
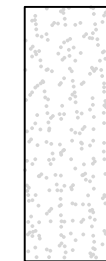
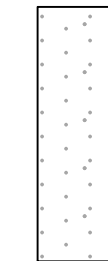


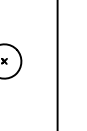

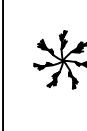
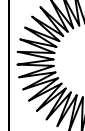



ALTERNATE LANDSCAPE COVERAGES:	
SITE AREA (REDUCED BOUNDARY)	78,500
ROADWAY FRONTAGE	
ARROYA LANE, NON-ARTERIAL	
-DEPTH REQUIRED/PROVIDED	15'/15'
-TREES REQUIRED/PROVIDED	1 PER 15'/1 PER 15'
PARKING LOT	N/A
BUFFER & SCREEN AREAS	N/A (SEE ALT. LANDSCAPE REQUEST)
INTERNAL	5
% MINIMUM INTERNAL AREA REQUIRED	3925/2352 (SEE ALT. LANDSCAPE REQUEST)
INTERNAL AREA (REDUCED) REQUIRED/PROVIDED (PLANTINGS & HARDSCAPE)	3/5
MINIMUM QUANTITY OF TREES REQUIRED/PROVIDED	75/0 (SEE ALT. LANDSCAPE REQUEST)
LIVE GROUND COVER WITHIN APPLICABLE REQ. LANDSCAPE AREAS	
% GROUND COVER REQUIRED/PROVIDED	N/A (SEE ALT. LANDSCAPE REQUEST)
OTHER	
ZONING DISTRICT BOUNDARY TREES	N/A (SEE ALT. LANDSCAPE REQUEST)
LANDSCAPING BETWEEN LOT AND CURB	N/A (SEE ALT. LANDSCAPE REQUEST)
MISCELLANEOUS	
% INTERNAL GROUND COVER REQUIRED/PROVIDED (INCL. SEED MIX)	50/40 (SEE ALT. LANDSCAPE REQUEST)

LANDSCAPE SCHEDULE - HARDSCAPE/MULCH		LANDSCAPE DESIGNATIONS	
	DECORATIVE ROCK MULCH: 3/4" - 1-1/2" MIX PIONEER GRANITE OR APPROVED EQUAL	1	TYP PLANTING. REF: SHEET C5
	3/8" GRAVEL MULCH: WASHED RIVER ROCK OR APPROVED EQUAL	2	STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED AND MULCH/GRAVEL AREAS. REF: DETAIL F/06
	BASECOURSE: CLASS VI AGGREGATE. SEE SPECIFICATIONS	3	DECORATIVE ROCK MULCH @ 3"-4" DEPTH
		4	GRAVEL MULCH @ 3"-4" DEPTH MIN
		5	BASECOURSE: CLASS VI AGGREGATE @ 4" DEPTH MIN
		6	LIVE GROUND COVER/SEED MIX REF: GEC SHEETS. SEED BLEND INSTALLED PER SUPPLIER'S SPECS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. APPLY TO EXTENT OF SITE DISTURBED AREA

LANDSCAPE SCHEDULE - XERIC/LOW WATER VEGETATION					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY, MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	37 2'-0" x 1'-6"	#3 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE MARCH
	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED	4' 1/6"-0" x 2'-0"	#5 CONT.	CUT CLUMPS OF GRASS NEAR THE GROUND LATE WINTER PRIOR TO NEW SHOOTS APPEARING
	RHUS TRILOBATA	SKUNKBUSH SUMAC	17 4'-0" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE WINTER
	POTENTILLA FRUTICOSA	GOLDSTAR POTENTILLA	12 2'-6" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING EARLY SPRING
	PINUS EDULIS	PINON PINE	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	11 15'-0" x 8'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING
	ROBINIA NEOMEXICANA	NEW MEXICO LOCUST	15'/25'-0" x 10'/15'-0"	1" CAL	MUST ARRIVE BALLED AND BURLAPPED. CALIPER SHALL BE MEASURED 6" ABOVE GROUND

LANDSCAPING NOTES:

