

CO STATE HIGHWAY 94  
(100' PUBLIC RIGHT-OF-WAY)  
(REC. NO. 219151478)

30.0' TEMPORARY  
CONSTRUCTION  
EASEMENT

25.0' BUILDING  
SETBACK  
(TYP.)

Per previous comment:  
Required roadway trees = 62  
Provided roadway trees = 41

Add an additional 21 trees to the 25' roadway tree area.

Per previous comment:  
Minimum 1/3 evergreen for roadway trees.  
Use at least 21 evergreens as roadway trees.

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / GAL	WIDTH	HEIGHT
<b>DECIDUOUS TREES</b>							
●	AF	48	ACER GRANULA FLAME FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.	15'-20'	15'-25'
●	OO	18	CELTIS OCCIDENTALIS 'CHICAGOLAND' CHICAGOLAND WESTERN HACKBERRY	B & B	2.5" CAL MIN.	20'-40'	50'-60'
●	CP	20	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	1.5" CAL MIN.	15'-25'	20'-25'
<b>EVERGREEN TREES</b>							
●	JS	44	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8'-12'	20'-40'
<b>DECIDUOUS SHRUBS</b>							
●	BT	44	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY	5 GAL	SEE PLAN	4'-6'	4'-6'
●	EN	31	ERICAMERIA NAUSEOSA GLABRATA TALL GREEN RABBITBRUSH	5 GAL	SEE PLAN	4'-6'	3'-6'
●	ES	73	ERICAMERIA NAUSEOSA VAR. SPECIOSA TALL BLUE RABBITBRUSH	5 GAL	SEE PLAN	2'-6'	2'-6'
●	FC	72	FRANGULA ALNUS 'COLUMNARIS' TALL HEDGE BUCKTHORN	5 GAL	SEE PLAN	3'-5'	8'-12'
●	PA	70	PEROVSKIA ATRPLICIFOLIA RUSSIAN SAGE	5 GAL	SEE PLAN	3'-5'	3'-5'
<b>EVERGREEN SHRUBS</b>							
●	JB	12	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	5 GAL	SEE PLAN	6'-8'	12'-18'
●	JP	18	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' PRINCE OF WALES JUNIPER	5 GAL	SEE PLAN	8'-10'	4'-6'
<b>GROUND COVERS</b>							
SEED		399,409 SF	EPC LOW GROW MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE S-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. EPC ALL PURPOSE MIX	SEED	21 LBS / ACRE		
SEED1		99,782 SF	INSTALL PER TABLE S-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. GORILLA HAIR WOOD MULCH	SEED	PER CHART		PAWNEE BUTTES
WM		23,798 SF	GORILLA HAIR WOOD MULCH SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.	WOOD MULCH	4"	YES	PIONEER SAND

12135 HIGHWAY 94  
OWNER: FAIR DINKUM TRUST  
PARCEL NO. 4400000239

$1,149/25 = 45.96 = 46$   
Minimum 46 west buffer trees  
Provided 44

As mentioned on both previous  
versions, refer to §6.2.2.D.2

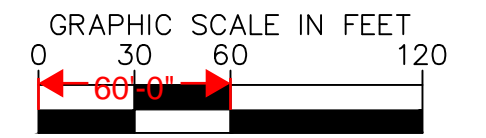
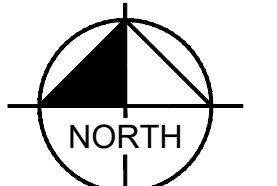
South and West Buffer minimum  
15' deep, 1 tree per 25' (1/3  
evergreen), all buffer area must  
have ground cover

$1,244/25 = 49.76 = 50$   
Minimum 50 south buffer trees  
Provided 45

12455 HIGHWAY 94  
OWNER: EMPRISE ACQUISITIONS LLC  
PARCEL NO. 4400000056

LANDSCAPE SETBACKS AND BUFFERS			
STREET NAME OR BOUNDARY:	HIGHWAY 94	WEST BNDY	SOUTH BNDY
ZONE DISTRICT BOUNDARY:	NO	NO	NO
STREET CLASSIFICATION:	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	25' / 25'	25' / 25'
LINEAR FOOTAGE:	1,243'	1,215'	1,246'
NUMBER OF TREES REQ. / PROV.	63 / 43	49 / 42	50 / 45
SHRUB SUBSTITUTES REQ. / PROV.	200 / 200	70 / 70	50 / 50
PLANT ABBREVIATION DENOTED ON PLAN:	H94	WB	SB
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%	75% / 75%

\*ALTERNATIVE COMPLIANCE REQUESTED FOR INTERNAL AND PARKING AREA PLANTING.



ISSUED: 09.19.2024  
**LANDSCAPE PLAN**  
SHEET 6 OF 8



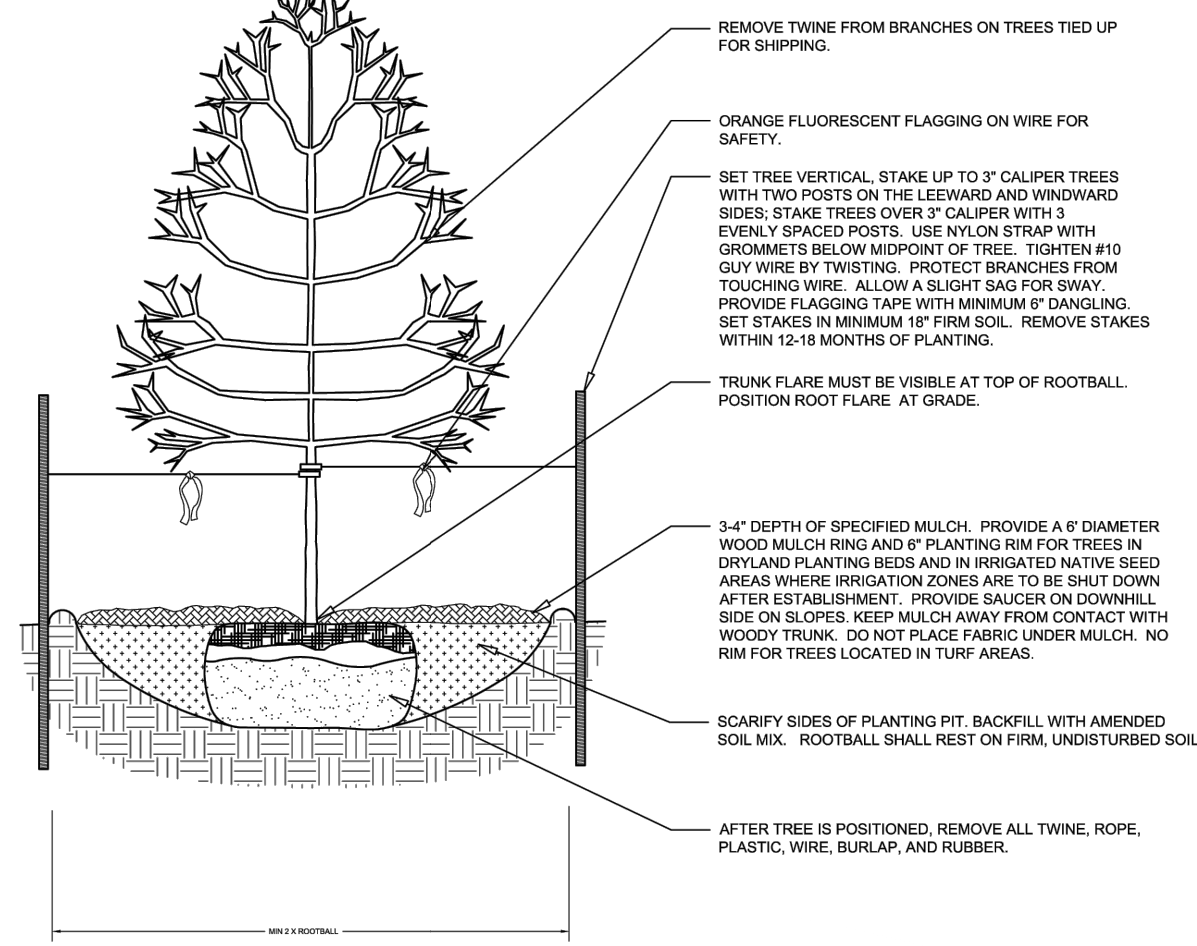
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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

HIGHWAY 94  
OWNER: MILLER, GARY D &  
VETTE, MARIE & VETTE, TAD  
PARCEL NO. 4400000061

N FRANCEVILLE COAL MINE RD  
OWNER: MILLER, GARY D & VETTE, TAD  
PARCEL NO. 4400000310

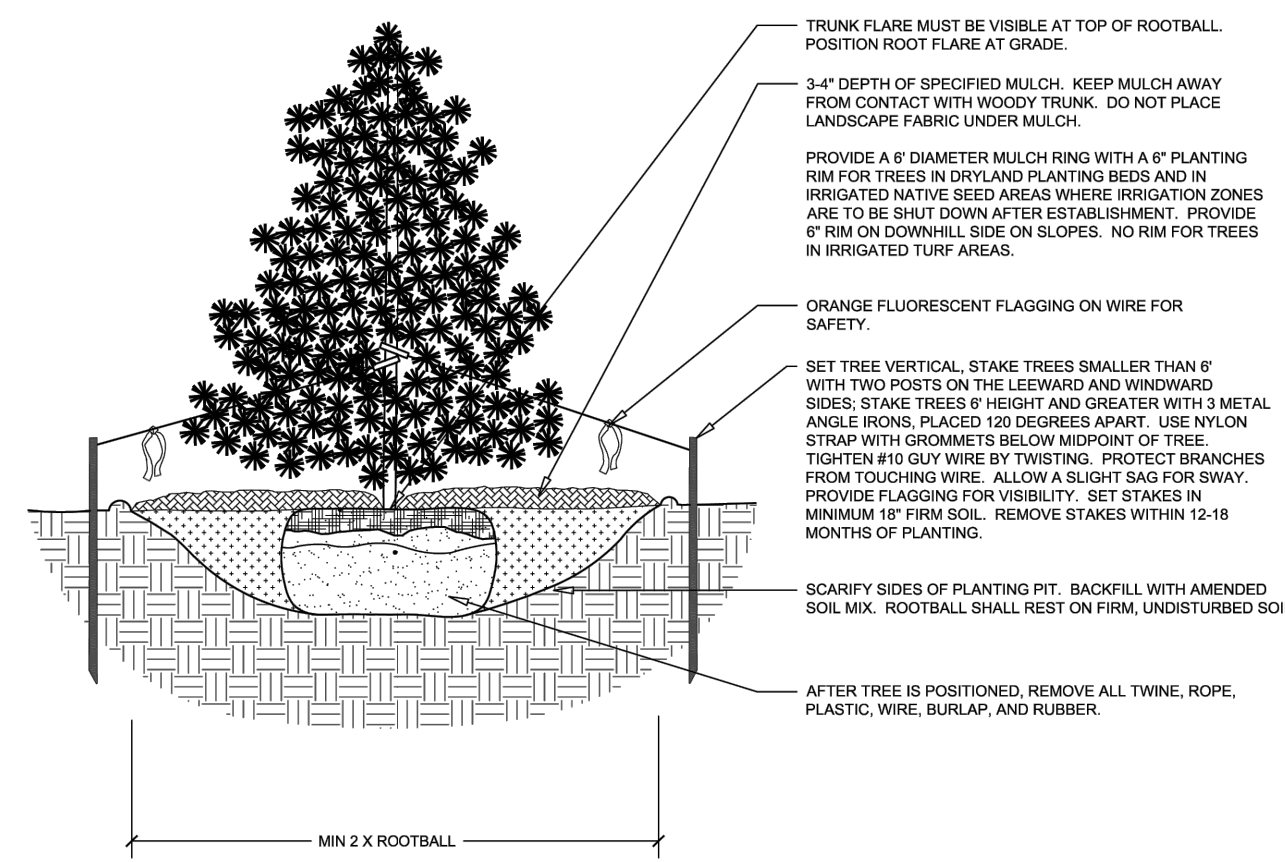


- NOTES:**
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
  4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  7. IN WINTER WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK WITH ELECTRICAL OR DUCT TAPE. NOT TWINE.
  8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
  9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
  10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.

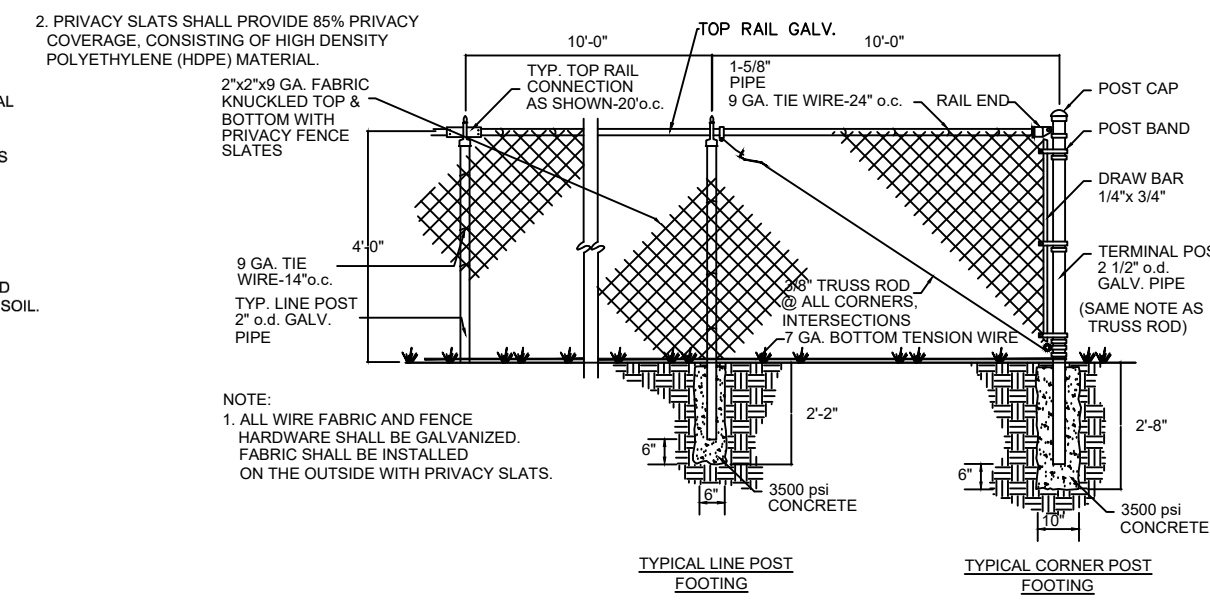


**1 DECIDUOUS TREE PLANTING**  
NTS 196-003-020-10

- NOTES:**
1. DO NOT REMOVE OR CUT LEADER.
  2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
  4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE. WHENEVER POSSIBLE.
  7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
  8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.
  9. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.

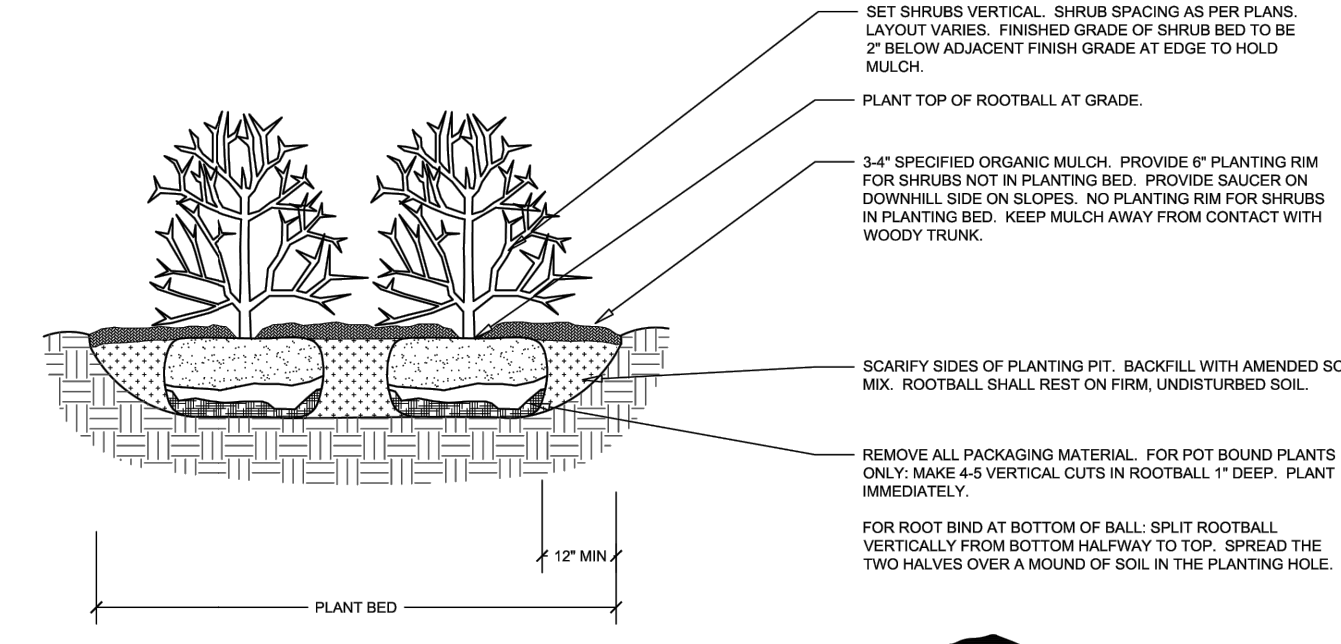


**2 EVERGREEN TREE PLANTING**  
NTS 196-003-020-12



**3 CHAIN LINK FENCE (with screening)**  
NTS

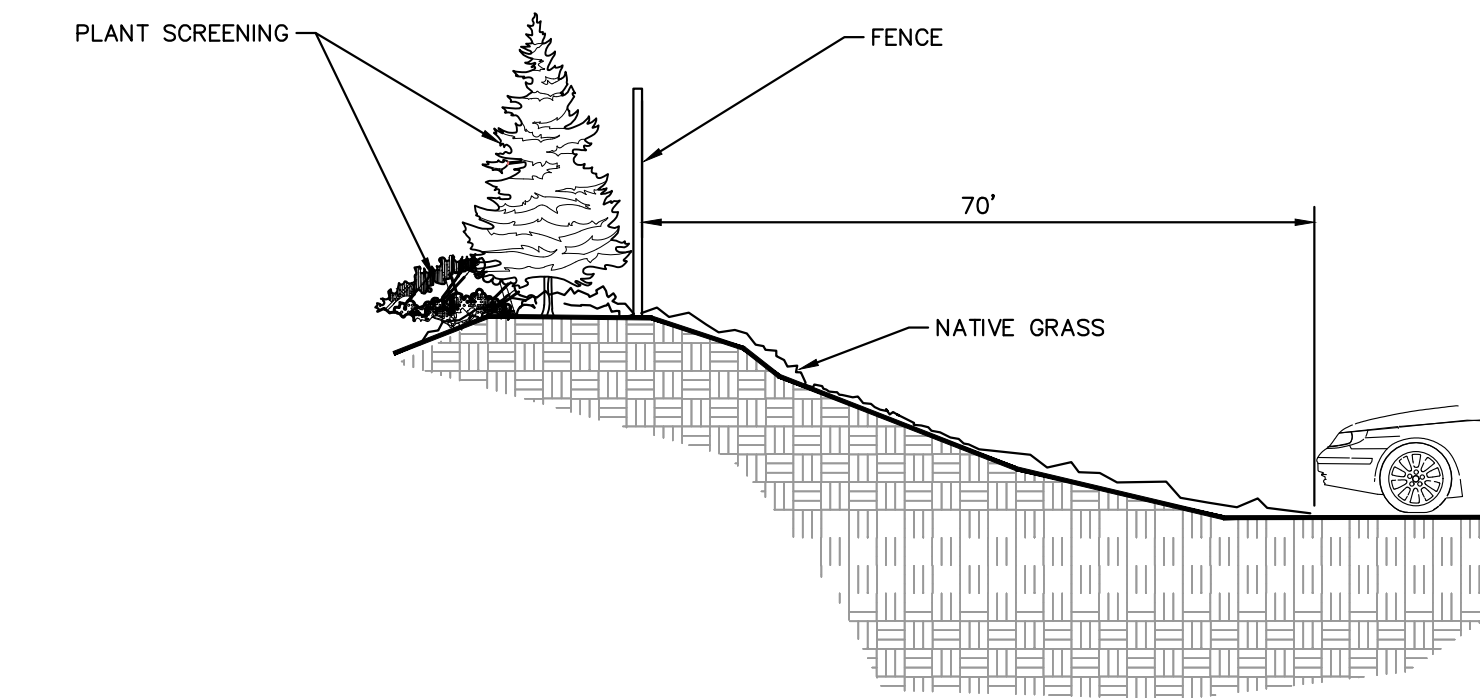
- NOTES:**
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
  2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDED MULCH RINGS.
  6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
  7. ALL SHRUBS LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 18 INCH DIAMETER WOOD MULCH RING.



**4 SHRUB PLANTING**  
NTS 196-003-020-11

**NATIVE SEED INSTALLATION AND MAINTENANCE**

- A. NATIVE SEED ESTABLISHMENT**
1. ALL AREAS WITH NATIVE LAWN MIX (SEED) SHALL RECEIVE 3 CUBIC YARD OF ORGANIC MATTER PER 1000 SQ. FT. PRIOR TO SEEDING. THE CONTRACTOR SHALL PROVIDE A DELIVERY RECEIPT AND/OR PROOF OF ORGANIC MATTER DELIVERY TO THE LANDSCAPE ARCHITECT FOR THE PROJECT RECORDS.
  2. ALL NATIVE SEED AREAS SHALL HAVE SOIL TILLED TO A DEPTH OF 8-INCHES, PRIOR TO AND WITHIN TWO-WEEKS OF SEEDING. THIS SHALL BE CONDUCTED TO ELIMINATE COMPACTED SOILS AND REMOVE EXISTING VEGETATION.
  3. CONTRACTOR SHALL INSTALL NATIVE SEED MIXES VIA DRILL SEEDING AT THE RATES DESCRIBED IN THE PLANT SCHEDULE. HYDROSEEDING AND BROADCAST SEEDING ARE NOT PERMITTED.
  4. NATIVE SEED MIXES SHALL BE INSTALLED ONCE NIGHTTIME TEMPERATURES CONSISTENTLY EXCEED 60 DEGREES. (ESTIMATED MID-JUNE)
  5. CHEMICAL METHODS OF WEED CONTROL ARE PROHIBITED DURING THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO ELIMINATE WEEDS DURING TILLING PRIOR TO INSTALLATION. SELECTIVE MANUAL OR MECHANICAL WEED CONTROL/REMOVAL SHALL BE PROVIDED DURING THE FIRST YEAR ESTABLISHMENT PERIOD.
- B. NATIVE LAWN MIX MAINTENANCE**
1. ONCE ESTABLISHED, ALL AREAS WITH NATIVE LAWN MIX SHALL BE MOWED ONCE PRIOR TO SPRING GREENING UP (FEBRUARY TO MARCH). A SECOND MOWING SHALL BE SCHEDULED AFTER INITIAL SPRING GROWTH AND GREENING UP (LATE JUNE TO EARLY JULY). NATIVE LAWN MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON. MOW DECK HEIGHT SHALL BE SET TO 4" MINIMUM.
  2. AFTER ESTABLISHMENT, ALL AREAS WITH NATIVE LAWN MIX SHALL MAINTAIN A REGULAR WATERING SCHEDULE THROUGHOUT AT LEAST THE SECOND GROWING SEASON. PROVIDE APPROXIMATELY 3/4" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.
  3. APPLY 1/2 LB. OF NITROGEN PER 1000 SQ. FT. ANNUALLY IN MID-JUNE.



**5 TYPICAL WEST FENCE LINE**  
NTS

Disclaimer: These planting details are for City review and approval process and shall not be used for construction or bidding purposes. CITY OF COLORADO SPRINGS Rev: 6-5-2023

K:\CCS\_Civil\19602003\_UDON South\CADD\PlanSheets\SDP\_LA.dwg Sep 25, 2024 5:45pm



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ISSUED: 09.19.2024  
LANDSCAPE DETAILS  
SHEET 8 OF 8

UDON SOUTH - PCD FILE # PPR2422

# V\_3 Landscape Plan Redline Return.pdf Markup Summary

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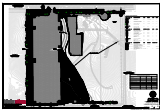
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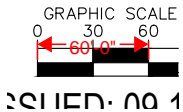


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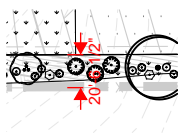
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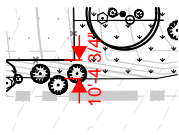
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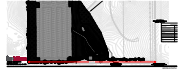
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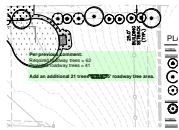


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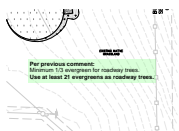
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**Text Box (5)**



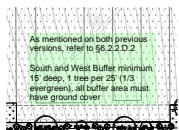
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Per previous comment:  
 Required roadway trees = 62  
 Provided roadway trees = 41  
  
 Add an additional 21 trees to the 25' roadway tree area.



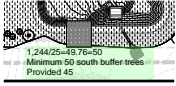
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Per previous comment:  
 Minimum 1/3 evergreen for roadway trees.  
 Use at least 21 evergreens as roadway trees.



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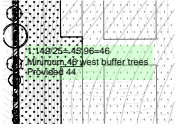
As mentioned on both previous versions, refer to §6.2.2.D.2  
  
 South and West Buffer minimum 15' deep, 1 tree per 25' (1/3 evergreen), all buffer area must have ground cover



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1,244/25=49.76=50  
Minimum 50 south buffer trees  
Provided 45



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1,149/25= 45.96=46  
Minimum 46 west buffer trees  
Provided 44