

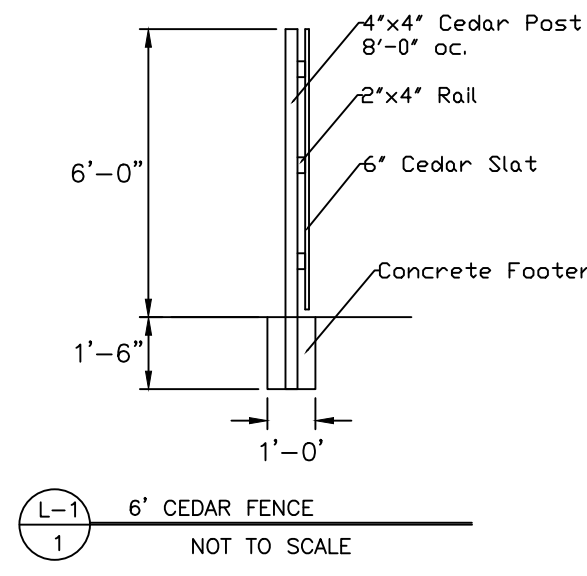
**PROJECT DATA**  
 Legal Description: See Site Plan  
 TSN: 573500001  
 Owner: Gary Meisman, 612 Harvard St, Colorado Springs, CO 80911  
 Site Area: 38.86 Acres  
 Zoning: RR-5  
 Proposed Use: Rural Home Based Business  
 Parking Spaces: 6 Spaces including 1 handicapped

**LANDSCAPE NOTES**

**Climate Zone:** Foothills-Plains  
**Plant Communities:** Foothills Shrublands  
**Edging:** All planting beds adjacent to native grass to be edged with steel edging  
**Soil Treatment:** Fertilizer to be tilled into top 6" of soil in all seeded areas 1 prior to construction.  
**Underground Utilities:** Contractor is required to locate all utilities prior to construction.  
**Seed Mix:** Fresh, clean, dry, new-crop seed complying with AOSA's Journal of Seed Technology. Rules for testing seeds for purity and germination tolerances.

**"Foothills Mix"**

COMMON NAME	SCIENTIFIC NAME	lbs PLS/Acre
Annual Ryegrass	Lolium multiflorum Lamarck	5.0
Slender Wheelgrass	Elymus trachycalus	3.75
Mountain Brome	Bromus marginatus	2.5
Pubescent Wheatgrass	Agropyron hitchcockorum	2.5
Hard Fescue	Festuca brevipila	2.5
Canada Bluegrass	Poa compressa	2.5
Indian Grass	Sorghastrum nutans	2.0
Sideoats Grama	Bouteloua curtipendula	1.75
Blue Grama	Bouteloua gracilis	1.25
Switchgrass	Panicum virgatum	1.25
<b>TOTAL PLS PER ACRE</b>		<b>25</b>



**SITE CATEGORY CALCULATIONS**

Street Name	Classification	Width (Req/Prov)	Linear Footage	Trees/Ft. Req.	No. Trees Req/Prov
Calle Pacifico Point (North Side) -Symbol N	Non-Arterial	10'/10'	102.00 Ft	1 per 30'	37 Req/6 Prov
Calle Bernardo (Northwest Side) (NW)	Non-Arterial	10'/10'	312.00 Ft	1 per 30'	11 Req/4 Prov
Villa Casitas Filing No. 1 West Side Buffer (B)	Buffer between non-residential and residential use	15'/15'	520.00 Ft	1 per 25'	21 Req/0 Prov
Avenida Hermosa View (West Side) (W)	Non-Arterial	10'/10'	325.00 Ft	1 per 30'	11 Req/6 Prov
Interstate 25 (East Side) (E)	Major Arterial	25'/25'	1495.00 Ft	1 per 20'	75 Req/0 Prov
<b>Motor Vehicle Lots</b>					
No. Spaces Provided	Trees Req/Prov (1 per (2) Symbol (W))	Frontage	Length	§ Frontage	Provided screen
6	0 Req/0 Prov				
<b>Internal Landscaping</b>					
Net Site Area	% Min Internal Area	Internal Area Req/Prov	Internal Trees Req/Prov	Symbol	
38.86 Acres	Nonresidential 5%	84.637' Req/ 84.637' Prov	169 Req/6 Prov	(1)	
<b>Storage Area Screen</b>	(screen)			Shrub Substitutes	27 Provided
0 Req/0 Prov	6' Height Req	6' Height Prov	Opaque Fence around storage Area		

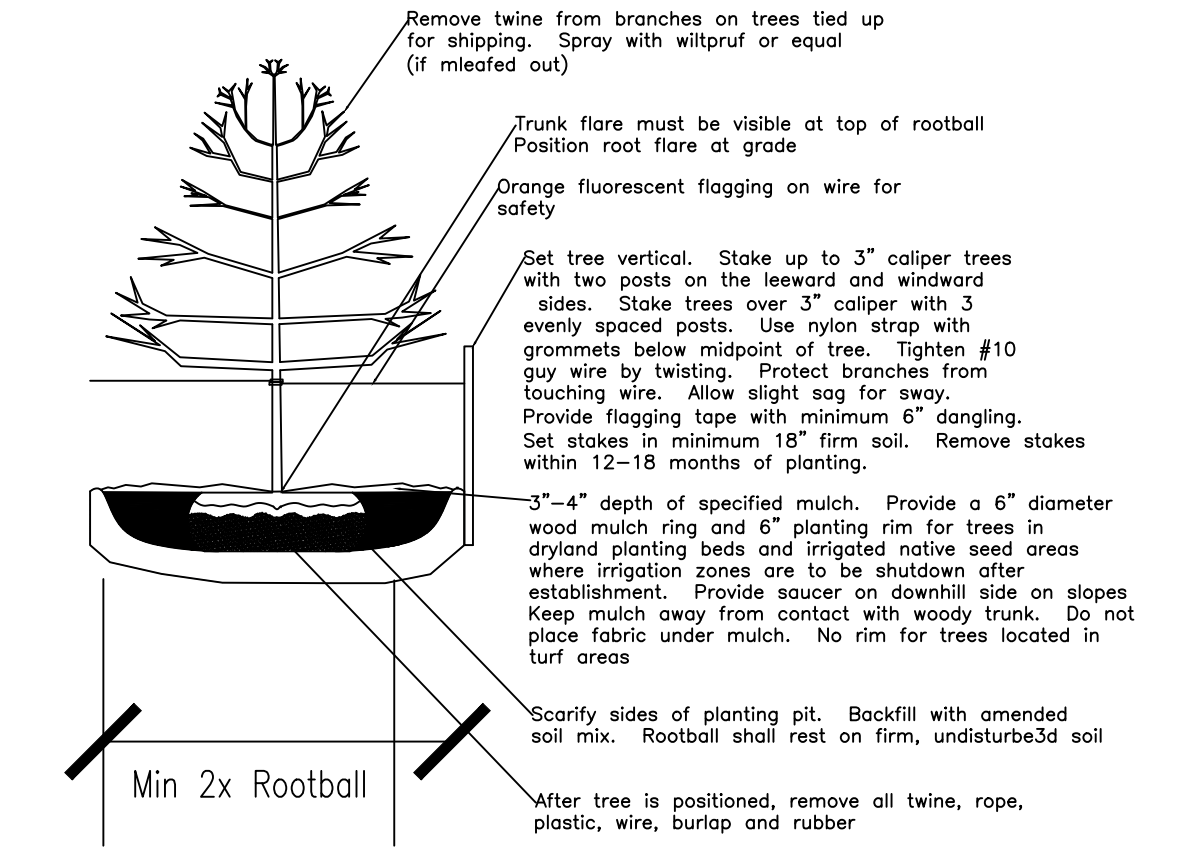
**LANDSCAPE SCHEDULE**

SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	WIDTH	SIZE	NOTES
<b>TREES</b>							
	Co	6	Celtis occidentalis	Common Hackberry	40'-0"	2-1/2' B&B	
	Js	6	Juniperus scopulorum	Rocky Mountain Juniper	9'-0"	10 Gal	6'-0" min Height
	Pe	10	Pinus edulis	Pinon Pine	10'-0"	6'-0" B&B	
			Total Trees	22			
<b>SHRUBS</b>							
	Yg	10	Yucca glauca	Sagebrush	3'-0"	1-Gal	
	Fp	10	Fatouga paradoxa	Apache Plume	3'-0"	5 Gal	
	Cn	7	Chrysothamnus nauseosus	Robbierush	4'-0"	5 Gal	
			Total Shrubs	27			
<b>PERENNIALS</b>							
	Ku	6	Kriphoflu uvaria	Red Hot Poker	3'-0"	1 Gal	

**LANDSCAPE MATERIAL SCHEDULE**

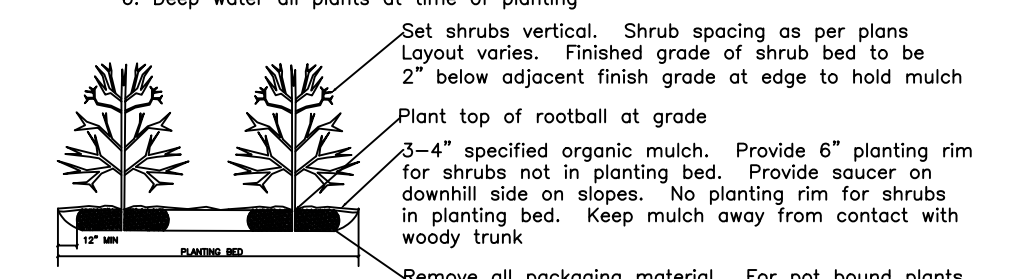
SYMBOL / SITE CALLOUT	NOTES
(1)	NAIVE SEED: To be Foothills Mix See table below. Acreage: 102.136 sf.
(2)	ROCK MULCH: To be 4 River Rock installed to a depth of 4" in all planting beds. Submit sample for approval prior to installation. 1785 sf.
STEEL EDGE	STEEL EDGE: Steel edge to be Plyson (or approved equal) 1/2" Thick x 4" High Taped Top Steel Edge.

- Notes:**
1. Mark the north side of the tree in the nursery, and rotate to face north at the site.
  2. At the time of planting, do not remove or cut leader and prune only dead or broken branches, cross over branches and weak or narrow crotches. Some interior twigs and lateral branches may be pruned, however, do not remove the terminal buds of branches that extend to the edge of the crown.
  3. Structural pruning should not begin until after establishment period, usually two growing seasons.
  4. Keep plants moist and shaded until planting.
  5. Do not fertilize for at least one growing season.
  6. Amended backfill shall be 1/3 compost (class 1 Bloomco or equal) and 2/3 native and/or imported topsoil. Add plastic polymer such as "Moisture Mizer" by Growers Nursery Supply or approved equal to backfill as per manufacturer's directions.
  7. Wrap trunk on exposed sites and species with thin bark. Use electrical or duck tape. Not twine.
  8. Coordinate with City Forestry for current insect and disease recommendations prior to planting.
  9. Deep water all plants at time of planting.

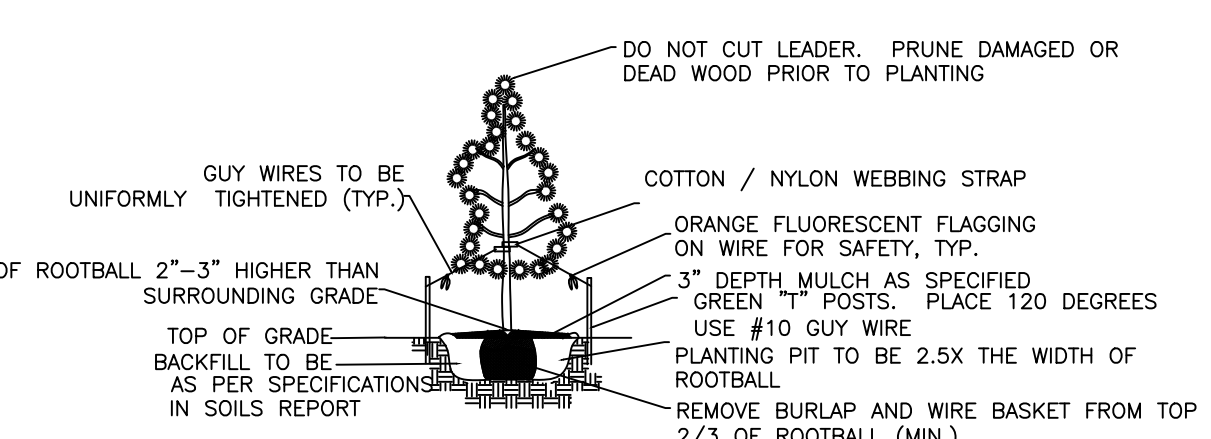


L-1 3 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

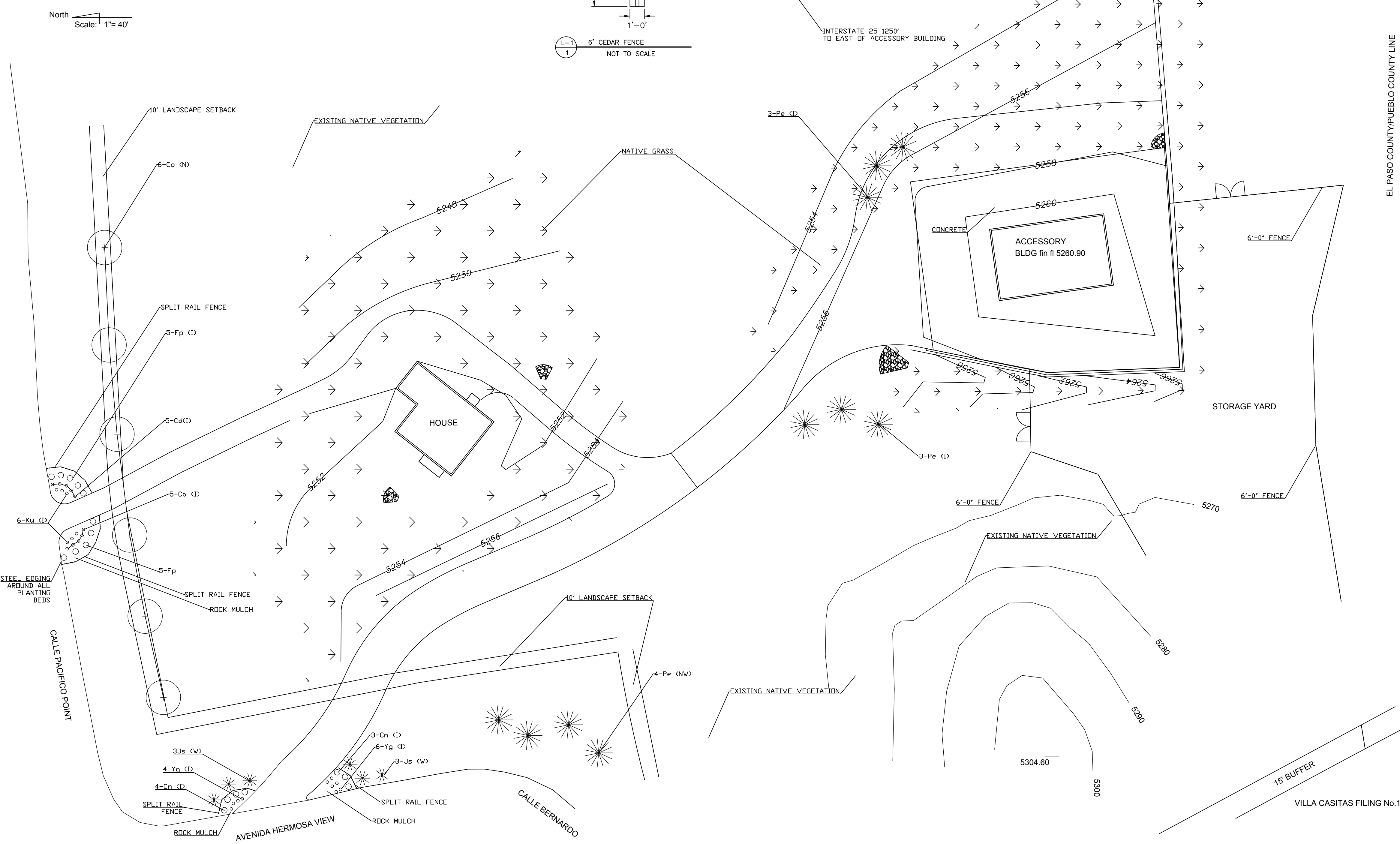
- NOTES:**
1. Prune only dead or broken branches and weak or narrow crotches
  2. Keep plants moist and shaded until planting
  3. Do not fertilize for at least one growing season
  4. Amended backfill shall be 1/3 class 1 compost and 2/3 native and/or imported soil
  5. All shrubs in rock areas to receive shredded mulch rings
  6. Deep water all plants at time of planting



L-1 4 SHRUB PLANTING DETAIL NOT TO SCALE



L-1 5 EVERGREEN TREE DETAIL NOT TO SCALE



**MEISMAN PROPERTY**  
 LANDSCAPE PLAN  
 21255 CALLE PACIFICO POINT  
 FOUNTAIN, CO 80817

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James W. Rees  
 Landscape Architect  
 520 Silver Spring Cr  
 Colorado Springs, CO  
 80919

STAMP BOX

Project	2102	Sheet	
Date	11/15/21		L-1
Scale	1"=40'		of

**LANDSCAPE PLAN**