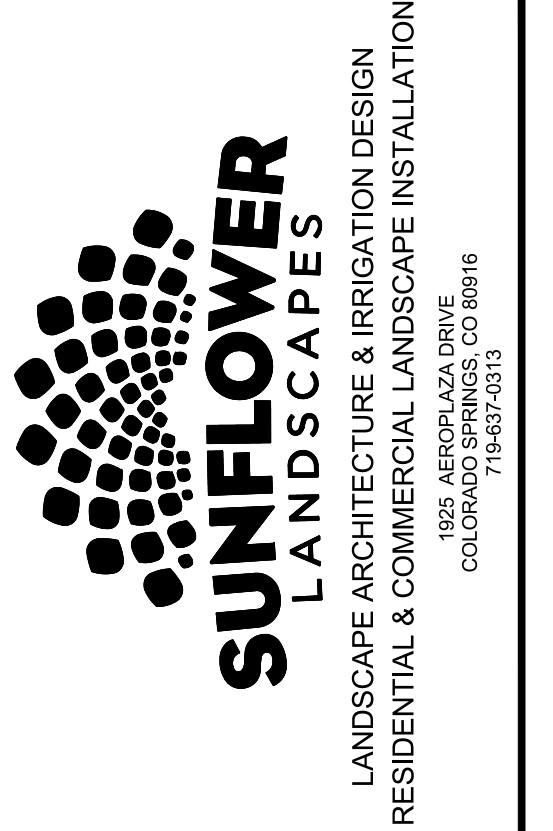


**Sterling Ranch East Filing NO. 6**  
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST  
 QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH  
 PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO  
 Preliminary Plan



DATE	REVISION DESCRIPTION
1/10/2025	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  
**TITLE SHEET**

SHEET #  
**L-TS**

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**NOTE: ALL INTERNAL STREET FRONTAGE THAT ARE NOT PART OF COMMON AREAS (TRACTS) TO BE LANDSCAPED BY INDIVIDUAL HOMEOWNERS PER HOA GUIDELINES.**

**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.)	Linear Req. / Prov.	Tree Req. / Ft. Footage	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
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%		

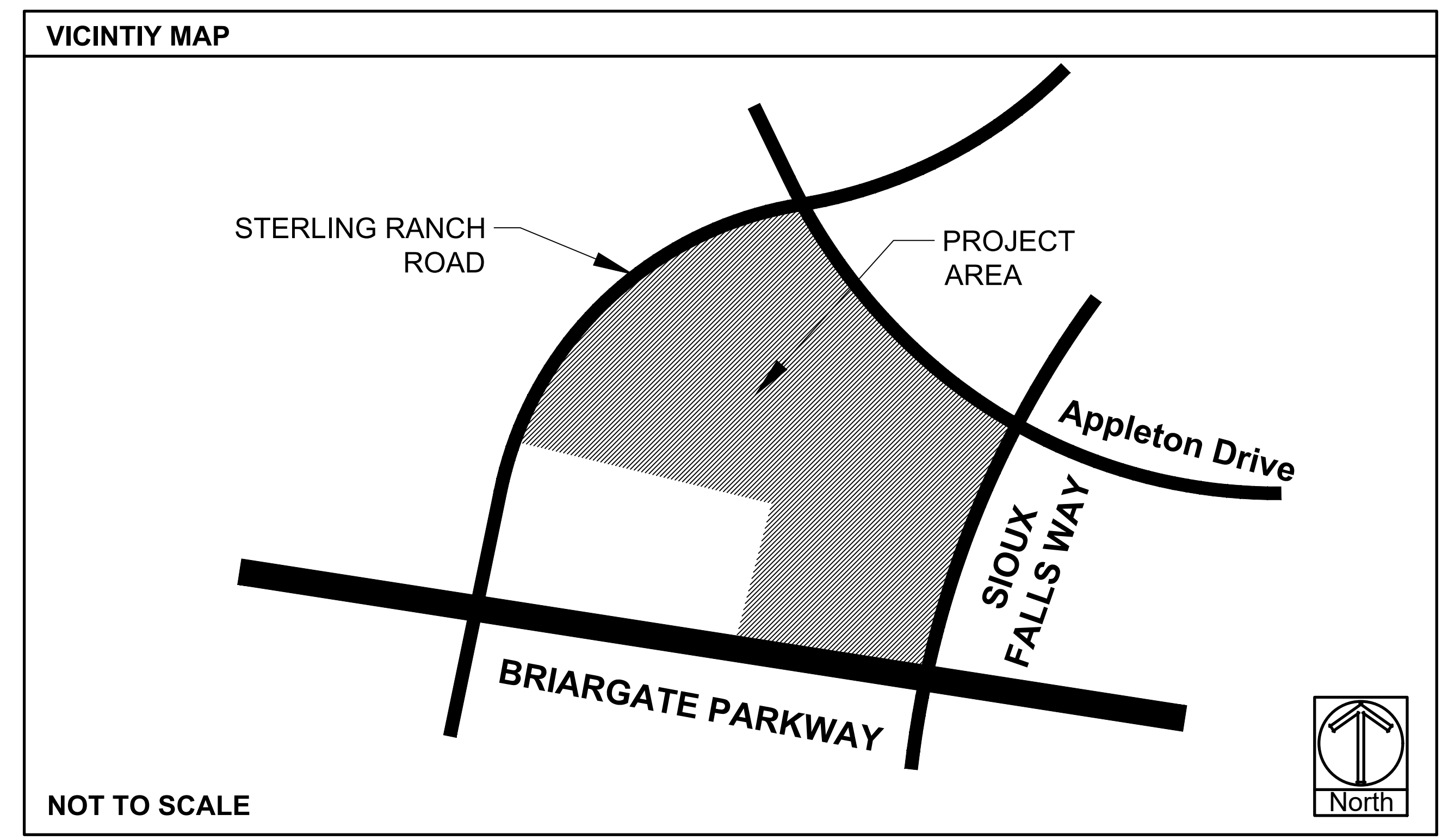
**PLANTING LEGEND**

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 (36"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
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
<b>EVERGREEN TREES</b>					
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
<b>DECIDUOUS SHRUBS</b>					
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, Vanhoutte	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
<b>EVERGREEN SHRUBS</b>					
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
<b>ORNAMENTAL GRASSES</b>					
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
<b>PERENNIALS</b>					
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
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	46,983 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	21,106 SF
	DECORATIVE BOULDER	38 TOTAL
	KENTUCKY BLUEGRASS SOD	12,245 SF
	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



