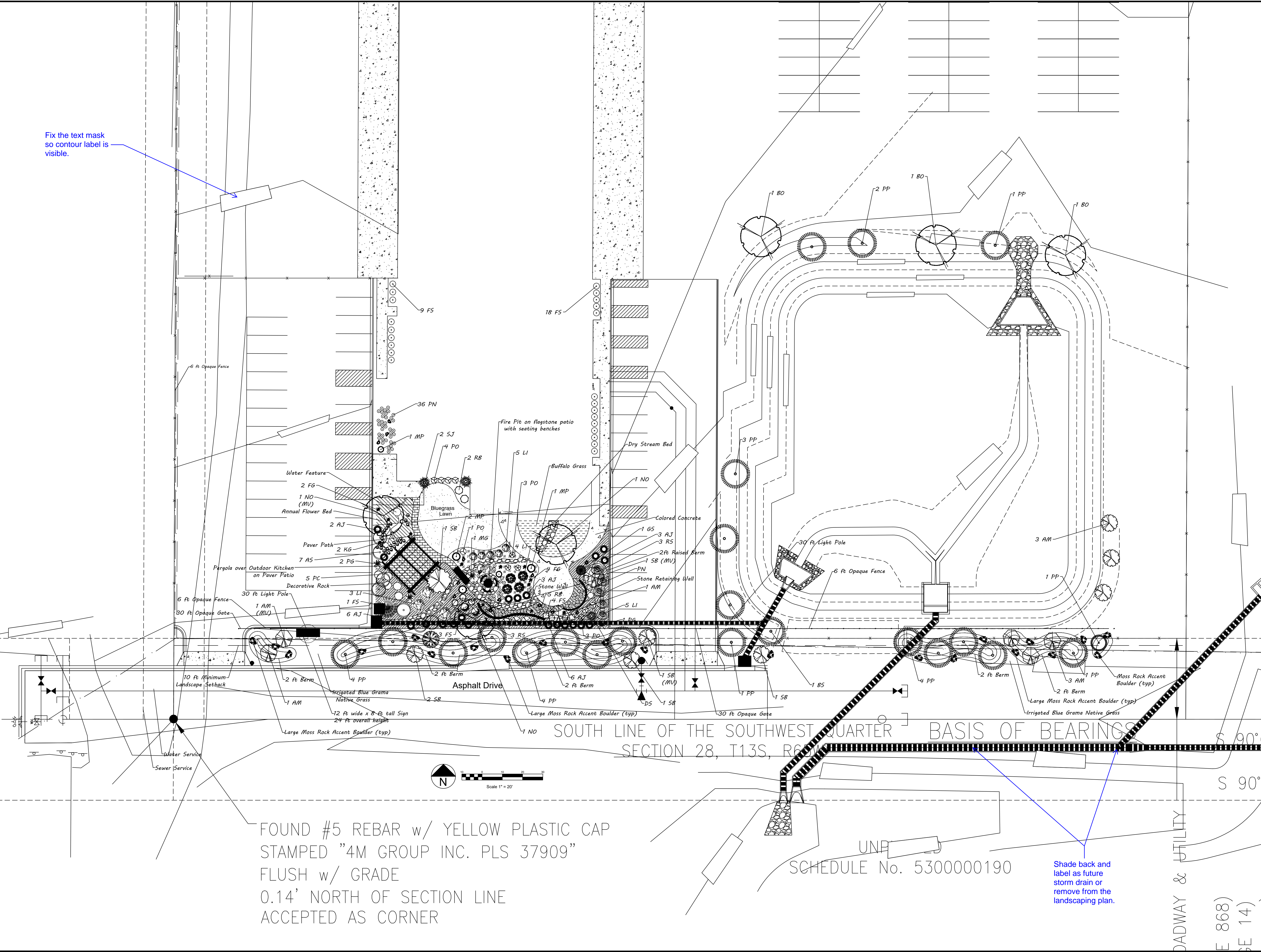


Fix the text mask so contour label is visible.



6 ft Opaque Fence

6 ft Opaque Fence

30 ft Opaque Gate

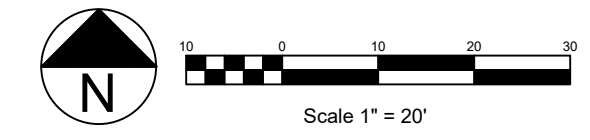
10 ft Minimum Landscape Setback

Water Service

Sewer Service

FOUND #5 REBAR w/ YELLOW PLASTIC CAP STAMPED "4M GROUP INC. PLS 37909" FLUSH w/ GRADE 0.14' NORTH OF SECTION LINE ACCEPTED AS CORNER

SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 28, T13S, R6E BASIS OF BEARINGS



UNP SCHEDULE No. 5300000190

Shade back and label as future storm drain or remove from the landscaping plan.

Timberline Landscaping, Inc. Capital Dr Landscape Plan

Designed by: Bryan Darr
Date: Mar 7, 2017
Revised: Mar 13, 2017; 6-19-2017
Scale: 1"=20'-0"
Page: 1 of 4

3499 Capital Dr.
Colorado Springs, Colorado 80939



2480 N. Powers Blvd.
Colorado Springs, CO 80915
(719) 638-1000 fax (719) 638-1010

Job #
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Plant Schedule				
ABBR	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
AM	12	Acer ginalla	Amur Maple	6 ft clump
AS	7	Populus tremuloides	Aspen	1"
SB	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6 ft clump
BO	3	Quercus macrocarpa	Burr oak	2"
NO	4	Quercus rubra	Northern Red Oak	2"
EVERGREEN TREES				
BS	1	Picea pungens 'Glauca'	Blue Spruce	8 ft
FS	1	Picea pungens 'Fat Albert'	Fat Albert Spruce	8 ft
PP	21	Pinus ponderosa	Ponderosa Pine	8 ft
DECIDUOUS SHRUBS				
LI	17	Syringa communis	Common Lilac	#5 cont
PO	11	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	#5 cont
PC	5	Contoneaster acutifolia	Peking Cotoneaster	#5 cont
RB	7	Berberis thunbergii 'Atropurpurea'	Redleaf Barberry	#5 cont
FS	34	Spiraea bumalda 'Froebel'	Froebel Spirea	#5 cont
RS	6	Perovskia atriplicifolia	Russian Sage	#5 cont
EVERGREEN SHRUBS				
AJ	20	Juniperus sabina	Arcadia Juniper	#5 cont
SJ	2	Juniperus chinensis	Spartan Juniper	#5 cont
GS	21	Picea pungens 'Glauca Globosa'	Globe Spruce	#5 cont
MP	4	Pinus mugo	Dwarf Mugo Pine	#5 cont
DS	1	Picea glauca 'Conica'	Dwarf Alberta Spruce	# 7 cont
ORNAMENTAL GRASSES				
FG	6	Pennisetum alopecuroides	Fountain Grass	#1 cont
KG	2	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Grass	#1 cont
MG	1	Miscanthus sinensis	Maiden Grass	#1 cont
PG	3	Erianthus ravennae	Pampas Grass	#1 cont
PERENNIALS				
PN	100	Miscellaneous Perennials	Miscellaneous Perennials	#1 cont

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV)	STREET CLASSIFICATION	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
CAPITAL DR.	NON ARTERIAL	10 / 18	500 FT	1/30 FT	17 / 28

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACED PROVIDED	TREES (1/15 SPACES) REQ. / PROV.	VEHICLE LOT FRONTAGE	2/3 LENGTH OF FRONTAGE (FT)
50	4 / 4	N/A	N/A
MIN. 3' SCREENING PLANTS REQ. / PROV.	EVERGREEN PLANTS REQ. 50% / PROV.	MOTOR VEHICLE ABBR DENOTED ON PLAN MV	
N/A	N/A		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLOUDEING SETBACKSK, BUFFERS, OR MOTOR VEHICLE ISLANDS			
NEW SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ. / PROV.	INTERNAL TREES (1 / 500 SF) (EXCLUDING DRIVEWAYS)
480,000 SF	NON-RESIDENTIAL	24,000 / 24,000	48
SHRUB SUBSTITUTES REQ. / PROV.			PERCENT GROUND PLANE VEG. REQ./PROV.
140 / 140			50% / 50%

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV)	LINEAR FOOTAGE: N/A	SETBACK BUFFER REQ. / PROV. N/A	BUFFER TREES (1/20) REQ. / PROV. - NA	EVERGREEN TREES (1 / 3) REQ. / PROV. - NA

Timberline Landscaping, Inc. Capital Dr Landscape Plan

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Colorado Springs, Colorado 80939

Job #

Designed by: Bryan Darr

Date: Mar 7, 2017

Revised: Mar 13, 2017

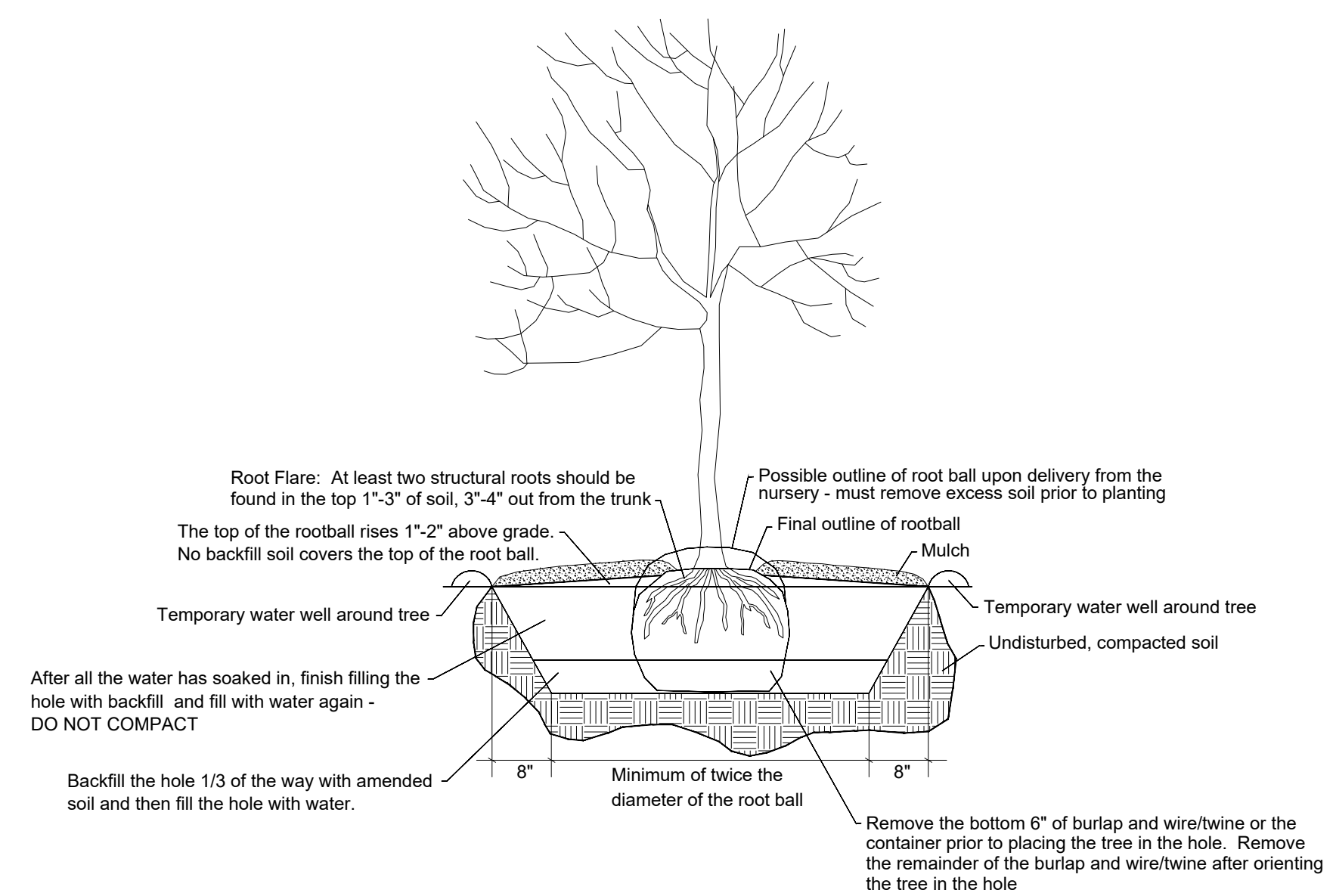
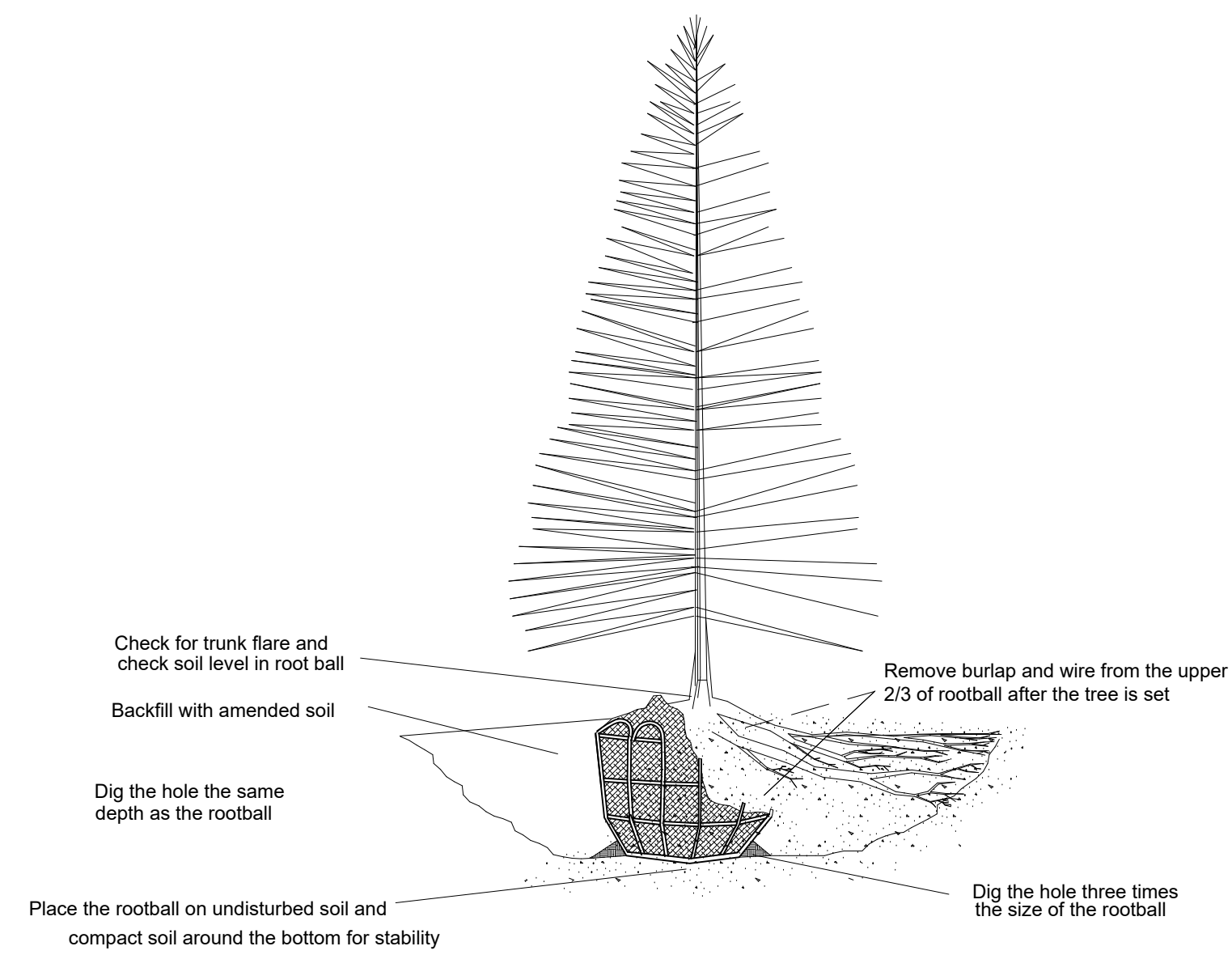
