
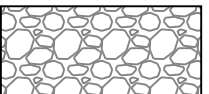
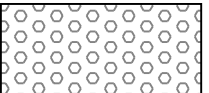





# 1865 WOODMOOR DRIVE

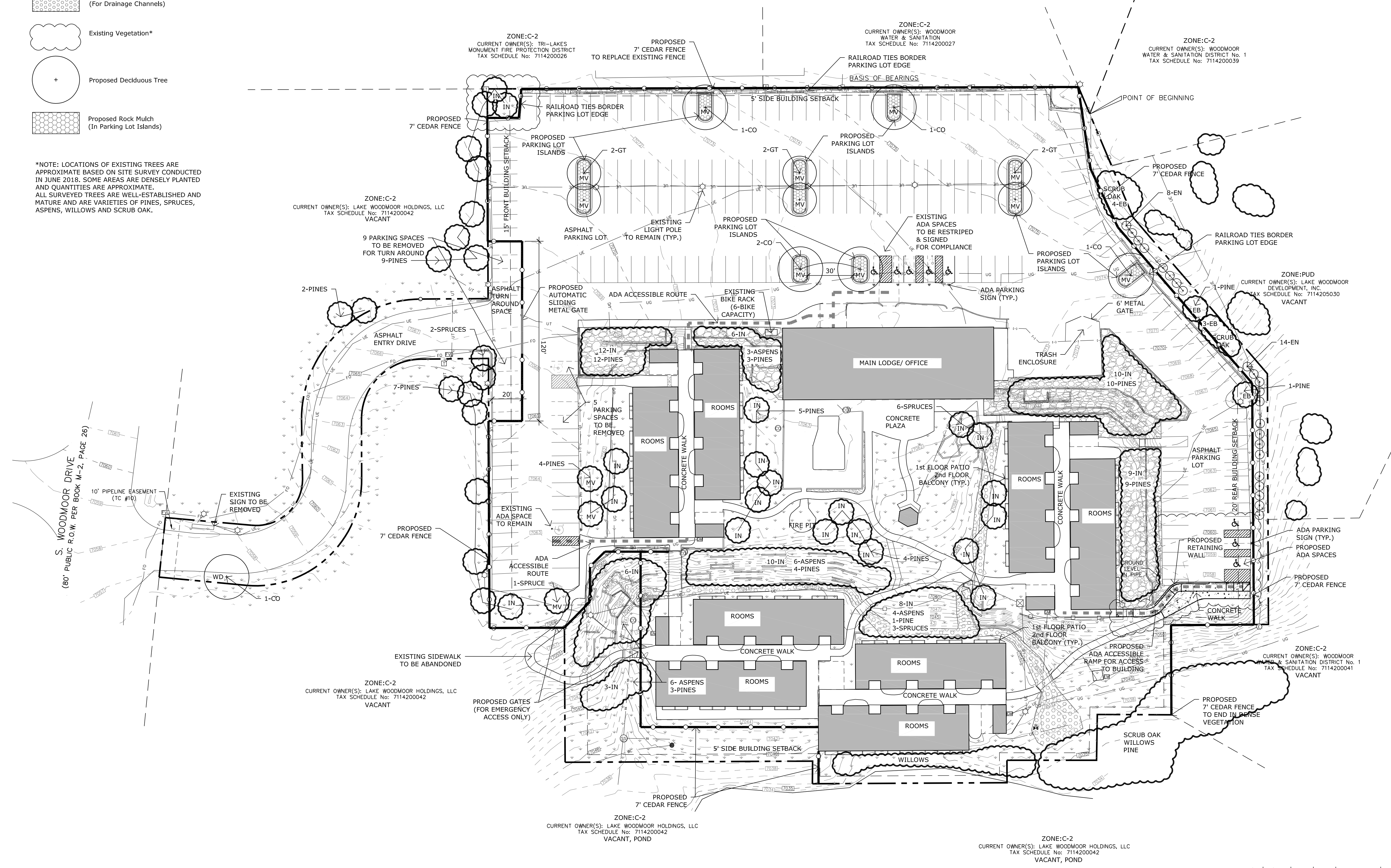
## EL PASO COUNTY, COLORADO

### LANDSCAPE PLAN

#### LEGEND

-  Existing Native Grass
-  Existing Rock Mulch
-  Existing Rip Rap (For Drainage Channels)
-  Existing Vegetation\*
-  Proposed Deciduous Tree
-  Proposed Rock Mulch (In Parking Lot Islands)

\*NOTE: LOCATIONS OF EXISTING TREES ARE APPROXIMATE BASED ON SITE SURVEY CONDUCTED IN JUNE 2018. SOME AREAS ARE DENSELY PLANTED AND QUANTITIES ARE APPROXIMATE. ALL SURVEYED TREES ARE WELL-ESTABLISHED AND MATURE AND ARE VARIETIES OF PINES, SPRUCES, ASPENS, WILLOWS AND SCRUB OAK.



