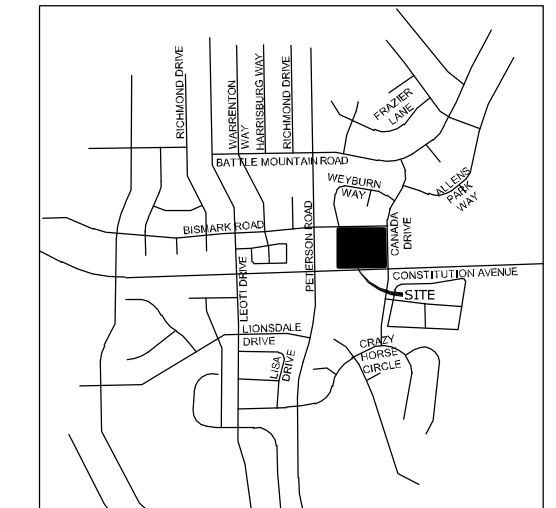
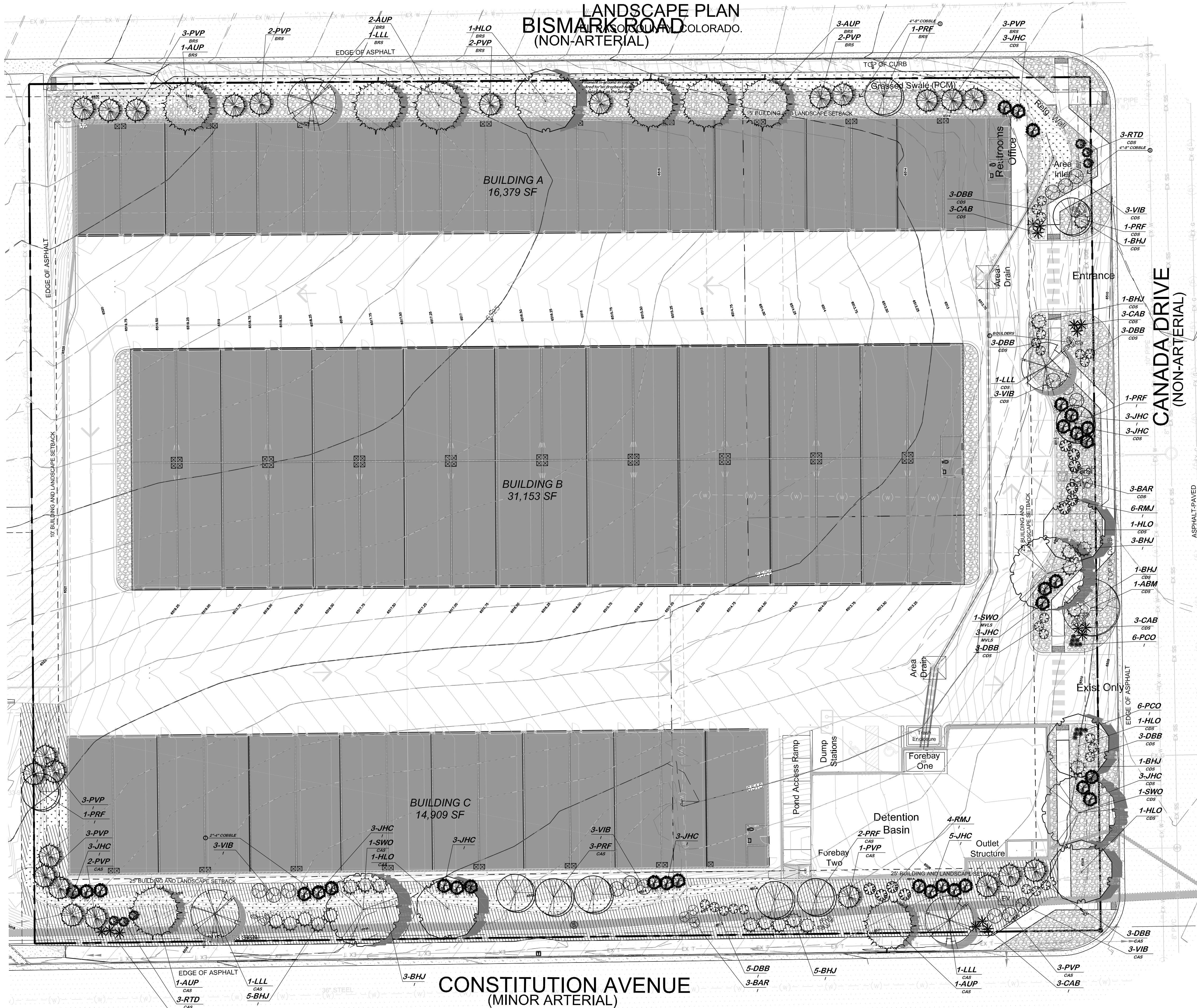


Lot 3A NORTHCREST CENTER FILING NO. 1A

LANDSCAPE PLAN BISMARCK ROAD (NON-ARTERIAL)



- KEYED NOTES: (not all items labeled)
- ① TYPICAL DECIDUOUS TREE PLANTING - see detail a2-2
 - ② TYPICAL EVERGREEN TREE PLANTING - see detail a2-2
 - ③ TYPICAL SHRUB PLANTING - see detail a2-2
 - ④ TYPICAL GROUNDCOVER/PERENNIAL PLANTING - see detail a2-2
 - ⑤ LANDSCAPE BOULDER - see detail a2-2
 - ⑥ STEEL EDGE - see detail g2-2
 - ⑦ 2" 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.

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS

Plant Label	Shrub Name	Shrub Zone	Shrub Classification	Width (in feet)	Linear Footage	Tree / Feet	No. Trees	No. Trees
Code	Zone	Boundary	Classification	Required/Provided	Required/Provided	Required/Provided	Required	Provided
CAS	Constitution Setback	Minor-Arterial		20'0"	420'	1/25'	17	17
COS	Canada Setback	Non-Arterial		10'0"	336'	1/25'	11	7
BRS	Bismarck Road Setback	Buffer		10'0"	418'	1/25'	21	21

MOTOR VEHICLE LOTS

Plant Label	No. of Vehicle Spaces Provided	Vehicle Lot Frontage	Length of Frontage (ft)	Length of Frontage (ft)
Code	Required/Provided	Required/Provided	Required/Provided	Required/Provided
MVLS	3	1	18'	12'

INTERNAL LANDSCAPING

Plant Label	Net Site Area (SF)	Percent Minimum Internal Area (SF)	Internal Area (SF)	Internal Trees (1/500 SF)
Code	Required/Provided	Required/Provided	Required/Provided	Required/Provided
I	141,396 SF	9%	12,725 SF	24,611 SF

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
HLO	1	<i>Asplenium platyneuron</i>	American Blunt Wood	50' x 40'	2" Caliper	Ball and Burlap
HLO	5	<i>Gleditsia triacanthos</i>	Silky Honeylocust	40' x 30'	2" Caliper	Ball and Burlap
SWO	3	<i>Quercus bicolor</i>	Swamp White Oak	60' x 50'	2" Caliper	Ball and Burlap
LLL	4	<i>Tilia cordata</i>	'Garden of Eatin''	45' x 25'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
ALB	4	<i>Pinus strobus</i>	Austrian Pine	50' x 30'	1 1/2" Height	Ball and Burlap
PVP	24	<i>Pinus bursamillensis</i>	Vanderwolf Pine	30' x 15'	6" Height	Ball and Burlap
ORNAMENTAL TREES						
JAC	1	<i>Juniperus horizontalis</i>	Horizontal Juniper	20' x 20'	2" Caliper	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	23	<i>Eurogynium alatum</i>	Desert Burning Bush	5' x 4'	5 Gallon	Container
RTD	6	<i>Cornus alternifolia</i>	Redtwig Dogwood	6' x 5'	5 Gallon	Container
VIB	15	<i>Viburnum dentatum</i>	Blackhaw Viburnum	9' x 7'	5 Gallon	Container
BAR	6	<i>Berberis thunbergii</i>	Redleaf Barberry	6' x 5'	5 Gallon	Container
EVERGREEN SHRUBS						
RMJ	10	<i>Juniperus horizontalis</i>	Horizontal Juniper	12' x 4'	15 Gallon	Container
BHJ	20	<i>Juniperus horizontalis</i>	Horizontal Juniper	11' x 5'	1 Gallon	Container
JHC	30	<i>Juniperus chinensis</i>	Artemis Juniper	4' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						
CAB	15	<i>Miscanthus sinensis</i>	Chinese Silver Grass	3' x 4'	1 Gallon	Container
FLOWERS						
PCO	12	<i>Echinacea purpurea</i>	Purple Coneflower	2' x 2'	1 Gallon	Container

HATCH LEGEND

	TURF	0 sf
	4-8" COBBLE	10,449 sf
	2-4" COBBLE	9,431 sf
	ORGANIC MULCH	0 sf
	BOULDERS	
	EL PASO COUNTY LOW GROW SEED MIX	4,731 sf

Application Rate: Native Grass Mix-21 lbs/ac
Application Method: Drill Seed with hydromulch and tackifier

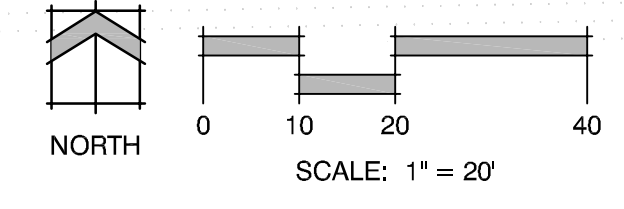
EPC Landscape Code has recently changed. Please review if you are interested in using Colorado native plantings as described in CSU Water Wise landscaping resource.



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

MyGarage @ Northcrest
2510 Canada Drive
Colorado Springs, Colorado 80915

2
LANDSCAPE PLAN

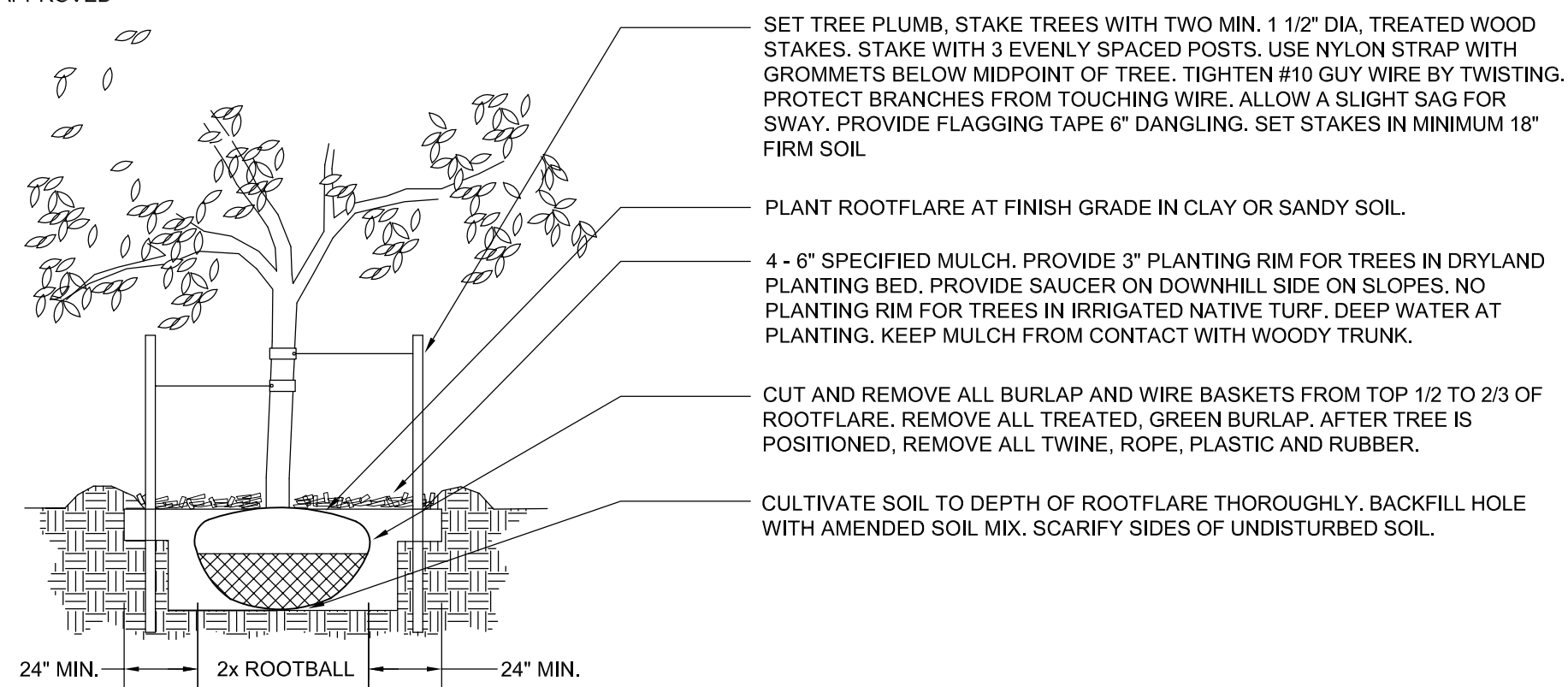


PPR2412

PCD FILE NUMBER: PPR-21-036

