

URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO

PLANT SCHEDULE

QTY.	SYM.	Scientific Name	Common Name	Size	Mature Width	Notes
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DECIDUOUS TREES

--	AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	1.5" cal.	30-40'	B&B
--	PW	Populus x acuminata	Lanceleaf Cottonwood	1.5" cal.	30-40'	B&B
--	QR	Quercus rubra	Northern Red Oak	1.5" cal.	40-60'	B&B
--	TA	Tilia americana	American Linden	1.5" cal.	30'	B&B

ORNAMENTAL TREES

--	AA	Acer ginnala 'Flame'	Flame Amur Maple	1" cal.	20'	B&B
--	AS	Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry	1" cal.	20'	B&B Single Leader
--	CII	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	1" cal.	15-20'	B&B Single Leader
--	MI	Malus sp. 'Indian Summer'	Indian Summer Crabapple	1" cal.	20'	B&B

EVERGREEN TREES

--	AC	Abies concolor	White Fir	6' ht.	20-30'	B&B
--	JSG	Juniperus scopulorum 'Gray Glean'	Gray Glean Juniper (upright)	4' ht.	6'	CONT.
--	PE	Pinus edulis	Pinon Pine	6' ht.	10-20'	B&B
--	PN	Pinus nigra	Austrian Pine	6' ht.	30-40'	B&B
--	PPB	Picea pungens 'Bakeri'	Bakeri Colorado Blue Spruce	6' ht.	15-20'	B&B
--	PPG	Picea pungens glauca	Colorado Blue Spruce	6' ht.	20-30'	B&B

EVERGREEN SHRUBS

--	JBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 GAL	8'	CONT.
--	JHH	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 GAL	6'	CONT.
--	JSA	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 GAL	6'	CONT.
--	JWB	Juniperus scopulorum 'Witchita Blue'	Witchita Blue Juniper	5 GAL	6'	CONT.
--	PAN	Picea abies 'Nidiformis'	Bird's Nest Spruce	5 GAL	6'	CONT.
--	PMM	Pinus mugo 'Mops'	Miniature Mugo Pine	5 GAL	3'	CONT.

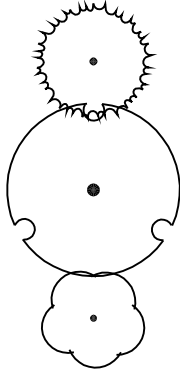
DECIDUOUS SHRUBS

--	BR	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	5 GAL	6'	CONT.
--	CC	Caryopteris x clandonensis	Blue Mist Spirea	5 GAL	5'	CONT.
--	PA	Perovskia atriplicifolia	Russian Sage	5 GAL	4'	CONT.
--	PBB	Prunus besseyi 'Pawnee Buttes'	Creeping Western Sandcherry	5 GAL	6'	CONT.
--	PC	Prunus x cistena	Purple-Leaf Plum	5 GAL	6'	CONT.
--	PFG	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 GAL	3-4'	CONT.
--	POD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 GAL	8'	CONT.
--	RTS	Rhus trilobata	Three-Leaf Sumac	5 GAL	4-6'	CONT.
--	RTL	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	5 GAL	6-8'	CONT.
--	RR	Rosa glauca	Red-Leaved Rose	5 GAL	6'	CONT.
--	RW	Rosa woodsii	Woods Rose	5 GAL	4-6'	CONT.
--	SK	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 GAL	5'	CONT.
--	SV	Syringa vulgaris	Common Purple Lilac	5 GAL	12'	CONT.
--	SMB	Symphoricarpos x 'Magic Berry'	Pink Snowberry	5 GAL	3-4'	CONT.
--	VL	Viburnum lentago	Nannyberry Viburnum	5 GAL	8'	CONT.
--	VTC	Viburnum trilobum 'Compactum'	Compact American Cranberry	5 GAL	5'	CONT.

PERENNIALS

--	AMY	Achillea 'Moonshine'	Moonshine Yarrow	1 GAL	18-24"	24" o.c.
--	ACR	Aquilegia caerulea	Rocky Mountain Columbine	1 GAL	12-18"	18" o.c.
--	ANE	Aster novae-angliae 'Purple Dome'	New England Purple Aster	1 GAL	18-24"	24" o.c.
--	CAF	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL	18-24"	2-3" o.c.
--	CES	Coreopsis grandiflora 'Sunray'	Dwarf Double Coreopsis	1 GAL	18"	18-24" o.c.
--	CTS	Cerastium tomentosum	Snow-In-Summer	1 GAL	18"	18-24" o.c.
--	HSO	Hemerocallis 'Stella de Oro'	Dwarf Gold Daylily	1 GAL	12-18"	24" o.c.
--	PMP	Penstemon strictus	Rocky Mountain Penstemon	1 GAL	12-18"	18" o.c.
--	PVS	Panicum virgatum 'Shenandoah'	Red Switchgrass	1 GAL	18-24"	2-3" o.c.
--	RFG	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 GAL	18-24"	24" o.c.

