

THE SHOP'S AT MERIDIAN RANCH

FILING NO. 1, LOT 4
LANDSCAPE PLAN
EL PASO COUNTY, COLORADO.
FALCON, COLORADO



KEYED NOTES: (not all items labeled. Items labeled considered typ.)

- 1 TYPICAL DECIDUOUS TREE PLANTING
- see detail a2-2
- 2 TYPICAL EVERGREEN TREE PLANTING
- see detail b2-2
- 3 TYPICAL SHRUB PLANTING
- see detail c2-2
- 4 TYPICAL GROUND COVER/PERENNIAL PLANTING
- see detail d2-2
- 5 LANDSCAPE BOULDER
- see detail e2-2
- 6 STEEL EDGE
- see detail f2-2
- 7 2-4" BLUE GREY GRAVEL MULCH
- 8 ORGANIC MULCH
- 9 4-8" COBBLE
- 10 COMPACTED BREEZE
- 11 TURF LAWN AREA (THERMAL BLUE BLEND)
- see landscape notes for required amendments
- 12 1'-0" WIDE CONCRETE WALK, DOWEL INTO BACK OF CURB EVERY 24" O.C.

HATCH LEGEND

| | | |
|--|--|-----------|
| | TURF NORTHSTAR BLUE GRASS (THERMAL BLUE BLEND) | 26,406 sf |
| | 4-8" COBBLE | 12,987 sf |
| | 2-4" COBBLE | 6,200 sf |
| | ORGANIC MULCH | 5,645 sf |
| | NATIVE SEED MIX 15% Western Wheatgrass 15% Big Bluestem 15% Thickspike Wheat Grass 10% Sideoats Grama 15% Little Bluestem 15% Blue Grama 15% Annual Rye Application Rate: Native Grass Mix- 3lbs/1000sf or 130lbs/ac Application Method: Drill Seed with hydromulch and tackifier | 3,397 sf |

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL:** All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS:** All planting areas and turf areas shall be amended as follows:
- 3 cubic yards per 1000 s.f. of well-composted aged manure or premium compost.
RECOMMENDED SOIL AMENDMENT:
TR-MIX III as supplied by C&C Sand
- To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.

4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.

5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.

6. ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.

7. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".

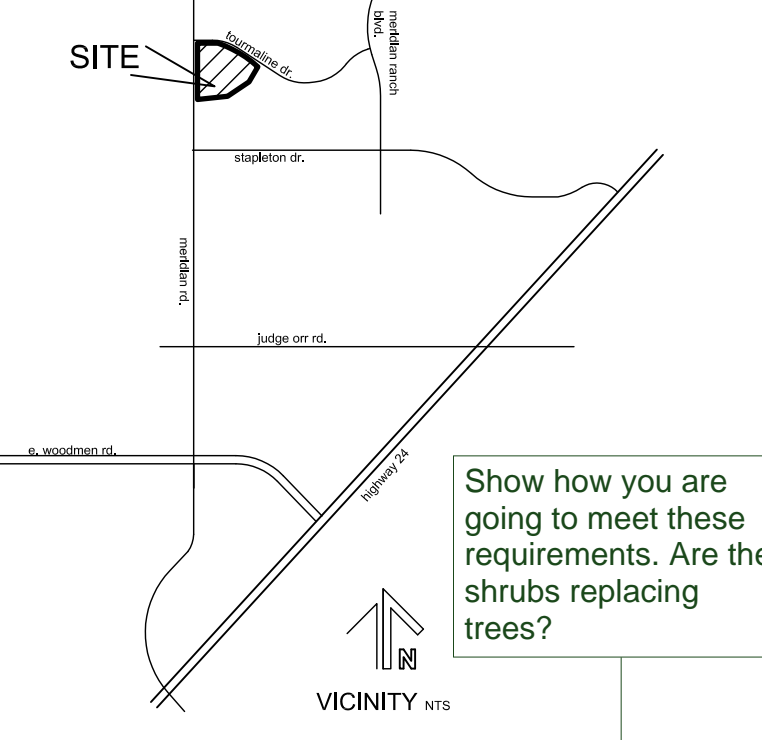
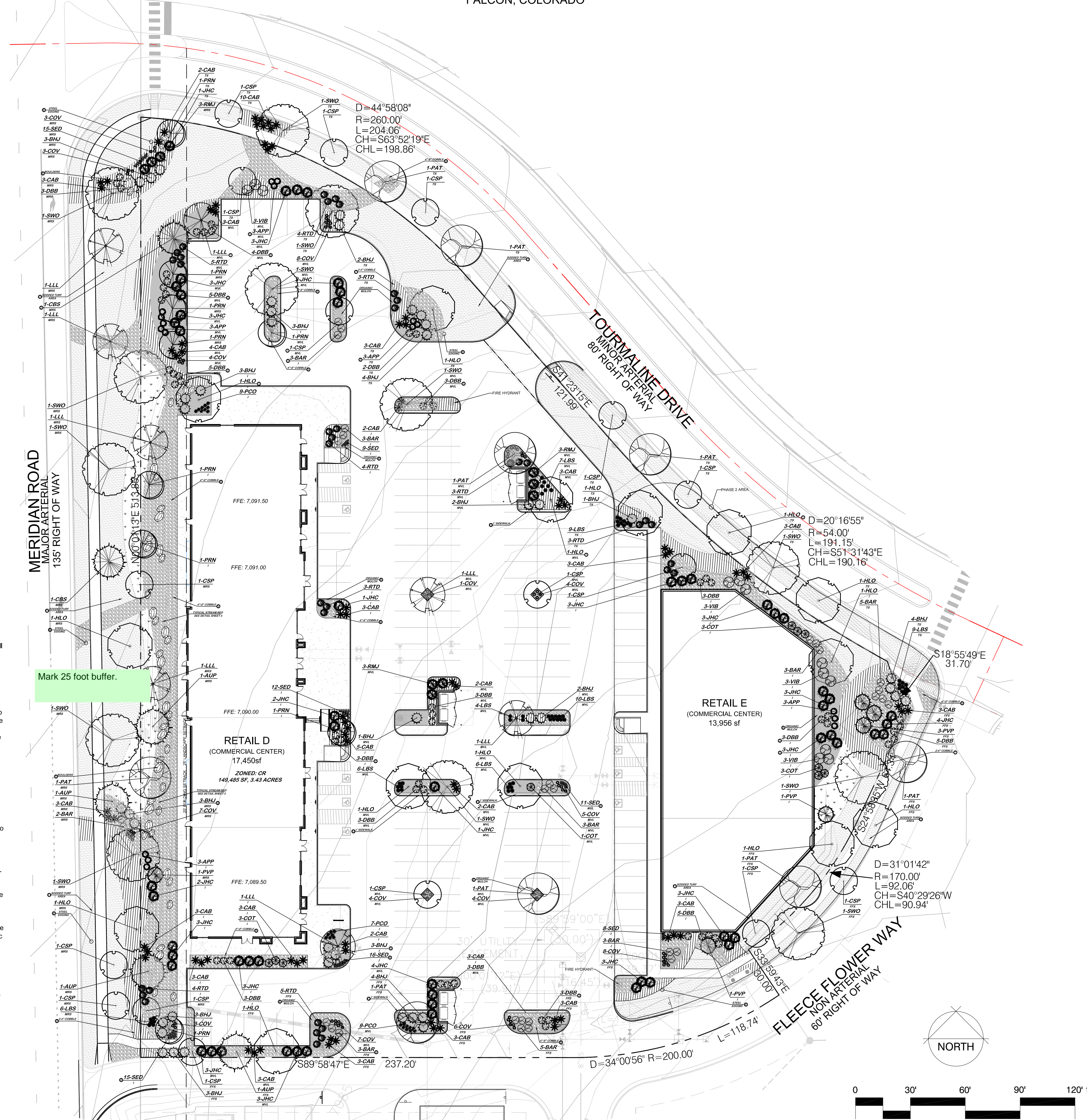
8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.

9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.

10. INSPECTION AND APPROVAL: The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.

11. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.

12. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.



Show how you are going to meet these requirements. Are the shrubs replacing trees?

SITE CATEGORY CALCULATIONS

| Plant Label | Plant Name / Code | Street | Width (ft) | Linear Footage | Tree / Plant | No. Trees |
|-------------|-------------------|----------------|------------|----------------|--------------|-----------|
| MRS | Meridian Road | Major Arterial | 25' | 513' | 120' | 25 |
| TS | Tourmaline | Minor Arterial | 20' | 505' | 120' | 21 |
| FFS | Fleece Flower | Local | 10' | 520' | 120' | 18 |

MOTOR VEHICLE LOTS

| Plant Label | No. of Vehicle | Shade Trees (1/10) | Vehicle Lot | Length of Frontage (ft) | Length of Frontage (ft) |
|-------------|----------------|--------------------|-------------|-------------------------|-------------------------|
| MRS | 173 | 12 | 191' | 191' | 127' |

INTERNAL LANDSCAPING

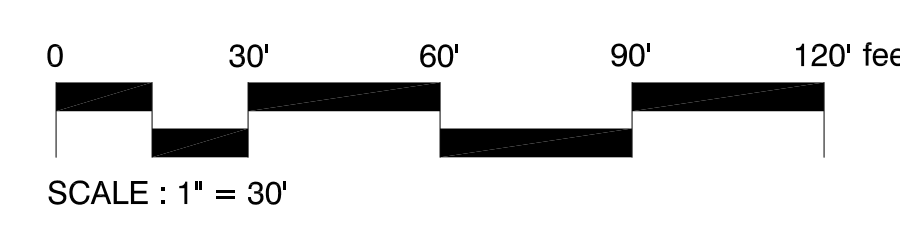
| Plant Label | Plant Name / Code | Internal Area (SF) | Internal Area (%) | Internal Trees (1500 SF) | Internal Trees (%) |
|-------------|-------------------|--------------------|-------------------|--------------------------|--------------------|
| 1 | 149,485 SF | 2% | 1,474 SF | 18 | 9% |

LANDSCAPE PLANT SCHEDULE

| SYMBOL | QUANTITY | SCIENTIFIC NAME | COMMON NAME | MATURE SIZE | PLANTING SIZE | NOTES |
|---------------------------|----------|--------------------------------|-------------------------------|-------------|---------------|-----------------|
| DECIDUOUS TREES | | | | | | |
| PAT | 9 | <i>Prunus pennsylvanica</i> | Prunella Green Ash | 50' x 40' | 2" Caliper | Ball and Burlap |
| WCO | 14 | <i>Quercus macrocarpa</i> | Swamp White Oak | 40' x 30' | 2" Caliper | Ball and Burlap |
| SWO | 13 | <i>Quercus bicolor</i> | Swamp White Oak | 40' x 30' | 2" Caliper | Ball and Burlap |
| LLL | 8 | <i>Tilia cordata</i> | Green Linden | 45' x 25' | 2" Caliper | Ball and Burlap |
| CSP | 9 | <i>Cornus alternifolia</i> | Cornus Alternate | 30' x 15' | 2" Caliper | Ball and Burlap |
| EVERGREEN TREES | | | | | | |
| AUP | 4 | <i>Pinus nigra</i> | Austrian Pine | 50' x 30' | 10" Height | Ball and Burlap |
| CBS | 2 | <i>Picea pungens</i> | Colorado Blue Spruce | 60' x 25' | 10" Height | Ball and Burlap |
| CBP | 6 | <i>Pinus strobus</i> | Vanderbilt Pine | 30' x 15' | 8" Height | Ball and Burlap |
| ORNAMENTAL TREES | | | | | | |
| PRN | 9 | <i>Prunella pennsylvanica</i> | Prunella Plum | 18' x 12' | 1" Caliper | Ball and Burlap |
| DECIDUOUS SHRUBS | | | | | | |
| DBB | 38 | <i>Desmodium illinoense</i> | Desert Broomrape | 3' x 4' | 5 Gallon | Container |
| RYD | 27 | <i>Rubus idaeus</i> | Rubus Idaeus | 12' x 2" | 5 Gallon | Container |
| VB | 12 | <i>Viburnum lentago</i> | Nannyberry Viburnum | 9' x 7" | 5 Gallon | Container |
| BAR | 24 | <i>Berberis thunbergii</i> | Redleaf Berberis | 9' x 5" | 5 Gallon | Container |
| APP | 17 | <i>Asplenium platyneuron</i> | Asplenium | 3' x 2" | 5 Gallon | Container |
| COT | 6 | <i>Cotoneaster divaricata</i> | Cotoneaster | 2' x 2" | 5 Gallon | Container |
| EVERGREEN SHRUBS | | | | | | |
| RJ | 9 | <i>Juniperus scopulorum</i> | Rocky Mountain Juniper | 12' x 4" | 15 Gallon | Container |
| BHJ | 41 | <i>Berberis thunbergii</i> | Berberis Juniper | 12' x 4" | 5 Gallon | Container |
| JHC | 57 | <i>Juniperus chinensis</i> | Juniperus Juniper | 12' x 4" | 5 Gallon | Container |
| ORNAMENTAL GRASSES | | | | | | |
| CAB | 77 | <i>Microstegium minus</i> | Cabaret Japanese Silver Grass | 3' x 4" | 1 Gallon | Container |
| COV | 29 | <i>Chlorostachya coccinea</i> | Chlorostachya Red Grass | 2' x 2" | 1 Gallon | Container |
| LBS | 57 | <i>Schizanthus scaberrimus</i> | Little Bluebell | 2' x 2" | 1 Gallon | Container |
| FLOWERS | | | | | | |
| SED | 86 | <i>Sedum spectabile</i> | Dragon's Blood | 7' x 7" | 1 Gallon | Container |
| PCO | 25 | <i>Echinacea purpurea</i> | Purple Coneflower | 2' x 2" | 1 Gallon | Container |

IRRIGATION SUBMITTAL

- A Final Irrigation Plan application is due at time of the (core and shell) Building Permit.
- Submittal Requirements:
 - An irrigation plan shall be submitted at the time of building permit application and approved within 15 days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever comes first.
 - Upon request by the applicant, an irrigation plan shall be submitted within 15 days subsequent to building permit issuance and approved prior to the issuance of any irrigation components and prior to issuance of a certificate of occupancy.
 - In the case of the conversion of a vacant lot to residential use that does not involve the construction of a structure, an irrigation plan shall be submitted and approved concurrent with development plan review and approval.
 - The irrigation plan shall be submitted and approved concurrent with development plan review and approval.
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- The irrigation plan shall show and note hydrozones. The hydrozones shall take into account the water demand plants, slopes, microclimates, environmental factors, and water pressure.
- Irrigation systems shall conform to the irrigation standards and all other provisions of the Landscape Code and landscape plan requirements.



OWNER INFO
company name: SHOPS AT MERIDIAN RANCH LLC
address city/state: P.O. BOX 80036 SAN DIEGO CA 92138
phone no:
previous co. file no:
approved co. file no:

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

DRAWING NO. 2
LANDSCAPE PLAN

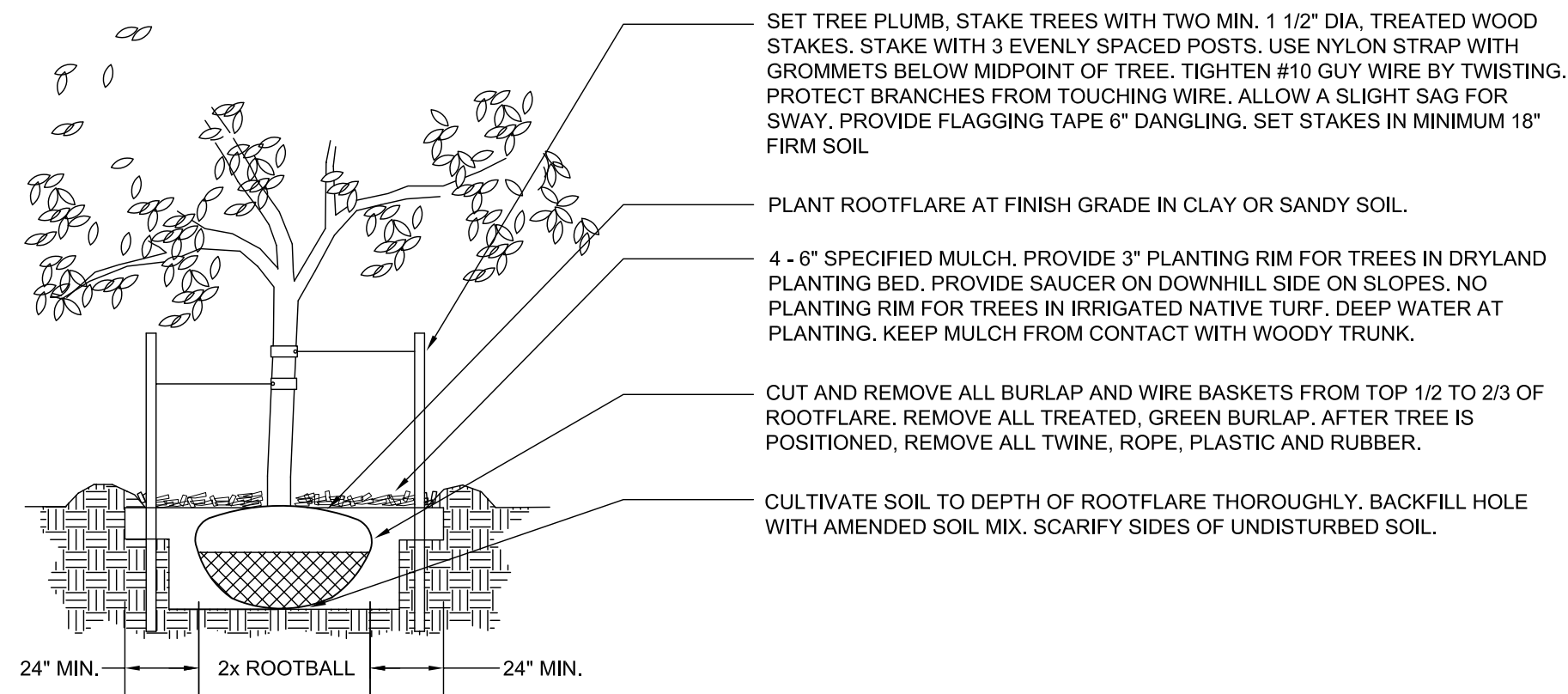
THE SHOP'S AT MERIDIAN RANCH

LANDSCAPE DETAILS

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

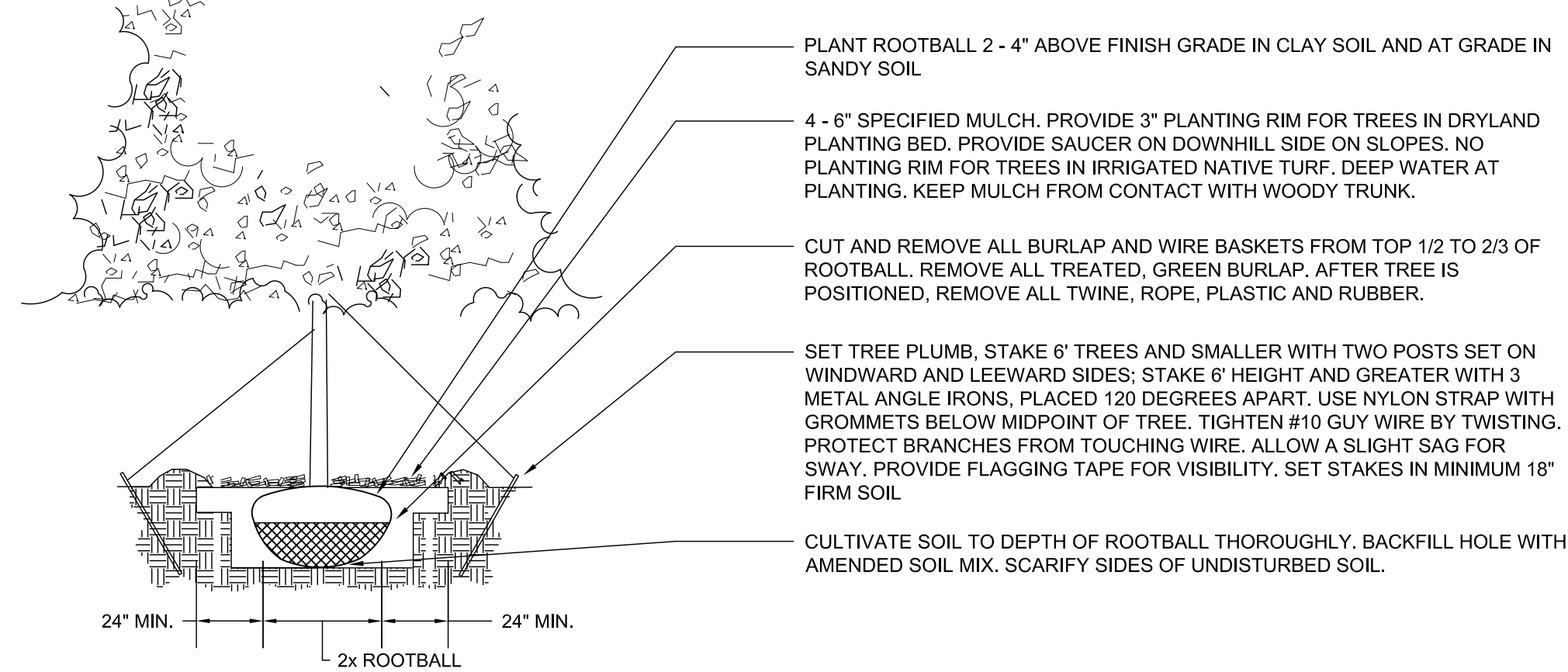


- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE, METAL POST WILL NOT BE APPROVED



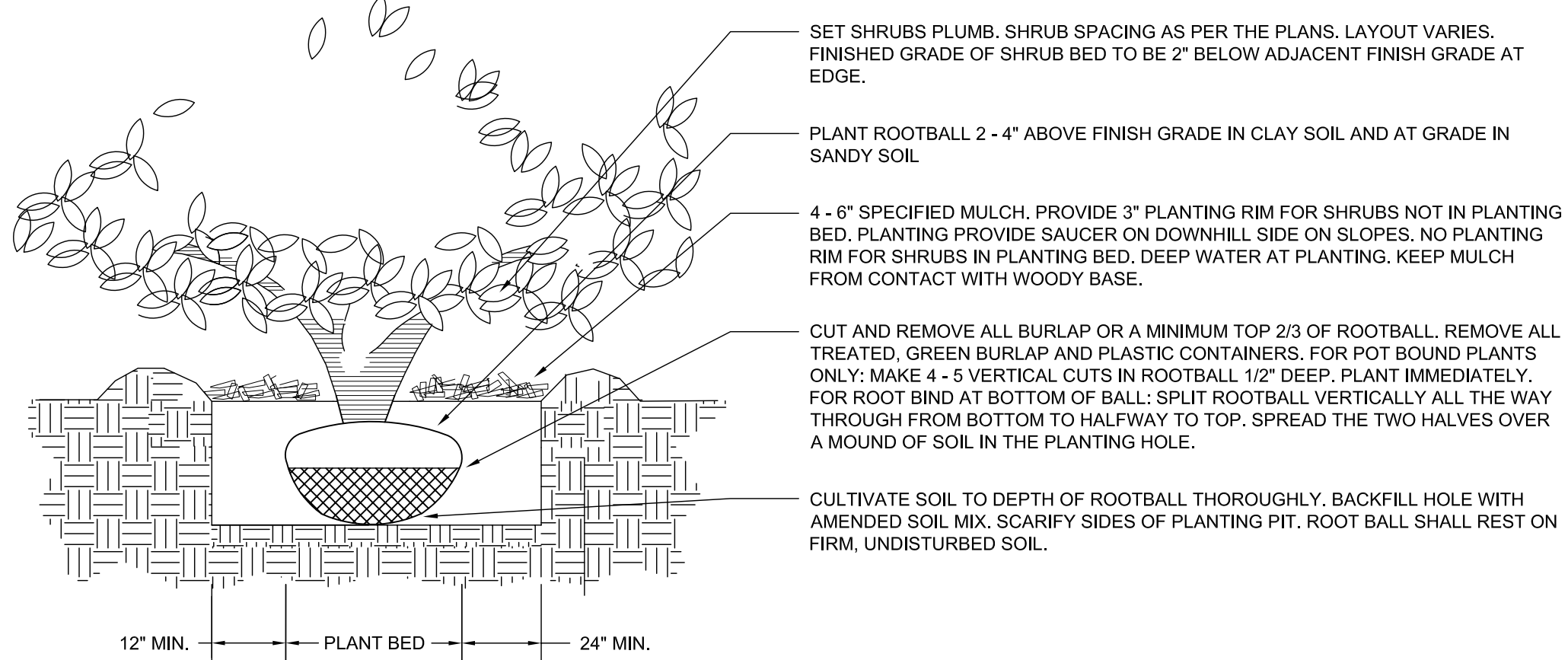
a
2-8 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

- NOTES:**
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 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

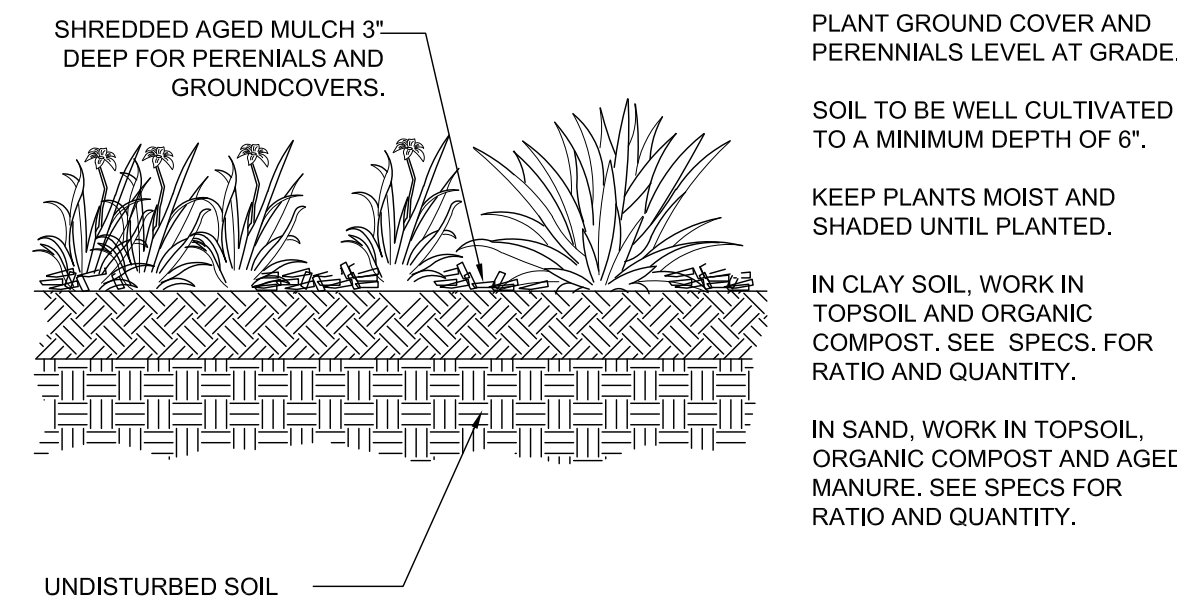


b
2-8 EVERGREEN TREE PLANTING DETAIL
N.T.S.

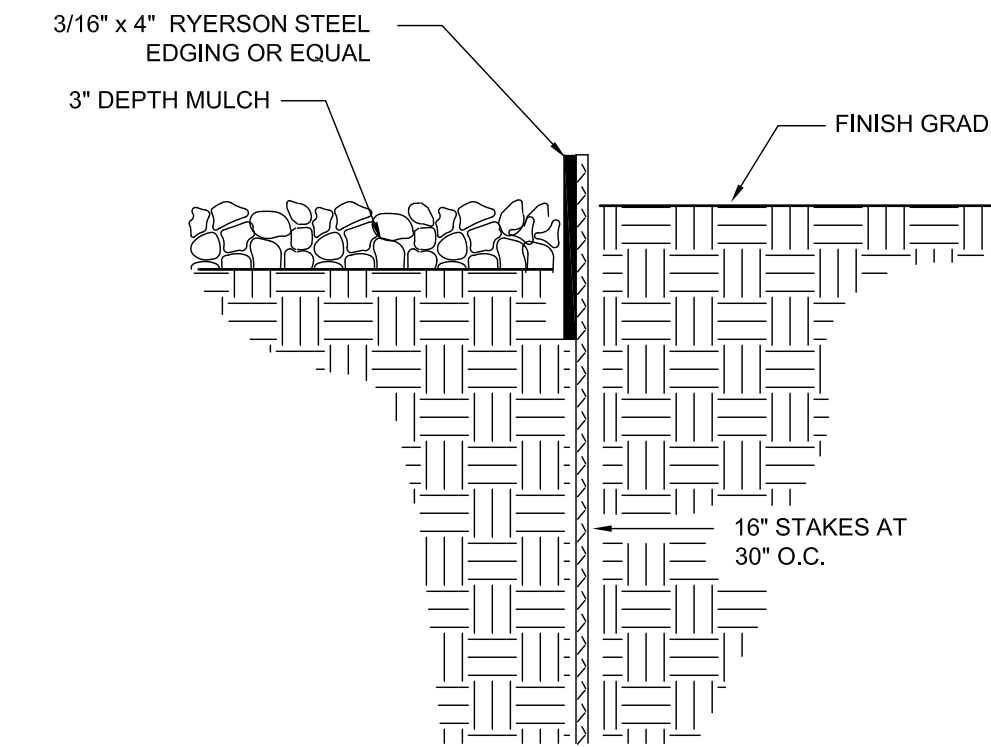
- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



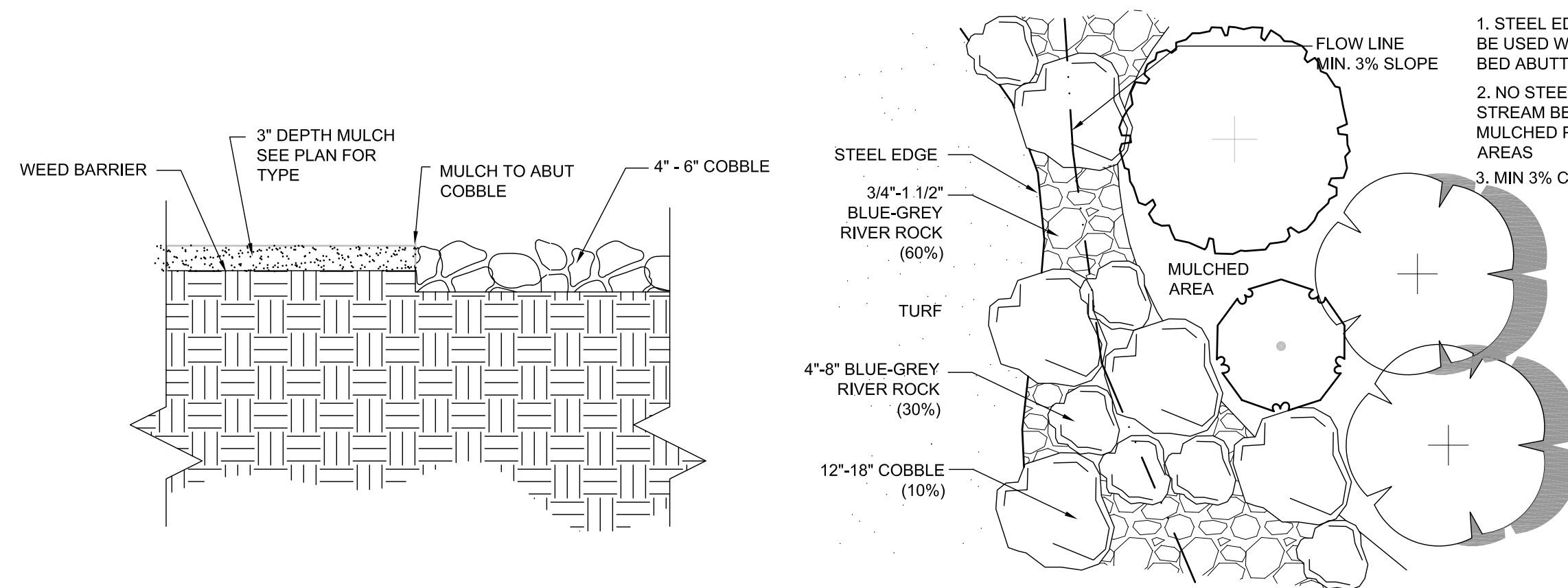
c
2-8 SHRUB PLANTING DETAIL
N.T.S.



d
2-8 PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.

