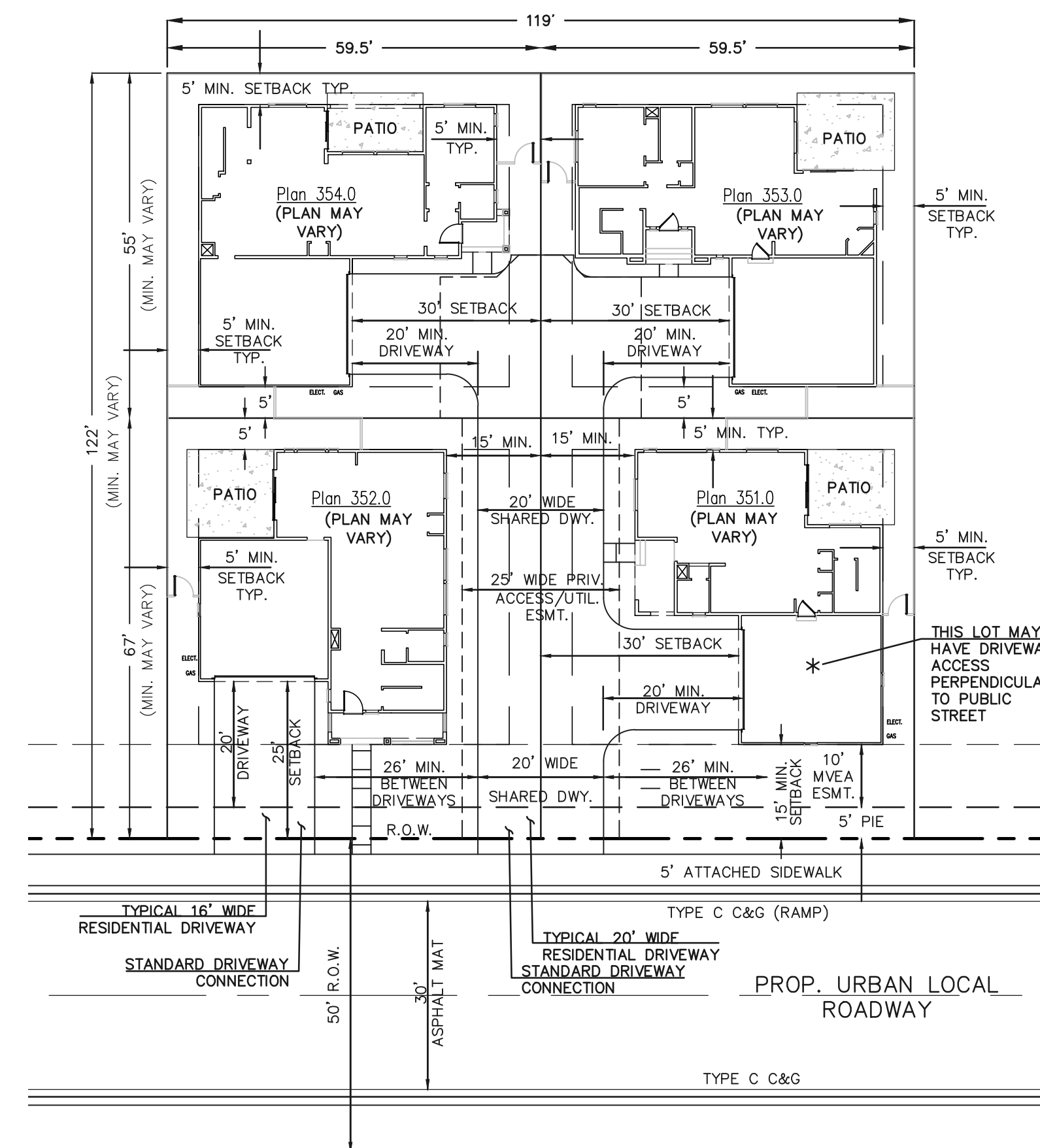


FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

TRACTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A, B, C, D, E, F, G (SEE TABLE BELOW)	223,989	14.03% *	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
TRACT H (STORMWATER FSD & RECREATION)	487,493	30.53%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
LOTS (158 TOTAL)	592,810	37.13%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	292,242	18.31%	COUNTY	COUNTY
TOTAL	1,596,534	100%		

*TRACTS B, C, D, E, AND G ARE ALL 100% USEABLE OPEN SPACE. SEE TABLE BELOW.

TRACT TABLE									
TRACT	SIZE (SF)	LANDSCAPE/ PARK/ OPEN SPACE/ TRAIL	POCKET PARK	MAILBOXES	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	FENCE/ WALLS
A	78,604	X			X		X	X	SRMD
B	6,991	X			X		X	X	SRMD
C	3,506	X		X	X		X	X	SRMD
D	4,220	X		X	X		X	X	SRMD
E	14,366	X	X	X	X		X	X	SRMD
F	4,334	X			X		X	X	SRMD
G	111,968	X	X		X		X	X	SRMD
H	487,493	X			X	X	X	X	SRMD
TOTAL	711,492								



NOTES:
TYPICAL DETAIL SHOWN IS FOR SETBACK AND ACCESS PURPOSES ONLY. SPECIFIC HOUSE PLAN AND DRIVEWAY ACCESS CONFIGURATIONS MAY VARY.
LOT LINE DIMENSIONS MAY VARY (SEE SITE PLAN)
NO TRASH OR DELIVERY TRUCKS TO USE SHARED DRIVEWAY. REAR LOT TRASH CANS TO BE TAKEN TO CURB

TYPICAL LOT DETAIL
SCALE: 1" = 20'

LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
NO PARKING SIGNED OR STRIPED CURB	---
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER	S S
EXISTING STORM LINE	---

SCALE: 1" = 30'

ADDITIONAL SERVICE PROVIDERS
GENERAL NOTES FROM TITLE SHEET

A. WATER PROVIDER
B. WASTEWATER PROVIDER
C. ELECTRIC PROVIDER
D. GAS PROVIDER
E. FIRE PROTECTION DISTRICT
F. EMERGENCY SERVICES (AMBULANCE)
G. EMERGENCY SERVICES (POLICE)

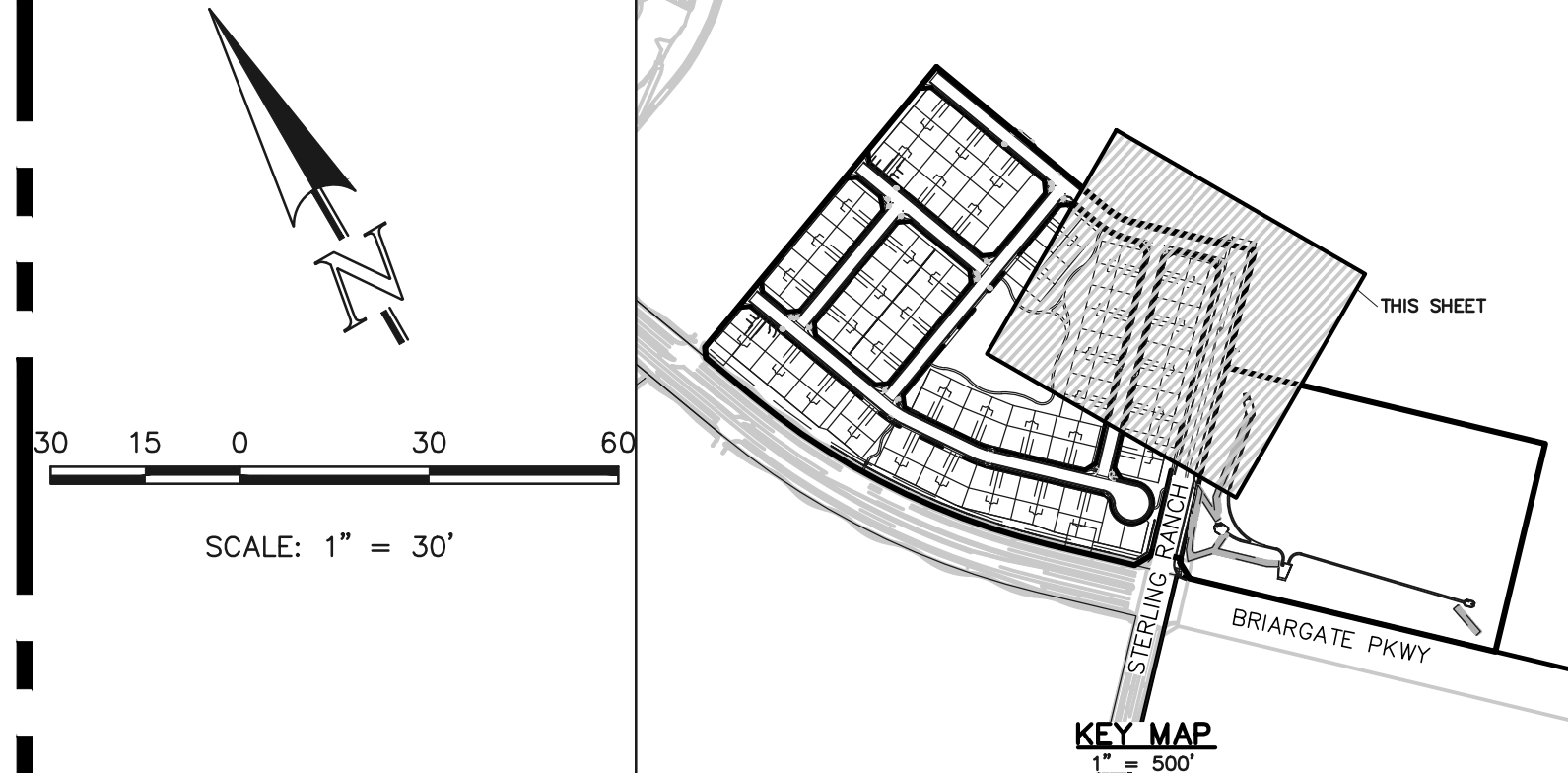
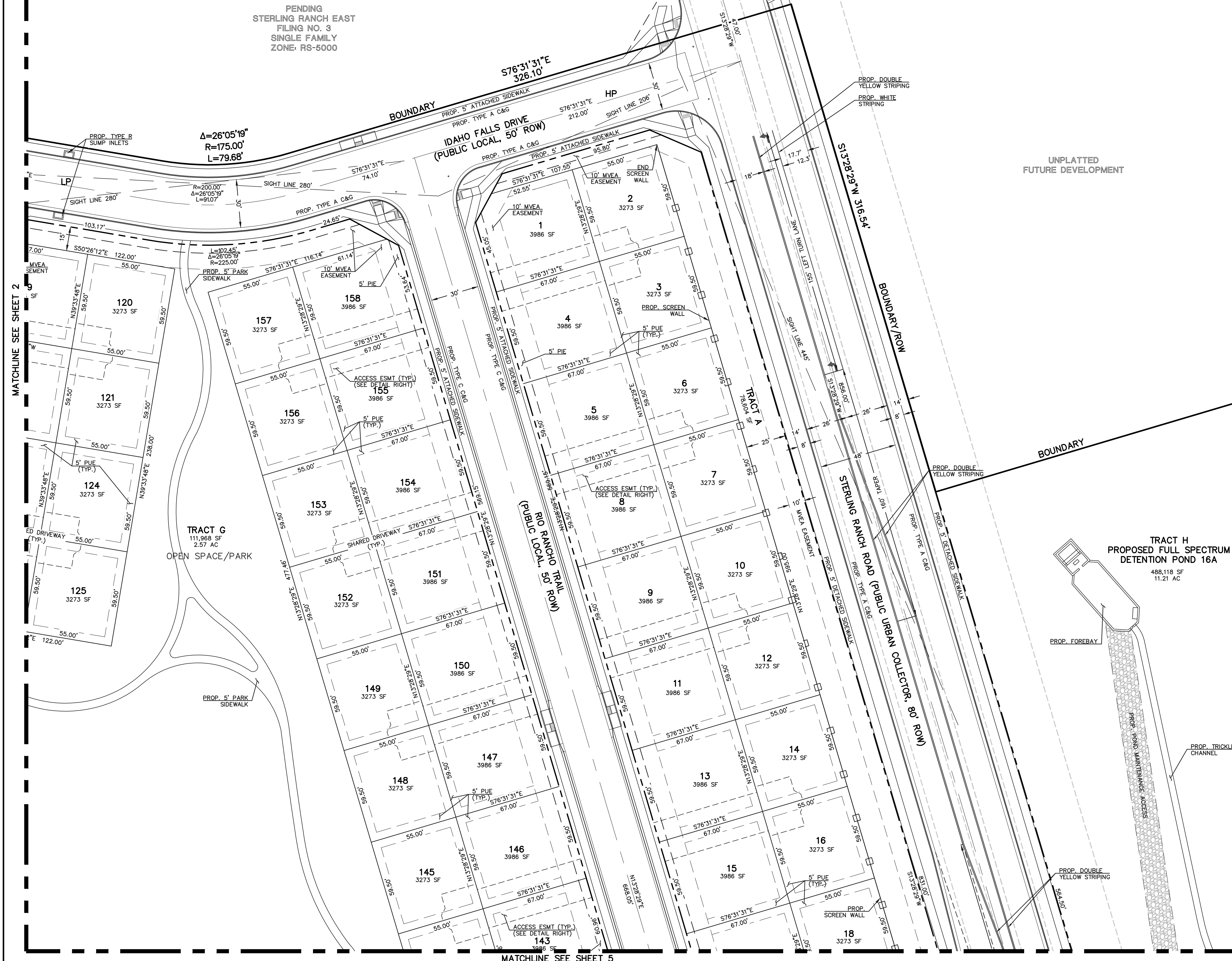
STERLING RANCH METROPOLITAN DISTRICT
STERLING RANCH METROPOLITAN DISTRICT
MOUNT VIEW ELECTRIC ASSOCIATION
COLORADO SPRINGS UTILITIES
BLACK FOREST FIRE PROTECTION
EL PASO COUNTY
EL PASO COUNTY SHERIFF



STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN

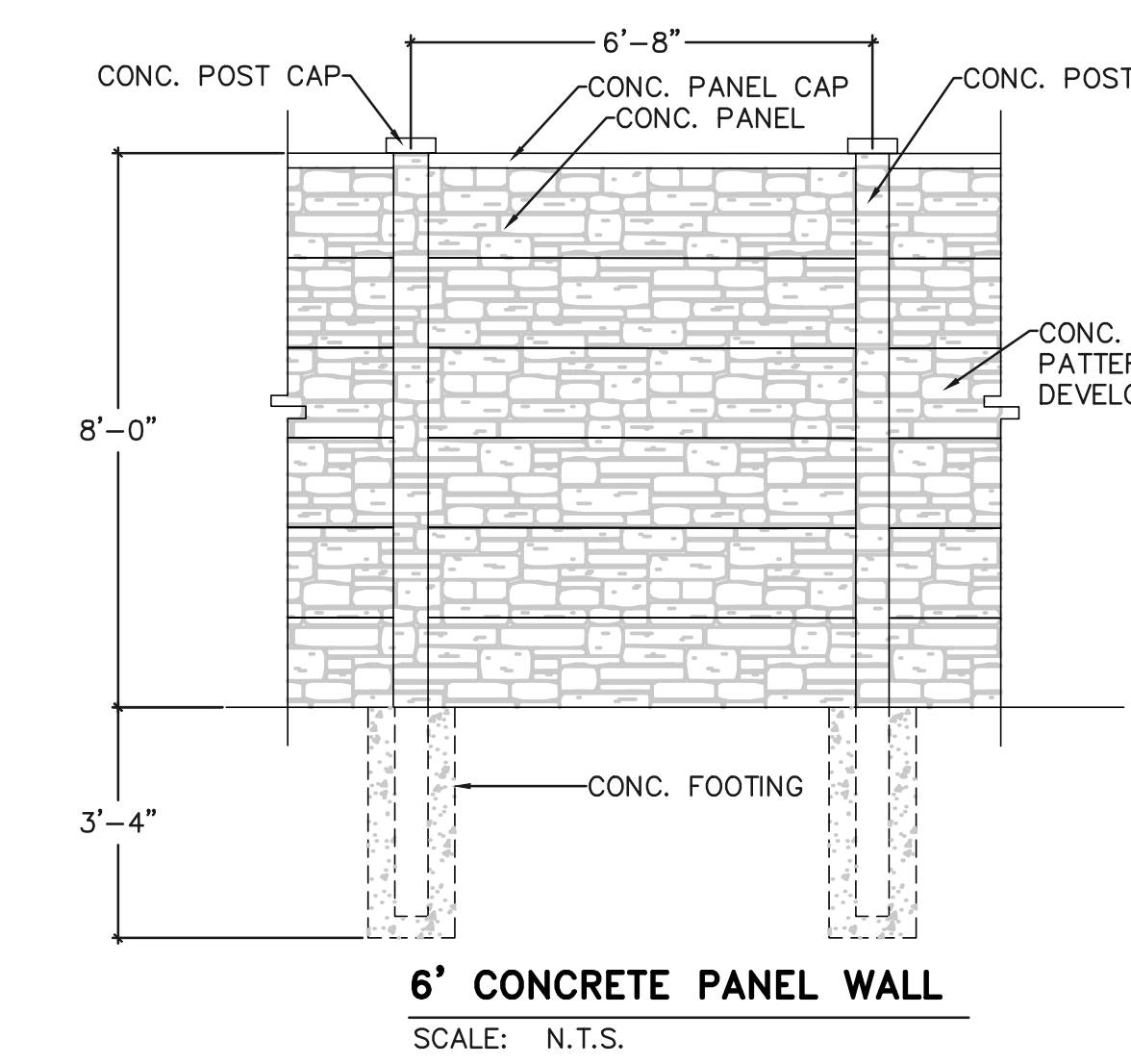
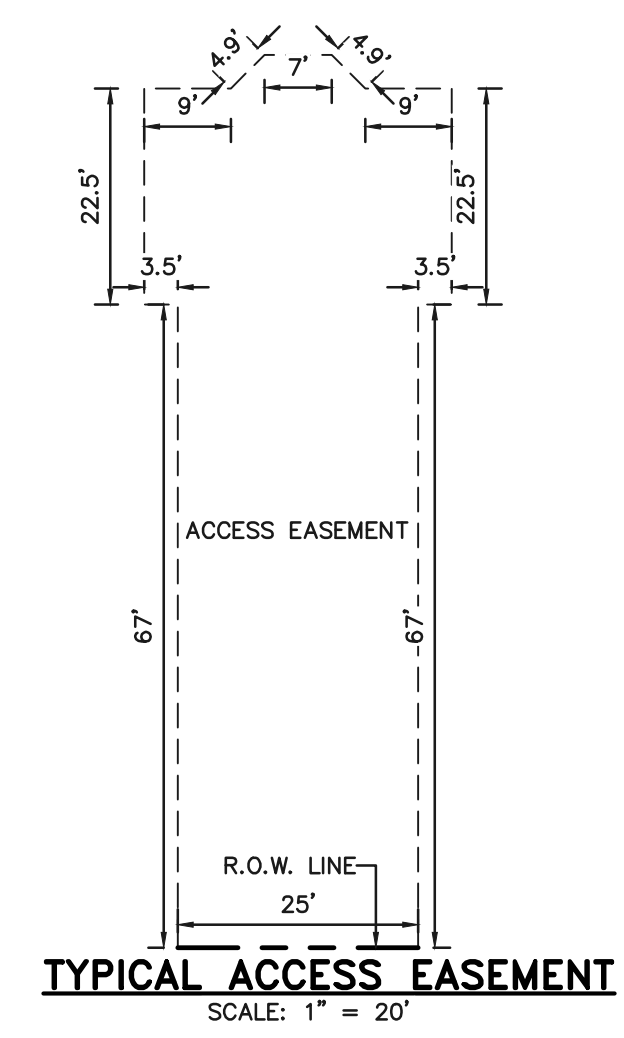
DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1" = 30'	SHEET	2 OF 19
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 6S WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
NO PARKING SIGNED OR STRIPED CURB	---
EXISTING WATER LINE	W
EXISTING SANITARY SEWER	S
EXISTING STORM LINE	---



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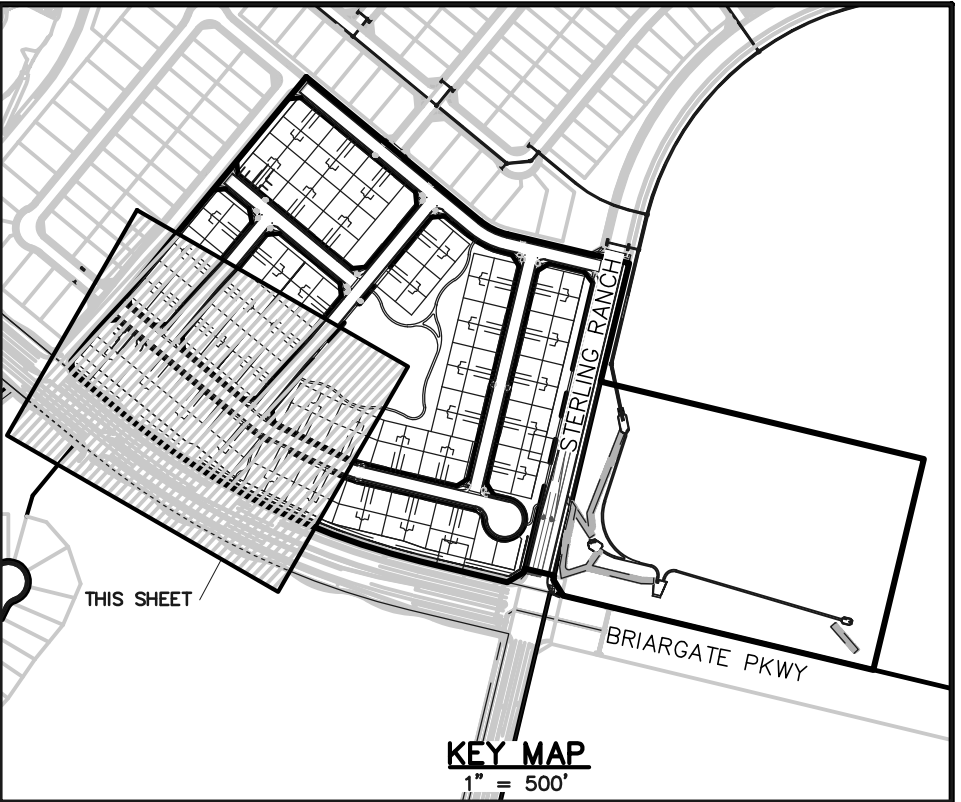
STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1" = 30'	03/08/2022
CHECKED BY	(V) 1" = N/A	SHEET	3 OF 19
		JOB NO.	1183.20

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Colorado Springs, Colorado 80903

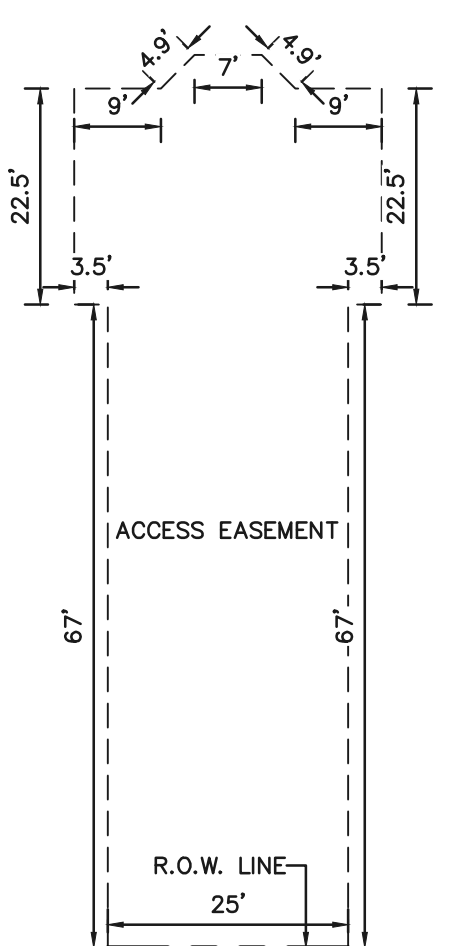
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FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

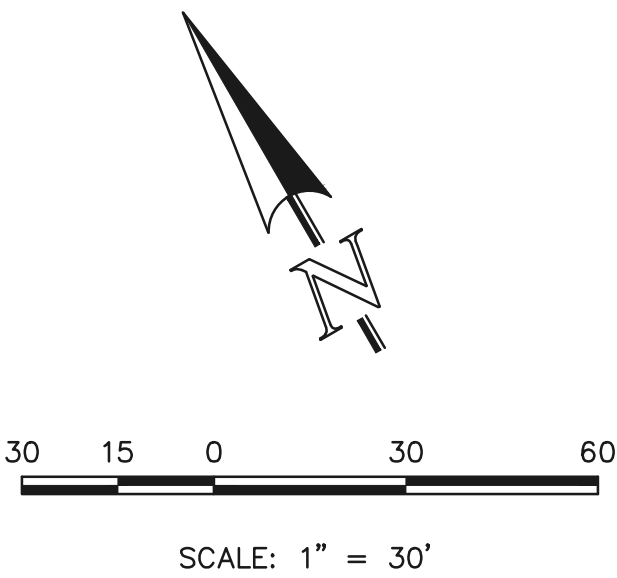


LEGEND

- BOUNDARY LINE
PROPERTY LINE
EASEMENT SETBACK LINE
LINE OF SIGHT
NO PARKING SIGNED OR STRIPED CURB
EXISTING WATER LINE
EXISTING SANITARY SEWER
EXISTING STORM LINE



TYPICAL ACCESS EASEMENT
SCALE: 1" = 20'



SCALE: 1" = 30'

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STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PUD DEVELOPMENT PLAN &
PRELIMINARY PLAN

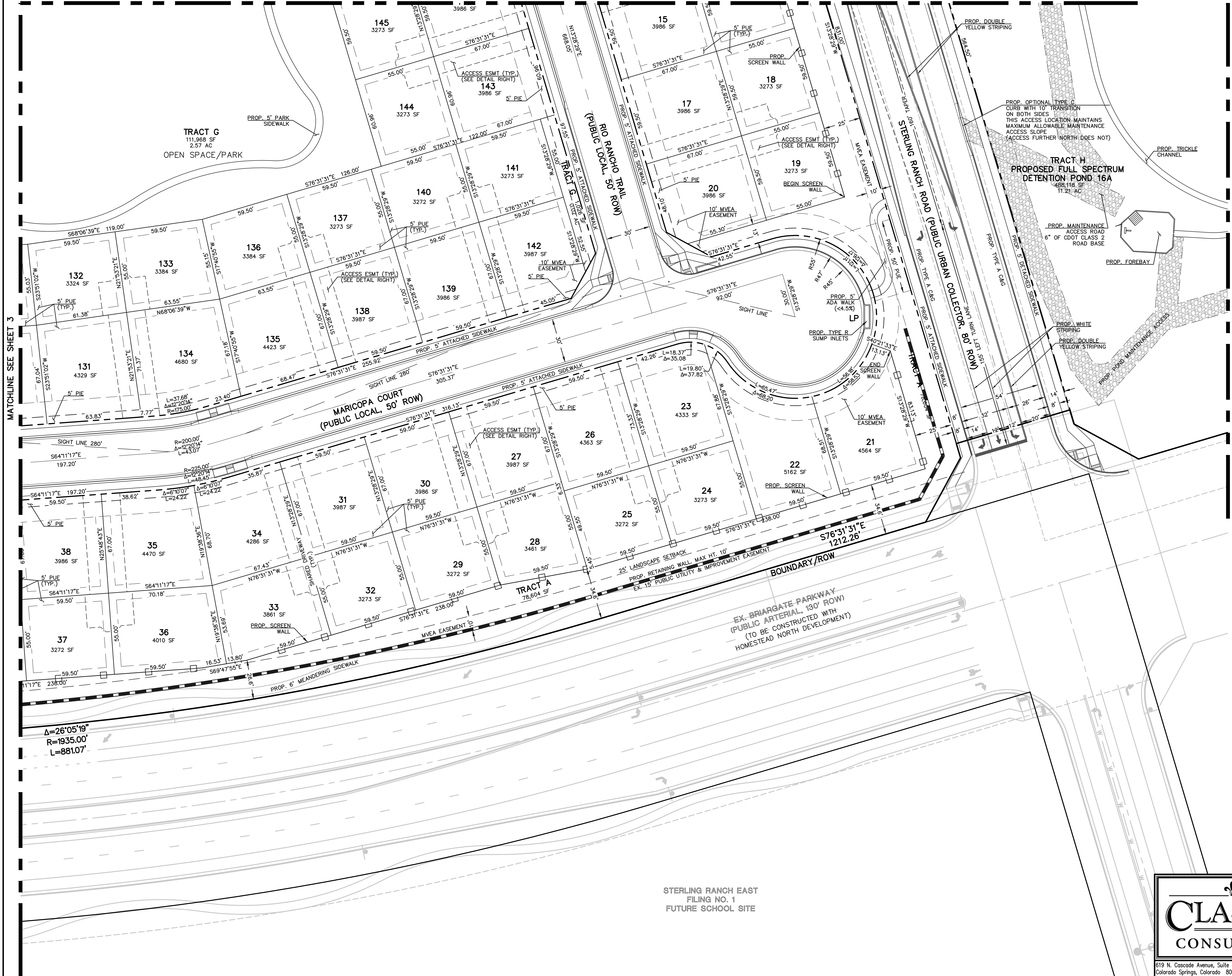
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CHECKED BY		(V) 1"= N/A	JOB NO.	1183.20

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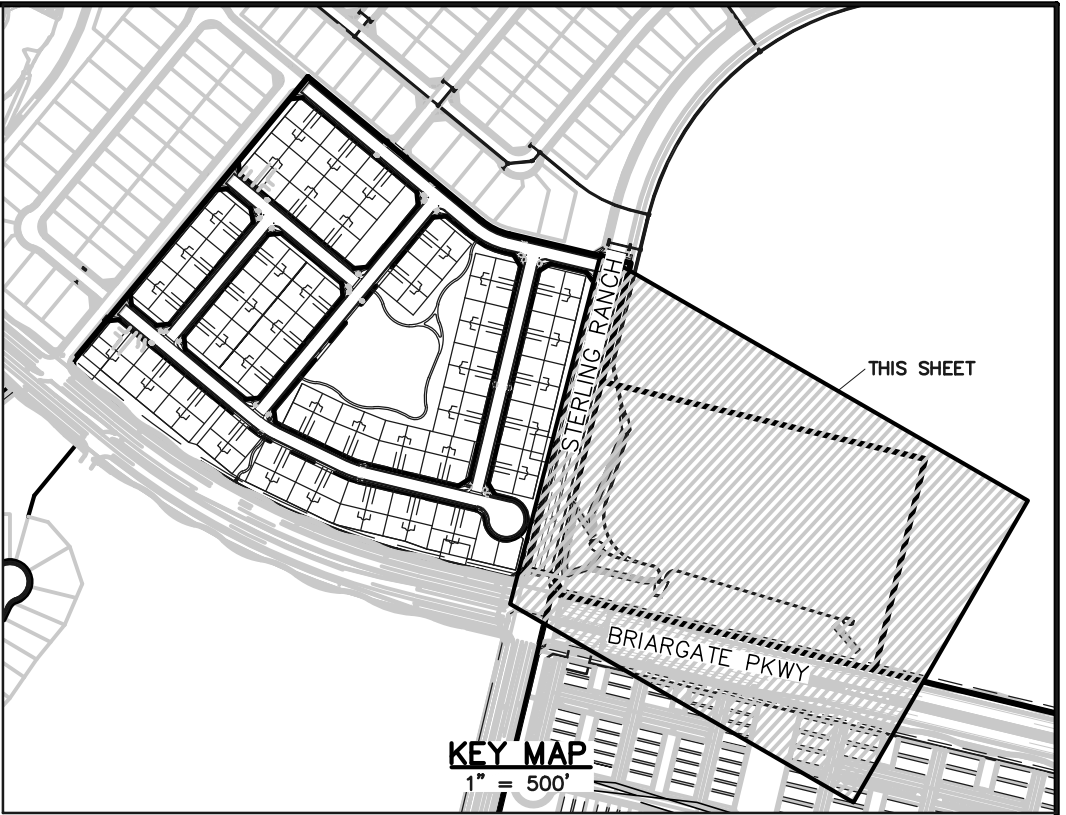
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STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 6S WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
NO PARKING SIGNED OR STRIPED CURB	---
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER	S S S S
EXISTING STORM LINE	---

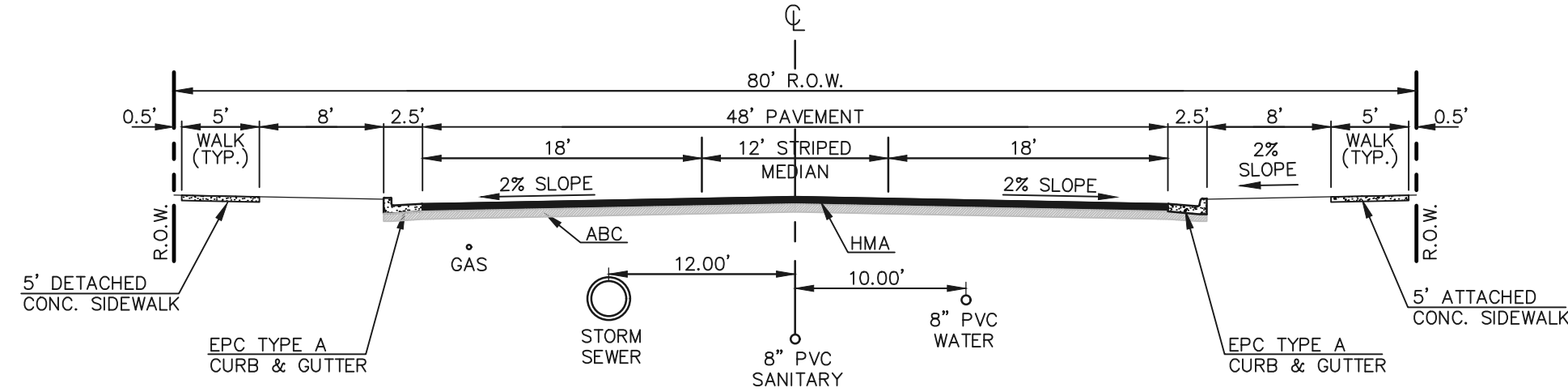
UNPLATTED
FUTURE DEVELOPMENT

UNPLATTED
FUTURE DEVELOPMENT

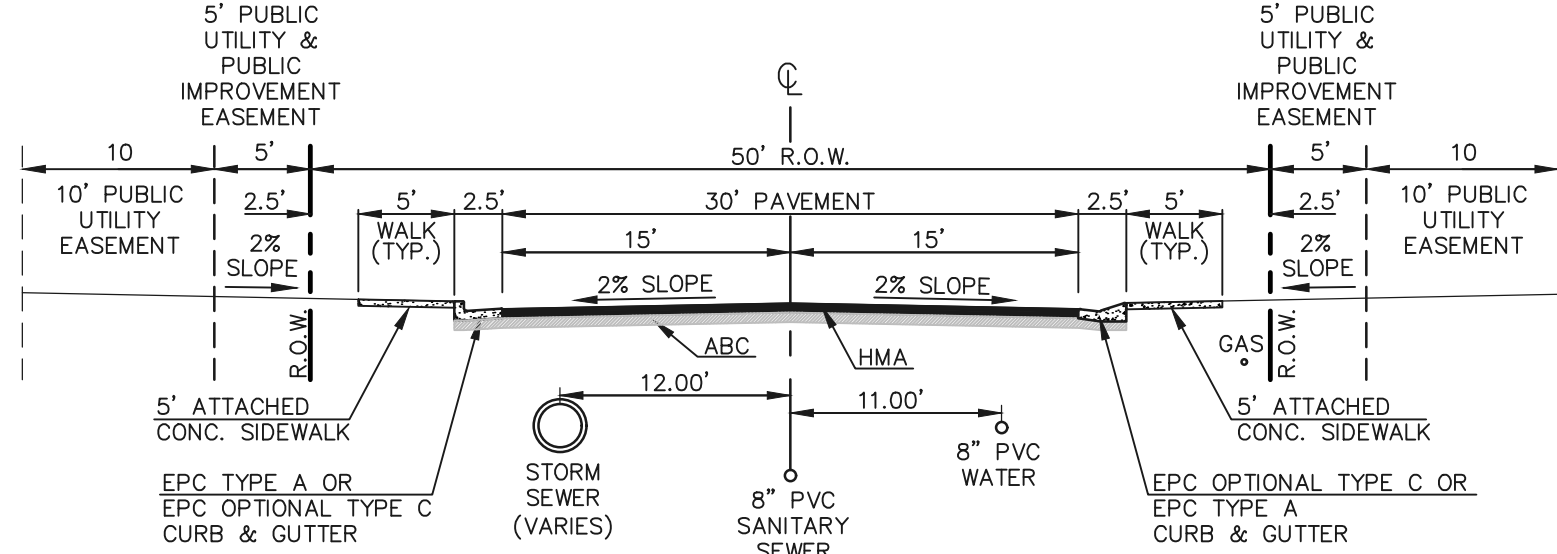
TRACT H
PROPOSED FULL SPECTRUM
DETENTION POND 16A
487,493 SF
11.19 AC

MATCHLINE SEE SHEET 3

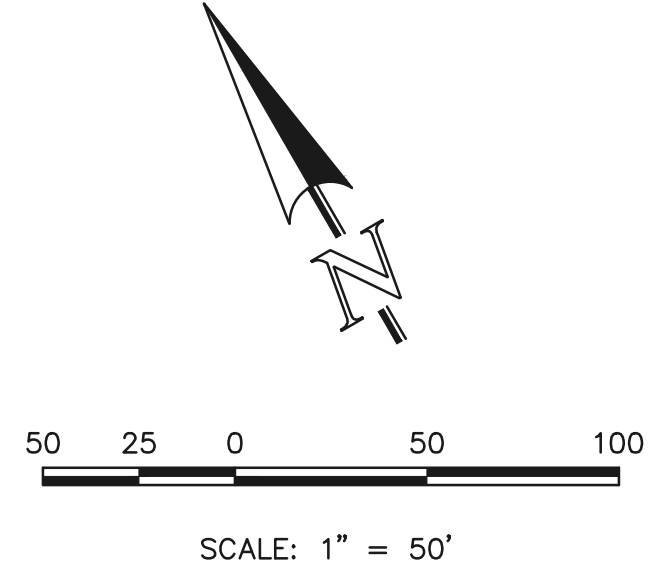
MATCHLINE SEE SHEET 5



80' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN NON-RESIDENTIAL COLLECTOR
N.T.S.



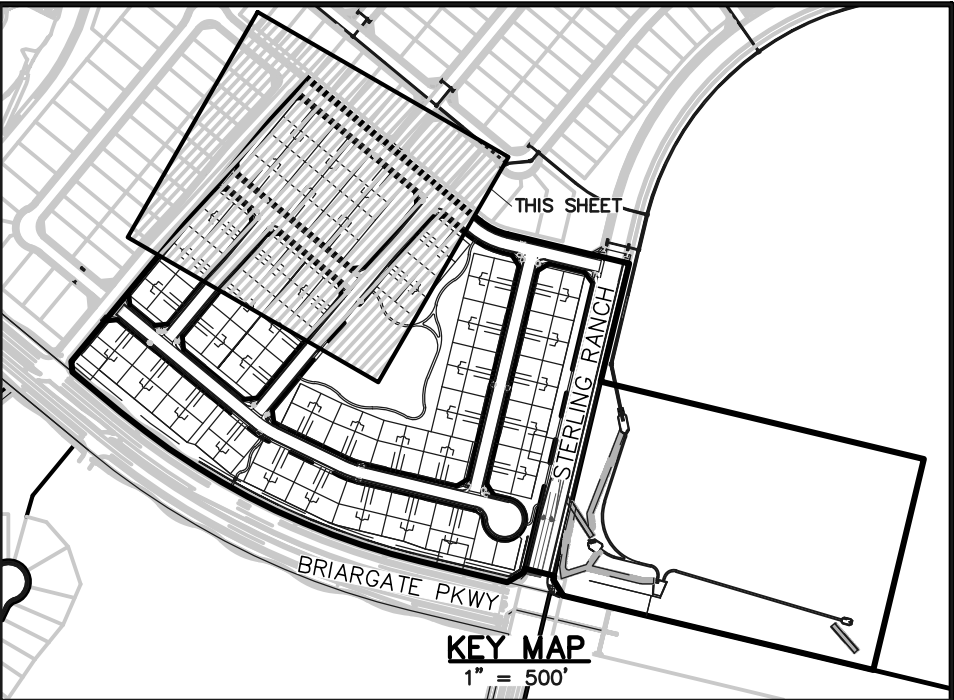
50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
N.T.S.



STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN			
DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1"= 30'	SHEET 6 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.20
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903		(719) 785-0790 (719) 785-0799 (Fax)	

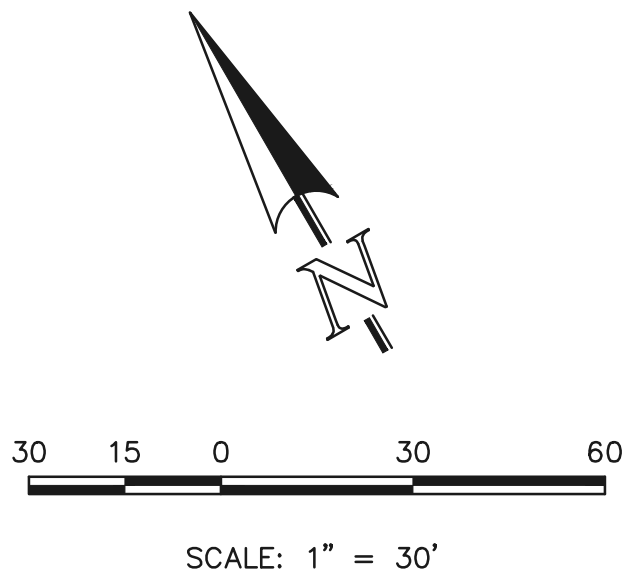


FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

- 6770 EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



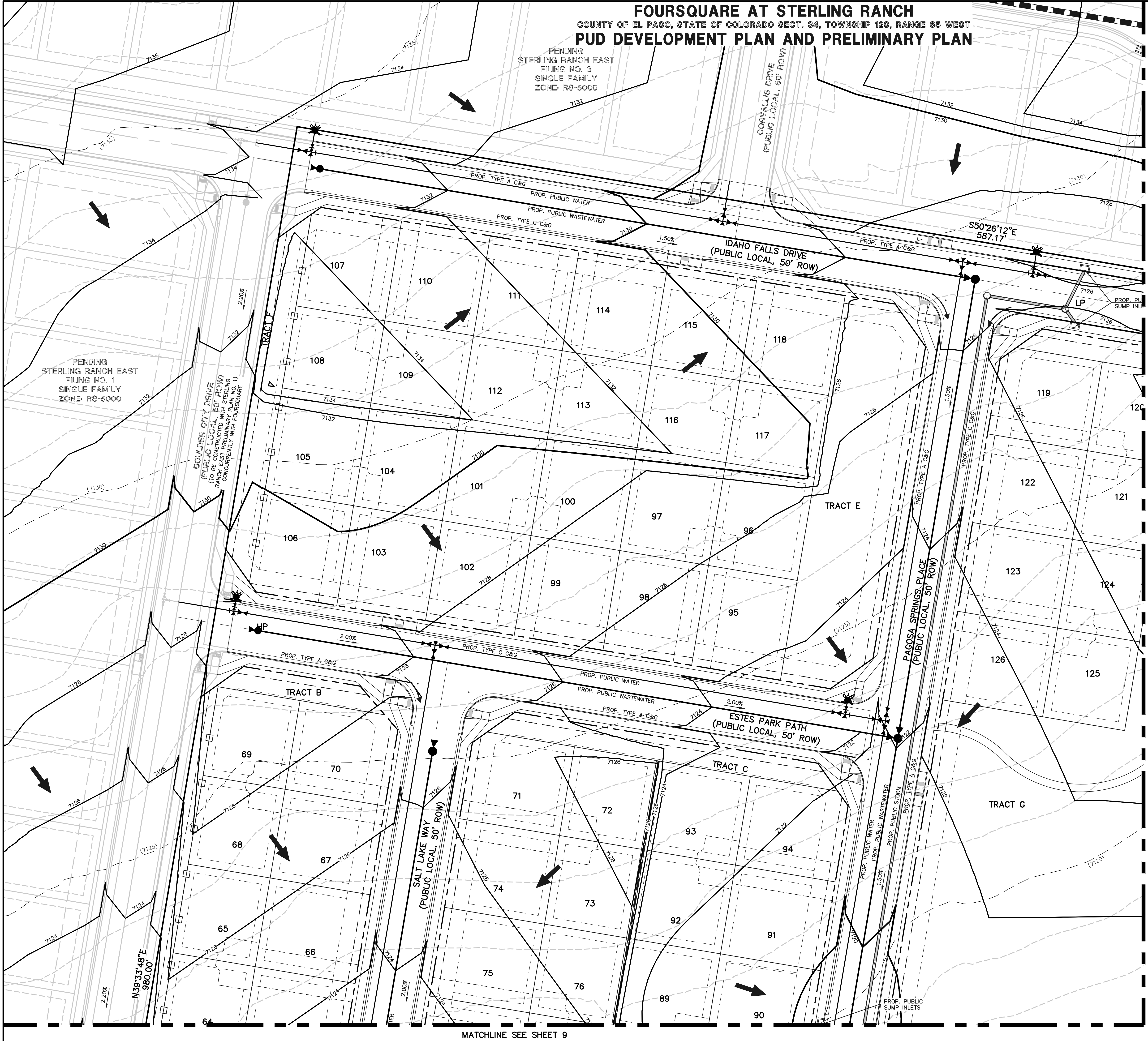
STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
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CHECKED BY		(V) 1"= N/A	JOB NO.	1183.20

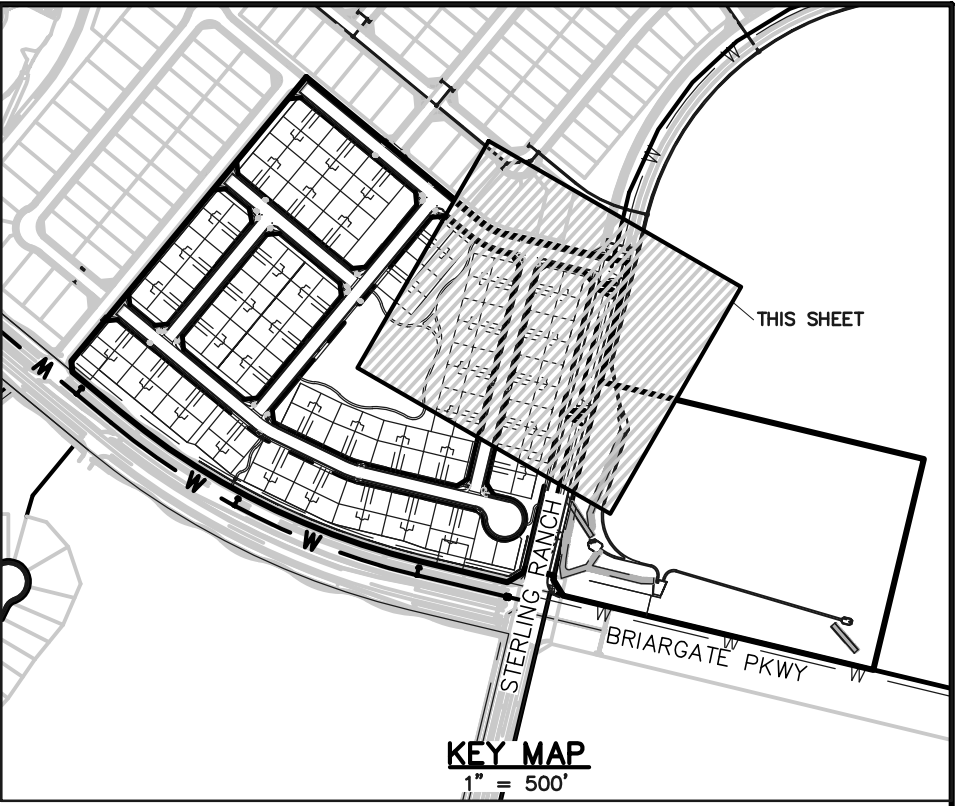
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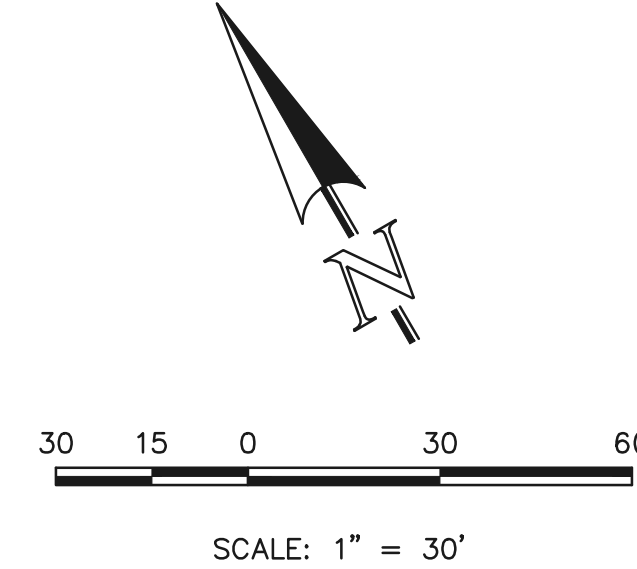
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FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW POINT

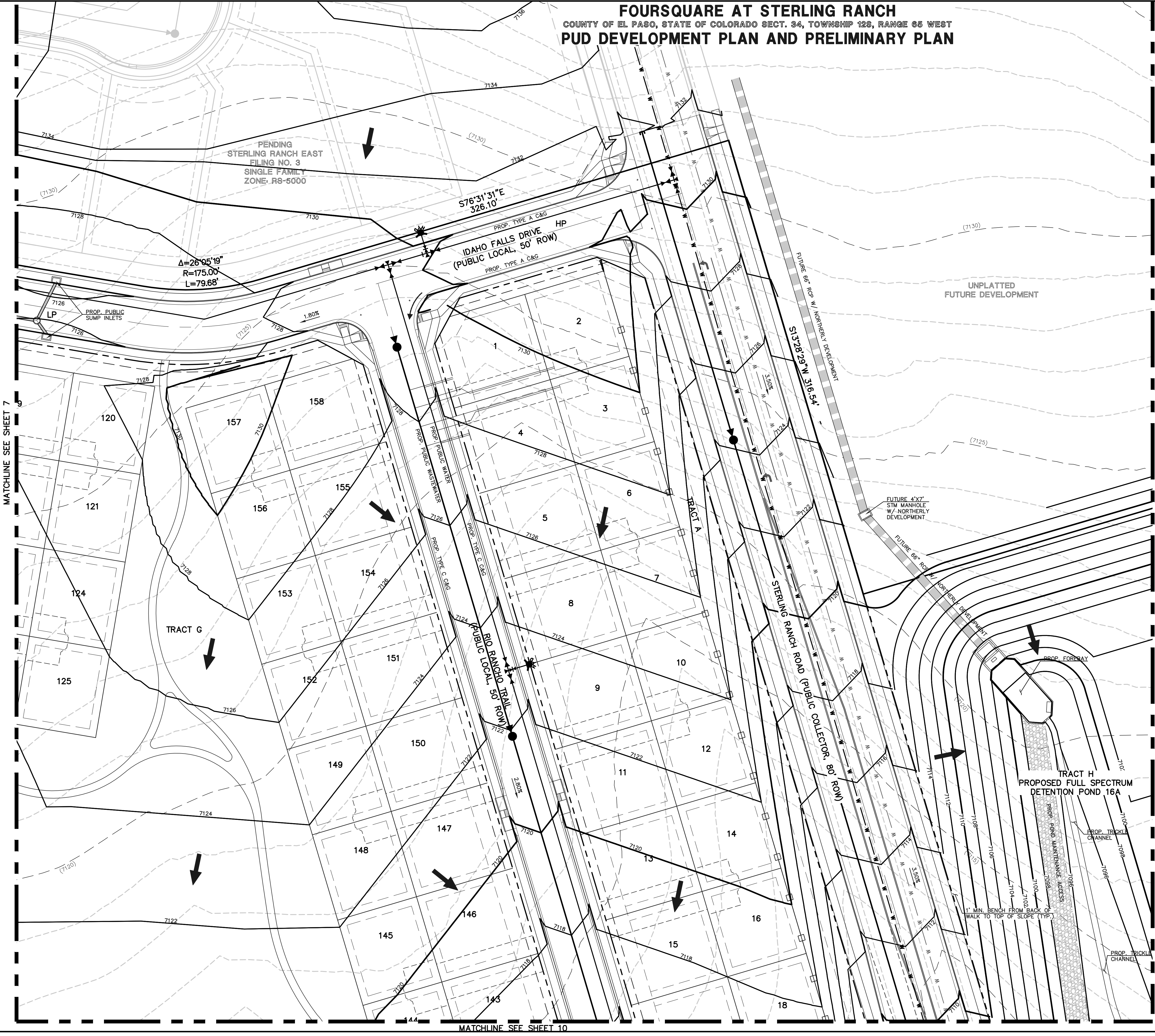


STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET	8 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.20

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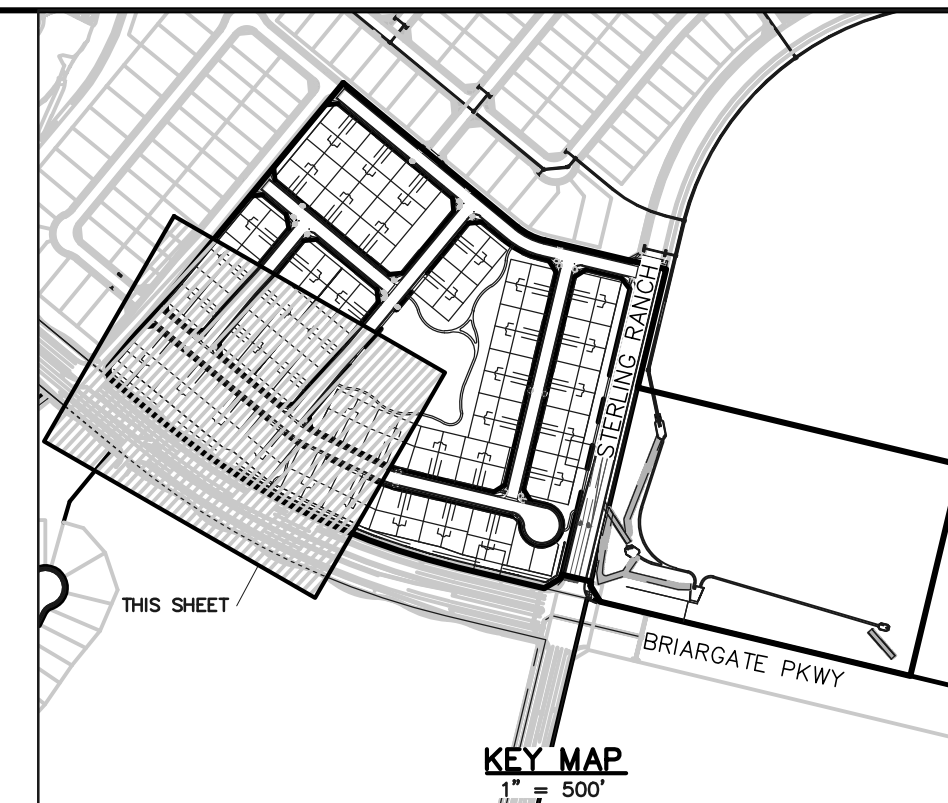
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FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

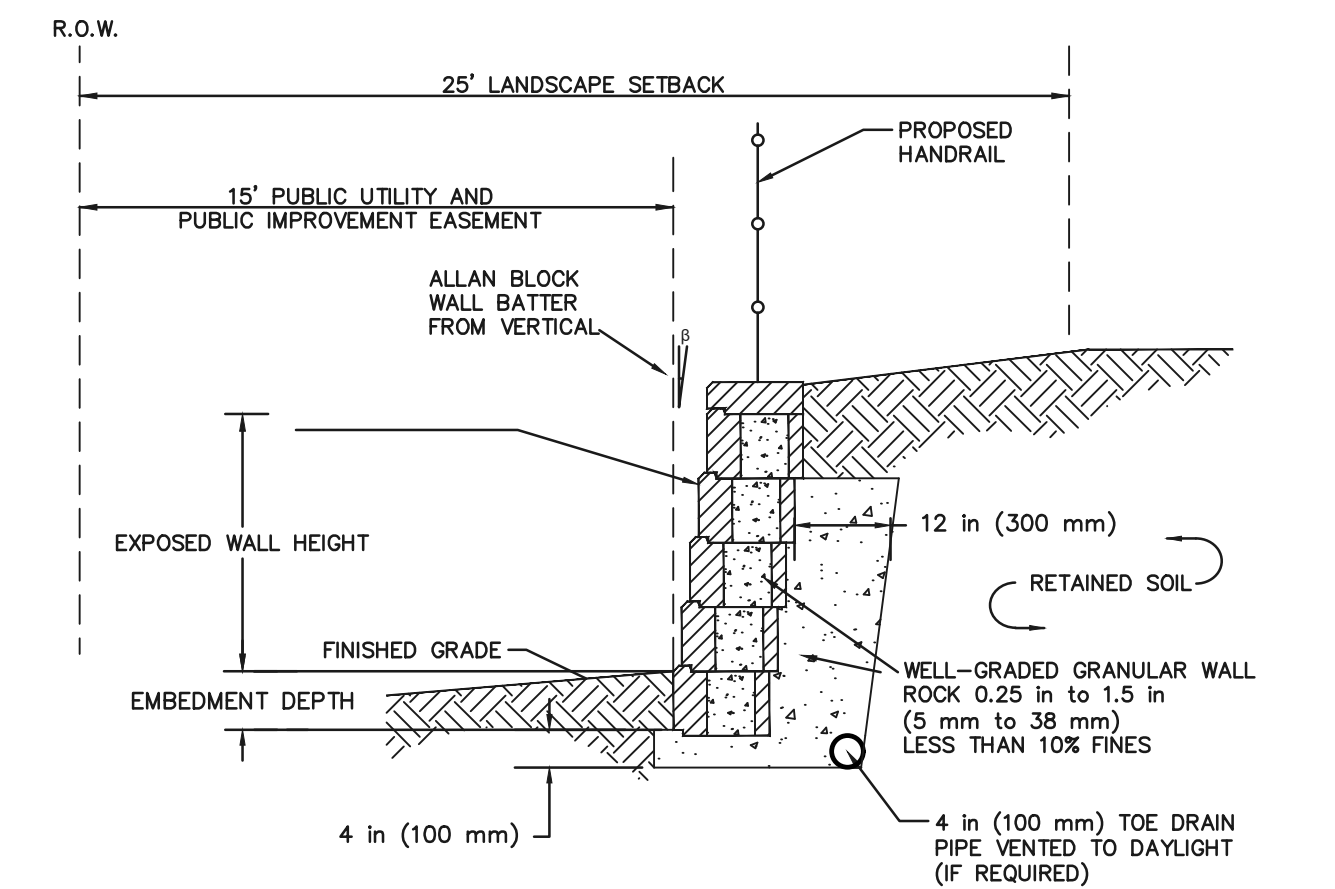
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MATCHLINE SEE SHEET 10

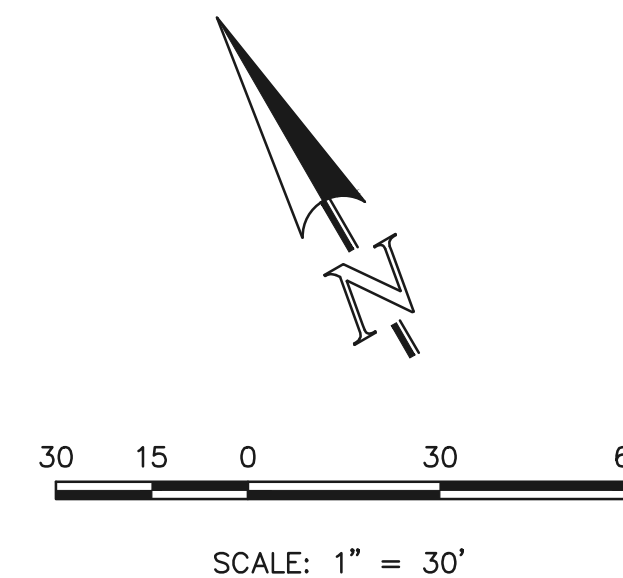


LEGEND

- 6770 EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



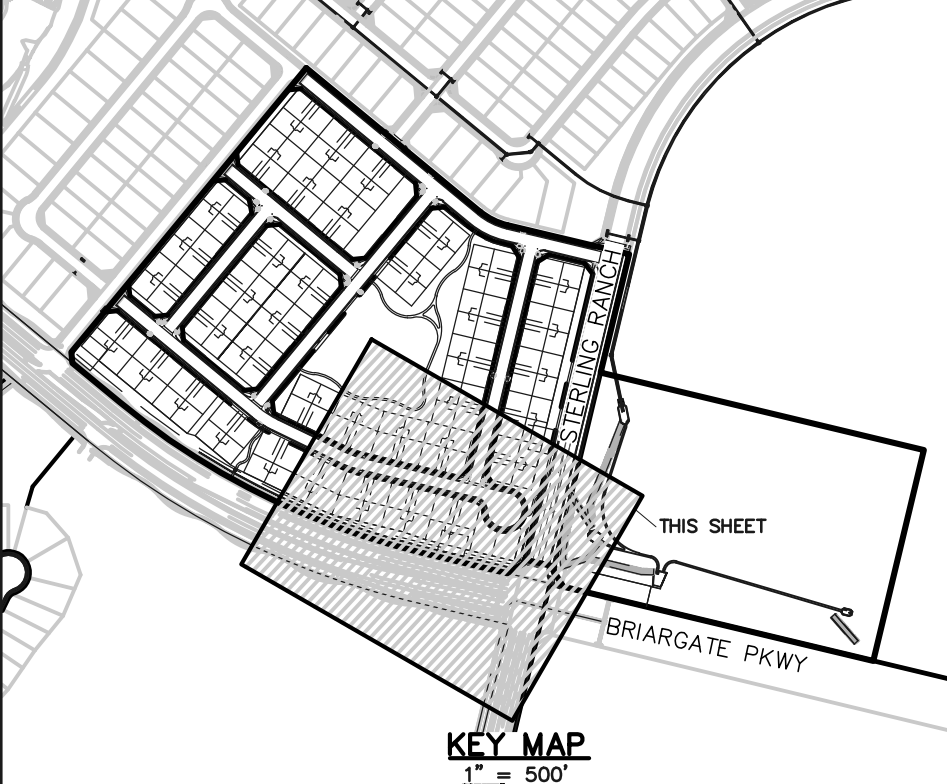
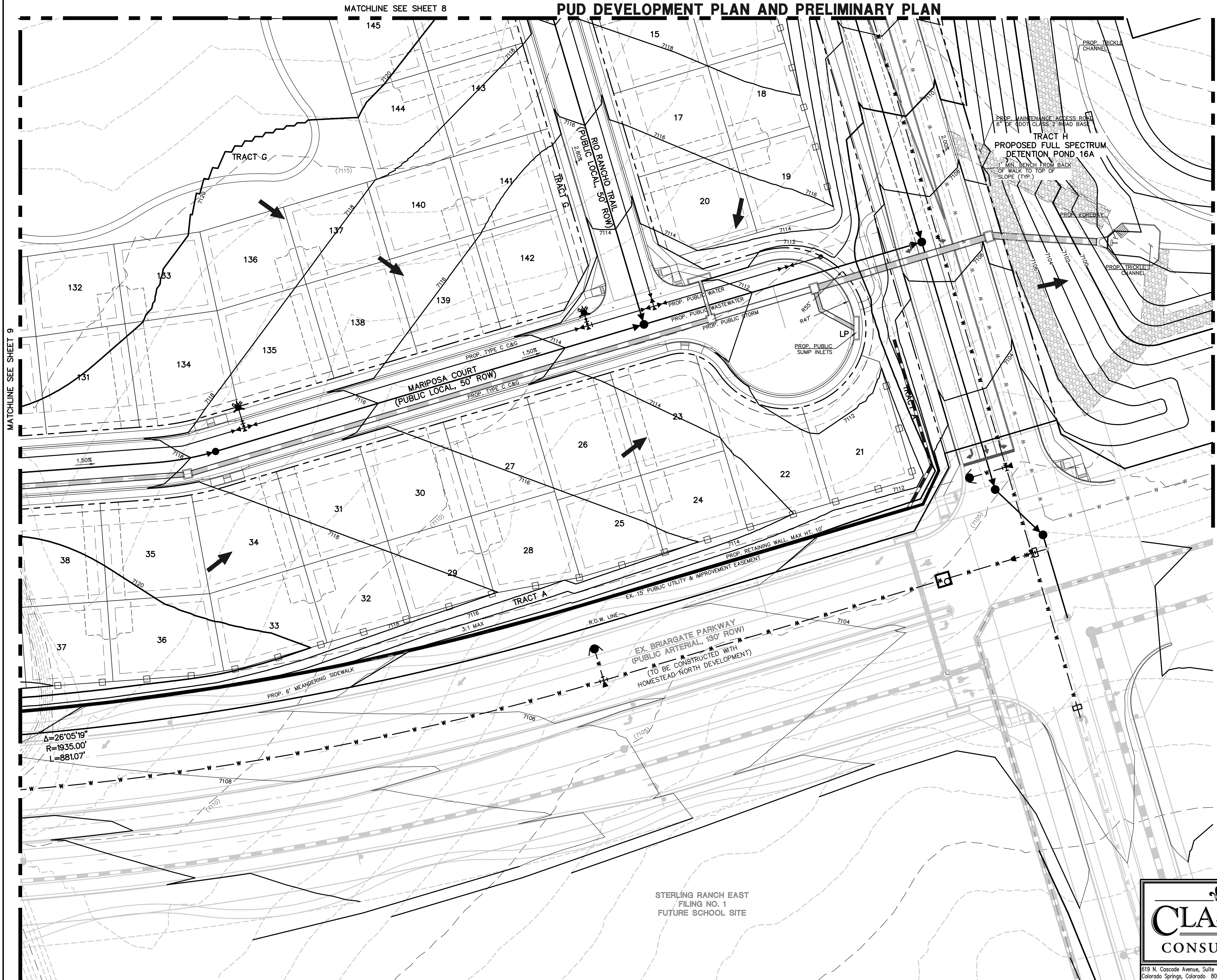
TYPICAL RETAINING WALL DETAIL (STRUCTURAL DESIGN BY OTHERS)
NOT TO SCALE



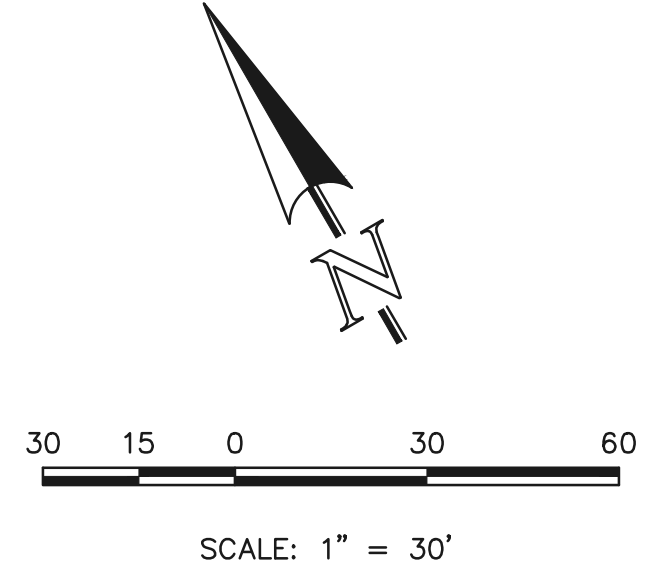
CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)	STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN				CLASSIC CONSULTING
	DESIGNED BY	EAS	SCALE	DATE	
	DRAWN BY	EAS	(H) 1" = 30'	SHEET 9 OF 19	
	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20	

STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 6S WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



- LEGEND**
- 6770 EXISTING CONTOUR
 - 6770 PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW DIRECTION
 - PROPOSED INLET
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
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 - LP PROPOSED LOW POINT



STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

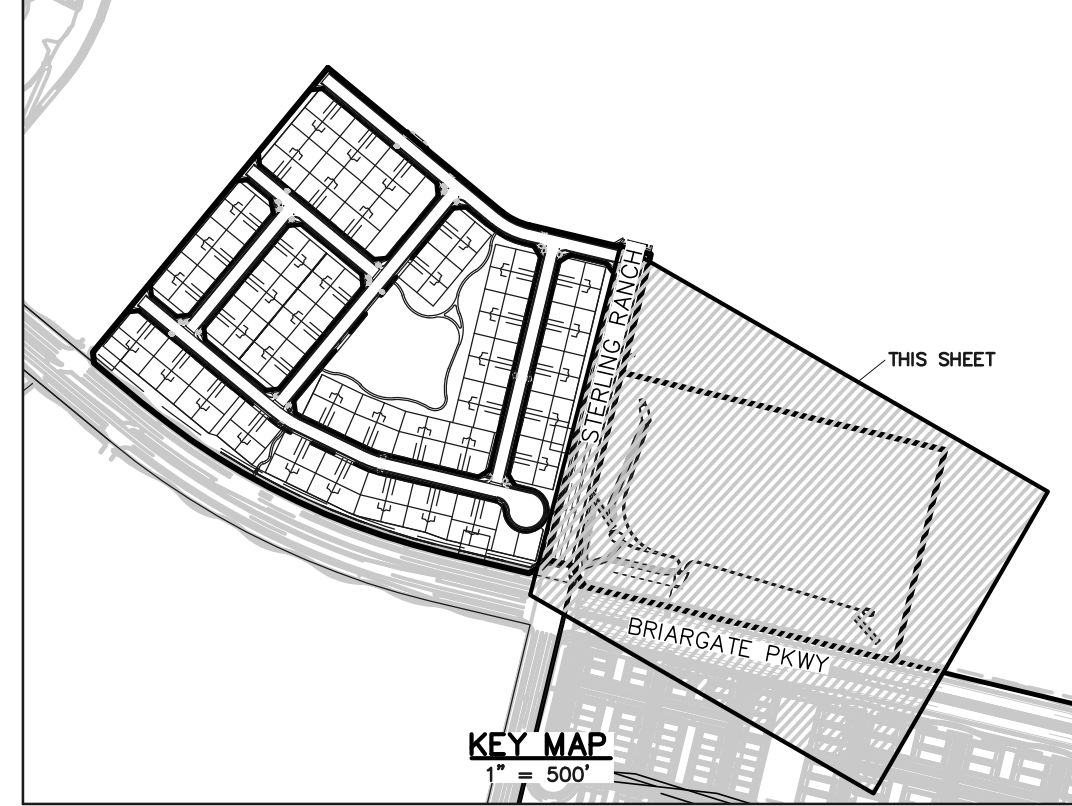
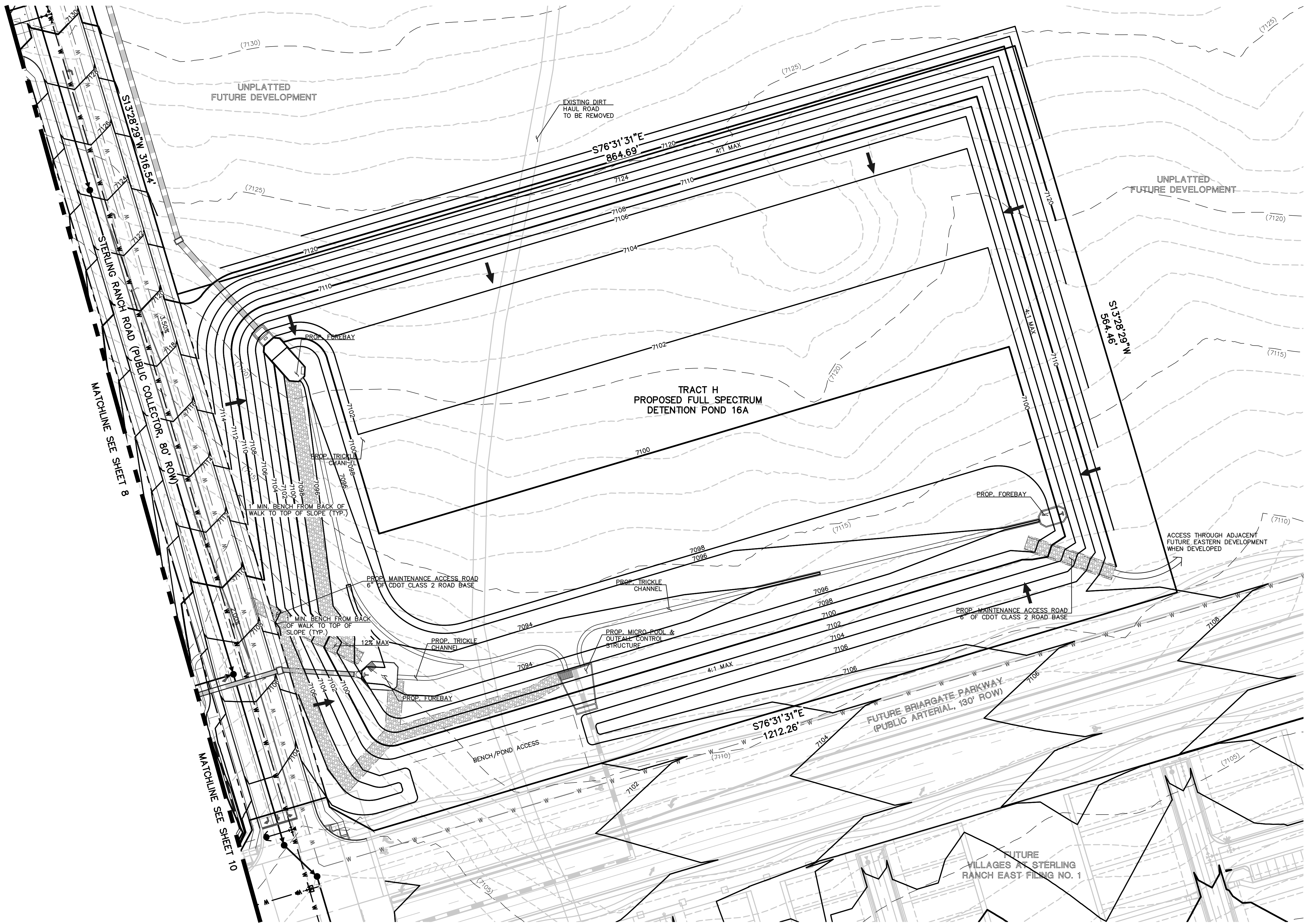


STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY GRADING & UTILITIES PLAN				
DESIGNED BY	EAS	SCALE	DATE	03/08/2022
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CHECKED BY		(V) 1"= N/A	JOB NO.	1183.20

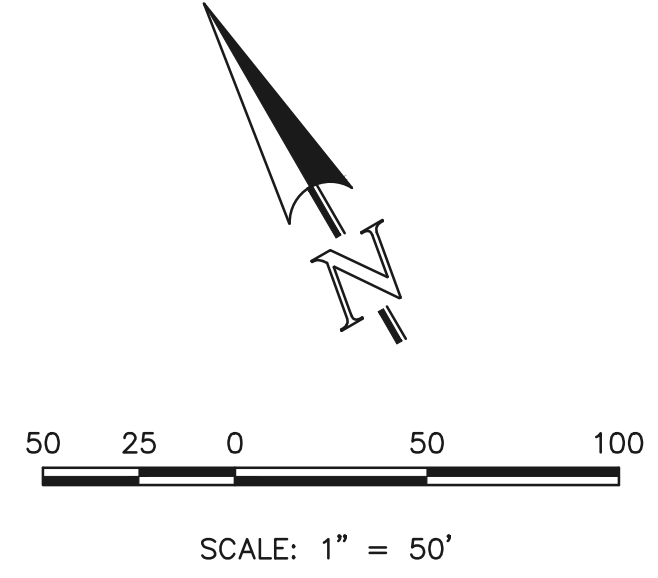
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FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



- LEGEND**
- 6770 EXISTING CONTOUR
 - 6770 PROPOSED CONTOUR
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STERLING RANCH EAST
PRELIMINARY PLAN NO. 2
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	EAS	SCALE	DATE	03/08/2022
DRAWN BY	EAS	(H) 1"= 30'	SHEET	11 OF 19
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.20

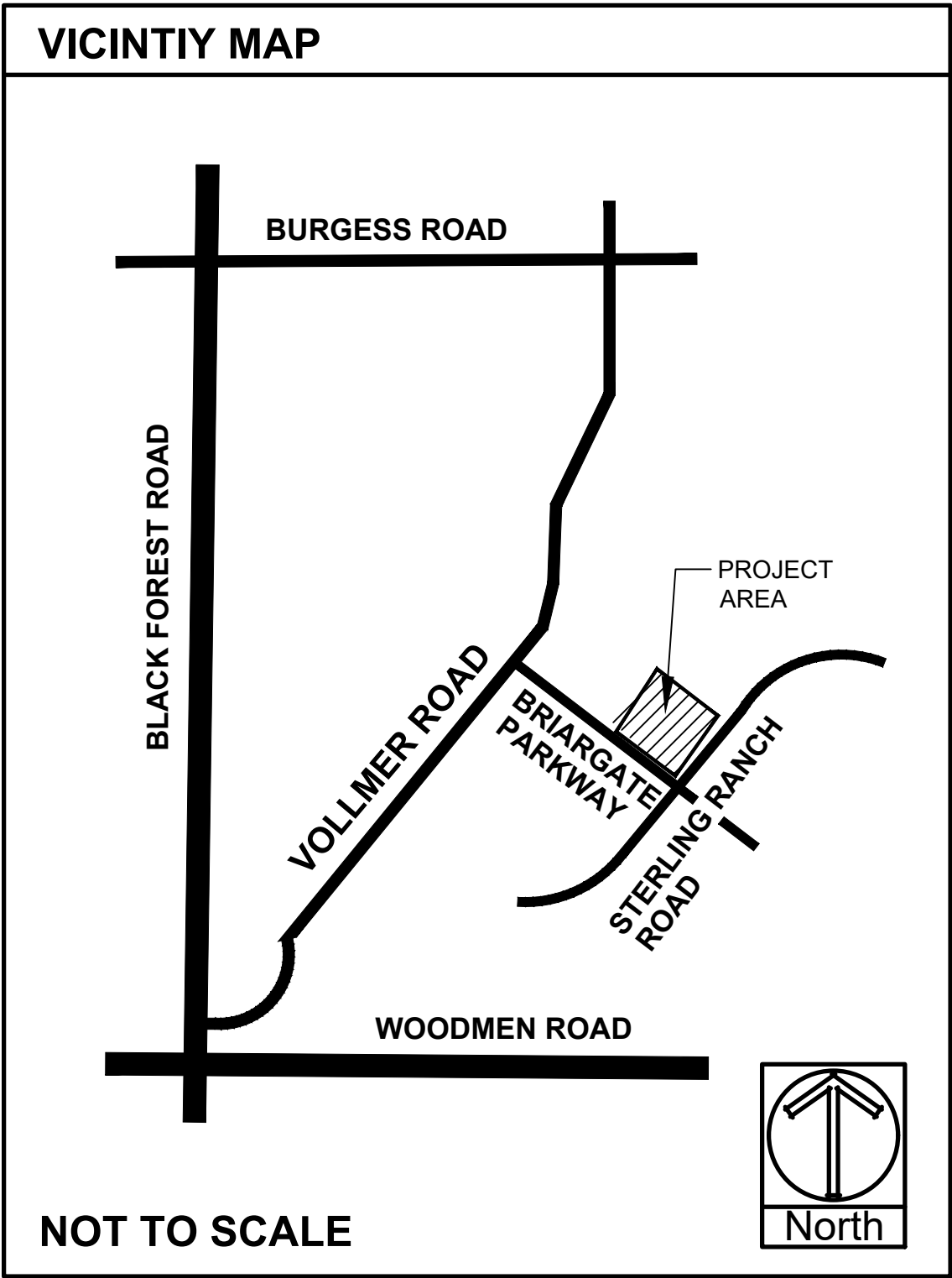
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FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 6S WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



PROJECT SITE DATA
ZONING: PUD (SINGLE FAMILY HOMES)
PROPERTY AREA: 1,601,390 SF (36.76 ACRES)
PARKING SPOTS: 0
TOTAL LANDSCAPE AREA: 212,825 (HOME SITE AREA) 210,435 (POND AREA)

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Briargate Parkway	Minor Arterial	20'/20'	1,330'	1/25	54 / 49
Sterling Ranch Raod	Minor Arterial	20'/20'	806'	1/25	33 / 30
West Road	Non Arterial	10'/10'	830'	1/30	28 / 22
North Road	Non Arterial	10'/10'	836'	1/30	28 / 22
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
50/50	0/0	LS	75%/75%		
30/30	0/0	LS	75%/75%		
60/60	0/0	LS	75%/75%		
60/60	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	
NA	NA	NA	NA	NA	
Min. 3' High Screening Plants Req. / Prov.	Length Screen Wall / Berm Prov. Abbr.		Abrev. on Plan	% Ground Plane Cov. Req. /Prov.	
NA	NA		MV	75%/75%	
Internal Landscaping (IL)					
Net Site Area (SF) (Less Public R.O.W.)	Internal Area (SF) Req. / Prov.		Internal Trees (1/500 SF) Req. / Prov.		
957,685 SF (Pond area not included) 97,200 SF (Internal landscape area is based off of 162 lots x 500 SF each lot =81,000 SF required for small lot PUD)	81,000 / 130,942		162 / 129		
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.		
330 / 330+	0/0	IL	75%/75%		

PLANTING LEGEND				
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 (38"+) SIG=Signature plant (City of Colorado Springs)				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE NOTES
DECIDUOUS TREES				
AAM	34	Acer ginnala 'Flame'	Maple, Amur	1-1/2" R,DE,F,Z=3, 8.5K,A,SIG
ABM	9	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2" Z=4, 6.5K,S,SIG
ANM	50	Acer platanoides	Maple, Norway	1-1/2" Z=4, 6.5K,S,SIG
COH	26	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2" R,DE,F,Z=4,8.5K,A,D,SIG
MSS	32	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2" F,Z=4, 8.5K,S,SIG
TAR	33	Tilia americana 'Redmond'	Linden, Redmond	1-1/2" Z=3, 6K,S,SIG
TGL	18	Tilia cordata 'Greenspire'	Linden, Greenspire	1-1/2" Z=4, 6K,S,SIG
EVERGREEN TREES				
PIB	6	Picea pungens 'Bakeri'	Spruce, Bakeri	6' R,DE,Z=2, 8K,S,SIG
PIE	5	Pinus edulis	Pine, Pinyon	6' X,R,DE,Z=3, 7.5K,D,SIG
PIP	5	Picea pungens	Spruce, Colorado Blue	6' R,DE,Z=3, 10K,S,SIG
PON	34	Pinus ponderosa	Pine, Ponderosa	6' R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS				
ABR	76	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal R,DE,Z=5, 7.5K,S,SIG
ASB	27	Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal DE,F,Z=3, 10K,A,D,SIG
BRG	28	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal R,DE,Z=4, 7K,A,SIG
COP	31	Contoneaster acutifolia	Contoneaster, peking	5 Gal R,DE,Z=4, 10K,S,SIG
EBB	33	Euonymus alatus	Burning Bush	5 Gal R,DE,F,Z=3, 7.5K,S,SIG
POA	44	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal R,DE,F,Z=2, 10K,S,SIG
POG	167	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal R,DE,F,Z=2, 10K,S,SIG
RGL	35	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal DE,Z=3, 8.5K,A,D,SIG
SPF	32	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal R,DE, 7.5K,A,S,SIG
SYR	46	Syringa x josiflexa 'Royalty'	Lilac, Royalty	5 Gal R,DE,Z=4,9K,A,SIG
VOS	22	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal R,DE, 7.5K,A,SIG
EVERGREEN SHRUBS				
JBJ	128	Juniperus Sabina	Juniper, Buffalo	5 Gal R,DE,Z=3,8.5K,A,SIG
JUA	89	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal R,DE,Z=3, 7.5K,A,D,SIG
PGS	40	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal Z=2, 10K,S,SIG
ORNAMENTAL GRASSES				
CAA	18	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal R,DE,Z=3, 6.5K,A,SIG

GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	2,571 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	84,218 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	26,463 SF
	3" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	24,389 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	7,275 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT PLANTS LOCATED IN ROCK OR NATIVE SEED)	TBD
	DECORATIVE BOULDER	69 TOTAL
	KENTUCKY BLUEGRASS SOD	38,647 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	63,632 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	211,916 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND BOTTOM (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	245,527 SF
	BERM	2,799 SF

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.637.4313

DATE	REVISION DESCRIPTION
9/19/2022	City comment revisions
10/3/2022	Added shrub callouts, base revised (lot locations)
3/7/2023	Steps out and ramp in revision) near South East corner.

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



FOURSQUARE AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	5/31/2022
DRAWN BY	MB
DRAWING DESCRIPTION	TITLE SHEET
SHEET #	L-TS
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FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND 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

UTILITY NOTE

CALL 1-800-822-1987 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 9' 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 WALLS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARDS DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 7' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

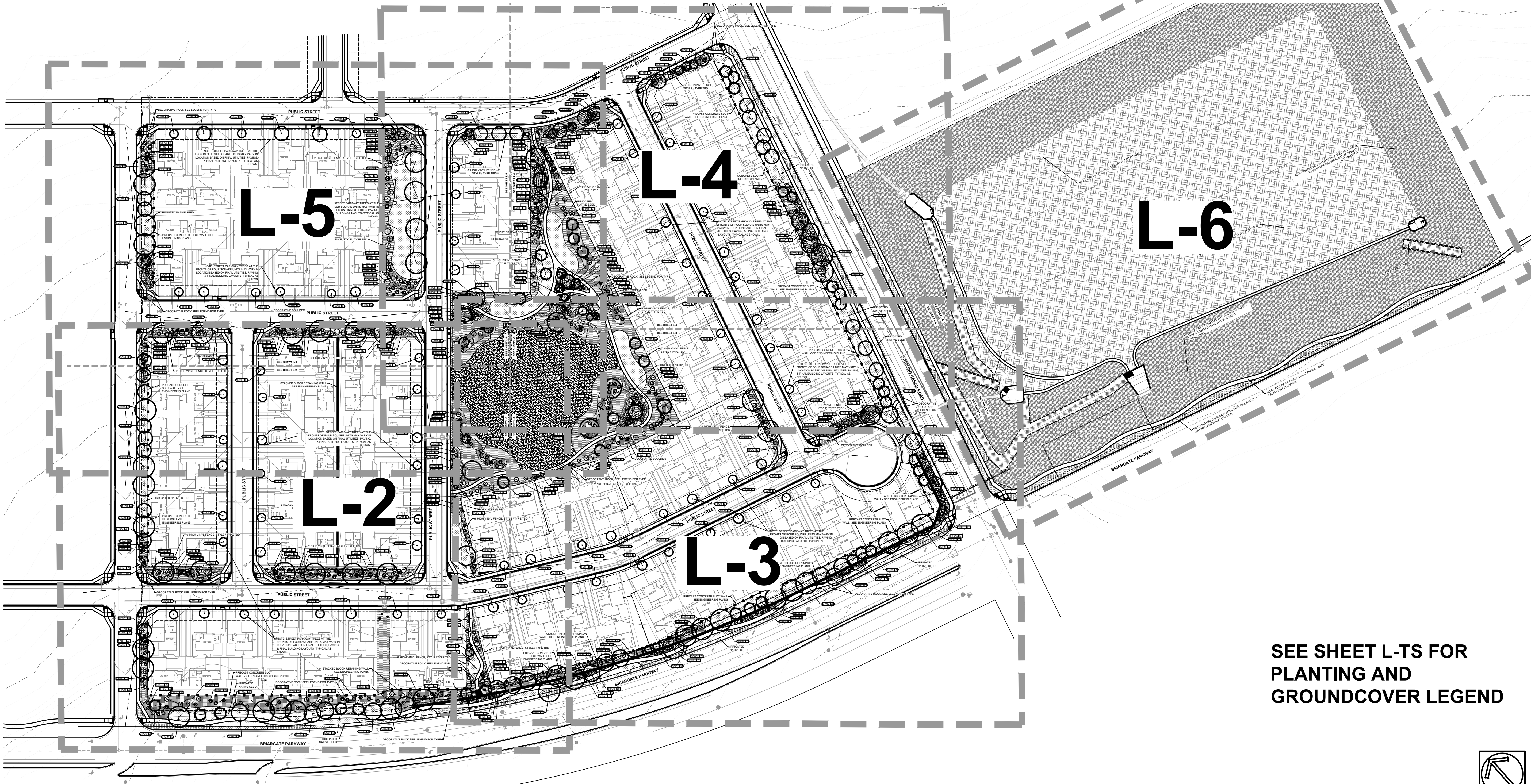
THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

PLANT AND TREE WARRANTY NOTE

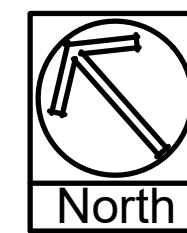
ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLICIT, FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED 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. (TYPE INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, AND ORNAMENTAL. AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY. ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE

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



SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND



SCALE 1" = 80'-0"

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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-4313

DATE	REVISION DESCRIPTION
9/19/2022	City comment revisions
10/3/2022	Added shrub callouts, base revised (ditto locations)
3/7/2023	Steps out and ramp in revision 1 near South East corner.

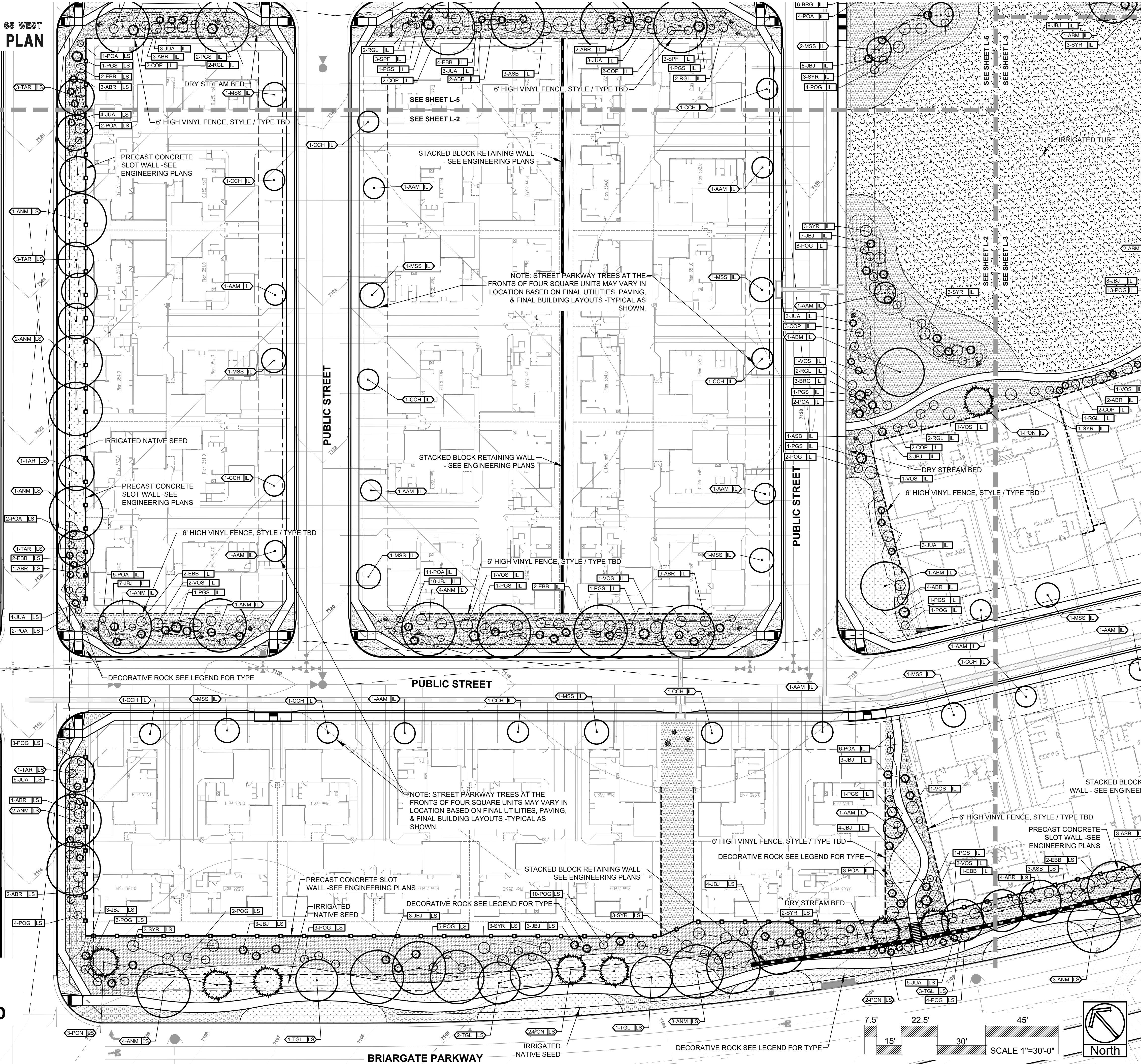
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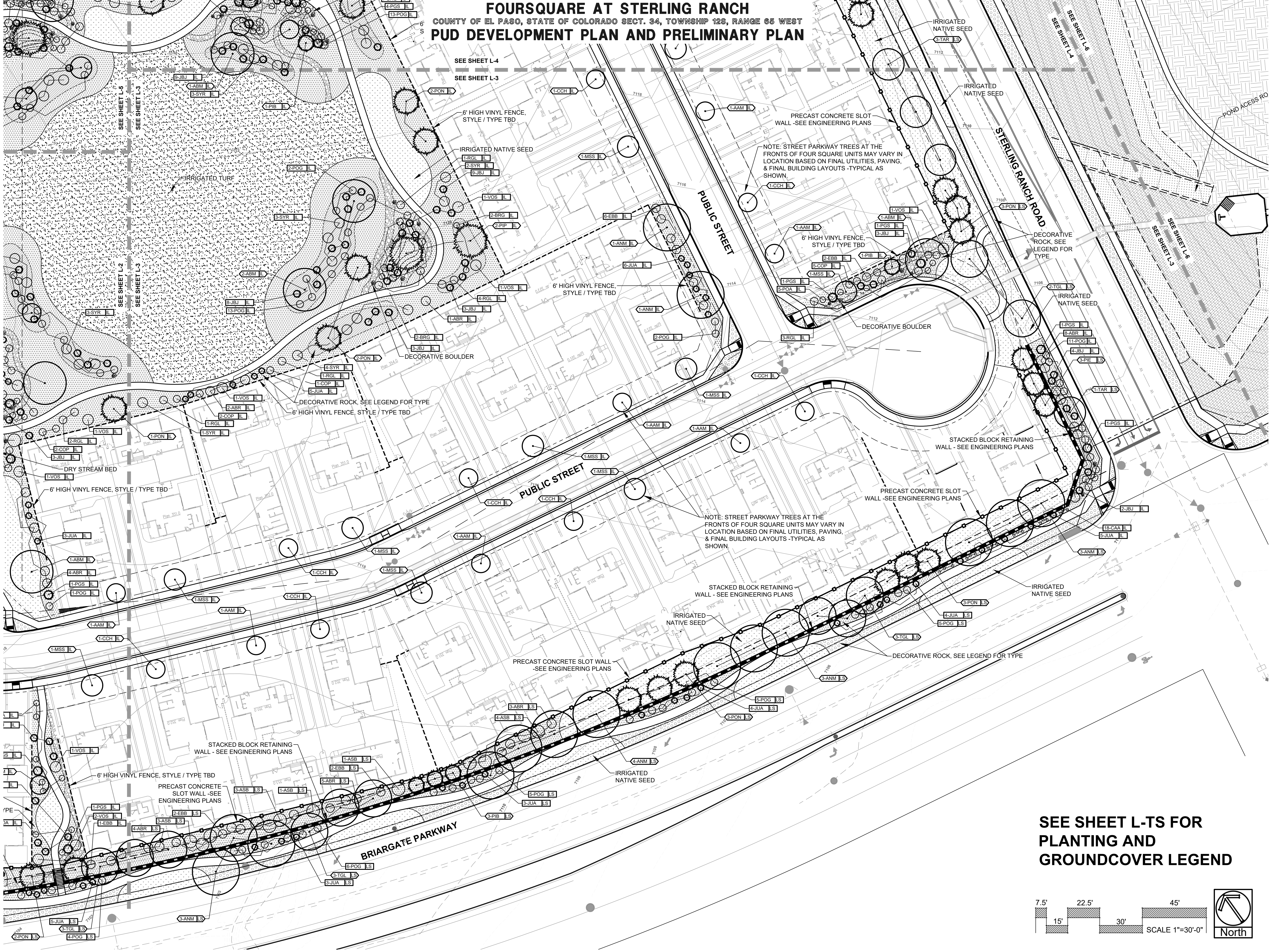
FOURSQUARE AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	5/31/2022
DRAWN BY	MB
DRAWING DESCRIPTION	OVERALL PRELIMINARY LANDSCAPE PLAN
SHEET #	L-1
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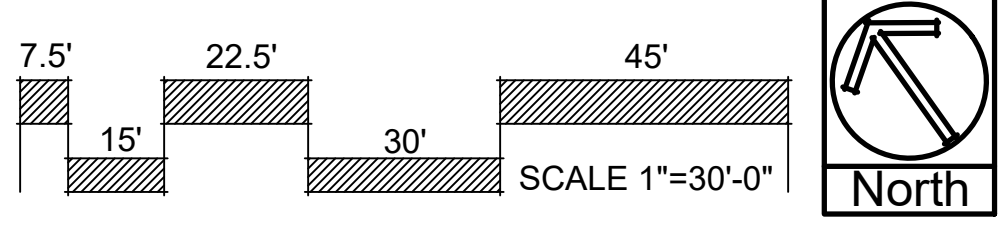
FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 6S WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
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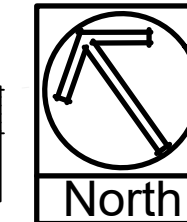
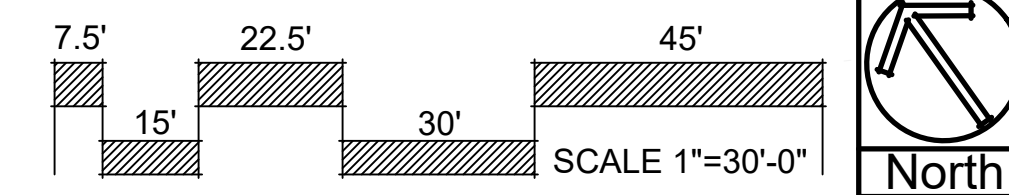


FOURSQUARE AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	5/31/2022
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-3

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FOURSQUARE AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE 5/31/2022

DRAWN BY ME

DRAWING DESCRIPTION

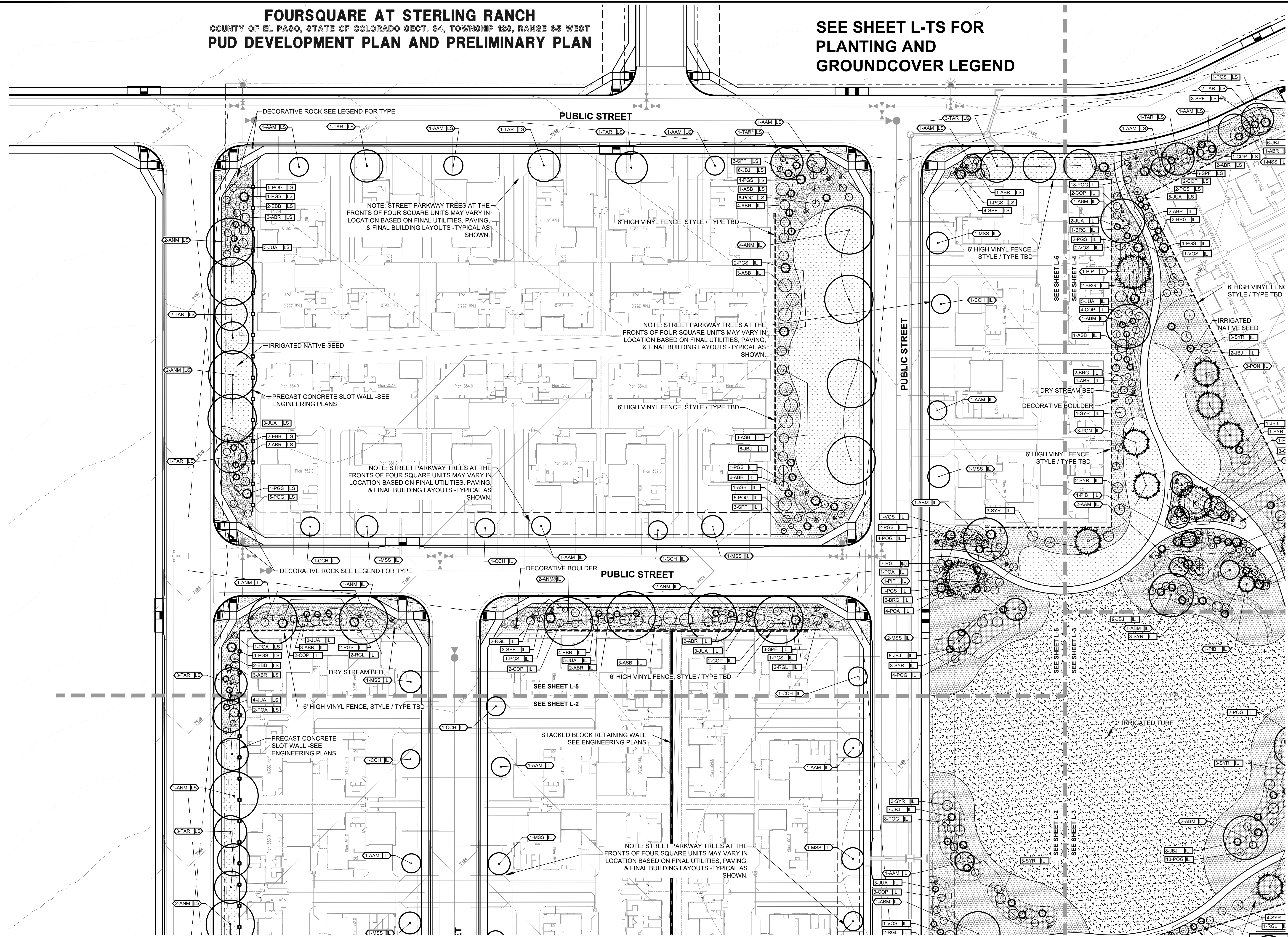
PRELIMINARY
LANDSCAPE PLAN

SHEET #

L-4
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FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

SEE SHEET L-TS FOR
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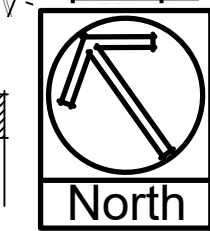
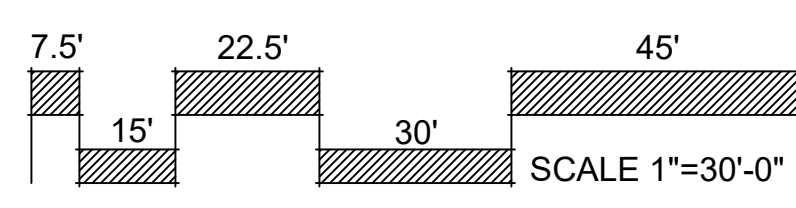
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BRIARGATE PARKWAY & STERLING RANCH ROAD
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DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-5
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FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND

STERLING RANCH ROAD

SEE SHEET L-4
SEE SHEET L-6
SEE SHEET L-3

POND ACCESS ROAD

NON-IRRIGATED NATIVE SEED AT POND BOTTOM

TEMPORARILY IRRIGATED NATIVE SEED AT POND - TO BE IRRIGATED UNTIL NATIVE SEED IS ESTABLISHED

BRIARGATE PARKWAY

NOTE: FUTURE PARKWAY LANDSCAPE TBD, BASED ON FINAL SIDEWALK LOCATION.

NOTE: FUTURE SIDEWALK LOCATION MAY VARY FROM WHAT IS SHOWN.

7.5' 15' 22.5' 30' 45'

SCALE 1"=30'-0"

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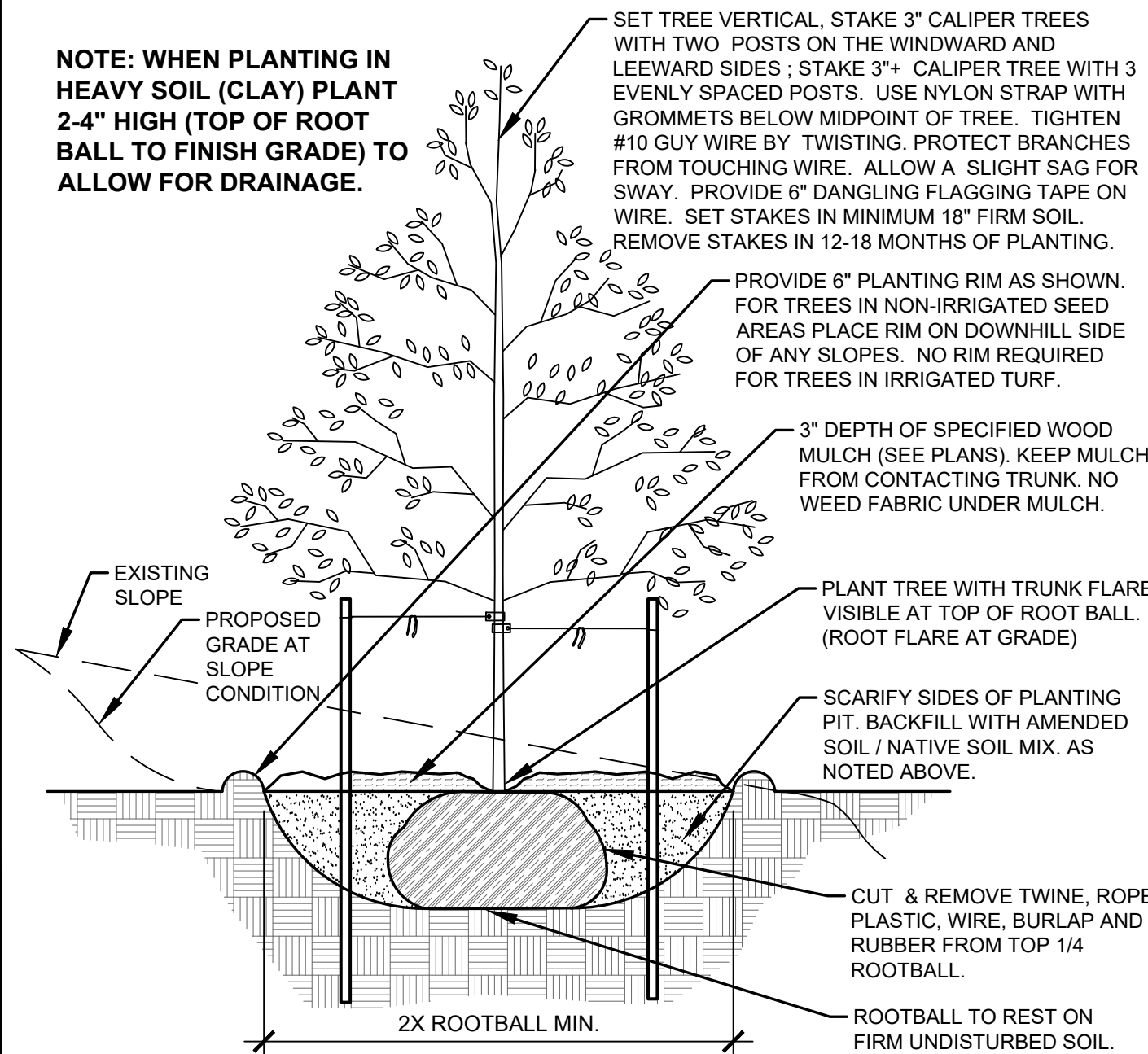


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L-6

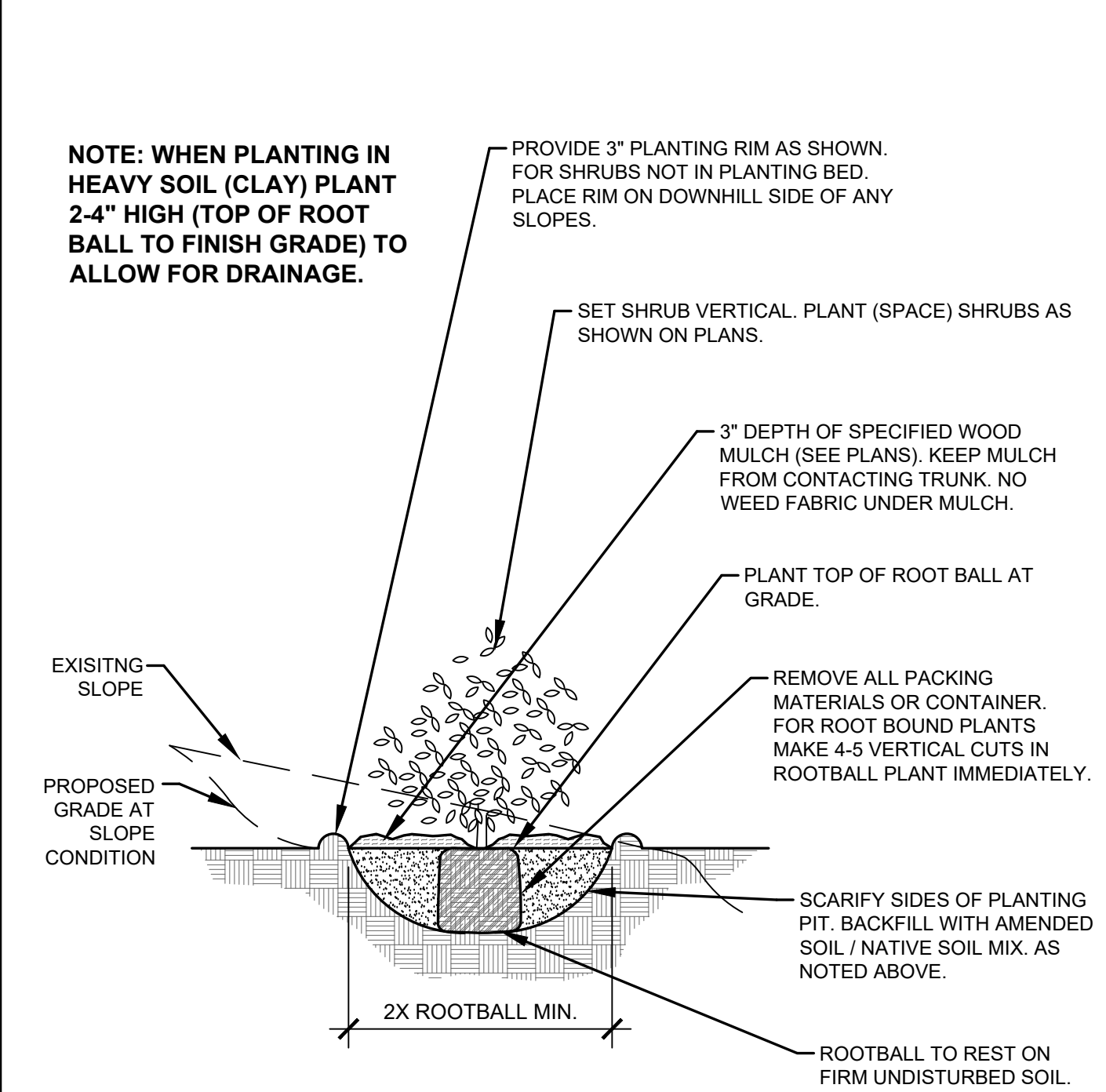
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- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL 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.



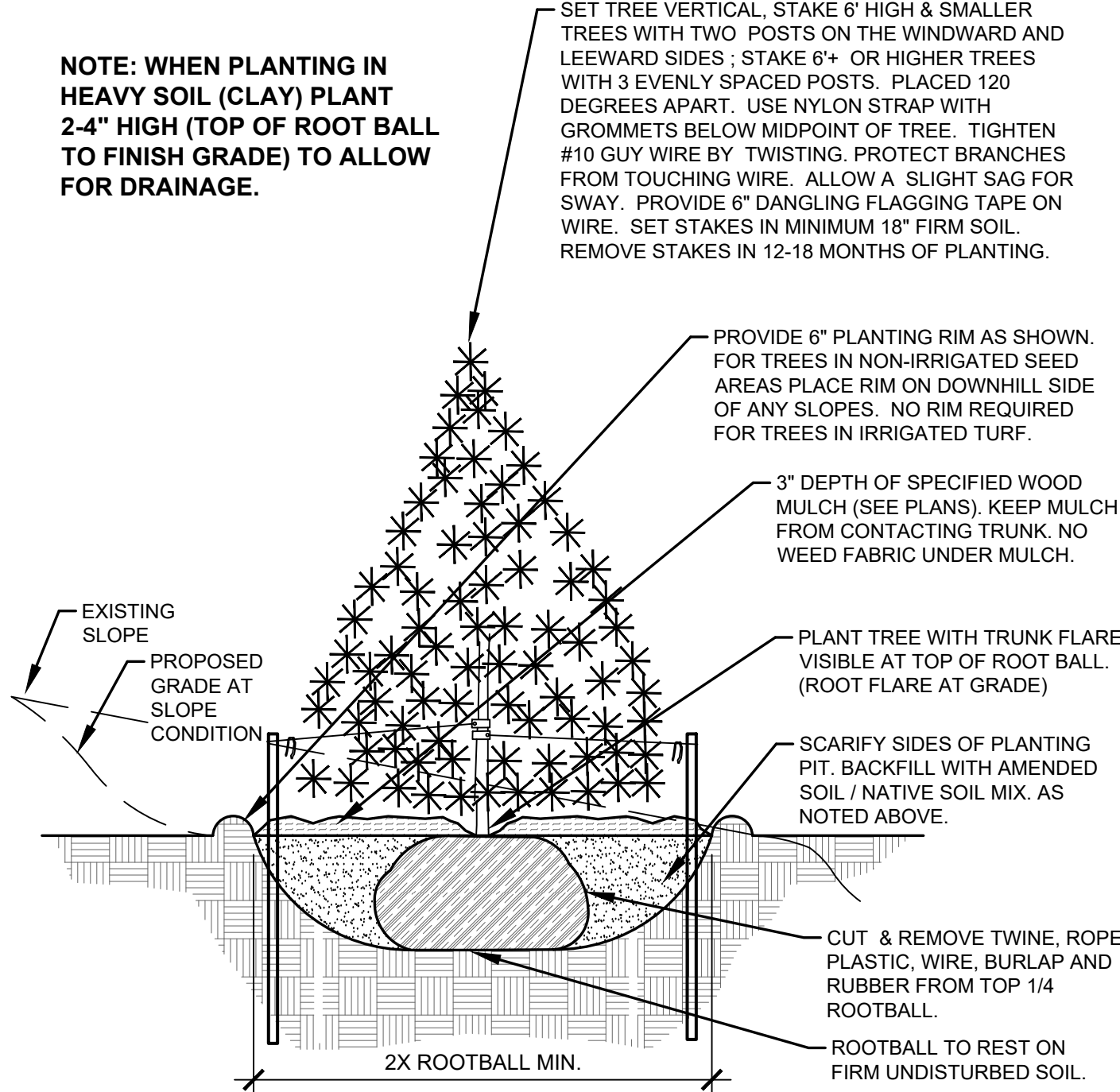
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 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.



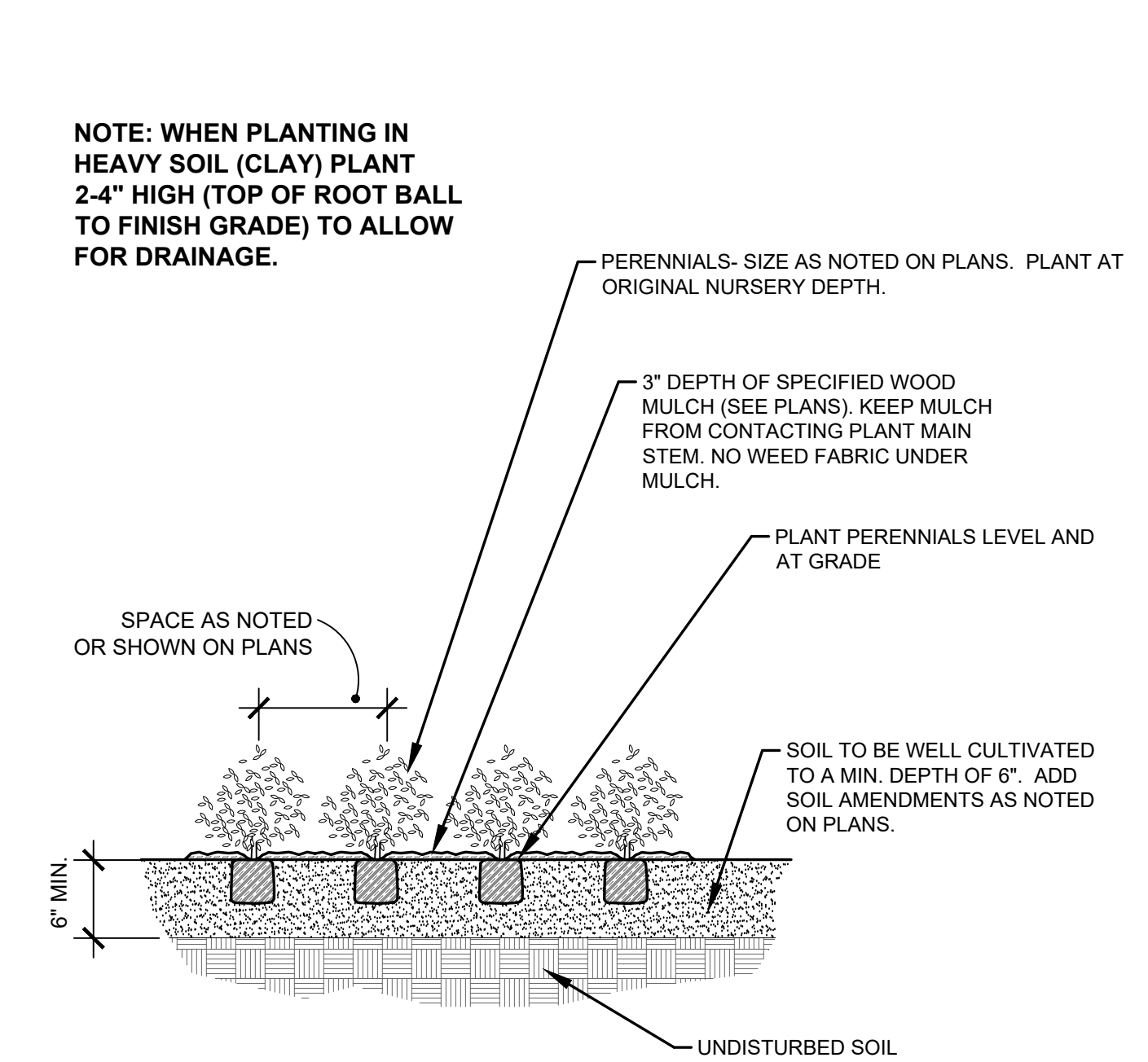
C SHRUB PLANTING DETAIL
NOT TO SCALE

- 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

FOURSQUARE AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 6S WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

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 EDGINGS
 - 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 MANUFACTURE'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. TILLED 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 TILLED 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 MANUFACTURE'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 MANUFACTURE'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 CONVERSATION 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, SIDEOTS	29%
--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 TILLED 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 CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. 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 SIDEOTS	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 TILLED 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 LOW GROW 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.



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3/7/2023	Steps out and ramp in revision 1 near South East corner.

☐ FOR CONSTRUCTION

☒ NOT FOR CONSTRUCTION



FOURSQUARE AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE
5/31/2022

DRAWN BY
MB

DRAWING DESCRIPTION

**PLANTING DETAILS
& NOTES**

SHEET #

L-7

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