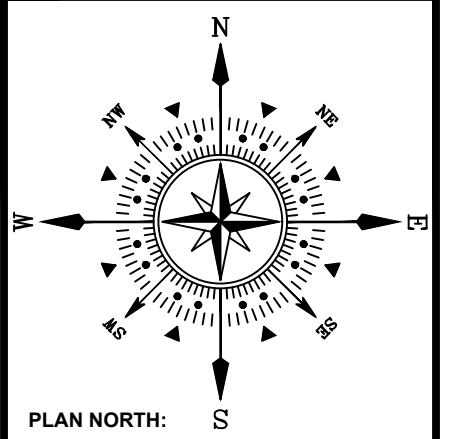


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PROJECT NAME: CITY LINK TRUCKING
PROJECT ADDRESS: 225 N. CURTIS ROAD
PROJECT DESCRIPTION: PEYTON, CO 80930
DEVELOPMENT PLAN

DATE: 09/12/2023
DESIGNED: WFG
CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
R1	05/10/2024	GEM	1) REVISED PLAN

NOTES:

PLAN SCALE: 1" = 30' (OR AS NOTED ON PLAN)

SHEET TITLE: ALTERNATIVE LANDSCAPE PLAN

SHEET NO. 1
1 of 2 SHEETS

FILE NO. PPR2339

EL PASO COUNTY SITE CATEGORY CALCULATION FORMAT GENERAL STANDARDS
6.2.2 Landscape Requirements
ROADWAY LANDSCAPING REQUIREMENTS (6.2.2 (B))

Street Name	Street Classification	Depth of Roadway Landscaping Area	Linear Footage	Required Trees (Trees/Linear Foot of Frontage)	No. of Trees Required / Provided
Curtis Road	Principal Arterial	Required / Provided 25 feet / 25 feet	445 feet	1 per 20 feet	23 / 23
Plan Symbol Abbreviation	Percent ground coverage Required / Provided				
CR	75% / 75%				

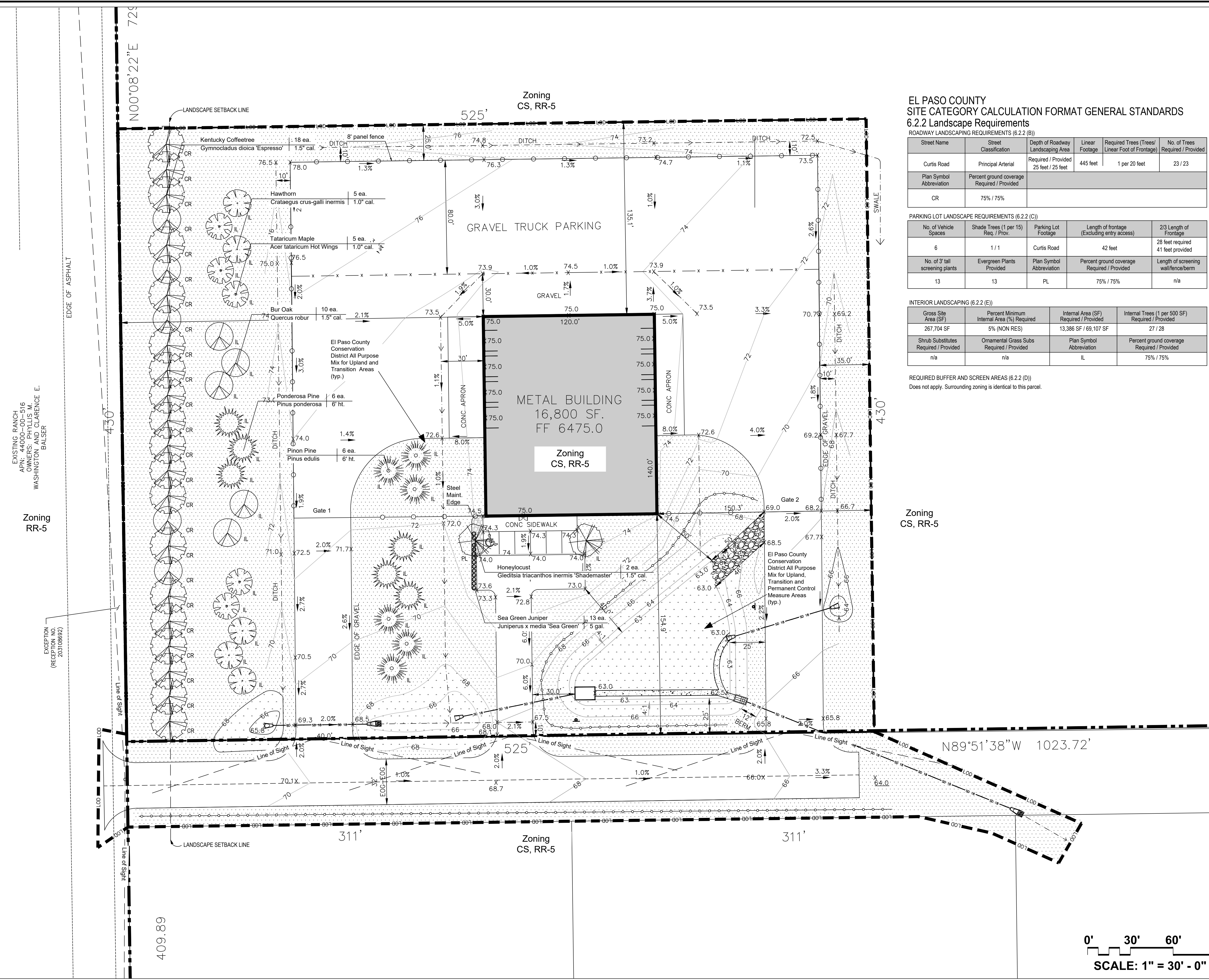
PARKING LOT LANDSCAPE REQUIREMENTS (6.2.2 (C))

No. of Vehicle Spaces	Shade Trees (1 per 15) Req. / Prov.	Parking Lot Footage	Length of frontage (Excluding entry access)	2/3 Length of Frontage
6	1 / 1	Curtis Road	42 feet	28 feet required 41 feet provided
No. of 3' tall screening plants	Evergreen Plants Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided	Length of screening wall/fence/berm
13	13	PL	75% / 75%	n/a

INTERIOR LANDSCAPING (6.2.2 (E))

Gross Site Area (SF)	Percent Minimum Internal Area (%) Required	Internal Area (SF) Required / Provided	Internal Trees (1 per 500 SF) Required / Provided
267,704 SF	5% (NON RES)	13,386 SF / 69,107 SF	27 / 28
Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided
n/a	n/a	IL	75% / 75%

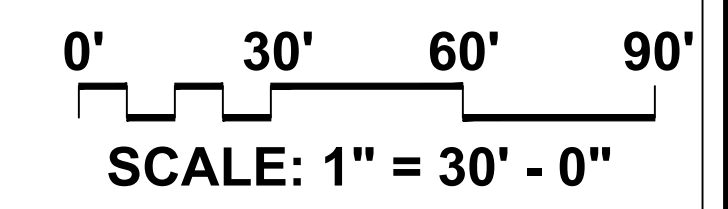
REQUIRED BUFFER AND SCREEN AREAS (6.2.2 (D))
 Does not apply. Surrounding zoning is identical to this parcel.



EXISTING RANCH
 APN: 44000-00-516
 OWNERS: PHYLLIS M. WASHINGTON AND CLARENCE E. BALSER

Zoning RR-5

EXCEPTION (RECEPTION NO. 203106892)



LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

TREES							
SYMBOL	QTY	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	2	[HJ]	<input type="checkbox"/>	SHADBLASTER MONTICLOUST (Diospyros leucomelaena)	40-57 30-47	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
	18	[KJ]	<input type="checkbox"/>	KENTUCKY COFFEE TREE (Gymnocladia dioica)	40-67 30-47	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
	6	[PJ]	<input type="checkbox"/>	PONDEROSA PINE (Pinus ponderosa)	55-67 20-37	6' H.	B&B Nursery Green. Size to meet or exceed AAN, min. size
	6	[PJ]	<input type="checkbox"/>	FRONK PINE (Pinus edulis)	10-27 10-27	6' H.	Container Green. Size to meet or exceed AAN, min. size
	5	[TA]	<input type="checkbox"/>	TATARICUM MARLE (Acer tataricum Hb. Vireg.)	15-27 15-27	1.5' cal.	Container Green. Size to meet or exceed AAN, min. size
	5	[TA]	<input type="checkbox"/>	HAWTHORN (Crataegus crug-galli-nervis)	20-37 20-37	1.5' cal.	Container Green. Size to meet or exceed AAN, min. size
	10	[BU]	<input type="checkbox"/>	BUR OAK (Quercus robur)	50-67 30-47	1.5' cal.	Container Green. Size to meet or exceed AAN, min. size

SHRUBS							
SYMBOL	QTY	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	13	[SQ]	<input type="checkbox"/>	SEA GREEN JUNIPER (Juniperus s. media Sea Green)	6-8 6-8	5 gal.	Container Green. Size to meet or exceed AAN, min. size

