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RESOLUTION NO. 26-88

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE AN URBAN PARK LANDS AGREEMENT AMENDMENT BETWEEN PRAIRIE RIDGE METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY

WHEREAS, an Urban Park Lands Agreement Amendment has been proposed between Prairie Ridge Metropolitan District No. 1 ("District"), and El Paso County ("County"); and

WHEREAS, in June 2025, the District provided a plan outlining the development of a 2.65-acre neighborhood park, which includes multi-use concrete trails, playground, benches, sod and natural grasses, trees, shrubs, and ground cover, and which will provide urban recreational opportunities for residents and public citizens living within and outside of Retreat at Prairie Ridge; and

WHEREAS, the County desired to grant the Property Owner $103,020 in Urban Park Fee Credits, provided the Property Owner installs urban park and trail improvements of an equal or greater value to that certain parcel identified originally as Tract B in the Retreat at Prairie Ridge Filing No. 1; and

WHEREAS, the El Paso County Board of County Commissioners approved the original Urban Park Lands Agreement at their regular meeting on July 22, 2025 as a Consent Item; and

WHEREAS, in late 2025, the District adjusted the plat lines for Retreat at Prairie Ridge Filing Nos. 1 and 2, which located the proposed neighborhood park to that certain parcel identified at Tract M in the Retreat at Prairie Ridge Filing No. 2, with no further modifications to the original Urban Park Lands Agreement; and

WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Urban Park Lands Agreement Amendment.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Urban Park Lands Agreement Amendment and authorizes the Chairperson to execute all required documents.

DONE THIS 17th DAY OF March, 2026, at Colorado Springs, Colorado.

ATTEST

By: _____
County Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Chair

Resolution No. 26-88
Attachment

URBAN PARK LANDS AGREEMENT AMENDMENT

RETREAT AT PRAIRIE RIDGE FILING NO. 1

AND RETREAT AT PRAIRIE RIDGE SOUTH

THIS AMENDED URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this 17th day of March, 2026, by and between PRAIRIE RIDGE METROPOLITAN DISTRICT NO. 1 ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 142 acres and commonly known and described as the Retreat at Prairie Ridge, whose Preliminary Plan was approved for development by the Board of County Commissioners of El Paso County in October 2024.

B. Property Owner is the owner of and in the process of completing the improvements for portions of the Retreat at Prairie Ridge platted as the Retreat at Prairie Ridge Filing No. 1 and the Retreat at Prairie Ridge South (the "Property") for development of a combined total of 340 single-family lots, whose applications are anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2026.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the combined Urban Park Fees for the Retreat at Prairie Ridge Filing No. 1 and the Retreat at Prairie Ridge South to be $103,020.

D. The County desires to grant the Property Owner $103,020 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract M in the Retreat at Prairie Ridge Filing No. 2, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of the Retreat at Prairie Ridge Filing No. 1 and the Retreat at Prairie Ridge South, as well as the public and residents living in and around the Retreat at Prairie Ridge.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as the Retreat at Prairie Ridge Filing No. 2, Tract M, located immediately west of Vollmer Road at its intersection with Dines Boulevard. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

b. The value of the contribution of Property Owner towards the urban Park Improvements installed shall be equal to or greater than $103,020. The Property Owner has estimated the value of the urban Park Improvements to be $640,247, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 6.2 to 1.

c. The Property Owner has provided a detailed site plan and a design and construction cost estimate for the Park Improvements to the County for review, both of which shall be incorporated into this Agreement as if set forth in full, therefore fulfilling one of the requirements of the Urban Park Lands Agreement process.

d. The Park Improvements shall include but are not limited to a playground with playset and swing set, benches, pet waste stations, trash receptacles, and surrounding open spaces and landscape areas, including turf areas, native seed mix, trees, shrubs, rock and mulch ground cover, and concrete multi-use trails for use by the public and residents.

e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of $103,020 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Retreat at Prairie Ridge until such time the improvements have been completed.

f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Urban Park Lands Agreement.

g. The Park Improvements will remain for public use in perpetuity and are consistent with the original planning and zoning of the property as identified in the approved Jaynes Property Sketch Plan and Retreat at Prairie Ridge Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Prairie Ridge Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements as determined by the Property Owner. Any and all Park Improvements are subject

to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISIONERS
EL PASO COUNTY, COLORADO

By: _____
Chair

PRAIRIE RIDGE METROPOLITAN DISTRICT NO. 1

By: _____
Douglas Stimple, Director

ATTEST:

_____
Clerk & Recorder

APPROVED AS TO FORM:

_____
County Attorney's Office

December 30, 2025

Ross Williams – Park Planner
El Paso County Community Services Department
2002 Creek Crossing Street
Colorado Springs, Colorado 80905

RE: Retreat at Prairie Ridge Filing 1– Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of PrairieRidge Metropolitan District 1, I respectfully request that the Community Services Department consider our request to modify the previously approved Urban Park Land Agreement for Tract B within Retreat at Prairie Ridge Filing No. 1. Due to infrastructure needs and construction timing, **former Tract B of Retreat at Prairie Ridge Filing No. 1 is now Tract M within Retreat at Prairie Ridge Filing No. 2**. The location, size, and improvements remain the same.

The modified Urban Park Land Agreement with PrairieRidge Metropolitan District 1 includes the construction of a 2.65-acre park within the Retreat at Prairie Ridge Filing No. 2 Final Plat. The proposed park is in Tract M of Retreat at Prairie Ridge Filing No. 2, north of the stormwater detention pond in Tract N and west of the southern intersection of Dines Blvd and Vollmer Rd. The 2.65-acre park will include a 5' wide concrete trail loop, play equipment, a large turf grass area, and substantial landscaping.

The estimated cost of this park per the attached exhibits is $640,247 and the Urban Park fees are $303.00 per lot/unit. The investment in the construction of this park equates to the park fees for 2,113 lots/units. It is requested that all residential lots within Retreat at Prairie Ridge Filing No. 1, including the residential lots that will be constructed within the future development of Tract B, receive the benefit of Urban Park Fee credits from the construction of the park located in Tract M of Retreat at Prairie Ridge Filing No. 2. Tract B is 13.26 acres in size and is entitled to allow single-family attached and detached development with a maximum density of 15 du/ac which allows for a maximum of 199 units. The impacted filings are detailed below:

Filing #	**Number of Lots**	**Urban Park Fees**
Retreat at Prairie Ridge Filing 1	141	$42,723
Retreat at Prairie Ridge South PUD (future)	Up to 199	$60,297
Total Amount Owed:	**340**	**$103,020**

As described above, PrairieRidge Metropolitan District 1 will install improvements of significantly greater value than the associated Urban Park Fees through construction of the 2.65-acre park in Tract M. Please see the attached exhibits for the proposed improvements and cost estimate of the park. The County prepared Urban Parks Land Agreement will cover the details of granting PrairieRidge Metropolitan District 1 the Urban Park Fee Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Thank you,

PrairieRidge Metropolitan District 1

_____

Douglas Stimple

BOCC

Steve Schleiker
07/23/2025 12:41:03 PM
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Rec $0.00 Pages

El Paso County, CO
225062190

RESOLUTION NO. 25-208

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE AN URBAN PARK LANDS AGREEMENT BETWEEN PRAIRIE RIDGE METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY

WHEREAS, an Urban Park Lands Agreement has been proposed between Prairie Ridge Metropolitan District No. 1 ("District"), and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Parks Department calculated the combined 2025 Urban Park Fees for the Retreat at Prairie Ridge Filing No. 1 and Retreat at Prairie Ridge South to be $103,020; and

WHEREAS, the District provided a plan outlining the development of a 2.65-acre neighborhood park, which includes multi-use concrete trails, playground, benches, sod and natural grasses, trees, shrubs, and ground cover, and which will provide urban recreational opportunities for residents and public citizens living within and outside of Retreat at Prairie Ridge; and

WHEREAS, the County desires to grant the Property Owner $103,020 in Urban Park Fee Credits, provided the Property Owner installs urban park and trail improvements of an equal or greater value to that certain parcel identified as Tract B in the Retreat at Prairie Ridge Filing No. 1; and

WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Urban Park Lands Agreement at their meeting on June 11, 2025; and

WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Urban Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Urban Park Lands Agreement and authorizes the Chairperson to execute all required documents.

DONE THIS 22nd DAY OF JULY, 2025, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
County Clerk and Recorder

By: _____
Chair

URBAN PARK LANDS AGREEMENT

RETREAT AT PRAIRIE RIDGE FILING NO. 1

AND RETREAT AT PRAIRIE RIDGE SOUTH

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this 22nd day of July, 2025, by and between PRAIRIE RIDGE METROPOLITAN DISTRICT NO. 1 ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 142 acres and commonly known and described as the Retreat at Prairie Ridge, whose Preliminary Plan was approved for development by the Board of County Commissioners of El Paso County in October 2024.

B. Property Owner is the owner of and in the process of completing the improvements for portions of the Retreat at Prairie Ridge platted as the Retreat at Prairie Ridge Filing No. 1 and the Retreat at Prairie Ridge South (the "Property") for development of a combined total of 340 single-family lots, whose applications are anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2025 and 2026.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the combined Urban Park Fees for the Retreat at Prairie Ridge Filing No. 1 and the Retreat at Prairie Ridge South to be $103,020.

D. The County desires to grant the Property Owner $103,020 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract B in the Retreat at Prairie Ridge Filing No. 1, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of the Retreat at Prairie Ridge Filing No. 1 and the Retreat at Prairie Ridge South, as well as the public and residents living in and around the Retreat at Prairie Ridge.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as the Retreat at Prairie Ridge Filing No. 1, Tract B, located immediately west of Vollmer Road at its intersection with Dines Boulevard. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

b. The value of the contribution of Property Owner towards the urban Park Improvements installed shall be equal to or greater than $103,020. The Property Owner has estimated the value of the urban Park Improvements to be $640,247, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 6.2 to 1.

c. The Property Owner has provided a detailed site plan and a design and construction cost estimate for the Park Improvements to the County for review, both of which shall be incorporated into this Agreement as if set forth in full, therefore fulfilling one of the requirements of the Urban Park Lands Agreement process.

d. The Park Improvements shall include but are not limited to a playground with playset and swing set, benches, pet waste stations, trash receptacles, and surrounding open spaces and landscape areas, including turf areas, native seed mix, trees, shrubs, rock and mulch ground cover, and concrete multi-use trails for use by the public and residents.

e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of $103,020 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Retreat at Prairie Ridge until such time the improvements have been completed.

f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Urban Park Lands Agreement.

g. The Park Improvements will remain for public use in perpetuity and are consistent with the original planning and zoning of the property as identified in the approved Jaynes Property Sketch Plan and Retreat at Prairie Ridge Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Prairie Ridge Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park

Improvements as determined by the Property Owner. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations. resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISIONERS
EL PASO COUNTY, COLORADO

By: _____
Chair

ATTEST:

_____
Clerk & Recorder

25-208

PRAIRIE RIDGE METROPOLITAN DISTRICT NO. 1

By: _____
Douglas Stimple, Director

APPROVED AS TO FORM:

Steven Klaffky (Jul 9, 2025 11:01 MDT)

County Attorney's Office

May 15, 2025

Ross Williams – Park Planner
El Paso County Community Services Department
2002 Creek Crossing Street
Colorado Springs, Colorado 80905

RE: Retreat at Prairie Ridge Filing 1– Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of PrairieRidge Metropolitan District 1, I respectfully request that the Community Services Department consider our request to enter into an Urban Park Land Agreement with PrairieRidge Metropolitan District 1 regarding the construction of a 2.65-acre park within the Retreat at Prairie Ridge Filing No. 1 Final Plat. The proposed park is in Tract B of Retreat at Prairie Ridge Filing No. 1, north of the stormwater detention pond in Tract A and west of the southern intersection of Dines Blvd and Vollmer Rd. The 2.65-acre park will include a 5' wide concrete trail loop, play equipment, a large turf grass area, and substantial landscaping.

The estimated cost of this park per the attached exhibits is $640,247 and the Urban Park fees are $303.00 per lot/unit. The investment in the construction of this park equates to the park fees for 2,113 lots/units. It is requested that all residential lots within Retreat at Prairie Ridge Filing No. 1, including the residential lots that will be constructed within the future development of Tract D, receive the benefit of Urban Park Fee credits from the construction of the park located in Tract B of Retreat at Prairie Ridge Filing No. 1. Tract D is 13.26 acres in size and is entitled to allow single-family attached and detached development with a maximum density of 15 du/ac which allows for a maximum of 199 units. The impacted filings are detailed below:

Filing #	**Number of Lots**	**Urban Park Fees**
Retreat at Prairie Ridge Filing 1	141	$42,723
Retreat at Prairie Ridge South PUD (future)	Up to 199	$60,297
Total Amount Owed:	**340**	**$103,020**

As described above, PrairieRidge Metropolitan District 1 will install improvements of significantly greater value than the associated Urban Park Fees through construction of the 2.65-acre park in Tract B. Please see the attached exhibits for the proposed improvements and cost estimate of the park. The County prepared Urban Parks Land Agreement will cover the details of granting PrairieRidge Metropolitan District 1 the Urban Park Fee Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Thank you,

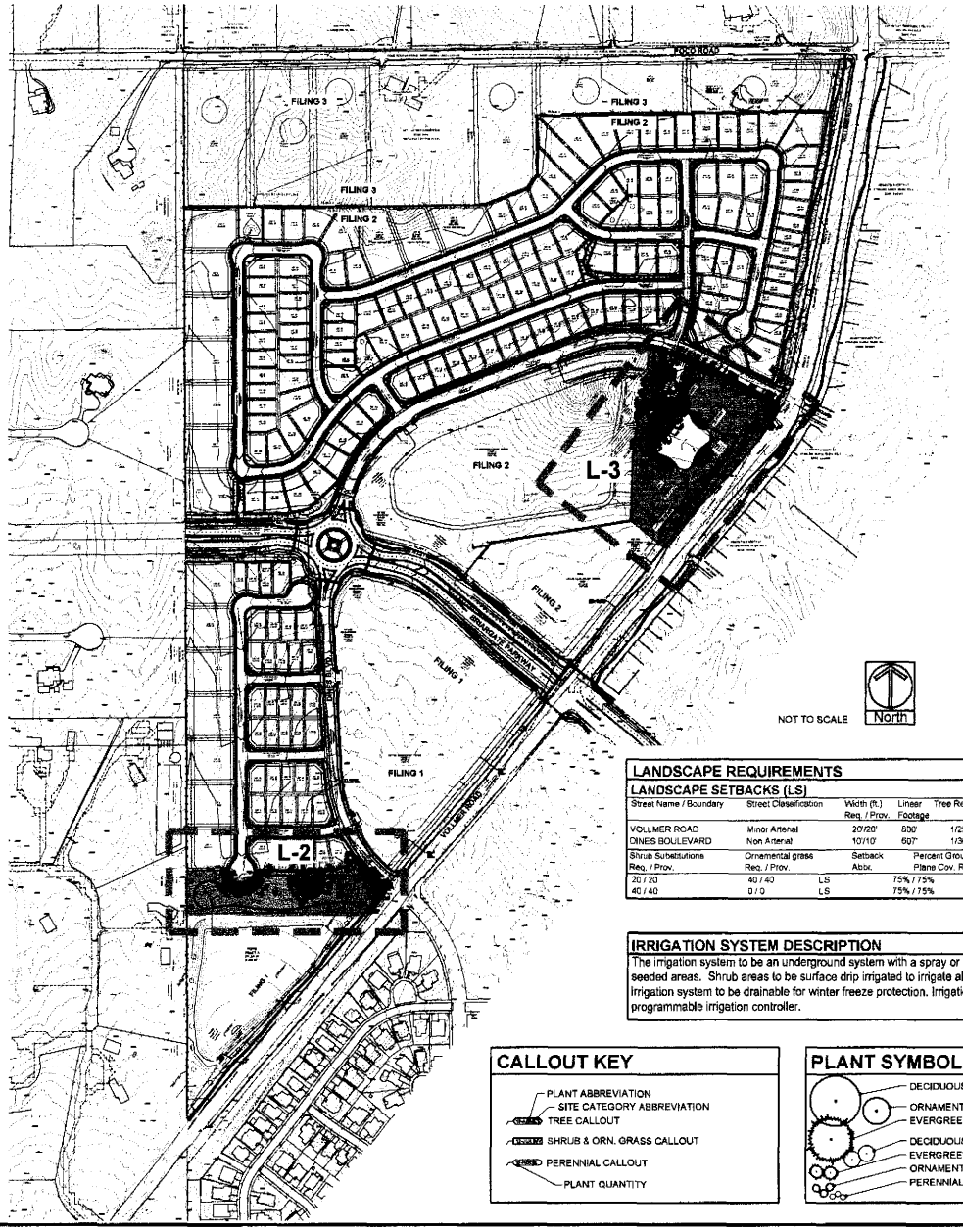
PrairieRidge Metropolitan District 1

Douglas Stimple

Retreat at Prairie Ridge Park (South)							
ESTIMATE OF PROBABLE CONSTRUCTION COSTS							
Client: Classic Homes			Unit Price Date: 2025				
Project Name: Retreat at Prairie Ridge Park Filin 1 - Tract B			Date: 05.08.2025				
Location:			**Preparer: NES Inc.**				
Drawing Reference:							
	Total Amount	**Unit**	**Material Per Unit**	**Material Cost**	**Labor Per Unit**	**Labor Cost**	**Total Cost**
Rock							
1-1/2" Clear Creek	18378	SF	$ 1.75	$ 32,162	$ 1.25	$ 22,973	$ 55,134
3" Indian Summer	3906	SF	$ 2.50	$ 9,765	$ 1.25	$ 4,883	$ 14,648
Boulders	43	EA.	$ 150.00	$ 6,450	$ 1.25	$ 54	$ 6,504
				$ 48,377		**$ 27,909**	**$ 76,285**
Mulch							
