

Per Land Development Code Section 6.2.2.D.2.iii :

There shall be a 15 foot landscaping buffer on the residential side of the project when use to use compatibility is a concern.

The minimum number of trees in the buffer shall be one tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.

An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line.

Bark, wood chips, rock, stone, or other natural landscape material shall be used as a non-living ground cover.

Areas of a required buffer not covered in approved non-living ground cover material shall be covered in a living plant material.



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URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

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ONLY DRAWINGS WHICH BEAR THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

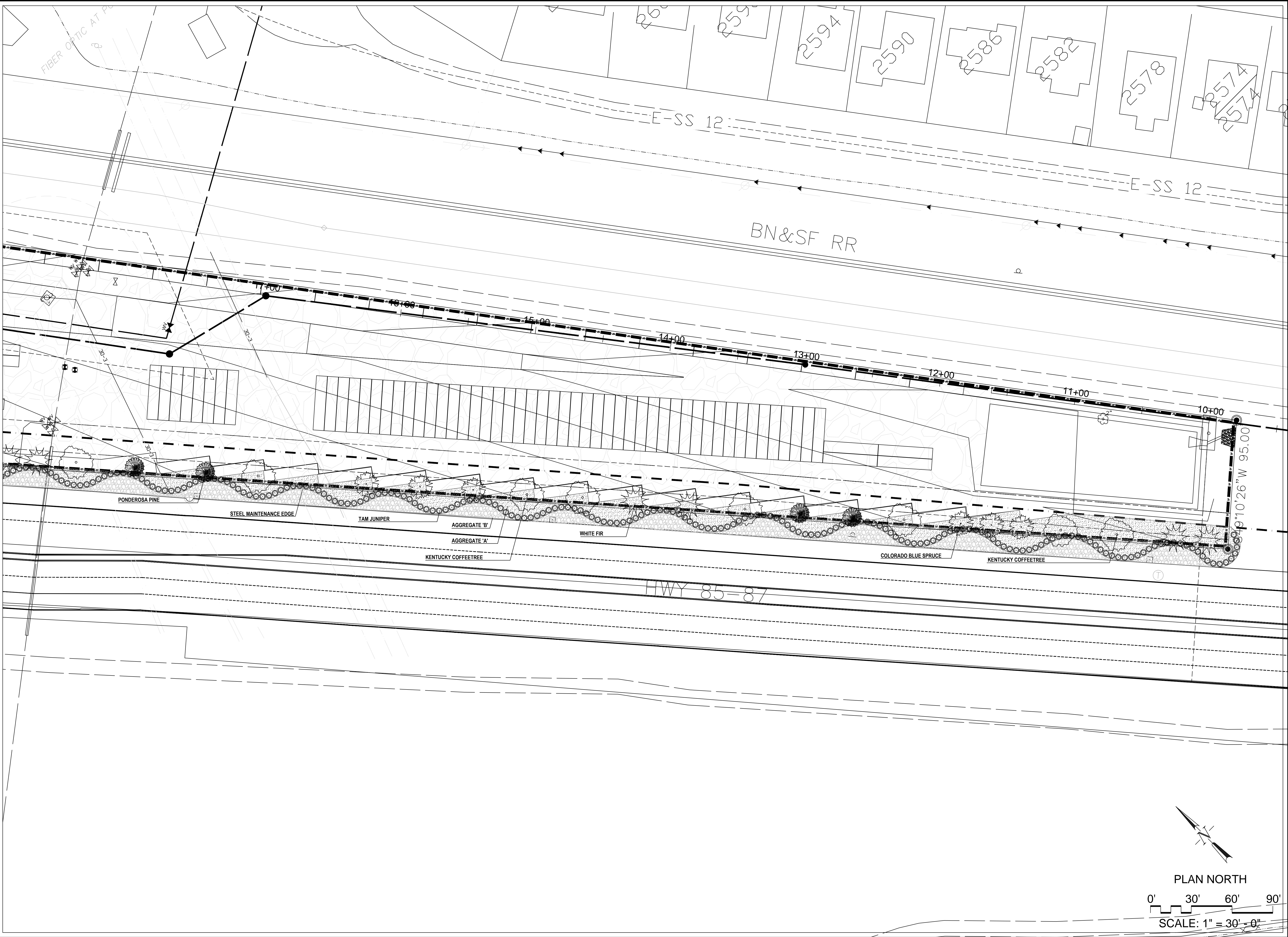
Hwy 85-87 Academy Business Park

Landscape Development Plan

ACADEMY BLVD., COLORADO SPRINGS, CO

DATE: 08/07/2017
DRAWN: GEM
CHECKED: WFG

REVISIONS:		
DATE:	BY:	COMMENTS:



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Hwy 85-87 Academy Business Park Landscape Development Plan

ACADEMY BLVD., COLORADO SPRINGS, CO

DATE: 08/07/2017
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LANDSCAPE
DEVELOPMENT
PLAN





SHEET NO.


LS3

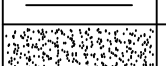


3 of 4 SHEETS

7 of 8

LANDSCAPE SCHEDULE
Planting Schedule:

SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT. AND	PLANTING SIZE	WATER REQUIREMENT
TREES					
	19	KENTUCKY COFFEETREE (Gymnocladus dioica Espresso)	50-60' 40-50'	2.0' cal.	Low
	10	WHITE FIR (Abies concolor)	80-90' 10-20'	2.0' cal.	Medium
	9	COLORADO BLUE SPRUCE (Picea pungens glauca)	40-60' 10-20'	2.0' cal.	Medium
	8	PONDEROSA PINE (Pinus ponderosa)	60-80' 30-40'	6' H.	Low

SHRUBS					
	402	TAM JUNIPER (Juniperus sabina Tamarscholia)	4'-6' 6-8'	18" SPB 5 GAL.	Low

SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE: 3/16" x 4" ROLL TOP STEEL, STAINLESS STEEL COLOR
	AGGREGATE 'A': 3/4" SIZE DIMARRON DECORATIVE ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'B': 1-1/2" SIZE COTTONWOOD DECORATIVE STONE PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]

SITE CATEGORY CALCULATIONS					
LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary Classification (e.g., "SB")	Street or Zone Boundary Classification (e.g., "SB")	Width (in ft.)	Linear Footage	Tree-Foot Footage	No. of Trees
M	Industrial	25' / 25'	1,813'	1,400'	48 / 46
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
N/A	N/A	SB	75%/75%		

* Note existing trees to remain. = 0 existing to remain					
MOTOR VEHICLE LOTS					
No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces Required / Provided)	Vehicle Lot Frontage (ft.)	Length of Frontage (ft.)	2/3 Length of Frontage (ft.)	
0	N/A	N/A	N/A	N/A	
Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req./Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided	
N/A	N/A	N/A	N/A	N/A	

INTERNAL LANDSCAPING					
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided		
N/A	N/A	N/A	N/A		
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
N/A	N/A	N/A	N/A		

LANDSCAPE BUFFERS & SCREENS					
Street Name or Property Line (elev.)	Width (in ft.)	Linear Footage	Buffer Trees (1/20' (-BT) Required / Provided)	Evergreen Trees Required / Provided	
N/A	N/A	N/A	N/A	N/A	
Length of 6 ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Ground Plane %			
N/A	N/A	N/A			

OVERALL TOTAL TREES (Required/Provided):				48/48
OVERALL TOTAL SHRUB SUBSTITUTIONS (Required/Provided @ 1 Tree = 10 Shrubs):				N/A
OVERALL GROSS SITE AREA:				335,720 s.f. (7.71 ac)
BUILDINGS:				0 s.f. 0 %
PAVEMENT & PARKING LOTS:				291,282 s.f. 86.8 %
SEEDED/ REVEGETATED NON-IRRIGATED AREA:				0 s.f. 0 %
SCODED/ IRRIGATED AREA:				0 s.f. 0 %
AGGREGATE PLANTER BED AREA:				32,845 s.f. (7.5 ac) 9.7 %

NOTES:

A - THE LAND OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING AS FIRST APPROVED BY THE PLANNING DEPARTMENT OR AS SUBSEQUENTLY AMENDED.

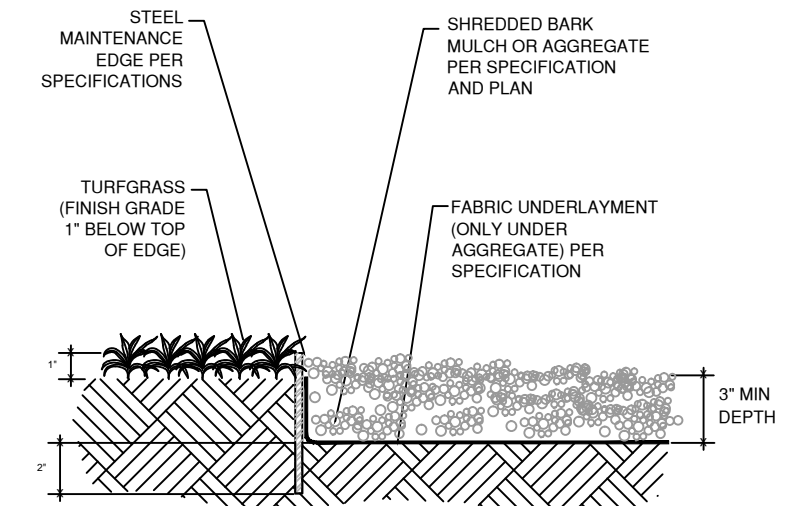
B - REGULAR AND NORMAL LANDSCAPE MAINTENANCE SHALL INCLUDE WEEDING, IRRIGATION, FERTILIZING, AND PRUNING AND MOWING.

C - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT IN ANY EVENT SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE YEAR.

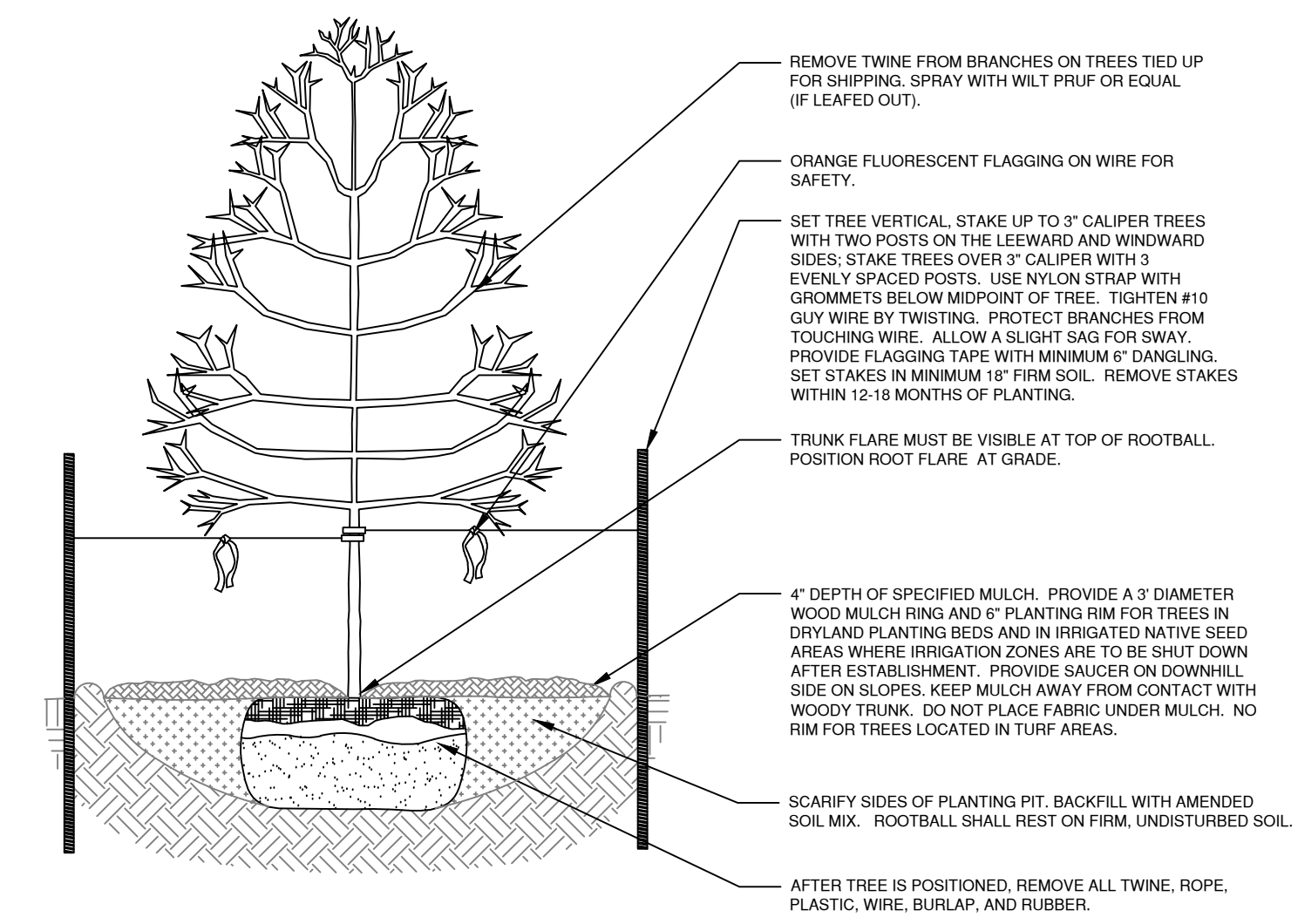
D - SEEDED AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES AFTER GERMINATION.

