PROJECT CONTACTS

PROPERTY OWNER MIKE D TEXER 11750 OWL PLACE PEYTON, CO 80831 TELE: (719) 641–9261 CONTACT: MIKE D TEXER EMAIL: MIKE.TEXER@GMAIL.COM APPLICANT GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900-7220 CONTACT: CALEB JOHNSON EMAIL: CALEBJOHNSON@GALLOWAYUS.COM CIVIL ENGINEER GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900–7220 CONTACT: BRADY SHYROCK, P.E. EMAIL: BRADYSHYROCK@GALLOWAYUS.COM LANDSCAPE ARCHITECT GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900-7220 CONTACT: JON ROMERO. PLA EMAIL: JONROMERO@GALLOWAYUS.COM SURVEYOR GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900-7220 CONTACT: BILL BROOKS

CITY & UTILITY CONTACTS

WATER

WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 TELE: (719) 495-2500 CONTACT: CODY RITTER EMAIL: CODY@WHMD.ORG WASTEWATER WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE ROAD FALCON, CO 80831 TELE: (719) 495-2500 CONTACT: CODY RITTER EMAIL: CODY@WHMD.ORG ELECTRIC MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN RD., FALCON, CO 80831 TELE: (800) 388-9881 CONTACT: GINA PERRY EMAIL: GINA.POMVEA.COOP NATURAL GAS COLORADO SPRINGS UTILITIES 7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150 COLORADO SPRINGS, CO 80947-2150 (719) 668–5573 CONTACT: AARON CASSIO EMAIL: ACASSIO@CSU.ORG FIRE FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN RD., FALCON, CO 80831 TELE: (719) 495-4050 CONTACT: TRENT HARWIG

EMAIL: THARWIG@FALCONFIREPD.ORG

GENERAL NOTES:

EMAIL: BILLBROOKS@GALLOWAYUS.COM

- ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELDED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCH STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- 4. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC XX XX-00XXX. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER EL PASO COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. EL PASO COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENOTED
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN ROAD (PRINCIPAL ARTERIAL) 25 FT SETBACK & 1 TREE/ 20 LF	630 LF SETBACK @ 1 TREE / 20 LF`	25 FT SETBACK & 32 TREES	25 FT SETBACK, 32 TREES	(MR)
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN PARK DRIVE EAST ROW (NON ARTERIAL) 10 FT SETBACK & 1 TREE/ 30 LF		10 FT SETBACK & 21 TREES	10 FT SETBACK, 21 TREES	(MDE)
6.2.2.E.2	INTERNAL LANDSCAPE	NON RESIDENTIAL - 5%	TOTAL AREA 161,084 SF X 0.05	8,054 SF	59,462 SF	N/A
6.2.2.E.2	INTERNAL LANDSCAPE	1 TREE / 500 SF	8,054 SF OF REQUIRED LANDSCAPE AREA / 500	16 TREES	9 TREES & 70 SHRUB SUB.	(IN)
6.2.2.G.2.b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	59,462 SF INTERNAL LANDSCAPE AREA X 0.5	29,731 SF LIVE COVERAGE	29,731+ SF LIVE COVERAGE	N/A

LAT A LANDCAADE DEALIDENENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENO ON PLAN
6.2.2.B	ROADWAY LANDSCAPING	MERIDIAN PARK DRIVE WEST ROW (NON ARTERIAL) 10 FT SETBACK & 1 TREE/ 30 LF	630 LF SETBACK @ 1 TREE / 30 LF`	10 FT SETBACK & 21 TREES	10 FT SETBACK, 21 TREES	(MDW)
6.2.2.B	ROADWAY LANDSCAPING	OWL PLACE (NON ARTERIAL) 10 FT SETBACK & 1 TREE/ 30 LF	313 LF SETBACK @ 1 TREE / 30 LF`	10 FT SETBACK & 10 TREES	10 FT SETBACK, 10 TREES	(OP)
6.2.2.E.2	INTERNAL LANDSCAPE	NON RESIDENTIAL - 5%	TOTAL AREA 197,283 SF X 0.05	9,864 SF	83,507- 8F	N/A
6.2.2.E.2	INTERNAL LANDSCAPE	1 TREE / 500 SF	9,864 SF OF REQUIRED LANDSCAPE AREA / 500	20 TREES	20 IREES	(IN)
6.2.2.G.2.b	INTERNAL LANDSCAPE	50% LIVE GROUND COVERAGE	83,507 SF INTER NAL LANDSCAPE AREA X 0.5	41,753 SF LIVE COVERAGE	41,753+ SF LIVE COVERAGE	N/A
6.2.2.G.1.f	OUTDOOR STORAGE SCREENING	WEST BOUNDARY FRONTAGE	TOTAL WEST BOUNDARY 594 LF	594 LF SCREENED	594 LF SCREENED	NA
6.2.2.G.1.f	OUTDOOR STORAGE SCREENING	OWL PLACE FRONTAGE	TOTAL OWL PLACE FRONTAGE 100 LF	100 LF SCREENED	100 LF SCREENED	NA
6.2.2.G.1.f	OUTDOOR STORAGE	MERIDIAN PARK DRIVE FRONTAGE	TOTAL MERIDIAN PARK DRIVE FRONTAGE 474 LF	474 LF SCREENED	474 LF SCREENED	NA
6.2.2.D.2.	LANDSCAPE BUFFERS	WEST RESIDENTIAL 15 FT BUFFER & 1 TREE / 25 LF	630 LF BUFFER / 25	15 FT BUFFER & 25 TREES (50% EVERGREEN)	15 FT & 25 TREES (100% EVERGREEN)	(WB)

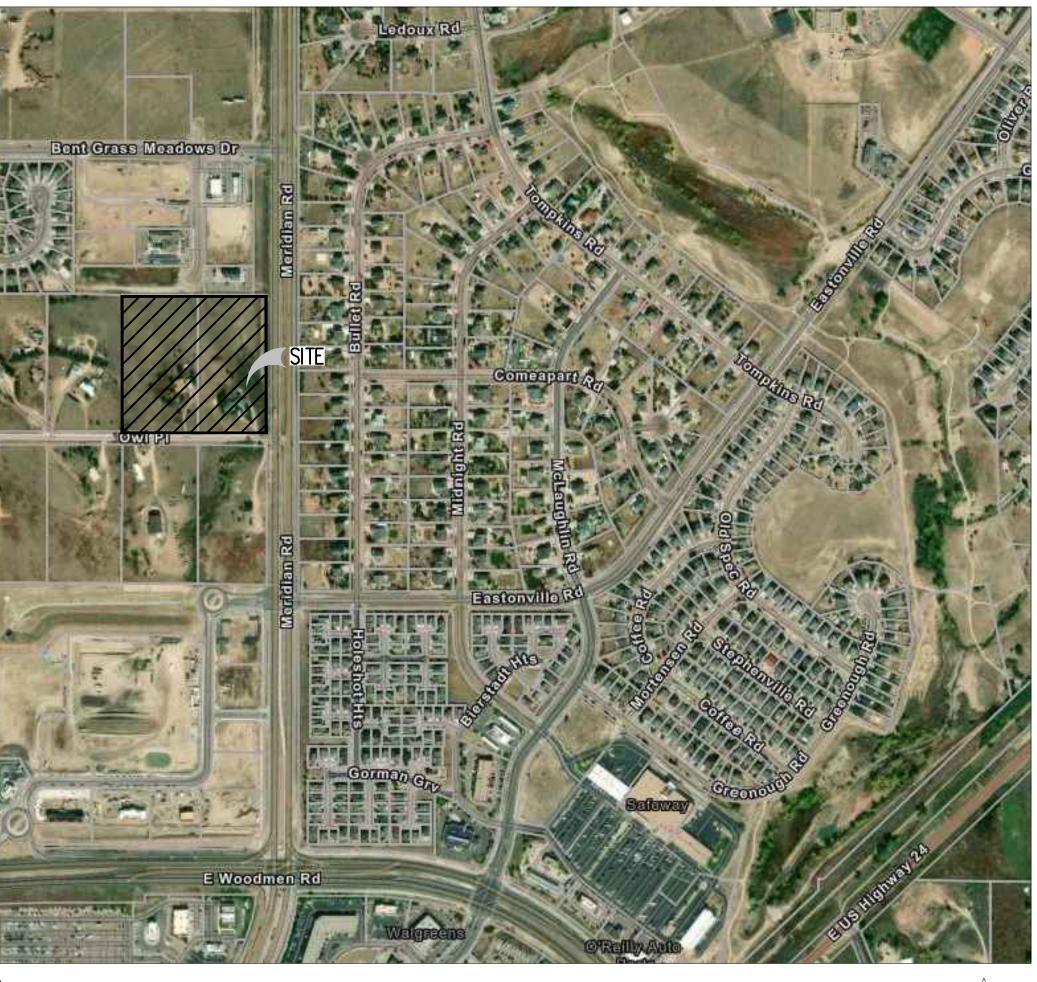


MERIDIAN STORAGE, LLC MERIDIAN STORAGE

FALCON RANCHETTES FILING NO. 1A, NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE

LANDSCAPE PLAN

PPR23XX PPR2336



VICINITY MAP <u>N.T.S.</u>

Lot 1 will still require fencing/screen9ing per the code.

Can it be denoted where the screening/ gates will be in relation to the landscaping? Can the height of the screening please be depicted as well?

LEGAL DESCRIPTION A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2, FALCON RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V-2, PAGE 15, OF THE RECORDS OF EL PASO COUNTY, COLORADO. CONTAINING 9.604 ACRES, MORE OR LESS.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below

Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

LANDSCAPE PLAN

155 Kelly J	ohnson Blvd., Suite 305
-	orings, CO 80920
9.900.72	
llowayU	S.com

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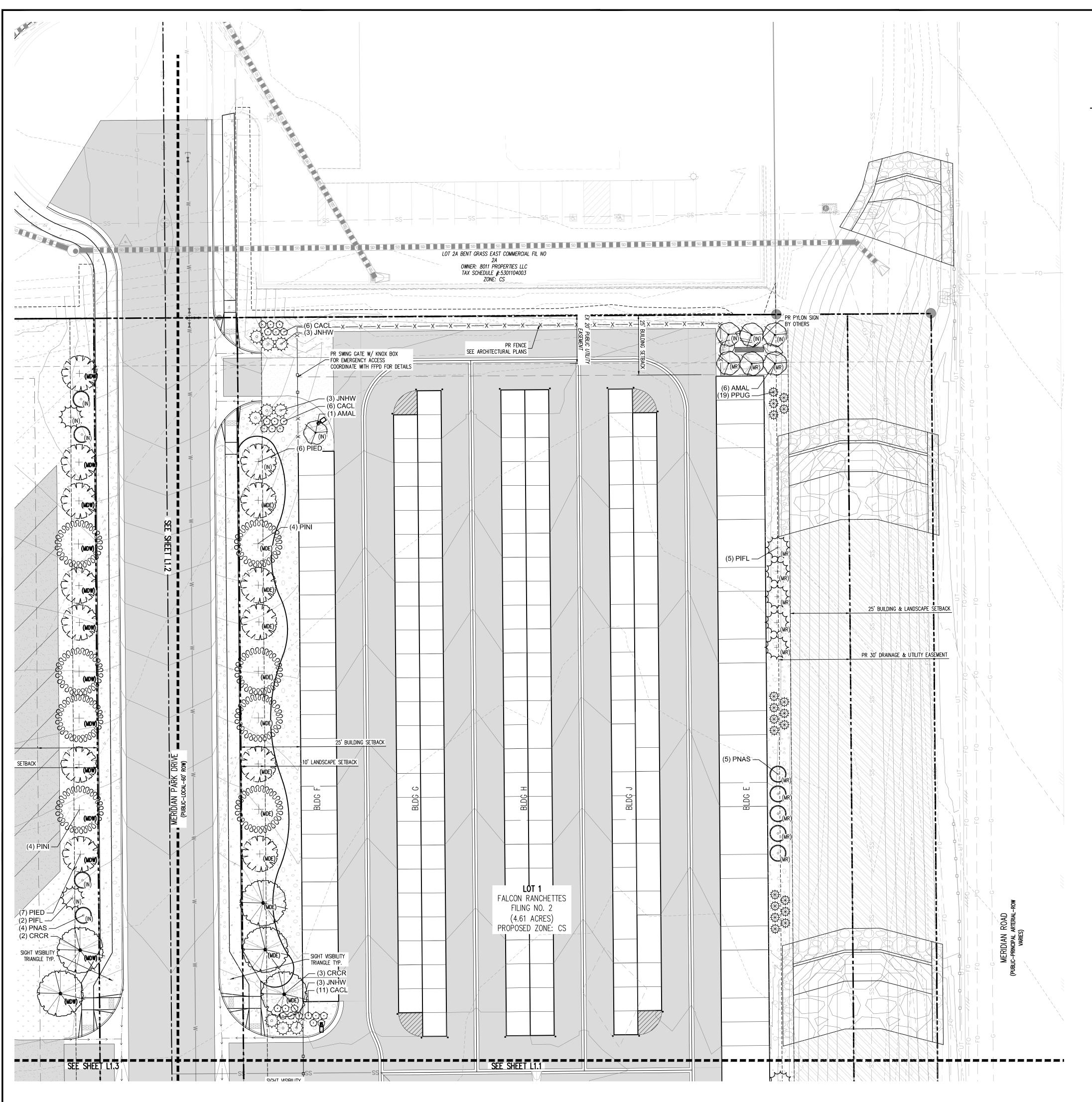
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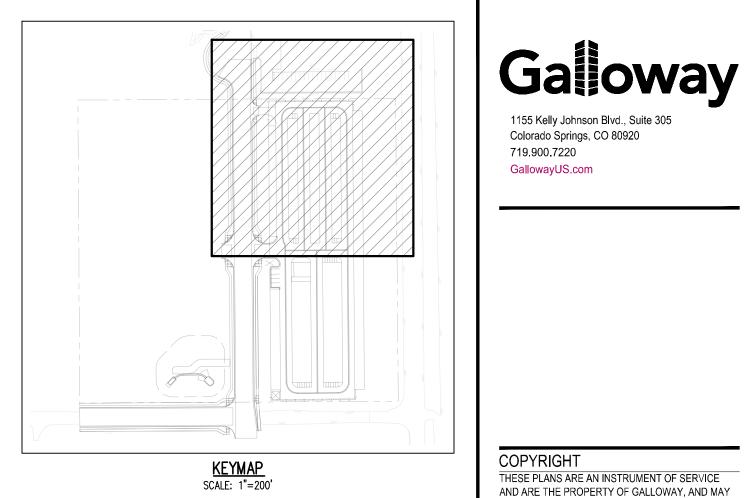
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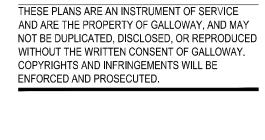
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SITE DEVELOPMENT PLAN MERIDIAN STORAGE	MERIDIAN STORAGE, LLC PPR23XX	STATE OF COLORADO, MERIDIAN ROAD & OW	EL PASO COUNTY, FALCON, CO 80931
# Date	Issue / Description		Init.
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LANDSCAPE PLAN

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PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION. Call before you dig. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION. COUNTY FILE NUMBER:

PLAKAMINTO ON CONTINUENTING CONTERPRENT DIRECTOR:

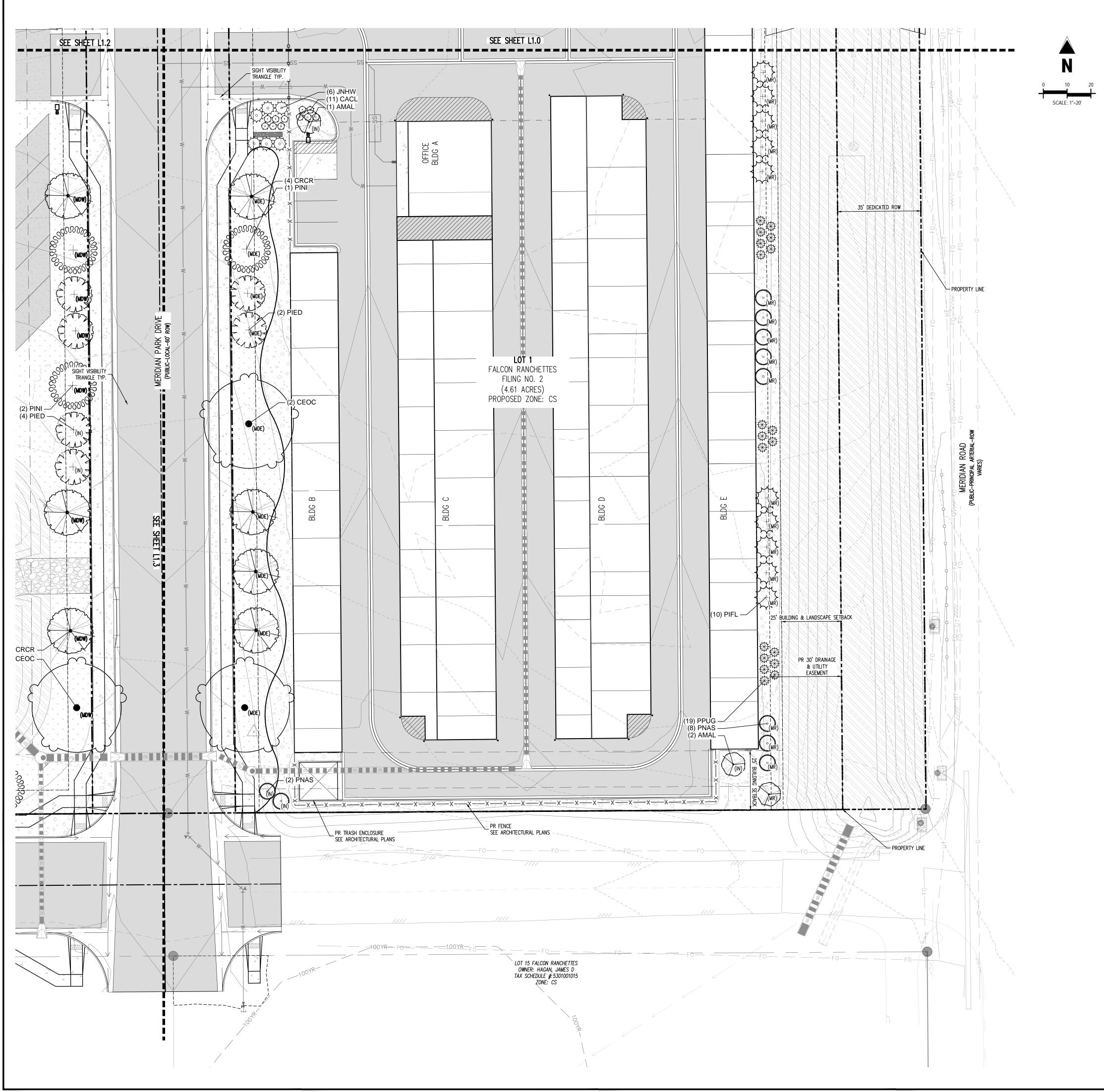
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED

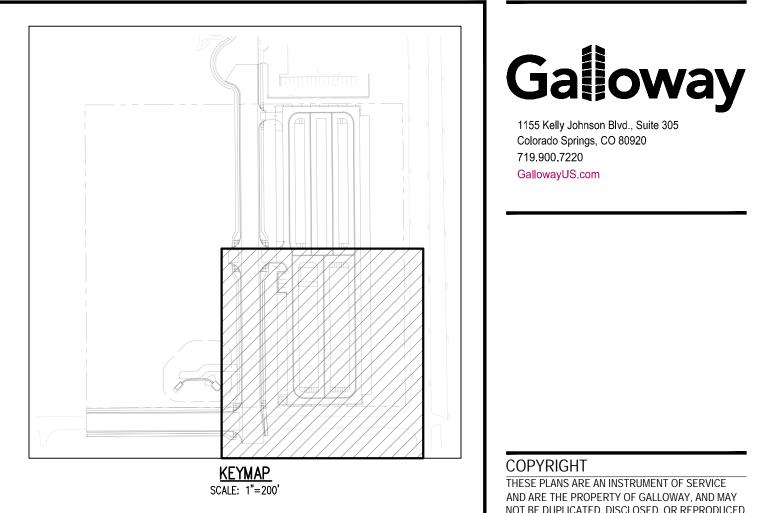
BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN

APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES,

PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT,

PPR-2224

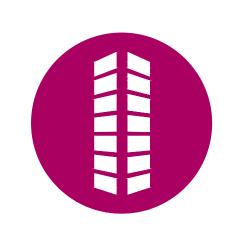




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1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220

GallowayUS.com



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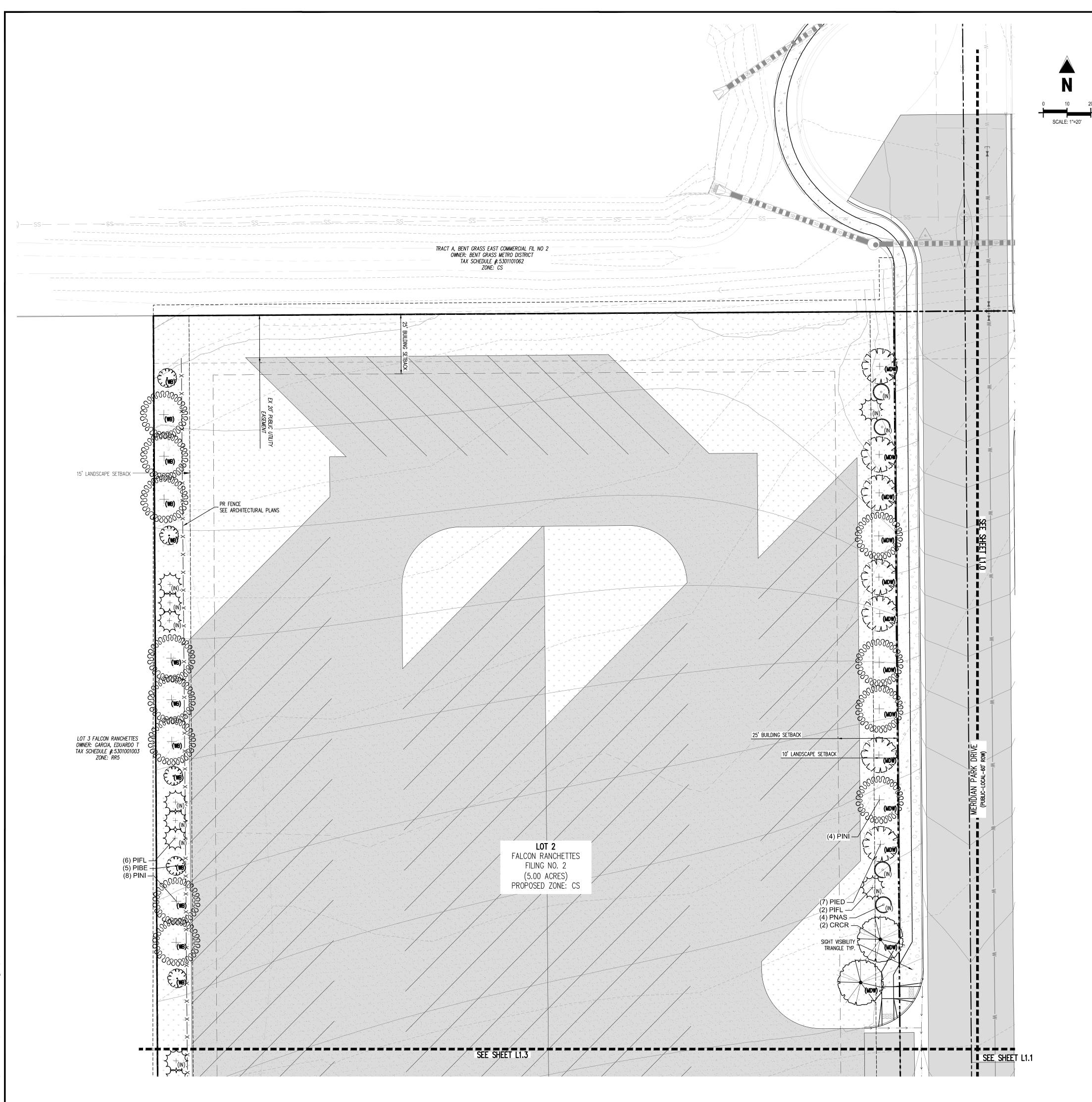


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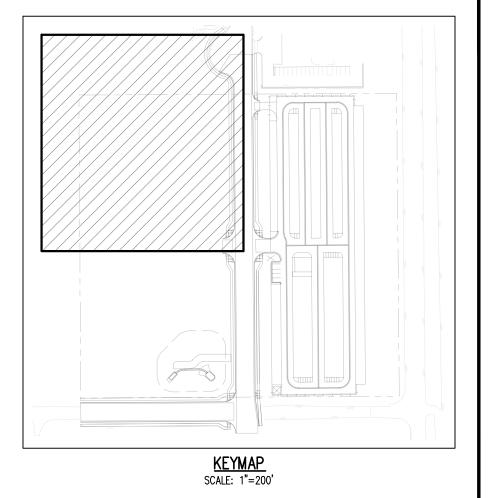


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tiorage LLC/CO, El Paso County - MRS01 - Storage00PLA/2-Plan/MRS01_LS.dwg - Brynhildr Hatsten - 9/8/2023



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SITE DEVELOPMENT PLAN MERIDIAN STORAGE	MERIDIAN STORAGE, LLC PPR23XX	STATE OF COLORADO, MERIDIAN ROAD & OWI	EL PASO COUNTY, FALCON, CO 80931	
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LANDSCAPE PLAN

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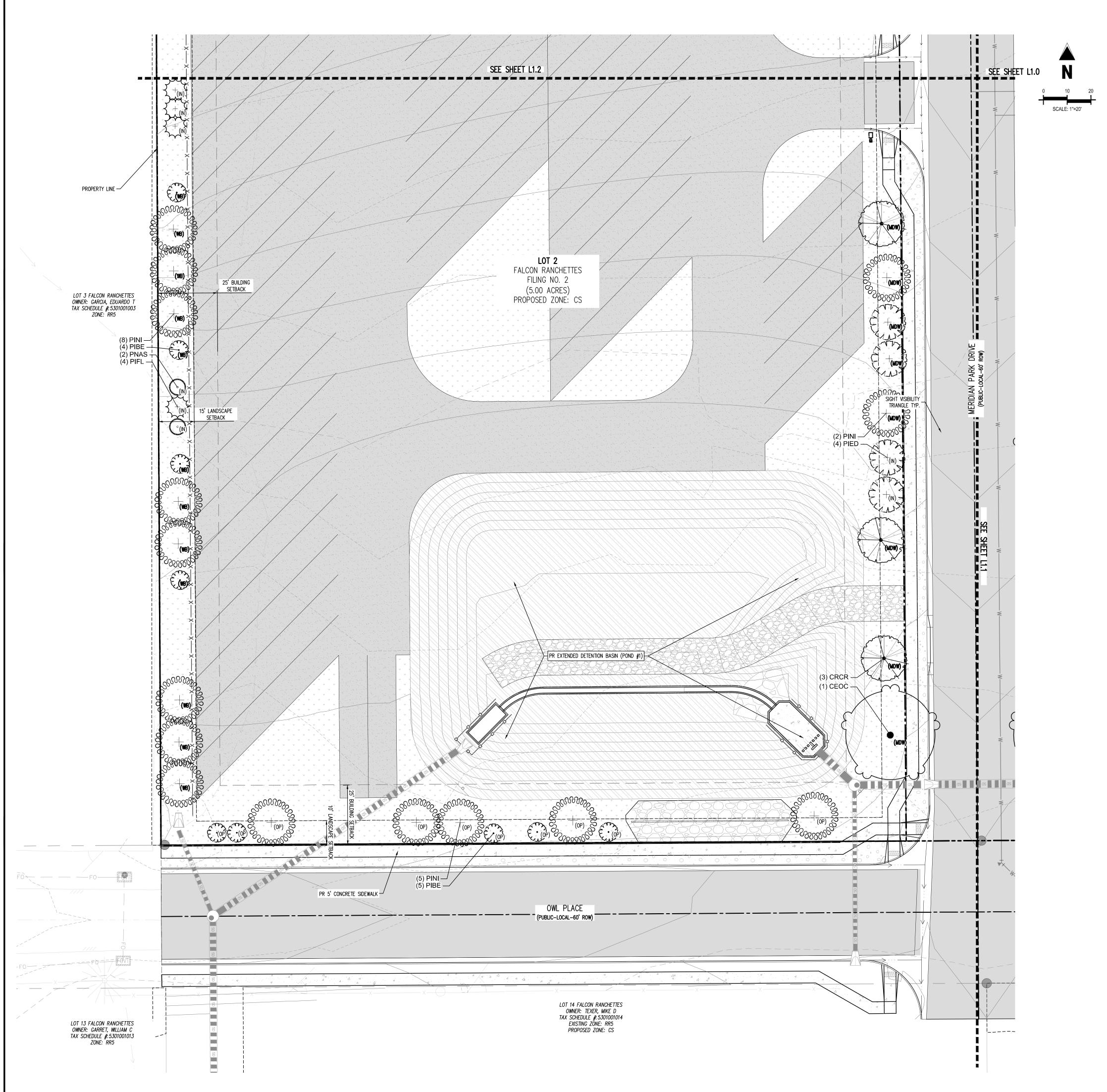
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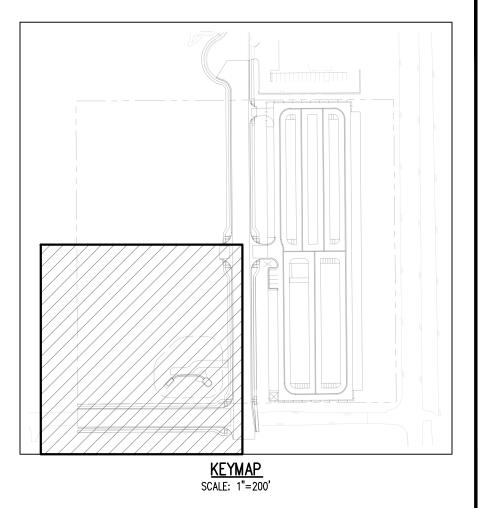
PLANDANNICIONNO CONTRACTION CONTERPRENT DIRECTOR:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE

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PPR-2224







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SITE DEVELOPMENT PLAN MERIDIAN STORAGE	MERIDIAN STORAGE, LLC PPR23XX	STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE	EL PASO COUNTY, FALCON, CO 80931
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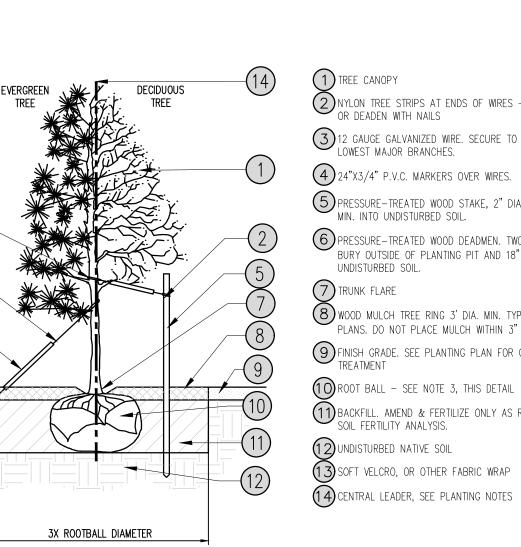
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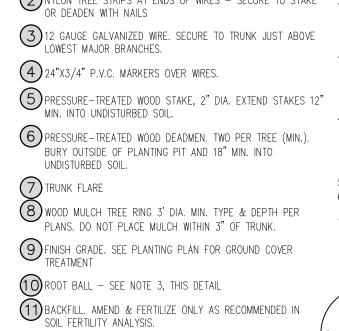


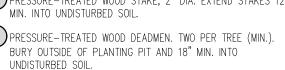
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NERAL	
ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE	EVENT OF A
DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTI STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.	LANDSCAPE ARCHITECT
 CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT. 	
. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CO REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE THE PLANS (AS APPLICABLE).	
. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WE UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM TH PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.	
. All construction debris and material shall be removed and cleaned out prior to installation of topsoil, trees, shrubs, and turf. For all information on surface material of walks, drives, and parking lots, see the site plan. See photometric plan for free standing ligh	
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.	
 WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACT 	
 ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACT PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY. 	
2. L'ANDSCAPE AND IRRIGATION WORK SHALL DE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCT. ISH GRADING AND SOIL PREPARATION 3. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSI	
FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURF ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE N CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.	ROUNDING GRADES AND NOTES, AND ACTUAL
AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL T THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE S REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BAC FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIO MAINTENANCE.	A SAMPLE SUBMITTED SOIL SAMPLES. THE SOIL KFILL MIXES, PRE-PLANT XFILL MIXES, PRE-PLANT XFILL MIXES, PRE-PLANT XFILL MIXES, PRE-PLANT
5. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESEN 6. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM	
AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL I ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE F STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PROD FOR ORGANIC AMENDMENTS.	BY MEANS OF EET OF NITROGEN N.T.S.
NTING 7. All deciduous trees shall have full, well—shaped heads/all evergreens shall be unsheared and full to the ground; unless otherwise spe Central leaders will not be accepted if leader is damaged or removed. Prune all damaged twigs after planting.	ECIFIED. TREES WITH 1 2
ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY TH ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRA ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE ACCEPTABILITY OF PLANT MATERIAL.	ICTOR'S OWN EXPENSE.
9. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.	
ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS C REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY TREES.	
ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OI THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.	
ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING	SHALL OVERLAP AT
JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SH AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.	
THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.	LANDSCAPED AREAS. 2 SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.	3 Plant root ball. Set top rootball 2" above adjacent grade. In bermed areas set rootball 2" above lower
LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.	4 BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET
AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTAL DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STA	LL A 4" THICK RING OF RING SIZE SHALL BE
ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE US AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.	ED IN WOOD MULCH 2 SHRUB/PERENNIAL PLANTING N.T.S.
ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE (PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS E	
STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BE ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANU	
AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.	EVERGREEN TREE DECIDUOUS TREE DECIDUOUS TREE DECIDUOUS TREE DECIDUOUS TREE DECIDUOUS TREE DECIDUOUS
AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PI	ermit.
L TESTING NOTE: The landscape contractor shall coordinate with the design landscape architect regarding the required soil analysis report and is respons The soil sampling and submitting the samples to a soils testing lab for testing. This would include a separate lab test report and recommi	LOWEST MAJOR BRANCHES.
AMENDMENTS, FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPE (SHRUB BEDS, SOD, NATIVE SEED). THE SOILS LAB R RECOMMENDATIONS ARE REQUIRED TO BE APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING AND L ANDSCAPE (PLANTS, SOD, NATIVE SEED) ON SITE.	RESULTS AND
	2 6 pressure-treated wood deadment
DSCAPE GUARANTEE AND MAINTENANCE The landscape contractor shall guarantee all trees, shrubs, perennials, sod, seeded areas, and irrigation systems for a period of <u>one</u> ye.	AR FROM THE DATE OF
THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF T WHICH OPERATE IMPROPERLY.	HE IRRIGATION STSTEM
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF <u>90 DAYS</u> . This shall includ mowing and aeration of lawns, weeding, replacement of mulch, removal of litter, and the appropriate watering of all plantings. Irrigation in proper working order, with scheduling adjustments by season and to maximize water conservation. If site opens during winter, to avoid	SHALL BE MAINTAINED
PLANTINGS, THE <u>90 DAYS</u> SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK. During the Landscape Maintenance Period, the Landscape contractor shall maintain positive drainage away from structures in all landscape	e areas at the
MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THI THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWN	TO ELIMINATE PONDING E GRADING PLANS,
LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.	NER.
ity notes	
THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FO PRIOR TO ANY CONSTRUCTION.	OR UTILITY LOCATION 3X ROOTBALL DIAMETER
THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD JSED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.	THESE PLANS BE
THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE II THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND LEED ADJUSTMENT MAY BE DECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCADE APOLITECT	DUTILITIES EXIST, <u>ZIREE PLANTING</u>
FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHO	

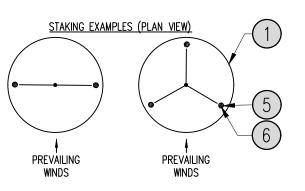
PLANTING







1 TREE CANOPY



BRANCH. 5. REMOVE ALL NURSERY STAKES AFTER PLANTING. 6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL. 4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR

HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE

- COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE. 3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN
- NOTES: 1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE. 2 NYLON TREE STRIPS AT ENDS OF WIRES – SECURE TO STAKE 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT

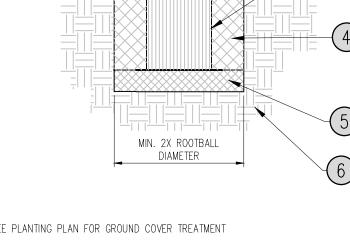
NATIVE CEED INFORMATION TADIE

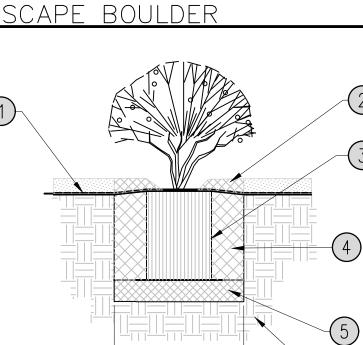
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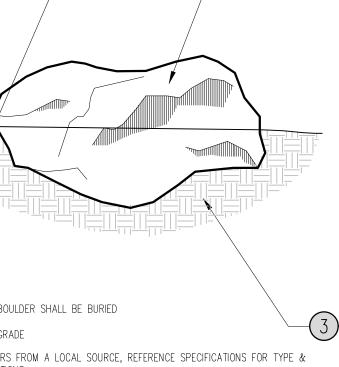
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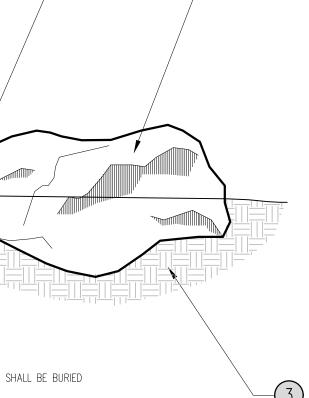
TABLE B. EL PASO COUNT	Y ALL-PURPOSE LOW GROW M	IX FOR UPLAND AND TRAN	SITION ARE	AS
Common Name	SCIENTIFIC NAME	GROWTH SEASON/FORM		POUNDS PLS - IRRIGATED BROADCAST - IRRIGATED HYDROSEED (80 SEEDS/SQ FT)
BUFFALOGRASS	BUCHLOE DACTYLOIDES	WARM, SOD	25	9.6
BLUE GRAMA	BOUTELOUA GRACILIS	WARM, BUNCH	20	10.8
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	WARM, BUNCH	29	5.6
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	COOL, BUNCH	5	3.2
WESTERN WHEATGRASS	PASCOPRYUM SMITHII	COOL, SOD	20	12
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	WARM, BUNCH	1	0.8
		SEED RATE (LBS	PLS/ACRE)	42

JB/PERENNIAL PLANTING









\sim		
$\left(\cdot \right)$	CEOC	2
EVERGREEN TREES	CODE	<u>QTY</u>
	PIED	8
}	PIFL	15
	PINI	5
	PNAS	15
ORNAMENTAL TREES		QTY
	AMAL	10
	CRCR	7
DECIDUOUS SHRUBS	CODE	QTY
\odot	CACL	34
EVERGREEN SHRUBS	CODE	<u>QTY</u>
x~v x ∘ k	JNHW	15
*	PPUG	38
MULCH	CODE	<u>QTY</u>
	RMULCH	18,180 SF

LOT 2 PLANT SCHEDULE		
DECIDUOUS TREES	CODE	<u>QTY</u>
\bigcirc	CEOC	1
EVERGREEN TREES	CODE	<u>QTY</u>
The start	PIBE	14
Ê+J	PIED	11
Service + + + + + + + + + + + + + + + + + + +	PIFL	12
808 4 308 8 4 30	PINI	27
	PNAS	6
ORNAMENTAL TREES	CODE	<u>QTY</u>
\bigcirc	CRCR	5
MULCH	CODE	<u>QTY</u>
	RMULCH	3,957 SF
SOD/SEED	<u>CODE</u>	<u>QTY</u>

CODE

QTY

SEED1 8,445 SF

SEED4 32,837 SF

COMMON NAME

SOD/SEED

LOT 1 PLANT SCHEDULE

DECIDUOUS TREES CODE QTY

COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	60`X40`
COMMON NAME	BOTANICAL NAME	CONT.	<u>CAL / SIZE</u>	HT. X SPD.
PINYON PINE	PINUS EDULIS	B&B	6` HT	25`X15`
VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B&B	6` HT	20`X10`
AUSTRIAN PINE	PINUS NIGRA	B&B	6` HT	50`X20`
ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6` HT	25`X7`
COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	B&B	1.5" CAL	15`X10`
THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	B&B	1.5" CAL	50`X20`
COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3`X3`	
COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	#5 CONT.	6"X6`	
DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	3`X4`	
COMMON NAME	BOTANICAL NAME			
1.5" ROCK COBBLE MULCH	1.5" ROCK COBBLE MULCH			
COMMON NAME	BOTANICAL NAME			
LOW GROW NATIVE SEED	LOW GROW NATIVE SEED			
RIPARIAN/DETENTION NATIVE SEED	RIPARIAN/DETENTION NATIVE SEED			

BOTANICAL NAME

Ga 1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com

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Date Issue / Description

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Project No: Drawn By: Checked By:

Date:

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COMMON HACKBERRY	CELTIS OCCIDENTALIS
COMMON NAME	BOTANICAL NAME
BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY I
PINYON PINE	PINUS EDULIS
VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDEF
AUSTRIAN PINE	PINUS NIGRA
ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD S
COMMON NAME	BOTANICAL NAME
THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GAL
COMMON NAME	BOTANICAL NAME
1.5" ROCK COBBLE MULCH	1.5" ROCK COBBLE MUL
COMMON NAME	BOTANICAL NAME

54,192 SF LOW GROW NATIVE SEED

25,358 SF RIPARIAN/DETENTION NATIVE SEED

TANICAL NAME CONT. CAL / SIZE HT. X SPD. EA PUNGENS 'BABY BLUE EYES' B&B 6` HT 18`X8` IUS EDULIS B&B 6` HT 25`X15` IUS FLEXILIS 'VANDERWOLF'S PYRAMID' B&B 6` HT 20`X10` IUS NIGRA B&B 6` HT 50`X20` US NIGRA 'ARNOLD SENTINEL' B&B 6` HT 25`X7` CONT. CAL / SIZE HT. X SPD. TANICAL NAME 1.5" CAL 50`X20` ATAEGUS CRUS-GALLI INERMIS B&B TANICAL NAME ' ROCK COBBLE MULCH TANICAL NAME LOW GROW NATIVE SEED RIPARIAN/DETENTION NATIVE SEED

CONT. CAL / SIZE HT. X SPD.

B&B

2" CAL 60`X40`

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



COUNTY FILE NUMBER: PPR-2224