

SITE INFORMATION AND CALCULATIONS

TOTAL SITE AREA: 4.93 ACRES / 215,161 SF
 PROVIDED LANDSCAPE AREA: 1.70 ACRES / 74,332 SF

REQUIREMENT	CALCULATION
5% OF THE LOT OR PARCEL SHALL BE LANDSCAPED	10,737 REQUIRED LANDSCAPE AREA, 74,332 SF PROVIDED (SOME FOR OFFSITE GRADING RESTORATION)
1 TREE PER 500 SF OF REQUIRED INTERNAL LANDSCAPE AREA	WELL SITE, PERMIT DOES NOT ALLOW FOR EXTERNAL WATERING. NO TREES PROPOSED.
50% OF REQUIRED TREES MAY BE SUBSTITUTED WITH SHRUBS. 10 (5 GALLON) SHRUBS PER TREE	WELL SITE, PERMIT DOES NOT ALLOW FOR EXTERNAL WATERING. NO SHRUBS PROPOSED. PROPOSED NATIVE SEED MIX CONTAINS SOME WOODY SHRUBS
75% LIVE COVER. 25% MAY BE ROCK STONE, BARK, OR OTHER LANDSCAPE MATERIALS.	13,133 SF OF DECORATIVE LANDSCAPE ROCK (18% OF TOTAL LANDSCAPE AREA. 61,199 SF OF NATIVE SEED MIX (82%))

GENERAL LANDSCAPE NOTES

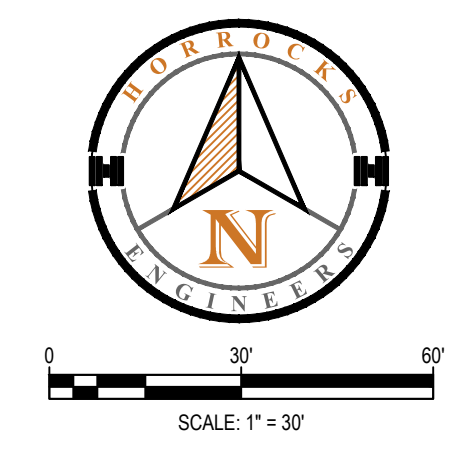
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- OMIT WEED BARRIER FABRIC FROM ALL ROW TREE PLANTING AREAS.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
 - 6" DEPTH IN ALL PLANTER BED AREAS
 - 4" DEPTH IN ALL TURF SOO AREAS
 - 4" DEPTH IN ALL NEW SEED AREAS.
 - 2" DEPTH IN ALL RESTORATION AREAS THAT WERE PREVIOUSLY VEGETATED.
- EDGING SHALL BE IMPLEMENTED BETWEEN ALL VARYING LANDSCAPE MATERIALS SUCH AS TURF GRASS AND BARK MULCH, BARK MULCH AND ROCK MULCH, TURF GRASS AND BROADCAST SEED, ETC. EXACT TYPE OF EDGING SHALL BE INDICATED ON THE PLANS. IF NO EDGING IS INDICATED ON THE PLANS A 4" X 6" SLIP FORMED SQUARE CONCRETE CURB SHALL BE USED.
- LANDSCAPE ROCK AND BARK MULCH COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. MULCH MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE FOLLOWING DEPTHS:
 - SHREDDED BARK MULCH: 4"
 - 1-2" DIAMETER FRACTURED STONE: 4"
 - 2-4" DIAMETER FRACTURED STONE: 4"
 - 1-2" COBBLE MULCH: 4"
 - 2-4" COBBLE MULCH: 6"
 - PULL MULCH MIN. OF 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- ALL TREES SHALL BE INSTALLED IN PLANTER BED AREAS WITH SHREDDED BARK MULCH TOP DRESSING AND PER CITY DETAILS ON SHEET L.2.0.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
- BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- TREES PLANTED ON SLOPES EXCEEDING 3:1 SHALL HAVE BOULDER RETAINING ON THE DOWNHILL PORTION OF THE SLOPE TO CREATE A LEVEL PLANTING AREA PER DETAILS.
- AREAS DISTURBED BY GRADING ACTIVITIES WHICH ARE NOT SHOWN ON THIS PLAN MUST BE STABILIZED VIA BROADCAST SEED WITH TACKIFIER PER DETAILS AND THE SEED MIX IN THE PLANS. SLOPES STEEPER THAN 2:1 SHALL HAVE EROSION CONTROL BLANKETS OVER THE SEED MIX AREAS PER DETAILS.

LEGEND

SYMBOL	DESCRIPTION	QTY
●	3-5' ACCENT BOULDER	42
○	4" DEPTH OF 1-2" FRACTURED LANDSCAPE ROCK SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION	13,133 SF
■	BROADCAST SEED MIX	61,199 SF

REVEGETATION SEED MIX

SEED NO.	COMMON NAME	BOTANICAL NAME	% OF MIX
G 1	Indian Ricegrass	Achnatherum hymenoides	10.00%
G 2	Crested Wheatgrass	Agropyron desertorum	15.00%
G 3	Blue Grama	Sporobolus cryptandrus	15.00%
G 4	Sideoats Grama	Bouteloua gracilis	15.00%
G 5	Mountain Brome	Bouteloua curtipendula	15.00%
F 6	Rocky Mountain Beeplant	Cleome serrulata	3.00%
G 7	Sulphur-Flower Buckwheat	Eriogonum umbellatum	3.00%
F 8	Blue Flax	Linum lewisii	3.00%
F 9	Chokecherry Lupine	Lupinus prunophilus	3.00%
G 10	Western Wheatgrass	Pascopyrum smithii	15.00%
F 11	Rocky Mountain Penstemon	Penstemon strictus	3.00%
			100.00%
			27 lbs/acre



Need to request alternative landscape plan.
 "The PCD Director may approve landscaping that does not meet the specific requirements of this Section provided the proposed landscaping meets the purpose of this Section, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the specific requirements of this Section. This authority shall not allow the PCD Director to eliminate the requirement for landscaping or to diminish the total landscaped area required by this Section"

This request will need to be made in your letter of intent.

- Landscape should be provided along I-25 as well as an entryway feature. Can utilize native plants (bushes)

HORROCKS ENGINEERS
 555 South Bluff St, Suite 101
 St. George, UT 84770
 (435) 966-7888
 www.horrock.com