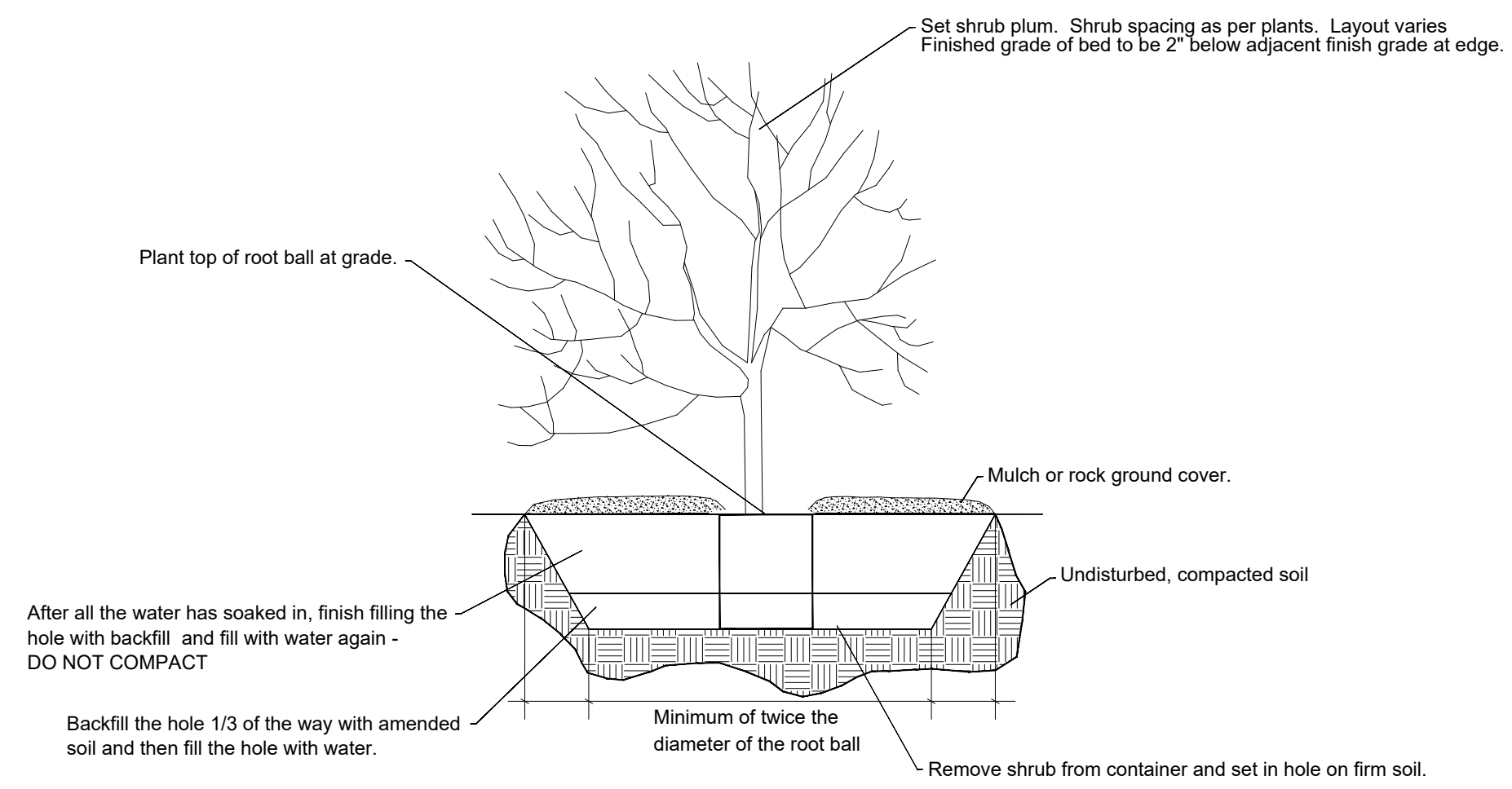
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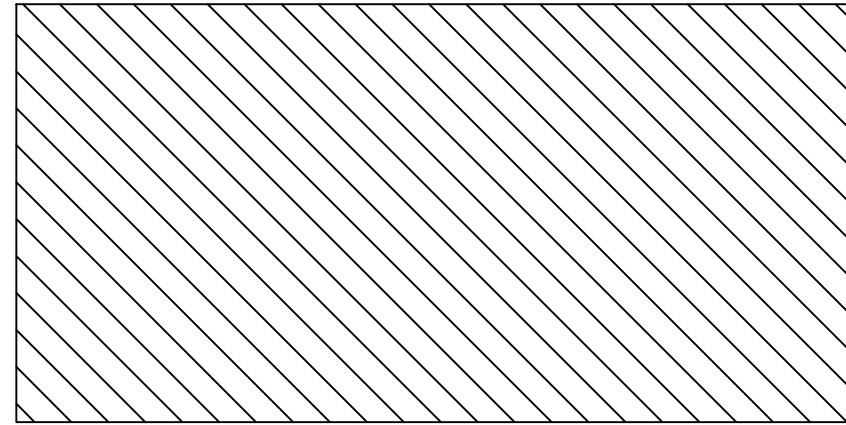
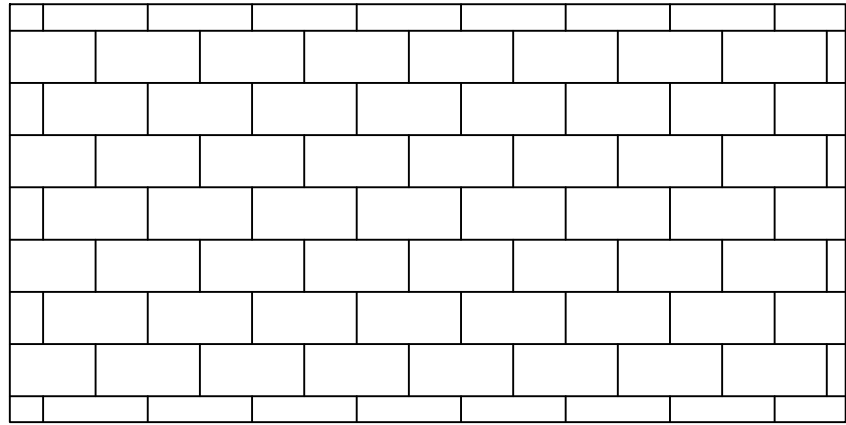
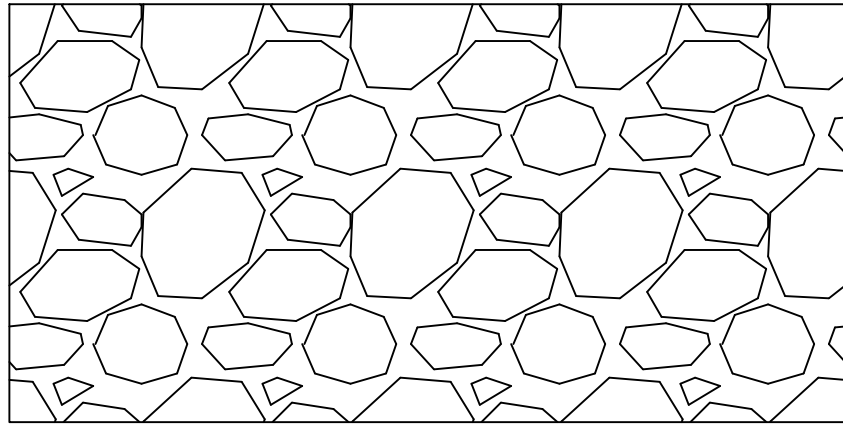
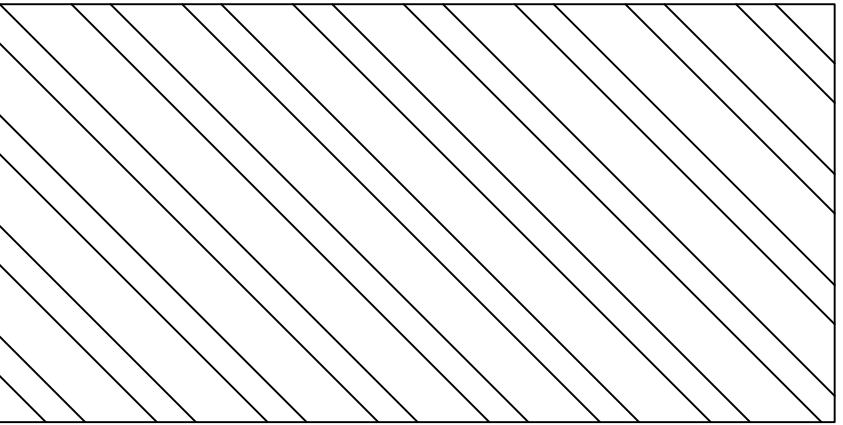
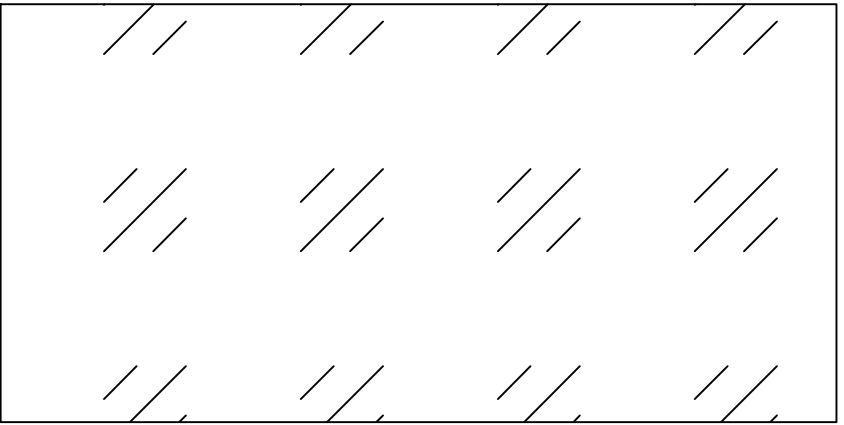
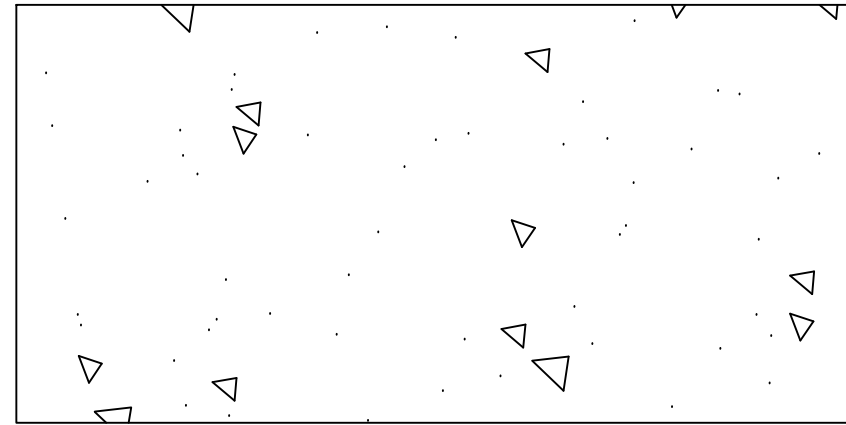
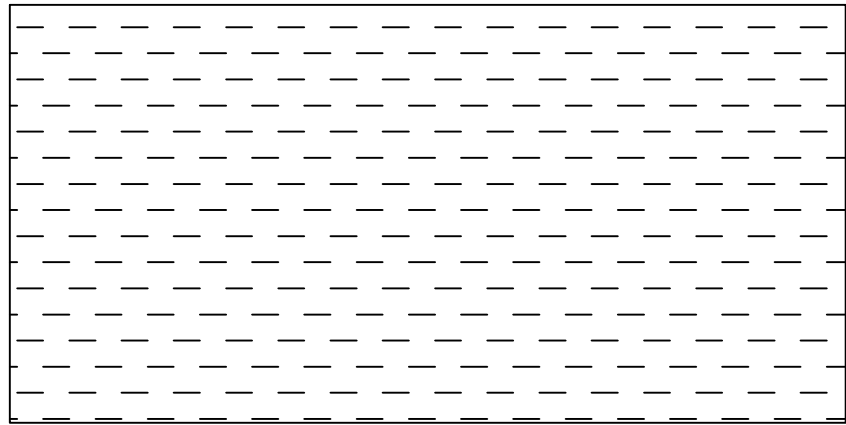
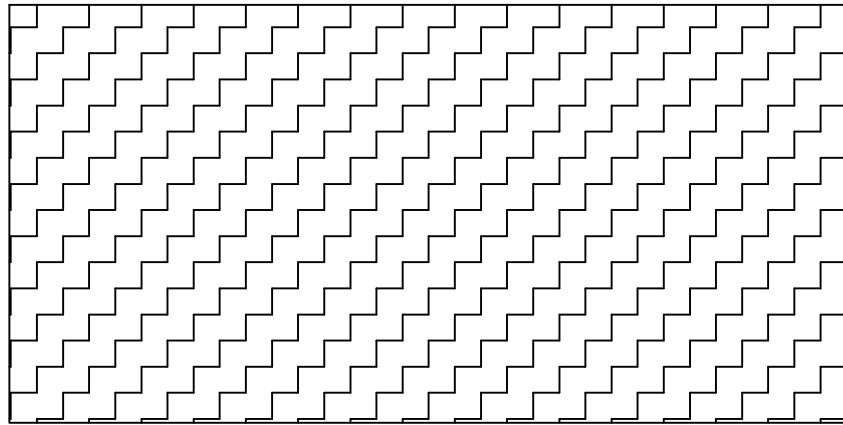
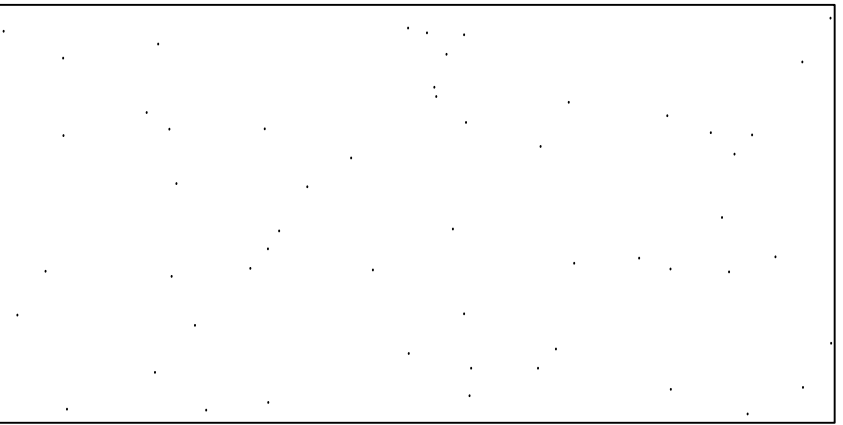
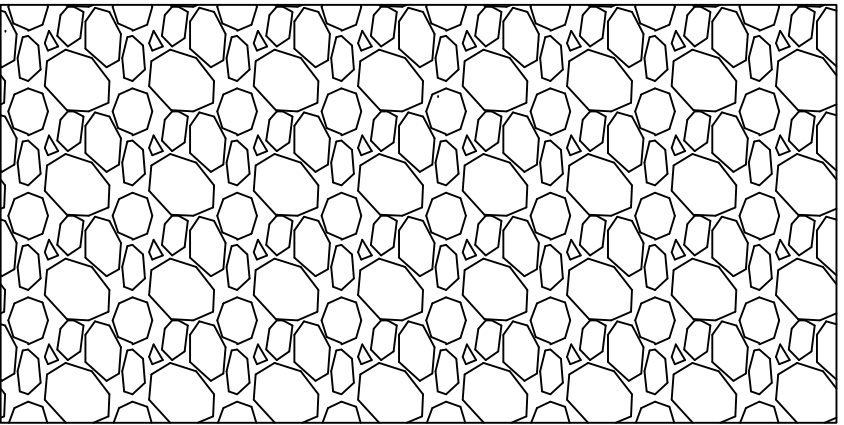


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Ground Cover Legend

<p>Annual Flower Bed</p> 	<p>Annual Flower Bed</p> 	<p>Zuni Flagstone</p> 	<p>Breeze</p> 	<p>Breeze</p> 
<p>Colored Concrete</p> 	<p>Native Buffalo Grass</p> 	<p>1.5" River Rock</p> 	<p>Bluegrass Lawn</p> 	<p>Cobble Dry Stream Bed</p> 

- NOTES**
- * Soil amendments at 4 cu yds/1,000 sq ft in lawn areas.
 - * Use green, Prosteel edging to edge all plant beds
 - * Sod to be overhead irrigated, plants to be drip irrigated
 - * Adjust sod irrigation to match new sod lines
 - * Irrigation controller to be installed in garage.
 - * Native seed type and application rate: Blue Grama drill seeded @ 2 lbs per 1000 sq ft
 - * Cedar mulch to be Cascade cedar mulch
 - * Decorative rock to be 1.5" River rock over weed barrier fabric.
 - * Pavers: Borgert Cracovia
 - * Stone retaining walls to be constructed with Siloam Stone.
 - * Accent Boulders to be Denver Granite "planted" in ground.