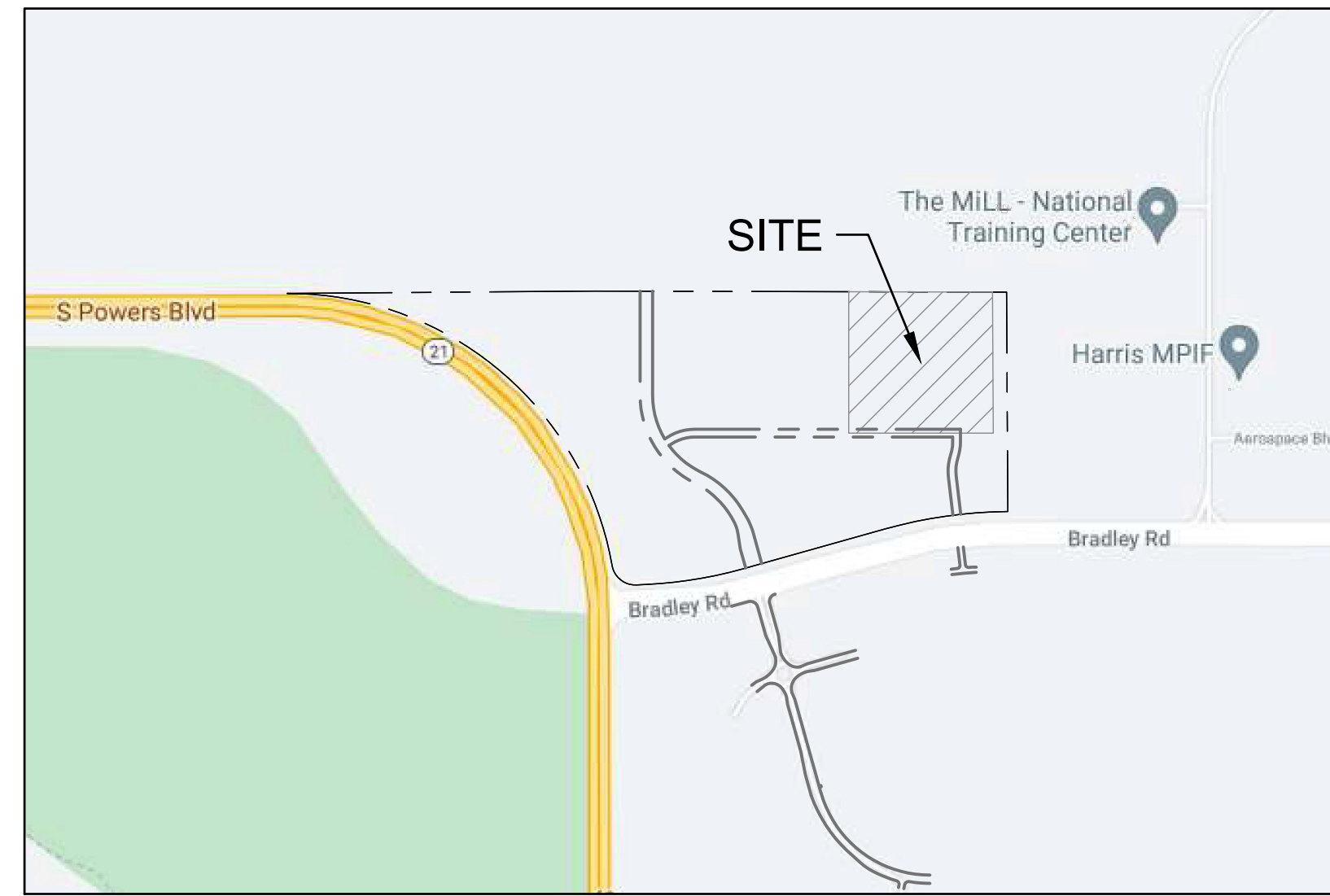
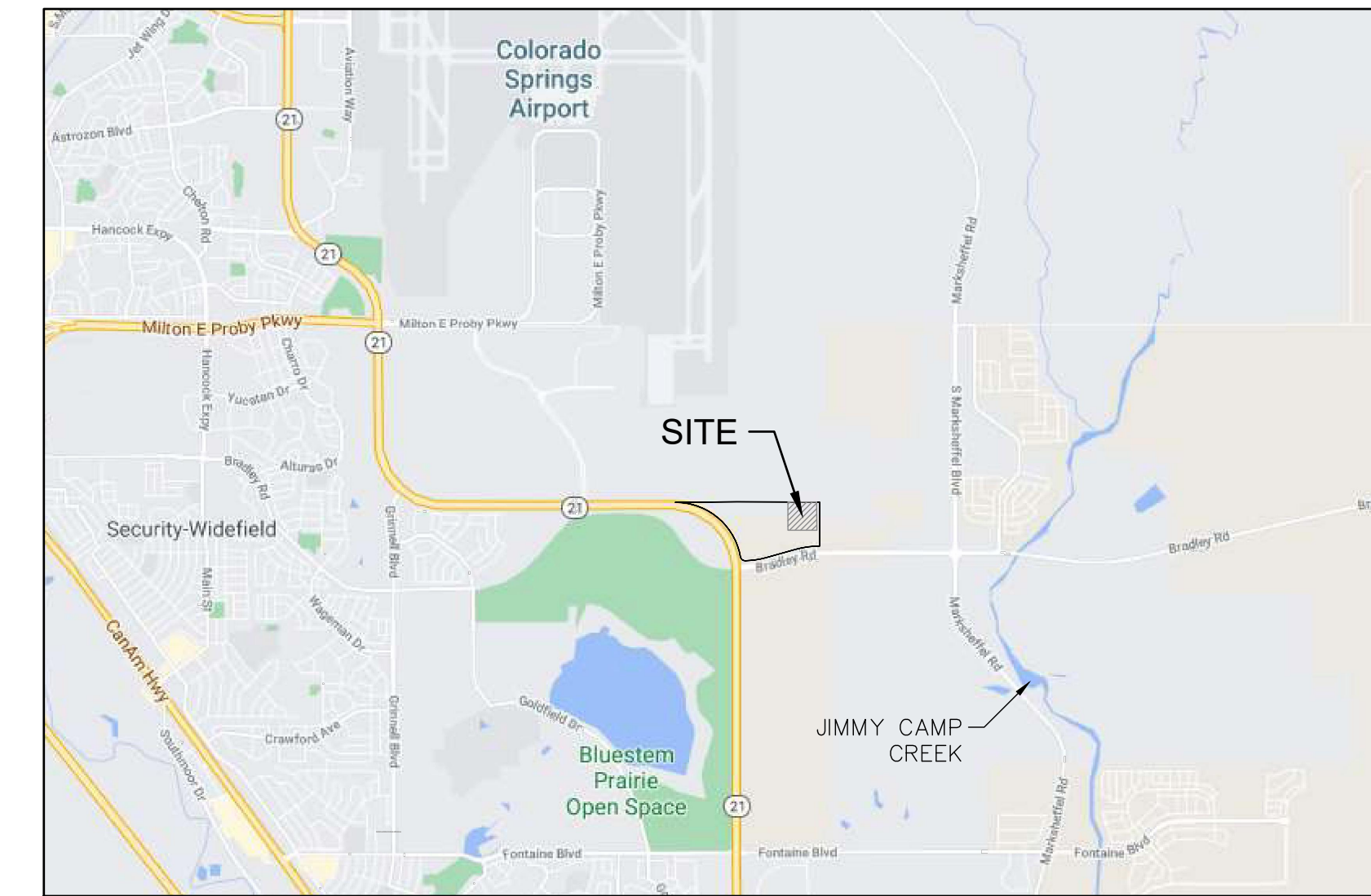


# THE RIDGE AT WATERVIEW NORTH DEVELOPMENT PLAN

LOCATED IN PORTIONS OF SECTIONS 9,  
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO



LOCATION MAP



VICINITY MAP

## LEGAL DESCRIPTION

LEGAL DESCRIPTION (PHI PARCEL)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 1626.44 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°51'23"E A DISTANCE OF 919.75 FEET;

THENCE S00°19'32"E, DEPARTING SAID NORTH LINE, A DISTANCE OF 902.37 FEET;

THENCE N90°00'00"W A DISTANCE OF 201.37 FEET;

THENCE N90°00'00"E A DISTANCE OF 25.00 FEET;

THENCE N90°00'00"W A DISTANCE OF 723.50 FEET;

THENCE N00°00'00"E A DISTANCE OF 879.66 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 815,223 SQUARE FEET OR 18.715 ACRES MORE OR LESS

## BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S8E89°52'3" FROM THE NOR CORNER OF SAID SECTION 9 (2 CAP PLS 17664) TO THE N CORNER OF SAID SECTION 9 (3 V4"ALUM. CAP PLS 10377).

## GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZED WITH THIS POTENTIAL AND RAMIFICATIONS THEREOF.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
- DEVELOPER IS RESPONSIBLE FOR REQUIRED TURN LANE MARKING, STRIPING AND ASSOCIATED TRAFFIC SIGNS.
- THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
- DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
- OPEN SPACES AND PARKING TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT HOME OWNER ASSOCIATION.
- THERE IS NO ON STREET PARKING FOR FIRE LANES. PARKING IS PERMITTED IN DESIGNATED SPACES ONLY.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" ALUM. CAP PLS 10377).
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTENANCE RESPONSIBILITIES SHALL BE THE ASSUMED BY THE OWNER, AND/OR THEIR ASSIGNS.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE INTERSECTION.
- THE METRO DISTRICT WILL BE INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.
- THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USED FOR NAVIGATION OR FLIGHT IN AIR.

## OWNER/DEVELOPER

PHI REAL ESTATE SERVICES LLC  
200 W CITY CENTER DR STE 200  
PUEBLO CO, 81003  
719-584-2800  
CONTACT: NICK PANNUNZIO

## ENGINEER/PLANNER

DAKOTA SPRINGS ENGINEERING, LLC  
31 N. TEJON ST., SUITE 500  
COLORADO SPRINGS, CO 80903  
719-227-7388  
CONTACT: CHARLES K. COTHERN, P.E.

## APPLICANT

DAKOTA SPRINGS ENGINEERING, LLC  
31 N. TEJON ST., SUITE 500  
COLORADO SPRINGS, CO 80903  
719-377-0244

## PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC  
31 N. TEJON ST., SUITE 500  
COLORADO SPRINGS, CO 80903  
719-377-0244

A. LAND DEDICATION FORMULA FOR NEIGHBORHOOD PARKS			
214	X	0.0041	0.88
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT	LAND DEDICATION REQUIREMENT ACRES

B. LAND DEDICATION FORMULA FOR COMMUNITY PARKS			
214	X	0.0049	1.05
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT	LAND DEDICATION REQUIREMENT ACRES

**TOTAL LAND DEDICATION = 1.93 ACRES**

NOTE: LAND DEDICATION OR FEES IN LIEU WILL BE DETERMINED ONCE DETERMINATIONS ARE MADE AT THE MASTER/CONCEPT PLAN LEVEL

## SHEET LIST

NO.	TITLE
1	COVER
2	Details (1 OF 2)
3	Details (2 OF 2)
4	TRACT MAP
5	SITE PLAN
6	GRADING PLAN
7	DETAILED GRADING PLAN - WEST
8	DETAILED GRADING PLAN - EAST
9	MASTER UTILITY PLAN
10	MATER STORM PLAN
11	ELEVATIONS 1 OF 2
12	ELEVATIONS 2 OF 2
L-101	LANDSCAPE SHEET INDEX
L-102	PRELIMINARY LANDSCAPE PLAN P1
L-103	PRELIMINARY LANDSCAPE PLAN P2
L-104	PRELIMINARY LANDSCAPE PLAN P3
L-105	PRELIMINARY LANDSCAPE PLAN P4
L-106	PRELIMINARY LANDSCAPE PLAN P5
L-107	PRELIMINARY LANDSCAPE PLAN P6
L-108	LANDSCAPE NOTES
L-109	LANDSCAPE DETAILS

TRACT LIST		
PARCEL	AREA (SF)	USE
TRACT A1	99667.92	OPEN SPACE
TRACT A2	50161.38	OPEN SPACE
TRACT B1	25915.77	OPEN SPACE AND PARKING
TRACT B2	25915.78	OPEN SPACE AND PARKING
TRACT C	51831.55	OPENS SPACE AND PARKING
TRACT D	51831.55	OPENS SPACE AND PARKING
TRACT E1	19016.92	OPENS SPACE
TRACT E2	5456.80	OPEN SPACE
TRACT F2	25879.40	ROW

## OPEN SPACE CALCULATIONS

REQUIRED: (MIN LOT AREA = 1,500 S.F. PER UNIT)	
214 UNITS	321,000 SF
35% LOT COVERAGE	-112,350 SF
TOTAL REQ'D	208,650 SF

PROVIDED:	
TOTAL AREA	815,223.14 SF
BUILDING FOOTPRINT	-244,593.83 SF
PAVING AND SIDEWALKS	-253,654.91 SF
TOTAL OPEN SPACE	316,974.40 SF

## SITE INFORMATION

**FLOODPLAIN STATEMENT:**  
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 08041C0768G (EFFECTIVE DATE DECEMBER 7, 2018), THIS PARCEL IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN.

**GEOLOGIC HAZARD STATEMENT:**  
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF GEOLOGIC HAZARD REPORTS PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 15, 2020, OCTOBER 1, 2020, AND JULY 15, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD AND ENGINEERED MITIGATION: EXPANSIVE SOILS MAY BE MITIGATED PRIOR TO AND DURING CONSTRUCTION BY OVEREXCAVATION AND DRILLED PIER FOUNDATIONS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE \_\_\_\_\_ OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

**SITE ADDRESS:** TBD

**SCHEDULE #:** 5500000441

**ZONING:** R-5 AO

**PROPOSED USE:** MULTIFAMILY - TOWNHOMES

**GROSS DENSITY:** 11.50 DU/AC

**MAXIMUM HEIGHT:** 50 FT

**MINIMUM LOT AREA:** 1550 SF

**MINIMUM LOT WIDTH:** 21'-3"

**SITE AREA (GROSS):** 815,223.14 S.F. (18.71 ACRES)

**TOTAL NO. OF UNITS:** 214

**SCHEDULE OF DEVELOPMENT:** END 2023

### PARKING:

2 SPACES PER UNIT

ADDITIONAL PARKING 1 SPACE PER 3 UNITS

214 ÷ 3 = 71.3 (72) SPACES

### TOTAL LOT COVERAGE:

BUILDINGS:	46.26%
PAVING & SIDEWALKS:	17.82%
OPEN SPACE:	35.92%
TOTAL =	100.0%

**SETBACK:** ALL SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

**R-5:**

FRONT: 20 FT

BACK: 25 FT

SIDE: 5 FT

HEIGHT: 45 FT

NOTE: APPLIES TO THE PERIPHERY OF THE DEVELOPMENT PROJECT AND DOES NOT APPLY WHEN PLATTING AROUND INDIVIDUAL UNIT(S) OR PLATTING ALONG A COMMON WALL.

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



DESIGNED BY: JJM DATE: 7.28.23  
DRAWN BY: JAZ DATE: 8.3.23  
CHECKED BY: DATE:

THE RIDGE AT WATERVIEW NORTH

DEVELOPMENT PLAN  
COVER

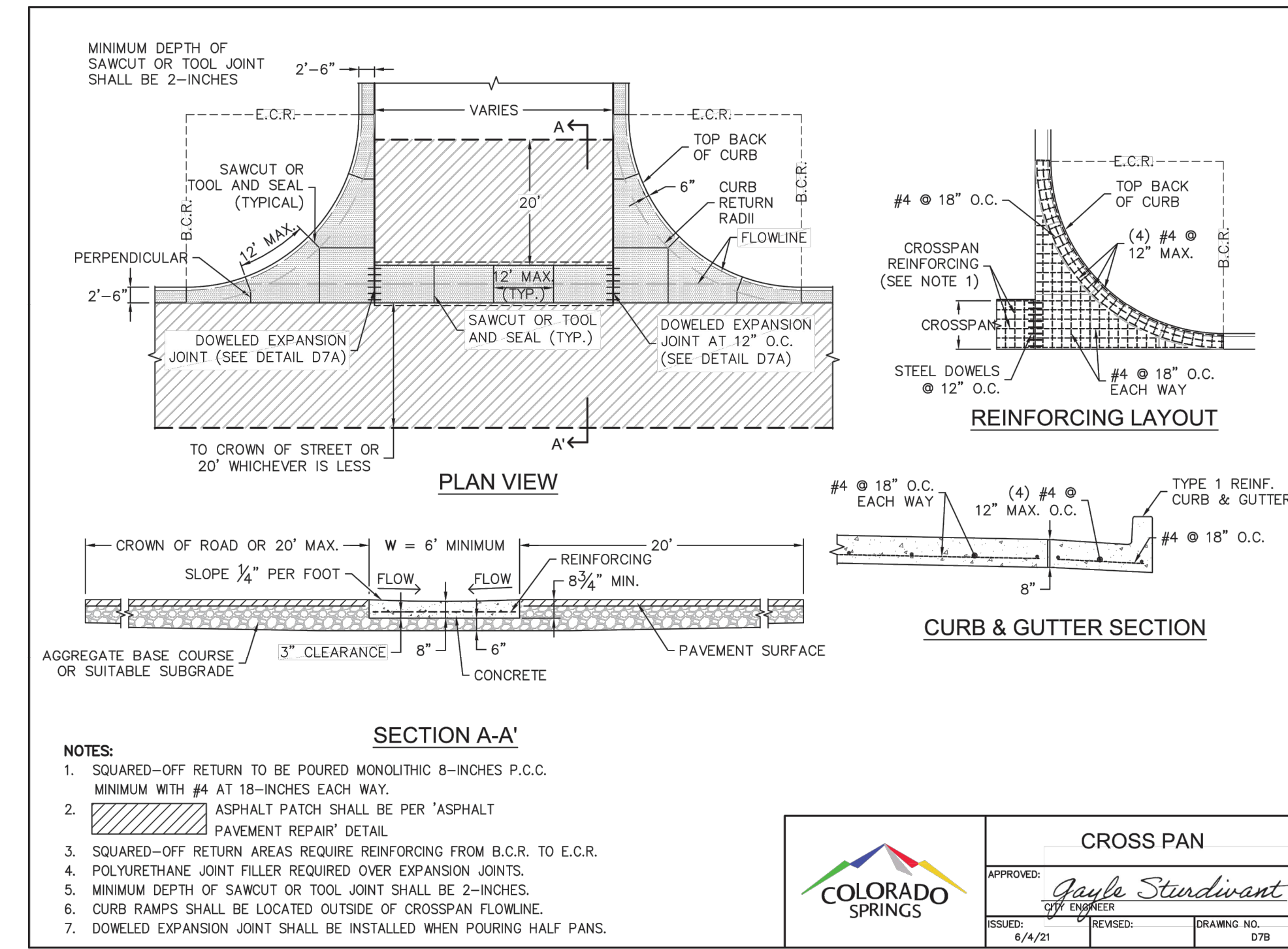
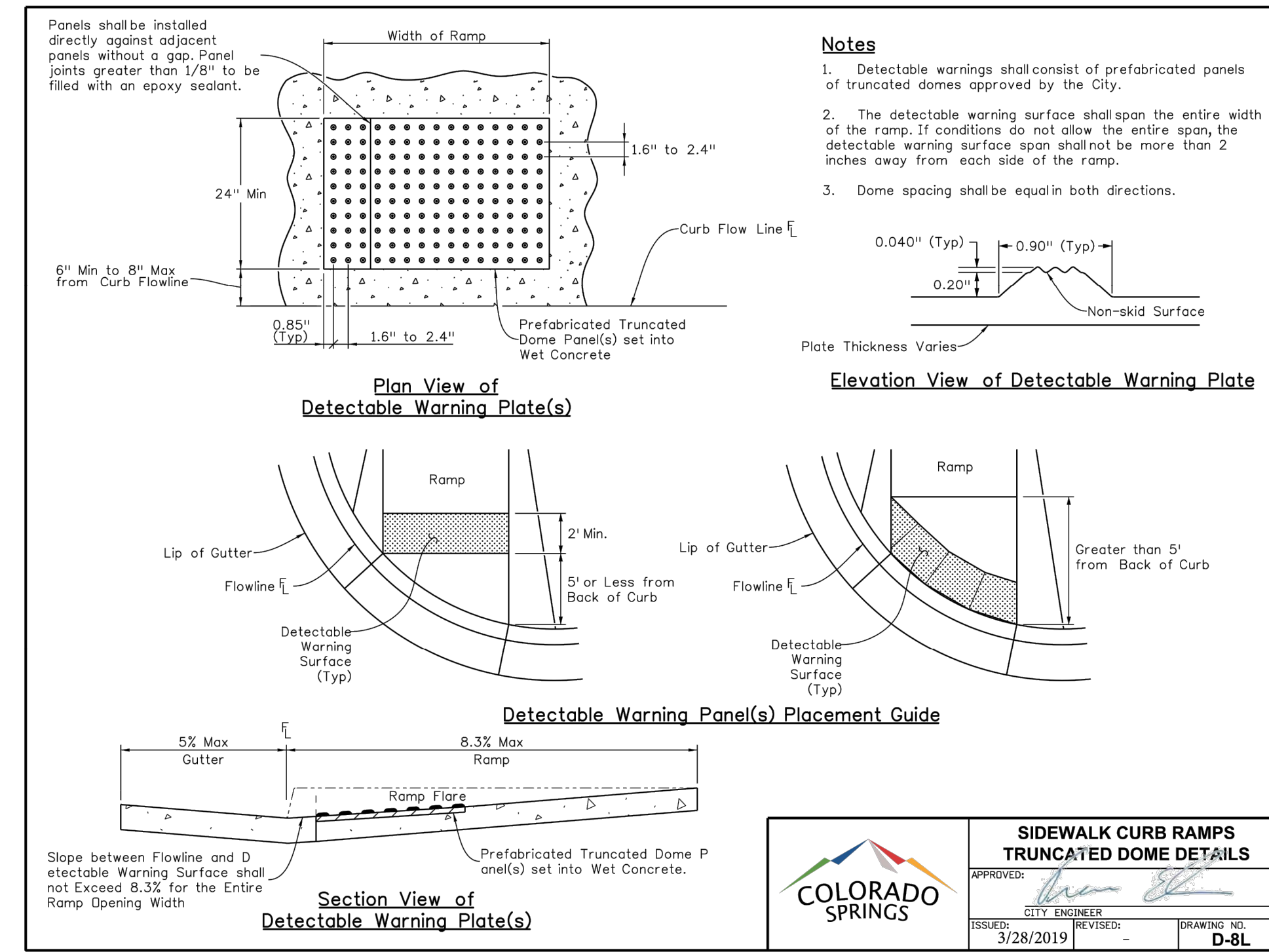
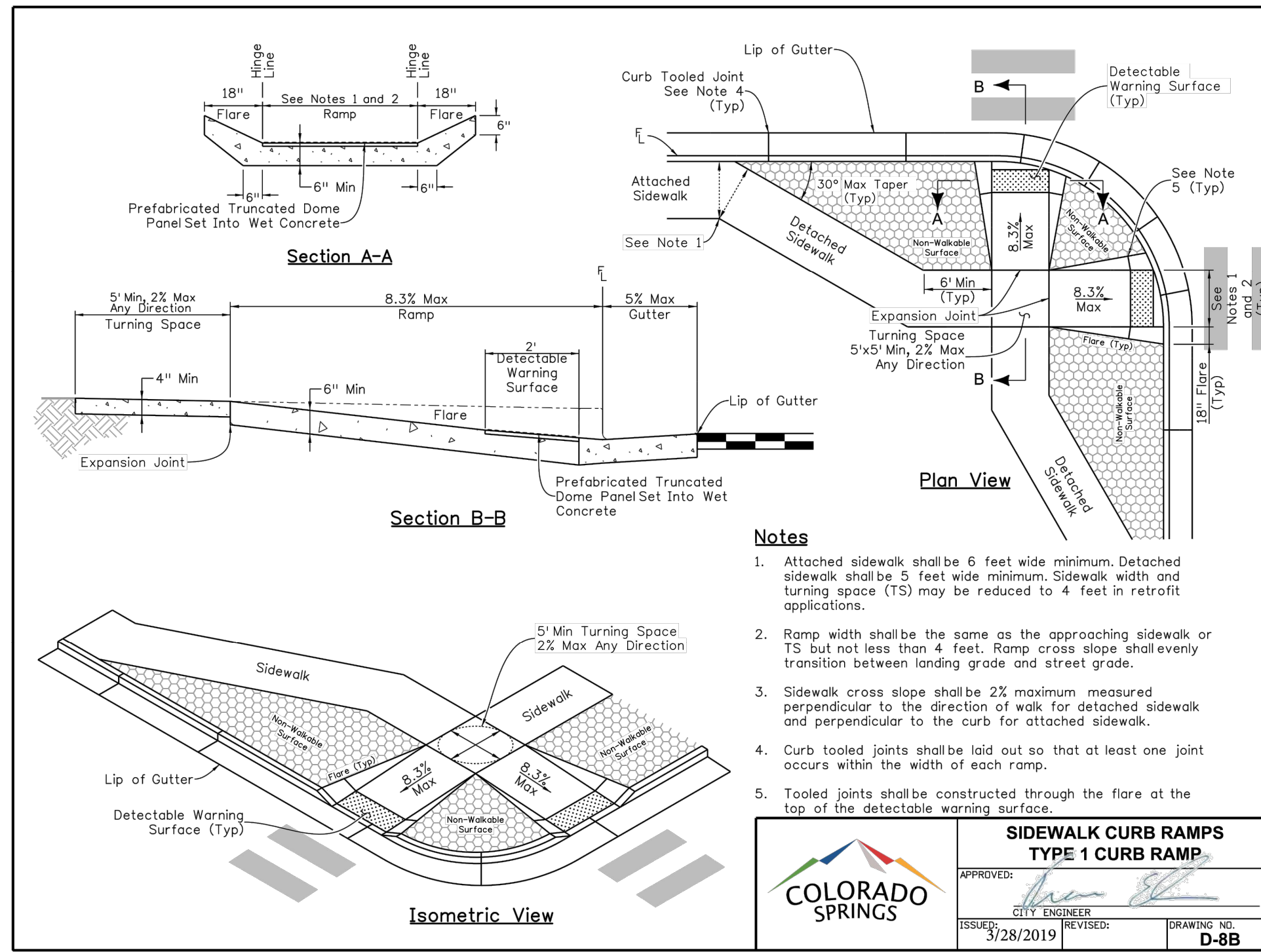
REVISIONS:  
NO. DESCRIPTION  
DATE

