

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- PROPOSED IRRIGATION FOR ORNAMENTAL SHRUBS AND TREES WILL BE WATERED BY DRIP IRRIGATION AND, TURF AND NATURAL SEE ARE TO BE IRRIGATED BY SPRAY HEAD AS NOTED ON PLANS
- TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN "TURF AREAS") SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN. FINAL IRRIGATION DESIGN WILL BE PROVIDED PRE CITY STANDERS

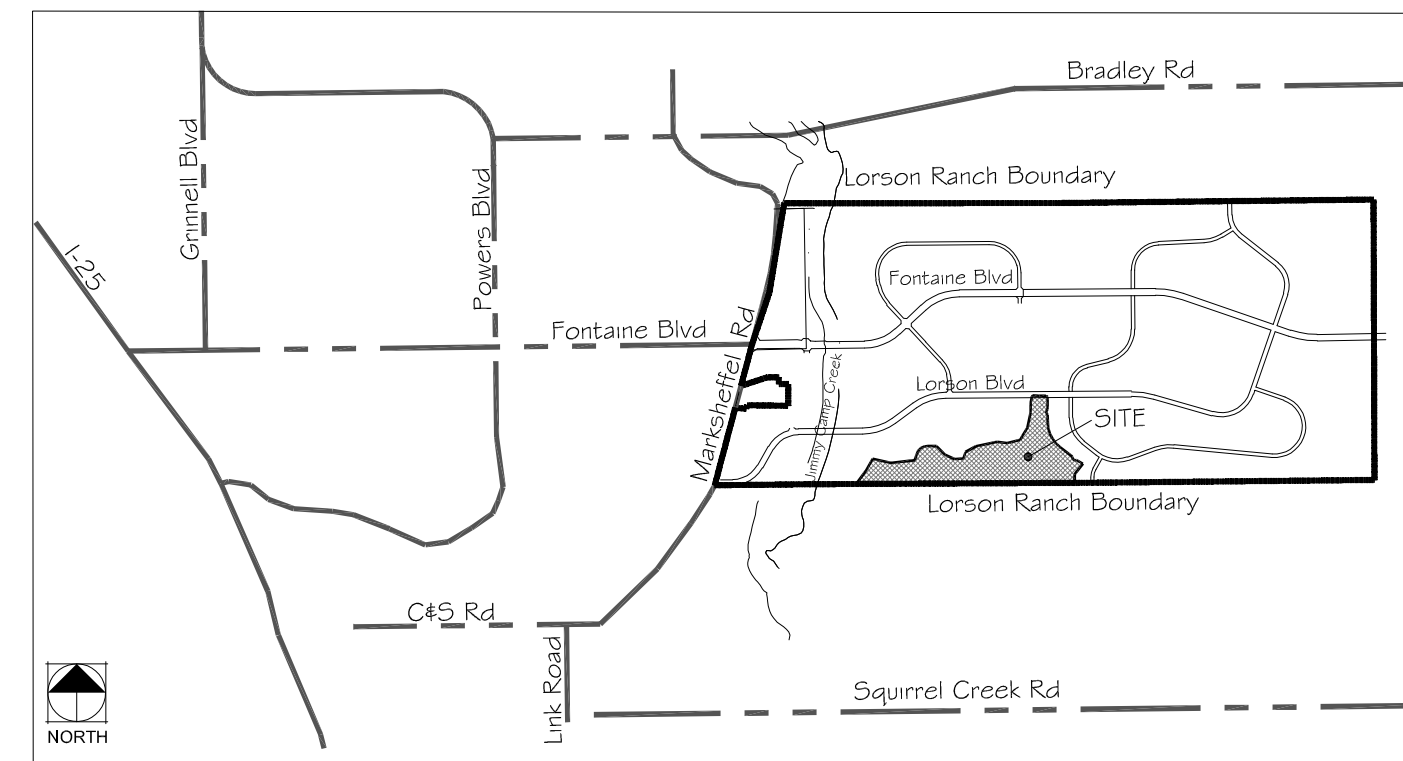
SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

