

See Section 6.2.2.E. in the Land Development Code for details about Internal Landscaping requirements.

If you cannot meet this requirement please discuss the justification for your alternative plan in the Letter of Intent

Per Section 6.2.2.C.1. in the Land Development Code, a tree of a type suitable for parking lots shall be provided for every 15 parking spaces in parking lots with 15 or more parking spaces. The required trees may be clustered and shall be located in a manner which will divide and break up expanses of paving and long rows of parking and create a canopy effect over the parking lot.

If you cannot meet this requirement please discuss the justification for your alternative plan in the Letter of Intent

S. Calhan Hwy is a Minor Arterial Roadway which requires 1 tree per 25 feet and has a 20 foot depth of roadway landscaping area.

If you cannot meet this requirement please discuss the justification for your alternative plan in the Letter of Intent

OWNER/DEVELOPER
K. MARC FITZWATER
9758 VISTAS PARK DR
PEYTON CO, 80831-8381
719-243-9168
marc@i68consulting.com

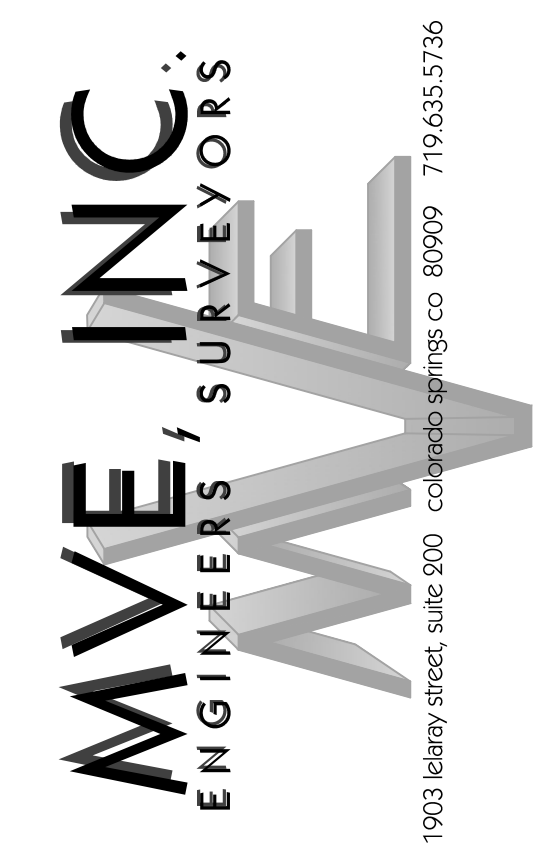
CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

ZONING
AGRICULTURAL (A-35)

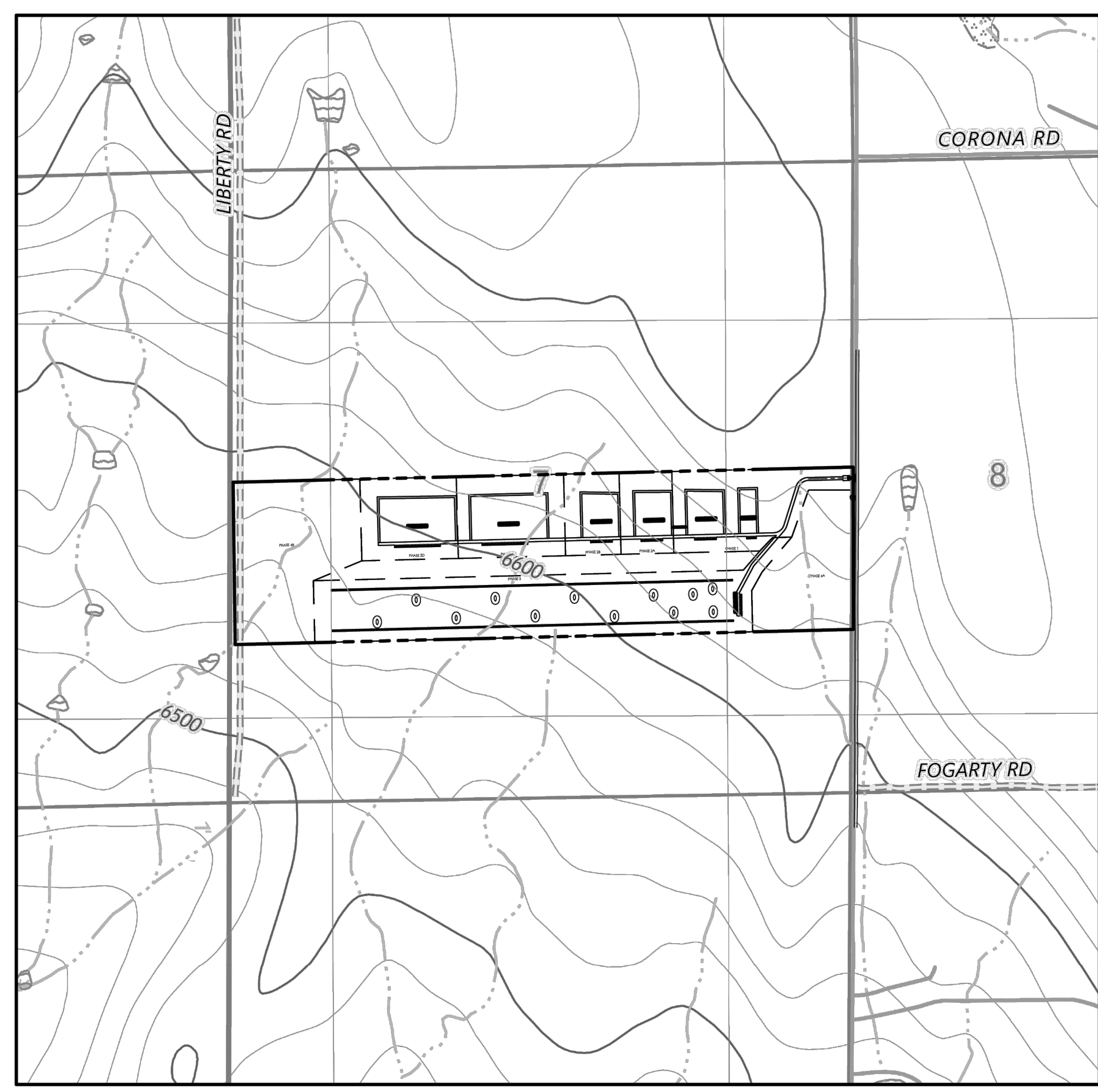
PARCEL SIZE
158.4±

TAX SCHEDULE NO.
1300000712

PROPERTY ADDRESS
6954 S CALHAN HIGHWAY
CALHAN, CO 80808



REVISIONS

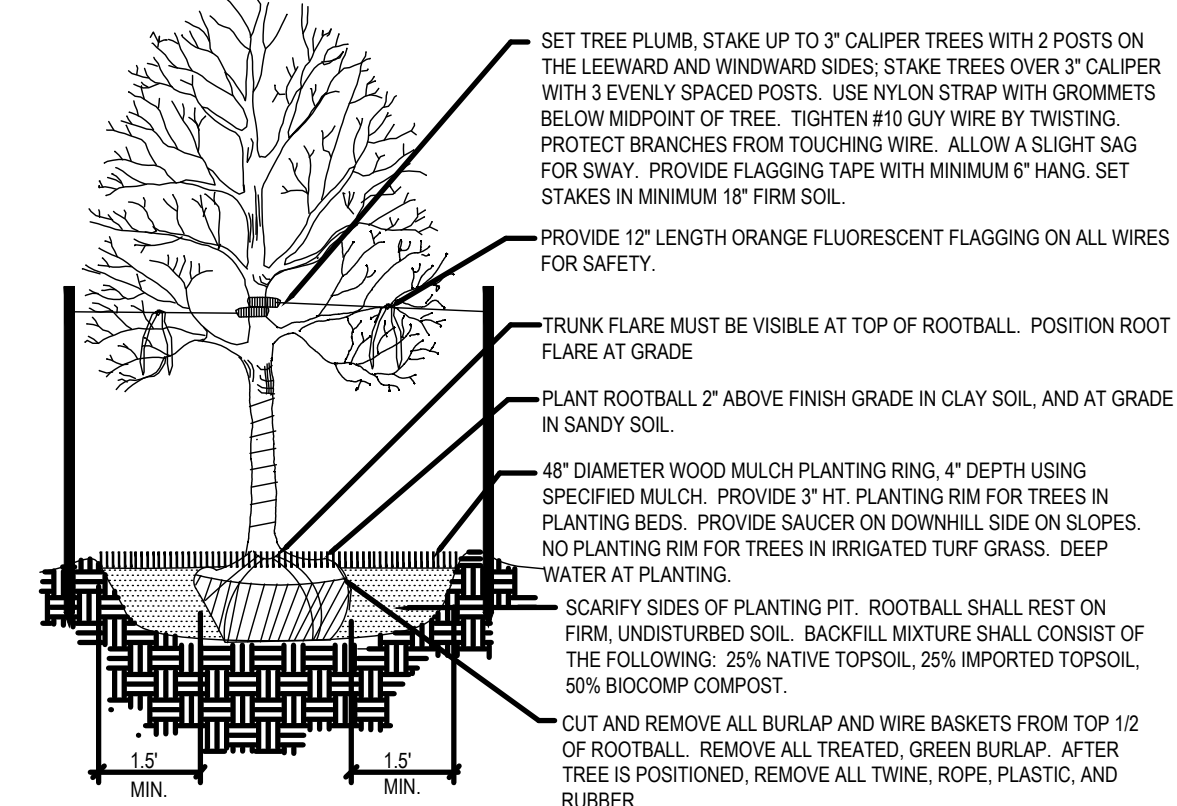


SITE MAP
SCALE: 1"=100'

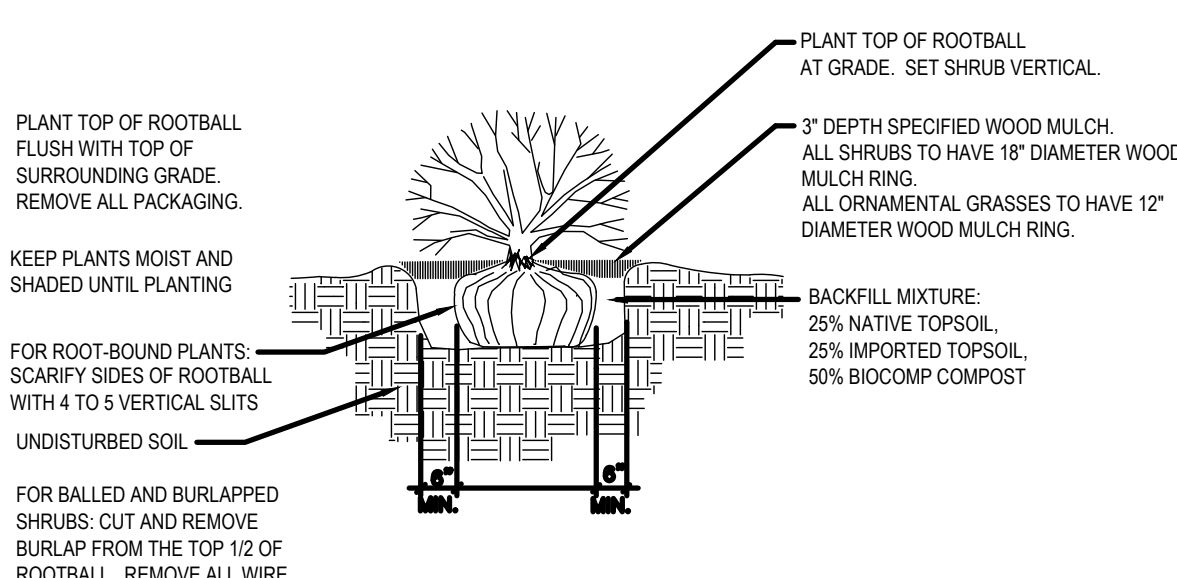


PLANTING DETAILS

- NOTES:**
- DO NOT REMOVE OR CUT LEADER
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE.
 - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



1 Deciduous Tree Planting Detail
SCALE: NOT TO SCALE

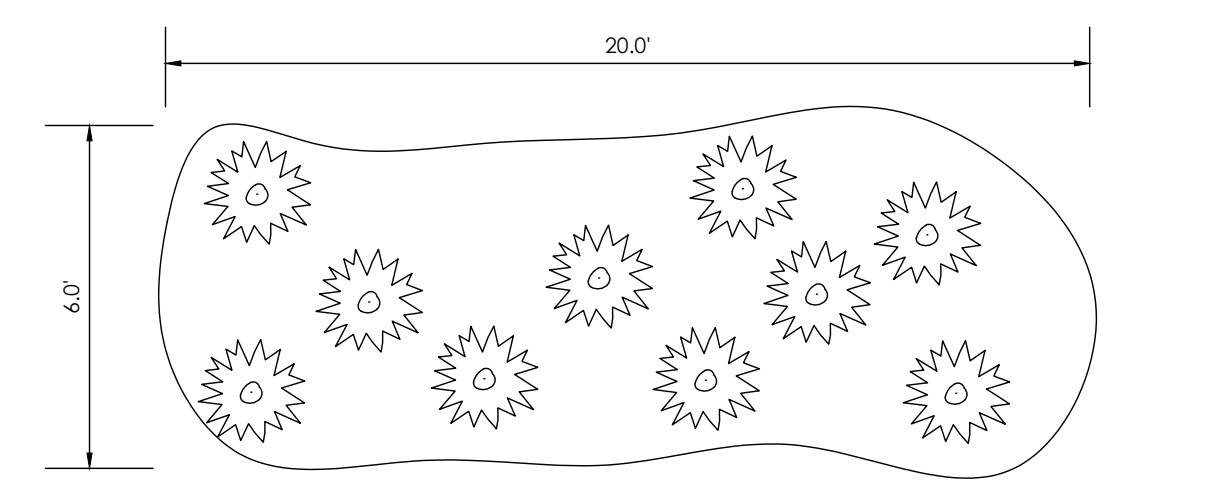


2 Shrub Planting Detail
SCALE: NOT TO SCALE

CLIMATE ZONE: PLAINS
PLANT COMMUNITIES: PLAINS AND LOWER ELEVATION RIPARIAN

LANDSCAPE NOTES

- OWNERS WELL WATER IS NOT DESIGNATED FOR IRRIGATION. WATERING OF ALL LANDSCAPE AREAS TO BE PERFORMED BY OWNER UNTIL PLANTS ARE ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM OWNER GIVEN PRIOR TO INSTALLATION. NOTIFY OWNER PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, LANDSCAPE WEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.



3 Berm with Shrubs Detail
SCALE: NOT TO SCALE

LANDSCAPED BERM NOTES

- NATIVE SHRUBS FOR COLORADO HIGH PLAINS TO BE SELECTED FROM THE COLORADO STATE UNIVERSITY EXTENSION SHRUB TABLE FOR LOW-WATER NATIVE PLANTS.
- TEN (10) SHRUBS PER BERM.
- BERM SHALL BE 6' X 20' AND 3' HIGH AND SHALL BE CONSTRUCTED OF NATIVE TOP SOIL, THEN RESEDED WITH NATIVE GRASS MIX, "EL PASO COUNTY ALL PURPOSE SEED MIX".
- SHRUBS SHALL BE HAND WATERED BY THE OWNER PER COLORADO STATE UNIVERSITY EXTENSION'S RECOMMENDED GUIDELINES.

The GEC Plans reference seeding and mulching to be per the approved landscaping plans. I do not see seed mix and mulching specifications or limits on these plans. Please clearly delineate seeding and mulching limits so it is clear all areas will be stabilized.

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

+158 Acre Parcel
168 Training Facility

LANDSCAPE PLAN

PLAN SHEET

MVE PROJECT 61224
MVE DRAWING DEV-LS

OCT.30, 2024
SHEET 1 OF 1

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT