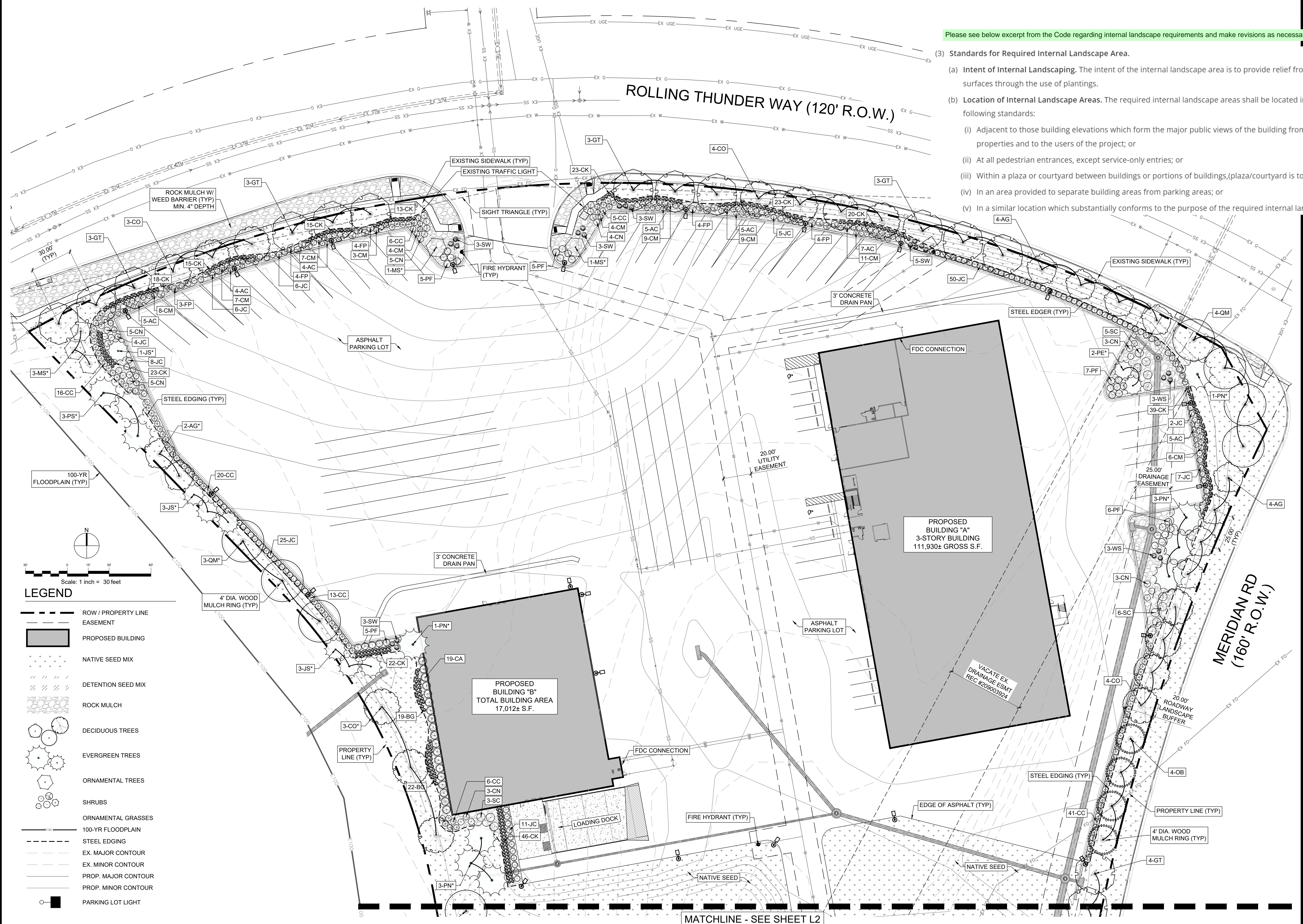


Please see below excerpt from the Code regarding internal landscape requirements and make revisions as necessary.

