

# STERLING RANCH FILING 5

## PUD PRELIMINARY PLAN

A PORTION OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY

### 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 LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
 

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

-OR-  
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 SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, 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.
- 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.
- 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.

### PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQS
<b>DECIDUOUS TREES</b>							
	10	Acer grandidentatum 'Schmidt' TM / Rocky Mountain Glow Maple	30'	30'	1.5" Cal.	B&B	7S
	2	Acer platanoides 'Cleveland' / Cleveland Norway Maple	50'	30'	1.5" Cal.	B&B	4S
	1	Gleditsia triacanthos inermis 'Northern Acclaim' TM / Northern Acclaim Honeylocust	50'	40'	1.5" Cal.	B&B	4SA
	2	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	60'	50'	1.5" Cal.	B&B	34AS
	13	Prunus x virginiana 'P002S' TM / Sucker Punch Red Chokecherry	25'	20'	1.5" Cal.	B&B	1245678AD
<b>EVERGREEN TREES</b>							
	4	Juniperus scopulorum / Rocky Mountain Juniper	20'	12'	6" HT	B&B	125678D
	2	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	20'	8'	6" HT	B&B	125678D
	7	Picea pungens glauca 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	15'	10'	6" HT	B&B	
	4	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	
	24	Pinus mugo rostrata / Upright Mugo Pine	18'	10'	6" HT	B&B	1256D
	24	Pinus nigra / Austrian Pine	50'	30'	6" HT	B&B	25678A
<b>ORNAMENTAL TREES</b>							
	24	Acer glabrum / Rocky Mountain Maple	20'	15'	1.5" Cal.	B&B	
	1	Prunus tomentosa / Nanking Cherry	15'	10'	1.5" Cal.	B&B	
	7	Syringa reticulata / Japanese Tree Lilac	25'	20'	1.5" Cal.	B&B	
<b>SHRUBS</b>							
	9	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	4'	4'	5 GAL	CONT	
	15	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	4'	4'	5 GAL	CONT	
	8	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT	
	122	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	2.5'	2.5'	5 GAL	CONT	457S
	3	Juniperus virginiana 'Globosa' / Globe Eastern Redcedar	3'	8'	5 GAL	CONT	
	8	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT	
	28	Pinus mugo 'Big Tuna' / Mountain Pine	5'	6'	5 GAL	CONT	
	45	Pinus mugo 'Compacta' / Dwarf Mugo Pine	3'	3'	5 GAL	CONT	
	20	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	2'	6'	5 GAL	CONT	
<b>DECIDUOUS SHRUBS</b>							
	10	Forestiera neomexicana / New Mexico Privet	12'	12'	5 GAL	CONT	
<b>GRASSES</b>							
	193	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT	
	69	Chasmanthium latifolium 'Little Tickler' / Little Tickler Northern Sea Oats	2'	2'	1 GAL	CONT	

### GROUND COVER LEGEND

	NATIVE GRASS Upland Native Seed Mix	30,466 sf
	ROCK MULCH 3/4" Cimarron Granite	21,368 sf
	COBBLE 2"-4" Cripple Creek Gold Ore	24,103 sf
	TALL FESCUE SOD	18,869 sf



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

## STERLING RANCH FILING 5

PUD Preliminary Plan

PROJECT INFO

DATE: 08/25/23  
PROJECT MGR: A. BARLOW  
PREPARED BY: A. LANGHANS

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW COMMENTS
01/04/2024	BP	PER COUNTY REVIEW COMMENTS
01/12/2024	BP	PER COUNTY REVIEW COMMENTS

ISSUE / REVISION

### PUD PRELIMINARY PLAN LANDSCAPE NOTES

SHEET TITLE

SHEET NUMBER

6

6 OF 9

PLAN FILE #

PUDSP232

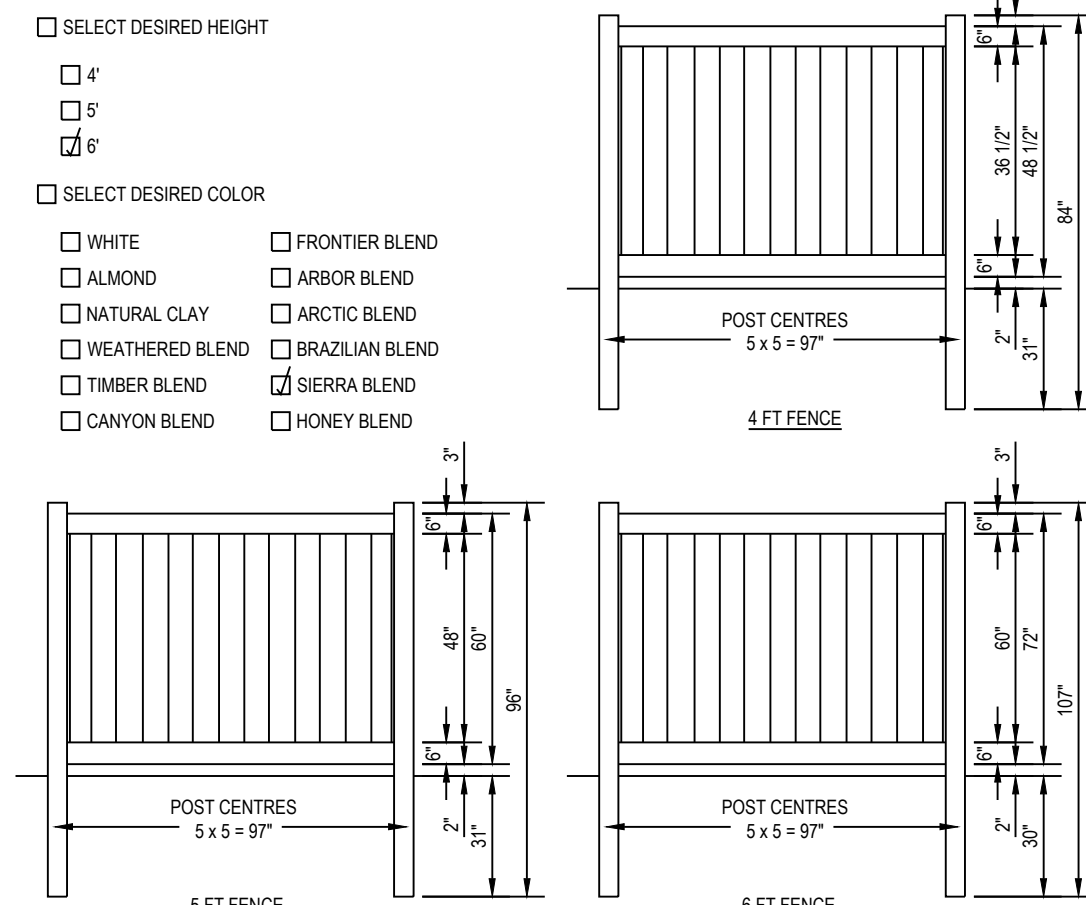
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TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY

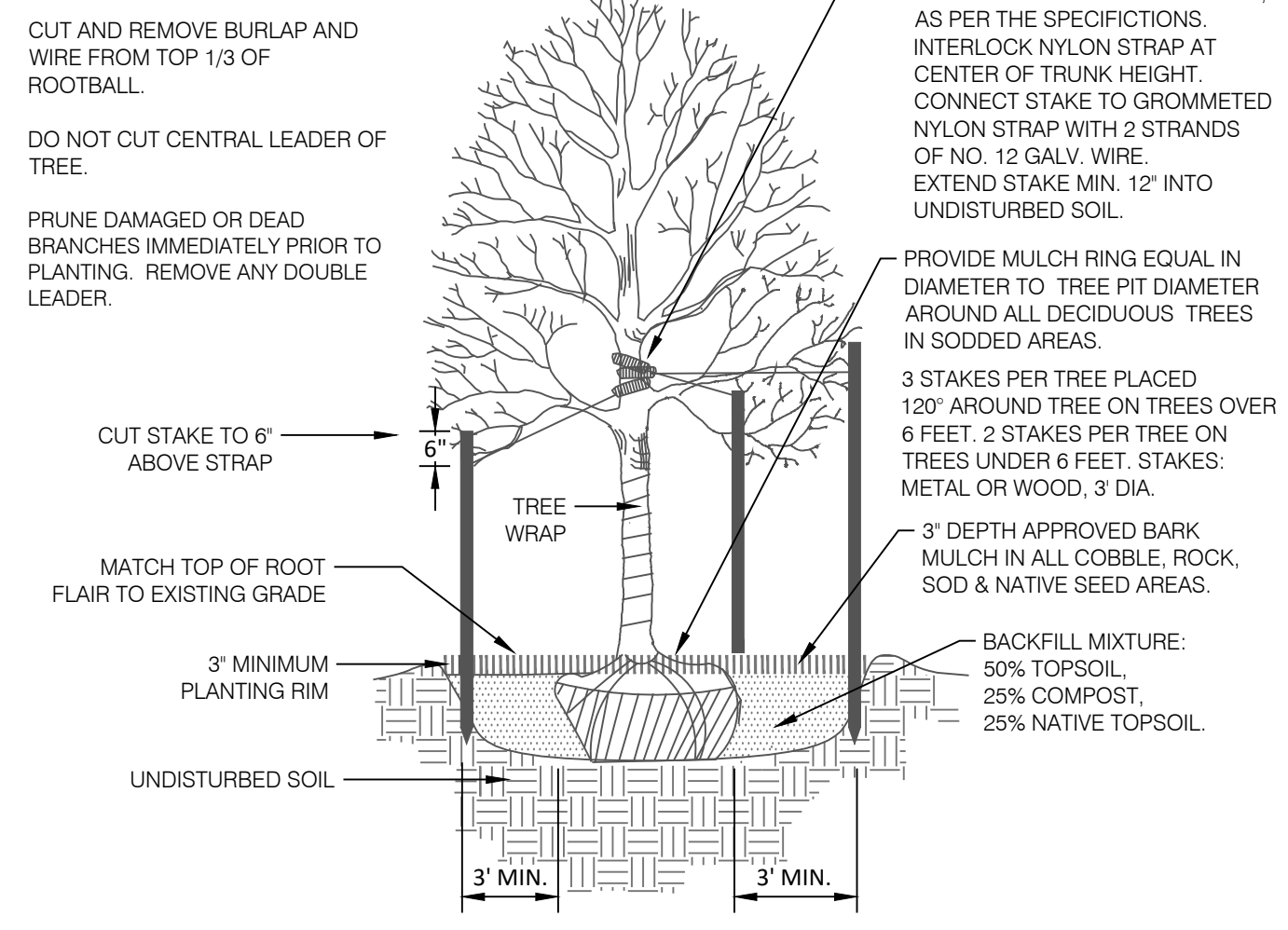
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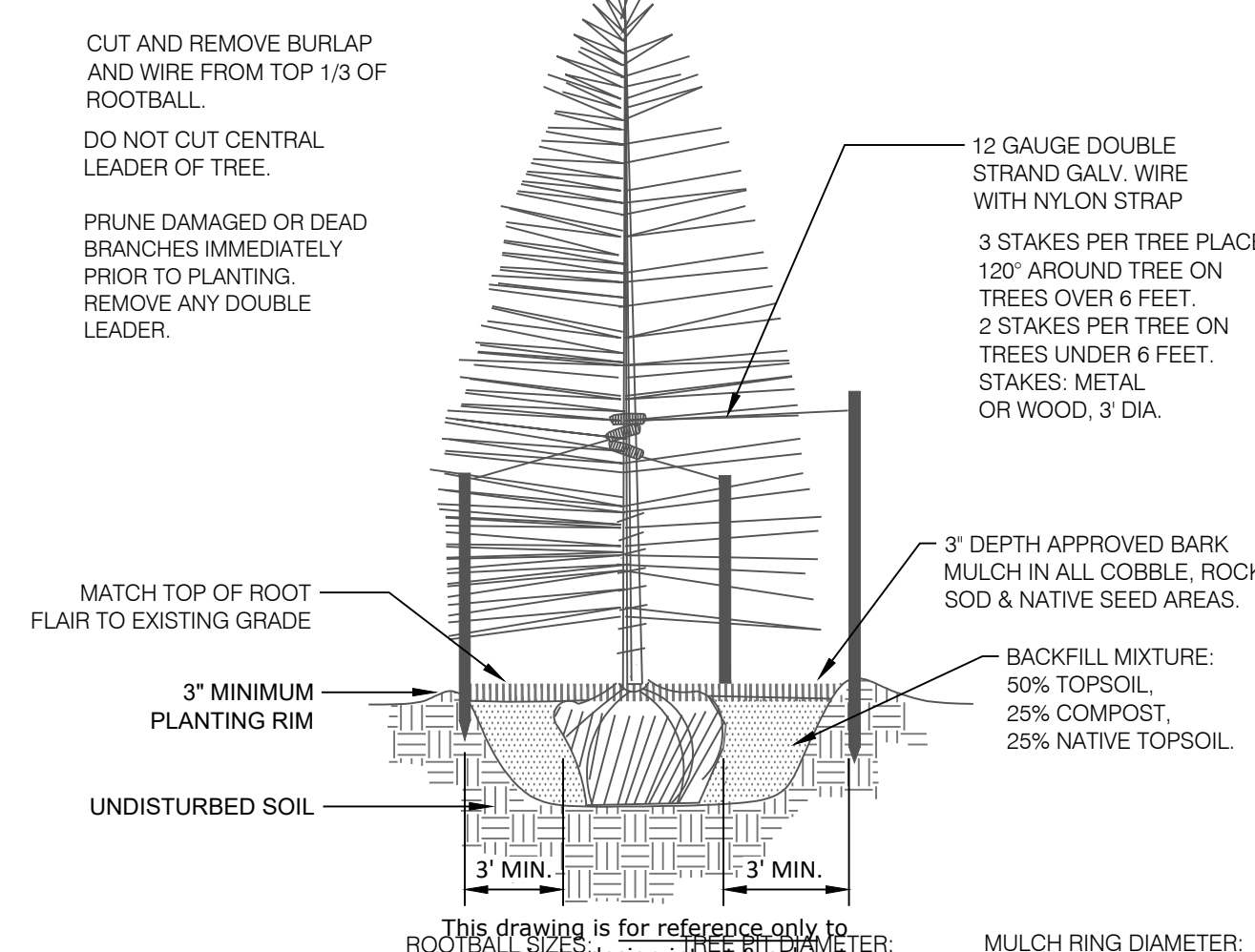
- NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. DO NOT SCALE DRAWING.  
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.  
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.  
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 035-017C.

