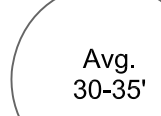
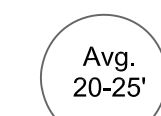
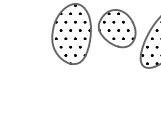
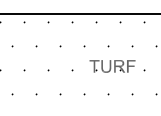
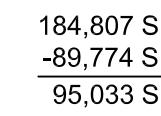
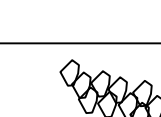
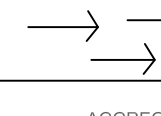

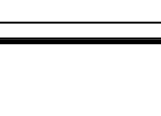





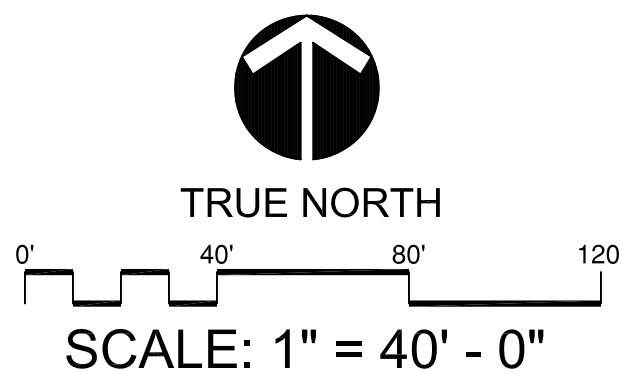
AS-BUILT LANDSCAPE KEY

EST. CANOPY	EXISTING TREES
	A - ASH (Fraxinus spp.) CR - CRABAPPLE (Malus spp.) CS - COLORADO SPRUCE (Picea spp.) CW - COTTONWOOD (Populus spp.) H - HONEYLOCUST (Gleditsia spp.) P - PONDEROSA PINE (Pinus spp.) RO - RUSSIAN OLIVE (Elaeagnus spp.)
	AS - ASPEN (Populus spp.) CS - COLORADO SPRUCE (Picea spp.)
EXISTING SHRUBS	
	MATURE DECIDUOUS PLANTINGS: Primarily Golden Elder (Sambucus spp.), Viburnum, Potentilla, Euonymus (ssp. alatus, 'Manhattan').
	MATURE EVERGREEN PLANTINGS: Primarily Juniper (ssp. tamariscifolia, horizontalis), Mugo Pine.
EXISTING GROUNDCOVERS	
	EXISTING IRRIGATED TURFGRASS: areas to remain undisturbed. Repair turf damaged by new construction.
	EXISTING DECORATIVE AGGREGATE (Whole 6-8" size river run cobbles; to remain)
IRRIGATED TURF QUANTITIES	
184,807 SF -89,774 SF 95,033 SF 49%	TOTAL EXISTING IRRIGATED TURF GRASS TOTAL IRRIGATED TURF TO BE REMOVED NET IRRIGATED TURF GRASS TO REMAIN TOTAL REDUCTION OF IRRIGATED TURF GRASS
EXISTING RETAINING WALLS	
	BOULDER RETAINING WALL (Ungrouted dry-stacked boulders, varying wall height; to remain)
	RAILROAD TIE RETAINING WALL (Typ. 6x8x8 treated railroad tie, varying wall height; to remain)
MISC. LANDSCAPE NOTES	
	DIRECTION OF EXISTING SLOPE/DRAINAGE
	EXISTING STEEL OR BENDER BOARD MAINTENANCE EDGING (Separates turf grass from aggregate)
	EXISTING WOOD FENCE (stucco columns, typ. 6" ht.)

DEMOLITION NOTES:

- A. Existing site landscaping is diagrammatic; location of existing trees, shrub beds, shrubs, sidewalks, walls, etc. may not be exactly as indicated. Verify all as-built site conditions prior to commencing any new construction.
- B. All existing evergreen and deciduous trees within the new landscape areas are to remain. Do not damage or remove any existing trees; these trees are to be protected during new construction.
- C. Existing wood fences within the new landscape areas are to remain. Existing fences may be removed to access construction areas, and replaced when new construction is completed.
- TURF (half-tone text)**
- D. Areas indicated as "TURF" are existing turfgrass stands. Existing TURF areas that are designated as new landscape areas (i.e. labeled "Cobble 'A/Cobble 'B', Organic Mulch) are to be stripped and grubbed. Mechanically remove all existing turfgrass in these areas only. All other turfgrass is to remain.
- AGGREG. (half-tone text)**
- E. Areas indicated as "AGGREG." are existing river rock groundcover planter beds. These areas are to remain undisturbed. New work to include restoring damaged or missing river rock in places where existing junipers have been removed (under separate contract).
- F. Existing irrigation system sprinkler heads in all new landscape areas are to be capped and abandoned. Remote control valves that service these areas are to be removed from the mainline. Refer to Irrigation Plan Sheets 9-16 for new Drip Irrigation System to be provided and installed for all new landscape.
- G. Existing steel maintenance edging is to remain in-place. Replace missing/damaged steel edging as may be needed with 14 gauge x 4" steel, pinned at 2' intervals. Remove any existing 'bender board'.
- H. Replace any existing 'bender board' maintenance edging within the new landscape areas using 14 gauge x 4" steel edging, pinned at 2' intervals.

