

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

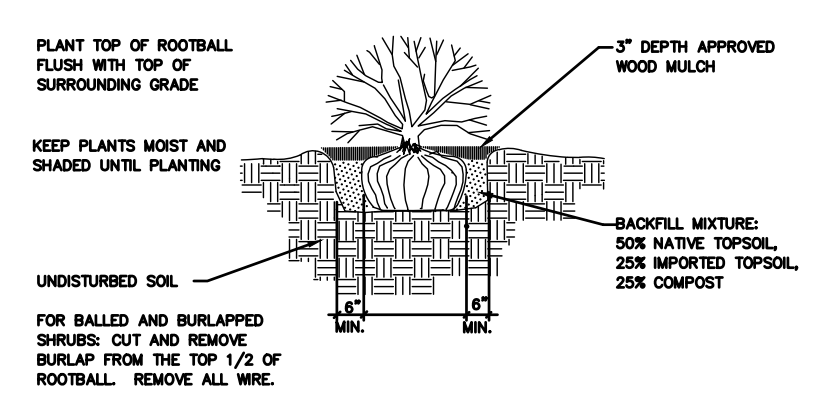
LEGEND

<p>EXISTING</p> <ul style="list-style-type: none"> --- 5985 --- INDEX CONTOUR -84- INTERMEDIATE CONTOUR [Hatched] CONCRETE AREA [Dotted] GRAVEL AREA ===== CURB AND GUTTER - - - - - BUILDING/ BUILDING OVERHANG ==== DECK ==== RETAINING WALL - SOLID/ ROCK o SIGN o BOLLARD o WOOD FENCE o CHAIN LINK FENCE x BARBED WIRE FENCE W 12" W (PVC) W (PUBLIC) WATER MAIN W W WATER SERVICE LINE W W WATER VALVE 16544 W W FIRE HYDRANT 10" SAN (PVC) SAN (PUBLIC) SANITARY SEWER MAIN SAN SAN SANITARY SEWER SERVICE LINE SAN SAN SANITARY SEWER MANHOLE SAN CO SANITARY SEWER CLEANOUT [Tree symbol] EXISTING TREE 	<p>PROPOSED</p> <ul style="list-style-type: none"> --- 5985 --- INDEX CONTOUR -84- INTERMEDIATE CONTOUR [Hatched] CONCRETE AREA [Dotted] GRAVEL AREA ===== CURB AND GUTTER - - - - - BUILDING/ BUILDING OVERHANG ==== DECK ==== RETAINING WALL - SOLID/ ROCK o SIGN o BOLLARD o WOOD FENCE o CHAIN LINK FENCE x BARBED WIRE FENCE W 12" W (PVC) W (PUBLIC) WATER MAIN W W WATER SERVICE LINE W W WATER VALVE 16544 W W FIRE HYDRANT 10" SAN (PVC) SAN (PUBLIC) SANITARY SEWER MAIN SAN SAN SANITARY SEWER SERVICE LINE SAN SAN SANITARY SEWER MANHOLE SAN CO SANITARY SEWER CLEANOUT/ DOUBLE CLEANOUT [*] PROPOSED SHRUB [*] PROPOSED ORNAMENTAL GRASSES - - - - - LANDSCAPE EDGING [Dotted] NATIVE SEED [Hatched] COBBLE
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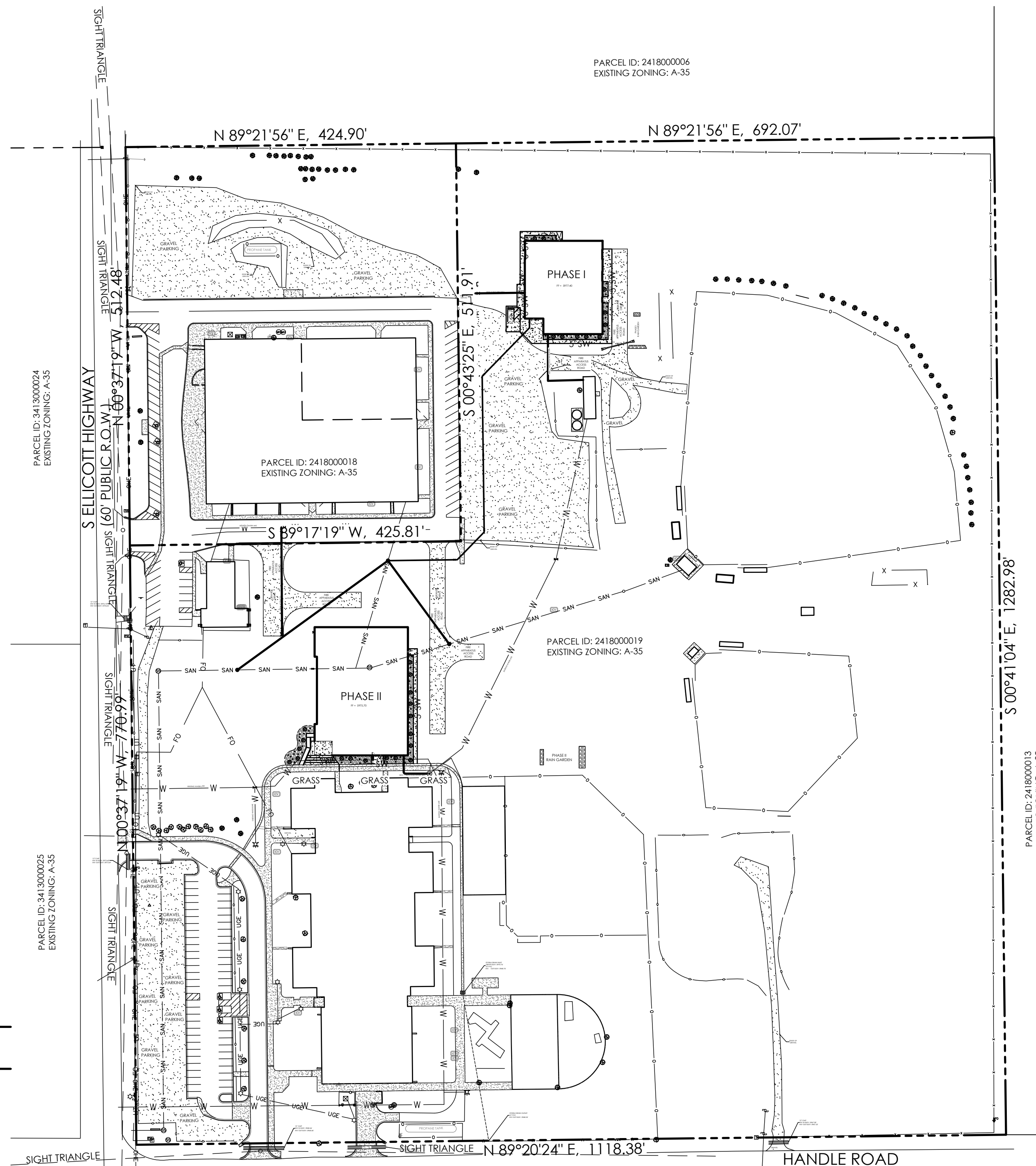
PLANTING DETAILS

- NOTES:**
1. SHREDDED AGED MULCH 3" DEEP FOR PERENNIALS AND GROUND COVER.
 2. UNDISTURBED SOIL.
 3. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 4. PLANT GROUND COVER AND PERENNIALS LEVEL AND AT GRADE.
 5. SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".
 6. IN CLAY SOIL WORK INTO TOP SOIL AND ORGANIC COMPOST. SEE SPEC FOR RATIO AND QUANTITY.
 7. IN SAND WORK IN TOPSOIL, ORGANIC COMPOST AND AGED MANURE. SEE SPEC FOR RATION AND QUANTITY.
 8. 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 (UDFCDD), 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
 - pH - 6.8-7.5
 - NITROGEN - 15 ppm (MAX)
 - NO. 10
 - PHOSPHORUS - 15 ppm (MAX)
 - SALINITY - 4 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.

STANDARD SIEVE SIZE	GROWING MEDIA ^{1,2}	% PASSING	
		CLASS B	CLASS C
1-1/2"		100	100
3/4"		100	100
NO. 4	100	20-60	60-100
NO. 10	85-100	10-30	0-30
NO. 50		0-3	0-3
NO. 200	80-90		
NO. 230	3-17		

¹LESS THAN 1.5% ORGANIC MATERIAL
²APPLIES TO BOTH SAND FILTER BASIN AND RAIN GARDEN

COMMON NAME	LB/AC PLS ²
SAND BLUESTEM	3.5
SIDE OATS GRAMA	3
PAIRIE SANDREED	3
INDIAN RICEGRASS	3
SWITCHGRASS	4
WESTERN WHEATGRASS	3
LITTLE BLUESTEM	3
ALKALI SACATON	3
SAND DROPSOED	3
TOTAL	27.5

²SEE UDFCDD TABLE B-3 FOR SCIENTIFIC NAMES AND WILDLOWER MIX OPTION
³PLS = 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
399 S ELLICOTT HIGHWAY,
CALHAN, CO 80808

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

375 S ELLICOTT HIGHWAY,
CALHAN, CO 80808

PARCEL SIZE
32.93 ACRES

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

Please include:
-required vs provided plant count

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

PLANTING SCHEDULE

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

LANDSCAPE NOTES

1. IRRIGATION OF ALL LANDSCAPE AREAS TO BE PERFORMED BY OWNER UNTIL PLANTS ARE ESTABLISHED.
2. ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
5. 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.
6. 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.
7. NATIVE SEED: 'LOW GROW MIX' SUPPLIED BY ARKANSAS VALLEY SEED CO., 4300 MONACO ST., DENVER, CO 80216 (303) 907-3337
8. 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

1. 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.
2. 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.
3. ADD 4 LBS. OF P₂O₅ PER 1,000 S.F. PER SPECIFICATIONS.
4. ADD 3 LBS. N FOR ALL TURFGRASS AREAS PER SPECIFICATIONS.

NATIVE SEED ESTABLISHMENT

INITIAL PLANTING

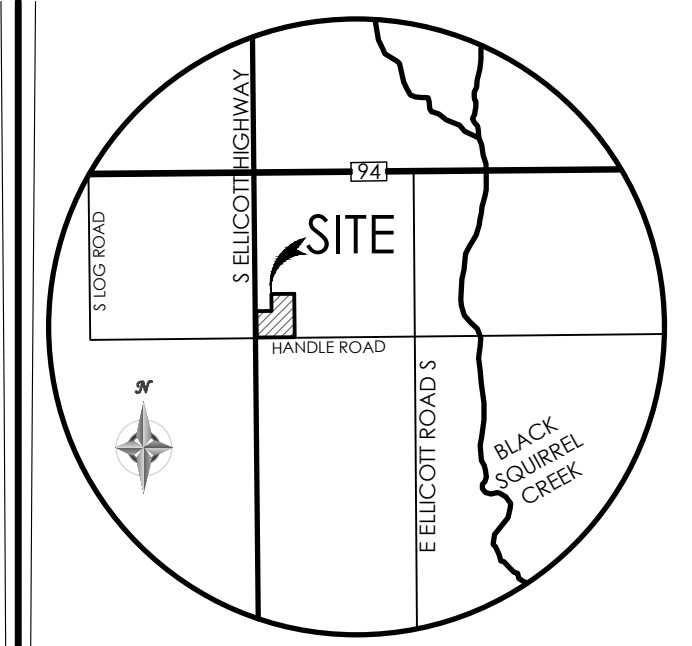
STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES 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.

