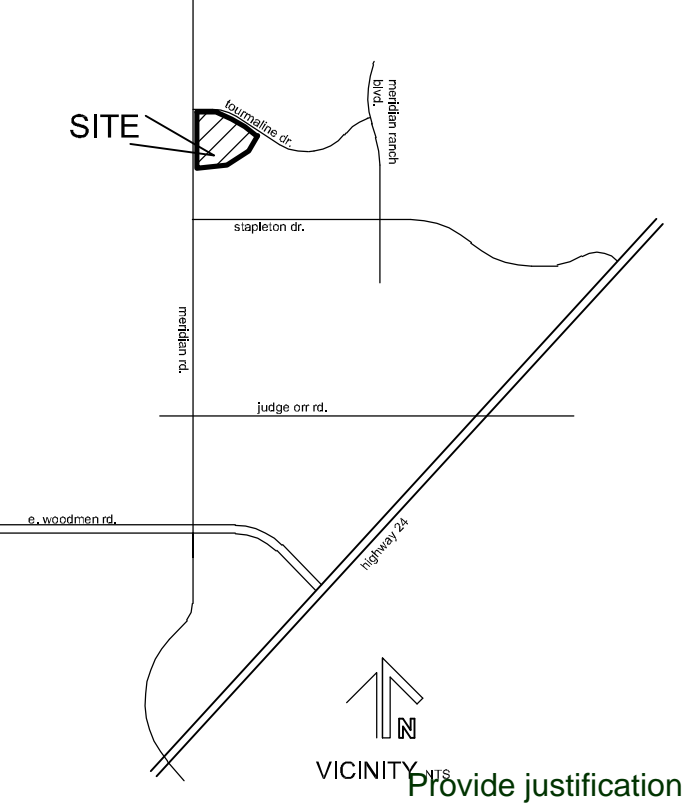


THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4
LANDSCAPE PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO

INSTALLATION PHASING AND MAINTENANCE GUIDE

Please provide area calculation table for internal landscaping required and parking lot islands required



Provide justification for not meeting required threshold

KEYED NOTES (not all items labeled. Items labeled considered typical)

- 1 TYPICAL DECIDUOUS TREE PLANTING - see detail 2-2
- 2 TYPICAL EVERGREEN TREE PLANTING - see detail 2-2
- 3 TYPICAL SHRUB PLANTING - see detail 2-2
- 4 TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail 2-2
- 5 LANDSCAPE BOULDER - see detail 2-2
- 6 STEEL EDGE - see detail 2-2
- 7 2" 4" BLUE GREY GRAVEL MULCH
- 8 ORGANIC MULCH
- 9 4" 8" COBBLE
- 10 COMPACTED BREEZE
- 11 TURF LAWN AREA (THERMAL BLUE BLEND) - see landscape notes for required amendments
- 12 1'-0" WIDE CONCRETE WALK, DOWEL INTO BACK OF CURB EVERY 24" O.C.

