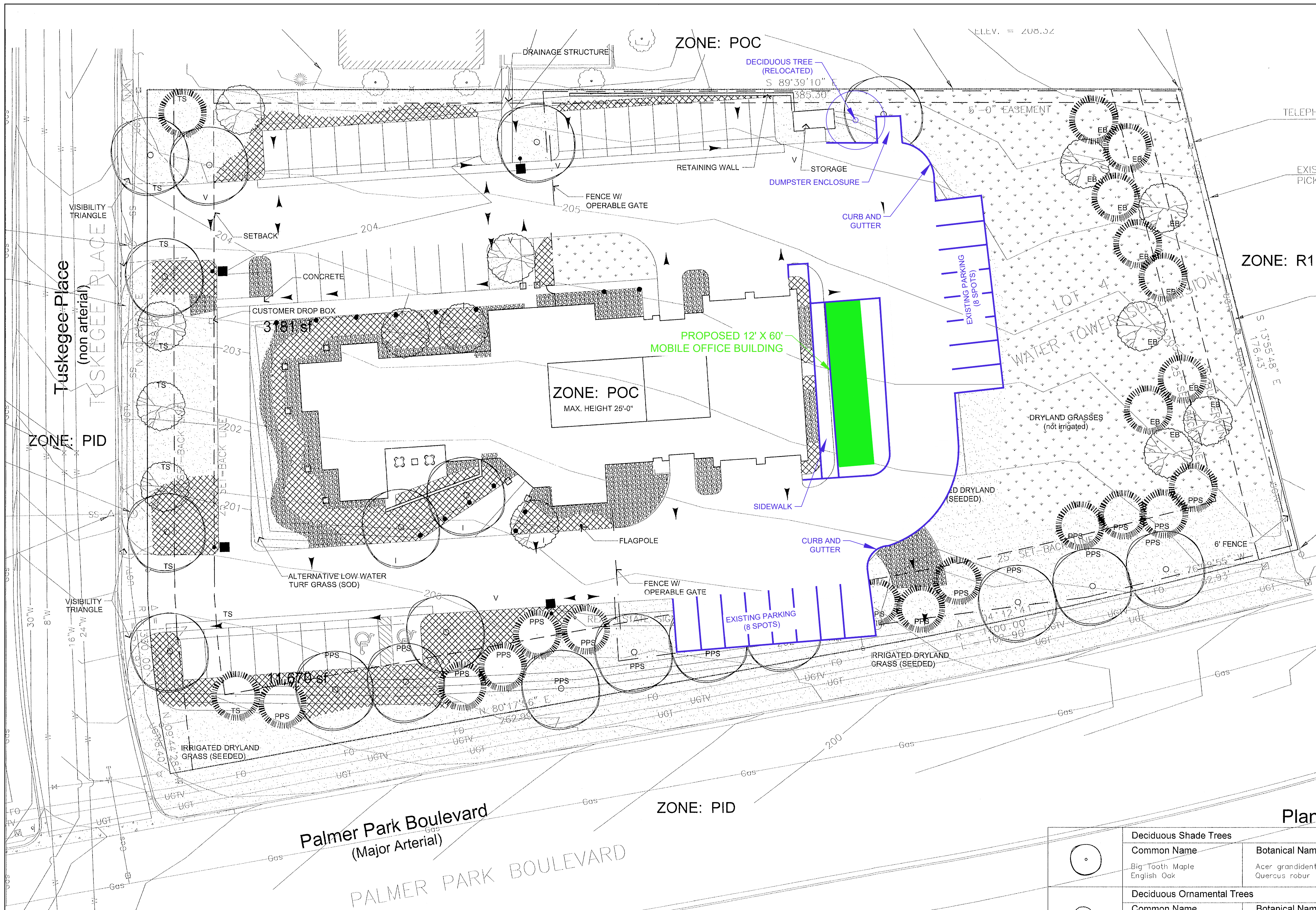


P:\Clients\Cherokee MD\04-17-0185 - Mobile Offices\Development Plan - Palmer Park Blvd.dwg ----- 12/21/2017 3:35 PM



Notes:

1. AN AUTOMATED IRRIGATION SYSTEM IS TO BE PROVIDED TO ALL IRRIGATED AREAS AS NOTED ON THE LANDSCAPE PLAN. IRRIGATED TURF/GRASS AREA TO BE IRRIGATED VIA POP-UP SPRAYS, SHRUB BEDS VIA DRIP IRRIGATION.

Per new county standards all site development plans must have the following note:
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
 Also a separate sheet showing the ADA access routes needs to be included with site development plan.

THIS SITE DEVELOPMENT PLAN IS A MODIFICATION TO THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN SUBMITTED BY H B & A LLC ON JUNE 14, 2004. ALL PROPOSED WORK IS DISPLAYED IN GREEN. ALL DEVIATIONS FROM APPROVED DEVELOPMENT PLAN ARE SHOWN IN BLUE FOR CLARITY.

- Lighting**
- BOLLARD
 - LIGHTED BOLLARD
 - AREA LIGHT

- Groundcovers**
- ▨ ALTERNATIVE LOW WATER TURFGRASS (SOD)
 - ▨ IRRIGATED DRYLAND GRASS (SEED)
 - ▨ DRYLAND GRASS (UN-IRRIGATED)
 - ▨ ROCK/COBBLE

Plant Schedule

Deciduous Shade Trees				
Common Name	Botanical Name	Size	Condition	Notes
Big Tooth Maple	Acer grandidentatum	1-1/2" ca.	b&b	
English Oak	Quercus robur	1-1/2" ca.	b&b	
Deciduous Ornamental Trees				
Common Name	Botanical Name	Size	Condition	Notes
Russian Hawthorn	Crataegus ambigua	1" ca.	b&b	
Shadblow Serviceberry	Amelanchier canadensis	1" ca.	b&b	
Evergreen Trees				
Common Name	Botanical Name	Size	Condition	Notes
Pinon Pine	Pinus edulis	6'	b&b	
Austrian Pine	Pinus nigra	6'	b&b	
Southern White Pine	Pinus strobus	6'	b&b	
Shrubs				
Common Name	Botanical Name	Size	Condition	Notes
New Mexico Privet	Crataegus ambigua	5 gal.	cont.	
Leadplant	Amorpha canescens	5 gal.	cont.	
Black Chokecherry	Aronia melanocarpa	5 gal.	cont.	
Siberian Peashrub	Caragana arborea	5 gal.	cont.	
Bluemist Spirea	Caryopteris x clandonensis	5 gal.	cont.	
Flowering Quince	Chaenomeles japonica	5 gal.	cont.	
Andorra Juniper	Juniperus horizontalis	5 gal.	cont.	
Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal.	cont.	
Ornamental Grasses				
Common Name	Botanical Name	Size	Condition	Notes
Miscanthus	Miscanthus sinensis	1 gal.	cont.	
Calamagrostis	Calamagrostis arundinacea	1 gal.	cont.	
Blue Avena	Helictotrichon sempervirens	1 gal.	cont.	
Japanese Blood Grass	Imperata cylindrica 'rubra'	1 gal.	cont.	

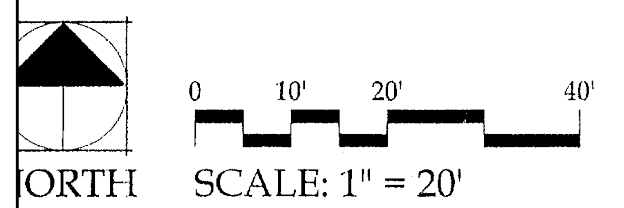
Project Data

Existing zone: POC
 Site area: 2.04 ac (88,835 s.f.)
 Building area: 9,876 SQ. FT.
 Parking/vehicular area: 28,600 s.f.
 Landscape area: 50,3059 s.f.
 Parking stalls: 44

Landscape Requirements

Landscape Setbacks	Type	Length of Frontage	Width Req./Prov.	Trees Req./Prov.	Abbr.
Palmer Park Boulevard	Major Arterial	428.82'	25'/25' plus w/ two (2) minor exceptions	22/22	PPS
Tuskegee Place	Non-arterial	254.64'	10'/26'	9/9	TS
North boundary	NA	385.30'	0/4' min. (varies)	--	---
East boundary	zone district	176.43'	15/98' min.	12/12	EB
Parking Lot	Vehicular Stalls	Trees Req./Prov.	Screen Required/Provided	Trees Req./Prov.	Abbr.
	44	3/5	165'/248'		V
Internal	Net Area	Internal Area Req./Prov.	Trees Req./Prov.	Shrubs Req./Prov.	Abbr.
	88770 s.f.	4438.5 s.f./14,850 s.f.	9/6	30/30	I
Buffer/Screens	Width Req./Prov.	Length of Frontage	Trees Req./Prov.	Abbr.	
East boundary	15'15' min.	176.43'	12/12		NB

* Administrative Relief requested



RECEIVED
 JUN 24 2004
 PLANNING DEPARTMENT

NO.	REVISIONS	BY	DATE

FORSGRÉN Associates, Inc.
 50 Inverness Drive East, Suite 112, Englewood, CO 80112
 PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	DRAWN	DESIGNED	APPROVED	DATE
04-17-0185	C. BURBA	C. BURBA	C. BURBA	J. MOORE

OWNER
 CHEROKEE METRO DISTRICT
 6250 Palmer Park Blvd
 Colorado Springs, CO 80915

MOBILE OFFICES
SITE DEVELOPMENT PLAN

SHEET NO: **DP-01**
 DATE: 12/20/2017
 PAGE NO: 1 OF 1

Markup Summary

Locked (1)



Subject: Text Box
Page Label: [1] SITE PLAN
Lock: Locked
Status:
Checkmark: Unchecked
Author: dsdsevigny
Date: 1/30/2018 10:46:39 AM
Color: ■

Per new county standards all site development plans must have the following note:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws." Also a separate sheet showing the ADA access routes needs to be included with site development plan.