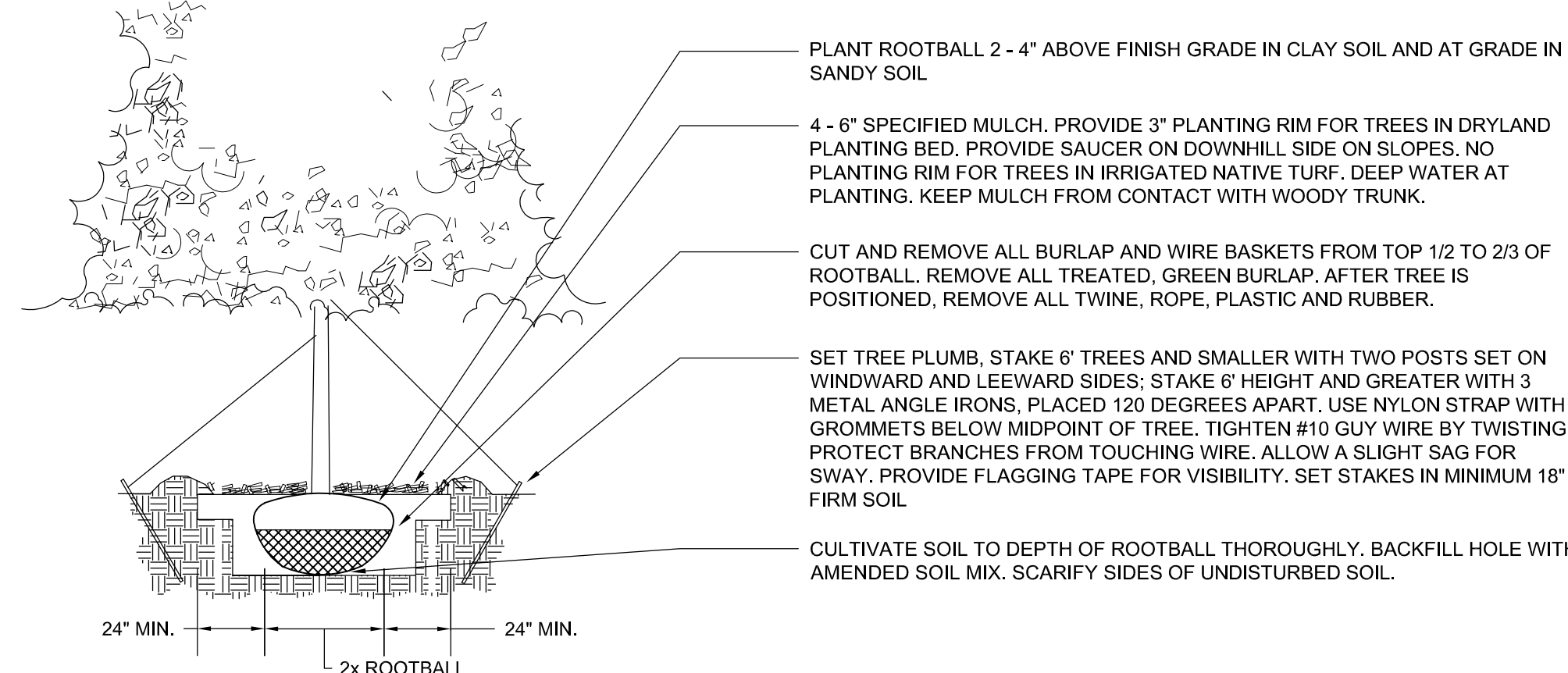


- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 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



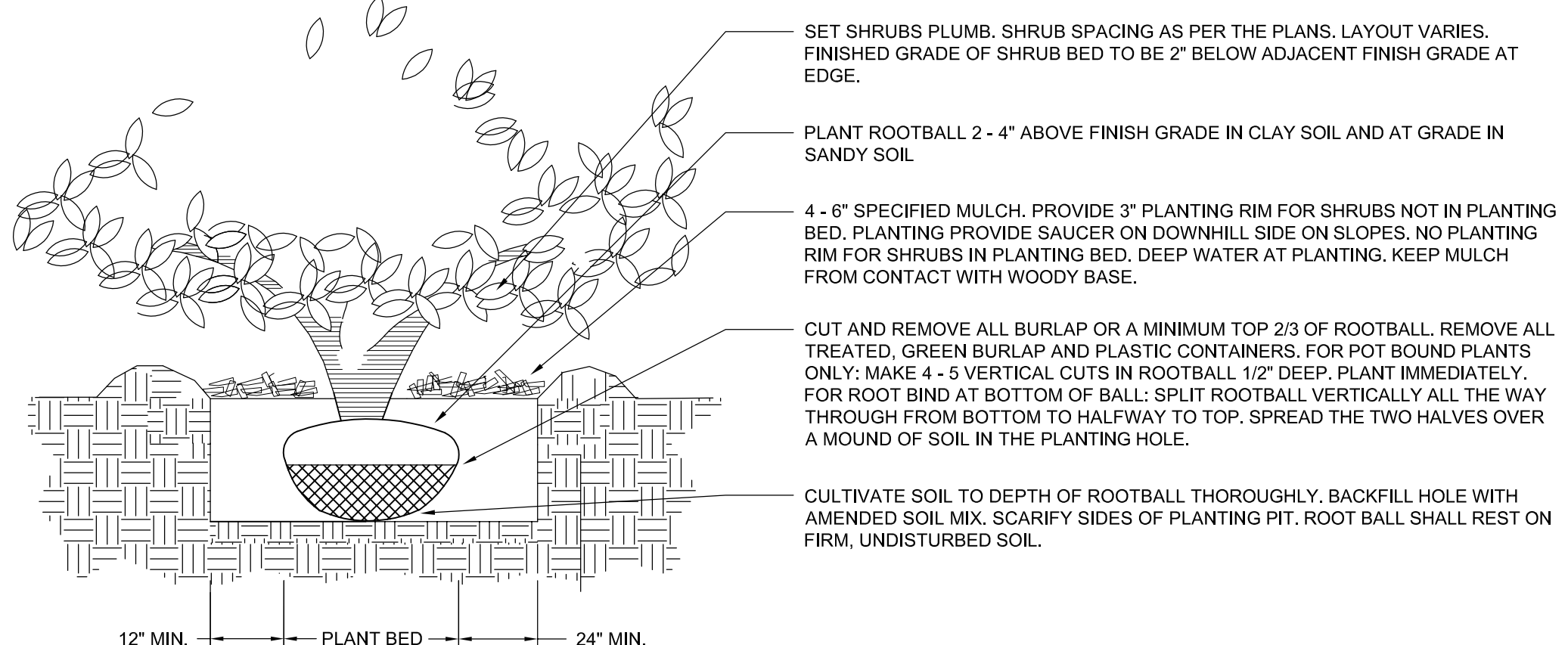
a DECIDUOUS TREE PLANTING DETAIL
2-8 N.T.S.

- 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 OWNER'S 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.

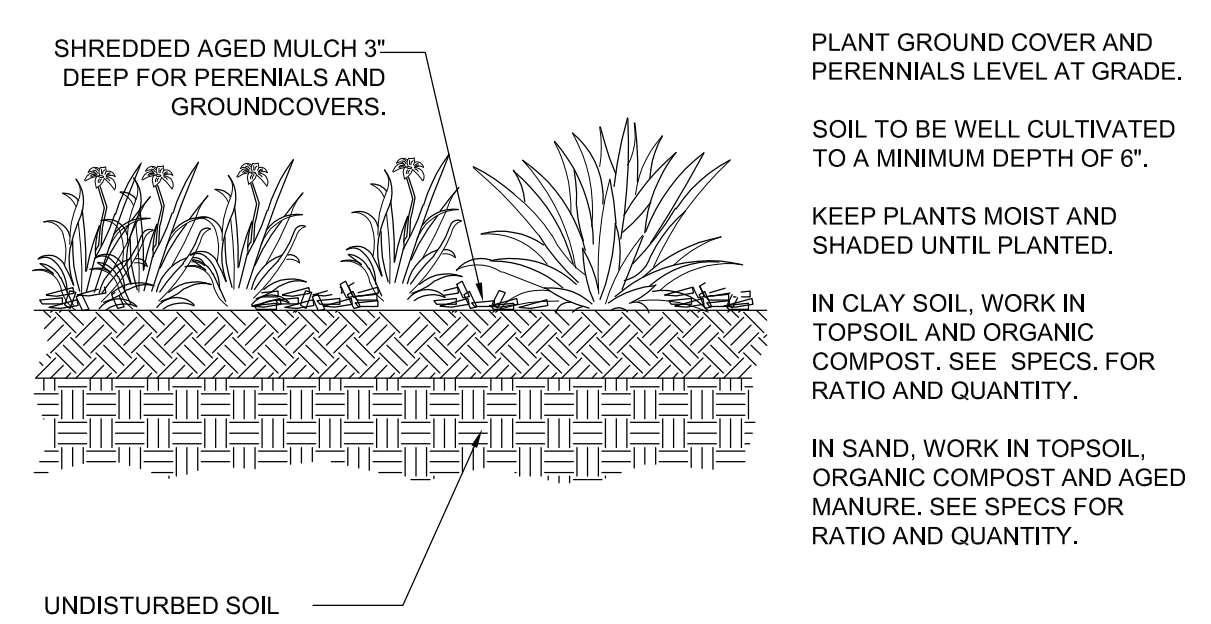


b EVERGREEN TREE PLANTING DETAIL
2-8 N.T.S.

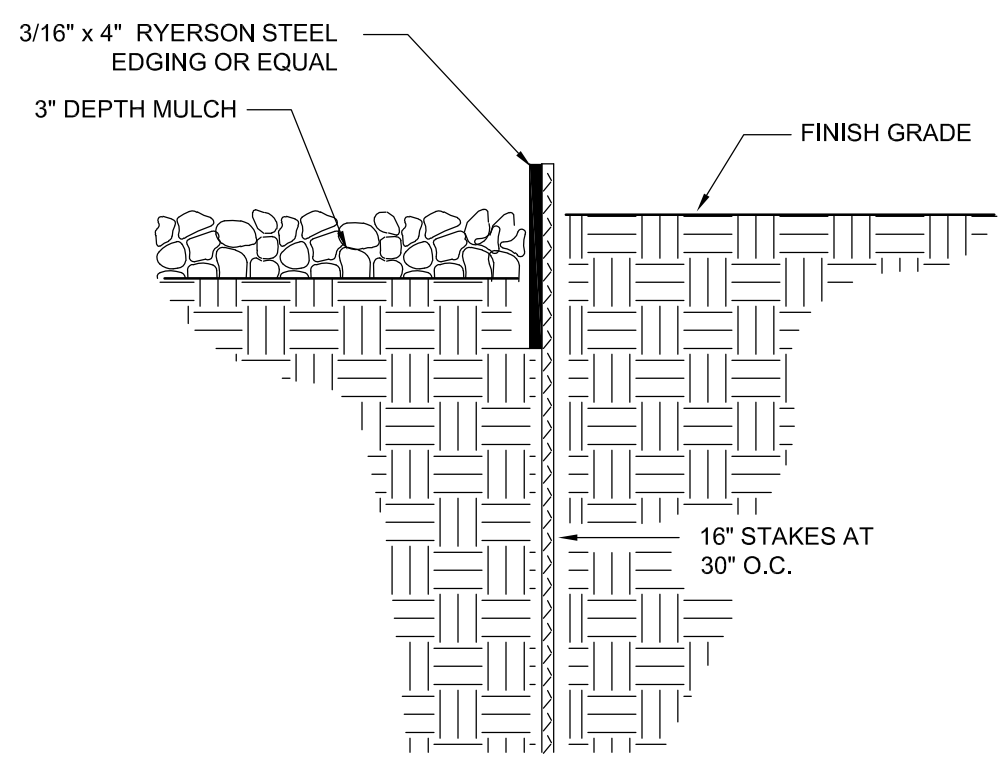
- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



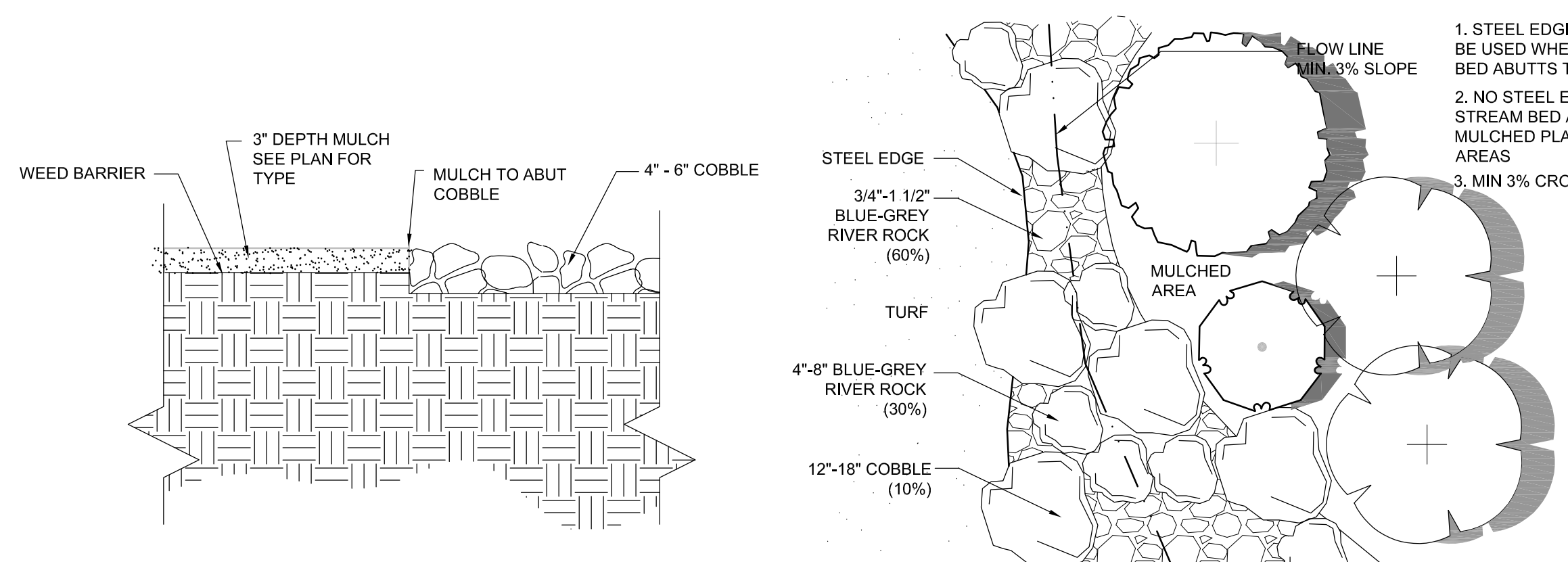
c SHRUB PLANTING DETAIL
2-8 N.T.S.



