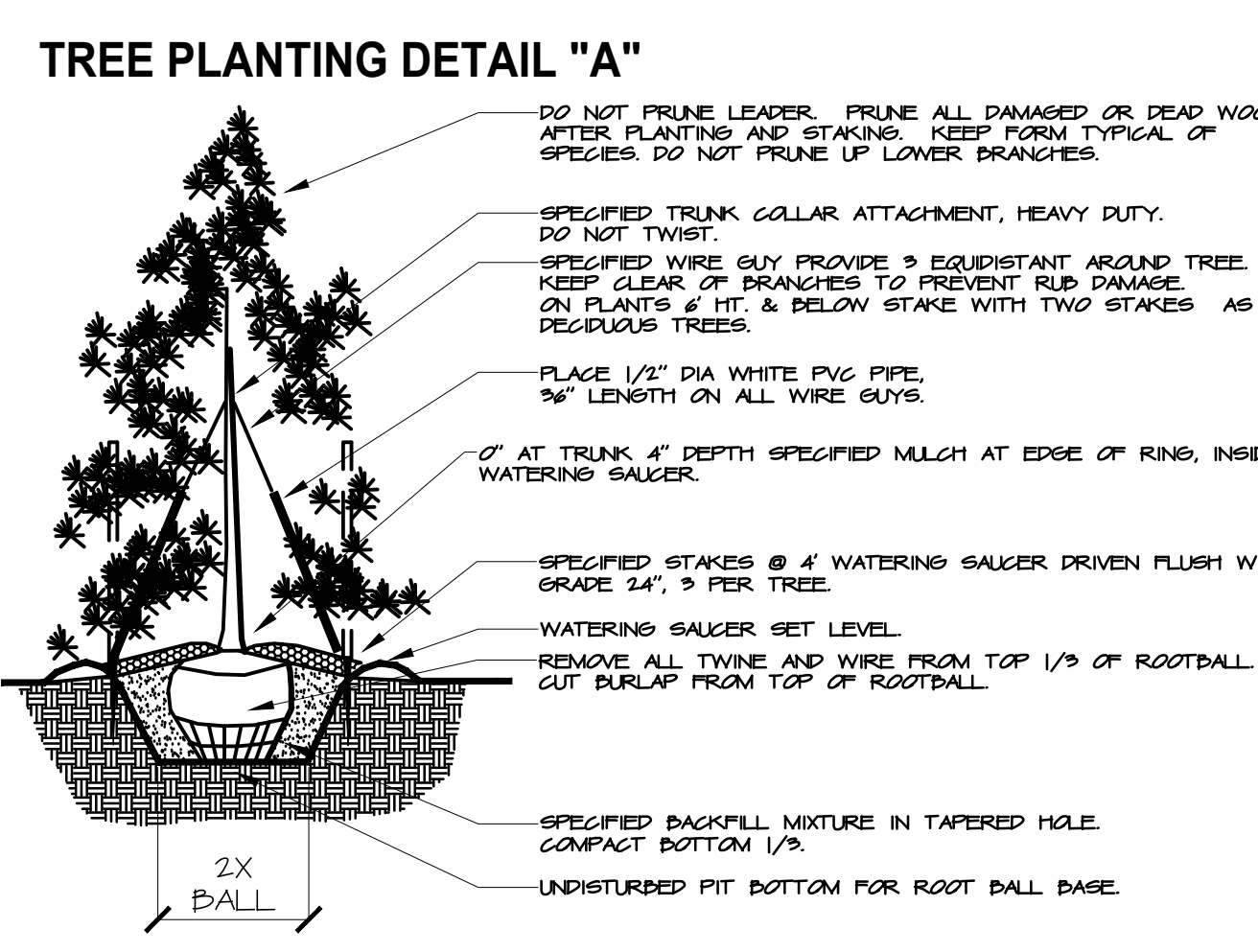
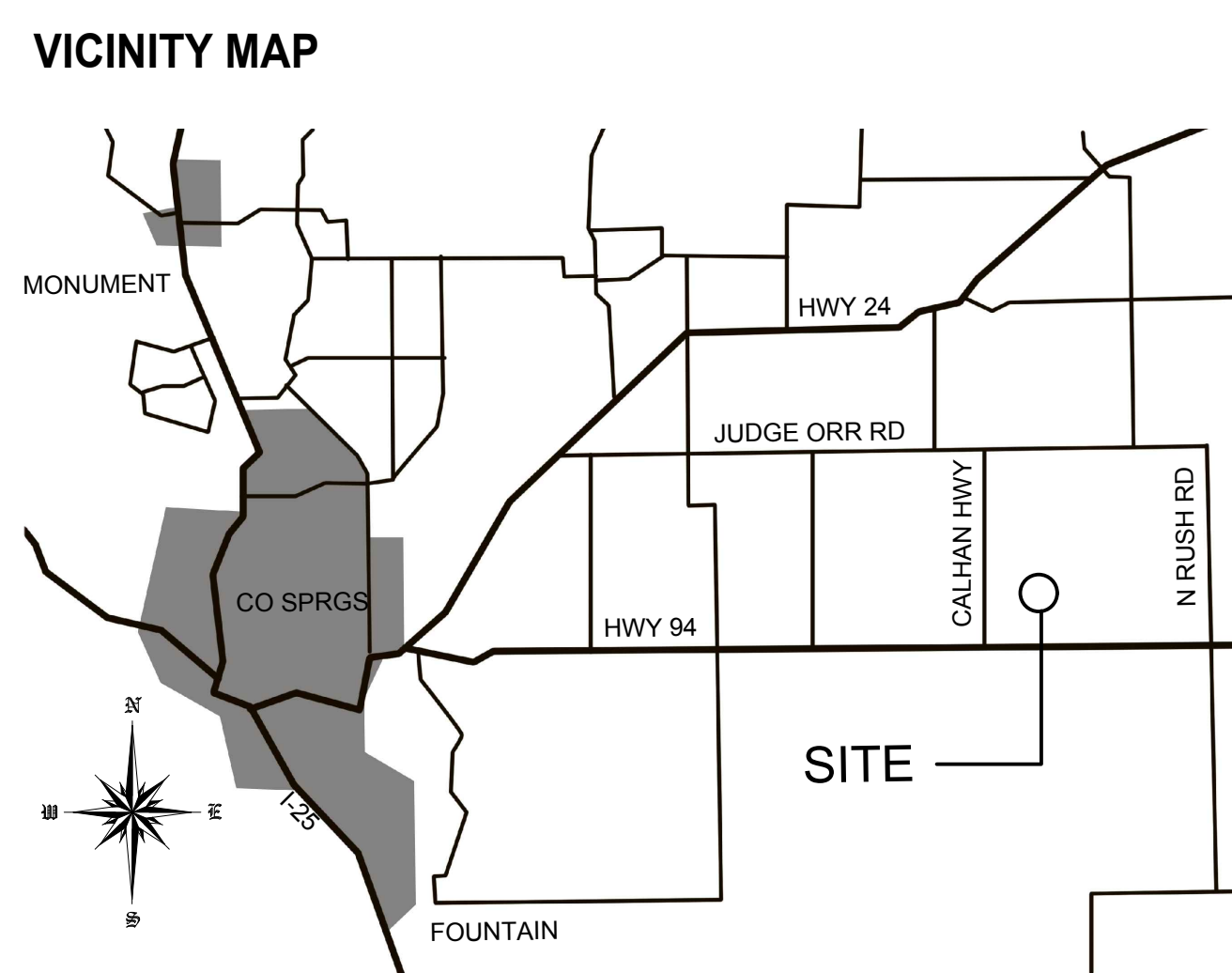


LEGEND

- PROPOSED SEEDING
- PROPOSED EVERGREEN TREE
- EXISTING OVERHEAD LINE
- EASEMENT LINE
- PROPERTY LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- PROPOSED FENCE LINE
- PROPOSED EMERGENCY YARD LIGHT



LANDSCAPE TABULATIONS

ITEM	%	QTY	UNIT
1 GRAVEL MULCH/DRIVEWAY	25	59,590	SF
2 NATIVE SEED REVEGETATION	75	164,270	SF
3 TOTAL SITE AREA	100	217,860	SF
5 5% OF NATIVE SEED AREA	5	8,219	SF
6 MINIMUM SCREEN TREE REQUIREMENT - 1 PER 500 SF NATIVE SEED AREA		17	EA
7 PROPOSED EVERGREEN SCREEN TREES		30	EA

PLANT LIST

QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE	NOTES	MATURE HEIGHT	MATURE SPREAD	DETAIL
22	EA	PONDEROSA PINE	PINUS PONDEROSA	6'		40-50'	25-30'	A
8	EA	COLORADO BLUE SPRUCE	PICEA PUNGENS	6'		40-50'	12-15'	A

SEEDING SPECIFICATION

QTY	UNIT	NAME	RATE	MIX
100	LBS	LOW GROW MIX	25 LBS/ ACRE	30% Ephraim Crested Wheatgrass 25% Sheep Fescue 22% Perennial Ryegrass 15% Chewings Fescue 10% Canada Bluegrass

- ### GENERAL NOTES
- THESE ARE CONSTRUCTION DOCUMENT LANDSCAPE PLANS FOR THE SITE LANDSCAPING AT THE YODER STATION LOCATED APPROXIMATELY 1 MILE NORTH OF EL PASO COUNTY HIGHWAY 94 ON NORTH YODER RD, CALHAN CO.
 - THE EXTENT OF THIS LANDSCAPE INSTALLATION INCLUDES:
- SEEDING OF NATIVE GRASSES
- PLANTING OF TREES
 - THE EXISTING LANDSCAPE, WITHIN THE WORK AREA IS MOSTLY DRY LAND UNDEVELOPED.
 - MAINTENANCE OF THE LANDSCAPE, AFTER FINAL ACCEPTANCE, WILL BE BY CONTRACTOR TO MAINTAIN UNTIL THE END OF THE WARRANTY PERIOD AT SUCH A TIME WHEN MVEA WILL ASSUME ALL FUTURE MAINTENANCE OF TREES AND NATIVE GRASS.
 - EXISTING UTILITIES- UNDERGROUND AND OTHERWISE EXIST ALONG THE CORRIDOR AND PROJECT AREA. ALL CONTRACTORS SHALL PROTECT IN PLACE ALL EXISTING UTILITIES DURING CONSTRUCTION. EXISTING UTILITIES NOTED ON THESE DRAWINGS ARE FOR REFERENCE ONLY AND MAY NOT ILLUSTRATE ALL UTILITIES THAT EXIST. ADDITIONAL COMMUNICATION CABLES SUCH AS TELEPHONE AND CABLE TV MAY EXIST ON OR NEAR THIS PROPERTY. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. ALL RESPONSIBILITY FOR DAMAGES RESULTING FROM HITTING EXISTING UTILITIES.
 - ALL CONSTRUCTION IS TO ADHERE TO EL PASO COUNTY AND STATE OF COLORADO STANDARDS UNLESS OTHERWISE NOTED.
 - SOIL PREPARATION FOR LANDSCAPE AREAS SHALL CONSIST OF DISKING AND DRAGGING DISTURBED AND COMPACTED AREAS ONLY. DRILL SEEDING OF ENTIRE NATIVE SEED AREA. MULCHING WITH WOOD CHIP MULCH AND CRIMPING. INSTALL PLANTERS MIX TOPSOIL AROUND ALL TREES PER DETAILS.
 - PROPOSED EVERGREEN TREES SHALL BE HAND WATERED PERIODICALLY TO MAINTAIN TREE VIGOR.
 - YARD LIGHTING WILL ONLY BE LIT DURING EMERGENCIES.

Visual Environments
Landscape Architecture/ Planning/GIS
(303) 646-2985
P.O. 1263, Elizabeth, CO 80107

OWNER/DEVELOPER:
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
Your Touchstone Energy® Cooperative

11140 E WOODMEN RD.
FALCON, CO 80831-8199
(719) 495 - 2283 VOICE
(719) 495 - 3814 FAX

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Know what's below
Call before you dig.

ENG: MB
DWN: MB
CHK: MB
DATE: 2/14/18

CLIENT/PROJECT: **MOUNTAIN VIEW ELECTRIC ASSOCIATION YODER SUBSTATION**

TITLE: **LANDSCAPE PLAN**

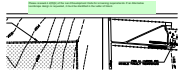
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REVISION: 2/14/18

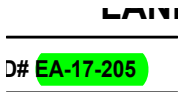
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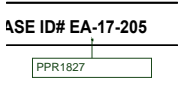
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Please review 6.2.2(D)(b) of the Land Development Code for screening requirements. If an Alternative Landscape design is requested, it must be identified in the Letter of Intent.



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