

LANDSCAPE PLAN

SCALE: 1" = 30'

PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS EQUAL TO THE ROOTBALL OF THE PLANT. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

PROJECT ADDRESS:

LOT 1, LATIGO BUSINESS CENTER FILING NO 1
7630 BENT GRASS MEADOW DR
PEYTON, CO 80831

OWNER: RICHARD GRAHAM JR
FALCON STORAGE PARTNERS, LLP
4615 NORTH PARK DR, #101
COLORADO SPRINGS, CO 80918
719-440-9414

LEGAL DESCRIPTION:

LOT 1, LATIGO BUSINESS CENTER FILING NO 1

COUNTY ZONING:

I-2

LOT AREA:

217,957 SF

BLDG. COVERAGE:

0

BLDG. SETBACKS:

FRONT = 25'
REAR = 25'
SIDE = 15'

PLANT SCHEDULE

QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
|---------------|------|-----------|---|--------------------|
| TREES | | | | |
| | AH | 27 | ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE | 1.5" B&B MULTISTEM |
| | CO | 8 | CELTIS OCCIDENTALIS / COMMON HACKBERRY | 1.5" B&B |
| | JSM | 25 | JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER | 4' HEIGHT |
| | Jmg2 | 4 | JUNIPERUS SCOPULORUM 'MOONGLOW' / UPRIGHT JUNIPER | 6' HT |
| | PE | 16 | PINUS EDULIS / PINON PINE | 6' HT |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| SHRUBS | | | | |
| | AL | 7 | AMORPHA CANESCENS / LEADPLANT | 5 GAL |
| | An | 14 | AMORPHA NANA / DWARF FALSE INDIGO | 5 GAL |
| | CMF | 6 | CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH | 5 GAL |
| | ES | 10 | ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH | 5 GAL |
| | FA | 16 | FALLUGIA PARADOXA / APACHE PLUME 12356D | 5 GAL |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT |
| GROUND COVERS | | | | |
| | NS | 36,287 SF | NATIVE SEED MIX / EPCCD SHOTGUN MIX - UPDATED 2022 SEE SHEET L1.0 | SEED |
| MULCHES | | | | |
| | RM | 4,985 SF | ROCK MULCH / RIVER ROCK 1 1/2" 2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3" | MULCH |
| | WM | 560 SF | SHREDDED WOOD MULCH / WOOD MULCH GORILLA HAIR OR SHREDDED REDWOOD MULCH. NO WEED BARRIER UNDER WOOD MULCH AREAS | MULCH |

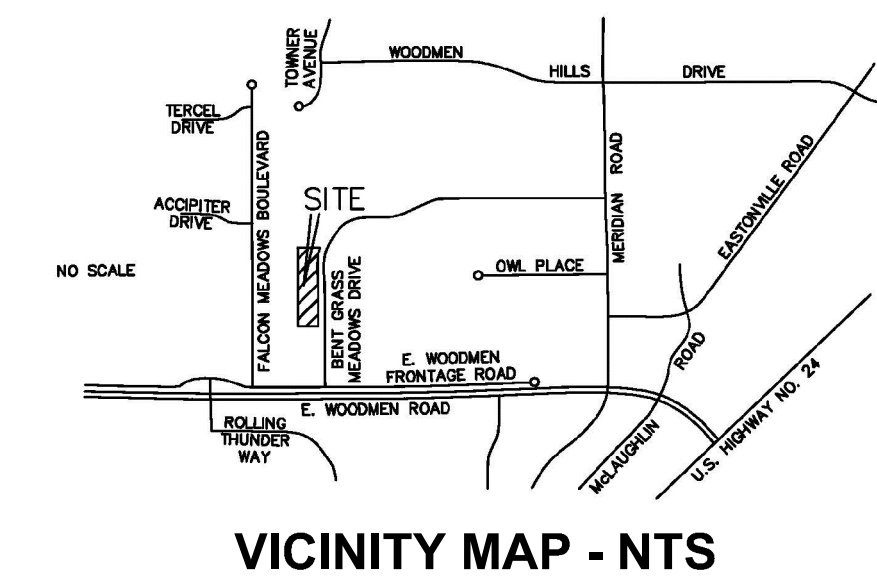
REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|--------|---|----------|
| 1 | PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASS PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL. | |
| SYMBOL | DESCRIPTION | QTY |
| 01-04 | SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED. | |
| SYMBOL | DESCRIPTION | QTY |
| 32 | LANDSCAPE IMPROVEMENTS | |
| 32-01 | 14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX. | 2,069 LF |
| SYMBOL | DESCRIPTION | QTY |
| SM-101 | ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1. | |

| EL PASO COUNTY CONSERVATION DISTRICT SHOTGUN MIX | | | | |
|--|--------------------------------|---------------|---------------|---------------|
| Common name | Recommended variety | % of seed mix | % of seed mix | % of seed mix |
| Bluestem, Big | Kaw, Bron, Champ | 20.0% | 1.08 | |
| Little Bluestem | Schizanthus scopulorum | 10.0% | .12 | |
| Green Headgrass | Lodrum | 10.0% | .48 | |
| Wheatgrass, Western | Arriba, Barton | 20.0% | 1.60 | |
| Grass, Scribble | Vaughn, Butler, El Reno, Niner | 10.0% | .48 | |
| Switchgrass | Blackwell, Greenville | 10% | .20 | |
| Prairie Sandreed | Goshen, Ploughman | 10.0% | .32 | |
| Yellow Indiangrass | Cheyenne, Hot, Llano | 10.0% | .51 | |

SITE CATEGORY REQUIREMENTS

| ROADWAY LANDSCAPING (or Double Frontage Lot Streetscapes) | | | | | |
|---|---|---|---|----------------------------------|---|
| Street Name or Zone Boundary (elev.) | Street Classification | Setback Width Req. / Prov. | Linear Footage | Tree/Foot Required | No. of Trees Req. / Prov. |
| Bent Grass Meadow Dr | Non-arterial | 10' / 15' | 514 | 1/30 | 18 / 18 |
| Shrub and Orn. Zone Substitutes | Setback Plant Abbrev. | Percent Ground Plane Veg. Req. / Provided | High Water-use | Turf % | |
| 0 / 0 | - | 75% / 75% | 0% | | |
| PARKING LOTS | | | | | |
| No. of Vehicle Spaces Provided | Shade Trees (1/15) Required / Provided | Vehicle Lot Frontage (ft.) | Length of Frontage (ft.) | 2/3 Length of Frontage (ft.) | |
| 226 | 113 / 160 | 295 - opaque fence | 295 | 198 | |
| INTERNAL LANDSCAPING | | | | | |
| Net Site Area (SF) (less public R.O.W.) | Percent Min. Internal Area (%) | Internal Area (SF) | Internal Trees (1/500 SF) Required / Provided | | |
| 217,957 | 5% | 10,898 / (37,966) | 22 / 22 | | |
| Internal Plant Abbr. Denoted on Plan | Percent Ground Plane Veg. Req. / Provided | | | | |
| IN | 75% / 86% | | | | |
| LANDSCAPE BUFFERS & SCREENS - N/A | | | | | |
| Street Name or Property Line (elev.) | Width (in. ft.) Req. / Prov. | Linear Footage | Buffer Trees (1/25') Required / Provided | Evergreen Trees (33%) / Provided | Length of 6 ft. Opaque Structure Req. / Prov. |
| North PL | 15 / 15 | 494 | 20 / 20 | 6 / 9 | 494 |
| West PL | 15 / 15 | 501 | 20 / 20 | 8 / 11 | 501 |



VICINITY MAP - NTS

Licensure Notes:

This document is for City review and approval only.

This document is not a construction drawing unless stamped by the Landscape Architect of record. Projects require a stamped set of construction documents for landscape improvement installation.

PCD FILE NO: PPR 22320

GRAHAM STORAGE - LATIGO BUS CENTER, FILING 1

PEYTON, CO

FINAL LANDSCAPE PLAN

PROJ. NO.:
DATE: 11.30.20
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L1.0

REVISIONS:

Comments: 03.16.22

Comments: 12.29.23

Comments: 06.14.24

THIS DRAWING SHALL NOT BE COPIED WITHOUT THE PERMISSION OF NDS.

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
4335 East Drive, Longmont, CO 80503
(303) 440-6068 - info@ndssolutions.com

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

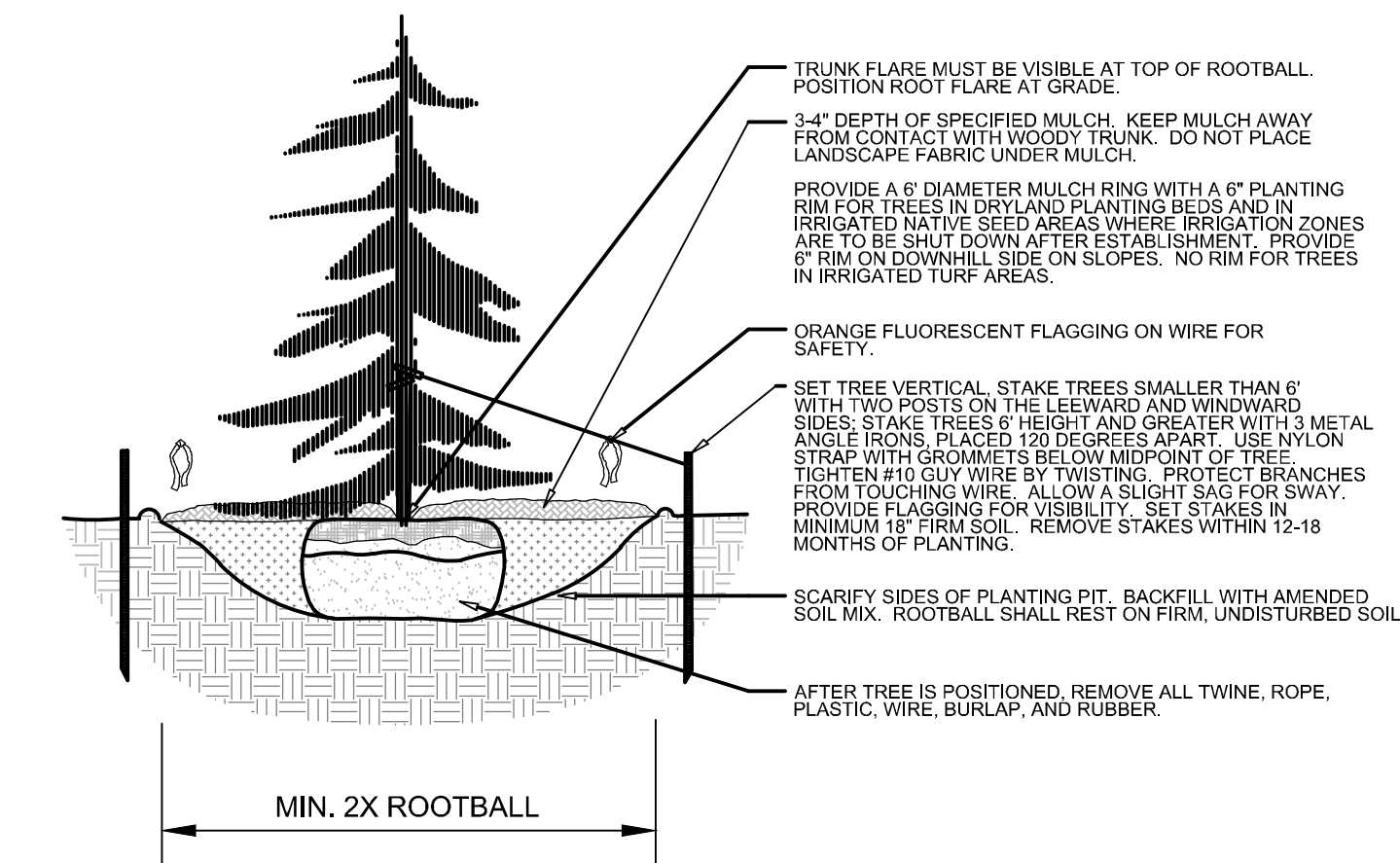
- ALL PLANTING BEDS THAT USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL / PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLIANT TYPE APPLICATOR AND APPLY "SOIL GUARD" BONDED FIBER MATRIX (BFM), WHEN INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER). ADD SOIL GUARD (BFM) FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2" MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATIONS BEFORE PLANTING OF TURF. 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REJECTED PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

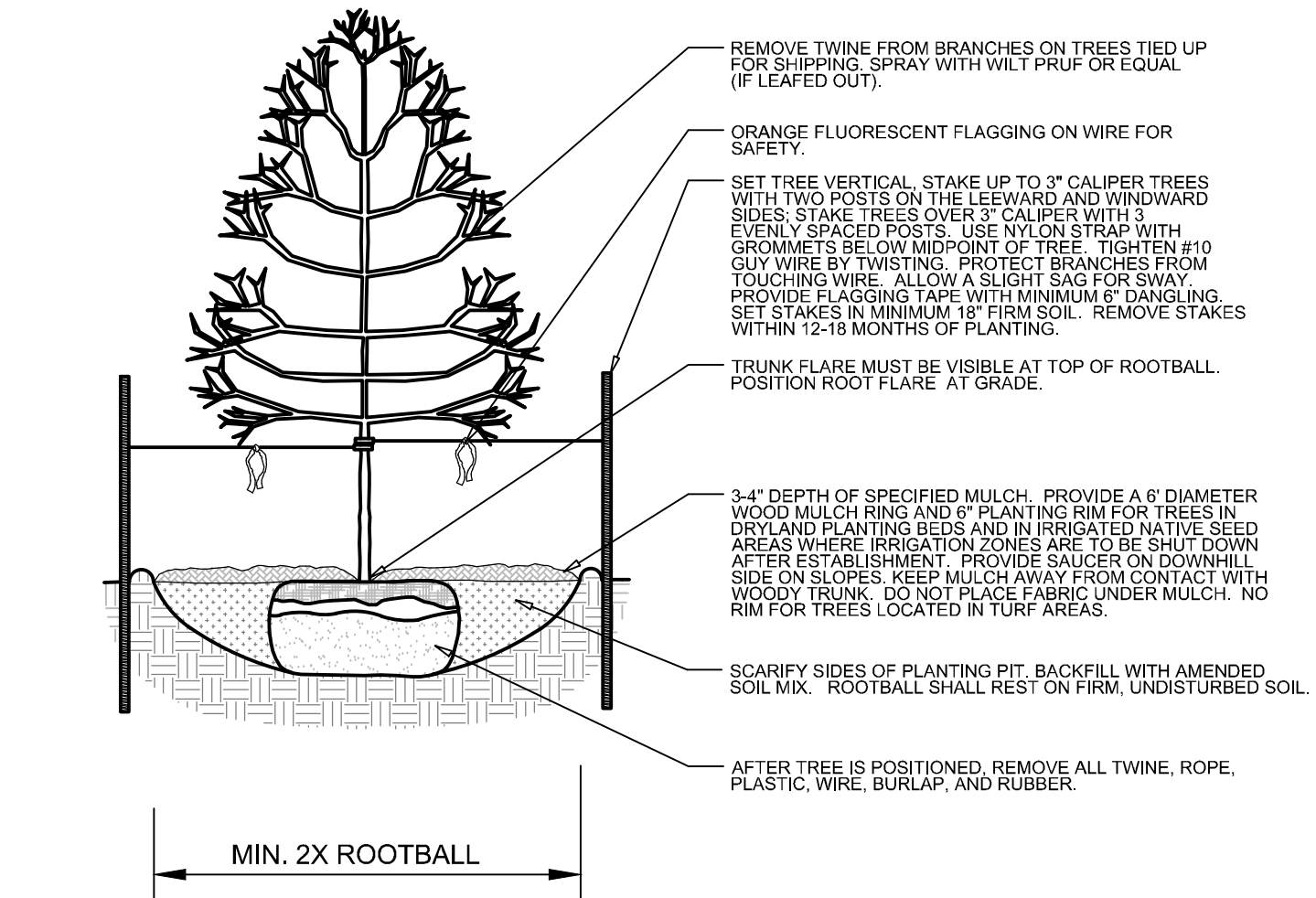
REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

20. MAINTENANCE; THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING AND REPLACEMENT OF MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

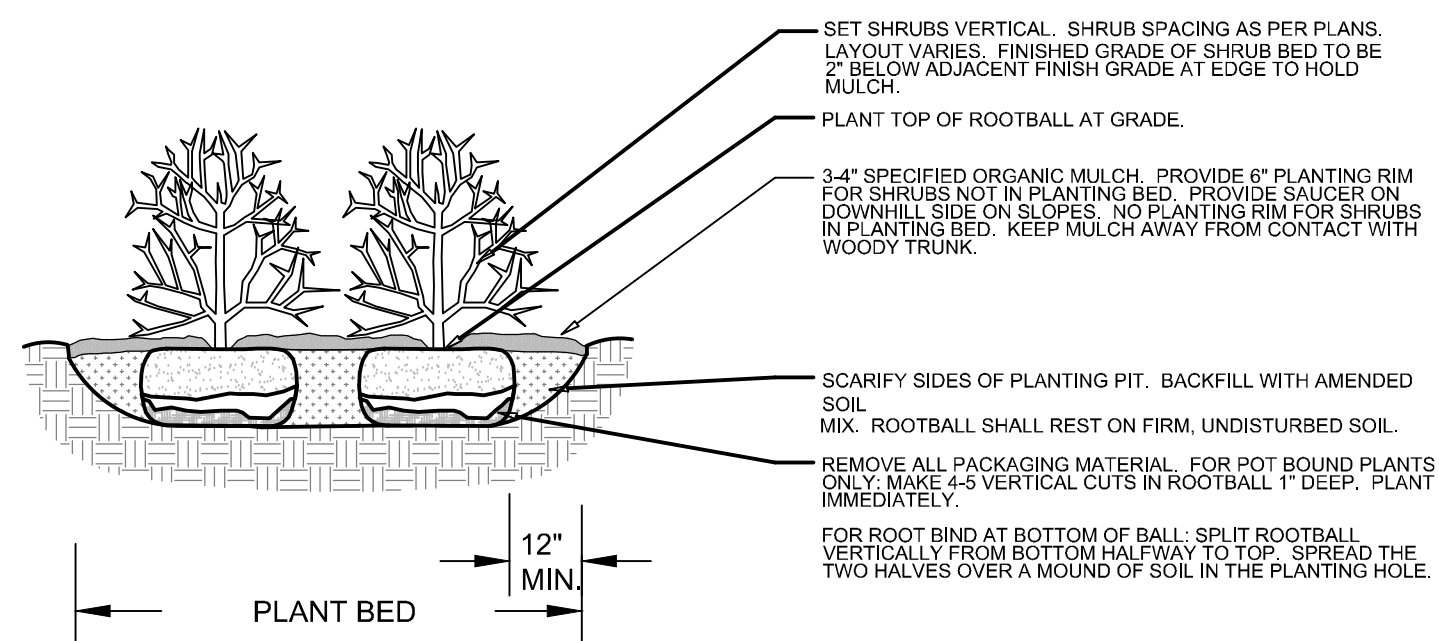



EVERGREEN TREE PLANTING DETAIL
 NOT TO SCALE SECTION

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER.
 3. BRANCHES, AND WEAK OR NARROW CROTCHES, 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.
 4. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 5. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 6. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 7. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 8. WRAP TRUNK ON EXPOSED SITES AND SITES WITH TRUNK MARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 9. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 10. DEEP WATER ALL PLANTS AT TIME OF PLANTING.




DECIDUOUS TREE PLANTING DETAIL
SECTION



 SHRUB PLANTING DETAIL

| |
|--------------------|
| REVISIONS: |
| Comments: 03.16.22 |
| Comments: 12.29.23 |
| Comments: 06.14.24 |
| |
| |
| |

