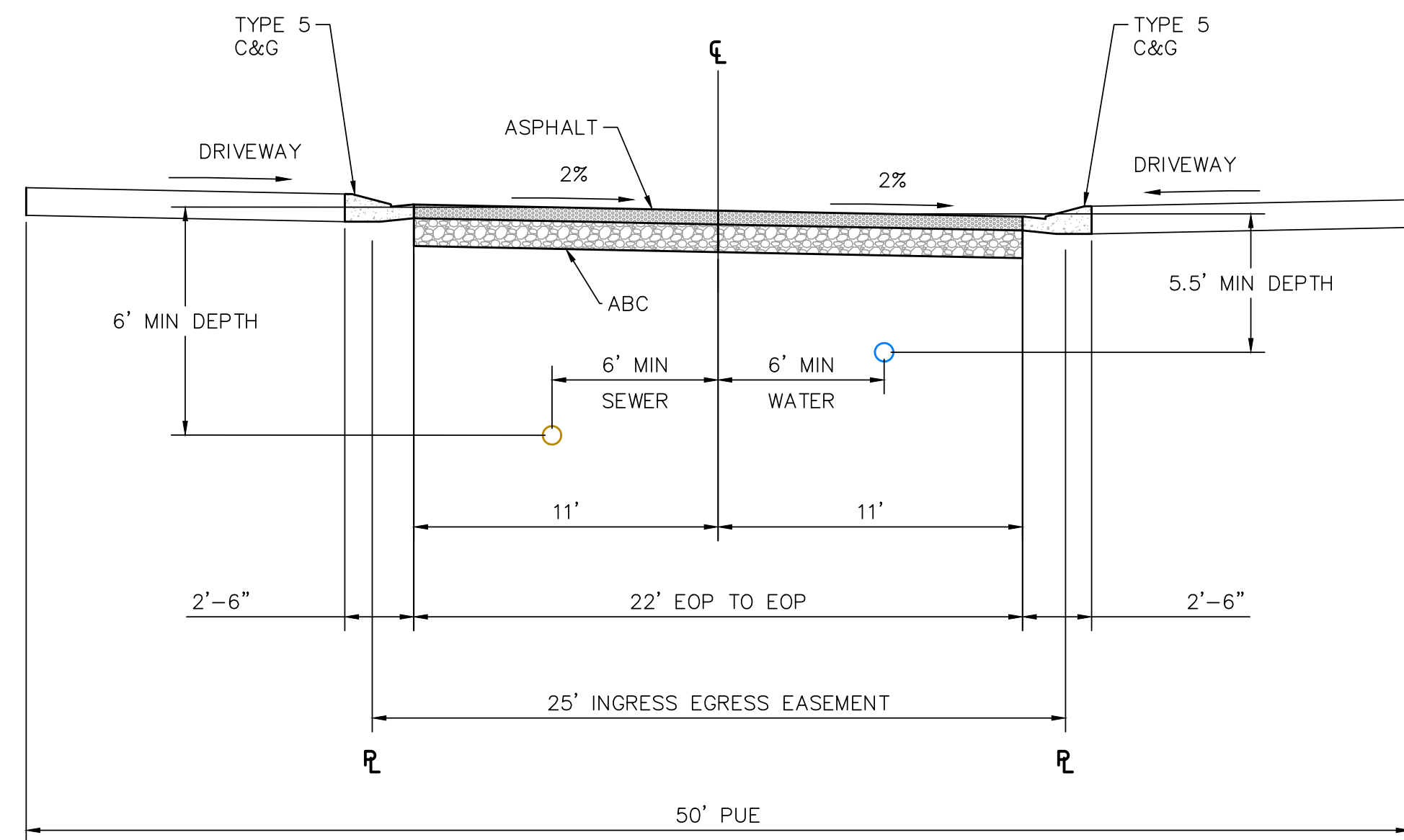
**TOWN HOME (3 UNITS LARGE)**

SCALE : 1"= 10'



**TOWN HOME (4 UNITS)**

SCALE : 1"= 10'

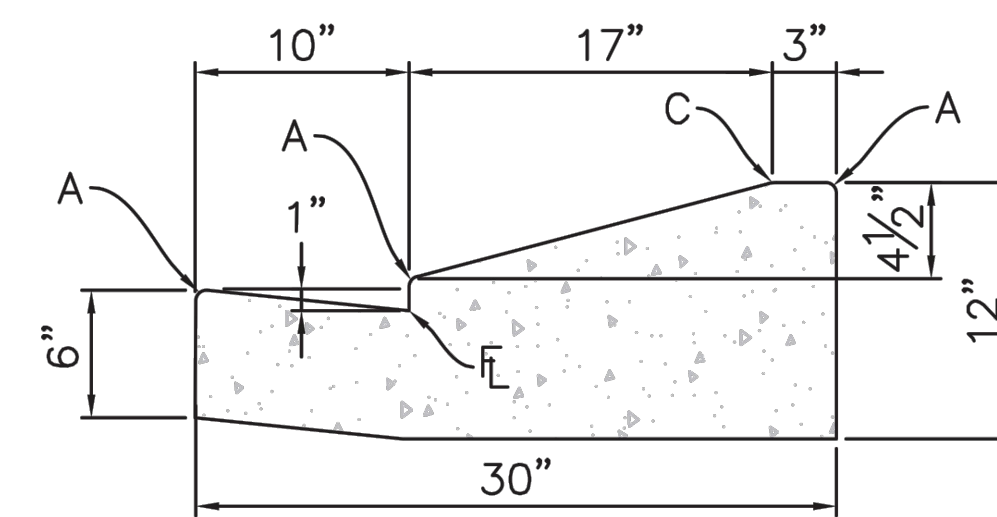


**TYPICAL SECTION**

(PRIVATE STREET)

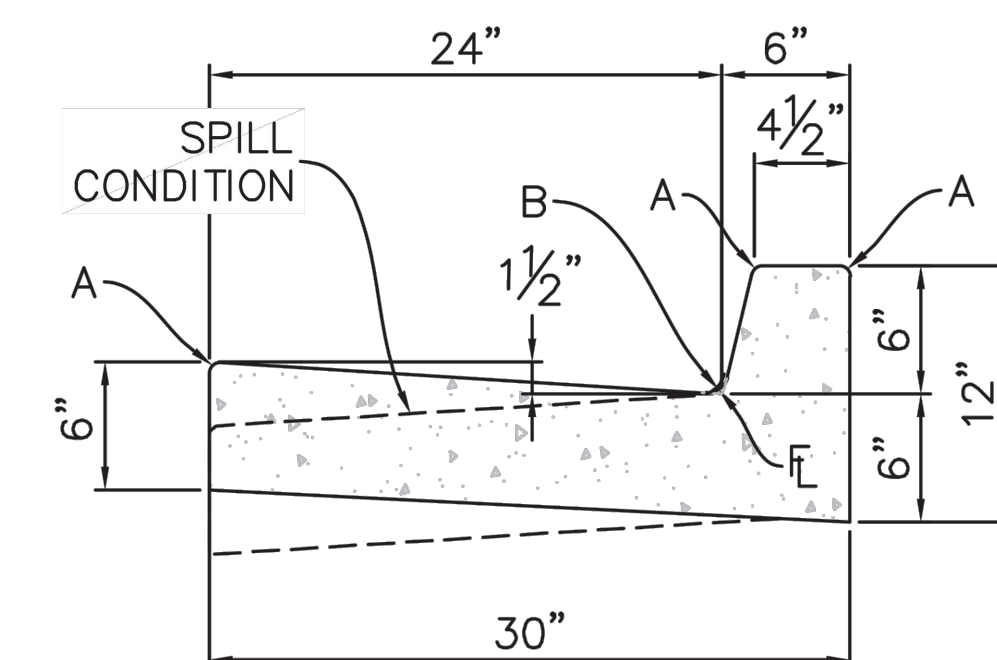
BLACKMER ST, CRAG CREST TRL, GLACIER GEORGE TRL,  
MT BIERSTADT TRL, ICE LAKES TRL, SNODGRASS TRL, ZAPATA TRL

SCALE : NTS



**TYPE 5**

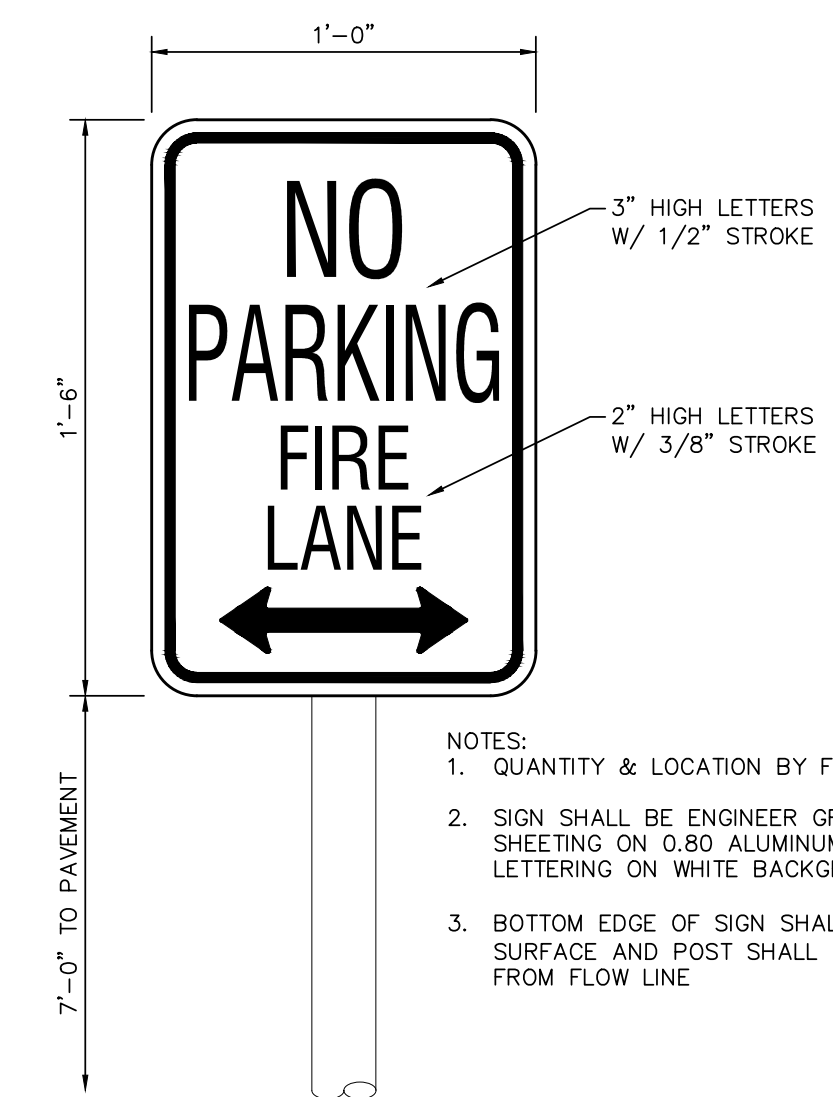
RESIDENTIAL CURB & GUTTER ONLY



**TYPE 2**

6" VERTICAL

RADI LEGEND	
A	1/4" - 1/2"
B	1 1/2"
C	1 1/2" - 2"



**FIRE LANE SIGN DETAIL**

NOT TO SCALE

- NOTES:
1. QUANTITY & LOCATION BY FIRE MARSHALL
  2. SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND
  3. BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE

**PRELIMINARY  
NOT FOR CONSTRUCTION**

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.01  
SHEET 3 OF 22

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premise Homes-PHI-TH-Site\CAD\PlanSheets\Final Engineering\Shared Sheets\WN-Phi-Site Plan-colored.dwg

NOT A PART  
CITY OF COLORADO SPRINGS  
5500000504  
ZONE: APD APZ1 RPZ AO  
USE: VACANT

460.00'

S89°51'23"E 2636.19'  
919.75'

90.00'

TRACT A

SNODGRASS TRL  
(25' 1/2" PRIVATE STREET)

CRAG CREST TRL  
(25' 1/2" PRIVATE STREET)

GLACIER GORGE TRL  
(25' 1/2" PRIVATE STREET)

MT BIERSTADT TRL  
(25' 1/2" PRIVATE STREET)

ICE LAKES TRL  
(25' 1/2" PRIVATE STREET)

ZAPATA TRL  
(25' 1/2" PRIVATE STREET)

WATERVIEW DR  
(67' ROW - PUBLIC COLLECTOR BY METRO DISTRICT)

BLACKMER ST  
(67' ROW - PUBLIC COLLECTOR BY METRO DISTRICT)

PUBLIC DETENTION POND  
FDR#: STM-REV23-0528

NOT A PART  
WVN 9.6, LLC  
5500000454  
ZONE: R5-AO  
USE: VACANT

N0°00'00"E 879.66'

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

REMOVE C&G  
AND INSTALL  
DRIVEWAY

REMOVE C&G  
AND INSTALL  
DRIVEWAY

NOT A PART  
CPR ENTITLEMENTS, LLC  
5500000456  
ZONE: R-FLEX-MED-AO  
USE: VACANT

NOT A PART  
WIDEFIELD SCHOOL DISTRICT #3  
5504401002  
ZONE: PIP2/CR AO  
USE: VACANT

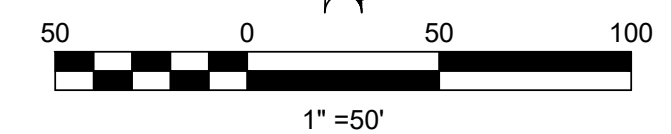
NOT A PART  
AZOF COLORADO FUND LLC  
5509101001  
ZONE: I-2 CAD-0  
USE: VACANT

TRACT LIST

PARCEL	AREA (SF)	USE
TRACT A	147709.78	OPEN SPACE/LANDSCAPING
TRACT B	50882.57	OPEN SPACE/LANDSCAPING AND PARKING
TRACT C	50882.57	OPEN SPACE/LANDSCAPING AND PARKING
TRACT D	50882.57	OPEN SPACE/LANDSCAPING AND PARKING
TRACT E	24008.73	OPEN SPACE/LANDSCAPING
TRACT F	108330.15	INGRESS/EGRESS

GENERAL NOTES:

1. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT ALL OF THE RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 18 & 19 OF LSC TRANSPORTATION CONSULTANTS TRAFFIC IMPACT AND ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS SITE.
2. THE METRO DISTRICT WILL INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.
3. NO ON STREET PARKING FOR FIRE LANE. PARKING IN DESIGNATED SPACES ONLY.



SCALE: 1"=50'  
VERT: 1"=5'  
STATION: FROM:  
TO:

DESIGNED BY: JMM DATE: 7.28.23  
DRAWN BY: JAZ DATE: 2.5.24  
CHECKED BY: DATE:

THE RIDGE AT WATERVIEW NORTH

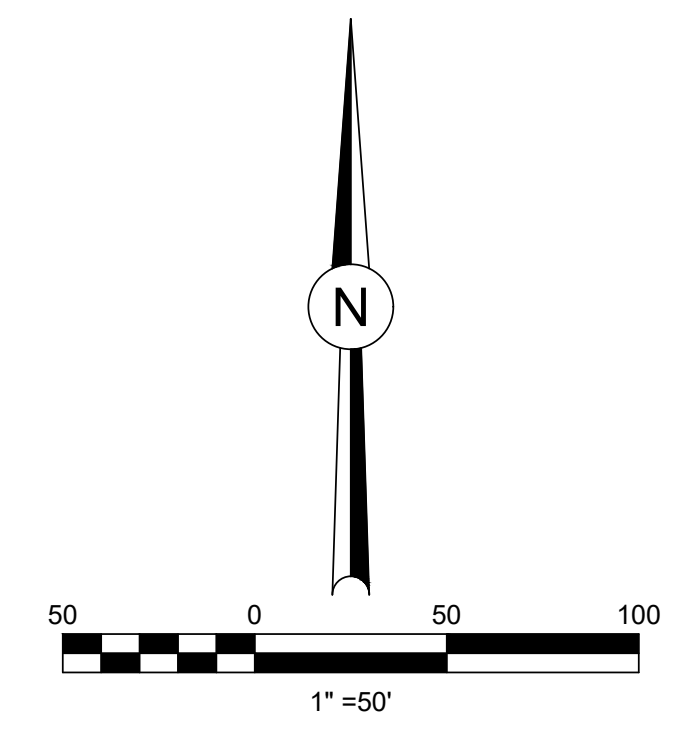
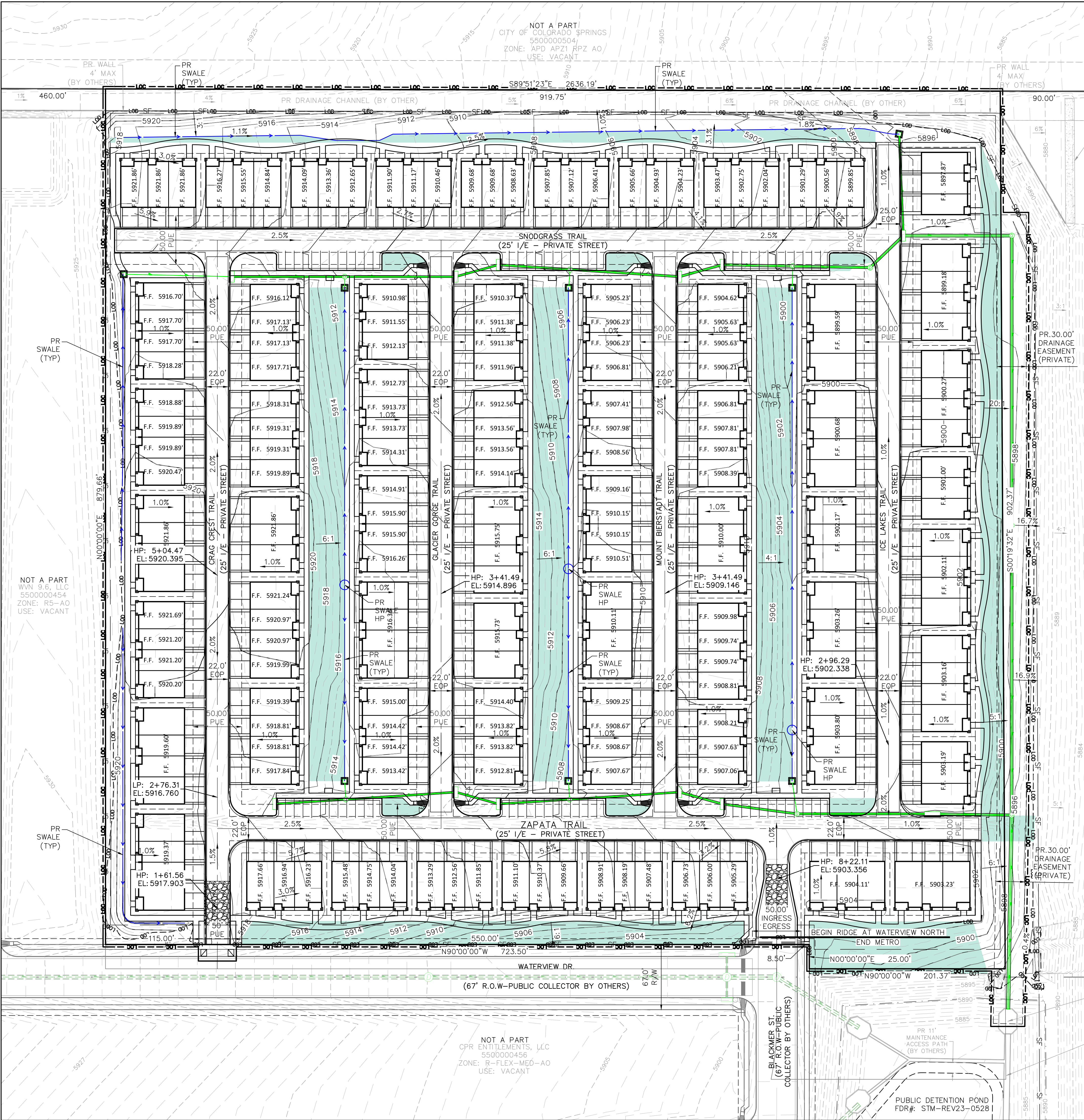
DEVELOPMENT PLAN  
TRACT MAP

REVISIONS:  
NO. DESCRIPTION  
DATE

PROJECT NUMBER:  
0219-05.01  
SHEET  
4 OF 22



Z:\0001-Dakota Springs\02-Waterview North Site\01-Premise Home-Plan-Title\CAD\Plansheets\Final Engineering\Grading & Erosion Control\WN-Plan-Grading & Erosion Control Plan-colored.dwg



**LEGEND**

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED SLOPE
- DIRECTION OF FLOW
- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- P.I.A.

**STANDARD GRADING PLAN NOTES**

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITE LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.

**Dakota Springs Engineering**  
**Engineering Consultants**  
 31 N. TEJON, SUITE 518  
 COLORADO SPRINGS, CO 80903  
 P: (719) 447-7388 F: (719) 447-7392

---

DESIGNED BY: JMM DATE: 7.28.23

DRAWN BY: JAZ DATE: 2.5.24

CHECKED BY: DATE:

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

VERT: 1"=50'

STATION: FROM: TO:

---

**THE RIDGE AT WATERVIEW NORTH**

**DEVELOPMENT PLAN**

**GRADING PLAN**

---

NO. DESCRIPTION	DATE

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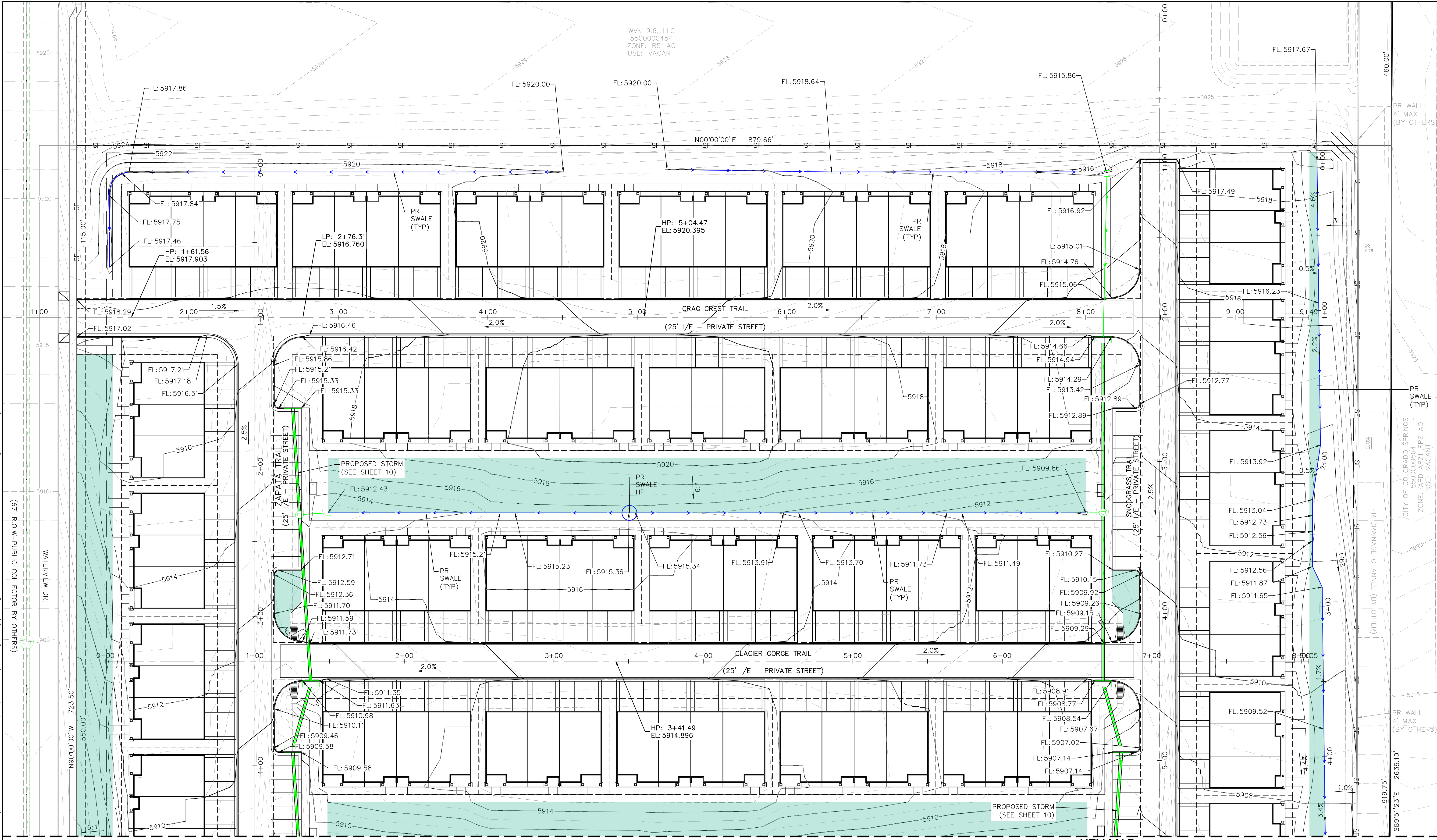
PROJECT NUMBER: 0219-05.01

SHEET 6 OF 22

CITY FILE NO.:

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(67' R.O.W-PUBLIC COLLECTOR BY OTHERS)

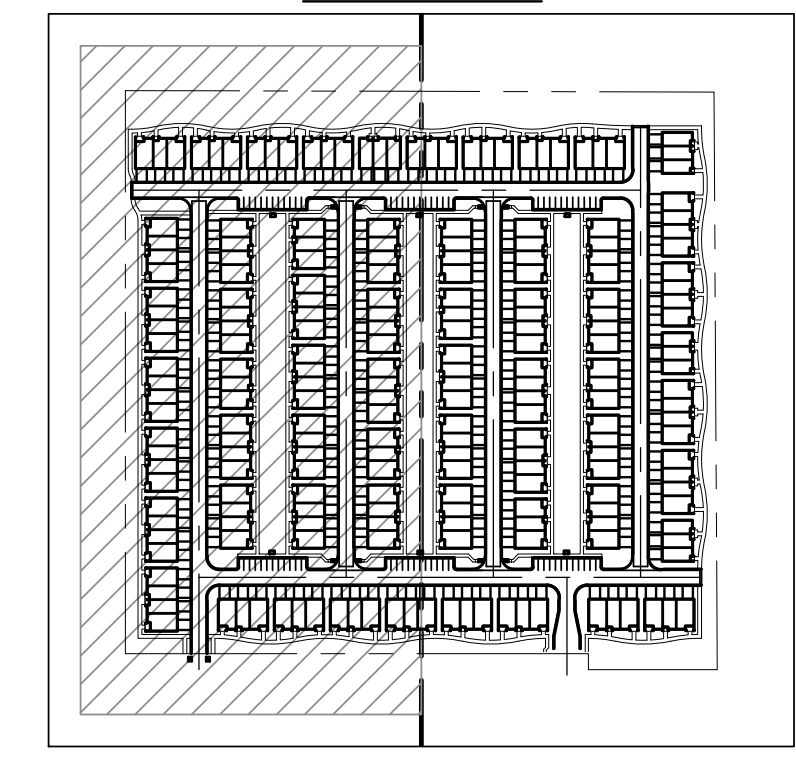
WVN 9.6, LLC  
5500000454  
ZONE: RS-AO  
USE: VACANT



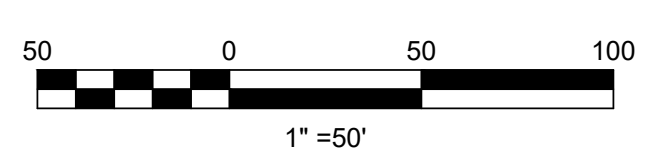
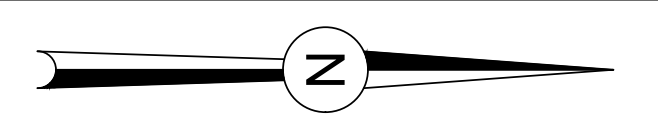
SEE DETAILED GRADING PLAN - EAST  
SHEET 8

**LEGEND**

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- PROPOSED SLOPE
- DIRECTION OF FLOW
- P.I.A



**PRELIMINARY  
NOT FOR CONSTRUCTION**



**Dakota Springs Engineering**  
**Engineering Consultants**  
31 N. TEJON, SUITE 518  
COLORADO SPRINGS, CO 80903  
P: (719) 447-7388 F: (719) 447-7392

**811** Know what's below. Call 811 before you dig.  
DESIGNED BY: JMM DATE: 7.28.23  
DRAWN BY: JAZ DATE: 2.5.24  
CHECKED BY: DATE:

**THE RIDGE AT WATERVIEW NORTH**  
DEVELOPMENT PLAN  
DETAILED GRADING PLAN - WEST

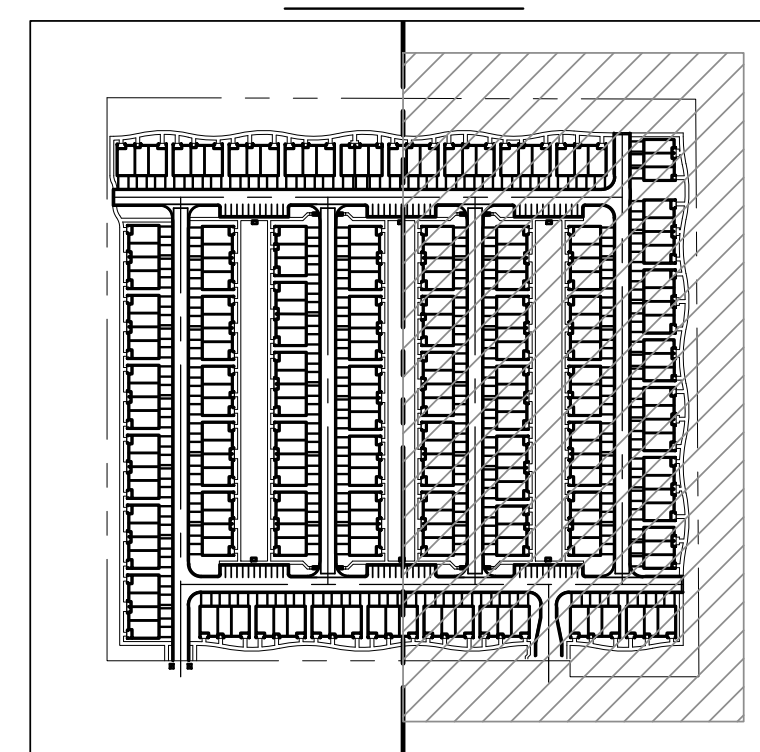
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SHEET 7 OF 22  
CITY FILE NO.:

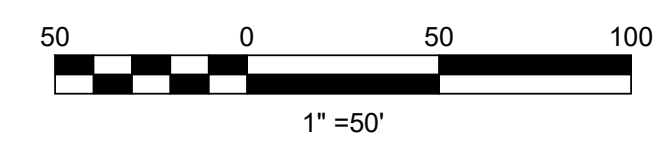
**LEGEND**

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- PROPOSED SLOPE
- DIRECTION OF FLOW
- P.I.A.

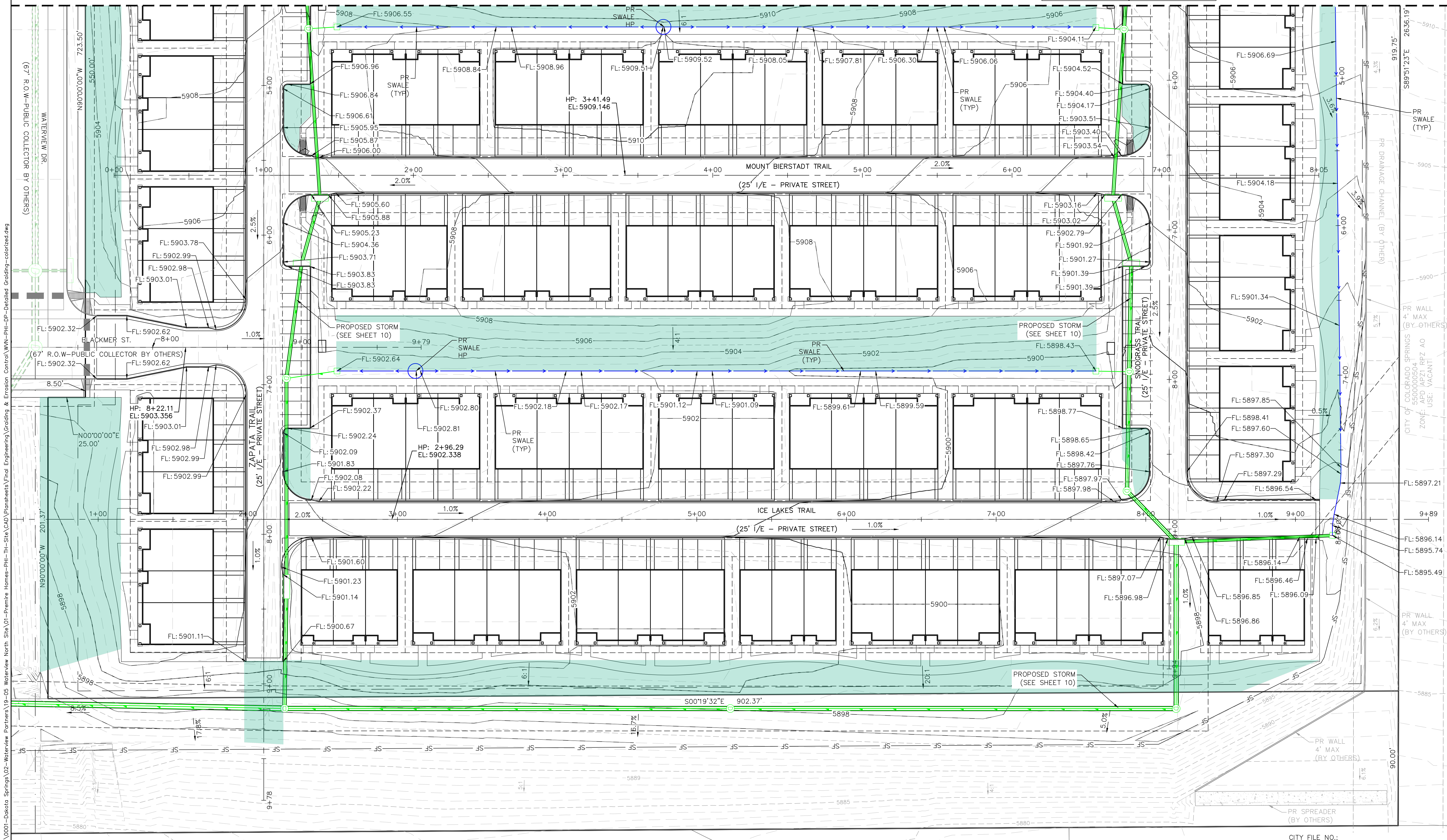
**KEY MAP**



**PRELIMINARY  
NOT FOR CONSTRUCTION**



**SEE DETAILED GRADING PLAN - WEST  
SHEET 7**



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

DESIGNED BY: JMM DATE: 7.28.23  
 DRAWN BY: JAZ DATE: 2.5.24  
 CHECKED BY: DATE:

**JCAD**  
 SCALE: 1"=50'  
 VERT: STATION: FROM: TO:  
 719-377-0002

**THE RIDGE AT WATERVIEW NORTH**  
 DEVELOPMENT PLAN  
 DETAILED GRADING PLAN - EAST

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.01  
 SHEET 8 OF 22

Z:\0001-Dakota Springs\02-Waterview North Site\01-Premise Homes-TH-TH-Site\CAD\Plansheets\Final Engineering\Grading & Erosion Control\WN-TH-TH-DP-Detailed Grading-colored.dwg











### GENERAL SITE NOTES

1. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

### STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

A Final Landscape and Irrigation Plan, with applicable supporting material, shall be submitted at time of Building Permit application and shall be approved before any Building Permit approval, any landscape or irrigation construction, and issuance of a Certificate of Occupancy.

- All proposed landscaping shall be watered by an automatic irrigation system which will provide drip irrigation to all shrub beds and trees within native seed areas and spray irrigation to all high-water use turf and native seed areas.
- The Owner or Developer is required to provide inspection affidavits executed by the Colorado Licensed Landscape Architect or Certified Irrigation Designer of record for the project, which certifies that the project was installed and in compliance with the approved Final Landscape and Irrigation Plan on file in City Planning. This should require limited construction observation visits to accurately complete the affidavits. When ready to call for inspection and submit affidavits, first contact the city planner of record for the project (719-385-5905) and as necessary our DRE office (719-385-5982).
- Copies of receipts/delivery tickets for soil amendments installed on the project are required to be provided with the inspection affidavits.
- If soil in the parking lot has been compacted by grading operations, the soil within the planter shall be filled, or removed to a depth of thirty (30) inches and replaced with an acceptable growing medium for the species being installed.
- Tilling of the existing soil to incorporate amendments and counter any compaction or soil consolidation shall be required for all landscape planting areas.
- Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per city engineering standard drawings and specifications. Engineering development review division inspector will have the final authority on accepting the public improvements.

### UDC LANDSCAPE REQUIREMENTS

GENERAL REQUIREMENTS	REQUIRED / PROVIDED
25% MAXIMUM TURF ALLOWED OF TOTAL LANDSCAPE AREA	261,433 X 25 = 65,358 SF
MAXIMUM 35% OF ALL THE TREES SHALL BE FROM ONE SPECIES	204 X 35 = 7172 MAX
MINIMUM 40% OF ALL THE TREES SHALL BE 30" MINIMUM HT.	204 X .40 = 82.62 MIN

LANDSCAPE SETBACKS (LS)					
STREET NAME OR PROPERTY LINE (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
WATERVIEW DR.	NON-ARTERIAL	10/10 FT	668 LF	1/30 FT	23/23
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
0/0	0/0	LS	75%/75%		

MOTOR VEHICLE LOTS (MV) NOT REQUIRED				
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)
12	5/5	N/A	0 LF	0 LF
(5) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERTY PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	0/0	0 LF	MV	75%/75%

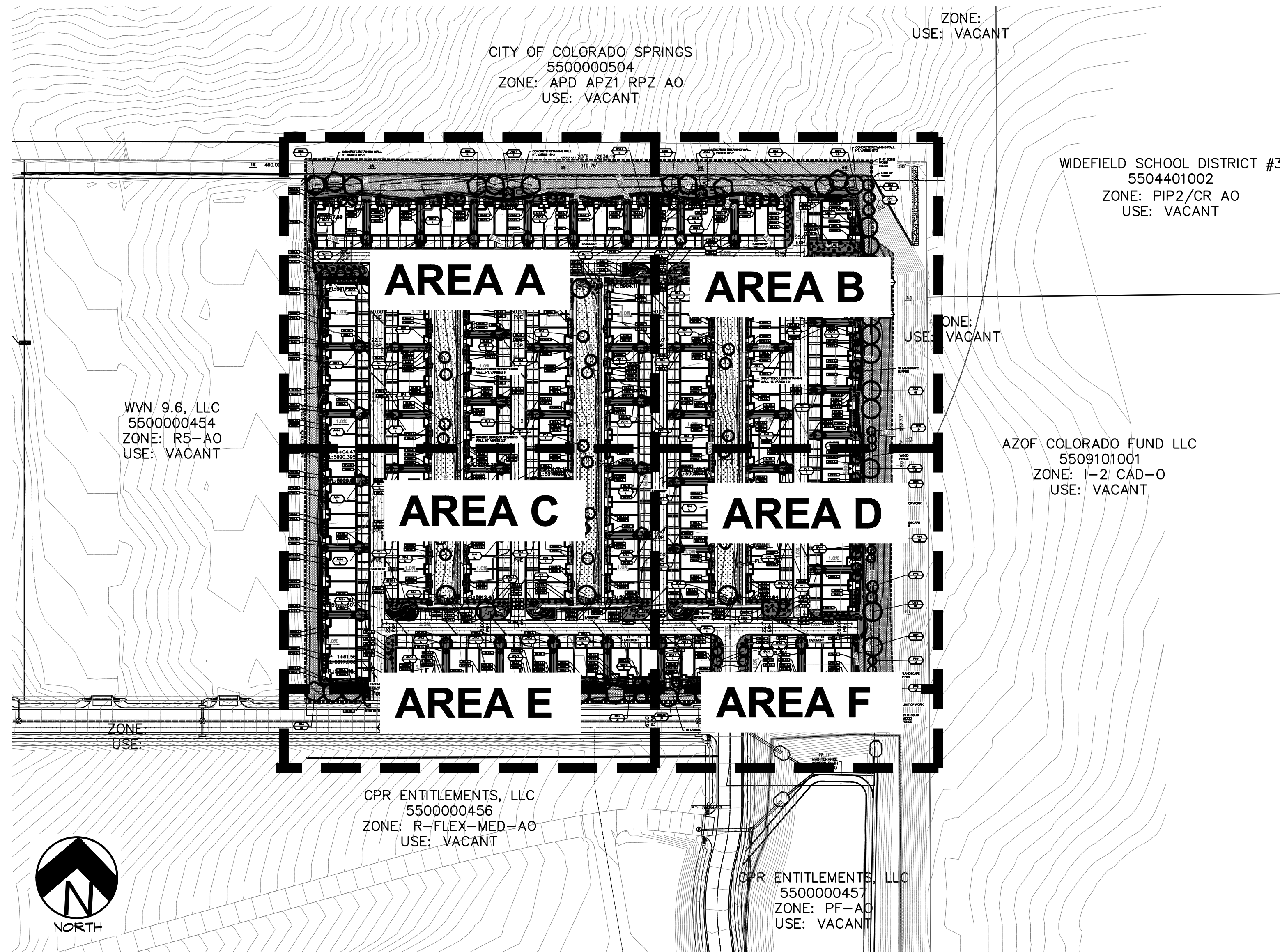
INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. 100% SHRUB SUBSTITUTION FOR NON-RESIDENTIAL / 50% SHRUB SUBSTITUTION FOR MULTI-FAMILY.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
815,224 SF	RESIDENTIAL 15%	122,284 SF / 123,000 SF	245/130
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
1/50/1-	0/0	IL	75%/75%
ACTIVE GREEN SPACE:	10% ACTIVE - 81,522 SF REQ.	40,762 SF (50%) / 42,120 SF	DESIGN ELEMENTS: TRAIL SYSTEM, CORN HOLE, SEAT AREAS
	5% NON-ACTIVE TOTAL	40,762 SF / 143,951 SF	PICNIC TABLES, BENCHES, TRASH CONTAINERS AND DOG POT STATIONS
		81,524 SF / 182,071 SF	

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED
EAST	15/15 FT	902 LF	46/46	23/23
BUFFER FENCE: 6 FT. OPAQUE CEDAR WOOD FENCE		REQ./PROV.		
EAST		902 LF / 902 LF		
TRASH ENCLOSURE(S)	NOT PROVIDED			0/0 UPRIGHT EVERGREEN

### MAINTENANCE NOTE

Landscape Improvements is responsibility of owner and assigns. Landscape maintenance shall be the responsibility of Home Owners Association.

"Street trees, streetscape improvements, and vegetation within the City ROW shall be maintained by the abutting property owner."



## OVERALL FINAL LANDSCAPE PLAN



### UTILITIES NOTE

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LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

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COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-588-1122



**THE RIDGE AT WATERVIEW NORTH**  
COLORADO SPRINGS, CO

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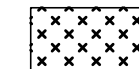
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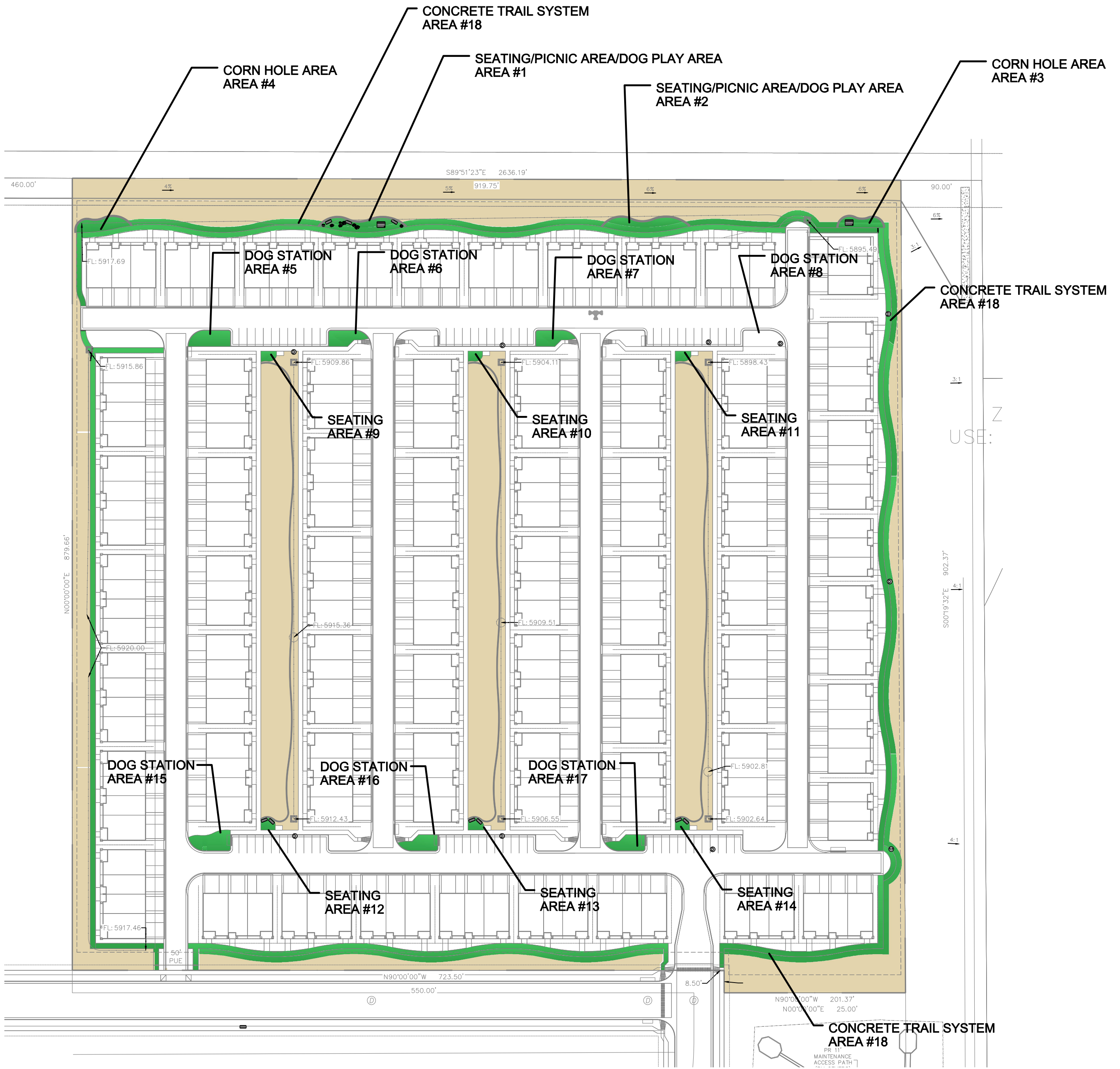
NOT FOR CONSTRUCTION	JOB NUMBER	1224-24
	REVISIONS	
	ORIGINAL DATE	2-14-25
	DRAWN BY	JM
	DESCRIPTION	COVER SHEET FINAL LANDSCAPE PLAN
	SHEET NO.	L1.1



# HYDROZONE DIAGRAM

**LEGEND**



 LOW WATER USE (L) 0 SF  
 MEDIUM WATER USE (M) 0 SF



# GREEN SPACE PLAN

REFER TO SHEET L1.3, ACTIVE SPACE CONCEPT FOR ADDITIONAL INFORMATION

**GREEN SPACE LEGEND**

 ACTIVE GREEN SPACE  
 NON-ACTIVE GREEN SPACE

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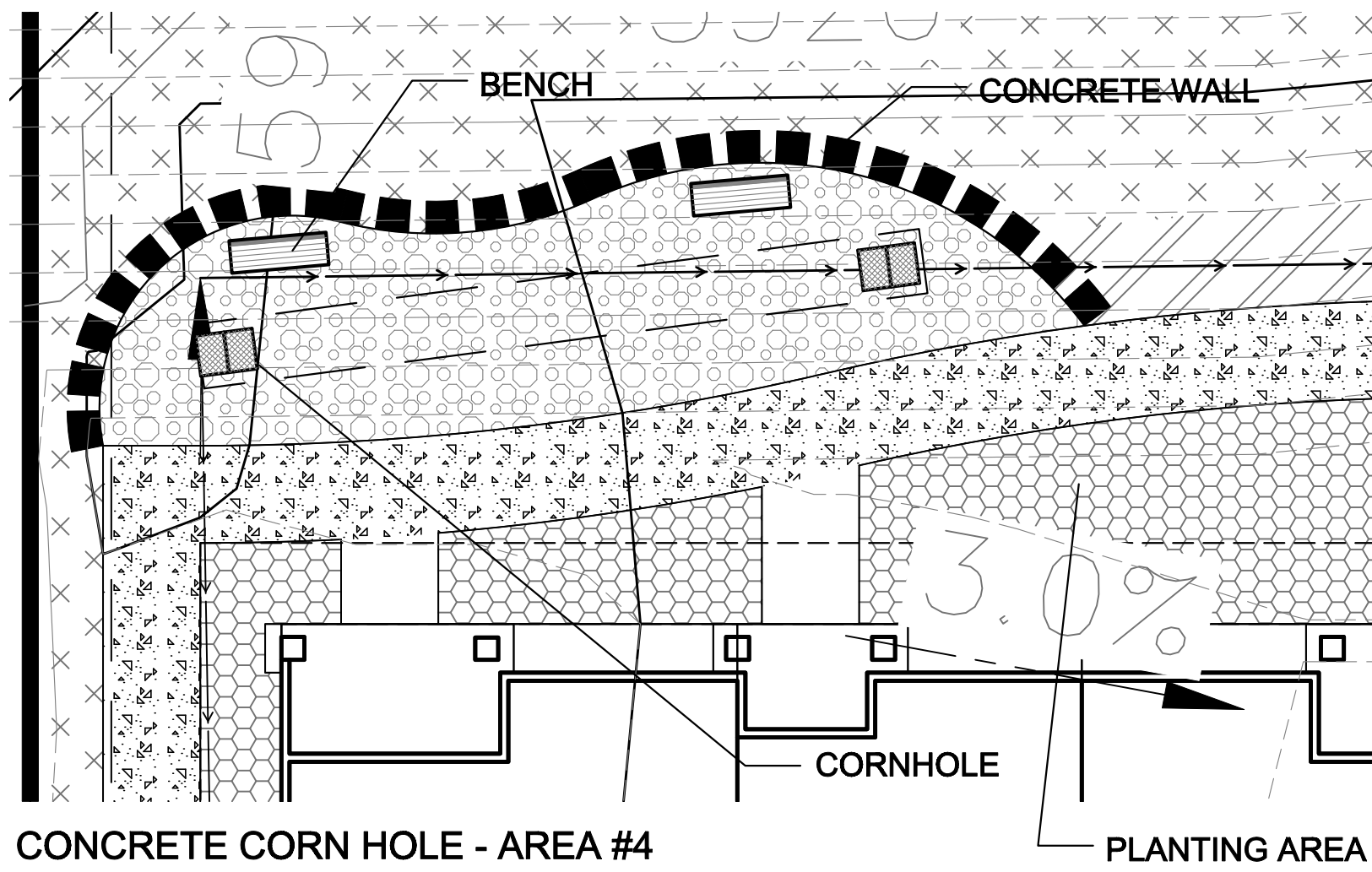


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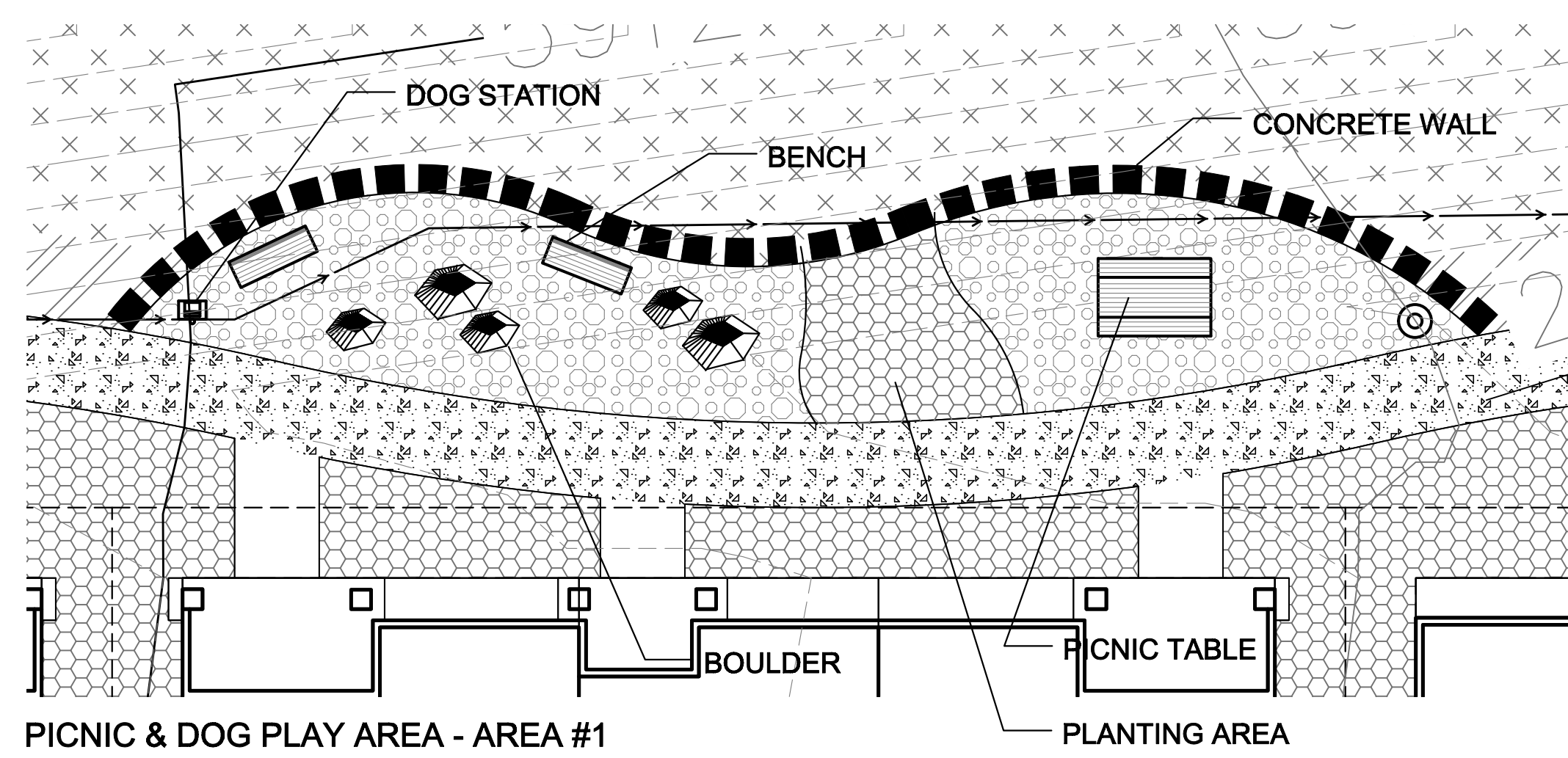
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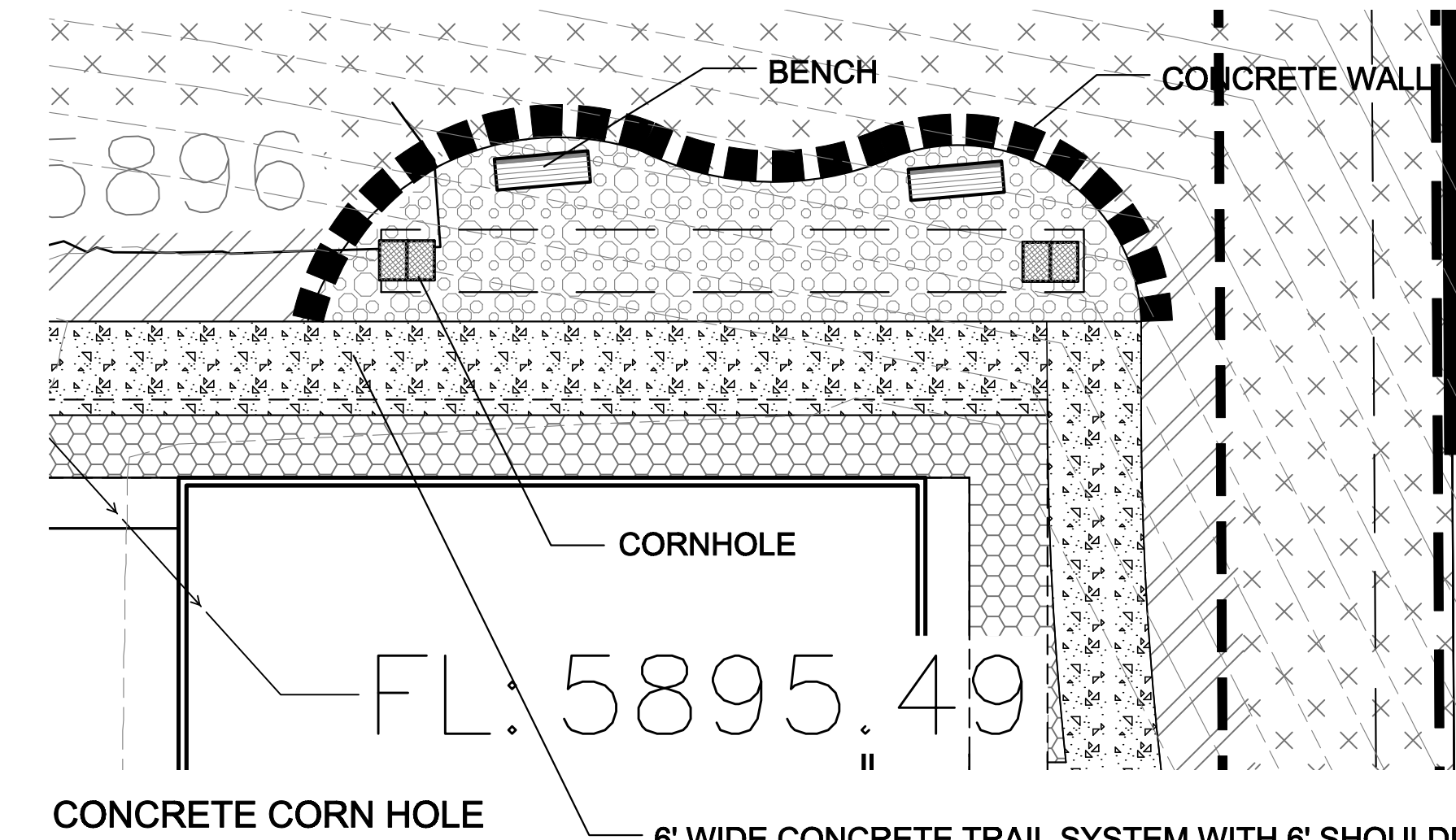
JOB NUMBER	1224-24
REVISIONS	
ORIGINAL DATE	2-14-25
DRAWN BY	JM
DESCRIPTION	HYDROZONE / GREENSPACE FINAL LANDSCAPE PLAN
SHEET NO.	L1.2



