

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification (= 'SB')	Width (in ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Ainsworth Street	Private Street	n/a/ 6'	200'	n/a	n/a
Powers Boulevard	Expressway (SB)	25'/ 38'	200'	1/20'	10/ 10
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided	Setback Plant Abbr. Denoted on Plan	
n/a	n/a	n/a	75%/95%	SB	

* Note existing trees to remain. = n/a

MOTOR VEHICLE LOTS					
No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided		Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
25	2/2		Ainsworth Street	227'	152'
Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req.(50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plan* Abbr. on Plan*	Percent Ground Plane Veg. Req. / Provided	
n/a (private street)	n/a (private street)	n/a	MV	75%/ 100%	

* Note existing trees to remain. = 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
47,675 s.f.	5%	2,384 / 960	5/5
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	IN	100%/100%

* Note existing trees to remain. = n/a

LANDSCAPE BUFFERS & SCREENS				
Street Name or Property Line (elev.)	Width (in. ft.) Req./ Prov.	Linear Footage	Buffer Trees (1/ 20') (=BT) Required / Provided	Evergreen Trees Req.(50%) / 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 % Veg. Req. / Provided		
n/a	n/a	100%/100%		

* Note existing trees to remain. = n/a

- * A final irrigation plan to be provided upon approval of the landscape plan.

if you are not providing the required amount then please state in the letter of intent that you will be submitting an alternative landscaping plan.

SCHEMATIC LANDSCAPE DIAGRAM
to be submitted in compliance with policy 311

Name of Project: Darin Weiss Ainsworth
Date: March 25, 2021

Climate Zone: Foothills and Plains

- Plant Communities:
-to be labeled by number(s) on diagram
1-Semiarid Shrublands
2-Pinon-Juniper Woodlands

- 4-Lower Elevation Riparian
5-Foothill Shrublands
6-Ponderosa Pine Forest
7-Upper Elevation Riparian
8-Douglas-fir Forest

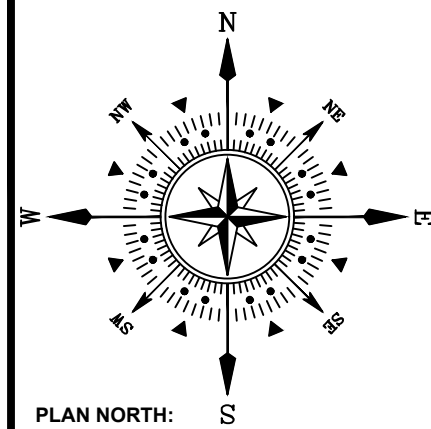
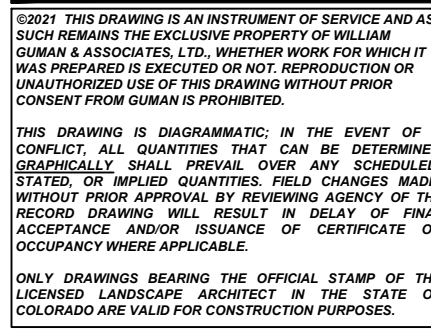
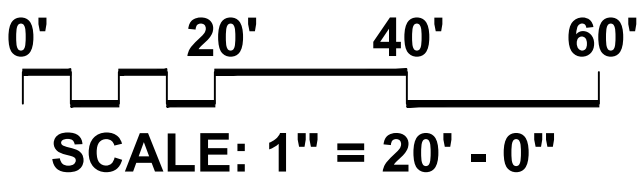
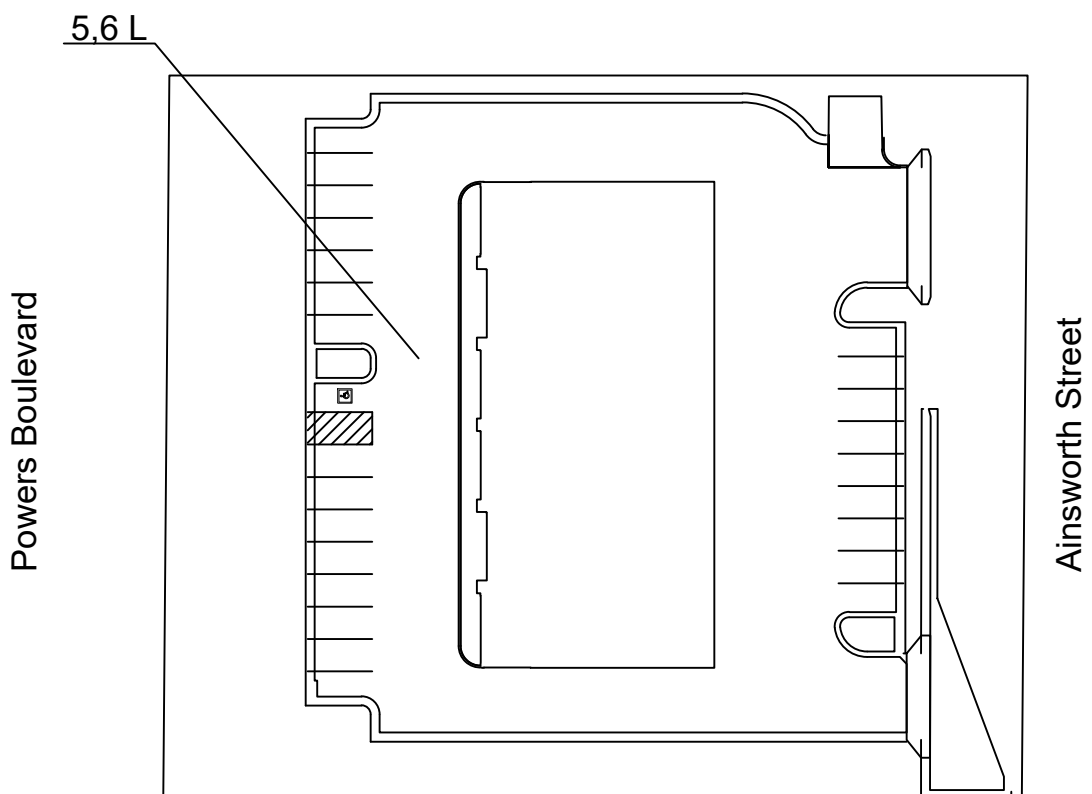
Hydrozones (Supplemental water):
-to be labeled by letter(s) on diagram

