

# ALTERNATIVE LANDSCAPE PLAN

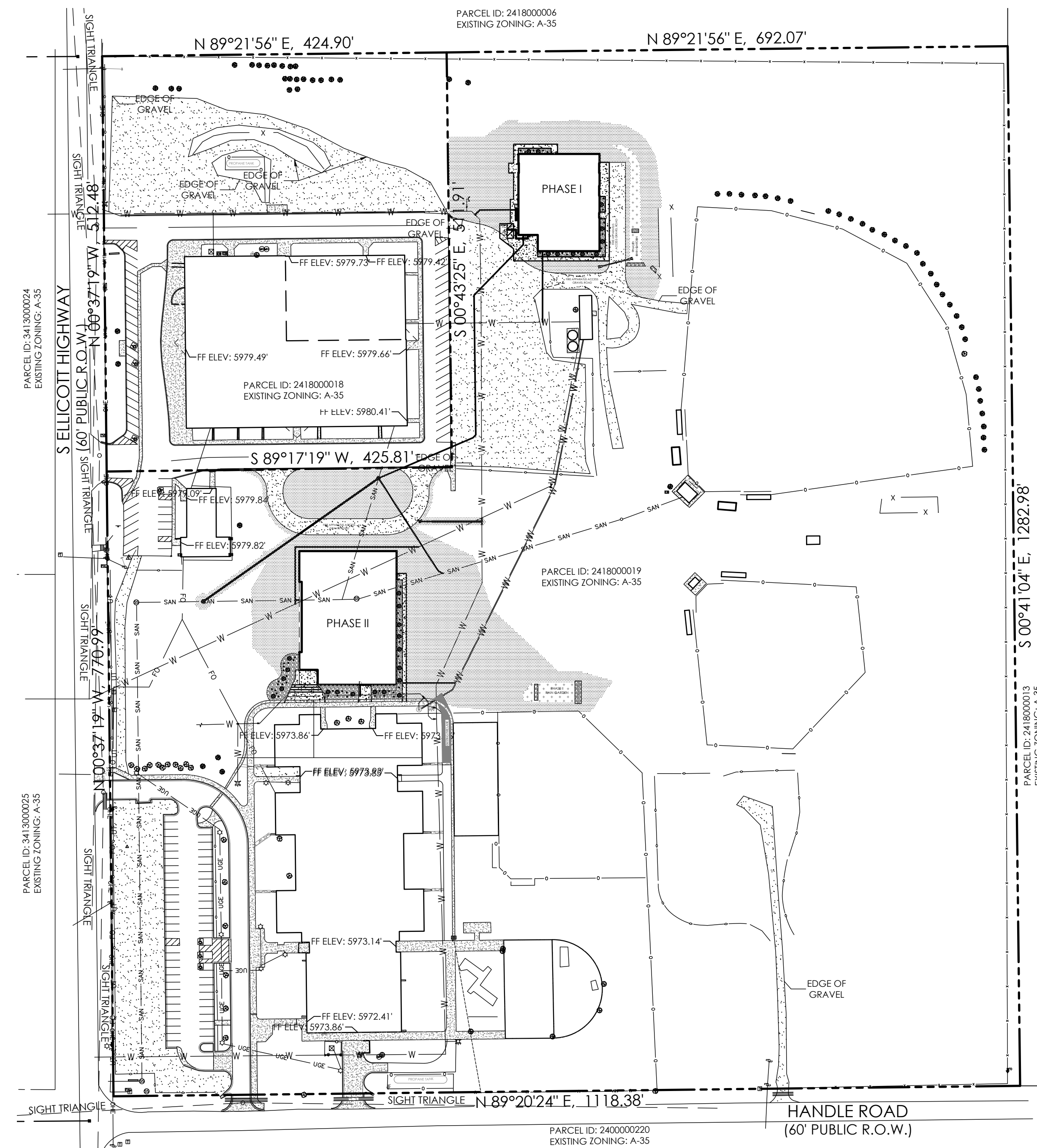
FOR  
**ELLICOTT SCHOOL ADDITION - 2 BUILDINGS**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 EL PASO COUNTY, COLORADO

## ABBREVIATION LEGEND

R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
SW	SIDEWALK
UTIL	UTILITY

## LEGEND

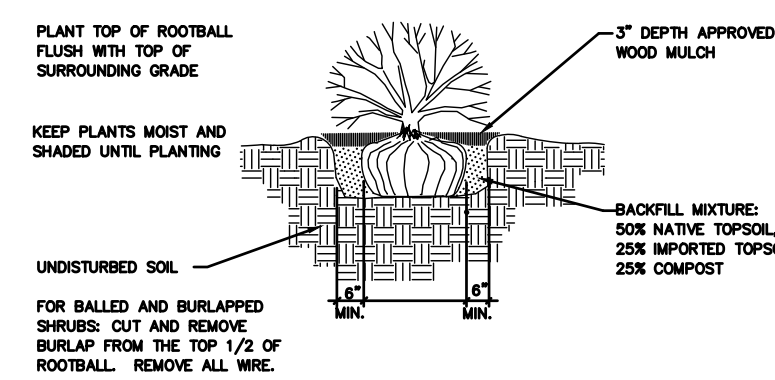
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---	EASEMENT LINE	---	EASEMENT LINE
---	LOT LINE	---	LOT LINE
---	BUILDING SETBACK LINE	---	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINE	---	ADJACENT PROPERTY LINE
<b>EXISTING</b>			
---	INDEX CONTOUR	---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR	---	INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA	[Pattern]	CONCRETE AREA
[Pattern]	GRAVEL AREA	[Pattern]	GRAVEL AREA
[Pattern]	CURB AND GUTTER	[Pattern]	CURB AND GUTTER
[Pattern]	BUILDING/ BUILDING OVERHANG	[Pattern]	BUILDING/ BUILDING OVERHANG
[Pattern]	DECK	[Pattern]	DECK
[Pattern]	RETAINING WALL - SOLID/ ROCK	[Pattern]	RETAINING WALL - SOLID/ ROCK
[Symbol]	SIGN	[Symbol]	SIGN
[Symbol]	BOLLARD	[Symbol]	BOLLARD
[Symbol]	WOOD FENCE	[Symbol]	WOOD FENCE
[Symbol]	CHAIN LINK FENCE	[Symbol]	CHAIN LINK FENCE
[Symbol]	BARBED WIRE FENCE	[Symbol]	BARBED WIRE FENCE
[Symbol]	WATER MAIN (PUBLIC)	[Symbol]	WATER MAIN (PUBLIC)
[Symbol]	WATER SERVICE LINE	[Symbol]	WATER SERVICE LINE
[Symbol]	WATER VALVE	[Symbol]	WATER VALVE
[Symbol]	FIRE HYDRANT	[Symbol]	FIRE HYDRANT
[Symbol]	10" SAN (PUBLIC)	[Symbol]	10" SAN (PUBLIC)
[Symbol]	SANITARY SEWER MAIN	[Symbol]	SANITARY SEWER MAIN
[Symbol]	SANITARY SEWER SERVICE LINE	[Symbol]	SANITARY SEWER SERVICE LINE
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SANITARY SEWER CLEANOUT	[Symbol]	SANITARY SEWER CLEANOUT/ DOUBLE CLEANOUT
[Symbol]	EXISTING TREE	[Symbol]	EXISTING TREE
<b>PROPOSED</b>			
---	INDEX CONTOUR	---	INDEX CONTOUR
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[Pattern]	CONCRETE AREA	[Pattern]	CONCRETE AREA
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[Symbol]	PROPOSED SHRUB	[Symbol]	PROPOSED SHRUB
[Symbol]	PROPOSED ORNAMENTAL GRASSES	[Symbol]	PROPOSED ORNAMENTAL GRASSES
---	LANDSCAPE EDGING	---	LANDSCAPE EDGING
[Pattern]	NATIVE SEED	[Pattern]	NATIVE SEED
[Pattern]	COBBLE	[Pattern]	COBBLE
[Pattern]	RAIN GARDEN FILTER MEDIA	[Pattern]	RAIN GARDEN FILTER MEDIA



## PLANTING DETAILS

- NOTES:
- SHREDDED AGED MULCH 3" DEEP FOR PERENNIALS AND GROUND COVER.
  - UNDISTURBED SOIL.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - PLANT GROUND COVER AND PERENNIALS LEVEL AND AT GRADE.
  - SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".
  - IN CLAY SOIL WORK INTO TOP SOIL AND ORGANIC COMPOST. SEE SPEC FOR RATIO AND QUANTITY.
  - IN SAND WORK IN TOPSOIL, ORGANIC COMPOST AND AGED MANURE. SEE SPEC FOR RATIO AND QUANTITY.
  - SEE PLANT SCHEDULE FOR SPACING.

### 1 Perennial & Groundcover Planting Notes



### 2 Shrub Planting Detail

SCALE: NOT TO SCALE

**RAIN GARDEN SPECIFICATIONS, NOTES & REFERENCES:**  
 REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD), URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, SECTION T-3, FOR FULL SET OF RAIN GARDEN DETAILS AND SPECIFICATIONS AS IDENTIFIED.

- GROWING MEDIA:** BY WEIGHT, USE 3-5% ORGANIC MATERIAL: 95-97% GROWING MEDIA SAND
- ORGANIC MATERIAL:** LOOSELY PACKED, SHREDDED MULCH - AGED 6 MONTHS (MIN)
- GROWING MEDIA SAND:** PER SOIL MATERIAL GRADATION TABLE (ASTM C-33 SAND STANDARD)
- pH - 6.8-7.5
- NITROGEN - 15 ppm (MAX)
- PHOSPHORUS - 15 ppm (MAX)
- SALINITY - 6 mmhos/cm (MAX)
- VEGETATION:** SELECT PLANTS THAT ARE DROUGHT RESISTANT AND THRIVE IN SANDY SOIL. OPTIONAL: USE NATIVE SEED MIX PER RAIN GARDEN SEED MIX TABLE. AGGRESSIVE WEED CONTROL PROCEDURES WILL HELP THE DESIRED VEGETATION TO BECOME ESTABLISHED.

GROWING MEDIA SAND	
STANDARD SIEVE SIZE	% PASSING
3/8" (9.5 mm)	100
NO. 4 (4.75 mm)	95 - 100
NO. 8 (2.36 mm)	80 - 100
NO. 16 (1.18 mm)	50 - 85
NO. 30 (600 um)	25 - 60
NO. 50 (300 um)	10 - 30
NO. 100 (150 um)	2 - 10
LESS THAN 1.5% ORGANIC MATERIAL	

RAIN GARDEN SEED MIX TABLE	
COMMON NAME	LB/AC PLS <sup>2</sup>
SAND BLUESTEM	3.5
SIDEDOATS GRAMA	3
PAIRIE SANDREED	3
INDIAN RICEGRASS	3
SWITCHGRASS	4
WESTERN WHEATGRASS	3
LITTLE BLUESTEM	3
ALKALI SACATON	3
SAND DROPSEED	3
TOTAL	27.5

SEE UDFCD TABLE B-3 FOR SCIENTIFIC NAMES AND WILDLIFE OVER MIX OPTION  
 \*PLS = PURE LIVE SEED

### 3 Rain Garden Planting Notes

## SITE DATA

**OWNER**  
 ELLICOTT SCHOOL DISTRICT NO 22  
 322 S ELLICOTT HIGHWAY,  
 CALHAN, CO 80808  
 (719) 683-2700  
 INFO@ESD22.ORG

**CONSTRUCTION SCHEDULE**  
 START: FALL 2022  
 FINISH: SPRING 2023

**DEVELOPER**  
 ED GREEN CONSTRUCTION  
 1180 TRANSIT DR,  
 COLORADO SPRINGS, CO 80903  
 (719) 475-0922  
 JOSH@EDGREENCONSTRUCTION.COM

**TAX SCHEDULE NO.**  
 2418000019  
 2418000018

**PROPERTY ADDRESS**  
 375 S ELLICOTT HIGHWAY,  
 CALHAN, CO 80808

**PARCEL SIZE**  
 32.93 ACRES

**CONSULTANT/ENGINEER**  
 M.V.E., INC.  
 1903 LELARAY STREET, SUITE 200  
 COLORADO SPRINGS, CO 80909  
 (719) 635-5736  
 MVE@MVE-CIVIL.COM

**PARCEL SIZE**  
 32.93 ACRES

**ZONING**  
 AGRICULTURAL (A-35)  
**BUILDING USE**  
 POLITICAL SUBDIVISION/PUBLIC SCHOOL

**CLIMATE ZONE:** PLAINS  
**PLANT COMMUNITIES:** PLAINS AND LOWER ELEVATION RIPARIAN

## PLANTING SCHEDULE

ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT/ WIDTH	PLANTING SIZE
<b>SHRUBS</b>					
HJ	28	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	1-2' 5-6'	5 gal.
<b>ORNAMENTAL GRASSES/PERENNIALS</b>					
FR	56	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	4-5' 18-24"	1 gal.

## LANDSCAPE NOTES

- IRRIGATION OF ALL LANDSCAPE AREAS TO BE PERFORMED BY OWNER UNTIL PLANTS ARE ESTABLISHED.
- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITIES LOCATED PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.
- NATIVE SEED: 'LOW GROW MIX' SUPPLIED BY ARKANSAS VALLEY SEED CO., 4300 MONACO ST., DENVER, CO 80216 (303) 907-3337
- COBBLE: TO BE 4-6" WHOLE WASHED RIVER COBBLES INSTALLED AT A 6" DEPTH ON FABRIC UNDERLAYMENT. PROVIDE REPRESENTATIVE SAMPLE OF COBBLE TO BE USED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO JOB SITE DELIVERY.

## SOIL AMENDMENTS

- EPA CLASS 'A' CO-COMPOST OR COMPOST. ADD 3 CY PER 1,000 SF FOR ALL SODDED AND PLANTING BED AREAS. ROTOTILL INTO FIRST 4" OF TOPSOIL.
- EPA CLASS 'A' CO-COMPOST OR COMPOST. ADD 1.5 CY PER 1,000 SF FOR ALL NATIVE SEED AREAS. ROTOTILL INTO FIRST 4" OF TOPSOIL.
- ADD 4 LBS. OF P<sub>2</sub>O<sub>5</sub> PER 1,000 S.F. PER SPECIFICATIONS.
- ADD 3 LBS. N FOR ALL TURFGRASS AREAS PER SPECIFICATIONS.

## NATIVE SEED ESTABLISHMENT

### INITIAL PLANTING

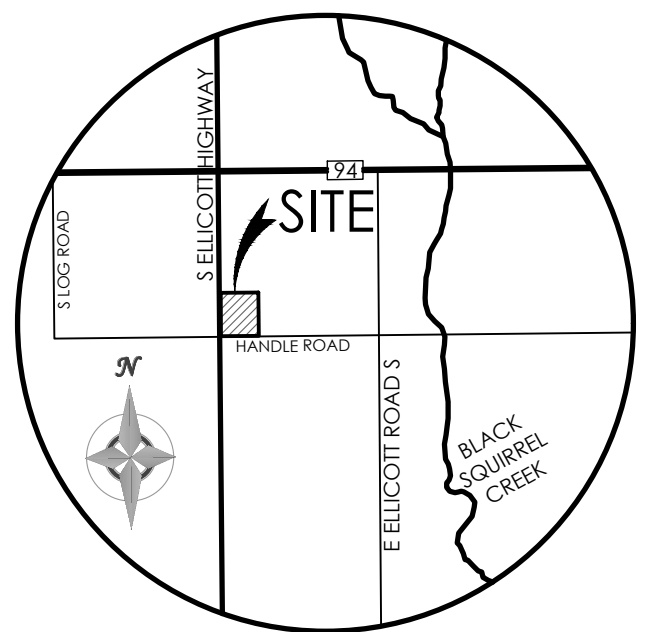
STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 4" X 4".

### OVER SEEDING

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/2" TO 3/4" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURER'S INSTRUCTIONS.

### EXISTING UTILITIES NOTE

THE LOCATION OF EXISTING UTILITIES DEPICTED ON THIS PLAN ARE SHOWN ACCORDING TO AVAILABLE RECORDS, SURFACE EVIDENCE AND THE RECOLLECTIONS/BEST KNOWLEDGE OF THE OWNER AND DESIGN TEAM. ELECTRIC UTILITY LOCATION IS NOT EXCAVATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED. EXERCISE CAUTION DURING EXCAVATION OPERATIONS.

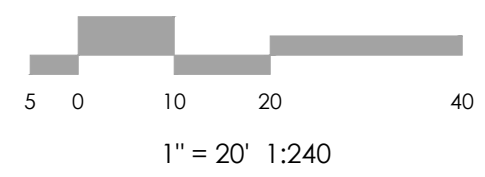
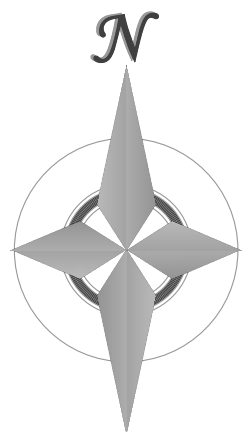


## VICINITY MAP

NOT TO SCALE

## BENCHMARK

THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY AND PROVIDED BY CLARK LAND SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD 88 VERTICAL DATUM.



## REVISIONS

DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 AS-BUILTS BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_








## ELLICOTT SCHOOL ADDITION 2 BLDGS

## LANDSCAPING PLAN COVER SHEET

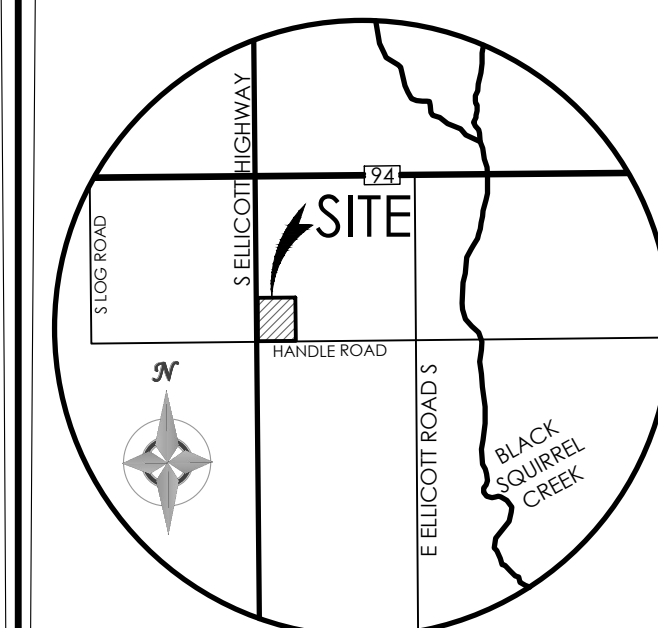
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 MVE DRAWING LS-PS

MARCH 20, 2023  
 SHEET 1 OF 2

**LEGEND:**

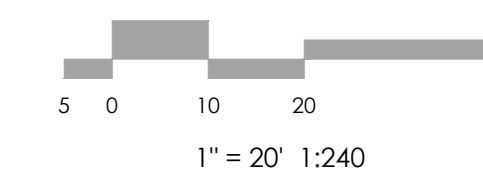
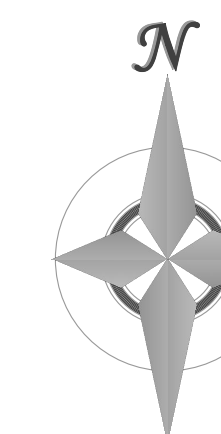
-  EXISTING TREE
-  PROPOSED SHRUB
-  PROPOSED ORNAMENTAL GRASSES
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-  NATIVE SEED
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-  RAIN GARDEN FILTER MEDIA

ALTERNATIVE LANDSCAPE PLAN REQUEST - BECAUSE THIS IS A RURAL SITE WITH VERY FEW NEIGHBORS ADJACENT TO THIS SITE AND THE PROJECT IS A BUILDING ADDITION TO AN EXISTING SCHOOL SITE, AN ALTERNATIVE LANDSCAPE PLAN IS REQUESTED. TREE SCREENING EXISTS ON THE SITE AND THERE CONTINUES TO BE SIGNIFICANT BUILDING SETBACKS. NEW ORNAMENTAL GRASS AND SHRUB PLANTING ARE PROPOSED ADJACENT TO THE BUILDINGS. A WAIVER OF TYPICAL LANDSCAPE REQUIREMENTS IS REQUESTED.

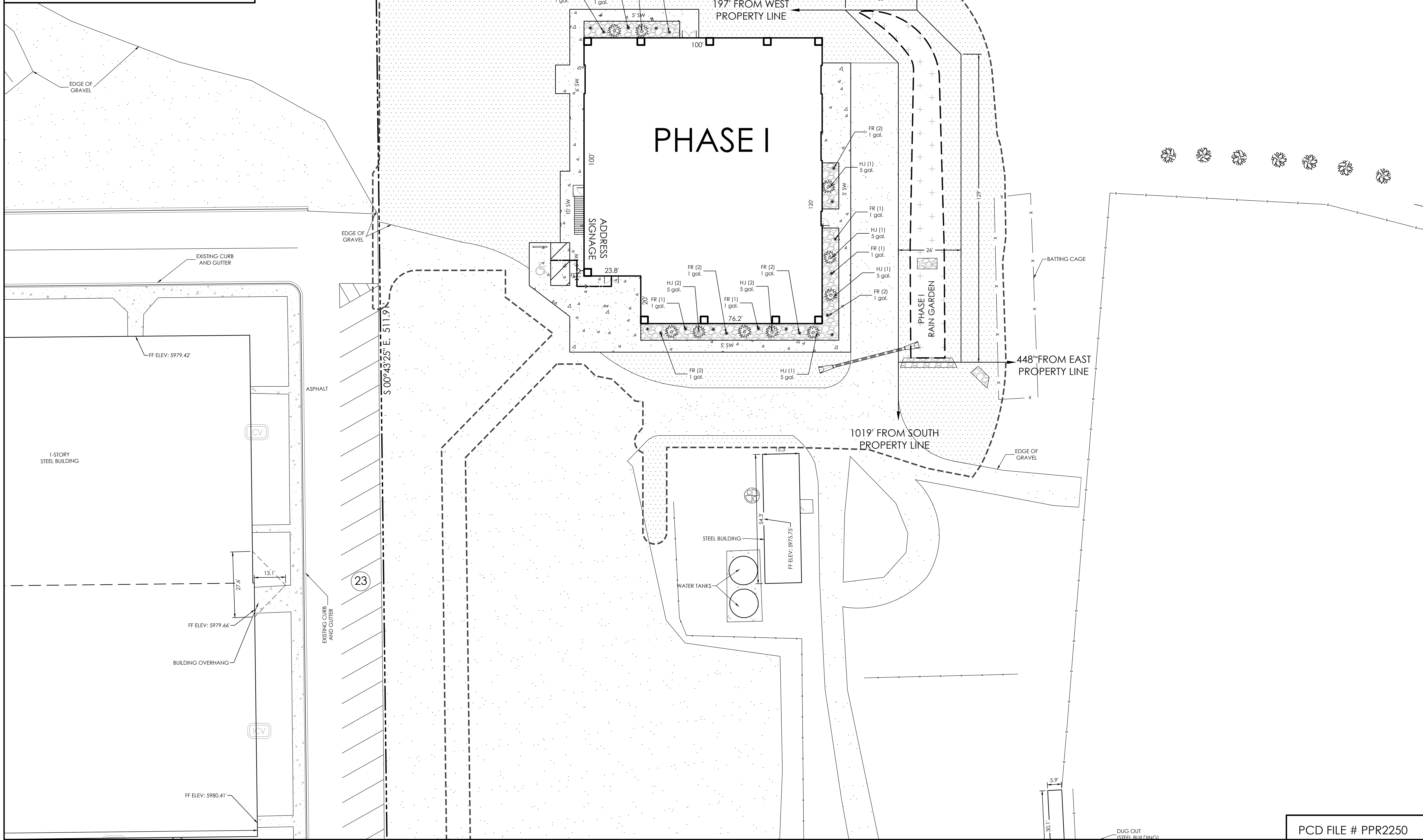


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**PHASE I**



REVISIONS

DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_  
 AS-BUILTS BY \_\_\_\_\_  
 CHECKED BY \_\_\_\_\_

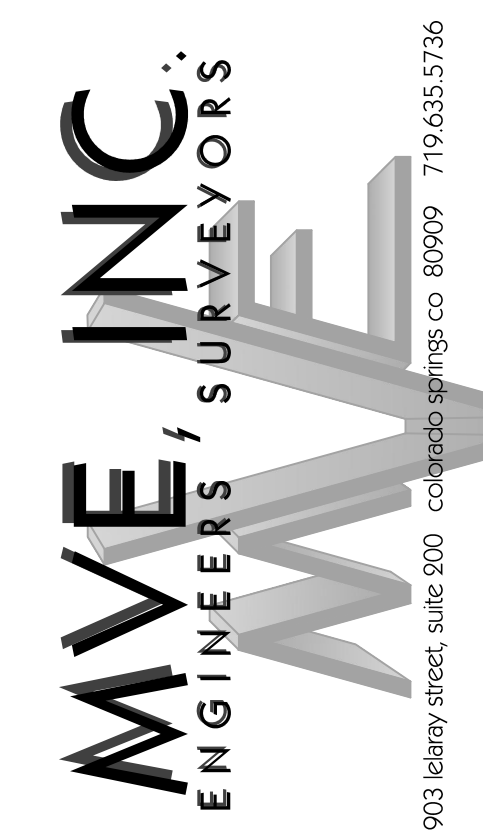
ELLICOTT SCHOOL  
ADDITION 2 BLDGS

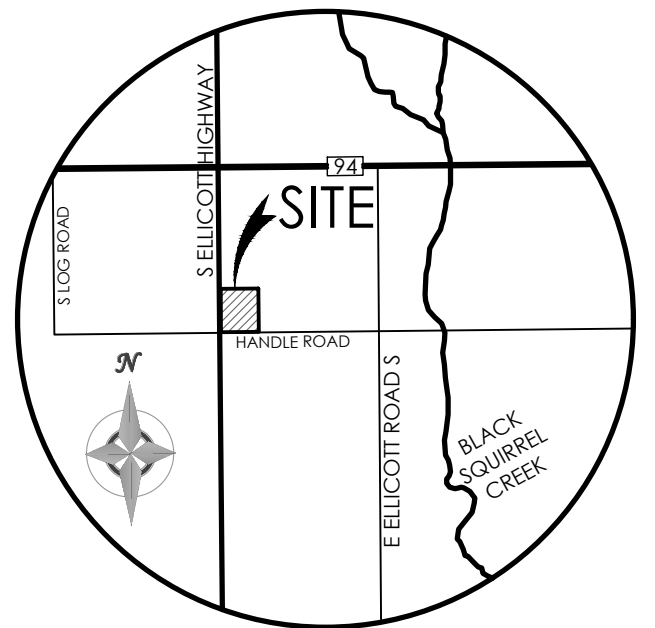
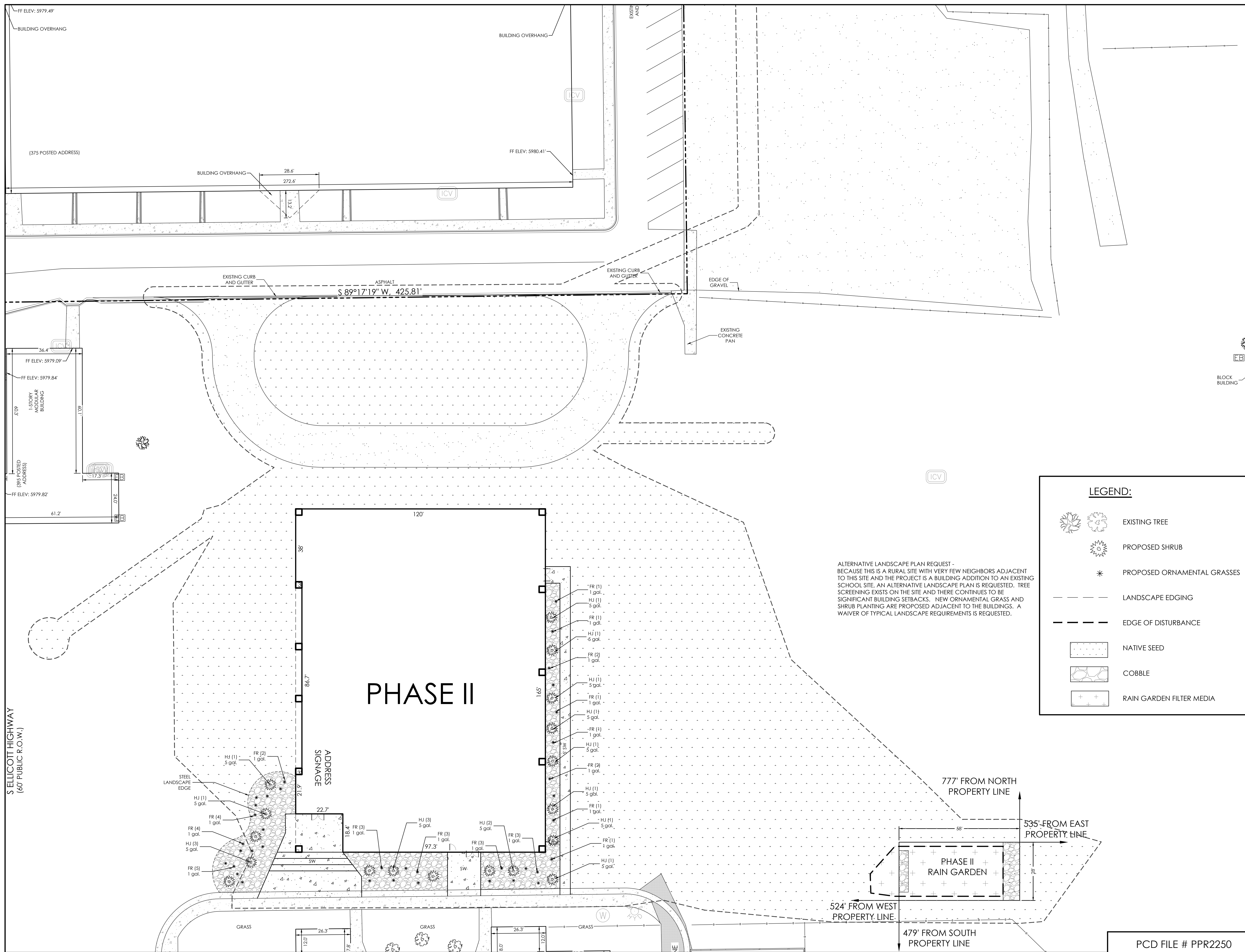
LANDSCAPING  
PLAN  
PHASE I

LS1.2 MVE PROJECT 61183  
 MVE DRAWING LS-PS-I

MARCH 20, 2023  
 SHEET 2 OF 3

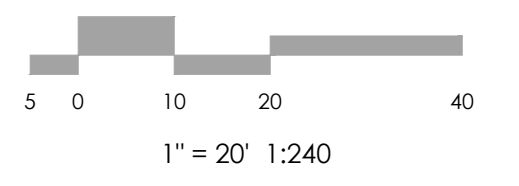
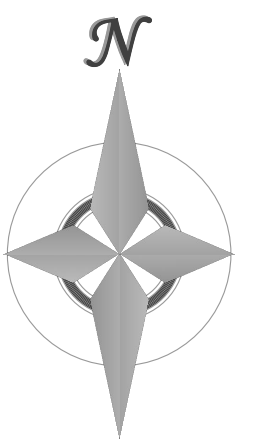
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 CHECKED BY \_\_\_\_\_

ELLICOTT SCHOOL  
ADDITION 2 BLDGS

LANDSCAPING  
PLAN  
PHASE II

LS1.3 MVE PROJECT 61183  
 MVE DRAWING LS-PS-I

MARCH 20, 2023  
 SHEET 3 OF 3

PCD FILE # PPR2250

