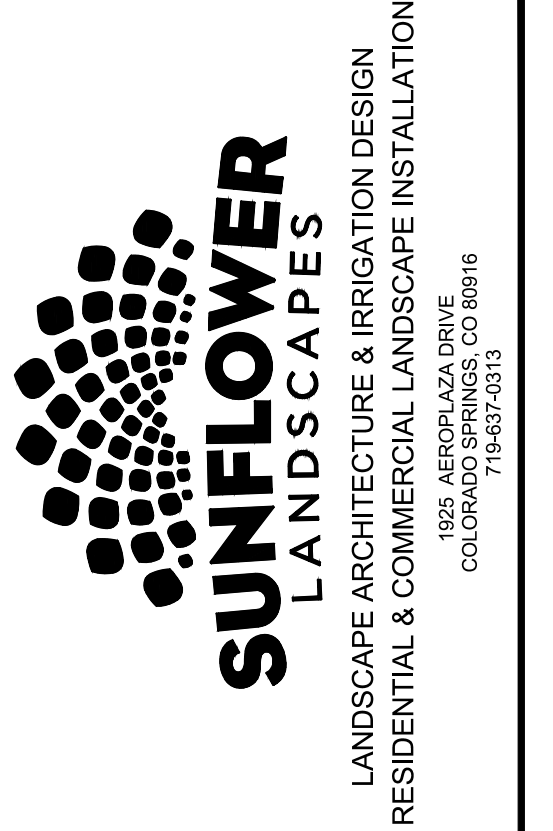


Sterling Ranch East Filing NO. 6
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST
 QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
 PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
 Preliminary Plan



IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Briargate Parkway	Major Arterial	25/25'	506	1/20	25.3 / 20
Sterling Ranch Road	Minor Arterial	20/20'	1,703	1/25	68.1 / 45
Appleton Drive	Non Arterial	10/10'	781	1/30	26 / 19
Street and Homeowner owned lots					
Minneapolis Ct.	Non Arterial	10/10'	680	1/30	22.7 / 23
Vancouver St.	Non Arterial	10/10'	1,420	1/30	47.3 / 47
Great Falls Dr.	Non Arterial	10/10'	1,631	1/30	54.4 / 54
Grand Forks Way	Non Arterial	10/10'	1,518	1/30	50.6 / 51
Missoula Way	Non Arterial	10/10'	776	1/30	25.9 / 26
Rock Springs Ct.	Non Arterial	10/10'	985	1/30	32.8 / 33
Evanston Place	Non Arterial	10/10'	627	1/30	20.9 / 21
Rapid City Place	Non Arterial	10/10'	546	1/30	18.2 / 18
Sioux Falls Way	Non Arterial	10/10'	1,789	1/30	59.6 / 60
Shrub Substitutions					
Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
60 / 60	0 / 0	LS	75% / 75%		
230 / 230	0 / 0	LS	75% / 75%		
70 / 120	0 / 0	LS	75% / 75%		

NOTE: ALL INTERNAL STREET FRONTAGE THAT ARE NOT PART OF COMMON AREAS (TRACTS) TO BE LANDSCAPED BY INDIVIDUAL HOMEOWNERS PER HOA GUIDELINES. LANDSCAPE & STREET TREES ON ALL HOMEOWNER LOTS TO BE INSTALLED, IRRIGATED & MAINTAINED BY HOMEOWNERS. (Refer to site calc chart for tree totals required on this sheet).

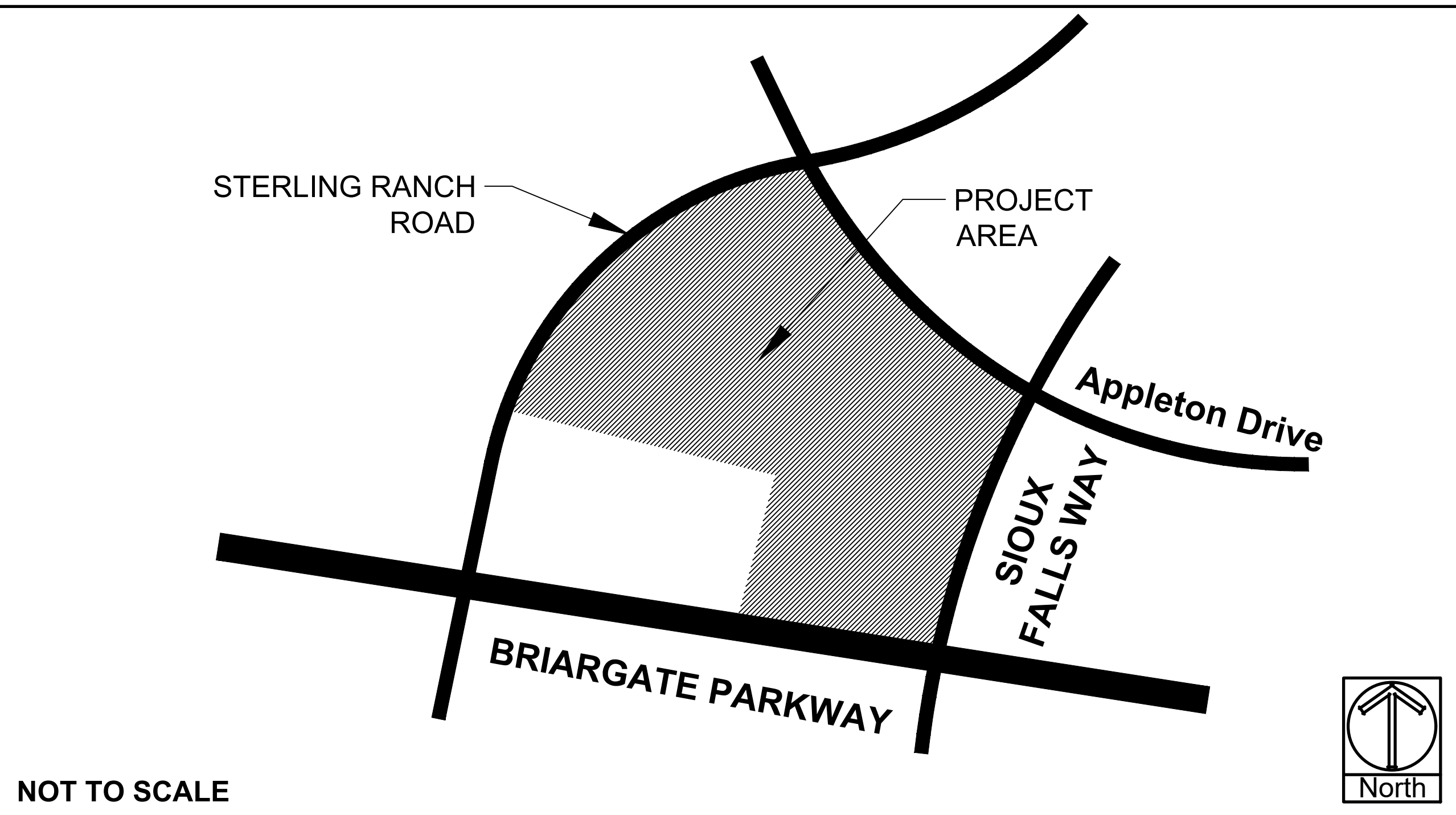
PLANTING LEGEND

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	2	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG
ANM	23	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG
CCH	5	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	R,DE,F,Z=4, 8.5K,A,D,SIG
MSS	21	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
PCR	2	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,DE,F,Z=2, 9.5K,A,S,SIG
TAR	14	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K,S,SIG
EVERGREEN TREES					
PIP	6	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	25	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
DECIDUOUS SHRUBS					
ARB	27	Aronia melanocarpa	Chokeberry, Black	5 Gal	R,DE,Z=2, 8.5K,A,SIG
BRG	65	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
COP	28	Cornoneaster acutifolia	Cornoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG
CRD	13	Cornus stolonifera 'colorodensis'	Dogwood, Red Twig	5 Gal	R,DE,Z=2,F, 8K,S,SIG
EBB	32	Euonymus alatus	Burning Bush	5 Gal	R,DE,F,Z=3, 7.5K,S,SIG
PBS	61	Prunus besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K,A,SIG
POG	43	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
PSG	5	Potentilla 'Sutters Gold'	Potentilla, Sutters Gold	5 Gal	R,DE,Z=3, 8.5K,S,SIG
SCL	10	Syringa x chinensis	Lilac, Chinese	5 Gal	R,DE,Z=3, 9K,A,SIG
SCW	15	Syringa vulgaris 'Alba'	Lilac, Common White	5 Gal	R,DE,F,Z=2, 10K,A,SIG
SPC	35	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R,DE,Z=3, 7.5K,A,S,SIG
SPV	15	Spiraea x 'Vanhouttei'	Spiraea, Vanhouttei	5 Gal	R,DE,Z=3, 7.5K,A,S,SIG
VOS	20	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG
EVERGREEN SHRUBS					
JBJ	90	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3, 8.5K,A,SIG
PGS	17	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
ORNAMENTAL GRASSES					
CAA	22	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,DE,Z=3, 6.5K,A,SIG
PSR	76	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R,DE,Z=5, 7K,D,SIG
PERENNIALS					
GAM	47	Gaillardia aristata 'Monarch Mix'	Blanket Flower 'Monarch Mix'	1 Gal	R,DE,F,Z=3, 8.5K,A,SIG

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
—	STEEL EDGING	1,322 LF
[Pattern]	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	46,983 SF
[Pattern]	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	21,106 SF
[Symbol]	DECORATIVE BOULDER	38 TOTAL
[Pattern]	KENTUCKY BLUEGRASS SOD	12,245 SF
[Pattern]	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	51,216 SF

VICINTY MAP



NOT TO SCALE

DATE	REVISION DESCRIPTION
1/10/2025	Clarity comment revisions
3/13/2024	County comment revisions

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

JOB NUMBER
 2747-0924

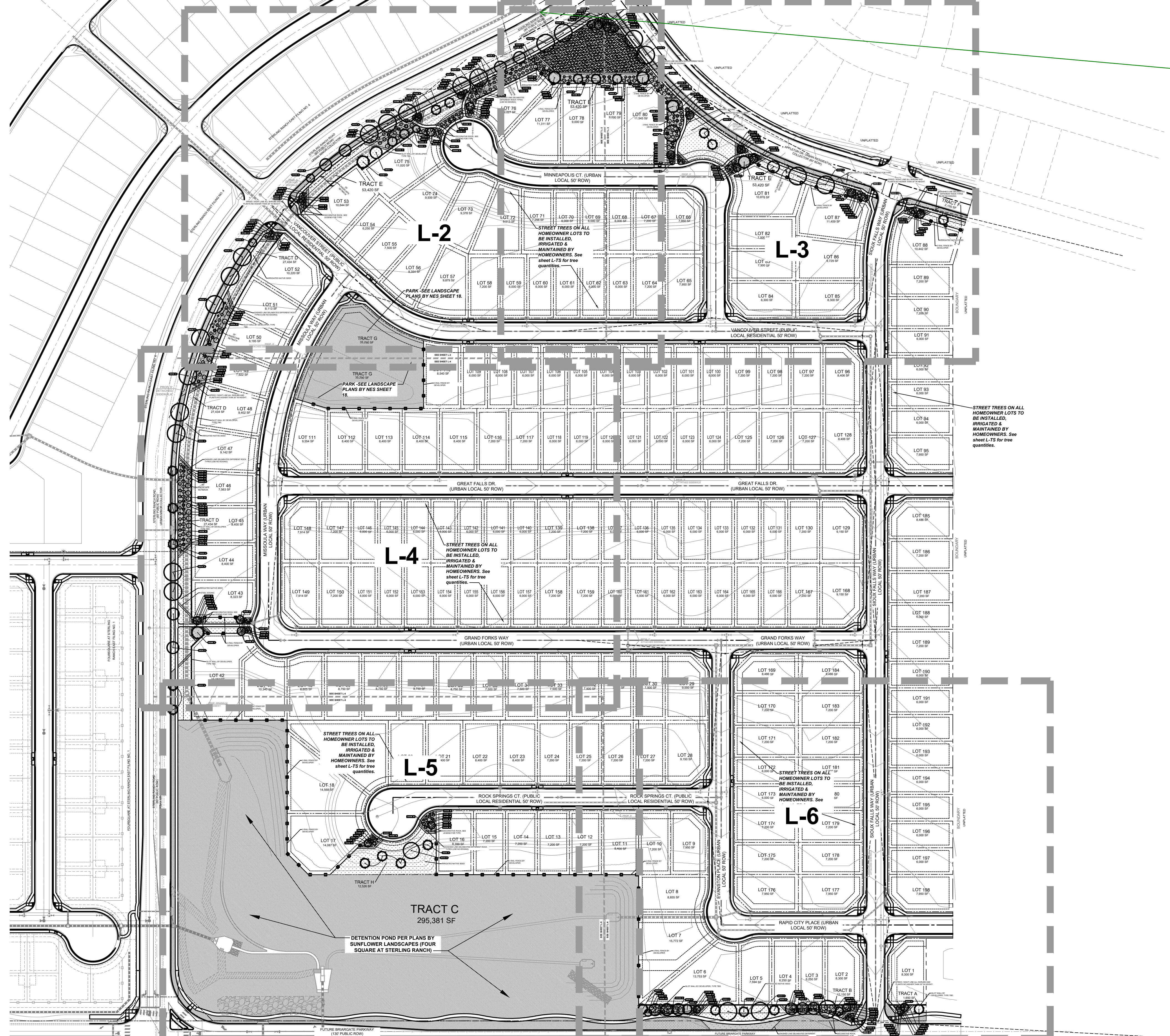
DATE 9/26/2024

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DRAWING DESCRIPTION
 TITLE SHEET

SHEET #
 L-TS

Sterling Ranch East Filing NO. 6
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
 Preliminary Plan



add all park and landscape to be installed, fencing and noise walls to FAE

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

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 IMPLIED FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM 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 31ST ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NONIRRIGATED 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 ROCK OR WOOD MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

UTILITY NOTE

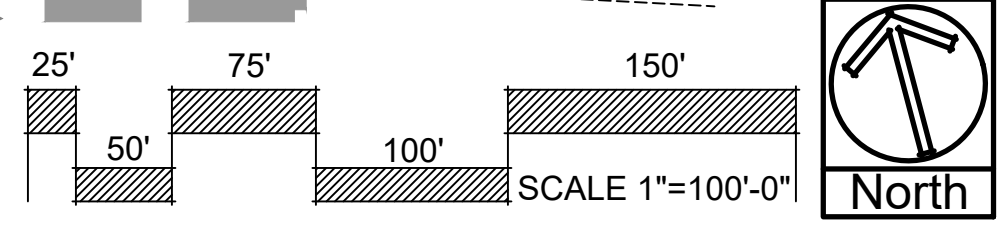
CALL 1-800-422-1887 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 15' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS 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 14-302 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.



DATE	REVISION DESCRIPTION
1/10/2025	County comment revisions
3/13/2025	County comment revisions

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

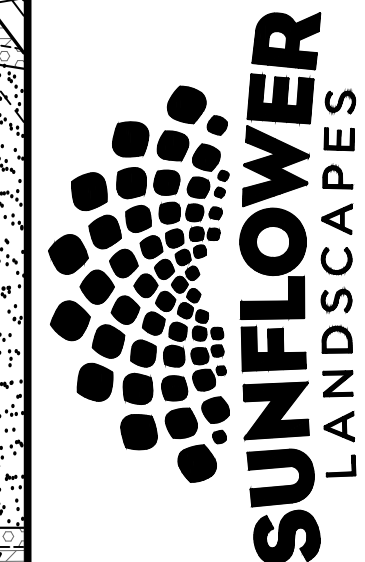
JOB NUMBER
2747-0924

DATE 9/26/2024
 DRAWN BY MB
 DRAWING DESCRIPTION
FINAL LANDSCAPE - OVERALL PLAN
 SHEET #
L-1
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Sterling Ranch East Filing NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

Preliminary Plan



SUNFLOWER LANDSCAPES
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1922 AEROPOLAZA DRIVE
COLORADO 81001-3215

DATE	REVISION DESCRIPTION
11/02/2025	County comment revisions.
3/13/2024	County comment revisions.

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STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
EL PASO COUNTY

JOB NUMBER
2747-0924

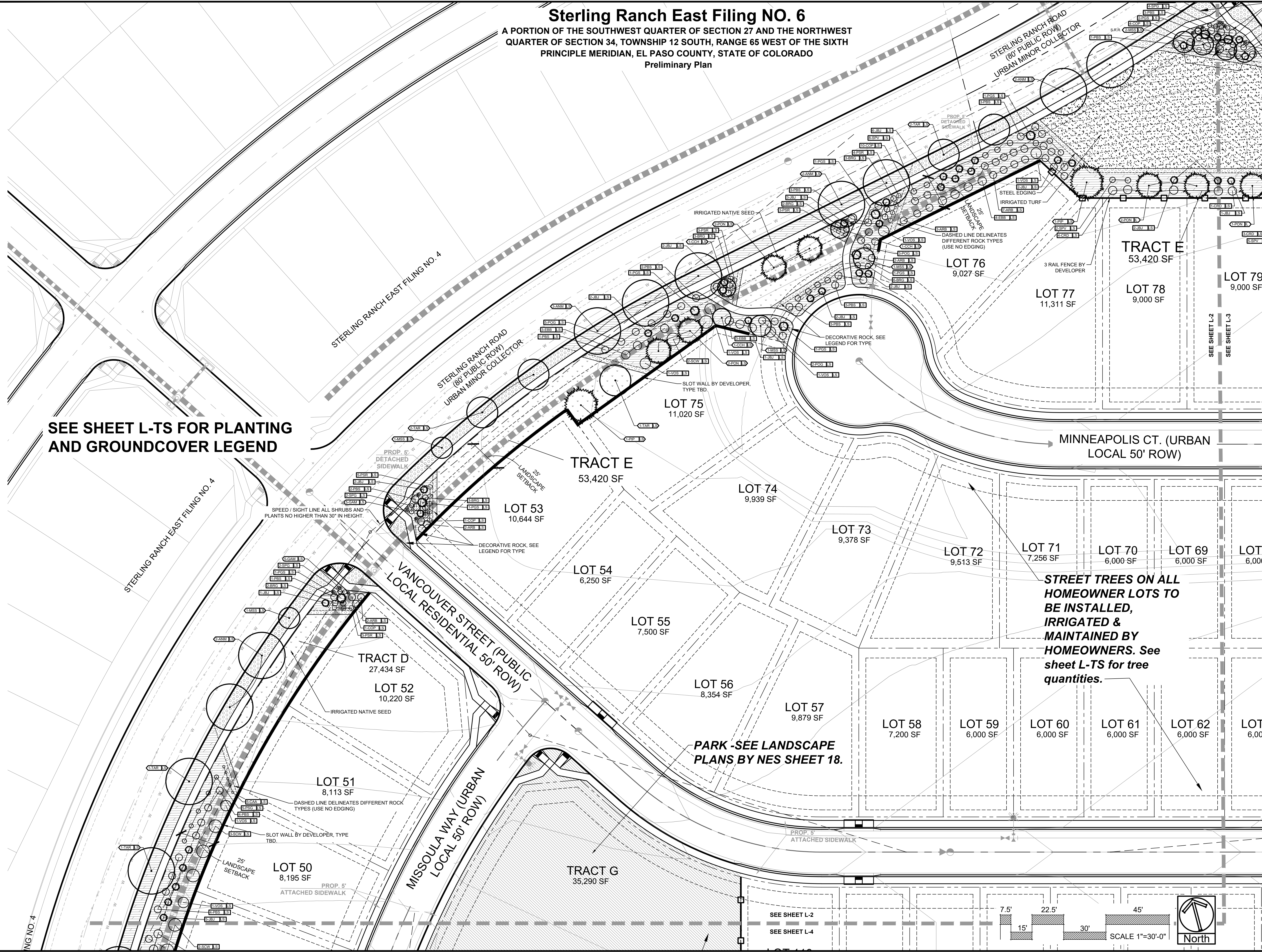
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DRAWING DESCRIPTION
FINAL LANDSCAPE PLAN

SHEET #
L-2

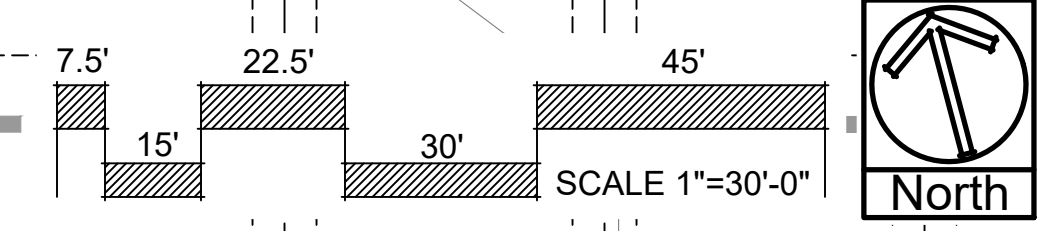
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SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND

STREET TREES ON ALL HOMEOWNER LOTS TO BE INSTALLED, IRRIGATED & MAINTAINED BY HOMEOWNERS. See sheet L-TS for tree quantities.

PARK - SEE LANDSCAPE PLANS BY NES SHEET 18.



SEE SHEET L-2
SEE SHEET L-4

FILING NO. 4

Sterling Ranch East Filing NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

Preliminary Plan



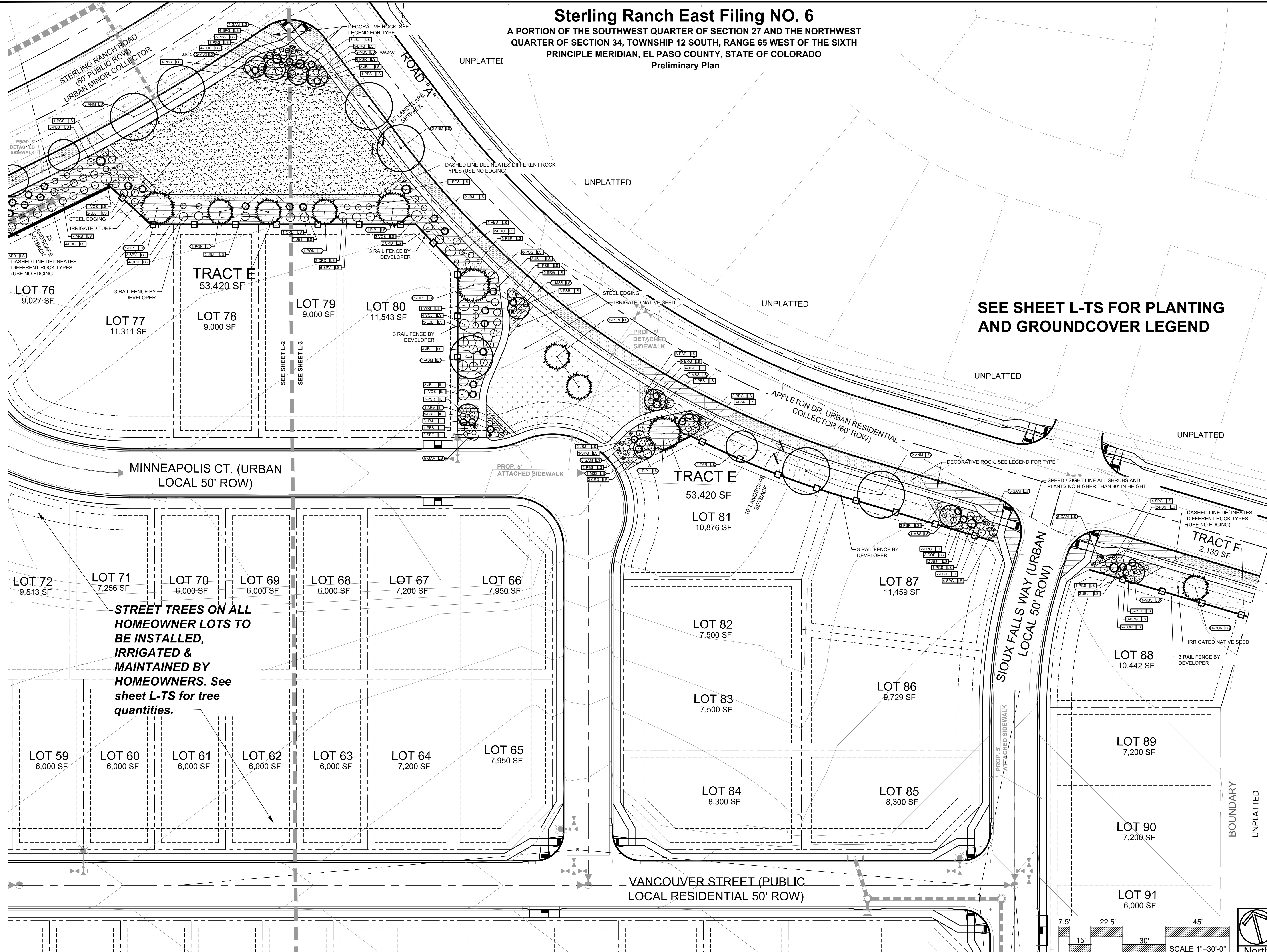
DATE	REVISION DESCRIPTION
11/02/2025	Clarity commitment revisions
3/13/2024	County commitment revisions

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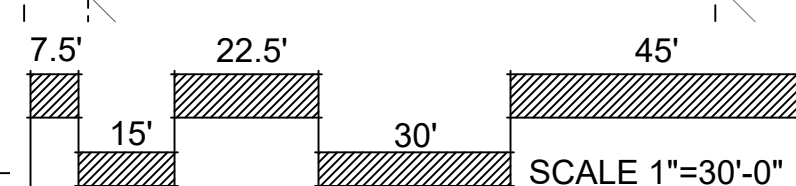
STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

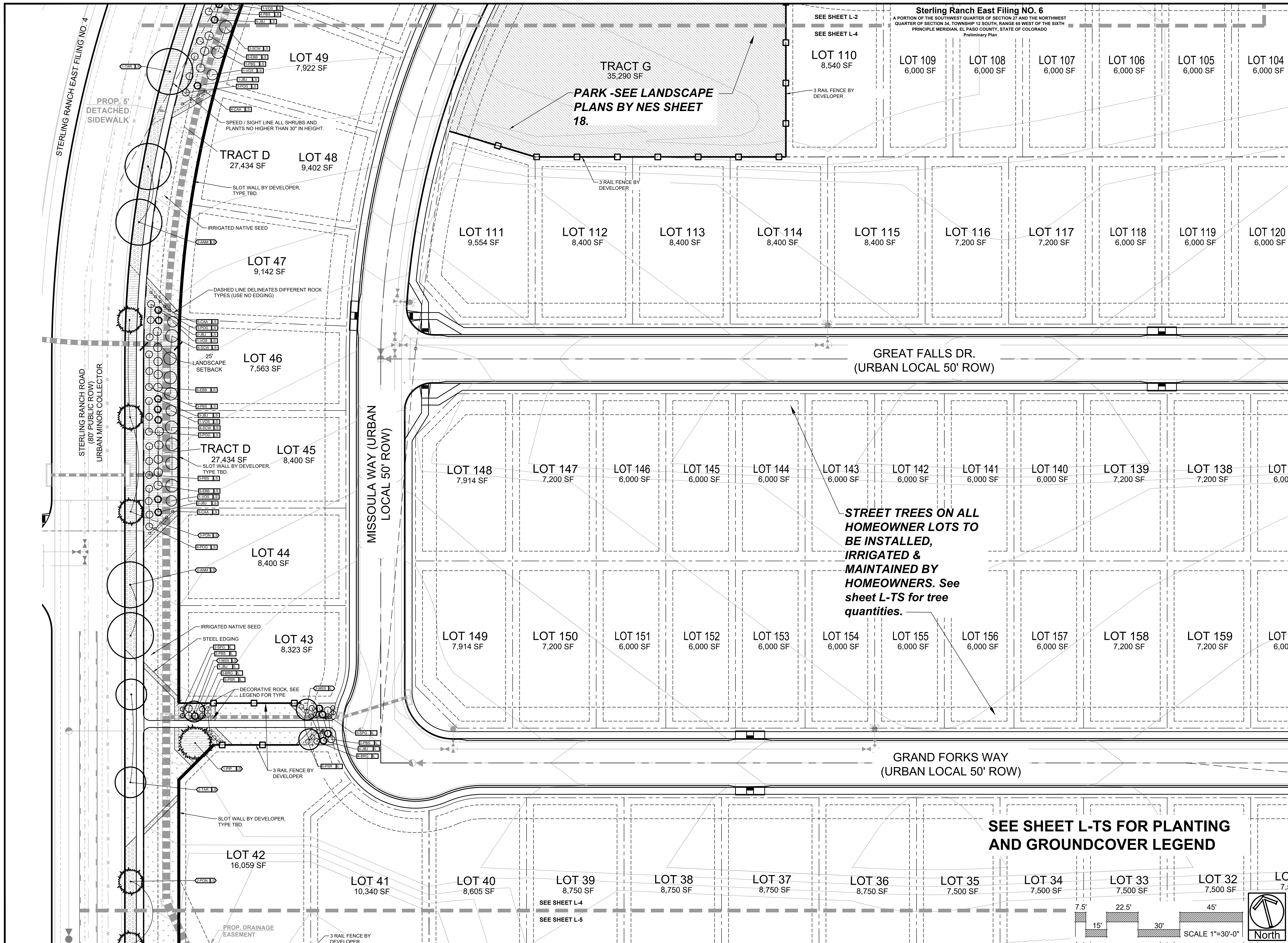
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 SHEET #: L-3
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STREET TREES ON ALL HOMEOWNER LOTS TO BE INSTALLED, IRRIGATED & MAINTAINED BY HOMEOWNERS. See sheet L-TS for tree quantities.

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND





DATE	REVISION DESCRIPTION
11/02/2025	County comment revisions.
3/13/2024	County comment revisions.

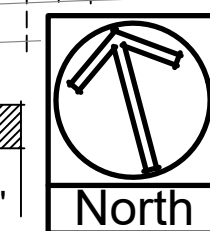
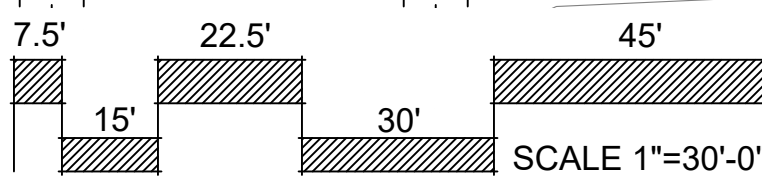
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STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

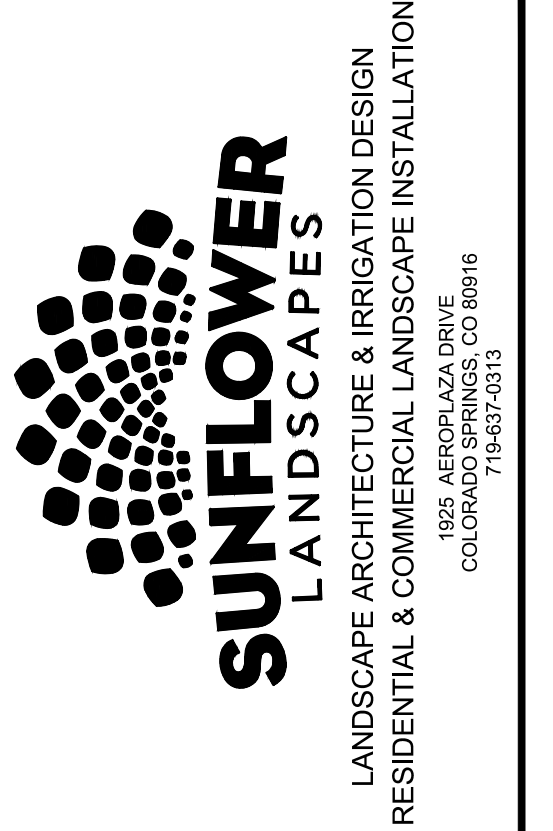
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DATE	9/26/2024
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DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-4

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND



Sterling Ranch East Filing NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
Preliminary Plan



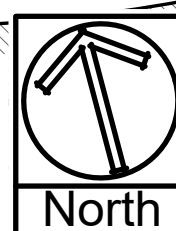
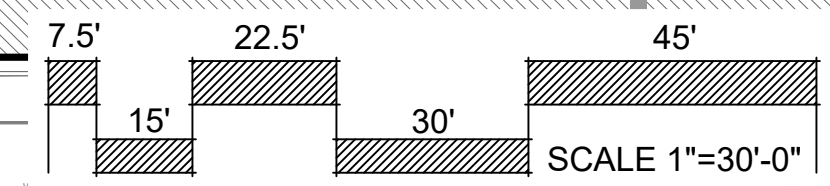
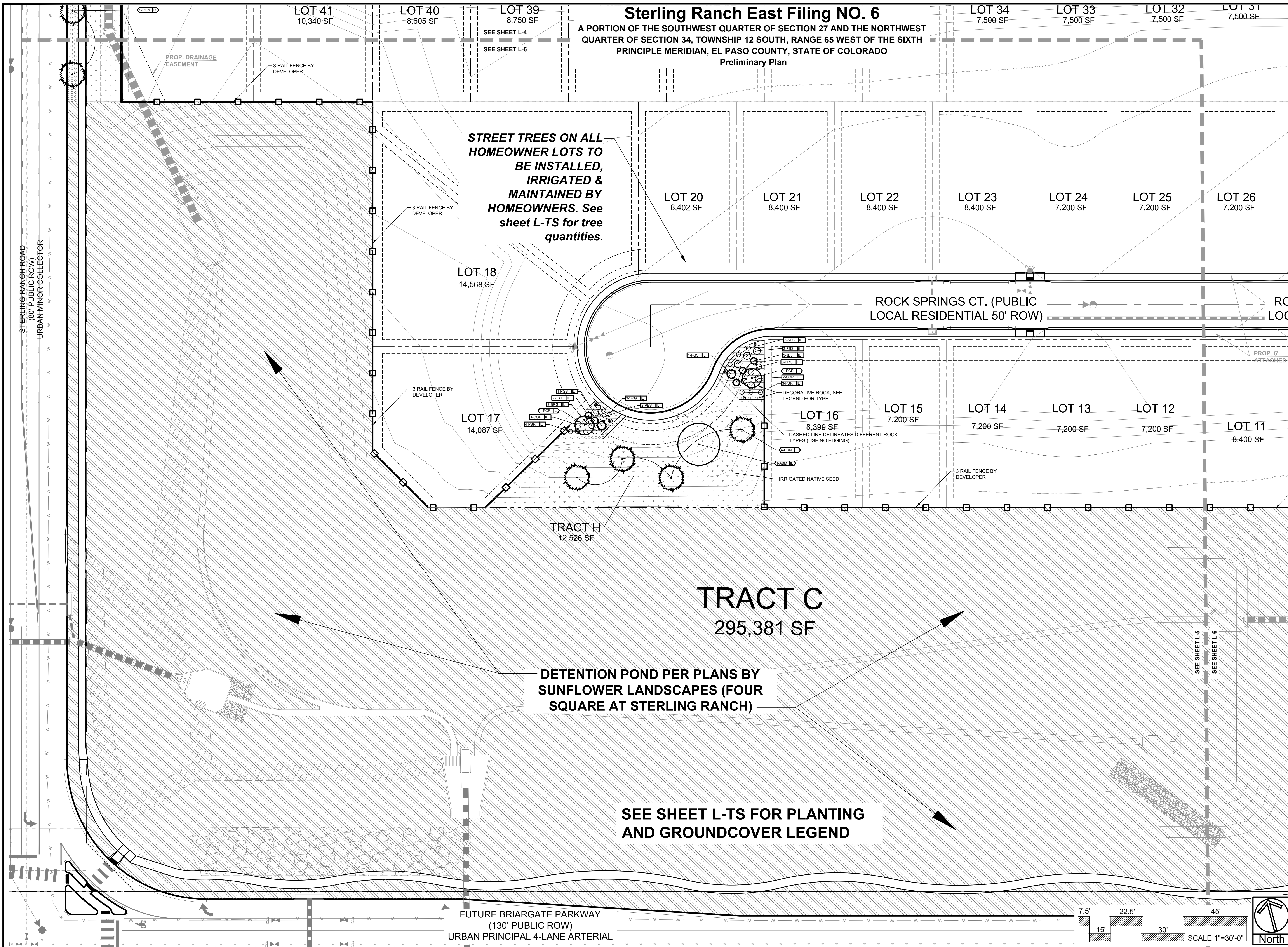
DATE	REVISION DESCRIPTION
1/10/2025	Clarity comment revisions
3/13/2024	County comment revisions

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STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
EL PASO COUNTY

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Sterling Ranch East Filing NO. 6

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Preliminary Plan

LOT 25 7,200 SF
LOT 26 7,200 SF
LOT 27 7,200 SF
LOT 28 9,150 SF

LOT 171 7,200 SF
LOT 182 7,200 SF

LOT 192 6,000 SF

LOT 193 6,000 SF

LOT 194 6,000 SF

LOT 195 6,000 SF

LOT 196 6,000 SF

LOT 197 6,000 SF

LOT 198 7,950 SF

LOT 12 7,200 SF
LOT 11 8,400 SF
LOT 10 7,200 SF
LOT 9 7,950 SF

LOT 172 6,000 SF
LOT 181 6,000 SF

LOT 173 6,000 SF

80 SF

LOT 174 7,200 SF

LOT 179 7,200 SF

LOT 175 7,200 SF

LOT 178 7,200 SF

LOT 176 7,950 SF

LOT 177 7,950 SF

LOT 8 8,855 SF

LOT 7 15,772 SF

LOT 6 13,753 SF

LOT 5 7,594 SF

LOT 4 6,250 SF

LOT 3 6,250 SF

LOT 2 8,300 SF

LOT 1 8,300 SF

TRACT B 12,150 SF

TRACT A 1,650 SF

STREET TREES ON ALL HOMEOWNER LOTS TO BE INSTALLED, IRRIGATED & MAINTAINED BY HOMEOWNERS. See sheet L-TS for tree quantities.

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

ROCK SPRINGS CT. (PUBLIC LOCAL RESIDENTIAL 50' ROW)

EVANSTON PLACE (URBAN LOCAL 50' ROW)

SIoux FALLS WAY (URBAN LOCAL 50' ROW)

RAPID CITY PLACE (URBAN LOCAL 50' ROW)

FUTURE BRIARGATE PARKWAY (130' PUBLIC ROW) URBAN PRINCIPAL 4-LANE ARTERIAL

BOUNDARY UNPLATTED



DATE	REVISION DESCRIPTION
1/10/2025	Clarity comment revisions.
3/13/2025	County comment revisions.

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STERLING RANCH EAST
FILING 6
STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
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JOB NUMBER 2747-0924

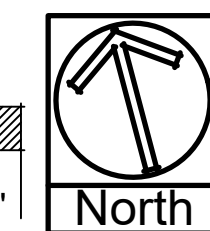
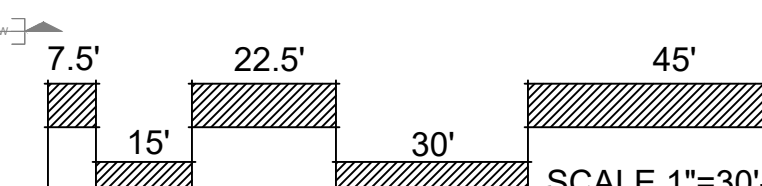
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FINAL LANDSCAPE PLAN

SHEET # L-6

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DASHED LINE DELINEATES DIFFERENT ROCK TYPES (USE NO EDGING)
DECORATIVE ROCK, SEE LEGEND FOR TYPE

SEE SHEET L-5
SEE SHEET L-6

PROP. 5' ATTACHED SIDEWALK

3 RAIL FENCE BY DEVELOPER

3 RAIL FENCE BY DEVELOPER

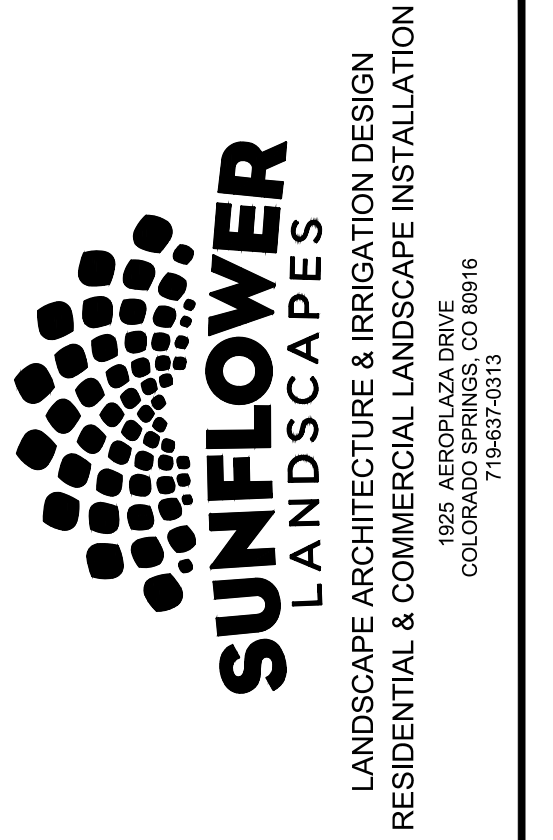
SLOT WALL BY DEVELOPER, TYPE TBD.

IRRIGATED NATIVE SEED

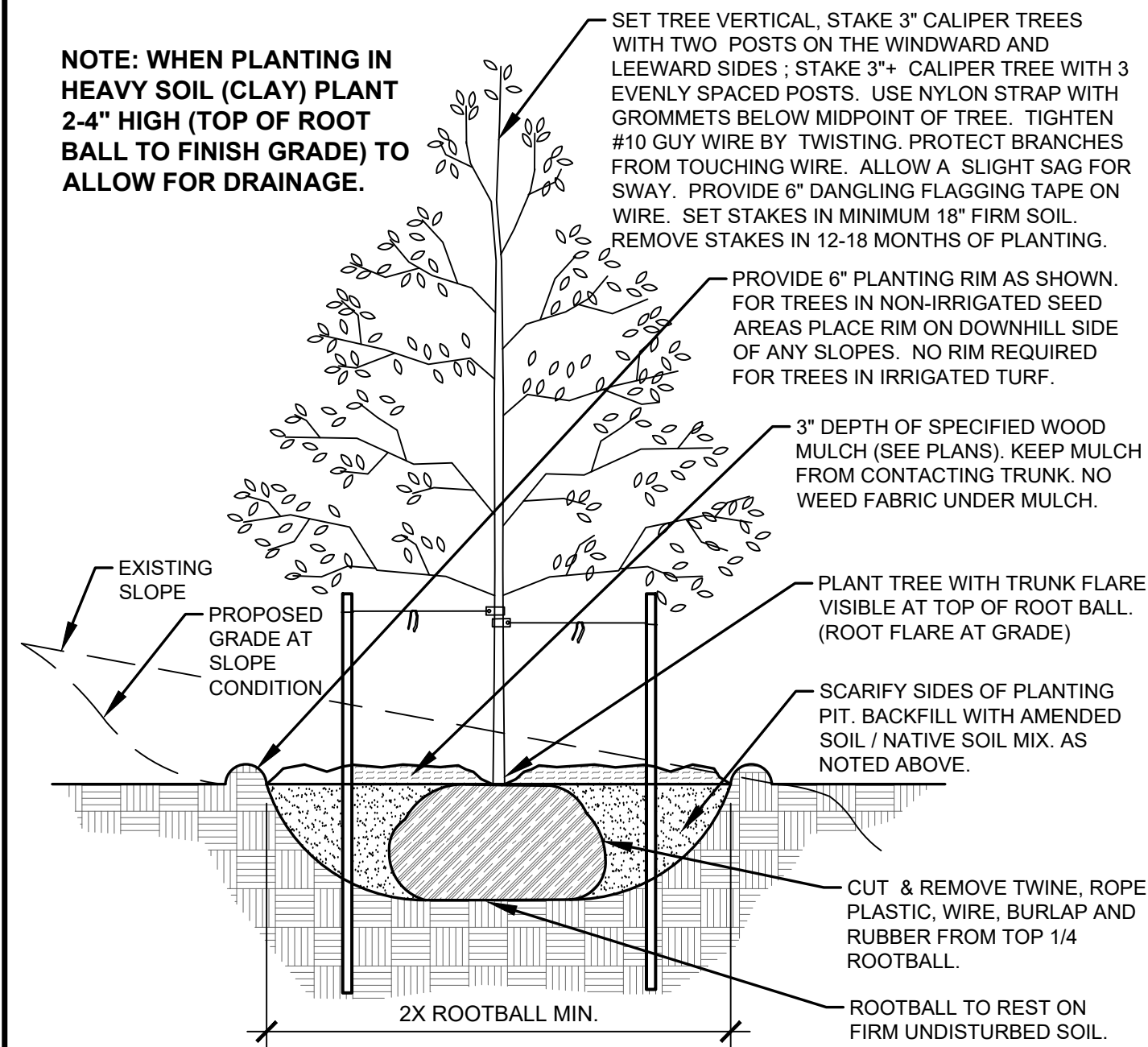
SLOT WALL BY DEVELOPER, TYPE TBD.

SPEED / SIGHT LINE ALL SHRUBS AND PLANTS NO HIGHER THAN 30" IN HEIGHT.

Sterling Ranch East Filing NO. 6
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
 Preliminary Plan

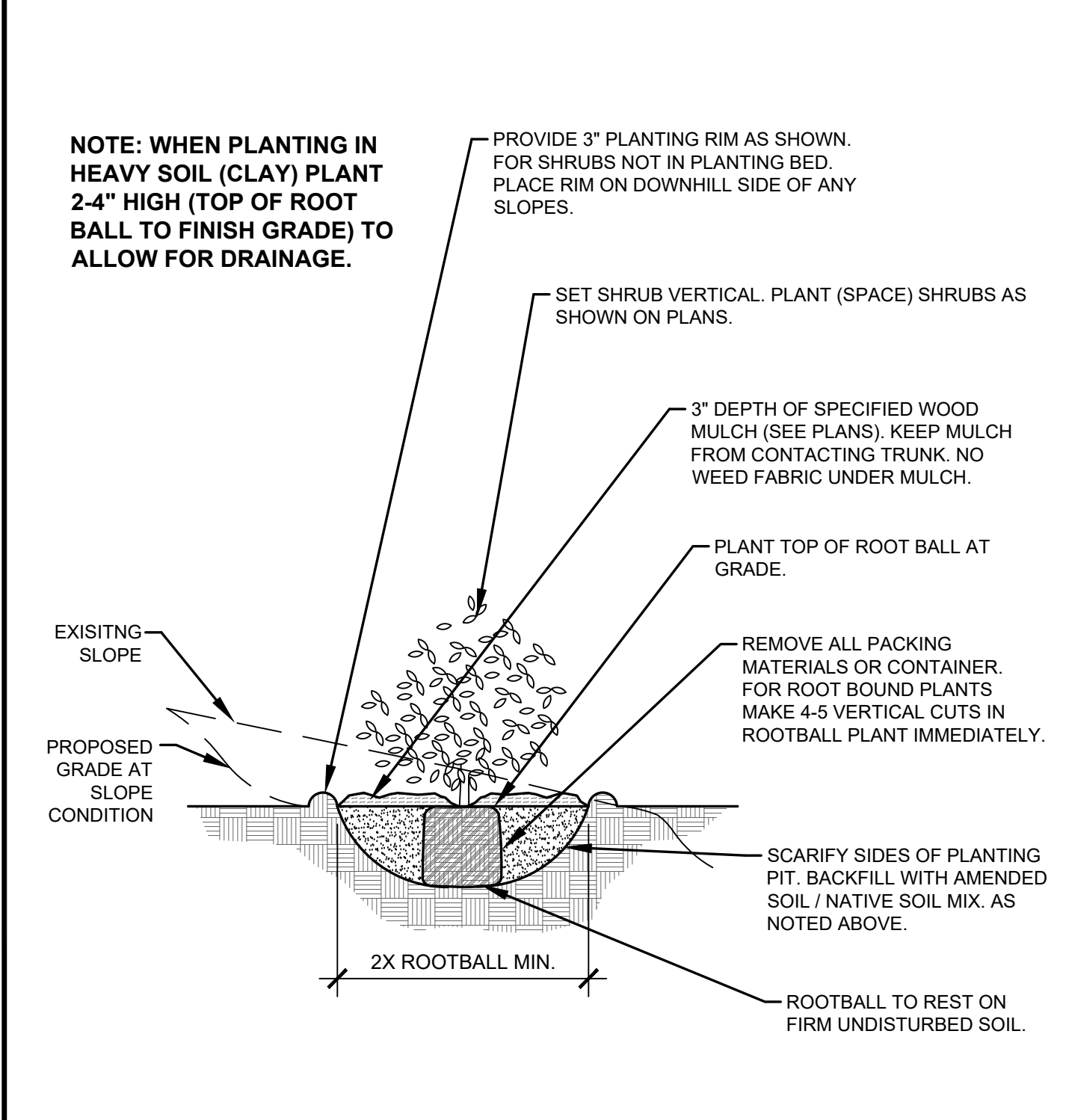


- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT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



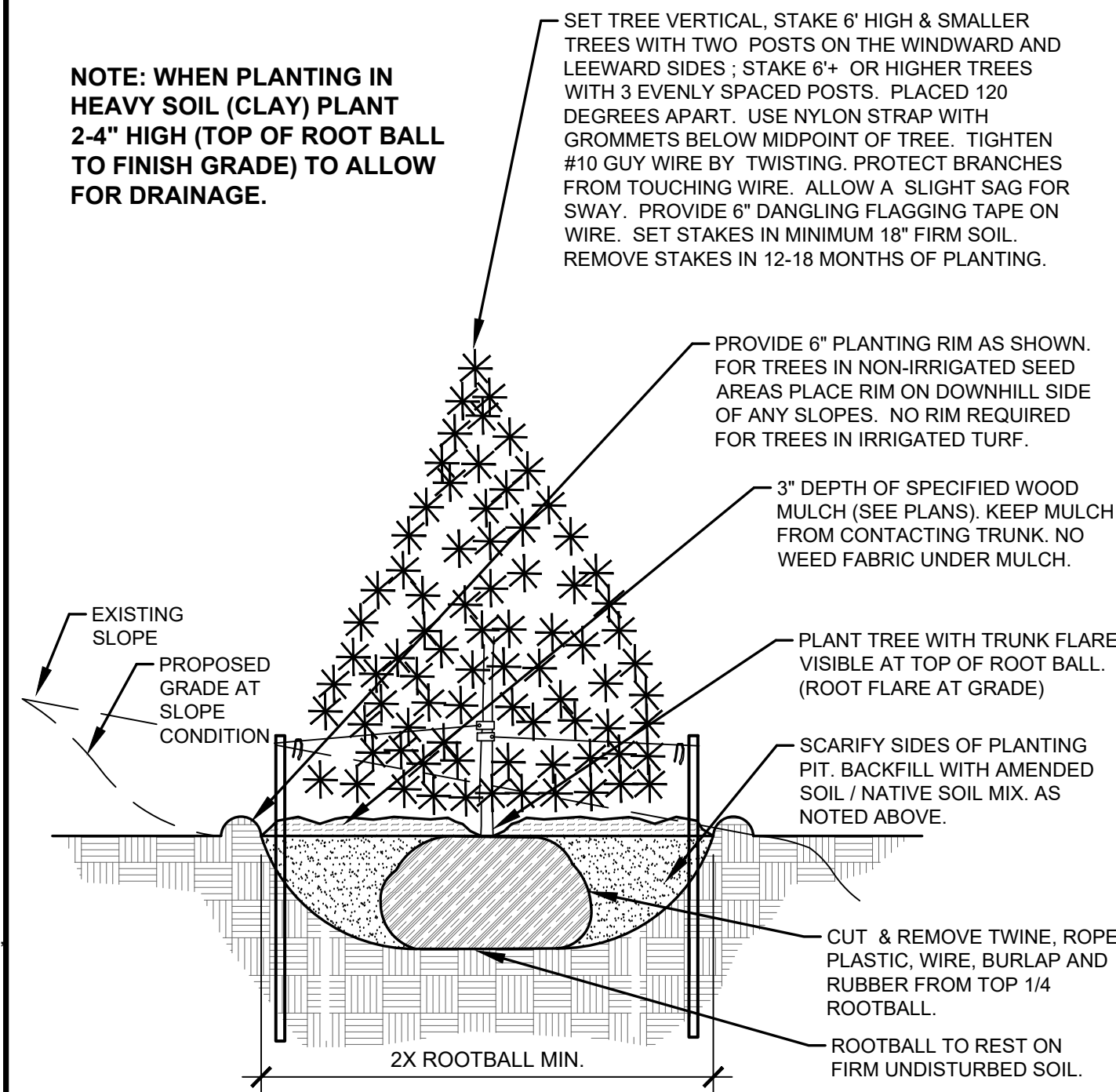
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 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.



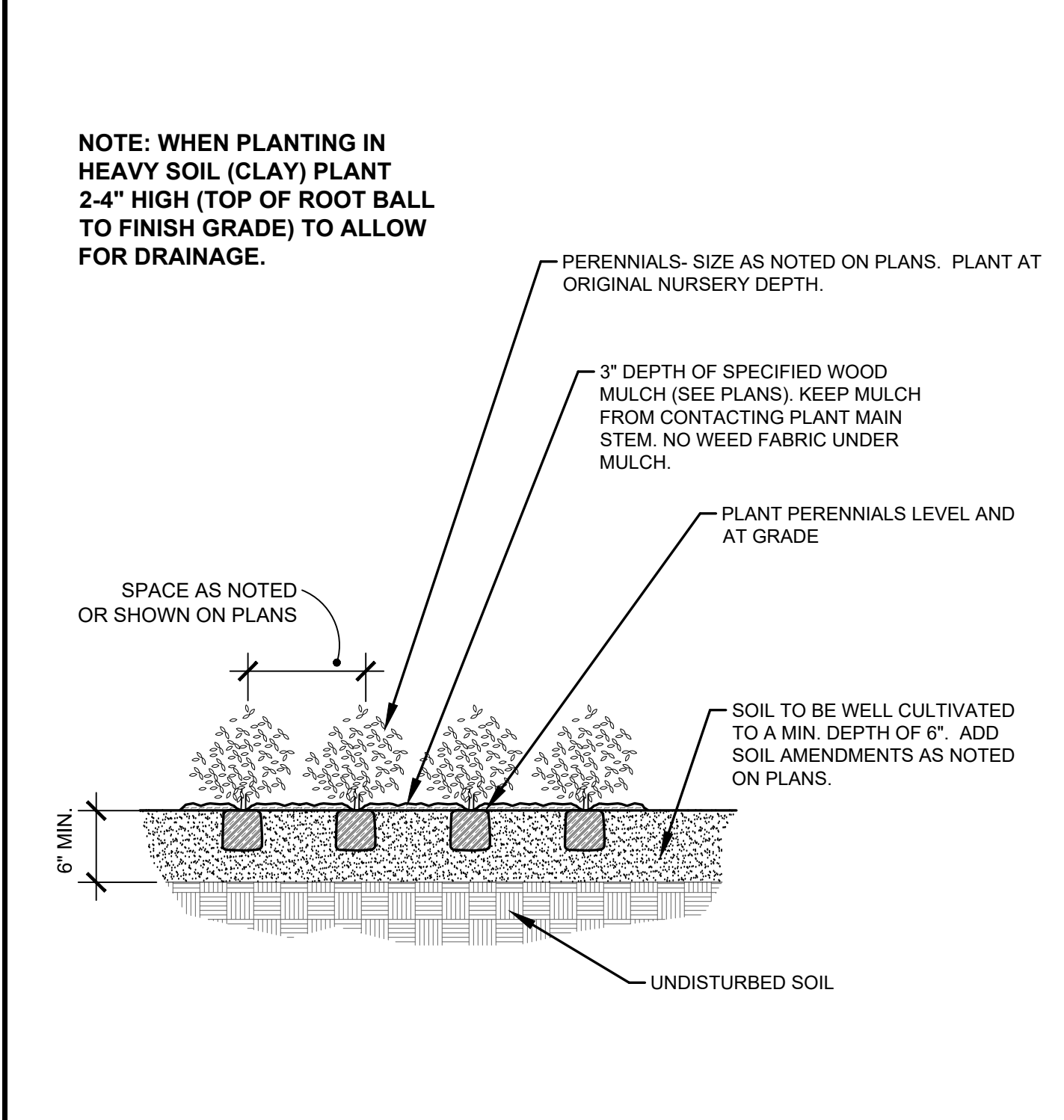
C SHRUB PLANTING DETAIL
NOT TO SCALE

- 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 9" 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 OWNERS 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 FILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 5" 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.
 - TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.
- 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 PERMETHRIN
 -- 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 CONVERSATION DISTRICT LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS:
- WHEATGRASS: WESTERN 24%
 - GRAMA, BLUE 20%
 - BUFFALOGRASS 18%
 - GRAMA, SIDECATS 13%
 - GREEN NEEDLEGRASS 6%
 - DROPSSEED, SAND 15%
- 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.

DATE	REVISION DESCRIPTION
1/10/2025	Clarity comment revisions.
3/13/2024	Clarity comment revisions.

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



STERLING RANCH EAST
 FILING 6
 STERLING RANCH ROAD AND BANNING LEWIS RANCH PARKWAY
 EL PASO COUNTY

JOB NUMBER
2747-0924

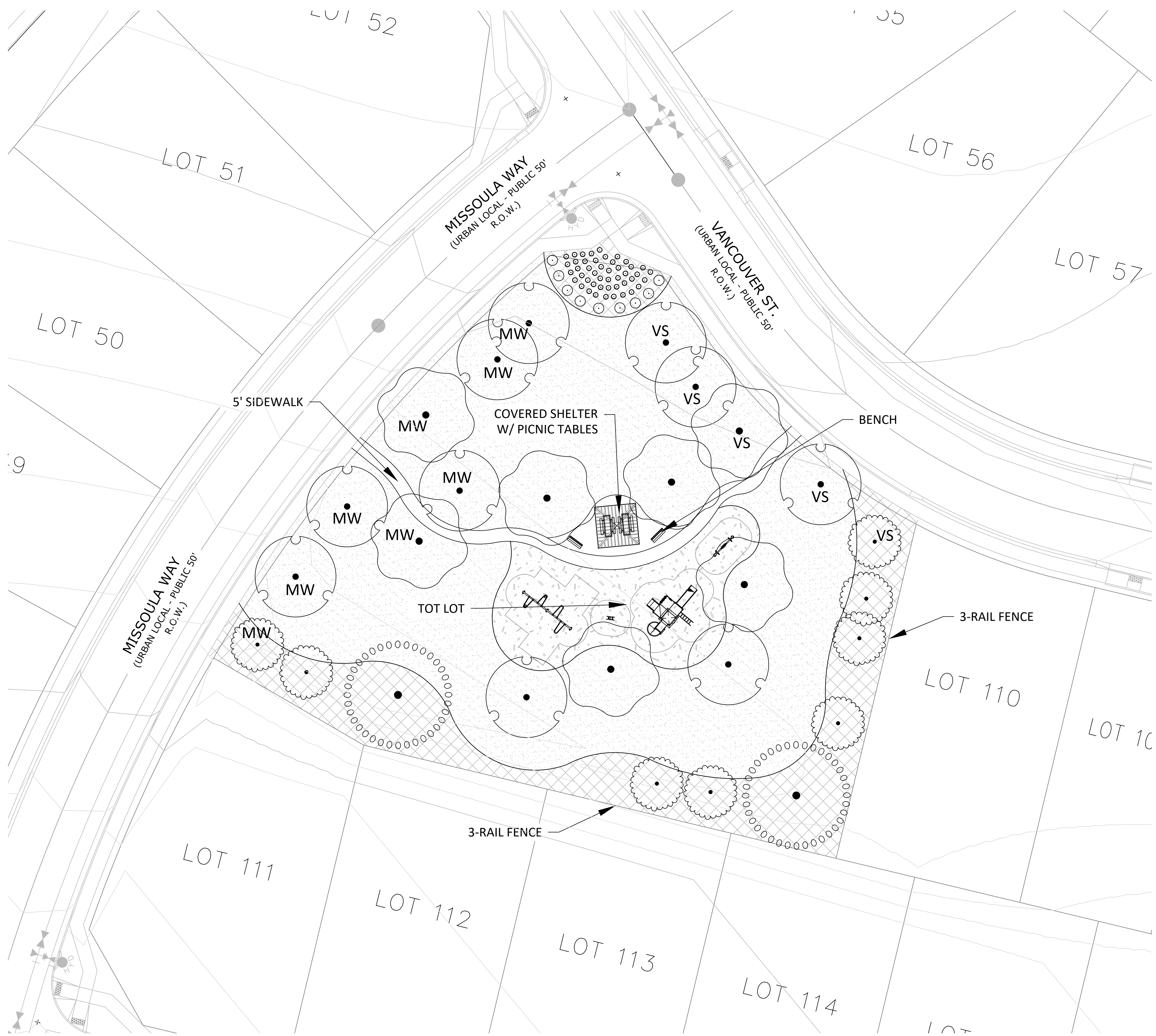
DATE
 9/26/2024

DRAWN BY
 MB

DRAWING DESCRIPTION
PLANTING DETAILS & NOTES

SHEET #
L-7

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GROUNDCOVER LEGEND

CONCEPT PLANT SCHEDULE

	CEDAR WOOD MULCH	3,530 sf
	TALL FESCUE SOD	23,437 sf
	ROCK MULCH	7,695 sf



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Colorado Springs, CO 80903
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Fax 719.471.0267
www.nescolorado.com
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STERLING RANCH EAST FILING NO.6

PRELIMINARY LANDSCAPE PLAN
PROJECT ADDRESS

OTHER INFO
DATE: 10/08/2024
PROJECT MGR: A.BARLOW
PREPARED BY: A.LANGHANS

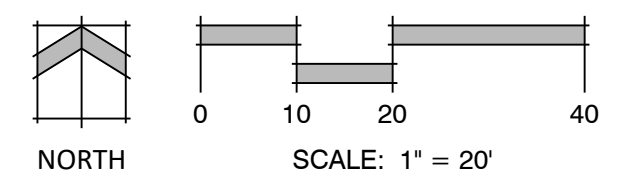
ISSUE TYPE

DATE:	BY:	DESCRIPTION:
ISSUE.1	BY	DESCRIPTION

LANDSCAPE PLAN

18 OF 19

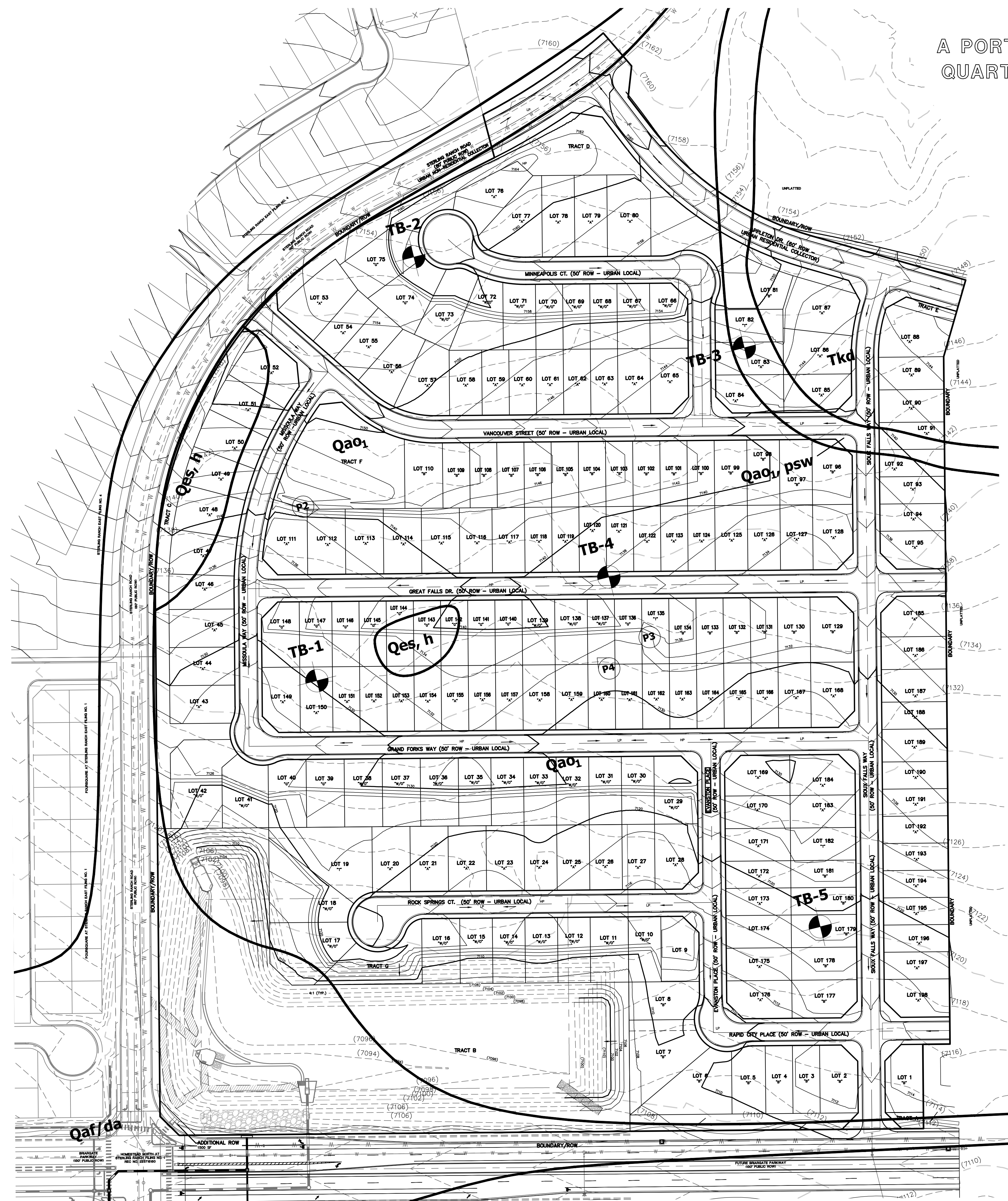
CPC #



STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

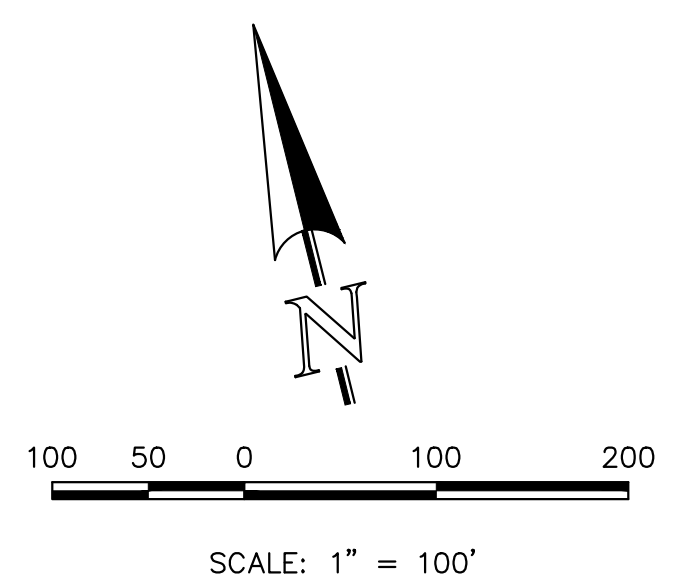


LEGEND

- Qaf - ARTIFICIAL FILL OF HOLOCENE AGE:
MAN PLACED FILL DEPOSITS AND FILL STOCKPILES
- Qes - EOLIAN SAND OF HOLOCENE AND PLEISTOCENE AGE:
WIND BLOWN SAND DEPOSITS
- Qao1 - OLD ALLUVIUM ONE LATE-MIDDLE PLEISTOCENE AGE:
TERRACE DEPOSITED SANDS AND GRAVELS
- Tkd - DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE:
ARKOSIC SANDSTONE WITH INTERBEDDED CLAYSTONE AND SILTSTONE
- da - DISTURBED AREA
- h - HYDROCOMPACTION
- psw - POTENTIAL SEASONALLY SHALLOW GROUNDWATER AREA

REFERENCE:

SOILS AND GEOLOGY STUDY
PRELIMINARY PLAN STERLING RANCH EAST
FILING NO. 6
EL PASO COUNTY, CO
PREPARED BY
ENTECH ENGINEERING, INC.
DATED SEPTEMBER 24, 2024



PCD NO.



STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
GEOLOGIC CONSTRAINTS MAP



DESIGNED BY	MAW	SCALE	DATE	8/29/24
DRAWN BY	KES	(H) 1" = 100'	SHEET	19 OF 19
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.60

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(719) 785-0799 (Fax)

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