PEACH RANCH ADDITION NO.1

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

LEGAL DESCRIPTION

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00°40'17" WEST, A DISTANCE OF 1,320.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 36 AND 31;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 NORTH 89°16'19" EAST, A DISTANCE OF 1,401.77 FEET TO THE SOUTHWEST SIXTEENTH CORNER;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°28'27" EAST, A DISTANCE OF 1,320.84 FEET TO THE WEST SIXTEENTH CORNER OF SECTIONS 31 & 6;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 89°17'23" WEST, A DISTANCE OF 1,397.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 42.429 ACRES, (1,848,194 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. DRIVEWAYS ARE TO BE A MINIMUM 20' OR MAXIMUM 8' LENGTH FROM GARAGE FACE TO BACK OF WALK OR RAMP CURB (OR EDGE OF PAVEMENT OF ACCESS ROAD). ALL DRIVEWAYS ARE TO BE CONSTRUCTED TO CITY STD. D-16.
3. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
4. PUBLIC ROADWAYS ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS AND CONSTRUCTED TO CITY ENGINEERING STANDARDS.
5. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
6. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
7. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
8. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
9. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0528G and 0529G, EFFECTIVE DATE, 12/7/2017 INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE X.
10. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON INC., DATED OCTOBER 30, 2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: ARTIFICIAL FILL , SEASONALLY WET AREAS, POORLY DRAINED AREAS, EXPANSIVE SOILS, SHALLOW BEDROCK, AND SHALLOW GROUNDWATER. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE LUPL-24-0017 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
11. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
12. AT THE REQUEST OF SCHOOL DISTRICT 20, SCHOOL SITE DEDICATIONS ARE TO BE MET BY FEES IN LIEU OF LAND DEDICATION.
13. IMPROVEMENTS TO THE COTTONWOOD CREEK TRIBUTARY CHANNEL, WHICH FLOWS FROM NORTH TO SOUTH ALONG THE WESTERNMOST SIDE OF PEACH RANCH, SHALL BE DESIGNED AND CONSTRUCTED, OR ASSURANCES FOR SAID IMPROVEMENTS SHALL BE POSTED WITH THE CITY, BY THE OWNER/DEVELOPER, PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY DEVELOPMENTS IN PEACH RANCH. THE CHANNEL IMPROVEMENTS SHALL BE CONSTRUCTED AND ACCEPTED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY RELEASE. THE CHANNEL IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT DRAINAGE CRITERIA MANUAL AND DBPS REQUIREMENTS AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
14. DETENTION PONDS TO BE MAINTAINED BY NORTH 40 METRO DISTRICT.
15. ALL GREEN SPACE, OPEN SPACE, AND TRACTS WILL BE MAINTAINED BY NORTH 40 METRO DISTRICT.
16. PER THE PLANNING MANAGER, THE PROPERTIES TO THE WEST OF PEACH RANCH THAT ARE ADJACENT TO THE PORTIONS OF LAND CONTAINED WITHIN THE STREAMSIDE OVERLAY SHALL NOT BE SUBJECT TO THE STREAMSIDE OVERLAY.
17. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
18. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
19. THE DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT TUTT BLVD TO FIVE LANE CITY STANDARDS.
20. THE ADJACENT DEVELOPERS HAVE BEEN CONTACTED REGARDING TUTT BLVD IMPROVEMENTS AND ARRANGEMENTS ARE BEING PREPARED TO COMPLETE THE NECESSARY WORK.
21. THE DETAILS OF THE SIGNING AND STRIPING OF THE FUTURE PUBLIC ROADWAY IMPROVEMENTS WILL BE ADDRESSED DURING THE CONSTRUCTION PLANS REVIEW.
22. THE SITE WILL BE REQUIRED TO COMPLY WITH THE FOUR-STEP PROCESS AND DETENTION REQUIREMENTS AS OUTLINED IN THE COS DRAINAGE CRITERIA MANUAL AND IS PROPOSING TWO WATER QUALITY AND DETENTION PONDS. THIS IS PROPOSED IN THE PRELIMINARY DRAINAGE REPORT FOR PEACH RANCH DATED APRIL 2025 BY KIMLEY-HORN (STM-REV25-0178, STM-MP25-0055).
23. THERE IS NO FENCING PROPOSED BETWEEN INDIVIDUAL LOTS.

PHASING TABLE

PHASE 1 (SPRING 2026)	PHASE 2 (FALL 2026)
Construction of the Tutt Blvd extension and all channel improvements. Construction of Lots 7-33, 89-109, 133-155, associated utilities and drainage facilities. Construction of roadways, open space and landscaping within Phase 1 boundary.	Construction of Lots 1-6, 34-88, 110-132, associated utilities and drainage facilities. Construction of roadways, open space, pedestrian crossing and landscaping within Phase 2 boundary.

TRACT TABLE

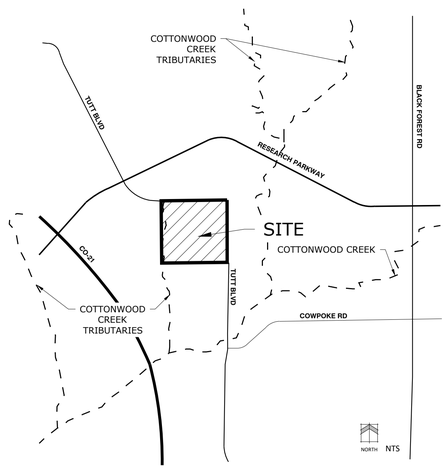
Tract	Size (AC)	Use	Ownership & Maintenance
A	1.48	PRIVATE DRAINAGE, UTILITIES, PUBLIC ACCESS, WETLANDS, OPEN SPACE, MAINTENANCE ACCESS	North 40 Metro District
B	11.19	PRIVATE DRAINAGE, PUBLIC ACCESS, WETLANDS, OPEN SPACE	North 40 Metro District
C	1.13	PRIVATE DRAINAGE, UTILITIES, PUBLIC ACCESS, OPEN SPACE	North 40 Metro District
D	1.23	PRIVATE DRAINAGE, PUBLIC ACCESS, OPEN SPACE	North 40 Metro District
E	1.15	PUBLIC ACCESS, OPEN SPACE	North 40 Metro District

OVERALL PARK LAND DEDICATION REQUIREMENTS

Housing Type	Estimated No. of Units	Acres of Dedication per unit (Neighborhood)	Acres of Dedication per unit (Community)	Total acres of Land Dedication Required (Neighborhood)	Total acres of Land Dedication Required (Community)
Single family detached residential structure	155	0.0066	0.008	1.023	1.24

NOTE: PARK LAND DEDICATION IS TO BE MET BY FEES IN LIEU OF LAND DEDICATION.

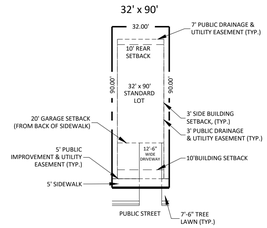
VICINITY MAP



LOT TYPICALS

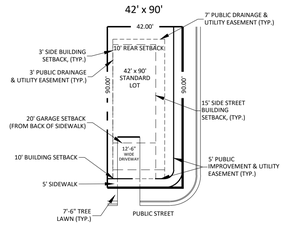
TYPICAL 32' X 90' LOT (85)

LOTS 8-54, 118-155



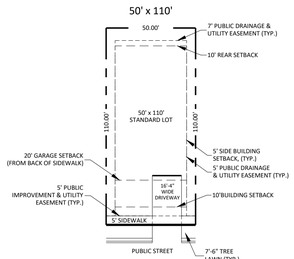
TYPICAL 42' X 90' LOT (1)

LOT 7



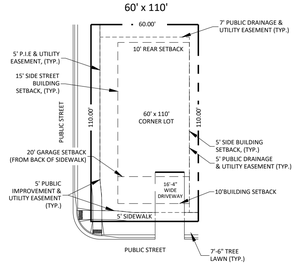
TYPICAL 50' X 110' LOT (67)

LOTS 1-6, 55-83, 85-115, 117



TYPICAL 60' X 110' LOT (2)

LOTS 84, 116



SITE DATA

Tax ID Number:	5200000046
Total Area:	42.4 AC (1,848,194 sf)
Development Schedule:	Spring 2025
Land Use Plan:	Peach Ranch
Drainage Basin:	Cottonwood Creek Drainage Basin
Current Zoning:	Residential-Flex Low, SS-O, AP-O (Ordinance #25-XXXX)
Current Use:	Vacant
Proposed Use:	Single-Family Residential
Proposed Lots:	155
Proposed Density:	3.66 du/ac
Lot Standards:	
Minimum Lot Size:	2,000 sf
Minimum Lot Width:	10' per dwelling unit (du)
Maximum Building Height:	35'-0"
Building Setbacks:	
Individual Lots:	
Front	10' (20' from back of sidewalk for street loaded garages)
Side	1' minimum with 6' combined both sides, or zero feet if attached
Rear	10' for residential structures
Corner Lot Side	15'
Landscape Setbacks:	
North & East (Tutt Blvd):	20'
Required Parking:	310 (2 per unit)
Provided Parking:	310 (in 20' driveways)
Open Space:	705,104 sf
Formula:	Not required in R-Flex Low

PROJECT TEAM

OWNER:
Peach Ranch LLC
1075 Mandevilla
Corona, CA 92879

DEVELOPER:
Toll Brothers
7100 E. Belleview Ave. Suite 200,
Greenwood Village, CO 80111
Contact: Brad Dixon
(203)-913-8147
BDIXON@TOLLBROTHERS.COM

ENGINEER:
Kimley Horn
6200 S. Syracuse Way, Suite 300
Greenwood Village, CO 80111
Contact: Kevin Barney, P.E.
(303)-228-2300
KEVIN.BARNEY@KIMLEY-HORN.COM

LAND PLANNER/LANDSCAPE ARCHITECT/APPLICANT:
N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
Contact: Ann Odom
(719)-471-0073
AODOM@NESCOLORADO.COM

SURVEYOR:
AZTECCONSULTANTS, INC.
300 EAST MINEARL AVE, SUITE 1
LITTLETON, CO 80122
Contact: Tony Peall, PLS
(303)-713-1898
TPEALL@AZTECCONSULTANTS.COM

SHEET INDEX

Sheet 1 of 27:	Cover Sheet
Sheet 2 of 27:	Overall Site Plan
Sheet 3 of 27:	Site Plan North
Sheet 4 of 27:	Site Plan South
Sheet 5 of 27:	Grading Plan North
Sheet 6 of 27:	Grading Plan South
Sheet 7 of 27:	Preliminary Utility Notes & Details
Sheet 8 of 27:	Preliminary Utility and Public Facilities Plan North
Sheet 9 of 27:	Preliminary Utility and Public Facilities Plan South
Sheet 10 of 27:	Landscape Plan Notes & Schedules
Sheet 11 of 27:	Final Landscape Plan
Sheet 12 of 27:	Final Landscape Plan
Sheet 13 of 27:	Final Landscape Plan
Sheet 14 of 27:	Final Landscape Plan
Sheet 15 of 27:	Landscape Plan Details
Sheet 16 of 27:	Landscape Plan Details
Sheet 17 of 27:	Overall Irrigation Plan, Notes and Legend
Sheet 18 of 27:	Required City Charts
Sheet 19 of 27:	Irrigation Plan
Sheet 20 of 27:	Irrigation Plan
Sheet 21 of 27:	Irrigation Plan
Sheet 22 of 27:	Irrigation Plan
Sheet 23 of 27:	Irrigation Details
Sheet 24 of 27:	Irrigation Details
Sheet 25 of 27:	Streamside Overlay Plan North
Sheet 26 of 27:	Streamside Overlay Plan South
Sheet 27 of 27:	Land Suitability Analysis

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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

PEACH RANCH ADDITION NO.1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

DATE: 2/18/2025
PROJECT MGR: K. JOHNSON
PREPARED BY: J. SMITH

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved
02-20-2026
2:14:11 PM
Chris Sullivan

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
04.23.2025	JS	REVISED PER CITY COMMENTS
06.11.2025	JS	REVISED PER CITY COMMENTS
10.17.2025	JS	REVISED PER CITY COMMENTS

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

1 OF 27

PLAN FILE #

DEPN-25-0019

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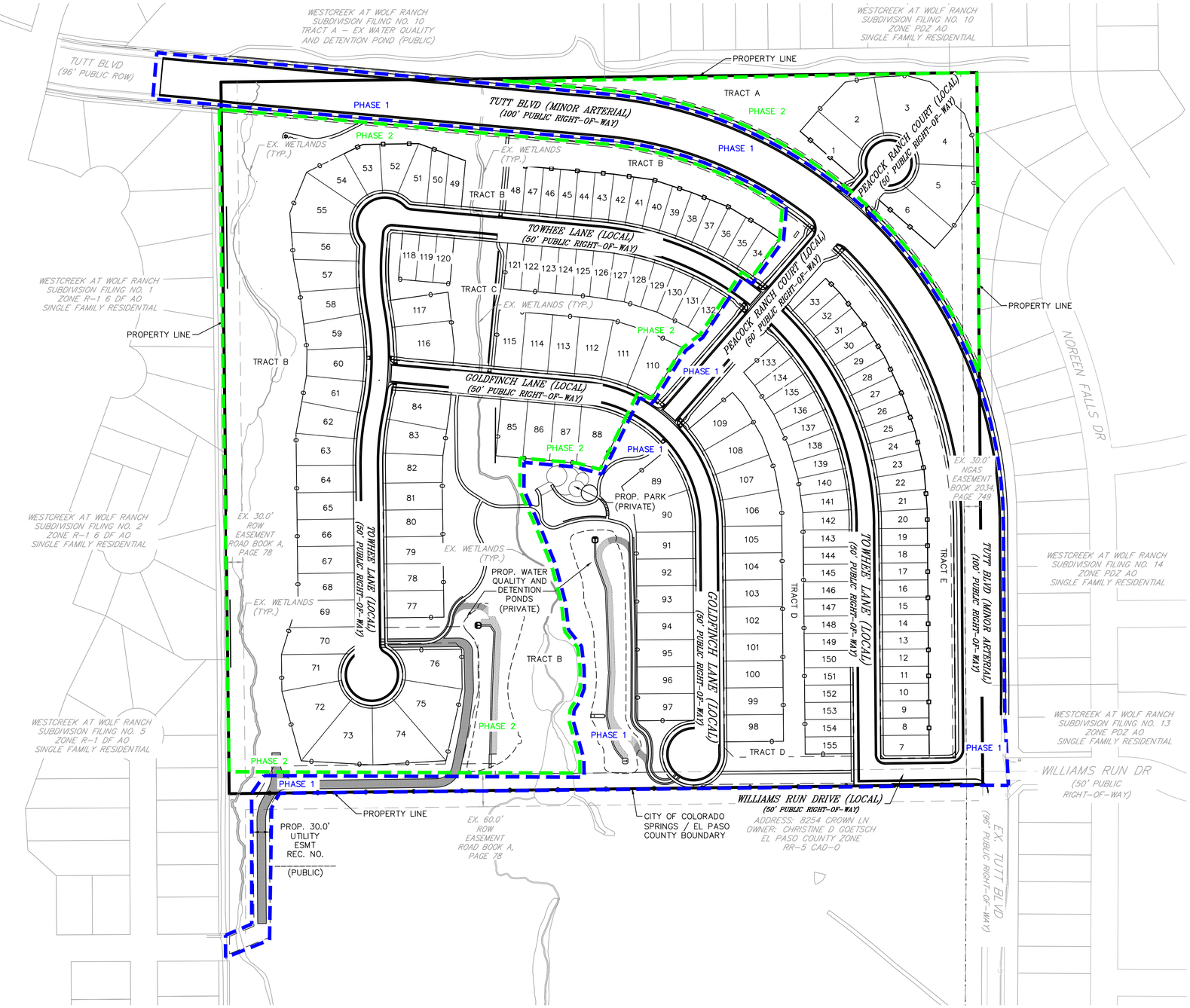

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LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED SCREEN WALL
- PROPOSED THREE-RAIL FENCE
- PHASE 1
- PHASE 2
- PROPOSED RETAINING WALL
- 15 LOT NUMBER
- [1] BLOCK NUMBER

NOTES:

1. OUTSIDE LOT DIMENSIONS SHOWN. SEE PLAT FOR ALL LOT DIMENSIONS.
2. ALL SIDEWALKS ARE CONCRETE.
3. ALL ROADWAYS AND PARKING TO BE ASPHALT.
4. STANDARD CITY STREET LIGHTING WILL BE USED THROUGHOUT, TO BE INSTALLED BY THE DEVELOPER.
5. SEE SHEET 7 FOR ROADWAY AND UTILITY CROSS-SECTIONS.
6. ALL PROPOSED ROADWAYS ARE RESIDENTIAL (LOCAL) 50' PUBLIC RIGHT-OF-WAYS EXCEPT FOR TUTT BOULEVARD WHICH IS A MINOR ARTERIAL 100' PUBLIC RIGHT-OF-WAY. NO PRIVATE ROADWAYS ARE PROPOSED.
7. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
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10. THE PRIVATE RETAINING WALL SYSTEM AND SCREEN WALL SHOWN ON THIS PLAN OVER FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER AND THE RESPONSIBILITY OF THE CONSTRUCTION AND MAINTENANCE LIES WITH THE DEVELOPER AND PROPERTY OWNER. THE CITY OF COLORADO SPRINGS HAS NOT REVIEWED OR APPROVED THE DESIGN, AND THE OWNER(S) HEREBY RELEASES AND FOREVER DISCHARGES, AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS, THE CITY OF COLORADO SPRINGS, ITS OFFICERS, EMPLOYEES, ADMINISTRATORS, REPRESENTATIVES, AGENTS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL DAMAGES, INJURIES OR ACCIDENTS WHICH MIGHT ARISE FROM THE RETAINING WALL SYSTEM OR THE PROJECT AFTER ISSUANCE OF A BUILDING PERMIT.
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200
1" = 100'

CITY APPROVAL:

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619 N. Cascade Avenue, Suite 200
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PEACH RANCH ADDITION NO. 1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO
DATE: 2/18/2025
PROJECT MGR: KPB
PREPARED BY: INA

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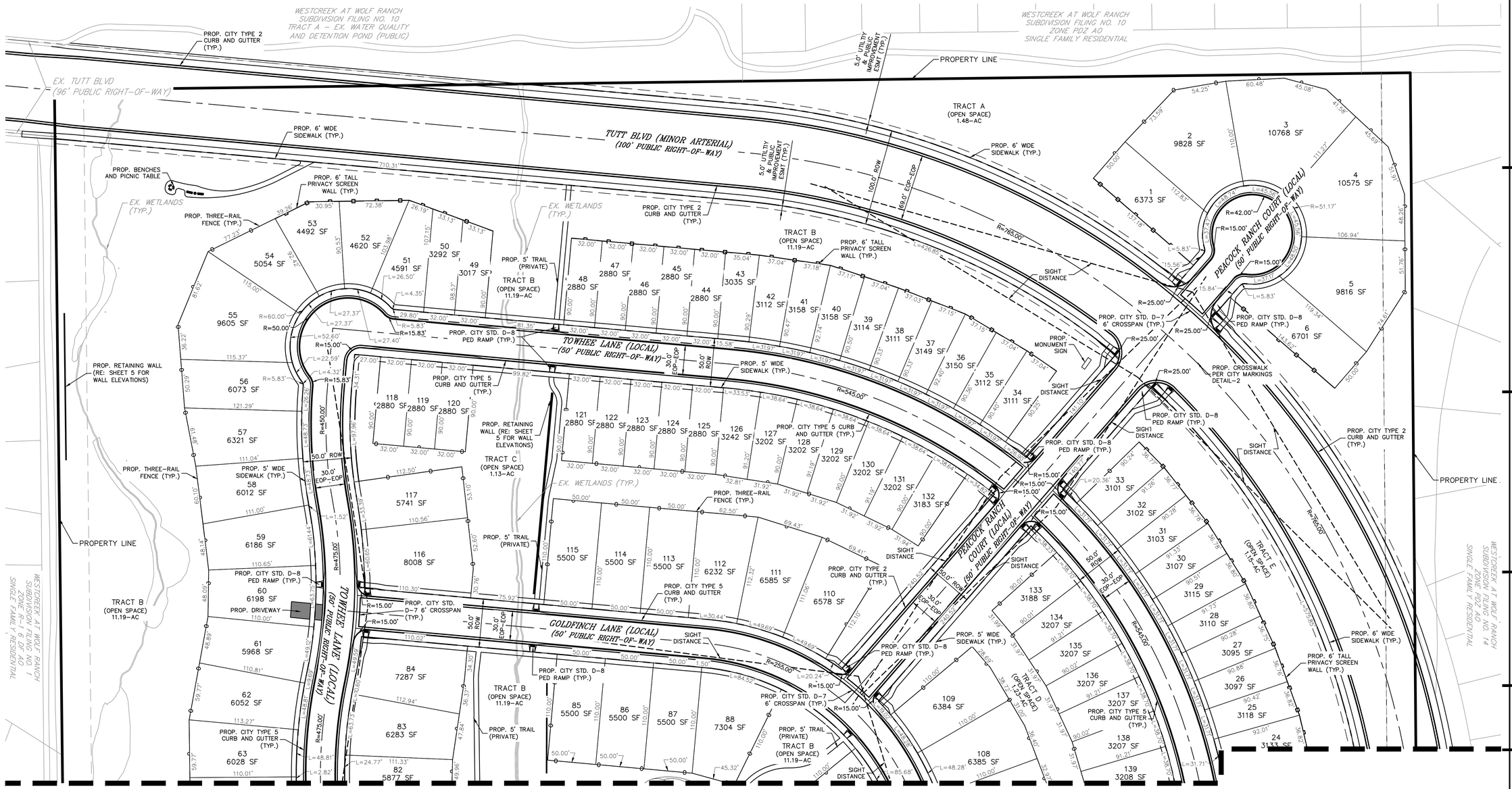
DATE:	BY:	DESCRIPTION:
04/23/2025	BJP	1ST CITY COMMENTS
06/11/2025	INA	2ND CITY COMMENTS
10/17/2025	INA	3RD CITY COMMENTS

SHEET TITLE
SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
2
2 OF 27

PLAN FILE #
DEPN-25-0019



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- PROPOSED EASEMENT
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- PROPOSED ROAD CENTERLINE
- PROPOSED SIGHT DISTANCE
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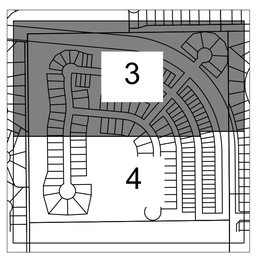

KEY MAP
1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
1" = 50'

CITY APPROVAL:

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SITE PLAN NORTH

SHEET NUMBER

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3 OF 27

PLAN FILE #

DEPN-25-0019

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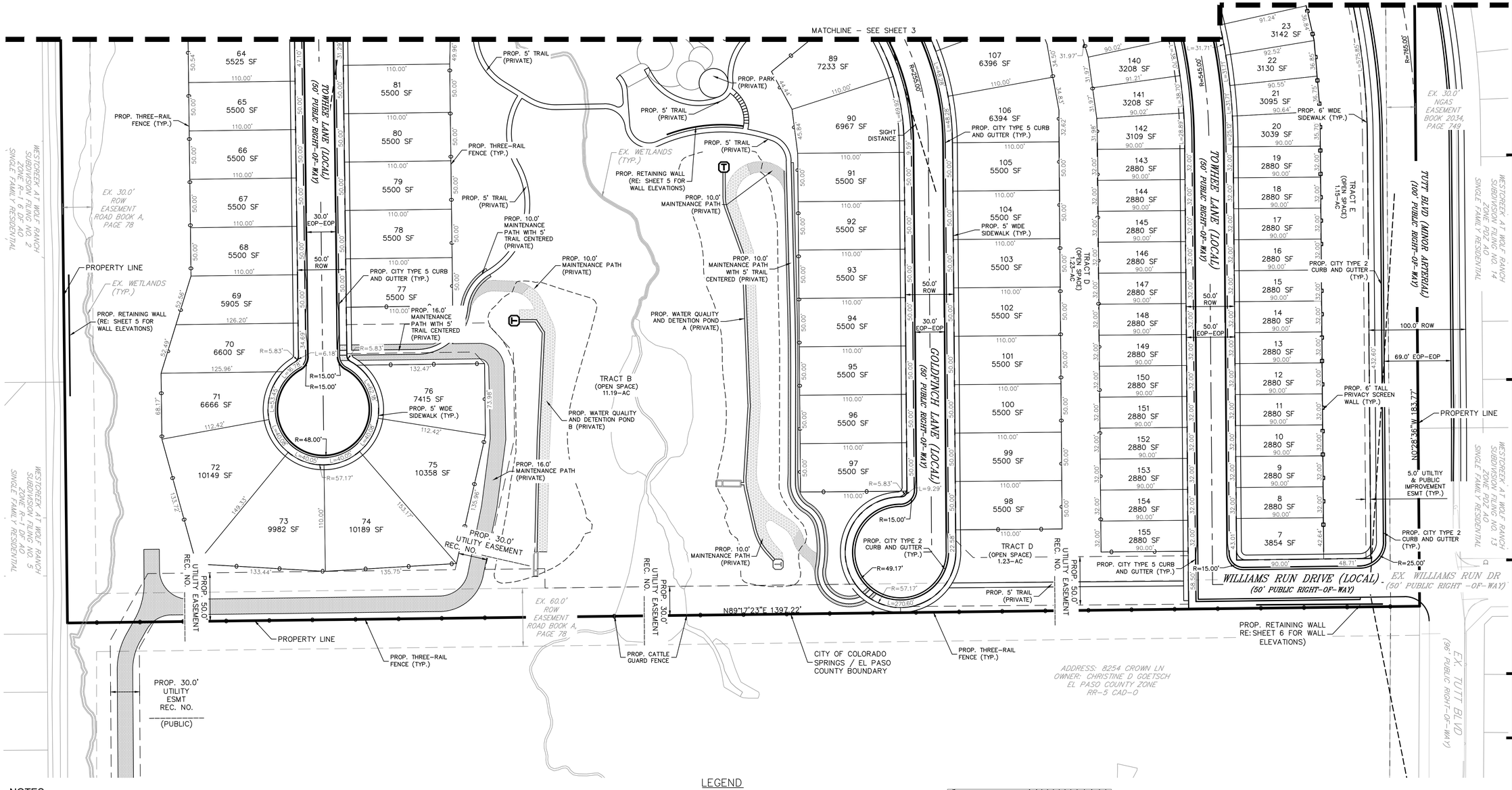
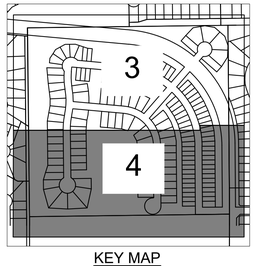


NOTES:

1. OUTSIDE LOT DIMENSIONS SHOWN. SEE PLAT FOR ALL LOT DIMENSIONS.
2. ALL SIDEWALKS ARE CONCRETE.
3. ALL ROADWAYS AND PARKING TO BE ASPHALT.
4. STANDARD CITY STREET LIGHTING WILL BE USED THROUGHOUT, TO BE INSTALLED BY THE DEVELOPER.
5. SEE SHEET 7 FOR ROADWAY AND UTILITY CROSS-SECTIONS.
6. ALL PROPOSED ROADWAYS ARE RESIDENTIAL (LOCAL) 50' PUBLIC RIGHT-OF-WAYS EXCEPT FOR TUTT BOULEVARD WHICH IS A MINOR ARTERIAL 100' PUBLIC RIGHT-OF-WAY. NO PRIVATE ROADWAYS ARE PROPOSED.
7. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
8. SEE SHEET 7 FOR TRAIL AND MAINTENANCE PATH DETAILS.
9. SEE SHEET 15 FOR FENCE DETAILS.
10. THE PRIVATE RETAINING WALL SYSTEM AND SCREEN WALL SHOWN ON THIS PLAN OVER FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER AND THE RESPONSIBILITY OF THE CONSTRUCTION AND MAINTENANCE LIES WITH THE DEVELOPER AND PROPERTY OWNER. THE CITY OF COLORADO SPRINGS HAS NOT REVIEWED OR APPROVED THE DESIGN, AND THE OWNER(S) HEREBY RELEASES AND FOREVER DISCHARGES, AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS, THE CITY OF COLORADO SPRINGS, ITS OFFICERS, EMPLOYEES, ADMINISTRATORS, REPRESENTATIVES, AGENTS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL DAMAGES, INJURIES OR ACCIDENTS WHICH MIGHT ARISE FROM THE RETAINING WALL SYSTEM OR THE PROJECT AFTER ISSUANCE OF A BUILDING PERMIT.
11. CURB AND GUTTER ADJACENT TO SINGLE-FAMILY LOTS IS MOUNTABLE TYPE 5 PER CITY CURB AND GUTTER STANDARD DETAILS. ALL OTHER CURB AND GUTTER IS 6" VERTICAL CURB TYPE 2 PER CITY CURB AND GUTTER STANDARD DETAILS.
12. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN PUBLIC ROW SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING PUBLIC IMPROVEMENTS.

LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED SIGHT DISTANCE
- PROPOSED SCREEN WALL
- PROPOSED THREE-RAIL FENCE
- PROPOSED RETAINING WALL
- PROPOSED MAINTENANCE PATH
- 15 LOT NUMBER
- [1] BLOCK NUMBER



KEY MAP
1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
1" = 50'

CITY APPROVAL:

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

Kimley»Horn

IN ASSOCIATION WITH

6200 S. SYRACUSE WAY
SUITE 300
GREENWOOD VILLAGE,
CO 80111
(303) 228-2300
www.kimley-horn.com

PEACH RANCH ADDITION NO. 1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

DATE:	2/18/2025
PROJECT MGR:	KPB
PREPARED BY:	INA

STAMP

COLORADO SPRINGS OLYMPIC CITY USA

Land Use Review Approved
02-20-2026
2:14:11 PM
Chris Sullivan

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
04/23/2025	BJP	1ST CITY COMMENTS
06/11/2025	INA	2ND CITY COMMENTS
10/17/2025	INA	3RD CITY COMMENTS

SHEET TITLE

SITE PLAN SOUTH

SHEET NUMBER

4

4 OF 27

PLAN FILE #

DEPN-25-0019

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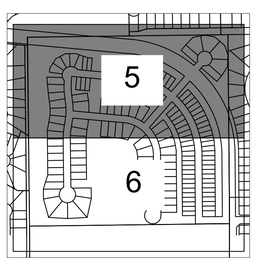
NOTES:

1. SEE SHEET 7 FOR TYPICAL RETAINING WALL DETAIL
2. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR

LEGEND

- XXXX — PROPOSED MAJOR CONTOUR
- XXXX — PROPOSED MINOR CONTOUR
- XXXX — EXISTING MAJOR CONTOUR
- XXXX — EXISTING MINOR CONTOUR
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROP. STORM INLET/OUTLET
- HP/LP/FG — HIGH POINT/LOW POINT/FINAL GRADE
- TOW/BOW — TOP OF WALL/BOTTOM OF WALL
- PROP. CHECK STRUCTURE W/ RIP RAP
- PROP. RETAINING WALL
- PLANNED INFILTRATION AREA



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SHEET TITLE

SHEET TITLE
GRADING PLAN
NORTH

SHEET NUMBER

5
5 OF 27

PLAN FILE #

DEPN-25-0019

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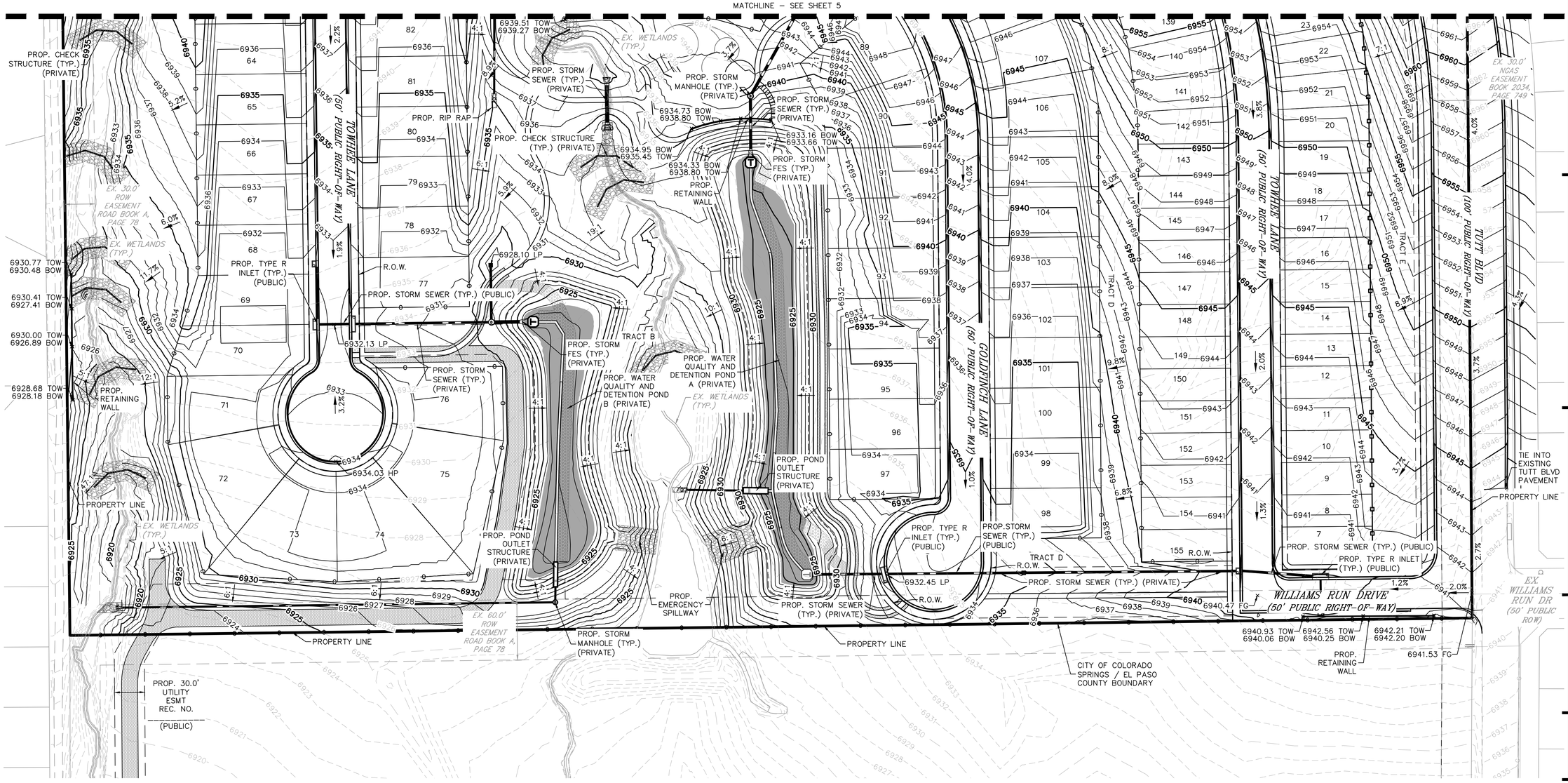

NOTES:

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- XXXX — PROPOSED MINOR CONTOUR
- XXXX — EXISTING MAJOR CONTOUR
- XXXX — EXISTING MINOR CONTOUR
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- EXISTING EASEMENT
- PROPOSED EASEMENT
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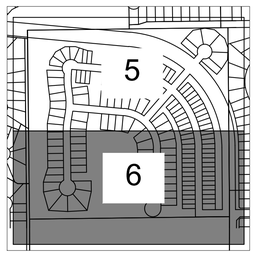
- TOW/BOW — TOP OF WALL/BOTTOM OF WALL
- PROP. CHECK STRUCTURE W/ RIP RAP
- PROP. RETAINING WALL
- PLANNED INFILTRATION AREA



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SHEET TITLE

SHEET TITLE
GRADING PLAN SOUTH

SHEET NUMBER

6

6 OF 27

PLAN FILE #

DEPN-25-0019

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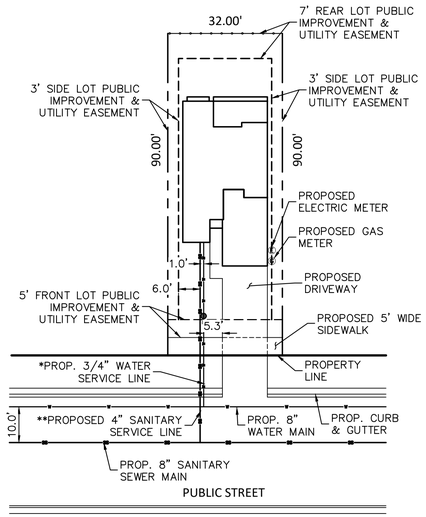
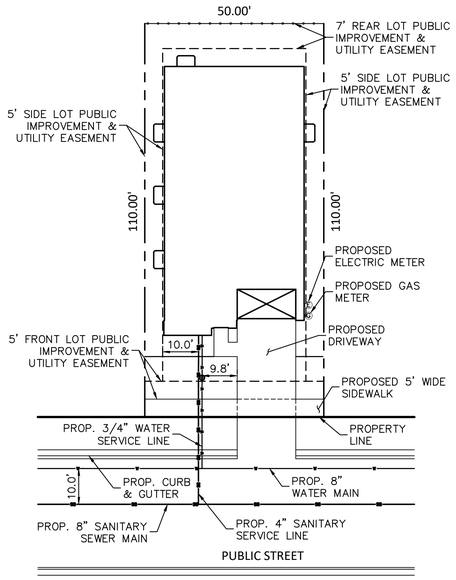
TYPICAL 32' x 90' LOT



* WATER SERVICE LINE SHALL BE HDPE

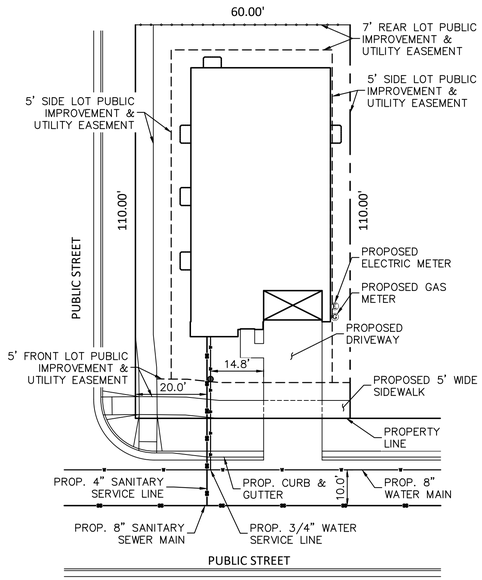
** WASTEWATER SERVICE LINE SHALL BE SOLID SCHEDULE 40 PVC

TYPICAL 50' x 110' LOT



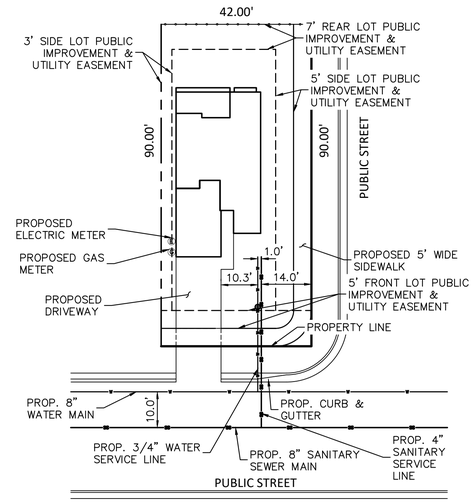
PROPOSED TYPICAL LOT UTILITY SERVICE DETAIL
NTS

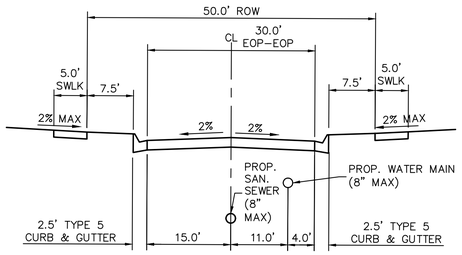
TYPICAL 60' x 110' CORNER LOT



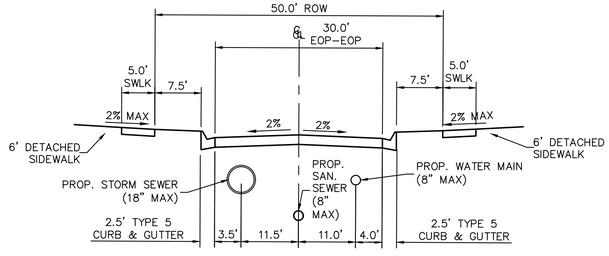
NOTES:
1. GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
2. WINDOW WELLS ARE PERMITTED TO ENCROACH INTO THE SIDE YARD SETBACK BUT MAY NOT BE CLOSER THAN 2-FEET FROM ANY PROPERTY LINE.

TYPICAL 42' x 90' CORNER LOT

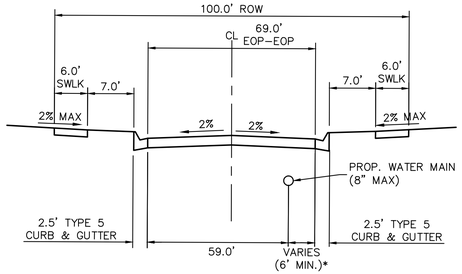




RESIDENTIAL (LOCAL) STREETS (DETACHED SIDEWALK)
SANITARY AND WATER UTILITY SECTION
NTS



NTS
RESIDENTIAL (LOCAL) STREETS (DETACHED SIDEWALK)
STORM, SANITARY, AND WATER UTILITY SECTION
NTS



MINOR ARTERIAL (TUTT BOULEVARD)
WATER UTILITY SECTION
NTS
*REFER TO PLAN FOR UTILITY OFFSETS

GRAVEL MAINTENANCE PATH
NTS
*REFER TO SITE PLAN FOR PATH DIMENSIONS

GRAVEL MAINTENANCE PATH WITH TRAIL
NTS
*REFER TO SITE PLAN FOR PATH DIMENSIONS

TRAIL
NTS
*REFER TO SITE PLAN FOR PATH DIMENSIONS

RETAINING WALL DETAIL
SCALE: NTS

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

CITY APPROVAL:

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PEACH RANCH ADDITION NO. 1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

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PROJECT MGR: KPB
PREPARED BY: INA

COLORADO SPRINGS
OLYMPIC CITY USA

STAMP

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ISSUE / REVISION

SHEET TITLE

SHEET TITLE
PRELIMINARY UTILITY NOTES AND DETAILS

SHEET NUMBER

7

7 OF 27

PLAN FILE #

DEPN-25-0019

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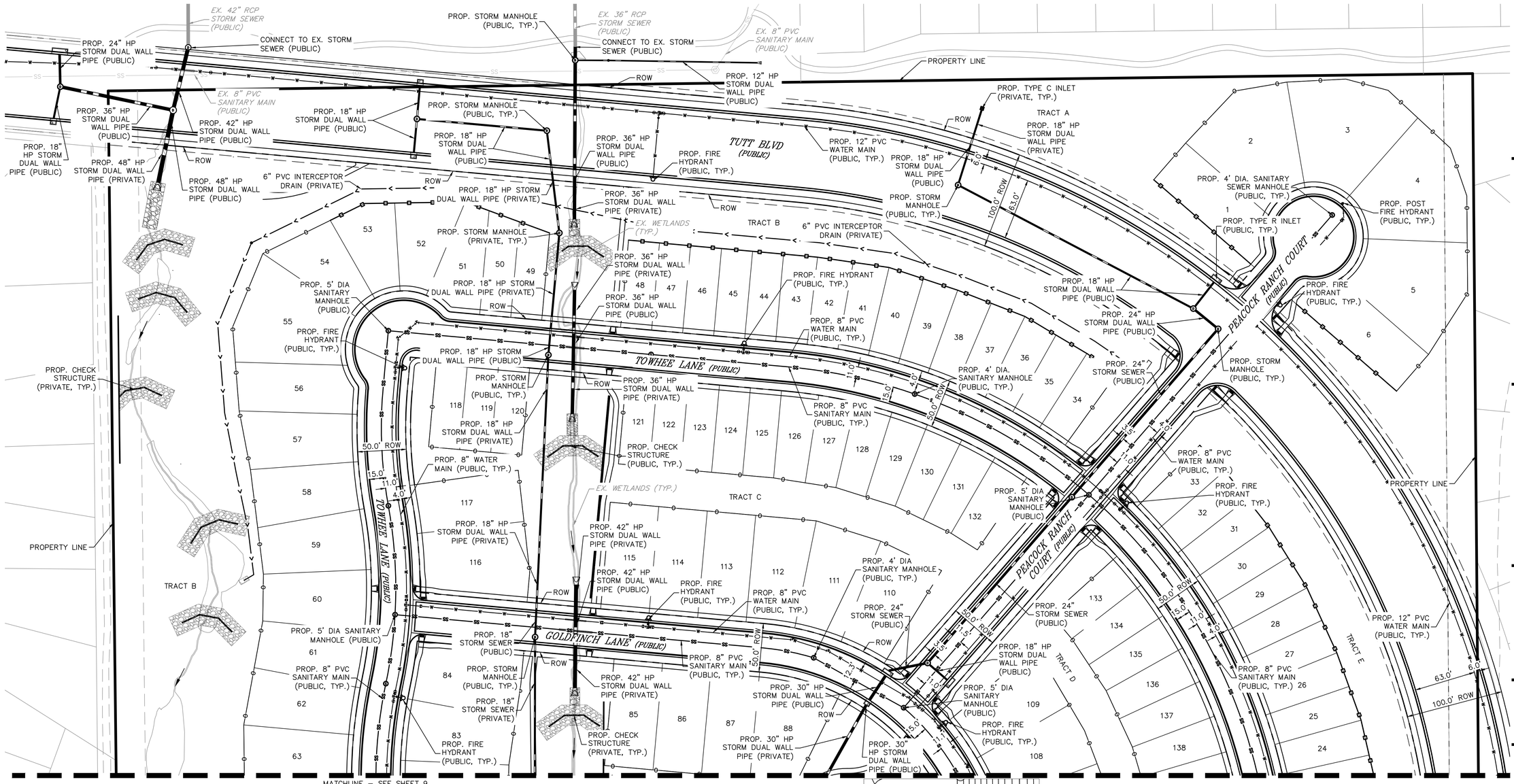
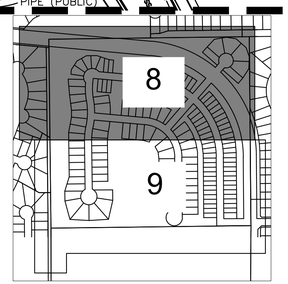


NOTES

1. GAS AND ELECTRIC ARE TO BE DESIGNED BY OTHERS AT A LATER DATE.
2. SEE SHEET 7 FOR UTILITY NOTES AND CROSS SECTIONS.
3. ALL PROPOSED STORM SEWER SHALL BE POLYPROPYLENE DOUBLE WALL (HP STORM) PIPE. IF CONTRACTOR PROPOSES USING AN ALTERNATIVE PIPE, IT MUST BE APPROVED BY DEVELOPER AND PER APPROVED CITY OF COLORADO SPRINGS SPECIFICATIONS. HP STORM PIPE IS ALLOWED FOR PIPES UP TO 60" IN DIAMETER.
4. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR

LEGEND

- PROPOSED WATER
- EXISTING WATER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROP. STORM INLET/OUTLET
- PROPOSED FIRE HYDRANT
- CHANNEL FLOW DIRECTION
- PLANNED INFILTRATION AREA



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SHEET TITLE

SHEET TITLE
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
NORTH

SHEET NUMBER

8

8 OF 27

PLAN FILE #

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K:\DEN_Civil\95676.1004_Peacock Ranch\CADD\PlanSheets\DP\95676.1004_DP_UT.dwg [UTILITY PLAN NORTH] 10/20/2025 1:13:12 PM Inga.Almgren

MATCHLINE – SEE SHEET 8

TOWHEE LANE (PUBLIC)

GOLDFINCH LANE (PUBLIC)

TOWHEE LANE (PUBLIC)

TUTT BLVD (PUBLIC)

TRACT D

TRACT E

TRACT B

EX. 30.0' ROW EASEMENT ROAD BOOK A, PAGE 78

EX. WETLANDS (TYP.)

EX. 30.0' NGAS EASEMENT BOOK 2034, PAGE 749

EX. 60.0' ROW EASEMENT ROAD BOOK A, PAGE 78

PROP. CHECK STRUCTURE (PRIVATE, TYP.)

PROP. STORM MANHOLE (PRIVATE, TYP.)

PROP. 30" HP STORM DUAL WALL PIPE (PRIVATE)

PROP. 42" HP STORM DUAL WALL PIPE (PRIVATE)

PROP. POND FOREBAY (PRIVATE, TYP.)

PROP. STORM FES (PRIVATE, TYP.)

PROP. 18" HP STORM DUAL WALL PIPE (PRIVATE)

PROP. 8" PVC SANITARY MAIN (PUBLIC, TYP.)

PROP. 24" HP STORM DUAL WALL (PRIVATE)

PROP. TYPE C INLET (PRIVATE, TYP.)

PROP. 24" HP STORM DUAL WALL PIPE (PUBLIC)

PROP. 8" PVC WATER MAIN (PUBLIC, TYP.)

PROP. 5' DIA SANITARY MANHOLE (PUBLIC)

PROP. TYPE R INLET (PUBLIC, TYP.)

PROP. 4' DIA. SANITARY MANHOLE (PUBLIC, TYP.)

PROP. FIRE HYDRANT (PUBLIC, TYP.)

PROP. POST FIRE HYDRANT (PUBLIC, TYP.)

PROP. WATER QUALITY AND DETENTION POND B (PRIVATE)

PROP. 30.0' UTILITY ESMT REC. NO. (PUBLIC)

PROP. 50.0' UTILITY EASEMENT REC. NO.

PROP. 5' DIA. SANITARY MANHOLE (PUBLIC, TYP.)

PROP. 30.0' UTILITY ESMT REC. NO. (PUBLIC)

PROP. 8" PVC SANITARY MAIN (PUBLIC, TYP.)

CONTRACTOR TO CONNECT TO EXISTING 8" SANITARY STUB. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES

EX. 8" PVC SANITARY MAIN WW. 135797 (PUBLIC)

EX. SANITARY MANHOLE WW. 105383 (PUBLIC)

PROP. 5' DIA SANITARY MANHOLE (PUBLIC)

PROP. STORM FES INV. SET MIN. 1' ABOVE CHANNEL BOTTOM (PRIVATE, TYP.)

PROP. 24" HP STORM DUAL WALL (PRIVATE)

PROP. 24" HP STORM DUAL WALL PIPE (PRIVATE)

PROP. STORM FES (PRIVATE, TYP.)

PROP. POND FOREBAY (PRIVATE, TYP.)

PLANNED INFILTRATION AREA (TYP.)

PROP. POND MAINTENANCE PATH (PRIVATE, TYP.)

PROP. 36" HP STORM DUAL WALL (PRIVATE)

PROP. CHECK STRUCTURE (PRIVATE, TYP.)

PLANNED INFILTRATION AREA (TYP.)

PROP. STORM FES INV. SET MIN. 1' ABOVE CHANNEL BOTTOM (PRIVATE, TYP.)

PROP. 18" HP STORM DUAL WALL PIPE (PRIVATE)

PROP. POND OUTLET STRUCTURE (PRIVATE, TYP.)

PROP. POND OUTLET STRUCTURE (PRIVATE, TYP.)

PROP. 18" HP STORM SEWER (PRIVATE)

PROP. STORM MANHOLE (PRIVATE, TYP.)

PROP. STORM FES (PRIVATE, TYP.)

PROP. 24" HP STORM DUAL WALL PIPE (PUBLIC)

PROP. 24" HP STORM DUAL WALL PIPE (PRIVATE)

PROP. 8" PVC SANITARY MAIN (PUBLIC, TYP.)

PROP. 4' DIA. SANITARY MANHOLE (PUBLIC, TYP.)

PROP. 8" PVC WATER MAIN (PUBLIC, TYP.)

PROP. FIRE HYDRANT (PUBLIC, TYP.)

PROP. 8" PVC SANITARY MAIN (PUBLIC, TYP.)

PROP. 24" HP STORM DUAL WALL PIPE (PUBLIC)

PROP. 5' DIA SANITARY MANHOLE (PUBLIC)

REPLACE EXISTING 12"X8" TEE WITH 12"X8" CROSS FOR WATER MAIN CONNECTION TO EXISTING

PROP. 12" PVC WATER MAIN (PUBLIC, TYP.)

CONNECT TO EX. 12" WATER MAIN

PROP. FIRE HYDRANT (PUBLIC, TYP.)

PROP. 4' DIA. SANITARY MANHOLE (PUBLIC, TYP.)

PROP. 8" PVC WATER MAIN (PUBLIC, TYP.)

PROP. FIRE HYDRANT (PUBLIC, TYP.)

PROP. 24" HP STORM DUAL WALL PIPE (PUBLIC)

PROP. TYPE R INLET (PUBLIC, TYP.)

PROP. 18" HP STORM DUAL WALL PIPE (PUBLIC)

WILLIAMS RUN DRIVE (PUBLIC)

PROPERTY LINE

CITY OF COLORADO SPRINGS / EL PASO COUNTY BOUNDARY

ROW

50.0' ROW

15.0'

11.0'

4.0'

59.0'

10.0'

100.0' ROW

NOTES

1. GAS AND ELECTRIC ARE TO BE DESIGNED BY OTHERS AT A LATER DATE.
2. SEE SHEET 7 FOR UTILITY NOTES AND CROSS SECTIONS.
3. ALL PROPOSED STORM SEWER SHALL BE POLYPROPYLENE DOUBLE WALL (HP STORM) PIPE. IF CONTRACTOR PROPOSES USING AN ALTERNATIVE PIPE, IT MUST BE APPROVED BY DEVELOPER AND PER APPROVED CITY OF COLORADO SPRINGS SPECIFICATIONS. HP STORM PIPE IS ALLOWED FOR PIPES UP TO 60" IN DIAMETER.
4. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR

LEGEND

- PROPOSED WATER
- EXISTING WATER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROP. STORM INLET/OUTLET
- PROPOSED FIRE HYDRANT
- CHANNEL FLOW DIRECTION
- PLANNED INFILTRATION AREA

KEY MAP
1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
1" = 50'

CITY APPROVAL:

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

Kimley»Horn

6200 S. SYRACUSE WAY
SUITE 300
GREENWOOD VILLAGE,
CO 80111
(303) 228-2300
www.kimley-horn.com

PEACH RANCH ADDITION NO. 1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

DATE: 2/18/2025
PROJECT MGR: KPB
PREPARED BY: INA

STAMP

COLORADO SPRINGS OLYMPIC CITY USA

Land Use Review Approved
02-20-2026
2:14:11 PM
Chris Sullivan

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
04/23/2025	BJP	1ST CITY COMMENTS
06/11/2025	INA	2ND CITY COMMENTS
10/17/2025	INA	3RD CITY COMMENTS

SHEET TITLE

SHEET TITLE
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN SOUTH

SHEET NUMBER

9

9 OF 27

PLAN FILE #

DEPN-25-0019

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PEACH RANCH ADDITION NO.1

CITY OF COLORADO SPRINGS, COLORADO

FINAL LANDSCAPE PLAN

LANDSCAPE NOTES

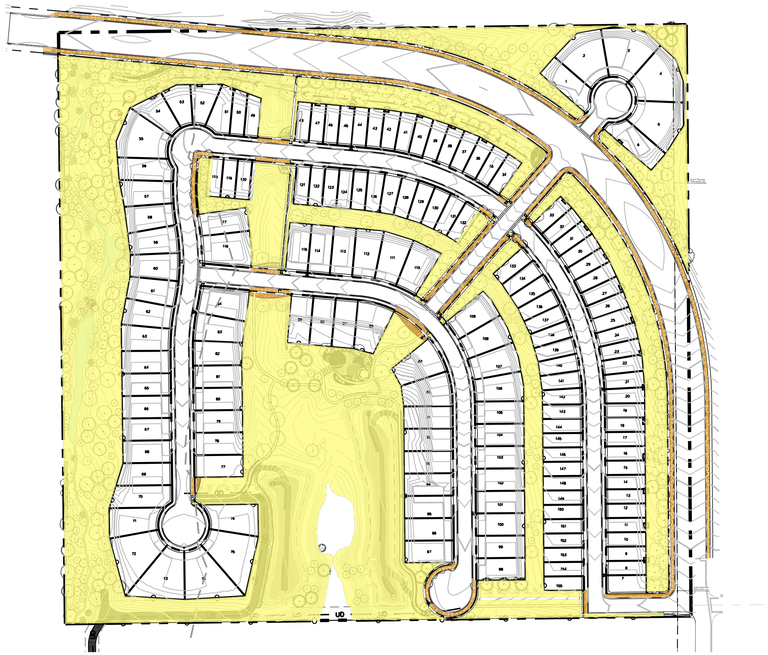
1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
   RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
   TRI-MIX III as supplied by C&C Sand
   -To be applied as backfill in planting pits
2. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	1.4 LBS/1000SF	0.0 LBS/1000SF	0.7 LBS/1000SF	0.9 LBS/1000SF
PHOSPHORUS (P205)	3.5 LBS/1000SF	0.0 LBS/1000SF	0.8 LBS/1000SF	0.5 LBS/1000SF
POTASSIUM (K20)	2.1 LBS/1000SF	0.0 LBS/1000SF	0.8 LBS/1000SF	0.0 LBS/1000SF
SULFUR (SO4-S)	0.0 LBS/1000SF	0.0 LBS/1000SF	0.0 LBS/1000SF	0.0 LBS/1000SF
MANGANESE	0.0 LBS/1000SF	0.0 LBS/1000SF	0.2 LBS/1000SF	0.0 LBS/1000SF

   *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
3. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
5. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
6. 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 SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
7. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
8. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
9. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
10. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
11. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
12. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
13. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
14. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
15. 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.
16. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
17. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
18. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, ___TBD___ ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
19. AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
21. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
22. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
23. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
24. ALL OPEN SPACE LANDSCAPING, STREETSCAPE AND WALLS WILL BE MAINTAINED BY THE NORTH 40 METRO DISTRICT.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

1. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPING OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
3. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WIT THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
4. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
5. IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
6. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
7. TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.



HYDROZONE DIAGRAM & LEGEND

LOW WATER USE	MEDIUM WATER USE	HIGH WATER USE
658,865 sf = 93%	46,037 sf = 7%	00 sf = 0%

NORTH

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.905

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Tutt Blvd (NE Side)	Minor Arterial	20 / 20	1295	1 / 25'	52 / 52
Tutt Blvd (SW Side)	Minor Arterial	20 / 20	2232	1 / 25'	90 / 90
Towhee Lane	Residential	10 / 10	660	1 / 30'	22 / 22
Woodpecker Lane	Residential	10 / 10	227	1 / 30'	8 / 8
Sapsucker Lane	Residential	10 / 10	200	1 / 30'	7 / 7
Goldfinch Lane	Residential	10 / 10	577	1 / 30'	20 / 15

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0/0	0/0	NE	75% / 75%
0/0	0/0	SW	75% / 75%
0/0	0/0	TL	75% / 75%
0/0	0/0	WL	75% / 75%
0/0	0/0	SL	75% / 75%
50/50	0/0	GL	75% / 75%

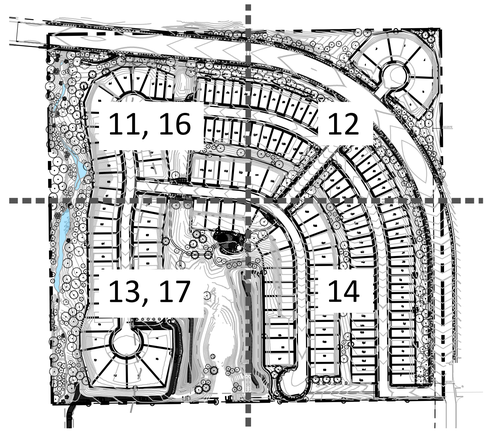
Streamside Criteria

Type II Stream Channel

Buffer Zone	Width (in Ft.)	Linear Footage	Impervious Area Provided	Streamside Trees Required / Provided	Shrub Substitutes Required / Provided	Streamside Tree Abbr. Denoted on Plan
East Inner Buffer Zone	30'	1,343	0%	(1/20) 68/65	30/30	IB
East Outer Buffer Zone	60'	1,332	21.8%	(1/30) 45/45	0/0	OB
West Inner Buffer Zone	30'	1,342	0%	(1/20) 68/75	50/50	WI
West Outer Buffer Zone	60'	816	0.0%	(1/30) 28/21*	0/0	WO

*A reduction in outer buffer plantings has been applied due to the lack of suitable planting area within the property boundaries. Additional plantings have been added to the West Inner Buffer to compensate.

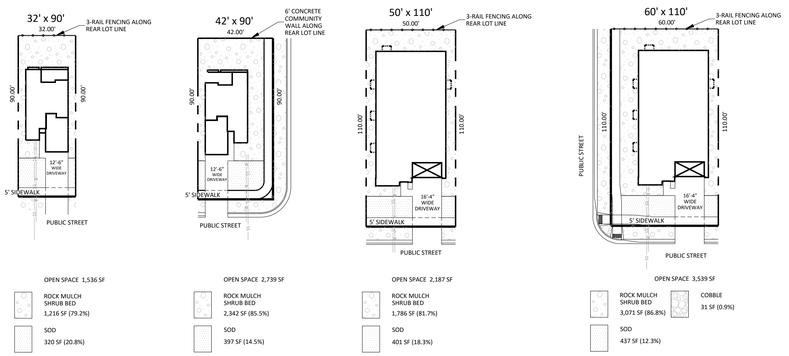
NOTES:
1. Existing tress counted towards landscape and streamside requirements will be replaced if not in a healthy condition after construction as a result of construction activities.
2. The proposed Streamside Development Plan may have up to 25% impervious surface within the outer buffer as the project provides Stormwater Enterprise approved drainage facilities per Section 7.2.603E.
3. 150' buffer is shown on Landscape Plans.



NORTH

KEY MAP

LOT LANDSCAPE TYPICALS



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQS
DECIDUOUS TREES								
	Agr	57	Acer grandidentatum / Bigtooth Maple	30`	30`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Ap2	20	Acer platanoides / Norway Maple	40`	40`	1.5" Cal.	B&B	Park/ROW
	Co	52	Celtis occidentalis / Common Hackberry	35`	35`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Mp	20	Malus x 'Prairifire' / Prairifire Crabapple	15`	15`	1.5" CAL.	B&B	
	Mr	16	Malus x 'Radiant' / Radiant Crabapple	20`	15`	1.5" CAL.	B&B	
	Mxr	16	Malus x `Red Jewel` / Crab Apple	15`	10`	1.5" Cal.	B&B	
	Ms	66	Malus x `Spring Snow` / Spring Snow Crabapple	20`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pm	41	Phellodendron amurense / Corktree	25`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pn	42	Prunus nigra `Princess Kay` / Princess Kay Plum	20`	20`	1.5" Cal.	B&B	ROW
	Sa2	20	Salix amygdaloides / Peach Leaf Willow	30`	20`	1.5" Cal.	B&B	STREAM
	Tco	58	Tilia cordata / Littleleaf Linden	45`	35`	1.5" Cal.	B&B	ROW
		408	TOTAL DECIDUOUS TREES (90% Selected Species - Minimum 70%)					
EVERGREEN TREES								
	Aco	24	Abies concolor / White Fir	60`	30`	8` HT	B&B	Screen/Wall/Trash
	Ped	42	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Screen/Wall/Trash
	Ppo	20	Pinus ponderosa / Ponderosa Pine	65`	30`	6` HT	B&B	
		86	TOTAL EVERGREEN TREES (100% Selected Species - Minimum 70%)					
DECIDUOUS SHRUBS								
	Am	48	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	15`	8`	#5 CONT	CONT	STREAM
	Af	55	Amorpha fruticose / Desert Indigo Bush	4'	8`	#5 CONT	CONT	STREAM/WALL
	Ccl	9	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	3`	2.5`	#5 CONT	CONT	
	Chv	39	Chrysothamnus viscidiflorus / Yellow Rabbitbrush	2'	2'	#3 CONT	CONT	
	Csy	13	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5'	5'	#5 CONT	CONT	
	Cst	71	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	4`	4`	#5 CONT	CONT	
	Ena	90	Ericameria nauseosa / Rubber Rabbitbrush	5`	5`	#5 CONT	CONT	
	Enb	47	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	2'	2'	#3 CONT	CONT	
		372	TOTAL DECIDUOUS SHRUBS (77% Selected Species - Minimum 70%)					
EVERGREEN SHRUBS								
	Jbc	9	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1`	8`	#5 CONT	CONT	
	Jb	234	Juniperus sabina 'Buffalo' / Buffalo Juniper	1`	6`	#5 CONT	CONT	
	Jsm	28	Juniperus scopulorum `Moonglow` / Moonglow Juniper	15`	8`	6' HT	CONT	
	Ps	3	Pinus mugo `Slowmound` / Mugo Pine	3`	3`	#5 CONT	CONT	
		274	TOTAL EVERGREEN SHRUBS (100% Selected Species - Minimum 70%)					
GRASSES								
	Cb	124	Calamagrostis brachytricha / Korean Feather Reed Grass	4`	3`	#3 CONT	CONT	
	Hs2	258	Helictotrichon sempervirens / Blue Oat Grass	3`	3`	#3 CONT	CONT	
	Np	294	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	2`	2.5`	#3 CONT	CONT	
	Pvi	78	Panicum virgatum `Shenandoah` / Switch Grass	4`	3`	#3 CONT	CONT	
		754	TOTAL ORNAMENTAL GRASSES (100% Selected Species - Minimum 70%)					
PERENNIALS								
	Epu	69	Echinacea purpurea / Purple Coneflower	3`	1.5`	#3 CONT	CONT	
	Ka	30	Kniphofia x 'Alcazar' / Alcazar Red Hot Poker	2'	2'	#3 CONT	CONT	
	Pa2	198	Perovskia atriplicifolia / Russian Sage	3.5'	3.5'	#5 CONT	CONT	
	Sv	137	Salvia nemorosa 'Violet Profusion' / Violet Profusion Meadow Sage	1.5'	1.5'	#3 CONT	CONT	
	Sa	15	Sedum x 'Autumn Fire' / Autumn Fire Sedum	2`	1.5`	#3 CONT	CONT	

GROUND COVER LEGEND

NATIVE SEED MIX — 604,426 sf
El Paso County All Purpose Low Grow Mix - to be irrigated until establishment
Buffalograss - 25%
Blue Grama - 20%
Sideoats Grama - 29%
Green Needlegrass - 5%
Western Wheatgrass - 20%
Sand Dropseed - 1%

ROCK MULCH — 47,769 sf
1.5" BLUE GREY RIVER ROCK

ROCK COBBLE — 4,680 sf
2-4" BLUE GREY RIVER ROCK

DETENTION SEED MIX — 44,296 sf
El Paso County Conservation District All Purpose Mix
Big Bluestem - 20%
Blue Grama - 10%
Green Needlegrass - 10%
Western Wheatgrass - 20%
Sideoats Grama - 10%
Switchgrass - 10%
Prairie Sandreed - 10%
Yellow Indiangrass - 10%
Seeding will be in compliance with SCM Ch. 5
Hydroseed @ 19.3 PLS/acre

NOTES:
1. All Trees located within City ROW are to be chosen from the current Forestry City Approved Street Tree List.
2. No more than twenty-five (25) percent of the portion of a lot not covered by a primary or accessory structure or a driveway, patio, deck, or walkway shall be planted with High Water Use Turfgrass

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

JS ASSOCIATION WITH

PEACH RANCH ADDITION NO.1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

DATE: 02/18/25
PROJECT MGR: K. JOHNSON
PREPARED BY: J. SMITH / A. ROMAN

COLORADO SPRINGS OLYMPIC CITY USA

Land Use Review Approved
02-20-2026
2:14:11 PM
Chris Sullivan

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FINAL LANDSCAPE PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
04.23.2025	JS	REVISED PER CITY COMMENTS
06.11.2025	JS	REVISED PER CITY COMMENTS
10.17.2025	JS	REVISED PER CITY COMMENTS

ISSUE / REVISION

SHEET TITLE

LANDSCAPE PLAN NOTES & SCHEDULES

SHEET NUMBER

10

10 OF 27

PLAN FILE #

DEPN-25-0019

P:\Toll Brothers\Peacock Ranch\Drawings\L-Arch\PLP\Peach Ranch FLP.dwg [10_City LS Plan within DP] 10/21/2025 1:39:13 PM jsmith

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQS
DECIDUOUS TREES								
	Agr	57	Acer grandidentatum / Bigtooth Maple	30`	30`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Ap2	20	Acer platanoides / Norway Maple	40`	40`	1.5" Cal.	B&B	Park/ROW
	Co	52	Celtis occidentalis / Common Hackberry	35`	35`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Mp	20	Malus x 'Prairifire' / Prairifire Crabapple	15`	15`	1.5" CAL.	B&B	
	Mr	16	Malus x 'Radiant' / Radiant Crabapple	20`	15`	1.5" CAL.	B&B	
	Mxr	16	Malus x `Red Jewel` / Crab Apple	15`	10`	1.5" Cal.	B&B	
	Ms	66	Malus x `Spring Snow` / Spring Snow Crabapple	20`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pm	41	Phellodendron amurense / Corktree	25`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pn	42	Prunus nigra `Princess Kay` / Princess Kay Plum	20`	20`	1.5" Cal.	B&B	ROW
	Sa2	20	Salix amygdaloides / Peach Leaf Willow	30`	20`	1.5" Cal.	B&B	STREAM
	Tco	58	Tilia cordata / Littleleaf Linden	45`	35`	1.5" Cal.	B&B	ROW
		408	TOTAL DECIDUOUS TREES (90% Selected Species - Minimum 70%)					
EVERGREEN TREES								
	Aco	24	Abies concolor / White Fir	60`	30`	8` HT	B&B	Screen/Wall/Trash
	Ped	42	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Screen/Wall/Trash
	Ppo	20	Pinus ponderosa / Ponderosa Pine	65`	30`	6` HT	B&B	
		86	TOTAL EVERGREEN TREES (100% Selected Species - Minimum 70%)					
DECIDUOUS SHRUBS								
	Am	48	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	15`	8`	#5 CONT	CONT	STREAM
	Af	55	Amorpha fruticose / Desert Indigo Bush	4`	8`	#5 CONT	CONT	STREAM/WALL
	Ccl	9	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	3`	2.5`	#5 CONT	CONT	
	Chv	39	Chrysothamnus viscidiflorus / Yellow Rabbitbrush	2`	2`	#3 CONT	CONT	
	Csy	13	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5`	5`	#5 CONT	CONT	
	Cst	71	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	4`	4`	#5 CONT	CONT	
	Ena	90	Ericameria nauseosa / Rubber Rabbitbrush	5`	5`	#5 CONT	CONT	
	Enb	47	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	2`	2`	#3 CONT	CONT	
		372	TOTAL DECIDUOUS SHRUBS (77% Selected Species - Minimum 70%)					
EVERGREEN SHRUBS								
	Jbc	9	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1`	8`	#5 CONT	CONT	
	Jb	234	Juniperus sabina 'Buffalo' / Buffalo Juniper	1`	6`	#5 CONT	CONT	
	Jsm	28	Juniperus scopulorum `Moonglow` / Moonglow Juniper	15`	8`	6' HT	CONT	
	Ps	3	Pinus mugo `Slowmound` / Mugo Pine	3`	3`	#5 CONT	CONT	
		274	TOTAL EVERGREEN SHRUBS (100% Selected Species - Minimum 70%)					
GRASSES								
	Cb	124	Calamagrostis brachytricha / Korean Feather Reed Grass	4`	3`	#3 CONT	CONT	
	Hs2	258	Helictotrichon sempervirens / Blue Oat Grass	3`	3`	#3 CONT	CONT	
	Np	294	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	2`	2.5`	#3 CONT	CONT	
	Pvi	78	Panicum virgatum `Shenandoah` / Switch Grass	4`	3`	#3 CONT	CONT	
		754	TOTAL ORNAMENTAL GRASSES (100% Selected Species - Minimum 70%)					
PERENNIALS								
	Epu	69	Echinacea purpurea / Purple Coneflower	3`	1.5`	#3 CONT	CONT	
	Ka	30	Kniphofia x 'Alcazar' / Alcazar Red Hot Poker	2`	2`	#3 CONT	CONT	
	Pa2	198	Perovskia atriplicifolia / Russian Sage	3.5`	3.5`	#5 CONT	CONT	
	Sv	137	Salvia nemorosa 'Violet Profusion' / Violet Profusion Meadow Sage	1.5`	1.5`	#3 CONT	CONT	
	Sa	15	Sedum x 'Autumn Fire' / Autumn Fire Sedum	2`	1.5`	#3 CONT	CONT	