PROJECT NUMBER:  
0219-05.01

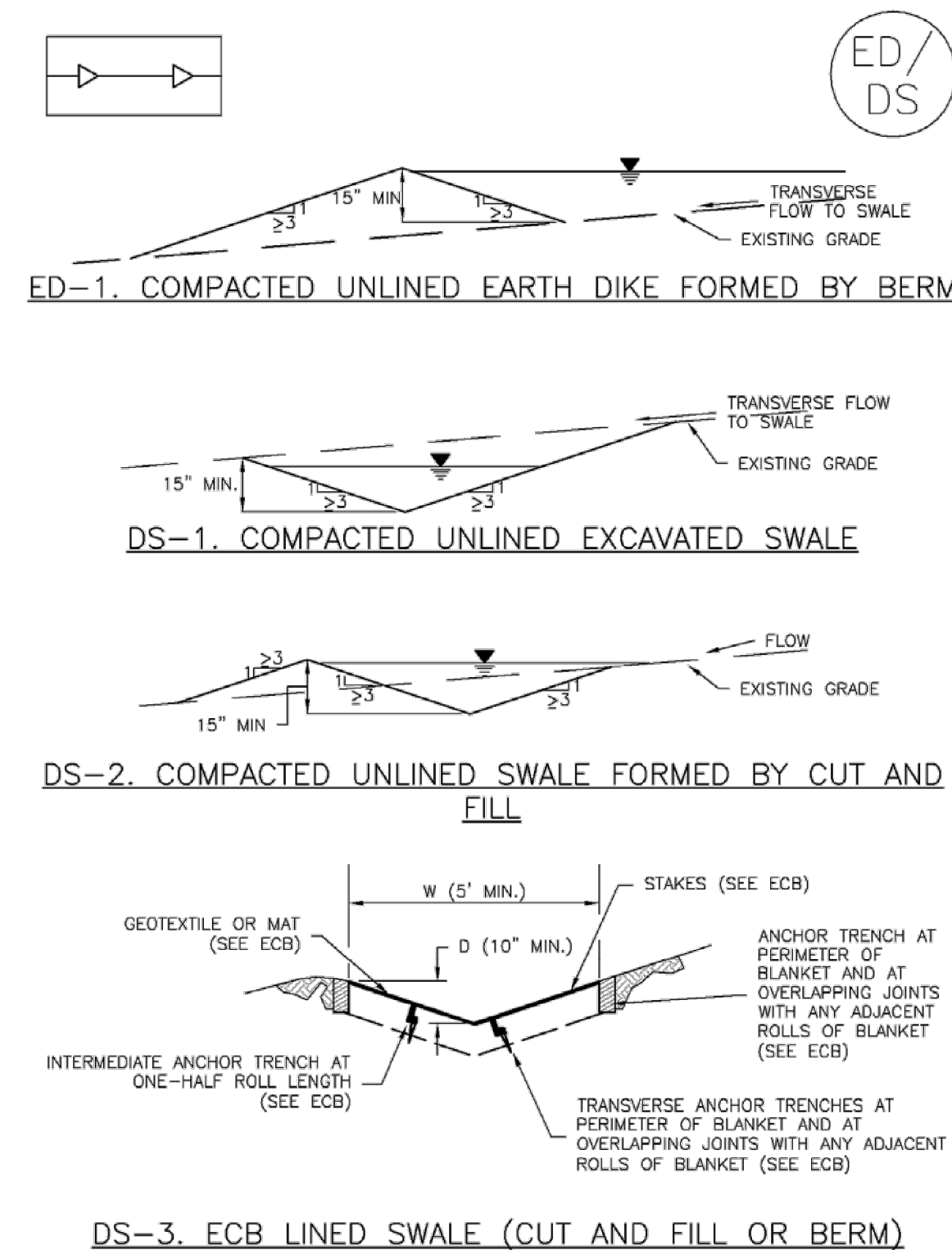
SHEET  
1 OF 21

1 OF 21

1 OF 21

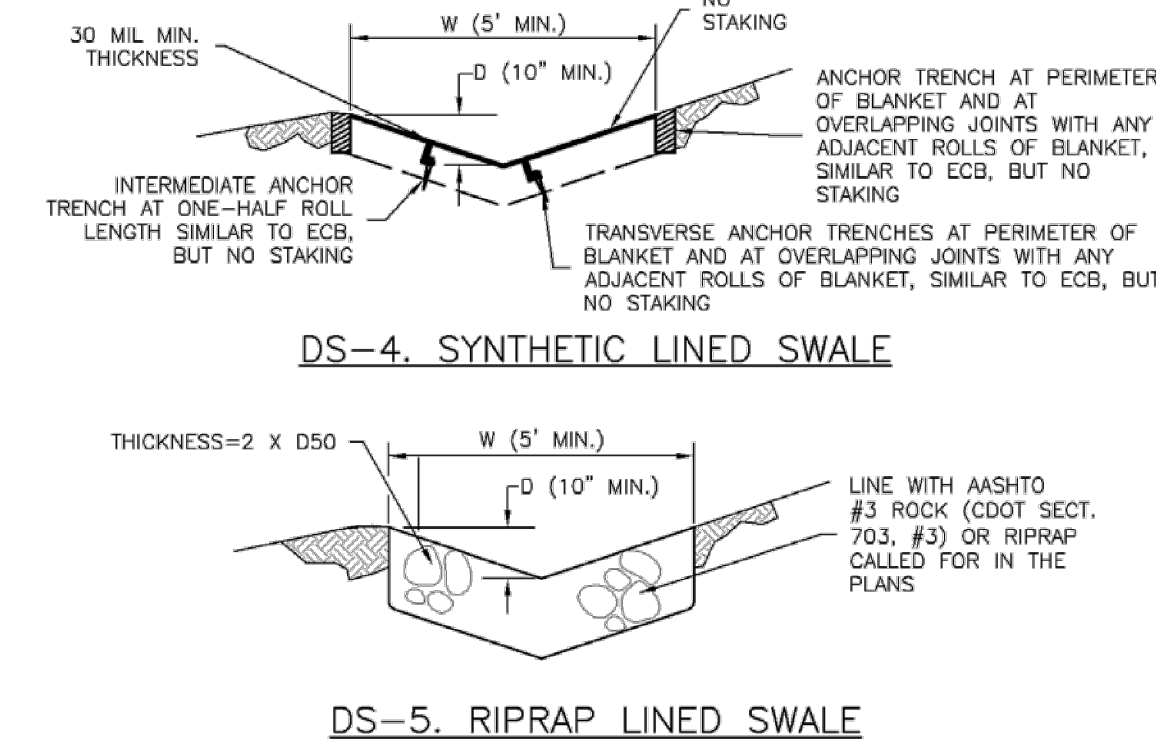


**Earth Dikes and Drainage Swales (ED/DS) EC-10**



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

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



- EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES**
- SEE SITE PLAN FOR:
    - LOCATION OF DIVERSION SWALE
    - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
    - LENGTH OF EACH SWALE.
    - DEPTH, D, AND WIDTH, W DIMENSIONS.
    - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
    - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
  - SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
  - EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
  - EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
  - SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
  - FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
  - WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

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

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

**EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
  - WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**THE RIDGE AT WATERVIEW NORTH**

**DEVELOPMENT PLAN  
DETAILS (1 OF 2)**

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

PROJECT NUMBER: 0219-05.01

SHEET 2 OF 21

DESIGNED BY: JMM DATE: 7.28.23

DRAWN BY: JAZ DATE: 8.3.23

CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: VERT: \_\_\_\_\_

STATION: \_\_\_\_\_

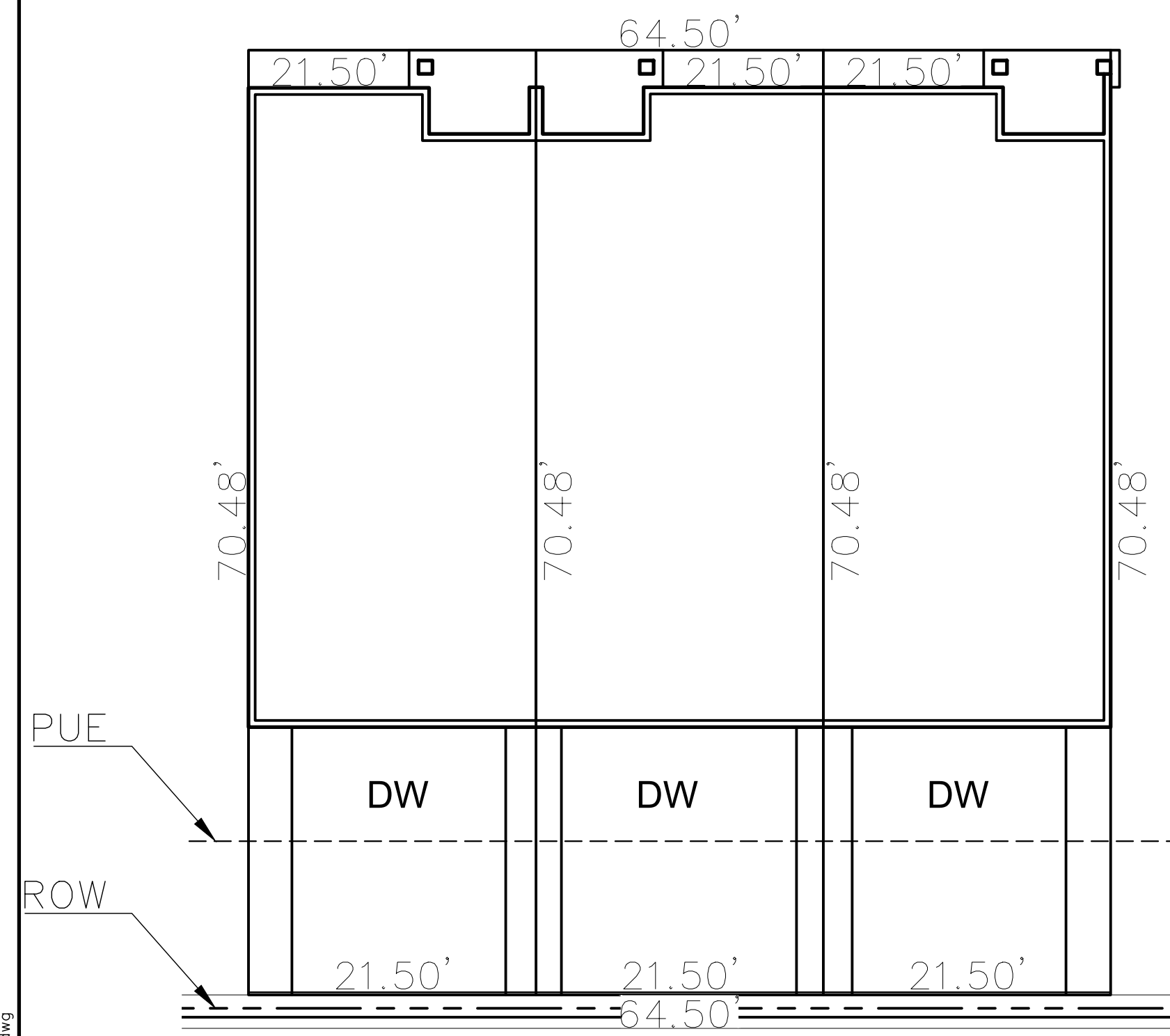
FROM: \_\_\_\_\_

TO: \_\_\_\_\_

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

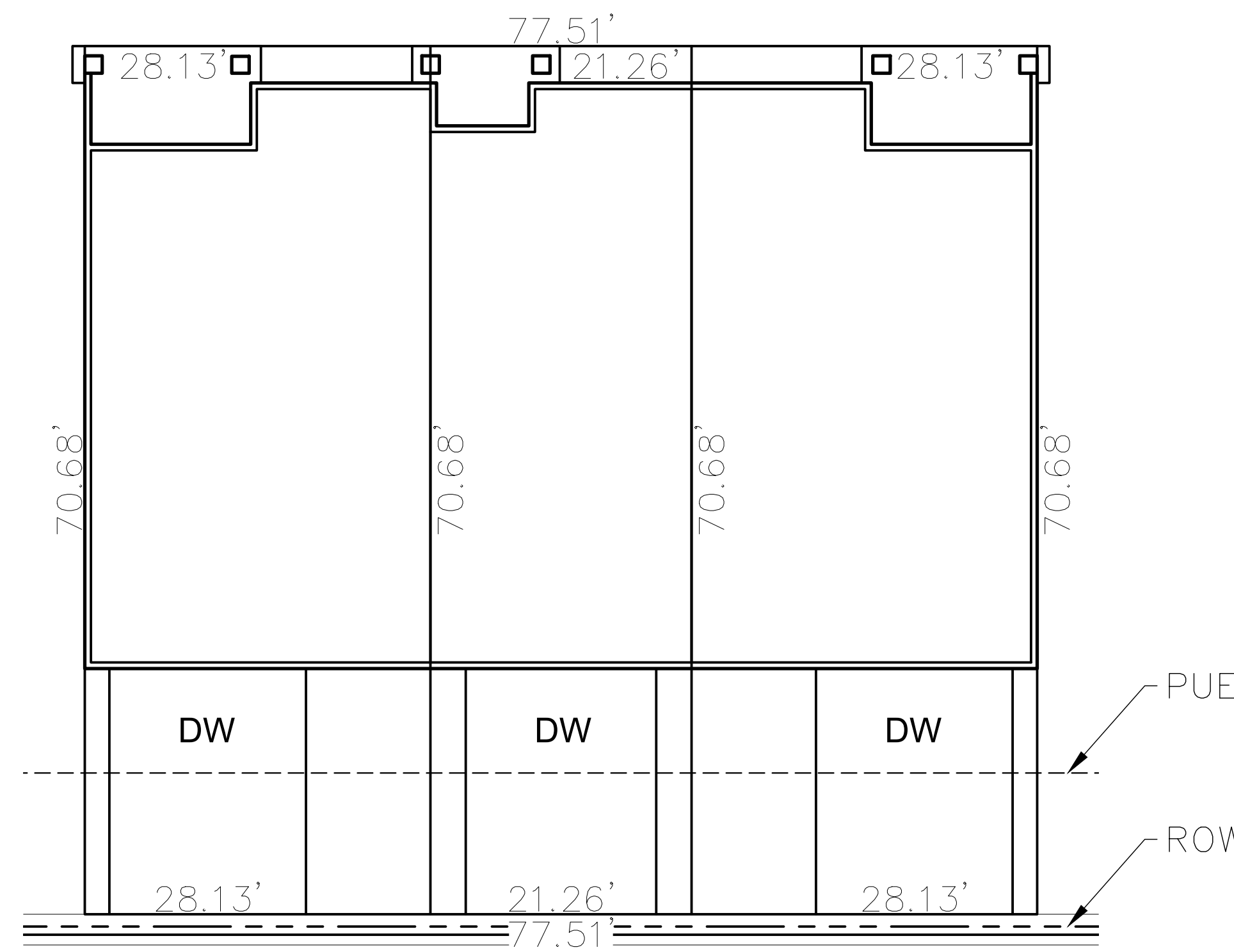
Dakota Springs Engineering  
 Engineering Consultants  
 311 N. TEJON, SUITE 518  
 COLORADO SPRINGS, CO 80903  
 P: (719) 447-3887 F: (719) 447-3932

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



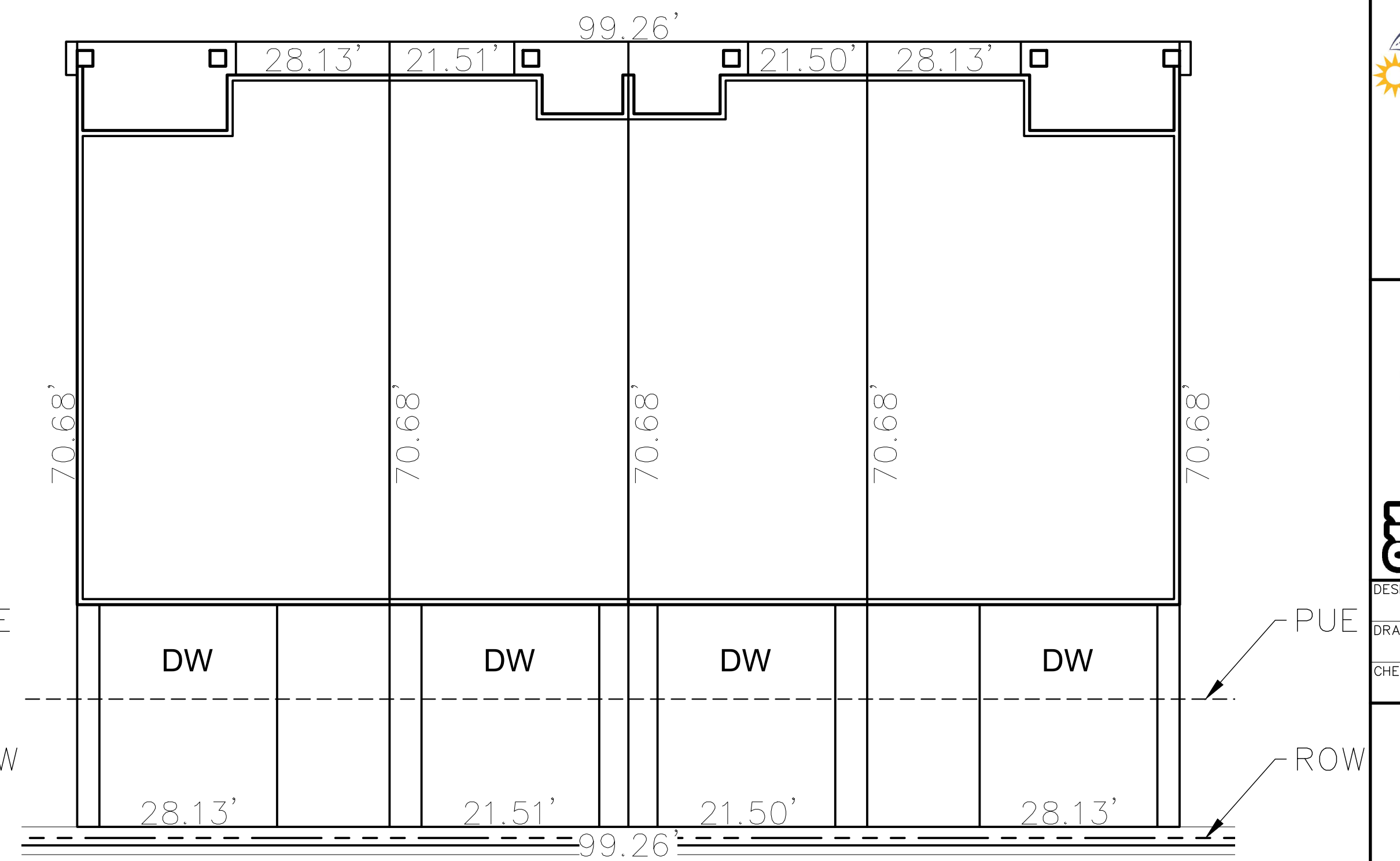
**TOWN HOME (3 UNITS SMALL)**

SCALE : 1"= 10'



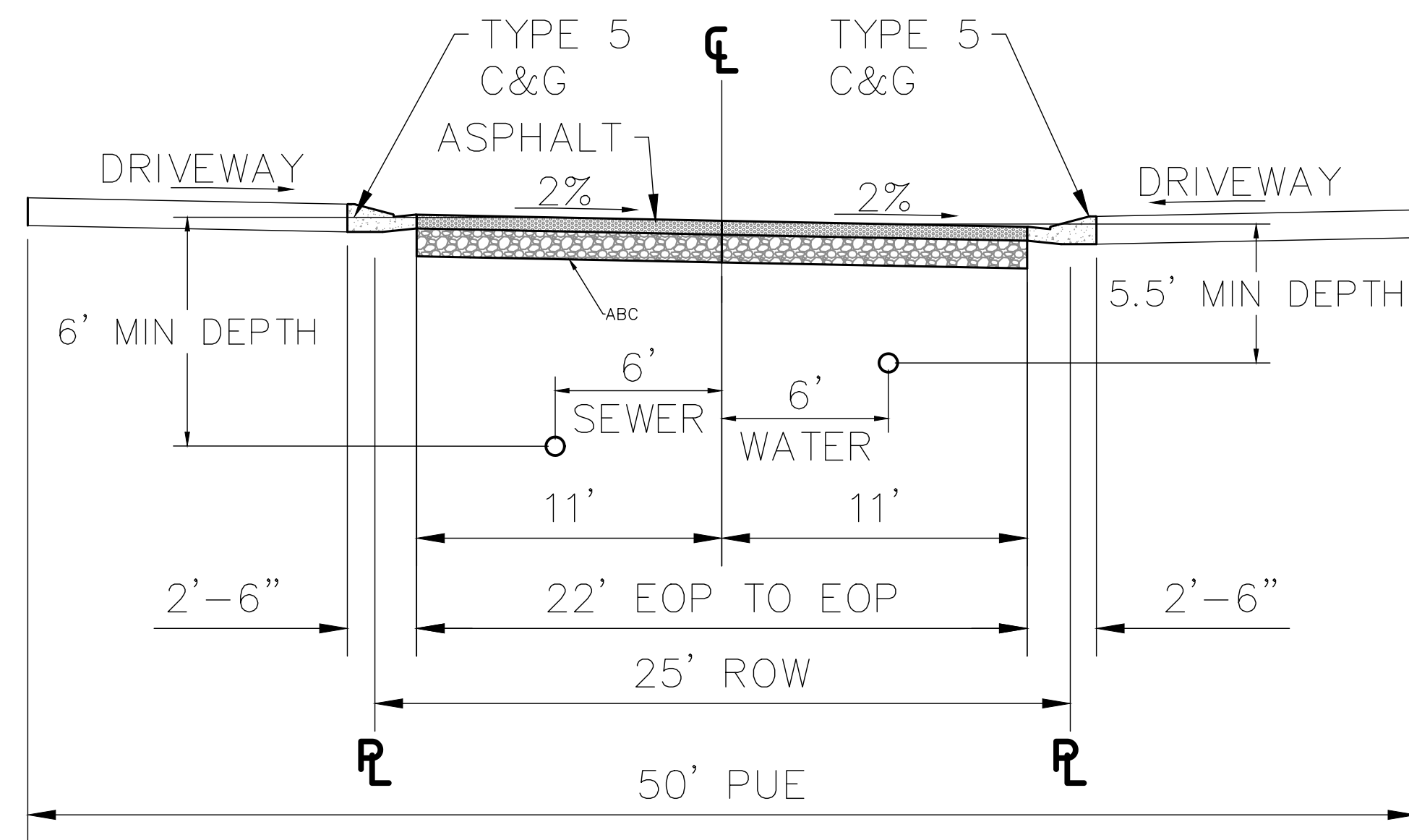
**TOWN HOME (3 UNITS LARGE)**

SCALE : 1"= 10'



**TOWN HOME (4 UNITS)**

SCALE : 1"= 10'

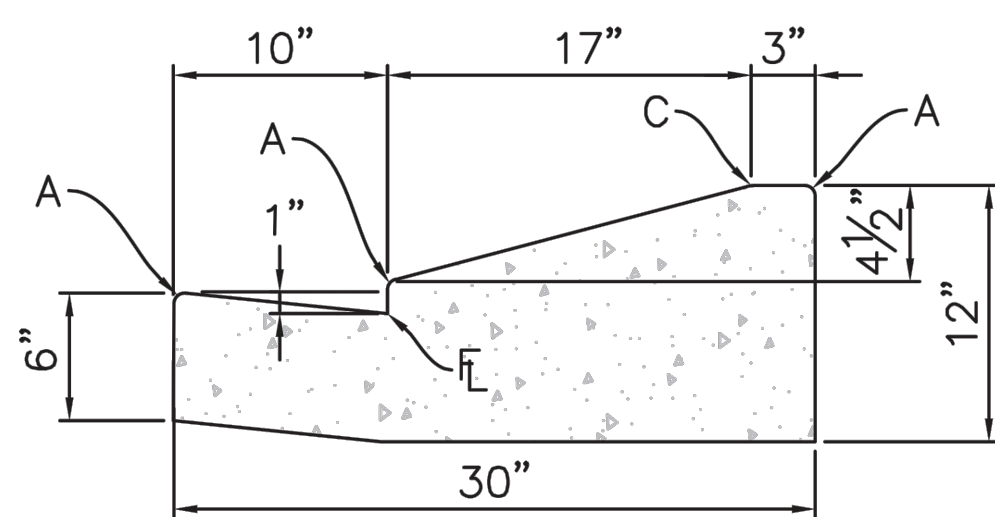


**TYPICAL SECTION**

(PUBLIC RESIDENTIAL ALLEY)

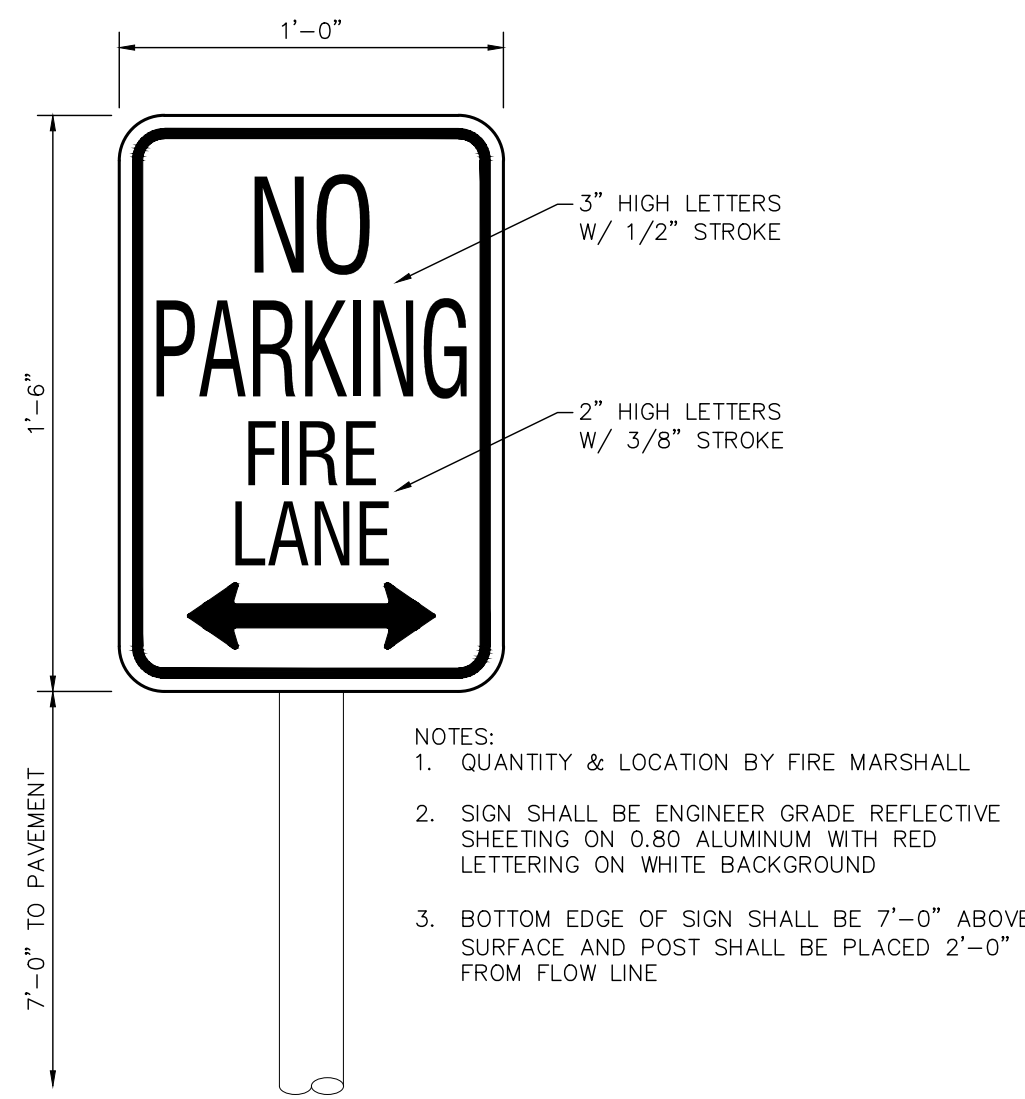
'J' ST., 'K' ST., 'L' ST., 'M' ST., 'N' ST., AND 'O' ST.

SCALE : NTS



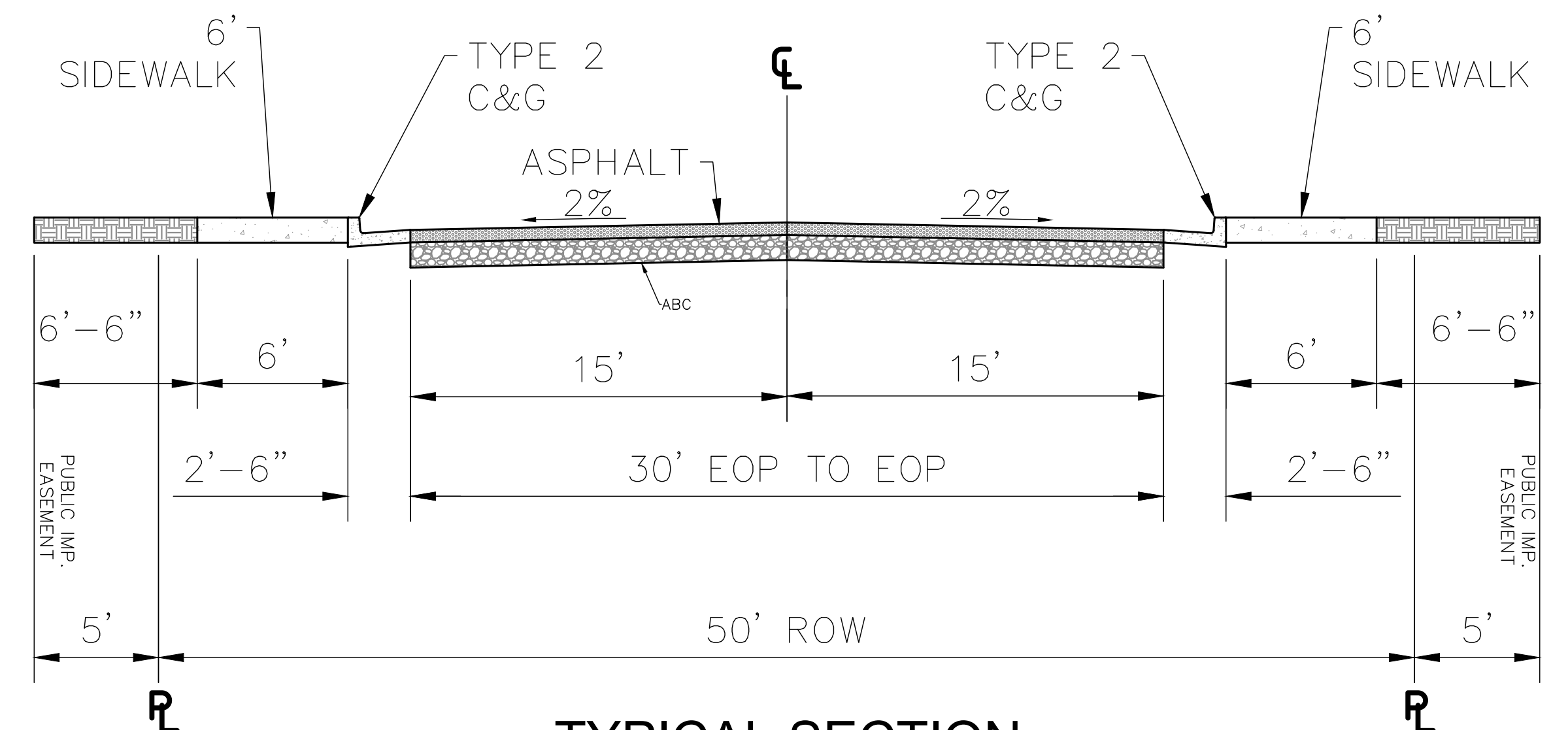
**TYPE 5**

RESIDENTIAL CURB & GUTTER ONLY



**FIRE LANE SIGN DETAIL**

NOT TO SCALE

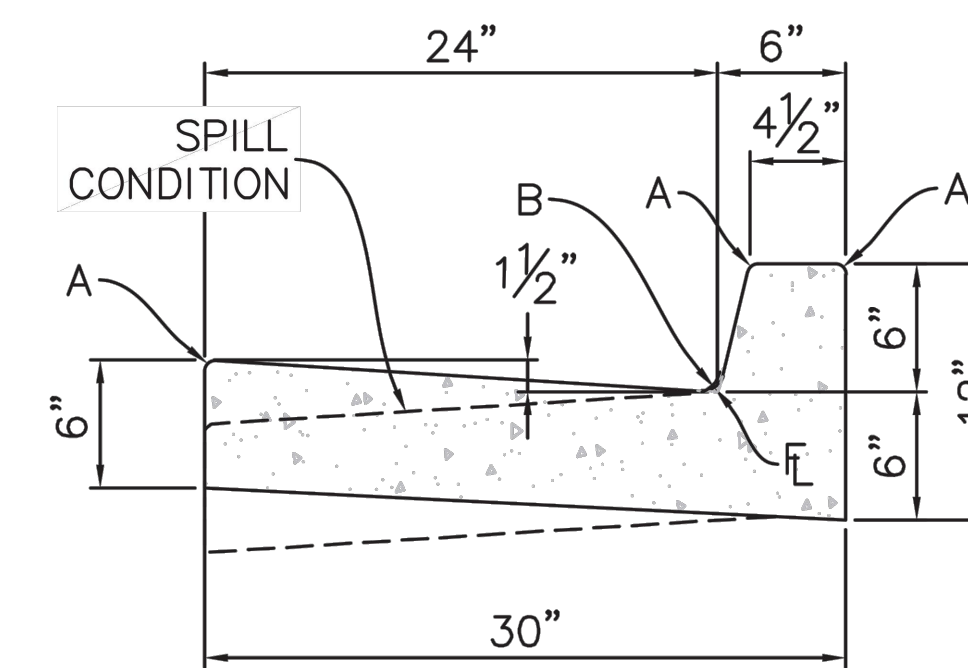


**TYPICAL SECTION**

(RESIDENTIAL LOCAL STREET)

BLACKMER ST.