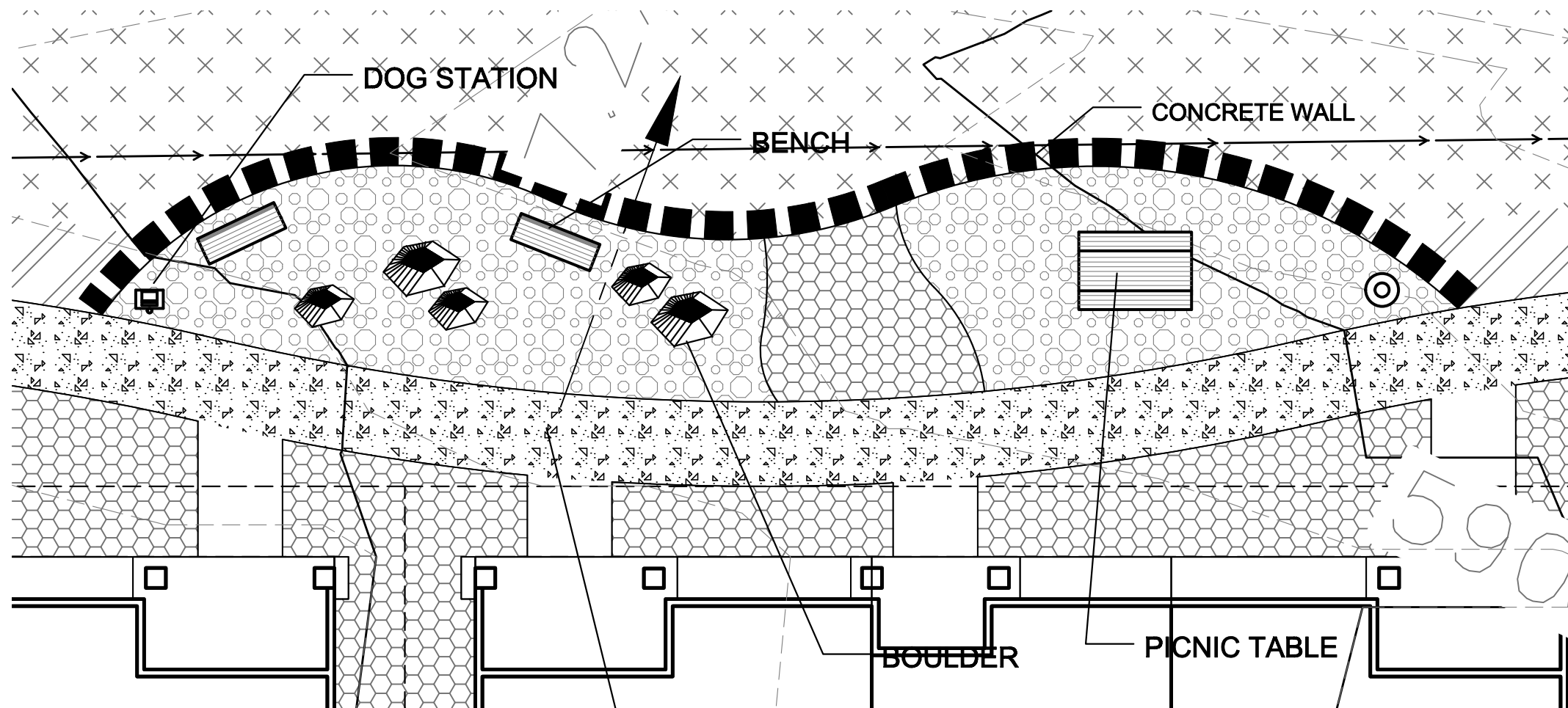
CONCRETE CORN HOLE - AREA #4



PICNIC & DOG PLAY AREA - AREA #1

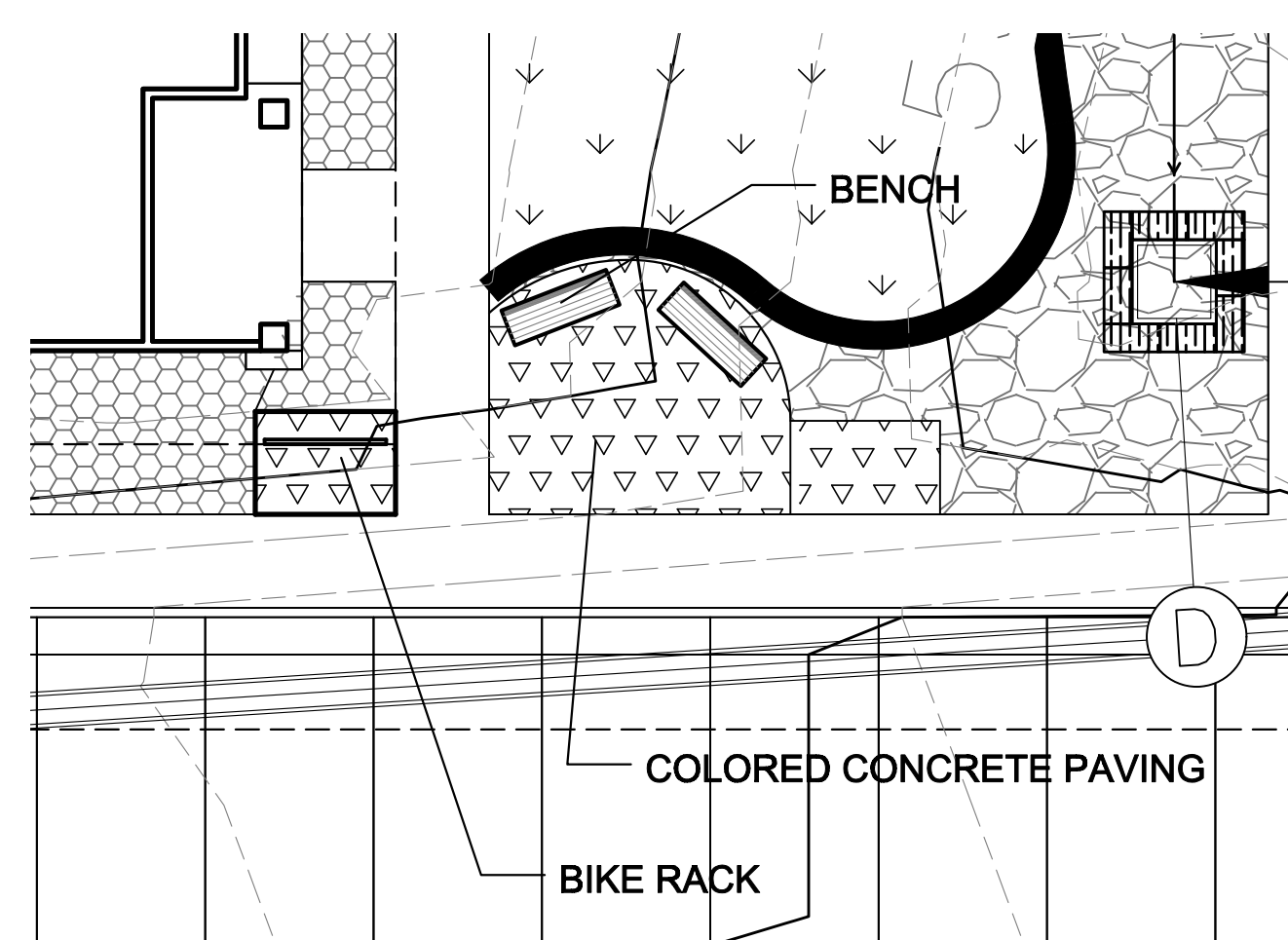


CONCRETE CORN HOLE AREA #3

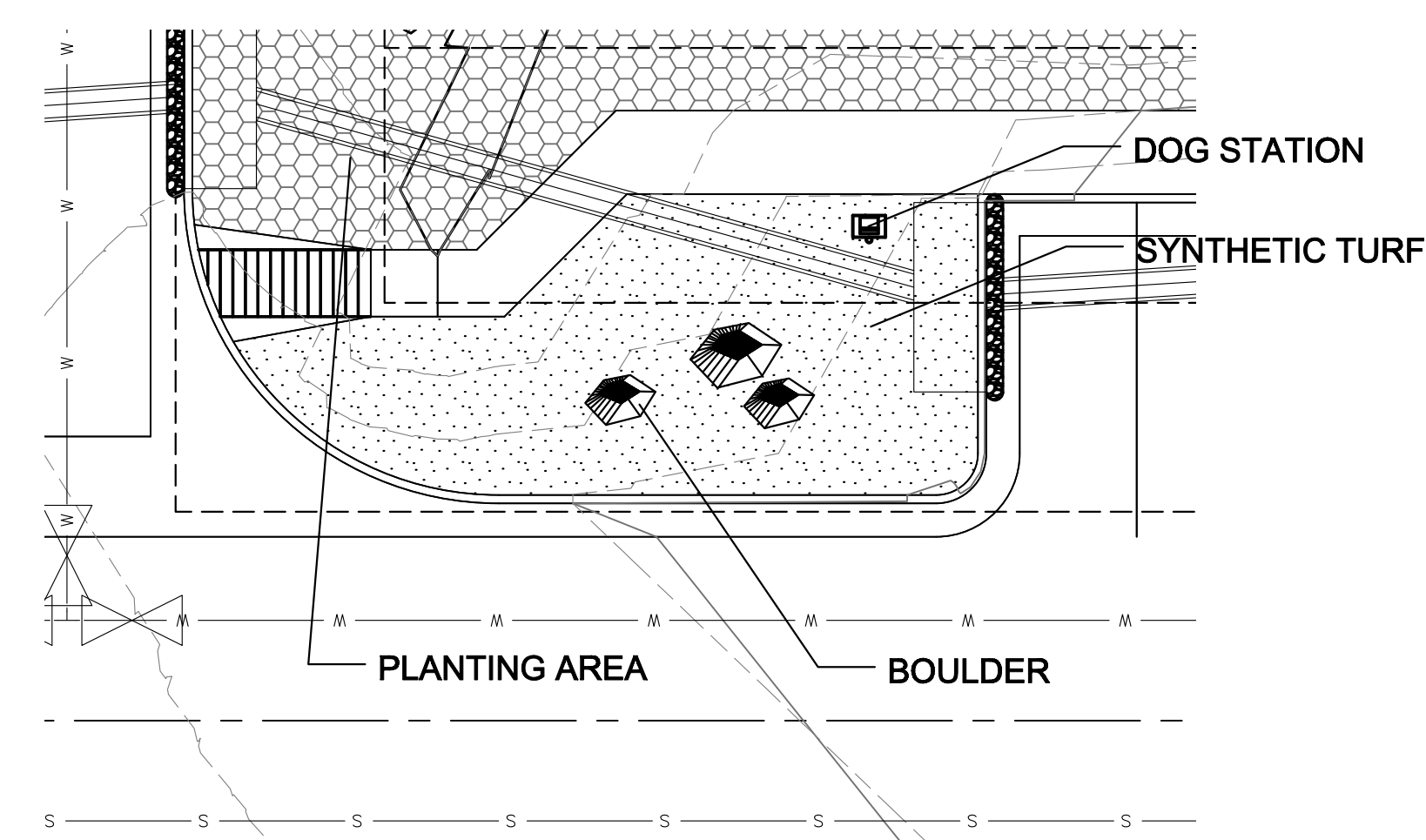


PICNIC & DOG PLAY AREA AREA #2

6" WIDE CONCRETE TRAIL SYSTEM WITH 6" SHOULDER



SEATING AREA - 6 LOCATIONS, AREAS #9-14



DOG STATION & SEATING AREA - 7 LOCATIONS, AREAS #5-8, 15-17



BELSON TABLE - MODEL 238-EV6



BELSON BENCH - MODEL 940-EV6



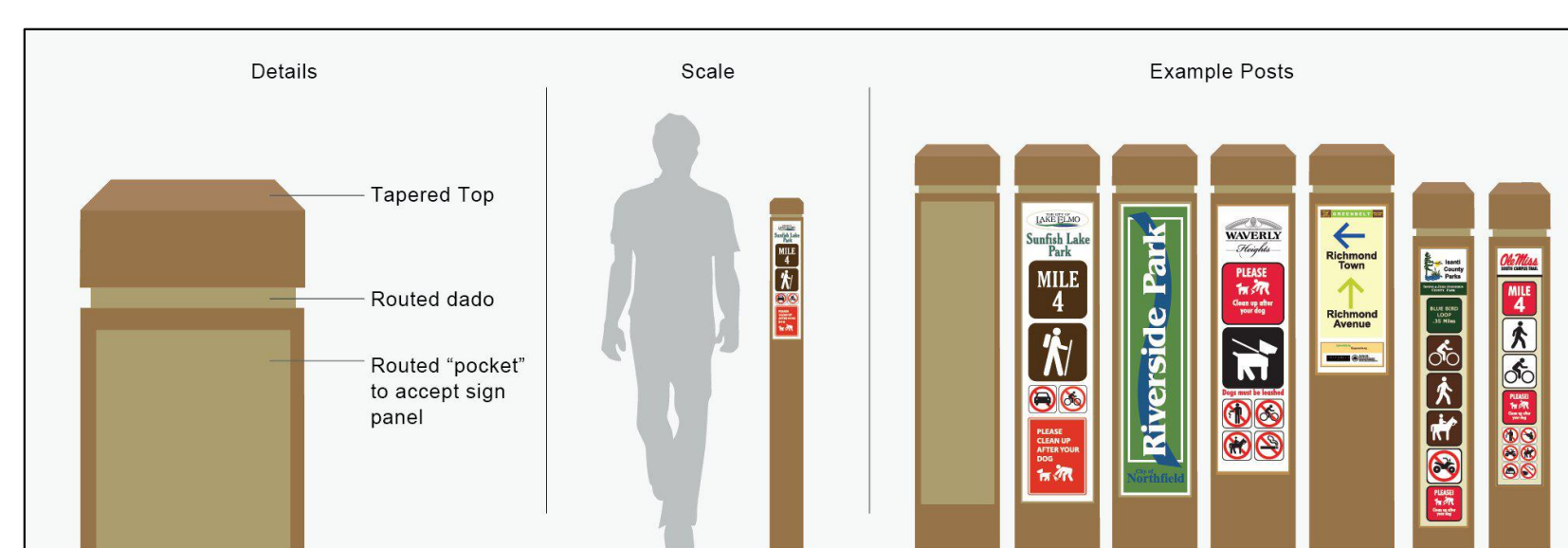
BELSON TRASH RECEPTACLE - MODEL EX-32



BELSON BIKE RACK



CONCRETE CORN HOLE



TRAIL MILE MARKER



DOG WASTE STATION

ACTIVE SPACE LEGEND	
SYMBOL	DESCRIPTION
	Synthetic turf: Supernatural series
	Breckstone Decorative Rock: 1.5" Diameter (with weed barrier)
	Trail Shoulder: 6' wide, Native seed grass - Mix 'A'
	Blue-Gray River Rock: 4-8" Diameter (with weed barrier)
	Concrete Paving. Refer to notes.
	Irrigated Seed Grass. Seed Mix 'A' - Low Grow. Refer to notes.
	Irrigated Seed Grass. Seed Mix 'B' - All Purpose. Refer to notes.
	Breeze: 6" depth, Sand color
	Granite Boulder Retaining Wall: See plan for heights
	Concrete poured in place retaining/seal wall
	Accent Boulders: Cottonwood Large: 36" L x 24" HT. x 24" W Small: 24" L x 18" HT. x 18" W
	Steel Edger

# ACTIVE SPACE CONCEPT

REFER TO SHEET L1.2, ACTIVE SPACE PLAN FOR ADDITIONAL INFORMATION



Know what's below.  
Call before you dig.

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	DESCRIPTION	GREENSPACE FINAL LANDSCAPE PLAN
	SHEET NO.	L1.3

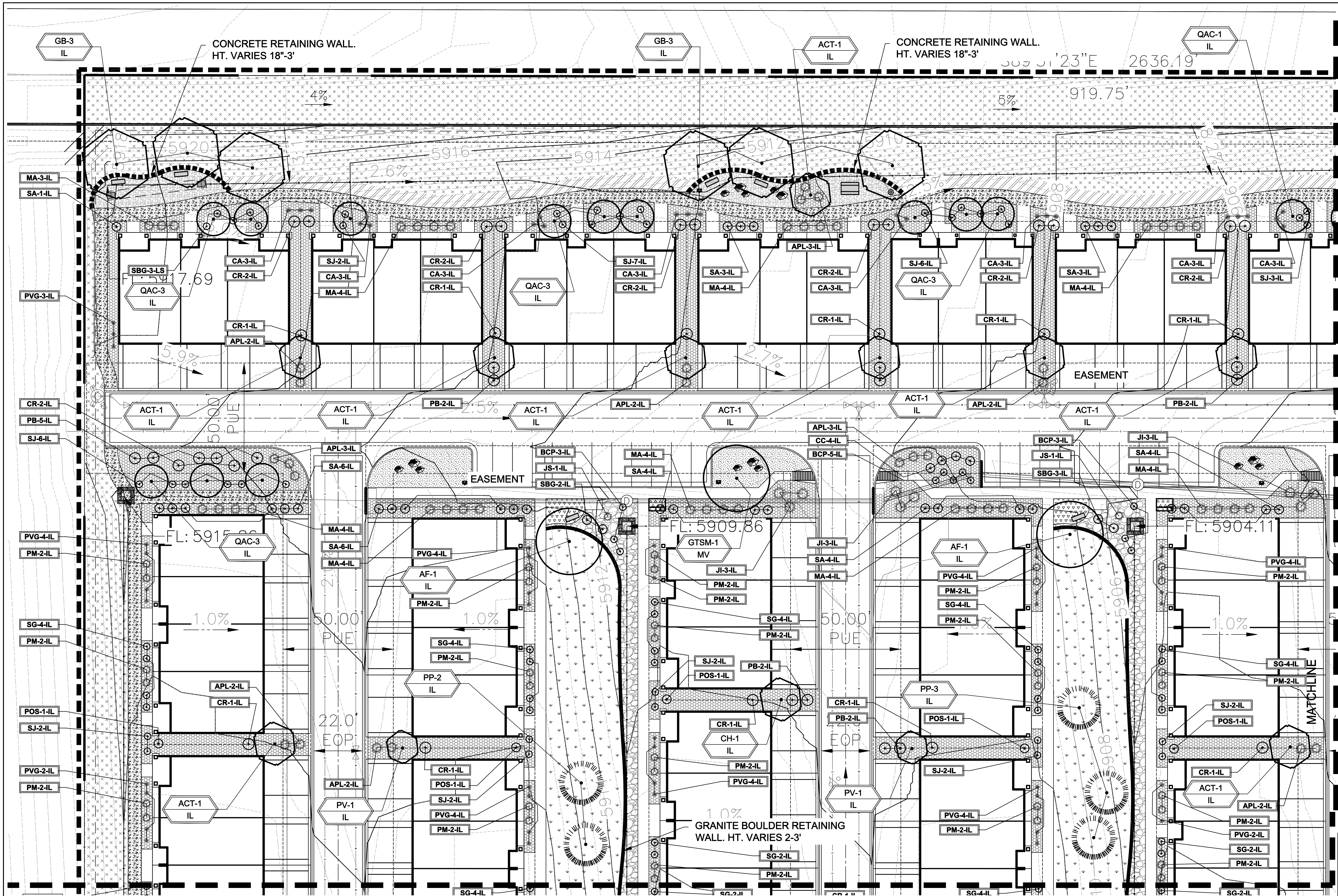
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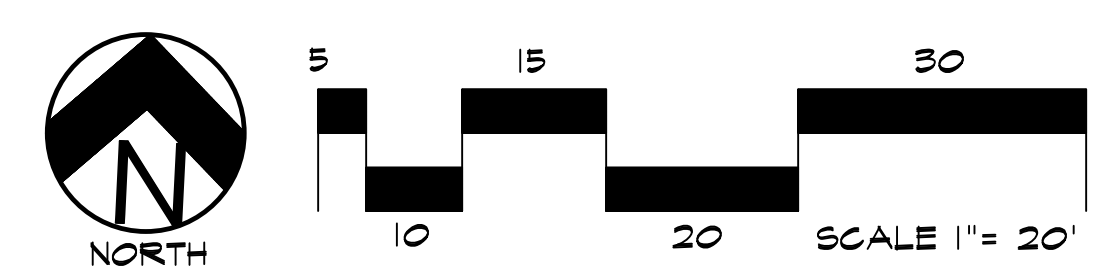


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**FINAL LANDSCAPE PLAN - AREA 'A'**



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**NOT FOR CONSTRUCTION**

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REVISIONS	
ORIGINAL DATE	2-14-25
DRAWN BY	JM
DESCRIPTION	FINAL LANDSCAPE PLAN-AREA A
SHEET NO.	L1.4

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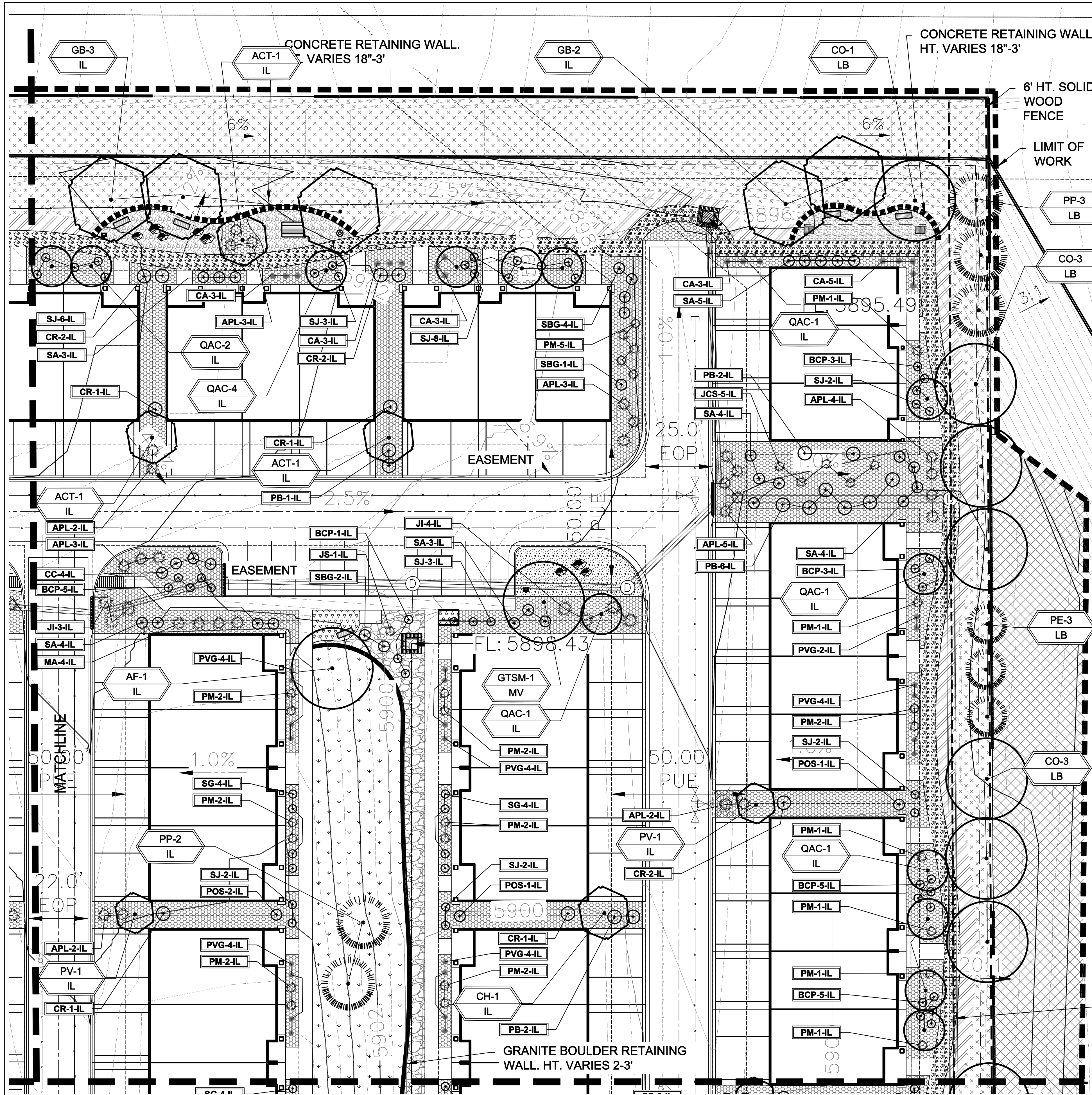


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PREPARED FOR:





### PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Size	Planting Size	UDC Requirement	Size
<b>DECIDUOUS TREES:</b>								
AF	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	30'	1-1/2" cal.			1-1/2" cal.
CO	15	Callis occidentalis	Hackberry	30' x 40'	1-1/2" cal.		PARK, ROW, MEDIAN, STREAM	B & B
GTSM	15	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30' x 30'	1-1/2" cal.		PARK, ROW, MEDIAN	B & B
GB	19	Gymnocladus dioica 'Expresso'	Expresso Kentucky Coffeetree	30' x 40'	1-1/2" cal.			1-1/2" cal.
ACT	23	Acer Tataricum 'Hot Wings'	Tatarian Maple Hot Wings	20 x 25'	1-1/2" cal.		PARK, ROW, MEDIAN, STREAM	B & B
CH	8	Crataegus crus-galli Inermis 'Hawthorn'	Cockspur Hawthorn	15' x 15'	1-1/2" cal.			B & B
PV	17	Pinus virginiana 'Sucker Punch'	Sucker Punch Canada Red Cherry	15'	1-1/2" cal.		ROW	B & B
QAC	51	Quercus robur 'Crimschmidt'	Crimson Spire Oak	15' x 45'	1-1/2" cal.		ROW, MEDIAN, STREAM	B & B
<b>EVERGREEN TREES:</b>								
PE	15	Pinus edulis	Pinyon Pine	15' x 15'	6" ht.		SCREEN, WALL, TRASH	B & B
PP	39	Pinus ponderosa	Ponderosa Pine	20' x 45'	6" ht.		SCREEN, WALL, ROW, MEDIAN, TRASH	B & B
TOTAL TREES: Selected Species-70% Min. / 95% Provided								
<b>EVERGREEN SHRUBS:</b>								
APL	74	Arctostaphylos x coloradoensis 'Panchito'	Manzanita, Panchito	10'-18"/24"-35"	# 5			
JCS	14	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	# 5		SCREEN, WALL, TRASH	Container
JS	6	Pinus pungens 'Glaucia Globosa'	Globe Blue Spruce	5-6' x 3-5'	# 5		SCREEN, WALL, TRASH	
JL	25	Juniperus sabina	Buffalo Juniper	6-8' x 12-18"	# 5			
MA	39	Mahonia aquilifolia compacta	Compact Oregon Grape Holly	3-4' x 2-3'	# 5			
PM	231	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2-3' x 2-3'	# 5			
<b>DECIDUOUS SHRUBS:</b>								
BCP	90	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2-3' x 1-2'	# 5		SCREEN, WALL	
CC	8	Caryopteris x clandonensis 'Dk Krt'	Dark Knight Blue Mist Spirea	2' x 2-4'	# 5		SCREEN, WALL	
CR	88	Cornus stolonifera 'Redwig'	Red Twig Dogwood	6-10' x 8-10'	# 5			
PB	73	Prunus besseyi 'Pawnee Buttes'	Western Sand Cherry Pawnee Buttes	5-6' x 5-6'	# 5			
POS	42	Physocarpus opulifolius 'Summer's Wine'	Summer's Wine Ninebark	3-4' x 5-6'	# 5			
RKD	40	Rosa x double knockout 'Radio'	Double Knockout Rose	3-4' x 3-4'	# 5			
SA	54	Symphoricarpos albus	Common Snowberry	3-6' x 3-6'	# 5		SCREEN	
SG	179	Spiraea japonica 'Limemound'	Limemound Spirea	3' x 2-3'	# 5			
SBG	32	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'	# 5			
SJ	138	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	1-2' x 1-2'	# 5		SCREEN, WALL	
SP	13	Syringa meyeri 'patula'	Miss Kim Lilac	4-6' x 6-6'	# 5			
TOTAL SHRUBS: Selected Species-70% Min. / 70% Provided								
<b>ORNAMENTAL GRASSES AND PERENNIALS:</b>								
BG	27	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	2' x 2'	1 gal.		SCREEN	Container
CA	61	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	1 gal.		SCREEN	
PVG	147	Panicum virgatum 'Shenandoah'	Shenandoah Grass	2' x 4-6'	1 gal.		SCREEN	
TOTAL ORNAMENTAL GRASSES: Selected Species-70% Min. / 90% Provided								
**SIGNATURE TREES								

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

### GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
[Pattern]	Synthetic turf: Supernatural series PlushGrass (1-303-862-8065) Install per manufacture guidelines Submit sample/spec prior to ordering material	4,802 SF
[Pattern]	Breckstone Decorative Rock: 1.5" Diameter (with weed barrier)	89,317 SF
[Pattern]	Trail Shoulder: 6' wide, Native seed grass - Mix 'A'	12,889 SF
[Pattern]	Blue-Gray River Rock: 4-8" Diameter (with weed barrier)	15,147 SF
[Pattern]	Concrete Paving. Refer to notes. Submit spec to owner prior to ordering material	0 SF
[Pattern]	Irrigated Seed Grass. Seed Mix 'A' - Low Grow. Refer to notes.	84,807 SF
[Pattern]	Irrigated Seed Grass. Seed Mix 'B' - All Purpose. Refer to notes.	49,944 SF
[Pattern]	Breeze: 6" depth, Sand color	3,378 SF
[Pattern]	NON-Irrigated Seed Grass. Seed Mix 'B' - All Purpose Mix OUTSIDE PROPERTY BOUNDARY	0
[Symbol]	Granite Boulder Retaining Wall: See plan for heights	
[Symbol]	Concrete poured in place retaining/seal wall	
[Symbol]	Planned Infiltration Area. Refer to grading plan	
[Symbol]	Accent Boulders: Cottonwood Large: 36" L x 24" HT. x 24" W Small: 24" L x 18" HT. x 18" W	
[Symbol]	Steel Edger	

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### 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.

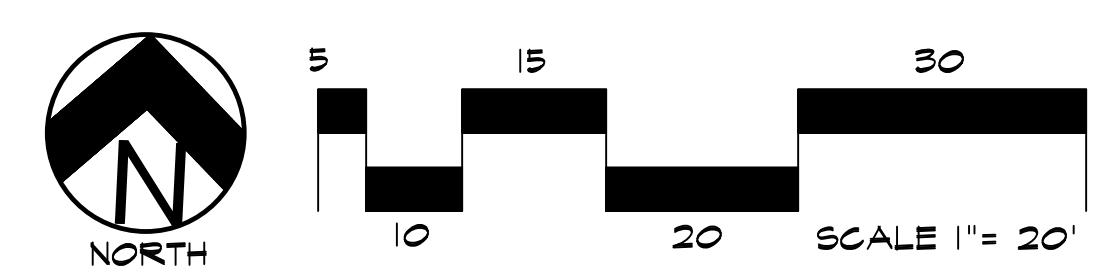
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# FINAL LANDSCAPE PLAN - AREA 'B'

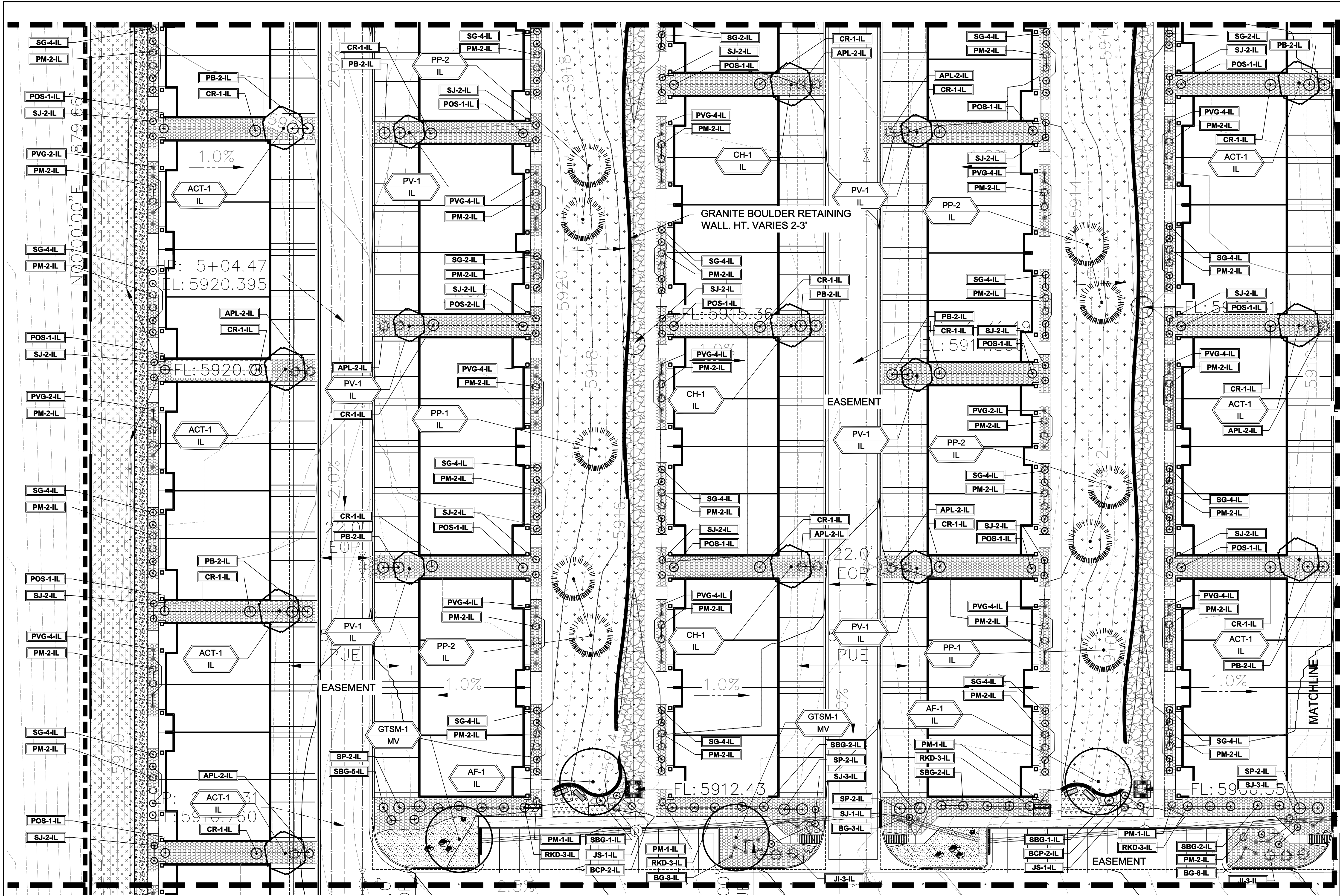


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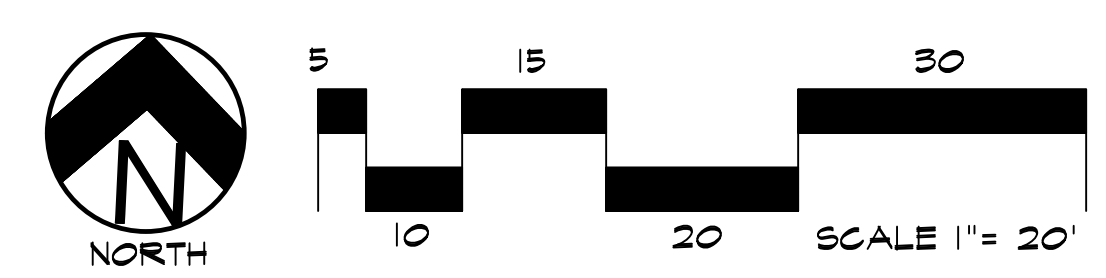


