

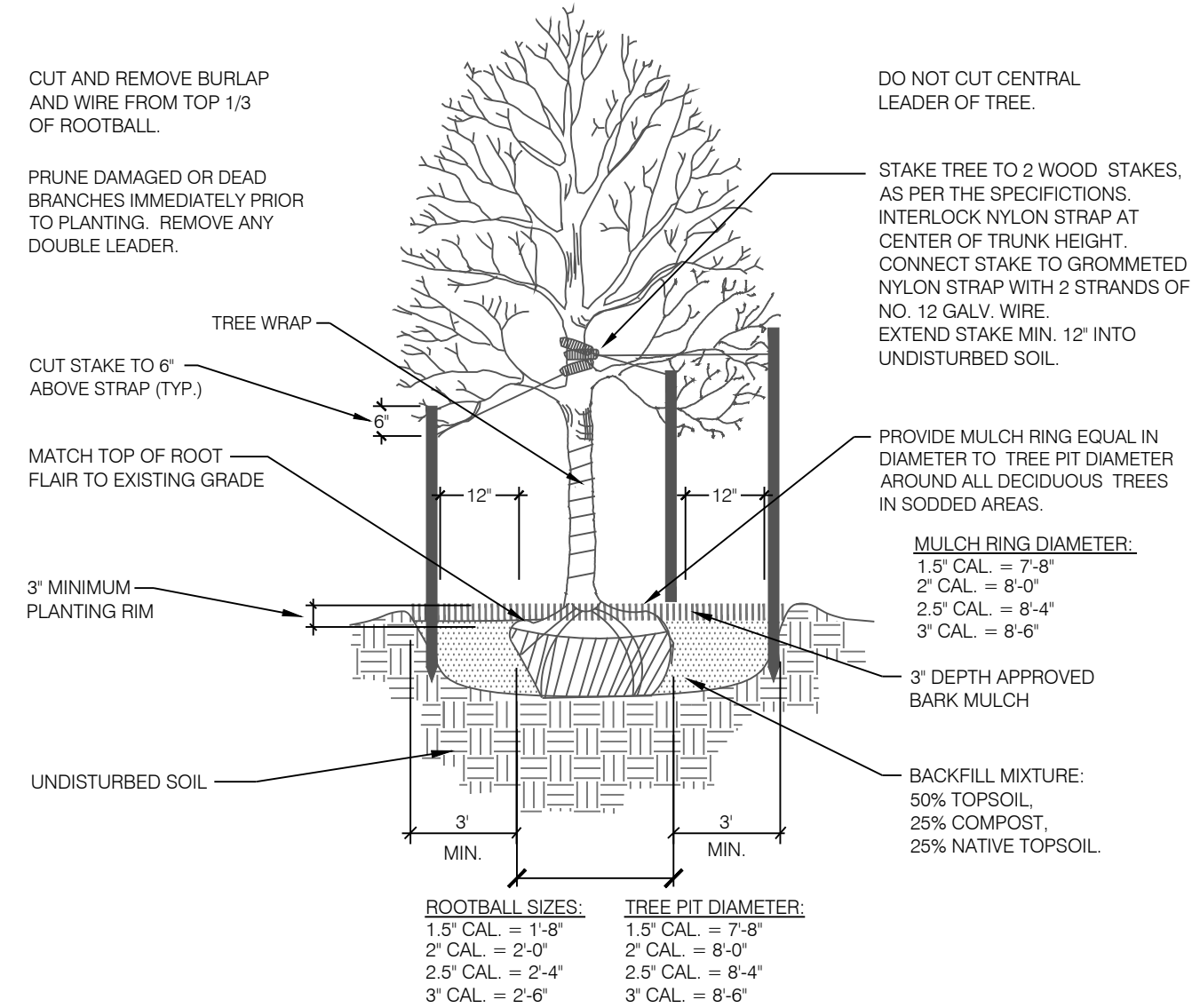
STERLING RANCH FILING 4

LANDSCAPE PLAN

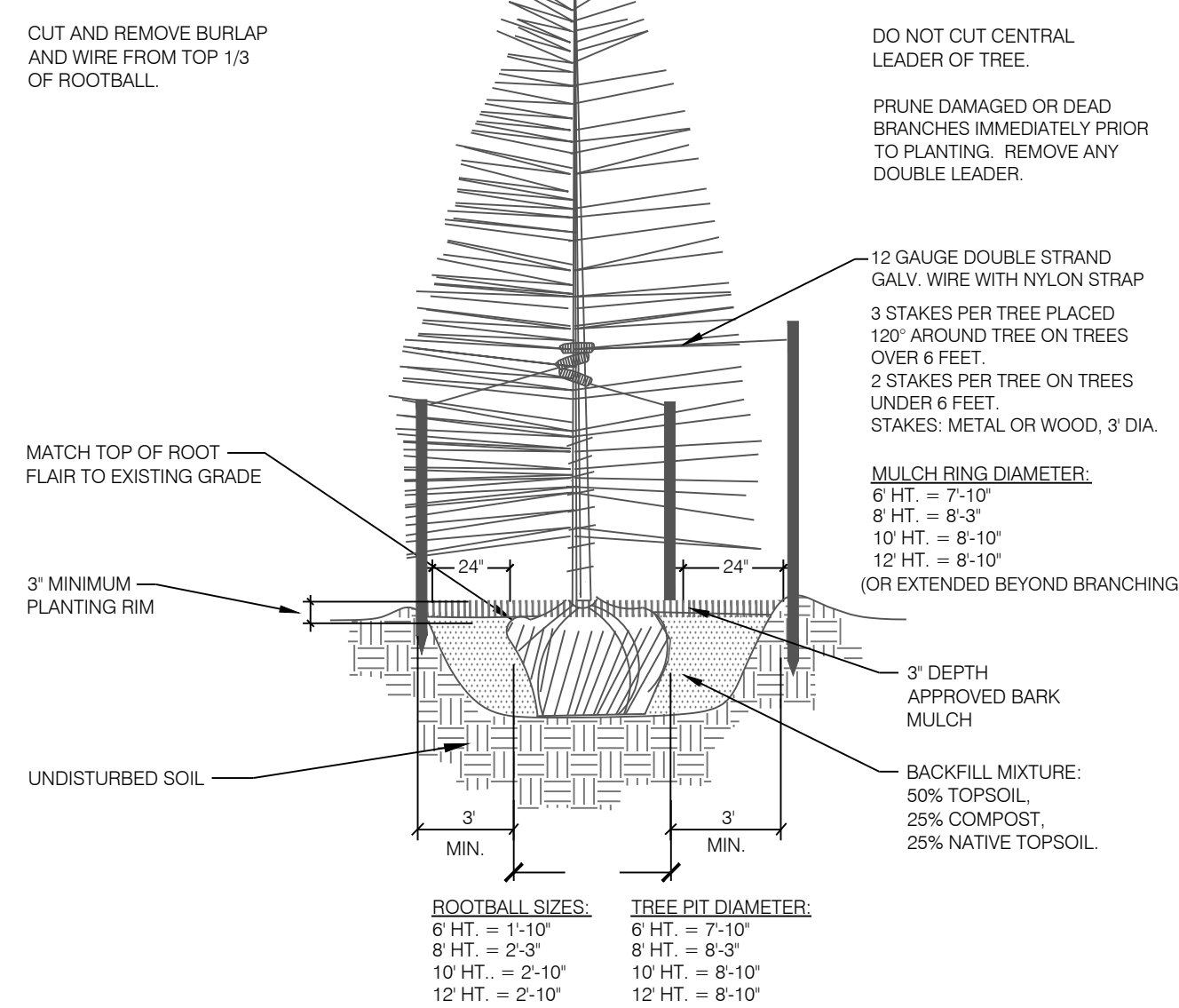
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LANDSCAPE NOTES

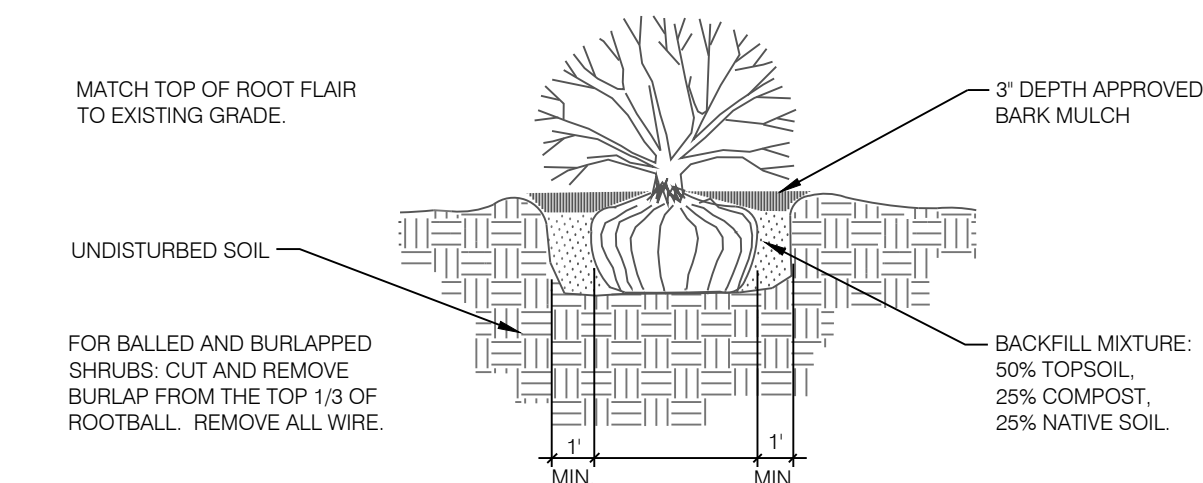
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.



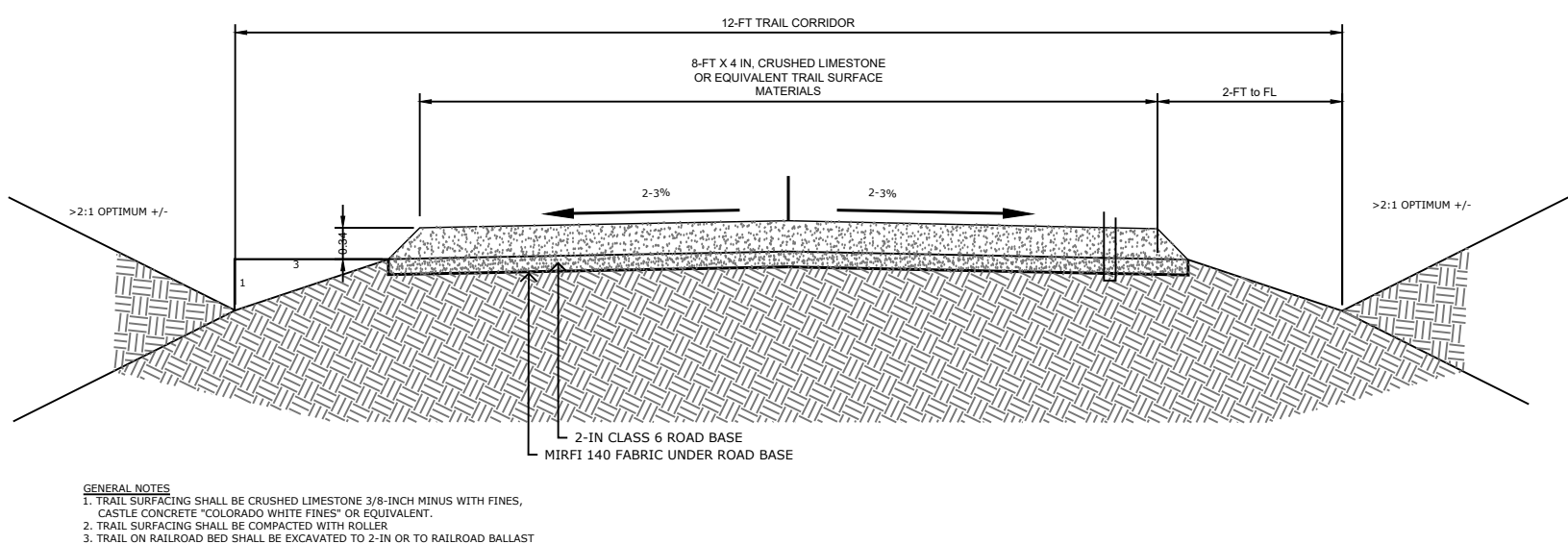
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



4 EL PASO COUNTY TIER 1 TRAIL DETAIL
SCALE: N.T.S.

LANDSCAPE SETBACKS & BUFFERS

SETBACKS		CLASSIFICATION		SETBACK DEPTH		LINEAR	
PLAN	STREET NAME/			REQ.	PROV.	FOOTAGE	TREE/FEET REQUIRED
ABREV	ZONE BOUNDARY						
MR	MARKSHEFFL ROAD	PRINCIPAL ARTERIAL		25'	25'	2,069'	1/20'
SR	STERLING RANCH ROAD	NON-ARTERIAL		10'	10'	2,238	1/30'

NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
MR	104	47	--	--	--	75%	75%
SR	75	60	--	--	--	75%	75%

BUFFERS		BUFFER DEPTH		LINEAR		LENGTH OF		% LIVE GROUND PLANE	
PLAN	STREET NAME/								
ABREV	ZONE BOUNDARY	REQ.	PROV.	FOOTAGE	FENCE PROV.	REQ.	PROV.		
IN	INDUSTRIAL NORTH	15'	20'	697'		75%	75%		
RS	RESIDENTIAL SOUTH	15'	50'	947'		75%	75%		
PS	PUD SOUTH	15'	50'	752'		75%	75%		

NO. OF TREES (1/20')		EVERGREEN TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.	
REQ.	PROV.	REQ.(50%)	PROV.	REQ.	PROV.	REQ.	PROV.
IN	24	24	12	20	--	--	--
RS	32	32	16	28	--	--	--
PS	25	0	13	0	--	--	--

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
DECIDUOUS TREES						
	6	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	12	Celtis occidentalis / Common Hackberry	60'	50'	2" Cal.	B&B
	3	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
	19	Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B
EVERGREEN TREES						
	12	Pinus contorta latifolia / Lodgepole Pine	70'	15'	6' HT	B&B
	31	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B
	14	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B
	4	Pinus ponderosa / Ponderosa Pine	80'	40'	6' HT	B&B
ORNAMENTAL TREE						
	7	Prunus americana / American Plum	20'	10'	1" Cal.	B&B
	13	Prunus virginiana / Chokecherry	15'	10'	1" CAL.	B&B
	4	Pyrus calleryana / Callery Pear	30'	25'	1" CAL.	B&B
SHRUBS						
	21	Berberis koreana / Korean Barberry	6'	6'	5 GAL	CONT
	25	Cornus sericea / Redoisier Dogwood	8'	8'	5 GAL	CONT
	18	Cotoneaster apiculatus / Coral Beauty Cotoneaster	1.5'	5'	5 GAL	CONT
	19	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
	15	Pinus mugo 'Big Tuna' / Big Tuna Mugo Pine	8'	6'	5 GAL	CONT
	8	Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT
GRASSES						
	76	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	98	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT
	24	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT
GROUND COVER						
	31	Cerastium tomentosum / Snow In Summer	1'	1.5'	1 GAL	CONT

GROUND COVER SCHEDULE

	ROCK MULCH 3/4" ROCK	108,944 sf
	TALL FESCUE SOD	6,651 sf
	TALL NATIVE GRASS SR PH2 UPLAND NATIVE SEED MIX	298,720 sf
	DECOMPOSED GRANITE	11,594 sf
	ROCK COBBLE 2" - 4" ROCK	8,544 sf
	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	47,931 sf

It is not clear all the areas of landscape removal or changes based on what was submitted.

Clearly label what has been modified



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH FILING 4 LANDSCAPE PLAN

DATE: 06.25.2026
PROJECT MGR: A. ODOM
PREPARED BY: A. NETTER

FINAL LANDSCAPE PLAN MINOR MOD

DATE:	BY:	DESCRIPTION:

LANDSCAPE COVER, NOTES, & DETAILS

1

1 OF 2

STERLING RANCH FILING 4
LANDSCAPE PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 S
THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER
TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL ME

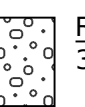
EST QUARTER OF
TION 5, ALL IN
F COLORADO

In regard to the Sterling Ranch Road landscape which is the communities main thoroughfare thus impacting the overall community. Please provide an alternative and justify said alternative or meet the Code. This was not previously discussed with staff.

As approved.

as approved.

GROUND COVER SCHEDULE

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STERLING RANCH
FILING 4
LANDSCAPE PLAN

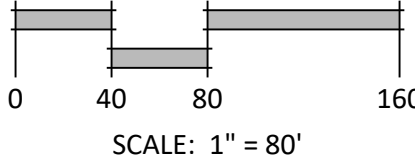
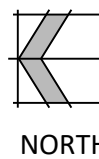
DATE: 06.25.2026
PROJECT MGR: A. ODOM
PREPARED BY: A. NETTER

FINAL LANDSCAPE
PLAN MINOR MOD

LANDSCAPE PLAN

2

2 OF 2



V1_Landscape Plan.pdf Markup Summary

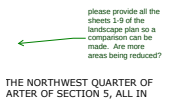
dsdparsons (7)



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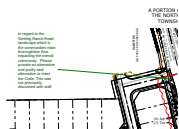
It is not clear all the areas of landscape removal or changes based on what was submitted.

Clearly label what has been modified



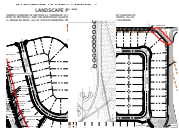
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Layer:
Space:

please provide all the sheets 1-9 of the landscape plan so a comparison can be made. Are more areas being reduced?



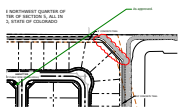
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Space:

In regard to the Sterling Ranch Road landscape which is the communities main thoroughfare thus impacting the overall community. Please provide an alternative and justify said alternative or meet the Code. This was not previously discussed with staff.



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As approved.



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Subject: Planner
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minor mod-Plan-2
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