GROUND COVER LEGEND

NATIVE SEED MIX — 604,426 sf
El Paso County All Purpose Low Grow Mix - to be irrigated until establishment
Buffalograss - 25%
Blue Grama - 20%
Sideoats Grama - 29%
Green Needlegrass - 5%
Western Wheatgrass - 20%
Sand Dropseed - 1%

ROCK MULCH — 47,769 sf
1.5" BLUE GREY RIVER ROCK

ROCK COBBLE — 4,680 sf
2-4" BLUE GREY RIVER ROCK

DETENTION SEED MIX — 44,296 sf
El Paso County Conservation District All Purpose Mix
Big Bluestem - 20%
Blue Grama - 10%
Green Needlegrass - 10%
Western Wheatgrass - 20%
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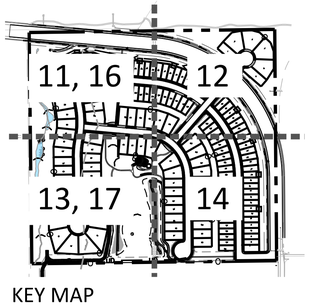
Switchgrass - 10%
Prairie Sandreed - 10%
Yellow Indiangrass - 10%
Seeding will be in compliance with SCM Ch. 5
Hydroseed @ 19.3 PLS/acre

PLANNED INFILTRATION AREAS

LINE TYPE LEGEND

PROPERTY LINE
LOT LINE
SETBACK
SIGHT DISTANCE
STEEL EDGING
COMMUNITY WALL
3-RAIL FENCE
TOE OF STREAM
INNER BUFFER
OUTER BUFFER
150' BUFFER



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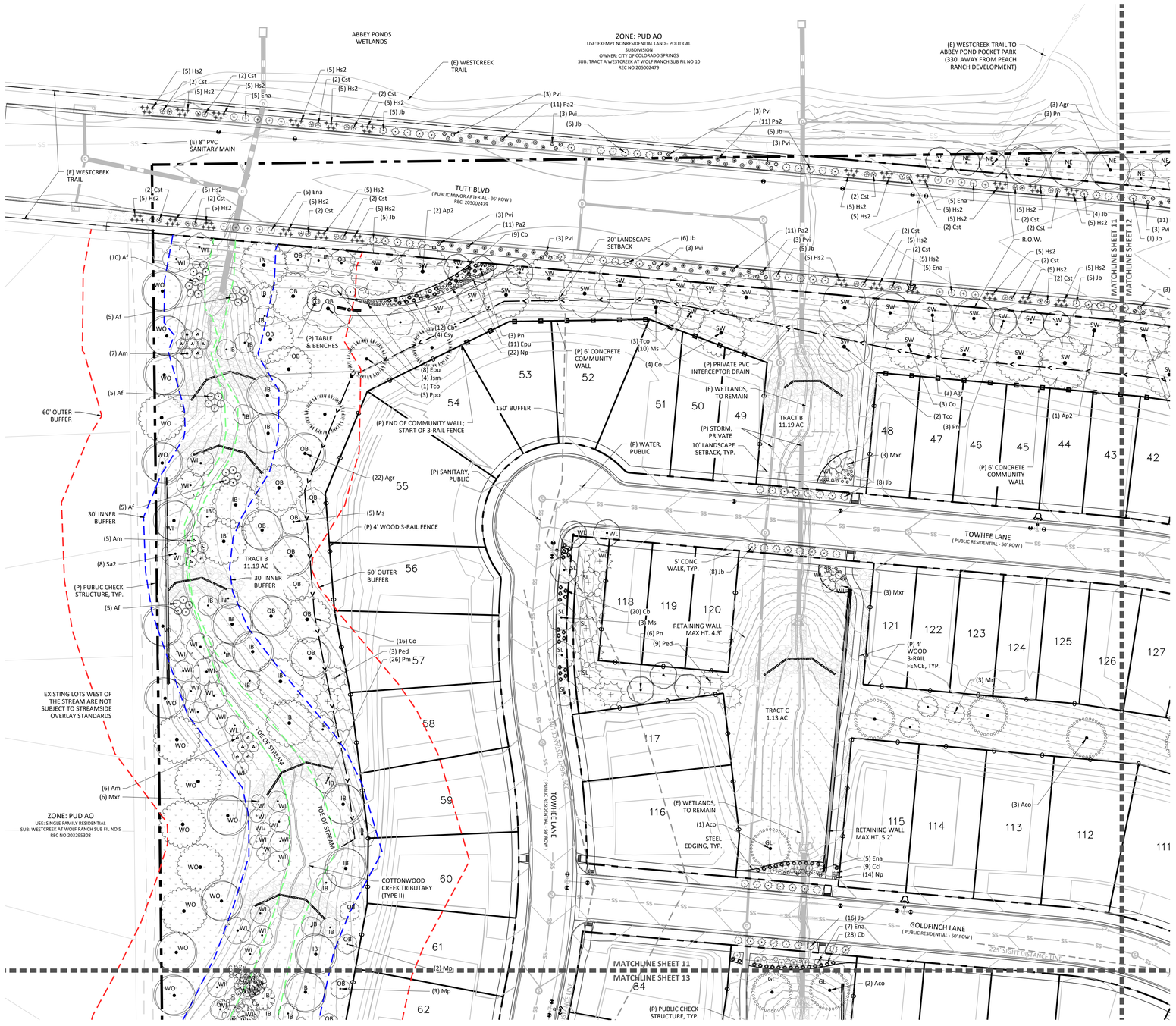

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FINAL LANDSCAPE PLAN

SHEET NUMBER

11

11 OF 27

PLAN FILE #

DEPN-25-0019

P:\Toll Brothers\Peacock Ranch\Drawings\Ls Arch\FS\P\Peach Ranch FLP.dwg [11_City LS Site Plan] 10/21/2025 1:39:20 PM jsmith

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	Mp	20	Malus x 'Prairifire' / Prairifire Crabapple	15`	15`	1.5" CAL.	B&B	
	Mr	16	Malus x 'Radiant' / Radiant Crabapple	20`	15`	1.5" CAL.	B&B	
	Mxr	16	Malus x ` Red Jewel` / Crab Apple	15`	10`	1.5" Cal.	B&B	
	Ms	66	Malus x ` Spring Snow` / Spring Snow Crabapple	20`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pm	41	Phellodendron amurense / Corktree	25`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pn	42	Prunus nigra ` Princess Kay` / Princess Kay Plum	20`	20`	1.5" Cal.	B&B	ROW
	Sa2	20	Salix amygdaloides / Peach Leaf Willow	30`	20`	1.5" Cal.	B&B	STREAM
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- LOT LINE
- SETBACK
- SIGHT DISTANCE
- STEEL EDGING
- COMMUNITY WALL
- 3-RAIL FENCE
- TOE OF STREAM
- INNER BUFFER
- OUTER BUFFER
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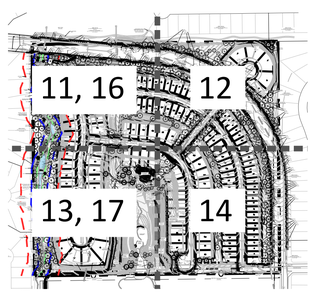

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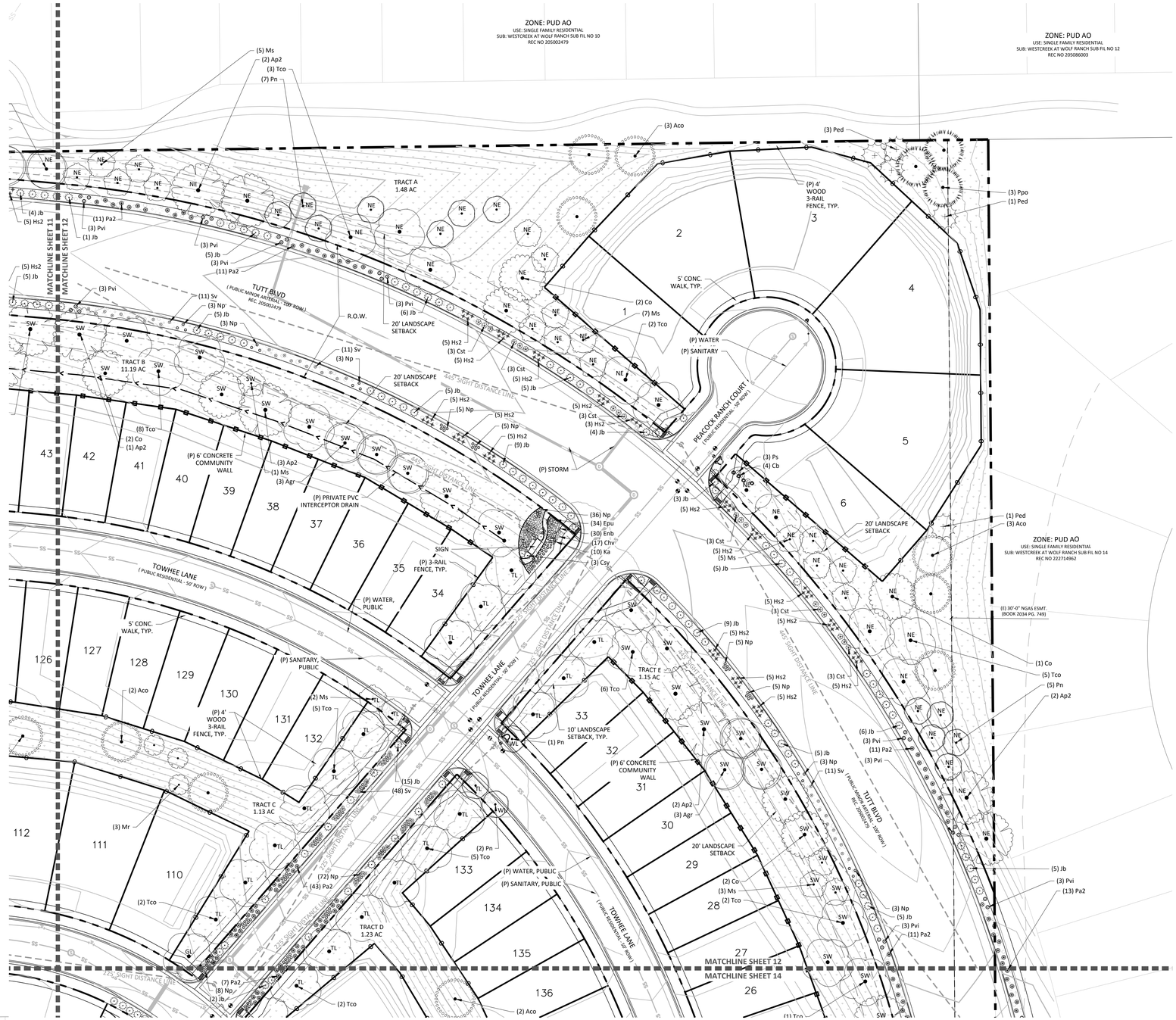

NORTH

SCALE: 1" = 40'

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FINAL LANDSCAPE PLAN

SHEET TITLE

12

12 OF 27

SHEET NUMBER

DEPN-25-0019

PLAN FILE #

P:\Toll Brothers\Peacock Ranch\Drawings\L-Arch\FLP\Peach Ranch FLP.dwg [12_City LS Site Plan] 10/21/2025 1:39:29 PM jsmith

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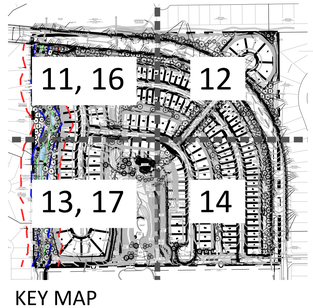

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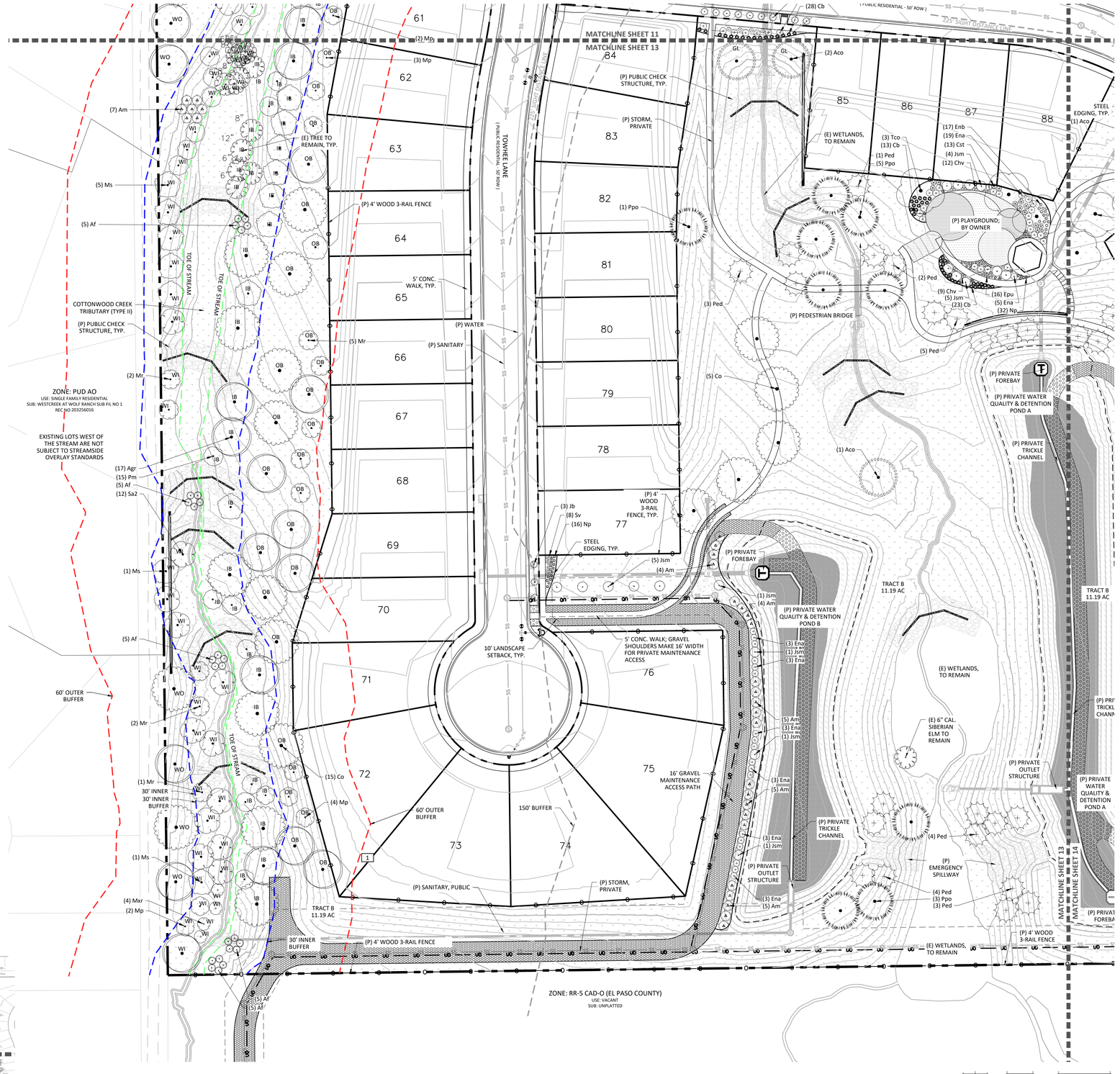

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13

13 OF 27

PLAN FILE #

DEPN-25-0019

P:\Toll Brothers\Peacock Ranch\Drawings\L-Arch\FLP\Peach Ranch FLP.dwg [13_Chr LS Site Plan] 10/21/2025 1:39:38 PM jsmith

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQS
DECIDUOUS TREES								
	Agr	57	Acer grandidentatum / Bigtooth Maple	30`	30`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Ap2	20	Acer platanoides / Norway Maple	40`	40`	1.5" Cal.	B&B	Park/ROW
	Co	52	Celtis occidentalis / Common Hackberry	35`	35`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Mp	20	Malus x 'Prairifire' / Prairifire Crabapple	15`	15`	1.5" CAL.	B&B	
	Mr	16	Malus x 'Radiant' / Radiant Crabapple	20`	15`	1.5" CAL.	B&B	
	Mxr	16	Malus x ` Red Jewel` / Crab Apple	15`	10`	1.5" Cal.	B&B	
	Ms	66	Malus x ` Spring Snow` / Spring Snow Crabapple	20`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pm	41	Phellodendron amurense / Corktree	25`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pn	42	Prunus nigra ` Princess Kay` / Princess Kay Plum	20`	20`	1.5" Cal.	B&B	ROW
	Sa2	20	Salix amygdaloides / Peach Leaf Willow	30`	20`	1.5" Cal.	B&B	STREAM
	Tco	58	Tilia cordata / Littleleaf Linden	45`	35`	1.5" Cal.	B&B	ROW
		408	TOTAL DECIDUOUS TREES (90% Selected Species - Minimum 70%)					
EVERGREEN TREES								
	Aco	24	Abies concolor / White Fir	60`	30`	8` HT	B&B	Screen/Wall/Trash
	Ped	42	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Screen/Wall/Trash
	Ppo	20	Pinus ponderosa / Ponderosa Pine	65`	30`	6` HT	B&B	
		86	TOTAL EVERGREEN TREES (100% Selected Species - Minimum 70%)					
DECIDUOUS SHRUBS								
	Am	48	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	15`	8`	#5 CONT	CONT	STREAM
	Af	55	Amorpha fruticose / Desert Indigo Bush	4`	8`	#5 CONT	CONT	STREAM/WALL
	Ccl	9	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	3`	2.5`	#5 CONT	CONT	
	Chv	39	Chrysothamnus viscidiflorus / Yellow Rabbitbrush	2`	2`	#3 CONT	CONT	
	Csy	13	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5`	5`	#5 CONT	CONT	
	Cst	71	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	4`	4`	#5 CONT	CONT	
	Ena	90	Ericameria nauseosa / Rubber Rabbitbrush	5`	5`	#5 CONT	CONT	
	Enb	47	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	2`	2`	#3 CONT	CONT	
		372	TOTAL DECIDUOUS SHRUBS (77% Selected Species - Minimum 70%)					
EVERGREEN SHRUBS								
	Jbc	9	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1`	8`	#5 CONT	CONT	
	Jb	234	Juniperus sabina 'Buffalo' / Buffalo Juniper	1`	6`	#5 CONT	CONT	
	Jsm	28	Juniperus scopulorum `Moonglow` / Moonglow Juniper	15`	8`	6' HT	CONT	
	Ps	3	Pinus mugo `Slowmound` / Mugo Pine	3`	3`	#5 CONT	CONT	
		274	TOTAL EVERGREEN SHRUBS (100% Selected Species - Minimum 70%)					
GRASSES								
	Cb	124	Calamagrostis brachytricha / Korean Feather Reed Grass	4`	3`	#3 CONT	CONT	
	Hs2	258	Helictotrichon sempervirens / Blue Oat Grass	3`	3`	#3 CONT	CONT	
	Np	294	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	2`	2.5`	#3 CONT	CONT	
	Pvi	78	Panicum virgatum `Shenandoah` / Switch Grass	4`	3`	#3 CONT	CONT	
		754	TOTAL ORNAMENTAL GRASSES (100% Selected Species - Minimum 70%)					
PERENNIALS								
	Epu	69	Echinacea purpurea / Purple Coneflower	3`	1.5`	#3 CONT	CONT	
	Ka	30	Kniphofia x 'Alcazar' / Alcazar Red Hot Poker	2`	2`	#3 CONT	CONT	
	Pa2	198	Perovskia atriplicifolia / Russian Sage	3.5`	3.5`	#5 CONT	CONT	
	Sv	137	Salvia nemorosa 'Violet Profusion' / Violet Profusion Meadow Sage	1.5`	1.5`	#3 CONT	CONT	
	Sa	15	Sedum x 'Autumn Fire' / Autumn Fire Sedum	2`	1.5`	#3 CONT	CONT	

GROUND COVER LEGEND

NATIVE SEED MIX — 604,426 sf
El Paso County All Purpose Low Grow Mix - to be irrigated until establishment
Buffalograss - 25%
Blue Grama - 20%
Sideoats Grama - 29%
Green Needlegrass - 5%
Western Wheatgrass - 20%
Sand Dropseed - 1%

ROCK MULCH — 47,769 sf
1.5" BLUE GREY RIVER ROCK

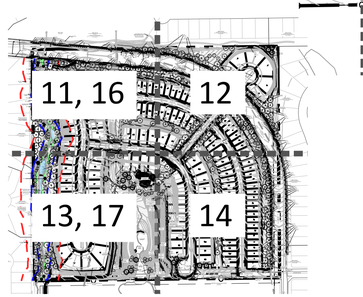
ROCK COBBLE — 4,680 sf
2-4" BLUE GREY RIVER ROCK

DETENTION SEED MIX — 44,296 sf
El Paso County Conservation District All Purpose Mix
Big Bluestem - 20%
Blue Grama - 10%
Green Needlegrass - 10%
Western Wheatgrass - 20%
Sideoats Grama - 10%
Switchgrass - 10%
Prairie Sandreed - 10%
Yellow Indiangrass - 10%
Seeding will be in compliance with SCM Ch. 5
Hydroseed @ 19.3 PLS/acre

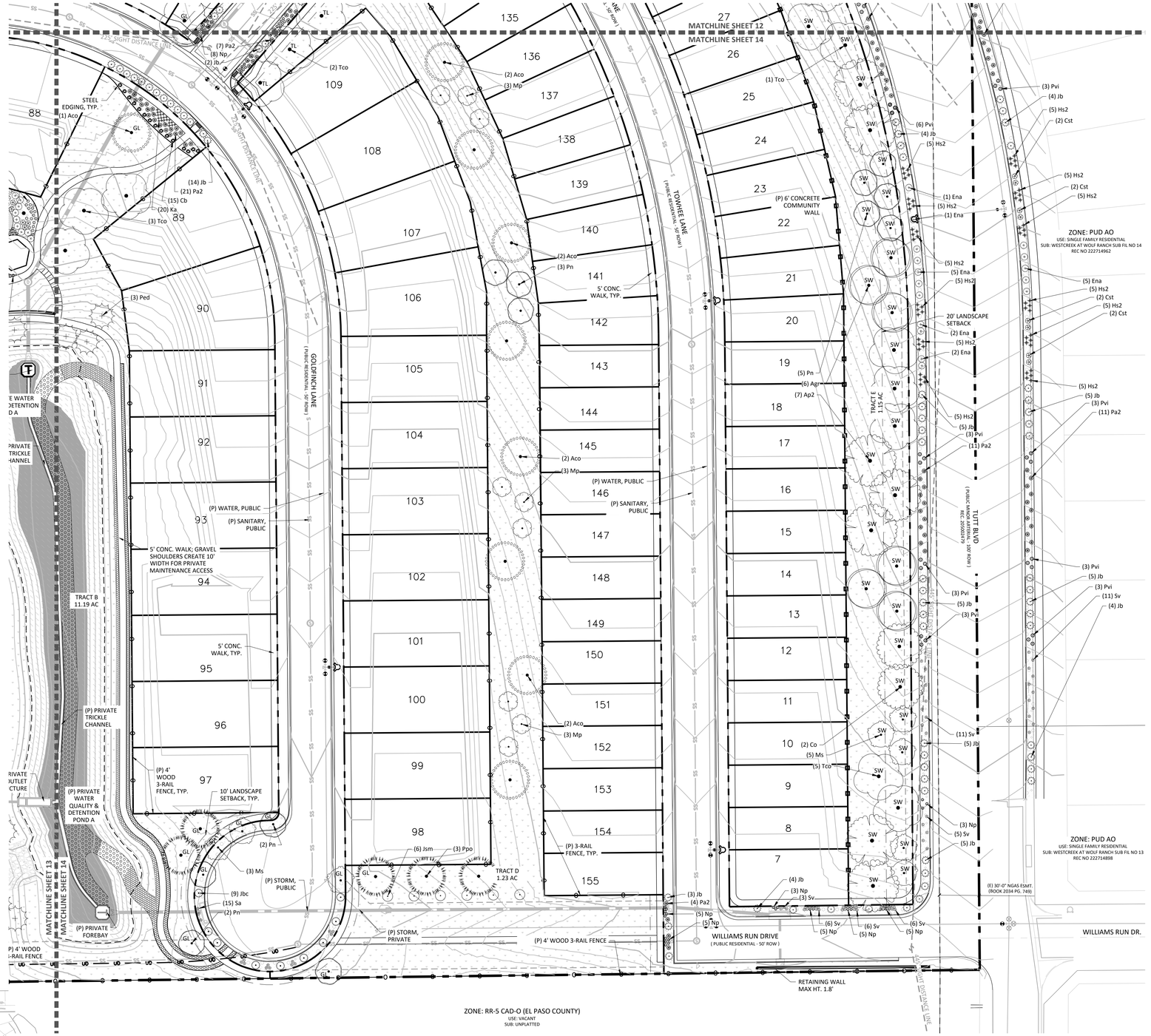
PLANNED INFILTRATION AREAS

LINE TYPE LEGEND

PROPERTY LINE
LOT LINE
SETBACK
SIGHT DISTANCE
STEEL EDGING
COMMUNITY WALL
3-RAIL FENCE
TOE OF STREAM
INNER BUFFER
OUTER BUFFER
150' BUFFER



KEY MAP



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PEACH RANCH ADDITION NO.1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

DATE: 02/18/25
PROJECT MGR: K. JOHNSON
PREPARED BY: J. SMITH / A. ROMAN

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COLORADO SPRINGS OLYMPIC CITY USA
Land Use Review Approved
02-20-2026
2:14:11 PM
Chris Sullivan

ISSUE INFO

FINAL LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
04.23.2025	JS	REVISED PER CITY COMMENTS
06.11.2025	JS	REVISED PER CITY COMMENTS
10.17.2025	JS	REVISED PER CITY COMMENTS

ISSUE / REVISION

SHEET TITLE

FINAL LANDSCAPE PLAN

SHEET NUMBER

14

14 OF 27

PLAN FILE #

DEPN-25-0019

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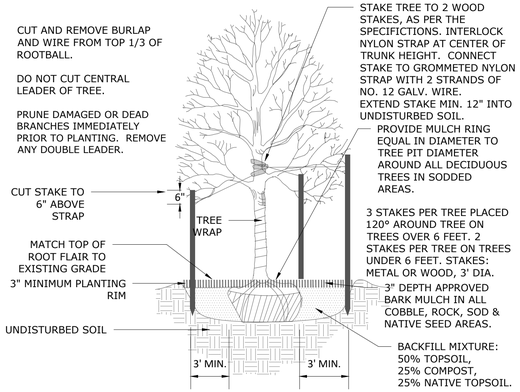
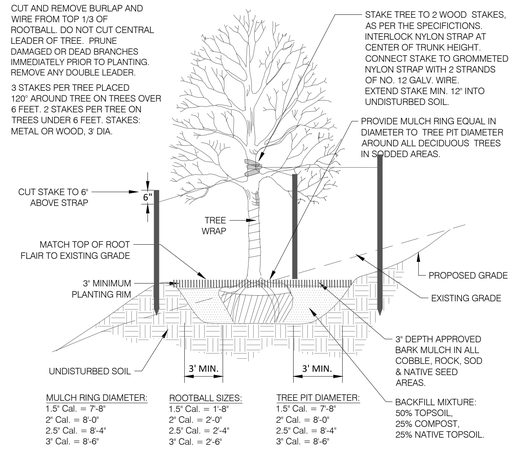


ROOTBALL SIZES:	TREE PIT DIAMETER:	MULCH RING DIAMETER:
1.5" Cal. = 1'-8"	1.5" Cal. = 7'-8"	1.5" Cal. = 7'-8"
2" Cal. = 2'-0"	2" Cal. = 8'-0"	2" Cal. = 8'-0"
2.5" Cal. = 2'-4"	2.5" Cal. = 8'-4"	2.5" Cal. = 8'-4"
3" Cal. = 2'-6"	3" Cal. = 8'-6"	3" Cal. = 8'-6"

1 DECIDUOUS TREE PLANTING DETAIL

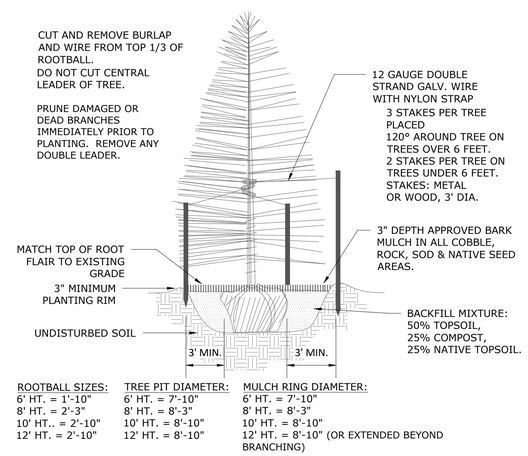
N.T.S. 329343-01



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

2 DECIDUOUS TREE PLACEMENT ON SLOPE

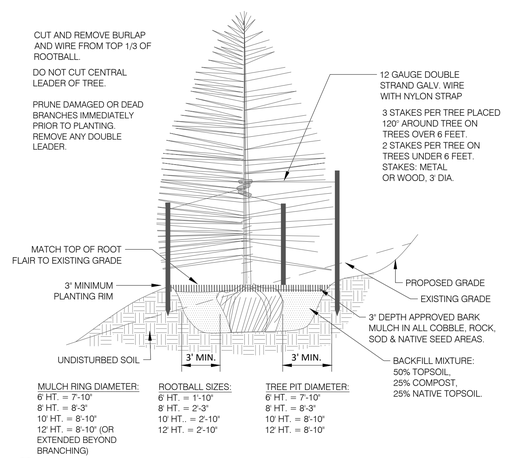
N.T.S. 329343-05



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

3 CONIFEROUS TREE PLANTING DETAIL

N.T.S. 329343-02



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

4 CONIFEROUS TREE PLACEMENT ON SLOPE

N.T.S. 329343-06

5 SHRUB PLANTING DETAIL

N.T.S. 329333-03

6 SHRUB PLACEMENT ON SLOPE

N.T.S. 329333-07

7 PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S. 3293-04

8 VERTI-CRETE COMMUNITY WALL

N.T.S. P-PE1-01

9 STEEL EDGING

N.T.S. 329413-09

10 EXISTING TREE PROTECTION DETAIL

N.T.S. 329343-11

11 4' HT. 3-RAIL WOOD FENCE

1/2" = 1'-0" 323129.13-19

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PLANNER / LANDSCAPE ARCHITECT

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LANDSCAPE DETAILS

SHEET NUMBER

15

15 OF 27

PLAN FILE #

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DESIGN SPECIFICATIONS:
- ALLOWABLE STRESS DESIGN METHOD
- 85 PSF PEDESTRIAN LIVE LOAD
- 35 PSF WIND LOAD
- 50 PSF GROUND SNOW LOAD
- AASHTO GUIDE SPEC. FOR FIBER REINFORCED POLYMER (FRP) PEDESTRIAN BRIDGES
- AASHTO LRFD GUIDE SPEC. FOR PEDESTRIAN BRIDGES
- ASCW PRE-STANDARD FOR LRFD OF PULTRUDED FRP STRUCTURES
- ASCW PRE-STANDARD FOR LRFD OF PULTRUDED FRP STRUCTURES

STRUCTURE SPECIFICATIONS:
- PONY TRUSS DESIGN
- STRONGWELL EXTREN 500 SERIES FRP STRUCTURAL SHAPES
- STANDARD HOT-DIPPED GALVANIZED STEEL HARDWARE KIT
- FRP NON-SKID DECKING
- 42-INTIMBER RAILING, SUPPLIED LOCALLY

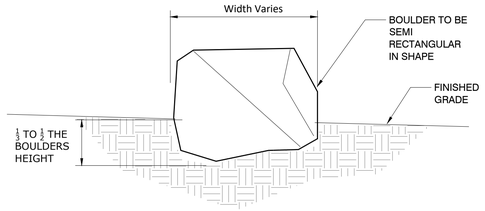
COLOR: DARK BROWN

NOTES:
1. OR APPROVED ALTERNATE APPROVED BY OWNER
2. FINAL DESIGN BY OTHERS

1 ARETE PEDESTRIAN BRIDGE

N.T.S. P-PE1-02

NOTES:
1. BOULDERS TO BE SILOAM STONE.
2. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.
3. BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.
4. BOULDERS NEED TO BE PROTECTED FROM SCRAPING AND FRACTURING DURING TRANSPORT.
5. BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT MAY VARY BETWEEN BOULDERS.



2 LANDSCAPE BOULDER

N.T.S. 3294-08

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LANDSCAPE DETAILS

SHEET NUMBER

16

16 OF 27

PLAN FILE #

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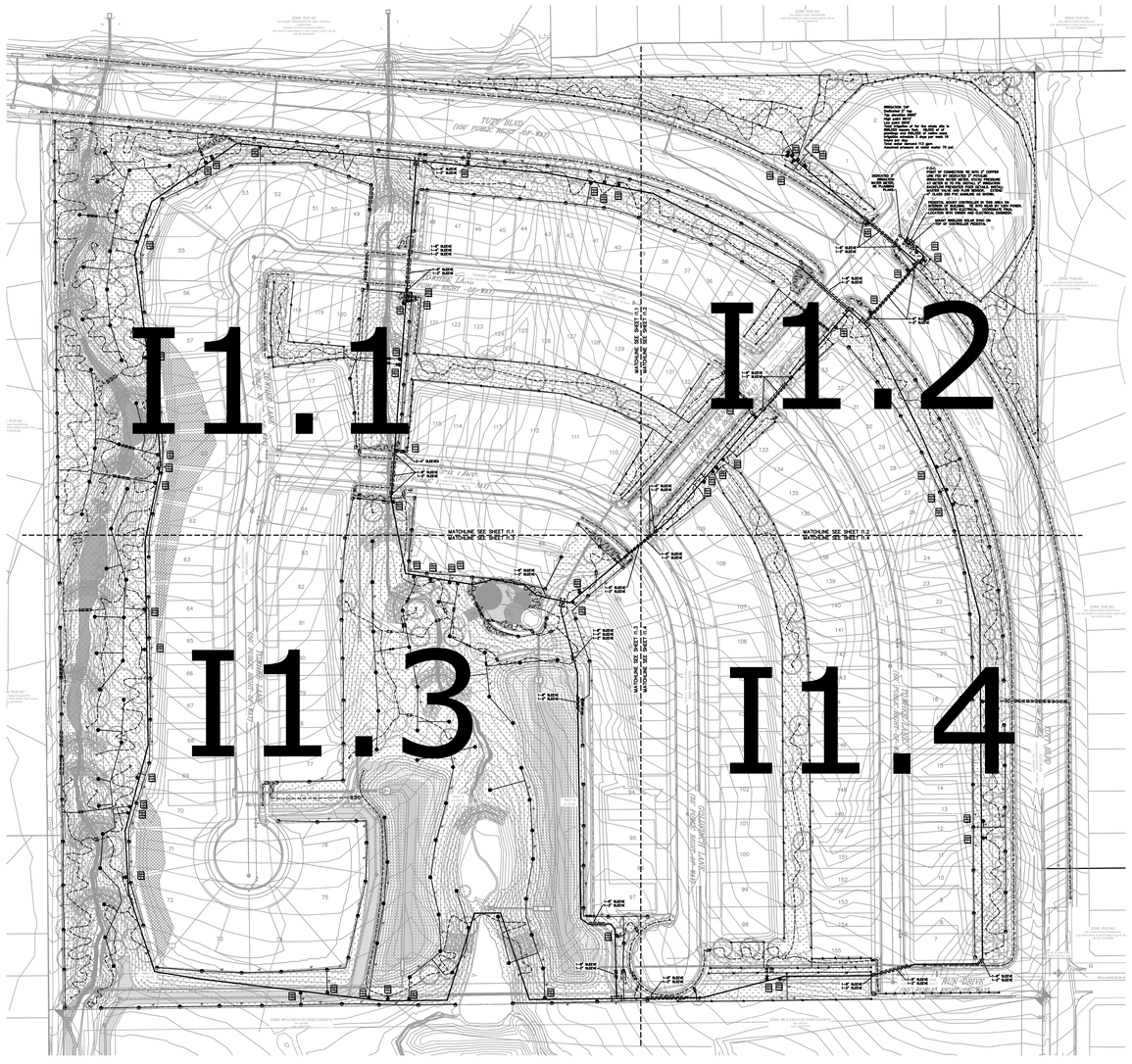

1 OVERALL IRRIGATION PLAN

1"=100'-0"

NORTH

0 .5X X 2X

SCALE: 1" = X'

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
▲ ▲ ▲	SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/ 5' TORO PRECISION SPRAY NOZ PRESSURE: 30 PSI RADIUS: 5 FEET FLOW (GPM): Q – 0.06 H – 0.13 F – 0.26 Precip. rate (in/hr): 1.2
⊖ ⊖ ⊕	SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/ 8' TORO PRECISION SPRAY NOZ PRESSURE: 30 PSI RADIUS: 8 FEET FLOW (GPM): Q – 0.17 H – 0.33 F – 0.66 Precip. rate (in/hr): 1.2
■ ■ ■	SPRAY SPRINKLER: HUNTER PROS-06-PRS30-CV W/ 10' TORO PRECISION SPRAY NOZ PRESSURE: 30 PSI RADIUS: 10 FEET FLOW (GPM): Q – 0.23 H – 0.51 F – 1.03 Precip. rate (in/hr): 1.2
▲ ▲ ▲	MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS40-CV MP1000 NOZZLE PRESSURE: 40 PSI RADIUS: 10-14 FEET FLOW (GPM): Q – 0.19 H – 0.37 F – 0.75 6"POP UP HEIGHT Precip. rate (in/hr): 0.40
■ ■ ■	MP ROTATOR SPRINKLER: HUNTER PROS-06-PRS40-CV MP2000 NOZZLE PRESSURE: 40 PSI RADIUS: 13-19 FEET FLOW (GPM): Q – 0.40 H – 0.74 F – 1.47 6"POP UP HEIGHT Precip. rate (in/hr): 0.40
▲ ▲ ▲	MP ROTATOR SPRINKLER: HUNTER PROS-12-PRS40-CV MP3000 NOZZLE PRESSURE: 40 PSI RADIUS: 22-30 FEET FLOW (GPM): Q – 0.86 H – 1.82 F – 3.64 6"POP UP HEIGHT Precip. rate (in/hr): 0.40
◔ ◓ ●	ROTOR SPRINKLER: HUNTER I-20-06 #4.0 NOZZLE PRESSURE: 35 PSI – 39' RADIUS FLOW (GPM): F – 3.5 Precip. rate (in/hr): 0.44
	NOTE: USE 6" POP UP SPRAY OR ROTOR HEADS FOR TURF AREAS AND USE 12" PUP UP SPRAY OR ROTOR HEADS FOR NATIVE SEED AREAS
	BACKFLOW PREVENTER: 1 1/2" FEBCO 825YA INSTALL PER DETAIL
	ZONE CONTROL VALVE: HUNTER ICV SIZE AS NOTED
	DRIP CONTROL VALVE ASSEMBLY: HUNTER ICZ DRIP ZONE KIT 1" VALVE
	QUICK COUPLER: RAINBIRD 44LRC
	GATE VALVE – RESILIENT WEDGE, SQUARE NUT TOP, LINE SIZE
	EMITTER LATERAL PIPE: UV RADIATION RESISTANT POLYETHYLENE, 1" SIZE (ROUTING IS DIAGRAMMATIC) INSTALL CHECK VALVE IN LINE ON DRIP LATERAL EVERY 10' OF ELEVATION DIFFERENCES THAT ARE MORE THAN 10' IN ONE ZONE.
	DRIP FLUSH PLUG ASSEMBLY
	MAINLINE PIPE: 4" CLASS 200 PVC RING TIGHT WITH DUCTILE IRON FITTINGS AND INTEGRAL JOINT RESTRAINTS.
	LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC PIPE (1-INCH SIZE UNLESS OTHERWISE INDICATED)
	UNCONNECTED PIPE CROSSING
	UNCONNECTED PIPE CROSSING, TWO DIFFERENT PIPES
	P.O.C. – POINT OF CONNECTION
	CLASS 200 PVC SLEEVING, 4" UNLESS OTHERWISE NOTED
A1 15 1"	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM INDICATES REMOTE CONTROL VALVE SIZE IN INCHES
A	NEW HUNTER ACC2 TWO WIRE 225 STATION CONTROLLER IN PLASTIC PEDESTAL. MODEL # A2C-225-PP. INSTALL GROUNDING AT CONTROLLER AND ALONG TWO WIRE PATH AS REQUIRED PER HUNTER SPECIFICATIONS. USE 1 STATION HUNTER DECODERS FOR EACH SINGLE VALVE MODEL # ICD-100, INSTALL PER HUNTER SPECIFICATIONS. INSTALL GROUNDING ALONG MAINLINE PATH AND AT CONTROLLER PER HUNTER REQUIREMENTS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FINAL EQUIPMENT AND INSTALLATION DETAILS PRE HUNTER SPECIFICATIONS.
M	HUNTER 2" MASTER VALVE MODEL# ICV 2"
M	HUNTER 1 1/2" FLOW SENSOR MODEL# FTC-150
M	HUNTER WIRELESS SOLAR SYNC MODEL # WSS-SEN
M	DEDICATED 2" IRRIGATION WATER METER REFER TO CIVIL AND MEP

IRRIGATION NOTES

1. Irrigation system is designed to operate off of an existing pressure of 70 psi after water meter and backflow preventer. Contractor to verify pressure PRIOR TO INSTALLATION and notify OWNER of any differences. Design pressure at heads to be as noted in legend.
2. No irrigation work to begin until final grade has been approved.
3. Locate all heads 6" min. from any wall, walk, or curb, and 12" min. from any curb adjacent to parking stalls.
4. Bury all mainlines 24" underground to top of pipe. Bury all laterals 12"" underground to top of pipe.
5. Pipes in shared trenches are not allowed.
6. Brand all appropriate box lids with 1" minimum letters with the following abbreviations:
   QC Quick Coupler
   GV Gate Valve
   SV# Section Valve & Corresponding Controller Station #
   FC Drip Flush Cap
7. All pipe under pavement to be sleeved in 4" minimum PVC class 200 extend 12" beyond each edge of pavement, sloped to drain. Install prior to paving. Sleeve wires separately in 4" min. pipe.
8. All valve wire is to be 14 gauge direct burial Paige 2-wire. All wire splices shall be done with 3M DBR/Y wire splices.
9. Heads will be diagrammatic. Contractor to select and install correct arcs as needed for part circle heads. Adjust radii and arc as necessary for no overspray/backwash onto adjacent buildings, walls, or fences.
10. Plan has been prepared using limited on-site observation. Plan is diagrammatic and does not reflect all equipment, etc., that could be encountered during construction. All tie locations, mainline locations and lateral locations are approximate and shall require exact location by Contractor.
11. Install drip emitters as described below:

1 gallon material	Rain Bird XB-05PC	1 ea.
5 gallon material	Rain Bird XB-10PC	2 ea.
Deciduous Trees (1-1/2"-2 1/2")	Rain Bird XB-20PC	4 ea.
Deciduous Trees (3"-4" CAL.)	Rain Bird XB-20PC	6 ea.
Evergreen Trees (6'-10')	Rain Bird XB-20PC	4 ea.
Evergreen Trees (11'-14')	Rain Bird XB-20PC	6 ea.

12. See sheet 12.0 for irrigation details.
13. Install drip rings at all trees in native seed areas per detail 10/12.0.
14. Total irrigation sf for the whole site is 698,000 square feet. 48,000 sf of plantings and 650,000 sf native seed.

PLANNER / LANDSCAPE ARCHITECT

NES

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IN ASSOCIATION WITH

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Irrigation Design and Landscape Architecture
302 E. Geneseo St.
Lafayette, Colorado 80026
720-273-3884

PEACH RANCH

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

OTHER INFO

PROJECT INFO

DATE: 06/20/25
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PREPARED BY: KJM

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FINAL
IRRIGATION
PLAN

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DATE:	BY:	DESCRIPTION:
10.17.2025	KJM	REVISED PER CITY COMMENT

SHEET TITLE

OVERALL IRRIGATION PLAN, NOTES AND LEGEND

SHEET NUMBER

I1.0

17 OF 27

PLAN FILE #

DEPN-25-0019

C:\Users\Kurt\Data\2025 Projects\2025-11 Peach Ranch-NES\Drawings\2025-11 Peach Ranch Irrigation plan.dwg [I1.0] 11/3/2025 10:23:08 AM Kurt

STANDARD CITY OF COLORADO SPRINGS IRRIGATION NOTES:

- The City has adopted permanent water-wise regulations as of January 1, 2020, which will affect the overall operation of the irrigation system. From May 1 to October 15, sprinklers can be operated before 10 a.m. and after 6 p.m. Watering is limited to three days a week (Drip irrigation is allowed at any time). Establishment permits are required from Colorado Springs Utilities for customers who need to temporarily water more than three days a week to establish new landscapes. Allocation plans are available for customers who need more watering schedule flexibility from Colorado Springs Utilities.
- For all design irrigation systems, if more than three days a week are required to provide required coverage with spray/rotor stations/valves, a Water Allocation Plan is required from Colorado Springs Utilities.
- City Affidavit Note – The design professional of record is to complete the irrigation inspection affidavit based on approved Irrigation Plan. This should require limited construction observation visits and a functional test of the irrigation system shall be performed to accurately complete the affidavit. Final CO or financial assurances release shall not be processed until an executed and approved affidavit is submitted to City Staff. When ready to call for inspection and submit affidavits, first contact the city planner of record for the project (719-385-5905) and as necessary our DRE office (719-385-5982).

Note: Starting June 2023 the City of Colorado Springs has enacted a new policy manual and irrigation check list. These plans comply with the new landscape manual and irrigation check list.

Pressure Loss Calculations for:	**Peach Ranch**		
Prepared by :	**Kurt J Munding**		
Date:	**4/23/25**		
PRESSURE AT STREET:		70	PSI
WATER METER (3")		3	PSI
PRESSURE AT POC:		**67**	**PSI**
To use, fill in shaded boxes			
PIPE LOSSES:			
LATERALS:			
size	*length (ft.)*	*GPM*	
1"	133	5	0.51 PSI
1 1/2"	176	13	0.56 PSI
2"	133	25	0.23 PSI
2-1/2"	54	34	0.15 PSI
TOTAL LATERAL LOSSES:			**1.45 PSI**
MAINLINE:			
size	*length (ft.)*	*GPM*	
4"	279	34	0.08 PSI
TOTAL MAINLINE LOSSES:			**0.08 PSI**
TOTAL ALL PIPE LOSSES:			**1.53 PSI**
ELEVATION GAIN (IN FEET):			
	PSI Loss Per FT.		
9	*0.433*		3.897 PSI
TOTAL ELEVATION GAIN:			**3.897 PSI**
COMPONENT LOSSES:			
ZONE VALVE (1 1/2" HUNTER ICV)			2 PSI
EXISTING BACKFLOW PREVENTER (FEBCO 880NRS - 3")			12 PSI
TOTAL COMPONENT LOSSES:			**14 PSI**
			(cont.)
FITTING LOSSES:			
20% OF ALL LOSSES			3.89 PSI
TOTAL FITTING LOSSES:			**3.89 PSI**
(-)PIPE LOSSES			1.53 PSI
(+/-)ELEVATION			3.897 PSI
(-)COMPONENT LOSSES			14 PSI
(-)FITTING			3.89 PSI
TOTAL LOSSES			**23.31 PSI**
PRESSURE REQUIRED AT ZONE A5:			**40 PSI**
PRESSURE AT ZONE A5:			**43.69 PSI**

NOTE ON PRESSURE AT EACH ZONE:
1. ALL MP ROTATOR ZONES OPERATE AT 40 PSI.
2. ALL DRIP ZONES OPERATE AT 30 PSI.
3. ALL ROTOR ZONES OPERATE AT 35 PSI.

1 PRESSURE LOSS CALCULATIONS
NTS

ZONE	GPM	HEADS	DESCRIPTION (SOD, SEED, ETC.)	PRECIP. RATE	WKLY RATE	WKLY RUN TIME	# OF DAYS PER WK	PEAK SEASON RUN TIME PER DAY (JULY)	WEEKLY GALLONS	RUN TIME PER DAY APRIL	RUN TIME PER DAY MAY	RUN TIME PER DAY JUNE	RUN TIME PER DAY JULY	RUN TIME PER DAY AUGUST	RUN TIME PER DAY SEPTEMBER	RUN TIME PER DAY OCTOBER
A1	21.8	mp rotor	native seed	0.40	0.8	120.00	3	40.00	2,616	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A2	29.1	mp rotor	native seed	0.40	0.8	120.00	3	40.00	3,492	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A3	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A4	23.6	mp rotor	native seed	0.40	0.8	120.00	3	40.00	2,832	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A5	33.6	mp rotor	native seed	0.40	0.8	120.00	3	40.00	4,032	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A6	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A7	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A8	40	mp rotor	native seed	0.40	0.8	120.00	3	40.00	4,800	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A9	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A10	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A11	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A12	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A13	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A14	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A15	35	rotors	native seed	0.44	0.8	109.09	3	36.36	3,818	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A16	35	rotors	native seed	0.44	0.8	109.09	3	36.36	3,818	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A17	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A18	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A19	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A20	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A21	40.5	mp rotor	native seed	0.40	0.8	120.00	3	40.00	4,860	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A22	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A23	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A24	35	rotors	native seed	0.44	0.8	109.09	3	36.36	3,818	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A25	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A26	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A27	14	rotors	native seed	0.44	0.8	109.09	3	36.36	1,527	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A28	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A29	35	rotors	native seed	0.44	0.8	109.09	3	36.36	3,818	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A30	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A31	35	rotors	native seed	0.44	0.8	109.09	3	36.36	3,818	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A32	35	rotors	native seed	0.44	0.8	109.09	3	36.36	3,818	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A33	31.5	rotors	native seed	0.44	0.8	109.09	3	36.36	3,436	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A34	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A35	31.5	rotors	native seed	0.44	0.8	109.09	3	36.36	3,436	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A36	24.5	rotors	native seed	0.44	0.8	109.09	3	36.36	2,673	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A37	21	rotors	native seed	0.44	0.8	109.09	3	36.36	2,291	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A38	21	rotors	native seed	0.44	0.8	109.09	3	36.36	2,291	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A39	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A40	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A41	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A42	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A43	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A44	26.6	mp rotor	native seed	0.40	0.8	120.00	3	40.00	3,192	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A45	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A46	42	rotors	native seed	0.44	0.8	109.09	3	36.36	4,582	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A47	17.3	mp rotor	native seed	0.40	0.8	120.00	3	40.00	2,076	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A48	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A49	27.1	mp rotor	native seed	0.40	0.8	120.00	3	40.00	3,252	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A50	38.5	rotors	native seed	0.44	0.8	109.09	3	36.36	4,200	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A51	38.5	rotors	native seed	0.44	0.8	109.09	3	36.36	4,200	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A52	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A53	38.5	rotors	native seed	0.44	0.8	109.09	3	36.36	4,200	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A54	28	rotors	native seed	0.44	0.8	109.09	3	36.36	3,055	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A55	28	rotors	native seed	0.44	0.8	109.09	3	36.36	3,055	23.64	25.45	30.91	36.36	29.82	23.64	14.55
A56	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A57	13.1	mp rotor	native seed	0.40	0.8	120.00	3	40.00	1,572	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A58	28.5	mp rotor	native seed	0.40	0.8	120.00	3	40.00	3,420	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A59	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A60	29.1	mp rotor	native seed	0.40	0.8	120.00	3	40.00	3,492	26.00	28.00	34.00	40.00	32.80	26.00	16.00
A61	3	drip	plantings	0.25	0.8	192.00	7	27.43	576	17.83	19.20	23.31	27.43	22.49	17.83	10.97
A62	10	mp rotor	native seed	0.40	0.8	120.00	3	40.00	1,200	26.00	28.00	34.00	40.00	32.80	26.00	16.00
TOTAL	1,351.30					8,729.45		2,105.25	156,599	1,368.41	1,473.67	1,789.46	2,105.25	1,726.30	1,368.41	842.10
							HR/DAY:	35.09		22.81	24.56	29.82	35.09	28.77	22.81	14.03

Note: multiple zones (3-5 will run at the same time so runtimes show will be less then the total times shown above.

NOTE:
IRRIGATION SCHEDULE IS PROVIDED FOR INFORMATION ONLY BY DESIGNER. FINAL CONTROLLER PROGRAMING IS THE RESPONSIBILITY OF THE THE OWNER AND OR THEIR MAINTENANCE CONTRACTOR. INFORMATION PROVIDED FOR MONTHLY RUNTIMES IS BASED ON HISTORICAL EVAPORATION RATES. ESTABLISHED RUN TIMES ARE AN AVERAGE AT A STANDARD 24 WEEK IRRIGATION SEASON FROM MID APRIL TO LATE SEPTEMBER FOR COLORADO.

Total irrigation sf for the whole site is 698,000 square feet. 48,000 sf of plantings and 650,000 sf native seed.

2 SAMPLE IRRIGATION SCHEDULE
NTS

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

Munding Design, LLC
Irrigation Design and Landscape Architecture
302 E. Geneseo St.
Lafayette, Colorado 80026
720-273-3884

IN ASSOCIATION WITH

PEACH RANCH

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

OTHER INFO

PROJECT INFO

DATE: 06/20/25
PROJECT MGR: KJM
PREPARED BY: KJM

STAMP

COLORADO SPRINGS OLYMPIC CITY USA
Land Use Review Approved
02-20-2026
2:14:11 PM
Chris Sullivan

ISSUE INFO

FINAL IRRIGATION PLAN

DATE:	BY:	DESCRIPTION:
10.17.2025	KJM	REVISED PER CITY COMMENT

ISSUE / REVISION

SHEET TITLE

REQUIRED CITY CHARTS

SHEET NUMBER

I1.01

18 OF 27

PLAN FILE #

DEPN-25-0019

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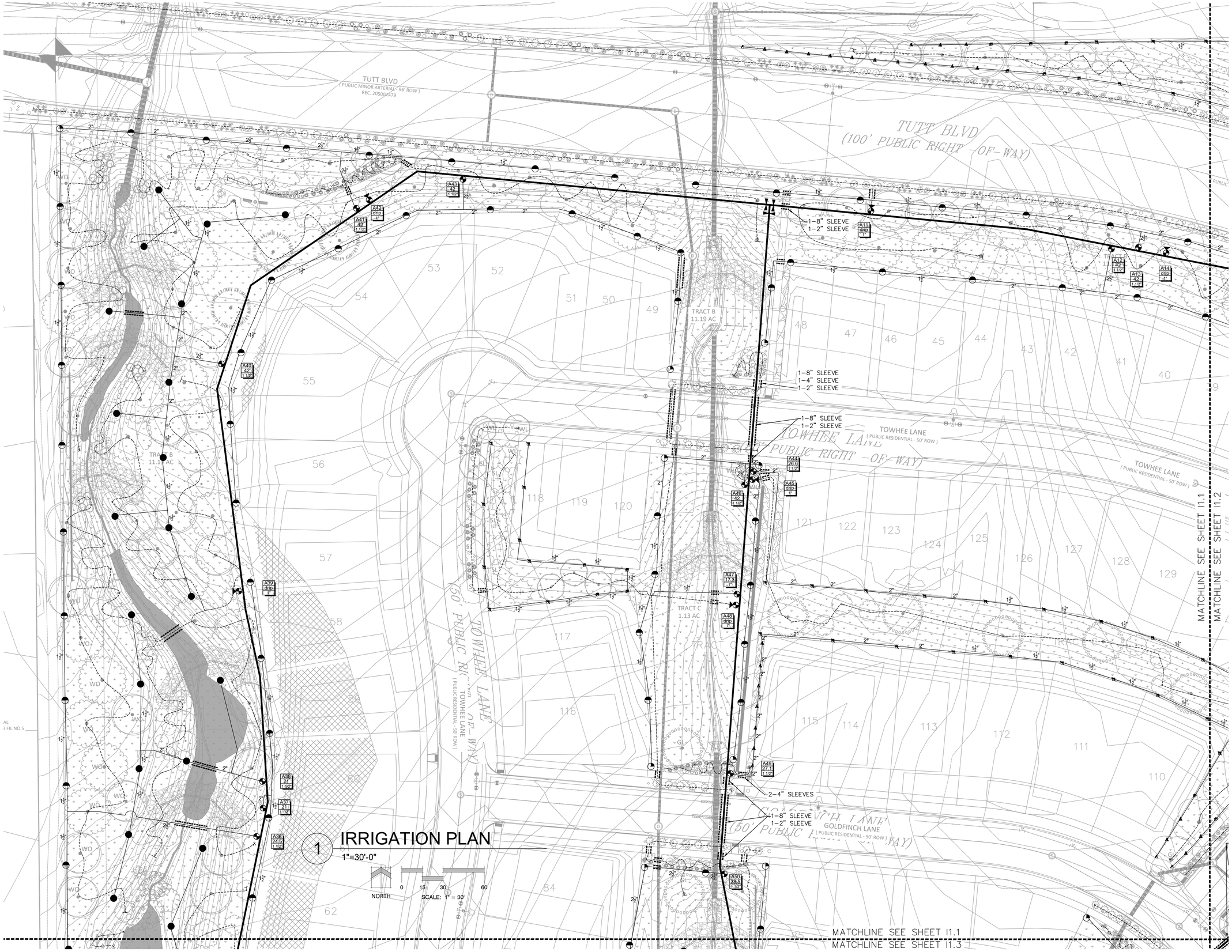

1 IRRIGATION PLAN

1"=30'-0"

NORTH 0 15 30 60

SCALE: 1" = 30'

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PEACH RANCH

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ISSUE INFO

FINAL
IRRIGATION
PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
10.17.2025	KJM	REVISED PER CITY COMMENT

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

I1.1

19 OF 27

PLAN FILE #

DEPN-25-0019

IRRIGATION TAP
Dedicated 2" tap
Tap elevation 6965'
High point 6974'
Low point 6916'
Total irrigation sf for the whole site is 698,000 square feet. 48,000 sf of plantings and 650,000 sf native seed.
Irrigation schedule 3 days per week 16 hours per day.
Total water demand 113 gpm
Assumed pressure at water meter 70 psi.

DEDICATED 2" IRRIGATION WATER METER, RE PLUMBING PLANS.

P.O.C.
POINT OF CONNECTION TIE INTO 2" COPPER LINE FED BY DEDICATED 2" POTALBE IRRIGATION WATER METER. STATIC PRESSURE AT METER IS 70 PSI. INSTALL 2" IRRIGATION BACKFLOW PREVENTER POER DETAILS. INSTALL MASTER VALVE AND FLOW SENSOR. EXTEND 4" CLASS 200 PVC MAINLINE AS SHOWN.

PEDESTAL MOUNT CONTROLLER IN THIS AREA ON INTERIOR OF BUILDING. TIE INTO NEAR BY 120V POWER. COORDINATE WITH ELECTRICAL. COORDINATE FINAL LOCATION WITH OWNER AND ELECTRICAL ENGINEER.

MOUNT WIRELESS SOLAR SYNC ON TOP OF CONTROLLER PEDESTAL

ZONE: PU
USE: SINGLE FAMILY
SUB: WESTCREEK AT WOLF R
REC NO 2227

(E) 30'-0" NGAS ESMT. (BOOK 2034 PG. 749)

TUTT BLVD (100' PUBLIC RIGHT -OF- WAY)

TUTT BLVD (PUBLIC MINOR ARTERIAL - 100' ROW) REC. 205001479

TOWHEE LANE (PUBLIC RESIDENTIAL - 50' ROW)

PEACOCK RANCH COURT (50' PUBLIC RIGHT -OF- WAY)

GOLDFINCH LANE (PUBLIC RESIDENTIAL - 50' ROW)

TRACT A 1.48 AC

TRACT C 1.33 AC

TRACT E 1.15 AC

1–8" SLEEVE
1–2" SLEEVE

MATCHLINE SEE SHEET I1.1
MATCHLINE SEE SHEET I1.3
MATCHLINE SEE SHEET I1.2
MATCHLINE SEE SHEET I1.4

1 IRRIGATION PLAN
1"=30'-0"

NORTH 0 15 30 60 SCALE: 1" = 30'

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PEACH RANCH

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TUTT BLVD.
COLORADO SPRINGS, CO

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PREPARED BY:	KJM

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

02-20-2026
2:14:11 PM
Chris Sullivan

ISSUE INFO

FINAL
IRRIGATION
PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
10.17.2025	KJM	REVISED PER CITY COMMENT

SHEET TITLE

IRRIGATION PLAN

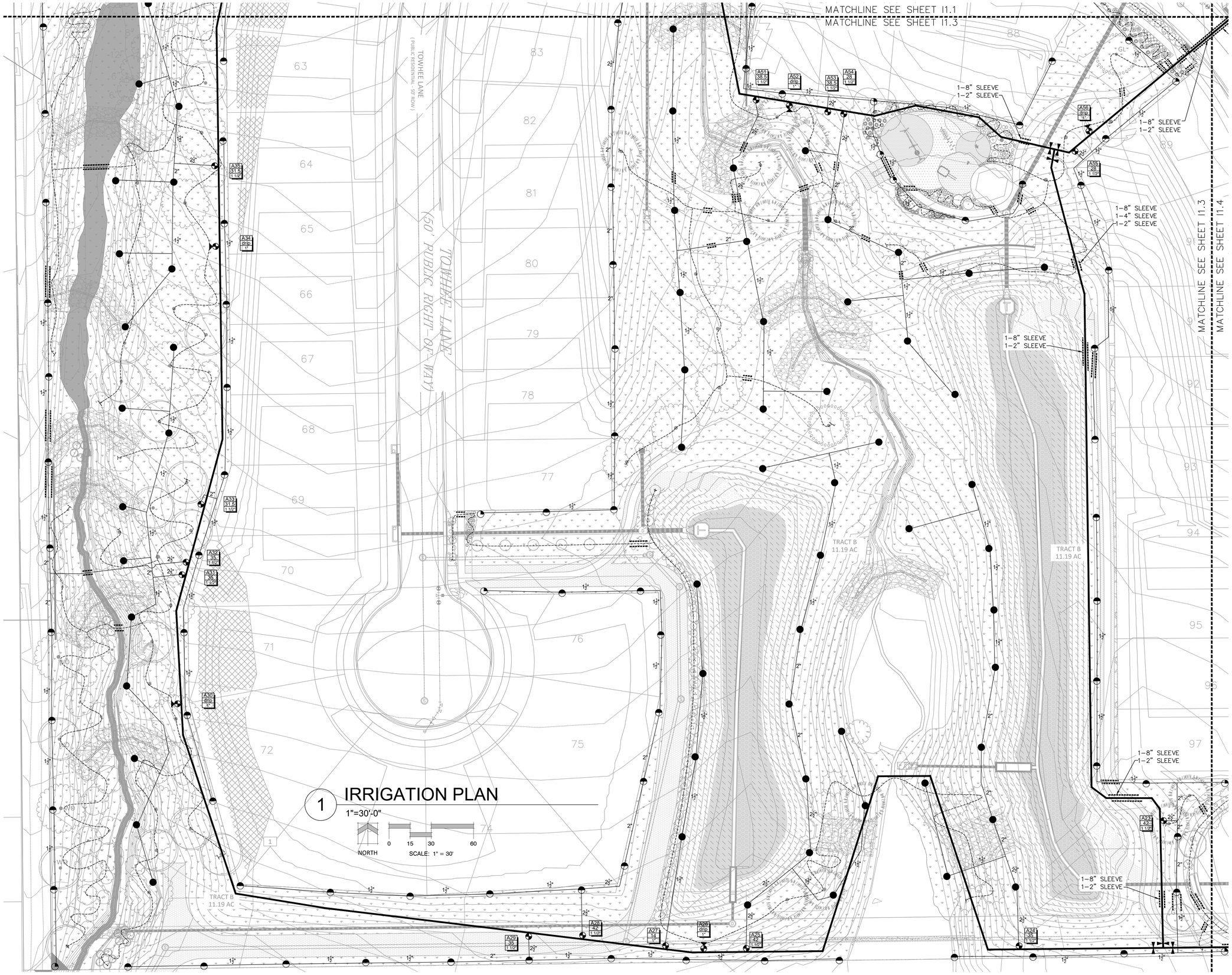
SHEET NUMBER

I1.2

20 OF 27

PLAN FILE #

DEPN-25-0019



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SHEET TITLE

IRRIGATION PLAN

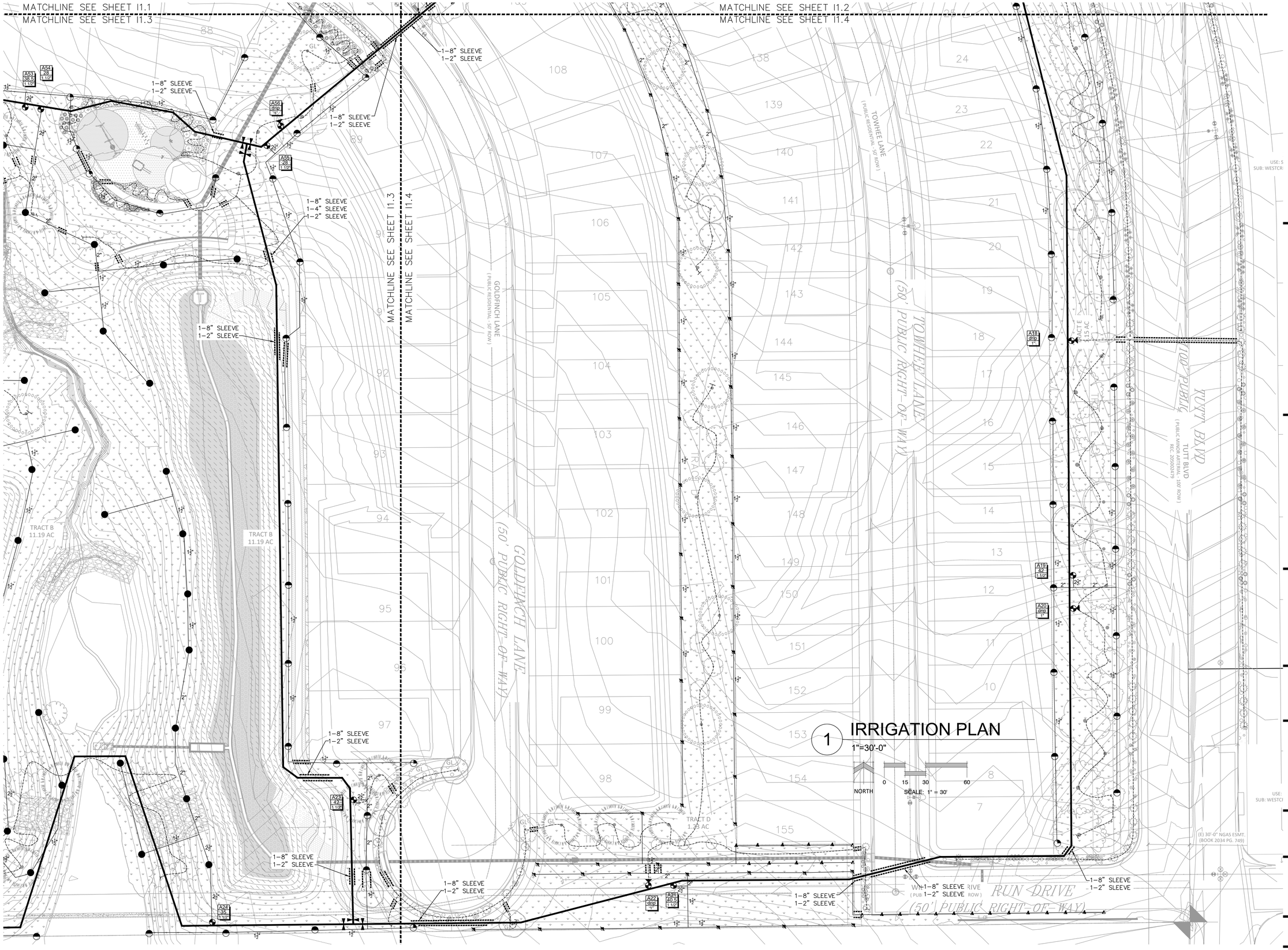
SHEET NUMBER

I1.3

21 OF 27

PLAN FILE #

DEPN-25-0019



1 IRRIGATION PLAN
1"=30'-0"

NORTH 0 15 30 60
SCALE: 1" = 30'

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Munding Design, LLC
Irrigation Design and Landscape Architecture
302 E. Geneseo St.
Lafayette, Colorado 80026
720-273-3884

PEACH RANCH

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

OTHER INFO

PROJECT INFO

DATE:	06/20/25
PROJECT MGR:	KJM
PREPARED BY:	KJM

STAMP

COLORADO SPRINGS OLYMPIC CITY USA

Land Use Review
Approved

02-20-2026
2:14:11 PM
Chris Sullivan

ISSUE INFO

FINAL
IRRIGATION
PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
10.17.2025	KJM	REVISED PER CITY COMMENT

SHEET TITLE

IRRIGATION PLAN

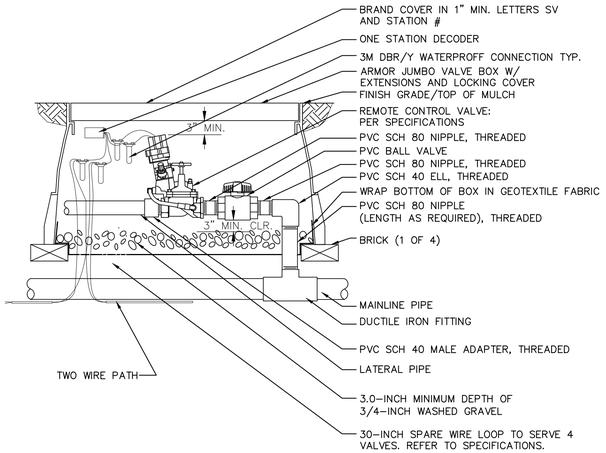
SHEET NUMBER

I1.3

22 OF 27

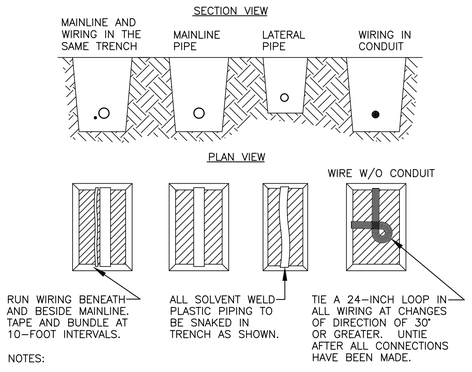
PLAN FILE #

DEPN-25-0019



1 AUTOMATIC SECTION VALVE

NOT TO SCALE

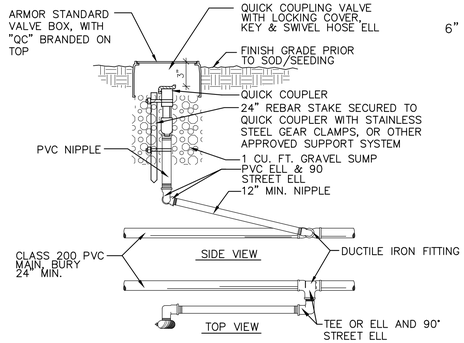


NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.
3. ALL LATERALS TO BE A MINIMUM OF 12" DEPTH. ALL MAINLINES TO BE A MINIMUM OF 24" DEPTH.

2 PIPE AND WIRE TRENCHING

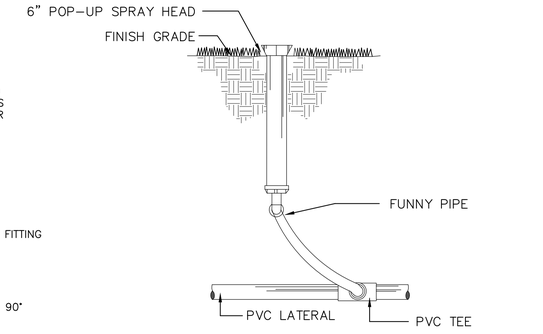
NOT TO SCALE



NOTE: COMPACT BACKFILL TO DENSITY OF UNDISTURBED SOIL

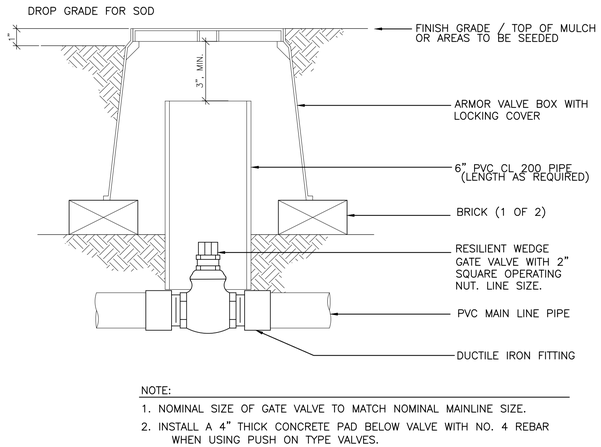
3 QUICK COUPLER

NOT TO SCALE



4 POP-UP SPRAY HEAD

NOT TO SCALE

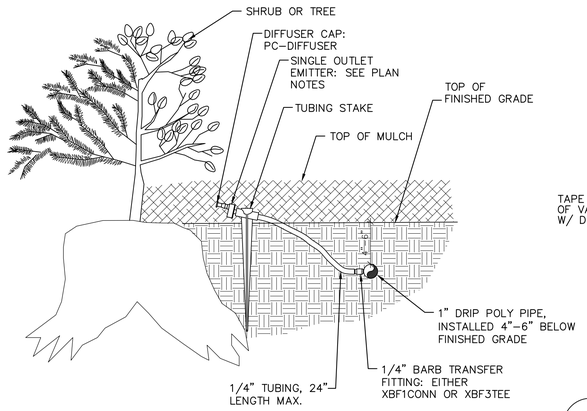


NOTE:

1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.
2. INSTALL A 4" THICK CONCRETE PAD BELOW VALVE WITH NO. 4 REBAR WHEN USING PUSH ON TYPE VALVES.

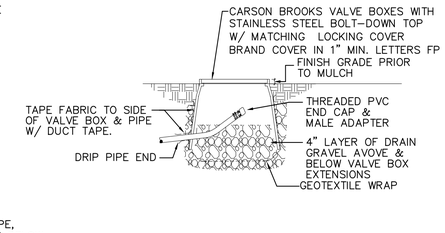
5 ISOLATION GATE VALVE

NOT TO SCALE



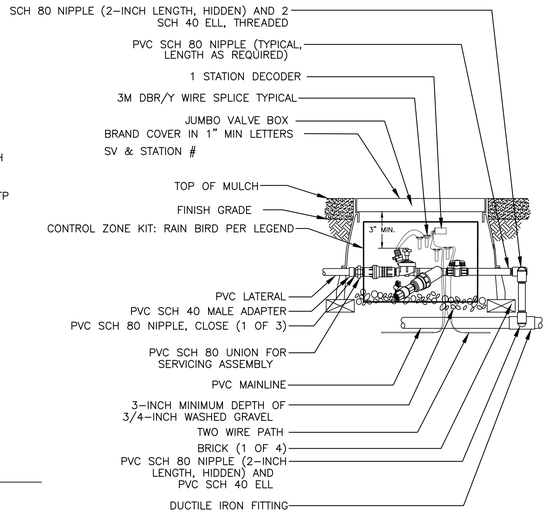
6 DRIP EMITTER PLACEMENT

NOT TO SCALE



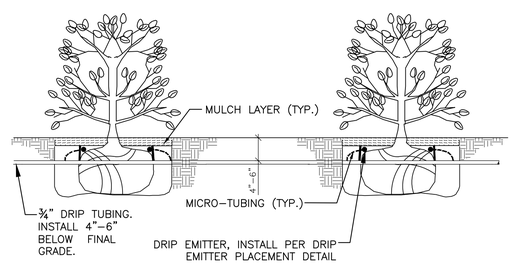
7 DRIP FLUSH VALVE

NOT TO SCALE



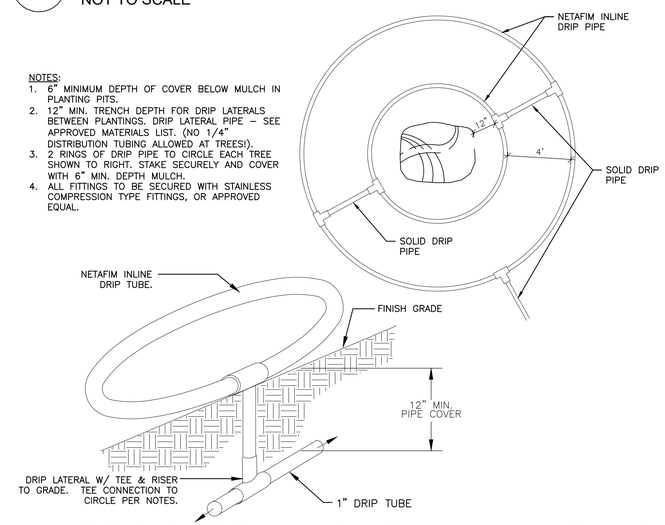
8 DRIP VALVE DETAIL

NOT TO SCALE



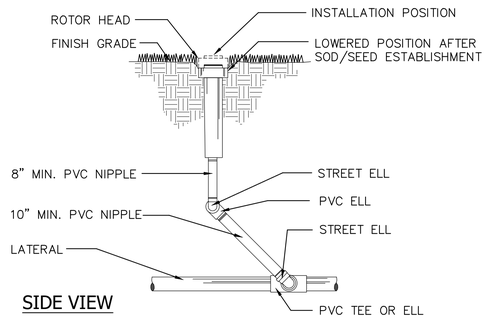
9 SHRUB/TREE EMITTER PLACEMENT

NOT TO SCALE



10 DRIP RINGS AT TREES IN NATIVE SEED

NOT TO SCALE



NOTES: 1. COMPACT BACKFILL TO DENSITY OF UNDISTURBED SOIL.

11 ROTOR HEAD IN GROUND

NOT TO SCALE

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23 OF 27

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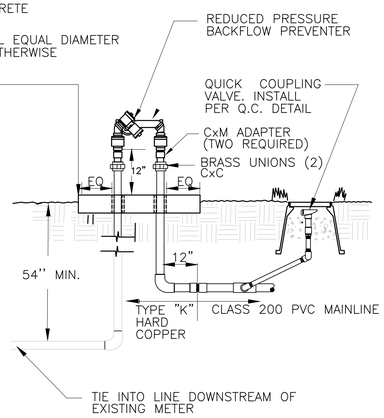
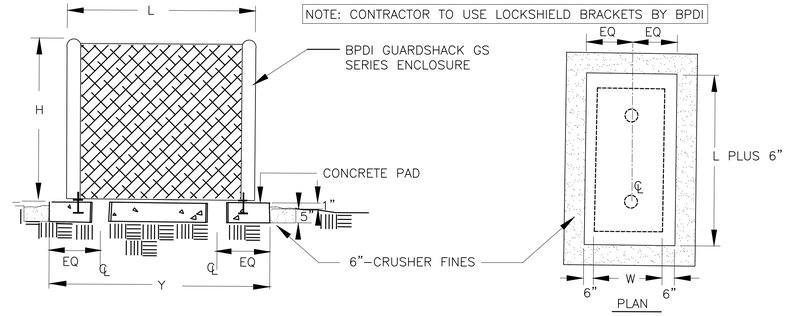
* CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER
* REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS
* DIAMETER OF FITTINGS AND TUBING SHALL EQUAL DIAMETER BACKFLOW PREVENTER UNLESS NOTED OTHERWISE



1 BACKFLOW PREVENTER
NTS

BFP MODEL/SIZE	ENCLOSURE MODEL	W	H	L
FEBCO 825YA – ¾", 1", 1¼", 2"	GS–1	10"	24"	22"

NOTE: CONTRACTOR TO USE LOCKSHIELD BRACKETS BY BPDI



NOTE:
* INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
* PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE
* PROVIDE ENCLOSURE WITH STANDARD DARK GREEN POWDER COATED FINISH
* PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
* TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE

2 BACKFLOW ENCLOSURE
NTS

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STREAMSIDE REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?

WE ARE PRESERVING THE MAJORITY OF THE EXISTING WETLANDS AND WATERS OF THE US ALONG THE WESTERN DRAINAGE CHANNEL, AND THEREFORE THE NATURAL LANDFORM WITHIN THE STREAMSIDE OVERLAY IS GENERALLY BEING MAINTAINED. THE GRADING WITHIN THE STREAMSIDE OVERLAY IS ALSO MEETING THE INTENT OF THE STREAMSIDE OVERLAY GRADING REQUIREMENTS AS WELL AS OTHER CITY GRADING REQUIREMENTS.

2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?

THE MAJORITY OF THE STREAMSIDE AREA IS RETAINED AS NATURAL OPEN SPACE, WHICH PROTECTS THE STREAM ECOSYSTEM. WITH THE PROPOSED TIERED RETAINING WALL CONFIGURATION THERE IS NOW ADEQUATE SLOPES FOR RESIDENTS TO INTERACT WITH THE STREAMSIDE CORRIDOR. THERE IS AN EXISTING 7' TRAIL ALONG THE WEST SIDE OF THE STREAMSIDE CORRIDOR THAT CONNECTS WITH PROPOSED SIDEWALKS OF THIS DEVELOPMENT AND A NEW SEATING AND PICNIC AREA ON THE NORTHEAST END OF THE STREAM WHERE GRADING ALLOWS.

3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?

THE MAJORITY OF THE OUTER BUFFER AND ALL OF THE INNER BUFFER IS RETAINED AS NATURAL OPEN SPACE, WHICH PROTECTS THE STREAM'S WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM.

4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?

THE EXISTING TRAIL ON THE WEST SIDE OF THE STREAMSIDE CORRIDOR LINKS WITH THE WESTCREEK TRAIL TO THE NORTH AND THE COTTONWOOD CREEK TRAIL TO THE SOUTH LINKING THIS NEWLY INCORPORATED STREAMSIDE CORRIDOR WITH EXISTING TRAIL NETWORKS AND NATURAL RESOURCES. ADDITIONALLY, NEW SEATING AND PICNIC AREA ON THE NORTHEAST END OF THE STREAM HAS BEEN INTRODUCED WHERE GRADING ALLOWS.

5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?

YES. THE WESTERN DRAINAGE CHANNEL, OUTSIDE OF THE EXISTING LIMITS OF THE WETLANDS AND WATERS OF THE US, IS BEING GRADED TO PROVIDE 100-YEAR CONVEYANCE OF STORMWATER FLOWS THROUGH THE PROPERTY. CHECK STRUCTURES ARE ALSO BEING INSTALLED ALONG THE DRAINAGE CHANNEL TO PREVENT EROSION.

6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?

THE MAJORITY OF THE EXISTING WETLANDS AND WATERS OF THE US ARE BEING MAINTAINED WITH THE PROPOSED PROJECT DESIGN. ALL TREES AND VEGETATION WITHIN THE LIMITS OF THE EXISTING WETLANDS AND WATERS OF THE US ARE ANTICIPATED TO REMAIN, HOWEVER, SOME OF THE TREES ADJACENT TO THE CHANNEL BANKS WILL BE IMPACTED AS PROPOSED GRADING IS PLANNED IN THOSE AREAS TO FLATTEN THE EXISTING BANKS TO PREVENT EROSION.

7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?

THE PROJECT IS WITHIN THE COTTONWOOD CREEK DRAINAGE BASIN. THIS NEWLY ANNEXED SECTION OF COTTONWOOD CREEK IS NOT IDENTIFIED ON THE PARKS MASTER PLAN FOR A TRAIL CONNECTION. INTERNAL TRAILS ARE PROPOSED TO CONNECT PEDESTRIANS FROM WILLIAMS RUN DRIVE (EAST) TO THE EXISTING WESTCREEK TRAIL ALONG TUTT BLVD.

8. DOES THE PROJECT DESIGN:

A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?

THE REQUIRED BUFFERS WILL BE NOTED ON THE STREAMSIDE PLAN THAT FORMS PART OF THE DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE INNER STREAMSIDE BUFFER. THERE IS LIMITED IMPACT ON THE OUTER BUFFER AS A RESULT OF THE PROPOSED SINGLE-FAMILY LOTS.

B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?

NO IMPERVIOUS SURFACES ARE PROPOSED IN THE INNER BUFFER. 25% OR LESS OF THE OUTER BUFFER WILL BE ALLOWED TO BE COVERED BY IMPERVIOUS SURFACES.

C. INCORPORATE ALL STORMWATER BMPS REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?

YES, THE PROJECT DESIGN WILL INCORPORATE STORMWATER BMPS AS REQUIRED BY THE CITY. TWO DETENTION AND WATER QUALITY PONDS ARE BEING DESIGNED WITHIN THE SITE TO ENCOURAGE SITE INFILTRATION AND CONTROL DISCHARGE OFF OF THE SITE. IMPERVIOUS AREAS ADJACENT TO THE WESTERN DRAINAGE CHANNEL HAVE ALSO BEEN MINIMIZED WITH PROJECT DESIGN TO PROTECT THIS CHANNEL AND PROMOTE INFILTRATION.

D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?

ADDITIONAL LANDSCAPING IS PROPOSED WITHIN THE OUTER BUFFER ON THE PROPERTY. THESE PLANTINGS WILL HELP SOFTEN THE APPEARANCE OF THE PEACH RANCH DEVELOPMENT FOR THE EXISTING DEVELOPMENT ON THE WEST SIDE OF THE STREAM.

9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?

ALL APPROPRIATE LANDSCAPE REQUIREMENTS WILL BE MET WITHIN THE INNER AND OUTER BUFFER AT THE TIME OF DP & FLP SUBMITTALS.

10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?

STREAM BANKS WITH STEEP SLOPES HAVE BEEN IDENTIFIED. IN RESPONSE TO THIS CONDITION CHECK STRUCTURES AND SLOPES NEAR THE CHANNEL WILL BE FLATTENED TO PREVENT FUTURE EROSION. THE PROPOSED SLOPES WILL PROVIDE SUITABLE CONDITIONS FOR REVEGETATION,INCLUDING TREES AND NATIVE GRASS MIXES.

11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.

THE PROPOSED LANDSCAPING/TREES WITHIN THE INNER AND OUTER BUFFER WILL IMPROVE THE VISUAL QUALITY OF THE CREEK.

Streamside Criteria

Type II Stream Channel

Buffer Zone	Width (in Ft.)	Linear Footage	Impervious Area Provided	Streamside Trees Required/Provided	Shrub Substitutes Required / Provided	Streamside Tree Abbr. Denoted on Plan
East Inner Buffer Zone	30'	1,343	0%	(1/20) 68/65	30/30	IB
East Outer Buffer Zone	60'	1,332	22.2%	(1/30) 45/45	0/0	OB
West Inner Buffer Zone	30'	1,342	0%	(1/20) 68/75	50/50	WI
West Outer Buffer Zone	60'	816	0.0%	(1/30) 28/21*	0/0	WO

*A reduction in outer buffer plantings has been applied due to the lack of suitable planting area within the property boundaries. Additional plantings have been added to the West Inner Buffer to compensate.

NOTES:
1. Existing tress counted towards landscape and streamside requirements will be replaced if not in a healthy condition after construction as a result of construction activities.
2. The proposed Streamside Development Plan may have up to 25% impervious surface within the outer buffer as the project provides Stormwater Enterprise approved drainage facilities per Section 7.2.603E.
3. 150' buffer is shown on Landscape Plans.

Impervious surface within Outer Buffer (East Side)
Total East Side Outer Buffer Area: 93,558 sf
Total Impervious Surface: 20,735 sf (22%)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQS
DECIDUOUS TREES								
	Agr	57	Acer grandidentatum / Bigtooth Maple	30`	30`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Ap2	20	Acer platanoides / Norway Maple	40`	40`	1.5" Cal.	B&B	Park/ROW
	Co	52	Celtis occidentalis / Common Hackberry	35`	35`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Mp	20	Malus x 'Prairifire' / Prairifire Crabapple	15`	15`	1.5" CAL.	B&B	
	Mr	16	Malus x 'Radiant' / Radiant Crabapple	20`	15`	1.5" CAL,	B&B	
	Mxr	16	Malus x `Red Jewel` / Crab Apple	15`	10`	1.5" Cal.	B&B	
	Ms	66	Malus x `Spring Snow` / Spring Snow Crabapple	20`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pm	41	Phellodendron amurense / Corktree	25`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pn	42	Prunus nigra `Princess Kay` / Princess Kay Plum	20`	20`	1.5" Cal.	B&B	ROW
	Sa2	20	Salix amygdaloides / Peach Leaf Willow	30`	20`	1.5" Cal.	B&B	STREAM
	Tco	58	Tilia cordata / Littleleaf Linden	45`	35`	1.5" Cal.	B&B	ROW
		408	TOTAL DECIDUOUS TREES (90% Selected Species - Minimum 70%)					
EVERGREEN TREES								
	Aco	24	Abies concolor / White Fir	60`	30`	8` HT	B&B	Screen/Wall/Trash
	Ped	42	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Screen/Wall/Trash
	Ppo	20	Pinus ponderosa / Ponderosa Pine	65`	30`	6` HT	B&B	
		86	TOTAL EVERGREEN TREES (100% Selected Species - Minimum 70%)					
DECIDUOUS SHRUBS								
	Am	48	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	15`	8`	#5 CONT	CONT	STREAM
	Af	55	Amorpha fruticose / Desert Indigo Bush	4`	8`	#5 CONT	CONT	STREAM/WALL
	Ccl	9	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	3`	2.5`	#5 CONT	CONT	
	Chv	39	Chrysothamnus viscidiflorus / Yellow Rabbitbrush	2'	2'	#3 CONT	CONT	
	Csy	13	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5'	5'	#5 CONT	CONT	
	Cst	71	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	4`	4`	#5 CONT	CONT	
	Ena	90	Ericameria nauseosa / Rubber Rabbitbrush	5`	5`	#5 CONT	CONT	
	Enb	47	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	2'	2'	#3 CONT	CONT	
		372	TOTAL DECIDUOUS SHRUBS (77% Selected Species - Minimum 70%)					
EVERGREEN SHRUBS								
	Jbc	9	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1`	8`	#5 CONT	CONT	
	Jb	234	Juniperus sabina 'Buffalo' / Buffalo Juniper	1`	6`	#5 CONT	CONT	
	Jsm	28	Juniperus scopulorum `Moonglow` / Moonglow Juniper	15`	8`	6' HT	CONT	
	Ps	3	Pinus mugo `Slowmound` / Mugo Pine	3`	3`	#5 CONT	CONT	
		274	TOTAL EVERGREEN SHRUBS (100% Selected Species - Minimum 70%)					
GRASSES								
	Cb	124	Calamagrostis brachytricha / Korean Feather Reed Grass	4`	3`	#3 CONT	CONT	
	Hs2	258	Helictotrichon sempervirens / Blue Oat Grass	3`	3`	#3 CONT	CONT	
	Np	294	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	2`	2.5`	#3 CONT	CONT	
	Pvi	78	Panicum virgatum `Shenandoah` / Switch Grass	4`	3`	#3 CONT	CONT	
		754	TOTAL ORNAMENTAL GRASSES (100% Selected Species - Minimum 70%)					
PERENNIALS								
	Epu	69	Echinacea purpurea / Purple Coneflower	3`	1.5`	#3 CONT	CONT	
	Ka	30	Kniphofia x 'Alcazar' / Alcazar Red Hot Poker	2`	2`	#3 CONT	CONT	
	Pa2	198	Perovskia atriplicifolia / Russian Sage	3.5`	3.5`	#5 CONT	CONT	
	Sv	137	Salvia nemorosa 'Violet Profusion' / Violet Profusion Meadow Sage	1.5`	1.5`	#3 CONT	CONT	
	Sa	15	Sedum x 'Autumn Fire' / Autumn Fire Sedum	2`	1.5`	#3 CONT	CONT	

GROUND COVER LEGEND

NATIVE SEED MIX — 604,426 sf
El Paso County All Purpose Low Grow Mix - to be irrigated until establishment
Buffalograss - 25%
Blue Grama - 20%
Sideoats Grama - 29%
Green Needlegrass - 5%
Western Wheatgrass - 20%
Sand Dropseed - 1%

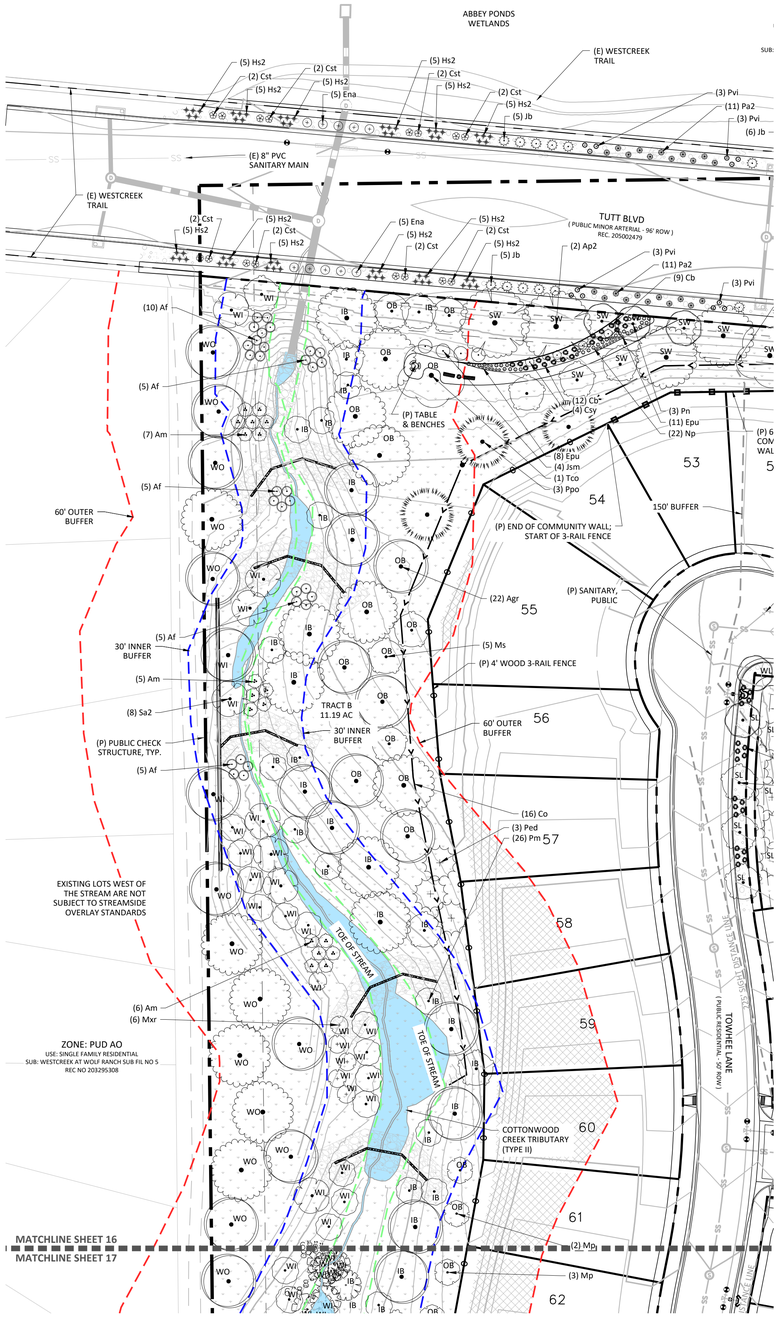
ROCK MULCH — 47,769 sf
1.5" BLUE GREY RIVER ROCK

ROCK COBBLE — 4,680 sf
2-4" BLUE GREY RIVER ROCK

DETENTION SEED MIX — 44,296 sf
El Paso County Conservation District All Purpose Mix
Big Bluestem - 20%
Blue Grama - 10%
Green Needlegrass - 10%
Western Wheatgrass - 20%
Sideoats Grama - 10%
Switchgrass - 10%
Prairie Sandreed - 10%
Yellow Indiangrass - 10%
Seeding will be in compliance with SCM Ch. 5
Hydroseed @ 19.3 PLS/acre

WETLANDS

PLANNED INFILTRATION AREAS



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PEACH RANCH ADDITION NO.1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

DATE: 02/18/25
PROJECT MGR: K. JOHNSON
PREPARED BY: J. SMITH / A. ROMAN

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review Approved

02-20-2026
2:14:11 PM
Chris Sullivan

ISSUE INFO

FINAL LANDSCAPE PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
04.23.2025	JS	REVISED PER CITY COMMENTS
06.11.2025	JS	REVISED PER CITY COMMENTS
10.17.2025	JS	REVISED PER CITY COMMENTS

SHEET TITLE

STREAMSIDE OVERLAY PLAN NORTH

SHEET NUMBER

25

25 OF 27

PLAN FILE #

DEPN-25-0019

P:\Toll Brothers\Peacock Ranch\Drawings\Lc Arch\FLP\Peach Ranch FLP dwg [25_City SS Plan] 10/21/2025 1:39:51 PM jsmith

STREAMSIDE REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?

