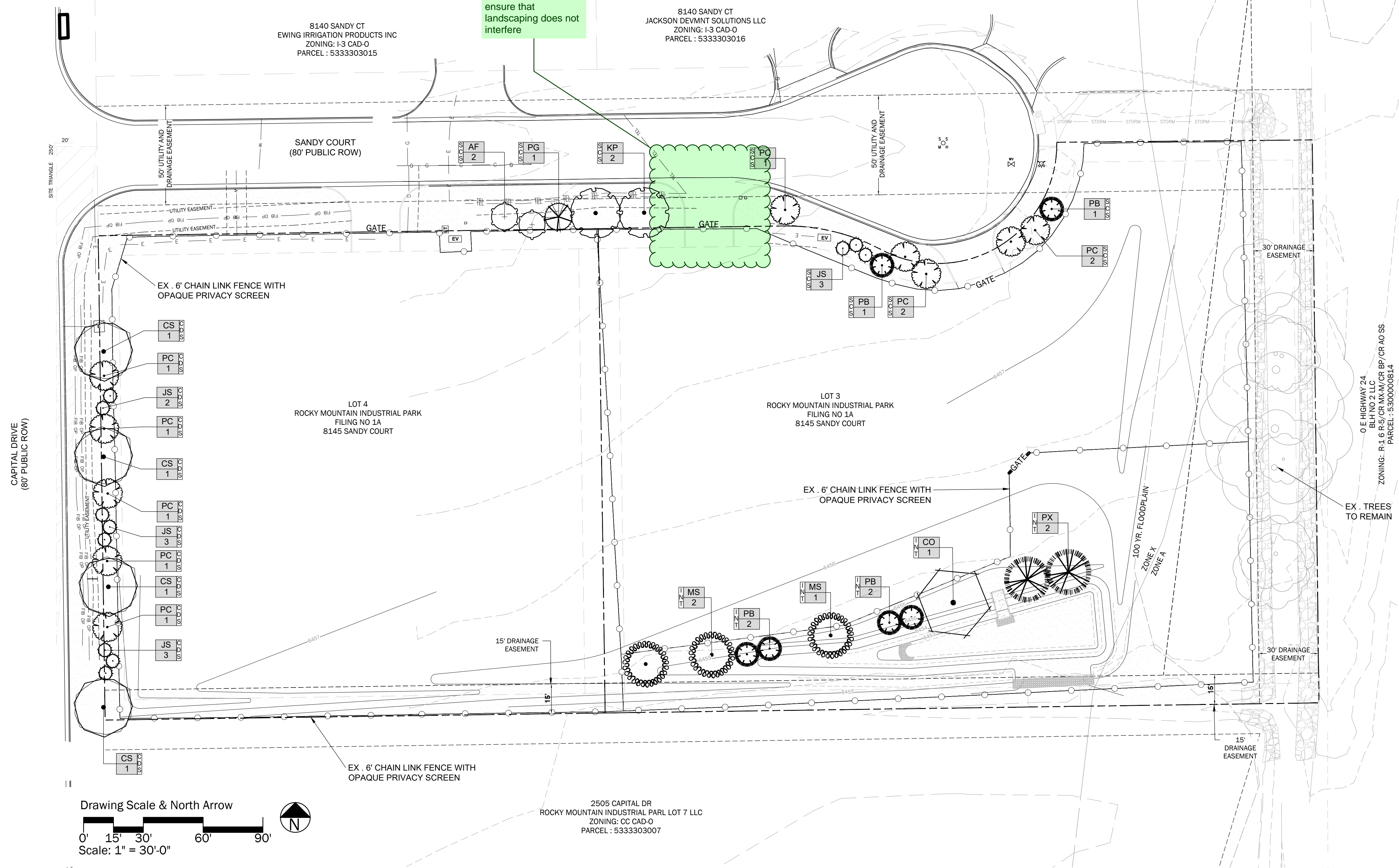
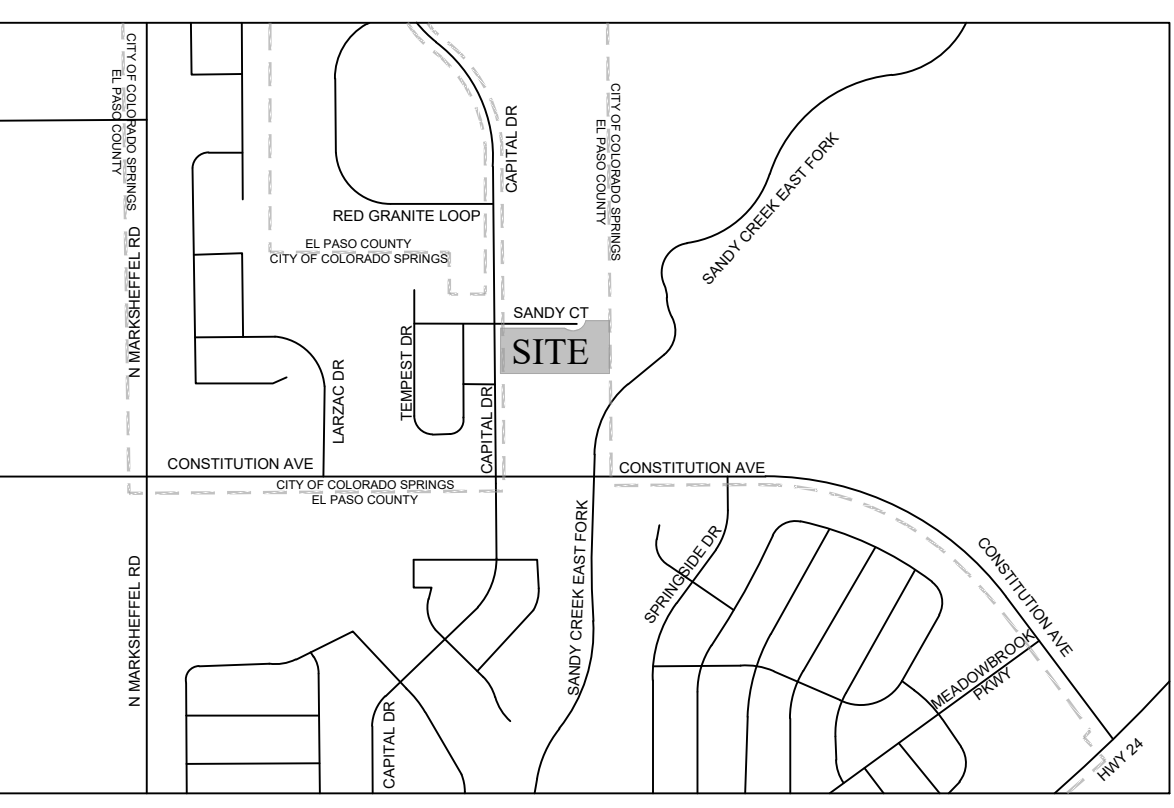


Please show sight distance triangles at this entrances to ensure that landscaping does not interfere



VICINITY MAP



OWNER, DEVELOPER AND APPLICANT
 MIND MATTERS PROPERTIES LLC
 c/o Eduardo Hernandez
 coloradriverlandscaping@gmail.com
 719-329-4246

PLANNER/ LANDSCAPE ARCHITECT
 URBAN LANDSCAPES LLC
 c/o John Olson
 John@UrbanLandscapes.design
 719.600.8366

CIVIL ENGINEER
 M&S CIVIL CONSULTANTS LLC
 c/o Vigil A. Sanchez, PE
 Virgils@mscivil.com
 719.491.0818

SITE DATA
 Parcel Number: 5333303017, 5333303018
 Current Zoning: I-3 CAD-O
 Total Land Area: 3.49 Acres
 Total Landscape Area: .55 Acres
 Natural/Preservation Area: .5 Acres

- LANDSCAPE NOTES:
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 - CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
 - NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
 - THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING 'CALL BEFORE YOU DIG' AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
 - ALL EXISTING ROCK AND TOP SOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN PROPOSED LANDSCAPE IN DISTINCTLY SEPARATE PILES. SEE CIVIL DRAWING FOR TOPSOIL PLACEMENT. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER EL PASO COUNTY SPECIFICATIONS DURING THE DURATION OF WORK ON SITE.
 - CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
 - FOR PROPOSED SITE GRADING, SEE GRADING PLAN.
 - ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL. THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
 - ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
 - ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
 - QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
 - PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.
 - THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
 - ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
 - WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
 - AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
 - CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
 - AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE ONE-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
 - REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
 - THE FINISH GRADES AS SHOWN ON CIVIL CONSTRUCTION DRAWINGS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE GIVEN.
 - 24 HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
 - IRRIGATION WILL BE PROVIDED TO ALL TREES, SHRUBS, AND PERENNIALS VIA DRIP IRRIGATION.
 - LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.

APPROVAL STAMP



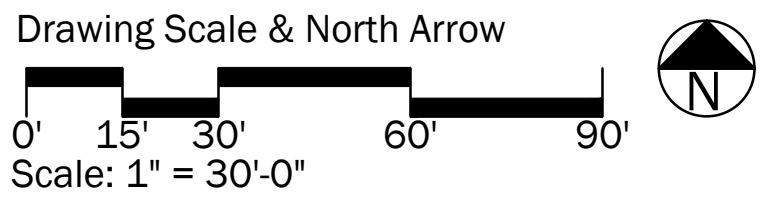
MIND MATTERS PROPERTIES LLC

8145 Sandy Ct
 Colorado Springs,
 Colorado

DEVELOPMENT PLAN
 Date Submitted: Jan. 31, 2025

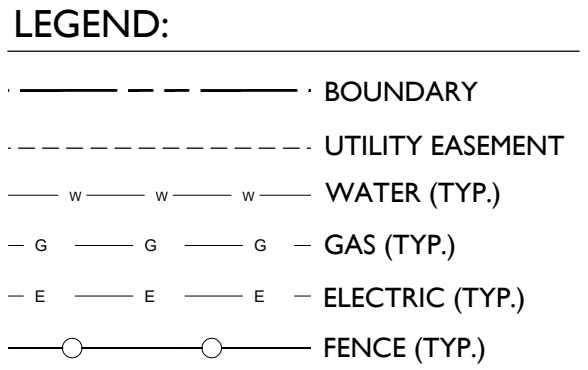
LA1
 LANDSCAPE PLAN
 SHEET 1 OF 2

Not For Construction
 El Paso County Land Use Review
 File Number(s): PPRXXXX



PLANT SCHEDULE COLORADO RIVER LANDSCAPE					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH
TREES					
AF	2	Acer ginnala 'Flame' Flame Amur Maple	2" Cal.	15-20 Ft.	15-20 Ft.
CS	4	Catalpa speciosa Western Catalpa	2" Cal.	45-60 Ft.	30-40 Ft.
CO	1	Celtis occidentalis Western Hackberry	2" Cal.	30-50 Ft.	30-40 Ft.
KP	2	Koeleruteria paniculata Golden Rain Tree	2" Cal.	20-30 Ft.	20-30 Ft.
MS	3	Malus x 'Spring Snow' Spring Snow Crabapple	2" Cal.	20-25 Ft.	20-25 Ft.
PC	10	Prunus virginiana Chokecherry	2" Cal.	20-25'	10-15 Ft.
EVERGREEN TREES					
JS	11	Juniperus scopulorum Rocky Mountain Juniper	2" Cal.	20-25 Ft.	8'-12'
PG	1	Picea glauca densata Black Hills Spruce	2" Cal.	30'-60'	15-20 Ft.
PB	6	Picea pungens 'Baby Blue Eyes' Baby Blue Eyes Colorado Blue Spruce	6' Ht.	20-30 Ft.	10-15 Ft.
PX	2	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	6' Ht.	40-50 Ft.	20-25 Ft.

COLORADO RIVER LANDSCAPE			
SYMBOL	QTY	BOTANICAL / COMMON NAME	ADD INFO
GROUND COVERS			
	33,877 sf	El Paso County All-Purpose Low Grow Native Seed Mix	Seed



Roadway Landscaping Required by Roadway Classification									
Street Name or Zone	Street Classification	Width (In Feet)		Linear Footage	Feet Per Tree Required	Quantity of Trees		Required Evergreen Trees	
		Required	Provided			Required	Provided	Required	Provided
Capital Drive	Non-Arterial								
Sandy Court	Non-Arterial	15	23	444	30	15	15	5	6

Internal Landscaping Requirements						
Total Lot Area (Square Feet)	Required Landscape Area	Required Trees		Shrub Substitutions (10 #5 Shrub per Tree)		LABEL
		Required	Provided	Required	Provided	
91,157	4558	10	10	0	0	INT

Buffer Requirements					
Capital Drive 1 Tree: 15 Feet	Required Trees		Required Evergreen		LABEL
	Required	Provided	Required	Provided	
250	17	17	5	8	CDS