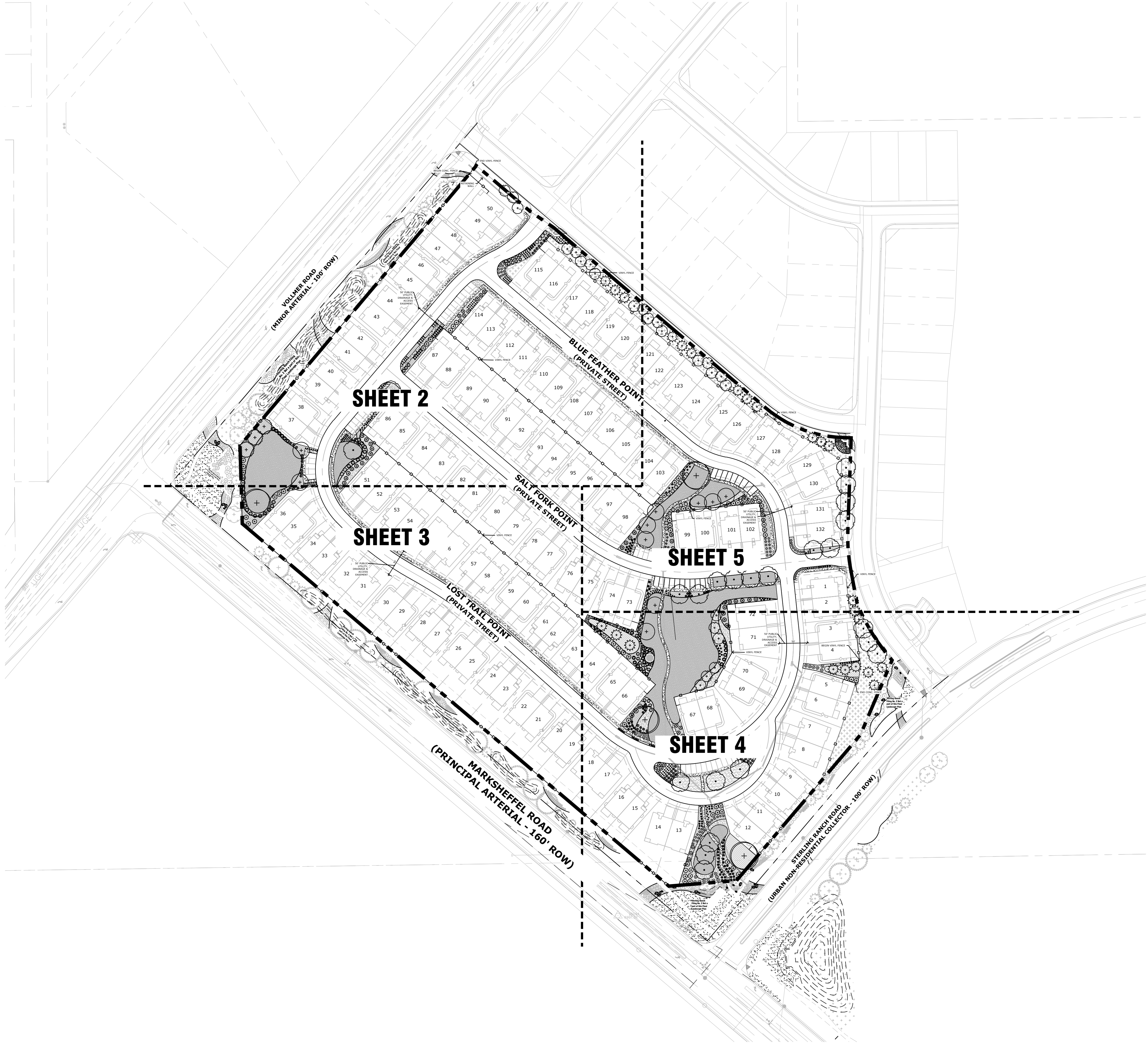
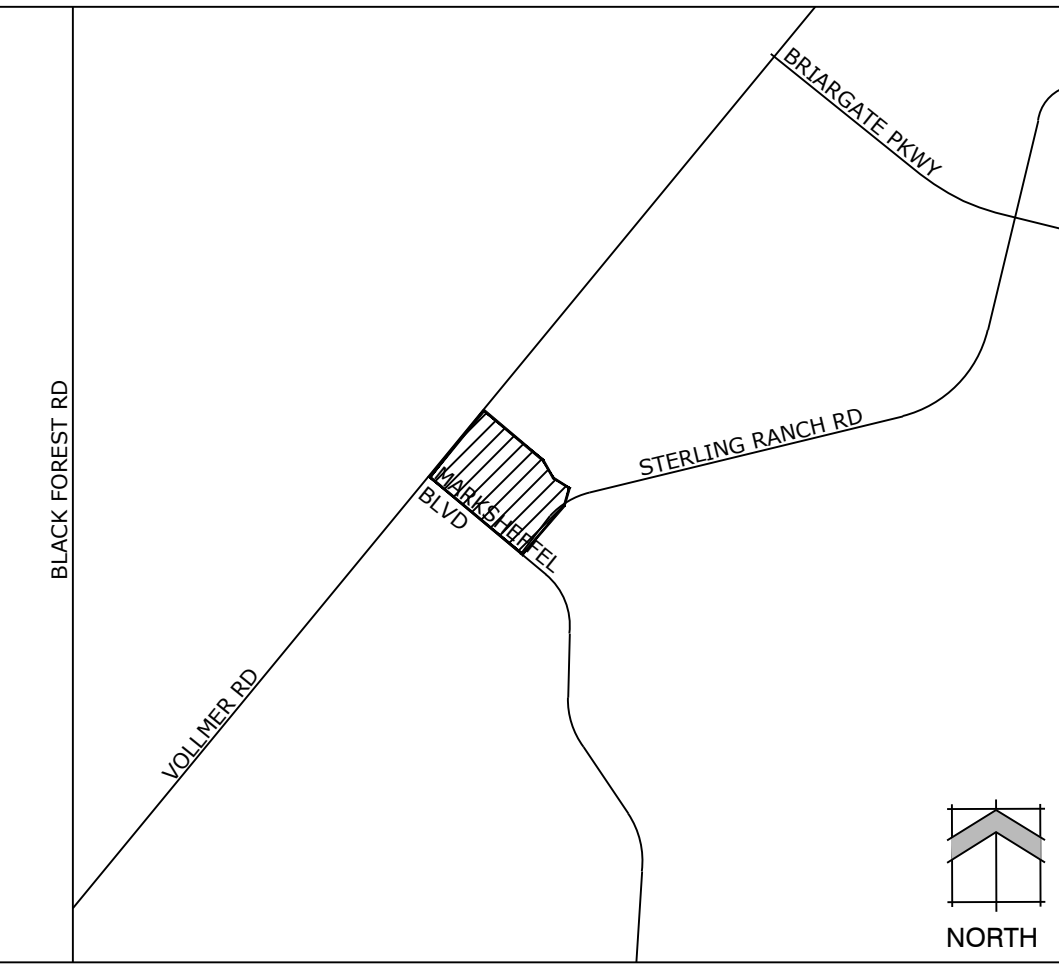


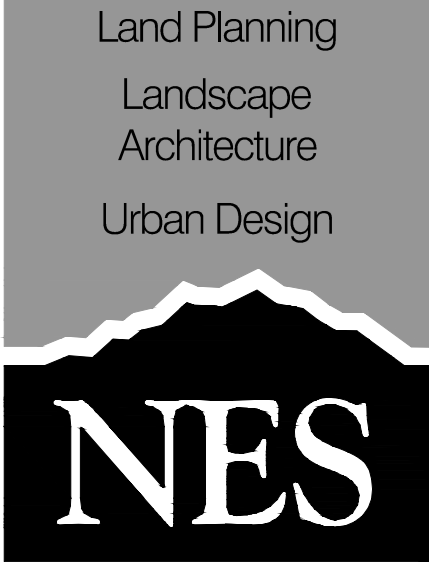
COPPER CHASE AT STERLING RANCH
DEVELOPMENT PLAN - FINAL LANDSCAPE PLAN
A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PM
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

VICINITY MAP



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):



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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Tel. 719.471.0073
Fax 719.471.0267
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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

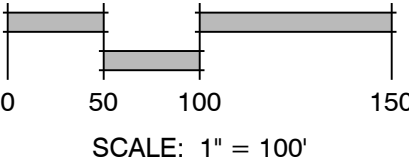
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DATE: BY: DESCRIPTION:

COVER

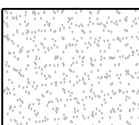
1

1 OF 6



GROUND COVER LEGEND

- 

NATIVE GRASS
Upland Native Seed Mix
- 

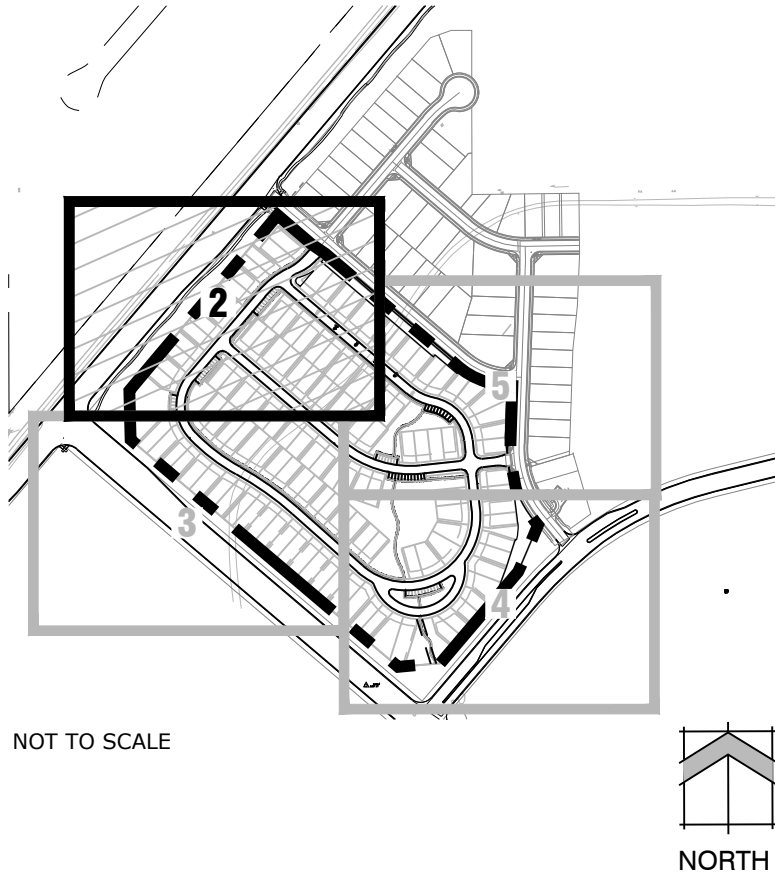
TALL FESCUE SOD
- 

ROCK MULCH
3/4" Cimarron Granite
- 

CEDAR WOOD MULCH
Planting Area
- 

COBBLE
2"-4" Cripple Creek Gold Ore

SHEET KEY



Land Planning
Landscape
Architecture
Urban Design

NES

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DATE:	BY:	DESCRIPTION:
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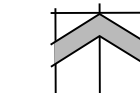
LANDSCAPE PLAN

2

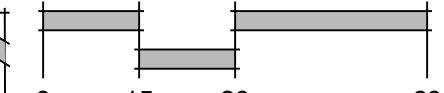
2 OF 6

1
2

VOLLMER ROAD AND MARKSHEFFEL ROAD
PLAN

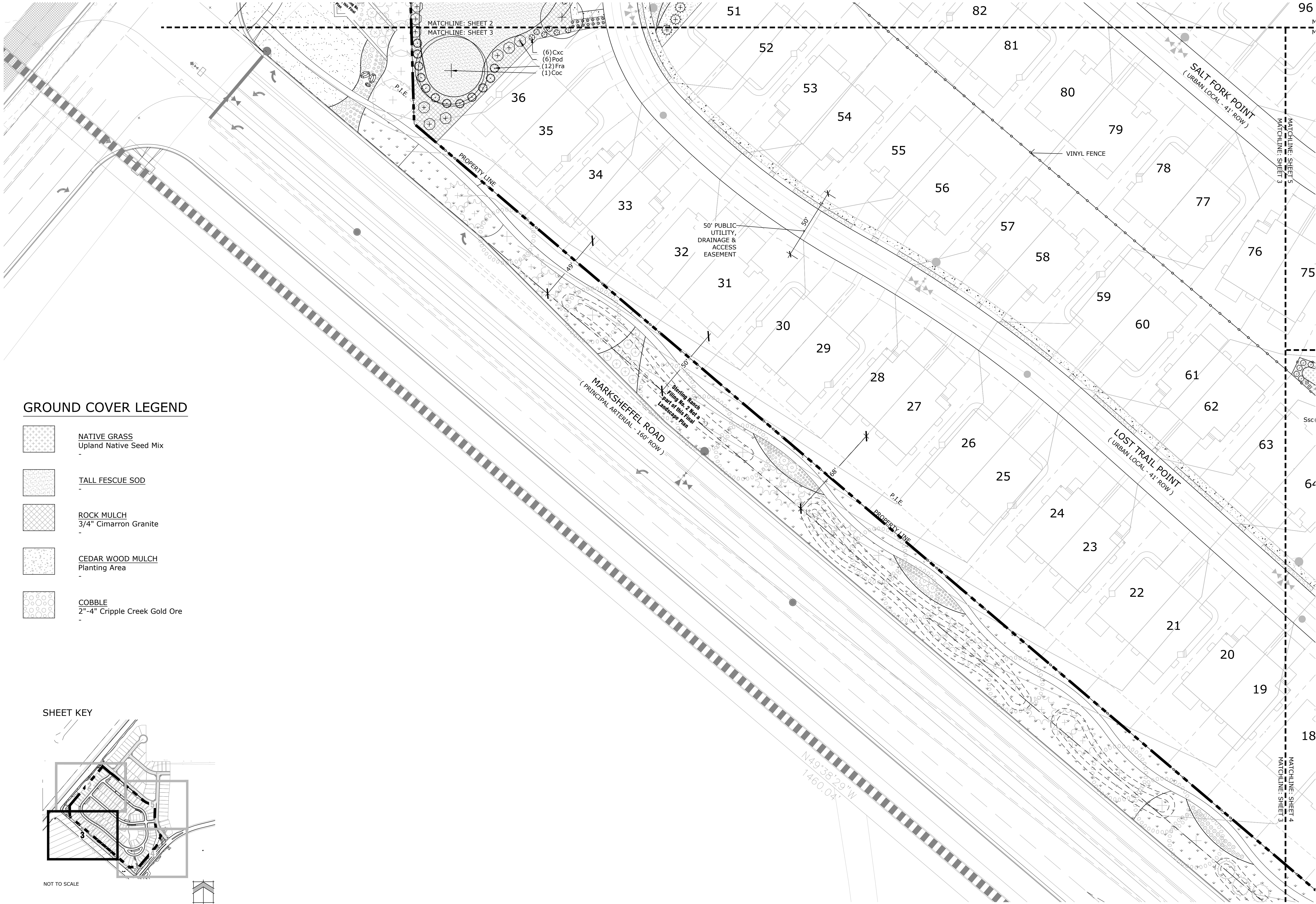


NORTH



SCALE: 1" = 30'

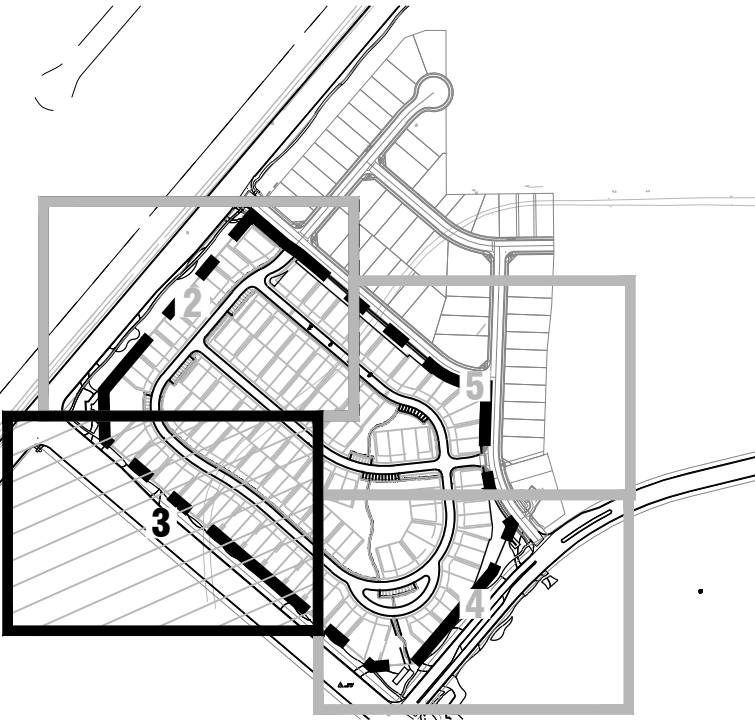
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GROUND COVER LEGEND

- 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

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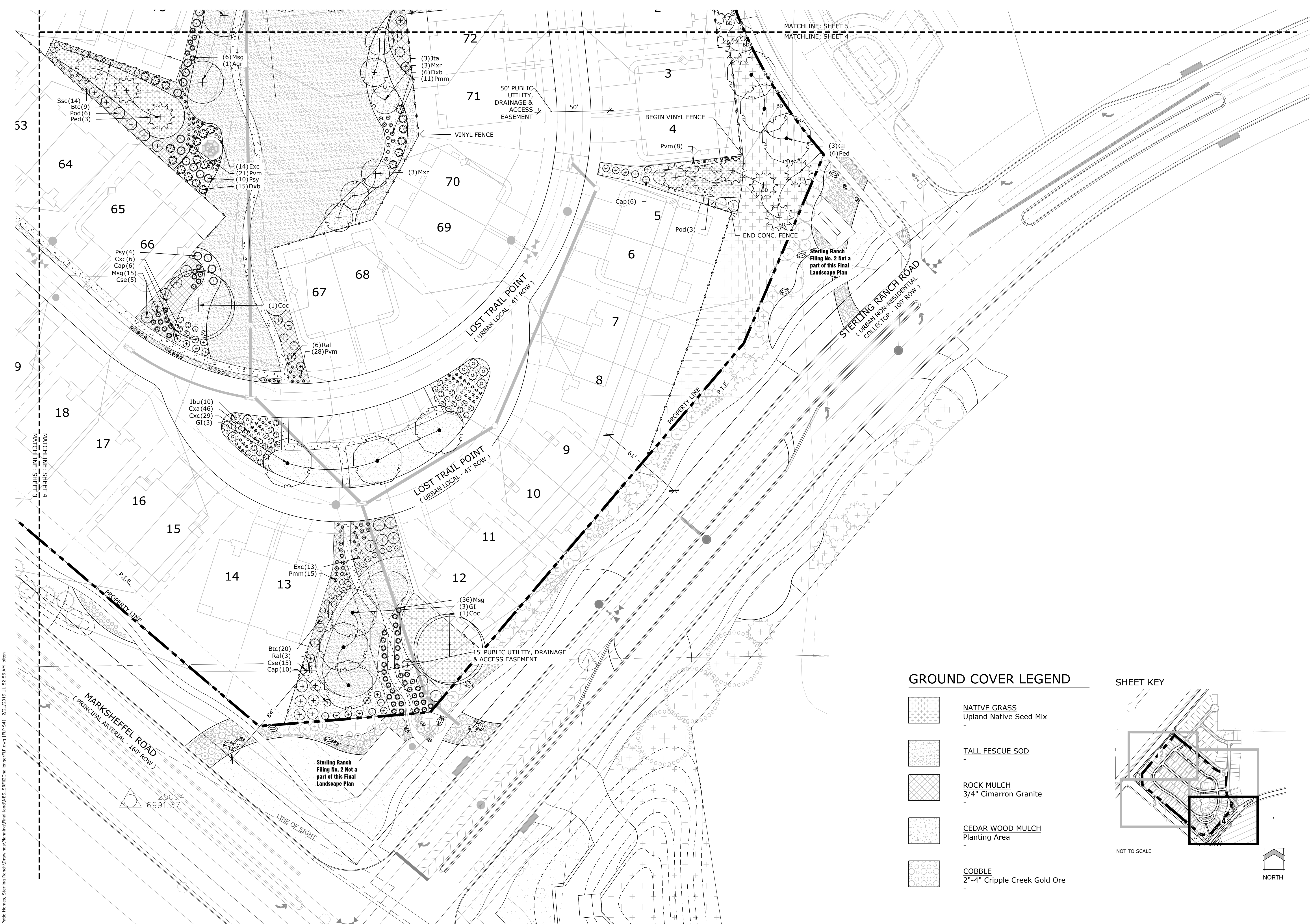
8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

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

ENTITLEMENT		
DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

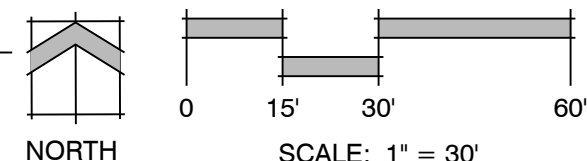
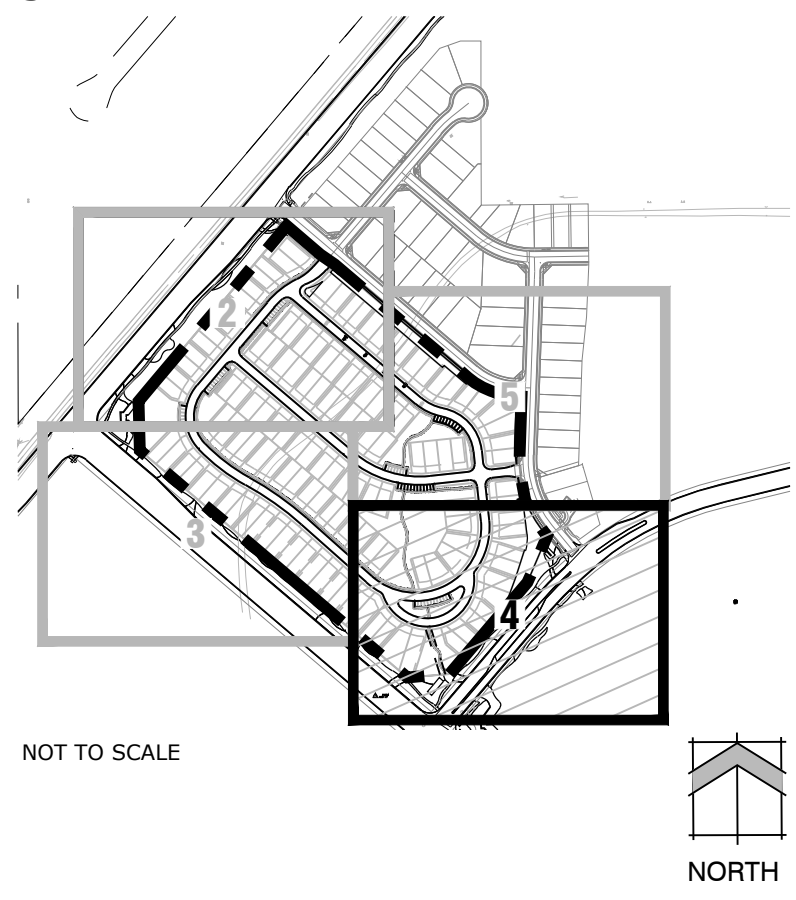
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3 OF 6



GROUND COVER LEGEND

- NATIVE GRASS
Upland Native Seed Mix
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3/4" Cimarron Granite
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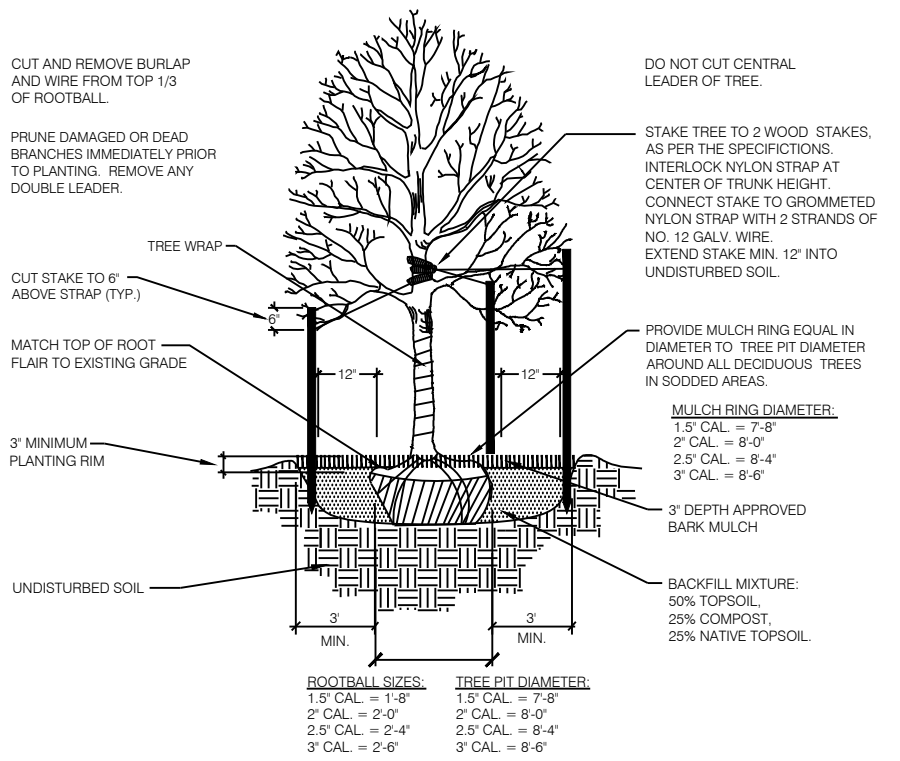
8335 VOLLMER ROAD
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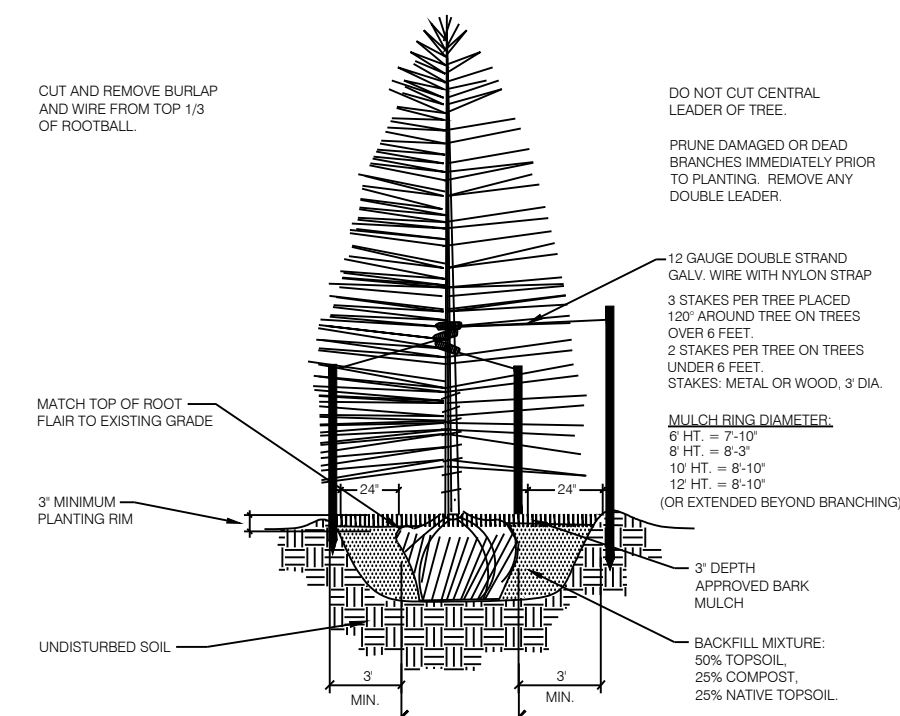
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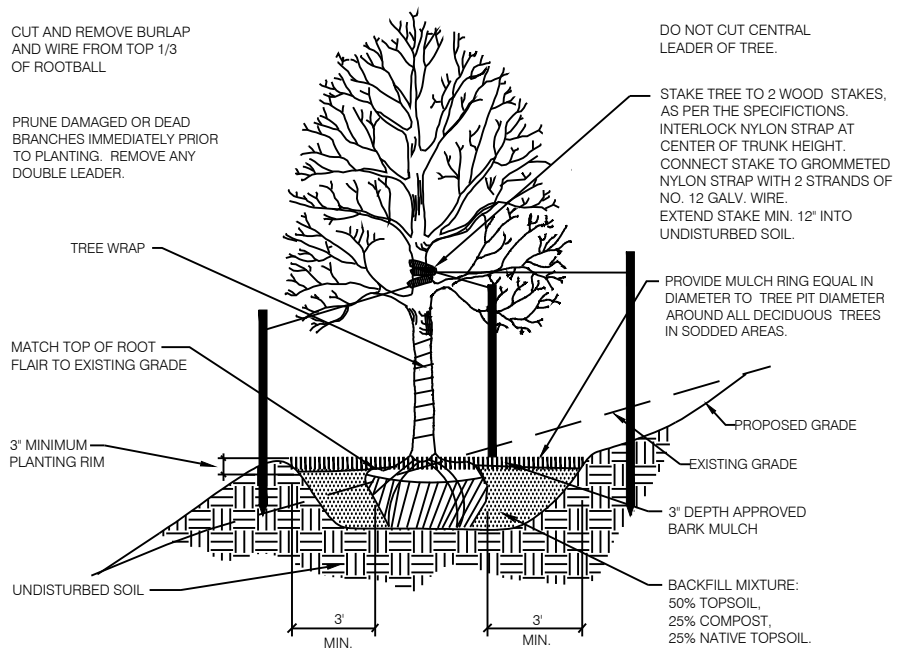
LANDSCAPE PLAN



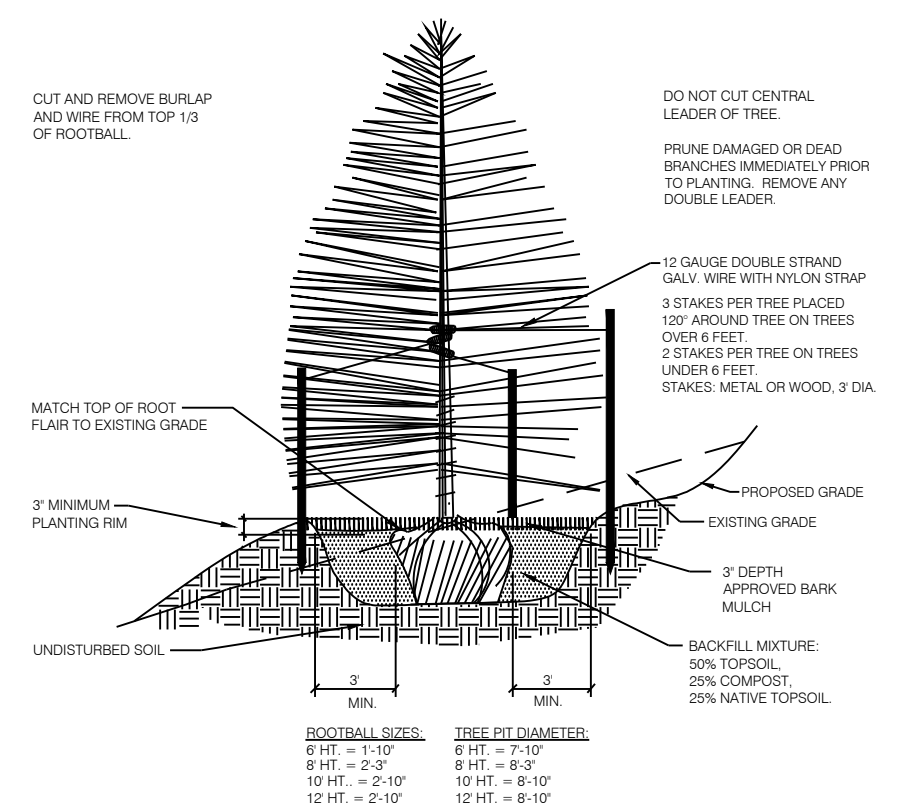
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



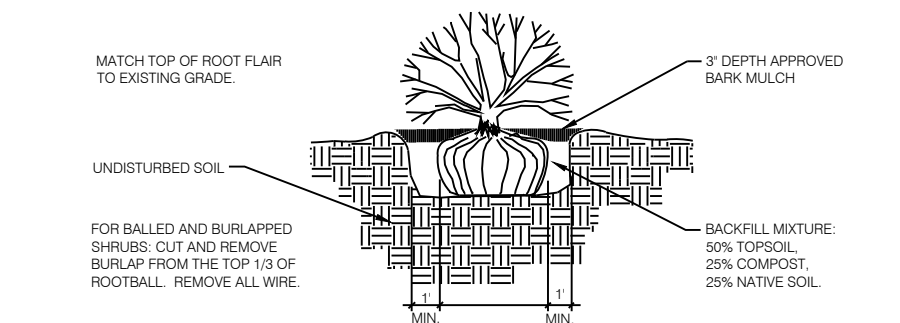
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



3 DECIDUOUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



4 CONIFEROUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

PLANT SCHEDULE

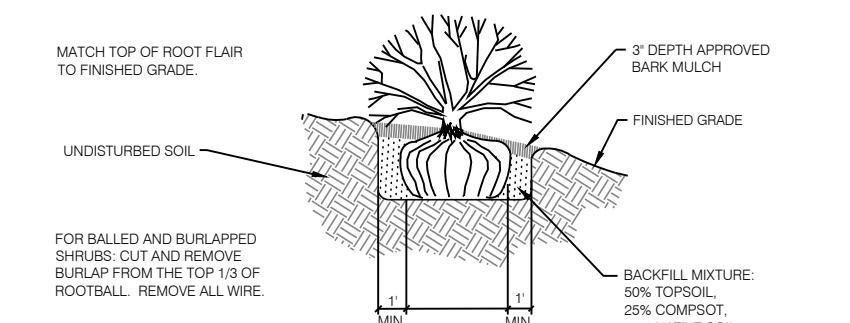
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	10	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Coc	4	Celtis occidentalis / Common Hackberry	60'	50'	2" Cal.	B&B
	GI	23	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	40'	35'	2" Cal.	B&B
EVERGREEN 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
	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 / Redoiser 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 sabina 'Buffalo' / Buffalo Savin Juniper	1'	8'	5 GAL	CONT
	Jta	39	Juniperus sabina '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

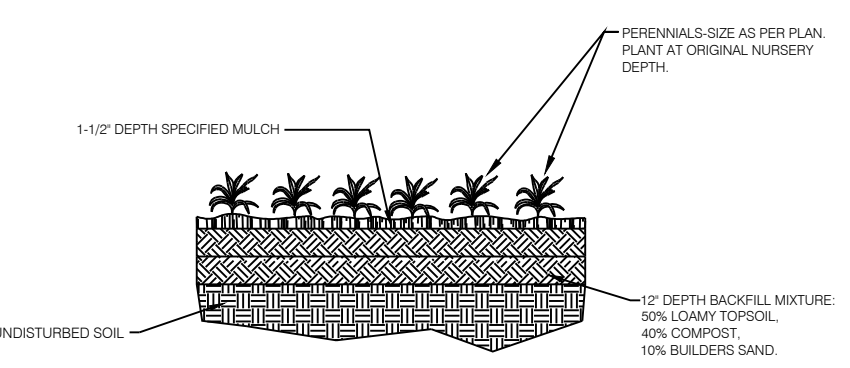
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Btc	71	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	4'	4'	5 GAL	CONT
	Cxc	63	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	4'	4'	5 GAL	CONT
	Cse	44	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Cap	25	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 sabina 'Buffalo' / Buffalo Savin Juniper	1'	8'	5 GAL	CONT
	Jta	39	Juniperus sabina '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

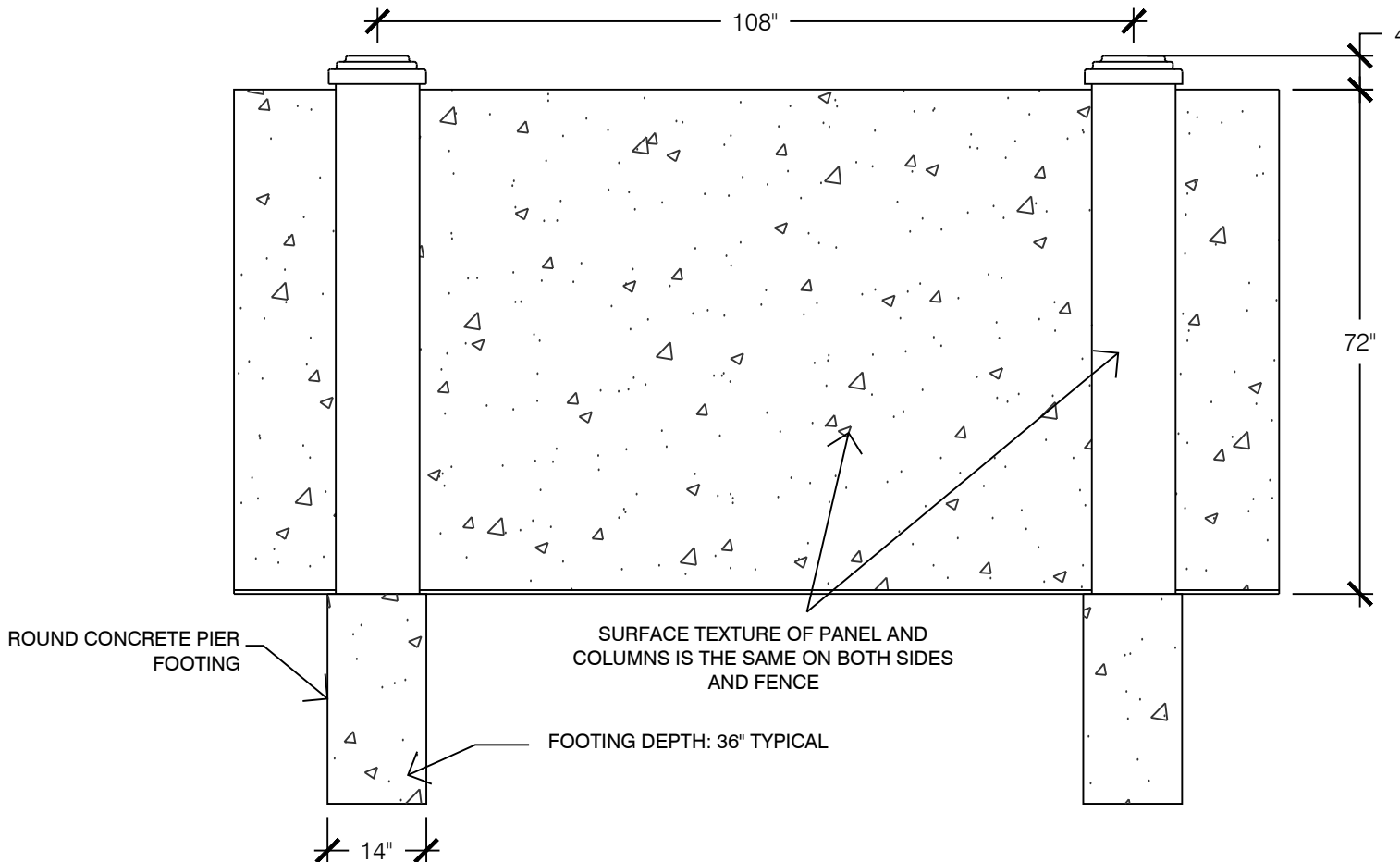
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	168	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Hse	66	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT
	Msg	70	Miscanthus sinensis 'Gracillimus' / Maiden Grass	6'	4'	1 GAL	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 / GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



7 6' CONCRETE 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)
Sketch Plan:	RR-5 & RS-5000
Current Zoning:	PUD
Proposed Zoning:	2019
Development Schedule:	
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'

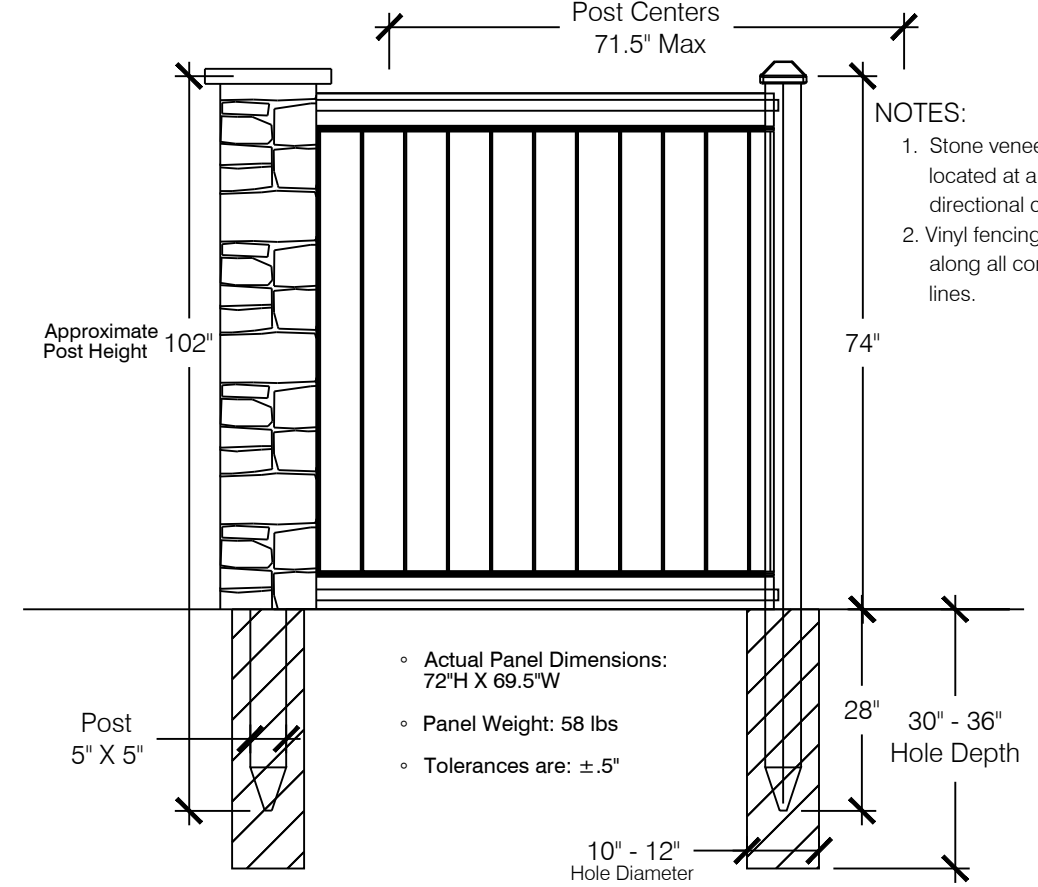
Landscape Setbacks

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
Bynum 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:
 - SALT LEVEL EQUAL TO OR LESS THAN 6MMHOS/EM
 - pH LEVEL EQUAL TO OR LESS THAN 7
 - ORGANIC MATTER CONTENT EQUAL TO OR GREATER THAN 85%
 - NITROGEN: CARBON: BETWEEN 20:1 AND 30:1
 - PARTICLE SIZE: THE COURSER THE BETTER, NO SILT OR CLAY SIZED PARTICLES
 - 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' (1/4" 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 ONE 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.

- NOTES:
- Concrete fencing to be installed along rear lot lines / public r.o.w.
 - Vinyl fencing to be installed along all common internal lot lines.
 - All concrete fencing to be installed by the developer.
 - Concrete fencing to be owned & maintained by the Copper Chase at Sterling Ranch Metro District.



8 VINYL FENCE
SCALE: NOT TO SCALE