

# CROSS CREEK PARK

## CITY OF FOUNTAIN, COLORADO

### CONSTRUCTION DOCUMENTS



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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## GENERAL SPECIFICATIONS

### GENERAL SPECIFICATIONS

- The Landscape Contractor is to: physically locate, as necessary, and identify existing underground areas; provide adequate means of protection of utilities and services; - repair utilities damaged during site work operations at Contractor's expense; when uncharted or incorrectly charted underground piping or other utilities and services are encountered during site work operations, notify the applicable utility company immediately to obtain procedure directions, and cooperate with the applicable utility company in maintaining active services in operation.
- The Landscape Maintenance Contractor is to protect existing buildings, paving, and other services or facilities on site and adjacent to the site from damage caused by site work operations. Cost of repair and restoration of damaged items is at Contractor's expense. This particularly applies to damage caused to concrete and brick walks, roof drain downspouts (left in down/drainage position) and curbs by edging equipment and snow removal equipment. The building service manager or facility service manager shall determine when replacement/repair is necessary. The Landscape Maintenance Contractor is notify the owner of any damage immediately.
- Contractor to verify all site conditions and associated design plan dimensions prior to construction and notify Landscape Architect of any discrepancies on the plan set prior to commencement of work.
- Field conditions resulting in changes to project scope should be coordinated with Landscape Architect and Owner prior to any work being completed.
- Contractor shall assume all responsibility for plant material or turf that is damaged or stressed in any way as a result of poor maintenance. Contractor will assume all cost associated with replacement of damaged plant material.
- Contractor shall assume all responsibility for damage to the irrigation system as a result of actions or negligence on his part. Contractor will assume all costs associated with the replacement damages.
- Contractor to ensure positive drainage in all landscape areas to include drainage from all structures and foundations. Maintain slope away from foundations per the geotechnical report recommendations. All landscape areas between walks and curbs shall drain freely to the curb unless otherwise identified on the grading plan. In no case shall the grade, turf thatch, or other landscape materials dam water against walks. Minimum slopes on landscape areas shall be 2%; maximum slope shall be 25% unless specifically identified on the plans or approved by the owner's representative.

### WARRANTY

- Plant Warranty and Replacement:
  - Warranty: Plants (including seed/sod) shall be warranted for the duration of **one full year** and shall be alive and in satisfactory growth at the end of the warranty period.
  - Replacement: Prior to the end of the warranty period, inspection will be made by the Owner/Architect. Any plant required under this contract that is dead or not in satisfactory growth as determined by the Owner/Architect shall be removed from the site. These and any plants missing, due to the Contractor's negligence, shall be replaced as soon as conditions permit, yet during the normal planting season. All replacements planted, as specified in the plant list, shall be plants of the same kind and size as specified and shall be furnished and planted as originally specified herein. Cost of such replacement shall be borne by the Contractor, except for possible replacement resulting from vandalism, storms, or other unusual weather conditions. **This is not a one-time replacement of plant material that does not live through the one year warranty period.** Plants shall be replaced as Owner/Architect or Contractor finds them dead or in unsatisfactory condition on site.

### MATERIALS

- Any replacement landscape materials shall conform to the drawings and specifications for original installation.
- Quantities: Quantities necessary to complete the planting as shown and located on the drawings shall be furnished per the contract documents. In case of discrepancies with the plan documents quantities and labels, the plan graphic will prevail. Dimensions for ground cover beds have in many instances been established from scaled drawings. It is the Contractor's responsibility to check dimensions on the site and allow for quantity of plants accordingly.
- Quality and Size: Provide plants typical of their species or variety with normal, densely-developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held in storage will be rejected if they show signs of growth during storage.

### EXECUTION

- Time of Planting: Planting operations shall be conducted under favorable weather conditions during the seasons which are normal for such work as determined by accepted practice in the locality. At the option of and on the full responsibility of the Contractor, planting operations may be conducted under unseasonable conditions without any additional compensation to the Contractor.
- Setting Plants:
  - General: All plants shall be set at such level that, after settlement, they bear the same relation to the finished grade of the surrounding soil that they bore to the grade of the soil from which they were removed.
  - Balled plants and Container Grown Plants: After pits have been dug as is needed to allow the ball to rest firmly at the proper level, plants shall be placed in the bottom of the pit. Prepared soil shall then be placed around the ball and compacted carefully to avoid injury to roots and to fill all voids. **Burlap, rope, wire, and other wrapping materials shall be cut away from the top of the ball and removed from the pit, but no burlap shall be pulled from under the ball or from the sides.** All broken or frayed roots shall be cut off clean. When the pit is nearly filled with soil, add water and allow it to soak away. Fill hole 1/3 with soil mix, soak, fill to 2/3, soak, fill to finished grade, soak. After the ground settles, additional soil shall be filled in to the level of the finished grade and again watered. Container grown plants shall be set in similar manner and shall remain in their containers until just before setting in place.
- Setting, Staking, Guying, and Wrapping of Trees:
  - General: Trees shall be sat plumb and rigidly braced in position until the soil has been tamped solidly around the ball and roots. Stake all deciduous trees, evergreen trees, and upright junipers. Stake deciduous clump trees as needed or directed by the Landscape Architect. Refer to drawings for staking instructions within planting details.
  - Staking: Three stakes shall be driven, 2 ft. into the ground, or as necessary to secure them firmly into the undisturbed subsoil. They shall be located as close to the trees as possible without injuring the ball or roots.
  - Guying: Trees shall be secured to the stakes with two ply reinforced 10 galvanized iron wire and nylon straps. **Under no circumstances shall a tree be plumbed with extreme tautness of wires. Plumbing shall be accomplished by adjusting the root ball.** Take care not to stake plants too tightly to avoid damage to tree trunks.
  - Mark all guying wire with yellow surveyor's ribbon 6" long, 2' from stake.
  - Wrapping: Wrap trunks of all deciduous trees up to 4" caliper to prevent sunscald. Wrap from the ground to the first major branch. Secure by stapling or using jute. Do not use electrical tape or duct tape. Wrap trees between November 15 and April 15. Remove wrap during the growing season, from April 15 to November 15. Use a commercially available tree wrap. Trees are to be wrapped up until the age that they develop a corky bark that will prevent winter sunscald injury, typically 5-6 years after installation (for a 2.5" caliper deciduous tree).
- Mulching:
  - Mulch tree and shrub planting pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface. **Filter Fabric is not to be used under wood mulch.**
  - Provide a 3' mulch ring for all trees, 18" diameter mulch ring for all shrubs, and 12" diameter mulch ring for all plantings not in planting beds. Refer to plant details on plans for size of mulch rings.

### SITE AMENITIES

- General: Install items in accordance with manufacturer's recommendations.
  - Install site furnishings level, plumb, true and securely positioned at locations indicated.
- Bicycle Racks: Install plumb and level at locations indicated. Set and anchor to concrete pavement as indicated on Drawings and according to manufacturer's instructions and approved product data.
- Benches, Trash Receptacles, and Tables: Locate and install as indicated on Landscape Drawings.
- Submit catalog data for each site furnishing specified.

### MAINTENANCE

- Maintenance Shall Begin: Immediately after each plant is planted and shall continue as follows:
  - All new plantings shall be maintained during construction until completion of the project and for a period of **1 year** after final acceptance of the entire project (see Article 1.07 - Warranty).
  - The landscape shall be maintained in accordance with Colorado Springs Water Department Design Guidelines, Maintenance Specifications, Section V.
- Maintenance Shall Include:
  - Watering, weeding, cultivating, mulching, tightening and repairing of guys, removal of dead materials, resetting plants to proper grades or upright position, and other necessary operations, as directed by the Colorado Springs Water Department Landscape Design Guidelines and by Owner/Architect.
  - Contractor shall inspect landscape once per week and perform necessary maintenance tasks on a timely basis.

- Maintain irrigation system for a duration of one year from formal written acceptance by Owner's Representative. Make periodic examinations and adjustments to irrigation system components in order to achieve the most desirable application of water.

- Following completion of Contractor's maintenance period, Owner will be responsible for maintaining system in working order during remainder of guarantee/warranty period, for performing necessary minor maintenance, for trimming around sprinklers, for protecting against vandalism, and for preventing damage after landscape maintenance operation.

### COMPLETION SERVICES

- Final Acceptance Inspection for Beginning the Warranty Period: Inspection of the work to determine its completion for beginning the warranty period, will be made by the Landscape Architect upon notice requesting such inspection by the Contractor at least 7 days prior to the anticipated date. All planting must be alive and healthy in order to be considered complete. **The Contractor will be held liable for the Landscape Architect's inspection fee for any inspections and report writing beyond two Final Acceptance Inspections.**
- As-Built Drawings: Prior to final acceptance, contractor shall provide As-Built drawings of the planting plan and any other drawings which need to be corrected to show how the project was constructed by the landscape contractor. **These drawings are to show all change order and field directed changes.** Make these changes using CAD software. Label each drawing sheet "As-Built". Completion of the record drawings will be a prerequisite for the final acceptance.
- Final Acceptance: All planting tasks and inspection punch list items shall be complete before final acceptance which shall establish the date for beginning the warranty period

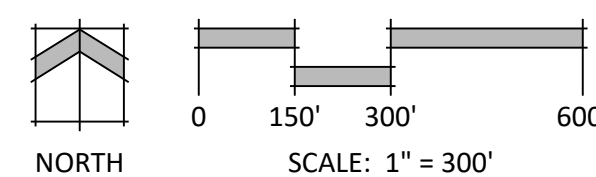
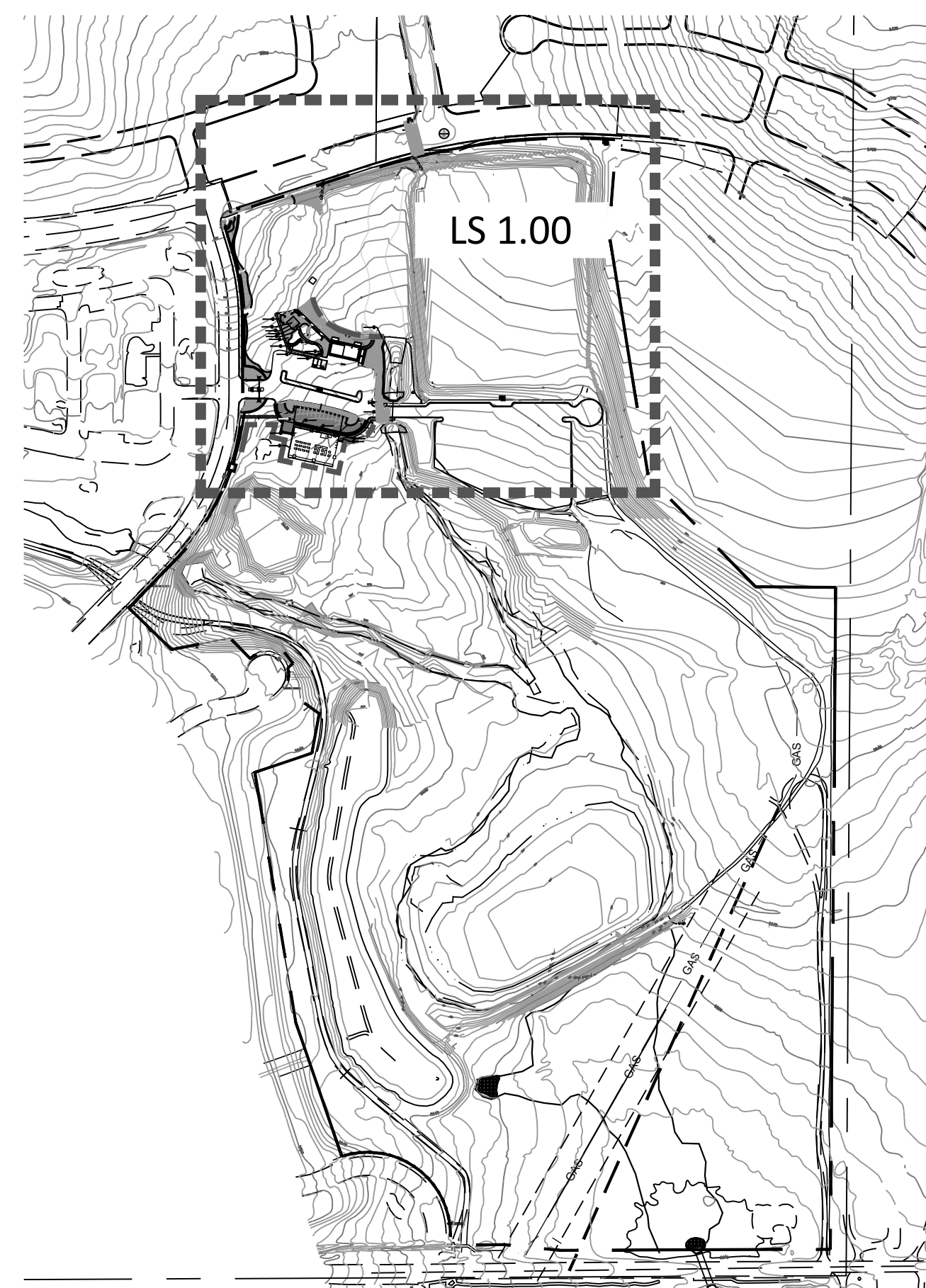
## GENERAL CONSTRUCTION NOTES

- SITE CONDITIONS SHOWN ARE FROM DESIGN PLANS SUPPLEMENTED BY FIELD SURVEY BY APPLIGATE. CONFIRM CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO FIELD VERIFY AND PROPERLY LOCATE ALL IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONSTRUCTION STAKING FOR THIS PROJECT IS TO BE PROVIDED BY THE CONTRACTOR. STAKING SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND SUB-CONTRACTORS TO ESTABLISH SUFFICIENT CONTROL FOR CONSTRUCTION. ANY DETAILED LAYOUT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO CONSTRUCTION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) (811) OR 1-899-922-1987 AT A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- COORDINATE CONSTRUCTION ACTIVITY CLOSELY WITH XXXX WITH RESPECT TO VEHICULAR AND PEDESTRIAN MOVEMENTS WITHIN THE CONSTRUCTION AREA AND ANY OTHER POTENTIAL IMPACTS TO THE PARK AND SURROUNDING AREA. MAINTAIN PROPER SECURITY DURING ON-SITE CONSTRUCTION IN ACCORDANCE WITH XXXX.
- THE OWNER WILL RETAIN A QUALIFIED TESTING LABORATORY TO PROVIDE QUALITY CONTROL TESTING FOR THIS CONSTRUCTION. TESTING FREQUENCY AND INTERVAL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS. ANY RETESTING REQUIRED AS A RESULT OF INITIAL TESTS NOT MEETING SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE LABORATORY AND FURNISH A COPY OF TEST RESULTS TO THE DESIGN PROFESSIONAL OF RECORD FOR HIS USE IN CERTIFYING.
- THE CONTRACTOR SHALL MAINTAIN AN ACCURATE "AS BUILT" RECORD OF ALL CONSTRUCTION AND SHALL PROVIDE SAME TO THE DESIGN PROFESSIONAL OF RECORD FOR HIS USE IN PREPARATION OF THE "AS BUILT" EXHIBITS.
- THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE CONTRACT, BUT NO LESS THAN ONE (1) YEAR.

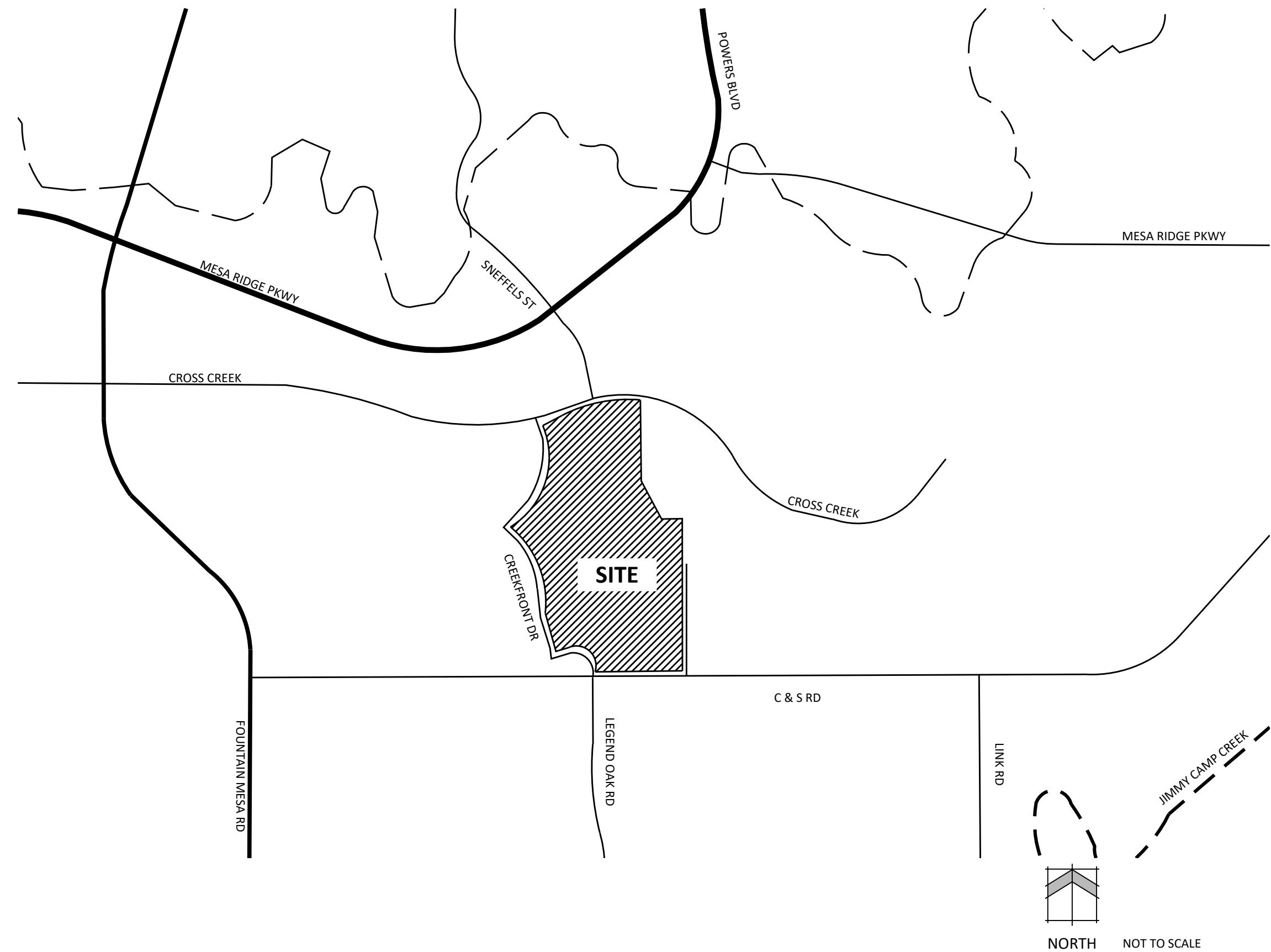
## INSPECTION NOTES

- MINIMUM INSPECTIONS WILL INCLUDE:
  - LANDSCAPE 25% PUNCH INSPECTION, WITH APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED,
  - LANDSCAPE 50% PUNCH INSPECTION - HALF WAY THROUGH PROJECT,
  - LANDSCAPE 95% PUNCH LIST SITE INSPECTION,
  - LANDSCAPE FINAL ACCEPTANCE INSPECTION.
 ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE LANDSCAPE CONTRACTOR AT LANDSCAPE ARCHITECT'S HOURLY RATE.

