

IRRIGATION SYSTEM DESCRIPTION NOTE

AN UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AS REQUIRED PER EL PASO COUNTY. IRRIGATION SYSTEM TO BE DESIGN/BUILD. AS-BUILT PLAN SHALL BE PROVIDED TO OWNER ONCE INSTALLATION IS COMPLETE AND APPROVED.

- Add:
1. Owner name, contact telephone number, and email for responsible party.
 2. Property address
 3. Property tax schedule number
 4. Current zoning of the property
 5. Lot/parcel size
 6. Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.
 7. The existing zoning of the subject property and the existing zoning of surrounding properties.

Struthers Ranch PUD identifies Struthers Road as Minor Arterial (roadway I/s depth: 20 ft; req'd trees linear foot of frontage: 1 per 25 ft)

CODE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
STRUTHERS ROAD	NON-ARTERIAL	10/10	634	1/63 FT	22/22
STRUTHERS RANCH RD.	NON-ARTERIAL	10/10	345	1/20 FT	12/12
MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT)		
81	6/6	NONE	N/A		
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	0/0			
INTERNAL LANDSCAPING (IL)					
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.					
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)		
221,284 SF	NON-RESIDENTIAL	11,065 SF/2500	23/18		
SPRUS SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE REQ./PROV.			
50/50	IL	75%/75%			
LANDSCAPE BUFFERS AND SCREENS (LB)					
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ./PROV.	BUFFER TREES (1/25) REQ./PROV.	EVERGREEN TREES (1/3) REQ./PROV.	
EAST	470	15/15	20/20	10/11	

PLANT SCHEDULE						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Wdth/Height	Size
EVERGREEN TREES:						
PE	6	Pinus edulis	Pinyon Pine	15'x15'	6' ht.	B&B
PP	27	Pinus ponderosa	Ponderosa Pine	20'x45'	6' ht.	
DECIDUOUS TREES:						
CO	12	Celtis occidentalis	Hackberry	30' x 40'	1-1/2" cal.	
GTSM	6	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'x25'	1-1/2" cal.	
GB	20	Gymnocladus dioica 'Expresso'	Expresso Kentucky Coffeetree	30'x40'	1-1/2" cal.	
MS	1	Malus 'Spring Snow'	Spring Snow Crabapple	15'x15'	1-1/2" cal.	
PV	5	Prunus virginiana 'Sucker Punch'	Canada Red Cherry	15'x15'	1-1/2" cal.	
EVERGREEN SHRUBS:						
JCS	3	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	5 gal.	
JL	14	Juniperus sabina	Buffalo Juniper	6-8' x 12-18'	5 gal.	
DECIDUOUS SHRUBS:						
CC	22	Caryopteris x clandonensis 'Drk Knt'	Dark Knight Blue Mist Spirea	2' x 2-4'	5 gal.	
PFG	8	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	4-5' x 3-4'	5 gal.	
RKD	3	Rosa x double knockout 'Radiko'	Double Knockout Rose	3-4' x 3-4'	5 gal.	
SBG	12	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'	5 gal.	
SJ	10	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'	5 gal.	
ORNAMENTAL GRASSES:						
CA	10	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' / 2-3'	#1 CONT.	
PERENNIALS:						
SAL	20	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.	

NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
[Symbol]	Turf type Sod Grass: Fescue blend	1,902 SF
[Symbol]	Breakstone Rock: 3/4" Diameter, 3" Depth (with weed barrier) Submit sample to owner prior to ordering material	7,821 SF
[Symbol]	Seed Grass. Seed Mix 'A'. Refer to notes. Submit sample/spec to owner prior to ordering material	87,987 SF
[Symbol]	Steel Edger. Refer to notes	

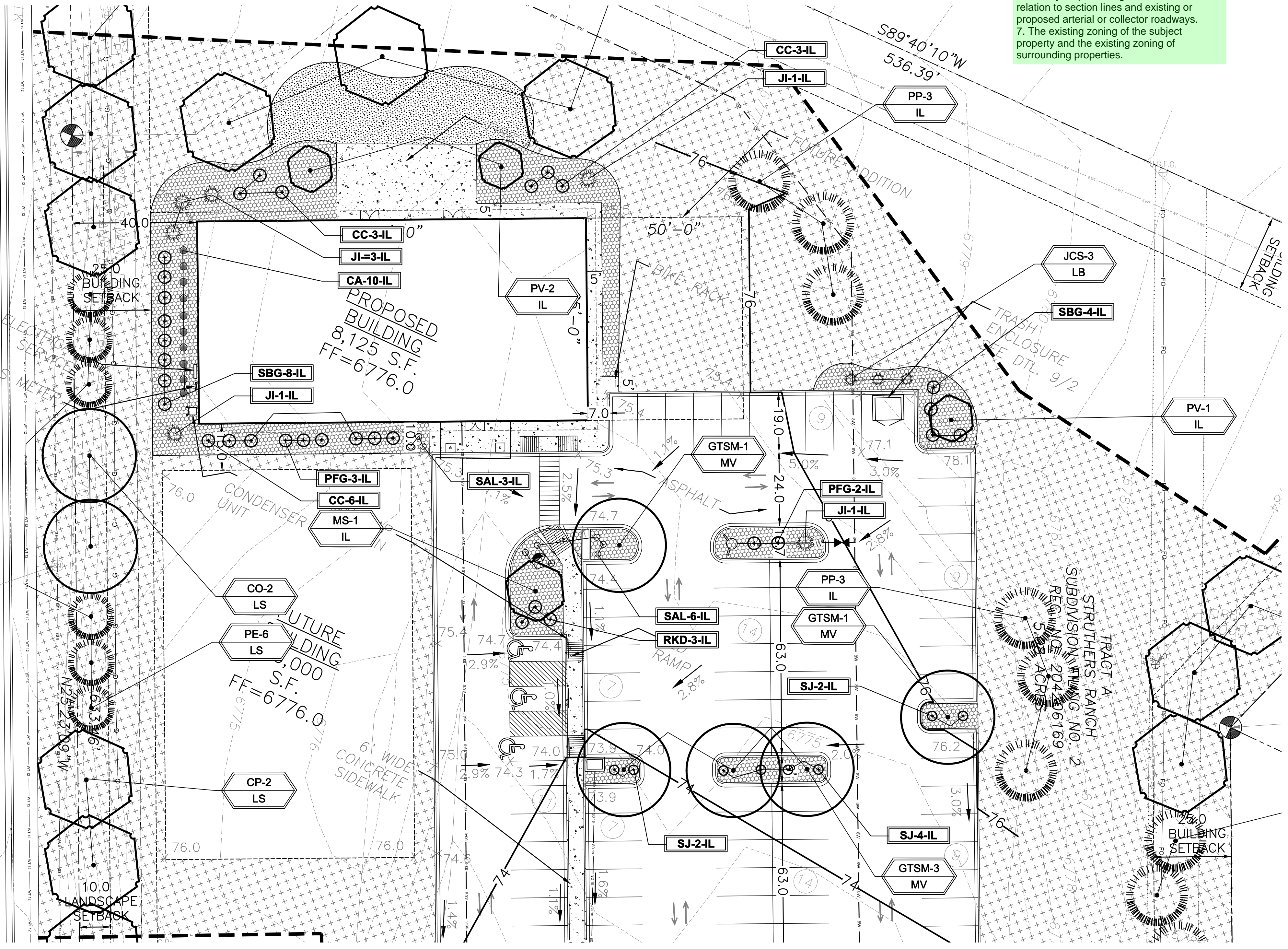
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GRADE NOTE

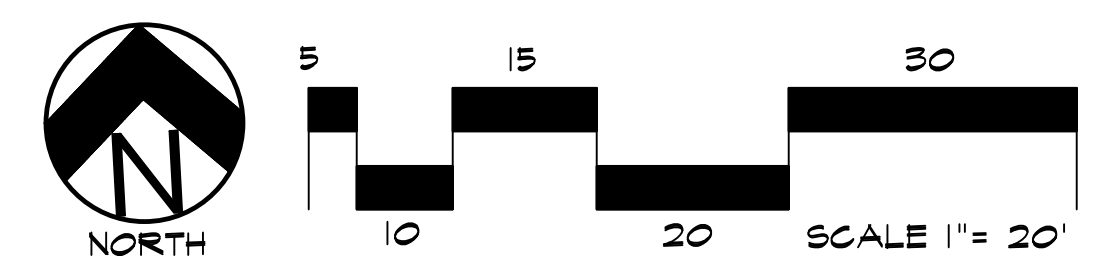
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DOCUMENT NOTE

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LANDSCAPE PLAN - AREA A



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 18" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL. PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

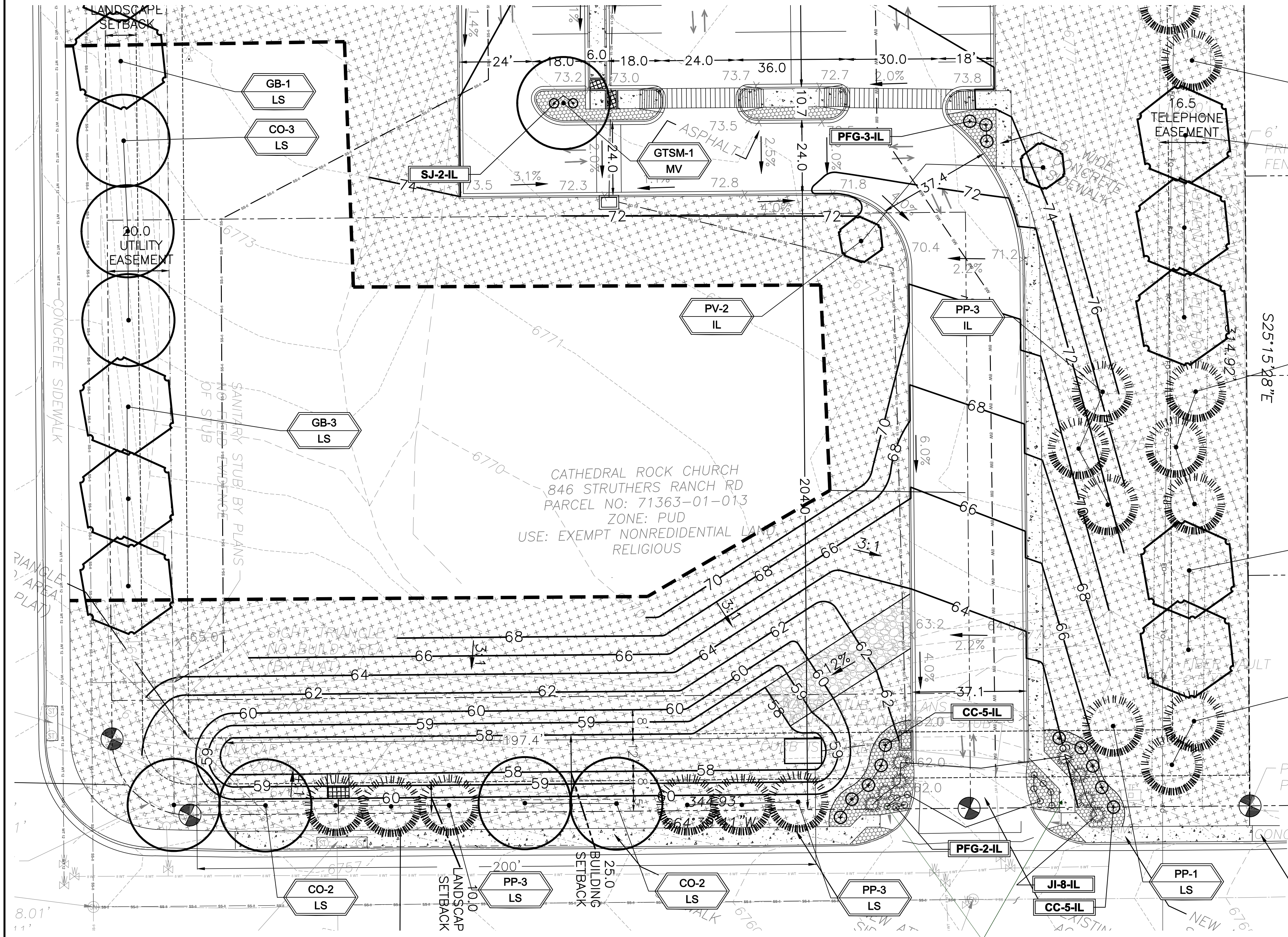
HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
Phone 719-477-1646
Fax 719-586-1122



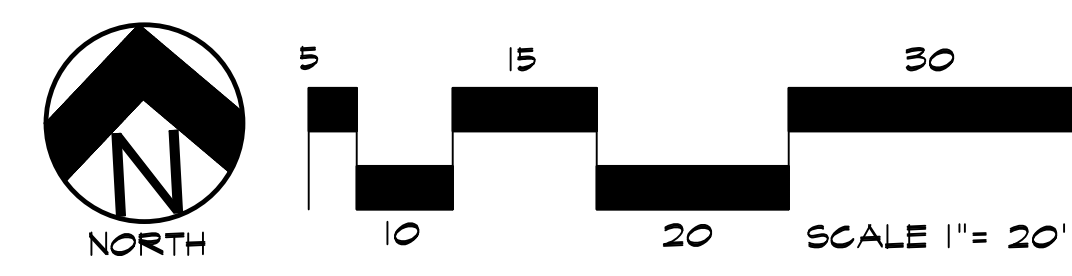
CATHEDRAL ROCK CHURCH
846 STRUTHERS RANCH ROAD
EL PASO COUNTY, COLORADO

PREPARED FOR:
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	REVISIONS	
	ORIGINAL DATE	9-5-24
	DRAWN BY	
	DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.1	

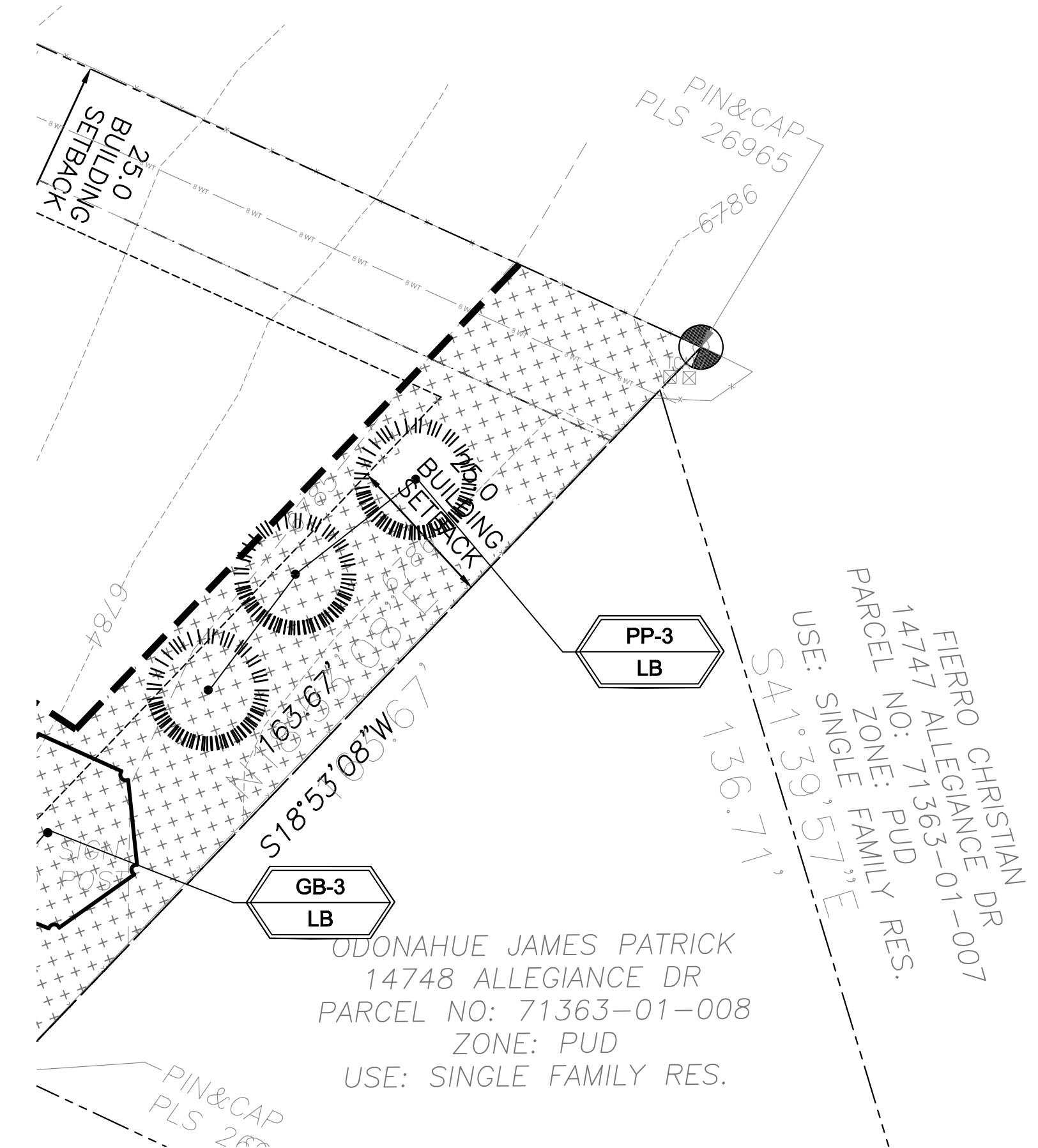


LANDSCAPE PLAN - AREA B

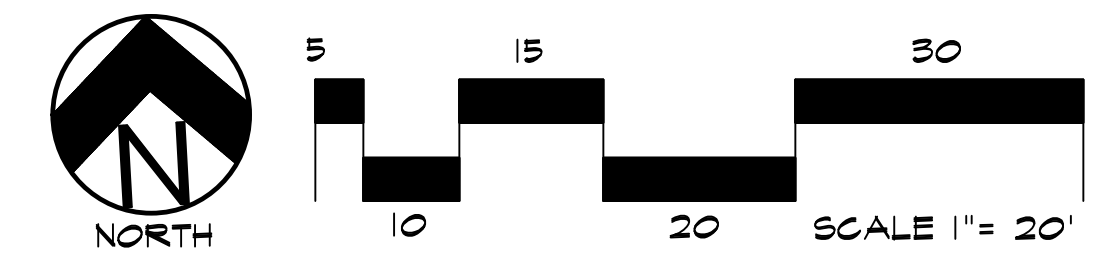


Know what's below.
Call before you dig.

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LANDSCAPE PLAN - AREA C



GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	Turf type Sod Grass: Fescue blend
	Breakstone Rock: 3/4" Diameter, 3" Depth (with weed barrier) Submit sample to owner prior to ordering material
	Seed Grass: Seed Mix 'A'. Refer to notes. Submit sample/spec to owner prior to ordering material
	Steel Edger. Refer to notes

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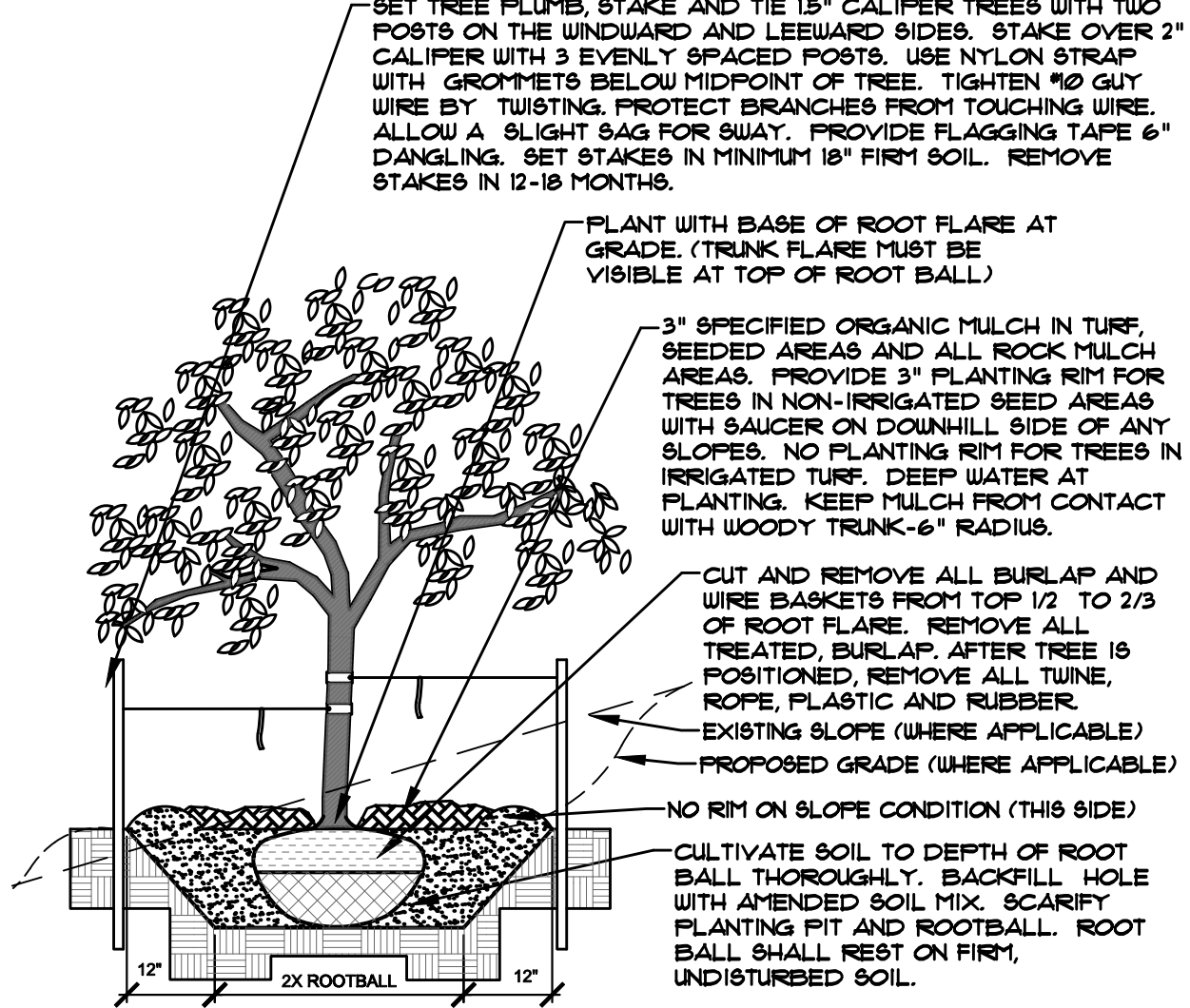
PREPARED FOR:
 CATHEDRAL ROCK CHURCH

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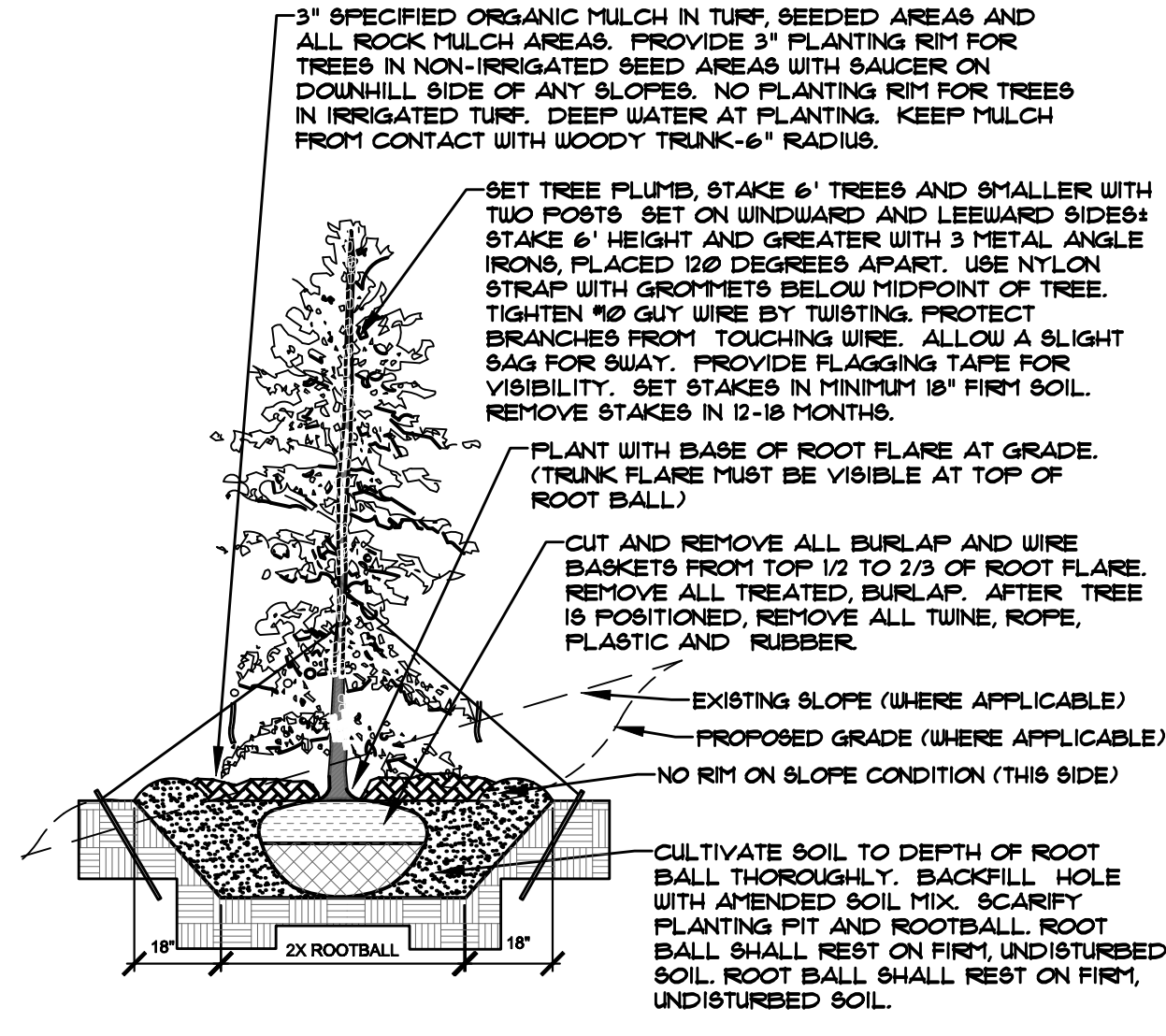
JOB NUMBER	1209-24
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ORIGINAL DATE	9-5-24
DRAWN BY	
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.2

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD, BROKEN CROSSINGS, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TUINE, WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
 - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



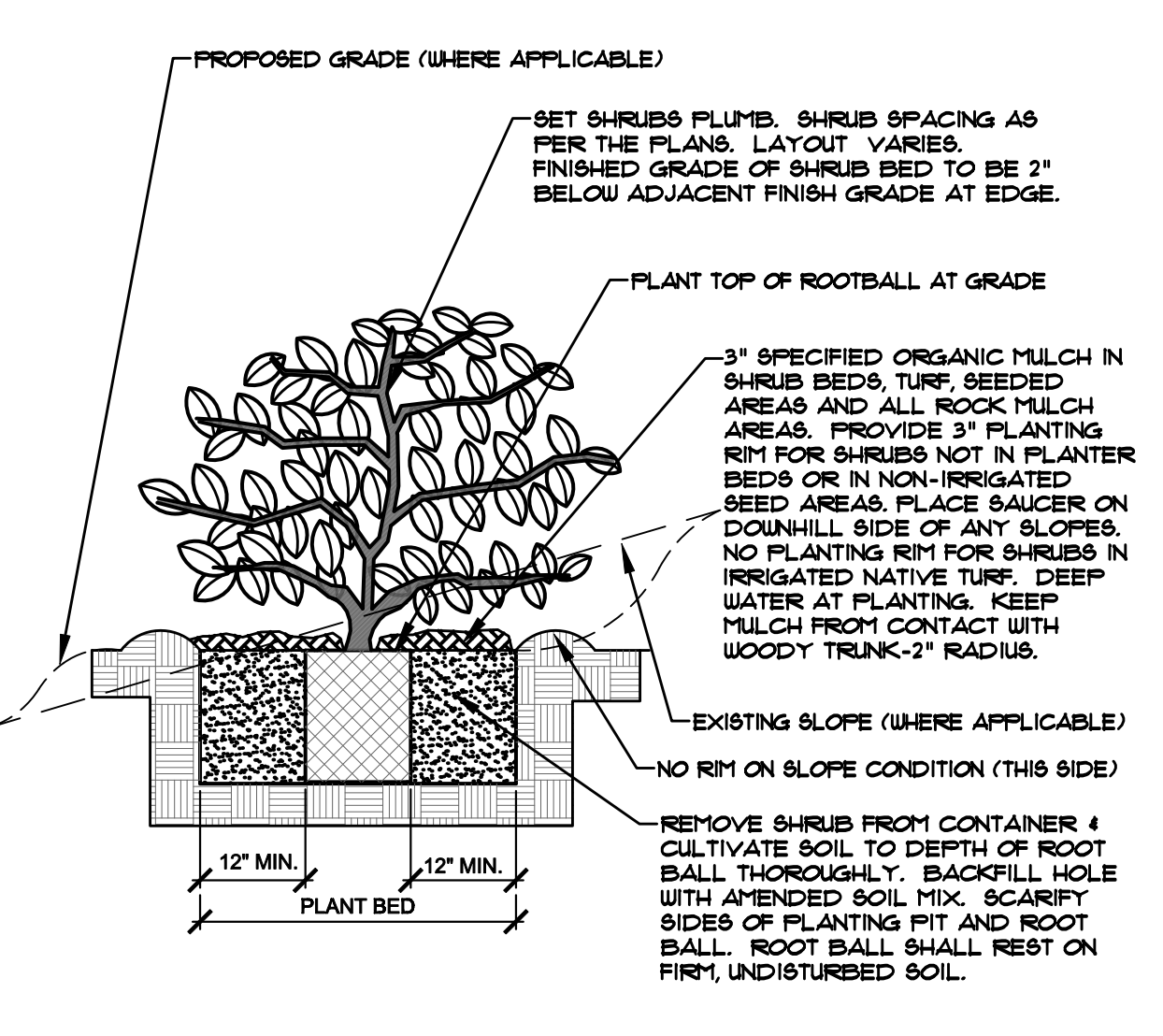
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



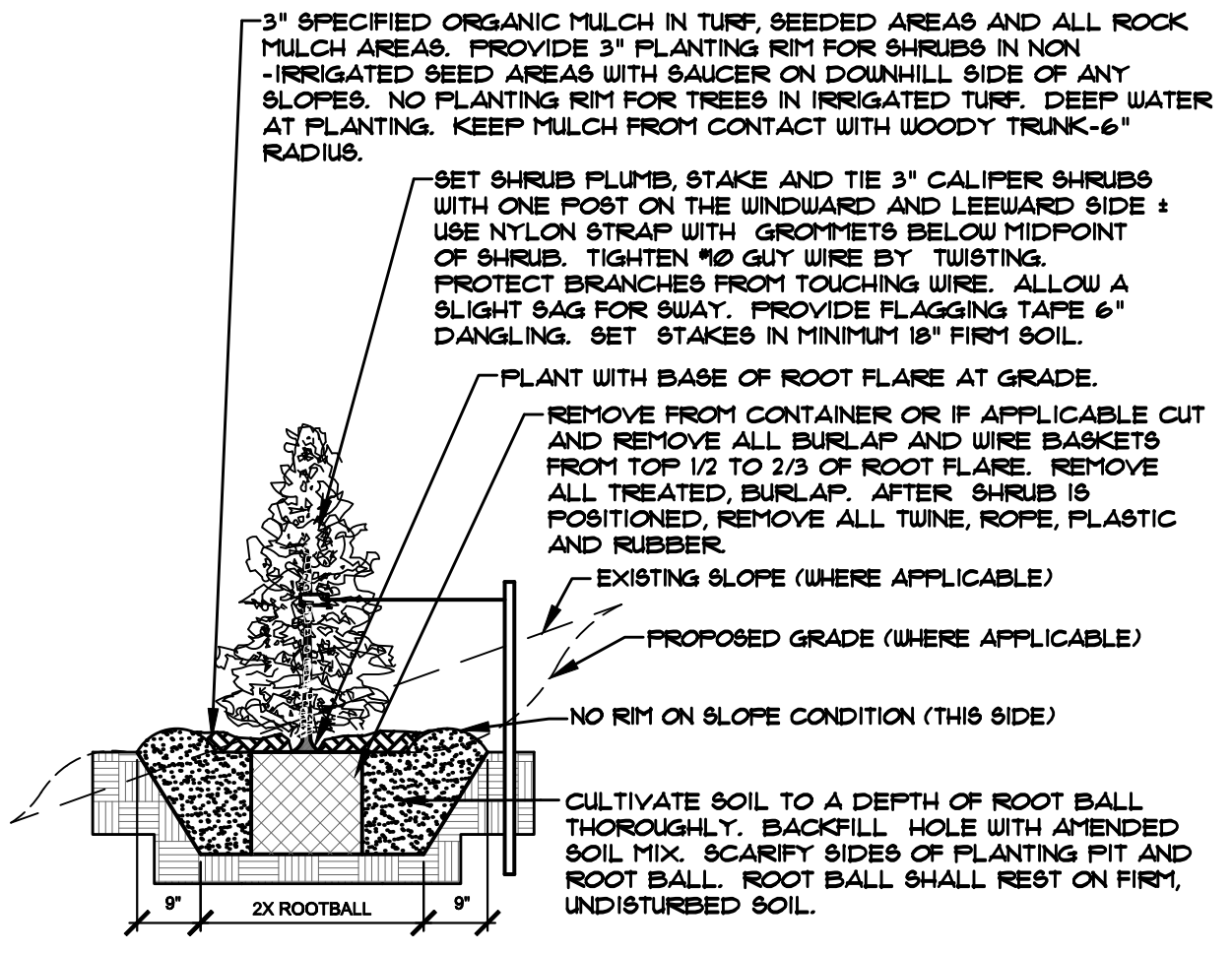
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND AT BOTTOM OF BALL. SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.

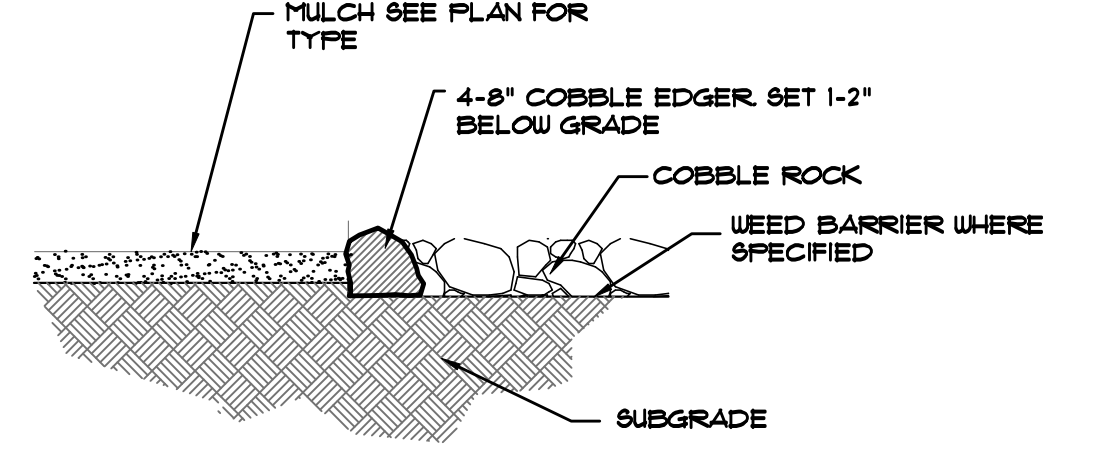


C SHRUB PLANTING DETAIL
NOT TO SCALE

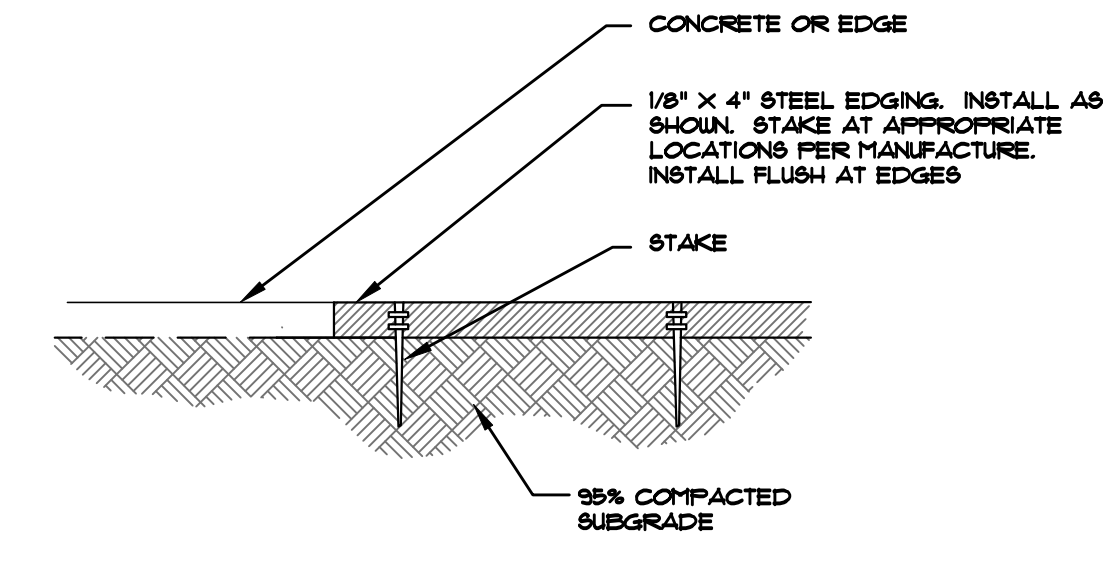
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 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)



E UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



F MULCH/ROCK SECTION
NOT TO SCALE



H STEEL EDGING
NOT TO SCALE

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Chapter 5
Native Vegetation Requirements and Guidelines

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

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS USE THIS MIX		
				Irrigated broadcast Irrigated hydroseeded 80 seeds/sq ft	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled 40 seeds/sq ft	Non-irrigated drilled 20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

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

²Species that will do well in the bottom of pond areas.

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