

LANDSCAPE DATA

	AREA (SQ. FT.)	REQUIRED	PROVIDED
OVERALL SITE AREA=	42,894 SQ. FT.		
OVERALL LANDSCAPE AREA=	18,308 SQ. FT.	1 TREE PER 500 SQ FT	21 TREES
INTERNAL LANDSCAPE AREA=	5,166 SQ. FT.	MIN 5% LANDSCAPED 1 TREE PER 500 SQ FT	11% 9 TREES
ROADWAY LANDSCAPING (STRUTHERS RD)		7 (1 TREE PER 30 LINEAR FT)	7 TREES PER 217 FEET
PARKING LOT LANDSCAPING		2 (1 TREE PER 15 SPACES)	6 TREES PER
PARKING LOT SCREENING		3' HEIGHT MIN	YES
LANDSCAPE BUFFER BETWEEN NON-RESIDENTIAL AND RESIDENTIAL		1/2 TREES SHALL BE EVERGREEN TREES	1/2 EVERGREEN TREES (7 TREES TOTAL, 4 EVERGREEN)
LANDSCAPE BUFFER GROUND COVERAGE		75% LIVING MATERIAL (5,279 SQ. FT.)	76% LIVING MATERIAL PROVIDED (4060 SQ. FT.)
LANDSCAPE COVERAGE=	11,456 SQ. FT.		

LEGEND

-  SOD
-  ANNUALS
-  ROCK MULCH

ACADEMY GATEWAY SUBDIVISION FILING NO. 1 LOT 2
 A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6
 TOWNSHIP 12 SOUTH RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, EL PASO COUNTY, COLORADO
MAJOR SITE DEVELOPMENT PLAN

PLANT LIST

QTY.	SYM.	COMMON/BOTANICAL NAME	SIZE	REMARKS	HYD.
LARGE TREES					
4	KC	KENTUCKY COFFEE <i>Gymnocladus dioica</i>	2.5" CAL.	FULL CROWN, STAKED	L
4	FM	FREEMAN MAPLE <i>Acer x freemanii 'Autumn Blaze'</i>	2.5" CAL.	FULL CROWN, STAKED	M
2	CH	COMMON HACKBERRY <i>Celtis occidentalis</i>	2.5" CAL.	FULL CROWN, STAKED	M
SMALL TREES					
5	TH	HAWTHORN, COCKSPUR, THORNLESS <i>Crataegus crus-galli 'Inermis'</i>	CLUMP	FULL CROWN, GUYED	M
EVERGREEN TREES					
1	BS	BAKERI SPRUCE <i>Picea pungens 'Bakeri'</i>	8' HT.	FULL CROWN, GUYED	L
1	RJ	ROCKY MOUNTAIN JUNIPER <i>Juniperus scopulorum</i>	8' HT.	FULL CROWN, GUYED	L
4	PP	PONDEROSA PINE <i>Pinus ponderosa</i>	8' HT.	B&B SPEC. QUALITY	L
SHRUBS					
13	AJ	ARMSTRONG JUNIPER <i>Juniper chinensis 'Armstrongii'</i>	#5	SPACING PER PLAN	L
19	BB	BUTTERFLY BUSH <i>Buddleia davidii</i>	#5	SPACING PER PLAN	M
29	BC	BLUE CHIP JUNIPER <i>Juniperus horizontalis 'Blue Chip'</i>	#5	SPACING PER PLAN	L
59	CR	CAREFREE SUNSHINE <i>Rosa 'Radsun'</i>	#5	SPACING PER PLAN	M
23	DW	FERNBUSH <i>Chamaebatiara millefolium</i>	#5	SPACING PER PLAN	L
14	GH	COMPACT OREGON GRAPE HOLLY <i>M. aquifolium 'Compacta'</i>	#5	SPACING PER PLAN	L
1	GS	GLOBE SPRUCE <i>Picea pungens 'Globosa'</i>	#20	SPACING PER PLAN	M
19	RB	RABBITBRUSH <i>Chrysothamnus nauseosus</i>	#5	SPACING PER PLAN	L
10	SJ	MOONLIGHT BROOM <i>Cytisus scoparius 'Moonlight'</i>	#5	SPACING PER PLAN	L
27	WS	CREeping WESTERN SANDCHERRY <i>Prunus besseyi 'Pawnee Buttes'</i>	#5	SPACING @ 6' O.C.	L
PERENNIALS/GRASSES					
26	DL	STELLA D'ORO DAYLILY <i>Hemerocallis 'Stella D'Oro'</i>	#1	SPACING PER PLAN	L
21	HY	SUNSET HYSSOP <i>Agastache rupestris</i>	#1	SPACING PER PLAN	L
61	OG	KARL FOERSTER REED GRASS <i>Calamagrostis acutiflora 'Karl Foerster'</i>	#5	SPACING PER PLAN	L
38	RM	ROCKY MNT. PENSTEMON <i>P. strictus</i>	#1	SPACING PER PLAN	L
18	YG	NARROW LEAF YUCCA <i>Yucca glauca</i>	#5	SPACING PER PLAN	L

*IN CASE OF DISCREPANCY, SYMBOLS SHOWN ON PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES IN PLANT LIST

Sterling Design Associates, LLC
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
 Littleton, CO 80120
 303.794.4727 ph
 www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
 JONATHAN D. SPENCER, PLA
 COLORADO REGISTRATION #111
 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



ISSUES & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	5/16/2017	1ST MAJOR SDP SUBMITTAL	JDS
2	8/24/2017	2ND MAJOR SDP SUBMITTAL	JDS
3	9/13/2017	3RD MAJOR SDP SUBMITTAL	JDS
4			
5			
6			

DATE: 9/13/2017
 SCALE: 1" = 20'
 PROJECT MANAGER: JDS
 PROJECT NO.:
 DRAWN BY: CM
 DRAWING FILE:

PROJECT:
PROPOSED COFFEE SHOP
 209 GLENEAGLE GATE VIEW
 COLORADO SPRINGS, CO

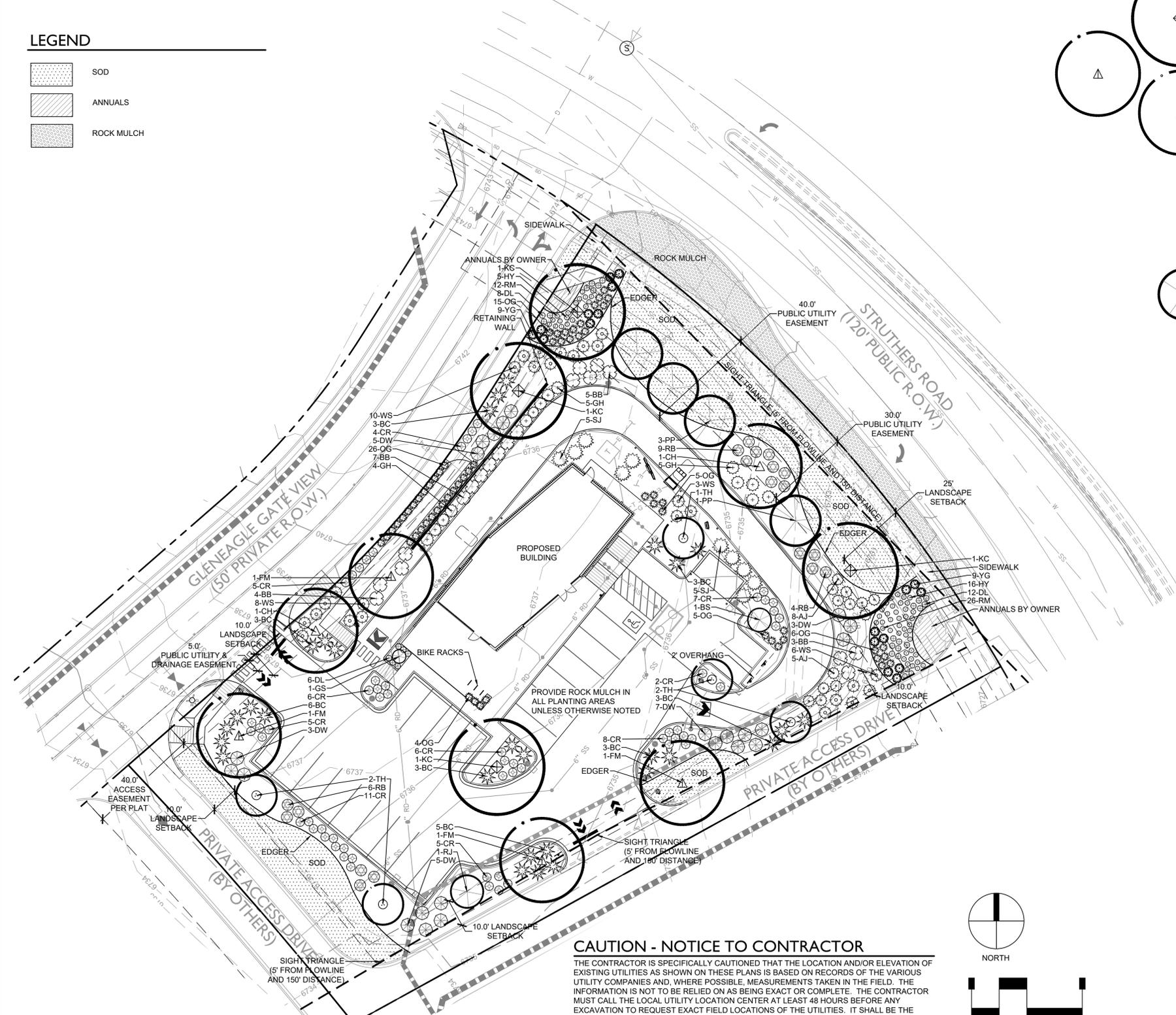
CLIENT:
 VERTICAL CONSTRUCTION MANAGEMENT
 1209 SOUTH WHITE CHAPEL BLVD, SUITE 180
 SOUTHLAKE, TX 76092

TEL: (817) 527-8421

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
15 OF 21

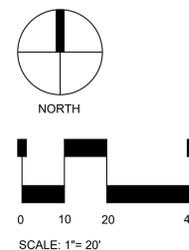
COUNTY PROJECT NUMBER PPR-17-030



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



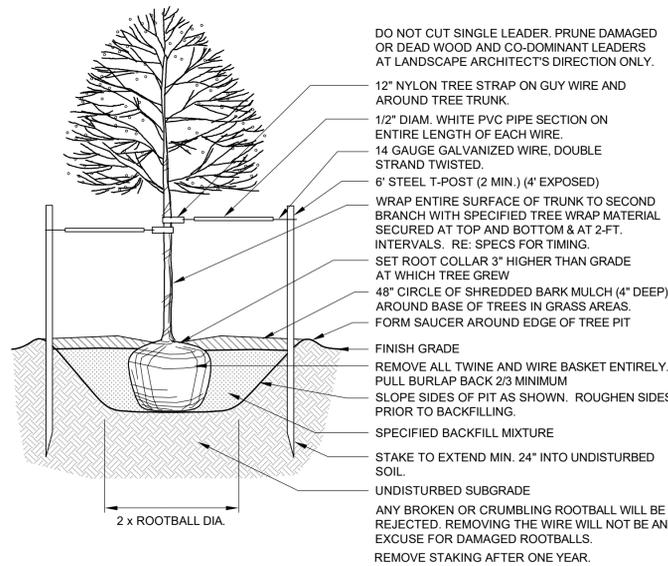
Approved
 By: Craig Dossey, Executive Director
 Date: 10/26/2017
 El Paso County Planning & Community Development



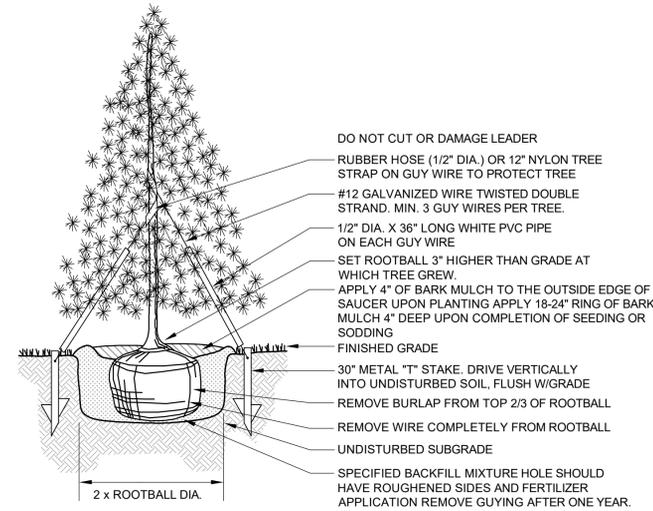
ACADEMY GATEWAY SUBDIVISION FILING NO. 1 LOT 2
 A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6
 TOWNSHIP 12 SOUTH RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, EL PASO COUNTY, COLORADO
MAJOR SITE DEVELOPMENT PLAN

