

# 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.

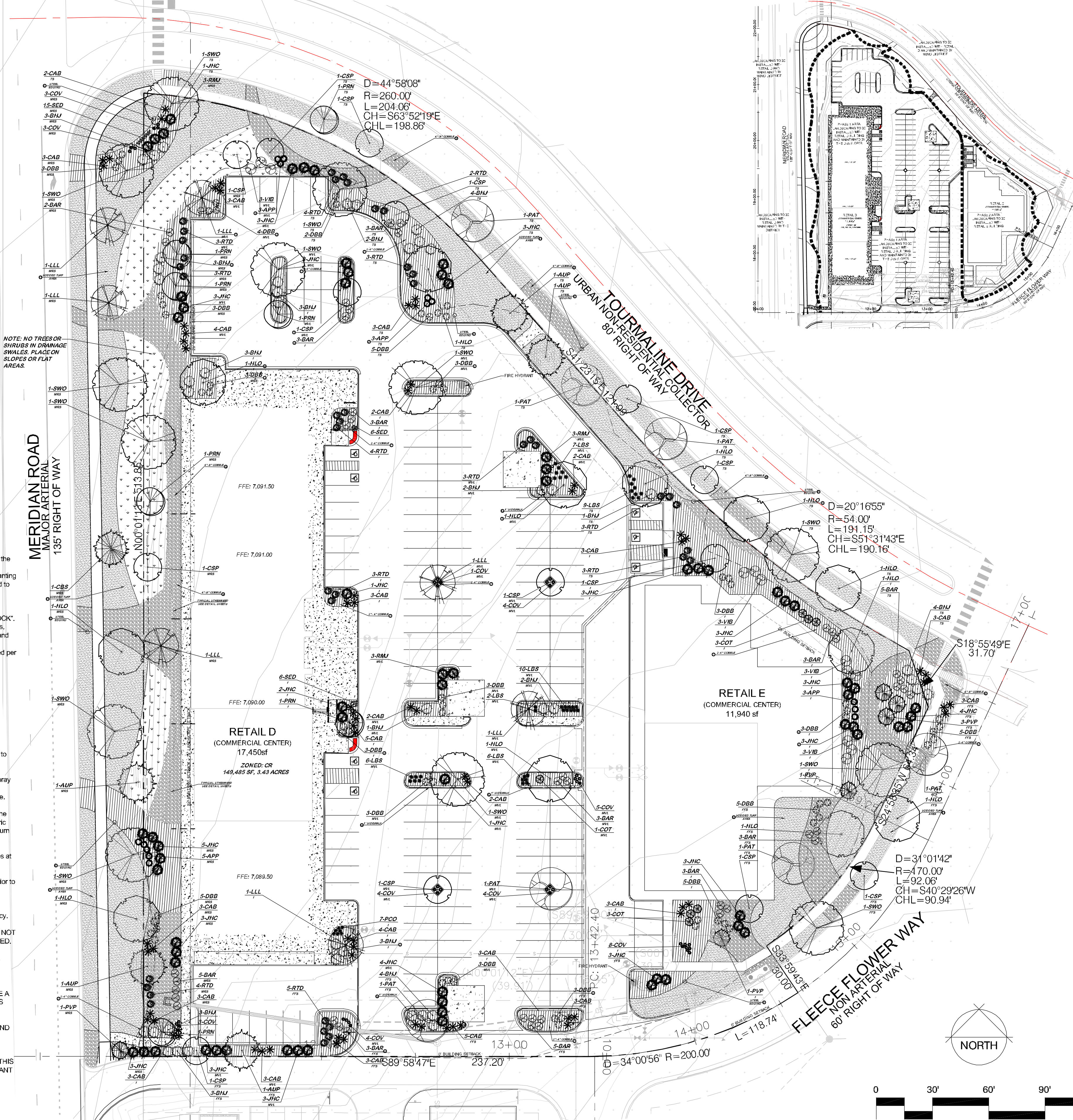
### HATCH LEGEND

	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 Feet	Min. Trees	Required	Provided	Notes
MRS	Meridian Road Subark	Major-Arterial	25'	513'	1/20'	26	19		
TS	Tourmaline Subark	Minor-Arterial	20'	508'	1/20'	21	19		
FFS	Flower Subark	Minor-Arterial	10'	528'	1/20'	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
<b>DECIDUOUS TREES</b>						
PAT	7	<i>Fraxinus pennsylvanica</i>	Princess Royal Palm	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>	Cleveland Select Pear	45' x 25'	2" Caliper	Ball and Burlap
<b>EVERGREEN TREES</b>						
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
PLP	1	<i>Pinus strobus</i>	Vanderwolf Pine	80' x 25'	8' Height	Ball and Burlap
<b>ORNAMENTAL TREES</b>						
PRN	1	<i>Prunus pennsylvanica</i>	Princess Royal Palm	18' x 12'	1" Caliper	Ball and Burlap
<b>DECIDUOUS SHRUBS</b>						
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	6' x 6'	5 Gallon	Container
APP	14	<i>Abutilon parvifolium</i>	Abutilon	6' x 6'	5 Gallon	Container
COV	9	<i>Cornus alternifolia</i>	Hamamelis	1' x 4'	1 Gallon	Container
<b>EVERGREEN SHRUBS</b>						
RMU	9	<i>Rosa rugosa</i>	Rocky Mountain Juniper	12' x 4'	15 Gallon	Container
BMU	41	<i>Buxus sempervirens</i>	Boxwood	1' x 6'	1 Gallon	Container
CMU	60	<i>Camellia japonica</i>	Camellia	1' x 4'	1 Gallon	Container
<b>ORNAMENTAL GRASSES</b>						
CAB	70	<i>Cortaderia selloana</i>	Argentine Silver Grass	7' x 4'	1 Gallon	Container
COV	42	<i>Cortaderia selloana</i>	Argentine Silver Grass	2' x 2'	1 Gallon	Container
LSB	40	<i>Lolium perenne</i>	Lolium	2' x 2'	1 Gallon	Container
<b>FLOWERS</b>						
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

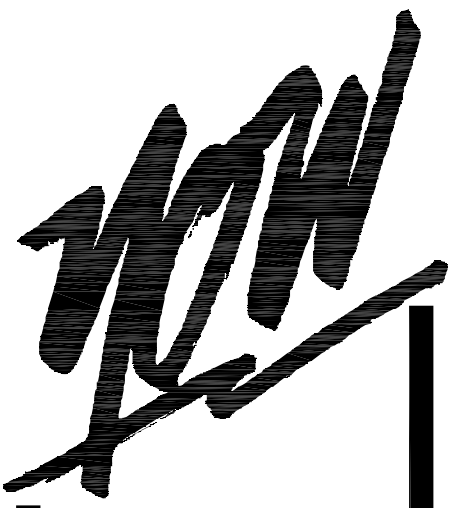
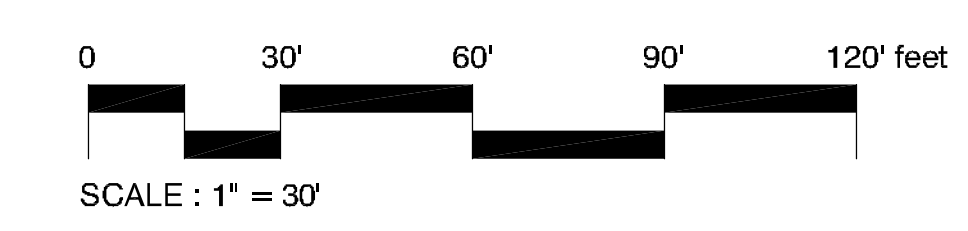
### IRRIGATION SUBMITTAL

- 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.



OWNER INFO

company name: SHOPS AT MERIDIAN RANCH LLC  
address: P.O. BOX 80036, SAN DIEGO CA 91288  
phone no:



**YOW ARCHITECTS PC**  
ARCHITECTURE & PLANNING  
115 S. Weber  
Colorado Springs, Colorado 80901  
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	02/20/18
Printed	10/4/2018
	11/28/2018
	11/30/2019

DRAWING NO.  
**2**  
LANDSCAPE PLAN