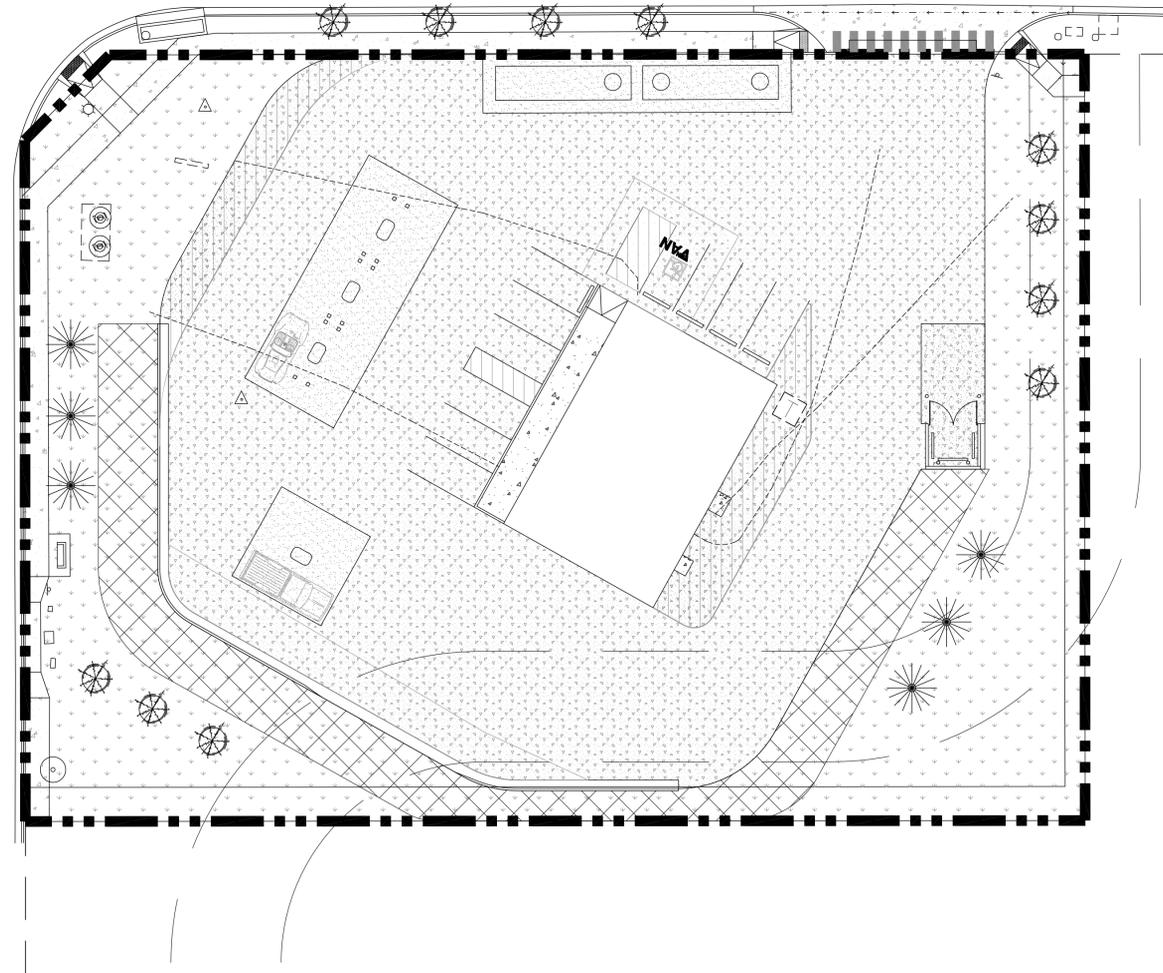


HANCOCK EXPY

YUCATAN DRIVE



A Site Landscape Plan
A-3 SCALE: 1" = 20'-0"



LANDSCAPE LEGEND

THIS SITE CONTAINS AN EXISTING MERCHANDISE BUILDING. THE PROPOSED DEVELOPMENT PLAN INCLUDES THE ADDITION OF A GAS STATION SERVICE WITH GAS PUMPS AND CANOPIES IN THE PAVEMENT DRIVEWAY AREA. OWNERS ARE UPGRADING THE EXISTING SITE TO INCLUDE LANDSCAPING THAT ENHANCES THE CURRENT PROPERTY.

ROCK LANDSCAPE OUTCROPPING IS PLANNED IN THE STREET LANDSCAPE AREA OFF HANCOCK EXPRESSWAY AND YUCATAN DRIVE.

EXISTING VEGETATION IS PROPOSED AT THE SW CORNER OF THE PROPERTY. THIS IS ALSO A NATURAL SLOPE AND DRAINAGE DIRECTION FOR THE EXISTING PROPERTY.

THE EAST SIDE OF THE PROPERTY IS JOINED BY A VACANT PROPERTY, LOT 2 OF THE CLEAR VIEW WEST FILING. THIS AREA IS TO BE MAINTAINED WITH EXISTING VEGETATION.

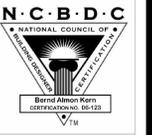
OVERALL LOT SQUARE FOOTAGE 44,800

EXISTING BUILDING AREA = 2,424 sq ft or 5%
 PROPOSED PAVEMENT AREA = 28,896 sq ft or 65%
 PROPOSED LANDSCAPE AREA = 13,480 sq ft or 30%

- COLORADO SPRUCE = 6
 4" diameter
- QUAKING ASPEN = 11
 2 1/2" diameter
- 28896 SQ FT. PAVEMENT OVER ROAD BASE
- 9605 SQ FT. MAINTAINED NATURAL VEGETATION

LANDSCAPE NOTES:

- The following internal landscaping is required for non-residential uses.
- 1) Minimum Required Internal Landscaped Area.
 - a) A minimum of 5% of the lot or parcel shall be landscaped.
 - 2) Minimum Number of Trees in Landscaped Area.
 - a) A minimum of 1 tree shall be provided for every 500 square feet of required internal landscape area.
 - 3) Trees Replaced by Shrubs.
 - a) A maximum of 1/2 of the required trees may be substituted with shrubs adjacent to retail store fronts where the view of wall signs may be obstructed. At least 10 shrubs with a minimum container size of 5 gallons shall be provided for each tree that is replaced.
 - 4) Landscape Material Specifications.
 - a) Plant installation sizes and characteristics shall meet the following minimum requirements.
 - 1) Deciduous shade trees shall be 1 1/2 inch caliper measured 6 inches above ground, balled and burlapped.
 - 2) Deciduous ornamental trees shall be 1 inch caliper measured 6 inches above ground, balled and burlapped.
 - 3) Evergreen trees shall be 6 feet in height above ground, balled and burlapped, except Pinon Pine and upright junipers which shall be a minimum 4 feet in height.
 - 4) Evergreen and deciduous shrubs, where required, shall be 5 gallon size.
 - 5) Ground cover and vines shall be 1 size.
 - b) Required Live Material Ground Cover.
 - 1) Unless otherwise allowed, required landscape areas shall include a minimum of 75% ground cover by living grass or other living plant materials at maturity. The remaining 25% of the required landscape area may be covered with bark, wood chips, rock, stone, or other landscape materials or may be designed as hard-surfaced pedestrian areas. The foliage crown of trees shall not be counted in meeting the ground cover requirement.



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Designer: **BBKernDESIGNS LLC**
 PRESIDENTIAL BUILDING DESIGNER, AIA/CES
 2018 AIA/CES
 Designer Of The Year
 POB 10081, Colorado Springs, CO 80909-1081
 719.375.4956
 bbkerndesigns@aol.com

Project: **Clearview Market Gas Station**
 4815 Yucatan Drive
 Colorado Springs, CO 80911

Contractor:
 Revisions:

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 Sheet Title: **LANDSCAPE**
 Date: **05.03.2023**

Sheet No:
A-3
 Of 3 Sheets