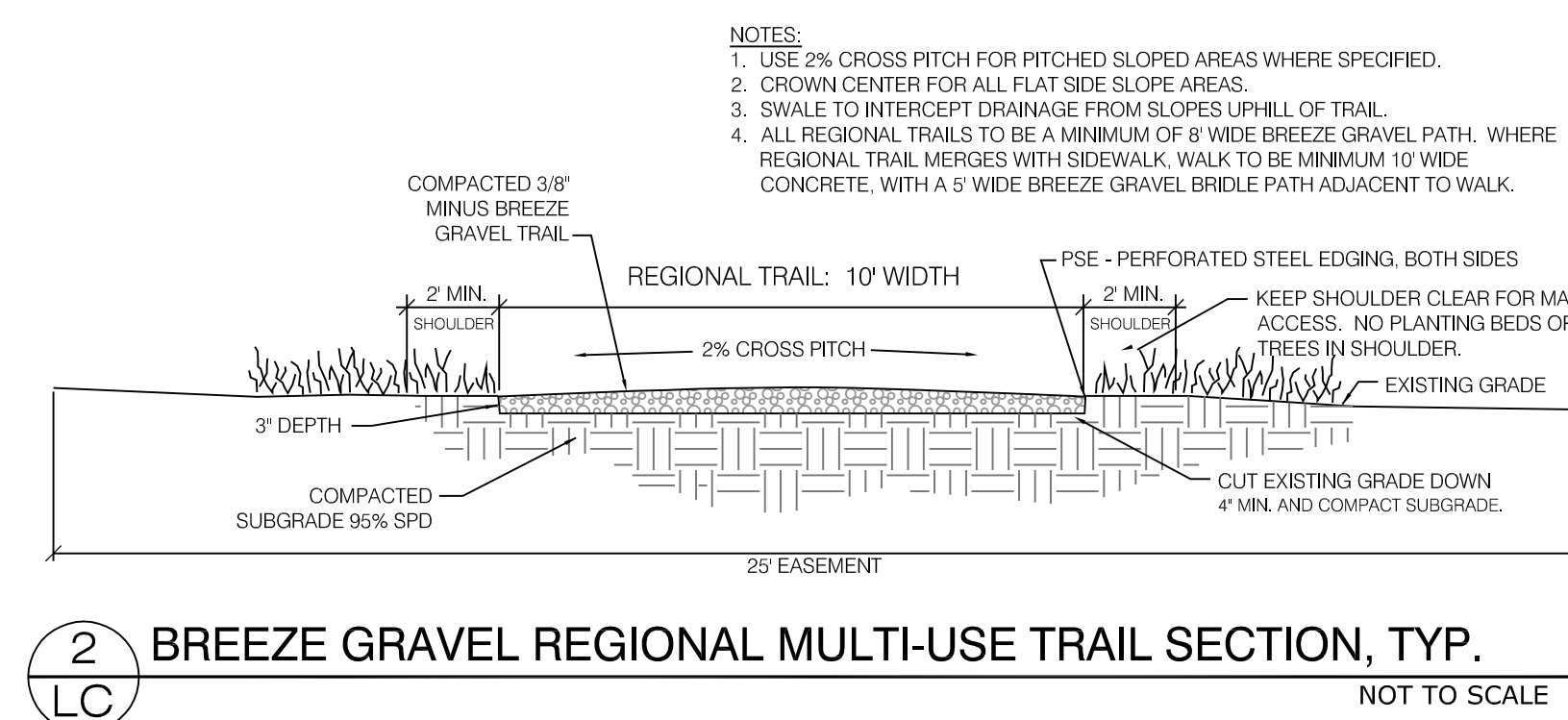
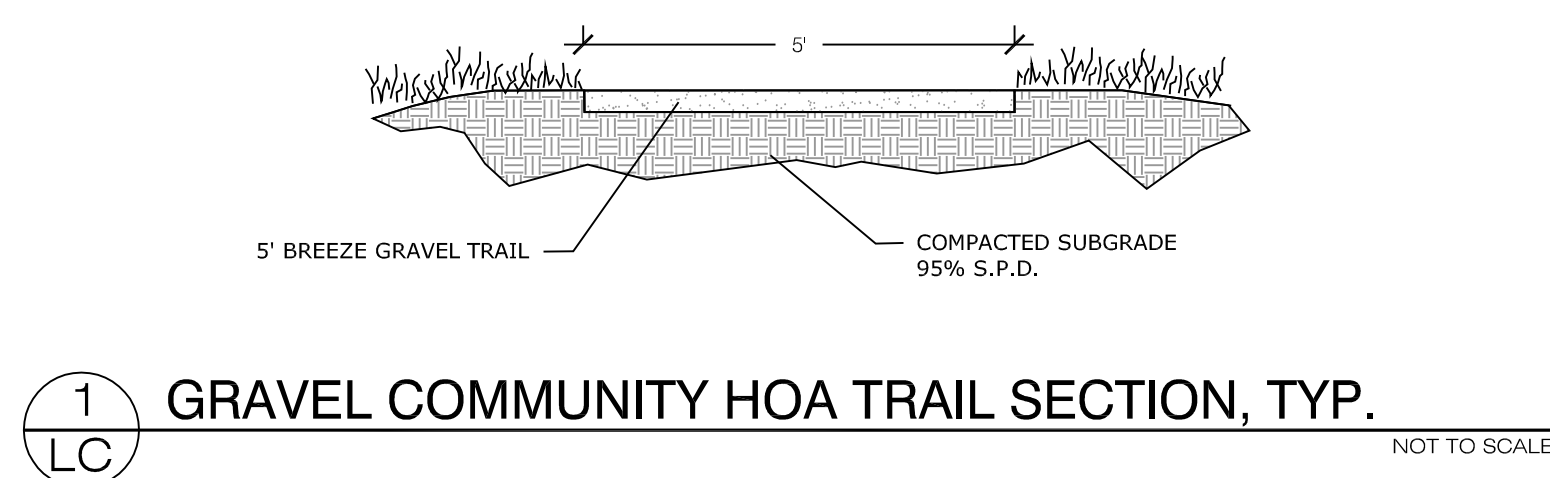


**SITE DATA**

OWNER / SUBDIVIDER:	PRI2 LLC 6385 Corporate Drive, Suite 200 Colorado Springs, CO 80919
APPLICANT:	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
TAX ID NUMBER:	5100000334 5100000463 6100000075 6100000526 6100000527
SITE ACREAGE:	1417.751 AC
ZONING:	PUD
PROPOSED LAND USE:	Residential Lots: 989.2 AC, 282 Lots, 0.20 DU/AC -Minimum lot size: 2.50 AC
Open Space Tracts:	324.6 AC, 22.9% of site
-Recreation (Golf):	207.5 AC
-Park:	92.2 AC
-Private Open Spaces:	24.9 AC
Public ROW:	104.0 AC

**TRAIL LEGEND**

-  COMMUNITY HOA TRAIL
-  REGIONAL MULTI-USE TRAIL



- NOTES:**
- USE 2% CROSS PITCH FOR PITCHED SLOPED AREAS WHERE SPECIFIED.
  - CROWN CENTER FOR ALL FLAT SIDE SLOPE AREAS.
  - SWALE TO INTERCEPT DRAINAGE FROM SLOPES UPHILL OF TRAIL.
  - ALL REGIONAL TRAILS TO BE A MINIMUM OF 8' WIDE BREEZE GRAVEL PATH, WHERE REGIONAL TRAIL MERGES WITH SIDEWALK, WALK TO BE MINIMUM 10' WIDE CONCRETE, WITH A 5' WIDE BREEZE GRAVEL BRIDLE PATH ADJACENT TO WALK.

**SHEET INDEX**

Sheet LC:	Landscape Cover Sheet
Sheet LP1:	Landscape Plans - Entry Monuments
Sheet LP2:	Landscape Plans - Buffer Treatment
Sheet LP3:	Landscape Plans - Roundabouts
Sheet LP4:	Landscape Notes & Details

FLYING HORSE NORTH  
PRELIMINARY PLAN

DATE: 02-05-2018  
PROJECT MGR: J. ROMERO  
PREPARED BY: K. MARSHALL & B. ITEN

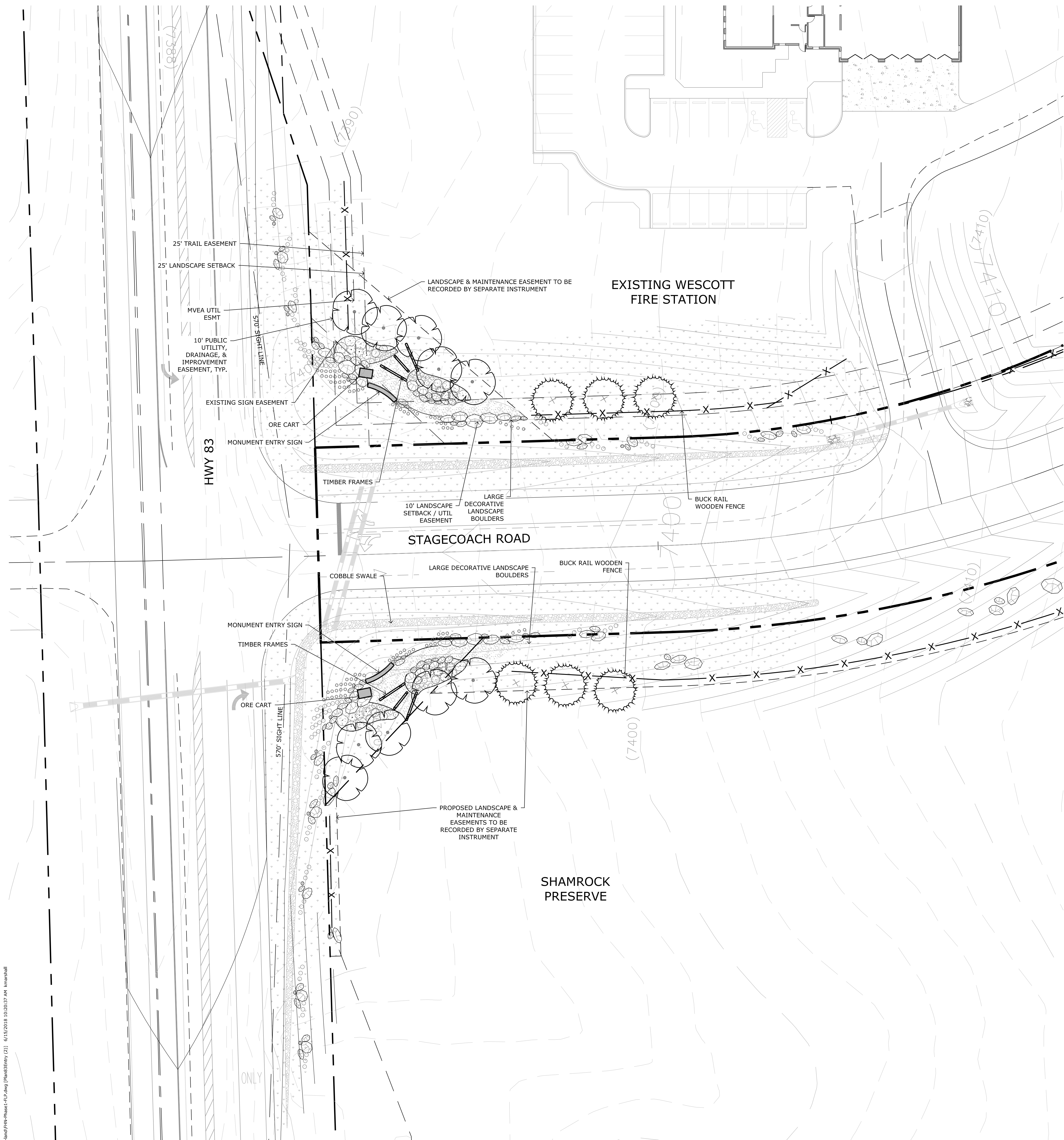
ENTITLEMENT

DATE	BY	DESCRIPTION
04-02-18	KRM	PER COUNTY REVIEW COMMENTS

LANDSCAPE COVER SHEET

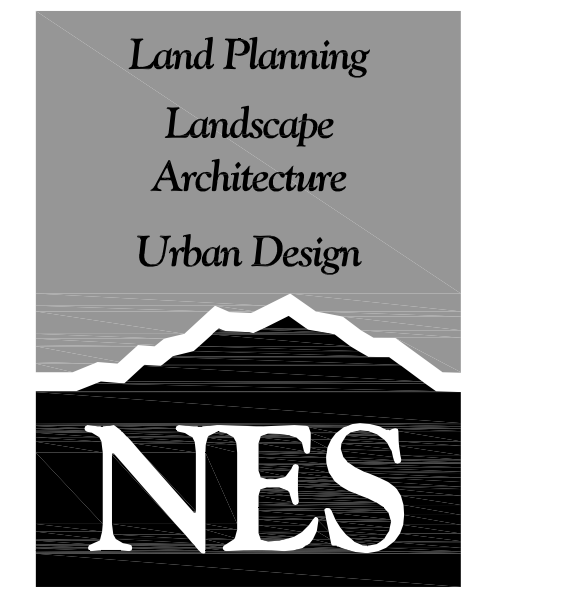
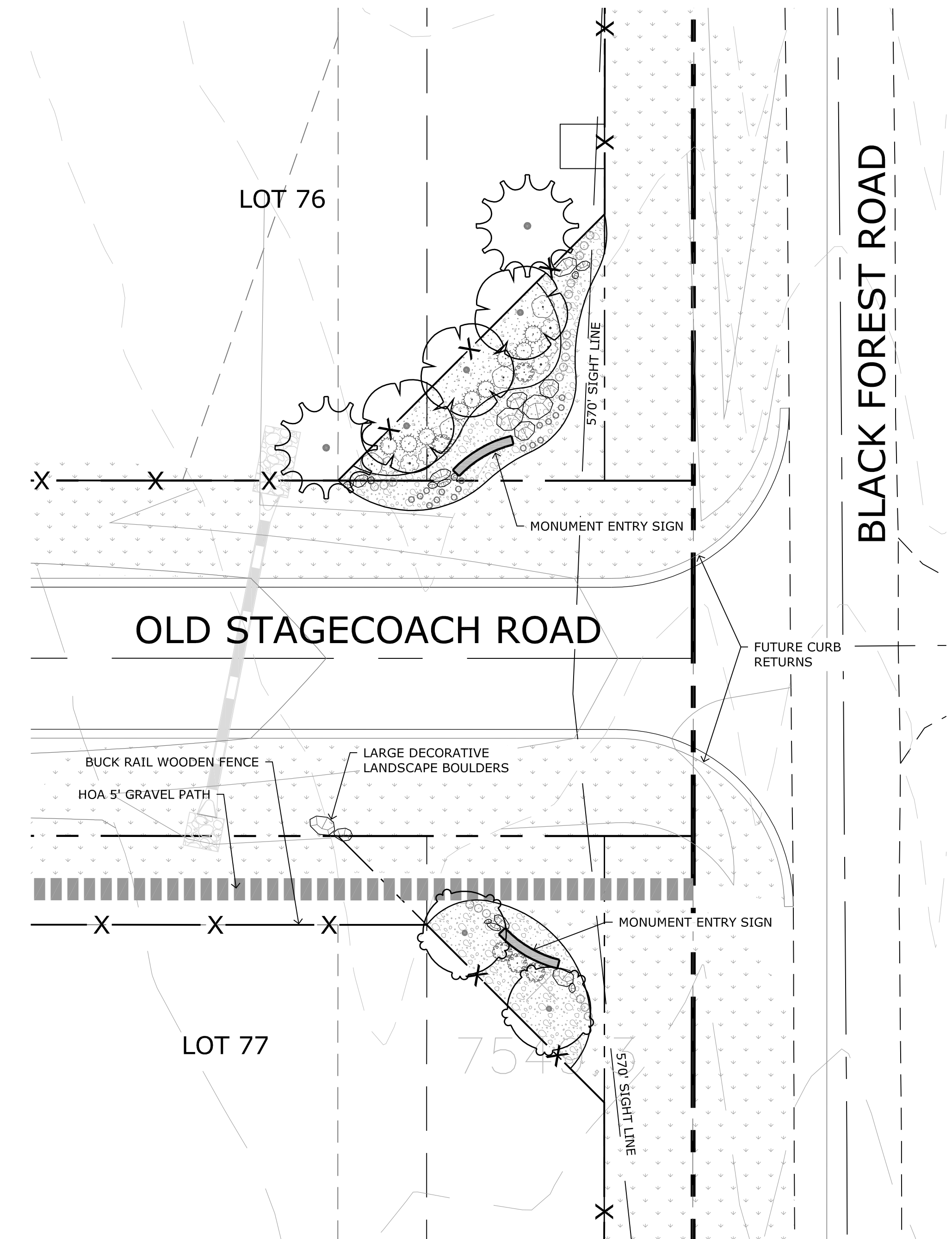
**LC**  
1 OF 5

SF 18-001



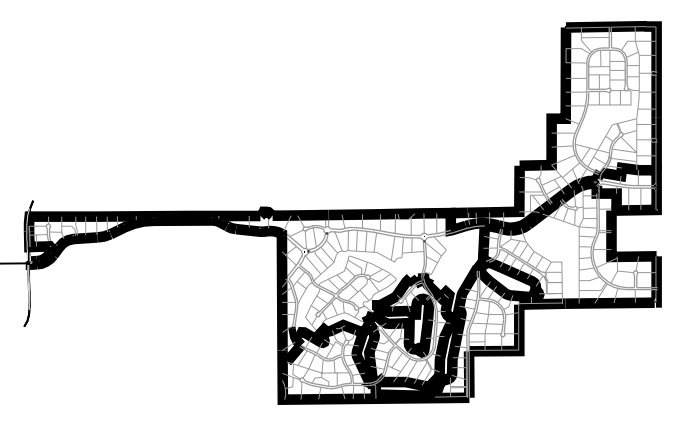
LEGEND REF: SHEET LP4 FOR PLANT LIST

- NATIVE SEED
- NATIVE FLOWER MIX
- SHRUB BED
- 
- 
- STAMPED CONCRETE
- LARGE LANDSCAPE BOULDERS
- BUCK RAIL WOODEN FENCE
- HOA 5' GRAVEL TRAIL



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
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www.nescolorado.com

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FLYING HORSE NORTH  
PRELIMINARY PLAN

DATE: 02-05-2018  
PROJECT MGR: J. ROMERO  
PREPARED BY: K. MARSHALL & B. IYEN

ENTITLEMENT

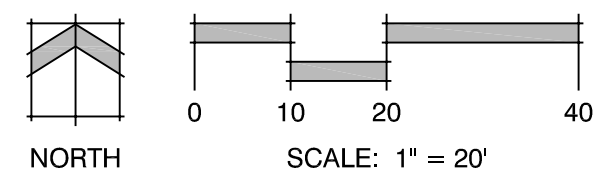
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04-02-18	KMM	PER COUNTY REVIEW COMMENTS
05-08-18	KMM	ENTRY SIGN GRADING & ESMTS
06-14-18	KMM	PER COUNTY REVIEW COMMENTS

FINAL LANDSCAPE PLANS  
ENTRY MONUMENTS

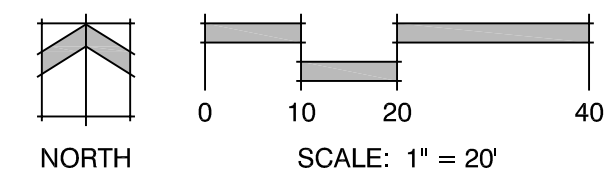
LP1  
2 OF 5

SF 18-001

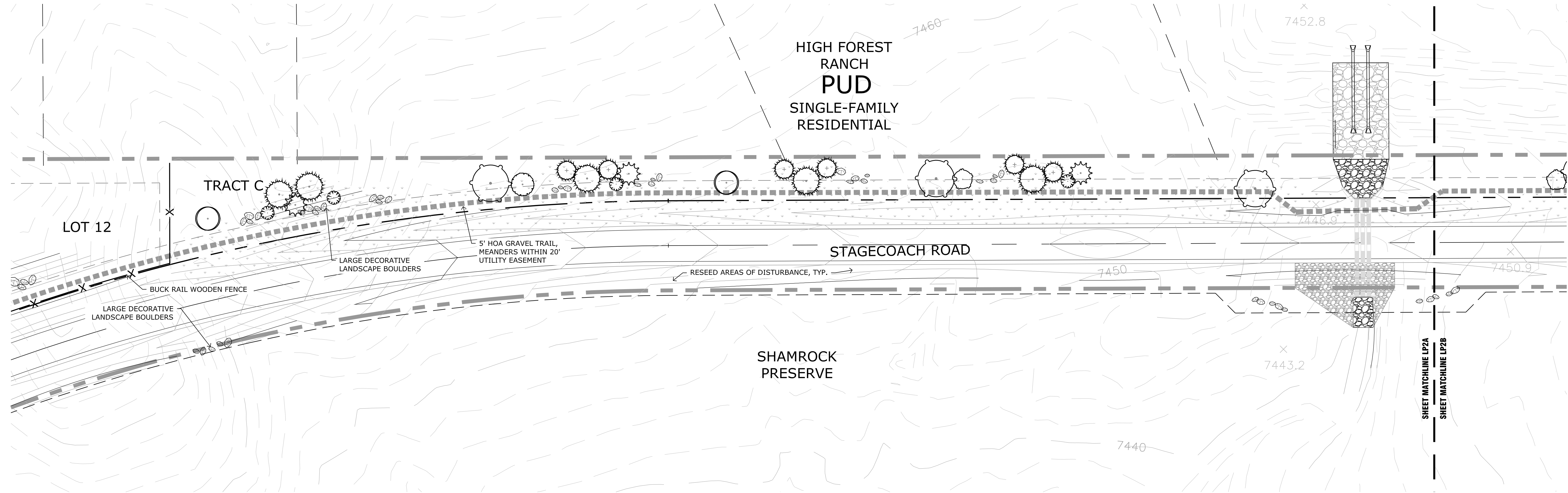
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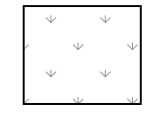
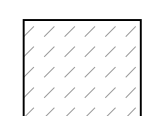
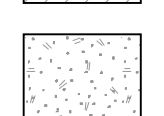
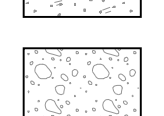
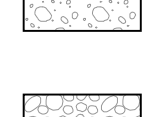
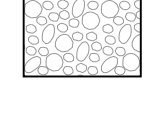
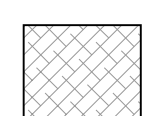
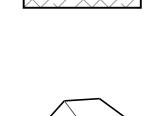
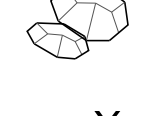
LP1B STAGECOACH RD AT BLACK FOREST RD - ENTRY LANDSCAPE PLAN



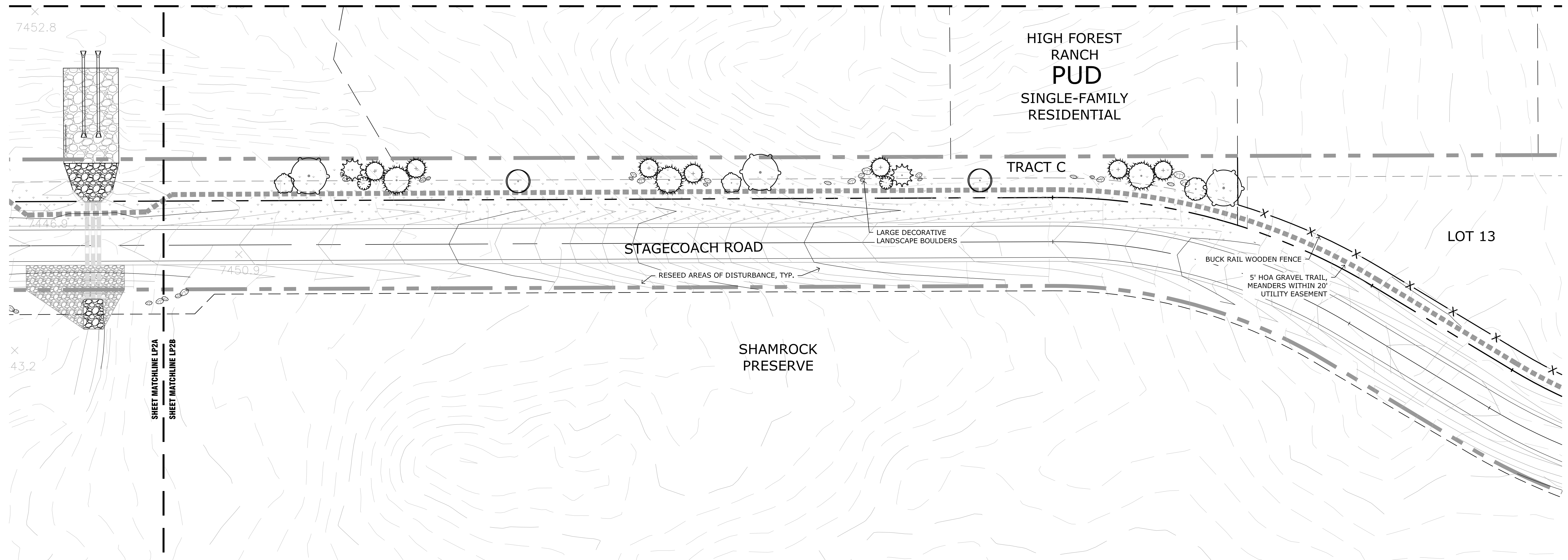
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**GROUND COVER LEGEND**


-  NATIVE SEED
-  NATIVE FLOWER MIX
-  SHRUB BED
-  ROCK 1-2"
-  RIVER ROCK COBBLE 3-4"
-  STAMPED CONCRETE
-  LARGE LANDSCAPE BOULDERS
-  BUCK RAIL WOODEN FENCE
-  HOA 5' GRAVEL TRAIL

**LP2A** STAGECOACH ROAD BUFFER TRACT - LANDSCAPE PLAN

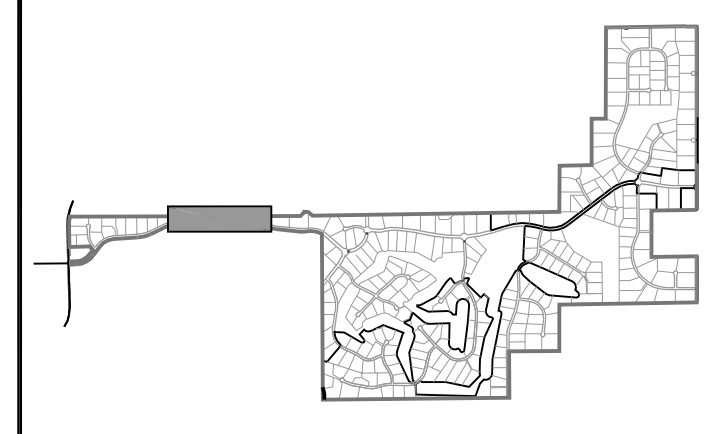


**LP2B** STAGECOACH ROAD BUFFER TRACT - LANDSCAPE PLAN

Land Planning  
Landscape Architecture  
Urban Design



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**FLYING HORSE NORTH**  
PRELIMINARY PLAN

DATE: 02-05-2018  
PROJECT MGR: J. ROMERO  
PREPARED BY: K. MARSHALL & B. ITEN

**ENTITLEMENT**

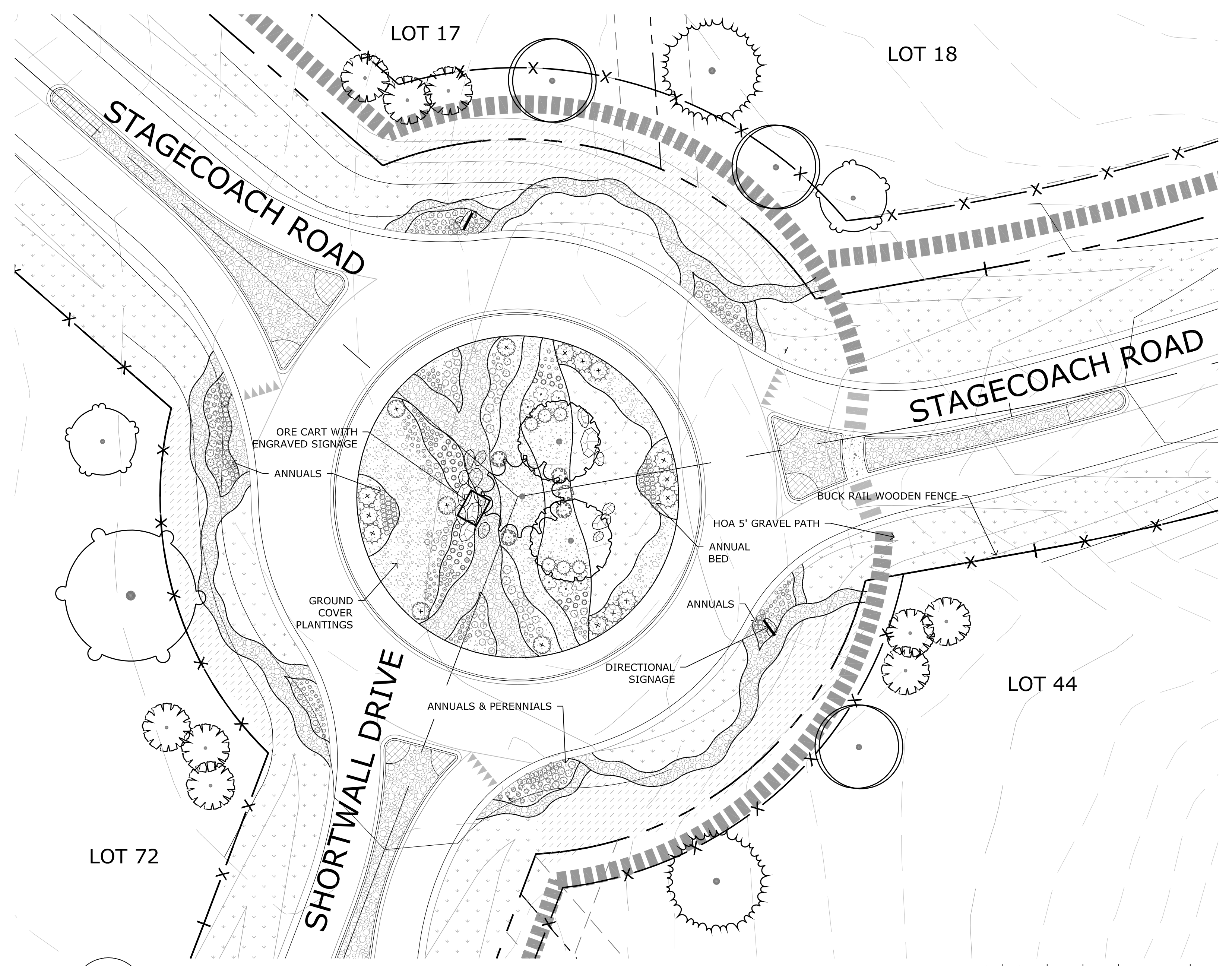
DATE	BY	DESCRIPTION
04-02-18	KMM	PER COUNTY REVIEW COMMENTS

**FINAL LANDSCAPE PLAN**  
BUFFER TRACT

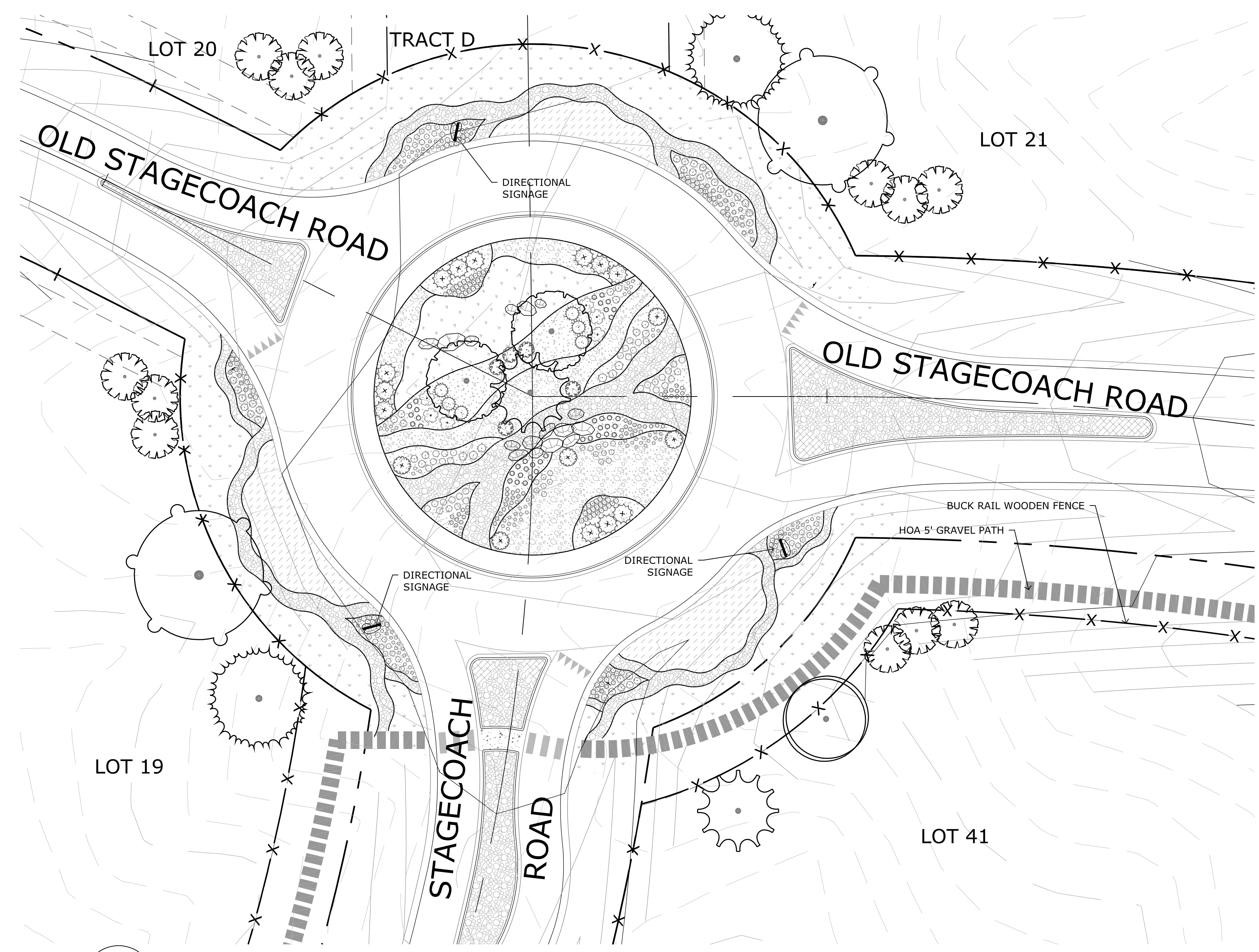
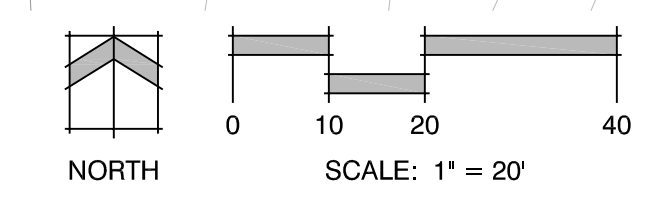
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3 OF 5

SF 18-001

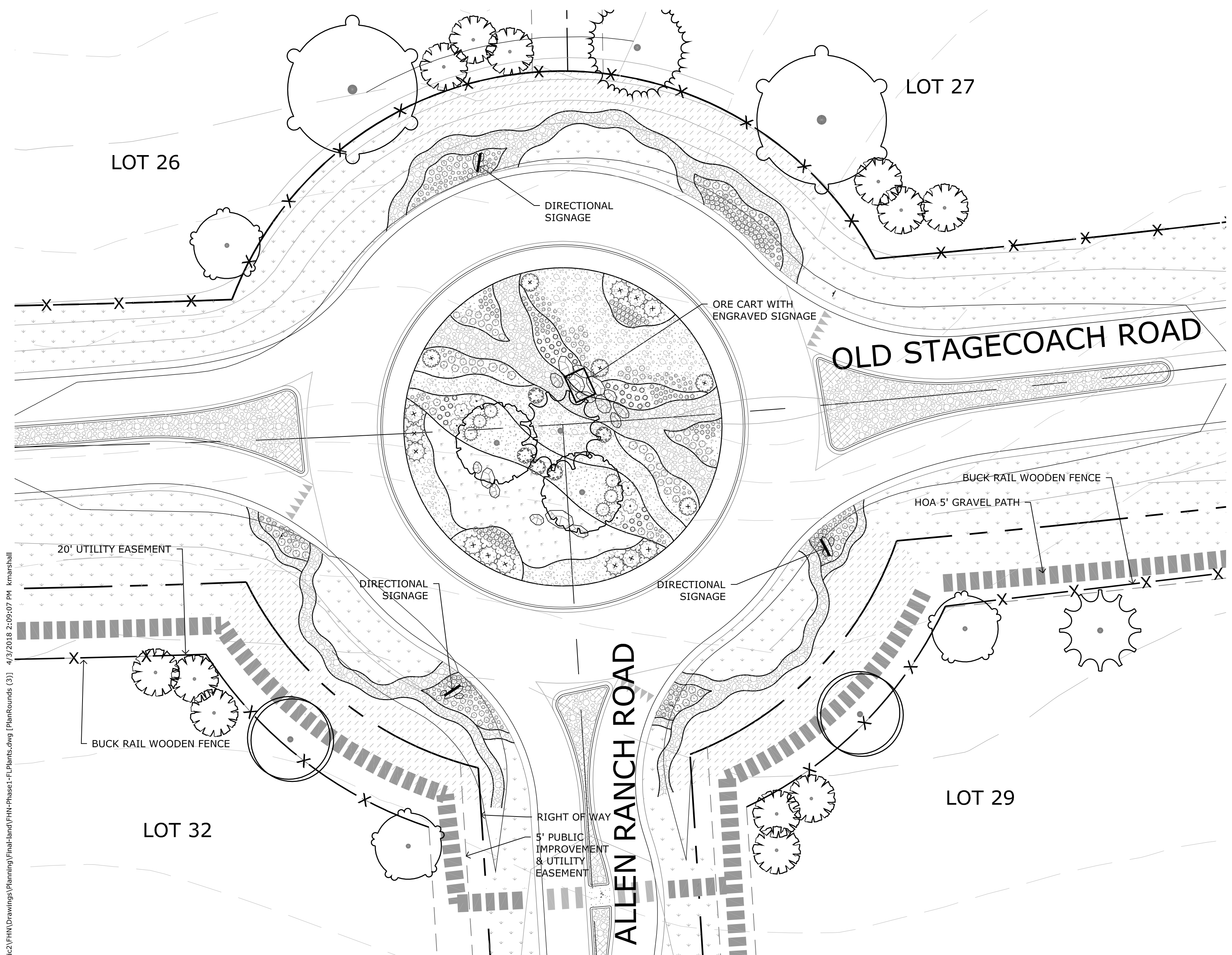
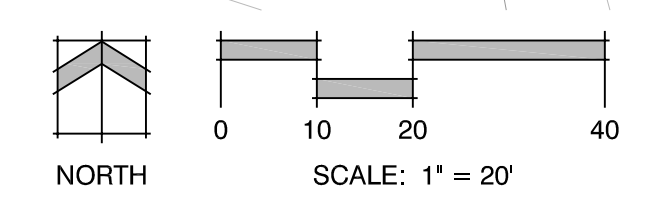
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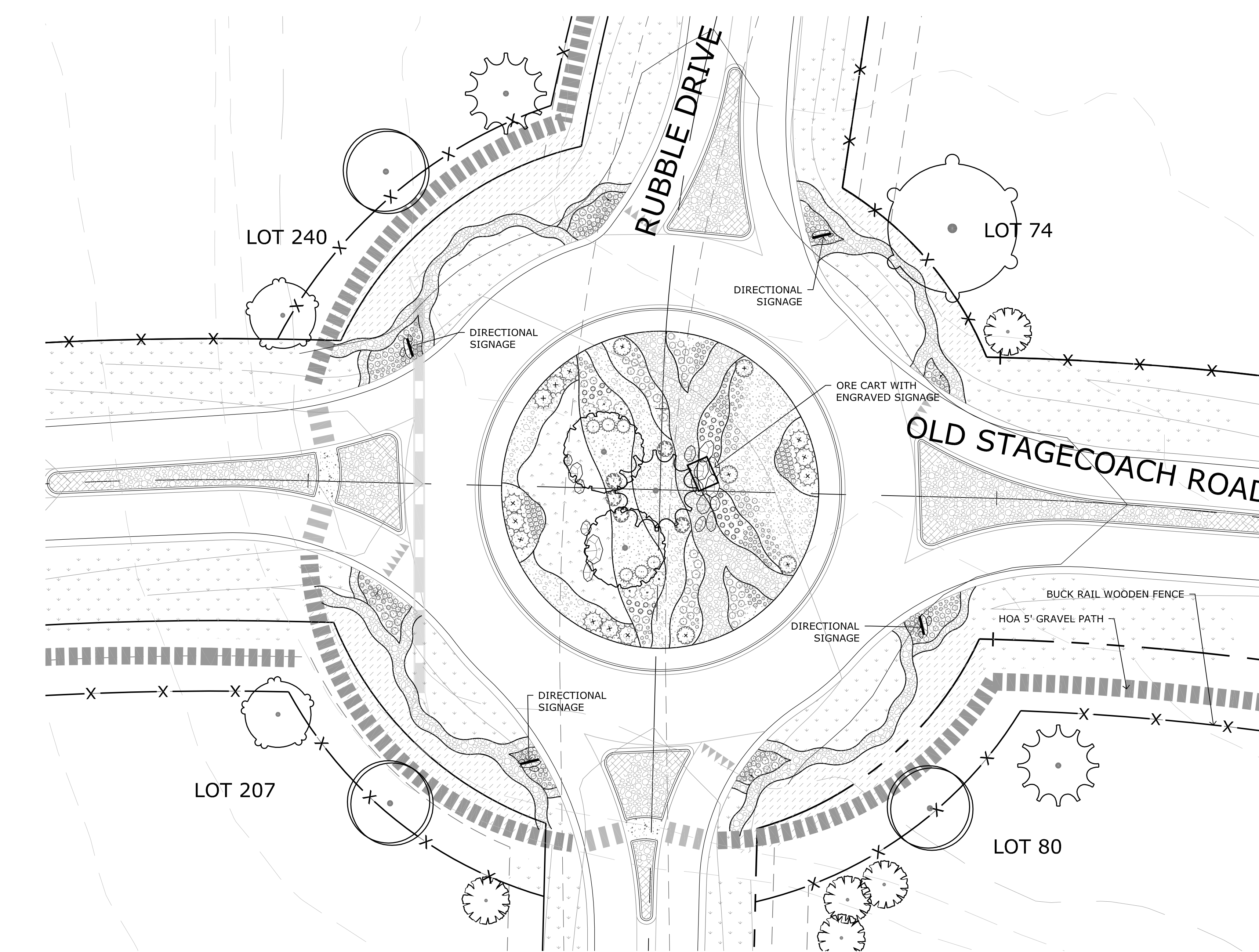
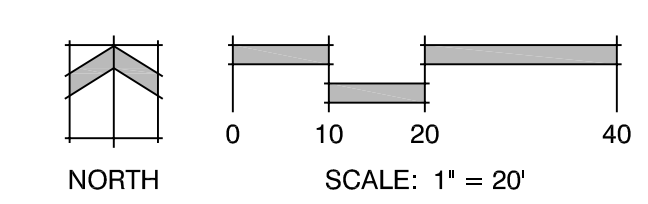
LP3A STAGECOACH RD AT MILAM RD - ROUNDABOUT LANDSCAPE PLAN



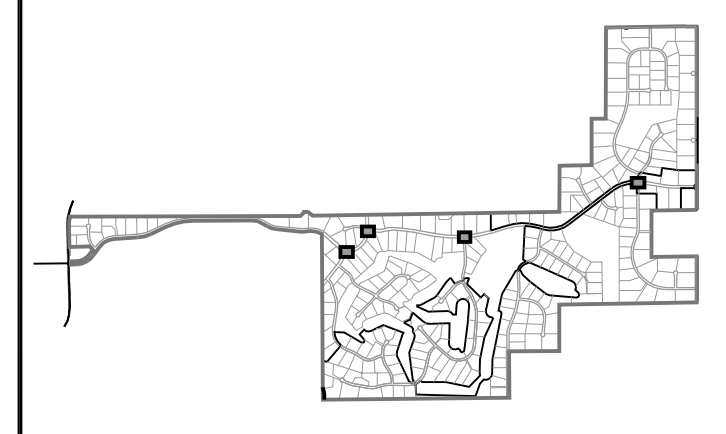
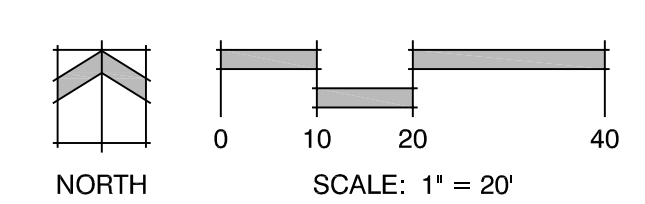
LP3B STAGECOACH RD AT SHORTWALL DR - ROUNDABOUT LANDSCAPE PLAN



LP3C STAGECOACH RD AT LAREDO DR - ROUNDABOUT LANDSCAPE PLAN



LP3D STAGECOACH RD AT RUBBLE DR - ROUNDABOUT LANDSCAPE PLAN



FLYING HORSE  
NORTH  
PRELIMINARY PLAN

DATE: 02-05-2018  
PROJECT MGR: J. ROMERO  
PREPARED BY: K. MARSHALL & S. IYEN

ENTITLEMENT

DATE: 04-02-18  
BY: KMM  
DESCRIPTION: PER COUNTY REVIEW COMMENTS

LANDSCAPE PLANS  
ROUNDABOUTS

LP3  
4 OF 5

SF 18-001

**LANDSCAPE NOTES**


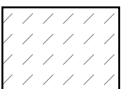
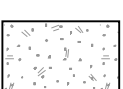

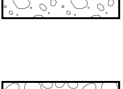

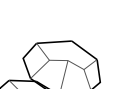
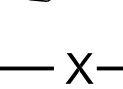

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE. IN THESE AREAS, ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS, INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS ARE BASED ON SOIL ANALYSIS.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL BE IRRIGATED BY HAND DURING GROWING SEASON.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL BE PROVIDED TO THE ENTRY MONUMENT LANDSCAPES AT HIGHWAY 83 TO DRIP IRRIGATE TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

**LANDSCAPE REQUIREMENTS**

**Landscape Setbacks**

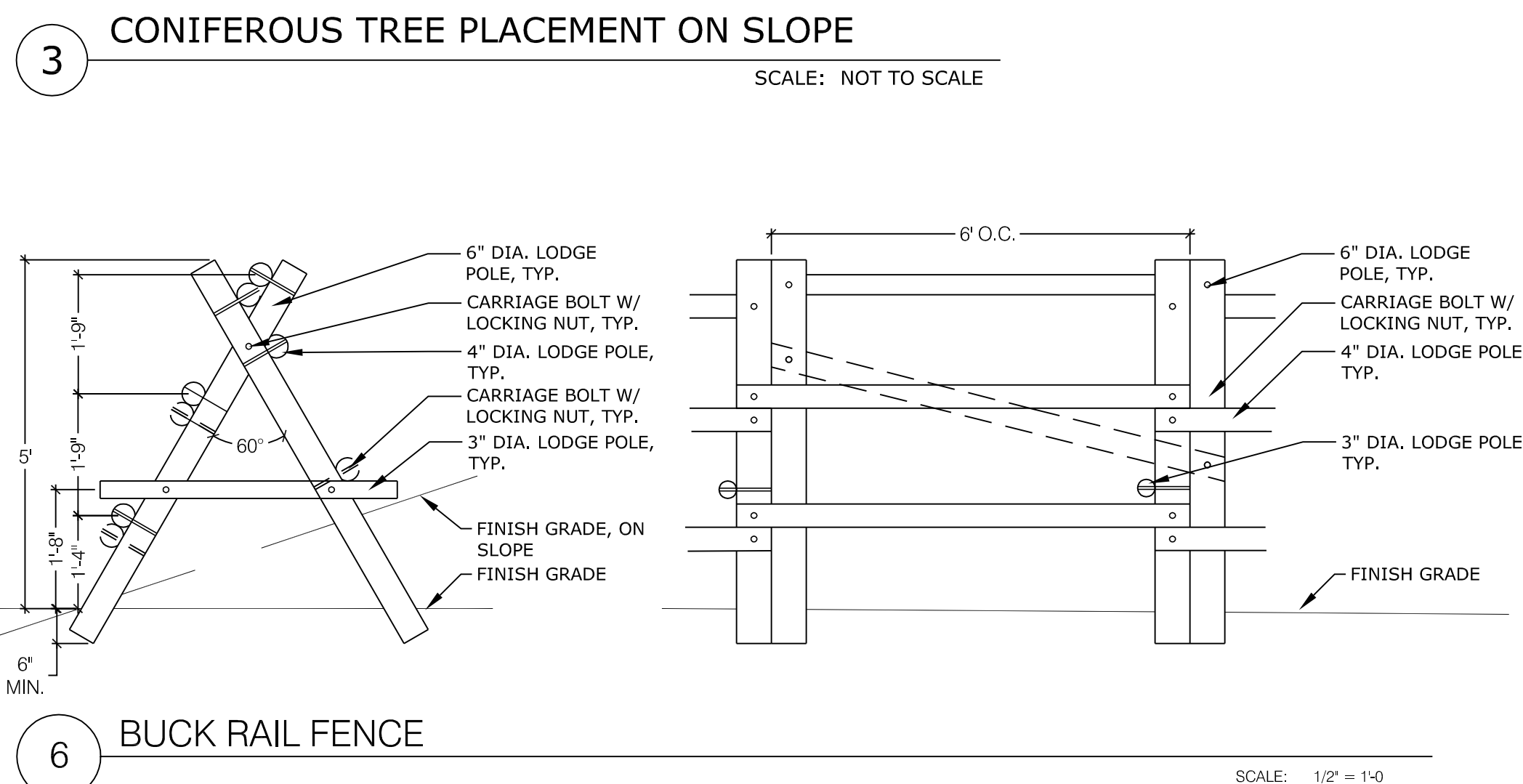
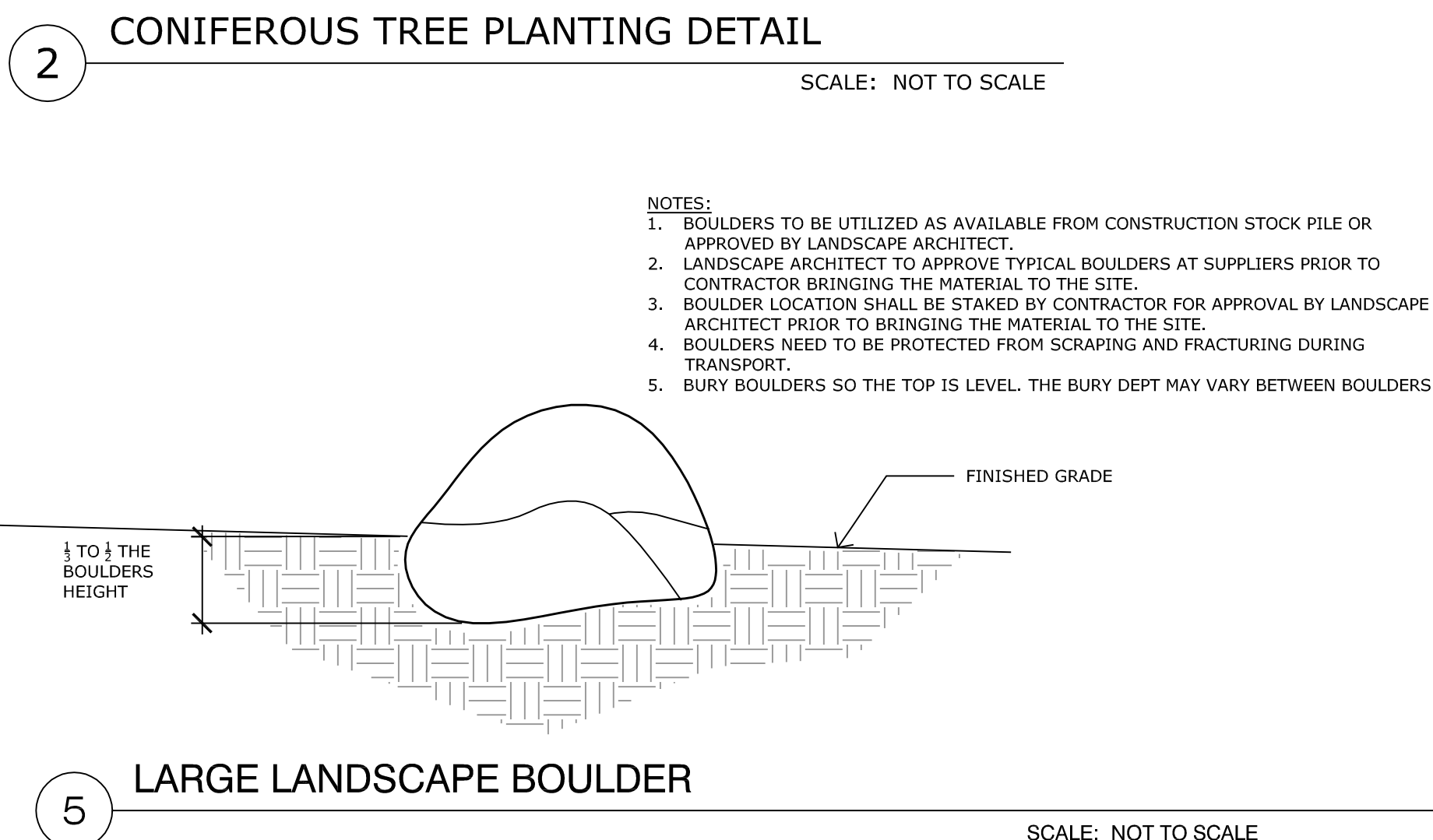
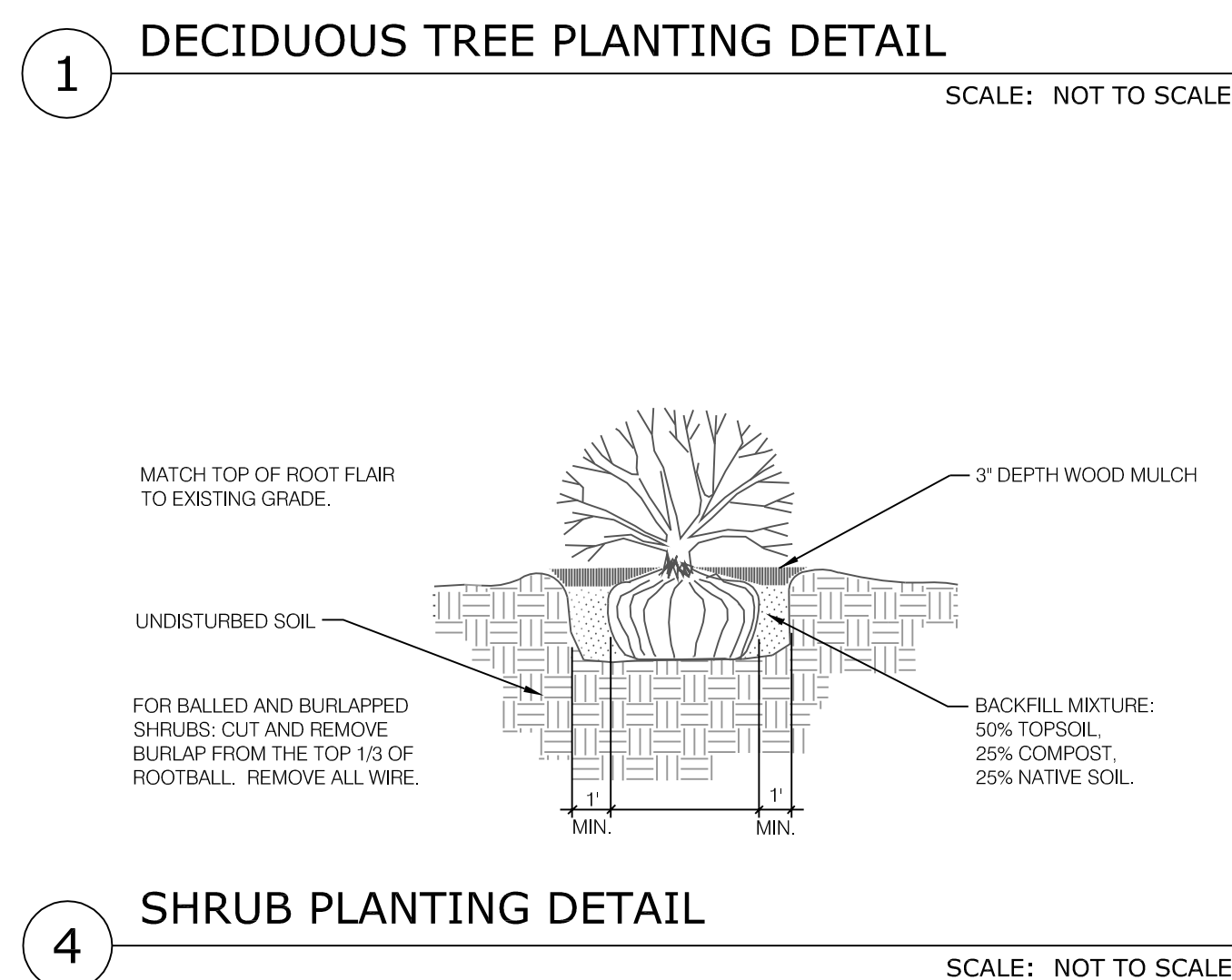
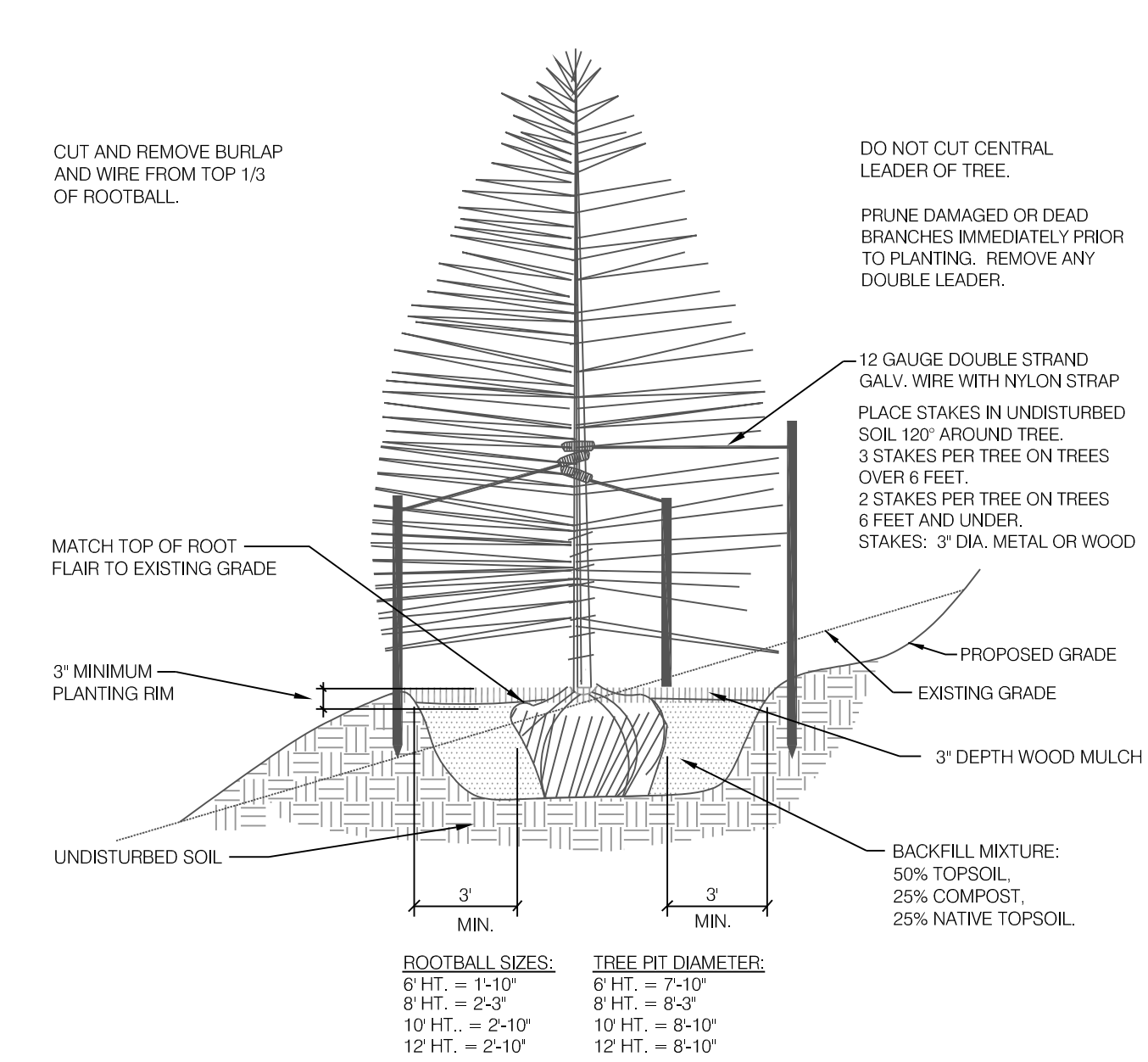
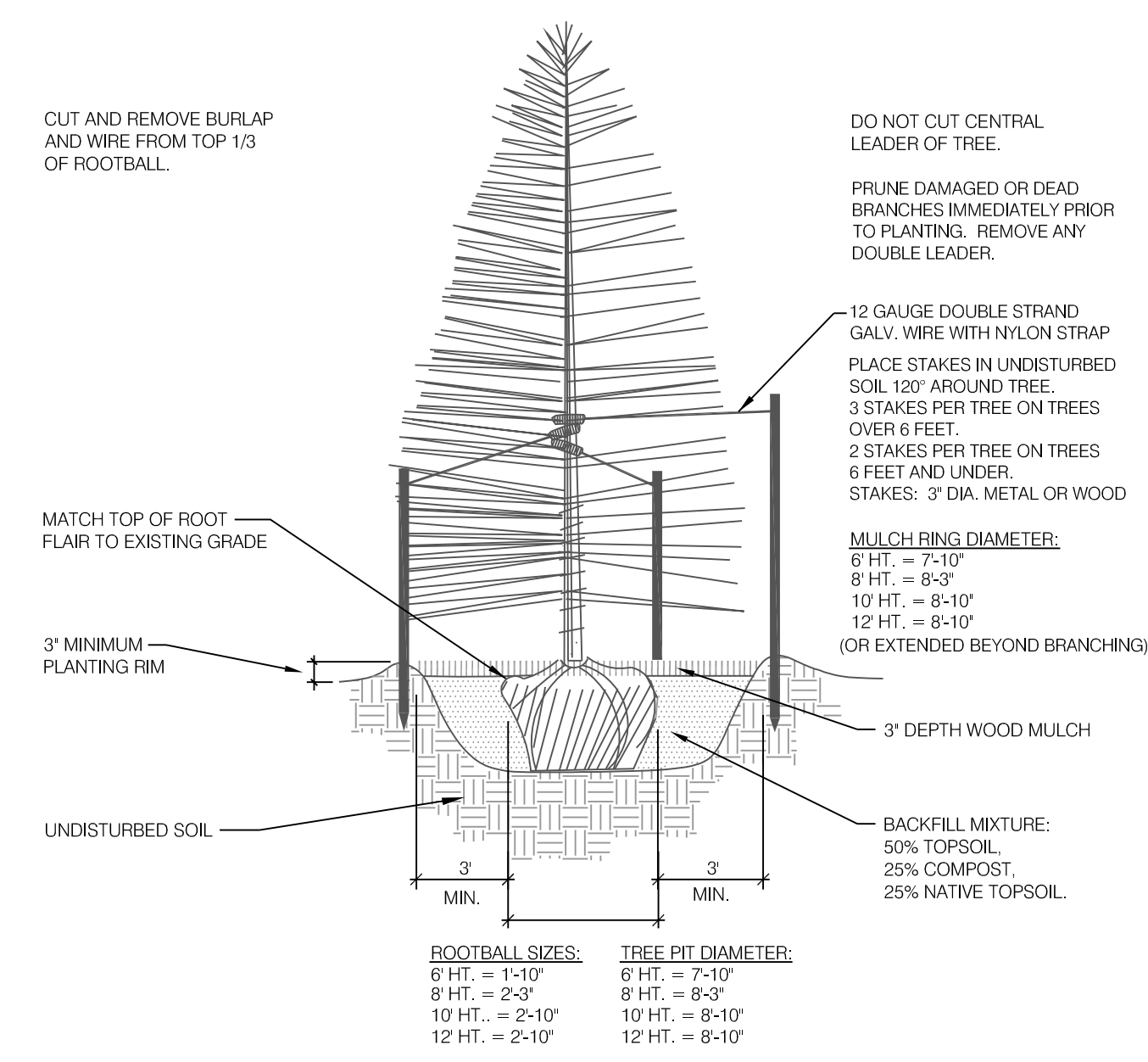
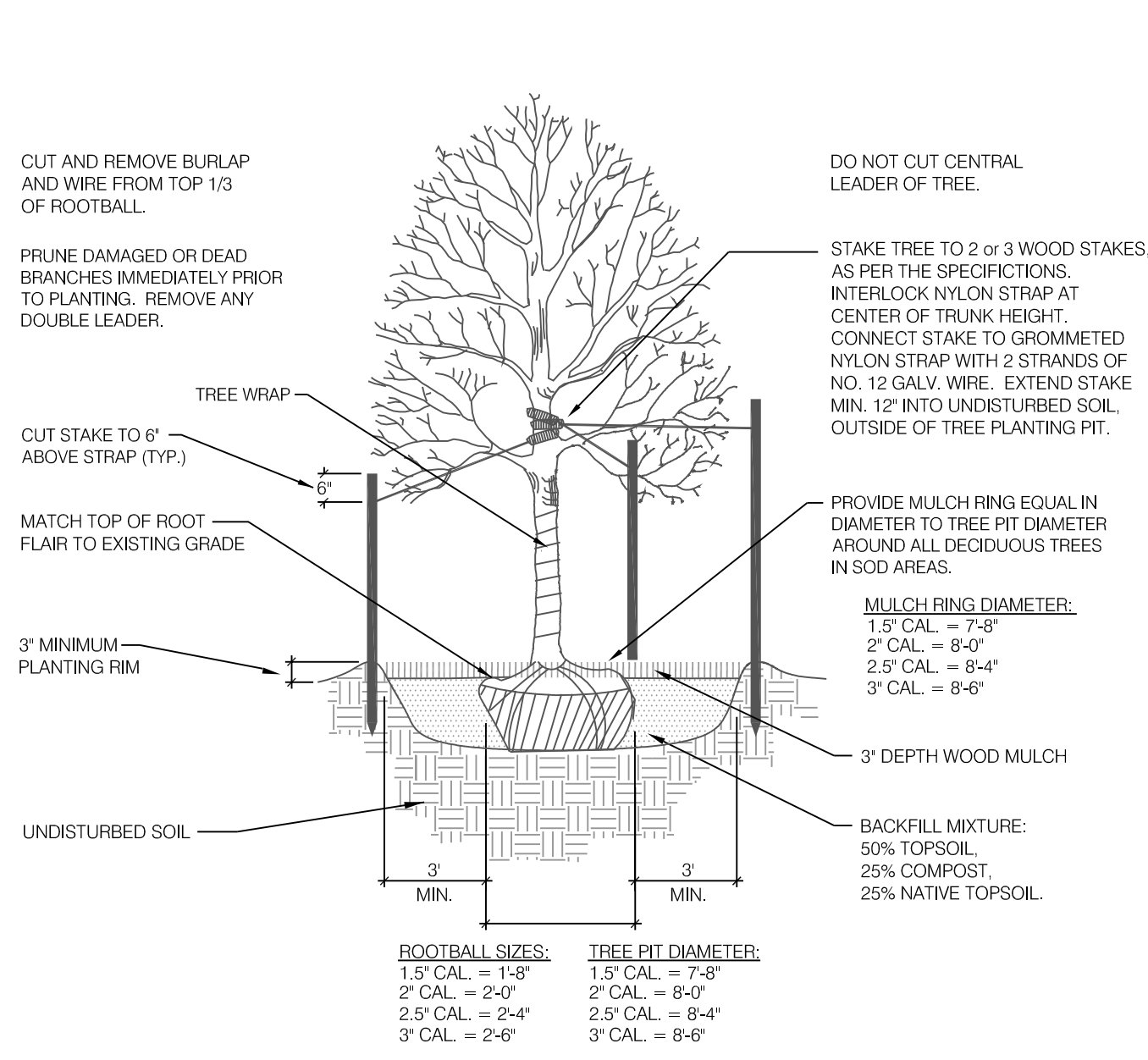
Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Hwy 83	Expressway	25 / 25	875	1 / 20	44 / 44 (Existing)
Black Forest Road	Minor Arterial	20 / 40	4270	1 / 25	171 / 171 (Transplanted from on site)
Hodgen Road	Minor Arterial	20 / 20	2520	1 / 25	101 / 101 (Transplanted from on site)

**GROUND COVER LEGEND**

-  NATIVE SEED
-  NATIVE FLOWER MIX
-  SHRUB BED
-  ROCK 1'-2'
-  RIVER ROCK COBBLE 3'-4'
-  STAMPED CONCRETE
-  LARGE LANDSCAPE BOULDERS
-  BUCK RAIL WOODEN FENCE
-  HOA 5' GRAVEL TRAIL

**PLANT SCHEDULE**

DECIDUOUS TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
AGR	13	Acer grandidentatum 'Rocky Mountain Glow' / Bigtooth Maple	30'	30'	2.5" Cal.	B&B	Xeric	American Native		
GD	12	Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX	American Native		
PT	13	Populus tremuloides / Quaking Aspen	50'	30'	2" Cal.	B&B	NonX	NATIVE		
EVERGREEN TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
PE	44	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	Xeric	NATIVE		
Pfl	15	Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B	Xeric	NATIVE		
Pnl	19	Pinus nigra / Austrian Black Pine	60'	40'	8" HT	B&B	NonX	NATIVE		
Ppo	13	Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B	Xeric	NATIVE		
ORNAMENTAL TREE		CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
Aca	12	Amelanchier canadensis / Canadian Serviceberry	25'	20'	2" Cal.	B&B	Xeric	American Native		
Ccr	10	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric	American Native		
SHRUBS		CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
EN	31	Ericameria nauseosa / Rubber Rabbitbrush	6'	6'	5 GAL	CONT	Xeric	NATIVE		
PC	12	Philadelphus lewisii 'Cheyenne' / Lewis Mock Orange	7'	6'	5 GAL	CONT	NonX	American Native		
PN	40	Physocarpus opulifolius 'Nanus' / Dwarf Ninebark	2'	3'	5 GAL	CONT	Xeric	NATIVE Sub-spp		
PB	36	Prunus besseyi 'Pawnee Buttes' / Creeping Sand Cherry	2'	6'	5 GAL	CONT	Xeric	NATIVE		
RA	20	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	1.5'	6'	5 GAL	CONT	Xeric	NATIVE		
EVERGREEN SHRUBS		CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
Jbc	48	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL	CONT	NonX	NATIVE Sub-spp		
JS	45	Juniperus sabinna 'Scandia' / Scandia Juniper	2'	6'	5 GAL	CONT	Xeric	Non-Native		
GRASSES		CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
SB	286	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	3'	2'	1 GAL	CONT	Xeric	NATIVE Sub-spp		
Ssc	208	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem Grass	4'	1.5'	1 GAL	CONT	NonX	NATIVE Sub-spp		
SH	260	Sporobolus heterolepis / Prairie Dropseed	2.5'	2'	1 GAL	CONT	Xeric	NATIVE		
ANNUALS/PERENNIALS		CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
AmI	152	Achillea millefolium / Common Yarrow	2'	3'	1 GAL	CONT	NonX	NATIVE		
EO	117	Epilobium canum 'Orange Carpet' / California Fuschia	0.5'	1.5'	1 GAL	CONT	Xeric	NATIVE Sub-spp		
OM	206	Oenothera macrocarpa / Missouri Primrose	2'	2'	1 GAL	CONT	Xeric	NATIVE		
PL	439	Penstemon linarioides coloradoensis / Blue Mat Penstemon	1'	1'	1 GAL	CONT	Xeric	NATIVE Sub-spp		



Land Planning  
Landscape Architecture  
Urban Design

**NES**

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Fax 719.471.0267

www.nescolorado.com

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**FLYING HORSE NORTH**  
**PRELIMINARY PLAN**

DATE: 02-05-2018  
PROJECT MGR: J. ROBERT  
PREPARED BY: K. MARSHALL & B. ITEN

**ENTITLEMENT**

DATE	BY	DESCRIPTION
04-02-18	KMM	PER COUNTY REVIEW COMMENTS
05-08-18	KMM	ENTRY SIGN GRADING & ESMTS
06-13-18	KMM	PER COUNTY REVIEW COMMENTS

**LANDSCAPE NOTES & DETAILS**

**LP4**  
5 OF 5  
SF 18-001

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