

The Residence at Stratmoor Townhomes Filing No. 2

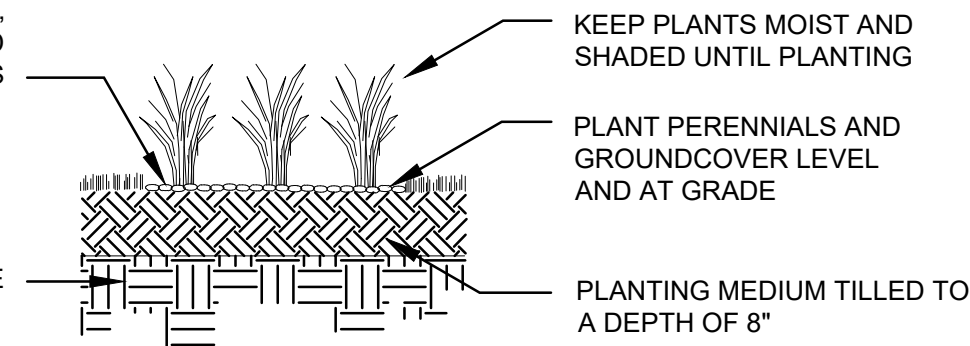
Site Development Plan Amendment

LOTS 11 THROUGH 88, INCLUSIVE, AND A PORTION OF TRACT A, THE RESIDENCE AT STRATMOOR TOWNHOMES, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 206712380 OF THE EL PASO COUNTY RECORDS

PLANT SHEDULE

TREES						
SYMBOL	ABBR	QTY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE
	AR		Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	30-40'	1.5" CAL
	FP		Fraxinus pennsylvanica 'Patmore'	Patmore Ash	30-40'	1.5" CAL
	GT		Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	30-40'	1.5" CAL
	PO	TBD	Populus angustifolia	Narrowleaf Cottonwood	20-30'	1.5" CAL
	QR		Quercus rubra	Red Oak	30-40'	1.5" CAL
	TC		Tilia cordata	Little leaf Linden	15-25'	1.5" CAL
	UF		Ulmus 'Frontier'	Frontier Elm	30-40'	1.5" CAL
	PC		Prunus cerasus 'Montmorency'	Montmorency Cherry	12-15'	1.0" CAL
	MR	TBD	Malus 'Radiant'	Radiant Crabapple	15-20'	1.0" CAL
	AG		Acer ginnala	Amur Maple	12-20'	1.0" CAL
	PP		Pinus ponderosa	Ponderosa Pine	25-35'	6" TALL
	PN	TBD	Pinus nigra	Austrian Pine	25-35'	6" TALL
	PG		Picea pungens 'Glaucia'	Blue Spruce	15-25'	6" TALL
	AB		Abies concolor	White Fir	15-25'	6" TALL
TOTAL # TREES 213						
SHRUBS						
SYMBOL	ABBR	QTY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE
	AA		Amelachier alnifolia	Saskatoon Serviceberry	6-10'	5 Gallon
	AF		Amorpha fruticosa	Indigo Bush	5-7'	5 Gallon
	BT		Berberis thunbergii	Japanese Barberry	4-6'	5 Gallon
	CY		Cornus alba 'Bud's Yellow'	Bud's Yellow Dogwood	5-6'	5 Gallon
	EA		Euonymus alatus 'Compactus'	Burning Bush	4-6'	5 Gallon
	PF		Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	3-4'	5 Gallon
	PR	TBD	Prunus x cistena	Purpleleaf Cherry	5-7'	5 Gallon
	SP		Salix purpurea nana	Dwarf Arctic Willow	4-6'	5 Gallon
	SA		Shepherdia argentea	Buffaloberry	6-10'	5 Gallon
	SJ		Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	2-3'	5 Gallon
	SV		Syringa vulgaris 'Sensation'	Purple White Fench Lilac	8-12'	5 Gallon
	VO		Viburnum opulus Compactum'	Compact European Cranberrybush	5-6'	5 Gallon
	BN		Picea abies 'Nidiformis'	Bird's Nest Spruce	3-6'	5 Gallon
	JM		Juniperus x media 'Old Gold'	Old Gold Juniper	4-6'	5 Gallon
	JM	TBD	Juniperus x media 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	4-6'	5 Gallon
	JW		Juniperus horizontalis 'Wiltonii'	Wilton Carpet Juniper	6-8'	5 Gallon
	JY		Juniperus horizontalis 'Youngstown'	Andorra Youngstown Juniper	4-6'	5 Gallon
	SL		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5-7'	5 Gallon
TOTAL # SHRUBS TBD						

SHREDDED, AGED MULCH
3" DEEP FOR ANNUALS,
PERENNIALS, AND
GROUNDCOVERS

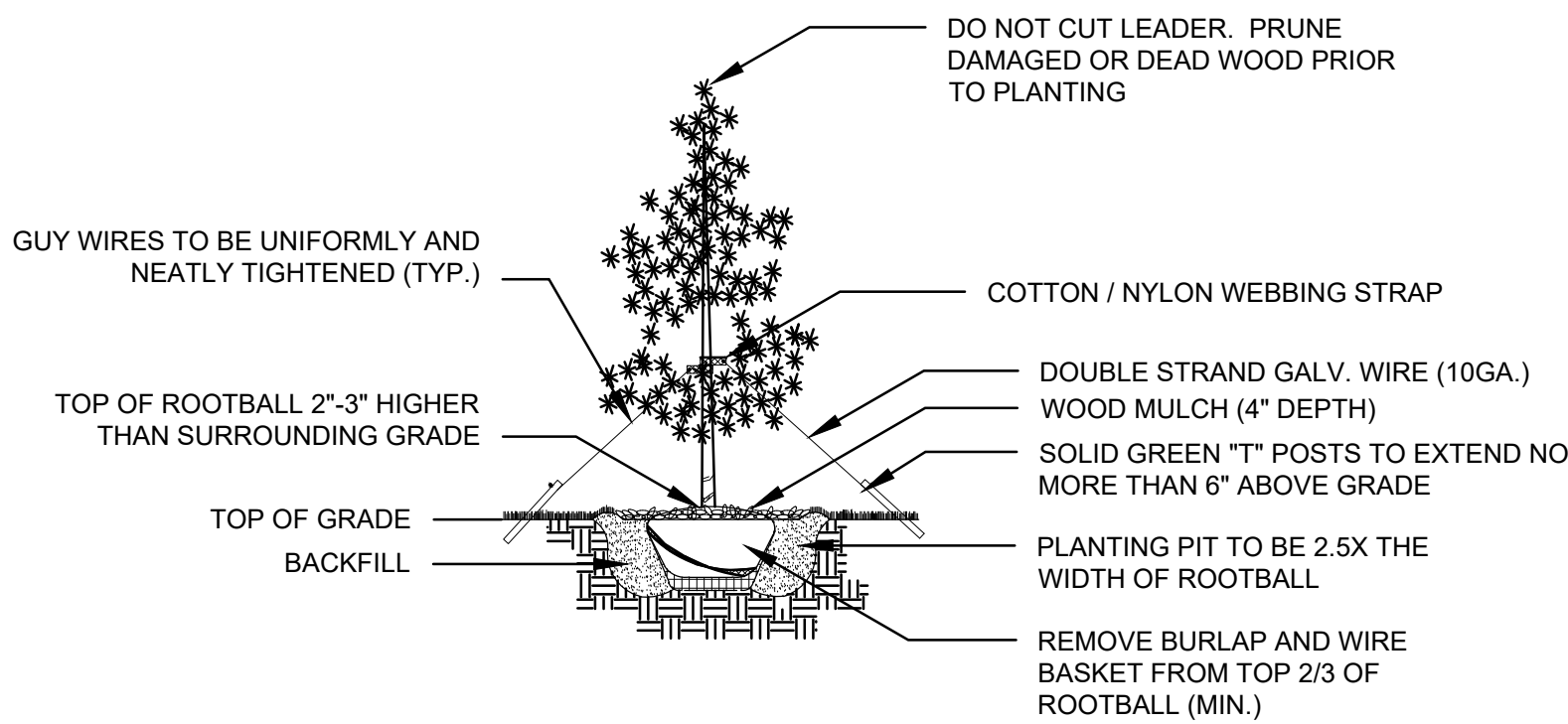


NOTES:

- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS UP AND OPERATIONAL
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE GIVEN

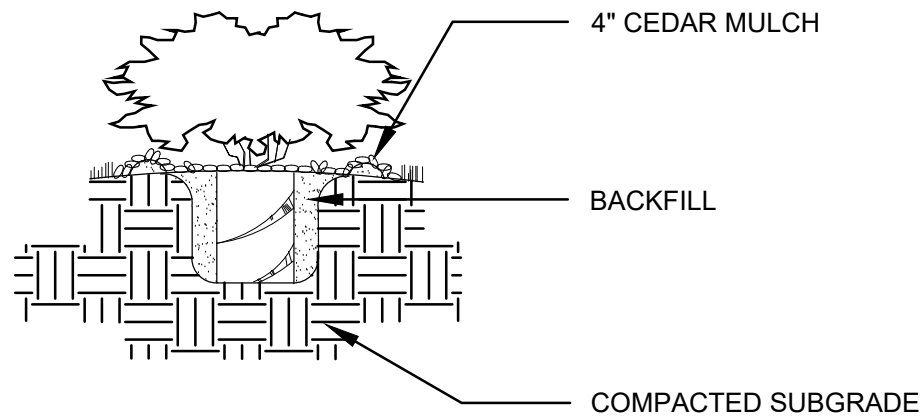
ANNUALS, PERENNIALS, AND GROUNDCOVERS
PLANTING DETAIL

NTS



EVERGREEN TREE
PLANTING DETAIL

NTS

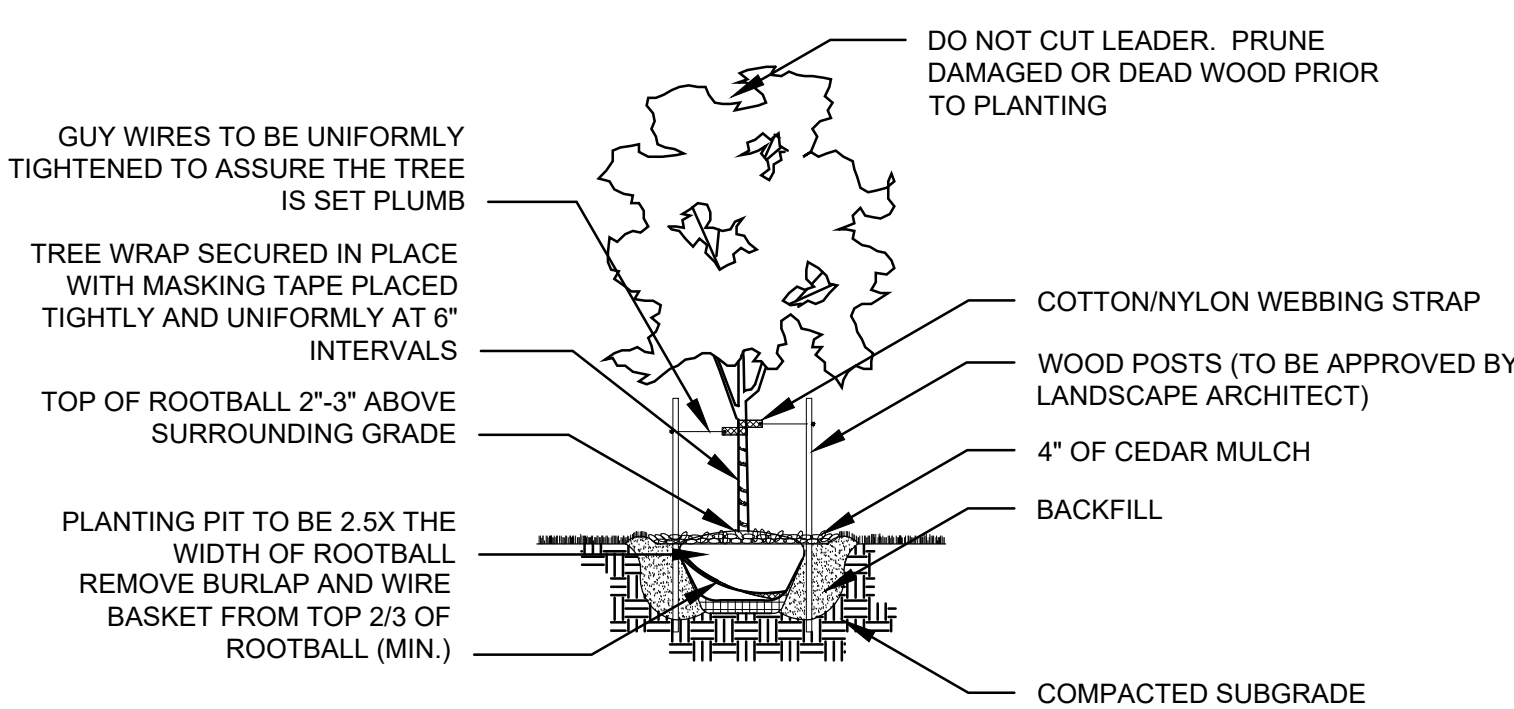


NOTES:

- PLANTING PITS ARE TO BE CREATED 2.5X THE WIDTH OF THE INDIVIDUAL ROOTBALLS
- CONTRACTOR TO SCARIFY THE VERTICAL SIDES OF CONTAINER GROWN MATERIAL
- SMALL PLANTING/ WATERING TO BE PROVIDED FOR INDIVIDUAL PLANTS

SHRUB, 2 GAL. & GREATER
PLANTING DETAIL

NTS



DECIDUOUS TREE
PLANTING DETAIL

NTS

DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	WILSHIRE DRIVE	I-25
STREET CLASSIFICATION:	NON-ARTERIAL	EXPRESSWAY
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	25' / 25'
LINEAR FOOTAGE:	465'	1540'
TREE/FEET REQUIRED:	1 / 30'	1 / 20'
NUMBER OF TREES REQUIRED:	16	77
NUMBER OF TREES REQUIRED w/ 20% REDUCTION:	NA	62*
NUMBER OF TREES PROVIDED:	16	62
PLANT ABBREVIATION DENOTED ON PLAN:	WS	IS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75	75 / 75

*ALTERNATIVE COMPLIANCE REQUESTED TO REDUCE THE REQUIRED TREES BY 20%

MOTOR VEHICLE LOTS:

NUMBER OF VEHICLE SPACES PROVIDED:	167
SHADE TREES REQUIRED:	12
SHADE TREES REQUIRED w/ 20% REDUCTION:	10*
SHADE TREES PROVIDED:	10
VEHICLE LOT FRONTAGES:	NW PARKING LOT ADJACENT EXISTING RESIDENTIAL
LENGTH OF FRONTAGE:	500'
LENGTH OF SCREENING REQUIRED / PROVIDED:	334' / 334'
LENGTH OF SCREENING OR BERM PROVIDED:	NA
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	VEH
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75

*ALTERNATIVE COMPLIANCE REQUESTED TO REDUCE THE REQUIRED TREES BY 20%

INTERNAL LANDSCAPING:

NET SITE AREA:	14.46 AC.
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL AREA REQUIRED/PROVIDED:	94,500 SF / 94,500 SF
INTERNAL TREES REQUIRED:	189
NUMBER OF TREES REQUIRED w/ 20% REDUCTION:	151*
INTERNAL TREES PROVIDED:	76
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	750 / 750
INTERNAL PLANT ABBREVIATED ON PLAN:	INT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75

*ALTERNATIVE COMPLIANCE REQUESTED TO REDUCE THE REQUIRED TREES BY 20%

LANDSCAPE BUFFERS AND SCREENS:

STREET NAME OR PROPERTY LINE:	NORTH EAST	EAST	NORTH WEST
WIDTH IN FEET REQ./PROV.:	15' / 15'	15' / 15'	15' / 15'
LINEAR FOOTAGE	490'	770'	190'
TREE / FT. REQUIRED	1 / 25'	1 / 25'	1 / 25'
BUFFER TREES REQUIRED:	20	31	8
NUMBER OF TREES REQUIRED w/ 20% REDUCTION:	16*	25*	NA
BUFFER TREES PROVIDED:	16	25	8
EVERGREEN TREES REQ./PROV.:	7 / 7	11 / 11	3 / 3
LENGTH OF OPAQUE STRUCTURE	N/A	N/A	N/A
BUFFER TREE ABBR. ON PLAN:	NB	EB	WB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75	75 / 75	75 / 75

*ALTERNATIVE COMPLIANCE REQUESTED TO REDUCE THE REQUIRED TREES BY 20%

NATIVE SEED MIX:

CRESTED WHEAT SEED MIX	
Slender wheatgrass	16% by weight
Western wheatgrass 'Aribra'	14% by weight
Thickspike wheatgrass 'Criticana'	13% by weight
Streambank wheatgrass	12% by weight
Pubescent wheatgrass 'Luna'	10% by weight
Sideoats grama 'Vaughn'	10% by weight
Sand bluestem	10% by weight
Prairie sandreed	6% by weight
Sheep fescue 'Covar'	3% by weight
Blue grama 'Lovington'	3% by weight
Little blue 'Pastura'	3% by weight

*Native Seed mix to be hydraulically seeded per supplier's specifications.