AS-BUILT LANDSCAPE PLAN (OVERALL SITE)



AUTUMN HEIGHTS LANDSCAPE IMPROVEMENT MASTER PLAN

COLORADO SPRINGS, CO

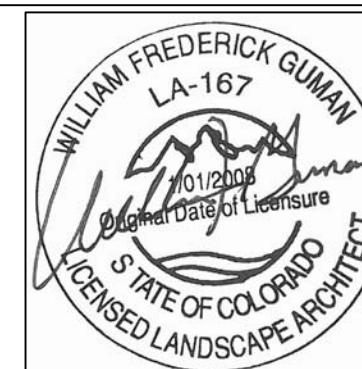
William Gunn & Associates, LLC
Landscape Architecture
751 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.533.7700 fax 719.533.4250
Email: Wgunn@williamgunn.com
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

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DATE: 11/12/13
DRAWN: WFG, JRA
CHECKED: WFG



REVISIONS:		
DATE:	BY:	COMMENTS:
11/20/13	WFG	revision to turf and tree areas
01/20/14	WFG	change to planter beds
02/07/14	WFG	to distribution

LANDSCAPE
AS-BUILT
PLAN

SHEET NO.
1
OF 16 SHEETS



William Guman & Associates, Ltd.
Landscape Architects
331 North Waco Street, Suite 10
Colorado Springs, CO 80901
719.533.9700 or 719.533.4250
Email: WGuman@aol.com

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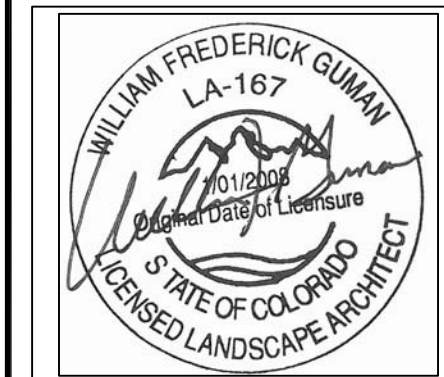
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AUTUMN HEIGHTS LANDSCAPE IMPROVEMENT MASTER PLAN

COLORADO SPRINGS, CO

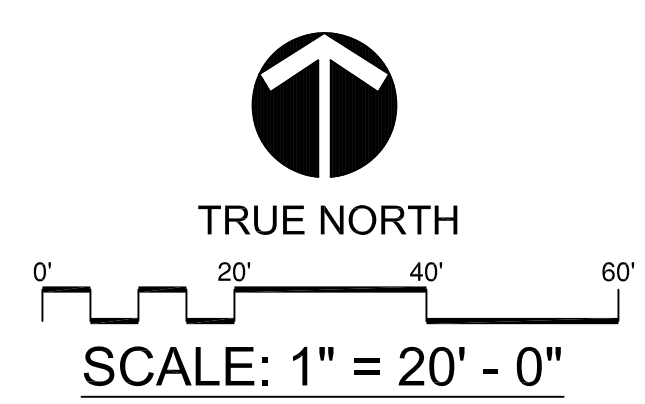
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DRAWN: WFG, JRA
CHECKED: WFG



REVISIONS:		
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11/05/13	WFG	1st revised final plan
01/20/14	JRA	add notes
02/07/14	WFG	to distribute














































































LANDSCAPE
IMPROVEMENT
PLAN

SHEET NO.
2
OF 16 SHEETS

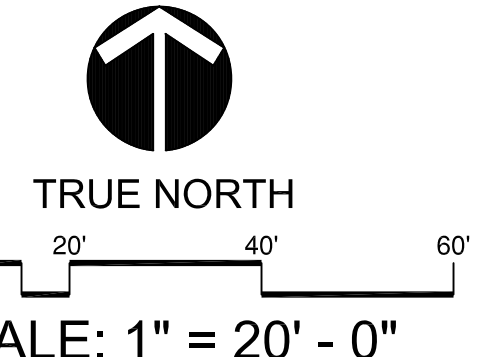


LANDSCAPE IMPROVEMENT MASTER PLAN



LANDSCAPE PLANTING SCHEDULE: AREAS 1-7:						
SYM.	ABV.	COMMON NAME/ BOTANICAL	H2O	MATURE HT./WD.	PLANTING SIZE	NOTES
EVERGREEN TREES:						
	FP	FOXTAIL PINE (Pinus aristata)		15-20' 10-15'	6' HL	B&B Nursery Grown. Size to meet or exceed min. AAN size.
	PN	PINON PINE (Pinus edulis)		10-15' 5-8'	6' HL	B&B Nursery Grown. Size to meet or exceed min. AAN size.
EVERGREEN SHRUBS:						
	MP	DWARF MUCHO PINE (Pinus mugo pumilio)		3-5' 5-10'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	MS	MONTGOMERY SPRUCE (Picea pungens Montgomery)		8-12' 8-12'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	NS	NEST SPRUCE (Picea abies nidiformis)		3-4' 3-6'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	RGC	ROCKY MOUNTAIN SUMAC (Rhus glabra cismontana)		2-3' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
ORNAMENTAL GRASSES:						
	FR	FEATHER REED GRASS (Calamagrostis acutiflora 'Karl Foerster')		4-5' 18-24"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	FG	BLUE FESCUE GRASS (Festuca ovina glauca)		12-18" 10-12"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	MG	MAIDEN GRASS (Miscanthus sinensis 'Gracillimus')		4-5' 4-5'	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	YV	VARIEGATED YUCCA (Yucca filamentosa 'Bright Edge')		3-5' 18-24"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	YU	YUCCA (Yucca glauca)		3-5' 18-24"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
SEASONAL PERENNIALS:						
	BG	BASKET OF GOLD (Aurinia saxatilis 'Gold Bell')		8-12" 12-18"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	CP	CALIFORNIA POPPY (Aurinia saxatilis 'Gold Bell')		8-12" 12-18"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	DL	DAYLILY, ASST. COLORS (Hemerocallis spp.)		2-3' 18-24"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	GP	GARDEN PHLOX, ASST. (Phlox subulata)		1-2' 12-18"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	IPY	ICEPLANT, YELLOW HARDY (Delosperma nubigenum)		1-2" 12-18"	4" pot	Container Grown. Size to meet or exceed AAN, min. size
	IPF	ICEPLANT, FUSCHIA (Delosperma 'Table Mountain')		2-4" 12-18"	4" pot	Container Grown. Size to meet or exceed AAN, min. size
	IPW	ICEPLANT, WHITE/ROSE (Delosperma 'Starburst')		4-6" 12-18"	4" pot	Container Grown. Size to meet or exceed AAN, min. size
	PLV	PLANTAIN LILY, VARIEGATED (Hosta x undulata 'Mellie Variegata')		1-2' 12-18"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	PL	PLANTAIN LILY (Hosta 'Royal Standard')		1-2' 12-18"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	SM	SILVER MOUND SAGE (Artemisia schmidtiana)		12-18" 18-24"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
DECIDUOUS TREES, ORNAMENTAL:						
	AM	DWARF AMUR MAPLE (Acer ginnala 'Bailey Compact')		6-8' 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	CC	EASTERN REDBUD (Cercis canadensis)		20-30' 20-30'	1.5" cal.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	CH	COCKSPUR HAWTHORN, THORNLESS (Crataegus crus-galli thornless)		15-25' 15-20'	1.5" cal.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	TH	TALL HEDGE BUCKTHORN (Rhamnus alnus 'Columnaris')		6-12' 3-4'	4" ht.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
ORNAMENTAL GRASSES:						
	CAK	FEATHER REED GRASS (Calamagrostis acutiflora 'Karl Foerster')		4-5' 18-24"	3 gal.	Container Grown. Size to meet or exceed AAN, min. size
	FOG	BLUE FESCUE GRASS (Festuca ovina glauca)		12-18" 10-12"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	ICR	RED BARON JAPANESE BLOOD GRASS (Imperata cylindrica 'Red Baron')		12-18" 12-18"	1 gal.	Container Grown. Size to meet or exceed AAN, min. size
	MSG	MAIDEN GRASS (Miscanthus sinensis 'Gracillimus')		4-5' 4-5'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
DECIDUOUS SHRUBS:						
	AC	AUSTRIAN COPPER ROSE (Rosa foetida bi-color)		2-3' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	AV	ARROWWOOD VIBURNUM (Viburnum dentatum)		4-7' 3-4'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	C	BROOM, ASSORTED COLORS (Cytisus ssp. 'Lena', 'Spanish Gold', 'Burkwood')		1-2' 5-8'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	CC	BLUEMIST SPIREA (Caryophylla x clandonensis 'Blue Mist')		2-4' 2-4'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	CL	COMMON LILAC (Syringa vulgaris ssp. 'purple, white')		6-10' 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	GD	GOLD DROP POTENTILLA (Potentilla fruticosa 'Gold Drop')		2-3' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	PA	RUSSIAN SAGE (Perovskia atriplicifolia)		3-5' 3-5'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	RC	ROCK COTONEASTER (Cotoneaster horizontalis)		2-3' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	RT	THREE-LEAF SUMAC (Rhus trilobata)		4-6' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	SC	CUTLEAF GOLDEN ELDER (Sambucus canadensis aurea laciniata)		6-8' 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size
	SR	SEA FOAM ROSE (Rosa 'Sea Foam')		2-3' 4-6'	5 gal.	Container Grown. Size to meet or exceed AAN, min. size

