







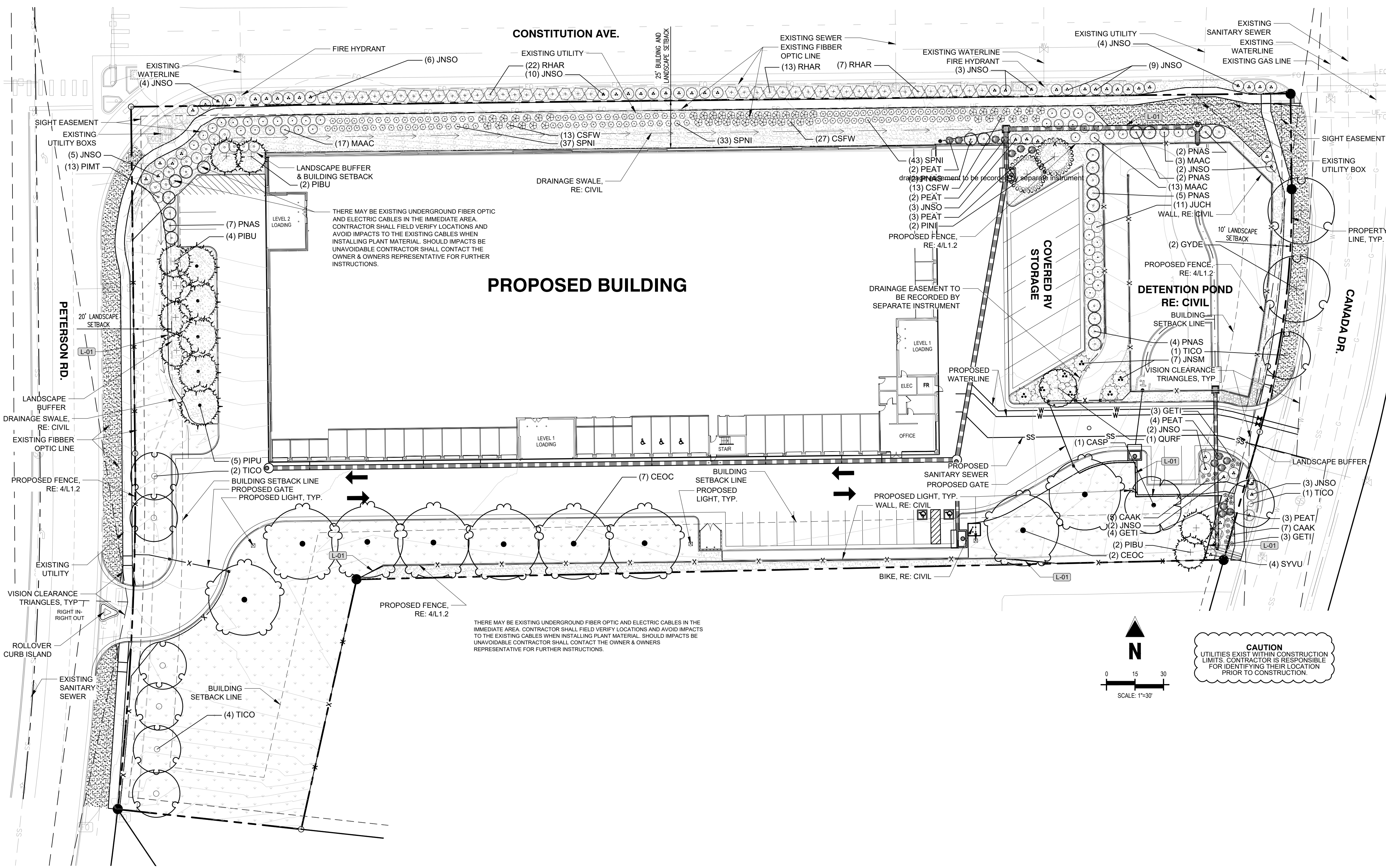


**PRELIMINARY**  
 NOT FOR BIDDING  
 NOT FOR CONSTRUCTION

**COPYRIGHT**  
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



6855 CONSTITUTION AVE. STORAGE SITE  
 INDUSTRIAL DEVELOPMENT  
 REZONE PACKAGE  
 FOR JOHNSON DEVELOPMENT ASSOCIATES  
 LOT 1 OF THE EIGHT LINE SUBDIVISION  
 COLORADO SPRINGS, CO 80916



PLANT LEGEND	
<b>DECIDUOUS TREES</b>	
	NORTHERN CATALPA
	COMMON HACKBERRY
	KENTUCKY COFFEETREE 'ESPRESSO'
	COLUMNAR ENGLISH OAK
	LITTLELEAF LINDEN
<b>EVERGREEN TREES</b>	
	COLORADO SPRUCE
	LACEBARK PINE
	AUSTRIAN PINE
	ARNOLD SENTINEL AUSTRIAN PINE
<b>UPRIGHT JUNIPERS</b>	
	BLUE POINT JUNIPER
<b>DECIDUOUS SHRUBS</b>	
	ARCTIC FIRE® RED TWIG DOGWOOD
	ROYAL GOLD WOADWAXEN
	RUSSIAN SAGE
	GRO-LOW FRAGRANT SUMAC
	SNOWMOUND SPIREA
<b>COMMON LILAC</b>	
	COMMON LILAC
<b>EVERGREEN SHRUBS</b>	
	BUFFALO JUNIPER
	CALGARY CARPET JUNIPER
	COMPACT OREGON GRAPE
	TANNENBAUM MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
	KARL FOERSTER FEATHER REED GRASS
<b>SOD/SEED</b>	
	EL PASO LOW GROW SEED MIX
	RTF (RHIZOMATOUS TALL FESCUE)

**LANDSCAPE MATERIALS**

SYMBOL	LANDSCAPE DESCRIPTION
	ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP
SYMBOL	LANDSCAPE DESCRIPTION
	2"-4" ANGULAR ROCK MULCH - 4" DEEP COLOR: TAN/GRAY WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS

General Landscape Requirements				
Total Site Area	Req. Landscape Area (5%)	Provd. Landscape Area	Trees Req. 1/500sf	Trees Provd.
161,885	8,094	59503	16	16

Street Tree Req.										
Street	Classification	Tree Requirements	Length	Total Trees Req.	Min. % of Evergreen Trees Req. (30%)	Deciduous Trees Provd.	Evergreen Trees Provd.	Total Trees Provd.	Shrubs Req.*	Shrubs Provd.*
Constitution Ave.	Principle Arterial	1 tree / 20'	510	26	9	0	14	14	**	120
Peterson Rd.	Minor Arterial	1 tree / 25'	290	12	4	6	6	12	**	0
Canada Dr.	Non-Arterial	1 tree / 30'	167.3	6	2	4	2	6		0

\*Due to the presence and locations of exiting utilities the required number of trees can not be planted. The applicant requests that these trees be replaced with shrubs at a rate of 10 shrubs to 1 tree.

\*\*Due to the presence and locations of exiting utilities the applicant requests that some trees and shrubs be allowed to be planted behind the landscape buffer line (but still visible from the ROW).

Parking Landscape Requirements		
Total Parking	Trees Req. (1/15 spots)	Trees Provd.
19	1	1

Landscape Buffer Requirements						
	Length	Total Trees Req. (1/25')	Min. % of Evergreen Trees Req. (30%)	Deciduous Trees Provd.	Evergreen Trees Provd.	Total Trees Provd.
Multi-family buffer	167.3	7	2	0	7	7



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

Project No:	JDA000002.20
Drawn By:	JRW
Checked By:	
Date:	04/22/2022

LANDSCAPE PLAN

**L1.1**  
 Sheet 5 of 20

COUNTY FILE NUMBER:  
 PPR-2224















