

# 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

**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.

SCREENING SHRUBS WILL CONSIST OF ARMSTRONG JUNIPERS WHICH WHICH ARE PLANTED AT 3' AND GROW TO A HEIGHT OF 5'. SPACING CAN BE 4', AS THESE KEEP A NATURAL, BROAD SQUARE SHAPE WITHOUT SHEARING - WHICH PROVIDE EXCELLENT BROAD, TIGHT SCREENING. FULL SUN, AND LOW WATER NEEDS (XERIC).

#### NOTES:

- A. EPC LDC 6.2.2(A)(1) purpose and intent met using the following methods:
  1. "to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment":
    - a. The architectural design of the building to reflect the "look and feel" of a home dwelling, the split-rail fencing chosen to match the surrounding neighborhood, and the landscape vegetation chosen to match both the surrounding neighborhood and natural green space that surrounds the building project all come together to create a visually appealing environment from the perspective of the road. (EPC Landscape Design Manual Chapter 7, Article 4, Section 321, (A) (7))
    - b. Apart from the parking lot painted lines, there will be very little distinguishable difference from a local residence to this project from the viewpoint of the road.
    - c. Several trees will be placed in key sightlines along the roadway, along with native vegetation planted internally within the property, to obscure the parking lot and entryways so that a passerby will simply think this is a large home. LDC 6.2.2 (G)(2)(a) (c)
  2. "to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise":
    - a. The scale of parking lot is the absolute minimum required for this sized project. It is our intent to meet the minimum requirements of parking per the LDC, and to fill the remaining landscape of the property with natural vegetation to blend in with the surrounding green space. (LDC 6.2.2 (C) (1)-(3))
    - b. Other surrounding properties with large homes have an equal, if not greater amount of asphalt parking and drive areas than our project. Apart from painted parking spot lines, it will be indistinguishable from the other surrounding property parking areas.
    - c. Trees and shrubbery will be planted in key locations along the frontage of the property that will shade and shield the vehicles in the parking areas. Most of the parking spots (23 out of 32) face away from the road, and towards the northern border of the property, and some are already positioned under naturally occurring vegetation. (per LDC 6.2.2 (C) (1)) (EPC Landscape Design Manual Chapter 7, Article 4, Section 321, (A) (2)).
    - d. The secondary natural rock-covered building in the front of the property adds an additional visual shield to six of the parking spaces. This building itself has two parking spaces in front facing way from the road and will be shielded by a large tree planted between preexisting utilities, the road, and the building. Natural vegetation will be added between parking areas and the green space to further soften the view from the roadway. (EPC Landscape Design Manual Chapter 7, Article 4, Section 302, (C) (3)).
  3. "to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy":
    - a. This property only borders two existing residences, which contain buildings that are more than two acres away. Additionally, the line of sight from both residences is 30'-60' above this property due to it lying in a terrain depression. Even with zero vegetation in the surrounding area, these residences could not see this building if viewed horizontally from their point of view. (LDC 6.2.2 (C) (5) and (G) (1) (a))
    - b. Currently both residences have a large number of trees between our proposed build area and their buildings. Both residence buildings are obscured by these trees and are not visible from our proposed building area. (LDC 6.2.2 (C) (5))
    - c. Moving out to surrounding neighborhoods, additional naturally growing trees further obscure our proposed building area from their viewpoint. The proposed trees in the front of the property have been strategically placed to obscure the proposed building from the neighborhood far to the southwest. They already have a view of the industrial area to the north, so our project will have little-to-no impact on their view.
  4. "to create an overall pleasant and attractive surrounding":
    - a. The proposed building area of project covers very little area compared to the size of the lot. The entire eastern portion of the property has been preserved for green space, far above the minimums required by the LDC. Naturally occurring vegetation has been undisturbed and will remain in place to keep the historic look of this area. (LDC 6.2.2 (E) (3) (b))
    - b. The frontage will include naturally occurring vegetation and trees, as well as several planted trees at a density that exceeds most larger properties in this area. Some surrounding residences have zero trees planted as it is a grassland valley, making our property a more appealing viewpoint already, even without additional screening.
    - c. The fence line in the front of the property will be non-opaque, which will create the intended landscaped appearance. (per LDC 6.2.2 (B)(3))
    - d. Internal landscaping provides for a pleasant entry to the buildings, as well as separation between the two structures to soften the view. (LDC 6.2.2 (E) (3) (b))

