
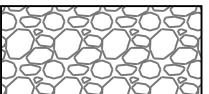
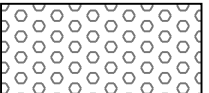





# 1865 WOODMOOR DRIVE

## TOWN OF MONUMENT, COLORADO

### LANDSCAPE PLAN

#### LEGEND

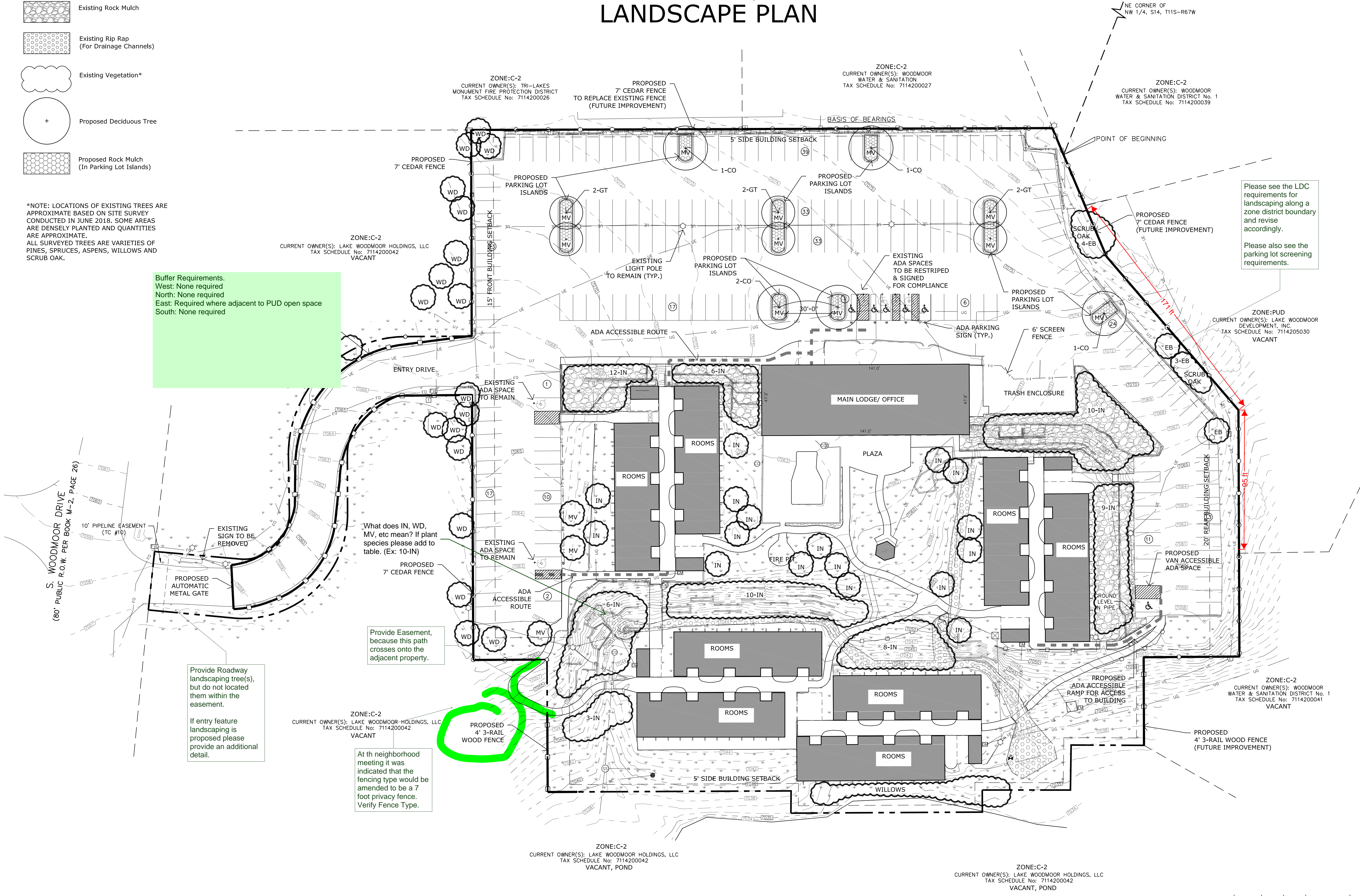
-  Existing Native Grass
-  Existing Rock Mulch
-  Existing Rip Rap  
(For Drainage Channels)
-  Existing Vegetation\*
-  Proposed Deciduous Tree
-  Proposed Rock Mulch  
(In Parking Lot Islands)

\*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 VARIETIES OF PINES, SPRUCES, ASPENS, WILLOWS AND SCRUB OAK.

**Buffer Requirements.**  
West: None required  
North: None required  
East: Required where adjacent to PUD open space  
South: None required

Please see the LDC requirements for landscaping along a zone district boundary and revise accordingly.  
Please also see the parking lot screening requirements.

P:\Sunshine Behavioral Health\1865 Woodmoor Drive\Drawings\Planning\1865WoodmoorDrive\_LandscapePlan\_24x36 7/9/2018 2:50:41 PM kwilford

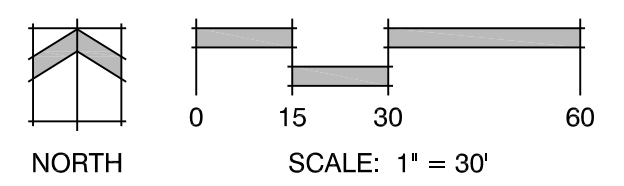


What does IN, WD, MV, etc mean? If plant species please add to table. (Ex: 10-IN)

Provide Easement, because this path crosses onto the adjacent property.

Provide Roadway landscaping tree(s), but do not located them within the easement.  
If entry feature landscaping is proposed please provide an additional detail.

At th neighborhood meeting it was indicated that the fencing type would be amended to be a 7 foot privacy fence. Verify Fence Type.



1865  
WOODMOOR  
DRIVE  
MONUMENT  
COLORADO

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

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

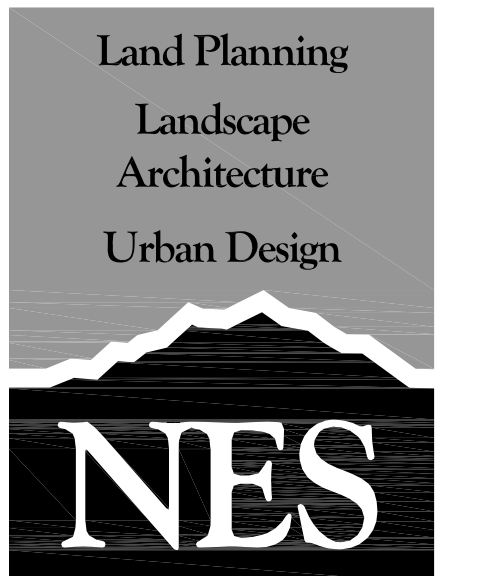
3  
OF 4

FILE #

# 1865 WOODMOOR DRIVE

## TOWN OF MONUMENT, 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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#### 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 SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, 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	Notes
<b>DECIDUOUS TREES</b>						
5	CO	<i>Celtis occidentalis</i>	Western Hackberry	2.5" cal.	40-50'	B&B
6	GT	<i>Gleditsia triacanthos inermis</i>	Imperial Honeylocust	2.5" cal.	30-40'	B&B

#### 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	Non Arterial	10' / 10' +	320'	1 / 30'	11 / 18 Existing
East Zone District Boundary	--	--	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		
-- / --	-- / --	VD	75% / 75%		
-- / --	-- / --	EB	75% / 75%		

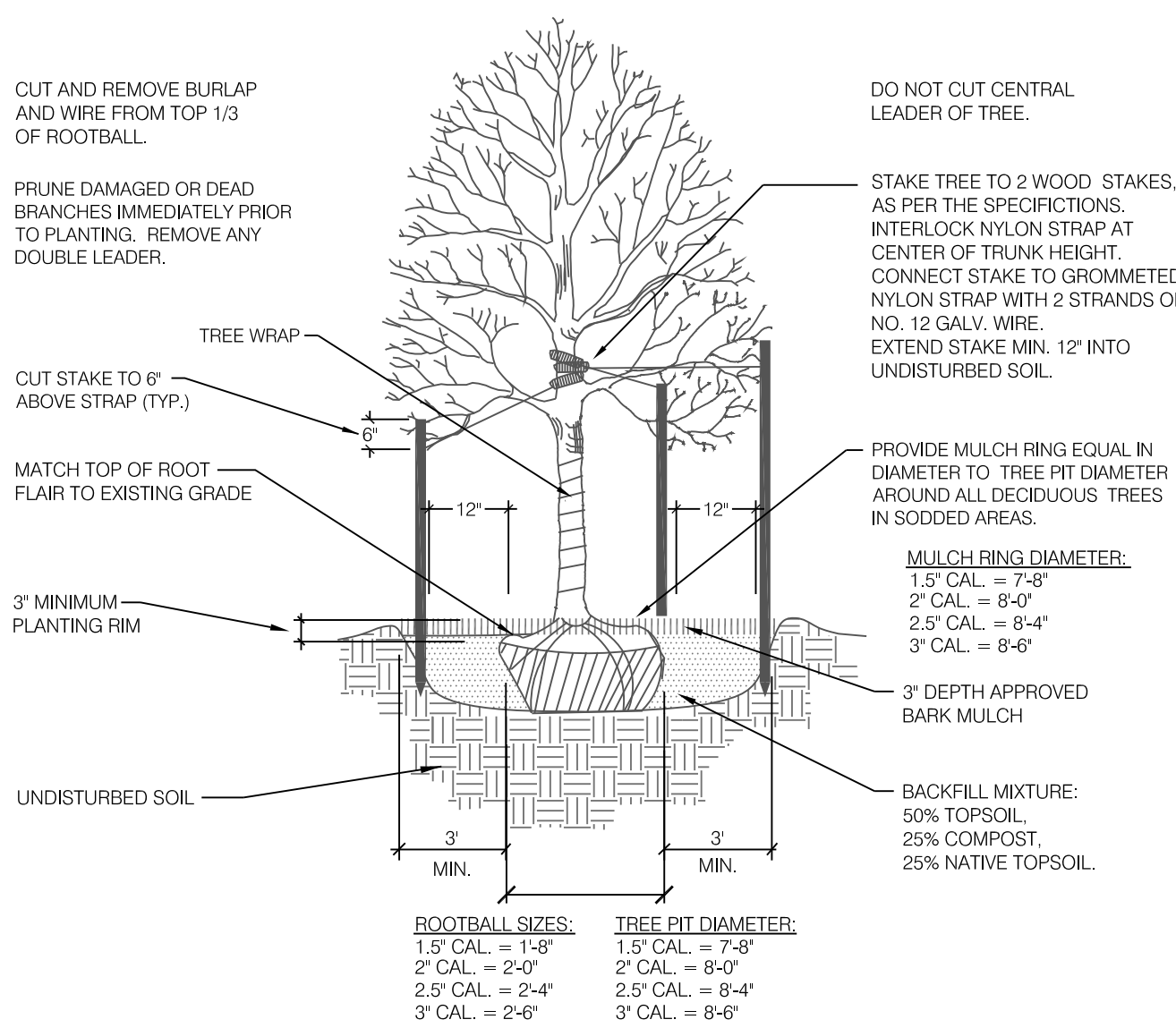
##### Internal Landscaping

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. 80 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%

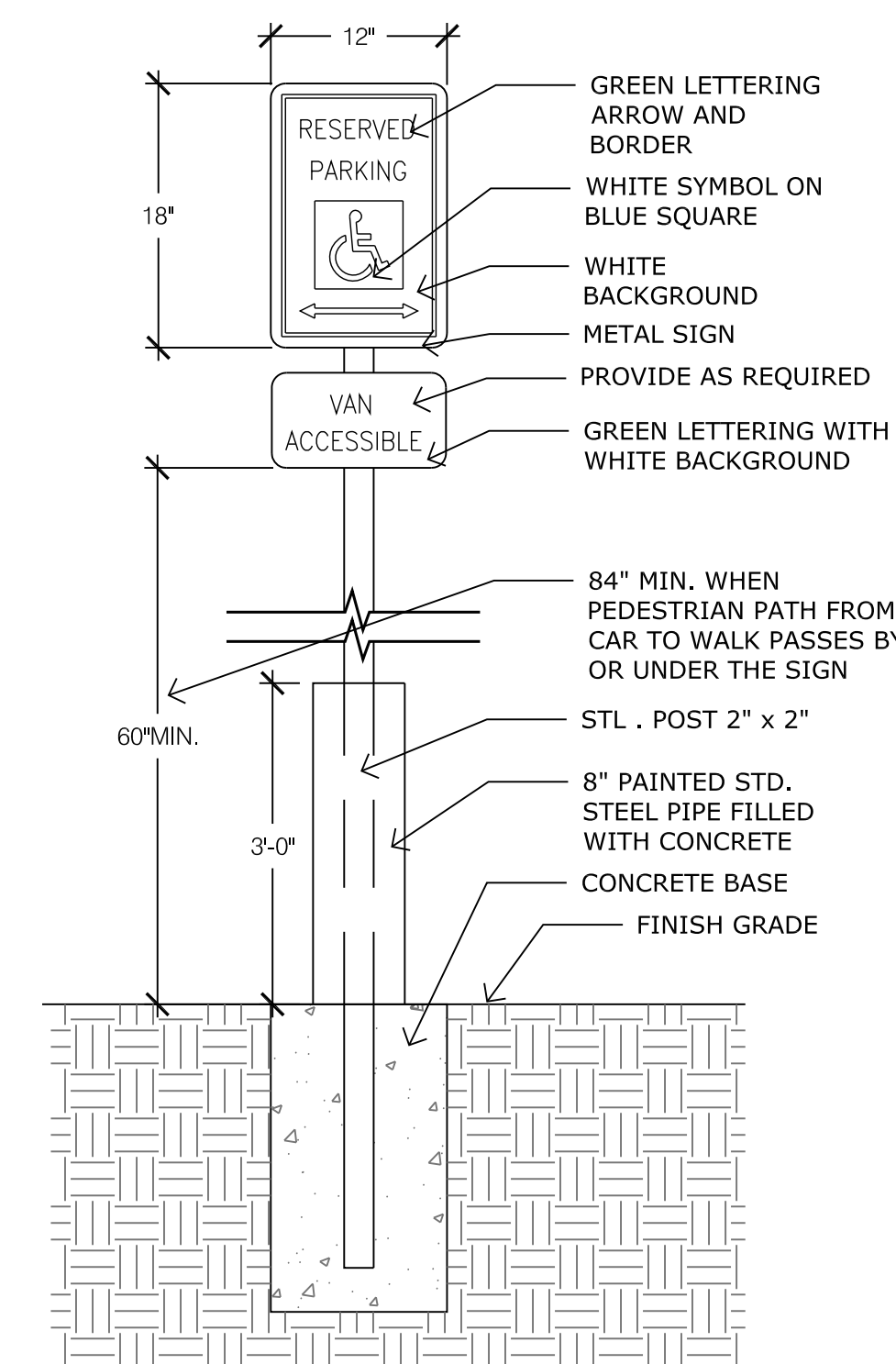
##### Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
214	14 / 14 Total (M/V) 11 Proposed, 3 Existing	Woodmoor Dr.	320'	213'
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.
-- / --	-- / --	320' Fence	--	75% / 75%

Provide fence detail(s)  
Provide trash enclosure detail.



1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



2 ADA PARKING SIGN  
SCALE: NOT TO SCALE

1865 WOODMOOR DRIVE  
MONUMENT COLORADO

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

DATE:	BY:	DESCRIPTION:

#### LANDSCAPE PLAN NOTES & DETAILS

4

4 OF 4

FILE #

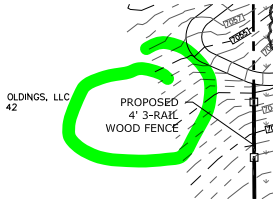
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dsdkendall (7)

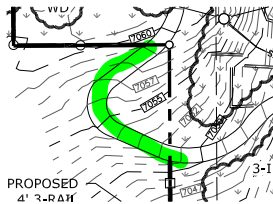


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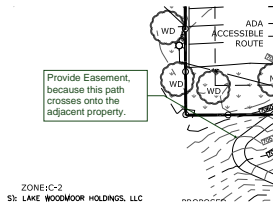
Provide fence detail(s)  
Provide trash enclosure detail.



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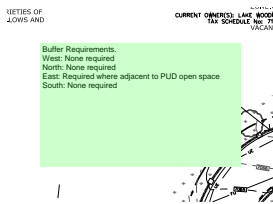


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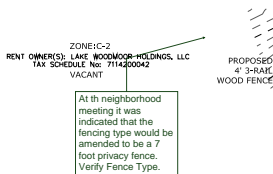
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Provide Easement, because this path crosses onto the adjacent property.



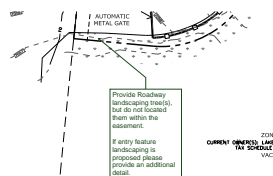
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Buffer Requirements.  
West: None required  
North: None required  
East: Required where adjacent to PUD open space  
South: None required



**Subject:** Callout  
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**Author:** dsdkendall  
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At th neighborhood meeting it was indicated that the fencing type would be amended to be a 7 foot privacy fence. Verify Fence Type.

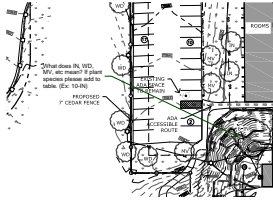


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Provide Roadway landscaping tree(s), but do not located them within the easement.

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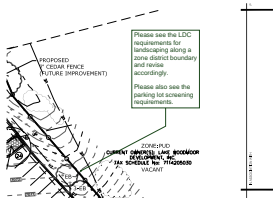
dsdrecording (1)



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What does IN, WD, MV, etc mean? If plant species please add to table. (Ex: 10-IN)

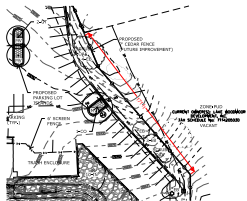
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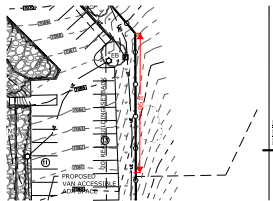
Please see the LDC requirements for landscaping along a zone district boundary and revise accordingly.

Please also see the parking lot screening requirements.



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171 ft



**Subject:** Length Measurement  
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95 ft