TREE PRESERVATION NOTES

- THE CRITICAL ROOT ZONE (CRZ) OF A TREE SHALL BE DEFINED AS THE GROUND AREA AROUND THE TREE TRUNK WHICH EXTENDS TO A VERTICAL LINE DROPPED FROM THE OUTERMOST BRANCHES OF THE TREE (DRIPLINE).
- THE FOLLOWING MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR:
 - ALL TREES TO REMAIN SHALL BE PRUNED STRUCTURALLY FOR BRANCH CLEARANCE.
 - 4" CONSTRUCTION FENCING WITH "KEEP OUT" WARNING SIGNS SHALL BE ANCHORED IN THE GROUND AROUND THE CRZ's TO PREVENT SOIL COMPACTION AND TRUNK OR CROWN DAMAGE.
 - SILT FENCING SHALL BE INSTALLED ON THE OUTSIDE OF THE CONSTRUCTION FENCE ON THE UPSLOPE SIDE OF THE CRZ(S).
 - TREE ROOTS SHALL BE PRUNED TO THE DEPTH OF THE PROPOSED GRADING OR SOIL DISTURBANCE.
- THE PROTECTIVE FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITEWORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STORAGE OF ANY MATERIALS, VEHICLES OR EQUIPMENT, OR DUMPING OF ANY CONTAMINANTS WITHIN A CRZ SHALL BE PROHIBITED.
- FILLING OVER A CRZ SHALL BE PROHIBITED, WITHOUT AN APPROVED MITIGATION PLAN.
- PRIOR TO ANY TRENCHING OR EXCAVATION IN A CRZ, TREE ROOTS SHALL BE PRUNED AT THE EDGE OF THE PROPOSED TRENCH OR EXCAVATION, HOWEVER, NO MORE THAN 40% OF A CRZ SHALL BE PRUNED WITHOUT PRIOR APPROVAL.
- ALL DEAD WOOD AND DAMAGED LIMBS SHALL BE PRUNED OUT BY THE COMPLETION OF CONSTRUCTION.
- ALL WORK ON TREES TO REMAIN INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
- PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
- SOD TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND OF TURF-TYPE TALL FESCUE.
- SEED TYPE SHALL BE LOCALLY AVAILABLE HARDY BLEND AS SPECIFIED. SOW AT RATE SPECIFIED BY SEED PRODUCER.
- ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING THE R.O.W., SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS RECEIVING COBBLE MULCH. DO NOT PLACE FABRIC IN ORGANIC MULCH OR ANNUAL AND PERENNIAL AREAS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS AT THE END OF THE ONE YEAR GUARANTEE PERIOD.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS DURING HIS DURATION OF WORK ON-SITE.
- ALL AREA DESIGNATED TO RECEIVE COBBLE MULCH SHALL CONSIST OF AN EVENLY PLACED LAYER OF ROCK AND WEED BARRIER IS COMPLETELY COVERED.
- ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY THE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- TYPICALLY, PLANTS ARE TO BE SIZED AS THE SMALLEST SIZE AS SHOWN PER SPECIES ON THE PLANT SCHEDULE. LOCATIONS OF UPSIZED PLANTS ARE DESIGNATED BY THE ADDITION OF THE PLANT SIZE TO THE LABEL ON THE PLANS.
- PREPARE SOD AND SEED AREAS BY RIPPING EXISTING SOIL TO A MINIMUM DEPTH OF SIX (6) INCHES. REMOVE ALL CONSTRUCTION DEBRIS, ROCKS OVER ONE (1) INCH FROM THE SITE. SPREAD AND INCORPORATE INTO THE TOP FOUR (4) INCHES FERTILIZER AND SOIL AMENDMENTS PER SPECIFICATIONS. PROVIDE SOIL ANALYSIS FOR APPROVAL.
- FINE GRADE SEED AND SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDLING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED.
- ROLL SOD AFTER INSTALLATION TO INSURE ROOTS ARE IN CONTACT WITH THE SOIL SURFACE. IMMEDIATELY BEGIN WATERING OF SOD AREAS.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.

Approved

By: Craig Dossey, Executive Director
Date: 11/01/2017

El Paso County Planning & Community Development



DSD FILE NO.: PPR-16-009

THOMAS THOMAS
Planning
Urban Design
Landscape Architecture

614 North Tejon
Colorado Springs, Colorado 80903
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REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS REVIEW #1	5/16/17	JRA		
2					
3					
4					
5					
6					

DESIGNED	JRA	03.04.16
DRAWN	JRA	03.04.16
CHECKED	JRA	03.04.16
PROJECT NUMBER:		3518.00
SCALE:		AS NOTED

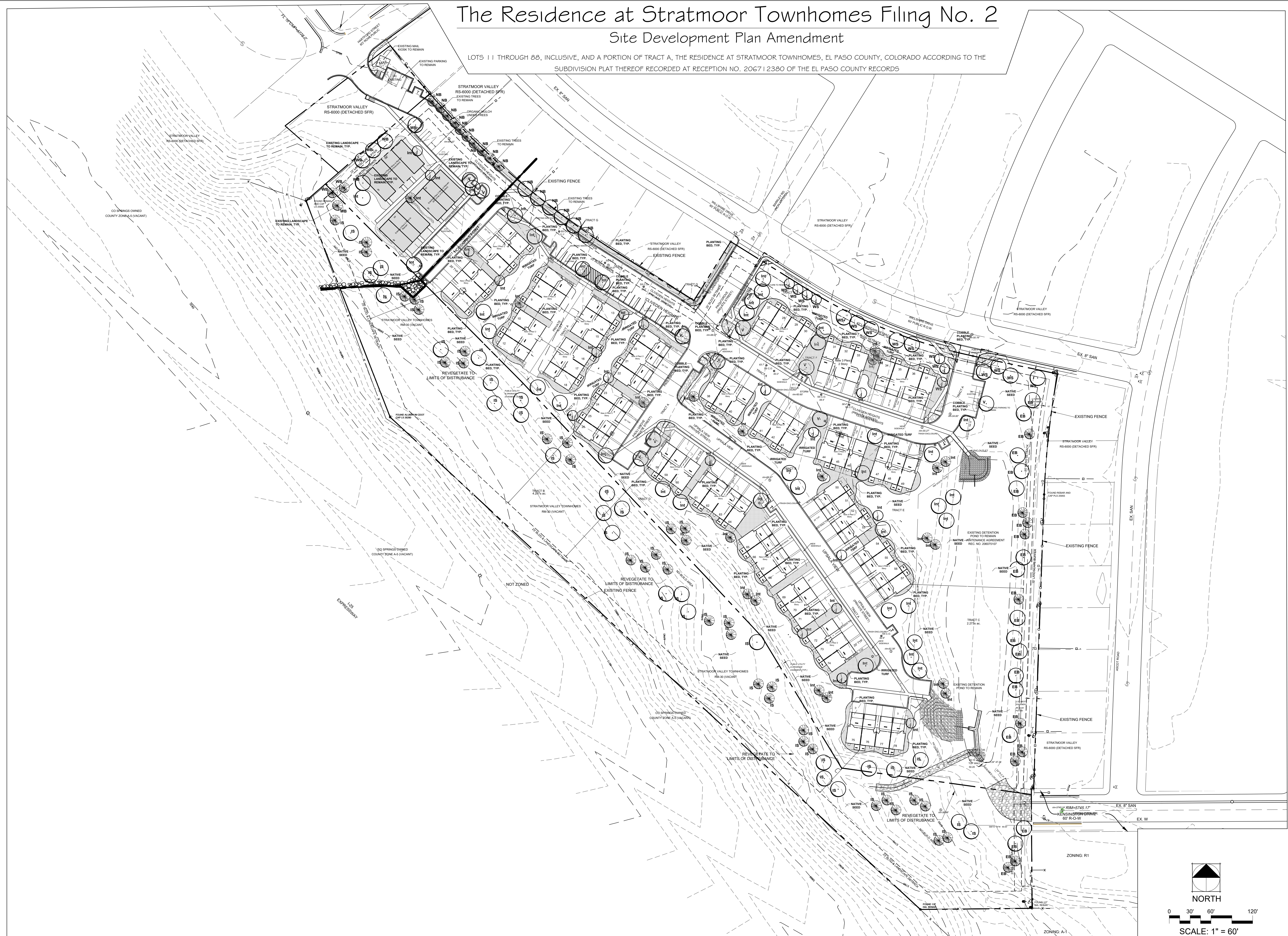
THE RESIDENCE AT STRATMOOR
TOWNHOMES FILING 2
SITE DEVELOPMENT PLAN AMENDMENT
PRELIMINARY LANDSCAPE PLAN AMENDMENT

L1

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PRELIMINARY LANDSCAPE PLAN AMENDMENT