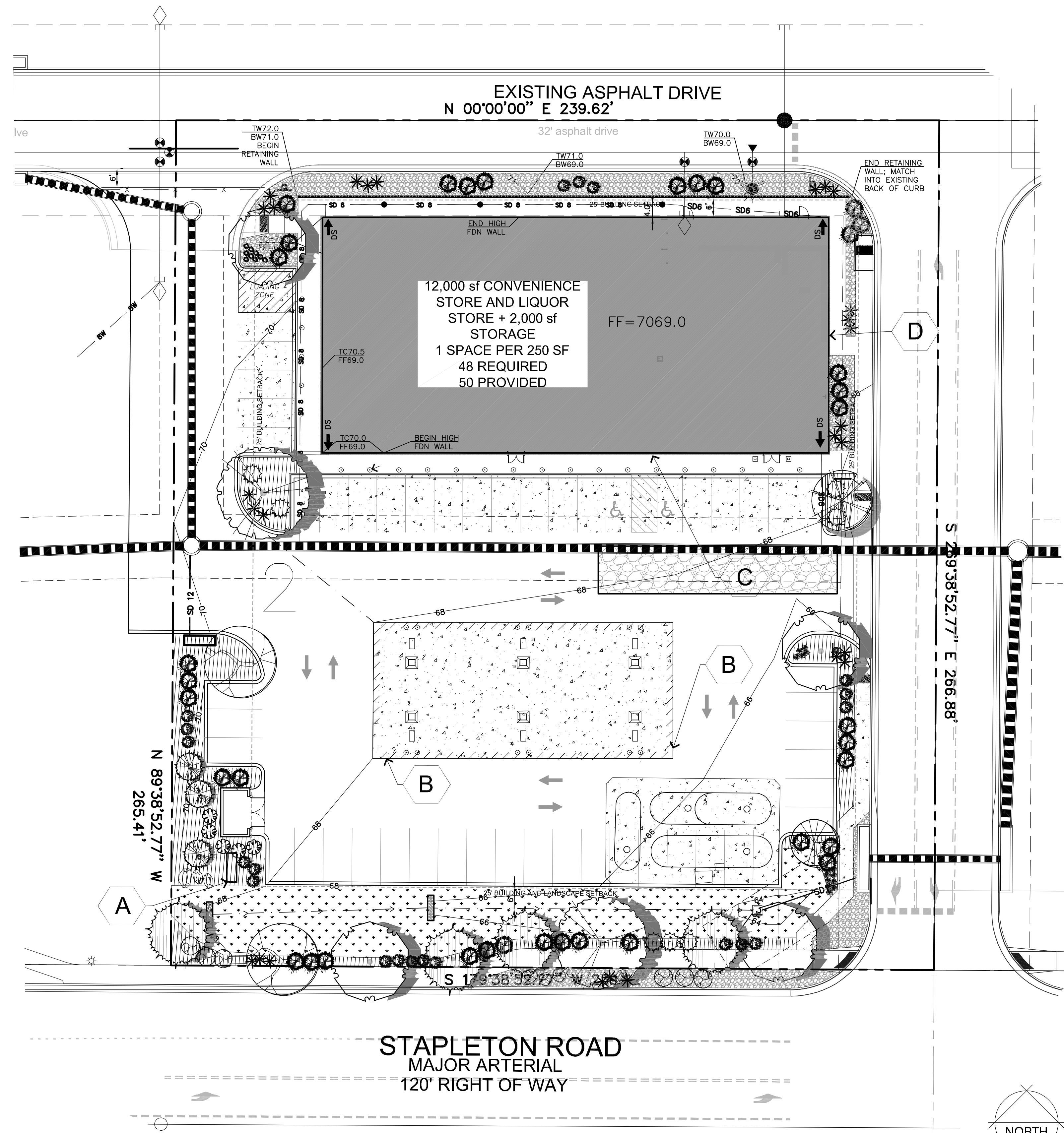


THE SHOPS FILING NO. 1A AT MERIDIAN RANCH LOT 2B

LANDSCAPE PLAN
EL PASO COUNTY, COLORADO,
FALCON, COLORADO



HATCH LEGEND

	TURF	0 sf
	4-8" COBBLE	2,184 sf
	2-4" COBBLE	5,943 sf
	ORGANIC MULCH	0 sf
	NATIVE SEED MIX	1,173sf
15% Western Wheatgrass 15% Big Bluestem 15% Thickspike Wheat Grass 10% Sideoats Grama 15% Little Bluestem 15% Blue Grama 15% Annual Rye Application Rate: Native Grass Mix- 3lbs/1000sf or 130lbs/ac Application Method: Drill Seed with hydromulch and tackifier		

