# LOT 2, STERLING RECYCLING FACILITY

SECTION 5 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO 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.

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

> > RECOMMENDED SOIL AMENDMENT: TRI-MIX III as supplied by C&C Sand -To be applied as backfill in planting pits

- 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.
- . 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
- 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
- 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.

## LANDSCAPE REQUIREMENTS

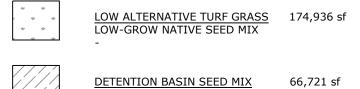
## Landscape Setbacks See Code Section 6.2.2.B.1

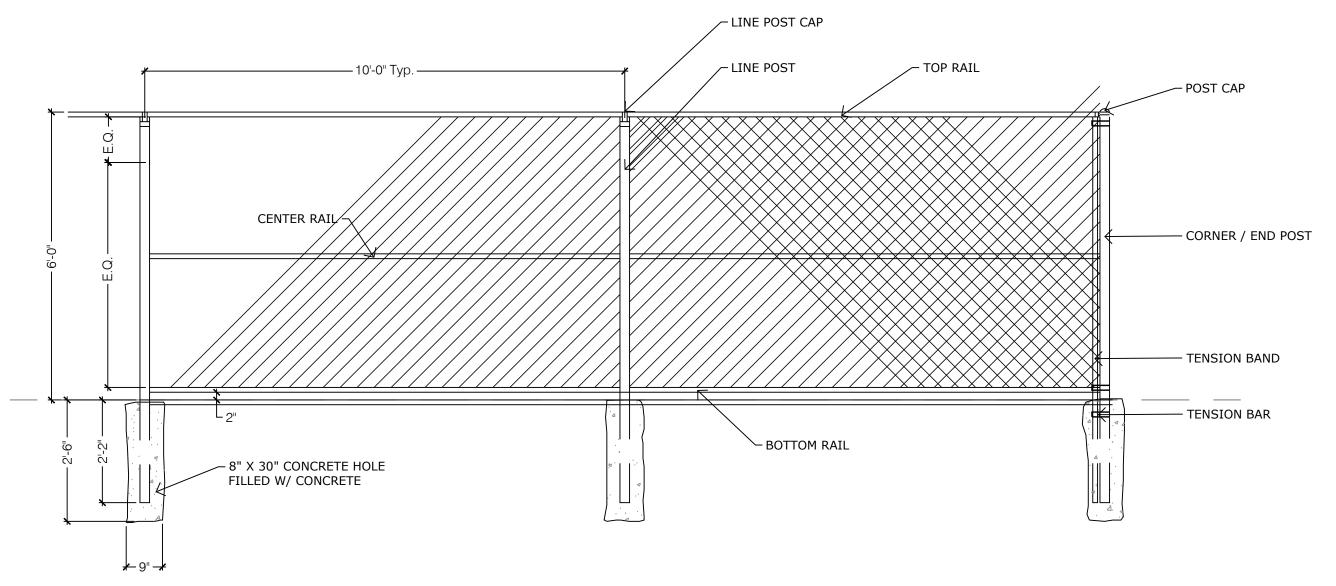
| Street Name or      | Street                 | Width (in Ft.)      | Linear               | Tree/Feet | No. of Trees  |
|---------------------|------------------------|---------------------|----------------------|-----------|---|
| Zone Boundary       | Classification         | Req./Prov.          | Footage              | Required  | Req./ Prov.   |
| Sterling Ranch Road | NON-ARTERIAL           | 10' / 10'           | 1,015'               | 1/30'     | 34 / 34   |
| Marksheffel Road    | EXP/PRINCIPAL ARTERIAL | 25' / 25'           | 684'                 | 1 / 20'   | 34 / To be provided with immediate lot area development |
| Shrub Substitutes   | Ornamental Grass Sub.  | Setback Plant Abbr. | Percent Ground Plane |           |   |
| Required / Provided | Required / Provided    | Denoted on Plan     | Veg. Req. / Provided |           |   |

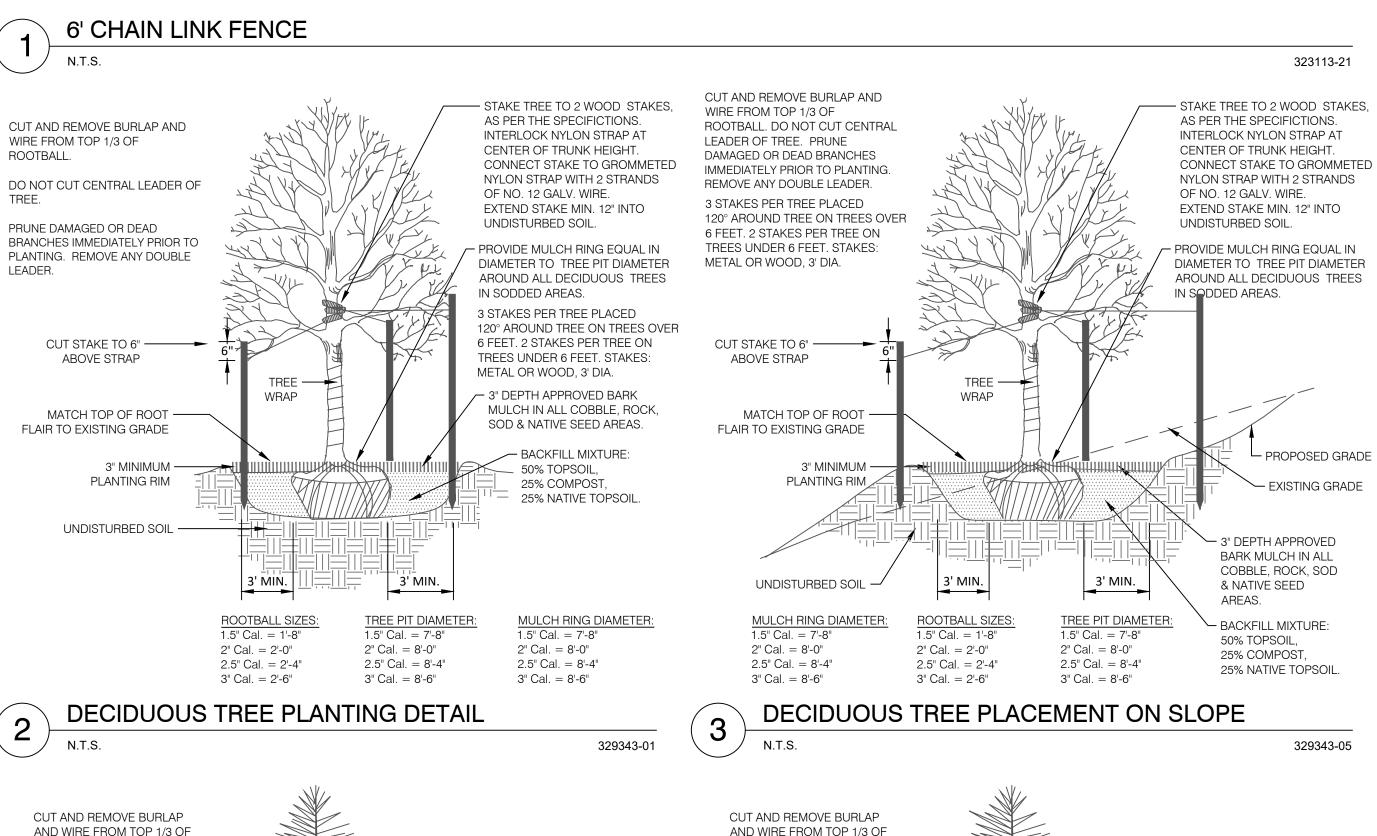
## PLANT SCHEDULE

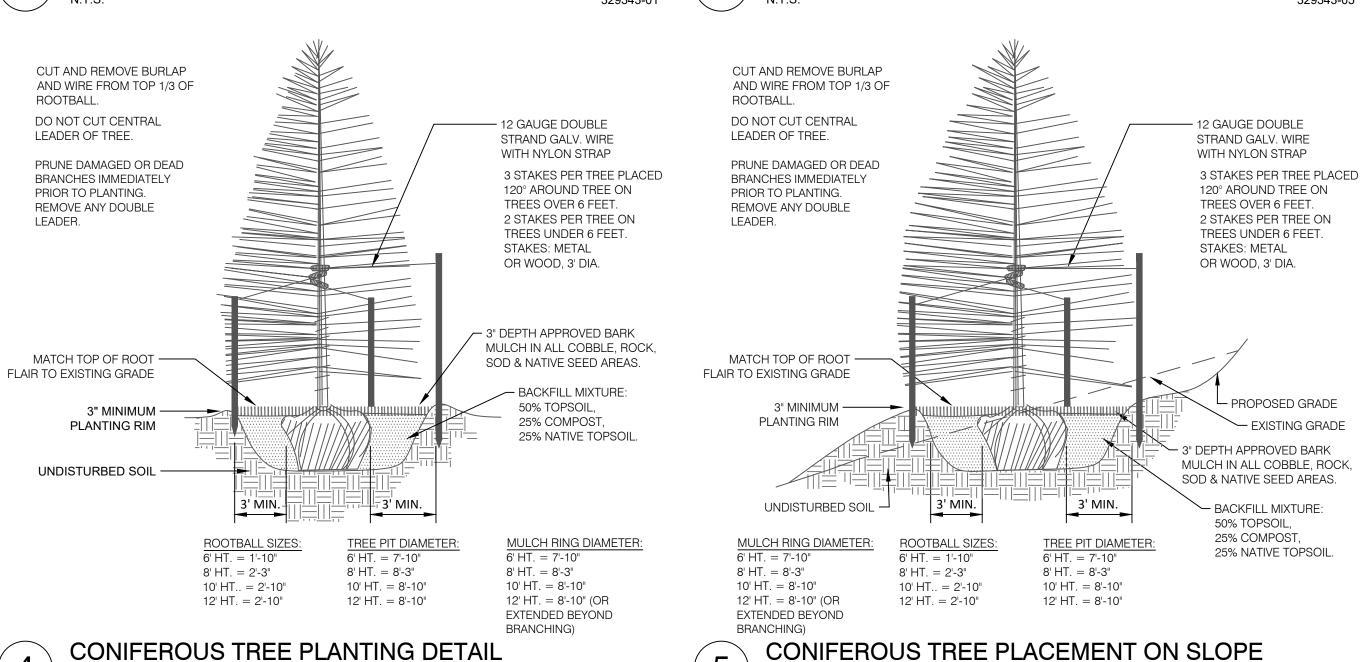
| DECIDUOUS TREES  | CODE | <u>QTY</u> | BOTANICAL / COMMON NAME                        | <u>HEIGHT</u> | WIDTH        | SIZE      | COND |
|--|------|------------|--|---------------|--------------|-----------|------|
|  | Csp  | 6          | Catalpa speciosa / Northern Catalpa            | 60`           | 50`          | 1.5" Cal. | B&B  |
| • )  | Coc  | 6          | Celtis occidentalis / Common Hackberry         | 60`           | 50`          | 1.5" Cal. | В&В  |
| EVERGREEN TREES  | CODE | <u>QTY</u> | BOTANICAL / COMMON NAME                        | HEIGHT        | WIDTH        | SIZE      | COND |
| A WANTER OF THE PROPERTY OF TH | Pcl  | 21         | Pinus contorta latifolia / Lodgepole Pine      | 70`           | 15`          | 6` HT     | B&B  |
|  | Ped  | 35         | Pinus edulis / Pinon Pine                      | 30`           | 20`          | 6` HT     | В&В  |
| ORNAMENTAL TREES   | CODE | <u>QTY</u> | BOTANICAL / COMMON NAME                        | <u>HEIGHT</u> | <u>WIDTH</u> | SIZE      | COND |
|  | Aca  | 27         | Amelanchier canadensis / Canadian Serviceberry | 25`           | 20`          | 1.5" Cal. | В&В  |
|  | Ccr  | 9          | Crataegus crus-galli / Cockspur Hawthorn       | 30`           | 30`          | 1.5" Cal. | В&В  |
|  | Sre  | 4          | Syringa reticulata / Japanese Tree Lilac       | 25`           | 20`          | 1.5" Cal. | B&B  |

### GROUND COVER LEGEND









329343-02



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STERLING RECYCLING

DEVELOPMENT PLAN

08.18.23 PROJECT MGR: A.BARLOW PREPARED BY: J.SHAGIN

LANDSCAPE NOTES AND

**DETAILS** 

OF

32 9343-06

#### LOT 1, STERLING RECYCLING FACILITY SECTION 5 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO SITE DEVELOPMENT PLAN 619 N. Cascade Avenue, Suite 200 ZONE: RR-5 Colorado Springs, CO 80903 USE: VACANT USE: VACANT OWNER: SR LAND LLC OWNER: SR LAND LLC Plan preparer contact telephone number and email SUB: UNPLATTED SUB: UNPLATTED Tel. 719.471.0073 REC. NO. 217051682 Fax 719.471.0267 Existing Dirt Road -Vehicle Site Access To Be Removed OWNER: CHALLENGER COL Location and classification of all existing and proposed internal and adjacent roadway(s www.nescolorado.com N89°14'13"E The existing zoning of the subject property and the existing zoning of surrounding properties. Location and species of all plantings and the location and design of any proposed irrigation infrastructure for proposed landscaping in the rights-of-way, if pre-approved. (license agreement required) © 2012. All Rights Reserved. The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates). The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegitated groundcover areas, shrubs, and trees, with information as to which materials are poposed to be removed and All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the PARTIAL CONSTRUCTION -STERLING RANCH ROAD owner/ developer's property, shall be identified. FOR CRUSHING FACILITY SITE ACCESS Phasing, if applicable, shall be noted on the landscape plan or provided as supplemental information. All future (MILLED ASPHALT) development phases within a site shall have all disturbed soil surfaces reseeded to prevent erosion. All requests for phasing of landscaping shall be espressly approved by the PCD Director prior to submittal of the associated application. If the application includes a request for approval of an alternative landscape plan, the landscape plan shall include a statement requesting approval of the alternative design and justification for the request unless otherwise provided for in EXISTING VEGETATION TO REMAIN NE 1/4, NE 1/4 SEC. 5 T.13S ROSW 6TH P.M. Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal AREAS UNDISTURBED BY THIS USE Legend with plant species, quantity, maturity height, ball and burlap size, caliper, symbol and name USE: RECYCLING (ASPHALT & CONCRETE) 24.0565 AC STERLING RECYCLING **FACILITY** DEVELOPMENT PLAN CONNECTION TO BE MADE -WITH DEVELOPMENT OF To Be Removed PARTIAL RELEASE AND GRANT OF RIGHT OF WAY LANDSCAPE BUFFER EXISTING VEGETATION TO REMAIN ZONE: RS-5000 08.18.23 **USE: UNPLATTED** PROJECT MGR: A.BARLOW BUILDING SETBACK AREAS UNDISTURBED BY THIS USE OWNER: SR LAND PREPARED BY: J.SHAGIN USE: EARTH & STONE OWNER: 8335 VOLLMER ROAD LLC, C/O PIONEER SAND CO SUB: UNPLATTED USE: FUTURE MINI WAREHOUSE REC. NO. 219085065 (UNDER SEPARATE SITE DEVELOPMENT PLAN) 6.5871 AC USE: RECYCLING (ASPHALT & 50'-0" CONSTRUCTION EASEMENT CONCRETE) OWNER: RHETORIC LLC SUB: UNPLATTED PROPOSED GRAVEL TURN AROUND OFFSITE GRADING & DETENTION POND EASEMENT Tract A LIFT STATION EASEMENT Raw Concrete REC. NO. 215051140 w/ Rebar 3.00 AC ZONE: I-3 6FT CHAINLINK FENCE = USE: EARTH & STONE SOUTHERN CONNECTION TO BE BE -OWNER: 8335 VOLLMER ROAD DEVELOPED FROM DEVELOPMENT LLC, C/O PIONEER SAND CO TO THE SOUTH SUB: UNPLATTED SEED TO LIMITS OF DISTURBANCE ZONE: PUD USE: RESIDENTIAL OWNER: TC LB ASPEN MEADOWS LP SUB: ASPEN MEADOWS SHEET TITLE SCALE: 1" = 80'