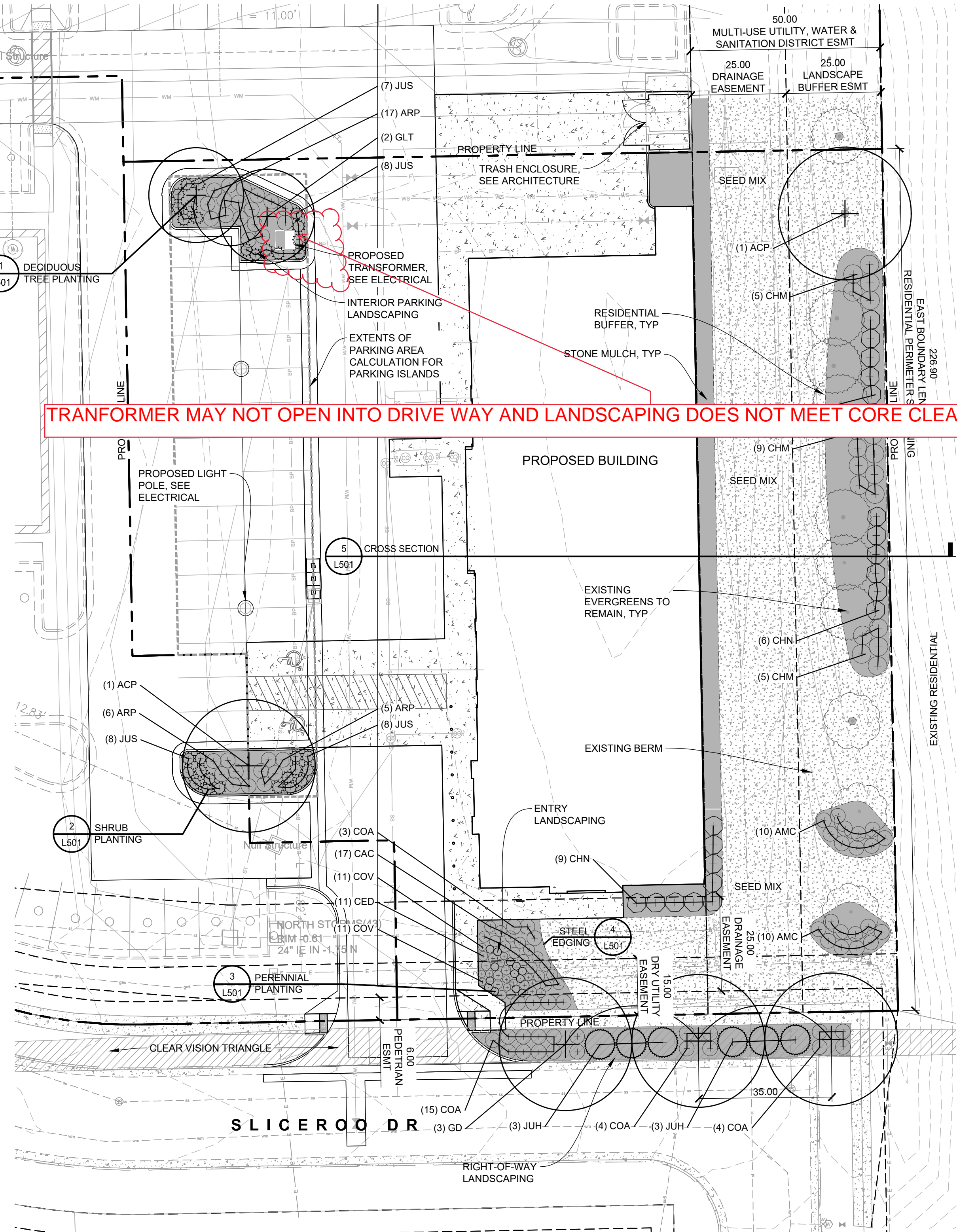


LANDSCAPE PLAN REQUIREMENTS

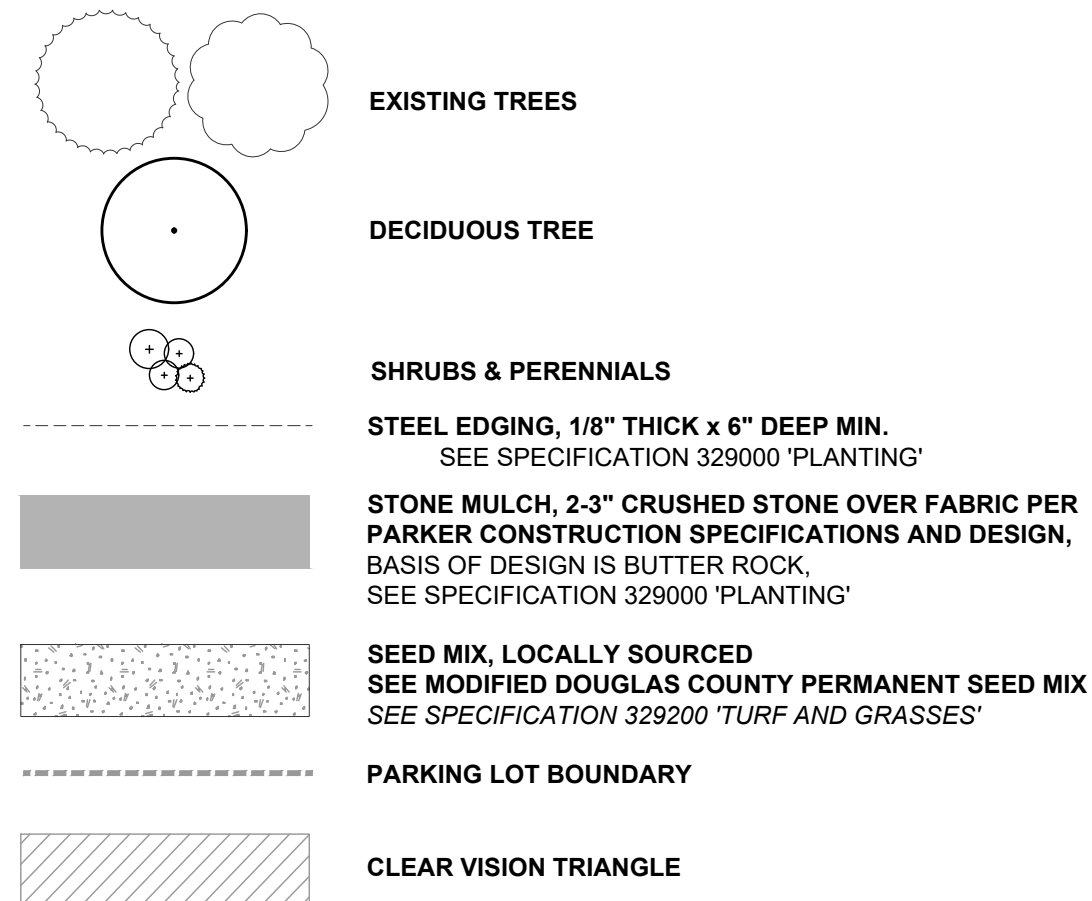
ZONING: PD, PLANNED DEVELOPMENT
13.06.070 - Landscape regulations.

REQUIRED	PROVIDED
(f)Xeriscape requirements. a.Traditional turf grasses shall only make up fifteen percent (15%) of any required on-site landscaping for commercial and industrial uses. (2)Preferred turf grasses include Buffalo Grass (Buchloe dactyloides) and Blue Grama (Bouteloua gracilis). Other native seed and seed blends will be considered that satisfy the requirements of this Section. There is no limitation on the use of preferred turf grass species.	PREFERRED TURF GRASSES PROVIDED, SEE MODIFIED DOUGLAS COUNTY PERMANENT SEED MIX
(g)Plant material specifications. (1)Plant materials shall be selected from the Town's recommended plant list. Species not included in the recommended plant list may be submitted for consideration, so long as the species is not on the excluded list. All plants shall meet or exceed the plant quality and species standards of the American Standard for Nursery Stock ANSI Z60.1-2004, as amended.	ALL PLANT MATERIAL SOURCED FROM TOWN'S RECOMMENDED PLANT LIST
(g)Plant material specifications. (2)All plant materials must meet the following requirements:a.Deciduous shade trees: between 2-inch caliper and 2 1/2-inch caliper (measured six [6] inches above the ground).b.Ornamental and flowering trees: between 1 1/2-inch caliper and 2-inch caliper (measured six [6] inches above the ground).c.Evergreens: between six (6) feet tall and eight (8) feet tall (measured to mid-point of most recent year's growth).d.Shrubs: five-gallon container (two [2] to three [3] feet in height for deciduous, eighteen- to twenty-four-inch spread for junipers	SEE PLANT SCHEDULE FOR PLANT MATERIAL SPECIFICATIONS
(h)Planting standards.(1)Landscaping shall comply with the planting standards as provided in the Town's Public Works Technical Reference Manual, as amended.	SEE L501 FOR PUBLIC WORKS PLANTING DETAILS
(i)Nonliving landscape material standards. (4)Rock or stone shall be two (2) to six (6) inches in size and a minimum depth of three (3) inches installed over a base of geotextile fabric.	SEE LEGEND FOR STONE MULCH NOTES
(j)Minimum site landscaping standards.(1)All portions of a property that are not occupied by structures or water bodies or surfaced by streets, roads, driveways, sidewalks, parking areas or other vehicular use areas, trails or paths are required to be landscaped according to this Section.	ALL NON-PAVED AND NON-BUILDING SURFACES ARE LANDSCAPED
(k)Minimum site landscaping standards. (2)No commercial, vertical mixed-use or industrial development shall allocate less than 19	9,960 SF OF SEEDED AREA 4,686 SF PLANTING BEDS = 14,646 SF LANDSCAPE
(l)Minimum site landscaping standards. (2)A.P.Maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials. Deciduous tree canopies shall not be included in the calculation. b.The remaining percentage of the area required to be landscaped may be covered with bark, wood chips, wood shavings, rock, stones or other materials (not including exposed gravel) approved during the site plan process.	79.94% COVERAGE PROVIDED
(m)Minimum site landscaping standards. (5)In all required landscaped areas, except within public rights-of-way and residential roadway buffers, one (1) tree and five (5) shrubs shall be planted for each one thousand five hundred (1,500) square feet of lot area not covered by a building or required parking. a.Ten (10) shrubs may be substituted for one (1) tree when approved during the site plan process. An administrative finding that strict compliance with the tree requirement cannot be reasonably accomplished on site, and is not the result of a self-imposed hardship, will be required. b.One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub. c.A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees. d.The landscaping materials required by these provisions shall be distributed throughout the area to be landscaped in such a manner as to avoid an overmassing of plant materials or, except where desirable, to obstruct views. 14,646 SF / 1,500 SF = 9.76 9.76 x 1 = 9.76 = 10 TREES REQUIRED 9.76 x 5 = 48.80 = 49 SHRUBS	10 EXISTING TREES TO REMAIN, 1 PROPOSED TREE AND 63 SHRUBS PROVIDED
(m)Streetscape landscaping.(3)Streetscape plantings a.Streetscape and median landscaping shall be in compliance with the Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes, as amended. Figure 4 on page 20 in Town's Construction Specifications and Design Considerations for Parks, Trails and Streetscapes.	SHRUB AND PERENNIAL PLANTING IN BOULEVARD PER FIGURE 4
(m)Streetscape landscaping.(3)Streetscape plantings. c.No trees or groups of trees shall be farther apart than forty (40) feet.	TREES 35 FEET APART
(n)Streetscape landscaping. (3)Streetscape plantings. h.Private roadways and internal vehicular access drives. Street trees and other plant materials shall be subject to the criteria set forth in this Section and shall be approved during site plan. Primary access drives are encouraged to provide a formal landscape character.	ENTRY LANDSCAPE PROVIDED AT MAIN ACCESS DRIVE