- (3) Standards for Required Internal Landscape Area.
- (a) Intent of Internal Landscaping. The intent of the internal landscape area is to provide relief from structures and hard surfaces through the use of plantings.
 - (b) Location of Internal Landscape Areas. The required internal landscape areas shall be located in accordance with the following standards:
 - (i) Adjacent to those building elevations which form the major public views of the building from adjacent roads and properties and to the users of the project; or
 - (ii) At all pedestrian entrances, except service-only entries; or
 - (iii) Within a plaza or courtyard between buildings or portions of buildings, (plaza/courtyard is to have at least 1 side open); or
 - (iv) In an area provided to separate building areas from parking areas; or
 - (v) In a similar location which substantially conforms to the purpose of the required internal landscape area.



LEGEND

- ROW / PROPERTY LINE EASEMENT
- ▭ PROPOSED BUILDING
- NATIVE SEED MIX
- ▨ DETENTION SEED MIX
- ⊘ ROCK MULCH
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS
- ORNAMENTAL GRASSES
- 100-YR FLOODPLAIN
- STEEL EDGING
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PARKING LOT LIGHT

NO.	DATE	INITIALS	NOTES
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REAL ESTATE COMPANY
 associates, inc.
 2953 South Peoria Street, Suite 101
 Aurora, Colorado 80014
 303.770.7201 Fax 303.770.7132

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 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

SITE ADDRESS:
 U-HAUL at Falcon
 Rolling Thunder Way
 Falcon, CO 80831

SHEET CONTENTS:
 LANDSCAPE PLAN

866077
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 DATE: 8/26/22
L1

MATCHLINE - SEE SHEET L2

MATCHLINE - SEE SHEET L1

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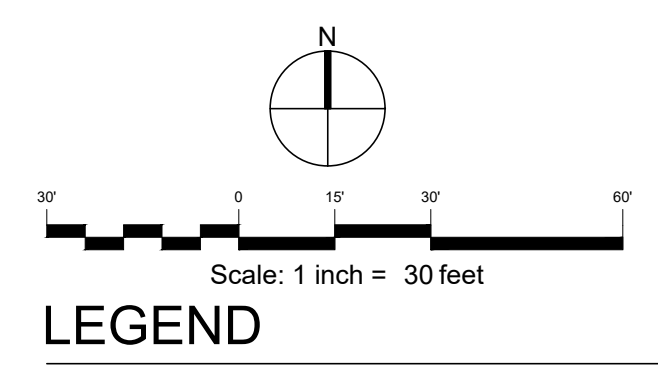
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L2