LANDSCAPE IMPROVEMENT MASTER PLAN



William Gauer & Associates, Ltd.
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 or 719.633.1250
Email: WGauer@aol.com

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DATE: 11/12/13
DRAWN: WFG, JRA
CHECKED: WFG

REVISIONS:
DATE: BY: COMMENTS:
01/09/14 JA jra chg
02/07/14 WFG no distribution

LANDSCAPE IMPROVEMENT PLAN
SHEET NO. 3 OF 16 SHEETS



LANDSCAPE IMPROVEMENT MASTER PLAN

William Guman & Associates, Ltd.
371 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 Fax 719.633.4220
Email: Wguman@aol.com

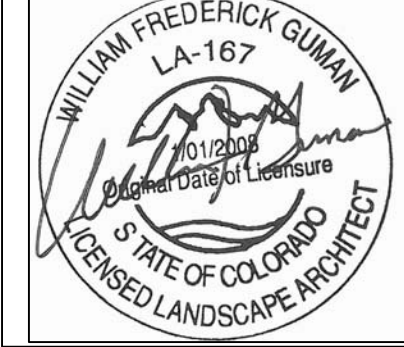
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**AUTUMN HEIGHTS
LANDSCAPE IMPROVEMENT MASTER PLAN**
COLORADO SPRINGS, CO

DATE: 11/1/13
DRAWN: WFG, JRA
CHECKED: WFG

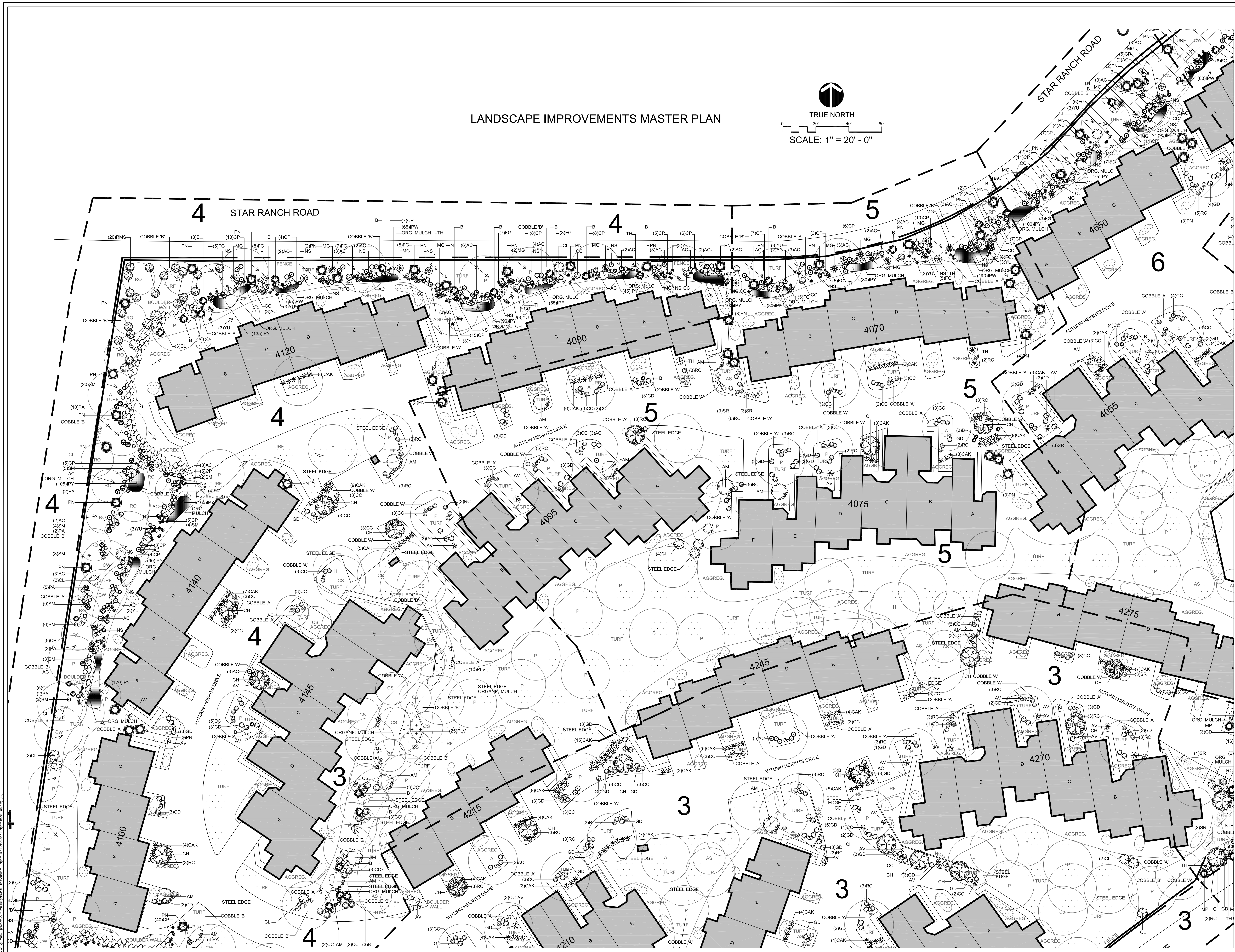
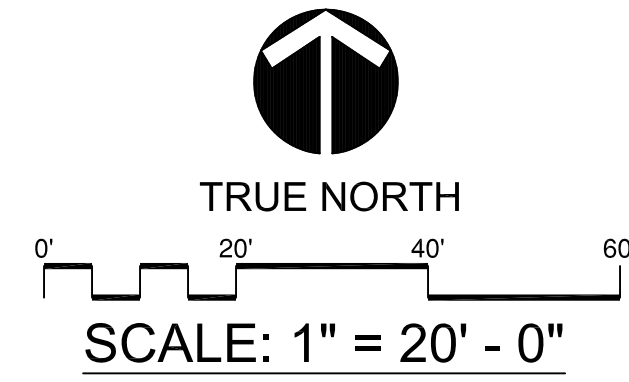