CONCEPT PLANT SCHEDULE



EVERGREEN TREE

-

DECIDUOUS TREE

-

ORNAMENTAL TREE

-



SOD

-



NATIVE SEED MIX

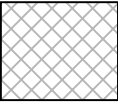
- low maintenance xeric

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DETENTION SEED MIX

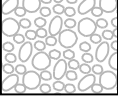
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SHRUB BED

Wood mulch or 3/8"-3/4" rock mulch

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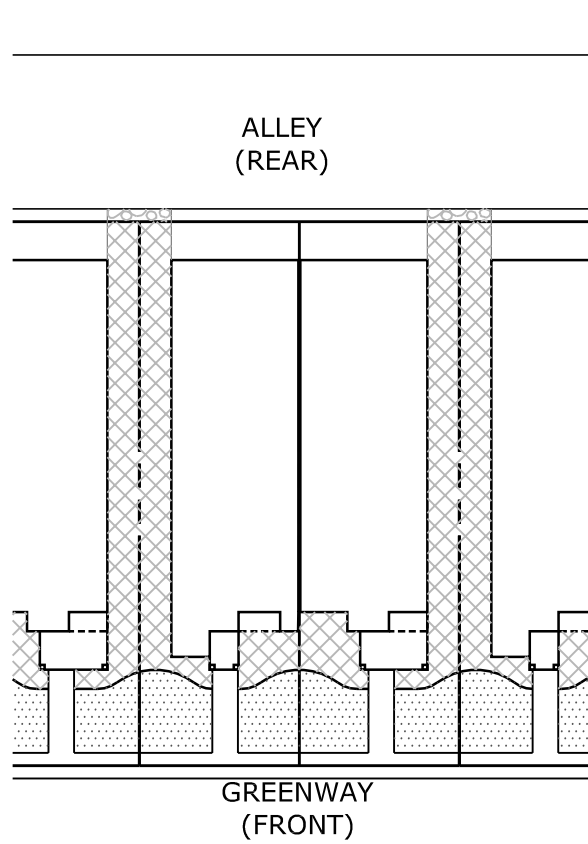
ROCK COBBLE

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LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS 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. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
- PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- THERE SHALL BE NO OBSTRUCTIVE PLANTING WITHIN THE SIGHT VISIBILITY LINES, SHRUBS THAT GROW ABOVE 3 FEET IN HEIGHT OR TREES THAT HAVE A BRANCH HEIGHT BELOW 10 FEET SHALL BE TRIMMED.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE LOT TYPICAL



LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section 6.2.2.B & 6.2.2.G(1)

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Constitution Ave. (West)	Principal Arterial	25 / 25'	612'	1 / 20'	31 / 28
Constitution Ave. (East)	Principal Arterial	25 / 25'	633'	1 / 20'	32 / 28
Hannah Ridge Dr. (West)	Non-Arterial	10' / 10'	351'	1 / 30'	12 / 11
Hannah Ridge Dr. (East)	Non-Arterial	10' / 10'	344'	1 / 30'	12 / 11
West Boundary	Zone District Bndy		394'	1 / 30'	14 / 14
East Boundary	Zone District Bndy		344'	1 / 30'	12 / 9

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / TBD	x/x	CW	75% / 95%
40 / TBD	x/x	CE	75% / 95%
10 / TBD	x/x	HW	75% / 75%
10 / TBD	x/x	HE	75% / 75%
-- / TBD	x/x	WB	75% / 75%
30 / TBD	x/x	EB	75% / 100%

Landscape Buffer & Screens

See Code Section 6.2.2.D(2)

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (33%) / Prov.
South Boundary (West)	15' / 15'	609'	24 / 24	8 / 8
South Boundary (East)	15' / 30'	633'	26 / 26	9 / 9

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
609 / Existing	SW	75% / 75%
633 / Existing	SE	75% / 75%

