

If container plant, specify either height at time of planting or container size

If caliper, specify as 2.5" cal.

**plant legend**

| SYMBOL | SIZE   | QTY | BOTANICAL / COMMON NAME   | LS CODE REQ MNT              |
|--------|--------|-----|---|------------------------------|
| Shrubs |        |     |   |                              |
| J      | 5      | 10  | Juniperus x media 'Mint Julep' / Mint Julep Juniper               | Buffer & Screen              |
| Trees  |        |     |   |                              |
| 1      | 1.5"   | 6   | Amelanchier 'Spring Flurry' / Spring Flurry Serviceberry          | Buffer & Screen              |
| 2      | 6' ht. | 6   | Pinus edulis / Pinon Pine   | Buffer & Screen              |
| 3      | 2.5"   | 7   | Populus x canescens 'Tower' / Tower Poplar                        | Internal                     |
| Seed   | seed   |     | El Paso County Conservation District Native Shotgun Mix see notes | Buffer & Screen and Internal |

**LANDSCAPE NOTE:**  
 Applicant is familiar with the landscape requirements listed in section 6.2.2(D)(B) of the Code and is requesting an alternative landscape plan that will minimize visibility from the residential lots by placing 1 tree every 25 feet (with 1/3 of the trees being evergreen) around the concrete apron instead of the entire common parcel line.  
 All trees will be watered by a new drip irrigation system. Topsoil to be stripped to a depth of 6 inches and all stock piles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30th. Grass seed shall be El Paso County Conservation District Native Shotgun mix, drilled at a depth of 1/4 to 1/2 inch deep or broadcast. Drilled and broadcast rates per El Paso Conservation District requirements. No bare areas to exceed 6 diameter.

**ACCESSIBILITY NOTE:**  
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

**Landscape Setbacks (or Double Frontage Lot Streetscapes) See Code Section 6.2.2B, Table 6-1**

| Street Name or Zone Boundary | Street Classification                             | Width (Feet) Req./Prov. | Linear Footage | Req'd Tree Spacing | No. of Trees Req./Provided | Shrub Substitutes Req./Prov. | Ornamental Grass Sub. Req./Prov. | Setback Plant Symbol on Plan |
|------------------------------|---|-------------------------|----------------|--------------------|----------------------------|------------------------------|----------------------------------|------------------------------|
| NA                           | Non-Arterial                                      | 10                      |                | 30                 | 0                          | 0                            | 0                                |                              |
| NA                           | Non-Arterial separating non-resid and resid zones | 15                      |                | 15 (33% evg)       | 0                          | 0                            | 0                                |                              |
| NA                           | Minor Arterial                                    | 20                      |                | 25                 | 0                          | 0                            | 0                                |                              |
| NA                           | Major Arterial/Freeway                            | 25                      |                | 20                 | 0                          | 0                            | 0                                |                              |

**Motor Vehicle Lots See Code Section 6.2.2C**

| No. of Uncovered Vehicle Spaces | Shade Trees (1/15 Spaces) Req. & Prov. | Vehicle Lot Frontage(s) | Length of Frontage (Ft.) (Excluding Drives) | 2/3 Length of Frontage (Ft.) | Min. 3' Screening Plants Req./Prov. | Evergreen Plants Req./Prov. | Length of Wall/ Berm Prov. |
|---------------------------------|--|-------------------------|---|------------------------------|-------------------------------------|-----------------------------|----------------------------|
| 4                               |  | 0                       | 0   | 0                            | 0                                   | 0                           | n/a                        |
|                                 |  | 0                       | 0   | 0                            | 0                                   | 0                           | n/a                        |

**Internal Landscaping See Code Section 6.2.2E**

| Net Site Area (SF) (Less Public ROW) | Percent Minimum Internal Area | Internal Area (SF) Required/Provided | Internal Trees (1/500 SF.) Req./Prov. | Shrub Substitutes Req./Prov. | Ornamental Grass Sub. Req./Prov. | Internal Plant Symbol on Plan | Percent Ground Plane Veg. Req./Prov. |
|--------------------------------------|-------------------------------|--------------------------------------|---------------------------------------|------------------------------|----------------------------------|-------------------------------|--------------------------------------|
| 65767                                | 5%                            | 3288 / 0                             | 7 / 7                                 | 0                            | 0 / 0                            | Internal                      | 75% / 100%                           |

**Landscape Buffers & Screens See Code Section/ 6.2.2D**

| Street Name or Property Line or Alternate | Width (In Ft.) Req. & Prov. | Linear Footage | Buffer Trees (1/25') Req./Prov. | Evergreen Trees Req. (33%/Prov.) | Length of 6-ft Opaque Structure | Buffer Tree Symbol Denoted on Plan | Percent Ground Plane Veg. Req./Prov. |
|---|-----------------------------|----------------|---------------------------------|----------------------------------|---------------------------------|------------------------------------|--------------------------------------|
| Concrete Apron                            | 15' & 15'                   | 270            | 11 / 12                         | 4 / 6                            | ex fence                        | Buffer & Screen                    | 75% / 100%                           |

Fill in the SF of internal landscape area provided to demonstrate compliance with the required SF.

**SITE LEGEND**

- NEW BUILDING FOOTPRINT
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- LOT LINE
- (E) 6' HIGH CEDAR FENCE UNO

**BUILDING/SITE DATA**

|                        |                          |
|------------------------|--------------------------|
| TOTAL SITE AREA:       | 70,567 S.F. (1.62 ACRES) |
| BUILDING FOOTPRINT:    | 4,800 S.F.               |
| # OF STORIES:          | 1                        |
| BUILDING HEIGHT:       | 22'-3"                   |
| PROPOSED LOT COVERAGE: | 7%                       |
| IMPERVIOUS AREA:       |                          |
| NEW CONC.:             | 14,750 S.F.              |
| BUILDING PAD:          | 4,800 S.F.               |
| TOTAL NEW:             | 19,550 S.F.              |
| (E) ASPHALT DRIVE:     | 5,150 S.F.               |
| TOTAL (E) + NEW:       | 24,700 S.F. (0.57 ACRES) |

**PARKING:**  
 1 VAN ACCESSIBLE  
 3 STANDARD STALLS  
 TOTAL: 4 STALLS

**KRISTIN HEGGEM**  
 LANDSCAPE ARCHITECT • ASLA  
 2009 N. Franklin St. Colorado Springs 80907  
 KWHEGEM@ICLOUD.COM  
 WWW.KRISTINHEGEM.COM  
 719.339.9393

