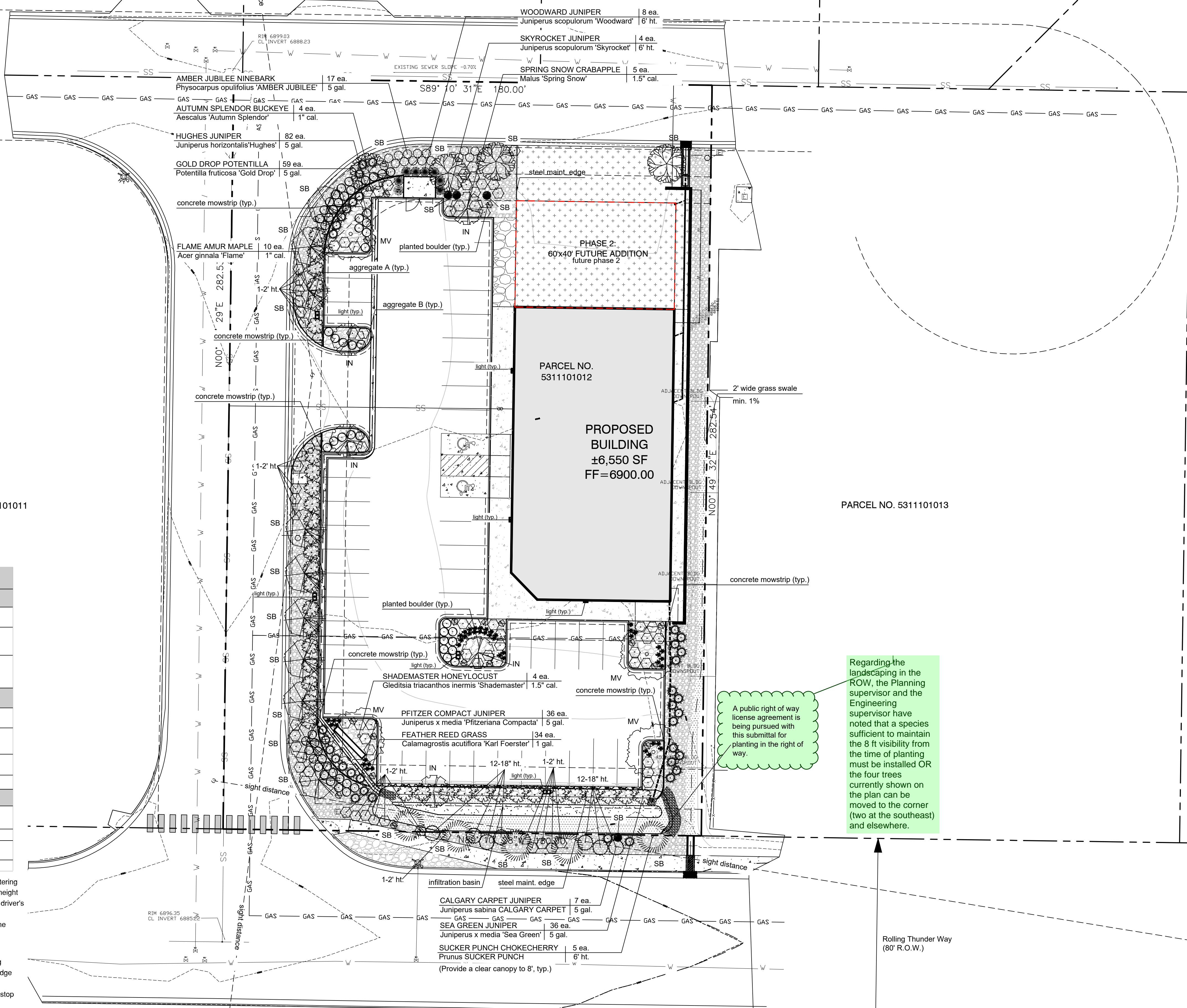


PARCEL NO. 5311101004 PARCEL NO. 5311101005 PARCEL NO. 5311101006 PARCEL NO. 5311101007



PARCEL NO. 5311101011

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 Req./Prov.	No. of Trees Req./Prov.
NON ARTERIAL	MALTESE POINT	10' / 10'	156'	1' / 30'	6 / 6
NON ARTERIAL	FIREHOUSE 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.)
46	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%

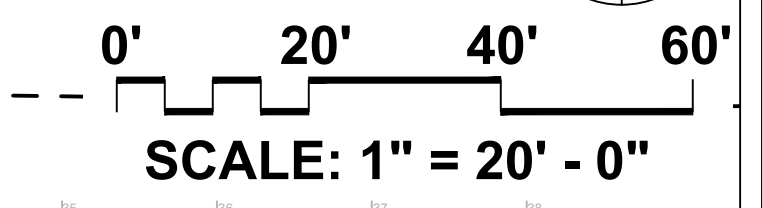
INTERNAL LANDSCAPING				
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	
50,965 SF (1.17 ac)	5%	2,549 / 2,757 (5%)	5 / 5	
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / 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 feet 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.

Regarding the landscaping in the ROW, the Planning supervisor and the Engineering supervisor have noted that a species sufficient to maintain the 8 ft visibility from the time of planting must be installed OR the four trees currently shown on the plan can be moved to the corner (two at the southeast) and elsewhere.

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



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 Colorado Springs, CO 80903
 719.533.9799

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

PROJECT NAME:
 PROJECT ADDRESS:
 PROJECT DESCRIPTION:

DATE PREPARED:	DESIGNED BY:	CHECKED BY:	
03/28/24	GEM	WFG	
REVISIONS:	DATE:	BY:	DESCRIPTION:
	5/21/24	GEM	RESPOND TO COUNTY
	7/18/24	GEM	RESPOND TO COUNTY