SCALE : NTS



**TYPE 2**

6" VERTICAL

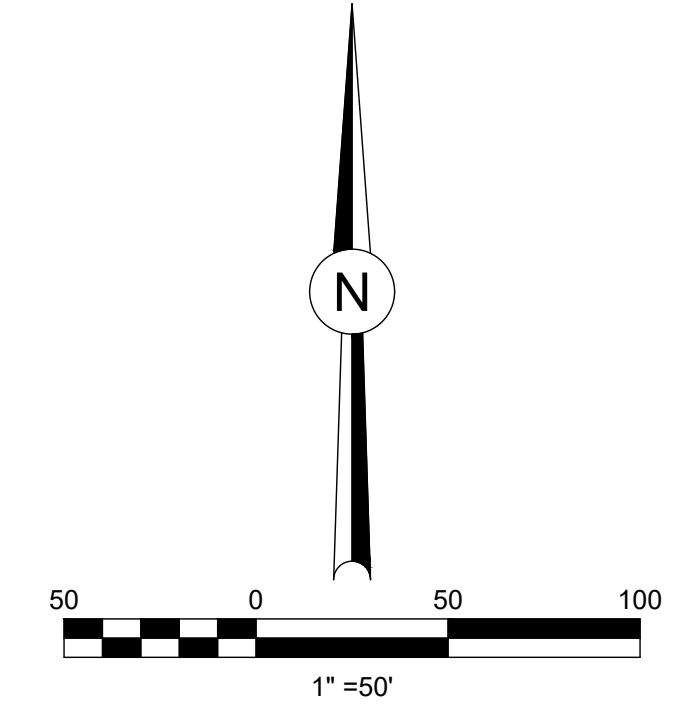
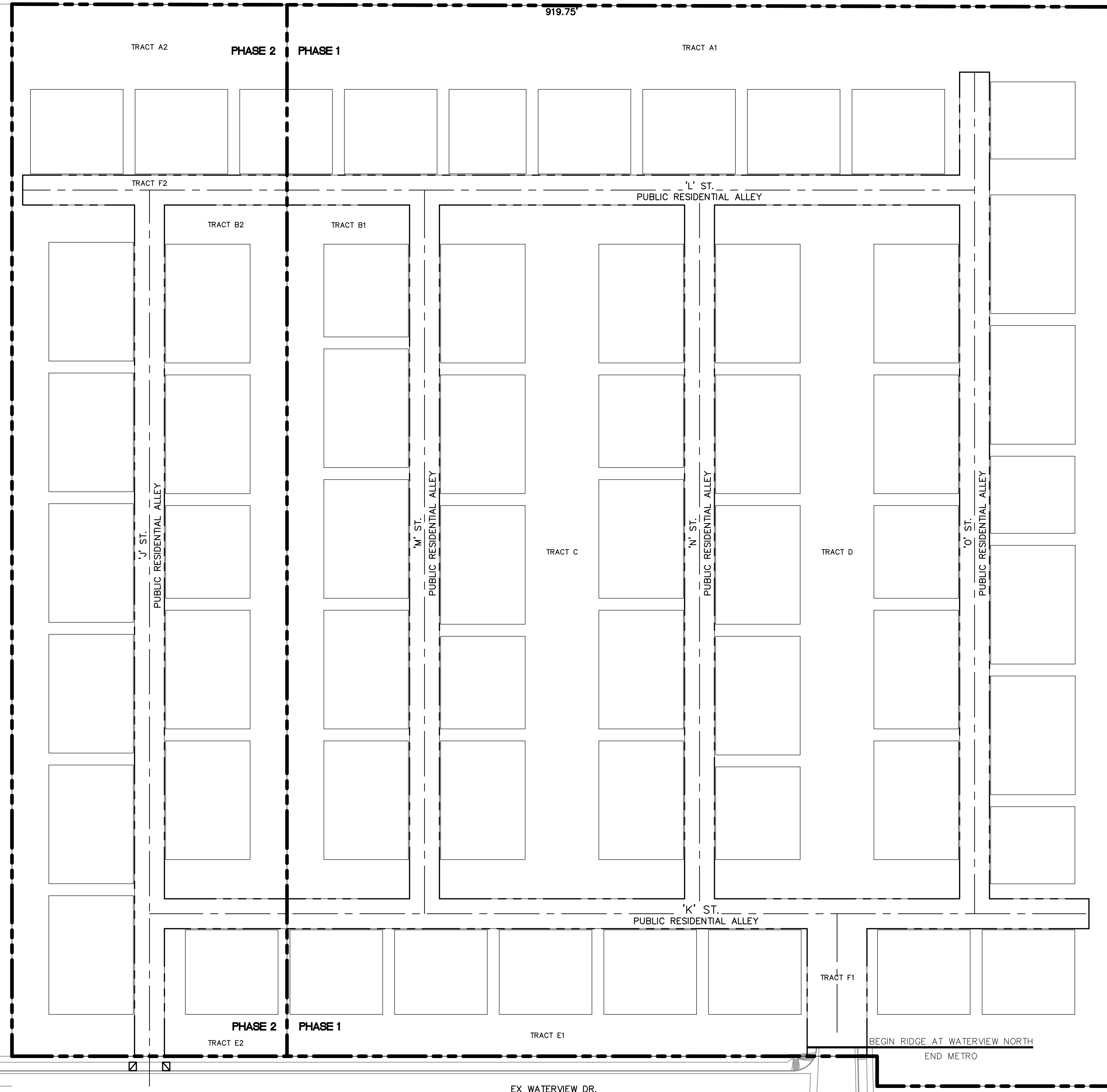
**PRELIMINARY  
NOT FOR CONSTRUCTION**

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

CITY OF COLORADO SPRINGS  
 TAX ID: 5500000430  
 CURRENT LAND USE:  
 VACANT / GRAZING

TAX ID: 5500000454  
 ZONE: R-5  
 AREA = 416409.590 SF  
 9.559 AC

TAX ID: 5500000456  
 ZONE: R-2  
 AREA = 1025310.344 SF  
 23.538 AC



MARKSHEFFEL-WOODMEN  
 INVEST, LLC  
 TAX ID: 5504401002  
 CURRENT LAND USE:  
 VACANT/GRAZING

TRACT LIST		
PARCEL	AREA (SF)	USE
TRACT A1	99597.08	OPEN SPACE
TRACT A2	50161.38	OPEN SPACE
TRACT B1	25915.77	OPEN SPACE AND PARKING
TRACT B2	25915.78	OPEN SPACE AND PARKING
TRACT C	51831.55	OPEN SPACE AND PARKING
TRACT D	51831.55	OPEN SPACE AND PARKING
TRACT E1	19016.92	OPEN SPACE
TRACT E2	5456.80	OPEN SPACE
TRACT F1	82440.27	ROW
TRACT F2	25879.40	ROW

COLORADO CENTRE  
 METRO DISTRICT  
 TAX ID: 5509101001  
 CURRENT LAND USE:  
 VACANT/GRAZING

Z:\0001-Dakota Springs\02-Waterview Partners\02-Waterview North Site\01-Premise Homes-PHI-The Site\CAD\PlanSheets\Final Engineering\Shared Sheets\WN-Phil-Site Plan-colorized.dwg

NOT A PART  
CITY OF COLORADO SPRINGS  
TAX ID: 5500000430  
CURRENT LAND USE:  
VACANT / GRAZING

S89°51'23"E 2638.19'

50.00' PUE

5.00' BUILDING SETBACK

30.00' DRAINAGE EASEMENT

50' PUE

25' R/W

PHASE 2

PHASE 1

5.00' BUILDING SETBACK

J ST.  
PUBLIC RESIDENTIAL ALLEY

M ST.  
PUBLIC RESIDENTIAL ALLEY

N ST.  
PUBLIC RESIDENTIAL ALLEY

O ST.  
PUBLIC RESIDENTIAL ALLEY

1' ST.  
PUBLIC RESIDENTIAL ALLEY

K ST.  
PUBLIC RESIDENTIAL ALLEY

L ST.  
PUBLIC RESIDENTIAL ALLEY

M ST.  
PUBLIC RESIDENTIAL ALLEY

N ST.  
PUBLIC RESIDENTIAL ALLEY

O ST.  
PUBLIC RESIDENTIAL ALLEY

12 SPACES @ 9'x20'

5' CONCRETE SIDEWALKS (TYP.)

5' CONCRETE SIDEWALKS (TYP.)

5' CONCRETE SIDEWALKS (TYP.)

5' CONCRETE SIDEWALKS (TYP.)

5' CONCRETE SIDEWALKS (TYP.)

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5' CONCRETE SIDEWALKS (TYP.)

5' CONCRETE SIDEWALKS (TYP.)

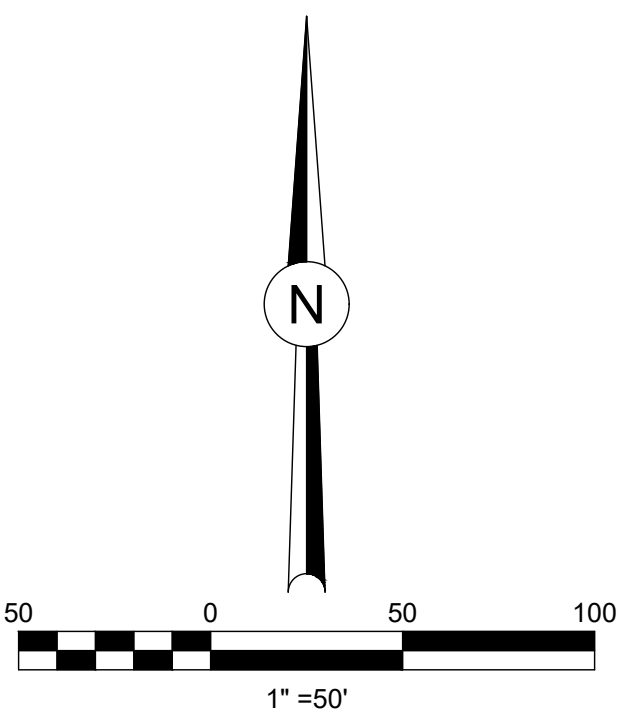
5' CONCRETE SIDEWALKS (TYP.)

MAILBOX KIOSK

MAILBOX KIOSK

MAILBOX KIOSK

MAILBOX KIOSK



NOT A PART  
MARKSHEFFEL-WOODMEN  
INVEST, LLC  
TAX ID: 5504401002  
CURRENT LAND USE:  
VACANT/GRAZING

CITY BOUNDARY

NOT A PART  
COLORADO CENTRE  
METRO DISTRICT  
TAX ID: 5509101001  
CURRENT LAND USE:  
VACANT/GRAZING

NOT A PART  
TAX ID: 5500000454  
ZONE: R-5  
AREA = 416409.590 SF  
9.559 AC

REMOVE C&G  
ADD DRIVEWAY

REMOVE C&G  
ADD DRIVEWAY

NOT A PART  
TAX ID: 5500000456  
ZONE: R-2  
AREA = 1025310.344 SF  
23.538 AC

EX WATERVIEW DR.  
(COLLECTOR - 67' R.O.W.)

EX. BLACKMER ST.  
(COLLECTOR - 67' R.O.W.)

NEIGHBORHOOD RETENTION POND

30.00' DRAINAGE EASEMENT

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

DESIGNED BY: JMM DATE: 7.28.23  
DRAWN BY: JAZ DATE: 8.3.23  
CHECKED BY: DATE:

THE RIDGE AT WATERVIEW NORTH  
DEVELOPMENT PLAN  
SITE PLAN

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.01  
SHEET 5 OF 21

Dakota Springs Engineering  
Engineering Consultants  
311 N. TEJON, SUITE 518  
COLORADO SPRINGS, CO 80903  
P: (719) 427-7388 F: (719) 427-7392

JCAD  
719-377-0002

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

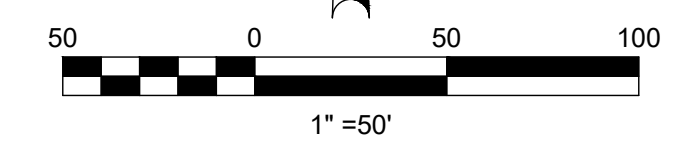


CITY OF COLORADO SPRINGS  
TAX ID: 5500000430  
CURRENT LAND USE:  
VACANT / GRAZING

MARKSHEFFEL-WOODMEN  
INVEST, LLC  
TAX ID: 5504401002  
CURRENT LAND USE:  
VACANT / GRAZING

TAX ID: 5500000454  
ZONE: R-5  
AREA = 416409.590 SF  
9.559 AC

TAX ID: 5500000456  
ZONE: R-2  
AREA = 1025310.344 SF  
23.538 AC



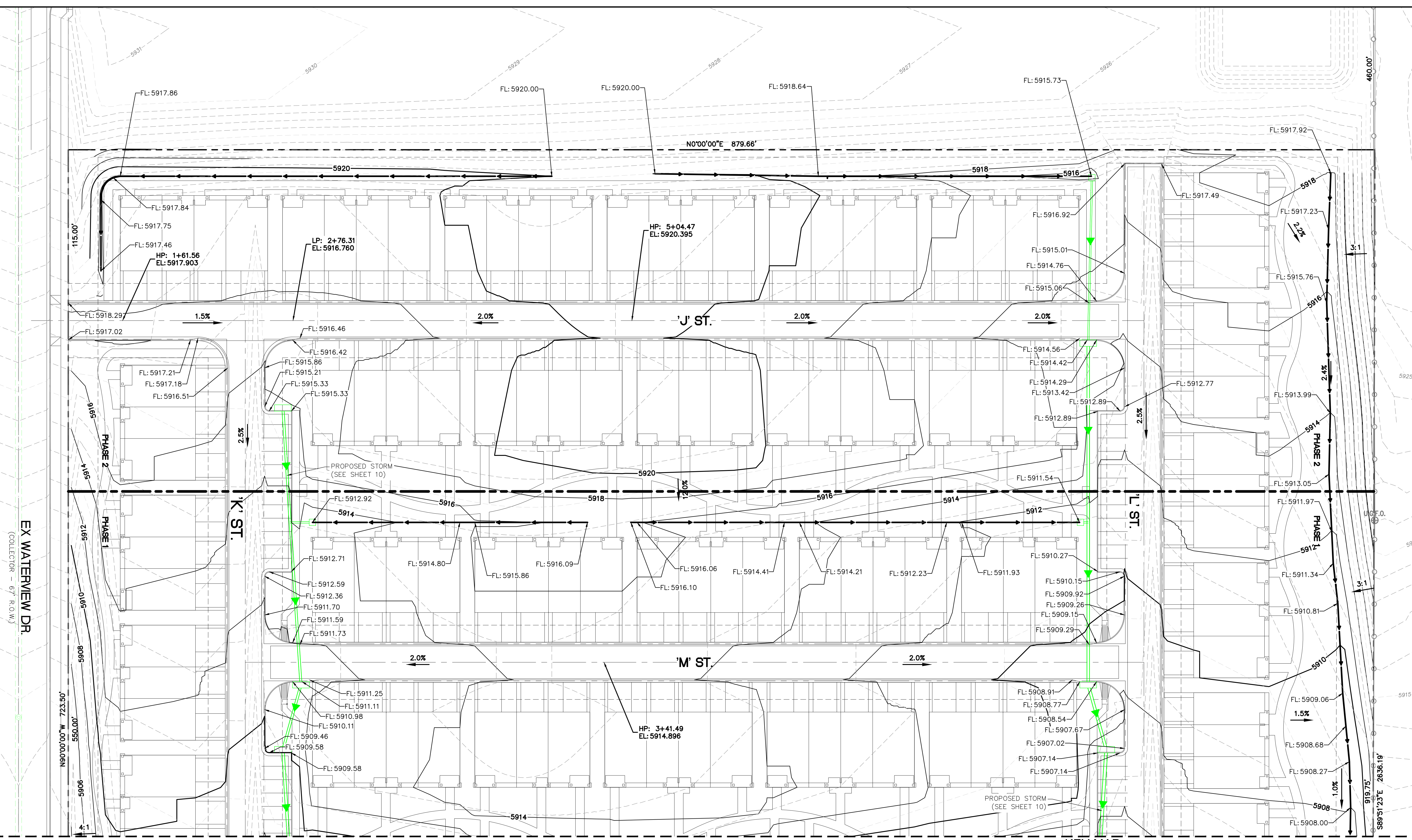
### LEGEND

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- PROPOSED SLOPE
- DIRECTION OF FLOW

### 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.

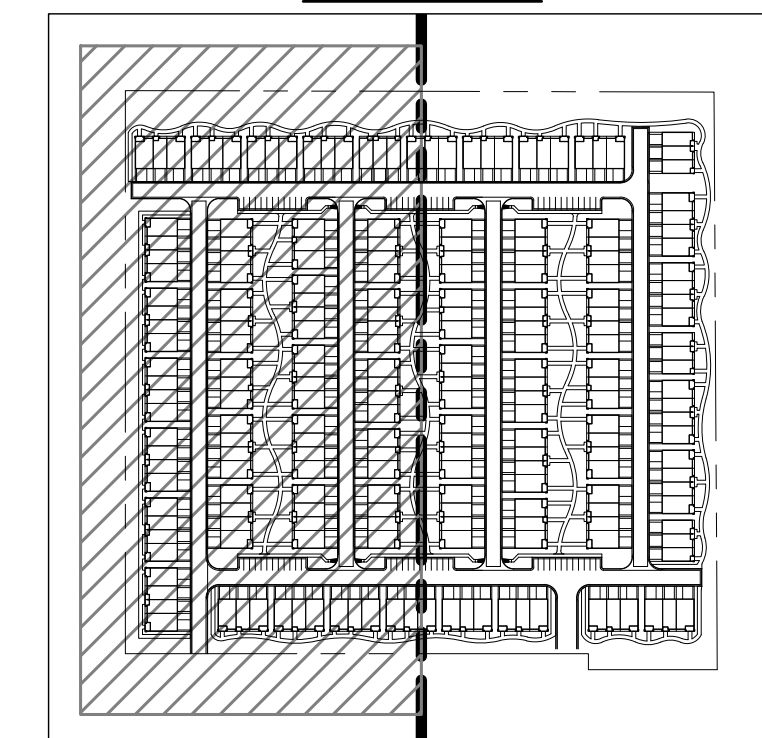
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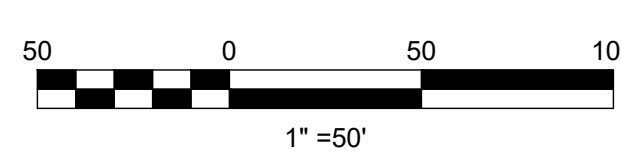
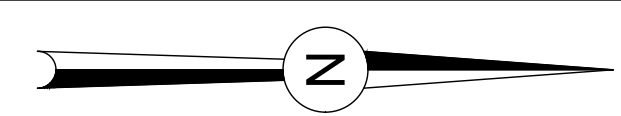
SEE DETAILED GRADING PLAN - EAST SHEET 8

LEGEND

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- PROPOSED SLOPE
- DIRECTION OF FLOW



PRELIMINARY NOT FOR CONSTRUCTION



CITY FILE NO.:

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

DESIGNED BY: JMM DATE: 7.28.23  
 DRAWN BY: JAZ DATE: 8.3.23  
 CHECKED BY: DATE:

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

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

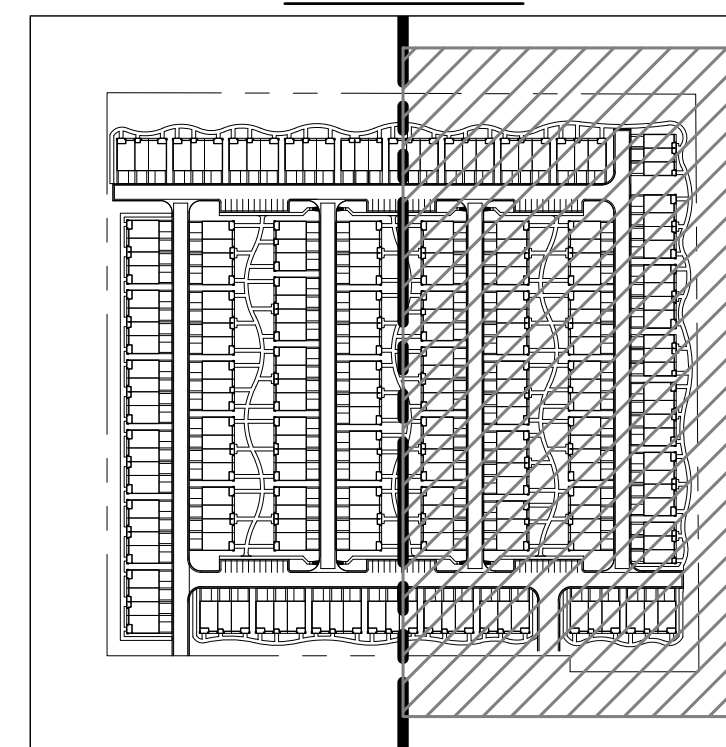
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.01  
 SHEET 7 OF 21

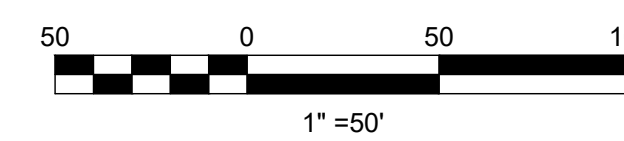
**LEGEND**

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR
- PR MAJOR CONTOUR
- PROPOSED SLOPE
- DIRECTION OF FLOW

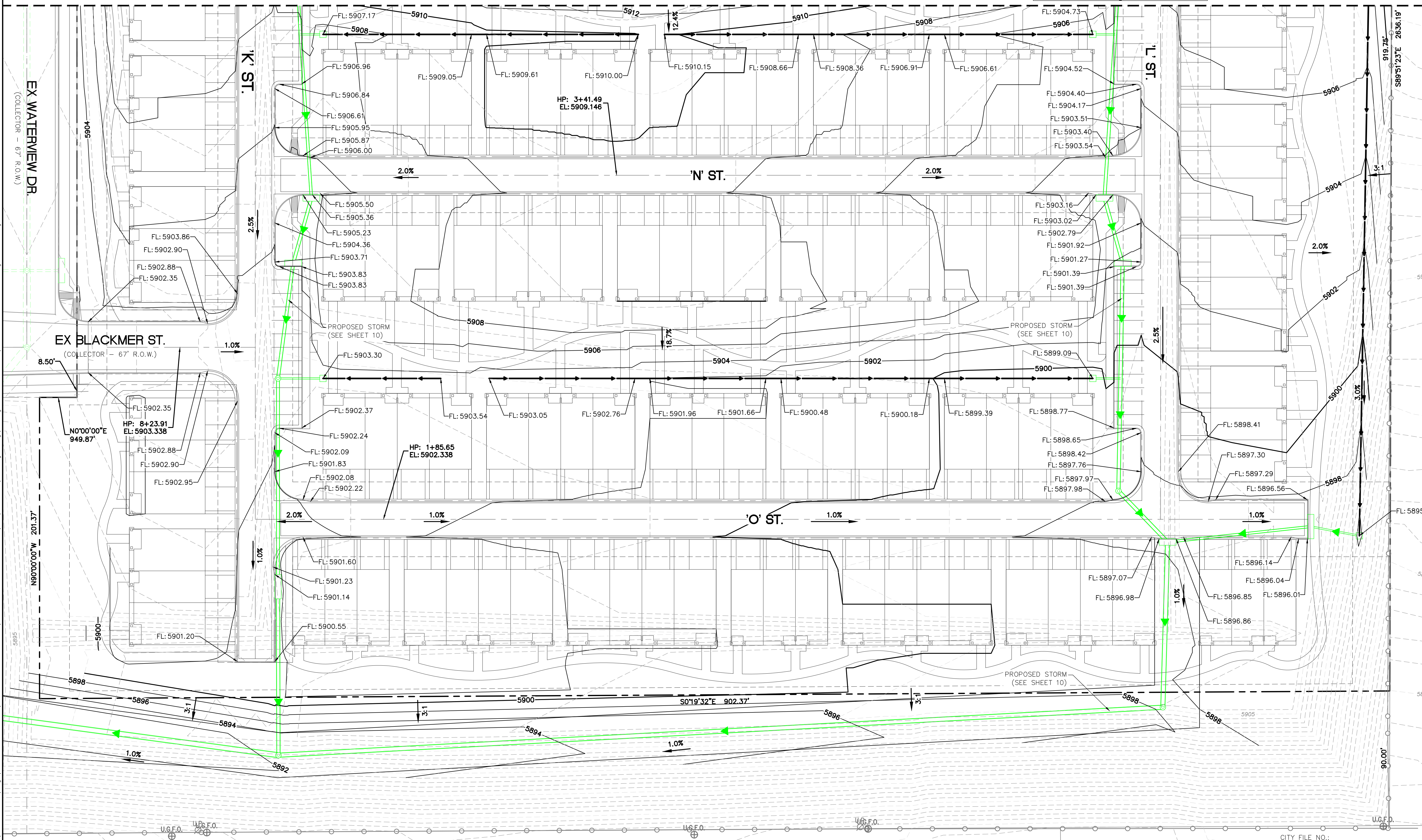
**KEY MAP**



**PRELIMINARY  
NOT FOR CONSTRUCTION**



SEE DETAILED GRADING PLAN - WEST  
SHEET 7



**Dakota Springs Engineering  
Engineering Consultants**  
311 N. TEJON, SUITE 518  
COLORADO SPRINGS, CO 80903  
P: (719) 447-7587 F: (719) 447-7592

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

**JCAD**  
719-377-0002

DESIGNED BY: **JJM** DATE: **7.28.23**  
DRAWN BY: **JAZ** DATE: **8.3.23**  
CHECKED BY: DATE:

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

NO.	DESCRIPTION	DATE

PROJECT NUMBER: **0219-05.01**

SHEET **8** OF **21**

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

CITY FILE NO.:

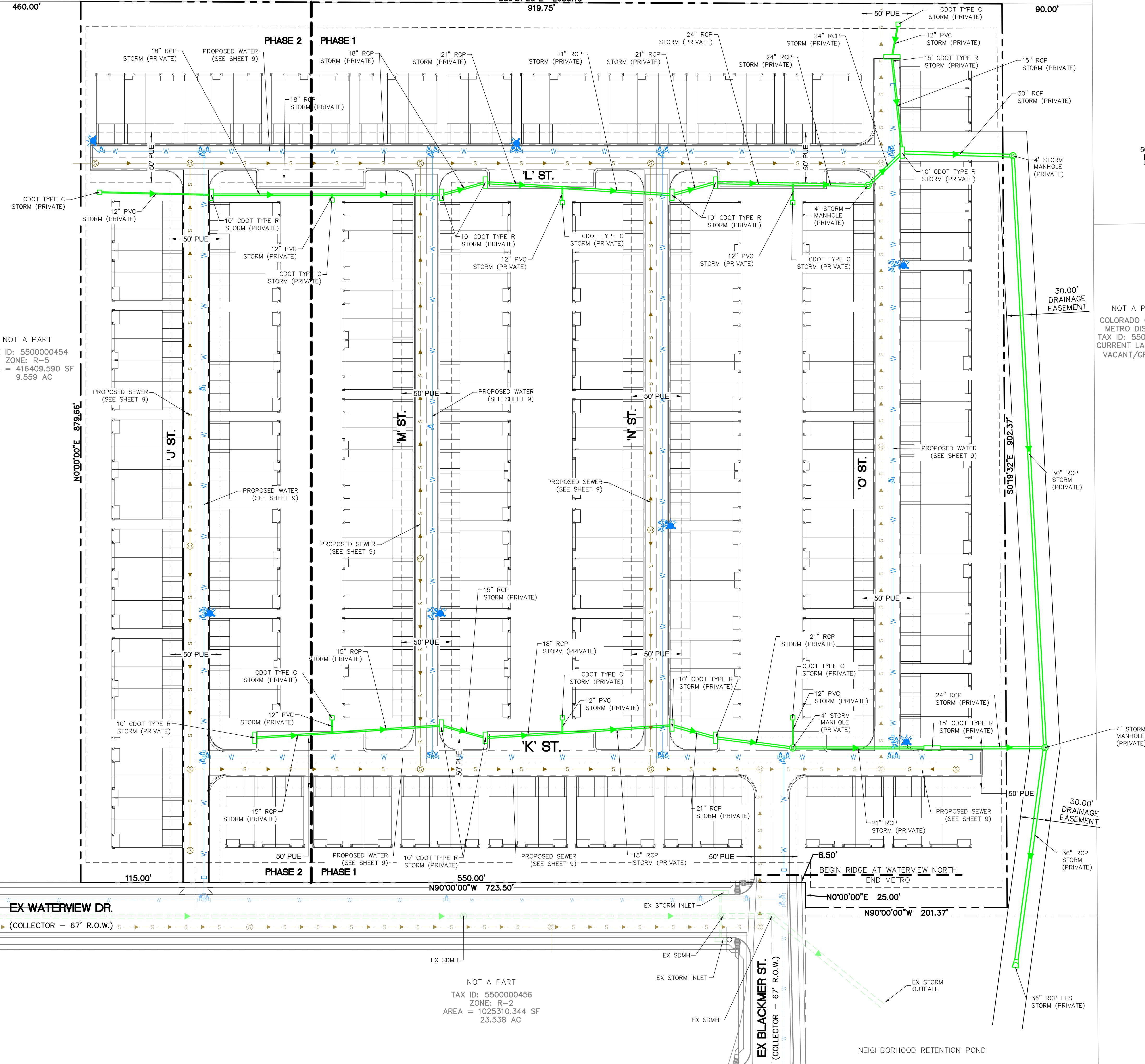
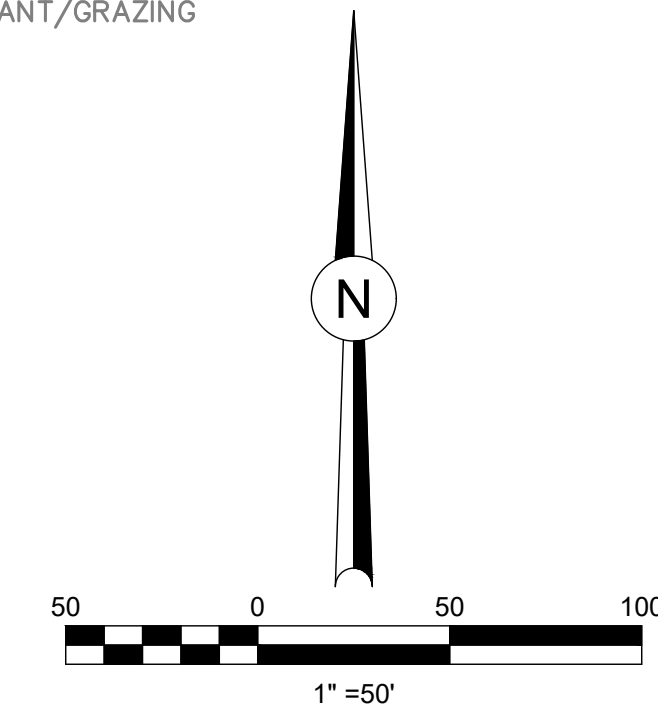




NOT A PART  
 CITY OF COLORADO SPRINGS  
 TAX ID: 550000450  
 CURRENT LAND USE:  
 VACANT / GRAZING

S89°51'23"E 2638.19'  
 919.75'

NOT A PART  
 MARKSHEFFEL-WOODMEN  
 INVEST, LLC  
 TAX ID: 5504401002  
 CURRENT LAND USE:  
 VACANT/GRAZING



NOT A PART  
 TAX ID: 550000454  
 ZONE: R-5  
 AREA = 416409.590 SF  
 9.559 AC

NOT A PART  
 COLORADO CENTRE  
 METRO DISTRICT  
 TAX ID: 5509101001  
 CURRENT LAND USE:  
 VACANT/GRAZING

NOT A PART  
 TAX ID: 550000456  
 ZONE: R-2  
 AREA = 1025310.344 SF  
 23.538 AC

Dakota Springs Engineering  
 Engineering Consultants  
 311 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.  
 JCAD  
 SCALE: VERT: 1"=50'  
 HORIZ: 1"=50'  
 STATION: FROM: TO:

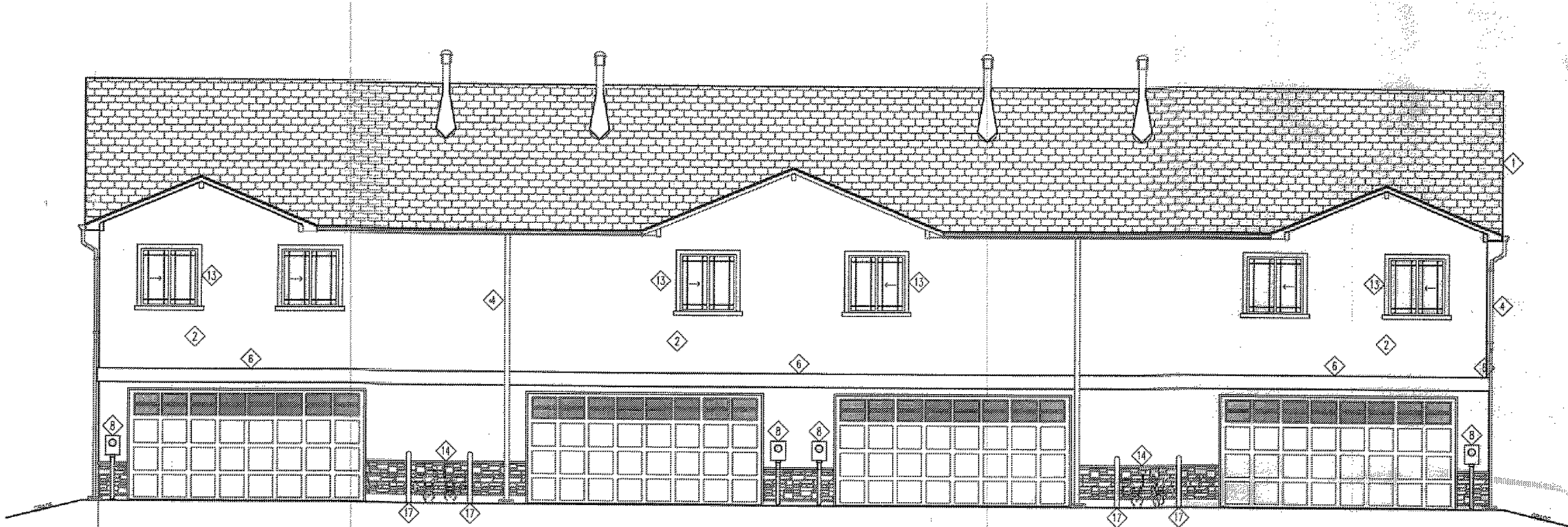
DESIGNED BY:	JJM	DATE:	7.28.23
DRAWN BY:	JAZ	DATE:	8.3.23
CHECKED BY:		DATE:	

PROJECT NUMBER:	0219-05.01
SHEET	10 OF 21

Z:\\_0001-Dakota Springs\02-Waterview Partners\19-05-Waterview North Site\01-Premise Home\PHI-The-Site\CAD\Plansheets\Final Engineering\Utility Plans\WN-Phi-Master Utility Plan-colored.dwg



Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premise Homes-PH1-TH1-Stie\CAD\Plansheets\Final Engineering Development\Plan\PH1-Elevations - colored.dwg



**LARGE 4-PLEX 2-1-1-2**

1,874 SQ. FT. - 1,377 SQ. FT. - 1,377 SQ. FT. - 1,874 SQ. FT.

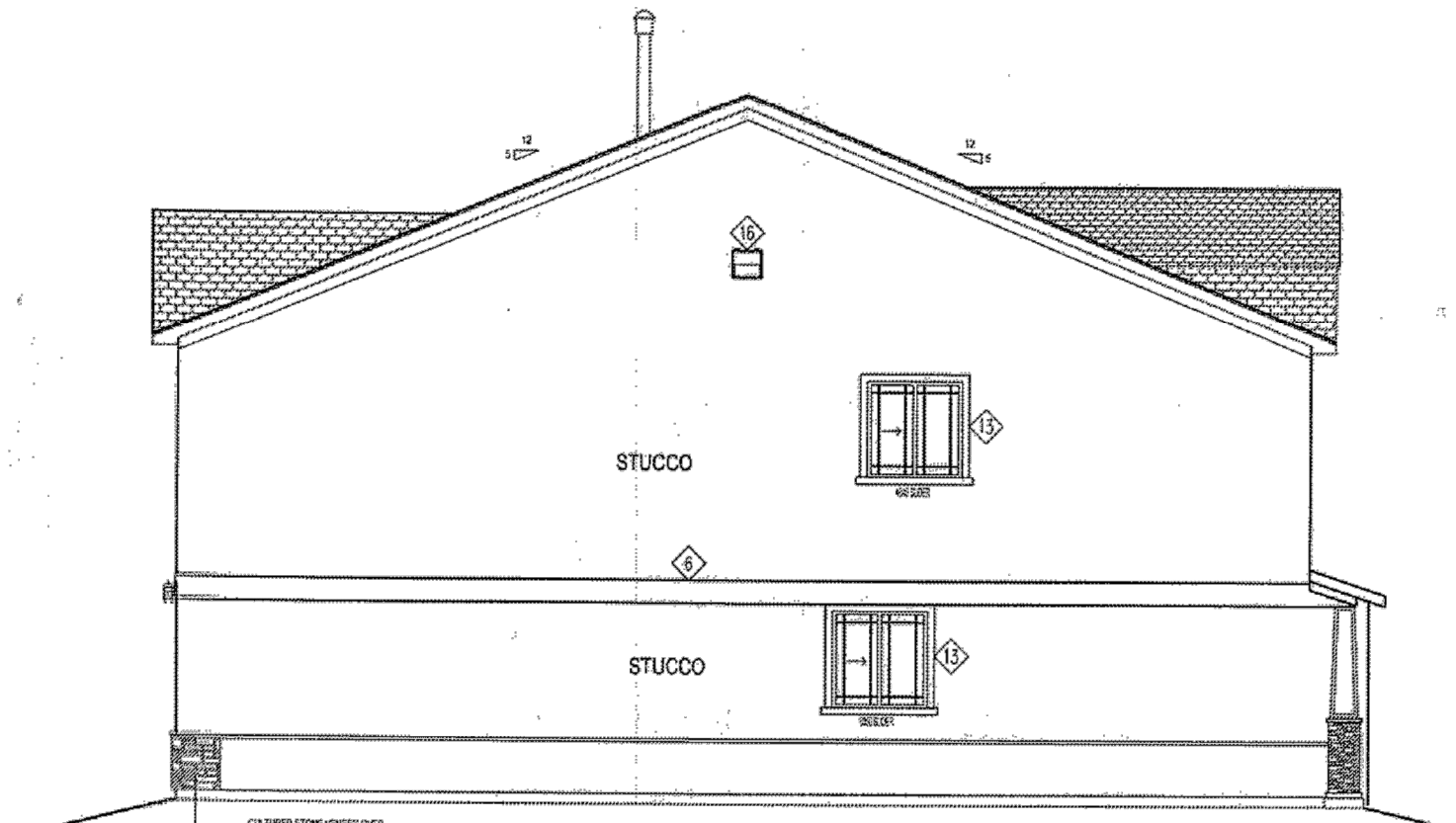


**SMALL 4-PLEX 1-1-1-1**

1,377 SQ. FT. - 1,377 SQ. FT. - 1,377 SQ. FT. - 1,377 SQ. FT.

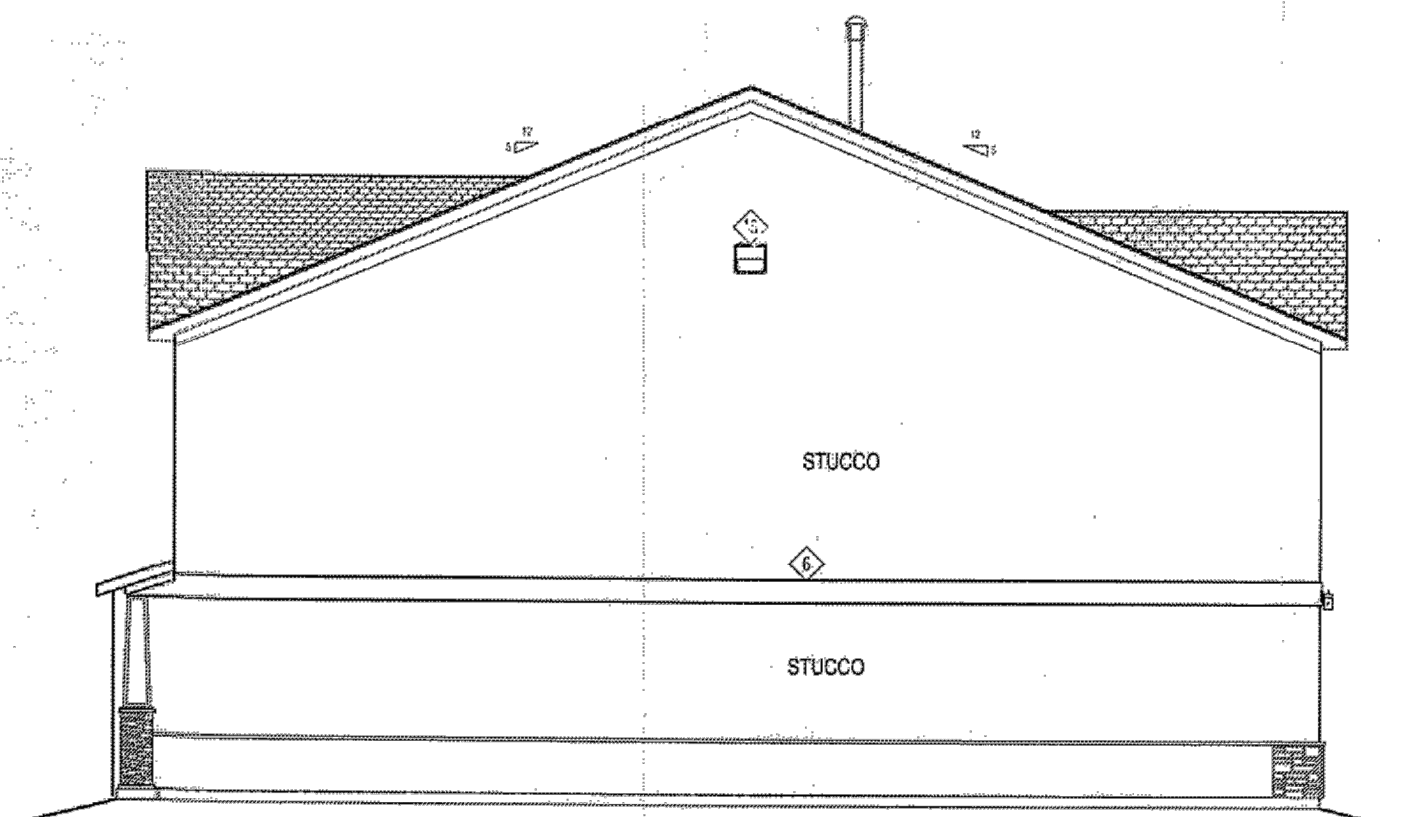
**LEGEND**

- ◇ ASPHALT COMPOSITE SHINGLES
- ◇ EPS STUCCO FINISH
- ◇ FIELDSTONE VENEER
- ◇ PRE-FINISHED METAL & DOWNPOUT W/ SPIN-BLOCK
- ◇ PORCH LIGHT ON LIGHT SENSOR
- ◇ RAISED EPS STUCCO FINISH
- ◇ ACCT. SILL
- ◇ AIR CONDITIONER UNIT
- ◇ ELECTRICAL SERVICE
- ◇ ENTRANCE DOOR
- ◇ WATER METER
- ◇ ENTRY CANOPY
- ◇ WEAR/SLIPPROOF / GFI
- ◇ RECEPTACLE
- ◇ EXPOSED CANOPY SUPPORT BEAM
- ◇ RAISED SIP TRIM AROUND WINDOW OPENINGS
- ◇ QUARTZ
- ◇ METALLIC COLORS AND FINISHES
- ◇ POLYURETHANE INSULMENT
- ◇ 1/2" MODANE EXTERIOR DECORATIVE WOOD TRIM
- ◇ FLOOD LIGHT
- ◇ 42" HIGH BOLLARD



**LARGE 4-PLEX 2-1-1-2**

1,874 SQ. FT. - 1,377 SQ. FT. - 1,377 SQ. FT. - 1,874 SQ. FT.



**SMALL 4-PLEX 1-1-1-1**

1,377 SQ. FT. - 1,377 SQ. FT. - 1,377 SQ. FT. - 1,377 SQ. FT.



