

URBAN LANDING

EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN

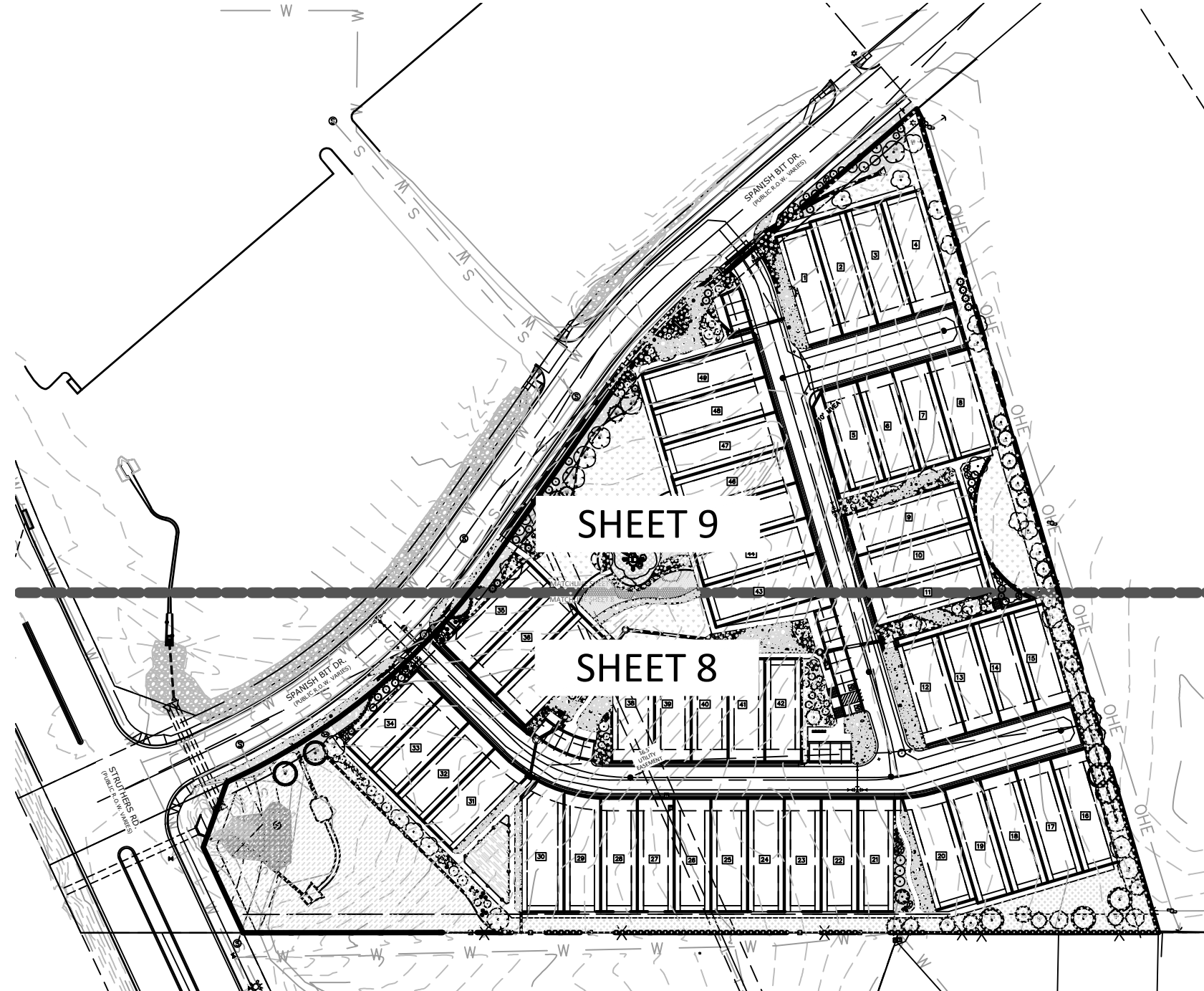


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LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
SOIL ANALYSIS:
NITROGEN 0 LBS/1000SF
PHOSPHORUS (P205) 0 LBS/1000SF
POTASSIUM (K2O) 0 LBS/1000SF
SULFUR (S04-S) 0 LBS/1000SF
MANGANESE 0 LBS/1000SF
SHRUB-BROADLEAF 0 LBS/1000SF
SHRUB-CONIFER 0 LBS/1000SF
*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 3/4" DIAMETER ANGULAR CARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 12-12 CUBIC FEET MINIMUM. ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
- AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.
- UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- 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.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

KEY MAP



LANDSCAPE REQUIREMENTS

Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Spanish Bit Drive	Non-Arterial	10' / 10'	769'	1 / 30'	25 / 25

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
x / x	x/x	SB	75% / 75%

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided
East Boundary	15' / 15'	700'	28 / 30
South Boundary	15' / 15'	212'	9 / 12

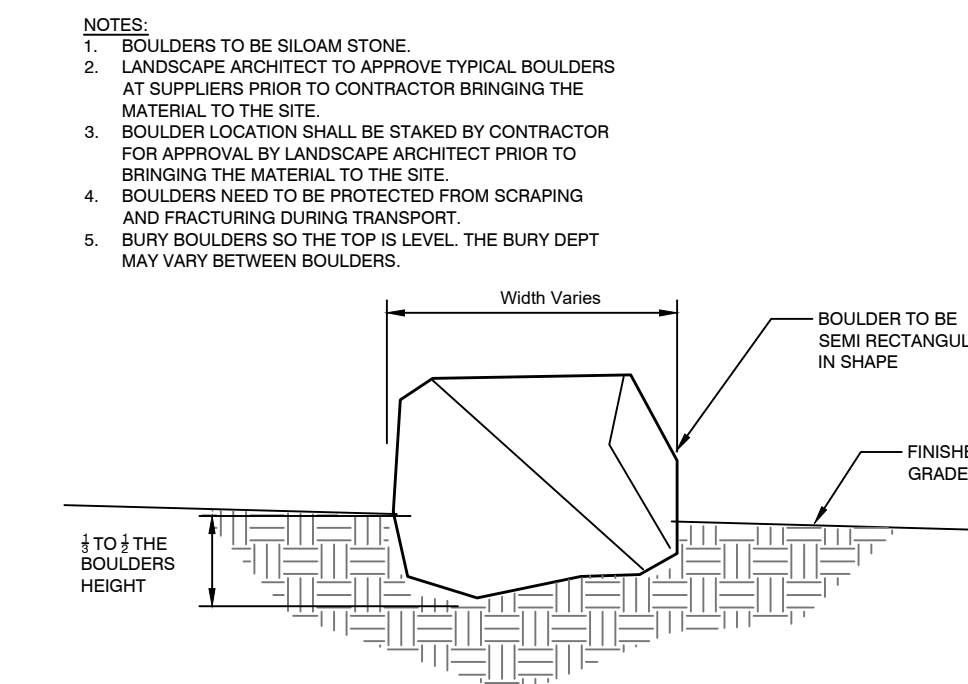
Evergreen Trees Req. (33%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
10 / 14	EA	75% / 100%
3 / 10	SO	75% / 100%

PLANT SCHEDULE

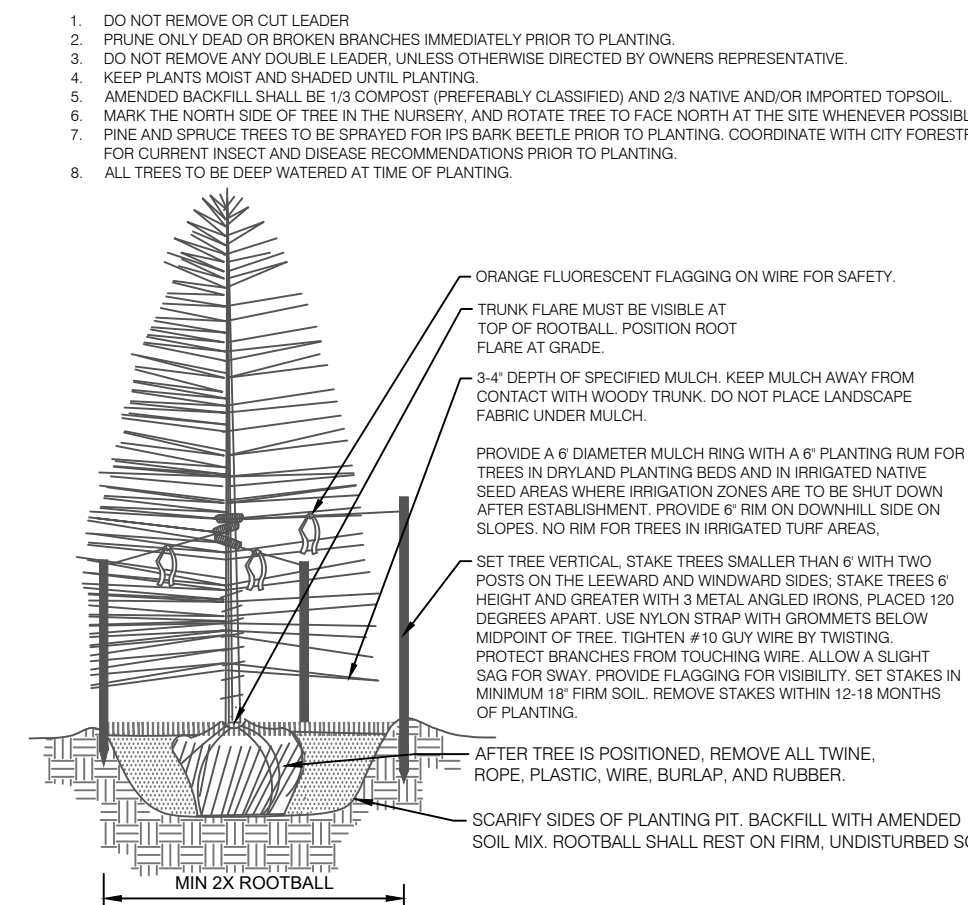
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	APPROVED QTY
STREET TREE								
	Af	14	Acer ginnala 'Flame' / Flame Amur Maple	20'	18"	2" Cal.	B&B	
	Mc	16	Malus x 'Centzam' TM / Centurion Crabapple	20'	18"	2" Cal.	B&B	
	Ms	16	Malus x 'Spring Snow' / Spring Snow Crabapple	20'	15"	2" Cal.	B&B	
	Pc	11	Prunus x cistena / Purple Leaf Sand Cherry	10'	6"	2" Cal.	B&B	
DECIDUOUS TREES								
	Mt	2	Malus x 'Thunderchild' / Thunderchild Crabapple	20'	15"	2" Cal.	B&B	
EVERGREEN TREES								
	Pg	29	Picea pungens 'Glauca' / Blue Colorado Spruce	45'	15"	8" HT	B&B	
	Pa	25	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	25'	6"	8" HT	B&B	
	Pp	9	Pinus ponderosa / Ponderosa Pine	20'	40"	6" HT	CONT	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
SHRUBS								
	Cd	53	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	3.5'	2.5'	5 GAL.	CONT	Xeric
	Fne	2	Forestiera neomexicana / New Mexican Privet	12'	12"	5 GAL.	CONT	Xeric
	Pmo	13	Physocarpus monogynus / Mountain Ninebark	6'	5"	5 GAL.	CONT	Xeric
	Pbe	17	Prunus besseyi / Sand Cherry	6'	6"	5 GAL.	CONT	Xeric
	Rar	19	Rhus aromatica / Fragrant Sumac	4'	8"	5 GAL.	CONT	Xeric
EVERGREEN SHRUBS								
	Ps2	47	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	4'	5'-6"	#1 CONT	CONT	Xeric
	Pmm	16	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3"	5 GAL.	CONT	Xeric
GRASSES								
	Bgr	124	Bouteloua gracilis / Blue Grama	3'	2"	1 GAL.	CONT	Xeric
	Bgb	149	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Blonde	3'	2"	1 GAL.	CONT	Xeric
	Cva	22	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2"	1 GAL.	CONT	NonX
	Pvb	187	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	4'	2"	1 GAL.	CONT	NonX
	Snu	18	Sorghastrum nutans / Indian Grass	5'	4"	1 GAL.	CONT	Xeric
ANNUALS/PERENNIALS								
	Aau	113	Agastache aurantiaca / Giant Hyssop	1.5'	1"	1 GAL.	CONT	Xeric
	Epo	15	Euphorbia polychroma / Cushion Spurge	2'	3"	1 GAL.	CONT	Xeric

CONCEPT PLANT SCHEDULE

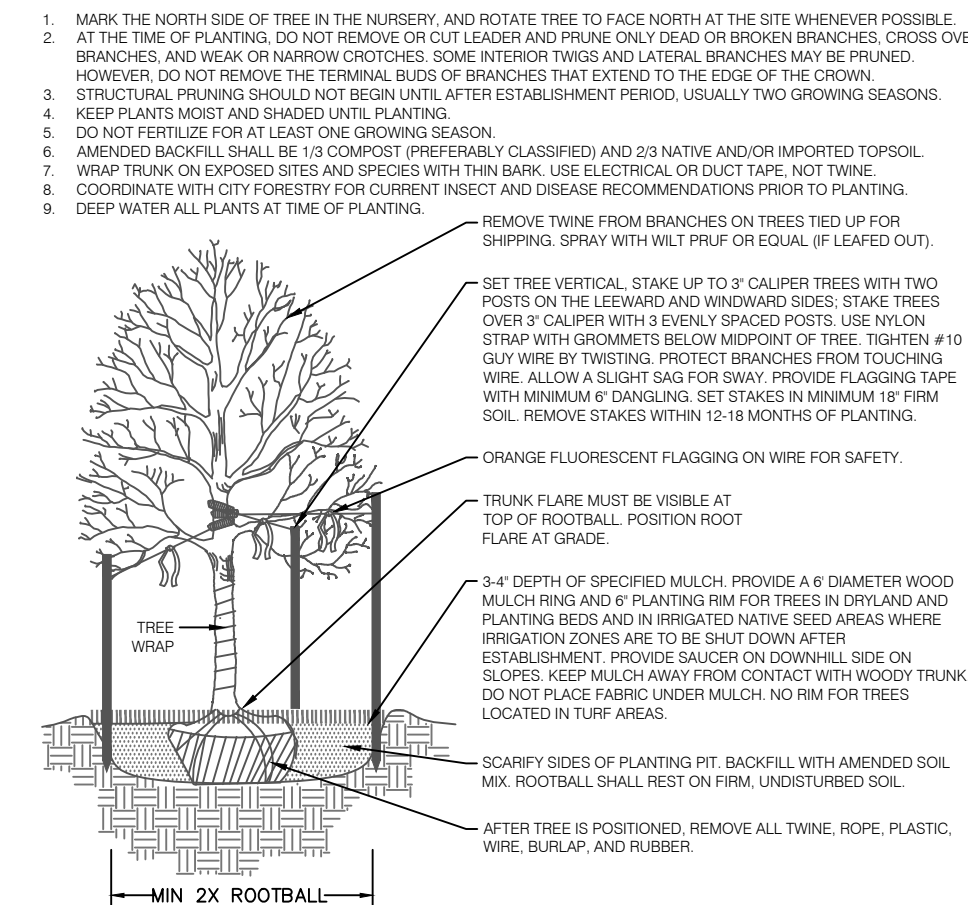
	1-1/2" ROCK MULCH	18,851 sf
	ROCK COBBLE	26,162 sf
	BLUEGRASS SOD Fescue - Buffalo grass Blend	9,485 sf
	WOOD MULCH; GORILLA HAIR, CASCADE	1,543 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	44,896 sf
	SYNTHETIC TURF	7,045 sf
	DETENTION SEED MIX All-Purpose Detention Mix Big Bluestem - 20% Blue Grama - 10% Green Needgrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5. Hydroseed @ 19.3 PLS/acre	44,924 sf
	CRUSHED QUARTZ BREEZE	311 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	13,550 sf



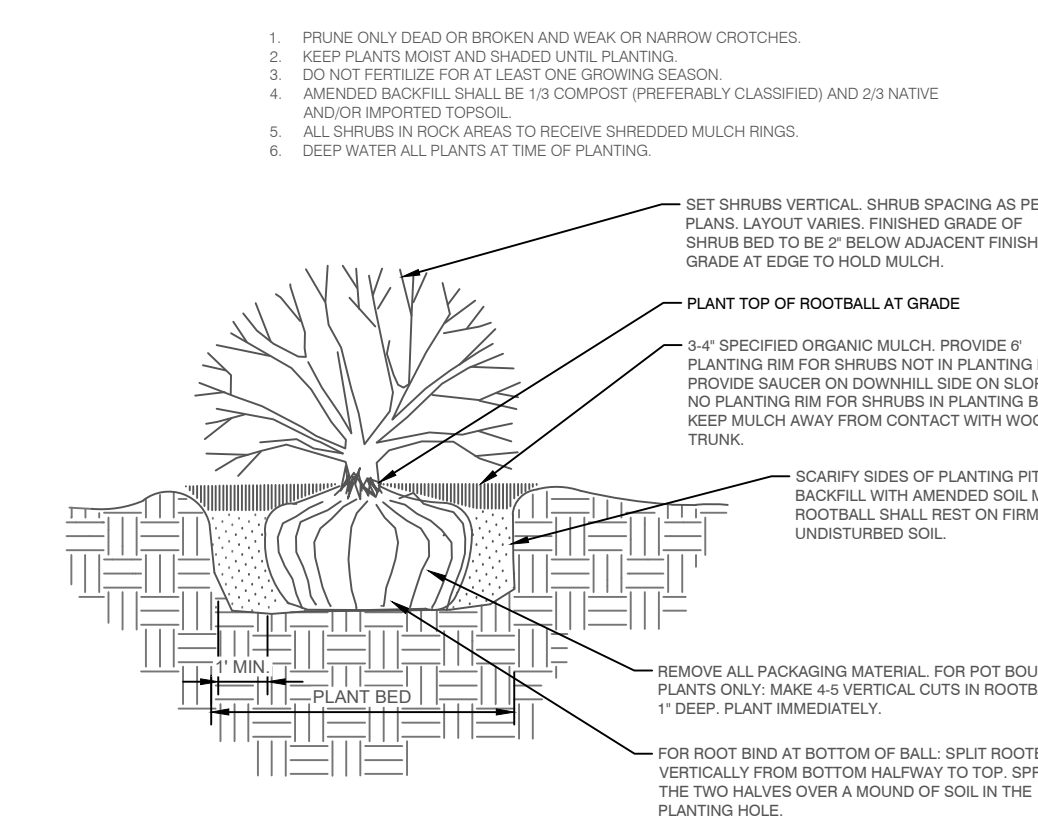
1 LANDSCAPE BOULDER
N.T.S.



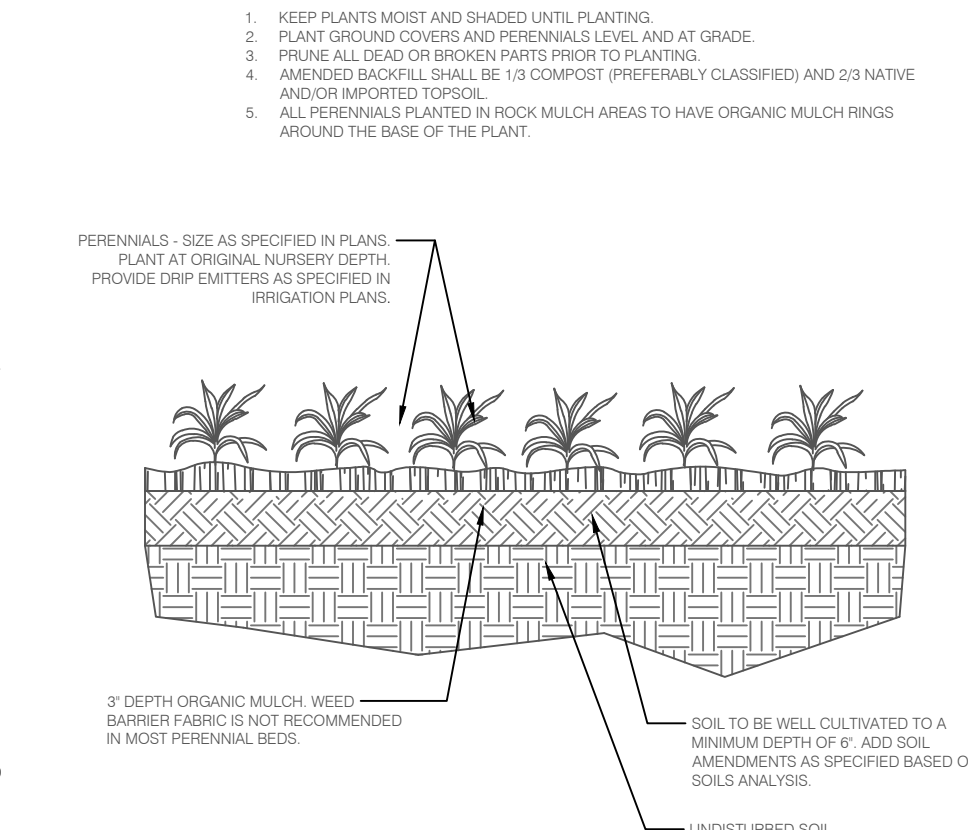
2 CONIFEROUS TREE PLANTING DETAIL
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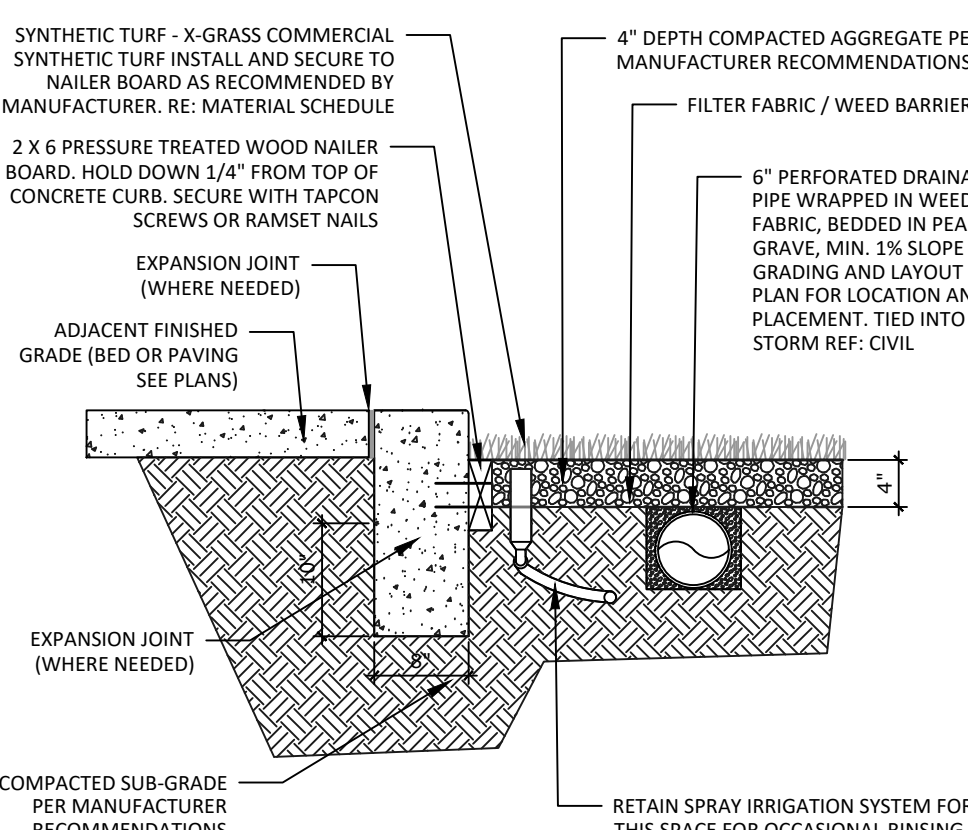
3 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



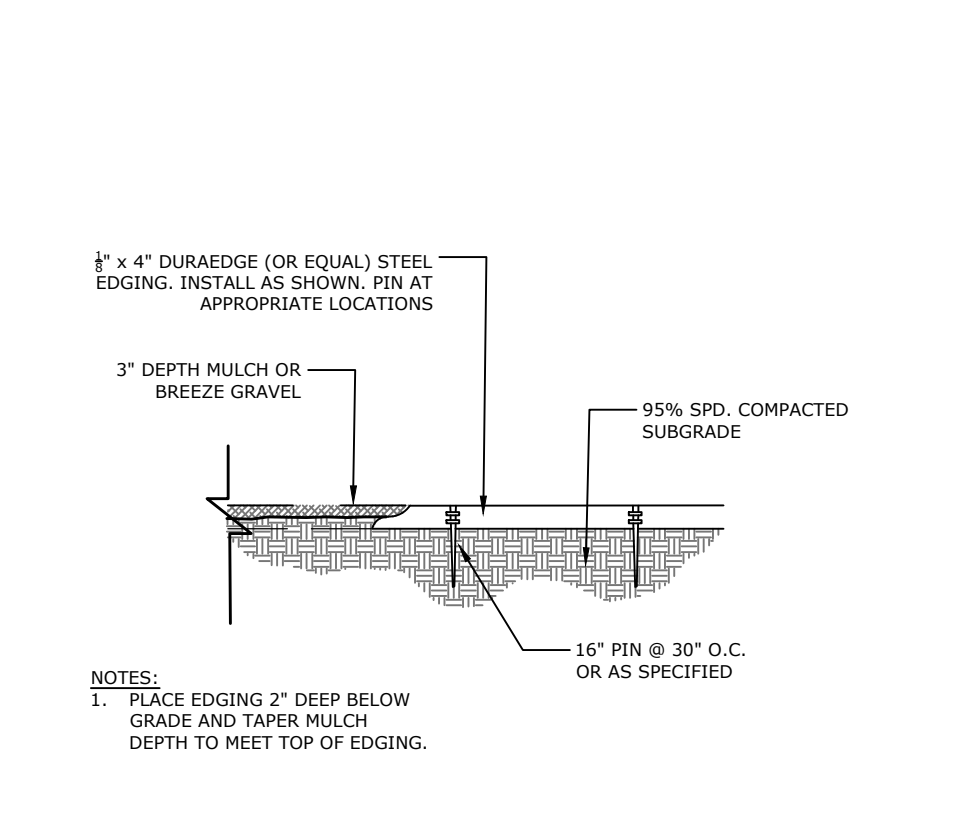
4 SHRUB PLANTING DETAIL
N.T.S.



5 PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.



6 SYNTHETIC TURF
N.T.S.



7 STEEL EDGING
N.T.S.

URBAN LANDING

FINAL LANDSCAPE PLAN

SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A.LANGHANS

ENTITLEMENT

DATE: 05/15/2024 BY: A.LANGHANS

LANDSCAPE DETAILS & NOTES

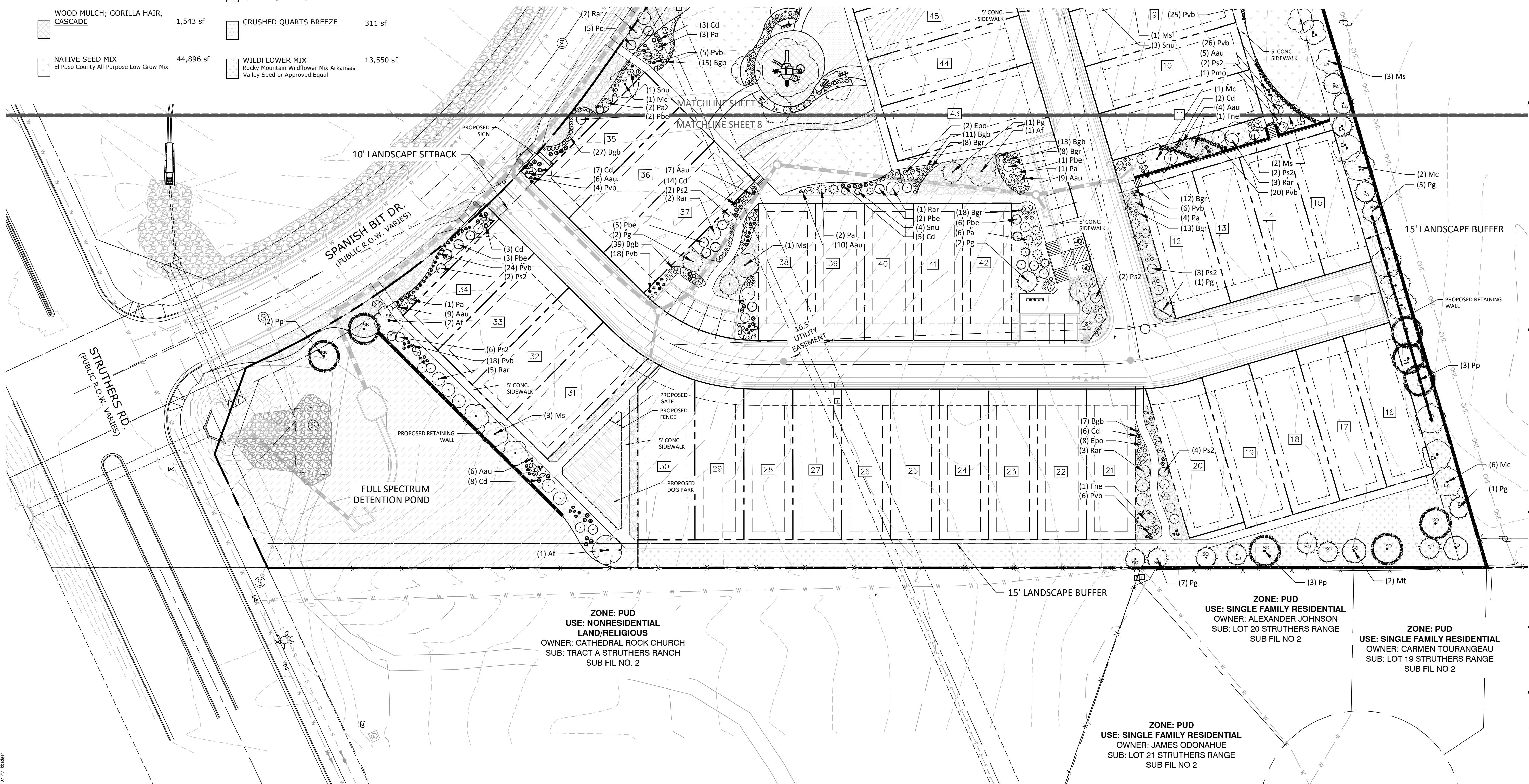
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PLAN FILE # CPC #

CONCEPT PLANT SCHEDULE

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

URBAN
LANDING

FINAL LANDSCAPE
PLAN
SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A.LANGHANS

STAMP

ENTITLEMENT

DATE: 05/15/2024 BY: A.LANGHANS

ISSUE / REVISION

SHEET TITLE

8

8 OF 9

CPC #

SHEET NUMBER

PLAN FILE #

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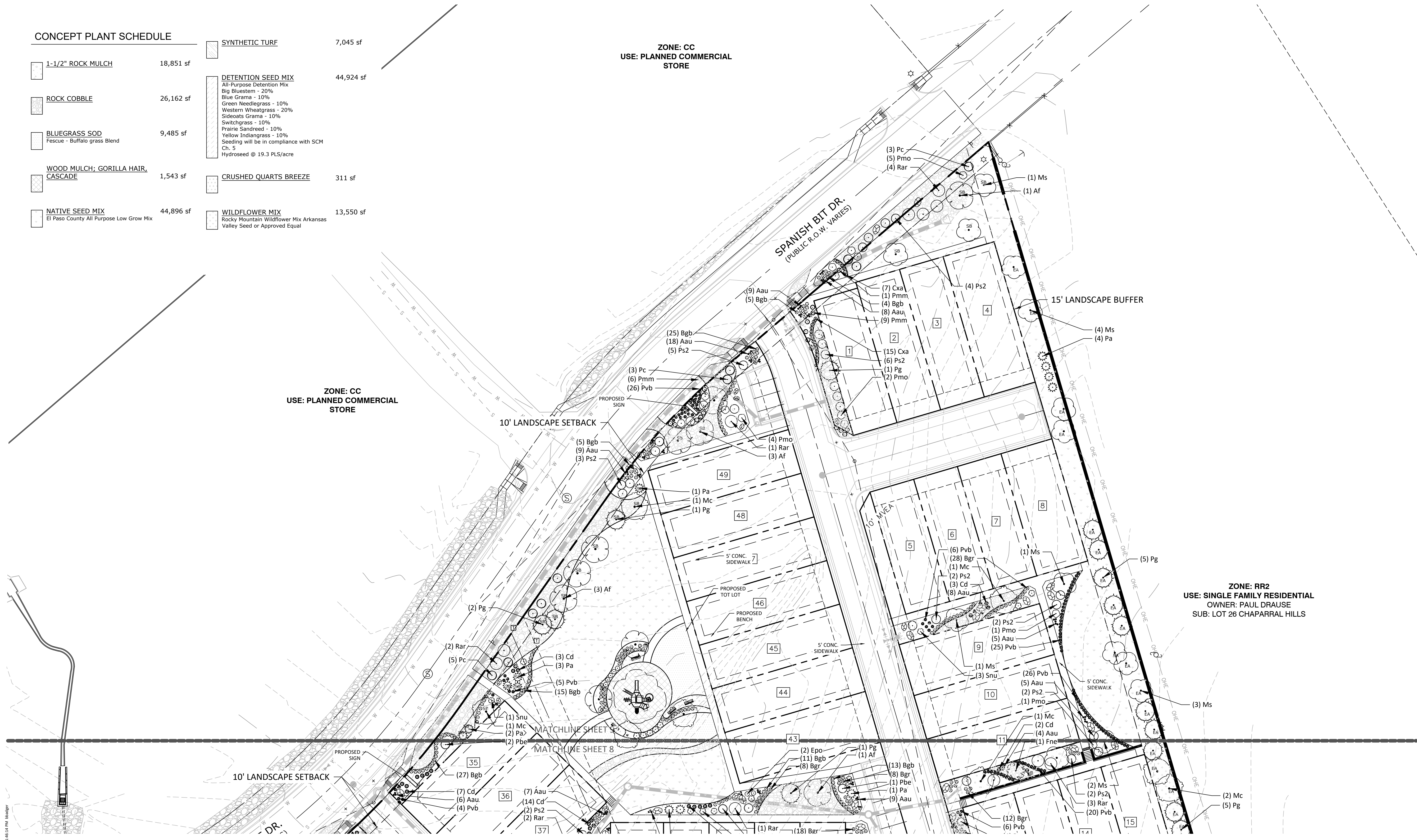
CONCEPT PLANT SCHEDULE

	18,851 sf		7,045 sf
	26,162 sf		44,924 sf
	9,485 sf		311 sf
	1,543 sf		13,550 sf
	44,896 sf		

ZONE: CC
USE: PLANNED COMMERCIAL
STORE

ZONE: CC
USE: PLANNED COMMERCIAL
STORE

ZONE: RR2
USE: SINGLE FAMILY RESIDENTIAL
OWNER: PAUL DRAUSE
SUB: LOT 26 CHAPARRAL HILLS



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LANDING

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SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A.LANGHANS

ENTITLEMENT

DATE: 05/15/2024
BY: A.LANGHANS

SHEET TITLE

9

9 OF 9

CPC #

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