

FALCON PARK AND RIDE DEVELOPMENT PLAN

EL PASO COUNTY NOVEMBER 2017



5555 TECH CENTER DRIVE
SUITE 310
COLORADO SPRINGS, CO 80919

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PARCEL LEGAL DESCRIPTION

A NON-PLATTED PARCEL OF LAND LOCATED WITHIN A PORTION OF PARCEL SCHEDULE NO. 5312400008 AND A PORTION OF PARCEL SCHEDULE NO. 5312400007 LOCATED WITHIN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

ZONING LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 174,716 SQ. FT. (4.011 ACRES), MORE OR LESS, BEING PART OF MERIDIAN ROAD NORTH AND PART OF THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, THENCE N. 07°39'55" W., A DISTANCE OF 903.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN ROAD NORTH, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

1. THENCE S. 60°00'07" W., A DISTANCE OF 98.05 FEET;
2. THENCE, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIAL BEARING OF S 61°33'26" W, A RADIUS OF 1,635.95 FEET, A CENTRAL ANGLE OF 11°59'35", A DISTANCE OF 342.44 FEET, (A CHORD BEARING OF N. 34°26'22" W., A DISTANCE OF 341.81 FEET);
3. THENCE N. 40°26'09" W., A DISTANCE OF 180.77 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF EASTERN AVENUE;
4. THENCE, ALONG SAID PROLONGATION AND SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTHEASTERLY PROLONGATION OF SAID SOUTH RIGHT-OF-WAY LINE, N. 49°34'19" E., A DISTANCE OF 496.20 FEET;
5. THENCE S. 06°30'19" E., A DISTANCE OF 689.81 FEET;
6. THENCE S. 83°29'41" W., A DISTANCE OF 60.79 FEET;

THE ABOVE DESCRIBED PARCEL CONTAINS 174,716 SQ. FT. (4.011 ACRES), MORE OR LESS.

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12 AS MONUMENTED BY A 3 1/4 INCH ALUMINUM CAP STAMPED "EL PASO COUNTY DPW T13S S12/S7/S13/S18 R65W R64W 1982 LS 17496" AT THE SOUTHEAST CORNER OF SECTION 12 AND BY A 3 1/4 INCH ALUMINUM CAP STAMPED "SURVCON INC. T13S R65W 1/4 S12 S13 2003 PLS 30829" AT THE SOUTH 1/4 CORNER OF SECTION 12, SAID LINE BEARS N. 89°50'31" W.

FLOODPLAIN NOTICE

THIS SITE IS LOCATED WITHIN ZONE X OR OUTSIDE THE 100 YEAR FEMA FLOODPLAIN BASED ON FLOOD INSURANCE MAP NUMBER 08041C0575 EFFECTIVE DATE MARCH 17, 1997.

GEOTECHNICAL HAZARD DISCLOSURE

FINAL GEOTECHNICAL INVESTIGATION WAS COMPLETED BY YEH AND ASSOCIATES TO DETERMINE SITE SUITABILITY AND INVESTIGATE POTENTIAL HAZARDS. ADDITIONAL SUBSURFACE INVESTIGATION WILL BE COMPLETED WITH FINAL DESIGN.

NOTES

1. NO IRRIGATION WILL BE PROVIDED TO THE PARK AND RIDE DUE TO UNAVAILABLE WATER IN THE VICINITY.
2. LIGHTING WILL NOT BE PROVIDED WITHIN THE PARK AND RIDE FACILITY AT THIS TIME, BUT WILL BE PROVIDED WHEN PRACTICALLY AVAILABLE.
3. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
4. MAINTENANCE RESPONSIBILITY OF IMPROVEMENTS TO BE DEFINED BY AN IGA BETWEEN EL PASO COUNTY AND CITY OF COLORADO SPRINGS.



VICINITY MAP

SCALE 1"=100'

PROJECT DESCRIPTION

THE FALCON PARK AND RIDE IS PROPOSED BETWEEN THE NEW MERIDIAN ROAD AND OLD MERIDIAN ROAD SOUTH OF SWINGLINE ROAD GENERALLY WITHIN THE UNPLATTED PARCEL SCHEDULE 5312400008 WITHIN THE CITY OF COLORADO SPRINGS AND OWNED BY THE EL PASO COUNTY BOARD OF COMMISSIONERS. THIS DEVELOPMENT PLAN AND CONCURRENT REZONING APPLICATIONS ARE REQUIRED FOR CITY REVIEW OF THE PROPOSED LAND USE AND AMEND THE ZONING TO PF (PUBLIC FACILITY). THE PARK AND RIDE WILL NOT BE OPERATIONAL WITH BUS PICKUP AT THE TIME OF CONSTRUCTION AND WILL SERVE AS AN AUTO COMMUTER PARKING FACILITY UNTIL BUS SERVICE IS PROVIDED IN THE FUTURE. THE PARK AND RIDE IS PART OF THE LARGER MERIDIAN ROAD PROJECT BEING COMPLETED BY EL PASO COUNTY HOWEVER THIS DEVELOPMENT PLAN ADDRESSED THE STANDALONE PARK AND RIDE FACILITY. WATER QUALITY AND STORMWATER DETENTION WILL BE PROVIDED OFFSITE ALONG NEW MERIDIAN ROAD. LANDSCAPE IRRIGATION AND LIGHTING WILL NOT BE PROVIDED WITHIN THE FALCON PARK AND RIDE.

OWNER/DEVELOPER/APPLICANT

EL PASO COUNTY
3275 AKERS DRIVE
COLORADO SPRINGS, COLORADO 80922
719-520-6460
CONTACT: JOHN ANDREWS

ENGINEER

HDR
5555 TECH CENTER DRIVE, SUITE 310
COLORADO SPRINGS, COLORADO 80919
719-272-8800
CONTACT: LIZ STATEN

PLANNER AND LANDSCAPE ARCHITECT

HDR
2060 BRIARGATE PARKWAY, SUITE 120
COLORADO SPRINGS, COLORADO 80920
719-272-8800
CONTACT: SUZANNE CASAGRANDE

GEOTECHNICAL ENGINEER

YEH AND ASSOCIATES
2000 CLAY STREET, SUITE 200
DENVER, COLORADO 80211
303-781-9590
CONTACT: MING LIM

CONSTRUCTION SCHEDULE

GRADING	FALL 2018
PAVING/HARDSCAPE	FALL 2018
LANDSCAPING	SPRING 2019

SUMMARY DATA	
SITE ACREAGE	2.305 ACRES
EXISTING LAND USE	VACANT / AGRICULTURAL GRAZING
PROPOSED LAND USE	PARK AND RIDE PUBLIC FACILITY
EXISTING SITE ZONING	R (ESTATE SINGLE FAMILY RESIDENTIAL)
PROPOSED SITE ZONING	PF (PUBLIC FACILITIES)
PROVIDED PARKING	208 TOTAL PARKING SPACES

PROJECT FOR

**FALCON PARK
AND RIDE**



MARK	DATE	DESCRIPTION
	11/7/17	SUBMITTAL NO. 3
	8/4/17	SUBMITTAL NO. 2
	6/19/17	SUBMITTAL NO. 1

PROJECT NUMBER	10049512
ORIGINAL ISSUE	JUNE 2017

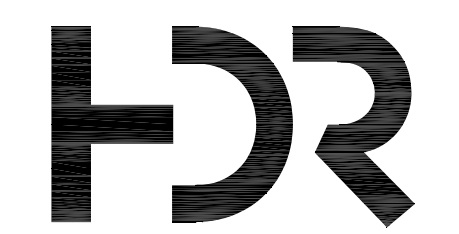
**DEVELOPMENT PLAN
COVER SHEET**

SCALE: N/A

SHEET NUMBER:
DP1.0-CVR

FILE NAME:
DP1.0-CVR.dwg

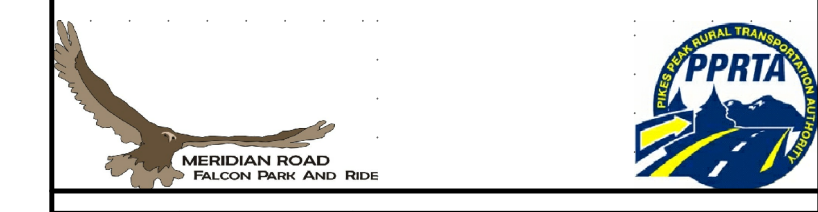
CITY PLANNING FILE NUMBER
AR DP 17-00095



5555 TECH CENTER DRIVE
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LEGEND

- RIGHT-OF-WAY LINE
- SECTION LINE
- PROPERTY BOUNDARY LINE
- ZONING LIMITS LINE
- CITY LIMITS
- EXISTING RIGHT-OF-WAY
- DEVELOPMENT PLAN BOUNDARY
- REZONING LIMITS



CITY PLANNING FILE NUMBER
AR DP 17-00095

SHEET NAME	BOUNDARY PLAN
SCALE	SCALE IN FEET 1"=40'
SHEET NUMBER	DP2.0-BND
FILE NAME	DP2.0-BND.dwg
	PAGE 2 OF 7

FIGURE 2



Know what's below.
Call before you dig.



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SUITE 310
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PROJECT FOR

FALCON PARK AND RIDE

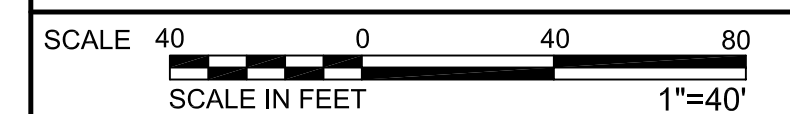


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SHEET NAME

SITE PLAN



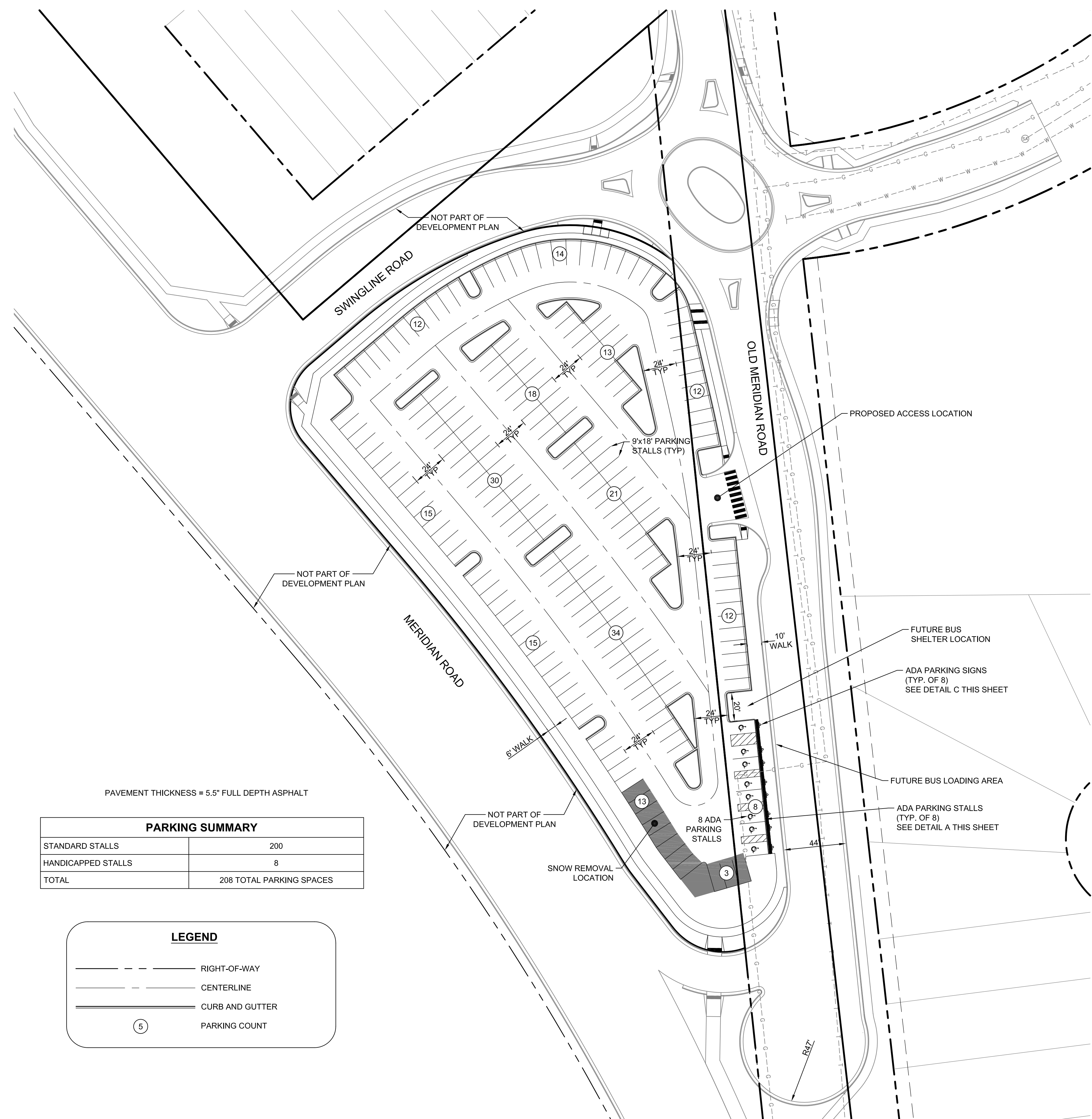
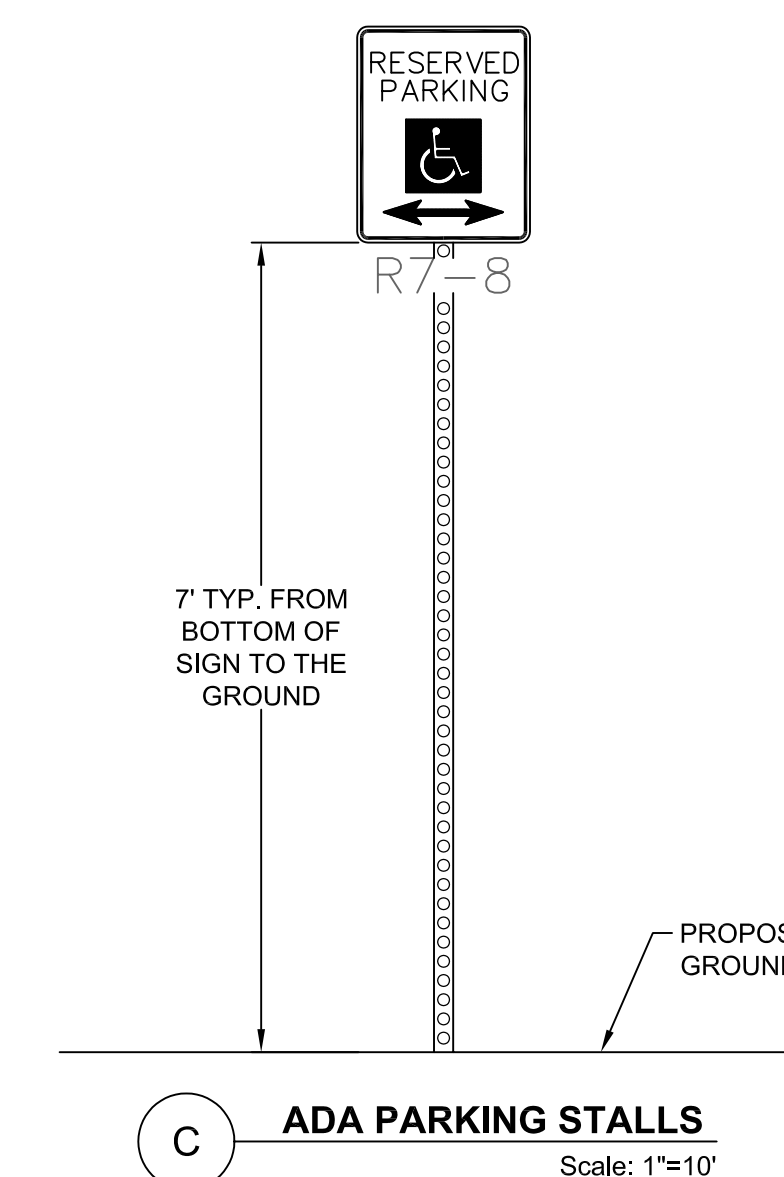
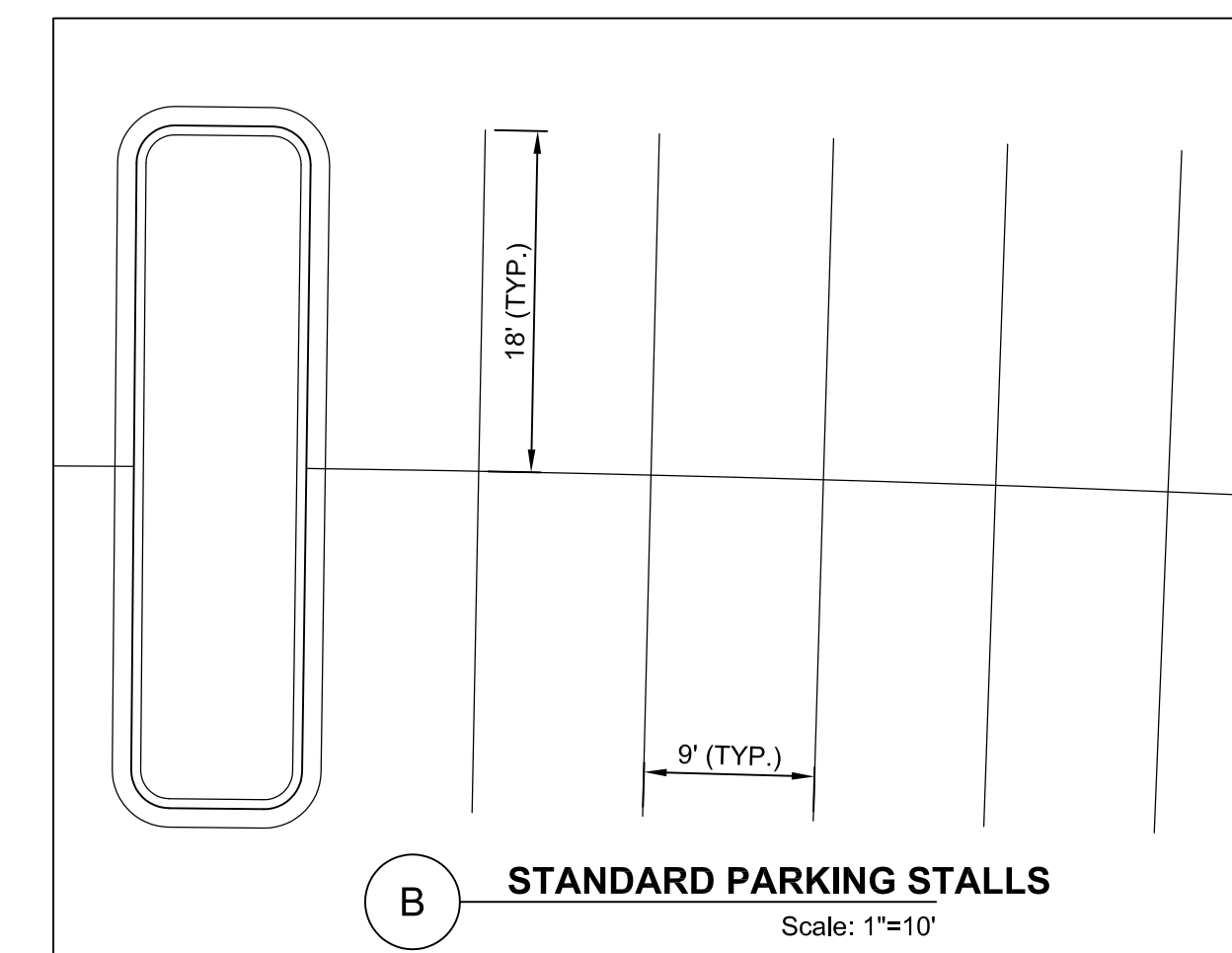
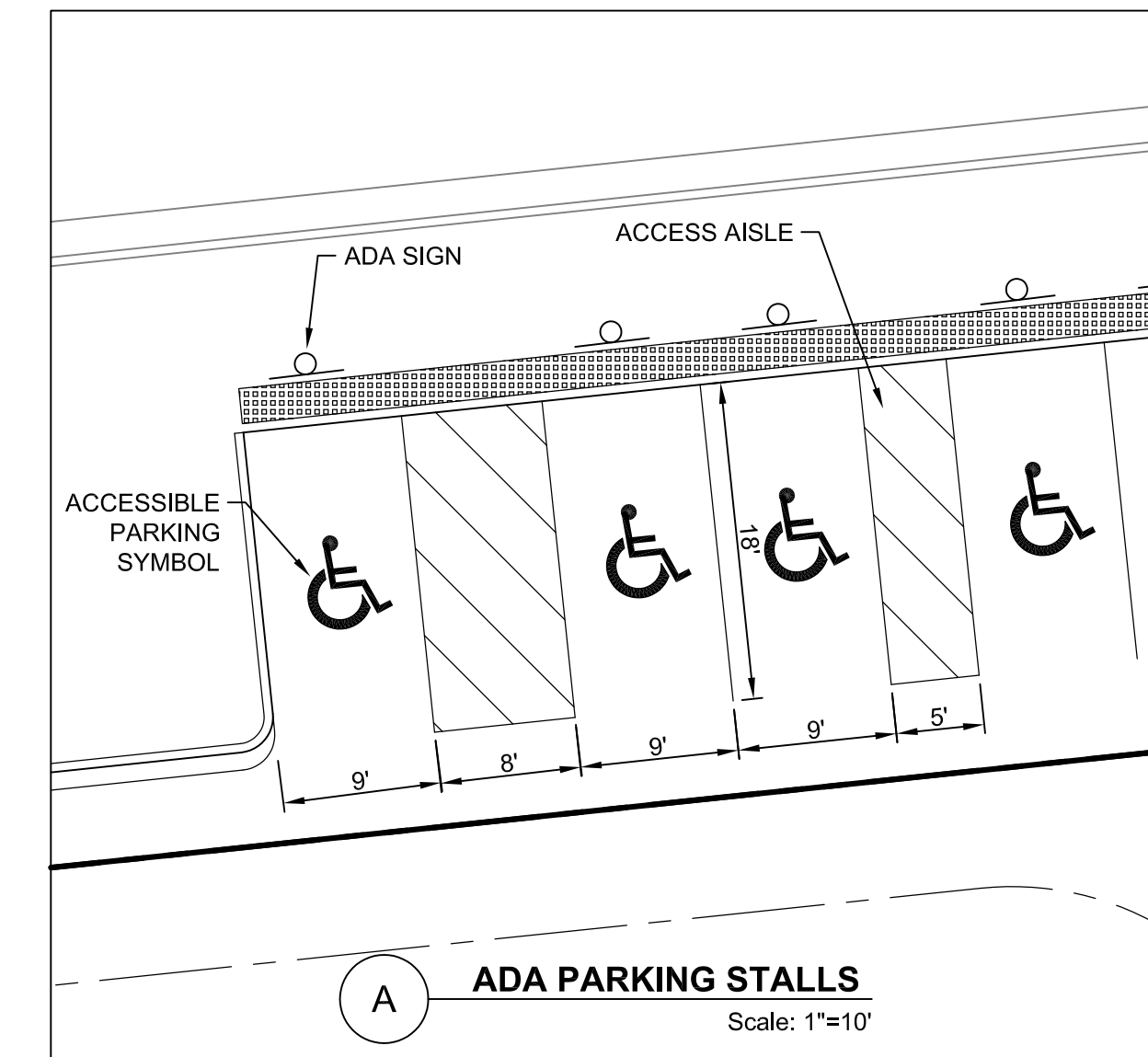
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DP3.0-SP

