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MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN

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 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 RECOMMENDED SOILS AMENDMENT BELOW: .


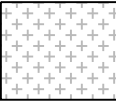
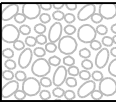

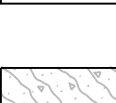
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- 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.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- 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.
- COBBLE: 2-4" WHITE SPECKLED RIVER ROCK, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" SADDLEBACK SWIRL, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK 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.
- 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.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- 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.
- 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 Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
STATE HWY 94	EXP/PRINCIPAL ARTERIAL	1,669	1 / 20'	84 / 84
MAYBERRY DR	MAJOR COLLECTOR	3,291	1 / 25'	132 / 125
VILLAGE MAIN ST	MINOR COLLECTOR	1,457	1 / 25'	59 / 59
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	
0/0	0/0	SH	75% / 75%	
0/0	0/0	MD	75% / 75%	
0/0	70/70	VM	75% / 75%	

GROUND COVER SCHEDULE

	SEED MIX B W/ WILDFLOWERS	49,138 sf
	SEED MIX A	244,887 sf
	COBBLE 2"-4" Speckled White River Rock	4,405 sf
	TURF Kentucky Bluegrass Sod	32,424 sf
	ROCK 3/4" Saddleback Swirl	18,060 sf

Seed Mix A

15% Western Wheatgrass
15% Big Bluestem
15% Thickspike Wheatgrass
10% Sideoats Grama
15% Little Bluestem
15% Blue Grama
15% Annual Rye

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and takifier.


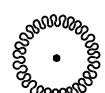




Seed Mix B with Wildflowers

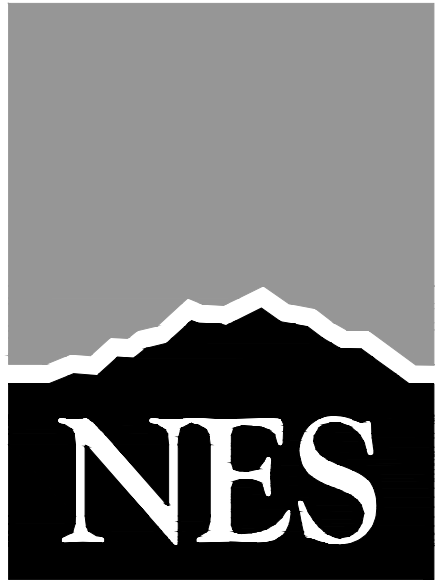
30% Ephraim Crested Wheatgrass Note: Low Gro Mix available from
25% Dwarf Perennial Ryegrass Arkansas Valley Seed Solutions
20% SR3200 Blue Fescue (877) 957-3337
15% Ruebens Canada Bluegrass
10% Chewings Fescue Wildflower Mix available from:
15% Blue Grama Applewood Seed Co.
Wildflowers: 615 Western Mix (303) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
Wildflower Mix: 6 oz./1,000 s.f. or 8-10 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromulch and tackifier.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ag	6	Acer tataricum `GarAnn` TM / Hot Wings Tatarian Maple	20'	20'	1.5" Cal.	B&B
	As	51	Acer x freemanii `Sienna` TM / Sienna Glen Maple	50'	40'	2" Cal.	B&B
	Ms	32	Malus x `Spring Snow` / Spring Snow Crabapple	20'	20'	1.5" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pc	112	Picea abies `Columnaris` / Columnar Norway Spruce	30'	6'	6' HT	CONT
	Pu	46	Picea pungens `Baby Blue Eyes` / Baby Blue Eyes Colorado Blue Spruce	25'	15'	6' HT	B&B
	Pn	14	Pinus nigra `Austrian Black Pine	60'	40'	6' HT	B&B
	Pa	76	Pinus nigra `Arnold Sentinel` / Arnold Sentinel Austrian Black Pine	25'	6'	6' HT	B&B
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ck	88	Calamagrostis x acutiflora `Karl Foerster` / Karl Foerster Feather Reed Grass	4'	3'	#1 CONT	CONT
	Ps2	174	Panicum virgatum `Shenandoah` / Shenandoah Switch Grass	4'	2'	#1 CONT	CONT
	Pb	135	Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	1'	1.5'	#1 CONT	CONT



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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

DATE: 05.26.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTEN

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LANDSCAPE NOTES & DETAILS

SHEET TITLE

SHEET NUMBER

8

OF

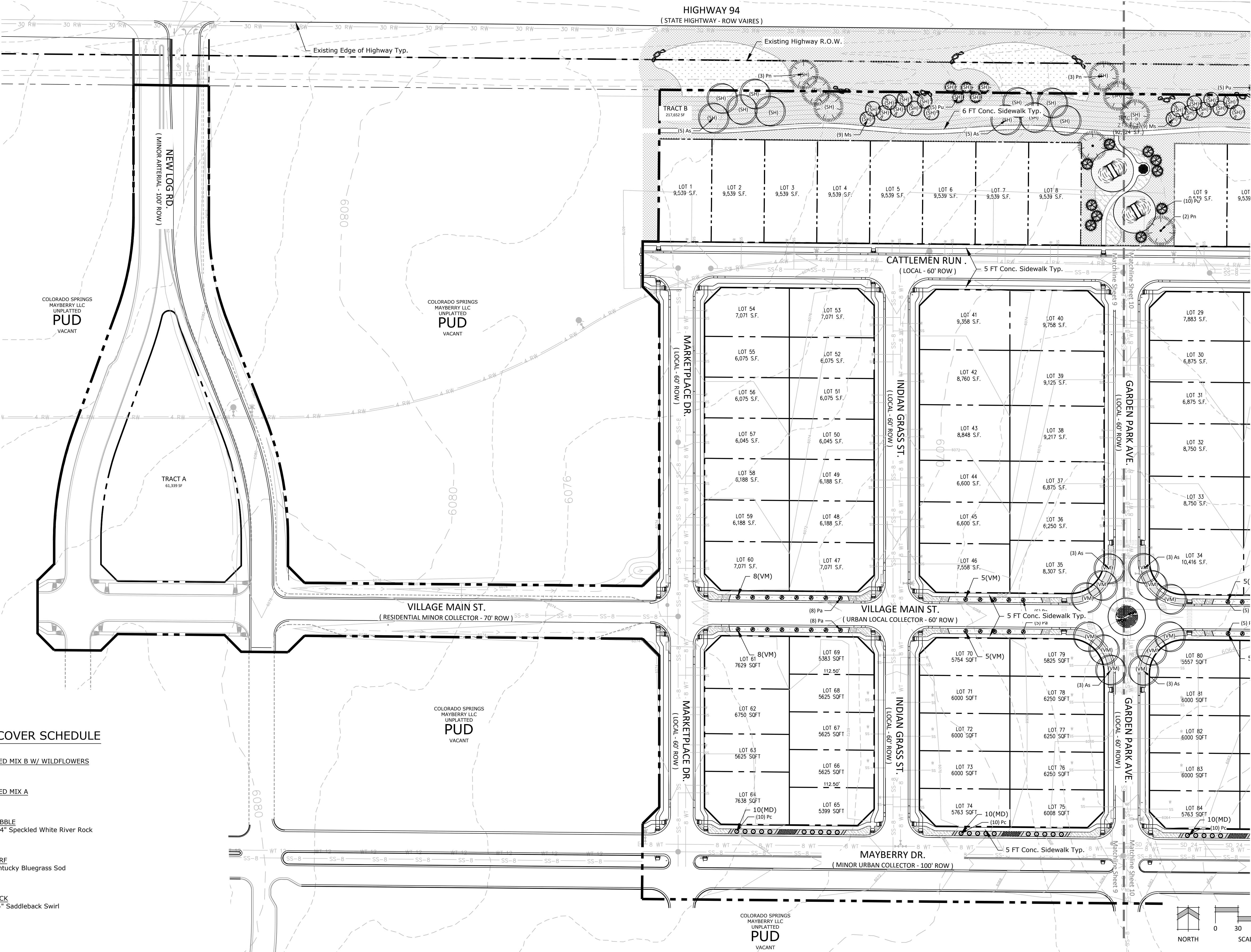
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PLAN FILE #

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EL PASO COUNTY, COLORADO

AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



GROUND COVER SCHEDULE

- SEED MIX B W/ WILDFLOWERS
- SEED MIX A
- COBBLE
2"-4" Speckled White River Rock
- TURF
Kentucky Bluegrass Sod
- ROCK
3/4" Saddleback Swirl



