

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



N.E.S. Inc.
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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 (S04-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 |
|-------------------------|-----|--|--------|-------|-----------|------|
| DECIDUOUS TREES | | | | | | |
| | 10 | Acer grandidentatum 'Schmidt' TM / Rocky Mountain Glow Maple | 30' | 30' | 1.5" Cal. | B&B |
| | 2 | Acer platanoides 'Cleveland' / Cleveland Norway Maple | 50' | 30' | 1.5" Cal. | B&B |
| | 1 | Gleditsia triacanthos inermis 'Northern Acclaim' TM / Northern Acclaim Honeylocust | 50' | 40' | 1.5" Cal. | B&B |
| | 2 | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | 60' | 50' | 1.5" Cal. | B&B |
| | 13 | Prunus x virginiana 'P0025' TM / Sucker Punch Red Chokecherry | 25' | 20' | 1.5" Cal. | B&B |
| EVERGREEN TREES | | | | | | |
| | 4 | Juniperus scopulorum / Rocky Mountain Juniper | 20' | 12" | 6" HT | B&B |
| | 2 | Juniperus scopulorum 'Moonglow' / Moonglow Juniper | 20' | 8" | 6" HT | B&B |
| | 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 |
| | 24 | Pinus nigra / Austrian Pine | 50' | 30" | 6" HT | B&B |
| ORNAMENTAL TREES | | | | | | |
| | 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 |
| SHRUBS | | | | | | |
| | 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 |
| | 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 |
| DECIDUOUS SHRUBS | | | | | | |
| | 10 | Forestiera neomexicana / New Mexico Privet | 12' | 12" | 5 GAL | CONT |
| GRASSES | | | | | | |
| | 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 |

| DATE | BY | DESCRIPTION |
|------------|----|----------------------------|
| 12/04/2023 | BP | PER COUNTY REVIEW COMMENTS |
| 06/04/2024 | BP | PER COUNTY REVIEW COMMENTS |
| 09/12/2024 | BP | PER COUNTY REVIEW COMMENTS |

FINAL LANDSCAPE PLAN

update with latest landscape version from January PUDSP and add to FAE

STERLING RANCH FILING 5

PUD Preliminary Plan

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

STAMP

ISSUE INFO

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

ISSUE / REVISION

PUD PRELIMINARY PLAN
LANDSCAPE NOTES

6

6 OF 9

PLAN FILE #

PUDSP232

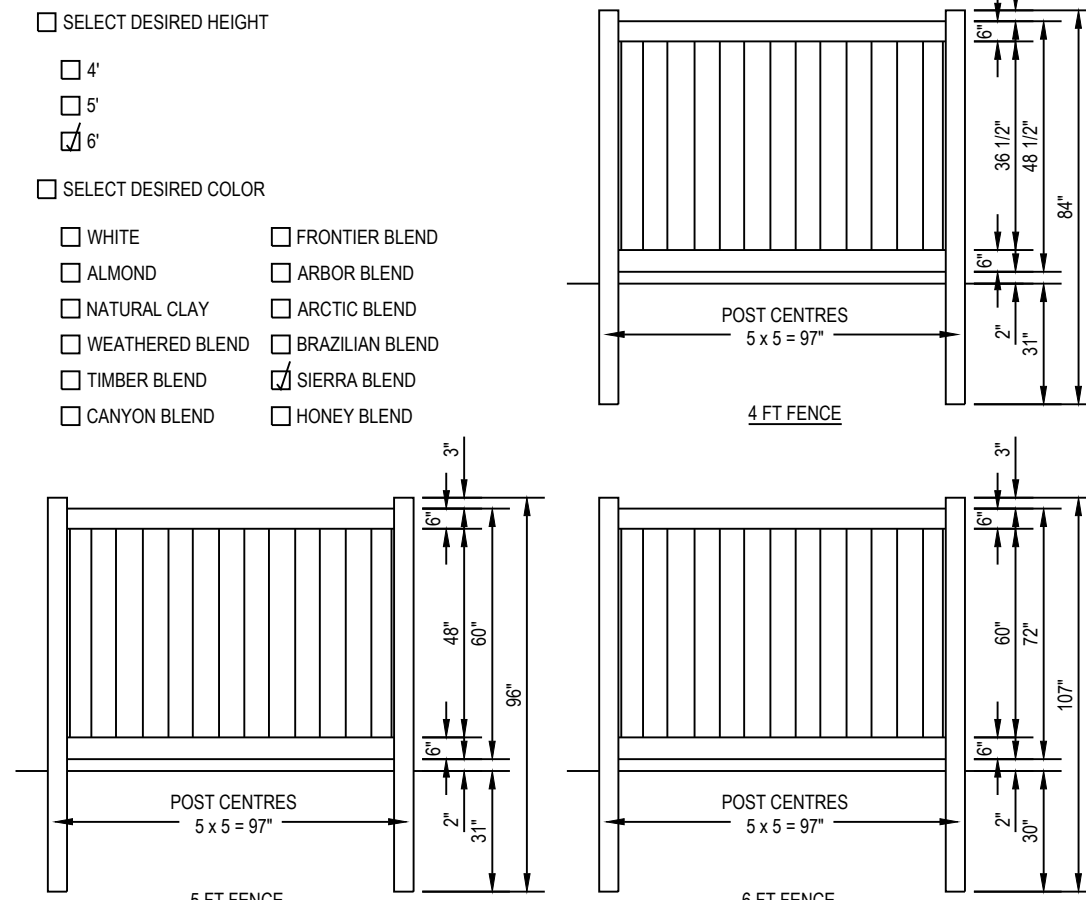
STERLING RANCH FILING 5

PUD PRELIMINARY PLAN

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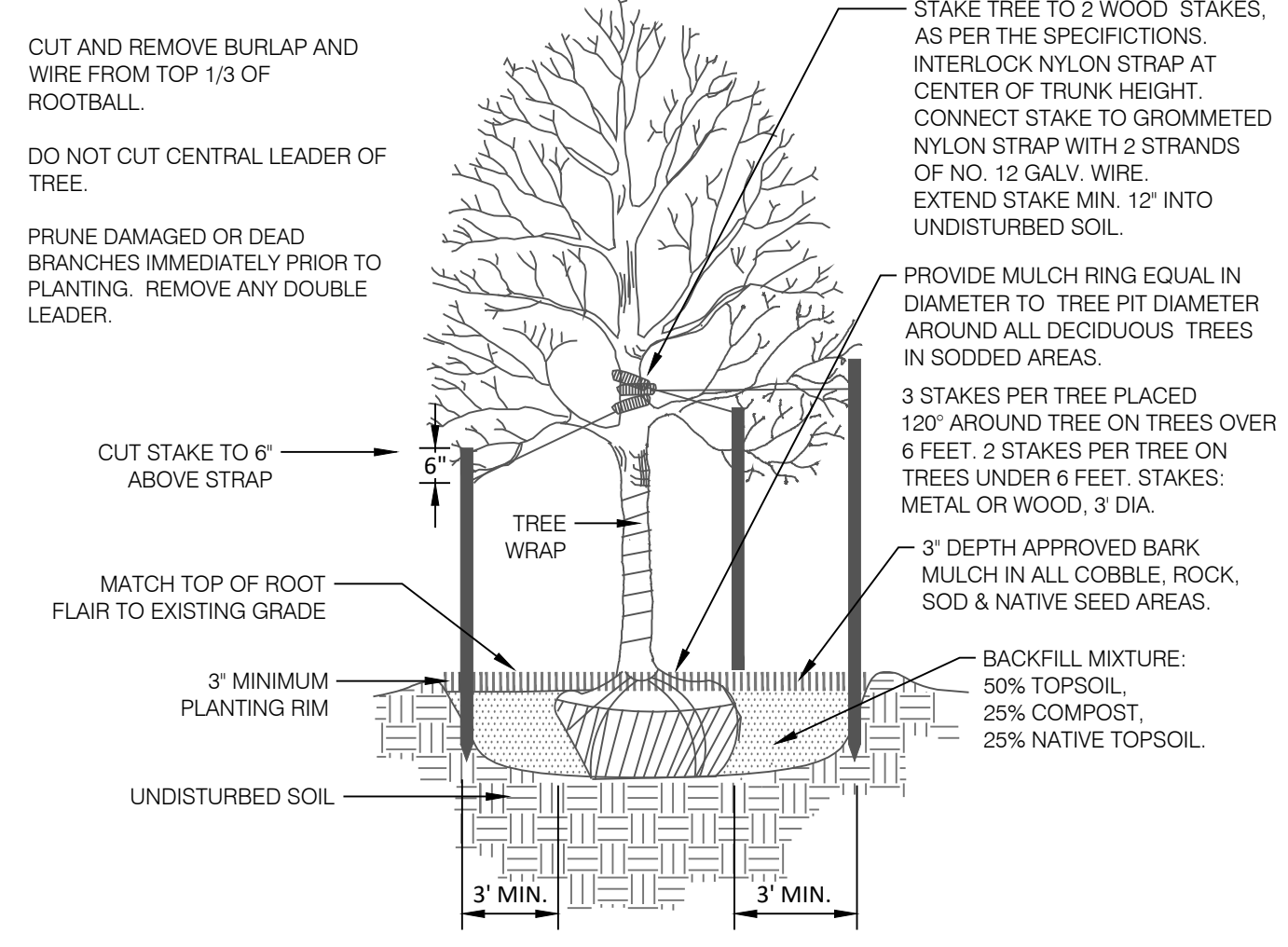
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FAX: (716) 823-2843
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NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, 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 AND ENTER REFERENCE NUMBER 035-017C.

1 6' VINYL FENCE

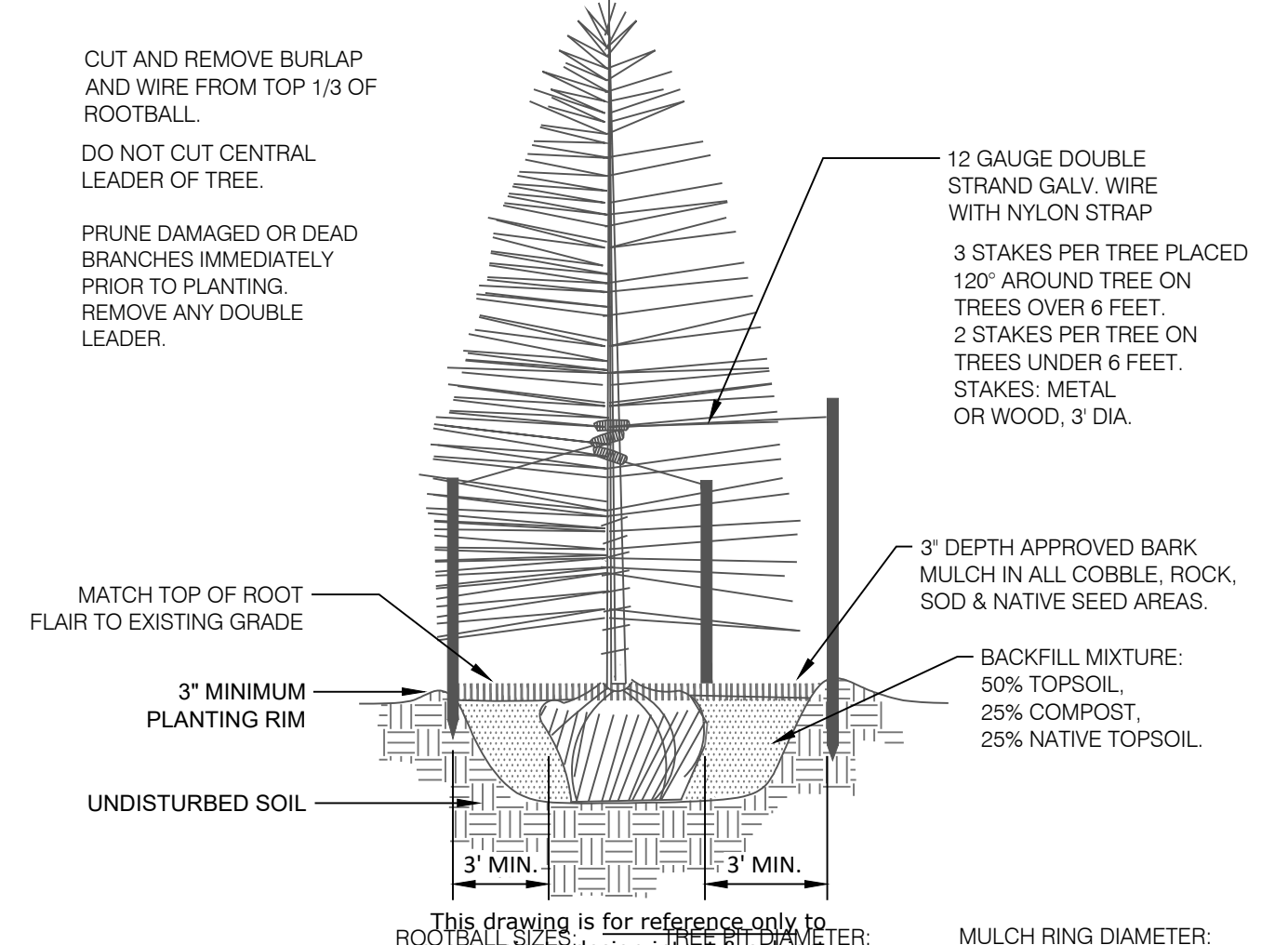


ROOTBALL SIZES:
1.5' Cal. = 1'-8"
2' Cal. = 2'-0"
2.5' Cal. = 2'-4"
3' Cal. = 2'-6"

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

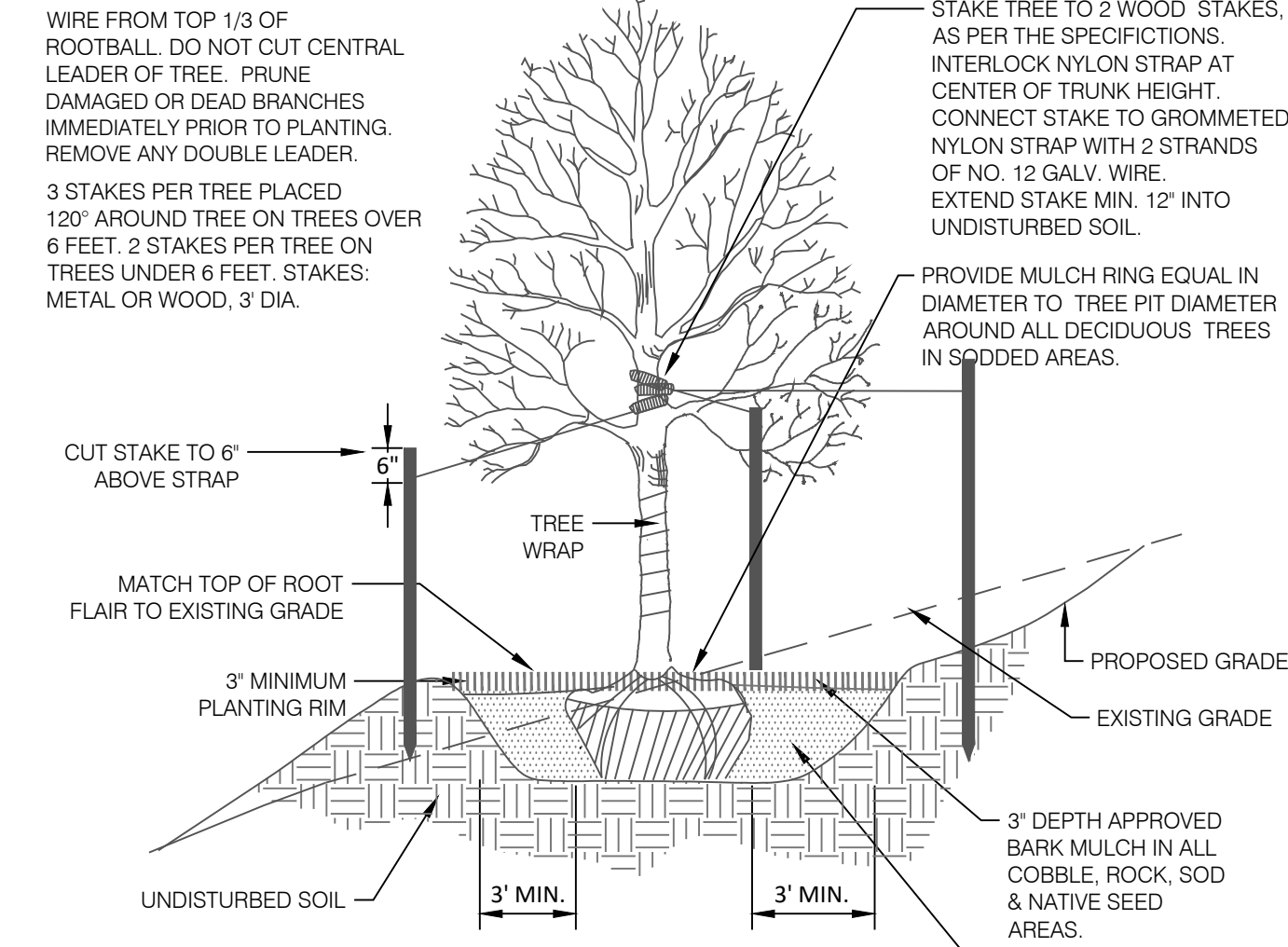


ROOTBALL SIZES:
6 HT. = 1'-10"
8 HT. = 2'-3"
10 HT. = 2'-10"
12 HT. = 2'-10"

TREE PIT DIAMETER:
6 HT. = 6'-0"
8 HT. = 8'-0"
10 HT. = 8'-0"
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

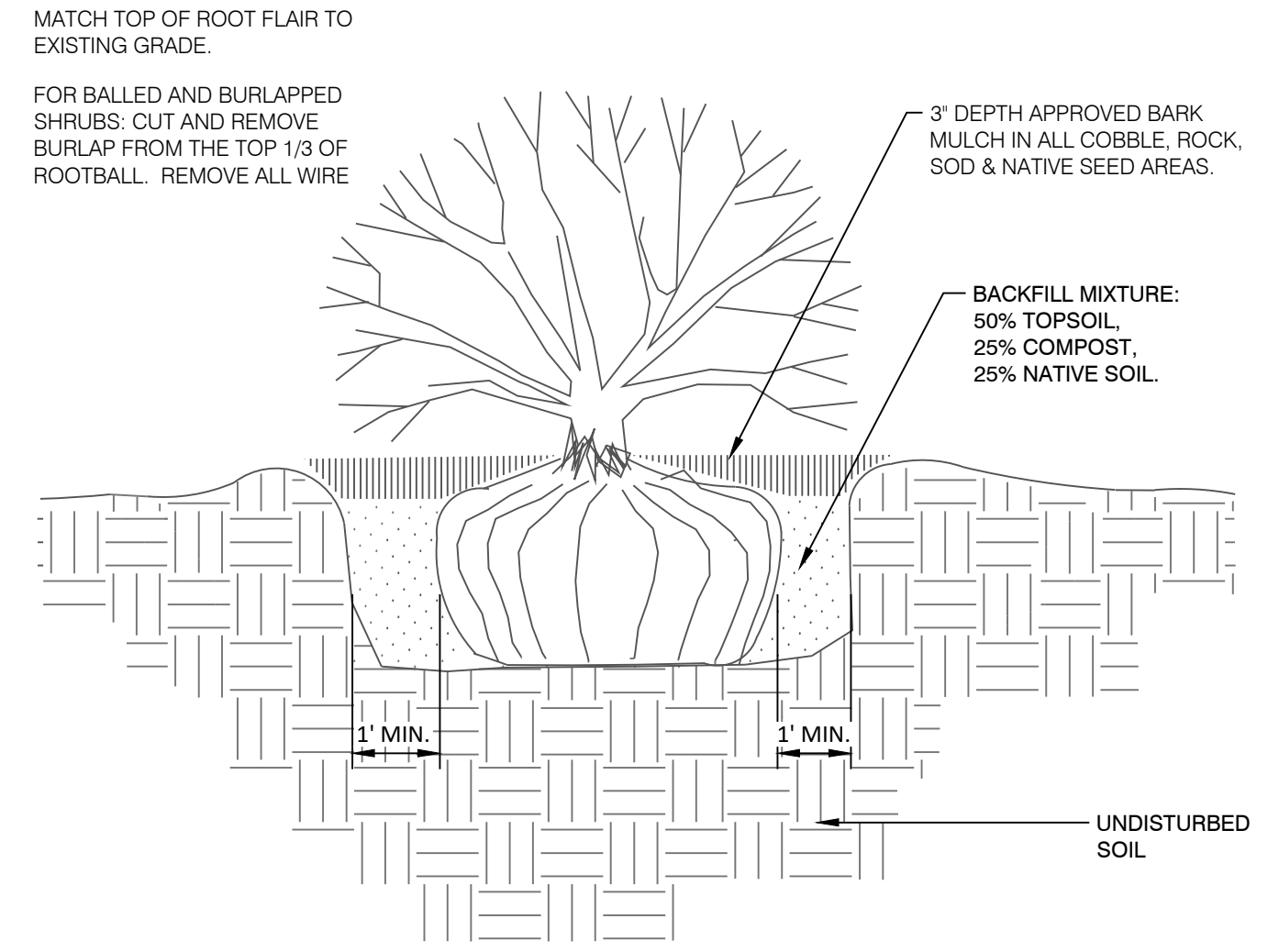


MULCH RING DIAMETER:
1.5' Cal. = 7'-8"
2' Cal. = 8'-0"
2.5' Cal. = 8'-4"
3' Cal. = 8'-6"

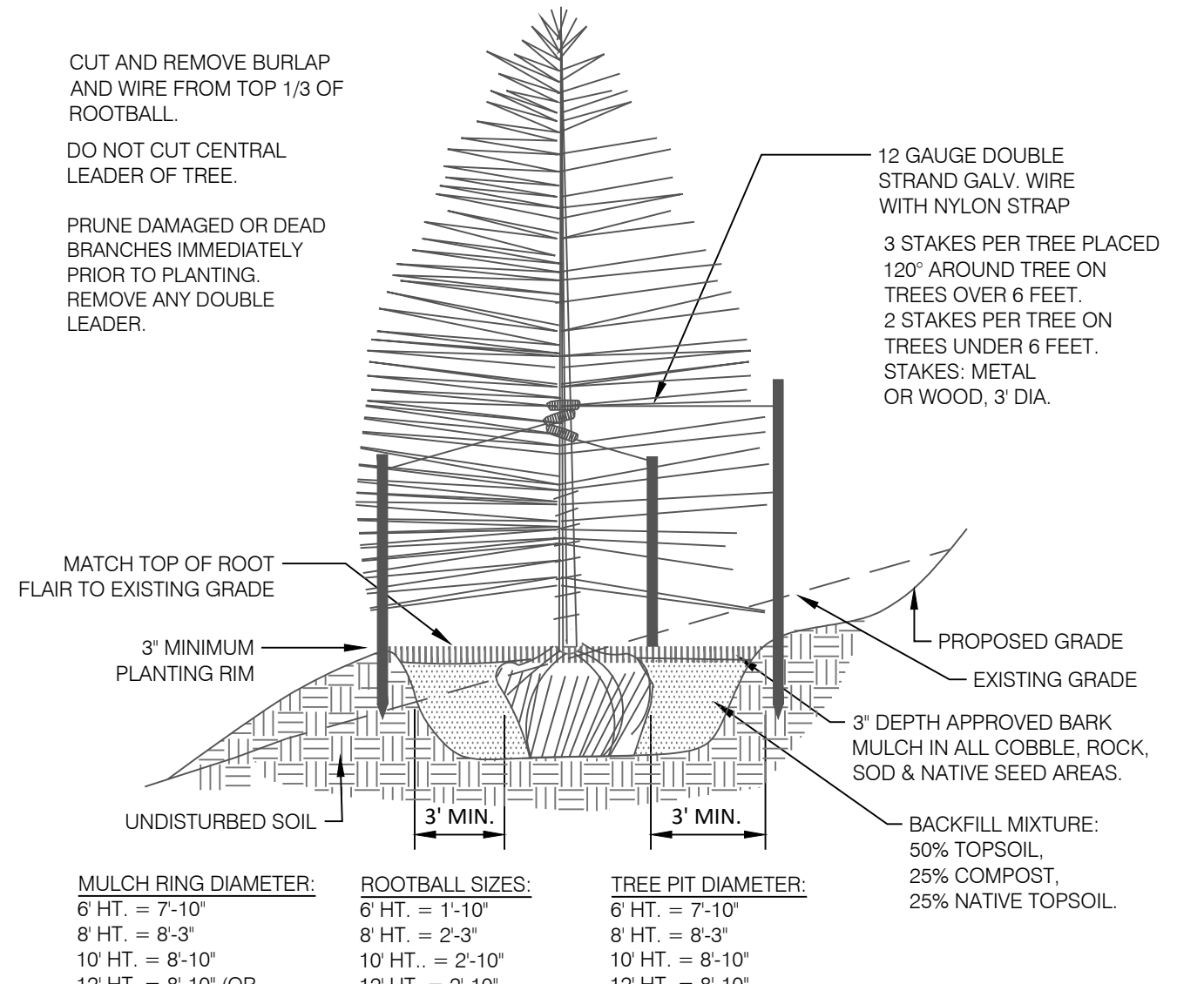
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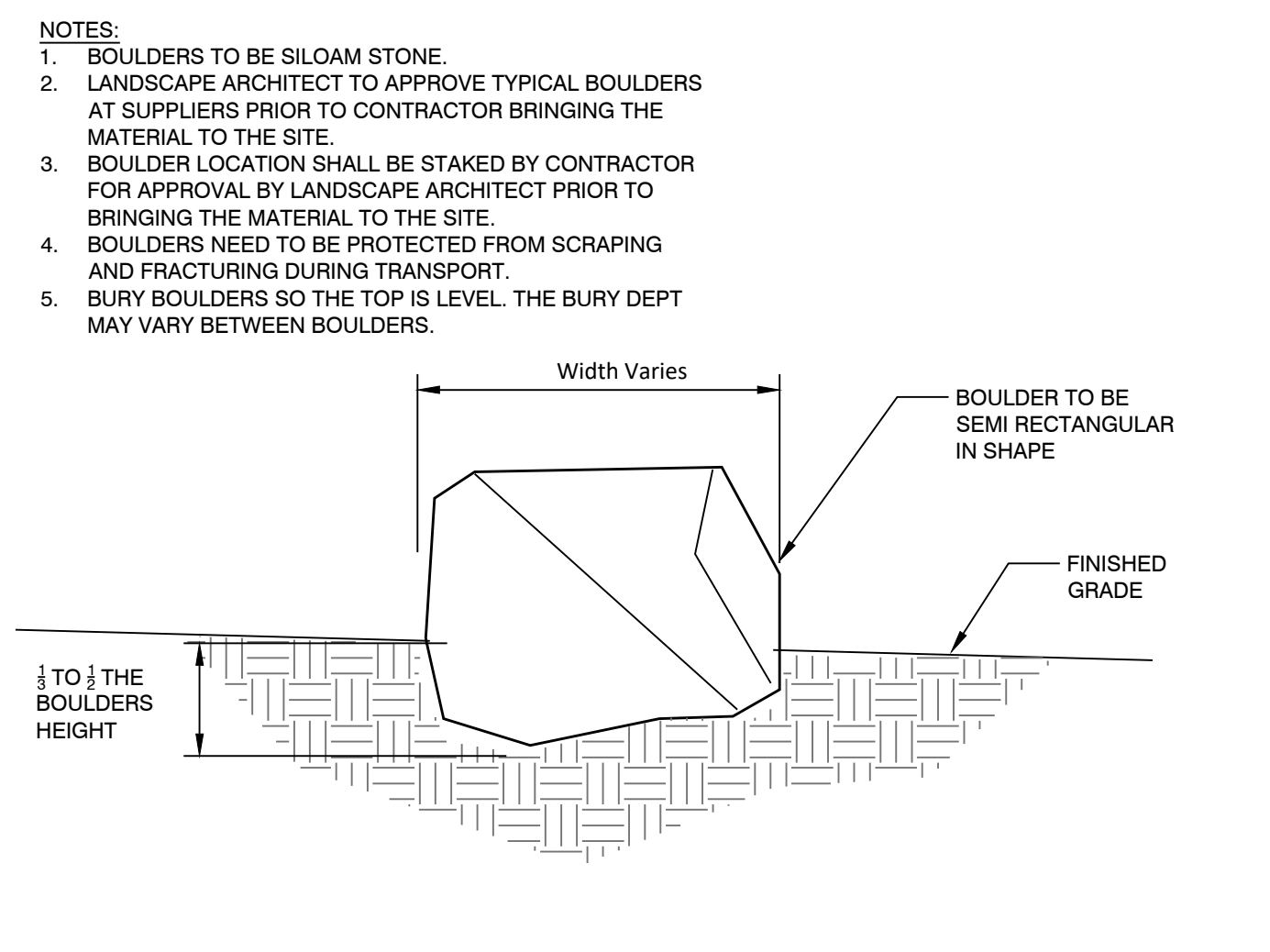
4 DECIDUOUS TREE PLACEMENT ON SLOPE



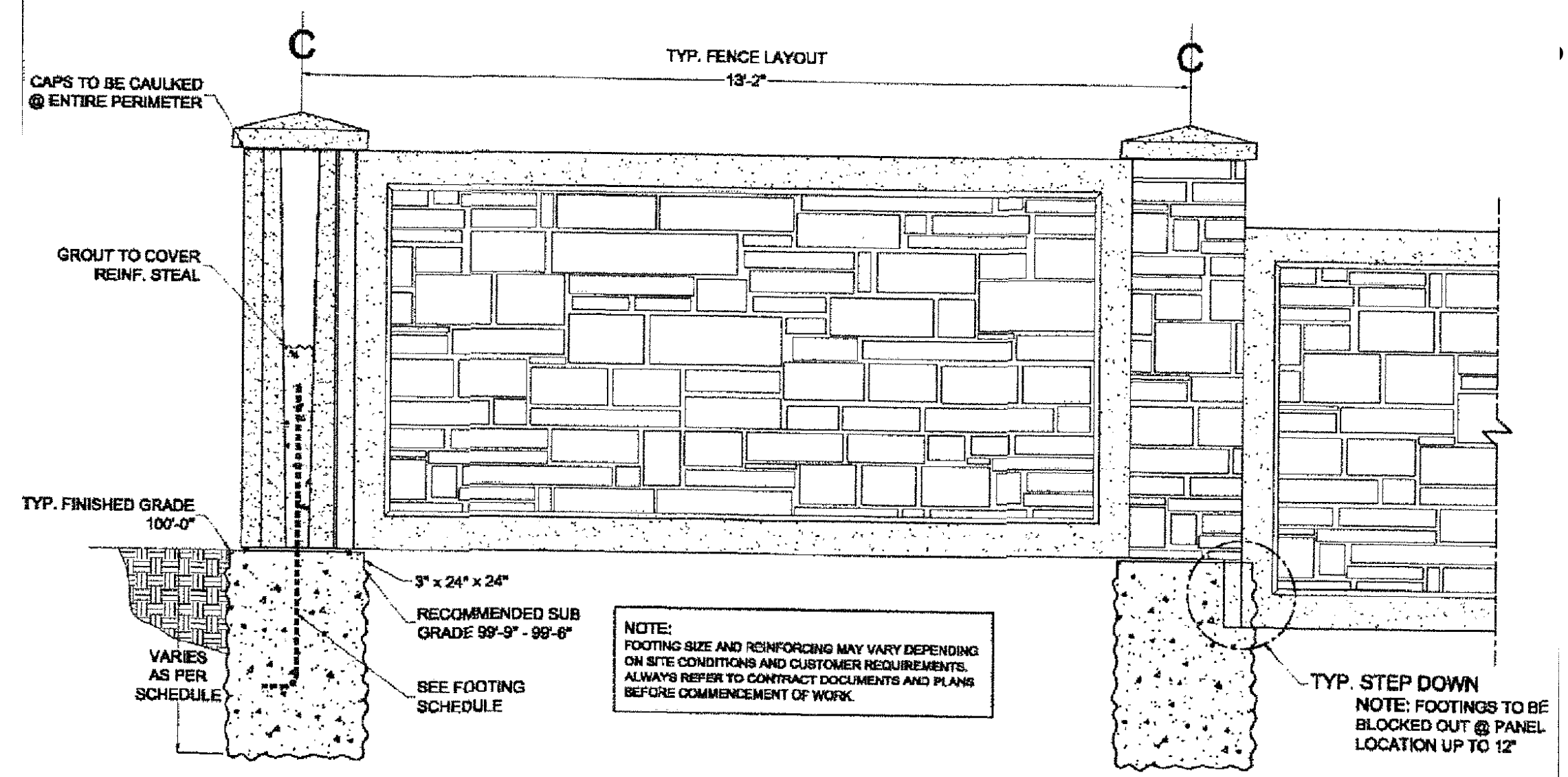
5 SHRUB PLANTING DETAIL



6 CONIFEROUS TREE PLACEMENT ON SLOPE



7 LANDSCAPE BOULDER



8 6' CONCRETE SLAT WALL



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

STERLING RANCH FILING 5

PUD Preliminary Plan

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

ISSUE INFO

| DATE: | BY: | DESCRIPTION: |
|------------|-----|----------------------------|
| 12/04/2023 | BP | PER COUNTY REVIEW COMMENTS |
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ISSUE / REVISION

| DATE: | BY: | DESCRIPTION: |
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PUD PRELIMINARY PLAN LANDSCAPE DETAILS

SHEET NUMBER
7
OF 9

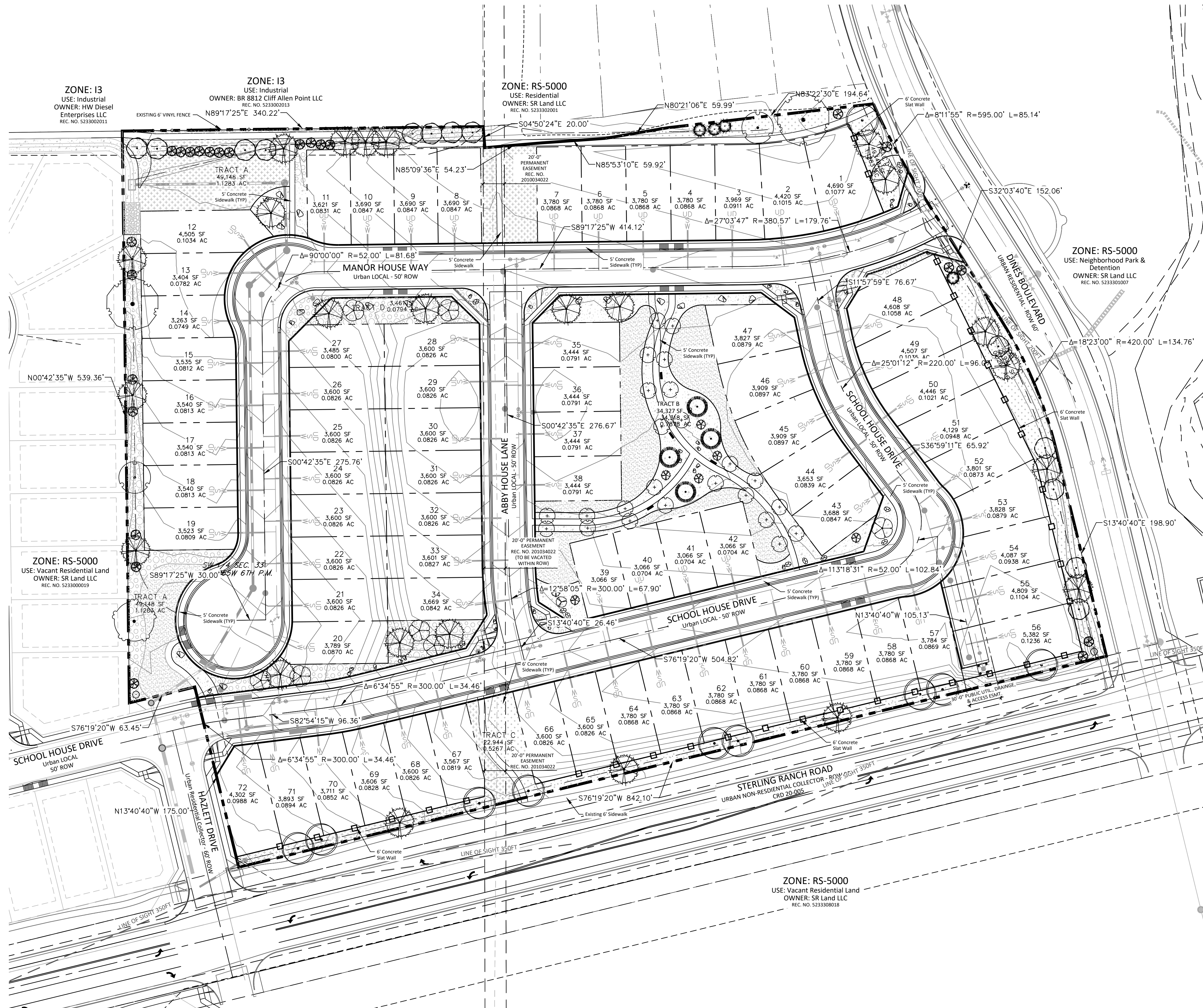
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TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY



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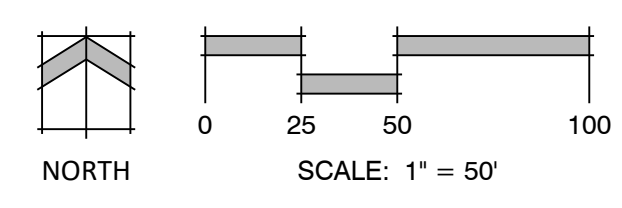
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PREPARED BY: A. LANGHANS

FINAL LANDSCAPE PLAN

8

8 OF 9

PUDSP232



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V_1 Landscape Plan drawings R1.pdf Markup Summary

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update with latest
landscape version
from January PUDSP
and add to FAE

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PUDSP and add to FAE