**THE RIDGE AT WATERVIEW NORTH**  
 COLORADO SPRINGS, CO  
 PREPARED FOR:

NOT FOR CONSTRUCTION	JOB NUMBER	1224-24
	REVISIONS	
	ORIGINAL DATE	2-14-25
	DRAWN BY	JM
	DESCRIPTION	FINAL LANDSCAPE PLAN-AREA B
SHEET NO.	L1.5	



**FINAL LANDSCAPE PLAN - AREA 'C'**



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DESCRIPTION	FINAL LANDSCAPE PLAN-AREA C
SHEET NO.	L1.6

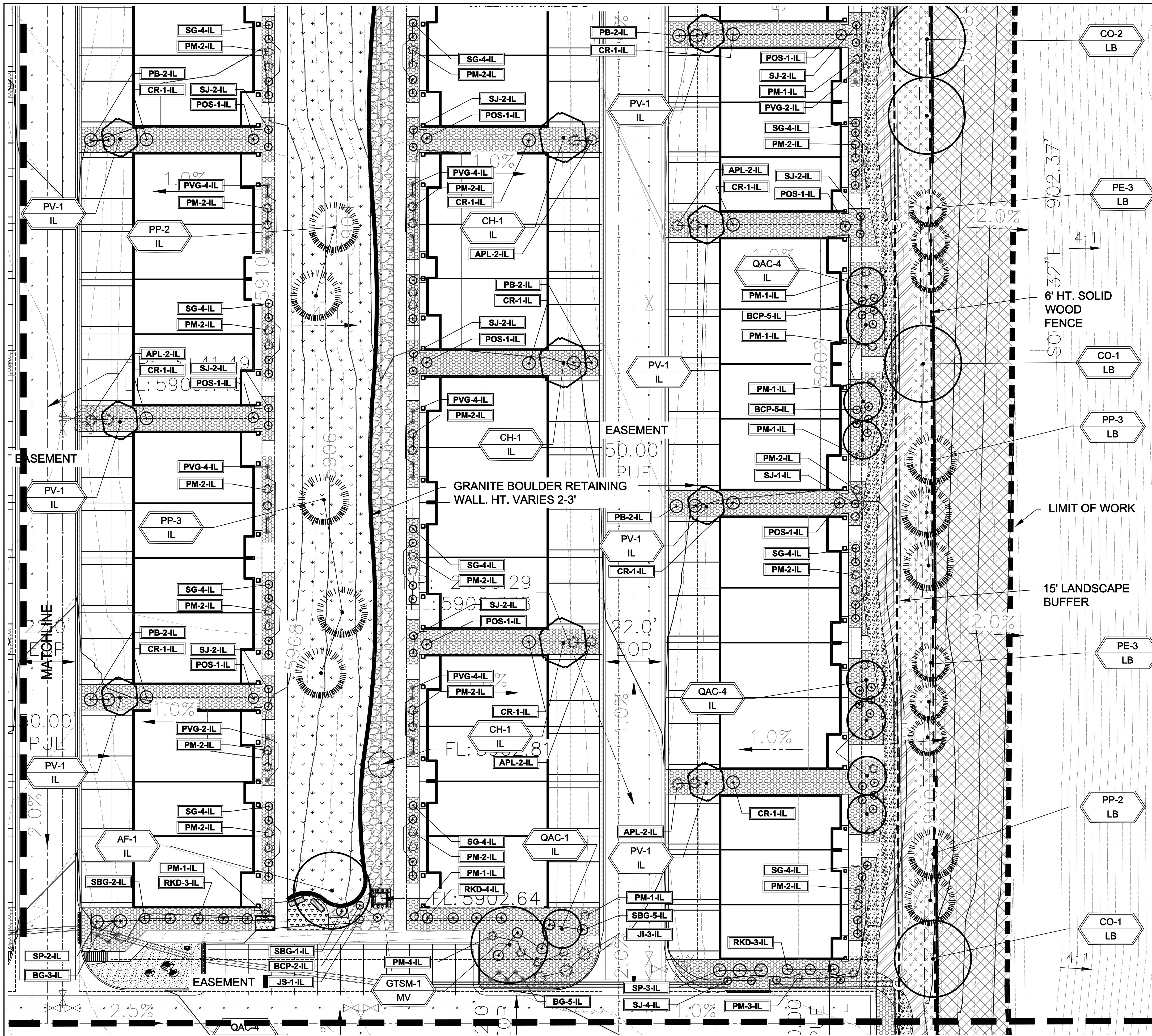
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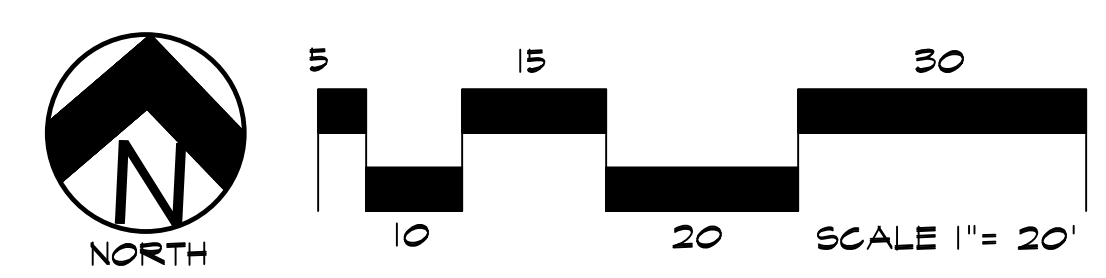
**THE RIDGE AT WATERVIEW NORTH**  
 COLORADO SPRINGS, CO

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PREPARED FOR:



# FINAL LANDSCAPE PLAN - AREA 'D'



**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 WALKS 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**  
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SYMBOL	DESCRIPTION
[Pattern]	Synthetic turf: Supernatural series
[Pattern]	Breckstone Decorative Rock: 1.5" Diameter (with weed barrier)
[Pattern]	Trail Shoulder: 6' wide, Native seed grass - Mix 'A'
[Pattern]	Blue-Gray River Rock: 4-8" Diameter (with weed barrier)
[Pattern]	Concrete Paving. Refer to notes.
[Pattern]	Irrigated Seed Grass. Seed Mix 'A' - Low Grow. Refer to notes.
[Pattern]	Irrigated Seed Grass. Seed Mix 'B' - All Purpose. Refer to notes.
[Pattern]	Breeze: 6" depth, Sand color
[Symbol]	Granite Boulder Retaining Wall: See plan for heights
[Symbol]	Accent Boulders: Cottonwood Large: 36" L x 24" HT. x 24" W Small: 24" L x 18" HT. x 18" W
[Symbol]	Steel Edger

<b>NOT FOR CONSTRUCTION</b>	JOB NUMBER	1224-24
	REVISIONS	
	ORIGINAL DATE	2-14-25
	DRAWN BY	JM
	DESCRIPTION	FINAL LANDSCAPE PLAN-AREA D
SHEET NO.	L1.7	

**THE RIDGE AT WATERVIEW NORTH**  
 COLORADO SPRINGS, CO

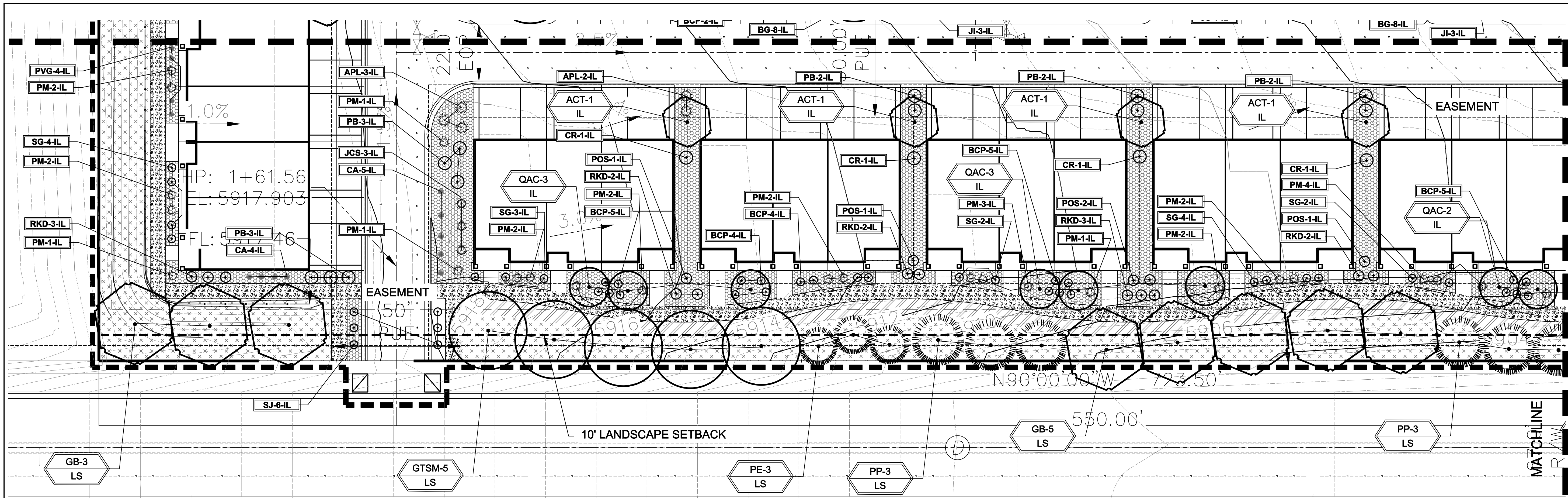
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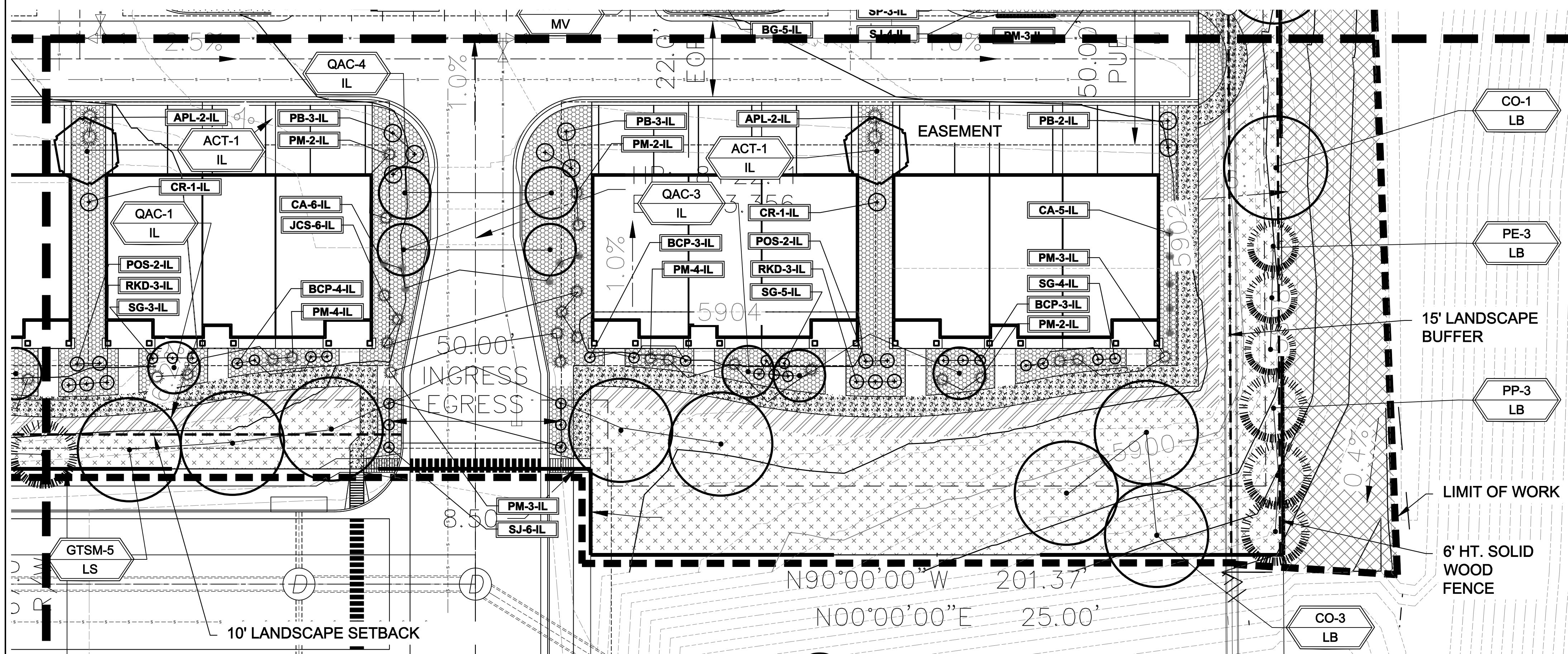


**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1646  
 Fax 719-588-1122



## FINAL LANDSCAPE PLAN - AREA 'E'



## FINAL LANDSCAPE PLAN - AREA 'F'

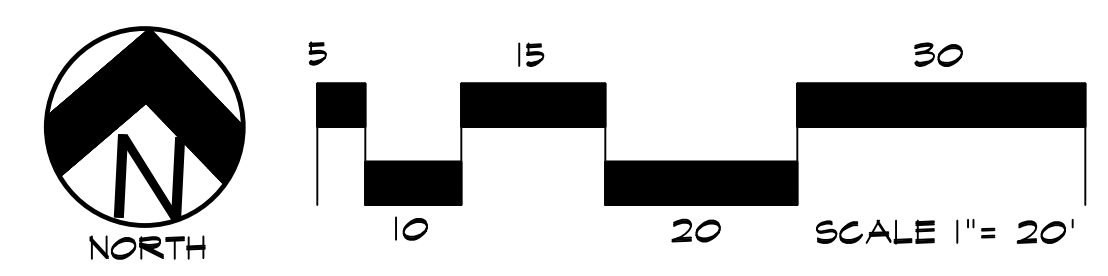


Know what's below.  
Call before you dig.

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GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	Synthetic turf: Supernatural series
	Breckstone Decorative Rock: 1.5" Diameter (with weed barrier)
	Trail Shoulder: 6' wide, Native seed grass - Mix 'A'
	Blue-Gray River Rock: 4-8" Diameter (with weed barrier)
	Concrete Paving. Refer to notes.
	Irrigated Seed Grass. Seed Mix 'A' - Low Grow. Refer to notes.
	Irrigated Seed Grass. Seed Mix 'B' - All Purpose. Refer to notes.
	Breeze: 6" depth, Sand color
	Granite Boulder Retaining Wall: See plan for heights
	Accent Boulders: Cottonwood Large: 36" L x 24" HT. x 24" W Small: 24" L x 18" HT. x 18" W
	Steel Edger



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### LAYOUT NOTE

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 MAY REQUIRE APPROVAL BY COLORADO SPRINGS PLANNING AND OWNER REPRESENTATIVE.

### 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 OWNERS/LANDSCAPE ARCHITECT FOR QUESTIONS.  
QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.  
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.  
STEEL EDGING TO BE GREEN PRO-STEEL (18" x 4" x 10") WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.  
ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPIN WEED BARRIER WITH STAPLES AT 3" O.C. FABRIC SEAMS TO BE OVERLAPPED #1 MIN. AND SECURED WITH STAPLES.  
GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.  
TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE CASCADE CEDAR WITH NO LANDSCAPE FABRIC 4" DEPTH.  
DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') 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 PLAN.  
PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEN, APPROVED OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. [www.preen.com](http://www.preen.com)

### PLANTING AREA SOIL PREP NOTES

FOR ALL PLANTING AREAS SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:  
A. 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. AREAS ADJACENT TO WALLS, 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.  
C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.  
D. NATIVE SEED PLANTING AREA SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 3 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO FINAL GRADE AND PLANTING. SHRUB BED AREAS SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 1 C.Y./100 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO FINAL GRADE AND PLANTING. SOD AREAS SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 1 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO FINAL GRADE AND PLANTING.

### ACCEPTANCE NOTE

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED CITY AFFIDAVIT INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:  
• LAYOUT AND BOLLIDER PLACEMENT  
• PLANT TYPE, MATERIAL, SIZE AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION.  
• IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE).  
• DRIP SYSTEM COMPONENTS AND EMITTER PLACEMENT PRIOR TO MULCH INSTALLATION.  
• LANDSCAPE AND IRRIGATION SPS COMPLETION PUNCH LIST INSPECTION.  
• LANDSCAPE AND IRRIGATION SPS COMPLETION AND ACCEPTANCE.  
REFER TO CITY AFFIDAVIT FOR ADDITIONAL INFORMATION. SUBMIT RECEIPT FOR SOIL AMENDMENTS TO LANDSCAPE ARCHITECT AND AS-BUILT FOR IRRIGATION SYSTEM TO OWNER.  
WHEN ALL WORK IS COMPLETED, THE OWNERS AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A PUNCH LIST OF ITEMS IMPROPERLY INSTALLED, UNDESIRABLY SIZED OR OTHERWISE DEFICIENT. THE PUNCH LIST DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN THIRTY (30) DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE AND IRRIGATION WORK.  
THE FORMAL MAINTENANCE PERIOD (IF APPLICABLE) AND WARRANTY PERIOD SHALL COMMENCE FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNERS AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

### FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LINE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

### GRADING AND DRAINAGE NOTE

EXISTING GRADING AND DRAINAGE SHOULD BE MAINTAINED AND IS BY OTHERS. ALL GRADES SHOULD SLOPE MINIMUM AWAY FROM ALL BUILDING FOUNDATION. PRIOR TO OR DURING CONSTRUCTION, IF DRAINAGE PROBLEMS ARE IDENTIFIED, CONTACT LANDSCAPE ARCHITECT AND CEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGD, INC. PREPARED THIS LANDSCAPE PLAN BASED ON EXISTING FIELD CONDITIONS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

### FERTILIZER NOTES

FERTILIZER AS FOLLOWS: USE THE DRIP LINE TO CALCULATE THE SQUARE FEET TO CALC. AREA) REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION

### LONG TERM MAINTENANCE NOTE UPDATED PER CITY 4-1-21

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. MAINTENANCE WILL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGHOUT CONSTRUCTION PERIOD. REMOVAL WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDING 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 MOST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATERING. 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, RIGHT OF WAY STREET TREES, 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 REVISED EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

### SOD INSTALLATION NOTE

SOIL PREPARATION FOR SODDED AREAS:  
A. 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. AREAS ADJACENT TO WALLS, 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.  
C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROW BIO-COMP MATERIAL AT A RATE OF 4 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

BLUEGRASS SOD  
A. PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES, STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOWING, FERTILIZING, WEED CONTROL, AND SPRAYING.  
B. MOW SOD TO 1/2" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF 1/2" TO 1". DELIVER IN ROLLS 8' LONG AND 18" WIDE. SHALL BE IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.  
C. DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

SOD INSTALLATION  
A. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.  
B. LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.  
C. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.  
D. ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.  
E. KEEP THE SOIL BED MOIST DURING LAYING OF SOD.  
F. NEWLY INSTALLED SOD SHALL BE WATERED WITH 1/2 INCH OF WATER PER DAY FOR THE FIRST 7 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-6 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.  
G. WEEK 1: AFTER INSTALLATION, WATER NEW TURF 1/2" TO 1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 4 OR 5 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.  
H. WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF 1/2" PER DAY FOR 7 DAYS; SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY.  
I. WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER 1/2" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW.  
J. KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF. APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIRED IN MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 20-0-0, 10 LB OF 10-0-0, OR SIMILAR FERTILIZERS.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN  
WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.  
MOW SODDED LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

### 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 6" HIGH AND MOVED 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 OR NOTIFY OWNERS 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.

