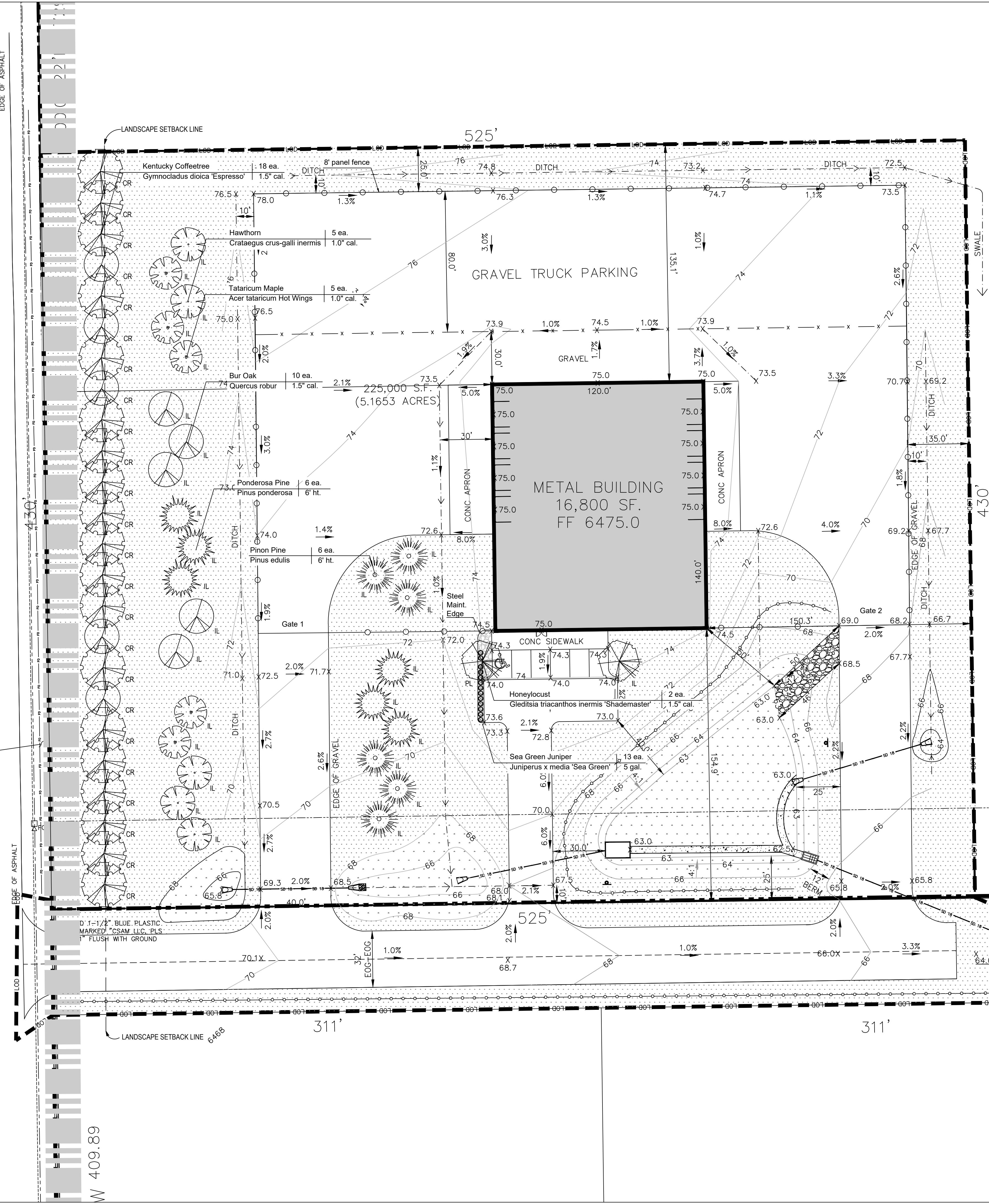


EXISTING RANCH  
 APN: 44000-00-516  
 OWNERS: PHYLLIS M.  
 WASHINGTON AND CLARENCE E.  
 BALSER

EDGE OF ASPHALT  
 CURTIS ROAD  
 EDGE OF ASPHALT  
 60' RIGHT OF WAY



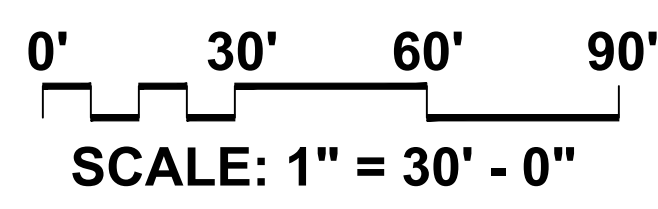
EXCEPTION  
 (RECEPTION NO.  
 20310692)

EDGE OF ASPHALT

D 1-1/2" BLUE PLASTIC  
 MARKED "CSAM LLC, PLS  
 FLUSH WITH GROUND

W 409.89

6460



**SITE CATEGORY CALCULATION FORMAT GENERAL STANDARDS**

**LANDSCAPE SETBACKS (7.4.905)**

Street Name	Street Classification	Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Required / Provided
Curtis Road	Principal Arterial	25' / 25'	445'	1 per 20'	23 / 23

Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided
n/a	n/a	CR	75% / 75%

**PROPERTY EDGE LANDSCAPE BUFFERS (7.4.906)**

Property Line	Width (in. ft.) Req. / Prov.	Linear Footage	Tree / Feet Required	No. of Trees Required / Provided	Evergreen Trees Required / Provided
n/a	n/a	n/a	n/a	n/a	n/a

Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided	Length of 6' tall Fence Req./Prov.
n/a	n/a	n/a	n/a	n/a

\*Alternative Landscape Adjustment Requested (if applicable).  
 All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition.

**PARKING LOT LANDSCAPING (7.4.907)**

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'	28'

No. of 3' tall screening plants	Evergreen Plants (min. 50 percent) Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided	Length of screening wall/fence/berm
13	13	PL	75% / 75%	n/a

**INTERIOR LANDSCAPING (7.4.908)**

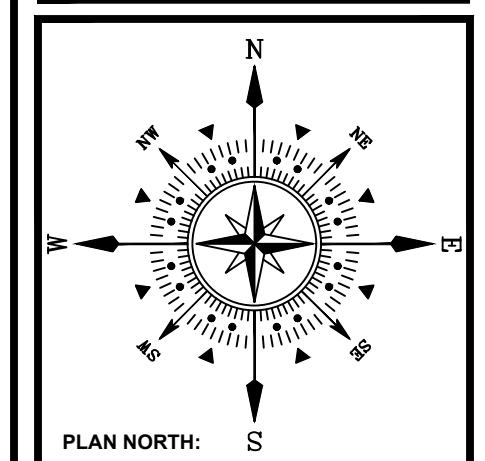
Gross Site Area (SF)	Percent Minimum Internal Area (%) Required	Internal Area (SF) Required / Provided	Internal Trees (1 per 500 SF) Required / Provided
267,704 SF	5% (NON RES)	13,386 SF / 69,107 SF	27 / 27

Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided
n/a	n/a	IL	75% / 75%

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

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED. ANY REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED.



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

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

**REVISIONS:**

DATE:	BY:	DESCRIPTION:

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

**SHEET TITLE:** LANDSCAPE PLAN

**SHEET NO.:** 1  
 1 OF 2 SHEETS

**FILE NO.:** FILE#

**LANDSCAPE SCHEDULE (Outlying Areas):**  
Planting Schedule:

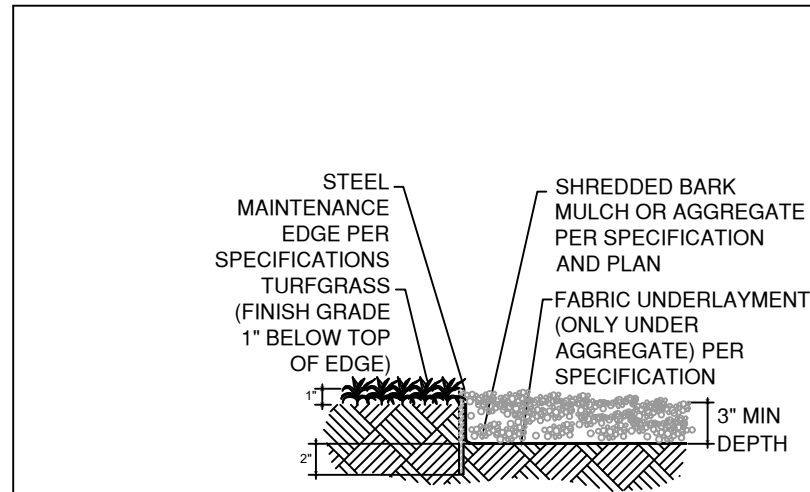
TREES							
SYMBOL	QTY	KEY	DROUGHT TOLERANT DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	2	[HJ]		SHADBLASTER MONTICLOUST (Diospyros bicolor var. Shadblaster)	40-50' 30-40'	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	18	[KJ]		KENTUCKY COFFEE TREE (Gymnocladia dioica 'Espresso')	40-60' 30-40'	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	6	[PJ]		PONDEROSA PINE (Pinus ponderosa)	55-60' 20-30'	6" cal.	B&B Nursery Green. Size to meet or exceed AAN. min. size
	6	[PJ]		PIÑON PINE (Pinus edulis)	10-20' 10-20'	6" cal.	Container Green. Size to meet or exceed AAN. min. size
	5	[TA]		TANALOUX MAPLE (Acer tanacetifolium 'Hb. Virgo')	15-20' 15-20'	1.5' cal.	Container Green. Size to meet or exceed AAN. min. size
	5	[TA]		HAWTHORN (Crataegus crataegoides)	20-30' 20-30'	1.5' cal.	Container Green. Size to meet or exceed AAN. min. size
	10	[BU]		BUR OAK (Quercus robur)	50-60' 30-40'	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]		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:**

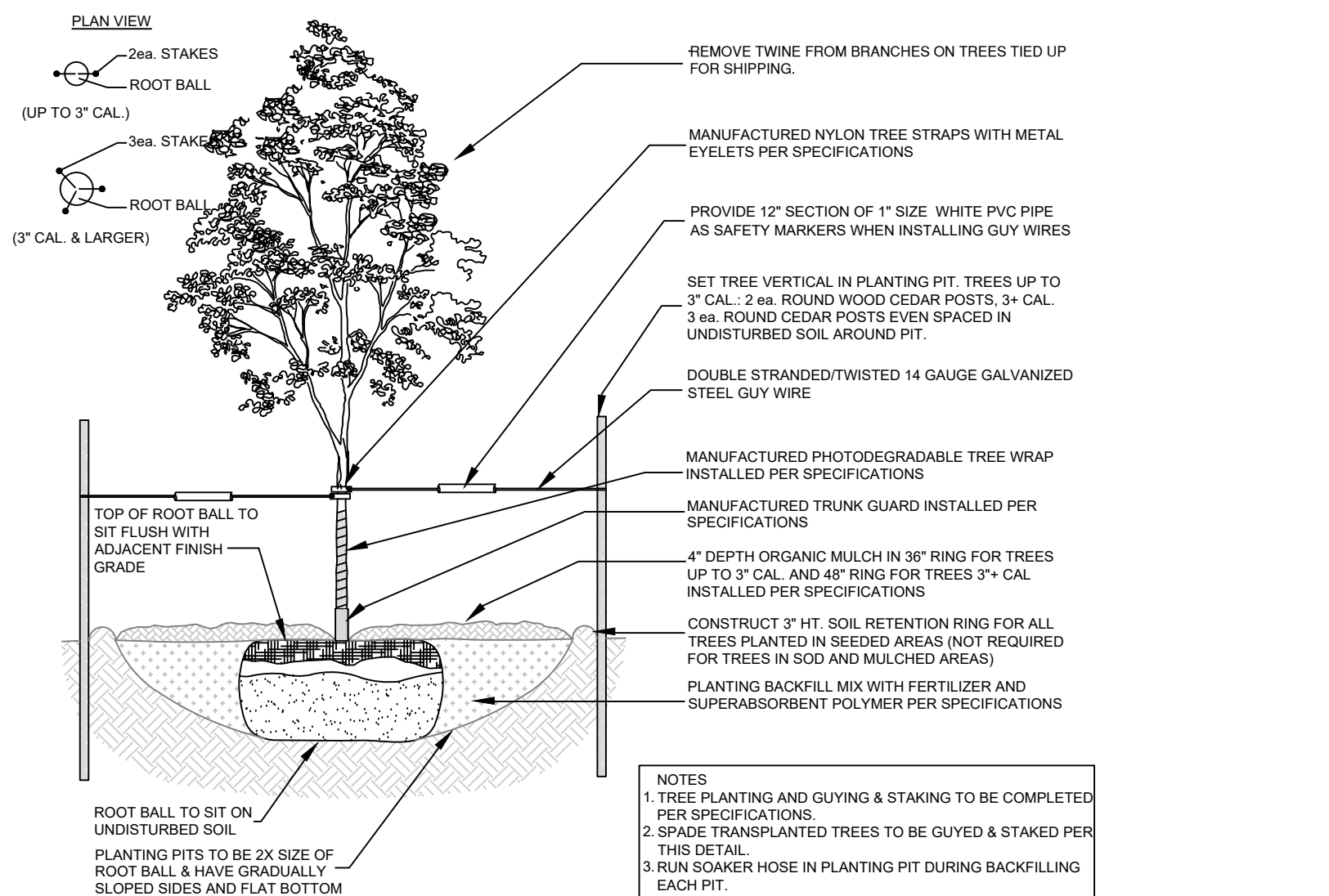
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Area: 400 square feet.
	ORGANIC MULCH 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:**

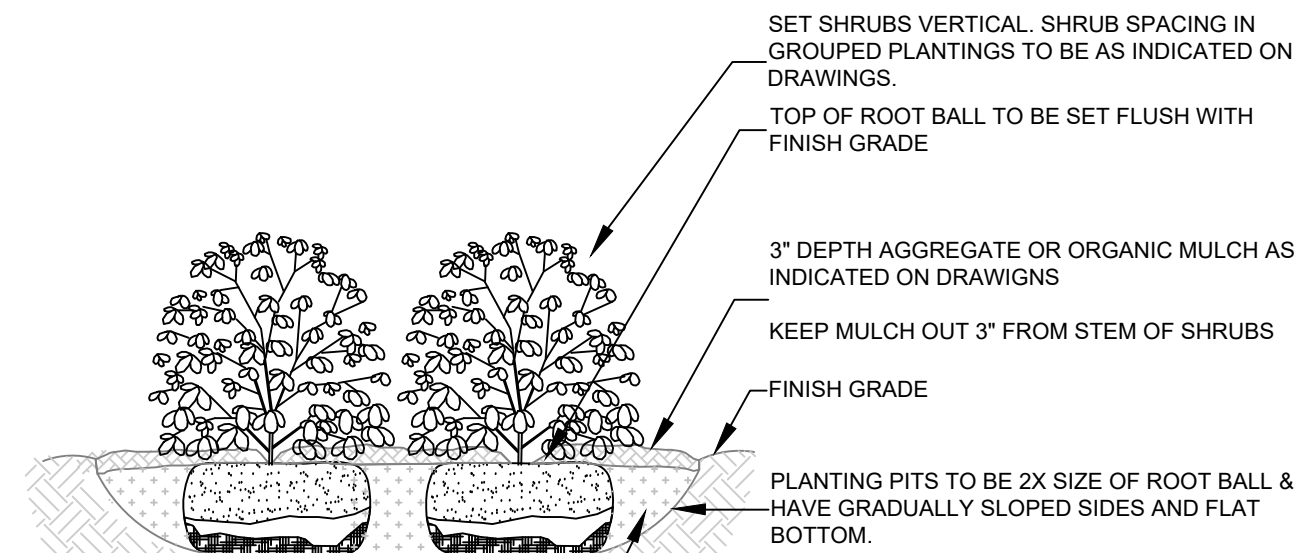
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST 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 SEEDED 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/SEED/NATIVE SEED) ON SITE.
- THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE - CLASS 3) 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.



