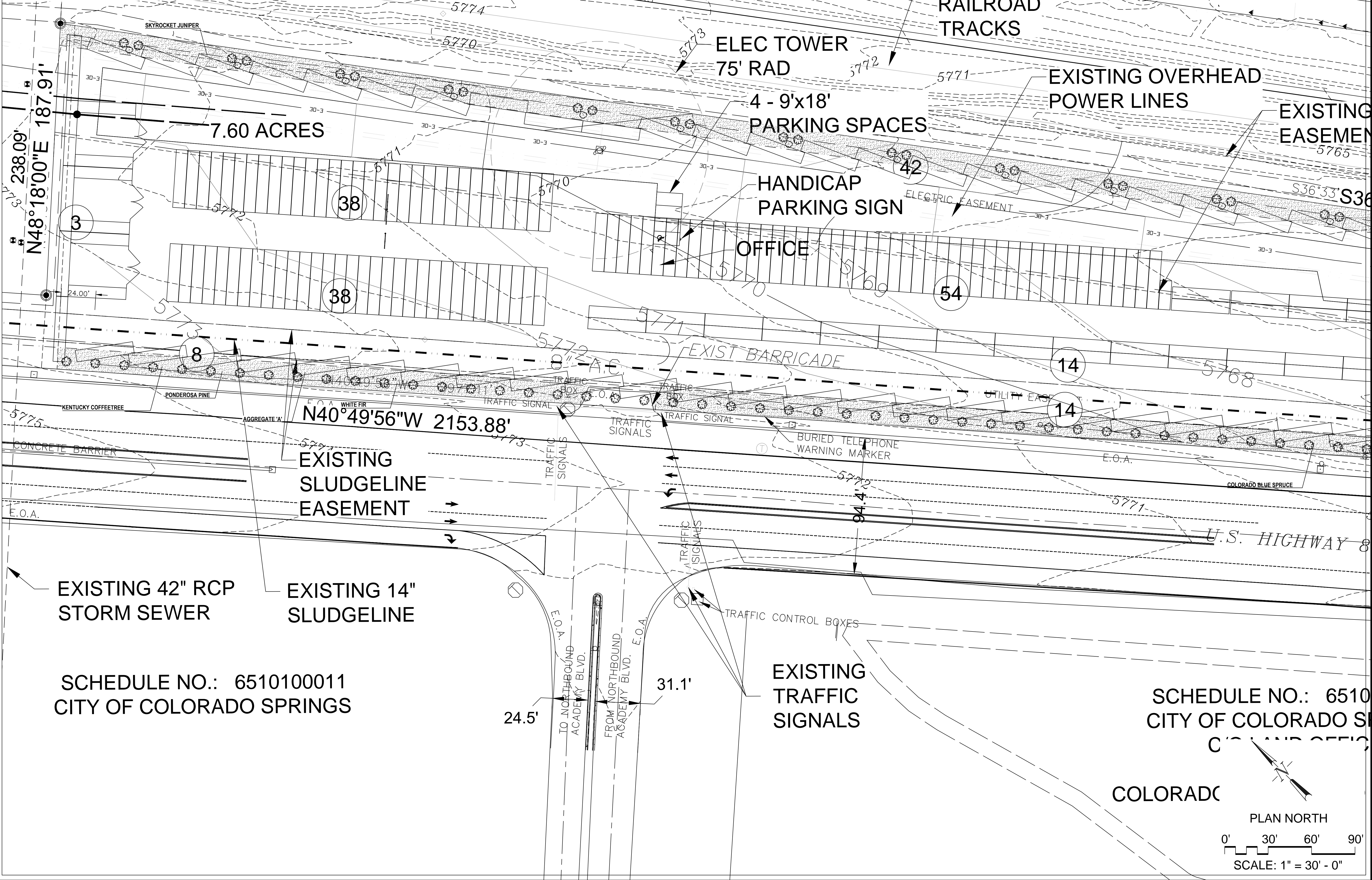


SCHEDULE NO.: 6511200001
RIO GRANDE LAND CO
C/O UNION PACIFIC RAILROAD
1700 FARNAM ST.
OMAHA, NE 68102-2022

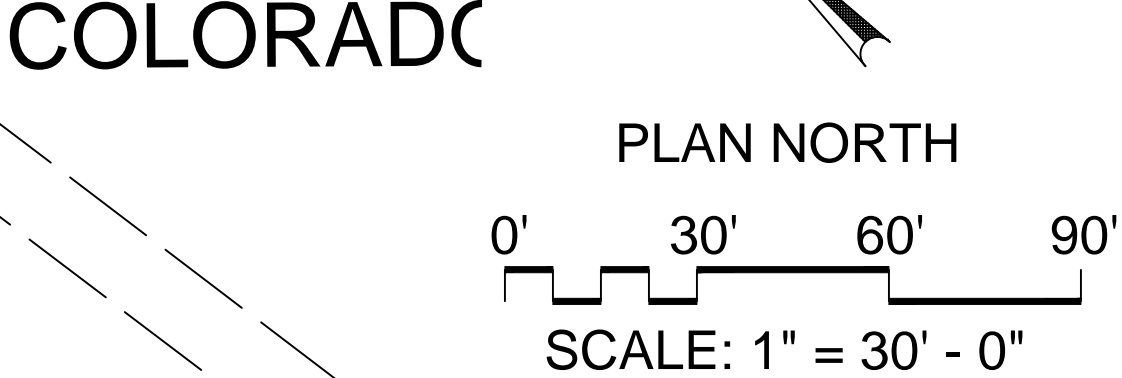


EXISTING 42" RCP
STORM SEWER

EXISTING 14"
SLUDGELINE

SCHEDULE NO.: 6510100011
CITY OF COLORADO SPRINGS

SCHEDULE NO.: 6510100011
CITY OF COLORADO SPRINGS



William Guman & Associates, Ltd.