DATE:	BY:	COMMENTS:
11/25/13	WFG	Initial layout with lot areas
01/02/14	JRA	After check
02/01/14	WFG	For submittal

**LANDSCAPE
IMPROVEMENT
PLAN**

SHEET NO.
4
OF 16 SHEETS

LANDSCAPE IMPROVEMENTS MASTER PLAN



William Guman & Associates, Ltd.
Landscape Architects
731 North Waco Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 or 719.633.4259
Email: Wguman@aol.com

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**AUTUMN HEIGHTS
LANDSCAPE IMPROVEMENT MASTER PLAN**
COLORADO SPRINGS, CO

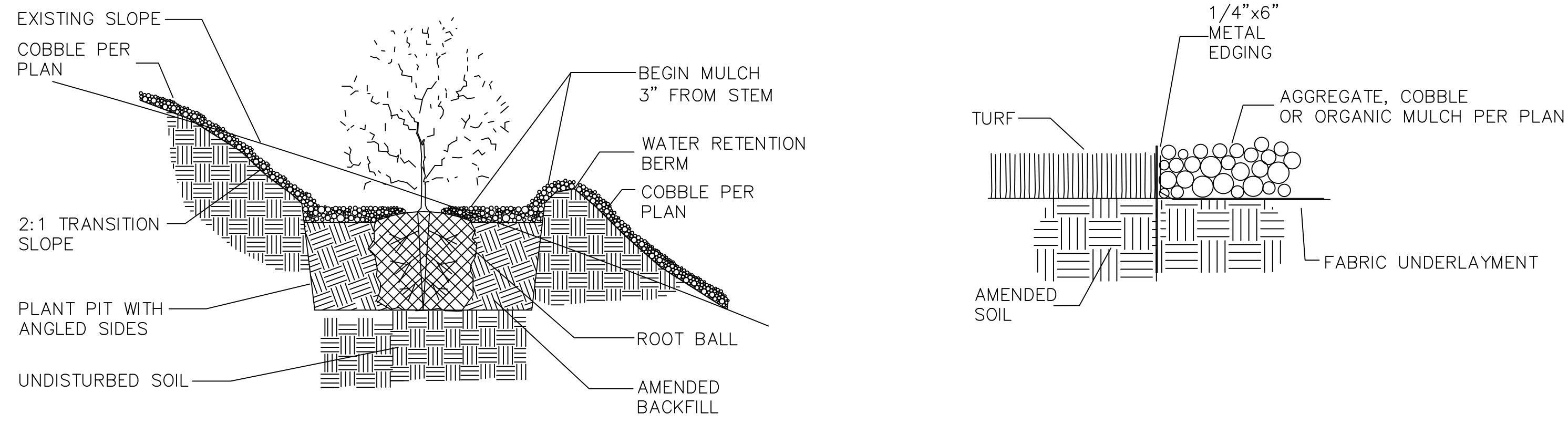
DATE: 1/1/21/3
DRAWN: WFG, JRA
CHECKED: WFG



REVISIONS:		
DATE:	BY:	COMMENTS:
11/26/21	WFG	revised final landscape plan
01/20/24	JRA	add notes
02/07/24	WFG	for distribution

LANDSCAPE IMPROVEMENT PLAN

SHEET NO. **5**
OF 16 SHEETS



SLOPE PLANTING

NOT TO SCALE

A
6

METAL EDGING

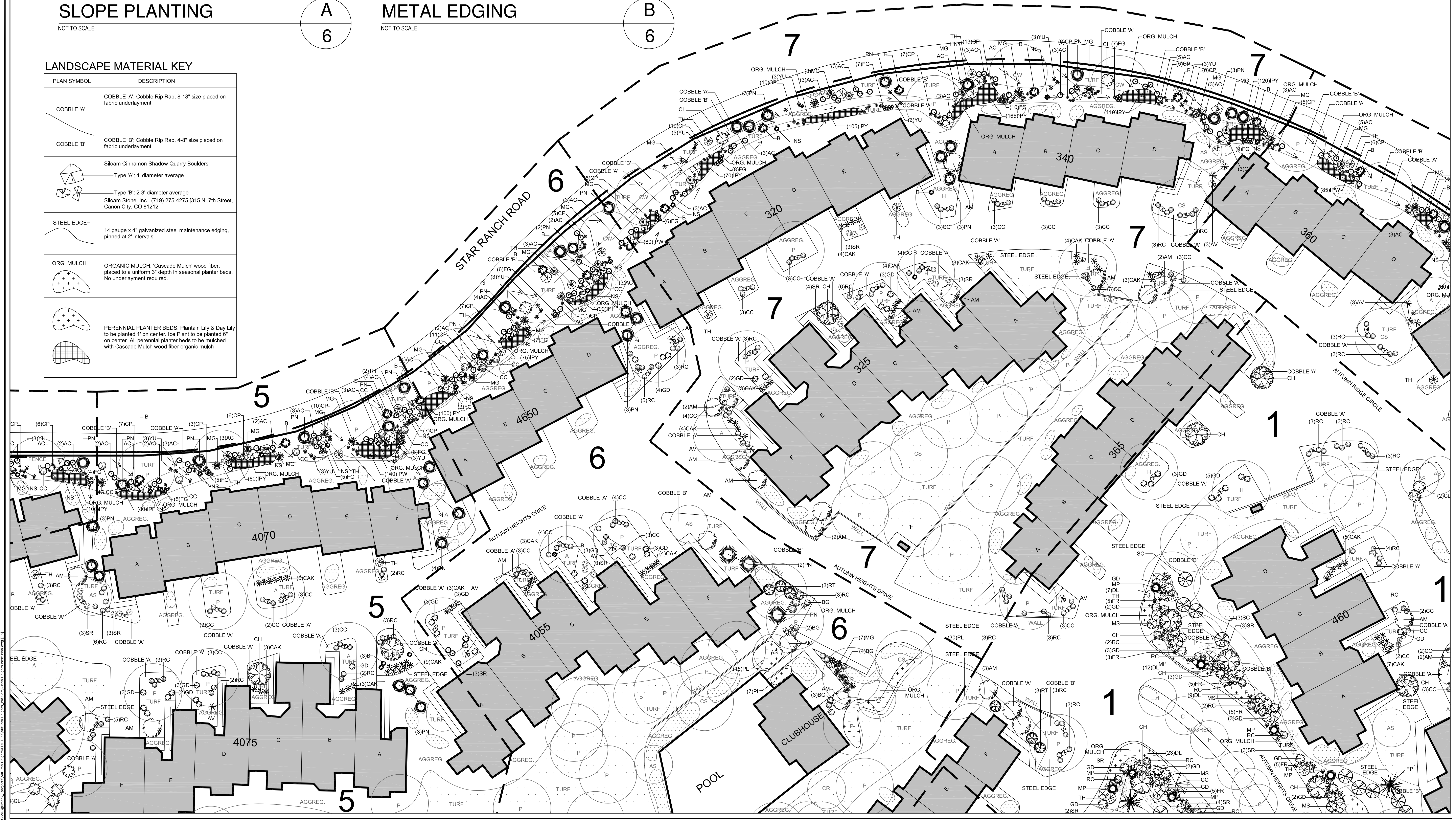
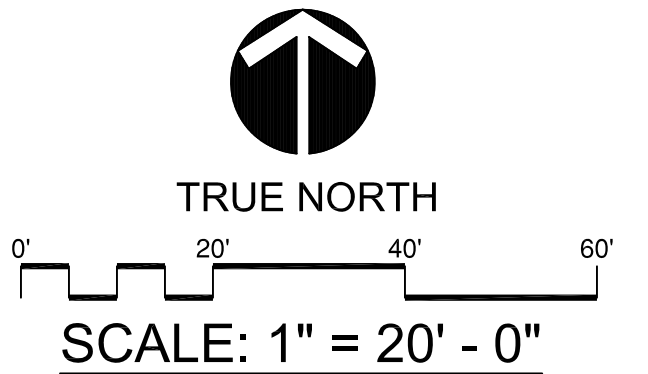
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B
6

LANDSCAPE MATERIAL KEY

PLAN SYMBOL	DESCRIPTION
COBBLE 'A'	COBBLE 'A': Cobble Rip Rap, 8-18" size placed on fabric underlayment.
COBBLE 'B'	COBBLE 'B': Cobble Rip Rap, 4-8" size placed on fabric underlayment.
	Sikoam Cinnamon Shadow Quarry Boulders
	Type 'A': 4" diameter average
	Type 'B': 2-3" diameter average
STEEL EDGE	14 gauge x 4" galvanized steel maintenance edging, pinned at 2' intervals
ORG. MULCH	ORGANIC MULCH: Cascade Mulch wood fiber, placed to a uniform 3" depth in seasonal planter beds. No underlayment required.
	PERENNIAL PLANTER BEDS: Plantain Lily & Day Lily to be planted 1' on center. Ice Plant to be planted 6" on center. All perennial planter beds to be mulched with Cascade Mulch wood fiber organic mulch.

LANDSCAPE IMPROVEMENTS MASTER PLAN



William Guman & Associates, L.L.C.
Landscape Architecture
331 North White Street, Suite 10
Colorado Springs, CO 80905
719.633.9700 or 719.633.9250
Email: WGuman@aol.com
REGISTERED LANDSCAPE ARCHITECT - COLORADO

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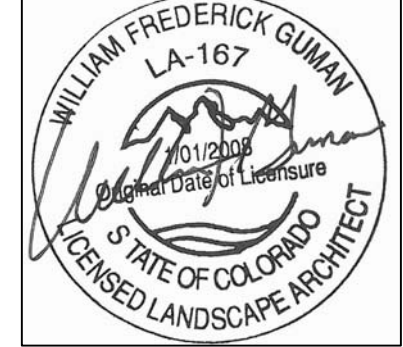
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AUTUMN HEIGHTS LANDSCAPE IMPROVEMENT MASTER PLAN

