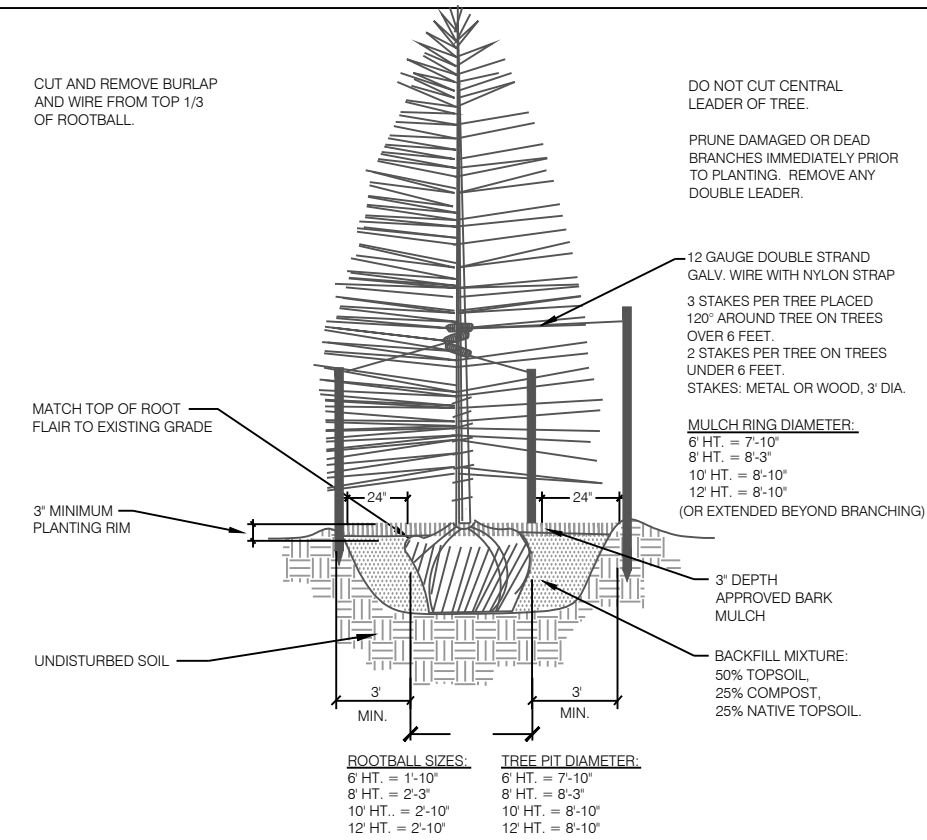


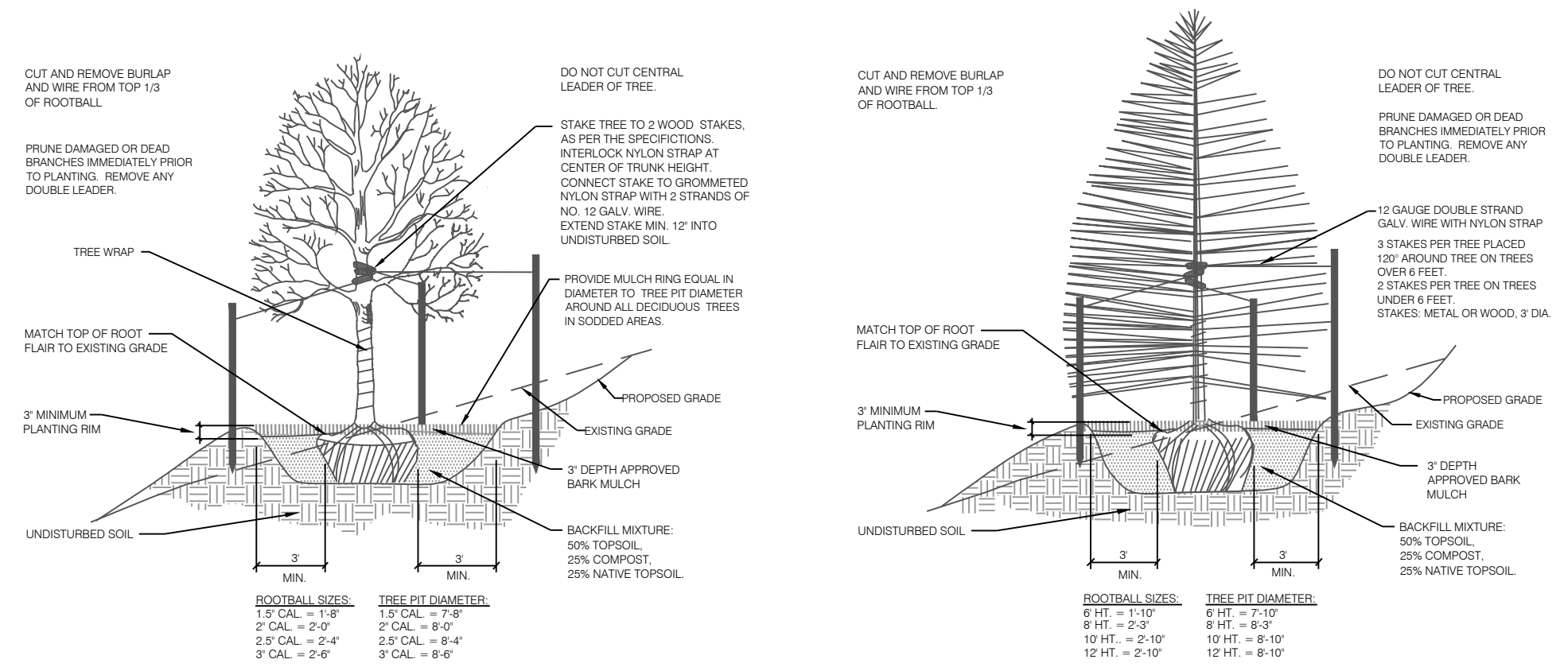
1 Deciduous Tree Planting Detail

SCALE: NOT TO SCALE



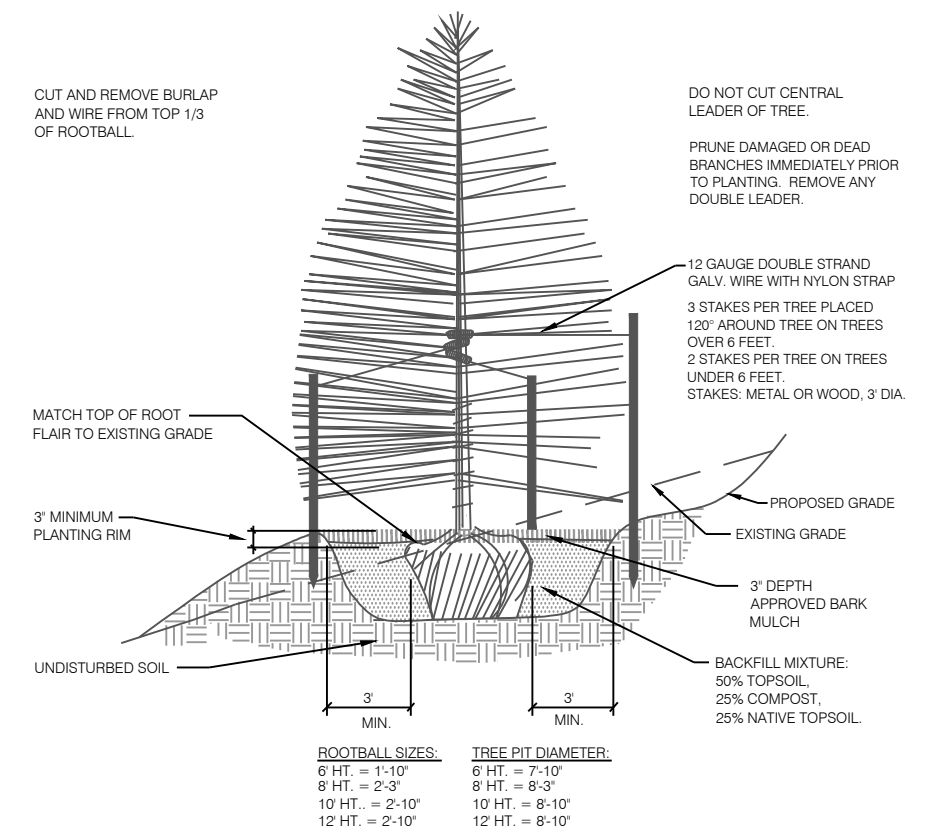
2 Coniferous Tree Planting Detail

SCALE: NOT TO SCALE



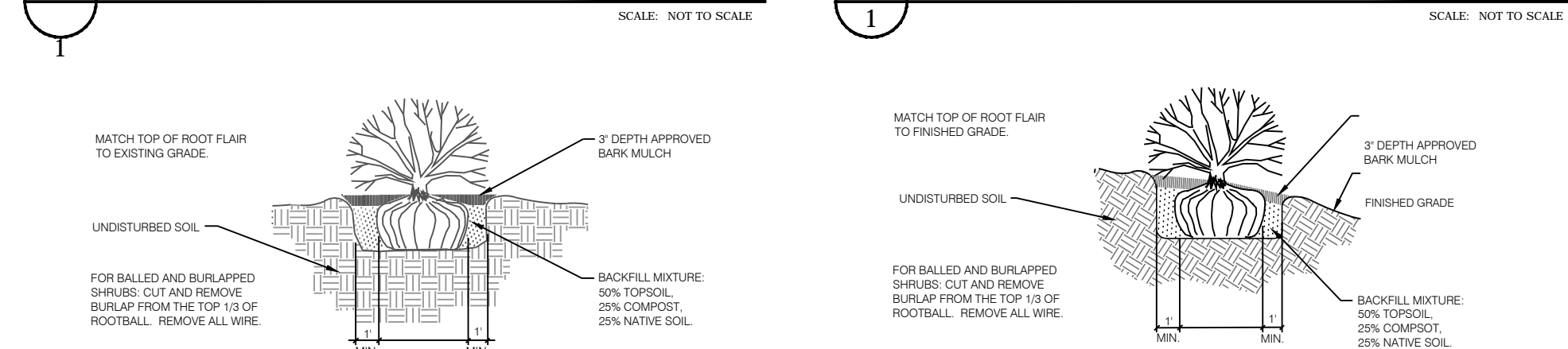
3 Deciduous Tree Placement on Slope

SCALE: NOT TO SCALE



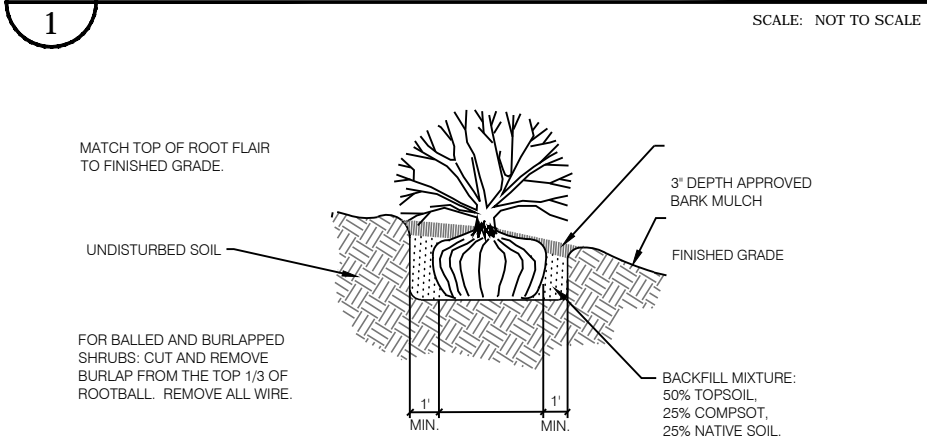
4 Coniferous Tree Placement on Slope

SCALE: NOT TO SCALE



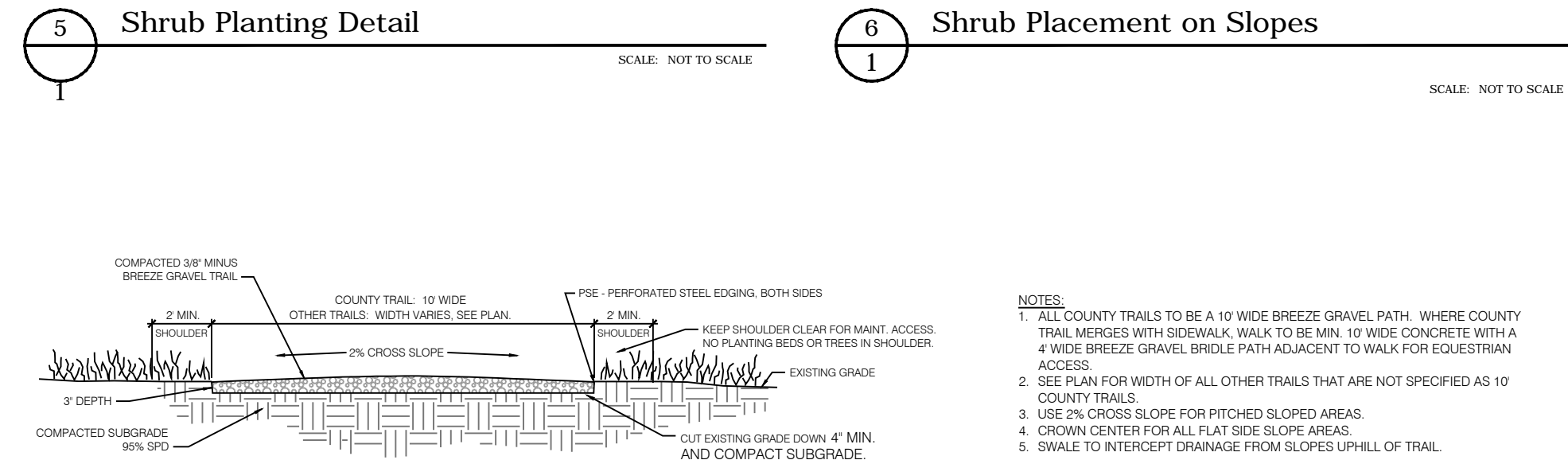
5 Shrub Planting Detail

SCALE: NOT TO SCALE



6 Shrub Placement on Slopes

SCALE: NOT TO SCALE

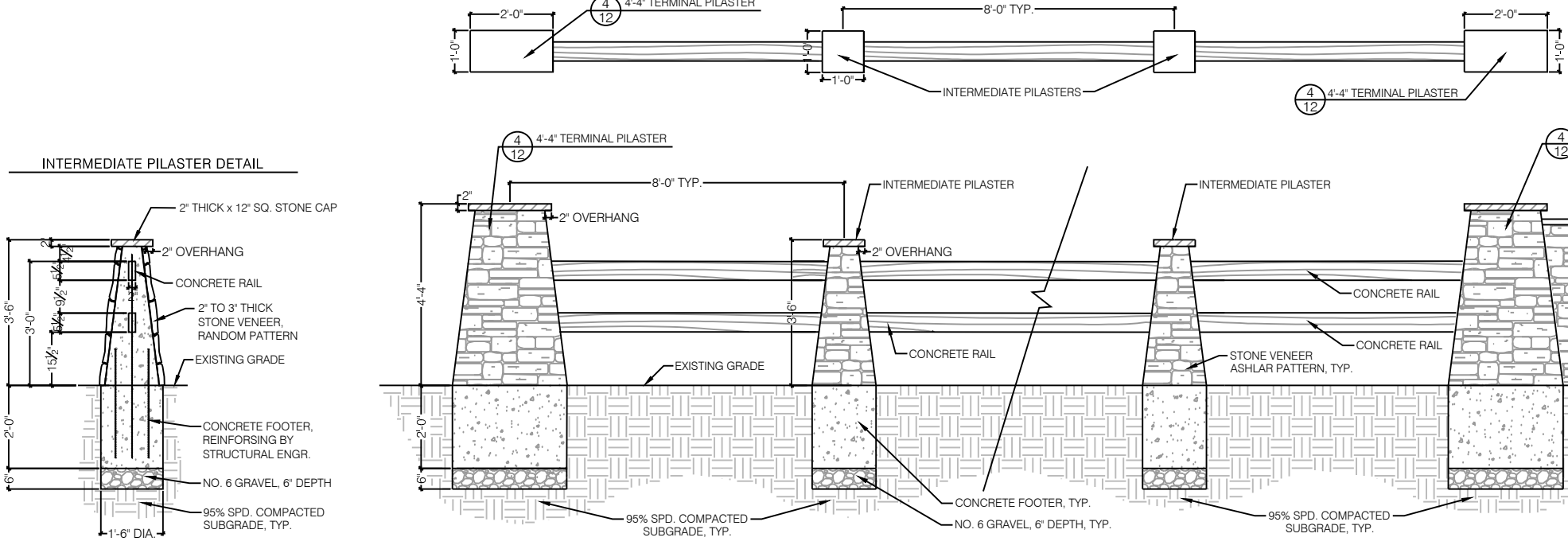


