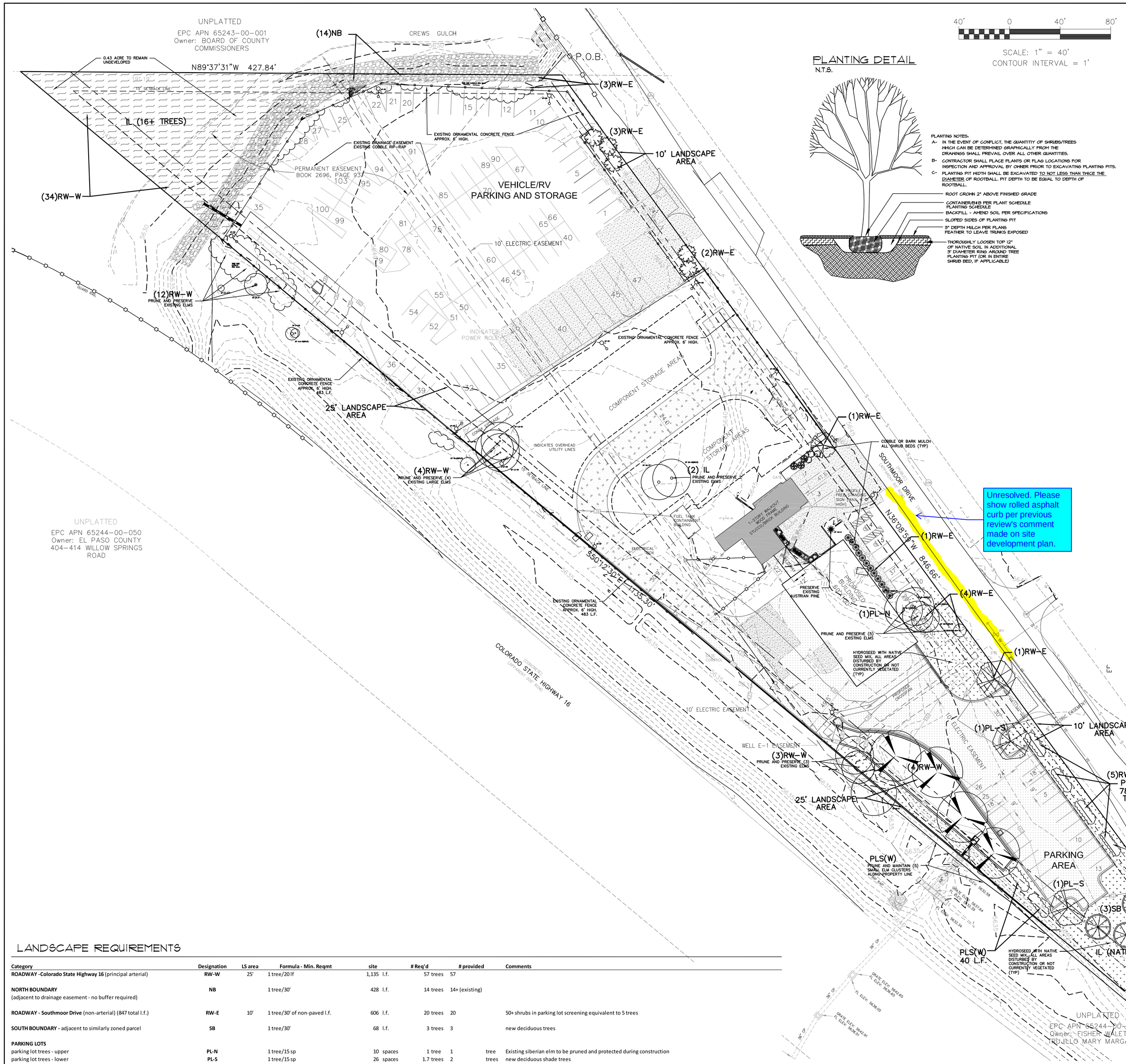


Unresolved. Please show rolled asphalt curb per previous review's comment made on site development plan.

