



CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS)				
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.)	LINEAR FEET	TREE FEET
Hwy 24	EXPRESSWAY	25-75 FT	575	1/20 FT

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8 SPACES)	VEHICLE LOT FRONTAGE (FT)	2/3 LENGTH OF FRONTAGE (FT)
20	2/3 EXISTING	NOT REQUIRED	0

INTERNAL LANDSCAPING (IL)			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ. / PROV.	INTERNAL TREES (1000 SF) (EXCLUDING DRIVEWAYS)
409,105 SF	NON-RESIDENTIAL	20,225 SF / 10,000	40/55 EXISTING PROVIDED

LANDSCAPE BUFFERS AND SCREENS (LS)		
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER (5') REQ. / PROV.
WEST BOUNDARY	634	15'-0" / 20"
NORTH BOUNDARY	565	15'-0" / 20"
EAST BOUNDARY	712	15'-0" / 20"

PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Ht.	Planting Size
EVERGREEN TREES						
JC	JC	26	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	6'-8" x 12'-15'	5 gal.
PP	PP	12	Pinus ponderosa	Ponderosa Pine	20'	6" hl.
PE	PE	6	Pinus edulis	Pinon Pine	15'x15'	6" hl.
DECIDUOUS TREES						
GTSB	GTSB	9	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust	30'	1-1/2" cal.
PV	PV	10	Prunus virginiana 'Schubert'	Canada Red Cherry	15'x15'	1-1/2" cal.

NOTE: IRRIGATION SYSTEM FOR TREES TO BE DESIGN/BUILD FOR POINT SOURCE DRIP IRRIGATION FOR ALL PROPOSED TREES ONLY. COORDINATE WITH GENERAL CONTRACTOR.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VALVES AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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ROCKY TOP RV PARK/CAMPGROUND
GREEN MOUNTAIN FALLS
EL PASO COUNTY, CO

PREPARED FOR:
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NOT FOR CONSTRUCTION

JOB NUMBER	1020-21
REVISIONS	
1-4-22	PER COMMENTS
5-24-22	PER COMMENTS
ORIGINAL DATE	8-13-21
DRAWN BY	
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.1