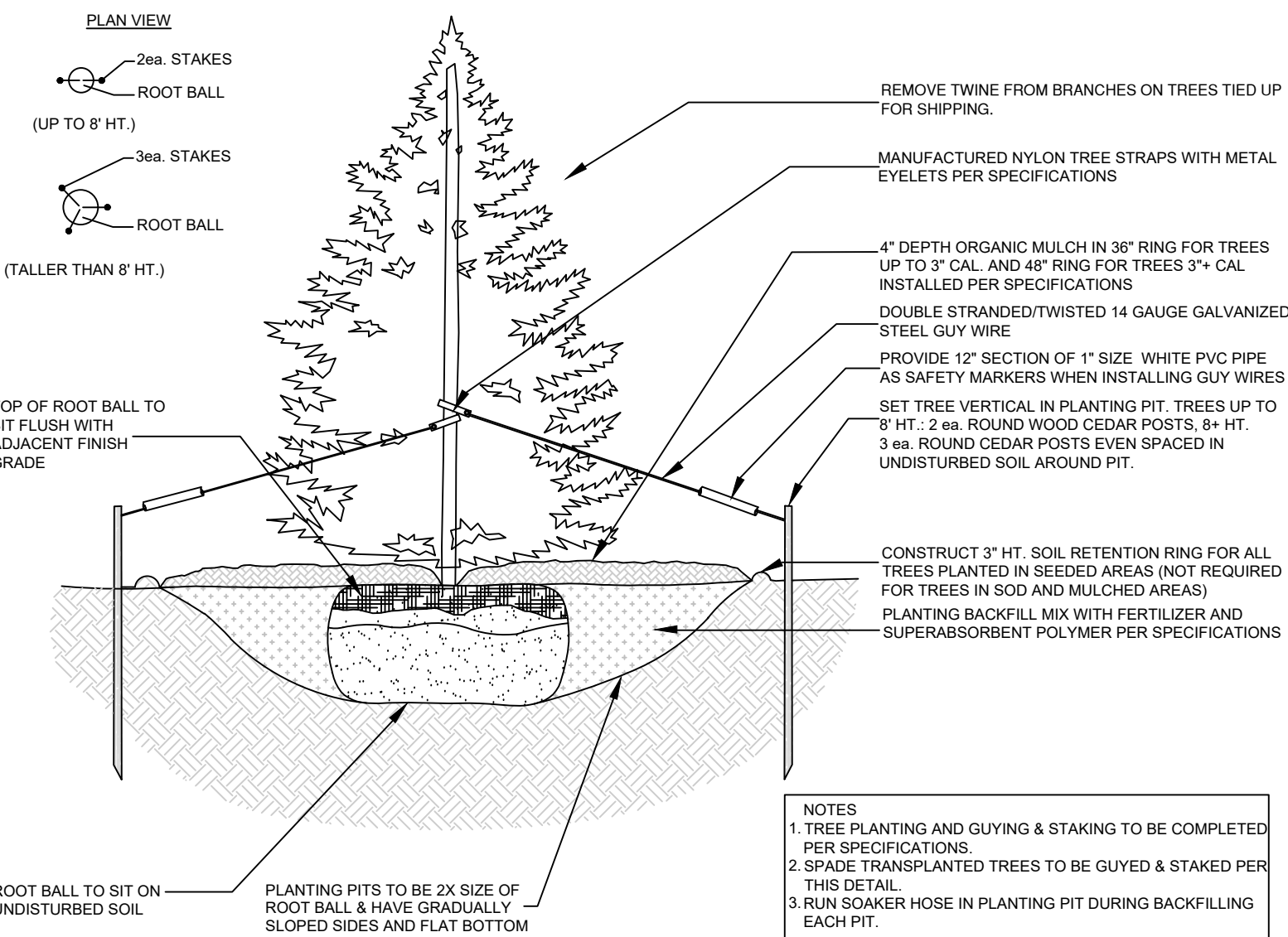
**A** STEEL MAINTENANCE EDGE NOT TO SCALE



**B** DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



**C** SHRUB PLANTING DETAIL NOT TO SCALE



**D** EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

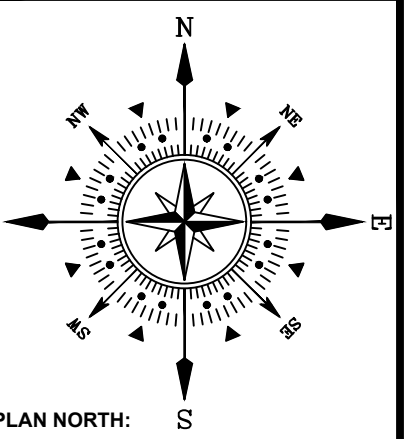


**E** 8' PANEL FENCE AND SCREENING SYSTEM NOT TO SCALE

APPROVAL:

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

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY UNAUTHORIZED USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. IS PROHIBITED. THIS DRAWING IS DIAGRAMMATIC. IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED GRAPHICALLY SHALL PREVAIL OVER ANY SCHEDULED QUANTITIES. FIELD CHANGES MADE WITHOUT PRIOR APPROVAL BY THE DESIGN AGENT OF THE RECORD DRAWING WILL RESULT IN DELAY OF FINAL ACCEPTANCE AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.



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

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

REVISIONS:

DATE:	BY:	DESCRIPTION:

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

SHEET TITLE:  
**LANDSCAPE DETAILS**

SHEET NO.  
**2**  
2 OF 2 SHEETS

FILE NO.  
FILE#