



SCHEMATIC LANDSCAPE DIAGRAM

CLIMATE ZONE (FIG. 4 LANDSCAPE POLICY MANUAL): FOOTHILLS AND PLAINS

PLANT COMMUNITIES	
1	SEMI-ARID SHRUBLANDS
2	PINON-JUNIPER WOODLANDS
3	PRAIRIE
4	LOWER ELEVATION RIPARIAN
5	FOOTHILL SHRUBLANDS
6	PONDEROSA PINE FOREST
7	UPPER ELEVATION RIPARIAN
8	DOUGLAS FIR FOREST

HYDROZONES	
V	VERY LOW (0-7 INCHES/YEAR)
L	LOW (7-15 INCHES/YEAR)
M	MODERATE (15-25 INCHES/YEAR)
H	HIGH (MORE THAN 25 INCHES/YEAR)

LANDSCAPE SETBACKS									
STREE NAME	STREET CLASSIFICATION	WIDTH REQ / PROV	LINEAR FOOTAGE	TREE/FEET REQUIRED	# OF TREES REQ / PRO	SHRUB SUBS (10-5 GAL = 1 TREE) REQ / PROV	ORNAMENTAL GRASS (2-1 GAL = 1 SHRUB) SUB REQ / PROV	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ/PROV
E. FOUNTAIN BLVD.	PRINCIPAL ARTERIAL	25' / 25'	328'	1 / 20'	17 / 13	40 / 100	0 / 0	F	75% / 80 %
ACADEMY PARK LOOP	MINOR ARTERIAL	20' / 20'	343'	1 / 25'	14 / 11	50 / 81	0 / 0	A	75% / 80 %
ZAMORA CIRCLE ?	NON ARTERIAL	10' / 10'	290'	1 / 30'	10 / 9	10 / 52	0 / 0	Z	75% / 80 %

MOTOR VEHICLE LOTS									
# OF VEHICLE SPACES PROV	SHADE TREES (% SPACES) REQ/PROV	VEHICLE LOT STREET NAME	LENGTH OF FRONTAGE (EXCLUDES DRIVES)	½ LENGTH OF FRONTAGE	MIN 3' SCREEN PLANTS REQ / PROV	EVERGREEN PLANTS REQ 50% / PROV	LENGTH OF SCREENING WALL OR BERM PROVIDED	VEHICLE LOT PLANT ABBREVIATION ON PLAN	% OF GROUND PLANE VEG REQ/PROV
25	2 / 2	E. FOUNTAIN BLVD	330'	220'	73 / 33	37 / 4	N/A	N	75% / 85%
		ACADEMY PARK LOOP	256'	171'	57 / 61	29 / 14	N/A	Y	75% / 85%

INTERNAL LANDSCAPING							
NET SITE AREA	PERCENT MINIMUM INTERNAL AREA	INTERNAL AREA (SF) REQ / PROV	INTERNAL TREES (1 / 500 SF) REQ / PROV	SHRUB SUBSTITUTES REQ/PROV	ORNAMENTAL GRASS SUBS REQ / PROV	INTERNAL PLANT ABBREVIATION DENOTED ON PLAN	% OF GROUND PLANE VEG REQ/PROV
92,748 SF	5% = 4,637 SF	4,637 SF / 8,311 SF	10 / 10	0 / 199	N/A	I	75% / 85%

LANDSCAPE BUFFERS AND SCREENS							
STREET NAME OR PROPERTY LINE	WIDTH REQ / PROV	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ / PROVIDED	EVERGREEN TREES REQ 50% / PROV	LENGTH OF 6' OPAQUE STRUCTURE REQ/PROV	BUFFER TREE ABBREVIATION DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ/PROV
NA	NA	NA	NA	50% / 100%	N/A	X	75% / 80%

PERCENT SIGNATURE PLANTS			
	TOTAL	TOTAL SIGNATURE PLANTS	% SIGNATURE TREES
TREES	45	45	100%
SHRUBS	637	585	92%
ORNAMENTAL GRASSES, GROUND COVERS/ PERENNIALS	32	32	100%

CITY OF COLORADO SPRINGS REQUIREMENTS:

INSTALLATION, VERIFICATION, AND DEFERRAL
Chapter 7, Article 4, Section 309
A. Administration and Enforcement
The requirements of this Section are administered and enforced by City Planning in compliance with Article 5, Part 10 Zoning Enforcement, of this Zoning Code as deemed necessary and desirable to protect the public health, safety and welfare. As such, all steps regarding abatement or enforcement of remedies shall be consistent with the legal measures available to the Development Review Manager.

B. Installation
All landscaping, irrigation system and other site work shown on the approved landscape and irrigation plans shall be properly installed and stabilized against soil erosion and/or financially assured, prior to issuance of a Certificate of Occupancy, or prior to issuance of a building permit in the case of a double frontage lot streetscape requirement or common area, or prior to final development plan approval for the conversion of vacant land to nonresidential use that does not involve the construction of a structure.

C. REQUIRED VERIFICATION
THE OWNER OR DEVELOPER SHALL PROVIDE AN INSPECTION AFFIDAVIT EXECUTED BY BOTH THE QUALIFIED LANDSCAPE PLAN DESIGNER AND THE QUALIFIED IRRIGATION PLAN DESIGNER, WHICH CERTIFIES THAT ALL COMPONENTS HAVE BEEN PROPERLY INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS. IN LIEU OF THE PROVISION OF A PROPERLY EXECUTED INSPECTION & AFFIDAVIT, CITY PLANNING SHALL INSPECT AND VERIFY THE INITIAL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION SUBJECT TO COMPLIANCE WITH THIS PART.

D. Deferral of Installation
In cases where all or some portion of the required landscaping, irrigation system or other site work can not be installed due to seasonal conditions that would jeopardize the health of plant materials or prohibit the installation of the irrigation system or plant materials; or due to the unavailability of plant material, or to construction activities, the owner or developer may make the following Arrangements in order to secure a Certificate of Occupancy:
1. An acceptable financial assurance shall be posted with the Development Review Manager. Acceptable financial assurances shall include cash, certificates of deposit, irrevocable letters of credit, performance bonds and escrow accounts. Said assurance shall be accompanied by a description of the uncompleted landscaping, irrigation system and/or site work and an estimate of the cost required to complete the same. The assurance shall be an amount equal to the cost estimate.

2. The owner or developer shall agree in writing that he or she, or any successors or assigns, shall complete the required landscaping, irrigation system, and/or site work within one year or less from the date of issuance of the Certificate of Occupancy.

3. The financial assurance shall be released once all of the required landscaping, irrigation system, and/or site work has been installed, and verified in compliance with this Part.

Policy 309.

1. Where seeding is permitted, it shall be financially assured and the assurance shall not be totally released until the seeding is considered to be established in a healthy state by City Planning.

2. Inspection affidavit forms Appendix J and Appendix K, shall be available from City Planning.

3. A functional test of the irrigation system shall be performed by the installer and verified by the qualified designer, or be verified by City Planning in conformance with 7.4.310.B of the Landscape Code.

4. Financial assurances shall contain the basic provisions of the acceptable forms for financial assurances available from City Planning.

5. Installation Standards:

A. In motor vehicle lot planting areas compacted by site grading, soil shall be structurally renovated (tilled), or removed and replaced, to a depth of thirty inches (30").

B. All plants shall meet or exceed standards established by the Colorado Nursery Act, and the "American Standard of Nursery Stock". All plants shall be typical of their species, healthy, free of disease, insect pests and mechanical injuries, have adequate root systems, and otherwise be consistent with the intent of the Landscape Code and Landscape Policy Manual.

C. Installation shall be in accordance with the Planting Details in Appendix H with regard to planting hole depth, size and shape, rootball preparation, construction of water basins, appropriate staking and guying, mulching and watering.

D. Seeded landscape areas shall have no bare areas larger than six inches by six inches (6"x 6") after germination.

MAINTENANCE ASSURANCE

Chapter 7, Article 4, Section 310
A. Compliance Inspection
City Planning shall perform a landscape compliance inspection two (2) years after the initial landscape installation is verified in conformance with Section 309.C of this Part.

B. Alternative to Inspection Affidavit
When a properly executed inspection affidavit is not provided as required by this Part, the owner or developer shall post an acceptable financial assurance with the Development Review Manager for a two (2) year period that guarantees the maintenance in good condition of all required landscaping components, except irrigation system components, and the replacement or repair of said components. City Planning will then inspect and verify the initial landscape and imigation system installation.

C. Type and Amount of Assurance
Acceptable financial assurances shall include cash, certificates of deposit, irrevocable letters of credit, performance bonds and escrow accounts. The amount of the assurance shall be established in the Landscape Policy Manual. Said assurance shall be reduced in conformance with the procedures established in the Landscape Policy Manual.

Policy 310.
1. The amount of the financial assurance for maintenance shall be ten percent (1 0%) of the cost of the required landscape installation. No financial assurance shall be required for the irrigation system.

2. The amount of the financial assurance for maintenance may be reduced by the cost of verified, required plant replacements, on A one-time basis, during the two-year assurance period.

D. Release of Assurance
The financial assurance shall be released once City Planning verifies that all of the required landscaping has been maintained in compliance with the requirements and standards of this Landscape Code and the Landscape Policy Manual for a period of two (2) years from the date of verification of the initial landscape installation.

FOR BID ONLY

THIS DOCUMENT IS FOR CITY REVIEW AND DEVELOPMENT PLAN APPROVAL ONLY

THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD

DISCLAIMER:
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM; OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTY'S FAILURE TO COMPLETE THEIR WORK SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.



AR DP 14-00499

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PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
04-11-14	Initial Bid Set
08-12-14	Development Plan
12-17-14	DP Resubmittal #1

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
KURT KOETHER, PLA

LICENSE NO. 0000959

PROJECT MANAGER
MARLEY PHILLIPS

QUALITY CONTROL
KIEW KAM, PE

DRAWN BY
KK

PROJECT NAME

CIRCLE K

COLORADO SPRINGS
COLORADO

E. FOUNTAIN BLVD. &
ACADEMY PARK LOOP



PROJECT NUMBER
20130780

SHEET TITLE

FINAL LANDSCAPE
PLAN NOTES AND
REQUIREMENTS

SHEET NUMBER

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