

# 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.

**LANDSCAPE LEGEND**

PLANT LIST:	PLANT NAME	KEY	SIZE
	STEEL EDGING		
	GRAVEL MULCH		
	EXISTING EVERGREEN TREE		
	EXISTING DECIDUOUS TREE		
	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 SPIREA/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.

Per previous comments, please also include alternative landscaping justification on face of landscape plan.

**NOTES**

- SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING.
- 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.
- ALL PLANTING BEDS ARE TO BE MULCHED WITH 3/4" GRAVEL MULCH SPREAD TO A DEPTH OF 2 INCHES OVER LANDSCAPE FABRIC.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- ROLL-TOP METAL EDGER IS TO BE UTILIZED AS NECESSARY TO SEPARATE GRASS AND PLANTER BEDS.
- 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.
- TREES IN GRASS AREAS TO RECEIVE 4' DIA. BED OF WOOD CHIP MULCH.
- 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.
Grass, Blue Native	Lovington, Hachita, Alma	10.0%	1.5	3
Green Needlegrass Native	Lodorm	10.0%	5.0	10
Wheatgrass, Western Native	Ambe, Barton	20.0%	8	16
Grass, 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



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**CALL UTILITY NOTIFICATION**  
**CENTER OF COLORADO**  
 811  
 CALL 7 BUSINESS DAYS IN ADVANCE BEFORE YOU BEGIN ANY EXCAVATION WORK. MARKING OF UNDERGROUND UTILITIES.

NO.	DATE	BY	DESCRIPTION
1			

**REVISIONS**

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

**DESIGNED FOR:**  
**HOTCHKISS COMMERCIAL OFFICES**  
 2290 OLD RANCH ROAD  
 JOHN HOTCHKISS  
 9161 ESTEBARY CIRCLE  
 GOLDEN, COLORADO SPRINGS, CO 80602-7560

**ENGINEERS SEAL:**

**DESIGNED BY:** CLE  
**DRAWN BY:** CLE  
**CHECKED BY:** CLE  
**DRAWER NUMBER:**  
**DATE:** 8/5/2019  
**SCALE:** 1" = 30'  
**SHEET NUMBER:** L1

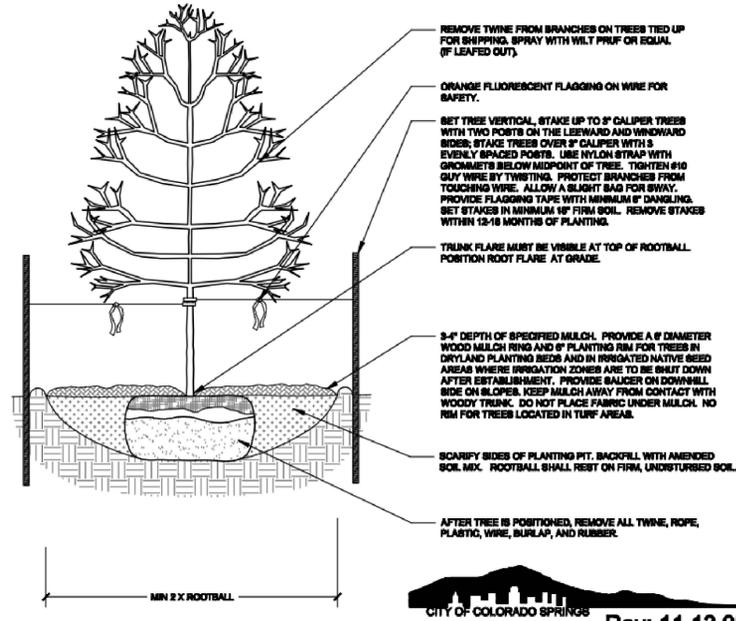
**COUNTY COMMENTS:**  
 06-25-20 CLE

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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

**DECIDUOUS TREE PLANTING DETAIL**

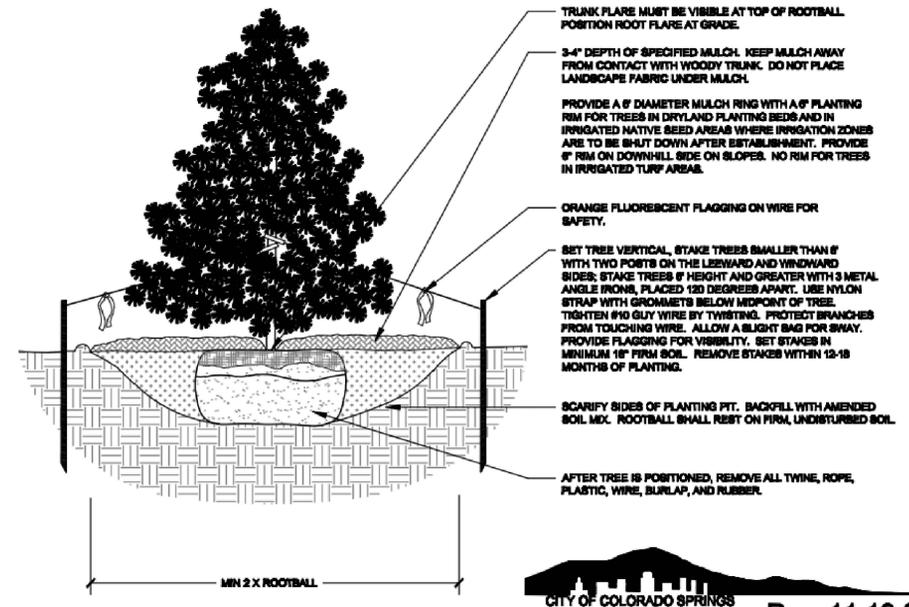
NOT TO SCALE

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.



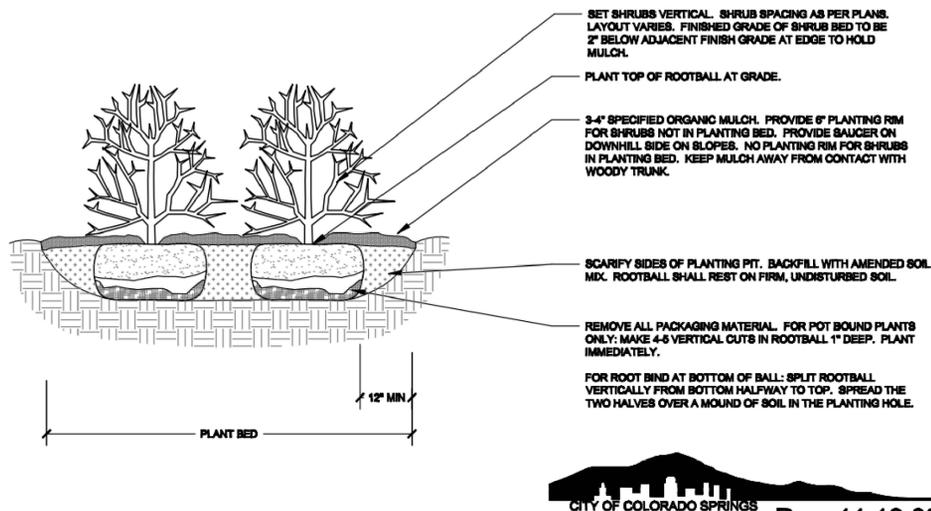
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**EVERGREEN TREE PLANTING DETAIL**

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**SHRUB PLANTING DETAIL**

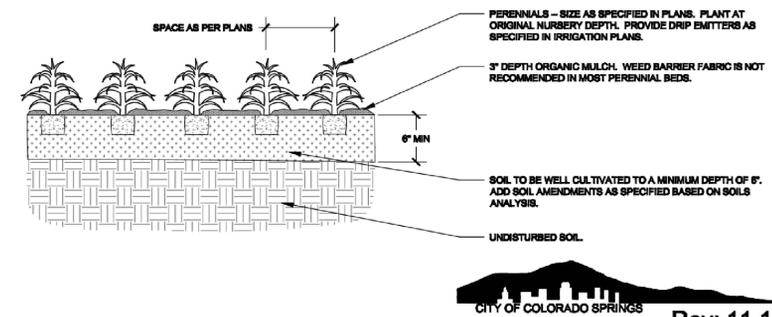
NOT TO SCALE

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.



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**PERENNIAL/GROUNDCOVER PLANTING DETAIL**

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AURORA, CO 80013  
9101 ESTEBURY CIRCLE  
GOLDEN, CO 80623-7560

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