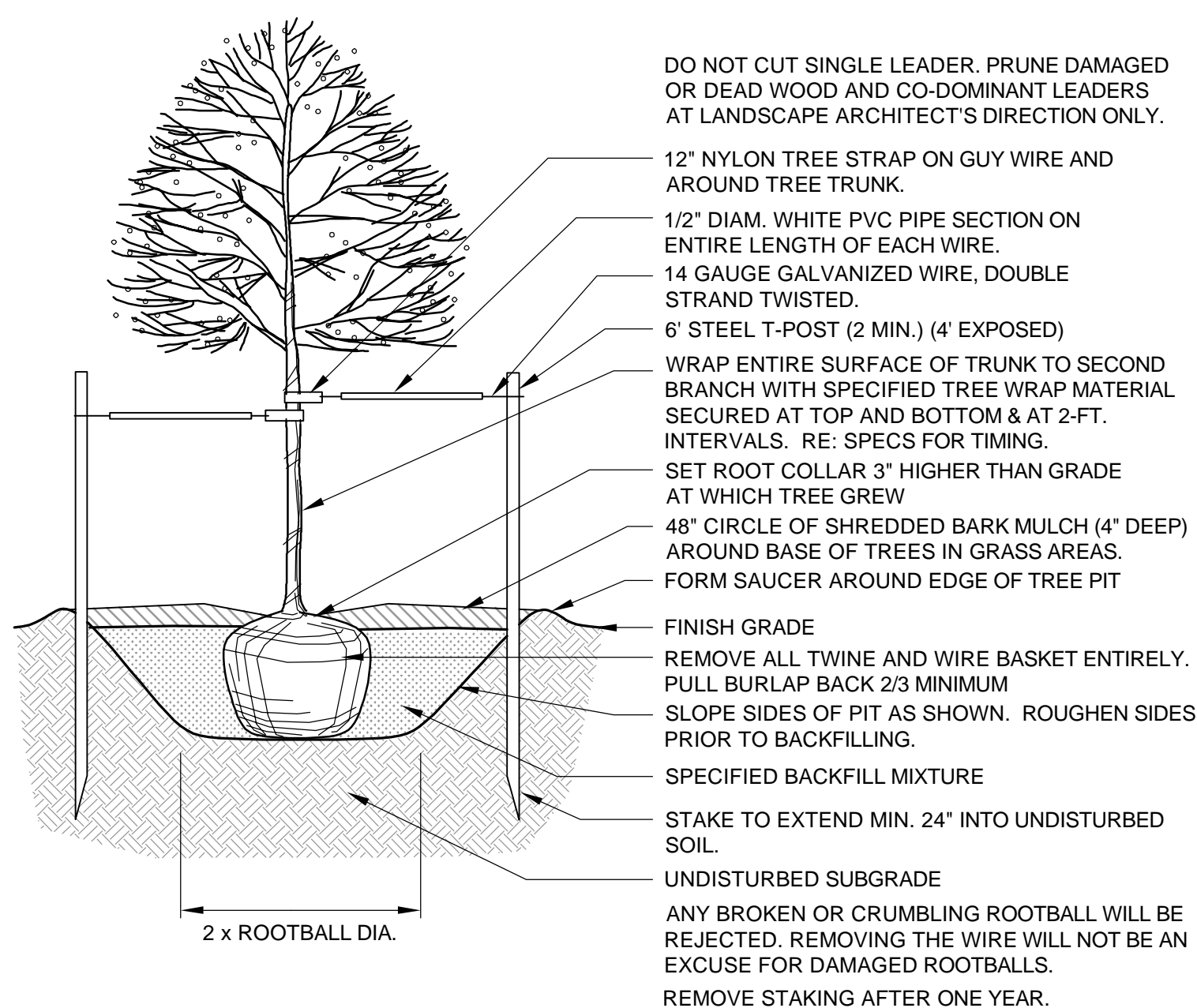


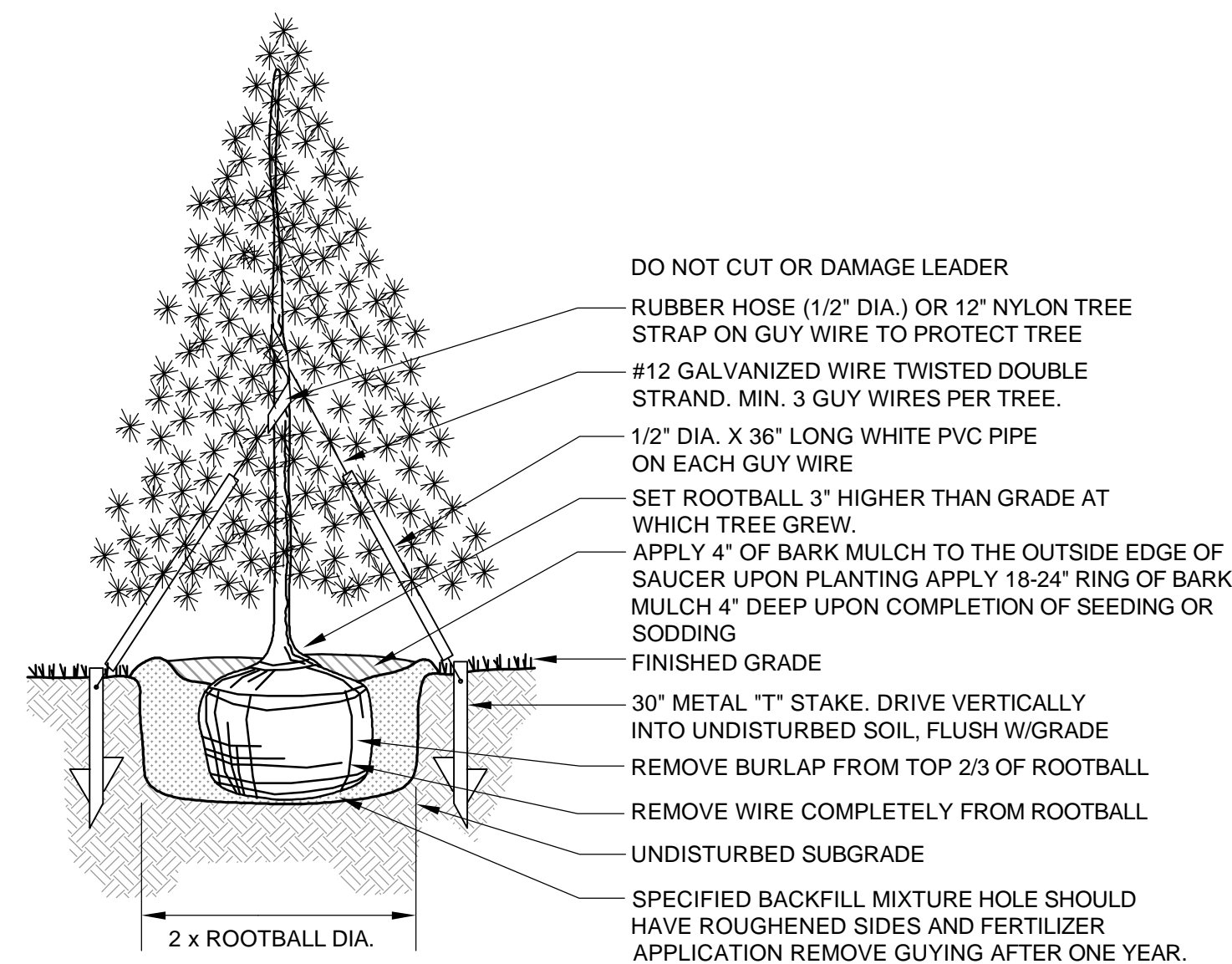
ACADEMY GATEWAY SUBDIVISION FILING NO. 1

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 AND THE SOUTHWEST QUARTER OF SECTION 6 TOWNSHIP 12 SOUTH RANGE 66, ALL WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MAJOR SITE DEVELOPMENT PLAN

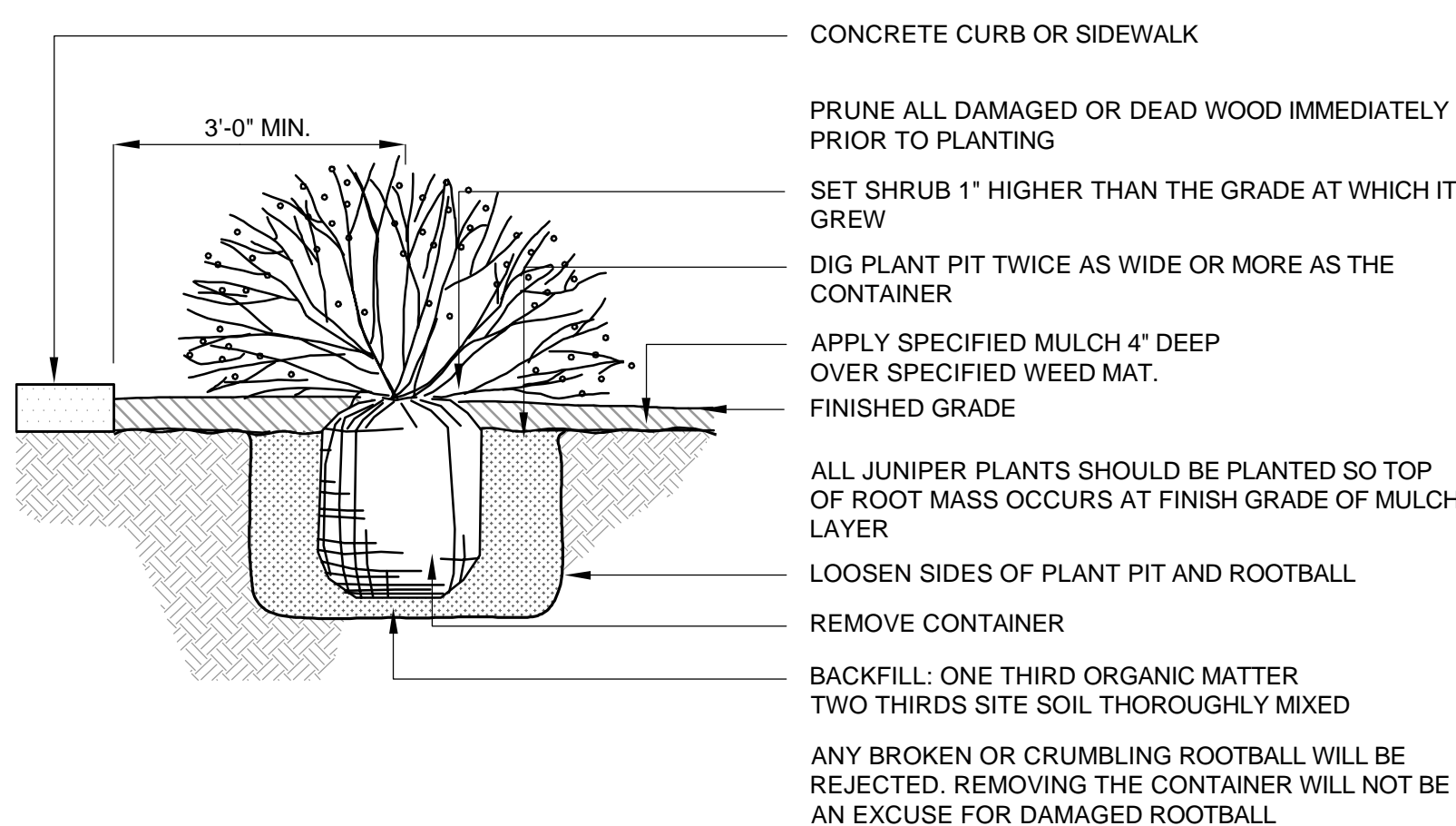
Please provide a detail of the trash enclosure. See page 6-12.



SHADE TREE PLANTING ①
NOT TO SCALE



EVERGREEN TREE PLANTING ②
NOT TO SCALE



SHRUB PLANTING ③
NOT TO SCALE

SEEDING NOTES

SUBMIT ALL SEEDING, MULCHING, AND WATER SCHEDULE SPECIFICATIONS TO THE OWNER FOR FINAL APPROVAL PRIOR TO WORK.

SOIL PREP: APPLY STOCKPILED TOPSOIL AND 100 LBS. OF DIAMMONIUM PHOSPHATE PER ACRE TO AN APPROVED SUBGRADE. USE A DISK OR HARROW TO PREPARE THE SEED BED AND COMPLETE FINISH GRADING. REMOVE ALL STONES, DIRT CLOUDS, STICKS, FOREIGN MATERIALS, ETC. 1" OR LARGER.

SEEDING: USE A GRASS DRILL WITH A SEED AGITATOR TO ENSURE THAT THE SEED IS DRILLED EVENLY TO A 1/2" DEPTH.

MULCH: CRIMP HAY OR STRAW INTO THE SOIL AT 3,000 LBS. PER ACRE. EROSION CONTROL BLANKETS SHALL BE UTILIZED ON SLOPES OF 3:1 OR GREATER FOR GRASS ESTABLISHMENT. INSTALL SINGLE NET ALL NATURAL JUTE/SCRIM BIODEGRADABLE BLANKETS WITH A 12 MONTH BIODEGRADABLE 2" SPACED NETTING MADE FROM BIODEGRADABLE COTTON AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

WATER: CONTRACTOR SHALL APPLY MIN. 1/2" OF WATER TO SEED AREAS, TWICE PER WEEK, FOR FOUR WEEKS. CONTRACTOR TO SUPPLY ALL EQUIPMENT AND LABOR.

RESEED AND MULCH BARE OR ERODED AREAS AFTER ONE MONTH PERIOD. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ESTABLISHMENT OF GRASSES.

THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL MAINTAIN SEED AREAS TO A REASONABLE HEIGHT.

SHORT GRASS PRAIRIE MIX FROM WESTERN NATIVE SEED (719-942-3935).

| GRASS MIX | VARIETY | PERCENT | LBS/ACRE |
|--------------------|----------|---------|--------------------------------------|
| BUFFALOGRASS | BISON | 40% | |
| WESTERN WHEATGRASS | ARRIBA | 30% | |
| BLUE GRAMA | HACHITA | 24% | |
| GALLETA GRASS | VIVA | 3% | |
| SAND DROPSEED | RELIABLE | 1.5% | |
| NEEDLE & THREAD | NATIVE | 1.5% | |
| TOTAL | | 100% | 20.0 LBS. OF P.L.S. PER ACRE DRILLED |

LANDSCAPE NOTES

- COORDINATION:**
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE:**
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE:**
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE:**
 - FINAL ACCEPTANCE:** WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - MAINTENANCE:** ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS:**
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING:**
 - CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION:**
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION (AS NEEDED):**
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH FOUR CUBIC YARDS PER THOUSAND SQUARE FEET OF ORGANIC COMPOST. COMPOST TO HAVE A C:N RATIO BETWEEN 15:1 AND 30:1. LESS THAN 6 mmhos/cm SALT CONTENT. A pH BETWEEN 6.5 AND 8.5. AND OVER 30% ORGANIC MATTER. APPLY 5 LBS. OF 20-10-5 GRANULAR FERTILIZER PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES. VERIFY SOIL PREP SPECIFICATIONS WITH WATER PROVIDER STANDARDS. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED. TEST SOIL IN EXISTING ASPHALT AREAS FOR STERILANT USE. IF STERILANTS ARE FOUND PRESENT, REMOVE ALL CONTAMINATED SOIL AND REPLACE WITH NEW TOPSOIL.
- PLANTING:**
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
- EDGER (AS NEEDED):**
INSTALL 4" ROLL-TOP RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL BETWEEN ALL SOD OR SEEDED AREAS AND MULCHED AREAS.
- MULCH:**
MULCH SHALL BE 3/4" CRUSHED/ANGULAR MNT. OVER DEWITT PROS FILTER FABRIC, 3" DEEP IN ALL PLANTING AREAS. WOOD MULCH SHALL BE PROVIDED IN ANY PERENNIAL OR ANNUAL AREAS, AROUND SHRUBS AND TREES WITHIN ROCK MULCH AREAS. WOOD MULCH SHALL BE SHREDDED WESTERN RED CEDAR (NOT COLORED) AND SHALL BE PLACED AS FOLLOWS: 3" RINGS AROUND TREES AND 1 1/2" THE WIDTH OF THE ROOT BALL AROUND SHRUBS. PER THE ACADEMY GATEWAY DESIGN GUIDELINES. AN 18" WIDE PERIMETER OF ROCK MULCH SHALL BE PLACED AROUND THE FOUNDATION OF THE BUILDING WERE ADJACENT TO LANDSCAPE AREAS.
- MAINTENANCE:**
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION, AND IN ACCORDANCE WITH ACADEMY GATEWAY DESIGN GUIDELINES.
- IRRIGATION:**
ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM TO INCLUDE IRRIGATION TO ALL PROPOSED PLANT MATERIAL. ALL SHRUB BEDS SHALL BE IRRIGATED USING A DRIP IRRIGATION SYSTEM.

Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JONATHAN SPENCER, P.L.A.
COLORADO REGISTRATION #111
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

STERLING DESIGN ASSOCIATES, LLC

| ISSUES & REVISIONS | DATE | BY |
|--------------------|-------------------------|----|
| NO. 1 | 5/16/2017 | JD |
| DESCRIPTION: | 1ST MAJOR SDP SUBMITTAL | |
| NO. 2 | | |
| DESCRIPTION: | | |
| NO. 3 | | |
| DESCRIPTION: | | |
| NO. 4 | | |
| DESCRIPTION: | | |
| NO. 5 | | |
| DESCRIPTION: | | |
| NO. 6 | | |
| DESCRIPTION: | | |

| DATE | SCALE |
|------------------|---------------|
| 2/22/2017 | 1" = 20' |
| PROJECT MANAGER: | PROJECT NO.: |
| JS | |
| DRAWN BY: | DRAWING FILE: |
| CM | |

**PROPOSED COFFEE SHOP
STROTHERS RD.
COLORADO SPRINGS, CO**

CLIENT:
VERTICAL CONSTRUCTION MANAGEMENT
1209 SOUTH WHITE CHAPEL BLVD, SUITE 180
SOUTHLAKE, TX 76092

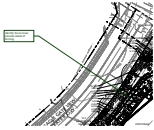
TEL: (817) 527-8421

SHEET TITLE:
LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:
15 OF 18 (L102)

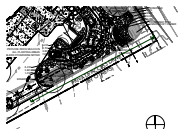
Markup Summary

dsdparsons (7)

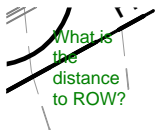


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Author: dsdparsons
Date: 7/13/2017 12:25:22 PM
Color: ■

identify fence lines; provide detail of fencing

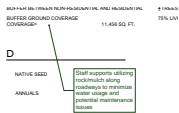


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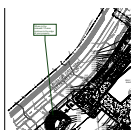
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Author: dsdparsons
Date: 7/17/2017 8:53:54 AM
Color: ■

What is the distance to ROW?



Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
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Date: 7/17/2017 8:58:45 AM
Color: ■

Staff supports utilizing rock/mulch along roadways to minimize water usage and potential maintenance issues



Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 7/13/2017 12:55:49 PM
Color: ■

Where is the sidewalk? Please continue to the edge of your property



Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 7/13/2017 12:54:30 PM
Color: ■

Pull trees inside of sidewalk so they are not in the ROW or request a license agreement from the County Engineer.

Subject: Callout
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 7/17/2017 9:00:36 AM
Color: ■

Please provide a detail of the trash enclosure.
See page 6-12.

Please provide a
detail of the trash
enclosure.
See page 6-12.