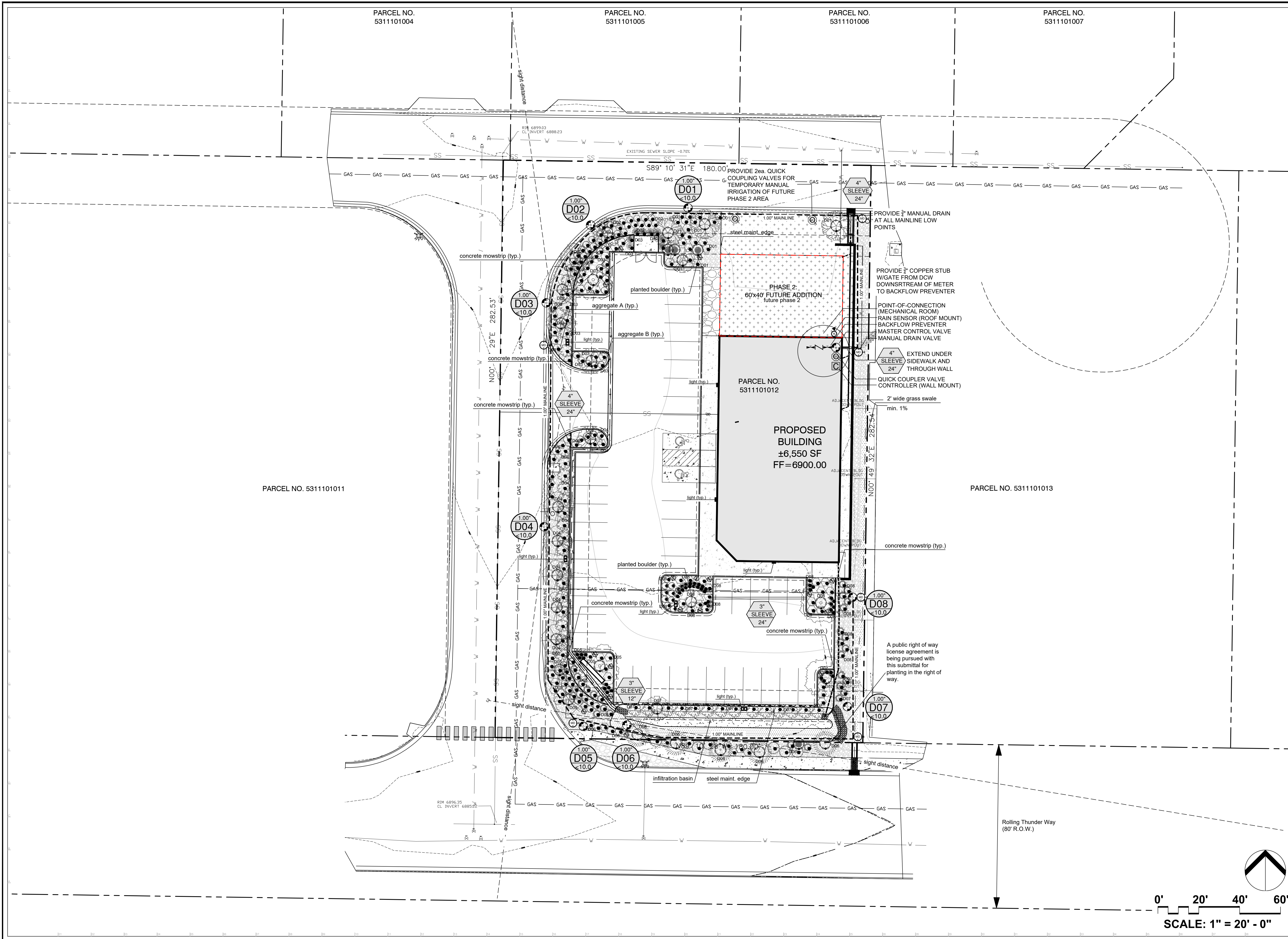
NOTES:

SHEET TITLE:
 LANDSCAPE PLAN

PLAN SCALE: 1"=20'0"

SHEET NO.
LS1.0
 1 of 3 SHEETS

PCD FILE NO.
PPR 2414



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

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

NOTES:

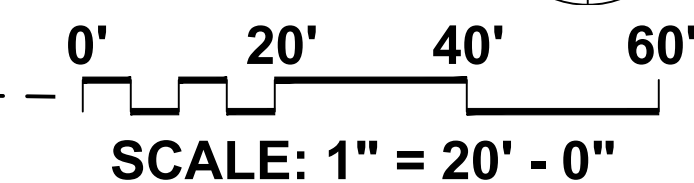
SHEET TITLE:
 IRRIGATION PLAN

PLAN SCALE: 1"=20'0"

SHEET NO.

LS2.0
 2 of 3 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	[NO]		SHADMASTER HONEYLOCUST (Cedrela tinctoria var. tinctoria)	40-50' 30-40'	1.5" cal.	B&B Nursery Grow. Size to meet or exceed A&N min. size
	5	[BS]		SPRING BLOW (MAMMULE) (Magnolia Spicy Snow)	20-25' 20-25'	1.0" cal.	B&B Nursery Grow. Size to meet or exceed A&N min. size
	5	[BU]		SUCKER PUNCH CHOCHEERRY (Phoradendron SUCKER PUNCH)	20-30' 15-25'	1.0" cal.	B&B Nursery Grow. Size to meet or exceed A&N min. size
	10	[FL]		FLAME AMUR MAPLE (Acer glabrum)	15-20' 15-20'	1.0" cal.	B&B Nursery Grow. Size to meet or exceed A&N min. size
	4	[AT]		AUTUMN PLEASANT BUCKEYE (Aesculus Autumn Pleasant)	20-25' 20-25'	1.0" cal.	B&B Nursery Grow. Size to meet or exceed A&N min. size
	4	[BK]		SPYROCKET JUNIPER (Juniperus scopulorum)	15-20' 2-4'	6" ht.	B&B Nursery Grow. Size to meet or exceed A&N min. size

SHRUBS								
SYMBOL	QTY.	KEY	DROUGHT TOLERANT (DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES	
	8	[NO]		WOODWARD JUNIPER (Juniperus horizontalis)	15-20' 2-4'	6" ht.	Container Grow. Size to meet or exceed A&N min. size	
	36	[BS]		SEA GREEN JUNIPER (Juniperus media 'Sea Green')	6-8'	5 gal.	Container Grow. Size to meet or exceed A&N min. size	
	59	[BU]		GOLD DROP POTENTIALIA (Potentilla Gold Drop)	2-3'	5 gal.	Container Grow. Size to meet or exceed A&N min. size	
	82	[FL]		HUGHES JUNIPER (Juniperus horizontalis 'Hughes')	1-2'	5 gal.	Container Grow. Size to meet or exceed A&N min. size	
	36	[PF]		PFTZER COMPACT JUNIPER (Juniperus media 'Pfitzer Compact')	4-6'	5 gal.	Container Grow. Size to meet or exceed A&N min. size	
	17	[AJ]		AMBER JUBILEE HINEBARK (Physocarpus opulifolius 'AMBER JUBILEE')	5-6'	5 gal.	Container Grow. Size to meet or exceed A&N min. size	
	7	[CA]		CALGARY CARPET JUNIPER (Juniperus sibirica CALGARY CARPET)	13-18'	6-8'	5 gal.	Container Grow. Size to meet or exceed A&N min. size

