

FALCON MEADOWS AT BENT GRASS

FILING 2

EL PASO COUNTY, COLORADO

LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

-OR-

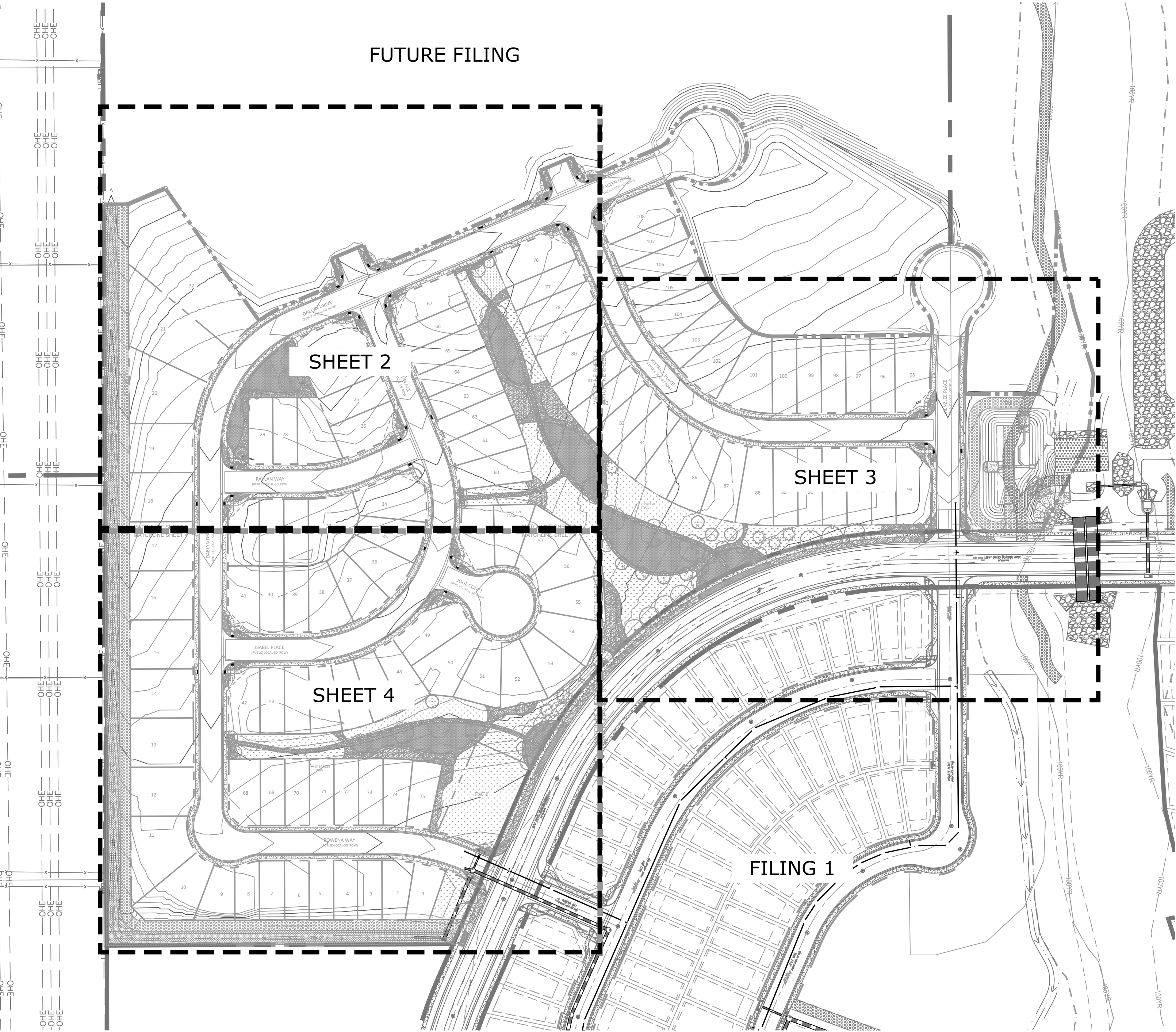
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- ROCK: 1 1/2" NORTHERN RIVER ROCK AT 1 1/2" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- FENCING SHALL BE PROVIDED ALONG BENT GRASS MEADOWS BLVD. WHERE DOUBLE FRONTAGE LOTS OCCUR, AND SHALL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- LANDSCAPE REQUIREMENTS PERTAINING TO DOUBLE FRONTAGE NON-ARTERIAL COLLECTOR STREETS INCLUDE:
 - DEPTH OF ROADWAY LANDSCAPING AREA: 10 FEET
 - REQUIRED TREES: 1 PER 30 FEET
- LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SERVING RESIDENTIAL AREAS SHALL BE OWNED (WHEN APPROPRIATE) AND MAINTAINED BY THE BENT GRASS METRO DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF FENCING AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL DOUBLE FRONTAGE STREETS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
- BUFFERING AND SCREENING SHALL INCLUDE BOTH FENCING, AND LANDSCAPING WHERE APPROPRIATE, ALONG THE PERIMETER OF THE PROJECT AND ALONG THE RIGHT-OF-WAY LINES OF BENT GRASS MEADOWS DRIVE AND BETWEEN CHANGES IN LAND USE. FENCING SHALL BE 6" CEDAR PRIVACY FENCE AND SHALL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.

