

## LANDSCAPE NOTES

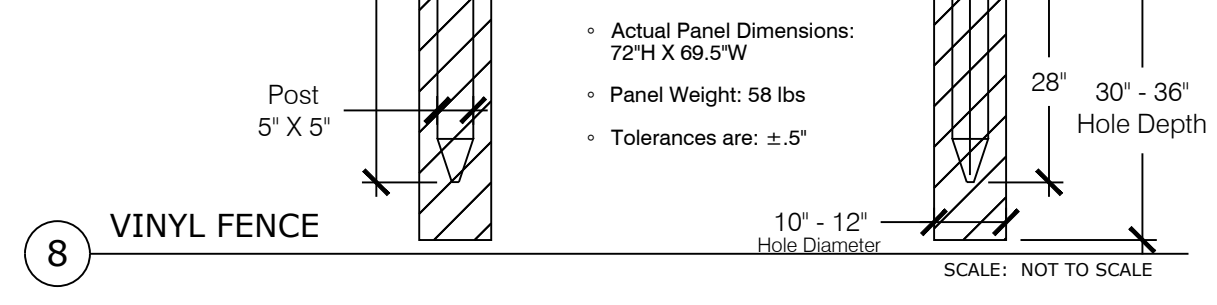
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE II) ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. AMENDMENTS ARE BASED ON SOIL ANALYSIS. THE BELOW LEVELS ARE REQUIRED FOR ANY ORGANIC MATTER USE. AMEND SOIL PER THE GUIDELINES LISTED BELOW TO ADDRESS DEFICIENCIES NOTED IN THE SOIL ANALYSIS.
  - SALT LEVEL EQUAL TO OR LESS THAN 6MMHOS/EM
  - pH LEVEL EQUAL TO OR LESS THAN 7
  - ORGANIC MATTER CONTENT EQUAL TO OR GREATER THAN 85%
  - NITROGEN: CARBON: BETWEEN 20:1 AND 30:1
  - PARTICLE SIZE: THE COURSER THE BETTER, NO SILT OR CLAY SIZED PARTICLES
  - SUBMIT FERTILIZER PRODUCT SHEET TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS INCLUDE: TALL NATIVE SEED MIX FERTILIZER, ETC.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS ROCK MULCH IS PRESENT. MULCH RINGS TO BE SIZED PER PLANTING DETAILS. WOOD MULCH TO BE "GORILLA HAIR CEDAR MULCH" SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL SEED, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (3/4" THICK X 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES, USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS. SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- COBBLE: 2"-4" CRIPPLE CREEK GOLD ORE FROM C&C SAND AND STONE, CO. (719.577.9900), OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.
- ROCK MULCH: 3/4" CIMARRON GRANITE FROM C&C SAND AND STONE, CO. (719.577.9900), OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.

## PLANT SCHEDULE FILING 1

TREES	CODE	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY	QTY
Agr		Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B	NonX		51
Coc		Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xeric		23
Cco		Corylus columna / Turkish Filbert	45'	30'	3" Cal.	B&B	Xeric		36
Ccr		Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric		10
Gdi		Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX		12
Mxh		Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B	NonX		22
Pcl		Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B	NonX		25
Ped		Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B	Xeric		46
Pfl		Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B	Xeric		29
Ppo		Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B	Xeric		26
Pde		Populus deltoides / Eastern Cottonwood	80'	60'	3" Cal.	B&B	NonX		7
Pam		Prunus americana / American Plum	20'	10'	2" Cal.	B&B	NonX		25
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY	QTY
Cxa		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT	NonX	A	165
Cto		Cerastium tomentosum / Snow In Summer	1'	1.5'	1 GAL	CONT	NonX		145
Cse		Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT	NonX		41
CC		Cotoneaster apiculatus / Coral Beauty Cotoneaster	1.5'	5'	5 GAL	CONT			26
Hse		Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT	NonX		258
Jbu		Juniperus sabina 'Buffalo' / Buffalo Savin Juniper	1'	8'	5 GAL	CONT	NonX	568A	70
Jta		Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT	NonX		6
Pvm		Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT	NonX		153
Paf		Persicaria affinis / Knotweed	0.5'	1.5'	1 GAL	CONT	NonX		138
Pod		Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT	NonX		13
PM		Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT	Xeric	1256D	14
Rai		Ribes alpinum / Alpine Currant	6'	6'	5 GAL	CONT	Xeric		42
Srf		Solidago rugosa 'Fireworks' / Wrinkleleaf Goldenrod	3'	2'	1 GAL	CONT	NonX		91
Vle		Viburnum lentago / Nannyberry Viburnum	15'	8'	5 GAL	CONT	NonX	456DA Post Centers 71.5' Max	6

## NOTES:

- Stone veneer pilasters located at all corners and directional change areas.
- Vinyl fencing to be installed along all common internal lot lines.



## NATIVE GRASS MIX

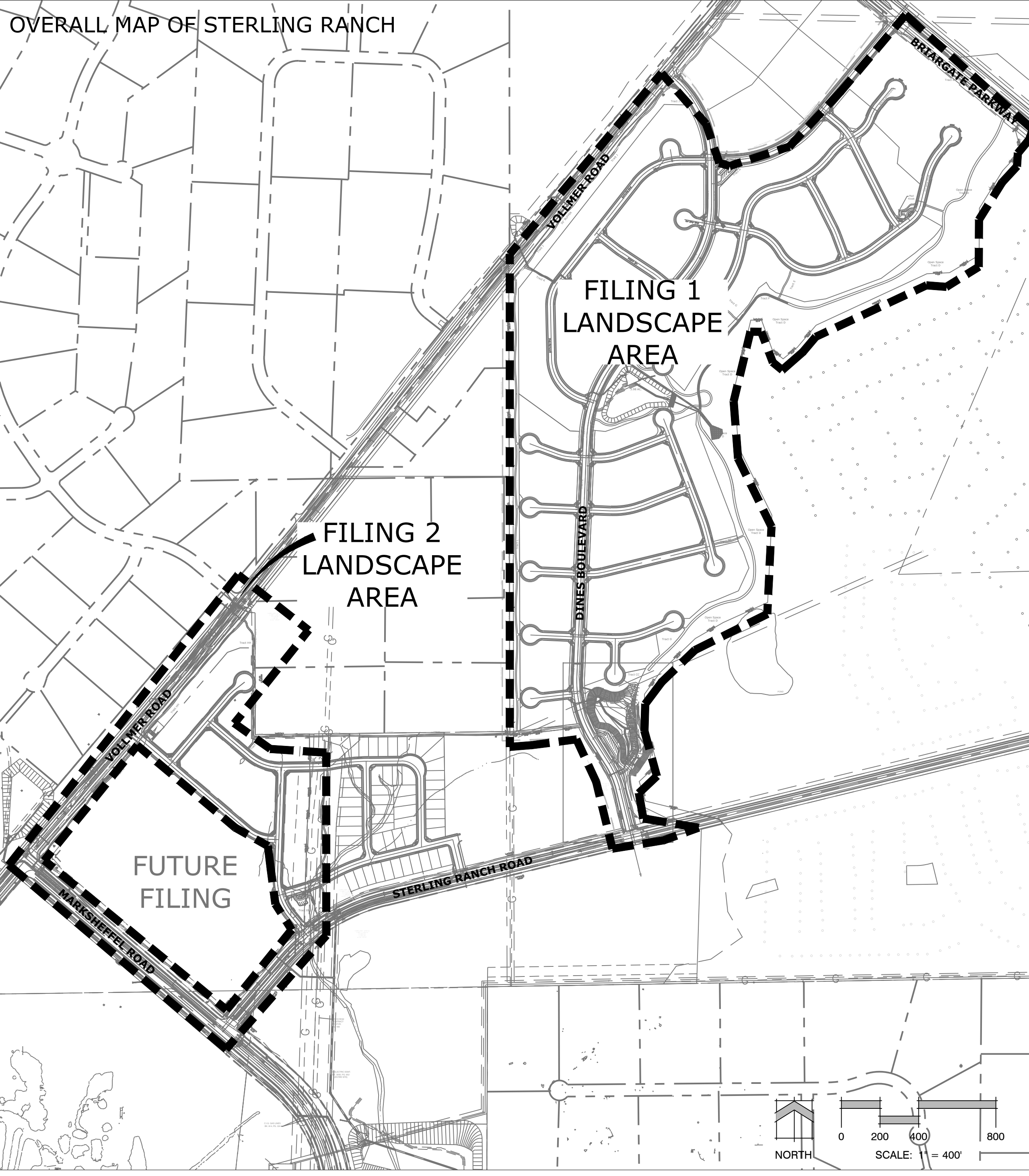
EROSION PROTECTION/REVEGETATION REQUIREMENTS  
Per U.S.A. Soil conservation Service Guidelines

1. Practice No. & Name: LOW GROW GRASS MIX - From Arkansas Valley Seed Co	
Range Site: Loamy and shallow foothills	
2. Planned: 0.8 AC (34,775 sq ft)	
Seeded Prep:	Seeding Operation:
a. Method: Replotted to 6"	a. Method: Drill
b. dates: April/May or as approved by L.A.	b. dates: April/May or as approved by L.A.
c. Clean Tilled: X	c. Clean Tilled: X
d. Firm Seeded: X	d. Firm Seeded: X
e. Shallow cover: X	e. Shallow cover: X
f. Other: Till in 2 cu. yds/1,000 sq ft organic matter	f. Other: Till in 2 cu. yds/1,000 sq ft organic matter
Fertilizer (Pounds Actual Per Acre):	Weed Control:
N2: 50 pounds per acre	Mowing: X
P205: 40 pounds per acre	Chemical: X
K: N/A	Dates: 14 days prior to seeding
Mulch: Green Color Hydromulch after seeding. Contractor to submit product sample.	See S.C.S. for specific recommendations at herbicide application time.
Kind: 2,200 lbs/acre	
Amount: 2,200 lbs/acre	
How Applied: Hydrosed in two steps: First Step - Seed Application, Second Step - Mulch Application	
How Anchored: 100 lbs / Acre tackifier	
Anchorage Depth: n/a	
Seed Variety: Low Grow Grass Mix	
30% Echium Crested Wheatgrass	
25% Shasta Fescue	
20% Perennial Ryegrass	
15% Chewings Fescue	
10% Kentucky Bluegrass	
Arkansas Valley Seed Co.	
(877) 807-3337 - <a href="http://www.avalseed.com">http://www.avalseed.com</a>	
* If outside specified planting dates, utilize sprayed tackifier at manufacturer's recommended rates on all seed areas.	

## ALTERNATIVE TURF NATIVE SEED MIX

EROSION PROTECTION/REVEGETATION REQUIREMENTS  
Per U.S.A. Soil conservation Service Guidelines

1. Practice No. & Name: SHORT GRASS PRAIRIE	
Range Site: Loamy and shallow foothills	
2. Planned: 0.8 AC (34,775 sq ft)	
Seeded Prep:	Seeding Operation:
a. Method: Replotted to 6"	a. Method: Drill
b. dates: April/May or as approved by L.A.	b. dates: April/May or as approved by L.A.
c. Clean Tilled: X	c. Clean Tilled: X
d. Firm Seeded: X	d. Firm Seeded: X
e. Shallow cover: X	e. Shallow cover: X
f. Other: Till in 2 cu. yds/1,000 sq ft organic matter	f. Other: Till in 2 cu. yds/1,000 sq ft organic matter
Fertilizer (Pounds Actual Per Acre):	Weed Control:
N2: 50 pounds per acre	Mowing: X
P205: 40 pounds per acre	Chemical: X
K: N/A	Dates: 14 days prior to seeding
Mulch: Green Color Hydromulch after seeding. Contractor to submit product sample.	See S.C.S. for specific recommendations at herbicide application time.
Kind: 2,200 lbs/acre	
Amount: 2,200 lbs/acre	
How Applied: Hydrosed in two steps: First Step - Seed Application, Second Step - Mulch Application	
How Anchored: 100 lbs / Acre tackifier	
Anchorage Depth: n/a	
Seed Variety: Arkansas Valley Seed Co.	
30% Echium Crested Wheatgrass	
25% Shasta Fescue	
20% Perennial Ryegrass	
15% Chewings Fescue	
10% Kentucky Bluegrass	
Arkansas Valley Seed Co.	
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* If outside specified planting dates, utilize sprayed tackifier at manufacturer's recommended rates on all seed areas.	



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STERLING RANCH

STREETSCAPE LANDSCAPING

DATE: 12-01-15  
PROJECT MGR: J.ROMERO  
PREPARED BY: S.FLYNN/M.SWIFT

90% CONSTRUCTION DOCUMENTS

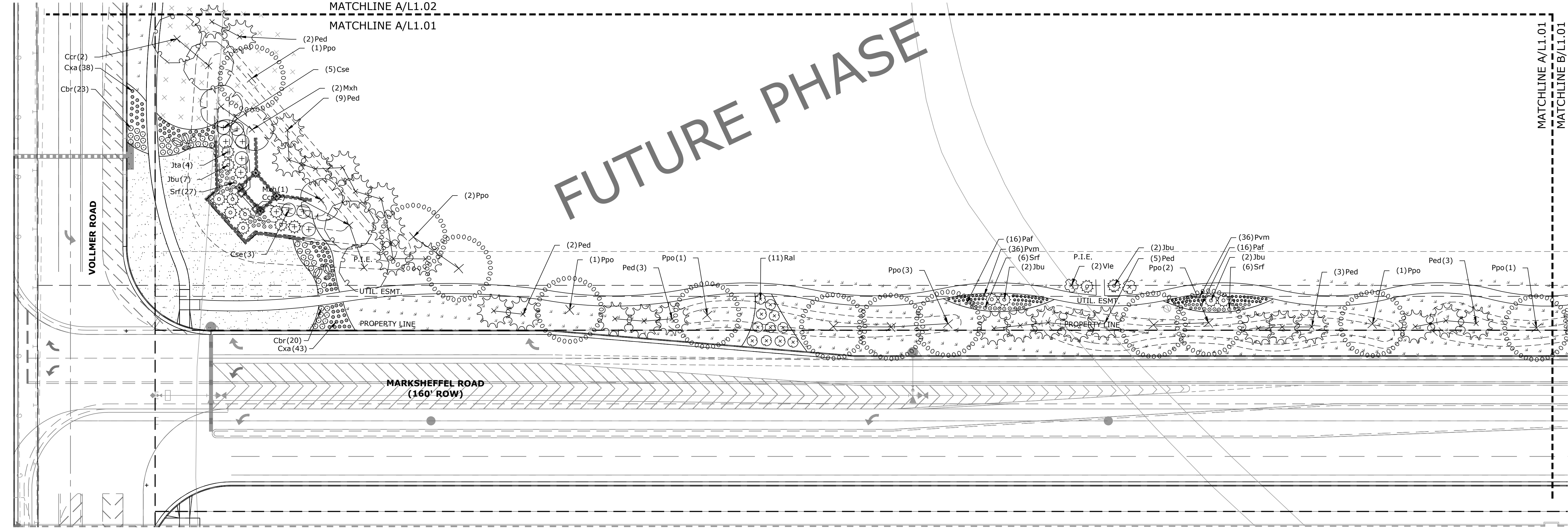
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2.14.16 JAR 90% BID SET  
6.11.18 MS FIL 1 UPDATES

LANDSCAPE DETAILS AND NOTES

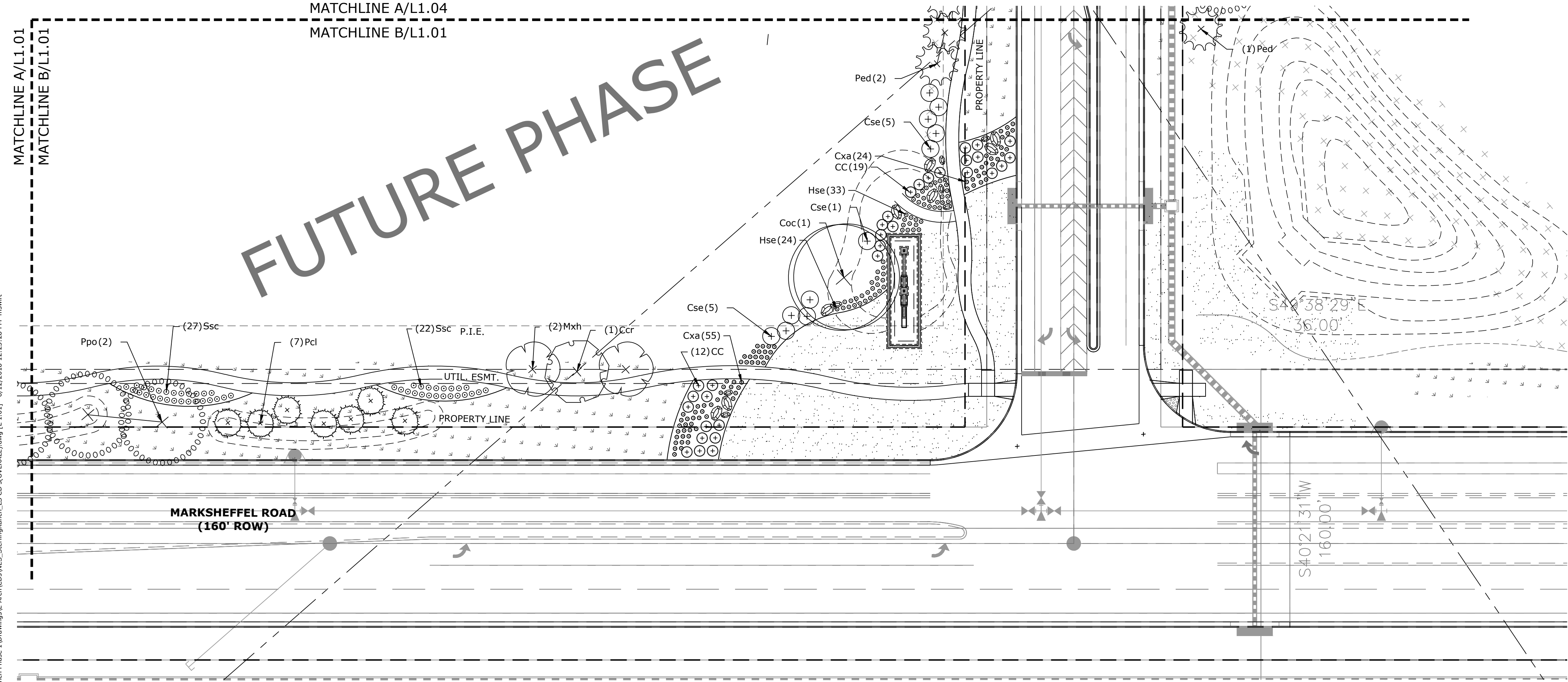
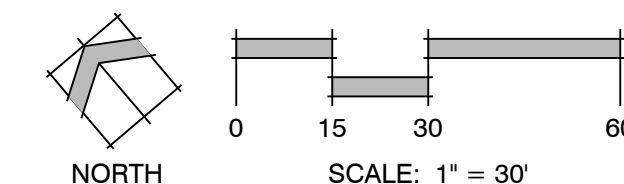
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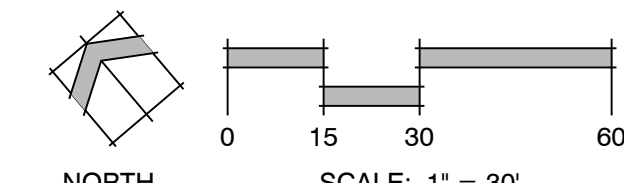