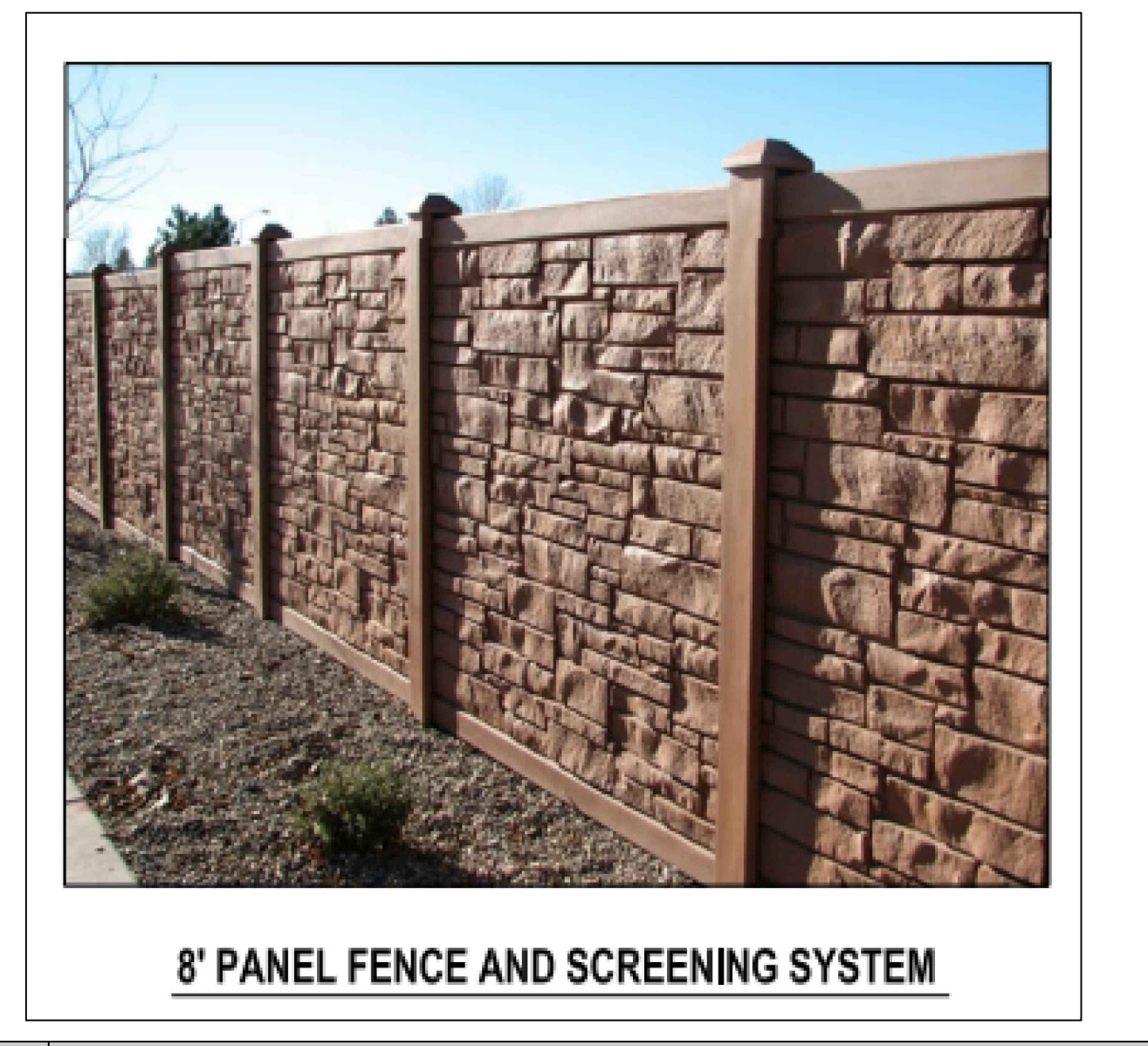
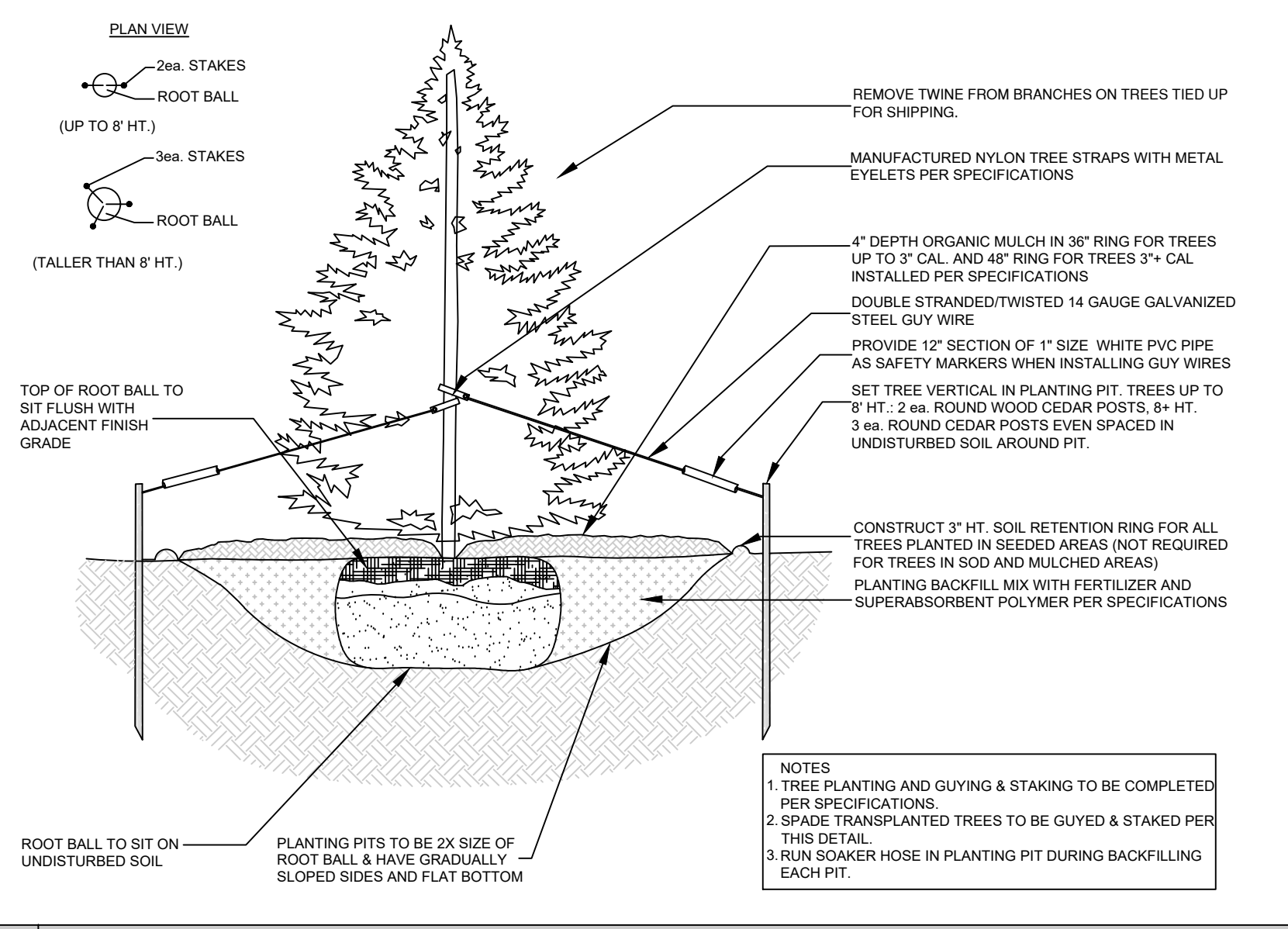
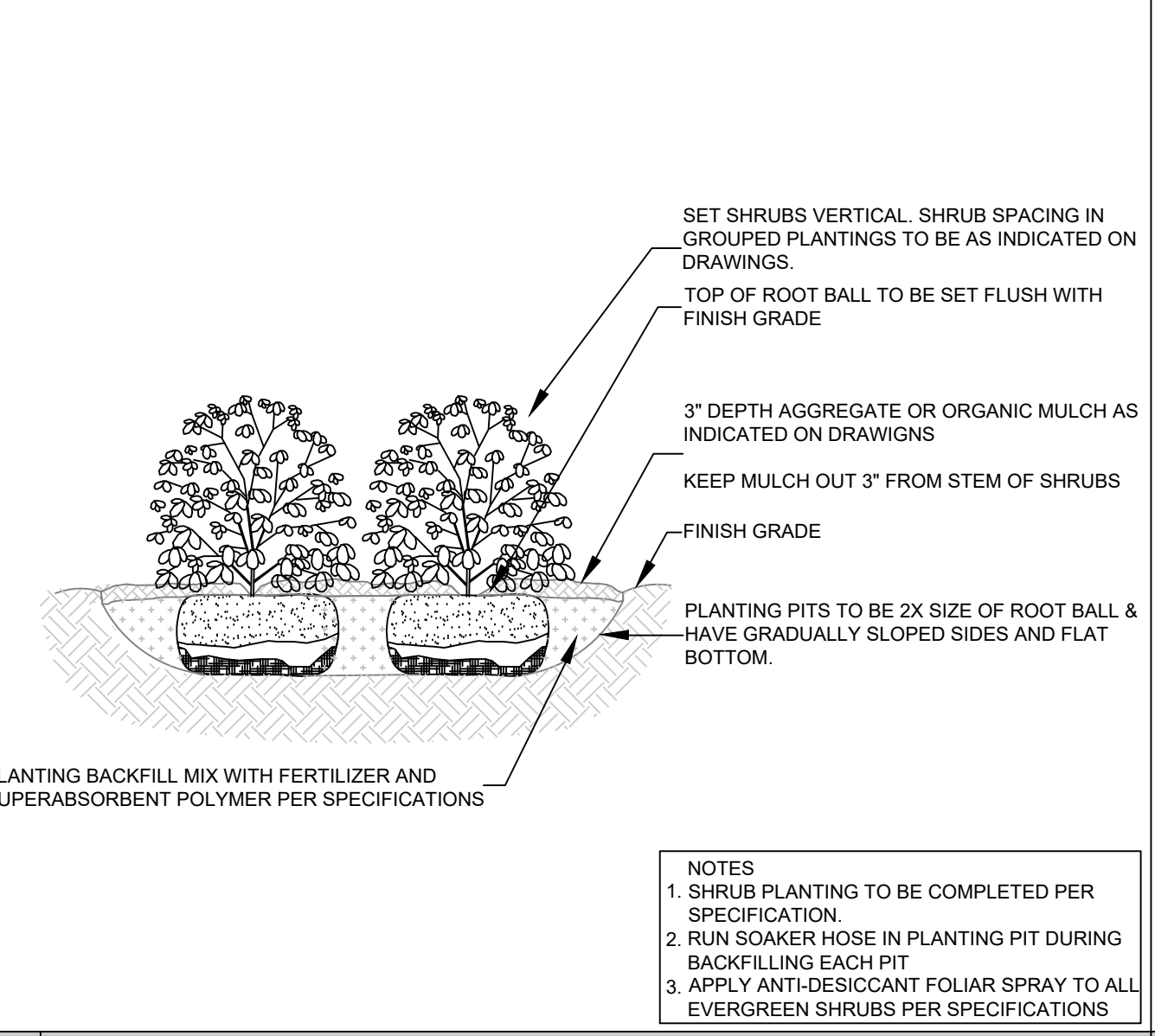
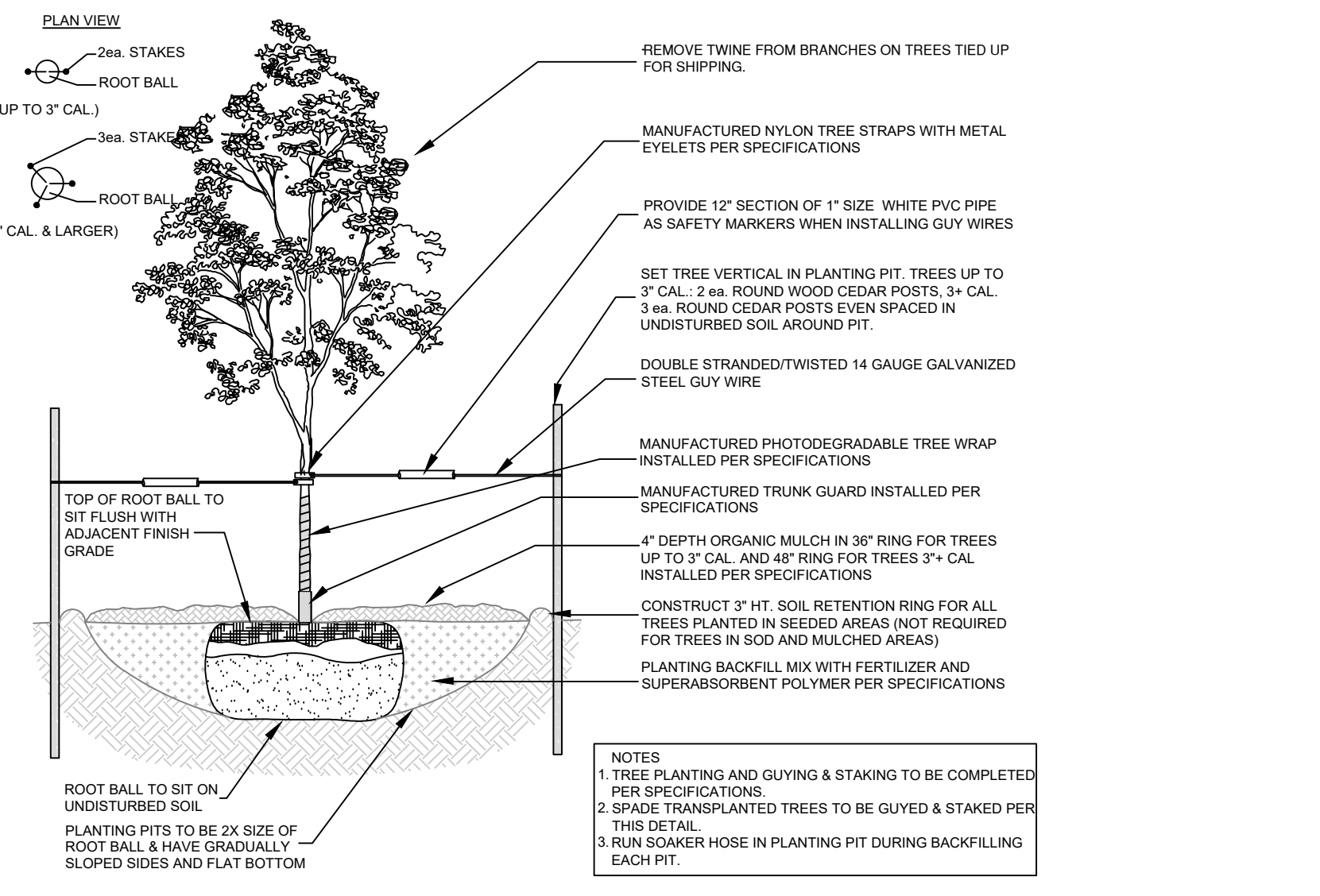
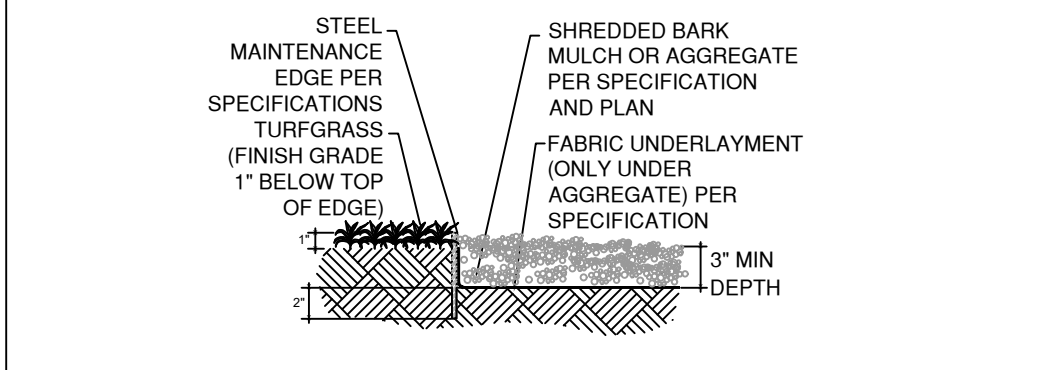
GRASSES, PERENNIALS, GROUNDCOVERS							
SYMBOL	QTY	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES

SYMBOL KEY:

SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Area: 400 square feet.
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'B': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Area: 273 square feet.
	SEEDED TURF (El Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): 25% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDINGRASS, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS) Seed rate (lbs PLS/acre) : 19.3 irrigated broadcast or irrigated hydroseeded. Area in square feet: 15,544 square feet.
	SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): 25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDINGRASS, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPPSEED) Seed rate (lbs PLS/acre) : 42 irrigated broadcast or irrigated hydroseeded.

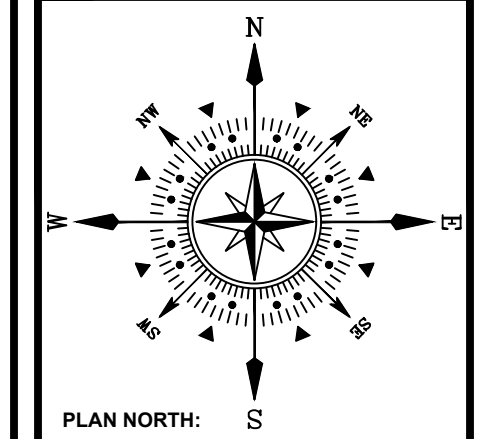
LANDSCAPE NOTES:

- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC. WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUCTED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
 - IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
 - NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
 - NEW SODDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- 4"x4" GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. FIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUND COVER AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOILS ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOILS SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANT/SOD/NATIVE SEED) ON SITE.
- THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE - CLASS 1) FOR NATIVE SEED (AT LEAST 3 CU per 1,000 SF), SHRUB BEDS (AT LEAST 3 CU per 1,000 SF) AND SOD AREAS (AT LEAST 4 CU per 1,000 SF). THESE AMOUNTS MAY CHANGE BASED ON THE FUTURE SOILS REPORT.



William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
www.gumanLtd.com
bill@gumanLtd.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



CITY LINK TRUCKING
225 N. CURTIS ROAD
PEYTON, CO 80930
DEVELOPMENT PLAN

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE: 09/12/2023
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO.
2
2 OF 2 SHEETS

FILE NO.
PPR2339

APPROVAL: