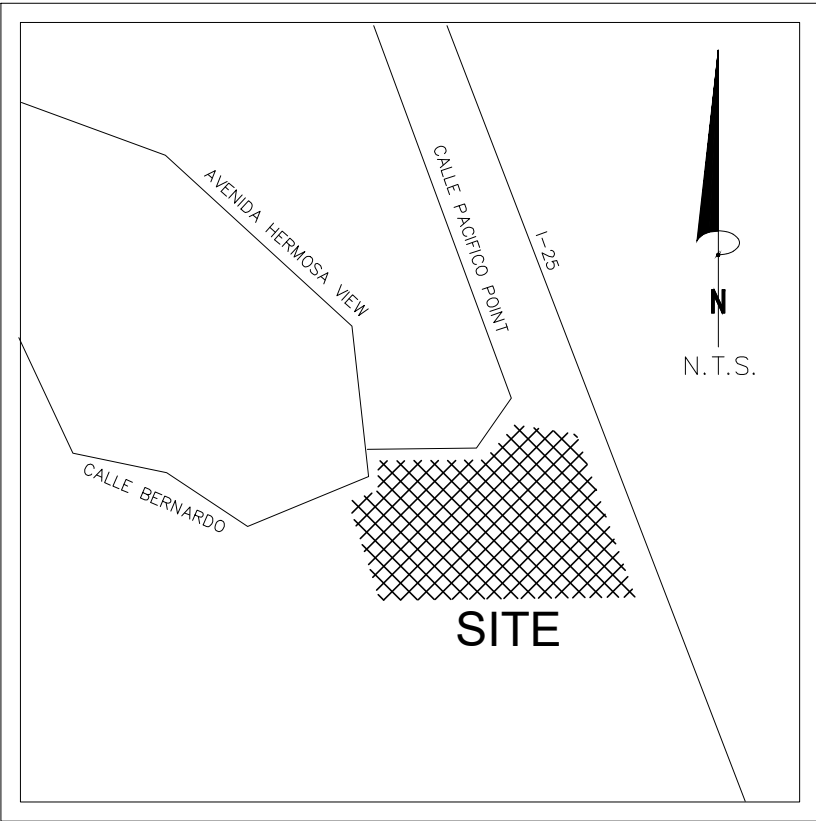
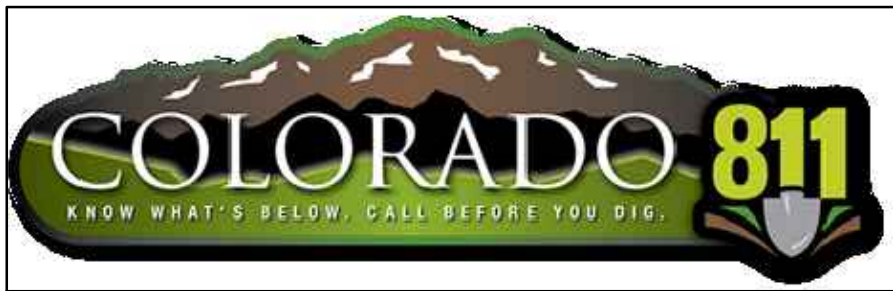


MEISMAN PROPERTY  
SITE DEVELOPMENT PLAN  
COVER SHEET  
APRIL 2022



VICINITY MAP  
N.T.S.

SHEET INDEX

COVER SHEET 1  
PROPOSED SITE 2

GENERAL NOTES

1. THE SURVEY AND ORIGINAL PLOT PLAN WERE PREPARED BY LWA LAND SURVEYING, INC.

PROJECT DATA:

OWNER/APPLICANT: GARY MEISMAN  
612 HARVARD ST  
COLORADO SPRINGS, CO 80911  
(757) 492-0612

ENGINEER: TERRA NOVA ENGINEERING, INC.  
ATTN: DANE FRANK  
721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
(719) 635-6422, DANE@TNESINC.COM

SITE AREA: 38.86 ACRES

MASTER PLAN: UNK

CONCEPT PLAN: UNK

EXISTING ZONING: RR-5 (RURAL RESIDENTIAL)

PROPOSED ZONING: RR-5 (RURAL RESIDENTIAL)

PROPOSED USE: SINGLE FAMILY RESIDENCE, SHOP BUILDING FOR TRUCKING BUSINESS, AND OUTDOOR STORAGE AREA FOR TRUCKING BUSINESS

UTILITY EASEMENTS: NONE

BUILDING SETBACKS: FRONT: 25', REAR: 25', SIDE: 25'

BUILDING HEIGHT: 30' MAX

PROPOSED BLDG SIZE: HOUSE- 3,200 SF FOOTPRINT, SHOP BLDG- 4,000 SF FOOTPRINT

PARKING SPACES:  
REQUIRED: HOUSE (SINGLE FAMILY RESIDENTIAL): 2 SPACES PER DWELLING UNIT = 2 SPACES  
SHOP BLDG (INDUSTRIAL USE): 1 SPACE PER 750 SF = 6 SPACES  
TOTAL: 8 SPACES (1 HANDICAPPED)  
PROVIDED: HOUSE: 2 SPACES (GARAGE), 4 SPACES (DRIVEWAY), 6 TOTAL  
SHOP BLDG: 6 SPACES (1 ADA), LOTS OF UNASSIGNED SPACE THAT CAN BE USED

PROJECT DENSITIES: TOTAL AREA: 1,692,742 SF 100%  
BUILDING AREA: 7,200 SF 0.4%  
PAVEMENT AREA: 20,200 SF 1.2%  
LANDSCAPE AREA: 1,665,542 SF 98.4%

PROJECT DEVELOPMENT SCHEDULE: START OF DEVELOPMENT IN SPRING 2022 TO BE COMPLETED BY FALL 2022.

SITE DATA

ADDRESS: 21255 CALLE PACIFICO PT  
FOUNTAIN, CO 81008

LEGAL DESCRIPTION: THAT PART OF S2 LY WLY OF HWY 85 AND SELY OF PLATTED AREA SEC 35-17-65

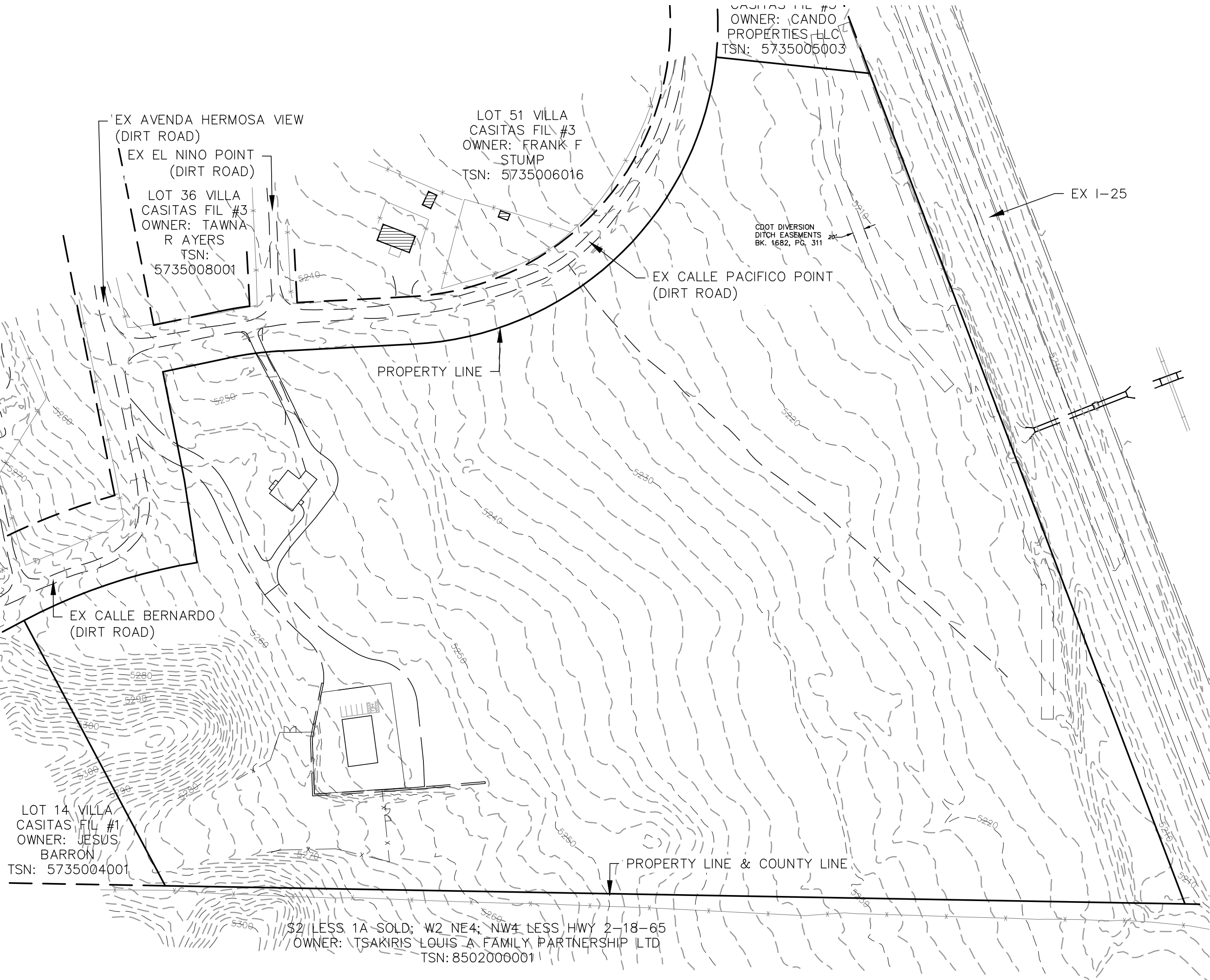
TAX ID: 5735000001

MINERAL RIGHTS OWNERSHIP: 1/4 STAKE BY BRIAN WADE,  
C/O REMORA OIL COMPANY  
PO BOX 101026  
DENVER, CO 80250

CERTIFICATION STATEMENTS:

CERTIFICATION OF OWNERSHIP

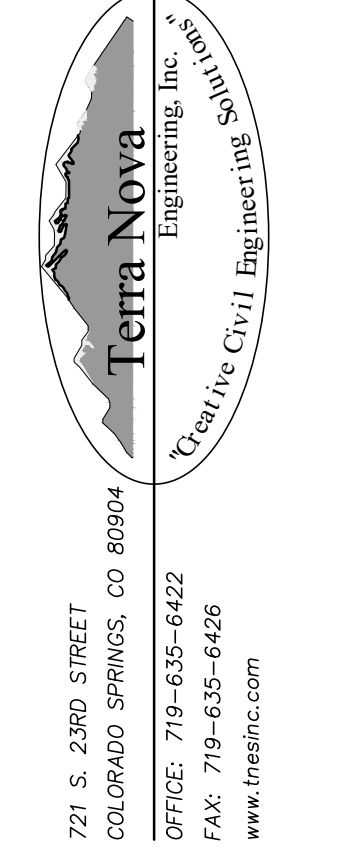
PROPERTY OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
**GARY MEISMAN**  
ATTN: 612 HARVARD ST  
COLORADO SPRINGS, CO 80911  
719.492.0612



MEISMAN PROPERTY  
SITE DEVELOPMENT PLAN  
COVER SHEET

DESIGNED BY DLF
DRAWN BY DLF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2071.00
DATE ISSUED 4/13/22
SHEET NO. 1 OF 2

PPR2173



PROJECT DATA:

OWNER/APPLICANT: GARY MEISMAN  
612 HARVARD ST  
COLORADO SPRINGS, CO 80911  
(757) 492-0612

ENGINEER: TERRA NOVA ENGINEERING, INC.  
ATTN: DANE FRANK  
721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
(719) 635-6422, DANE@TNEINC.COM

SITE AREA: 38.86 ACRES

MASTER PLAN: UNK

CONCEPT PLAN: UNK

EXISTING ZONING: RR-5 (RURAL RESIDENTIAL)

PROPOSED ZONING: RR-5 (RURAL RESIDENTIAL)

PROPOSED USE: SINGLE FAMILY RESIDENCE, SHOP BUILDING FOR TRUCKING BUSINESS, AND OUTDOOR STORAGE AREA FOR TRUCKING BUSINESS

UTILITY EASEMENTS: NONE

BUILDING SETBACKS: FRONT: 25', REAR: 25', SIDE: 25'

BUILDING HEIGHT: 30' MAX

PROPOSED BLDG SIZE: HOUSE- 3,200 SF FOOTPRINT, SHOP BLDG- 4,000 SF FOOTPRINT

PARKING SPACES:  
REQUIRED: HOUSE (SINGLE FAMILY RESIDENTIAL): 2 SPACES PER DWELLING UNIT = 2 SPACES  
SHOP BLDG (INDUSTRIAL USE): 1 SPACE PER 750 SF = 6 SPACES  
TOTAL: 8 SPACES (1 HANDICAPPED)  
PROVIDED: HOUSE: 2 SPACES (GARAGE), 4 SPACES (DRIVEWAY), 6 TOTAL  
SHOP BLDG: 6 SPACES (1 ADA), LOTS OF UNASSIGNED SPACE THAT CAN BE USED

PROJECT DENSITIES: TOTAL AREA: 1,692,742 SF 100%  
BUILDING AREA: 7,200 SF 0.4%  
PAVEMENT AREA: 20,200 SF 1.2%  
LANDSCAPE AREA: 1,665,542 SF 98.4%

PROJECT DEVELOPMENT SCHEDULE: START OF DEVELOPMENT IN SPRING 2022 TO BE COMPLETED BY FALL 2022.

SITE DATA

ADDRESS: 21255 CALLE PACIFICO PT  
FOUNTAIN, CO 81008

LEGAL DESCRIPTION: THAT PART OF S2 LY WLY OF HWY  
85 AND SELY OF PLATTED AREA SEC 35-17-65

TAX ID: 5735000001

MINERAL RIGHTS OWNERSHIP: 1/4 STAKE BY BRIAN WADE,  
C/O REMORA OIL COMPANY  
P.O. BOX 101026  
DENVER, CO 80250

# MEISMAN PROPERTY

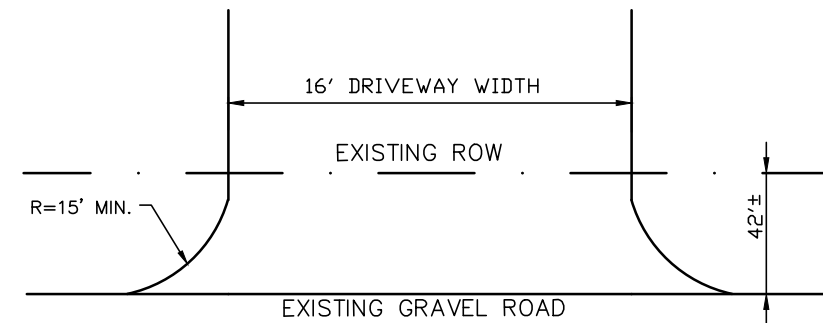
## SITE DEVELOPMENT PLAN

### PROPOSED SITE

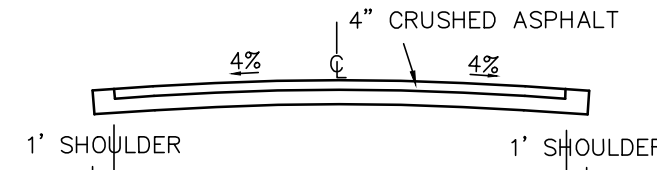
#### APRIL 2022

NOTES

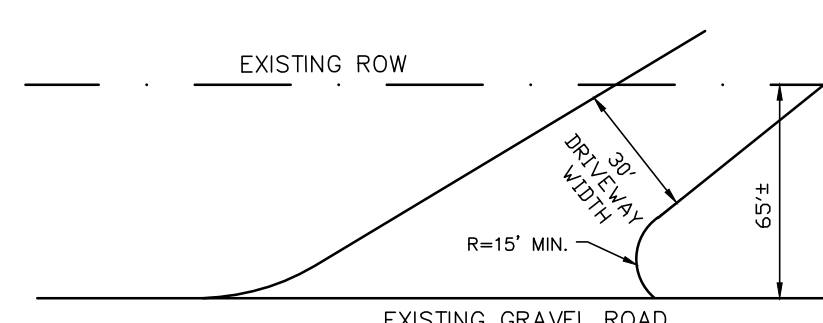
1. EXISTING VEGETATION ONSITE ARE GRASSES, SCRUB BRUSH, CACTUS, AND A COUPLE ISOLATED TREES NEAR THE EAST PROPERTY LINE.



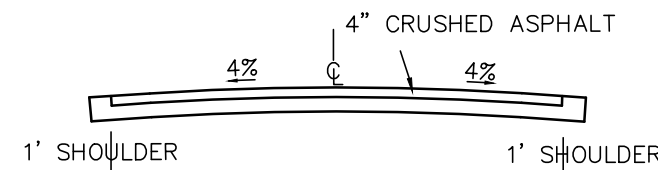
DRIVEWAY DETAIL "A"  
NOT TO SCALE  
PLAN VIEW



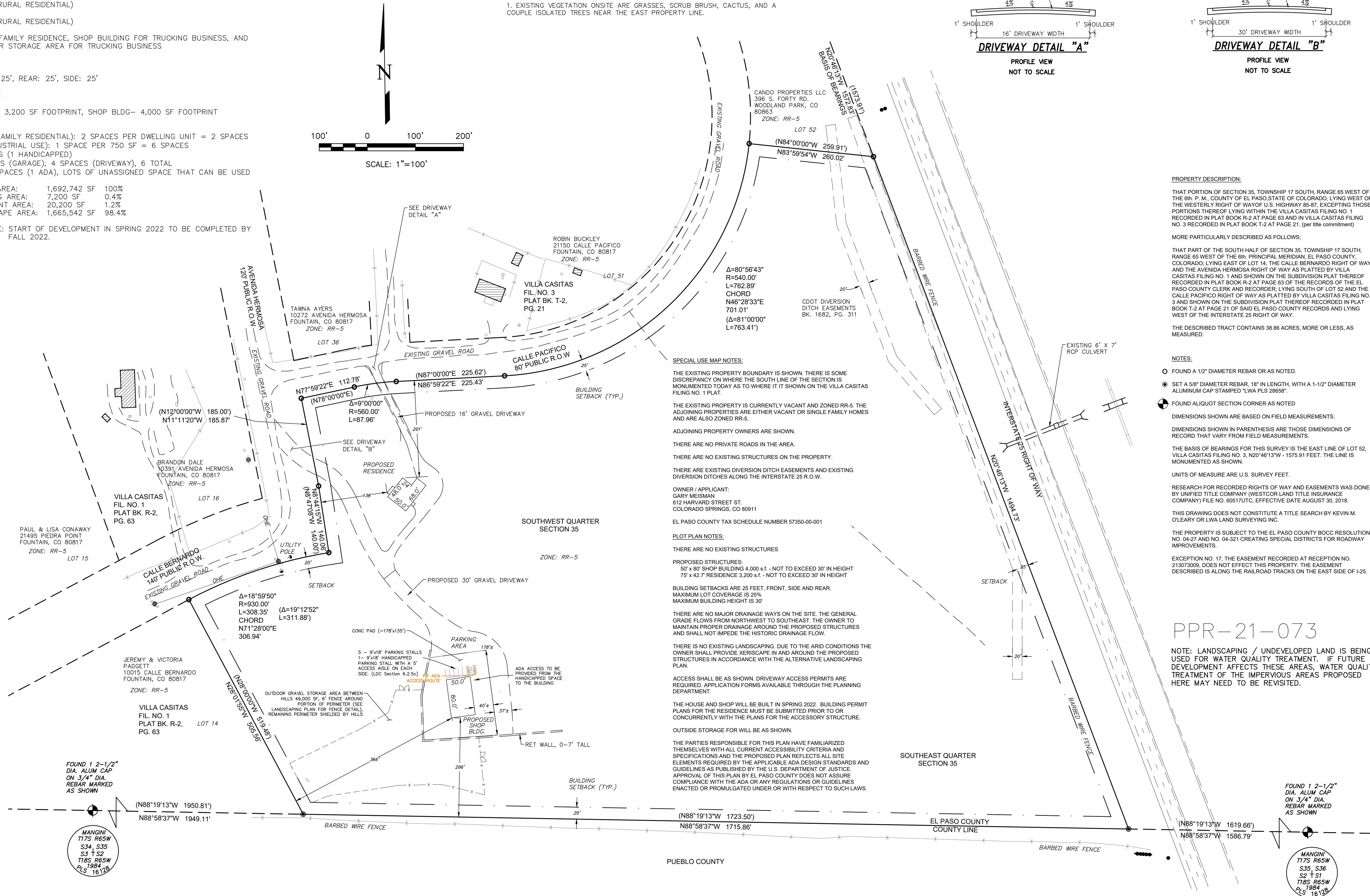
DRIVEWAY DETAIL "A"  
PROFILE VIEW  
NOT TO SCALE



DRIVEWAY DETAIL "B"  
NOT TO SCALE  
PLAN VIEW



DRIVEWAY DETAIL "B"  
PROFILE VIEW  
NOT TO SCALE



PROPERTY DESCRIPTION:

THAT PORTION OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th P. M. COUNTY OF EL PASO, STATE OF COLORADO, LYING WEST OF THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 85-87, EXCEPTING THOSE PORTIONS THEREOF LYING WITHIN THE VILLA CASITAS FILING NO. 1, RECORDED IN PLAT BOOK R-2 AT PAGE 63 AND IN VILLA CASITAS FILING NO. 3, RECORDED IN PLAT BOOK T-2 AT PAGE 21. (per title commitment)

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LYING EAST OF LOT 14, THE CALLE BERNARDO RIGHT OF WAY AND THE AVENIDA HERMOSA RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 1 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK R-2 AT PAGE 63 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED: LYING SOUTH OF LOT 52 AND THE CALLE PACIFICO RIGHT OF WAY AS PLATTED BY VILLA CASITAS FILING NO. 3 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK T-2 AT PAGE 21 OF SAID EL PASO COUNTY RECORDS AND LYING WEST OF THE INTERSTATE 25 RIGHT OF WAY.

THE DESCRIBED TRACT CONTAINS 38.86 ACRES, MORE OR LESS, AS MEASURED.

NOTES:

- FOUND A 1/2" DIAMETER REBAR OR AS NOTED.
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658".
- FOUND ALIQUOT SECTION CORNER AS NOTED

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 52, VILLA CASITAS FILING NO. 3, N20°46'13"W - 1575.91 FEET. THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY UNIFIED TITLE COMPANY (WESTCOAST LAND TITLE INSURANCE COMPANY) FILE NO. 60517UTC, EFFECTIVE DATE AUGUST 30, 2018.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE PROPERTY IS SUBJECT TO THE EL PASO COUNTY BOCC RESOLUTION NO. 04-27 AND NO. 04-321 CREATING SPECIAL DISTRICTS FOR ROADWAY IMPROVEMENTS.

EXCEPTION NO. 17, THE EASEMENT RECORDED AT RECEPTION NO. 213073009, DOES NOT EFFECT THIS PROPERTY. THE EASEMENT DESCRIBED IS ALONG THE RAILROAD TRACKS ON THE EAST SIDE OF I-25.

PPR-21-073

NOTE: LANDSCAPING / UNDEVELOPED LAND IS BEING USED FOR WATER QUALITY TREATMENT. IF FUTURE DEVELOPMENT AFFECTS THESE AREAS, WATER QUALITY TREATMENT OF THE IMPERVIOUS AREAS PROPOSED HERE MAY NEED TO BE REVISITED.

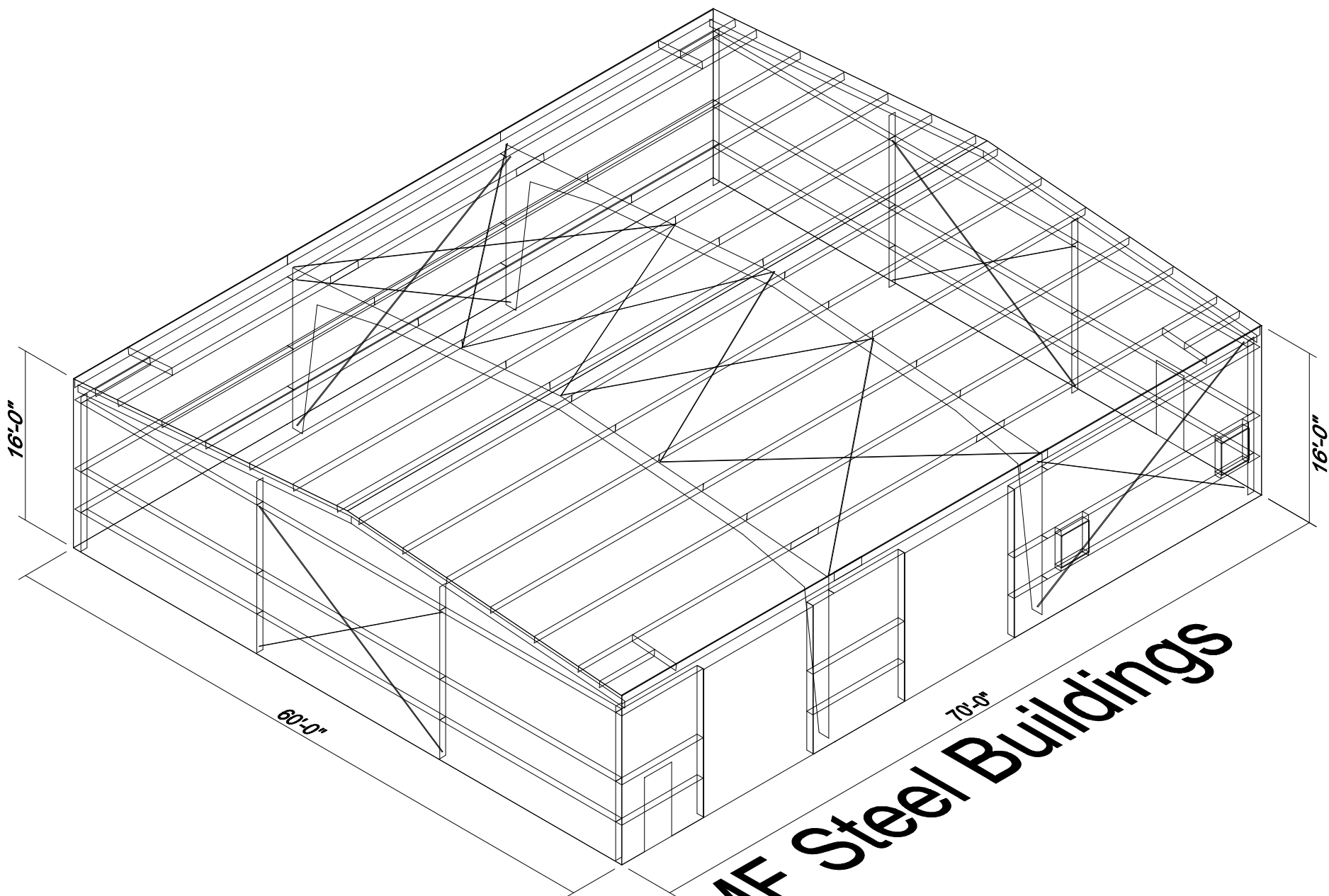
REVISIONS	NO.	DESCRIPTION	DATE
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPLICANT, ANY CHANGES MADE TO THESE DRAWINGS ARE THE PROPERTY OF TERRA NOVA ENGINEERING, INC. AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT WRITTEN AUTHORIZATION.			

PREPARED FOR:  
**GARY MEISMAN**  
ATTN:  
612 HARVARD ST  
COLORADO SPRINGS, CO 80911  
719.492.0612

**Terra Nova**  
Engineering, Inc.  
Creative Civil Engineering

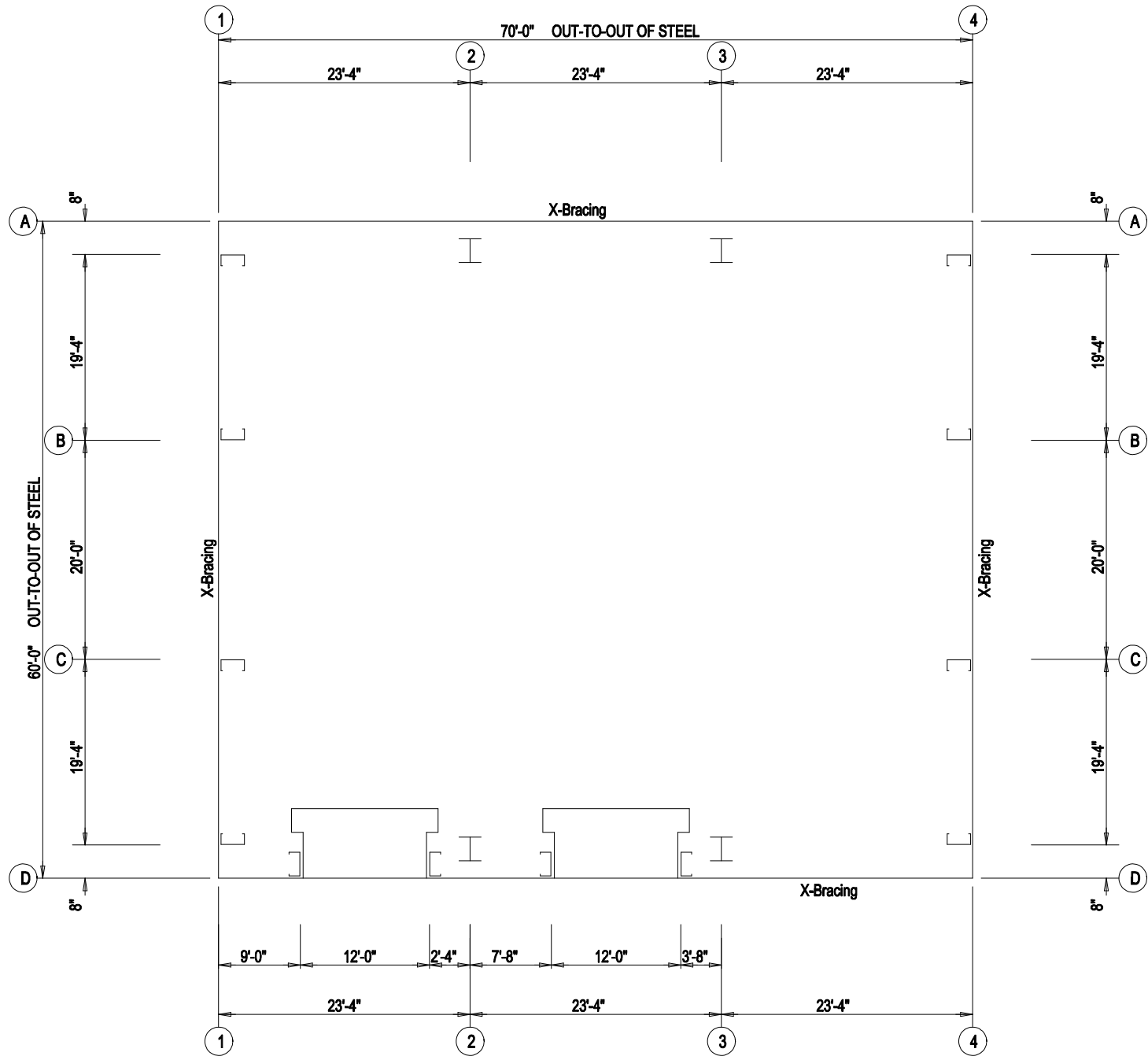
721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tneinc.com

MEISMAN PROPERTY	SITE DEVELOPMENT PLAN PROPOSED SITE
DESIGNED BY DLF	CHECKED BY DLF
DRAWN BY DLF	CHECKED BY LD
H-SCALE 1" = 30'	V-SCALE N/A
JOB NO. 2071.00	DATE ISSUED 4/13/22
SHEET NO. 2	OF 2



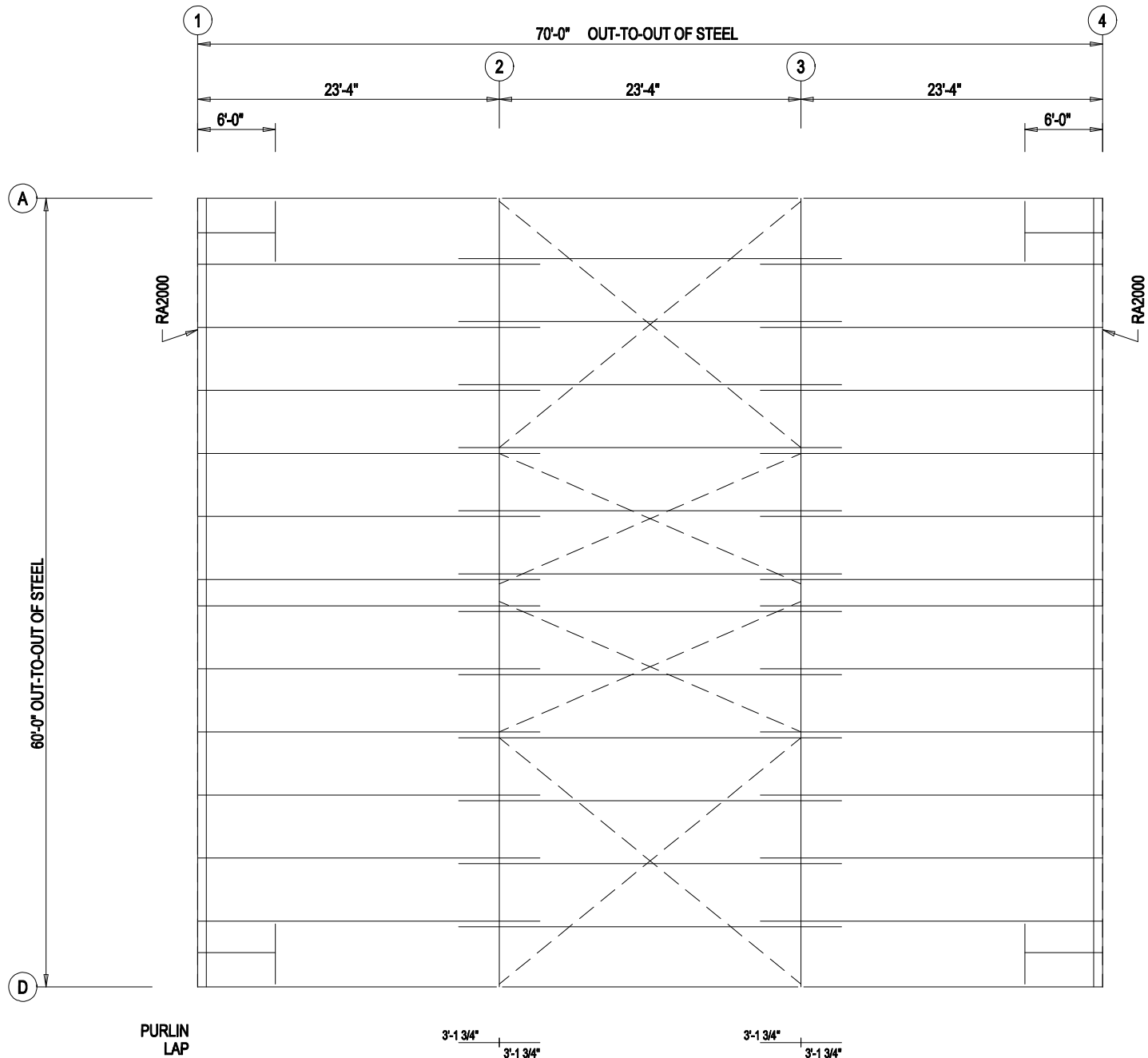
**AMF Steel Buildings**





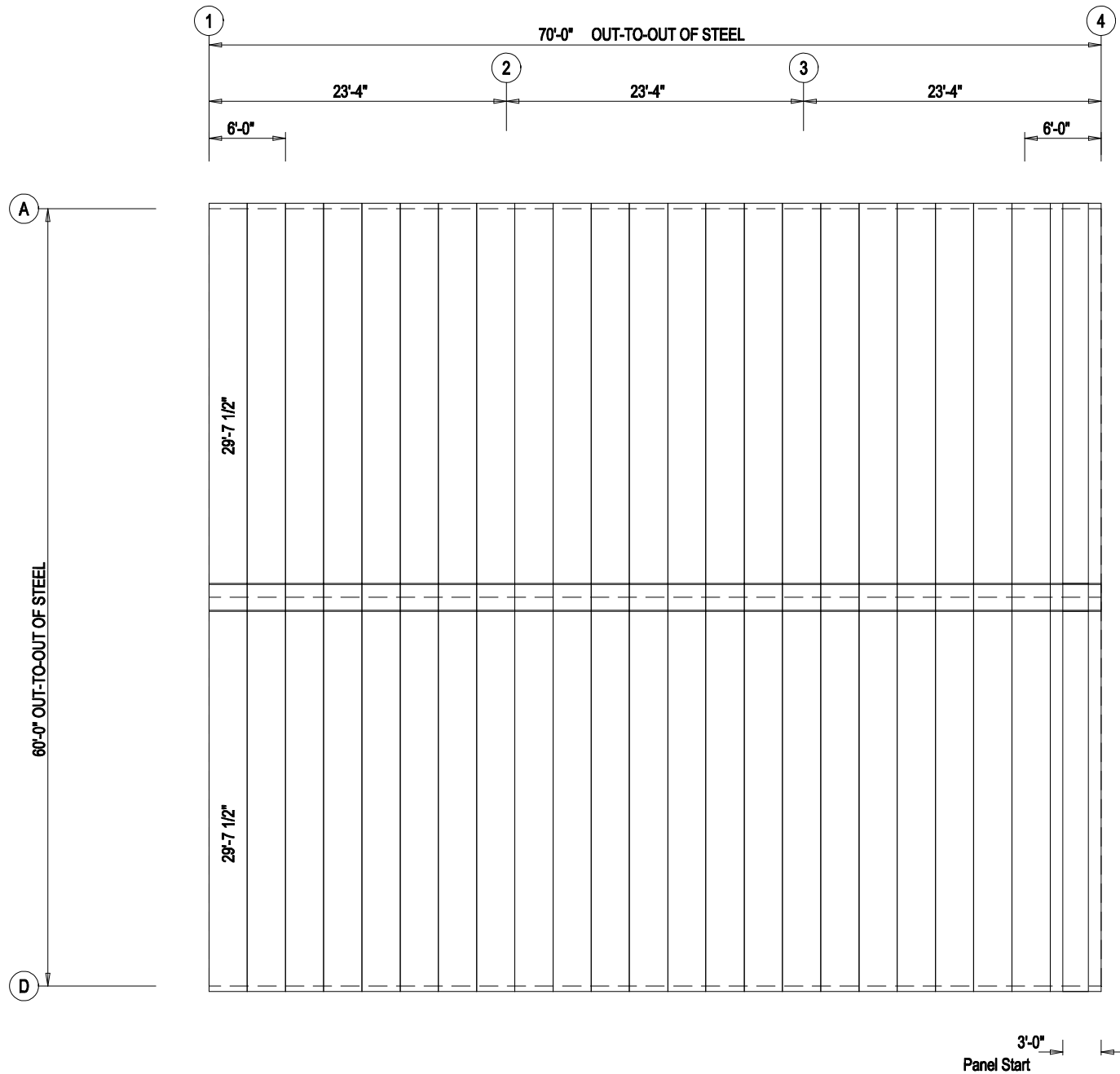
FLOOR PLAN

AMF Steel Buildings				
PROJECT	MEISMAN	FLOOR PLAN		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



## ROOF FRAMING PLAN

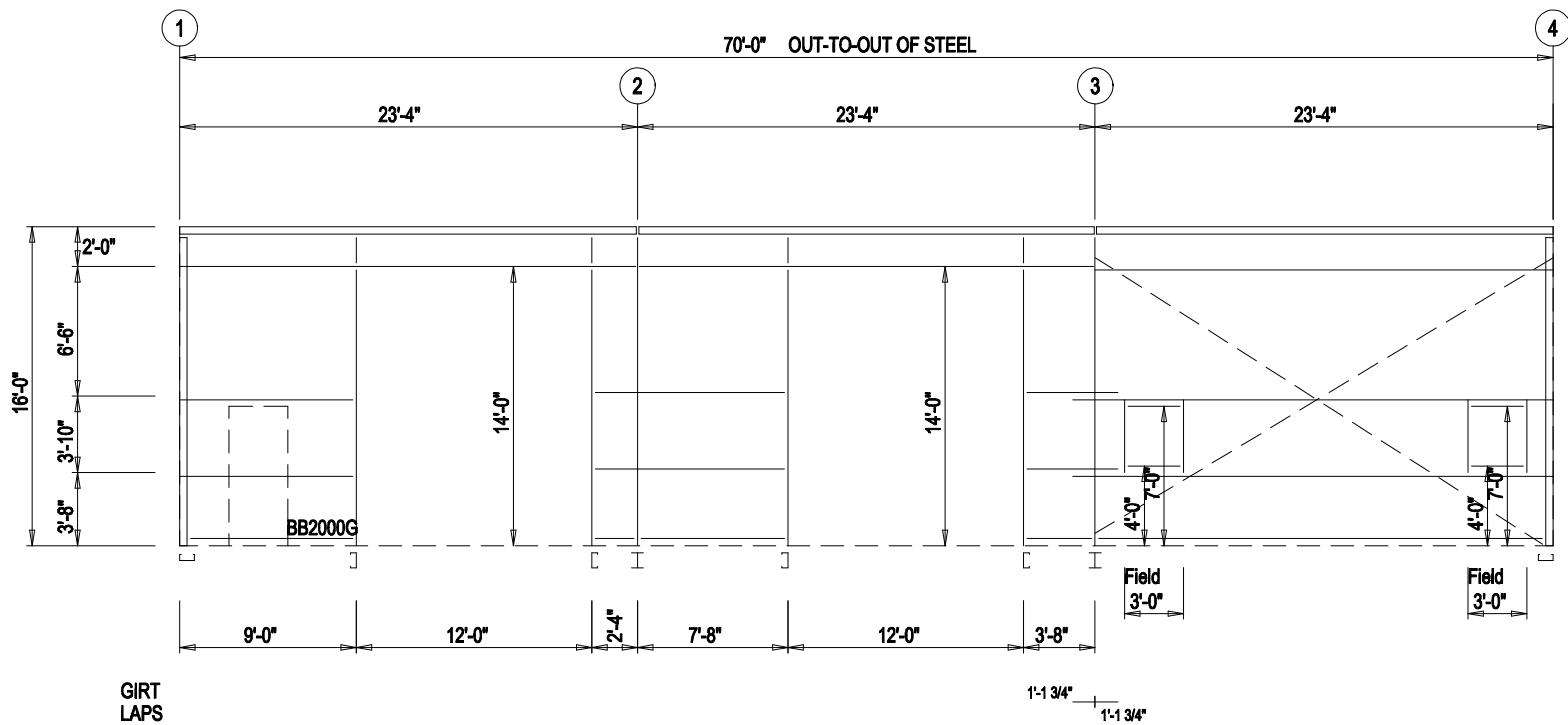
AMF Steel Buildings				
PROJECT	MEISMAN	ROOF FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



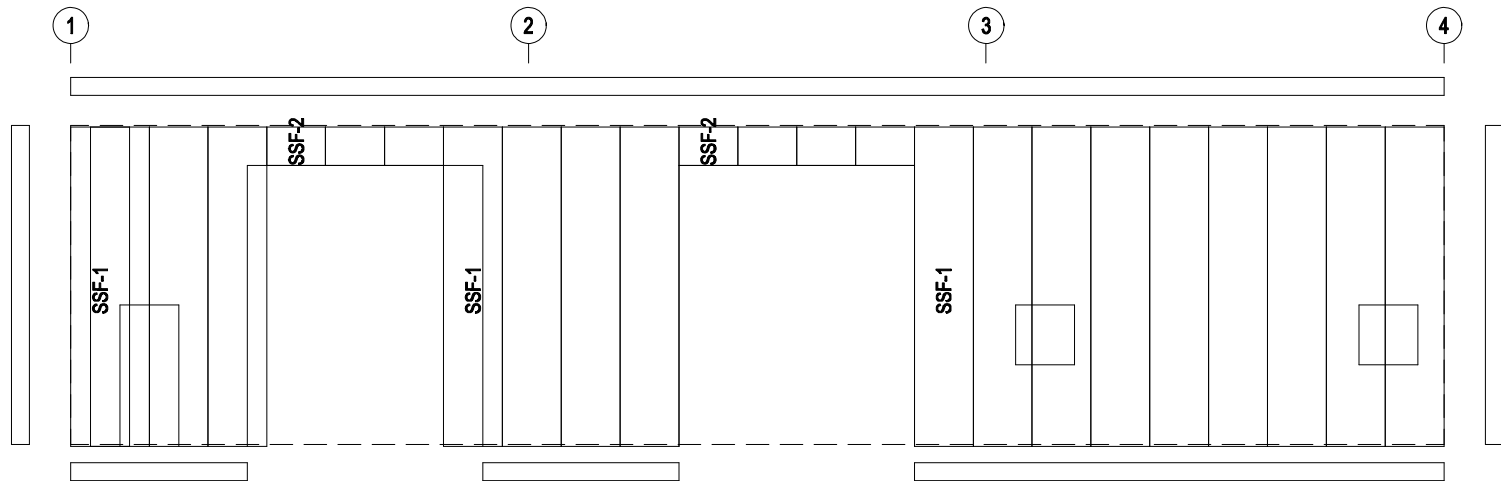
# ROOF SHEETING PLAN

PANELS: 26 Ga. SX - Galvalume Plus

AMF Steel Buildings				
PROJECT	MEISMAN	ROOF SHEETING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



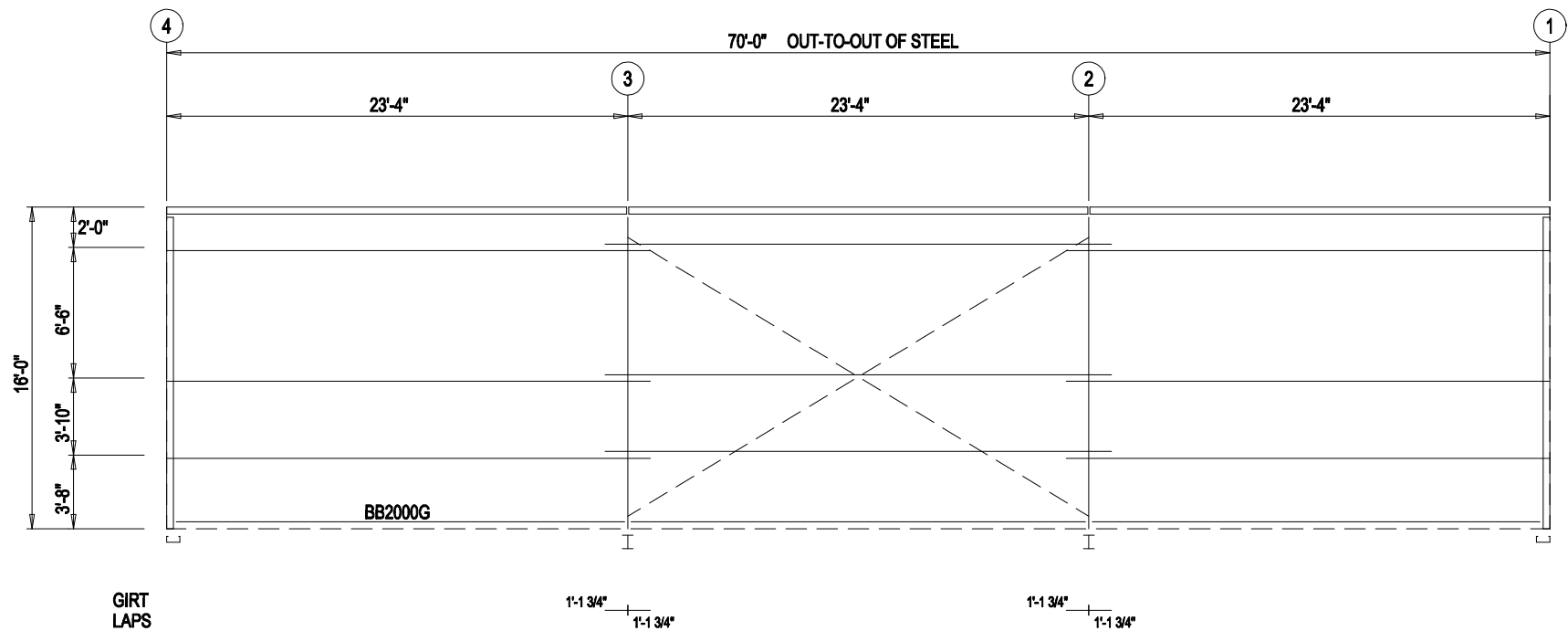
SIDEWALL FRAMING: FRAME LINE D



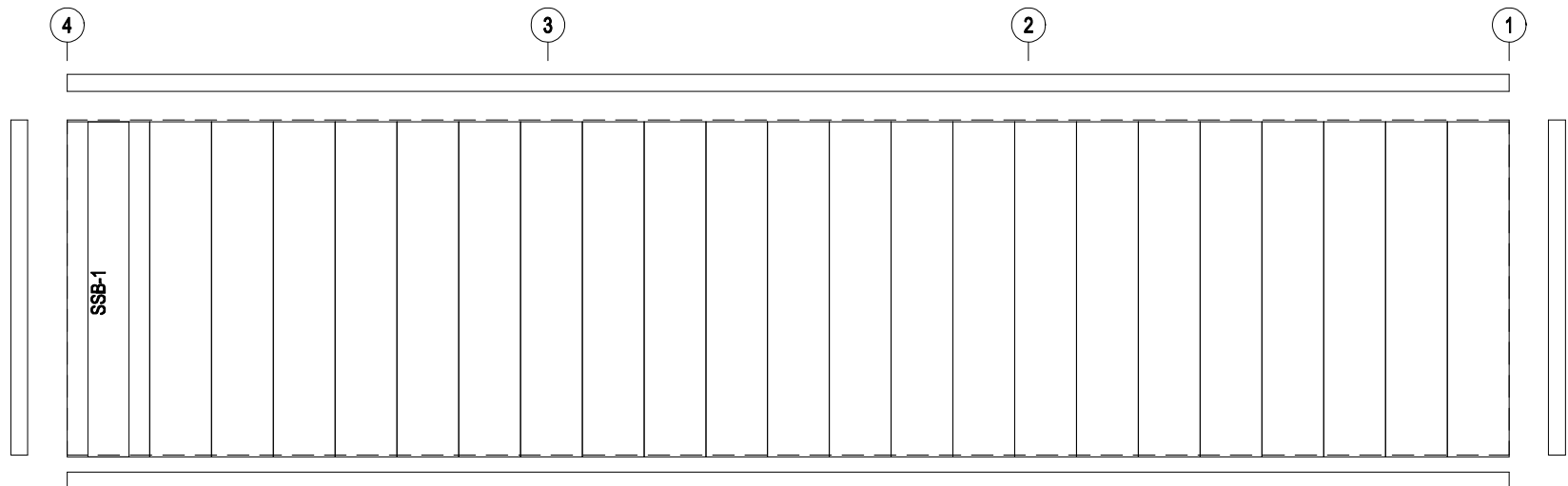
SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 Ga. SX - NEED COLOR

AMF Steel Buildings				
PROJECT	MEISMAN	SIDEWALL FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



**SIDEWALL FRAMING: FRAME LINE A**

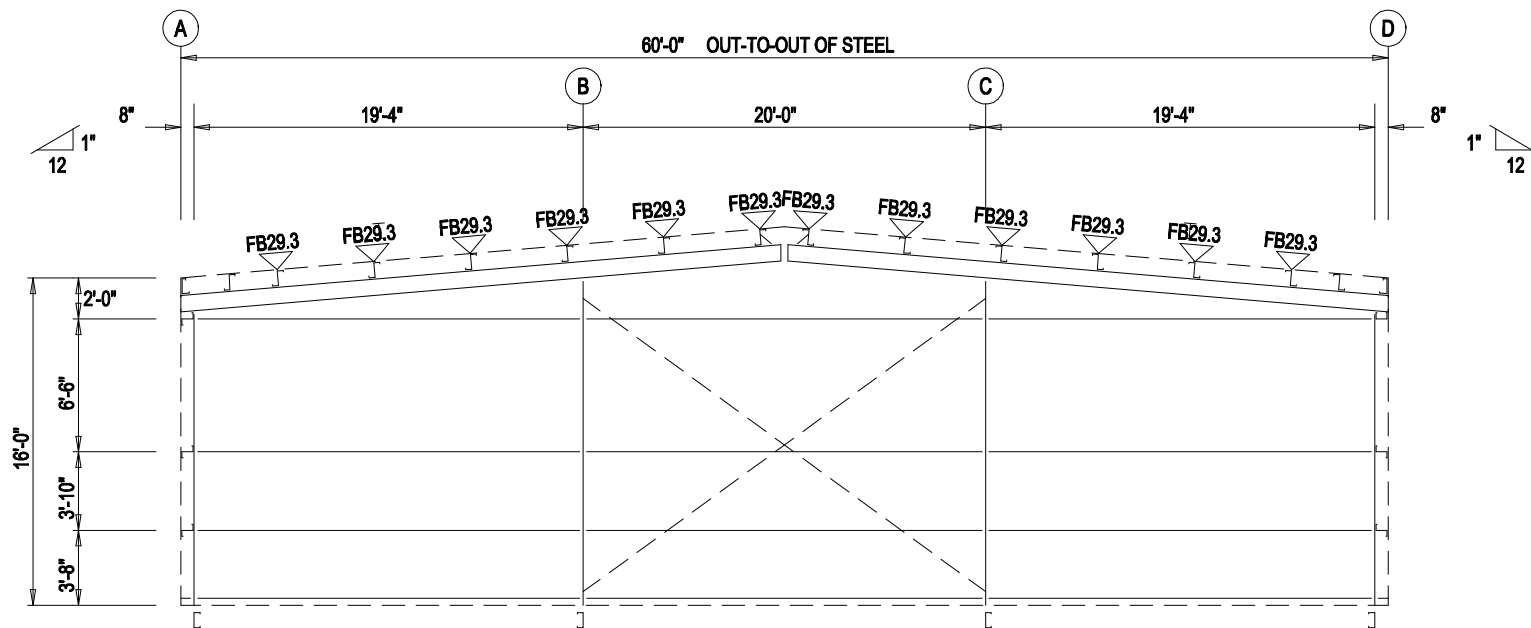


**SIDEWALL SHEETING & TRIM: FRAME LINE A**

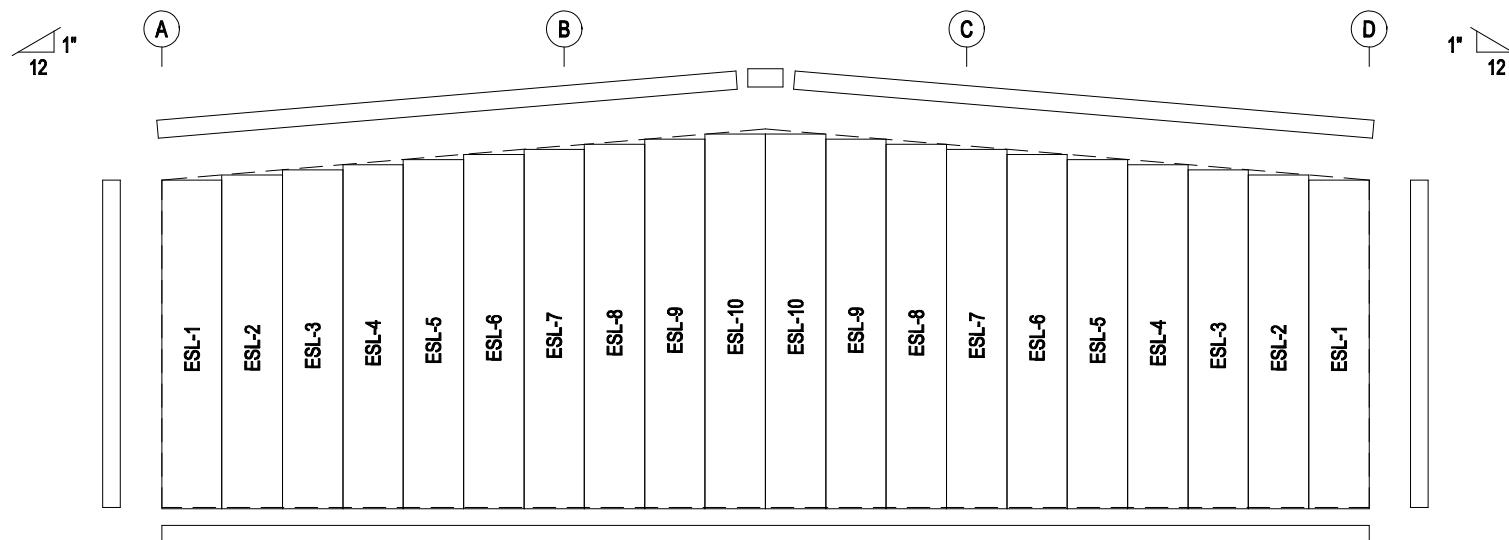
PANELS: 26 Ga. SX - NEED COLOR

AMF Steel Buildings				
PROJECT	MEISMAN	SIDEWALL FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT		DATE:	12/13/21	SHEET
ADDRESS	Fountain, CO 80817			OF





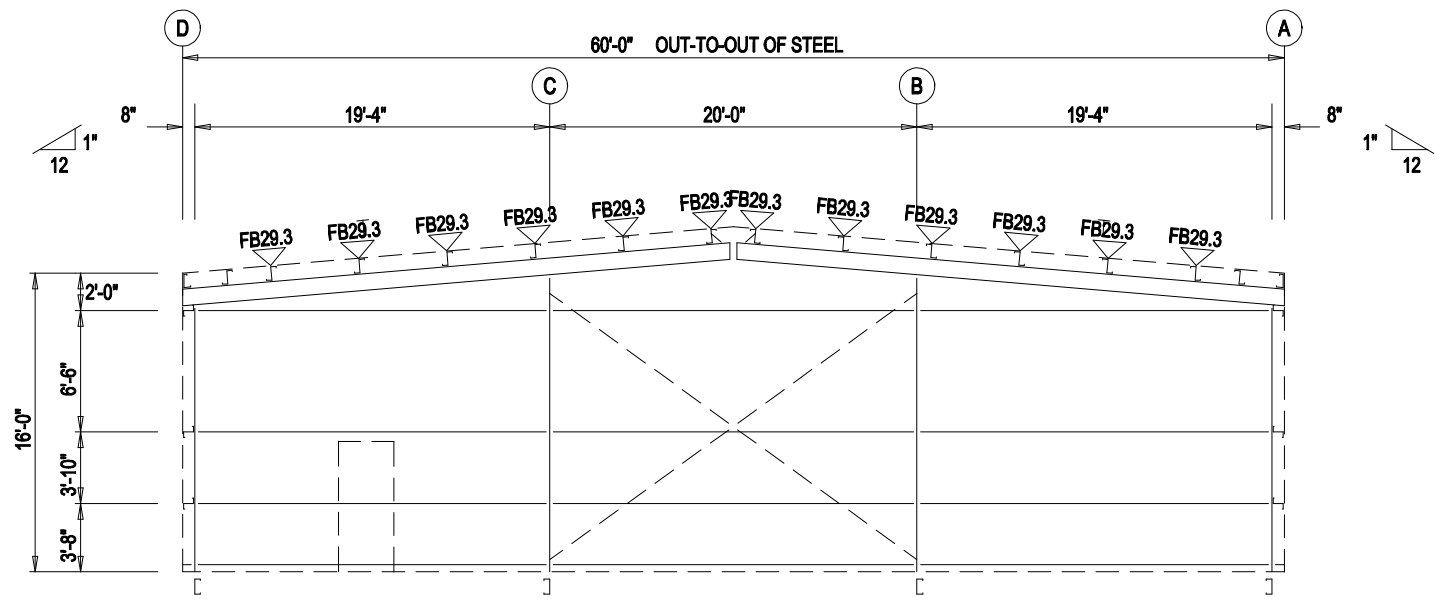
ENDWALL FRAMING: FRAME LINE 1



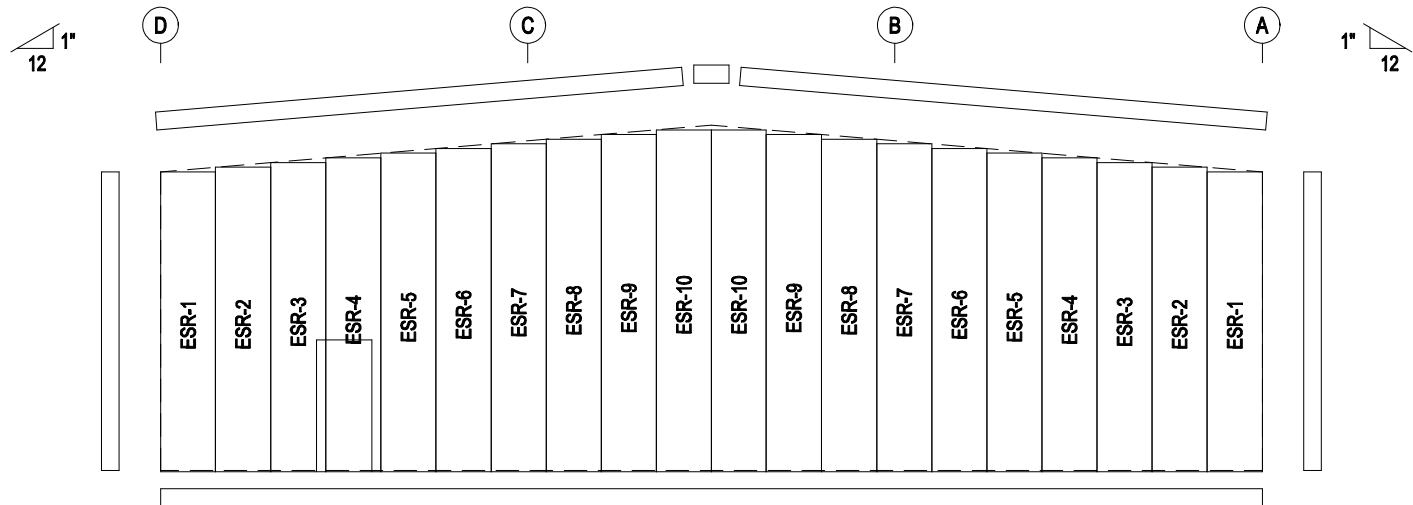
ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. SX - NEED COLOR

AMF Steel Buildings				
PROJECT	MEISMAN	ENDWALL FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



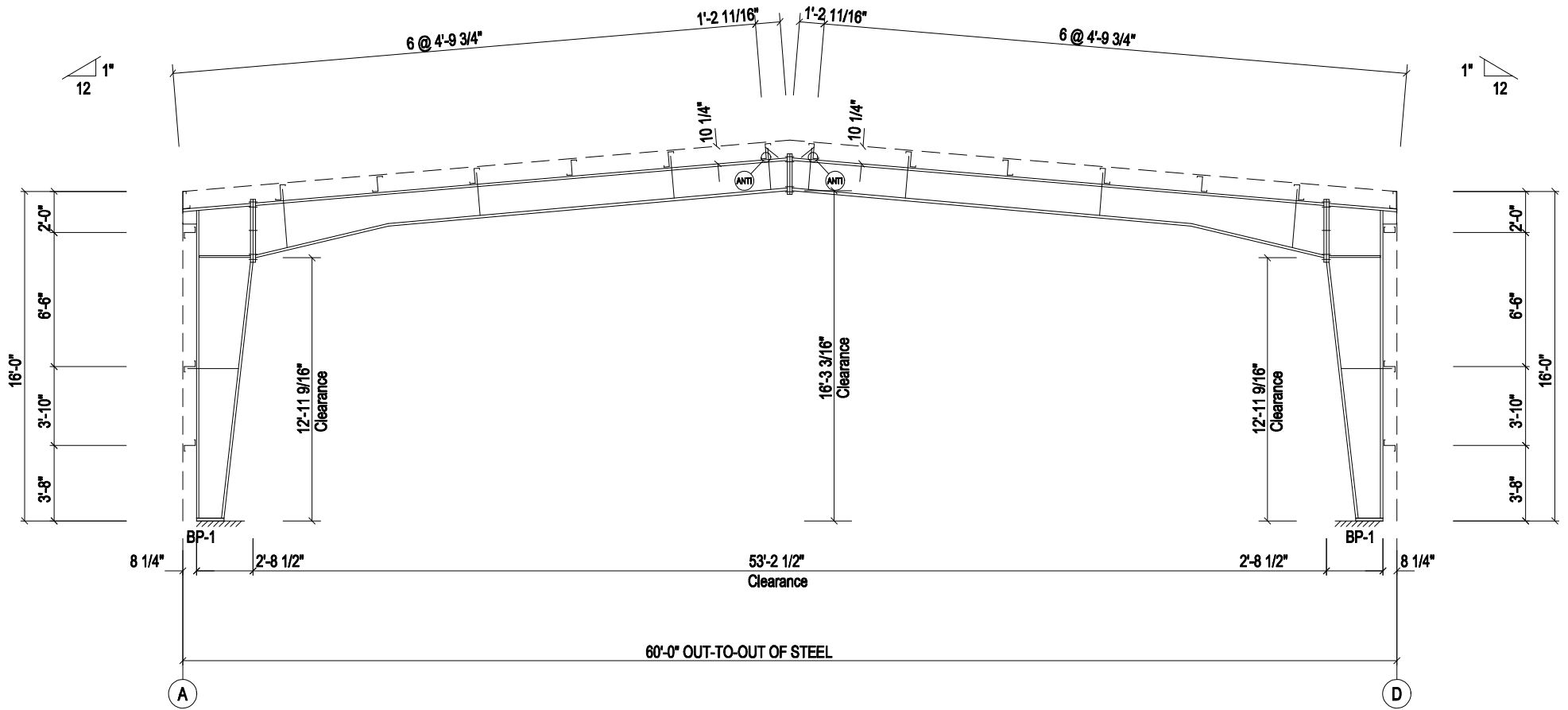
ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

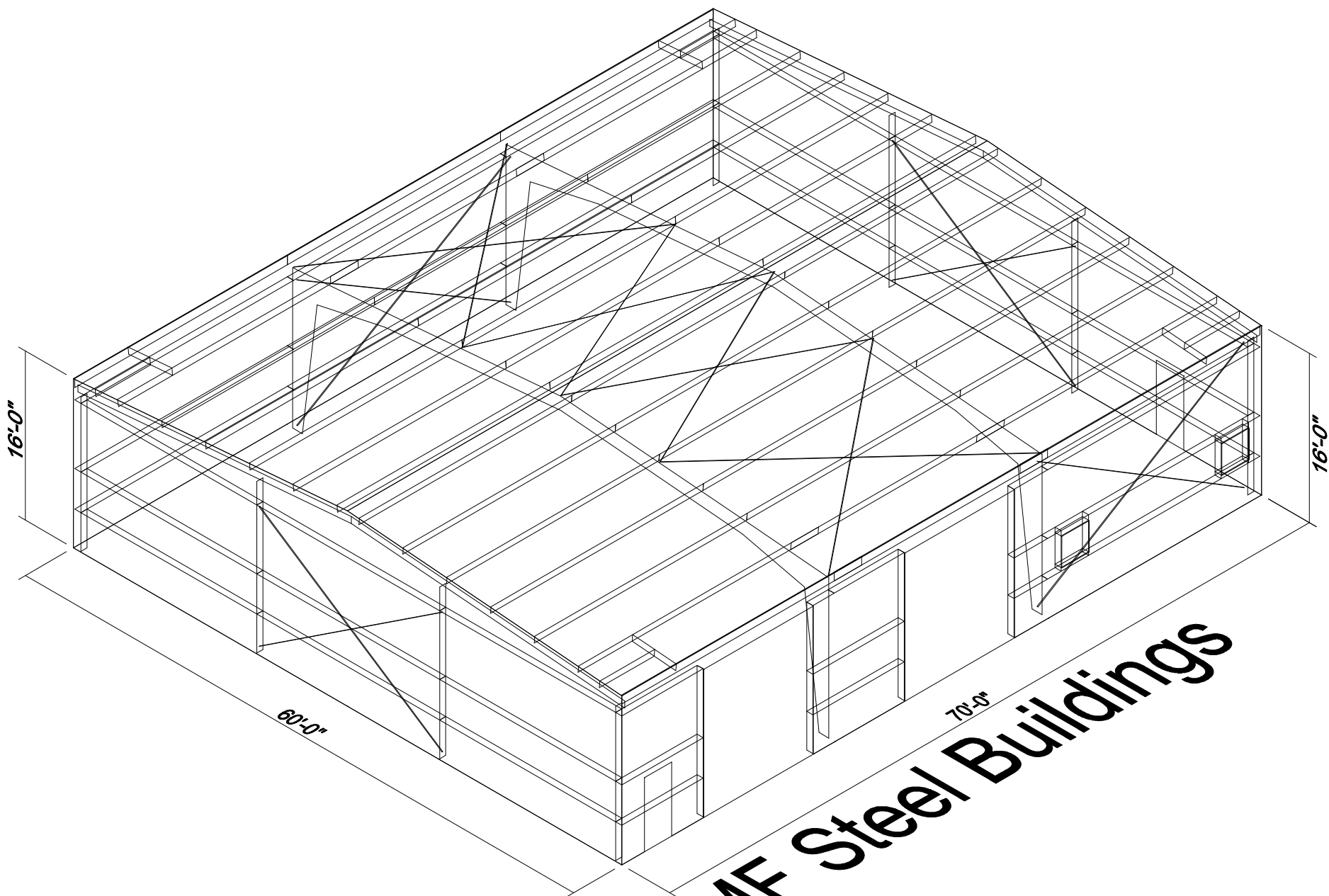
PANELS: 26 Ga. SX - NEED COLOR

AMF Steel Buildings				
PROJECT	MEISMAN	ENDWALL FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



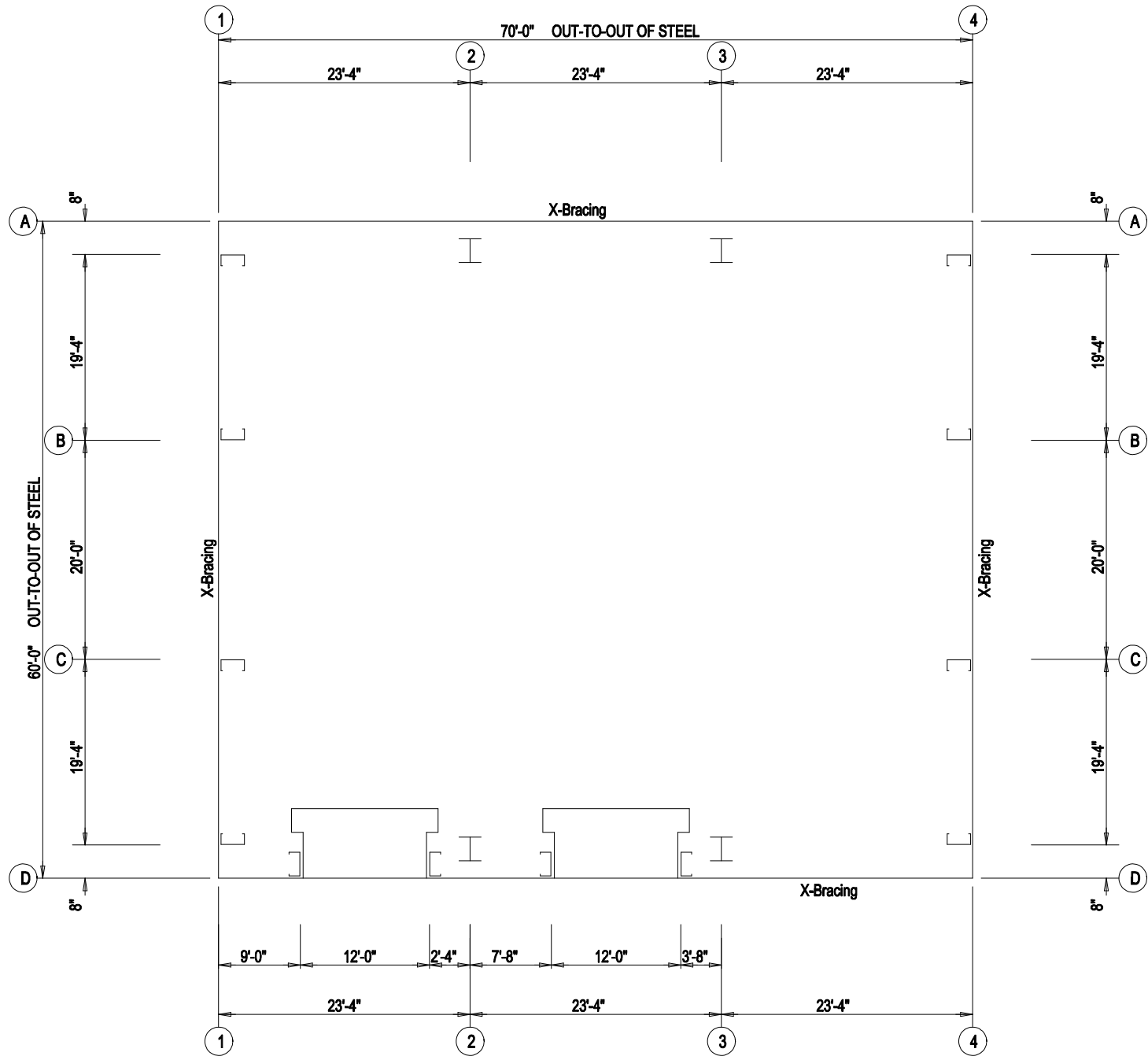
RIGID FRAME ELEVATION: FRAME LINE 2 3

AMF Steel Buildings				
PROJECT	MEISMAN	RIGID FRAME ELEVATION		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT		DATE: 12/13/21	SHEET	OF
ADDRESS	Fountain, CO 80817			



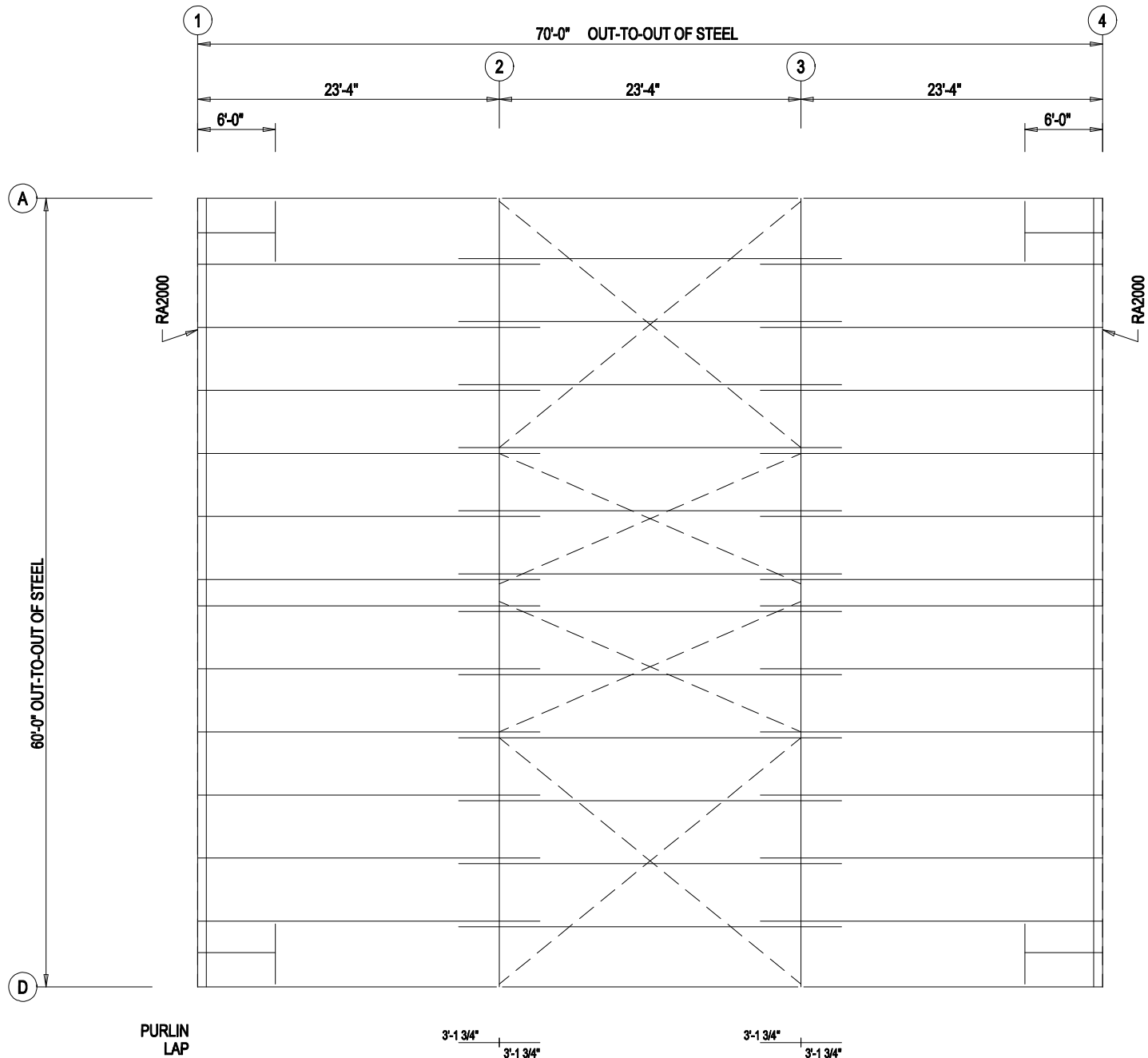
**AMF Steel Buildings**





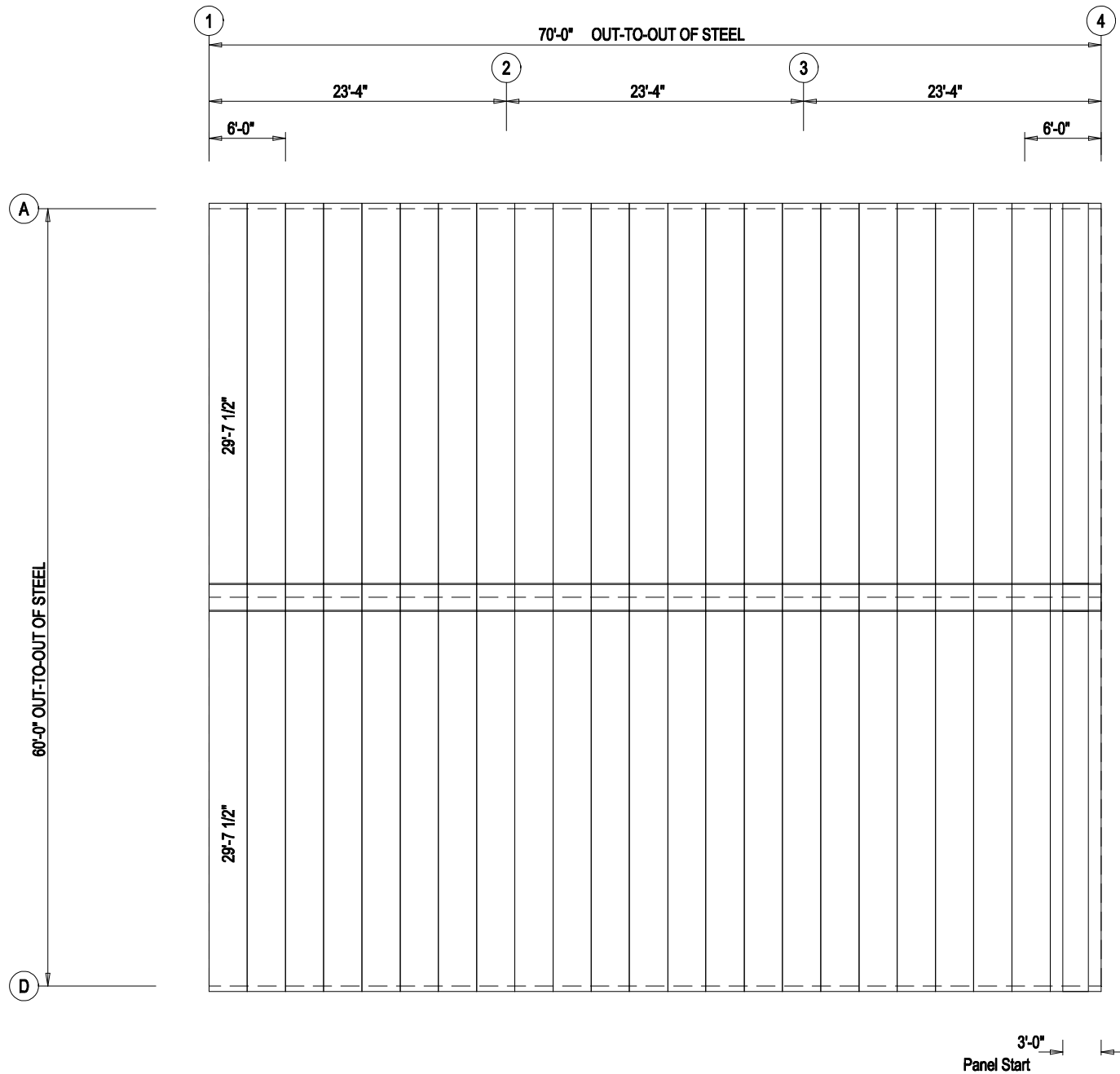
FLOOR PLAN

AMF Steel Buildings				
PROJECT	MEISMAN	FLOOR PLAN		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



## ROOF FRAMING PLAN

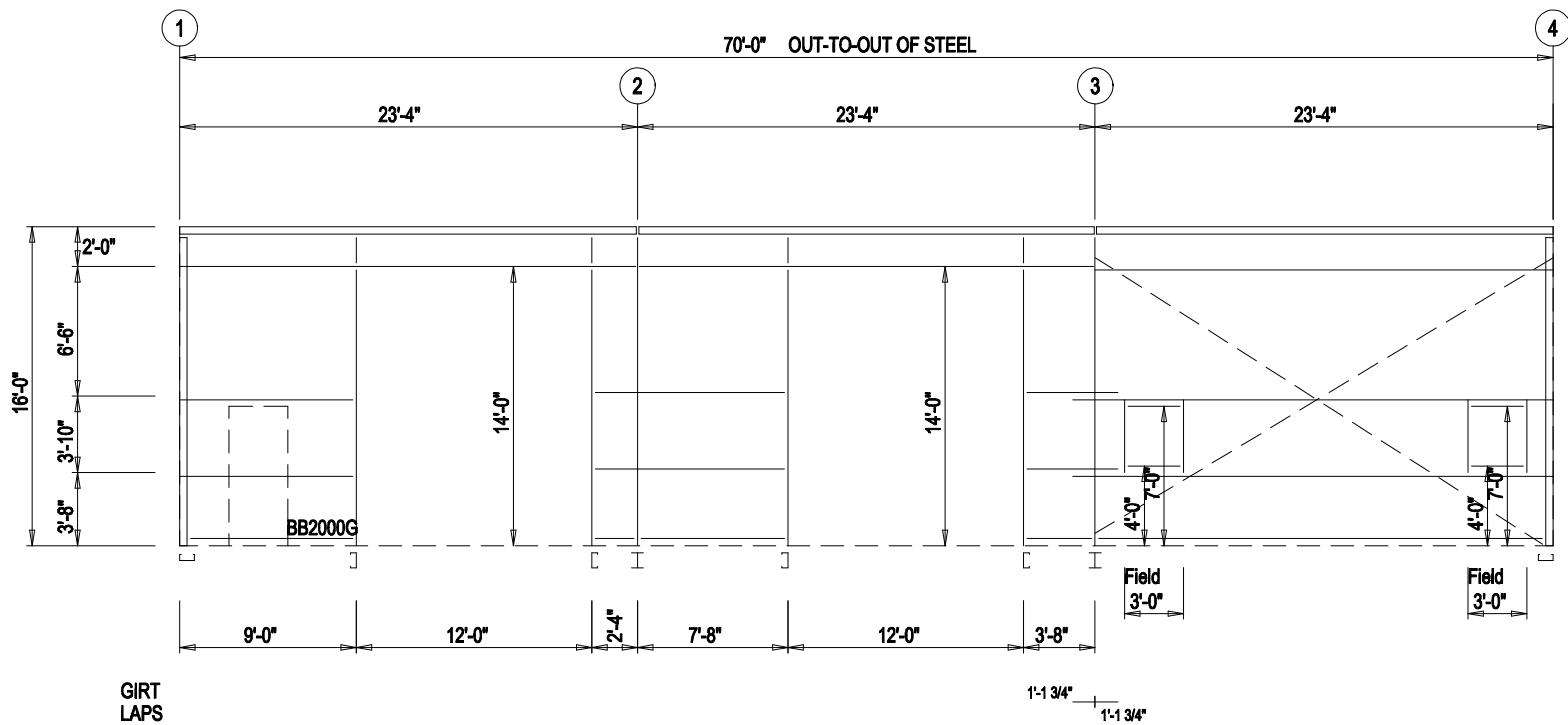
AMF Steel Buildings				
PROJECT	MEISMAN	ROOF FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



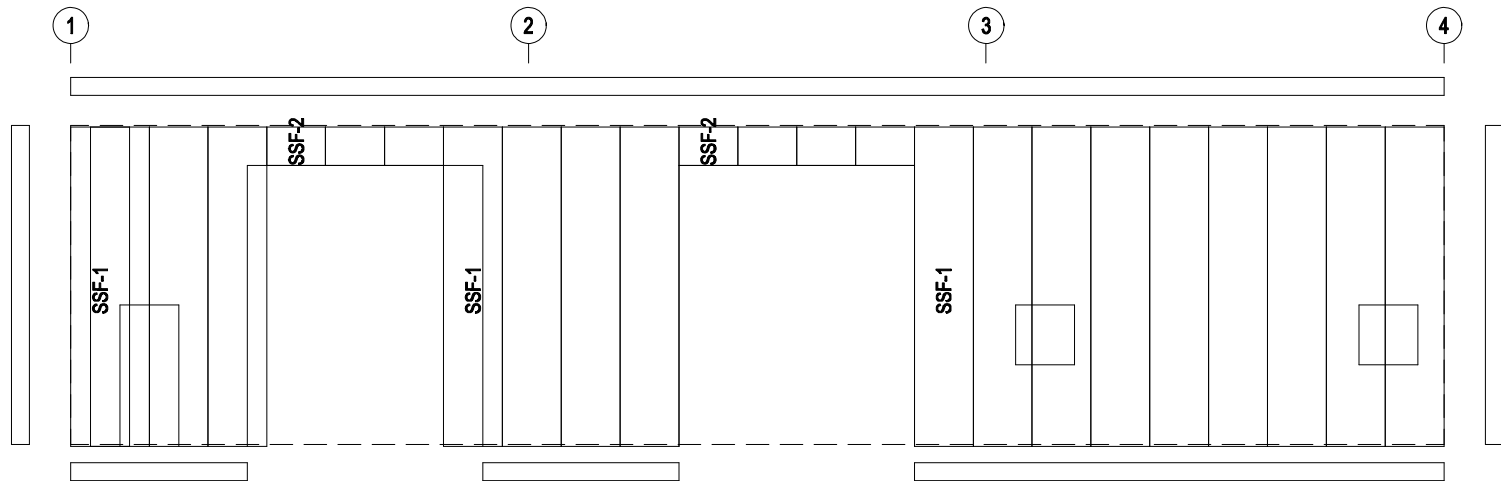
# ROOF SHEETING PLAN

PANELS: 26 Ga. SX - Galvalume Plus

AMF Steel Buildings				
PROJECT	MEISMAN	ROOF SHEETING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



SIDEWALL FRAMING: FRAME LINE D

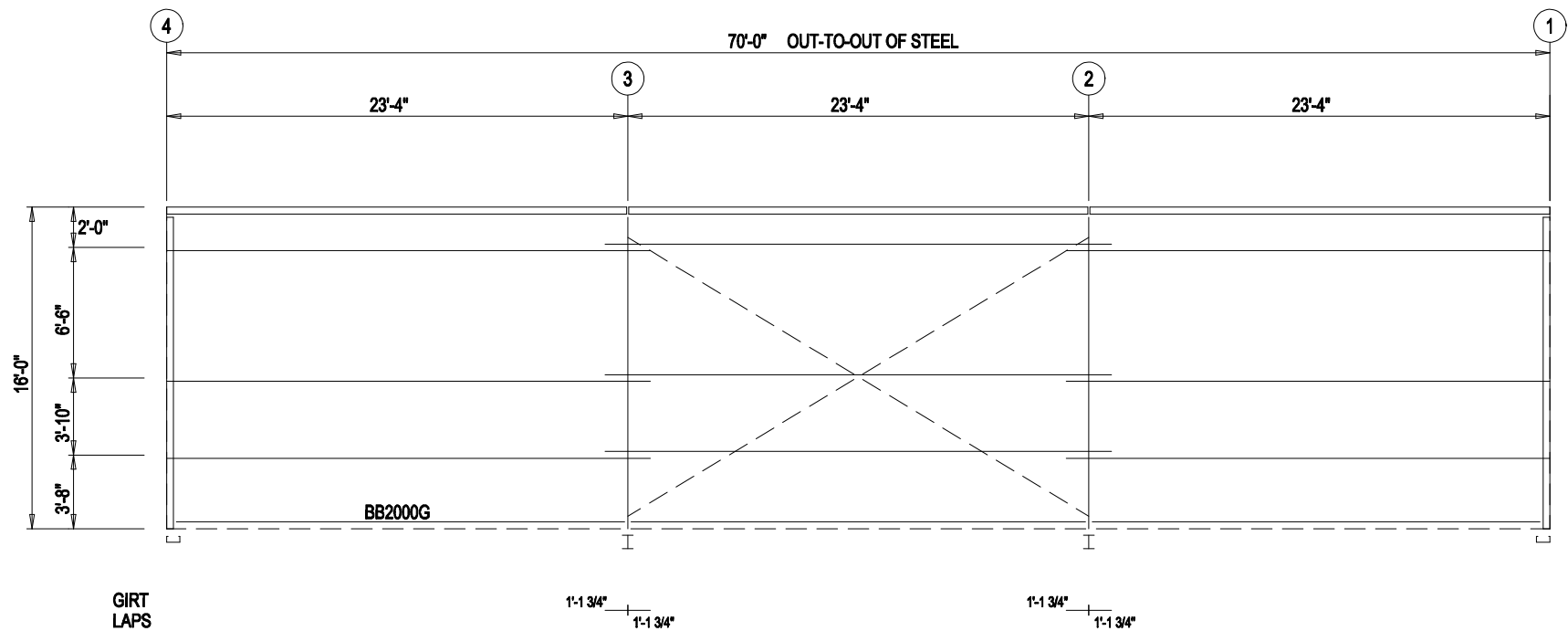


SIDEWALL SHEETING & TRIM: FRAME LINE D

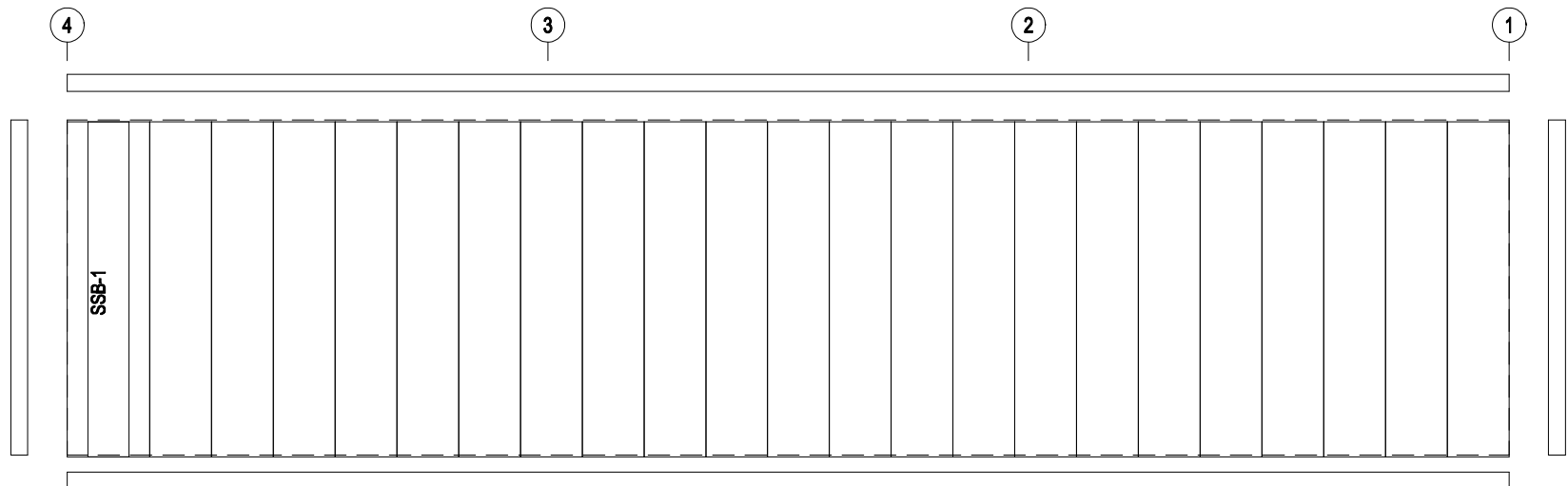
PANELS: 26 Ga. SX - NEED COLOR

AMF Steel Buildings				
PROJECT	MEISMAN	SIDEWALL FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF





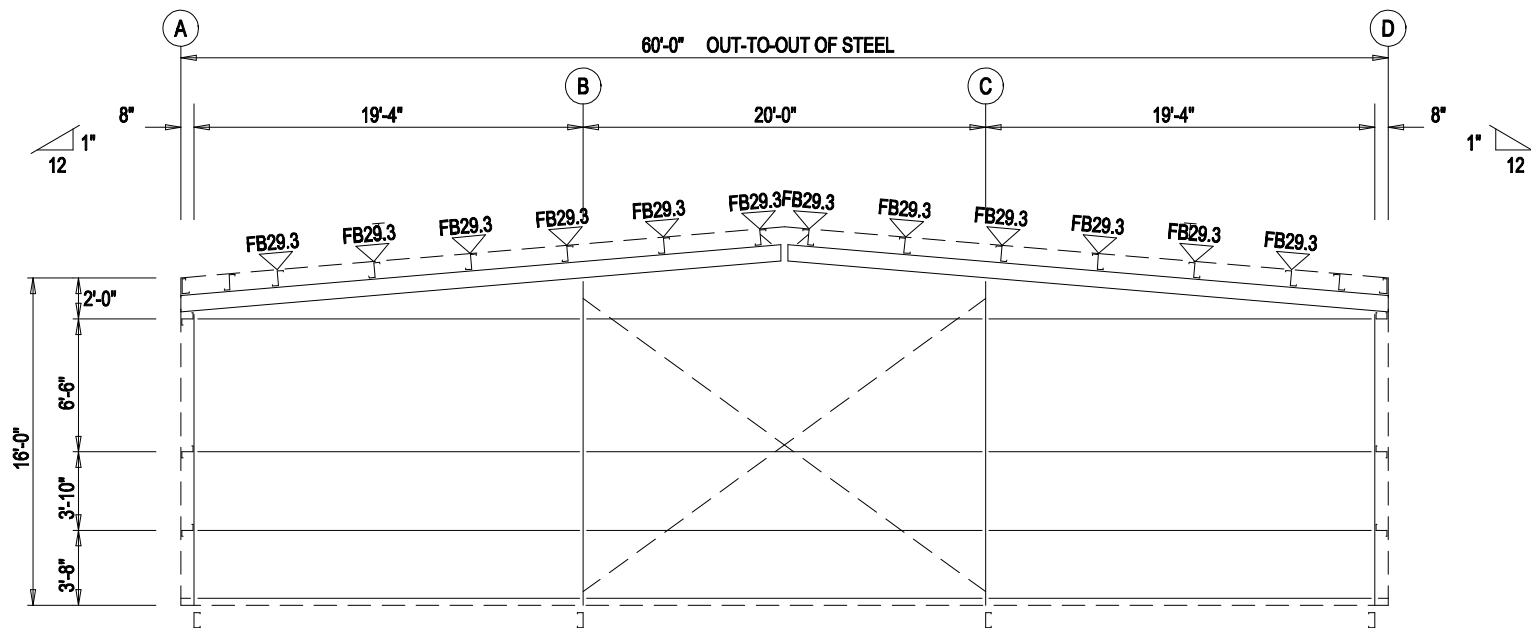
**SIDEWALL FRAMING: FRAME LINE A**



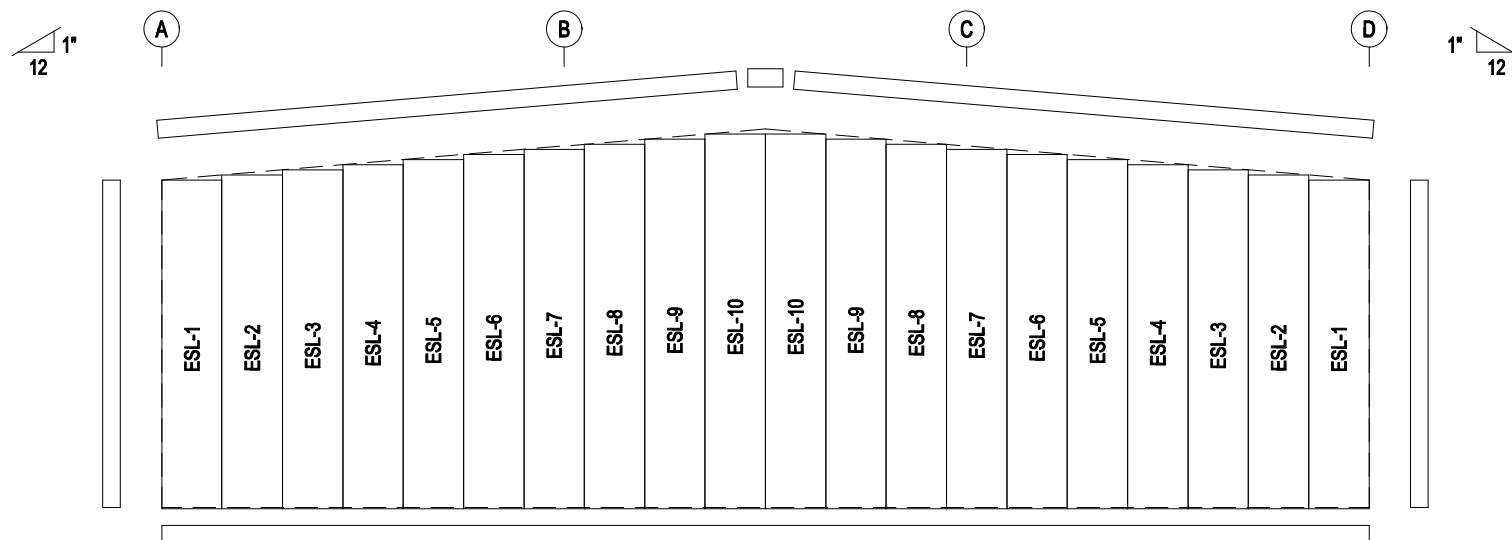
**SIDEWALL SHEETING & TRIM: FRAME LINE A**

PANELS: 26 Ga. SX - NEED COLOR

AMF Steel Buildings				
PROJECT	MEISMAN	SIDEWALL FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT		DATE:	12/13/21	SHEET
ADDRESS	Fountain, CO 80817			OF



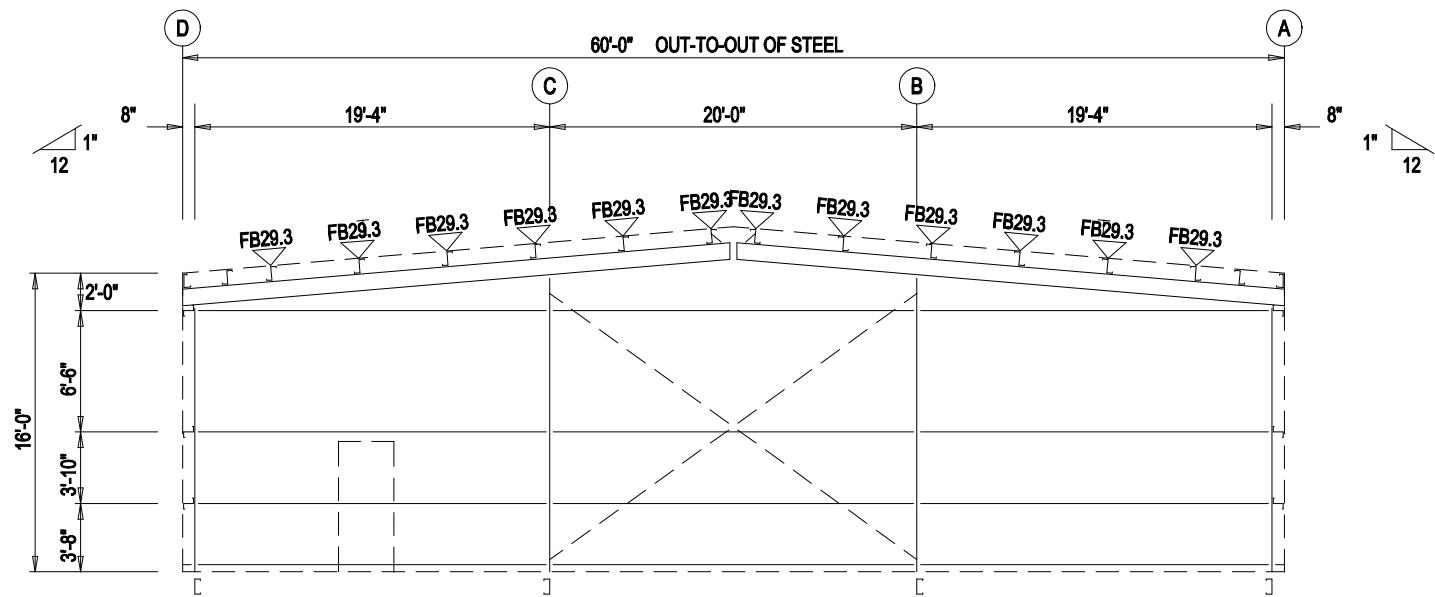
ENDWALL FRAMING: FRAME LINE 1



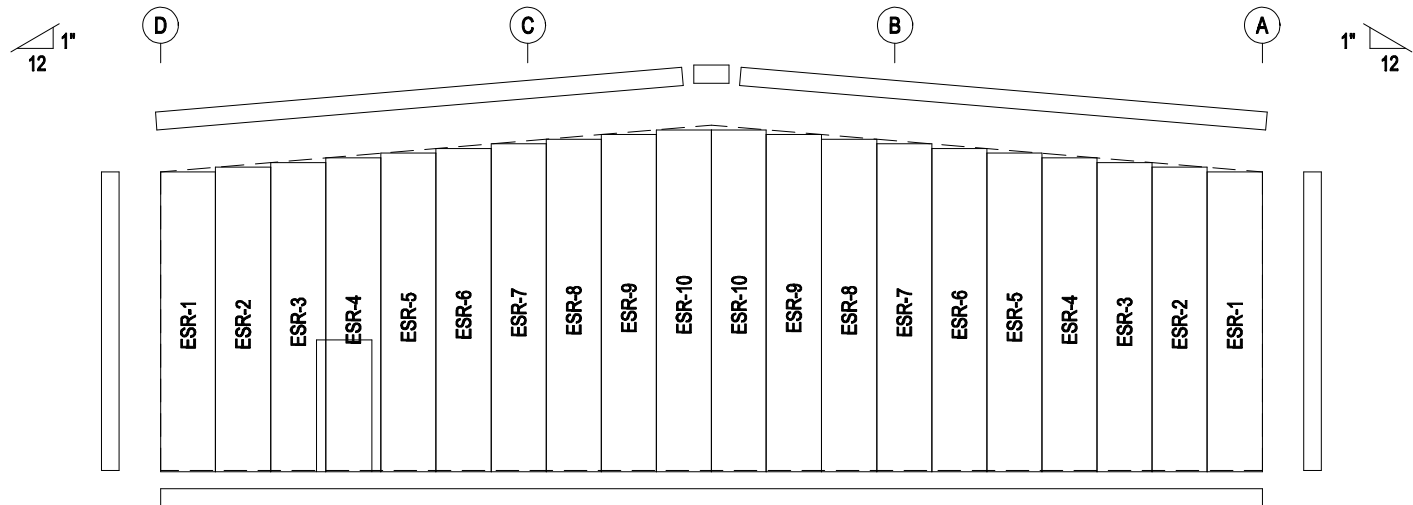
ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. SX - NEED COLOR

AMF Steel Buildings				
PROJECT	MEISMAN	ENDWALL FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



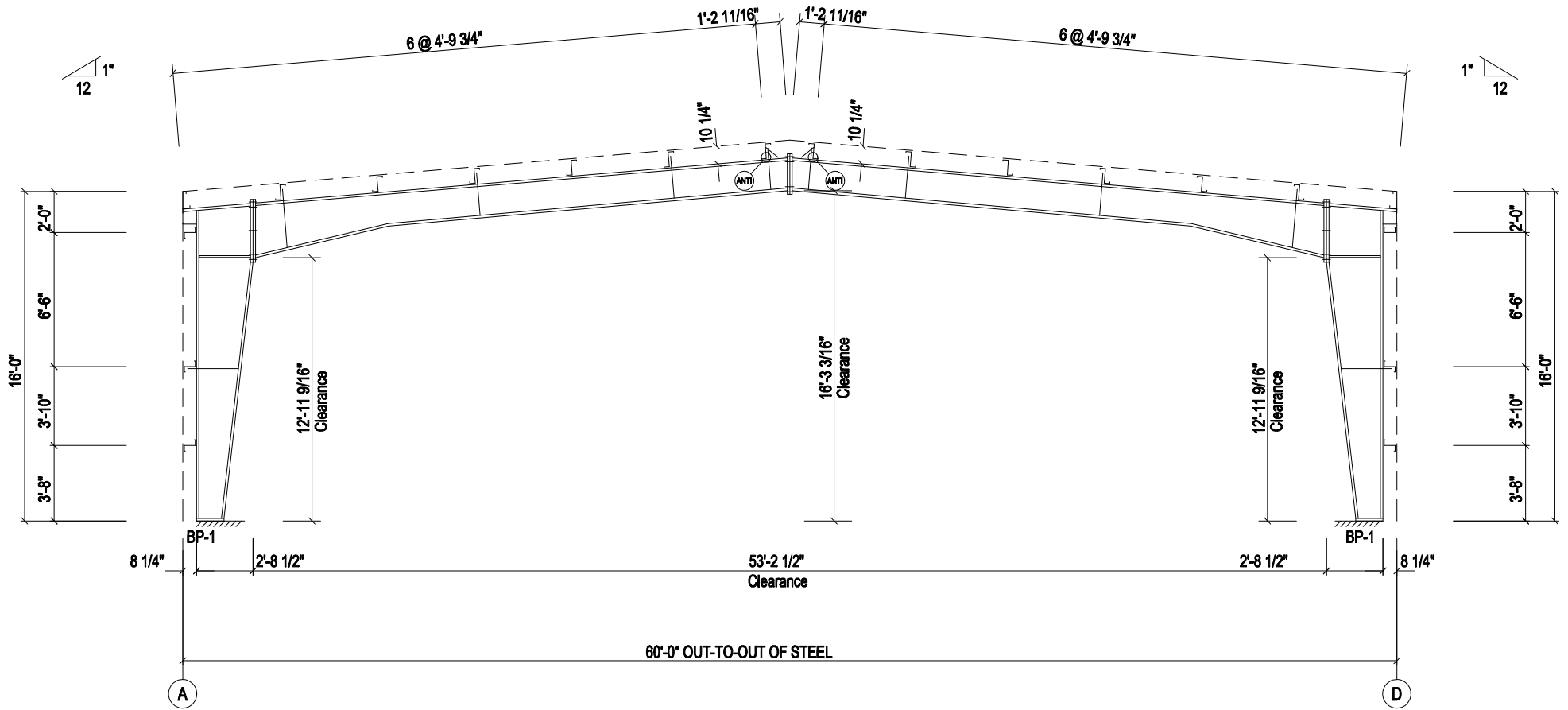
ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Ga. SX - NEED COLOR

AMF Steel Buildings				
PROJECT	MEISMAN	ENDWALL FRAMING		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT ADDRESS	Fountain, CO 80817	DATE: 12/13/21	SHEET	OF



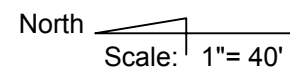
RIGID FRAME ELEVATION: FRAME LINE 2 3

AMF Steel Buildings				
PROJECT	MEISMAN	RIGID FRAME ELEVATION		
ID	PL21-1134-JA-REV2	DESIGN:	DRAFT:	CHECK:
PROJECT		DATE:	12/13/21	SHEET
ADDRESS	Fountain, CO 80817			OF



**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  
**Undergrowth Utilities:** Contractor is required to locate all utilities prior to construction.  
**Seed Mix:** Fresh, clean, dry, new-crop seed complying with AOSA's Seed Technology. Rules for testing seeds for purity and germination tolerances.

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

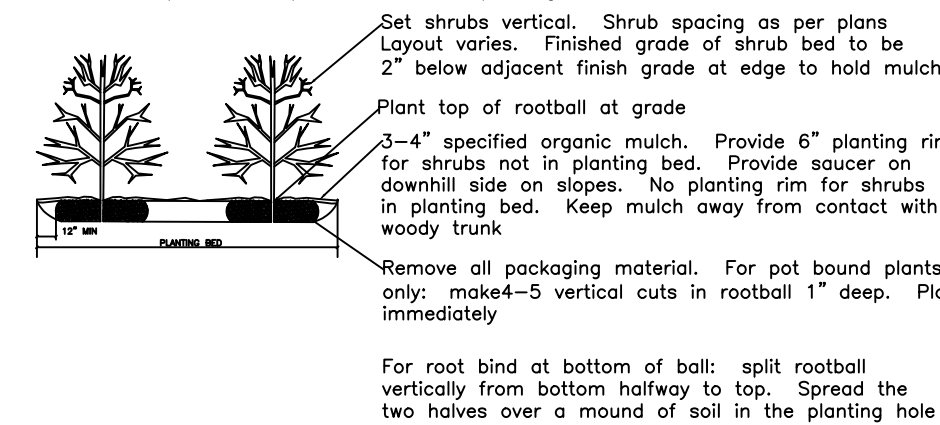



LANDSCAPE SCHEDULE							
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	WIDTH	SIZE	NOTES
TREES							
	Co	6	Celtis occidentalis	Common Hackberry	40'-0"	2-1/2" DBH	
	Js	6	Juniperus scopulorum	Rocky Mountain Juniper	5'-0"	10 Gal	6'-0" min Height
	Pe	10	Pinus edulis	Pinon Pine	10'-0"	6'-0" DBH	
			Total Trees 22				
SHRUBS							
	Yg	10	Yucca glauca	Sagepseed	3'-0"	1-Gal	
	Fp	10	Fuellgia paradoxa	Apache Plume	5'-0"	5 Gal	
	Cn	7	Chrysothamnus nauseosus	Robbstarbush	4'-0"	5 Gal	
			Total Shrubs 27				
PERENNIALS							
	Ku	6	Kniphofia uvaria	Red Hot Poker	3'-0"	1 Gal	

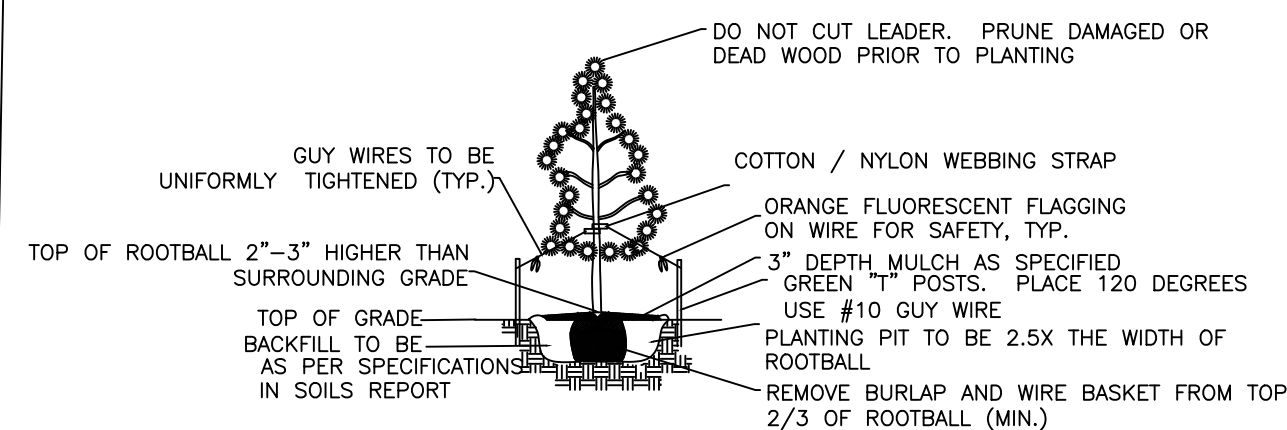
- Mark the north side of all trees in the nursery, and rotate to face north at the site.
- At the time of planting, do not remove or cut leader and prune only dead or broken branches, cross over branches, and weak or narrow crotch. Some inferior large and lateral branches may be pruned.
- Do not remove the terminal buds of the main stem or lateral branches to extend to the crown.
- Structural pruning should begin only after establishment period, usually two growing seasons.
- Do not remove the trunk and shade until planting.
- Do not fertilize for at least one growing season.
- Apply 100 lbs of 10-10-10 fertilizer per acre (or 100 lbs of Growers Buy-1 Organics or equal) and 3 native and/or imported topsoil.
- Add plastic polymer such as "Mestrum Mirex" by Growers Nursery or approved equal to baskin/s as per manufacturers directions.
- Wrap trunk on exposed sides and species with thin bark. Use electrical or duck tape. Not twine.
- Coordinate with City Forestry for current insect and disease recommendations prior to planting.
- Monitor for insects at intervals at least once a month.



- 
- NOTES**
1. Prune only dead or broken branches and weak or narrow crotchets
  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 I 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
- Set shrub vertically. Shrub spacing as per plans  
 Layout wires. Finished grade of shrub bed to be 2" below adjacent finish grade at edge of hold to mulch
- Plant top of rootball at grade
- 3"-4" specified organic mulch. Provide 6" planting rim for shrubs not in planting bed. Provide saucer on growth side on slopes. No planting rim for shrubs in planting bed. Keep mulch away from contact with woody trunk
- Remove all packaging material. For pot bound plants only: make 4-5 vertical cuts in rootball 1" deep. Plant immediately
- For root bind at bottom of ball: split rootball vertically from bottom halfway to top. Spread the two halves over a mound of soil in the planting hole



- 
 SHRUB PLANTING DETAIL  
 NOT TO SCALE



- L-1  
5
- EVERGREEN TREE DETAIL  
NOT TO SCALE

21255 CALLE PACIFICO POINT  
FOUNTAIN, CO 80817

1	Review 1	

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

STAMP BOX

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

## LANDSCAPE PLAN



## LAW OFFICES OF DEBRA EILAND, PC

December 2, 2021

*via EDARP*

Mr. John Green, Planner  
El Paso Planning and Community Development  
2880 International Circle  
Colorado Springs, Colorado 80919

re: Meisman Home Trucking Site Development Plan, EA18159

Dear Mr. Green:

This is to confirm that no lighting is proposed for the above referenced site development plan. Mr. Meisman has included an Alternative Lighting Proposal in his letter of intent that justifies the reasons for no lighting consistent with the review criteria of the Land Use Code. Mr. Meisman understands that the Site Development Plan would have to be amended in the event he wishes to add lighting to the site at a later time.

Sincerely,

Debra Eiland, Esq.

cc: Mr. Gary Meisman