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 fax 719.633.4250
Email: WGuman@aol.com

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Landscape Development Plan
ACADEMY BLVD., COLORADO SPRINGS, CO

DATE: 08/07/2017
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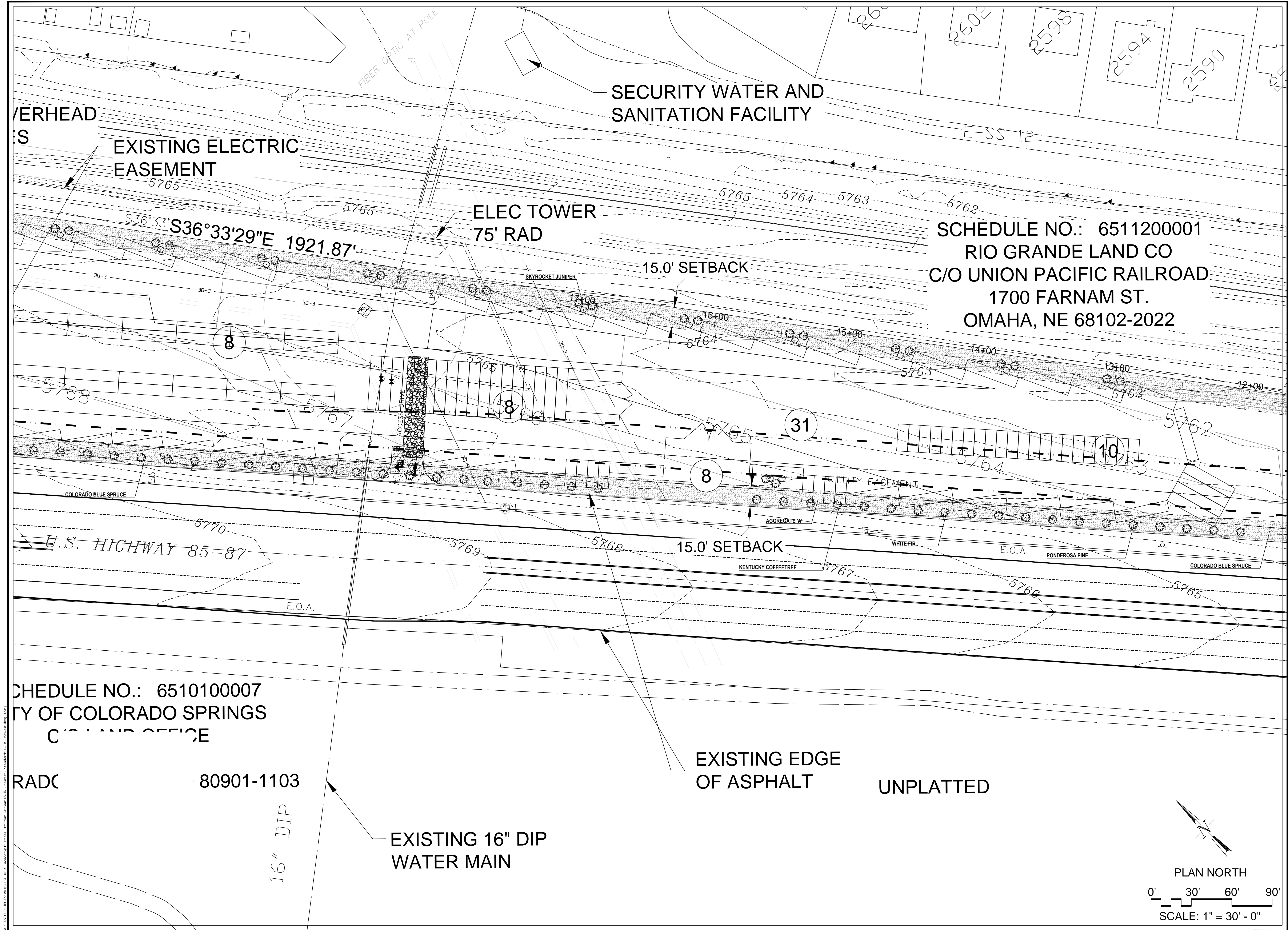
REVISIONS:		
DATE:	BY:	COMMENTS:

LANDSCAPE DEVELOPMENT PLAN

SHEET NO.

LS1

1 OF 4 SHEETS



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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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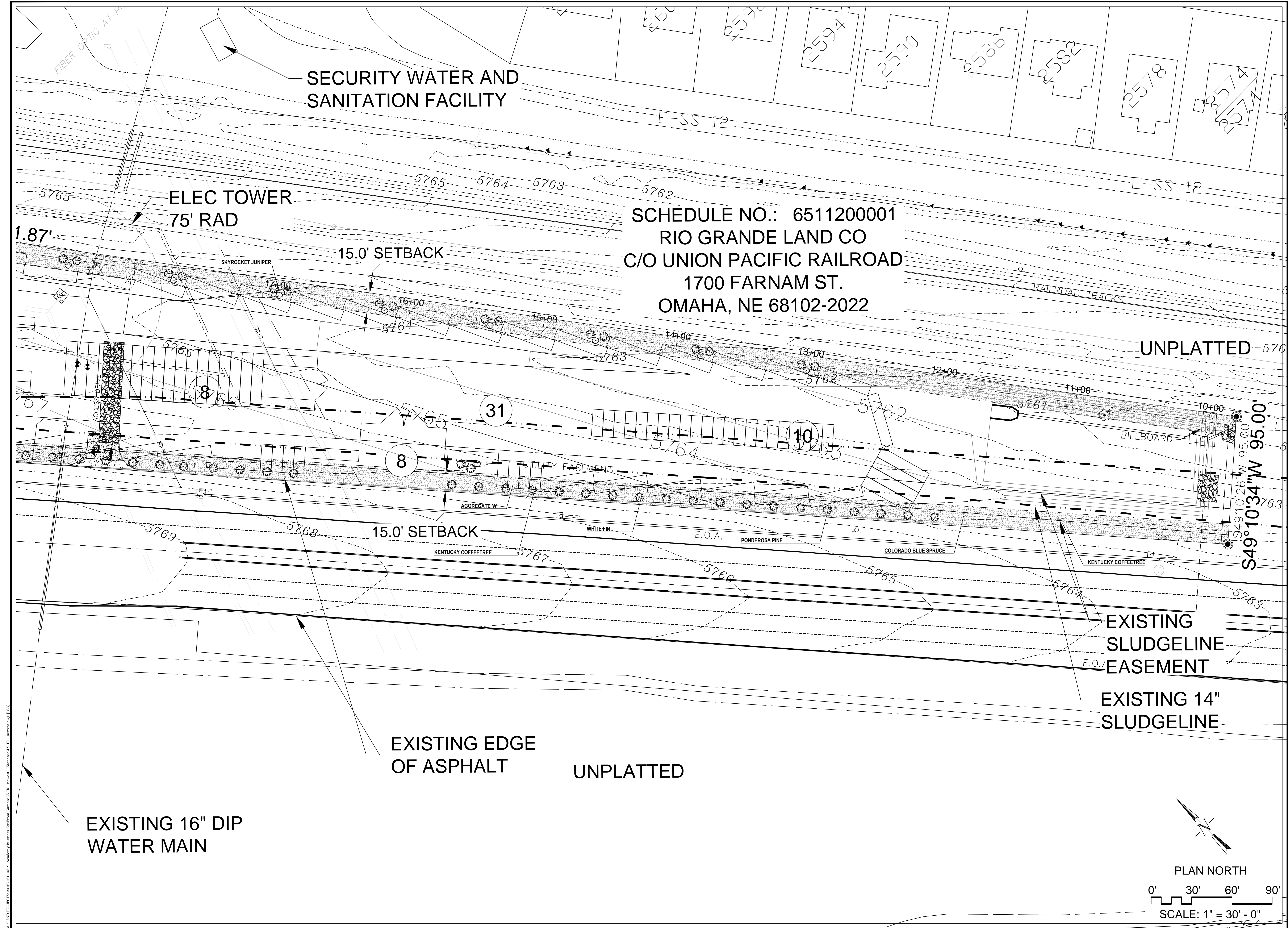
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LANDSCAPE DEVELOPMENT PLAN

SHEET NO.

LS2

2 OF 4 SHEETS



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DATE:	BY:	COMMENTS:

LANDSCAPE DEVELOPMENT PLAN

SHEET NO.







LS3

3 OF 4 SHEETS

\\L:\LAND PROJ\2017\2017-01-15\101-03-2 - Academy Business Ctr\From Guman\LS-18 - revised - Standard\LS-18 - revised.dwg [2/21]

LANDSCAPE SCHEDULE

Planting Schedule:

SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	WATER REQUIREMENT
TREES					
	19	KENTUCKY COFFEETREE (Gymnocladus dioica 'Espresso')	50-60' 40-50'	2.0' cal.	Low
	10	WHITE FIR (Abies concolor)	80-90' 10-20'	2.0' cal.	Medium
	9	COLORADO BLUE SPRUCE (Picea pungens glauca)	40-50' 10-20'	2.0' cal.	Medium
	8	PONDEROSA PINE (Pinus ponderosa)	60-80' 30-40'	6' ht.	Low
	107	SKYROCKET JUNIPER (Juniperus scopulorum 'Skyrocket')	15-20' 2-4'	6' ht.	Low
SHRUBS					
SYMBOL KEY:					
	AGGREGATE 'A': 3/4" SIZE CIMARRON DECORATIVE ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]				

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (or Double Frontage Lot Setbacks)					
Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification (= "SB")	Width (in ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.
HIGHWAY 85/67	Industrial	15'/15'	1,813'	1/40'	46/46
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
N/A	N/A	N/A	75%/75%		
* Note existing trees to remain. = 0 existing to remain					
MOTOR VEHICLE LOTS					
No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided	Vehicle Lot Frontage (ft.)	Length of Frontage (ft.) of Frontage (ft.)	2/3 Length of Frontage (ft.)	
0	N/A	N/A	N/A	N/A	
Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan*	Percent Ground Plane Veg. Req. / Provided	
N/A	N/A	N/A	N/A	N/A	
* Note existing trees to remain.					
INTERNAL LANDSCAPING					
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%) Required / Provided	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided		
N/A	N/A	N/A	N/A		
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
N/A	N/A	N/A	N/A		
LANDSCAPE BUFFERS & SCREENS					
Street Name or Property Line (elev.)	Width (in ft.) Required / Prov.	Linear Footage	Buffer Trees (1/125' ±BT) Required / Provided	Evergreen Trees Req. (50%) / Provided	
East property line	15'/15'	1,921'	77/107	100%	
Length of 6 ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Ground Plane % Veg. Req. / Provided			
N/A	N/A	N/A			
OVERALL TOTAL TREES (Required/Provided):				123/153	
OVERALL TOTAL SHRUB SUBSTITUTIONS (Required/Provided @ 1 Tree = 10 Shrubs):				N/A	
OVERALL GROSS SITE AREA:		335,720 s.f. (7.71 ac)	100 %		
BUILDINGS:		0 s.f.	0 %		
PAVEMENT & PARKING LOTS:		279,748 s.f. (6.43 ac)	83.3 %		
SEEDDED/REVEGETATED NON-IRRIGATED AREA:		0 s.f.	0 %		
SCODED/IRRIGATED AREA:		0 s.f.	0 %		
AGGREGATE/PLANTER BED AREA:		55,972 s.f. (1.28 ac)	16.7 %		

NOTES:

A - THE LAND OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AS FIRST APPROVED BY THE PLANNING DEPARTMENT OR AS SUBSEQUENTLY AMENDED.

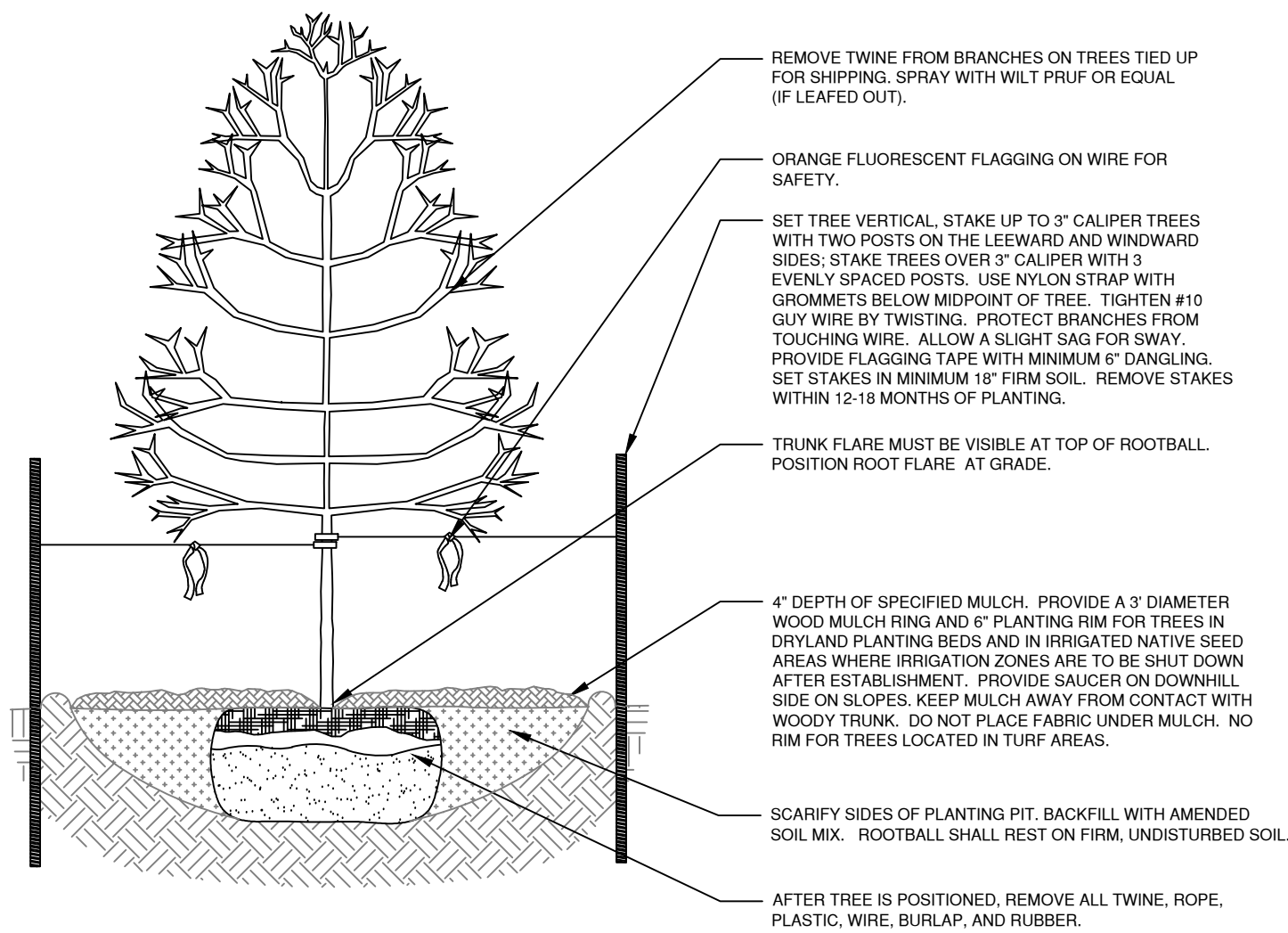
B - REGULAR AND NORMAL LANDSCAPE MAINTENANCE SHALL INCLUDE WEEDING, IRRIGATION, FERTILIZING, AND PRUNING AND MOWING.

C - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT IN ANY EVENT SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE YEAR.

D - SEEDDED AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES AFTER GERMINATION.

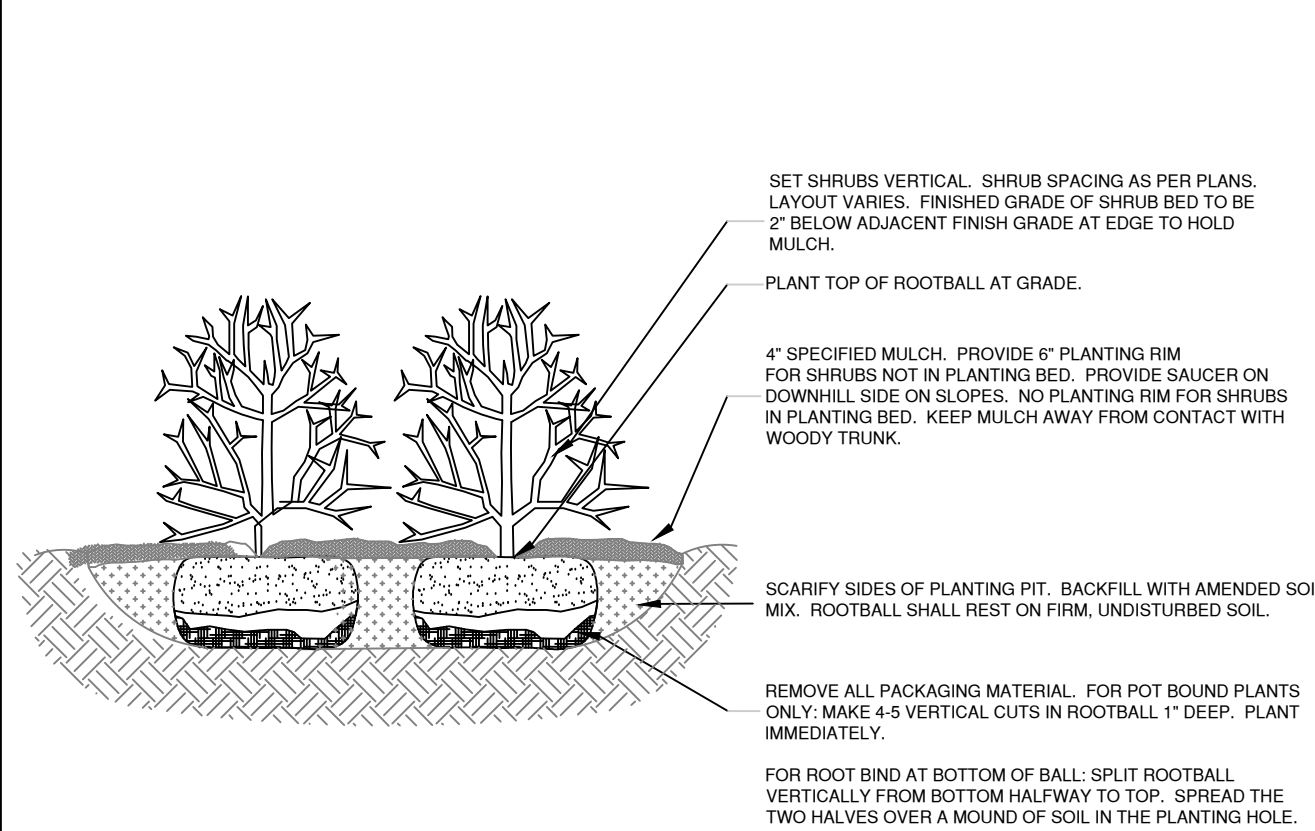
LANDSCAPE NOTES:

- REFER TO SPECIFICATION **SECTION 32-84-00: LANDSCAPE ACCESSORIES** FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION IS CAPABLE OF ESTABLISHING AND SUSTAINING PLANT GROWTH FROM THE TIME OF INSTALLATION.
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



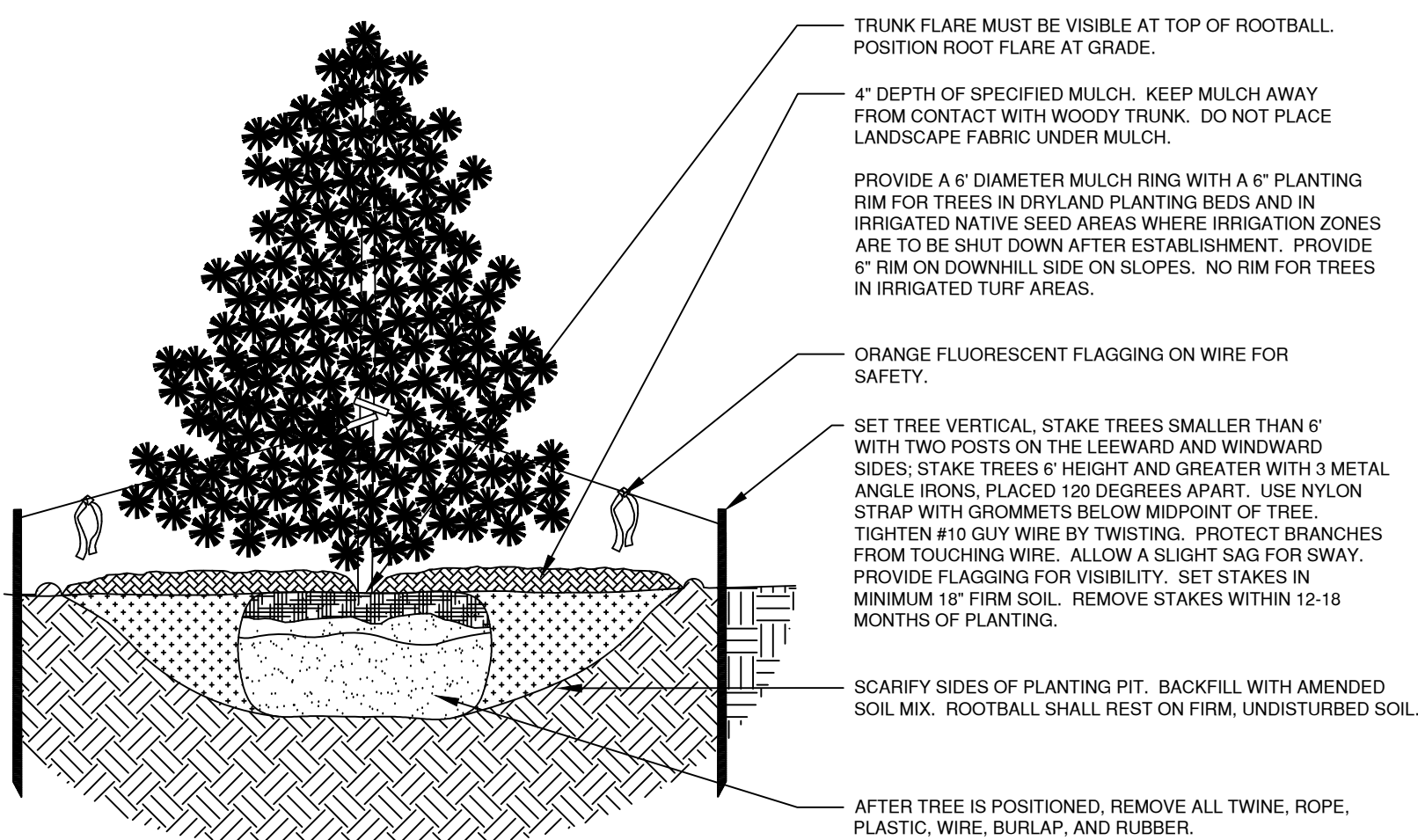
A DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



B SHRUB PLANTING DETAIL

NOT TO SCALE



C EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

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Landscape Development Key

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LANDSCAPE & DEVELOPMENT DETAILS

SHEET NO.

LS4

4 OF 4 SHEETS