

# CARUBIA PROPERTIES - SITE DEVELOPMENT PLAN

## LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

Know what's below.  
Call before you dig.



CALL 811 2-BUSINESS DAYS IN  
ADVANCE BEFORE YOU DIG.  
GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND  
MEMBER UTILITIES.

### PLANT LIST

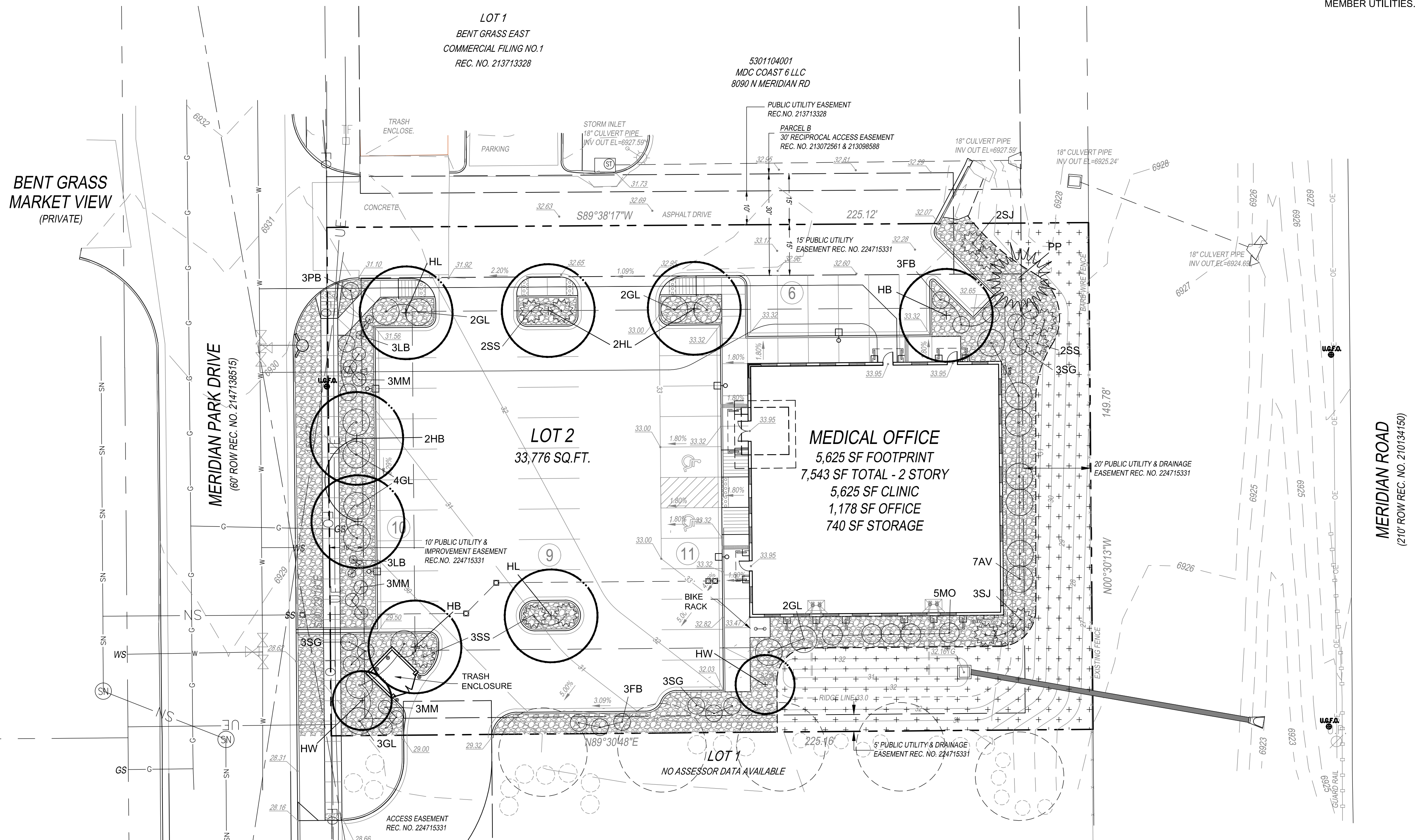
KEY	QTY.	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE AND REMARKS
<b>DECIDUOUS TREES</b>				
HB	4	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry	1-1/2" cal. B&B, single stem, full head
HL	4	<i>G. triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	1-1/2" cal. B&B, single stem, full head
<b>ORNAMENTAL TREES</b>				
HW	2	<i>Acer tartaricum</i> 'Hot Wings'	Hot Wings Maple	1-1/2" cal. B&B, straight, full & bushy
<b>EVERGREEN TREES</b>				
PP	1	<i>Pinus edulis</i>	Pinyon Pine	5-6' ht. B&B, straight, full & bushy
<b>DECIDUOUS SHRUBS</b>				
AV	7	<i>V. x rhytidophylloides</i> 'Alleghany'	Alleghany Viburnum	36-42" ht. #5 container
FB	6	<i>Chamaebatiaria millefolium</i>	Fernbush	18-21" ht. #5 container
GL	11	<i>Rhus aromatica</i> 'Gro-low'	Dwarf Fragrant Sumac	12-15" ht. #5 container
MM	9	<i>Cercocarpus intricatus</i>	Littleleaf Mountain Mahogany	21-24" ht. #5 container
MO	5	<i>Philadelphus lewisii</i> 'Cheyenne'	Cheyenne Mockorange	36-42" ht. #5 container
PB	3	<i>Prunus bessey</i> 'Pawnee Buttes'	Pawnee Buttes Sandcherry	9-12" ht. #5 container
SG	9	<i>Cystis purgan</i> 'Spanish Broom'	Spanish Gold Broom	24-30" ht. #5 container
<b>EVERGREEN SHRUBS</b>				
SJ	5	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	3-4' ht. #5 container
SS	6	<i>Juniperus sabina</i> 'Sierra Spreader'	Sierra Spreader Juniper	9-12" ht. #5 container
<b>ORNAMENTAL GRASSES</b>				
LB	6	<i>Schizachyrium scoparium</i>	Little Bluestem Grass	24-30" ht. #5 container

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

SHRUBS SHALL BE HEALTHY & WELL-ESTABLISHED IN CONTAINERS. NUMBER OF CANES SHALL BE PER ANSI Z60.1-2014

Table A. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Pond Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS	Pounds PLS	Pounds PLS
				• Irrigated broadcast • Irrigated hydroseeded (80 seeds/sq ft)	• non-irrigated/ broadcast • non-irrigated/ hydroseeded • irrigated drilled (40 seeds/sq ft)	• non-irrigated drilled (20 seeds/sq ft)
Big Bluestem	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Blue Grama	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green Needlegrass (1)	<i>Nassella viridula</i>	Cool, bunch	10	2.0	1.0	0.5
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Sideoats Grama	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2.0	1.0	0.5
Switchgrass (1)	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie Sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass (1)	<i>Sorghastrum nutans</i>	Warm, sod	10	2.0	1.0	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8



### LANDSCAPE REQUIREMENTS

	Requirement	Required / Provided
LANDSCAPE AREA	5% of total (33,776 SF)	1,688 SF / 9,877 SF
TREES		
Parking	1 per 15 spaces (36 spaces)	3 / 3
Frontage	1 per 30 LF (135 LF)	4 / 4
Sitewide	1 per 500 SF (1,688 SF)	4 / 4
	Total	11 / 11

### SITE DATA

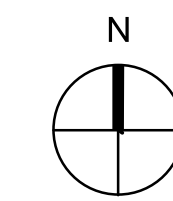
USE	COMMERCIAL
LAND AREA	33,776 SF (775 Ac.)
COVERAGE DATA	
BUILDING (COMM.)	5,625 SF 17%
HARDSCAPE	19,075 SF 56%
LANDSCAPE	9,076 SF 27%

### LANDSCAPE COVERAGE- PROJECT AREA

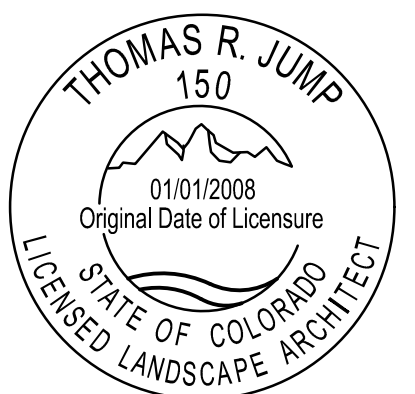
PRIVATE PLANTING BED	4,953 SF	55%
IRRIGATED NATIVE SEED	4,123 SF	45%
R.O.W.		
INERT COVER (ROCK)	993 SF	

### LEGEND

	DECIDUOUS TREE		COBBLES ON WEED FABRIC
	ORNAMENTAL TREE		IRRIGATED SEED
	EVERGREEN TREE		STEEL EDGER
	DECIDUOUS SHRUB		PARKING LOT LIGHT
	EVERGREEN SHRUB		
	ORNAMENTAL GRASS		



SCALE 1" = 20'  
0 10 20 40



DATE: JANUARY 31, 2025

SCALE:

DRAWN BY: JDC

CHECKED BY: TJ

PROJECT NUMBER  
2024-019

SHEET

2 OF 9

LANDSCAPE PLAN



PLANNING & LANDSCAPE  
ARCHITECTURE  
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SEE SHEET 3 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.



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