(o)Parking lot perimeter landscaping. (3)Parking lots adjacent to a public or private roadway shall: a.Provide a buffer a minimum of ten (10) feet in width measured from back of sidewalk or curb, whichever is greater. When hardscape elements, such as walls or other architectural elements, are proposed as a buffering technique, this width may be reduced to no less than six (6) feet, as approved by the Planning Director.	PARKING LOT NOT ADJACENT TO ROADWAY PER PROPOSED PROPERTY LINES
(o)Parking lot perimeter landscaping. (6)Parking lots adjacent to parking lots. Parking lots adjoining another parking lot shall provide a buffer a minimum of eight (8) feet. This standard may be reduced or waived as approved during the site plan review process when a shared parking agreement is proposed, in accordance with Section 13.06.050 above.	BUFFER NOT PROVIDED PER DEVELOPER'S SHARED PARKING AGREEMENT
(p)Parking lot interior landscaping. (2)A minimum area equal to ten percent (10%) of the total area covered by the parking lot shall be allocated to landscaped islands. a.Parking lot interior landscaping shall not be applied to:1.Commercial developments requiring fewer than eighty (80) parking spaces. b.Interior landscaped islands shall not satisfy any portion of the minimum fifteen-percent landscaping requirement for the total site. 5,216 SF x 10% = 521 SF REQUIRED INTERIOR LANDSCAPING	717 SF PROVIDED
(p)Parking lot interior landscaping. (4)Each landscape island shall, at a minimum, meet the following standards:a.Landscaped islands shall be at least the size of one (1) full-sized parking space (one hundred sixty-two [162] square feet) and have no dimension fewer than nine (9) feet.b.One (1) tree and five (5) shrubs shall be planted for each incremental one hundred sixty-two (162) square feet. For each incremental fifteen (15) square feet, an additional shrub shall be planted. One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process.c.Evergreens in parking islands shall not exceed a spread greater than nine (9) feet wide at maturity.d.All trees shall be located at least four (4) feet from the curb or edge of an island.e.Shrubs and ground cover must be planted at sufficient density to completely cover the landscaped area within five (5) years of initial planting.f.Raised curbs shall delineate the outer dimensions of landscape islands to minimize vehicle overhang of the island. Where raised curbs are not present, wheel stops shall be used.g.Pedestrian walkways may be incorporated into landscape islands, so long as the required width of both is provided.h.Site distance triangles adjacent to drive lanes shall be maintained and are to be designed based upon projected traffic level and speeds. 717 SF / 162 SF = 4.43 4.43 x 1 = 4.43 = 5 PARKING ISLAND TREES REQUIRED 4.43 x 5 = 22.15 = 23 PARKING ISLAND SHRUBS REQUIRED	3 PARKING LOT TREES PROVIDED, 45 SHRUBS PROVIDED
(q)Site perimeter landscaping requirements. Schedule 13.06.070B, Commercial, public, institutional and civic: Existing residential or public open space use 1 tree and 5 shrubs for each 25 lineal feet of edge *All fractional requirements shall be rounded up. NO PERIMETER LANDSCAPING FEASIBLE ON NORTH, WEST, AND SOUTH BOUNDARIES EAST RESIDENTIAL BOUNDARY: 226.90 LF / 25 LF = 9.076 = 10 TREES REQUIRED AND 50 SHRUBS REQUIRED	10 EXISTING TREES TO REMAIN, 1 PROPOSED TREE, 50 SHRUBS PROVIDED
(q)Site perimeter landscaping requirements. (3)Of the amount of trees required by Schedule 13.06.070B, a minimum of forty percent (40%) and a maximum of sixty percent (60%) of the trees shall be evergreen to be consistent with the local ecology and provide year-round color.	7 EXISTING EVERGREENS, 3 EXISTING DECIDUOUS, 1 PROPOSED DECIDUOUS
(q)Site perimeter landscaping requirements. (4)Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting patterns and organization. Informal groups shall be a minimum of five (5) trees for each grouping to achieve massing in a manner which limits obstruction of significant views and/or screens objectionable views.	EXISTING TREES SPACED IN GROUPS OF 3
(r)Additional areas to be landscaped.(2)For areas that are not landscaped for other purposes, such as streetscapes, parking lot perimeters and parking lot interiors, additional landscaping may be required to:a.Buffer between dissimilar uses and activities.b.Buffer between open space, parks and plazas.c.Break up the massing of blank walls and large buildings.d.Accent special features such as main entries and corners.(3)Plant material shall be located at building corners and along all commercial and multiple-family residential building sides, except where building sides are covered by an overhang, porch or other weather protection features.(4)All land areas not covered by buildings, streets, paved areas, preserved natural areas or other planned and approved spaces shall be planted with living plant materials, mulches and rock/cobble materials.(5)Site entryways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers. Planting shall be massed and scaled as appropriate for the entryway size and space. Landscaping should provide detail, color and variety to create visual interest at the entryways into the site.	SEE BUILDING SECTION ON L501 FOR SCALE OF LANDSCAPE AND RESIDENTIAL SCREENING PLANTING PROVIDED AT BUILDING CORNER VISIBLE TO PUBLIC ROW ENTRY PLANTING PROVIDED



TRANSFORMER MAY NOT OPEN INTO DRIVE WAY AND LANDSCAPING DOES NOT MEET CORE CLEARANCE REQUIREMENTS

PLANTING LEGEND

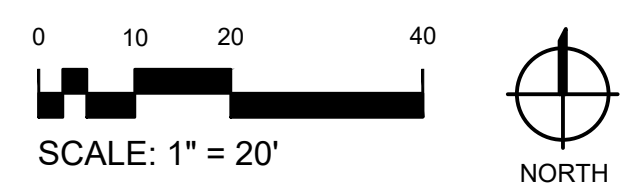


MODIFIED DOUGLAS COUNTY PERMANENT SEED MIX

A NATIVE SEED MIX DESIGNED FOR DOUGLAS COUNTY COLORADO
SEEDING RATE: 9.2 PLS LBS /ACRE
SOURCE: ARKANSAS VALLEY SEED

SPECIES
0.90# SIDEOATS GRAMA Warm season bunch/sod with germination in 14-21 days. A medium sized perennial 15-30 inches tall and it is adapted to most soil conditions.
1.6# WESTERN WHEATGRASS Cool season sod forming grass with germination in 14-21 days. Grows 12-36 inches tall and adapts to most disturbed soils.
0.30# BLUE GRAMA Warm season bunch/sod grass with germination in 7-10 days. Will grow 10-20 inches. Has good drought and fair salinity tolerances.
1.0# THICKSPIKE WHEATGRASS Cool season sod forming grass with germination in 21-28 days. Grows 12-36 inches and has extensive rhizomatous root system.
1.0# GREEN NEEDLEGRASS Cool season bunchgrass with germination in 21-28 days. Grows 18-36 inches tall and prefers medium to fine textured soils.
0.60# SLENDER WHEATGRASS Cool season bunchgrass with germination in 21-28 days. Grows from 24-30 inches tall and has very short rhizomes.
0.60# STREAMBANK WHEATGRASS Cool season sod forming grass with germination in 21-28 days. Will grow 12-36 tall, drought tolerant and commonly used for reclamation.

1 PLANTING PLAN



PLANTING COVERAGE

SPECIES	QUANTITY	SF PER PLANT	TOTALS (SF)
AMC	20	12.57	251.40
ARP	22	12.57	276.54
CAC	17	7.07	120.19
CHM	19	19.63	372.97
CHN	20	19.63	392.60
COA	26	12.57	326.82
JUH	6	50.27	301.62
JUS	23	9.62	221.26
GED	11	4.91	54.01
COV	11	3.14	34.54
RUF	13	3.14	40.82
TOTAL PLANT AREA			2,392.77
TOTAL SEEDED AREA			9,960
TOTAL PLANTED AREA			12,353
TOTAL ON SITE LANDSCAPE AREA			14,646
TOTAL ROW LANDSCAPE AREA			807
TOTAL LANDSCAPE AREA			15,453
12,465 SF / 15,453 = 79.94%			
OVERALL COVERAGE PERCENTAGE			78.63%

TREES	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	ESTIMATED YEARS TO MATURITY
ACP	2	ACER PLATANOIDES 'FAIRVIEW'	FAIRVIEW MAPLE	2" CAL.	B&B	45'H X 35'W	20-30 YRS
GLT	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	2" CAL.	B&B	50'H X 35'W	25-35 YRS
GD	3	GYMNOCALADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2" CAL.	B&B	40-50'H X 30-40'W	20-30 YRS

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	SPACING	ESTIMATED YEARS TO MATURITY
AMC	20	AMORPHA CANESCENS	LEADPLANT	5 GAL.	POT	3'H X 4'W	48" o.c.	3-5 YRS
ARP	28	ARCOSTAPHYLOS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.	POT	2'H X 4'W	48" o.c.	6-8 YRS
CAC	17	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL.	POT	3'H X 3'W	36" o.c.	3-5 YRS
CHM	19	CHAMAEBATIARA MILLEFOLIUM	FERNBUSH	5 GAL.	POT	5'H X 5'W	60" o.c.	4-5 YRS
CHN	20	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL.	POT	4-5'H X 4-5'W	60" o.c.	2-4 YRS
COA	26	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB COTONEASTER	5 GAL.	POT	1'H X 4'W	48" o.c.	5-7 YRS
JUH	6	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	5 GAL.	POT	0.5'H X 6-8'W	96" o.c.	8-10 YRS
JUS	31	JUNIPERUS SQAMATA 'BLUE STAR'	BLUE STAR JUNIPER	5 GAL.	POT	2'H X 3-5'W	42" o.c.	5-10 YRS

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	PKG.	MATURE SIZE	SPACING	ESTIMATED YEARS TO MATURITY
GED	11	CENTAUREA DEALBATA	PINK BACHELOR BUTTON	1 GAL.	POT	2'H X 2.5'W	30" o.c.	2-3 YRS
COV	11	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	1 GAL.	POT	2'H X 2'W	24" o.c.	1-3 YRS
RUF	13	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL.	POT	2'H X 2'W	24" o.c.	2-4 YRS

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN