

PARCEL NO. 5311101004 PARCEL NO. 5311101005 PARCEL NO. 5311101006 PARCEL NO. 5311101007

Per Section 6.2.2.C.1. "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."

Per Section 6.2.2.C.2. "The most common method to satisfy the parking lot tree requirement is through the utilization of plant islands, fingers (areas open to the parking on 3 sides), and corners (open to the parking on 2 sides). Islands, fingers, and corners are required to be incorporated into all parking lots of 15 parking spaces or more in area. 1 island shall be provided for every 15 spaces. An island, finger or corner must be a minimum of two parking spaces in size (18' x 18' or 9' x 36' in order to qualify as a required island, finger, or corner."

LOT 11
ROLLING THUNDER
BUSINESS PARK
PARCEL NO. 5311101011

PROPOSED
BUILDING
±6,550 SF
FF=6900.00
LOT 12
ROLLING THUNDER
BUSINESS PARK
PARCEL NO.
5311101012

LOT 13
ROLLING THUNDER
BUSINESS PARK
PARCEL NO. 5311101013

SITE CATEGORY CALCULATIONS

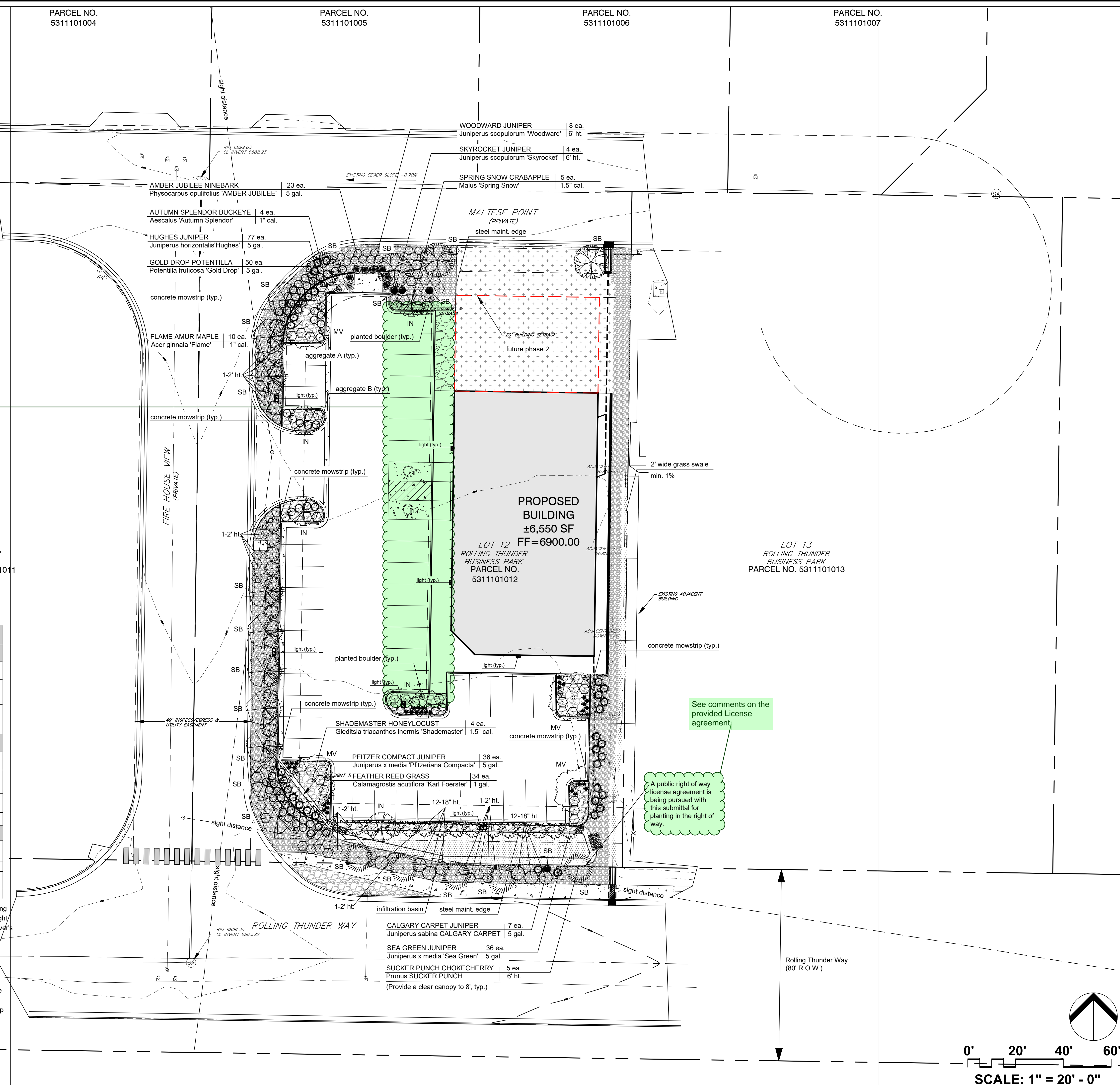
LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification	Setback Width (ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.
NON ARTERIAL	MALTESE POINT	10' / 11'	156'	1 / 30'	6 / 6
NON ARTERIAL	FIRE HOUSE VIEW	10' / 11'	283'	1 / 30'	10 / 10
NON ARTERIAL	ROLLING THUNDER WAY	10' / 16'	156'	1 / 30'	6 / 6
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
NA	NA	SB	75% / 75%		

