

**PROJECT DATA**  
 Property Area: 48,400 SF  
 Parking Stalls: 44 + 1 LOADING SPACE  
 Zoning: FUD  
 Total Landscape Area: 16,005 SF  
 Building: 10,000 SF

**LANDSCAPE & IRRIGATION SHEET INDEX**

- 6 OF 10 TITLE SHEET (SITE CATEGORY CALC'S & NOTES)
- 7 OF 10 FINAL LANDSCAPE PLAN
- 8 OF 10 PLANTING DETAILS AND NOTES

**SITE CATEGORY DIAGRAM NOT TO SCALE**

LANDSCAPE SETBACKS (LS)						
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED	SHRUB SUBSTITUTES REQ./PROVIDED
E. WOODMEN RD.	MAJOR ARTERIAL	25/25 FT	295 LF	1/20 FT	13/3	0/0
GOLDEN SAGE RD	NCN - ARTERIAL	10/10 FT	155 LF	1/20 FT	6/6	0/0
MALTESE PT	NCN - ARTERIAL	10/10 FT	115 LF	1/20 FT	4/3	10/10

MOTOR VEHICLE LOTS (MV)				
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)
44	3/3	EAST BOUNDARY	106 LF	71 LF
-	-	WEST BOUNDARY	111 LF	74 LF
-	-	SOUTH BOUNDARY	108 LF	72 LF

(/8) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50% PROV.	LENGTH OF SCREENING WALL OR BERTH PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE REQ./PROV.
W/6 (MV/8)	1/8 (MV/8)	NOT REQUIRED	MV	75%/75%
S/75 (MV/8)	3/8 (MV/8)	NOT REQUIRED	MV	75%/75%
W/6 (MV/8)	1/8 (MV/8)	NOT REQUIRED	MV	75%/75%

INTERNAL LANDSCAPING (IL)				
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.				
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/20 SF) (EXCLUDING DRIVEWAYS)	PERCENT GROUND PLANE VEG. REQ./PROV.
48,400 SF	NON-RESIDENTIAL 5%	2,420 SF / 5,250 SF	5/5	52%/52%

LANDSCAPE BUFFERS AND SCREENS (LS + LBT)			
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	BUFFER TREES (1/20) REQ./PROV.	PERCENT GROUND PLANE VEG. REQ./PROV.
TRASH ENCLOSURE(S) (LBT)	NA	NA	NA (EVERGREEN SHRUBS)

**SITE CATEGORY CALCULATIONS**

**FINAL LANDSCAPE PLAN**

General Notes	
Revision/Issue	Date
PER DESIGN CHANGES	1-23-08
PER DESIGN CHANGES	9-15-08
PER CLIENT CHANGES	10-2-08
PER DETAIL UPDATE	10-16-08

**ALL AMERICAN LANDSCAPE, INC.**  
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
 1825 AEROPOLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-637-0313

**SDH PROPERTIES**  
 ROLLING THUNDER BUS PARK-LOT 1, FILING 1  
 MALTESE PT  
 FALCON, CO  
 EL PASO COUNTY, COLORADO 80831

CLIENT: HAMMERS CONSTRUCTION  
 PROJECT MANAGER: PHIL PLANTZ

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Drawn by: JM	Sheet 6 OF 10
Date 12/27/07	
Scale AS NOTED	

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**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 1-800-922-1891 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY UTILITY AND 10' FROM GAS MAINS. FOR SANITARY SEWER AND WATER MAIN LINES TREES SHALL BE PLACED A MINIMUM OF 15' FROM LINES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS.

ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL. SEE EL PASO COUNTY UTILITIES CONSTRUCTION STANDARDS FOR SPECIFIC CLEARANCE REQUIREMENTS.

ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

MICHAEL + JULIE MEAD  
7560 FALCON MEADOW BLVD.  
PARCEL NO: 53020-01-021  
ZONE: RR-5  
USE: RESIDENTIAL

**PLANT SCHEDULE**

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from App. B	Mature Height	Size	Notes	Use
<b>EVERGREEN TREES:</b>									
	FE	1	<i>Pinus flexilis</i>	Limber pine	569DA	20'	B4B	Slow growing hybrid trunk cluster rootless	STREET
	FE	3	<i>Pinus edulis</i>	Pinjon Pine	1256D	15'	6' TL	Slow growing drought tolerant	STREET
<b>DECIDUOUS TREES:</b>									
	CH	3	<i>Cotoneaster crua-galli</i> 'Inermis'	Cockspur Hawthorn	235AD	20'	B4B	1-1/2" cal. Thornless FL-W R fruit FALL-AY	STORM
	FP	3	<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	2451AD	30'	1-1/2" cal.	FALL-OY seedless thornless flowerless	ST / MV
	GT	3	<i>Gleditsia triacanthos</i>	Skyline Honeylocust	48A	30'	1-1/2" cal.	Tall lace leaflets drought tolerant	ST / MV
	MP	5	<i>Melaleuca 'Prostrata'</i>	Prostrata Creosotebush	461A	15'	1-1/2" cal.		
<b>EVERGREEN SHRUBS:</b>									
	JA	31	<i>Juniperus chinensis</i> 'Armstrong'	Armstrong Juniper	DA	3'-4' / 3'-4'	Cont.	Lacy texture mass looking arch branches	PS / MV
	JR	25	<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Rug Juniper	DA	6'-8' / 6'-8'	5 gal.	Evenly spreads fast growing well cover	PS / VT
<b>DECIDUOUS SHRUBS:</b>									
	BCP	14	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	45A	2'-3' / 1'-2'	Cont.	RD all ground FL-V April-July	SMT
	HP	18	<i>Hesperaloe parviflora</i>	Red Yucca	AD	2'-4' / 2'-4'	5 gal.	FL-ORY long stems April-July FALL-R	S
	FAT	11	<i>Ferocakia striplifolia</i>	Russian Sage	12D	3'-4' / 3'-5'	5 gal.	FL-FB light blue April-July FALL-G	S
	FC	3	<i>Fraxinus x citanens</i>	Purple Leaf Plum	1245618AD	5'-6' / 6'-8'	5 gal.	FL-W like ash-like April-July FALL-G	PS
	SV	11	<i>Spiraea vanhouttei</i>	Vanhouttei Spiraea	8A	3'-5' / 3'-4'	5 gal.	FL-W in May-July April-July FALL-SZ	PS / MV
<b>ORNAMENTAL GRASSES:</b>									
	FO	9	<i>Festuca ovina</i> 'Glauca'	Blue Fescue	23568D	1' / 1'	1 gal.	Seeded FL-V above ground June-Aug	PS / VT
	HS	5	<i>Helictotrichon sempervirens</i>	Blue Avena/Oat Grass	1235D	2' / 2'-3'	1 gal.	Re-seeds similar 2' fescue but bigger sturdy	PS / VT
	88B	18	<i>Schizachyrium scoparium</i> 'Blaze'	Little bluestem grass	1235D	2' / 2'	1 gal.	Same as big bluestem only smaller	PS / VT

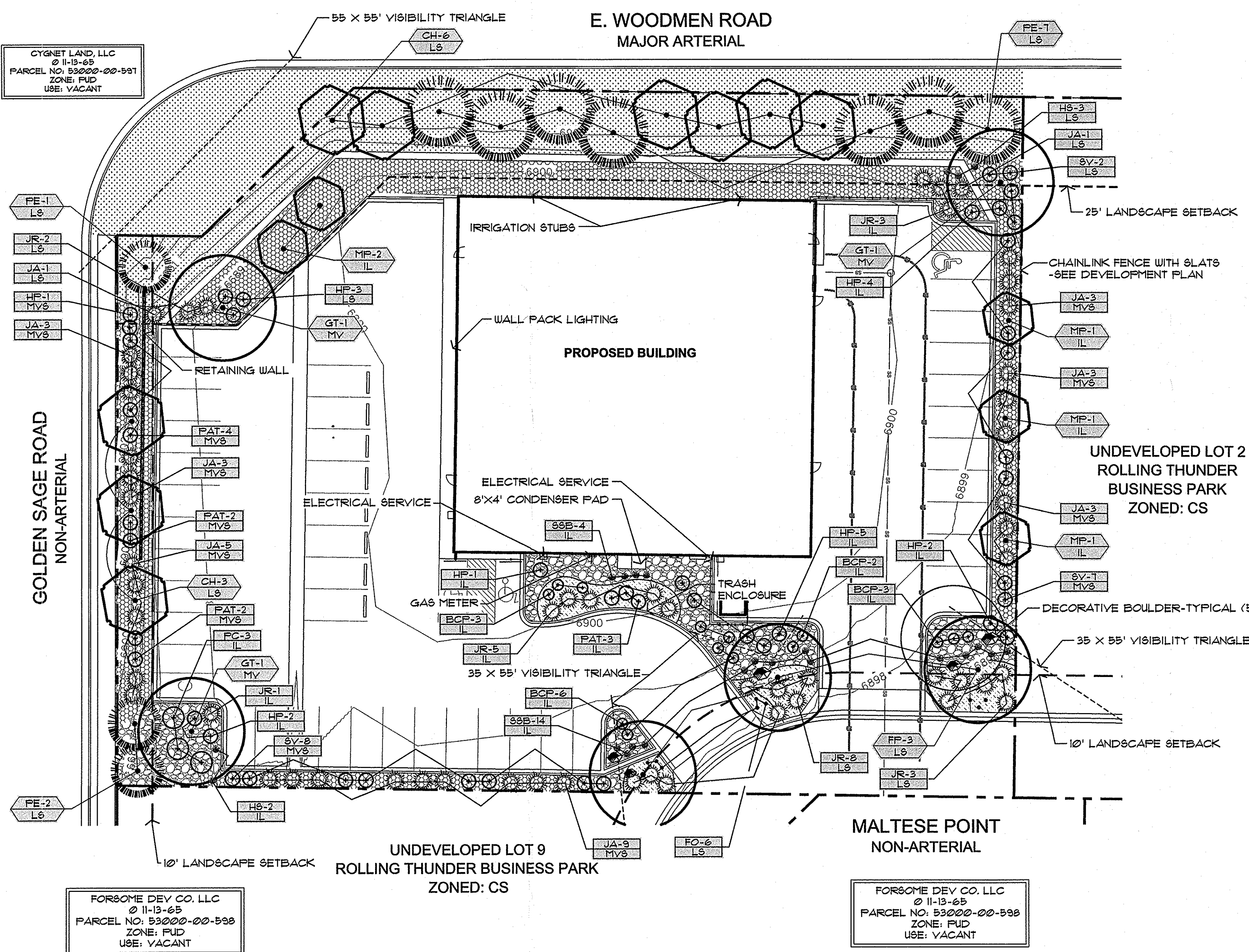
**GROUND COVER LEGEND**

SYMBOL	DESCRIPTION	APPROX. SF
	Decorative River Rock 1-1/2" Diameter, 3" Depth	5,346 SF
	Blue/Gray Cobble 2-4" Diameter, 3" Depth	2,051 SF
	Organic Mulch 3" Depth	1,061 SF
	Non-Irrigated Seed - See Notes	1,142 SF
	Decorative River Boulders: 24"-36" Diameter Varies	5 TOTAL

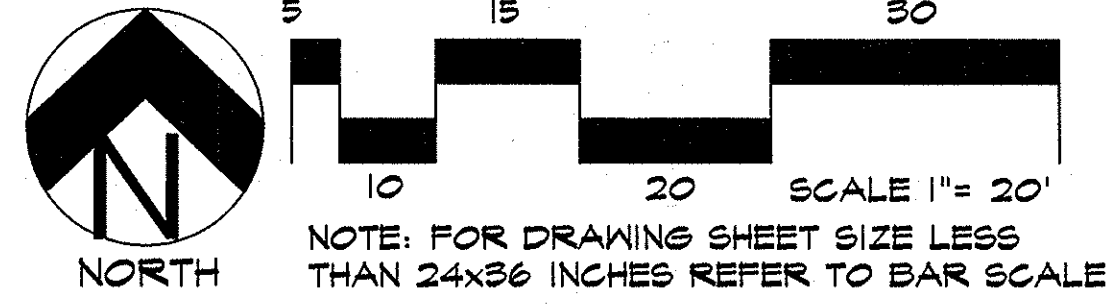
**PLANTING CALL OUTS**

FR-3 (L6) TREE TYPE - QUANTITY  
SITE CATEGORY

JH-5 (L6) SHRUB TYPE - QUANTITY  
SITE CATEGORY



**FINAL LANDSCAPE PLAN**



General Notes

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-637-0313

**SDH PROPERTIES**  
ROLLING THUNDER BUS PARK LOT 1, FILING 1  
MALTESE PT  
FALCON, CO  
EL PASO COUNTY, COLORADO 80831

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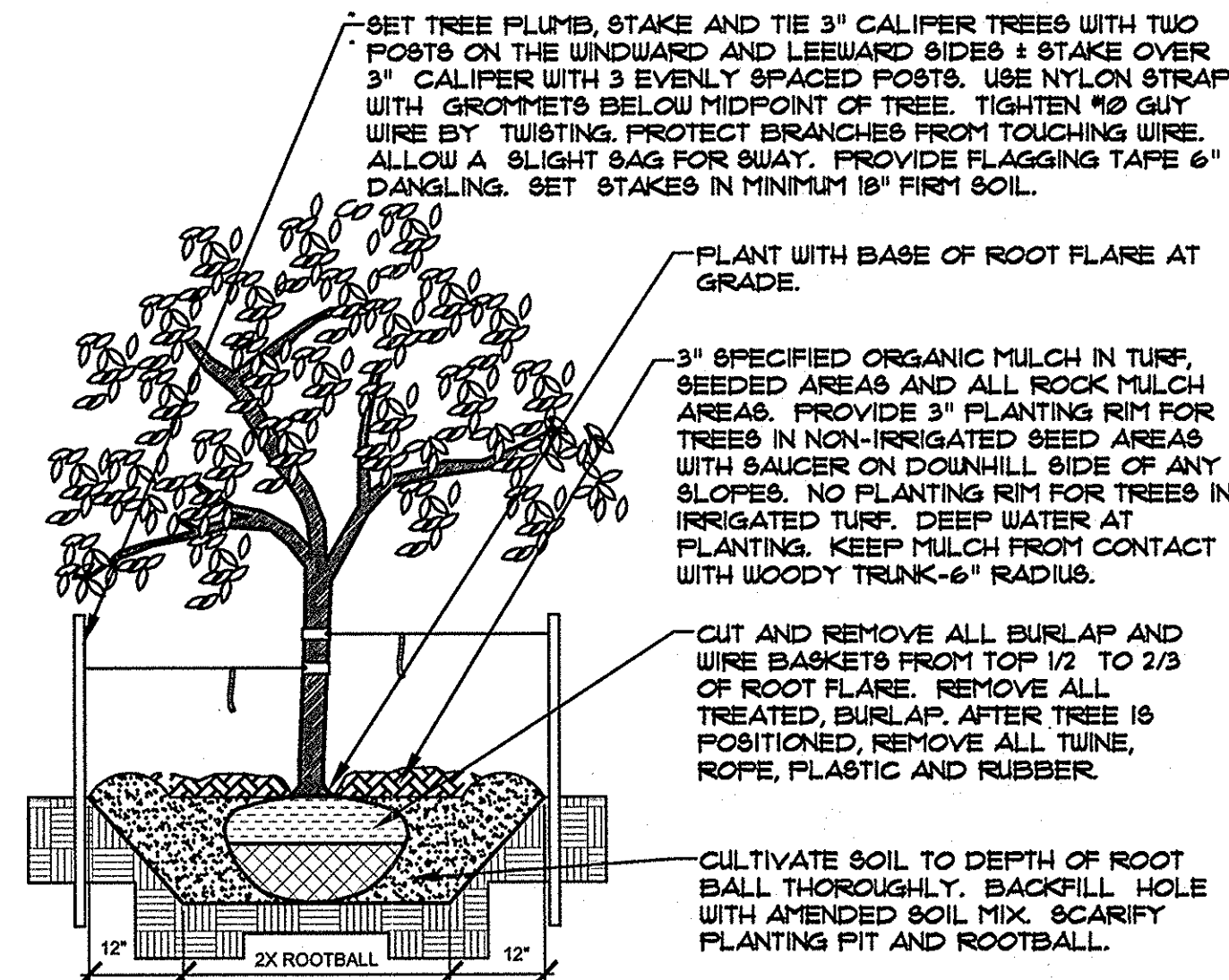
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**NOTES:**

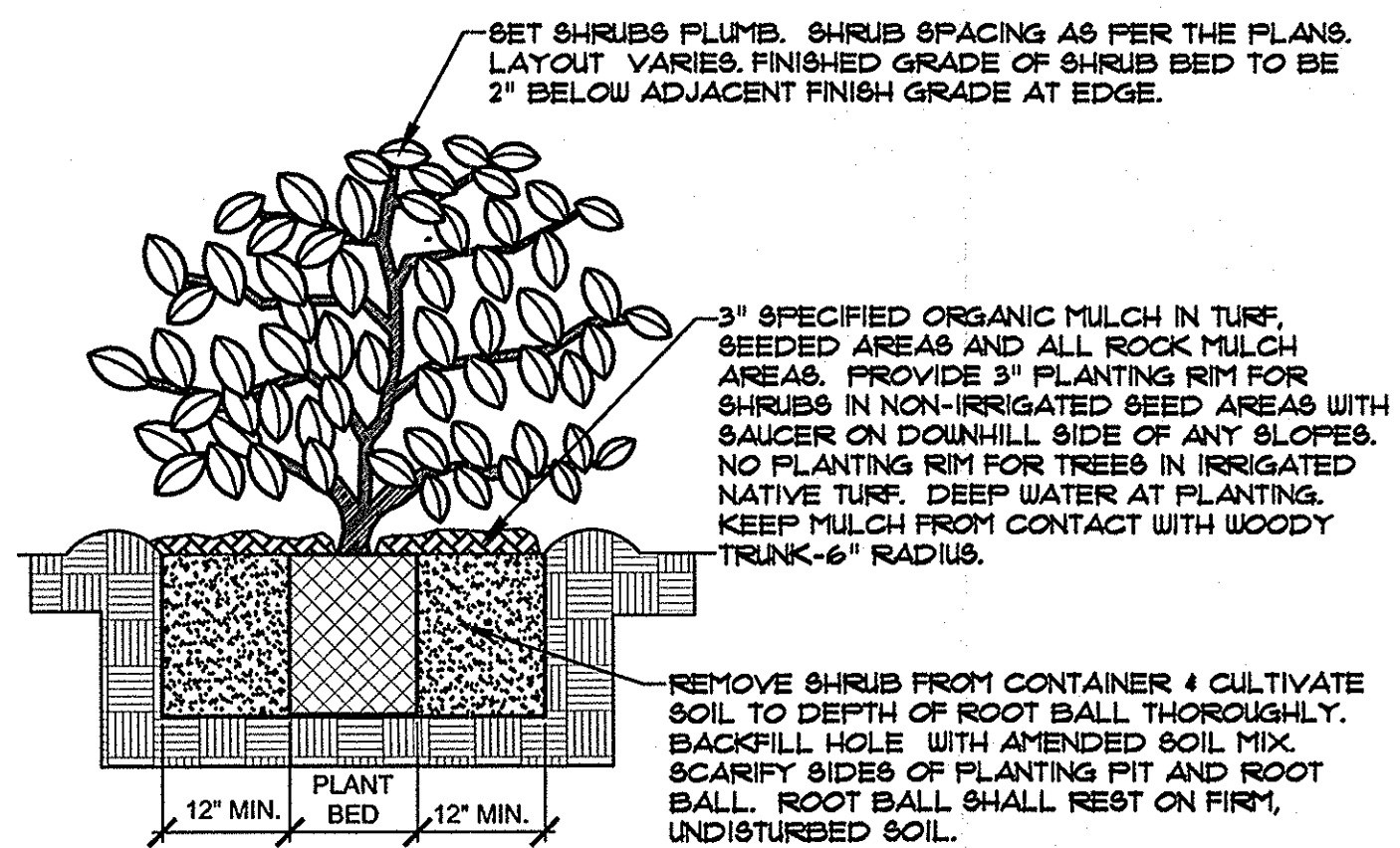
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



**1 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

**NOTES:**

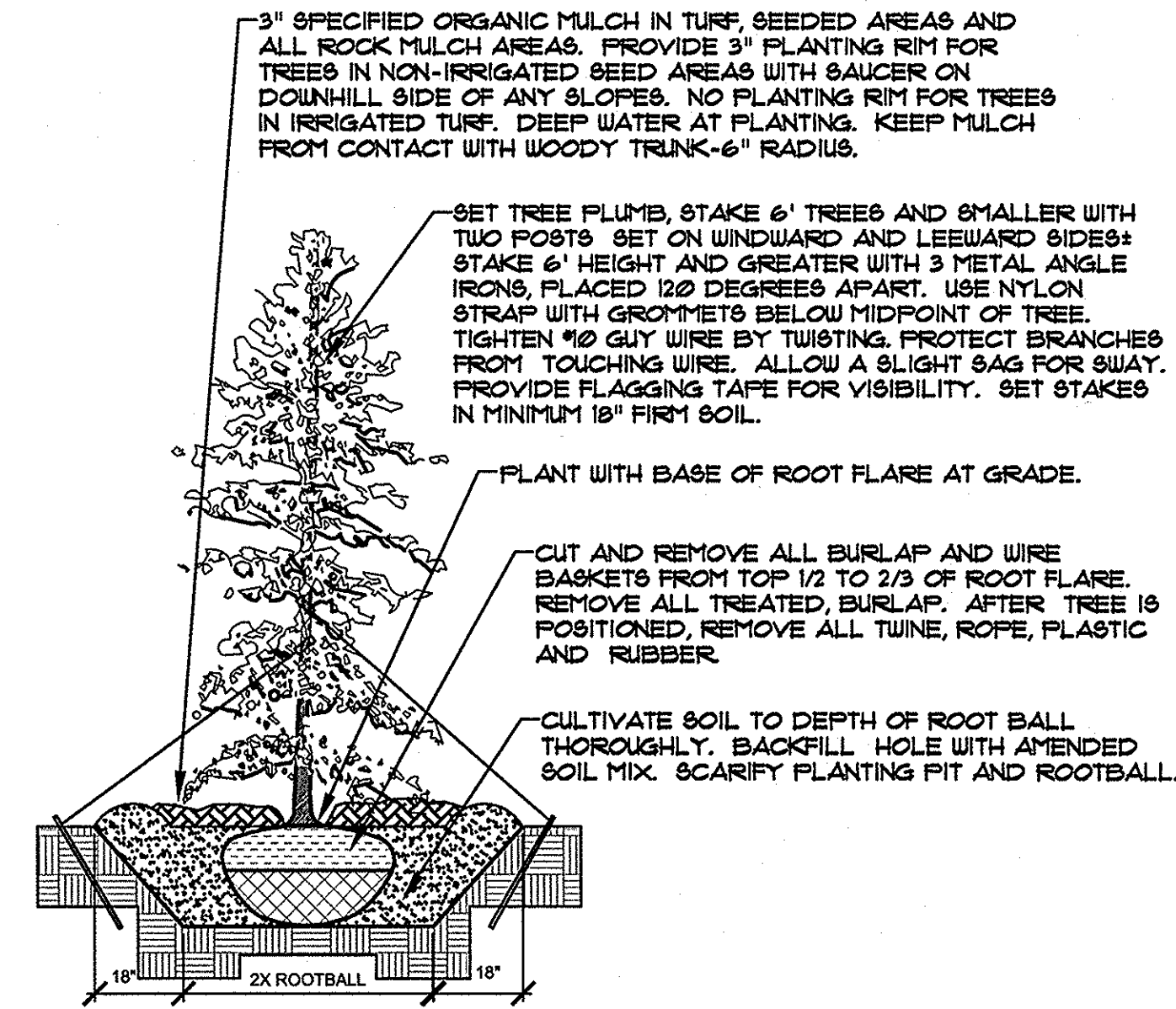
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.



**3 SHRUB PLANTING DETAIL**  
NOT TO SCALE

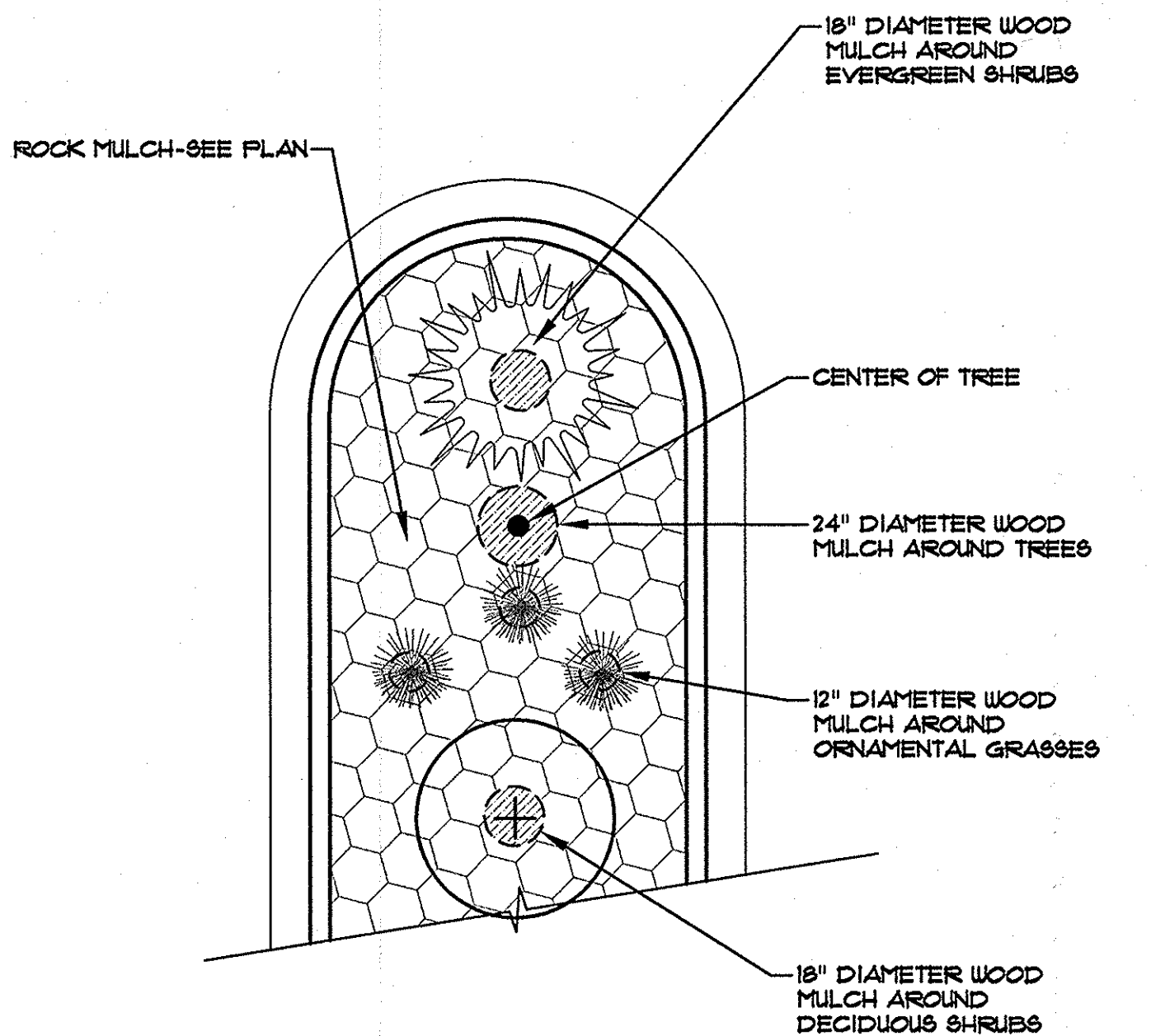
**NOTES:**

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- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.



**2 EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

- NOTES:**
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS.
  - REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS



**4 TYPICAL GROUND PLANE TREATMENT**  
1/4" = 1'-0"

**LAYOUT NOTE**

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL FROM EL PASO COUNTY.

**LANDSCAPE CONTRACTOR NOTES**

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN). EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS SPEC HANDBOOK, 2001 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-5 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE:

- PLANT MATERIAL SIZE AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION.
- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE).
- LANDSCAPE AND IRRIGATION FINCH LIST INSPECTION.
- LANDSCAPE AND IRRIGATION FINAL INSPECTION.

CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIAL SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 90 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOULING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK, REV. EDITION 2001. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

**INSTALLATION NOTES**

ALL EDGING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH FIN. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS OR APPROVED EQUAL.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' OC. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES.

PLANT BACKFILL SHALL BE 10% NATIVE ON-SITE SOIL, AND 30% LOW SALT COMPOST.

EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING:

- 3 CUBIC YARDS OF AI ORGANICS "CLASS 1 BIOCOMPOST" COMPOST PER 1000 SF FILLED INTO TOP 6" OF SOIL.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS. ORGANIC MULCH TO BE "METRO MULCH" (DARK BROWN) BY ROCKY TOP RESOURCES OR APPROVED EQUAL WITH NO LANDSCAPE FABRIC.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

**CONIFEROUS TREE NOTE**

LANDSCAPE CONTRACTOR TO PROVIDE BARK BEETLE PROTECTION FOR ALL NEW PINE TREES. INSPECT PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:

- AZOTEC/BAID FERTILIZER - CONTACT ACADEMY PEST CONTROL
- APPLY TREATMENT 2/YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE GUIDELINES

GO TO [www.barkbeetles.org](http://www.barkbeetles.org) FOR MORE INFORMATION.

**IRRIGATION SYSTEM NOTE**

UNDERGROUND IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND ROTOR/SPRAY SYSTEM FOR TURF AREAS. SYSTEM TO BE DESIGN/BUILD.

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