7 Gravel Trail

SCALE: 1/2" = 1'-0"

NOTES AND SPECIFICATIONS:

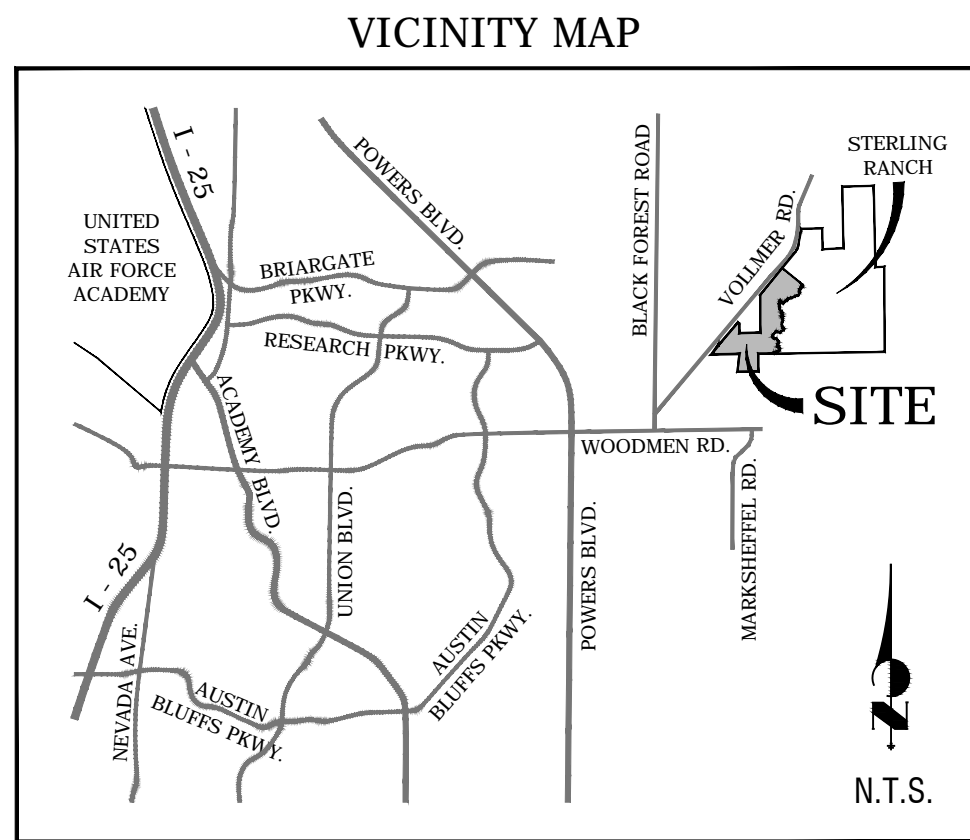
- ALL CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT CODES
- ALL CONCRETE FOOTINGS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI @ 28 DAYS. USE TYPE I-CEMENT
- ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615, GRADE 40
- ALL FOOTING FOUNDATIONS ARE TO BE LOCATED IN UNDISTURBED SOIL OR 10% COMPACTED FILL
- FENCE WALL STANDARD DESIGN FOR A WIND LOAD OF 10 M.P.H.
- APPROVAL OF THIS DRAWING IS REQUIRED WHEN THE WALL IS TO BE USED UNDER A CONDITION WHERE THE SPECIFICATIONS ARE DIFFERENT THAN SHOWN.
- THE CONTINGENT SHALL BE LOCATED AT THE 4\"/>



8 2-RAIL CONCRETE FENCE WITH STONE PILASTERS

STERLING RANCH PHASE ONE PRELIMINARY LANDSCAPE PLAN

SE ¼ OF SEC. 32 & 33; T12S, R65W; NW ¼ OF SEC 4 & NE ¼ OF
SEC. 5, T13S, 46SW, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL
PASO COUNTY, COLORADO



Land Use Data

Existing Zoning: RR-5
Proposed Zoning: RS 5000 & CS

	% of Total	Phase
Total Area:	182.26 AC	7,939,246 SF

Residential Area:	99.97 AC	Single Family	54.9 %	Phase 1
Tracts:	31.02 AC		17.0 %	Phase 1
Neighborhood Park:	3.98 AC	(Tract F)	2.1 %	Phase 1
R.O.W.	47.29 AC		26.0 %	Phase 1

No. of S.F. Lots:	483 Lots
Gross Density:	2.50 DU/AC
Net Density:	4.60 DU/AC

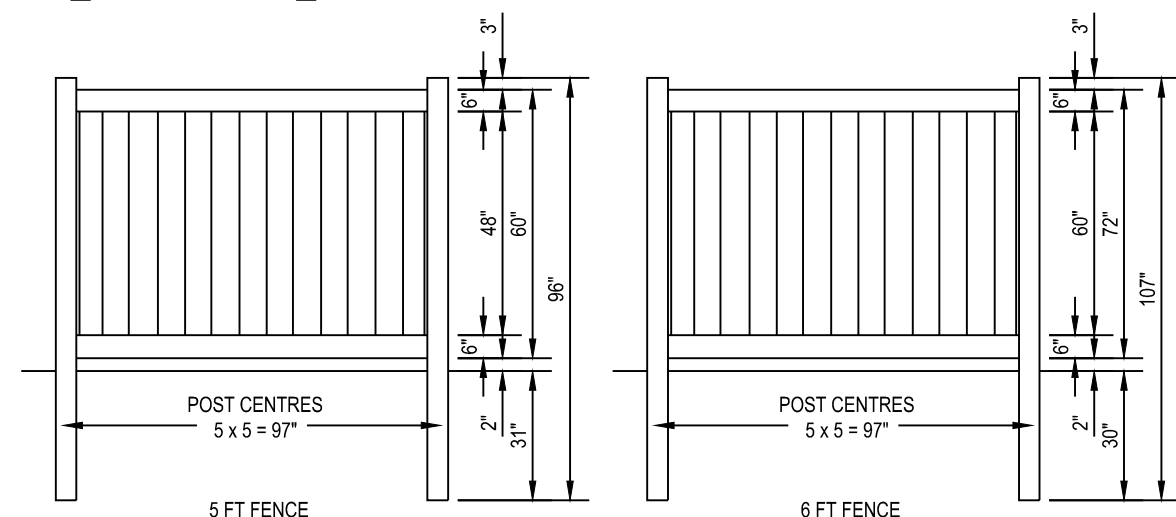
CERTAINTEED CORPORATION FENCE,
DECK & RAIL DIVISION
231 SHIP CANAL PARKWAY
BUFFALO, NY 14218
TOLL FREE: 1-800-333-0569
PHONE: (716) 823-3023
FAX: (716) 823-2843
www.certainteed.com

SELECT DESIRED HEIGHT

- ☐ 4'
☐ 5'
☐ 6'

SELECT DESIRED COLOR

- ☐ WHITE
☐ ALMOND
☐ NATURAL CLAY
☐ WEATHERED BLEND
☐ TIMBER BLEND
☐ CANYON BLEND
☐ FRONTIER BLEND
☐ ARBOR BLEND
☐ ARCTIC BLEND
☐ BRAZILIAN BLEND
☐ SIERRA BLEND
☐ HONEY BLEND



NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 035-017C.

PRIVACY FENCING

(BUFFTECH) CHESTERFIELD W/ CERTAGRAIN™ TEXTURE - 4, 5 & 6 FT. HEIGHT

9 6' VINYL FENCE

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL SPEC. NOTE- INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS ARE BASED ON SOIL ANALYSIS. THE FOLLOWING LEVELS ARE REQUIRED FOR ANY ORGANIC MATTER USE. AMEND SOIL PER THE GUIDELINES LISTED BELOW TO ADDRESS DEFICIENCIES NOTED IN THE SOIL ANALYSIS:
 - SALT LEVEL EQUAL TO OR LESS THAN 6MMHOS/EM
 - PH LEVEL EQUAL TO OR LESS THAN 7
 - ORGANIC MATTER CONTENT EQUAL TO OR GREATER THAN 85%
 - NITROGEN: CARBON: BETWEEN 20:1 AND 30:1
 - PARTICLE SIZE: THE COARSER THE BETTER. NO SILT OR CLAY SIZED PARTICLES
- CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN FESCUE SOD, 1 TEST IN ALTERNATIVE TURF, AND 1 TEST IN SEEDED AREA, AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
- SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FESCUE SOD FERTILIZER, LOW ALTERNATE TURF FERTILIZER, TALL NATIVE SEED MIX FUZZIEZ, ETC.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS. EROSION CONTROL BLANKET TO BE: S150BN WITH 6\"/>

LOW ALTERNATIVE TURF - PERMANENT SPRAY IRRIGATION

EROSION PROTECTION/REVEGETATION REQUIREMENTS

Per U.S.A. Soil conservation Service Guidelines

1. Practice No. & Name: SHORT GRASS PRAMIE	
Range Site: Lowly and shallow foothills	
2. Planned:	
Seeded Prep:	
a. Method: Broadcast	
b. dates: April/May or as approved by I.A.	
c. Clean Tilled: X	
Firm Seeded: X	
Subtle cover: X	
Interseed: X	
Other: Till in 2 cu. yds/1,000 s.f. organic matter	
Seeding Operation:	
a. Method: X HYPOSEED	
b. dates: April/May or as approved by I.A.	
c. Clean Tilled: X	
Firm Seeded: X	
Subtle cover: X	
Interseed: X	
Other: Till in 2 cu. yds/1,000 s.f. organic matter	
Planting Depth: 1/4\"-1/2\"	
Weed Control:	
Mowing: X	
Chemical: X	
Date: 14 days prior to seeding	
K: See S.C.S. for specific recommendations at herbicide application time.	

Mulch:	
Kind: Green Color Hydromulch after seeding. Contractor to submit product sample.	
Amount: 2,200 lbs/acre	
How Applied: Hydroseeded in two steps. First Step - Seed Application, Second Step - Mulch Application.	
How Anchored: 100 lbs./Ac. Tarpsheet	
Anchorage Depth: 10\"/>	
Seed Variety:	
Species:	
Required PLS Rates per Acre	
% of Species in Mixture	
PLS Seeding Rate Per species/Acre (1)(2)	
Planned Acre	
Total PLS Lbs. Species Planned (3)(4)	
TOTALS: 1.00	

* Total Acres includes seed mix areas on the Overall site plan and the Neighborhood Park.

UPLAND NATIVE SEED MIX - IRRIGATED FOR ESTABLISHMENT

EROSION PROTECTION/REVEGETATION REQUIREMENTS

Per U.S.A. Soil conservation Service Guidelines

1. Practice No. & Name: UPLAND NATIVE SEED MIX	
Range Site: Upland areas	
2. Planned:	
Seeded Prep:	
a. Method: Drill	
b. dates: April/May or as approved by I.A.	
c. Clean Tilled: X	
Firm Seeded: X	
Subtle cover: X	
Interseed: X	
Other: Till in 300 lbs/acre Granular	
Planting Depth: 1/4\"-1/2\"	
Weed Control:	
Mowing: X	
Chemical: X	
Date: 14 days prior to seeding	
K: See S.C.S. for specific recommendations at herbicide application time.	

Mulch:	
Kind: Native Prairie Hay - Harvest from the site (See Specifications)	
Amount: 4000 lbs/acre	
How Applied: Broadcast	
How Anchored: 100 lbs./Ac. Tarpsheet	
Anchorage Depth: 10\"/>	
Seed Variety:	
Species:	
Required PLS Rates per Acre	
% of Species in Mixture	
PLS Seeding Rate Per species/Acre (1)(2)	
Planned Acre	
Total PLS Lbs. Species Planned (3)(4)	
TOTALS: 1.00	

* Total Acres includes seed mix areas on the Overall site plan and the Neighborhood Park.

LANDSCAPE REQUIREMENTS

Landscape Buffers and Screens

See Code Section 6.2.2. (D) (2)

Street Name or Property Line	Buffer Tree Abbr. Denoted on Plan	Width (in Ft.) Req. / Provided	Linear Footage	Tree/Feet Required	Buffer Trees (1/20) Required / Prov.	Evergreen Trees (50%) Provided	Length of 6 Ft. Opaque Structure Required / Provided
Industrial West (IW)		15' / 20'	630'	1 / 30'	21 / 21	11 / 14	315' / 315' (Vinyl Fence 6 Ft. Ht.)
Industrial South (IS)		15' / 20'	720'	1 / 30'	24 / 24	12 / 22	280' / 280' (Vinyl Fence 6 Ft. Ht.)
Industrial East (IE)		15' / 50'	2265'	1 / 30'	76 / 76	38 / 38	1180' / 1180' (Vinyl Fence 6 Ft. Ht.)
Mustang Place North (MN)		0' / 20' to 63'	910'	0	0 / 30	0 / 29	0 / 0
Mustang Place West (MW)		0' / 30' to 100'	710'	0	0 / 24	0 / 21	0 / 0
Unknown Landuse West of Bynum (UL)		15' / 50'	705'	1 / 30'	24 / 24	12 / 24	550' / 550' (2-Rail Fence 4 Ft. Ht.)

NOTES: ANY BUFFER, MEDIAN, OR STREET TREES NOT LABELED AS FULFILLING A LANDSCAPE SETBACK OR BUFFER REQUIREMENT ARE "EXTRA" TREES, ABOVE THE REQUIREMENT TO BE INSTALLED, AND ARE AT THE OWNER'S DISCRETION.

PLANT SCHEDULE

QTY	SYM.	Scientific Name	Common Name	Size	Key from Appendix	Mature Width	Notes
DECIDUOUS TREES							
9	CO	Celtis occidentalis	Western Hackberry	2.5' cal.	3457DA	30'-40'	B&B
42	QB	Quercus macrocarpa	Burr Oak	2.5' cal.	45	30'-40'	B&B
39	UH	Acer platanoides 'Emerald Queen'	Emerald Queen Norway Maple	2.5' cal.	45	30'-40'	B&B
ORNAMENTAL TREES							
15	AA	Prunus macekl	Amur Chokeberry	2" cal.	478A	15'-20'	B&B
15	CH	Cataegus crusc-galli 'Inermis'	Thornless Cockspur Hawthorn	1.5" cal.	235AD	15'-25'	3/4 Steps
5	MC	Malus sp. 'Radiant'	Radiant Crabapple	2" cal.	467S	15'-20'	B&B
47	MS	Cataegus viridis 'Winter King'	Winter King Hawthorn	2" cal.	45AS	15'-20'	B&B
EVERGREEN TREES							
42	PN	Pinus nigra	Austrian Pine	6' ht.	23678A	30'-40'	B&B
340	PP	Pinus ponderosa	Ponderosa Pine	6' ht.	2678D	30'-40'	B&B

LANDSCAPE LEGEND

- TALL NATIVE GRASS NATIVE SEED - FOOTHILLS MIX
- ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX
- TALL FESCUE SOD
- CEDAR WOOD MULCH PLANT BED
- COBBLE/GRAVEL

URBAN DESIGN
LAND PLANNING
& LANDSCAPE
ARCHITECTURE

508 South Tejon Street
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.1027



Sterling Ranch Phase One
PRELIM. LANDSCAPE PLAN

EL PASO COUNTY, COLORADO

DATE: 02/02/2015

DRAWN: S. FLYNN
APPROVED: J. MAYNARD

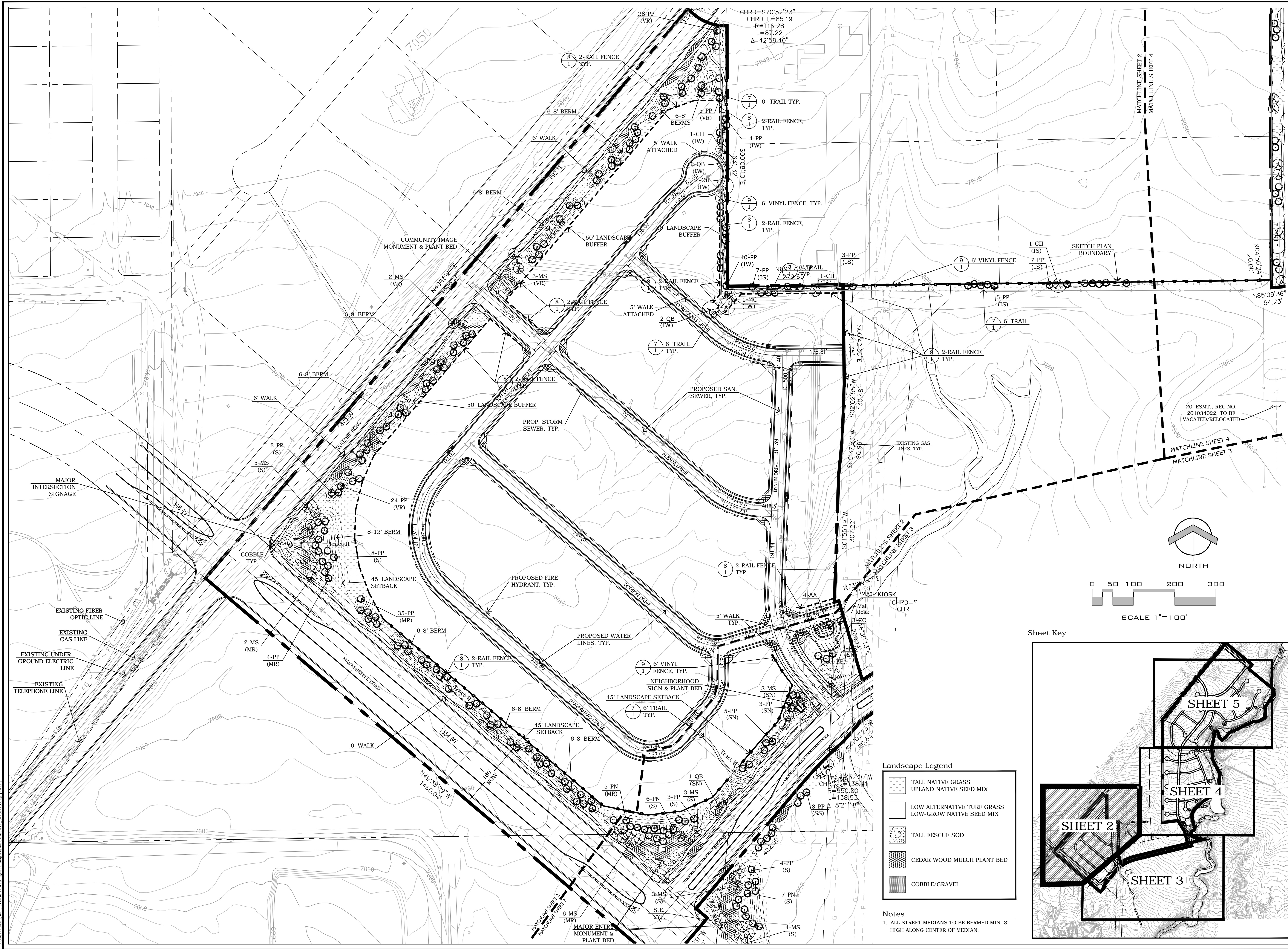
REVISIONS:
BY: DATE: COMMENTS:

LANDSCAPE PLAN

SHEET NO.

1

OF 5 SHEETS



URBAN DESIGN
LAND PLANNING
& LANDSCAPE
ARCHITECTURE

Sterling Ranch Phase One

PRELIM. LANDSCAPE PLAN

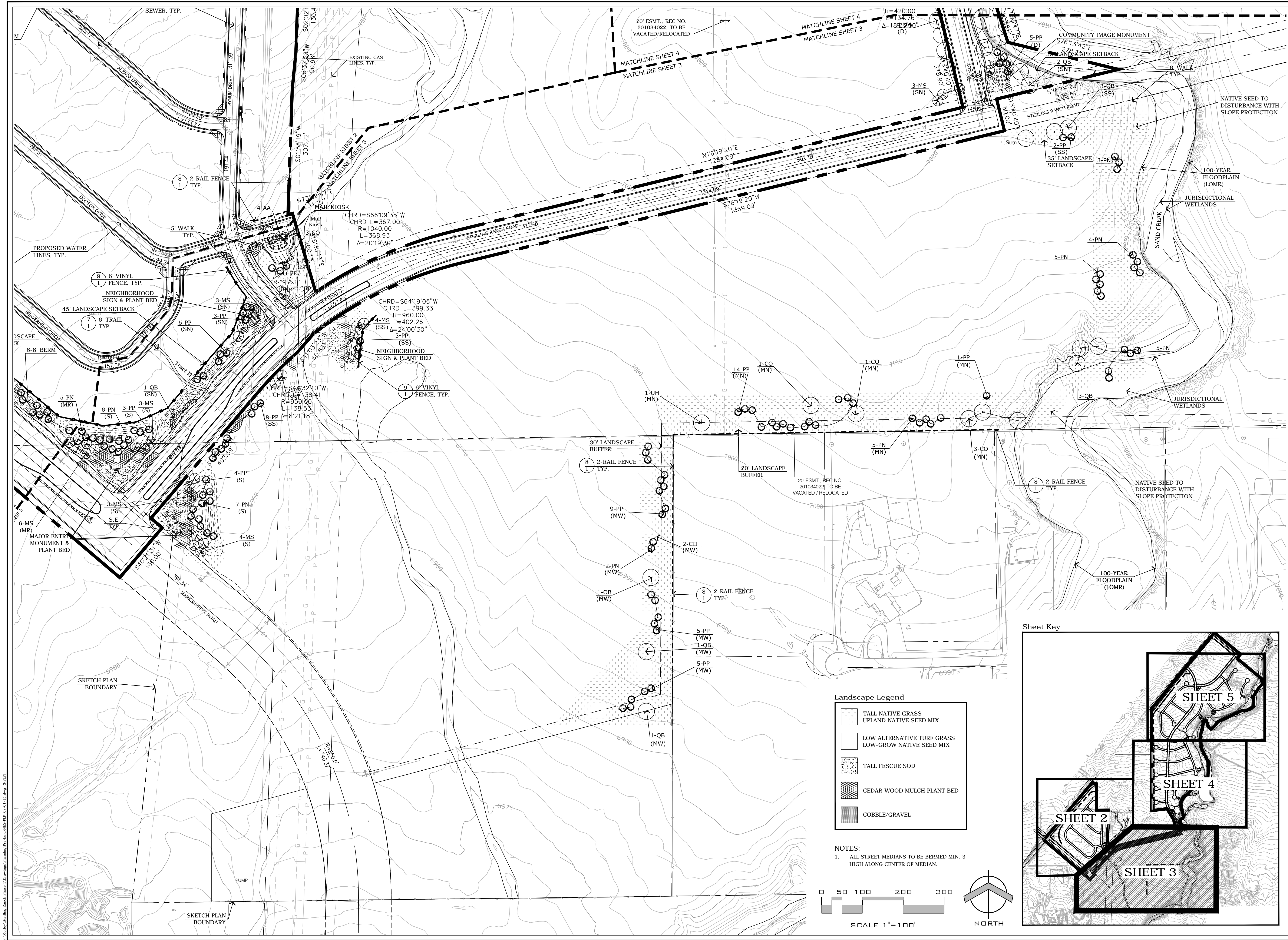
EL PASO COUNTY, COLORADO

DATE: 02/02/2015
DRAWN: S. FLYNN
APPROVED: J. MAYNARD

REVISIONS:	DATE:	BY:	COMMENTS:
	11-12-2014	SF	RESUBMITAL

LANDSCAPE PLAN

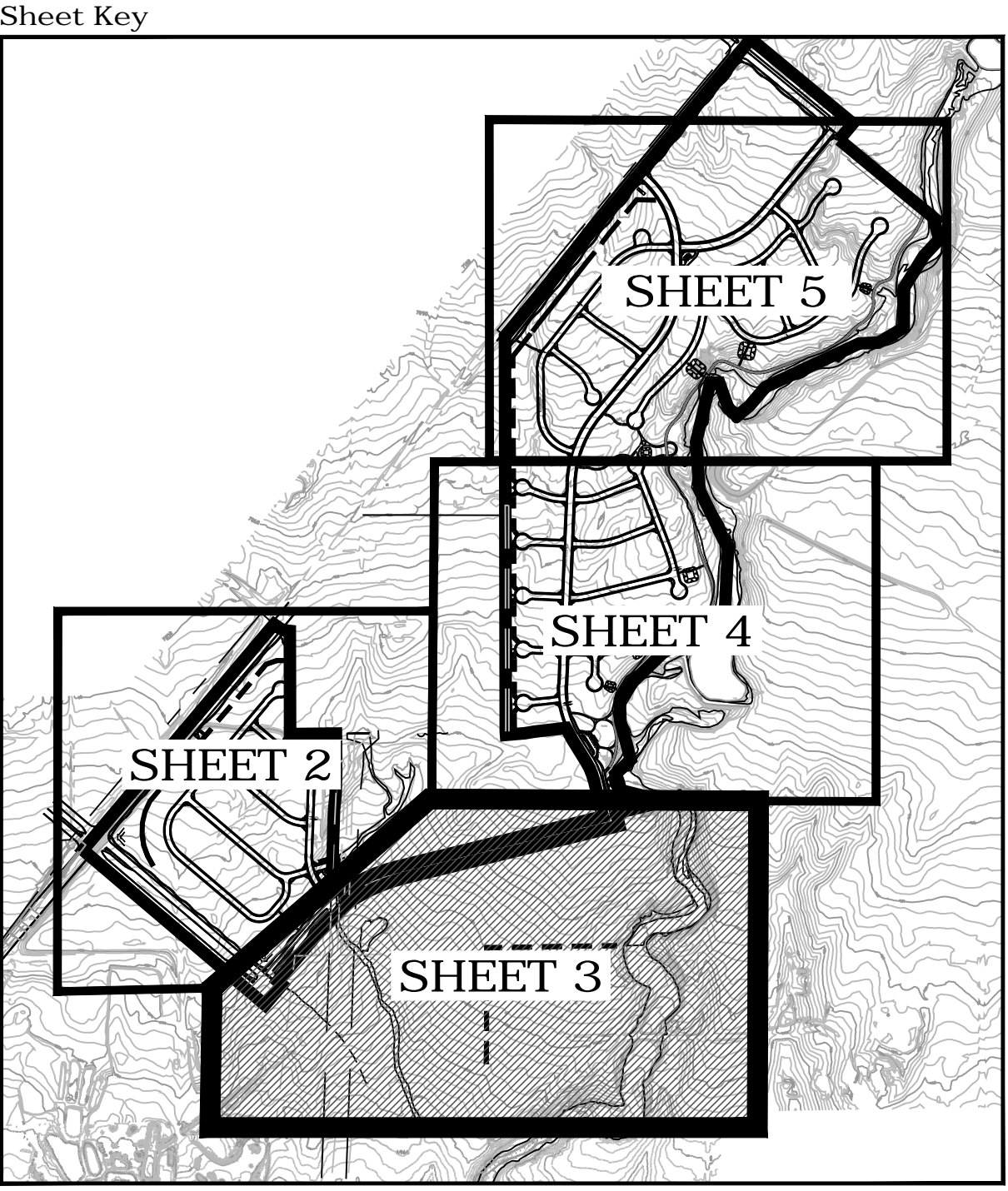
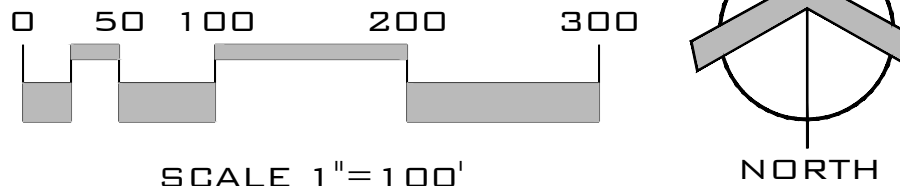
SHEET NO. 2 OF 5 SHEETS



Landscape Legend

- TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
- LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
- TALL FESCUE SOD
- CEDAR WOOD MULCH PLANT BED
- COBBLE/GRAVEL

NOTES:
1. ALL STREET MEDIANS TO BE BERMED MIN. 3' HIGH ALONG CENTER OF MEDIAN.



Sterling Ranch Phase One FINAL LANDSCAPE PLAN

EL PASO COUNTY, COLORADO

DATE: 02/02/2015	DRAWN: S. FLYNN	APPROVED: J. MAYNARD
------------------	-----------------	----------------------

REVISIONS:	DATE:	BY:	COMMENTS:
	11/7/2014	EF	PERMITAL

LANDSCAPE
PLAN

SHEET NO.
3
OF 5 SHEETS

**Sterling Ranch Phase One
PRELIM. LANDSCAPE PLAN**

EL PASO COUNTY, COLORADO

DATE: 02/02/2015	
DRAWN: S. FLYNN	
APPROVED: J. MAYNARD	

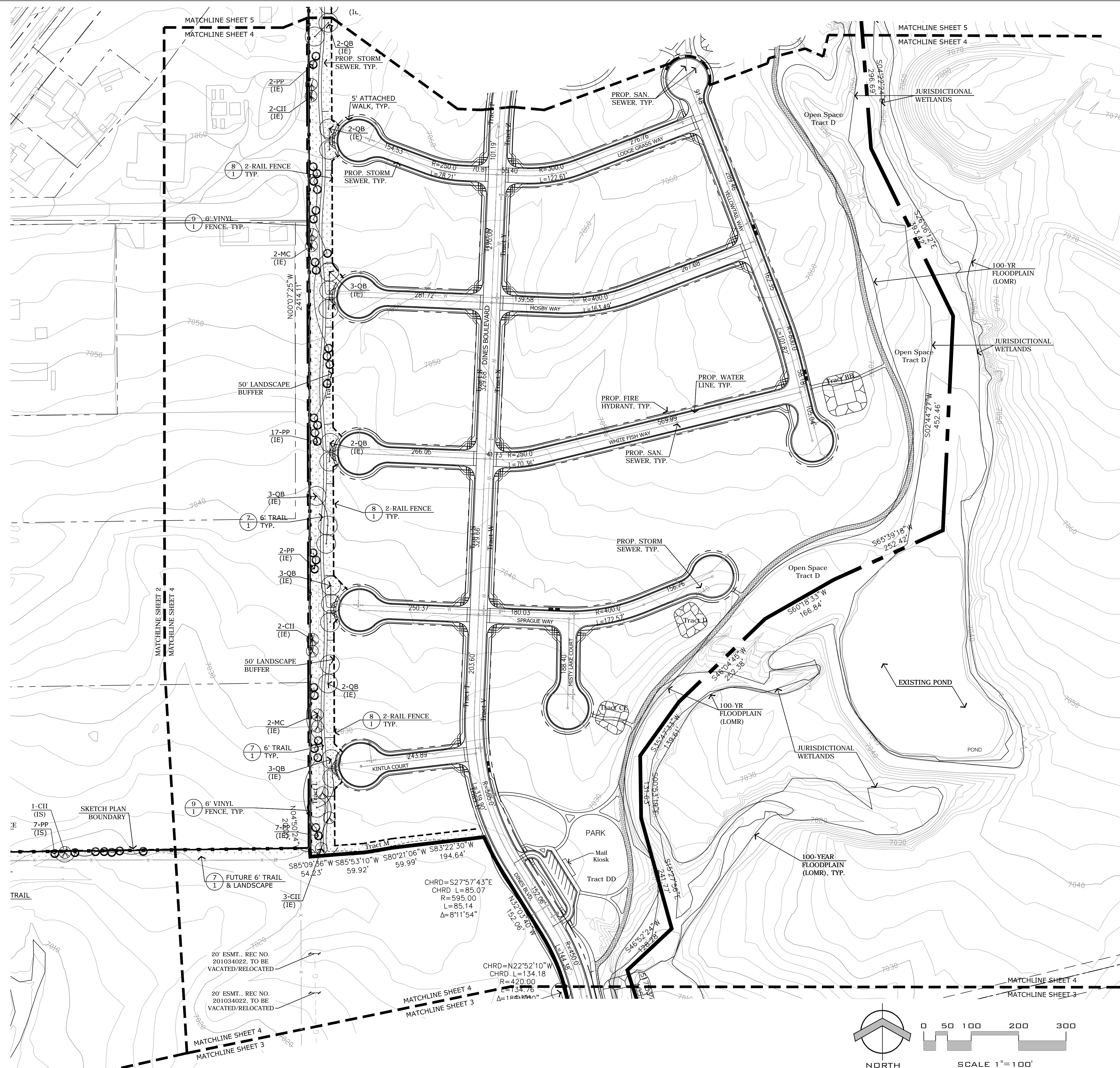
REVIEWS:		
DATE:	BY:	COMMENTS:
11-17-2014	SF	RESUBMITTAL

LANDSCAPE
PLAN

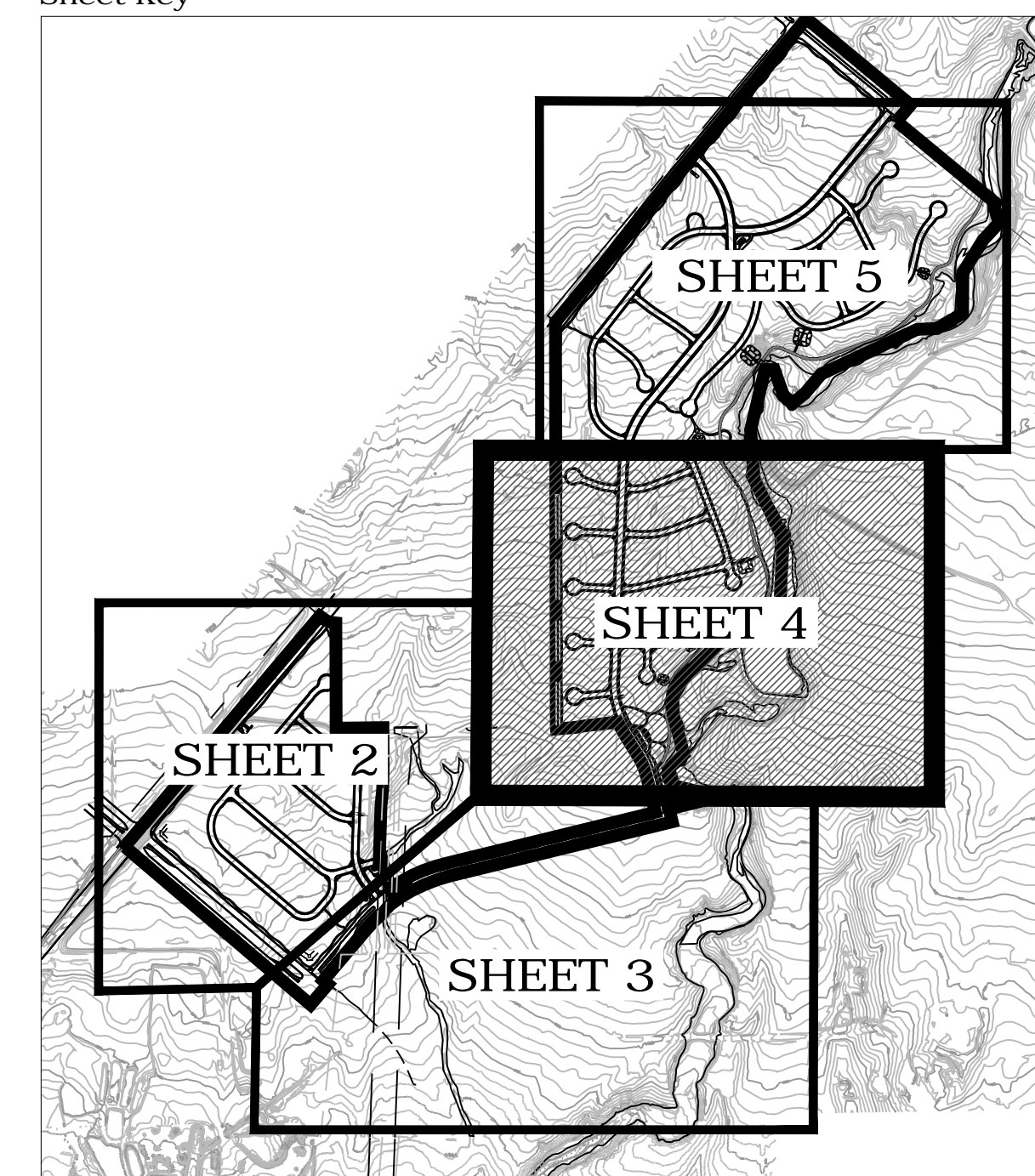
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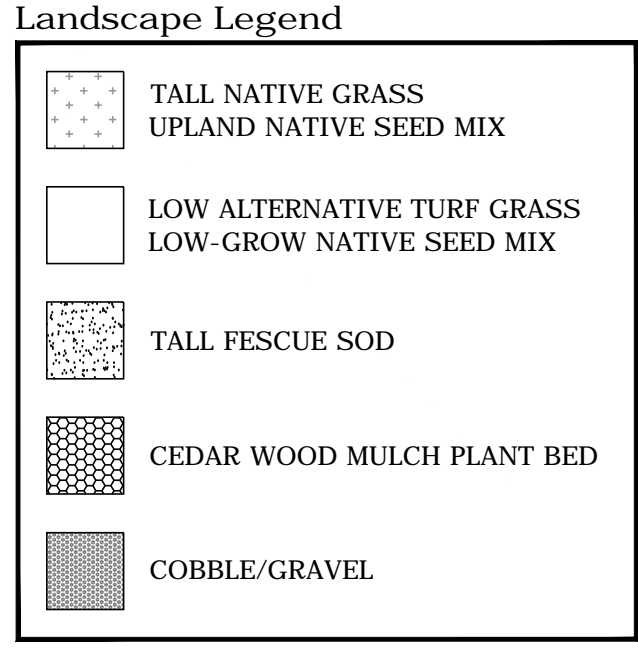
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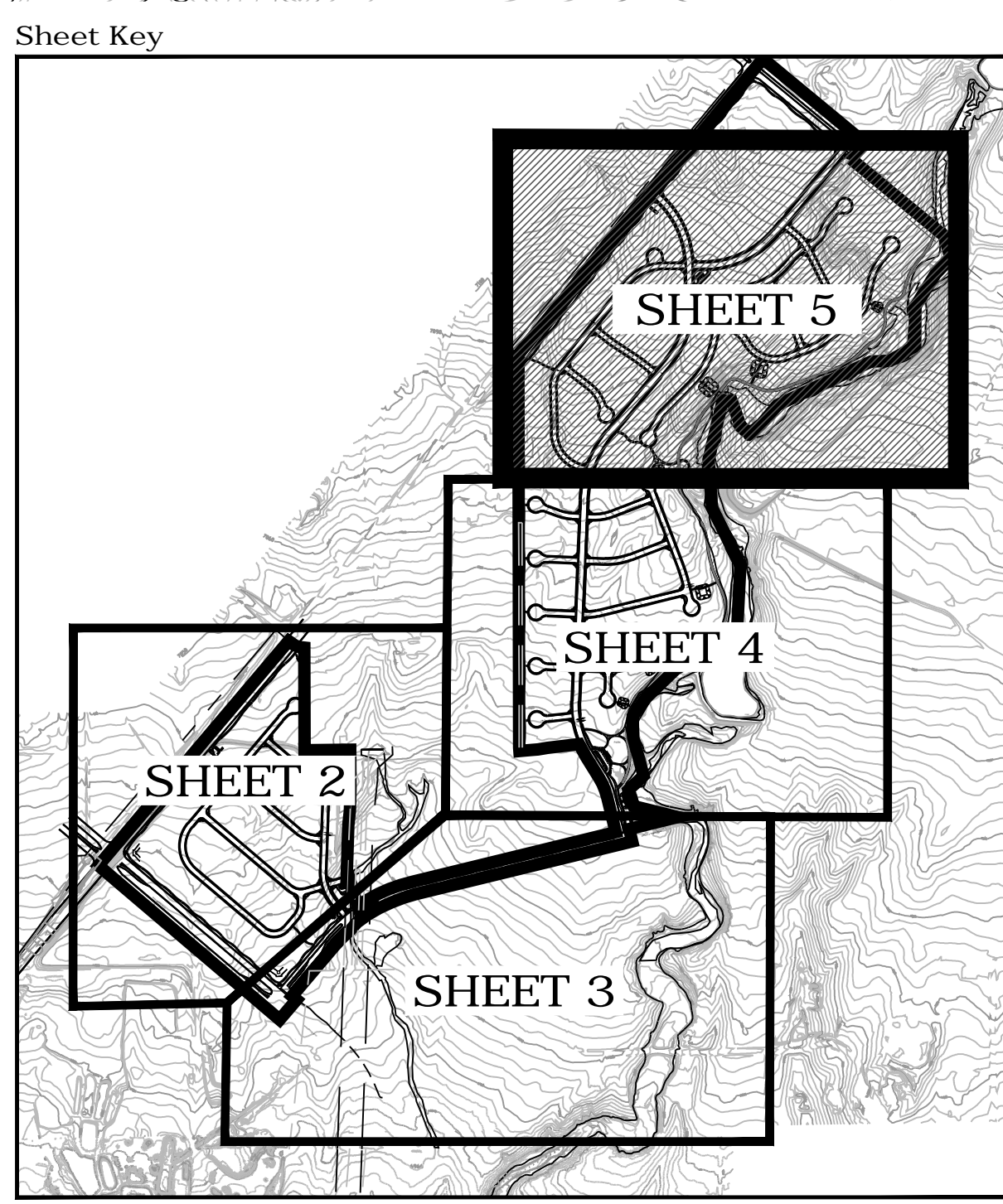


\\Morley\\Steelwing Ranch Phase 1\\Drawings\\Planning\\Pre-land\\NES-PLP_02-01-15.dwg [4-PLP]



NOTES:

1. ALL STREET MEDIANS TO BE BERMED MIN. 3' HIGH ALONG CENTER OF MEDIAN.



DATE: 02/02/2015
DRAWN: S. FLYNN
APPROVED: J. MAYNARD

LANDSCAPE
PLAN

SHEET NO. 5 OF 5 SHEETS