- PLANT QUANTITY AND SUBSTITUTION: IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
 - ACCEPTABLE PLANT MATERIAL: ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
 - SITE DISTURBANCE: ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED. SITE-SPECIFIC LANDSCAPING SHALL AT A MINIMUM, INCLUDE REVEGETATION OF DISTURBED AREAS WITH MATERIALS INDIGENOUS TO THE SITE OR OTHERWISE ADAPTABLE.
 - SOIL AMENDMENTS: CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:
 -ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
 -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 -3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
 -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 - SEEDED TURF: ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
 - IRRIGATION: OWNER TO IRRIGATE FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
 - INORGANIC MULCH AND FABRIC: ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASS (SEE DRAWING DETAILS). HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK/MULCH BASES.
 - STEEL EDGE: ALL EDGER SHALL BE AOME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
 - APPROVAL: ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - FINAL TREE AND SHRUB LOCATIONS: ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ANY ASSOCIATED FINAL EASEMENTS LOCATIONS.
 - COMPLIANCE WITH PLANS: THE COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN AND SHALL INCLUDE THE QUANTITIES, LOCATIONS, SPECIES AND SIZES OF PLANTS AND OTHER LANDSCAPE MATERIALS AS REPRESENTED ON THE APPROVED LANDSCAPE PLAN. SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.
 - MAINTENANCE:
 A. THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
 B. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCO DIRECTOR.
 C. MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.
- * BY APPROVING THIS PLAN, THE DIRECTOR IS APPROVING AN ALTERNATE LANDSCAPING DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS (AS DESCRIBED IN THE LETTER OF INTENT), AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.

PPR
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Proj#: W02242.22
Date: 03/29/23
Design: GCM
Drawn: GCM
Check: JPM

FOR REVIEW

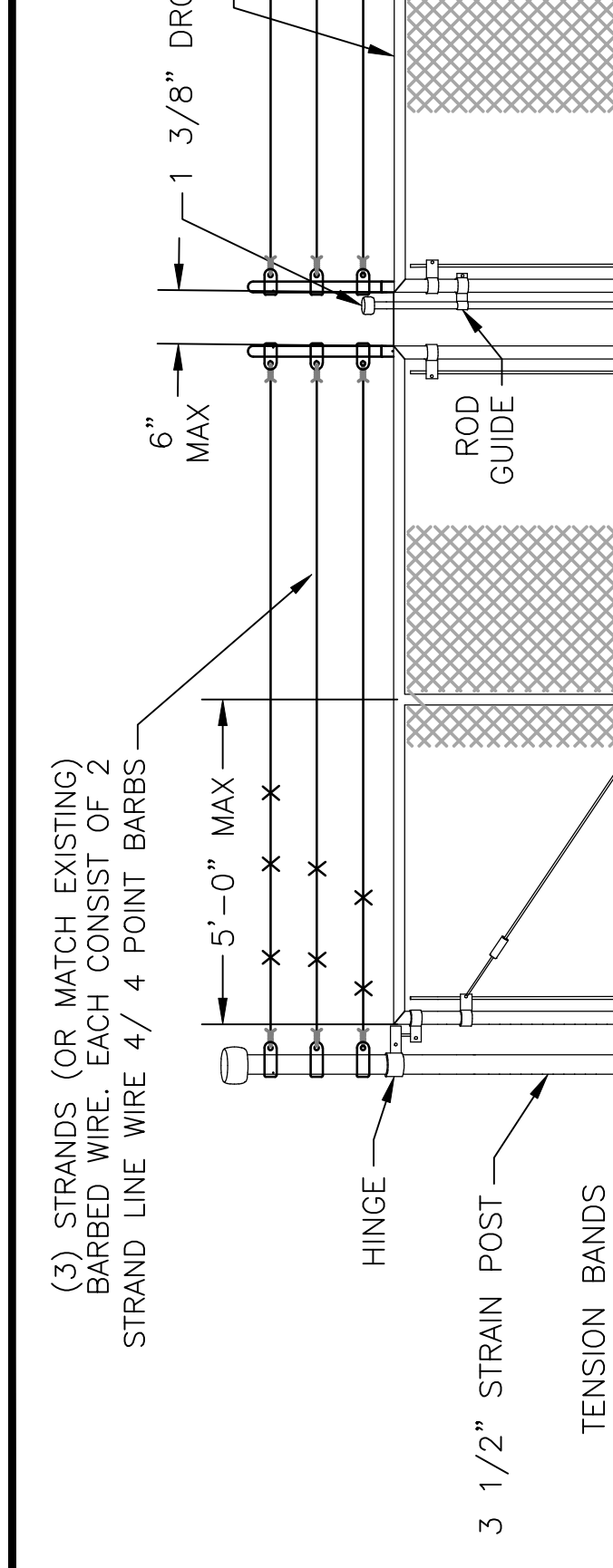
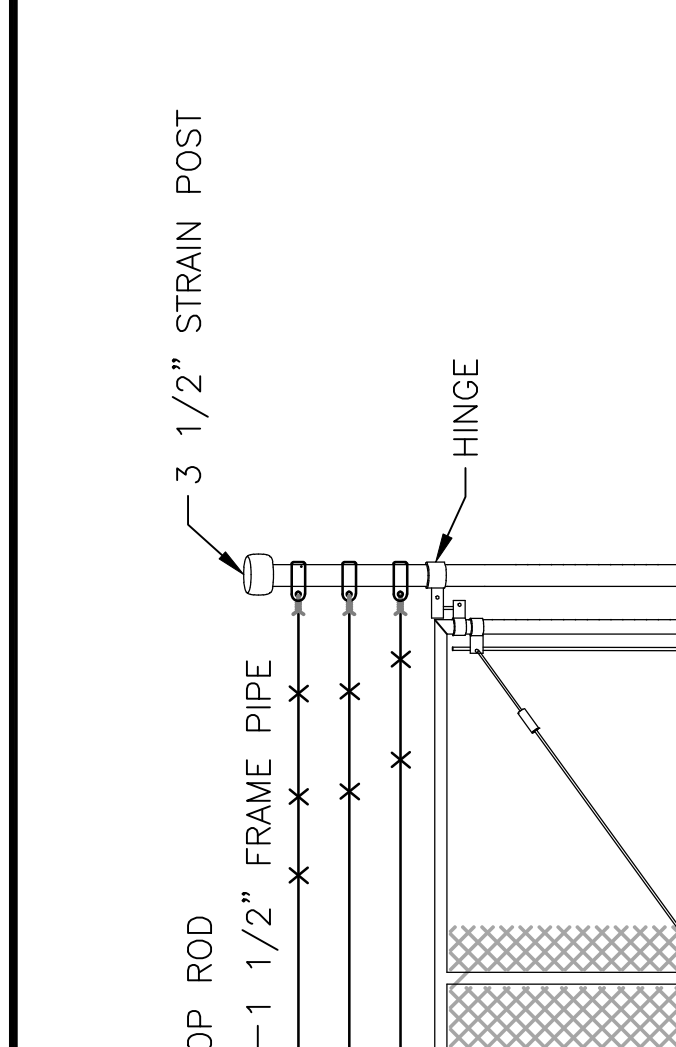
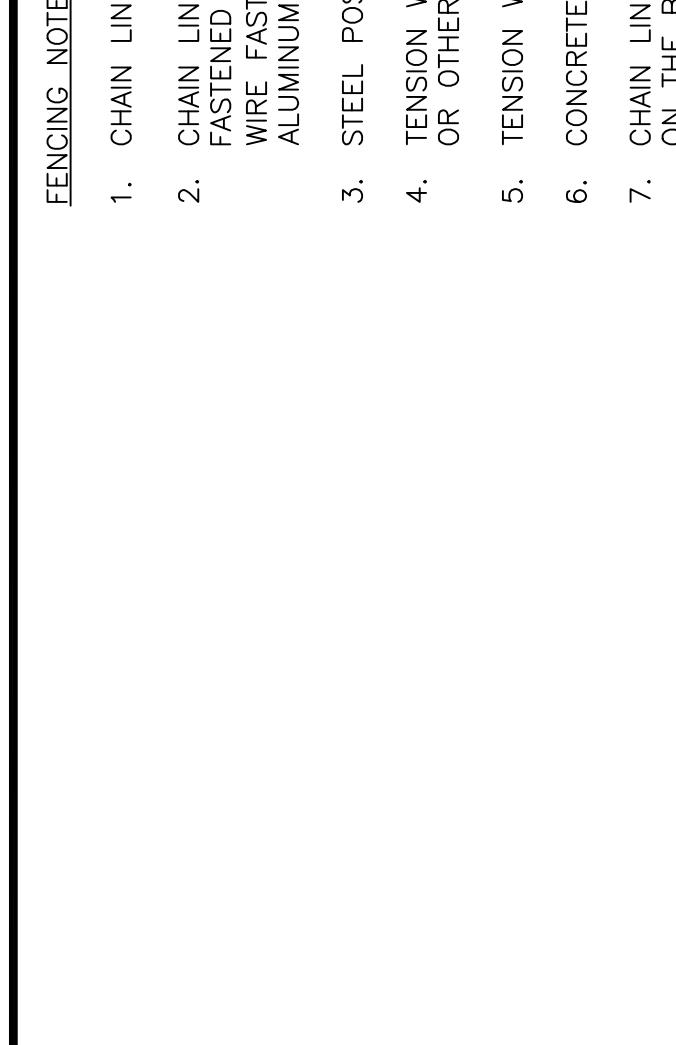
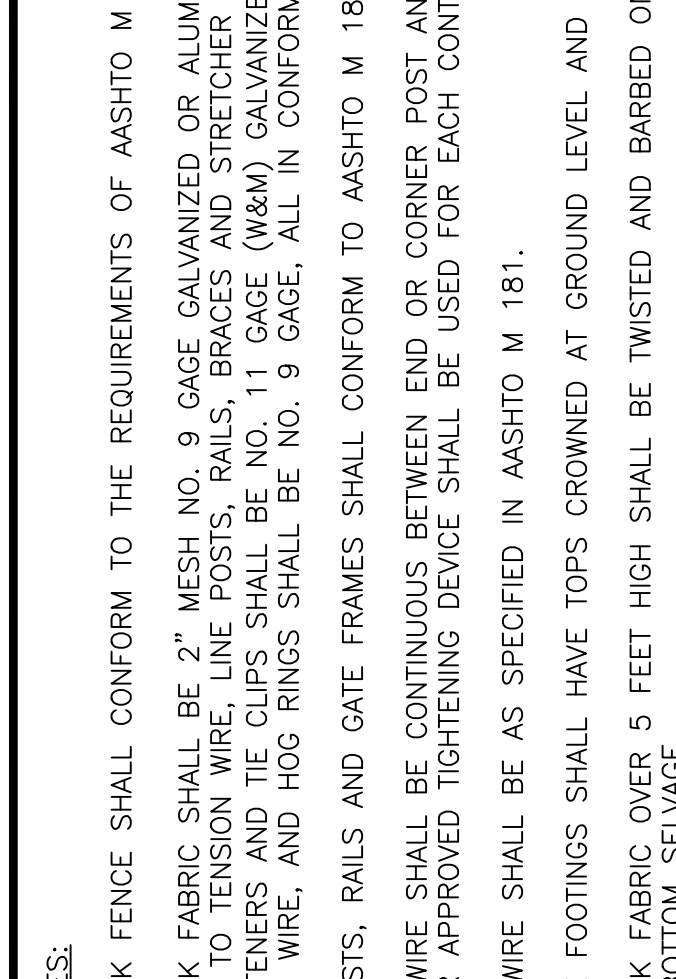
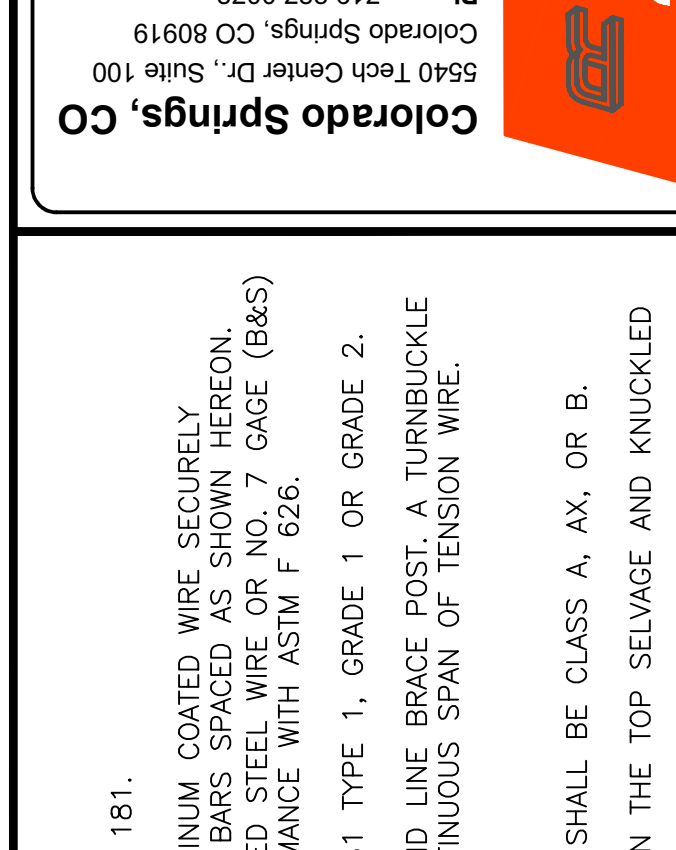
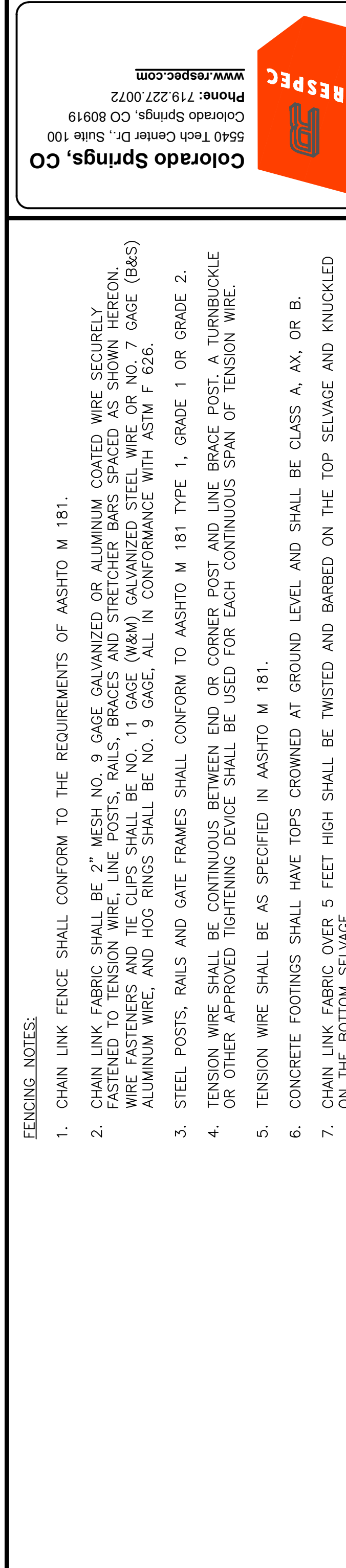
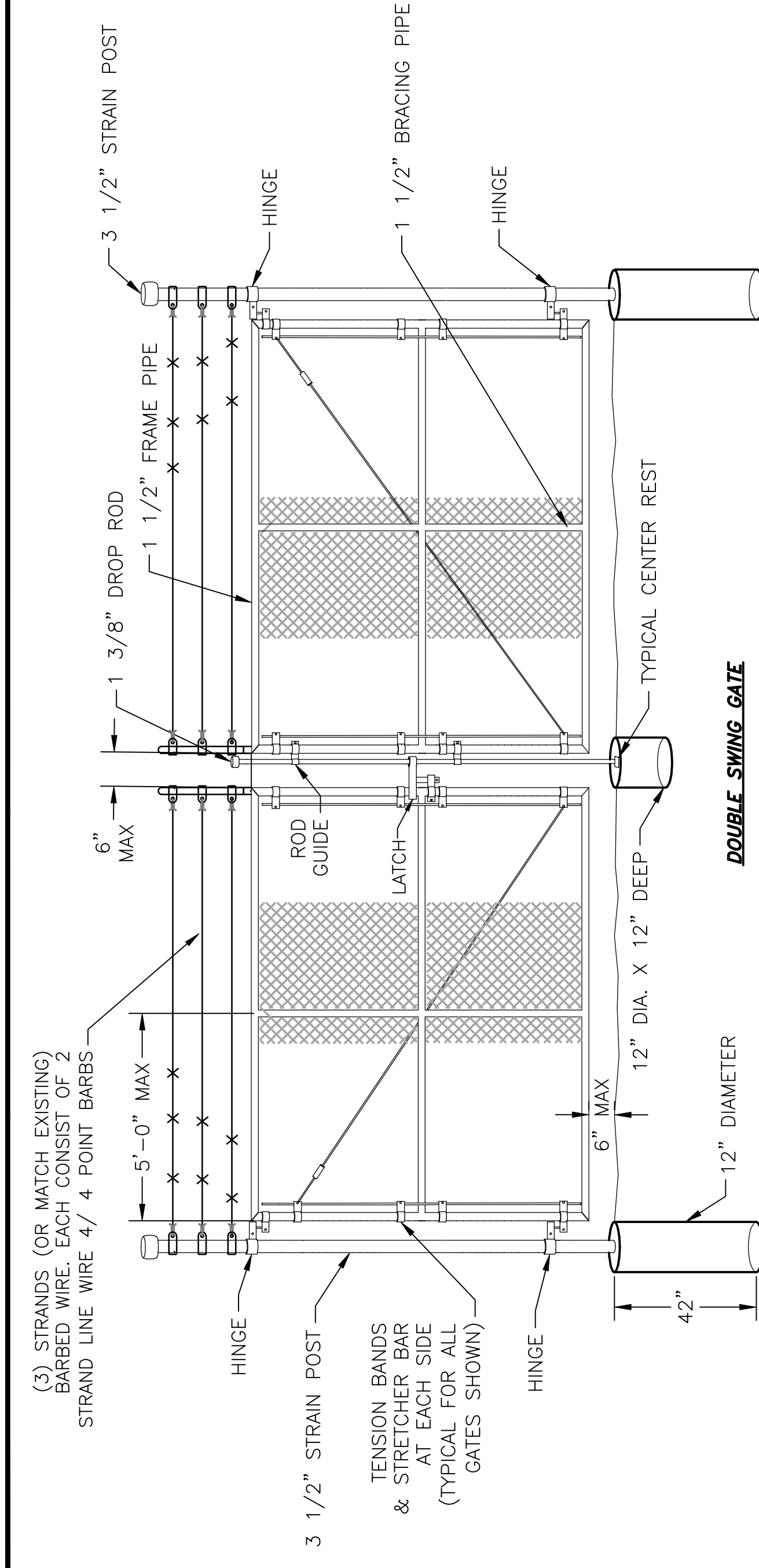
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FALCON AREA WATER & WASTEWATER AUTHORITY
STERLING RANCH WATER TREATMENT PLANT
LANDSCAPE DETAILS



RESPEC
www.respec.com
Phone: 719.227.0072
Colorado Springs, CO 80919
5540 Tech Center Dr., Suite 100

IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED



A FENCING WITH DOUBLE SWING GATE
C7 SCALE: N.T.S.

B CONCRETE WHEEL STOP
C7 SCALE: N.T.S.

FENCING NOTES:

1. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
2. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND THE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
3. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
4. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
5. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
6. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
7. CHAIN LINK FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
8. ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.
9. MATCH ANY EXISTING SITE BARB WIRE 45° ARM SUPPORTS WHERE APPLICABLE.
10. DETAILS ARE FOR REFERENCE ONLY - CONTRACTOR TO SUBMIT FENCE DETAILS.
11. IDENTIFICATION SIGNAGE TO BE INSTALLED ON FENCE PER PLANS. KNOXBOX INSTALLED ON GATES FOR FIRE DEPARTMENT ACCESS.

FALCON AREA WATER & WASTEWATER AUTHORITY
STERLING RANCH WATER TREATMENT PLANT
LANDSCAPE DETAILS

RESPEC
5540 Tech Center Dr., Suite 100
Colorado Springs, CO 80919
Phone: 719.222.0072
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C7
SHEET ---OF

PCD File No. PPR-XX-XX