**CREEKSIDE SOUTH AT LORSON RANCH
PUD Preliminary Landscape Plan**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

VICINITY MAP



PLANT SCHEDULE:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
(Symbol)	TA	14	Tilia americana 'Legend'	Legend American Linden	25'-35'	50'-60'	2.5' caliper	B&B
(Symbol)	AT	3	Acer Tataricum 'Hot Wings'	Tatarian Maple 'Hot Wings'	15'-20'	15'-20'	2.5' caliper	B&B
(Symbol)	GD	8	Gymnocladus dioica	Kentucky Coffee Tree	40'-50'	50'-60'	2.5' caliper	B&B
(Symbol)	AF	4	Acer x. freemanii 'Autumn Blaze'	Autumn Blaze Maple			2.5' caliper	B&B
(Symbol)	CO	16	Celtis occidentalis	Western Hackberry			2.5' caliper	B&B
(Symbol)	MR	4	Malus 'Red Jewel'	Red Jewel Crabapple			2.5' caliper	B&B

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
(Symbol)	PG	10	Pinus nigra	Austrian pine	15'-25'	20'-30'	6' HT	B&B
(Symbol)	PE	17	Pinus sylvestris	Scotch pine	10'-20'	20'-30'	6' HT	B&B
(Symbol)	PN	21	Picea pungens	Colorado Blue Spruce	4'-5'	15'-20'	6' HT	B&B
(Symbol)	PPa	14	Pinus edulis	Pinon Pine	10'-20'	20'-30'	10' HT	B&B
(Symbol)	PPb	14	Pinus edulis	Pinon Pine	10'-20'	20'-30'	6' HT	B&B

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
(Symbol)	CN		Chrysothamnus nauseosus var. nauseosus	Baby Blue Rabbitbrush	1'-4'	1'-4'	5 Gallon	Container
(Symbol)	PA		Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2'-3'	2'-3'	5 Gallon	Container
(Symbol)	RA		Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	4'-6'	1'-3'	5 Gallon	Container
(Symbol)	SJ		Spiraea japonica 'Goldflame'	Goldflame Spirea	2'-3'	2'-3'	5 Gallon	Container
(Symbol)	SO		Symphoricarpos orbiculatus	Red Coralberry	4'-5'	4'-5'	5 Gallon	Container
(Symbol)	JH		Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	4'-6'	18'-24'	5 Gallon	Container
(Symbol)	PP		Picea pungens 'Roundabout'	Dwarf Globe Blue Spruce	2'-3'	2'-3'	5 Gallon	Container

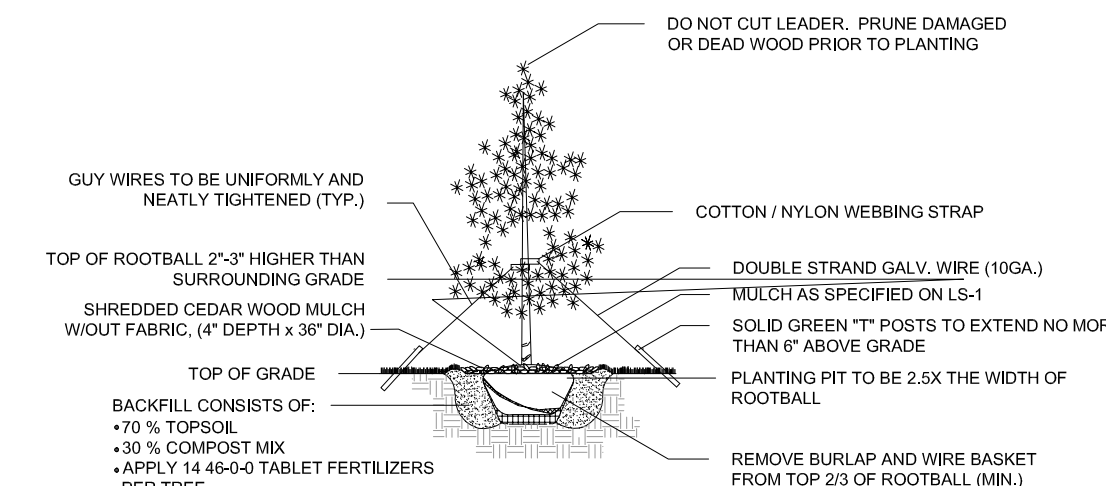
SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
(Symbol)	MC		Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly Grass	3'-4'	3'-4'	1 Gallon	Container

PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	REQUIREMENT
LORSON RANCH BLVD. SOUTH	COLLECTOR
ROADWAY CLASSIFICATION:	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'
LINEAR FOOTAGE:	265'
TREE FEET REQUIRED:	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	9 / 9
NUMBER OF EVERGREEN TREES REQ / PROV:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75
PLANT ABBREVIATION DENOTED ON PLAN:	LR

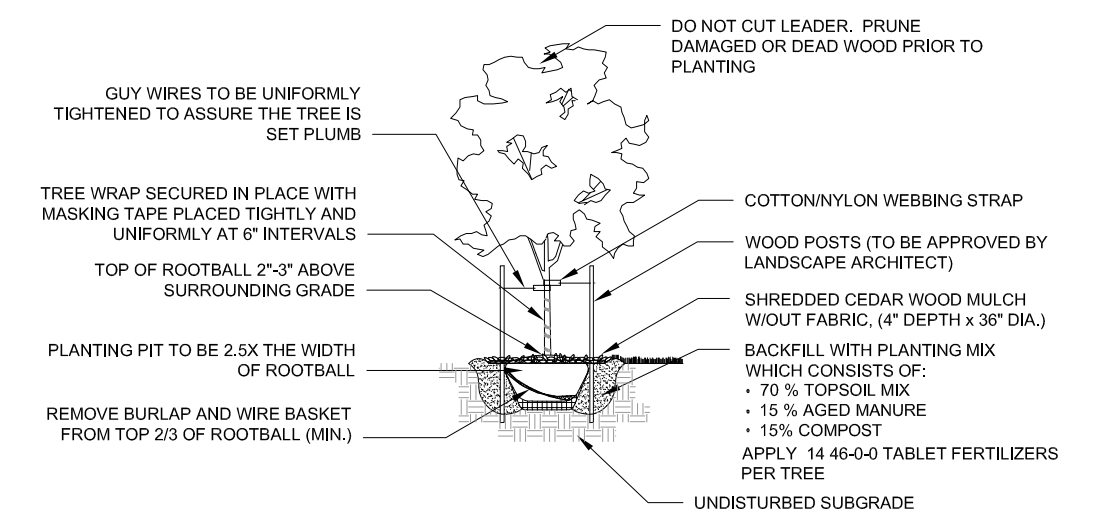
LANDSCAPE MATERIAL SCHEDULE

SYMBOL/ SITE CALLOUT	NOTES:
NATIVE SEED PER PLAN	NATIVE SEED: To be Pawnee Buttes Seed Inc. NATIVE LAWN MIX consisting of (50%) Buffalograss; and (50%) Blue Grama. Install per seed supplier specifications. Submit cut-sheet for approval prior to installation. Estimated Area: 48,901 SF
WOOD MULCH PER PLAN	SHREDDED WOOD MULCH: To be organic shredded cedar wood mulch installed to a depth of 4" in all tree rings per the details. Submit sample for approval prior to installation. Estimated Area: 1,151 SF
STEEL EDGE	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications.



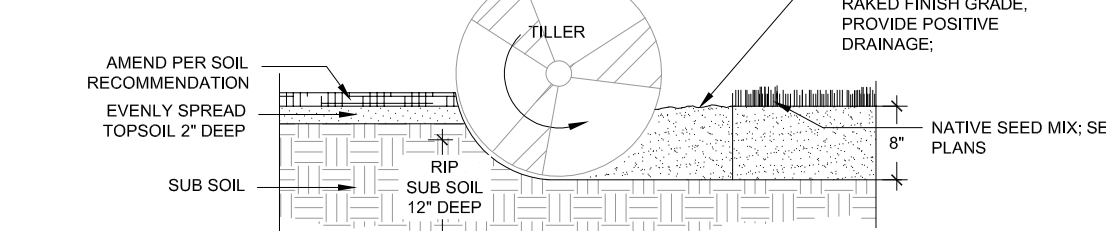
(A) EVERGREEN TREE DETAIL

N.T.S.



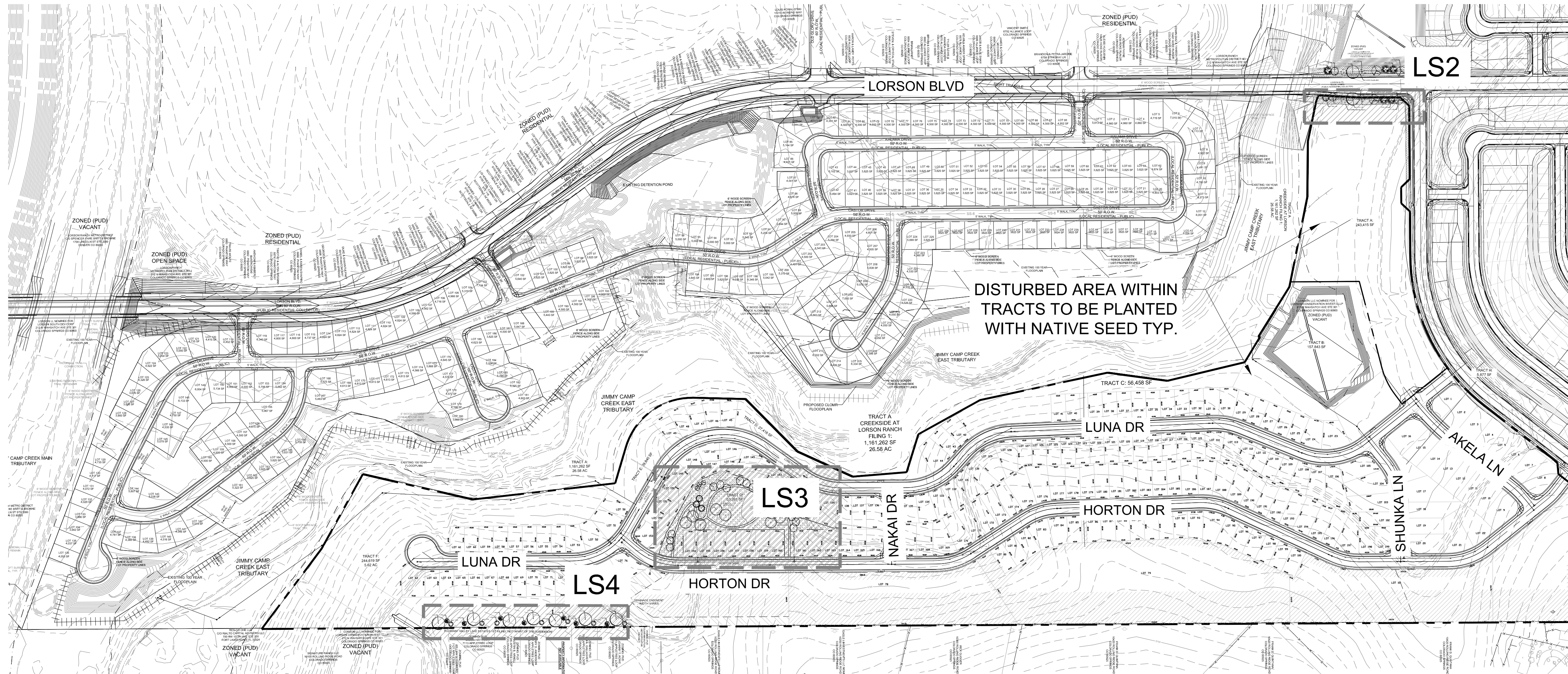
(B) DECIDUOUS TREE DETAIL

N.T.S.

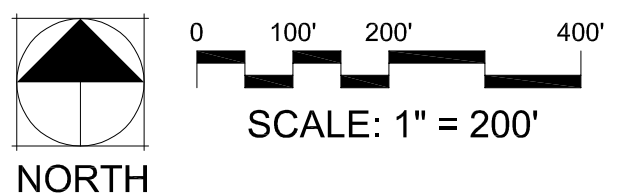


(C) SOIL PREP- NATIVE SEED AREAS

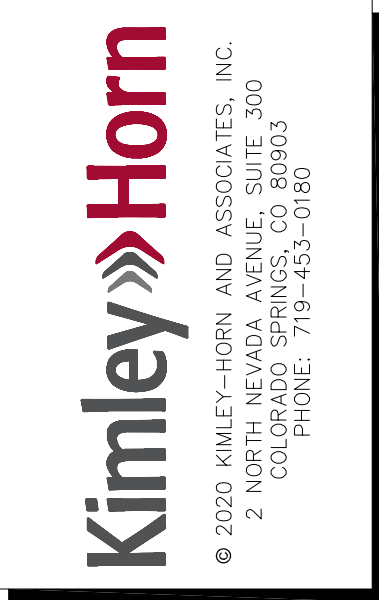
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SITE PLAN
1:200 Scale



DISTURBED AREA WITHIN TRACTS TO BE PLANTED WITH NATIVE SEED TYP.



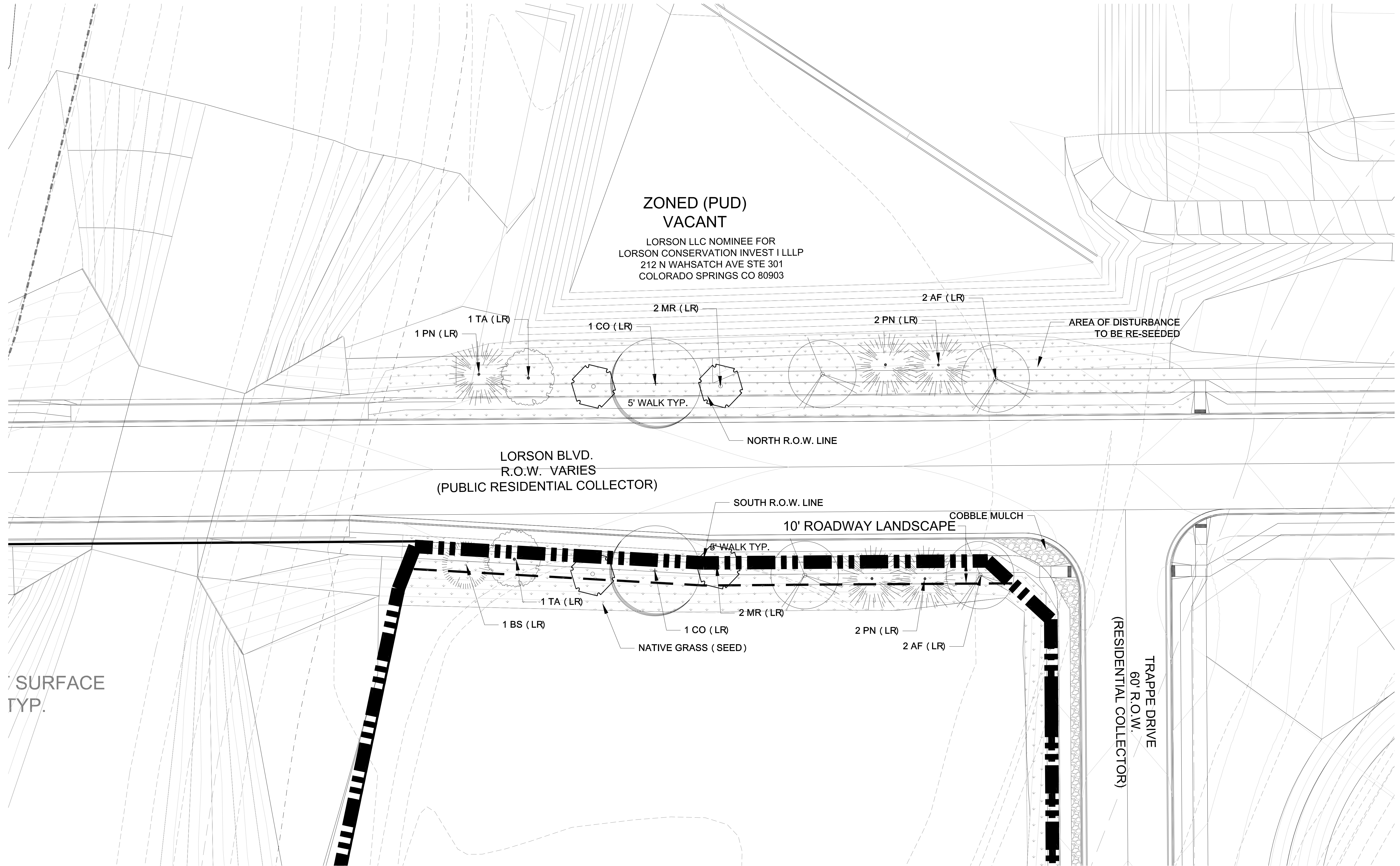
CREEKSIDE SOUTH AT LORSON RANCH
El Paso County, Colorado
PUD & PRELIMINARY PLAN

REV #	REVISIONS	DATE
1	COMMENT RESPONSE	5/13/2020
2	COMMENT RESPONSE	6/17/2020
3	COMMENT RESPONSE	7/7/2020
4	COMMENT RESPONSE	7/22/2020
5	COMMENT RESPONSE	8/19/2020
6	FINAL COMMENT RESPONSE	9/3/2020

