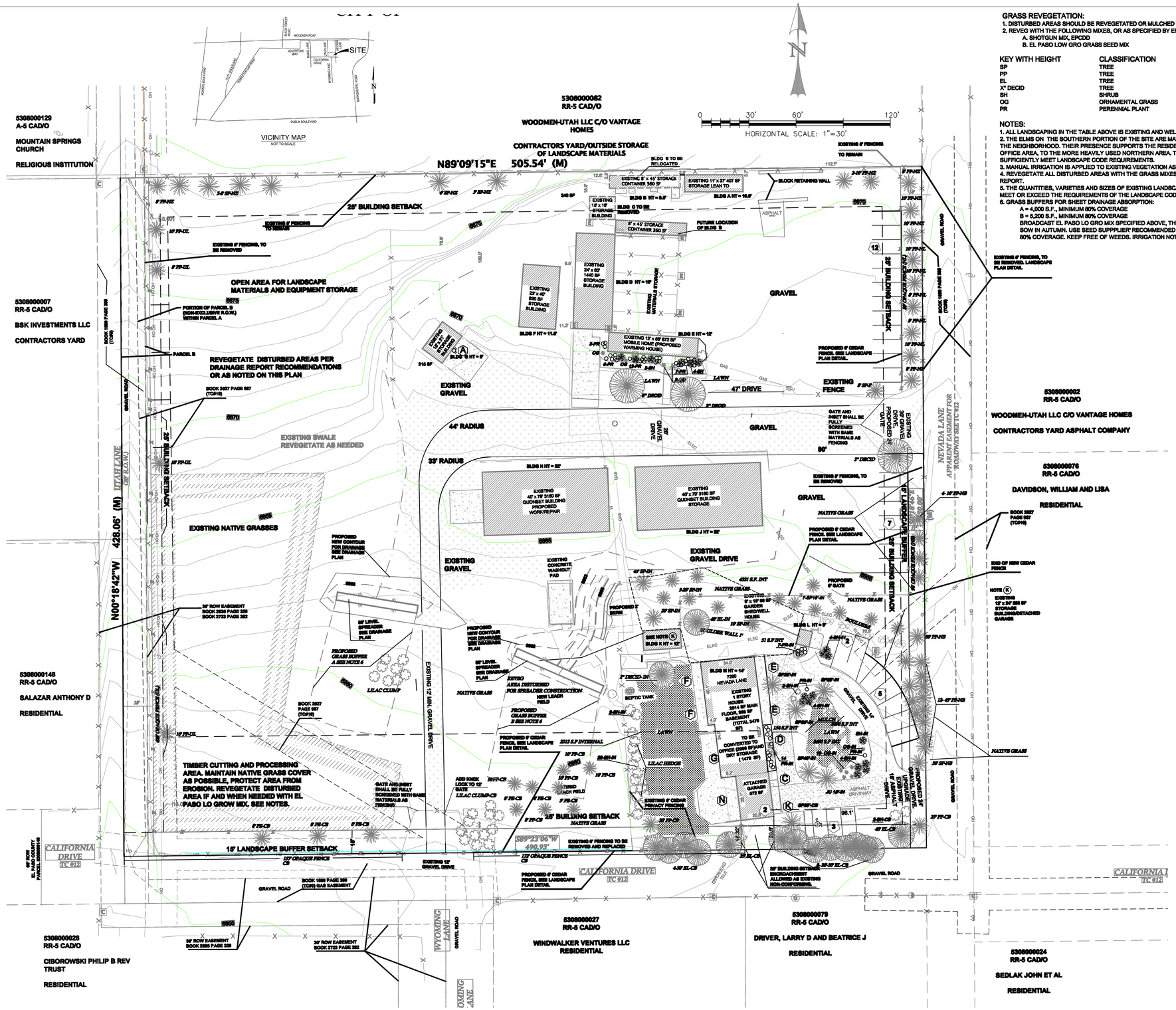


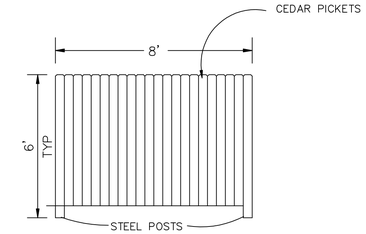
GRASS REVEGETATION:

1. DISTURBED AREAS SHOULD BE REVEGETATED OR MULCHED WITHIN 45 DAYS.
2. REVEG WITH THE FOLLOWING MIXES, OR AS SPECIFIED BY ENGINEER IN DETENTION POND.
   A. SHOTGUN MIX, EPCDD
   B. EL PASO LOW GRO GRASS SEED MIX

KEY WITH HEIGHT	CLASSIFICATION	SPECIES
SP	TREE	SPRUCE EXISTING
PP	TREE	PINE EXISTING
EL	TREE	ELM EXISTING
X" DECID	TREE	DECIDUOUS EXISTING X" = CALIPER
SH	SHRUB	DECIDUOUS OR EVERGREEN, EXISTING
OG	ORNAMENTAL GRASS	ORNAMENTAL GRASS, EXISTING
PR	PERENNIAL PLANT	PERENNIAL PLANT, EXISTING

NOTES:

1. ALL LANDSCAPING IN THE TABLE ABOVE IS EXISTING AND WELL ESTABLISHED.
2. THE ELMS ON THE SOUTHERN PORTION OF THE SITE ARE MATURE AND VALUABLE TO THE HOMEGENITY OF THE NEIGHBORHOOD. THEIR PRESENCE SUPPORTS THE RESIDENTIAL BLENDING AND TRANSITION OF THE OFFICE AREA, TO THE MORE HEAVILY USED NORTHERN AREA. THE MATURITY AND HEIGHT OF THESE TREES SUFFICIENTLY MEET LANDSCAPE CODE REQUIREMENTS.
3. MANUAL IRRIGATION IS APPLIED TO EXISTING VEGETATION AS NEEDED.
4. REVEGETATE ALL DISTURBED AREAS WITH THE GRASS MIXES NOTED OR AS SPECIFIED ON THE DRAINAGE REPORT.
5. THE QUANTITIES, VARIETIES AND SIZES OF EXISTING LANDSCAPE PLANT MATERIALS SHOWN ON THIS PLAN MEET OR EXCEED THE REQUIREMENTS OF THE LANDSCAPE CODE.
6. GRASS BUFFERS FOR SHEET DRAINAGE ABSORPTION:
   A = 4,000 S.F., MINIMUM 80% COVERAGE
   B = 5,200 S.F., MINIMUM 80% COVERAGE
   BROADCAST EL PASO LO GRO MIX SPECIFIED ABOVE, THIS SHEET. BEST PRACTICE: SOW IN AUTUMN. USE SEED SUPPPLIER' RECOMMENDED RATE TO ACHIEVE 80% COVERAGE. KEEP FREE OF WEEDS. IRRIGATION NOT REQUIRED IF SOWN IN AUTUMN.



SCREEN FENCE DETAIL
NOT TO SCALE

LANDSCAPE SETBACKS

Street Name or Zone Boundary (Elevation = 6,490 to 6535)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Nevada Lane	Private street	10'/10'	181'	1/30'	6/6
Nevada Lane	Private street	10'/10'	249'	1/30'	SEE BUFFERS
California Drive	Private street	10'/10'	490'	1/30'	SEE BUFFERS
Utah Lane	Private street	10'/10'	428'	1/30'	14/4 EXIST, 10 NEW
North Boundary	ZONE BOUNDARY	–	506'	1/30'	17/13 EXIST, 4 NEW

Shrub Substitutes Req./Prov.	Ornamental Grass Req./Prov.	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req./Prov.
0	0	NL	75%/100%
SEE BUFFEERS	–	–	75%/100%
SEE BUFFERS	–	–	75%/100%
–	–	UL	75%/100%
–	–	NZ	75x%/100%

MOTOR VEHICLE LOTS

No. of Vehicle Spaces Provided	Shade Trees (1/15 spaces) Req./Prov.	Vehicle Lot Frontage(s)	Length of Frontage(ft.) (excluding driveways)	2/3 Length of Frontage
22 total	2/2	Private Streets	247 ft. total	166 ft. total
North, Nevada Lane		Nevada Lane	108 ft.	72 ft.
Mid, Nevada Lane		Nevada Lane	63 ft.	42 ft.
South, Nevada Lane		Nevada Lane	45 ft.	30 ft.
California Drive		California Drive	31 ft.	21 ft.

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 Vegetation Req./Prov.
see below			P	75%/100%
BERM	N/A	108'	P	75%/100%
ALTERNATIVE COMPLIANCE	N/A	0'	P	75%/100%
ALTERNATIVE COMPLIANCE	N/A	0'	P	75%/100%
ALTERNATIVE COMPLIANCE	N/A	0'	P	75%/100%

INTERNAL LANDSCAPING

Net Site Area (s.f.) (less public R.O.W.)	Percent Minimum Internal Area (%)	Internal Area (s.f.) Req./Prov.	Internal Trees (1/500 s.f.) Req./Prov.
290,458 s.f.	5%	14,522 s.f./16,433 s.f.	29/23

Shrub Substitutes	Ornamental Grass/ Perennials	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req./Prov.
50	14/49	IN OR INT	75%/90%

LANDSCAPE BUFFERS & SCREENS

Street Name or Property Line (elev.)	Width (in ft.) Req./Prov.	Linear Footage	Buffer Trees (1/15') Req./Prov.	Evergreen Trees Req. (1/3)/Prov.
Nevada Lane	15'/15'	249'	17/17	6/17
California Drive	15'/15'	490'	33/28 EXIST, 5 NEW	11/14

Length of 6 ft. Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req./Prov.
179'/179'	NB (NEVADA LANE Buffer)	75%/100%
490'/260'	CB CALIFORNIA DRIVE Buffer)	75%/100%

GREENER PASTEURS, LLC

7280 NEVADA LANE

PPR 2411
SITE DEVELOPMENT PLAN
LANDSCAPE PLAN

REV: 01-07-2025
REV: 11-21-2024
REV: 12-17-2024
REV: 06-05-2024
REV: 08-20-2024
REV: 03-25-2024
REV: 03-27-2024

Drawn By: Deb G
Checked By: Deb G
Date: 03-17-2024
Sheet 1 of 1