

# THE SHOP'S AT MERIDIAN RANCH

## FILING NO. 1A, LOT 2

### LANDSCAPE PLAN

EL PASO COUNTY, COLORADO.  
FALCON, COLORADO



KEYED NOTES: (not all items labeled. Items labeled considered typ.)

- ① TYPICAL DECIDUOUS TREE PLANTING  
- see detail 02-2
- ② TYPICAL EVERGREEN TREE PLANTING  
- see detail 02-2
- ③ TYPICAL SHRUB PLANTING  
- see detail 02-2
- ④ TYPICAL GROUND COVER/PERENNIAL PLANTING  
- see detail 02-2
- ⑤ LANDSCAPE BOULDER  
- see detail 02-2
- ⑥ STEEL EDGE  
- see detail 02-2
- 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 KENTUCKY BLUE GRASS (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".

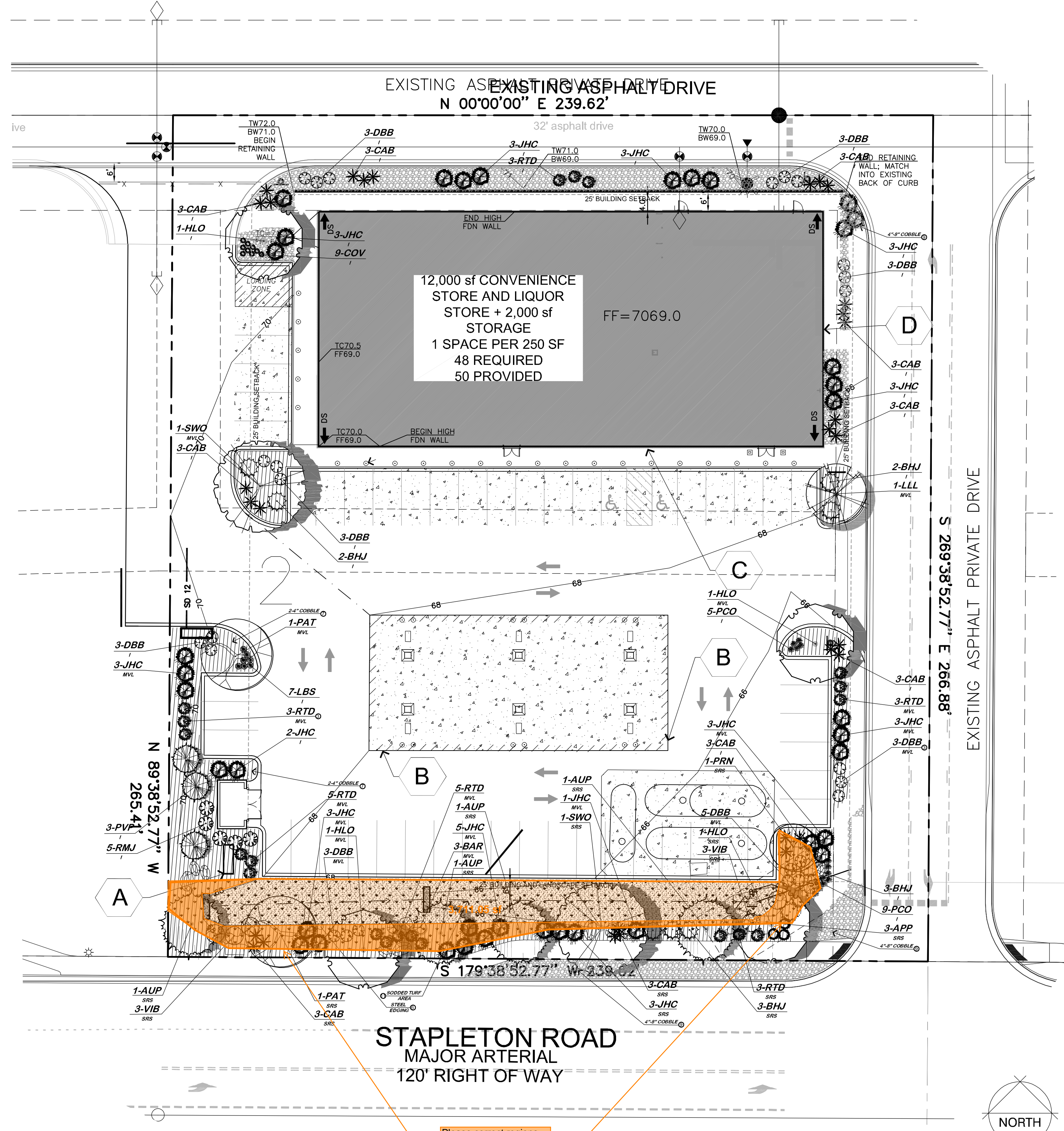
8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.

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.

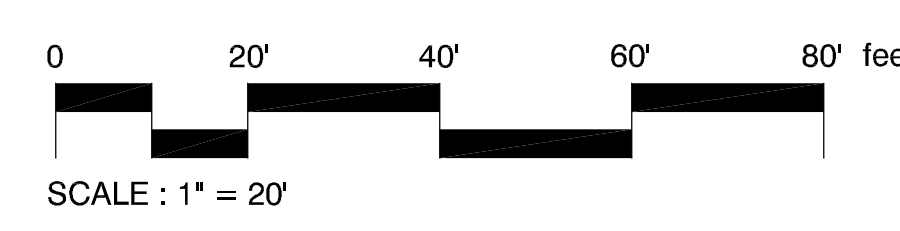
10. INSPECTION AND APPROVAL: The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.

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.



Please correct regions shown with overlapping areas of seeding and cobbles. Approximate regions shown in dark orange.



#### SITE CATEGORY CALCULATIONS

Plant Label	Street Name / Zone Boundary	Street Classification	Width (ft)	Length (ft)	Traps / Feet	No. Trees
SRS	Stapleton Road Subarea	Major Arterial	25'	220'	1/20'	11

#### MOTOR VEHICLE LOTS

Plant Label	No. of Vehicle Spaces Provided	Shade Trees (1/18)	Vehicle Lot	Length of Frontage (ft)	Length of Frontage (ft)
MVL	50	4	242'	242'	162'

#### INTERNAL LANDSCAPING

Plant Label	Net Site Area (SF)	Percent Minimum	Internal Area (SF)	Internal Trees (1/100 SF)
I	63,772 SF	5%	3,189 SF (3,360 SF)	7

#### LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
<b>DECIDUOUS TREES</b>						
PAT	2	<i>Fragaria virginiana</i>	Palmetto Green Ash	50' x 40'	2" Caliper	Ball and Burlap
MLO	4	<i>Quercus macrocarpa</i>	Shawnee White Oak	40' x 30'	2" Caliper	Ball and Burlap
SWD	2	<i>Quercus laevis</i>	Swamp White Oak	40' x 30'	2" Caliper	Ball and Burlap
LLI	7	<i>Liriodendron tulipifera</i>	Yellow Flamingo	45' x 25'	2" Caliper	Ball and Burlap
<b>EVERGREEN TREES</b>						
APP	3	<i>Juniperus horizontalis</i>	Blue Star Juniper	50' x 30'	10' Height	Ball and Burlap
PVP	3	<i>Pinus strobus</i>	White Pine	30' x 15'	8' Height	Ball and Burlap
<b>ORNAMENTAL TREES</b>						
RTD	20	<i>Rosa rugosa</i>	Red Rose	18' x 12'	1" Caliper	Ball and Burlap
<b>DECIDUOUS SHRUBS</b>						
DBB	26	<i>Desmodium illinoense</i>	Blackberry	6' x 4'	5 Gallon	Container
RTD	20	<i>Rosa rugosa</i>	Red Rose	6' x 4'	5 Gallon	Container
VE	6	<i>Viburnum acerifolium</i>	Black Viburnum	6' x 4'	5 Gallon	Container
BAR	3	<i>Berberis thunbergii</i>	Red-Tipped Dogwood	6' x 4'	5 Gallon	Container
APP	3	<i>Juniperus horizontalis</i>	Blue Star Juniper	3' x 3'	5 Gallon	Container
<b>EVERGREEN SHRUBS</b>						
RMJ	3	<i>Juniperus horizontalis</i>	Rocky Mountain Juniper	12' x 4'	15 Gallon	Container
RMJ	10	<i>Juniperus horizontalis</i>	Blue Star Juniper	1' x 2'	1 Gallon	Container
JAC	38	<i>Juniperus chinensis</i>	Artemis Juniper	4' x 4'	5 Gallon	Container
<b>ORNAMENTAL GRASSES</b>						
CAB	30	<i>Calamagrostis canadensis</i>	Canada Bluegrass	2' x 4'	1 Gallon	Container
COV	30	<i>Calamagrostis canadensis</i>	Canada Bluegrass	2' x 3'	1 Gallon	Container
LBS	7	<i>Lolium perenne</i>	Lolium Perenne	2' x 2'	1 Gallon	Container
<b>FLOWERS</b>						
PCO	14	<i>Portulaca oleraceae</i>	Portulaca	2' x 2'	1 Gallon	Container

#### IRRIGATION SUBMITTAL

A Final Irrigation Plan application is due at time of the (core and shell) building permit.

- An Irrigation plan shall be submitted at the time of building permit application and approved after 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.
- 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.
- 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 development plan review and approval.
- The Irrigation plan shall graphically and through notes depict a water efficient design consistent with the landscape and grading plans.
- 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.
- Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and landscape policy manual.

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

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

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

job no: 18115  
Directory: Landscape  
File: Site development plan 18115-0203  
Drawn By: DSN  
Date: 10/12/2022  
Revised:

DRAWING NO.  
2  
LANDSCAPE PLAN