
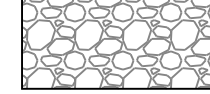
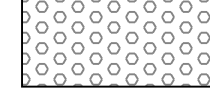





LEGEND

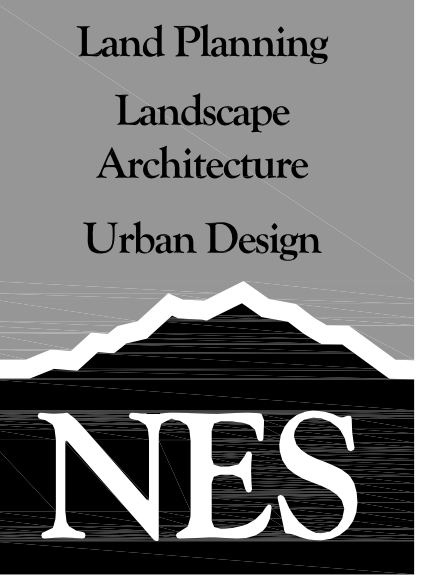
-  Existing Native Grass
-  Existing Rock Mulch
-  Existing Rip Rap (For Drainage Channels)
-  Existing Vegetation*
-  Proposed Deciduous Tree
-  Proposed Rock Mulch (In Parking Lot Islands)

*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.