# 1865 WOODMOOR DRIVE

## EL PASO COUNTY COLORADO

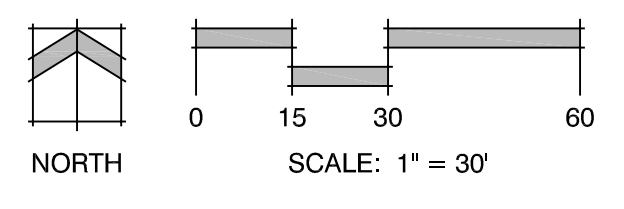
DATE: 7-6-2018  
PROJECT MGR: KW  
PREPARED BY: KW

DATE:	BY:	DESCRIPTION:
9-12-18	KW	Revised Per County Comments
10-31-18	KW	Revised Per County Comments
05-02-19	KW	Updated Site Development Plan

#### LANDSCAPE PLAN

**3**  
3 OF 6

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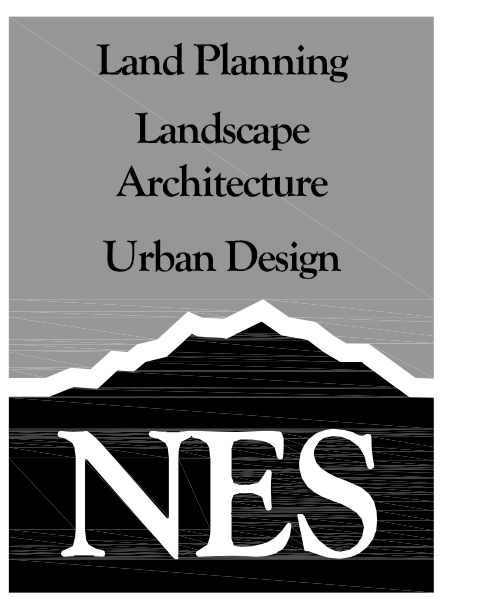


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# 1865 WOODMOOR DRIVE

## EL PASO COUNTY, COLORADO

### LANDSCAPE PLAN



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Colorado Springs, CO 80903  
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www.nescolorado.com  
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#### LANDSCAPE NOTES

- THIS SITE HAS EXISTING VEGETATION. THE PROPOSED LANDSCAPE INCLUDES THE TREES IN THE PARKING LOT ISLANDS.
- FOR PLANTING PIT SOIL AMENDMENTS, SEE LANDSCAPE DETAILS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOIL, OR SEED AREAS.
- ROCK MULCH: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

#### EXISTING VEGETATION

Scientific Name	Common Name	Approximate Percentage
<i>Pinus (nigra, ponderosa, edulis)</i>	Pine: Austrian, Pinion, Ponderosa	40%
<i>Picea (pungens, abies)</i>	Spruce: Colorado Blue, Norway	25%
<i>Populus tremuloides</i>	Quaking Aspen	25%
<i>Quercus gambellii</i>	Gambel Oak	5%
<i>Salix monticola</i>	Willow	5%

#### PLANT SCHEDULE (PROPOSED VEGETATION)

QTY.	SYM.	Scientific Name	Common Name	Size	Mature Width	Mature Height	Notes
<b>DECIDUOUS TREES</b>							
6	CO	<i>Celtis occidentalis</i>	Western Hackberry	2.5" cal.	40-50'	50-60'	B&B
6	GT	<i>Gleditsia triacanthos inermis</i>	Imperial Honeylocust	2.5" cal.	30-40'	30-40'	B&B
<b>DECIDUOUS SHRUBS</b>							
22	EN	<i>Ericameria nauseosa</i> var. <i>glabrata</i>	Tall Green Rabbitbrush	5 GAL	3-6'	3-6'	CONT.