COLORADO SPRINGS, CO

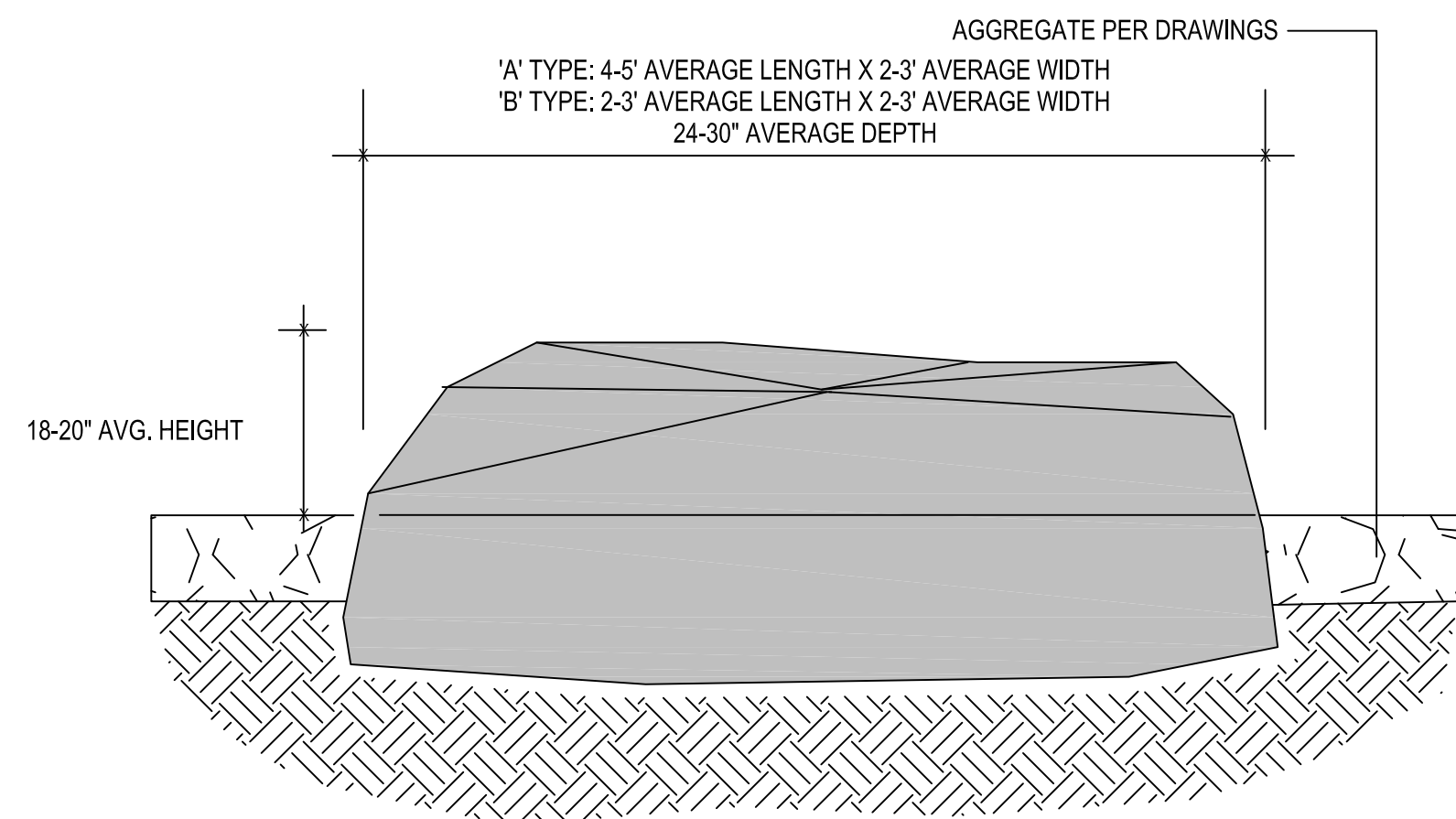
DATE: 11/12/13
DRAWN: WFG, JRA
CHECKED: WFG



DATE	REVISIONS	COMMENTS
01/20/14	JA	See notes
02/07/14	WFG	to display

LANDSCAPE IMPROVEMENT PLAN

SHEET NO.
6
OF 16 SHEETS

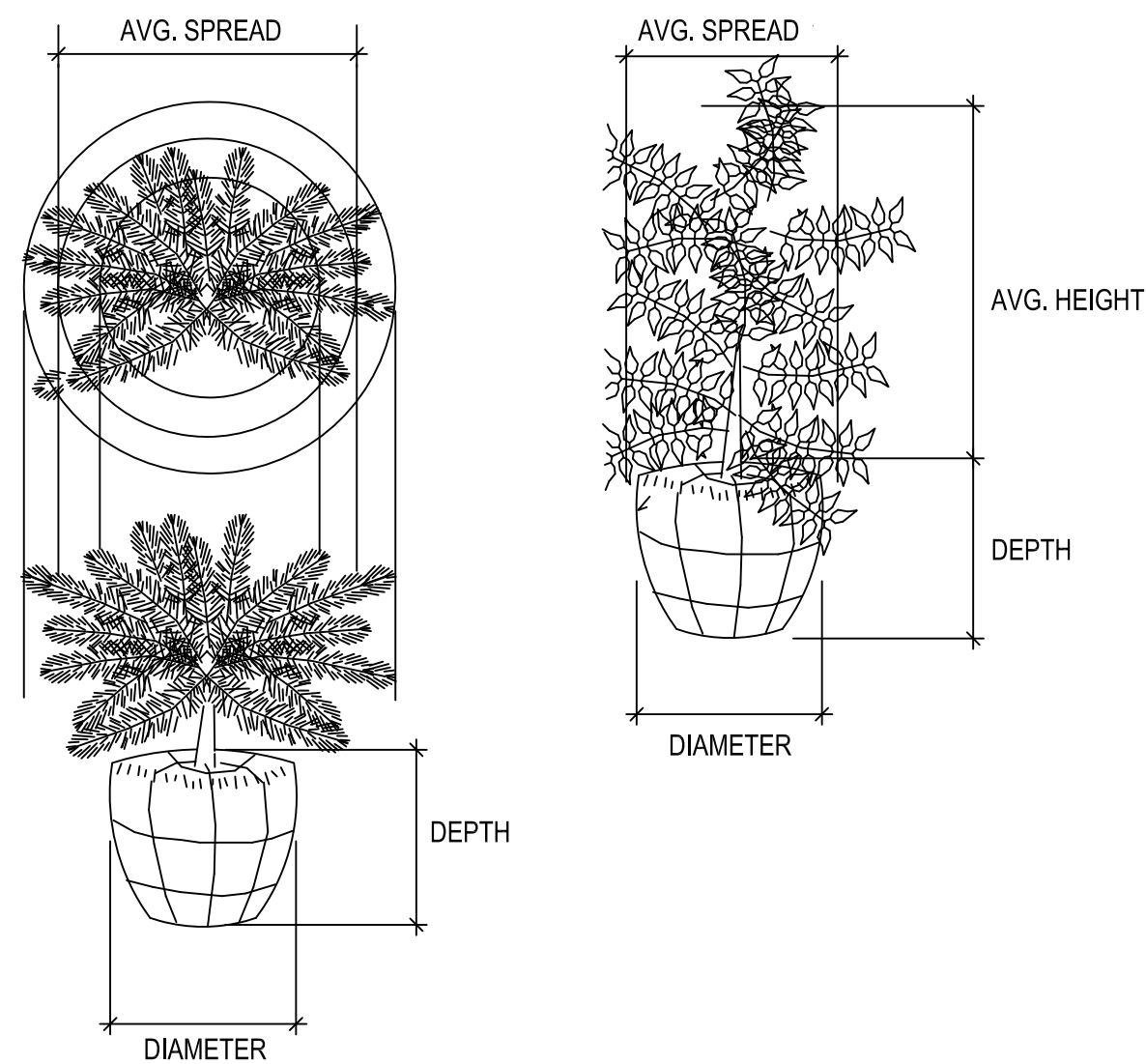


- A. BOULDERS TO BE SILOAM STONE QUARRY BLOCKS/THICK SLABS IN SIZES INDICATED ON DRAWINGS.
B. PLACE STONES AT ARCHITECT'S DIRECTION. STONES TO BE PLACED WITH APPROX. 1/4 TO 1/3 BURIED PRIOR TO INSTALLING UNDERLAYMENT AND AGGREGATE.

SILOAM STONE "PLANTED" BOULDERS

NOT TO SCALE

A
7



- A. ACCEPTABLE PLANT MATERIAL SHALL BE UNIFORM IN APPEARANCE.
B. SIZES INDICATED IN THE PLANTING SCHEDULE ARE MINIMUM ACCEPTABLE SIZES FOR EACH PLANT.

AAN STANDARDS

NOT TO SCALE

B
7

DECIDUOUS TREES 1.50" CALIPER & GREATER

NOT TO SCALE

C
7

GENERAL NOTES:

- Unless noted on the demolition plan, all existing landscape to remain. Contractor to protect as necessary during construction to prevent damage. Any existing landscape to remain that is damaged during construction shall be replaced immediately.
- Drawings are diagrammatic; precise placement of components may not be possible as indicated. Consult project architect prior to making random field changes which may alter design intent.
- Quantities are provided for reference only; verify all quantities prior to submitting cost proposal. In the event of a conflict between scheduled, implied, or expressed quantities, those quantities which can be determined graphically from the drawings will prevail in any case.
- The contractor is responsible for inspection and verification of all field conditions and resolving conflicts pertaining to dimensions, layout, etc., which may affect the landscape installation. Modifying shall be construed as acceptance of conditions.
- Coordinate all work indicated on these drawings with work of other trades.
- The project architect reserves the right to consider and approve alternate installations at any time which in the architect's opinion maximizes the construction budget and maintains design intent.
- All trees in turf areas to have organic mulch ring per detail.
- There shall be a 5 foot clear space maintained around the circumference around all fire hydrants.
- All existing turf/soil areas disturbed during construction shall be repaired as necessary.

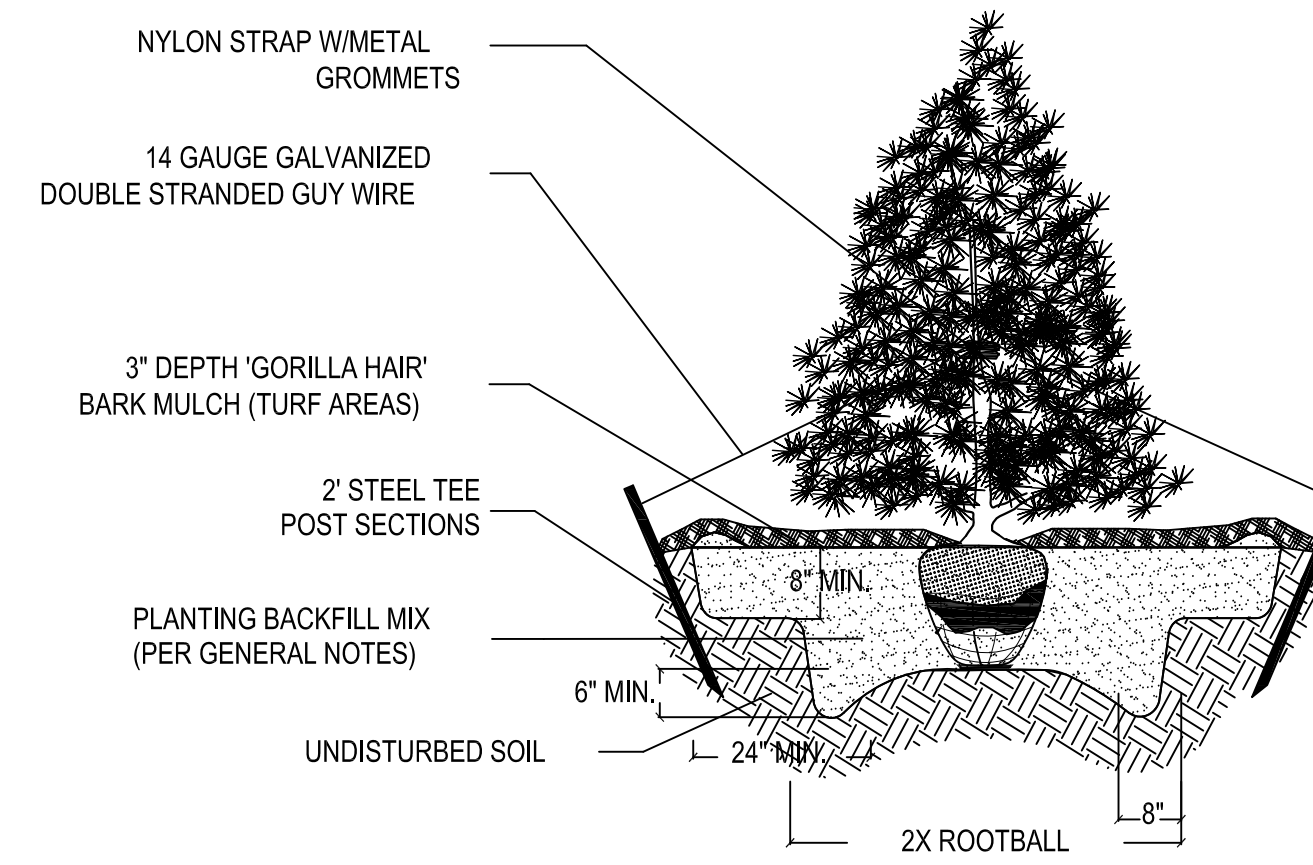
SOIL AMENDMENTS:

- EPA Class 'A' co-compost or compost. Add 3 CY per 1,000 SF for all new sod and live groundcover planting bed areas. Rototill into top 4-6" of topsoil.
- Application rates as stated or per manufacturer specifications.

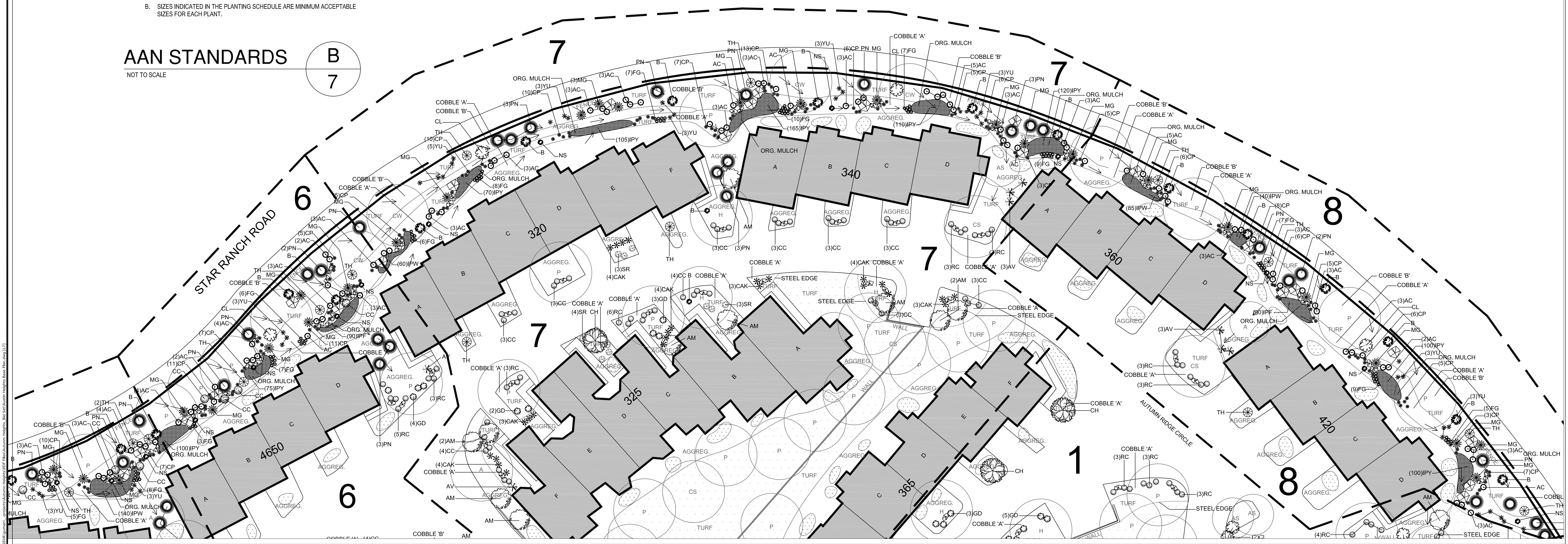
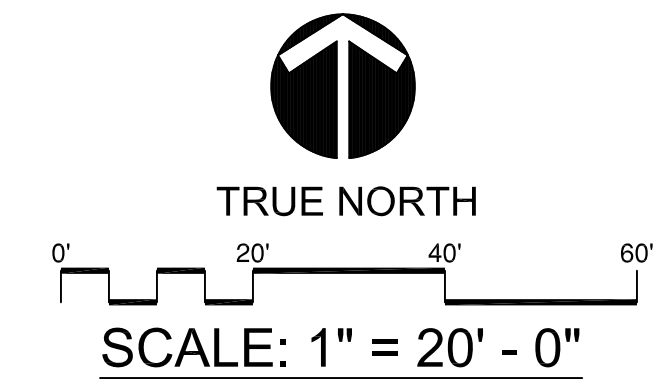
EVERGREEN TREES 6' HEIGHT & GREATER

NOT TO SCALE

D
7

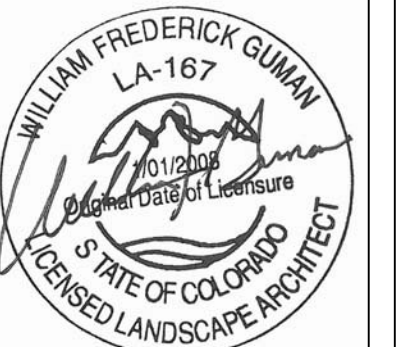


LANDSCAPE IMPROVEMENTS MASTER PLAN



AUTUMN HEIGHTS LANDSCAPE IMPROVEMENT MASTER PLAN COLORADO SPRINGS, CO

DATE: 11/12/13
DRAWN: WFG, JRA
CHECKED: WFG



DATE:	BY:	COMMENTS:
11/05/13	wfg	revised turf and steel area
01/16/14	jra	plan check
02/07/14	wfg	for distribution

LANDSCAPE IMPROVEMENT PLAN

SHEET NO.
7
OF 16 SHEETS

