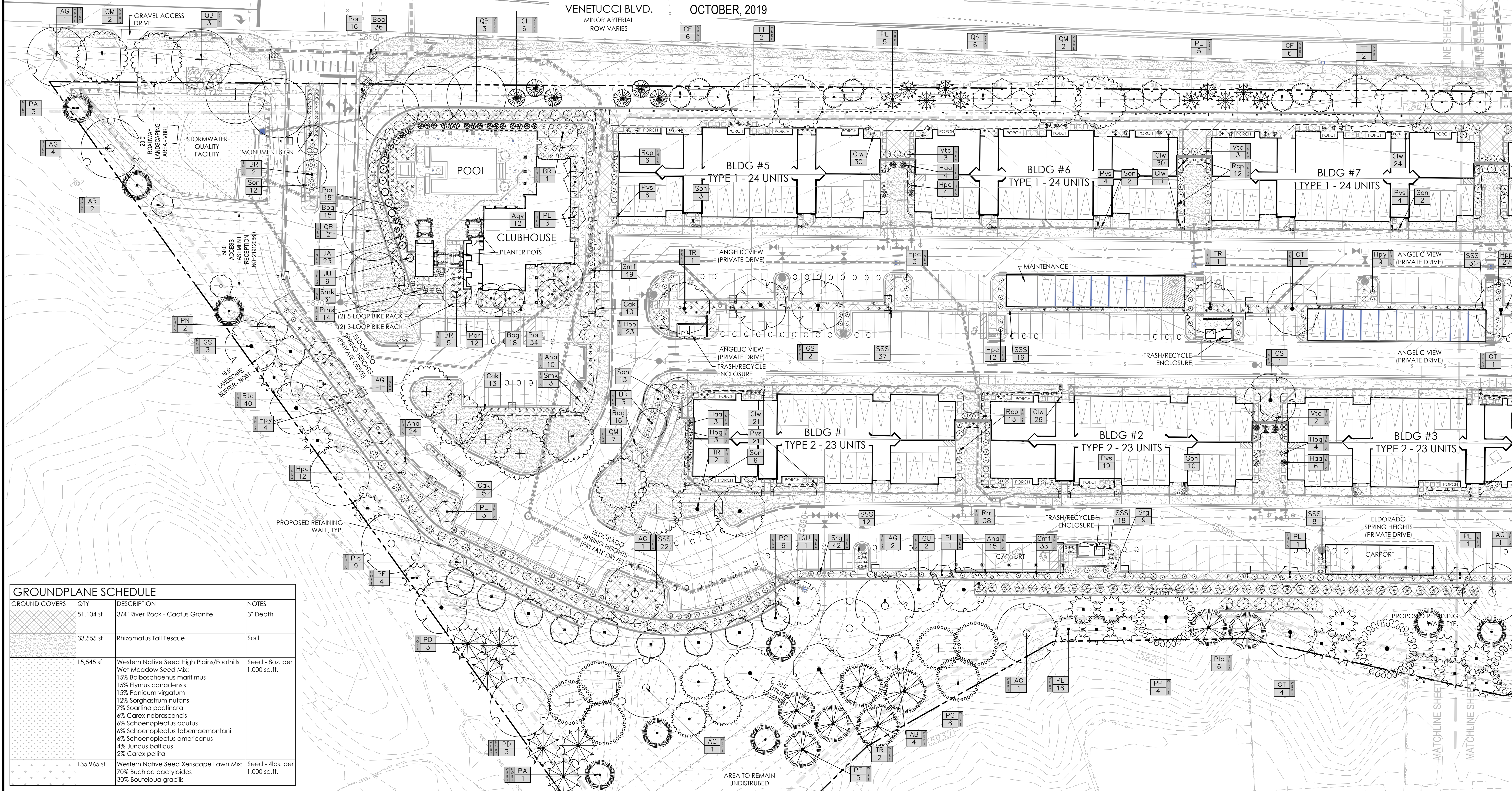


INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

VENETUCCI BLVD. OCTOBER, 2019
 MINOR ARTERIAL
 ROW VARIES



GROUNDPLANE SCHEDULE			
GROUND COVERS	QTY	DESCRIPTION	NOTES
[Pattern]	51,104 sf	3/4" River Rock - Cactus Granite	3" Depth
[Pattern]	33,555 sf	Rhizomatous Tall Fescue	Sod
[Pattern]	15,545 sf	Western Native Seed High Plains/Foothills Wet Meadow Seed Mix: 15% Bolboschoenus maritimus 15% Elymus canadensis 15% Panicum virgatum 12% Sorghastrum nutans 7% Soraria pectinata 6% Carex nebrascensis 6% Schoenoplectus acutus 6% Schoenoplectus tabernaemontani 6% Schoenoplectus americanus 4% Juncus balticus 2% Carex pellita	Seed - 8oz. per 1,000 sq.ft.
[Pattern]	135,965 sf	Western Native Seed Xeriscape Lawn Mix: 70% Buchloe dactyloides 30% Bouteloua gracilis	Seed - 4lbs. per 1,000 sq.ft.