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GENERAL 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.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER / OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'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.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS AND/OR UTILITIES.
- 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.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES. REPORT ANY CONFLICTS BETWEEN UTILITIES AND PLANTING WITH OWNER AND DURANGO DEPARTMENT OF PARKS AND RECREATION.
- 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.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- MAINTAIN 10' MINIMUM CLEARANCE BETWEEN TREES AND UNDERGROUND UTILITIES.
- ANY AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS ESTABLISHED BY THE COLORADO NURSERY ACT, AND THE "AMERICAN STANDARD OF NURSERY STOCK". ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES, HAVE ADEQUATE ROOT SYSTEMS, AND OTHERWISE BE CONSISTENT WITH THE INTENT OF THE LAND USE AND DEVELOPMENT CODE.
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT A RATE OF 3 CUBIC YDS PER 1,000 SF TO ALL PLANTING BEDS, AND 2 CUBIC YARDS PER 1,000 SF FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- COBBLE/ROCK MULCH AREA SHALL BE INSTALLED TO A DEPTH OF 4" MINIMUM. ALL COBBLE/ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC, EXCEPT AT TREE AND SHRUB STEMS.
- TREES IN COBBLE/ROCK MULCH AREAS TO RECEIVE 4'-0" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3'-0" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.
- STEEL EDGING TO BE USED TO SEPARATE ALL SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES, AREAS OF STANDING WATER, AND/OR AS NECESSARY.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 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 FINAL INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE 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.
- 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, FERTILIZATION, WOOD AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AG	15	Acer grandidentatum / ROCKY MOUNTAIN MAPLE	2.0" Cal.	Single Stem B&B	Med.
	OB	8	Aesculus glabra / OHIO BUCKEYE	2.0" Cal.	Single Stem B&B	Med.
	CO	18	Celtis occidentalis / COMMON HACKBERRY	2.0" Cal.	Single Stem B&B	Med.
	GT	19	Gleditsia triacanthos var. inermis 'Shademaster' / SHADEMASTER HONEY LOCUST	2.0" Cal.	Single Stem B&B	Med.
	QM	15	Quercus macrocarpa / BUR OAK	2.0" Cal.	Single Stem B&B	Med.
TOTAL		75				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JS	7	Juniperus scopulorum / ROCKY MOUNTAIN JUNIPER	6-10' Height	B&B	Low
	PE	2	Pinus edulis / PINON PINE	6-10' Height	B&B	Low
	PN	8	Pinus nigra / AUSTRIAN PINE	6-10' Height	B&B	Med.
	PS	16	Pinus sylvestris / SCOTCH PINE	6-10' Height	B&B	Low
TOTAL		33				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	MS	5	Malus x 'Spring Snow' / SPRING SNOW CRABAPPLE	2.0" Cal.	Single Stem B&B	Med.
TOTAL		5				
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AC	35	Amorpha canescens / LEADPLANT	5 Gal.	Container	Low
	CC	107	Caryopteris x clandonensis / BLUE MIST SPIREA	5 Gal.	Container	Low
	CM	68	Chamaebatiaria millefolium / FERNBRUSH	5 Gal.	Container	Low
	CN	28	Chrysothamnus nauseosus / RABBITBRUSH	5 Gal.	Container	Low
	CA	19	Cotoneaster acutifolius / PEKING COTONEASTER	5 Gal.	Container	Low
	FP	19	Fallugia paradoxa / APACHE PLUME	5 Gal.	Container	Low
	SC	13	Prunus besseyi / WESTERN SAND CHERRY	5 Gal.	Container	Low
	PF	29	Potentilla fruticosa 'Jackmanii' / JACKMAN POTENTILLA	5 Gal.	Container	Low
TOTAL		318				
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JC	125	Juniperus chinensis 'Pfitzer Compacta' / COMPACT PFITZER JUNIPER	5 Gal.	Container	Low
TOTAL		125				
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BG	41	Bouteloua gracilis 'Blonde Ambition' / BLONDE AMBITION BLUE GRAMA	1 Gal.	Container	Low
	CK	258	Calamagrostis x acutiflora 'Karl Foerster' / FEATHER REED GRASS	1 Gal.	Container	Low
	SW	23	Sporobolus wrightii / GIANT SACATON	1 Gal.	Container	Low
TOTAL		322				
GROUND COVERS	QTY	DESCRIPTION	WATER USAGE			
	4.7 AC	Native Seed - Shotgun Mix	Low			
	22,228 SF	1.5" Dia. Rock Mulch w/ Weed Barrier Fabric	N/A			

ROADWAY LANDSCAPING

STREET NAME	STREET CLASSIFICATION	SETBACK WIDTH REQUIRED / PROVIDED	LINEAR FOOTAGE	TREES/FEET REQUIRED	NO. OF TREES REQUIRED/PROVIDED	PERCENT GROUND PLANE VEG. REQUIRED / PROVIDED
ROLLING THUNDER WAY	NON-ARTERIAL	10'-0"	747'	1/25'	30 / 30	75% / 75%
MERIDIAN RD	MINOR ARTERIAL	20'-0"	791'	1/30'	26 / 26	75% / 75%
TAMLIN RD	NON-ARTERIAL	10'-0"	110'	1/25'	4 / 4	75% / 75%

INTERNAL LANDSCAPE REQUIREMENTS:

NET SITE AREA (SF)	INTERNAL LANDSCAPE REQUIRED:	INTERNAL LANDSCAPE REQUIRED/PROVIDED:	INTERNAL TREES (1/500 SF) REQUIRED/PROVIDED:	PERCENT GROUND PLANE VEG. REQUIRED / PROVIDED
501,112 SF	5% OF NET SITE AREA	25,056 SF / 28,437 SF	50 / 50	75% / 75%

NOTE: INTERNAL TREES ARE DENOTED ON LANDSCAPE PLANS WITH AN ASTERISK (*)

PARKING LOT LANDSCAPE REQUIREMENTS:

PARKING SPACES	SHADE TREES REQUIRED (1/15) / PROVIDED	LENGTH OF FRONTAGE (LF)	2/3 LENGTH OF FRONTAGE (LF)	FRONTAGE SCREENING PROVIDED (LF)	EVERGREEN LF PROVIDED (50% MIN.)	PERCENT GROUND PLANE VEG. REQUIRED / PROVIDED
60	4 / 4	2,021 LF	1,334 LF	1,580 LF	669 LF	50% / 50%

MULCH INFORMATION

SHRUB/TREE BED MULCH
RED CEDAR MULCH
APPLIED AT 3-4" DEPTH MINIMUM

ROCK MULCH: 1.5 DIA. RHYOLITE (CRUSHED)
APPLIED AT ALL PLANTING BEDS (EXCEPT AT PLANT TRUNKS/STEMS)

AVAILABLE THROUGH:
C&C SAND AND STONE CO.
2715 STEEL DRIVE
COLORADO SPRINGS, CO 80907
P: 719.577.9900
WWW.CCSAND.COM

NATIVE SEED MIX INFORMATION

NATIVE SEED MIX, AKA "SHOTGUN MIX"
20% BIG BLUESTEM
20% WESTERN WHEATGRASS
10% LITTLE BLUESTEM
10% PRAIRIE SANDREED
10% SWITCHGRASS
10% SIDEOATS GRAMA
10% YELLOW INDIANGRASS
10% GREEN NEEDLEGRASS

SEEDING RATE: 10 LBS/AC

AVAILABLE THROUGH:
EL PASO COUNTY CONSERVATION DISTRICT
5610 INDUSTRIAL PL STE 100
COLORADO SPRINGS, CO 80916
P: 719.600.4706
WEB: WWW.EPCCD.ORG

EDGER INFORMATION

RYERSON 6" ROLL TOP EDGING
AVAILABLE THROUGH: RYERSON
*COORDINATE COLOR WITH OWNER
P: 855.793.7766
P: WWW.RYERSON.COM

DETENTION SEED MIX INFORMATION

DETENTION/WETLAND SEED MIX:
45% REED CANARY GRASS
25% IMPROVED MEADOW BROME
25% GARRISON CREEPING FOXTAIL
5% CLIMAX TIMOTHY

SEEDING RATE: 10 LBS/AC

AVAILABLE THROUGH:
ARKANSAS VALLEY SEED
4300 MONACO STREET
DENVER, CO 80216
P: 303.320.7500
WEB: WWW.AVSEEDS.COM

GENERAL NOTES:

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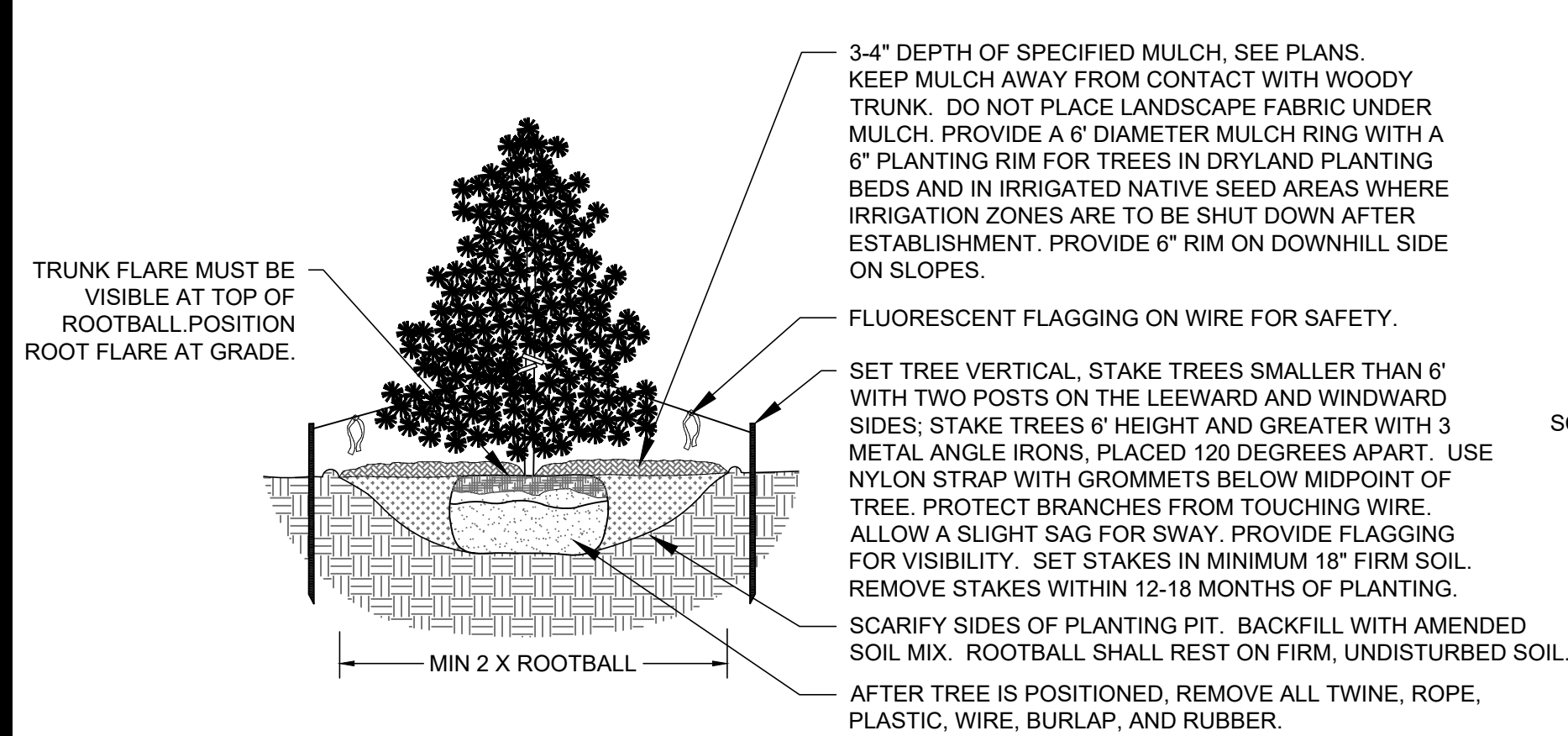
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LANDSCAPE SCHEDULE
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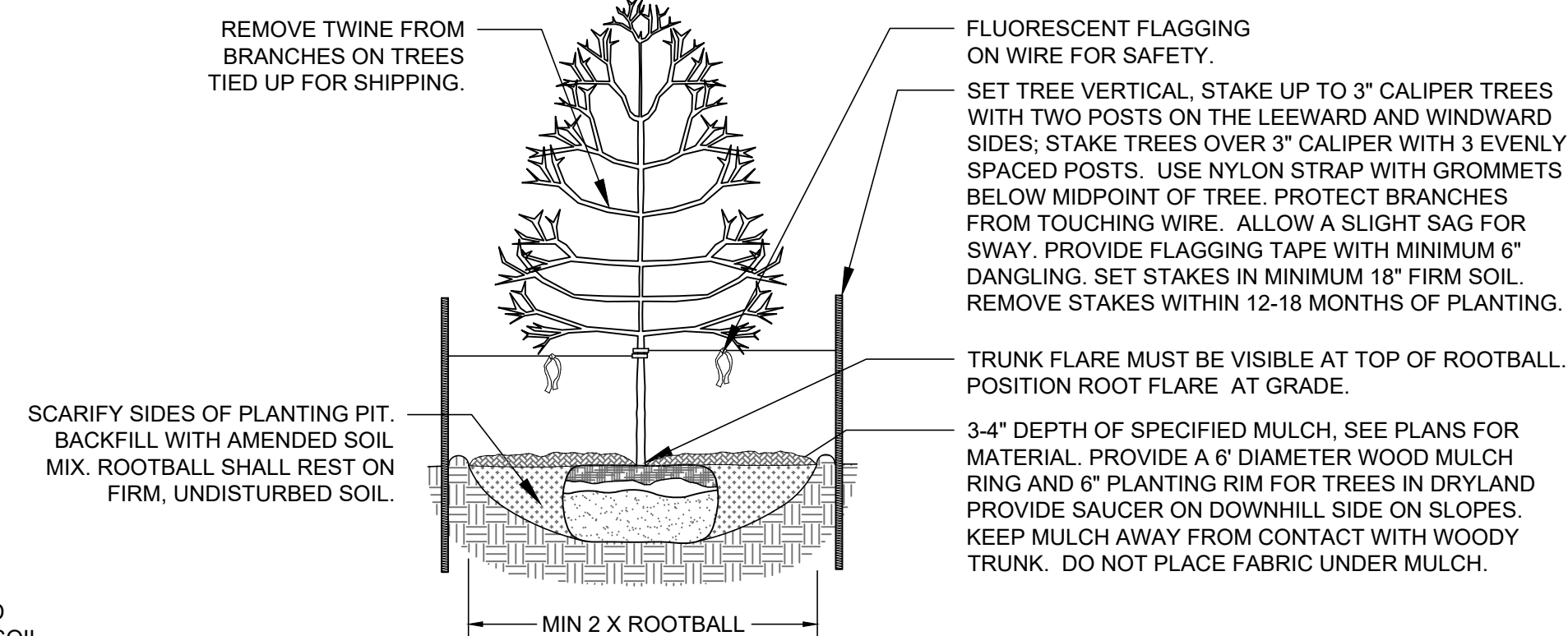


PLANTING NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

1 EVERGREEN TREE PLANTING DETAIL

SCALE: N.T.S.

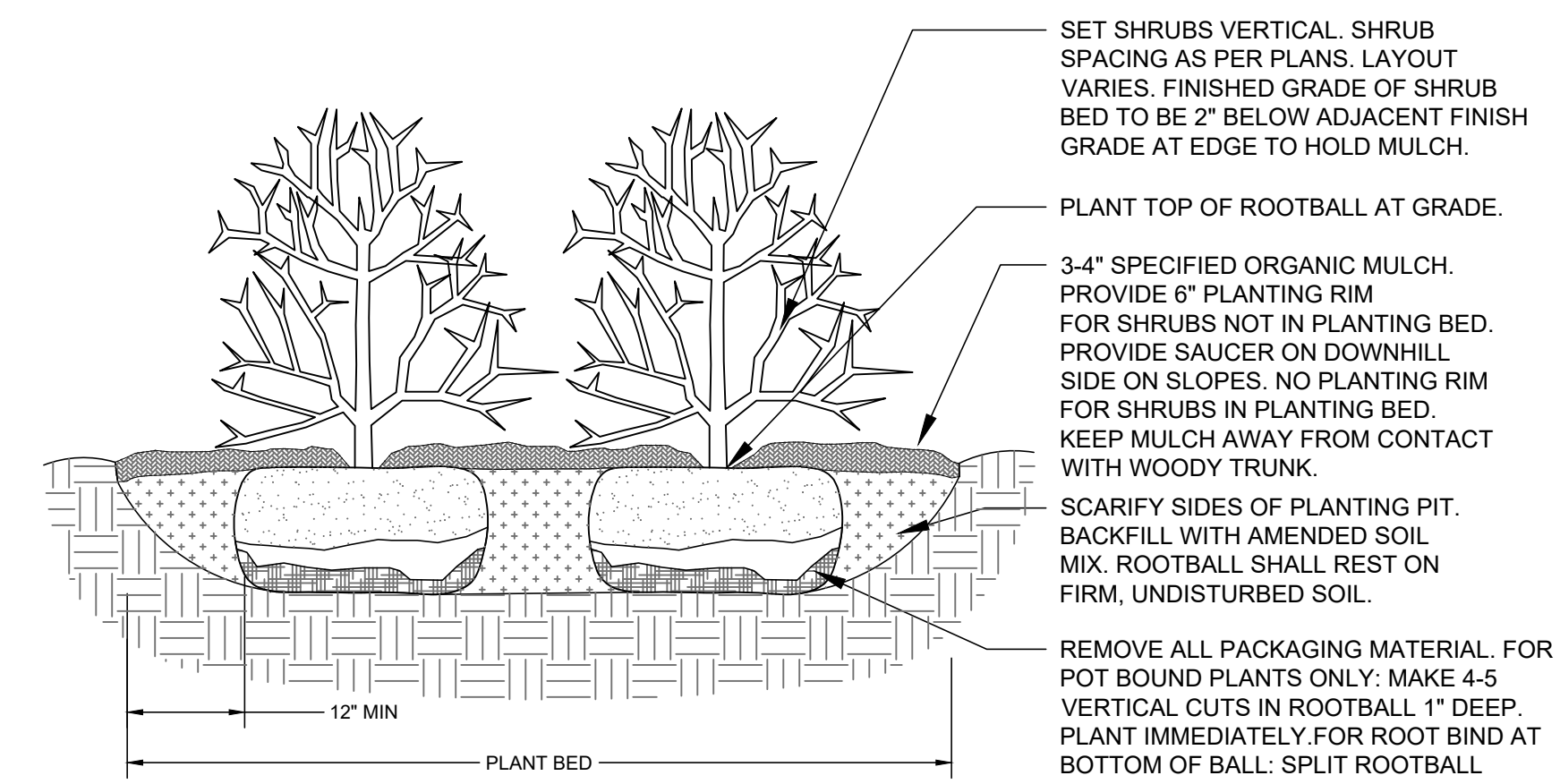


PLANTING NOTES:

- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER 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.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE TREE WRAP, NOT TWINE.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.

2 DECIDUOUS TREE PLANTING DETAIL

SCALE: N.T.S.

