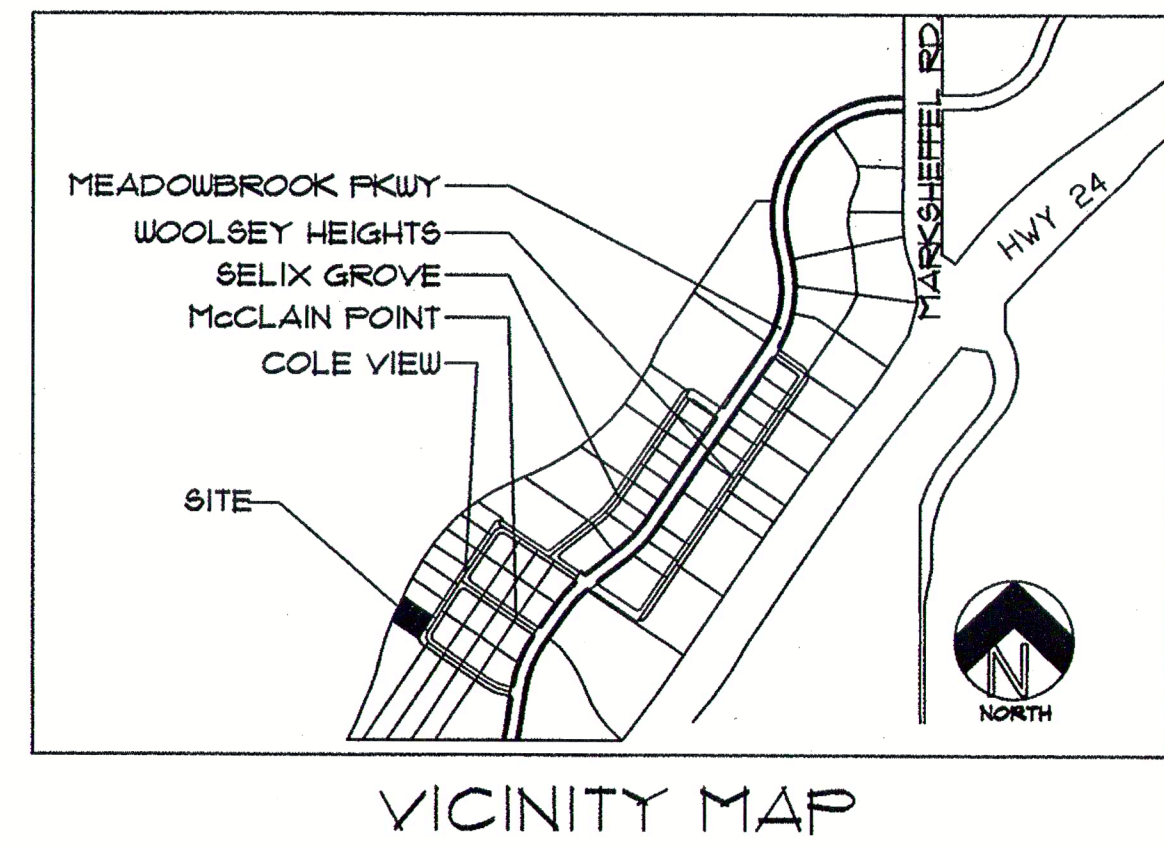
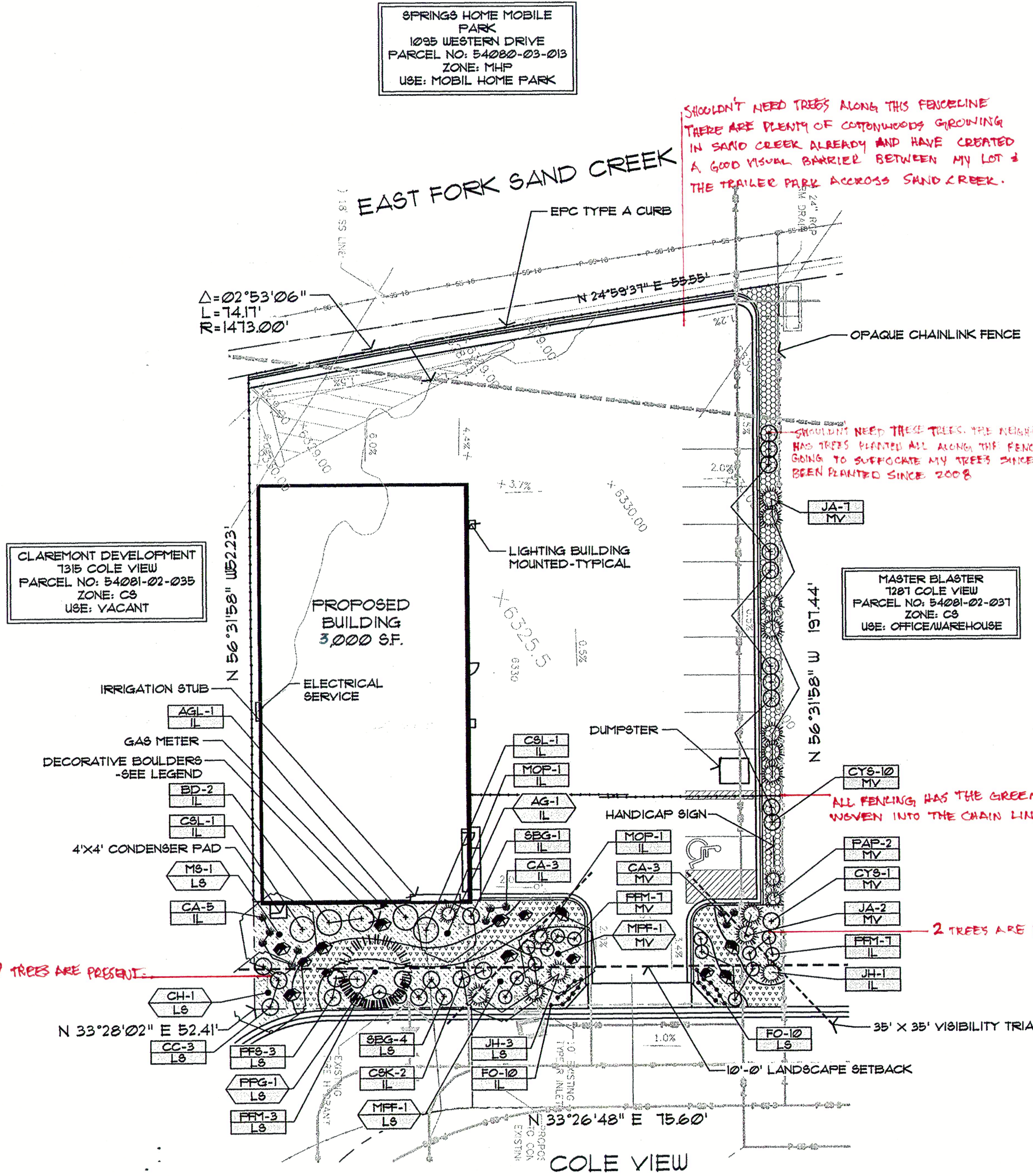


Per previous comments:
Add a block with the following:
PCD No. COM2413

Landscape Plan 7301 Cole View



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	<i>Picea pungens glauca</i> 'Fat Albert'	Fat Albert Spruce	8A	12 x 8'	6' ht.	B/B
DECIDUOUS TREES:							
	AG	<i>Anelochitris x grand.</i> 'Aut. Brilliance'	Autumn Brilliance Serviceberry	45/180	15'	1-1/2" cal.	B/B ORN
	CH	<i>Cotinus cogonioides</i> 'Kalecky'	Kalecky Dogwood	236/AD	26'	1-1/2" cal.	B/B ORN
	MFF	<i>Morus nigra</i> 'Prairie Fire'	Prairie Fire Crabapple	46/78	26'	1-1/2" cal.	B/B ORN
	MB	<i>Morus nigra</i> 'Spring Snow'	Spring Snow Crabapple	46/78	15'	1-1/2" cal.	B/B ORN
EVERGREEN SHRUBS:							
	JA	<i>Juniperus chinensis</i> 'Armstrong'	Armstrong Juniper	DA	3-4' / 3-4'	5 gal.	Cont. P8/MV
	JH	<i>Juniperus horizontalis</i>	Blue Chip Juniper	256/8A	3-5' / 8-10'	5 gal.	P8/MV
	MCP	<i>Myrica aspera</i> 'Mopps'	Dwarf Mopps Mugho	185	2' / 3'	5 gal.	P8
	PAP	<i>Picea sitchensis</i> 'Pumila'	Dwarf Norway Spruce	D	3' / 3'	5 gal.	P8
DECIDUOUS SHRUBS:							
	AGL	<i>Acer ginnala</i> 'Compacta'	Compact Amur Maple	45/TA	6-8' / 6-8'	5 gal.	Cont.
	BD	<i>Buddleia davidii</i> 'Empire Blue'	Butterfly Bush-Empire Blue	AD	4' / 6'	5 gal.	P8
	CC	<i>Caryopteris x clandonensis</i> 'Dark Knight'	Dark Knight Blue Mist Spirea	1235A	2' / 2-3'	5 gal.	P8
	CSK	<i>Cornus stolonifera</i> 'Kalecky'	Kalecky Dogwood	A	2' / 2-3'	5 gal.	P8
	CSL	<i>Cytisus scoparius</i> 'Lilac Time'	Lilac Time Broom	D	6' / 6'	5 gal.	P8
	CYS	<i>Cytisus scoparius</i> 'Lena'	Lena Broom	D	3-4'	5 gal.	P8/SH
	FFR	<i>Potentilla fruticosa</i> 'Mango Tango'	Mango Tango Potentilla	S	2' / 2'	5 gal.	P8
	FRS	<i>Potentilla fruticosa</i> 'Sutter's Gold'	Sutter's Gold	S	2' / 3'	5 gal.	P8
	SBG	<i>Spiraea x brunsdila</i> 'Goldflame'	Goldflame Spirea	8A	3-4' / 2-3'	5 gal.	P8
ORNAMENTAL GRASSES:							
	CA	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	A	18-24"	1 gal.	P8
	FO	<i>Festuca ovina</i> 'Glauca'	Blue Fescue	2356/8D	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	

