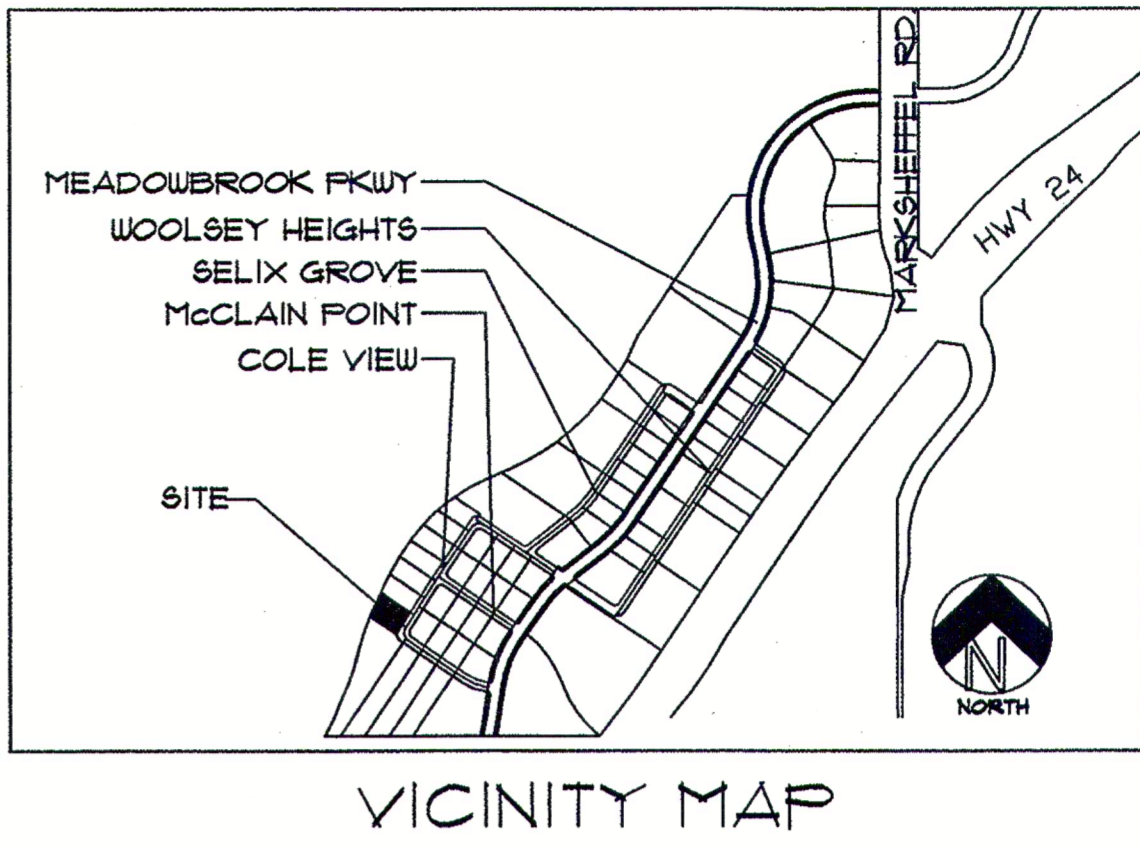
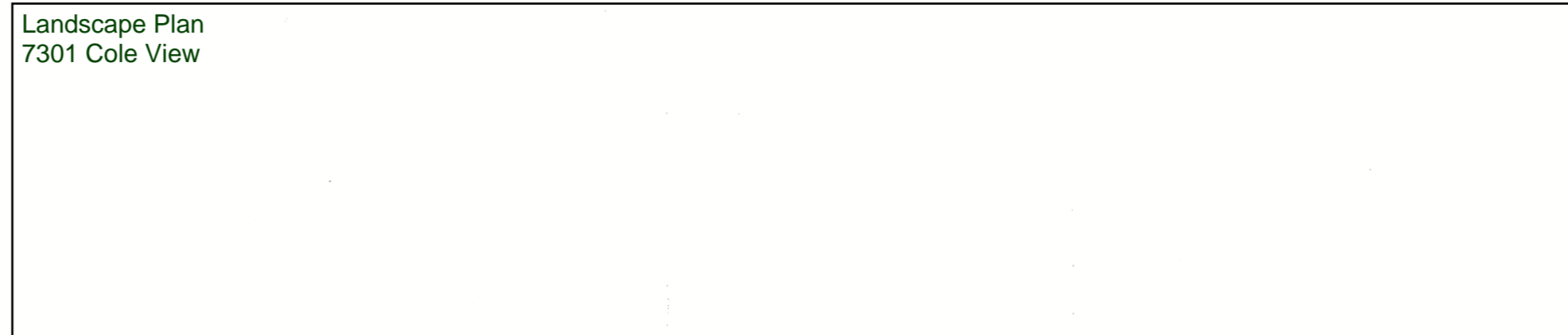
