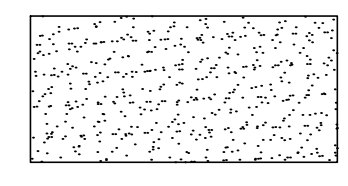
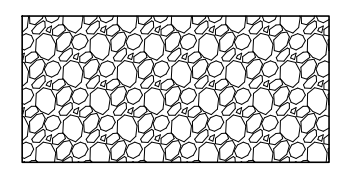
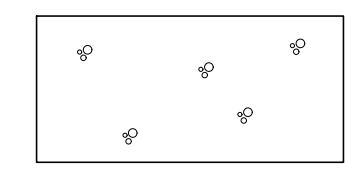
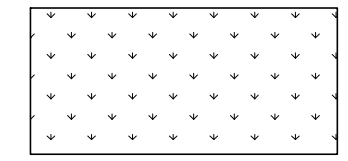
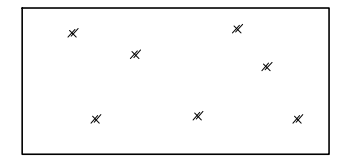
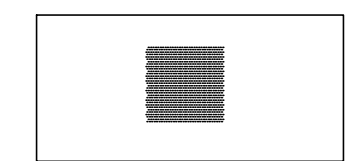


PROPOSED GROUND PLANE TREATMENT

-  PROPOSED IRRIGATED FESCUE BLEND SOD
-  PROPOSED 5' TO 12' GRANITE RIP-RAP OVER DEWITT LANDSCAPE FABRIC
-  PROPOSED 1.5' BLUE GRAY RIVER ROCK COBBLE, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC
-  PROPOSED NON-IRRIGATED 'LOW GROW' NATIVE GRASS WITH EROSION CONTROL BLANKET
-  PROPOSED 1.5' ROYAL GRANITE CRUSHED ROCK, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC
-  PROPOSED COMPACTED RED BREEZE GRAVEL, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Pleasant Port View (north)	Private collector	10' / 15'	471'	1 / 30'	16 / 24	(see Buffer & Screens requirements)
Pleasant Port View (east)	Private collector	10' / 15'	483'	1 / 30'	16 / 25	(see Buffer & Screens requirements)
Gladiator Drive	Non arterial	10' / 15'	451'	1 / 30'	15 / 23	(see Buffer & Screens requirements)

Parking

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
221	15 / 15	(PK)	Pleasant Port View	36'	24'

Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
6 / 6	3 / 3	-	(PS)	75% / 75%

Internal Landscaping

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
228,241 s.f.	15%	34,236 s.f. / 65,320 s.f.	68 / 34

Shrub Substitutes Required / Provided: 340 / 340 (IN)
 Internal Plant Abbr. Denoted on Plan