V-Very Low (0 to 7 inches per year)

L-Low (7 to 15 inches per year)

M-Moderate (15 to 25 inches per year)

H-High (more than 25 inches per year)



PROJECT NAME: DARIN WEISS AINSWORTH
PROJECT ADDRESS: 1250 AINSWORTH STREET
COLORADO SPRINGS, CO 80915
PROJECT DESCRIPTION: LANDSCAPE PLAN

DATE:	03/25/2021
DESIGNED:	WFG
CHECKED:	GEM

REVISIONS:		
DATE:	BY:	DESCRIPTION:
NOTES:		

PLAN SCALE: 1" = 20'0" (OR AS NOTED ON PLAN)

SHEET TITLE:







LANDSCAPE
PLAN

SHEET NO. 1

1 OF 2 SHEETS

FILE NO. FILE#

[illegible]

SHRUBS						
	21	GOLD DROP POTENTILLA <i>(Potentilla fruticosa Gold Drop)</i>	2'-3" 2'-3"	#5	Container Grown. Size to meet or exceed AAN, min. size	
	23	BLUE POINT JUNIPER <i>(Juniperus x media Blue Point)</i>	8-12' 5-6'	#5	Container Grown. Size to meet or exceed AAN, min. size	
	60	ARMSTRONG JUNIPER <i>(Juniperus chinensis Armstrong)</i>	3'-4" 3'-4"	#5	Container Grown. Size to meet or exceed AAN, min. size	
	10	SEA GREEN JUNIPER <i>(Juniperus sinesis Sea Green)</i>	5-6' 6-8'	#5	Container Grown. Size to meet or exceed AAN, min. size	
	2	MOONGLOW JUNIPER <i>(Juniperus scopulorum Moon Glow)</i>	12-15' 6-8'	#5	Container Grown. Size to meet or exceed AAN, min. size	
	23	FEATHER REED GRASS <i>(Calamagrostis acutiflora Karl Foerster)</i>	4'-8" 2'-3"	#1	Container Grown. Size to meet or exceed AAN, min. size	

GRASSES, PERENNIALS, GROUNDCOVERS				

SYMBOL	DESCRIPTION/REMARKS
	CONCRETE MOWSTRIP
NO SYMBOL	1/4"Ø CEDAR WOOD MULCH, UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	NEW SOD: FESCUE/ HTN KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL.
	AGGREGATE 'A': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	SEEDED TURF (Temporary Irrigation): FOOTHILLS MIX 20% ANNUAL RYEGRASS, 15% SLENDER WHEATGRASS, 12% CRESTED WHEATGRASS, 10% MOUNTAIN BROME, 10% HARD FESCUE, 10% CANADA BLUEGRASS, 6% SIDEOTS GRAMA, 6% BIG BLUESTEM, 5% BLUE GRAMA (COATED), 5% SWITCHGRASS, 1% SAND DROPSIED (21,305 square feet), AV SEEDS, INC., DENVER, CO

C GROUPED SHRUB PLANTING
NOT TO SCALE

1. REFER TO SPECIFICATION SECTION 32-94-00, **LANDSCAPE ACCESSORIES** FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS WILL PREVAIL.
2. DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSIDER PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
3. 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.
4. 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. WORKING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
5. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORDS OF OTHER TRADES.
6. 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.
7. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
8. 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 INPOORD THE AMOUNT OF SOIL NEEDED.
9. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF PROVIDING IRRIGATION REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
10. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMISSIONED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
11. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
12. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE.

B DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

D EVERGREEN TREE PLANTING, GUYING AND STAKING
NOT TO SCALE

A CONCRETE MOWSTRIP
NOT TO SCALE

NOTES
1. TREE PLANTING AND GUYING & STAKING TO BE COMPLY WITH PER SPECIFICATIONS.
2. SPADE TRANSPLANTED TREES TO BE GUYED & STAKED WITH THIS DETAIL.
3. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT.

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