### SLOPE STABILIZATION NEW NOTE

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS ON SLOPED BLOPER 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES. EROSION CONTROL BLANKET SHALL BE 100% BIODEGRADABLE AGRICULTURAL COCOMAT.  
CITY APPROVED OPTION: LANDSCAPE CONTRACTOR TO PROVIDE FLEXITERM HP-FGM HIGH PERFORMANCE FLEXIBLE GROWN MEDIUM. INSTALL PER MANUFACTURE RECOMMENDATIONS.

### 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 2003. REFER TO TABLE 5-1 FOR SEED MIX. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 1 C.Y./100 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 2003. 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.

DEPENDENT 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 FLEXITERM HP-FGM (CITY OF COLORADO SPRINGS APPROVE) 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 HANGING DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 1" 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 5' 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 CRUMPER. MULCH TILLERS SHALL HAVE ARROW, NOTCHED-BLADES SPACED 3 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 UNDER ADVERSE WEATHER CONDITIONS OR WHEN HIGH PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEED BED 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 MOVED 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 OWNERS 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.

### SEEDING MIX 'B'

Chapter 5  
Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast hydroseeded	Non-irrigated broadcast hydroseeded	Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass <sup>2</sup>	<i>Nassella viridula</i>	Cool, bunch	10		1	0.5
Wheatgrass, western <sup>2</sup>	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass <sup>1</sup>	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass <sup>1</sup>	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

<sup>1</sup>For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

<sup>2</sup>Species that will do well in the bottom of pond areas.

### SEEDING MIX 'A'

Chapter 5  
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast hydroseeded	Non-irrigated broadcast hydroseeded	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

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PREPARED FOR:

JOB NUMBER  
**1224-24**

REVISIONS

ORIGINAL DATE  
**2-14-25**

DRAWN BY  
**JM**

DESCRIPTION  
**FINAL LANDSCAPE NOTES**

SHEET NO.  
**L1.9**

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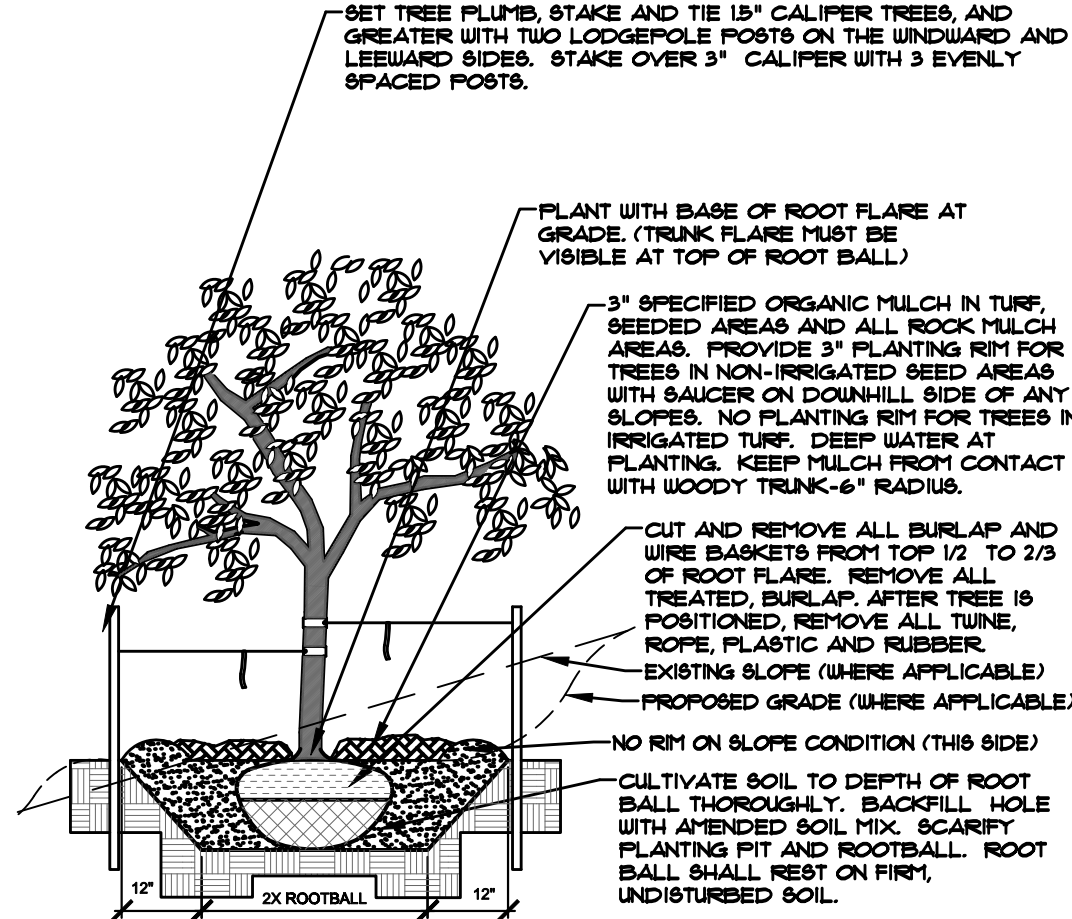
### UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE A 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 WALLS 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.



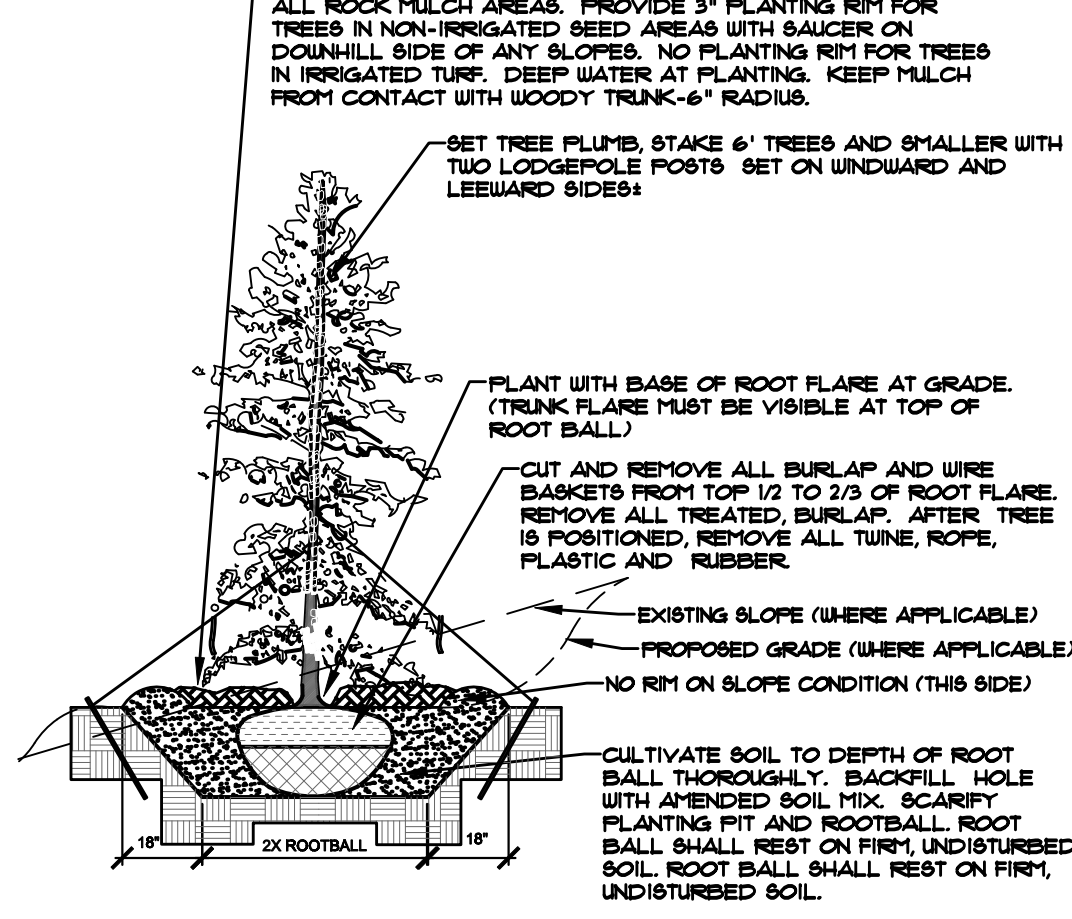
Know what's below.  
Call before you dig.

- 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 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED SIDES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TYNE.
  - UNWRAP OCTOBER 9 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.



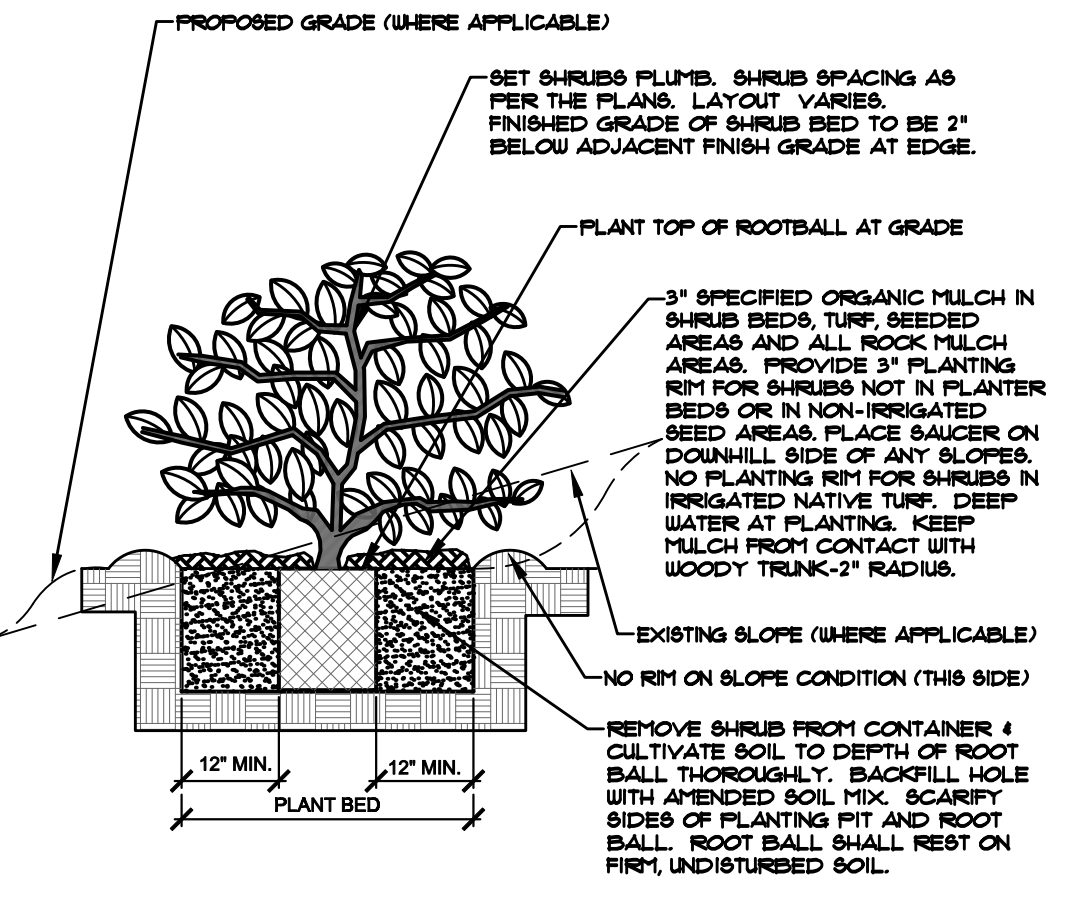
**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

- NOTES:
- 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.
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPB BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



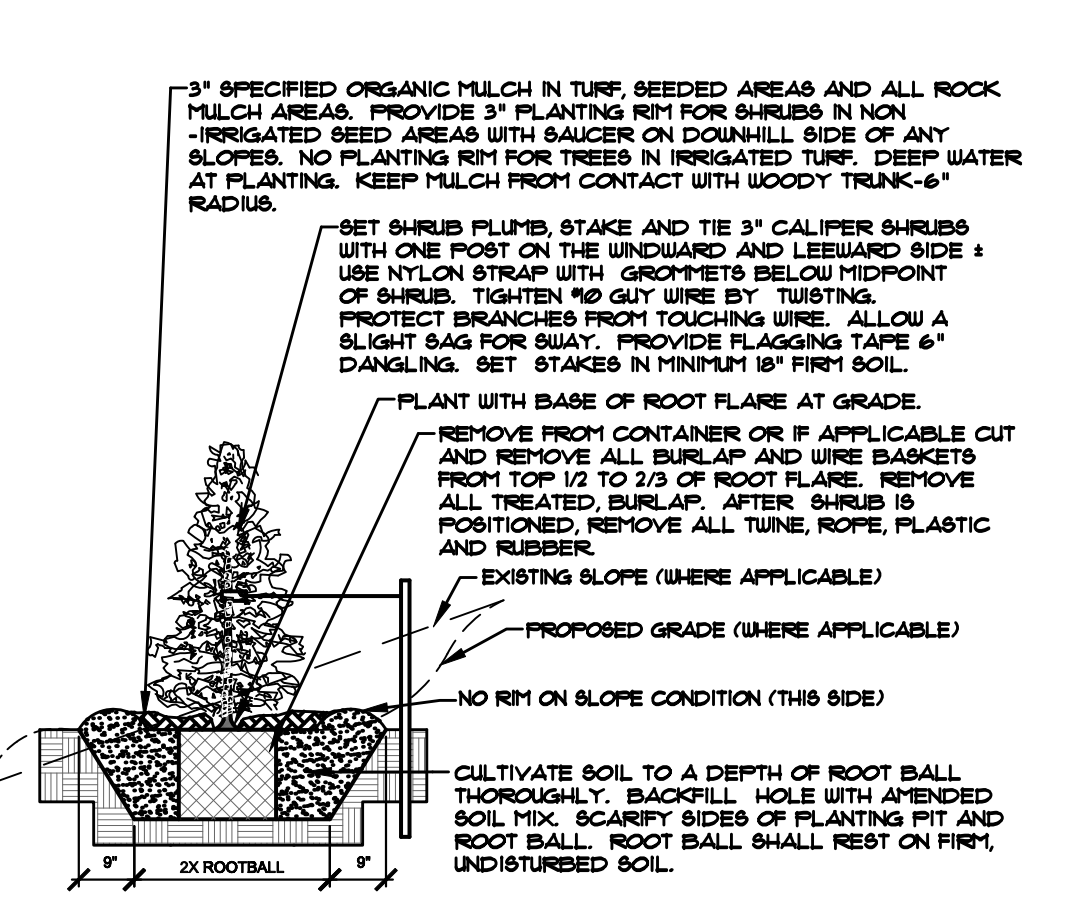
**B EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

- 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 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR ROOT BIND AT BOTTOM OF BALL, SPILT 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\"/>



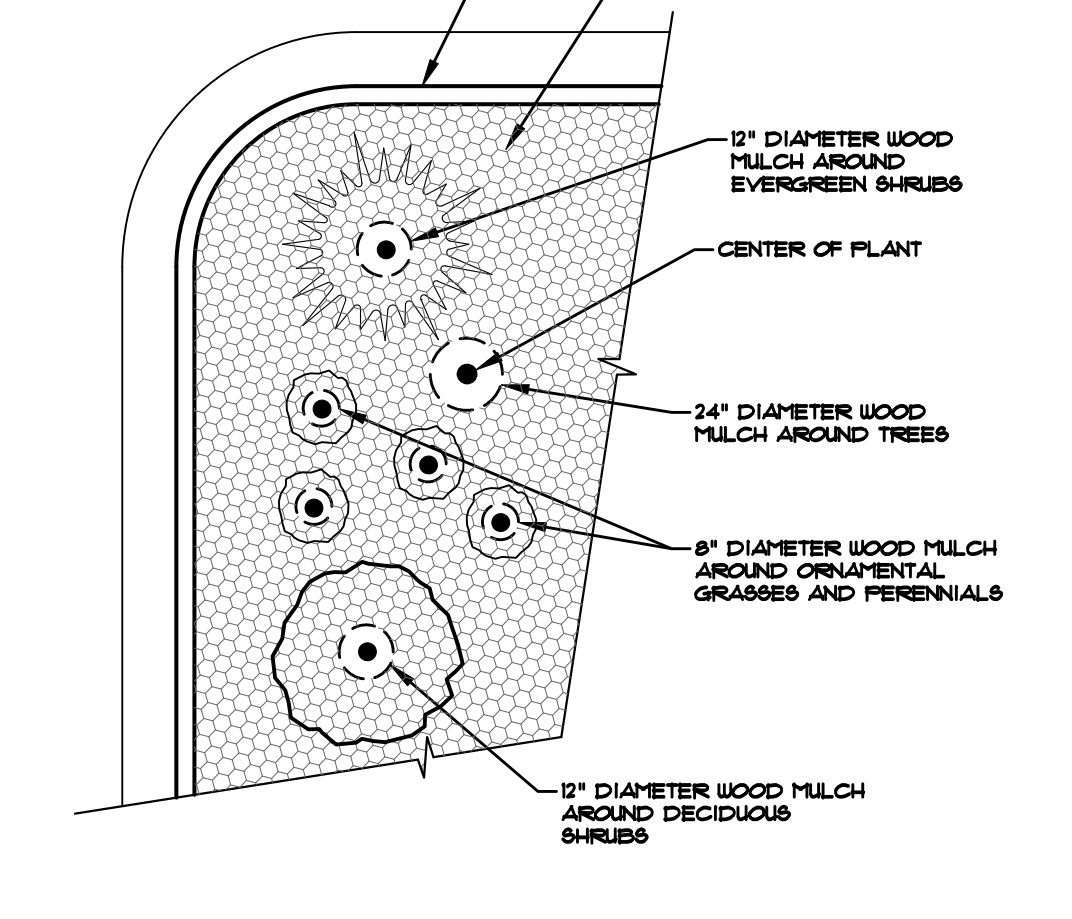
**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR ROOT BIND (CONTAINER PLANTS ONLY): AT BOTTOM OF BALL SPILT 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\"/>

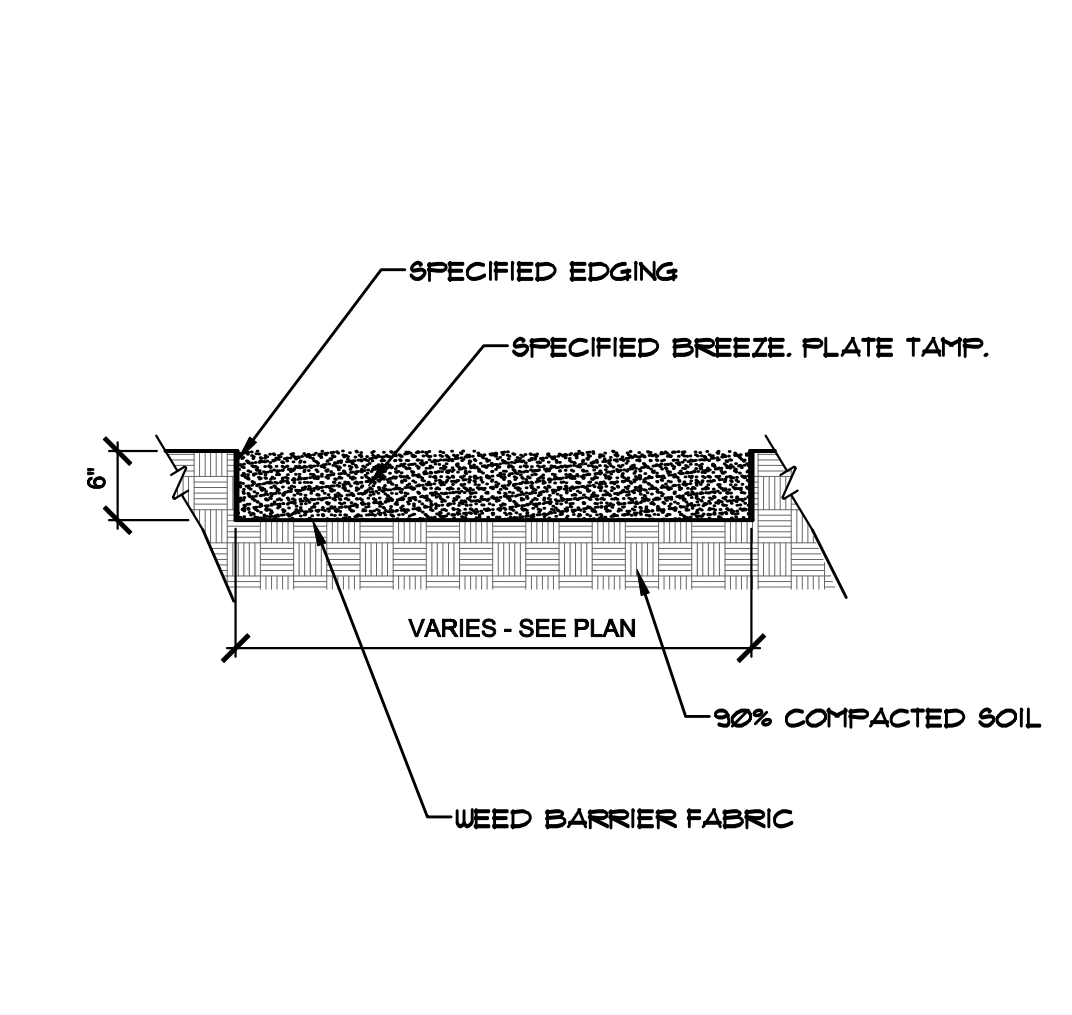


**D UPRIGHT EVERGREEN SHRUB PLANTING DETAIL**  
NOT TO SCALE

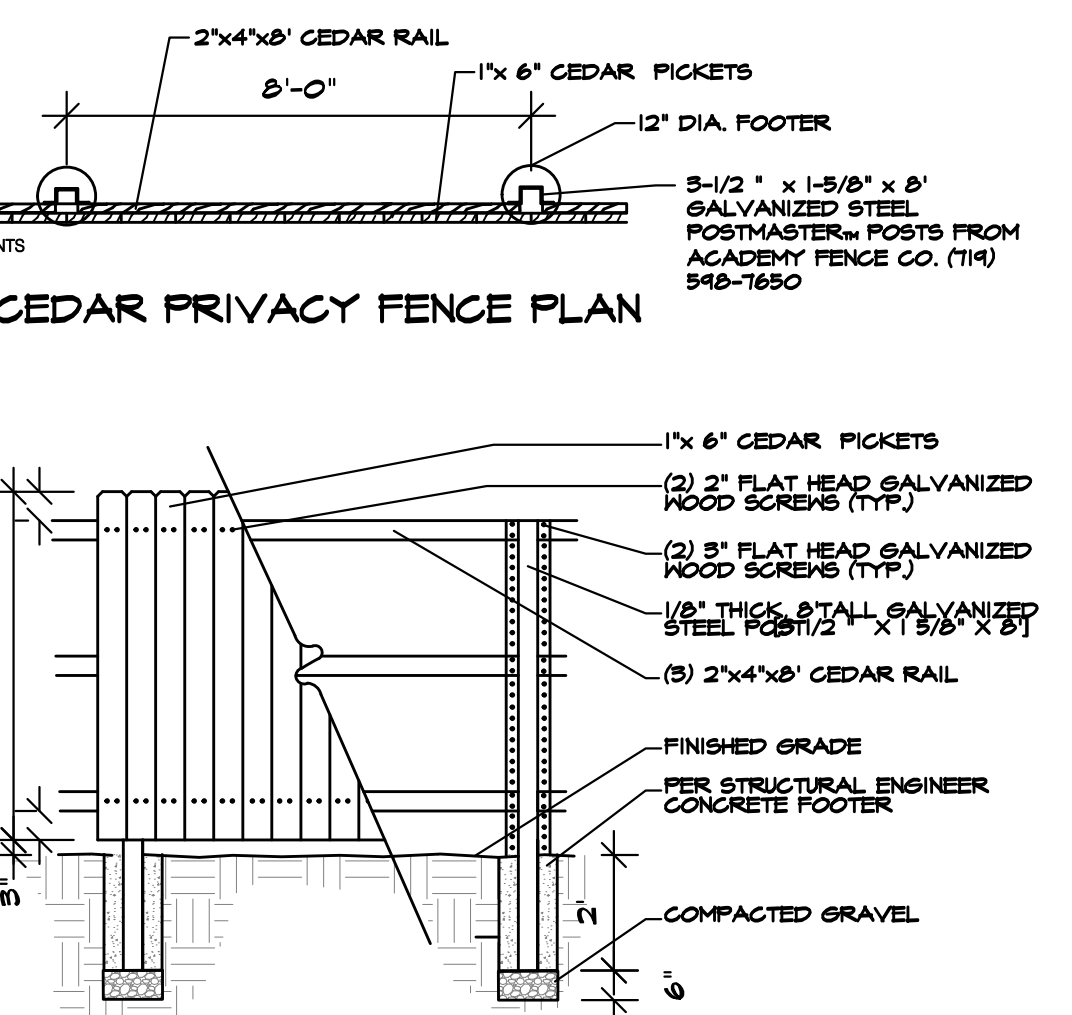
- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPE AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
  - INSTALLED IN ROCK-MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUBS IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2\"/>



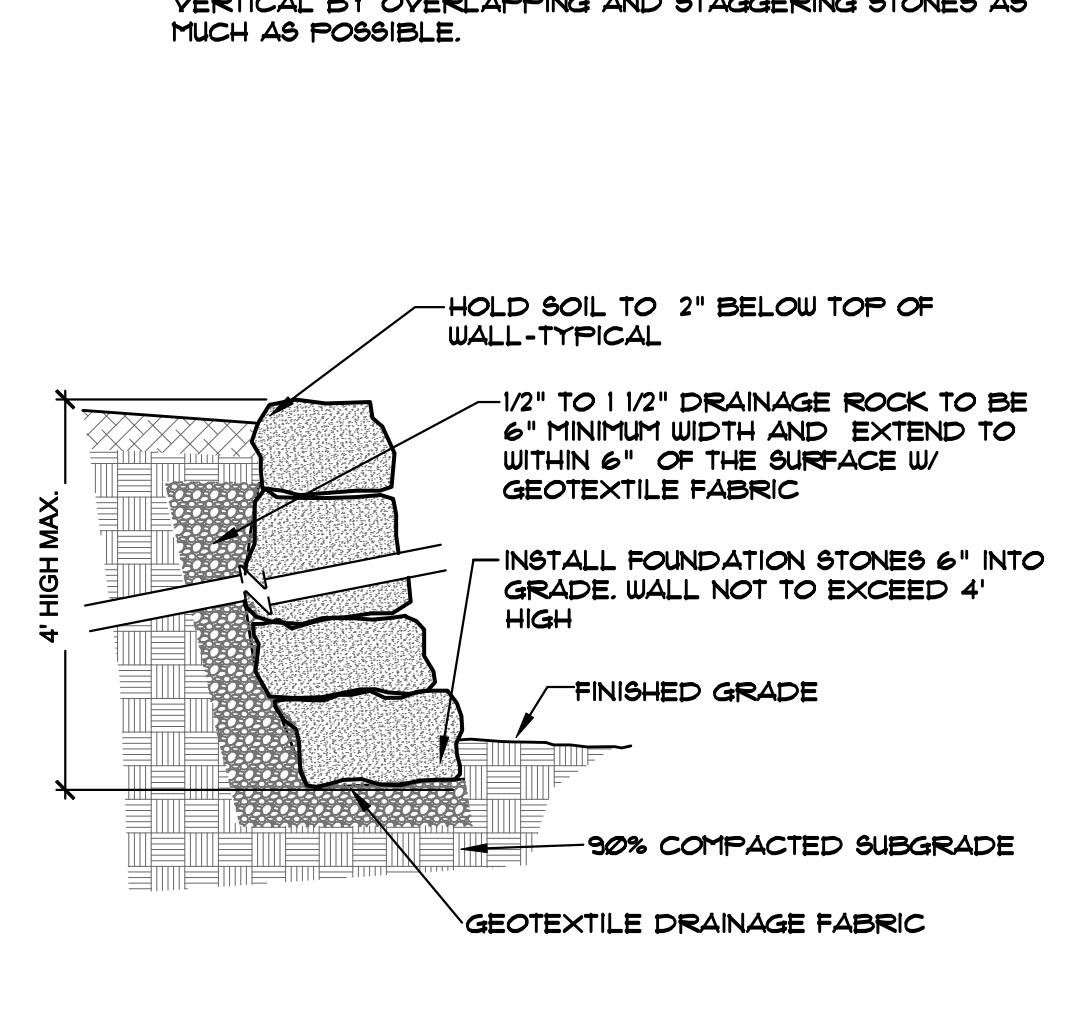
**E TYPICAL PLANT MATERIAL TREATMENT**  
NOT TO SCALE



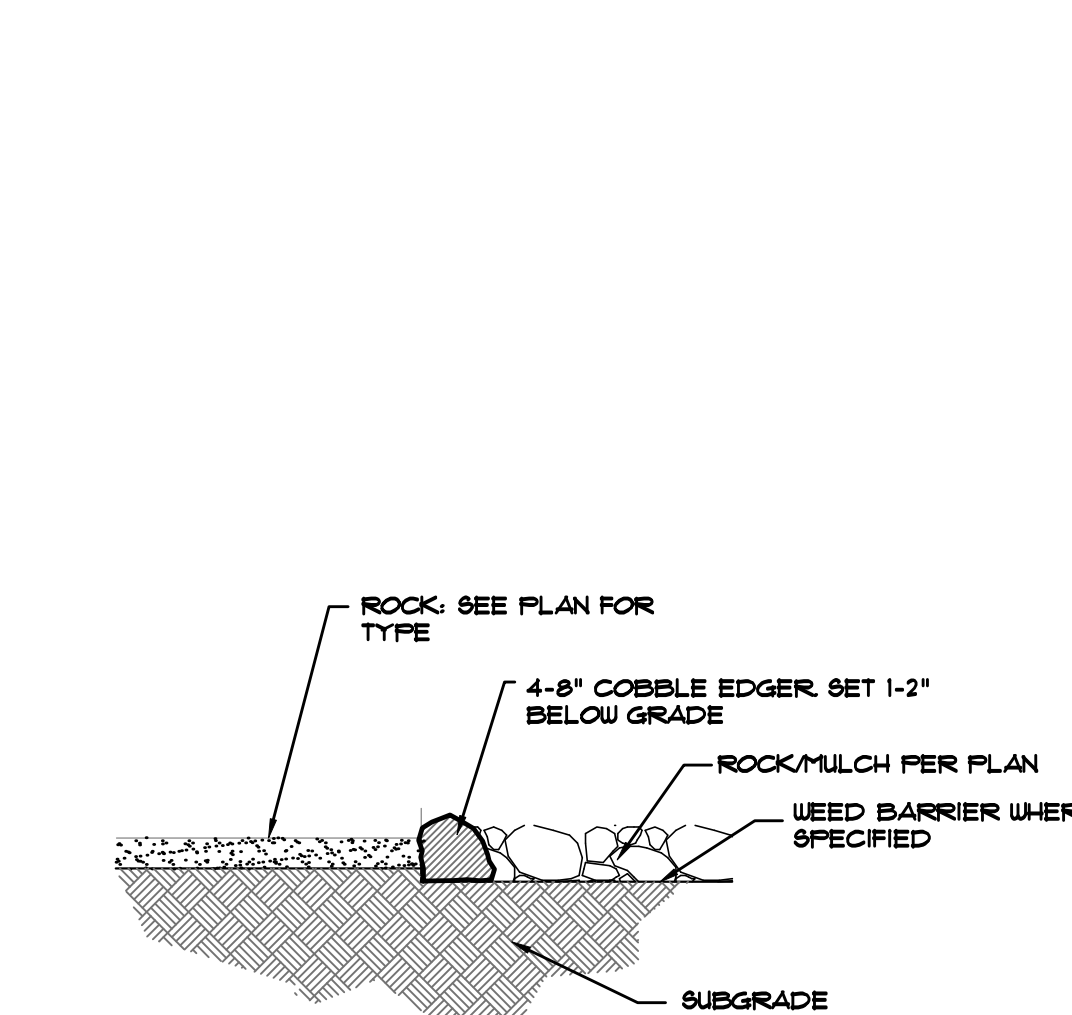
**F PATHWAY SECTION**  
NTS



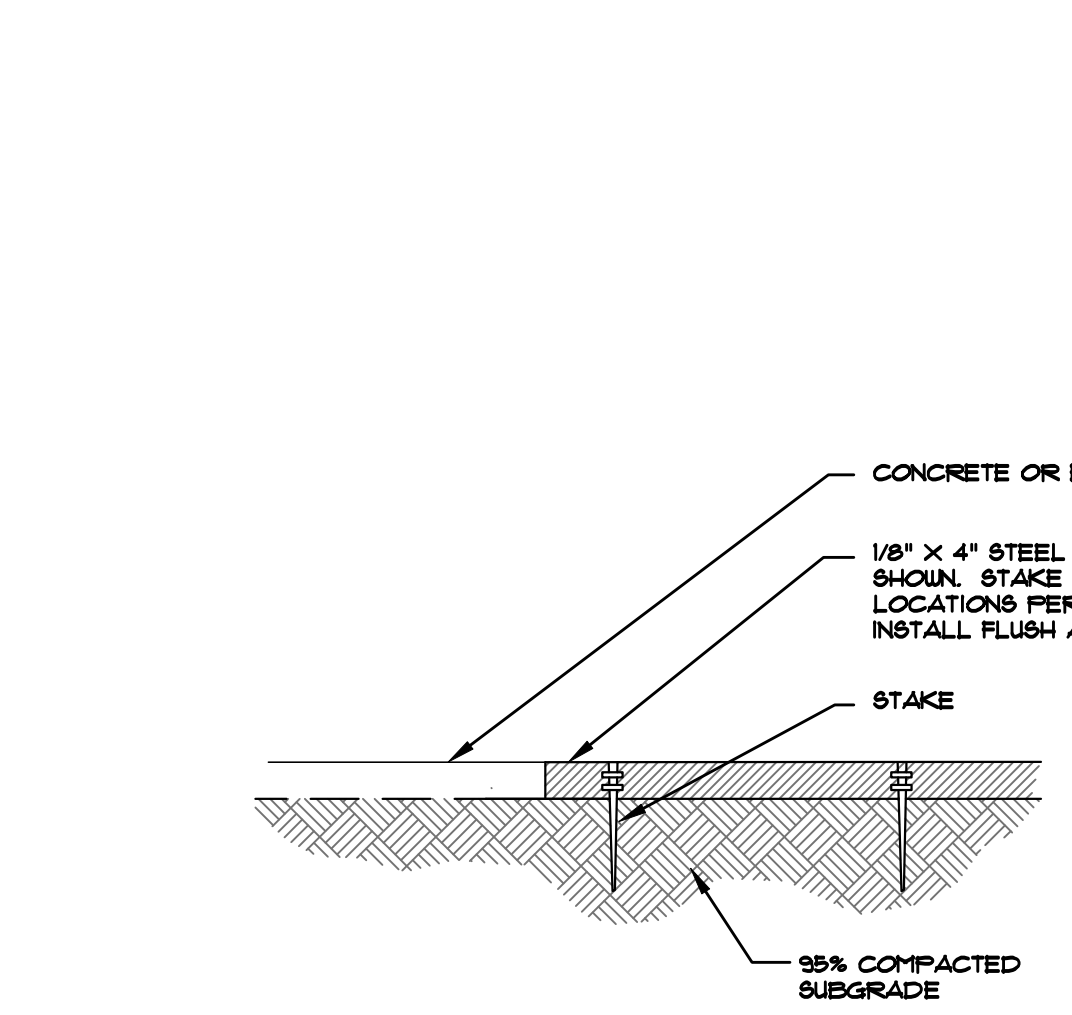
**G CEDAR PRIVACY FENCE DETAIL**  
NOT TO SCALE



**H BOULDER RETAINING WALL DETAIL**  
NOT TO SCALE



**J MULCH/ROCK SECTION**  
NOT TO SCALE



**K STEEL EDGING**  
NOT TO SCALE

- NOTES:
- SELECT THE LARGEST STONES FOR USE AT THE BASE. USE THE FLATTEST STONES ON THE TOP. CHINK VOIDS WITH SMALLER, IRREGULAR SHAPED STONES. VOIDS NOT LARGER THAN 3\"/>



**I CEDAR PRIVACY FENCE SECTION**  
NTS



**L MULCH/ROCK SECTION**  
NOT TO SCALE



**M STEEL EDGING**  
NOT TO SCALE



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	DRAWN BY	JM
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