

LANDSCAPE NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
5. ALL EXISTING ROCK AND TOP SOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN PROPOSED LANDSCAPE IN DISTINCTLY SEPARATE PILES. SEE CIVIL DRAWING FOR TOPSOIL PLACEMENT.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER EL PASO COUNTY SPECIFICATIONS DURING THE DURATION OF WORK ON SITE.
7. CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
8. FOR PROPOSED SITE GRADING, SEE GRADING PLAN.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
10. ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
11. ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
12. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
13. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.

NOTE: All required landscaping must be completed, inspected, and approved by the Planning and Community Development (PCD) department before a Certificate of Occupancy (CO) or approval of use is issued.

Roadway Landscaping Required by Roadway Classification												
Street Name or Zone Boundary	Street Classification	Landscape Setback Width		Linear Footage	Feet Per Tree Required	Quantity of Trees		Required Evergreen Trees		Shrub Substitutions		LABEL
		Required	Provided			Required	Provided	Required	Provided	Required	Provided	
Eggar Drive	Non-Arterial	10	10	982' (727'-Drive Widths)	30'	23	23	6	6	N/A	N/A	EGG

Internal Landscaping Requirements							
Total Lot Area (Square Feet)	Required Internal Landscape Area (5% min.)		Required Trees (1/500 sf)		Shrub Substitutions (10 #5 Shrub per Tree)		LABEL
	Required	Provided	Required	Provided	Required	Provided	
203,420	10,171	50,831 SF (25%)	20	20	N/A	N/A	INT

Parking Lot Landscape Requirements			
Number of Parking Spaces	Required Parking Lot Trees		LABEL
	Required	Provided	
65	7	7	PRK

Required Parking Lot Screening: parking lots shall be screened from view from adjacent roads and properties with differing land uses. The minimum height of the screening shall be 3 feet and may be accomplished by using berms and plantings. A minimum of 1/4 of the road frontage or common lot, parcel, or tract boundary, not counting intersecting driveways, shall be provided with the required screening. The maximum spacing of plants to achieve an acceptable screen and the maximum acceptable grades for screening areas, such as grass berms and plantings beds, should be consistent with the Landscaping and Planting Manual.

Decorative walls or fences may be approved if the Director finds that:

- The wall or fence avoids a blank and monotonous appearance by architectural articulation and the planting of vines, shrubs, or trees.
- The total use of berms or plantings is not physically feasible; or
- The wall or fence attractively complements the use of berms or plantings.

14. PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.
15. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION.
16. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST; IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
17. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
18. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
19. CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
20. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE ONE-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
21. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
22. THE FINISH GRADES AS SHOWN ON CIVIL CONSTRUCTION DRAWINGS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
23. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE GIVEN.
24. 24 HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
25. IRRIGATION WILL BE PROVIDED TO ALL TREES, SHRUBS, AND PERENNIALS VIA DRIP IRRIGATION.
26. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.

Required minimum 10' roadway landscape buffer and parking lot screening in this area.

LANDSCAPE OUTSIDE THE LIMIT OF DISTURBANCE (REF. PPR07014) THAT HAS NOT BEEN ESTABLISHED IS TO BE INSTALLED WITH THIS MINOR AMENDMENT

How is the parking lot going to be screened from the NW residential use? Berm, retaining wall, fencing.. ?

LIMIT OF DISTURBANCE LANDSCAPE OUTSIDE THE LIMIT OF DISTURBANCE (REF. PPR07014) THAT HAS NOT BEEN ESTABLISHED IS TO BE INSTALLED WITH THIS MINOR AMENDMENT

Falcon Baptist Church

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH
TREES						
	AG	3	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	2" Cal.	15-25 Ft.	15-25 Ft.
	CO	2	Celtis occidentalis Common Hackberry	2" Cal.	40-60 Ft.	50-60 Ft.

EVERGREEN TREES

	JG	8	Juniperus scopulorum 'Gray Glean' Gray Glean Juniper	#5	12-15 Ft.	4-6 Ft.
	PI	3	Picea pungens 'self Fastigiata' Fastigate Colorado Spruce	6' Ht.	12-15 Ft.	5-6 Ft.

SHRUBS

	Ccd	5	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluemist Spirea	#5	3-4 Ft.	3-4 Ft.
	Car	9	Caryopteris x clandonensis 'First Choice' First Choice Bluebeard	#5	2-3 Ft.	12-24 In.
	Csk	4	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	#5	2-3 Ft.	2-3 Ft.
	Hia	6	Hibiscus syriacus 'PURPLE PILLAR' Double Light Purple	#5	10-15 Ft.	2-3 Ft.
	Jus	7	Juniperus squamata 'Blue Star' Blue Star Juniper	#5	12-18 In.	2-3 Ft.
	Jmo	2	Juniperus x media 'Old Gold' Old Gold Juniper	#5	3-4 Ft.	3-4 Ft.
	Phy	6	Physocarpus opulifolius 'Diablo' Diablo Ninebark	#5	6-8 Ft.	6-8 Ft.

GRASSES

	Bga	7	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	#1	2-3 Ft.	2-3 Ft.
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PERENNIALS

	Lav	4	Lavandula angustifolia 'Hidcote' Hidcote English Lavender	#1	18-24 In.	18-24 In.
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APPROVAL STAMP

GROUNDCOVERS			
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES
	1,364 sf	3/8" Cimarron Granite	3" Depth - Covering Weed Barrier Fabric
	36,618 sf	B Poso County All-Purpose Low Grow Native Seed Mix	Seed

APPROVED LANDSCAPE PLAN PPR07014

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH
DECIDUOUS TREES						
	UC	13	Ulmus x 'Frontier' Frontier Elm	2" Cal.	25-35 Ft.	15-25 Ft.
EVERGREEN TREES						
	PP	6	Picea pungens glauca 'Bakeri' Bakeri Blue Spruce	6' Ht.	15-20 Ft.	10-20 Ft.

NOTE: LANDSCAPE OUTSIDE THE LIMIT OF DISTURBANCE (REF. PPR07014) THAT HAS NOT BEEN ESTABLISHED IS TO BE INSTALLED WITH THIS MINOR AMENDMENT

URBAN
Landscapes
DESIGN REVOLUTION

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Please add PCD File No. PPR2516

FALCON BAPTIST CHURCH

Peyton, Colorado

MINOR AMENDMENT

Date Submitted: APR 3, 2025
Resubmitted: NOV 12, 2025
Resubmitted: FEB 6, 2026
Resubmitted: JUN 26, 2026

LA4

LANDSCAPE PLAN
SHEET 4 OF 4

Not For Construction

El Paso County Land Use Review
File Number(s): PPR-07-014

Drawing Scale & North Arrow

0' 15' 30' 60' 90'
Scale: 1" = 30'-0"



LDC 5.2.50 - Shipping container must meet the zoning setbacks (25').