

THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1A, LOT 2

LANDSCAPE PLAN

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

No Conflicts with Traffic or Sight Distance
Landscaping shall not conflict with traffic. Sight distance shall be maintained in accordance with the requirements of Chapter 2 of the ECM.

No Interference with Utilities and Fire Equipment. Landscaping shall not interfere with the general function, safety or acceptability of any gas, electric, water, sewer, telephone, or other utility easement or conflict with criteria established or adopted by a fire department.

Landscaping shall not exceed 8 inches in height within 3 feet of a fire hydrant or other applicable fire department criteria.

Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal landscaping requirements.

Please include on the landscaping plan location of Utilities/ fire Hydrants.

KEYED NOTES (not all items labeled, items labeled on plan)

- 1 TYPICAL DECIDUOUS TREE PLANTING
+ see details 2-2
- 2 TYPICAL EVERGREEN TREE PLANTING
+ see details 2-2
- 3 TYPICAL SHRUB PLANTING
+ see details 2-2
- 4 TYPICAL GROUND COVER/PERENNIAL PLANTING
+ see details 2-2
- 5 LANDSCAPE BOULDER
+ see details 2-2
- 6 STEEL EDGE
+ see details 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 NATIVE TURF (THERMAL BLUE BLEND) (THERMAL BLUE BLEND)	1,173 sf
	4-8" COBBLE	2,184 sf
	2-4" COBBLE	5,943 sf
	ORGANIC MULCH	0 sf
	NATIVE SEED MIX 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	0 sf

GENERAL LANDSCAPE NOTES:

- 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.
- 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 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".

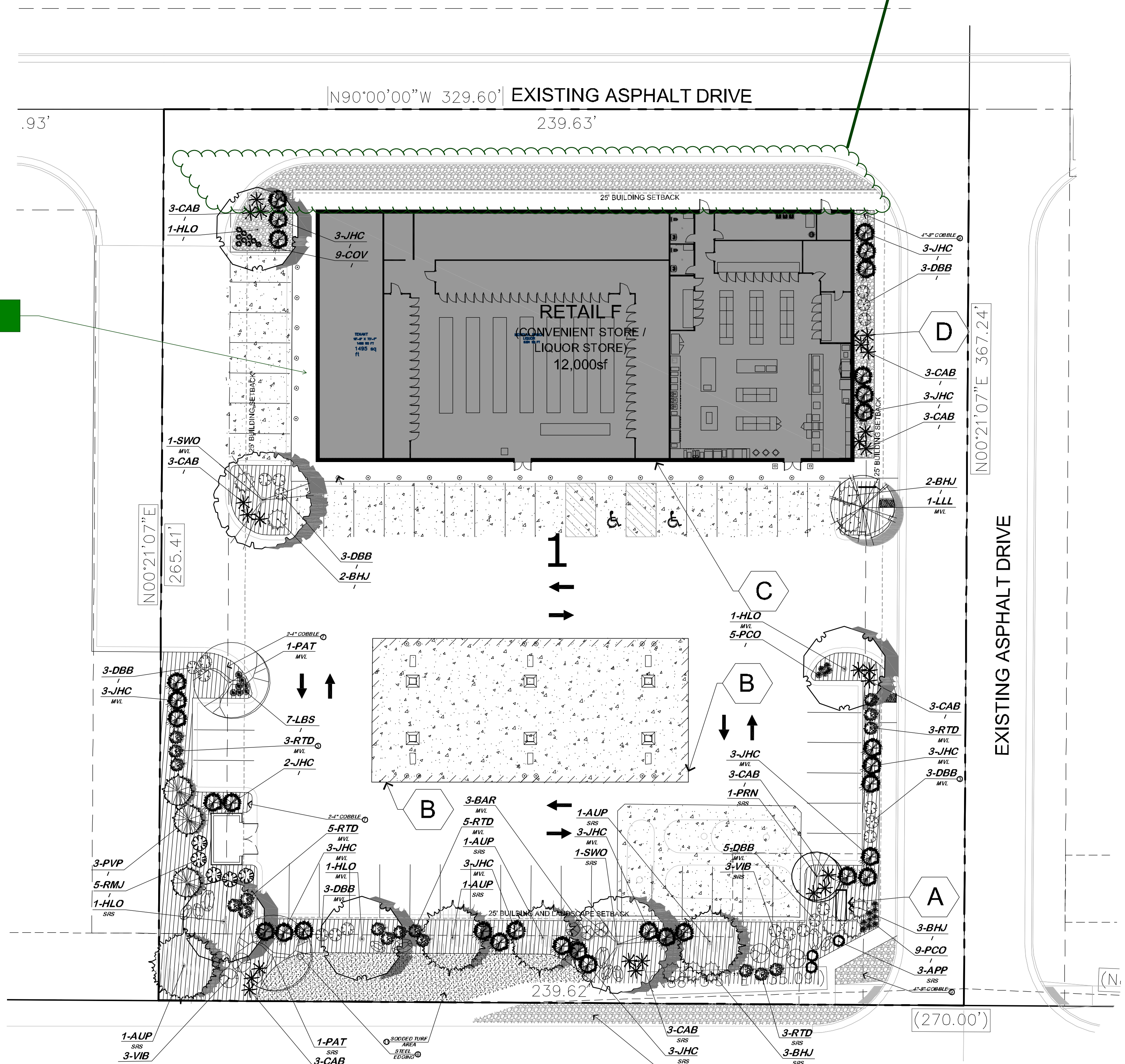
8. **LANDSCAPE BOULDERS:** All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.

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.

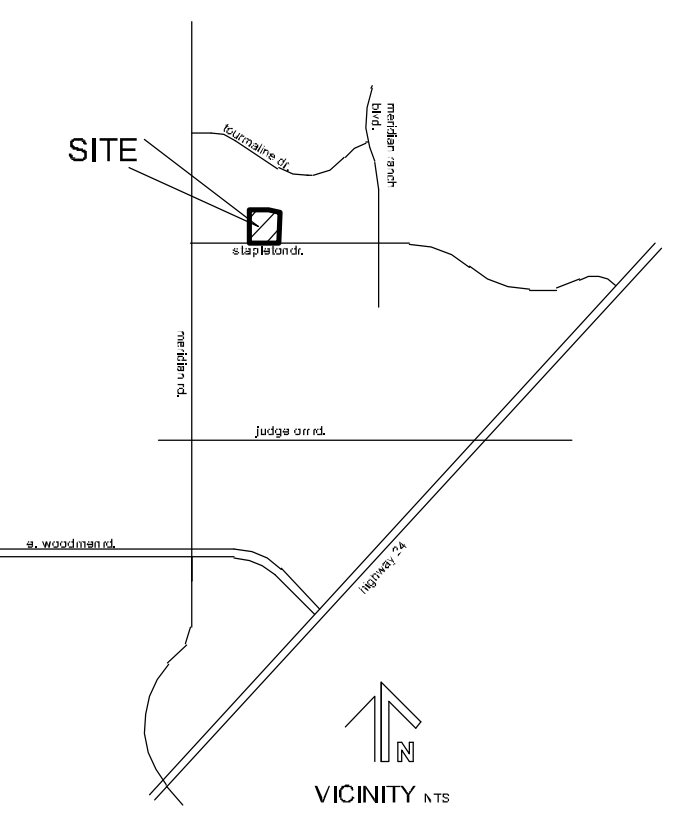
10. **INSPECTION AND APPROVAL:** The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.

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 OVERSEEDED AS REQUIRED.



Landscaping is required between lot and curb / Loading docks and Other Vehicle Area Screened
There needs to be a buffer / screen on the rear side of this building
Identify the material type for a unnatural screen ie height / material etc



SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS									
Plant Label	Street Name	Street	Width (ft)	Clearance	Tree / Plant	Min. Trees	Required	Provided	Notes
SRS	Stapleton Road	Major Arterial	25'	220'	1/20'	11	11	9	

MOTOR VEHICLE LOTS

Plant Label	No. of Vehicle Spaces Provided	Shade Trees (1/10) Required	Vehicle Lot Frontage	Length of Frontage (ft) (including driveways)	% Length of Frontage (ft)
MVE	60	4	240'	240'	100%

INTERNAL LANDSCAPING

Plant Label	Min. Site Area (SF)	Percent Minimum	Internal Area (SF)	Required	Provided	Required	Provided
I	63,712 SF	5%	3,186 SF	3,186 SF	3,300 SF	7	4

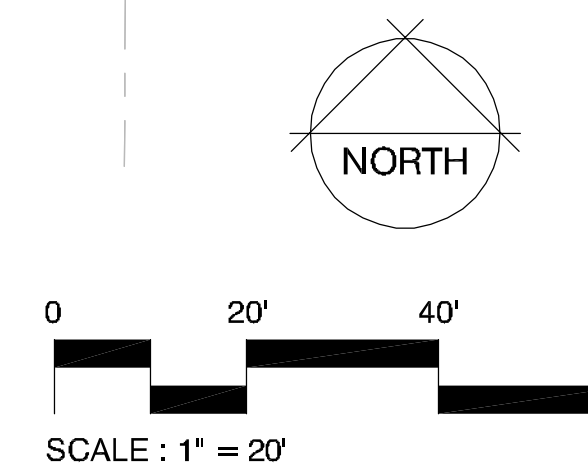
LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
PAT	2	<i>Fraxinus pennsylvanica</i>	Princess Orange Ash	60' x 40'	2" Caliper	Ball and Burlap
WCO	4	<i>Quercus macrocarpa</i>	Swamp White Oak	40' x 30'	2" Caliper	Ball and Burlap
SWO	2	<i>Quercus bicolor</i>	Swamp White Oak	60' x 60'	2" Caliper	Ball and Burlap
ULI	1	<i>Ulmus laevis</i>	European Elm	45' x 25'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
APP	4	<i>Pinus strobus</i>	White Pine	50' x 30'	10' Height	Ball and Burlap
PVP	3	<i>Pinus strobus</i>	White Pine	30' x 15'	6' Height	Ball and Burlap
ORNAMENTAL TREES						
PRN	1	<i>Prunella pennsylvanica</i>	Princess Royal Plum	18' x 12'	1" Caliper	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	20	<i>Desmodium illinoense</i>	Drumstick Bush	5' x 4'	5-Gallon	Container
RTD	17	<i>Cornus stolonifera</i>	Redtwig Dogwood	6' x 6'	5-Gallon	Container
VE	6	<i>Viburnum lentago</i>	Hamamelis Viburnum	6' x 7'	5-Gallon	Container
SHR	3	<i>Spiraea alba</i>	Redleaf Spirea	5' x 5'	5-Gallon	Container
APP	3	<i>Fragaria virginiana</i>	Apache Plum	3' x 3'	5-Gallon	Container
EVERGREEN SHRUBS						
RMJ	6	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	12' x 4'	15-Gallon	Container
RMJ	10	<i>Juniperus horizontalis</i>	Spreading Juniper	1' x 6'	1-Gallon	Container
JND	32	<i>Juniperus chinensis</i>	Artemis Juniper	1' x 4'	5-Gallon	Container
ORNAMENTAL GRASSES						
CAB	24	<i>Miscanthus sinensis</i>	Japanese Silver Grass	2' x 4'	1-Gallon	Container
COV	9	<i>Chamaecrista nictitans</i>	Chameleon Flower Grass	2' x 2'	1-Gallon	Container
ES	7	<i>Setaria verticillata</i>	Little Bluestem	2' x 2'	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:
- An Irrigation plan shall be submitted in the form of building permit application and approved after 30 days minimum to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.
 - Upon request by the applicant, an irrigation plan shall be submitted after ninety (90) days subsequent building permit issuance and approved prior to the installation of any irrigation components and/or landscape certificate of occupancy.
 - In the case of the construction of a new building, the irrigation plan shall be submitted to the building department at the same time as the building permit application and approved prior to the installation of any irrigation components and/or landscape certificate of occupancy.
 - The irrigation plan shall specify and show the location of all irrigation components including risers, valves, and piping.
 - The irrigation plan shall show and note hydrants. The hydrants shall be located in accordance with the landscape plan, slopes, microclimates, environmental factors, and water pressure.
 - Irrigation systems shall conform to the irrigation standards and all other provisions of the Colorado State Landscape Code.

Show and label right-of-way lines. Trees are not allowed in county right-of-way nor objects greater than 18 inches in height.



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

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

18-115
History
Site Development Plan
11-05-2022
Drawn by
Date
12/12/2022
Project

DRAWING NO.
2
LANDSCAPE PLAN

OWNER INFO
company name SHOPS AT MERIDIAN RANCH LLC
address P.O. BOX 80036
SAN DIEGO CA 91238
phone number
Please update file number to "PCD File No. PPR2322"

FILE NUMBER: PPR18033

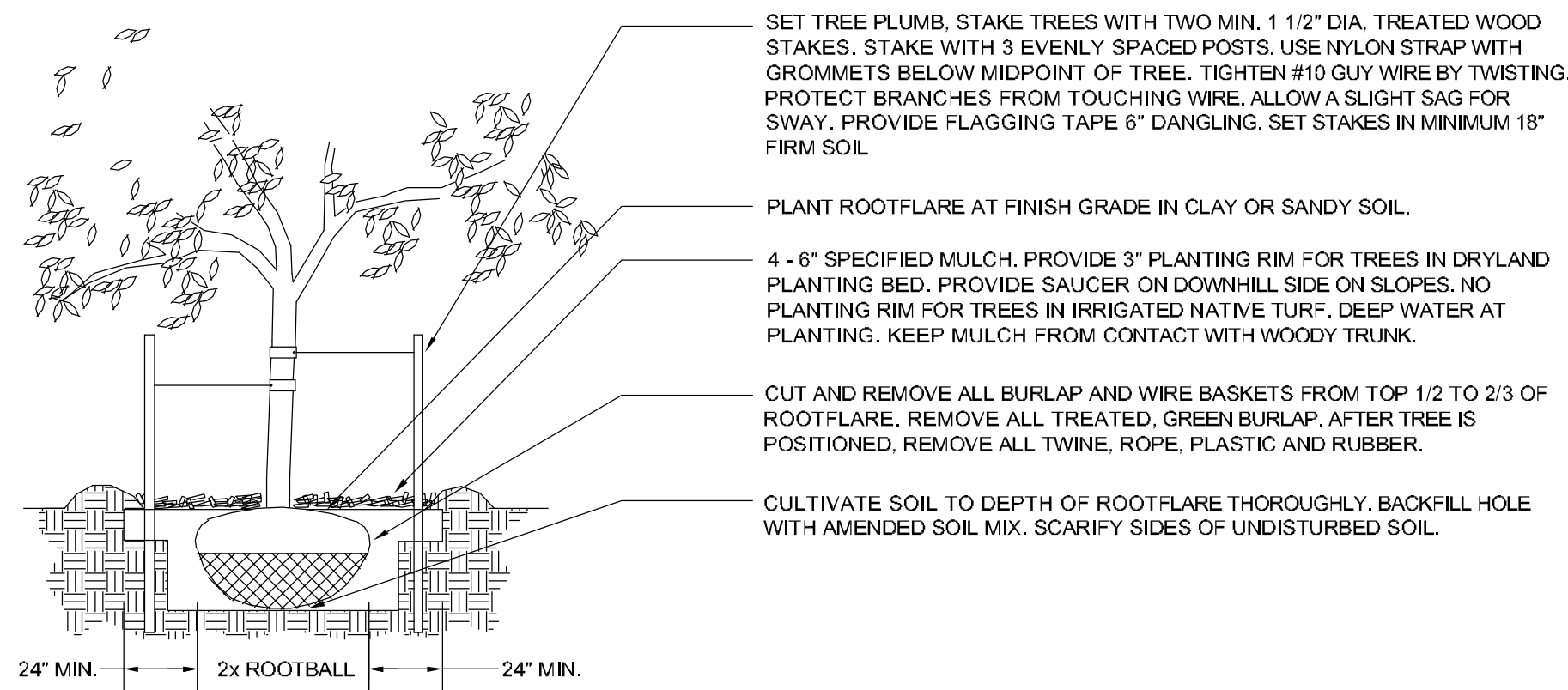
THE SHOP'S AT MERIDIAN RANCH

LANDSCAPE DETAILS

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

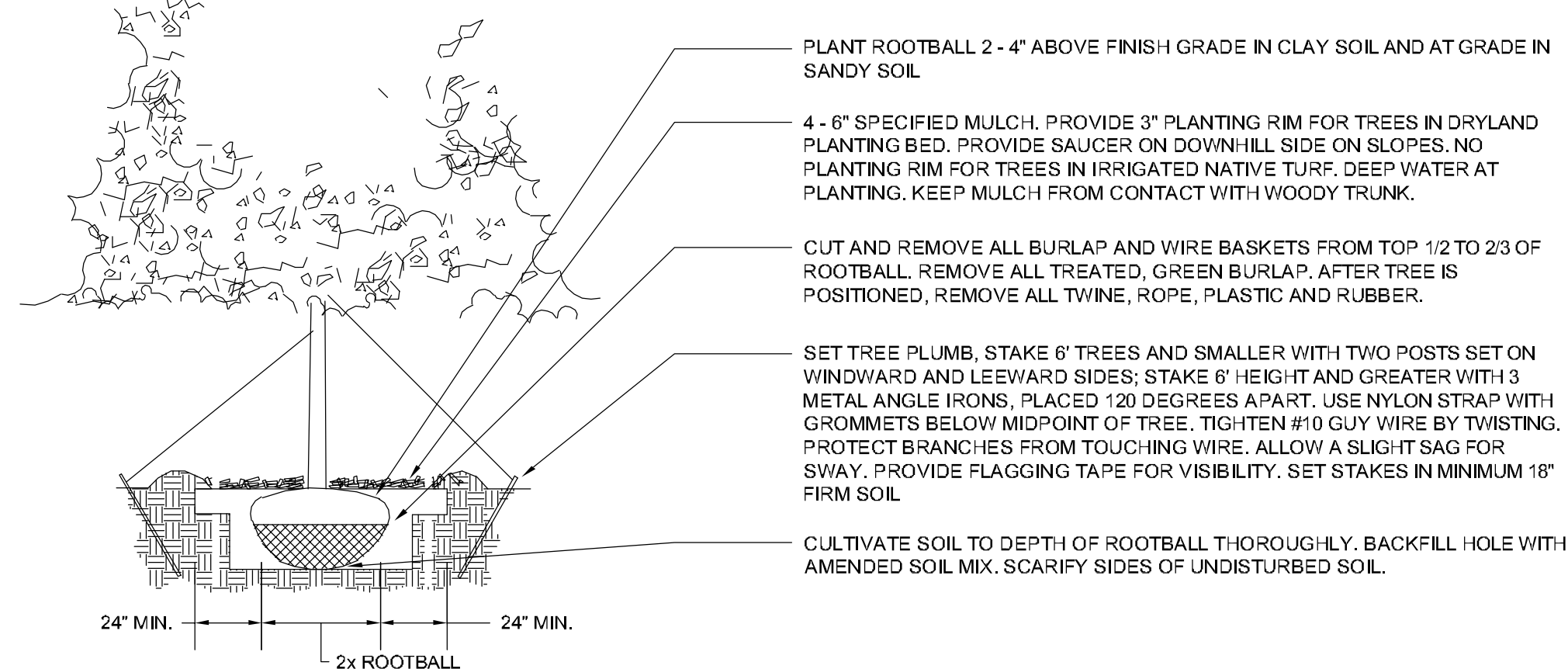


- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL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



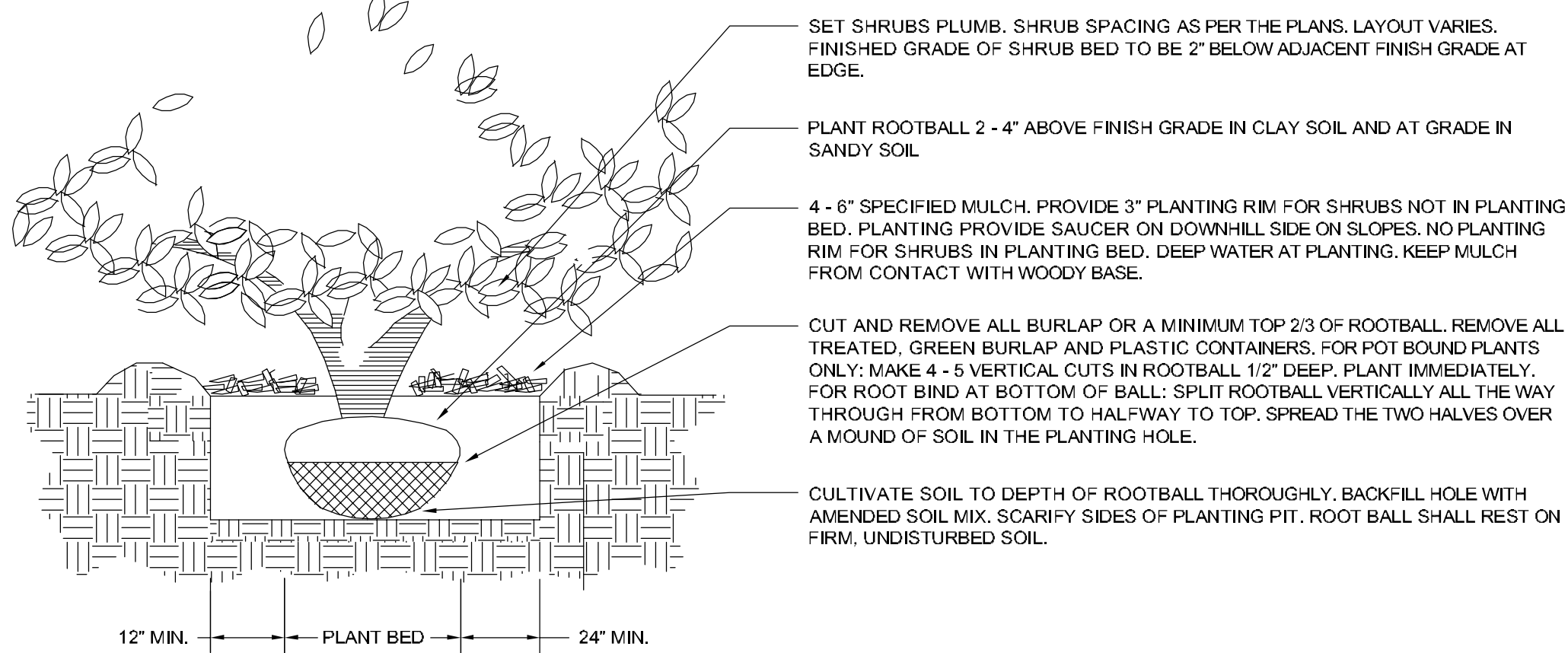
a
2-8 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

- NOTES:**
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 - 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.

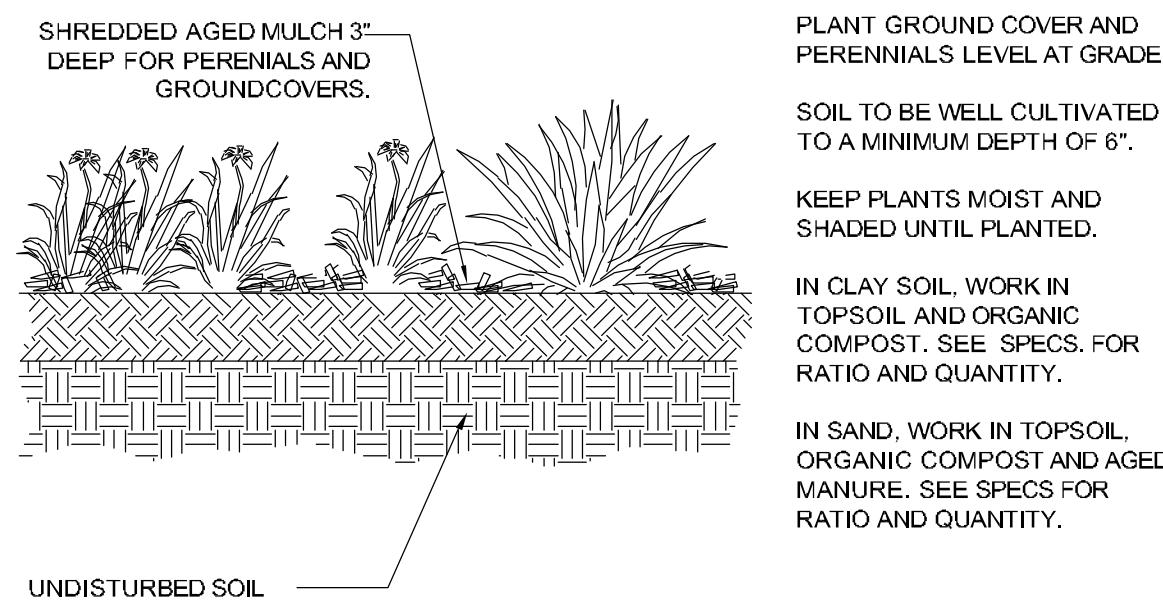


b
2-8 EVERGREEN TREE PLANTING DETAIL
N.T.S.

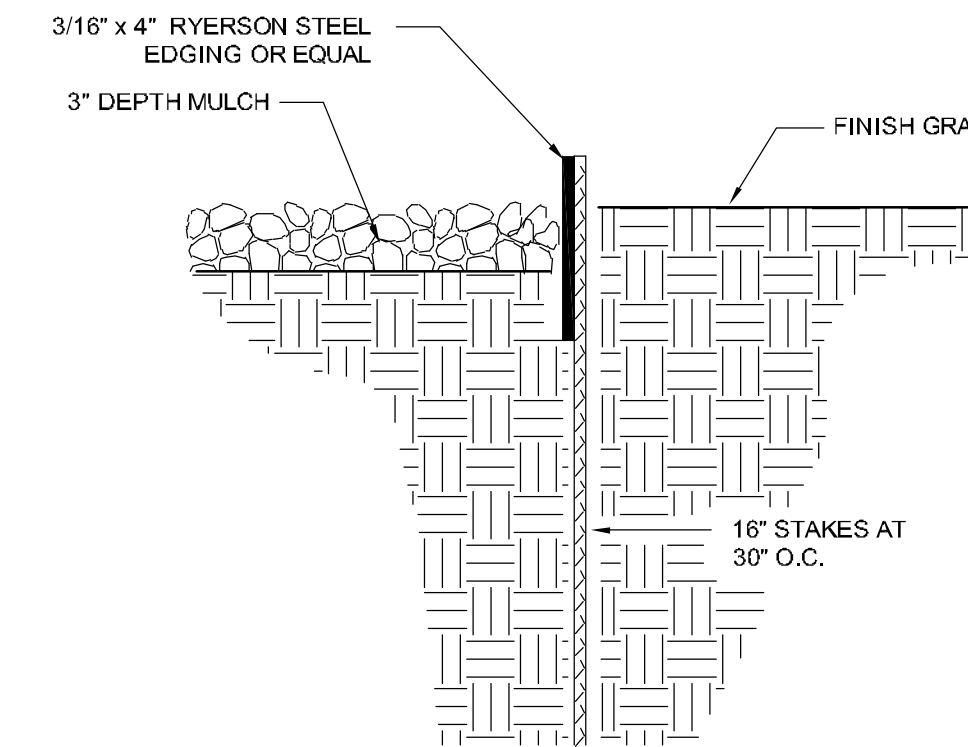
- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



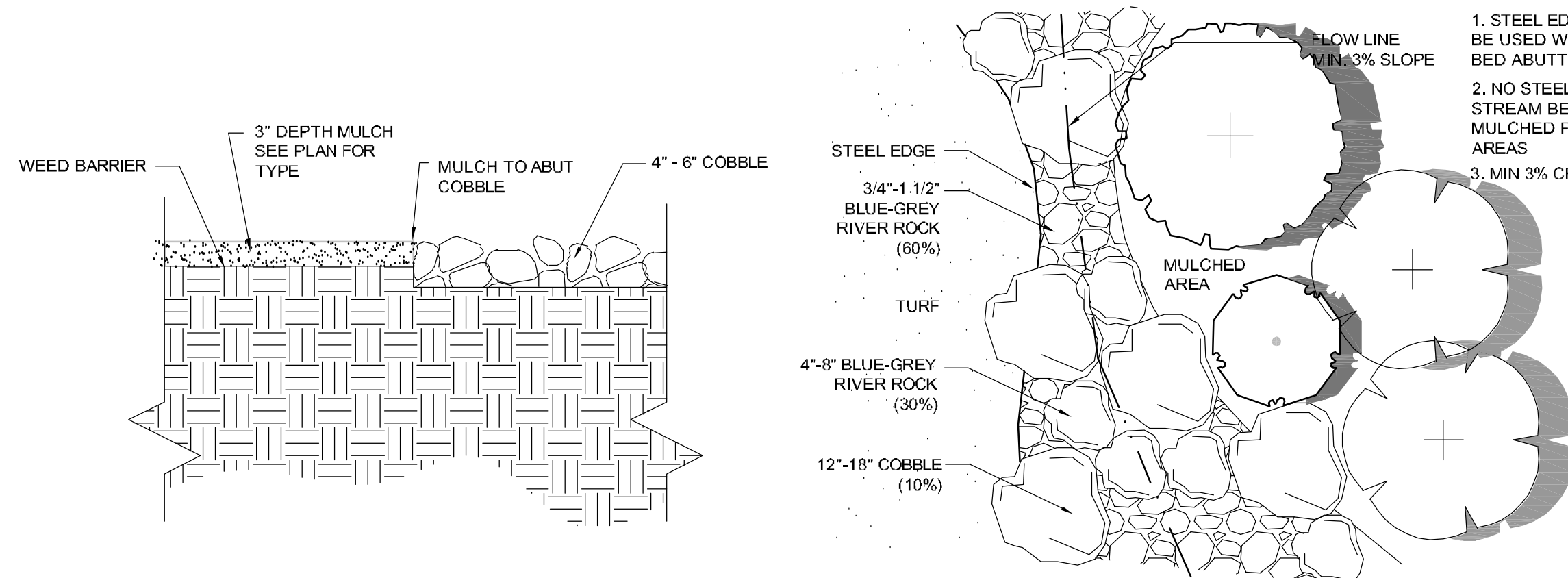
c
2-8 SHRUB PLANTING DETAIL
N.T.S.



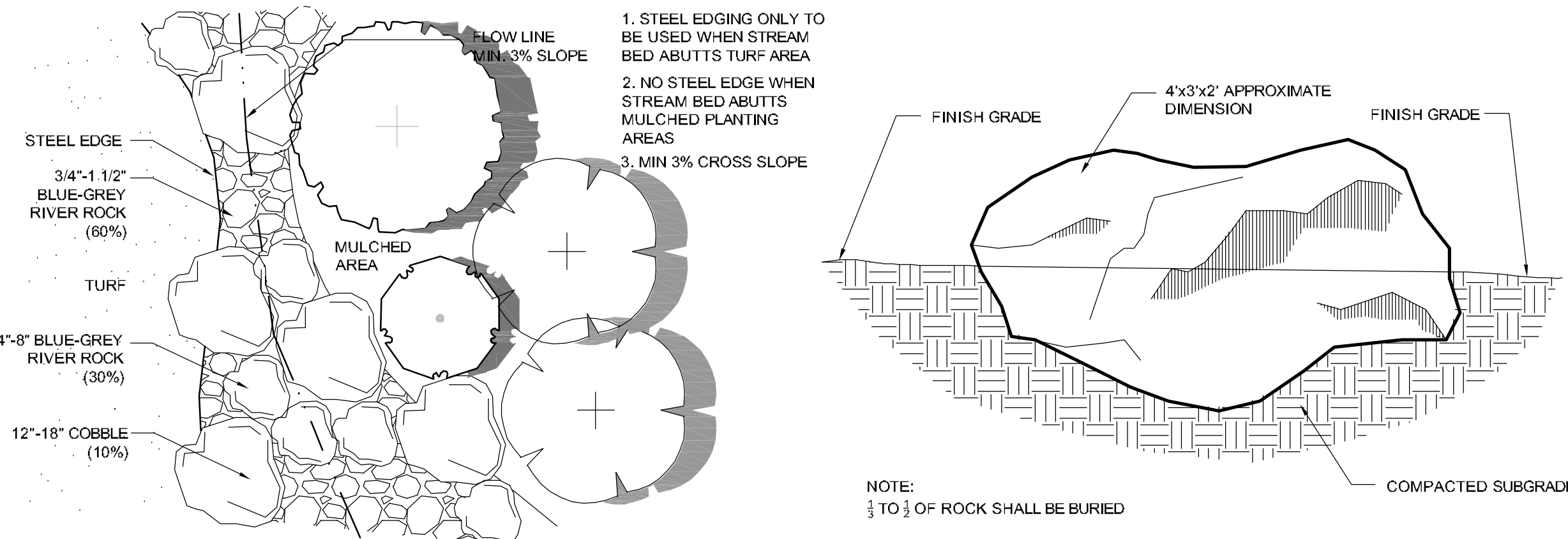
d
2-8 PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.



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 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.
- 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

DATE: 10.11.18
Discipline: Landscape
Title: Site development plan
11-05-2022
Drawn by: D94
Date: 02/20/18
Revised: 10/4/2018

DRAWING NO.
3
LANDSCAPE DETAILS