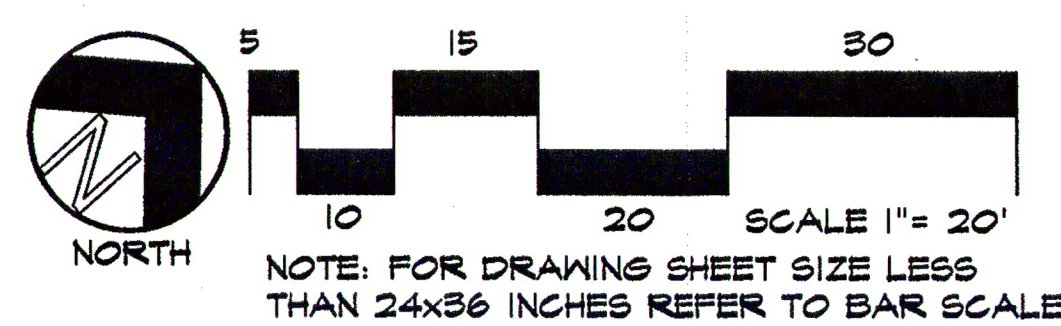
Material	Quantity	Width	Area	Total Area Per Species
Armstrong Juniper	9	3.5	9.62	86.58
Blue Chip Juniper	4	4	12.57	50.28
Dwarf Mopps Mugho	2	2	3.14	6.28
Dwarf Norway Spruce	2	3	7.07	14.14
Compact Amur Maple	1	7	38.48	38.48
Butterfly Bush - Empire Blue	2	4	12.57	25.14
Dark Knight Blue	3	2	3.14	9.42
Mist Spirea	2	2	3.14	6.28
Kelsey Dogwood	2	2	3.14	6.28
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

Where? All six trees counted in the plant schedule are depicted in the westerly landscape area.

Per previous comments:
§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



FINAL LANDSCAPE PLAN

If you feel that you can not meet the requirements of the code, per §6.2.2.A.4 attach a letter with your next submittal requesting a substitute landscape design. The letter shall address in detail, how your design meets the purpose of the code, promotes the concepts contained in the Landscaping and Planting Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of the code.

ALL AMERICAN LANDSCAPE, INC.
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1025 ABERDEEN DRIVE
COLORADO SPRINGS, CO 80916
719-437-0313

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

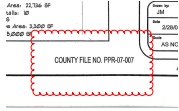
Sheet: 2 of 7

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

AAL-1141-07

V_2 Landscape Plan Redline Return.pdf Markup Summary

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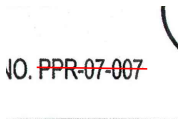
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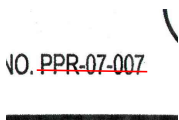


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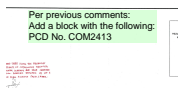


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Text Box (6)



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Author: Lisa Elgin
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Landscape Plan
7301 Cole View

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Date: 10/10/2024 12:21:17 PM
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Landscape Plan
7301 Cole View

COUNTY FILE NO. PPR-07-C
PCD File COM2413

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PCD File COM2413

ORIENTAL GRASSES
Where? All six trees counted in the plant schedule are depicted in the westerly landscape area.

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Author: Lisa Elgin
Date: 10/10/2024 12:32:52 PM
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Where? All six trees counted in the plant schedule are depicted in the westerly landscape area.

Per previous comments
§6.2.2.F. 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 plants 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.
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Author: Lisa Elgin
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Per previous comments:

§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.

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FINAL LANDSCAPE

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