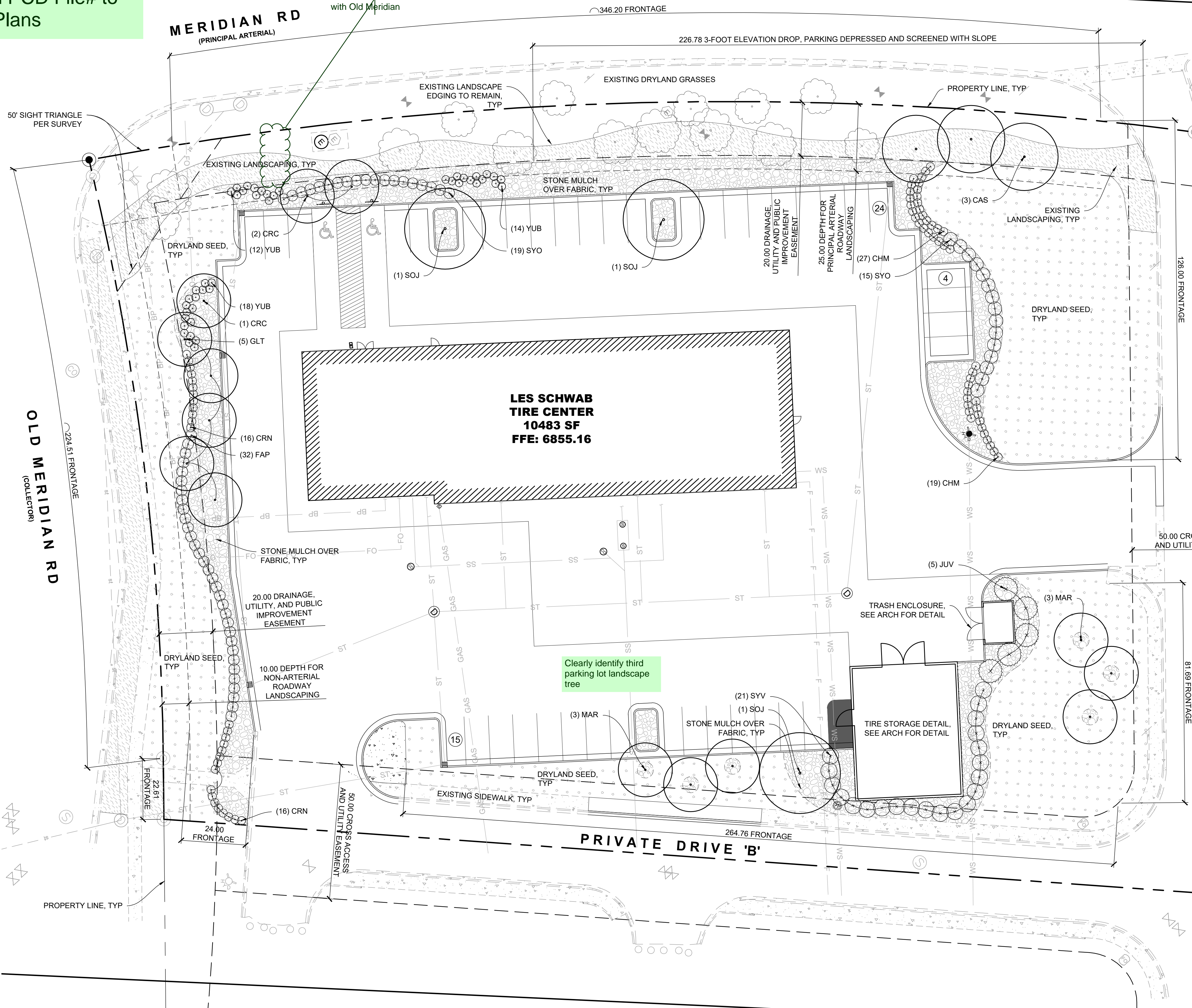


Add PCD File# to all Plans

Include required landscape depth, similar to that shown with Old Meridian



Clearly identify third parking lot landscape tree

EL PASO COUNTY - 6.2.2. LANDSCAPE REQUIREMENTS

(B) Roadway Landscaping Requirements.

REQUIRED	PROVIDED
(1) Minimum Depth of Roadway Landscaping Area. Where a roadway easement has been provided, the measurement shall be from the ROW or roadway easement. MERIDIAN RD (PRINCIPAL ARTERIAL), 25 FOOT DEPTH, 1 TREE PER 20 FEET 346.20 FEET ÷ 20 FEET = 17.31 TREES OLD MERIDIAN RD (COLLECTOR, NON-ARTERIAL), 10 FOOT DEPTH, 1 TREE PER 30 FEET 274.12 ÷ 30 = 9.14 TREES PRIVATE DRIVE 'A' (NON-ARTERIAL), 10 FOOT DEPTH, 1 TREE PER 30 FEET 207.69 ÷ 30 = 6.92 TREES PRIVATE DRIVE 'B' (NON-ARTERIAL), 10 FOOT DEPTH, 1 TREE PER 30 FEET 288.76 ÷ 30 = 9.63 TREES	MERIDIAN RD: 17 TREES PROVIDED, 12 EXISTING, 5 PROPOSED OLD MERIDIAN RD: 8 TREES PROVIDED, 2 EXISTING, 6 PROPOSED

(C) Parking Lot Landscaping Requirements.

REQUIRED	PROVIDED
(1) Required Trees. A tree of a type suitable for parking lots shall be provided for every 15 parking spaces in parking lots with 15 or more parking spaces. The required trees may be clustered and shall be located in a manner which will divide and break up expanses of paving and long rows of parking and create a canopy effect over the parking lot. 43 PARKING SPACES ÷ 15 = 2.86 Only 2 parking lot trees shown (along Meridian).	3 PARKING LOT TREES PROVIDED
(5) Required Parking Lot Screening. The minimum height of the screening shall be 3 feet and may be accomplished by using berms and plantings. A minimum of 2/3 of the road frontage or common lot, parcel, or tract boundary, not counting intersecting driveways, shall be provided with the required screening. 1089.77 FRONTAGE x 2/3 = 726.51 LF OF REQUIRED SCREENING	767.32 LF OF REQUIRED SCREENING PROVIDED

(E) Internal Landscaping.

REQUIRED	PROVIDED
(2) Requirements for Non-Residential Uses. (a) A minimum of 5% of the lot or parcel shall be landscaped. 108,185.51 SF x .05 = 5,409.28 REQUIRED LANDSCAPING	18,745 SF DRYLAND GRASS AND 8,880 SF LANDSCAPE BEDS PROVIDED
(2) Requirements for Non-Residential Uses. (c) A minimum of 1 tree shall be provided for every 500 square feet of required internal landscape area. 5,409.28 SF ÷ 500 SF = 10.82	6 PROPOSED TREES, 5 TREES SUBSTITUTED FOR 50 SHRUBS
(2) Requirements for Non-Residential Uses. (e) Trees Replaced by Shrubs. 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.	5 TREES SUBSTITUTED FOR 50 SHRUBS, EXISTING SHRUBS PROPOSED TO FULFILL REQUIREMENT

(F) Minimum Plant Sizes and Percentage of Live Ground Cover.

REQUIRED	PROVIDED
(1) Landscape Material Specifications. (a) Deciduous Shade Trees. Deciduous shade trees shall be 1 1/2 inch caliper measured 6 inches above ground, balled and burlapped.	ALL DECIDUOUS TREES ARE 1.5 INCHES IN CAL.
(1) Landscape Material Specifications. (b) Deciduous Ornamental Trees. Deciduous ornamental trees shall be 1 inch caliper measured 6 inches above ground, balled and burlapped.	ALL DECIDUOUS ORNAMENTAL TREES ARE 1 INCH IN CAL.
(1) Landscape Material Specifications. (c) Evergreen and Deciduous Shrubs. Evergreen and deciduous shrubs, where required, shall be 5 gallon size.	ALL REQUIRED SHRUBS ARE 5 GALLON IN SIZE
(1) Landscape Material Specifications. (e) Ground Cover and Vines. Ground cover and vines shall be 1 size.	ALL REQUIRED SHRUBS ARE 1 GALLON IN SIZE
(2) Required Live Material Ground Cover. 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. 5,409.28 REQUIRED LANDSCAPE x .75 = 4,056.96 REQUIRED LIVING GROUND COVER	18,745 SF DRYLAND GRASS AND APPROXIMATELY 2,100 SF PLANT MATERIAL PROVIDED

(G) Other Required Landscape Areas.

REQUIRED	PROVIDED
(1) Other Areas to be Landscaped or Screened. (b) Refuse Areas Screened. Refuse collection areas, including trash bins, shall be screened from view from adjacent properties and roads by an opaque wall or fence, architectural elements, dense evergreen plantings with a minimum planting height of 6 feet, or berms with dense plantings creating an opaque appearance with a minimum height of 6 feet.	TRASH ENCLOSURE SCREEN WITH DENSE EVERGREEN SHRUBS
(1) Other Areas to be Landscaped or Screened. (d) Landscaping Required Between Lot and Curb. Landscaping is required between the lot, parcel, or tract line and the required roadway landscaping area. Although this landscape area is located within the right-of-way, easement or tract, the adjacent lot, parcel or tract owner shall be responsible for maintenance. Xeric plantings shall be used in order to avoid the need to install an irrigation system within the right-of-way, easement or tract. Xeric plants may require supplemental irrigation to get them established or in times of extreme drought.	DRYLAND SEED PROPOSED BETWEEN LOT AND CURB
(1) Other Areas to be Landscaped or Screened. (f) Outside Storage Area Landscaping Requirements. (i) Site-Specific Landscaping Standards. The site-specific landscaping shall reflect a combination of berms, shrubs, trees, fences or walls which will provide, at maturity, a minimum 6 foot high, 100% opaque screening for the outside storage area.	6-FOOT HIGH MIN SHRUBS PROVIDED AROUND OUTSIDE STORAGE AREA

(I) Approval of Certificate of Occupancy or Use.

REQUIRED	PROVIDED
All required landscaping shall be completed, and then inspected and approved by the PCD prior to the issuance of a Certificate of Occupancy by the Building Department or establishment of the use, except when financial assurance acceptable to the PCD Director guaranteeing the completion of the landscaping is provided. Plant substitutions require approval before issuance of a Certificate of Occupancy. Any request for a Certificate of Occupancy prior to the completion of the required landscaping shall include a written request explaining the circumstances why the landscaping cannot be installed, a cost estimate prepared by a qualified party, a landscape completion agreement signed by the owner, and financial assurance acceptable to the PCD Director. Inspection and certification by a landscape architect of compliance with this Section may be accepted at the discretion of the PCD Director.	LISTED FOR REFERENCE

PLANT SCHEDULE

WINDSOR, CO HARDINESS ZONE 5B ANNUAL RAINFALL 15 INCHES ANNUAL SNOWFALL 44 INCHES

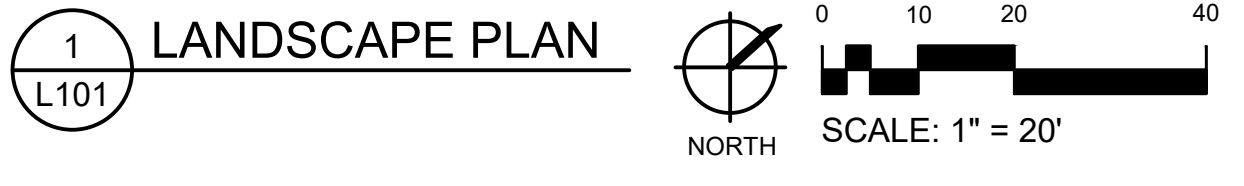
QTY	SYB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
3	CAS	Catalpa speciosa	Northern Catalpa	1.5" CAL B&B	30-50h x 20-25w
3	CRC	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	1.5" CAL B&B	15-25h x 15-30w
5	GLT	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1.5" CAL B&B	45h x 20w
6	MAL	Malus 'Robinson'	Robinson Crabapple	1.5" CAL B&B	15-25h x 15-25w
3	SOJ	Sophora japonica 'Halka'	Milstone Japanese Pagoda Tree	1.5" CAL B&B	25-40h x 20-35w

EVERGREENS

QTY	SYB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
5	JUV	Juniperus virginiana 'Corcorcor'	Emerald Sentinel™ Red Cedar	#5 GAL	12-25h x 4-10w

SHRUBS

QTY	SYB	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
46	CHM	Chamaebatia millefolium	Fernbush	#5 GAL	2-3h x 2-3w
32	CRN	Chrysothamnus nauseosus	Rubber Rabbitbrush	#5 GAL	3-4h x 3-4w
32	FAP	Fallugia paradoxa	Apache Plume	#5 GAL	3-4h x 3-5w
21	SYV	Syringa vulgaris 'President Grey'	President Grey Lilac	#5 GAL	6-8h x 6-8w
34	SYO	Symphoricarpos orbiculatus	Coralberry	#5 GAL	3-4h x 4-6w
44	YUB	Yucca baccata	Banana Yucca	#5 GAL	3h x 3w



LANDSCAPE LEGEND

- DECIDUOUS TREE**
TO BE IRRIGATED WITH ROOT ZONE WATERING SYSTEM
- EXISTING ROADWAY TREE**
MAINTAIN EXISTING IRRIGATION
- SHRUBS, PERENNIALS, AND GRASSES**
DRIP IRRIGATED, SEE SPEC SECTION 328400 PLANTING IRRIGATION
- STEEL EDGING**
SEE SPECIFICATION 329000 'PLANTING'
- STONE MULCH OVER FABRIC**
SEE SPECIFICATION 329000 'PLANTING' BEDS WITH SHRUBS TO BE DRIP IRRIGATED PER SPEC SECTION 328400 PLANTING IRRIGATION
- DRYLAND SEED MIX**
SEE SPECIFICATION 329200 'TURF AND GRASSES' TEMPORARILY IRRIGATE TO ESTABLISH SEED PER SPEC SECTION 328400 PLANTING IRRIGATION
- EXISTING LANDSCAPING TO REMAIN**
EXISTING LANDSCAPE TO FULFILL CODE REQUIREMENTS MAINTAIN EXISTING IRRIGATION

1 LANDSCAPE PLAN
L101

Cushing Terrell
cushingterrell.com
800.757.9522



7105 OLD MERIDIAN RD.
FALCON, CO
LES SCHWAB TIRE CENTER



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SITE DEVELOPMENT PLANS

04.16.2021
DRAWN BY | DONOVAN
CHECKED BY | HANSEN
REVISIONS

LANDSCAPE PLAN

L101

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN