

WILDGRASS FILING NO. 1

PUD DEVELOPMENT PLAN

EL PASO COUNTY, CO



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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WILDGRASS

PUD DEVELOPMENT PLAN

0 Delmonico Drive

DATE: 9.4.15
 PROJECT NO.: A. Balfour
 PREPARED BY: J. Norman

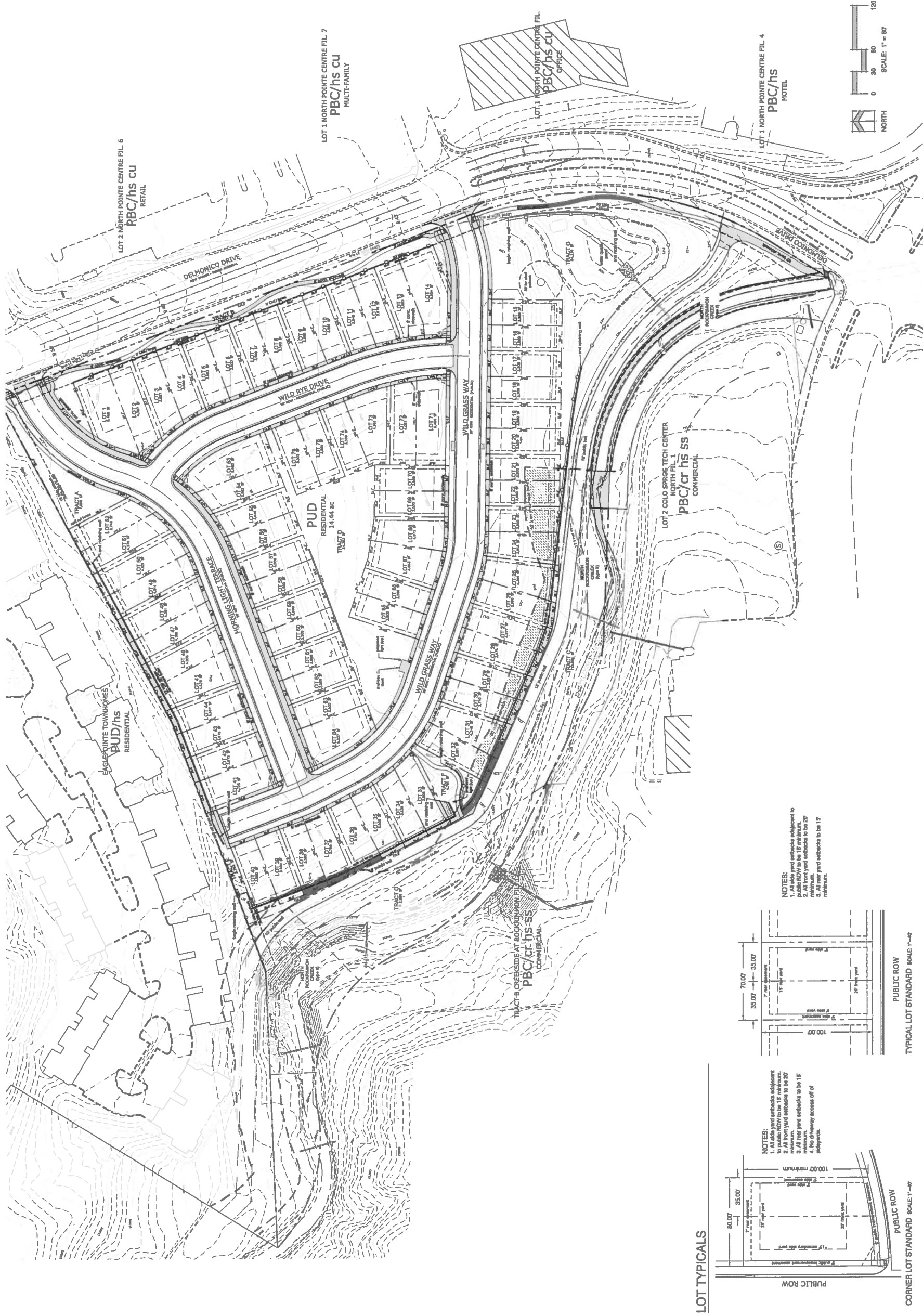
PUD DEVELOPMENT PLAN SUBMITTAL

DATE	BY	DESCRIPTION
12.17.15	JR	CITY COMMENT
1.15.16	JR	CITY COMMENT

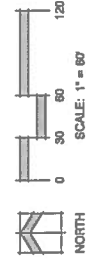
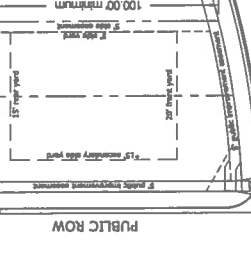
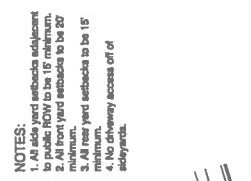
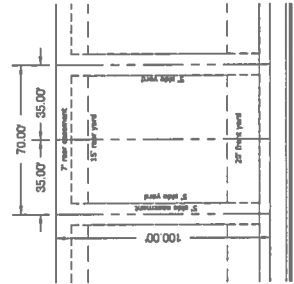
DEVELOPMENT PLAN

1 of 11

CPC PUD 15-00092
 CPC PUD 15-00093



NOTES:
 1. All side yard setbacks adjacent to public ROW to be 15' minimum.
 2. All front yard setbacks to be 20' minimum.
 3. All rear yard setbacks to be 15' minimum.
 4. No driveway access off of alleyways.



LOT TYPICALS

PUBLIC ROW SCALE 1"=40'

CORNER LOT STANDARD SCALE 1"=40'

FIGURE 1

F:\Century\Projects\15\15-00092\15-00092_PUD_Development_Plan_Submittal.dwg (07/24/2016 11:32:40 AM) jnorman

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PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

Land Planning
Landscape
Architecture
Urban Design

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- KEYED NOTES:** (see # items listed, items listed considered first)
- TYPICAL DECIDUOUS TREE PLANTING
- see detail: 1/4-11
 - TYPICAL EVERGREEN TREE PLANTING
- see detail: 2/4-11
 - TYPICAL SHRUB PLANTING
- see detail: 3/4-11
 - TYPICAL GROUND COVER/PERENNIAL PLANTING
- see detail: 4/4-11
 - EXISTING TREE TO REMAIN
 - LANDSCAPE BOULDER
- see detail: 5/4-11
 - STEEL EDGE
- see detail: 7/4-11
 - 3" GRANITE GRAVEL MULCH
- see detail: 6/4-11
 - 4-8" COBBLE
- see detail: 8/4-11
 - TURF LAWN AREA
- see detail: 9/4

HATCH LEGEND

[Pattern]	TURF GRASS Sod Areas	39,180 sf
[Pattern]	4-8" COBBLE	2,767 sf
[Pattern]	NATIVE SOD MIX	22,034 sf

Landscape Setbacks
See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Classification	Width (in Ft.)	Linear Footage	Tree/Footage Required	No. of Trees Required
Delmonico Drive <td>Minor Arterial <td>20/20</td> <td>1,114'</td> <td>129</td> <td>45/58</td> </td>	Minor Arterial <td>20/20</td> <td>1,114'</td> <td>129</td> <td>45/58</td>	20/20	1,114'	129	45/58
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	0/0			

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.)	Linear Footage	Buffer Trees (1/20') Required / Provided
North Boundary	19/19	964'	43/43
Length of 6' Opaque Structure Req./Prov.			Percent Ground Plane Veg. Req. / Prov.
			75% / 100%

Any trees labeled as Extra (EX) are in addition to the City Requirements and are at the owners discretion.
* Alternative Compliance requested.

WILDGRASS

PUD DEVELOPMENT PLAN
0 Delmonico Drive

DATE: 9.4.15
PROJECT NO: A-10000
PREPARED BY: J. Berman

FINAL LANDSCAPE PLAN

DATE: 12.17.15
BY: JAR
CITY COMMENTS: 1.1.16
CITY COMMENTS:

LANDSCAPE PLAN

SHEET NO: 2
SHEET NAME: 2 of 11
PROJECT: CPC PUD 15-00092
CPC PUD 15-00093

1:\Country\Compliance\Delmonico at Rock\Images\Delmonico at Rock\Wildgrass\Delmonico at Rock\Wildgrass_L5.dwg [15] 1/15/2016 2:14:56 PM J.Berman

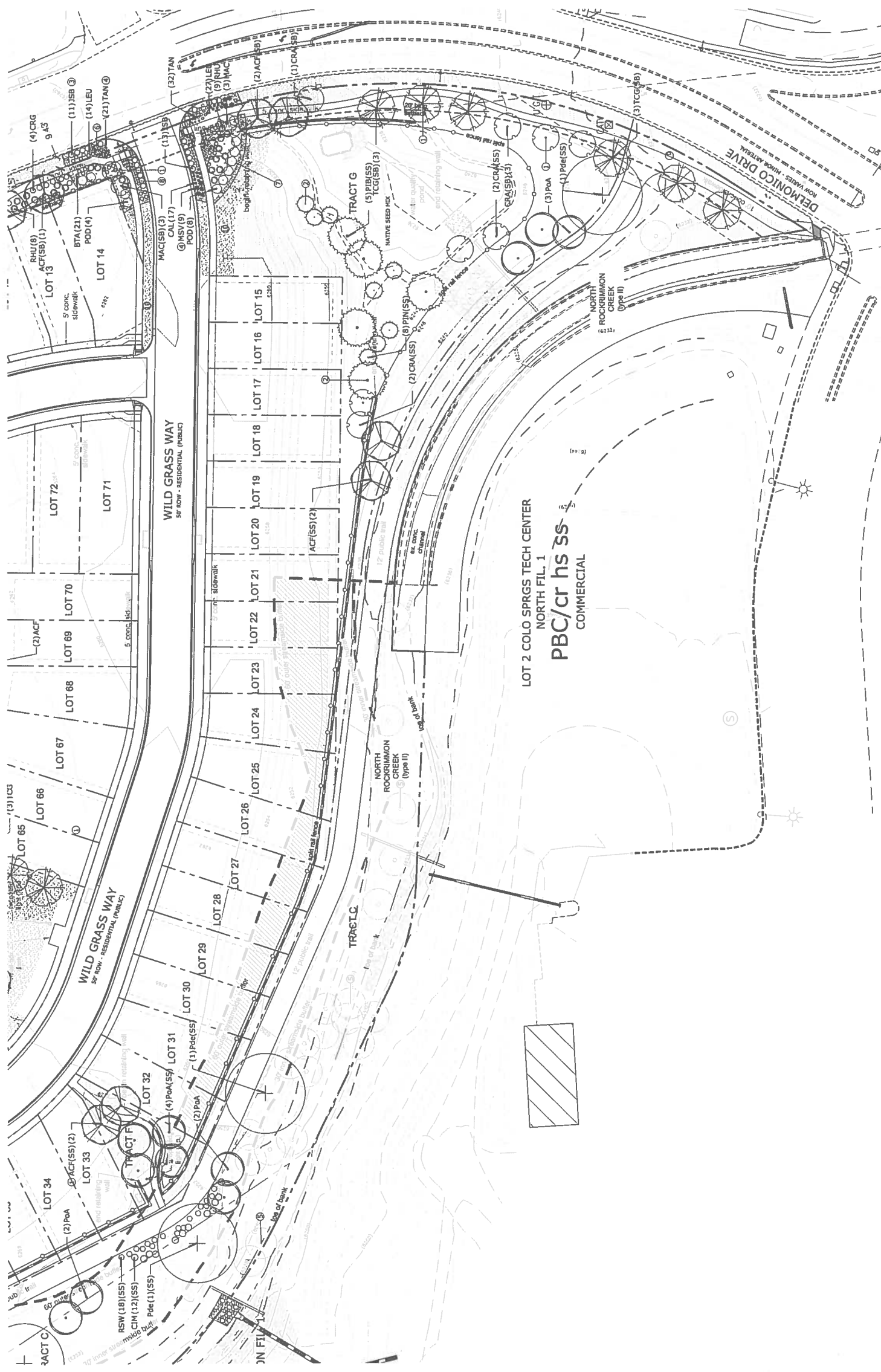
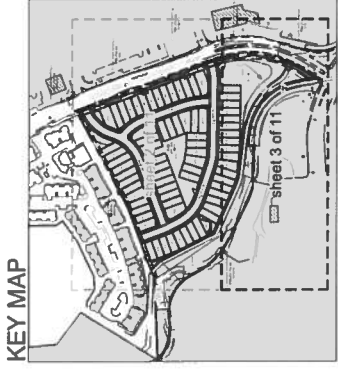
FIGURE 1

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PUD DEVELOPMENT PLAN
EL PASO COUNTY, CO

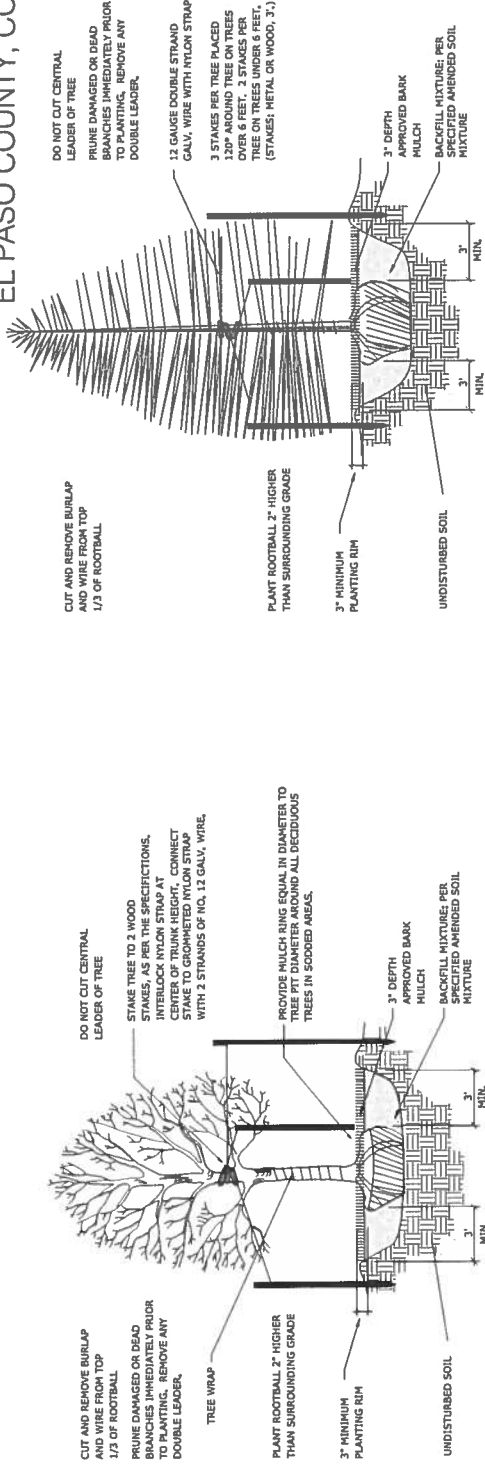
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LANDSCAPE NOTES

- PLANT QUANTITY AND SUBSTITUTION: IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL CONTROL. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING FOR ACCEPTANCE.
- ACCEPTABLE PLANT MATERIAL: ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE COLORADO NURSERY ASSOCIATION AND THE AMERICAN STANDARD OF NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL DAMAGES, AND HAVE A RELATIVELY STRAIGHT TRUNK WITH A CENTRAL LEADER. THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES TO 6 FEET ABOVE FINISH GRADE. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- SOIL AMENDMENT: ALL PLANTING AREAS AND TURF AREAS SHALL BE AMENDED AS FOLLOWS:
 - 1. ALL PLANTING AREAS SHALL BE AMENDED TO A DEPTH OF 4" PRIOR TO PLANTING.
 - 2. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM SHALL DRAIN PERGATE ALL TREE, SHRUB, AND GRASS COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SYSTEM WITH A 1/2" DRAINAGE SYSTEM TO BE INSTALLED AT THE SAME TIME AS THE PLANTING.
 - 3. PLANTING AREAS SHALL BE AMENDED TO A DEPTH OF 4" PRIOR TO PLANTING.
 - 4. SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. FERTILIZER SHALL BE APPLIED TO TURF AREAS AT THE RATE OF 10 LBS PER 1000 SQ FT OF TURF.
 - 5. CONTRACTOR TO UTILIZE STOCKED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 9" OF TURF.
 - 6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM SHALL DRAIN PERGATE ALL TREE, SHRUB, AND GRASS COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SYSTEM WITH A 1/2" DRAINAGE SYSTEM TO BE INSTALLED AT THE SAME TIME AS THE PLANTING.
 - 7. PLANTING AREAS SHALL BE AMENDED TO A DEPTH OF 4" PRIOR TO PLANTING.
 - 8. IRRIGATION SYSTEM SHALL BE INSTALLED AT THE SAME TIME AS THE PLANTING.
 - 9. EROSION CONTROL BLANKET TO BE APPLIED AS INDICATED ON GRADING AND EROSION CONTROL PLAN. ALL AREAS SHALL BE PROTECTED FROM EROSION PRIOR TO PLANTING.
 - 10. ALL SOULIFER, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGES. ALL SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGES. ALL SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGES. ALL SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGES.
 - 11. ALL PLANTS NOT LABELED AS PLANTING A CITY LANDSCAPE REQUIREMENT ARE EXTRA PER CITY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
 - 12. ALL PLANTS NOT LABELED AS PLANTING A CITY LANDSCAPE REQUIREMENT ARE EXTRA PER CITY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
 - 13. PLANTING AREAS SHALL BE AMENDED TO A DEPTH OF 4" PRIOR TO PLANTING.
 - 14. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM SHALL DRAIN PERGATE ALL TREE, SHRUB, AND GRASS COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SYSTEM WITH A 1/2" DRAINAGE SYSTEM TO BE INSTALLED AT THE SAME TIME AS THE PLANTING.
 - 15. ALL SHRUB BEDS SHALL HAVE 3" MINIMUM DEPTH SHREDED CEDAR/CORALBURN WOOD MULCH PROVIDED BY O.C.S. SAND AND STONE CO.
 - 16. ALL SHRUB BEDS SHALL BE REINFORCED WITH 1/2" X 1/2" X 1/2" STEEL EDGES WITH 1/2" STAKES AT 30" O.C.
 - 17. ORGANIC MULCH: THE TYPE OF ORGANIC MULCH AS SPECIFIED WITHIN THE NOTED NOTES ON THE PLANTING PLAN SHALL BE APPLIED AT A MINIMUM DEPTH OF 3" OVER GEOTEXTILE FILTER FABRIC EQUIVALENT. OVERLAP EDGES 2" TURN DOWN EDGES 6".
 - 18. ORGANIC MULCH: THE TYPE OF ORGANIC MULCH AS SPECIFIED WITHIN THE NOTED NOTES ON THE PLANTING PLAN SHALL BE APPLIED AT A MINIMUM DEPTH OF 3" OVER GEOTEXTILE FILTER FABRIC EQUIVALENT. OVERLAP EDGES 2" TURN DOWN EDGES 6".
 - 19. LANDSCAPE BOLLERS: ALL LANDSCAPE BOLLERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET EQUIVALENT. OVERLAP EDGES 2" TURN DOWN EDGES 6".
 - 20. STEEL EDGE: ALL EDGES SHALL BE 3/8" X 3" X 1/2" PRECISION PRO-STEEL EDGE WITH 1/2" STAKES AT 30" O.C. COLOR SHALL BE GREEN.
 - 21. INSPECTION: ALL INSPECTIONS FOR PLANTING INSPECTIONS SHALL BE CONDUCTED PRIOR TO PLANTING. ALL INSPECTIONS SHALL BE CONDUCTED PRIOR TO PLANTING. ALL INSPECTIONS SHALL BE CONDUCTED PRIOR TO PLANTING.
 - 22. OCCUPANCY: ALL AREAS OF CONSTRUCTION SHALL BE OPEN TO THE PUBLIC PRIOR TO PLANTING.
 - 23. LANDSCAPING: ALL AREAS OF CONSTRUCTION SHALL BE OPEN TO THE PUBLIC PRIOR TO PLANTING.

SOIL AMENDMENTS

Ground Floor Treatment	Hydrozone	Planting Area	Other use	EC Salt or Ph Treatment
Sodded Turfgrass	50 lbs / acre	25 lbs / acre	N/A	N/A
Native Seed	30 lbs / acre	35 lbs / acre	N/A	N/A
Shrub - Decid. (excl)	30 lbs / acre	35 lbs / acre	N/A	N/A
Shrub - Conif. (excl)	40 lbs / acre	55 lbs / acre	N/A	N/A

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	COND	SIZE
	ACF	15	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	30'	1.5" Cal.
	CRA	14	Crataegus crus-galli Inermis TM / Thornless Cockspur Hawthorn	B & B	1.5" Cal.
	MAC	10	Malus x 'Coralcole' TM / Coralburst Crab Apple	B & B	1.5" Cal.
	PIB	10	Picea pungens glauca 'Blue Select' / Blue Colorado Spruce	B & B	6' HT
	PIN	44	Pinus edulis / Pinon Pine	B & B	6' HT
	Ppn	5	Pinus ponderosa / Ponderosa Pine	B & B	6' HT
	POA	11	Populus angustifolia / Narrowleaf Cottonwood	B & B	2' Cal.
	Pde	6	Populus deltoides / Eastern Cottonwood	B & B	3' Cal.
	TCG	19	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	1.5" Cal.

SHRUBS

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	COND	SIZE
	BTA	58	Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanese Barberry	2-3'	5 GAL
	CIM	12	Cercocarpus intricatus / Little Leaf Mountain Mahogany	4-5'	5 GAL
	CRG	14	Cornus alba 'Red Gnome' / Tartarian Dogwood	3-5'	5 GAL
	RSW	18	Rosa woodii / Mountain Rose	4-5'	5 GAL
	JSB	37	Juniperus sabina 'Buffalo' / Buffalo Juniper	4-6'	5 GAL
	POD	21	Juniperus opulifolius 'Diablo' / Diablo Ninebark	3-4'	5 GAL
	RHU	53	Rhus typhina 'Baltiger' TM / Tiger Eyes Sumac	2-3'	5 GAL
	SRF	31	Solidago rugosa 'Fireworks' / Witnidleaf Goldenrod	4-5'	5 GAL

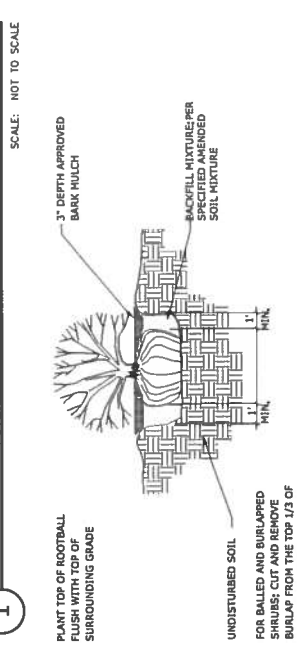
PERENNIALS

PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	COND	SIZE
	LEU	54	Leucanthemum x superbum 'Alaska' / Shasta Daisy	2-3'	3 GAL
	TAN	75	Tanacetum coccineum / Painted Daisy	2-3'	3 GAL

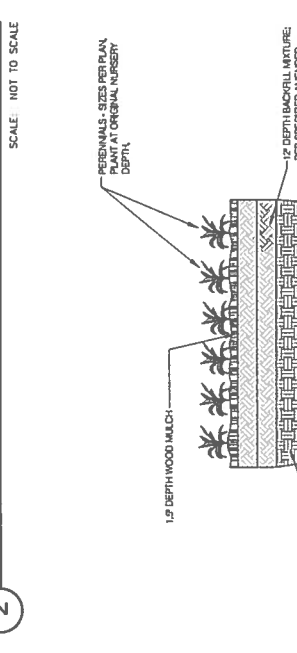
GRASSES

GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	COND	SIZE
	CAL	128	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	2-4'	3 GAL
	MSV	41	Miscanthus sinensis 'Variegatus' / Variegated Maiden Grass	4-5'	3 GAL

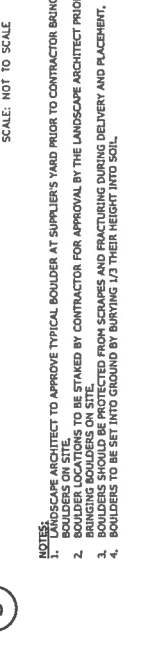
1 DECIDUOUS TREE PLANTING DETAIL



2 CONIFEROUS TREE PLANTING DETAIL



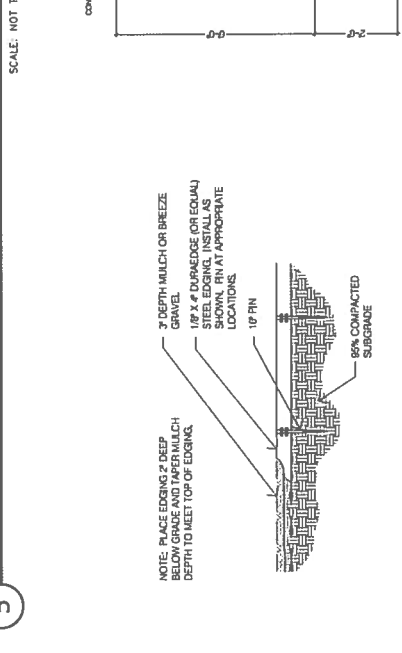
3 SHRUB PLANTING DETAIL



4 PERENNIAL / GROUND COVER PLANTING



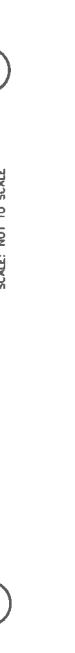
5 LANDSCAPE BOULDER DETAIL



6 COBBLE @ MULCH



7 STEEL EDGE DETAIL



8 6' HT. MASONRY WALL



9 2-RAIL WOOD FENCE



WILDGRASS

PUD DEVELOPMENT PLAN

0 Delmonico Drive

DATE: 9.4.15
 PREPARED BY: A. Barlow
 J. Barlow

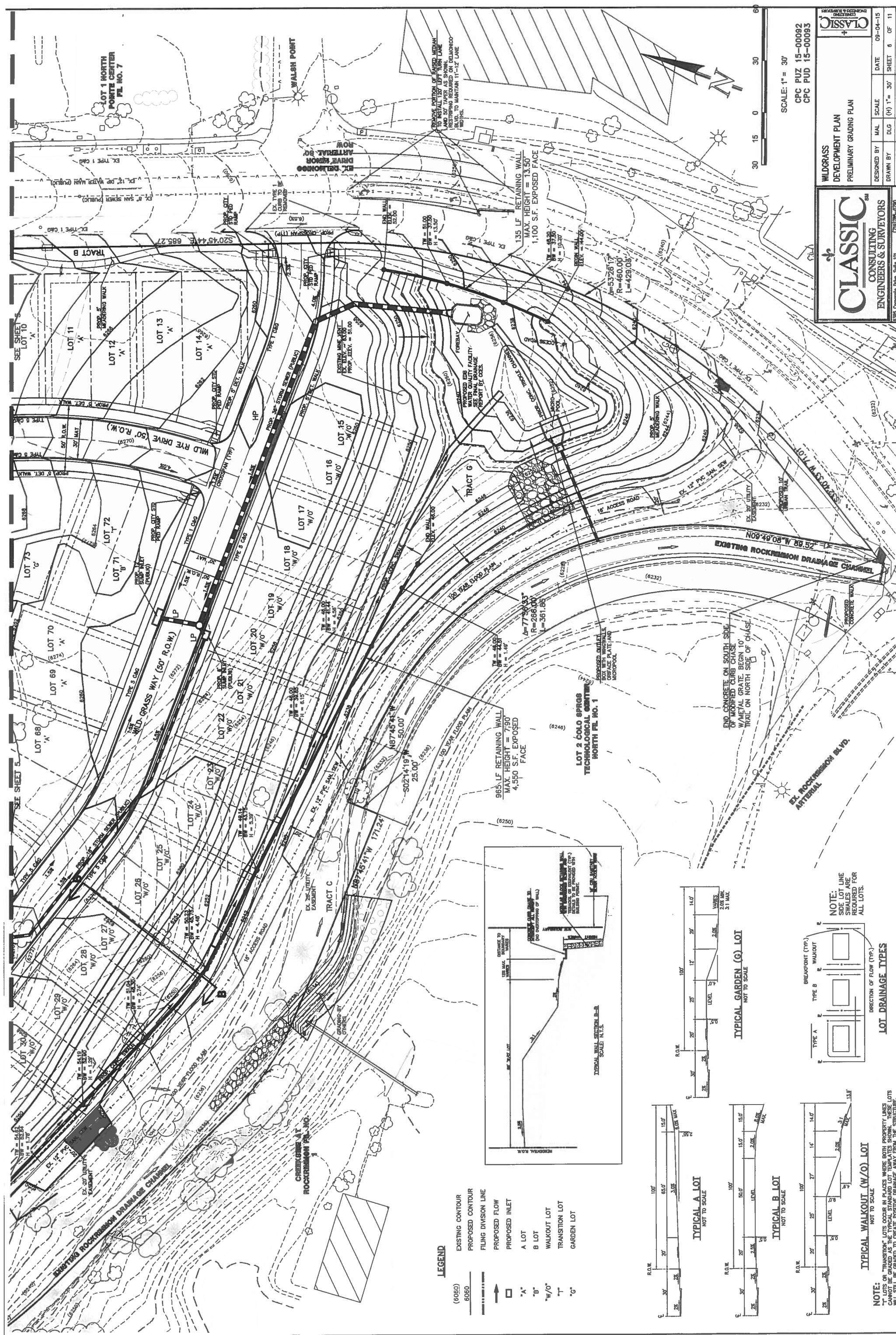
FINAL LANDSCAPE PLAN

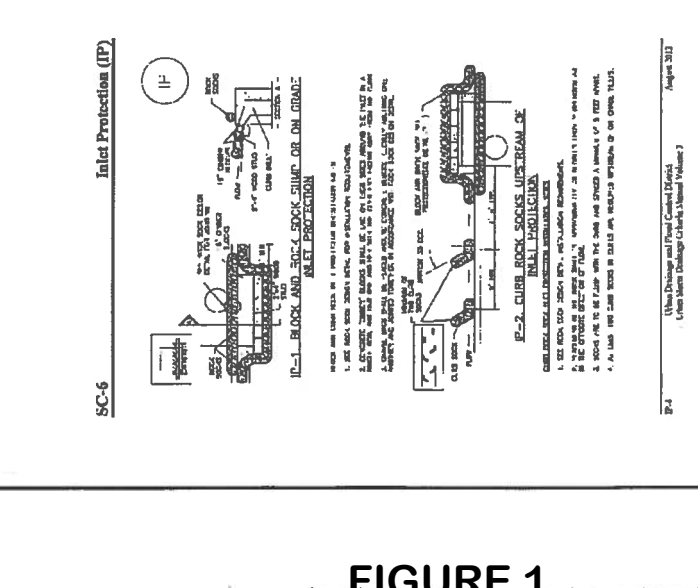
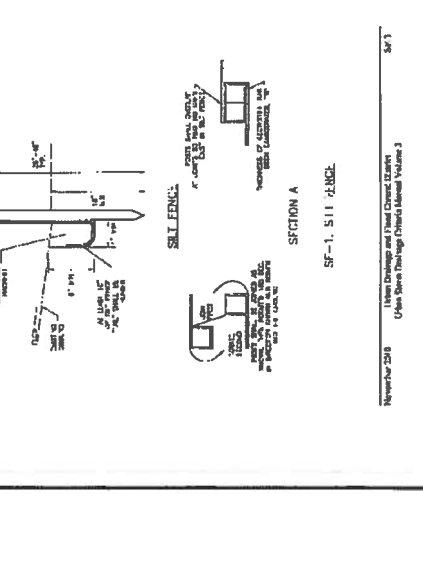
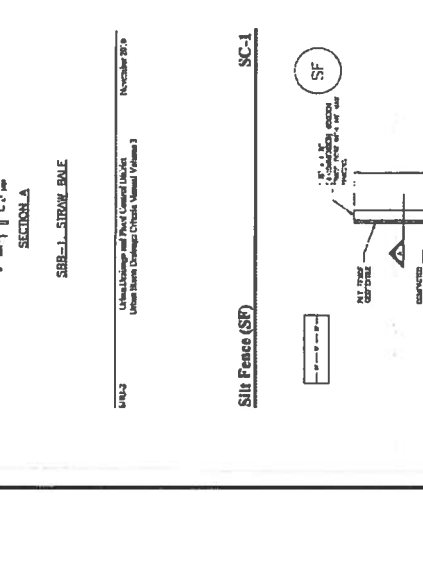
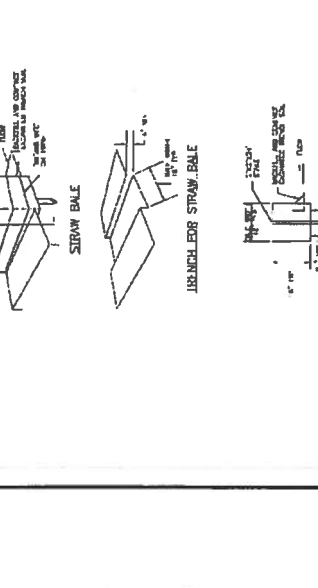
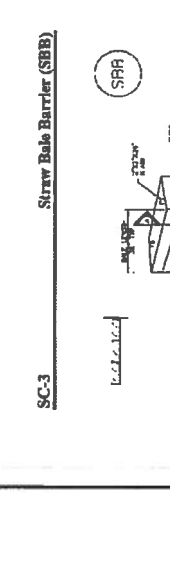
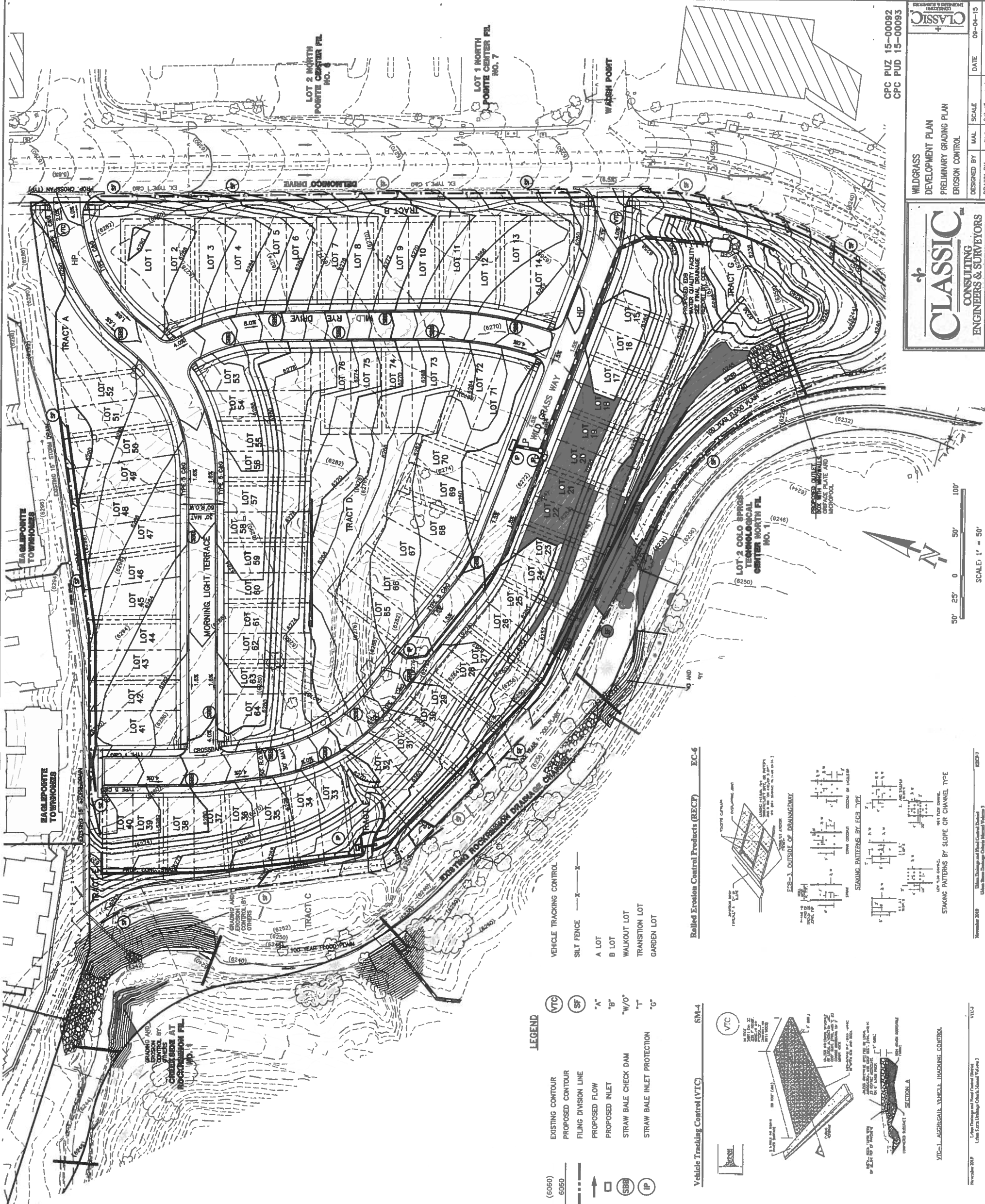
DATE	BY	DESCRIPTION
12.17.15	JAR	CITY COMMENTS
1.15.16	JAR	CITY COMMENTS

LANDSCAPE DETAILS

SHEET NUMBER: 4 OF 11
 PLAN TITLE: CPC PUZ 15-00092
 CPC PUD 15-00093

FIGURE 1





- LEGEND**
- (6060) EXISTING CONTOUR
 - 6050 PROPOSED CONTOUR
 - FILING DIVISION LINE
 - PROPOSED FLOW
 - PROPOSED INLET
 - STRAW BALE CHECK DAM
 - STRAW BALE INLET PROTECTION
 - (VTC) VEHICLE TRACKING CONTROL
 - (SF) SILT FENCE
 - "A" A LOT
 - "B" B LOT
 - "W/O" WALKOUT LOT
 - "T" TRANSITION LOT
 - "G" GARDEN LOT
 - (SBB) STRAW BALE BARRIER
 - (IP) INLET PROTECTION

- Vehicle Tracking Control (VTC) EC-6**
- Rolled Erosion Control Products (RECP) EC-6**
- STAKING PATTERNS BY SLOPE OR CHANNEL TYPE**
- NOVEMBER 2019
Urban Drainage and Flood Control District
Urban Storm Drainage Channel Manual Volume 3

FIGURE 1

