MARKSHEFFEL BUSINESS CENTER FILING NO. 1

A PART OF SECTION 5 IN TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



Please show the ROW accurately on the SDP

Please label as "FUTURE PALMER PARK BOULEVARD"
This has not yet been dedicated to the County by the northern property owner (no anticipated impact to this property).

PALMER PARK BOULEVARD

PALMER PARK BOULEVARD RIGHT-OF-WAY
(60' ROW)

5-RTD PS
7-DBB PS
5-JHC PS

5-JHC PS 5-VIB PS

N89°52'35"W 320.73'

5-DBB PS

5-RTD PS
5-JHC PS
3-VIB PS

5-DBB PS

LANDSCAPE AREA

25' ARTERIAL LANDSCAPE SETBACK

FEMA 100-YEAR FLOODPLAIN

18.5

20' MINOR ARTERIAL
LANDSCAPE SETBACK

22.0

1"-1 1/2" AGGREGATE

1-WC PS
1-BO PS
3-AP WB

LANDSCAPE AREA

10' PUBLIC UTILITY EASEMENT (PLATTED)

N36°51'24"W 133.12'

40' PUBLIC UTILITY AND DRAINAGE EASEMENT (PLATTED)

ASPHALT AREA TO REMAIN 41,772 SF

163'

NEW CONCRETE CURB

EXISTING FENCE TO REMAIN

ASPHALT

EX. CONC. PAD

30'

SETBACK

TSN #54050-00-045
MARKSHEFFEL BUSINESS CENTER LLC
22.9-AC
UNPLATTED (ZONED PUD)

TSN #54050-01-001
RBNB VENTURE LLC
LOT 1, MARKSHEFFEL BUSINESS CENTER FIL. NO. 1
2.09-AC
EXISTING WAREHOUSE/STORAGE

EAST FORK SAND CREEK
183.64'

40' PUBLIC UTILITY & DRAINAGE EASEMENT

LANDSCAPE AREA

239'

LOT 2, MARKSHEFFEL BUSINESS CENTER FILING NO. 1
72,504.37 SF
1.664 ACRES

N00°32'25"E 290.01'

10' NON-ARTERIAL LANDSCAPE SETBACK

There is no landscape setback requirement between similar uses (industrial to industrial). You can choose to keep the aggregate separation here, but please remove the **"10' non-arterial landscape setback"** language. (The easement and property line remain.)

If you choose to place **"internal landscaping"** along this property line, you can relabel to reflect that proposal. Please ensure that landscape placement does not impact use of the easement.

THIS AREA TO REMAIN UNDISTURBED 18,636 SF

4-AP WB

NEW CONCRETE CURB

EXISTING FENCE TO REMAIN

10' NON-ARTERIAL LANDSCAPE SETBACK

5-JHC vs
3-DBB vs

5-VIB vs

Number of shrubs along Venture St can be reduced to 10 - see summary table.

S89°53'34"E 112.49'

1-WC vs
3-DBB vs

1-BO vs
5-RTD vs
1-WC

S89°53'34"E 251.76'

1-BO vs
4-PN WB

VENTURE STREET
(EXISTING PUBLIC STREET)

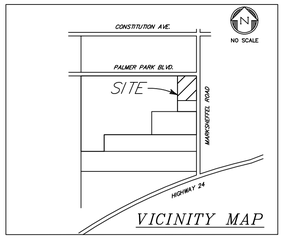
Please remove lanscaping from the public ROW.

Maybe move the pinon pines to the central west area?

If you intend to request landscaping in the ROW:

(d) **Allowed in Right-of-Way if Approved.** The roadway landscaping trees may be placed in a right-of-way if the right-of-way owner approves the placement and no conflicts exist, or will exist, with utility easements or any provider of utilities, establishment of landscaping along private roads must include appropriate maintenance agreement between parties. Generally, trees are not allowed to be placed within any County right-of-way. Placing of the required roadway landscaping trees within the right-of-way shall not negate the requirement for the required roadway landscape area. All landscaping placed within County Right-of-way shall install appropriate safeguards for roadway and/or sidewalks to include "Tree root guards" where appropriate. Permission must be granted for all landscaping within the County Right-of-way through the Department of Public Works.

113.10'



VICINITY MAP

Calculating the Required Number of Plants.

(i) **Fractional Numbers Rounded to Closest Whole Number.** Where a requirement results in a fractional number, the applicable requirement shall be the closest whole number (5.0 to 5.49 = 5; 5.5 to 5.9 = 6).

Trees Replaced by Shrubs. A maximum of ¼ of the required trees may be substituted with shrubs. At least 10 shrubs with a minimum container size of 5 gallons shall be provided for each tree that is replaced.

163 / 30 = 5.43, which will round down to 5. This will result in only 1 tree being substitute for shrubs along Venture St (10 rather than 20). This should help with removing from the ROW.

Please note that PCD can only permit a substitution of trees up to 50% in each required area. At least 4 trees should be provided along the northern property line. This will reduce the number of shrub substitutes by 20. (4 trees, 30 shrubs) At least 1 tree should be evergreen.

FYI: 260 / 26 = 10.4, which will round down to 10. The minimum will be 10, and you can either keep 11 (exceeding the minimum) or relocate 1 tree from this area. Up to you.

SITE CATEGORY TREE CALCULATIONS:

STREET FRONTAGES / PROPERTY EDGE LANDSCAPE

Plant Label Code	Street Name / Zone Boundary	Street Classification	Width (in feet) Required	Linear Footage	Tree / Feet Required	No. Trees Required	No. Trees Provided
PS	PALMER PARK	SETBACK	20'	163'	1/25'	7	2 *
VS	VENTURE	SETBACK	10'	163'	1/30'	5	4
WB	WEST BUFFER	BUFFER	15'	260'	1/25'	11	11

Shrub Substitutions Required	Shrub Substitutions Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Setback Plant Abbr. Denoted on Plan
50	50			MS
20	20			VS

PARKING LOTS You can remove this parking lot section. (No parking on site.)

Plant Label Code	No. of Vehicle Spaces Provided	Required	Provided	Frontage	℄ Length of Frontage (ft.) Required	℄ Length of Frontage (ft.) Provided
				(excluding driveways)		

Min 3' Screen Plants Required	Min 3' Screen Plants Provided	Evergreen Plants Required	Evergreen Plants Provided	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided

Area Calculation. The entire lot, parcel or tract area shall be used as the basis for calculating required for internal landscape area. In instances where an entire lot, parcel, or tract is not used for the proposed development, the area used to calculate the required internal landscape area may be reduced by the PCD Director based on the area of the lot, parcel or tract actually being developed or used. The minimum landscaping requirements may apply to just that project area determined by the PCD Director to be developed or used. However, even if reductions in the lot area are approved, the PCD Director may require that additional landscaping (including buffering or screenings) is provided at the first stage of a larger project to mitigate environmental impacts or meet the intent of the landscaping provisions of the UDC.

INTERNAL LANDSCAPING

Plant Label Code	Net Site Area (SF) (less Public ROW)	Percent Minimum Internal Area(%)	Internal Area (SF) Required	Internal Area (SF) Provided	Internal Trees (1/500 SF) Required	Internal Trees (1/500 SF) Provided
	41,772 sf	5%	2,089 sf	19,636 sf	4	7

Shrub Substitutions Required	Shrub Substitutions Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Internal Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided

Use designated non-disturbance area to far west.

Requirements for Non-Residential Uses. The following internal landscaping is required for non-residential uses:

(a) **Minimum Required Internal Landscaped Area.** A minimum of 5% of the lot or parcel shall be landscaped.

(b) **Minimum Number of Trees in Landscaped Area.** A minimum of 1 tree shall be provided for every 500 square feet of required internal landscape area.

(c) **Trees Replaced by Shrubs.** A maximum of ¼ of the required trees may be substituted with shrubs adjacent to retail store fronts where the view of wall signs may be obstructed. At least 10 shrubs with a minimum container size of 5 gallons shall be provided for each tree that is replaced.

You could place this landscaping along the eastern property line, providing a visual separation between the two lots. This would meet the intent of the Code.

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	
DECIDUOUS TREES						
BO	3	Quercus macrocarpa	BUR OAK	50' x 80'	2" Caliper	Ball and Burlap
WC	3	Catalpa speciosa 'Heartland'	WESTERN CATALPA 'HEARTLAND'	40' x 50'	2" Caliper	Ball and Burlap
EVERGREEN TREES						
AP	7	Pinus nigra	AUSTRIAN PINE	50' x 35'	6' Height	Ball and Burlap
PN	4	Pinus edulis	PINON PINE	15' x 15'	6' Height	Ball and Burlap
ORNAMENTAL TREES						
DECIDUOUS SHRUBS						
DBB	23	Euonymous Alatus 'Compacta'	Dwarf Burning Bush	5' x 4'	5 Gallon	Container
RTD	15	Cornus stolonifera	Redtwig Dogwood	6' x 5'	5 Gallon	Container
VIB	12	Viburnum lentago	Nannyberry Viburnum	9' x 7'	5 Gallon	Container
EVERGREEN SHRUBS						
JHC	20	Juniperus Chinensis 'Armstrong'	Armstrong Juniper	4' x 4'	5 Gallon	Container
ORNAMENTAL GRASSES						

Please locate *at least* 1 evergreen along the northern and southern property lines. (this will meet the minimum 1/3 evergreen requirement in these areas).

SYMBOL KEY:

⑥ STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR

⑦ AGGREGATE: 1-1/2" CIMMARON GRANITE placed to a uniform 3" depth on fabric underlayment [Equal to that supplied by C and C Sand, Colorado Springs, CO]

⑧ COBBLE: 1-1/2" GLACIER WHITE RIVER ROCK placed to a uniform 3" depth on fabric underlayment [Equal to that supplied by C and C Sand, Colorado Springs, CO]

SEEDED TURF 2 (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): [25% BUFFALOGRASS, 20% BLUE GRAMA, 29% SIDEOATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSEED] Seed rate (lbs PLS/acre) broadcast or irrigated hydroseeded.

EROSION CONTROL BLANKET: EXCELSION CURLEX CL BLANKET ON SLOPES 3:1 AND GREATER [https://americanexcelsior.com/product/]

0 10 20 40
SCALE: 1" = 20'

PPR2627
El Paso County File # PPR????

Revision Schedule

MARKSHEFFEL BUSINESS CENTER
7720 VENTRUE STREET
COLORADO SPRINGS, CO 80951

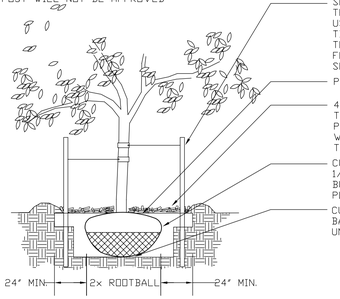
chitects PC
re & Planning
rings, Colorado 719-475-8

Project Number 26.205
Date 9/16/2026
Drawn By DBN
Checked By YOW

1 of 2
FINAL LANDSCAPE PLAN

11

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 OWNER'S 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



SET TREE PLUMB, STAKE TREES WITH TWO MIN. 1 1/2" DIA, TREATED WOOD STAKES. STAKE WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL.

PLANT ROOTFLARE AT FINISH GRADE IN CLAY OR SANDY SOIL.

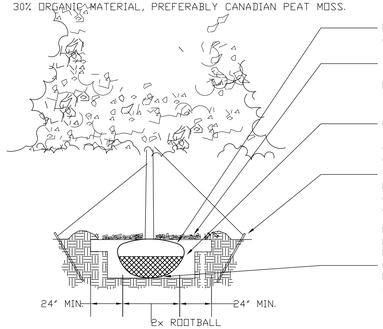
4 - 6" SPECIFIED MULCH. PROVIDE 36" PLANTING RING FOR TREES. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTFLARE. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

CULTIVATE SOIL TO DEPTH OF ROOTFLARE THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

1/A 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 OWNER'S 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.



PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL

4 - 6" SPECIFIED MULCH. PROVIDE 36" PLANTING RING FOR TREES. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

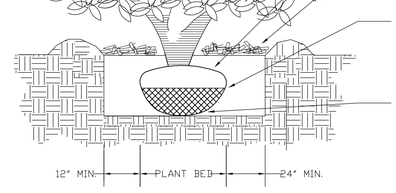
CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

SET TREE PLUMB, STAKE 6' TREES AND SMALLER WITH TWO POSTS SET ON WINDWARD AND LEEWARD SIDES; STAKE 6' HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

2/B 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.



SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.

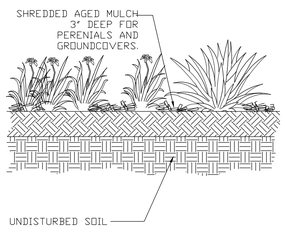
PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL

4 - 6" SPECIFIED MULCH. PROVIDE 18" PLANTING RING FOR SHRUBS. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY BASE.

CUT AND REMOVE ALL BURLAP OR A MINIMUM TOP 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4 - 5 VERTICAL CUTS IN ROOTBALL 1/2" DEEP. PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

3/C SHRUB PLANTING DETAIL
N.T.S.



PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.

SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".

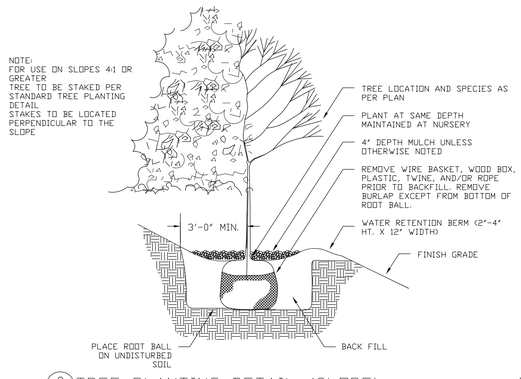
KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.

IN CLAY SOIL, WORK IN TOPSOIL AND ORGANIC COMPOST. SEE SPECS. FOR RATIO AND QUANTITY.

IN SAND, WORK IN TOPSOIL, ORGANIC COMPOST AND AGED MANURE. SEE SPECS FOR RATIO AND QUANTITY.

4/D PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.

NOTE:
FOR USE ON SLOPES 4:1 OR GREATER
TREE TO BE STAKED PER STANDARD TREE PLANTING DETAIL
STAKES TO BE LOCATED PERPENDICULAR TO THE SLOPE



TREE LOCATION AND SPECIES AS PER PLAN

PLANT AT SAME DEPTH MAINTAINED AT NURSERY

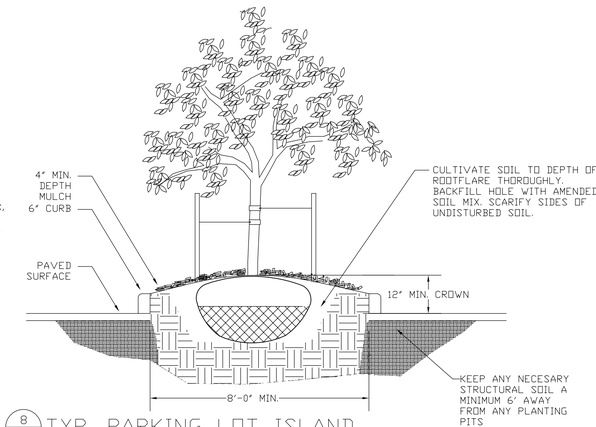
4" DEPTH MULCH UNLESS OTHERWISE NOTED

REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.

WATER RETENTION BERM (2'-4" HT. X 12" WIDTH)

FINISH GRADE

9/I TREE PLANTING DETAIL (SLOPE)
N.T.S.



8/H TYP. PARKING LOT ISLAND
N.T.S.

LANDSCAPE NOTES:

1. REFER TO SPECIFICATION SECTION 32-94-00: LANDSCAPE ACCESSORIES INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING.IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
2. DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
3. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING BID. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
5. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
6. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
7. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
8. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
   A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
   B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20'r ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
   C. NEW SEEDED TURF AREAS; 30r ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
9. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
10. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
14. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUNDCOVER AREAS.
15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.
16. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOILS ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOILS SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND EL PASO COUNTY PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ONSITE.
17. THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE - CLASS 1) FOR NATIVE SEED (AT LEAST 3 CU per 1,000 SF), SHRUB BEDS (AT LEAST 3 CU per 1,000 SF) AND SOD AREAS (AT LEAST 4 CU per 1,000 SF). THESE AMOUNTS MAY CHANGE BASED ON THE FUTURE SOILS REPORT.

TREE AND SITE PROTECTION

CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING AND/OR RELOCATED TREES TO BE PROTECTED AS SHOWN PER PLAN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE TO PROTECTED TREES AND/OR ADJACENT LANDSCAPE. CONTRACTOR SHALL PROVIDE 4' HIGH RIGID TREE PROTECTION FENCING. EACH TREE TO BE PROTECTED SHAL BE MARKED-SEE DETAIL.

CONTRACTOR SHALL COORDINATE SHALL COORDINATE EXISTING TREE / LANDSCAPE REMOVAL AND PROTECTION PER PLAN WITH GENERAL CONTRACTOR.

IF ANY PROTECTED/RELOCATED PLANT MATERIAL PER PLAN DOES NOT SURVIVE DURING 90 DAY ESTABLISHMENT PERIOD AFTER FINAL INSPECTION IT SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

ALL EXISTING TREES USED TO MEET REQUIRED SITE LANDSCAPE CITY REQUIREMENTS SHALL BE REPLACED IF NOT IN HEALTHY CONDITION AT TIME OF DEVELOPMENT PLAN APPROVAL.

PLANTING AREA SOIL PREP NOTES

FOR ALL PLANTING AREAS SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS.

A. RIP EXISITNG SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH, AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREE LOCATIONS REMOVED AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

D. PLANTING BED AREAS SHALL BE AMENDED WIHT BREW-GRO BIOCOMP CLASS 1 OM (OR CITY APPROVED EQUAL) AT 3 C.Y./1,000 SF TILLED INTO TOP 6-8" OF SOIL PRIOR TO FINAL GRADE AND PLANTING.

LANDSCAPE MAINTENANCE NOTE

L, ANDSCAPE IMPROVEMENTS AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER AND /OR HIS ASSIGNS.

STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE METRO DISTRICT OR THE ABUTTING PROPERTY OWNER AS APPLICABLE.

El Paso County File # PPR????

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

Revision Schedule

MARKSHEFFEL BUSINESS CENTER
7720 VENTRUE STREET
COLORADO SPRINGS, CO 80951

Project Number
26.205

Date
9/16/2026

Drawn By
DBN

Checked By
YOW