

COUNTY OF EL PASO, STATE OF COLORADO

NOTE: DUE TO EXTREMELY LIMITED WATER (NEW LANDSCAPE PLANTS CAN ONLY BE WATERED BY HAND OR NATURAL PRECIPITATION) THE LANDSCAPE PLANTINGS HAVE BEEN REDUCED WHENEVER POSSIBLE DUE TO THE TERRAIN OF THE SITE AND MULTIPLE EXISTING TREES TO REMAIN.

FRONTAGE TREES

APPROX 300' FOR DEVELOPMENT FRONTAGE (PARKING LOT AND BUILDINGS)
TREES REQUIRED: 1 TREE/25' OF FRONTAGE
300/25 = 12 TREES
EX. TREES IN FLOODPLAIN TALL ENOUGH TO SCREEN (APPROX. 5)
EX. TREES WEST OF PARKING ABLE TO SCREEN (APPROX 3) PLUS ONE TREE IN R.O.W. - NOT COUNTED
REMAINING TREES 4 NEEDED
TREES PROVIDED: 4

PARKING LOT TREES - 1 TREE/15 SPACES

NUMBER OF TREES 30 SPACES/15 = 2 TREES
TREES PROVIDED: 2

INTERIOR LANDSCAPE REQUIRED 5% OF LOT TOTAL

95,600 SF (0.05) = 4780 SF
 AREA PROVIDED 79,245 SF
 NUMBER TREES REQUIRED: 4780/500 = 10 TREES
 TREES PROVIDED (EXISTING TREES OTHER THAN SCREEN TREES - ABOVE):
 10 MIN., PLUS OTHER TREES IN FLOODPLAIN.

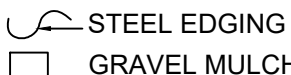
PARKING LOT SCREENING

ONLY SPACES FACING OLD RANCH ROAD WILL HAVE SCREENING, AS THE NORTH SIDE OF THE PARKING LOT FACES AN UPWARD SLOPING BANK OF AT LEAST 10' HEIGHT WITH NUMEROUS TALL EXISTING EVERGREEN TREES. THE EAST-FACING SPACES WILL BE SCREENED BY THE TWO BUILDINGS THEMSELVES, AND ADJACENT LAND TO THE EAST IS 10-20' HIGHER IN ELEVATION.

NUMBER OF PLANTS IS ALSO MINIMIZED TO SAVE WATER AND BECAUSE ADJACENT OLD RANCH ROAD IS AT LEAST 2-3' HIGHER IN ELEVATION THAN THE PARKING SPACES WHICH WILL SCREEN HEADLIGHTS IN ITSELF.

LANDSCAPE LEGEND








PLANT LIST:



 EXISTING EVERGREEN TREE



PLANT NAME _____

	PLANT NAME	KEY	SIZE
DECIDUOUS TREE 	BUR OAK/QUERCUS MACROCARPA	BO	1 1/2"
	THORNLESS COCKSPUR HAWTHORN/CRATAEGUS CRUS-GALLI 'INERMIS'	CH	1 1/2"
EVERGREEN TREE 	PONDEROSA PINE/PINUS P.	PP	6'
SHRUBS 	ARMSTRONG JUNIPER/JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARJ	5 GAL.
	MORMON TEA/EPHEDRA SP.	MMT	5 GAL.
  	RABBITBRUSH/CHRYSOETHAMNUS NAUSEOSUS	CMM	5 GAL.
	BLUE-MIST SPIREA/CARYOPTERIS X CLANDONENSIS	BMS	5 GAL.
	APACHE PLUME/FALLUGIA PARADOXA	APP	5 GAL.
	FERNBUSH/CHAMAEBATIERIA MILLEFOLIUM	HUR	5 GAL.
PERENNIAL 	GAYFEATHER/LIATRIS SPICATA	GYF	5 GAL.

Per previous comment, include justification for alternative landscaping on this plan as well as in letter of intent. No changes to landscape plan have been noted.

In order to justify alternative landscaping, it must be specified how the proposed alternative meets the standards of LDC Sec. 6.2.2(A)(4), indicating how the proposed landscaping meets the purpose of the LDC Section 6.2.2, promotes the concepts contained in the Landscape and Water Conservation Manual, and provides an equivalent benefit to the community and environment as would otherwise be achieved by meeting the requirement.

If you cannot provide adequate justification for the alternative landscaping, you will be required to meet the requirements of Sec. 6.2.2.

NOTES

1. SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING.
2. ALL PLANT MATERIALS SHALL MEET OR EXCEED MINIMUM STANDARDS AS OUTLINED IN THE COLORADO NURSERY ACT REGULATIONS. PLANTS WILL BE USED ACCORDING TO THE SPECIFICS IF THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO. PLANT MATERIAL SHALL ALSO CONFORM TO UNIFORM NURSERY STANDARDS, CURRENT EDITION.
4. ALL PLANTING BEDS ARE TO BE MULCHED WITH 3/4" GRAVEL MULCH SPREAD TO A DEPTH OF 2 INCHES OVER LANDSCAPE FABRIC.
5. ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
6. ROLL-TOP METAL EDGER IS TO BE UTILIZED AS NECESSARY TO SEPARATE GRASS AND PLANTER BEDS.
8. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
9. TREES IN GRASS AREAS TO RECEIVE 4" DIA. BED OF WOOD CHIP MULCH.
10. ALL LANDSCAPING WILL BE INSTALLED AS PART OF PHASE ONE CONSTRUCTION.

NOTE:

TOPSOIL SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND ALL STOCK PILES SHOULD HAVE SIDE SLOPES NO STEEPER THAN 3:1 AND SEEDDED.

ALL DISTURBED AREAS SHOULD BE SEEDED AND MULCHED WITH WEED FREE HAY MULCH AT 4,000 LBS. /ACRE.

ALL DISTURBED AREAS SHOULD BE RESEEDING BETWEEN THE PLANTING DATES OF NOV. 1-APRIL 30TH. GRASS SEED SHOULD BE DRILLED AT A DEPTH OF ¼ TO ½ INCH DEEP AND IF BROADCASTED, DOUBLE THE RATE.

SHOTGUN NATIVE MIX - FROM EL PASO COUNTY CONSERVATION DISTRICT

SHOTGUN MIX

Common Name	Recommended Cultivar	% of seed mix	Non Irrigated	
			PLS Rate per acre	Broadcast
Bluestem, Big Native	Kaw, Bison, Champ	20.0 %	5.5	11.
Grama, Blue Native	Lovington, Hachita, Alma	10.0%	1.5	3
Green Needlegrass Native	Lodorm	10.0%	5.0	10
Wheatsgrass, Western Native	Amiba, Barton	20.0%	8	16
Grama, Sidecoats Native	Vaughn, Butte, El Reno, Niner	10.0%	4.5	9
Switchgrass Native	Blackwell, Greenville	10%	2	4
Prairie Sandreed Native	Goshen, Pronghorn	10.0%	3.5	7.0
Yellow Indiangrass Native	Cheyenne, Holt, Llano	10.0%	5.0	10

El Paso County Conservation District 719-600-4706
5610 Industrial Pl. Suite 100 www.epccd.org
Colorado Springs, CO 80916 



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	COUNTY COMMENTS	06-25-20	CLE

PREPARED BY:

TRUE WEST CO., LLC
16352 E Bates Drive
Aurora, CO 80013
303-523-3664
truwest1@usa.net

HOTCHKISS COMMERCIAL OFFICES
2290 OLD RANCH ROAD

m	DESCRIPTION:
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ENGINEERS SEAL

DESIGNED BY: CLF

DRAWN BY: CL

CHECKED BY: CL

DRAWER NUMBER	
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DATE: 8/5/2019

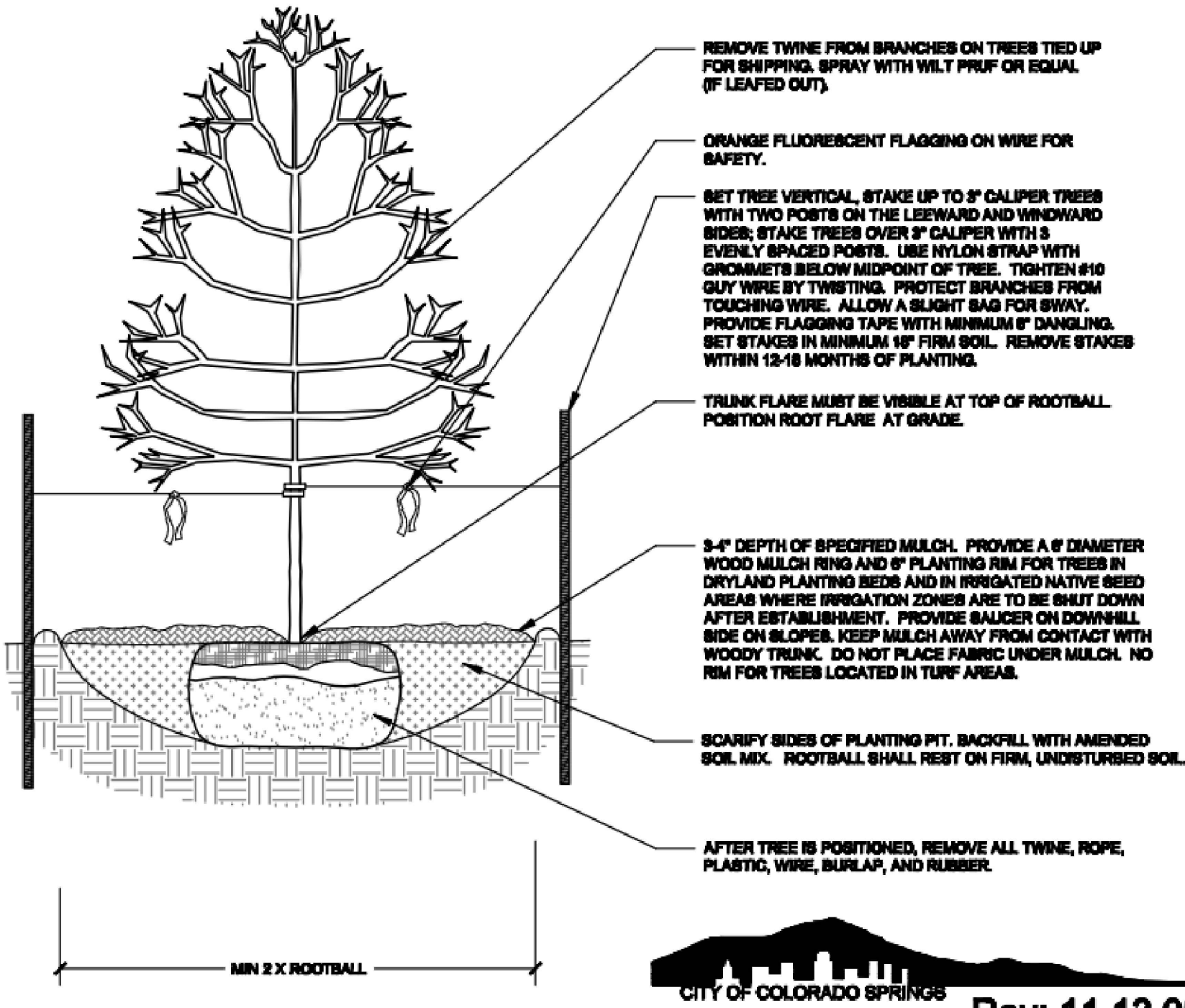
SCALE: 1" = 30'

SHEET NUMBER: L

2290 OLD RANCH ROAD
LOTS 8, BLOCK E, AMENDED FILING OF SPRINGS CREST SUBDIVISION
NW 1/4, SEC. 28, T.12 S., R. 66 W OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



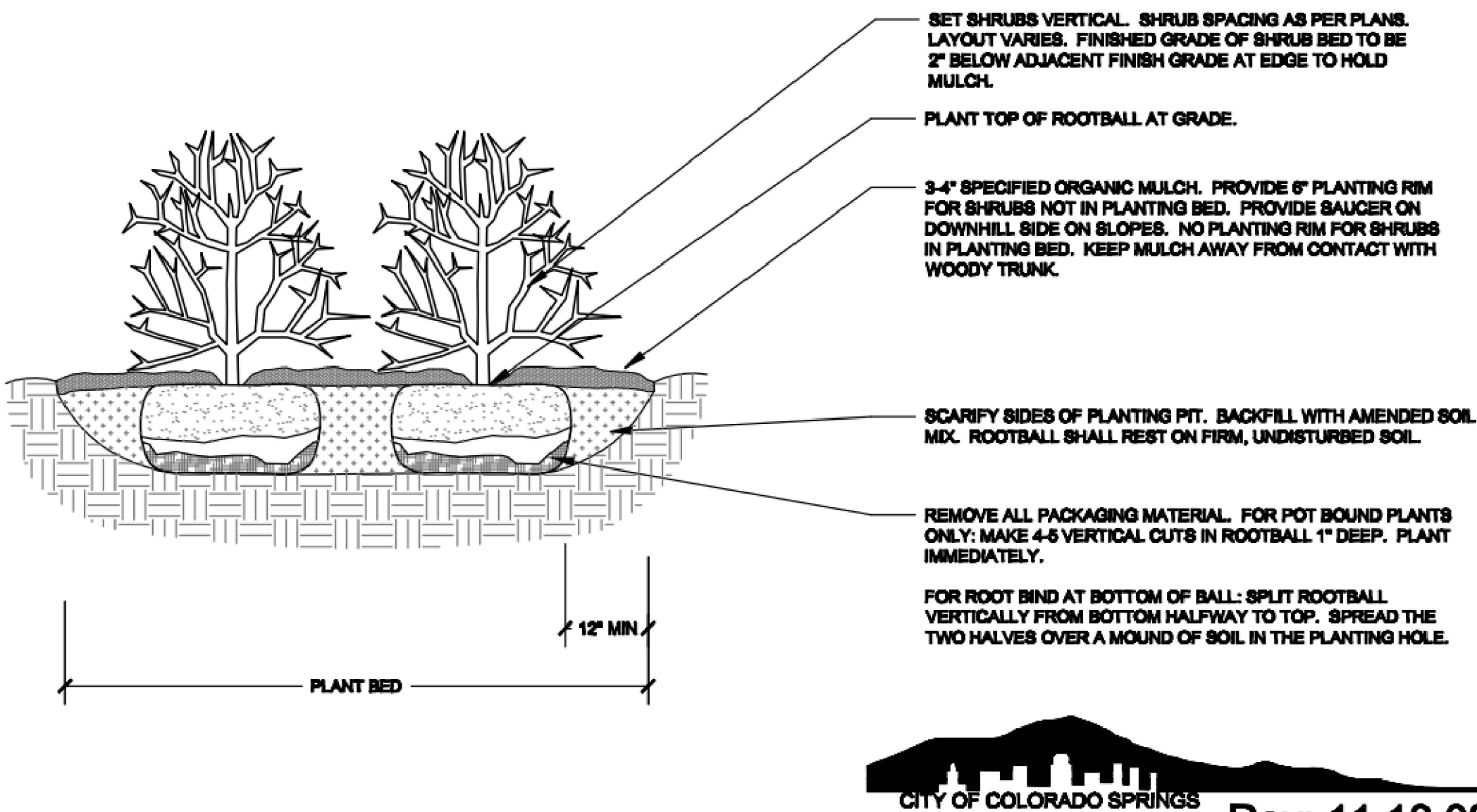
Rev: 11.13.08

Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

SECTION



Rev: 11.13.08

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SHRUB PLANTING DETAIL

NOT TO SCALE

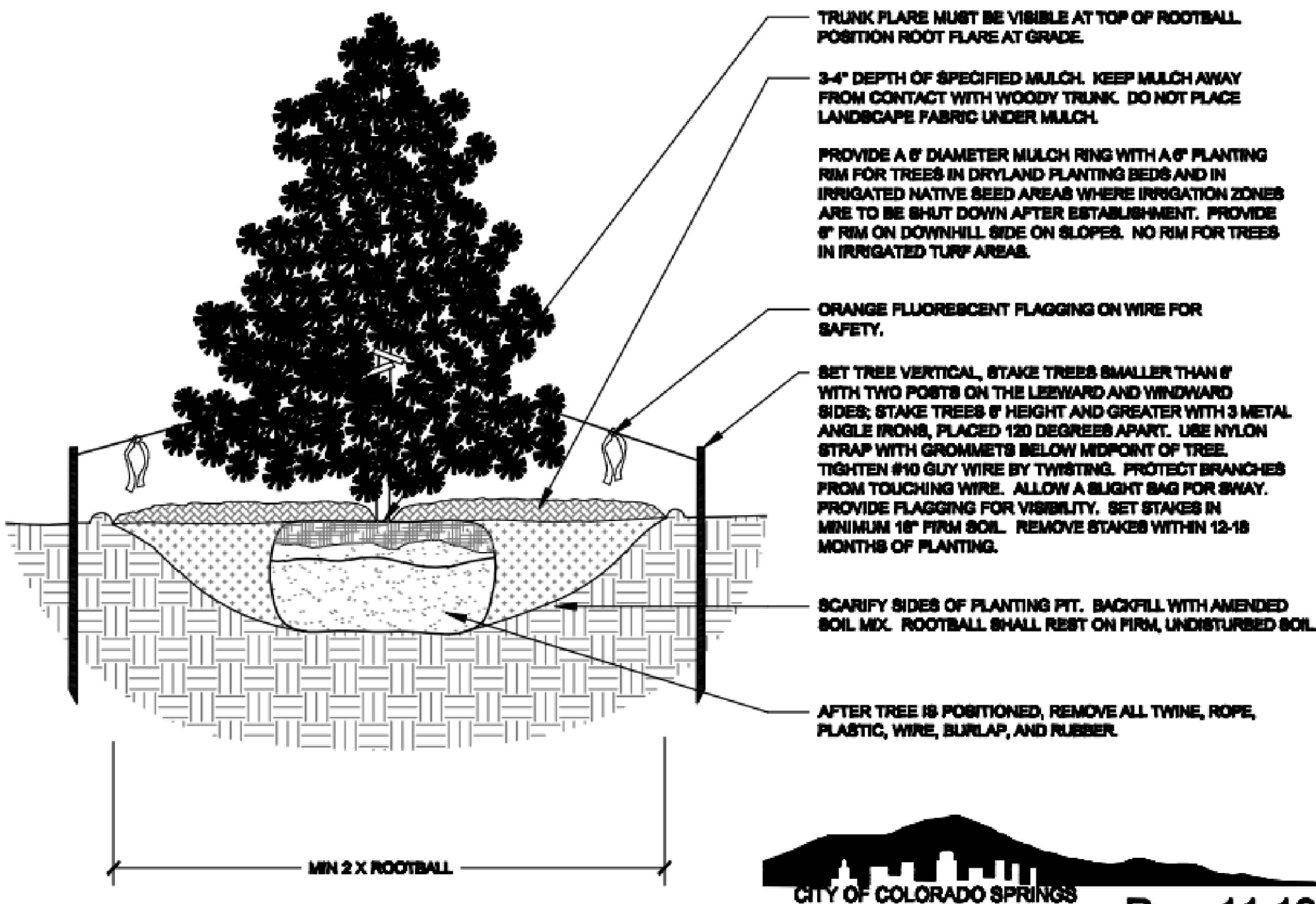
SECTION

NOTES:

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

NOTES:

1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



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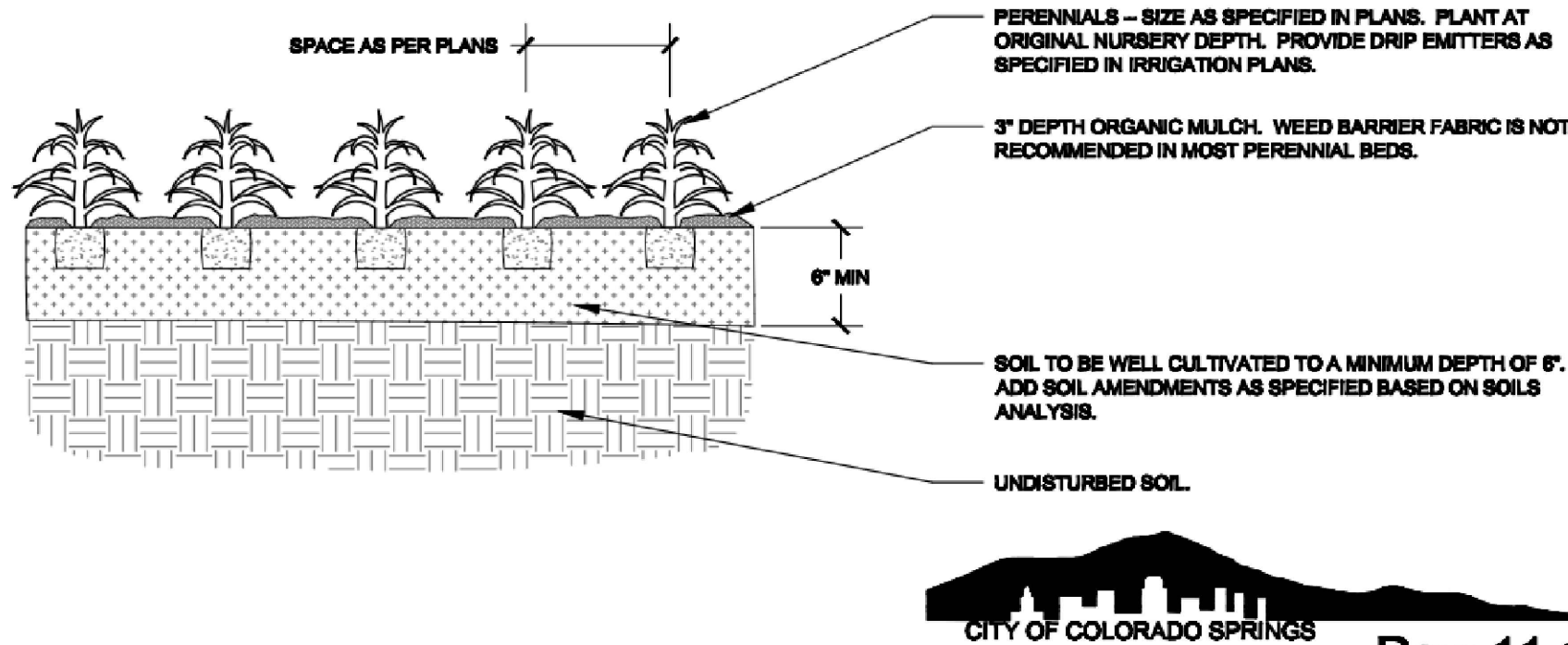
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

SECTION

NOTES:

1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



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PERENNIAL/GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

SECTION

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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
ONLY 7 BUSINESS DAYS IN ADVANCE BEFORE
YOU CAN PROCEED WITH ANY EXCAVATION OR
MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	DESCRIPTION	DATE	BY



TRUE WEST CO., LLC
16352 E Bates Drive
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303-523-3664
truewest@usa.net

PREPARED BY:

HOTCHKISS COMMERCIAL OFFICES
2290 OLD RANCH ROAD

DESCRIPTION:

ENGINEERS SEAL:

DESIGNED BY:
CLE

DRAWN BY:
CLE

CHECKED BY:
CLE

DRAWER NUMBER:

DATE: 8/5/2019

SCALE: NA

SHEET NUMBER:
L2