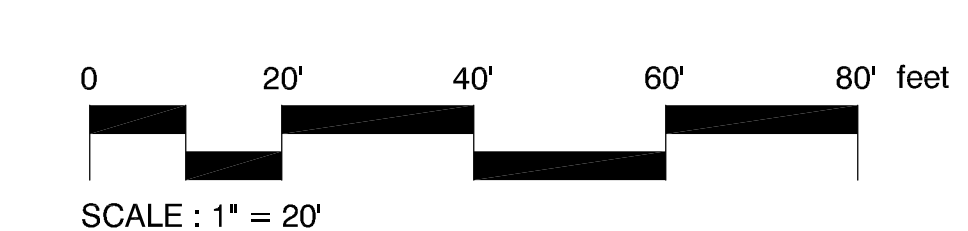
SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS									
Plant Label	Street Name / Zone Boundary	Street Classification	Width (ft)	Length (ft)	Tree / Plant	No. Trees	Required	Provided	
SFS	Stapleton Road Setback	Major-Arterial	25'	220'	120'	11		9	
Shrub Substitutions: On. Grass Subst. Subst. Plant Avail. % Ground Plane Veg. Required Provided Denied on Plan Required Provided 20 17 6 6 SFS 75% 75%									
MOTOR VEHICLE LOTS									
Plant Label	No. of Vehicle Spaces	Vehicle Lot	Length of Frontage (ft)	Length of Frontage (ft)	Length of Frontage (ft)	Length of Frontage (ft)	Length of Frontage (ft)	Length of Frontage (ft)	Length of Frontage (ft)
MVL	50	4	247'	247'	162'				
Min. 3 Screen Plants: Evergreen Plants Length of Screening Vehicle Lot Plant Avail. % Ground Plane Veg. Required Provided Required Provided 33 33 17 17 n/a MVL 75% 75%									
INTERNAL LANDSCAPING									
Plant Label	Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF)	Internal Area (SF)	Internal Area (SF)	Internal Area (SF)	Internal Area (SF)	Internal Area (SF)	Internal Area (SF)
I	63,772 SF	5%	3,189 SF	3,350 SF	7	4			
Shrub Substitutions: On. Grass Subst. Internal Plant Avail. % Ground Plane Veg. Required Provided Denied on Plan Required Provided 30 30 2 15 7 75% 75%									