DESIGNED	JEH	08.14.20
DRAWN	JEH	08.14.20
CHECKED	JEH	08.14.20
PROJECT NUMBER:		2816.20
SCALE:		AS NOTED

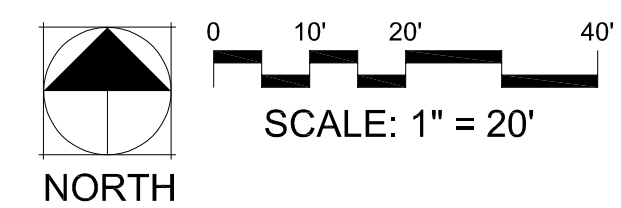
CREEKSIDE SOUTH AT LORSON RANCH
 PUD Preliminary Landscape Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO

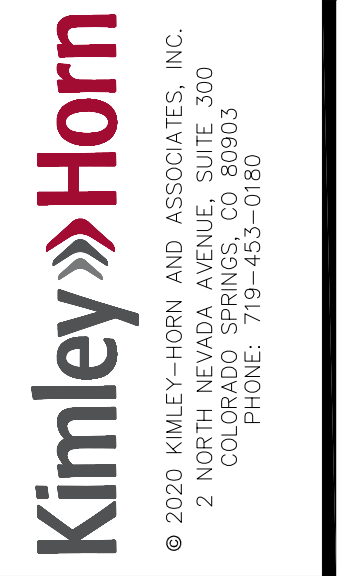


SURFACE
TYP.

LORSON BLVD ROADWAY LANDSCAPE
 1:20 Scale



PCD FILE NO.: PUDSP-20-001



CREEKSIDE SOUTH AT
 LORSON RANCH

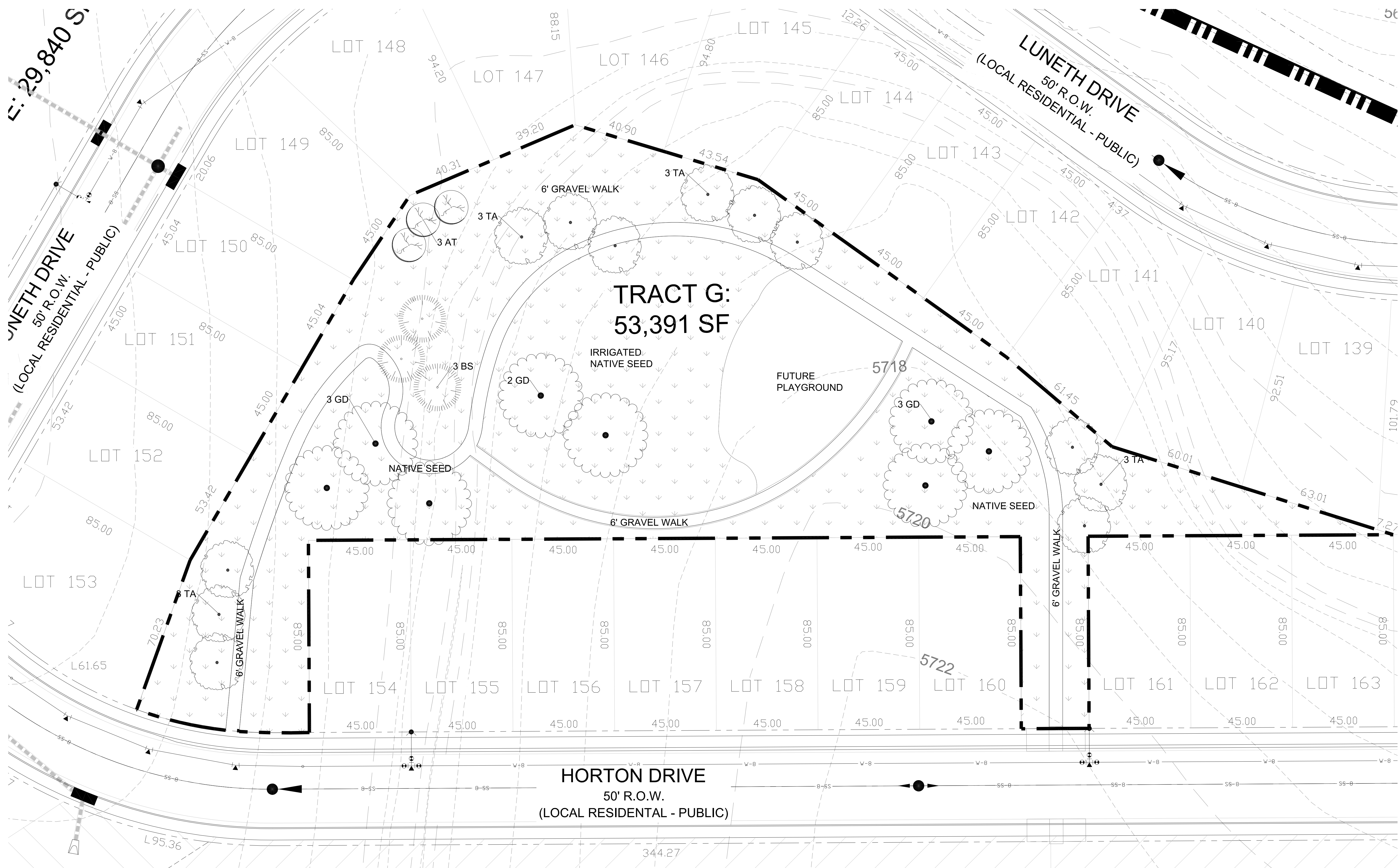
El Paso County, Colorado
 PUD & PRELIMINARY PLAN

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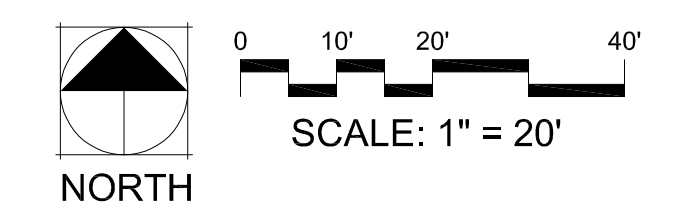
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CREEKSIDE SOUTH AT LORSON RANCH
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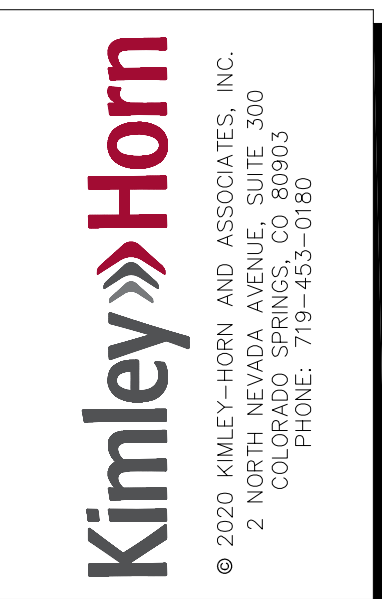
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,
 EL PASO COUNTY, COLORADO



PARK LANDSCAPE PLAN
 1:20 Scale



SCALE: 1" = 20'
 PCD FILE NO.: PUDSP-20-001



CREEKSIDE SOUTH AT
 LORSON RANCH
 El Paso County, Colorado
 PUD & PRELIMINARY PLAN

STAMP:

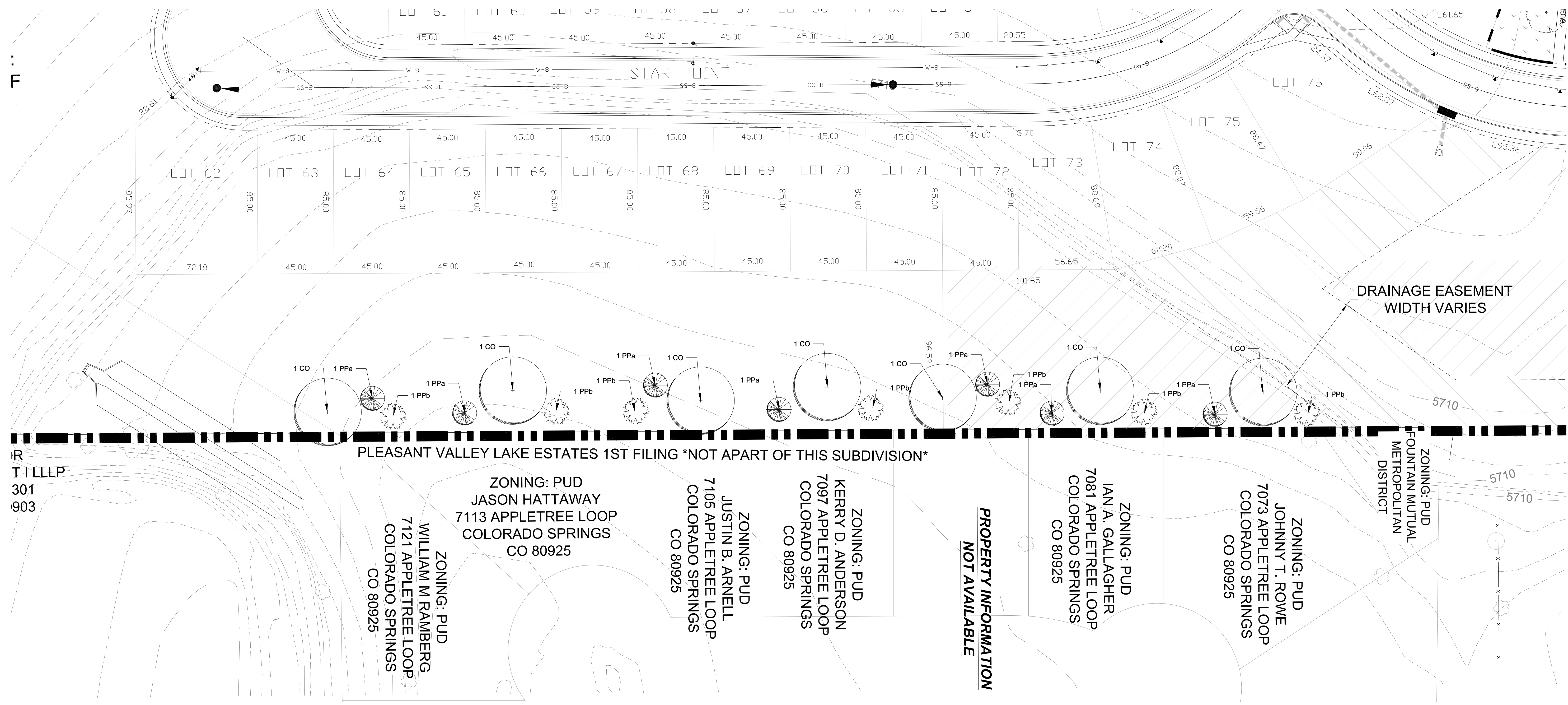
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4	COMMENT RESPONSE	7/22/2020
5	COMMENT RESPONSE	8/19/2020
6	FINAL COMMENT RESPONSE	9/2/2020

DESIGNED	JEH	08.14.20
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CHECKED	JEH	08.14.20
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SCALE:		AS NOTED

LANDSCAPE PLAN
 LS3 13 OF 14

CREEKSIDE SOUTH AT LORSON RANCH PUD Preliminary Landscape Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M.,
EL PASO COUNTY, COLORADO



IR
T I LLLP
301
903

SCREEN LANDSCAPE PLAN
1:30 Scale

- RURAL LOT SETBACK (NO BUILD)
- DRAINAGE EASEMENT (NO BUILD)

ZONING: PUD
WILLIAM M RAMBERG
7121 APPLETREE LOOP
COLORADO SPRINGS
CO 80925

ZONING: PUD
JASON HATTAWAY
7113 APPLETREE LOOP
COLORADO SPRINGS
CO 80925

ZONING: PUD
JUSTIN B. ARNELL
7105 APPLETREE LOOP
COLORADO SPRINGS
CO 80925

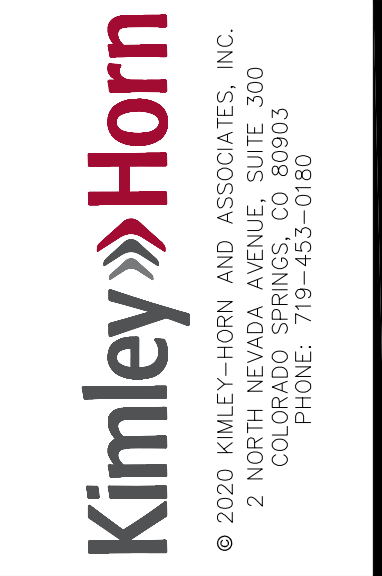
ZONING: PUD
KERRY D. ANDERSON
7097 APPLETREE LOOP
COLORADO SPRINGS
CO 80925

**PROPERTY INFORMATION
NOT AVAILABLE**

ZONING: PUD
IAN A. GALLAGHER
7081 APPLETREE LOOP
COLORADO SPRINGS
CO 80925

ZONING: PUD
JOHNNY T. ROWE
7073 APPLETREE LOOP
COLORADO SPRINGS
CO 80925

ZONING: PUD
FOUNTAIN MUTUAL
METROPOLITAN
DISTRICT



CREEKSIDE SOUTH AT
LORSON RANCH

EI Paso County, Colorado
PUD & PRELIMINARY PLAN

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LANDSCAPE
PLAN
LS4 14 OF 14