#### LANDSCAPE LEGEND

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

#### NOTES:

1. Alternate Landscaping Requested per LDC 6.2.2(A)(4) to allow for reduced screening requirements due to the following reasons:
  - A. Unavailability of irrigation water. The Colorado Division of Water Recourses included the following condition of approval for this commercial well: "The use of ground water from this well is limited to drinking and sanitary facilities as described in CRS 37 92 602 1 c for a commercial business. Water from this well shall not be used for lawn landscape, greenhouse irrigation, domestic animal livestock watering, or for any other purpose outside the business building structure."
 

Hand watering of plants and trees will be required, and only that type vegetation that can endure low levels of topical irrigation will have to be planted. Hand watering of new trees and shrubs until they can be sustained on their own is not only costly, but can be very wasteful of water. Reducing the number of screening trees is requested to reduce overall maintenance costs. (EPC LWCM 1.1.4, 1.1.6, and 1.2.1 (E))

Source of water for hand watering will come from landscape contract and off-site sources.
  - B. Utility Conflicts. The shape of the lot is non-standard. Planting trees along the northern border, against the embankment and inside the OWTS is not feasible or advisable per our septic design contractor. Tree roots will destroy the sewer system quickly if trees are planted inside this area. (LDC 6.2.2 (G) 2 (f) ii)
 

Additionally, a CSU water main lines and gas lines exist along the frontage of the property on the south side, which could be damaged by tree roots if screening trees are planted in that area. Access to the main line and electrical utility pole is also a consideration and concern (LDC 6.2.2 (B) 2 (D))
  - C. FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0506F shows that the eastern corner of the property is located within the 100-year floodplain (Zone AE). Any type development is not being proposed within the floodplain.
 

Planting new screening trees inside a flood zone and established waterway (Kettle Creek) was cautioned against by our landscape engineer. In a floodplain / waterway, trees must withstand running and standing water, soil erosion and sediment deposits. Most trees cannot survive in such an environment, because running water damages a tree's roots and standing water may cause them to rot. There exist naturally-growing trees in that area already, and so meet the screening requirements to some extent. (LDC 6.2.2 (G) 2 (e))
  - D. Prebble Mouse Habitat exists throughout the eastern border of the property, which prohibits disturbing of environment for conservation purposes. (EPC LWCM 1.5.5 (B))

#### 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.
3. ALL PLANTING BEDS ARE TO BE MULCHED WITH 3/4" GRAVEL MULCH SPREAD TO A DEPTH OF 2 INCHES OVER LANDSCAPE FABRIC.
4. ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. ROLL-TOP METAL EDGER IS TO BE UTILIZED AS NECESSARY TO SEPARATE GRASS AND PLANTER BEDS.
6. 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 IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. TREES IN GRASS AREAS TO RECEIVE 4" DIA. BED OF WOOD CHIP MULCH.
8. ALL LANDSCAPING WILL BE INSTALLED AS PART OF PHASE ONE CONSTRUCTION.

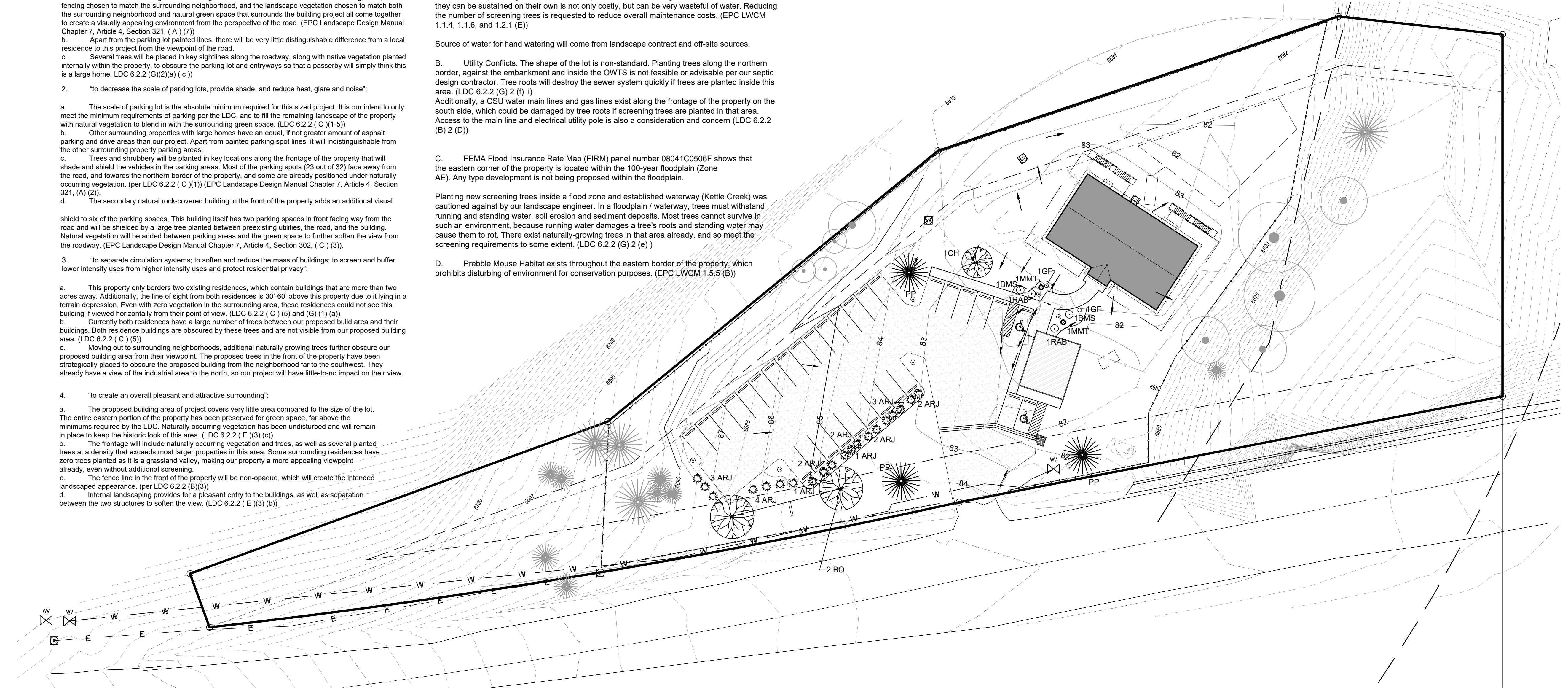
#### NOTE:

TOPSOIL SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND ALL STOCK PILES SHOULD HAVE SIDE SLOPES NO STEEPER THAN 3:1 AND SEEDED.  
 ALL DISTURBED AREAS SHOULD BE SEEDED AND MULCHED WITH WEED FREE HAY MULCH AT 4,000 LBS. /ACRE.  
 ALL DISTURBED AREAS SHOULD BE RESEEDED BETWEEN THE PLANTING DATES OF NOV. 1-APRIL 30TH. GRASS SEED SHOULD BE DRILLED AT A DEPTH OF 1/4 TO 1/2 INCH DEEP AND IF BROADCASTED, DOUBLE THE RATE.

#### SHOTGUN NATIVE MIX - FROM EL PASO COUNTY CONSERVATION DISTRICT

Common Name	Recommended Cultivar	% of seed mix	Non irrigated PLS Rate per acre	
			Drill	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	Loderm	10.0%	5.0	10
Wheatgrass, Western Native	Amba, Barton	20.0%	8	16
Grama, Sidecoats Native	Vaughn, Rutie, 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 7 BUSINESS DAYS BEFORE YOU DIG TO AVOID DAMAGE TO UTILITIES  
MARKING OF UNDERGROUND MEMBER UTILITIES

NO.	DATE	BY	DESCRIPTION	CLE
1				06-25-20

REVISIONS

DESCRIPTION

NO. DATE BY DESCRIPTION CLE

1 06-25-20

COUNTY COMMENTS

1

PREPARED BY:

TRUWE WEST CO., LLC  
16362 E Bates Drive  
Aurora, CO 80013  
303-583-3684  
truwewest@usa.net

DESCRIPTION:

HOTCHKISS COMMERCIAL OFFICES  
2290 OLD RANCH ROAD

PREPARED FOR:

JOHN HOTCHKISS  
9161 ESTEBARY CIRCLE  
GOLDEN, COLORADO 80620-7660

ENGINEERS SEAL:

DESIGNED BY: CLE

DRAWN BY: CLE

CHECKED BY: CLE

DRAWER NUMBER:

DATE: 8/5/2019

SCALE: 1" = 30'

SHEET NUMBER: L1

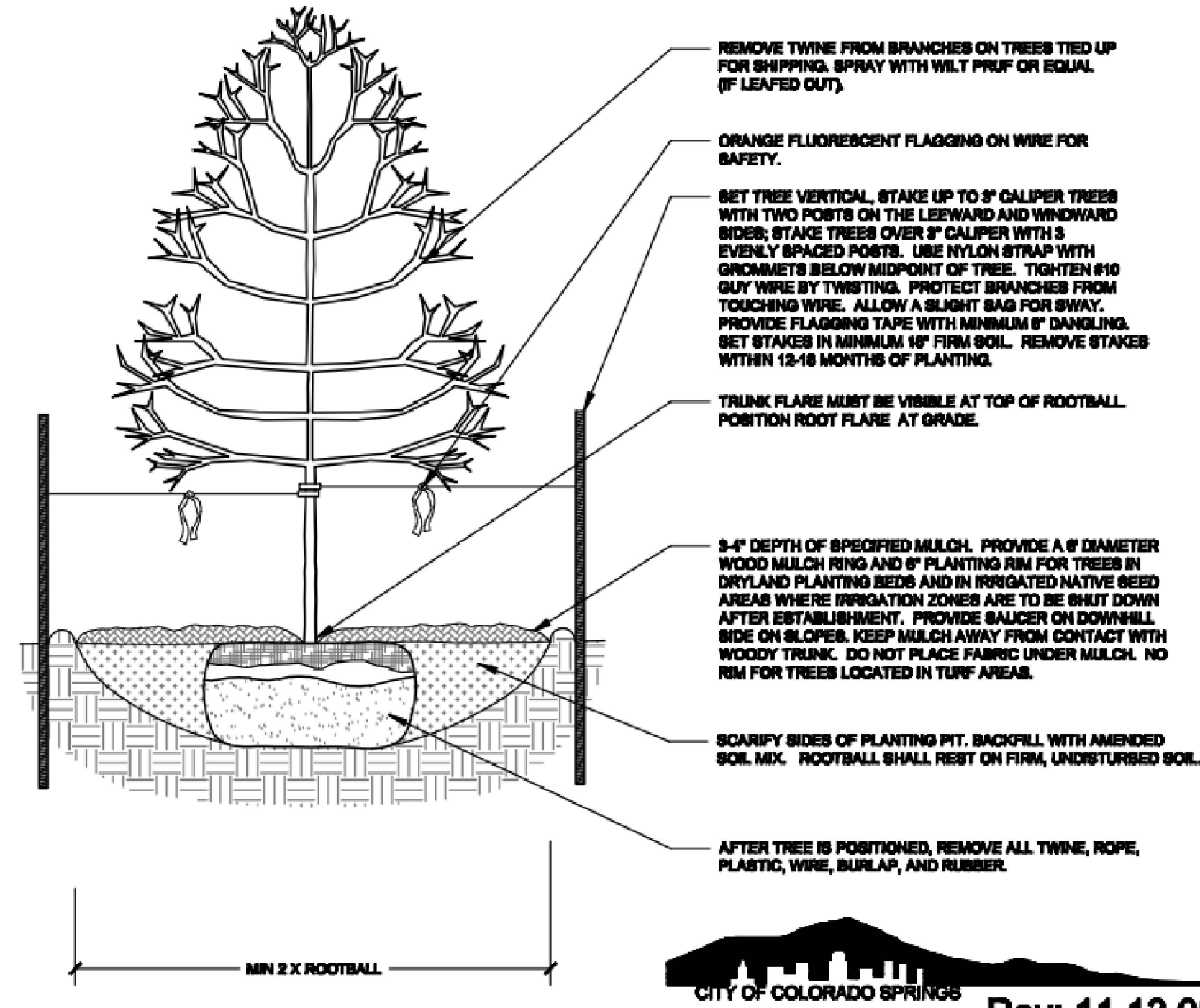


# 2290 OLD RANCH ROAD

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 BITES 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

**DECIDUOUS TREE PLANTING DETAIL**

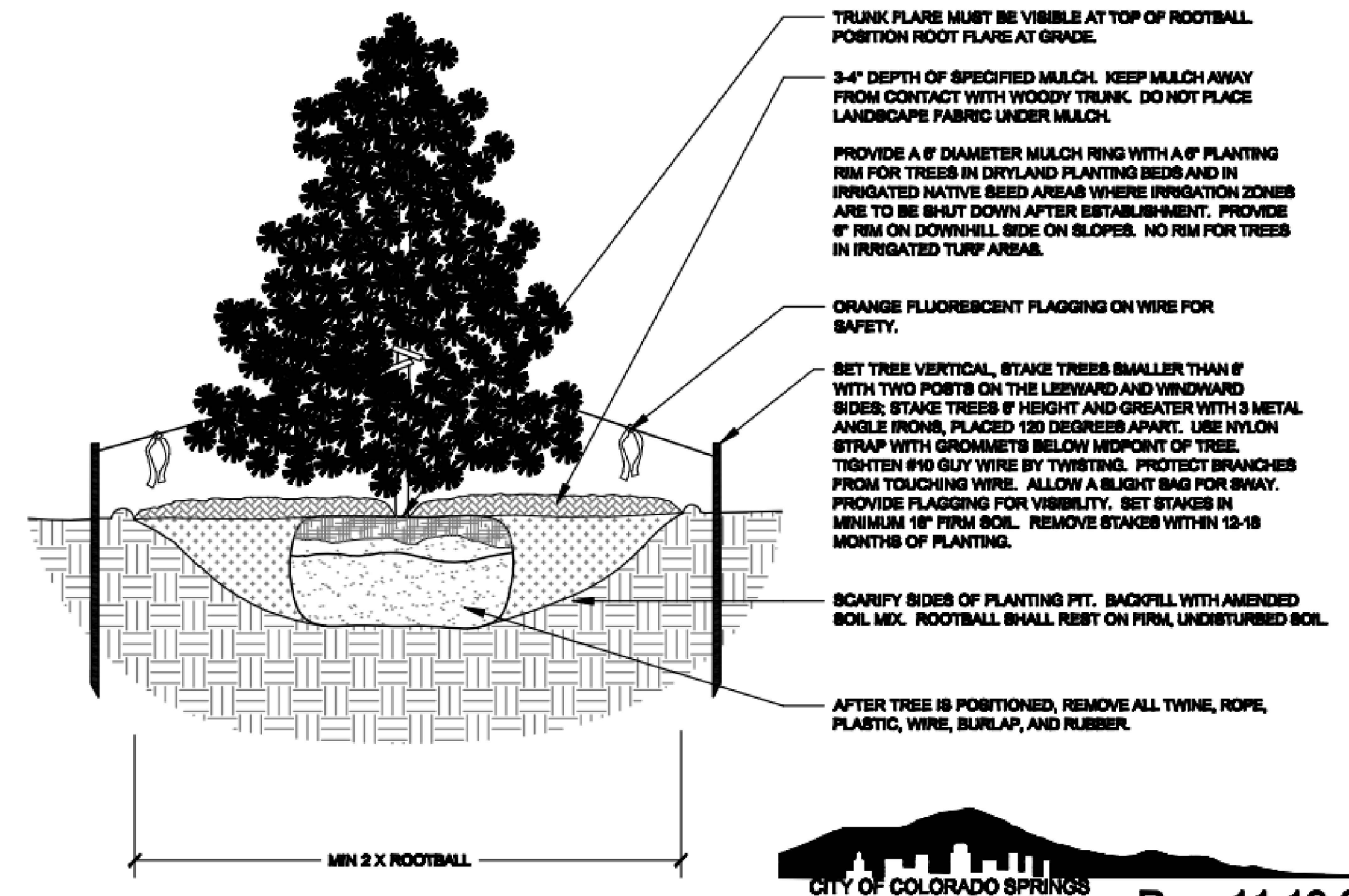
NOT TO SCALE

SECTION

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

**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.



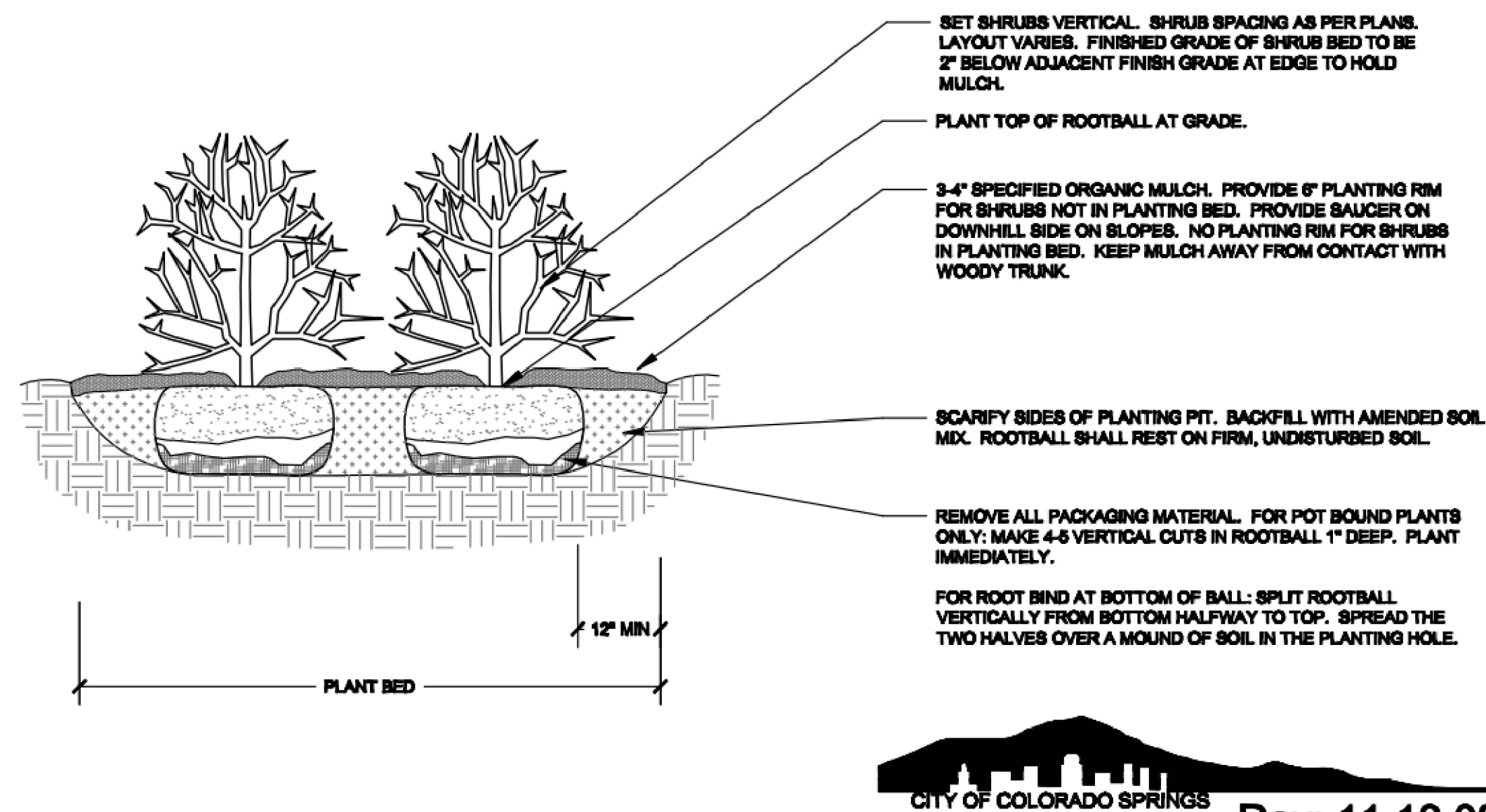
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**EVERGREEN TREE PLANTING DETAIL**

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**SHRUB PLANTING DETAIL**

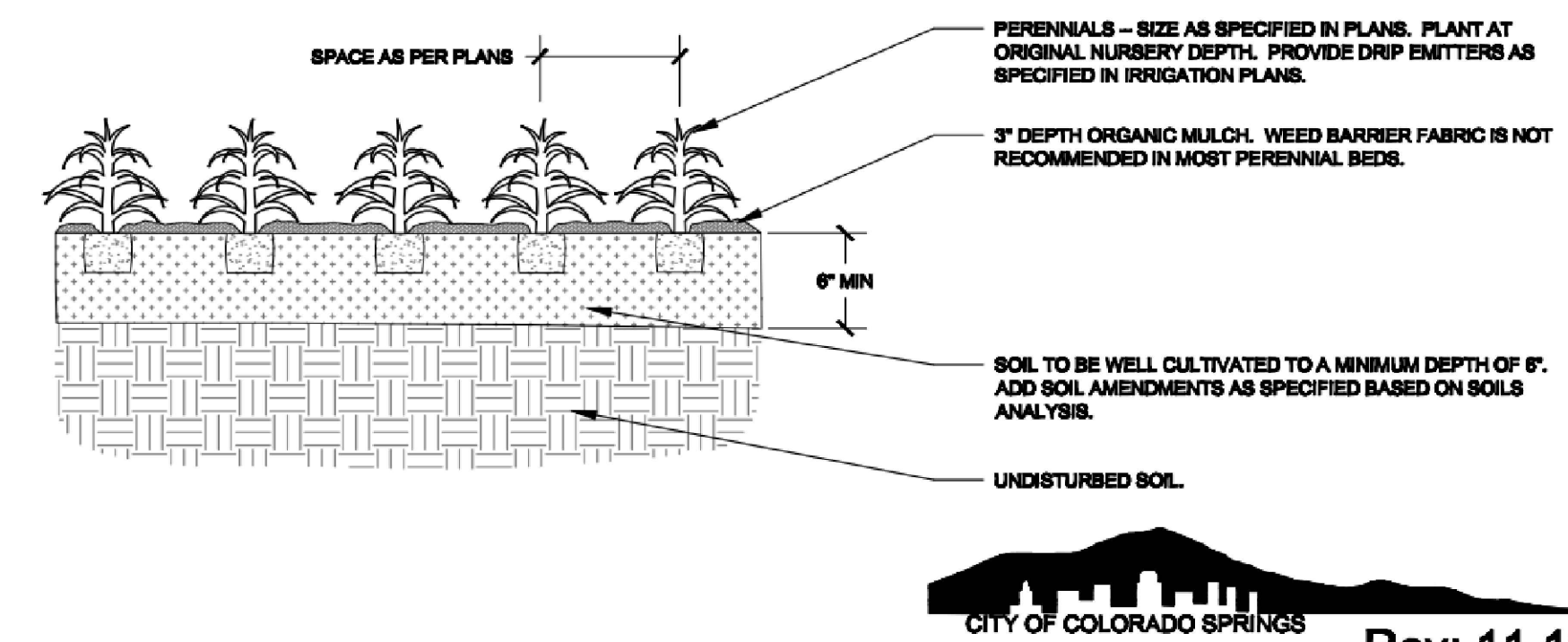
NOT TO SCALE

SECTION

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**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.



Rev: 11.13.08

**PERENNIAL/GROUNDCOVER PLANTING DETAIL**

NOT TO SCALE

SECTION

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CALL UTILITY NOTIFICATION  
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811  
CALL 7 BUSINESS DAYS AHEAD BEFORE  
YOU BEGIN ANY EXCAVATION WORK  
MARKING OF UNDERGROUND UTILITIES

NO.	REVISIONS	DESCRIPTION	DATE	BY

PREPARED BY:  
**TRUE WEST CO., LLC**  
16352 E Bates Drive  
Aurora, CO 80013  
303-553-3664  
truwest@twr.net

DESIGNED BY:  
**HOTCHKISS COMMERCIAL OFFICES**  
2290 OLD RANCH ROAD  
AURORA, CO 80013  
9101 ESTEBURY CIRCLE  
GOLDEN, CO 80623-7560

ENGINEERS SEAL:	
DESIGNED BY:	CLE
DRAWN BY:	CLE
CHECKED BY:	CLE
DRAWER NUMBER:	
DATE:	8/5/2019
SCALE:	NA
SHEET NUMBER:	L2