

LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS

STREET NAME OR BOUNDARY	STREET CLASSIFICATION	WIDTH REQUIRED/PROVIDED	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQUIRED/PROVIDED
MEADOWBROOK PARKWAY (NORTH BOUNDARY)	MAJOR ARTERIAL	25'/25'	214'-6"	1 TREE/20'	11 TREES/*11 TREES
MARKSHEFFAL ROAD (EAST BOUNDARY)	NONARTERIAL	10'/10'	336'-8"	1 TREE/30'	12 TREES/12 TREES
SOUTH ZONE BOUNDARY	NONSTREET ZONE BOUNDARY	-	285'-1"	1 TREE/30'	10 TREES/**0 TREES
WEST ZONE BOUNDARY	NONSTREET ZONE BOUNDARY	-	148'-5"	1 TREE/30'	5 TREES/5 TREES

* PER 7.4.320(E(3)), SOME REQUIRED LANDSCAPE SETBACK TREES ARE LOCATED WITHIN 50' OF THE PROPERTY LINE DUE TO EXISTING EASEMENT.
 ** DUE TO EXISTING EASEMENT, TREES ARE UNABLE TO BE PLANTED ALONG SOUTH BOUNDARY

MOTOR VEHICLE LOT

VEHICLE SPACES PROVIDED	SHADE TREES (REQUIRED/PROVIDED)	VEHICLE LOT FRONTAGE	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (LF)	MIN. 3' SCREENING PLANT FRONTAGE PROVIDED (LF)	EVERGREEN PLANTS/DECIDUOUS PLANTS PROVIDED	LENGTH OF SCREENING WALL PROVIDED	VEHICLE LOT PLANT ABBREVIATION ON PLAN
31	3 TREES/3 TREES	MEADOWBROOK PARKWAY	168'-0"	112'-0"	45'-8" + BUILDING WALL	9/8	122'-4"	[NV]
		MARKSHEFFAL ROAD	128'-11"	85'-11"	128'-11"	25/25	-	[EV]
		SOUTH SIDE	140'-10"	93'-11"	126'-2"	25/24	-	[SV]
		WEST SIDE	106'-6"	71'-0"	81'-10"	20/10	-	[WV]

INTERNAL LANDSCAPE

NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA	INTERNAL AREA REQUIRED/PROVIDED (SF)	INTERNAL TREES REQUIRED/PROVIDED
64,658 SF	5%	3,233 SF/6,776 SF	7 TREES/8 TREES

Will these trees be planted somewhere else or supplemented with other plants? if so, show where, if requesting an alternative landscape plan please title this as so and explain the justification in the letter of intent

PLANTING SCHEDULE

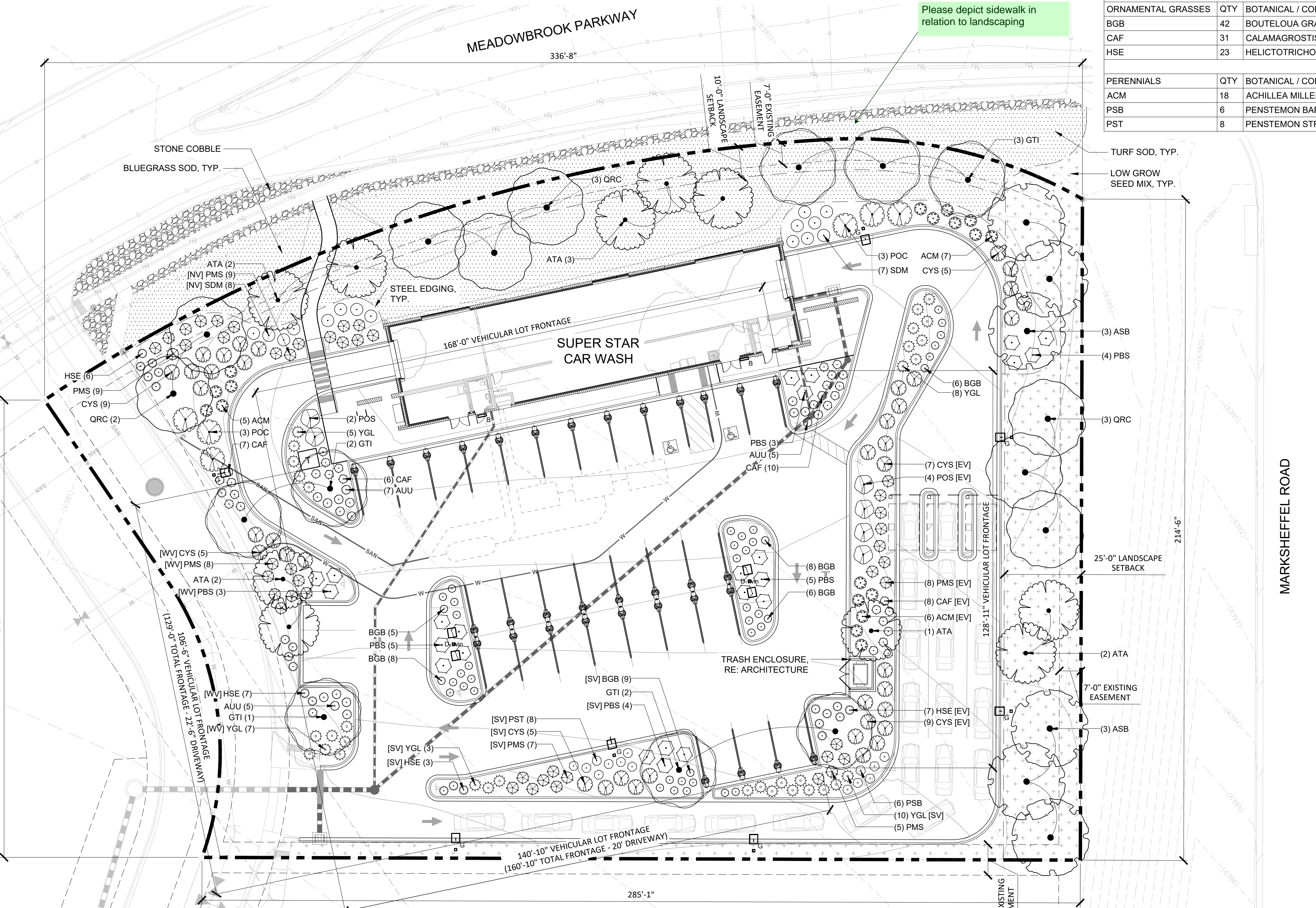
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH
ASB	6	ACER SACCHARUM 'BAILSTA' TM / FALL FIESTA SUGAR MAPLE	B&B	2"	40 - 65FT. HT.	25 - 40FT. W.
ATA	10	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	B&B	2"	15 - 25FT. HT.	15 - 25FT. W.
GTI	8	GLEDTISIA TRIACANTHOS INERMIS 'IMPCOLE' TM / IMPERIAL HONEY LOCUST	B&B	2"	25 - 40FT. HT.	25 - 40FT. W.
QRC	8	QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM / HERITAGE OAK	B&B	2"	40 - F' HT.	25 - 40FT. W.

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	MATURE HEIGHT	MATURE WIDTH
POC	6	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' / CENTER GLOW NINEBARK	5 GAL.	6 - 10FT. HT.	6 - 8FT. W.
POS	6	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL.	3 - 6FT. HT.	3 - 6FT. W.
PBS	24	PRUNUS BESSEYI 'P011S' TM / PAWNEE BUTTES SAND CHERRY	5 GAL.	6 - 18IN. HT.	3 - 6FT. W.
SDM	15	SYMPHORICARPOS X DOORENBOSII 'MARLEEN' / MARLEEN SNOWBERRY	5 GAL.	3 HT.	6FT. W.

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	MATURE HEIGHT	MATURE WIDTH
AUU	17	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	5 GAL.	6 - 18IN. HT.	10 - 15FT. W.
CYS	40	CYTISUS SCOPARIUS / SCOTCH BROOM	5 GAL.	4 - 6FT. HT.	4 - 6FT. W.
PMS	46	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	5 GAL.	18 - 36IN. HT.	3 - 6FT. W.
YGL	33	YUCCA GLAUCA / SOAPWEED	5 GAL.	2 - 4FT. HT.	2 - 4FT. W.

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	MATURE HEIGHT	MATURE WIDTH
BGB	42	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL.	18 - 36IN. HT.	1 - 3FT. W.
CAF	31	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.	3 - 6FT. HT.	1 - 3FT. W.
HSE	23	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.	18 - 36IN. HT.	1 - 3FT. W.

PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	MATURE HEIGHT	MATURE WIDTH
ACM	18	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL.	2 - 3FT. HT.	1 - 3FT. W.
PSB	6	PENSTEMON BARBATUS / BEARDLIP PENSTEMON	1 GAL.	18 - 36IN. HT.	2 - 3FT. W.
PST	8	PENSTEMON STRICTUS / ROCKY MOUNTAIN PENSTEMON	1 GAL.	18 - 36IN. HT.	1 - 3FT. W.



Please depict sidewalk in relation to landscaping

LEGEND

- Bluegrass Sod (Spray Irrigated)
- Stone Cobble
- Low Grow Seed Mix (Spray Irrigated)
- Steel Landscape Edger

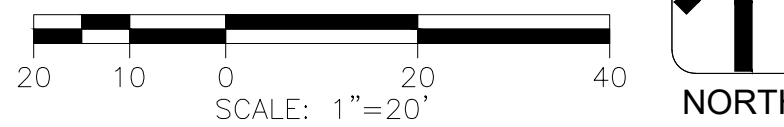
LOW GROW SEED MIX

% OF MIX	TYPE	POUNDS PLS*
30%	EPHRAIM CRESTED WHEATGRASS	15
25%	SHEEP FESCUE	12
20%	PERENNIAL RYE	10
15%	CHEWINGS FESCUE	8
10%	CANADA BLUEGRASS	5
100%	TOTAL PLS:	50

LOW GROW SEED MIX BY ARKANSAS VALLEY SEED
 SEEDING RATE:
 TOTAL 50 PLS/ACRE - DRILL SEEDED AT HALF RATE; TWO DIFFERENT DIRECTIONS, PERPENDICULAR TO ONE ANOTHER.
 *PLS = PURE LIVE SEED

Please include:
 - existing zoning of all surrounding properties
 - sight distance triangle for where customers enter and exit the property in relation to landscape setback and show how landscaping in NOT within the triangle

1 OVERALL LANDSCAPE PLAN



AYRES ASSOCIATES
 3665 JFK PARKWAY
 BUILDING 2, SUITE 100
 FORT COLLINS, CO
 80525
 262.522.4901
 www.AyresAssociates.com

SUPER STAR CAR WASH

DATE	REVISION

SUPERSTAR CARWASH
 MEADOWBROOK PKWY
 COLORADO SPRING, CO 80915
LANDSCAPE PLAN

Drawn By: ME
 Checked By: DL
 Date: 2.24.2023
 Project No. 24-0409
 Sheet Number

L1.0

File: I:\24-0409-Super Star Colorado Springs\4-Production\Civil3D\PlanSheets\L1.0 LANDSCAPE PLAN.dwg Layout: L1.0 LANDSCAPE PLAN User: EskerM Plotted: Feb 22, 2023 5:15pm

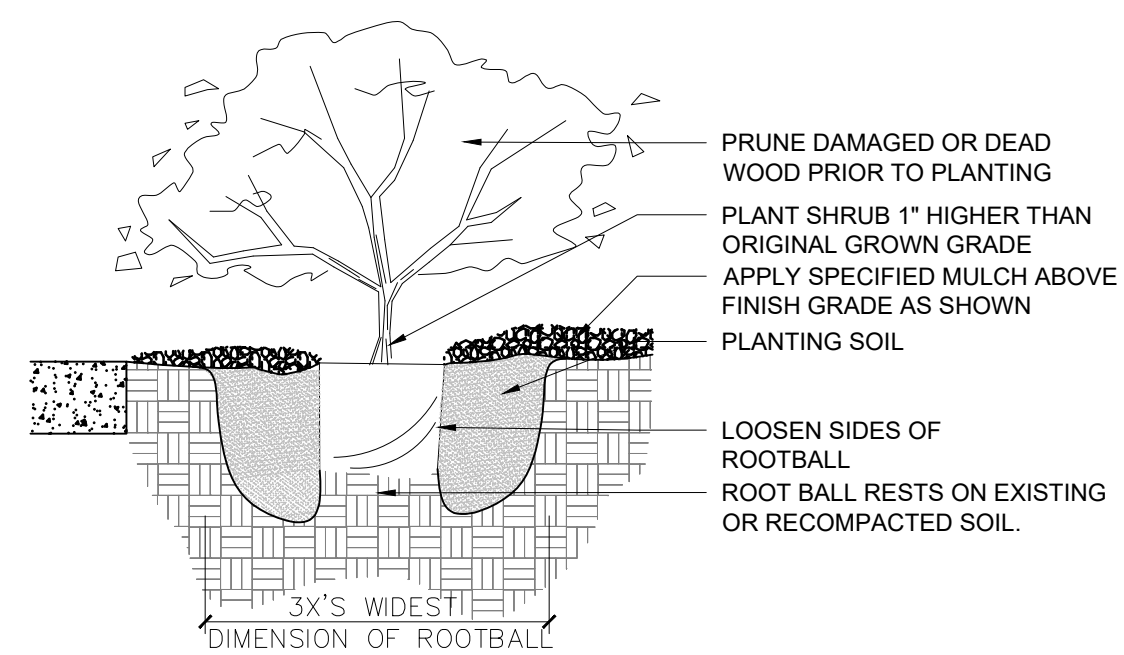


DATE	
REVISION	

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915
LANDSCAPE DETAILS

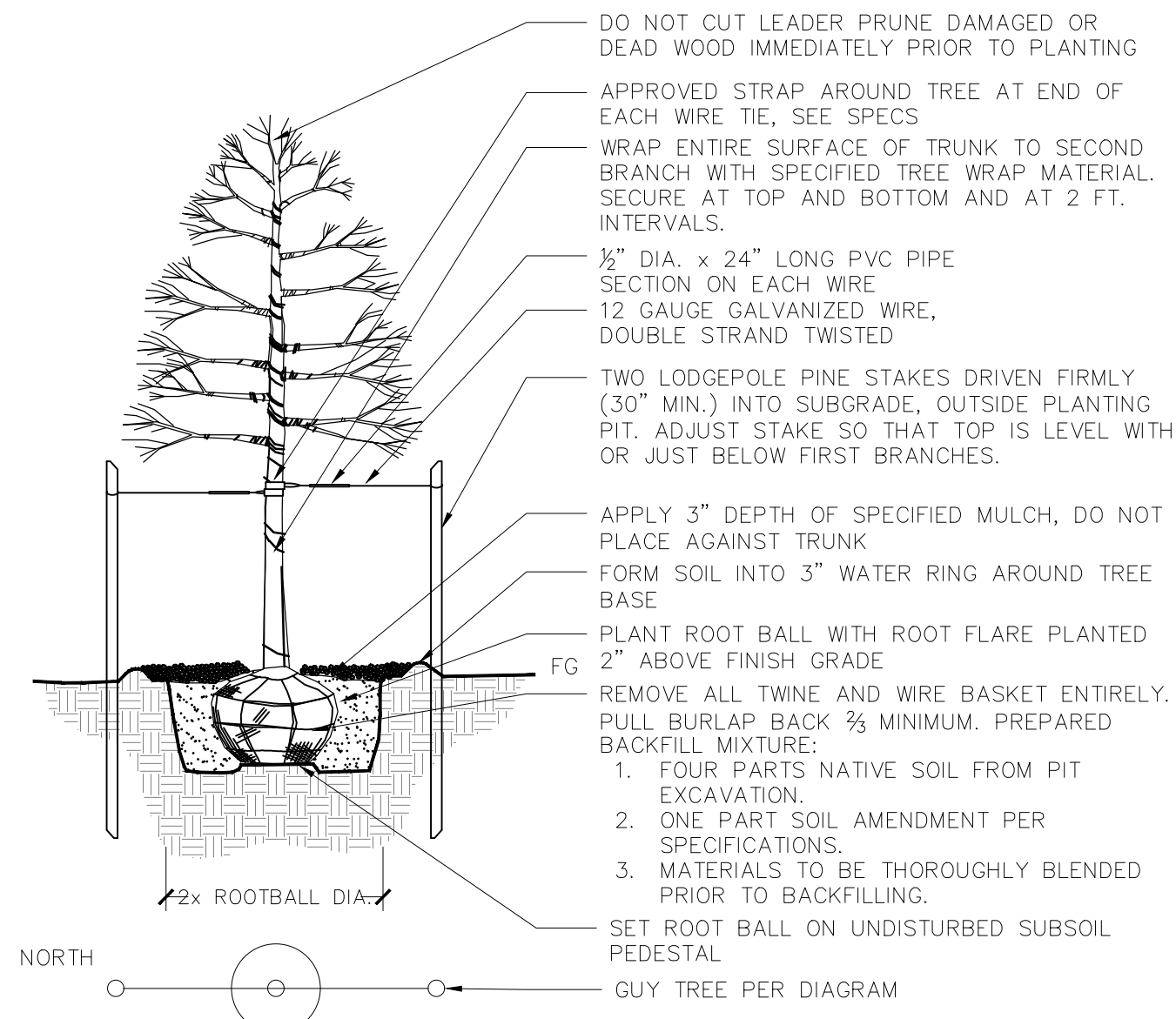
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Project No. 24-0409
Sheet Number

