

Per Appendix D in the Land Development Code, Landscaping Options for Roadway Landscaping Area in Rural Areas

A minimum of 75% of the length of the road should incorporate either berms (3' minimum height) or shrubs (3' mature height minimum), with 50% of the length having shrubs. Trees are recommended only as an accent.

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

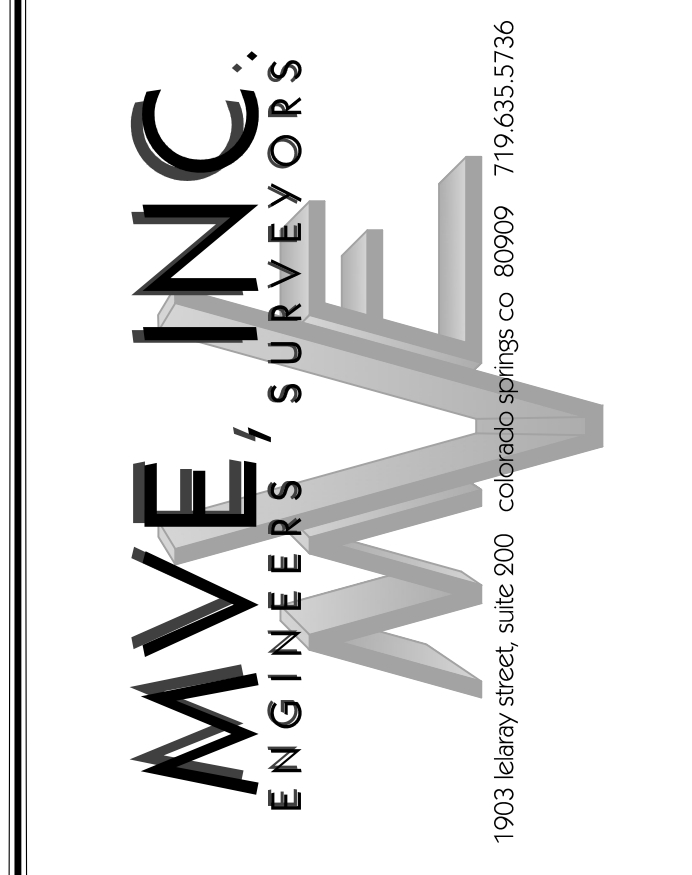
**CONSULTANT/ENGINEER**  
 M.V.E., INC.  
 1903 LELARAY STREET, SUITE 200  
 COLORADO SPRINGS, CO 80909  
 (719) 635-5736

**ZONING**  
 AGRICULTURAL (A-35)

**PARCEL SIZE**  
 158.45±

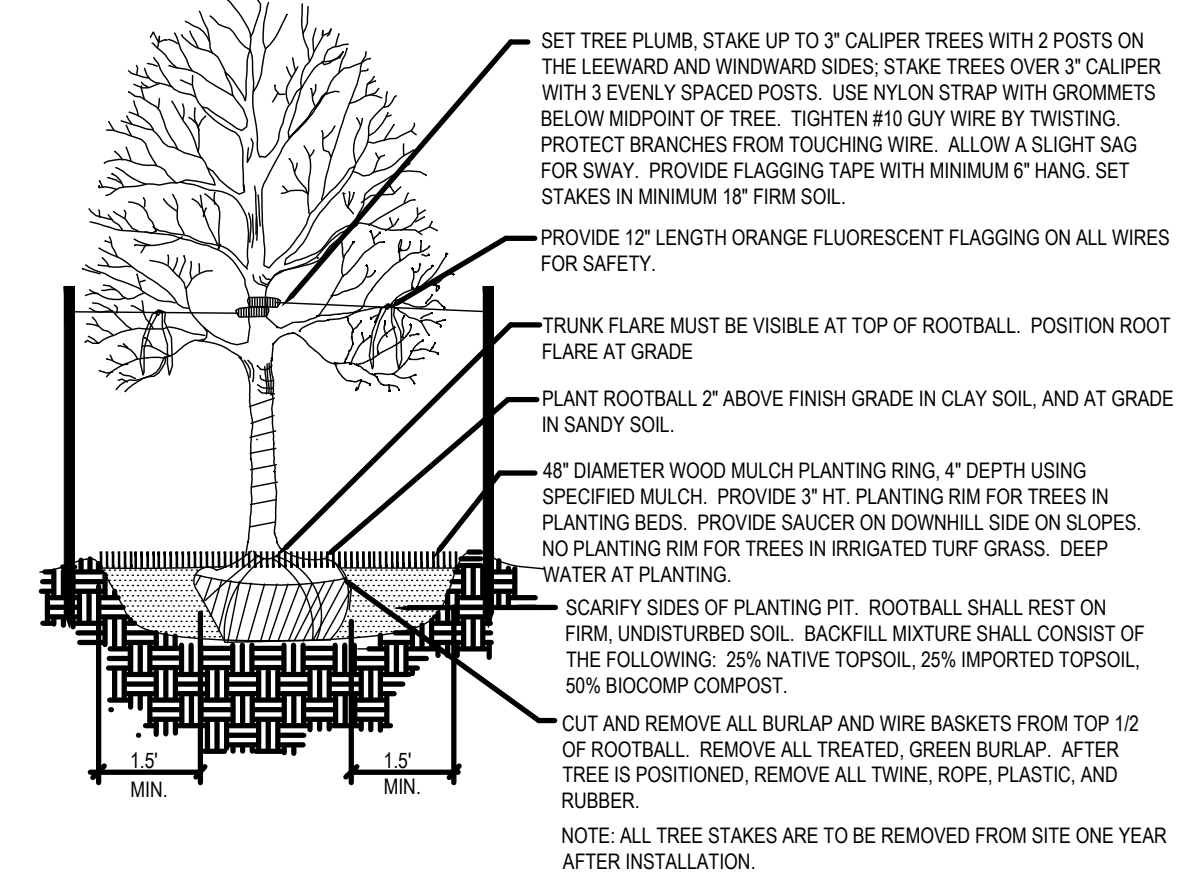
**TAX SCHEDULE NO.**  
 1300000712

**PROPERTY ADDRESS**  
 6954 S CALHAN HIGHWAY  
 CALHAN, CO 80808

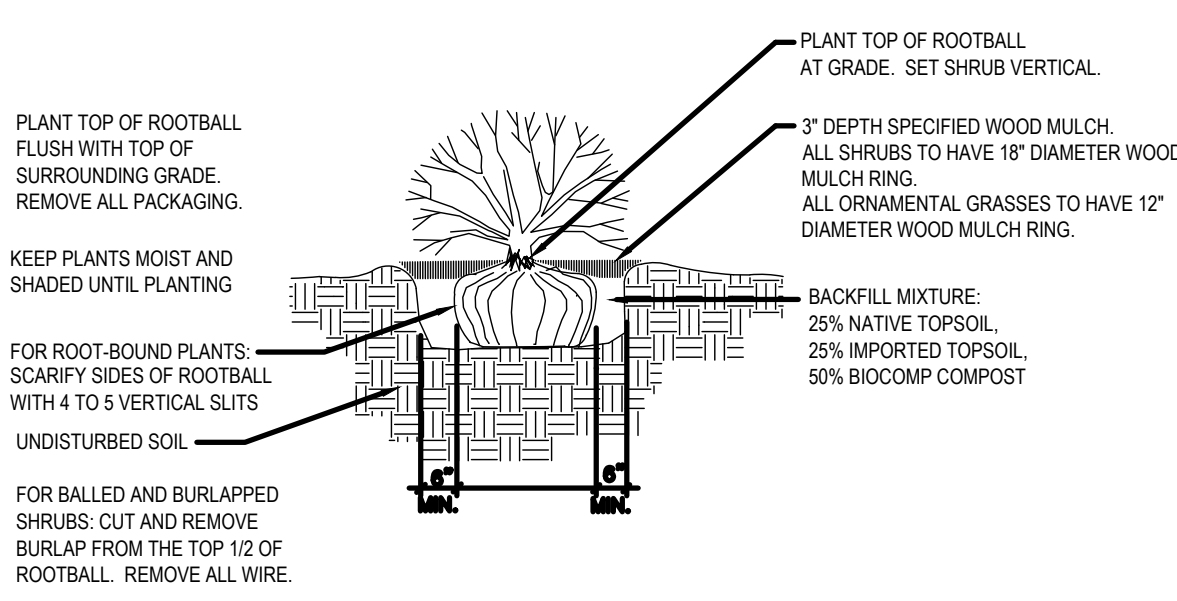


**PLANTING DETAILS**

- 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**  
 NOT TO SCALE

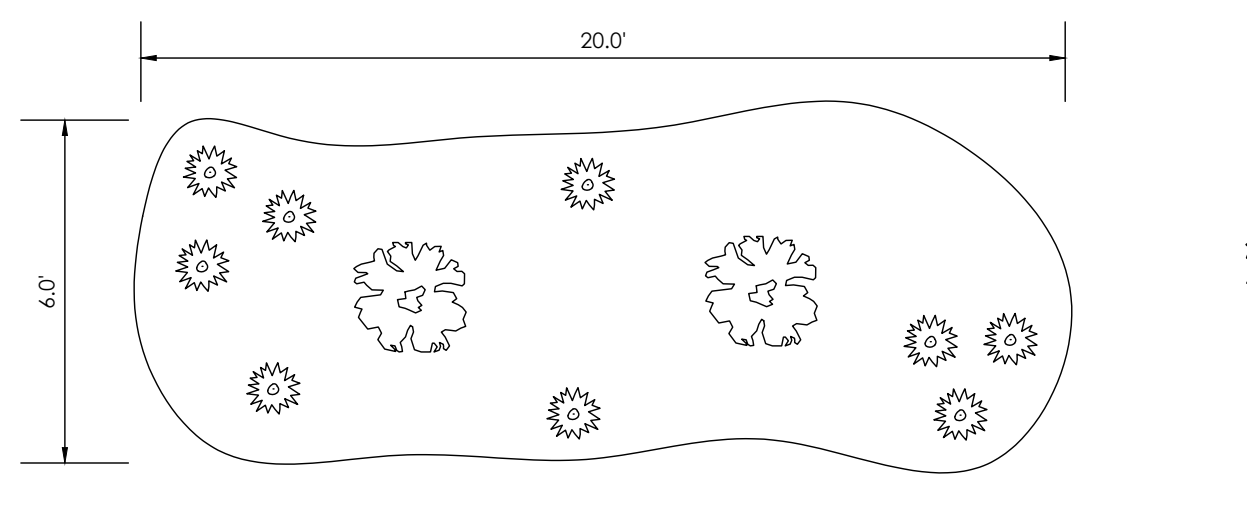


**2 Shrub Planting Detail**  
 SCALE: NOT TO SCALE

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

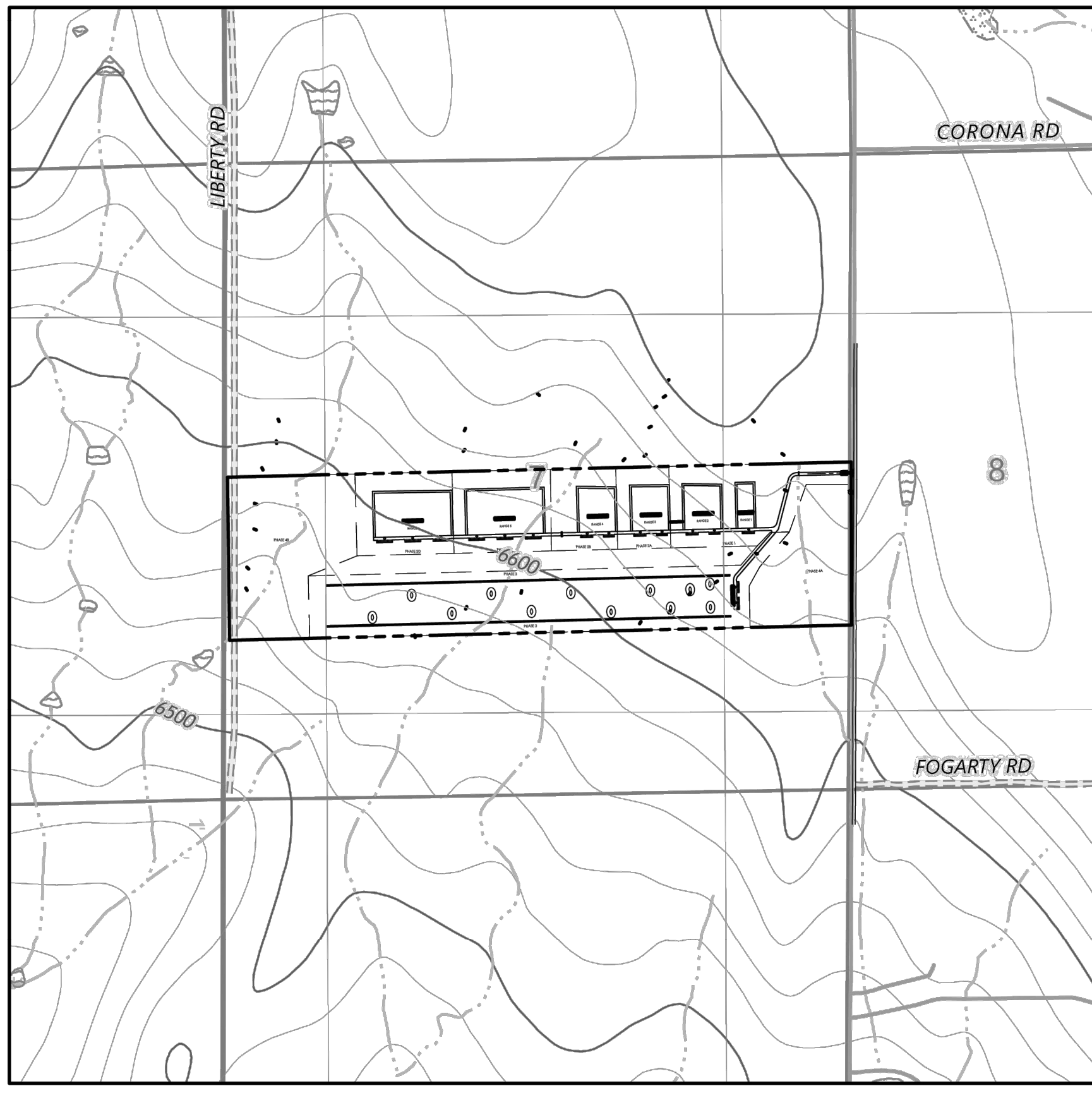
**LANDSCAPE NOTES**

- OWNER'S WATER WELL HAS NOT BEEN ESTABLISHED. 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.
- OWNER IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. OWNER MAY PROVIDE SUBSTITUTIONS OF LANDSCAPE MATERIALS. OWNER MAY ALTER LANDSCAPE MATERIAL LOCATIONS DUE TO ON-SITE CONDITIONS.
- OWNER IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, NATIVE GRASS, AND WORKMANSHIP.
- 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.
- PLANTING DETAILS FOR BARE ROOT SCRUBS AND SEEDLING TREES TO BE UTILIZED:
  - REMOVE PACKING MATERIAL FROM BARE ROOTS
  - SOAK ROOTS IN BUCKET OF TEPID WATER FOR 30 TO 60 MINUTES (MAXIMUM)
  - KEEP ROUTES MOIST AT ALL TIMES PRIOR TO AND DURING PLANTING
  - DIG HOLE TWICE THE SIZE OF ROOT SPREAD.
  - BACKFILL WITH UNALTERED NATIVE SOIL. MYCORRHIZAL FUNGI AND BONE MEAL MAY BE ADDED BACKFILL
  - STAKE SEEDLINGS IF NECESSARY
  - DO NOT FERTILIZE BARE ROOT SCRUBS AND SEEDLING TREES WITHIN FIRST YEAR OF GROWTH
  - PROPER MOISTURE IS CRITICAL TO THE BARE ROOT SCRUBS AND SEEDLING TREES



**3 Berm with Shrubs Detail**  
 SCALE: NOT TO SCALE

- LANDSCAPED BERM NOTES**
- NATIVE BARE ROOT SHRUBS AND BARE ROOT TREES FOR COLORADO HIGH PLAINS TO BE SELECTED FROM THE COLORADO STATE UNIVERSITY EXTENSION SHRUB TABLE FOR LOW-WATER NATIVE PLANTS.
  - TEN (10) BARE ROOT SHRUBS AND TWO (2) BARE ROOT SEEDLING TREES PER BERM.
  - BERM SHALL BE 6' X 20' AND 3' HIGH AND SHALL BE CONSTRUCTED OF NATIVE TOP SOIL, THEN RESEEDED 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.



**SITE MAP**  
 SCALE 1" = 1000'

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

**DECEMBER 6, 2024**  
**SHEET 1 OF 1**