ELDORADO SPRINGS
 ADMINISTRATIVE SITE DEVELOPMENT PLAN
 SOUTH VENETUCCI BOULEVARD
 EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE PLAN
SDP4
 SHEET 4 OF 16
 ALC PROJECT #19-020



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LEGEND:
 - - - - - 6" STEEL ROLLED-TOP EDGING
 - - - - - 6" IRON FENCE

ORIGINAL SUBMITTAL DATE: 10.31.2019
 DRAWN BY: RLB
 CHECKED BY: JWO

REVISIONS:
 NO. DATE BY
 #1 02.21.2020 AKT
 #2 04.30.2020 AKT
 #3 08.18.2020 AKT

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019

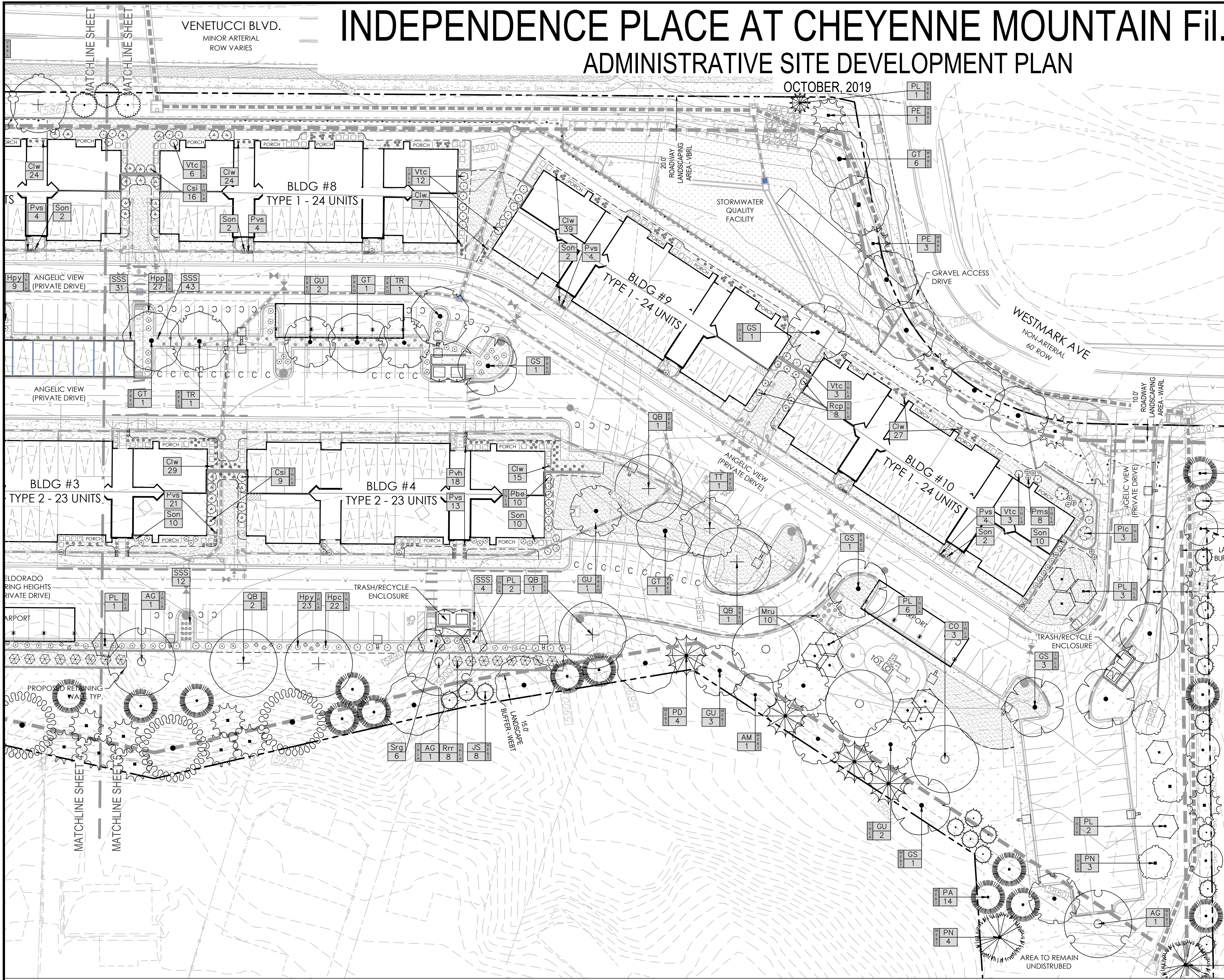
PARKING LOT LANDSCAPE REQUIREMENTS - LAND DEVELOPMENT CODE SECTION 6.2.2 - C			
# OF UNCOVERED SPACES	SHADE TREES REQ. / PROV. (1 TREE PER 15 SPACES)	SYMBOL ON PLAN	
264	18	18	PRKG

INTERNAL LANDSCAPING - LAND DEVELOPMENT CODE SECTION 6.2.2 - E									
SITE AREA	MINIMUM REQ. INTERNAL LANDSCAPE AREA	INTERNAL LANDSCAPE AREA REQ. / PROV.	TREES REQ. / PROV. (1 TREE PER 500 SQ. FT.)	SHRUBS SUBSTITUTES REQ. / PROV. (1 TREE = 10 SHRUBS)	SYMBOL ON PLAN	GROUNDPLANE VEGETATION REQ. / PROV.			
571,445	15%	85,717	236,187	171	117	540	545	INLA	50% / 50%

ROADWAY LANDSCAPING - LAND DEVELOPMENT CODE SECTION 6.2.2 - B										
STREET NAME	CLASSIFICATION	DEPTH OF ROADWAY LANDSCAPING AREA REQ. / PROV.	LINEAR FOOTAGE	REQ. TREE SPACING	TREES REQ. / PROV.	EVERGREEN TREES REQ. / PROVIDED (1/3)	SYMBOL ON PLAN			
VENETUCCI BLVD	MINOR ARTERIAL	20	20	1281	25	51	51	17	18	VBRL
WESTMARK AVE	NON-ARTERIAL	10	10	265	30	9	9	3	3	WARL

REQUIRED BUFFER AND SCREEN AREAS - LAND DEVELOPMENT CODE SECTION 6.2.2 - D										
PROPERTY LINE	BUFFER DEPTH REQ. / PROV.	LINEAR FOOTAGE	TREES REQ. / PROV. (1 TREE PER 25 LINEAR FT.)	EVERGREEN TREES REQ. / PROV. (1/3 REQ. TREE TOTAL)	6' TALL OPAQUE FENCE LENGTH REQ. / PROV. (BUFFER IF DISTANCE)	SYMBOL ON PLAN				
NORTH	15'	15'	535	21	24	7	14	535	0'	NOBT
WEST	15'	15'	1350	54	83	18	69	1350	0'	WEBT
SOUTH	15'	15'	235	9	19	3	15	235	0'	SOBT

*SEE ALTERNATIVE COMPLIANCE REQUEST: IN LIEU OF 6' OPAQUE FENCE, REQUIRED BUFFER LANDSCAPING INCREASED.



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www.waygroup.com

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1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 686-1670

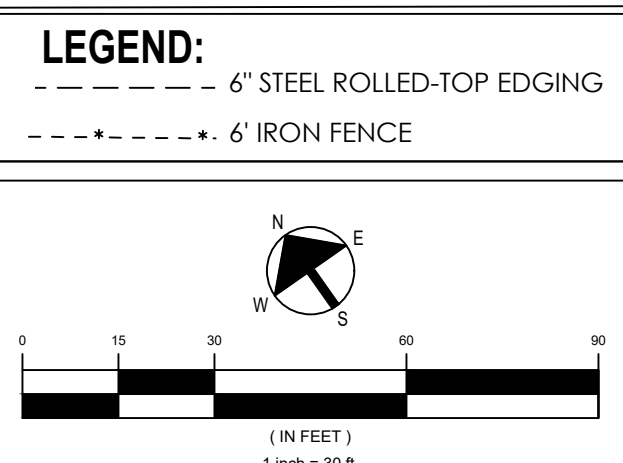
ELDORADO SPRINGS
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
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LANDSCAPE PLAN
SDP5
SHEET 5 OF 16
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ORIGINAL SUBMITTAL DATE: 10.31.2019
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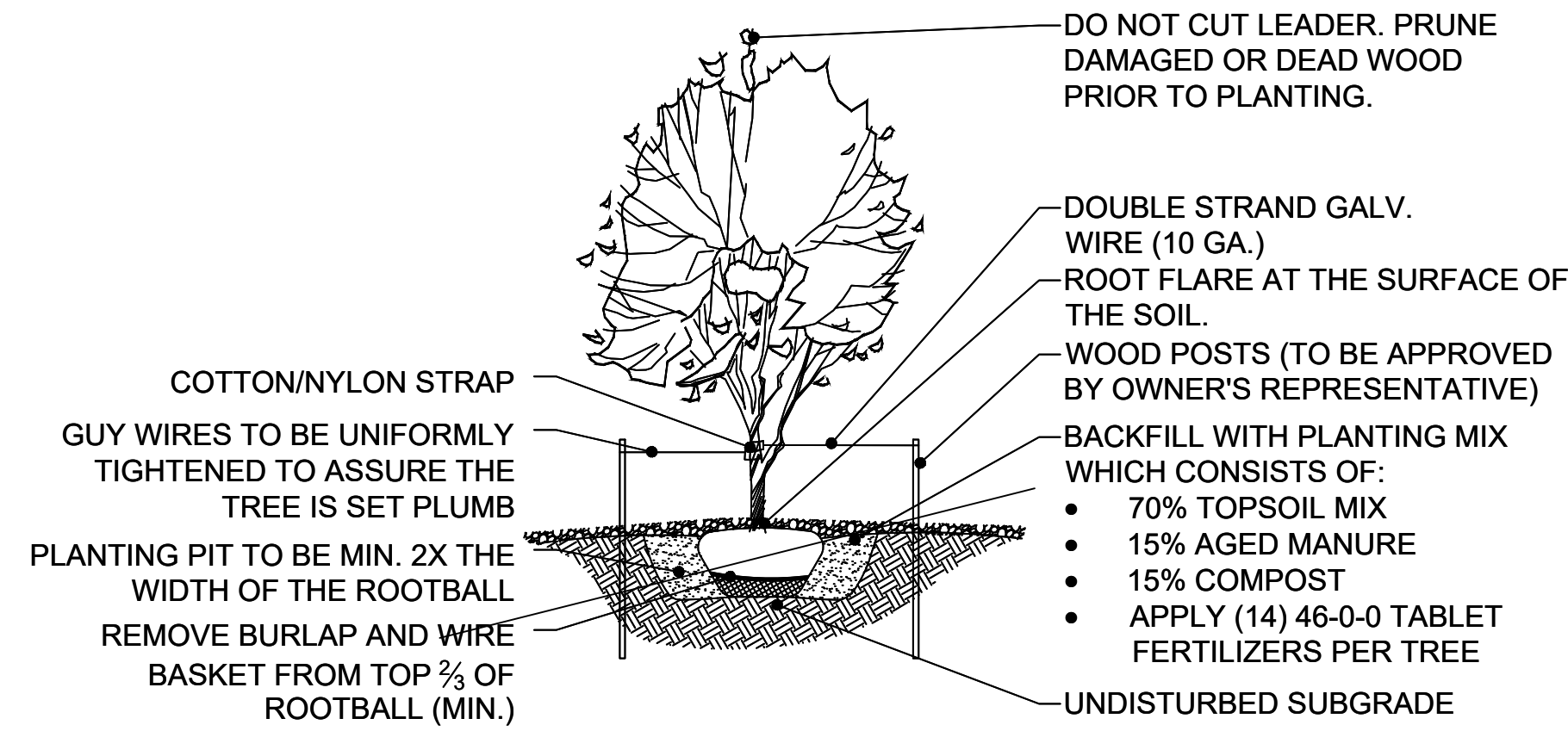
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INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

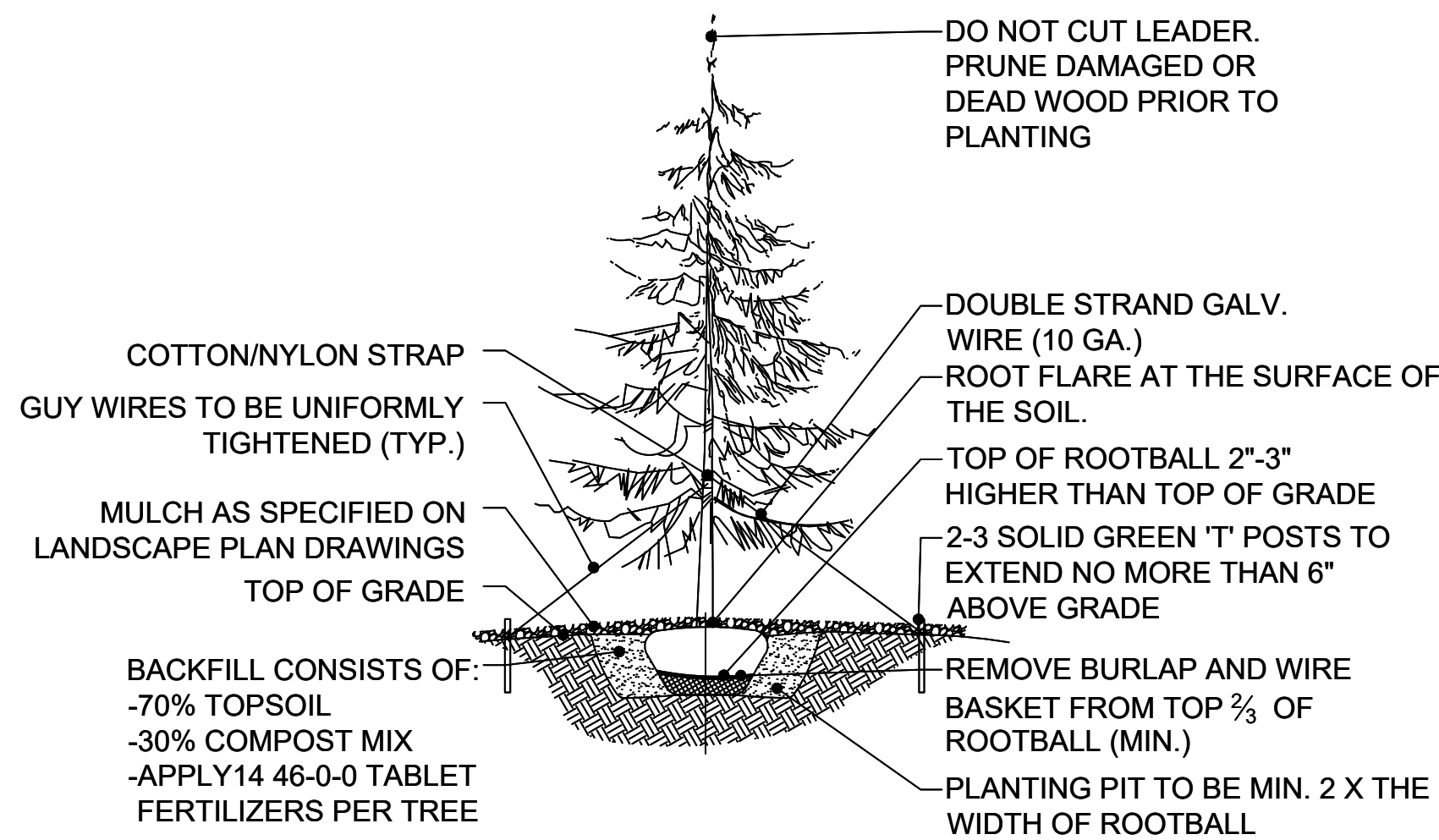
ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019



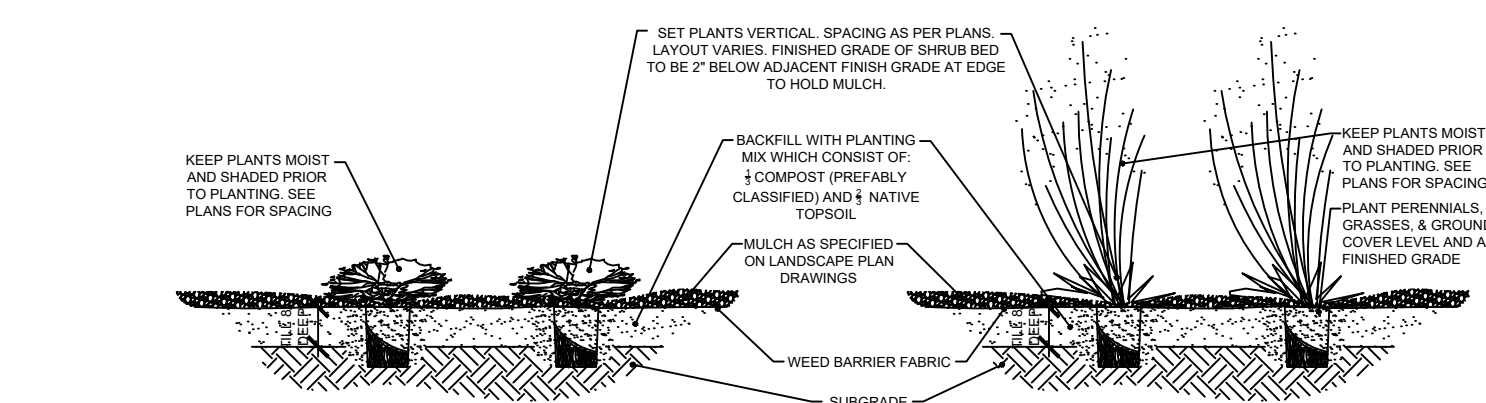
A1 Deciduous Tree Planting Detail:

NOT TO SCALE



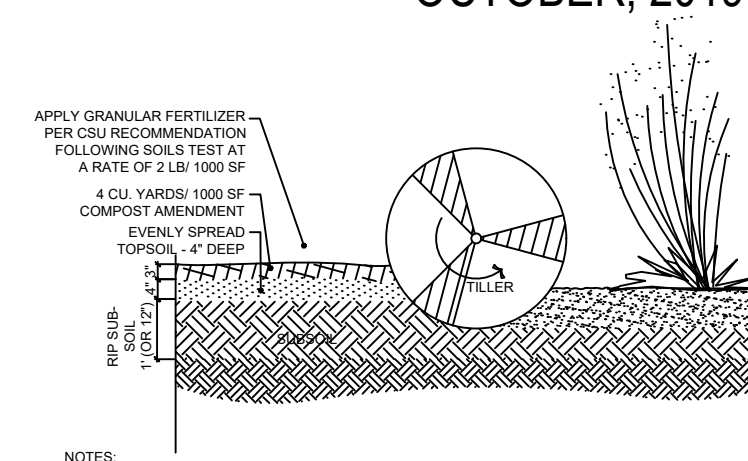
A2 Evergreen Tree Planting Detail:

NOT TO SCALE



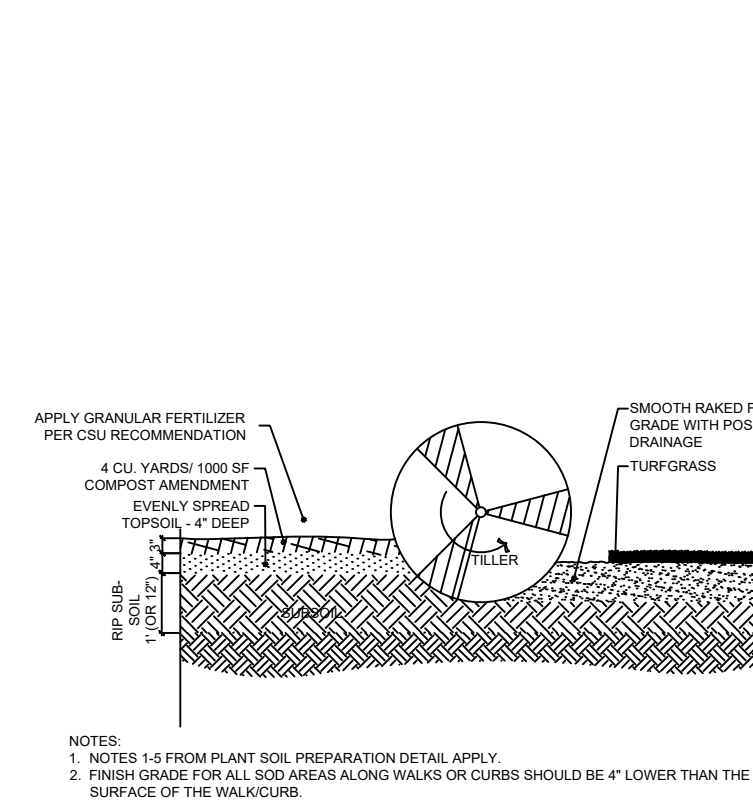
A3 Shrubs & Grasses Planting Details:

NOT TO SCALE



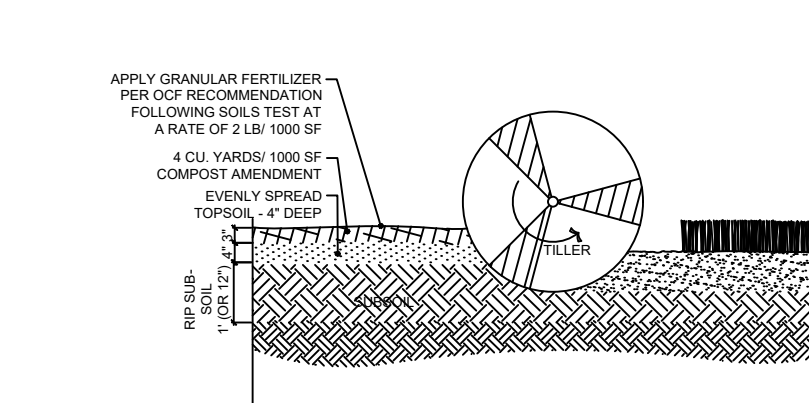
B1 Soil Prep-Plantings:

NOT TO SCALE



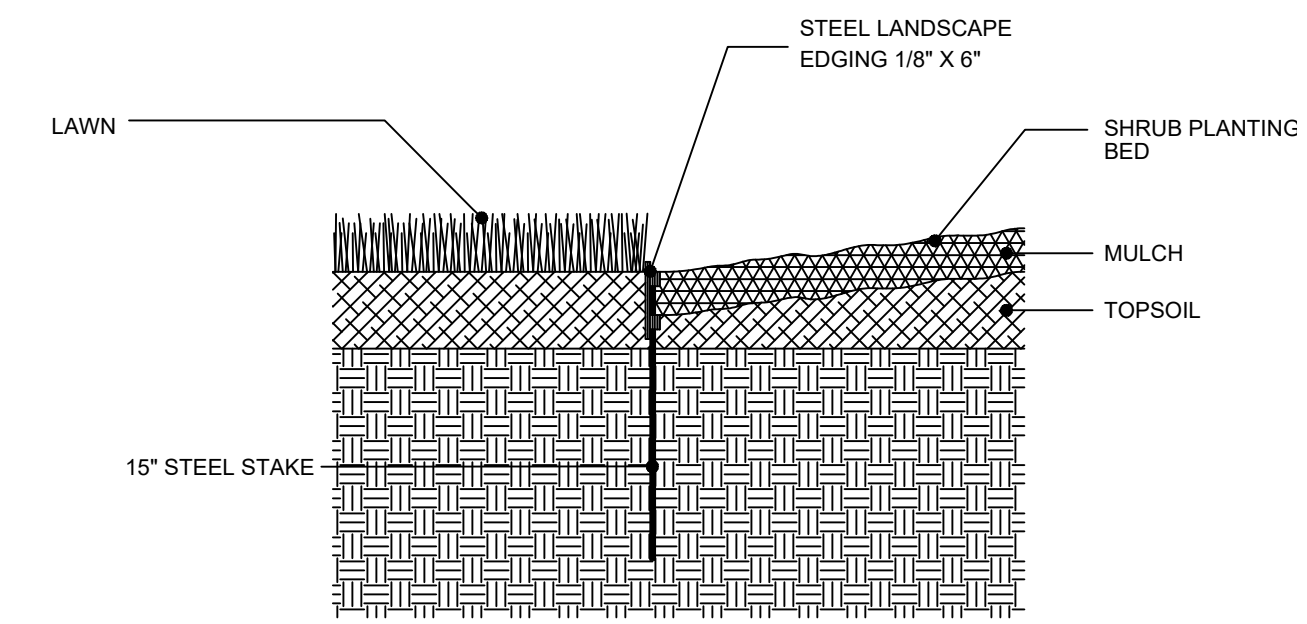
B2 Soil Prep-Sod:

NOT TO SCALE



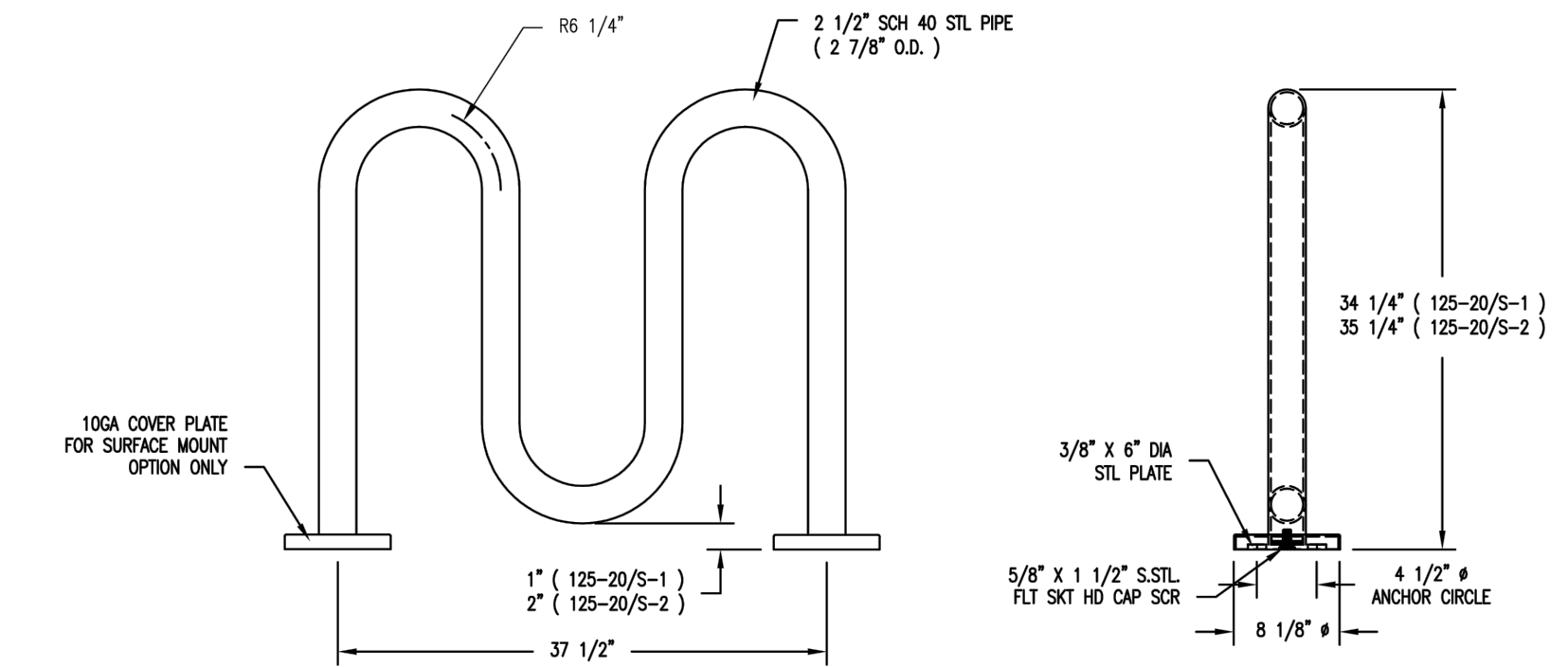
B3 Soil Prep-Seed:

NOT TO SCALE



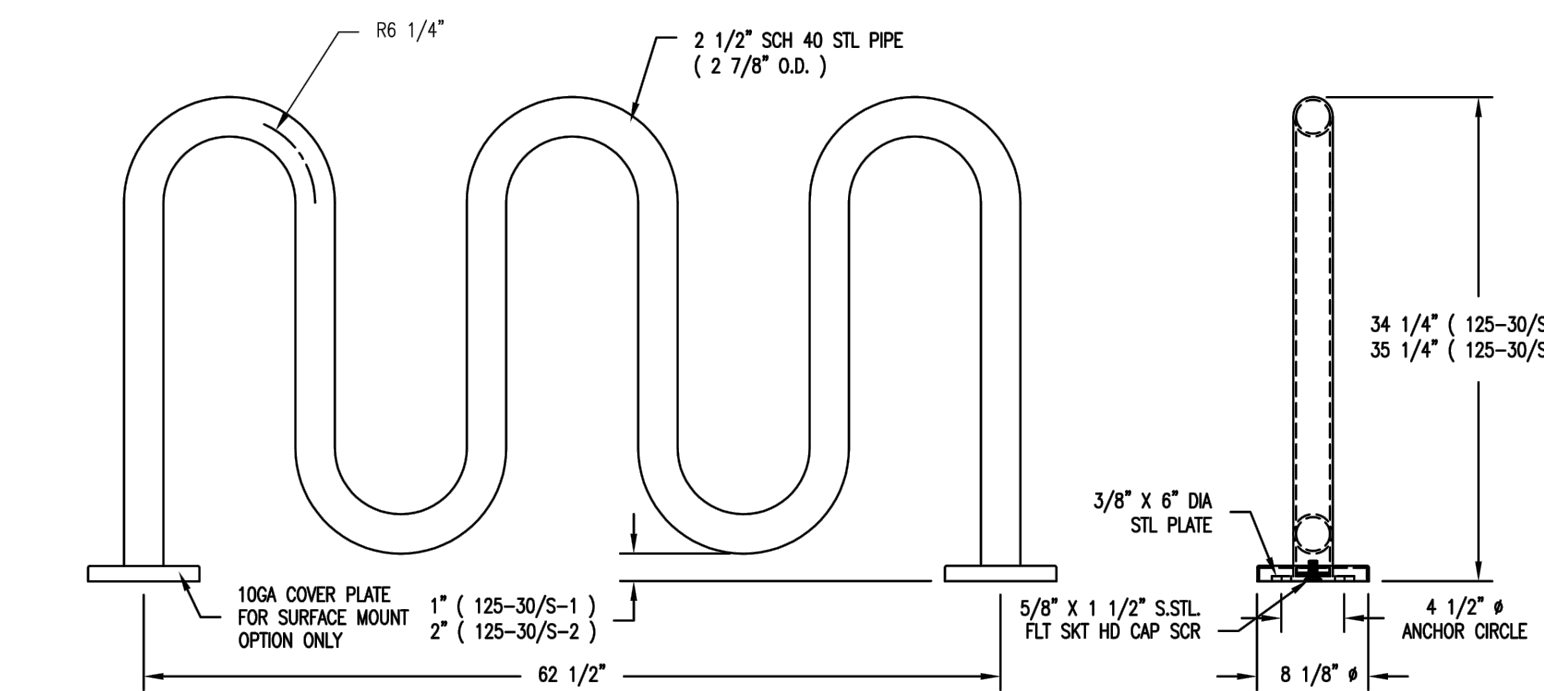
C1 Steel Rolled-Top Edging Detail:

NOT TO SCALE



C2 3-Loop Bike Rack Detail:

NOT TO SCALE



C3 5-Loop Bike Rack Detail:

NOT TO SCALE



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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