

SPRINGS WASTE ON DRENNAN ROAD

COLORADO SPRINGS, CO

DEVELOPMENT PLAN

MARCH 2016

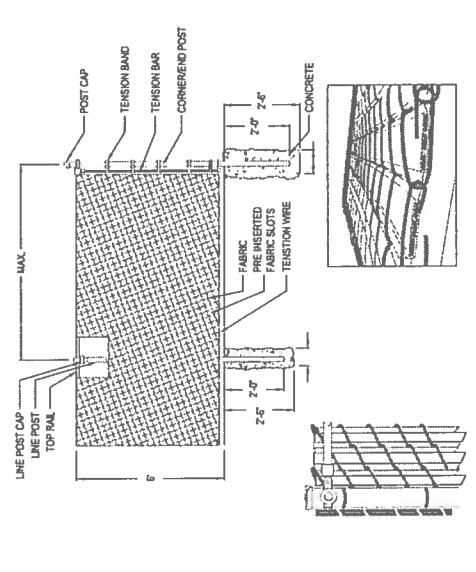
GENERAL NOTES

- FEDERAL EMERGENCY MANAGEMENT AGENCY - A PORTION OF THE PROPOSED SITE LIES WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0742P EFFECTIVE DATE MARCH 17, 1997. THE AREA IN THE VICINITY OF THIS PARCEL OF LAND IS INDICATED TO BE A ZONE AE (AREA OF 100-YEAR FLOOD), GREY ZONE X (AREA OF 500-YEAR FLOOD), AND WHITE ZONE X (OUTSIDE 500-YEAR FLOOD).
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- A SOLID OPAQUE WALL SHALL BE PROVIDED ALONG THE NORTH BOUNDARY IN ORDER TO CREATE AN APPROPRIATE SOUND BUFFER BETWEEN THE PROPOSED VEHICLE MAINTENANCE USE AND THE EXISTING RESIDENTIAL NEIGHBORHOOD TO THE NORTH OF THE SITE.
- TRUCK LOADING DOCKS SHALL NOT BE ORIENTED TO THE NORTH.
- CROSS ACCESS EASEMENTS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN, IF NEEDED.
- ALL EXTERIOR LIGHTING WILL CONSIST OF FULL CUT OFF SHIELDING.
- A FINAL DRAINAGE REPORT WILL BE REQUIRED FOR EACH LOT UPON SUBMITTAL OF THEIR RESPECTIVE DEVELOPMENT PLANS.
- AN AVIGATION EASEMENT WILL BE REQUIRED IF ONE HAS NOT ALREADY BEEN RECORDED AGAINST THE PROPERTY.
- AN APPLICATION FOR A ZONE CHANGE (CPC ZC 16-00018 AND CPC CP 16-00019) ON THIS SITE IS PART OF THIS SUBMITTAL. THE EXISTING BUILDING AND LANDSCAPE SETBACKS REPRESENT THE EXISTING SETBACKS. THE PROPOSED BUILDING AND LANDSCAPE SETBACKS REPRESENT THE PROPOSED M1 ZONING.
- UTILITIES SHOWN ARE TAKEN FROM CSU FIMS MAPS AND FIELD SURVEY LOCATES.
- APPROVAL OF THIS CONDITIONAL USE DEVELOPMENT PLAN IS CONTINGENT UPON APPROVAL OF THE REZONING REQUEST FOR M-1.
- THE ADJACENT DEVELOPER IS RESPONSIBLE TO CLEAR AND TO ACCOMMODATE A 12' MAINTENANCE ROAD.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR ARE OTHERWISE UNDESIRABLE SHALL BE REMOVED AND REPLACED. AN ON-SITE MEETING WILL NEED TO BE HELD AND DRENNAN ROAD ADJACENT TO THE SITE CAN BE SET UP WITH THE CITY ENGINEERING INSPECTOR, TO DETERMINE WHAT ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-8977.

ADDITIONAL NOTES

- THE FOLLOWING USES ARE PROHIBITED FROM THE ENTIRE ENTIRE M1 ZONING DISTRICT:
 - LAUNDRY SERVICES (LARGE SCALE ACTIVITY)
 - SEXUALLY ORIENTED BUSINESS
 - SURPLUS SALES
 - MINING OPERATIONS
- THE FOLLOWING USES ARE REQUIRED TO BE LOCATED A MINIMUM OF 100'-FT FROM THE CENTER LINE OF THE DRAINAGE CHANNEL:
 - AUTO SERVICE REPAIR GARAGE
 - AUTOMOTIVE WASH (INCLUDING OUTDOOR VACUUMS)
 - BODY & FENDER REPAIR SERVICE (INCLUDING ANY OUTDOOR STORAGE)
 - EXTERMINATING SERVICES
 - KENNELS OR FAST FOOD RESTAURANT
 - VETERINARY SERVICE (SMALL ANIMAL CLINIC)
 - HOSPITAL
 - CONSTRUCTION AND/OR CONTRACTOR'S YARD
 - GENERAL INDUSTRY (LIGHT)
 - WAREHOUSE
 - ALL INDUSTRIAL USE TYPES
- A MINIMUM FRONT YARD BUILDING SETBACK OF 20'-FT IS REQUIRED.
- IF IN THE FUTURE THE CURRENT OR FUTURE PROPERTY OWNER WISHES TO MODIFY THIS LIST, A ZONE CHANGE REQUEST WILL NEED TO BE MADE AND HEARD BY BOTH THE CITY PLANNING COMMISSION AND CITY COUNCIL.

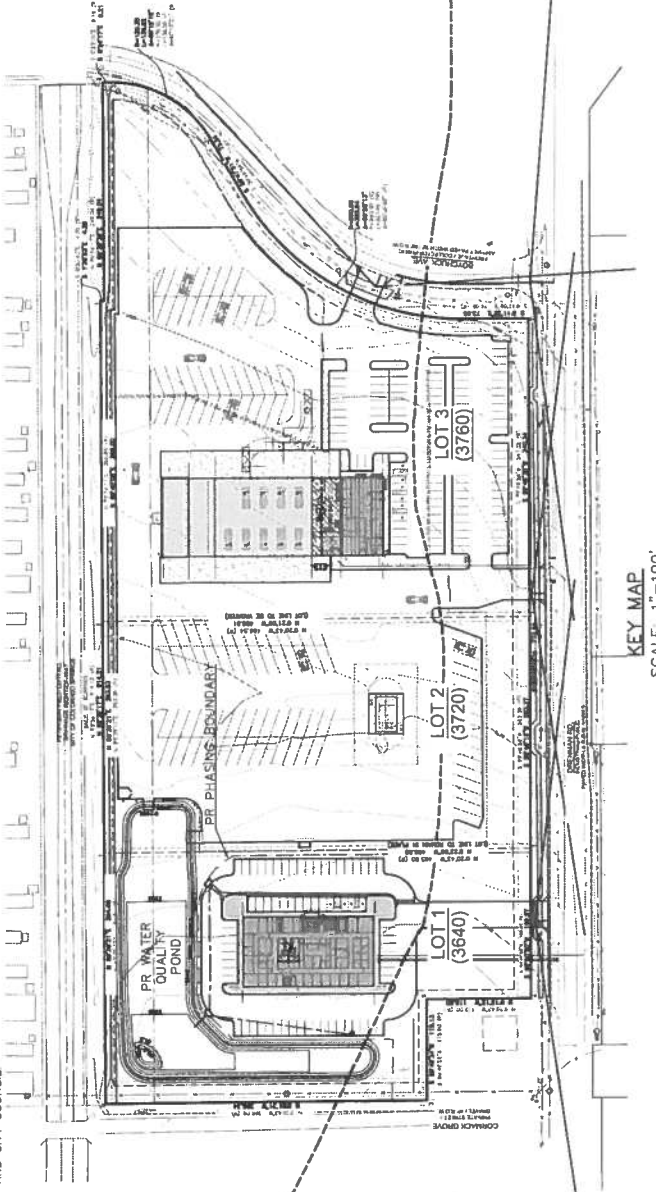
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- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS AND IS NOT TO BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.ColorLink.com/Info AND ENTER REFERENCE NUMBER 401041.



3/17/2016
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 REVISION DATE: 03/22/2016
 CADWALDRER & GAYLES, L.L.P.



LEGAL DESCRIPTION:
 OLGA ZHUKOVA, TRACTOR, SUBDIVISION, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AS RECORDED AT RECEPTION NUMBER 01150180

SHEET INDEX:

- COVER SHEET
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- LANDSCAPE PLAN
- PHOTOMETRIC PLAN
- PHOTOMETRIC PLAN
- PHOTOMETRIC PLAN
- PHOTOMETRIC PLAN
- PHOTOMETRIC PLAN

SURVEY LEGEND:

- BOUNDARY MONUMENT FOUND (NUMBER DENOTES TYPE & SIZE)
 - No. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 2081
 - No. 4 REBAR W/ YELLOW PLASTIC CAP, SMASHED OR ILLIBLE
 - No. 4 REBAR W/ ORANGE PLASTIC CAP, PLS 18991
 - No. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 5076
 - No. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 11624
 - No. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 32439
- BOUNDARY MONUMENT SET (NUMBER DENOTES TYPE & SIZE)
 - No. 5 REBAR W/ ORANGE PLASTIC CAP, PLS 32439
 - CONCRETE WALL W/ ALUMINUM WASHER, PLS 32439
- RECORD
- SANITARY SEWER MANHOLE
- UNDERGROUND SANITARY SEWER SOI
- STREET SIGN
- CHAIN-LINK FENCE
- BARBED-WIRE FENCE
- CONCRETE SURFACE
- ASPHALT SURFACE
- POWER POLE
- FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE

SITE DATA	
TAX SCHEDULE NO.	6434401004, 6434401003, 6434401002
ADDRESS	3640, 3720 & 3760
AREA	10.72 AC
CONCEPT PLAN	CPC
EXISTING ZONING	CP16-00019
PROPOSED ZONING	M1/CU/AO
EXISTING USE	3 VACANT LIGHT INDUSTRIAL LOTS
PROPOSED USE	OFFICE & BUSINESS SERVICE AREA
DEVELOPMENT SCHEDULE	FALL 2016 WINTER
SITE ADDRESS	3640, 3720 & 3760 DRENNAN ROAD
SITE PLAT NEEDED	N/A
LOT 1 LAND USE	FUTURE OFFICE BUILDING
LOTS 2 & 3 LAND USE	TRUCK MAINTENANCE SERVICE AREA & OFFICE BUILDING
LOT 1 - FUTURE OFFICE BUILDING SIZE IN SQUARE FEET/LOT SIZE	24,000 SF / 124,625 SF
FUTURE LOT 1 MAXIMUM BUILDING HEIGHT	45'
LOT 2 - FUEL STATION CANOPY/LOT SIZE	1900 SF / 126,110 SF
LOT 3 PROPOSED GARAGE & OFFICE BUILDING/LOT SIZE	18,000SF REPAIR BAYS, 30000SF MEZZANINE, 4270SF OFFICE/ 214,577 SF MAX.
LOT 2 & 3 PROPOSED & MAXIMUM BUILDING HEIGHT	36' PR / 45' MAX.

BUILDING SETBACKS	
FRONT	25'
SIDE	5'
REAR	25'

PROJECT NOTES:
 EXISTING OWNERSHIP: OLGA ZHUKOVA, 7941 KATY FRWY, #172 HOUSTON, TX 77024
 APPLICANT: TERRA NOVA ENGINEERING, INC., 125 S. WASHINGTON AVE., COLORADO SPRINGS, CO. 80903 (719) 635-6422
 SITE AREA: 466,963 SF OR 10.72 AC
 SITE ADDRESS/S: 3640, 3720 & 3760 DRENNAN ROAD, COLORADO SPRINGS, CO.
 TAX SCHEDULE #: 6434401004, 6434401003, 6434401002
 CONCEPT PLAN & CITY FILE NO: SPRINGS WASTE ON DRENNAN CPC CP16-00019

VICINITY MAP



FEMA STATEMENT:
 FEDERAL EMERGENCY MANAGEMENT AGENCY - A PORTION OF THE PROPOSED SITE LIES WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0742P EFFECTIVE DATE MARCH 17, 1997. THE AREA IN THE VICINITY OF THIS PARCEL OF LAND IS INDICATED TO BE A ZONE AE (AREA OF 100-YEAR FLOOD), GREY ZONE X (AREA OF 500-YEAR FLOOD), AND WHITE ZONE X (OUTSIDE 500-YEAR FLOOD).

EXISTING ZONING: C6
PROPOSED ZONING: M1

CONDITION OF RECORD:

- PROPOSED USES BY LOT:
- LOT 1 OFFICE BUILDING
 - LOT 2 FUEL STATION W/TRUCK PARKING
 - LOT 3 OFFICE SPACE W/VEHICLE MAINTENANCE FACILITY
- PROPOSED BUILDING SIZE & USE BY LOT:
- LOT 1 24,000 SF - OFFICE BUILDING
 - LOT 2 1,900 SF - FUELING STATION & TRUCK PARKING
 - LOT 3 18,000 SF - VEHICLE MAINTENANCE AREA
 - 3,000 SF - MEZZANINE AREA
- PARKING SPACES BY LOT:
- LOT 1 SPACES REQUIRED: 60 SPACES
 - LOT 1 SPACES PROVIDED: 68 SPACES
 - LOT 1 HANDICAP SPACES REQUIRED: 3 SPACES
 - LOT 1 HANDICAP SPACES PROVIDED: 4 SPACES
 - LOT 2 SPACES REQUIRED: 0 SPACES
 - LOT 2 SPACES PROVIDED: 70 SPACES
 - LOT 2 HANDICAP SPACES REQUIRED: 0 SPACES
 - LOT 2 HANDICAP SPACES PROVIDED: 0 SPACES
 - LOT 3 SPACES REQUIRED: 90 SPACES
 - LOT 3 SPACES PROVIDED: 11 SPACES
 - LOT 3 TRUCK SPACES PROVIDED: 4 SPACES
 - LOT 3 CAR SPACES PROVIDED: 105 SPACES
 - LOT 3 TOTAL SPACES PROVIDED: 115 SPACES
 - LOT 3 HANDICAP SPACES PROVIDED: 5 SPACES
 - LOT 3 HANDICAP SPACES REQUIRED: 6 SPACES

PARKING SPACE SIZES:
 REGULAR - 9' x 18'
 TRUCK - 12' x 34'
 HANDICAP - 8' x 18' W/5' REGULAR ACCESSIBLE AISLE & 1 EA-8' x 18' W/8' VAN ACCESSIBLE AISLE FOR EVERY 8 HANDICAP PARKING SPACES ON EACH SITE

LOT 1 AREA CALCULATIONS:

TOTAL AREA:	124,622 SF	100%
IMPERVIOUS AREA:	74,850 SF	50.45%
NON-IMPERVIOUS AREA:	49,772 SF	39.94%
BUILDING AREA:	11,974 SF	9.61%

LOTS 2 & 3 AREA CALCULATIONS:

TOTAL AREA:	342,716 SF	100%
IMPERVIOUS AREA:	277,589 SF	74.30%
NON-IMPERVIOUS AREA:	65,127 SF	19.00%
BUILDING AREA:	22,864 SF	6.70%

PROJECT PHASING:
 PHASE 1: LOTS 2, & 3 TO INCLUDE BUILDING, PARKING, LANDSCAPING, WATER QUALITY POND ON LOT 1, AND DRIVEWAY CUTS. CONSTRUCTION TO COMMENCE EARLY FALL 2016 BEING COMPLETED IN THE SUMMER OF 2017.
 PHASE 2: LOT 1 TO INCLUDE BUILDING, PARKING, LANDSCAPING AND DRIVEWAY CUTS. CONSTRUCTION TO COMMENCE EARLY FALL 2019 BEING COMPLETED IN THE SUMMER OF 2020.

DESIGNED BY: DLK
 DRAWN BY: DLK
 CHECKED BY: LD
 P-SCALE: AS NOTED
 V-SCALE: AS NOTED
 SHEET NO: 16065.09
 DATE ISSUED: 5/6/16
 SHEET NO: 1 OF 11

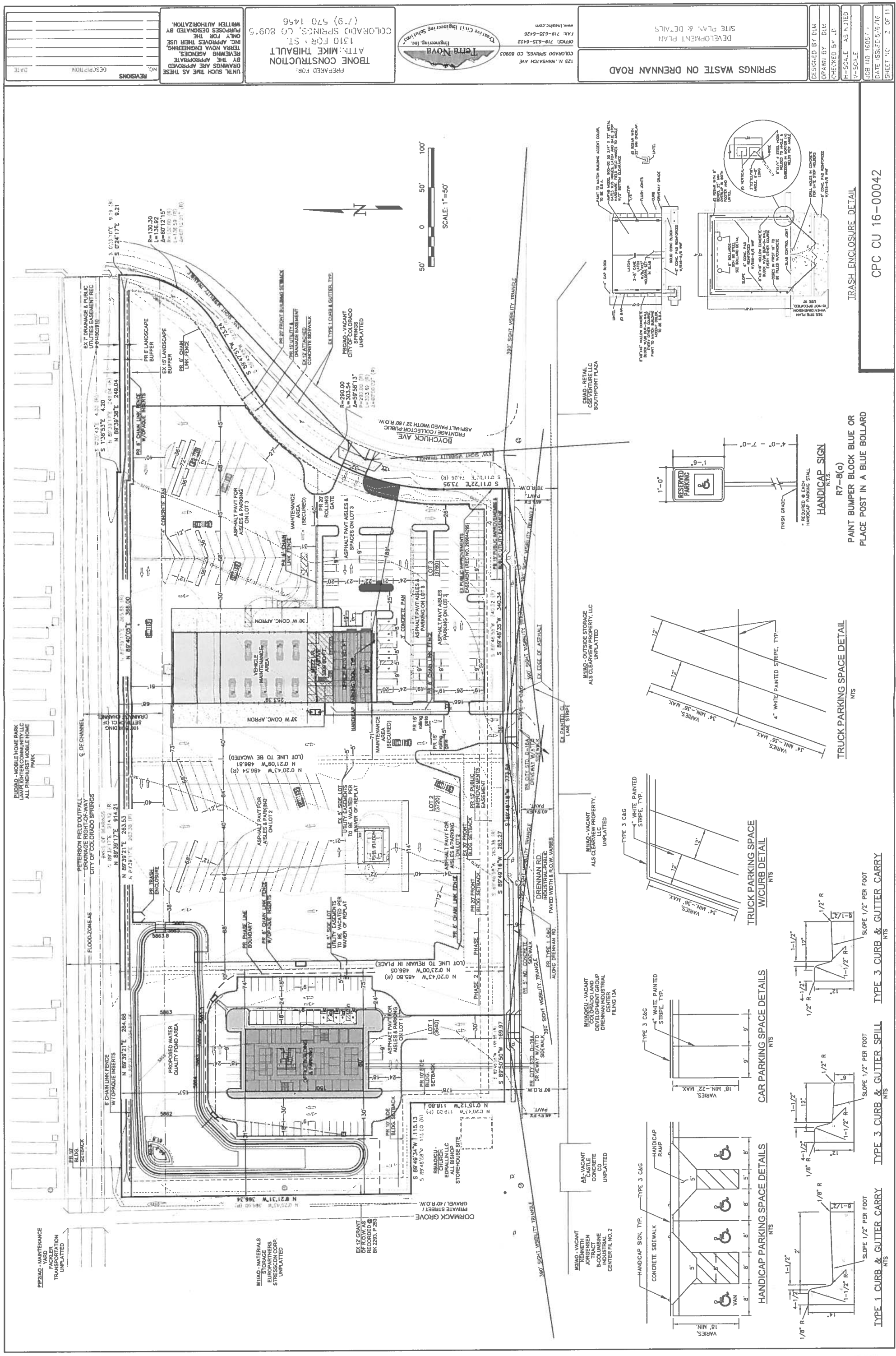


TERRA NOVA ENGINEERING, INC.
 125 S. WASHINGTON AVE.
 COLORADO SPRINGS, CO 80903
 OFFICE: 719-635-6422
 FAX: 719-635-6428
 www.terra-nova.com