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

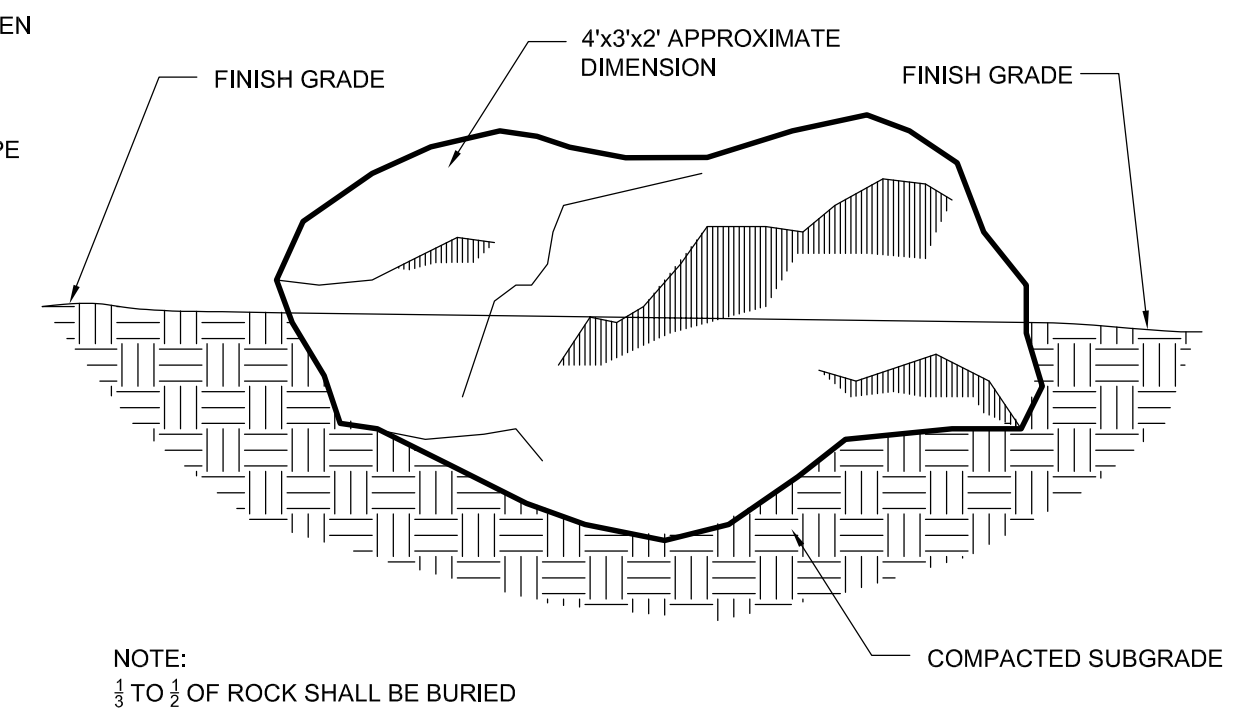


e STEEL EDGE DETAIL
2-8 N.T.S.



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

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



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

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 s.f. 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 shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
6. 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.
7. 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".
8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
9. 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.
10. INSPECTION AND APPROVAL: The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.
11. 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.
12. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEED AS REQUIRED.

IRRIGATION NOTES:

1. 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.
2. 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.
3. 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 valve.
4. Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
5. The contractor shall adjust all valves and spray nozzles for optimum coverage.
6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
7. Backflow preventer should be located in a locked/secured metal enclosure.
8. 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 1/2" dripline (diameter to match root ball). Reference Rainbird standard dripline tree detail.
9. All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
10. Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
11. 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).
12. All turf, seeded and drip areas should be zoned SEPARATELY.
13. 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	PPR2412
address	3442 Tampa Road Suite B
city/state	Palm Harbor FL 34684
phone no	

FILE NUMBER: PPR2322

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

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

MyGarage @ Northcrest
2510 Canada Drive
Colorado Springs, Colorado 80915

File No: 18.115
Directory: Landscape
File: Site development plan 3-6-24
Drawn By: DEN
Date: 3/11/2024
Revised:

DRAWING NO. 3
LANDSCAPE DETAILS