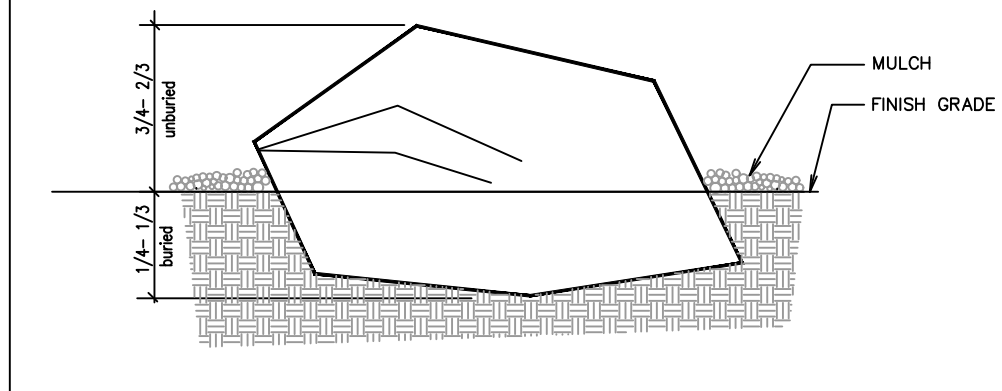
GRASSES, PERENNIALS, GROUNDCOVERS							
SYMBOL	QTY.	KEY	DROUGHT TOLERANT (DEER RESISTANT)	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	34	[FR]		FEATHER REED GRASS (Calamagrostis acutiflora 'Karl Foerster')	3-5' 2-3'	#1	Container Grow. Size to meet or exceed A&N min. size

SYMBOL KEY:

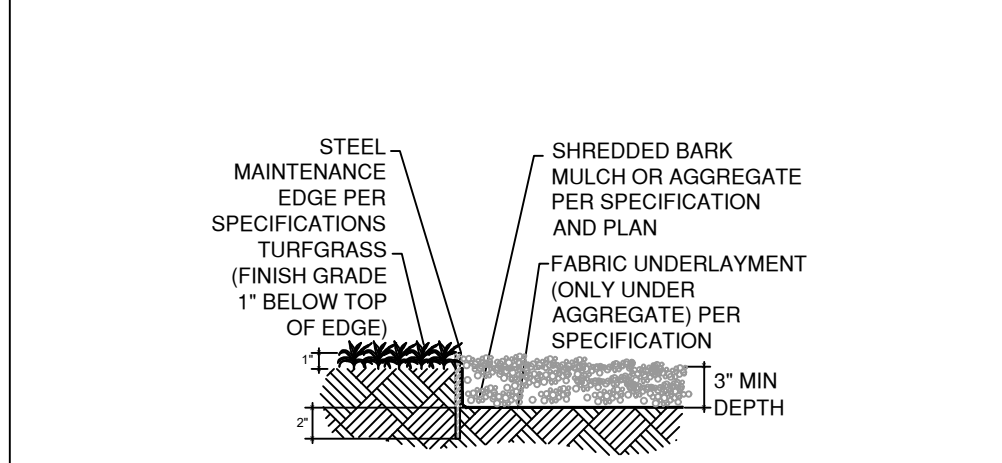
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	CONCRETE MOWSTRIP
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'A': 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 : 6,180 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 : 2,527 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 : 1,437 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(SEEDED) Seed rate (lbs PLS/acre) : 42.0 irrigated broadcast or irrigated hydroseeded. AREA : 3,973 SQUARE FEET
	'PLANTED' BOULDERS: Equal to Siltam 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:

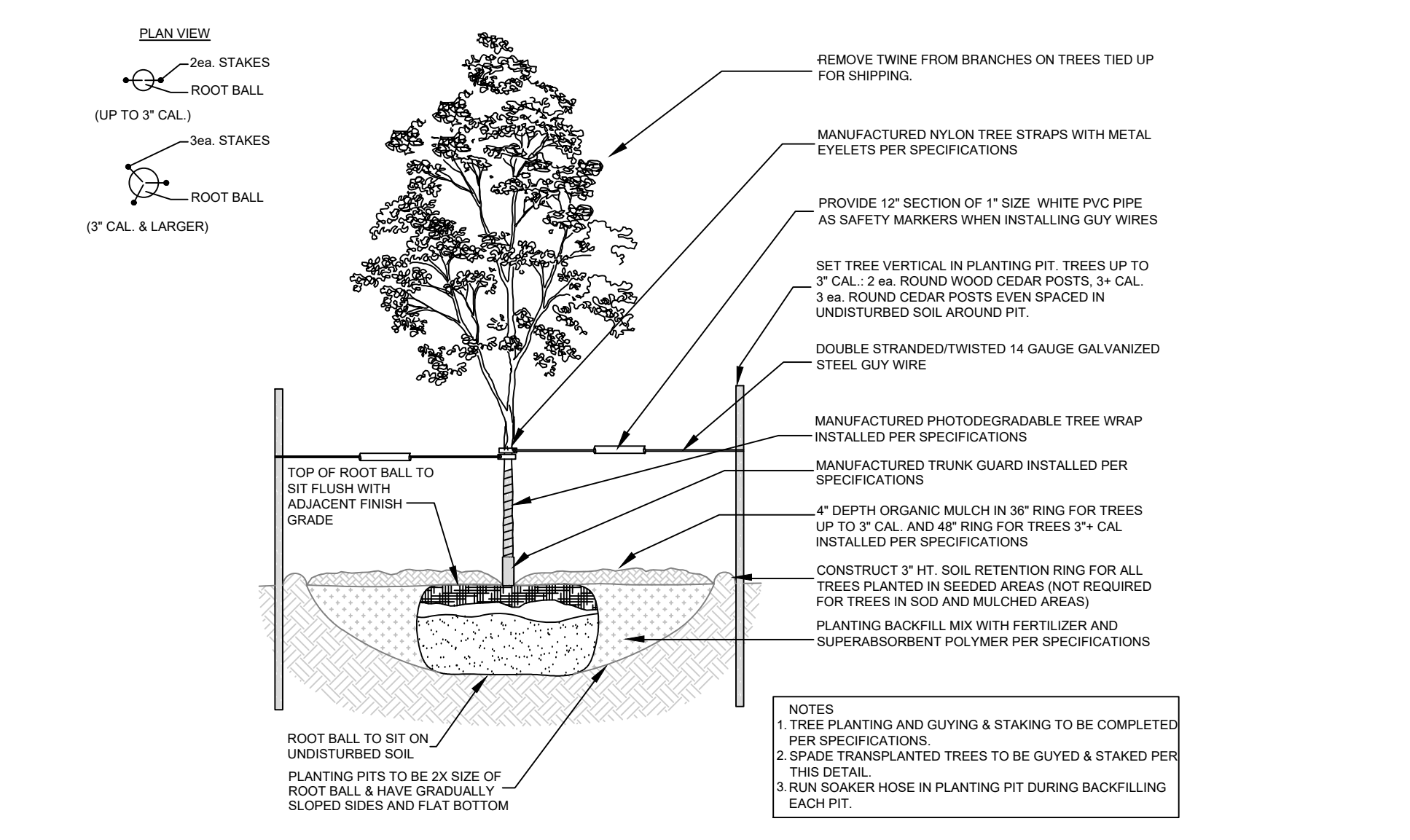
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST 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 CONSIDERED 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.
 - 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 GROUNDCOVER 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.



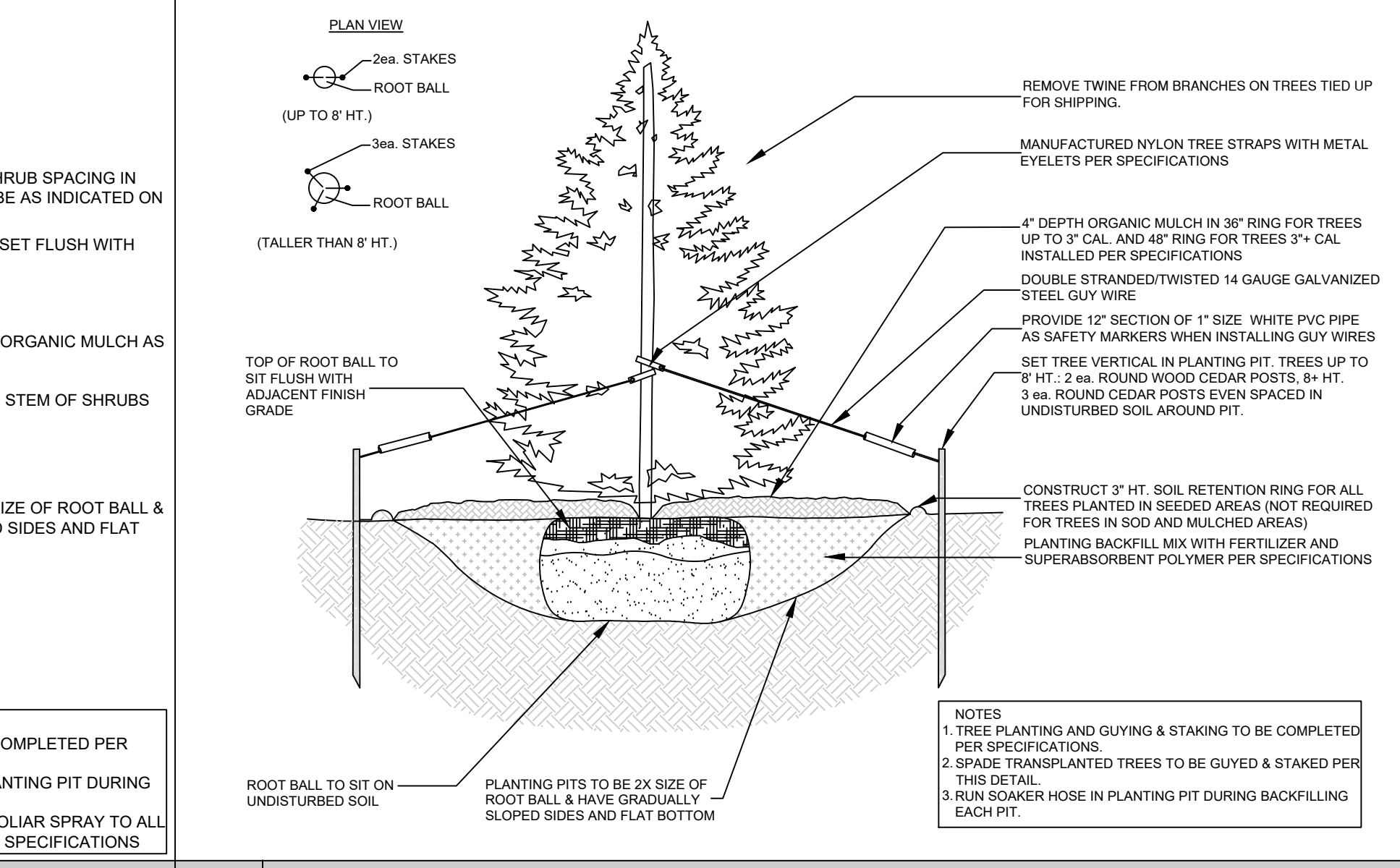
A PLANTED BOULDER NOT TO SCALE



B STEEL MAINTENANCE EDGE NOT TO SCALE



C DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE



D SHRUB PLANTING DETAIL NOT TO SCALE



E EVERGREEN TREE PLANTING DETAIL NOT TO SCALE

IRRIGATION SCHEDULE:
Equipment Schedule:

SYM.	SIZE	DESCRIPTION/REMARKS
	8 sta.	RAINBIRD ESP-TM2 8 station WiFi-ready indoor/outdoor automatic controller; Install per manufacturer's instructions
	N.A.	RAINBIRD WR2RFC-WR2 Wireless Rain/Freeze sensor; Install per manufacturer's instructions
	1.00"	WATTS 009M2-QT Bronze Reduced Pressure Zone Backflow Assembly, gr. turn shut-offs, tee handles. Provide and install in mechanical room unheated enclosure per manufacturer's instructions
	1.00"	RAINBIRD 100 EFB-CP Brass Control Valve (Master Valve). Install in mechanical room downstream of RPBP per Detail this sheet
	N.A.	RAINBIRD PEB Series Plastic Control Valve (Globe Configuration)
	1.00"	RAINBIRD KCZ-100-PRBLC Wide Flow Light Commercial Drip Control Zone Kit w/pressure regulator and basket filter. Refer to watering schedule below for proper valve application per drip zone.
	1 gph	RAINBIRD (XBT-10) 1/2" drip emitters per details for all shrubs and grasses
	.75"	RAINBIRD 33DRC Quick Coupling Valve w/RB Quick coupling valve key
	1.00"	APOLLO VALVES 2-piece standard port brass valve (manual drains)
	1.00"	NIBCO T-113 Brass Gate Valve, standard port threaded end (for Reduced Pressure Backflow Preventer)
	.25"	RAINBIRD 1/2" XB-10PC SINGLE OUTLET EMITTER on drip tubing emitter stake (per Detail 'F')

VALVE SCHEDULE:

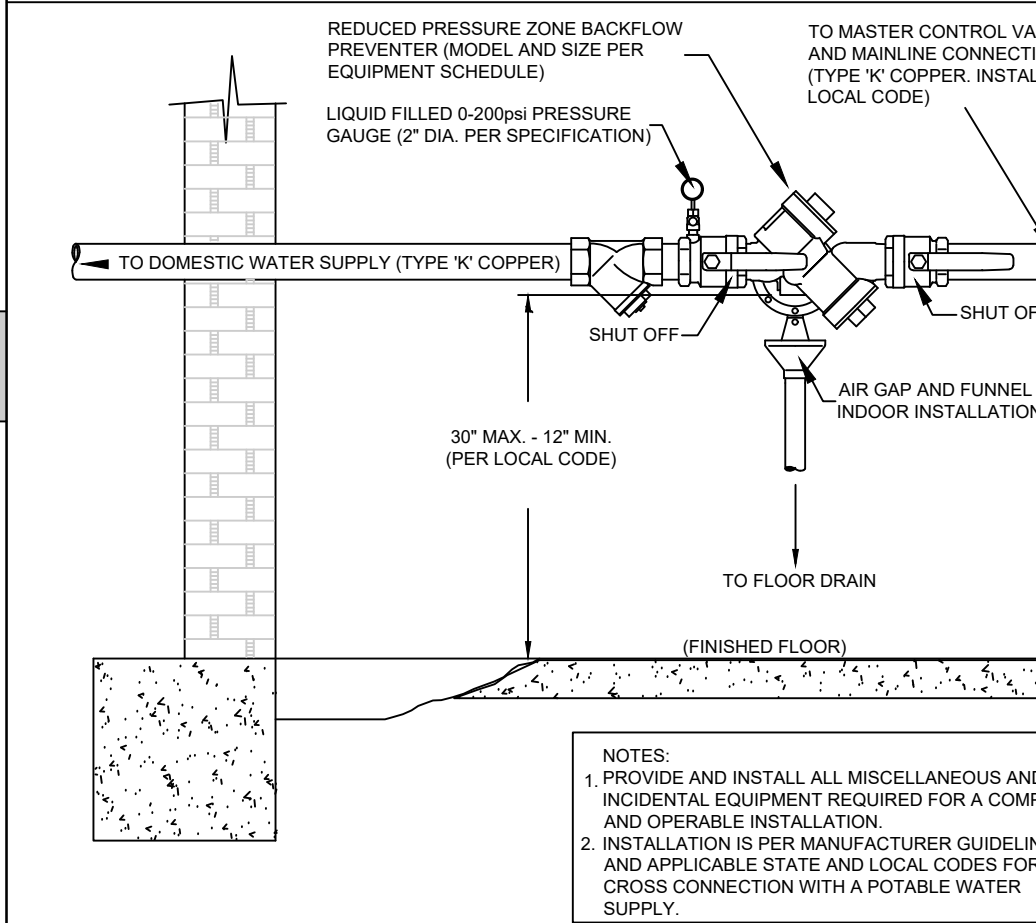
NO.	ZONE	EST. GPM	RUN TIME	ZONE TYPE
D01-D08	01-08	<10.00	2 hrs. ea. x 7 days	Drip emitter / drip tree ring

VALVE SIZE	VALVE NO. (TURF)	VALVE NO. (DRIP)	VALVE NO. (SEED)
1.00"	D03	D03	I03
EST. GPM	EST. GPM	EST. GPM	EST. GPM
SLEEVE SIZE	SLEEVE SIZE	SLEEVE SIZE	SLEEVE SIZE
SLEEVE DEPTH	SLEEVE DEPTH	SLEEVE DEPTH	SLEEVE DEPTH

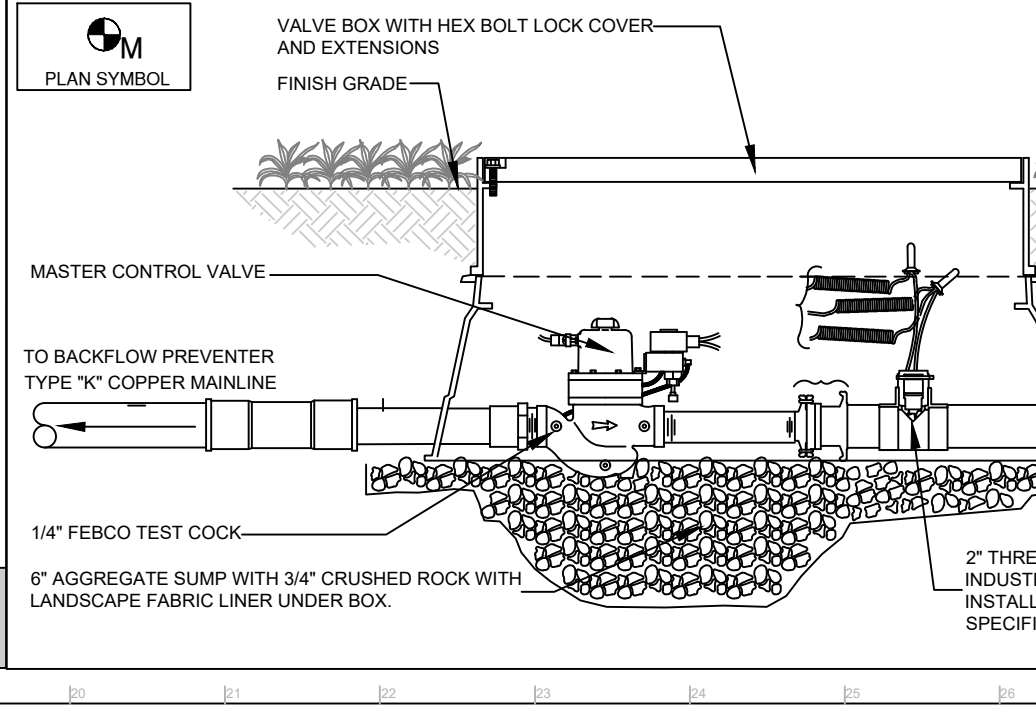
1.00"	Class 200 PVC Mainline (BOE, NSF rated)
N.A.	I.D. = 0.58" RAINBIRD XT-700 Distribution Tubing (Field Located)
I.D. = 0.53"	RAINBIRD IN-LINE DRIP TUBING FOR TREE RINGS
1.14"	RAINBIRD XFD-06-12 In-Line Drip Tubing for Tree Rings. Dripline to have 0.61 GPH emitters at 12" Spacing (Detail 'E')
2.00"-3.00"	RAINBIRD 1/4" Distribution Tubing to be used for indicator emitter only with buried tree rings per details 'E' and 'F'. Drip laterals not indicated on plan; install to field-route all drip lines to service emitters/rings within each drip zone.

IRRIGATION PLAN NOTES:

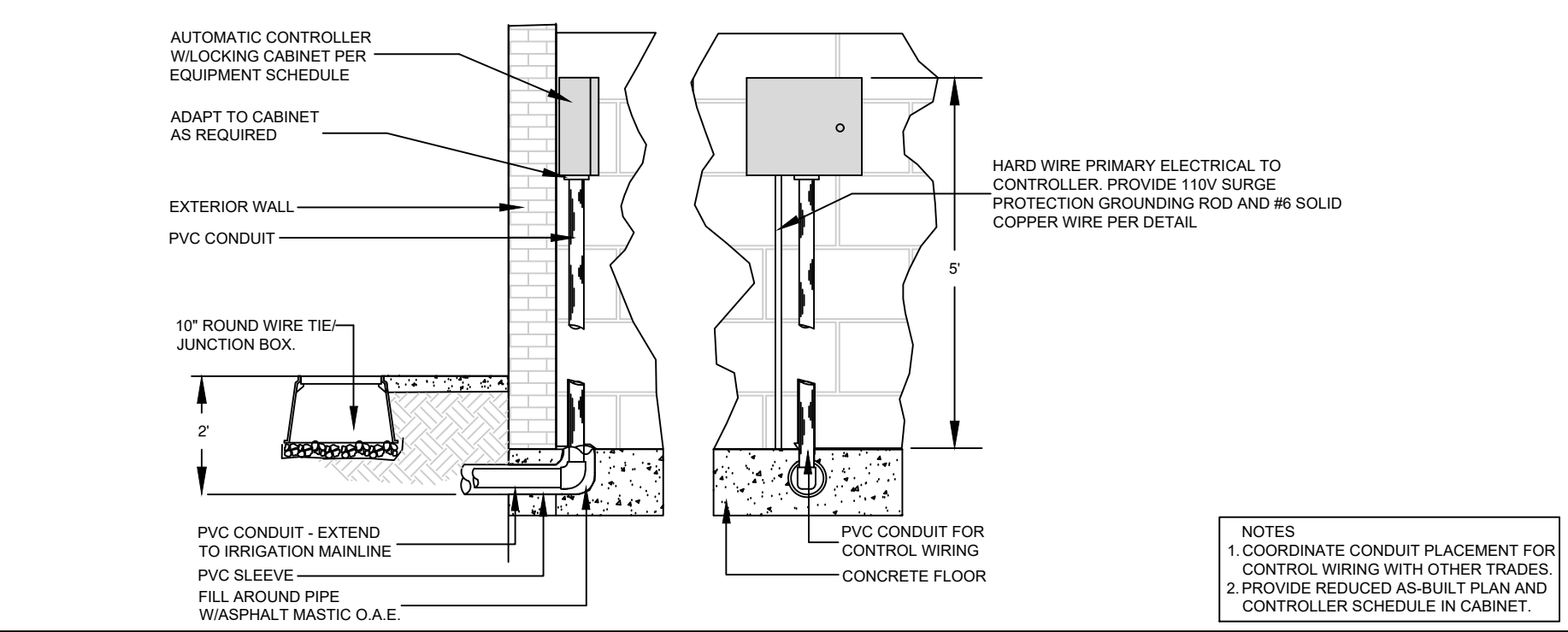
- SCOPE OF WORK SHALL INCLUDE PROVISION OF ALL MISCELLANEOUS AND INCIDENTAL EQUIPMENT TO RESULT IN A COMPLETE AND OPERABLE SYSTEM, WHETHER INDICATED ON THE DRAWINGS OR NOT.
- INSTALLER IS RESPONSIBLE FOR DETERMINING HYDRAULIC FEASIBILITY OF OPERATION OF ALL ZONES AND TO REPORT CONCERNS TO PROJECT ARCHITECT FOR CORRECTION PRIOR TO INSTALLING ANY EQUIPMENT.
- DESIGN PRESSURE: 80psi STATIC AT POINT-OF-CONNECTION, 15psi AT EMITTER LOCATION.
- ALL EQUIPMENT IS TO BE INSTALLED PER THE DRAWINGS, DETAILS, AND ALL LOCAL AND STATE CODES FOR CROSS CONNECTION WITH A POTABLE DOMESTIC WATER SOURCE.
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE AS INDICATED. FIELD CHANGES WHICH DO NOT ALTER DESIGN INTENT MAY BE PERFORMED IN THE FIELD BY THE INSTALLER.
- QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS PREVAIL OVER SCHEDULED QUANTITIES IN THE EVENT OF A CONFLICT.
- ALL MAINLINE PIPE IS TO BE MARKED WITH TRACER WIRE.
- MAINLINE PIPE TO BE ROUTED AS INDICATED ON DRAWINGS AND INSTALLED TO A UNIFORM 24" DEPTH. MAINLINE TO BE INSTALLED PARALLEL TO SIDEWALKS AND CURBS WHERE INDICATED AND NOT BE FARTHER THAN 1' FROM BACK OF ADJACENT PAVEMENTS.
- ADJUST ALL EMITTERS FOR PROPER COVERAGE. NO OVERSPRAY IS PERMITTED ONTO STRUCTURES OR VEHICULAR PARKING LOTS. MINOR OVERSPRAY ONTO SIDEWALKS IS ALLOWED WHERE INDICATED BY DESIGN.



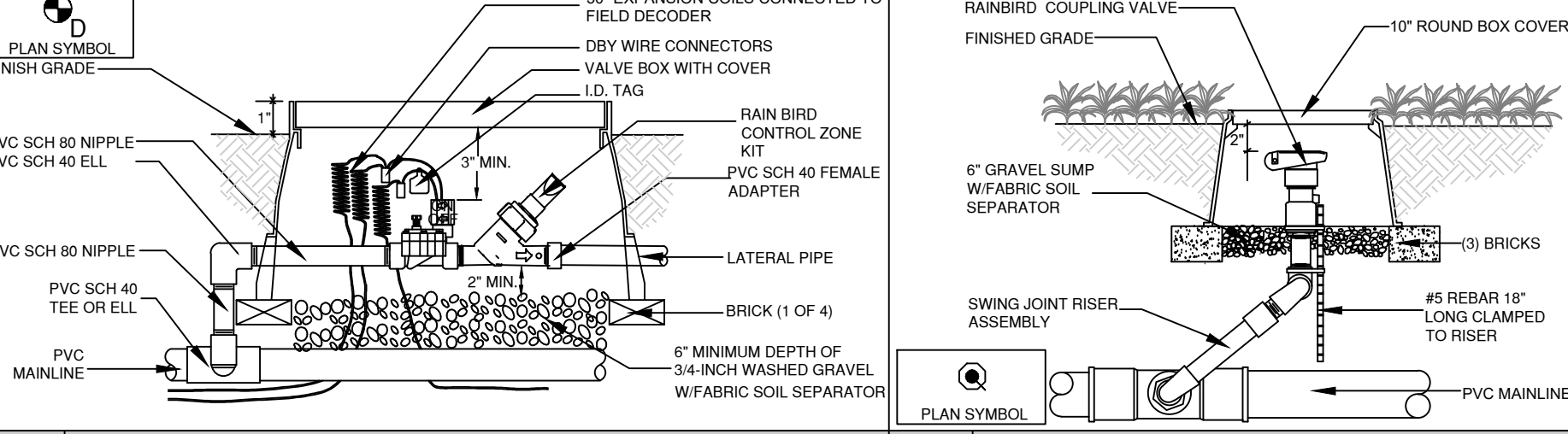
A REMOTE CONTROL VALVE NOT TO SCALE



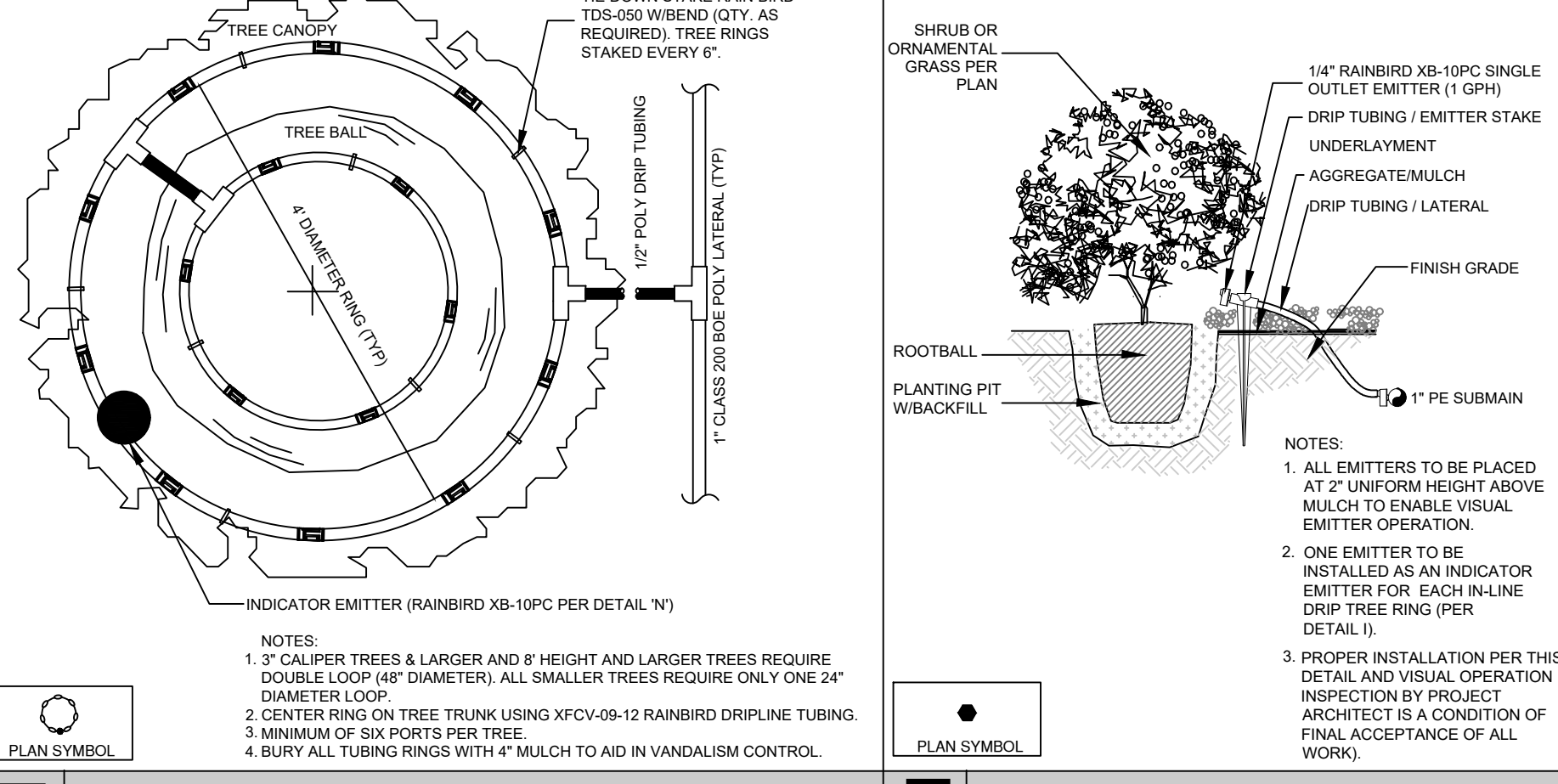
G REMOTE CONTROL DRIP ZONE VALVE NOT TO SCALE