Landscape Setbacks

See El Paso County General Development Standards - Landscape Standards 6.2.2

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	Setback Plant Abbr. Denoted on Plan
BENT GRASS MEADOWS DR. (North)	COLLECTOR	10' / 10'	1,590	1 / 30'	53 / 53	N



KEY MAP



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

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www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

FALCON MEADOWS
AT BENT GRASS
FILING 2

LANDSCAPE PLAN

PROJECT INFO

DATE: 8/27/2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

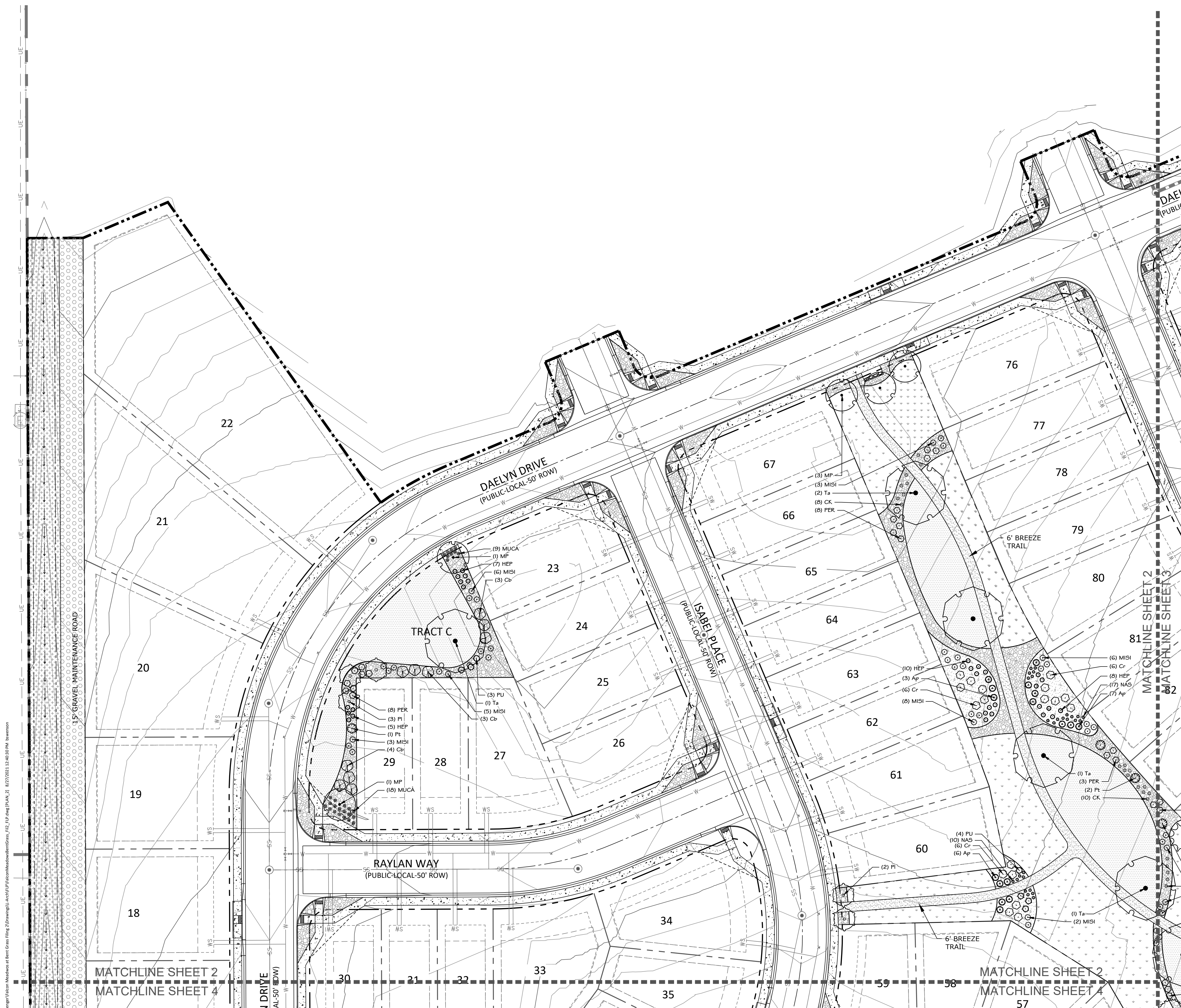
ISSUE / REVISION

COVER

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1 OF 5

PLAN FILE #



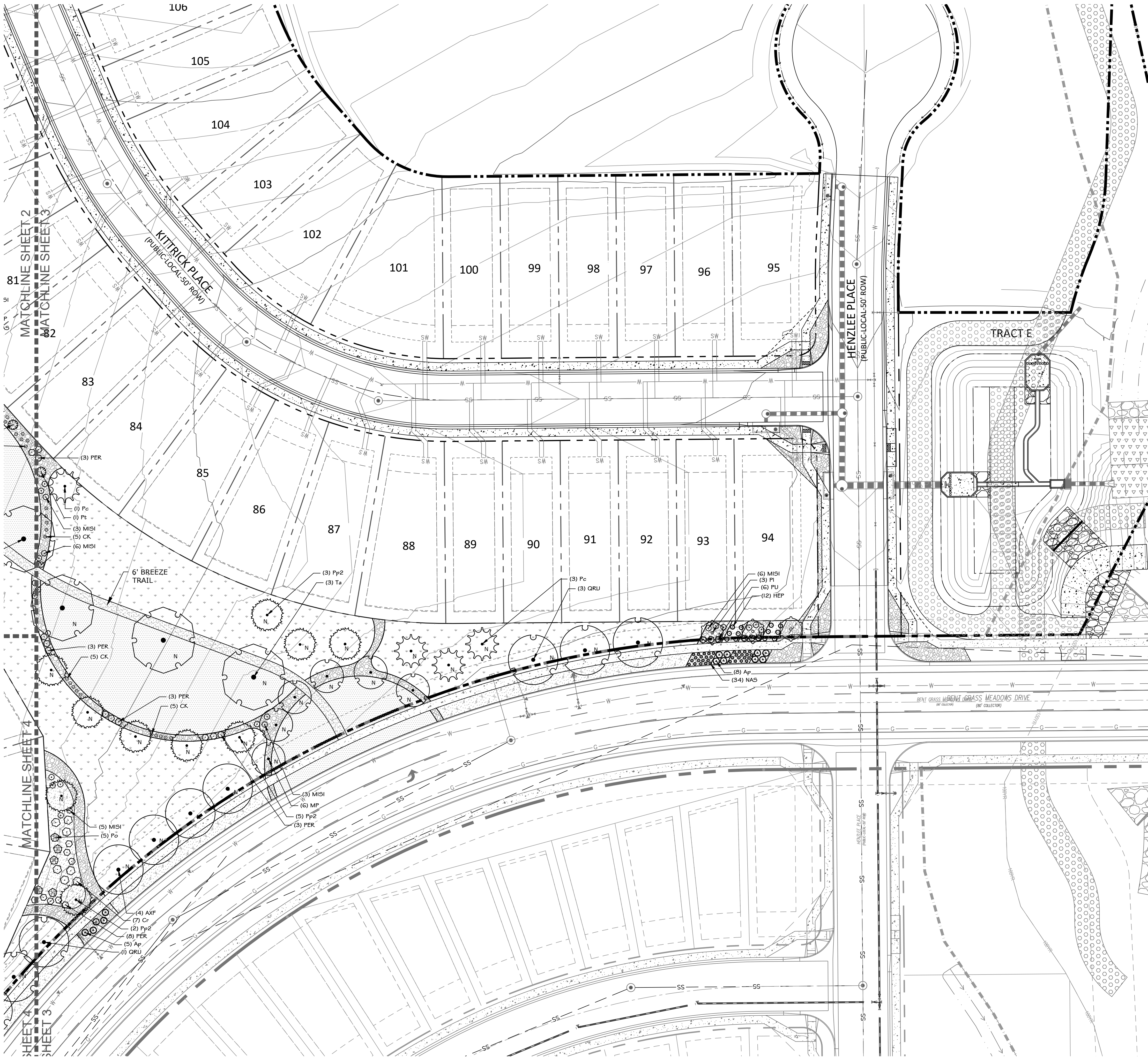
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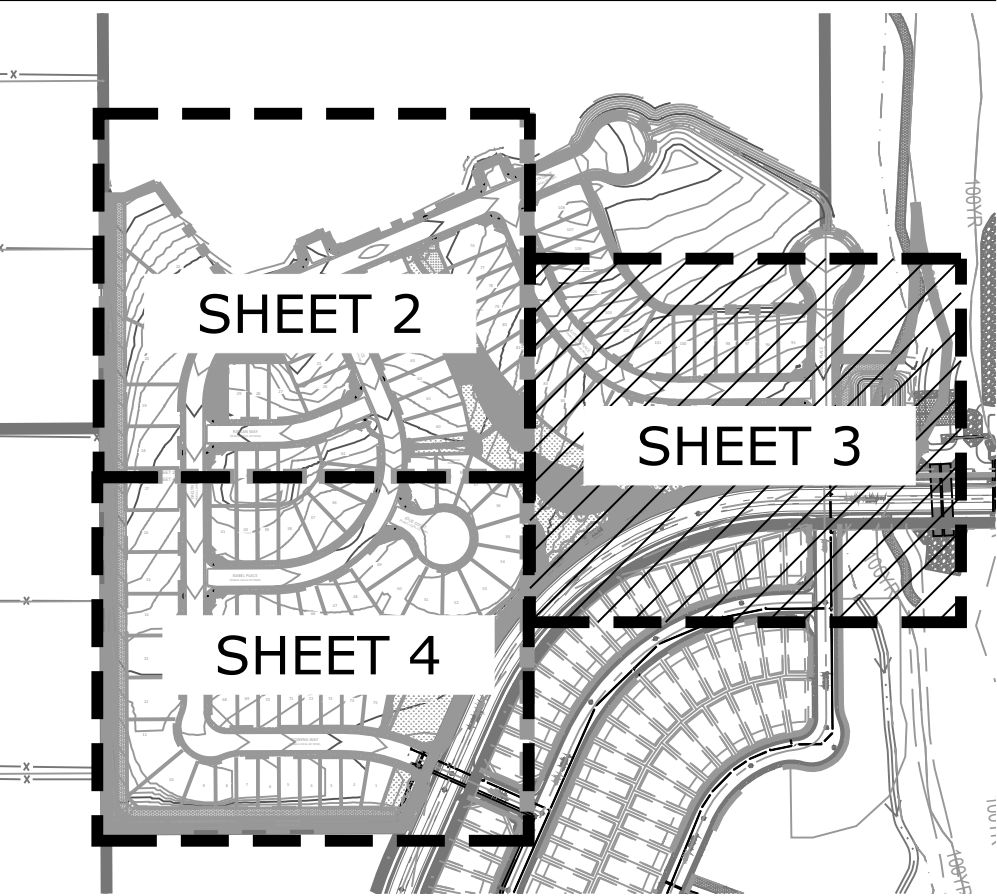
HATCH LEGEND		
	ROCK MULCH 1-1/2" NORTHERN RIVER ROCK -	12,136 sf
	BLUEGRASS SOD -	30,225 sf
	WOODMULCH WASHINGTON CEDAR MULCH -	586 sf
	COBBLE 2-4" HORIZON COBBLESTONE -	22,195 sf
	<u>EPC CONSERVATION DISTRICT ALL PURPOSE MIX</u> GENERAL SEED MIX: Seed Rate: 9.7 lbs PLS/acre 20% Andropogon gerardii 10% Bouteloua gracilis 10% Nassella viridula 20% Pascopyrum smithii 10% Bouteloua curtipendula 10% Panicum virgatum 10% Calamovilfa longifolia 10% Sorghastrum nutans -	30,814 sf
	<u>EPC ALL PURPOSE LOW GROW MIX</u> Seed at 42 lbs/Acre General Seed Mix: 25% Buchloe dactyloides 20% Bouteloua gracilis 29% Bouteloua curtipendula 5% Nassella viridula 20%Pascopyrum smithii 1% Sporobolus cryptandrus	74,506 sf

LANDSCAPE PLAN

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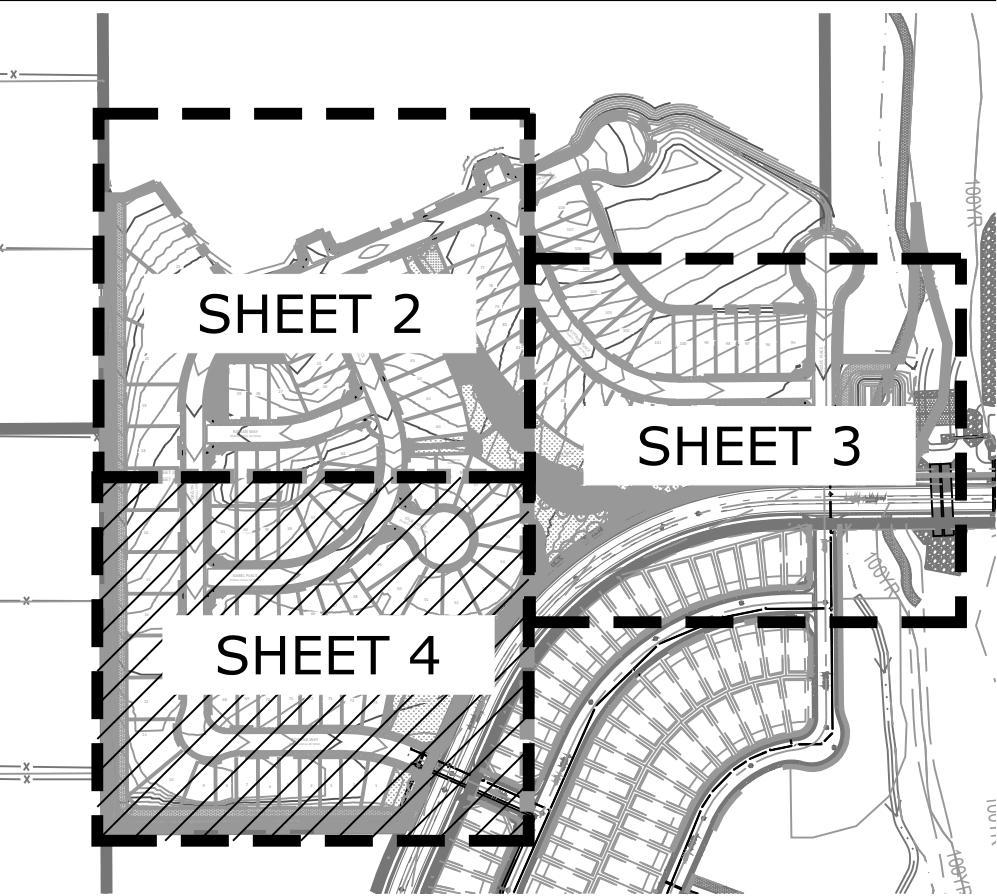
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3 OF 5



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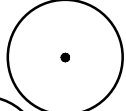

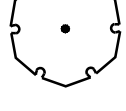
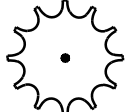

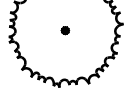
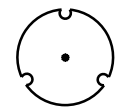


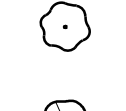
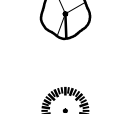
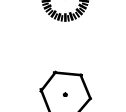
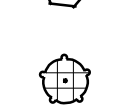
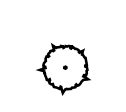


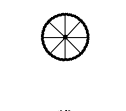


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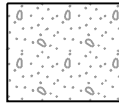
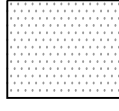
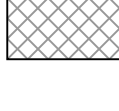
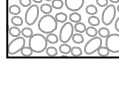