## AREA OF DEVELOPMENT KEY MAP



## VICINITY MAP



## PROJECT TEAM

OWNER:	....., LLC PO BOX 1329 Colorado Springs, CO 80901
DEVELOPER:	....., LLC PO BOX 908 Colorado Springs, CO 80901
LAND PLANNER:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
CIVIL ENGINEER:	6162 S. Willow Drive, Suite 320 Greenwood Village, CO 80111
BUILDER:	3424 Peachtree Road NE, Suite 300 Atlanta, GA 30326

## SHEET INDEX

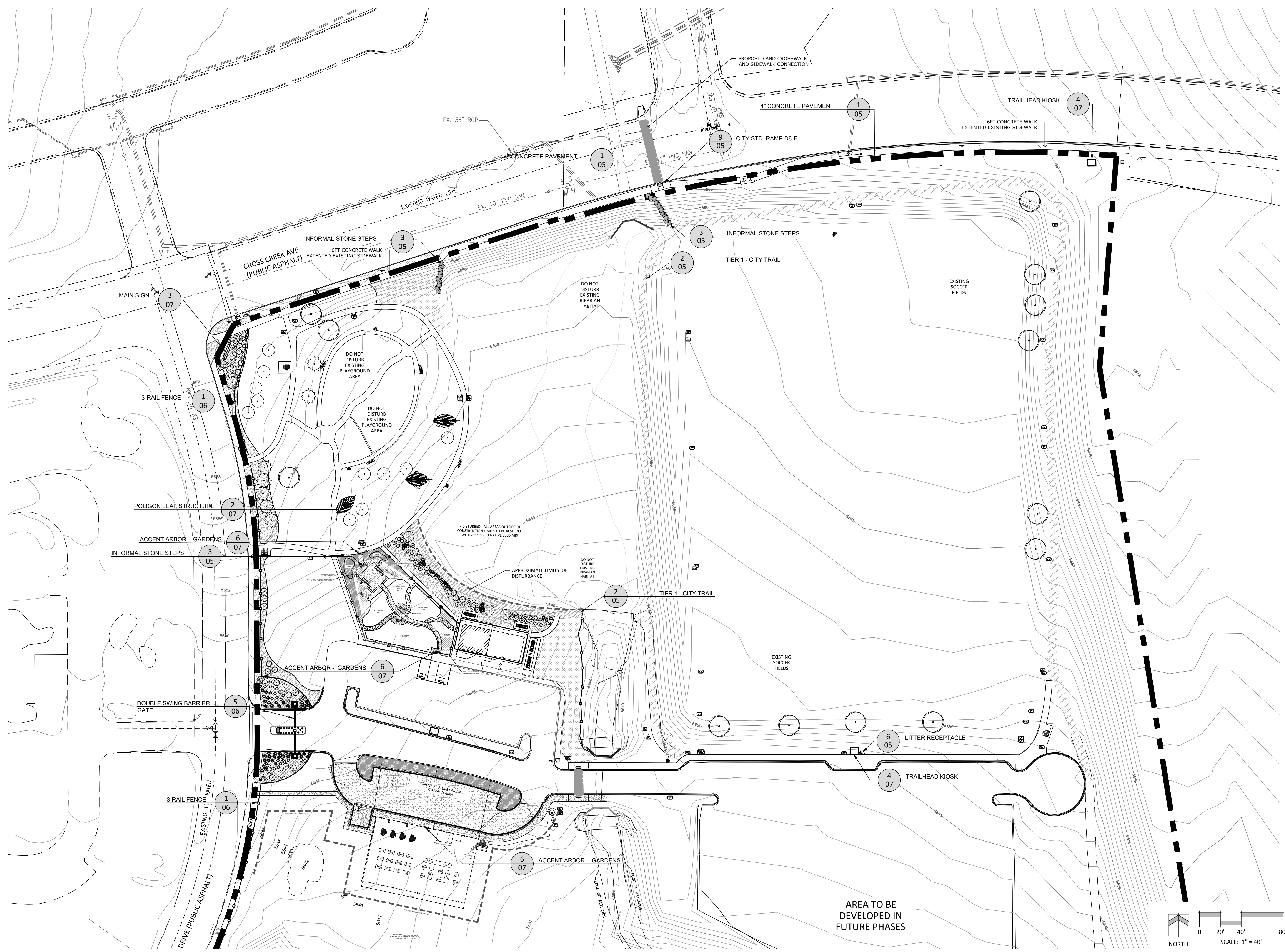
LS 1.00	Cover Sheet
LS 1.01	Site Layout Plan
LS 1.02	Playground Layout Plan
LS 2.00	Site Details
LS 2.01	Site Details
LS 2.02	Site Details
LS 3.00	Landscape Details
LS 3.01	Landscape Notes
LS 4.00	Entry and Community Garden Planting Plan
LS 4.01	Demonstration Garden Layout Plan
LS 4.02	Community Garden Layout Plan

## CROSS CREEK PARK NORTH CONSTRUCTION DOCUMENT

DATE: 03.01.23  
PROJECT MGR: C. LIEBER  
PREPARED BY: T. KNAB

# LS 1.00

1 OF 11



P:\Cross Creek Metropolitan District\Cross Creek Park\Drawings\LS1.01\_4/20/2023 9:49:37 AM\_ahaghians



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Colorado Springs, CO 80903  
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PLANNER / LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

# CROSS CREEK PARK NORTH

## CONSTRUCTION DOCUMENT

DATE: 03.01.23  
PROJECT MGR: C. LIEBER  
PREPARED BY: T. KNAB

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

### SITE LAYOUT PLAN

# LS1.01

2 OF 11

PLAN FILE #



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**CROSS  
 CREEK PARK  
 NORTH**  
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ISSUE / REVISION

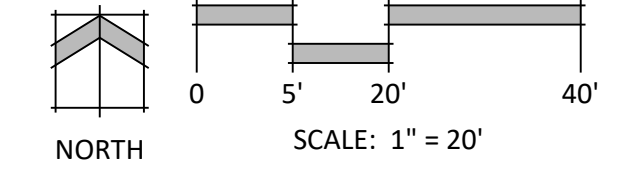
**PLAYGROUND LAYOUT  
 PLAN**

**LS1.02**

3 OF 11

P:\Cross Creek Metropolitan District\Cross Creek Park\Drawings\LS1.02\_4/20/2023 9:49:54 AM abrahams

PLAN FILE #



DO NOT  
 DISTURB  
 EXISTING  
 RIPARIAN  
 HABITAT

IF DISTURBED - ALL AREAS OUTSIDE OF  
 CONSTRUCTION LIMITS TO BE RESEED  
 WITH APPROVED NATIVE SEED MIX

SHEET LS1.01  
 SHEET LS1.02

- (3) Pmw
- (1) Pt
- (6) Bb
- (5) Mp
- (9) Pp
- (1) Pt
- (3) Pm
- (1) Cg
- (2) Cm
- (3) Rg
- (1) Ib
- (6) Pp
- (3) Cm

CROSS CREEK AVE.  
 (PUBLIC ASPHALT)

EXISTING WATER LINE

EX. 10" PVC SAN

EX. 12" PVC SAN

EX. 36" RCP

CONCRETE PAVEMENT

PROPOSED AND CROSS  
 AND SIDEWALK CONNE

INFORMAL STONE STEPS

INFORMAL STONE STEPS

TIER 1 - CITY TRAIL

8FT CONCRETE WALK  
 EXTENDED EXISTING SIDEWALK

DO NOT  
 DISTURB  
 EXISTING  
 RIPARIAN  
 HABITAT

DO NOT  
 DISTURB  
 EXISTING  
 PLAYGROUND  
 AREA

DO NOT  
 DISTURB  
 EXISTING  
 PLAYGROUND  
 AREA

POLYGON LEAF STRUCTURE

3-RAIL FENCE

MAIN SIGN

EX 10" SAN

5658

5656

5654

3 07

1 06

2 07

3 05

2 05

3 05

9 05  
 M H

1 05

(3) Pt  
 (5) Po  
 (1) Cl

(3) Cm

3 RAIL FENCE

ORLAND RIPARIAN HABITAT  
 DEMONSTRATION ZONE

(1) Ib  
 (6) Pp

(3) Pmw
- (1) Pt
- (6) Bb
- (5) Mp

(9) Pp
- (1) Pt

(3) Pm
- (1) Cg
- (2) Cm
- (3) Rg

(3) Pmw
- (1) Pt

(9) Pp
- (1) Pt

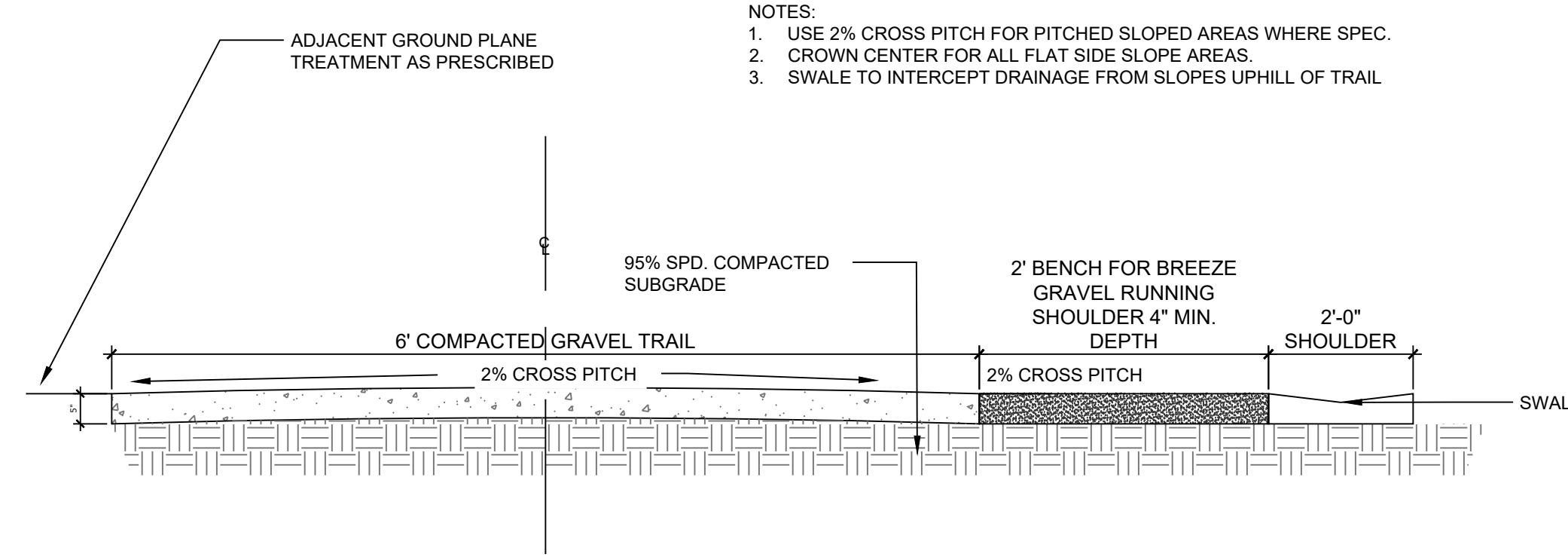
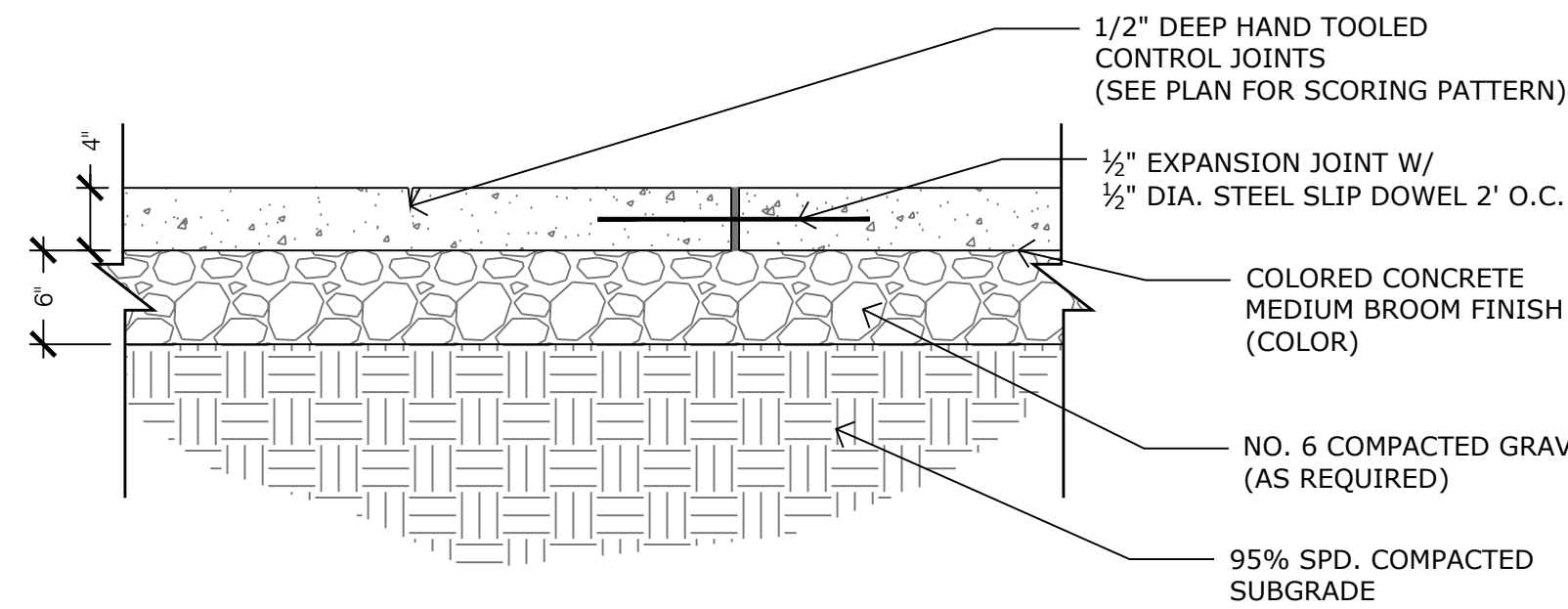
NORTH

SCALE: 1" = 20'

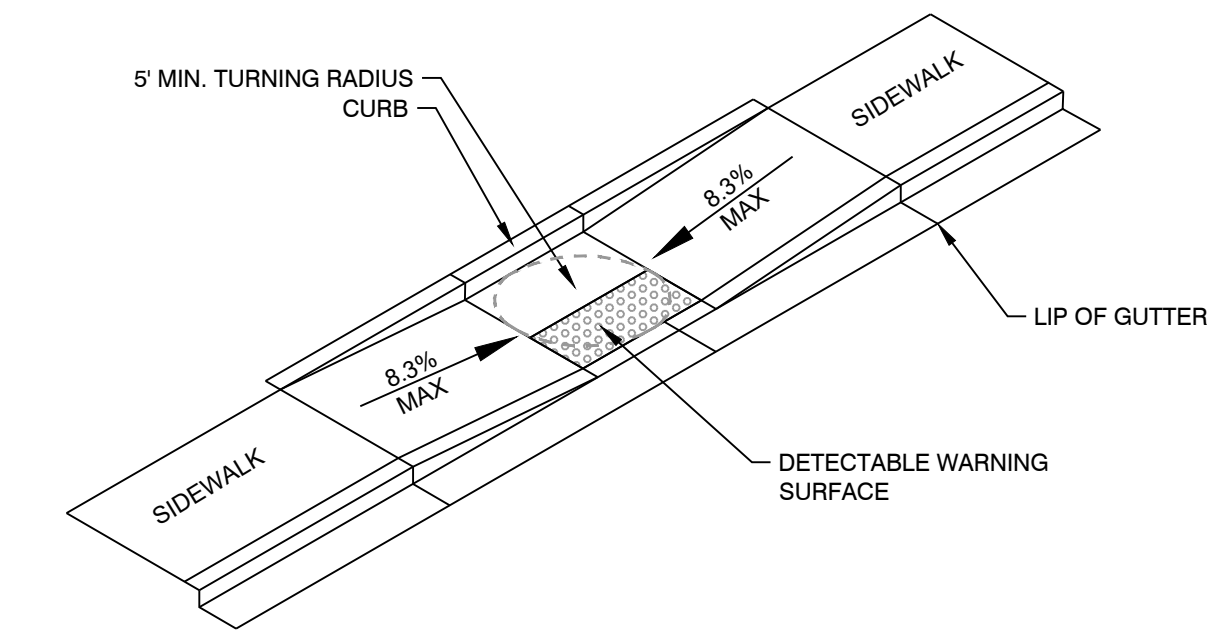
CONCRETE:  
4000 PSI @ 28 DAYS.  
3/4" COURSE AGGREGATE.  
4" SLUMP (W/O SUPERPLASTICIZER).  
4.5% MIN AIR CONTENT.

FOR ALL EXPANSION JOINTS:  
1/2" WIDE, FULL DEPTH OF CONCRETE.  
1/2" DEEP POURED URETHANE SEALANT OVER  
FIBERBOARD.  
SEALANT COLOR TO MATCH STANDARD CONCRETE.

\* USE FIBER MESH REINFORCED CONCRETE THROUGHOUT.  
MEDIUM BROOM FINISH.  
STANDARD CONCRETE COLOR.



NOTES:  
1. USE 2% CROSS PITCH FOR PITCHED SLOPED AREAS WHERE SPEC.  
2. CROWN CENTER FOR ALL FLAT SLOPE AREAS.  
3. SWALE TO INTERCEPT DRAINAGE FROM SLOPES UPHILL OF TRAIL.



NOTES:  
1. RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE  
2. RAMP CROSS SLOPE AND TURNING SPACES SHALL BE 2% MAX