LANDSCAPE NOTES:

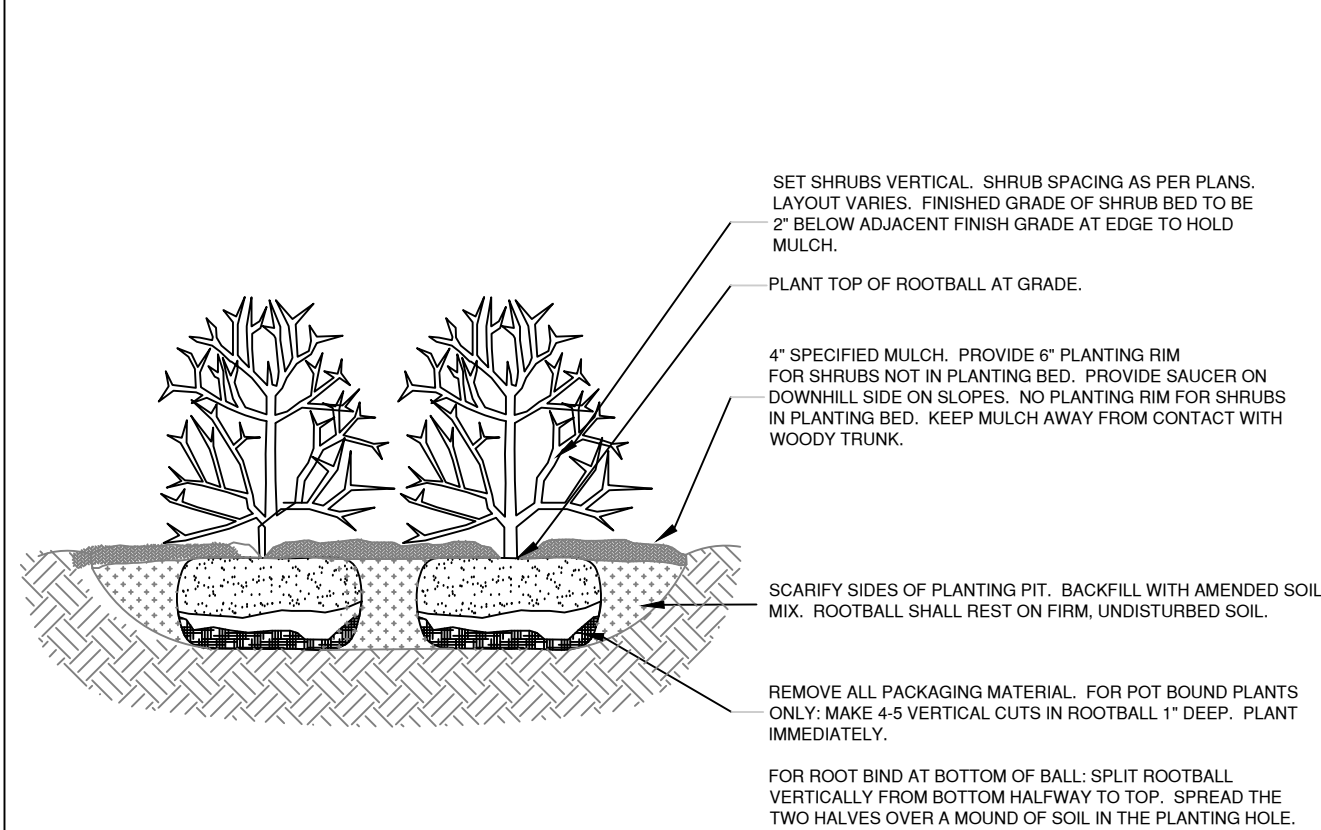
- REFER TO SPECIFICATION **SECTION 32-94-00: LANDSCAPE ACCESSORIES** FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
- DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILISING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION IS CAPABLE OF ESTABLISHING AND SUSTAINING PLANT GROWTH FROM THE TIME OF INSTALLATION.
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



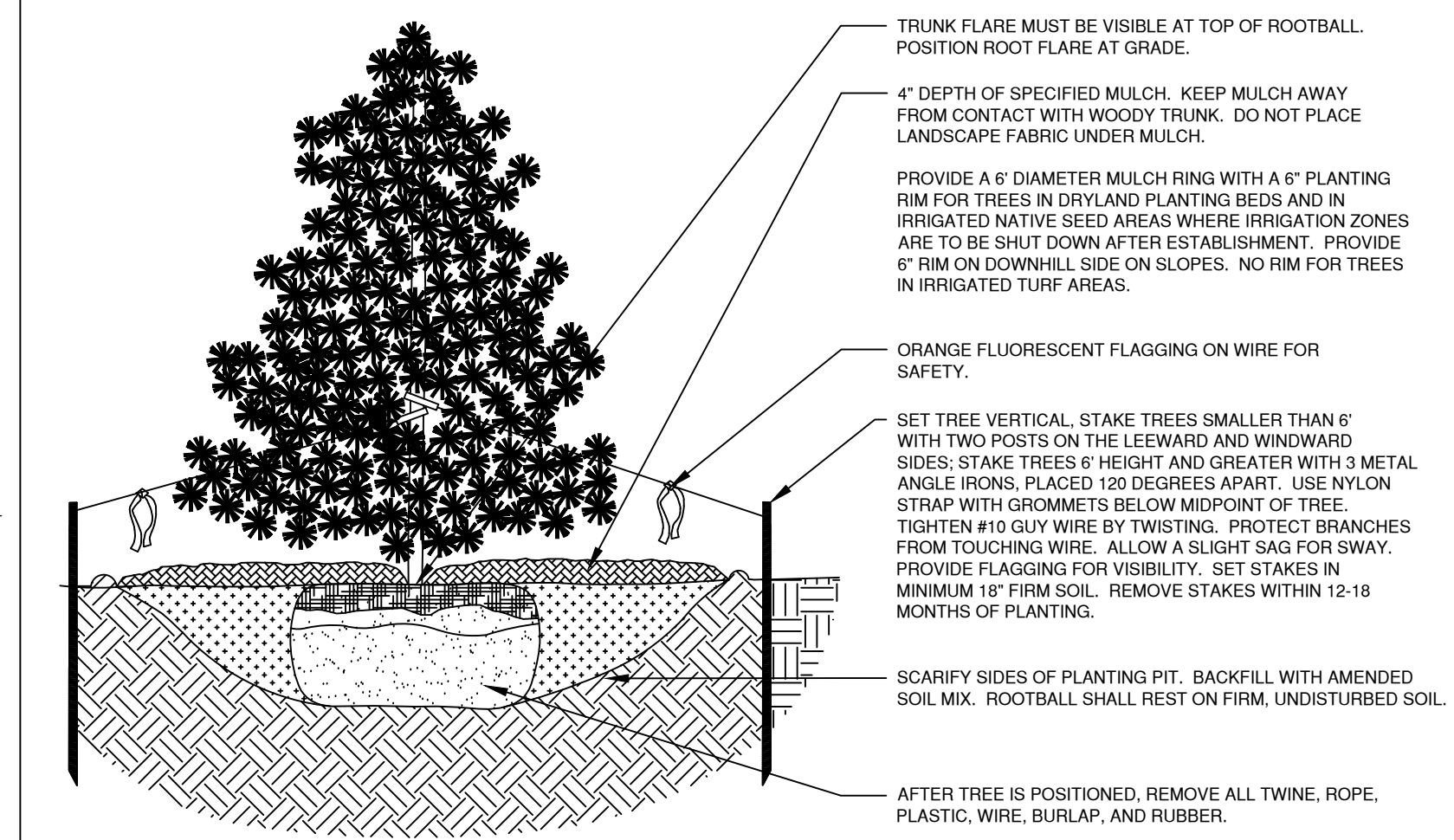
A STEEL MAINTENANCE EDGE
NOT TO SCALE



B DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB PLANTING DETAIL
NOT TO SCALE



D EVERGREEN TREE PLANTING DETAIL
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REGISTERED ARCHITECT - COLORADO

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LANDSCAPE & DEVELOPMENT DETAILS

SHEET NO.

LS4
4 of 4 SHEETS

8 of 8

Markup Summary

Per Land Development Code Section 6.2.2.D.2.iii : There shall be a 15 foot landscaping buffer on the residential side of the project

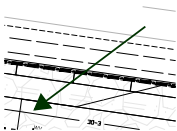


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Author: dsdkendall
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