L1.1

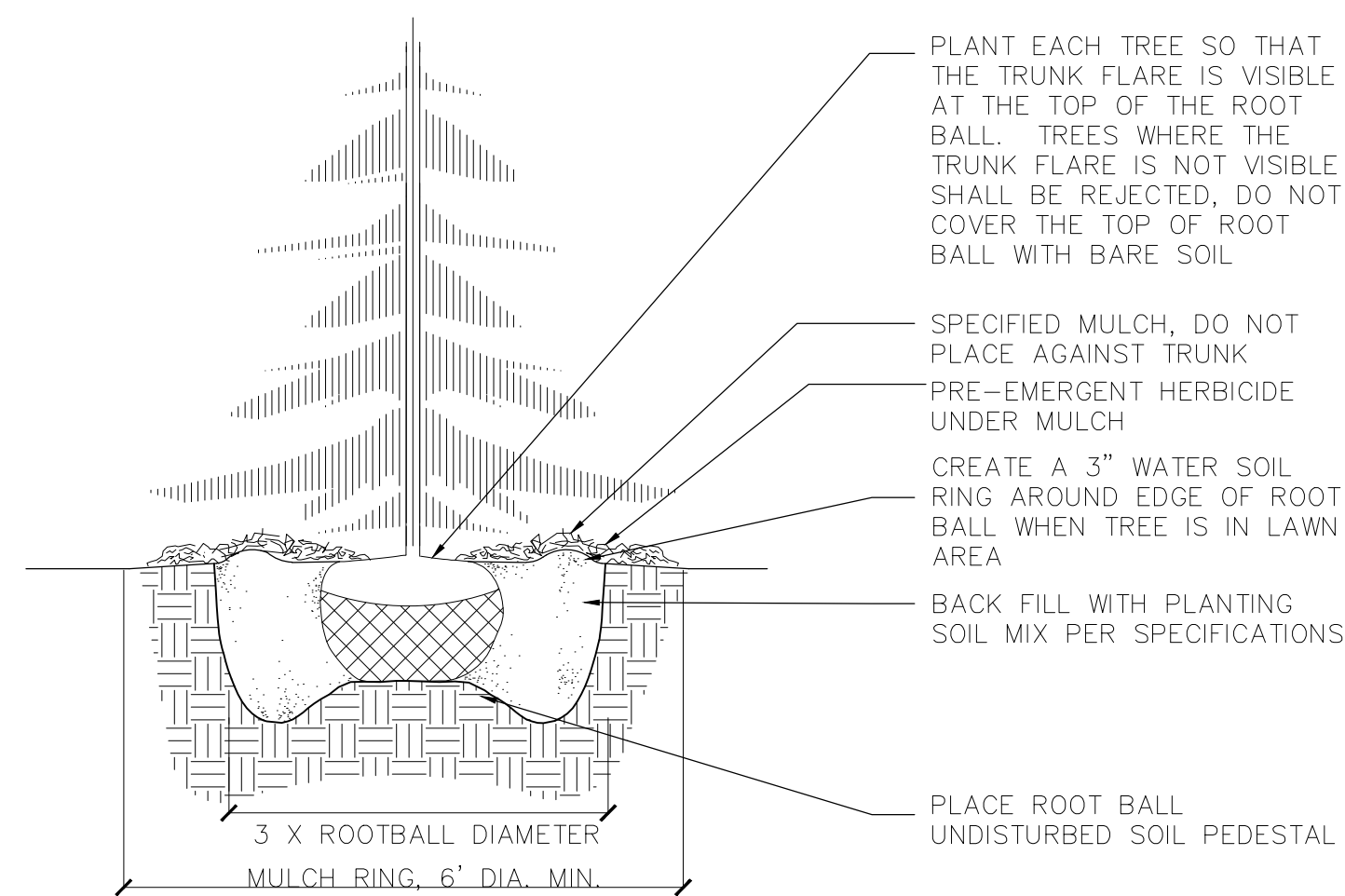


- NOTES: 1. EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT.
2. ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
3. BACKFILL AND WATER IN THOROUGHLY.
4. BROKEN ROOT BALLS WILL BE REJECTED.

1 SHRUB PLANTING
3/4" = 1'-0" P-2022-BEL-03



2 DECIDUOUS TREE PLANTING AND STAKING
1" = 1'-0" P-2022-BEL-01

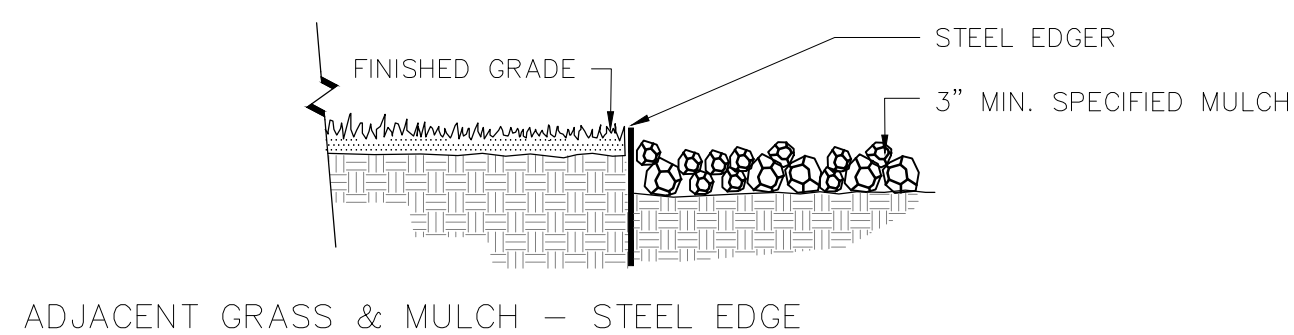
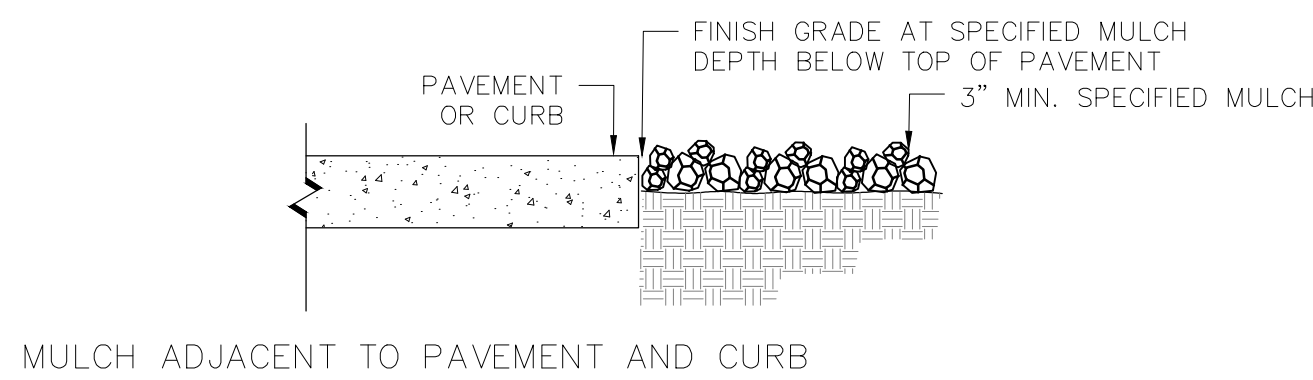
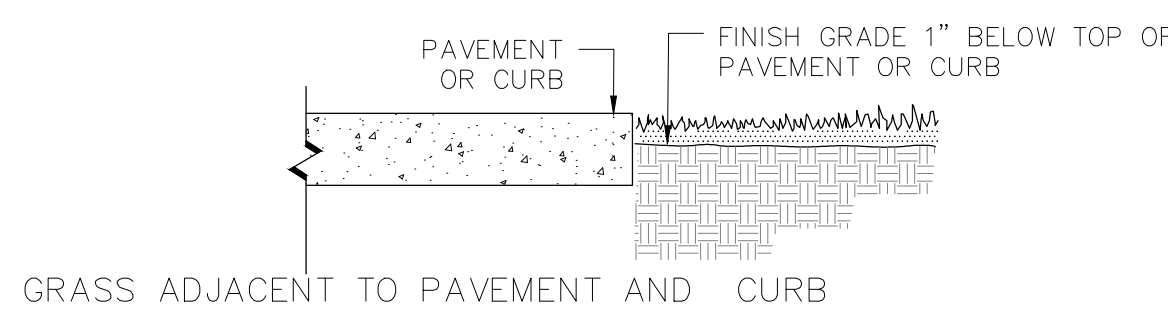


- NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP 2/3 OF ROOT BALL.

3 CONIFEROUS TREE PLANTING
N.T.S. P-2022-BEL-50

PLANTING & LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH CODE COMPLIANT BACK FLOW PREVENTION MEASURES. BEDS WILL BE WATERED VIA DRIP IRRIGATION BELOW THE MULCH SURFACE. NATIVE SEED AND SOD AREAS WILL BE WATERED VIA OVERLAPPING, HEAD TO HEAD SPRAY COVERAGE. OWNER TO BE RESPONSIBLE FOR IRRIGATION MAINTENANCE.
- THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
- CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS. MINOR ADJUSTMENTS TO AVOID UTILITY AND SITE CONFLICTS ARE ALLOWED. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY NOTABLE CONFLICTS AND PROPOSED SOLUTIONS.
- ALL PLANTING BEDS ADJACENT TO LAWN SHALL HAVE STEEL EDGING AS INDICATED ON PLANS.
- TREE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY BEFORE PLANTING TO AVOID UTILITIES AND OTHER OBSTACLES.
- CONTRACTOR IS RESPONSIBLE FOR FINAL PRODUCT TO MEET ALL LOCAL AND STATE REQUIREMENTS.
- CONTRACTOR TO MINIMIZE DISTURBANCE TO ESTABLISHED LAWN AND IRRIGATION SYSTEM AND REPLACE EXISTING LAWN THAT IS UNSATISFACTORY TO OWNER OR ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION, AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
- EXISTING BUILDINGS, GRADING, EASEMENTS, AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS.
- VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING WORK.
- THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BIKE RACKS IS TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRED FOR FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.
- ALL LAYOUT DIMENSIONS ARE TWO DIMENSIONAL, NO VERTICAL CHANGE IS ACCOUNTED FOR IN MEASUREMENTS. ACTUAL LENGTH MAY VARY FROM PLANS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURE DAMAGED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AND RECONSTRUCTED SATISFACTORY TO THE ARCHITECT AT THE OWNERS EXPENSE.
- CONTOUR LINES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY REFERENCE CIVIL DRAWING FOR ACTUAL INFORMATION.
- TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUBS BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING.
- CONTRACTOR TO REVIEW PLANT LIST DURING BIDDING AND PROVIDE COMMENTS ON ANY PLANT MATERIAL AND PLACEMENT AND PROVIDE ALTERNATIVE.
- QUANTITIES PROVIDED IN SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITIES SHOWN AND THE PLAN AND MEETING THE DESIGN INTENT
- OWNER TO PERFORM ONGOING MAINTENANCE CONSISTENT WITH CITY OF ERIE STANDARDS.
- PLANTING AREAS SHALL RECEIVE MIN. 3-INCH DEPTH DECORATIVE ROCK MULCH OVER FILTER FABRIC. ROCK MULCH TO BE 1 1/2" BUTTER ROCK, LIGHT TAN IN COLOR.
- TREES IN SODDED AREAS AND ROCK MULCHED PLANTING AREAS SHALL RECEIVE 3-FOOT DIA. CEDAR BARK WOOD MULCH RING AT A MIN. 3-INCH DEPTH.
- IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SITE PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.



4 BED EDGING
N.T.S. P-2022-BEL-04