

PRELIMINARY NOT FOR CONSTRUCTION



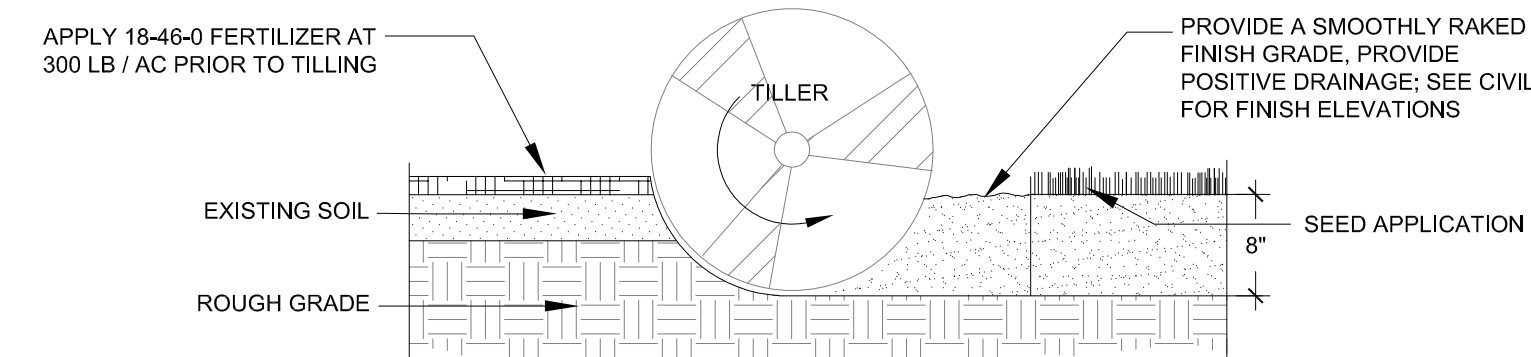
OWNERSHIP OF INSTRUMENTS OF SERVICE:
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREIN.

SCALE: AS NOTED

DATE:
DRAWN BY: 02.05.19
CHECKED: JEH
REVISED:

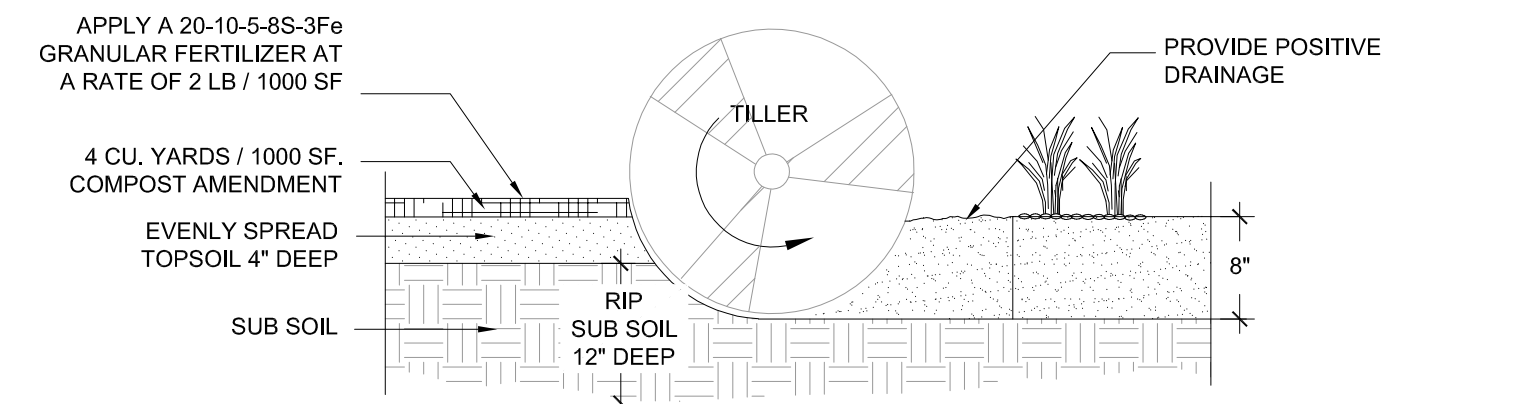
GENERAL NOTES:

- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
- ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.
- PRIOR TO BIDDING, LANDSCAPE CONTRACTOR SHALL CONTACT COLORADO SPRINGS UTILITIES TO OBTAIN CURRENT REGULATIONS AND REQUIREMENTS FOR TEMPORARY WATERING PERMITS FOR SEED AND SOD AREAS.
- ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS IN THE RIGHT-OF-WAY WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE SANDS METRO DISTRICT 1-4.
- ALL FENCING TO BE PROVIDED BY THE BUILDER/HOMEOWNER.



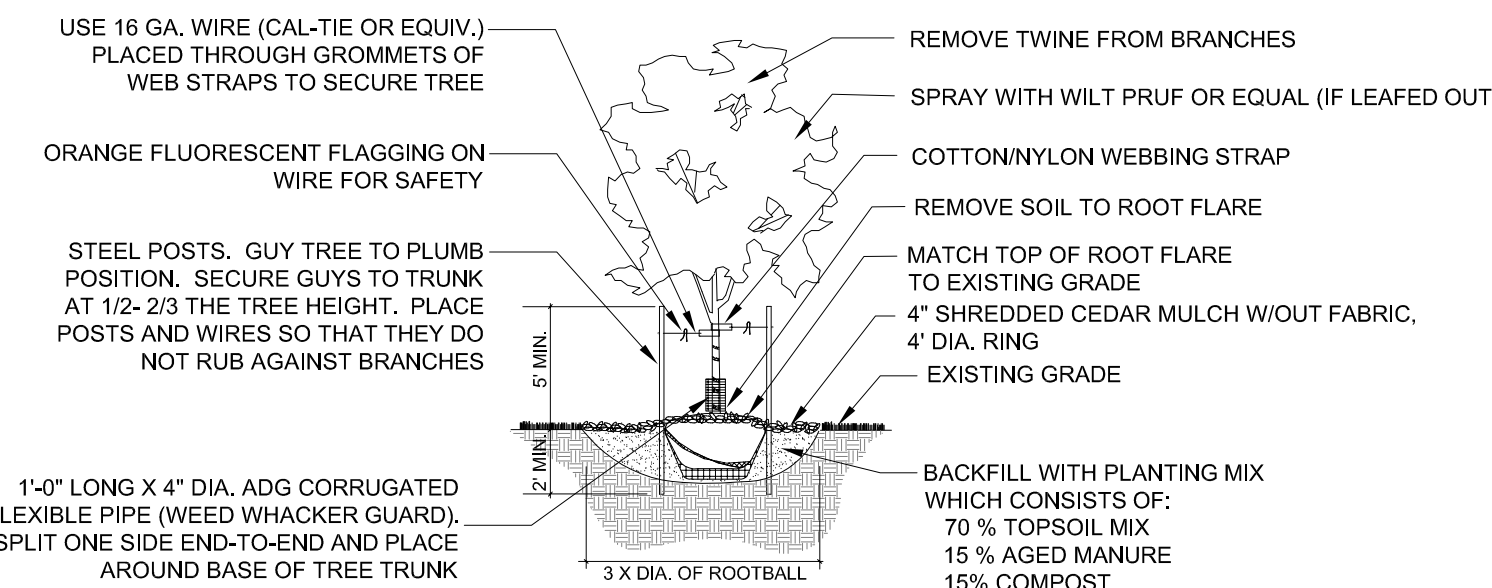
- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - AMEND SOIL PER SOIL ANALYSIS NOTES.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

1 SOIL PREPARATION- NATIVE SEED AREAS PLANTING DETAIL NTS



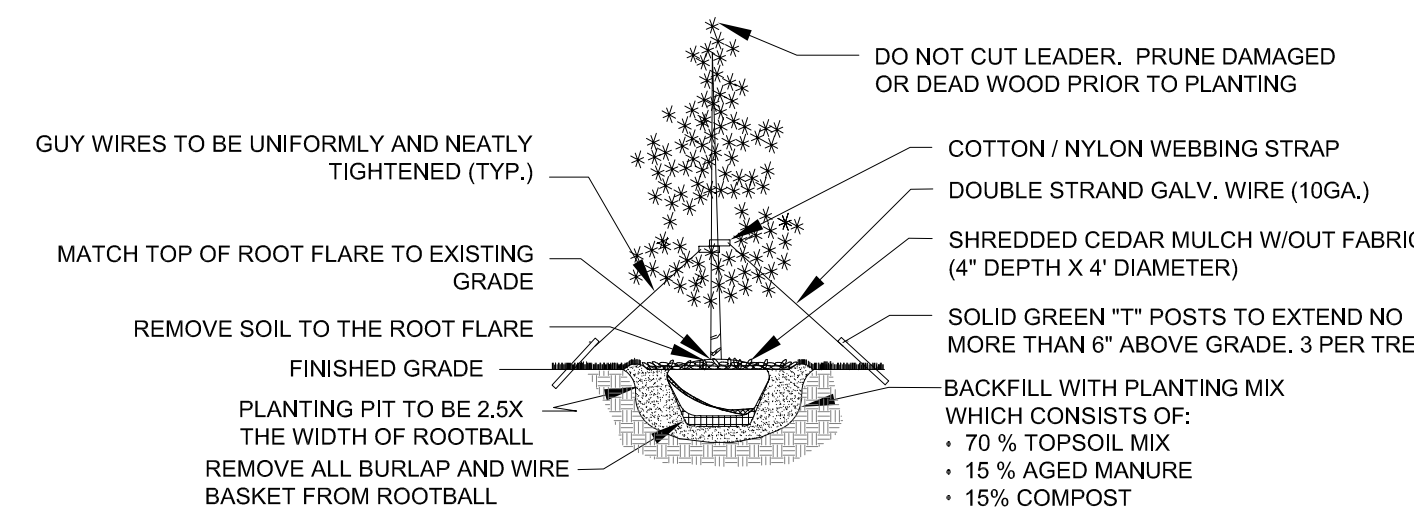
- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 - AMEND SOIL PER SOIL ANALYSIS NOTES.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 - FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE LOWER THAN THE SURFACE TO MATCH GROUND PLANE REQUIREMENTS.

2 SOIL PREPARATION- FOR PLANTING BED AREAS PLANTING DETAIL NTS



- NOTES:
- DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
 - THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
 - CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL.

4 DECIDUOUS TREE PLANTING DETAIL NTS



- NOTES:
- DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
 - THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
 - CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL.

5 EVERGREEN TREE PLANTING DETAIL NTS

DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	WALKER RD	WEST SIDE	SOUTH SIDE	EAST SIDE
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	MNOR ARTERIAL	NON ARTERIAL	NON ARTERIAL	NA
SETBACK DEPTH REQUIRED/PROVIDED:	20'/20'	10'/10'	10'/10'	15'/0'
LINEAR FOOTAGE:	383'	1,545'	723'	NA
TREE/FEET REQUIRED:	15	52	24	NA
NUMBER OF TREES REQUIRED/PROVIDED:	15/15	52/47	24/14	NA
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0/0	0/0	0/0	0/0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0/0	0/0	0/0	0/0
PLANT ABBREVIATION DENOTED ON PLAN:	WR	WT	ST	ET
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%	75%/75%

MOTOR VEHICLE LOTS:NORTH

NUMBER OF VEHICLE SPACES PROVIDED:	283			
SHADE TREES 1 PER 15 SPACES REQ./ PROV.	19/12			
VEHICLE LOT FRONTAGES:	NORTH SIDE:	SOUTH SIDE:	EAST SIDE:	WEST SIDE:
LENGTH OF FRONTAGE:	NA	NA	NA	NA
2/3 LENGTH OF FOOTAGE:	NA	NA	NA	NA
MIN. 3' SCREENING PLANTS REQ./PROV.	NA	NA	NA	NA
LENGTH OF SCREENING OR BERM PROVIDED:	NA	NA	NA	NA
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	PL			
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%			

MOTOR VEHICLE LOTS:SOUTH

NUMBER OF VEHICLE SPACES PROVIDED:	400			
SHADE TREES 1 PER 15 SPACES REQ./ PROV.	27/21			
VEHICLE LOT FRONTAGES:	NORTH SIDE:	SOUTH SIDE:	EAST SIDE:	WEST SIDE:
LENGTH OF FRONTAGE:	NA	NA	NA	189'
2/3 LENGTH OF FOOTAGE:	NA	NA	NA	126'
MIN. 3' SCREENING PLANTS REQ./PROV.	NA	NA	NA	NA
LENGTH OF SCREENING OR BERM PROVIDED:	NA	NA	NA	NA
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	PL			
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%			

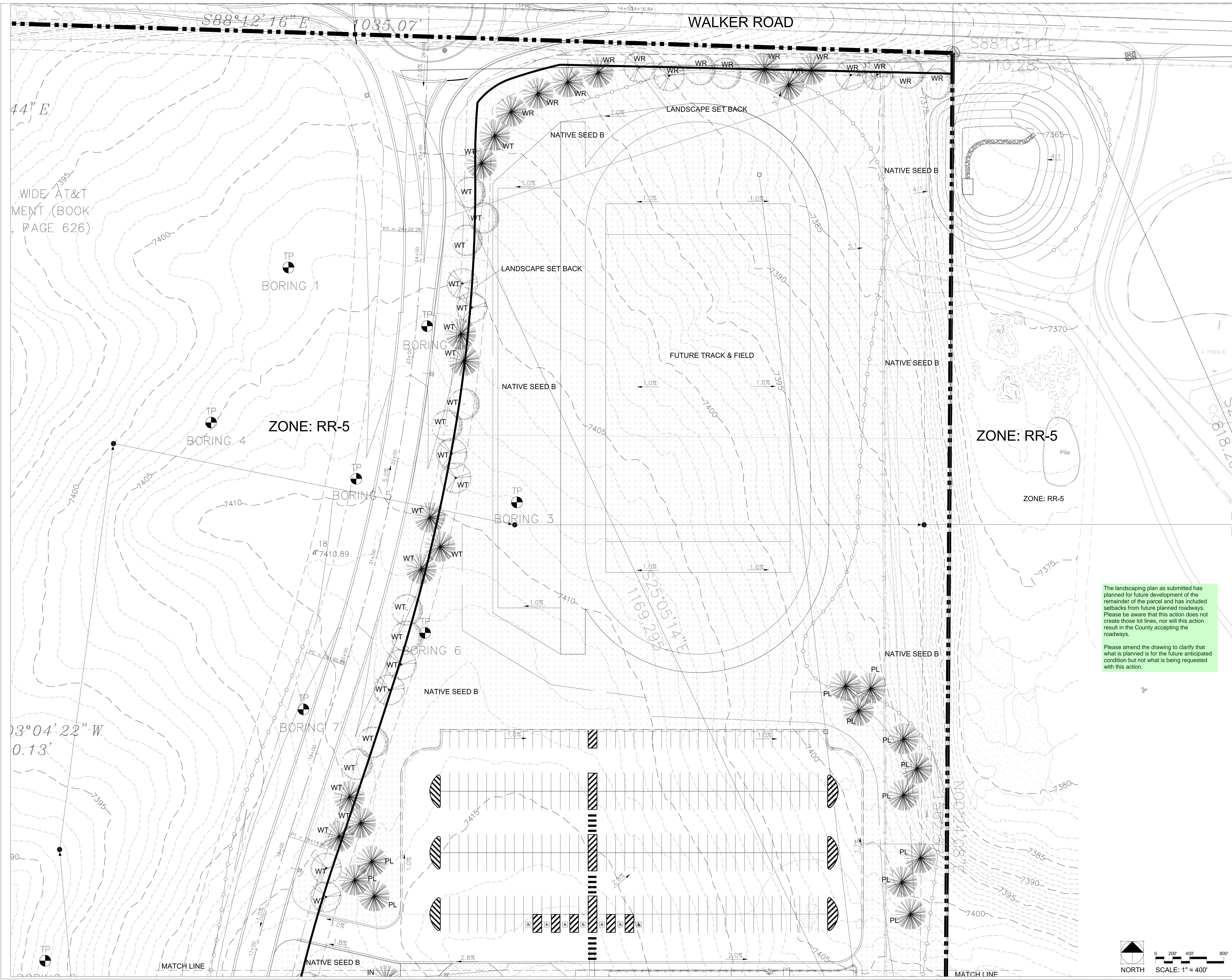
INTERNAL LANDSCAPING:

NET SITE AREA:	975,567 SF
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL AREA REQUIRED/PROVIDED:	48,778 sf / ??? sf
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	98 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0/0
ORN. GRASS SUBSTITUTES REQ./PROV.:	0/0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	TT	20	Tilia tomentosa	STERLING SILVER LINDEN	40-60'	30-40'	1.5" Caliper	B&B
	AF	19	Acer x freemanii 'Jefferson'	AUTUMN BLAZE MAPLE	40-50'	30-40'	1.5" Caliper	B&B
	RP	2	Robinia pseudacacia 'Purple Robe'	PURPLE ROBE LOCUST	35-40'	25-30'	1.5" Caliper	B&B
	PC	3	Pinus collinsiana Chanticleer	CHANTICLEER PINE	20-30'	15-20'	1.5" Caliper	B&B
	MS	8	Malus x 'Spring Snow'	SPRING SNOW CRAB APPLE	20-25'	20-25'	1.5" Caliper	B&B
	MP	6	Malus x 'Prairie'	PRAIRIE FIRE CRAB APPLE	15-20'	15-20'	1.5" Caliper	B&B
	PN	79	Pinus nigra	AUSTRIAN PINE	40-60'	30-40'	6"	B&B

alternative landscaping is being requested. Please outline those areas where an alternative is being requested.



MONUMENT ACADEMY SCHOOLS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY NOT FOR CONSTRUCTION



The landscaping plan as submitted has planned for future development of the remainder of the parcel and has included setbacks from future planned roadways. Please be aware that this action does not create those lot lines, nor will this action result in the County accepting the roadways.

Please amend the drawing to clarify that what is planned is for the future anticipated condition but not what is being requested with this action.

OWNERSHIP OF INSTRUMENTS OF SERVICE:
 ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREIN.

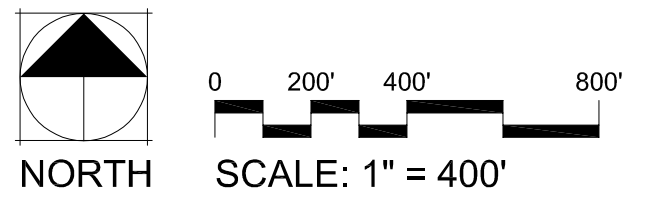
PRELIMINARY LANDSCAPE PLAN

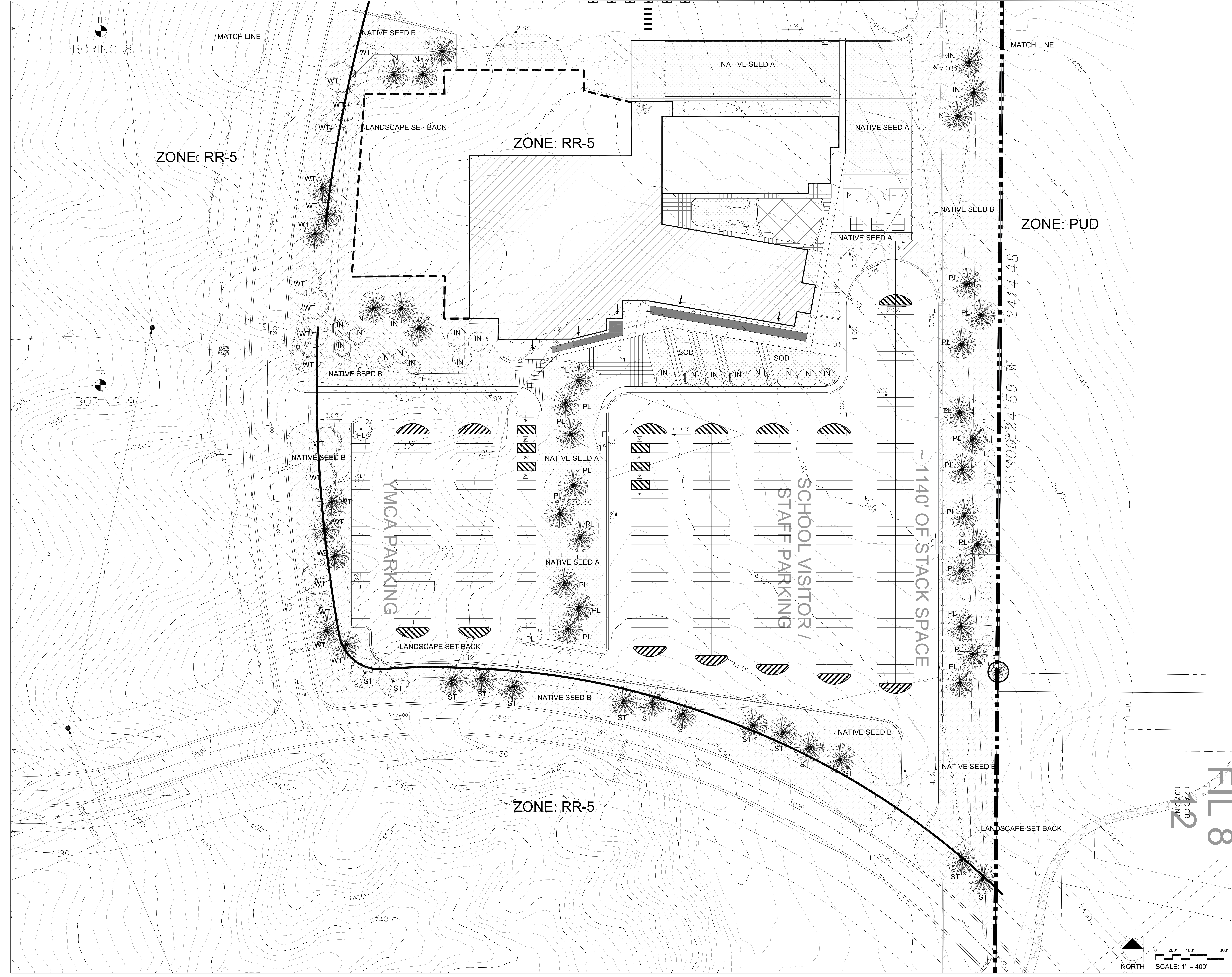


SCALE: AS NOTED

DATE:
 DRAWN BY: 02.05.19
 CHECKED: JEH
 REVISED:

LS.2





MONUMENT ACADEMY SCHOOLS

PRELIMINARY LANDSCAPE PLANS

PRELIMINARY NOT FOR CONSTRUCTION



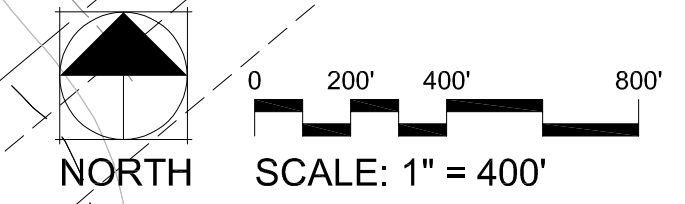
OWNERSHIP OF INSTRUMENTS OF SERVICE:
 ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THERE TO.

PRELIMINARY LANDSCAPE PLAN

CRP ARCHITECTS AIA
 100 East St. Vrain, Suite 300
 Colorado Springs, CO 80903

SCALE: AS NOTED
 DATE:
 DRAWN BY: 02.05.19
 CHECKED: JEH
 REVISED:

LS.3



1.2 A 3 GR
 10.0 A 3 IN
 FILE 8