40' 0 40' 80'

SCALE: 1" = 40'
CONTOUR INTERVAL = 1'

PLANTING DETAIL
N.T.S.

PLANTING NOTES:
A- IN THE EVENT OF CONFLICT, THE QUANTITY OF SHRUBS/TREES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS SHALL PREVAIL OVER ALL OTHER QUANTITIES.
B- CONTRACTOR SHALL PLACE PLANTS OR FLAG LOCATIONS FOR INSPECTION AND APPROVAL BY OWNER PRIOR TO EXCAVATING PLANTING PITS.
C- PLANTING PIT WIDTH SHALL BE EXCAVATED TO NOT LESS THAN TWICE THE DIAMETER OF ROOTBALL. PIT DEPTH TO BE EQUAL TO DEPTH OF ROOTBALL.

ROOT CROWN 2" ABOVE FINISHED GRADE
CONTAINERIZED PER PLANT SCHEDULE
PLANTING SCHEDULE
BACKFILL - AMEND SOIL PER SPECIFICATIONS
SLOPED SIDES OF PLANTING PIT
3" DEPTH MULCH PER PLANS
FEATHER TO LEAVE TRUNKS EXPOSED
THOROUGHLY LOOSEN TOP 12" OF NATIVE SOIL IN ADDITIONAL 3' DIAMETER RING AROUND TREE PLANTING PIT FOR IN ENTIRE SHRUB BED, IF APPLICABLE)

STATEMENT OF COMPLIANCE:

1. THE LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AS HEREIN APPROVED BY EL PASO COUNTY PLANNING DEPARTMENT, OR AS SUBSEQUENTLY AMENDED.

2. THE LANDOWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF THE LANDSCAPE, INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING AS DESIRED.

3. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIAL SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE EPC PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE CURRENT OR NEXT PLANTING SEASON BUT, IN ANY EVENT, SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT TO EXCEED ONE YEAR FROM DAMAGE.

4. SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 12 SQUARE INCHES AFTER GERMINATION.

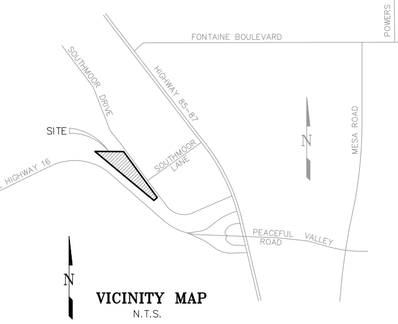
PLANTING AND IRRIGATION NOTES:

1. HARDINESS: ALL PLANT MATERIAL SHALL BE HARDY TO MINIMUM USDA 4 AND 5,500' ELEVATION.

2. IRRIGATION: SEEDED NATIVE GRASS AREAS SHALL BE IRRIGATED WITH SUPPLEMENTAL OVERHEAD AUTOMATIC IRRIGATION, AT RATES AS RECOMMENDED BY THE SEED SUPPLIER FOR ESTABLISHMENT, WITH SUPPLEMENTAL IRRIGATION AS NECESSARY BASED ON AVAILABLE NATURAL RAINFALL AFTER ESTABLISHMENT. SHRUBS AND TREES SHALL BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION, RATES TO BE APPROPRIATE FOR THE SIZE AND SPECIES OF PLANT MATERIAL. IRRIGATION SYSTEM SHALL INCORPORATE STATE-OF-THE-ART, WATER-SAVING DEVICE(S) SUCH AS SOIL MOISTURE SENSOR, NATURAL PRECIPITATION MONITOR, ON-LINE E.T. MONITOR, OR OTHER. SYSTEM SHALL BE MONITORED OVER TIME TO INSURE EFFICIENT FUNCTIONING. AS THEY BECOME ESTABLISHED, MATURE SIZE OF PLANT SPECIES CAN BE BALANCED WITH REDUCED WATER NEEDS OF LOW-WATER SPECIES TO REDUCE OVER-ALL WATER CONSUMPTION OF THE IRRIGATION SYSTEM.

3. NATIVE GRASS AREAS: DISC SOIL AND DRILL SEED APPLICATION FOR BEST RESULTS, AT RATES AS RECOMMENDED BY SEED SUPPLIER. NATIVE GRASS MAY BE MOWED IN SELECT AREAS FOR A MORE GROOMED APPEARANCE, HOWEVER NO SHORTER THAN 3-4". IF LEFT TO GROW FOR A "PRAIRIE" EFFECT, NATIVE FORBS WILL RE-SEED AND BECOME MORE ABUNDANT. MOW PRAIRIE ONCE ANNUALLY IN LATE FALL AFTER ALL PLANTS ARE DORMANT.

4. MULCH: ALL SHRUB BEDS SHALL BE MULCHED WITH EITHER 1) 3-4" DEPTH SHREDDED BARK MULCH OR 2) 2-3" DEPTH 1/2" CRUSHED ROCK.



VICINITY MAP
N.T.S.

LANDSCAPE HATCH SCHEDULE

UNDEVELOPED RIPARIAN LANDSCAPE

PBSI NATIVE PRAIRIE MIX, AS SUPPLIED BY PAWNEE BUTTES SEED INC., OR APPROVED EQUAL:

BLUE GRAMMA	29%
BUFFALOGRASS	10%
GREEN NEEDLEGRASS	20%
SIDEOATS GRAMA	20%
WESTERN WHEATGRASS	20%
SAND DROPSEED	1%

ORGANIC BARK MULCH – 3" DEPTH MIN. ALL SHRUB BEDS NOT OTHERWISE TREATED WITH COBBLE.

LEGEND

- CONCRETE (EXISTING)
- RIP-RAP (EXISTING IN CREWS GULCH, PROPOSED ON-SITE)
- CRUSHED ASPHALT/GRAVEL EQUIVALENT
- ASPHALT PAVING/CONCRETE EQUIVALENT
- BARRIER WALL
- SS – SANITARY SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- T – TELEPHONE RISER
- TELEPHONE MANHOLE
- PP – POWER POLE
- WV – WATER VALVE
- PROPOSED WATER VALVE
- FO – FIBER OPTIC VAULT
- CONCRETE FENCE LINE / SILT FENCE LINE
- S – SANITARY SEWER MAIN
- OVERHEAD UTILITY LINES
- PHONE LINE
- W – WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- 6851 – EXISTING CONTOURS
- 6850
- 6851 – PROPOSED CONTOURS
- 6850
- CT18-9 / DT18-9 – (INCHES) (FEET)
- CONIFEROUS/DECIDUOUS TREE . . . TRUNK DIAMETER-DRIPLINE RADIUS