#### LANDSCAPE CALCULATIONS

##### Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Woodmoor Drive (WD)	Non Arterial	10' / 10' +	40'	1 / 30	1 / 1 Proposed
East Zone District Boundary (EB)	--	--	272'	1 / 30	9 / 9 Existing

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
-- / --	-- / --	WD	75% / 75%
-- / --	-- / --	EB	75% / 75%

##### Internal Landscaping

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
222,838 SF	5%	11,142 / 70,538	22 / Approx. 83 + Existing

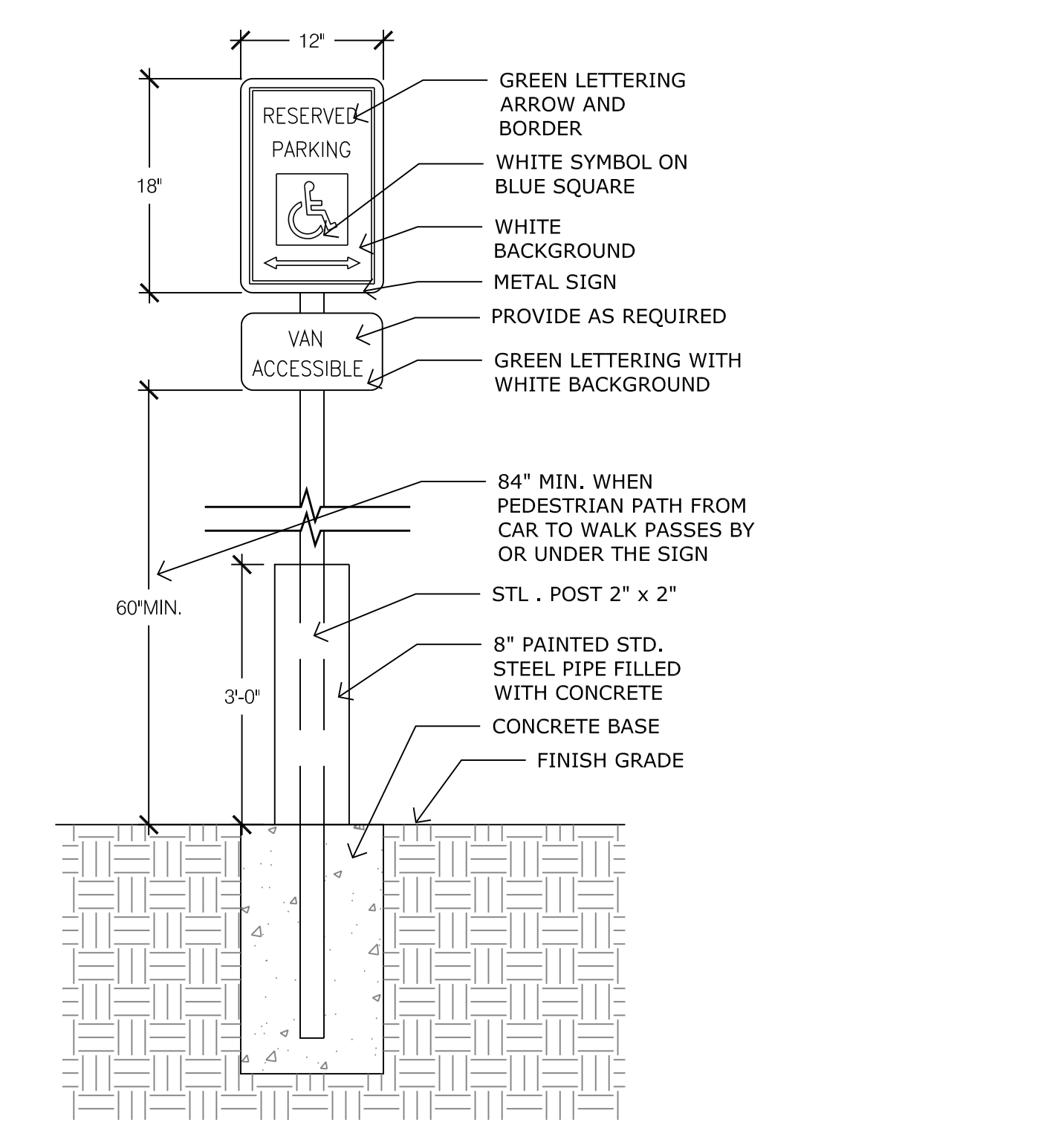