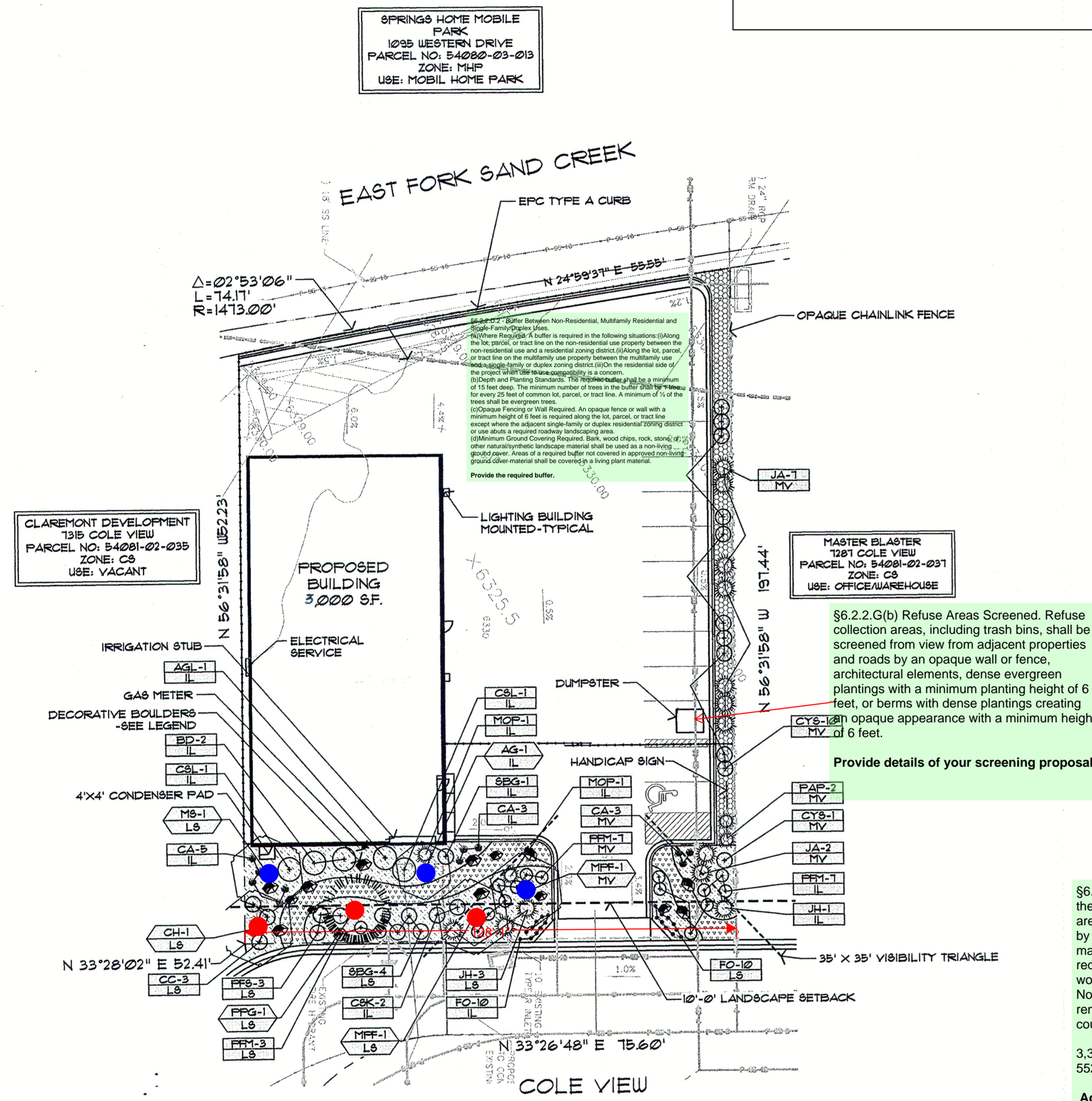


Add a block with the following:
PCD No. COM2413



General Notes

Revision/Issue	Date
PER DESIGN CHANGES	8/31/07
PER COMMENTS	10/9/07



PLANT SCHEDULE

Symbol	Abbr.	Botanical Name	Common Name	Key from Appendix B	Mature W/H	Planting Size	Notes
EVERGREEN TREES:							
	PPG-1	<i>Picea pungens glauca</i> 'Fat Albert'	Fat Albert Spruce	8A	12' x 18'	6' HL	B4B
DECIDUOUS TREES:							
	AG-1	<i>Annelaechter x grand</i> 'Aut. Brilliance'	Autumn Brilliance Serviceberry	4978B	15'	1-1/2' cal.	B4B ORN
	CH-1	<i>Crataegus crus-galli</i> 'Inermis'	Cockspur Hawthorn	4678	20'	1-1/2' cal.	B4B ORN
	MS-1	<i>Melus 'Prairie Fire'</i>	Prairie Fire Crabapple	4678	18'	1-1/2' cal.	B4B ORN
	MS-1	<i>Melus 'Spring Snow'</i>	Spring Snow Crabapple	4678	18'	1-1/2' cal.	B4B ORN
EVERGREEN SHRUBS:							
	JA-1	<i>Juniperus chinensis</i> 'Armstrong'	Armstrong Juniper	DA	3'-4' / 3'-4'	5 gal.	Cont. P8/MV
	JH-1	<i>Juniperus horizontalis</i>	Blue Chip Juniper	2568A	3'-5' / 8'-10'	5 gal.	P8/MV
	MOP-1	<i>Pinus mugo</i> 'Moppe'	Dwarf Moppe Mugho	188	2' / 3'	5 gal.	P8/MV
	PAP-1	<i>Picea sitchensis</i>	Dwarf Norway Spruce	D	3' / 3'	5 gal.	P8/MV
DECIDUOUS SHRUBS:							
	AGL-1	<i>Acer ginnala</i> 'Compacta'	Compact Amur Maple	497A	6'-8' / 6'-8'	5 gal.	Cont. P8/MV
	BD-1	<i>Buddleia davidii</i> 'Empire Blue'	Butterfly Bush-Empire Blue	AD	4' / 6'	5 gal.	P8/MV
	CC-1	<i>Caryopteris x clendonesae</i> 'Dark Knight'	Dark Knight Blue Mist Spirea	1235A	2' / 2'-4'	5 gal.	P8/MV
	CKK-1	<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	A	2' / 2'-3'	5 gal.	P8/MV
	CSL-1	<i>Cytisus scoparius</i> 'Lilac Time'	Lilac Time Broom	D	6' / 6'	5 gal.	P8/MV
	CYS-1	<i>Cytisus scoparius</i> 'Lena'	Lena Broom	D	3'-4'	5 gal.	P8/MV
	FFM-1	<i>Potentilla fruticosa</i> 'Mango Tango'	Mango Tango Potentilla	S	2' / 2'	5 gal.	P8/MV
	FFS-1	<i>Potentilla fruticosa</i> 'Sutter's Gold'	Sutter's Gold	S	2' / 2'	5 gal.	P8/MV
	SSS-1	<i>Spiraea x braultii</i> 'Goldflame'	Goldflame Spirea	8A	3'-4' / 2'-3'	5 gal.	P8/MV
ORNAMENTAL GRASSES:							
	CA-1	<i>Calamagrostis acutiflora</i> 'Kari Foerster'	Feather Reed Grass	A	18'-24'	1 gal.	P8/MV
	FO-1	<i>Festuca ovina</i> 'Glauca'	Blue Fescue	23568D	1' / 1'	1 gal.	P8/MV