1 6' VINYL FENCE



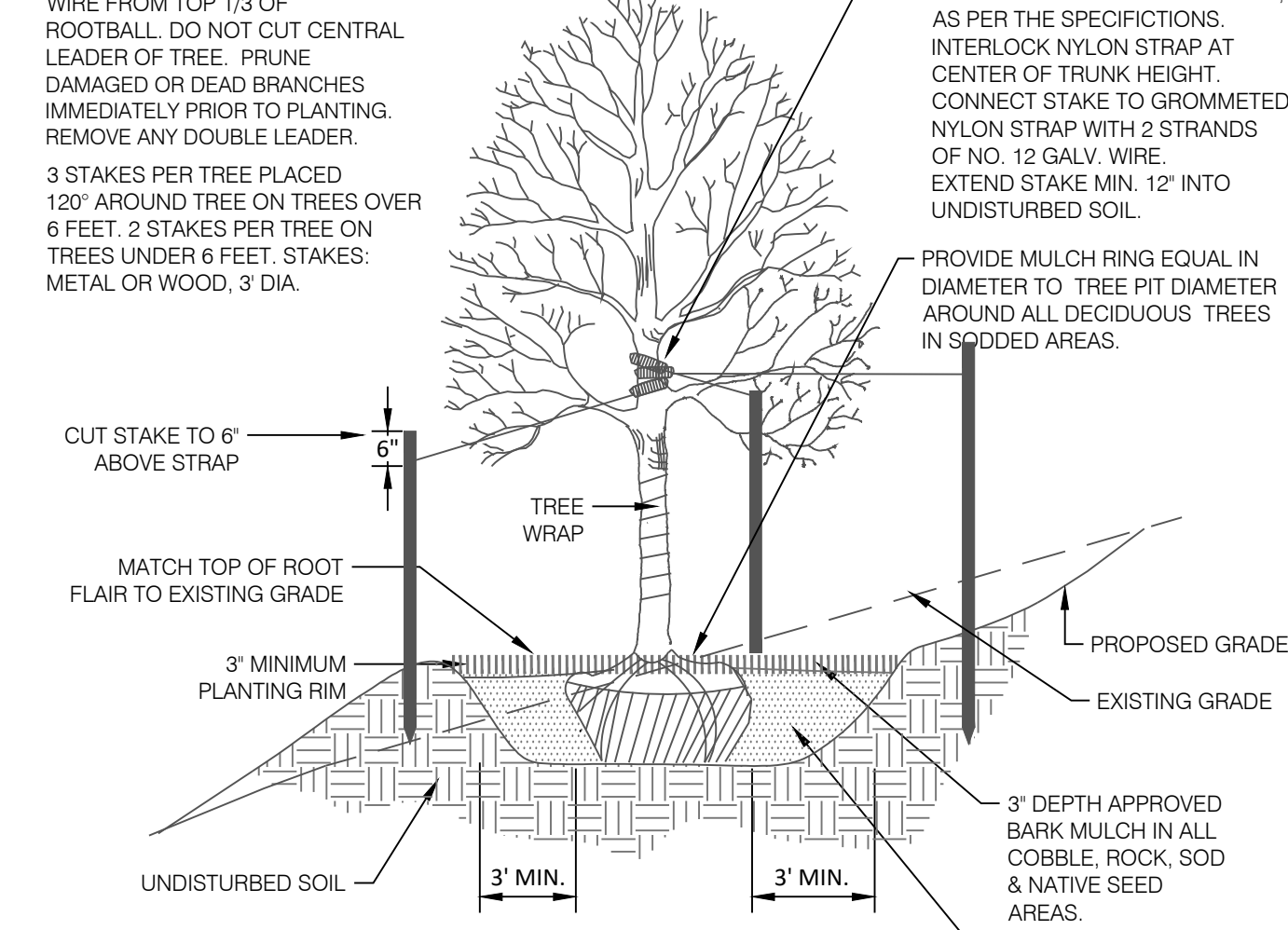
- ROOTBALL SIZES:  
1.5' Cal. = 1'-8"  
2' Cal. = 2'-0"  
2.5' Cal. = 2'-4"  
3' Cal. = 2'-6"
- TREE PIT DIAMETER:  
1.5' Cal. = 7'-8"  
2' Cal. = 8'-0"  
2.5' Cal. = 8'-4"  
3' Cal. = 8'-6"
- MULCH RING DIAMETER:  
1.5' Cal. = 7'-8"  
2' Cal. = 8'-0"  
2.5' Cal. = 8'-4"  
3' Cal. = 8'-6"

2 DECIDUOUS TREE PLANTING DETAIL



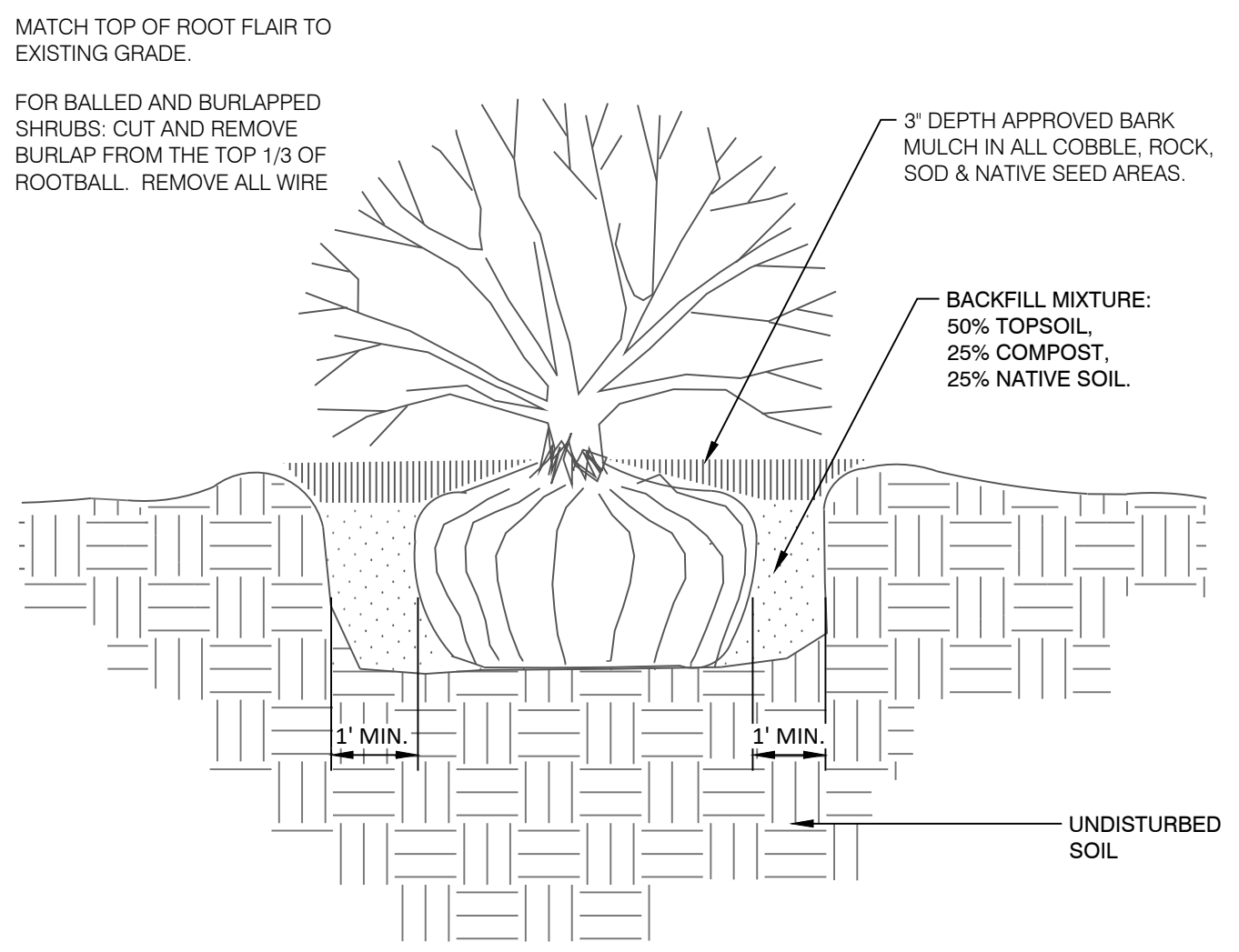
- ROOTBALL SIZES:  
6' HT. = 1'-10"  
8' HT. = 2'-3"  
10' HT. = 2'-10"  
12' HT. = 2'-10"
- TREE PIT DIAMETER:  
6' HT. = 8'-0"  
8' HT. = 8'-3"  
10' HT. = 8'-10"  
12' HT. = 8'-10"
- MULCH RING DIAMETER:  
6' HT. = 7'-10"  
8' HT. = 8'-3"  
10' HT. = 8'-10"  
12' HT. = 8'-10" (OR EXTENDED BEYOND BRANCHING)

3 CONIFEROUS TREE PLANTING DETAIL

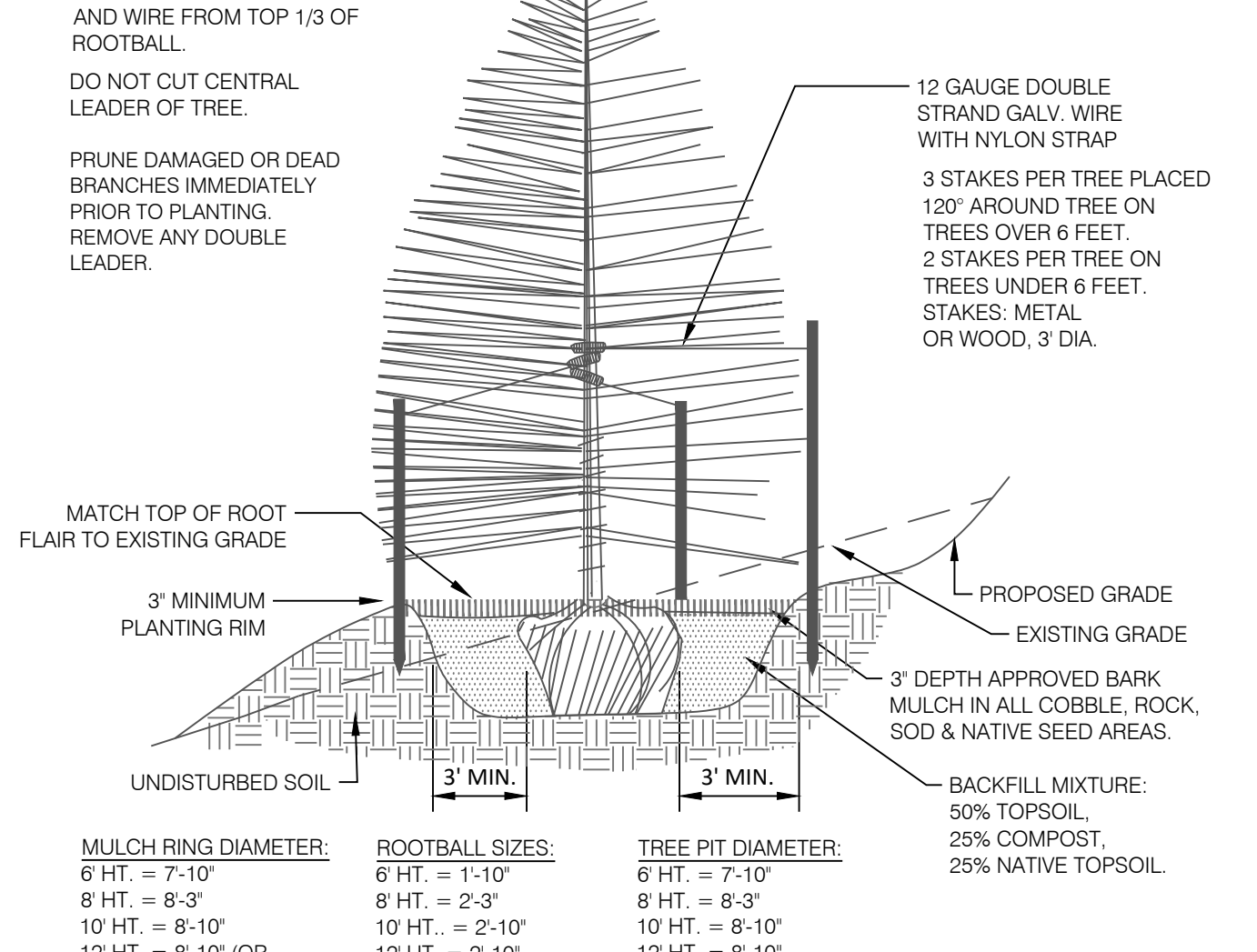


- ROOTBALL SIZES:  
1.5' Cal. = 1'-8"  
2' Cal. = 2'-0"  
2.5' Cal. = 2'-4"  
3' Cal. = 2'-6"
- TREE PIT DIAMETER:  
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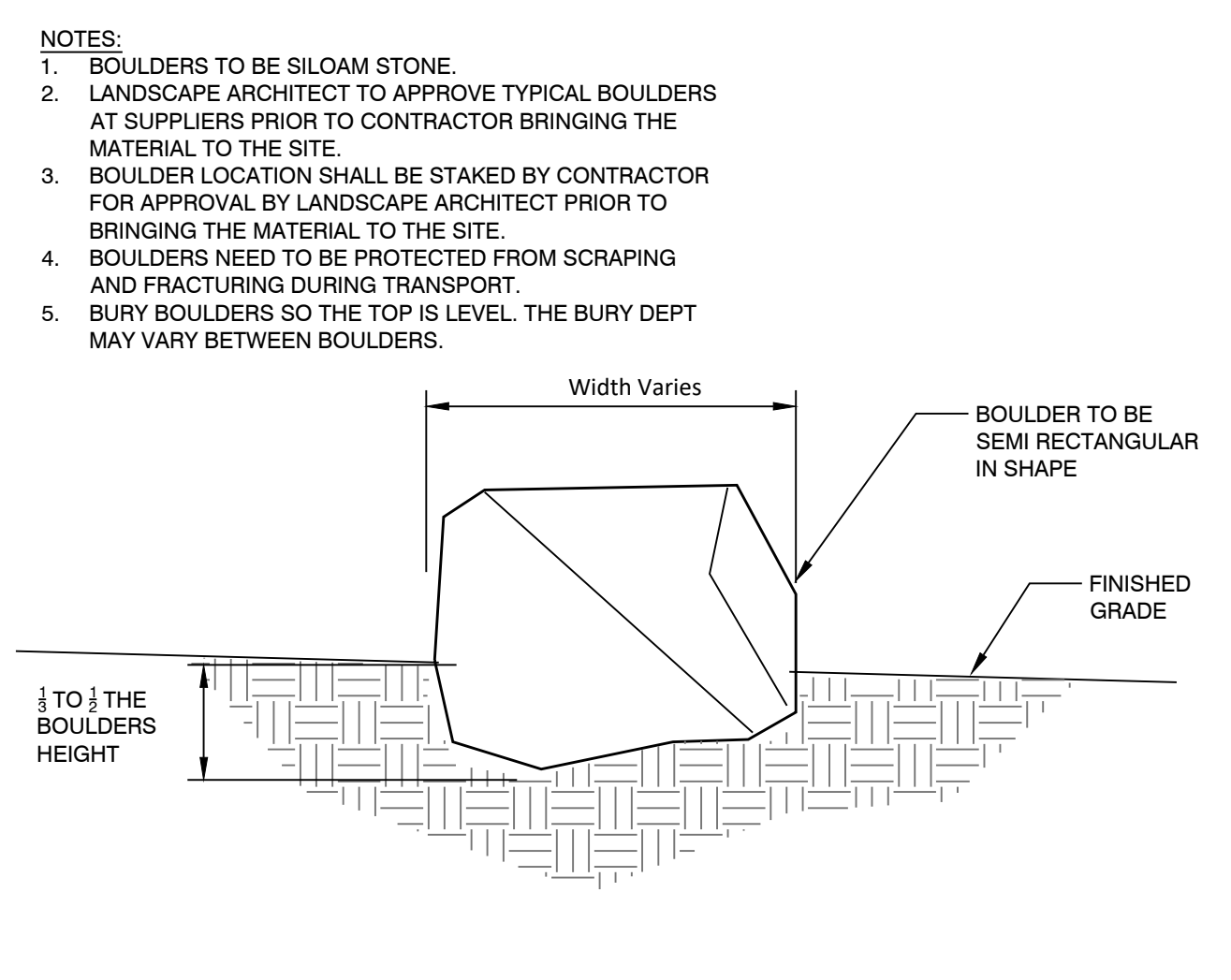
4 DECIDUOUS TREE PLACEMENT ON SLOPE



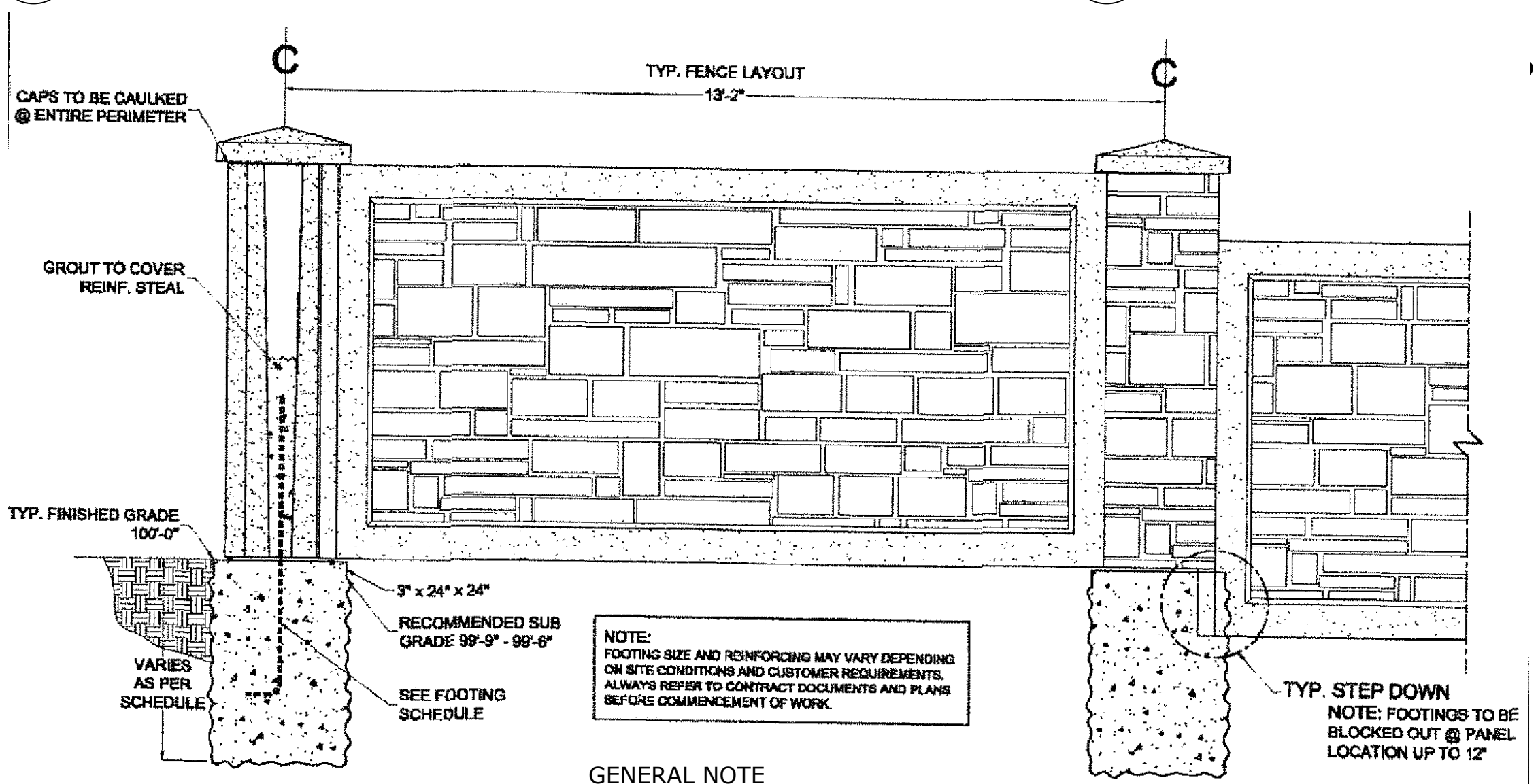
5 SHRUB PLANTING DETAIL



6 CONIFEROUS TREE PLACEMENT ON SLOPE



7 LANDSCAPE BOULDER



8 6' CONCRETE SLAT WALL

GENERAL NOTE  
1. 2-3" gap is proposed along the base of the wall to prevent any drainage issues.



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### PUD PRELIMINARY PLAN LANDSCAPE DETAILS

SHEET NUMBER  
7 OF 9

PLAN FILE # PUDSP232

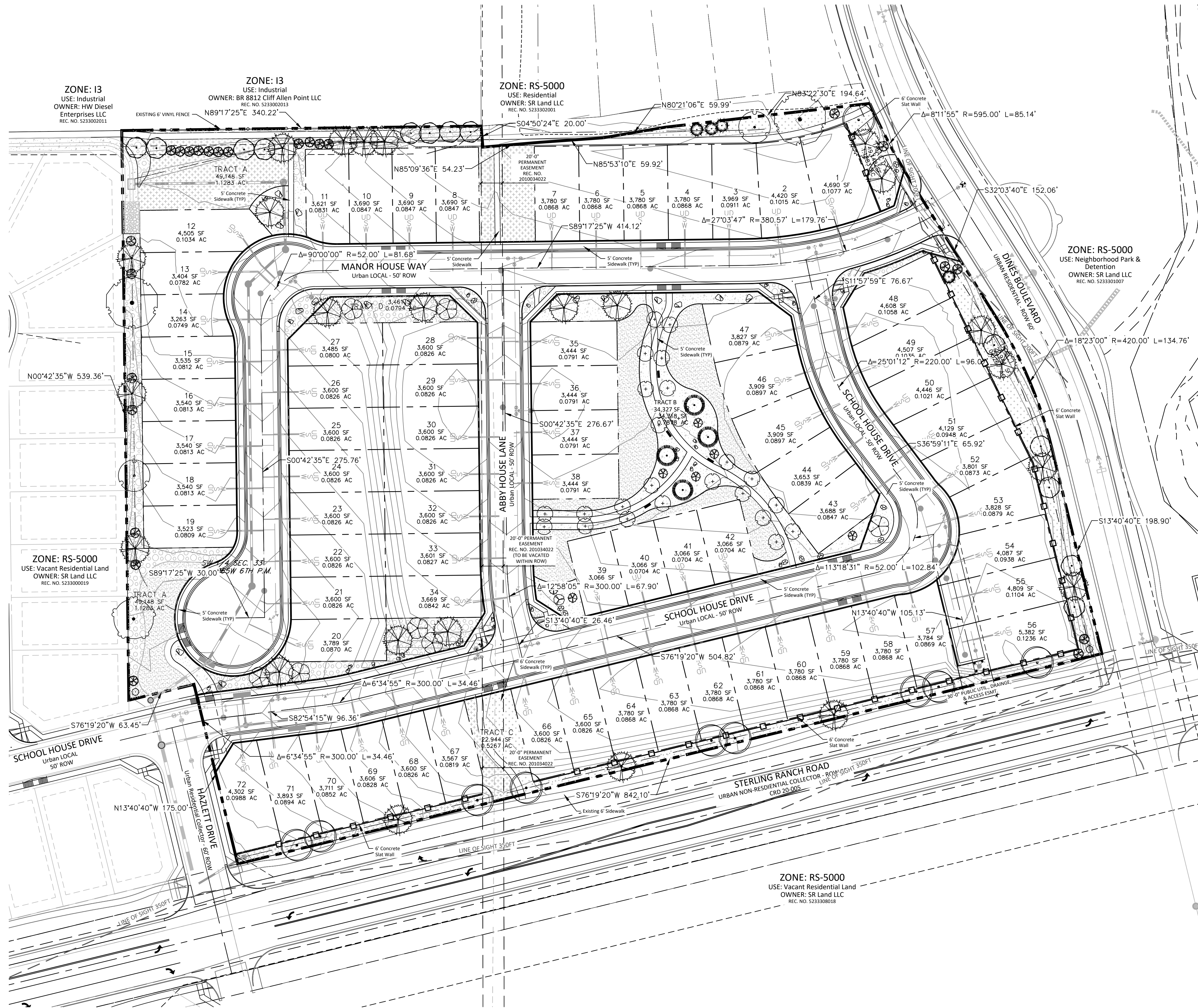
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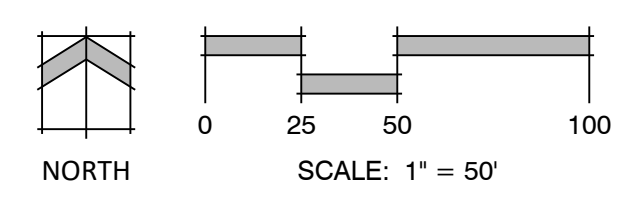
### FINAL LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
12/04/2023	BP	PER COUNTY REVIEW COMMENTS
01/04/2024	BP	PER COUNTY REVIEW COMMENTS
01/12/2024	BP	PER COUNTY REVIEW COMMENTS

8

8 OF 9

PLAN FILE # PUDSP232



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