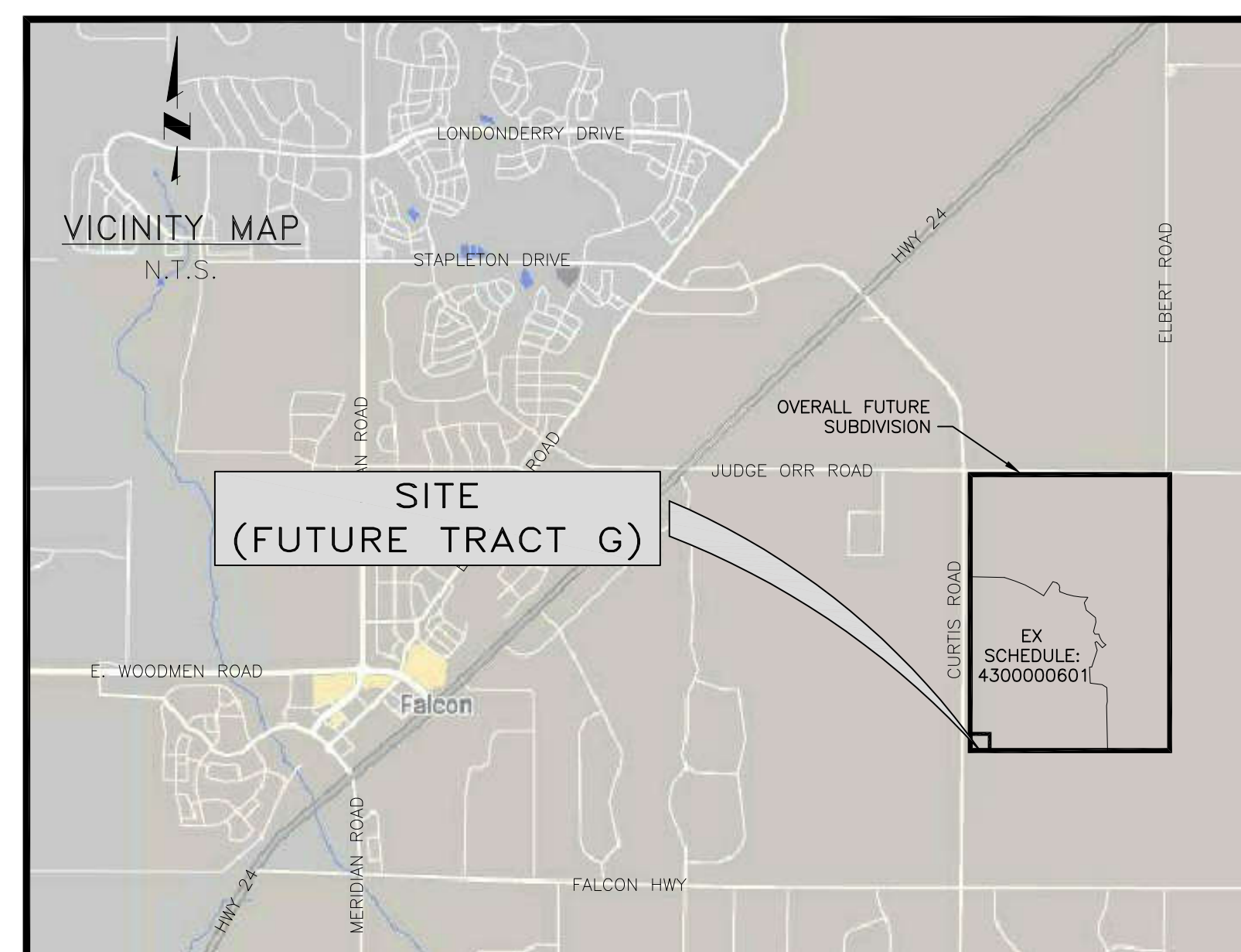
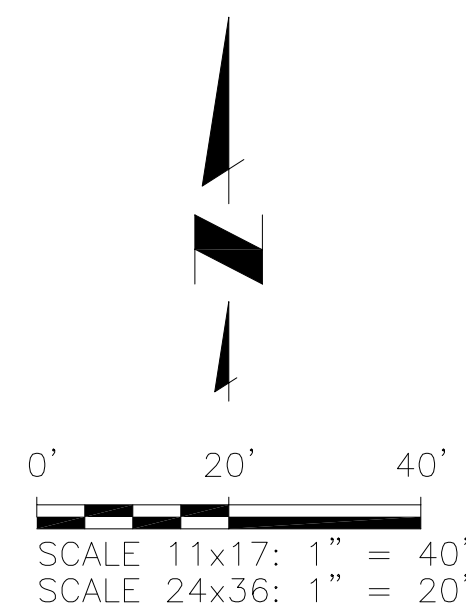


LEGEND			
	EX PROPERTY LINE		PP VEHICLE TRACKING PAD (INITIAL)
	EX RIGHT-OF-WAY		PP EROSION CONTROL SILT FENCE (INITIAL)
	EX FENCE		STAGING AREA (INITIAL)
	EX CONTOURS-MAJOR		CONCRETE WASHOUT (INITIAL)
	EX CONTOURS-MINOR		RIPRAP (FINAL)
	PP CONTOURS-MAJOR		PRE-DEVELOPED FLOW DIRECTION
	PP CONTOURS-MINOR		DEVELOPED FLOW DIRECTION
	PP YARD PIPING		CHECK DAM
	PP FENCE		
	AREA OF CUT		
	AREA OF FILL		

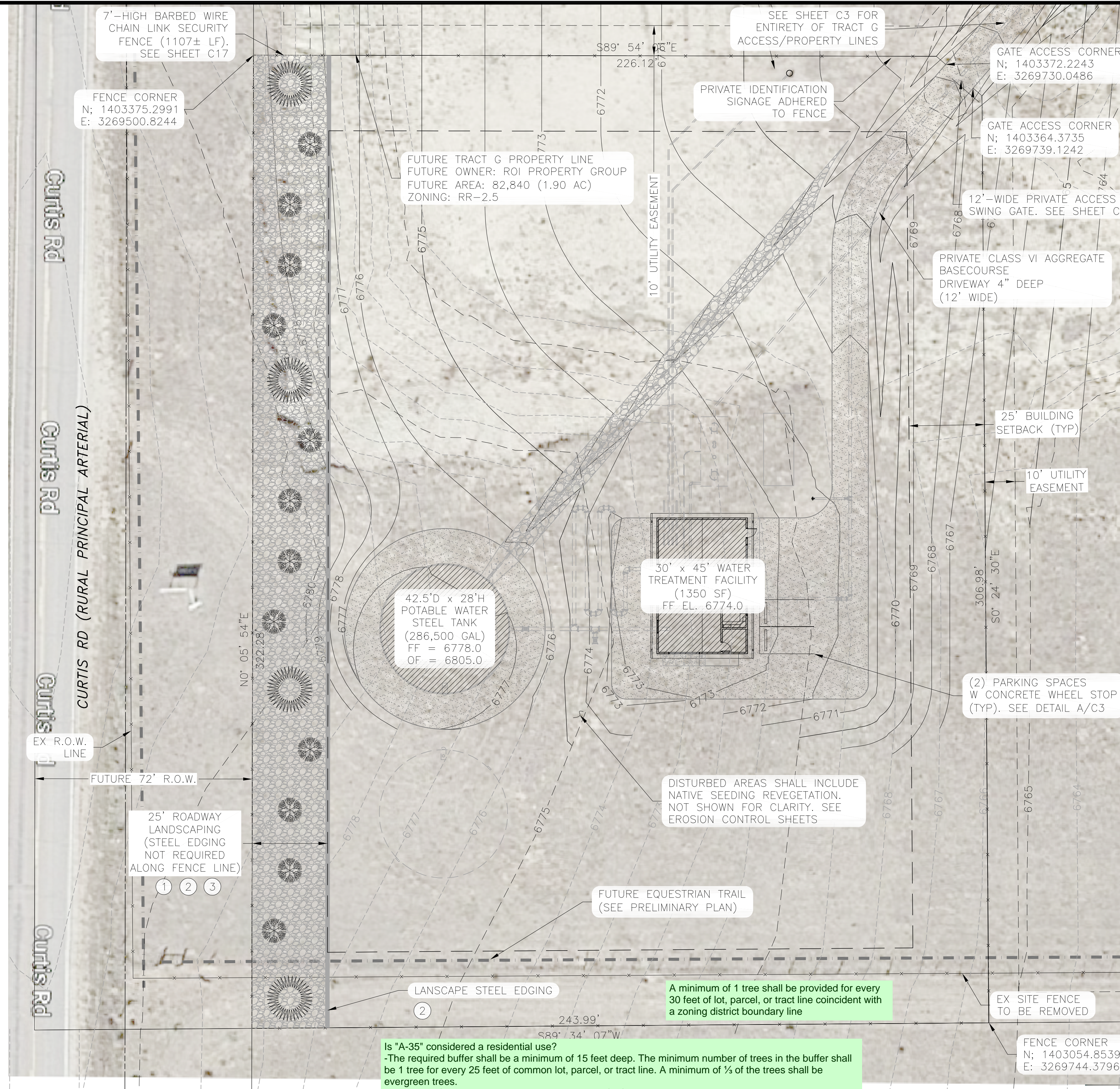


ALTERNATIVE LANDSCAPING DATA	
NET SITE AREA (FUT. TRACT G)	82,840
ROAD FRONTAGE	
CURTIS ROAD, PRINCIPAL ARTERIAL (RURAL)	322.28 LF
FRONTAGE WIDTH REQUIRED/PROVIDED	25'/25'
NUMBER OF TREES REQUIRED (@ 1/20 LF)/PROVIDED	16/16

A minimum of 5% of the lot or parcel shall be landscaped. Please show that this requirement is being met on the table by tabulating total landscaped area.



LEGEND - MATERIALS		SCHEDULE - HARDSCAPE		SCHEDULE - XERIC/LOW WATER VEGETATION				
SYMBOL	DESCRIPTION	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
①	TYP PLANTING REF: SHEET C17		3/8" GRAVEL "MULCH": WASHED RIVER ROCK OR APPROVED EQUAL		EVERGREEN TREE			
②	STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED & GRAVEL/MULCH REF: DETAIL C/C17		BASECOURSE: CLASS VI AGGREGATE SEE SPECS		PINUS EDULIS	4	25'-0" x 15'-0"	4' MIN. HEIGHT MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
③	GRAVEL "MULCH" @ 4" DEPTH MIN				JUNIPERUS SCOPULORUM	12	15'-0" x 8'-0"	4' MIN. HEIGHT MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING
④	BASECOURSE @ 4" DEPTH MIN							



Is "A-35" considered a residential use?
 -The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.
 -An opaque fence or wall with a minimum height of 6 feet is required

JDS-HYDRO CONSULTANTS, INC.
 5540 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

UNLESS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

SADDLEHORN RANCH
 OVERALL WATER SYSTEM
 ALTERNATIVE LANDSCAPE PLAN

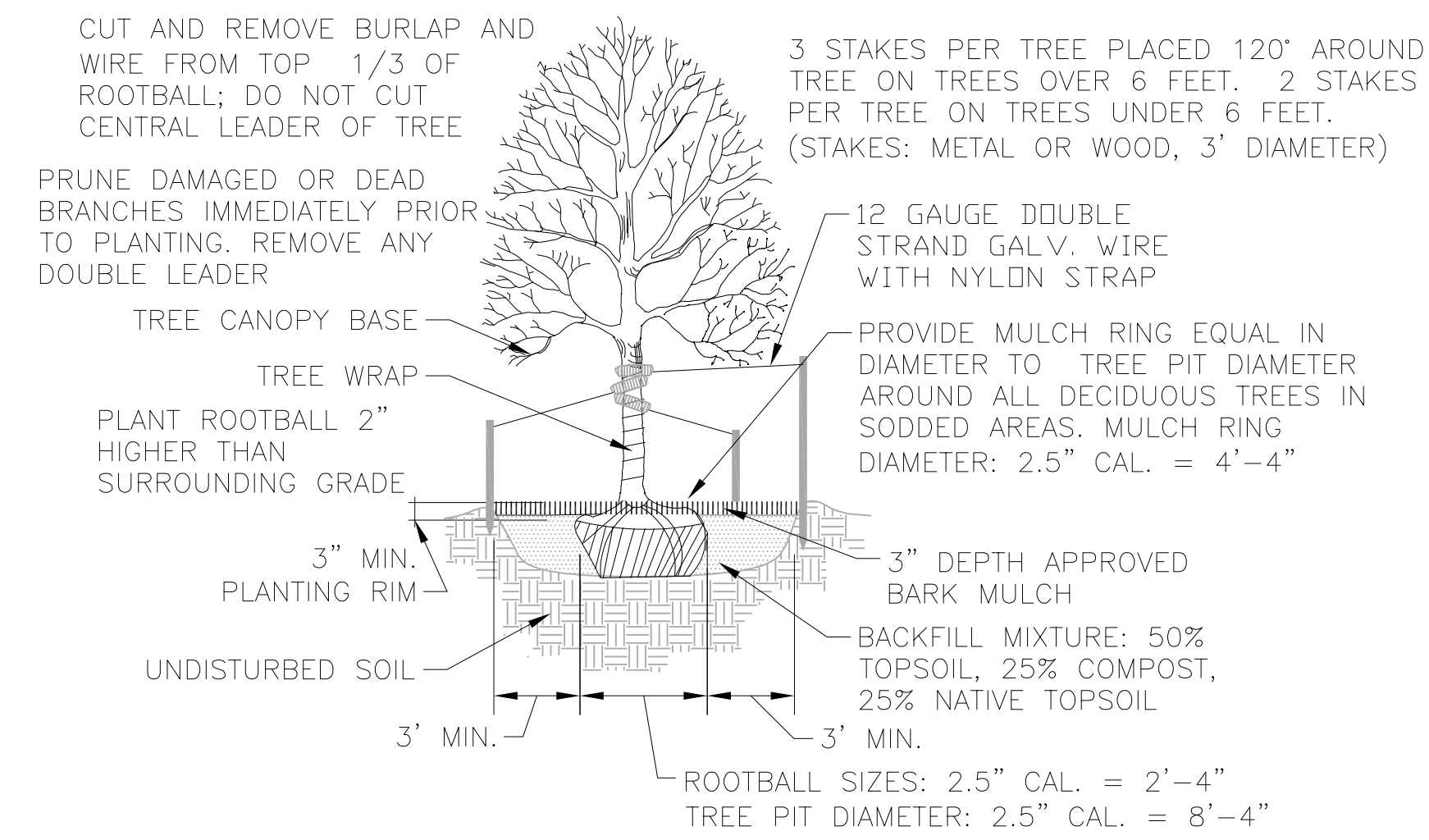
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

PRELIMINARY

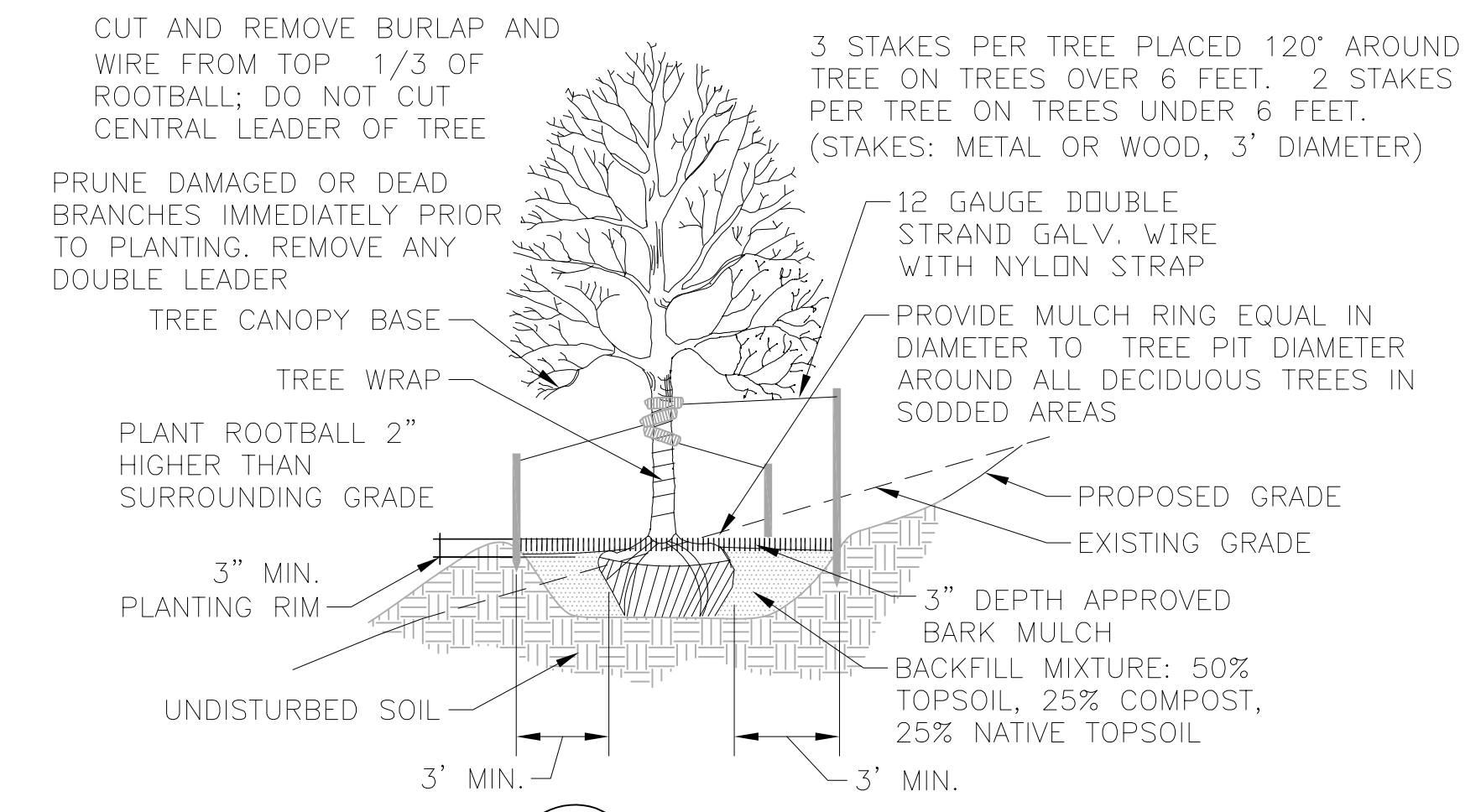
Project No.: 311-02
 Date: 04/01/21
 Design: RMM
 Drawn: SKG
 Check: RMM

C16
 SHEET 16 OF ---

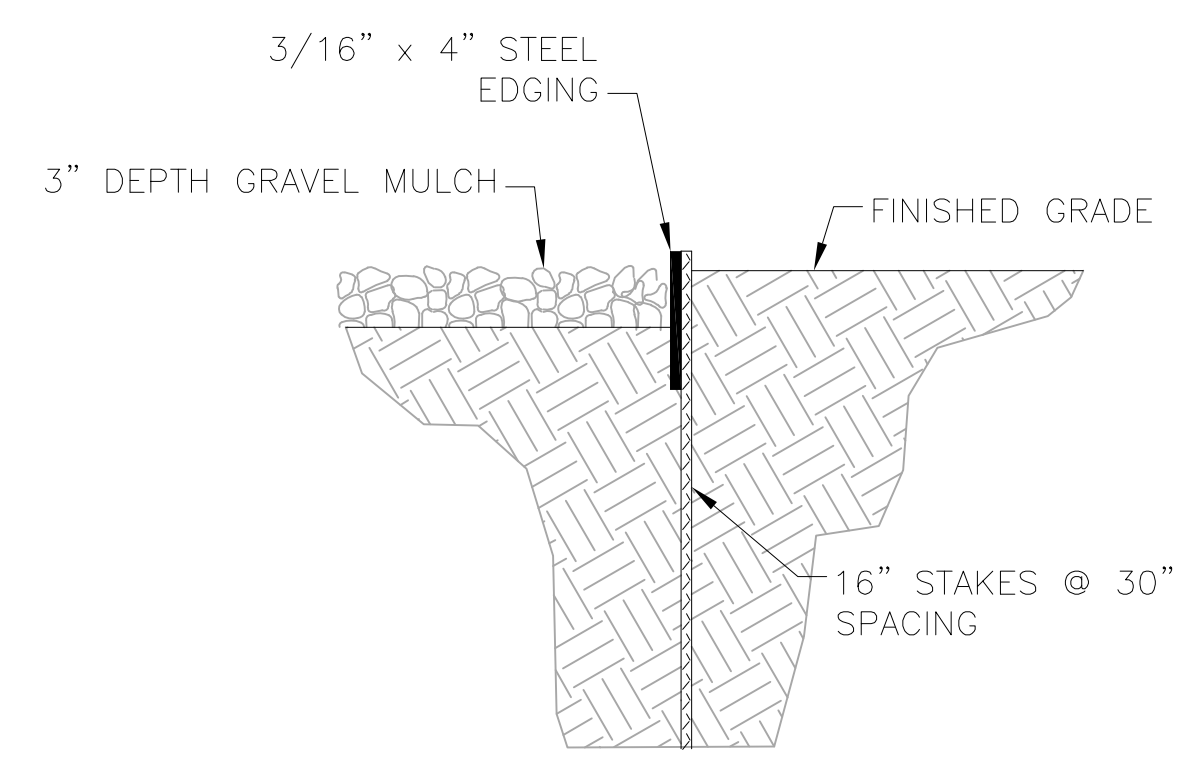
PCD File No. PPR-21-



A TREE PLANTING
C17 SCALE: N.T.S.



B TREE PLACEMENT ON SLOPES
C17 SCALE: N.T.S.



C LANDSCAPE STEEL EDGE
C17 SCALE: N.T.S.

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 HAND WATER 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/GRASSES (SEE DETAIL X/X). HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
- STEEL EDGE:** ALL EDGER SHALL BE ACME 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 ASSOCIATED FINAL PLAT AND EASEMENTS.

* BY APPROVING THIS PLAN, THE DIRECTOR IS APPROVING AN ALTERNATE LANDSCAPING DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

SADDLEHORN RANCH
OVERALL WATER SYSTEM
LANDSCAPING DETAILS

REVISIONS		
NO.	DESCRIPTION	BY APP. DATE
1		
2		
3		
4		
5		
6		
7		

PRELIMINARY

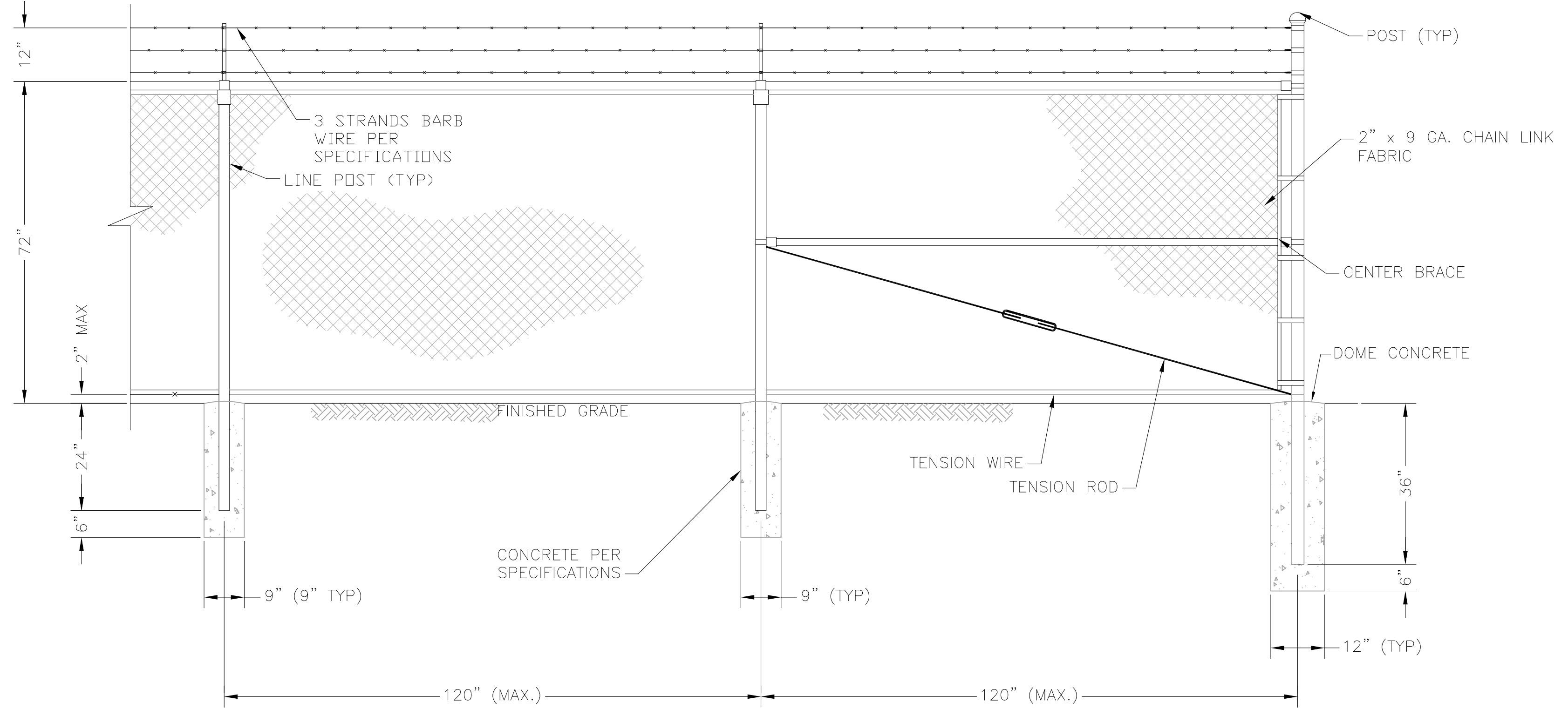
Project No.: 311.02
Date: 04/01/21
Design: RMM
Drawn: SKG
Check: RMM

C17
SHEET 17 OF ----

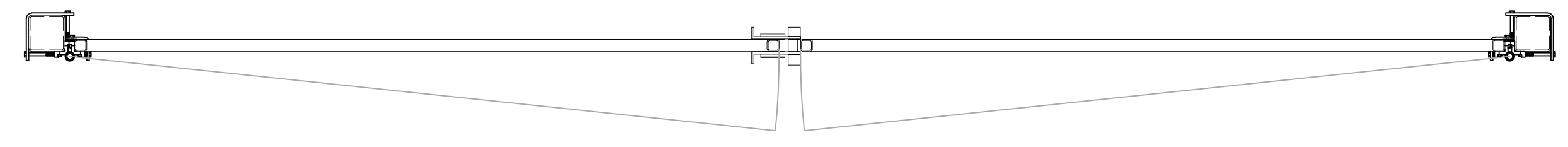
PCD File No. PPR-21-

2021/04/01 3:36 PM By: Shelby Gartin J:\JDS-Hydro\Project Files\311_R01_Property_Group\311.02_Saddlehorn_Ranch_Subdivision\Drawings\311.02_Landscaping