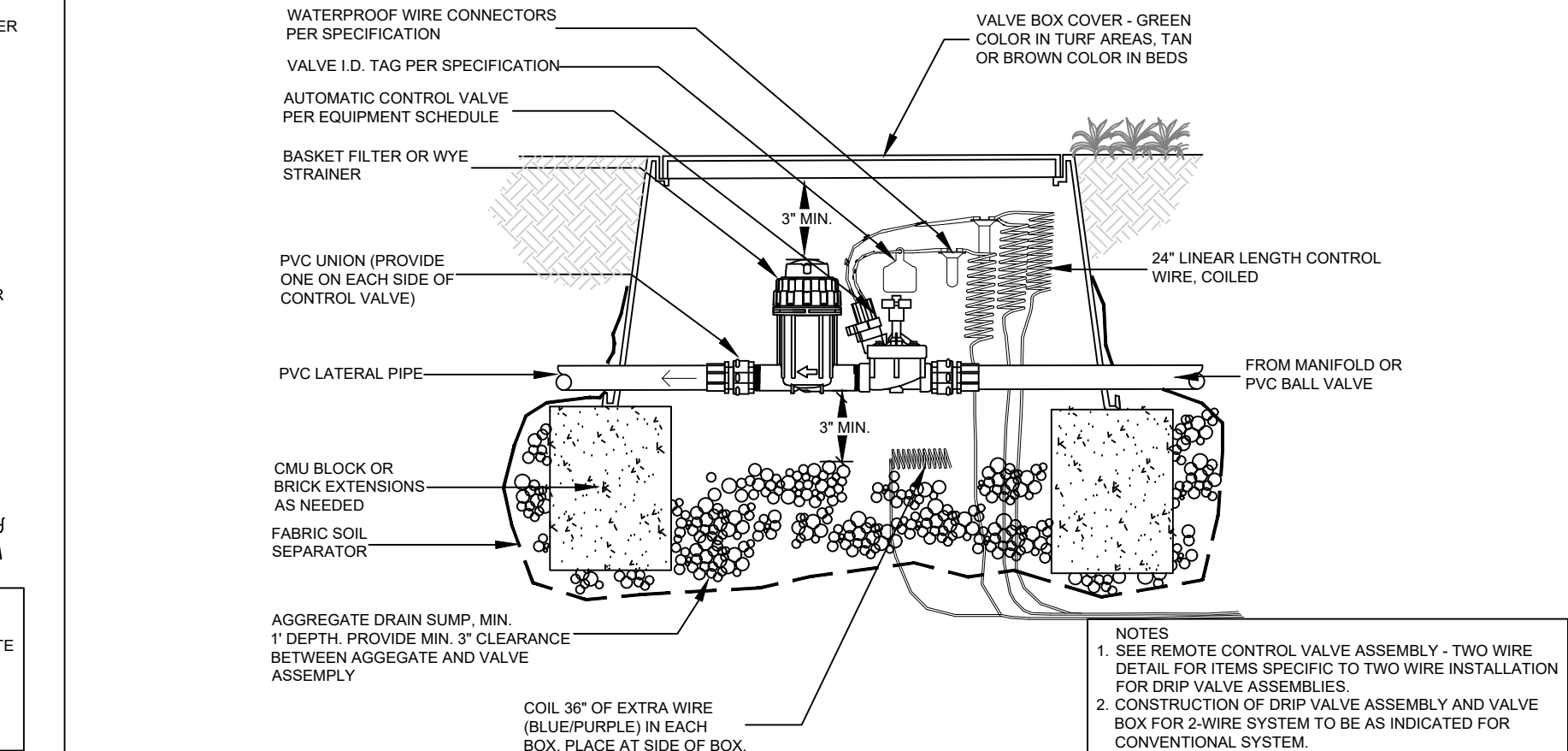
B AUTOMATIC CONTROLLER NOT TO SCALE



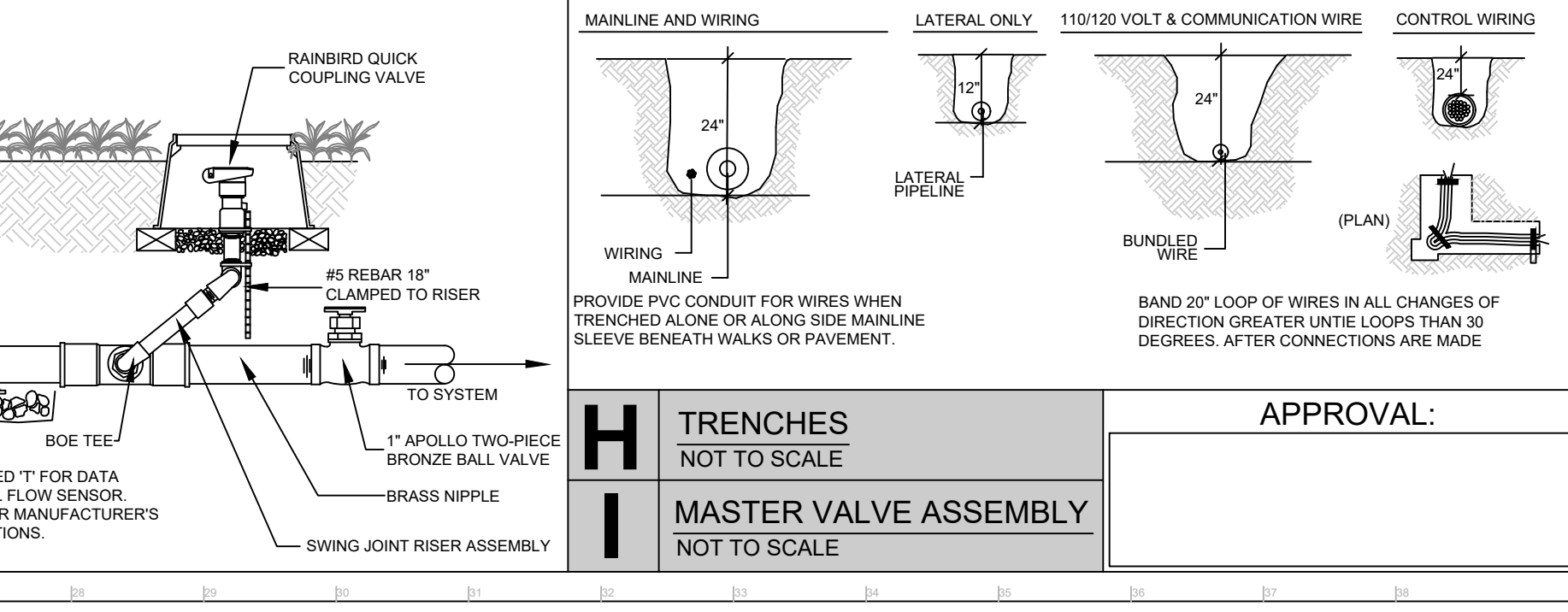
C DRIP CONTROL ZONE KIT NOT TO SCALE



D STAKED QCV VALVE NOT TO SCALE



E DRIP TREE RING W / INDICATOR EMITTER NOT TO SCALE



F DRIP EMITTERS NOT TO SCALE

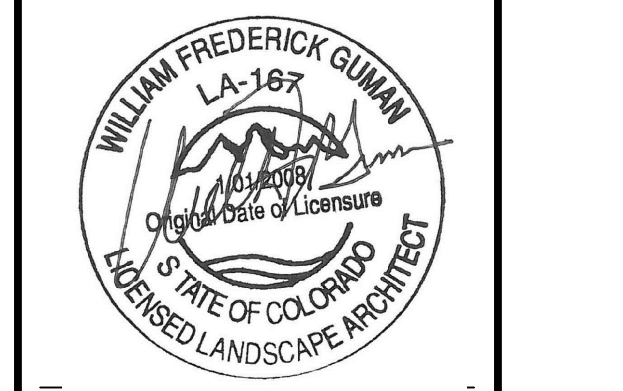
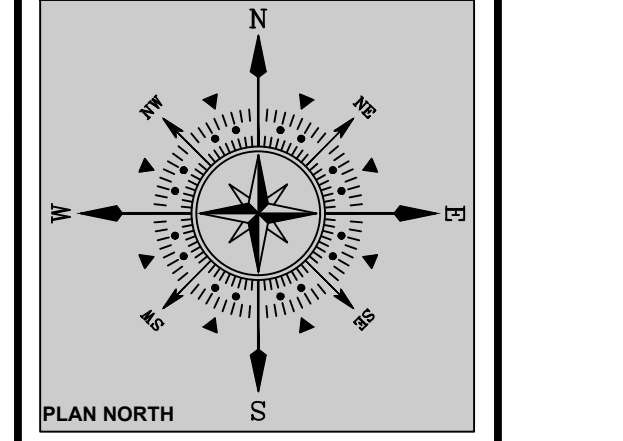


H TRENCHES NOT TO SCALE

I MASTER VALVE ASSEMBLY NOT TO SCALE

William Garza & Associates, Ltd.
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING, ARCHITECTURAL CONSULTING
775 South Main Street, Suite 100
Colorado Springs, CO 80903
(719) 594-0900

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MALTESE POINT - ROLLING THUNDER PEYTON, CO

PROJECT NAME: _____
PROJECT ADDRESS: _____
PROJECT DESCRIPTION: _____

DATE PREPARED:	DESIGNED BY:	CHECKED BY:	REVISIONS:	DESCRIPTION:
03/29/24	GEM	WFG		
5/21/24	GEM			

SHEET TITLE:
LANDSCAPE DETAILS

PLAN SCALE: NOT TO SCALE

SHEET NO.
LS3.0
3 of 3 SHEETS
PPR 2414

PCD FILE NO.
PPR 2414