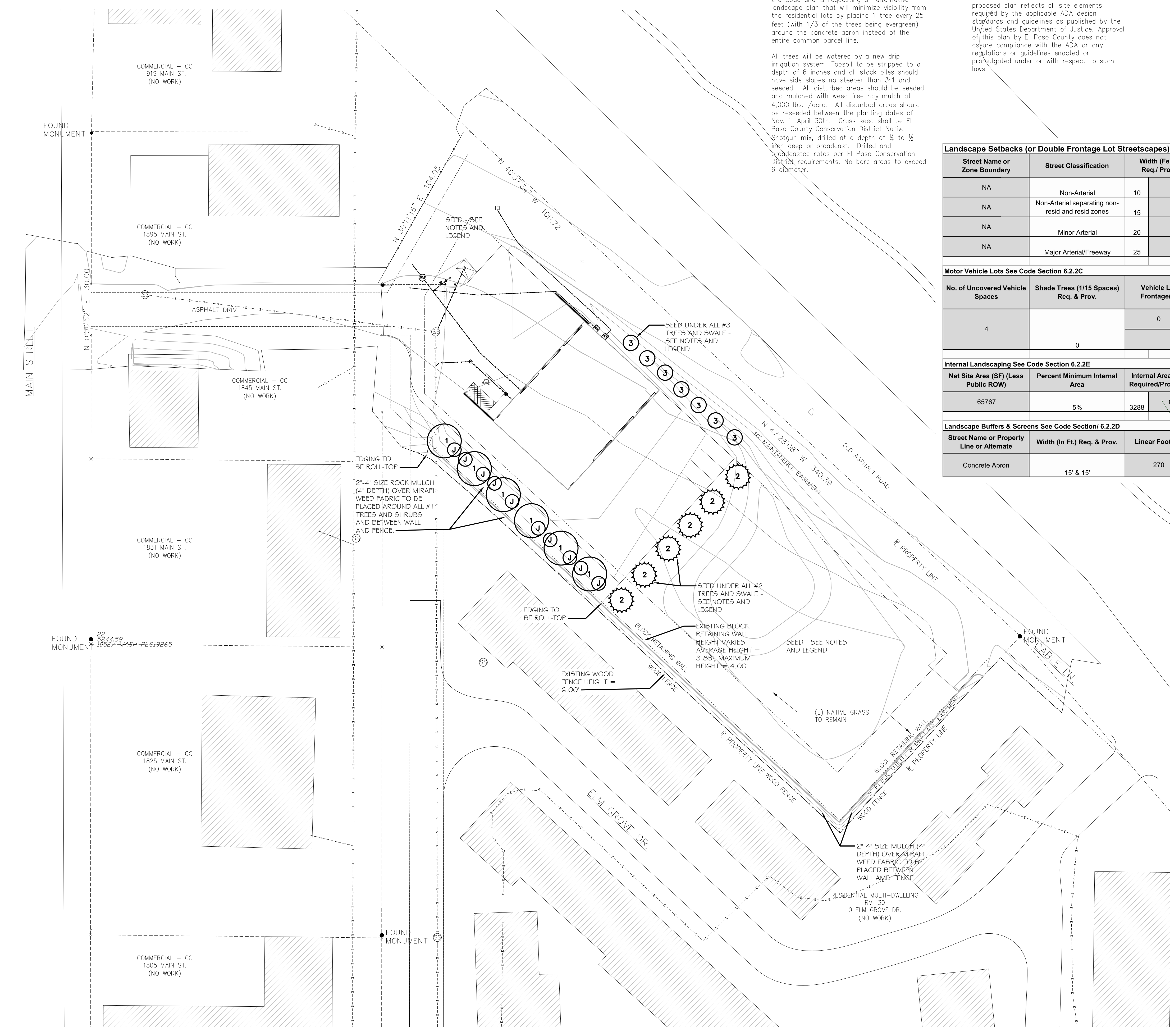
**REVISIONS**  
 1 RESUBMITTAL 04.18.2019

**Landscape Plan**  
 PCD FILE NO: PPR198

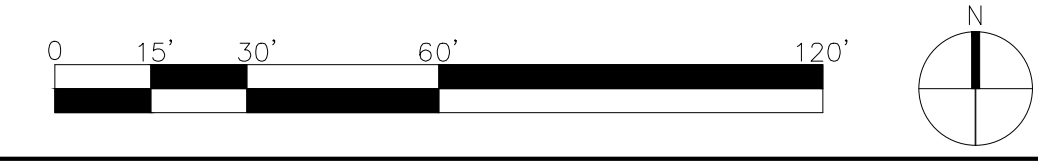


2018-016-FARICY REC BUILDING  
 1875 MAIN ST. COLORADO SPRINGS  
 date: 2-15-19  
 phase: DEVELOPMENT PLAN  
 drawn by: DM

Echo Architecture, LLC  
 4 S. Washatch Ave. #120  
 Colorado Springs, CO 80903  
 www.echo-arch.com  
 t 719.387.7636  
 7/8



**1 LANDSCAPING PLAN**  
 1" = 30'-0"

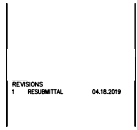


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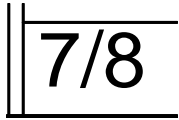


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22'-3"

707

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14,750 S

4 800 S

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24,700  
(0 55 ACF

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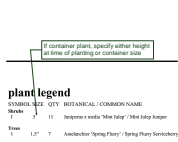
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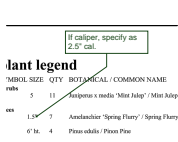
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If container plant, specify either height at time of planting or container size

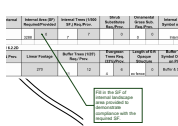
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If caliper, specify as 2.5' cal.

5/14/2019 1:52:04 PM (1)



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Fill in the SF of internal landscape area provided to demonstrate compliance with the required SF.