

HATCH SCHEDULE

PRS NATIVE PRAIRIE MIX AS SUPPLIED BY PAMNEE BUTTES SEED INC., OR APPROVED EQUAL:

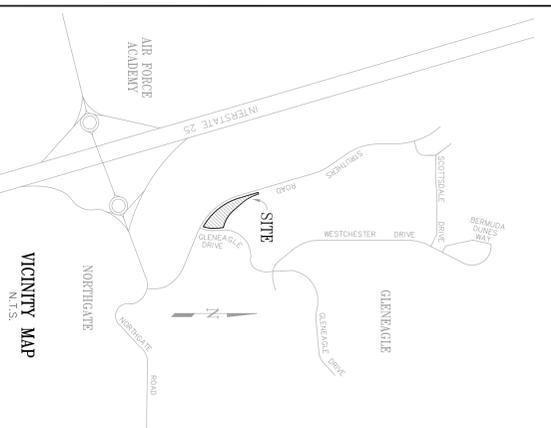
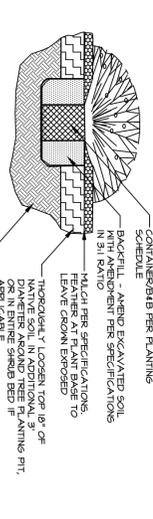
BLUE GRAMA	29%
BUFFALOGRASS	10%
GREEN NEELGRASS	20%
SIDE-OATS GRAMA	20%
WESTERN WHEATGRASS	20%
SAND DROPPED	1%

2-4" WASHED RIVER COBBLE, 4" DEPTH, 2" WIDE BORDER AROUND BUILDING FOUNDATION, AND AT ENTRANCE DRIVE CULVERT OUTFALL.

4" ROLLTOP STEEL EDGE BLACK OR GREEN

PLANTING DETAIL

NOTES:
 A. IN THE EVENT OF CONFLICT THE QUANTITY OF PLANT MATERIAL SHOWN GRAPHICALLY ON THE DRAWINGS SHALL MATERIAL OVER LISTED QUANTITIES.
 B. CONTRACTOR SHALL PLACE PLANTS OR PLUGS PRIOR TO EXCAVATING PLANTING PITS.
 C. PLANTING PIT SHALL BE EXCAVATED TO NOT LESS THAN 1/2" TO DEPTH OF ROOTBALL. PIT DEPTH TO BE EQUAL TO DEPTH OF ROOTBALL.



PLANT SCHEDULE

Symbol	QUAN	Common Name	Scientific Name	Size
TREES	20	Pinon Pine	Pinus edulis	4 1/2" min
HL	5	Honeylocust Northern Acclaim'	Gleditsia triacanthos Northern Acclaim'	2" cal
MHW	4	Maple Hot Wings	Acer tartarum Hot Wings	1.5" cal
HS	6	Hawthorn Snowbird'	Crataegus x mordansis Snowbird'	1.5" cal
SHRUBS AND GRASSES	29	Apache Plume	Fallugia paradoxa	#5
AP	50	Big Bluestem Windwalker'	Andropogon gerardii Windwalker'	#1
GBB	9	Silver Fountain Butebutyush	Buddleia alternifolia argentea'	#5
SCF	22	Spiraea Goldflame'	Spiraea japonica Goldflame'	#5
VA	6	Viburnum Mohecan'	Viburnum tarana Mohecan'	#5
RBD	10	Redbud Bush Dwarf'	Enticaria nanaeusa ssp. var. nanaeusa	#2
BSJF	10	Bluestem Jontif'	Echinochloa crusgalli	#5
RBG	18	Rabbitbrush Green	Eriogonum fasciculatum	#5

PLANTING AND IRRIGATION NOTES:

- HARDINESS: ALL PLANT MATERIAL SHALL BE HARDY TO MINIMUM USDA 4 AND 7000' ELEVATION.
- IRRIGATION: SEEDED NATIVE GRASS AREAS SHALL BE IRRIGATED WITH SUPPLEMENTAL OVERHEAD AUTOMATIC IRRIGATION. AT RATES AS RECOMMENDED BY THE SEED SUPPLIER FOR ESTABLISHMENT, WITH SUPPLEMENTAL IRRIGATION ON BASIS OF 1" PER WEEK. IRRIGATION SHALL BE STOPPED ONCE PLANTS ARE ESTABLISHED. SPECIES OF PLANT MATERIAL, IRRIGATION SYSTEM SHALL INCORPORATE STATE-OF-THE-ART WATER-SAVING DEVICES, SUCH AS SOIL MOISTURE SENSOR, NATURAL PRECIPITATION MONITOR, ON-LINE ET MONITOR, OR ESTABLISHED LANDSCAPE IRRIGATION SYSTEMS. IRRIGATION SYSTEMS SHALL BE BALANCED WITH REDUCED WATER NEEDS OF LOW-WATER SPECIES TO REDUCE OVER-ALL WATER CONSUMPTION OF THE IRRIGATION SYSTEM.
- NATIVE GRASS AREAS: EXISTING 4" OF NATIVE TOPSOIL SHALL BE STORED AND CONSERVED DURING CONSTRUCTION GRADING, AND RE-APPLIED TO THE AREAS SPECIFIED FOR NATIVE GRASS SEED. DISC SOIL AND DRILL SEED APPLICATION FOR BEST RESULTS. AT RATES AS RECOMMENDED BY SEED SUPPLIER. NATIVE GRASS MAY BE MOVED IN SELECT AREAS FOR A MORE GROUNDED APPEARANCE, HOWEVER NO SHORTER THAN 3'-4".
- MULCH: ALL SHRUB BEDS SHALL BE MULCHED WITH EITHER 1) 3"-4" DEPTH SHREDDED BARK MULCH OR 2) 2"-3" DEPTH 1/2" CRUSHED ROCK.

STATEMENT OF COMPLIANCE:

- THE LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AS HEREIN APPROVED BY EL PASO COUNTY PLANNING DEPARTMENT, OR AS SUBSEQUENTLY AMENDED.
- THE LANDOWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF THE LANDSCAPE, INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING AS DESIRED.
- REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIAL SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE EL PASO COUNTY PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE CURRENT OR NEXT PLANTING SEASON. PLANTING OF SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT TO EXCEED ONE YEAR FROM DAMAGE.
- SEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.

There was concerns with the buffer /compatibility at the hearing review staff does not support a reduction without justification. This is reviewed under todays standards.

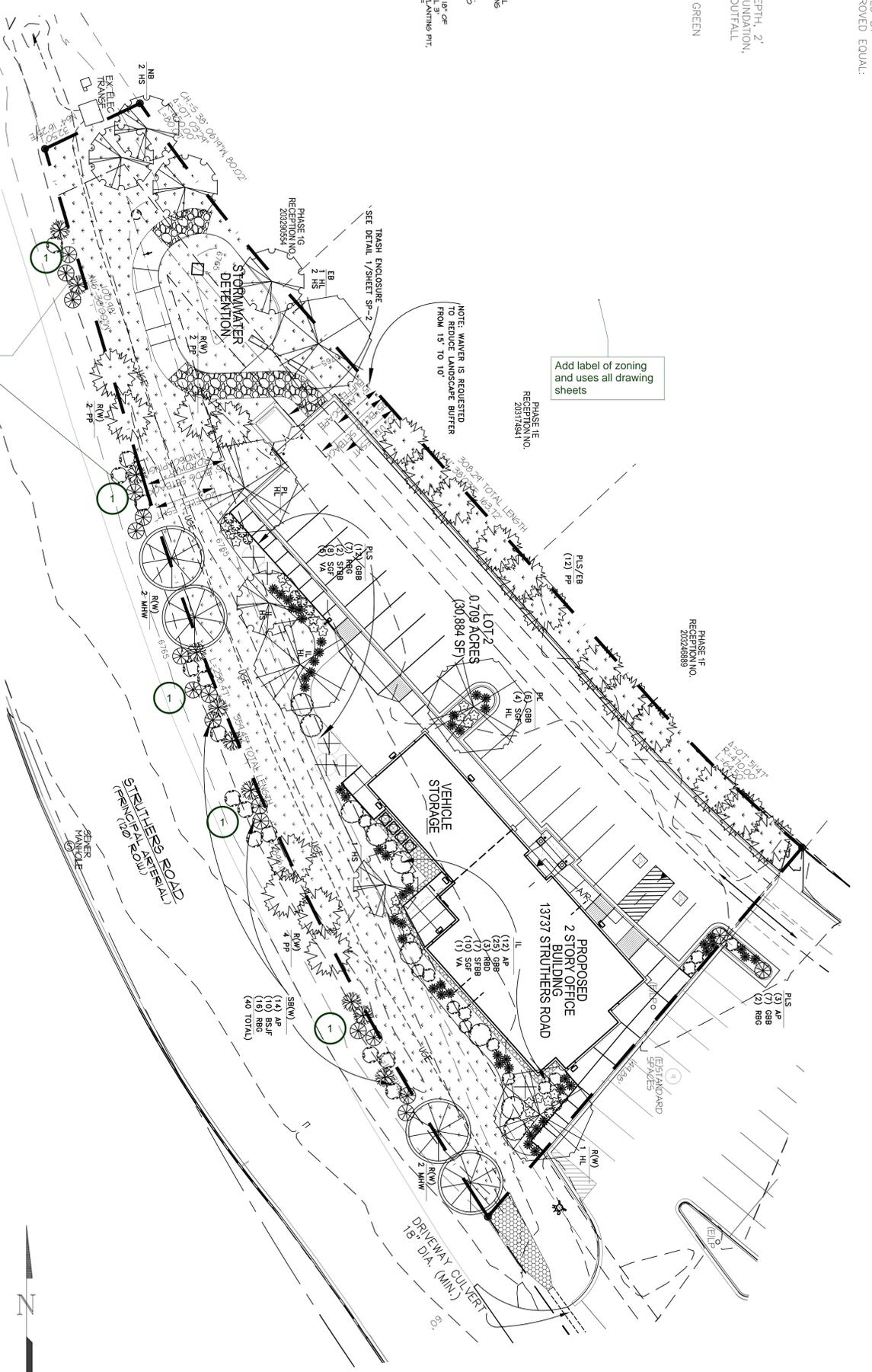
10' buffer provided where 15' req. (label)

LANDSCAPE REQUIREMENTS

Category	Plan	Disposition	Formula	Site	#Req'd	#provided	Plants Provided
ROADWAY - STRUTHERS RD. (principal arterial)	NB	trees	1 tree/20ft	359.45 lf	18 trees	18 trees	40 shrubs (4 tree eq.)/14 trees (decid/evergreen)
		NORTH BOUNDARY BUFFER	15' buffer - non-res/residential interface	32.50 lf	2 trees	2 trees	deciduous (evergreen not included) - north and east buffers contiguous, with evergreens at 80% on east side
SOUTH BOUNDARY	EB	parking lot screening	15' buffer - non-res/residential interface	308 lf	12 trees	15 trees	3 decid. at non-paved boundary = 12 evergreen as parking screen from 15 to 30'
		PARKING LOT	Justify the north boundary & seeds buffer so asking for east side reduction - n) - All evergreen & planted to justify depth reduction - n) -	20 lf	13 lf	20 lf	massed shrubs and grasses - 3-7' ht.
INTERNAL LANDSCAPING	PL	parking lot trees	1 tree/15sp	20 spaces	2 trees	2 trees	deciduous shade trees
		screening from adjacent property (east)	2/3 of length	200 lf	132 lf	132 lf	12 pinon pine (X 11 spread = 132lf)
INTERNAL LANDSCAPING	PL(SW)	screening from Struthers Rd. (west)	2/3 of length	89 lf	59 lf	81 lf	massed shrubs and grasses - 3-7' ht.
		vegetative cover	5% of site sf/75% veg cover	30894 sf	1544 sf	13,200 sf	native grass mix, low water shrubs - 45% of site/75% cover
INTERNAL LANDSCAPING	IL	trees	1 tree/500 sf req'd is area*	1544 sf of LS	3 trees	3 trees	2 trees/33 shrubs (3 tree eq.)/25 grasses (2 shrub eq.)
		Dumpster screening	*30894 total s. f.; x 0.05 = 1544 req'd LS area/500 = 3 trees	1544 sf	3 trees	3 trees	fencing or vegetation

PLANTING PLAN

SCALE: 1" = 20'



Move these to be on the site verses in the ROW.

So how many trees are actual provided? Are you substituting shrubs for NO 4 trees? so really theres 14 trees provided?

Add label of zoning and uses all drawing sheets

NOTE: WAIVER IS REQUESTED TO REDUCE LANDSCAPE BUFFER FROM 15' TO 10'

COUNTY FILE NO. PPR-18-021

SHEET TITLE: PLANTING PLAN, DETAILS AND NOTES

SHEET: LDP OF 1

DATE: 8/8/17

PROJECT: DRAMA

CHECKED:

SCALE: 1" = 20'

ALL DRAWING AND WRITTEN INFORMATION APPEARING IN THIS PLANSET SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CARLA ANDERSON, LANDSCAPE ARCHITECT.

NO.	DATE	REVISIONS
1	9.13.18	CHANGES IN RESPONSE TO COUNTY COMMENTS

SEAL

LANDSCAPE DEVELOPMENT PLAN

ACADEMY VILLAGE FILING NO. 3

13725 STRUTHERS RD.

GLEN EAGLE, EL PASO COUNTY, CO.

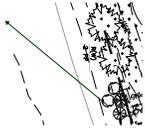
Carla Anderson, ALSA

P.O. BOX 338
 CASCADE, CO. 80809
 PHONE/FAX: (719) 687-5552
 E-MAIL: carlaanderson@earthlink.net

LANDSCAPE ARCHITECTURE
 GARDEN DESIGN
 CONSTRUCTION SUPERVISION

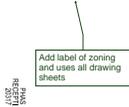
Markup Summary

Arrow (1)



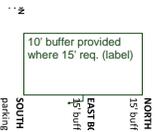
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Callout (7)



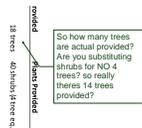
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Add label of zoning and uses all drawing sheets



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10' buffer provided where 15' req. (label)



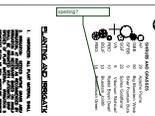
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So how many trees are actual provided? Are you substituting shrubs for NO 4 trees? so really theres 14 trees provided?



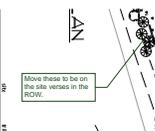
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There was concerns with the buffer /compatibility at the hearing review staff does not support a reduction without justification. This is reviewed under todays standards.



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spelling?



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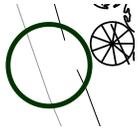
Move these to be on the site verses in the ROW.



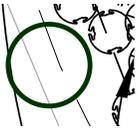
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Corrugated Steel with opaque gates- detail on sheet 2

Circle Count (6)



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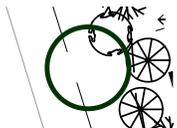
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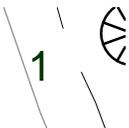


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Text Box (7)



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(Justify the north boundary exceeds buffer so asking for east buffer reduction)- All evergreen planted to justify depth reduction ??