SCALE: 1/8" = 1'  
 VERT. STATION:  
 FROM:  
 TO:

DESIGNED BY:  
 DATE:  
 DRAWN BY:  
 JJM DATE: 01.09.23  
 CHECKED BY:  
 DATE:

THE RIDGE AT WATERVIEW NORTH

DEVELOPMENT PLAN  
 ELEVATIONS 2 OF 2

REVISIONS:	NO.	DESCRIPTION	DATE

K:\COS\_LA\096955001- Waterview North (2021)\CADD\PlanSheets\Phi\CD\_LA.dwg Vincent, Aaron 7/14/2023 7:24 AM

OWNER: CITY OF COLORADO SPRINGS  
ZONE: APD RPZ APZ1 A0  
USE: POLITICAL SUBDIVISION

OWNER: CITY OF COLORADO SPRINGS  
ZONE: APD RPZ APZ1 A0  
USE: POLITICAL SUBDIVISION

OWNER: WIDEFIELD SCHOOL DISTRICT #3  
ZONE: PIP2/CR A0  
USE: POLITICAL SUBDIVISION

OWNER: WVN 96 LLC  
ZONE: 09-15-65  
USE: VACANT LAND

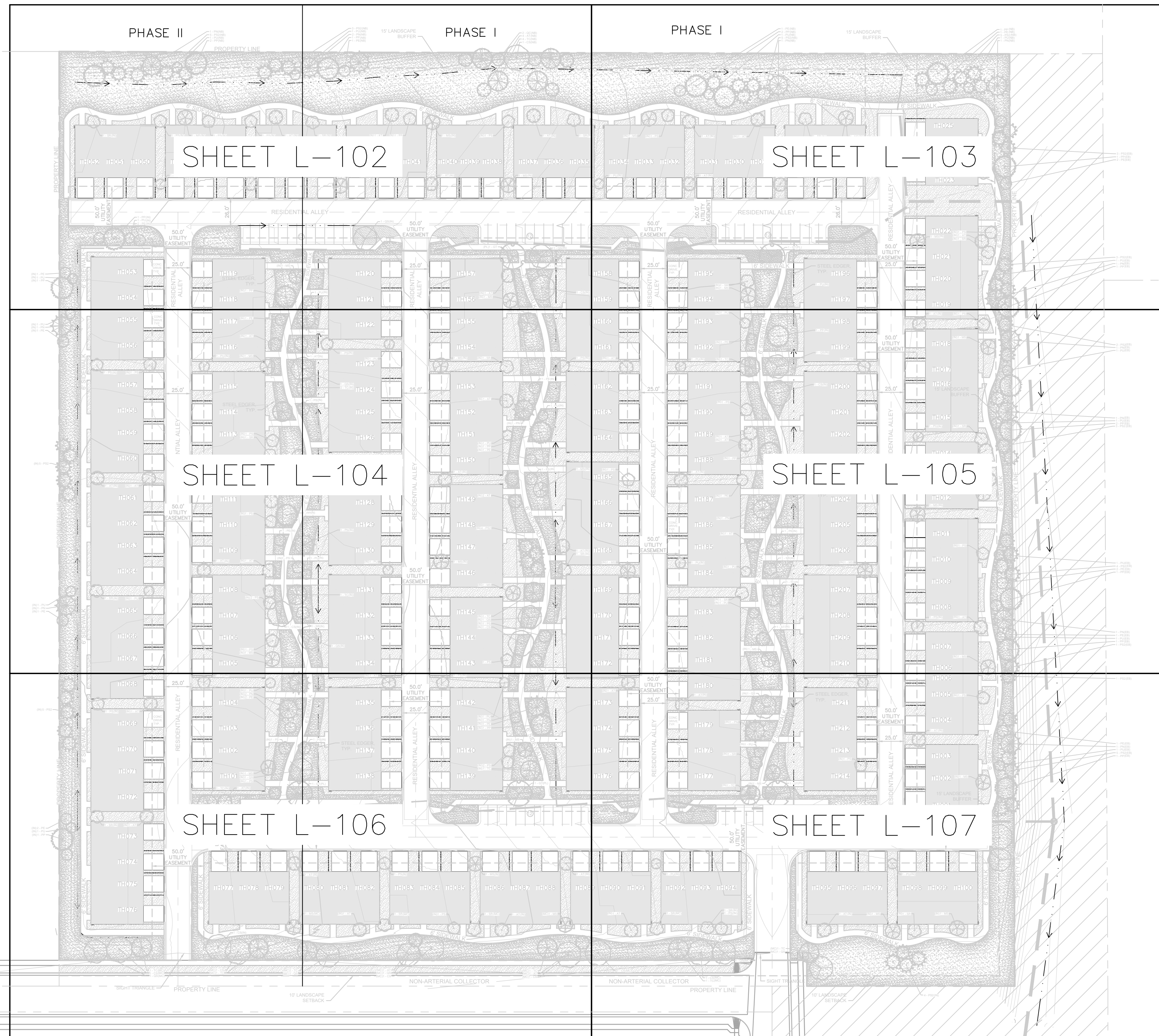
OWNER: COPO 9560 REAL ESTATE LLC  
ZONE: I-2 CAD-0  
USE: VACANT COMMERCIAL LOTS

OWNER: WVN 96 LLC  
ZONE: 09-15-65  
USE: VACANT LAND

OWNER: COPO 9560 REAL ESTATE LLC  
ZONE: I-2 CAD-0  
USE: VACANT COMMERCIAL LOTS

OWNER: CPR ENTITLEMENTS LLC  
ZONE: CS RM-30 RS-5000  
USE: VACANT LAND

OWNER: CPR ENTITLEMENTS LLC  
ZONE: RS-5000 RM-12  
USE: STORMWATER EASEMENT



NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: JEH  
DATE: 7/14/23

THE RIDGE AT WATERVIEW NORTH  
CONSTRUCTION DOCUMENTS  
LANDSCAPE SHEET INDEX

CITY APPROVAL:

Blank area for city approval signature and date.

PROJECT NO.  
096955001

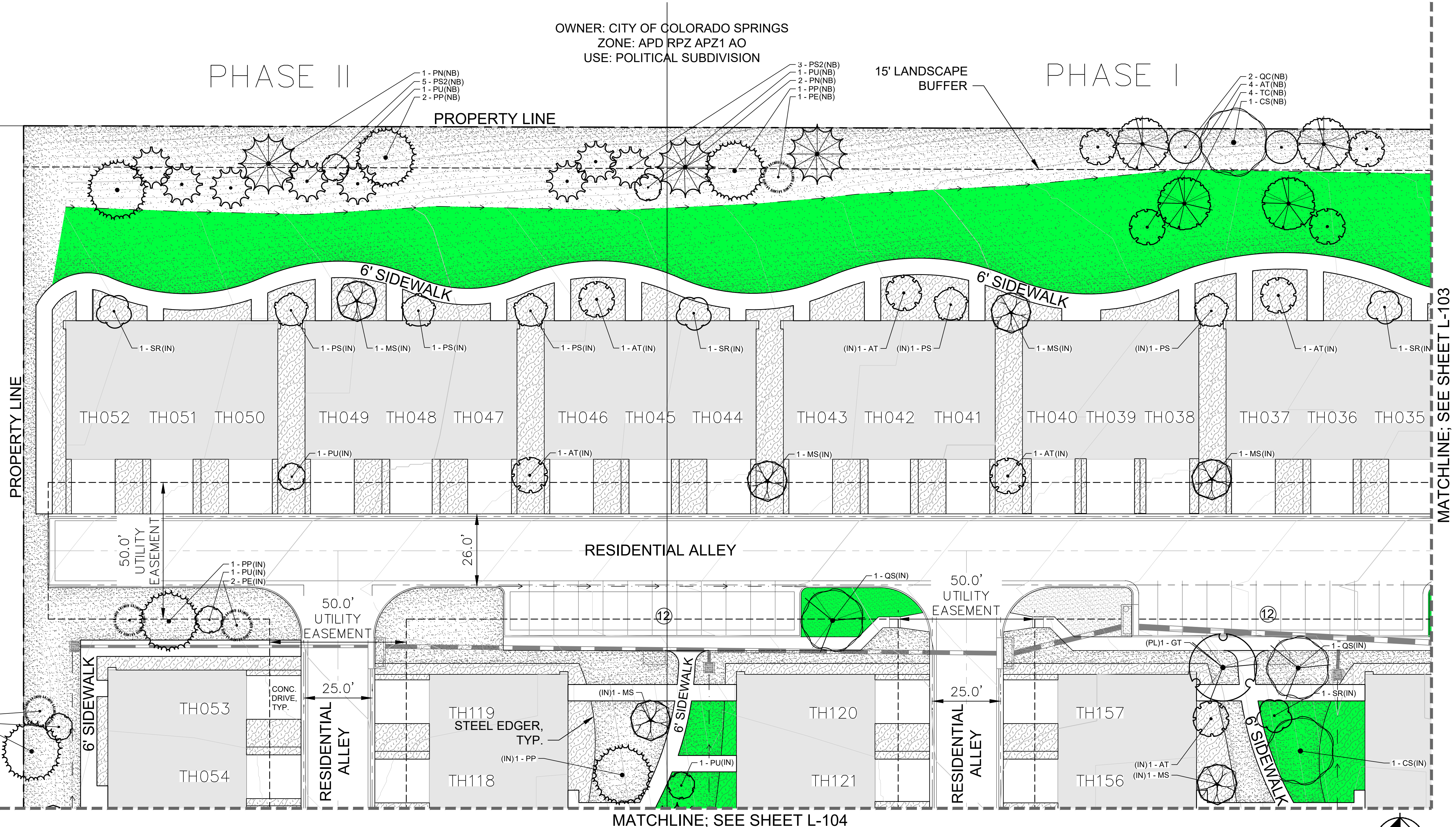
SHEET  
L-101



K:\COS\_LA\096955001- Waterview North (2021)\CAD\PlanSheets\Phi\CD\_LA.dwg Vincent, Aaron 7/14/2023 7:24 AM

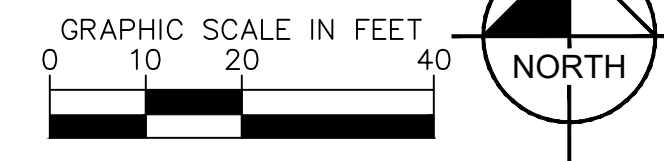
OWNER: WVN 96 LLC  
 ZONE: 09-15-65  
 USE: VACANT LAND

OWNER: CITY OF COLORADO SPRINGS  
 ZONE: APD RPZ APZ1 AO  
 USE: POLITICAL SUBDIVISION

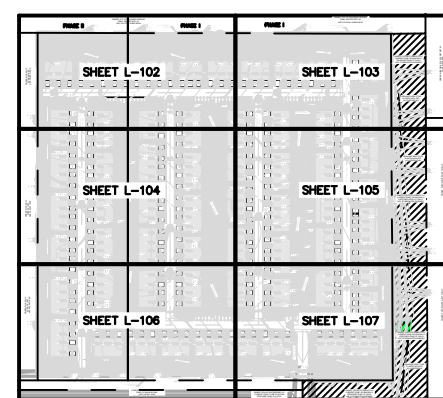


GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE
	ROCK	134,011 SF	1-1/2" CIMARRON GRANITE / ROCK MULCH AND PLANTINGS TO BE FILLED IN FUTURE SUBMISSIONS WITH SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS.	ROCK MULCH
	SEED	160,408 SF	EPC LOW GROW MIX / EL PASO COUNTY, SCM MANUAL TABLE 5-2	SEED

= PIA



CITY APPROVAL:



NO.	REVISION	BY	DATE	APPR

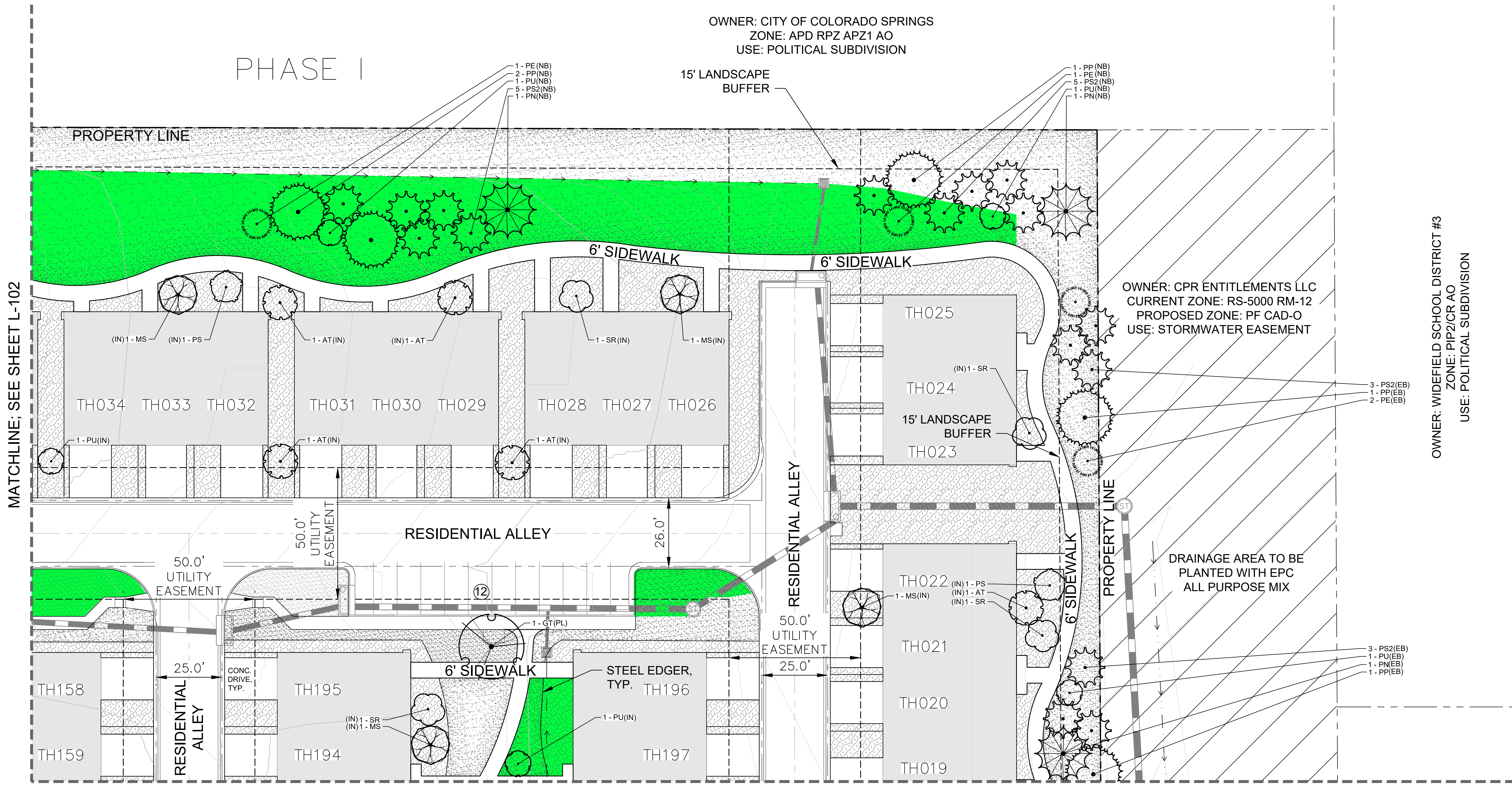
**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
 DRAWN BY: AJV  
 CHECKED BY: JEH  
 DATE: 7/14/23

THE RIDGE AT WATERVIEW NORTH  
 CONSTRUCTION DOCUMENTS  
 PRELIMINARY LANDSCAPE PLAN

PROJECT NO.  
096955001  
 SHEET  
L-102

K:\COS\_LA\096955001- Waterview North (2021)\CAD\PlanSheets\Phi\CD\_LA.dwg Vincent, Aaron 7/14/2023 7:24 AM



OWNER: CITY OF COLORADO SPRINGS  
 ZONE: APD RPZ APZ1 AO  
 USE: POLITICAL SUBDIVISION

OWNER: CPR ENTITLEMENTS LLC  
 CURRENT ZONE: RS-5000 RM-12  
 PROPOSED ZONE: PF CAD-O  
 USE: STORMWATER EASEMENT

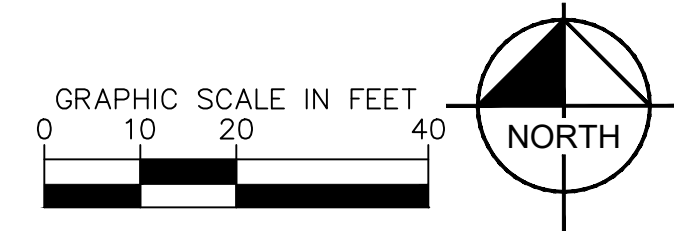
OWNER: WIDEFIELD SCHOOL DISTRICT #3  
 ZONE: PIP2/CR AO  
 USE: POLITICAL SUBDIVISION

MATCHLINE; SEE SHEET L-102

MATCHLINE; SEE SHEET L-105

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE
	ROCK	134,011 SF	1-1/2" CIMARRON GRANITE / ROCK MULCH AND PLANTINGS TO BE FILLED IN FUTURE SUBMISSIONS WITH SHRUBS, ORNAMENATAL GRASSES AND PERENNIALS.	ROCK MULCH
	SEED	160,408 SF	EPC LOW GROW MIX / EL PASO COUNTY, SCM MANUAL TABLE 5-2	SEED

= PIA



CITY APPROVAL:

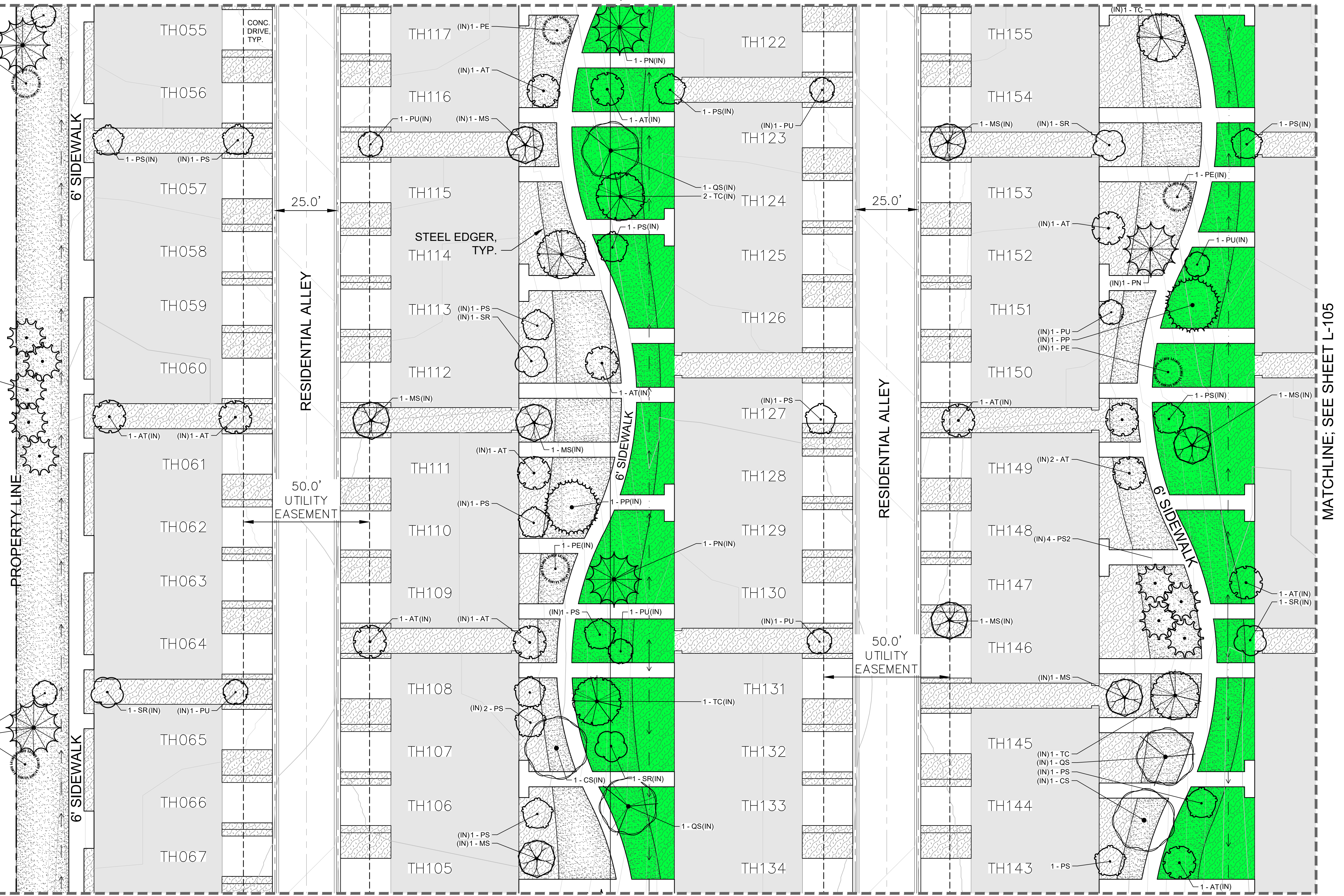
<b>Kimley»Horn</b>					
2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180					
DESIGNED BY: AJV DRAWN BY: AJV CHECKED BY: JEJ DATE: 7/14/23					
<b>THE RIDGE AT WATERVIEW NORTH</b> CONSTRUCTION DOCUMENTS PRELIMINARY LANDSCAPE PLAN					
PROJECT NO. 096955001					
SHEET L-103					
					REVISION NO. BY DATE APPR



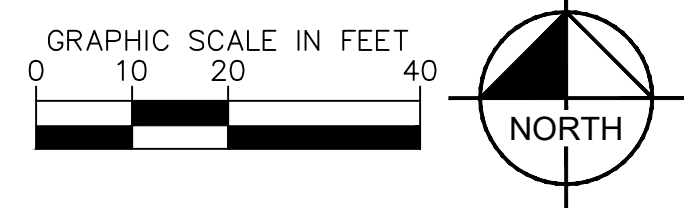
K:\COS\_LA\096955001- Waterview North (2021)\CADD\PlanSheets\PHI\CD\_LA.dwg Vincent, Aaron 7/14/2023 7:24 AM

OWNER: WVN 96 LLC  
 ZONE: 09-15-65  
 USE: VACANT LAND

NO.	DATE	BY	REVISION



■ = PIA



CITY APPROVAL:

**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
 DRAWN BY: AJV  
 CHECKED BY: JEH  
 DATE: 7/14/23

**THE RIDGE AT WATERVIEW NORTH**  
 CONSTRUCTION DOCUMENTS  
 PRELIMINARY LANDSCAPE PLAN

PROJECT NO.  
096955001  
 SHEET  
L-104


PHASE II MATCHLINE; SEE SHEET L-102 PHASE I

MATCHLINE; SEE SHEET L-106

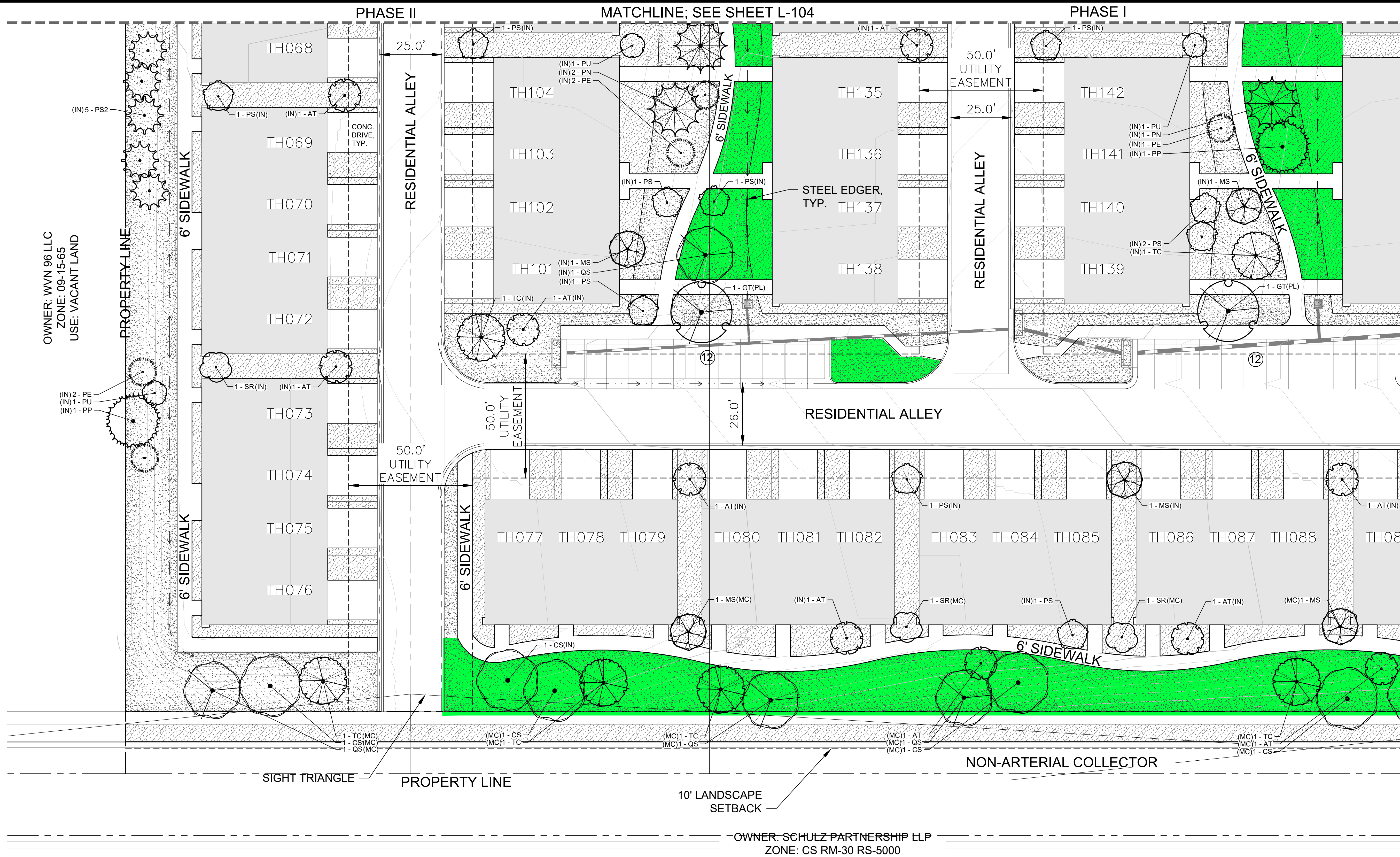
MATCHLINE; SEE SHEET L-105





K:\COS\_LA\096955001 - Waterview North (2021)\CADD\PlanSheets\Phi\CD\_LA.dwg Vincent, Aaron 7/14/2023 7:24 AM

OWNER: WVN 96 LLC  
ZONE: 09-15-65  
USE: VACANT LAND



SIGHT TRIANGLE PROPERTY LINE

10' LANDSCAPE SETBACK

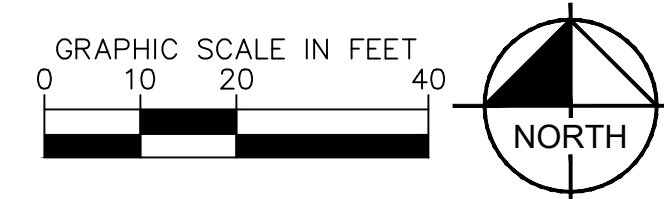
NON-ARTERIAL COLLECTOR

OWNER: SCHULZ PARTNERSHIP LLP  
ZONE: CS RM-30 RS-5000  
USE: VACANT LAND

CITY APPROVAL:

SHEET NO.	TITLE	DATE	BY	CHKD.
106	PRELIMINARY LANDSCAPE PLAN	7/14/23	AJV	AJV

= PIA



**Kimley»Horn**

2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: JEH  
DATE: 7/14/23

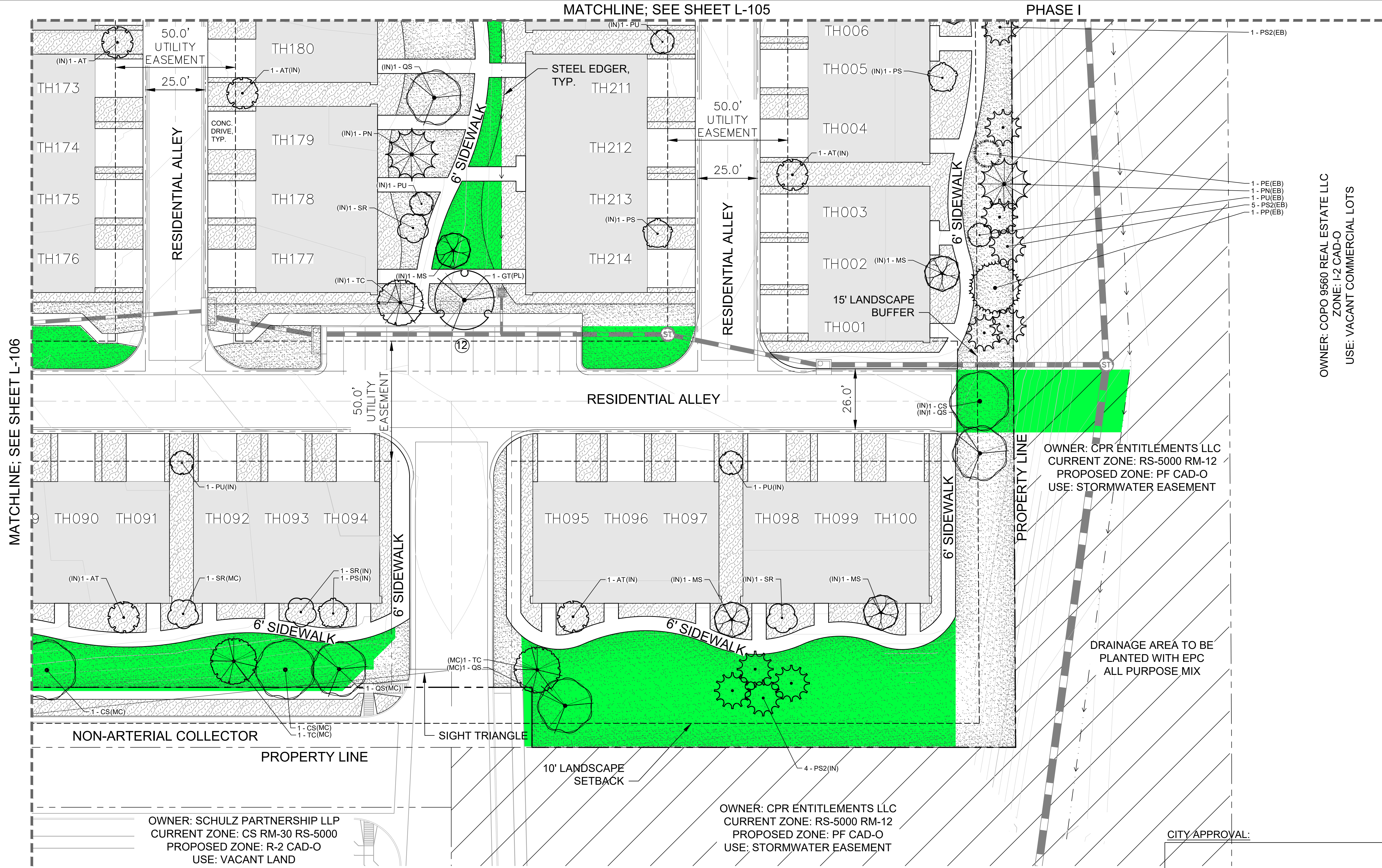
THE RIDGE AT WATERVIEW NORTH  
CONSTRUCTION DOCUMENTS  
PRELIMINARY LANDSCAPE PLAN

PROJECT NO.  
096955001

SHEET  
L-106

NO.	REVISION	BY	DATE	APPR.

K:\COS\_LA\096955001- Waterview North (2021)\CADD\PlanSheets\Phi\CD\_LA.dwg Vincent, Aaron 7/14/2023 7:25 AM



OWNER: COPO 9560 REAL ESTATE LLC  
 ZONE: L2 CAD-O  
 USE: VACANT COMMERCIAL LOTS

OWNER: CPR ENTITLEMENTS LLC  
 CURRENT ZONE: RS-5000 RM-12  
 PROPOSED ZONE: PF CAD-O  
 USE: STORMWATER EASEMENT

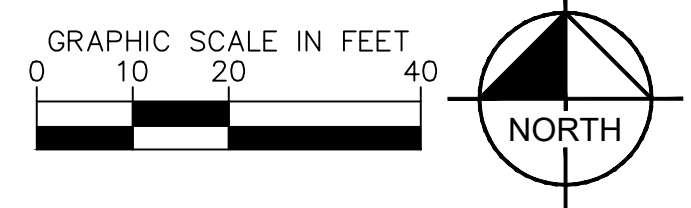
OWNER: SCHULZ PARTNERSHIP LLP  
 CURRENT ZONE: CS RM-30 RS-5000  
 PROPOSED ZONE: R-2 CAD-O  
 USE: VACANT LAND

OWNER: CPR ENTITLEMENTS LLC  
 CURRENT ZONE: RS-5000 RM-12  
 PROPOSED ZONE: PF CAD-O  
 USE: STORMWATER EASEMENT

- 1 - PE(EB)
- 1 - PN(EB)
- 1 - PU(EB)
- 5 - PS2(EB)
- 1 - PP(EB)

SHEET NO.	TITLE	DATE	BY	DATE	APPR
1	PHASE I	7/14/23	AJV		
2	PHASE II				
3	PHASE III				
4	PHASE IV				
5	PHASE V				
6	PHASE VI				
7	PHASE VII				
8	PHASE VIII				
9	PHASE IX				
10	PHASE X				

= PIA



CITY APPROVAL:

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

**THE RIDGE AT WATERVIEW NORTH**  
 CONSTRUCTION DOCUMENTS  
 PRELIMINARY LANDSCAPE PLAN

PROJECT NO.  
096955001

SHEET  
L-107

NO.	REVISION	BY	DATE	APPR

# GENERAL LANDSCAPE SPECIFICATIONS

## A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

## B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

## C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

## D. MATERIALS

### 1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

### 2. PLANT MATERIALS

- FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, RELATIONS, AND DISFIGUREMENT.
- TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

### E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

  - TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
  - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

### F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS, WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

\* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

### G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

\* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

## H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

## I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-TRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

## J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

## K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

## L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

## M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALL SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 'E'. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

## N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
  - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE
  - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADE, IF NECESSARY.
  - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

## O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

## P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTOR'S WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

## Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

## R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

## S. WARRANTY

1. THE SOIL AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

## T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

## U. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

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 + irrigated drilled	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	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western	<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	<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 indiangrass	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

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 + irrigated drilled	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
Dropsseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

## CITY APPROVAL:

DESIGNED BY: AJV  
 DRAWN BY: AJV  
 CHECKED BY: JEH  
 DATE: 7/14/23

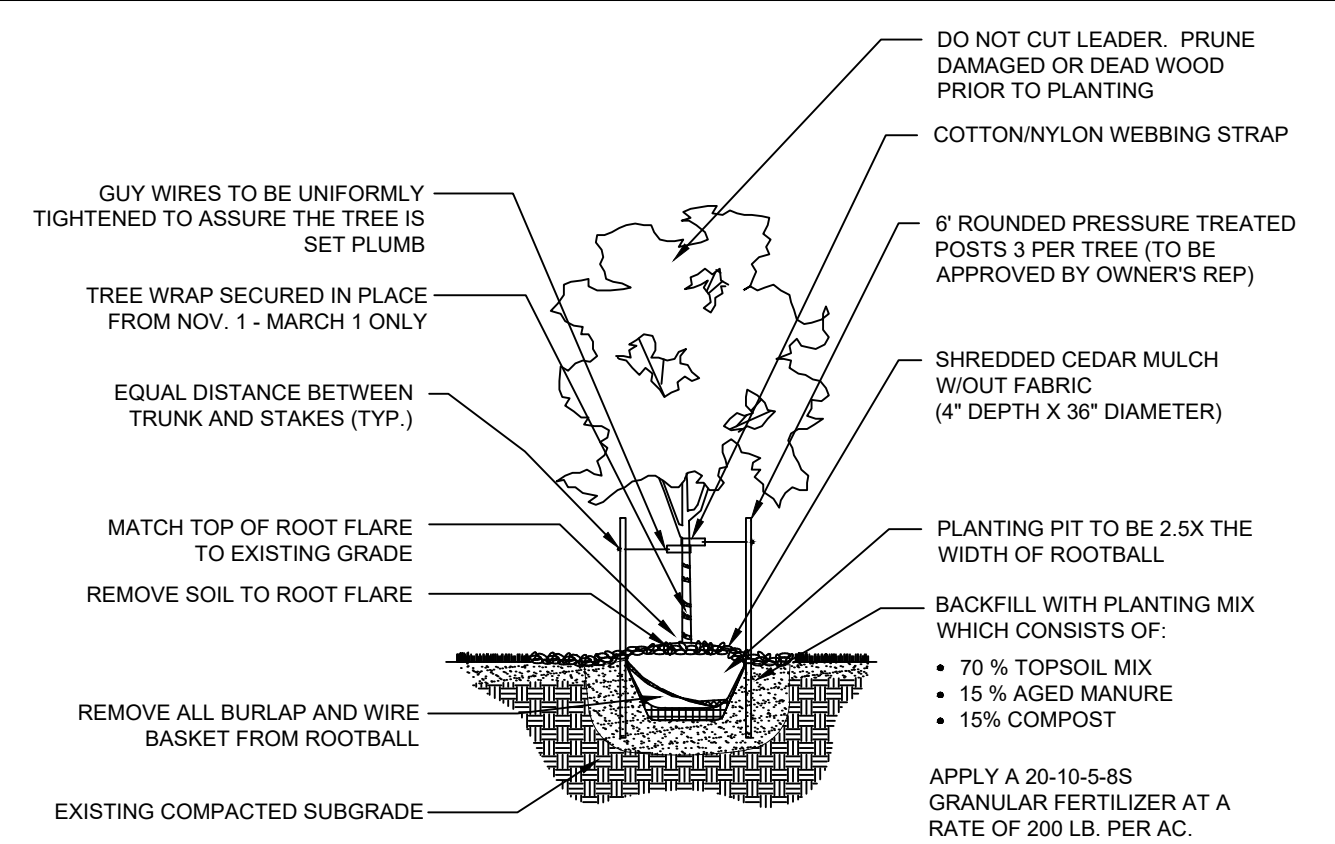
PROJECT NO. 096955001  
 SHEET L-108



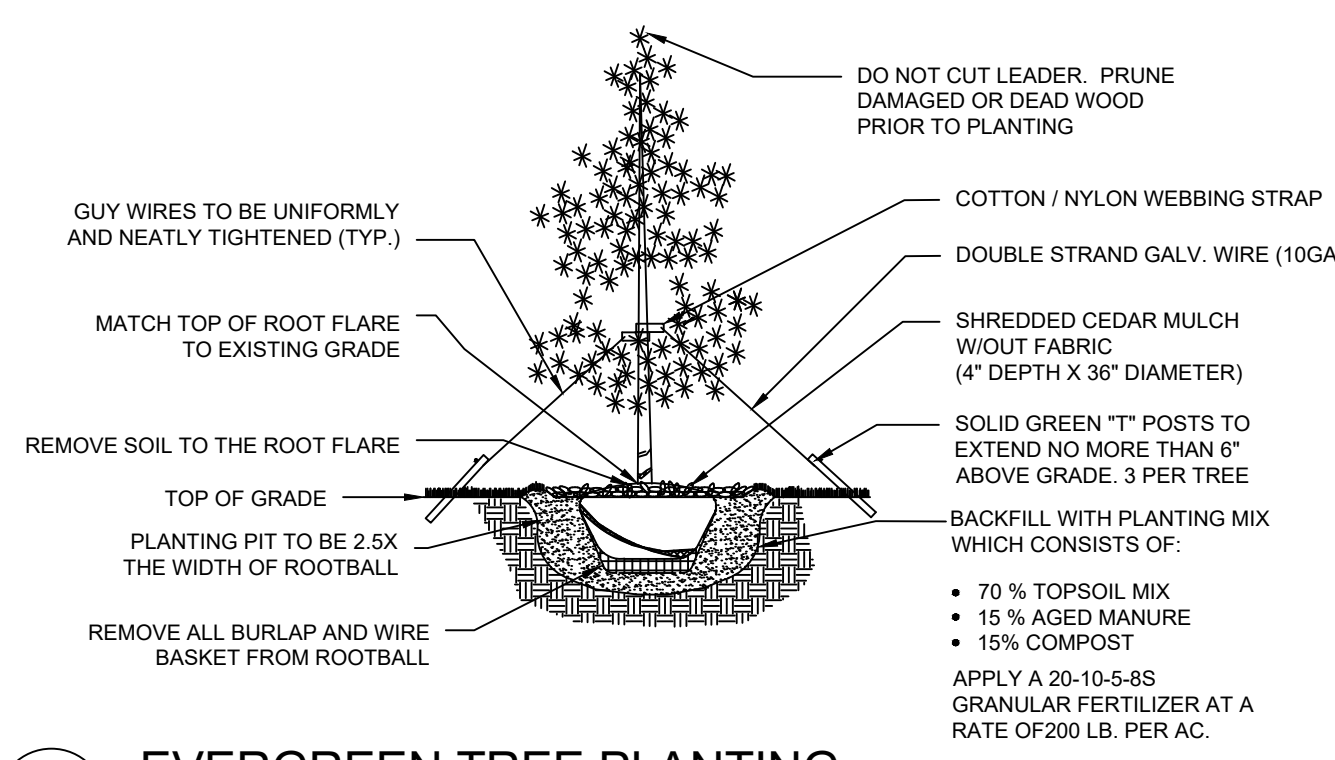
THE RIDGE AT WATERVIEW NORTH  
 CONSTRUCTION DOCUMENTS  
 LANDSCAPE NOTES

NO.	REVISION	DATE	APPR
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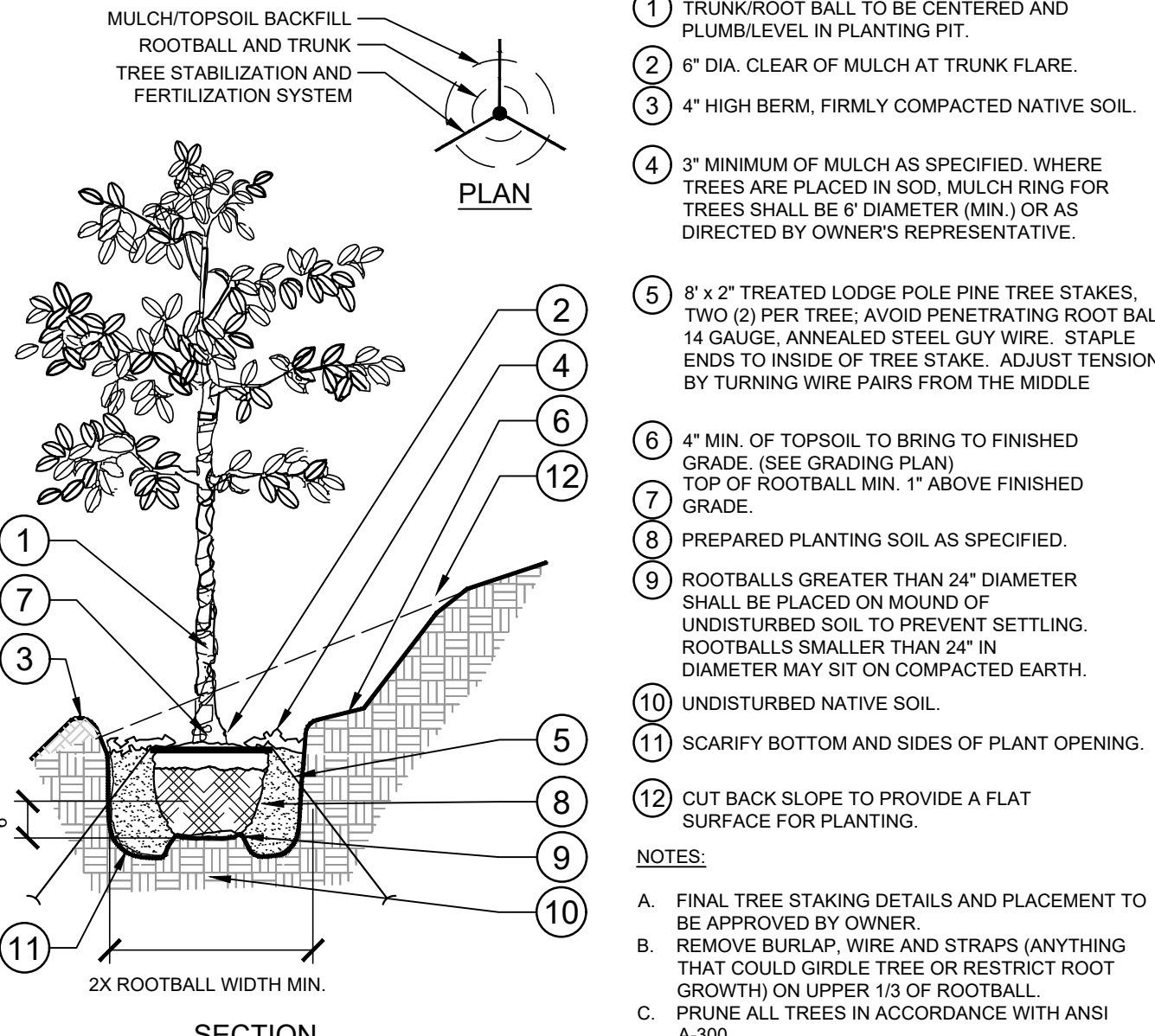




**1 DECIDUOUS TREE PLANTING**  
NTS 096-668-022-02



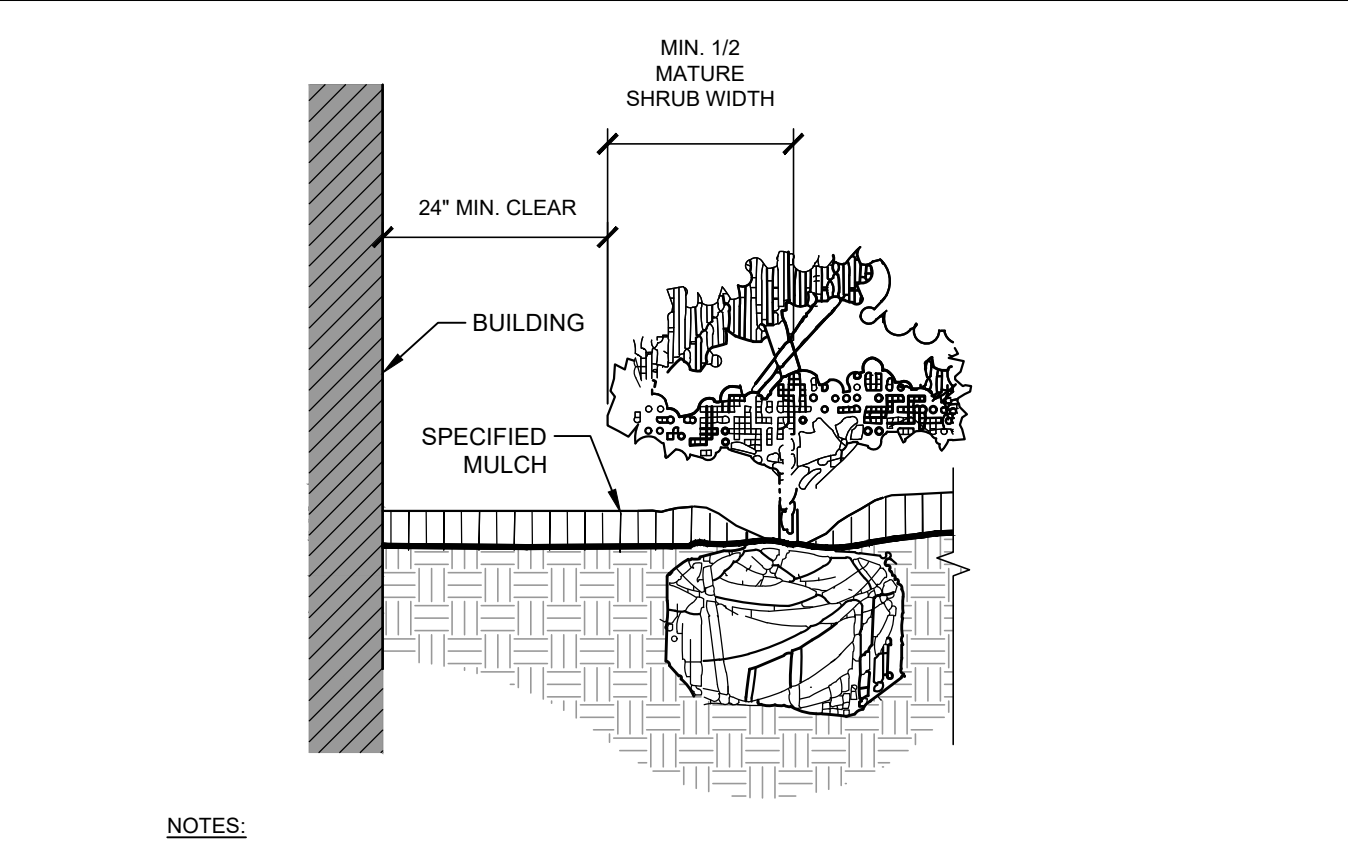
**2 EVERGREEN TREE PLANTING**  
NTS 096-668-022-03



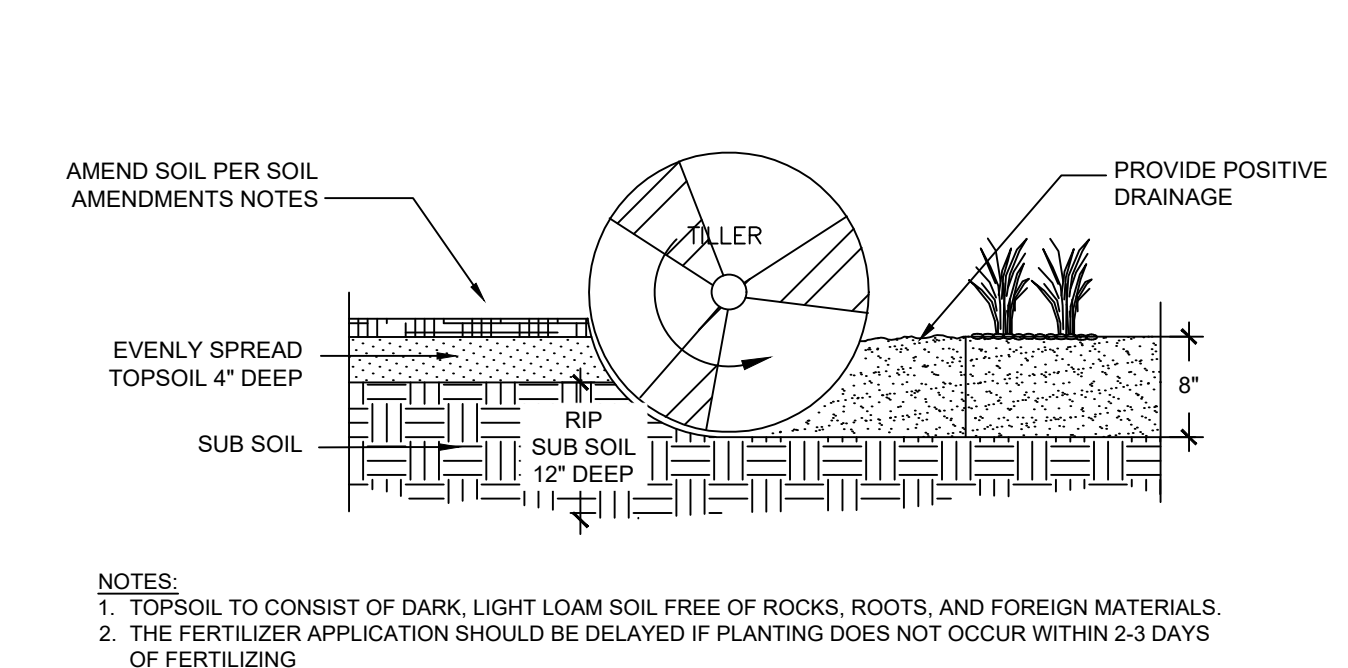
**3 TREE PLANTING ON A SLOPE**  
L-109 SECTION / PLAN NTS

SOIL AMENDMENTS:	TEST NO. 202253011 PH = 7.2	SOIL TYPE = ORGANIC MATERIAL = 1.4 %
GROUND PLANE TREATMENT	CLASS 1 OR AMENDMENT OM NITROGEN = 7.0 ppm PHOSPHORUS = 13.1 ppm POTASSIUM = 282.3 ppm	E.C. SALT OR PH TREATMENT ROTTILL DEPTH
SODDED TURFGRASS	3 CY PER 1000 SF 1.2 LB N PER 1000 SF 0.9 LB P205 PER 1000 SF 0.0 LB K20 PER 1000 SF	NA 6"
SEEDED AREAS-NATIVE	3 CY PER 1000 SF 1.2 LB N PER 1000 SF 0.9 LB P205 PER 1000 SF 0.0 LB K20 PER 1000 SF	NA 6"
TREES	3 CY PER 1000 SF 1.2 LB N PER 1000 SF 0.9 LB P205 PER 1000 SF 0.0 LB K20 PER 1000 SF	NA 6"
SHRUBS	3 CY PER 1000 SF 1.2 LB N PER 1000 SF 0.9 LB P205 PER 1000 SF 0.0 LB K20 PER 1000 SF	NA 6"

ACCEPTABLE FERTILIZERS:  
\*USE CLASS 1 COMPOST FOR ORGANIC MATTER  
\*FOR EACH 1 LB OF N NEEDED, APPLY 2 LB UREA, OR 5 LB AMMONIUM SULFATE, OR 3 LB (27-3-4) LAWN FERTILIZER, OR 8 LB BLOODMEAL, OR 11 LB CORN GLUTEN MEAL, OR 50 LB ALFALFA MEAL/PELLETS, OR 1000 SQ. FT.  
\*APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL.  
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.  
PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.



**4 PLANTINGS ADJACENT TO BUILDINGS**  
NTS 096-668-022-07



**5 SOIL PREP - PLANTING BEDS**  
NTS 096-668-022-01

STREET NAME OR BOUNDARY:	LANDSCAPE SETBACKS AND BUFFERS			
	MINOR COLLECTOR	EAST BUFFER	NORTH BUFFER	WEST BNDY
ZONE DISTRICT BOUNDARY:	NO	YES	YES	NO
STREET CLASSIFICATION:	NONARTERIAL	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	15' / 15'	15' / 15'	N/A
LINEAR FOOTAGE:	708'	903'	920'	N/A
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 20 LF	1 TREE PER 20 LF	N/A
NUMBER OF TREES REQ. / PROV.:	24 / 24	46 / 46	46 / 46	N/A
EVERGREEN TREES REQ. / PROV.:	N/A	23 / 46	23 / 35	N/A
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MC	EB	NB	WB
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%	75% / 75%	75% / 75%	75% / 75%

INTERNAL LANDSCAPING	
NET SITE AREA:	833,311 SF (19.14 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	124,997 SF / 260,621 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	250 / 250
SHRUB SUBSTITUTES REQ. / PROV.:	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	72
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	5 / 5
PARKING LOT FRONTAGES:	N/A
LENGTH OF FRONTAGE:	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL

**PLANT SCHEDULE**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AT	55	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
	CS	13	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30'-40'	40'-60'
	GT	5	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST	B & B	2.5" CAL MIN	30'-40'	30'-40'
	MS	34	MALUS X 'SPRING SNOW' / CRAB APPLE	B & B	1.5" CAL MIN	20'-25'	20'-25'
	PS	41	PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15'-20'	20'-30'
	QC	2	QUERCUS CRIMSON SPIRE / CRIMSON SPIRE OAK	B & B	1.5" CAL MIN	15'-20'	40'-60'
	QS	14	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30'-40'	40'-60'
	SR	23	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE LILAC	B & B	1.5" CAL MIN	15'-20'	15'-25'
	TC	20	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	2.5" CAL MIN	25'-35'	30'-40'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	PE	26	PINUS EDULIS / PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
	PN	20	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	22	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
	PS2	58	PINUS SYLVESTRIS / SCOTCH PINE	B & B	6" HGT.	20'-30'	30'-50'
	PU	38	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	ROCK	134,011 SF	1-1/2" CIMARRON GRANITE / ROCK MULCH AND PLANTINGS TO BE FILLED IN FUTURE SUBMISSIONS WITH SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS.	ROCK MULCH	4"	YES	C&C SAND
	SEED	160,408 SF	EPC LOW GROW MIX / EL PASO COUNTY, SCM MANUAL TABLE 5-2	SEED	PER CHART		PAWNEE BUTTES SEED INC.

PERCENT SIGNATURE TREES\*

SIGNATURE TREES: 344  
TOTAL NO. OF TREES: 371 = 93% SIGNATURE TREES

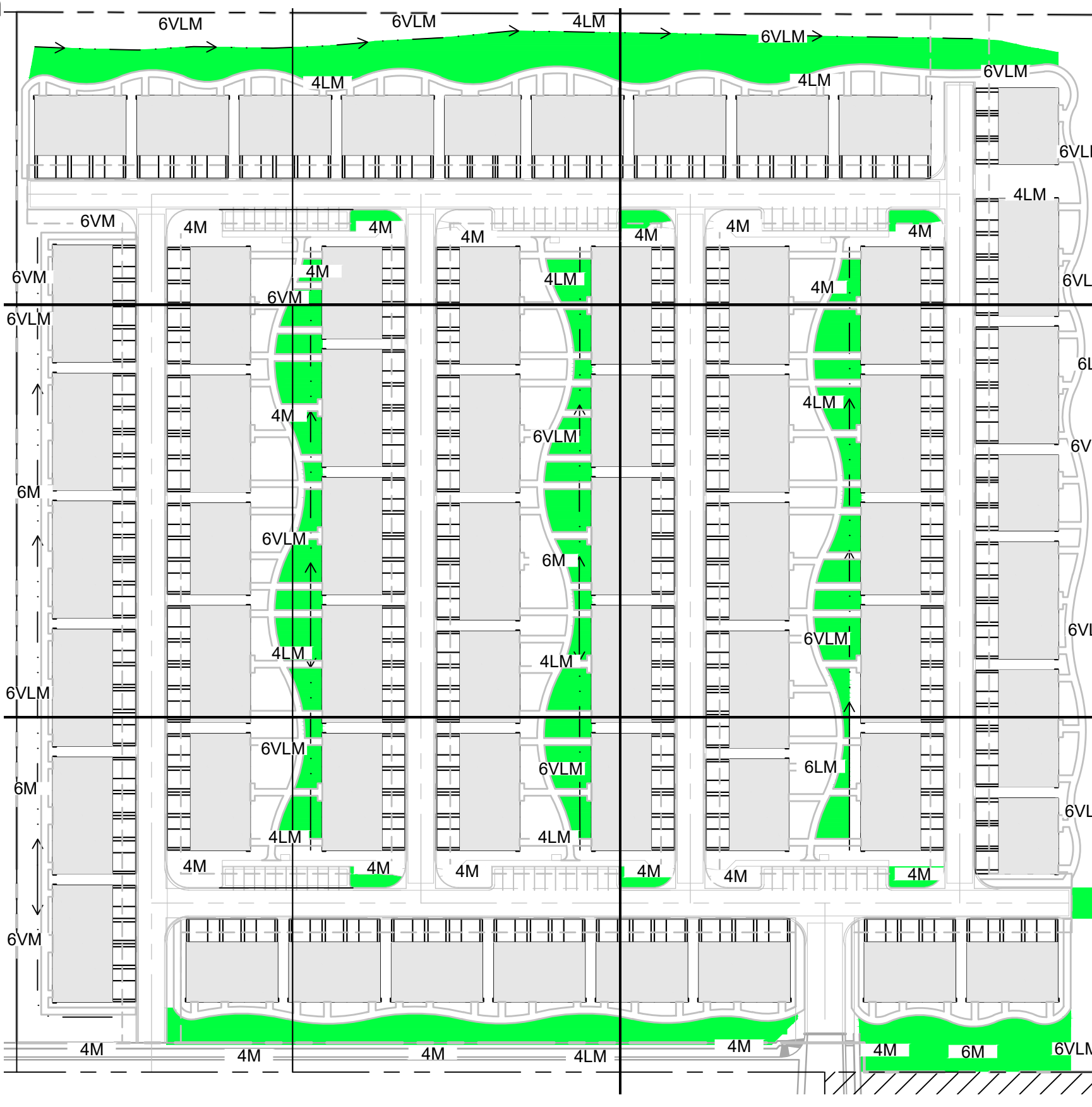
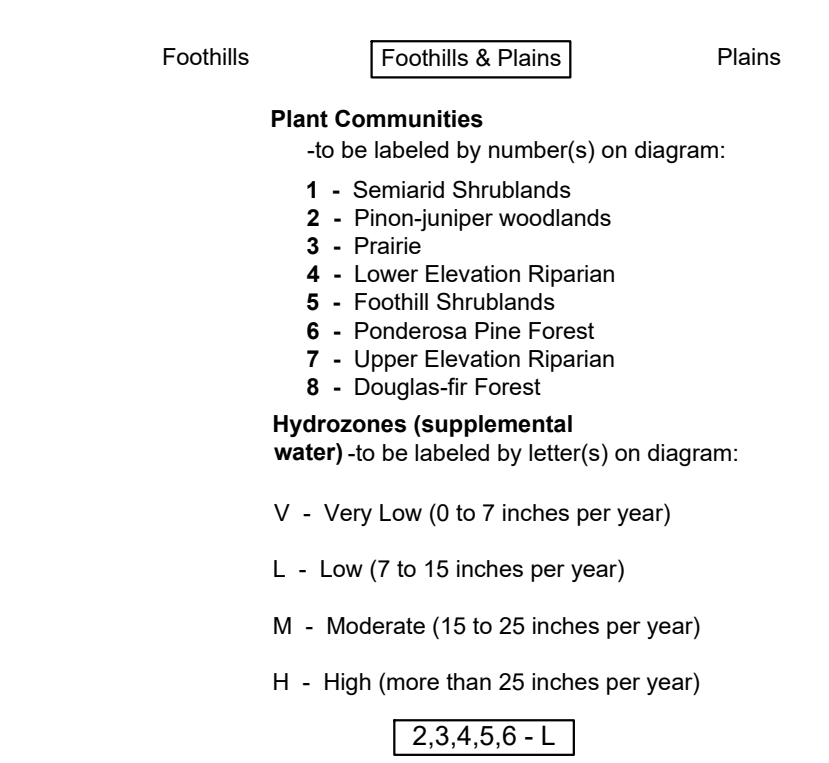
PERCENT SIGNATURE SHRUBS\*

SIGNATURE SHRUBS: N/A

\*CLASSIFIED AS N, B, H OR C IN APPENDIX B, SELECTED PLANTS FOR COLORADO SPRINGS

**Schematic Landscape Diagram**

Climate Zone (From Figure 4 of Landscape Policy Manual) - Circle One: 2,3,4,5,6 - L



CITY APPROVAL:



DATE: 7/14/23  
 BY: AJV  
 REVISION: NO.  
 PROJECT NO. 096955001  
 SHEET L-109

**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

THE RIDGE AT WATERVIEW NORTH  
 CONSTRUCTION DOCUMENTS  
 LANDSCAPE DETAILS

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