Internal Landscaping

See Code Section 6.2.2.E

Net Site Area (SF) (excludes dedicated ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
West: 116,416 S.F.	15%	17,463 SF / 62,764 SF	35 / 27
East: 118,533 S.F.	15%	17,780 SF / 67,041 SF	36 / 24
Each Lot: 2,125 S.F.	15%	319 SF / 697 SF	0.65 / 1 tree or shrubs

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
80 / TBD	x/x	IW	75% / 80%
120 / TBD	x/x	IE	75% / 80%
65 / TBD	x/x		75% / 60%

Land Planning

Landscape
Architecture

Urban Design

NES

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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT /
PRELIMINARY PLAN

CONSTITUTION AND
HANNAH RIDGE DR

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03-11-20	KM	PER COUNTY REVIEW COMMENTS
06-03-20	KM	PER COUNTY REVIEW COMMENTS

PRELIMINARY LANDSCAPE PLAN AND NOTES

LP1

PUD SP 19-011

SEAL

REUSE INFO

ISSUE / REVISION

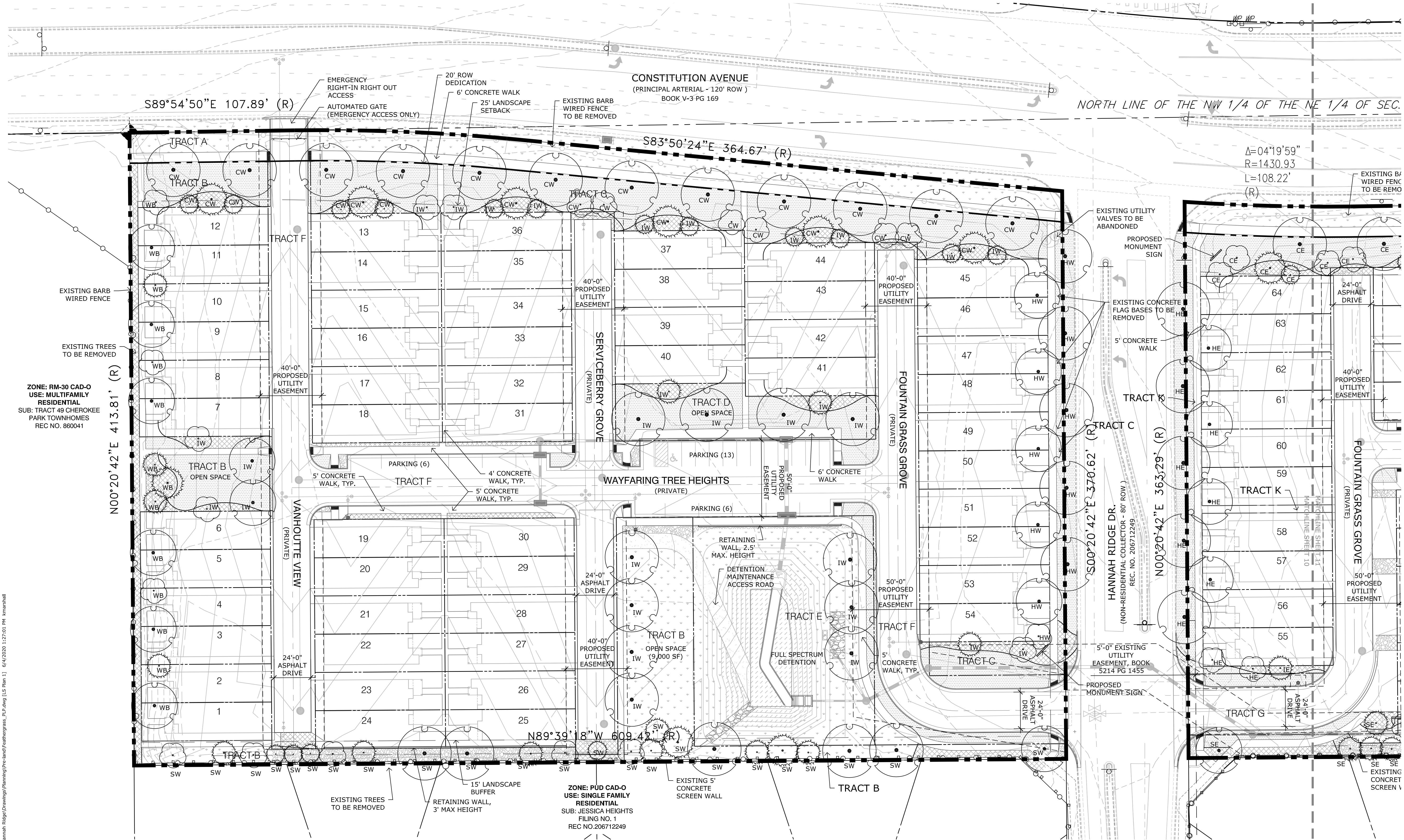
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SHEET NUMBER

PLANTING

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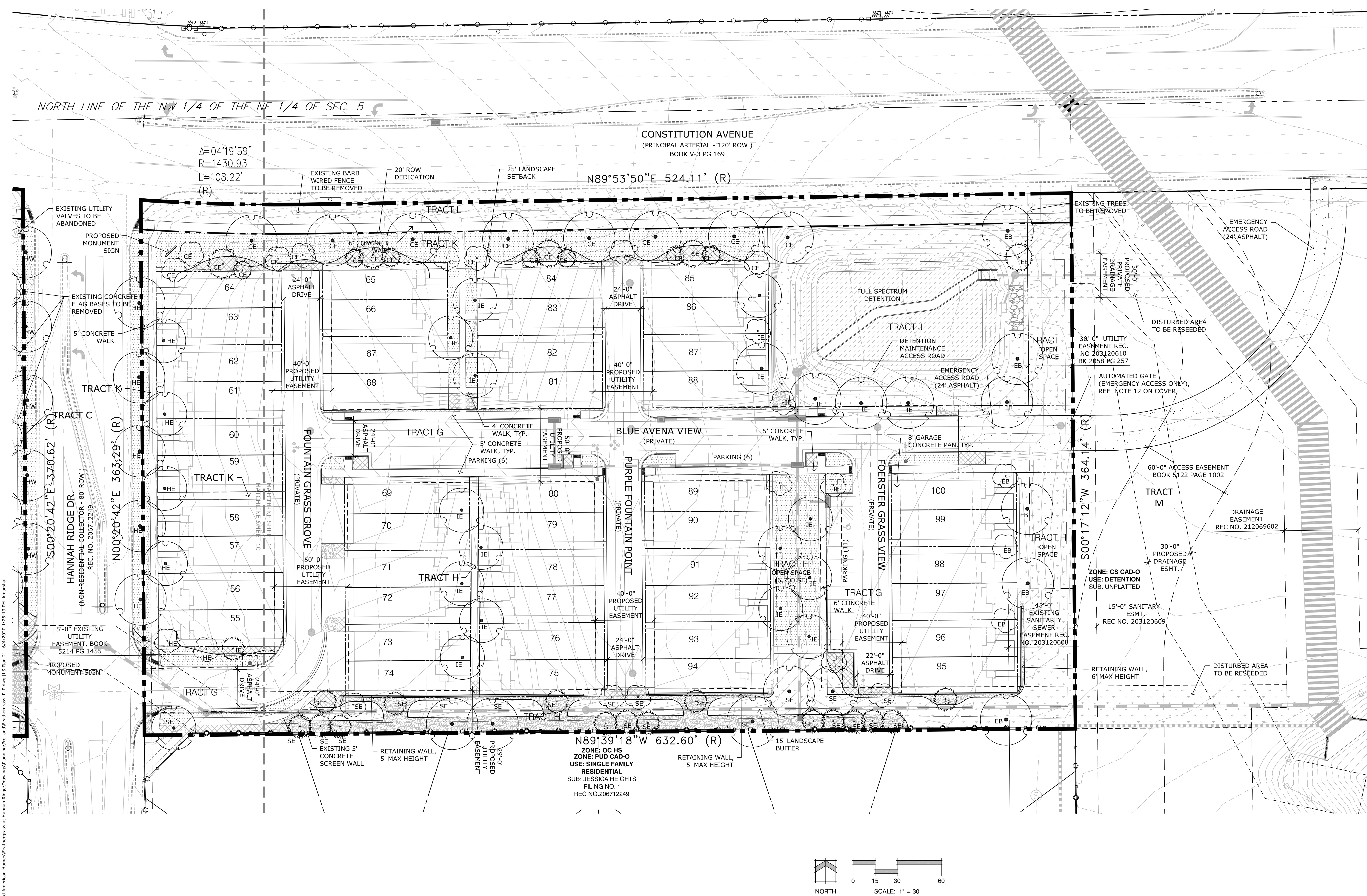
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PRELIMINARY
LANDSCAPE PLAN
AND NOTES

LP2

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03-11-20	KM	PER COUNTY REVIEW COMMENTS
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PRELIMINARY
LANDSCAPE PLAN

LP3

PUD SP 19-011