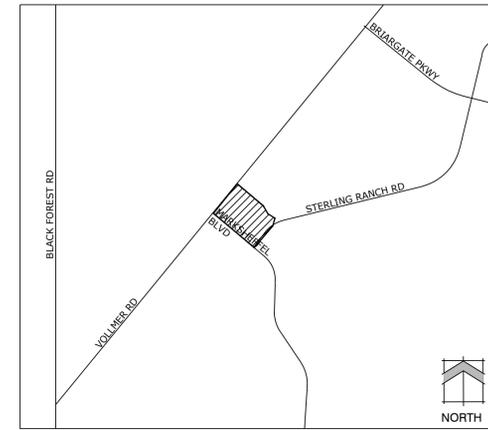


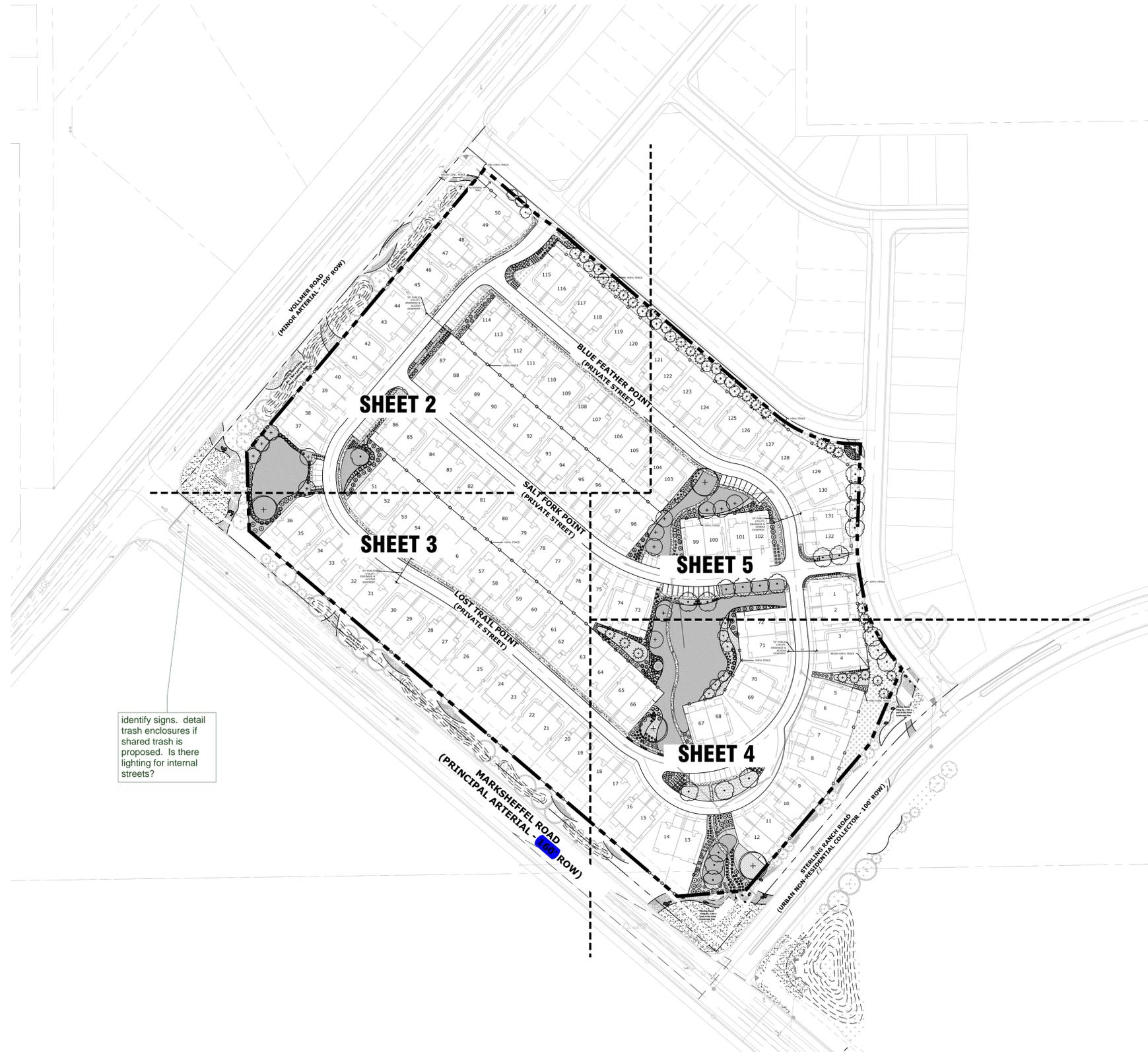
COPPER CHASE AT STERLING RANCH
DEVELOPMENT PLAN - FINAL LANDSCAPE PLAN
 A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE 6TH PM
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

VICINITY MAP



Land Planning
 Landscape Architecture
 Urban Design

N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0267
 www.nescolorado.com
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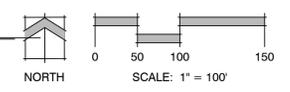


identify signs, detail trash enclosures if shared trash is proposed. Is there lighting for internal streets?

SHEET INDEX

Cover	(Sheet 1 of 6):
Landscape Plan	(Sheet 2 of 6):
Landscape Plan	(Sheet 3 of 6):
Landscape Plan	(Sheet 4 of 6):
Landscape Plan	(Sheet 5 of 6):
Landscape Details & Notes	(Sheet 6 of 6):

AA OVERALL SITE PLAN



COPPER CHASE AT STERLING RANCH
 PUD DEVELOPMENT/
 PRELIMINARY PLAN

8335 VOLLMER ROAD
 COLORADO SPRINGS, CO 80918

DATE:	02.20.19
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN & M. SWIFT

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

COVER

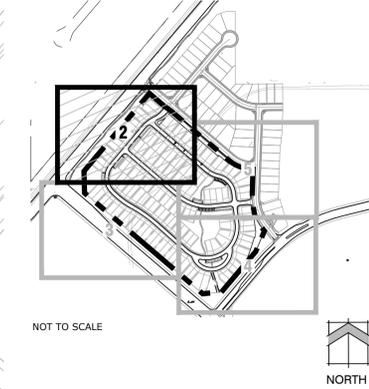
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GROUND COVER LEGEND

-  NATIVE GRASS
Upland Native Seed Mix
-  TALL FESCUE SOD
-  ROCK MULCH
3/4" Cimarron Granite
-  CEDAR WOOD MULCH
Planting Area
-  COBBLE
2"-4" Cripple Creek Gold Ore

SHEET KEY



NOT TO SCALE



Land Planning
Landscape Architecture
Urban Design

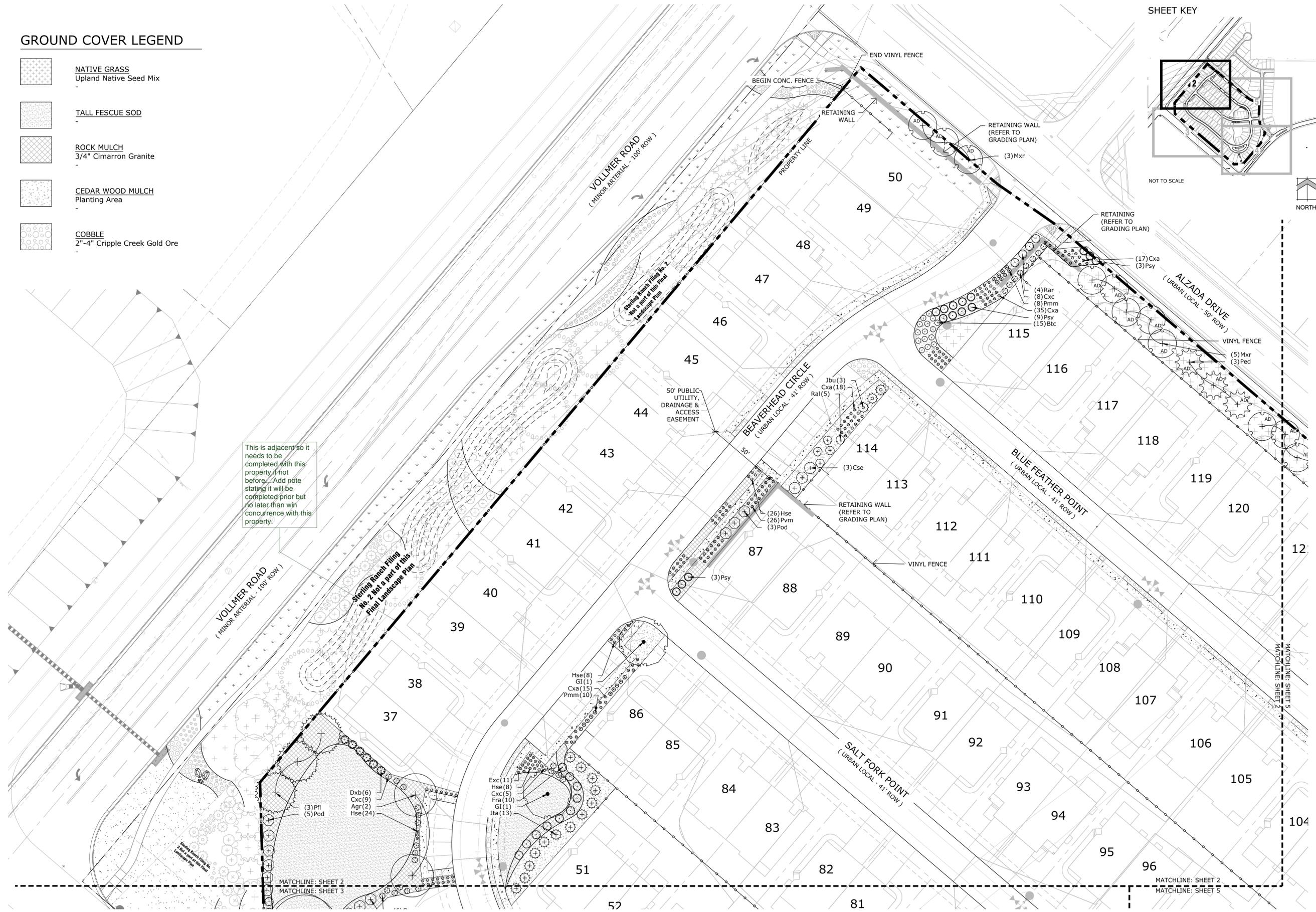


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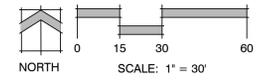
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This is adjacent so it needs to be completed with this property if not before. Add note stating it will be completed prior but no later than win concurrence with this property.

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1 VOLLMER ROAD AND MARKSHEFFEL ROAD
2 PLAN



COPPER CHASE AT STERLING RANCH
PUD DEVELOPMENT/
PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

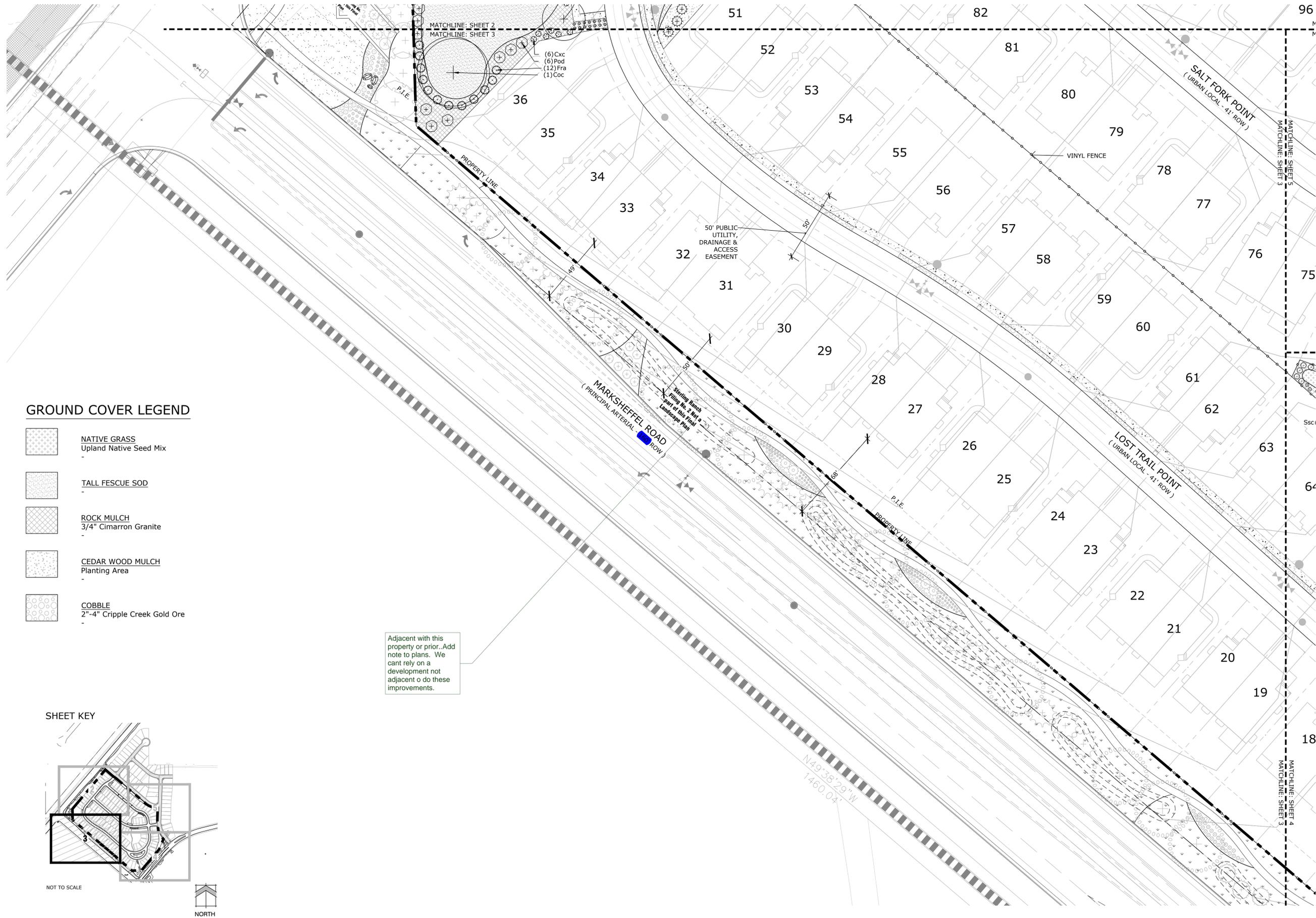
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PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN & M. SWIFT

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

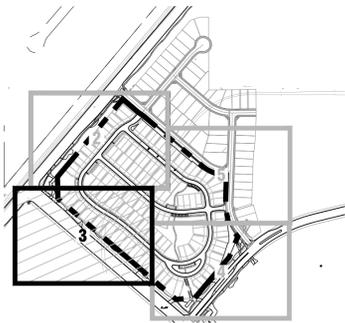
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2 OF 6



GROUND COVER LEGEND

-  **NATIVE GRASS**
Upland Native Seed Mix
-  **TALL FESCUE SOD**
-  **ROCK MULCH**
3/4" Cimarron Granite
-  **CEDAR WOOD MULCH**
Planting Area
-  **COBBLE**
2"-4" Cripple Creek Gold Ore

SHEET KEY

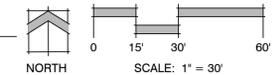


NOT TO SCALE



Adjacent with this property or prior. Add note to plans. We cant rely on a development not adjacent o do these improvements.