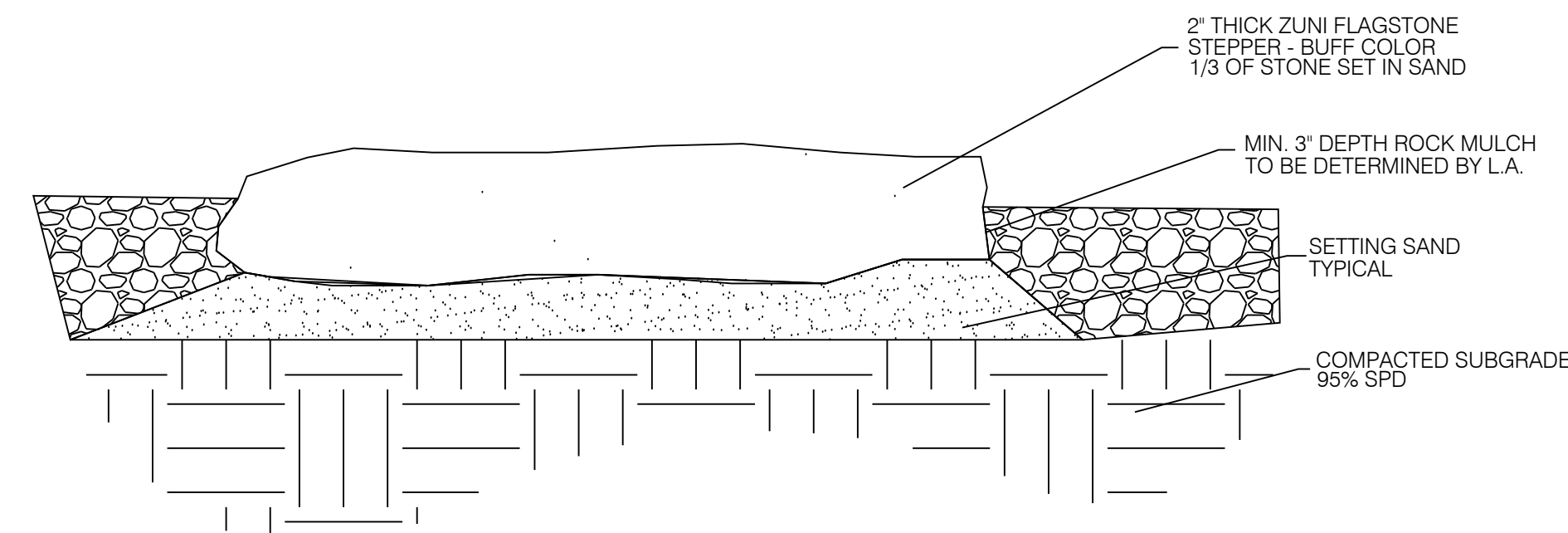
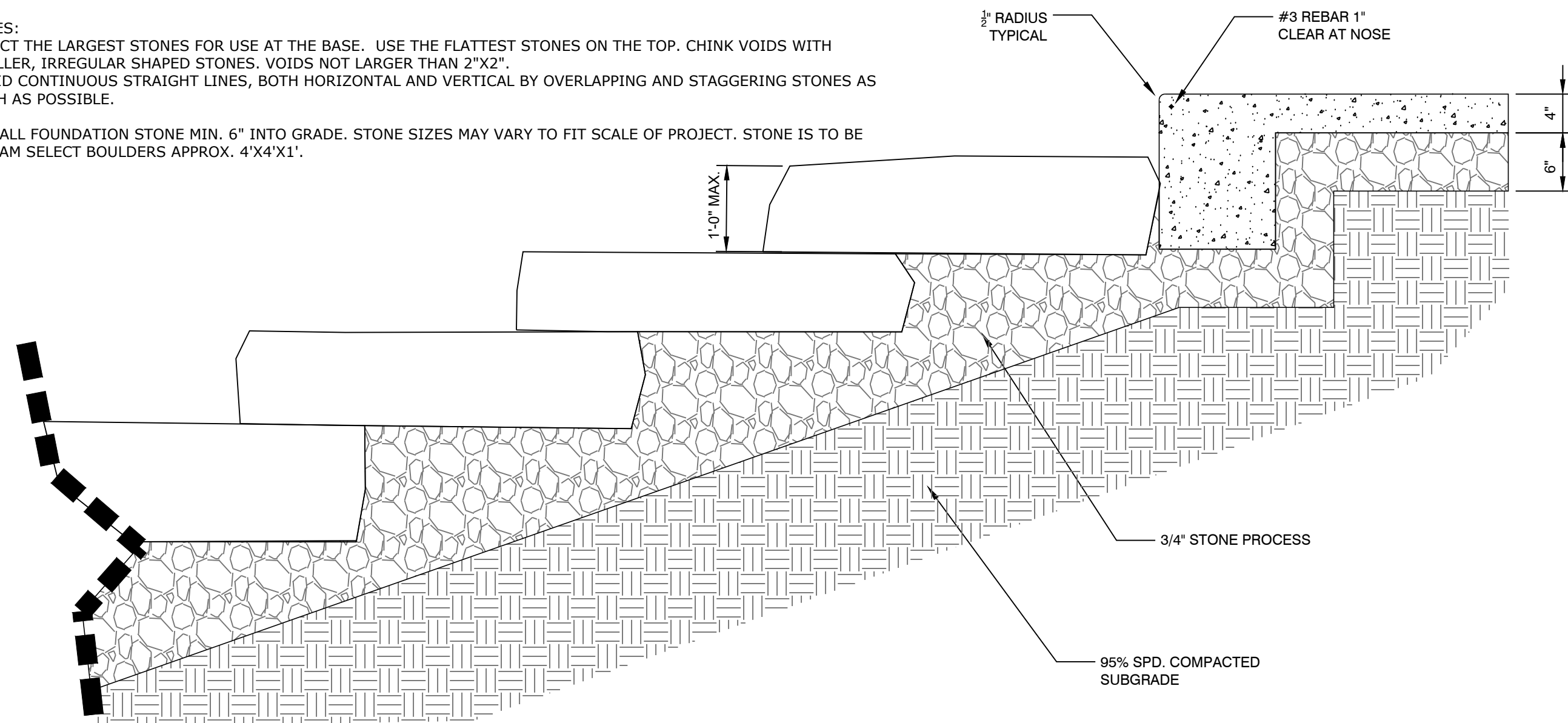
**1** 4" CONCRETE PAVEMENT  
1" = 1'-0"  
321313-10

**2** TIER 3 - CITY TRAIL  
NOT TO SCALE  
P-CR1-03

**9** CITY STD. RAMP D8-E  
N.T.S.  
321316-16

NOTES:  
SELECT THE LARGEST STONES FOR USE AT THE BASE. USE THE FLATTEST STONES ON THE TOP. CHINK VOIDS WITH SMALLER, IRREGULAR SHAPED STONES. VOIDS NOT LARGER THAN 2"X2".  
AVOID CONTINUOUS STRAIGHT LINES, BOTH HORIZONTAL AND VERTICAL BY OVERLAPPING AND STAGGERING STONES AS MUCH AS POSSIBLE.

INSTALL FOUNDATION STONE MIN. 6" INTO GRADE. STONE SIZES MAY VARY TO FIT SCALE OF PROJECT. STONE IS TO BE SLOAM SELECT BOULDERS APPROX. 4'X4'X1'.



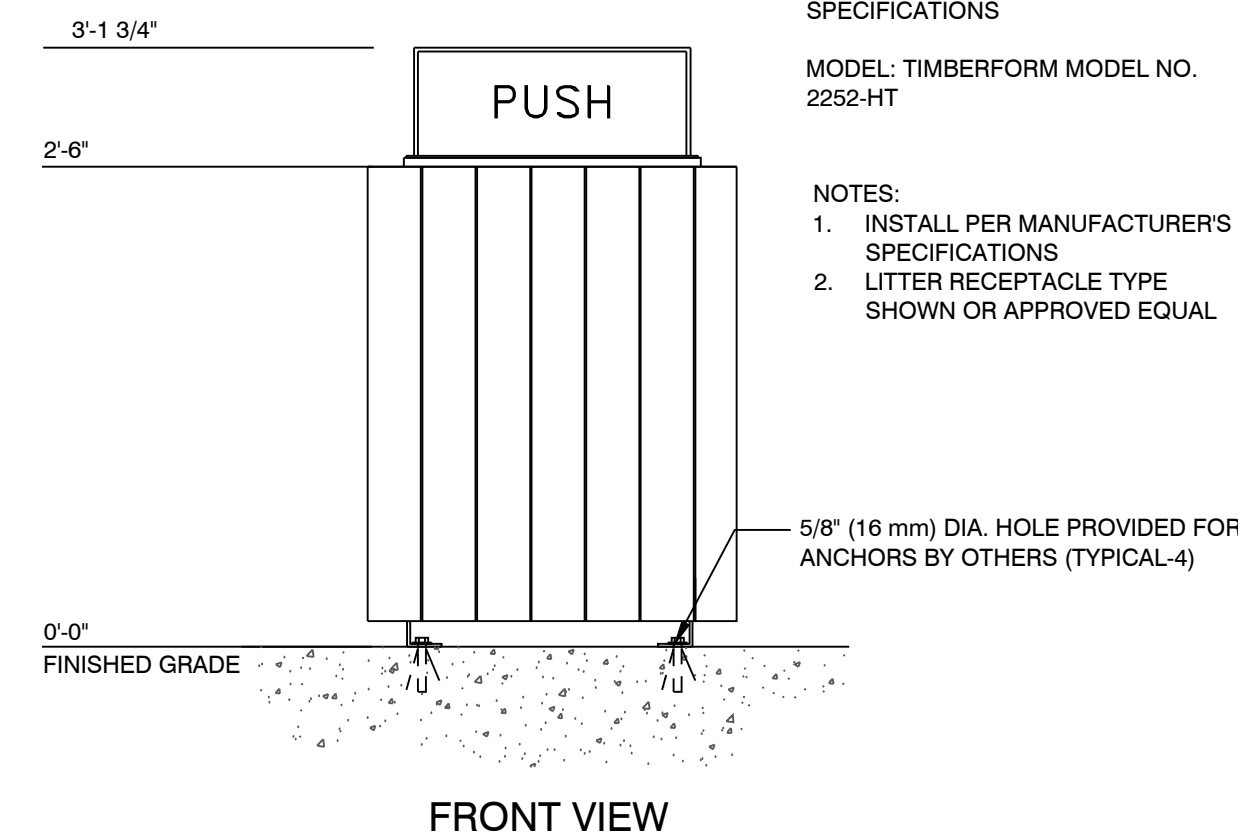
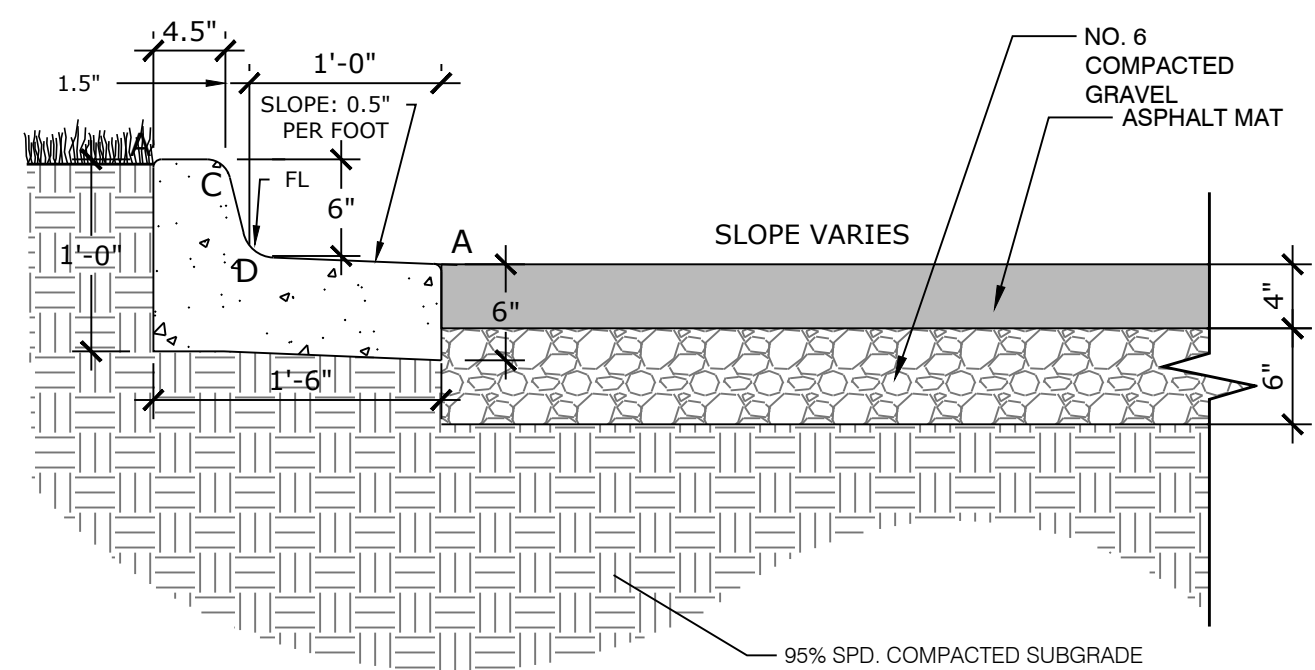
NOTES:  
1. LANDSCAPE CONTRACTOR TO SUPPLY FLAGSTONE STEPPERS FROM BUFF ZUNI FLAGSTONE, AVAILABLE @ C&C SAND (719) 471-7263; OR APPROVED EQUAL.  
2. LANDSCAPE ARCHITECT IS TO APPROVE FLAGSTONE AT SUPPLIERS YARD PRIOR TO CONTRACTOR BRINGING ON SITE.  
3. PATH LOCATIONS TO BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING FLAGSTONE ON SITE.  
4. FLAGSTONE SHOULD BE PROTECTED FROM SCRAPES AND FRACTURING DURING DELIVERY AND PLACEMENT.  
5. SET FLAGSTONE BY BURYING 1/3 THEIR HEIGHT INTO SAND.

AVAILABLE FROM:  
C&C SAND  
2635 STEEL DRIVE  
COLO SPGS, CO  
PH: (719) 471-7263

**3** INFORMAL STONE STEPS  
N.T.S.  
P-DP-15

**4** SAND SET FLAGSTONE PAVER  
NTS  
P-MR-01

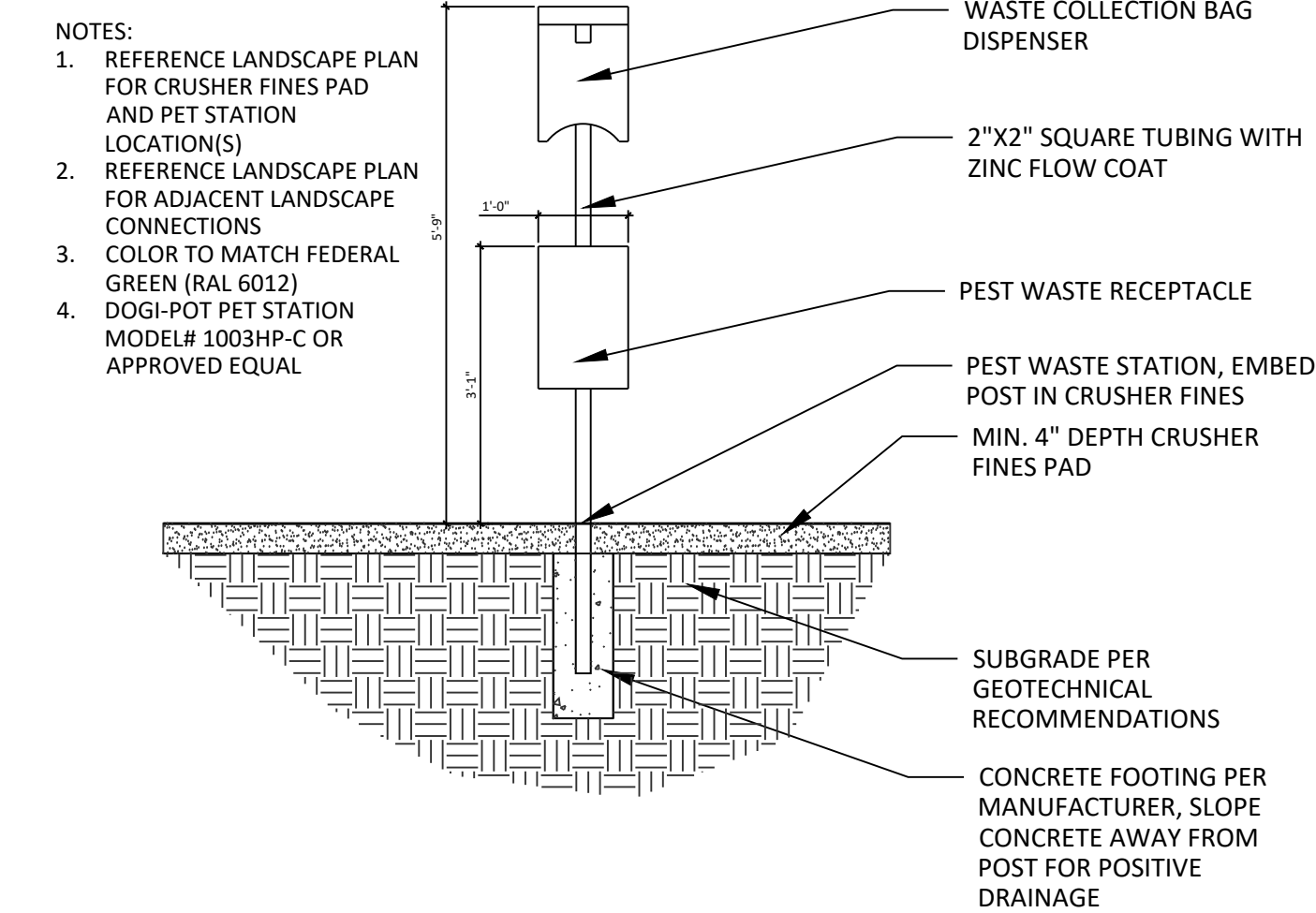
LENGTH FOR RADII  
A = 0.5"  
C = 1.5"  
D = 1.5" TO 2"



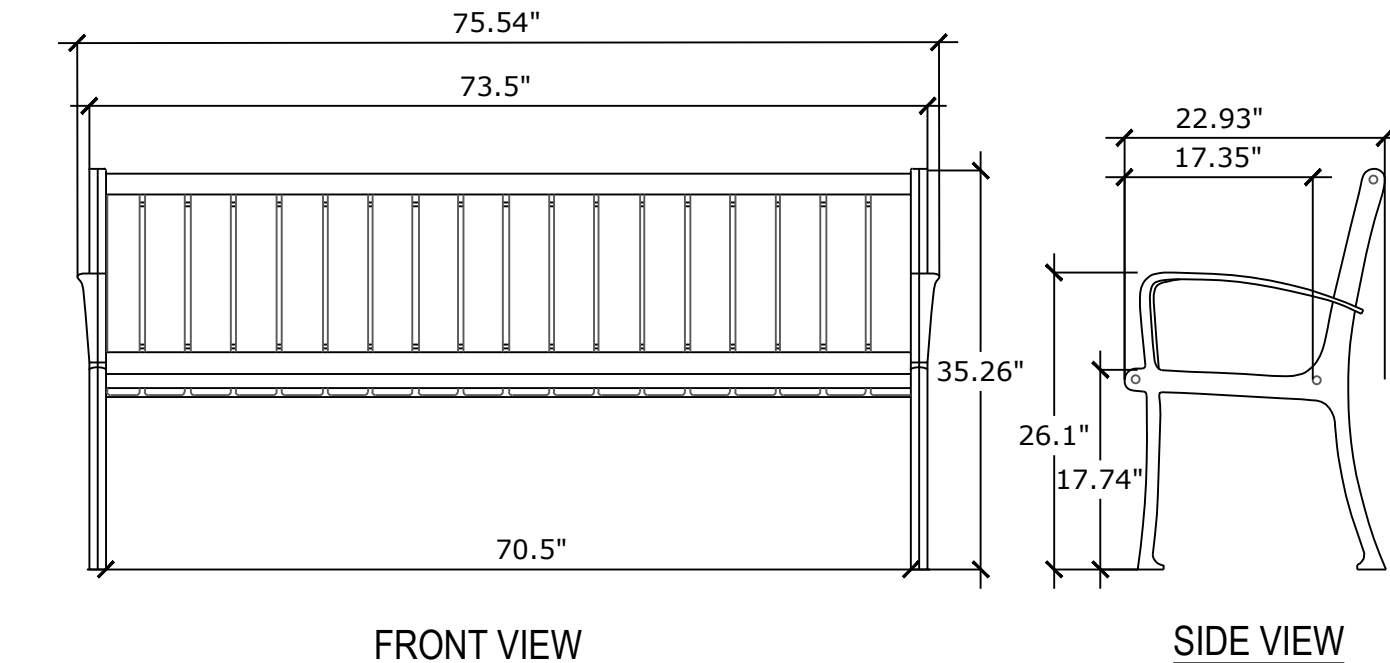
MANUFACTURER:  
COLUMBIA CASCADE COMPANY  
1300 SW SIXTH AVENUE, SUITE 310  
PORTLAND OR 97201  
503.223.1157  
WWW.TIMBERFORM.COM

MOUNTING:  
PER MANUFACTURER'S  
SPECIFICATIONS  
MODEL: TIMBERFORM MODEL NO.  
2252-HT

NOTES:  
1. INSTALL PER MANUFACTURER'S  
SPECIFICATIONS  
2. LITTER RECEPTACLE TYPE  
SHOWN OR APPROVED EQUAL



NOTES:  
1. REFERENCE LANDSCAPE PLAN FOR CRUSHER FINES PAD AND PET STATION LOCATION(S)  
2. REFERENCE LANDSCAPE PLAN FOR ADJACENT LANDSCAPE CONNECTIONS  
3. COLOR TO MATCH FEDERAL GREEN (RAL 6012)  
4. DOGI-POT PET STATION MODEL# 1003HP-C OR APPROVED EQUAL



NOTES  
FRAME COLOR: BY OWNER  
MODEL: CR2780R  
INSTALL PER MANUFACTURE'S SPECIFICAITONS

**5** TYPE 3 CURB & GUTTER  
N.T.S.  
P-DP-39

**6** LITTER RECEPTACLE  
1" = 1'-0"  
P-GR-06

**7** PET WASTE STATION  
1/2" = 1'-0"  
P-OC-72

**8** ANOVA CORONADO BENCH  
N.T.S.  
P-ANO-05

**NES**

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**CROSS  
CREEK PARK  
NORTH**  
CONSTRUCTION  
DOCUMENT

DATE: 03.01.23  
PROJECT MGR: C. LIEBER  
PREPARED BY: T. KNAB

DATE: BY: DESCRIPTION:

**SITE DETAILS**

**LS2.00**  
9 OF 11



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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PREPARED BY: T. KNAB

STAMP

ISSUE INFO

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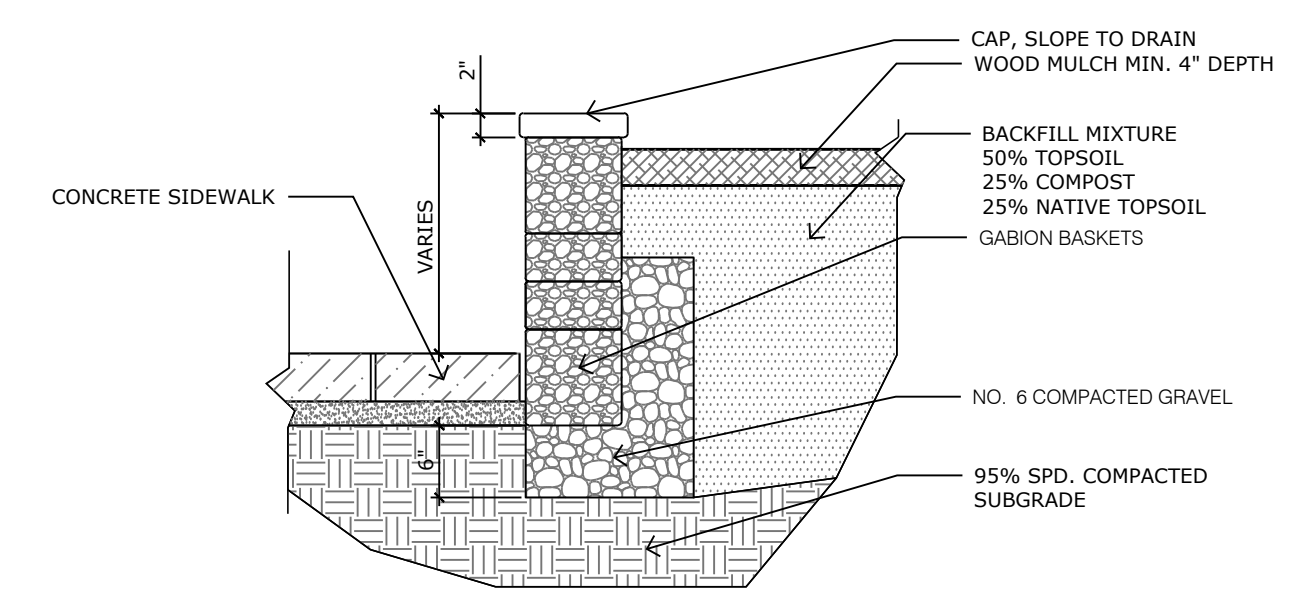
ISSUE / REVISION

### SITE DETAILS

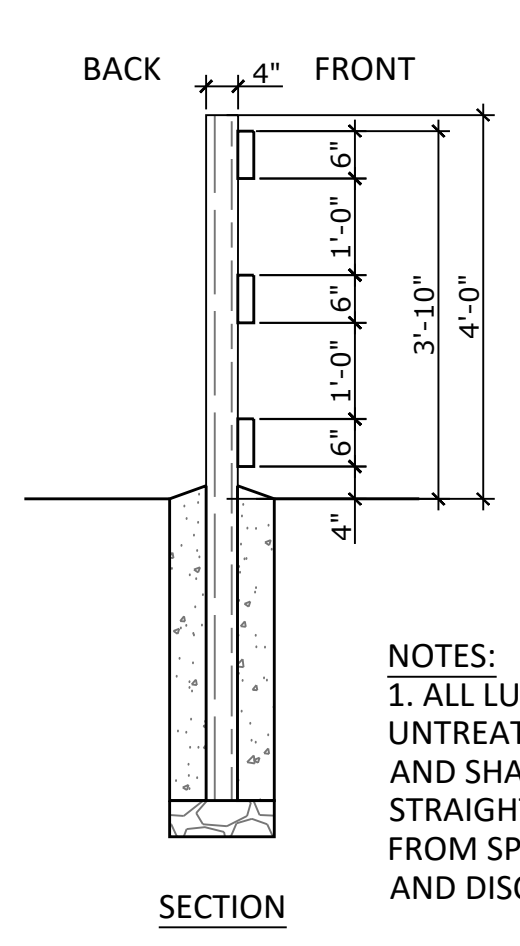
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10 OF 11

PLAN FILE #

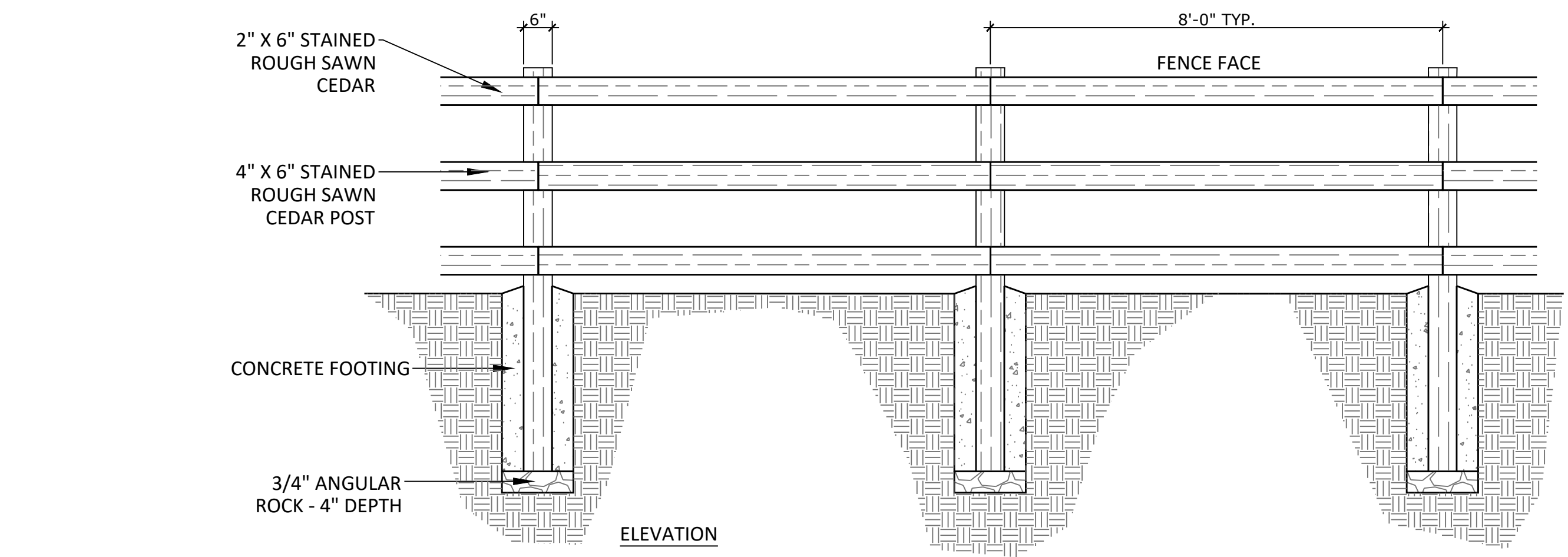


**2 GABION SEAT WALL**  
3/4" = 1'-0" P-CR1-02

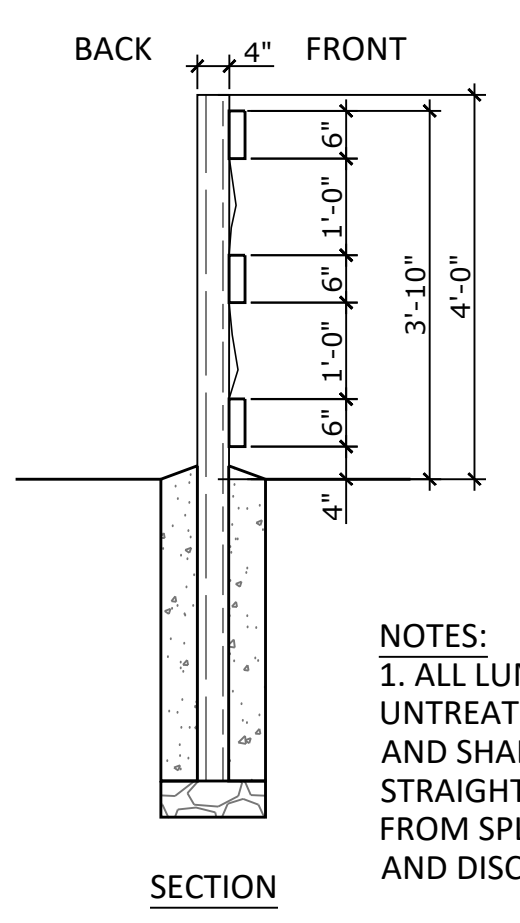


NOTE:  
REMAINING MESH TO BE BURIED BELOW GRADE

NOTES:  
1. ALL LUMBER SHALL BE UNTREATED WESTERN RED CEDAR, AND SHALL BE SOLID, STRAIGHT, AND FREE FROM SPLITS, SHAKES AND DISCOLORATION

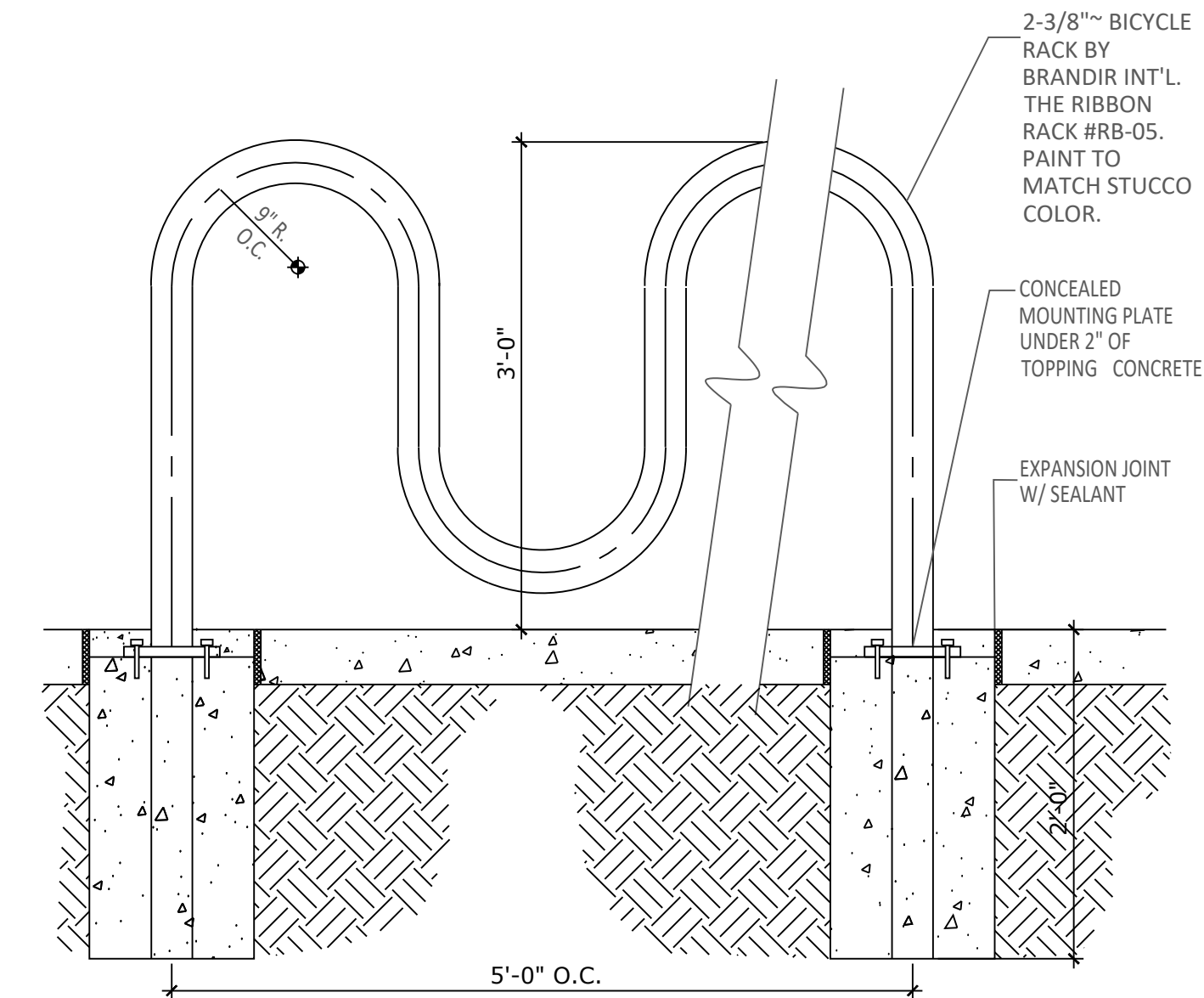


**1 3-RAIL FENCE**  
1/2" = 1'-0" P-CR1-09

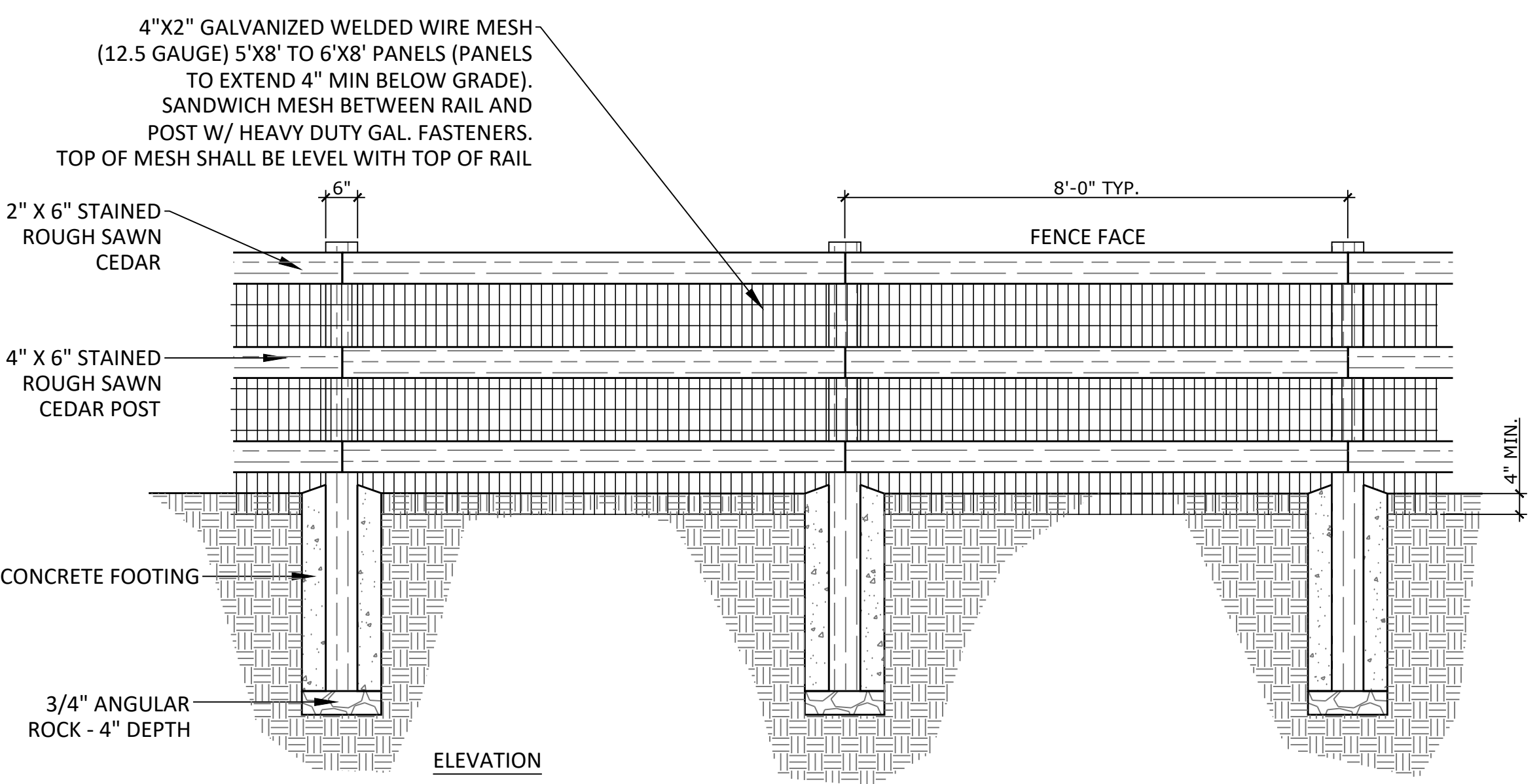


NOTE:  
REMAINING MESH TO BE BURIED BELOW GRADE

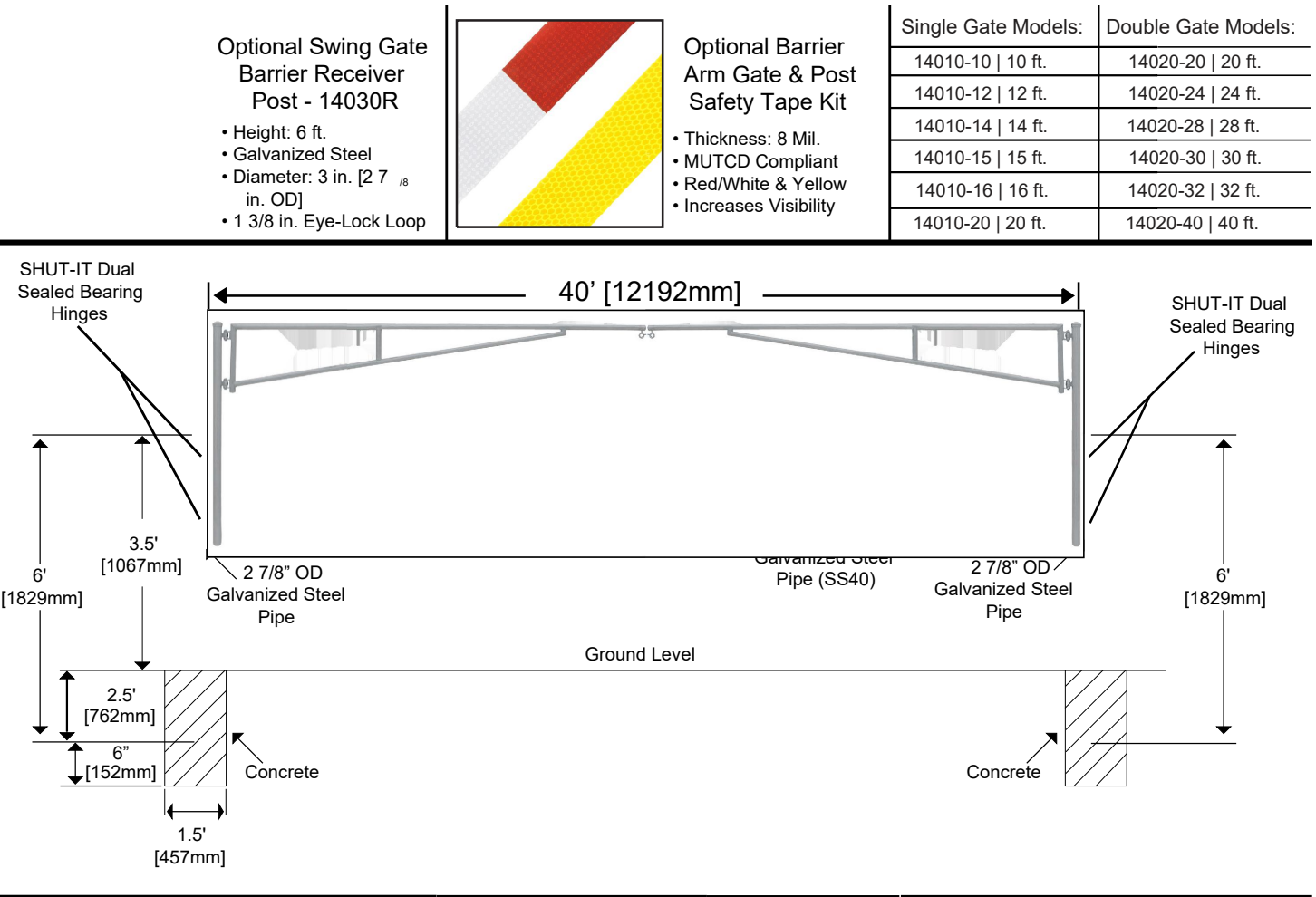
NOTES:  
1. ALL LUMBER SHALL BE UNTREATED WESTERN RED CEDAR, AND SHALL BE SOLID, STRAIGHT, AND FREE FROM SPLITS, SHAKES AND DISCOLORATION



**4 BIKE RACK DETAIL**  
1" = 1" P-CO1-02



**3 3-RAIL FENCE WITH WIRE MESH**  
1/2" = 1'-0" 323129.13-27

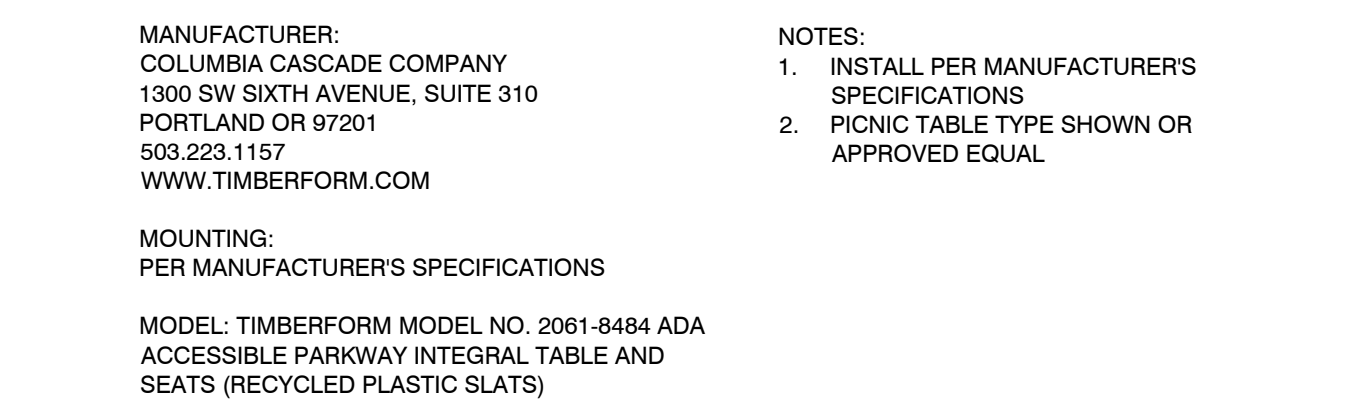


MANUFACTURER: COLUMBIA CASCADE COMPANY  
1300 SW SIXTH AVENUE, SUITE 310  
PORTLAND OR 97201  
503.223.1157  
WWW.TIMBERFORM.COM

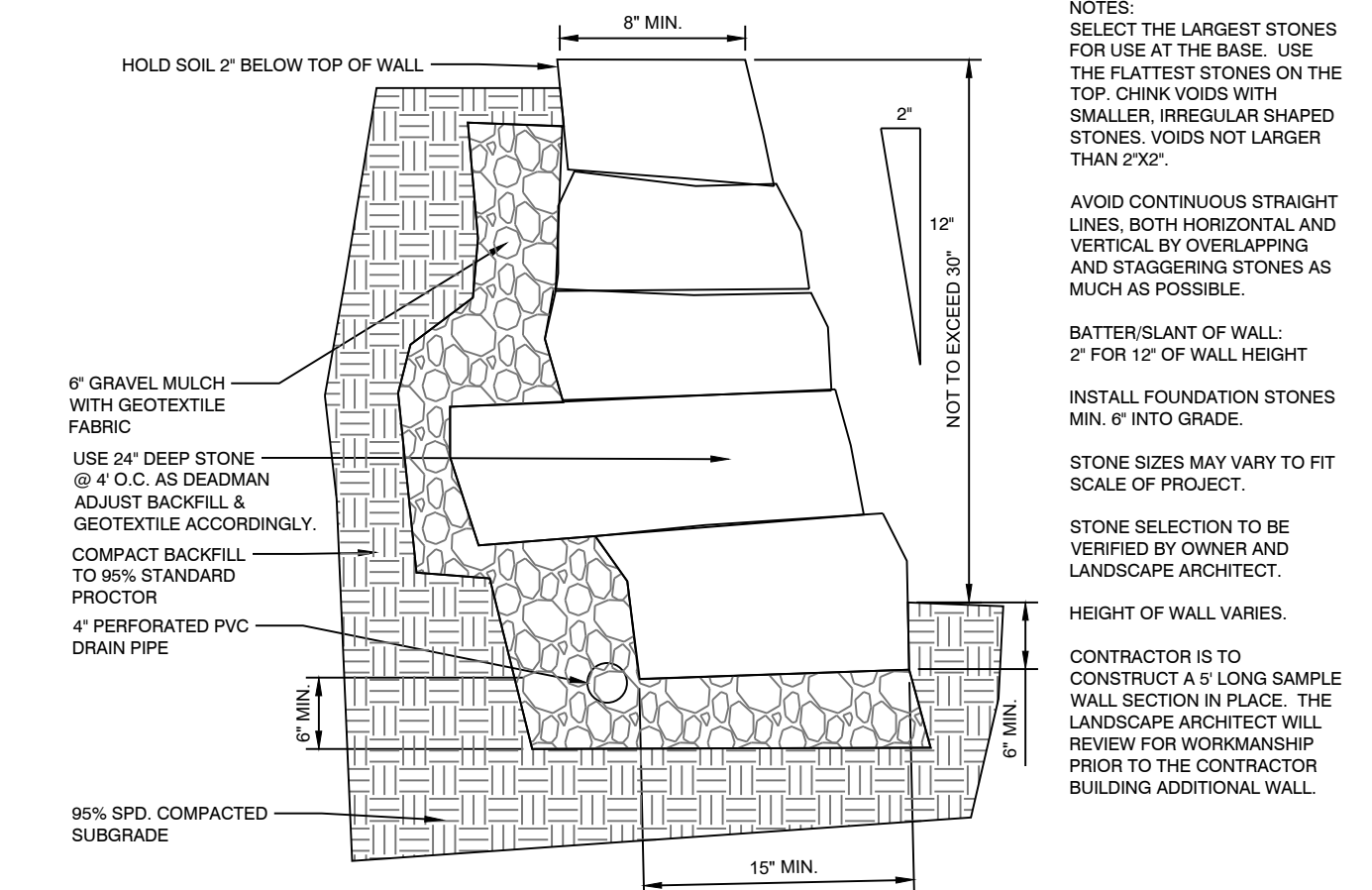
MOUNTING: PER MANUFACTURER'S SPECIFICATIONS

MODEL: TIMBERFORM MODEL NO. 2061-8494 ADA ACCESSIBLE PARKWAY INTEGRAL TABLE AND SEATS (RECYCLED PLASTIC SLATS)

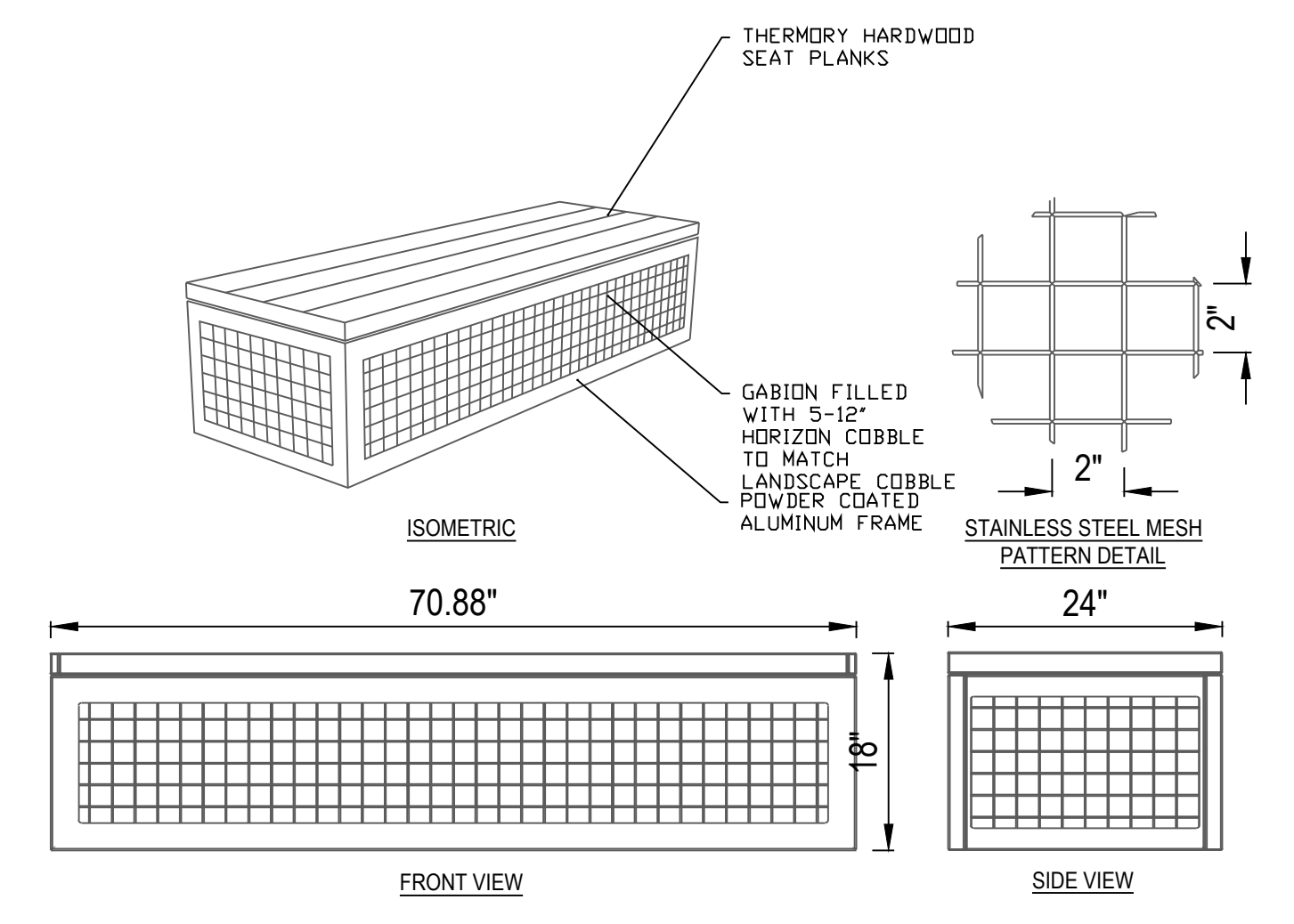
**5 DOUBLE SWING BARRIER GATE**  
1/8" = 1'-0" P-CR1-07



**6 PICNIC TABLE - ADA ACCESSIBLE**  
P-GR-08

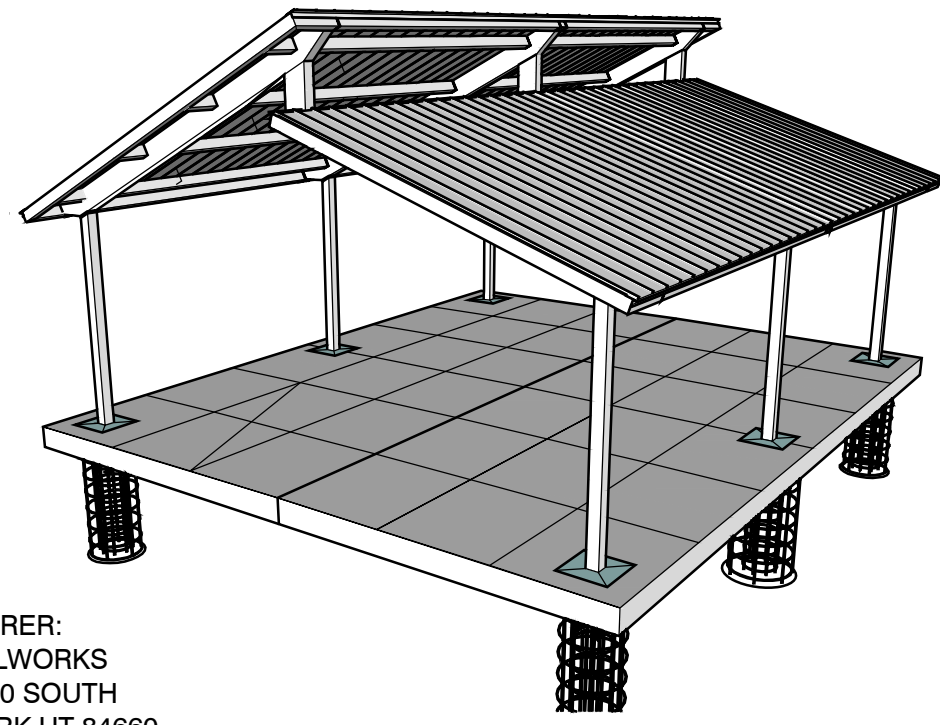


**7 BOULDER RETAINING WALL**  
NOT TO SCALE P-CR1-15



**8 ANOVA GABION BENCH**  
N.T.S. FRAME COLOR: TEXTURED PEWTER CAN1872T - CANYON THERMORY

P:\Cross Creek Metropolitan District\Cross Creek Park\Drawings\A-Arch\CD\Cross Creek North.dwg [LS2.01] 4/20/2023 9:50:10 AM alanahans



MANUFACTURER:  
SMITH STEELWORKS  
270 WEST 500 SOUTH  
SPANISH FORK UT 84680  
801.414.1724  
WWW.SMITHSTEELWORKS.COM

MOUNTING:  
PER MANUFACTURER'S SPECIFICATIONS

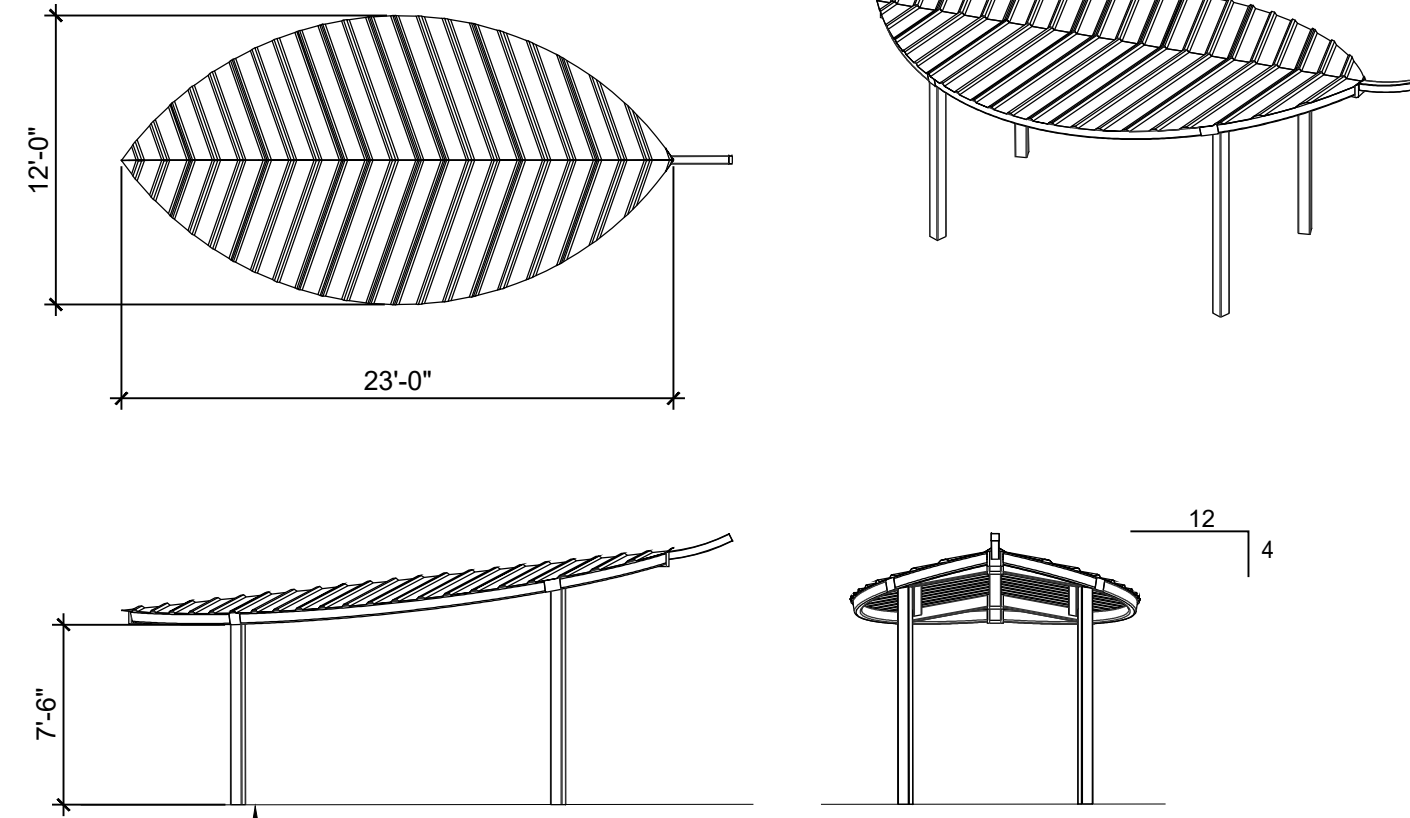
20X20 CLERESTORY PAVILION

NOTES:  
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

**1 CELRESTORY PAVILION**

1/8" = 1'-0"

P-CR1-08



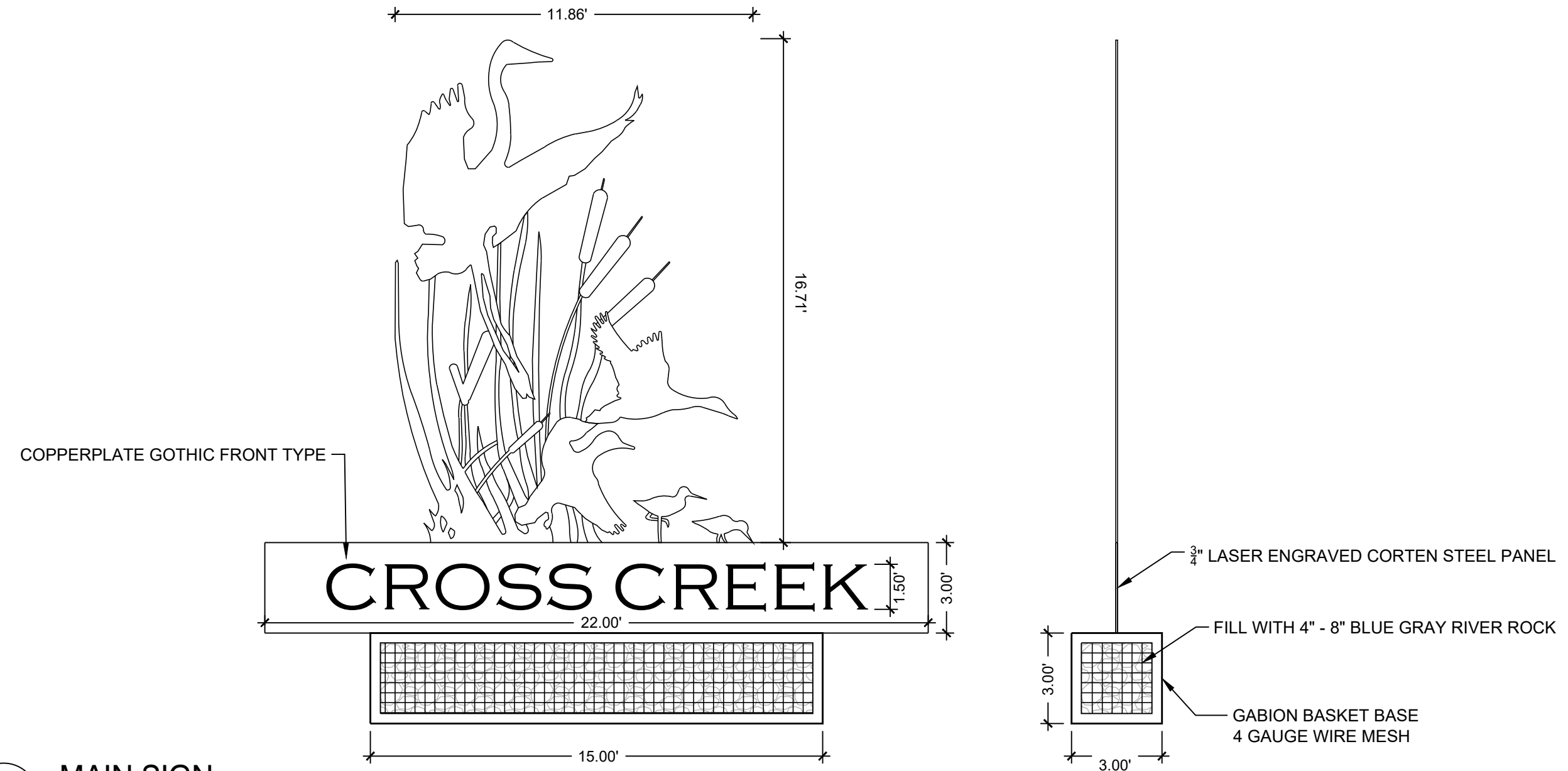
FINISH GRADE MOUNTING  
VARIES BASED ON  
ENGINEERING REQUIREMENTS

GENERAL ROOF NOTES:  
1. METAL ROOFING:  
• 24 GAUGE  
• GALVALUME COATED  
• KYNAK 600 PAINTED  
2. TRIM COLOR MATCHES ROOF  
3. SEE POLYGON.COM FOR  
COLOR OPTIONS

**2 POLYGON LEAF STRUCTURE**

1/8" = 1'-0"

P-CR1-01



COPPERPLATE GOTHIC FRONT TYPE

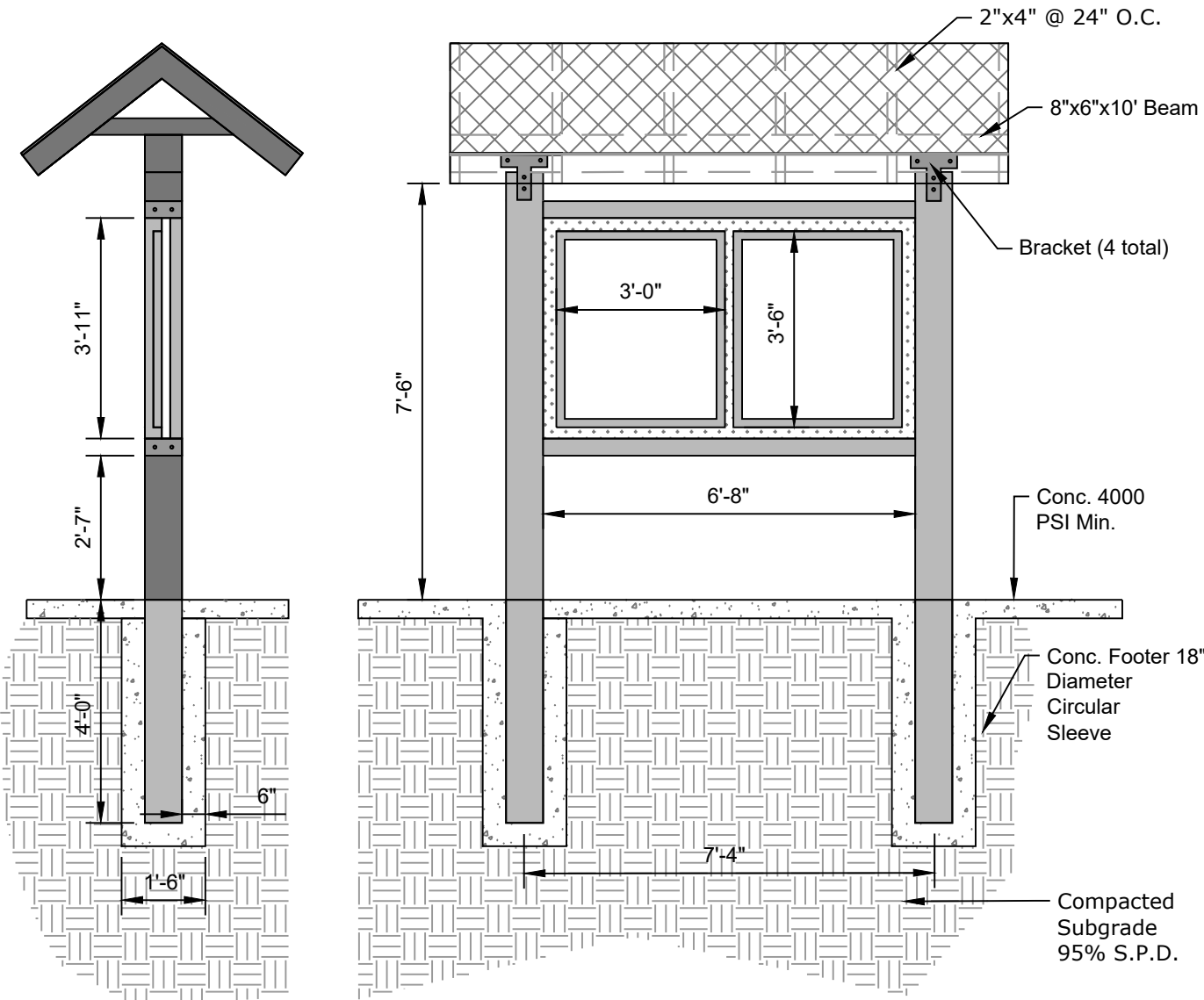
CROSS CREEK

3/8" LASER ENGRAVED CORTEN STEEL PANEL  
FILL WITH 4" - 8" BLUE GRAY RIVER ROCK  
GABION BASKET BASE  
4 GAUGE WIRE MESH

**3 MAIN SIGN**

1/4" = 1'-0"

P-CR1-11



VACKER SIGN - SIGNS FOR PARKS AND TRAILS  
INTERPRATIVE SIGN PANEL AND PEDESTAL:  
1/2" THICK HPL PANEL MOUNTED TO FRAMELESS ANGLE MOUNT PEDESTAL  
BULLETIN CASE WITH UPRIGHT POST SET:  
CASE DIMENSIONS RANGE 18"x24" - 36"x48"  
UPRIGHT POST SET HEIGHT DIMENSION RANGE: 96" - 108"  
WEBSITE: VACKERSIGN.COM  
CONTACT INFORMATION: (877)487-3101 OR (651) 487-3100

**4 PARK INFORMATION KIOSK**

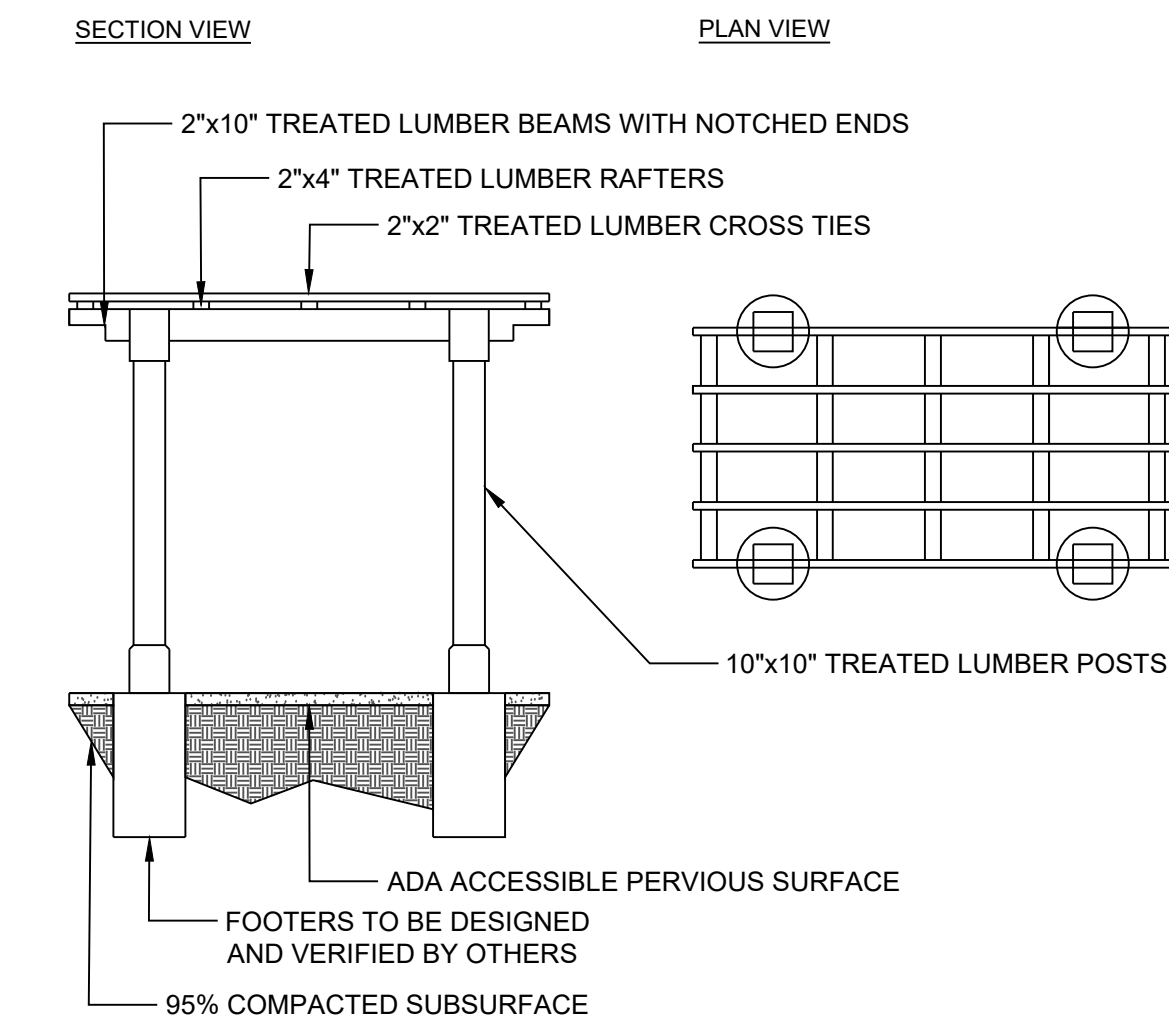
N.T.S.

P-NO-01

**5 VACKER PARK AND TRAIL SIGNAGE**

1" = 1'-0"

P-CR1-13



**6 ACCENT ARBOR - GARDENS**

1/4" = 1'-0"

P-CR1-14



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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CROSS  
CREEK PARK  
NORTH  
CONSTRUCTION  
DOCUMENT

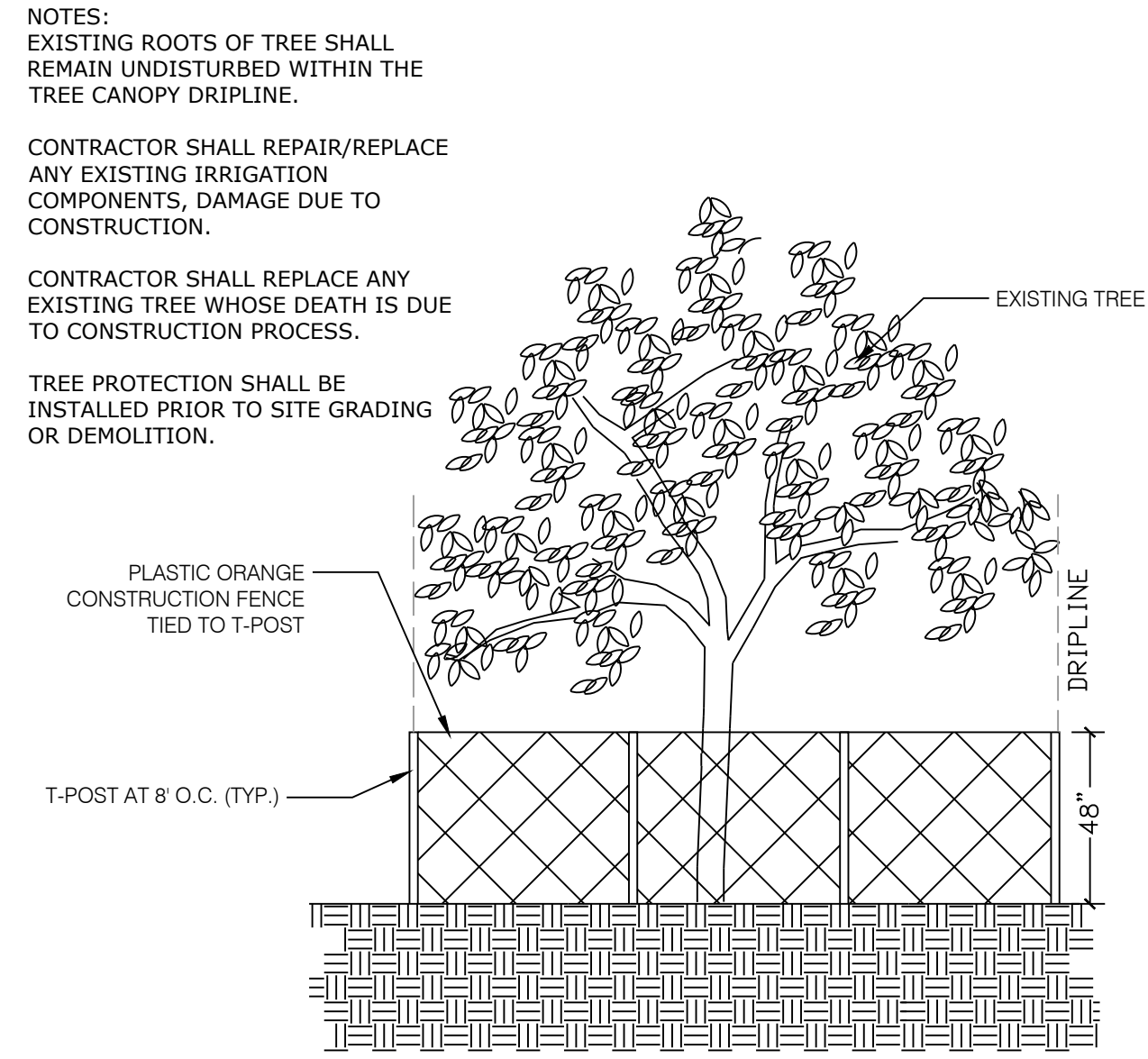
DATE: 03.01.23  
PROJECT MGR: C. LIEBER  
PREPARED BY: T. KNAB

DATE:	BY:	DESCRIPTION:

SITE DETAILS

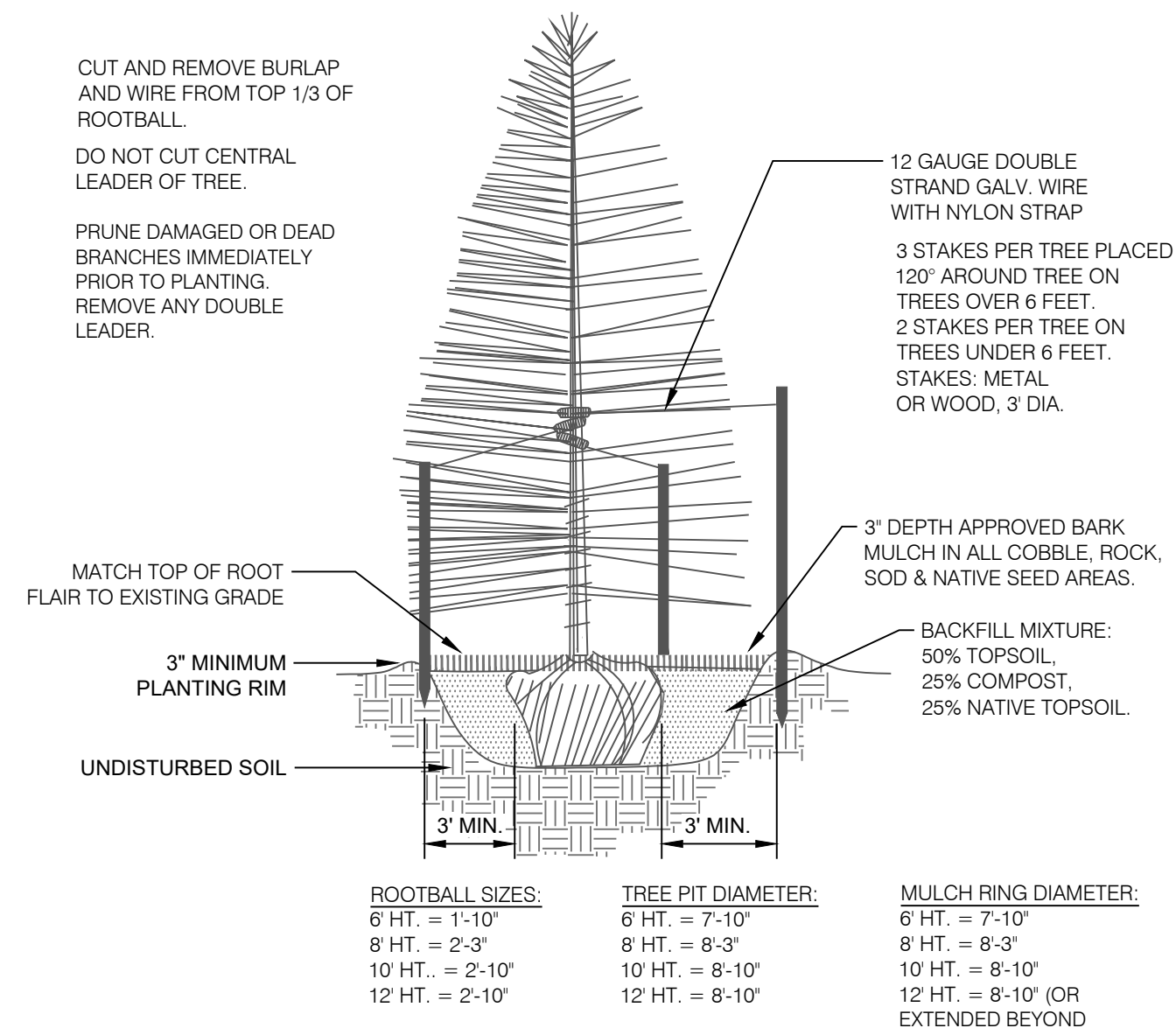
LS2.03

11 OF 11



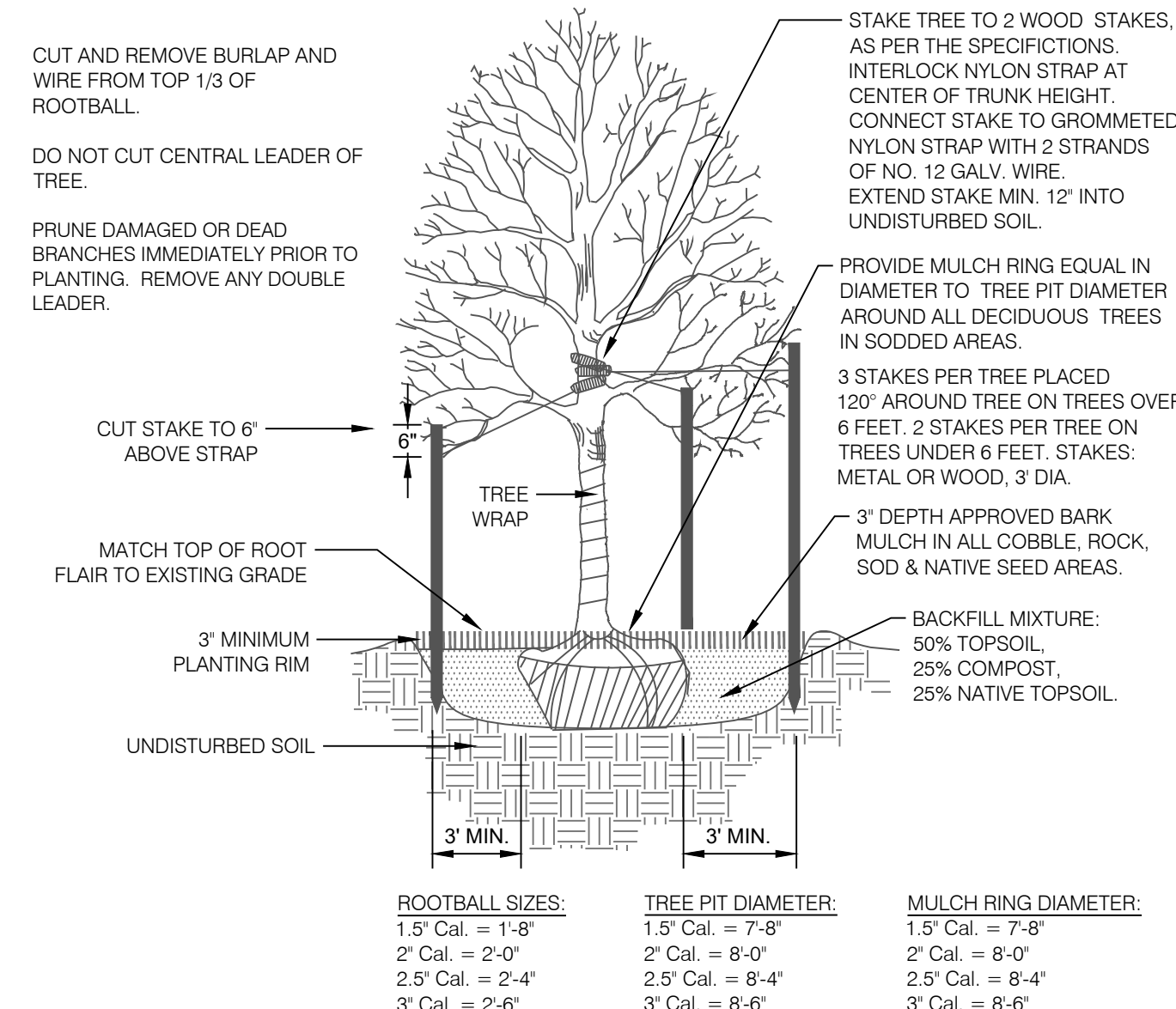
**1** EXISTING TREE PROTECTION DETAIL

N.T.S. 02-11



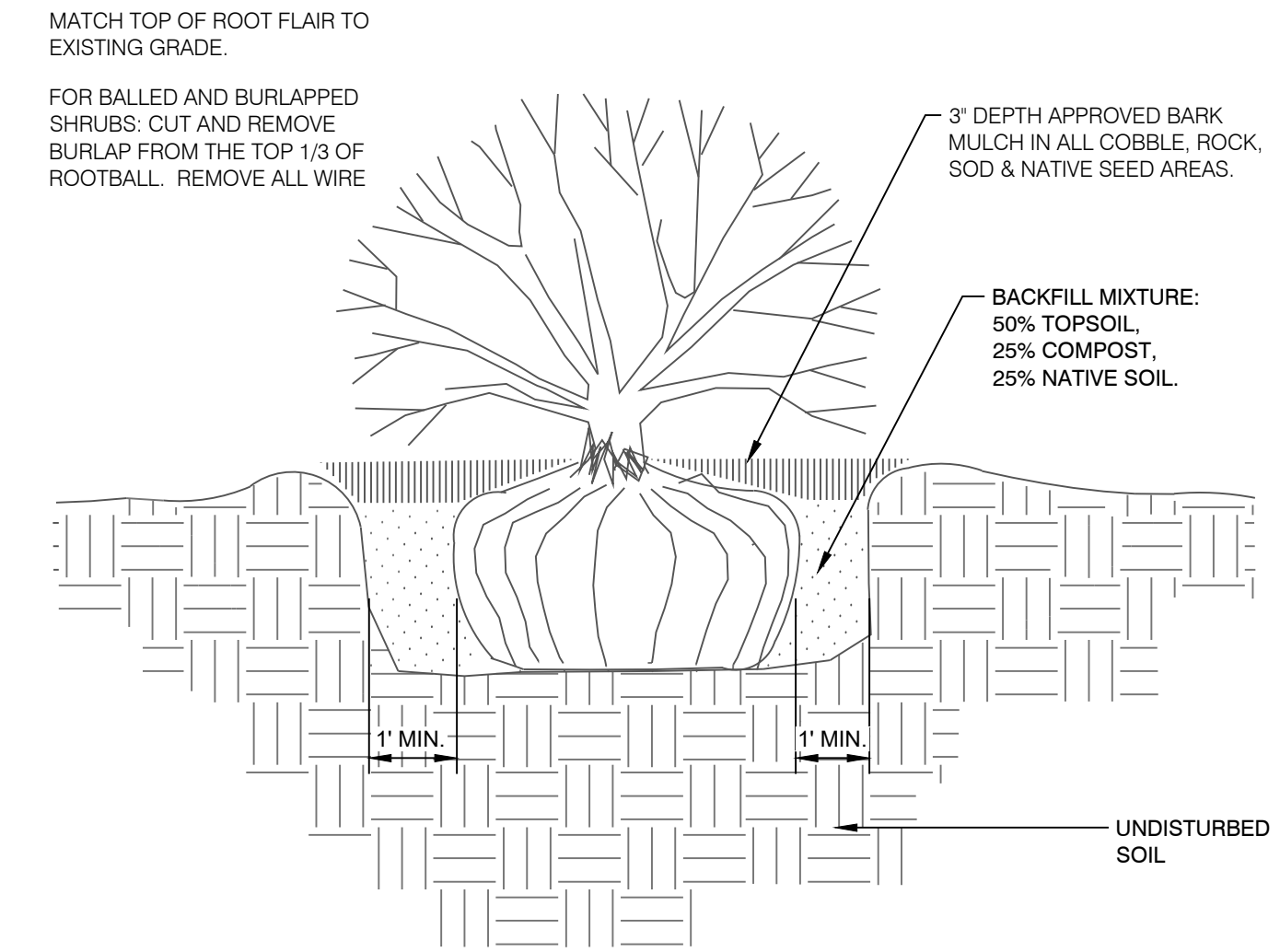
**2** CONIFEROUS TREE PLANTING DETAIL

N.T.S. 329343-02



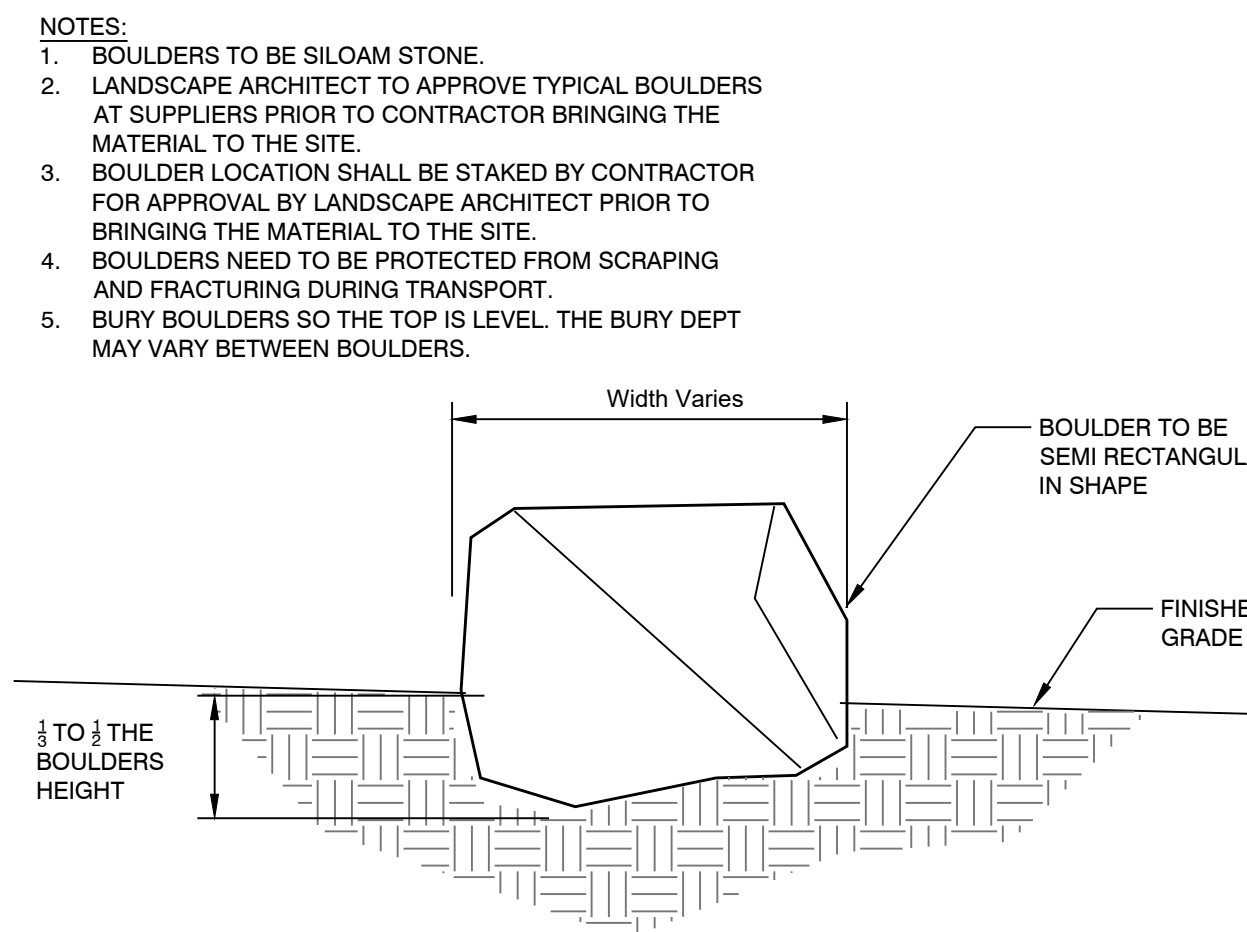
**3** DECIDUOUS TREE PLANTING DETAIL

N.T.S. 329343-01



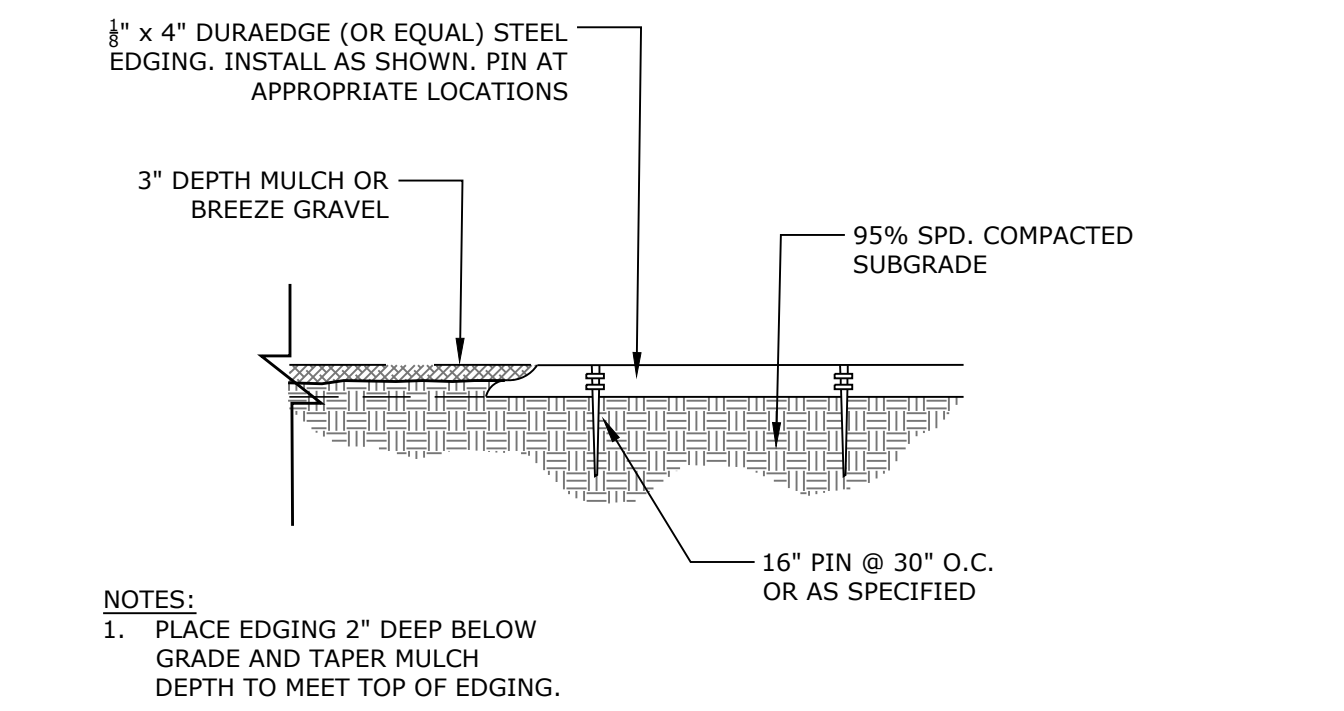
**4** SHRUB PLANTING DETAIL

N.T.S. 329333-03



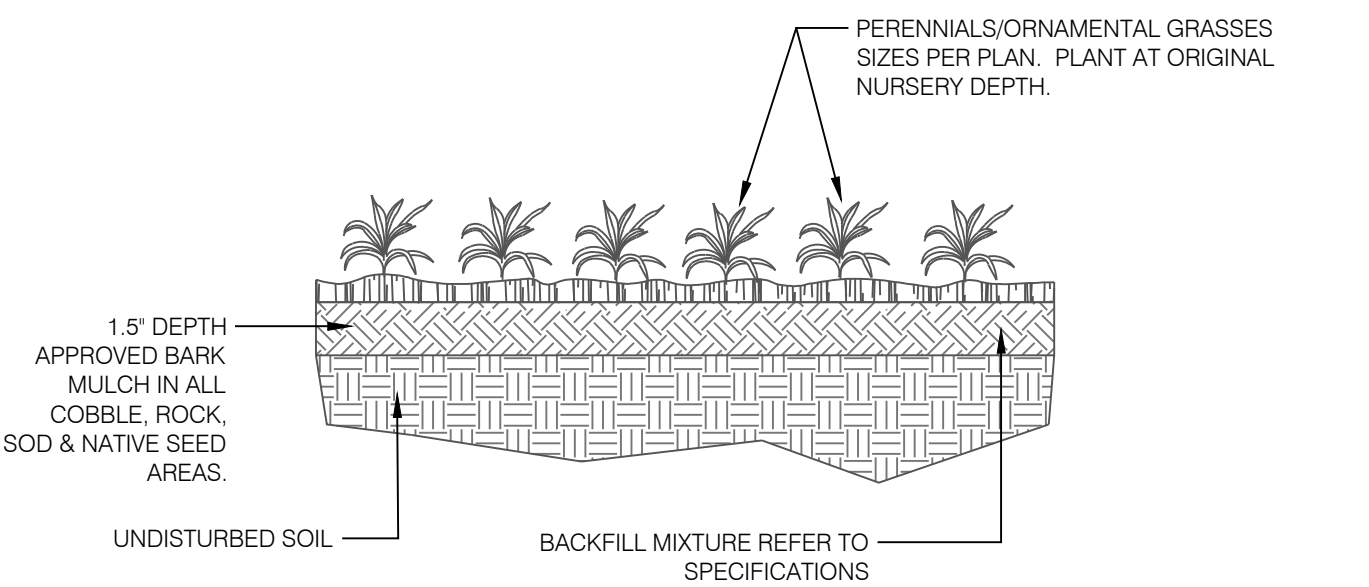
**5** LANDSCAPE BOULDER

N.T.S. 3294-08



**6** STEEL EDGING

N.T.S. 329413-09



**7** PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S. 3293-04

P:\Cross Creek Metropolitan District\Cross Creek Park\Drawings\1-Arch\CD\Cross Creek North.dwg (LS3.00) 4/20/2023 9:50:27 AM alanghans



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 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, CO 80903  
 Tel. 719.471.0073  
 Fax 719.471.0267  
 www.nescolorado.com  
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PLANNER / LANDSCAPE ARCHITECT  
 IN ASSOCIATION WITH

**CROSS CREEK PARK NORTH**  
 CONSTRUCTION DOCUMENT

PROJECT INFO  
 DATE: 03.01.23  
 PROJECT MGR: C. LIEBER  
 PREPARED BY: T. KNAB

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

**LANDSCAPE DETAILS**

**LS3.00**

12 OF 11

PLAN FILE #

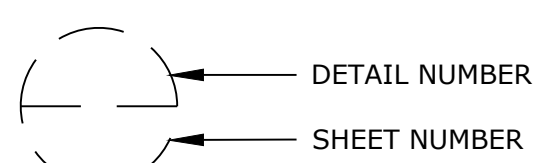
LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON HACHITA BLUE GRAMA TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III as supplied by C&C Sand To be applied as backfill in planting pits
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
 

	SOD	SEED	SHRUB
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K20)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

\*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- OR - TOPSOIL TO BE IMPORTED.
- CONTRACTOR TO TEST AMENDED SOIL. TAKE 1 TEST IN EACH GRAMA SOD/ALTERNATIVE TURF AREA, 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEEDING AREA, AND SUBMIT SOIL ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
- SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- LANDSCAPE ARCHITECT (L.A.) TO APPROVE BERMING BEFORE PLANTING CAN BEGIN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED ON THIS SHEET. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES. EROSION CONTROL BLANKET TO BE: S150BN WITH 6" STEEL STAKES AVAILABLE FROM NORTH AMERICAN GREEN DISTRIBUTOR, NILEXENVIRONMENTAL INC. (303)766-2000, OR APPROVED EQUAL. SUBMIT SAMPLE AND PRODUCT INFO TO LANDSCAPE ARCHITECT (L.A.) FOR APPROVAL PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- ALL SEED SHALL BE WARRANTED FOR ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE WARRANTY PERIOD. NO AREA LARGER THAN 3"x3" WITHIN THE IRRIGATED SEEDING AREA, 12"x12" FOR NON-IRRIGATED SEEDING AREAS OF THIS PROJECT SHALL BE VOID OF SUBSTANTIAL GRASS 45 DAYS AFTER THE TIME OF SEEDING DURING THE GROWING SEASON.
- ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% COMPOST, AND 25% EXISTING SOIL.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- MINIMUM INSPECTIONS WILL INCLUDE:
  - SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALER,
  - APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED,
  - "PUNCH LIST" SITE INSPECTIONS, AND
  - FINAL INSPECTION SITE VISIT.

ANY ADDITIONAL VISITS CAUSED BY INCOMPLETE LANDSCAPE CONTRACTOR WORK, WILL BE CHARGED TO THE LANDSCAPE CONTRACTOR AT LANDSCAPE ARCHITECT'S HOURLY RATE.
- CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO L.A. FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS. WOOD MULCH TO BE "WESTERN RED CEDAR MULCH" AVAILABLE FROM C&C SAND COMPANY (719)577-9900 OR PIONEER SAND CO. (719)725-6550. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE - SOLID STEEL EDGING TO BE: "DUAL EDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. AVAILABLE FROM CFS DISTRIBUTORS (719)574-2400, OR FROM DIRECT LANDSCAPE SUPPLY IN DENVER (303)781-2270. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- PSE - PERFORATED STEEL EDGING TO BE: AOME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. AVAILABLE FROM AOME MANUFACTURING CO. IN DENVER (303)955-2344. SEE PLAN FOR LOCATIONS OF PSE. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES PLANTED IN ROCK MULCH AREAS TO RECEIVE A 3' RADIUS RING OF WOOD MULCH.
- ROCK MULCH TO BE: 1.5" GOLDEN SUNSET AVAILABLE FROM C&C SAND COMPANY (719) 577-9900, OR EQUAL. GEOTEXTILE/FILTER FABRIC TO BE WEED CONTROL POLYPROPYLENE 350, 3.5 OUNCES/SQ. YARD, OR EQUAL. PLACE FABRIC UNDER ALL ROCK MULCH AREAS, BUT NOT UNDER WOOD MULCH AREAS. SUBMIT ROCK & FABRIC SAMPLES & PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.



DETAIL REPORT

NUMBER	TITLE	DETAIL	REFERENCES
1/05	4" CONCRETE PAVEMENT	321313-10	
2/05	TIER 1 - CITY TRAIL	P-CR1-03	
3/05	INFORMAL STONE STEPS	P-DP-15	
4/05	SAND SET FLAGSTONE PAVER	P-MR-01	
5/05	TYPE 3 CURB & GUTTER	P-DP-39	
6/05	LITTER RECEPTACLE	P-CR-06	
7/05	PET WASTE STATION	P-OC-72	
8/05	ANOVA CORONADO BENCH	P-ANO-05	
9/05	CITY STD. RAMP D8-E	321316-16	
1/06	3-RAIL FENCE	P-CR1-09	
2/06	GABION SEAT WALL	P-CR1-02	
3/06	3-RAIL FENCE WITH WIRE MESH	322129-13-27	
4/06	BIKE RACK DETAIL	P-CO1-02	
5/06	DOUBLE SWING BARRIER GATE	P-CR1-07	
6/06	PICNIC TABLE - ADA ACCESSIBLE	P-CR-08	
7/06	BOULDER RETAINING WALL	P-CR1-15	
8/06	ANOVA GABION BENCH	P-ANO-01	
1/07	CELESTORY PAVILION	P-CR1-08	
2/07	POLYGON LEAF STRUCTURE	P-CR1-01	
3/07	MAIN SIGN	P-CR1-11	
4/07	TRAILHEAD KIOSK	P-NO-01	
5/07	WACKER PARK AND TRAIL SIGNAGE	P-CR1-13	
6/07	ACCENT ARBOR - GARDENS	P-CR1-14	
1/12	EXISTING TREE PROTECTION DETAIL	02-11	
2/12	CONIFEROUS TREE PLANTING DETAIL	329343-02	
3/12	DECIDUOUS TREE PLANTING DETAIL	329343-01	
4/12	SHRUB PLANTING DETAIL	329333-03	
5/12	LANDSCAPE BOULDER	3294-08	
6/12	STEEL EDGING	329413-09	
7/12	PERENNIAL / ORNAMENTAL GRASS PLANTING	3293-04	

GROUND COVER LEGEND

	EXISTING DECIDUOUS - TO REMAIN	13
	EXISTING EVERGREEN - TO REMAIN	7
	DECIDUOUS ORNAMENTAL - TO REMAIN	11
	EXISTING SHRUB - TO REMAIN	31
	SOD HACHITA BLUE GRAMA (Bouteloua gracilis)	817 sf
	WOOD MULCH WESTERN RED CEDAR	5,199 sf
	COBBLE 4" - 8" ARKANSAS TAN RIVER ROCK	7,105 sf
	SAND	9,164 sf
	NATIVE SEED W/ WILDFLOWER MIX El Paso County Low Grow Seed Mix Drilled at 21 PLS/acre, Hydroseed on splores 3:1 & greater at 42 PLS/acre 29% Sideoats Grama 25% Buffalograss 20% Blue Grama 5% Green Needlegrass 1% Sand Dropseed	6,161 sf
	DECORATIVE ROCK 1.5" GOLDEN SUNSET	1,996 sf
	COMPACTED GRAVEL TRAIL	12,054 sf
	BROWN PEA .375" PEA GRAVEL	1,765 sf

PLANT SCHEDULE

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cl	1	Cercocarpus ledifolius / Curl-leaf Mountain Mahogany	12'	12'	5 GAL	CONT
	Cm	5	Chamaebatiaria millefolium / Fernbush	6'	6'	5 GAL	CONT
	Cg	9	Chrysothamnus nauseosus graveolens / Tall Green Rabbitbrush	6'	6'	5 GAL	CONT
	Pa	19	Perovskia atriplicifolia / Russian Sage	4'	4'	5 GAL	CONT
	Po	5	Physocarpus opulifolius 'Coppertina' / Coppertina Ninebark	4'	4'	5 GAL	CONT
	Pc2	2	Prunus x cistena / Purple Leaf Sand Cherry	8'	8'	6'	CONT
	Rg	12	Ribes aureum / Golden Currant	5'	6'	5 GAL	CONT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Jb	3	Juniperus sabina 'Buffalo' / Buffalo Juniper	2'	10'	5 GAL	CONT
	Pt	8	Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine	15'	6'	5 GAL	CONT
	Pmw	13	Pinus mugo 'White Bud' / White Bud Mugo Pine	4'	4'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Bb	92	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	3'	3'	1 GAL	CONT
	Cxa	19	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Mp	28	Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass	3'	3'	1 GAL	CONT
	Pp	15	Panicum virgatum 'Prairie Sky' / Prairie Sky Switch Grass	5'	3'	1 GAL	CONT
	Ph	21	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	6'	3'	1 GAL	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ga	3	Gaillardia aristata 'Arizona Apricot' / Arizona Apricot Blanket Flower	1'	2'	1 GAL	CONT
	Ga2	3	Gaillardia aristata 'Arizona Red Shades' / Arizona Red Shades Blanket Flower	1'	2'	1 GAL	CONT
	Gg	3	Gaillardia x grandiflora 'Goblin' / Goblin Blanketflower	1'	2'	1 GAL	CONT
	Gr	6	Gaillardia x grandiflora 'Mesa Peach' / Mesa Peach Blanketflower	2'	2'	1 GAL	CONT
	Gm	6	Gaillardia x grandiflora 'Mesa Yellow' / Mesa Yellow Blanketflower	2'	2'	1 GAL	CONT
	Mf	10	Monarda didyma 'Fireball' / Fireball Bee Balm	2'	2'	1 GAL	CONT
	Ms	6	Monarda didyma 'Gardenview Scarlet' / Gardenview Scarlet Bee Balm	3'	3'	1 GAL	CONT
	Mp2	3	Monarda didyma 'Panorama Red' / Panorama Red Bee Balm	3'	3'	1 GAL	CONT



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

CROSS CREEK PARK NORTH

PROJECT ADDRESS

OTHER INFO

DATE:	00/00/0000
PROJECT MGR:	PROJECT MGR
PREPARED BY:	PREPARED BY

SEAL

ISSUE TYPE

ISSUE:	DATE:	DESCRIPTION:
	00/00/00	DESCRIPTION

ISSUE / REVISION

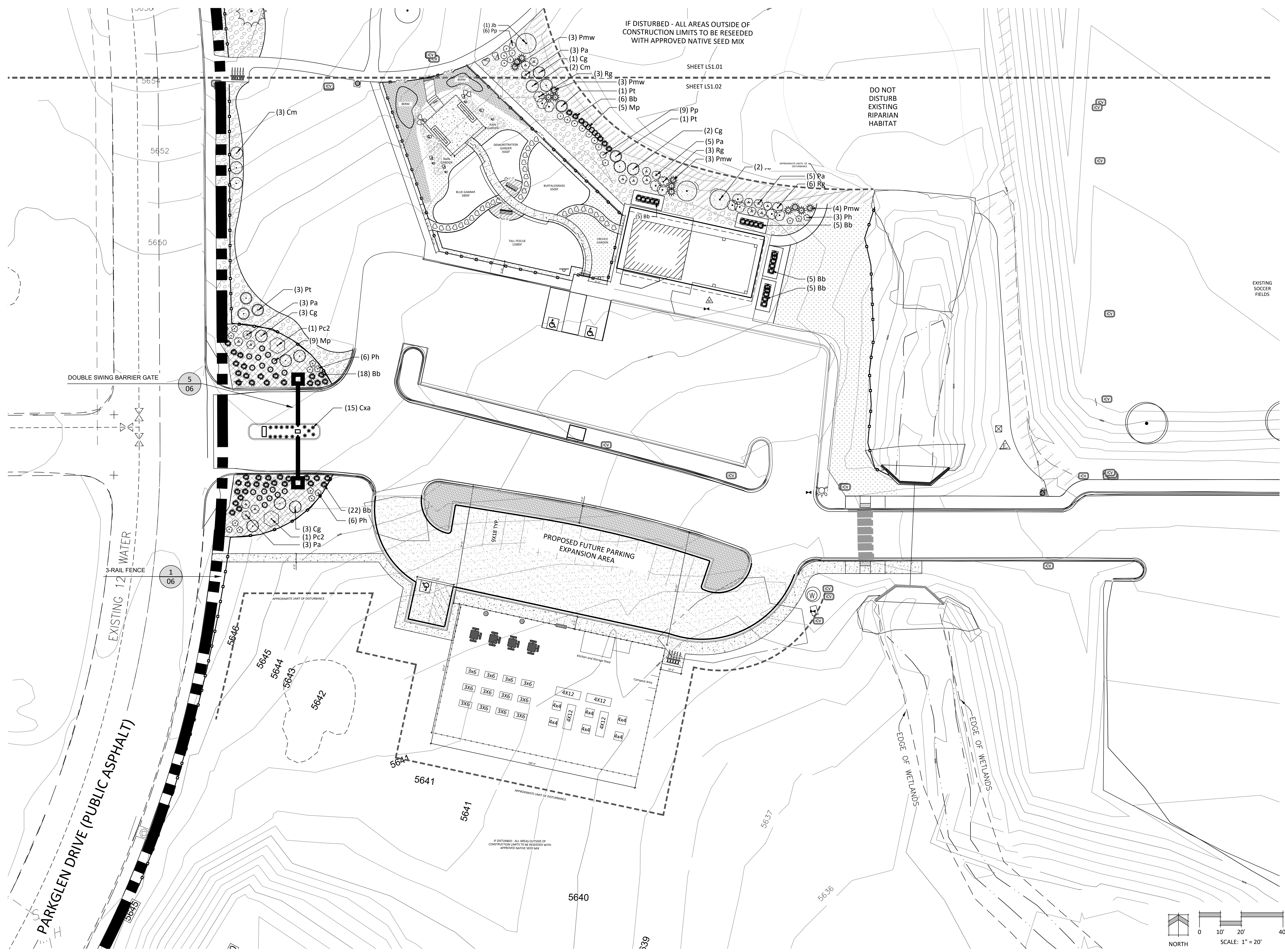
LANDSCAPE NOTES

SHEET NUMBER

# LS3.01

13 OF 15





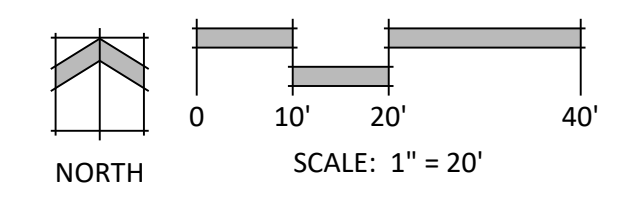
IF DISTURBED - ALL AREAS OUTSIDE OF CONSTRUCTION LIMITS TO BE RESEED WITH APPROVED NATIVE SEED MIX

SHEET LS1.01

SHEET LS1.02

DO NOT DISTURB EXISTING RIPARIAN HABITAT

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Tel. 719.471.0073  
Fax 719.471.0267  
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**CROSS CREEK PARK NORTH**  
CONSTRUCTION DOCUMENT

DATE: 03.01.23  
PROJECT MGR: C. LIEBER  
PREPARED BY: T. KNAB

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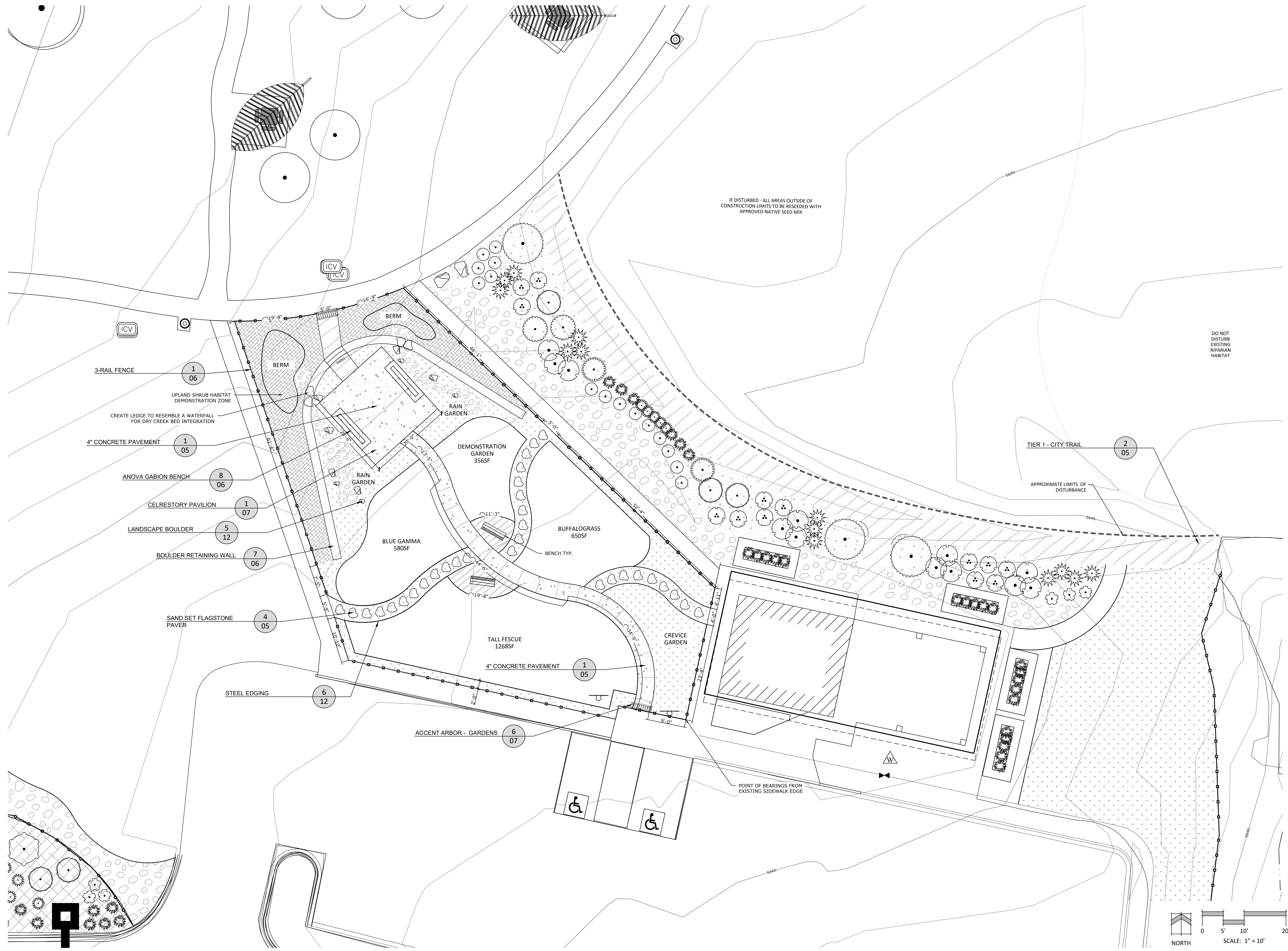
**ENTRY AND COMMUNITY GARDEN PLANTING PLAN**

**LS4.00**

4 OF 11

PLAN FILE #

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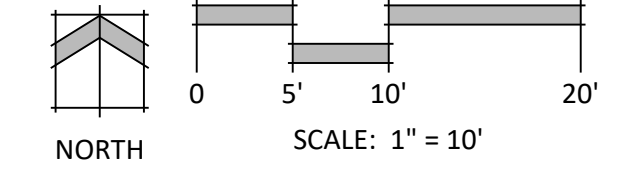
ISSUE INFO

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DEMONSTRATION GARDEN LAYOUT PLAN

LS4.01

2 OF 11

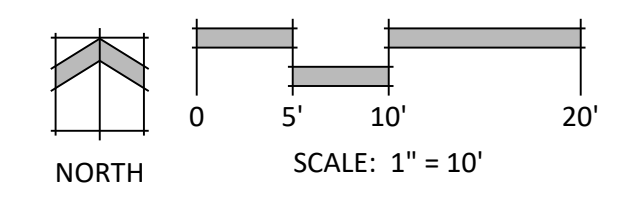
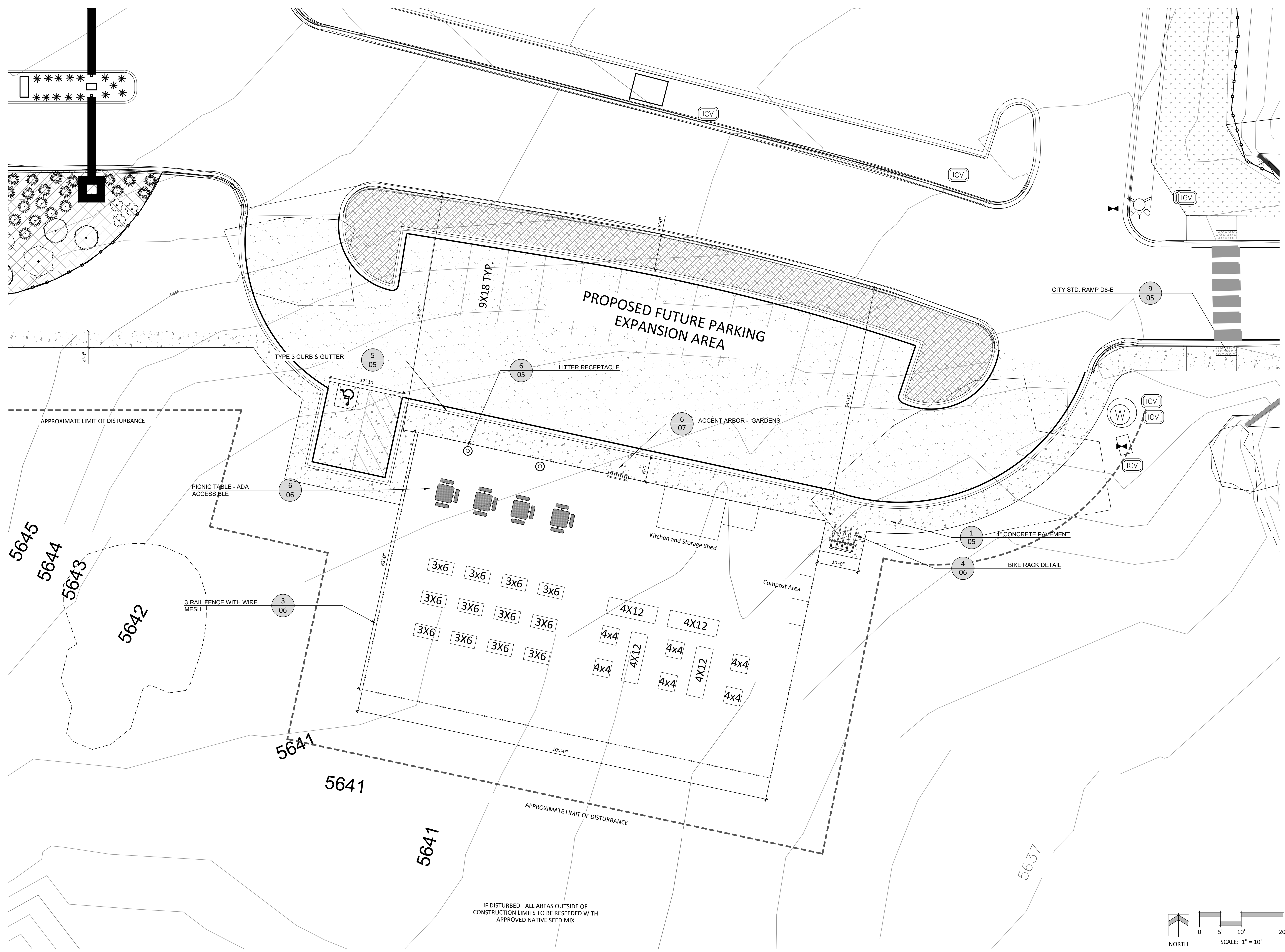




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**COMMUNITY GARDEN LAYOUT PLAN**

**LS4.02**

2 OF 11