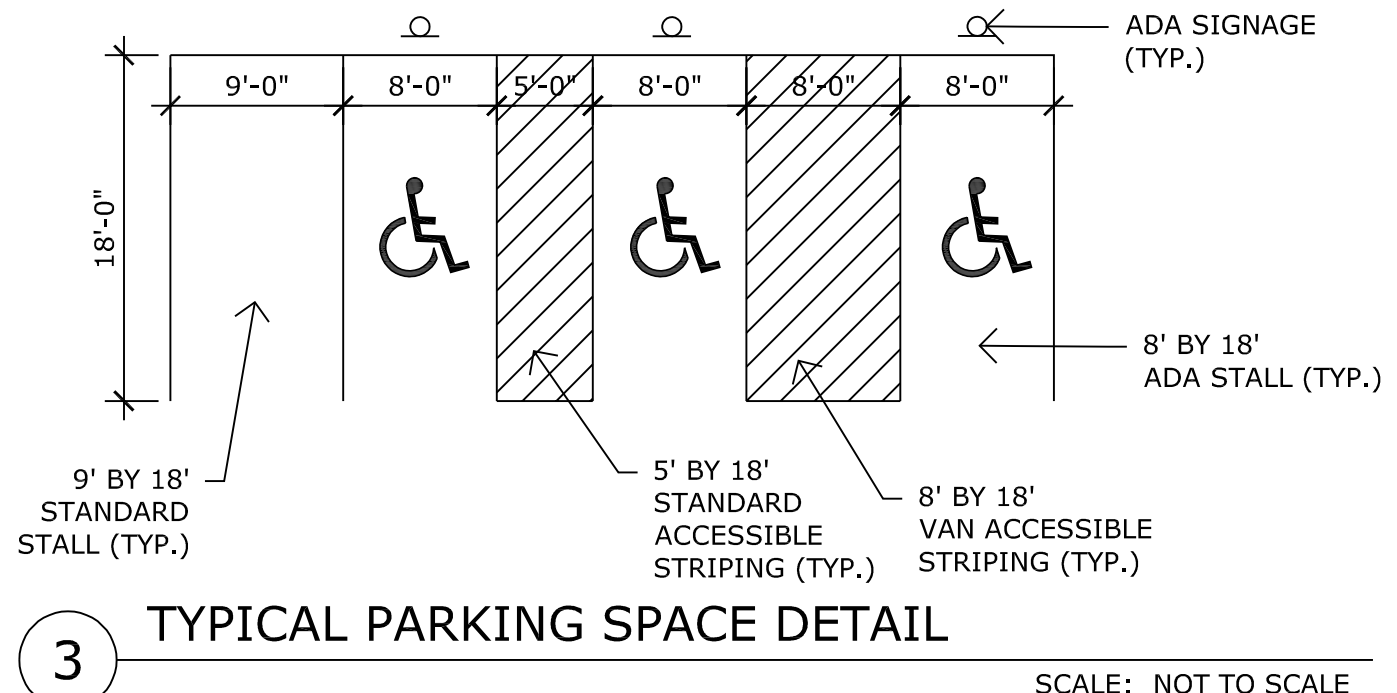
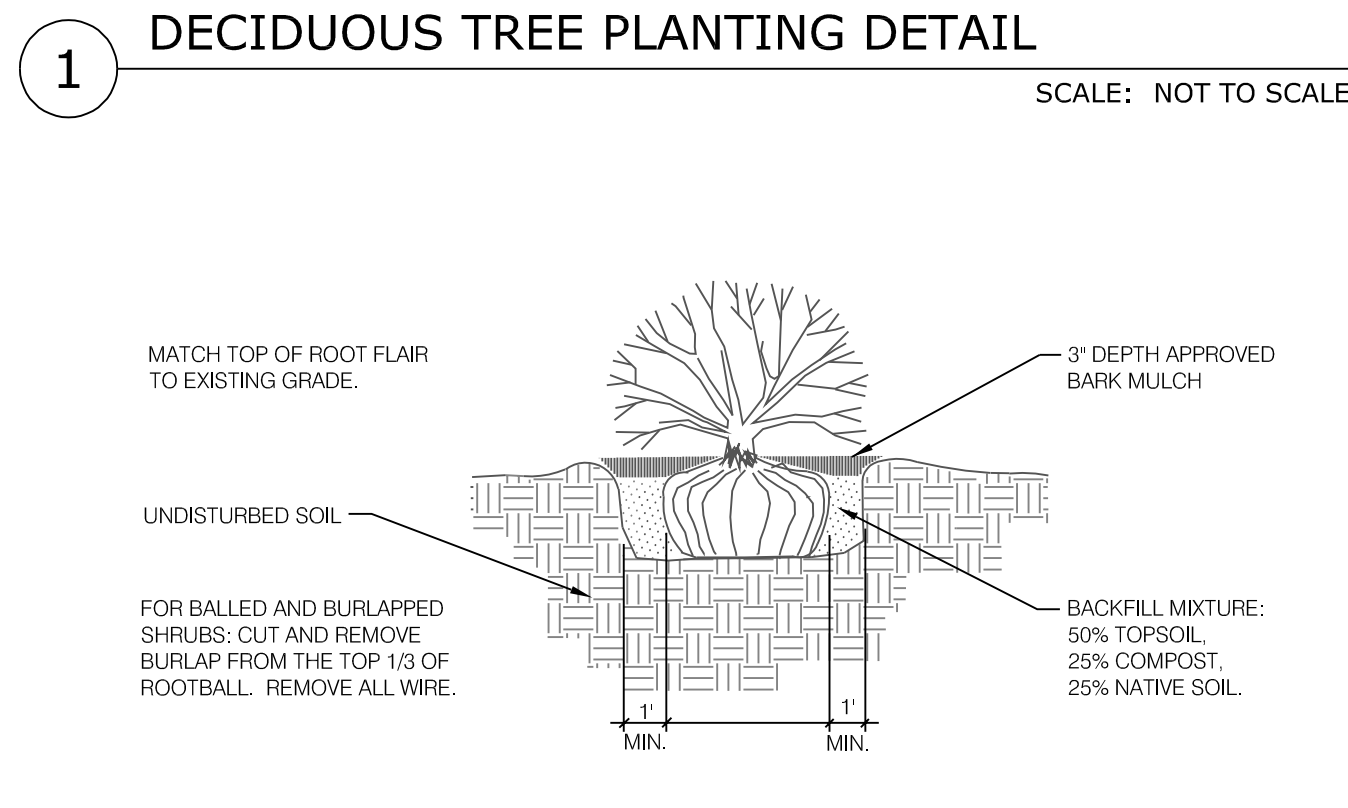
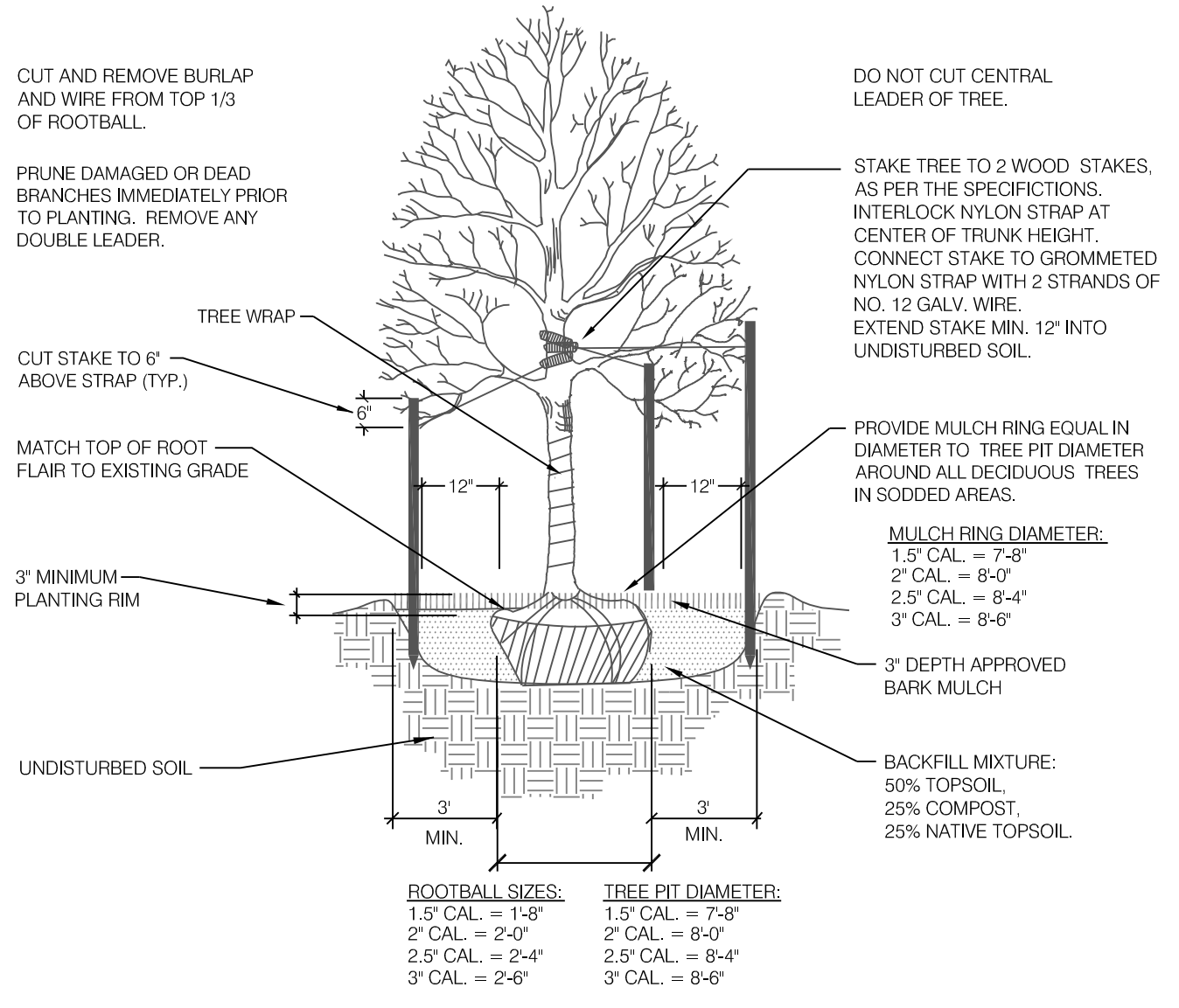
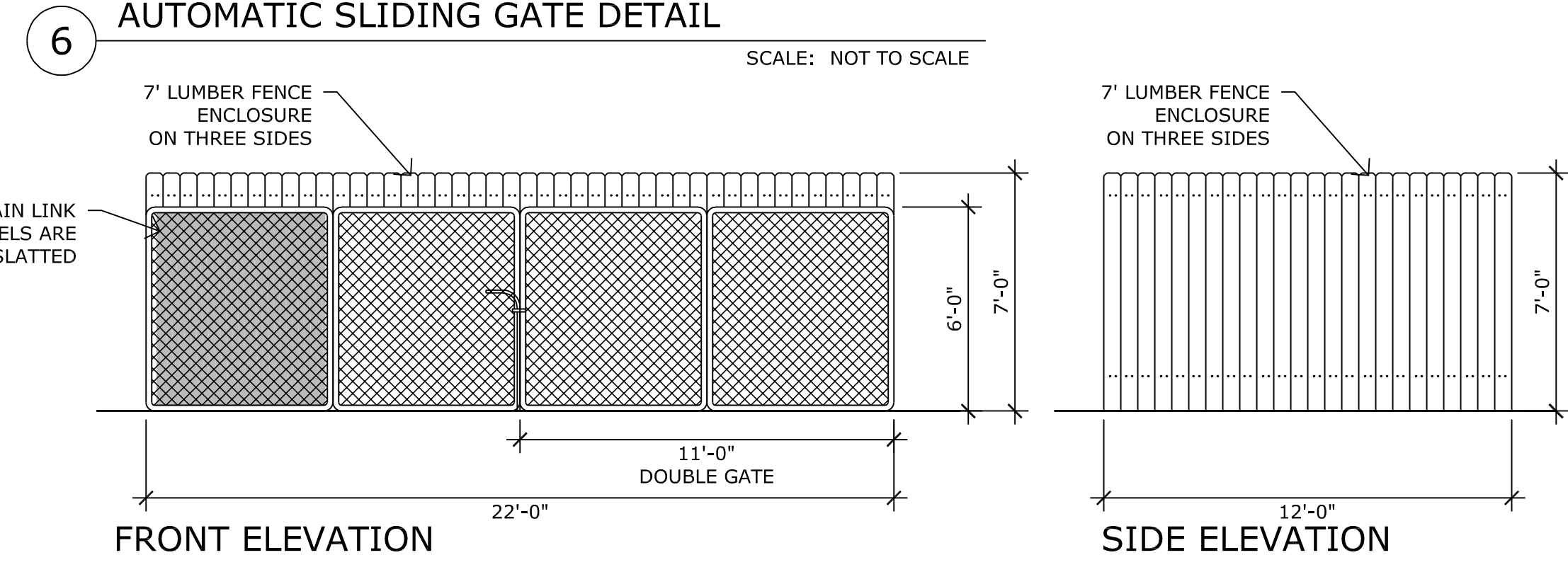
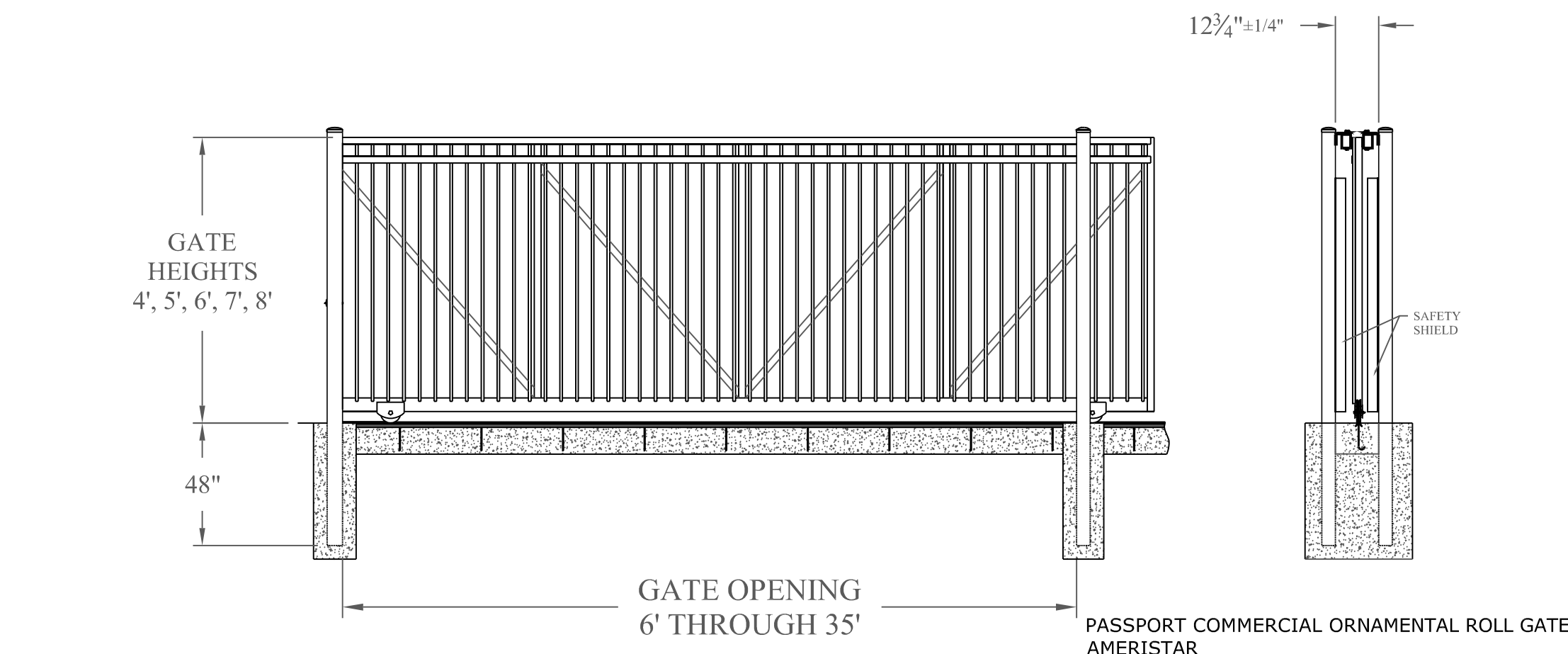
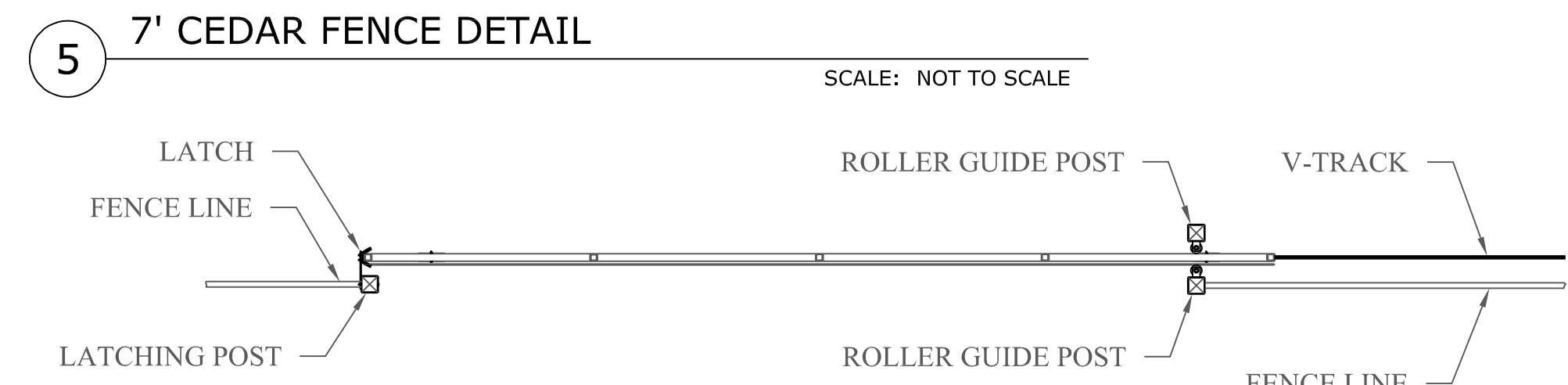