WE ARE PRESERVING THE MAJORITY OF THE EXISTING WETLANDS AND WATERS OF THE US ALONG THE WESTERN DRAINAGE CHANNEL, AND THEREFORE THE NATURAL LANDFORM WITHIN THE STREAMSIDE OVERLAY IS GENERALLY BEING MAINTAINED. THE GRADING WITHIN THE STREAMSIDE OVERLAY IS ALSO MEETING THE INTENT OF THE STREAMSIDE OVERLAY GRADING REQUIREMENTS AS WELL AS OTHER CITY GRADING REQUIREMENTS.

2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?

THE MAJORITY OF THE STREAMSIDE AREA IS RETAINED AS NATURAL OPEN SPACE, WHICH PROTECTS THE STREAM ECOSYSTEM. WITH THE PROPOSED TIERED RETAINING WALL CONFIGURATION THERE IS NOW ADEQUATE SLOPES FOR RESIDENTS TO INTERACT WITH THE STREAMSIDE CORRIDOR. THERE IS AN EXISTING 7' TRAIL ALONG THE WEST SIDE OF THE STREAMSIDE CORRIDOR THAT CONNECTS WITH PROPOSED SIDEWALKS OF THIS DEVELOPMENT AND A NEW SEATING AND PICNIC AREA ON THE NORTHEAST END OF THE STREAM WHERE GRADING ALLOWS.

3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?

THE MAJORITY OF THE OUTER BUFFER AND ALL OF THE INNER BUFFER IS RETAINED AS NATURAL OPEN SPACE, WHICH PROTECTS THE STREAM'S WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM.

4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?

THE EXISTING TRAIL ON THE WEST SIDE OF THE STREAMSIDE CORRIDOR LINKS WITH THE WESTCREEK TRAIL TO THE NORTH AND THE COTTONWOOD CREEK TRAIL TO THE SOUTH LINKING THIS NEWLY INCORPORATED STREAMSIDE CORRIDOR WITH EXISTING TRAIL NETWORKS AND NATURAL RESOURCES. ADDITIONALLY, NEW SEATING AND PICNIC AREA ON THE NORTHEAST END OF THE STREAM HAS BEEN INTRODUCED WHERE GRADING ALLOWS.

5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?

YES. THE WESTERN DRAINAGE CHANNEL, OUTSIDE OF THE EXISTING LIMITS OF THE WETLANDS AND WATERS OF THE US, IS BEING GRADED TO PROVIDE 100-YEAR CONVEYANCE OF STORMWATER FLOWS THROUGH THE PROPERTY. CHECK STRUCTURES ARE ALSO BEING INSTALLED ALONG THE DRAINAGE CHANNEL TO PREVENT EROSION.

6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?

THE MAJORITY OF THE EXISTING WETLANDS AND WATERS OF THE US ARE BEING MAINTAINED WITH THE PROPOSED PROJECT DESIGN. ALL TREES AND VEGETATION WITHIN THE LIMITS OF THE EXISTING WETLANDS AND WATERS OF THE US ARE ANTICIPATED TO REMAIN, HOWEVER, SOME OF THE TREES ADJACENT TO THE CHANNEL BANKS WILL BE IMPACTED AS PROPOSED GRADING IS PLANNED IN THOSE AREAS TO FLATTEN THE EXISTING BANKS TO PREVENT EROSION.

7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?

THE PROJECT IS WITHIN THE COTTONWOOD CREEK DRAINAGE BASIN. THIS NEWLY ANNEXED SECTION OF COTTONWOOD CREEK IS NOT IDENTIFIED ON THE PARKS MASTER PLAN FOR A TRAIL CONNECTION. INTERNAL TRAILS ARE PROPOSED TO CONNECT PEDESTRIANS FROM WILLIAMS RUN DRIVE (EAST) TO THE EXISTING WESTCREEK TRAIL ALONG TUTT BLVD.

8. DOES THE PROJECT DESIGN:

A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?

THE REQUIRED BUFFERS WILL BE NOTED ON THE STREAMSIDE PLAN THAT FORMS PART OF THE DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE INNER STREAMSIDE BUFFER. THERE IS LIMITED IMPACT ON THE OUTER BUFFER AS A RESULT OF THE PROPOSED SINGLE-FAMILY LOTS.

B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?

NO IMPERVIOUS SURFACES ARE PROPOSED IN THE INNER BUFFER. 25% OR LESS OF THE OUTER BUFFER WILL BE ALLOWED TO BE COVERED BY IMPERVIOUS SURFACES.

C. INCORPORATE ALL STORMWATER BMPS REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?

YES, THE PROJECT DESIGN WILL INCORPORATE STORMWATER BMPS AS REQUIRED BY THE CITY. TWO DETENTION AND WATER QUALITY PONDS ARE BEING DESIGNED WITHIN THE SITE TO ENCOURAGE SITE INFILTRATION AND CONTROL DISCHARGE OFF OF THE SITE. IMPERVIOUS AREAS ADJACENT TO THE WESTERN DRAINAGE CHANNEL HAVE ALSO BEEN MINIMIZED WITH PROJECT DESIGN TO PROTECT THIS CHANNEL AND PROMOTE INFILTRATION.

D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?

ADDITIONAL LANDSCAPING IS PROPOSED WITHIN THE OUTER BUFFER ON THE PROPERTY. THESE PLANTINGS WILL HELP SOFTEN THE APPEARANCE OF THE PEACH RANCH DEVELOPMENT FOR THE EXISTING DEVELOPMENT ON THE WEST SIDE OF THE STREAM.

9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?

ALL APPROPRIATE LANDSCAPE REQUIREMENTS WILL BE MET WITHIN THE INNER AND OUTER BUFFER AT THE TIME OF DP & FLP SUBMITTALS.

10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?

STREAM BANKS WITH STEEP SLOPES HAVE BEEN IDENTIFIED. IN RESPONSE TO THIS CONDITION CHECK STRUCTURES AND SLOPES NEAR THE CHANNEL WILL BE FLATTENED TO PREVENT FUTURE EROSION. THE PROPOSED SLOPES WILL PROVIDE SUITABLE CONDITIONS FOR REVEGETATION,INCLUDING TREES AND NATIVE GRASS MIXES.

11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.

THE PROPOSED LANDSCAPING/TREES WITHIN THE INNER AND OUTER BUFFER WILL IMPROVE THE VISUAL QUALITY OF THE CREEK.

Streamside Criteria

Type II Stream Channel

Buffer Zone	Width (in Ft.)	Linear Footage	Impervious Area Provided	Streamside Trees Required/Provided	Shrub Substitutes Required / Provided	Streamside Tree Abbr. Denoted on Plan
East Inner Buffer Zone	30'	1,343	0%	(1/20) 68/65	30/30	IB
East Outer Buffer Zone	60'	1,332	22.2%	(1/30) 45/45	0/0	OB
West Inner Buffer Zone	30'	1,342	0%	(1/20) 68/75	50/50	WI
West Outer Buffer Zone	60'	816	0.0%	(1/30) 28/21*	0/0	WO

*A reduction in outer buffer plantings has been applied due to the lack of suitable planting area within the property boundaries. Additional plantings have been added to the West Inner Buffer to compensate.

NOTES:
1. Existing tress counted towards landscape and streamside requirements will be replaced if not in a healthy condition after construction as a result of construction activities.
2. The proposed Streamside Development Plan may have up to 25% impervious surface within the outer buffer as the project provides Stormwater Enterprise approved drainage facilities per Section 7.2.603E.
3. 150' buffer is shown on Landscape Plans.

Impervious surface within Outer Buffer (East Side)
Total East Side Outer Buffer Area: 93,558 sf
Total Impervious Surface: 20,735 sf (22%)

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQS
DECIDUOUS TREES								
	Agr	57	Acer grandidentatum / Bigtooth Maple	30`	30`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Ap2	20	Acer platanoides / Norway Maple	40`	40`	1.5" Cal.	B&B	Park/ROW
	Co	52	Celtis occidentalis / Common Hackberry	35`	35`	1.5" Cal.	B&B	Park/ROW/Stream/Median
	Mp	20	Malus x 'Prairifire' / Prairifire Crabapple	15`	15`	1.5" CAL.	B&B	
	Mr	16	Malus x 'Radiant' / Radiant Crabapple	20`	15`	1.5" CAL,	B&B	
	Mxr	16	Malus x `Red Jewel` / Crab Apple	15`	10`	1.5" Cal.	B&B	
	Ms	66	Malus x `Spring Snow` / Spring Snow Crabapple	20`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pm	41	Phellodendron amurense / Corktree	25`	15`	1.5" Cal.	B&B	ROW/Median/Stream
	Pn	42	Prunus nigra `Princess Kay` / Princess Kay Plum	20`	20`	1.5" Cal.	B&B	ROW
	Sa2	20	Salix amygdaloides / Peach Leaf Willow	30`	20`	1.5" Cal.	B&B	STREAM
	Tco	58	Tilia cordata / Littleleaf Linden	45`	35`	1.5" Cal.	B&B	ROW
		408	TOTAL DECIDUOUS TREES (90% Selected Species - Minimum 70%)					
EVERGREEN TREES								
	Aco	24	Abies concolor / White Fir	60`	30`	8` HT	B&B	Screen/Wall/Trash
	Ped	42	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Screen/Wall/Trash
	Ppo	20	Pinus ponderosa / Ponderosa Pine	65`	30`	6` HT	B&B	
		86	TOTAL EVERGREEN TREES (100% Selected Species - Minimum 70%)					
DECIDUOUS SHRUBS								
	Am	48	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	15`	8`	#5 CONT	CONT	STREAM
	Af	55	Amorpha fruticose / Desert Indigo Bush	4`	8`	#5 CONT	CONT	STREAM/WALL
	Ccl	9	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	3`	2.5`	#5 CONT	CONT	
	Chv	39	Chrysothamnus viscidiflorus / Yellow Rabbitbrush	2'	2'	#3 CONT	CONT	
	Csy	13	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5'	5'	#5 CONT	CONT	
	Cst	71	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	4`	4`	#5 CONT	CONT	
	Ena	90	Ericameria nauseosa / Rubber Rabbitbrush	5`	5`	#5 CONT	CONT	
	Enb	47	Ericameria nauseosa nauseosa / Baby Blue Rabbitbrush	2'	2'	#3 CONT	CONT	
		372	TOTAL DECIDUOUS SHRUBS (77% Selected Species - Minimum 70%)					
EVERGREEN SHRUBS								
	Jbc	9	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1`	8`	#5 CONT	CONT	
	Jb	234	Juniperus sabina 'Buffalo' / Buffalo Juniper	1`	6`	#5 CONT	CONT	
	Jsm	28	Juniperus scopulorum `Moonglow` / Moonglow Juniper	15`	8`	6' HT	CONT	
	Ps	3	Pinus mugo `Slowmound` / Mugo Pine	3`	3`	#5 CONT	CONT	
		274	TOTAL EVERGREEN SHRUBS (100% Selected Species - Minimum 70%)					
GRASSES								
	Cb	124	Calamagrostis brachytricha / Korean Feather Reed Grass	4`	3`	#3 CONT	CONT	
	Hs2	258	Helictotrichon sempervirens / Blue Oat Grass	3`	3`	#3 CONT	CONT	
	Np	294	Nassella tenuissima `Pony Tails` / Mexican Feathergrass	2`	2.5`	#3 CONT	CONT	
	Pvi	78	Panicum virgatum `Shenandoah` / Switch Grass	4`	3`	#3 CONT	CONT	
		754	TOTAL ORNAMENTAL GRASSES (100% Selected Species - Minimum 70%)					
PERENNIALS								
	Epu	69	Echinacea purpurea / Purple Coneflower	3`	1.5`	#3 CONT	CONT	
	Ka	30	Kniphofia x 'Alcazar' / Alcazar Red Hot Poker	2`	2`	#3 CONT	CONT	
	Pa2	198	Perovskia atriplicifolia / Russian Sage	3.5`	3.5`	#5 CONT	CONT	
	Sv	137	Salvia nemorosa 'Violet Profusion' / Violet Profusion Meadow Sage	1.5`	1.5`	#3 CONT	CONT	
	Sa	15	Sedum x 'Autumn Fire' / Autumn Fire Sedum	2`	1.5`	#3 CONT	CONT	

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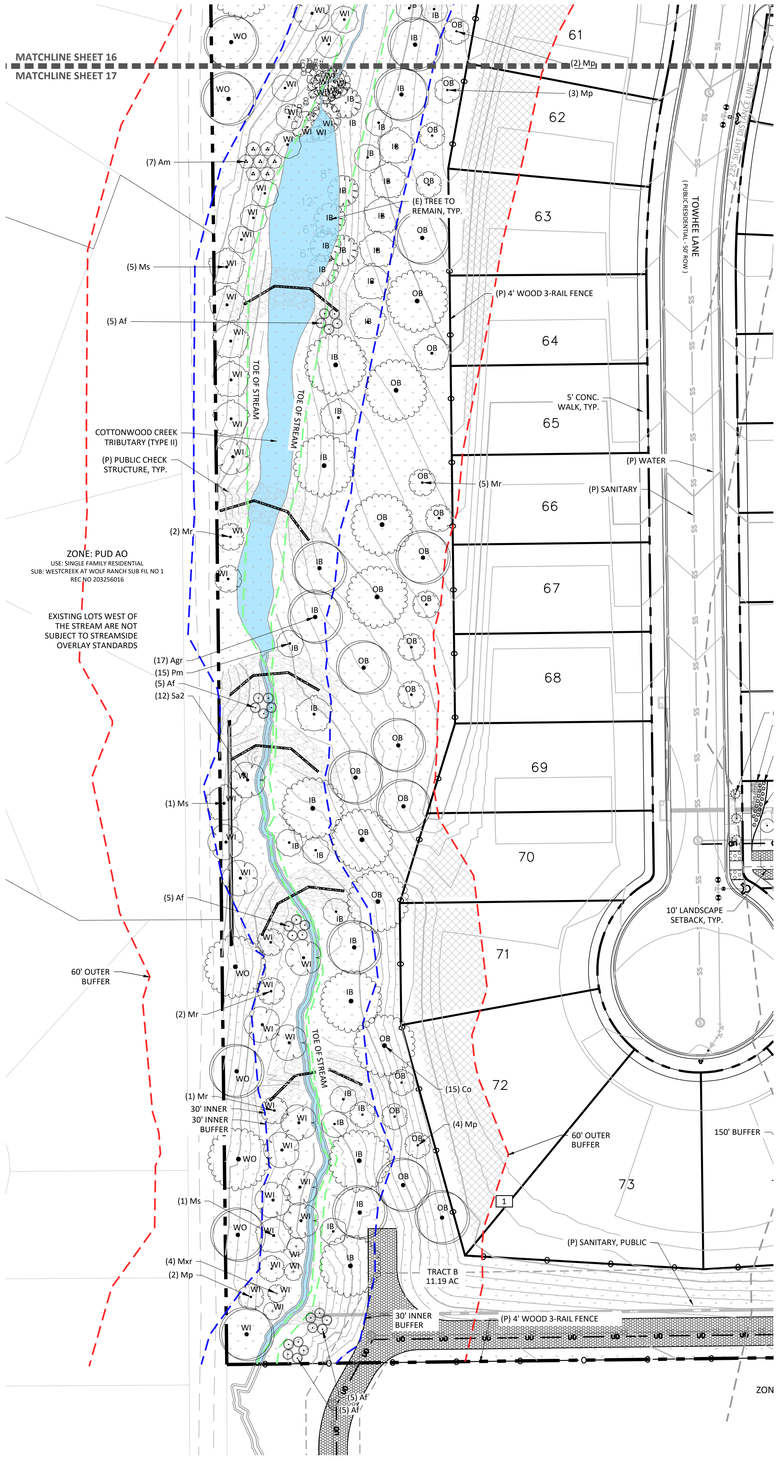

NORTH

0 20 40 80

SCALE: 1" = 40'

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Colorado Springs, CO 80903

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PEACH RANCH ADDITION NO.1

DEVELOPMENT PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

DATE: 02/18/25
PROJECT MGR: K. JOHNSON
PREPARED BY: J. SMITH / A. ROMAN

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA

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ISSUE / REVISION

SHEET TITLE

STREAMSIDE OVERLAY PLAN SOUTH

SHEET NUMBER

26

26 OF 27

PLAN FILE #

DEPN-25-0019

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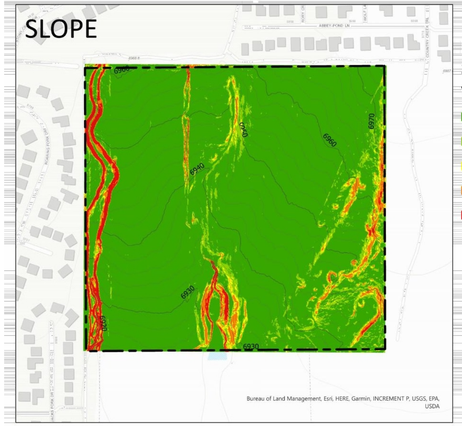

Legend

Peach Ranch Slope Value
- 0 - 8
- 8 - 12
- 12 - 15
- 15 - 25
- 25 - 100

Slope Analysis:
NES Inc. Peach Ranch Slope Analysis, [Esri ArcGIS®, AutoCAD 2018], Topographic data provided by USGS (CO Eastern El Paso 2018).

Slope Analysis Map was created using the Spatial Analyst Toolset ArcGIS® software by Esri. ArcGIS® and is the intellectual property of Esri and is used herein under license. Copyright © Esri. All rights reserved.
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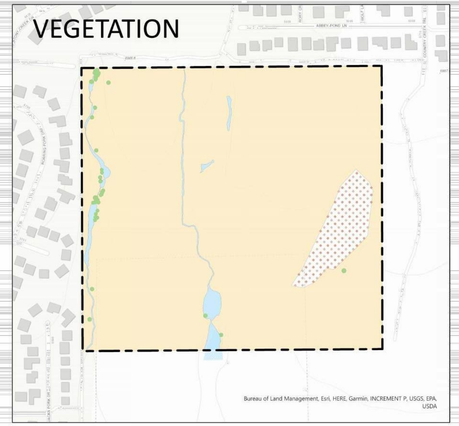
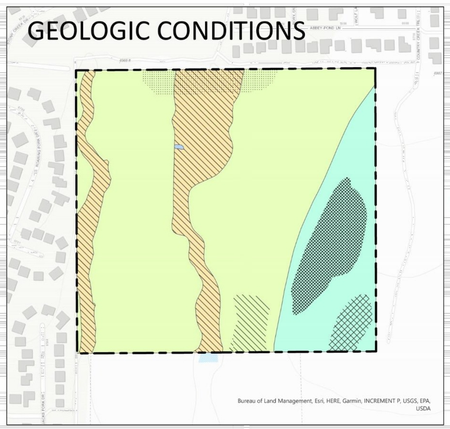


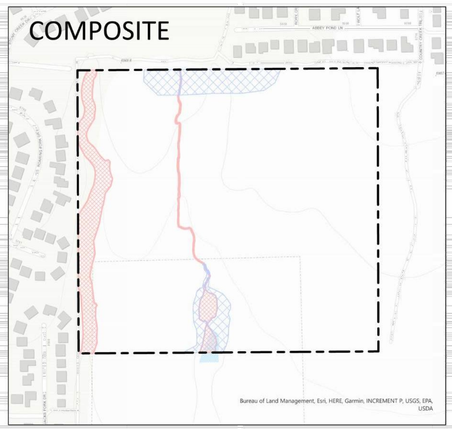
Vegetation & Groundcover
Vegetation & Groundcover
- Disturbed Ground
- Existing Grasses
- Tree
- Wetland

Vegetation & Groundcover Analysis:
Vegetation & Groundcover Analysis was completed using a combination of surveyed vegetation and supplemental aerial photography showing existing vegetation. Survey information provided by Aztec Consultants, Inc., August 8, 2024. Aerial photography provided by NearMap Aerial August 2024.



Geologic Conditions
Geology
- sb
- sw
- sw, pd
- da
- Fill
- Qal
- Qs
- Qes

Geologic Conditions:
Eberhart, G., & Jones, J. M. CTL Thompson. Geologic Hazard Evaluation Peacock Site - North Parcel Northwest of Cowpoke Road and Tutt Boulevard Colorado Springs, Colorado.



Constraints
Constraint
- Moderately Constrained
- Mildly Constrained

Composite Analysis:
Composite Analysis was completed using a combination of topographic data (USGS), aerial photography (NearMap), surveyed data (Aztec Consultants, Inc.), and the Geologic Hazard Evaluation (CTL Thompson). Shallow bedrock, wetlands and existing stream channels are the main conditions that combine to create the site's constraints.

N
0 125 250 500 750 1,000
US Feet

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SHEET TITLE

LAND SUITABILITY ANALYSIS

SHEET NUMBER

27

27 OF 27

PLAN FILE #

DEPN-25-0019

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