Fiber Safety Mulch (playground surface)	3000	SF	$ 5.75	$ 17,250	$ 1.25	$ 3,750	$ 21,000
				$ 17,250		**$ 3,750**	**$ 21,000**
Edging							
Galvanized	526	LF	$ 2.75	$ 1,447	$ 1.50	$ 789	$ 2,236
				$ 1,447		**$ 789**	**$ 2,236**
Ground							
Rough Grading & Berming Install	1	LS		$ 10,000	$ 0.06	$ 0	$ 10,000
Soil Prep.	106,344	SF	$ 0.45	$ 47,855	$ 0.06	$ 6,381	$ 54,235
				$ 57,855		**$ 6,381**	**$ 64,236**
Turf							
Seeding - Native Seed	57869	SF	$ 0.38	$ 21,990	$ 0.25	$ 14,467	$ 36,457
Seeding - Fescue	26191	SF	$ 0.38	$ 9,953	$ 0.30	$ 7,857	$ 17,810
				$ 31,943		**$ 22,325**	**$ 54,267**
Plants							
Ornamental Grass - Feather Reed	125	EA.	$ 35.00	$ 4,375	$ 5.50	$ 688	$ 5,063
Ornamental Grass - Switch Grass Rebraun	62	EA.	$ 35.00	$ 2,170	$ 5.50	$ 341	$ 2,511
Shrubs - Misc. Types	207	EA.	$ 55.00	$ 11,385	$ 5.50	$ 1,139	$ 12,524
Perennials - Daylily	20	EA.	$ 28.00	$ 560	$ 5.50	$ 110	$ 670
				$ 18,490		**$ 2,277**	**$ 20,767**
Trees							
1.5" Deciduous	21	EA.	$ 650.00	$ 13,650	$ 83.00	$ 1,743	$ 15,393
6' Pine, Spruce & Fir	18	EA.	$ 2,500.00	$ 45,000	$ 91.00	$ 1,638	$ 46,638
				$ 58,650		**$ 3,381**	**$ 62,031**
Irrigation							
Drip Irrigation/Shrub Beds	3	Zones	$ 1,250.00	$ 3,750	$ 5.00	$ 15	$ 3,750
Spray/Rotor Irrigation	19	Zones	$ 2,750.00	$ 52,250	$ 5.00	$ 95	$ 52,345
Sleeving	128	LF	$ 10.00	$ 1,280	$ 5.00	$ 640	$ 1,920
				$ 57,280		**$ 750**	**$ 58,015**
Fencing							
RAIL - Concrete	730	LF	$ 35.00	$ 25,550			$ 25,550
				$ 25,550		**$ -**	**$ 25,550**
Trails							
Concrete Walks 4" deep	9850	SF	$ 6.50	$ 64,025			$ 64,025
				$ 64,025			**$ 64,025**
Playground							
Swing Set	1	EA.	$ 15,000.00	$ 15,000			$ 15,000
Play Structure	1	EA.	$ 75,000.00	$ 75,000			$ 75,000
				$ 90,000		**$ -**	**$ 90,000**
Landscape Amenities							
	0	EA.	$ -	$ -			$ -
Benches (with back)	2	EA.	$ 850.00	$ 1,700			$ 1,700
Pet Waste Station	2	EA.	$ 375.00	$ 750			$ 750
Waste Receptacles	1	EA.	$ 875.00	$ 875			$ 875
Entry Sign	1	EA.	$ 15,000.00	$ 15,000			$ 15,000
				$ 18,325			**$ 18,325**
			Total Material	**$ 489,191**	**Total Labor**	**$ 66,811**	**$ 556,737**
				Subtotal		**$**	**556,737**
				15% Contigency		**$**	**83,510**
				Total Estimated Cost		**$**	**640,247**
				Park Cost / SF		115,247	**$ 5.56**

RETREAT AT PRAIRIERIDGE FILINGS 1-2

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER



PLANTING LEGEND

Xeric Key:
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, FeF=Fescue plant
Z#Zone, Ark&Mode, Water Use inch / year. D=Dry (13-20"), A=Adaptable (15-28")
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ARR	18	Acer platanoides 'Royal Red'	Maple, Royal Red	1-1/2"	Z=4, 6.5K,S,SIG
CCH	2	Crataegus crus-galli 'Inermis'	Hawthorn, Cocksput (Thornless)	1-1/2"	R,DE,Z=4,6.5K,A,D,SIG
CCH	7	Celtis occidentalis	Hackberry	1-1/2"	R,DE,Z=3,7K,A,D,SIG
GSH	5	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R,DE,F,Z=4, 6.5K,A,S,SIG
MSS	21	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2"	F,Z=4, 6.5K,S,SIG
PCR	8	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,DE,F,Z=2, 9.5K,A,S,SIG
EVERGREEN TREES					
ABC	14	Abies concolor	Fir, White	6'	R,DE,Z=3, 10K,A,S,SIG
PIP	10	Picea pungens	Spruce, Colorado Blue (5 SPACE TREES FOR A 40' BUFFER)	6	R,DE,Z=3, 10K,S,SIG
PON	16	Pinus ponderosa	Pine, Ponderosa	6	R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS					
BRG	46	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
CCM	14	Cercocarpus ledifolius	Mahogony, Curlleaf Mountain	5 Gal	R,DE,Z=3, 6K,D,SIG
COP	69	Cotoneaster acutifolia	Cortoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG
FNP	22	Forestica neomexicana	Privet, New Mexican	5 Gal	R,DE,Z=3-4,7.5K,A,D,SIG
POA	38	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,SIG
POG	42	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
RGL	52	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE,Z=3, 8.5K,A,D,SIG
RYF	50	Ribes aureum	Currant, Yellow Flowering	5 Gal	R,DE,Z=2, 10K,D,SIG
SCL	3	Syringa x chinensis	Lilac, Chinese	5 Gal	R,DE,Z=3, 9K,A,SIG
SPF	24	Spiraea x bumalda 'Froebel'	Spiraea, Froebel	5 Gal	R,DE, 7.5K,A,S,SIG
SPG	25	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R,DE,Z=3,7.5K,A,S,SIG
EVERGREEN SHRUBS					
JBJ	57	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3 8.5K,A,SIG
PGS	35	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
ORNAMENTAL GRASSES					
CAA	190	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG
PSR	167	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R,DE,Z=5, 7K,O,SIG
PERENNIALS					
HSO	40	Hemerocalis 'Stella's oro'	Daylily, Stella d'oro	1 Gal	R,DE,Z=3, 10K,D,SIG

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
VOLLMER ROAD	Minor Arterial	20'/20'	890	1/25	32 / 30 (17 Existing trees)
DINES BOULEVARD	Non Arterial	10'/10'	607'	1/30	20 / 16

Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro
20 / 20	40 / 40	LS	75% / 75%
40 / 40	0 / 0	LS	75% / 75%

IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING (note use perforated edging if adjacent to areas that need to drain)	1,244 LF
	3/4" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	2,585 SF
	1-1/2" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	33,892 SF
	3" SADDLEBACK SWIRL (INDIAN SUMMER) ROCK 3" IN DEPTH WITH WEED FABRIC	11,852 SF
	FESCUE SEEDED LAWN	51,461 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES),	234,374 SF
	BERM	9,504 SF
	DECORATIVE BOULDER	91 TOTAL
	DECORATIVE BENCH SLAB BOULDER (2'-6" SIZES) (2) 3', (3) 4', (4) 5', & (5) 6'	14 TOTAL
	PICNIC TABLE - SEE DETAIL ON SHEET L-6	2 TOTAL
	BENCH (SEE DETAIL ON SHEET L-6)	12 TOTAL
	TRASH RECEPTACLE, SEE DETAIL ON SHEET L-6	5 TOTAL
	DOGI-POT PET STATION SEE DETAIL ON SHEET L-6	3 TOTAL

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

DATE	REVISION DESCRIPTION

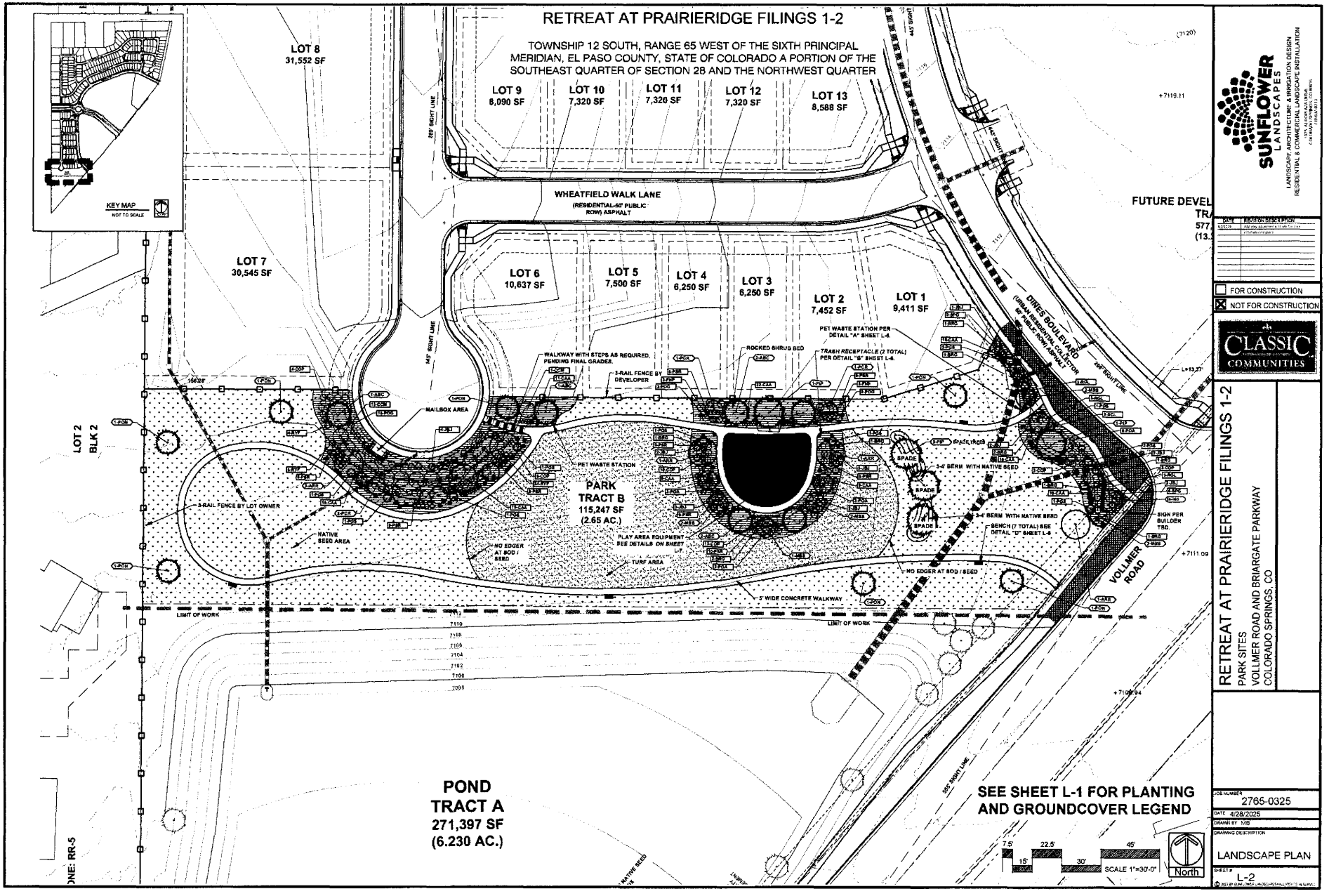
☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2765-0325
DATE 4/28/2025
DRAWN BY MB
DRAWING DESCRIPTION
LANDSCAPE PLAN -OVERALL

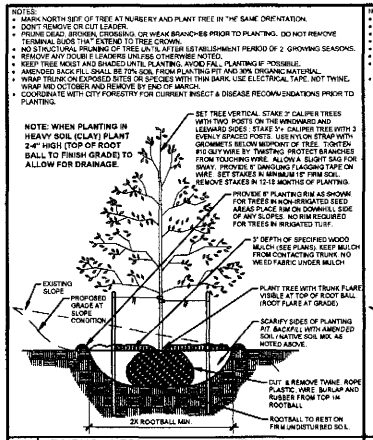
SHEET # L-1


RETREAT AT PRAIRIERIDGE FILINGS 1-2
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER
KEY MAP
NOT TO SCALE
LOT 8
31,552 SF
LOT 9
8,090 SF
LOT 10
7,320 SF
LOT 11
7,320 SF
LOT 12
7,320 SF
LOT 13
8,588 SF
WHEATFIELD WALK LANE
(RESIDENTIAL-50' PUBLIC ROW) ASPHALT
LOT 7
30,545 SF
LOT 6
10,637 SF
LOT 5
7,500 SF
LOT 4
6,250 SF
LOT 3
6,250 SF
LOT 2
7,452 SF
LOT 1
9,411 SF
DINES BOULEVARD
(URBAN RESIDENTIAL COLLECTOR 60' PUBLIC ROW) ASPHALT
FUTURE DEVEL
TR
577.
(13.
LOT 2
BLK 2
MAILBOX AREA
3-RAIL FENCE BY LOT OWNER
NATIVE SEED AREA
WALKWAY WITH STEPS AS REQUIRED, PENDING FINAL GRADES.
3-RAIL FENCE BY DEVELOPER
PET WASTE STATION PER DETAIL "A" SHEET L-6.
TRASH RECEPTACLE (1 TOTAL) PER DETAIL "B" SHEET L-6.
ROCKED SHRUB BED
PET WASTE STATION
PARK
TRACT B
115,247 SF
(2.65 AC.)
PLAY AREA EQUIPMENT SEE DETAILS ON SHEET L-7
TURF AREA
NO EDGER AT SOD / SEED
3-4' BERM WITH NATIVE SEED
BENCH (1 TOTAL) SEE DETAIL "D" SHEET L-6
SIGN PER BUILDER TBD.
5' WIDE CONCRETE WALKWAY
LIMIT OF WORK
VOLLMER ROAD
POND
TRACT A
271,397 SF
(6.230 AC.)
SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND
SCALE 1"=30'-0"
North
SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
FOR CONSTRUCTION
NOT FOR CONSTRUCTION
CLASSIC COMMUNITIES
RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO
JOB NUMBER 2765-0325
DATE 4/28/2025
DRAWN BY MB
DRAWING DESCRIPTION LANDSCAPE PLAN
SHEET # L-2

RETREAT AT PRAIRIERIDGE FILINGS 1-2

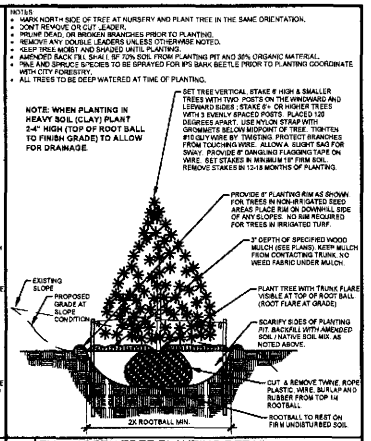
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DON'T REMOVE OR CUT LEADER.
- PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING, AVOID FAIL, PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE. NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



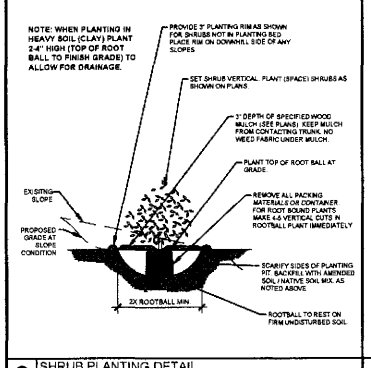
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
- DON'T REMOVE OR CUT LEADER.
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
- KEEP TREE MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



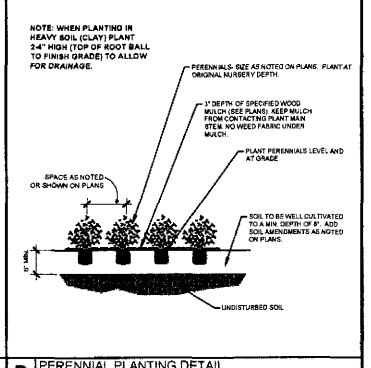
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
- SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
- DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, OF MERCHANTABILITY AND OF FITNESS FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO WARRANTIES.

AFTER WATERING IS TO BE DONE IN THE MOISTURE CYCLES HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 15TH ARE WARRANTED UNTIL JANUARY 1ST OF THE FOLLOWING YEAR. PLANTS PURCHASED BETWEEN JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. BIRTH-ATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN ROCK OR WOOD MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 5' FROM SEWER AND WATER MAIN. PAVE. KEEP TREES MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE/UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PAD MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS. REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18307 FOR SPECIFIC CLEARANCE REQUIREMENTS.)

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE CONTRACTOR NOTES

1. STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
2. REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
4. INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF CO. GRADO HANDBOOK (LCO). 2021 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFT'S OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
   - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
   - HARDSCAPE MATERIAL PLACEMENT, TO APPROVED EDGES.
   - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION AS APPLICABLE.

LANDSCAPE INSTALLATION NOTES

1. EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADE, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
3. ALL SEEDED TURF (SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF. TILLED IN TO THE TOP OF SOIL. (IF APPLICABLE)
4. LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 6' O.C. STAPLES IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
5. ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL 4" MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 10' DIAMETER MULCH RING. SHRUBS = 5' DIAMETER MULCH RING. PERENNIALS AND ORNAMENTAL GRASSES = 3' MULCH RING. MULCH RINGS TO BE CASCADE MULCH. 3" MIN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
6. ALL BOULDERS (IF APPLICABLE) TO BE BURIED TO BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
7. CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.
8. EVERY 500 SQ. FT. ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
9. IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 36" AND REPLACED WITH GRADE "B" TOPSOIL OR EQUAL.
10. ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL AFTER FINAL INSPECTION. THEY ARE TO BE REMOVED.
11. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
12. TREES NOT TO BE PLACED ABOVE OR WITHIN 8' OF GAS, WATER, SEWER, STORM DRAIN OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.

ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

BARK BEETLE PROTECTION (NOTE IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND BI-WEEKLY THEREAFTER WITH THE FOLLOWING:
- ASTRO BRAND PERMATHRIN
- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES

SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SEE CURB BLANKETS TO SLOPES PER MANUFACTURERS RECOMMENDATIONS.

EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES

CONTRACTOR TO PROVIDE 4-6" DIAMETER COBBLE WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE X 6 MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX #2. BROADCAST USING A ONE STEP HYDROSEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

–BUFFALOGRASS	20%
–BLUE GRAMA, TOP	20%
–BLUE GRAMA, SEDGE ATA	20%
–GREEN NEEDLEGRASS	6%
–WHEATGRASS, WESTERN	20%
–SUNFLOWER, SAND	1%

SOIL IN BRIGHTED SEED AREAS TO BE AMENDED WITH: 10 HIGH QUALITY TOP SOIL, 30 COW MANURE AND 10 NATIVE SOIL AT 4 C.Y. / 1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 3-5 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF., ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE IN EARLY TO MID AUGUST AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO TILL IN SUCH AREAS.

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
COLORADO SPRINGS, CO 80907
719-471-0073

DATE	REVISION OF DESCRIPTION
5/27/25	ADDED EXISTING TREE AND SHRUB NOTES

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2765-0325
DATE 4/28/2025
DRAWN BY MB
DRAWING DESCRIPTION PLANTING DETAILS & NOTES
SHEET # L-5

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RETREAT AT PRAIRIERIDGE FILINGS 1-2

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

DOGIPOT

800.364.7681 www.DOGIPOT.com

ALL ALUMINUM DOGIPOT® PET STATION (ITEM #1003A-L)

SPECIFICATION, INSTALLATION AND OPERATION SHEET

YOUR ALL ALUMINUM DOGIPOT® PET STATION INCLUDES:

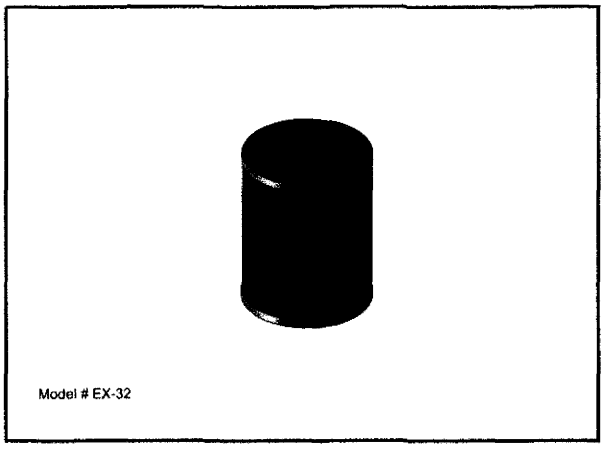
SEPARATE SHIPPING BOX

PLEASE CHECK THE ABOVE INVENTORY AND CALL YOUR DISTRIBUTOR IF ANY PARTS ARE MISSING.

INSTALLATION AND OPERATION INSTRUCTIONS

ENJOY WATCHING PET OWNERS PICK UP AFTER THEIR DOGS!