SPRINGS WASTE ON DRENNAN ROAD
 LAYOUT SHEET
 PREPARED FOR: TBONE CONSTRUCTION
 ATTN: MIKE THIBAUT
 1310 FORD ST.
 COLORADO SPRINGS, CO 80915
 (719) 570-1456

CPC CU 16-00042

FIGURE 2



REVISIONS
 NO. DESCRIPTION DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROVING AGENCIES, REVISIONS ARE APPROVED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

TRBNO CONSTRUCTION
 ATTN: MIKE THIBAUT
 1310 FOR, ST.
 COLORADO SPRINGS, CO 80915
 (719) 570 1456

Positive Civil Engineering Solutions
 Engineering, Inc.
 125 N. WASHINGTON AVE
 COLORADO SPRINGS, CO 80903
 OFFICE: 719-635-6422
 FAX: 719-635-6428
 www.positive.com

DEVELOPMENT PLAN
 SITE PLAN & DETAILS
 SPRINGS WASTE ON DRENNAN ROAD

DESIGNED BY: DLW
 DRAWN BY: DLW
 CHECKED BY: JP
 P-SHALE AS NOTED
 V-SHALE

JOB NO: 1605-1-1
 DATE ISSUED: 5/6/16
 SHEET NO: 2 OF 11

CPC CU 16-00042

TRASH ENCLOSURE DETAIL

HANDICAP SIGN
 R7-(B)(o)
 PAINT BUMPER BLOCK BLUE OR
 PLACE POST IN A BLUE BOLLARD

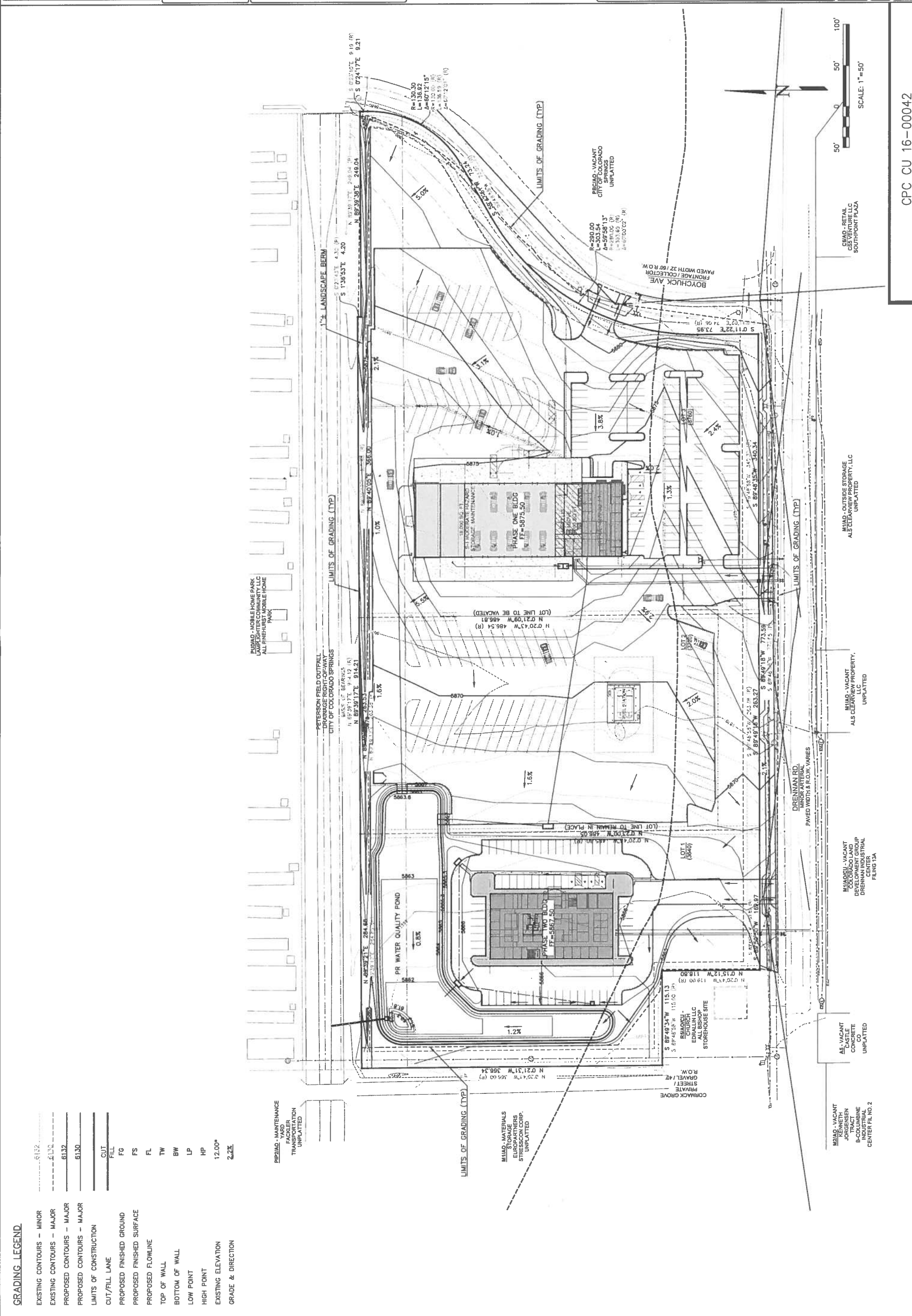
TRUCK PARKING SPACE DETAIL

TYPE 3 CURB & GUTTER CARRY
 SLOPE 1/2" PER FOOT

TYPE 3 CURB & GUTTER SPILL
 SLOPE 1/2" PER FOOT

TYPE 1 CURB & GUTTER CARRY
 SLOPE 1/2" PER FOOT

FIGURE 2



GRADING LEGEND

---	EXISTING CONTOURS - MINOR
- - -	EXISTING CONTOURS - MAJOR
---	PROPOSED CONTOURS - MAJOR
---	PROPOSED CONTOURS - MAJOR
---	LIMITS OF CONSTRUCTION
---	CUT/FILL LANE
---	CUT
---	FILL
---	PROPOSED FINISHED GROUND
---	PROPOSED FINISHED SURFACE
---	PROPOSED FLOWLINE
---	TOP OF WALL
---	BOTTOM OF WALL
---	LOW POINT
---	HIGH POINT
---	EXISTING ELEVATION
---	GRADE & DIRECTION

REVISIONS NO. _____ DESCRIPTION _____ DATE _____	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING OFFICES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR: TBONE CONSTRUCTION ATTN: MIKE THIBAUT 1310 FORD ST. COLORADO SPRINGS, CO 80915 (719) 591-5212	DEVELOPMENT PLAN GRADING PLAN SPRINGS WASTE ON DRENNAN ROAD	DESIGNED BY: DLM DRAWN BY: DLM CHECKED BY: LD P-S-SCALE AS NOTED JOB NO. 1602-09 DATE ISSUED: 5/6/16 SHEET NO. 3 OF 11
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CPC CU 16-00042

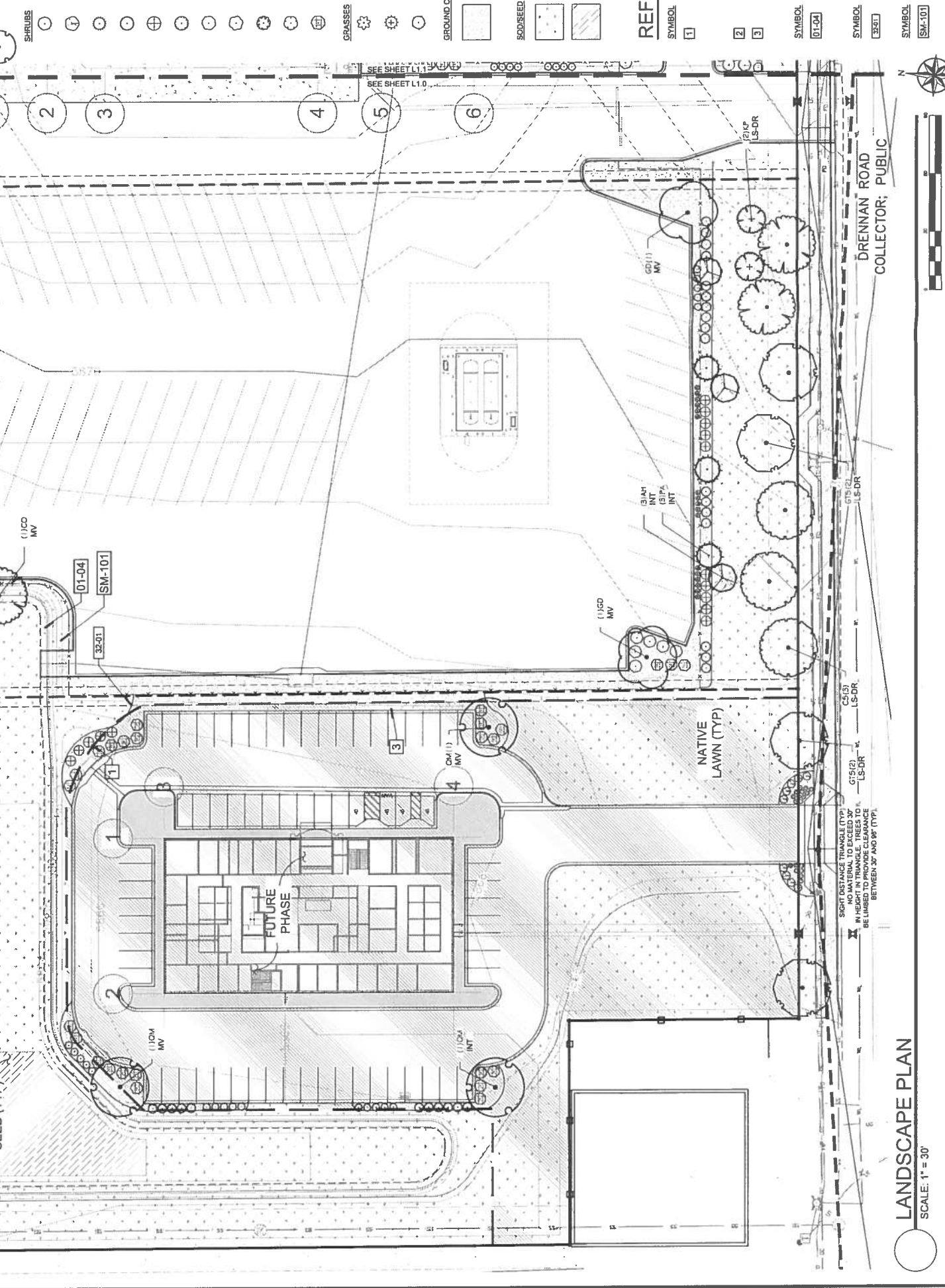
FIGURE 2

REVISIONS:
City Comments 05.05.16

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
5529 Cae Drive, Longmont, CO 80503
(303) 443-0366 nds@ndesignsolutions.com

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CAL.
	AH	17	HOT WINGS TATARIAN MAPLE / ACER TATARICUM 'HOT WINGS'	B & B	1.5' CAL
	CS	7	NORTHERN CATALPA / CATALPA SPECIOSA	B & B	1.5' CAL
	CO	5	COMMON HACKBERRY / CELTIS OCCIDENTALS	B & B	1.5' CAL
	CA	19	RUSSIAN HAWTHORN / CRATAEGUS AMBIGUA	B & B	1' CAL MULTISTEM
	GTS	18	SHADEMASTER LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER TM'	B & B	1.5' CAL
	GD	7	KENTUCKY COFFEETREE / STYMNOCLOADUS DIOICA 'ESPRESSO'	B & B	2' CAL
	KP	8	GOLDEN RAIN TREE / KOELREUTERIA PANICULATA	B & B	1.5' CAL
	PA	13	BRISTLECOCK PINE / PINUS ARISTATA	6 B&B	
	PE	25	PINON PINE / PINUS EDULIS	6 B&B	
	OM	11	CHINKAPIN OAK / QUERCUS MUEHLBERGII	6 B&B	1.5' CAL
	AC	41	MANZANITA / ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	1 GAL	
	CD	36	BLUE MIST SHRUB / CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL	
	CI	33	LITTLE LEAF MOUNTAIN MAHOGONY / CERCOCARPUS INTRICATUS	2 GAL	
	CC	52	CAMEO FLOWERING QUINCE / CHAENOMELES SPECIOSA 'CAMEO'	5 GAL	
	CAF	65	FERNBUSH / CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH'	5 GAL	
	EN	28	RUBBER RABBITBRUSH / ERICAMERIA NAUSEOSA	5 GAL	
	MR	17	CREeping MAHONIA / MAHONIA REPENS	1 GAL	
	POD	14	DIABLO NINEBARK / PHYSCARPUS OPULIFOLIUS 'DIABLO'	5 GAL	
	POL	14	DWARF PURPLE NINEBARK / PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	5 GAL	
	PBP	12	SAND CHERRY / PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	
	RG	37	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL	
	BB	61	BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE ARBITRON'	1 GAL	
	PVD	17	DALLAS BLUES SWITCH GRASS / PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL	
	SW	32	BIG SACATON / SPOROBOLUS WRIGHTII	1 GAL	
	AGG	31,309 SF	MULCH		
	NLM	112,702 SF	PAWNEE BUTTES SEED CO NATIVE LAWN MIX / NATIVE LAWN SEED MIX 2.3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX	SEED	
	WS	5,770 SF	PBSI PRAIRIE WETLAND MIX / WETLAND SEED MIX SEED AT 10 LBS PLS PER ACRE	SEED	



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDED CEDAR MULCH AROUND BASE OF ALL PLANTS TO A MINIMUM OF 2" DEPTH. PERMANENTS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
2	MINIMUM 3" ROOTBALL OFFSET FROM BUILDING, TYP.	
3	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	
01-GENERAL	DESCRIPTION	QTY
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED	
32-EXTERIOR IMPROVEMENTS	DESCRIPTION	QTY
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	1,427 LF
SEED MIXES	DESCRIPTION	QTY
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

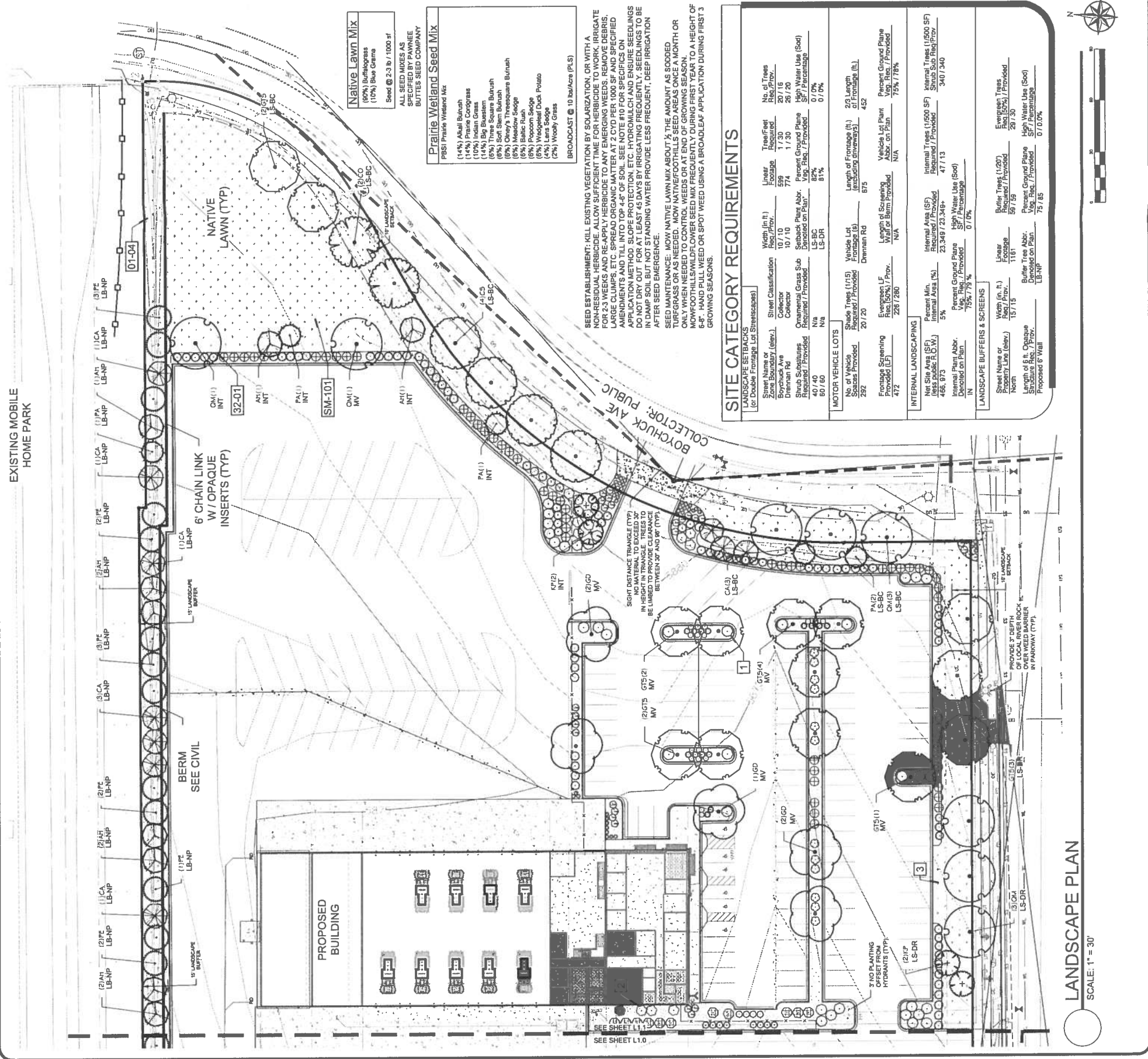
FIGURE 2

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CODE	QTY	CONT	GAL
	HOT WINGS TATARIAN MAPLE / ACER TATARICUM 'HOT WINGS'	AH	17	B & B	1.5' CAL
	NORTHERN CATALPA / CATALPA SPECIOSA	CS	7	B & B	1.5' CAL
	COMMON HACKBERRY / CELTIS OCCIDENTALIS	CO	5	B & B	1.5' CAL
	RUSSIAN HAWTHORN / CRATAEGUS AMBIGUA	CA	19	B & B	1" CAL MULTISTEM
	SHADEMASTER LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER TM'	GTS	18	B & B	1.5' CAL
	KENTUCKY COFFEETREE / GYMNOCLADUS DIOICA 'ESPRESSO'	GD	7	B & B	2' CAL
	GOLDEN RAIN TREE / KOELREUTERIA PANICULATA	KP	6	B & B	1.5' CAL
	BRISTLECONE PINE / PINUS ARISTATA	PA	13	6" B&B	
	PINON PINE / PINUS EDULIS	PE	25	8" B&B	
	CHINKAPIN OAK / QUERCUS MUEHLBERGII	QM	11	B & B	1.5' CAL
SHRUBS	COMMON NAME / BOTANICAL NAME	CODE	QTY	CONT	GAL
	MANZANITA / ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAN'	AC	41	1 GAL	
	BLUE MIST SHRUB / CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	CD	36	5 GAL	
	LITTLE LEAF MOUNTAIN MAHOGANY / CERCOCARPUS INTRICATUS	CI	33	2 GAL	
	CAMEO FLOWERING QUINCE / CHAENOMELES SPECIOSA 'CAMEO'	CC	52	5 GAL	
	FERNBUSH / CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	CMF	66	5 GAL	
	RUBBER RABBITBRUSH / ERICAMERIA NAUSEOSA	EN	28	5 GAL	
	CREEPING MAHONIA / MAHONIA REPENS	MR	17	1 GAL	
	DIABLO NINEBARK / PHYSOCARPUS OPULIFOLIUS 'DIABLO'	POD	14	5 GAL	
	DWARF PURPLE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	POL	14	5 GAL	
	SAND CHERRY / PRUNUS BESSEYI 'PAWNEE BUTTES'	PBP	12	5 GAL	
	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	RG	37	5 GAL	
GRASSES	COMMON NAME / BOTANICAL NAME	CODE	QTY	CONT	GAL
	BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	BB	61	1 GAL	
	DALLAS BLUES SWITCH GRASS / PANICUM VIRGATUM 'DALLAS BLUES'	PVD	17	1 GAL	
	BIG SACATON / SPOROBOLUS WRIGHTII	SW	32	1 GAL	
GROUND COVERS	COMMON NAME / BOTANICAL NAME	CODE	QTY	CONT	GAL
	BLEND OF 1" AND 2.4" RIVER ROCK / AGGREGATE LOCAL RIVER ROCK BLEND. SEE NOTES FOR DETAILS FOR PLACEMENT. PLACE AT UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	AGG	31,308 SF	MULCH	
SOILSEED	COMMON NAME / BOTANICAL NAME	CODE	QTY	CONT	GAL
	PAWNEE BUTTES SEED CO NATIVE LAWN MIX / NATIVE LAWN SEED MIX 2.3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.	NLM	112,702 SF	SEED	
	PBSI PRAIRIE WETLAND MIX / WETLAND SEED MIX SEED AT 10 LBS PLS PER ACRE	WS	5,770 SF	SEED	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PLACE SHREDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT NATURE SPREAD.	
SYMBOL	DESCRIPTION	QTY
	01 GENERAL DESCRIPTION SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	
	02 EXTERIOR IMPROVEMENTS 14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	1,715 LF
	03 SEED MIXES SEED MIXES	
	03 ALL SEEDS ARE TO BE AMENDED AND HYDROSEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	



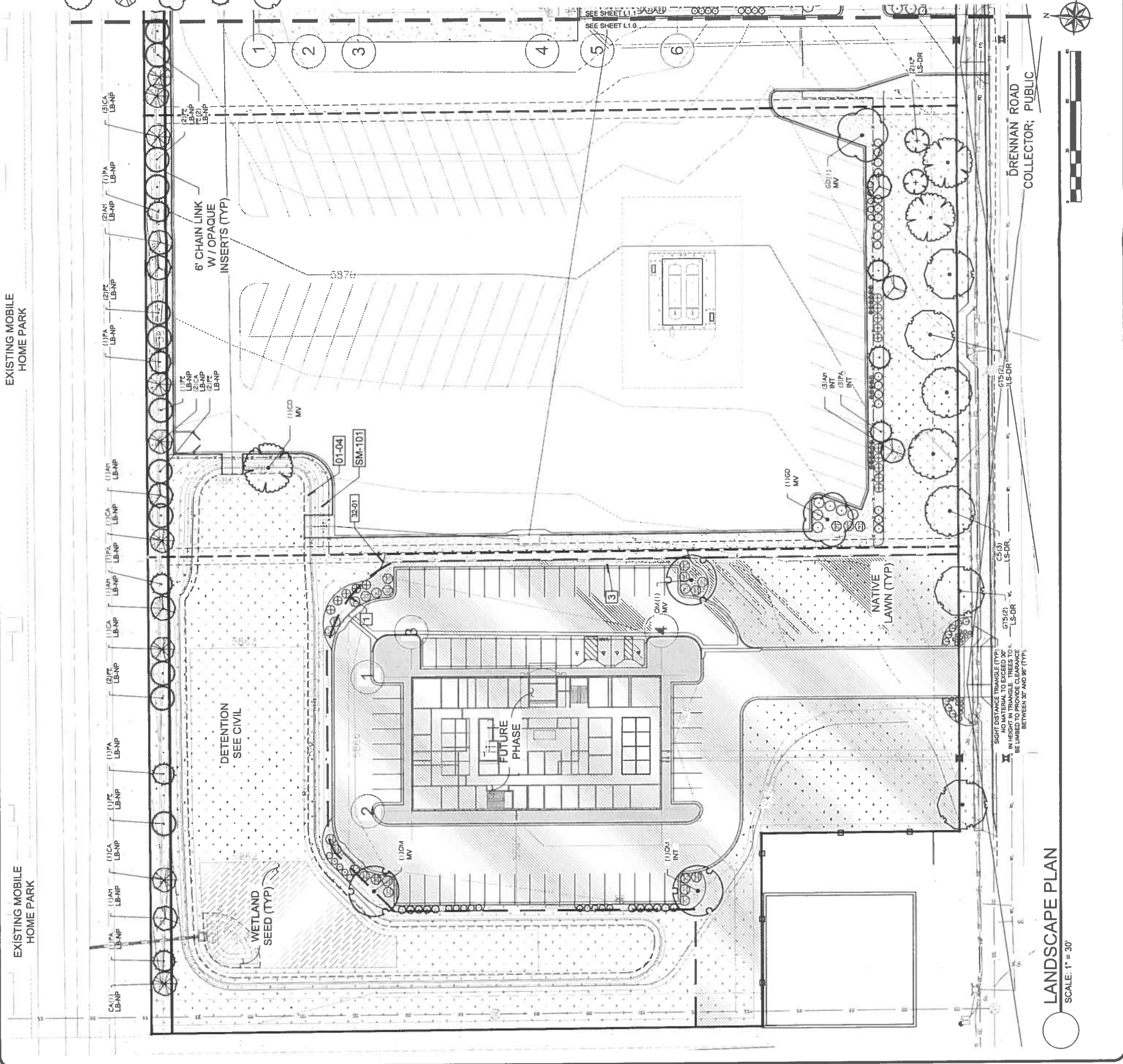
LANDSCAPE PLAN
SCALE: 1" = 30'

FIGURE 2

LANDSCAPE ARCHITECTURE
NDS
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CITY COMMENTS: 05.03.16

CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
AH	17	HOT WINGS TATARIAN MAPLE / ACER TATARICUM 'HOT WINGS'	B & B	1.5' CAL
CS	7	NORTHERN CATALPA / CATALPA SPECIOSA	B & B	1.5' CAL
CO	5	COMMON HACKBERRY / CELTIS OCCIDENTALIS	B & B	1.5' CAL
CA	19	RUSSIAN HAWTHORN / CRATAEGUS AMBIGUA	B & B	1" CAL MULTISTEM
GTS	18	SHADEMASTER LOCUST / GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER TM'	B & B	1.5' CAL
GD	7	KENTUCKY COFFEETREE / GYMNOCLEADUS DIOICA 'ESPRESSO'	B & B	2' CAL
KP	6	GOLDEN RAIN TREE / HOELHEUTERIA PANICULATA	B & B	1.5' CAL
PA	13	BRISTLECOONE PINE / PINUS ARISTATA	6' B&B	
PE	25	PINON PINE / PINUS EDULIS	6' B&B	
QM	11	CHINKAPIN OAK / QUERCUS MUEHLENBERGII	B & B	1.5' CAL
CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
AC	41	MANZANITA / ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAN'	1 GAL	
CD	36	BLUE MIST SHRUB / CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL	
CI	33	LITTLE LEAF MOUNTAIN MAHOGANY / CERCOCARPUS INTRICATUS	2 GAL	
CC	52	CAMEO FLOWERING QUINCE / CHAENOMELES SPECIOSA 'CAMEO'	5 GAL	
CMF	65	FERNBUSH / CHAMAEBATARIA MILLEFOLIUM 'FERNBUSH'	5 GAL	
EN	28	RUBBER RABBITBUSH / ERICAMERIA NAUSEOSA	5 GAL	
MR	17	CREeping MAHONIA / MAHONIA REPENS	1 GAL	
POD	14	DIABLO NINEBARK / PHYSCARPUS OPILOLIUS 'DIABLO'	5 GAL	
POL	14	DWARF PURPLE NINEBARK / PHYSCARPUS OPILOLIUS 'LITTLE DEVIL'	5 GAL	
PBP	12	SAND CHERRY / PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	
RG	37	GR-Low FRAGRANT SUMAC / RHUS AROMATICA 'GR-Low'	5 GAL	
CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
BB	61	BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE ARBITRON'	1 GAL	
PVD	17	DALLAS BLUES SWITCH GRASS / PANICUM VIRGATUM 'DALLAS BLUES'	1 GAL	
SW	32	BIG SACATON / SPOROBOLUS WRIGHTII	1 GAL	
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
AGG	31,309 SF		BLEND OF 1" AND 2.4" RIVER ROCK / AGGREGATE LOCAL RIVER ROCK BLEND. SEE NOTES FOR AND DETAILS FOR PLACEMENT. PLACE AT UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH
NLM	112,702 SF		PAWNEE BUTTES SEED CO NATIVE LAWN MIX / NATIVE LAWN SEED MIX 2.3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.	SEED
WS	5,770 SF		PBSI PRAIRIE WETLAND MIX / WETLAND SEED MIX SEED AT 10 LBS PLS PER ACRE	SEED



PLANT SCHEDULE

TREES

SHRUBS

GRASSES

GROUND COVERS

SOILSEED

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION QTY

1 PLACE SHREDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP)

2 MINIMUM 3" ROOTBALL OFFSET FROM BUILDING, TYP.

3 PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.

SYMBOL DESCRIPTION QTY

01 GENERAL SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.

01-04 32 EXTERIOR IMPROVEMENTS

SYMBOL DESCRIPTION QTY

32-01 14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.

SEED MIXES

SYMBOL DESCRIPTION QTY

SM-101 ALL SEEDED AREAS TO BE AMENDED AND HYDROSEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

#	DESCRIPTION	DATE

D1-4088

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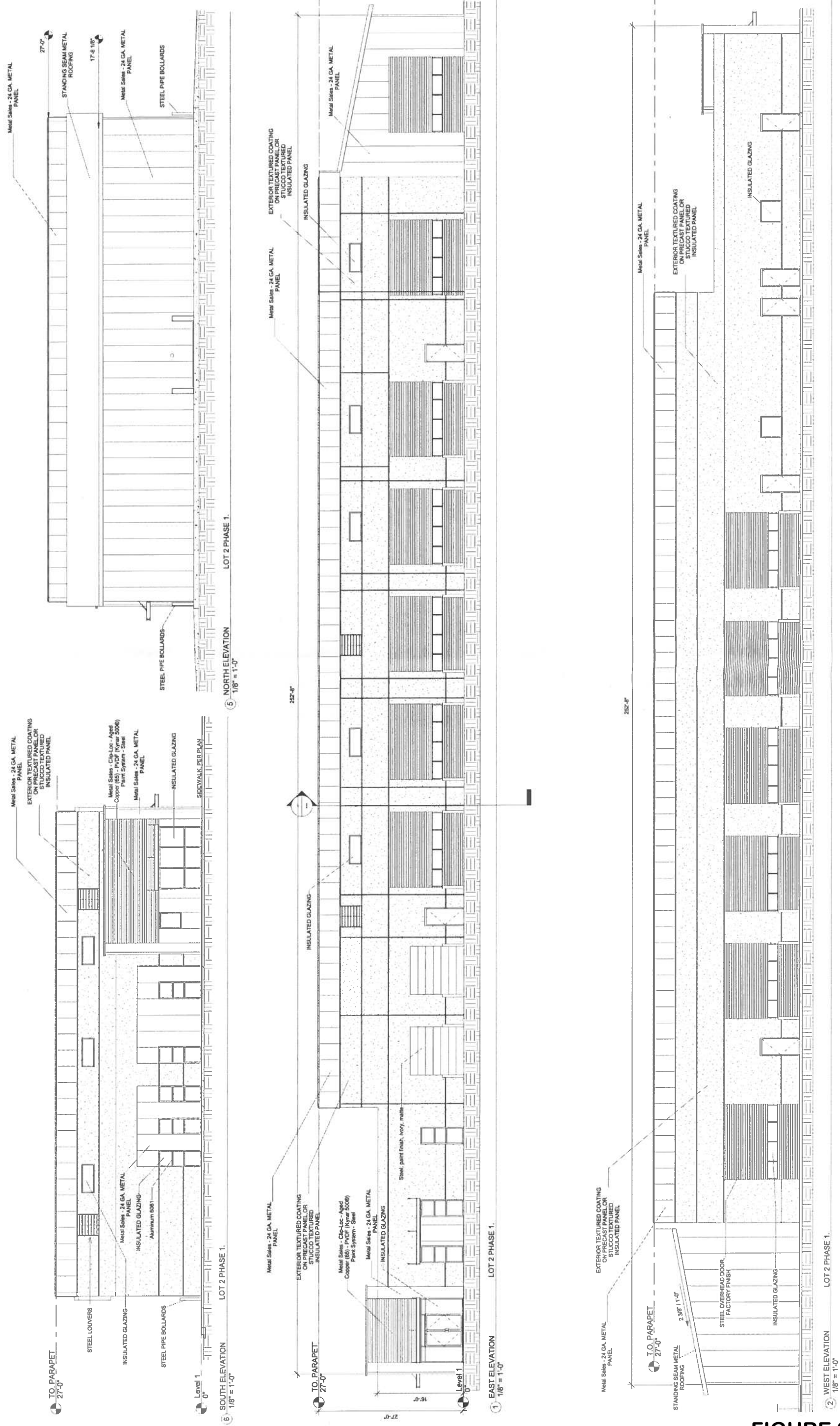


FIGURE 2