MOTOR VEHICLE LOTS				
No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
47	4 / 4	NORTH WEST SOUTH	367'	245'
Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req.(50%) / Prov.	Length of Screening Wall Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided
37 / 37	50% / 100%	NA	MV	75% / 75%

INTERNAL LANDSCAPING				
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	
50,965 SF (1.17 ac)	5%	2,549 / 2,757 (5%)	5 / 5	
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	
NA	NA	IN	50% / 50%	

Re. driveway exiting into Fire House View: per Table 2-35 of the El Paso County Engineering Criteria Manual (ECM), the entering sight distance for a two lane roadway with a posted speed of 25 miles per hour is 250 feet. For calculating sight distance, a height of 3.5 feet is used for the driver's eyes at the access location and a height of 3.5 feet for the oncoming vehicle. The entering driver's eyes shall be 10 feet behind the edge of the roadway. These criteria are found in 2.4 Roadway Access Design of the ECM. Pursuant to 2.3.6.G.2, the proposed shrubs within the sight distance triangle have a mature height of 1' to 2'. This is under the threshold of 30" above the flowline elevation of the adjacent roadway.

Re. driveway exiting south from Fire House View to Rolling Thunder Way: per Table 2-21 of the El Paso County Engineering Criteria Manual (ECM), the intersection sight distance is measured from a point on the minor road at 13 feet back from the edge of the major road pavement and measured from a height of eye at 3.5 feet on the minor road to a height of object at 3.5 feet on the major road. In this case, the sight distance was derived from a point 13 back from the pedestrian marker striping and stop sign. The posted speed of the road is 35 m.p.h., so a distance of 390 feet was interpolated between the value of 335 feet at 30 m.p.h. and 445 feet at 40 m.p.h.



See comments on the provided License agreement

A public right of way license agreement is being pursued with this submittal for planting in the right of way.

William Garau & Associates, Ltd.
LANDSCAPE ARCHITECTURE, LAND PLANNING, EXISTENCE COORDINATION
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This drawing is preparatory to the final construction documents which can be submitted graphically and shall not be construed as a final contract. Field changes made without prior approval by the Reviewing Agencies of the record drawing may result in delay of final acceptance and/or issuance of a certificate of occupancy where applicable.

Only drawings which bear the official stamp of the licensed landscape architect in the state in which the drawing is issued are intended for construction purposes.

**MALTESE POINT -
ROLLING THUNDER
PEYTON, CO**

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE PREPARED:	DESIGNED BY:	CHECKED BY:	REVISIONS:	DATE:	BY:	DESCRIPTION:
03/20/24	GEM	WFG				
5/21/24	GEM		RESPOND TO COUNTY			

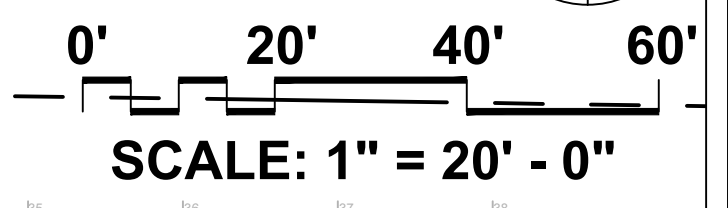
NOTES:

SHEET TITLE:
LANDSCAPE PLAN

PLAN SCALE: 1"=20'0"

SHEET NO.
LS1.0
1 of 2 SHEETS

PCD FILE NO.
PPR 2414



LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

TREES							
SYMBOL	QTY.	KEY	DROUGHT TOLERANT (DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	4	[HO]		SHADBLASTER HONEYLOCUST (Gleditsia inaequalis var. shadblaster)	40-50' 30-40'	1.5" cal.	B&B Nursery Grown. Size to meet or exceed A&N min. size
	5	[BS]		SPRING BLOW GRAMPAPLE (Magnolia Spring Snow)	20-25' 20-25'	1.0" cal.	B&B Nursery Grown. Size to meet or exceed A&N min. size
	5	[BU]		SUCKER PUNCH CHOCHECHERRY (Prunus SUCKER PUNCH)	20-30' 15-25'	1.0" cal.	B&B Nursery Grown. Size to meet or exceed A&N min. size
	10	[FL]		FLAME AMUR MAPLE (Acer ginnala Flame)	15-20' 15-20'	1.0" cal.	B&B Nursery Grown. Size to meet or exceed A&N min. size
	4	[AT]		AUTUMN GLENDOR BUCKEYE (Aesculus glendora)	20-25' 20-25'	1.0" cal.	B&B Nursery Grown. Size to meet or exceed A&N min. size
	4	[BK]		SPYROCKET JUNIPER (Juniperus scopulorum Spyrocket)	15-20' 2-4'	6" ht.	B&B Nursery Grown. Size to meet or exceed A&N min. size

SHRUBS							
SYM.	QTY.	KEY	DROUGHT TOLERANT (DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	8	[WO]		WOODWARD JUNIPER (Juniperus scopulorum Woodward)	15-20' 2-4'	6" ht.	Container Grown. Size to meet or exceed A&N min. size
	36	[SG]		SEA GREEN JUNIPER (Juniperus x media Sea Green)	5-6' 6-8'	5 gal.	Container Grown. Size to meet or exceed A&N min. size
	50	[FD]		GOLD DROP POTENTILLA (Potentilla fruticosa Gold Drop)	2-3' 2-3'	5 gal.	Container Grown. Size to meet or exceed A&N min. size
	77	[HJ]		HUGHES JUNIPER (Juniperus horizontalis Hughes)	1-2' 5-8'	5 gal.	Container Grown. Size to meet or exceed A&N min. size
	36	[PF]		PFTZER COMPACT JUNIPER (Juniperus x media Pfizers Compact)	4-6' 4-6'	5 gal.	Container Grown. Size to meet or exceed A&N min. size
	23	[AJ]		AMBER JUBILEE HINEBARK (Physocarpus opulifolius AMBER JUBILEE)	5-6' 3-4'	5 gal.	Container Grown. Size to meet or exceed A&N min. size
	7	[CA]		CALGARY CARPET JUNIPER (Juniperus sibirica CALGARY CARPET)	13-18' 6-6"	5 gal.	Container Grown. Size to meet or exceed A&N min. size

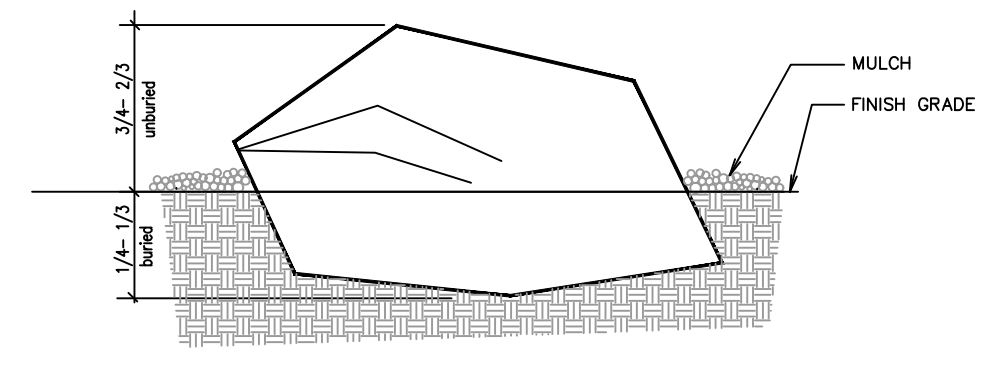
GRASSES, PERENNIALS, GROUNDCOVERS							
SYM.	QTY.	KEY	DROUGHT TOLERANT (DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	34	[FR]		FEATHER REED GRASS (Calamagrostis acutiflora Karl Foerster)	3-5' 2-3'	#1	Container Grown. Size to meet or exceed A&N min. size

SYMBOL KEY:

SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	CONCRETE MOWSTRIP
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'A': 1-1/2" SIZE BRECKEN GOLD ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 6,409 SQUARE FEET
	AGGREGATE 'B': 2-4" SIZE GREY ROSE COBBLE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 8" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 2,324 SQUARE FEET
	SEEDED TURF (El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas): [20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDE-OATS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS] Seed rate (lbs PLS/acre) : 19.3 Irrigated broadcast or irrigated hydroseeded. AREA : 1,224 SQUARE FEET
	SEEDED TURF (El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas): [25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDE-OATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROP/SEED] Seed rate (lbs PLS/acre) : 42.0 Irrigated broadcast or irrigated hydroseeded. AREA : 1,866 SQUARE FEET
	'PLANTED' BOULDERS: Equal to Siloam quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht. exposed above grade (Per Detail).
	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] AREA : 217 SQUARE FEET

LANDSCAPE NOTES:

- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- UPON APPROVAL OF THE FINAL LANDSCAPE PLAN, AN IRRIGATION PLAN WILL BE PROVIDED.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS.

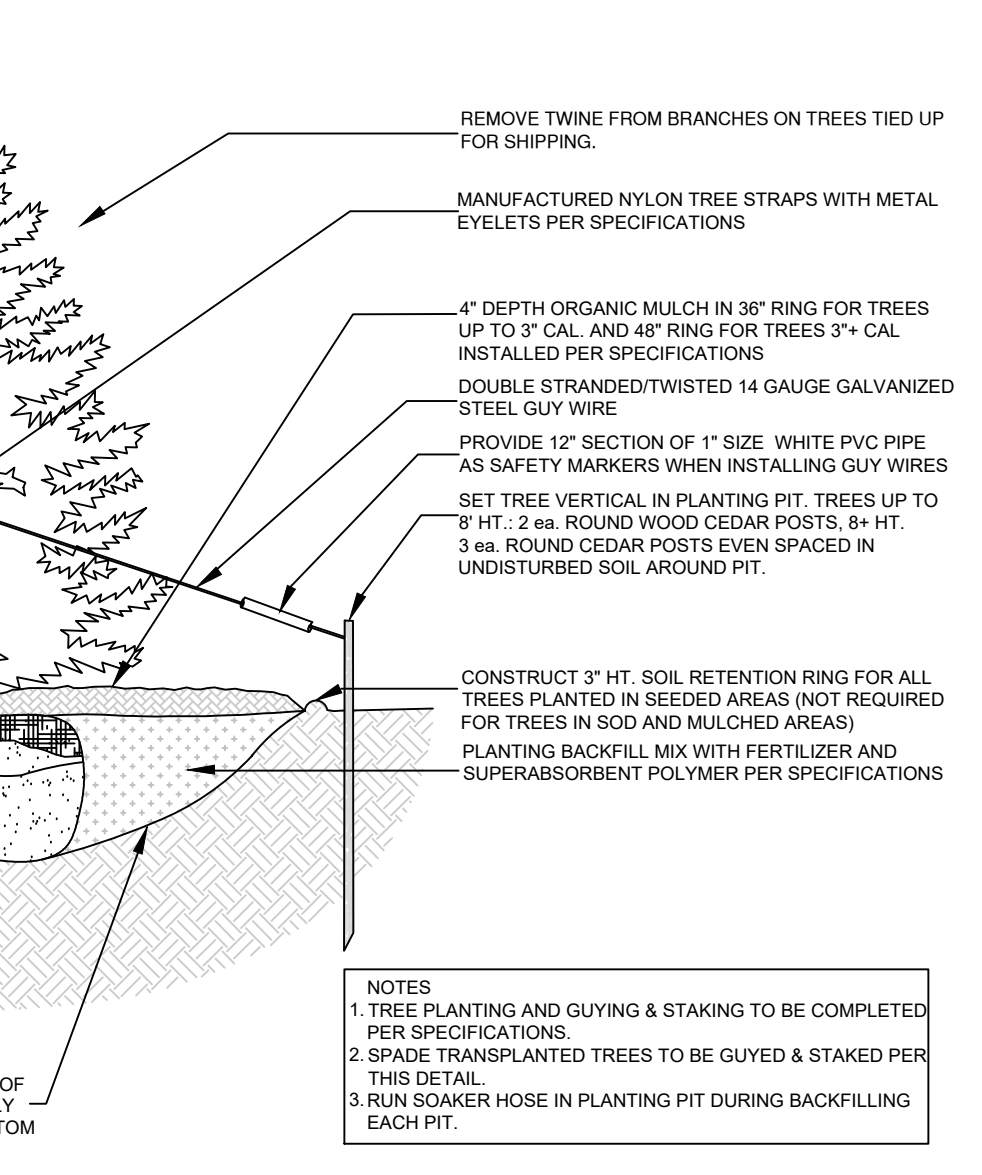
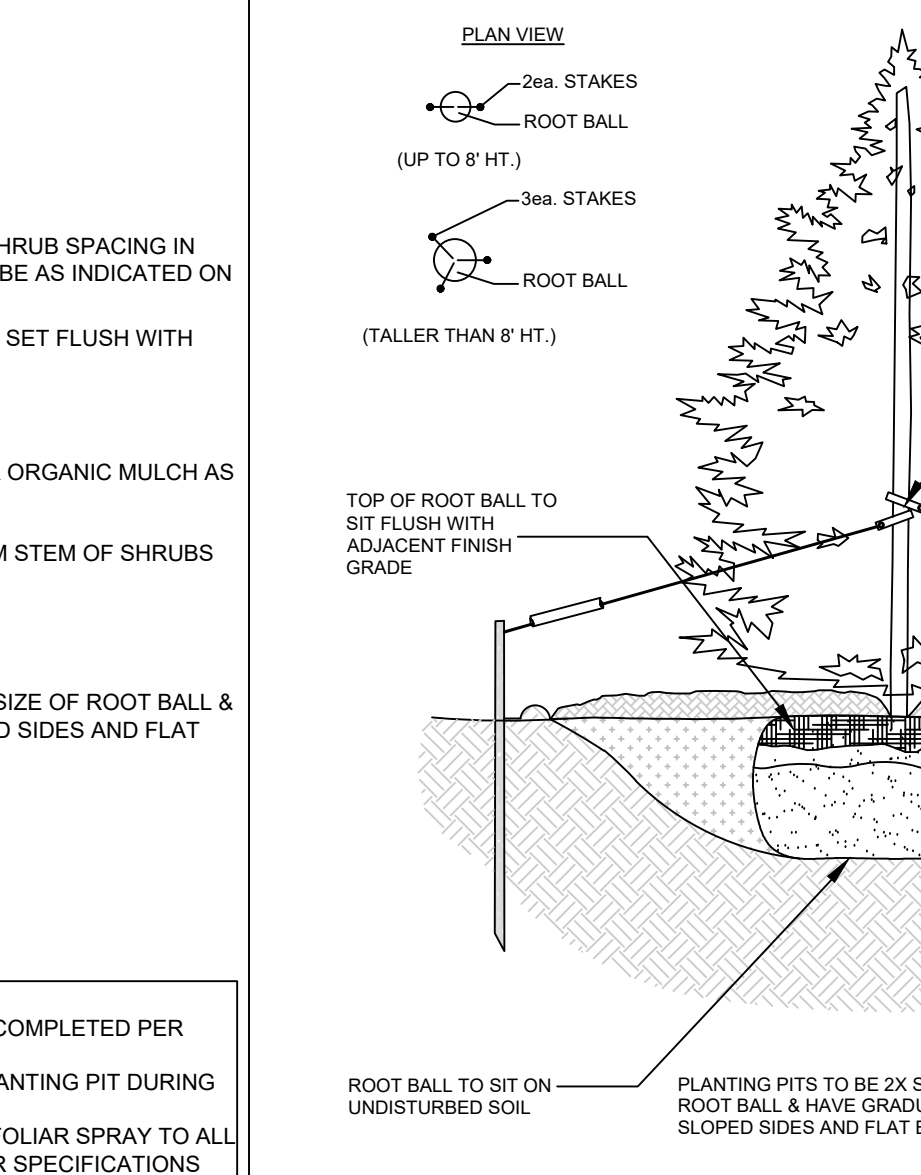
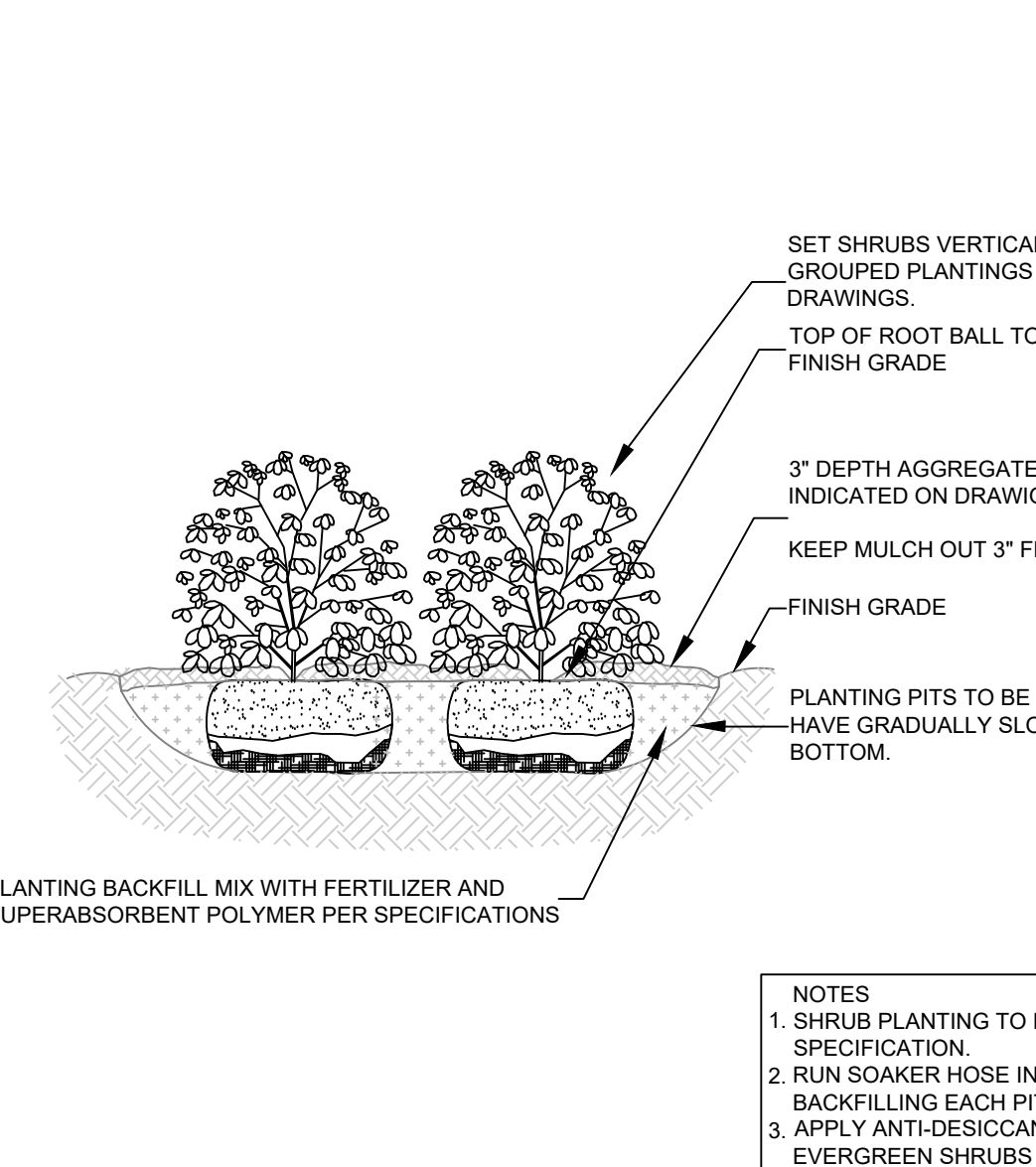
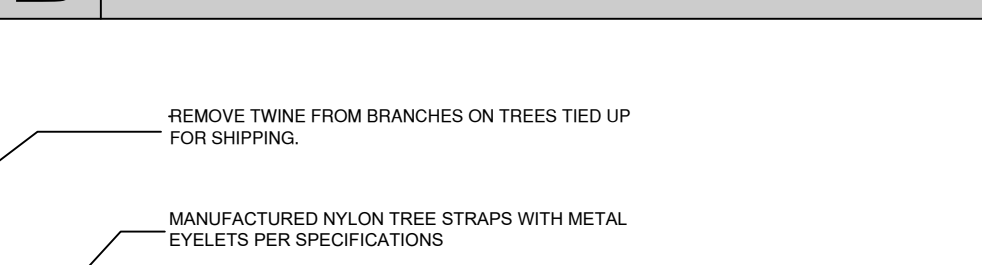