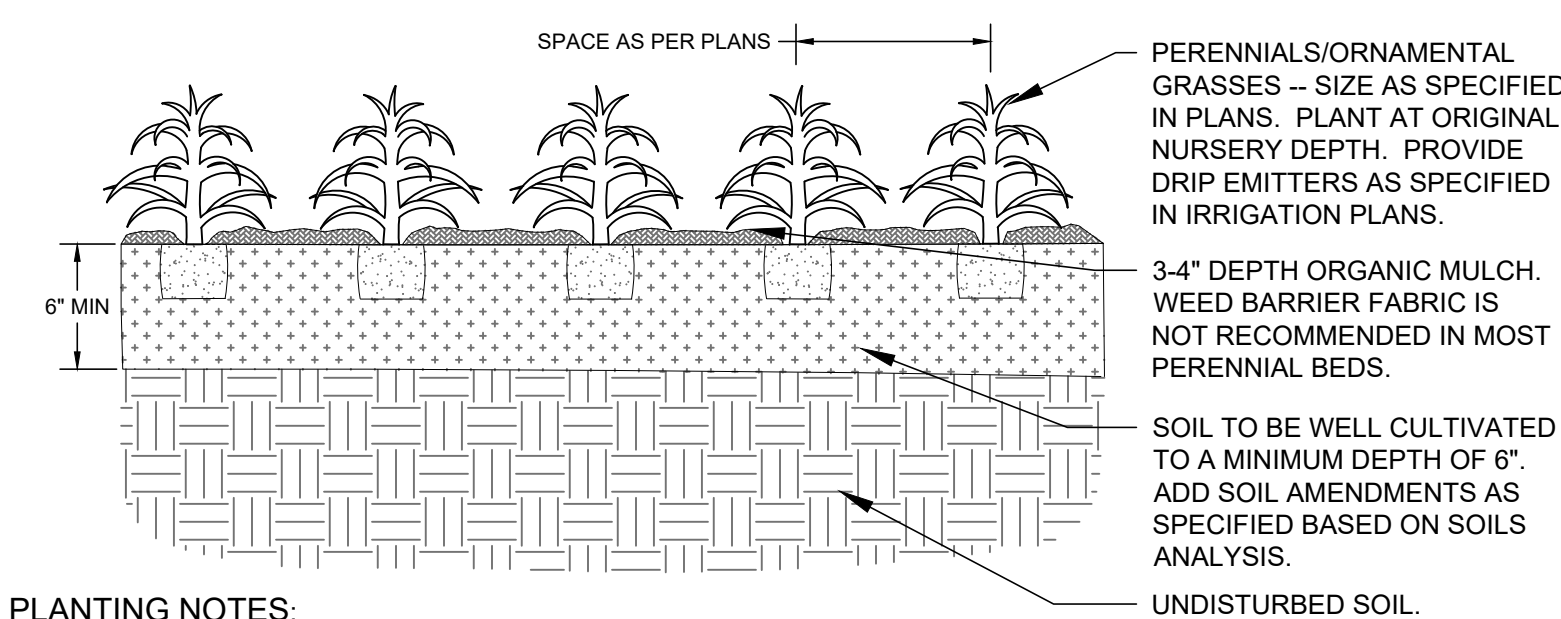


PLANTING NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.

3 SHRUB PLANTING DETAIL

SCALE: N.T.S.

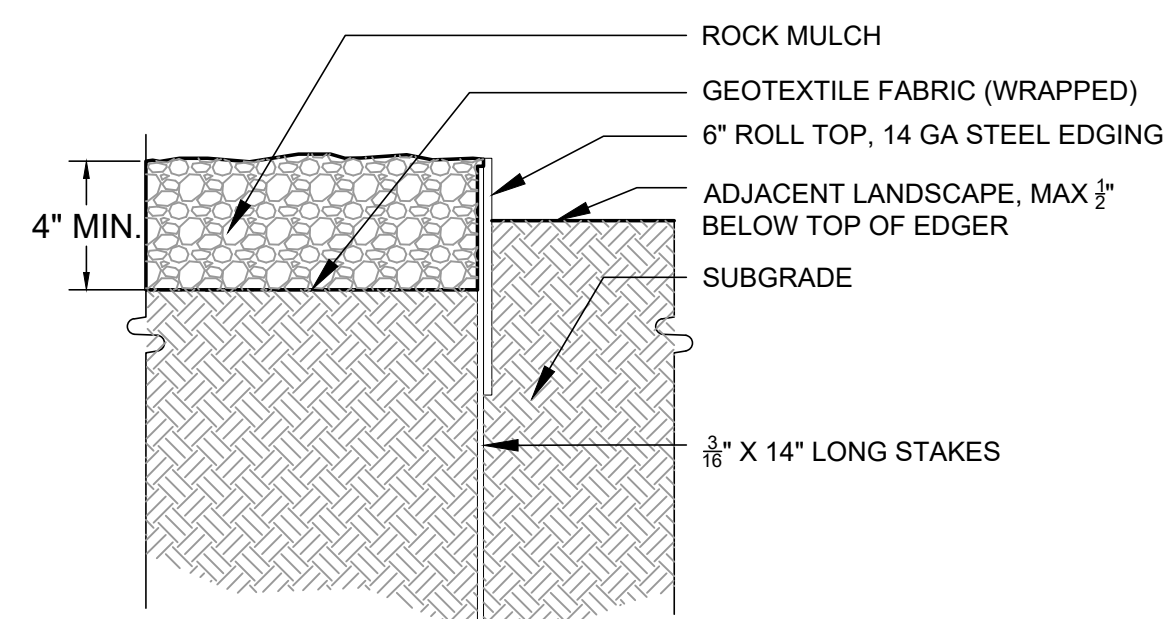


PLANTING NOTES:

- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

4 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

SCALE: N.T.S.



5 STEEL EDGER DETAIL

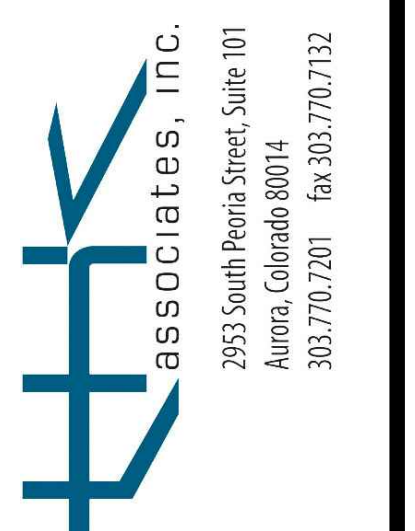
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