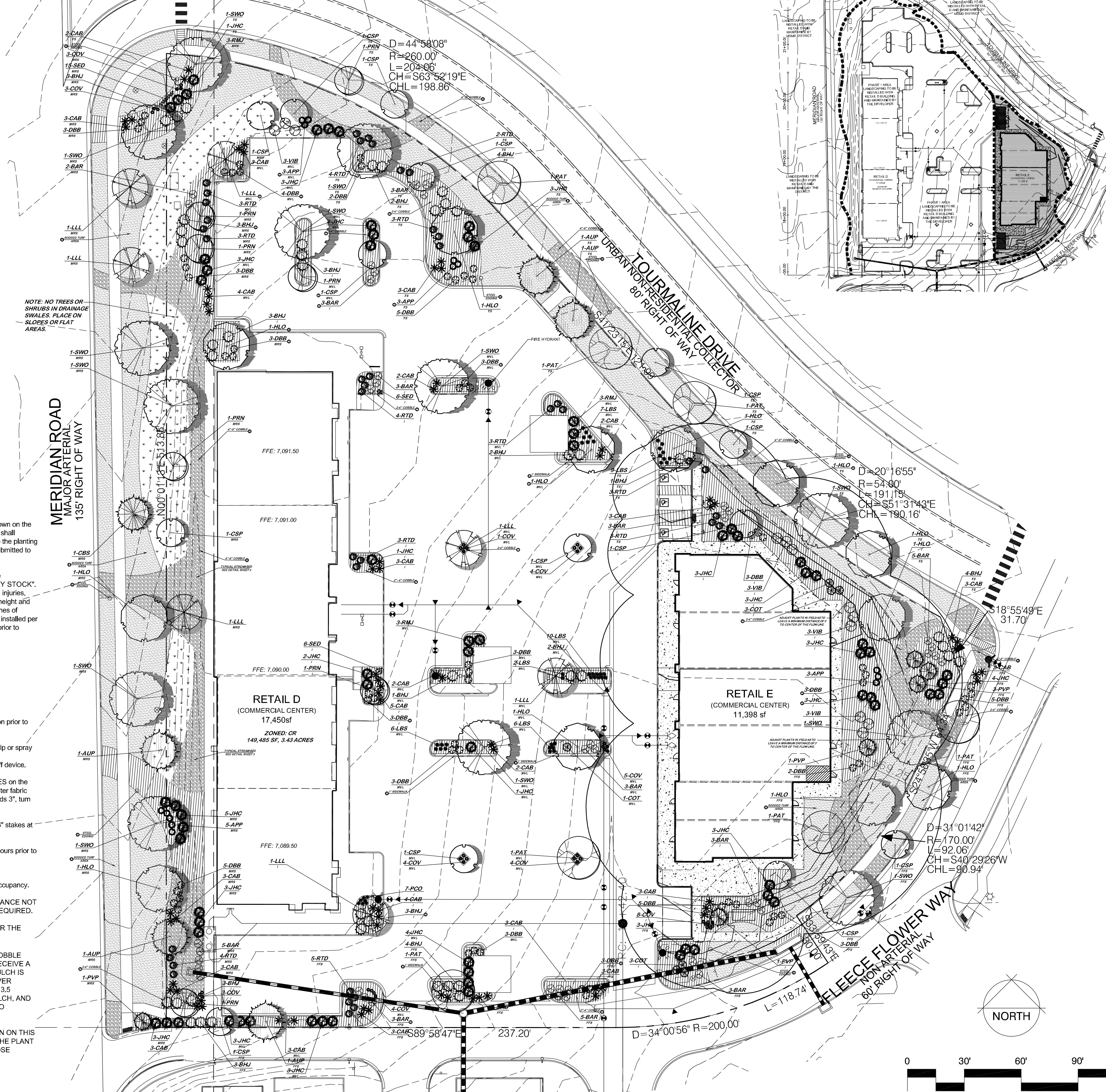
HATCH LEGEND

- TURF 23,771 sf
KENTUCKY BLUE GRASS (THERMAL BLUE BLEND)
- 4" 8" COBBLE 9,495 sf
- 2" 4" COBBLE 16,603 sf
- NATIVE SEED MIX 6,615 sf
15% Western Wheatgrass
15% Big Bluestem
15% Thickspike Wheat Grass
10% Sideoats Grama
15% Little Bluestem
15% Blue Grama
15% Annual Ryegrass
Application Rate: Native Grass Mix- 3lbs/1000sf or 130lbs/ac
Application Method: Drill Seed with hydromulch and tackifier

GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION" and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
- 3 cubic yards per 1000 sq. ft. of well-composted aged manure or premium compost.
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.
4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor or shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
6. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
7. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
8. INSPECTION AND APPROVAL: The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.
9. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and Issuance of a Certificate of Occupancy.
10. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEED AS REQUIRED.
11. PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
12. ALL SHRUB AND TREE PLANTER BEDS TO RECEIVE 3" DEEP 1/2" BLUE GREY COBBLE MULCH UNLESS OTHERWISE SPECIFIED. ALL TREES WITH SOD AREAS SHALL RECEIVE A 60" DIAMETER SHREDDED CEDAR MULCH RING. ROCK AND SHREDDED CEDAR MULCH IS AVAILABLE FROM C&C SAND AND STONE. ALL ROCK MULCH SHALL BE PLACED OVER GEOTEXTILE FILTER FABRIC FOR WEED CONTROL AND SHALL BE POLYSPIN 550, 3.5 OUNCES/SQUARE YARD OR APPROVED EQUAL. SUBMIT ROCK MULCH, WOOD MULCH, AND FABRIC SAMPLES & PRODUCT INFORMATION TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
13. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.

A 20 FOOT PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ADJACENT TO THE RIGHT-OF-WAY OF STAPLETON DRIVE, MERIDIAN ROAD, AND TOURMALINE DRIVE, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND THE SHOPS AT MERIDIAN RANCH, LLC RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES.



SITE CATEGORY CALCULATIONS

Plant Label	Street Name / Zone Boundary	Street Classification	Width (ft)	Linear Footage	Tree / Plant	Req'd	Provided
MRS	Meridian Road Subtask	Major-Arterial	25'	513'	120'	25	18
TS	Tourmaline Subtask	Minor-Arterial	20'	502'	120'	21	19
FFS	Fleecie Flower Subtask	Non-Arterial	10'	525'	120'	18	13

MOTOR VEHICLE LOTS

Plant Label	No. of Vehicle Spaces Provided	Shade Trees (1/10) Required	Vehicle Lot Frontage (ft)	Length of Frontage (ft) (including driveways)	Length of Frontage (ft)
MVL	172	12	191'	191'	127'

INTERNAL LANDSCAPING

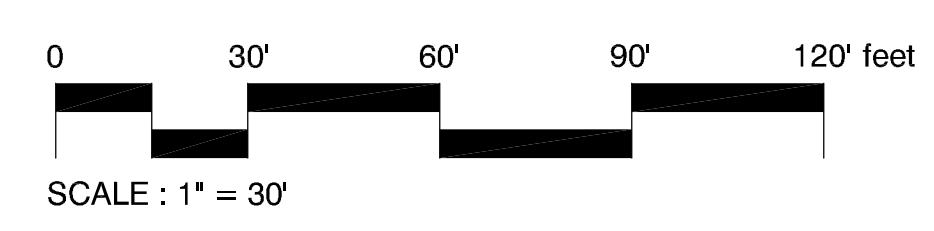
Plant Label	Net Site Area (SF)	Percent Minimum (Tree Pct/ROW)	Internal Area (SF)	Internal Trees (1/100 SF) Required	Internal Trees (1/100 SF) Provided
I	149,485 SF	5%	7,474 SF (5% of 149,485 SF)	18	7

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
PAT	7	<i>Ficus pennsylvanica</i>	Palmetto Green Ash	50' x 40'	2" Caliper	Ball and Burlap
HLO	12	<i>Gleditsia triacanthos</i>	Shiny Honeylocust	40' x 30'	2" Caliper	Ball and Burlap
SWO	12	<i>Quercus laevis</i>	Swamp White Oak	40' x 50'	2" Caliper	Ball and Burlap
LLL	7	<i>Theophrasta 'Globe' rosea</i>	Globevetiver	45' x 25'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
AUP	2	<i>Pinus strobus</i>	Austrian Pine	50' x 30'	10" Height	Ball and Burlap
CBS	1	<i>Pinus jeffersonii</i>	Colorado Blue Spruce	60' x 25'	10" Height	Ball and Burlap
ORNAMENTAL TREES						
PKW	1	<i>Prunella nigra</i>	Princess Kay Plum	18' x 12'	1" Caliper	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	84	<i>Euonymus alatus</i>	Scrub Burning Bush	5' x 4'	5 Gallon	Container
RTD	43	<i>Cornus alba</i>	Red Dogwood	6' x 5'	5 Gallon	Container
VB	12	<i>Viburnum lentago</i>	Blackhaw Viburnum	9' x 7'	5 Gallon	Container
BAR	39	<i>Berberis thunbergii</i>	Redleaf Barberry	9' x 5'	5 Gallon	Container
APP	14	<i>Fallugia japonica</i>	Abasco Flame	3' x 2'	5 Gallon	Container
COT	6	<i>Cotoneaster japonicus</i>	Secretary Cotoneaster	2' x 2'	5 Gallon	Container
EVERGREEN SHRUBS						
RMJ	9	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	12' x 4'	15 Gallon	Container
BHJ	41	<i>Juniperus horizontalis</i>	Blue Mound Juniper	1' x 5'	5 Gallon	Container
JHC	60	<i>Juniperus chinensis</i>	Arising Juniper	1' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						
CAB	70	<i>Miscanthus sinensis</i>	Cabaret Japanese Silver Grass	3' x 4'	1 Gallon	Container
COV	42	<i>Calamagrostis canadensis</i>	Queen's Pasture Reed Grass	2' x 3'	1 Gallon	Container
JBS	49	<i>Sorghastrum nutans</i>	Little Bluestem	2' x 2'	1 Gallon	Container
FLOWERS						
SED	27	<i>Sedum spectabile</i>	Dragon's Blood	1' x 1'	1 Gallon	Container
PCO	7	<i>Echinacea purpurea</i>	Purple Coneflower	2' x 2'	1 Gallon	Container

IRRIGATION SUBMITTAL

- A Final Irrigation Plan application is due at time of the (core and shell) building Permit. Submittal Requirements:
1. An irrigation plan shall be submitted at the time of building permit application and approved within thirty (30) days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.
 2. Upon request by the applicant, an irrigation plan shall be submitted within ninety (90) days subsequent to building permit issuance and approved prior to the installation of any irrigation components and prior to issuance of a certificate of occupancy.
 3. In the case of the conversion of vacant land to nonresidential use that does not involve the construction of a structure, an irrigation plan shall be submitted and approved concurrent with development plan review and approval.
 4. The irrigation plan shall graphically and through notes depict a water efficient design consistent with the landscape and grading plans.
 5. The irrigation plan shall show and note hydrozones. The hydrozones shall take into account like water demand plants, slopes, microclimates, environmental factors, and water pressure.
 6. Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and landscape policy manual.



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 475-8133

Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

Job No: 18115
Drawn By: DN
Date: 6/22/2018
Revised: 12/20/2018

DRAWING NO. **2**
LANDSCAPE PLAN

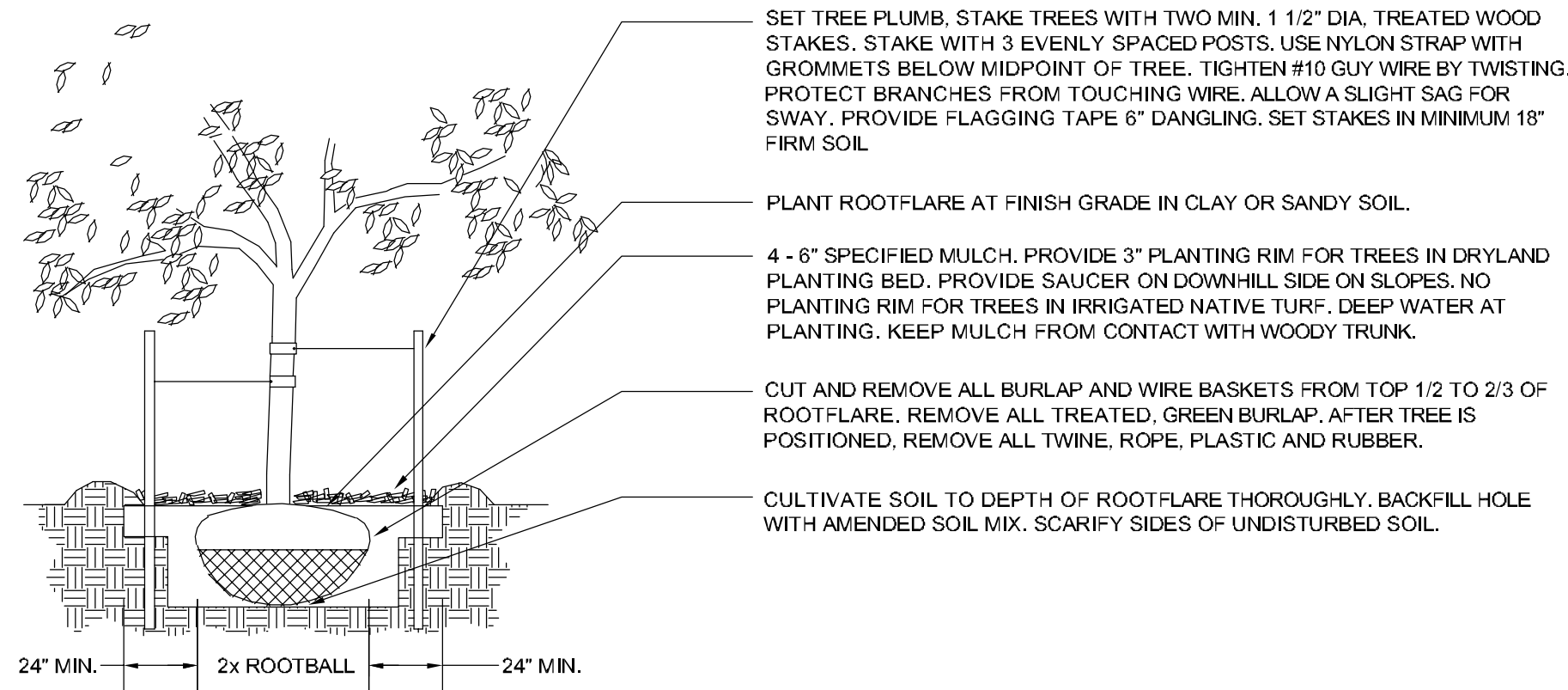
FILE NUMBER: PPR18033

THE SHOP'S AT MERIDIAN RANCH

LANDSCAPE DETAILS

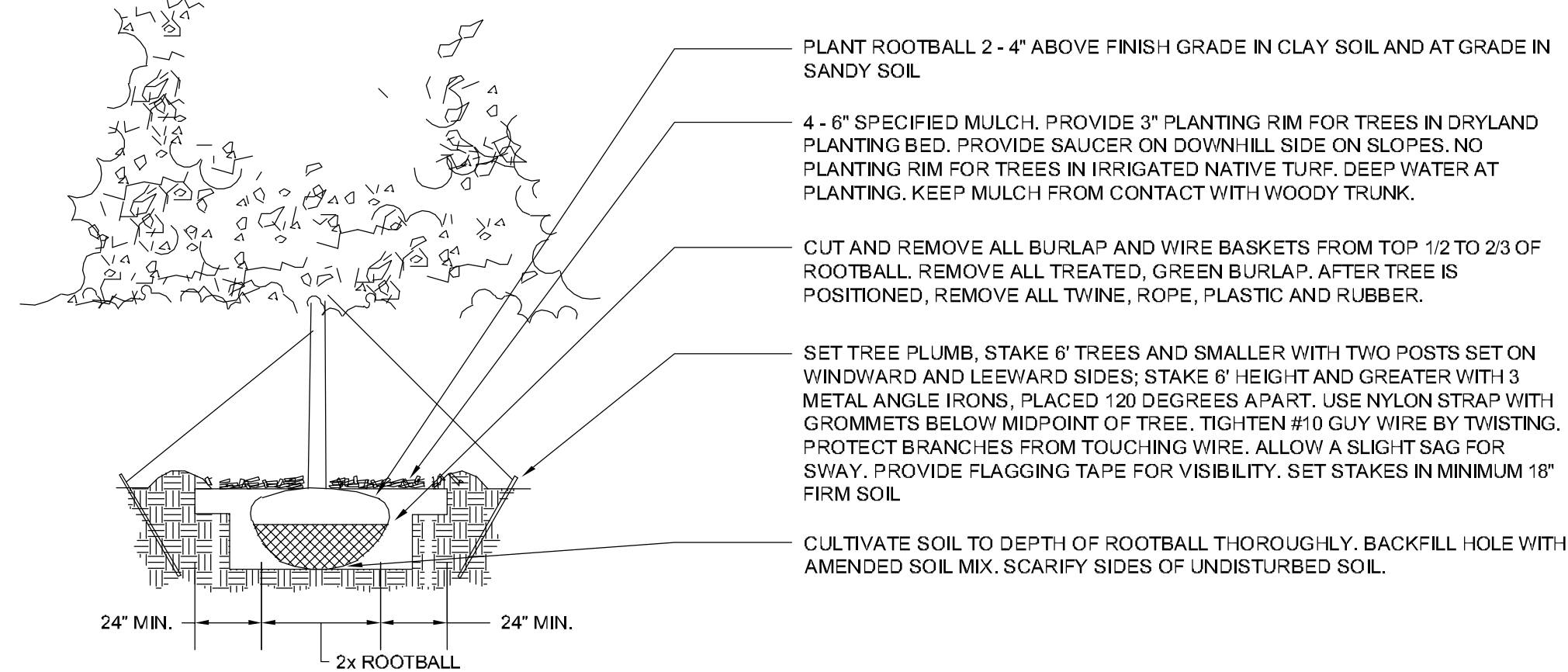
EL PASO COUNTY, COLORADO.
FALCON, COLORADO

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE, METAL POST WILL NOT BE APPROVED



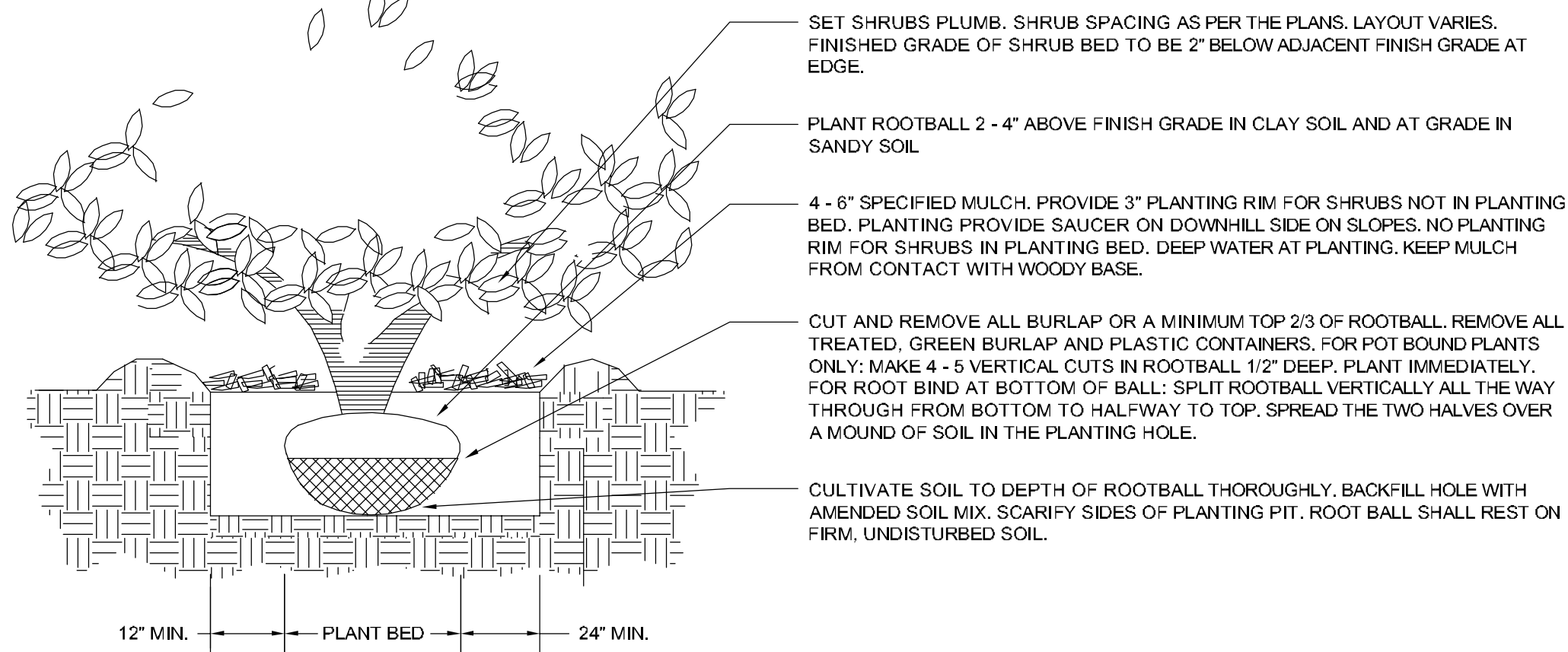
a
2-8 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

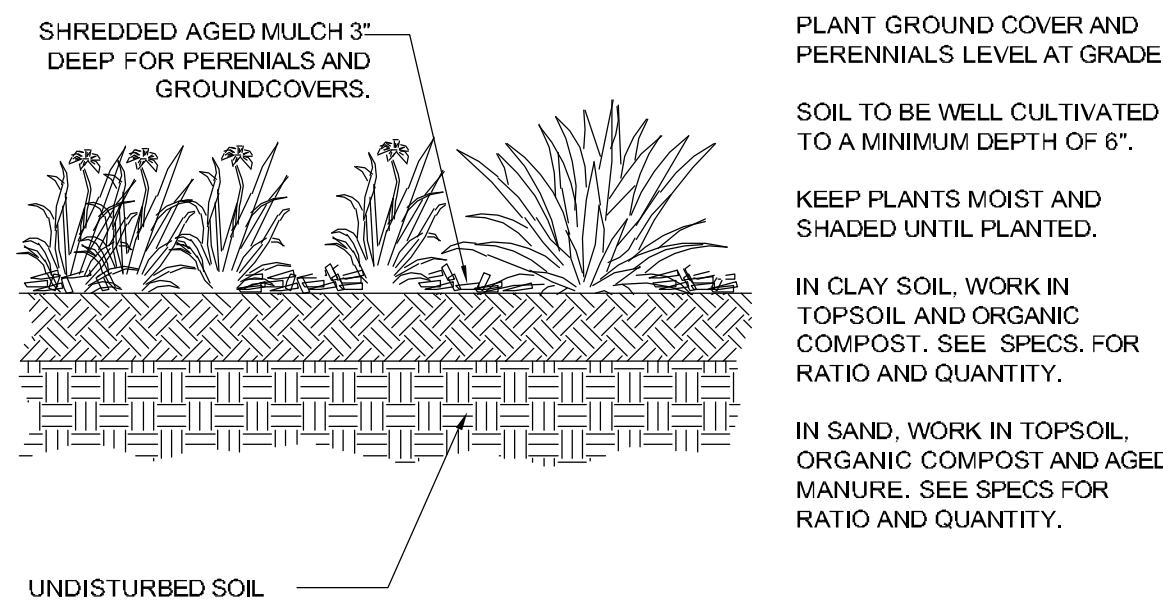


b
2-8 EVERGREEN TREE PLANTING DETAIL
N.T.S.

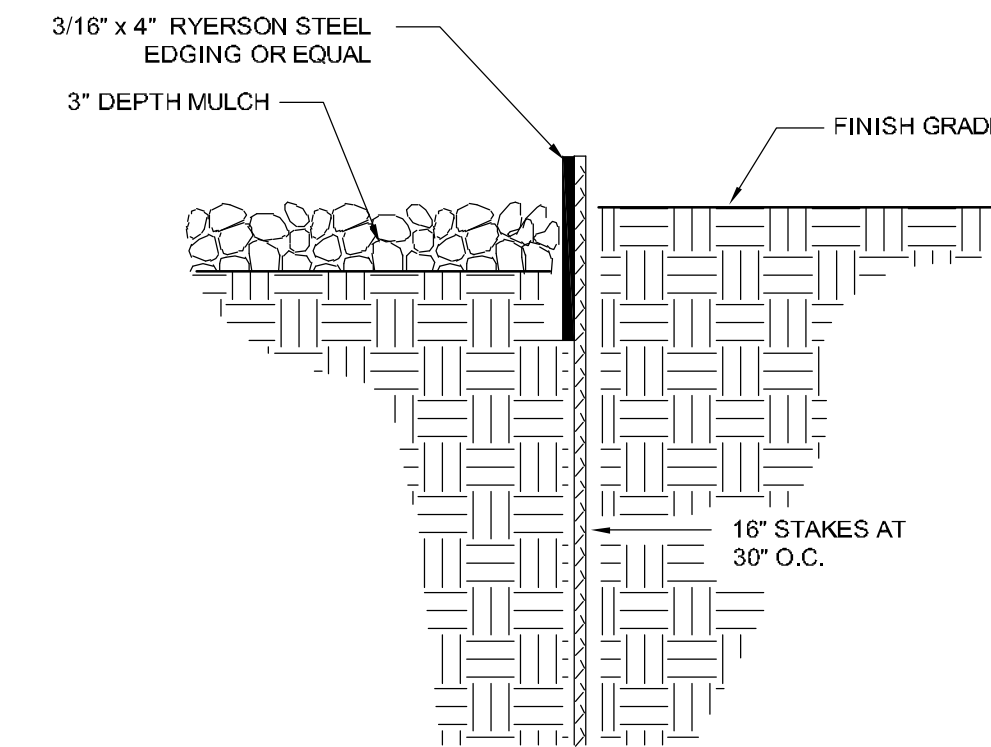
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



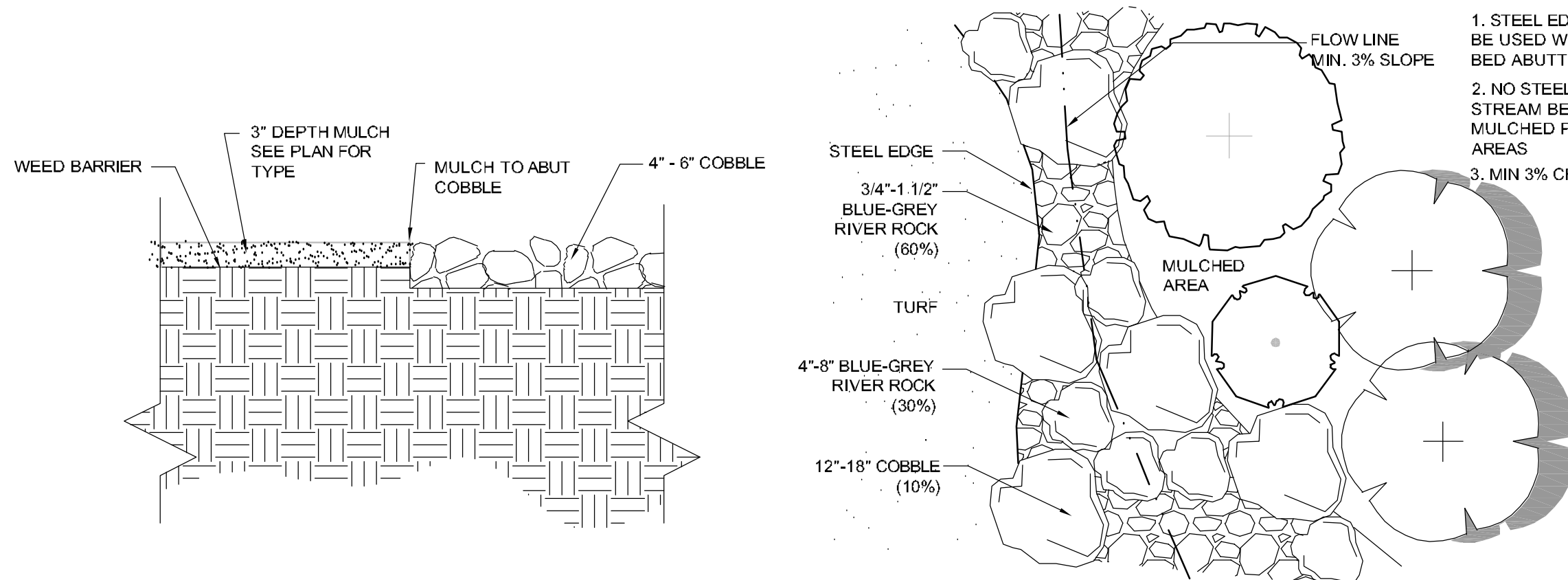
c
2-8 SHRUB PLANTING DETAIL
N.T.S.



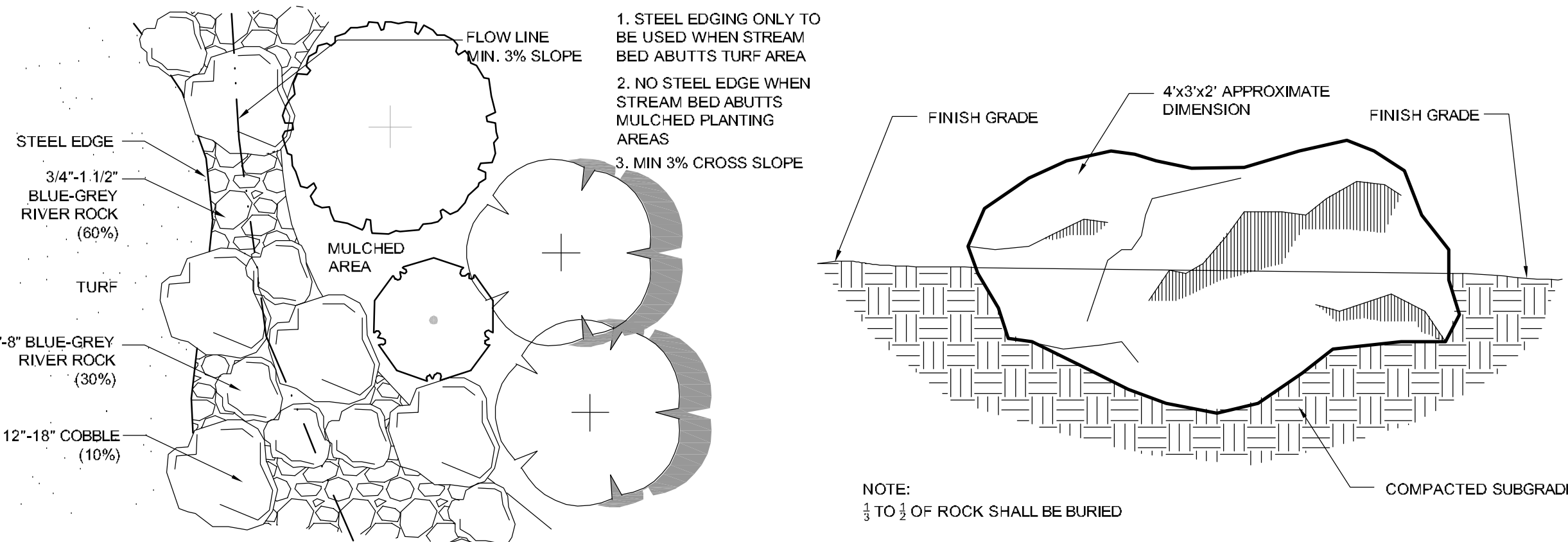
d
2-8 PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.