Landscape Buffer & Screens

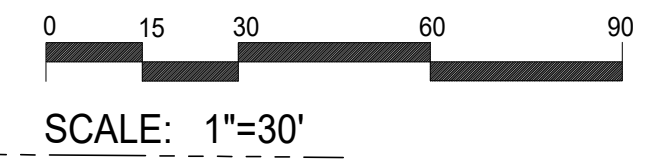
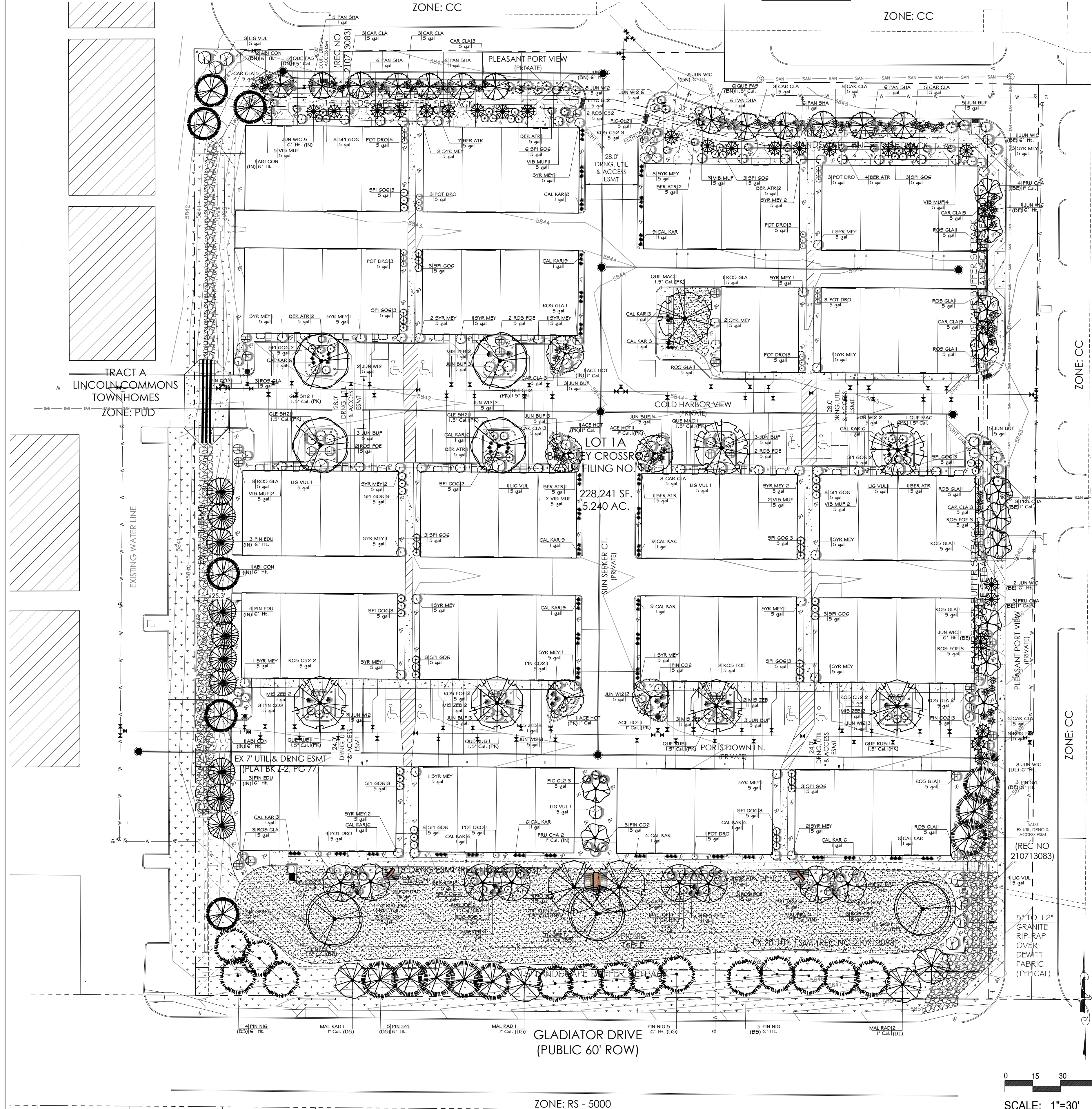
Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (1/3) / Provided
North Boundary	15' / 15'	471'	24 / 24	8 / 11
East Boundary	15' / 15'	493'	25 / 25	9 / 10
South Boundary	15' / 15'	451'	23 / 23	8 / 15

Length of 6 Ft. Opaque Structure Req. / Prov.

Length	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
0' / 0'	(BN)	75% / 75%
0' / 0'	(BE)	75% / 75%
0' / 0'	(BS)	75% / 75%

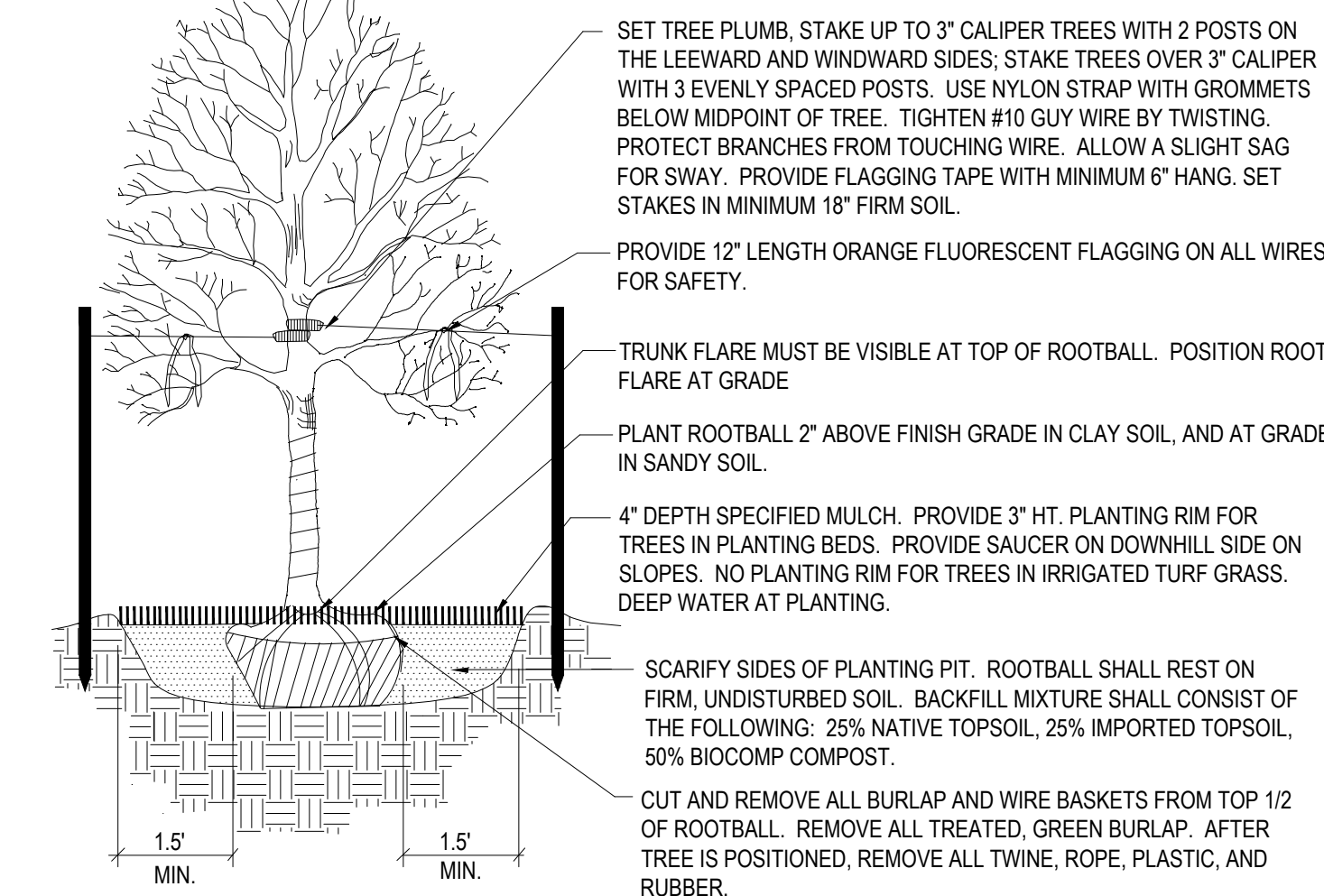
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ABI CON	6	Abies concolor	White Fir	6" HL	B # B	
ACE HOT	5	Acer tatanicum 'Hot Wings'	Hot Wings Tatanan Maple	1" Cal.	B # B	
GLE SH2	4	Gleditsia tnananthos niemis 'Shademaster' TM	Shademaster Locust	1.5" Cal.	B # B	
JUN WIC	26	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	6" HL		
MAL IOC	4	Malus ioensis 'Flora'	Bechtel Crab Apple	1" Cal.	B # B	
MAL PRA	4	Malus x 'Prainfire'	Prainfire Crab Apple	1" Cal.	B # B	
MAL RAD	4	Malus x 'Radiant'	Radiant Crab Apple	1" Cal.	B # B	
PIN EDU	10	Pinus edulis	Pinyon Pine	6" HL	B # B	
PIN NIG	14	Pinus nigra	Austrian Black Pine	6" HL	B # B	
PIN SYL	8	Pinus sylvestris	Scotch Pine	6" HL	B # B	
PRU CHA	12	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	1" Cal.	B # B	
QUE MAC	3	Quercus macrocarpa	Burr Oak	1.5" Cal.	B # B	
QUE FAS	13	Quercus robur 'Fastigata'	Fastigata English Oak	1.5" Cal.	B # B	
QUE RUB	6	Quercus rubra	Northern Red Oak	1.5" Cal.	B # B	
TIL GRE	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	1.5" Cal.	B # B	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
BER ATR	26	Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry	5 gal		
CAR CLA	53	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Spirea	5 gal		
JUN W12	31	Juniperus horizontalis 'Wiltoni'	Wilton Carpet Juniper	5 gal		
JUN BUF	34	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal		
LIG VUL	13	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	5 gal		
PIC GL2	7	Picea pungens 'Glabosa'	Globosa Colorado Blue Spruce	5 gal		
PIN CO2	16	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal		
POT DRO	37	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal		
ROS FOC	25	Rosa foetida bicolor	Austrian Copper Rose	5 gal		
ROS GLA	22	Rosa glauca	Radleaf Rose	5 gal		
ROS CS2	15	Rosa x 'Carefree Delight'	Carefree Delight Rose	5 gal		
SPI GOG	73	Spirea japonica 'Goldflame'	Goldflame Spirea	5 gal		
SYR MEY	41	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal		
VIB MUF	21	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 gal		
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CAL KAR	132	Calamagrostis x acutiflora 'Kari Foerster'	Feather Reed Grass	1 gal		
MIS ZEB	22	Miscanthus sinensis 'Zebinus'	Zebra Grass	1 gal		
PAN SHA	35	Panicum virgatum 'Shenandoah'	Burgundy Switch Grass	1 gal		



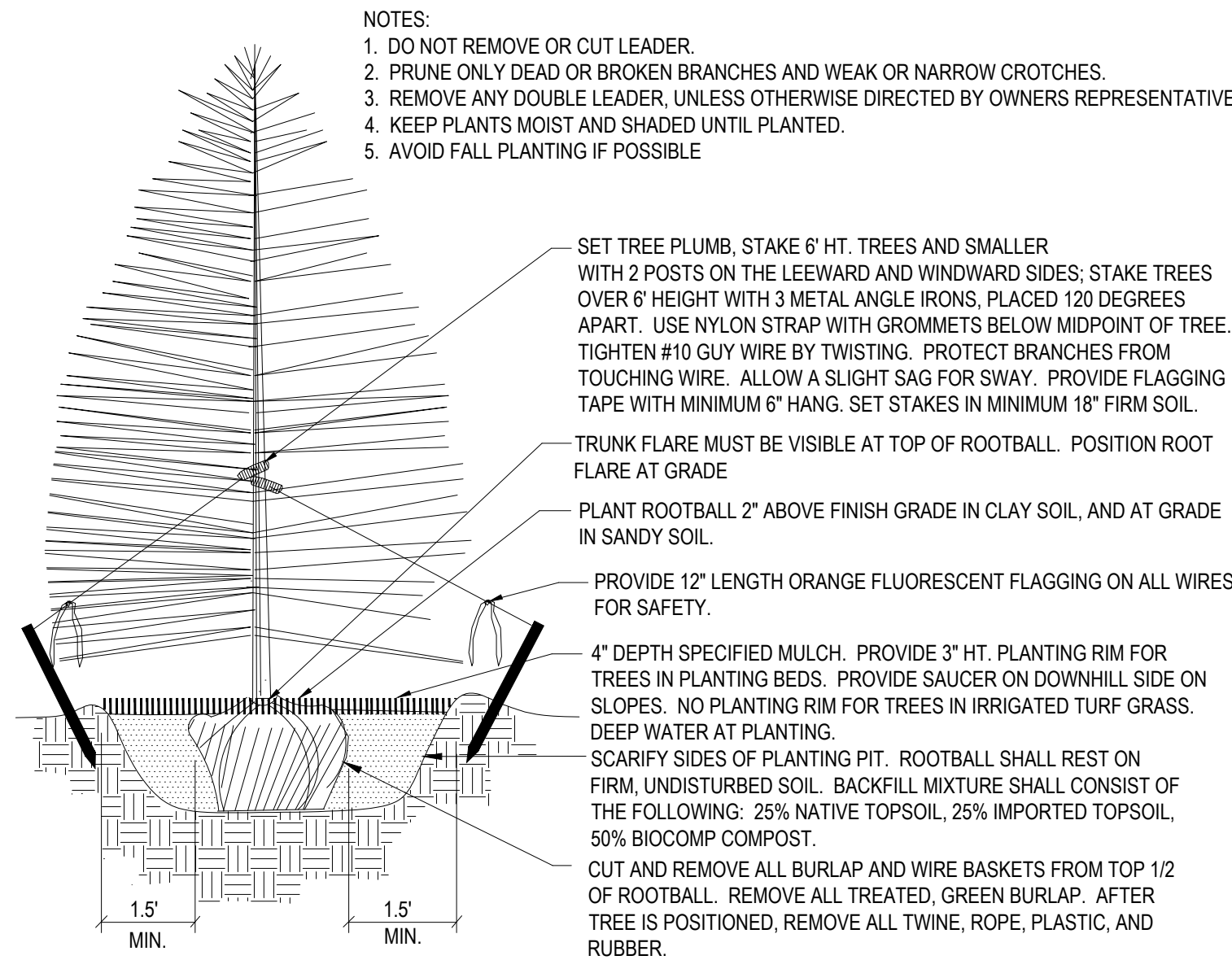
PLANTING DETAILS

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



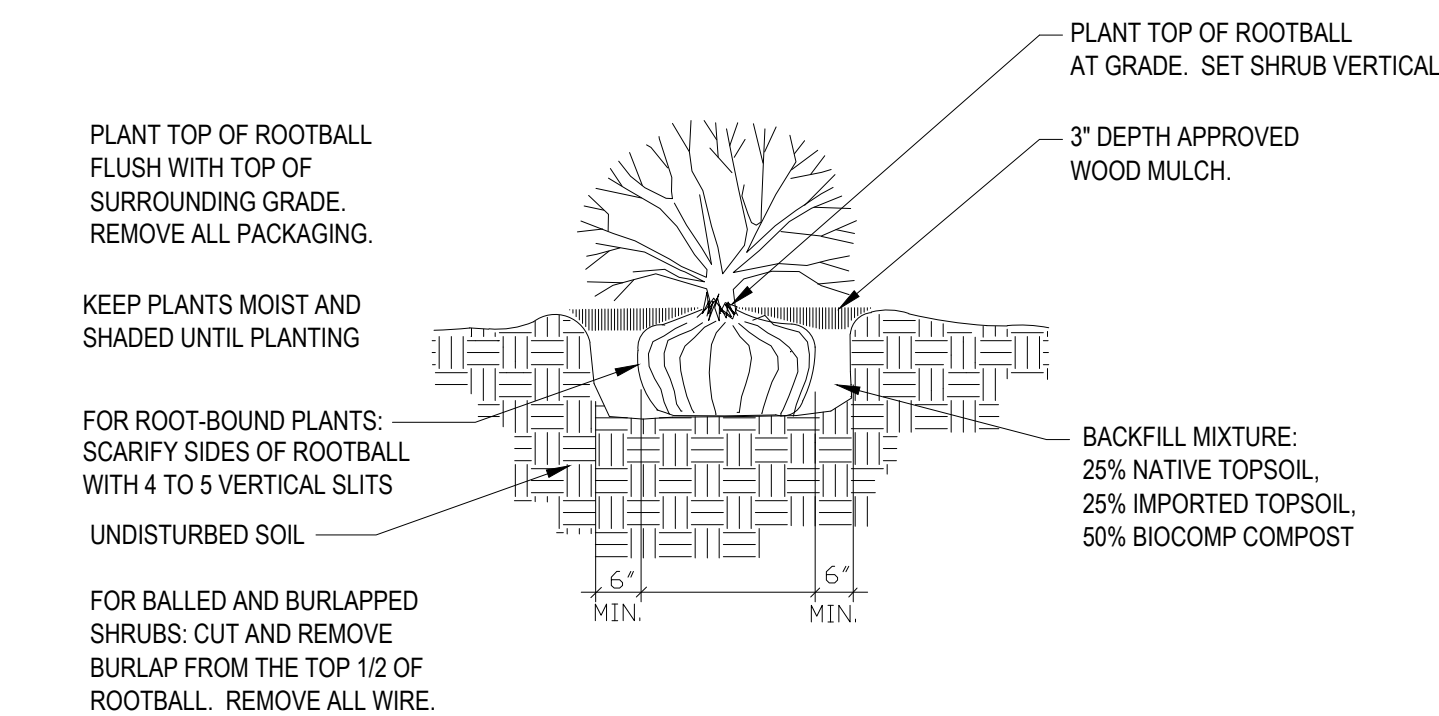
1 Deciduous Tree Planting Detail

NOT TO SCALE



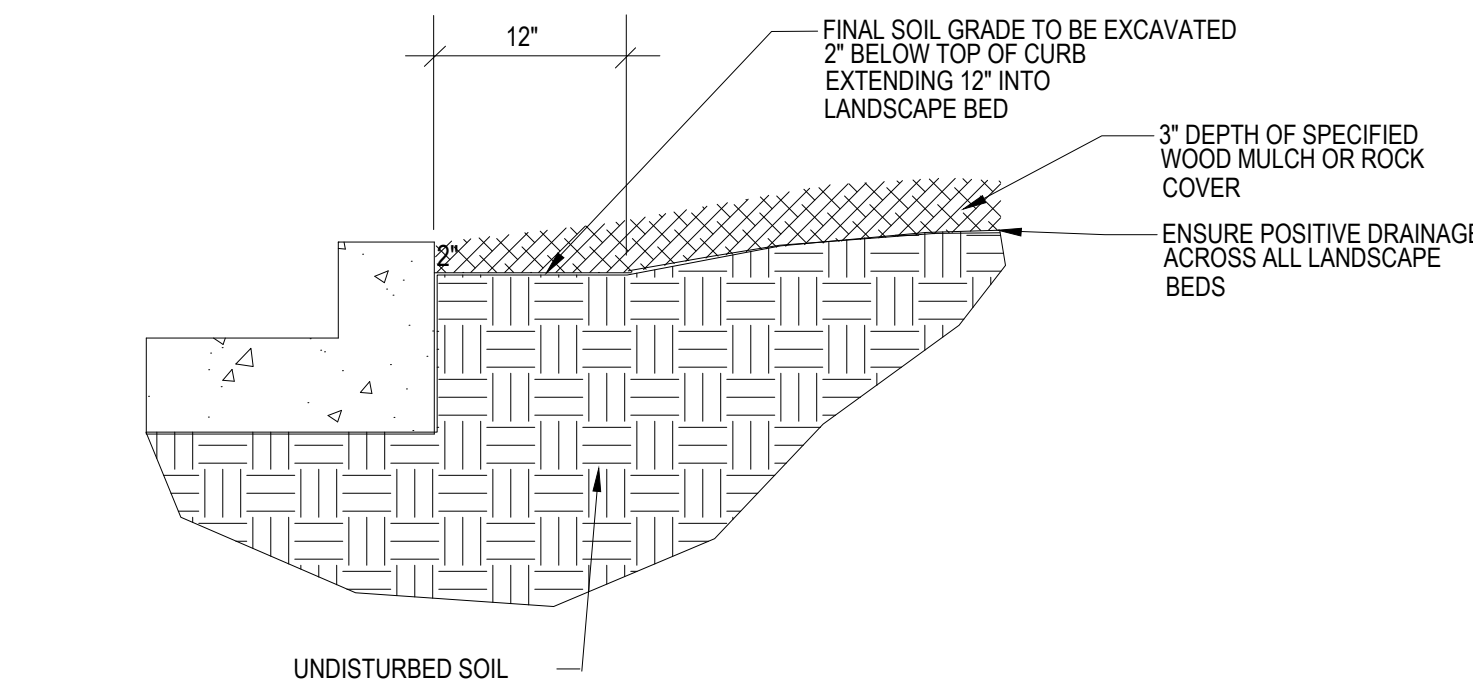
2 Coniferous Tree Planting Detail

NOT TO SCALE



3 Shrub Planting Detail

SCALE: NOT TO SCALE



4 Rock Cover / Mulch Bed Excavation

SCALE: NOT TO SCALE

PROJECT DATA

PROPERTY SIZE:	228,241 s.f. total
BUILDING AREA:	38,640 s.f.
PAVEMENT AREA:	124,281 s.f.
LANDSCAPE AREA:	65,320 s.f.
TOTAL PARKING SPACES:	221 spaces
RESIDENTIAL UNITS:	78 units total

GENERAL NOTES

- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES 1-800-922-1987 PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, SOD, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (OR MORE RECENT) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOVING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

PROJECT NOTES

- ALL EXISTING TREES, WHICH CONSIST OF VOLUNTEER SIBERIAN ELMS, ON THE PROJECT SITE ARE TO BE REMOVED.
- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:
2" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR ALL MULCH AND ROCK COVER BEDS.
1" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR IRRIGATED TURF AND NATIVE SEED AREAS.
CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL AREAS SHOWN AS 'NON-IRRIGATED NATIVE SEED' TO BE SEEDED WITH 'LOW GROW NATIVE SEED MIX' (PAWNEE BUTTE SEED, INC.) BY DRILL SEEDING AND HYDRO-MULCH SEEDING AT A RATE OF 2 LBS. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. ALL SEEDED AREAS TO RECEIVE EROSION CONTROL BLANKET- R1 EXCEL WESTERN EXCELSIOR PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'ROYAL GRANITE' CRUSHED ROCK (C&C SAND), SPREAD 3" DEPTH OVER LANDSCAPE FABRIC AND 1.5" DIAMETER BLUE GRAY RIVER ROCK COBBLE, 3" DEPTH OVER LANDSCAPE FABRIC. RIP-RAP AREAS TO RECEIVE 5" TO 12" DIAMETER OF 'CIMARRON' (C&C SAND) ROCK OVER LANDSCAPE FABRIC. RED BREEZE GRAVEL IS TO BE PROVIDED AT BENCH AND PICNIC TABLE AREAS, 3" COMPACTED DEPTH OVER LANDSCAPE FABRIC. REFER TO PLAN FOR LOCATIONS OF EACH TYPE OF ROCK. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6" O.C. MAX.
- PROPOSED SOD IS TO CONSIST OF A FESCUE BLEND. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SOD IS TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
- ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. PARKING LOT ISLANDS WHERE TREES ARE PROPOSED ARE TO BE EXCAVATED TO A 30" DEPTH, 8" DIAMETER AT PROPOSED TREE LOCATIONS AND HALF OF EXCAVATED SOIL IS TO BE MIXED WITH IMPORTED TOPSOIL AND REPLACED INTO ISLANDS.
- AFTER PLANTING, BUT BEFORE LANDSCAPE FABRIC IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO SPRAY ALL PLANTING BEDS WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
- GORILLA HAIR WOOD MULCH IS TO BE PROVIDED AROUND ALL THE BASE OF ALL TREES, 4" DIAMETER, 3" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH.
- STEEL EDGING IS TO CONSIST OF 16 GAUGE PERFORATED GALVANIZED ROLLED-TOP STEEL EDGING. EDGING IS TO BE USED TO SEPARATE TURF, NATIVE GRASS, AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. 12" STEEL EDGING PINS TO BE INSTALLED EVERY 4' O.C. MAX. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO PINS SECURING OVERLAPPED ENDS.

SOIL PREPARATION NOTES

- PROPOSED BLUEGRASS SOD AREAS:** ALL SODDED AREAS TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAILS.

IRRIGATION NOTES

- ALL PROPOSED TREES AND SHRUBS ARE TO BE WATERED BY A PROPOSED DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC CONTROLLER, RAIN SENSOR, BACKFLOW PREVENTER (INSTALLED PER LOCAL CODES), AND TWO QUICK COUPLERS EVENLY SPACED ALONG MAINLINE. TREES TO HAVE (4) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL, SHRUBS / ORNAMENTAL GRASSES TO HAVE (2) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. ALL DRIP PIPE SHALL BE SECURED WITH 6" METAL STAKES AND BURIED.
- ALL FESCUE SOD AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE.
- ALL DISTURBED NATIVE SEED AREAS TO RECEIVE TEMPORARY IRRIGATION UNTIL NATIVE GRASS IS ESTABLISHED. REFER TO NATIVE SEED ESTABLISHMENT NOTES. HOSES ARE TO BE CONNECTED TO BUILDING HOSE BIBS AND IRRIGATION QUICK COUPLERS TO MANUALLY WATER PROPOSED NATIVE SEED AREAS WITH PORTABLE SPRINKLERS UNTIL ESTABLISHED. TEMPORARY SPRAY IRRIGATION ZONES CAN BE CREATED TO IRRIGATE NATIVE SEED AREAS UNTIL ESTABLISHED.



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PROJECT NO. 4735
DATE: 11 February 2019

DEVELOPMENT PLAN FOR
TOWNHOMES AT BRADLEY CROSSROADS
4735 Bradley Road, Colorado Springs, CO
El Paso County, CO

PROJECT NAME:

FINAL
LANDSCAPE
PLAN

SHEET TITLE:

DATE: 11 February 2019

REVISION:

STAMP:

SHEET NO.

L2