RETREAT AT PRAIRIERIDGE FILING NO.4

SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO

PRELIMINARY LANDSCAPE PLAN

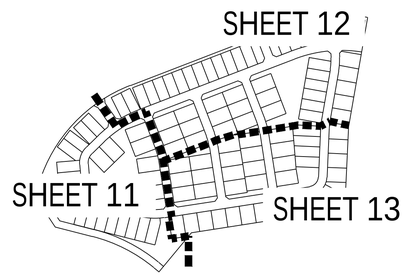
LANDSCAPE NOTES

1. 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.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF
POTASSIUM (K20)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

DETAILS WILL BE PROVIDED IN THE FINAL LANDSCAPE PLAN.

3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
5. 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 HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND 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.
7. SOD TO BE TALL FESCUE BLEND.
8. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
10. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. 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.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. 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.
16. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
17. PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
18. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
19. 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.
20. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
21. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.



SHEET KEY MAP

NOT TO SCALE

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES							
	Ar	3	Acer platanoides 'Royal Red' / Royal Red Norway Maple	40`	25`	2" Cal.	B&B
	Aga	9	Aesculus glabra / Ohio Buckeye	40`	30`	2.5" Cal.	B&B
	Pav	9	Prunus avium / Sweet Cherry	30`	25`	2" Cal.	B&B
	Qc	37	Quercus robur x alba 'Crimschmidt' / Crimson Spire™ Oak	40`	15`	2" Cal.	B&B
	Qru	1	Quercus rubra / Red Oak	60`	60`	2" Cal.	B&B
	Tco	13	Tilia cordata / Littleleaf Linden	45`	35`	2" Cal.	B&B
EVERGREEN TREES							
	Pcl	2	Pinus contorta latifolia / Lodgepole Pine	70`	15`	8` HT	B&B
	Pmu	6	Pinus mugo / Mugo Pine	20`	15`	6` HT	B&B
ORNAMENTAL TREE							
	Agl	17	Acer glabrum / Rocky Mountain Maple	20`	15`	2" Cal.	B&B
	Aal	6	Amelanchier alnifolia / Serviceberry	20`	10`	2" Cal.	B&B
	Ppa	11	Prunus padus / May Day Tree	30`	30`	2" Cal.	B&B
	Spe	21	Syringa pekinensis / Peking Lilac	20`	15`	2" Cal.	B&B
	Sre	13	Syringa reticulata / Japanese Tree Lilac	25`	20`	2" Cal.	B&B

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section 6.2.2.B.1

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
BRIARGATE PARKWAY	PRINCIPAL ARTERIAL	25' / 25'	540'	1 / 20'	27 / 27	BP
DINES BOULEVARD	NON-ARTERIAL	10' / 10'	1,356'	1 / 30'	45 / 45	DB

LINE TYPE LEGEND

BOUNDARY LINE
PROPERTY LINE
EASEMENT SETBACK LINE
LINE OF SIGHT
WATER LINE
SANITARY SEWER
STORM LINE
FENCE
FIRE LANE
FIRE HYDRANT

GROUNDCOVER LEGEND

NATIVE GRASS SEED MIX El Paso County Low Grow Seed Mix Drilled at 21 PLS/acre, Hydroseed on splores 3:1 & greater at 42 PLS/acre 29% Sideoats Grama 25% Buffalograss 20% Blue Grama 5%Green Needlegrass 1% Sand Dropseed	45,000 sf
ROCK COBBLE 2" - 4" Speckled White	39,196 sf
WOOD MULCH Dark Brown Metro Mulch	832 sf
SOD	18,174 sf
CRUSHED BREEZE Saddleback Swirl Breeze	803 sf

NES

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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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

RETREAT AT PRAIRIERIDGE FILING NO. 4

EL PASO COUNTY, CO

OTHER INFO

PROJECT INFO

DATE: 05/02/2025
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

STAMP

ISSUE INFO

Preliminary Landscape Plan

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

10

10 OF 14

PLAN FILE #

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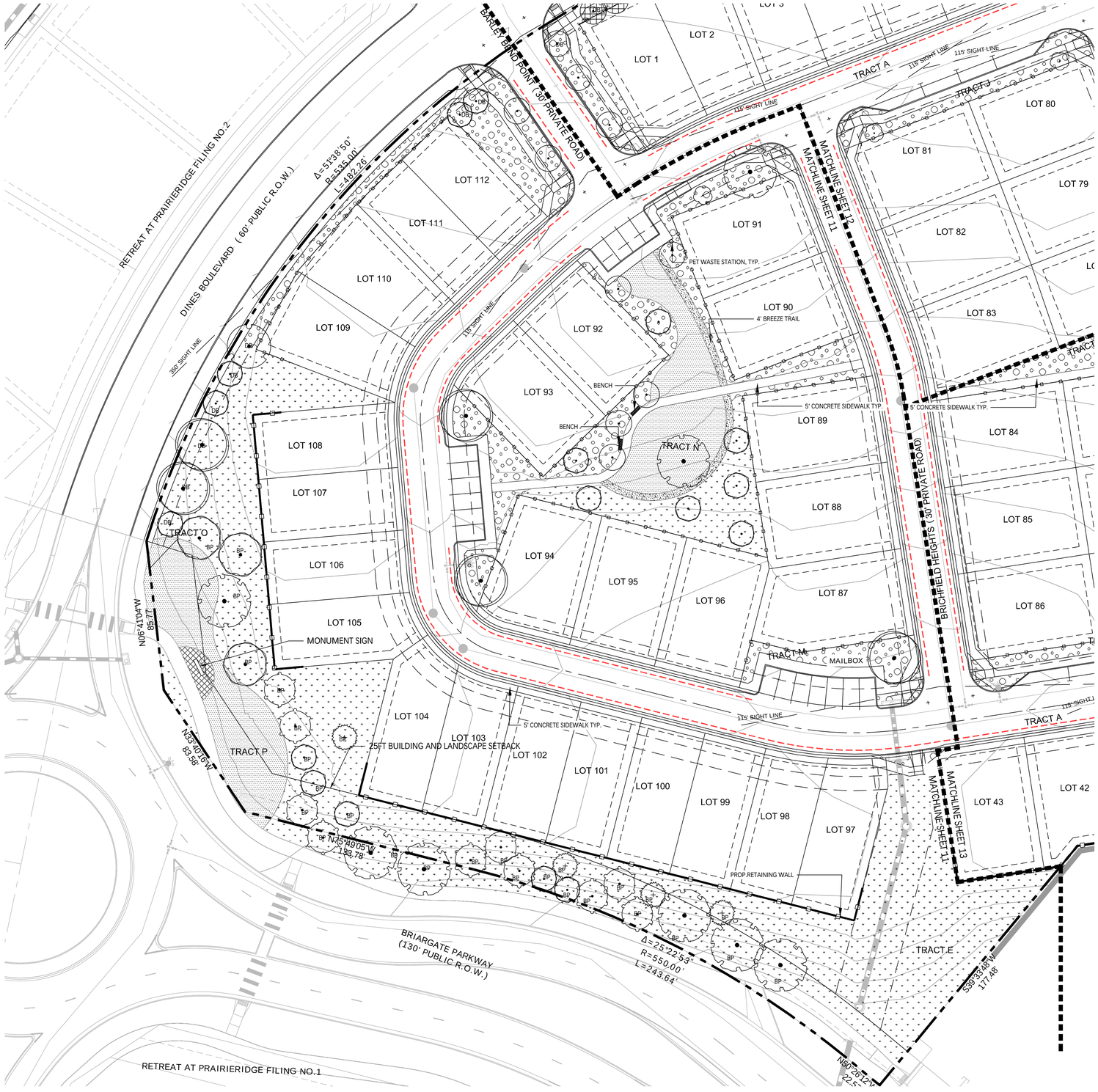
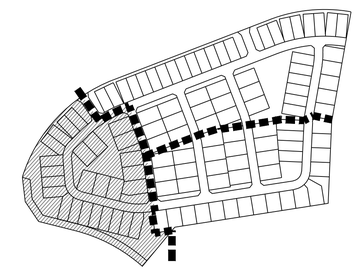
RETREAT AT PRAIRIERIDGE FILING NO.4

SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO

PRELIMINARY LANDSCAPE PLAN





SHEET KEY MAP NOT TO SCALE

NORTH

LINE TYPE LEGEND

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NORTH

0 15 30 60

SCALE: 1" = 30'

SEE SHEET 10 FOR PLANT SCHEDULE

SEE SHEET 10 FOR LANDSCAPE NOTES

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LANDSCAPE PLAN

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11

11 OF 14

PLAN FILE #

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RETREAT AT PRAIRIERIDGE FILING NO.4

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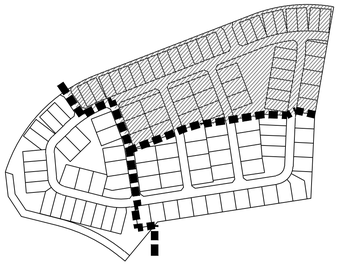

SHEET KEY MAP NOT TO SCALE

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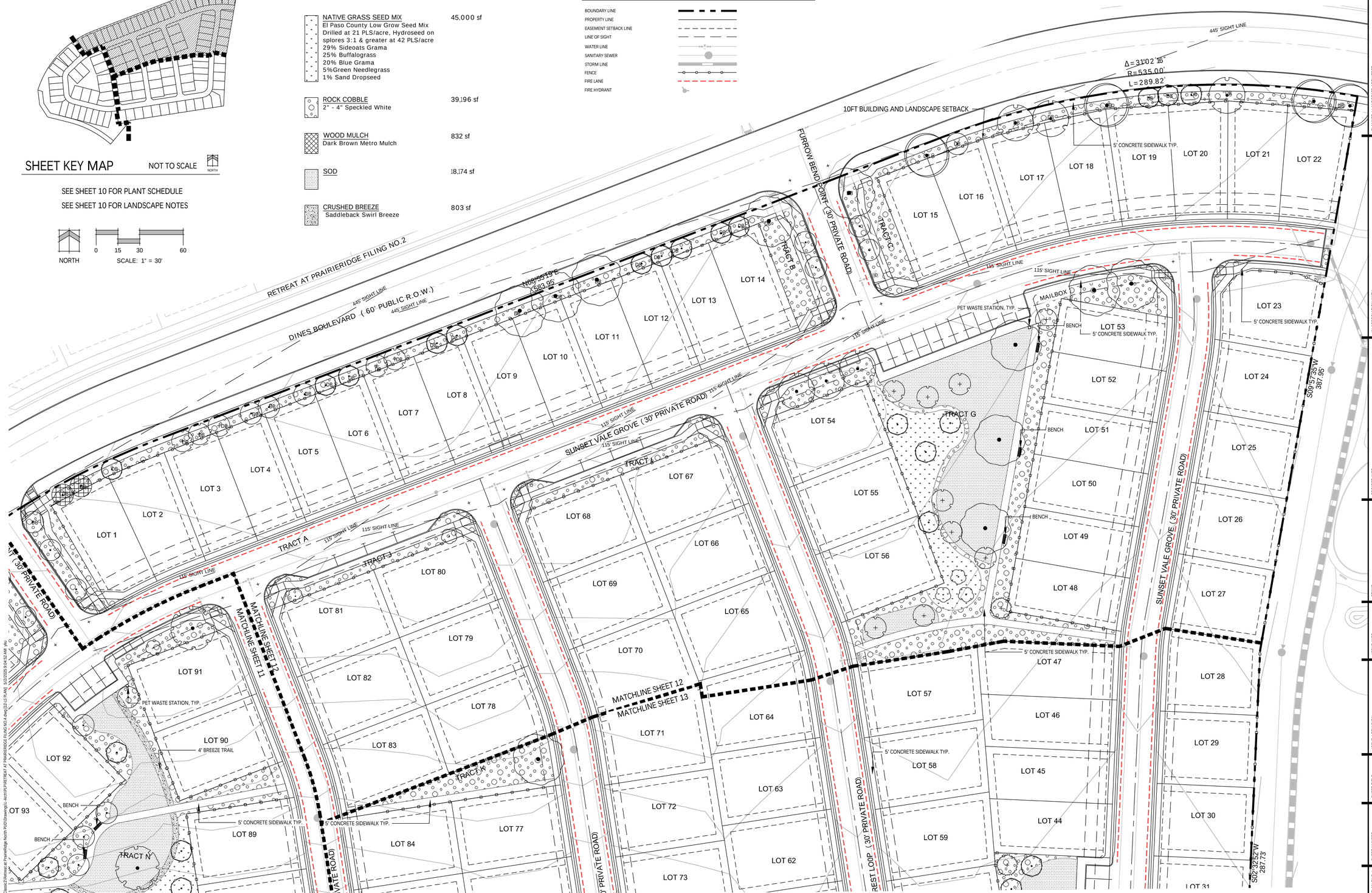

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LANDSCAPE PLAN

SHEET NUMBER

12

12 OF 14

PLAN FILE #

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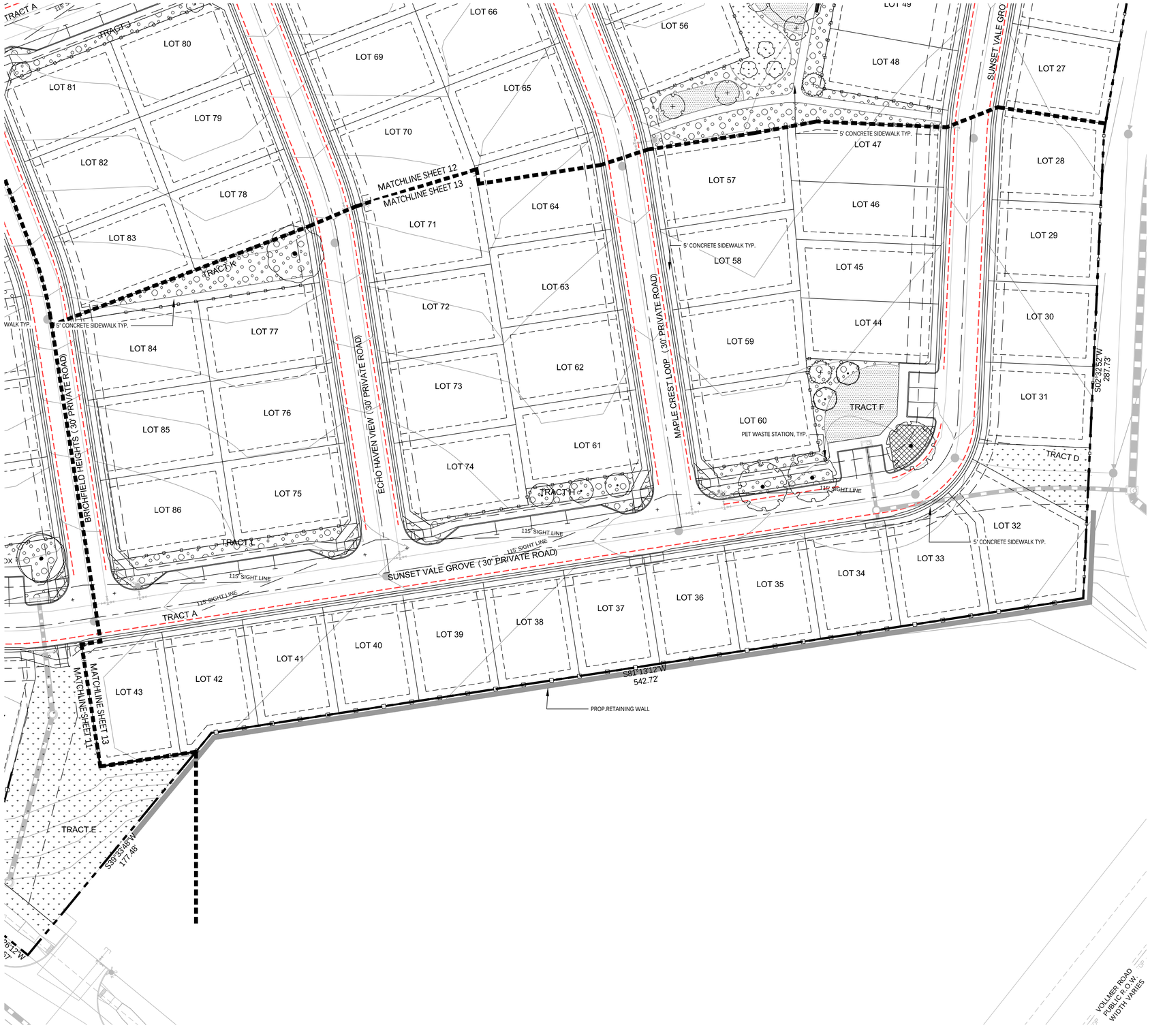

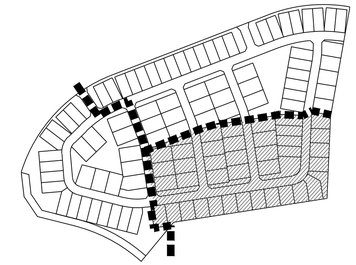

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LANDSCAPE PLAN

SHEET NUMBER

13

13 OF 14

PLAN FILE #

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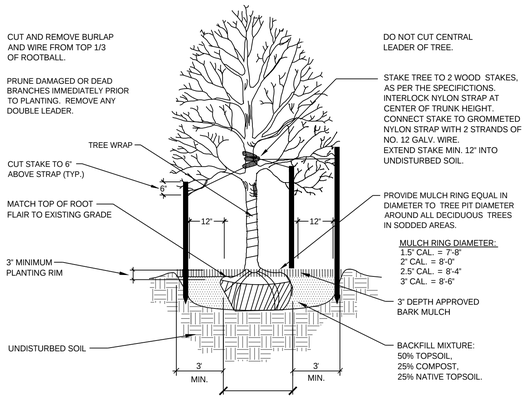
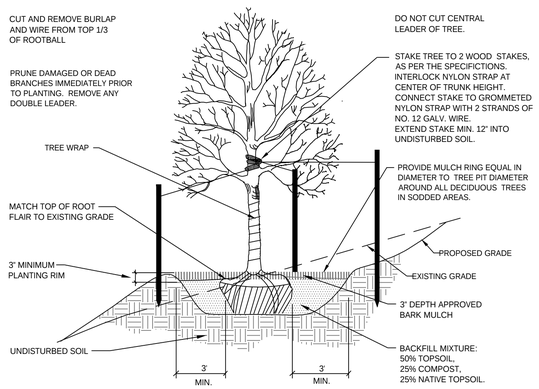


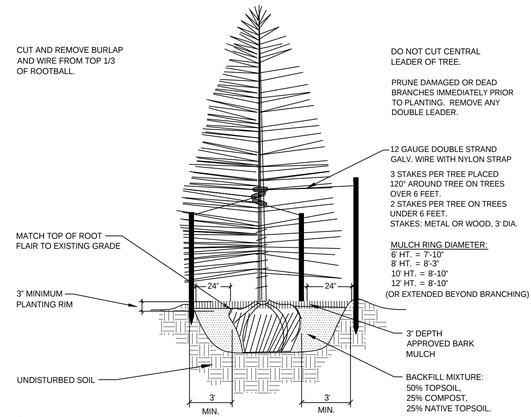
1 DECIDUOUS TREE PLANTING DETAIL

N.T.S. N-PL-01



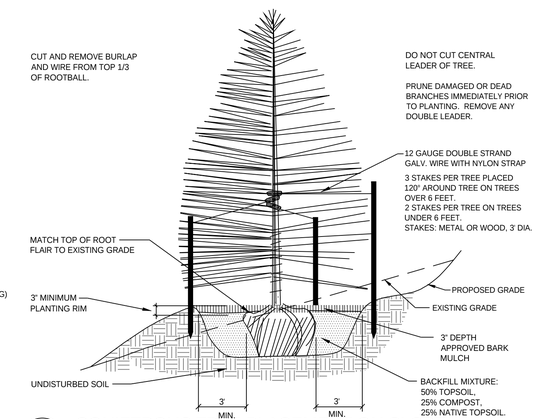
2 DECIDUOUS TREE PLACEMENT ON SLOPE

N.T.S. N-PL-02



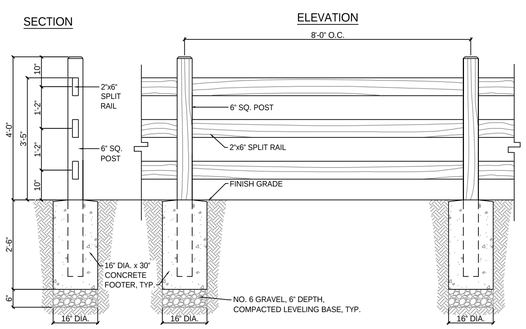
3 CONIFEROUS TREE PLANTING DETAIL

N.T.S. N-PL-03



4 CONIFEROUS TREE PLACEMENT ON SLOPE

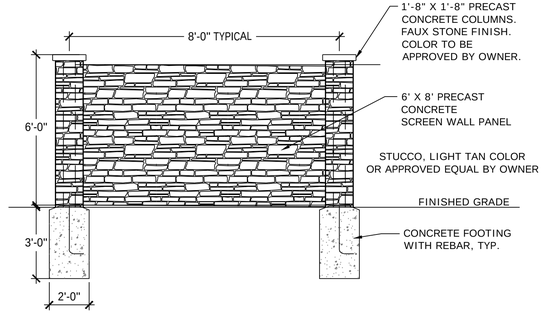
N.T.S. N-PL-04



5 3 SPLIT RAIL FENCE

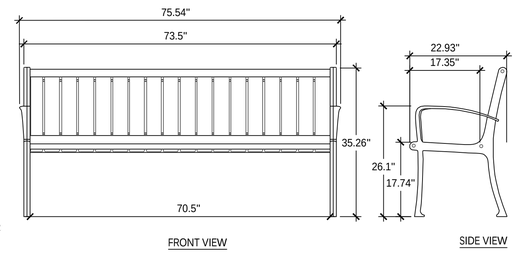
1/2" = 1'-0" P-RE-01

MANUFACTURE: PRECAST CONCRETE
MODEL: 6' x 8' STANDARD
FINISH VERSION: STUCCO
TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS



6 6' PRECAST CONC.SLOT WALL

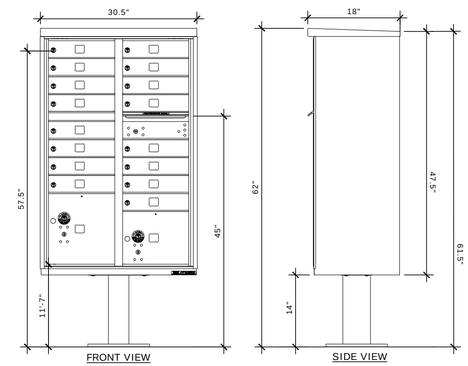
N.T.S. P-RE-02



NOTES
FRAME COLOR: BY OWNER
MODEL: CR2780R
INSTALL PER MANUFACTURE'S SPECIFICAITONS

7 ANOVA CORONADO BENCH

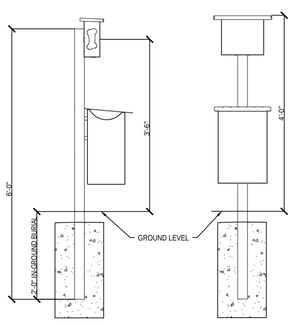
N.T.S P-EI-12



MAIL BOX CBU
MANUFACTURE: FLORENCE CORPORATION (OR APPROVED EQUAL)
MODEL #: TYPE III VITAL 1570-16 (SHOWN) / TYPE I VITAL 1570-8
COLOR: TAN
PEDESTAL MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS

8 MAIL KIOSK

N.T.S P-GKS-06



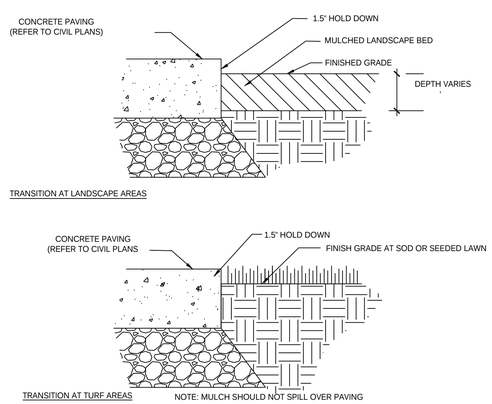
COLOR: BLACK

WEBSITE:THE PET WASTE STATION.COM
MODEL: DL-PWS100-IG-TPC
STANDARD FEATURES: - MADE IN U.S.A - ALUMINUM ALL-WEATHER MATERIAL - ADA COMPATIBLE - HEAVY-DUTY ONE PIECE MOUNTING POST - CAN BE CUSTOMIZED WITH YOUR BRAND OR SPECIAL LOGO - PROPRIETARY FLAT SURFACE FOR STORAGE: LEASH, KEYS, CELL PHONES - 600 BAG CAPACITY MEANS LESS REFILL TIME
PRODUCT DIMENSIONS: 72" H X 15" W X 69" L
RECOMMENDED SPECIFICATIONS: ITEM: - DL-PWS100-IG COMPONENTS: - DL-PWSBAG (BOX) - DL-PWSIGP (POST - IG) - DL-PWS10G (WASTE CAN) MATERIALS: - POWDER COATED ALUMINUM BAG DISPENSER BOX - POWDER COATED ALUMINUM POST DESIGNED FOR BURIAL - POWDER COATED ALUMINUM WASTE CAN

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

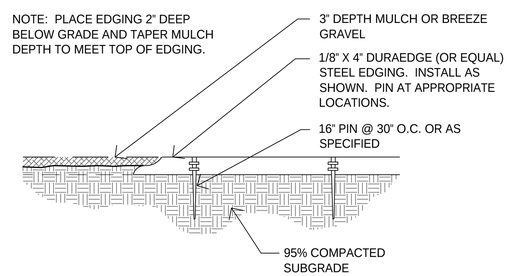
9 PET WASTE STATION

N.T.S. N-FU-03



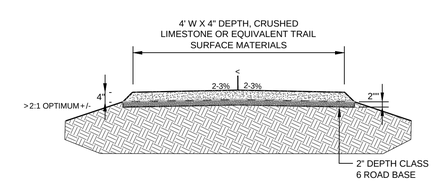
10 PAVING TO GRADE TRANSITION

N.T.S. N-ED-03



11 STEEL EDGE DETAIL

N.T.S. N-ED-01



12 INFORMAL BREEZE TRAIL

N.T.S. P-DP-17

NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

RETREAT AT PRAIRIERIDGE FILING NO. 4

EL PASO COUNTY, CO

OTHER INFO

PROJECT INFO

DATE:	05/02/2025
PROJECT MGR:	A. ODOM
PREPARED BY:	Y. LIU

STAMP

Preliminary Landscape Plan

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

14

14 OF 14

PLAN FILE #

#

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