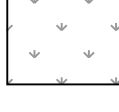
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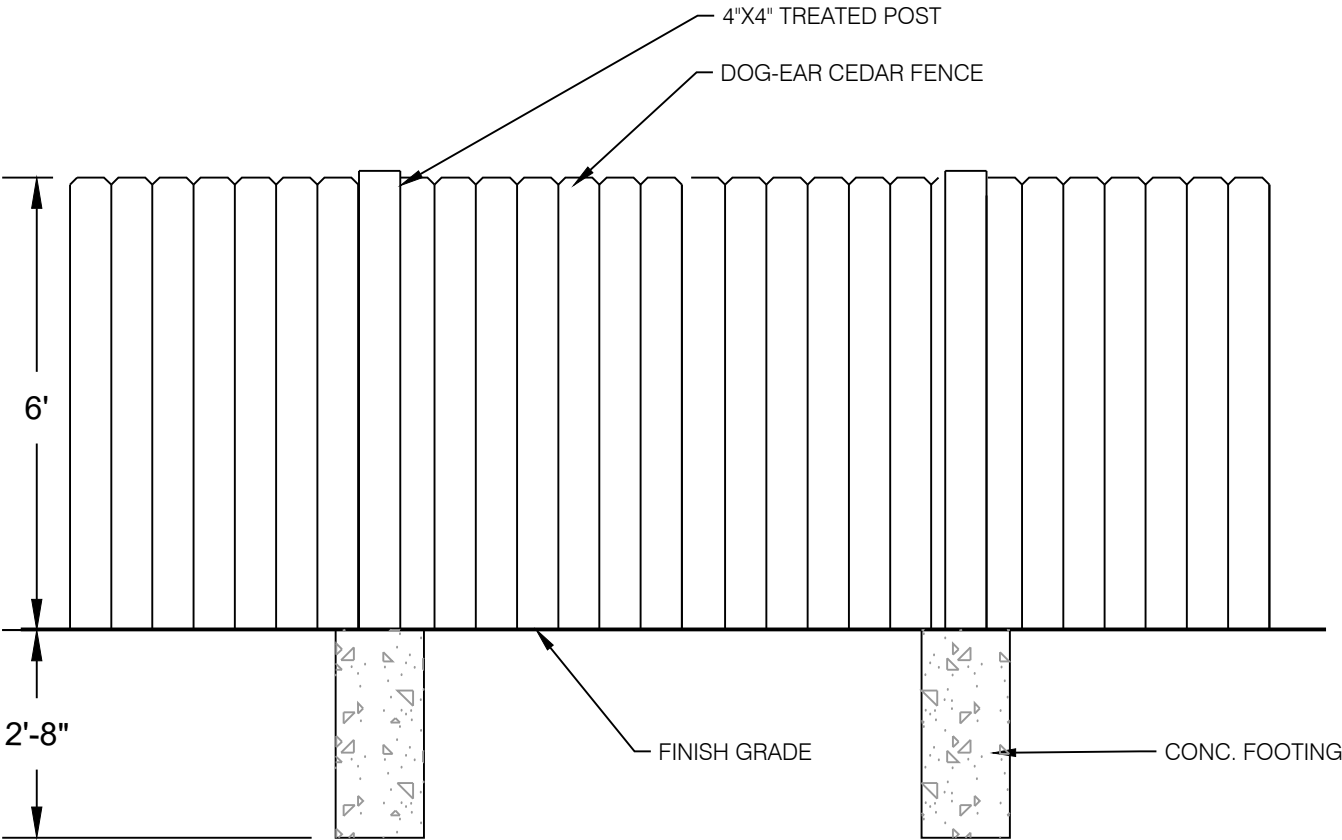
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	AXF	4	Acer x freemanii `Jeffsred` TM / Autumn Blaze Maple	40`	30`	2" Cal.	B&B	
	QRU	13	Quercus rubra / Red Oak	30-40`	35`	1.5" Cal.	B&B	
	Ta	8	Tilia americana / American Linden	50`	40`	2" Cal.	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pc	7	Picea pungens / Colorado Spruce	30`-60`	20`	6` HT	B&B	
	Pt	4	Pinus mugo `Tannenbaum` / Tannenbaum Mugo Pine	15`	6`	6` HT	B&B	
	Pp2	16	Pinus ponderosa / Ponderosa Pine	15-20`	20`	6` HT	B&B	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	MP	18	Malus x `Prairifire` / Prairifire Crabapple	15-20`	15`	1.5" Cal.	B&B	
	PI	9	Pyrus calleryana `Chanticleer` / Chanticleer Callery Pear	25`	15`	1.5" Cal.	B&B	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	Ap	29	Arctostaphylos x coloradensis `Panchito` / Panchito Manzanita	1.5`	4`	#5 CONT	CONT	Xeric
	Cr	39	Chrysothamnus nauseosus / Rubber Rabbitbrush	6`	6`	#5 CONT	CONT	Xeric
	Cb	10	Cornus sericea `Baileyi` / Bayley's Red Twig Dogwood	8`	8`	#5 CONT	CONT	
	HEP	52	Hesperaloe parviflora `Desert Flamenco` TM / Desert Flamenco Red Yucca	3`	3`	#5 CONT	CONT	Xeric
	PER	64	Perovskia abrotanoides / Russian Sage	5`	5`	#5 CONT	CONT	Xeric
	Po	14	Physocarpus opulifolius `SMNPOBLR` TM / Ginger Wine Ninebark	5`	5`	#5 CONT	CONT	
	PU	13	Pinus mugo pumilio / Mugo Pine	4-5`				
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	CK	33	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Feather Reed Grass	2-3`	5 GAL.			
	MISI	68	Miscanthus sinensis `Gracillimus` / Maiden Grass	5 gal.				
	MUCA	37	Muhlenbergia capillaris `Lenca` / Regal Mist Pink Muhly	2-3`	2`-3`	#5 CONT	CONT	Xeric
	NAS	61	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	1-2`	1.5`-2`	#5 CONT	CONT	Xeric

