

**LEGAL DESCRIPTION:**  
 LOT 2, ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A, EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 209712968 OF THE EL PASO COUNTY RECORDS.

**SITE CATEGORY CALCULATIONS**

tax schedule no.	5333303016
zone	PIP2
area	2.09AC
bldg area	10,134SF
<b>LS SETBACKS</b>	
name/bndry	SANDY COURT
classification	10,134SF
width req/prov	10'
length of frontage/bndry	238'
req tree/ft	1/30'
trees req/prov	7/8
shrub sub req/prov	10/10
orn. grass req/prov	N/A
category abrv.	(s)
<b>INTERNAL</b>	
%min internal req	5%
internal area req/prov	4,552 SF/5,965 SF
trees req/prov (1/500sf)	5/8
shrub sub req/prov	30/30
orn. grass req/prov	N/A
category abrv.	(i)
<b>INV LOT</b>	
name/bndry	SOUTH BNDRY
# of spaces	34
trees req/prov(1/15 spaces)	2/2
length of frontage/bndry	90'
2/3 length	60'
category abrv.	(v)

**GENERAL LANDSCAPE NOTES:**

- PLANT QUANTITY AND SUBSTITUTION:** In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL:** All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS:** All planting areas and turf areas shall be amended as follows:  
 - 3 cubic yards per 1000 s.f. of well-composted aged manure or premium compost.  
**RECOMMENDED SOIL AMENDMENT:**  
 TRI-MIX III as supplied by C&S Sand  
 -To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.

- SEEDED AREAS:** All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
- IRRIGATION:** All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
- ORGANIC MULCH:** All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
- INORGANIC MULCH:** The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
- LANDSCAPE BOULDERS:** All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
- STEEL EDGE:** All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
- SLOPE REVEGETATION:** Slope revegetation shall combine native seeding and erosion control blanket and shall be applied on all site slopes 3:1 or greater. This method utilizes the following steps:  
 A. Till or disk finish grade to depth of 1/4" to 1".  
 B. Seed shall be planted by hydro-mulch at specified rate. Applied evenly over a moist, roughened subgrade.  
 C. Apply specified seed mix at specified rate over entire revegetation area.  
 D. Cover slope area with, anchored, straw erosion control blanket. Blanket shall be "NORTH AMERICAN S150" erosion control blanket, or approved equal. Installed per manufacturer specification. As supplied by NILEX CORP., Englewood, Colorado 800-537-4241 303-766-2000.

- 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.
- GENERAL AREAS OF DISTURBANCE:** ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.

\*SEE SHEET LS2 FOR PLANT SCHEDULE

**HATCH LEGEND**

	TURF	825 sf
	LOW GROW SEED ARKANSAS VALLEY	3,719 sf
	COBBLE STREAMBED	1,038 sf

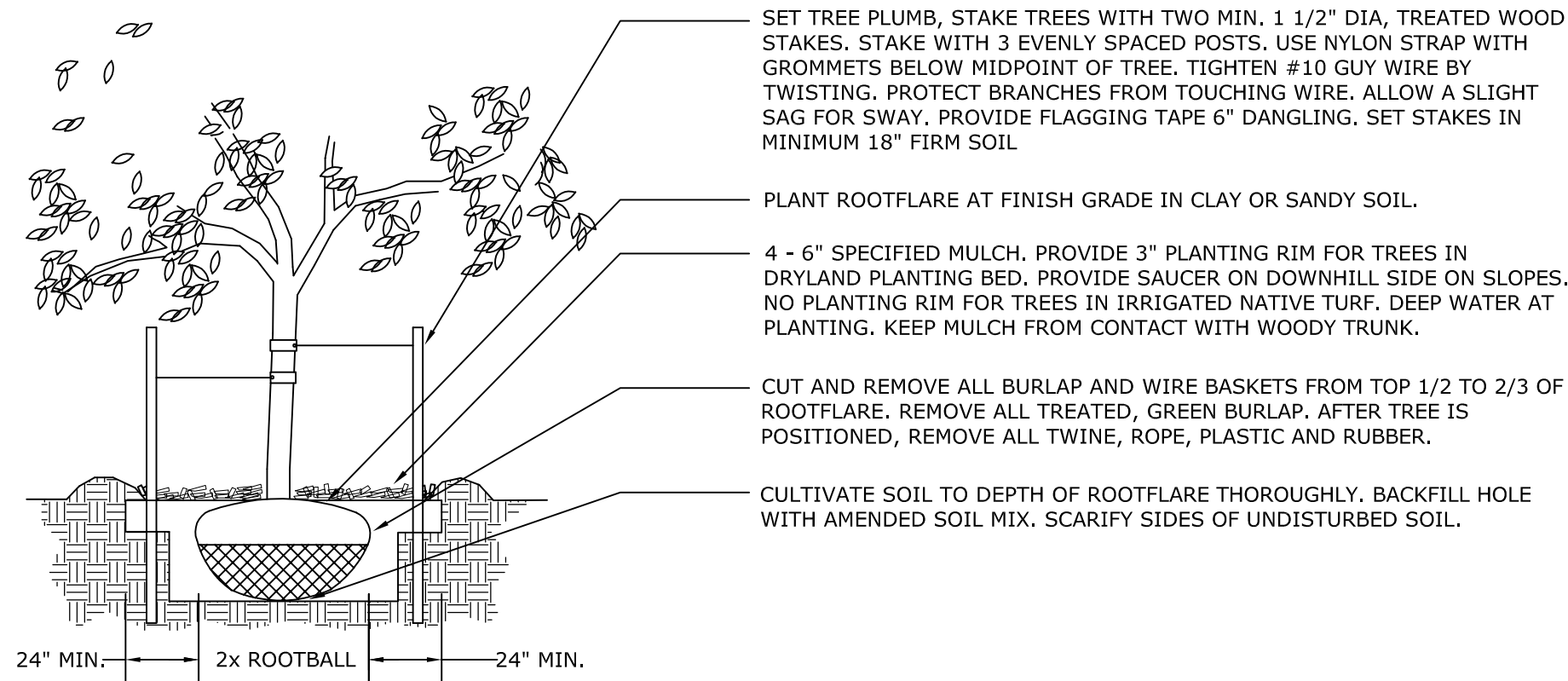
**JACKSON OFFICE WAREHOUSE**  
 Prepared by Jon Romero, PLA

no.	notes	date
1	county comments	1.8.18

Storage Buildings SDP  
 Final Landscape Plan

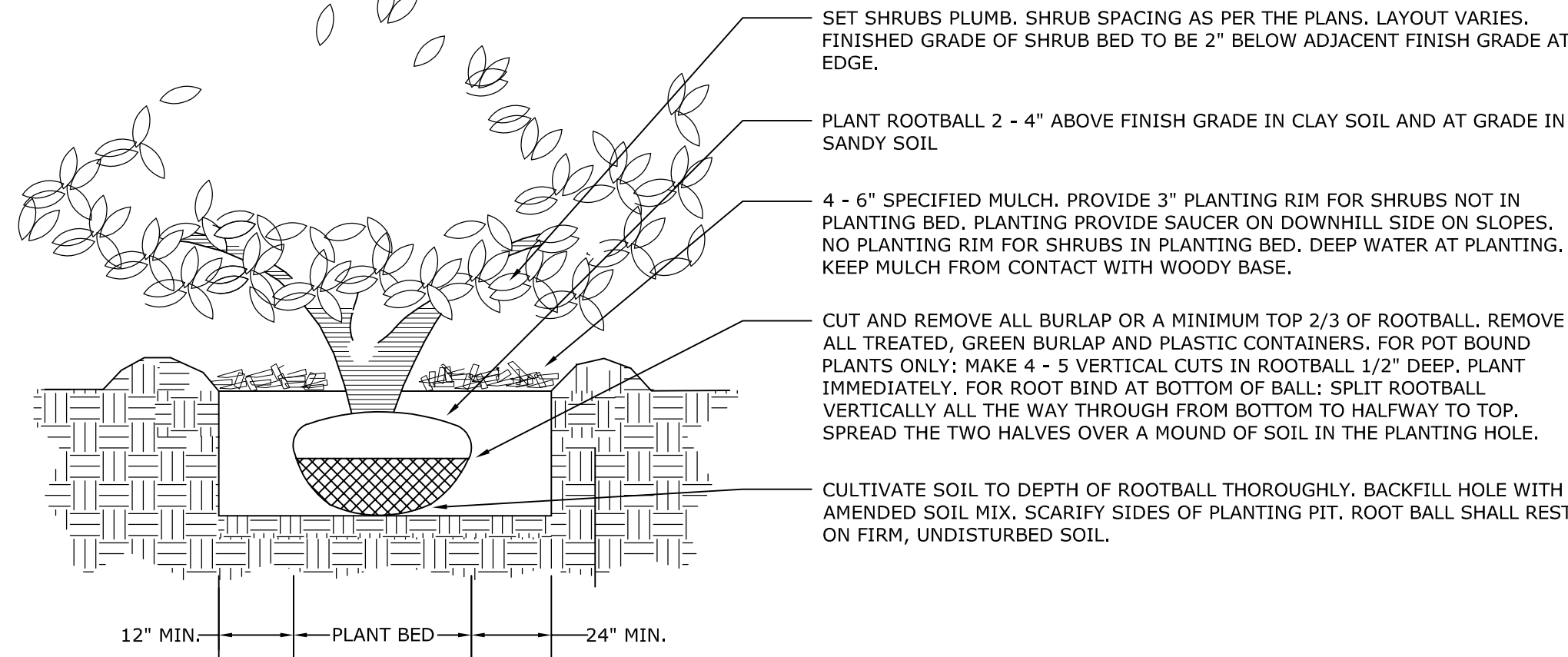
8140 SANDY COURT  
 COLORADO SPRINGS, COLORADO 80915

- 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

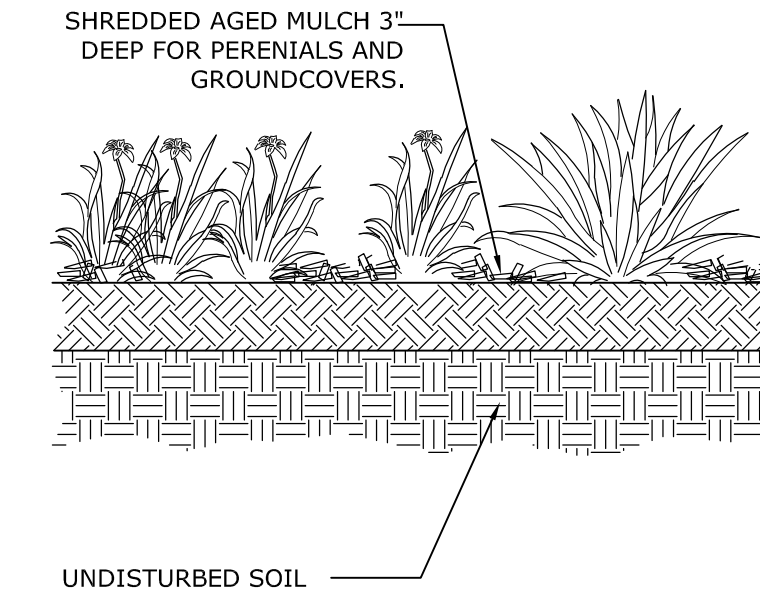


1/LS2 DECIDUOUS TREE PLANTING DETAIL N.T.S.

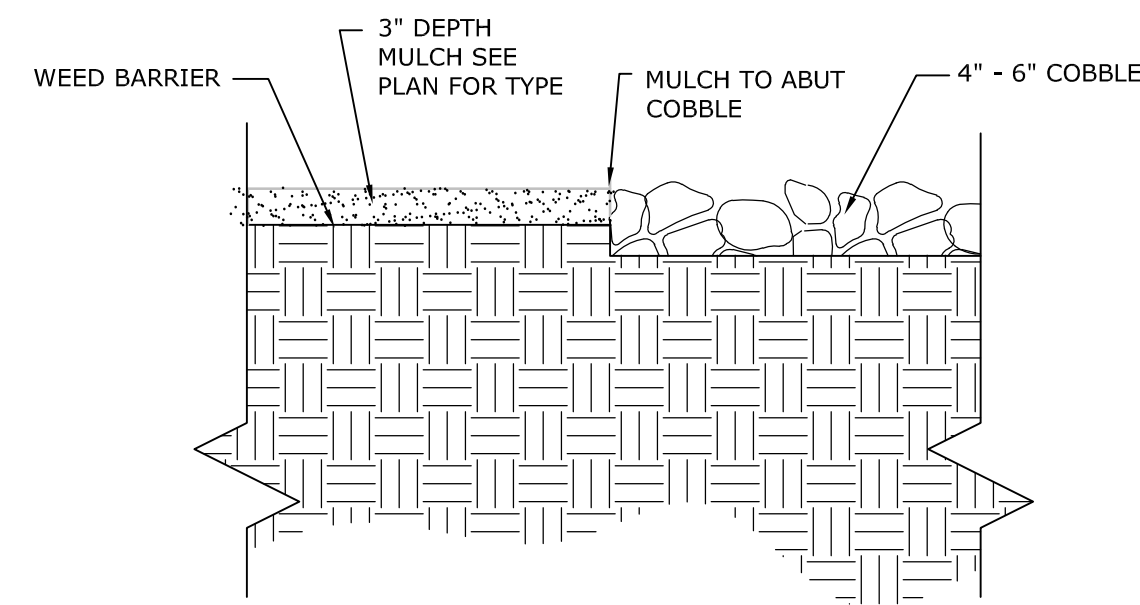
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



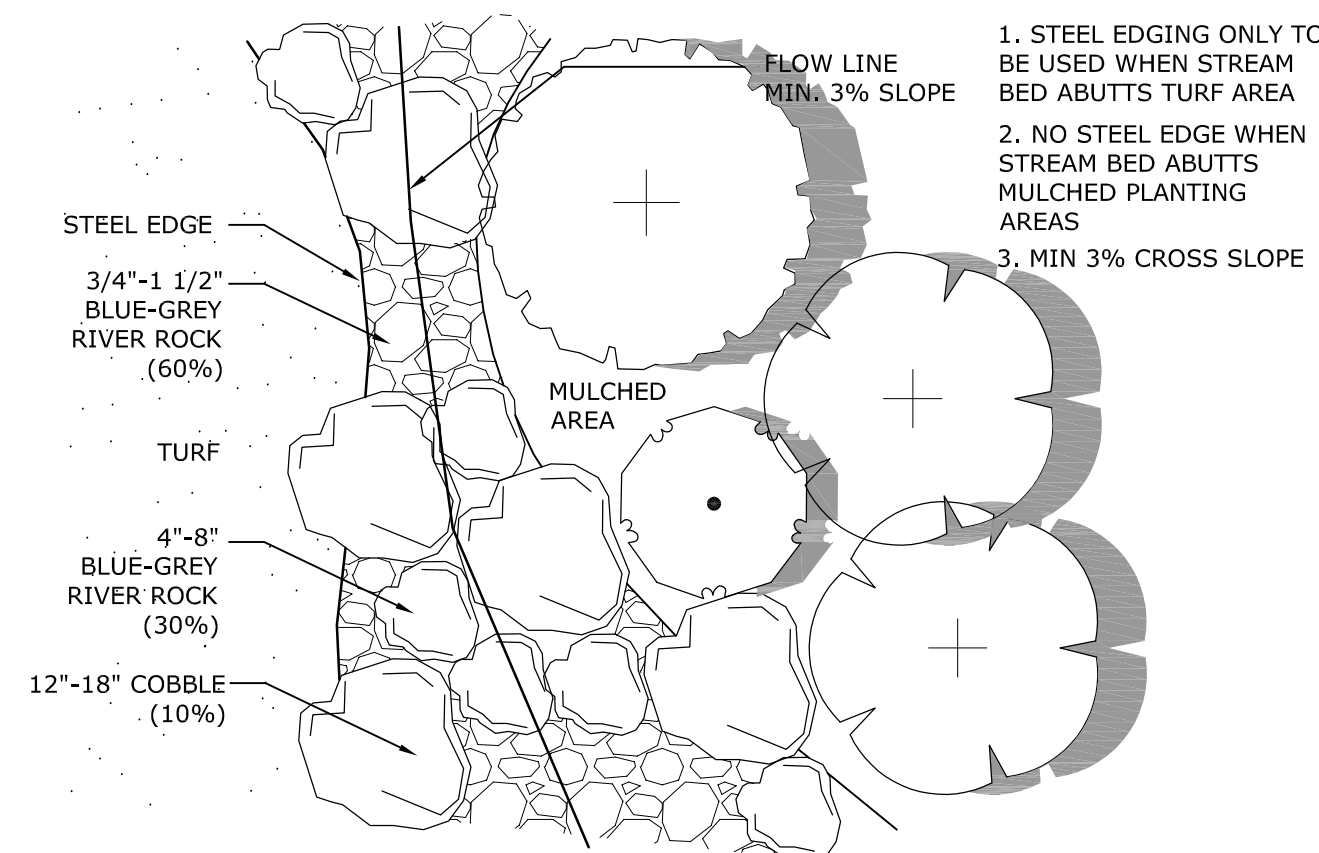
2/LS2 SHRUB PLANTING DETAIL N.T.S.



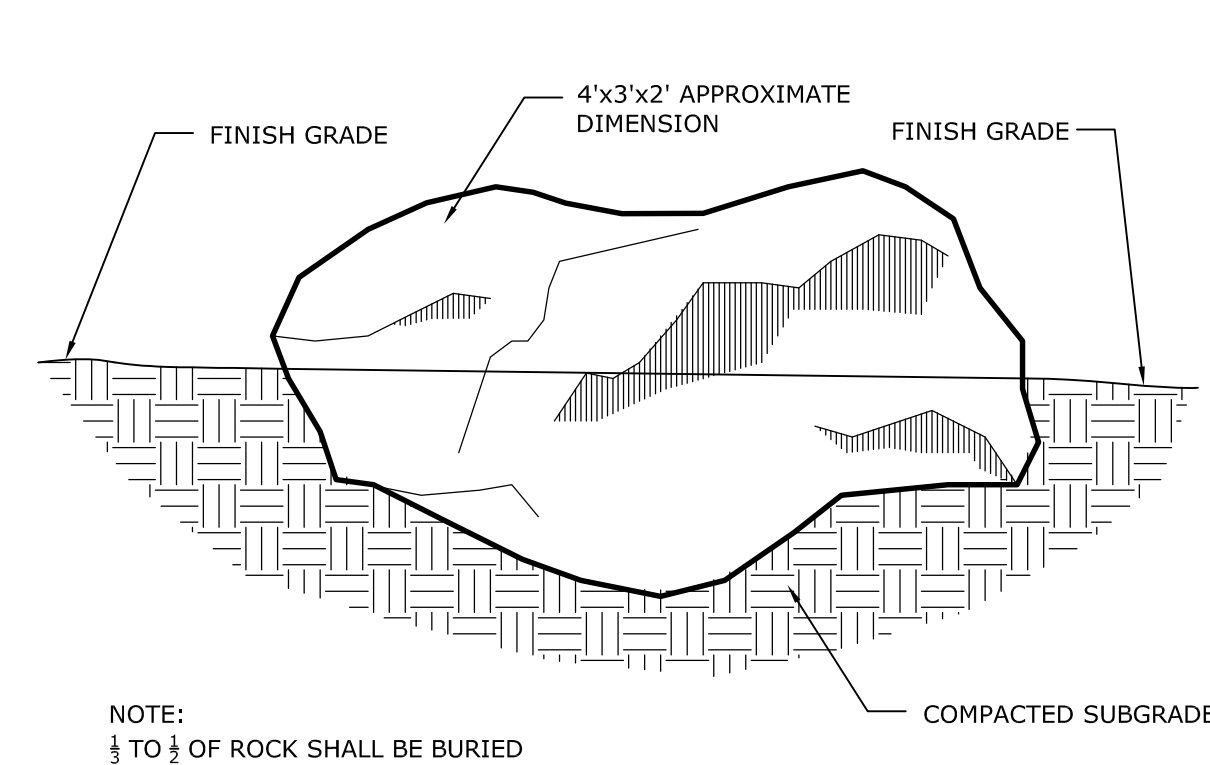
3/LS2 PERENNIAL/GROUND COVER PLANTING DETAIL N.T.S.



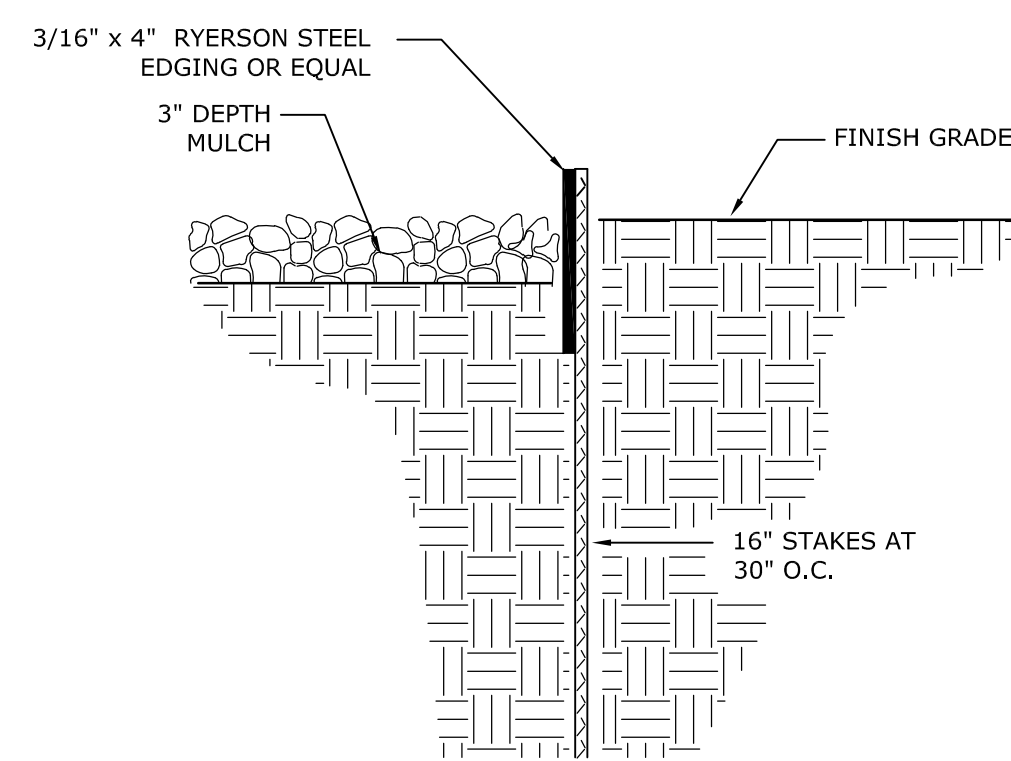
4/LS2 COBBLE @ MULCH N.T.S.



5/LS2 TYPICAL STREAM BED N.T.S.



6/LS LANDSCAPE BOULDER N.T.S.



7/LS2 STEEL EDGE DETAIL N.T.S.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	GI	4	Gleditsia triacanthos inermis `Sunburst` / Sunburst Common Honeylocust	20-30'	B & B	1.5" Cal.
	MC	3	Malus x `Coralcole` TM / Coralburst Crab Apple	10-15'	B & B	1.5" Cal.
	PN	7	Prunus nigra `Princess Kay` / Princess Kay Plum	15'	B & B	1.5" Cal.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	CRG	12	Cornus alba `Red Gnome` / Tatarian Dogwood	3-5'	CONT.	5 GAL
	JSB	23	Juniperus sabina `Buffalo` / Buffalo Juniper	4-6'	CONT.	5 GAL
	Pod	11	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8'	CONT.	5 GAL
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	Ach	23	Aquilegia chrysantha / Golden Columbine	2-3'	CONT.	1 GAL
	Cru	15	Centranthus ruber / Red Valerian	2-3'	CONT.	1 GAL
	HmA	27	Hemerocallis x `Autumn Red` / Autumn Red Daylily	3'	CONT.	1 GAL
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	CO	53	Calamagrostis x acutiflora `Overdam` / Overdam Feather Reed Grass	2-3'	CONT.	1 GAL
	Hse	56	Helictotrichon sempervirens / Blue Oat/Blue Avena	2-3'	CONT.	1 GAL

no.	date	revisions
1	1.8.18	county comments