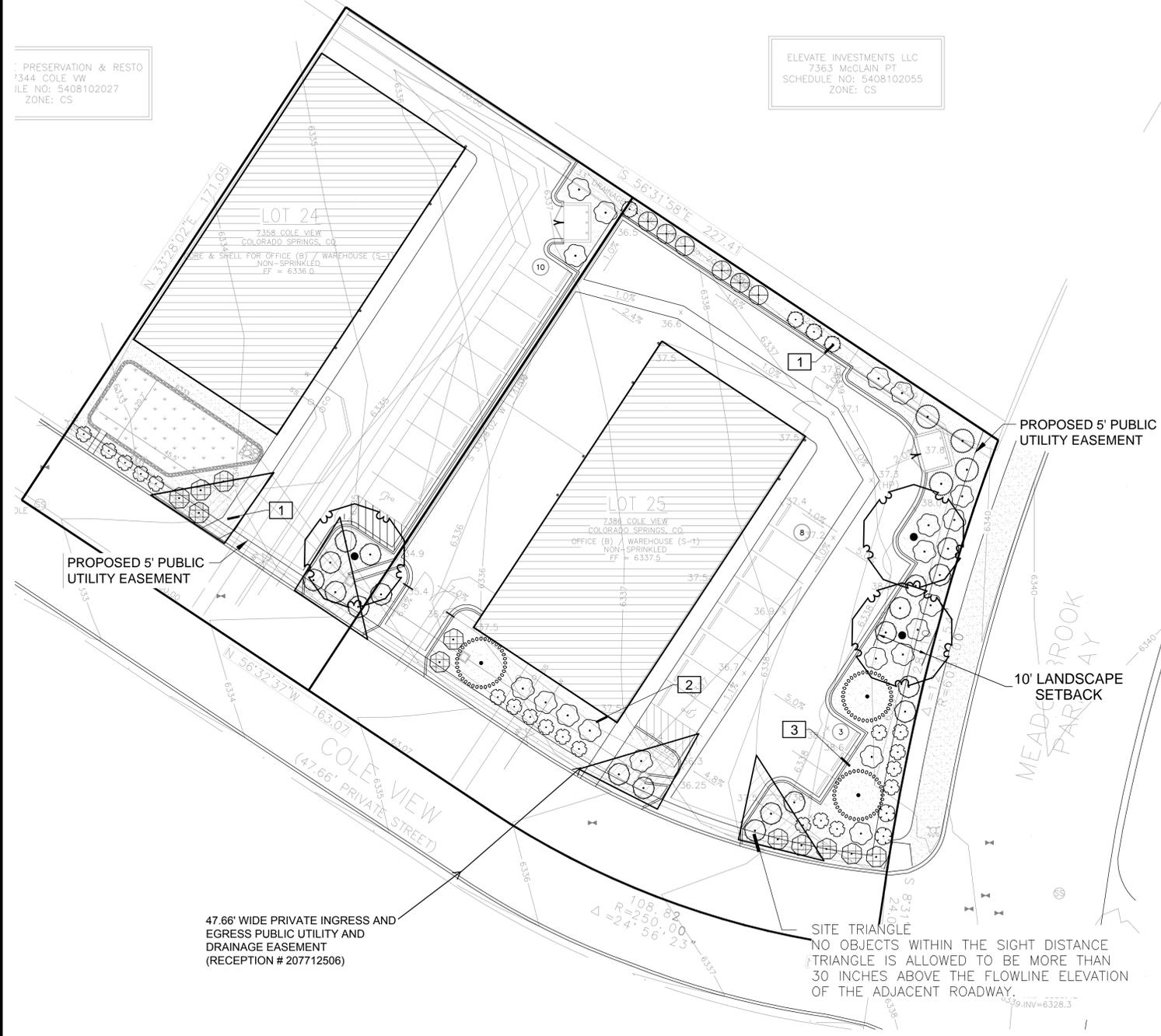


PRESERVATION & RESTO  
7344 COLE VW  
FILE NO: 5408102027  
ZONE: CS

ELEVATE INVESTMENTS LLC  
7363 McCLAIN PT  
SCHEDULE NO: 5408102055  
ZONE: CS



## OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'

### PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
- THIS SITE HAS HEAVY CLAY SOIL. THE SOI SHALL BE AMENDED WITH THE MICRONUTRIENTS LISTED WITHIN THE SOILS ANALYSIS CHART ON SHEET L2.0. SQUEEGEE ROCK SHALL BE APPLIED WITH THESE AMENDMENTS AND TILLED INTO THE TOP 8" OF THE SOIL.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAIL SHEET L2.0
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

### PLANT SCHEDULE

QUANTITIES FOR REFERENCE ONLY.  
VERIFY ALL QUANTITIES PER PLAN

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CALL
	GTS	3	SHADEMASTER LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	B & B	1.5" CAL
	PE	3	PINON PINE / PINUS EDULIS	4	HEIGHT
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	FIELD2
	AC	19	MANZANITA / ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	5 GAL	
	CI2	19	LITTLE LEAF MOUNTAIN MAHOGONY / CERCOCARPUS INTRICATUS	5 GAL	
	CMF	6	FERNBUSH / CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH'	5 GAL	
	JM2	4	MOONGLOW JUNIPER / JUNIPERUS SCOPULORUM 'MOONGLOW'	10 GAL	
	POD	20	DIABLO NINEBARK / PHYSOCARPUS OPULIFOLIUS 'DIABLO'	5 GAL	
	PBP	2	SAND CHERRY / PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	
	RG	11	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL	
GRASSES	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	FIELD2
	SW	4	BIG SACATON / SPOROBOLUS WRIGHTII	1 GAL	
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	FIELD2
	NL2	772 SF	SEEDED AREA / TURF TYPE TALL FESCUE 10 LBS PER 1000 SQUARE FEET.	SEED	
MULCHES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	FIELD2
	AGG	7,208 SF	RIVER ROCK MIXTURE / AGGREGATE MATCH ADJACENT SITES AND PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH	

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
2	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
3	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	

**NO TREES TO BE PLANTED WITHIN 6' FROM ELECTRIC LINES TO BASE OF TREE PER EL PASO COUNTY STANDARDS**

### SITE CATEGORY REQUIREMENTS

ROADWAY LANDSCAPING (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street Classification	Setback Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Meadowbrook Py - E	Non-arterial	10 / 10' +	128	1 / 30	4 / 4
Shrub and Orn. Grass Substitutes	Setback Plant Abbrev. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	High Water-use Turf %		
0 / 0	-	75% / 75%	0%		
PARKING LOTS					
No. of Vehicle Spaces Provided	Shade Trees (1/15) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)	
Lot 24: 10	0 / 0	Meadowbrook Py - E	128	85	
Lot 25: 11					
Frontage Screening Provided (LF)	Evergreen LF Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided	
85+	43+	-	N/A	75% / 80%	
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	Internal Trees (1/500 SF) Shrub Sub Req/Prov	
Lot 24: 17,104	5%	856 / (856+)	2 / 1	10 / 10	
Lot 25: 25,398		1,270 / (1,270)	2 / 1	10 / 10	
Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided				
IN	75% / 75%				
LANDSCAPE BUFFERS & SCREENS					
Street Name or Property Line (elev.)	Width (in. ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (50%) / Provided	Length of 6 ft. Opaque Structure Req. / Prov.

#### Licensure Notes:

This document is for City review and approval only.

This document is not a construction drawing unless stamped by the Landscape Architect of record. Projects require a stamped set of construction documents for landscape improvement installation.

REVISIONS:
City Comment: 08.15.17
City Comment: 08.21.17
City Comment: 09.13.17
City Comment: 09.21.17



COVERTEC - LOT 24  
SITE DEVELOPMENT PLAN  
FINAL LANDSCAPE PLAN

PROJ. NO.:	
DATE:	06.01.17
SCALE:	See Sheet
DRAWN BY:	JRO
CHKD BY:	NAM
SHEET	5