GROUND COVER LEGEND

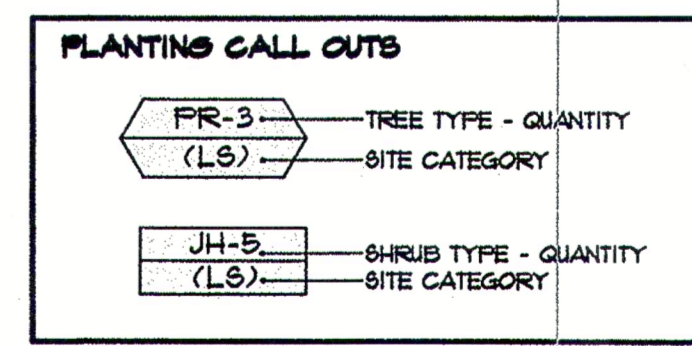
SYMBOL	DESCRIPTION	APPROX. SF
	Blue/Gray River Rock Cobble 2-14" Diameter	139 SF
	Denver Granite Decorative Rock 1-1/2" Diameter	601 SF
	Organic Mulch 3" - See Notes	1,958 SF
	Decorative Broadmoor Boulders: 18-30" Diameter Varies See Plan	

\$6.2.2.F.2 - Required Ground Cover. Unless utilizing the principles of xeriscaping, required landscape areas shall include a minimum of 30% ground cover by living or synthetic grass or other living plant materials at maturity. The remaining 70% of the required landscape area may be covered with bark, wood chips, rock, stone, or other landscape materials. No other areas within required landscape areas shall remain bare. The foliage crown of trees shall not be counted in meeting the ground cover requirement.

3,300 x .3 = 990 sq ft of plant cover required
552.17 sq ft of plant cover proposed

Add an additional 437.83 sq ft of plant material

Material	Quantity	Width	Area	Total Area Per Species
Armstrong Juniper	9	3.5	9.62	86.58
Blue Chip Juniper	4	4	12.57	50.28
Dwarf Moppe Mugho	2	2	3.14	6.28
Dwarf Norway Spruce	2	3	7.07	14.14
Compact Amur Maple	1	7	38.48	38.48
Butterfly Bush - Empire Blue	2	4	12.57	25.14
Dark Knight Blue	3	2	3.14	9.42
Mist Spirea	2	2	3.14	6.28
Kelsey Dogwood	2	6	28.27	56.54
Lilac Time Broom	2	6	28.27	56.54
Lena Broom	11	3.5	9.62	105.82
Mango Tango Potentilla	17	2	3.14	53.38
Sutter's Gold	3	2	3.14	9.42
Goldflame Spirea	5	3.5	9.62	48.1
Feather Reed Grass	11	1.75	2.41	26.51
Blue Fescue	20	1	0.79	15.8
Total Landscape Cover Area at Maturity				552.17

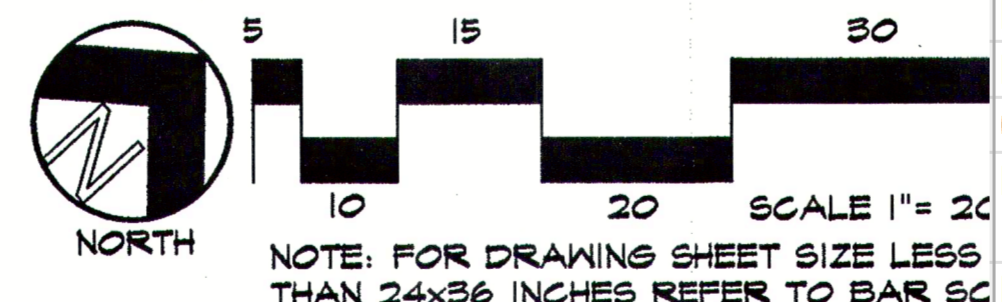


PROJECT DATA

Property Area: 22,136 SF
Parking Stalls: 10
Zoning: C5
Landscape Area: 3,300 SF
Building: 5,000 SF

FINAL LANDSCAPE PLAN

- Roadway trees 128/30=4.3
Required roadway trees 4
Proposed roadway trees 3
Provide one additional roadway tree
- Internal landscape trees 3,300/500=6.6
Required internal landscape trees 7
Proposed internal landscape trees 3
Provide four additional internal landscape trees



BEAR CLAW
7301 COLE VIEW
CLAREMONT BUSINESS PARK LOT 32-2
EL PASO COUNTY, COLORADO SPRINGS, CO 80915

CLIENT: HAMMERS CONSTRUCTION

Drawn by: JM
Date: 2/28/07
Scale: AS NOTED

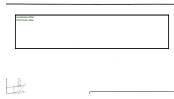
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COUNTY FILE NO. PPR-07-007
PCD File COM2413
AAL-1141-07

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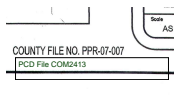
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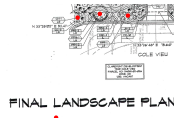
Landscape Plan
7301 Cole View



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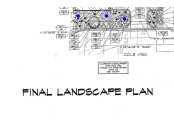
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Lisa Elgin (10)



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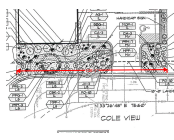
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Roadway trees 128/30=4.3
Required roadway trees 4
Proposed roadway trees 3
Provide one additional roadway tree



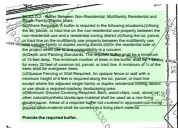
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128'-1"

Internal landscape trees 3,300/500=6.6
Required internal landscape trees 7
Proposed internal landscape trees 3
Provide four additional internal landscape trees

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Internal landscape trees 3,300/500=6.6
Required internal landscape trees 7
Proposed internal landscape trees 3
Provide four additional internal landscape trees



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§6.2.2.D.2 - Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses.

(a)Where Required. A buffer is required in the following situations:(i)Along the lot, parcel, or tract line on the non-residential use property between the non-residential use and a residential zoning district.(ii)Along the lot, parcel, or tract line on the multifamily use property between the multifamily use and a single-family or duplex zoning district.(iii)On the residential side of the project when use to use compatibility is a concern.

(b)Depth and Planting Standards. The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 25 feet of common lot, parcel, or tract line. A minimum of 1/3 of the trees shall be evergreen trees.

(c)Opaque Fencing or Wall Required. An opaque fence or wall with a minimum height of 6 feet is required along the lot, parcel, or tract line except where the adjacent single-family or duplex residential zoning district or use abuts a required roadway landscaping area.

(d)Minimum Ground Covering Required. Bark, wood chips, rock, stone, or other natural/synthetic 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.

Provide the required buffer.

§6.2.2.F.2 - Required Ground Cover. Unless utilizing the principles of xeriscaping, required landscape areas shall include a minimum of 30% ground cover by living or synthetic grass or other living plant materials at maturity. The remaining 70% of the required landscape area may be covered with bark, wood chips, rock, stone, or other landscape materials. No other areas within required landscape areas shall remain bare. The foliage crown of trees shall not be counted in meeting the ground cover requirement.
3,300 x .3 = 990 sq ft of plant cover required
552.17 sq ft of plant cover proposed
Add an additional 437.83 sq ft of plant material

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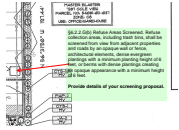
§6.2.2.F.2 - Required Ground Cover. Unless utilizing the principles of xeriscaping, required landscape areas shall include a minimum of 30% ground cover by living or synthetic grass or other living plant materials at maturity. The remaining 70% of the required landscape area may be covered with bark, wood chips, rock, stone, or other landscape materials. No other areas within required landscape areas shall remain bare. The foliage crown of trees shall not be counted in meeting the ground cover requirement.

3,300 x .3 = 990 sq ft of plant cover required
552.17 sq ft of plant cover proposed

Add an additional 437.83 sq ft of plant material

Material	Quantity	Units	Area	Per Square Foot
Asphalt Concrete	2	SF	8.00	40.00
Base Course	2	SF	8.00	40.00
Subgrade	2	SF	8.00	40.00
Gravel	2	SF	8.00	40.00
Concrete	2	SF	8.00	40.00
Rebar	2	SF	8.00	40.00
Formwork	2	SF	8.00	40.00
Paint	2	SF	8.00	40.00
Sealant	2	SF	8.00	40.00
Other Materials	2	SF	8.00	40.00
Total	2	SF	8.00	40.00

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§6.2.2.G(b) Refuse Areas Screened. Refuse collection areas, including trash bins, shall be screened from view from adjacent properties and roads by an opaque wall or fence, architectural elements, dense evergreen plantings with a minimum planting height of 6 feet, or berms with dense plantings creating an opaque appearance with a minimum height of 6 feet.

Provide details of your screening proposal.

Add a block with the following:
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