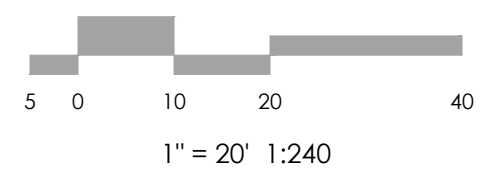
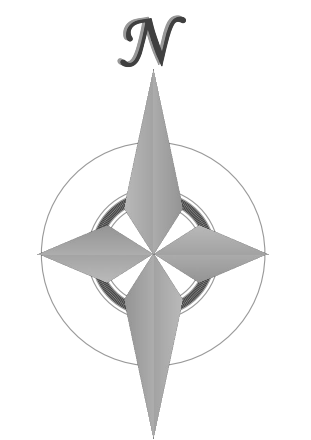
EXISTING UTILITIES NOTE

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 POSSIBLE. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED. EXERCISE CAUTION DURING EXCAVATION OPERATIONS.



VICINITY MAP
NOT TO SCALE

BENCHMARK



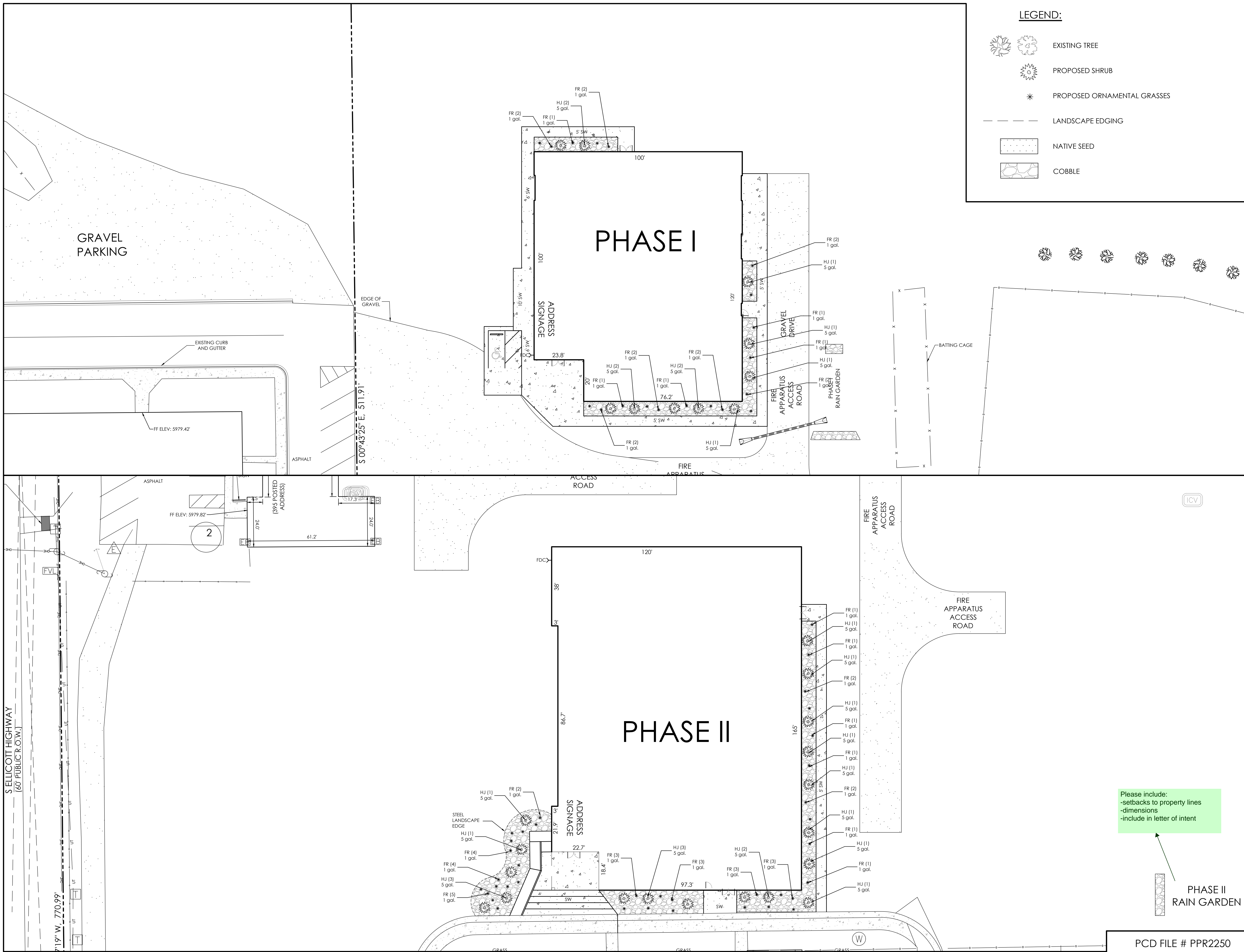
REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

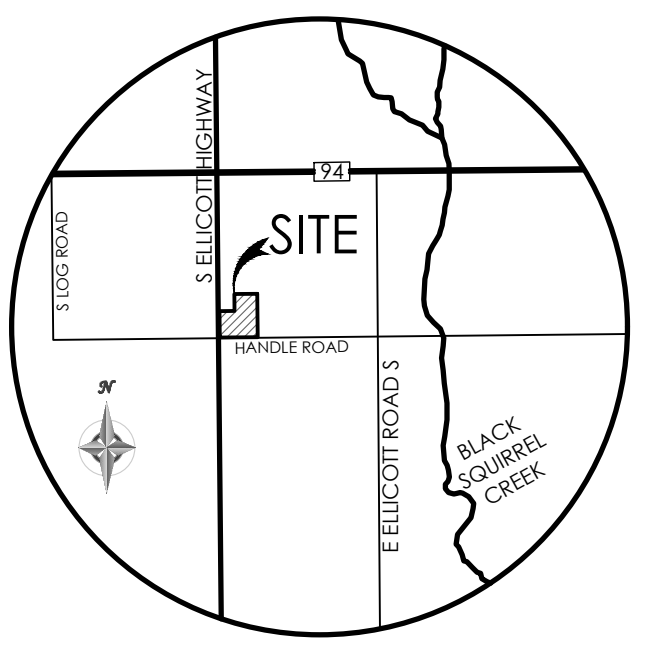
ELLICOTT SCHOOL
ADDITION 2 BLDGS
LANDSCAPING
PLAN
COVER SHEET

LS1.1 MVE PROJECT 61183
MVE DRAWING LS-PS

NOVEMBER 28, 2022
SHEET 1 OF 2

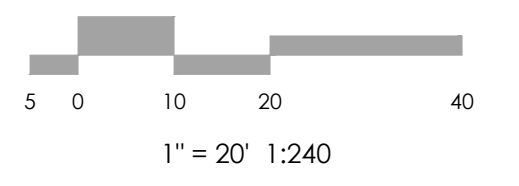
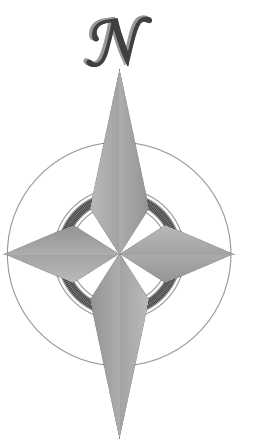


- LEGEND:**
- EXISTING TREE
 - PROPOSED SHRUB
 - PROPOSED ORNAMENTAL GRASSES
 - LANDSCAPE EDGING
 - NATIVE SEED
 - COBBLE



VICINITY MAP
NOT TO SCALE

BENCHMARK



MVE, INC.
ENGINEERS / SURVEYORS

1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

**ELLICOTT SCHOOL
ADDITION 2 BLDGS**

**LANDSCAPING
PLAN
PHASE I & II**

LS1.2 MVE PROJECT 61183
MVE DRAWING LS-PS

NOVEMBER 28, 2022
SHEET 2 OF 2

Please include:
-setbacks to property lines
-dimensions
-include in letter of intent



PHASE II
RAIN GARDEN

PCD FILE # PPR2250