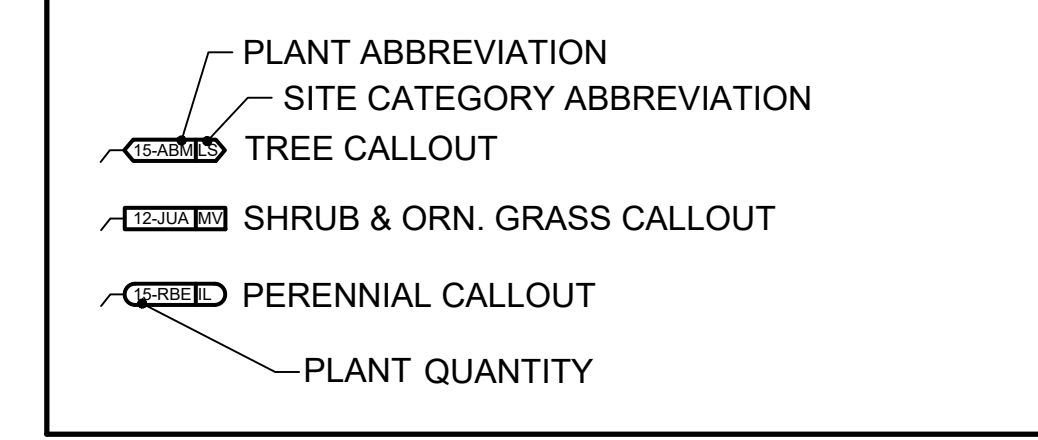


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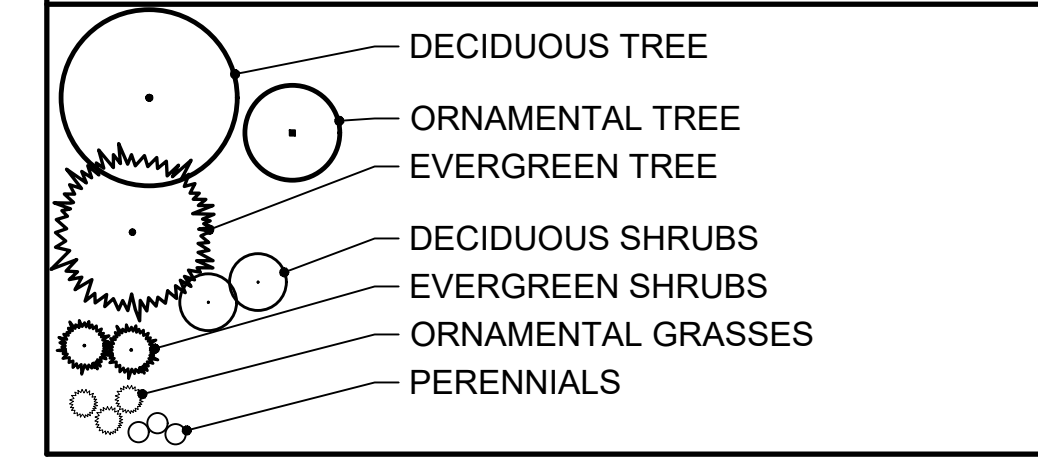


**SEE SHEET L-TS FOR PLANTING  
 AND GROUNDCOVER LEGEND**

**CALLOUT KEY**



**PLANT SYMBOL KEY**



**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 IS 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 1-800-482-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

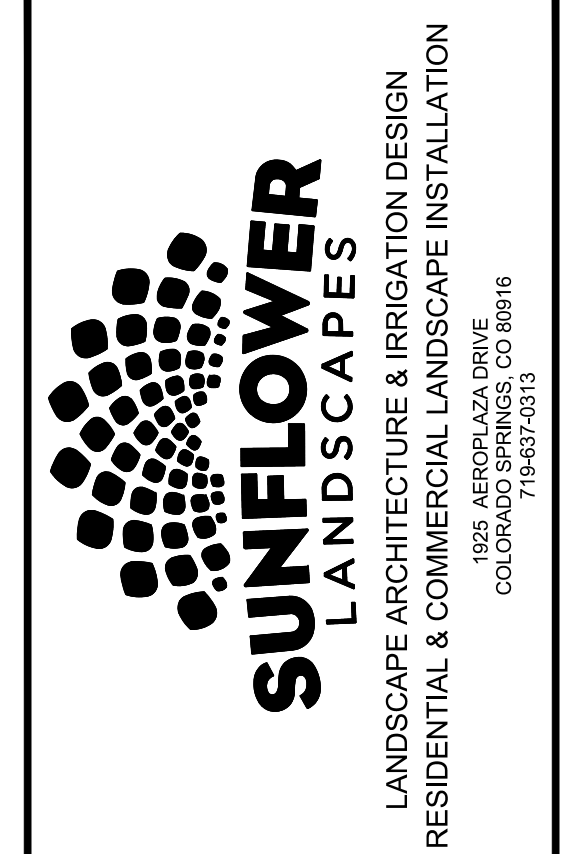
KEEP TREES 1' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 4' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

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.



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

JOB NUMBER  
**2747-0924**

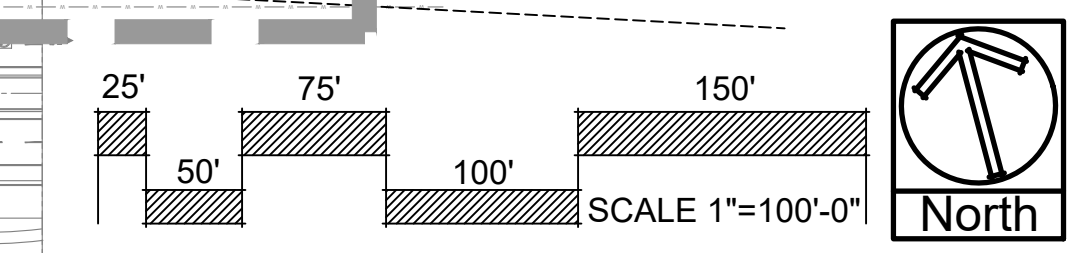
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 MB

DRAWING DESCRIPTION  
**FINAL  
 LANDSCAPE -  
 OVERALL PLAN**

SHEET #  
**L-1**

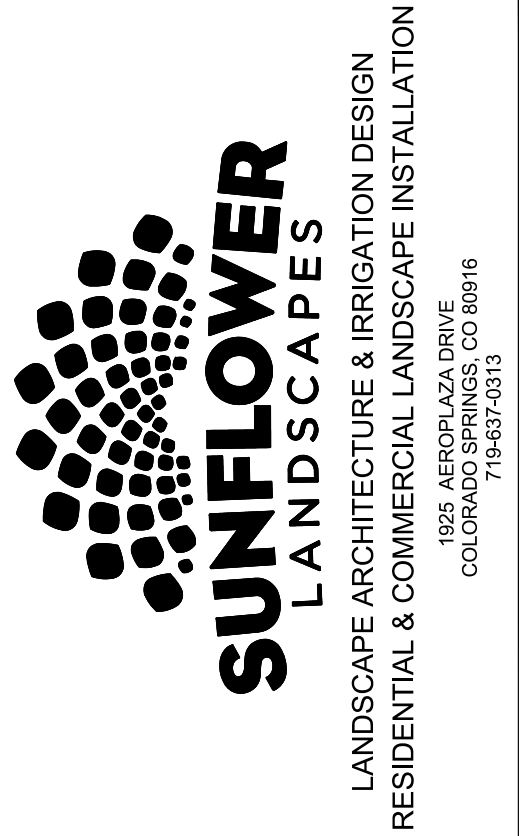
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# Sterling Ranch East Filing NO. 6

