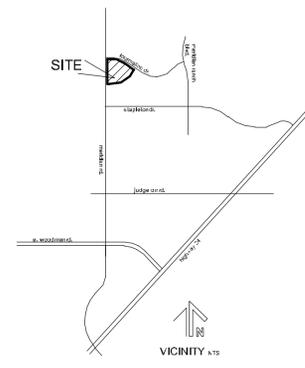
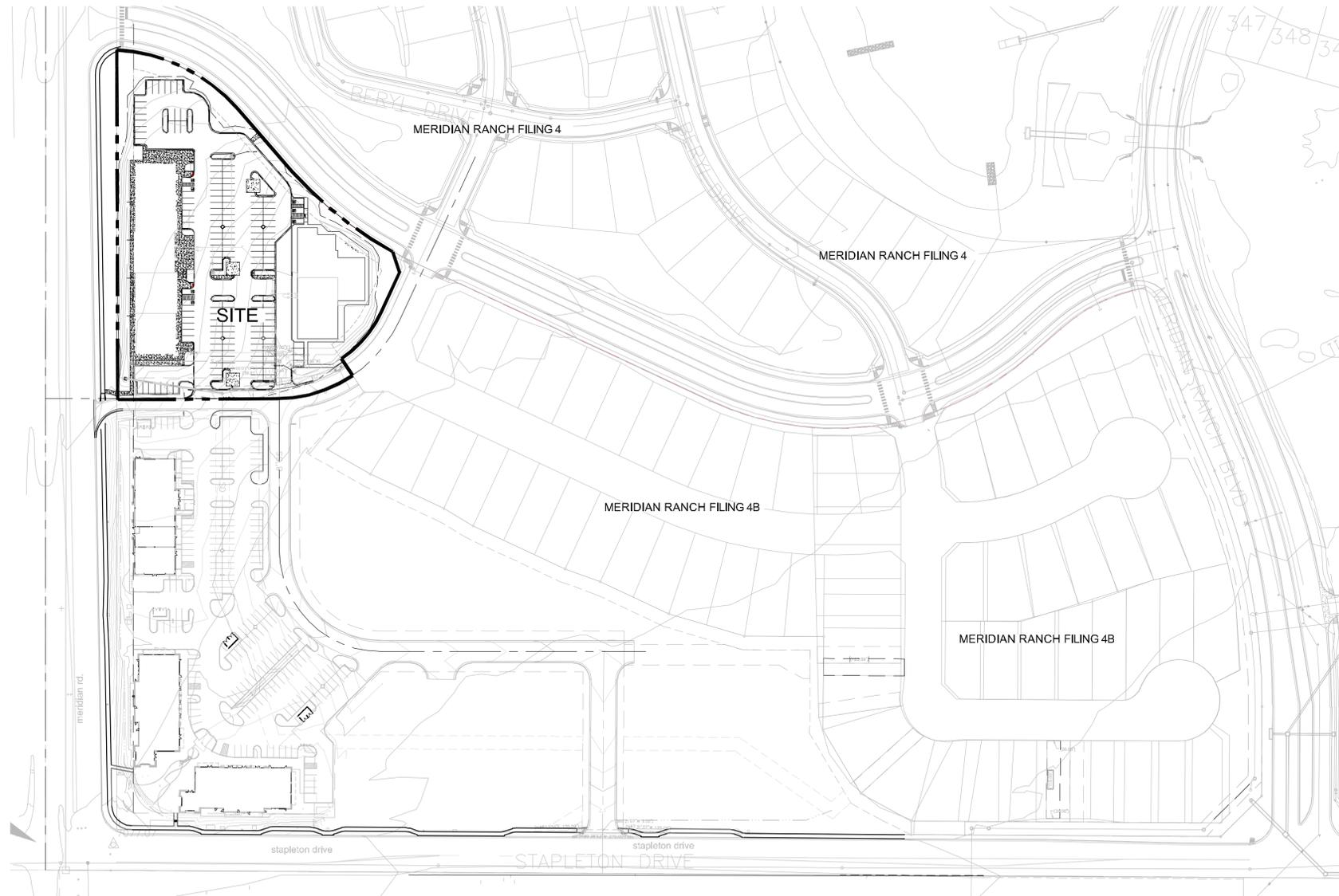


THE SHOP'S AT MERIDIAN RANCH

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



LEGAL:
 THE SHOPS AT MERIDIAN RANCH FILING NO. 1 LOT 4
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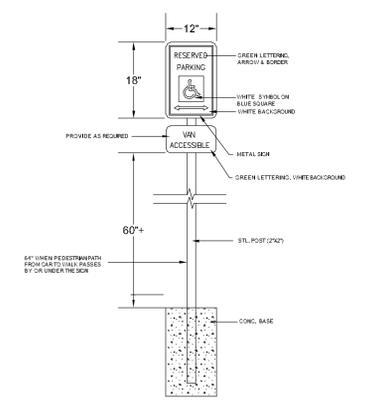
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area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan	Falcon/Peyton Small Area Plan
development schedule	SPRING 2019

LOT INFO

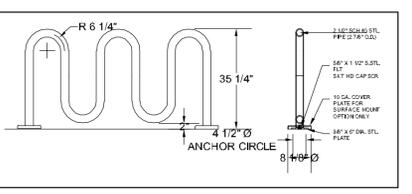
area	3.43ac
proposed use	commercial center
bldg area	29,390sf
max. bldg height	45'
prop. bldg height	44'
bldg setbacks	
front	25'
side	25'
rear	25'
%lot coverage	
bldgs	20% (29,390sf)
impervious	43% (64,383sf)
	37% (55,712sf)

PARKING

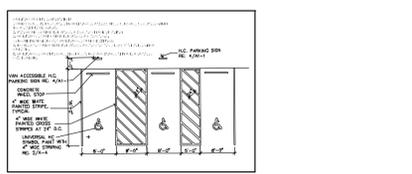
	retail D commercial center	retail E commercial center
use		
bldg area	17,450sf	11,940sf
ratio	1/250sf	1/250sf
required (incl h/c)	70 (incl 3h/c)	47 (incl 3h/c)
provided	99 (incl 3h/c)	47 (incl 3h/c)



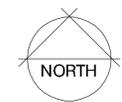
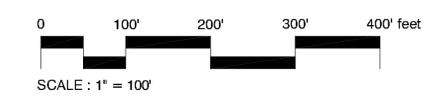
A ACCESSIBLE SIGNAGE DETAIL
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B BIKE LOOP
 N.T.S.

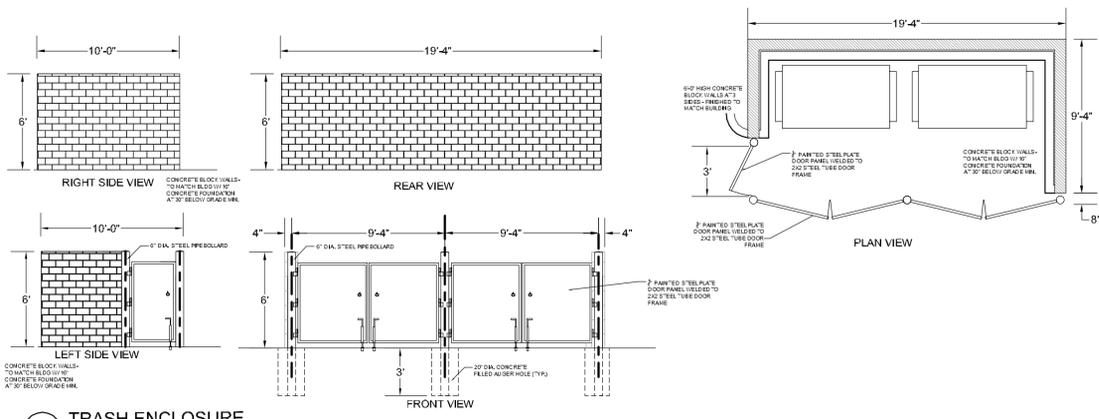


C TYPICAL HANDICAP PARKING DETAIL
 N.T.S.



Approved
 By: Craig Dossey, Executive Director
 Date: 06/12/2019
 El Paso County Planning & Community Development

ADA DESIGN PROFESSIONAL STANDARD NOTE:
 The party responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not ensure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.



D TRASH ENCLOSURE
 N.T.S.

SHEET INDEX

1.....	Site development plan
2.....	Landscape plan
3.....	Landscape details
4.....	Photometric plan
5.....	
6.....	
7.....	
8.....	

OWNER INFO

company name	SHOPS AT MERIDIAN RANCH LLC
address	P.O. BOX 80036
city/state	SAN DIEGO CA 91238
phone no	

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

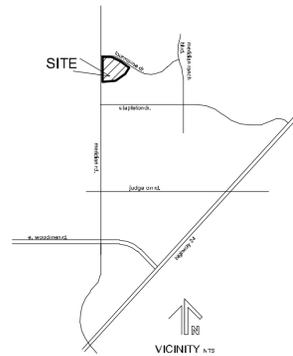
Shop's @ Meridian Ranch
 Site Development Plan
 Meridian Road
 Falcon, CO

Job No.	18-115
Discipline	Planning
File	Site development plan 2-11-19
Drawn by	DBH
Date	6/22/2019
Printed	10/2/2019
	11/28/2019
	4-8-2019

DRAWING NO.
COVER
 SITE DEVELOPMENT PLAN

THE SHOP'S AT MERIDIAN RANCH

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



LEGAL:
 THE SHOPS AT MERIDIAN RANCH LOT 4 FILING NO. 1

SITE DATA

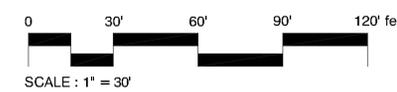
tax schedule no.:	4230319054
area	3.43ac
ex zone	n/a
proposed zone	CR
ex use	vacant
proposed use	commercial center
master plan development schedule	Falcon/Peyton Small Area Plan SPRING 2019

LOT INFO

area	3.43ac	commercial center
proposed use		
bldg area	29,390sf	
max. bldg height	45'	
prop. bldg height	44'	
bldg setbacks		
front	25'	
side	25'	
rear	25'	
%lot coverage		
bldgs	20% (29,390sf)	
impervious	43% (64,383sf)	
landscaping	37% (55,712sf)	

PARKING

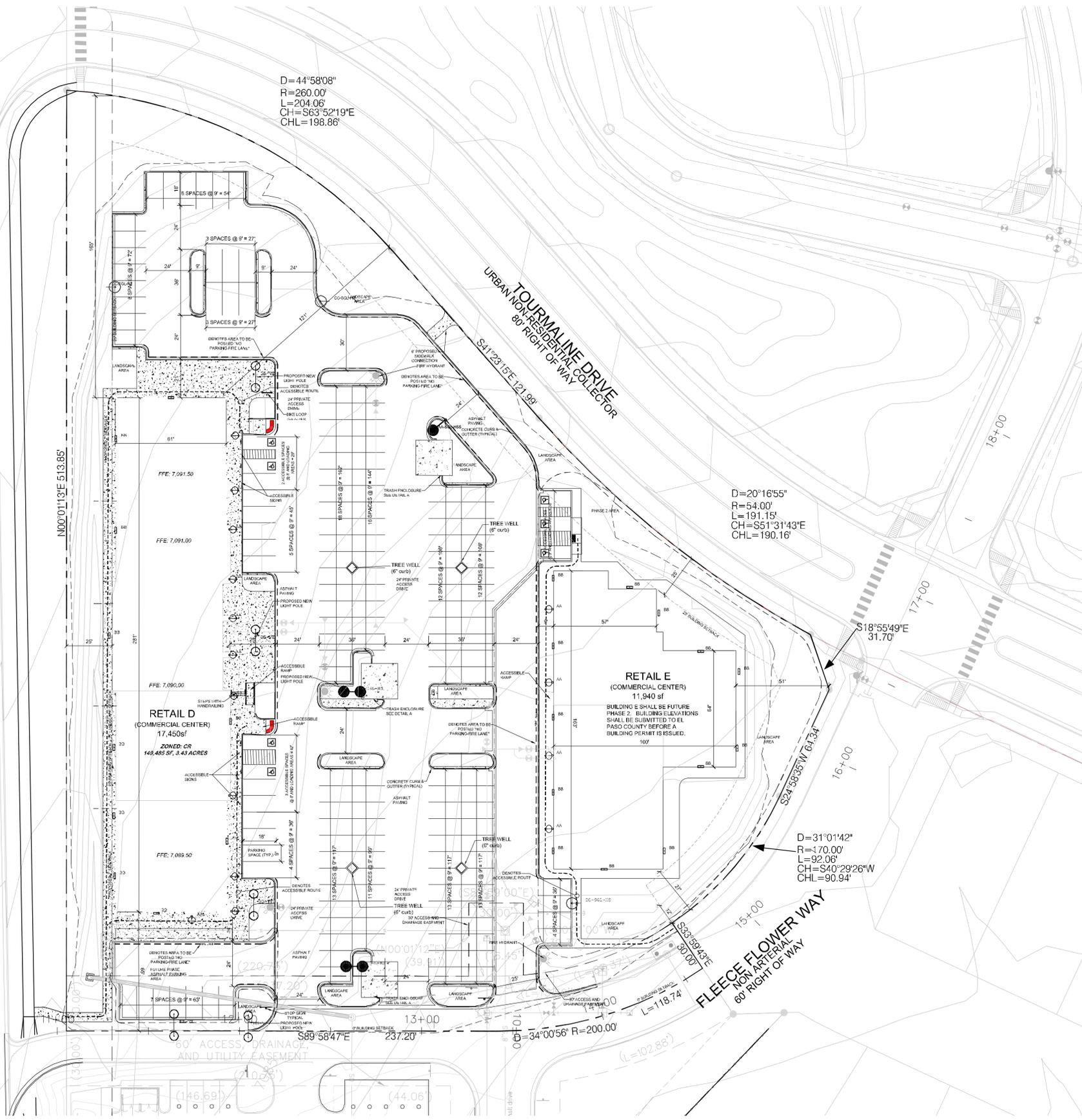
use	retail D commercial center	retail E commercial center
bldg area	17,450sf	11,940sf
ratio	1/250sf	1/250sf
required (incl h/c)	70 (incl 3h/c)	47 (incl 3h/c)
provided	99 (incl 3h/c)	47 (incl 3h/c)



OWNER INFO

company name	SHOPS AT MERIDIAN RANCH LLC
address	P.O. BOX 80036
city/state	SAN DIEGO CA 91238
phone no	

MERIDIAN ROAD
 MAJOR ARTERIAL
 135' RIGHT OF WAY



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

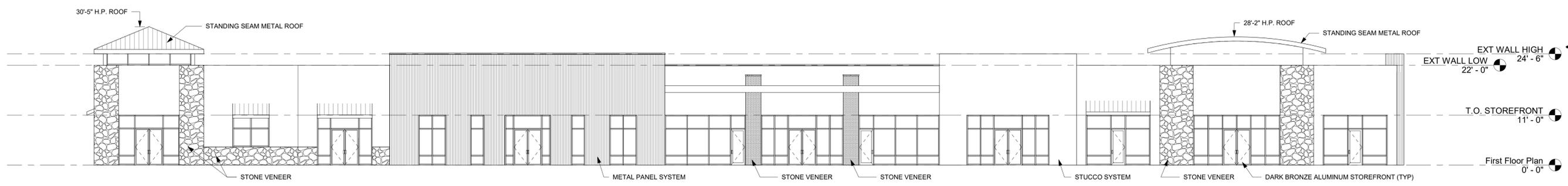
Structural:	
Electrical:	
Mechanical:	
Plumbing:	

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

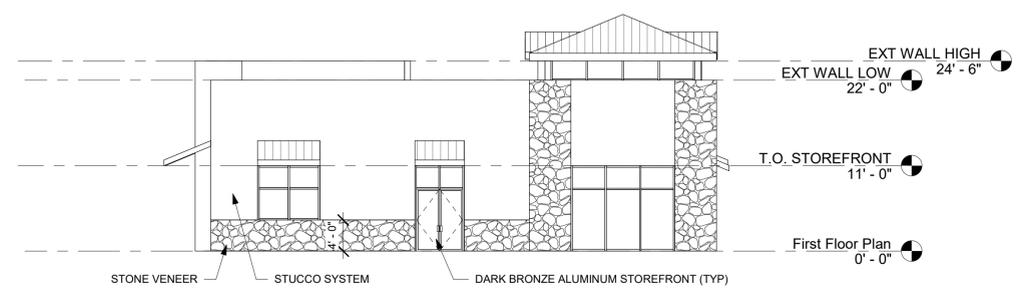
Job No.	16.115
Discipline	Planning
File	Site development plan 4-8-19
Drawn by	UNR
Date	8/22/2018
Revised	1/24/2019
	4/8/2019

DRAWING NO.
1
 SITE DEVELOPMENT PLAN

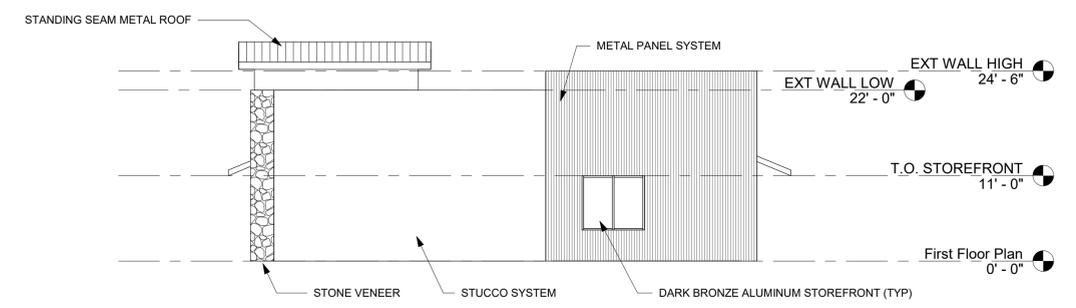
YOW



① EAST ELEVATION
3/32" = 1'-0"



③ SOUTH ELEVATION
3/32" = 1'-0"



② NORTH ELEVATION
3/32" = 1'-0"



④ WEST ELEVATION
3/32" = 1'-0"

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

THE SHOPS AT MERIDIAN RANCH
RETAIL BUILDING 'D'

Project Number
18.10X
Date
6/22/18
Drawn By
Author
Checked By
Checker

A2
ELEVATIONS
Scale
3/32" = 1'-0"

6/22/2018 7:26:25 AM



YOW Architects PC
Architecture & Planning

115 S. Weber Colorado Springs, Colorado 719-475-8133

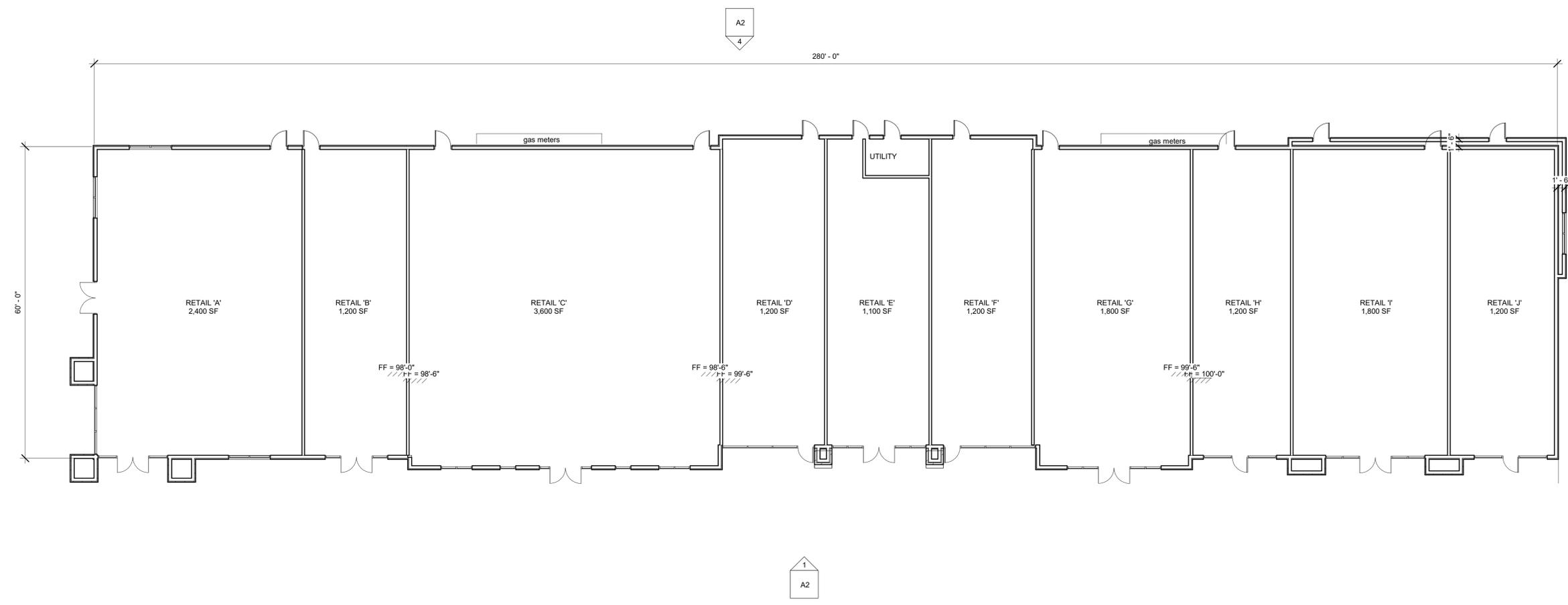
THE SHOPS AT MERIDIAN RANCH
RETAIL BUILDING 'D'

Project Number
18.10X

Date
6/22/18

Drawn By
JRW
Checked By
YOW

A1
FLOOR PLAN
Scale
3/32" = 1'-0"



1 BUILDING D FLOOR PLAN
3/32" = 1'-0"



6/22/2018 7:26:25 AM

THE SHOP'S AT MERIDIAN RANCH

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

INSTALLATION PHASING AND MAINTENANCE GUIDE



KEYED NOTES (not all items labeled, items labeled considered typical)

- 1 TYPICAL DECIDUOUS TREE PLANTING
+ see details 2-2
- 2 TYPICAL EVERGREEN TREE PLANTING
+ see details 2-2
- 3 TYPICAL SHRUB PLANTING
+ see details 2-2
- 4 TYPICAL GROUND COVER/PERENNIAL PLANTING
+ see details 2-2
- 5 LANDSCAPE BOULDER
+ see details 2-2
- 6 STEEL EDGE
+ see details 2-2
- 7 2" BLUE GREY GRAVEL MULCH
- 8 ORGANIC MULCH
- 9 4" 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.

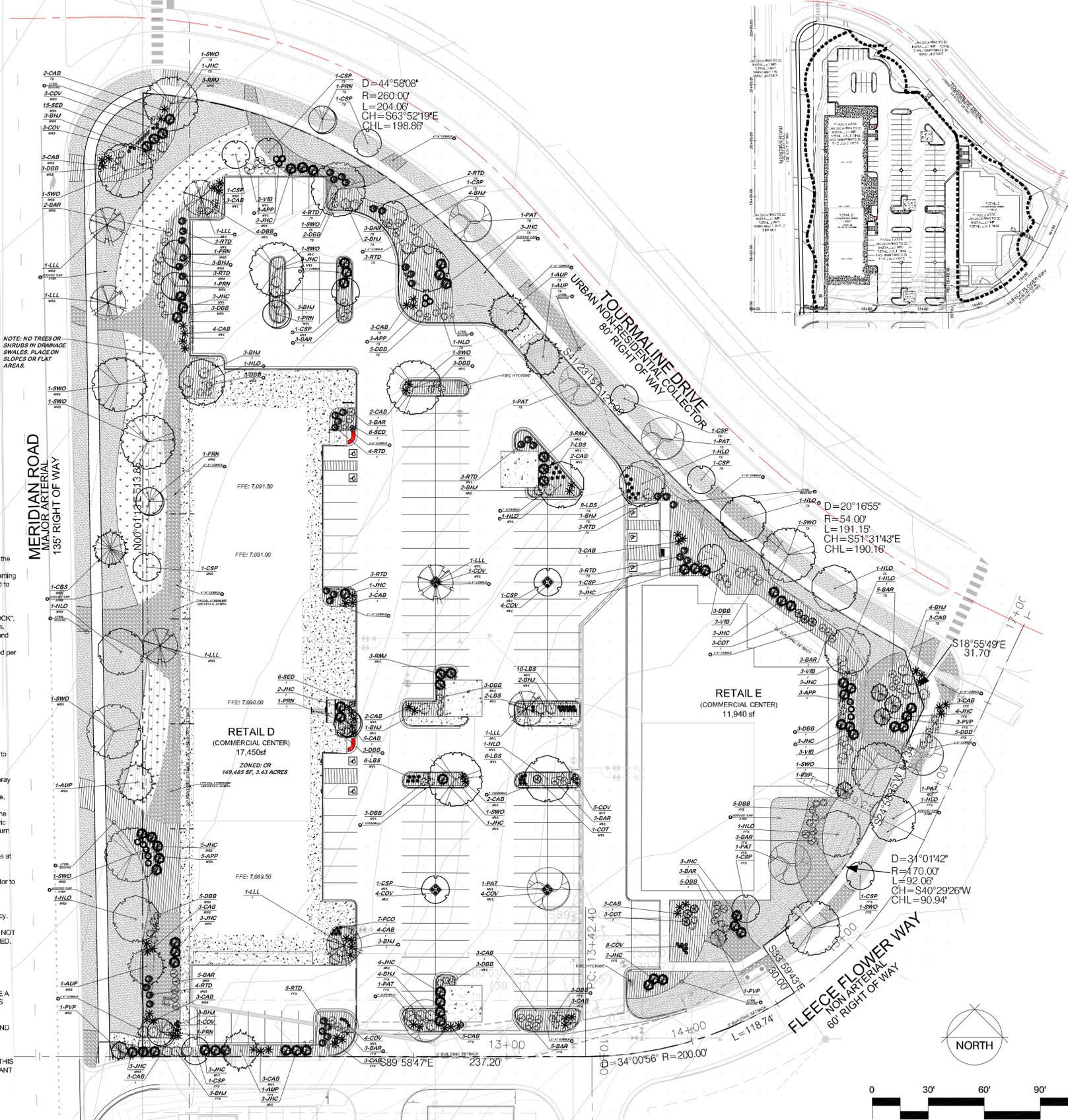
HATCH LEGEND

	TURF	23,771 sf
	4-8" COBBLE	9,495 sf
	2-4" COBBLE	16,603 sf
	NATIVE SEED MIX	6,615 sf

NOTE: NO TREES OR SHRUBS IN DESIGNATED SWALES, FLACES ON SLOPES OR FLAT AREAS.

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 sq. ft. of well-composted aged manure or premium compost.
RECOMMENDED SOIL AMENDMENT:
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 4" PRIOR TO PLANTING.
- SEEDED 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.
- 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".
- 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:** The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION.
- 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.
- GENERAL AREAS OF DISTURBANCE:** ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).**
- ALL SHRUB AND TREE PLANTER BEDS TO RECEIVE 3" DEEP 1/2" BLUE GREY COBBLE MULCH UNLESS OTHERWISE SPECIFIED. ALL TREES WITHIN SOA AREAS SHALL RECEIVE A 60" DIAMETER SHREDDED CEDAR MULCH RING. ROCK AND SHREDDED CEDAR MULCH IS AVAILABLE FROM C&C SAND AND STONE. ALL ROCK MULCH SHALL BE PLACED OVER GEOTEXILE FILTER FABRIC FOR WEED CONTROL AND SHALL BE POLYSPUN 350, 3.5 OUNCES/SQUARE YARD OR APPROVED EQUAL. SUBMIT ROCK MULCH, WOOD MULCH, AND FABRIC SAMPLES & PRODUCT INFORMATION TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.



SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS									
Plant Label	Street Name	Street	Width (ft)	Lineal	Tree #/ft	Min. Trees	Required	Provided	Notes
MRS	Meridian Road Subark	Major-Arterial	25'	513'	1/20"	26	19		
TS	Tourmaline Subark	Minor-Arterial	20'	508'	1/25"	21	19		
FFS	Fireflower Subark	Minor-Arterial	10'	528'	1/30"	18	13		

MOTOR VEHICLE LOTS

Plant Label	No. of Vehicle Spaces Provided	Shade Trees (1/10) Required/Provided	Vehicle Lot Frontage (ft)	Length of Frontage (ft)	Length of Frontage (ft)
MVE	173	12	191'	191'	127'

INTERNAL LANDSCAPING

Plant Label	Min. Spacing (ft)	Percent Minimum	Internal Area (SF)	Internal Trees (1/100 SF)	Required	Provided
I	148,485 SF	5%	7,424 SF	50	16	7

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES
DECIDUOUS TREES						
PAT	7	<i>Fraxinus pennsylvanica</i>	Princess Tree	60' x 40'	2" Caliper	Ball and Burlap
WCO	12	<i>Quercus macrocarpa</i>	Swamp White Oak	40' x 30'	2" Caliper	Ball and Burlap
SWO	12	<i>Quercus bicolor</i>	Swamp White Oak	40' x 30'	2" Caliper	Ball and Burlap
LLL	7	<i>Liriodendron tulipifera</i>	Clematis Tree	40' x 30'	2" Caliper	Ball and Burlap
COV	9	<i>Prunella virginiana</i>	Cleveland Select Pear	25' x 15'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
ASP	2	<i>Pinus strobus</i>	Austrian Pine	50' x 30'	10' Height	Ball and Burlap
CBS	1	<i>Pinus pungens</i>	Colorado Blue Spruce	80' x 25'	10' Height	Ball and Burlap
PIV	1	<i>Pinus strobus</i>	Vanderwolf Pine	80' x 25'	8' Height	Ball and Burlap
ORNAMENTAL TREES						
PRN	1	<i>Prunella virginiana</i>	Princess Tree	18' x 12'	1" Caliper	Ball and Burlap
DECIDUOUS SHRUBS						
DBB	64	<i>Desmodium illinoense</i>	Dragon Burning Bush	6' x 4'	5 Gallon	Container
VB	12	<i>Viburnum lentago</i>	Hamamelis	6' x 6'	5 Gallon	Container
BAR	39	<i>Berberis thunbergii</i>	Redleaf Barberry	4' x 2'	5 Gallon	Container
APP	14	<i>Amelanchier canadensis</i>	Alamo Plant	6' x 6'	5 Gallon	Container
COV	9	<i>Cornus alternifolia</i>	Barberry	1' x 1'	1 Gallon	Container
EVERGREEN SHRUBS						
RMU	9	<i>Juniperus horizontalis</i>	Rocky Mountain Juniper	12' x 4'	15 Gallon	Container
BMU	41	<i>Juniperus horizontalis</i>	Blue Harbor Juniper	1' x 6'	1 Gallon	Container
JHC	60	<i>Juniperus chinensis</i>	Horizontal Juniper	1' x 4'	1 Gallon	Container
ORNAMENTAL GRASSES						
CAB	70	<i>Miscanthus sinensis</i>	Japanese Silver Grass	7' x 4'	1 Gallon	Container
COV	42	<i>Chloris trichodes</i>	Downland Feather Reed Grass	2' x 2'	1 Gallon	Container
LSB	40	<i>Stipa sp.</i>	Little Bluestem	2' x 2'	1 Gallon	Container
FLOWERS						
SED	27	<i>Sedum spectabile</i>	Dragon Blood	1' x 1'	1 Gallon	Container
PCO	7	<i>Penstemon sp.</i>	Purple Penstemon	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 thirty (30) days subsequent to building permit issuance or prior to issuance of a certificate of occupancy, whichever occurs first.
 - Upon request by the applicant, an irrigation plan shall be submitted within ninety (90) days subsequent to building permit issuance and approved prior to the installation of any irrigation components and prior to issuance of a certificate of occupancy.
 - In the case of the conversion of vacant land 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 graphically and through notes depict a water efficient design consistent with the landscape and grading plans.
 - The irrigation plan shall show and note hydrozones. The hydrozones shall take into account like 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 policy manual.



company name SHOPS AT MERIDIAN RANCH LLC
address P.O. BOX 80036
city/state SAN DIEGO CA 91238
phone 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

Job No.	18115
History	Landscape
Drawn by	Site development plan 48-9
Date	02/22/18
Printed	10/4/2018
	11/28/2018
	11/30/2019

DRAWING NO.
2
LANDSCAPE PLAN

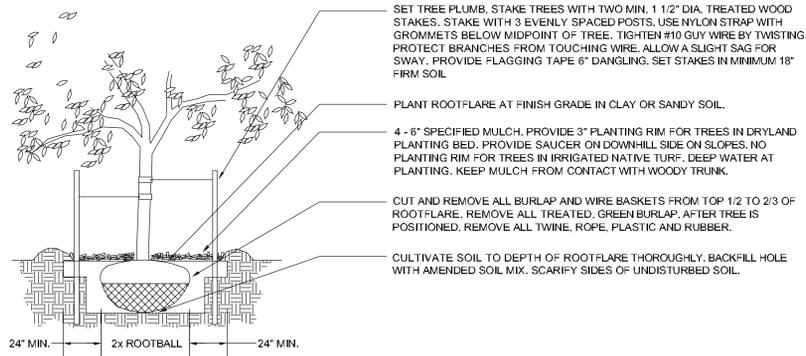
THE SHOP'S AT MERIDIAN RANCH

LANDSCAPE DETAILS

EL PASO COUNTY, COLORADO.
FALCON, COLORADO

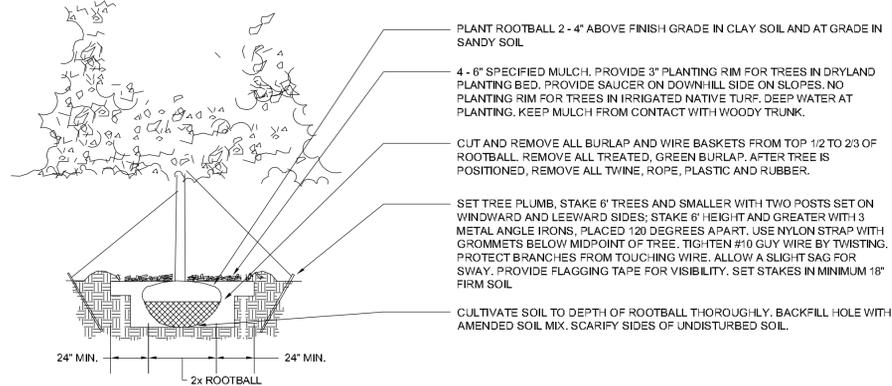


- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL 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



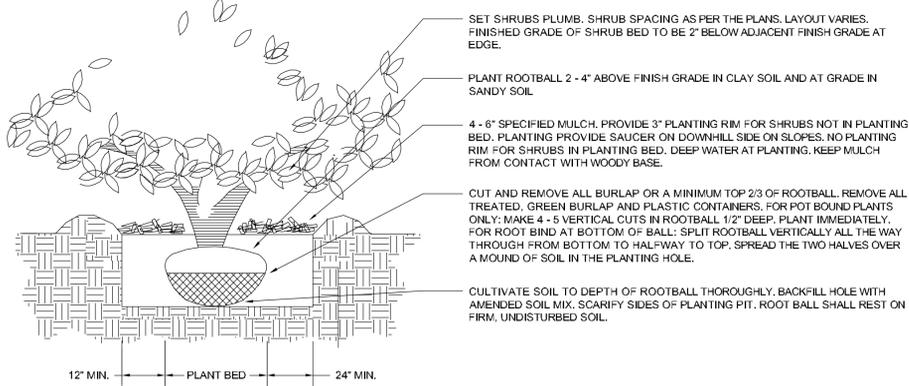
a
2-8 **DECIDUOUS TREE PLANTING DETAIL**
N.T.S.

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS 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.

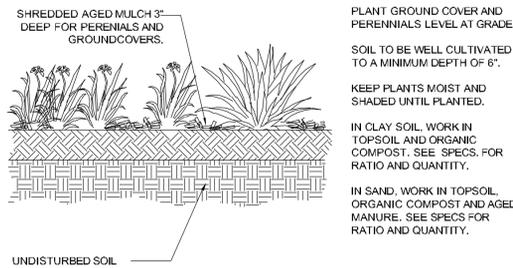


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2-8 **EVERGREEN TREE PLANTING DETAIL**
N.T.S.

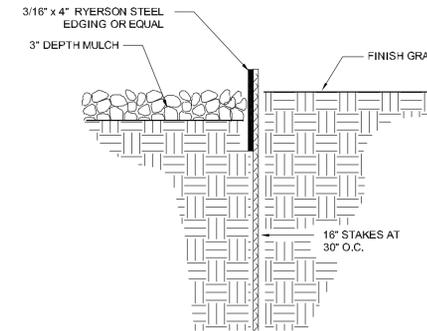
- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



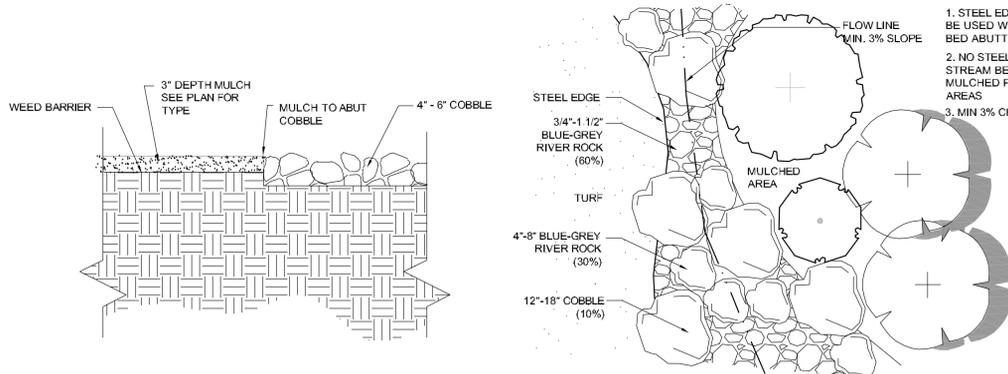
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2-8 **SHRUB PLANTING DETAIL**
N.T.S.



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

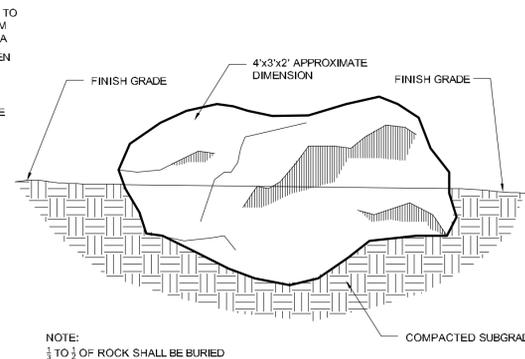


e
2-8 **STEEL EDGE DETAIL**
N.T.S.



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:

1. 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.
2. 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.
3. 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.
4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
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6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
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OWNER INFO

company name SHOPS AT MERIDIAN RANCH LLC
address P.O. BOX 80038
city/state SAN DIEGO CA 91238
phone no

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8133

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

DATE: 10.11.18
DESIGNER: Landscape
FILE: Site development plan-44-03
DRAWN BY: DBR
DATE: 02/20/18
PROJECT: 104-0018
11/26/2018
4/9/2019

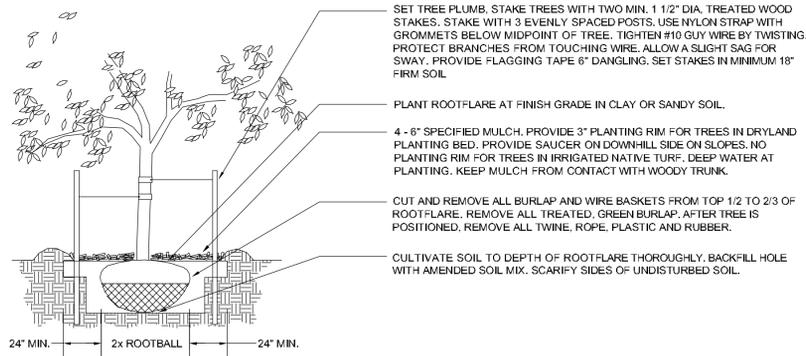
DRAWING NO.
3
LANDSCAPE DETAILS

THE SHOP'S AT MERIDIAN RANCH

LANDSCAPE DETAILS

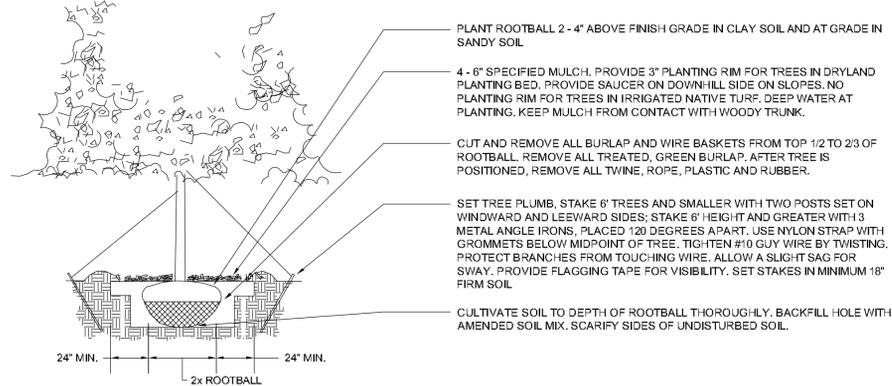
EL PASO COUNTY, COLORADO.
FALCON, COLORADO

- 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 OWNERS 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



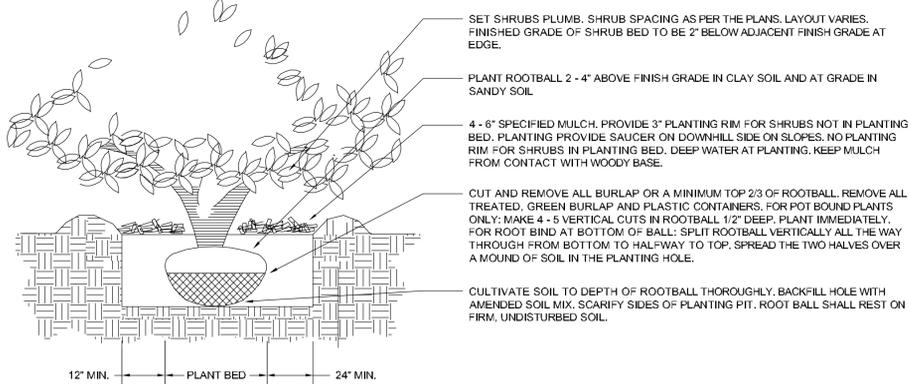
a
2-8 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

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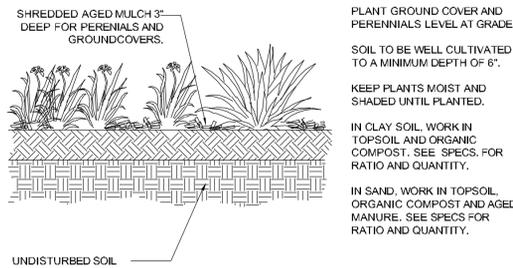


b
2-8 EVERGREEN TREE PLANTING DETAIL
N.T.S.

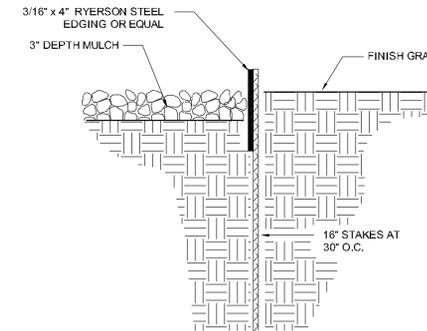
- NOTES:**
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 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



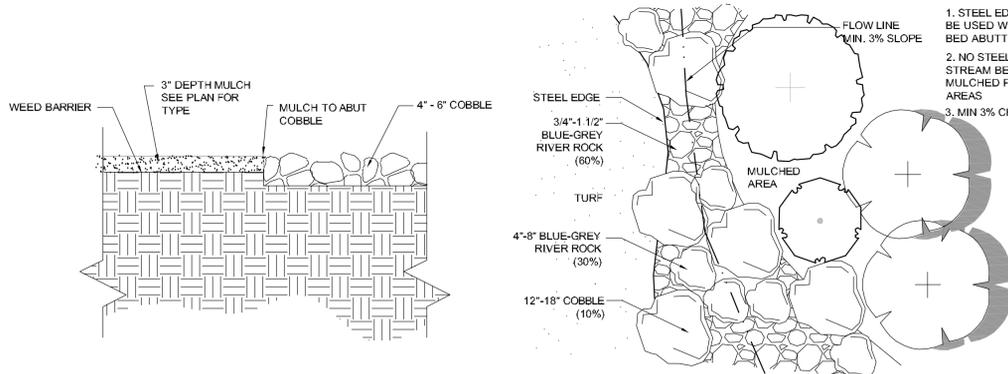
c
2-8 SHRUB PLANTING DETAIL
N.T.S.



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

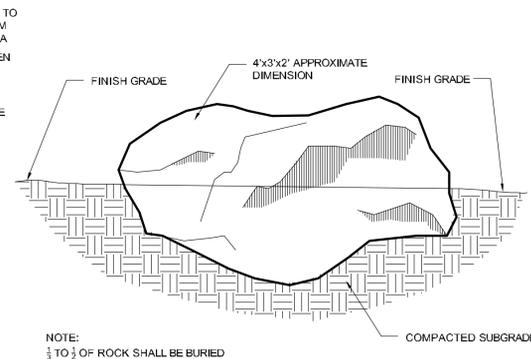


e
2-8 STEEL EDGE DETAIL
N.T.S.



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 planting 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

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Colorado Springs, Colorado 475-8133

Structural: ...
Electrical: ...
Mechanical: ...
Plumbing: ...

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

Sheet: 13.115
Discipline: Landscape
File: Site development plan-44-03
Drawn by: DBH
Date: 02/2018
Revised: 10/4/2018
11/26/2018
4/9/2019

DRAWING NO. **3**
LANDSCAPE DETAILS