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE
DESIGNED	TMD	
DRAWN	TMD	
CHECKED		
PROJECT	CO-2658-2008	

PRELIMINARY NOT FOR CONSTRUCTION

MAVERIK, INC. - SITE CODE CO-0258
 I-25 & COUNTY LINE ROAD MONUMENT, CO
 LANDSCAPE PLAN

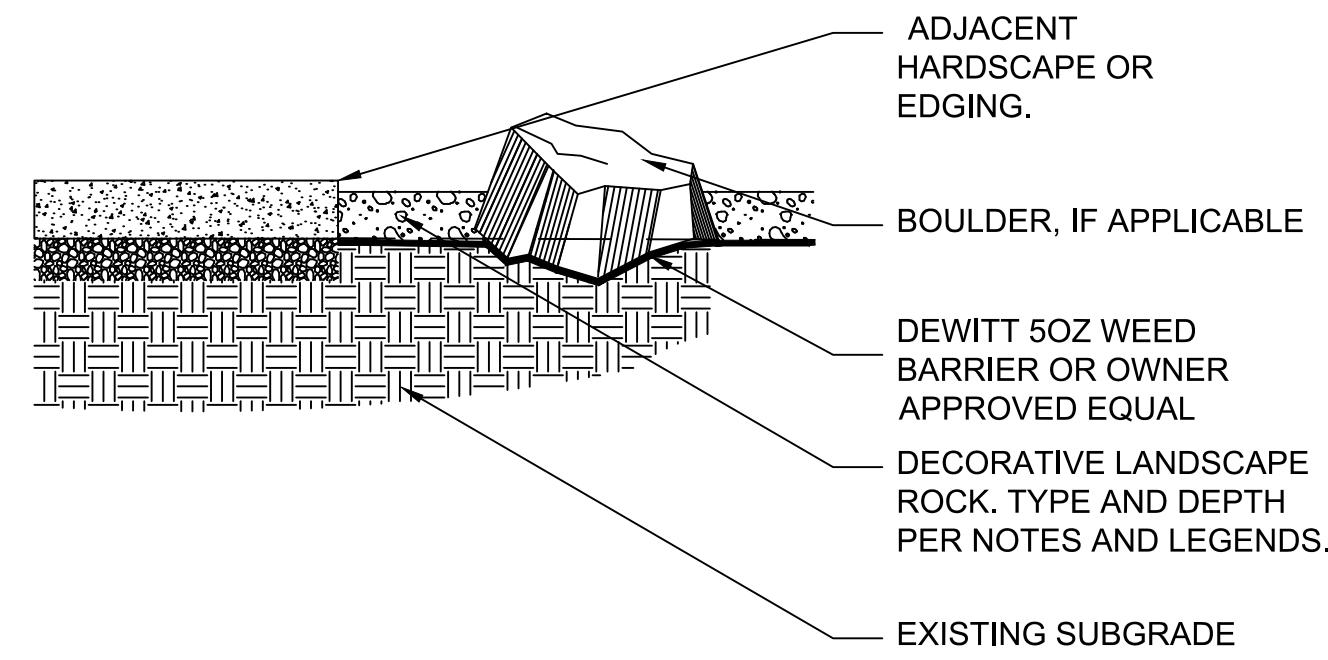


L.1.0

Q:\2020\co-2658-2008 maverik county line road (monument)\project data\02 CAD\2.03 sheet files\construction drawings\CO-2658-LANDSCAPE.dwg - L.1.0 LANDSCAPE PLAN - 7/16/2021 01:21pm, taylord

NOTES:

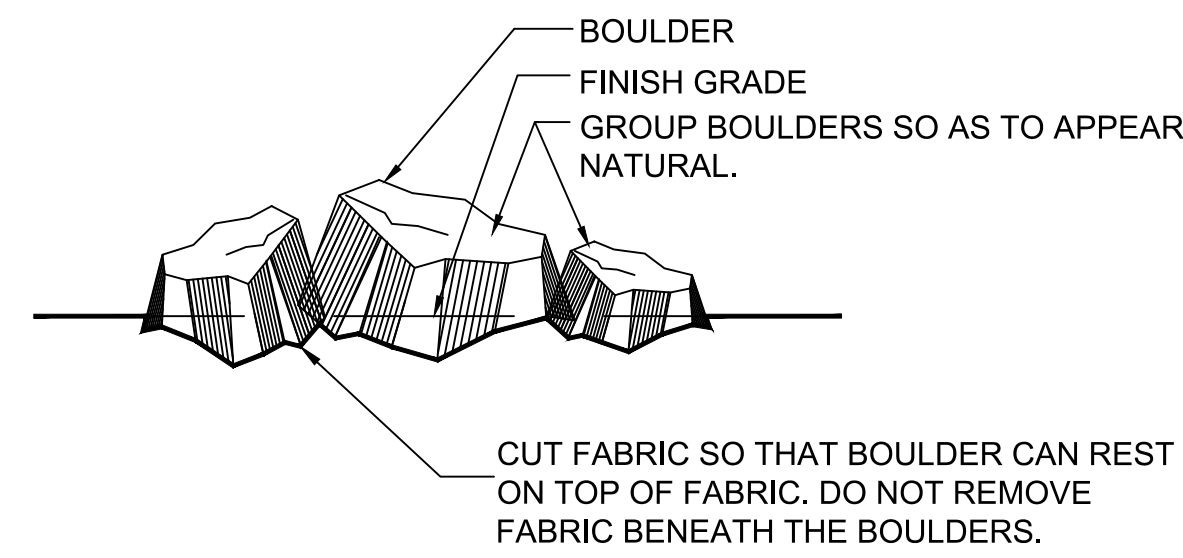
- KEEP TOP OF DECORATIVE ROCK 1/2" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL MULCH AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
- CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING MULCH.
- ROCK/STONE MULCH COLOR AND SIZE PER LEGEND AND SPECIFICATIONS.



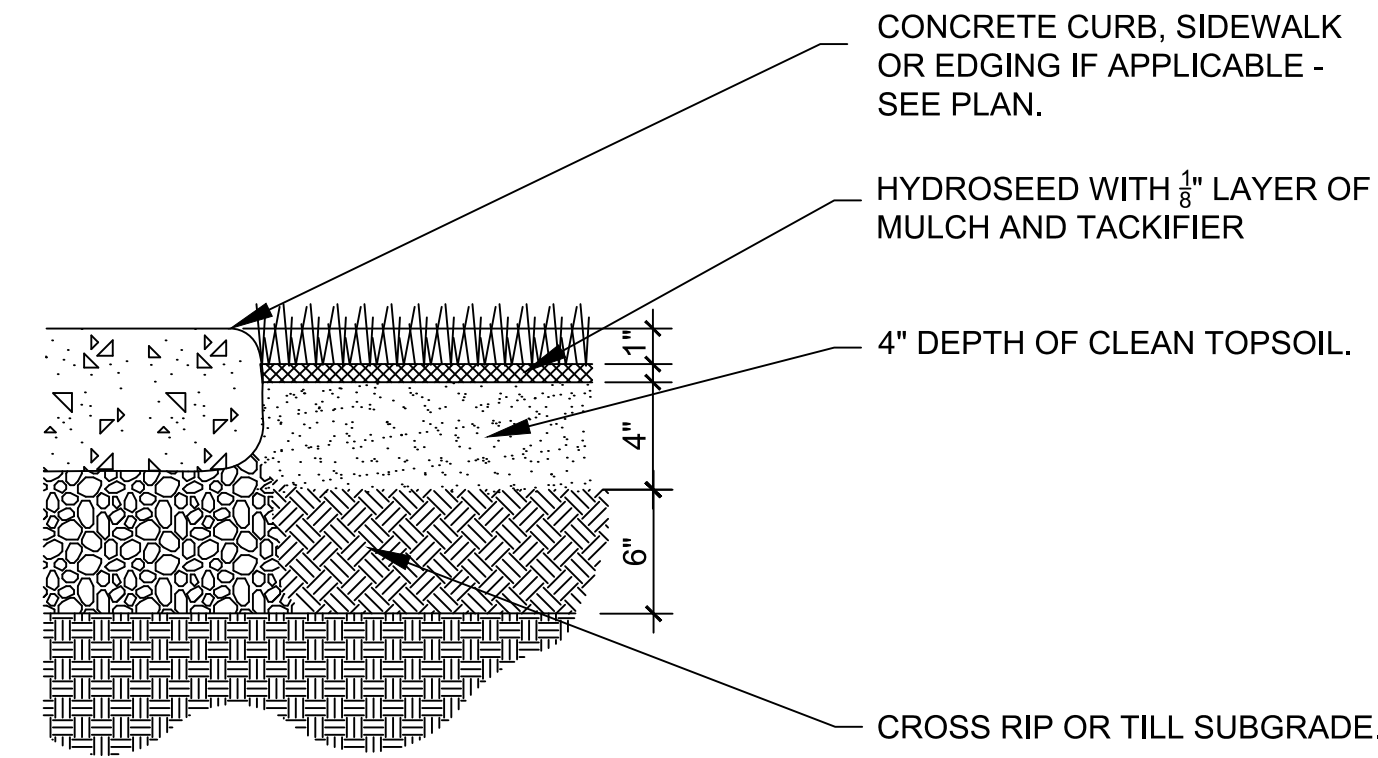
1 DECORATIVE LANDSCAPE ROCK
NOT TO SCALE P-CO-22

NOTES:

- PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.



2 ACCENT BOULDERS
NOT TO SCALE P-CO-24



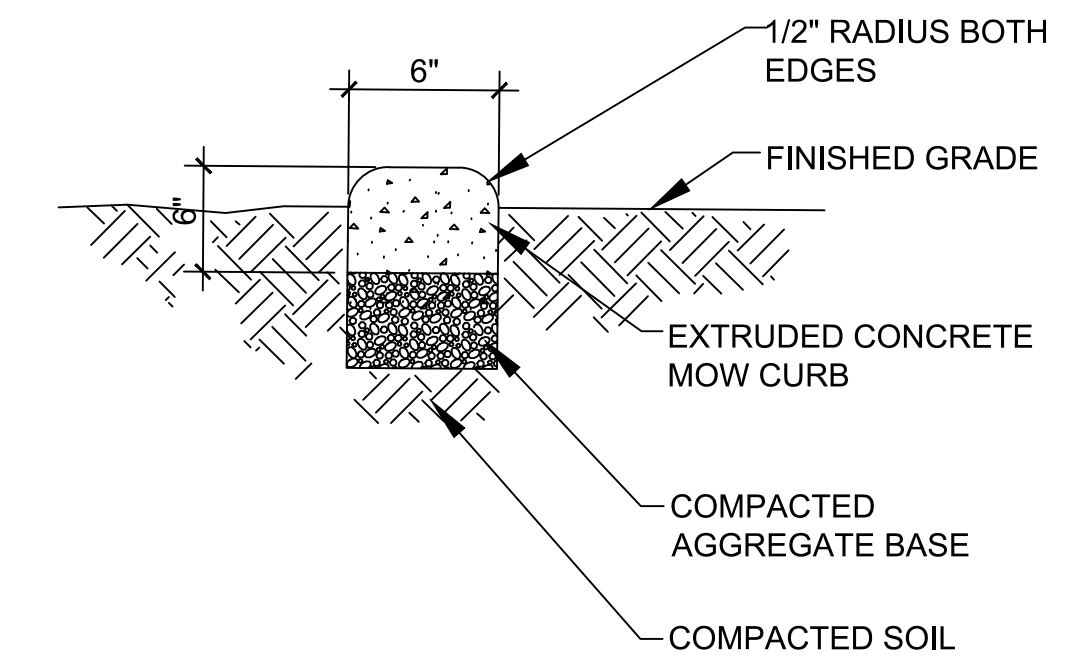
NOTES:

- ENSURE FINISH GRADE IS 1" BELOW TOP OF CURB, WALK, OR EDGING.
- SEED MIX SHALL BE PER PLANS.

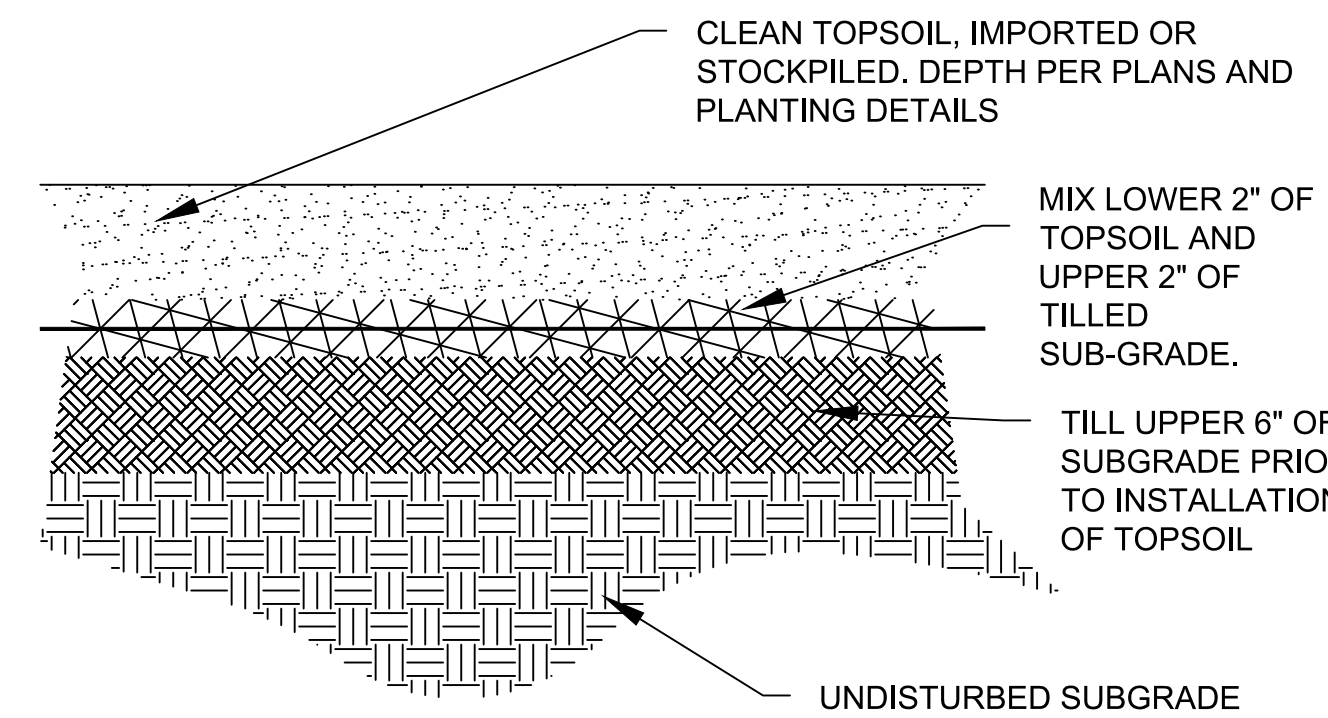
3 HYDROSEED
NOT TO SCALE P-CO-30

NOTES:

- WHEN INSTALLING CONCRETE MOWCURB FOR CURVED PLANTER BEDS MAKE SURE THAT CURVES ARE SMOOTH AND EVEN.
- LANDSCAPE ARCHITECT TO APPROVE PRIOR TO BACKFILL.



4 CONCRETE MOWCURB
NOT TO SCALE P-CO-31



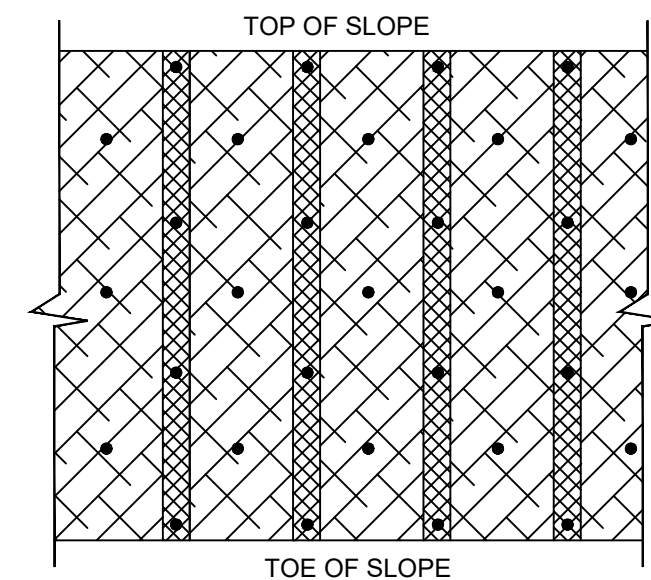
NOTES:

- CONFIRM SUBBASE FINISH GRADE WITH CONTRACTOR PRIOR TO INSTALLATION OF TOPSOIL.
- CONTRACTOR RESPONSIBLE TO LEAVE TOPSOIL FINISH GRADE AT THE CORRECT LEVEL TO ACCOMMODATE TURFGRASS OR MULCH AND STILL BE 1/2" - 1" BELOW ADJACENT HARDSCAPES.
- CONTRACTOR RESPONSIBLE TO COMPACT AND ALLOW SETTLING OF TOPSOIL AND SUB-GRADE PRIOR TO PLANTING, SEEDING, OR LAYING OF TURF SOD.

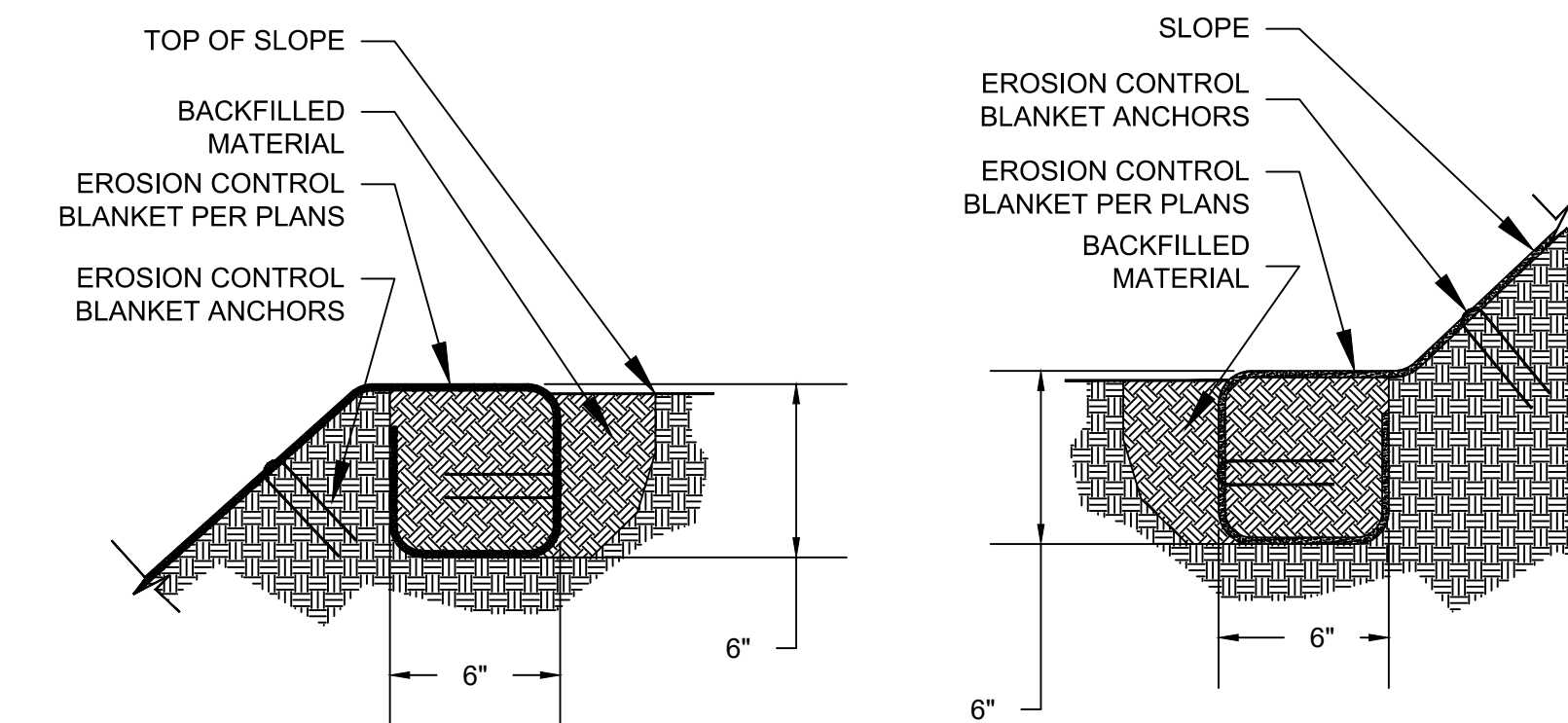
5 TOPSOIL
NOT TO SCALE P-CO-35

NOTES:

- ALL EROSION CONTROL FABRIC SHALL BE INSTALLED PARALLEL WITH THE DRAINAGE DIRECTION.
- KEY IN EROSION CONTROL FABRIC AT THE TOP AND TOE OF SLOPES AS SHOWN IN DETAILS.
- OVERLAP EDGES OF EROSION CONTROL FABRIC BY A MINIMUM OF 6 INCHES.
- ANCHOR PATTERN SHALL BE STAGGERED PATTERN AND WILL VARY IN DENSITY BASED ON THE SLOPE.
- ANCHORS SHALL BE APPLIED AT A DENSITY OF 2 ANCHORS PER YARD ON ALL SLOPES 2:1 OR GREATER.
- ANCHORS SHALL BE APPLIED AT A DENSITY OF 1.5 ANCHORS PER YARD ON ALL SLOPES 1:1 TO 2:1.
- ANCHORS SHALL BE APPLIED AT A DENSITY OF 1 ANCHOR PER YARD ON ALL SLOPES LESS THAN 1:1.



6 EROSION CONTROL BLANKET LAYOUT
NOT TO SCALE P-CO-90



7 EROSION CONTROL BLANKET TOP AND BOTTOM KEY IN
NOT TO SCALE P-CO-91

WARNING

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REVISIONS
REV # DATE

DRAWING INFO
DATE: JUL 12, 2021
DESIGNED: TMD
DRAWN: TMD
CHECKED: #
PROJECT: CO-2658-2008

PRELIMINARY
NOT FOR CONSTRUCTION

MAVERIK, INC. - SITE CODE CO-0258

I-25 & COUNTY LINE
ROAD, MONUMENT, CO

LANDSCAPE DETAILS



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