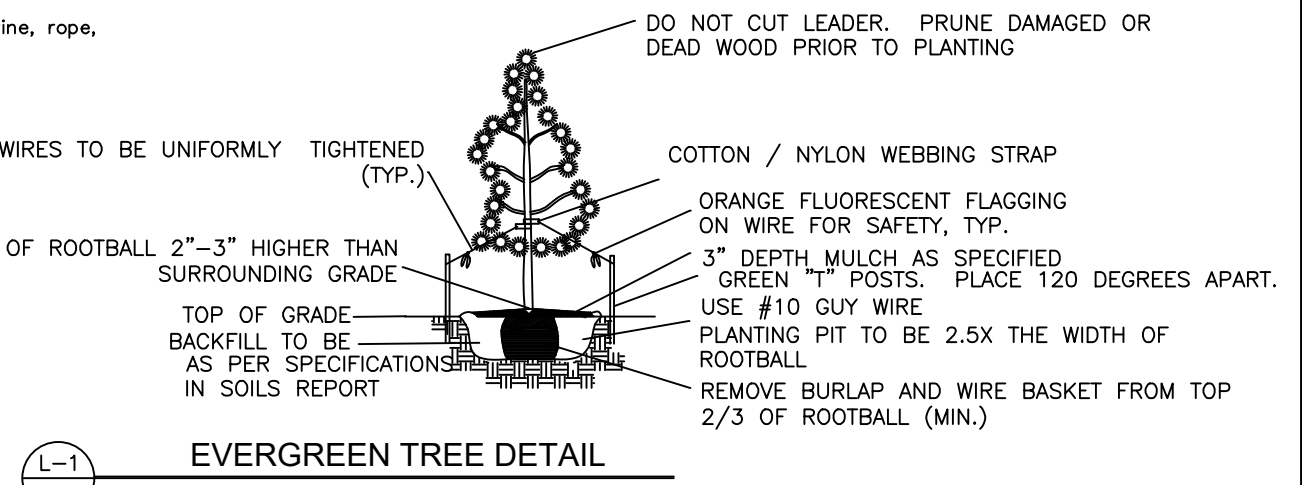
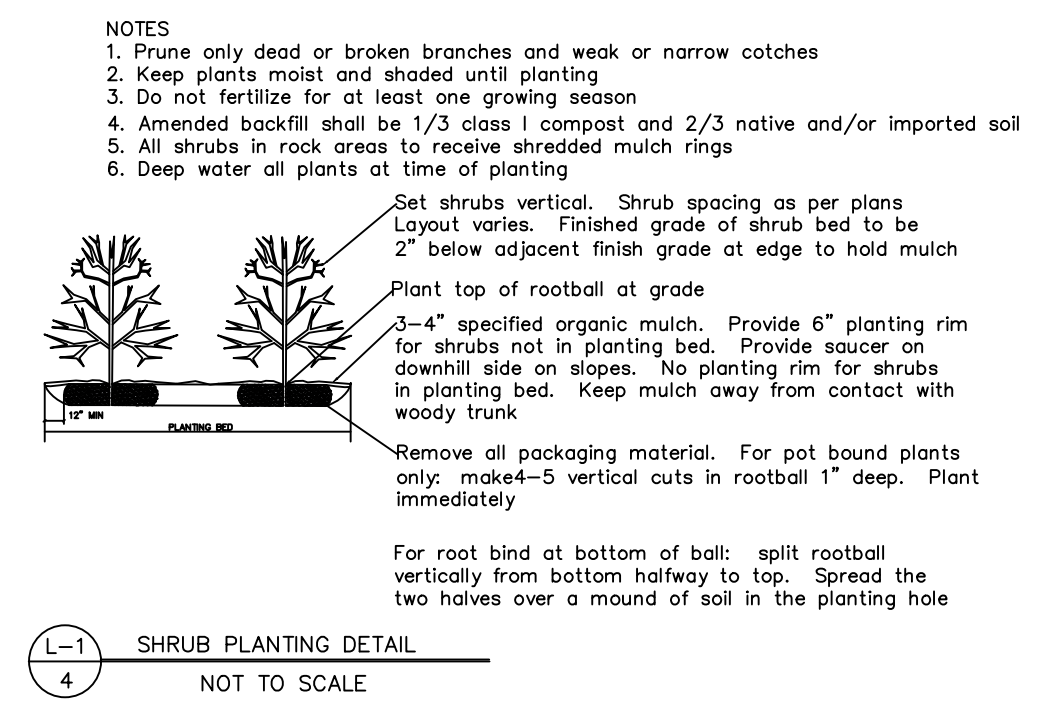
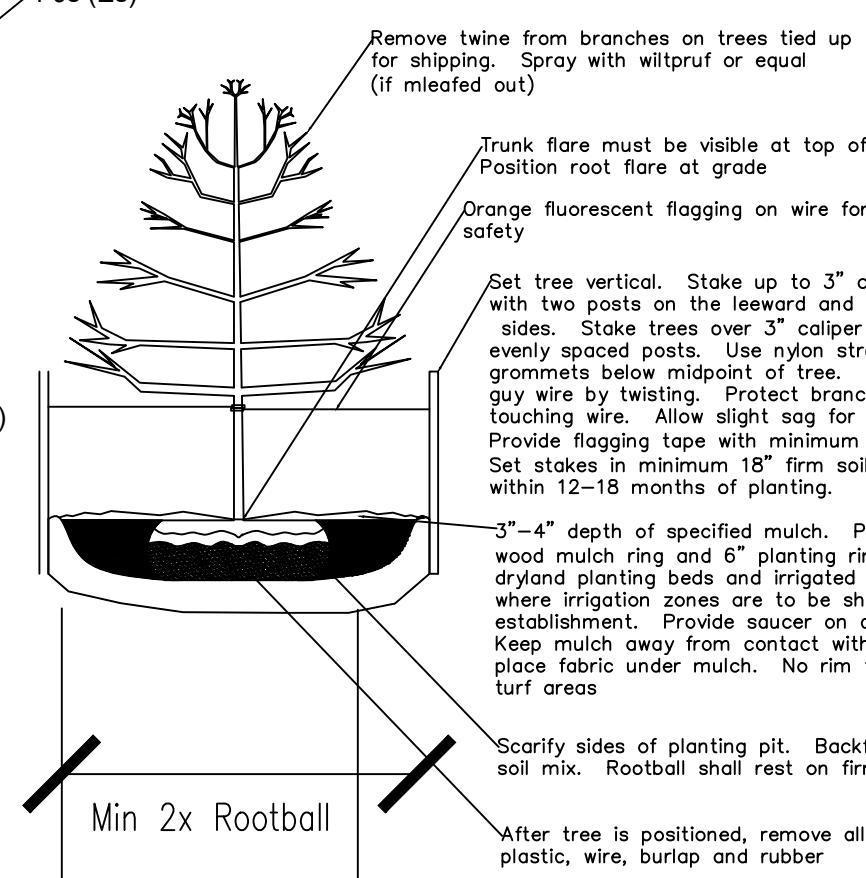