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  
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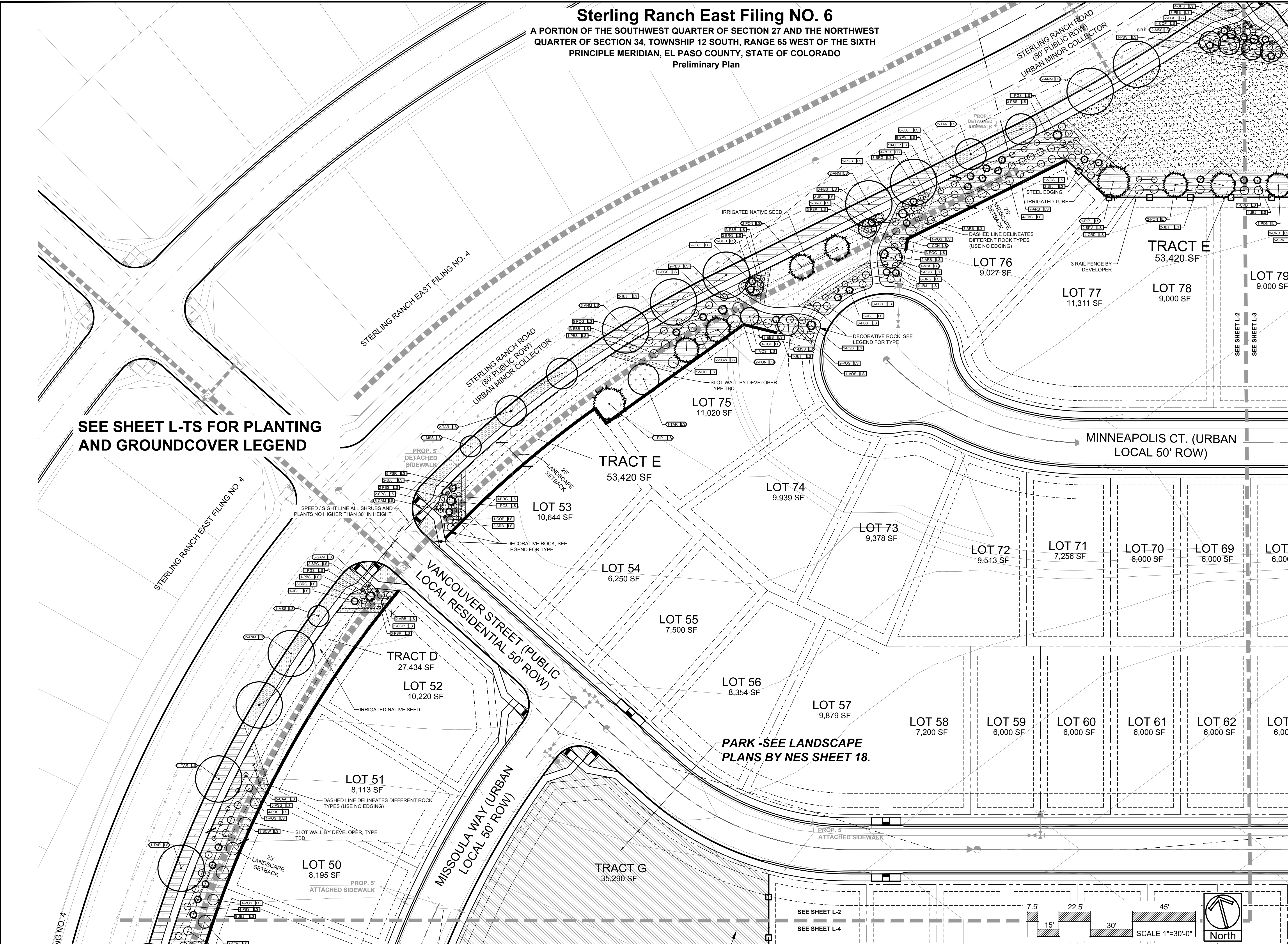
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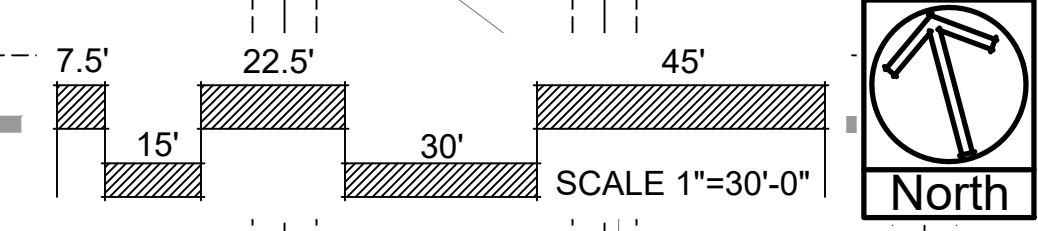
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DATE	9/26/2024
DRAWN BY	MB
DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-2

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SEE SHEET L-TS FOR PLANTING AND GROUND COVER LEGEND

SEE SHEET L-2  
 SEE SHEET L-4





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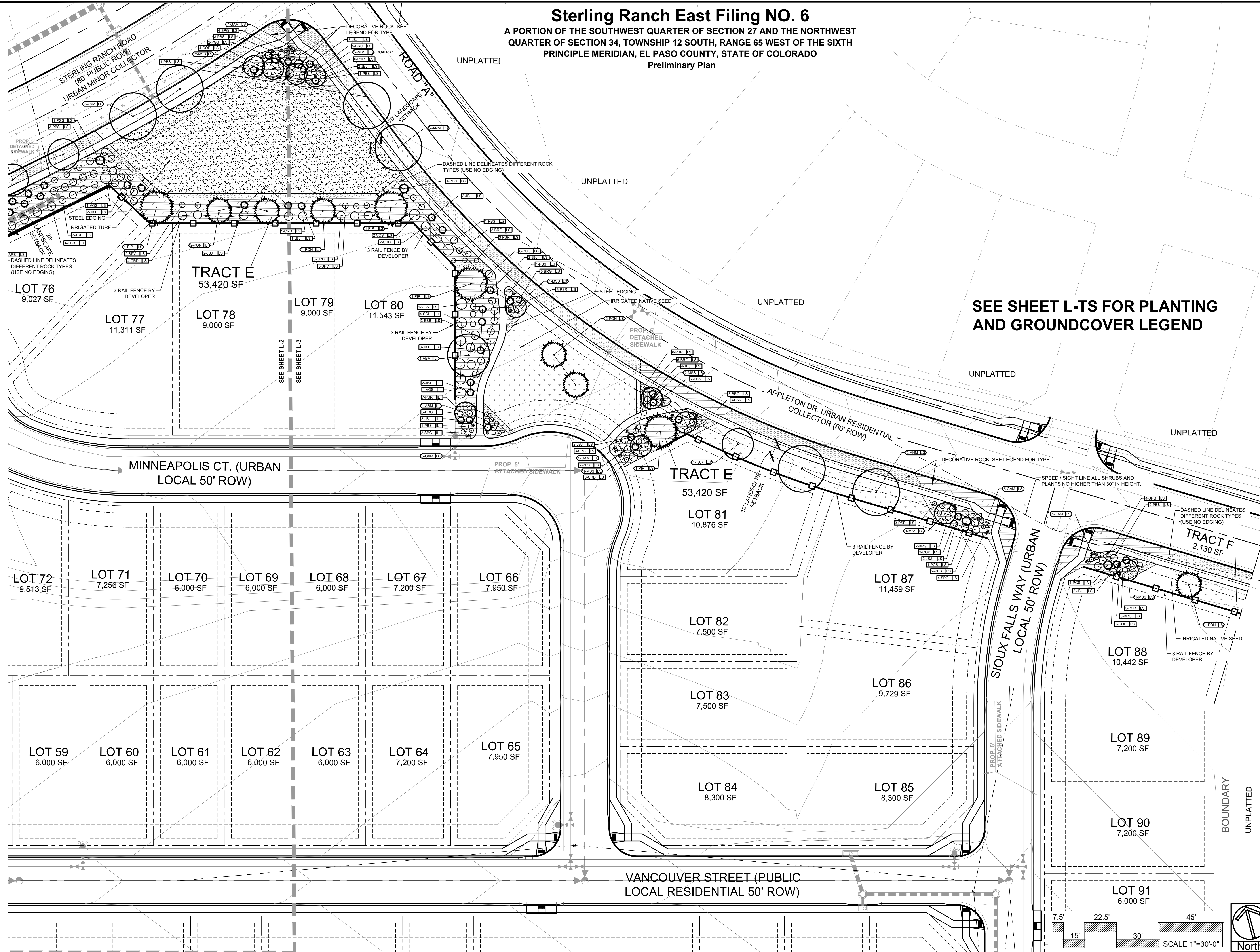
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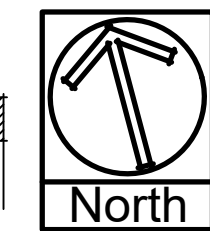
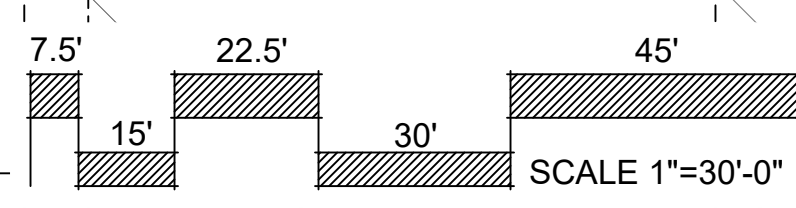


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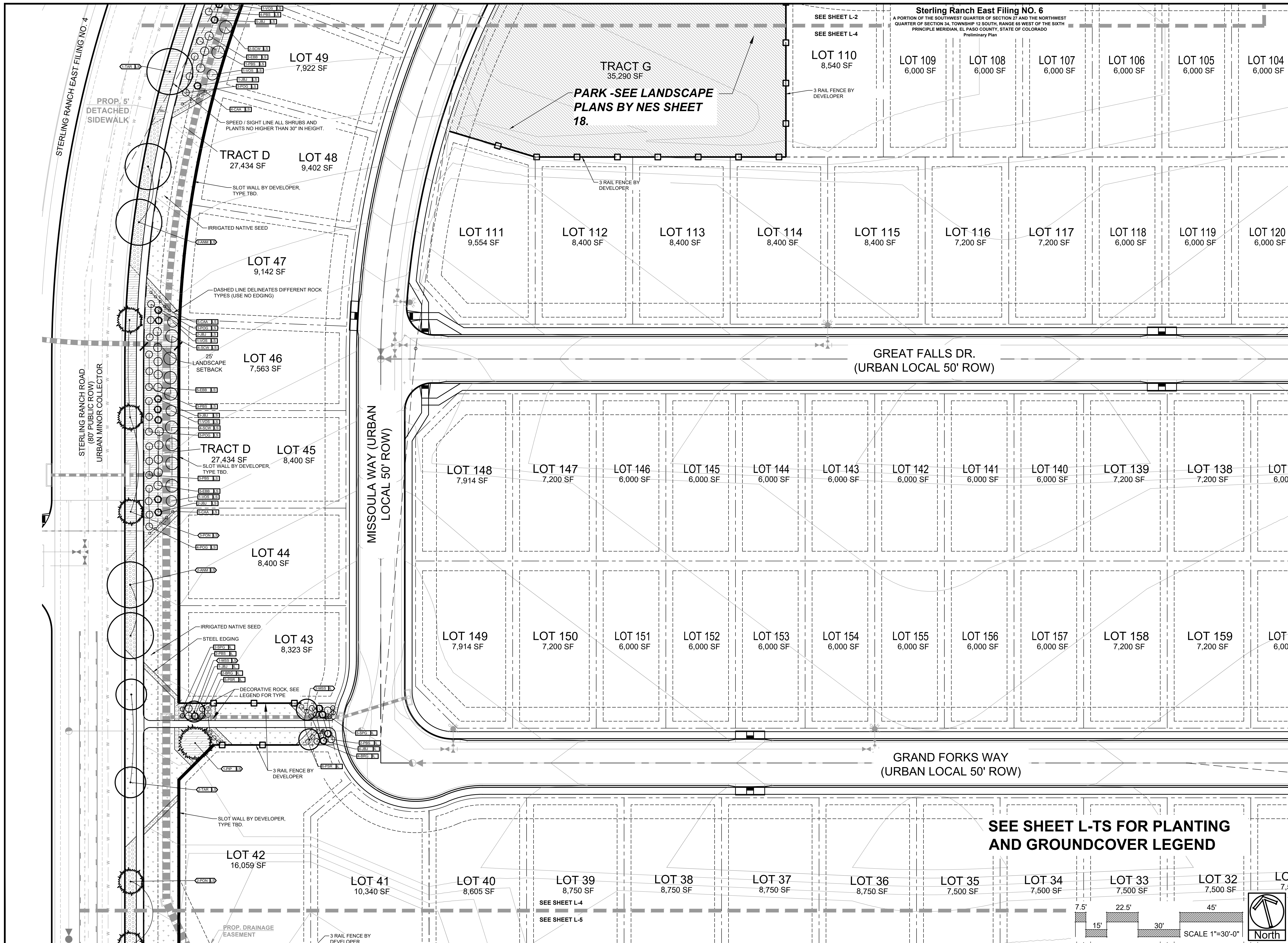
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DATE	9/26/2024
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DRAWING DESCRIPTION	FINAL LANDSCAPE PLAN
SHEET #	L-3



**SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND**







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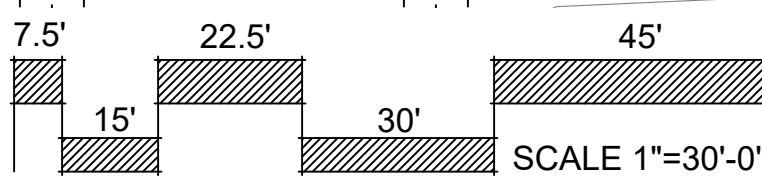
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SHEET #	L-4
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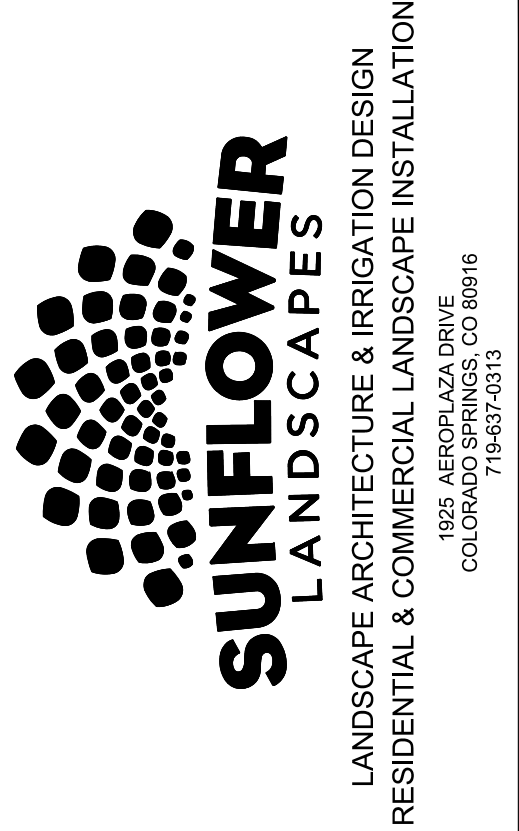
**SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND**





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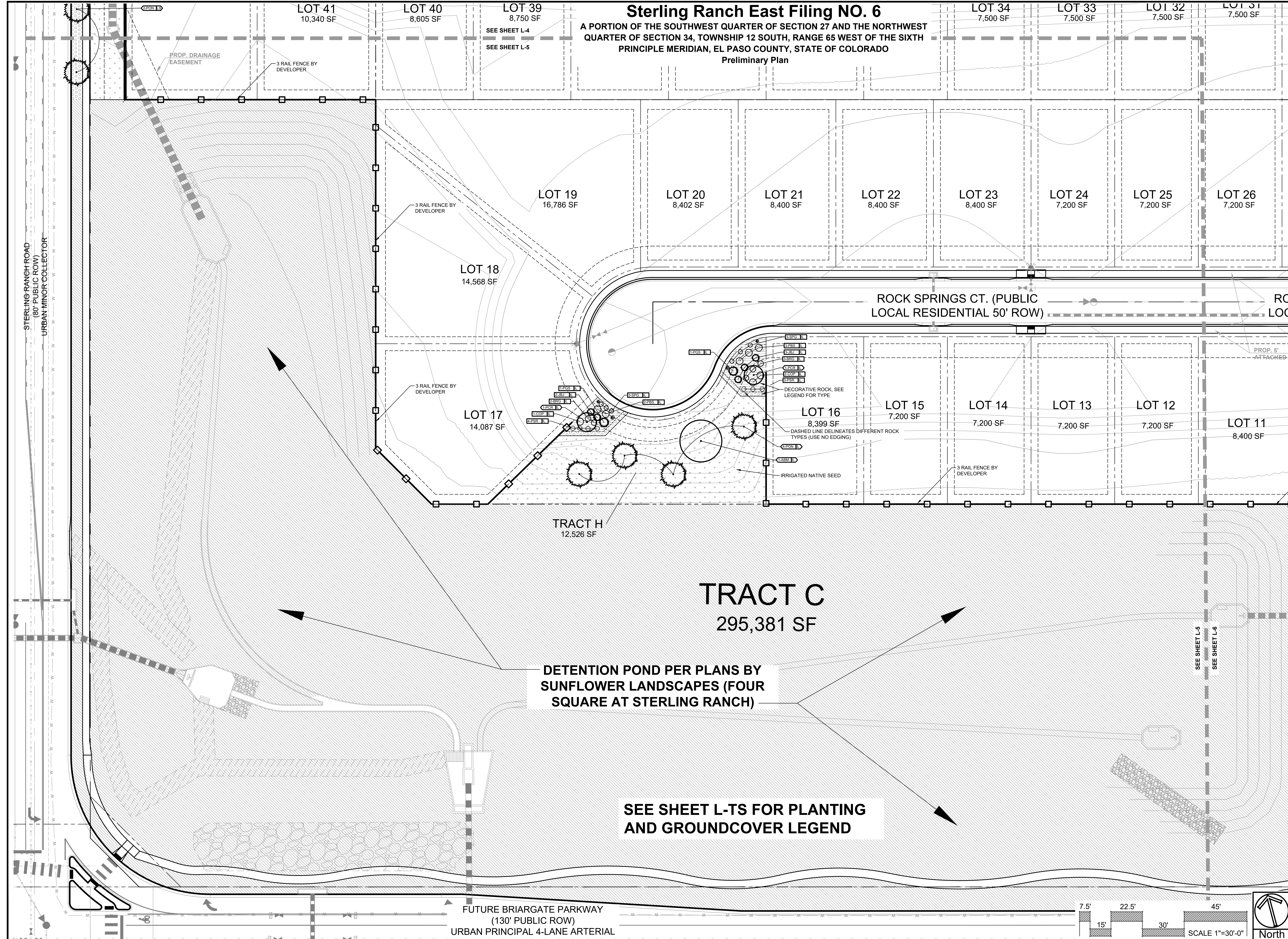
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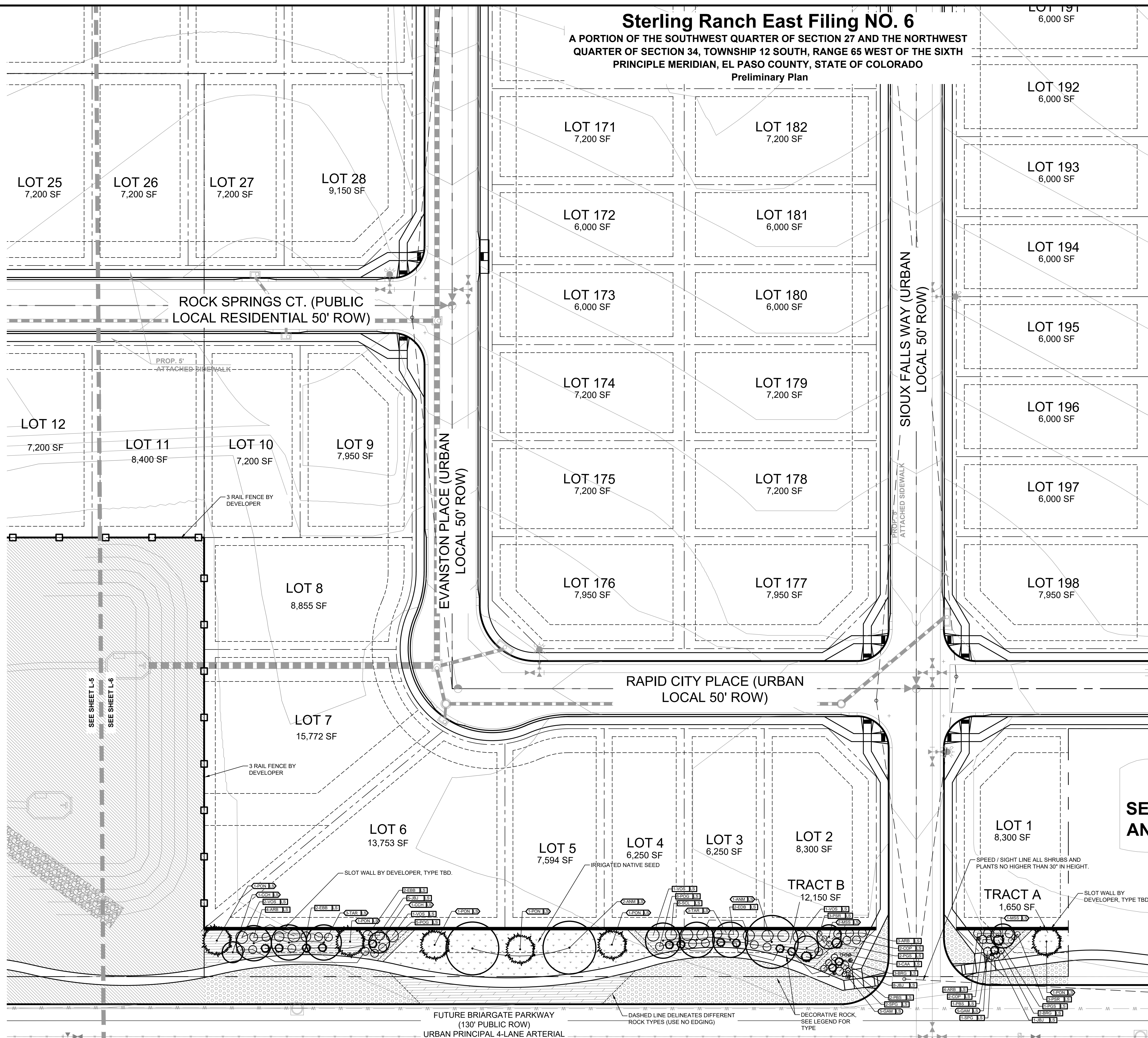
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SHEET #	L-5



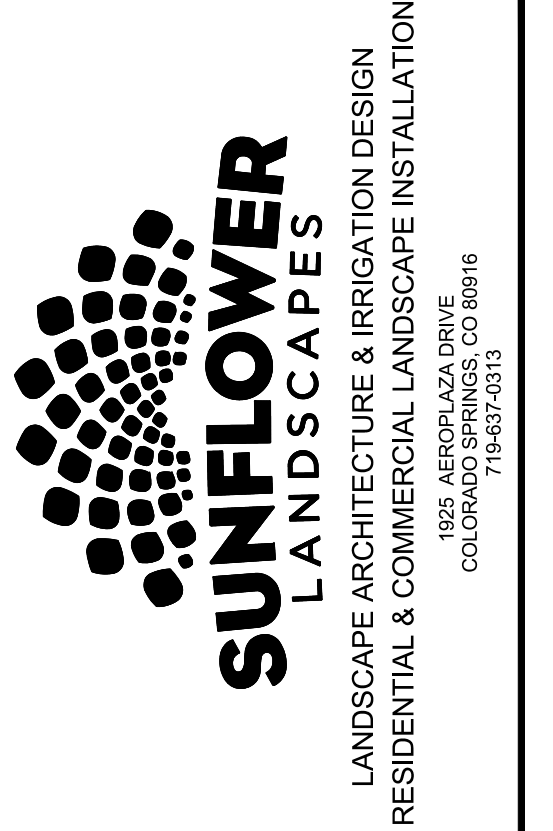


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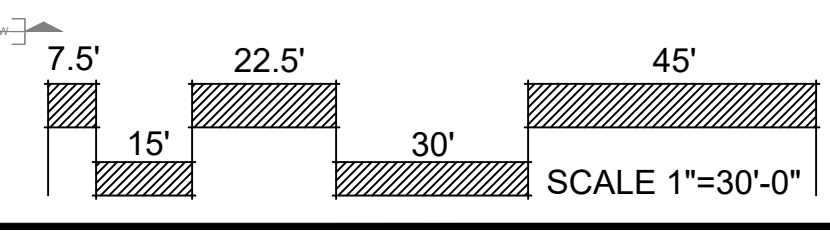
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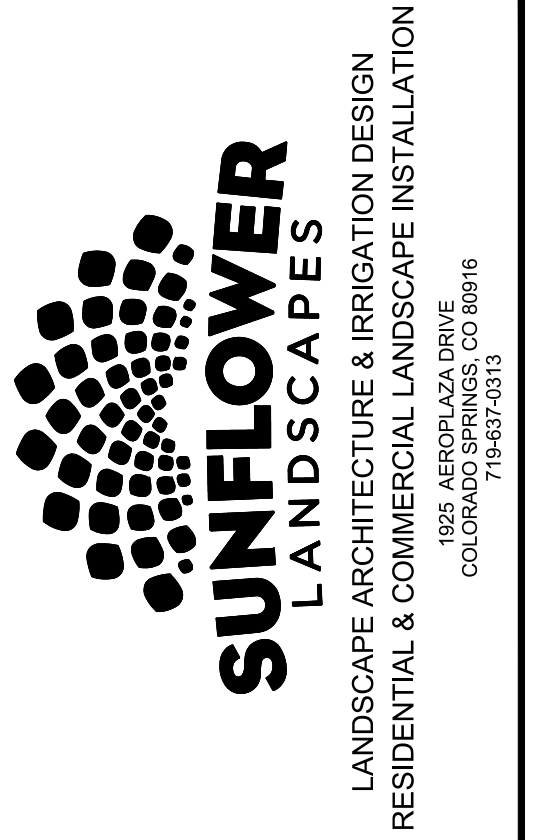
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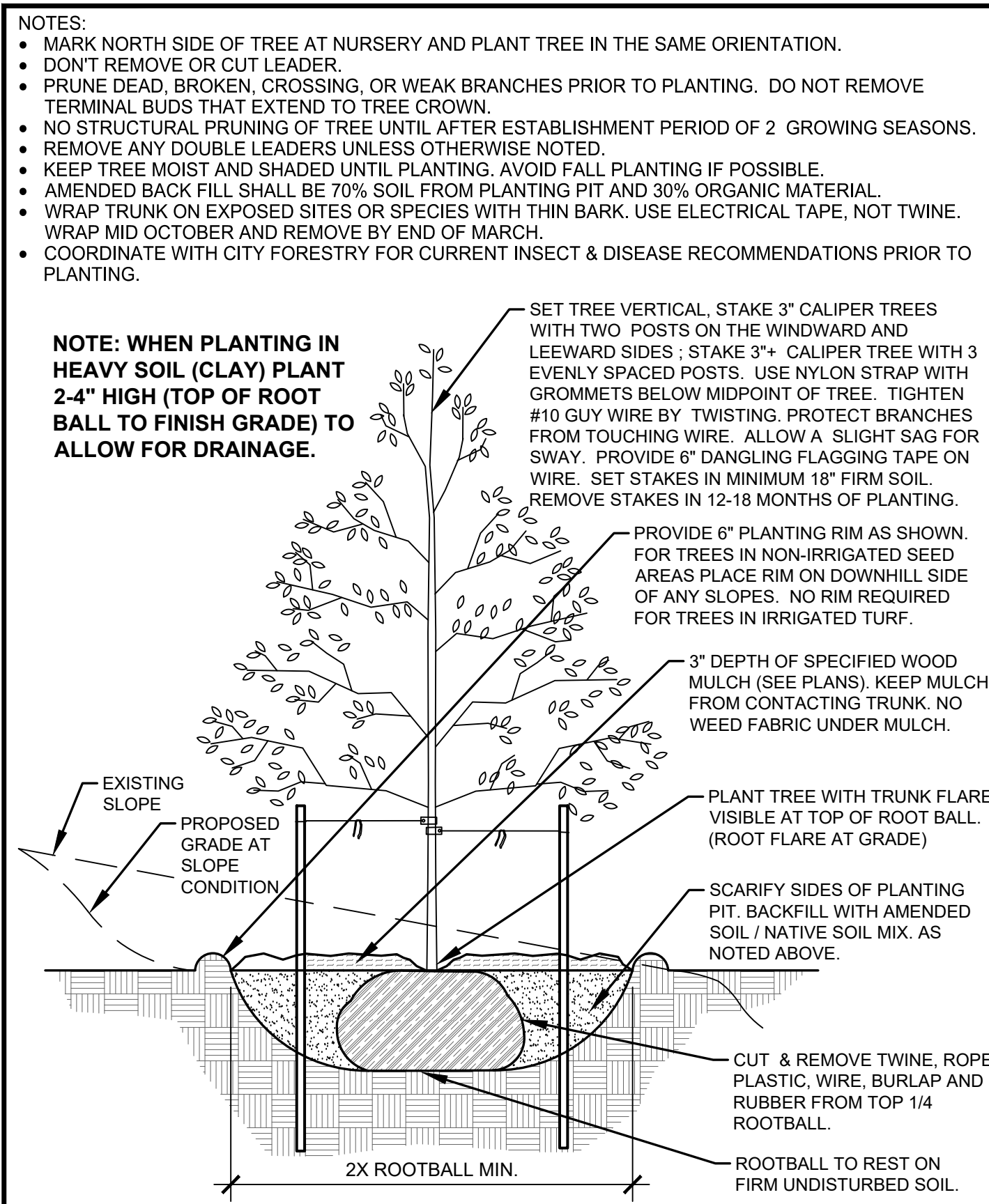


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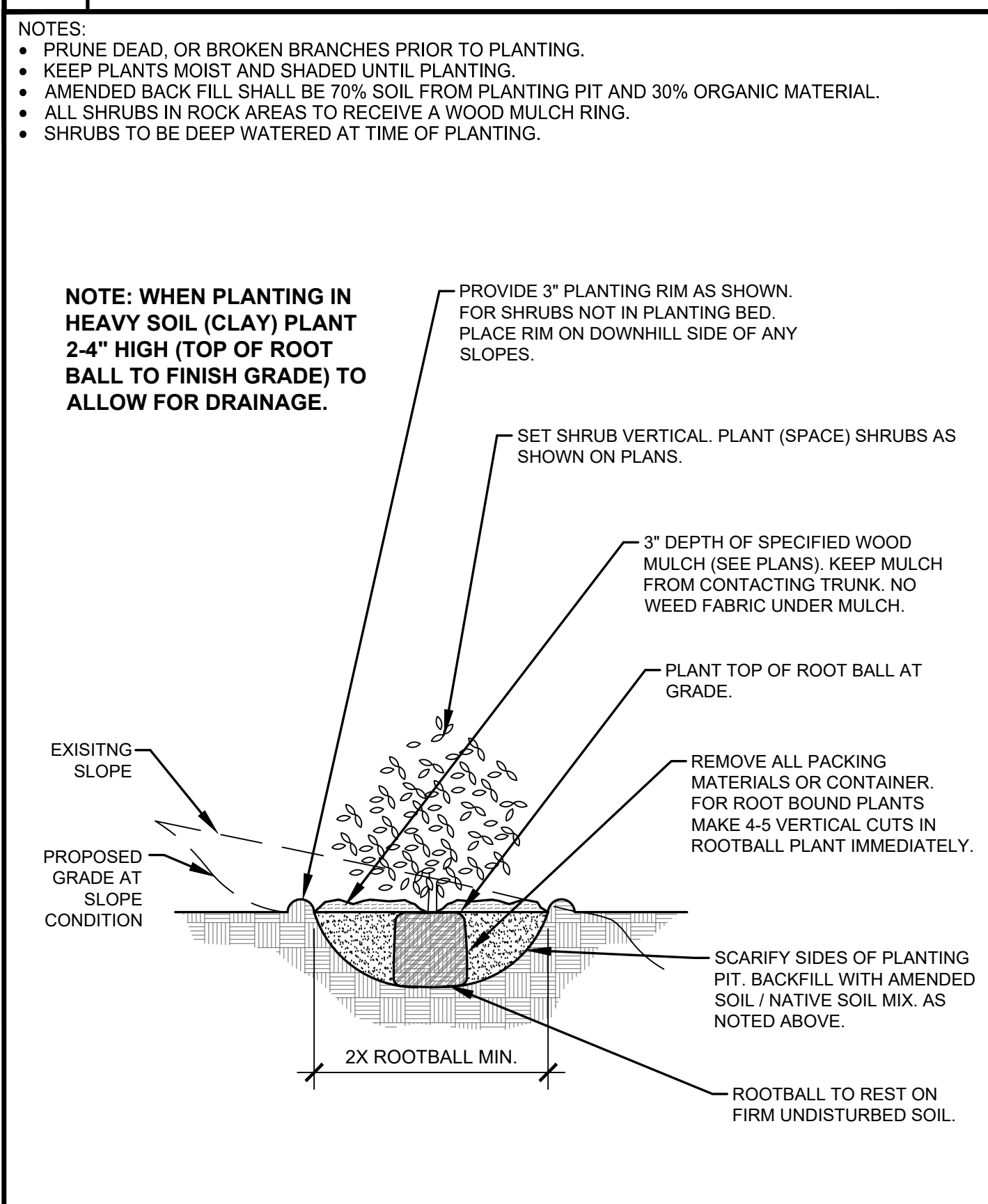
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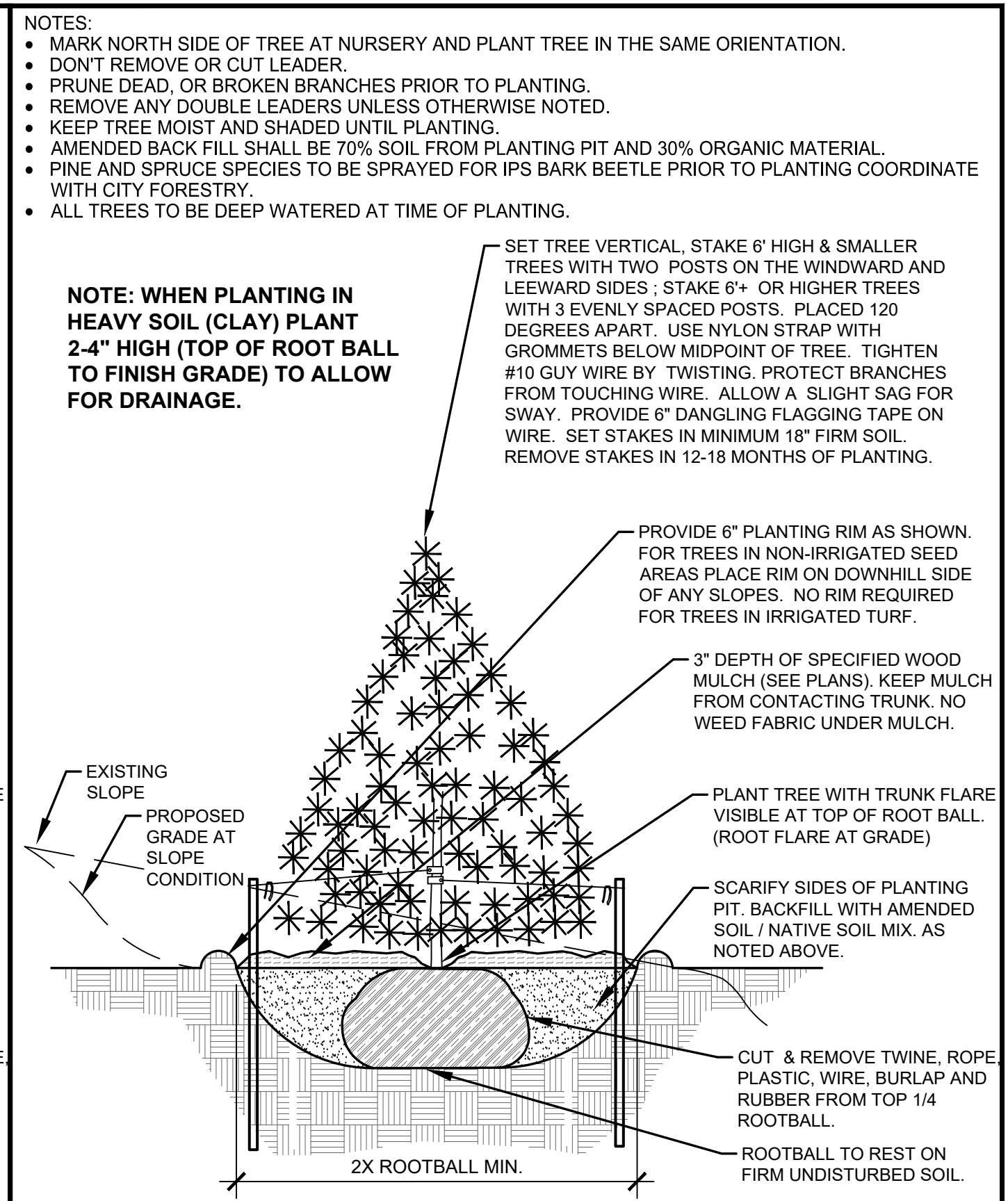
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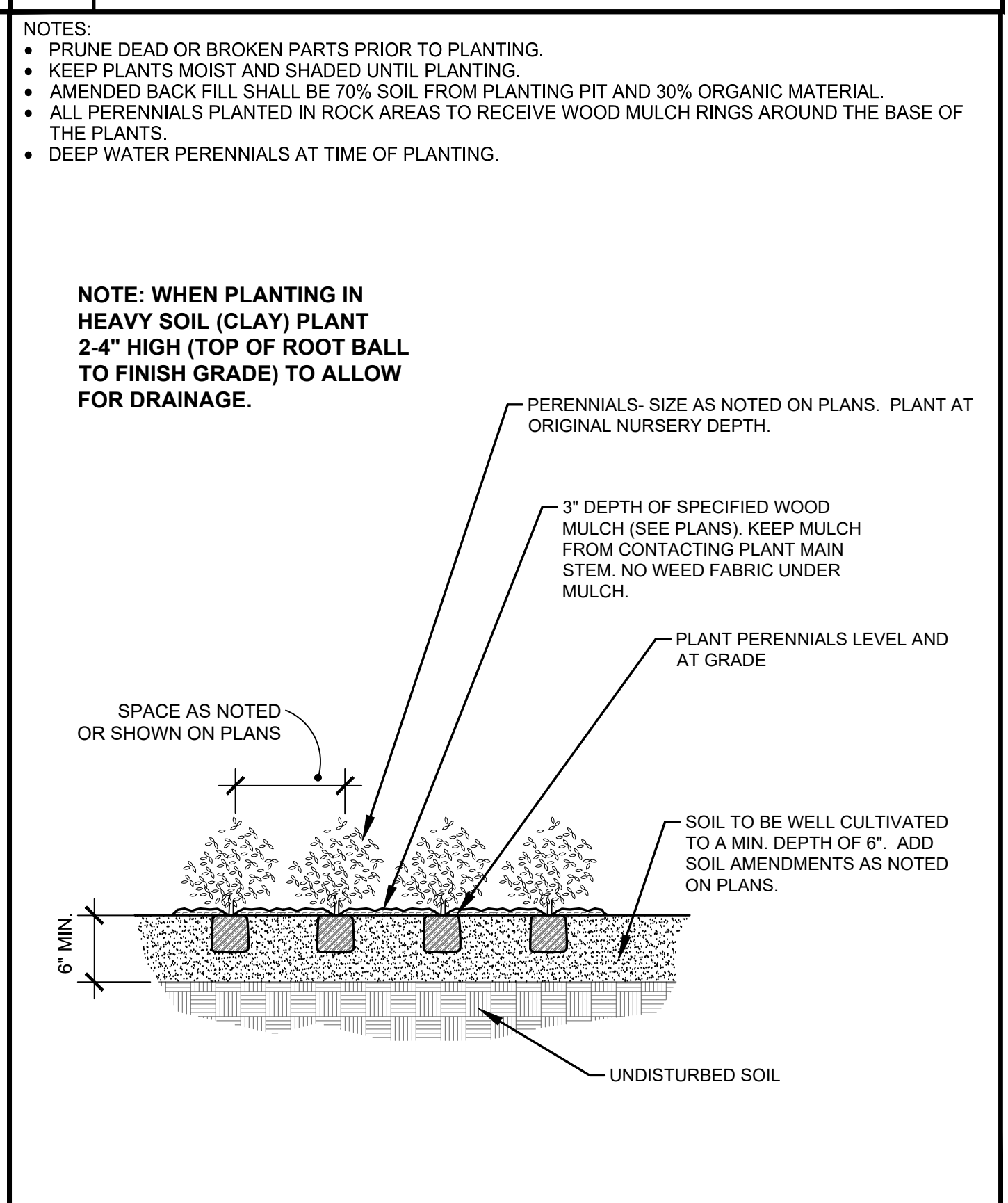
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 NOT TO SCALE



**C SHRUB PLANTING DETAIL**  
 NOT TO SCALE



**B EVERGREEN TREE PLANTING DETAIL**  
 NOT TO SCALE



**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.

JOB NUMBER  
**2747-0924**

DATE  
**9/26/2024**

DRAWN BY  
**MB**

DRAWING DESCRIPTION  
**PLANTING DETAILS & NOTES**

SHEET #  
**L-7**

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