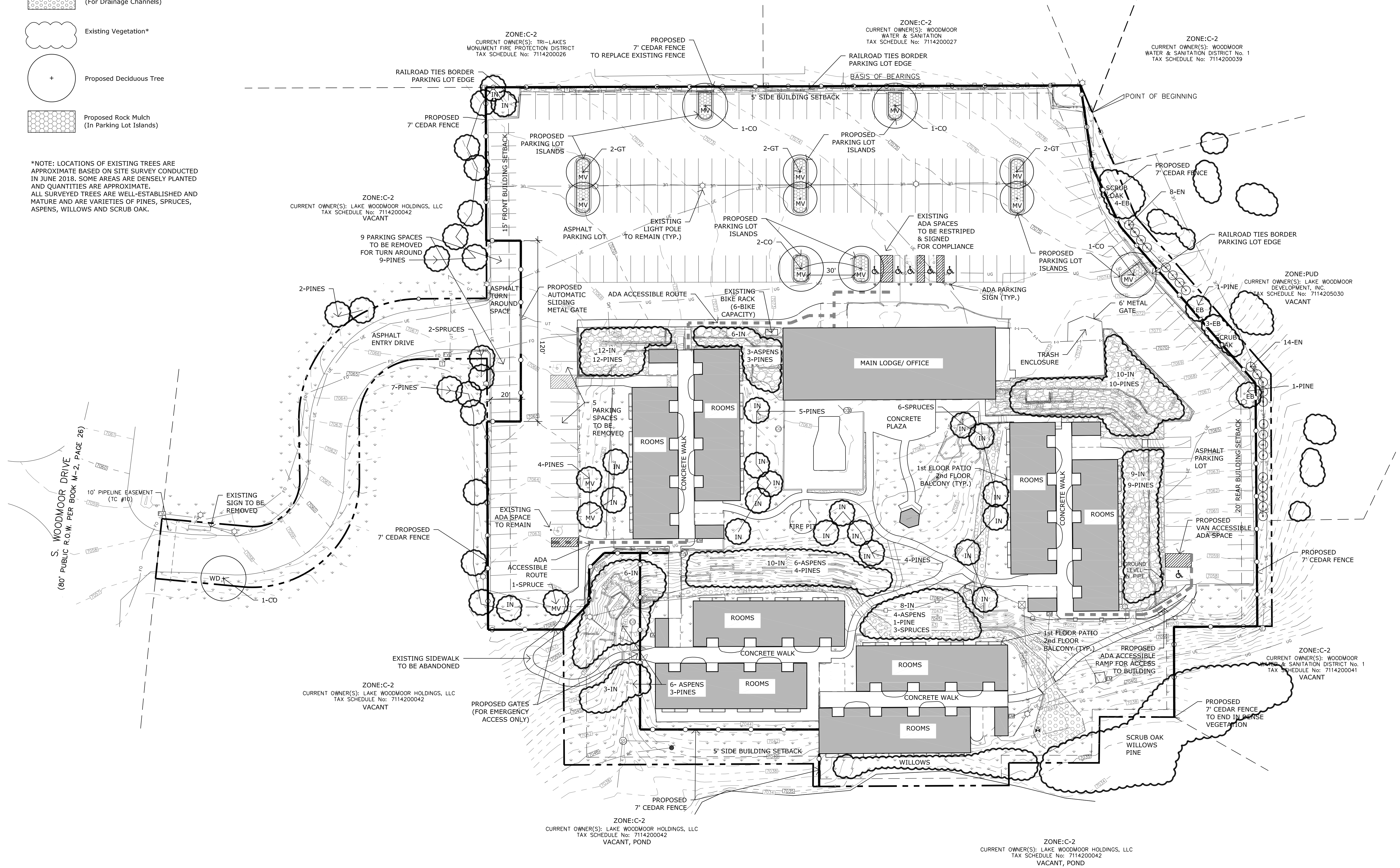
1865 WOODMOOR DRIVE

EL PASO COUNTY, COLORADO

LANDSCAPE PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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P:\Sunshine Behavioral Health\1865 Woodmoor Drive\Drawings\Planning\1865WoodmoorDrive_LandscapePlan_10-24-18.dwg [Landscape Plan] 11/1/2018 3:32:24 PM kwilford

PLANNER: LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

1865 WOODMOOR DRIVE

EL PASO COUNTY COLORADO

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

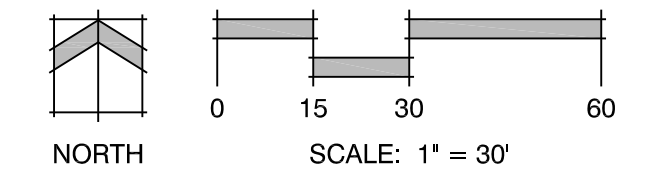
DATE:	BY:	DESCRIPTION:
9-12-18	KW	Revised Per County Comments
10-31-18	KW	Revised Per County Comments

LANDSCAPE PLAN

3

3 OF 6

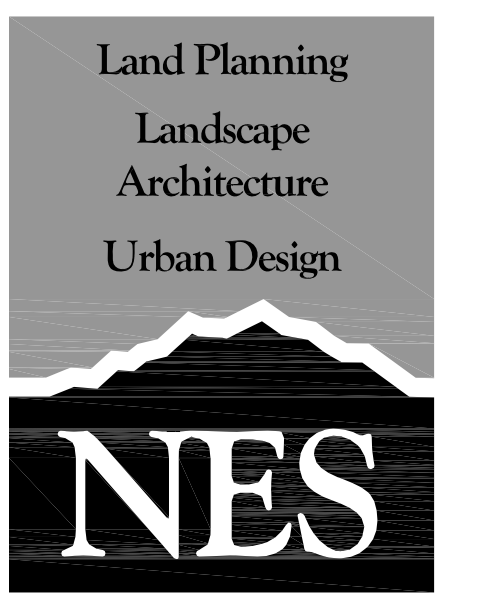
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LANDSCAPE NOTES

- 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, Pinlon, 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
DECIDUOUS TREES							
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
DECIDUOUS SHRUBS							
22	EN	<i>Ericameria nauseosa var. 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

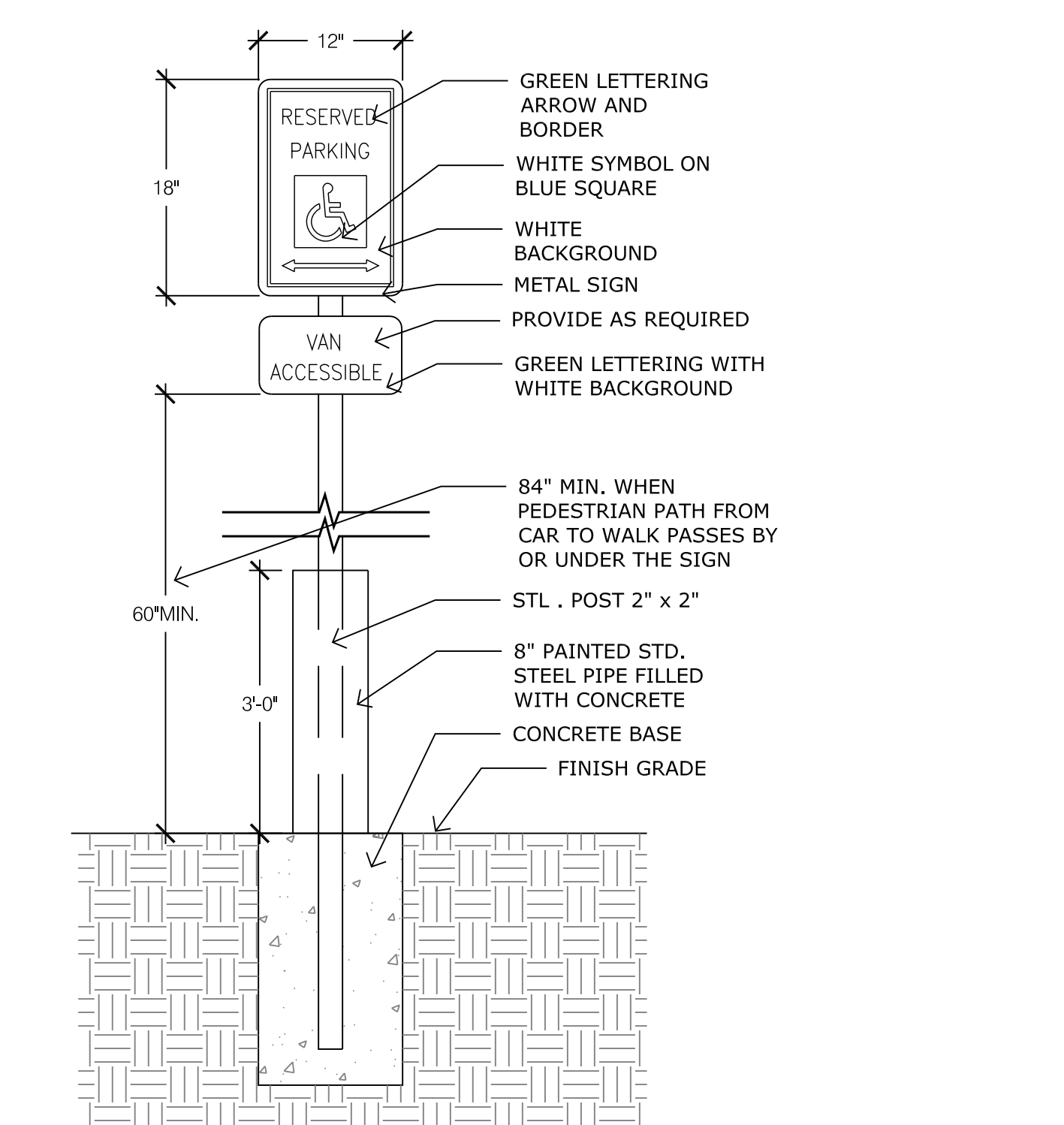
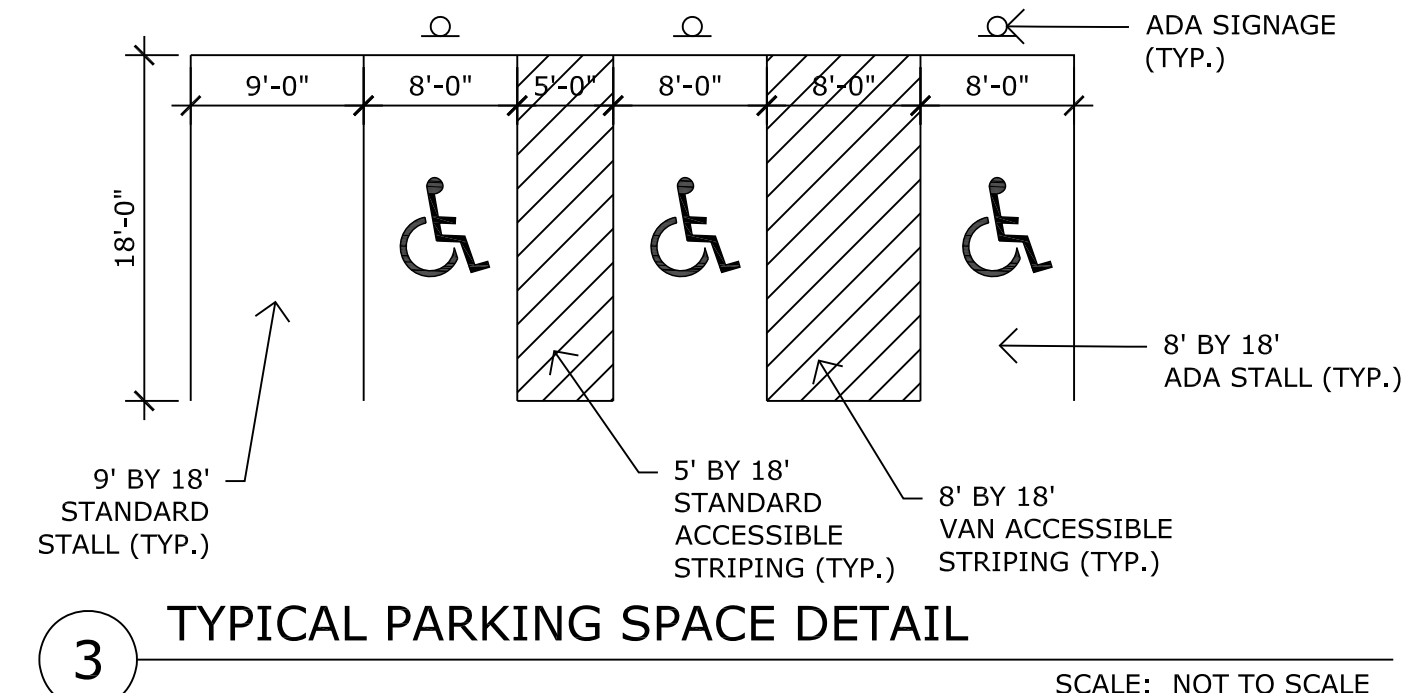
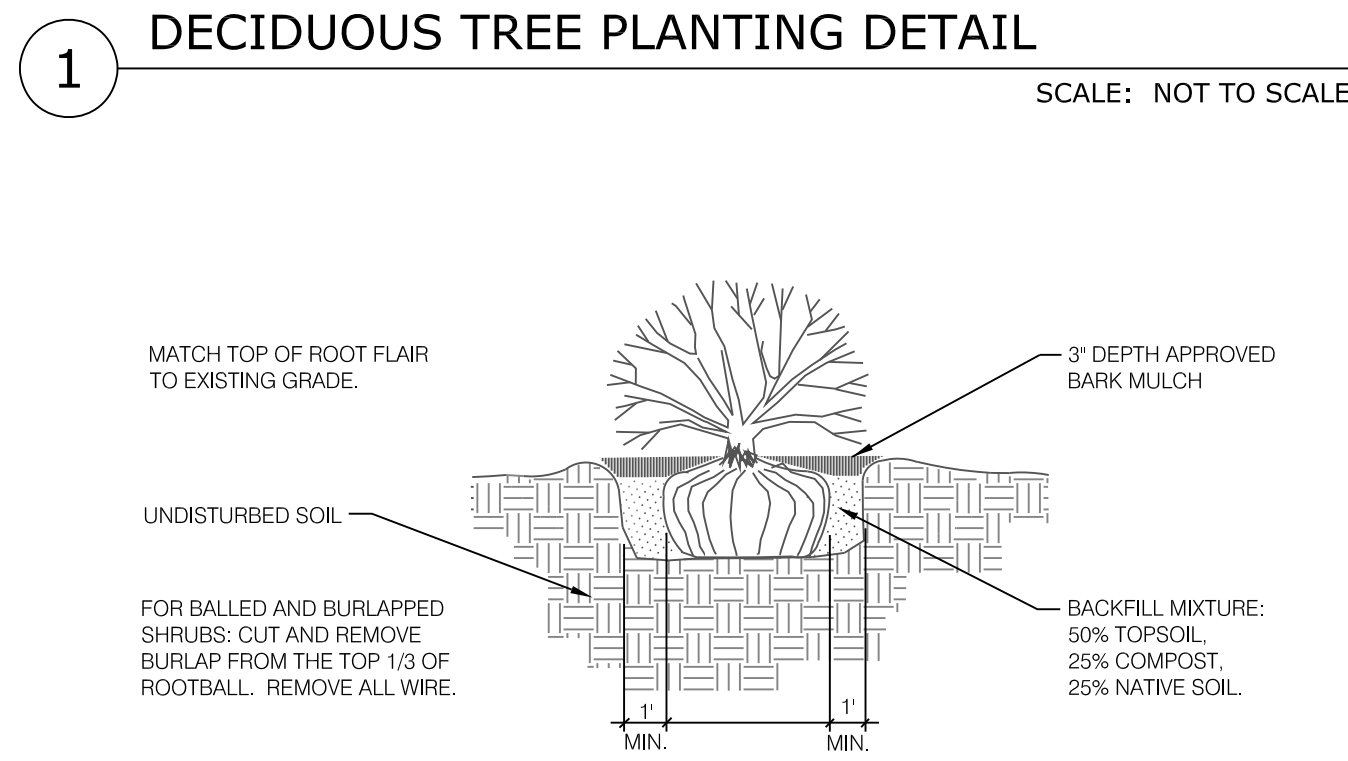
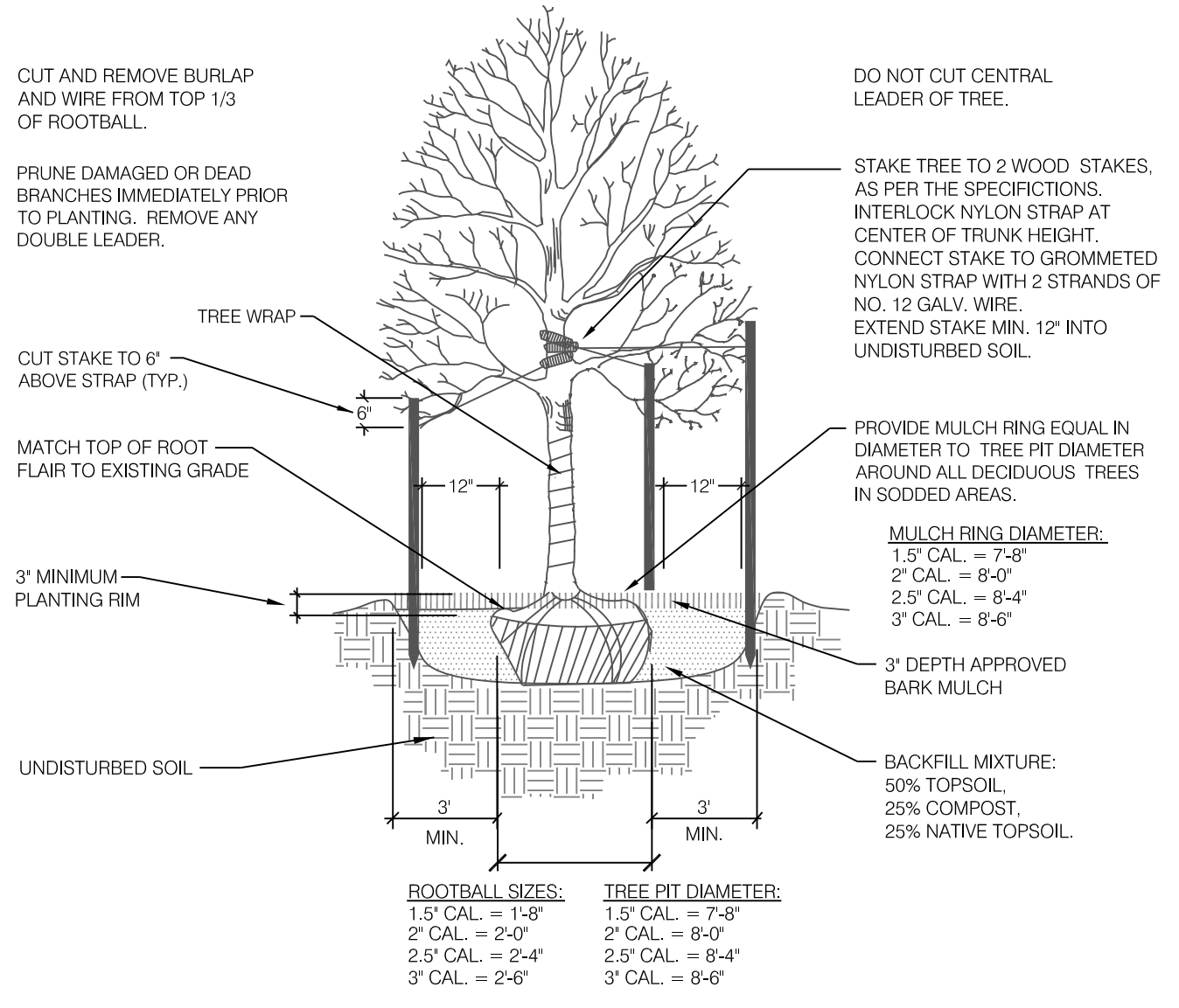
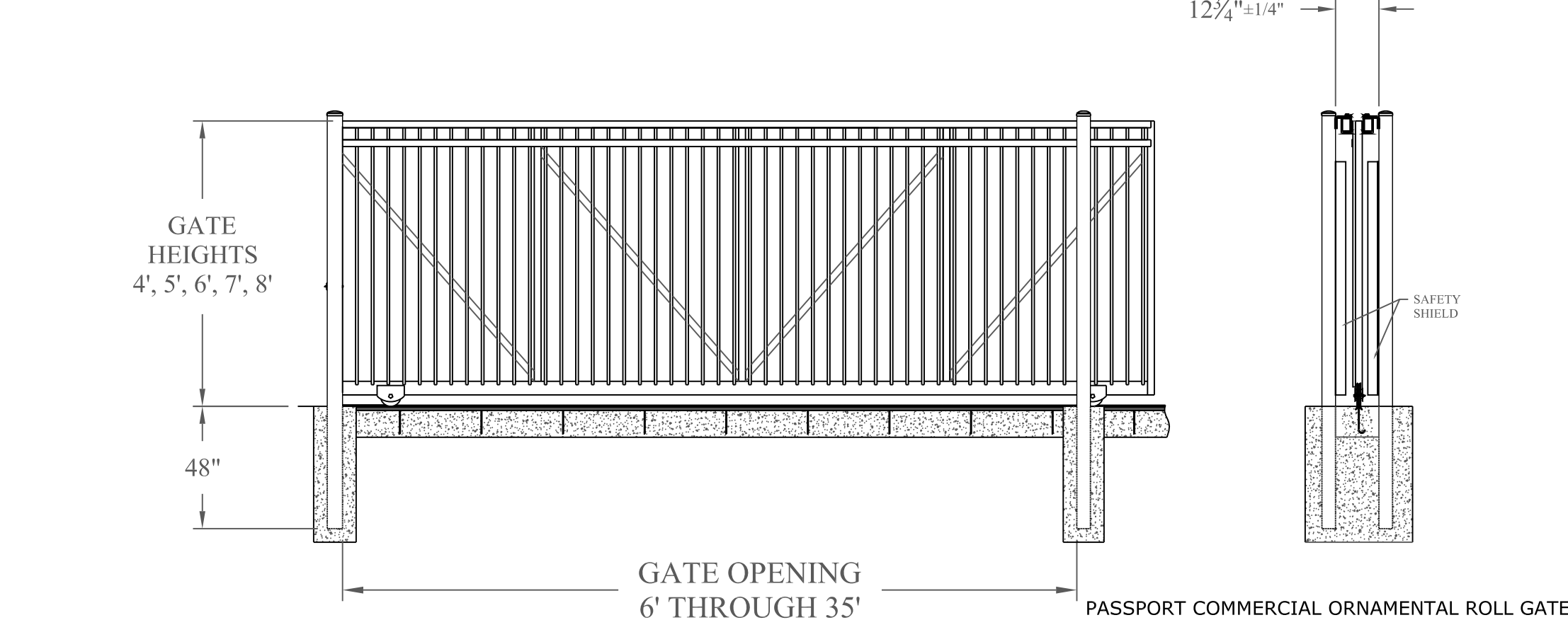
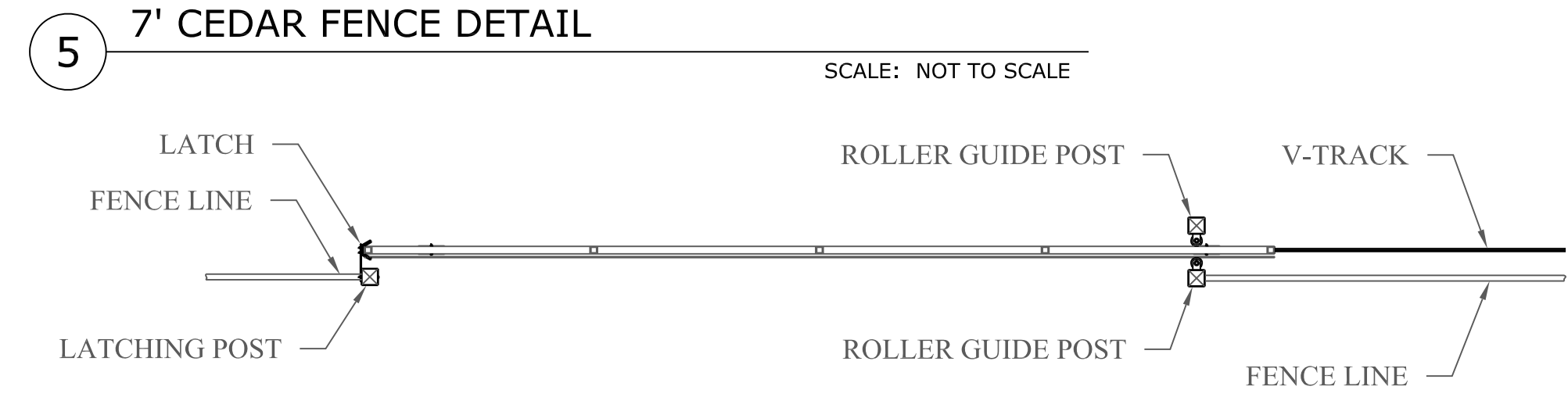
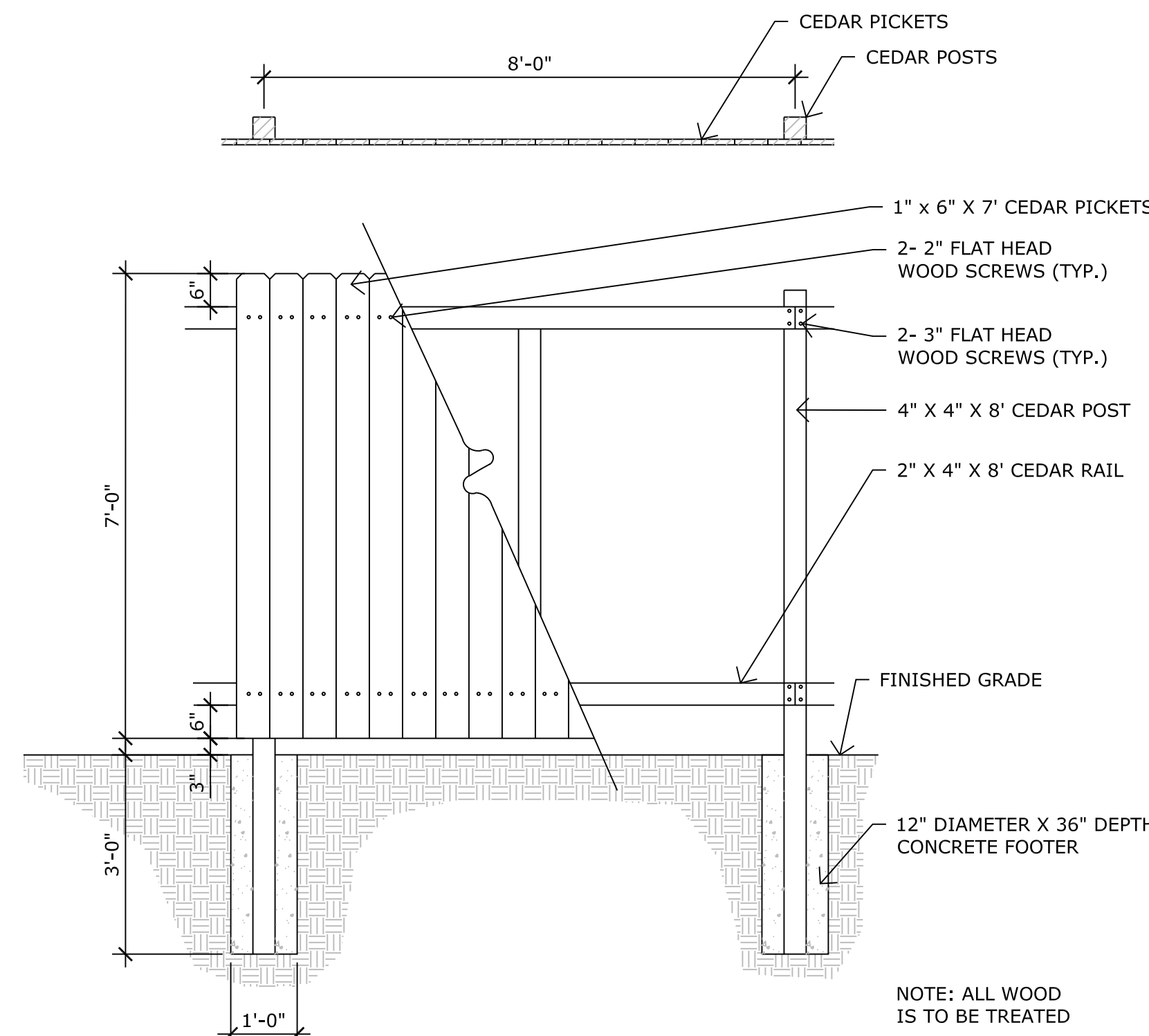
Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
222,838 SF	5%	11,142 / 70,538	22 / Approx. 83 + Existing

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	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%



1 DECIDUOUS TREE PLANTING DETAIL SCALE: NOT TO SCALE

2 SHRUB PLANTING DETAIL SCALE: NOT TO SCALE

3 TYPICAL PARKING SPACE DETAIL SCALE: NOT TO SCALE

4 ADA PARKING SIGN DETAIL SCALE: NOT TO SCALE

5 7' CEDAR FENCE DETAIL SCALE: NOT TO SCALE

6 AUTOMATIC SLIDING GATE DETAIL SCALE: NOT TO SCALE

7 EXISTING TRASH ENCLOSURE DETAIL SCALE: NOT TO SCALE

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
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LANDSCAPE PLAN NOTES & DETAILS

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