FILE NAME

DP3.0-SP.dwg

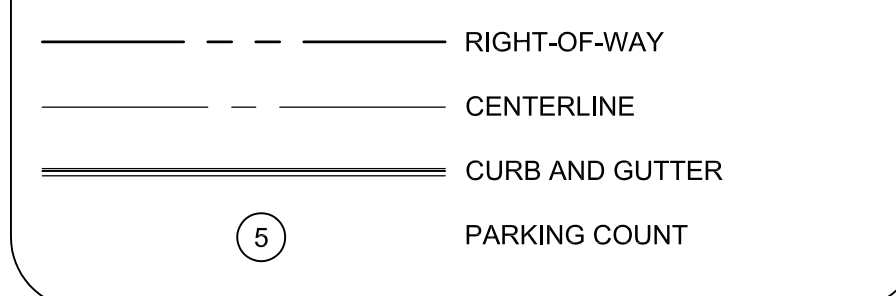
PAGE 3 OF 7



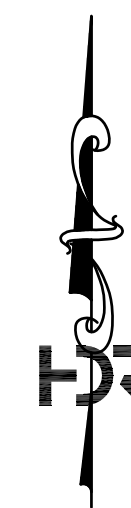
PAVEMENT THICKNESS = 5.5" FULL DEPTH ASPHALT

PARKING SUMMARY	
STANDARD STALLS	200
HANDICAPPED STALLS	8
TOTAL	208 TOTAL PARKING SPACES

LEGEND



CITY PLANNING FILE NUMBER
AR DP 17-00095



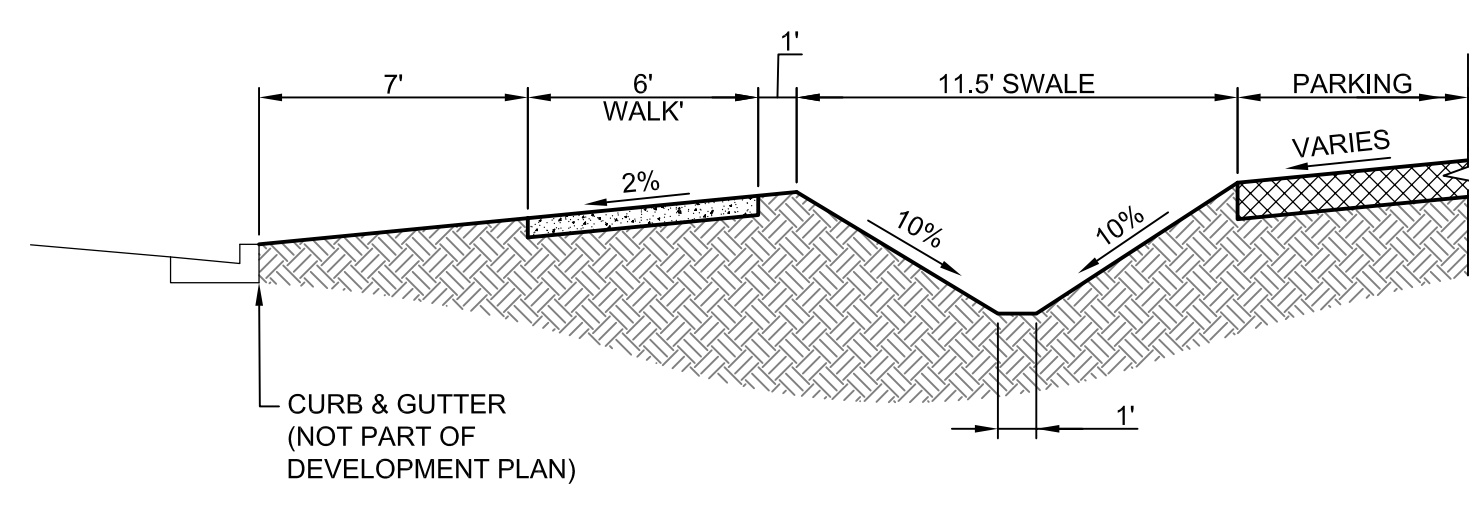
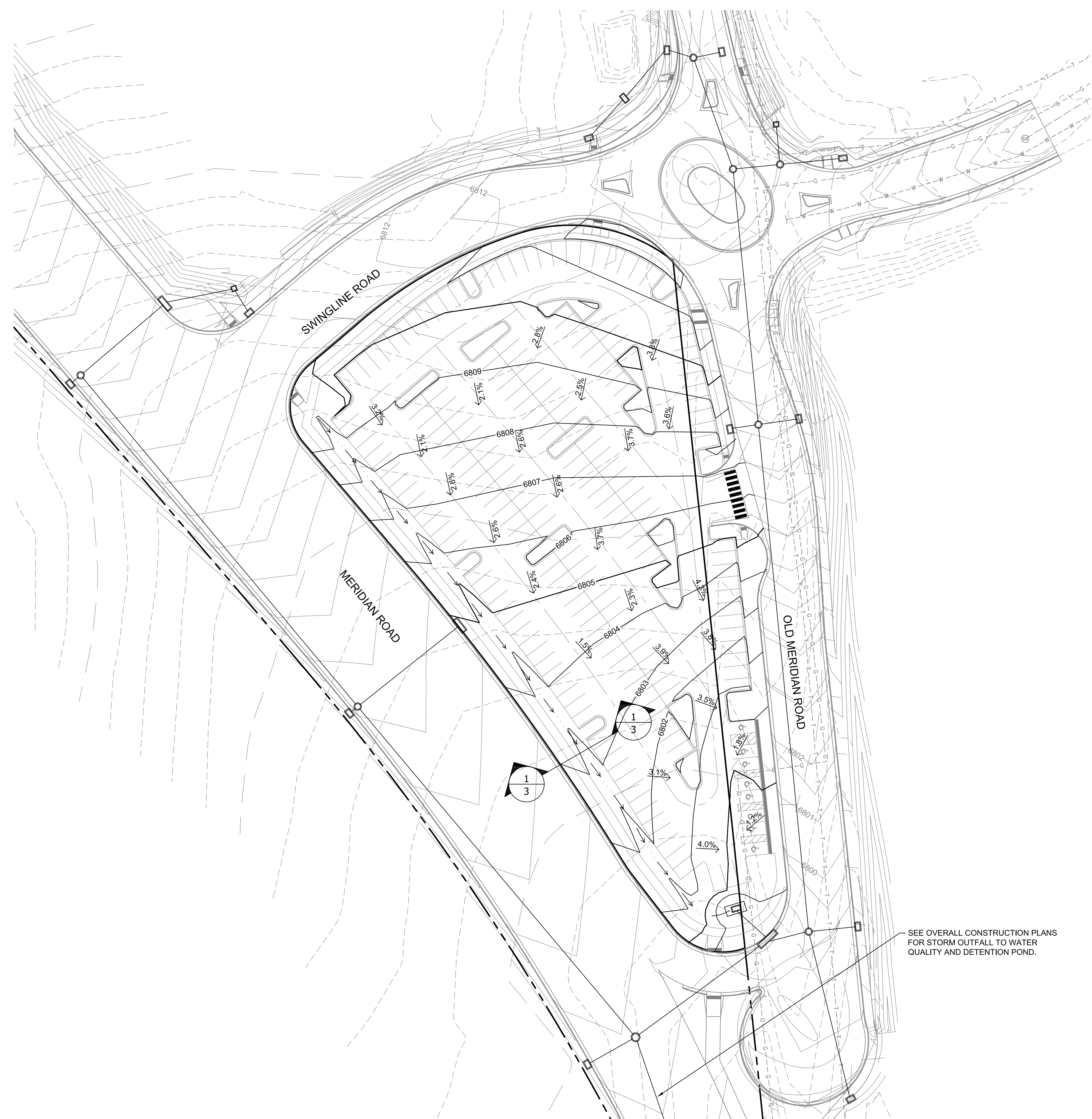
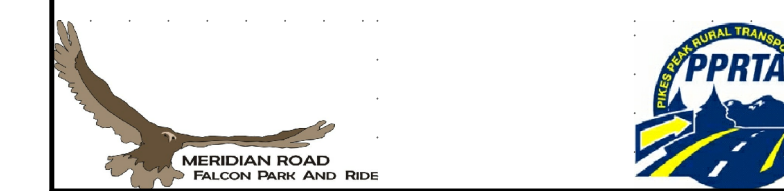
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PROJECT FOR

FALCON PARK AND RIDE



1 SWALE SECTION
Scale: NTS

LEGEND	
—6800—	PROPOSED MAJOR CONTOUR
—6801—	PROPOSED MINOR CONTOUR
-6800-	EXISTING MAJOR CONTOUR
-6801-	EXISTING MINOR CONTOUR
—6801—	FUTURE CONTOURS
—>>>	SWALE CENTERLINE

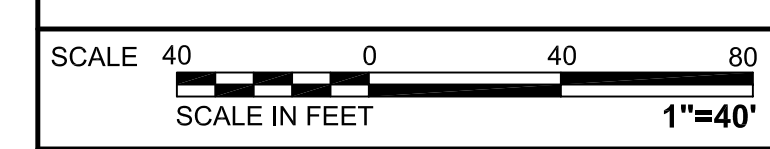
SEE OVERALL CONSTRUCTION PLANS
FOR STORM OUTFALL TO WATER
QUALITY AND DETENTION POND.

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SHEET NAME

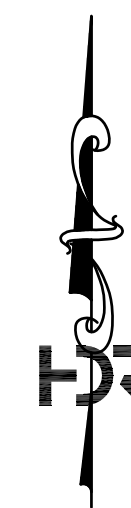
GRADING PLAN



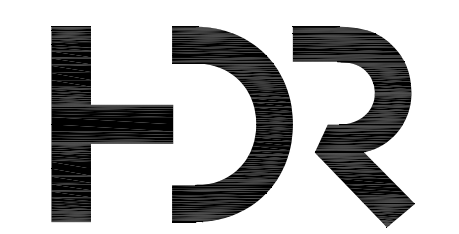
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DP4.0-GP

FILE NAME
DP4.0-GP.dwg

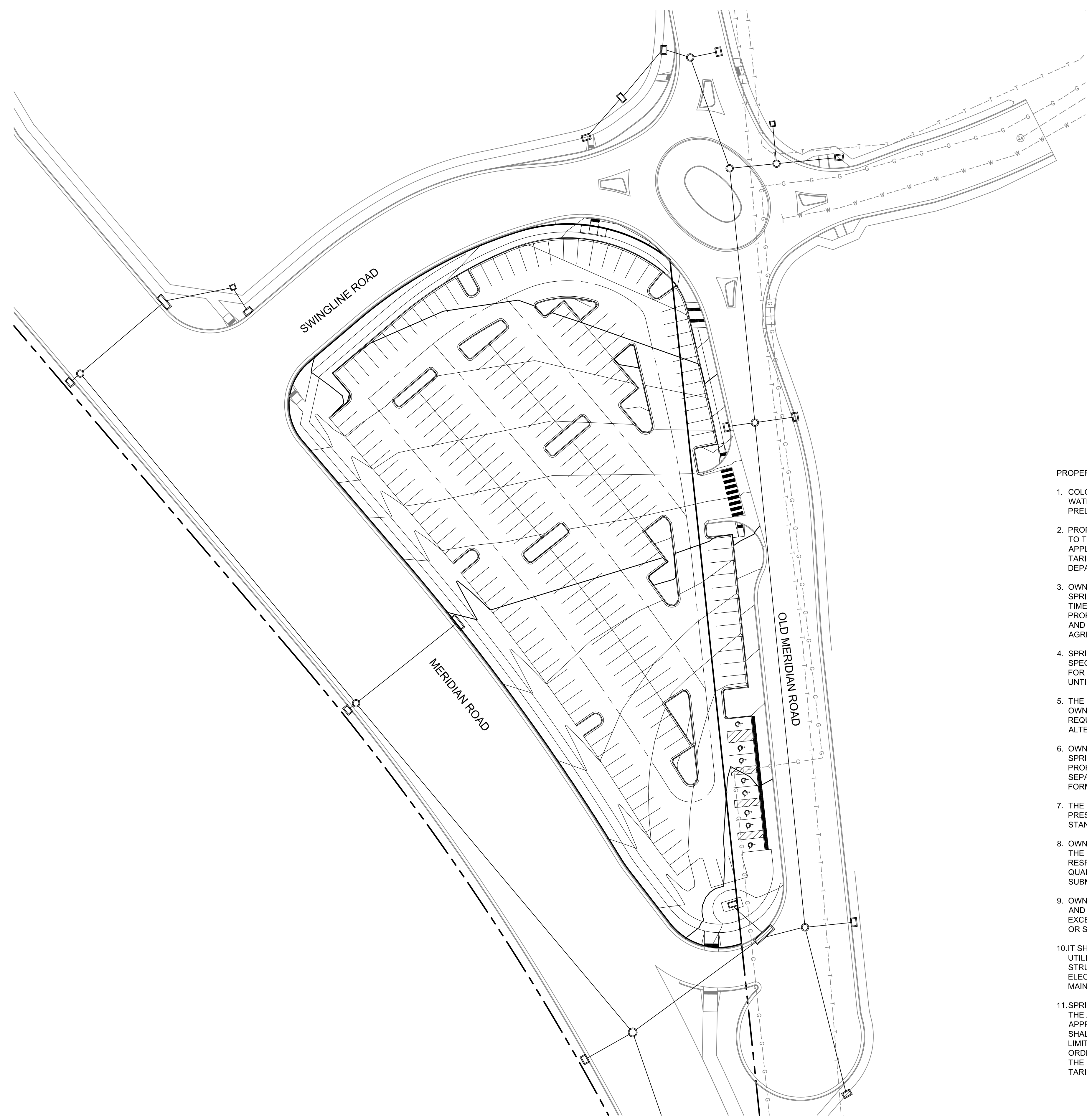
CITY PLANNING FILE NUMBER
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SUITE 310
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LEGEND

- CENTERLINE
- STORM DRAIN
- PROPERTY LINE

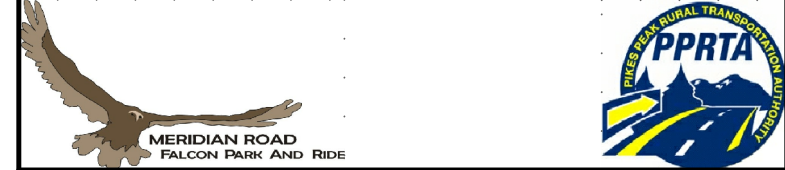
GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

PROJECT FOR

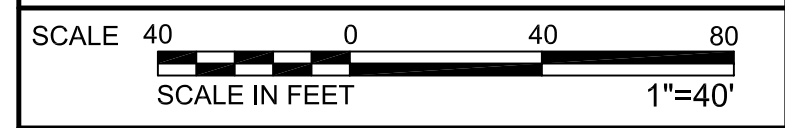
FALCON PARK AND RIDE



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	6/19/17	SUBMITTAL NO. 1

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PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN



SHEET NUMBER
DP5.0-MFP

FILE NAME
DP5.0-MFP.dwg

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SHEET NAME

LANDSCAPE PLAN

SCALE
VARIES

SHEET NUMBER

DP6.0-LND

FILE NAME
DP6.0-LND.dwg

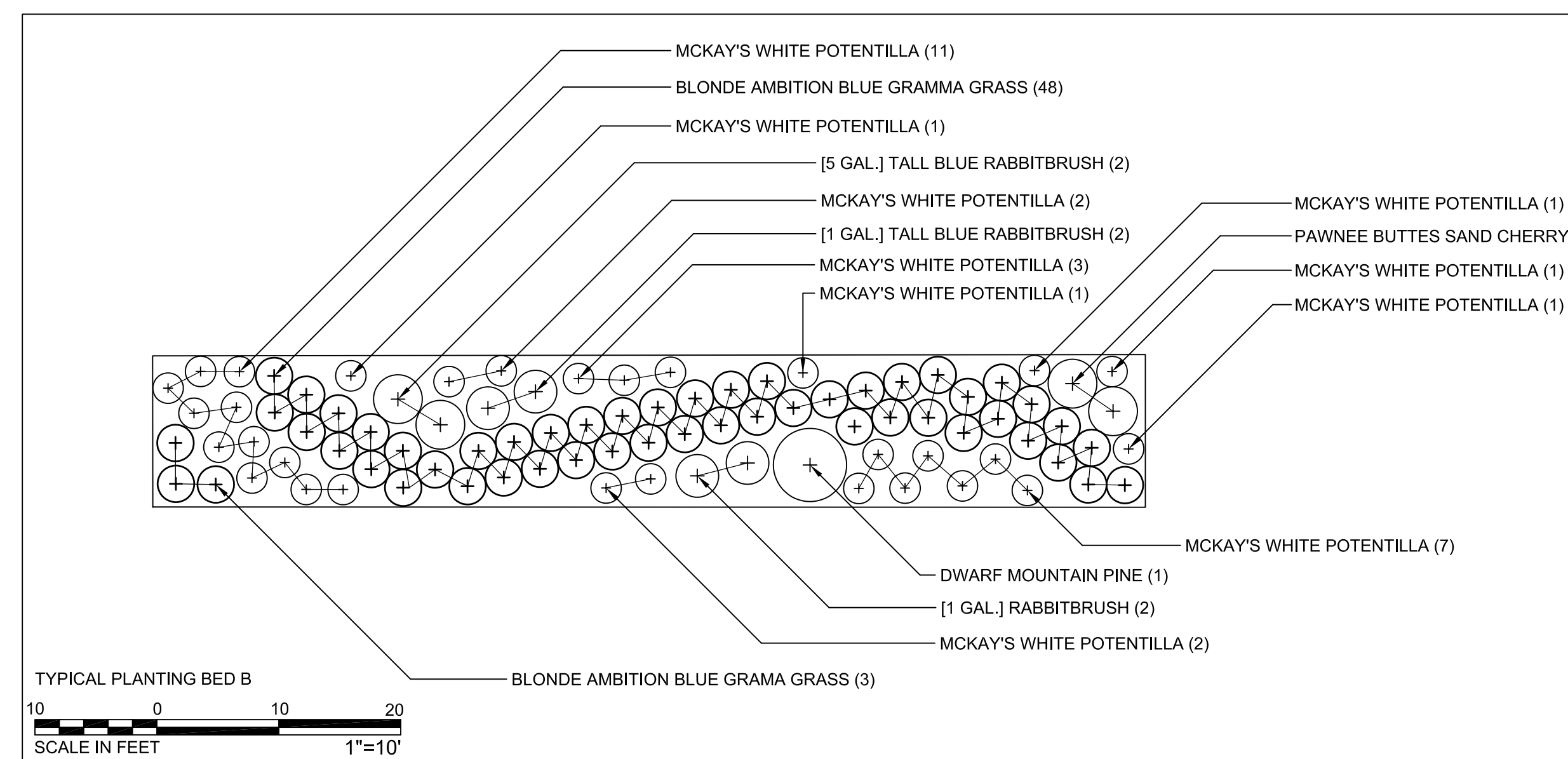
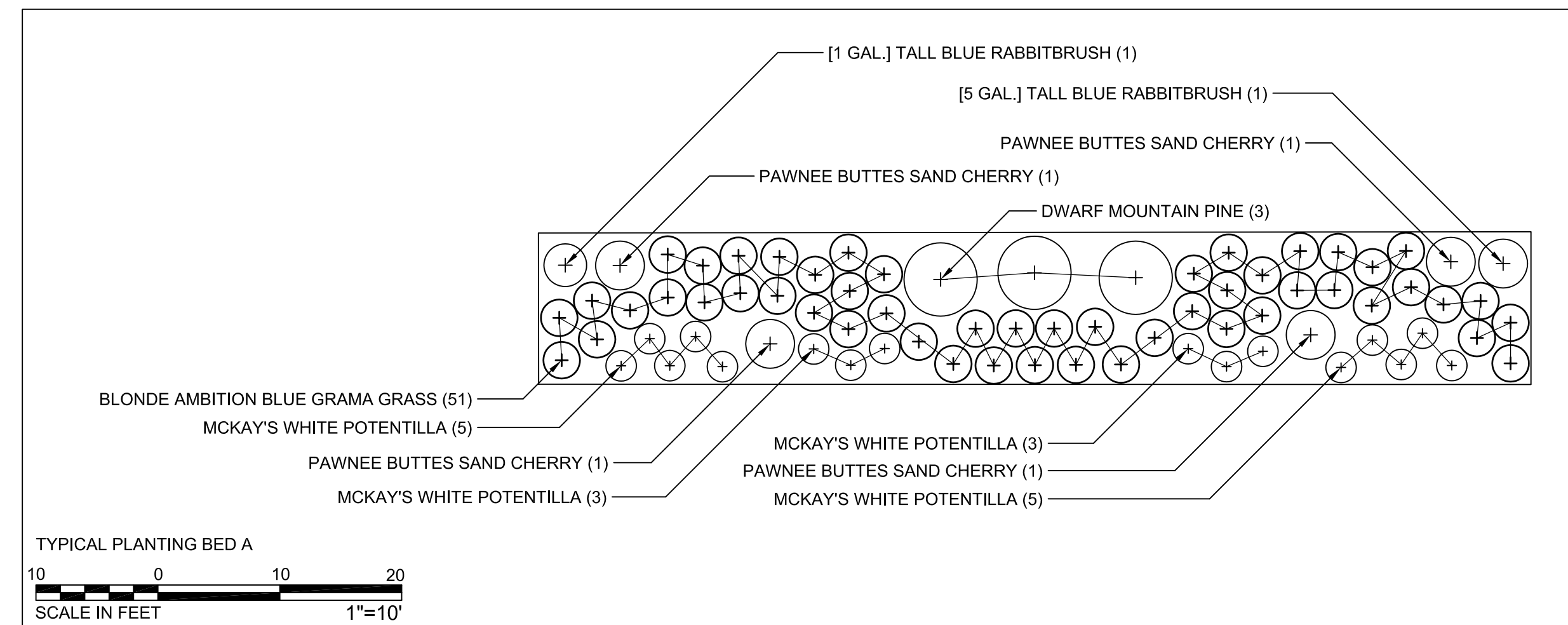
PAGE 6 OF 7

NOTES:

- Median islands are to have gravel mulch and boulders
- No TREE PLANTINGS were provided within parking lot because the site has no access to water
- IRRIGATION PLAN NOT provided because the site has no access to water
- Meridian Road is a MAJOR ARTERIAL ROADWAY
- Contractor shall provide supplemental watering for 1 year establishment period

MOTOR VEHICLE LOT TREES		
PARKING SPACES	REQUIRED	PROVIDED
220	15	0

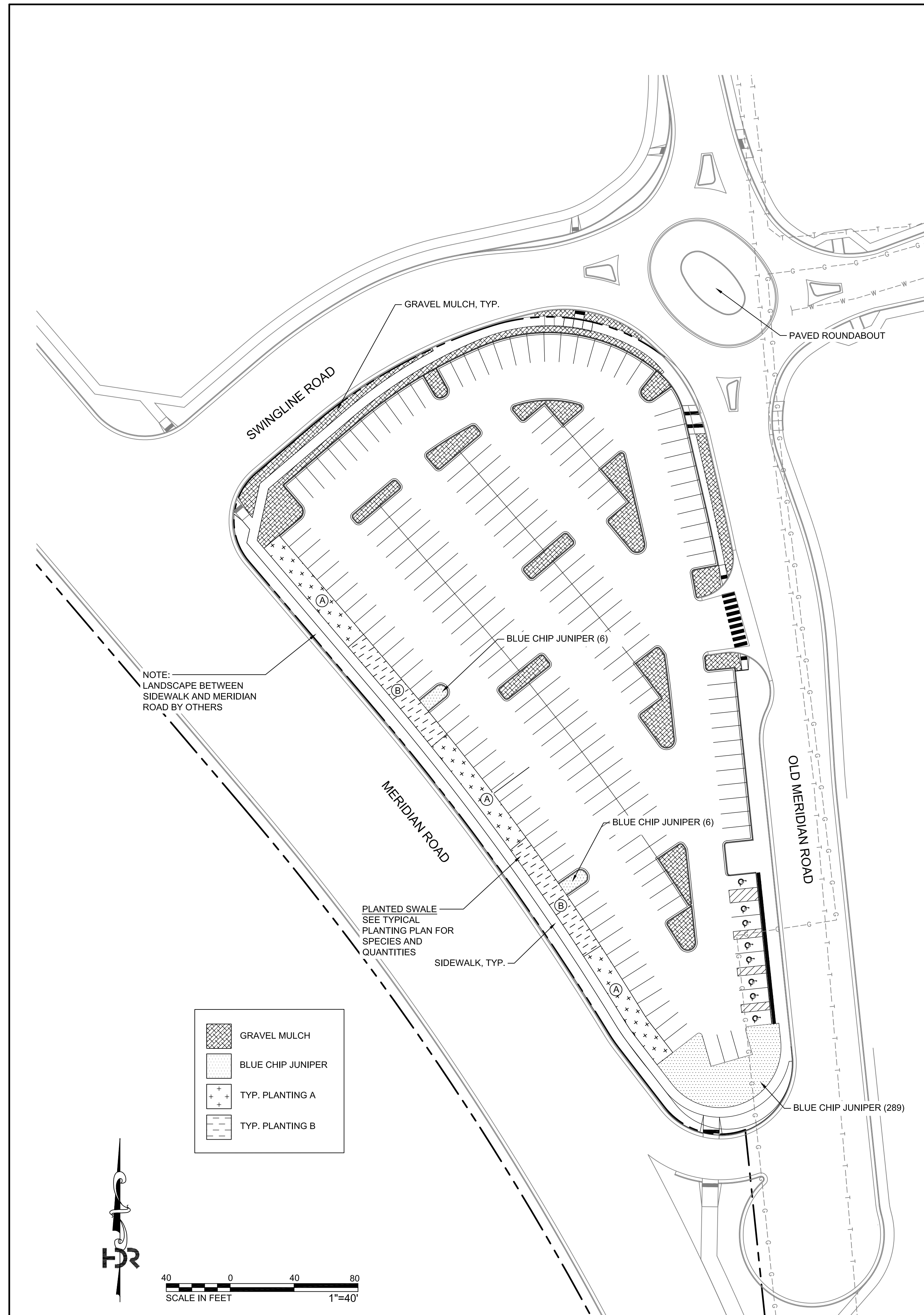
LANDSCAPE SETBACK TREES		
FRONTAGE	REQUIRED	PROVIDED
523 LINEAR FT.	27	0



GRASSES, SEDGES, & RUSHES

Qty.	Botanical Name	Common Name	Size	Spacing	Comments
255	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 Gal.	As shown	
7	<i>Chrysothamnus nauseosus</i> ssp <i>albicaulis</i>	Tall Blue Rabbitbrush	5 Gal.	As shown	The larger rabbitbrush
11	<i>Chrysothamnus nauseosus</i> ssp <i>albicaulis</i>	Tall Blue Rabbitbrush	1 Gal.	As shown	The smaller rabbitbrush
301	<i>Juniperis horizontalis</i> 'Blue Chip'	Blue Chip Juniper	1 Gal.	3' O.C.	
11	<i>Pinus mugo</i> var. <i>pumilo</i>	Dwarf Mountain Pine	3 Gal.	As shown	
108	<i>Potentilla fruticosa</i> 'McKay's White'	McKay's White Potentilla	1 Gal.	As shown	
13	<i>Prunus besseyi</i> 'P011S' (Pawnee Buttes)	Pawnee Buttes Sand Cherry	3 Gal.	As shown	

CITY PLANNING FILE NUMBER
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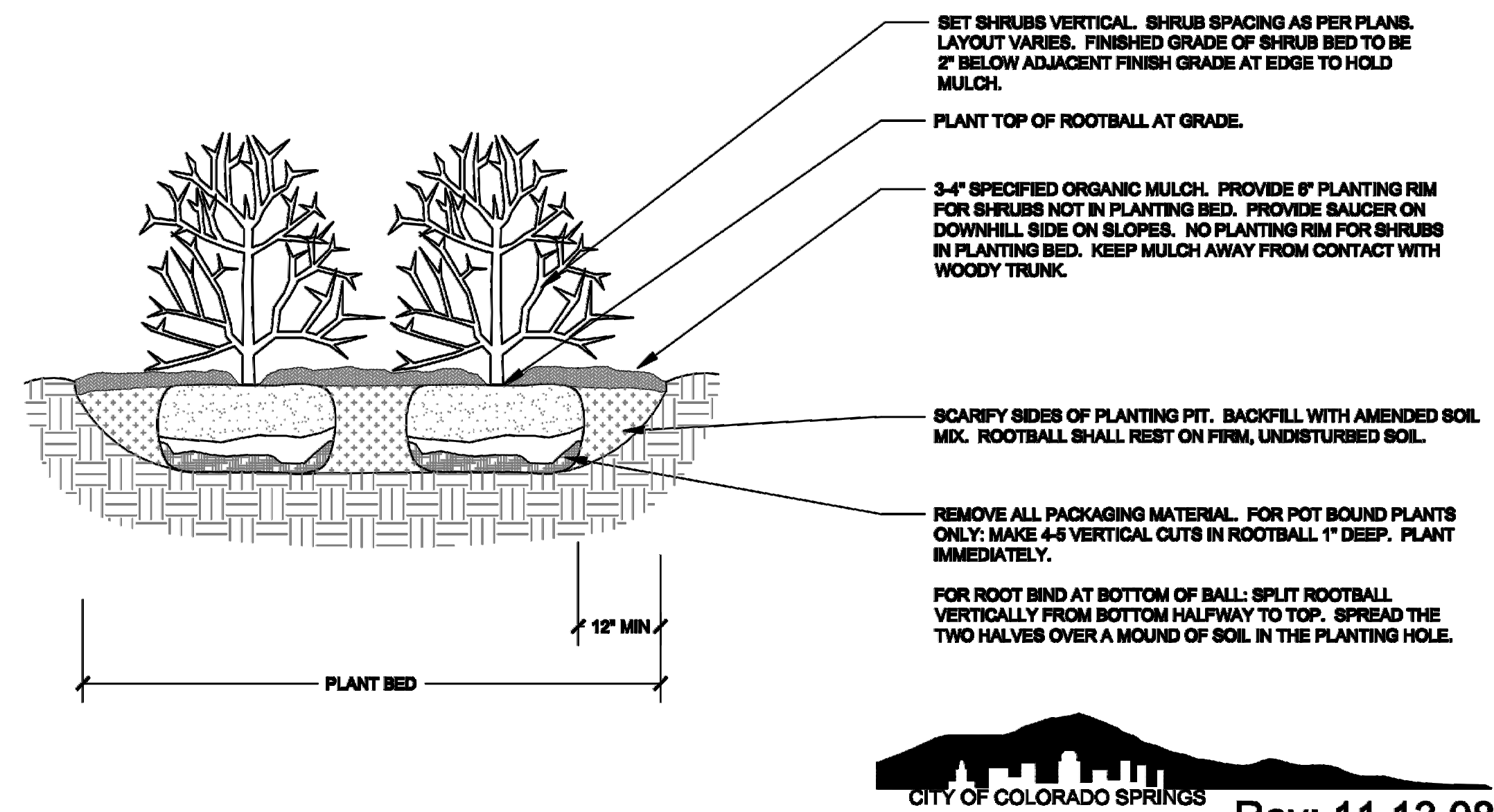


	GRAVEL MULCH
	BLUE CHIP JUNIPER
	TYP. PLANTING A
	TYP. PLANTING B

SCALE IN FEET 1"=40'



- NOTES:**
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



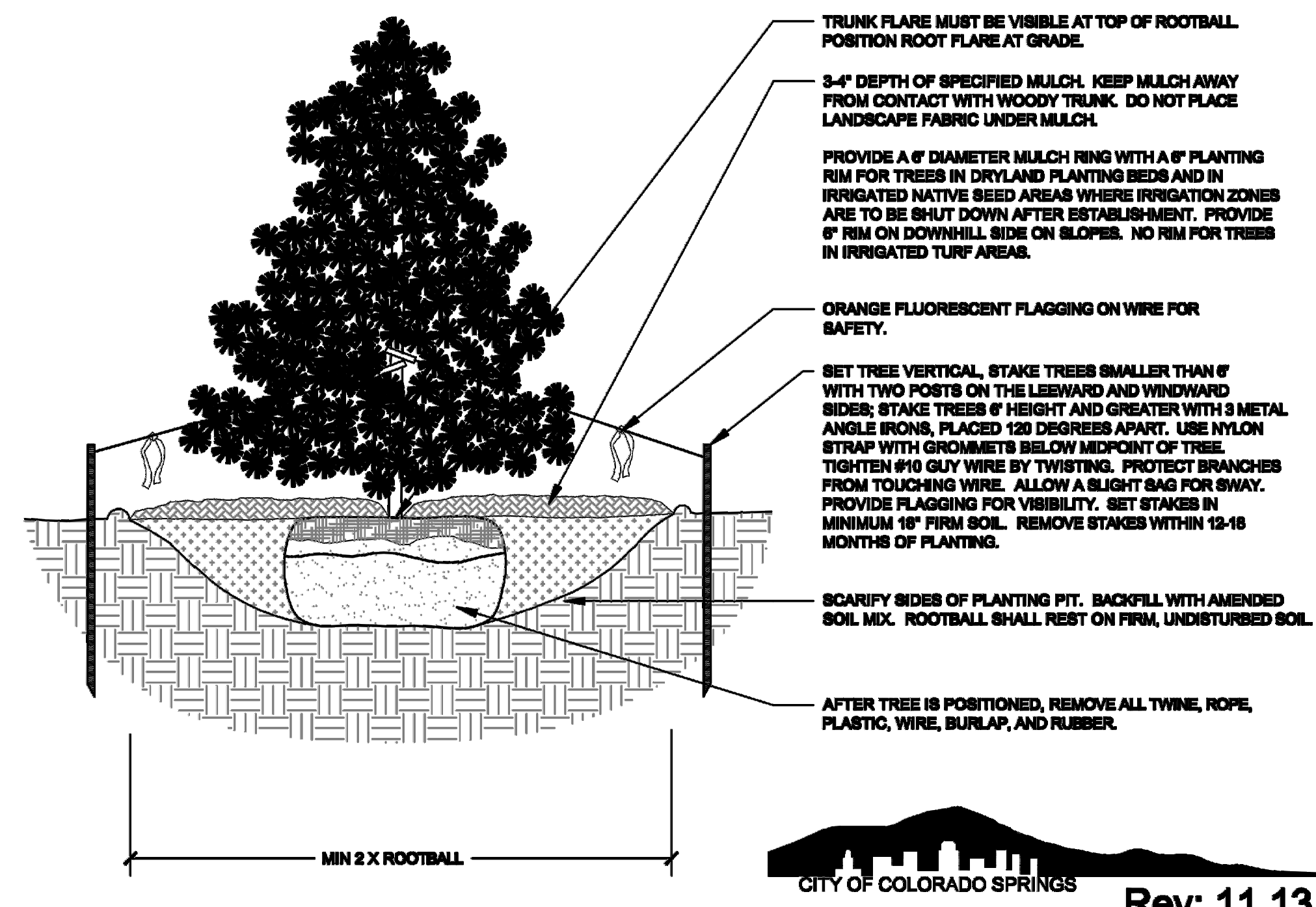
Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

SHRUB PLANTING DETAIL

NOT TO SCALE

SECTION

- NOTES:**
1. DO NOT REMOVE OR CUT LEADER.
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



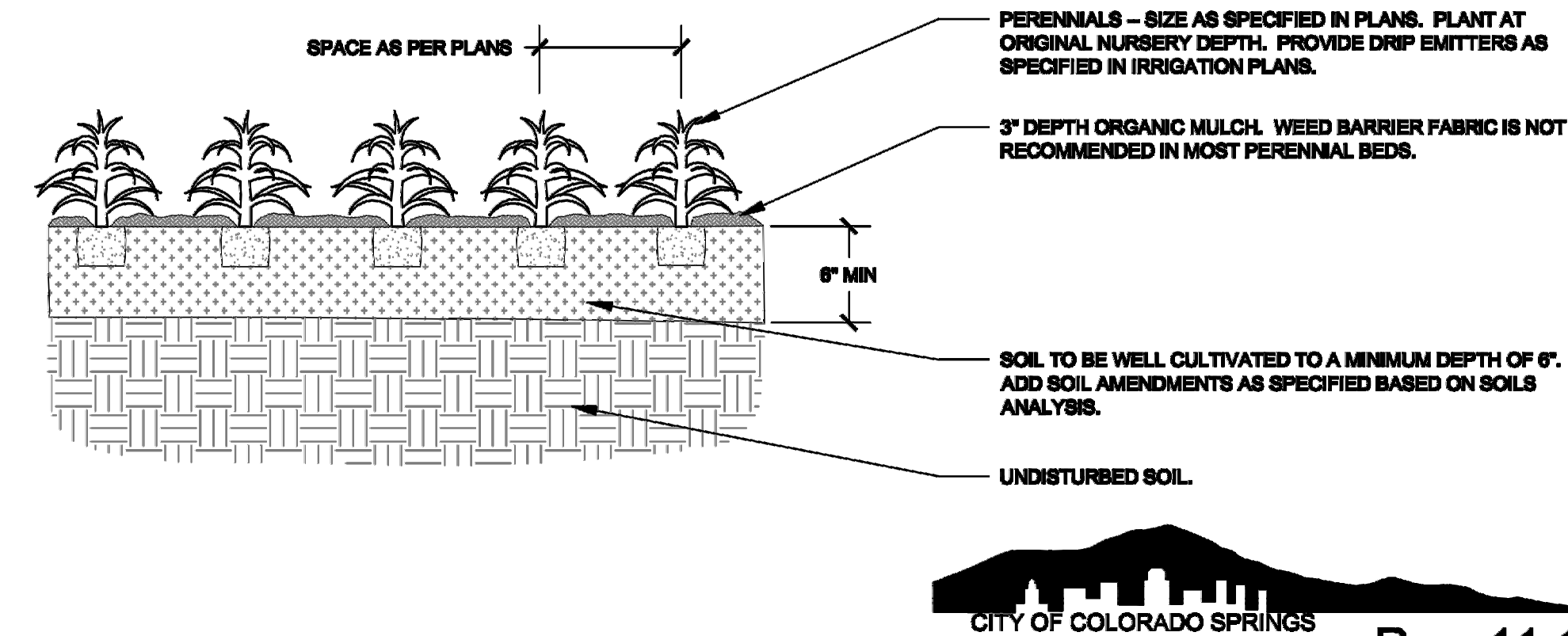
Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

SECTION

- NOTES:**
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



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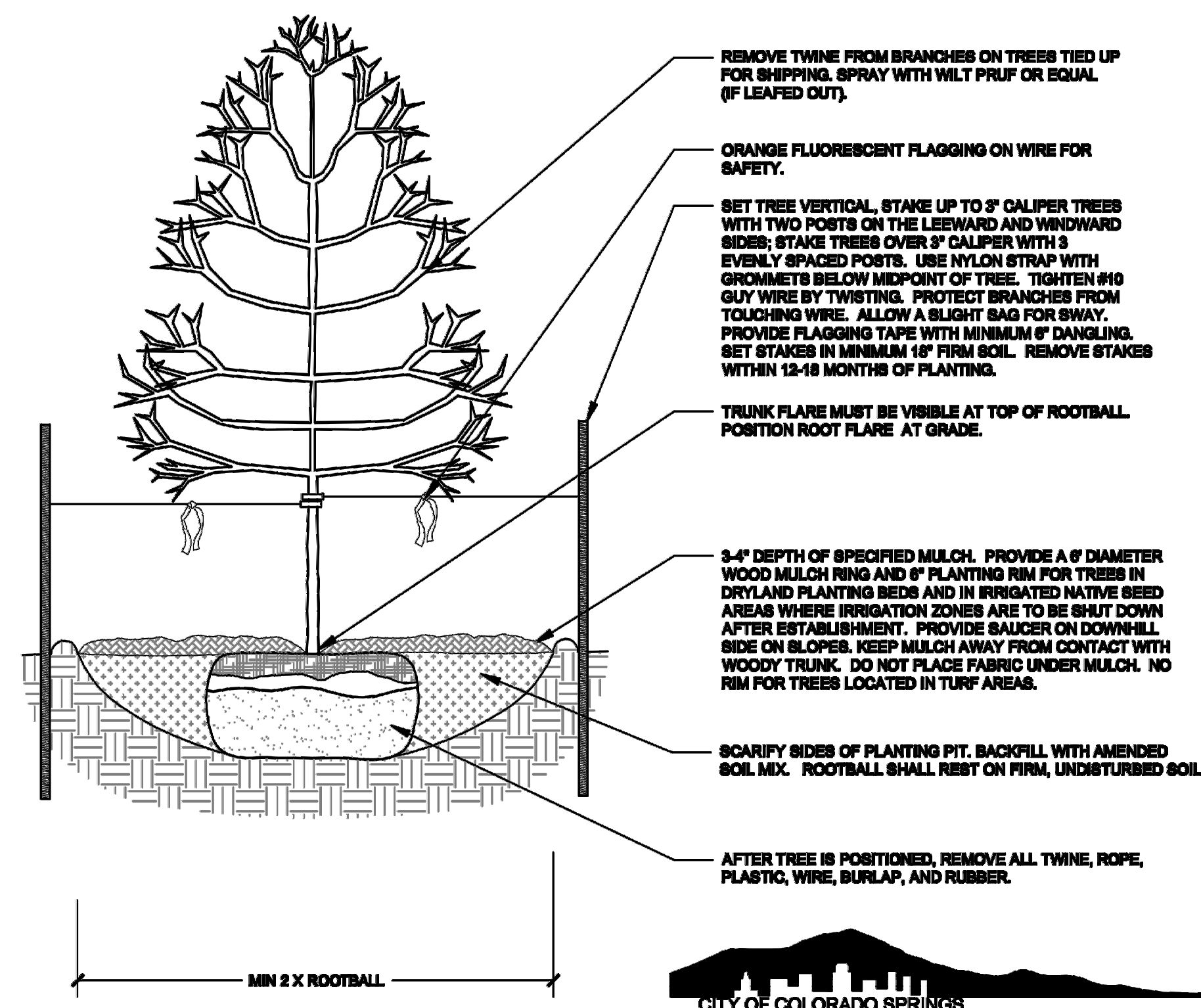
PERENNIAL/GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

Rev: 11.13.08

SECTION

1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



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DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

Rev: 11.13.08

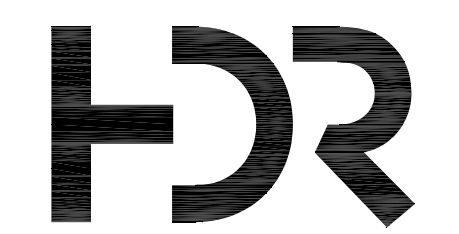
SECTION

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
2. DO NOT PLANT WHEN GROUND IS FROZEN OR TEMPERATURE IS BELOW 32 DEG F.
3. ORGANIC MULCH: FINELY SHREDDED, COMPOSTED BROWN COLOR HARDWOOD BARK OF COMMERCIAL GRADE, FREE FROM OTHER FOREIGN MATERIAL.
4. INERT MULCH: ROUND, WASHED RIVER ROCK; 1/2 TO 1 IN IN SIZE.
5. WATER IS NOT AVAILABLE AT SITE - THE CONTRACTOR SHALL SUPPLY AND APPLY WATER TO PLANTINGS FOR ONE YEAR ESTABLISHMENT PERIOD.
6. THE CONTRACTOR SHALL MAINTAIN AND WARRANTY PLANTINGS FOR A PERIOD OF 1 YEAR FOLLOWING FINAL ACCEPTANCE. DURING THE 1 YEAR WARRANTY/MAINTANANCE PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR: WATERING, WEEDING, RE-SETTING TO PROPER GRADE, MULCHING, PRUNING, AND REPLACEMENT OF DEAD, DYING OR DAMAGED PLANT MATERIAL.

PLANTING SOIL NOTES

1. SOIL TESTING:
 - a. PRIOR TO LANDSCAPING, THE CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM 4 SEPARATE AND REPRESENTATIVE LOCATIONS ON SITE AND SEND SAMPLES TO A SOILS TESTING LABORATORY FOR ANALYSIS.
 2. MATERIALS
 - a. AMENDED SOIL SHALL BE HAVE A 1/3 COMPOST AND 2/3 TOPSOIL COMPOSITION.
 - b. TOPSOIL SHALL BE A SANDY-LOAM TO CLAY LOAM BASED SOIL AS CLASSIFIED ON THE "USDA CLASSIFICATION SYSTEM" AS DETERMINED BY MECHANICAL ANALYSIS. IMPORTED TOPSOIL SHALL BE REQUIRED IF THERE IS NOT AN ADEQUATE SUPPLY OF ON-SITE TOPSOIL.
 - c. NUTRIENT GRADE COMPOST: QUALITY COMPOST MUST BE MANUFACTURED BY A COMPOSTER ENROLLED IN THE UNITED STATES COMPOST COUNCIL'S (SEAL OF TESTING ASSURANCE (STA) PROGRAM. COMPOST SHALL HAVE A pH RANGE OF 6.0 - 7.6 ; A MAXIMUM SOLUBLE SALT CONCENTRATION OF 5 dS/M ; ORGANIC MATTER CONTENT GREATER THAN 50%; AND A MATURITY INDICATOR FOR PERCENT EMERGENCE AND SEEDLING VIGOR THAT IS GREATER THAN 85%.
3. PLACING AMENDED TOPSOIL
 - a. EXCAVATE PLANTING BEDS TO A DEPTH OF 18"
 - b. SPREAD AMENDED SOIL TO A DEPTH OF 18".
 - c. APPLY RECOMMENDED AMOUNTS OF FERTILIZER (BASED UPON SOIL TESTING RESULTS) AND RAKE INTO SOIL
 - d. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES
 - e. ALL ROCKS, CLODS, STICKS, AND OTHER DEBRIS LARGER THAN 1 INCH (1") SHALL BE REMOVED FROM THE SOIL SURFACE.



5555 TECH CENTER DRIVE
SUITE 310
COLORADO SPRINGS, CO 80919

PROJECT FOR

FALCON PARK AND RIDE



MARK	DATE	DESCRIPTION
	11/7/17	SUBMITTAL NO. 3
	8/4/17	SUBMITTAL NO. 2
	6/19/17	SUBMITTAL NO. 1

PROJECT NUMBER	10049512
ORIGINAL ISSUE	JUNE 2017

SHEET NAME

PLANTING DETAILS

SCALE
NOT TO SCALE

SHEET NUMBER

DP6.1-LND

FILE NAME

DP6.1-LND.dwg

CITY PLANNING FILE NUMBER
AR DP 17-00095

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