LANDSCAPE NOTES

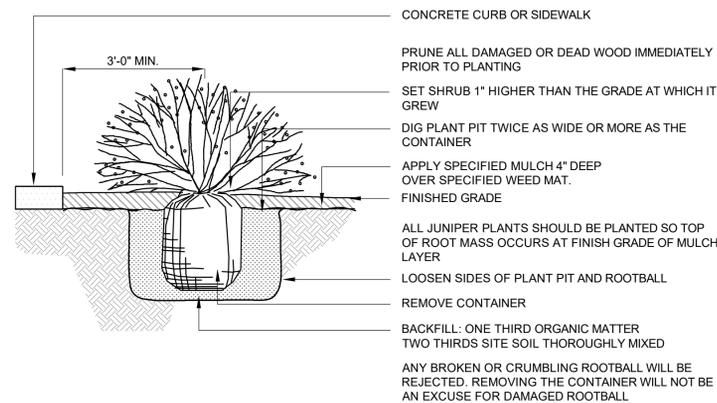
- COORDINATION:**
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE:**
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE:**
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE:**
 - FINAL ACCEPTANCE:** WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - MAINTENANCE:** ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS:**
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING:**
 - CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION:**
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS, AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION (AS NEEDED):**
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH FOUR CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1, LESS THAN 6 mmhos/cm. SALT CONTENT, A pH BETWEEN 6.5 AND 8.5, AND OVER 30% ORGANIC MATTER. APPLY 5 LBS. OF 20-10-5 GRANULAR FERTILIZER PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES. VERIFY SOIL PREP SPECIFICATIONS WITH WATER PROVIDER STANDARDS. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED. TEST SOIL IN EXISTING ASPHALT AREAS FOR STERILANT USE. IF STERILANTS ARE FOUND PRESENT, REMOVE ALL CONTAMINATED SOIL AND REPLACE WITH NEW TOPSOIL.
- PLANTING:**
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
- SODDING**
SOD SHALL BE "RTF" FESCUE BY GREEN VALLEY TURF (GVT) (303-798-6764) OR APPROVED EQUAL. SOIL PREP, INSTALL AND WATER ACCORDING TO GVT GUIDELINES.
- EDGER (AS NEEDED):**
INSTALL 4" ROLL-TOP RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL BETWEEN ALL SOD OR SEEDED AREAS AND MULCHED AREAS.
- MULCH:**
MULCH SHALL BE 3/4" CRUSHED/ANGULAR MNT. OVER DEWITT PROS FILTER FABRIC, 3" DEEP IN ALL PLANTING AREAS. WOOD MULCH SHALL BE PROVIDED IN ANY PERENNIAL OR ANNUAL AREAS, AROUND SHRUBS AND TREES WITHIN ROCK MULCH AREAS. WOOD MULCH SHALL BE SHREDDED WESTERN RED CEDAR (NOT COLORED) AND SHALL BE PLACED AS FOLLOWS: 3" RINGS AROUND TREES AND 1 1/4" THE WIDTH OF THE ROOT BALL AROUND SHRUBS. PER THE ACADEMY GATEWAY DESIGN GUIDELINES. AN 18" WIDE PERIMETER OF ROCK MULCH SHALL BE PLACED AROUND THE FOUNDATION OF THE BUILDING WERE ADJACENT TO LANDSCAPE AREAS.
- MAINTENANCE:**
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION, AND IN ACCORDANCE WITH ACADEMY GATEWAY DESIGN GUIDELINES.
- IRRIGATION:**
ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM TO INCLUDE IRRIGATION TO ALL PROPOSED PLANT MATERIAL. ALL SHRUB BEDS SHALL BE IRRIGATED USING A DRIP IRRIGATION SYSTEM.
- ROCK MULCH:**
4"-6" ROUNDED GRANITE COBBLES OVER WEED BARRIER FABRIC.



SHADE TREE PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



NOTE: WALL SHOWN FOR GENERAL LOOK AND FEEL.
*IMAGE BY NATIVE EARTH LANDSCAPING, SANTA FE, NM

LANDSCAPE WALL
NOT TO SCALE

4"-8" RED STRIP STONE
DRY STACKED

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JONATHAN D. SPENCER, P.L.A.
COLORADO REGISTRATION #111
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



ISSUES & REVISIONS		
NO. 1	DATE: 9/16/2017	BY: JDS
DESCRIPTION: 1ST MAJOR SDP SUBMITTAL		
NO. 2	DATE: 8/24/2017	BY: JDS
DESCRIPTION: 2ND MAJOR SDP SUBMITTAL		
NO. 3	DATE: 9/13/2017	BY: JDS
DESCRIPTION: 3RD MAJOR SDP SUBMITTAL		
NO. 4	DATE: -	BY: -
DESCRIPTION: -		
NO. 5	DATE: -	BY: -
DESCRIPTION: -		
NO. 6	DATE: -	BY: -
DESCRIPTION: -		

DATE: 9/13/2017	SCALE: 1" = 20'
PROJECT MANAGER: JBS	PROJECT NO.:
DRAWN BY: CM	DRAWING FILE:

PROJECT:
**PROPOSED COFFEE SHOP
209 GLENEAGLE GATE VIEW
COLORADO SPRINGS, CO**

CLIENT:
VERTICAL CONSTRUCTION MANAGEMENT
1209 SOUTH WHITE CHAPEL BLVD, SUITE 180
SOUTHLAKE, TX 76092

TEL: (817) 527-8421

SHEET TITLE:
LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:
16 OF 21