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MAYBERRY PHASE 1

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PHASE 1 PUD
DEVELOPMENT /
PRELIMINARY PLAN

EL PASO COUNTY, CO

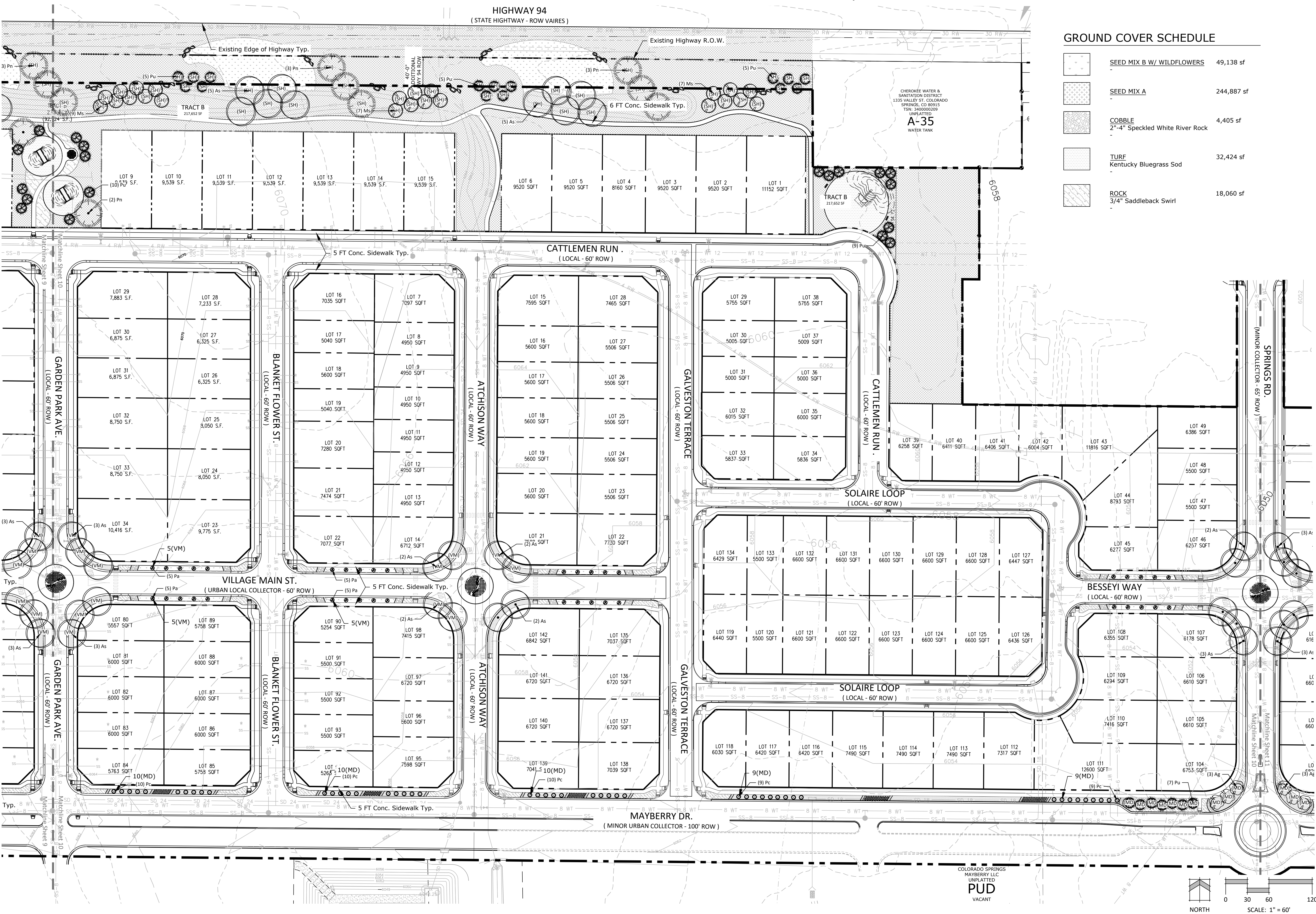
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PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTEN

ENTITLEMENT

LANDSCAPE PLAN

9 OF 11

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EL PASO COUNTY, COLORADO
AN AMENDMENT TO ELICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



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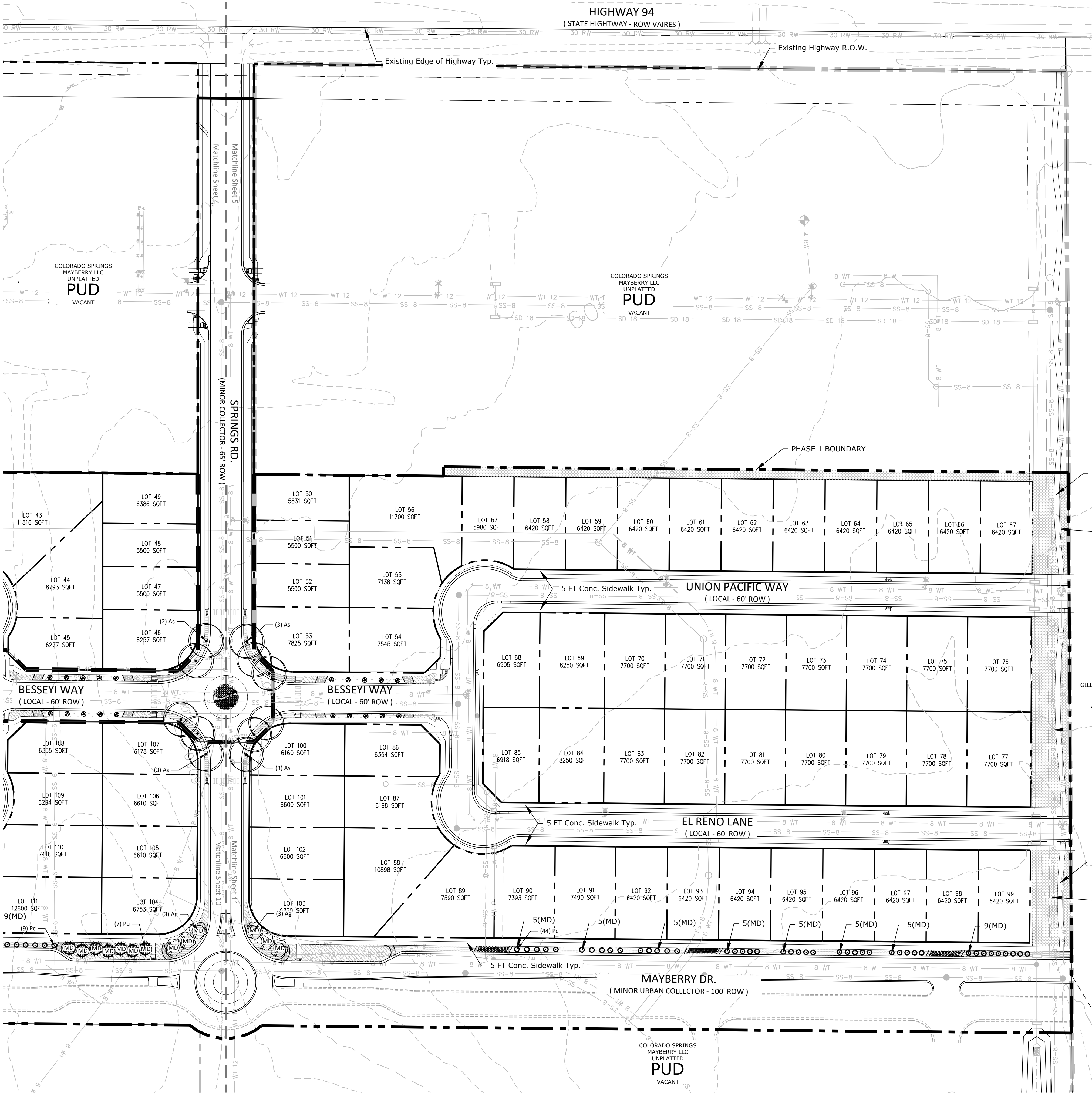
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LANDSCAPE PLAN

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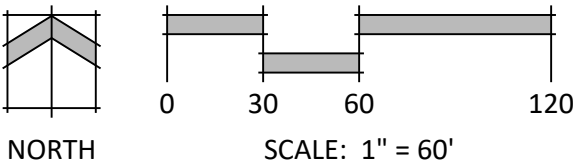
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