A PET WASTE STATION



Model # EX-32

B TRASH RECEPTACLE

Model # 358-V

C PICNIC TABLE

SITE FURNITURE AND PLAY EQUIPMENT AVAILABLE FROM MVP PLAYGROUNDS. CONTACT MARK LANG AT MVP AT PHONE (303) 944-8767

COLOR TO DETERMINED

Extra Heavy-Duty Team Bench w/ Back (940)

The Ultrasite 940 bench continues to be our most popular series. This bench can be portable, inground, surface or wall mount.

Specifications

- 6', 8', 10' and 15' lengths
- 12" Seating standard or optional (5', 15" seating
- 2 3/8" O.D. all MIG welded frame
- 1-1/16" O.D. brace (Portable frame only)

(V) Diamond

D BENCH

SUNFLOWER LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

DATE	REVISION DESCRIPTION

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2765-0325
DATE 4/28/2025
DRAWN BY MB
DRAWING DESCRIPTION SITE DETAILS
SHEET # L-6

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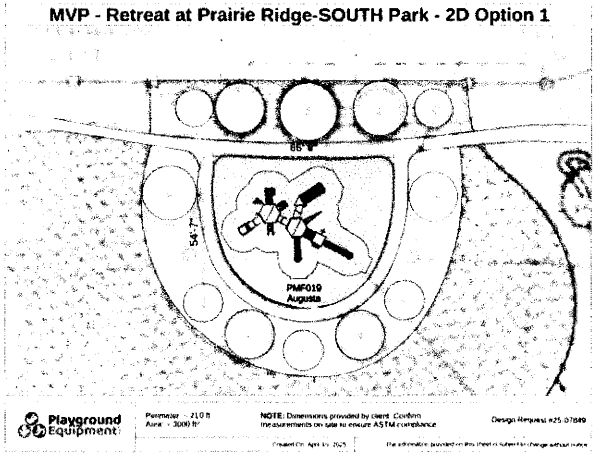
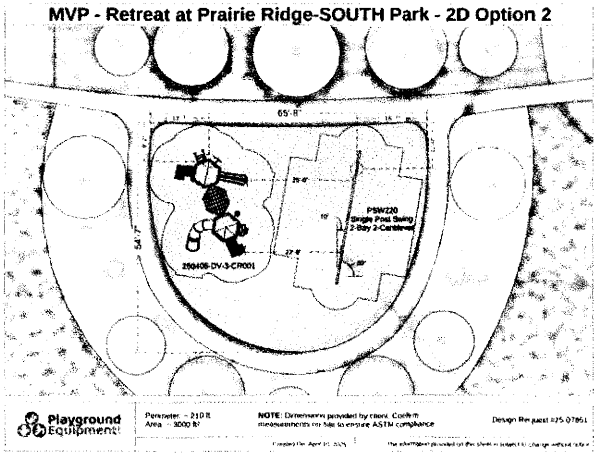
RETREAT AT PRAIRIERIDGE FILINGS 1-2

TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER

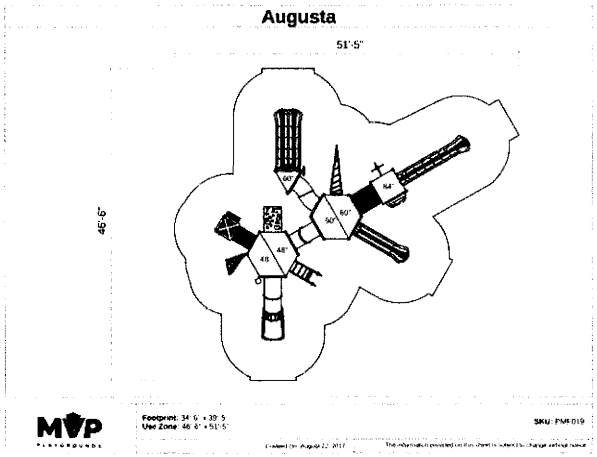
SITE FURNITURE AND PLAY EQUIPMENT AVAILABLE FROM MVP PLAYGROUNDS. CONTACT MARK LANG AT MVP AT PHONE (303) 944-8767



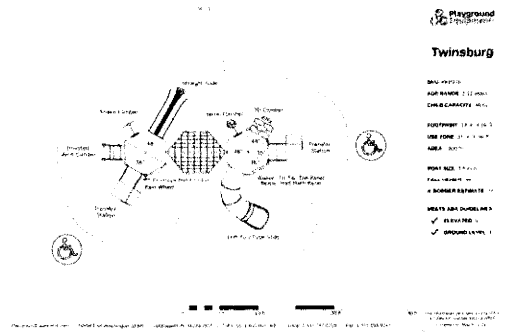
A OPTION #1 PLAY AREA AT SOUTH PARK SITE
NOT TO SCALE



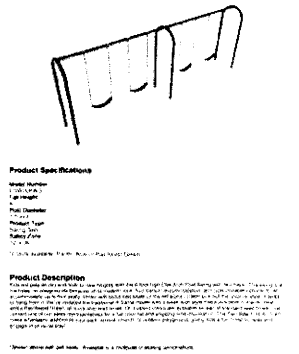
B OPTION #2 PLAY AREA AT SOUTH PARK SITE
NOT TO SCALE



C OPTION #1 PLAY EQUIPMENT AT SOUTH PARK
NOT TO SCALE



D OPTION # 2 PLAY EQUIPMENT AT SOUTH PARK
NOT TOT SCALE



E SWING SET IMAGE OF DETAIL "C" ABOVE

SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

DATE	REVISION DESCRIPTION
6/2/2025	Updated equipment and site plan

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

RETREAT AT PRAIRIERIDGE FILINGS 1-2
PARK SITES
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

JOB NUMBER 2765-0325
DATE 4/28/2025
DRAWN BY MB
DRAWING DESCRIPTION PLAY EQUIPMENT DETAILS
SHEET # L-7