1 MARKSHEFFEL ROAD
3 PLAN



Land Planning
Landscape Architecture
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COPPER CHASE AT STERLING RANCH
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8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN & M. SWIFT

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

3
3 OF 6

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**COPPER CHASE AT
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PUD DEVELOPMENT/
PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

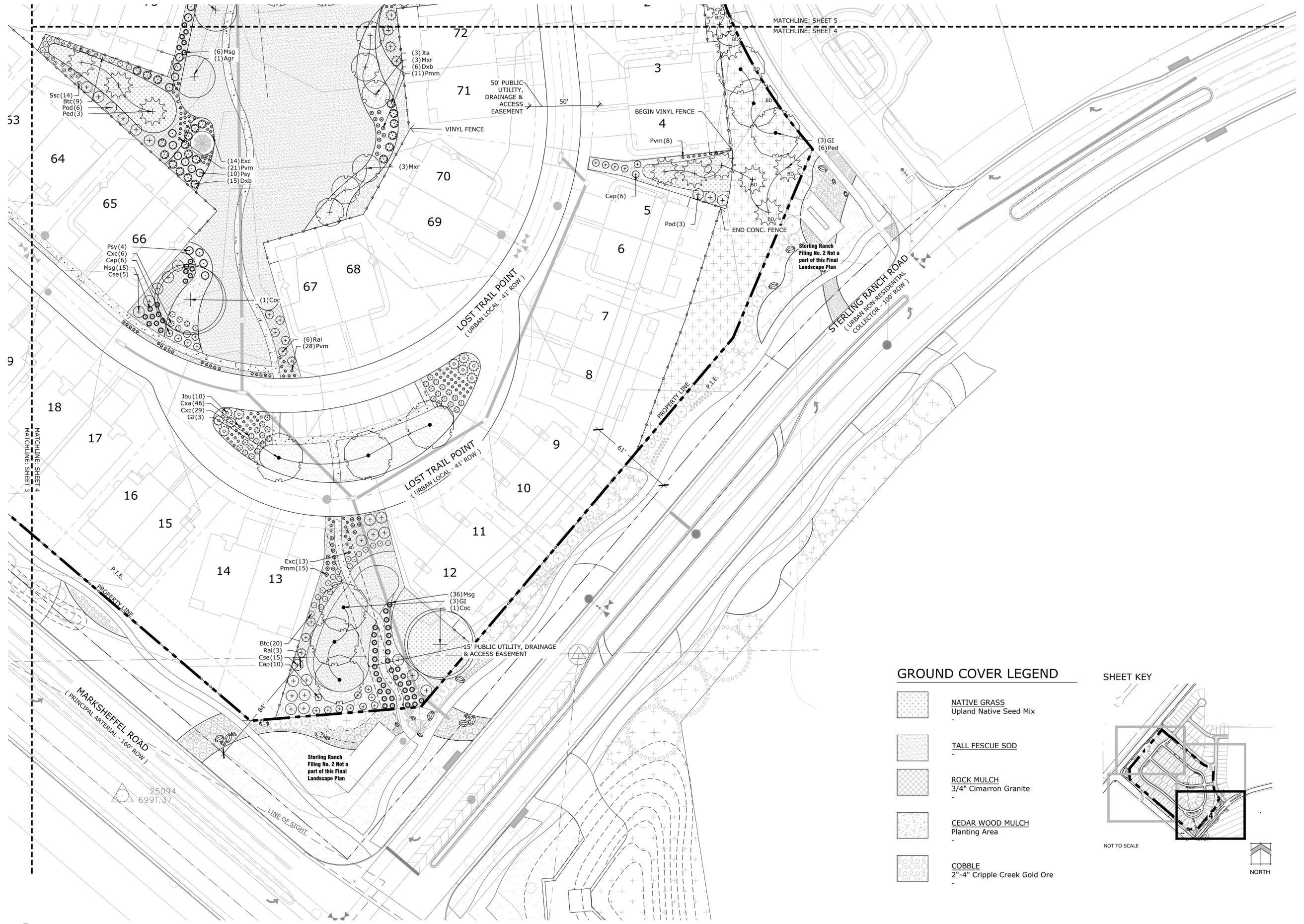
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ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

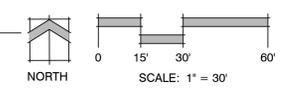
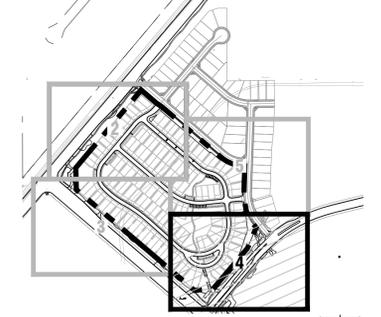
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4 OF 6



GROUND COVER LEGEND

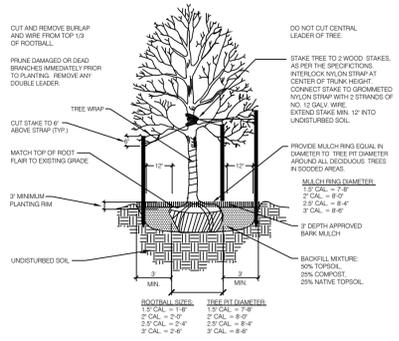
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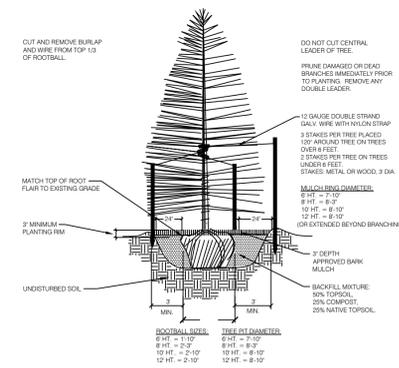


1 MARKSHEFFEL ROAD AND STERLING RANCH ROAD
4 PLAN

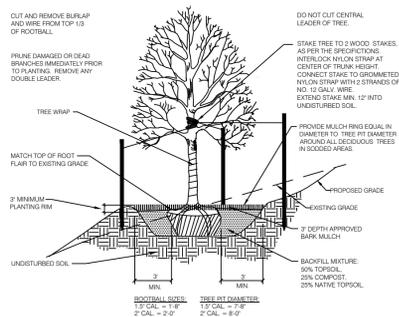
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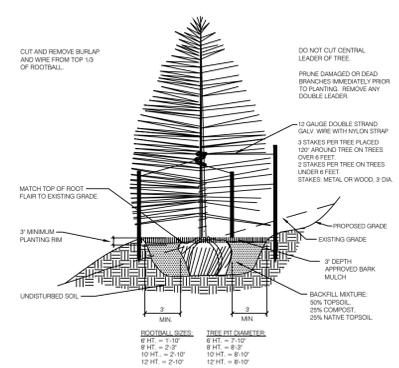
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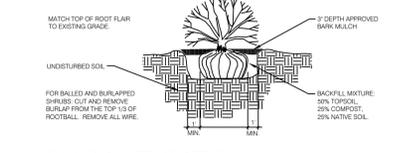
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3 DECIDUOUS TREE PLACEMENT ON SLOPE SCALE: NOT TO SCALE



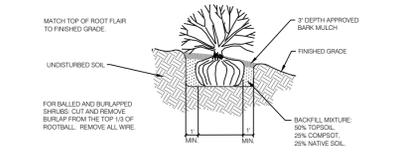
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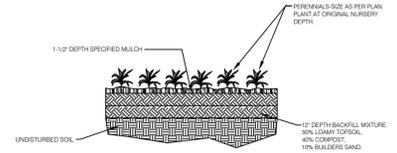
5 SHRUB PLANTING DETAIL SCALE: NOT TO SCALE

PLANT SCHEDULE

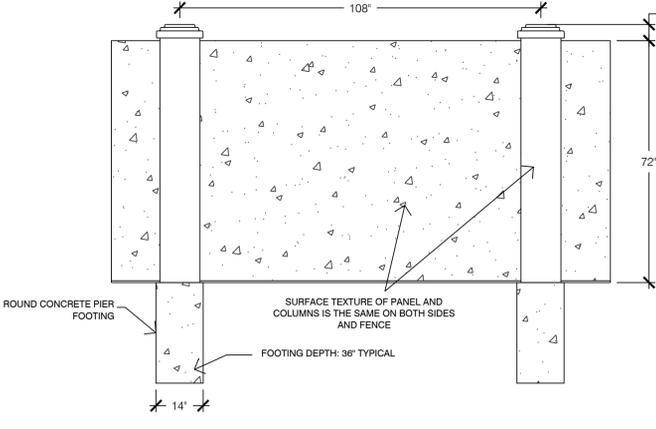
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	10	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Coc	4	Celtis occidentalis / Common Hackberry	60'	50'	2" Cal.	B&B
	GI	23	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	40'	35'	2" Cal.	B&B
EVERGREEN TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ped	24	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B
	Pfi	3	Pinus flexilis / Limber Pine	50'	30'	8' HT	B&B
FLOWERING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Mxr	24	Malus x 'Radiant' / Radiant Crabapple	25'	20'	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Btc	71	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	4'	4'	5 GAL	CONT
	Cxc	63	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	4'	4'	5 GAL	CONT
	Cse	44	Cornus sericea / Redosier Dogwood	8'	8'	5 GAL	CONT
	Cap	25	Cotoneaster apiculatus / Coral Beauty Cotoneaster	1.5'	5'	5 GAL	CONT
	Dxb	27	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	6'	6'	5 GAL	CONT
	Fra	20	Fendlera rupicola / Cliff Fendlerbush	6'	6'	5 GAL	CONT
	Jbu	13	Juniperus sabinia 'Buffalo' / Buffalo Savin Juniper	1'	8'	5 GAL	CONT
	Jta	39	Juniperus sabinia 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pod	24	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT
	Pmm	60	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3'	5 GAL	CONT
	Psy	33	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	2'	6'	5 GAL	CONT
	Rar	19	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2' Ht.	6'	5 GAL	CONT
	Ral	14	Ribes alpinum / Alpine Currant	6'	6'	5 GAL	CONT
	Rxx	16	Rosa x 'Knockout' TM / Rose	3'	3'	5 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Exc	63	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	2' Ht.	2'	1 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	168	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Hse	66	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT
	Msg	70	Miscanthus sinensis 'Gracillimus' / Maiden Grass	6'	4'	1 GAL	CONT
	Pvm	95	Panicum virgatum / Switch Grass	4'	2'	1 GAL	CONT
	Ssc	38	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT



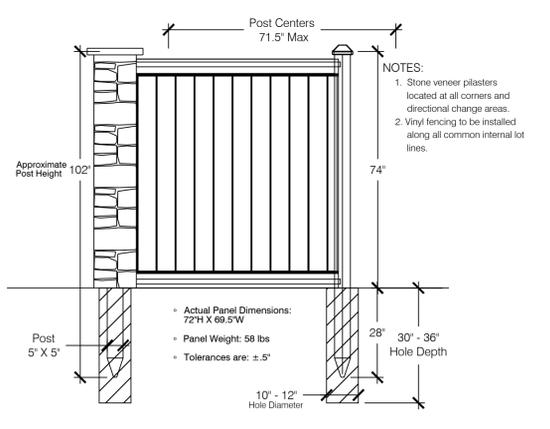
6 SHRUB PLACEMENT ON SLOPES SCALE: NOT TO SCALE



7 PERENNIAL / GROUND COVER PLANTING SCALE: NOT TO SCALE



6' CONCRETE FENCE SCALE: NOT TO SCALE



VINYL FENCE SCALE: NOT TO SCALE

SITE DATA

Consultant: N.E.S. Inc.
 619 N. Cascade Ave. Suite 200
 Colorado Springs, CO 80903

Owners: SR Land, LLC
 20 Boulder Crescent Street, Suite 102
 Colorado Springs, CO 80903

Morley-Bentley Investments, LLC
 PO Box 217
 Galena, KS 66739

Applicant: Challenger Communities, LLC
 8605 Explorer Drive, Suite 250
 Colorado Springs, CO 80920

Tax ID Number: 5200000364; 5233000011; 5232400002; 5300000173

Site acreage: SKP 18-3 (Approved 2018)
 Current Zoning: RR-5 & RS-5000
 Proposed Zoning: PUD
 Development Schedule: 2019

Land Use:
 Lots: 12 ac - 132 Lots (61%)
 Open Space (Tracts B-L): 3.9 ac (19.8%)
 R.O.W. (Tract A): 3.77 ac (19.2%)
 Total Area: 19.67 ac
 Density: 6.7 du/ac (includes Tracts)

Landscape Setbacks:
 Marksheffel Blvd: 25'
 Vollmer Rd: 20'
 Sterling Ranch Rd: 10'

Add Vollmer and Marksheffel...

Landscape Setbacks See Code Section 6.2.2

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	Setback Abbr. Denoted on Plan
Burnham Drive	Urban Local	10' / 15'	417'	1 / 30'	14 / 14	BD
Alzada Drive	Urban Local	10' / 15'	884'	1 / 30'	30 / 30	AD

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE II) ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. AMENDMENTS ARE BASED ON SOIL ANALYSIS. THE BELOW LEVELS ARE REQUIRED FOR ANY ORGANIC MATTER USE. AMEND SOIL PER THE GUIDELINES LISTED BELOW TO ADDRESS DEFICIENCIES NOTED IN THE SOIL ANALYSIS:
 a. SALT LEVEL EQUAL TO OR LESS THAN 6MMHOS/EM
 b. pH LEVEL EQUAL TO OR LESS THAN 7
 c. ORGANIC MATTER CONTENT EQUAL TO OR GREATER THAN 85%
 d. NITROGEN: CARBON: BETWEEN 20:1 AND 30:1
 e. PARTICLE SIZE: THE COURSER THE BETTER, NO SILT OR CLAY SIZED PARTICLES
 f. SUBMIT FERTILIZER PRODUCT SHEET TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS INCLUDE: TALL NATIVE SEED MIX FERTILIZER, ETC.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- 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).
- ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- 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.
- CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS ROCK MULCH IS PRESENT. MULCH RINGS TO BE SIZED PER PLANTING DETAILS. WOOD MULCH TO BE "GORILLA HAIR CEDAR MULCH" SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL SEED, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/2" THICK X 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES, USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS. SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- COBBLE: 2" - 4" CRIPPLE CREEK GOLD ORE FROM C&C SAND AND STONE, CO. (719.577.9900), OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.
- ROCK MULCH: 3/4" CIMARRON GRANITE FROM C&C SAND AND STONE, CO. (719.577.9900), OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.



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COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT/
 PRELIMINARY PLAN

8335 VOLLMER ROAD
 COLORADO SPRINGS, CO 80918

DATE: 02.20.19
 PROJECT MGR: J. ROMERO
 PREPARED BY: B. ITEN & M. SWIFT

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE
 DETAILS & NOTES

6

6 OF 6

Markup Summary

dsdrice (2)



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160'



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160'

dsdparsons (1)



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identify signs. detail trash enclosures if shared trash is proposed. Is there lighting for internal streets?

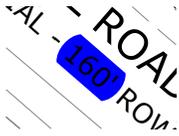
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dsdparsons (4)



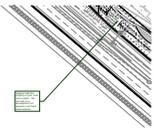
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This is adjacent so it needs to be completed with this property if not before....Add note stating it will be completed prior but no later than win concurrence with this property.



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Adjacent with this property or prior..Add note to plans. We cant rely on a development not adjacent o do these improvements.

Add Vollmer and Marksheffel....

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Author: dsdparsons
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Color: ■

Add Vollmer and Marksheffel....