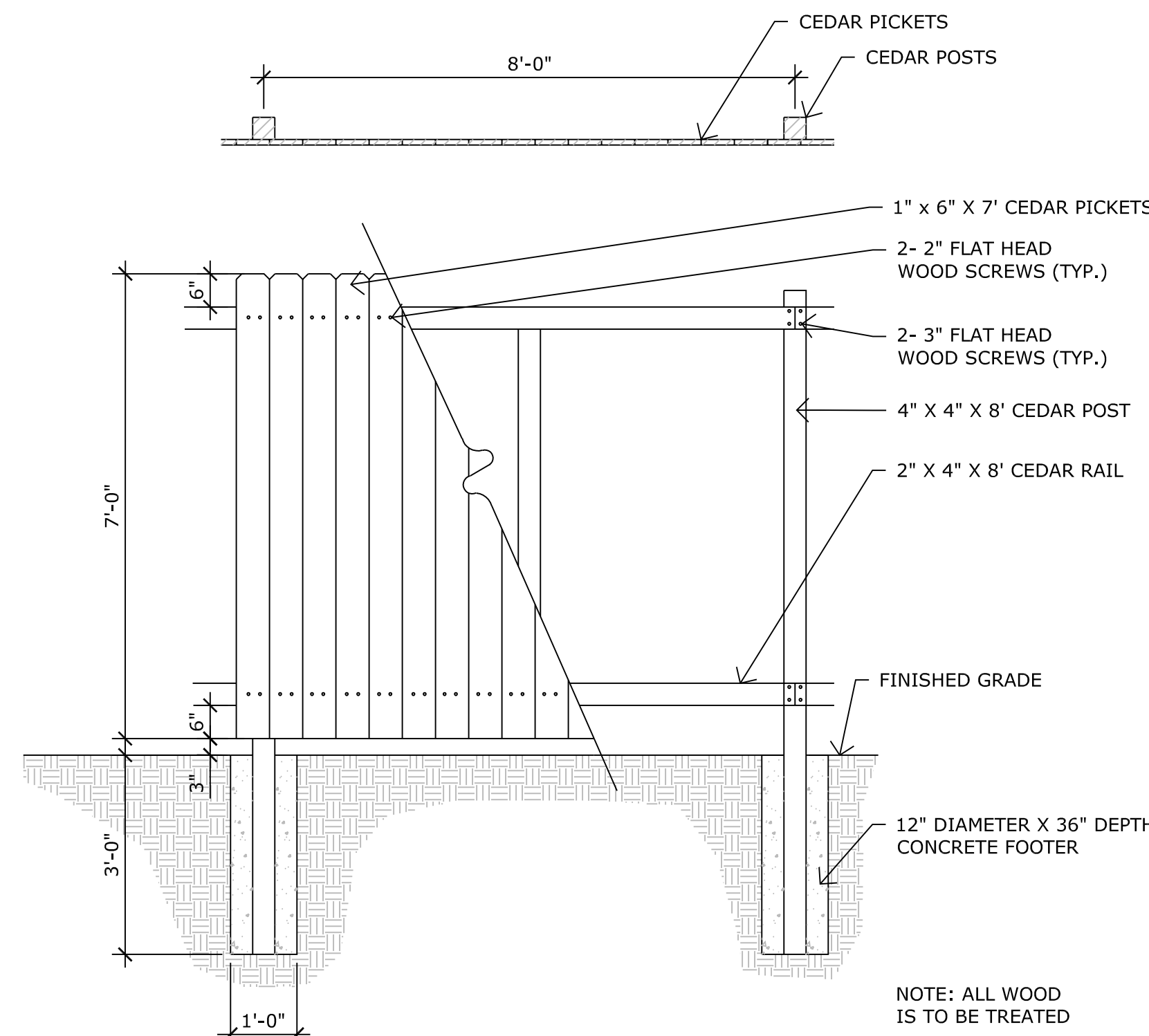
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
-- / --	-- / --	(IN)	75% / 75%

##### Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages (excluding driveways)	Length of Frontage (ft.)	2/3 Length of Frontage (ft.)
200	13 / 14 Total (MV)	PUD Zone	272'	182'
		11 Proposed, 3 Existing		

Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / 30 (22 shrubs + Existing scrub oak)	-- / --	272' Fence	--	75% / 75%



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1865 WOODMOOR DRIVE  
EL PASO COUNTY COLORADO

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PROJECT MGR: KW  
PREPARED BY: KW

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#### LANDSCAPE PLAN NOTES & DETAILS

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