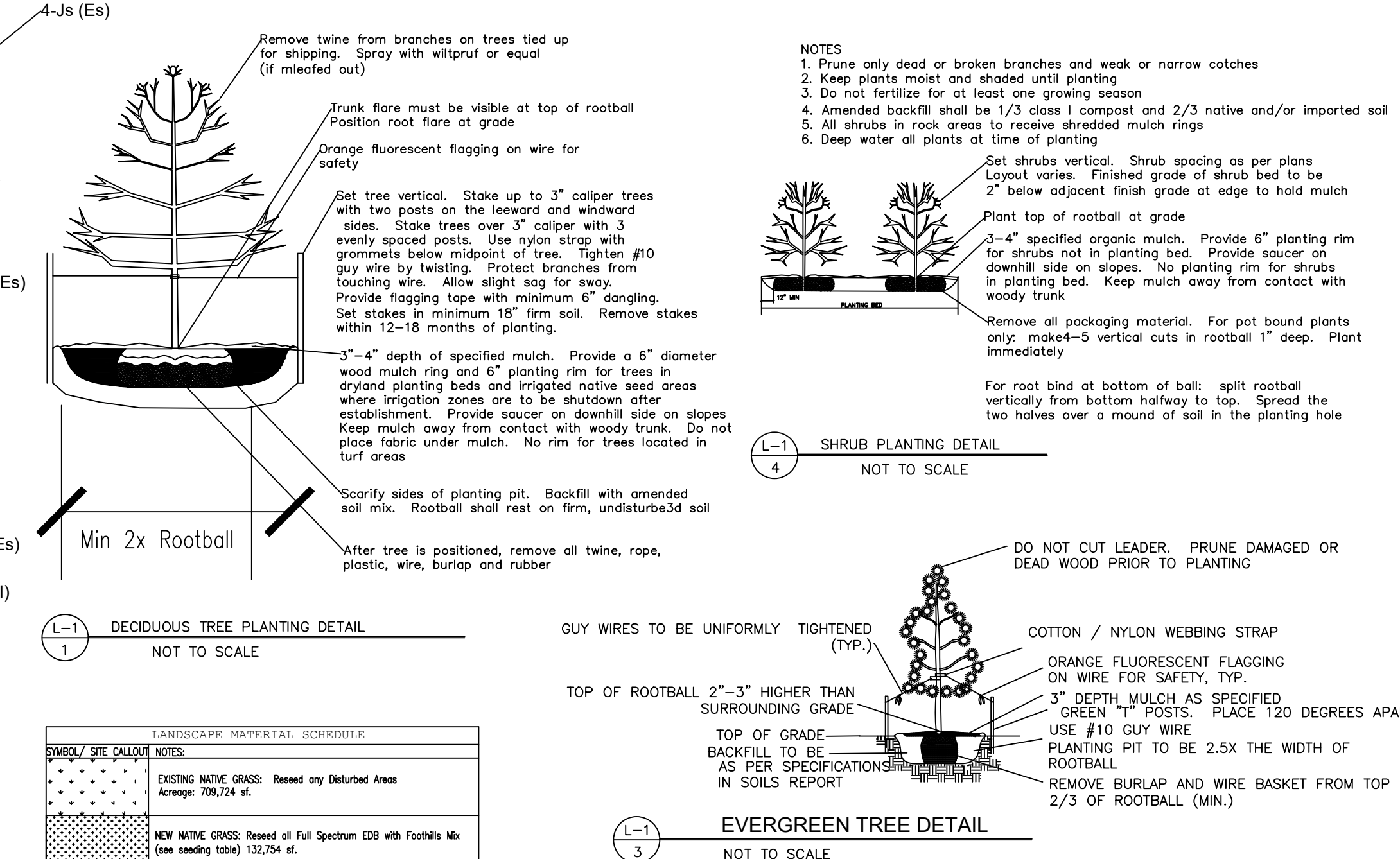


SITE CATEGORY CALCULATIONS					
LANDSCAPE SETBACKS					
Street Name	Classification	Width (Req/Prov)	Linear Footage	Tree/Ft Req.	No. Trees Req/Prov
Future Road (North Side) - (Ns)	Nonarterial	10/11'	976.00 Ft	1 per 30'	33 Req/226 Prov - 40 shrubs
Future Road (West Side) - (Ws)	Nonarterial	10/11'	847.00 Ft	1 per 30'	28 Req/209 Prov - 40 shrubs
East Side Buffer - (Es)	Buffer between non-residential and residential use	15/15'	847.00 Ft	1 per 25'	34 Req/34 Prov - 10 Evergreen
South Side Buffer - (Ss)	Buffer between non-residential and residential use	15/15'	976.00 Ft	1 per 25'	39 Req/39 Prov - 20 Evergreen
Internal Landscaping					
Net Site Area	% Min Internal Area	Internal Area Req/Prov	Internal Trees Req/Prov	Symbol	
826,672 sq ft (19 Acres)	Nonresidential 5%	41,334 Req/55,024 Prov	83 Req/47 Prov - shrubs	(I)	
			Shrub Substitutes		360 Req/362 Prov

LANDSCAPE SCHEDULE								
SYMBOL	CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	KEY #	WIDTH	SIZE	NOTES
TREES								
	Gr	18	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust		25'-0"	2-1/2" B&B	
	Co	19	Celtis occidentalis	Common Hackberry		25'-0"	2-1/2" B&B	
	Sr	9	Syringa reticulata	Japanese Tree Lilac		15'-0"	1-1/2" B&B	
	Or	35	Quercus robur 'Fastigiat'	English Oak		20'-0"	2-1/2" B&B	
	Cg	4	Crataegus cragalis	Cockspur Hawthorn		15'-0"	1-1/2" B&B	Thornless
	Ag	7	Acer griseum	Amur Maple		15'-0"	1-1/2" B&B	
	Jh	65	Juniperus scopulorum 'Mopid'	Mojo Juniper		5'-0"	10 Gal	4'-0" min Height
	Pe	11	Pinus edulis	Pinon Pine		10'-0"	6'-0" B&B	4'-0" min Height
			Total Trees 168					
SHRUBS								
	Jh	112	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper			5 Gal	
	Jt	146	Juniperus sabina 'Tamanostolai'	Tammy Juniper			5 Gal	
	PH	112	Potentilla fruticosa 'Happy Face'	Happy Face Pink Parrotia Potentilla			5 Gal	
	Fp	16	Falugia parviflora	Apache Flame			5 Gal	
	Cc	79	Caryopteris clandestina	Blue Mist Spirea			5 Gal	
	Cp	30	Cytisus purgans 'Spanish Gold'	Spanish Gold Broom			5 Gal	
	Pa	27	Perovskia atriplicifolia	Russian Sage			1 Gal	
			Total Shrubs 522					
GRASSES								
	Hs	48	Helychtichloa sempervirens	Blue Arena Grass			1 Gal	
	Ph	41	Pennisetum alopecuroides 'Hamlet'	Hardy Fountain Grass			10 Gal	



LANDSCAPE MATERIAL SCHEDULE		
SYMBOL	SITE CALLOUT	NOTES
(Symbol)	(Callout)	EXISTING NATIVE GRASS: Reused any Disturbed Areas Average: 709,724 sq.
(Symbol)	(Callout)	NEW NATIVE GRASS: Reused all Full Spectrum EDB with Foothills Mix (see seeding table) 132,754 sq.
(Symbol)	(Callout)	ROCK MULCH: To be 4 River Rock installed to a depth of 4" in all planting beds. Submit sample for approval prior to installation. 5318 sq.

PROJECT DATA		
Legal Description: Unplatted	TSN: 440000565	
Owner: Athis Properties, LLC	Contact: Mike Jacobson	Phone: 719-235-8195
Email: Mike@lythgoesrealealty.com	11745 Howells Rd	Colorado Springs, CO 80908
Applicant: Dana Frank, Terra Nova Engineering	Email: done@tneinc.com	
Plan Preparer/Landscape Architect: James W. Rees	Email: jwr520@gmail.com	
Site Area: 38.5 Acre (1,677,069 sq)	Zoning: RR-5 AG Grazing Land	Proposed Use: RV Storage
Lot Coverage: 825,691sf	Landscape Area: 842,478 sf (50%)	Parking Spaces: N/A

Climate Zone: Foothills-Plains
Plant Communities: Foothills Shrublands
Irrigation: An irrigation system with drip components to be used to irrigate all plants and a pop up spray system will be used to irrigate all seeded areas (temporary).
Mulch: All shrub beds and tree wells to be covered with 4" rock mulch over fabric weed barrier unless noted.
Edging: All planting beds adjacent to native grass to be edged with steel edging.
Soil Treatment: Fertilizer to be filled into top 6" of soil.
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.
Maintenance: Landscape improvements and maintenance shall be the responsibility of the owner and/or their assigns.
Underground Utilities: Contractor is required to locate all utilities prior to construction.

ALTERNATIVE LANDSCAPE PLAN
Landscape Setbacks: Future internal nonarterial roads will separate the storage area from the sections of the property adjacent to CO. State Hwy 94 and Franceville Coal Mine Rd. Setbacks and frontage plant materials are shown along the north (Ns, Ws) and west sides of the storage yard. Future development of the parcels adjacent to CO Hwy 94 and Franceville Coal Mine Rd will be landscaped with the required setbacks and plant materials as required.
Internal Landscaping: The plants will be located in islands located at the ends of the rows, near the detection pond or in the corners of the lot. There is no plan to stripe the parking stalls since the surface will be asphalt millings.

ABTR STORAGE
LANDSCAPE PLAN
 415 N. Franceville Rd
 Colorado Springs, CO 80929

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2
3

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

STAMP BOX

Project	Sheet
23-02	L-1
Date	of
5/6/23	
Scale	1"=80'