This will need to be shown prior to approval, most specifically for the landscaped area within the right of way

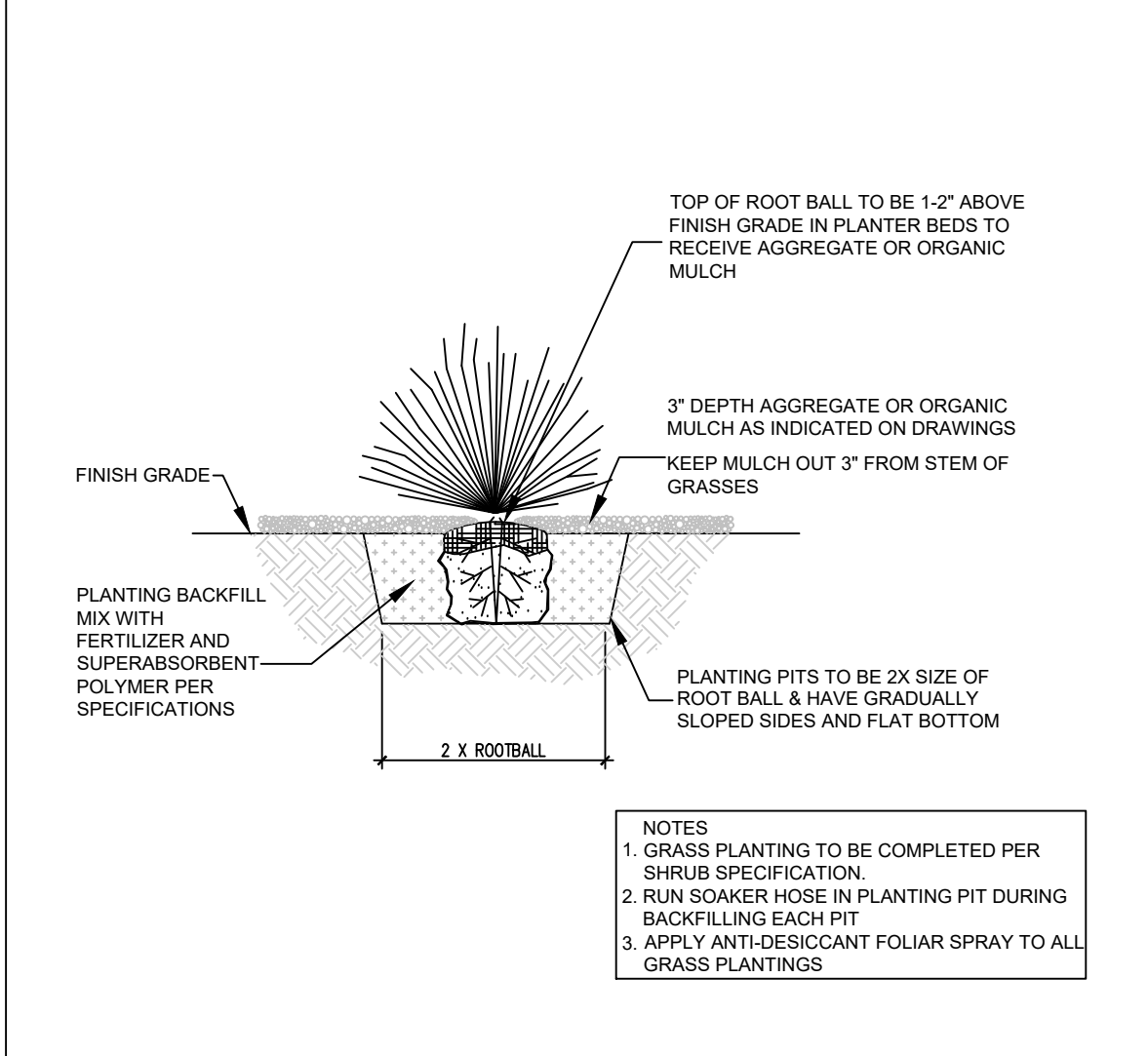
A PLANTED BOULDER NOT TO SCALE

- IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES.
 - NEW SOODED TURF INTERIOR LANDSCAPE AREAS; 20V ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS.
 - NEW SEEDED TURF AREAS; 30V ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS.
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
 - ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
 - 4"x1/4 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS, PIN EDGING WITH 1/2" STEEL EDGING PINS AT 24" SPACING.
 - ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS. MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUND COVER AREAS.
 - PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.

B STEEL MAINTENANCE EDGE NOT TO SCALE



F CONCRETE MOWSTRIP NOT TO SCALE



D SHRUB PLANTING DETAIL NOT TO SCALE

E EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

G ORNAMENTAL GRASS PLANTING NOT TO SCALE

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MALTESE POINT - ROLLING THUNDER PEYTON, CO

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE PREPARED: 03/29/24
DESIGNED BY: GEM
CHECKED BY: WFG

REVISIONS:
DATE BY: DESCRIPTION:
5/21/24 GEM RESPOND TO COUNTY

NOTES:

SHEET TITLE:
LANDSCAPE DETAILS

PLAN SCALE: NOT TO SCALE

SHEET NO.
LS2.0
2 of 2 SHEETS

PCD FILE NO.
PPR 2414