NOTE: EXISTING CONEX CONTAINERS ARE TEMPORARY USE AND ARE BROUGHT IN TO HOUSE CONCRETE COMPONENT SUPPLIES

LANDSCAPE REQUIREMENTS

Category	Designation	LS area	Formula - Min. Reqmt	site	# Req'd	# provided	Comments
ROADWAY -Colorado State Highway 16 (principal arterial)	**RW-W**	25'	1 tree/20 lf	1,135 l.f.	57 trees	57	
NORTH BOUNDARY (adjacent to drainage easement - no buffer required)	**NB**		1 tree/30'	428 l.f.	14 trees	14+ (existing)	
ROADWAY - Southmoor Drive (non-arterial) (847 total l.f.)	**RW-E**	10'	1 tree/30' of non-paved l.f.	606 l.f.	20 trees	20	50+ shrubs in parking lot screening equivalent to 5 trees
SOUTH BOUNDARY - adjacent to similarly zoned parcel	**SB**		1 tree/30'	68 l.f.	3 trees	3	new deciduous trees
PARKING LOTS							
parking lot trees - upper	**PL-N**		1 tree/15 sp	10 spaces	1 tree	1 tree	Existing siberian elm to be pruned and protected during construction
parking lot trees - lower	**PL-S**		1 tree/15 sp	26 spaces	1.7 trees	2 trees	new deciduous shade trees
screening from Southmoor Drive (east)	**PLS(E)**		2/3 of length of parking	116 lf	77 lf	80+ lf	new massed shrubs and grasses - 3-7' mature ht.
screening from adjacent southerly property			not req'd. Both zoned "M"				
screening from SH 16 (west)	**PLS(W)**		2/3 of length of parking	117 lf	77 lf	60 lf	40 l.f. of new massed shrubs. Existing elm saplings on boundary to be maintained and encouraged.
INTERNAL LANDSCAPING	**IL**						
Vegetative cover			5% of site sf/75% veg cover	183,006 sf	9150 sf	35,685 sf	existing wooded areas, native grass mix and low water shrubs on disturbed areas, ornamental planting at office - 19.5% of site @50-75%+ vegetative cover
trees			1 tree/500 sf req'd ls area*	9,150 sf of LS	18 trees	18+ trees	Undeveloped Crews Gulch easement provides more than the required number of trees.
			*183,006 total s.f. x 0.05 = 9150 req'd LS area/500 = 18 trees				2 large elms internal to the storage area to be pruned and preserved.
DUMPSTER SCREENING			fencing or vegetation				Dumpsters are internal to the site, and are screened by the existing ornamental concrete fencing.

PLANT SCHEDULE

TREES		
Cottonwood 'Rio Grande'	Populus deltoides wislizenii	2" cal
Pinyon Pine	Pinus edulis	4' ht min
Honeylocust 'Northern Acclaim'	Gleditsia triacanthos 'Northern Acclaim'	2" cal
Maple 'Hot Wings'	Acer tataricum 'Hot Wings'	1.5" cal
Apricot 'Chinese'	Prunus armeniaca 'Chinese'	2" cal
SHRUBS AND GRASSES		
Apache Plume	Fallugia paradoxa	#5
Big Bluestem 'Windwalker'	Andropogon gerardii 'Windwalker'	#1
Regal Mist Muhly Grass	Muhlenbergia capillaris 'Regal Mist'	#1
Silver Fountain Butterflybush	Buddleya alternifolia 'argentea'	#5
Spirea 'Goldflame'	Spiraea japonica 'Goldflame'	#5
Viburnum 'Mohican'	Viburnum lantana 'Mohican'	#5
Bluestem Joint Fir	Ephedra equisitina	#5
Buckthorn 'Tall Hedge'	Frangula alnus 'Columnaris'	#5

PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=40'

"PRELIMINARY COPY"
SUBJECT TO COUNTY APPROVAL

OWNER/SUBDIVIDER:
ARACO ENTERPRISES, LLC
Arturo Acosta (719)-576-1705
7470 Southmoor Dr
Fountain, CO 80817

FILE NO. EA-17-075

LANDSCAPE ARCHITECTURE
GARDEN DESIGN
CONSTRUCTION SUPERVISION
Carla Anderson, ALSA
P.O. BOX 338
CASCADE, CO. 80809
PHONE/FAX: (719) 681-5552
E-MAIL: carlaanderson@earthlink.net

SITE DEVELOPMENT PLAN
ARACO CONCRETE
7410 SOUTHMOOR DRIVE
FOUNTAIN, EL PASO COUNTY, CO.

SEAL

REVISIONS:		
MARK	DATE	COMMENTS

ALL DRAWN AND WRITTEN INFORMATION APPEARING IN THIS PLANSET SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF CARLA ANDERSON, LANDSCAPE ARCHITECT.

SCALE:	per plan
DATE:	7/9/20
PROJECT:	
DRAWN:	CA
CHECKED:	

SHEET TITLE
LANDSCAPE PLAN

SHEET