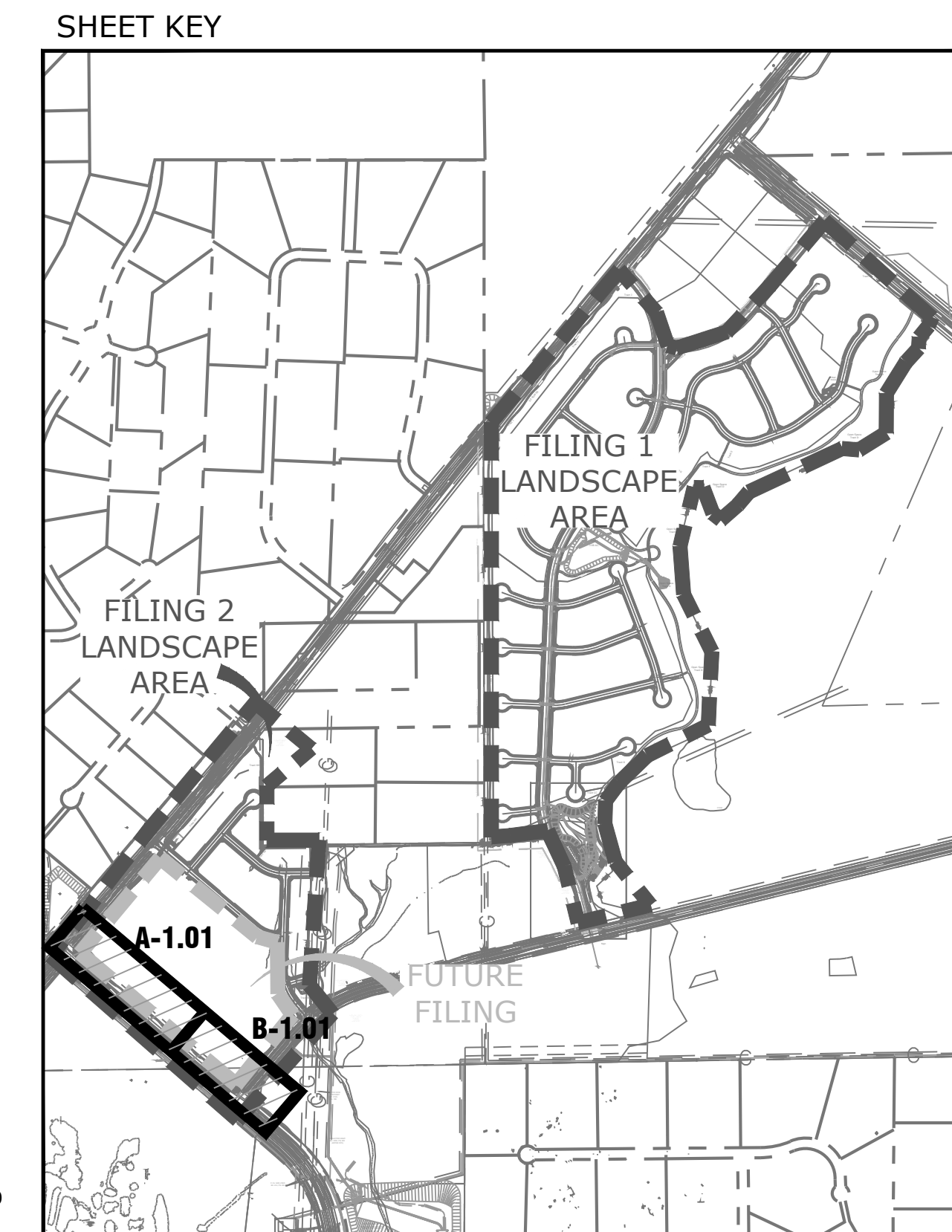
**A** VOLLMER AND MARKSHEFFEL ROAD  
L1.01 PLAN



**B** MARKSHEFFEL AND STERLING RANCH ROAD  
L1.01 PLAN



LANDSCAPE LEGEND	
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX
	TALL FESCUE SOD
	CEDAR WOOD MULCH PLANT BED
	ROCK MULCH
	COBBLE



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STERLING  
RANCH

STREETSCAPE  
LANDSCAPING

DATE:	12-01-15
PROJECT MGR:	J.ROMERO
PREPARED BY:	S.FLYNN/M.SWIFT

90%  
CONSTRUCTION  
DOCUMENTS

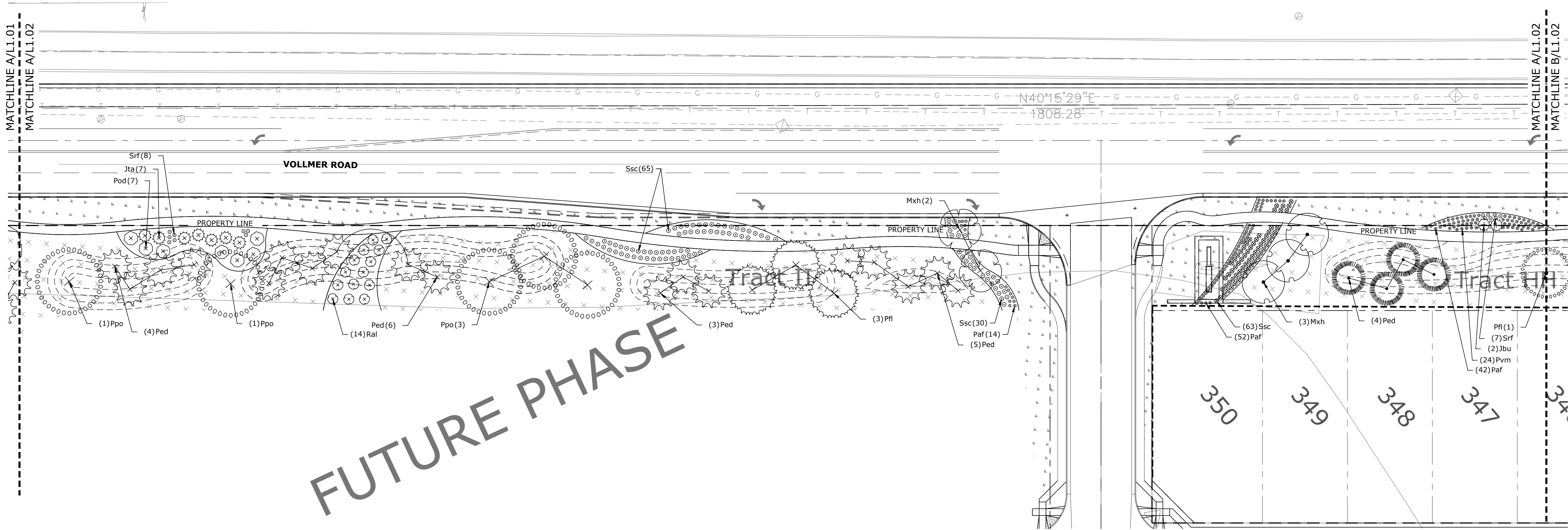
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2.14.16	JAR	90% BID SET
6.11.18	MS	FIL 1 UPDATES

LANDSCAPE PLAN

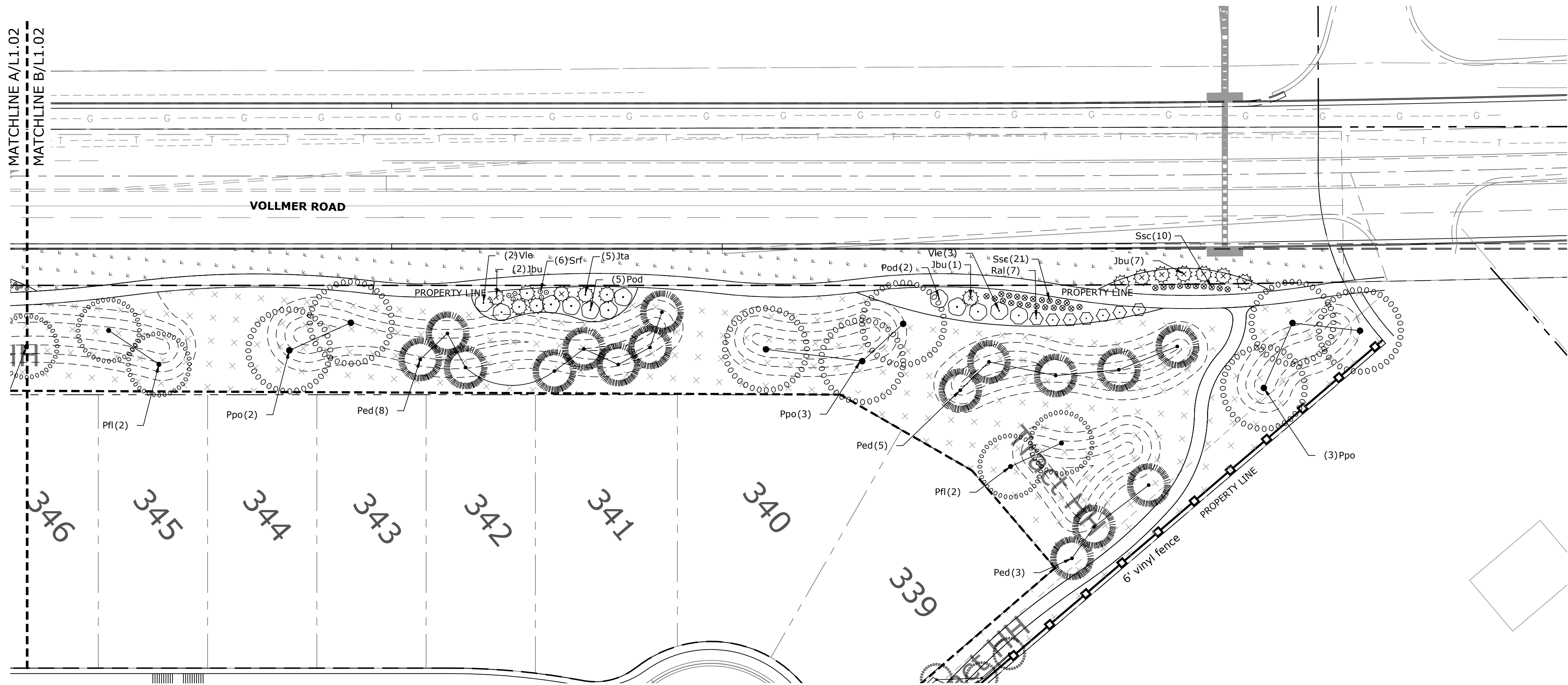
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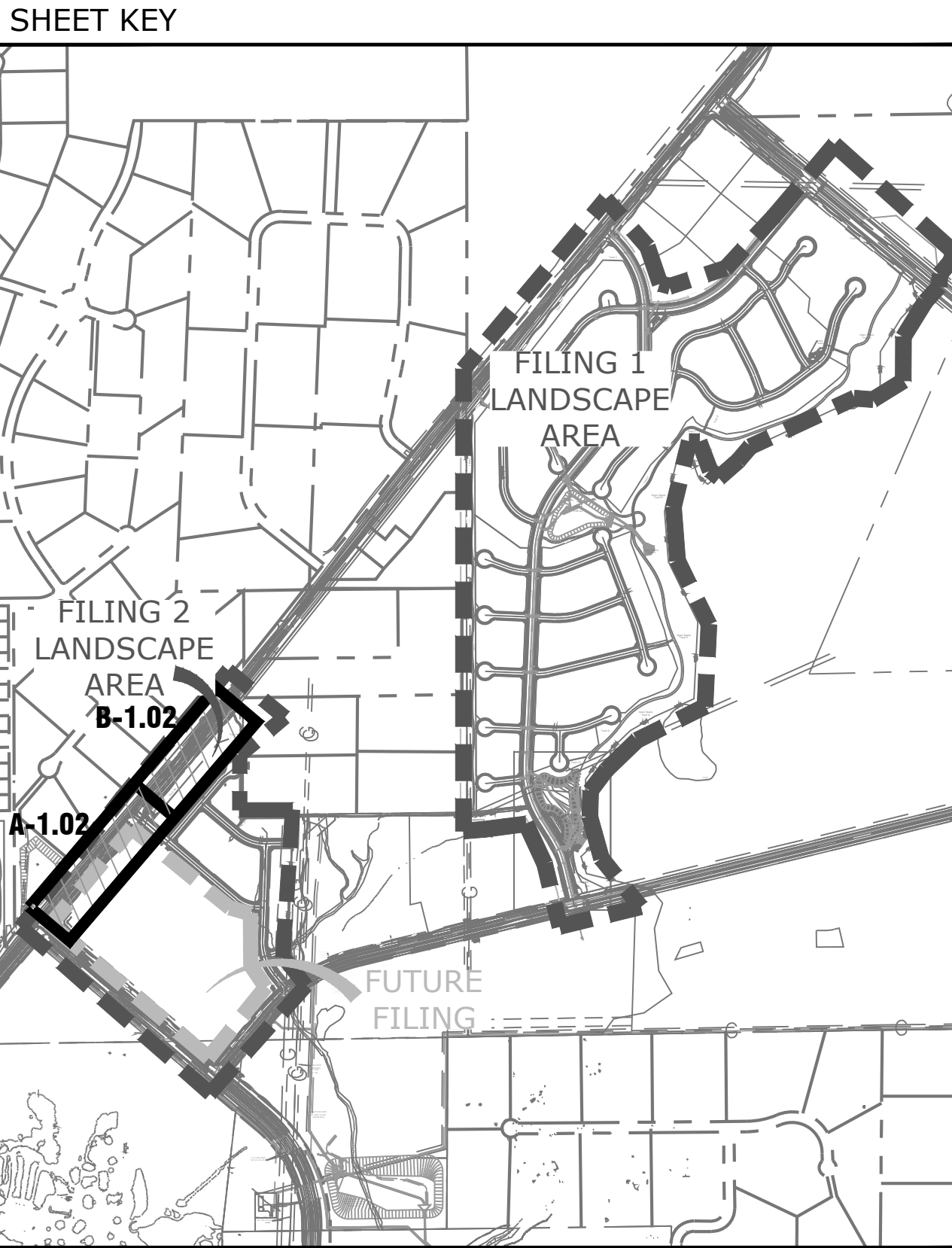


A VOLLMER ROAD  
L1.02 PLAN



B VOLLMER ROAD  
L1.02 PLAN

LANDSCAPE LEGEND			
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE



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STERLING  
RANCH

STREETSCAPE  
LANDSCAPING

DATE:	12-01-15
PROJECT MGR:	J.ROMERO
PREPARED BY:	S.FLYNN/M.SWIFT

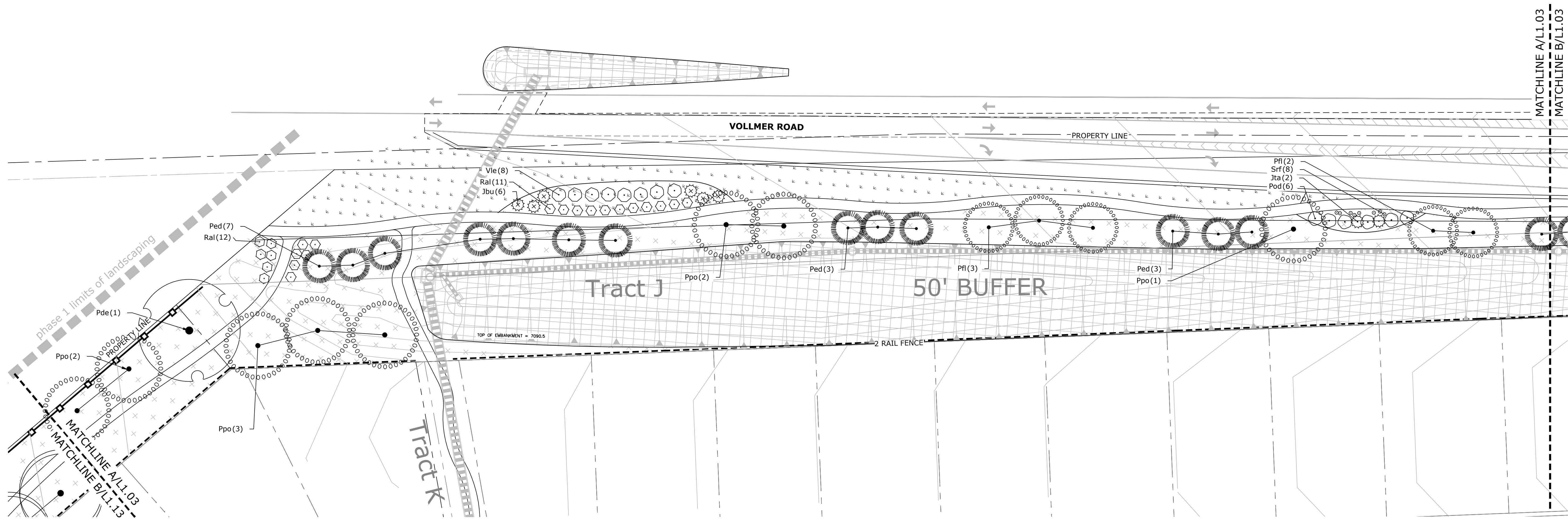
90%  
CONSTRUCTION  
DOCUMENTS

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2.14.16	JAR	90% BID SET
6.11.18	MS	FIL 1 UPDATES

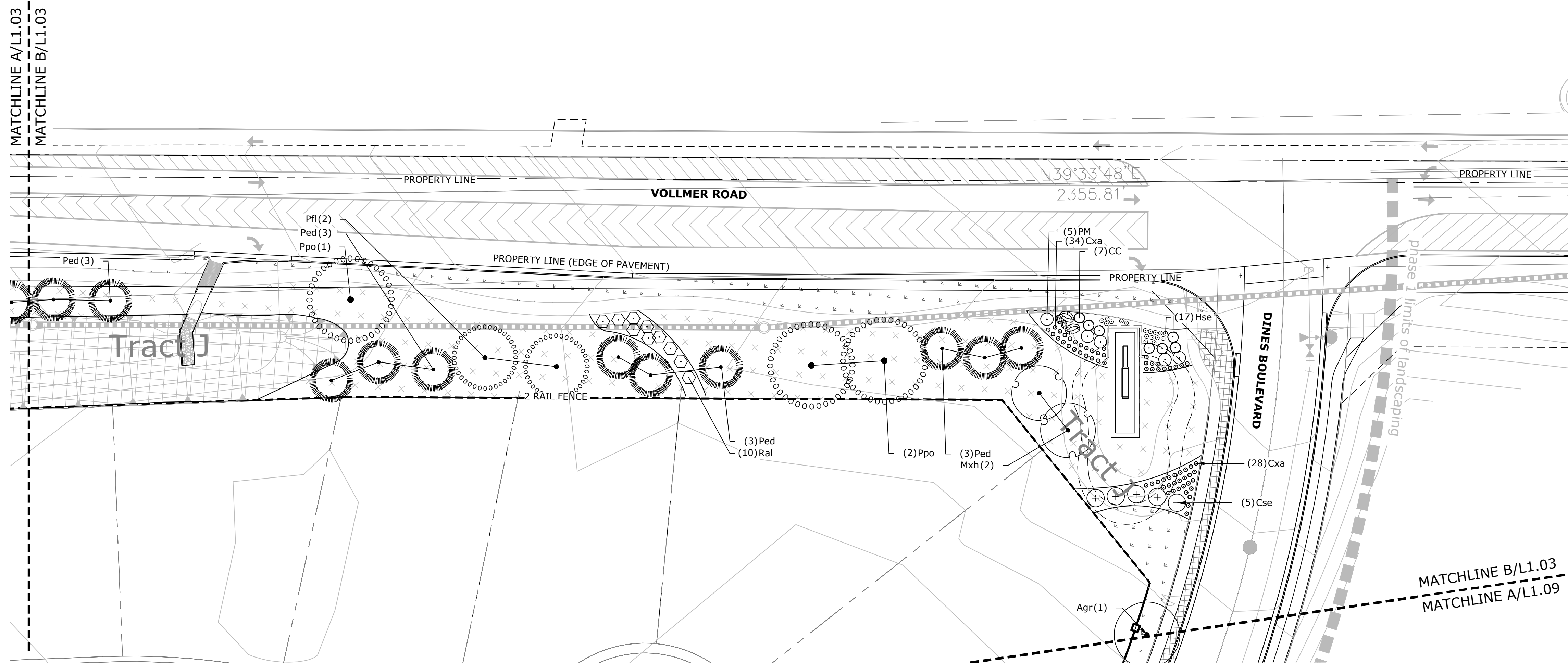
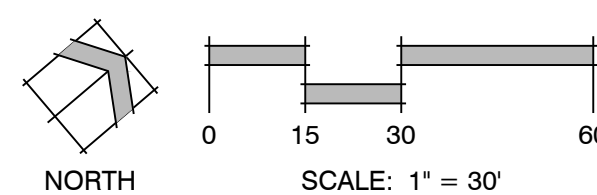
LANDSCAPE PLAN

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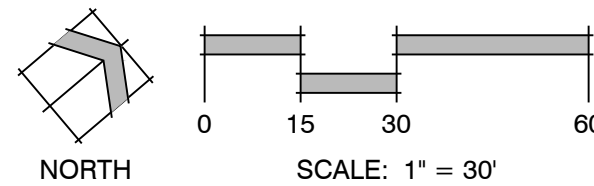




**A** VOLLMER ROAD  
L1.03 PLAN



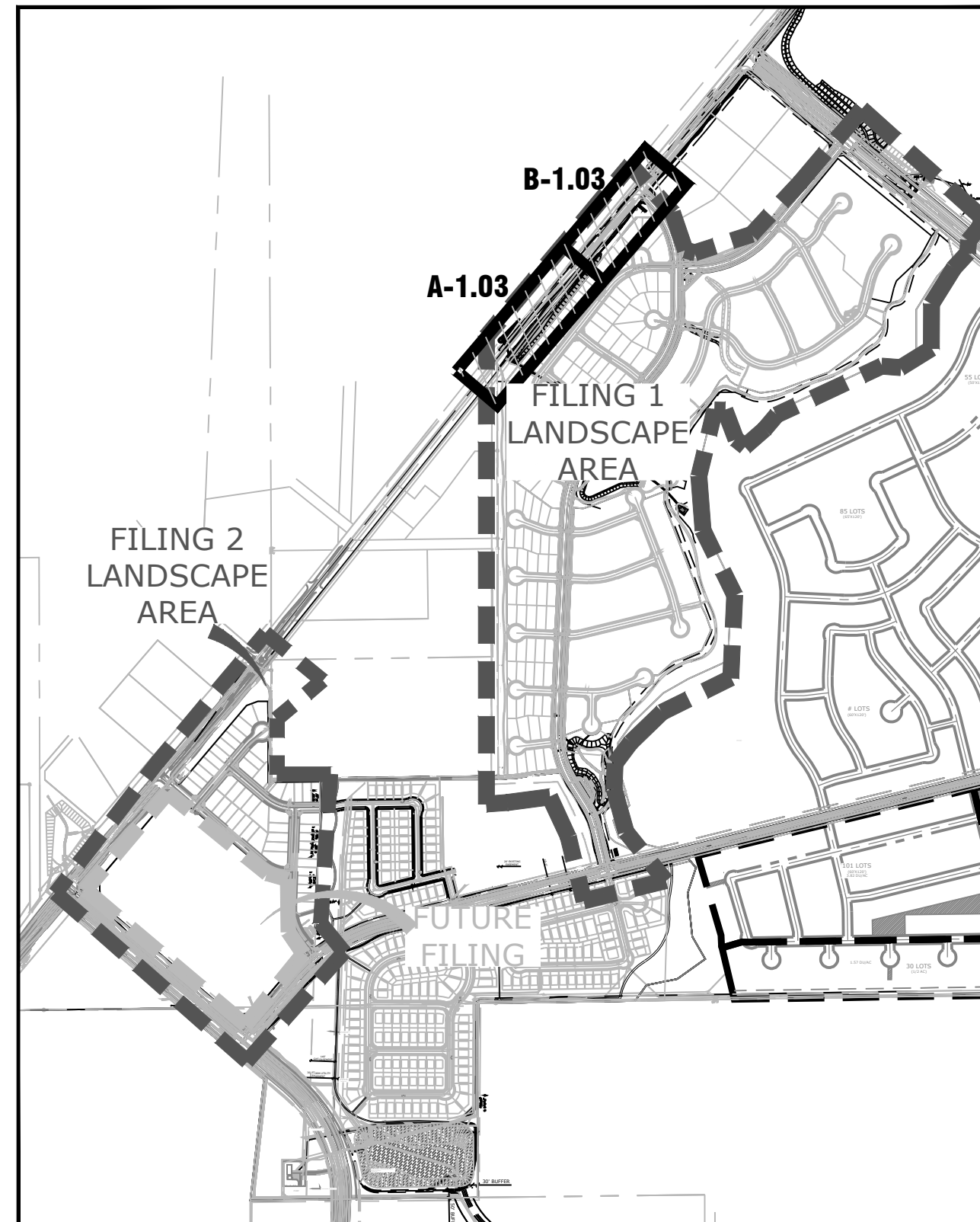
**B** VOLLMER ROAD AND DINES BOULEVARD  
L1.03 PLAN



**LANDSCAPE LEGEND**

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

**SHEET KEY**



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PLANNING, LANDSCAPE ARCHITECT  
IN ASSOCIATION WITH

**STERLING  
RANCH**

**PHASE 2  
STREETSCAPE  
LANDSCAPING**

DATE: 01.18.19  
PROJECT MGR: J.ROMERO  
PREPARED BY: B.ITEN

**80%  
CONSTRUCTION  
DOCUMENTS**

DATE: BY: DESCRIPTION:

**LANDSCAPE PLAN**

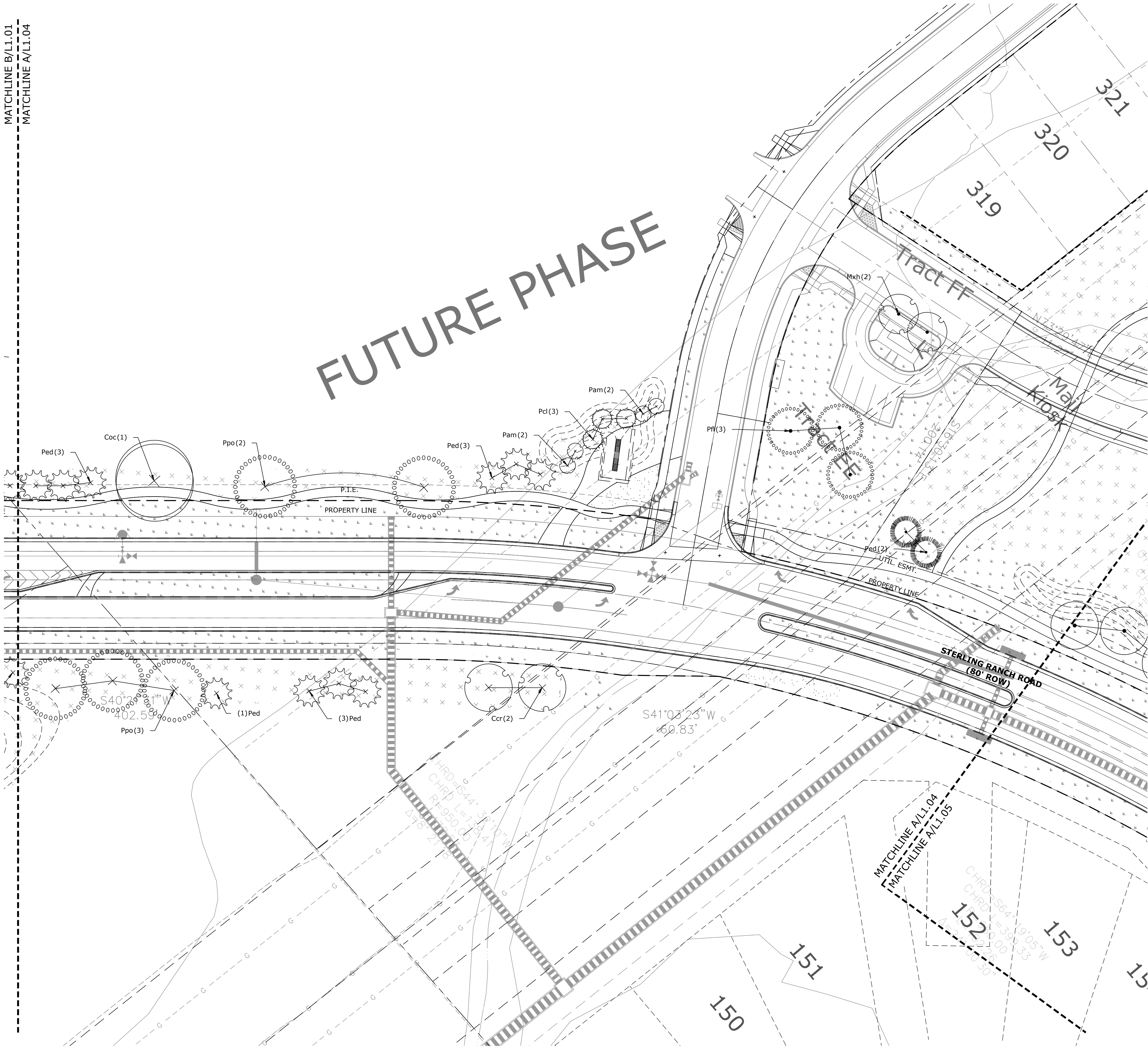
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MATCHLINE B/L1.01  
MATCHLINE A/L1.04

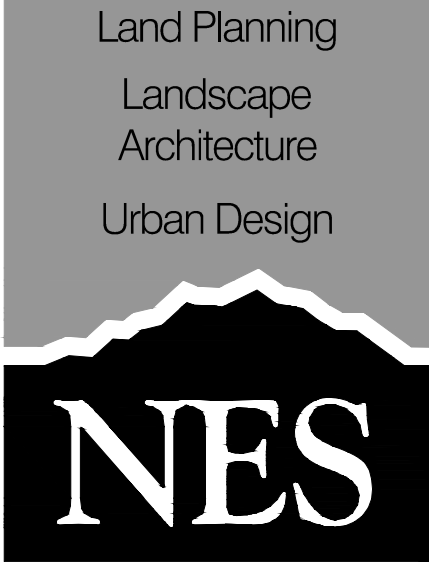
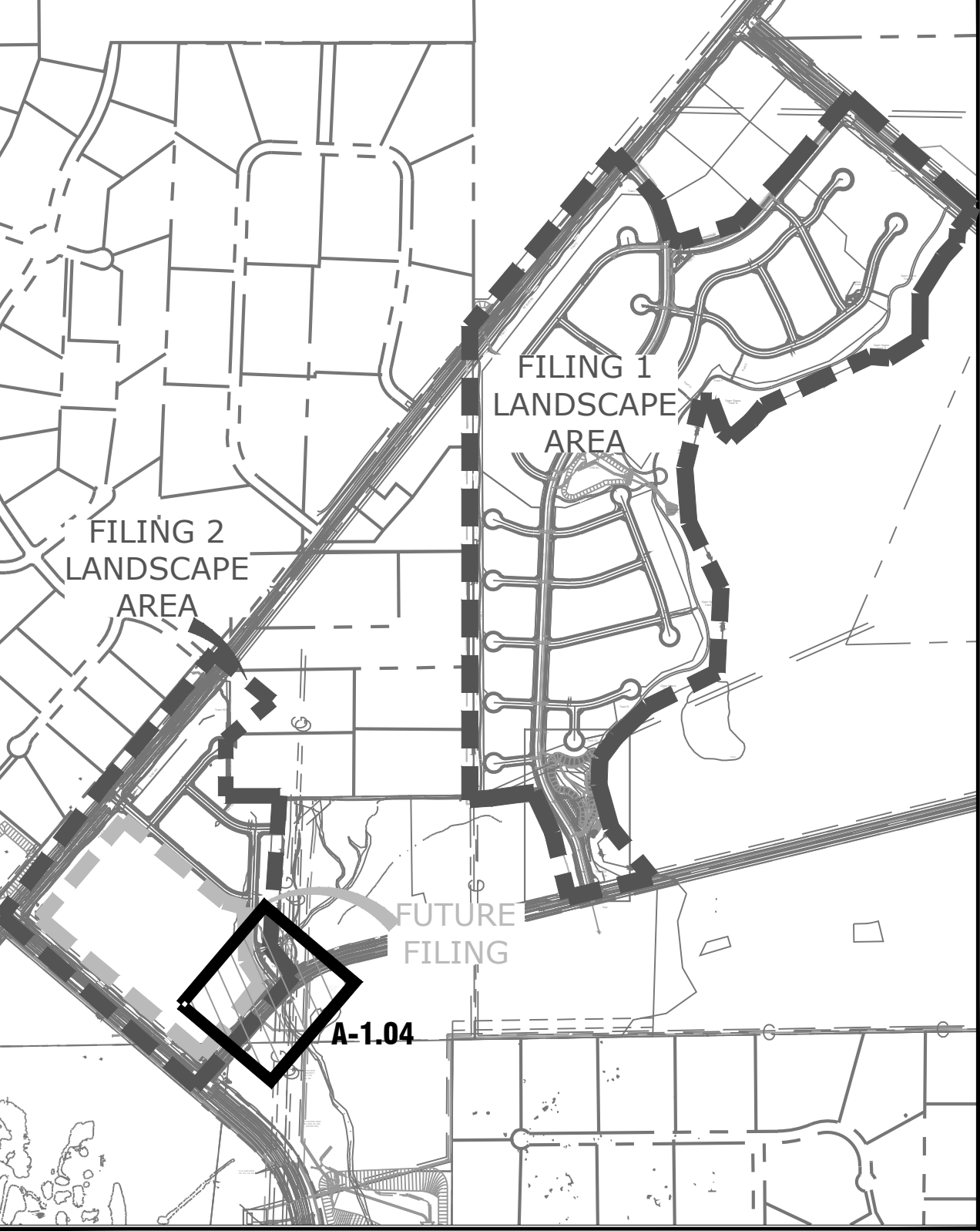
FUTURE PHASE



LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

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PLANNER: LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING  
RANCH

STREETSCAPE  
LANDSCAPING

PROJECT INFO

DATE:	12-01-15
PROJECT MGR:	J. ROMERO
PREPARED BY:	S. FLYNN/M. SWIFT

SEAL

90%  
CONSTRUCTION  
DOCUMENTS

DATE:

DATE:	BY:	DESCRIPTION:
9.21.16	JAR	COUNTY COMMENT
2.14.16	JAR	90% BID SET
6.11.18	MS	FIL 1 UPDATES

ISSUE / REVISION

LANDSCAPE PLAN

L 1.04

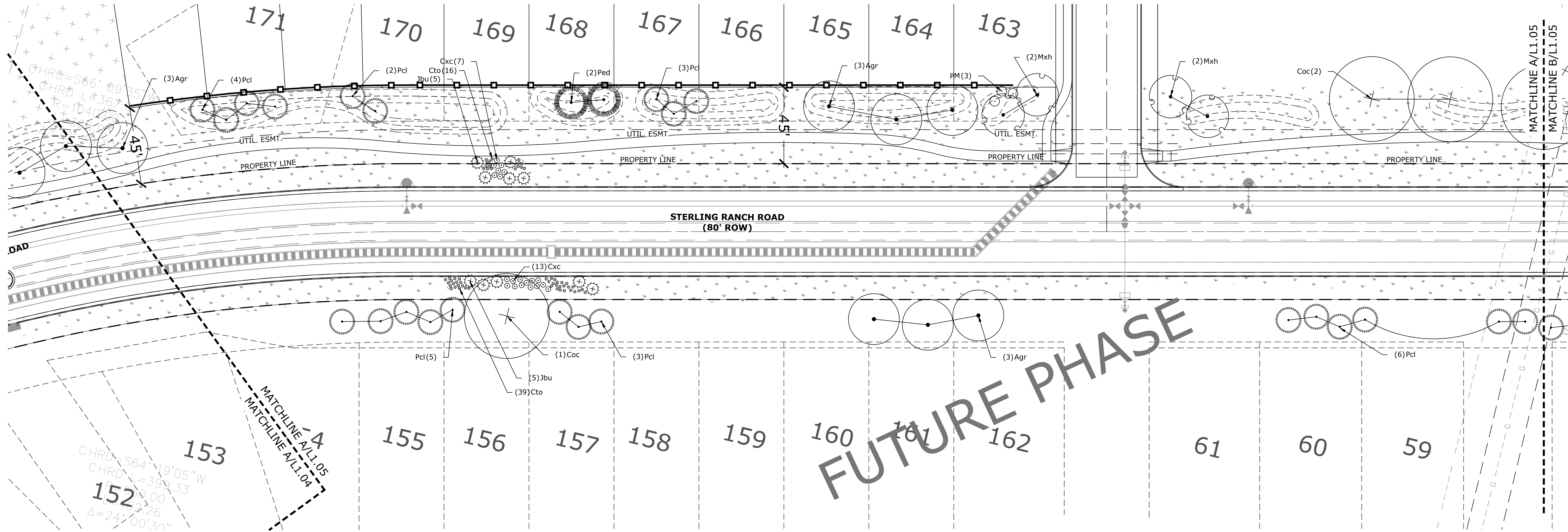
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PLANTING

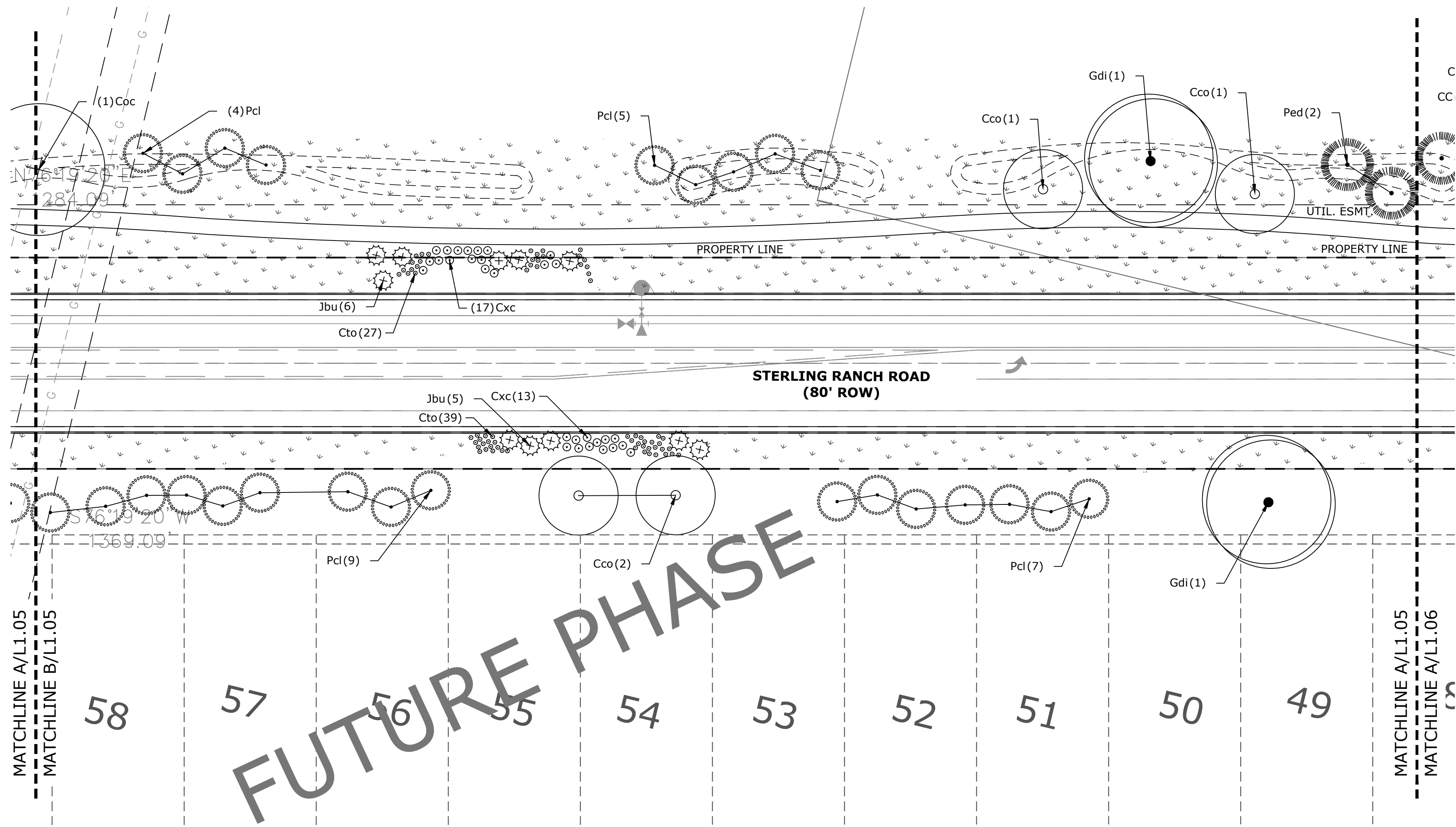
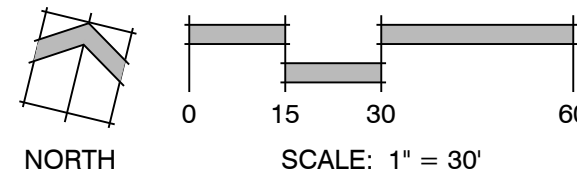
A STERLING RANCH ROAD  
L1.04 PLAN

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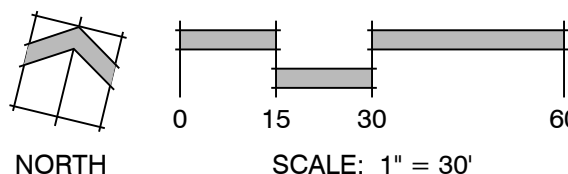




A  
L1.05  
STERLING RANCH ROAD  
PLAN



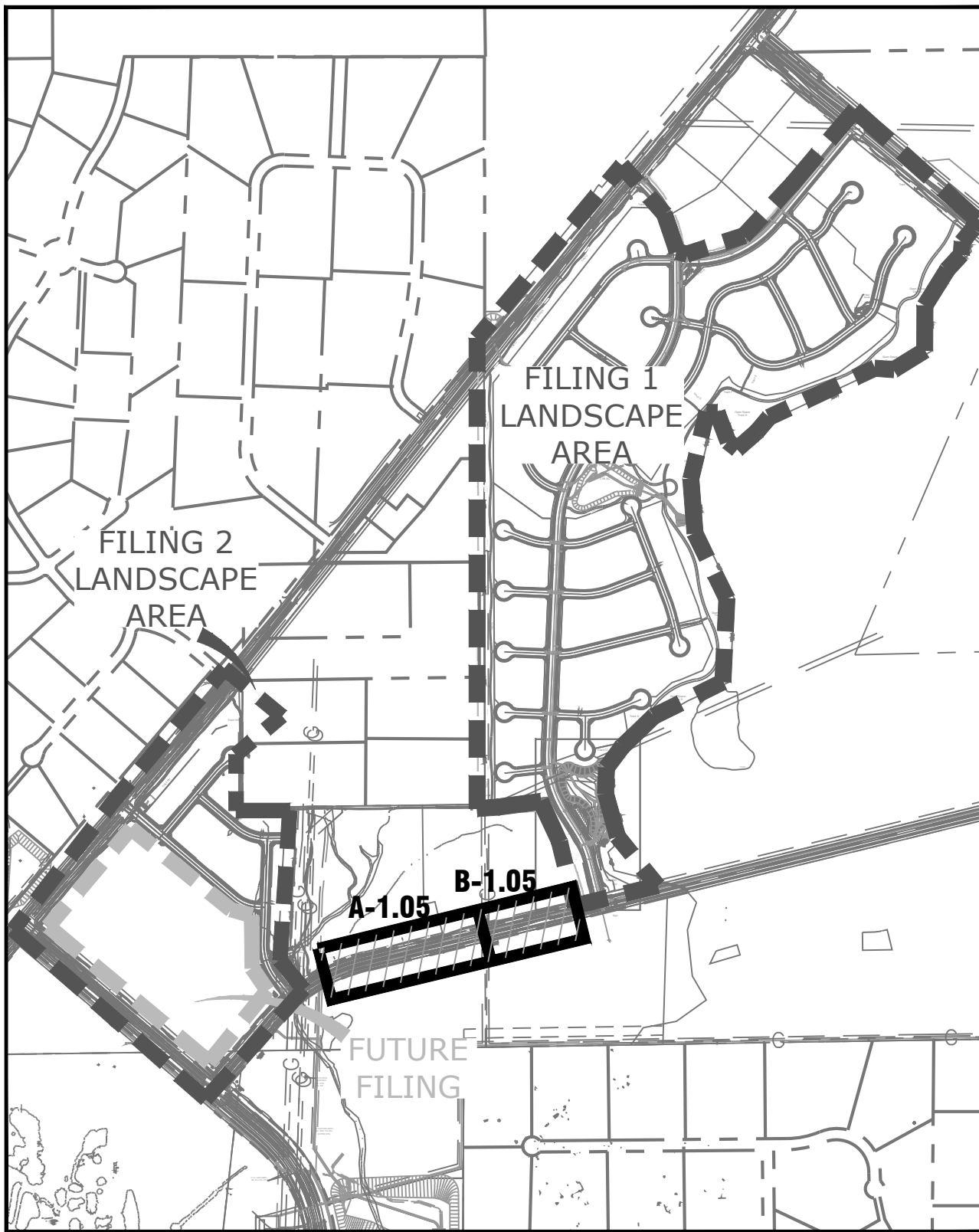
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L1.05  
STERLING RANCH ROAD  
PLAN



LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

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PLANNING, LANDSCAPE ARCHITECT

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PROJECT INFO

DATE: 12-01-15  
PROJECT MGR: J. ROMERO  
PREPARED BY: S. FLYNN/M. SWIFT

SCALE

90%  
CONSTRUCTION  
DOCUMENTS

DATE:

DATE:	BY:	DESCRIPTION:
9.21.16	JAR	COUNTY COMMENT
2.14.16	JAR	90% BID SET
6.11.18	MS	FIL 1 UPDATES

ISSUE / REVISION

LANDSCAPE PLAN

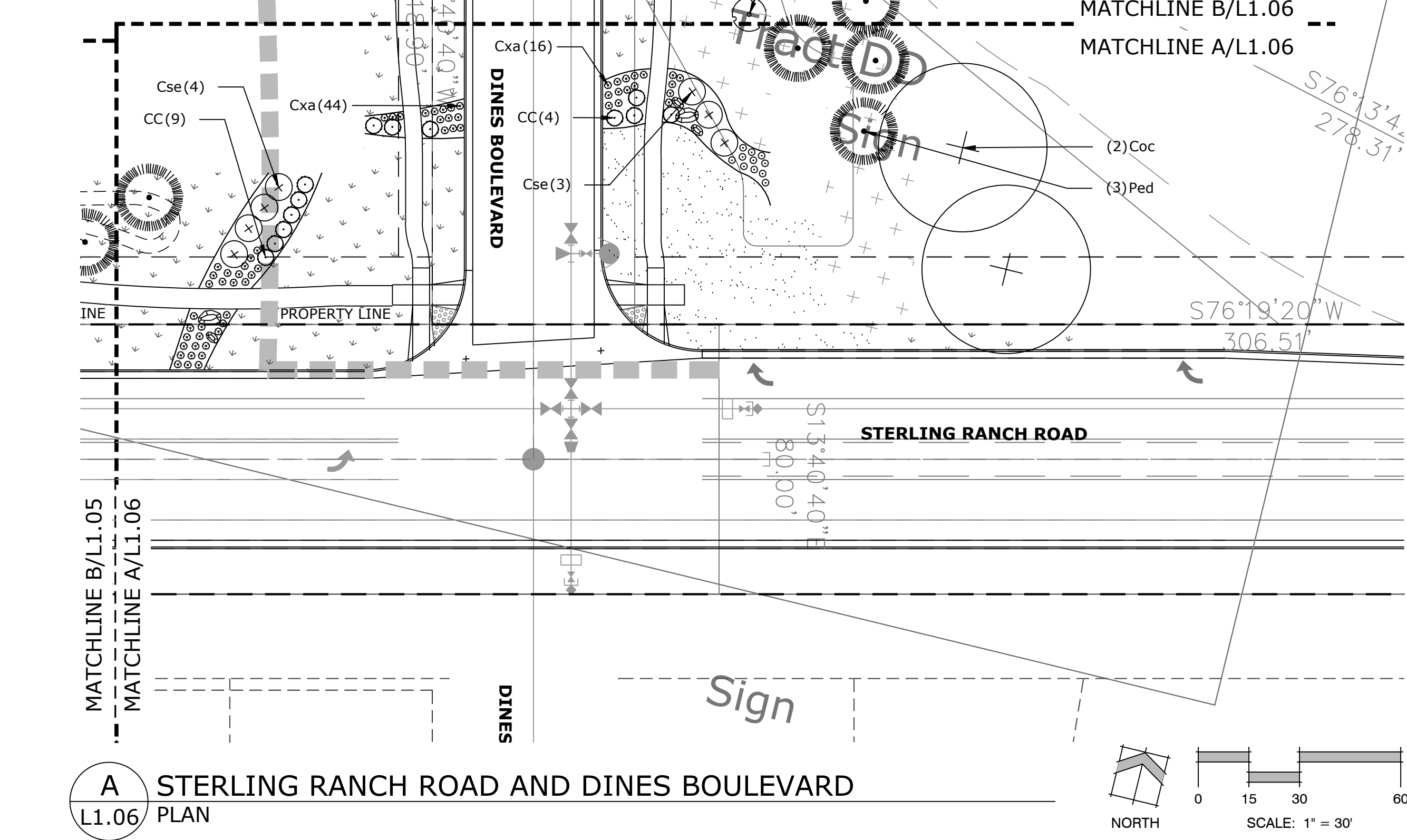
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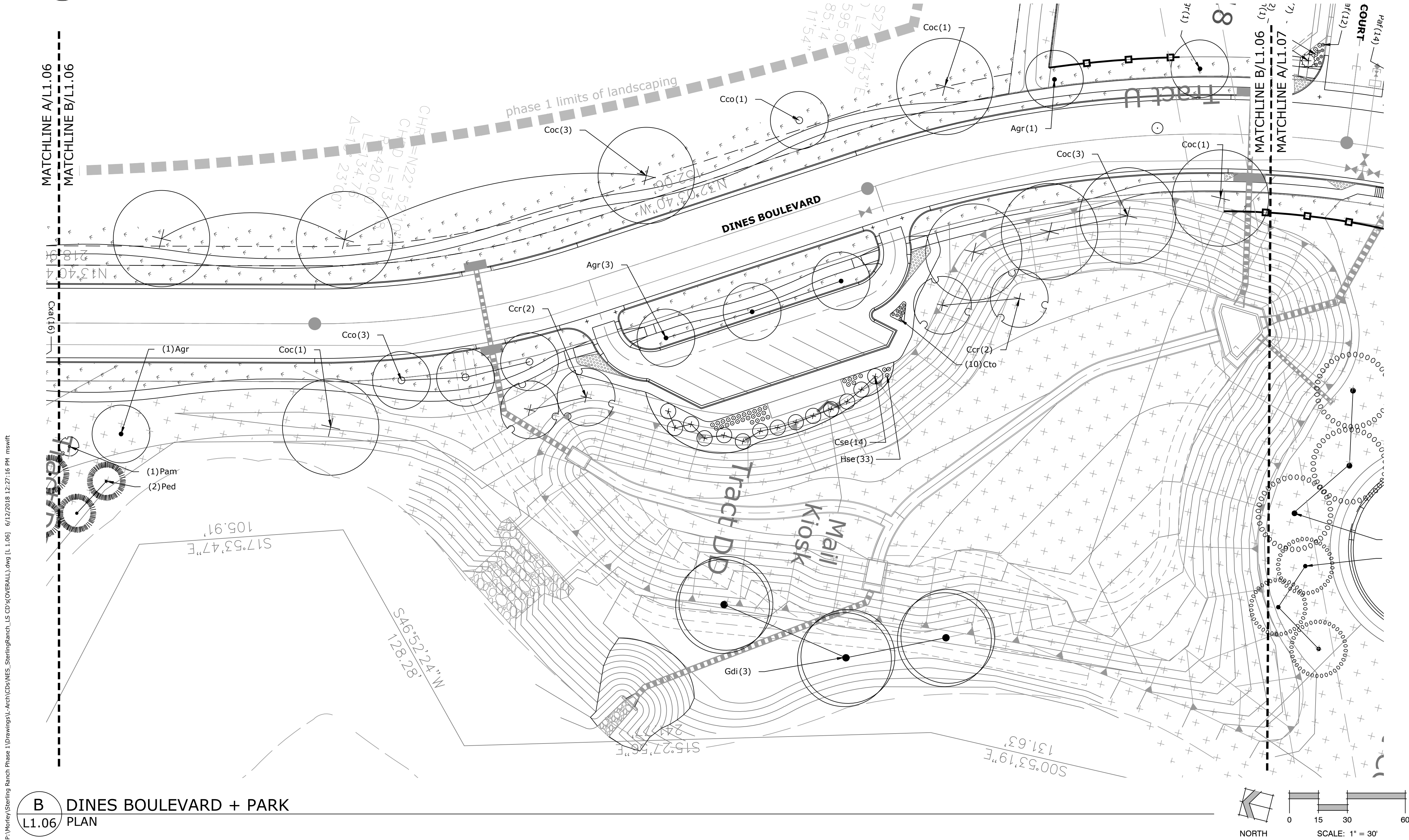
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**A** STERLING RANCH ROAD AND DINES BOULEVARD  
L1.06 PLAN

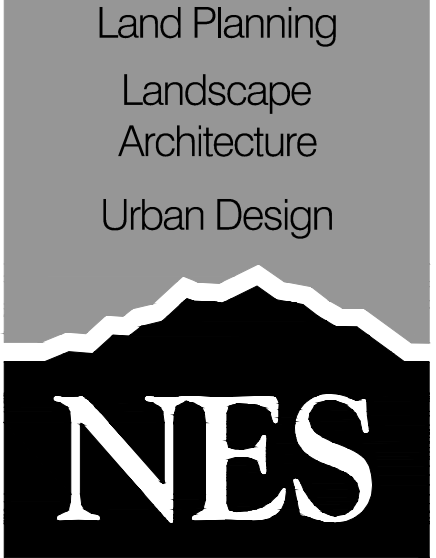
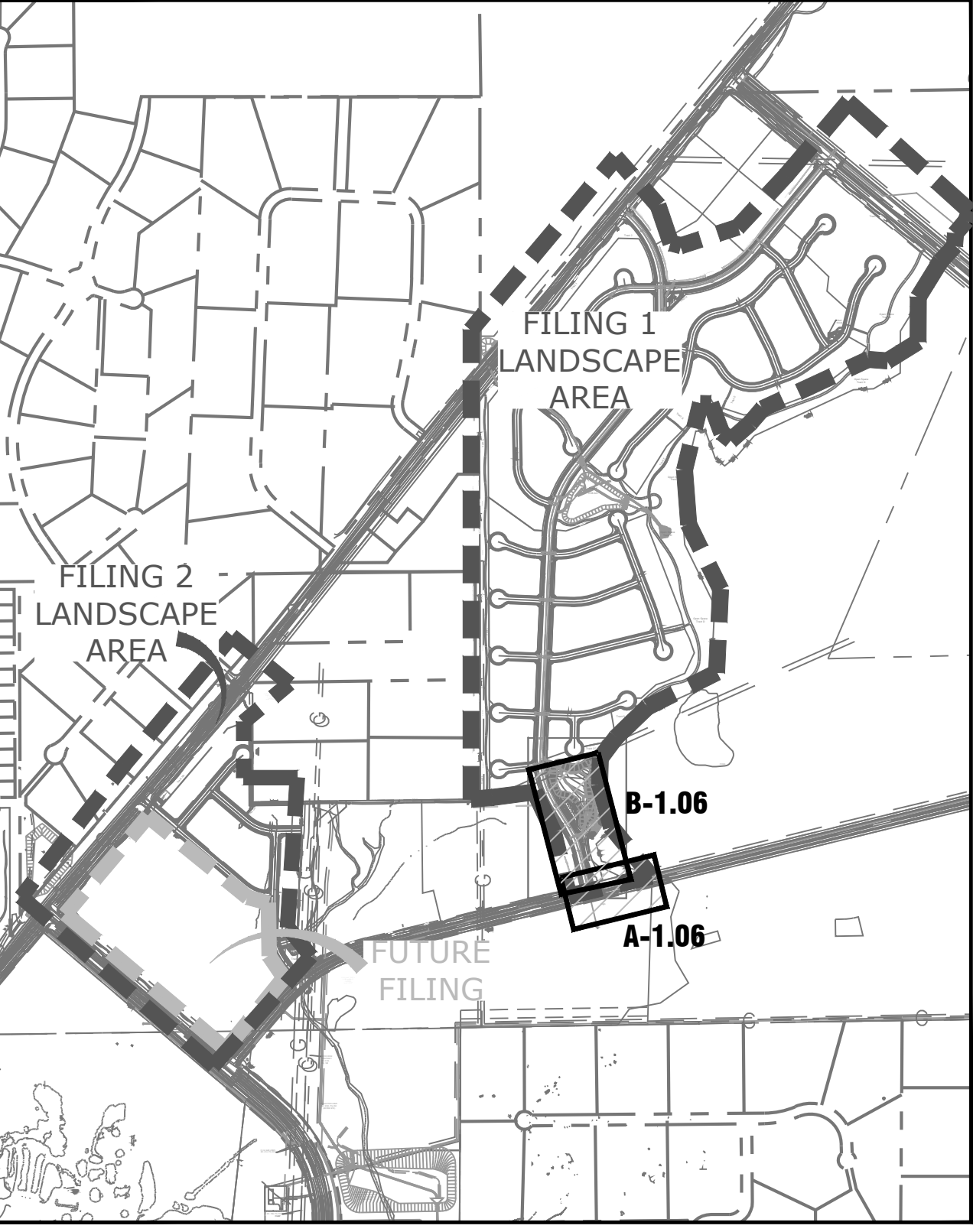


**B** DINES BOULEVARD + PARK  
L1.06 PLAN

LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

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PLANNING, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING  
RANCH

STREETSCAPE  
LANDSCAPING

PROJECT INFO

DATE: 12-01-15  
PROJECT MGR: J. ROMERO  
PREPARED BY: S. FLYNN/M. SWIFT

SEAL

90%  
CONSTRUCTION  
DOCUMENTS

ISSUE INFO

DATE:	BY:	DESCRIPTION:
9.21.16	JAR	COUNTY COMMENT
2.14.16	JAR	90% BID SET
6.11.18	MS	FIL 1 UPDATES

ISSUE / REVISION

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

PLANTING

**L 1.06**  
# OF #



STERLING  
RANCH

STREETSCAPE  
LANDSCAPING

PROJECT INFO  
DATE: 12-01-15  
PROJECT MGR: J.ROMERO  
PREPARED BY: S.FLYNN/M.SWIFT

SCALE

90%  
CONSTRUCTION  
DOCUMENTS

DATE:	BY:	DESCRIPTION:
9.21.16	JAR	COUNTY COMMENT
2.14.16	JAR	90% BID SET
6.11.18	MS	FIL 1 UPDATES

ISSUE / REVISION

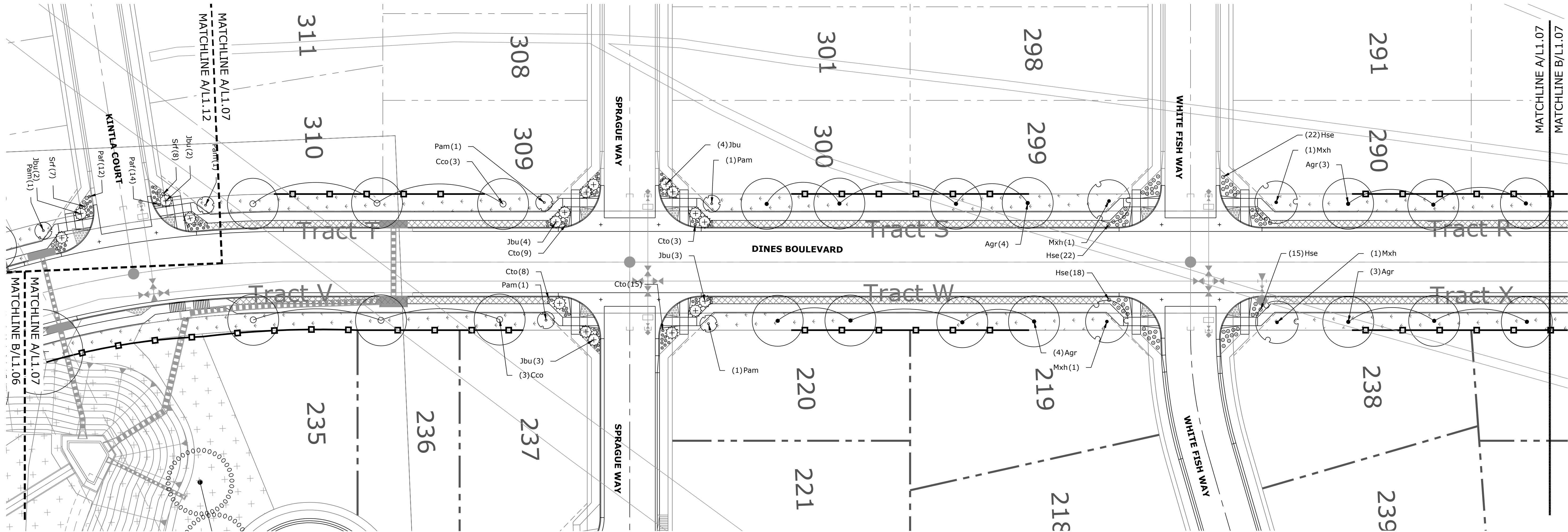
LANDSCAPE PLAN

SHEET TITLE

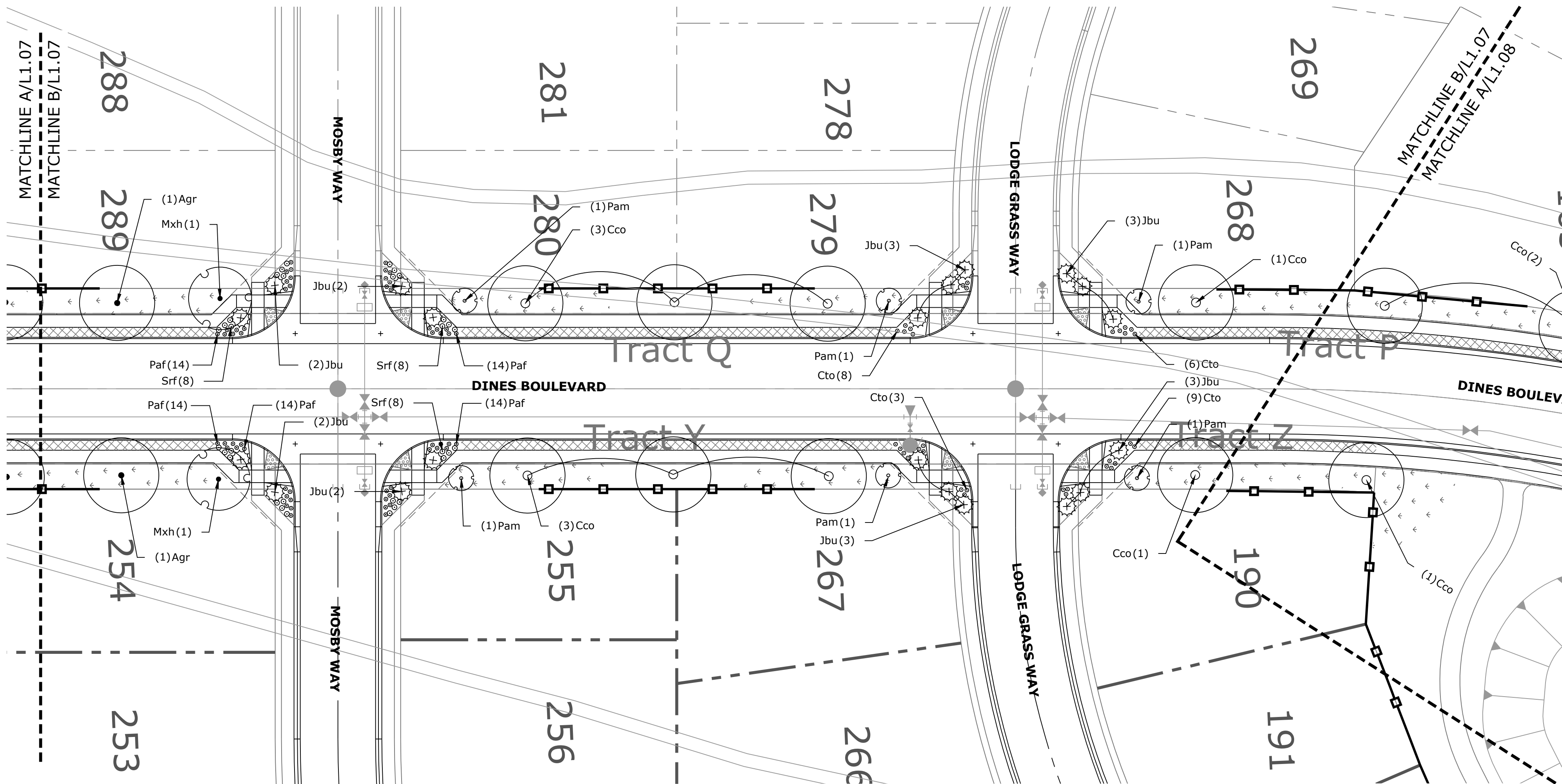
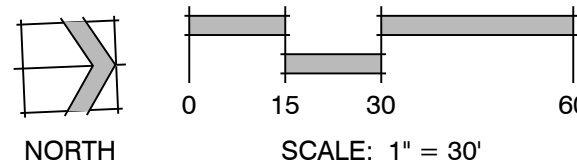
SHEET NUMBER

PLANTING

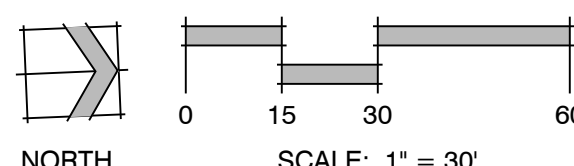
**L 1.07**  
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**A**  
DINES BOULEVARD  
L1.07 PLAN



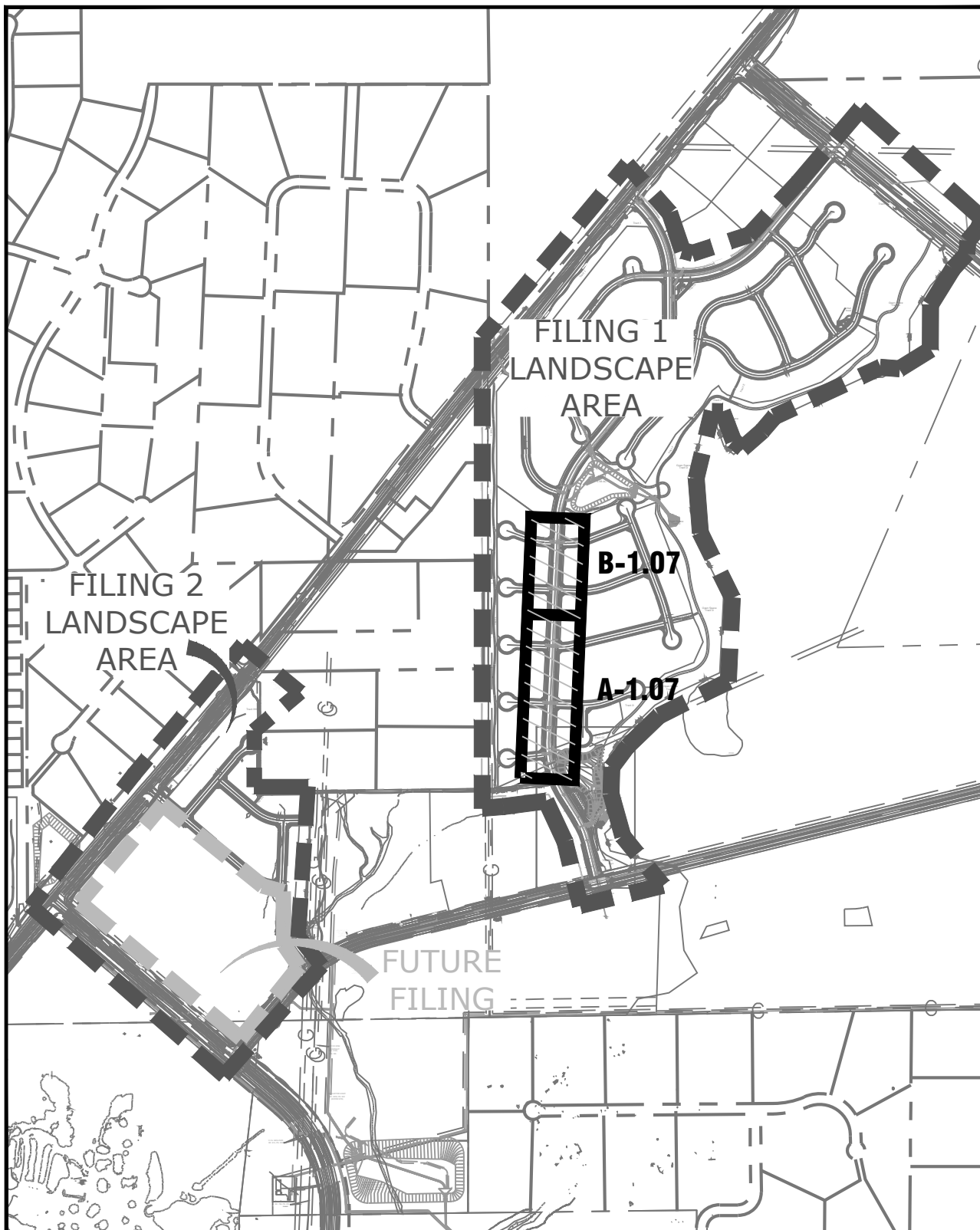
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DINES BOULEVARD  
L1.07 PLAN



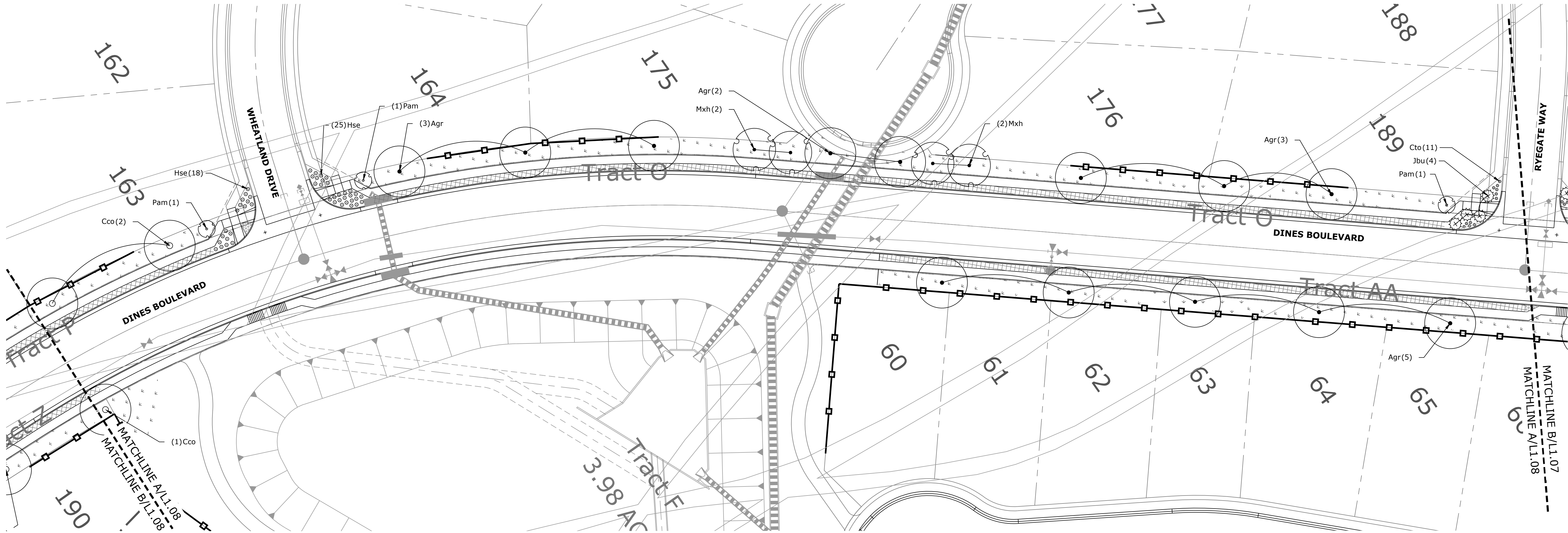
LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

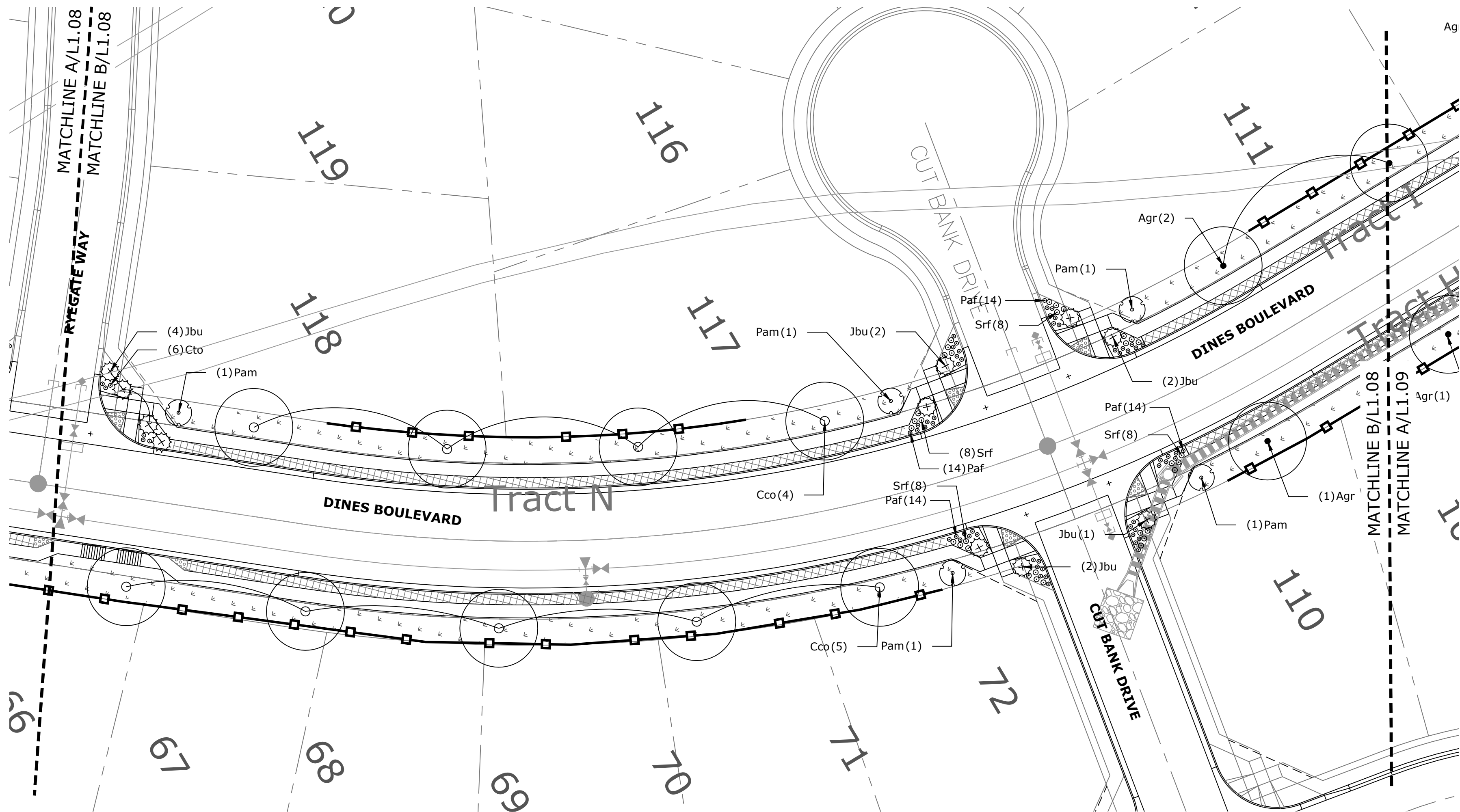
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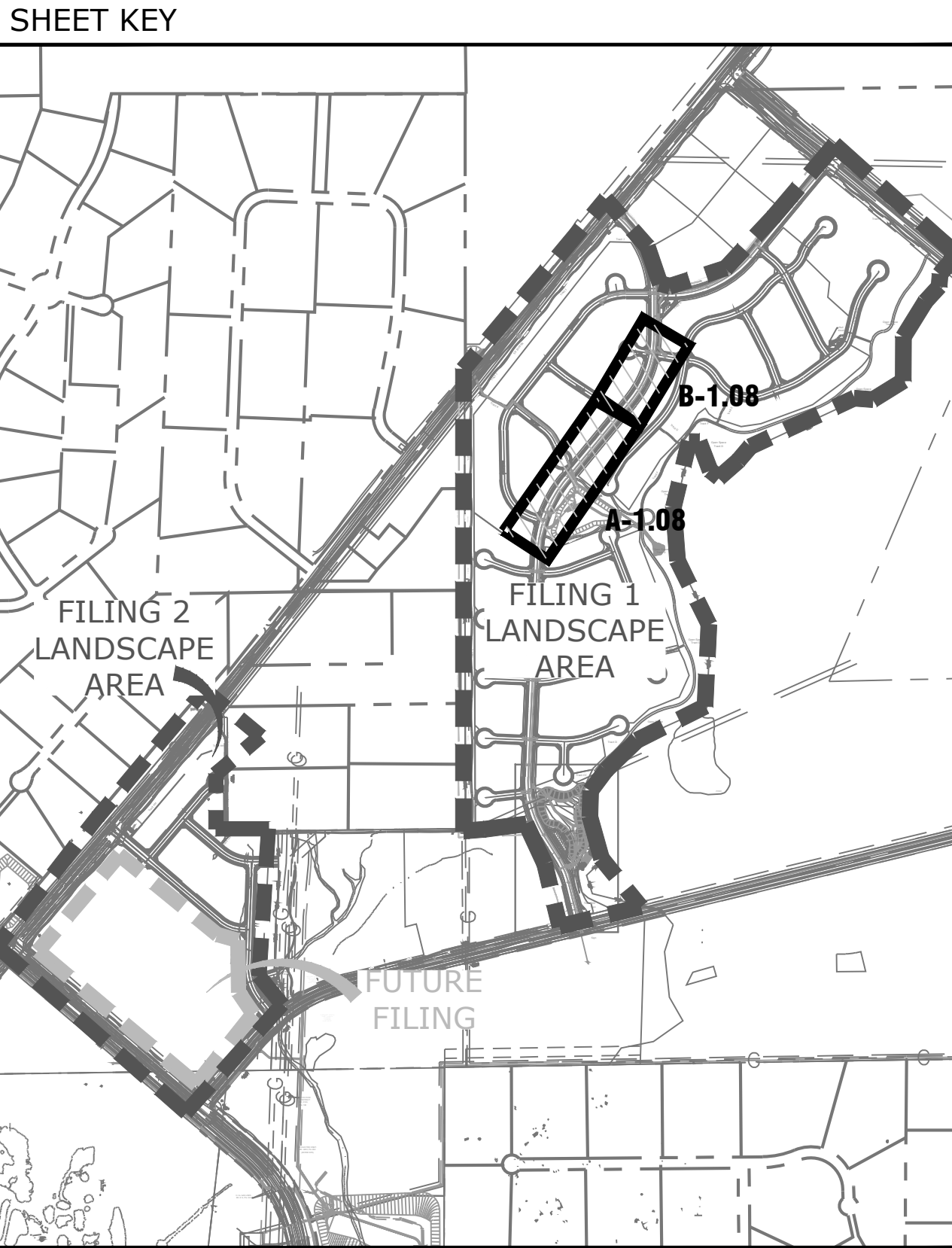


**A** DINES BOULEVARD  
L1.08 PLAN



**B** DINES BOULEVARD  
L1.08 PLAN

LANDSCAPE LEGEND			
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE



Land Planning  
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STERLING  
RANCH

STREETSCAPE  
LANDSCAPING

DATE:	12-01-15
PROJECT MGR:	J.ROMERO
PREPARED BY:	S.FLYNN/M.SWIFT

90%  
CONSTRUCTION  
DOCUMENTS

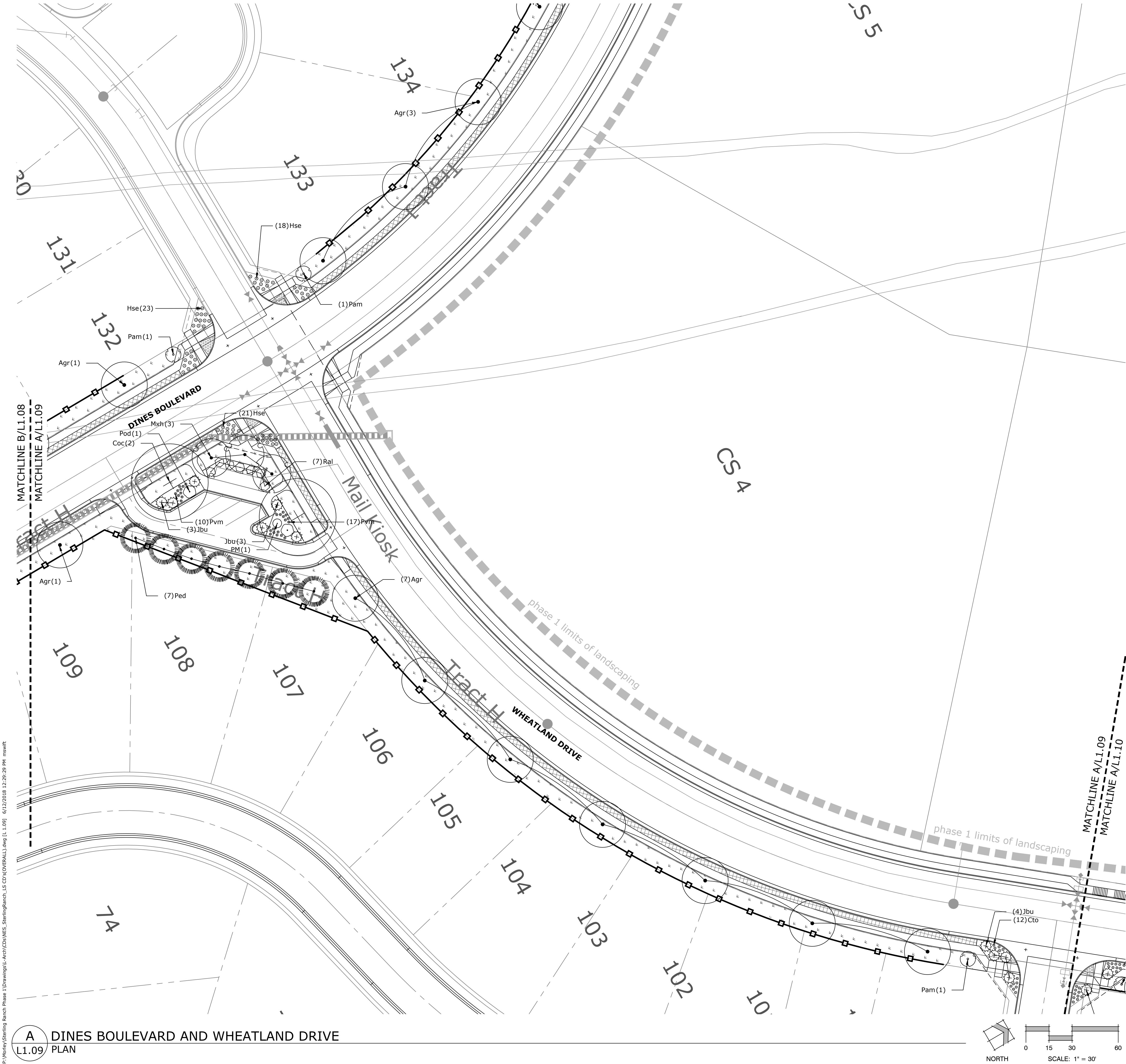
DATE:	BY:	DESCRIPTION:
9.21.16	JAR	COUNTY COMMENT
2.14.16	JAR	90% BID SET
6.11.18	MS	FIL 1 UPDATES

LANDSCAPE PLAN

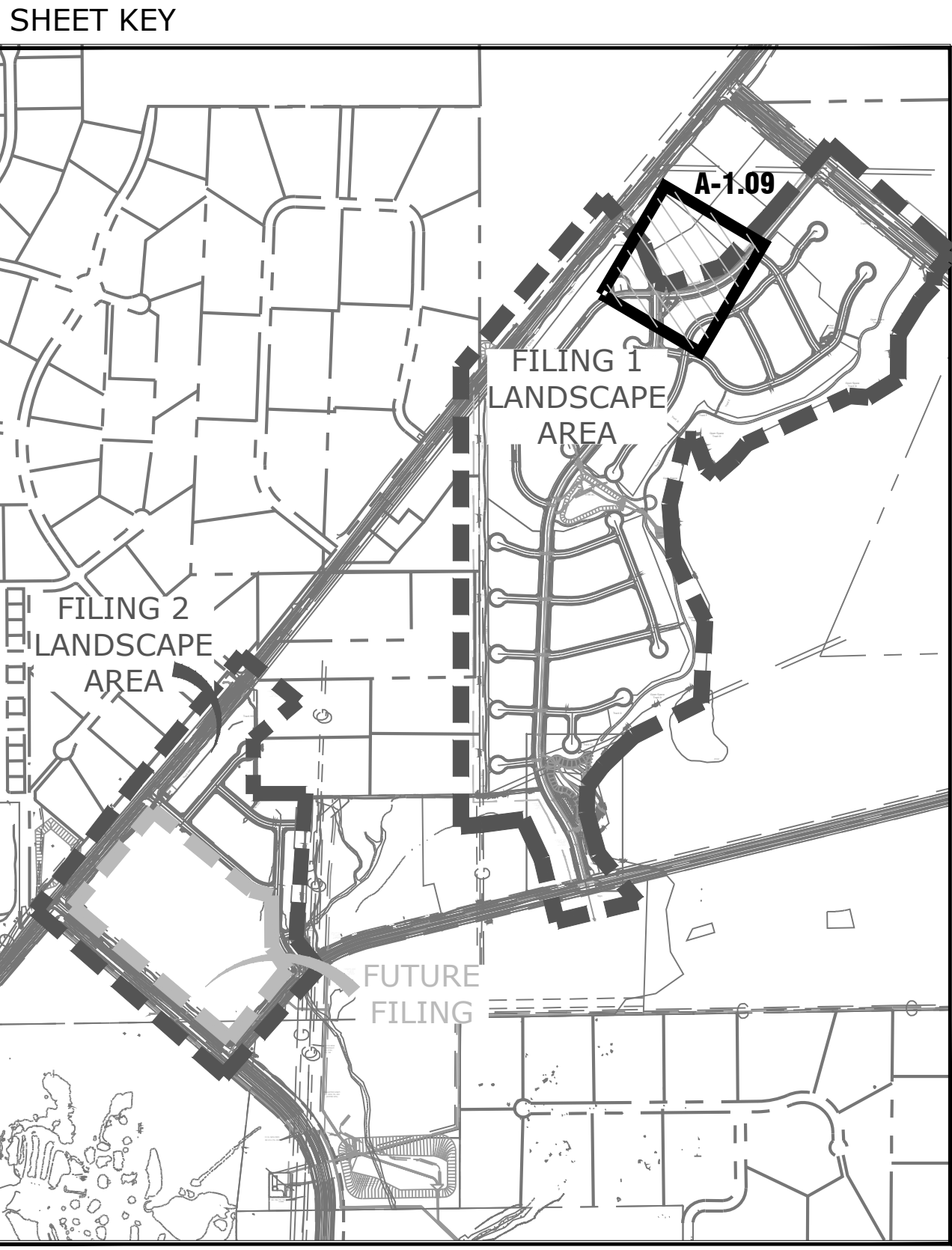
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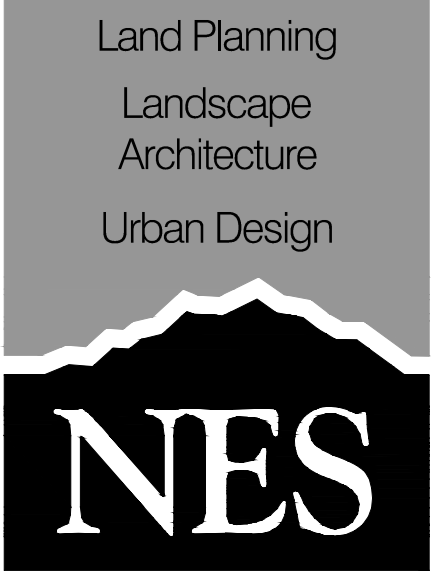
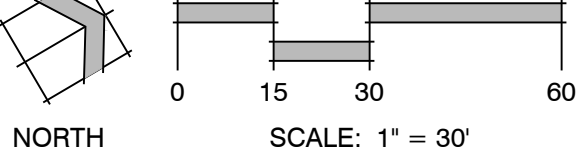




LANDSCAPE LEGEND			
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE



**A**  
DINES BOULEVARD AND WHEATLAND DRIVE  
L1.09 PLAN



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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## STERLING RANCH

### STREETSCAPE LANDSCAPING

PROJECT INFO

DATE:	12-01-15
PROJECT MGR:	J.ROMERO
PREPARED BY:	S.FLYNN/M.SWIFT

SEAL

### 90% CONSTRUCTION DOCUMENTS

ISSUE INFO

DATE:	BY:	DESCRIPTION:
9.21.16	JAR	COUNTY COMMENT
2.14.16	JAR	90% BID SET
6.11.18	MS	FIL 1 UPDATES

ISSUE REVISION

### LANDSCAPE PLAN

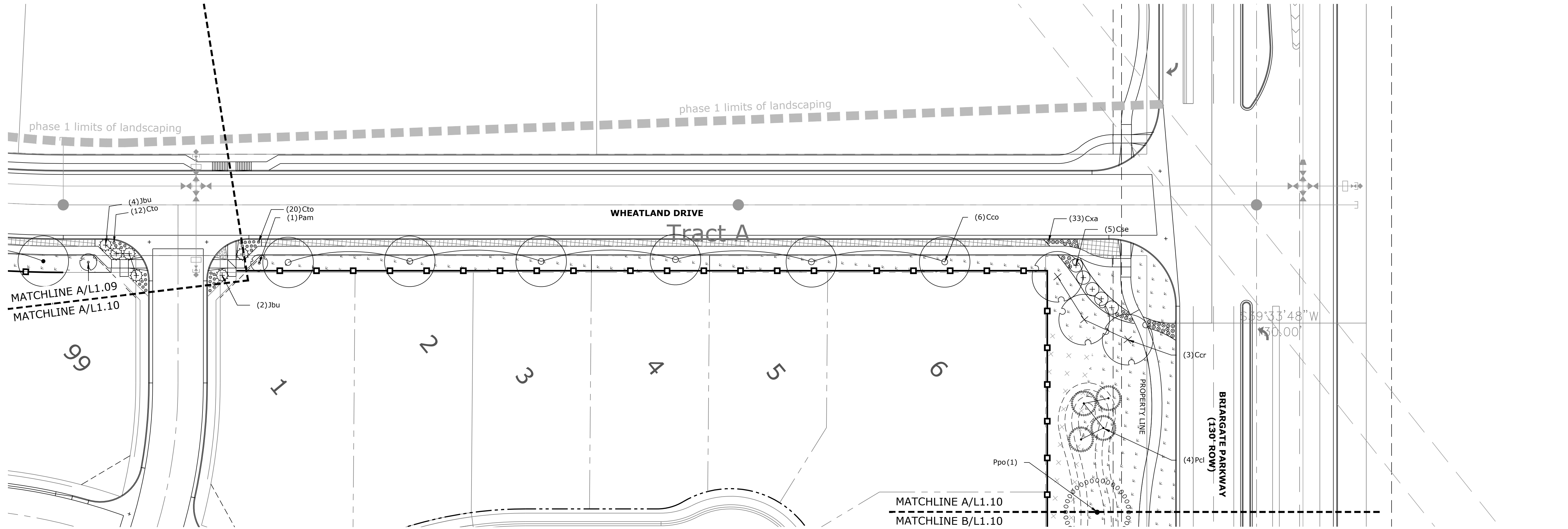
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SHEET NUMBER

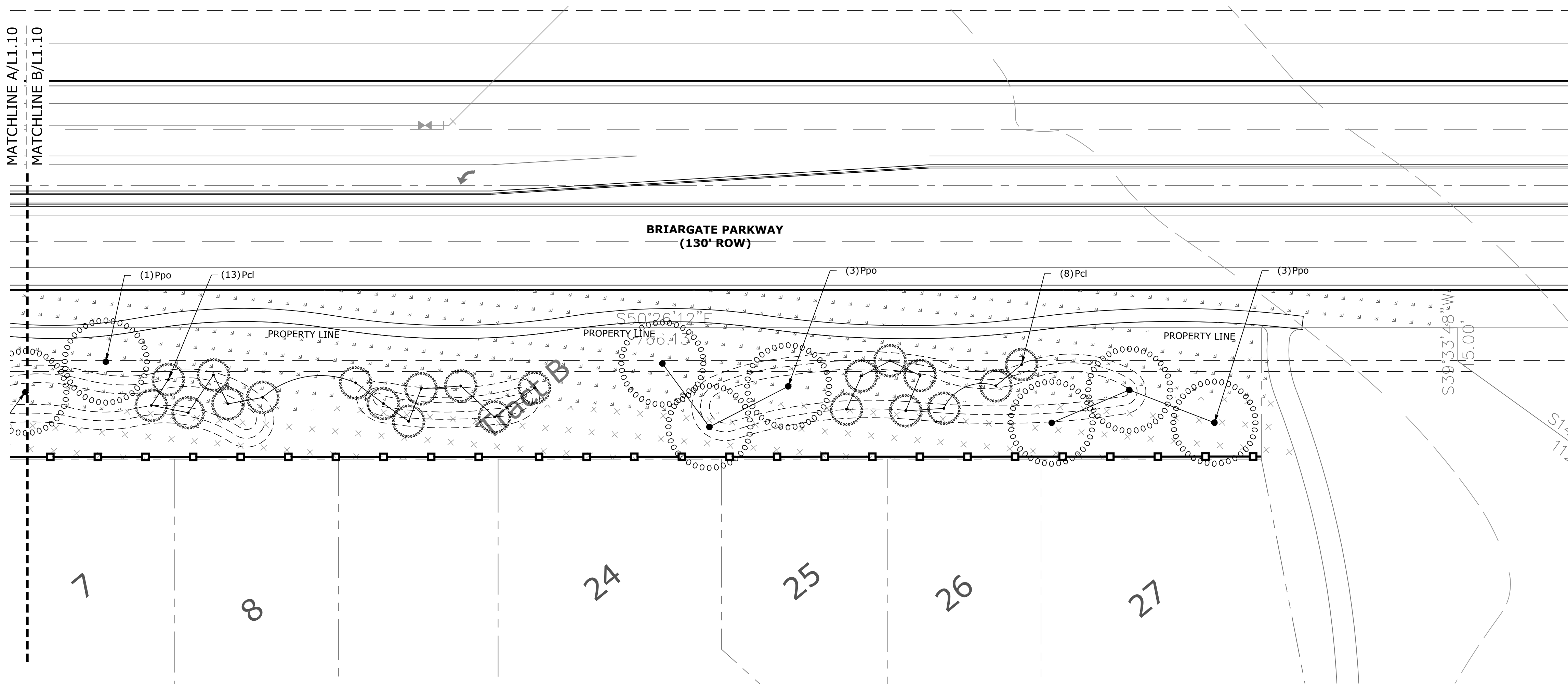
PLANTING

**L 1.09**  
# OF #





**A** WHEATLAND DRIVE AND BRIARGATE PARKWAY  
L1.10 PLAN

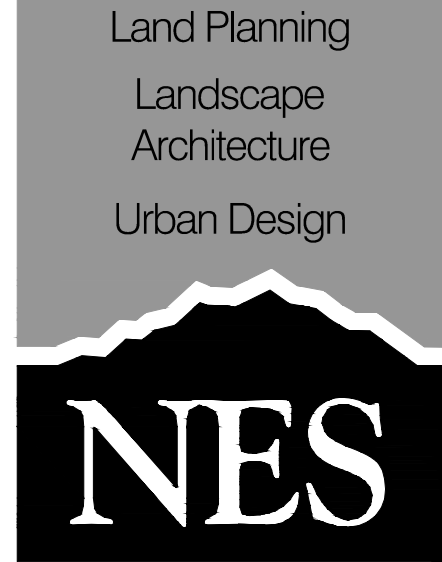
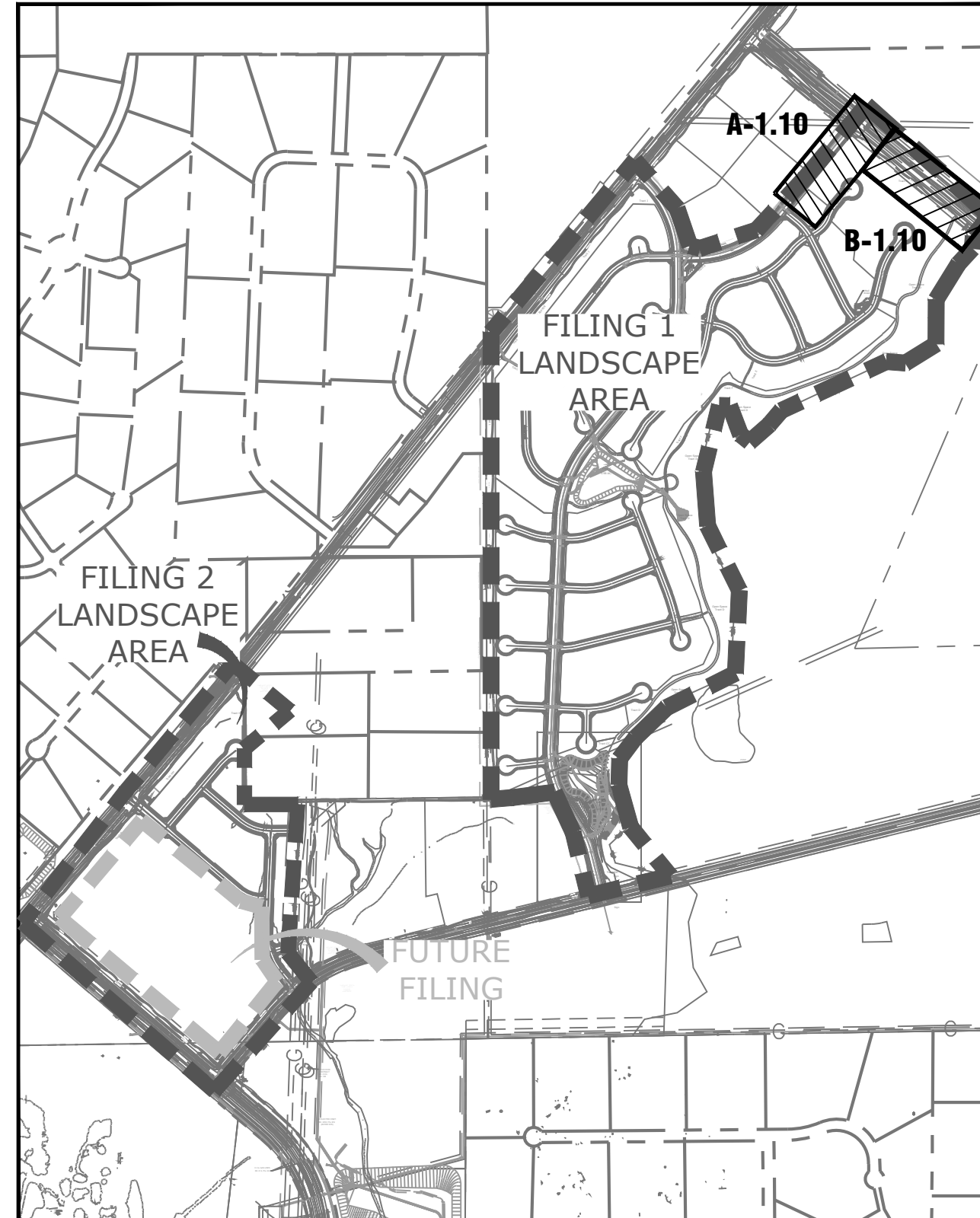


**B** BRIARGATE PARKWAY  
L1.10 PLAN

LANDSCAPE LEGEND

	CEDAR WOOD MULCH PLANT BED
	ROCK MULCH
	COBBLE

SHEET KEY



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STERLING RANCH

STREETSCAPE LANDSCAPING

DATE: 12-01-15  
PROJECT MGR: J.ROMERO  
PREPARED BY: S.FLYNN/M.SWIFT

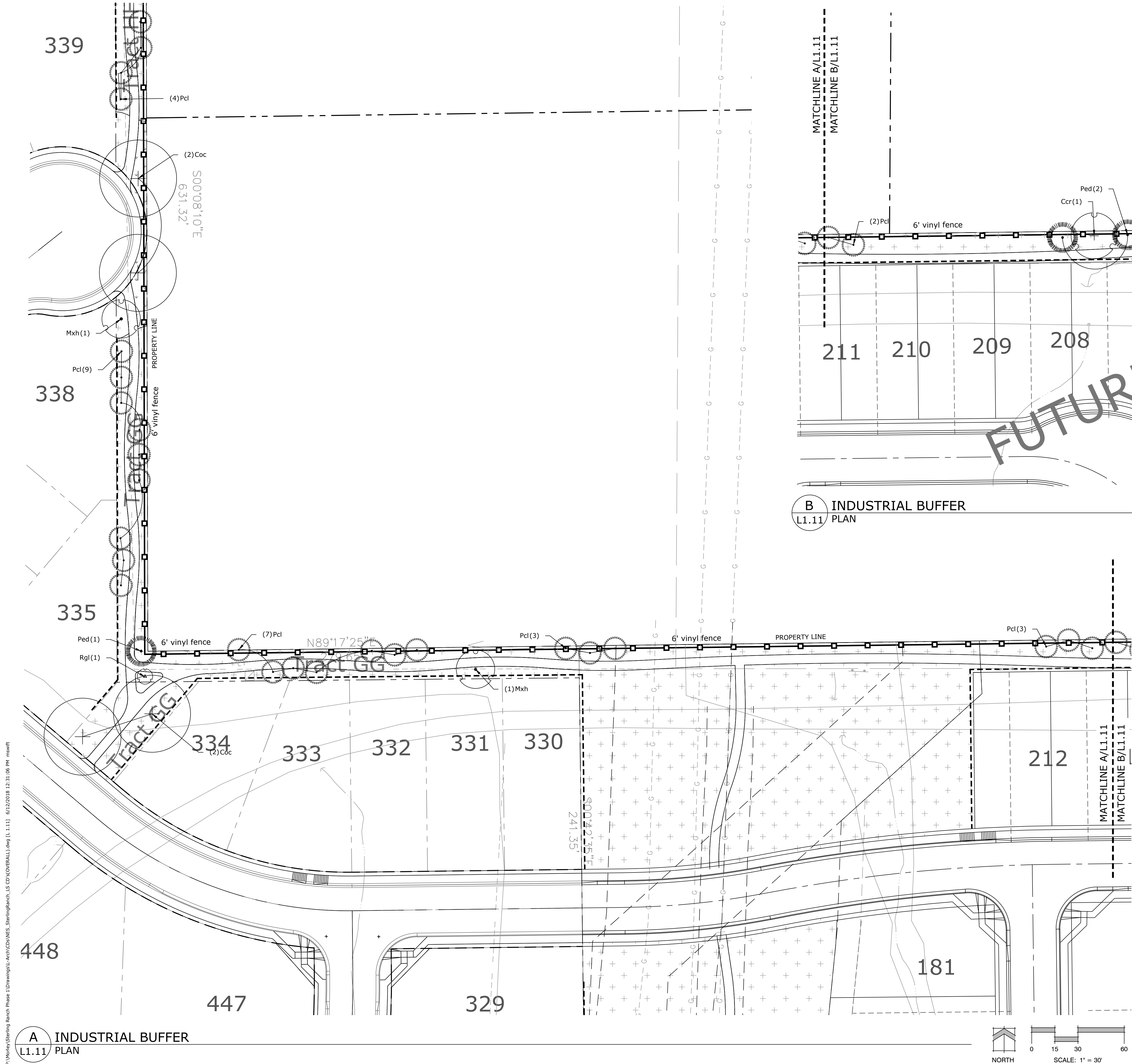
90% CONSTRUCTION DOCUMENTS

DATE:	BY:	DESCRIPTION:
9.21.16	JAR	COUNTY COMMENT
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LANDSCAPE PLAN

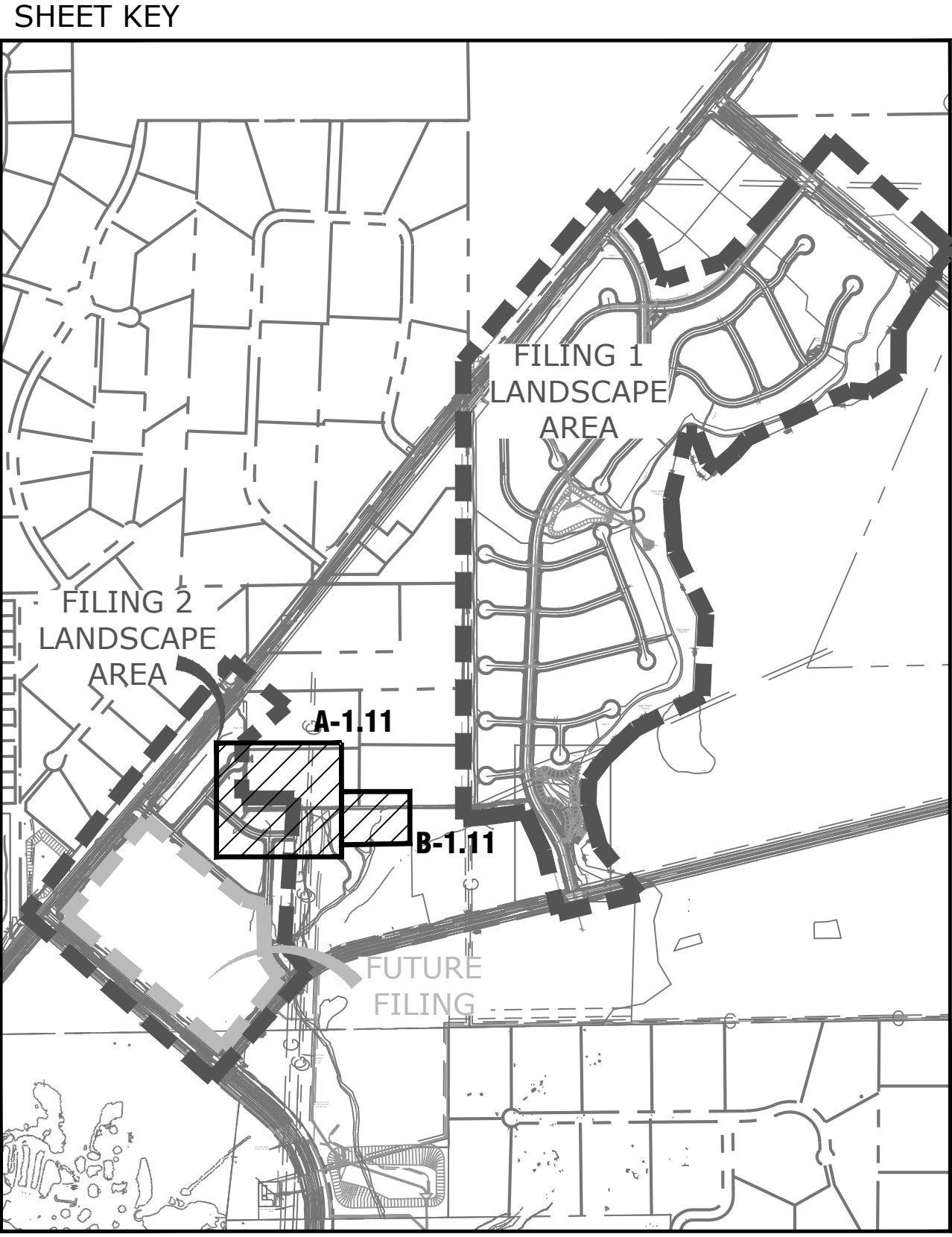
**L 1.10**  
# OF #





B INDUSTRIAL BUFFER  
L1.11 PLAN

LANDSCAPE LEGEND			
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE



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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING  
RANCH

STREETSCAPE  
LANDSCAPING

DATE:	12-01-15
PROJECT MGR:	J.ROMERO
PREPARED BY:	S.FLYNN/M.SWIFT

SCALE

ISSUE INFO

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ISSUE / REVISION

LANDSCAPE PLAN

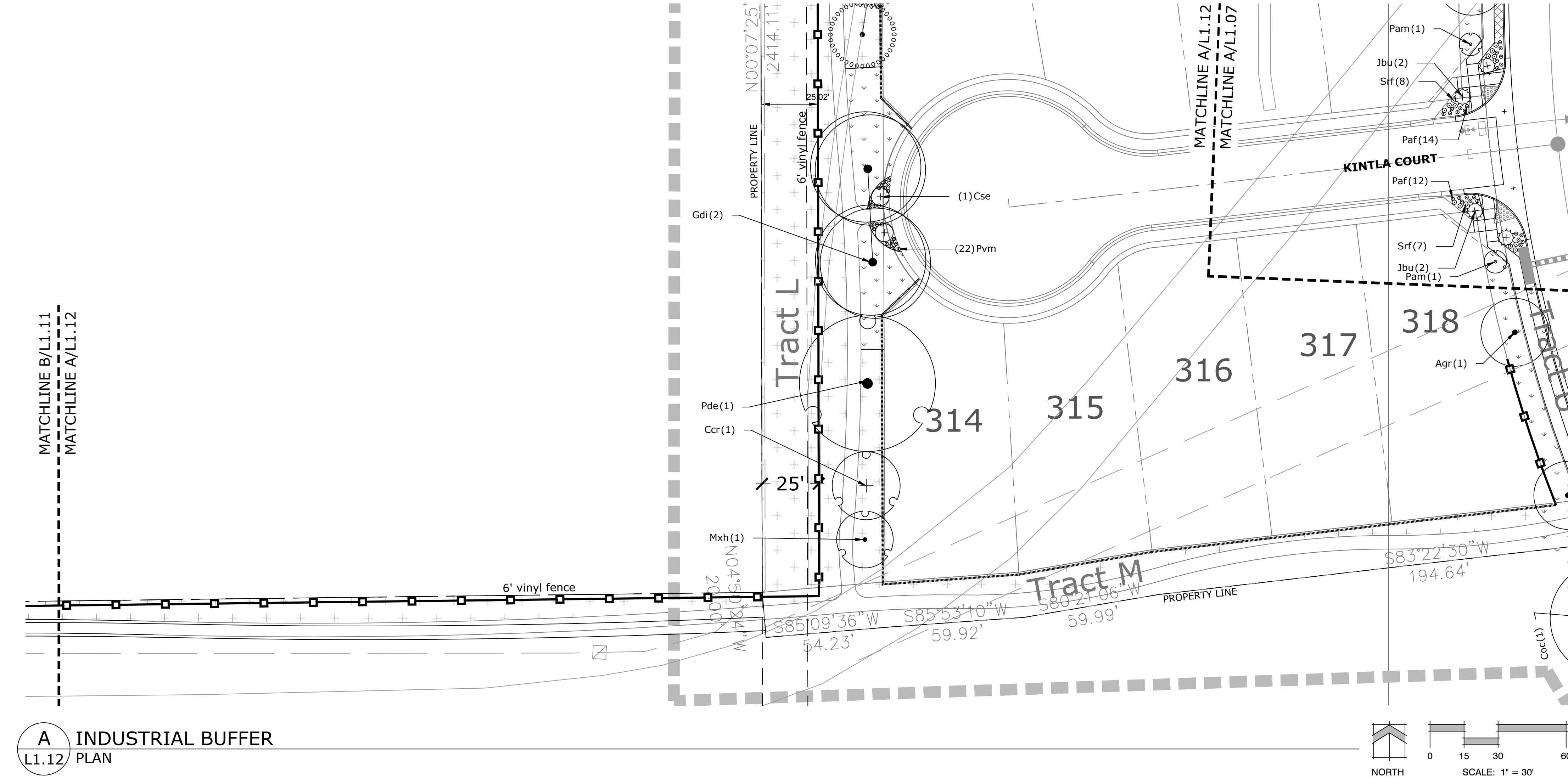
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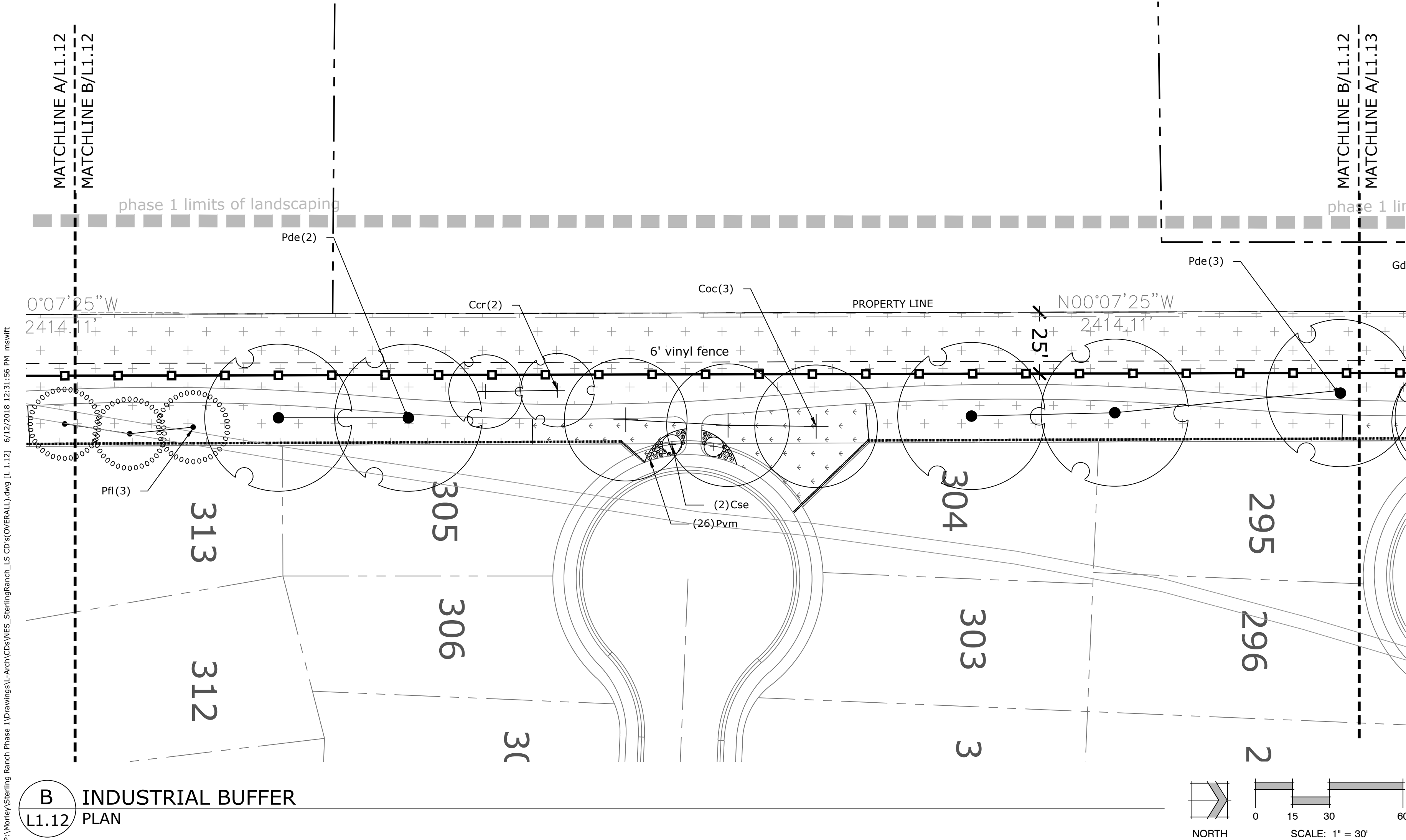
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**A**  
L1.12 INDUSTRIAL BUFFER  
PLAN

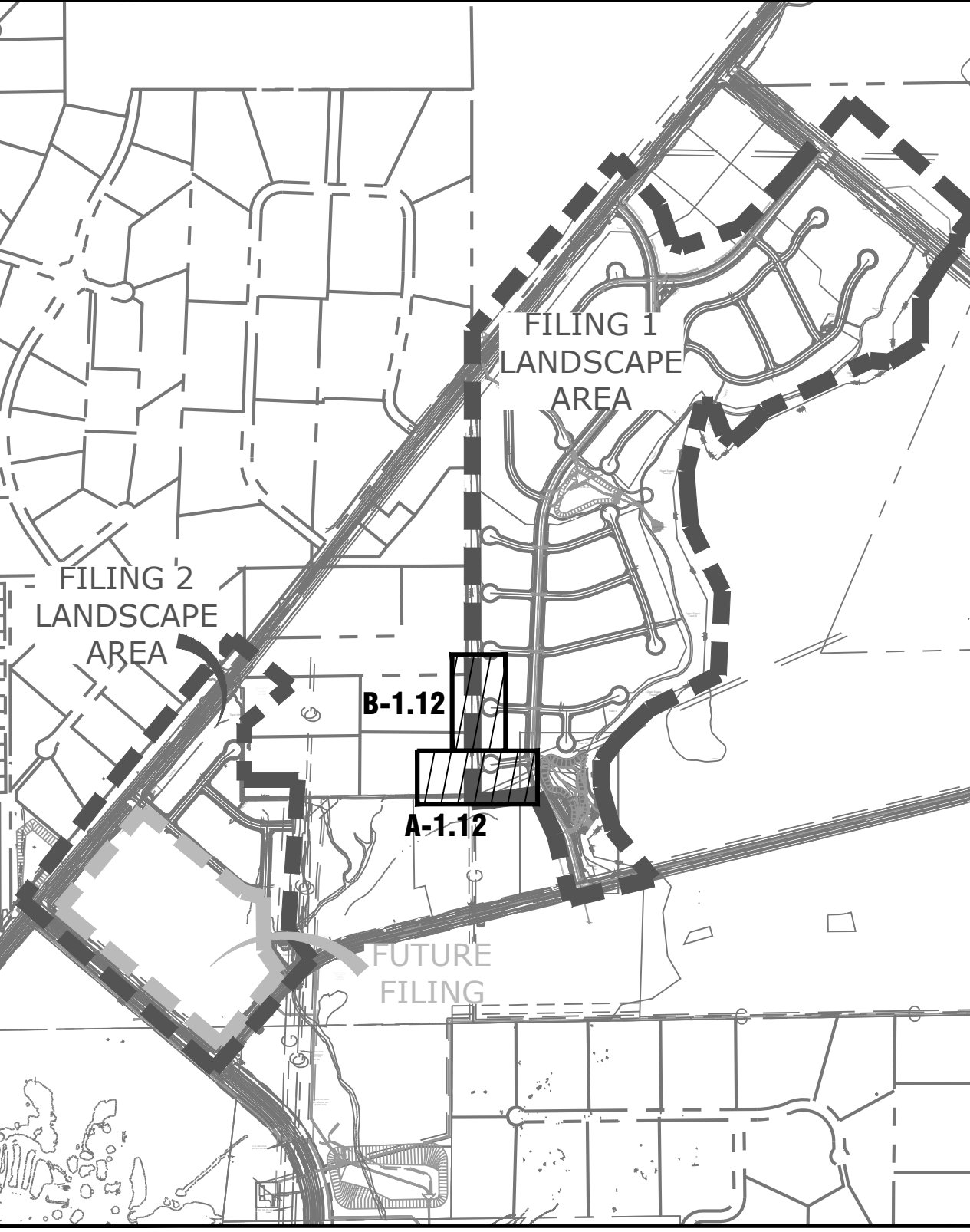


**B**  
L1.12 INDUSTRIAL BUFFER  
PLAN

LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

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PLANNED LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING  
RANCH

STREETSCAPE  
LANDSCAPING

PROJECT INFO	DATE:	12-01-15
	PROJECT MGR:	J.ROMERO
	PREPARED BY:	S.FLYNN/M.SWIFT

SCALE

DATE:	BY:	DESCRIPTION:
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ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

L 1.12

# OF #

PLANTING

STREETSCAPE  
LANDSCAPING

PROJECT INFO  
DATE: 12-01-15  
PROJECT MGR: J.ROMERO  
PREPARED BY: S.FLYNN/M.SWIFT

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CONSTRUCTION  
DOCUMENTS

DATE:	BY:	DESCRIPTION:
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## LANDSCAPE PLAN

L 1.13

# OF #



## LANDSCAPE LEGEND

	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

SHEET KEY