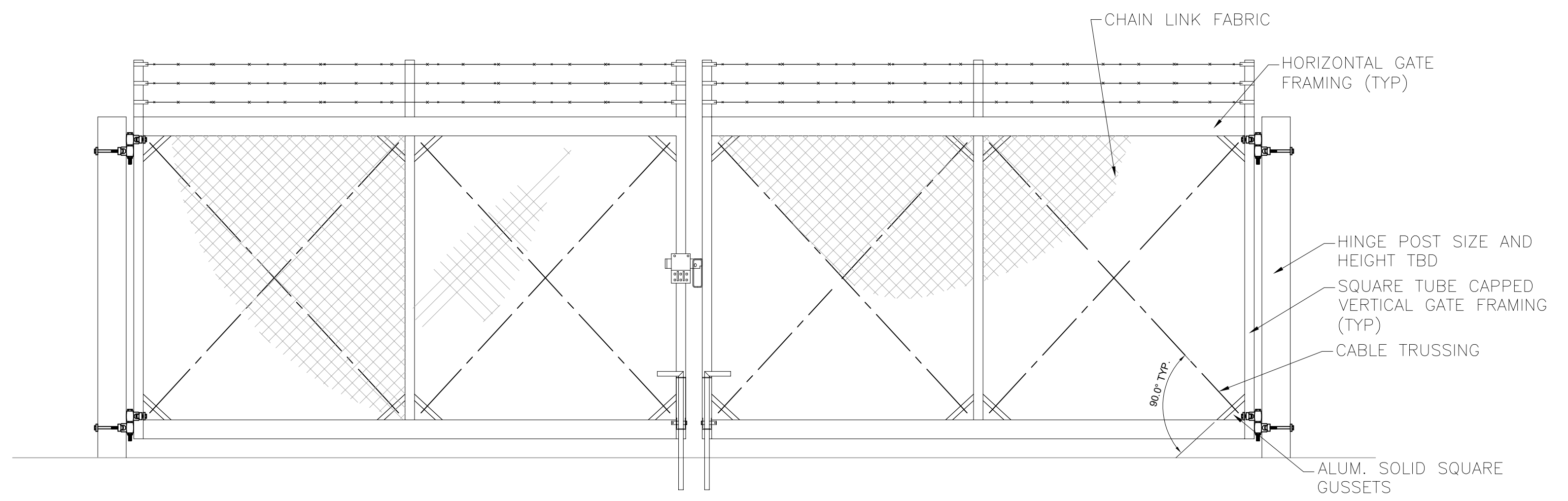
2021/04/01 3:36 PM By: Shelby Gartin J:\JDS-Hydro\Project_Files\311_R01_Property_Group\311_02_Saddlehorn_Ranch_Subdivision\Drawings\31102_Civil.dwg



ELEVATION WITH CORNER POST



DOUBLE SWING GATE PLAN



DOUBLE SWING GATE ELEVATION

A SITE FENCING DETAILS
C18 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 TIE 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 EXISTING SITE BARB WIRE 45° ARM SUPPORTS.
 10. DETAILS ARE FOR REFERENCE ONLY - CONTRACTOR TO SUBMIT FENCE DETAILS.
 11. DISTRICT IDENTIFICATION SIGNAGE TO BE INSTALLED ON FENCE PER PLANS. KNOXBOX INSTALLED ON GATE FOR FIRE DEPARTMENT ACCESS. SEE SHEET C4.

JDS-HYDRO CONSULTANTS, INC.
 5540 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

SADDLEHORN RANCH
 OVERALL WATER SYSTEM
 SITE FENCING DETAILS

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

PRELIMINARY

Project No.: 311-02
 Date: 04/01/21
 Design: RMM
 Drawn: SKG
 Check: RMM

C18
 SHEET 18 OF ---

PCD File No. PPR-21-