

**ATTACHMENT A-2 - LANDSCAPE AND IRRIGATION APPLICATION**  
**FOR PROPERTY OWNERS**

Delivery: Sterling Ranch DRC, 8220 Piney River Avenue, Littleton, Colorado 80125

Mail: Sterling Ranch DRC, 8155 Piney River Avenue #150, Littleton, Colorado 80125

Email: residentsubmit@sterlingranchcab.com

**Owner Name** \_\_\_\_\_ **Property Address** \_\_\_\_\_  
*Please print clearly*

- Landscape Plans Attached     Front Yard     Back Yard
- Irrigation Plans Attached     Front Yard     Back Yard
- Landscape Verification Checklist Attached and Signed (ATTACHMENT B-1)
- Contractor and Fee Addendum Attached and Signed (ATTACHMENT B-2)
- Amend existing landscape

*I understand that the DRC does not evaluate changes to grading or drainage. Applicants are to seek approval from Douglas County and any other applicable governing bodies. The DRC is not responsible in any way for changes made to grading or drainage made while installing landscaping or other improvements. All State and County code and other legal requirements are to be complied with, such compliance is the sole responsibility of the homeowner. I understand that I must obtain approval from the Sterling Ranch Community Authority Board ("CAB") prior to proceeding with this project. I understand these plans must meet the requirements of the Sterling Ranch Water Demand Management Initiatives. I understand that additional standards or statutes may be imposed by Douglas County and/or the State of Colorado and that I am solely responsible to determine what those standards or statutes may be. I understand that rear yard landscaping is required to be completed within 120 days of closing subject only to winter contingencies. I affirm that I am the Property Owner of the property referenced above with full authority to sign this application.*

\_\_\_\_\_  
*Homeowner Email Address*

\_\_\_\_\_  
*Print Name of Applicant*

\_\_\_\_\_  
*Homeowner Phone Number*

\_\_\_\_\_  
*Signature of Applicant*

\_\_\_\_\_  
*Date*

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*Sterling Ranch Community Authority Board Use Only Below This Line*

**APPROVED** \_\_\_\_\_

**APPROVED w/CONDITIONS**  
*Condition 1* \_\_\_\_\_  
*Condition 2* \_\_\_\_\_  
*Condition 3* \_\_\_\_\_

**DENIED** (*Reason(s) for denial*)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
*Signature of Authorized Representative*

\_\_\_\_\_  
*Date*

**ATTACHMENT B-1 - LANDSCAPE VERIFICATION CHECKLIST**  
**MUST BE INCLUDED WITH LANDSCAPE & IRRIGATION SUBMITTAL**

The purpose of this checklist is to identify minimum requirements to submit for landscape and irrigation approval, and to verify that Applicant is aware of required inspections and Water Budgets.

**IT IS RECOMMENDED THAT THE STERLING RANCH "WATER DEMAND MANAGEMENT INITIATIVES" BE REVIEWED PRIOR TO COMPLETING THIS APPLICATION.**

**Property Address** \_\_\_\_\_

	<b>YES</b>	<b>NO *</b>	<b>N/A *</b>
1. Water Budget Calculations are shown on plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Landscape Plans and Specifications are attached (all plants identified)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Irrigation Plans and Specifications are attached (all materials identified)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Trees meet minimum Size Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Plans show required number of trees in FRONT YARD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Plans show required number of trees in BACK YARD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Plans show required number of SIGNATURE TREES in Tree Lawns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. All Mulch Types and Installation Depth are specified on plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Soils Amendments are specified on plans per minimum standard <i>(4 cu. yds. per 1000 square feet of landscape area, rototilled to 6" depth)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Training attached, if applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* Any item specified as NO or N/A above REQUIRES EXPLANATION. Please use space below or, if further explanation is needed, attach a separate sheet.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*I understand that TWO inspections of the initial landscaping and irrigation are required and that there is a Fee for this work. I agree to pay the landscape inspection fee and notify the Sterling Ranch Community Authority Board per the instructions included in the Guidebook a minimum of 2 WORKING DAYS in advance of any planting so that an inspection of soil amendments and tilling can be made. I further understand that the Sterling Ranch Community Authority Board will make a second inspection during the 45 day "Landscaping Establishment Period" to document that installed materials are in compliance with approved plans and irrigation is functional. If any materials are found to be non-compliant, I agree to promptly remove and replace such materials with approved materials.*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**ATTACHMENT B-2 – CONSULTANT, CONTRACTOR & FEE ADDENDUM**  
**THIS FORM IS APPLICABLE TO INDIVIDUAL PROPERTY OWNERS INSTALLING LANDSCAPE OR IRRIGATION**

**MUST BE INCLUDED WITH LANDSCAPE & IRRIGATION SUBMITTAL**

**Property Address** \_\_\_\_\_

All landscape and irrigation designers and installers must be pre-approved in order to work in Sterling Ranch. The purpose of pre-approved contractors is to ensure that plans and installation are in compliance with Sterling Ranch Design Principles and Sterling Ranch Water Demand Management Initiatives.

Plans will not be reviewed by the DRC until the Contractor has been approved as a Registered Landscape Professional, a Registered Irrigation Professional, and/or a Registered Installation Professional. Forms to apply for approval are attached to this Guidebook.

Any Property Owner planning to install landscaping and/or irrigation himself/herself must attend a training session. Plans will not be reviewed until the Property Owner can provide his/her Certificate of Training document. Contact the CAB at [submit@sterlingranchdrc.com](mailto:submit@sterlingranchdrc.com) for information regarding training.

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*NAME, ADDRESS, AND EMAIL OF DESIGNER / CONTRACTOR*

Landscape plans have been prepared by

\_\_\_\_\_

\_\_\_\_\_

Irrigation plans have been prepared by

\_\_\_\_\_

\_\_\_\_\_

Landscape materials will be installed by

\_\_\_\_\_

\_\_\_\_\_

Irrigation systems will installed by

\_\_\_\_\_

\_\_\_\_\_



## **ATTACHMENT B-3 - REQUEST FOR LANDSCAPING INSPECTIONS**

The **Sterling Ranch Water Demand Management Initiatives** \* specify that soil amendment must be inspected prior to planting. This is to verify amendments have been incorporated into the soil in the quantity specified and to the depth required. Per the Water Demand Management Initiatives, the specification is 4 cubic yards of soil amendment for each 1000 square feet, tilled to a depth of 6 inches. Soil Amendment must be a combination of aged ground manure and compost.

A second inspection will be performed after irrigation and plantings are complete in order to verify that the installed material is in substantial conformance with the approved plans, and that the irrigation system is active and in substantial conformance with the approved plans.

The fee payment for these inspections is as follows:

- \$100.00 This fee covers both Soil Amendment Inspection and Landscape/Irrigation Inspection
- Fee Payments should be made payable to Sterling Ranch Community Authority and sent to:  
Sterling Ranch Community Authority  
8155 Piney River Avenue #150  
Littleton CO 80125

**TO SCHEDULE AN INSPECTION  
(MINIMUM 48 HOURS NOTICE, MONDAY THROUGH FRIDAY ONLY):**

**Contact** [residentialinspections@sterlingranchcab.com](mailto:residentialinspections@sterlingranchcab.com)

**Provide your name, phone number, and email address plus the address of the property to be inspected.**

\* If you do not have a copy of the Water Demand Management Initiatives, please visit [www.sterlingranchcab.com](http://www.sterlingranchcab.com) to download the document.