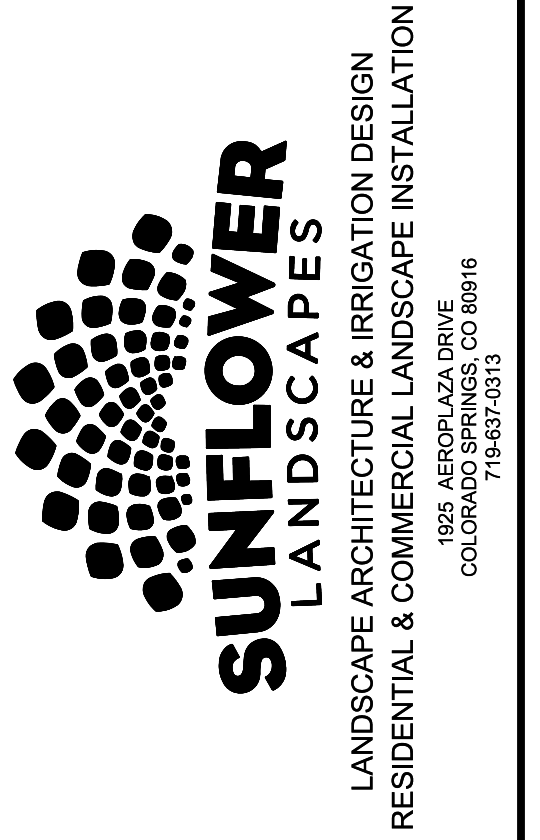


Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



DATE	REVISION DESCRIPTION
9/10/2024	County comment revisions
11/14/2024	County comment revisions

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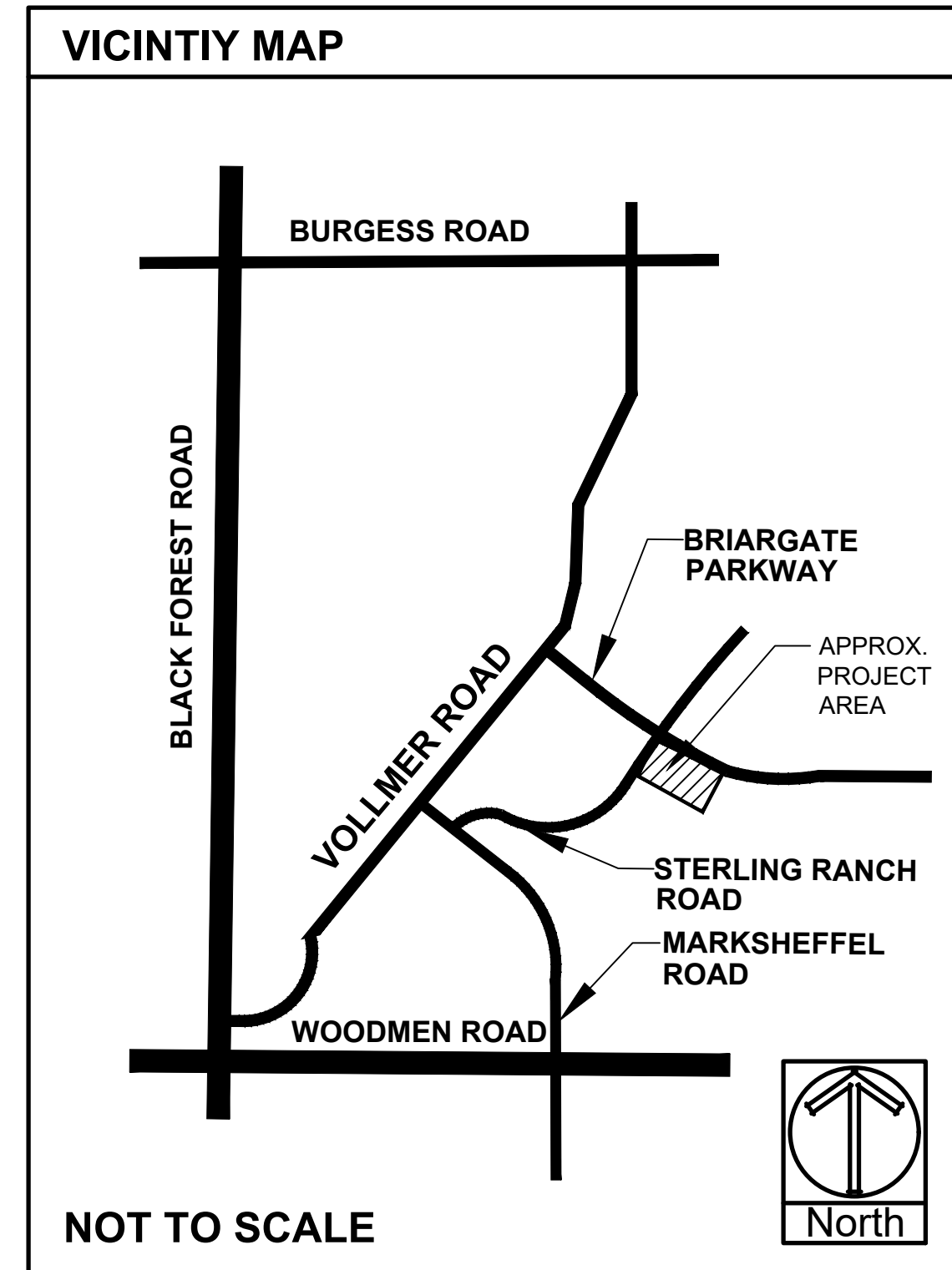


VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2674-0122
DATE	8/15/2024
DRAWN BY	MB
DRAWING DESCRIPTION	TITLE SHEET
SHEET #	L-TS 18 OF 29

Notes Key:					
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant					
Z=Zone, K=Altitude, Water Use inch / year. D=Dry (13-20"), A=Adaptable (18-28")					
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)					
PLANTING LEGEND					
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	38	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K, S, SIG
ACT	4	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K, A, SIG
ANM	16	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K, S, SIG
ARR	13	Acer platanoides 'Royal Red'	Maple, Royal Red	1-1/2"	Z=4, 6.5K, S, SIG
CCH	19	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R, DE, F, Z=4, 8.5K, A, D, SIG
COH	12	Celtis occidentalis	Hackberry	1-1/2"	R, DE, F, Z=3, 7K, A, D, SIG
GSH	12	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R, DE, F, Z=4, 6.5K, A, S, SIG
MSS	34	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F, Z=4, 8.5K, S, SIG
PCR	9	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R, DE, F, Z=2, 9.5K, A, S, SIG
TAR	17	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K, S, SIG
EVERGREEN TREES					
JCJ	6	Juniperus scopulorum 'Cologreen'	Juniper, Cologreen	15 Gal (6')	R, DE, Z=3, 8.5K, D, SIG
PIB	8	Picea pungens 'Baker'	Spruce, Baker	6'	R, DE, Z=2, 8K, S, SIG
PIE	9	Pinus edulis	Pine, Pinyon	6'	X, R, DE, Z=3, 7.5K, D, SIG
PIP	6	Picea pungens	Spruce, Colorado Blue	6'	R, DE, Z=3, 10K, S, SIG
PON	19	Pinus ponderosa	Pine, Ponderosa	6'	R, DE, Z=3, 9.5K, D, SIG
DECIDUOUS SHRUBS					
ABR	58	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R, DE, Z=5, 7.5K, S, SIG
ARB	12	Aronia melanocarpa	Chokeberry, Black	5 Gal	R, DE, Z=2, 8.5K, A, SIG
BRG	6	Berberis thunbergii 'Rose Glow'	Berberis, Rosy Glow	5 Gal	R, DE, Z=4, 7K, A, SIG
COP	56	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R, DE, Z=4, 10K, S, SIG
CRD	24	Cornus stolonifera 'colorodensis'	Dogwood, Red Twig	5 Gal	R, DE, Z=2, F, 8K, S, SIG
EBB	9	Euonymus alatus	Burning Bush	5 Gal	R, DE, F, Z=3, 7.5K, S, SIG
FNP	13	Forestia neomexicana	Privet, New Mexican	5 Gal	R, DE, Z=3-4, 7.5K, A, D, SIG
POA	111	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R, DE, F, Z=2, 10K, S, SIG
POG	34	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R, DE, F, Z=2, 10K, S, SIG
PRS	72	Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R, DE, Z=3, S, SIG
RFB	32	Rhamnus frangula 'Columnaris'	Buckthorn, Columnar	5 Gal	R, DE, Z=2, 7.5K, D, SIG
RGL	84	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE, Z=3, 8.5K, A, D, SIG
SCL	9	Syringa x chinensis	Lilac, Chinese	5 Gal	R, DE, Z=3, 9K, A, SIG
SPG	103	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
SPV	72	Spiraea x 'Vanhouttei'	Spiraea, Vanhoutte	5 Gal	R, DE, Z=3, 7.5K, A, S, SIG
VOS	29	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R, DE, 7.5K, A, SIG
EVERGREEN SHRUBS					
JBJ	105	Juniperus Sabina	Juniper, Buffalo	5 Gal	R, DE, Z=3, 8.5K, A, SIG
JBM	22	Juniperus sabina 'Broadmoor'	Juniper, Broadmoor	5 Gal	R, DE, Z=3, 8K, A, SIG
JCS	24	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal	R, DE, Z=5, 7.5K, A, D, SIG
JUA	26	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R, DE, Z=3, 7.5K, A, D, SIG
PGS	35	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, S, SIG
PIM	20	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	Z=3, 9.5K, D, SIG
ORNAMENTAL GRASSES					
CAA	180	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R, DE, Z=3, 6.5K, A, SIG
PSR	35	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R, DE, Z=5, 7K, D, SIG

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	5,464 LF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	28,016 SF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	116,266 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	46,056 SF
	2"-6" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	9,223 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT TREES LOCATED IN TURF OR NATIVE SEED)	TBD
	KENTUCKY BLUEGRASS SOD	77,648 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	66,177 SF



PROJECT SITE DATA
ZONING: PUD
PROPERTY AREA: 1,388,499 SF
PARKING SPOTS: 171
TOTAL LANDSCAPE AREA: 343,341 SF

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Req. / Prov.	Tree Req. / Ft.	Tree Req. / Prov.
Briargate Parkway	Minor Arterial	20'/20'	1485'	1/25	59.4 / 48
Sterling Ranch Road	Minor Arterial	20'/20'	917'	1/25	36.7 / 31
South Road	Non Arterial	10'/10'	1001'	1/30	33.4 / 26
East Road	Non Arterial	10'/10'	522'	1/30	17.4 / 17
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov.	Req. / Pro	
110 / 110	0 / 0	LS	75%/75%		
60 / 60	0 / 0	LS	75%/75%		
70 / 70	0 / 0	LS	75%/75%		
0 / 0	0 / 0	LS	75%/75%		
Motor Vehicle (MV)					
Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage	
171	11.4 / 12	East Drive	54 Ft.	36 Ft.	
Min. 3' High Screening Plants Req. / Prov.	Length Screen Wall / Berm	Screen Abbr.	Abbrev. on Plan	% Ground Plane Cov. Req. / Prov.	
8/9	NA	NA	MV	75%/75%	

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

CALLOUT KEY

- PLANT ABBREVIATION
- SITE CATEGORY ABBREVIATION
- TREE CALLOUT
- SHRUB & ORN. GRASS CALLOUT
- PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURS INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORSVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED NATIVE SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN MULCH AREAS. TURF OR IRRIGATED NATIVE SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE/UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 19-302 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

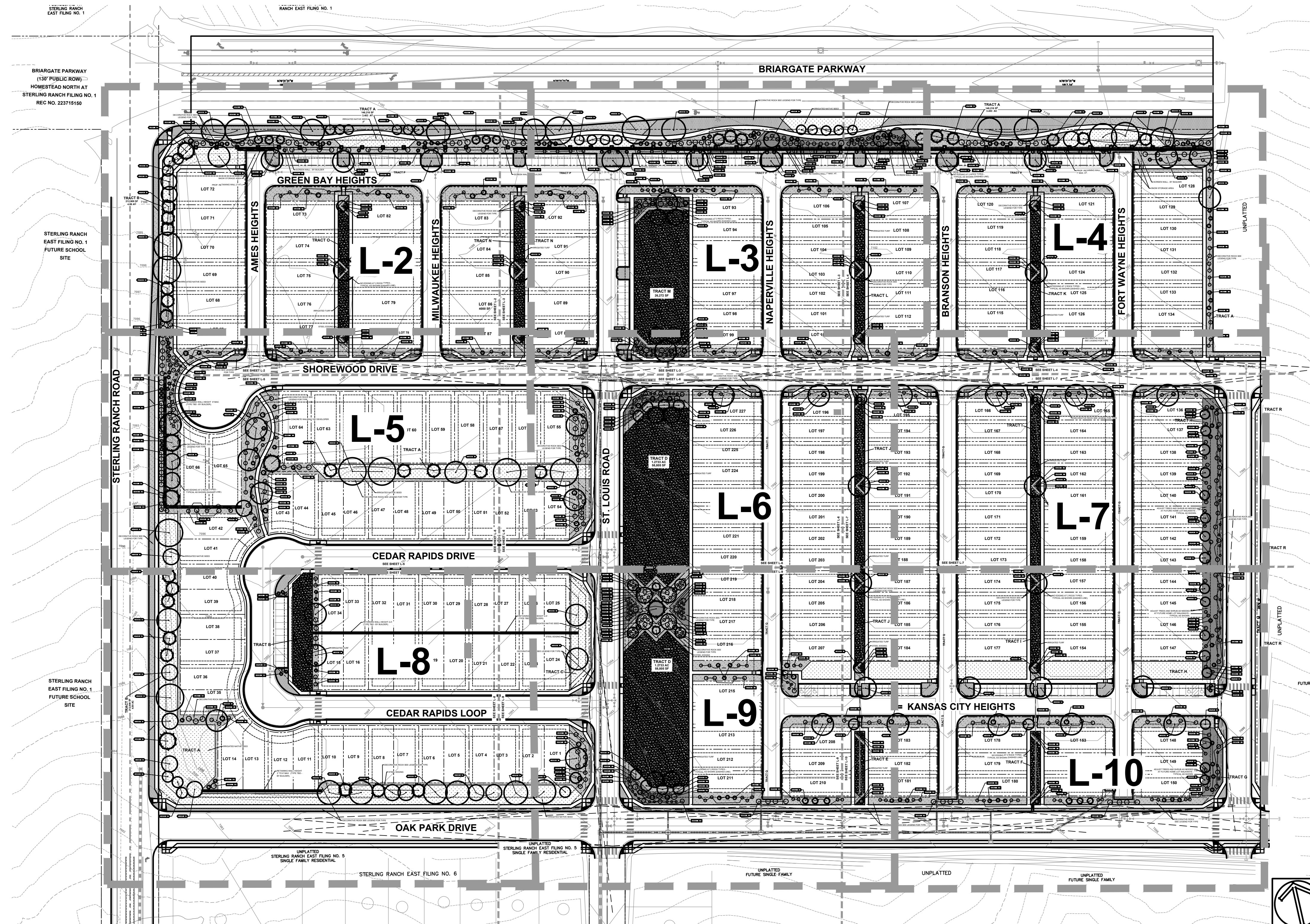
SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO TOP 6" OF SOIL.
- SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO THE TOP 6" OF SOIL.

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



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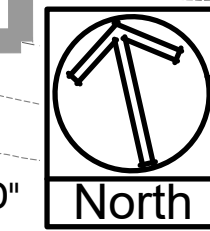
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VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2674-0122
DATE	8/15/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL OVERALL LANDSCAPE PLAN
SHEET #	L-1 19 OF 29

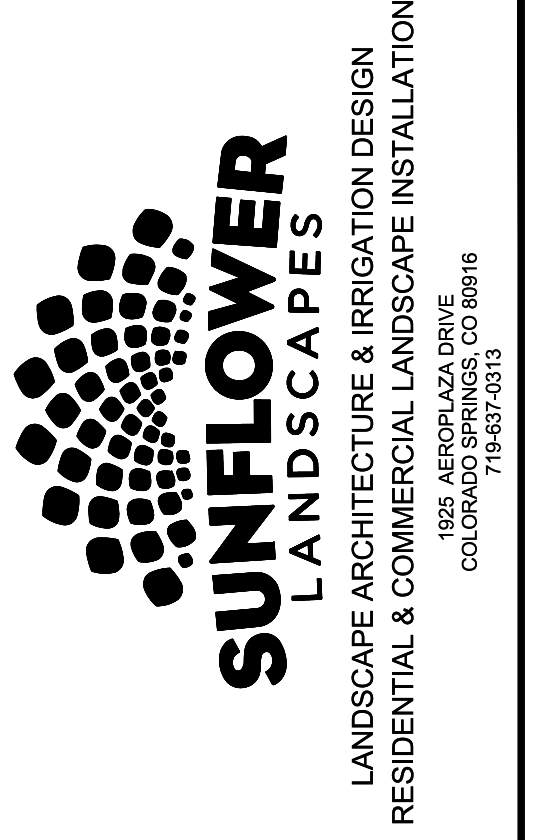
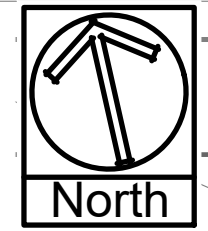
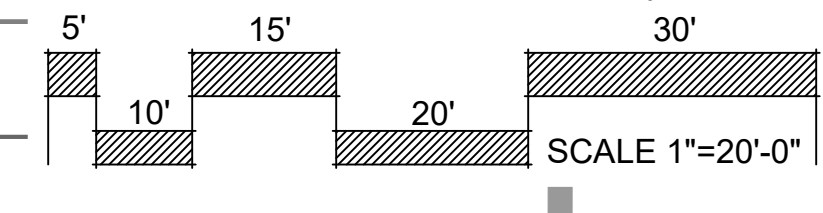
SCALE 1"=80'-0"



SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan



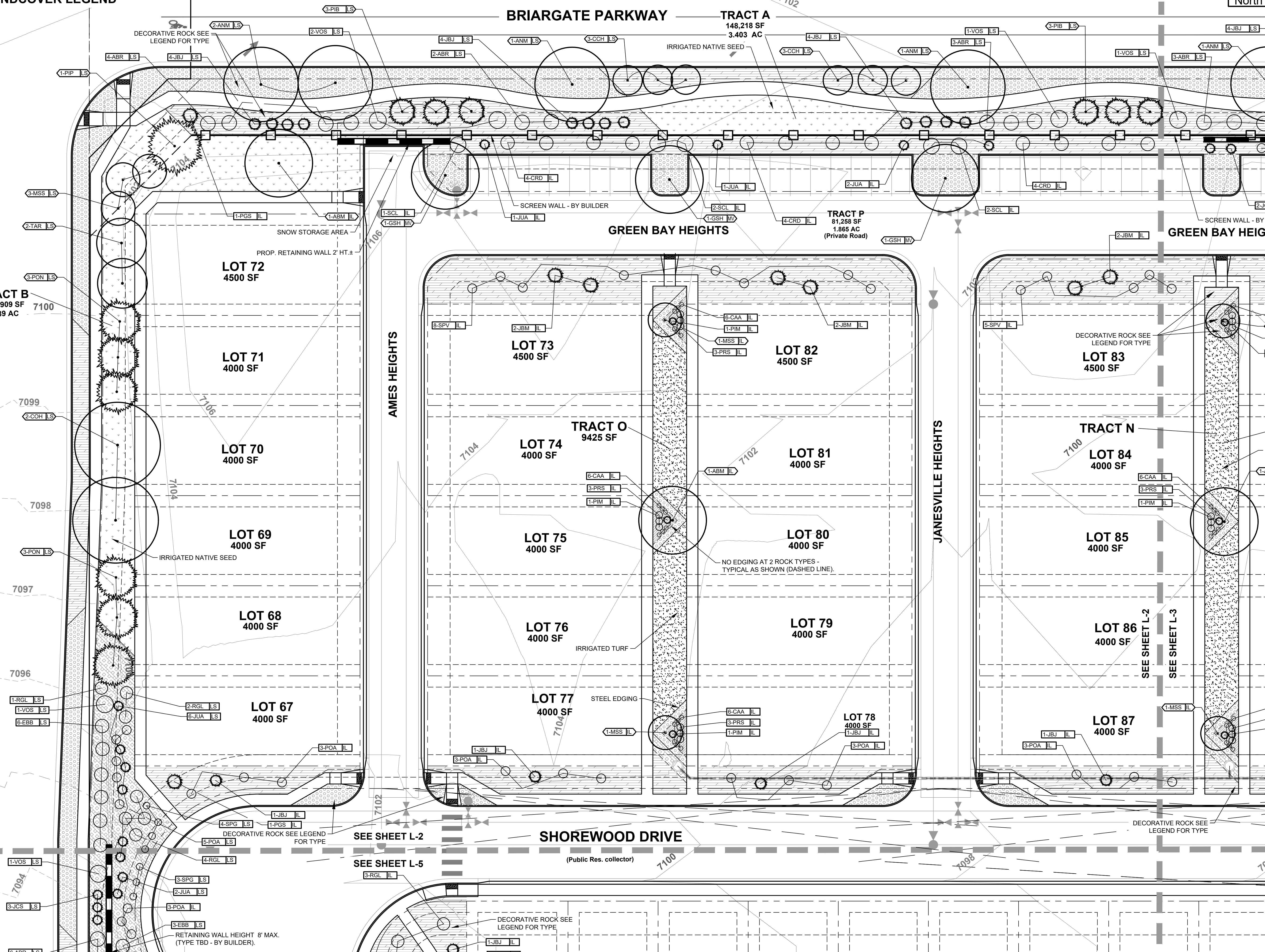
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COLORADO SPRINGS, CO

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SHEET #	L-2 20 OF 29



STERLING RANCH ROAD
(PUBLIC NON-RES. COLLECTOR, 80' ROW)

SEE SHEET L-2

SEE SHEET L-5

SHOREWOOD DRIVE
(Public Res. collector)

DECORATIVE ROCK SEE LEGEND FOR TYPE

RETAINING WALL HEIGHT 8' MAX.
(TYPE TBD - BY BUILDER)

NO EDGING AT 2 ROCK TYPES -
TYPICAL AS SHOWN (DASHED LINE).

SNOW STORAGE AREA

SCREEN WALL - BY BUILDER

SCREEN WALL - BY BU

GREEN BAY HEIGHTS

GREEN BAY HEIGH

AMES HEIGHTS

JANESVILLE HEIGHTS

TRACT O
9425 SF

TRACT N
4000 SF

TRACT P
81,258 SF
1.865 AC
(Private Road)

LOT 72
4500 SF

LOT 71
4000 SF

LOT 70
4000 SF

LOT 69
4000 SF

LOT 68
4000 SF

LOT 67
4000 SF

LOT 73
4500 SF

LOT 74
4000 SF

LOT 75
4000 SF

LOT 76
4000 SF

LOT 77
4000 SF

LOT 82
4500 SF

LOT 81
4000 SF

LOT 80
4000 SF

LOT 79
4000 SF

LOT 78
4000 SF

LOT 83
4500 SF

LOT 84
4000 SF

LOT 85
4000 SF

LOT 86
4000 SF

LOT 87
4000 SF

TRACT B
212,909 SF
4.89 AC

TRACT A
148,218 SF
3.403 AC

DECORATIVE ROCK SEE LEGEND FOR TYPE

IRRIGATED NATIVE SEED

DECORATIVE ROCK SEE LEGEND FOR TYPE

SCREEN WALL - BY BU

PROP. RETAINING WALL 2' HT. ±

IRRIGATED NATIVE SEED

IRRIGATED TURF

STEEL EDGING

DECORATIVE ROCK SEE LEGEND FOR TYPE

DECORATIVE ROCK SEE LEGEND FOR TYPE

1-VOS LS

3-JCS LS

6-ABR LS

3-SPG LS

3-POA IL

3-EBB LS

4-RGL LS

3-RGL IL

1-JBJ IL

1-PGS IL

1-JBJ IL

1-PGS IL

1-MSS IL

3-CAA IL

3-PRS IL

1-PIM IL

3-POA IL

1-JBJ IL

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3-CAA IL

3-PRS IL

1-PIM IL

1-MSS IL

3-CAA IL

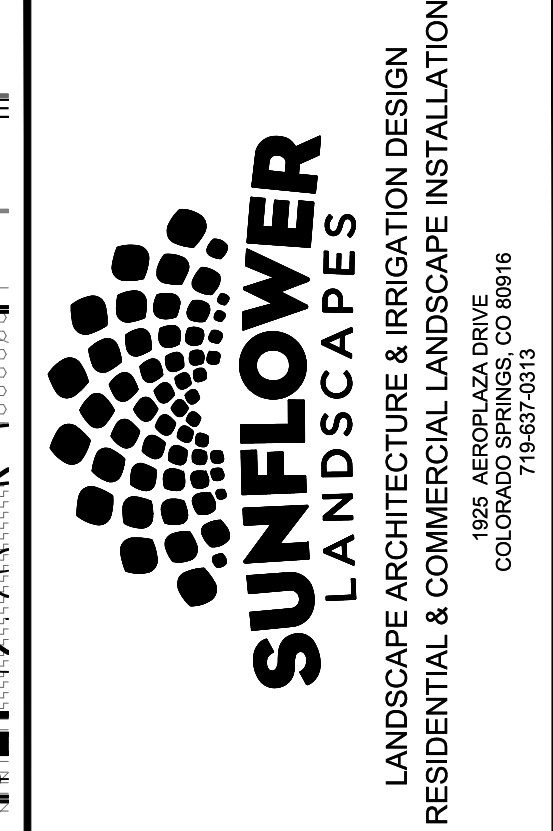
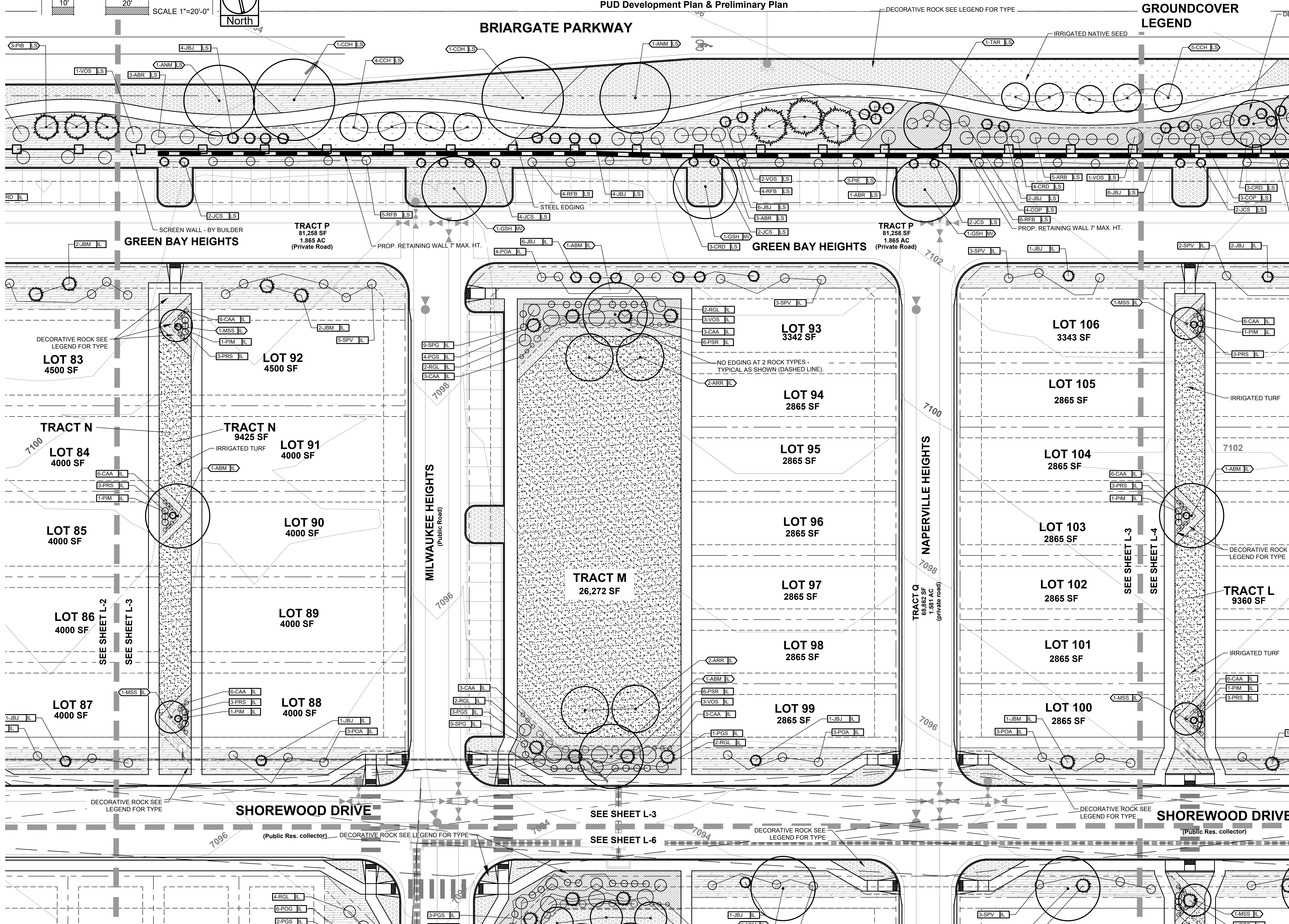
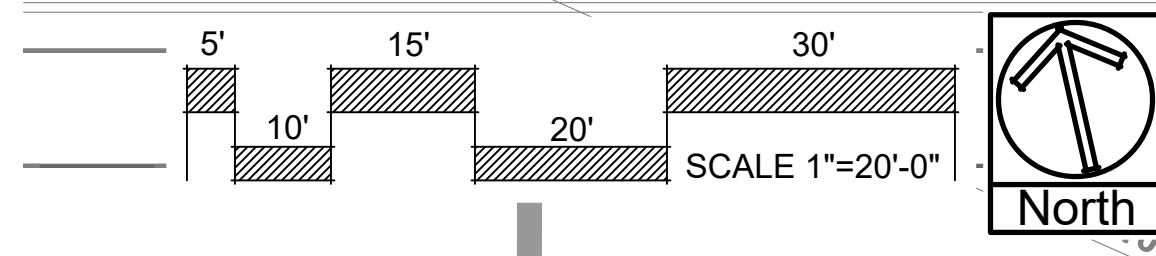
3-PRS IL

1-PIM IL

Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

SEE SHEET L-TS
FOR PLANTING AND
GROUND COVER
LEGEND



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VILLAGES AT STERLING RANCH
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JOB NUMBER
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DATE
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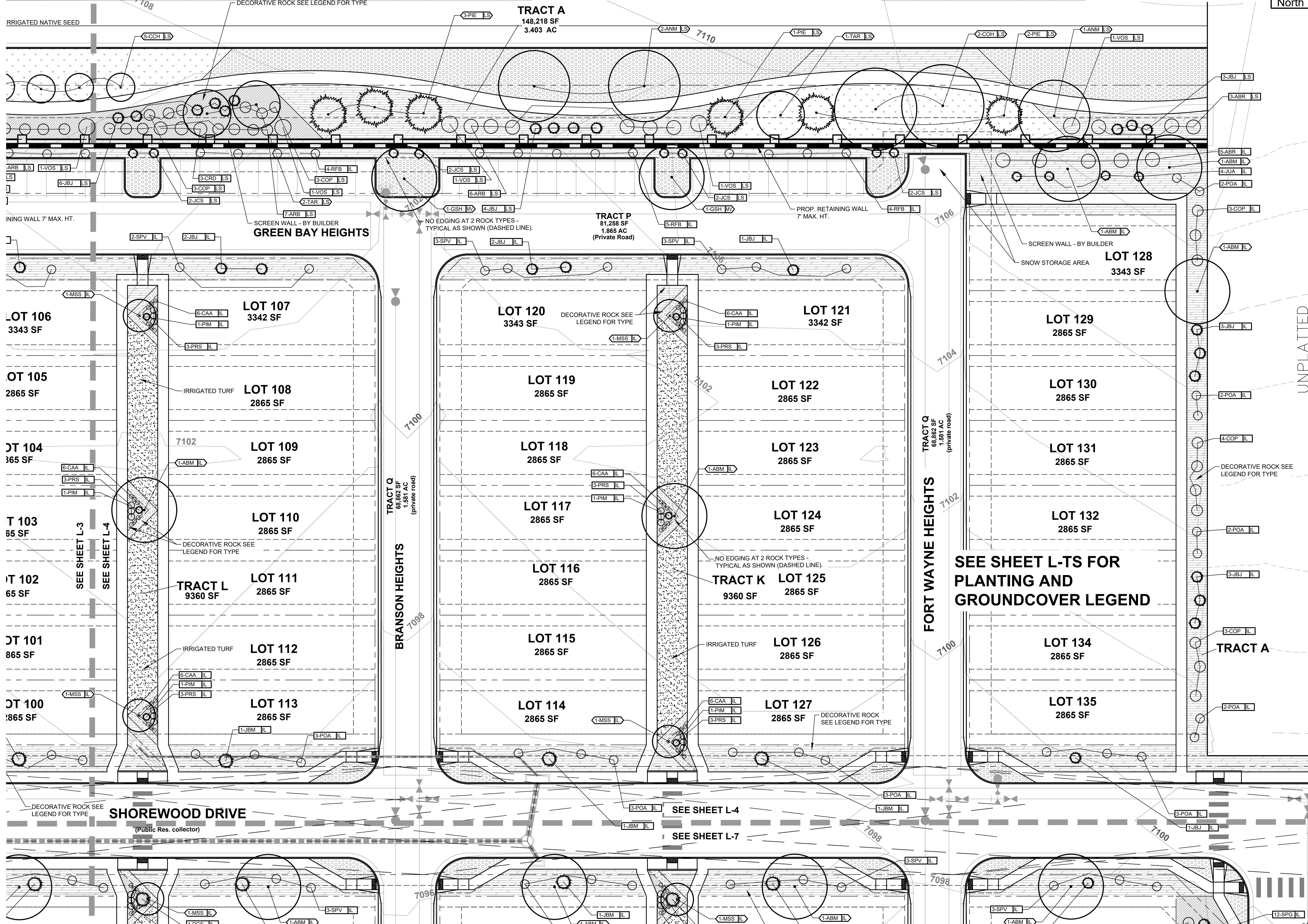
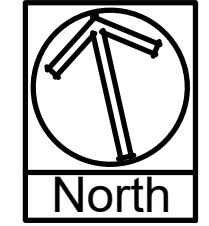
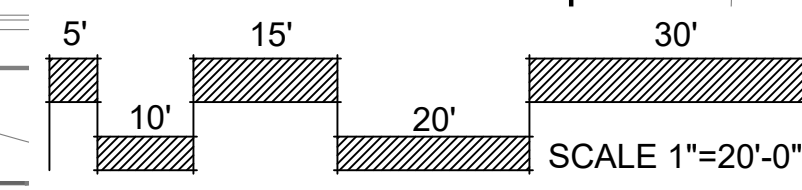
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FINAL LANDSCAPE PLAN

SHEET #
L-3 21 OF 29

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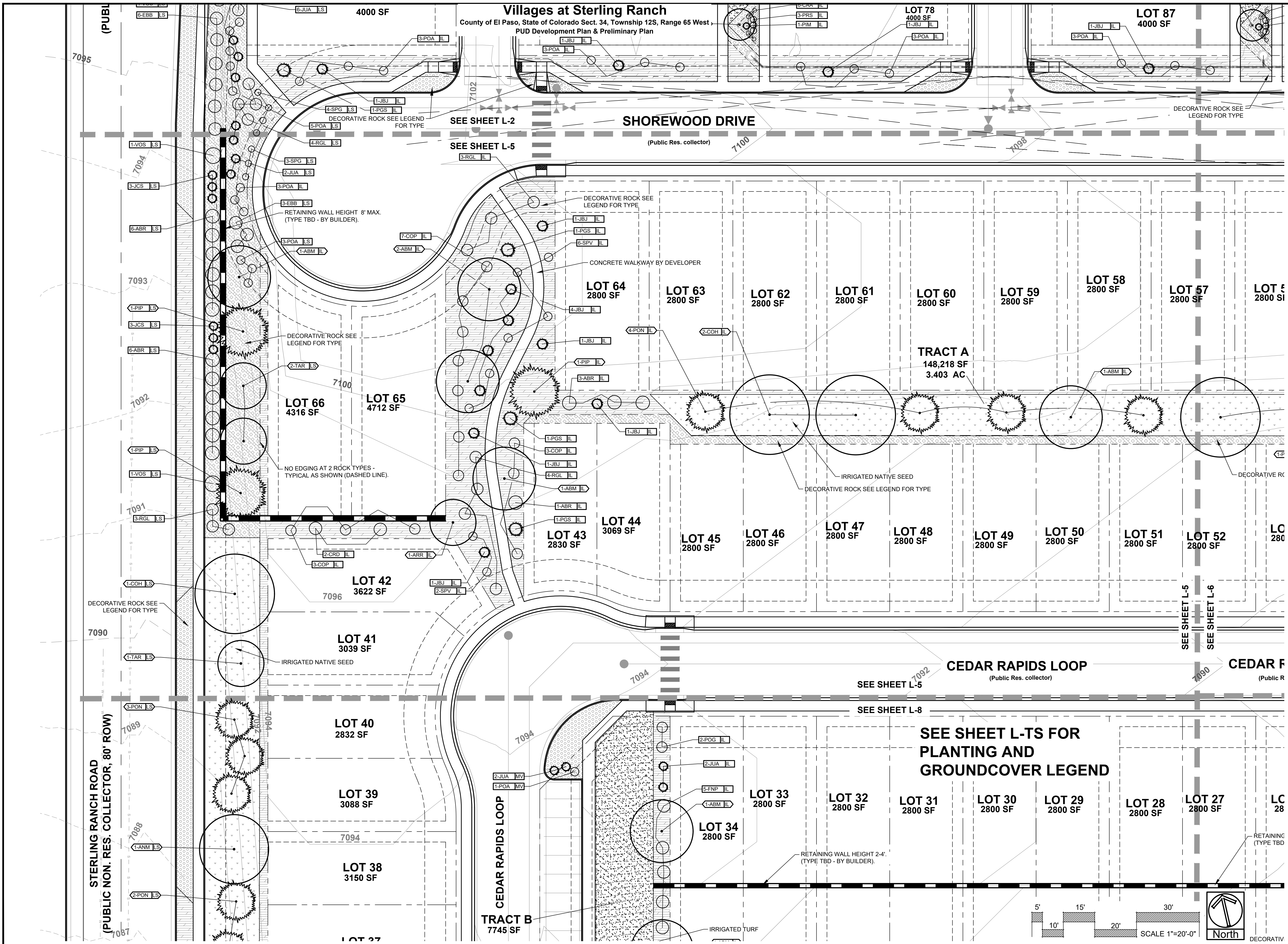
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COLORADO SPRINGS, CO

JOB NUMBER: 2674-0122
DATE: 8/15/2024
DRAWN BY: MB

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SHEET #: L-4 22 OF 29
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SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1952 AEROPOLAZA DRIVE
COLORADO, CO 80816
718-637-0315

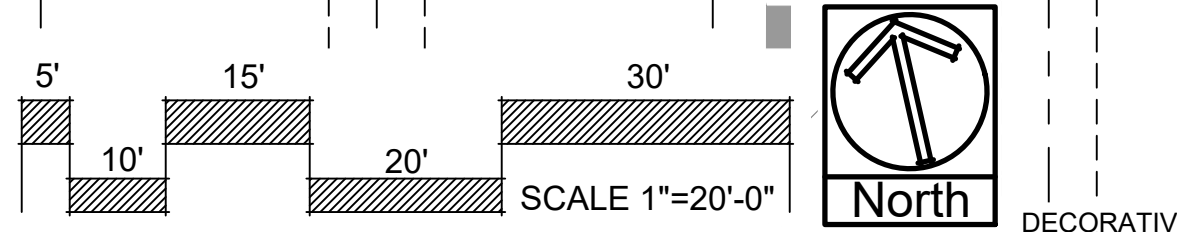
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CLASSIC COMMUNITIES

VILLAGES AT STERLING RANCH
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COLORADO SPRINGS, CO

JOB NUMBER: 2674-0122
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DRAWN BY: MIB
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SHEET #: L-5 23 OF 29
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Villages at Sterling Ranch