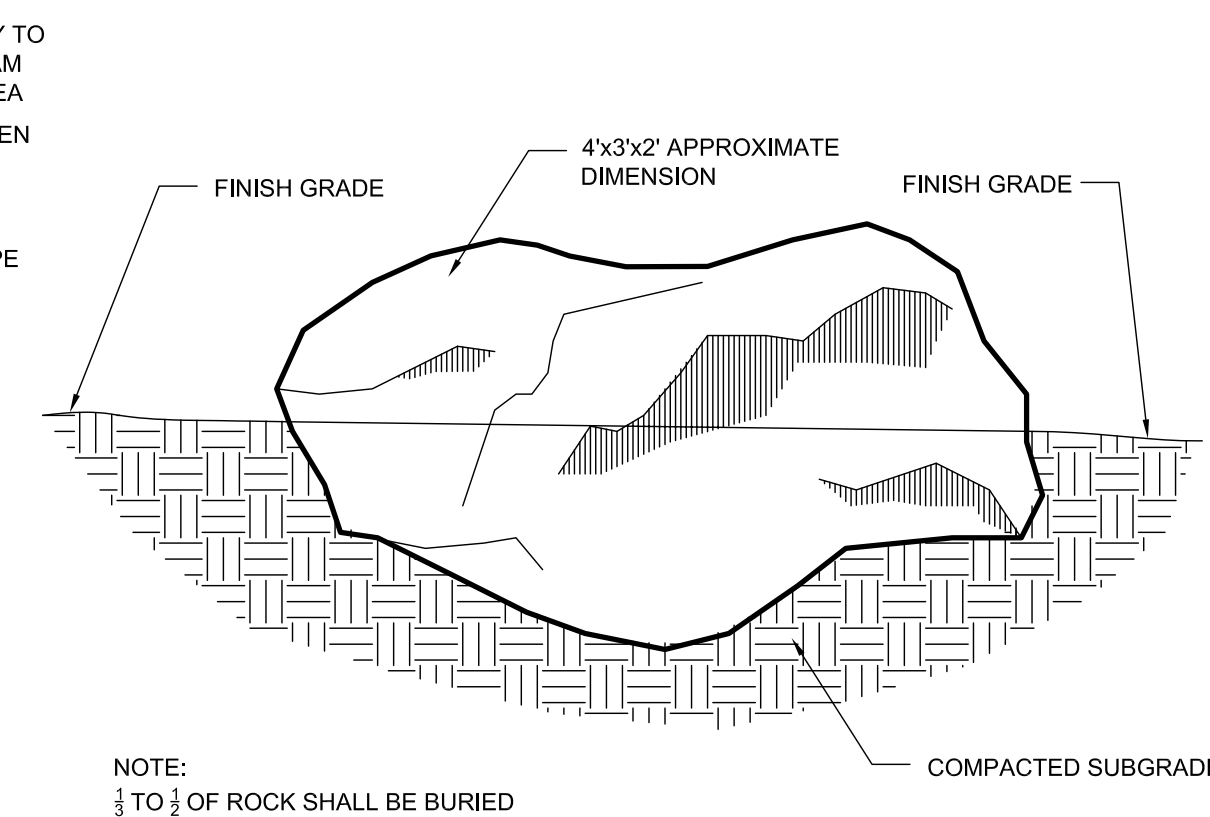


e
2-8 STEEL EDGE DETAIL
N.T.S.



f
2-8 COBBLE @ MULCH
N.T.S.

g
2-8 TYPICAL STREAM BED
N.T.S.



h
2-8 LANDSCAPE BOULDER
N.T.S.

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK." All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
 - 3 cubic yards per 1000 s.f. of a mixture of aged manure and top soil to increase organic matter.
 - 2.3 lbs per 1000 s.f. of Sulfur every 4-6 weeks or peat moss(1-3 cy/1000sf) to lower the pH.
 - 3 lbs per 1,000 sf of Nitrate for every 0.1 lb of N apply 1/2 lb urea or 1/2 lb of ammonium sulfate.
 - 3 lbs of P205 per 1,000 sf to increase the Phosphorus
 - 2 lbs of K20 per 1,000 sf to increase the Potassium

- RECOMMENDED BACKFILL:**
- TRI-MIX III as supplied by C&C Sand
 - To be applied as backfill in planting pits

- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
 - IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
 - ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
 - INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
 - LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
 - STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
 - INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
 - Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
 - AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
 - GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
 - TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 8'-0" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

- IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
- All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valve.
- Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
- The contractor shall adjust all valves and spray nozzles for optimum coverage.
- Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
- Backflow preventer should be located in a locked/secured metal enclosure.
- Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 1/2" dripline(diameter to match root ball). Reference Rainbird standard dripline tree detail.
- All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
- Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
- Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e: MP Rotators).
- All turf, seeded and drip areas should be zoned SEPARATELY.

- All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

OWNER INFO

company name SHOPS AT MERIDIAN RANCH LLC
address city/state P.O. BOX 80036 SAN DIEGO CA 92138
phone no

previous co. file no:
approved co. file no:

Structural:
Electrical:
Mechanical:
Plumbing:

Shop's @ Meridian Ranch
Site Development Plan
Meridian Road
Falcon, CO

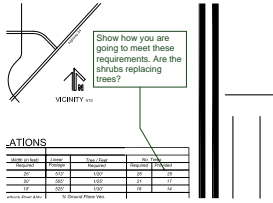
Sheet No. 18.115
Directory Landscape
File Site development plan 64-18
Drawn By DEN
Date 6/22/2018
Revised

DRAWING NO.
3
LANDSCAPE DETAILS

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133
115 S. Weber

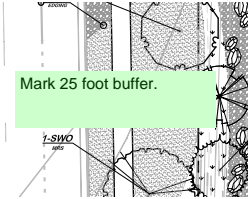
Markup Summary

dskendall (3)



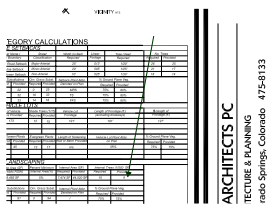
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Date: 8/8/2018 10:08:32 AM
Color: ■

Show how you are going to meet these requirements. Are the shrubs replacing trees?



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Date: 8/8/2018 10:08:34 AM
Color: ■

Mark 25 foot buffer.



Subject: Arrow
Page Label: 1
Author: dskendall
Date: 8/8/2018 10:08:37 AM
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