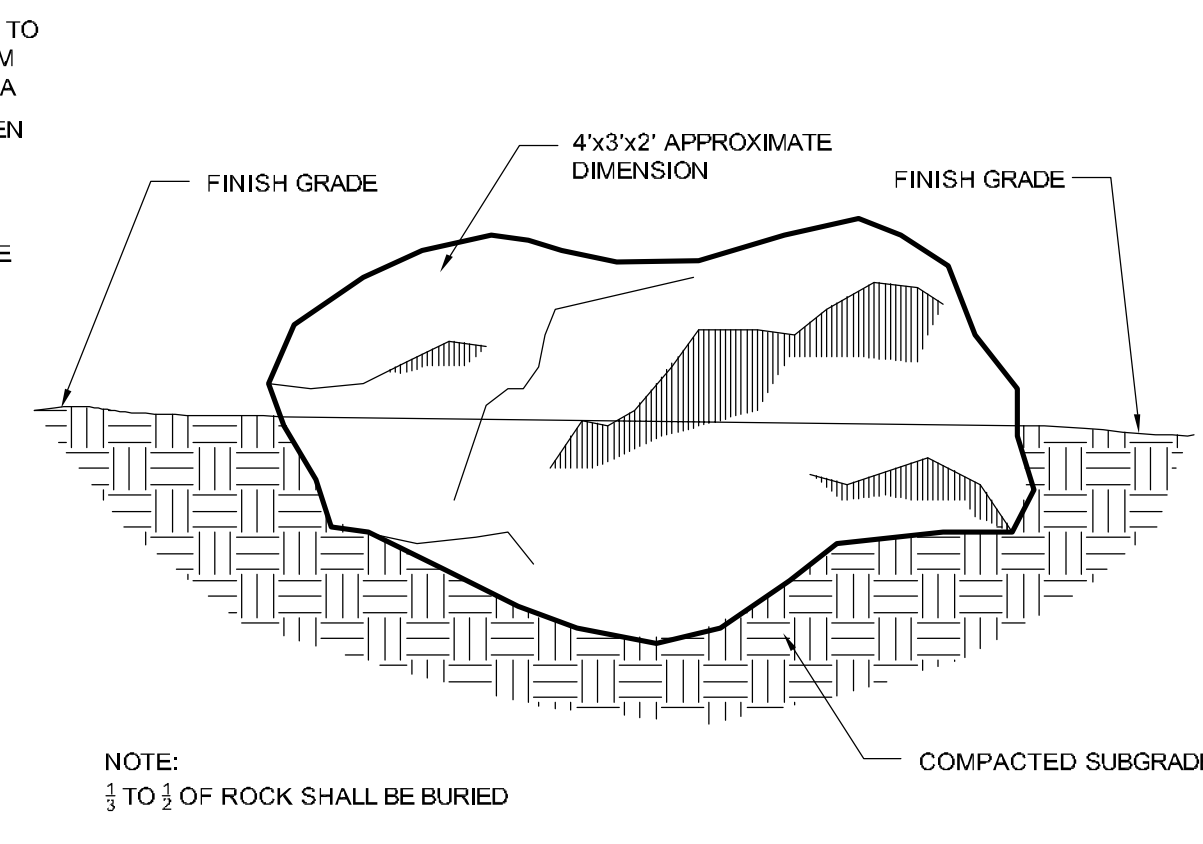
e
2-8 STEEL EDGE DETAIL
N.T.S.



f
2-8 COBBLE @ MULCH
N.T.S.



g
2-8 TYPICAL STREAM BED
N.T.S.



h
2-8 LANDSCAPE BOULDER
N.T.S.

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the planting table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION", and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
 - 3 cubic yards per 1000 s.f. of a mixture of aged manure and top soil to increase organic matter.
 - 2-3 lbs per 1000 s.f. of Sulfur every 4-6 weeks or peat moss (1-3 cy/1000sf) to lower the pH.
 - 3 lbs per 1,000 sf of Nitrate for every 0.1 lb of N apply 1/2 lb urea or 1/2 lb of ammonium sulfate.
 - 3 lbs of P205 per 1,000 sf to increase the Phosphorus
 - 2 lbs of K20 per 1,000 sf to increase the Potassium

- RECOMMENDED BACKFILL:
- TRI-MIX III as supplied by C&C Sand
 - To be applied as backfill in planting pits

- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
 - IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
 - ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
 - INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3-4" over geo-textile fiber fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent), overlap ends 3", turn down edges 6".
 - LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
 - STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
 - INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
 - Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
 - AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
 - GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEED AS REQUIRED.
 - TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6-8" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THAN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

- IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
- All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valves.
- Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
- The contractor shall adjust all valves and spray nozzles for optimum coverage.
- Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
- Backflow preventer should be located in a locked/secured metal enclosure.
- Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 2" dripline (diameter to match root ball). Reference Rainbird standard dripline tree detail.
- All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
- Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
- Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e. MP Rotators).
- All turf, seeded and drip areas should be zoned SEPARATELY.
- All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

OWNER INFO

company name SHOPS AT MERIDIAN RANCH LLC
address P.O. BOX 80038
city/state SAN DIEGO CA 91238
phone no



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133

Structural: ...
Electrical: ...
Mechanical: ...
Plumbing: ...

Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

Sheet: 18.118
Discipline: Landscape
File: Site development plan-48-03
Drawn by: DBH
Date: 02/2018
Revised: 10/4/2018
11/26/2018
4/9/2019

DRAWING NO. **3**
LANDSCAPE DETAILS

FILE NUMBER: PPR18033