SITE CATEGORY CALCULATIONS					
LANDSCAPE SETBACKS					
Street Name	Classification	Width (Req/Prov)	Linear Footage	Tree/Ft Req.	No. Trees Req/Prov
Future Road (North Side) - (Ns)	Nonarterial	10/10'	976.00 Ft	1 per 30'	33 Req/226 Prov - 40 shrubs
Future Road (West Side) - (Ws)	Nonarterial	10/10'	847.00 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 - 18 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	
828,672 sq ft (19 Acres)	Nonresidential 5%	41,334 Req/5,024 Prov	83 Req/47 Prov - shrubs	(I)	
			360 Req/362 Prov		

Per LDC Sec. 6.2.2.E.2.c Trees Replaced by Shrubs. A maximum of 1/2 of the required trees may be substituted with shrubs adjacent to retail store fronts where the view of wall signs may be obstructed. At least 10 shrubs with a minimum container size of 5 gallons shall be provided for each tree that is replaced. This project is not eligible for shrub substitution.

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



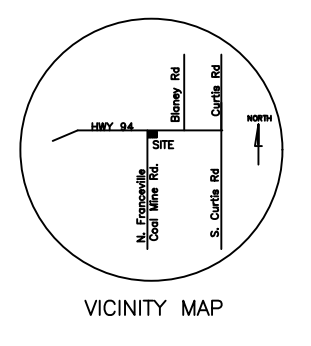
LANDSCAPE MATERIAL SCHEDULE		
SYMBOL	SITE CALLOUT	NOTES
(Pattern)	EXISTING NATIVE GRASS	Reused any Disturbed Areas Average: 709,724 sq. ft.
(Pattern)	NEW NATIVE GRASS	Reused all Full Spectrum EDB with Foothills Mix (see seeding table) 132,754 sq. ft.
(Pattern)	ROCK MULCH	To be 4 River Rock installed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

"Foothills Mix"		
COMMON NAME	SCIENTIFIC NAME	Lbs. PLS/Acre
Annual Ryegrass	<i>Lolium multiflorum</i> Lamorck	5.0
Slender Wheatgrass	<i>Elymus trachycarpus</i>	3.75
Mountain Bromie	<i>Bromus marginatus</i>	2.5
Pubescent Wheatgrass	<i>Agropyron trichoporum</i>	2.5
Hard Fescue	<i>Festuca brevipila</i>	2.5
Canada Bluegrass	<i>Poa compressa</i>	2.5
Indian Grass	<i>Sorghastrum nutans</i>	2.0
Shiobolus Grama	<i>Bouteloua curtipendula</i>	1.75
Blue Grama	<i>Bouteloua gracilis</i>	1.25
Switchgrass	<i>Panicum virgatum</i>	2.5
TOTAL PLS PER ACRE		25

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

PROJECT DATA
 Legal Description: Unplatted
 TSN: 440000565
 Owner: Athis Properties, LLC.
 Contact: Mike Jacobson
 Phone: 719-235-8195
 Email: Mike@highwayreality.com
 11745 Howells Rd
 Colorado Springs, CO 80908
 Applicant: Dane Frank, Terra Nova Engineering
 Email: dane@tneinc.com
 Plan Preparer/Landscape Architect: James W. Rees
 Email: jwr520@gmail.com
 Site Area: 38.5 Acre (1,677,069 sq ft)
 Zoning: RR-5 AG Grazing Land
 Proposed Use: RV Storage
 Lot Coverage: 825.691sf
 Landscape Area: 842,478 sf (50%)
 Parking Spaces: N/A



Include a detail and indication of the opaque screening wall/fence to be installed. Chain link with fabric or vinyl slats is not an acceptable screening method.
 Acceptable opaque screening barriers include wood fences, masonry walls, or any other materials that include 100% opacity.

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

1	
2	
3	

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

STAMP BOX

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