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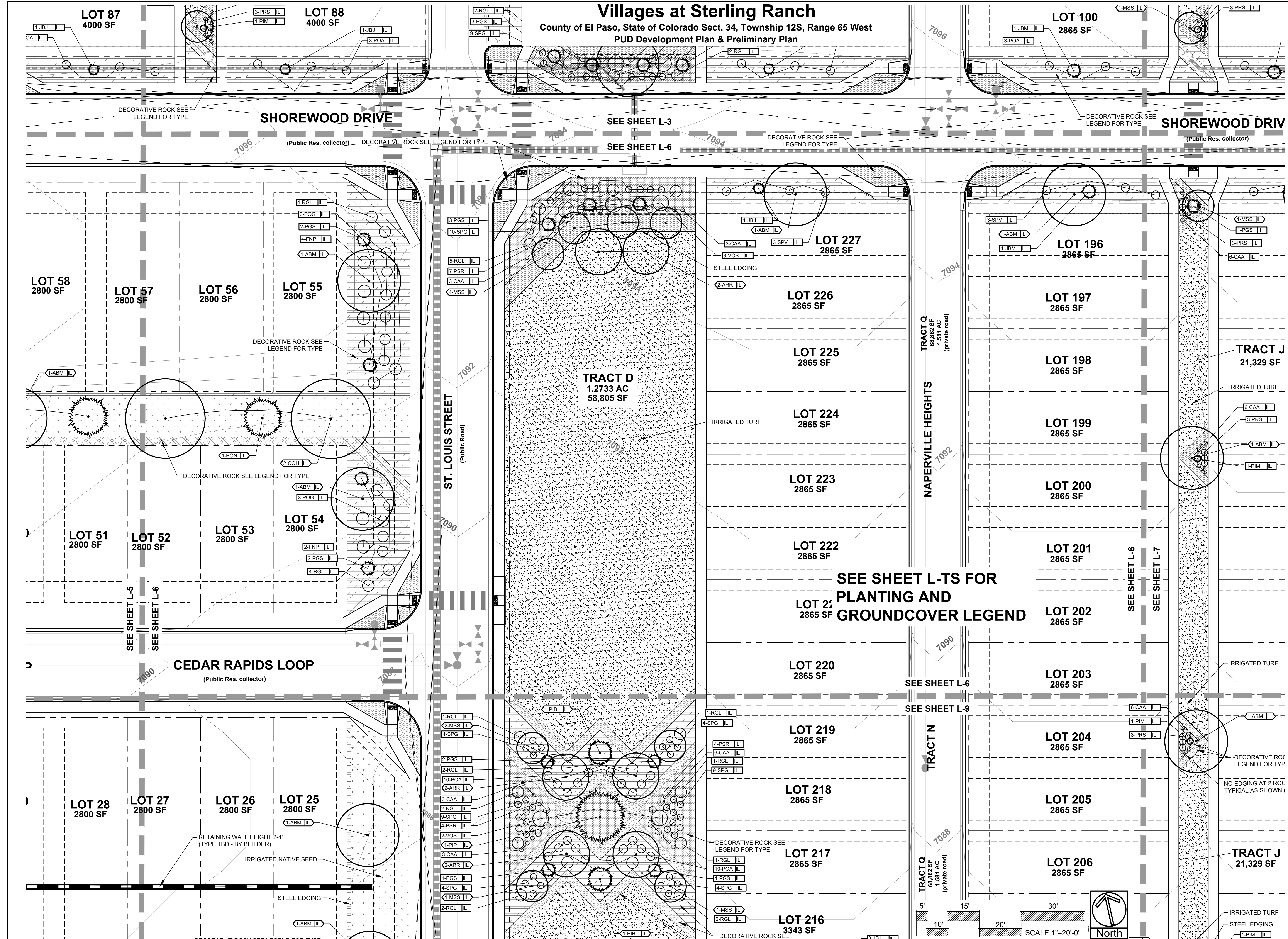
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DATE	8/15/2024
DRAWN BY	MMB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-6 24 OF 29



SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND

RETAINING WALL HEIGHT 2'-4"
(TYPE TBD - BY BUILDER)

IRRIGATED NATIVE SEED

STEEL EDGING

1-ABM

TRACT J
21,329 SF

IRRIGATED TURF

STEEL EDGING

1-PIB

DECORATIVE ROCK
LEGEND FOR TYPE

NO EDGING AT 2' ROC
TYPICAL AS SHOWN

1-ABM

3-PRS

1-PIB

6-CAA

1-ABM

1-PIB

1-ABM

1-PIB

3-PRS

6-CAA

1-PIB

3-PRS

1-ABM

1-PIB

1-ABM

1-PIB

3-PRS

6-CAA

1-PIB

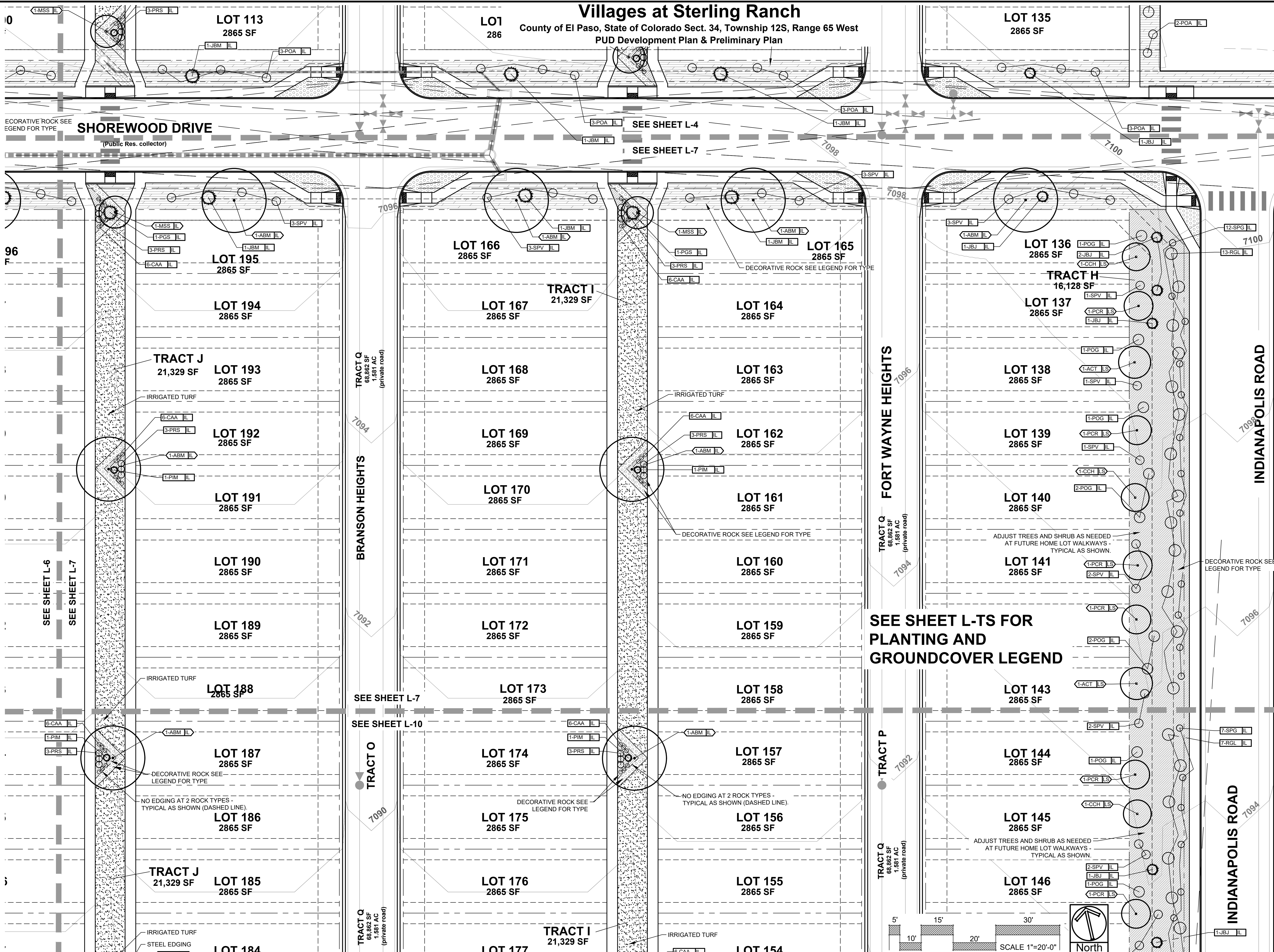
3-PRS

1-ABM

1-PIB

Villages at Sterling Ranch

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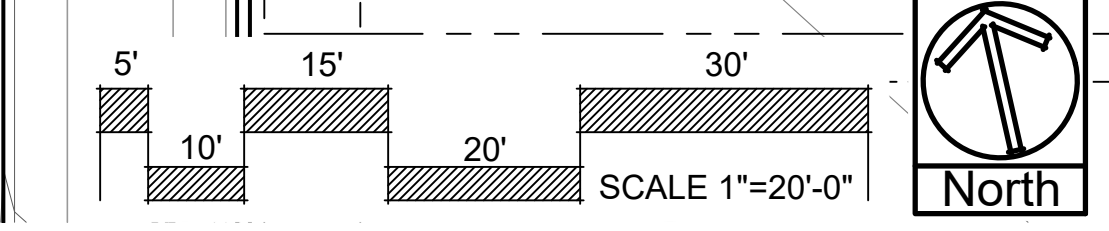
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A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER: 2674-0122
DATE: 8/15/2024
DRAWN BY: MB
DRAWING DESCRIPTION: FINAL LANDSCAPE PLAN
SHEET #: L-7 25 OF 29
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SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
PUD Development Plan & Preliminary Plan

CEDAR RAPIDS LOOP
(Public Res. collector)

CEDAR F
(Public R)



SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1929 AEROPOLAZA DRIVE
COLORADO 80103 303-889-916

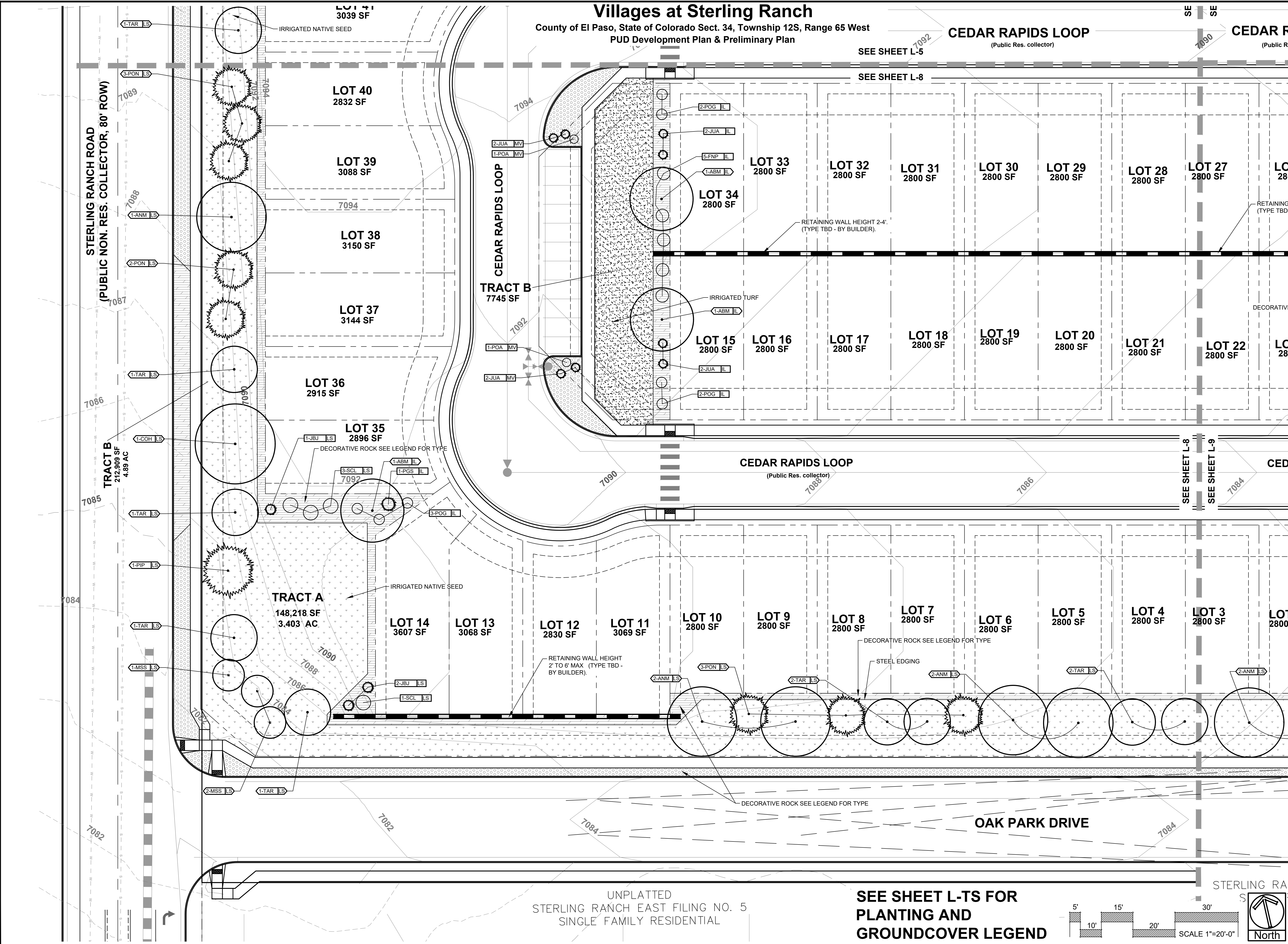
DATE	REVISION DESCRIPTION
9/10/2024	County comment revisions
11/14/2024	County comment revisions

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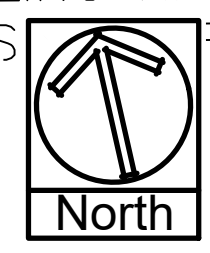
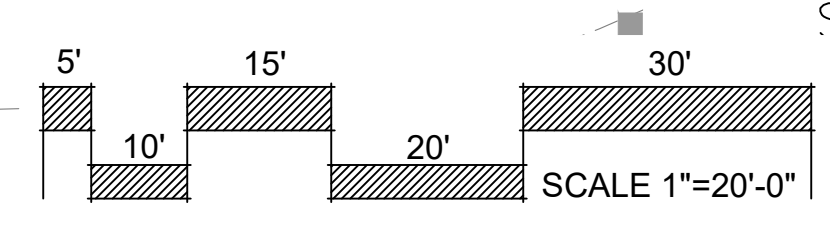
VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
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SHEET #	L-8 26 OF 29



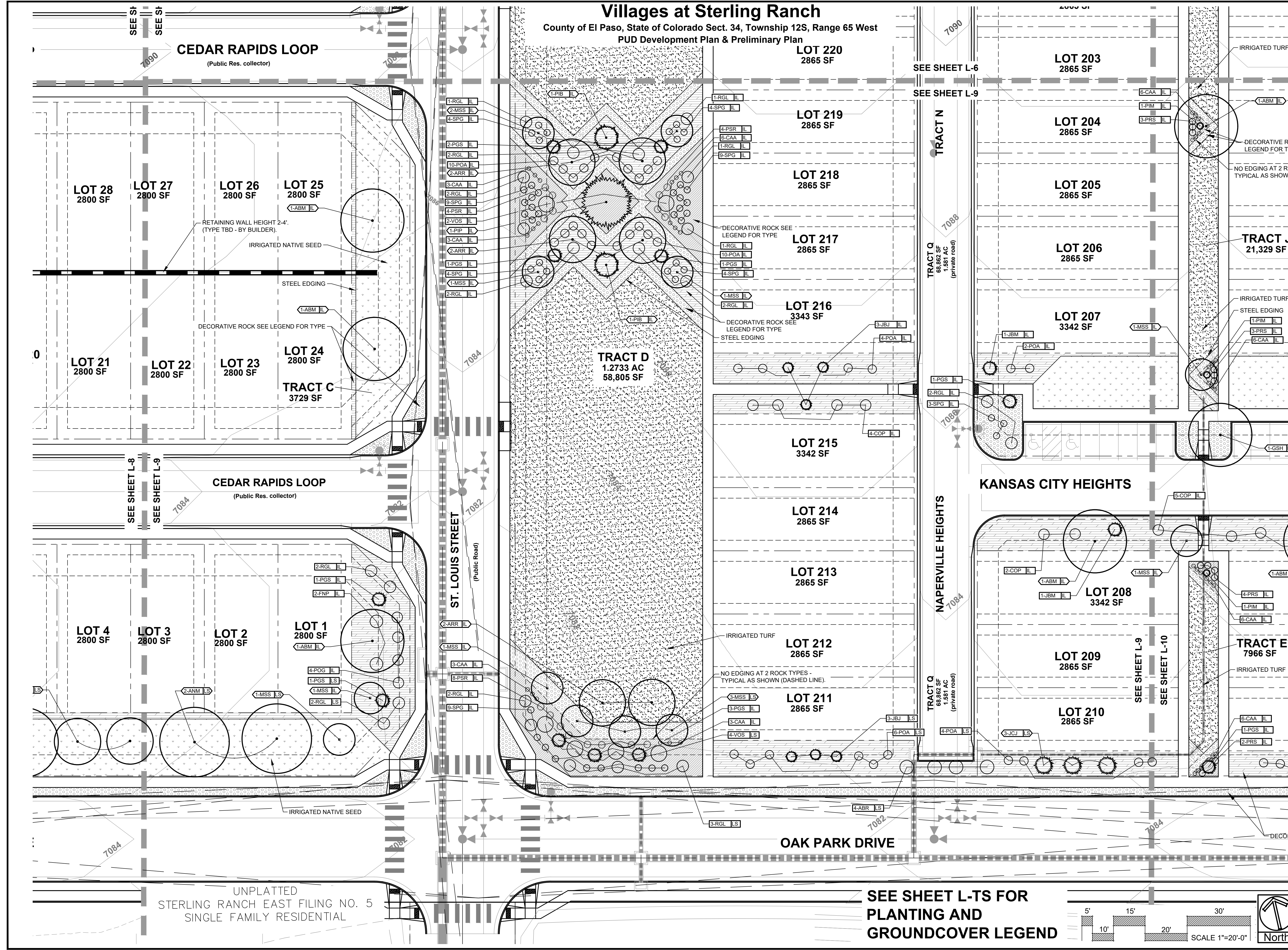
UNPLATTED
STERLING RANCH EAST FILING NO. 5
SINGLE FAMILY RESIDENTIAL

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Villages at Sterling Ranch

County of El Paso, State of Colorado Sect. 34, Township 12S, Range 65 West
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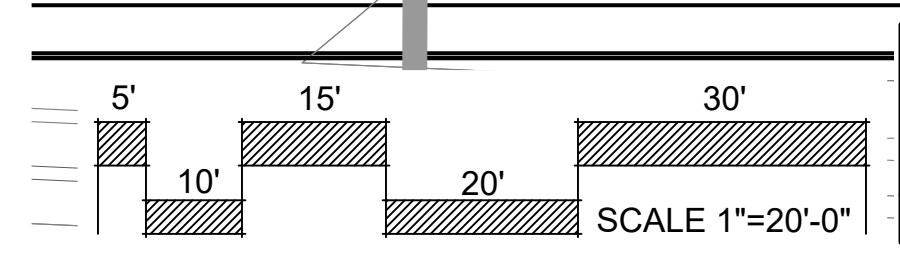


VILLAGES AT STERLING RANCH
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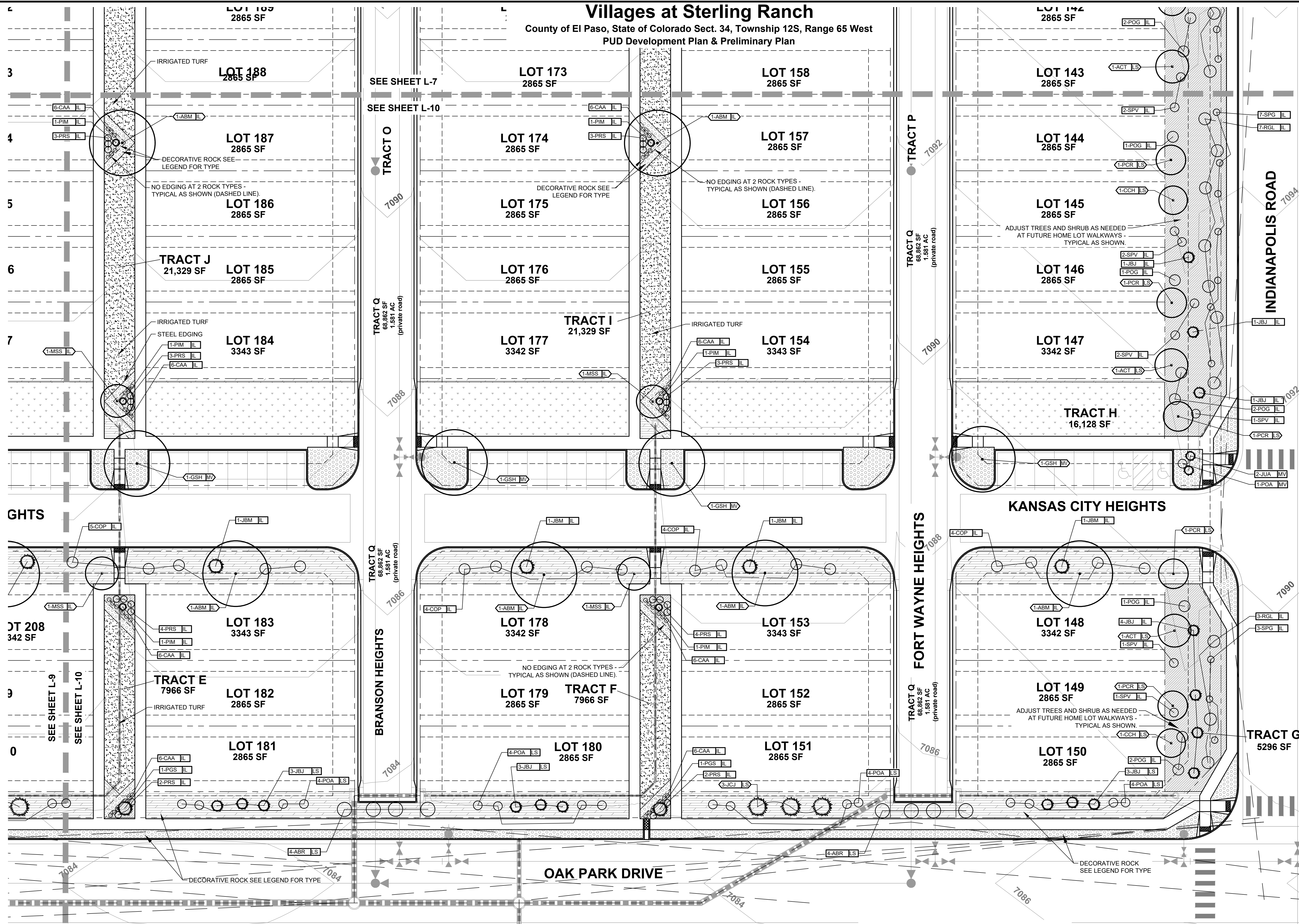
UNPLATTED
STERLING RANCH EAST FILING NO. 5
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Villages at Sterling Ranch

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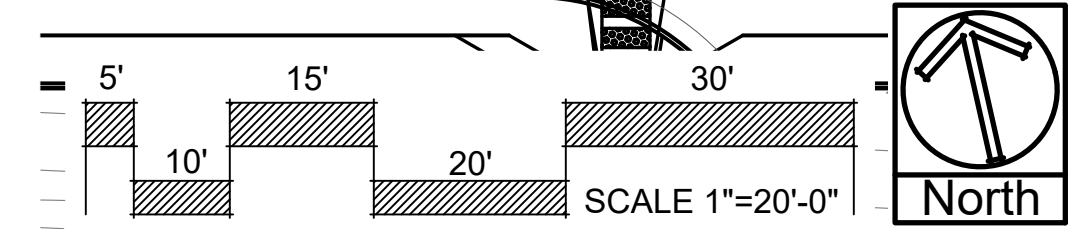
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VILLAGES AT STERLING RANCH
A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
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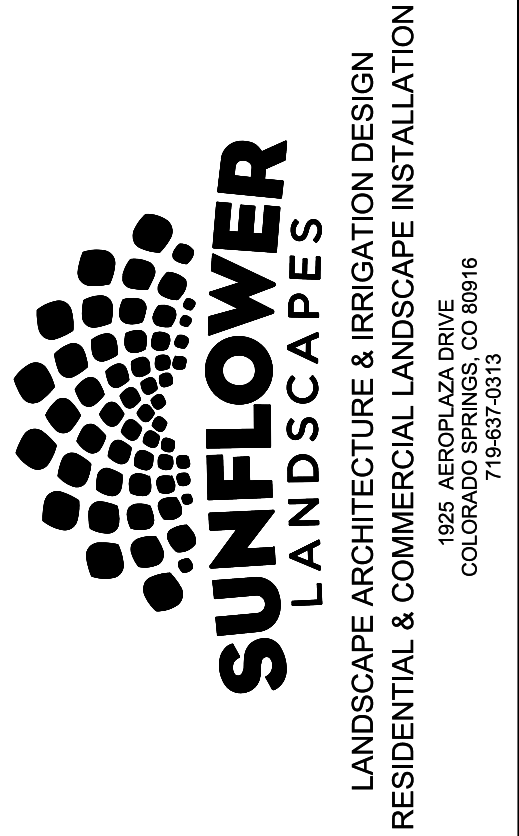
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SHEET #	L-10 28 OF 29

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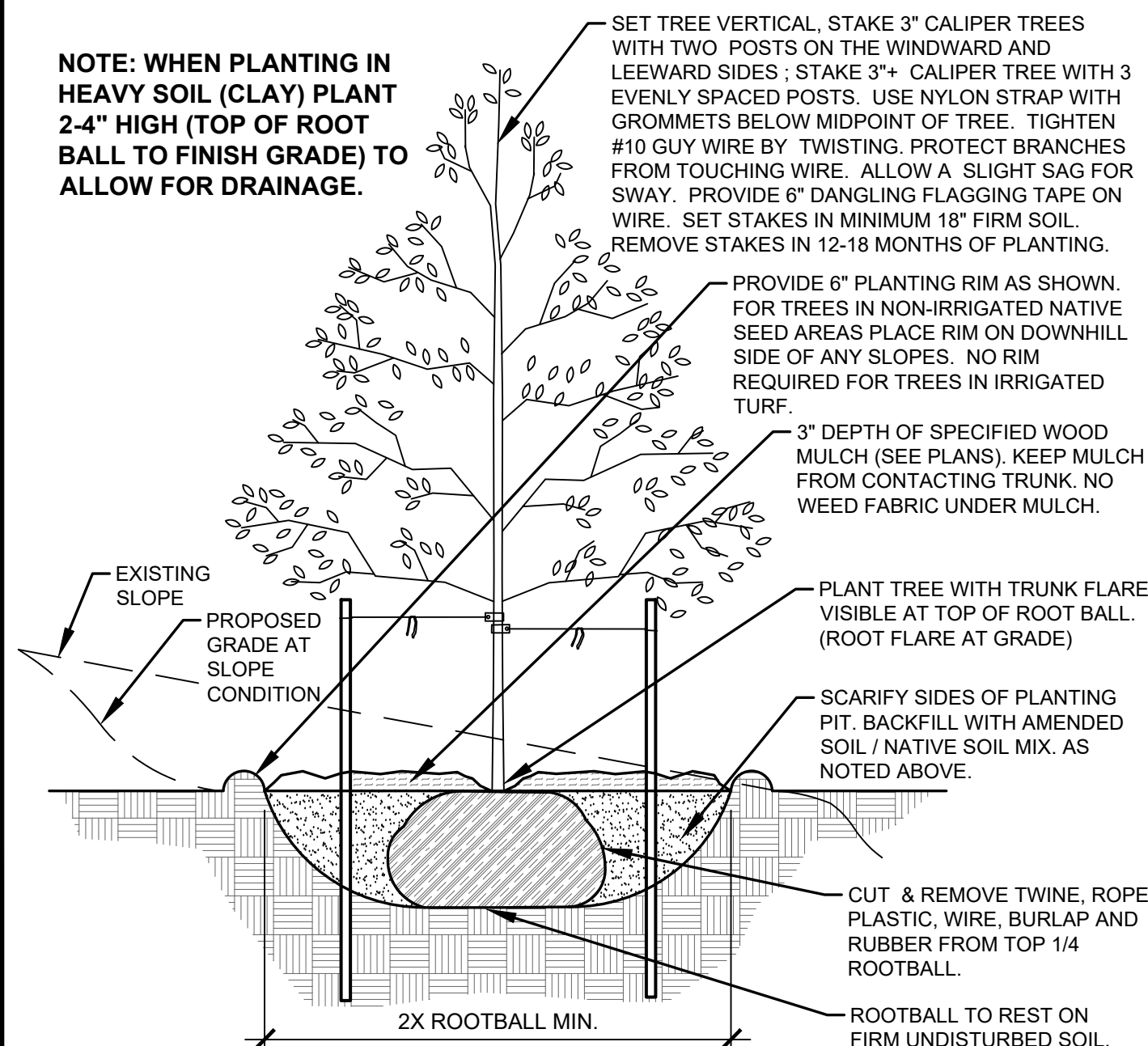
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DRAWING DESCRIPTION
PLANTING DETAILS & NOTES

SHEET #
L-11 29 OF 29

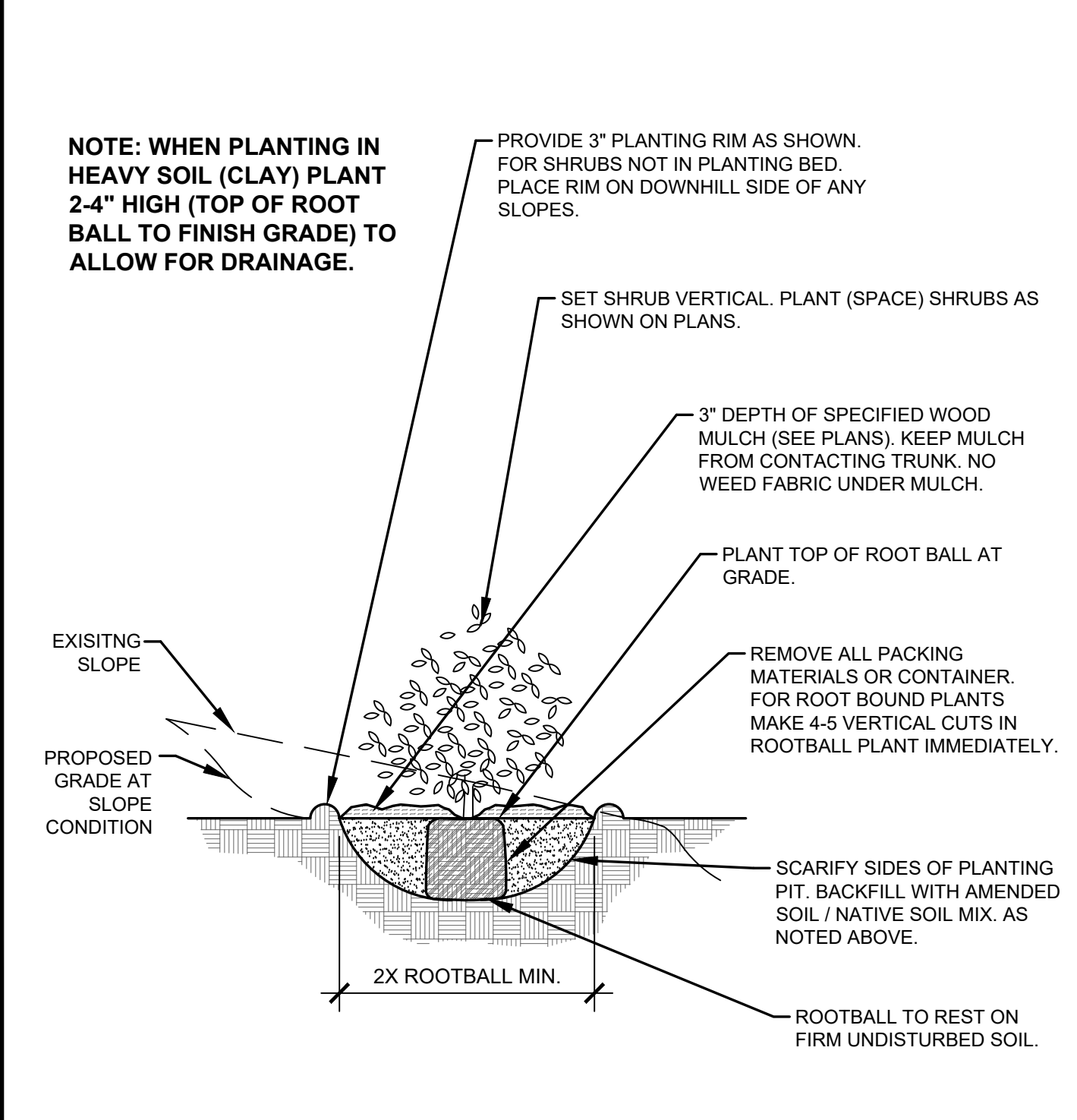
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- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



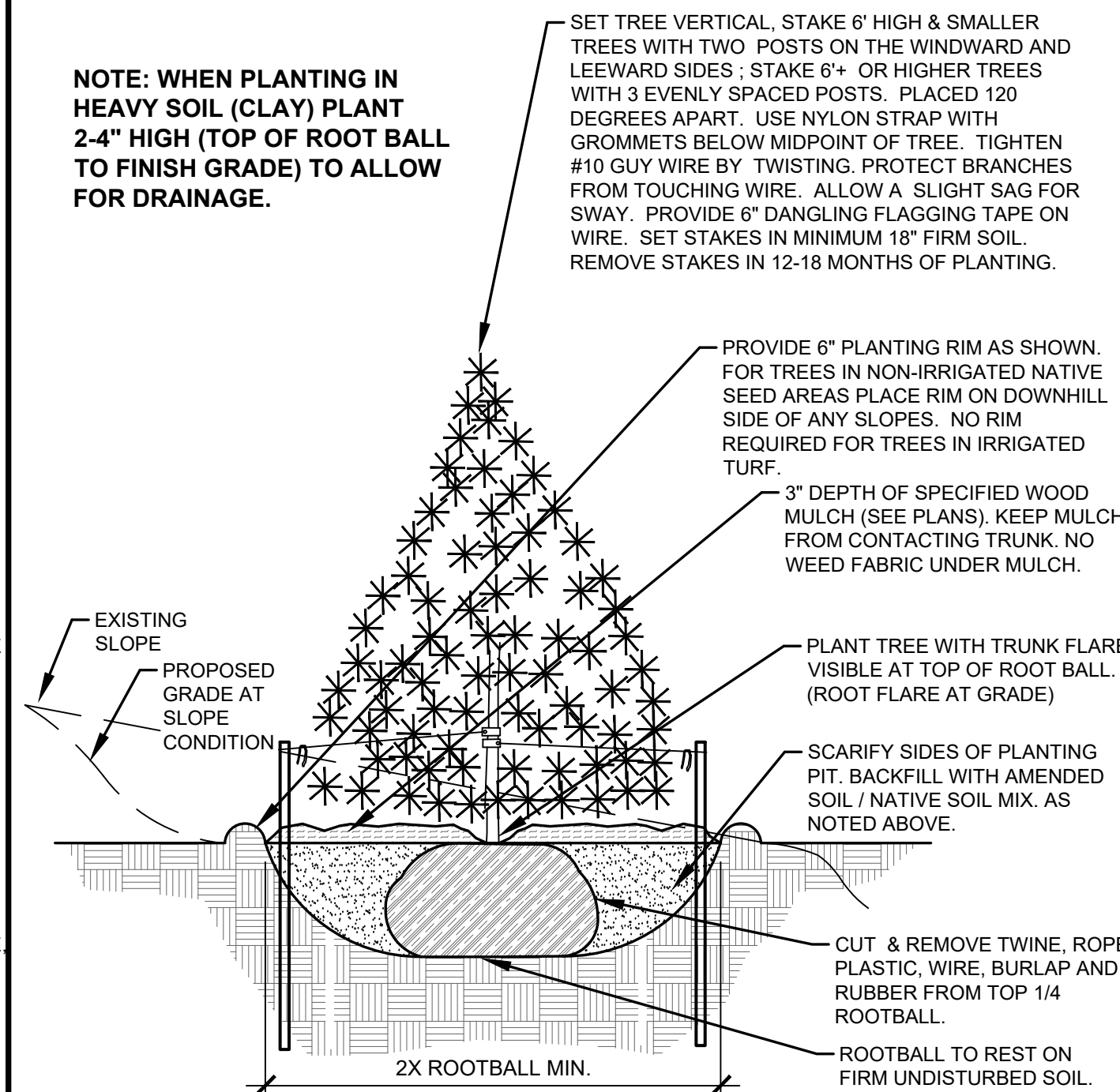
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



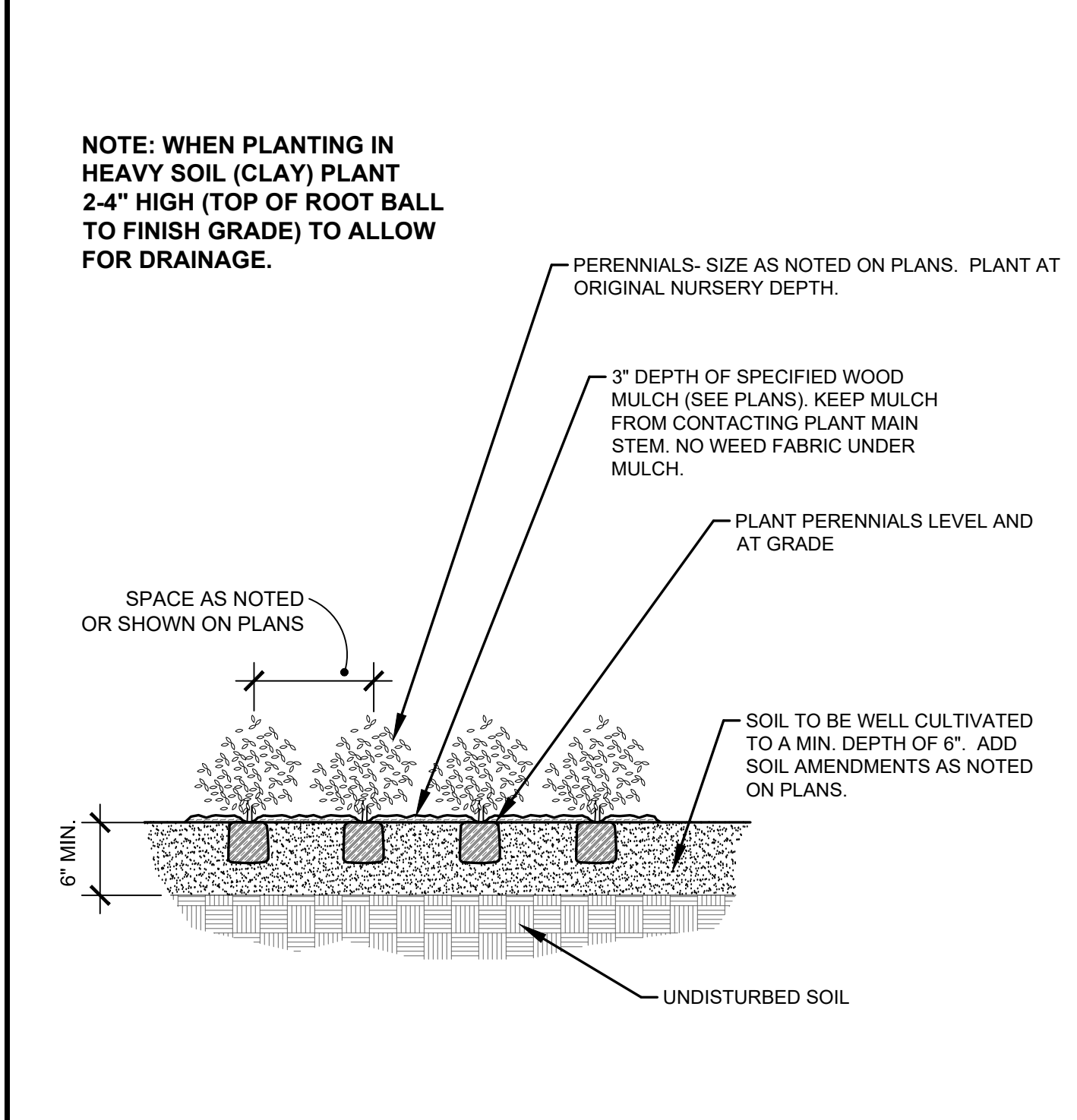
C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
 - ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
 - LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
 - ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
 - ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
 - CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF FILLED INTO TOP 6" OF SOIL.
 - IF APPLICABLE -ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
 - ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
 - LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- EXISTING TREE PROTECTION (IF APPLICABLE)**
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
- ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)**
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
--ASTROBRAND PERMITHRIN
--APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)**
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
- CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.
- | | |
|----------------------|-----|
| -BUFFALOGRASS | 25% |
| -GRAMA BLUE | 20% |
| -GRAMA SIDEOATS | 25% |
| -GREEN NEEDLEGRASS | 5% |
| -WHEATGRASS, WESTERN | 20% |
| -DROPSSEED, SAND | 1% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF FILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS (AT POND BOTTOM). SEE BELOW FOR WHAT THE MIX CONTAINS.
- | | | | |
|---------------------|-----|---------------------|-----|
| -BIG BLUESTEM | 20% | -SWITCHGRASS | 10% |
| -GRAMA BLUE | 10% | -PRAIRIE SANDREED | 10% |
| -GREEN NEEDLEGRASS | 10% | -YELLOW INDIANGRASS | 10% |
| -WHEATGRASS WESTERN | 20% | -GRAMA SIDEOATS | 10% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF FILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.
- ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.