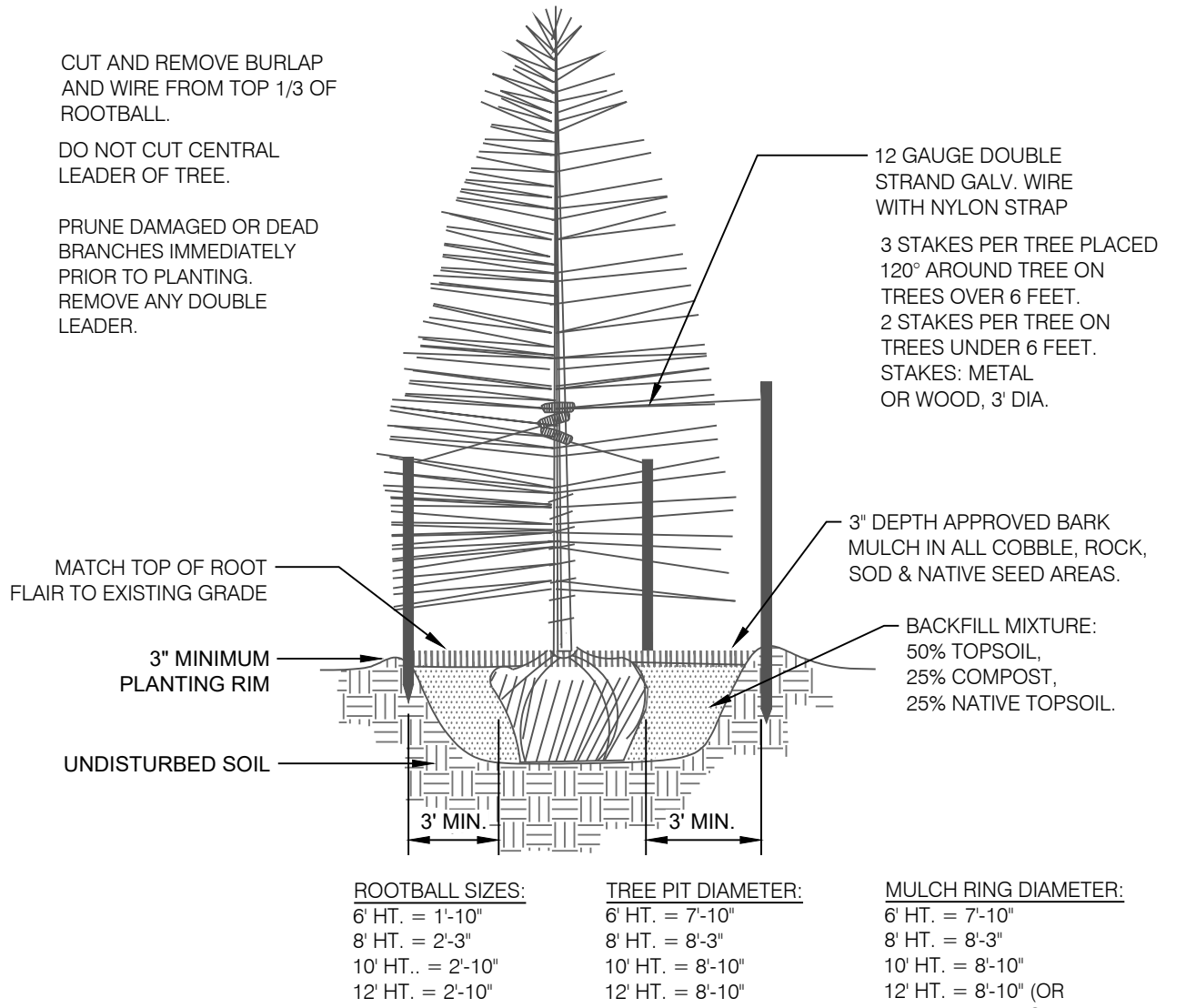
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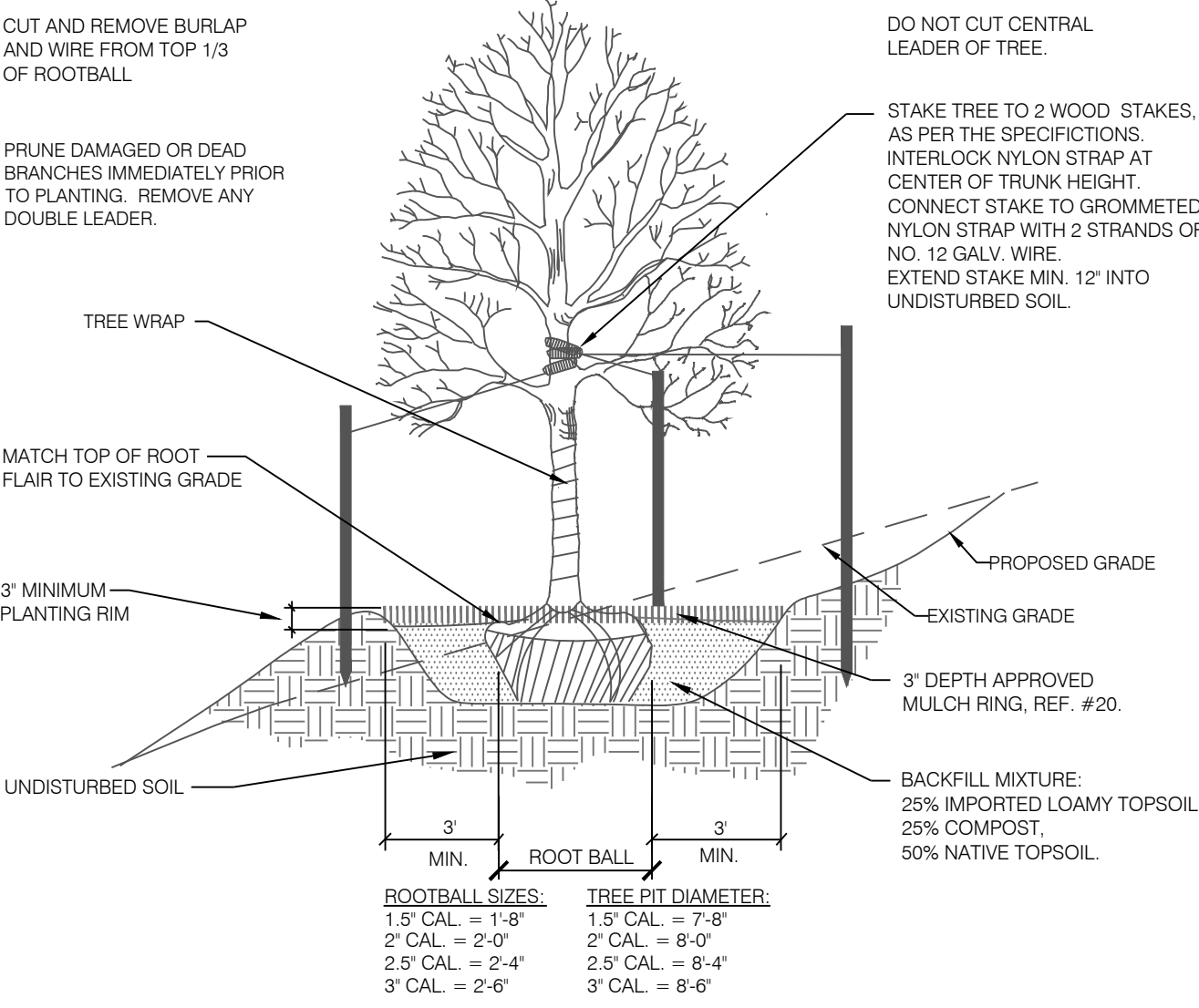
- SEED MAINTENANCE: MOW LOW GROW MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON.
- MOW LOW GROW SEED MIX TO A 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.
- DISTURBED AREAS TO BE RESEEDED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS



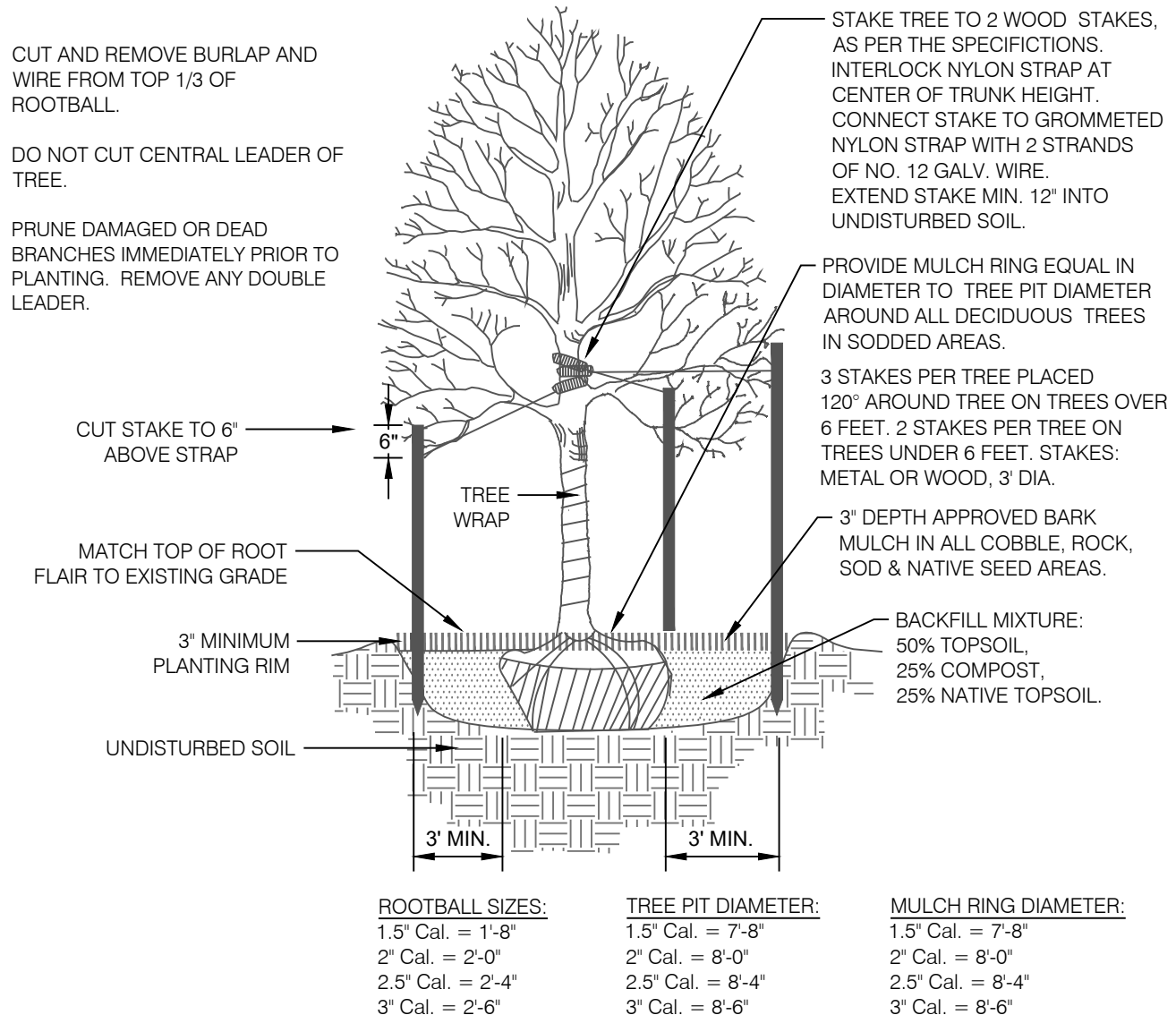
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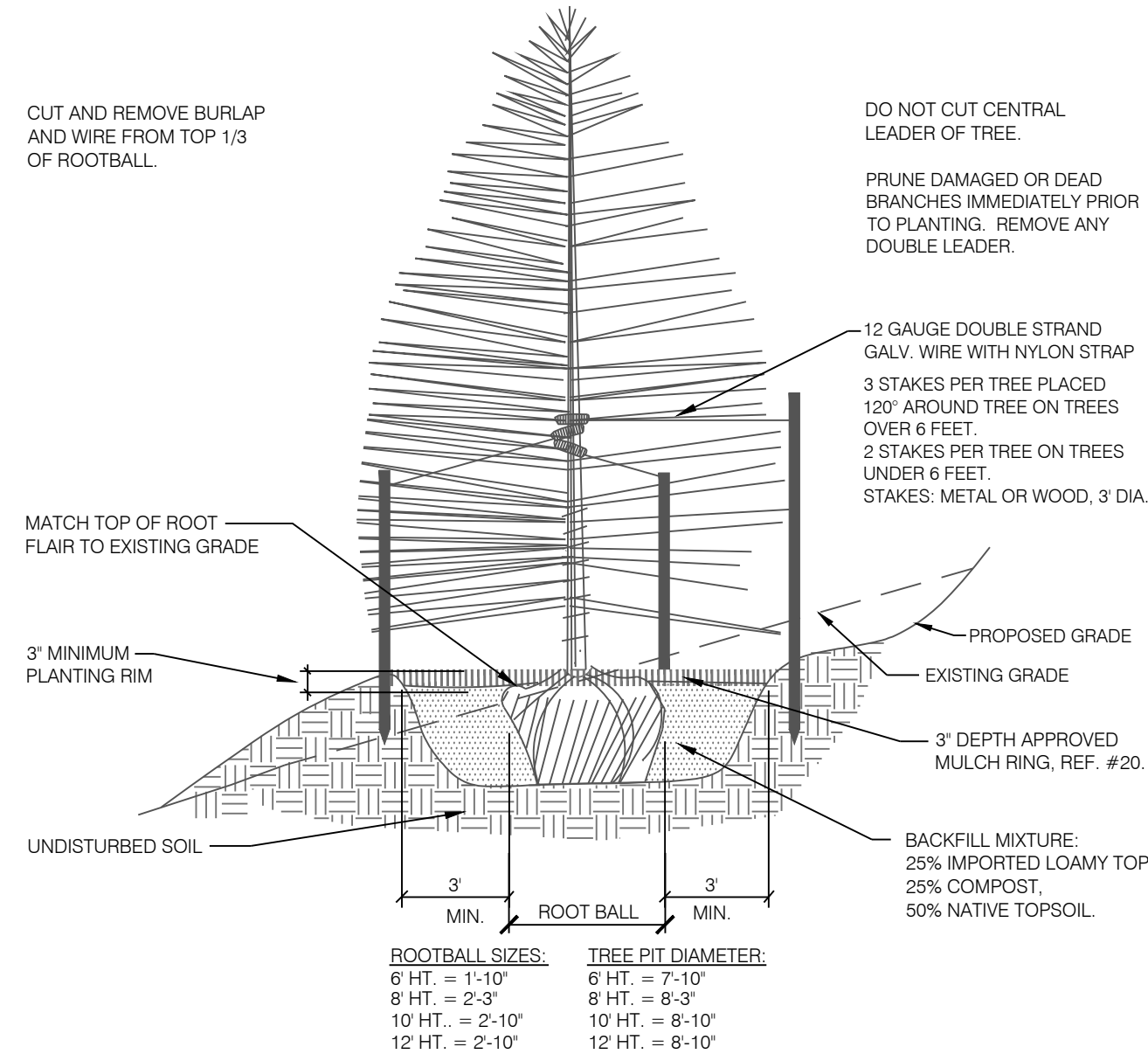
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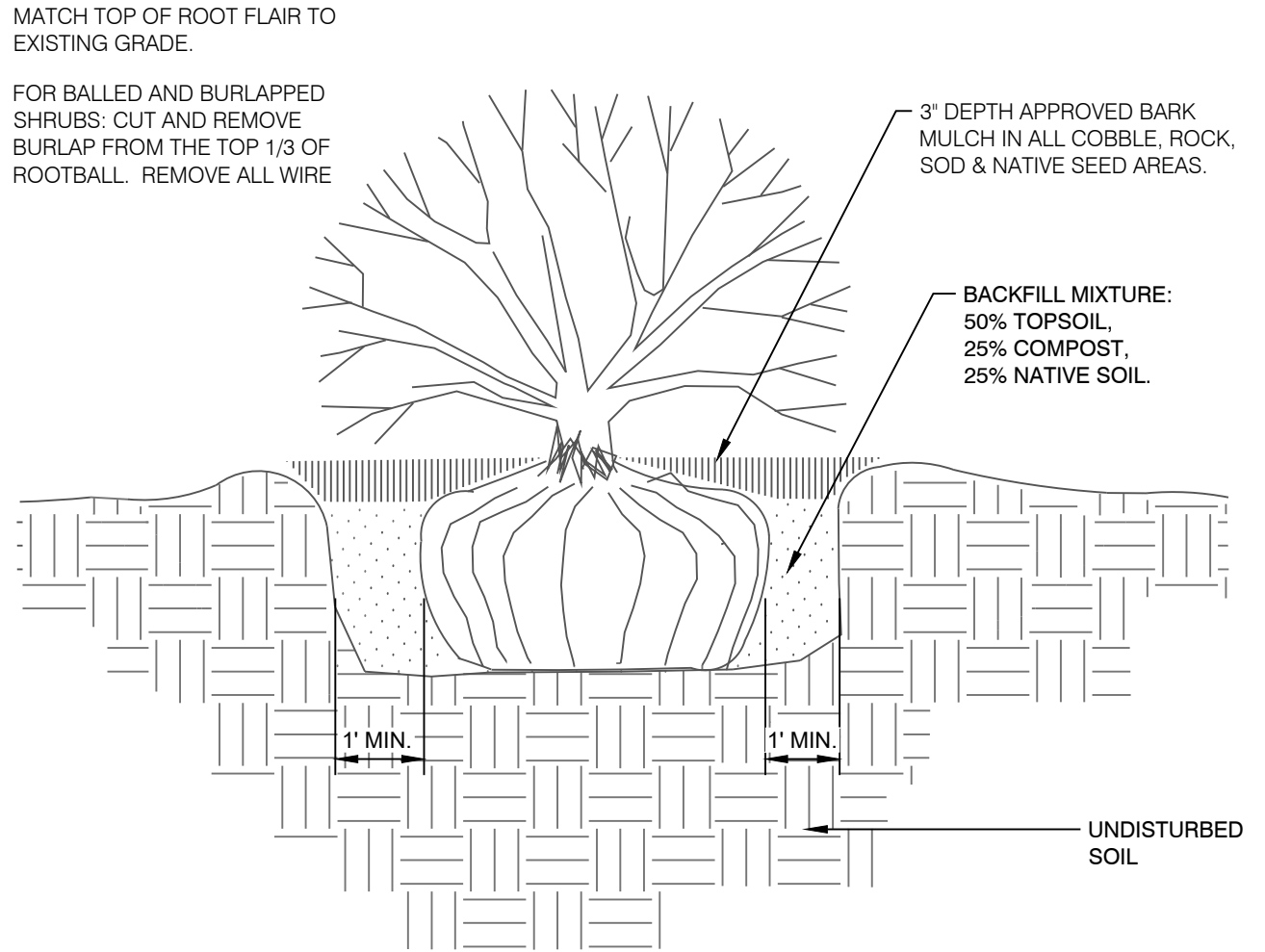
5 DECIDUOUS TREE PLACEMENT ON SLOPE
NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL
N.T.S. NES-LS-01



4 CONIFER TREE PLACEMENT ON SLOPE
NOT TO SCALE



6 SHRUB PLANTING DETAIL
N.T.S. NES-LS-03



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DETAILS &
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