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
PAT	2	<i>Platanus pennsylvanica</i>	Platanus Green Ash	50' x 40'	2" Caliper	Ball and Burlap
WCO	4	<i>Quercus bicolor</i>	Swamp White Oak	40' x 30'	2" Caliper	Ball and Burlap
SWO	2	<i>Quercus laevis</i>	Swamp White Oak	40' x 30'	2" Caliper	Ball and Burlap
LLI	7	<i>Liriodendron tulipifera</i>	Flowering Tulip Tree	45' x 25'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
ALP	4	<i>Thuja occidentalis</i>	Arborvitae	50' x 30'	10' Height	Ball and Burlap
PYP	3	<i>Prinos yedoensis</i>	Yew	30' x 15'	8' Height	Ball and Burlap
ORNAMENTAL TREES						
PKP	1	<i>Prinos yedoensis</i>	Yew	30' x 15'	8' Height	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	21	<i>Baccharis distachya</i>	Dwarf Broomrape	6' x 4'	5 Gallon	Container
RTD	20	<i>Cornus alternifolia</i>	Redtwig Dogwood	6' x 5'	5 Gallon	Container
VE	6	<i>Viburnum dentatum</i>	Nannyberry Viburnum	6' x 7'	5 Gallon	Container
EAR	3	<i>Euonymus alatus</i>	Red-twigged Dogwood	6' x 5'	5 Gallon	Container
APP	2	<i>Fallica paradisica</i>	Apache Plume	3' x 3'	5 Gallon	Container
EVERGREEN SHRUBS						
RJ	5	<i>Juniperus horizontalis</i>	Rocky Mountain Juniper	12' x 4'	15 Gallon	Container
BJ	7	<i>Juniperus horizontalis</i>	Blue Heaven Juniper	1' x 2'	1 Gallon	Container
JAC	35	<i>Juniperus chinensis</i>	Arctostaphylos Juniper	4' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						
CS	21	<i>Calamagrostis canadensis</i>	Canada Bluegrass	2' x 4'	1 Gallon	Container
COV	5	<i>Callitriche occidentalis</i>	Overcast Feather Reed Grass	2' x 3'	1 Gallon	Container
LS	7	<i>Lolium perenne</i>	Little Bluestem	2' x 4'	1 Gallon	Container
FLOWERS						
PCO	14	<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 60 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 60 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 residential use that does not include the construction of a structure, an Irrigation plan shall be submitted and approved concurrent with the notice and permit.
 4. The Irrigation plan shall graphically and through notes depict a water efficient design consistent with the landscape and grading plan.
 5. The Irrigation plan shall show and note hydrozones. The hydrozones shall take into account the 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 Code manual.



OWNER INFO
 company name: HUNJIAN GAS STATIONS LLC
 address: 12599 MT. LINDSEY DR.
 city/state: PEYTON, CO 80831
 phone no:

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

Shops @ Meridian Ranch
 Meridian Road
 Falcon, CO

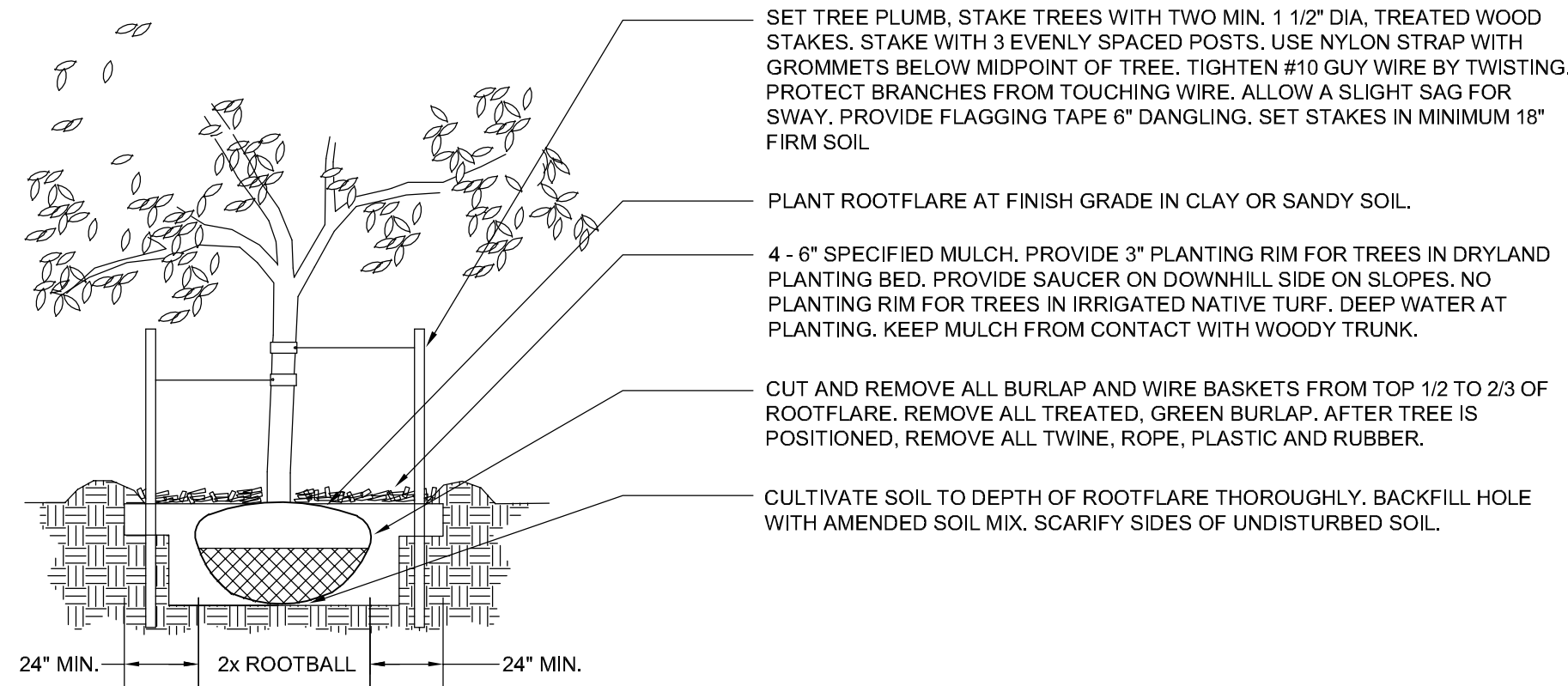
Job No: 18113
 Directory: Landscape
 File: Site development plan 2-18-2024
 Drawn By: DSN
 Date: 12/12/2022
 Revised:

DRAWING NO. 2
 LANDSCAPE PLAN

THE SHOPS FILING NO. 1A AT MERIDIAN RANCH LOT 2B

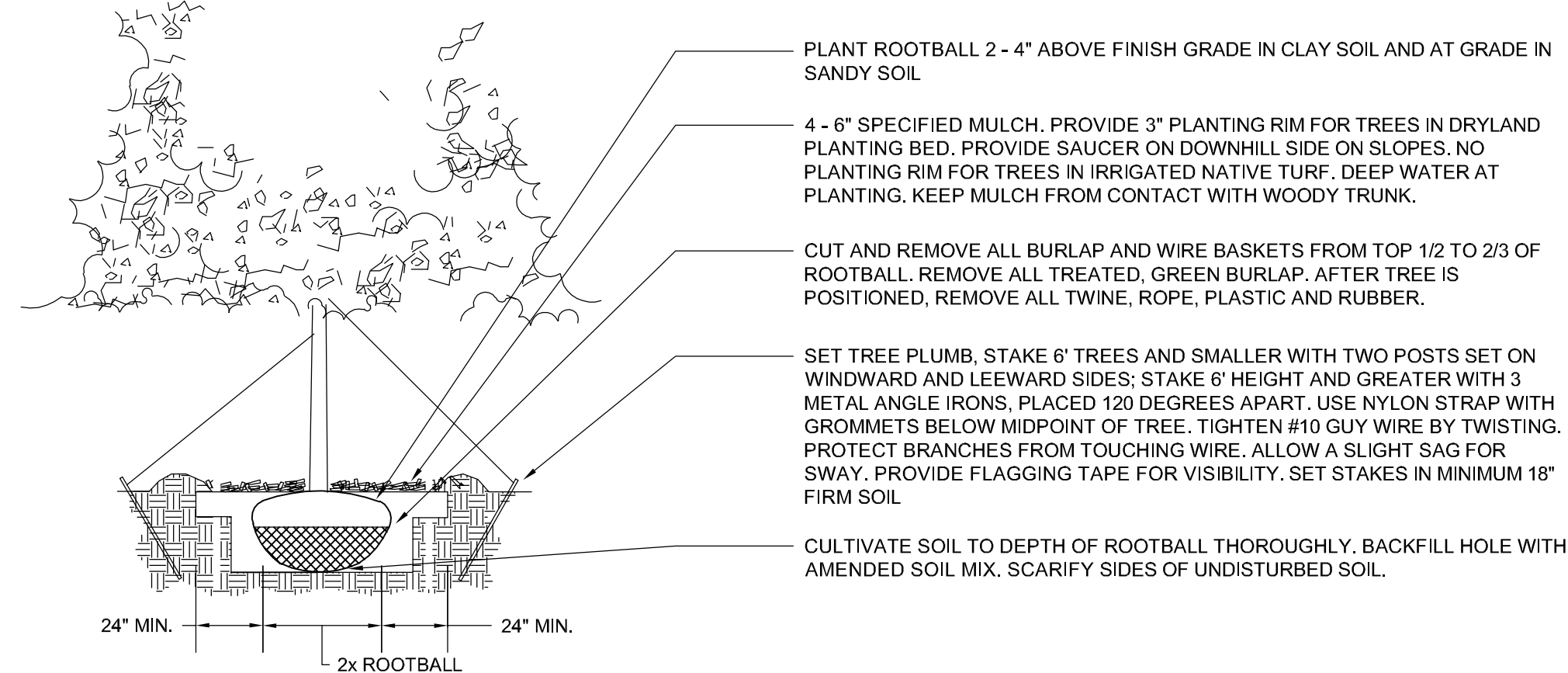
LANDSCAPE DETAILS EL PASO COUNTY, COLORADO. FALCON, COLORADO

- 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 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



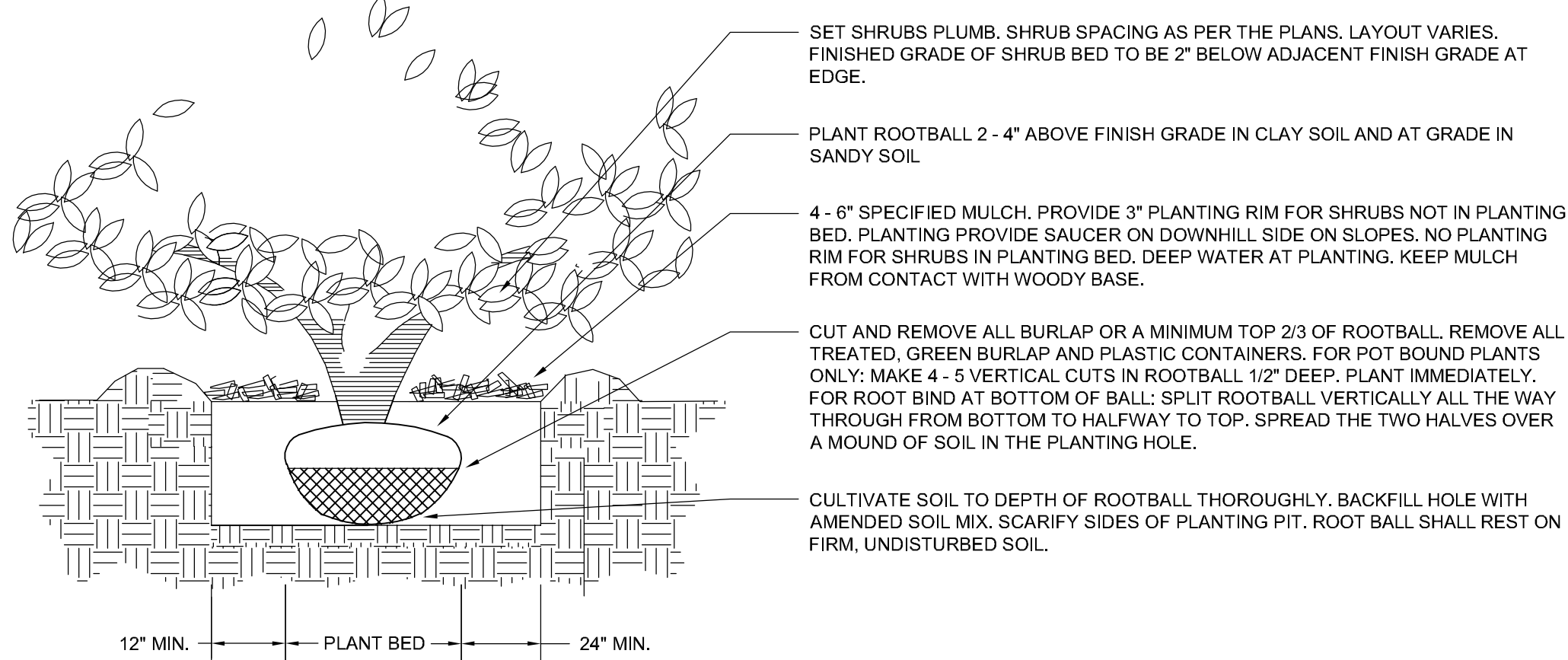
a
2-8
DECIDUOUS TREE PLANTING DETAIL
N.T.S.

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DEAD OR BROKEN 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.

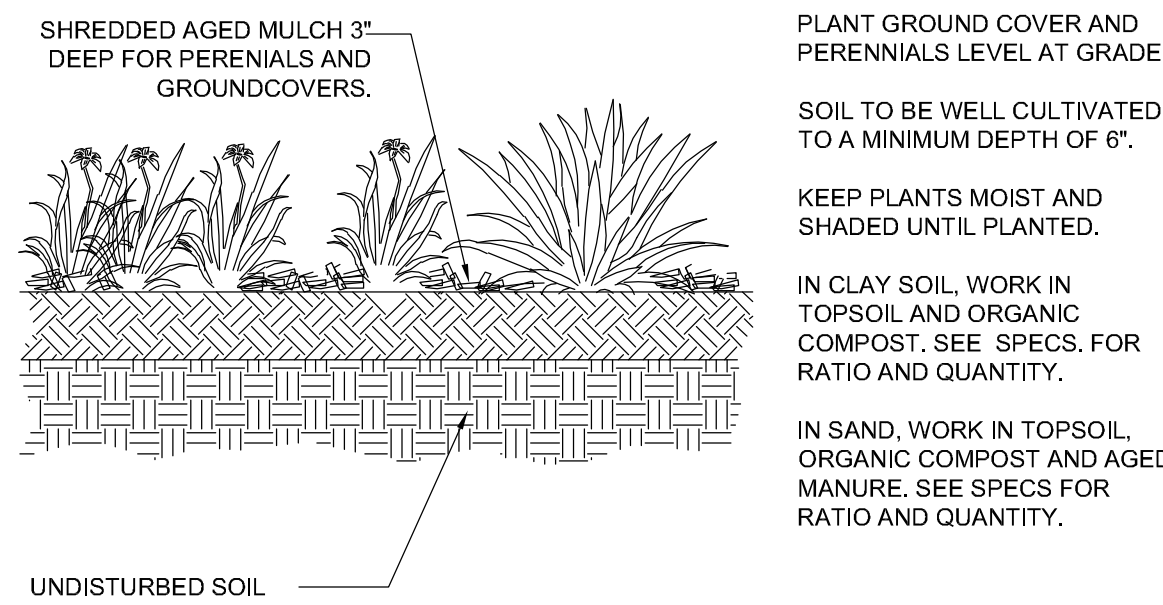


b
2-8
EVERGREEN TREE PLANTING DETAIL
N.T.S.

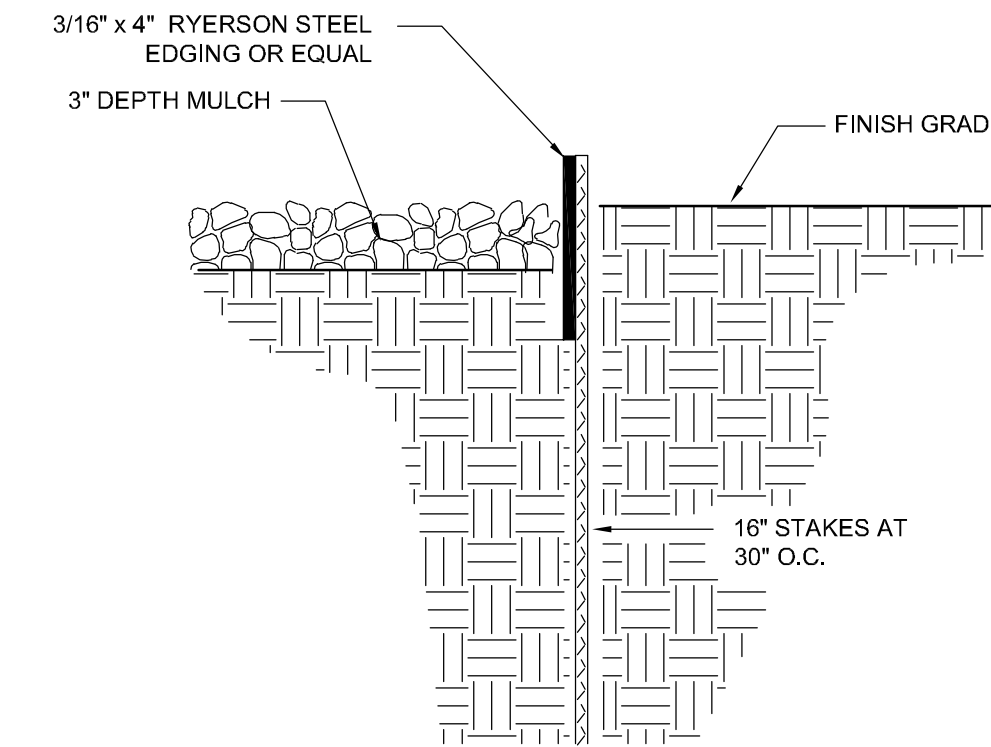
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



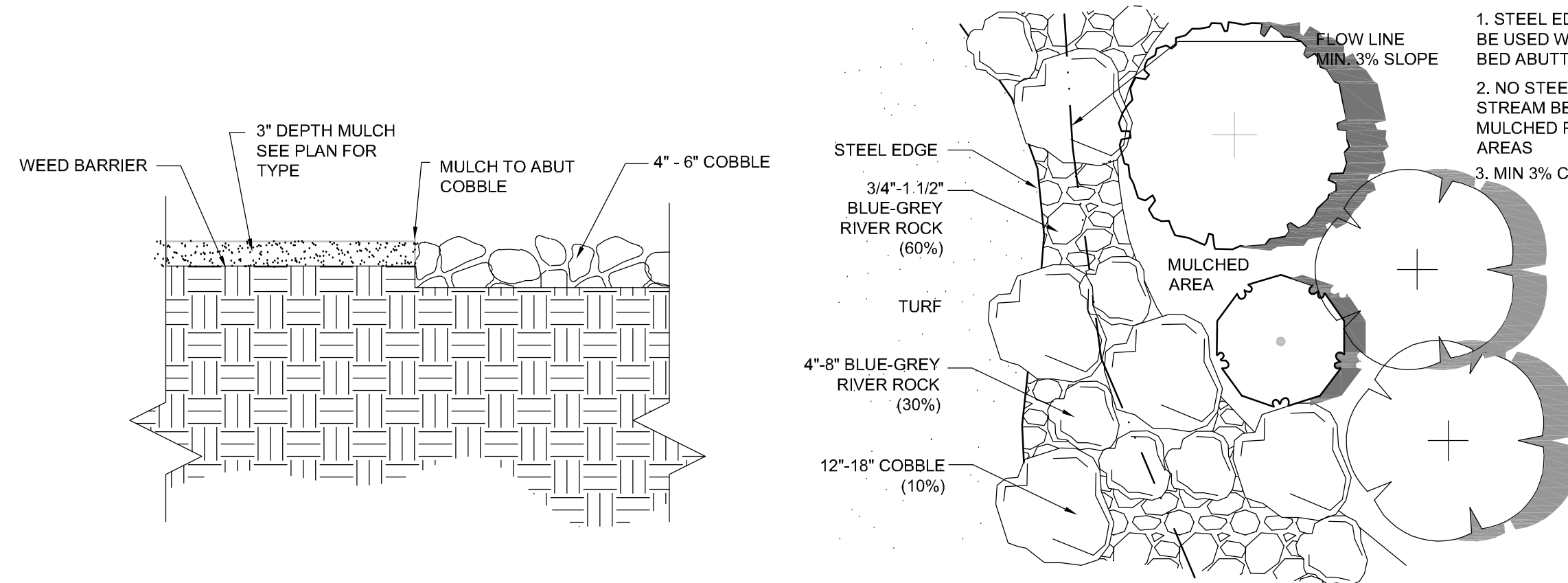
c
2-8
SHRUB PLANTING DETAIL
N.T.S.



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

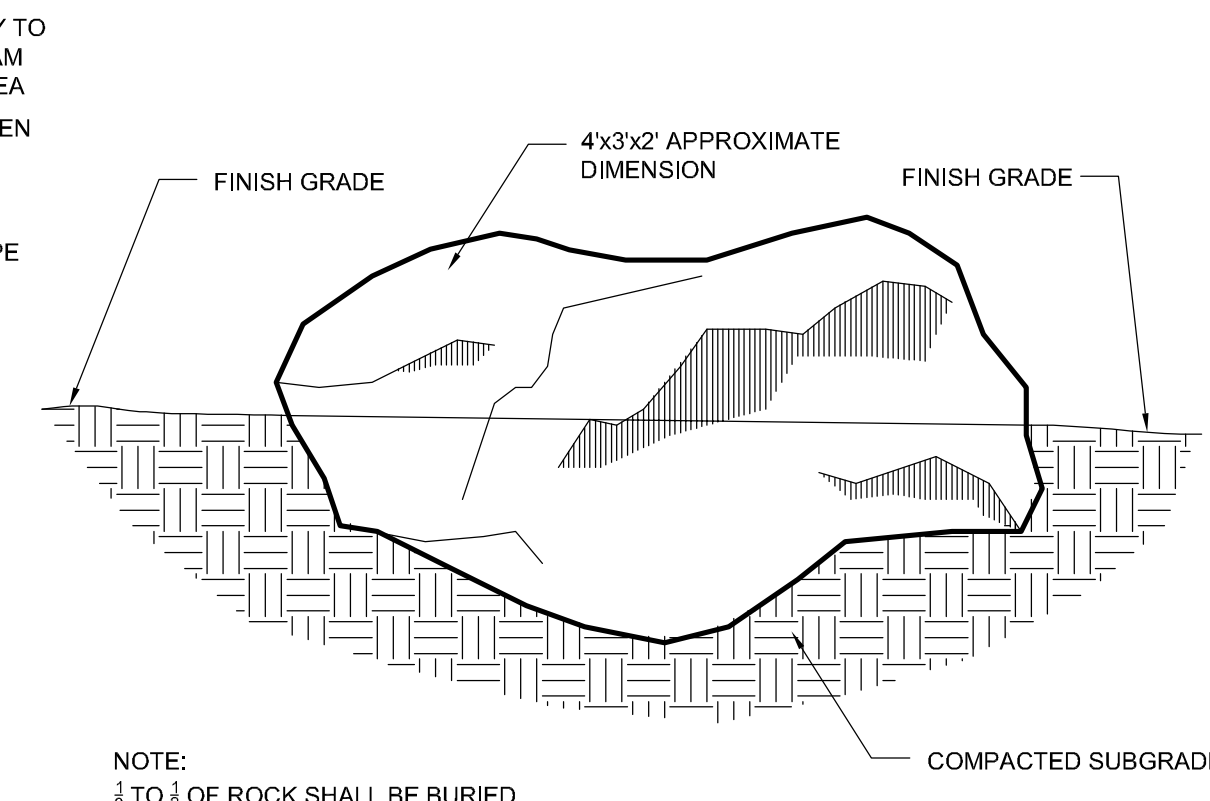


e
2-8
STEEL EDGE DETAIL
N.T.S.



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.

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 HUNJAN GAS STATIONS LLC
address city/state PEYTON, CO 80831
phone no



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

Structural:
Electrical:
Mechanical:
Plumbing:

Shops @ Meridian Ranch
Meridian Road
Falcon, CO

File No. 18.118
Directory Landscape
File Site development plan 18-162004
Drawn By DEN
Date 6/22/2018
Revised 10/4/2018

DRAWING NO.
3
LANDSCAPE
DETAILS