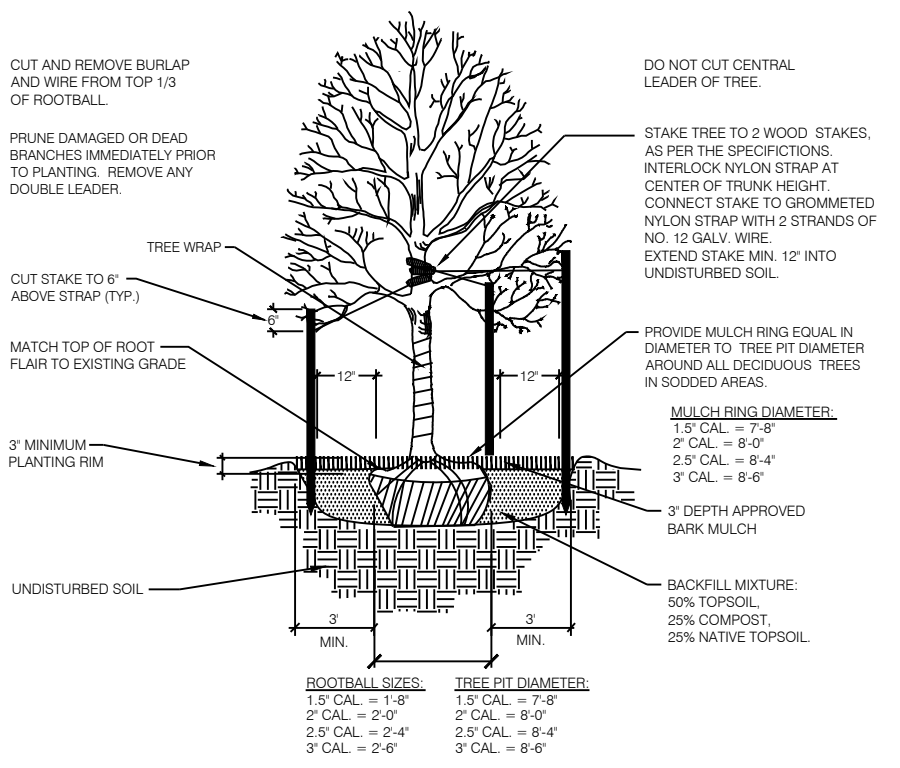
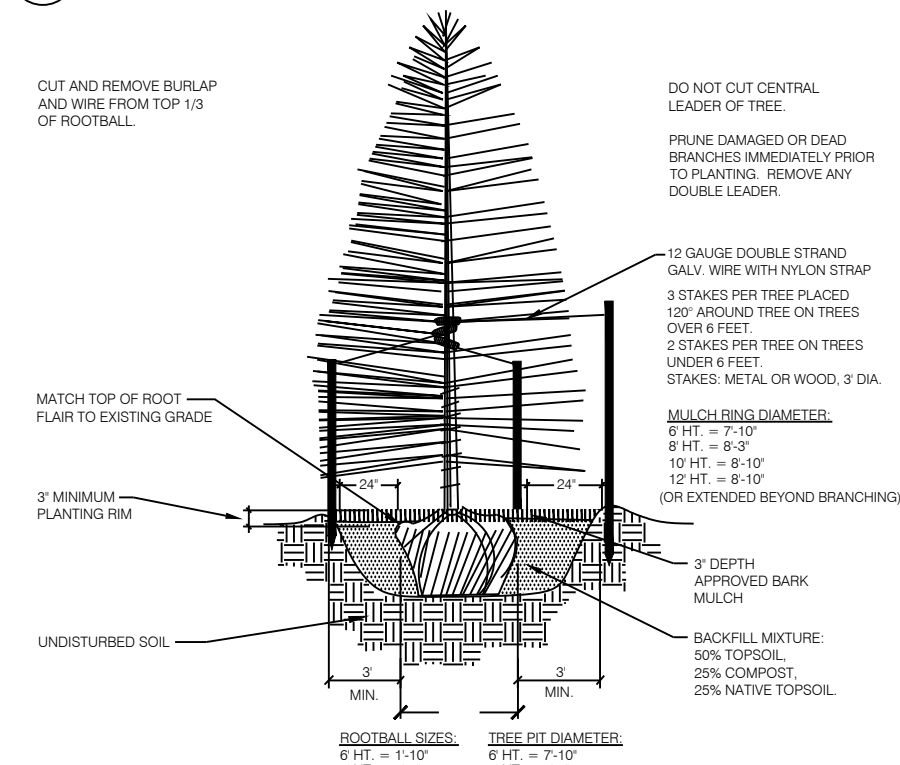
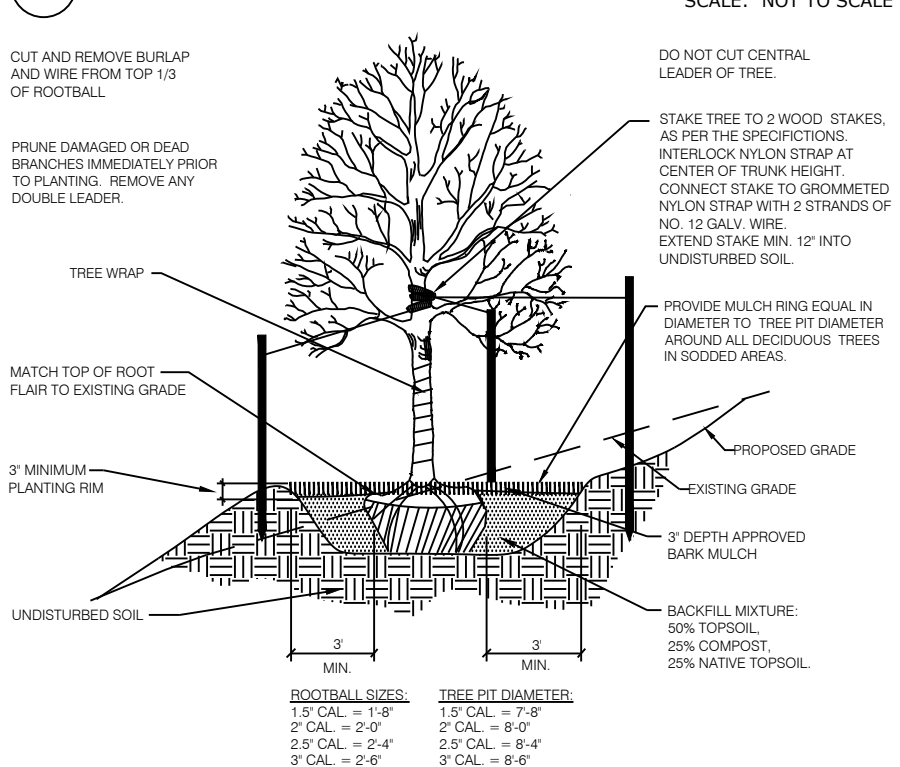




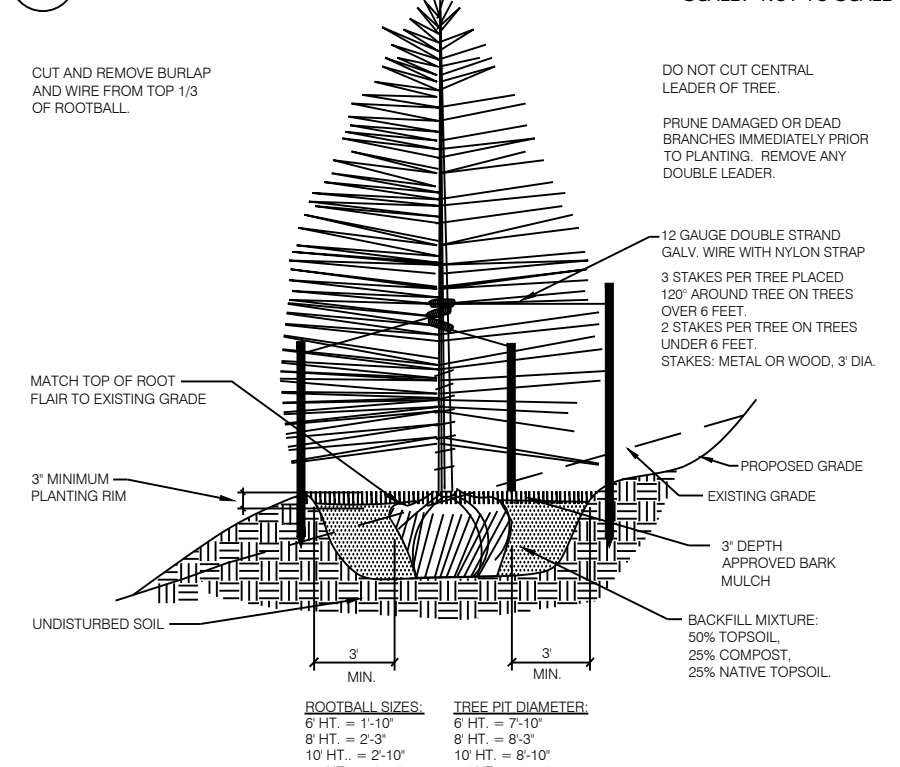
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SCALE: NOT TO SCALE



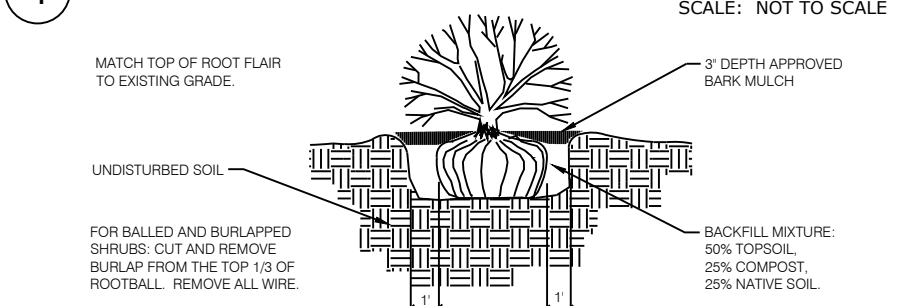
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



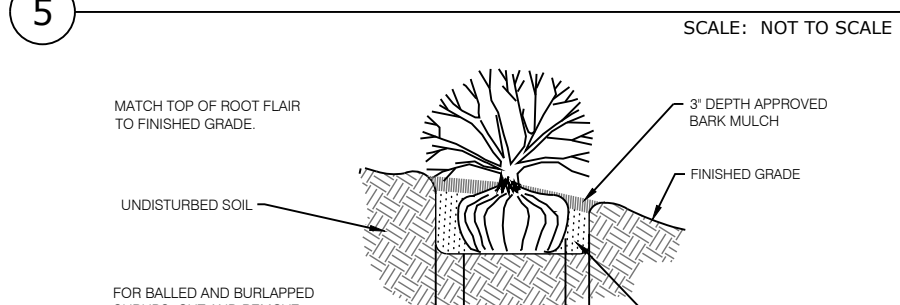
3 DECIDUOUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



4 CONIFEROUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



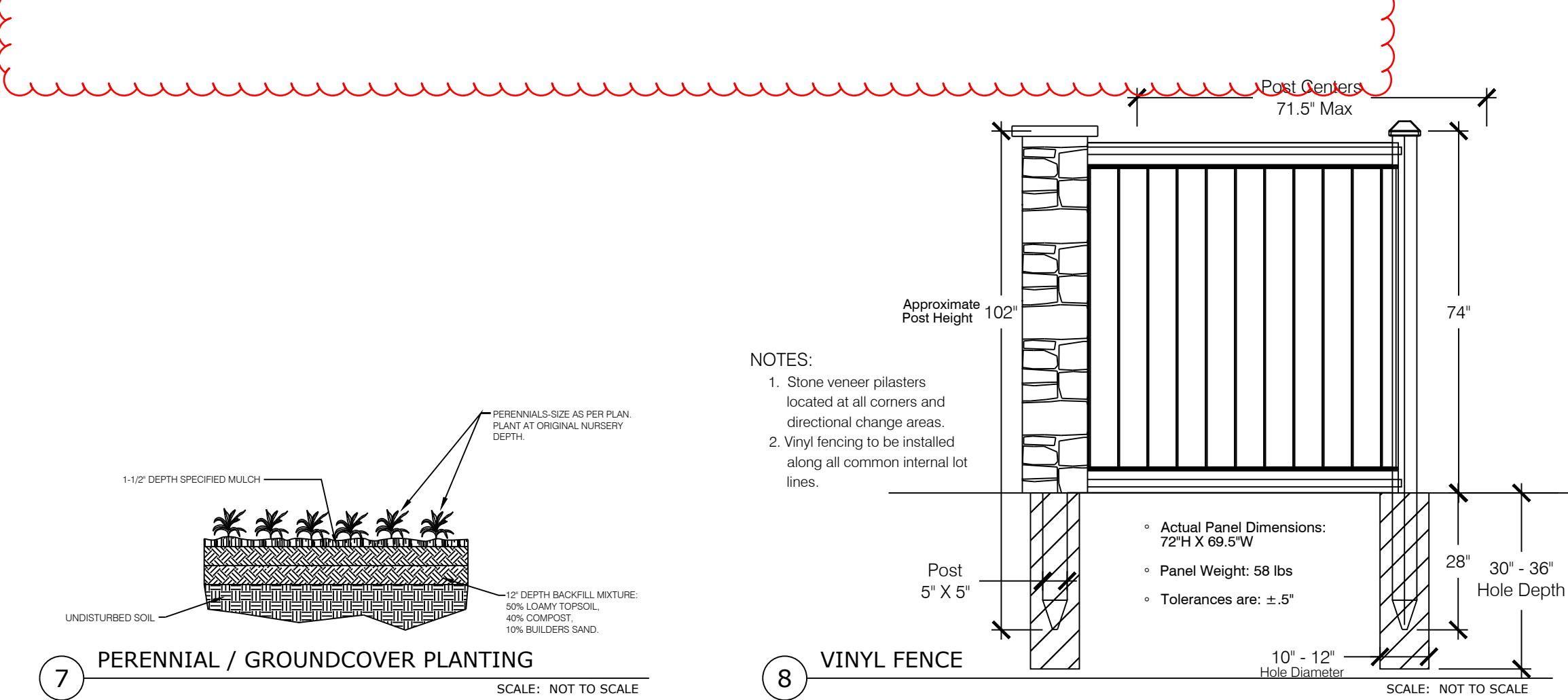
6 SHRUB PLACEMENT ON SLOPES
SCALE: NOT TO SCALE

LANDSCAPE NOTES

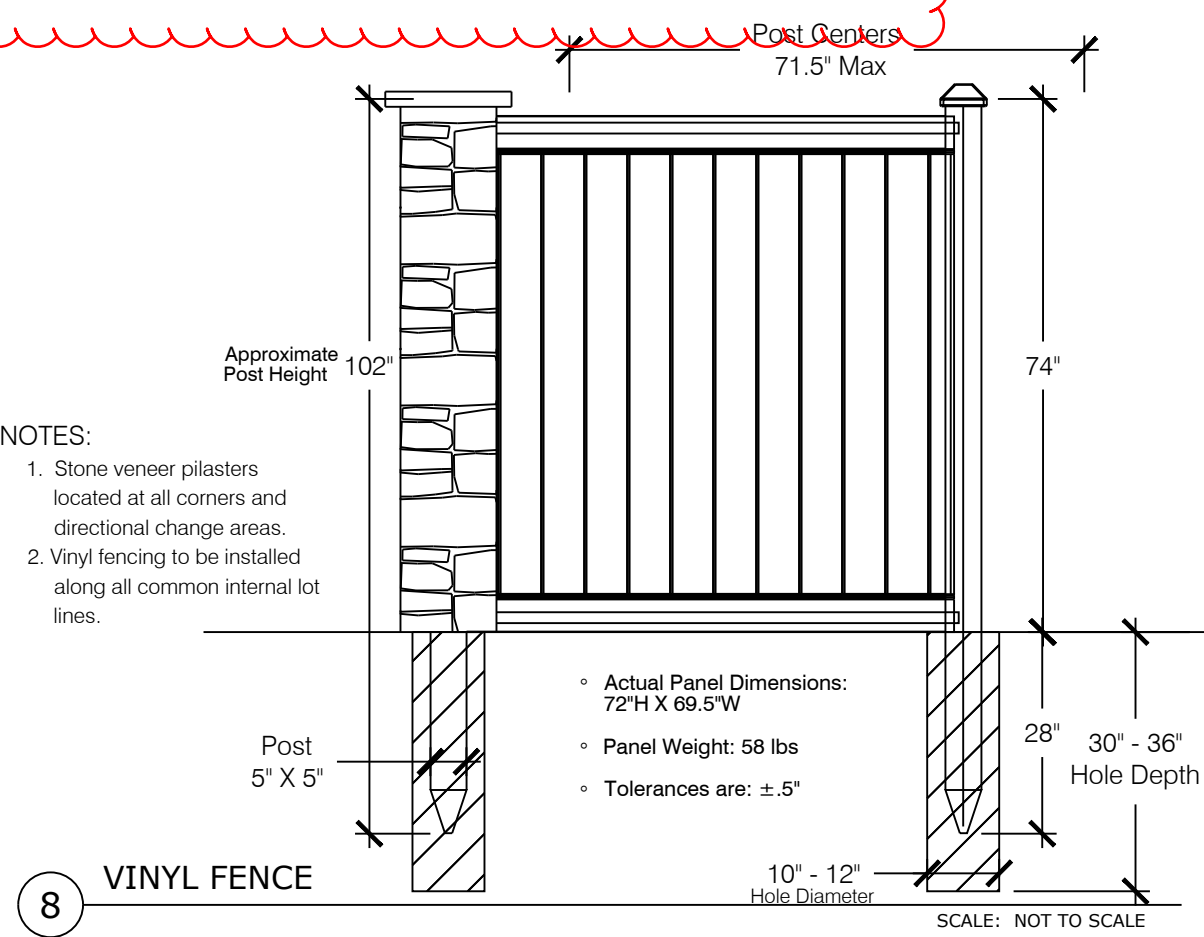
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE II) ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. AMENDMENTS ARE BASED ON SOIL ANALYSIS. THE BELOW 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 COARSER 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: LIA NATIVE SEED MIX FERTILIZER, ETC.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. 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 LIA 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" (1/2" 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" 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.

PLANT SCHEDULE SR4

SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION
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						
	35	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'	8' HT	B&B
ORNAMENTAL TREE						
	7	PRUNUS AMERICANA / AMERICAN PLUM	20'	10'	2" 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 / REDTOISER 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	HELICOTRICHON 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



7 PERENNIAL / GROUND COVER PLANTING
SCALE: NOT TO SCALE



8 VINYL FENCE
SCALE: NOT TO SCALE

NATIVE GRASS MIX

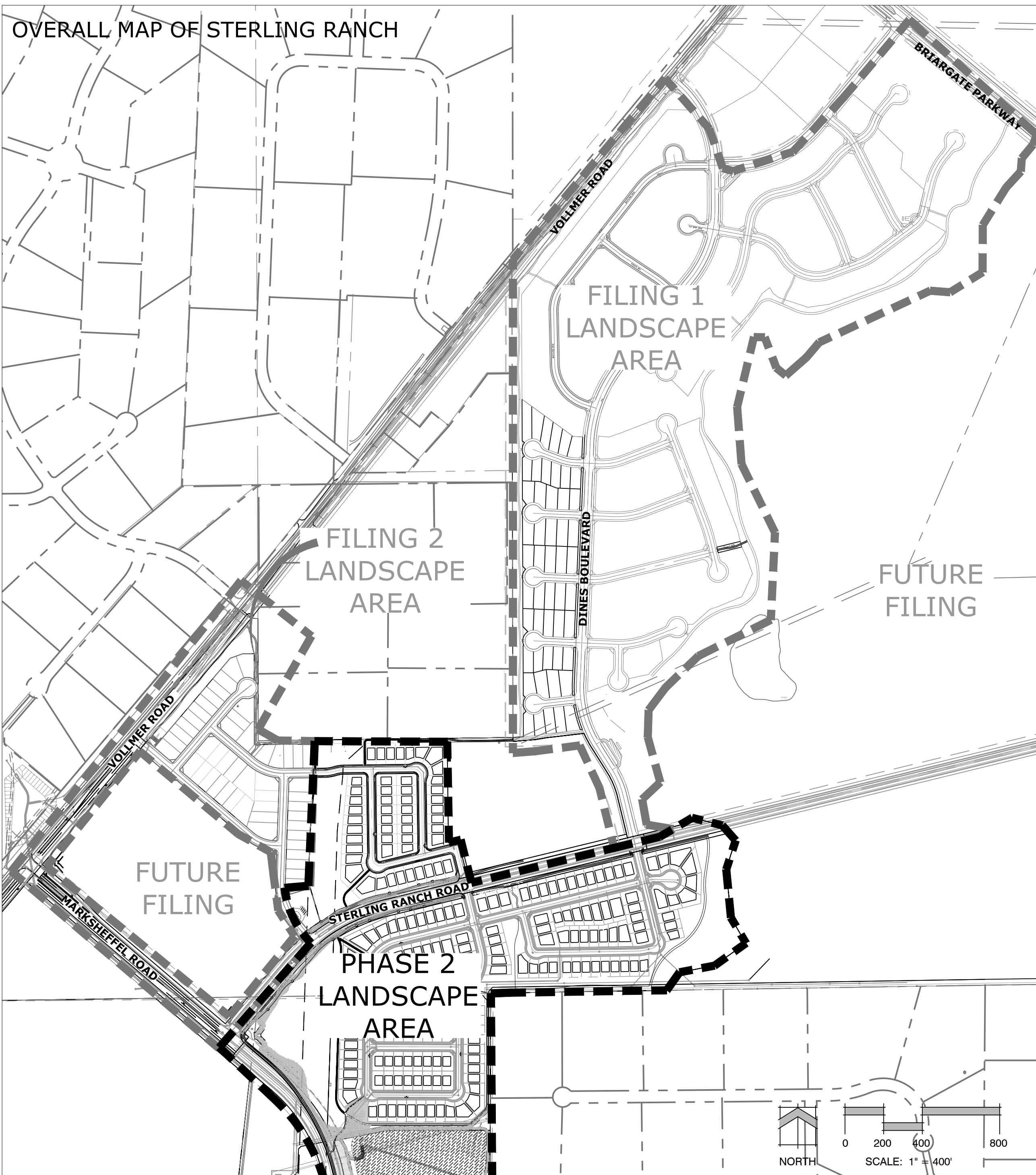
EROSION PROTECTION/REVEGETATION REQUIREMENTS
Per U.S.A. Soil conservation Service Guidelines

Practice No. & Name: LOW GROW GRASS MIX - From Arkansas Valley Seed Co			
Range Site: <u>Loamy and shallow foothills</u>			
2. Planned: <u>0.8 AC (34,775 sf)</u>			
Seeded Prep:			
a. Method	<u>Rolltill to 6"</u>	Seeding Operation:	<u>X - HYDROSEED</u>
b. dates	<u>April/May or as approved by L.A.</u>	a. Method	Drill
c. Clean Tilled	<u>X</u>	b. Broadcast	Interseeded
d. Firm Seeded	<u>X</u>	b. Drill Spacing	Broadcast
e. Shallow cover		c. Date	
f. Interseed		d. Planting Depth	<u>*April/May or as approved by L.A.</u>
g. Other	<u>Till in 2 cu. yds./1,000 s.f. organic matter</u>		<u>1/4"-1/2"</u>
Fertilizer (Pounds Actual Per Acre):			
N2	<u>50 pounds per acre</u>	Weed Control:	
P205	<u>40 pounds per acre</u>	Mowing:	
K	<u>N/A</u>	Chemical:	<u>X</u>
		Dates:	<u>14 days prior to seeding</u>
		See S.C.S. for specific recommendations at herbicide application time.	
Mulch:			
Kind:	<u>Green Color Hydromulch after seeding Contractor to submit product sample.</u>		
Amount:	<u>2,200 lbs/acre</u>		
How Applied:	<u>Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application.</u>		
How Anchored:	<u>100 lbs / Acre tackifier</u>		
Anchorage Depth:	<u>n/a</u>		
Seed Variety:			
<u>Low Grow Grass Mix</u>	<u>Lbs/Acre</u>	<u>Planned Acres</u>	<u>Total Lbs.</u>
<u>30% Ephraim Crested Wheatgrass</u>	<u>40 lbs/acre</u>	<u>xxx AC</u>	<u>xx lbs.</u>
<u>25% Sheep Fescue</u>			
<u>20% Perennial Ryegrass</u>			
<u>15% Chewgrass Fescue</u>			
<u>10% Kentucky Bluegrass</u>			
Arkansas Valley Seed Co.			
<u>(877) 807-5337 http://www.avseeds.com</u>			
* 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

Practice No. & Name: SHORT GRASS PRAIRIE			
Range Site: Loamy and shallow foothills			
2. Planned:			
Seeded Prep:			
a. Method	Rolltill to 6"	Seeding Operation:	X - HYDROSEED
b. dates	April/May or as approved by L.A.	a. Method	Drill
c. Clean Tilled	X	b. Broadcast	Interested
d. Firm Seeded	X	b. Drill Spacing	
e. Shallow cover		c. Type	
f. Interseed		c. Date	April/May or as approved by L.A.
g. Other	Till in 2 cu. yds/1,000 s.f. organic matter	d. Planting Depth	1/4"-1/2"
Fertilizer (Pounds Actual Per Acre):			
N2	50 pounds per acre	Weed Control:	
P205	40 pounds per acre	Mowing	
K	N/A	Chemical:	X
		Dates:	14 days prior to seeding
		See S.C.S. for specific recommendations at herbicide application time.	
Mulch:			
Kind:	Green Color Hydromulch after seeding	Contractor to submit product sample.	
Amount:	2,200 lbs/acre		
How Applied:	Hydroseeded 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.	Species:	(1) Required PLS Rates per Acre	
90% spp. mix			
Ephraim Crested Wheatgrass	Agropyron cristatum	6.0	
Blue Gramma - Hachira	Bouteloua gracilis	3.0	
Sideoats Gramma - Neesum	Bouteloua curtipendula	9.0	
Buffalo Grass - Tewoks (resistant)	Bouteloua dactyloides (grain)	6.0	
Perennial Ryegrass - Tetraploid	Lolium perenne	8.0	
(3)			
% of Species in Mixture	PLS Seeding Rate Per species/Acre (1)x(2)	(4) Planned Acre	Total PLS Lbs. Species Planned (3)x(4)
27	1,620		
08	0,240		
24	2,160		
14	0,840		
27	2,160		
TOTALS: 1.00 7,020 PLS/AC			



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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STERLING RANCH

PHASE 2
STREETSCAPE
LANDSCAPING

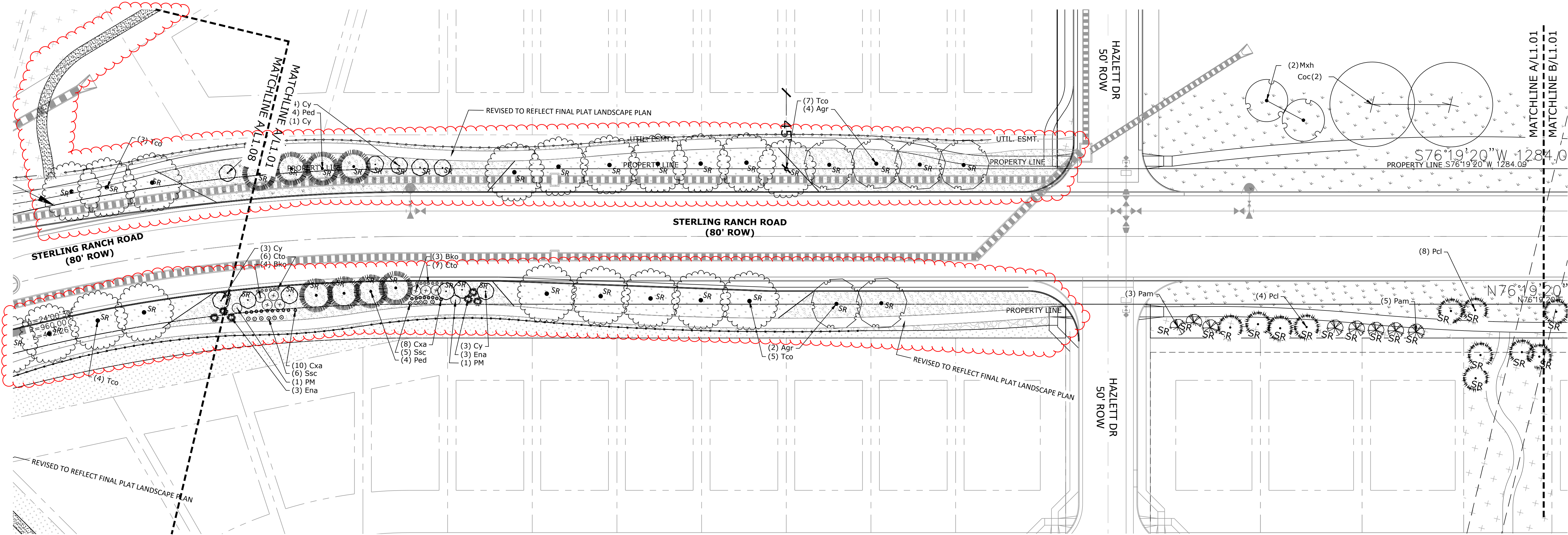
DATE: 01.18.19
PROJECT MGR: J.ROMERO
PREPARED BY: B.ITEN

80%
CONSTRUCTION
DOCUMENTS

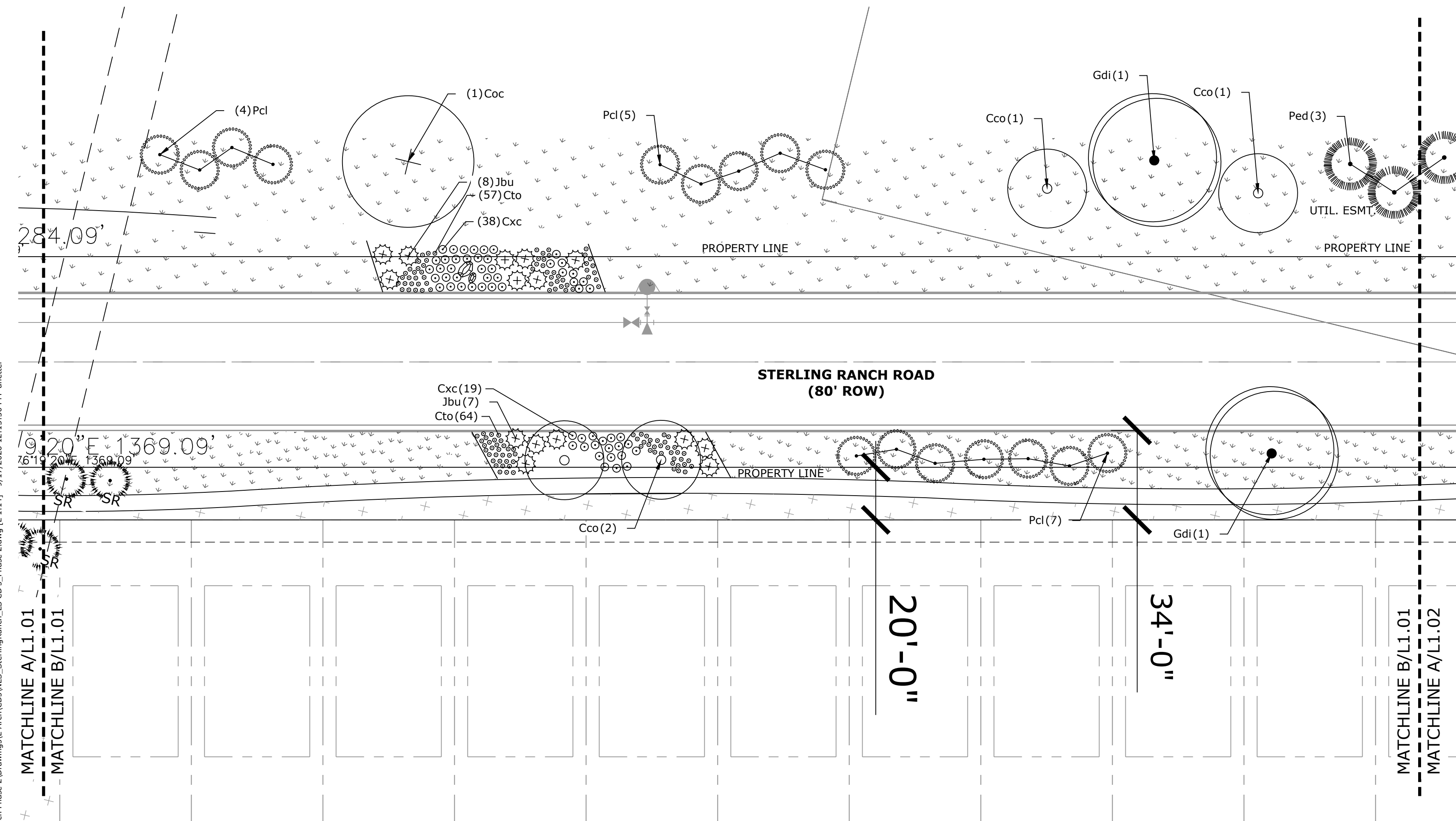
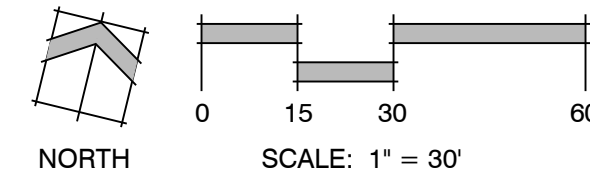
LANDSCAPE DETAILS
AND NOTES

L1.00

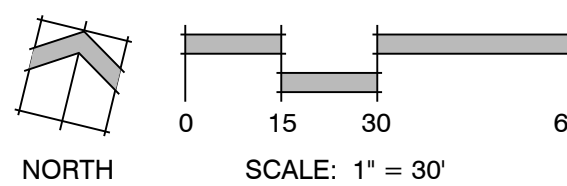
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A STERLING RANCH ROAD
L1.14 PLAN



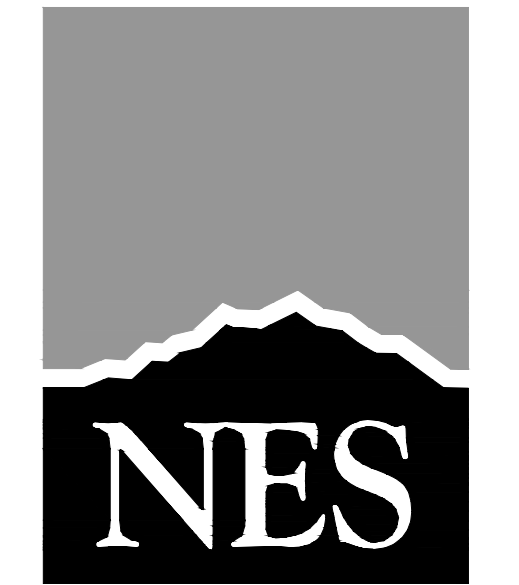
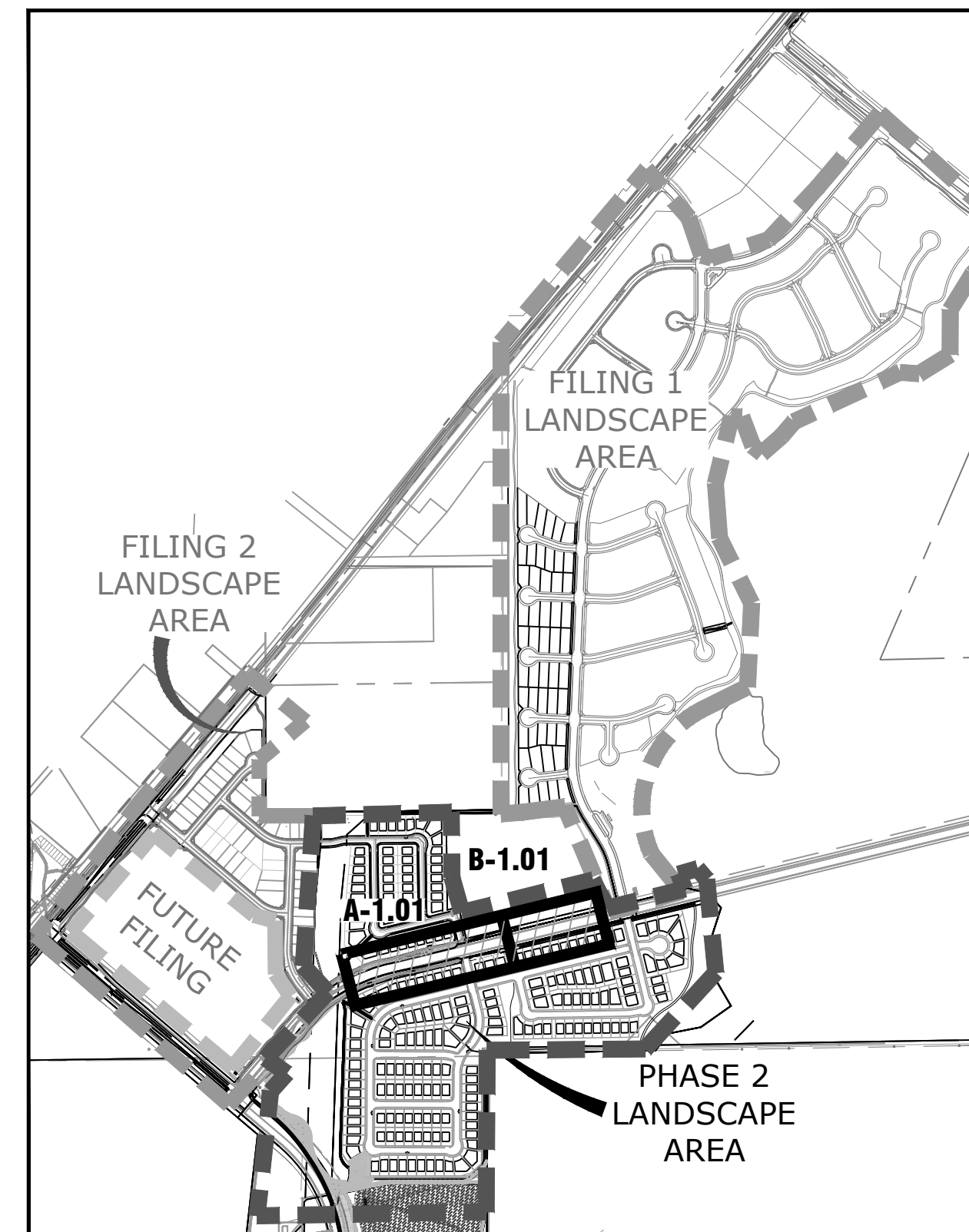
B STERLING RANCH ROAD
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LANDSCAPE LEGEND

	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

SHEET KEY



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STERLING RANCH

**PHASE 2
STREETSCAPE
LANDSCAPING**

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

**80%
CONSTRUCTION
DOCUMENTS**

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

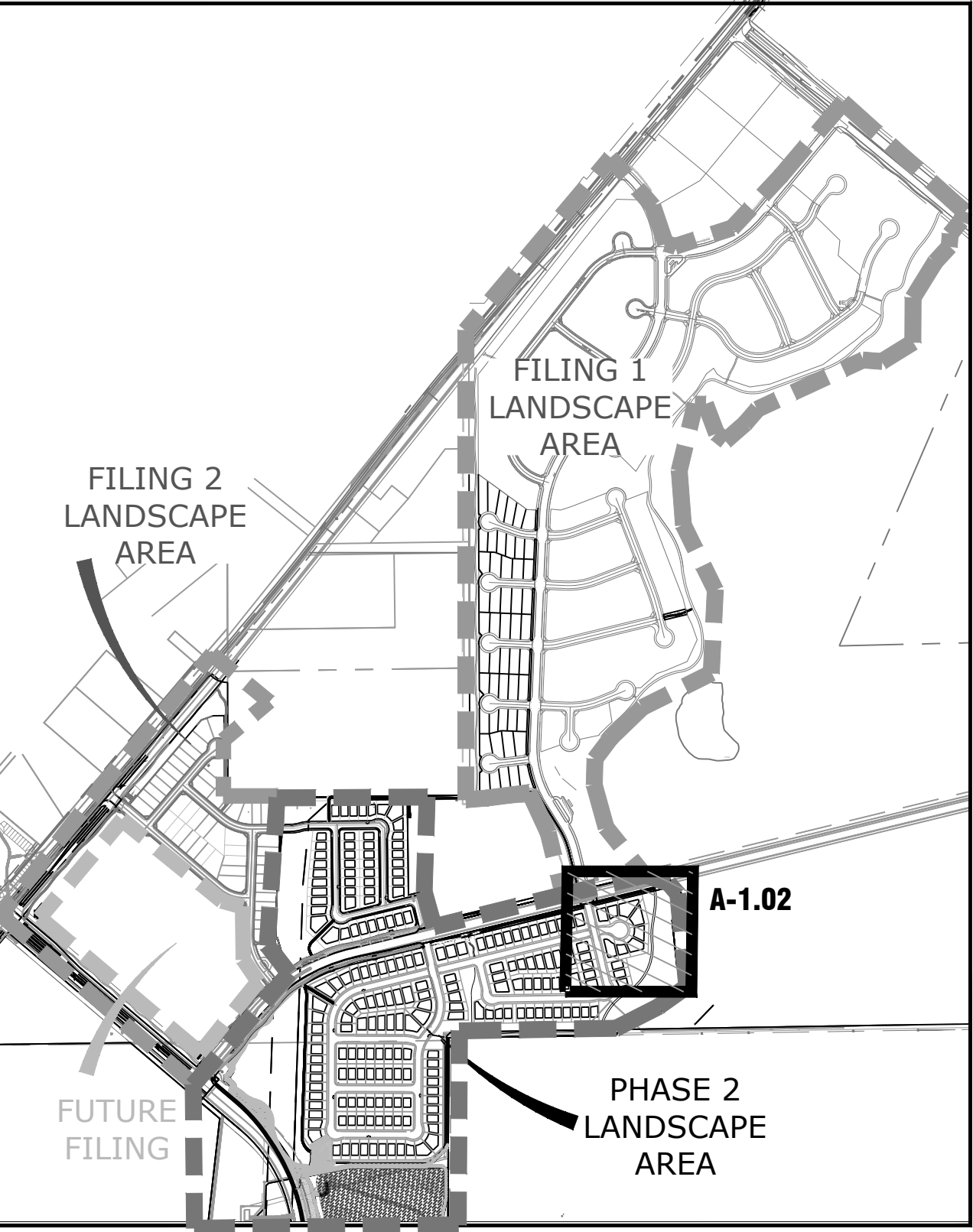
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2 OF 10



CONCEPT PLANT SCHEDULE SR4		
	ROCK MULCH 3/4" ROCK	108,926 sf
	TALL FESCUE SOD	6,651 sf
	TALL NATIVE GRASS SR PH2 UPLAND NATIVE SEED MIX	298,766 sf
	DECOMPOSED GRANITE	12,954 sf
	ROCK COBBLE 2" - 4" ROCK	8,487 sf
	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	47,931 sf

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING
RANCH

PHASE 2
STREETSCAPE
LANDSCAPING

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

SEAL

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CONSTRUCTION
DOCUMENTS

DATE: BY: DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

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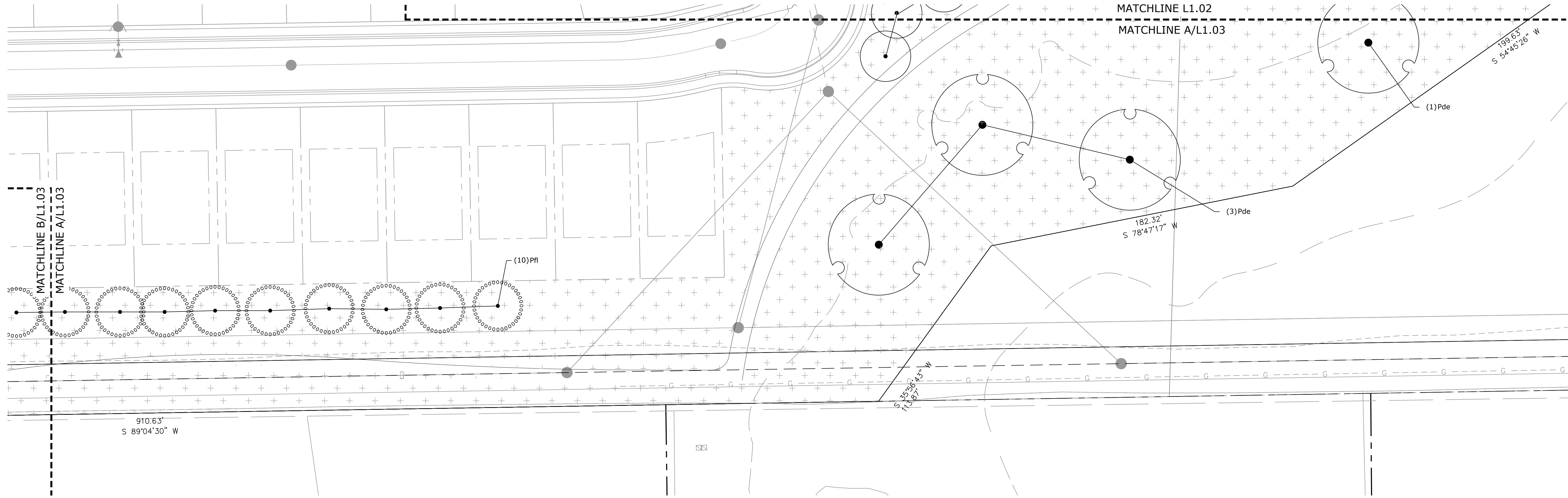
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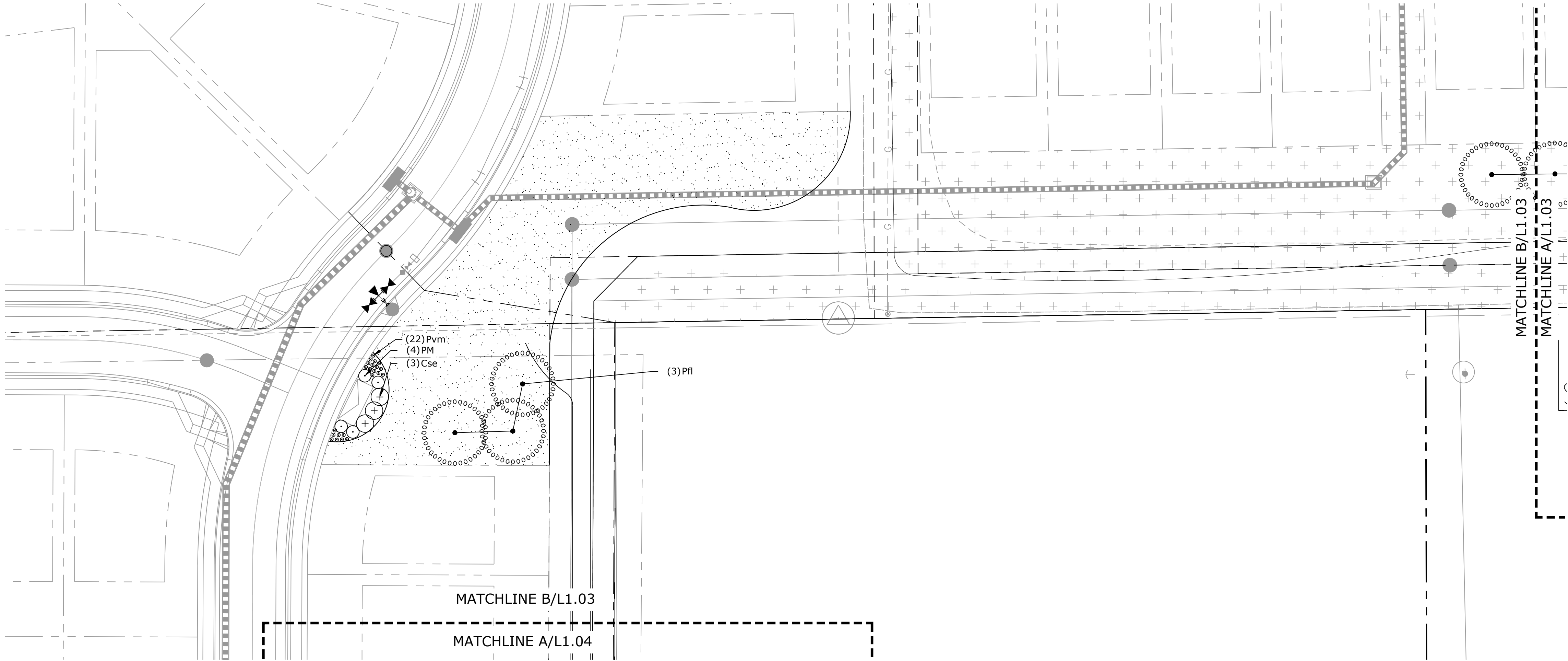
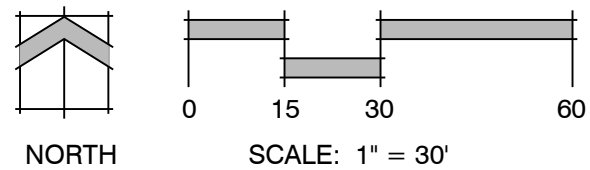
3 OF 10

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L1.02
STERLING RANCH ROAD
PLAN

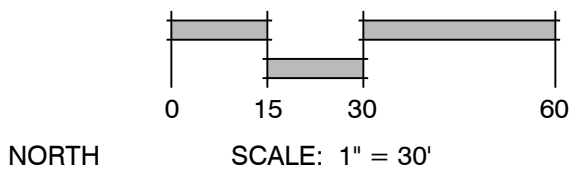
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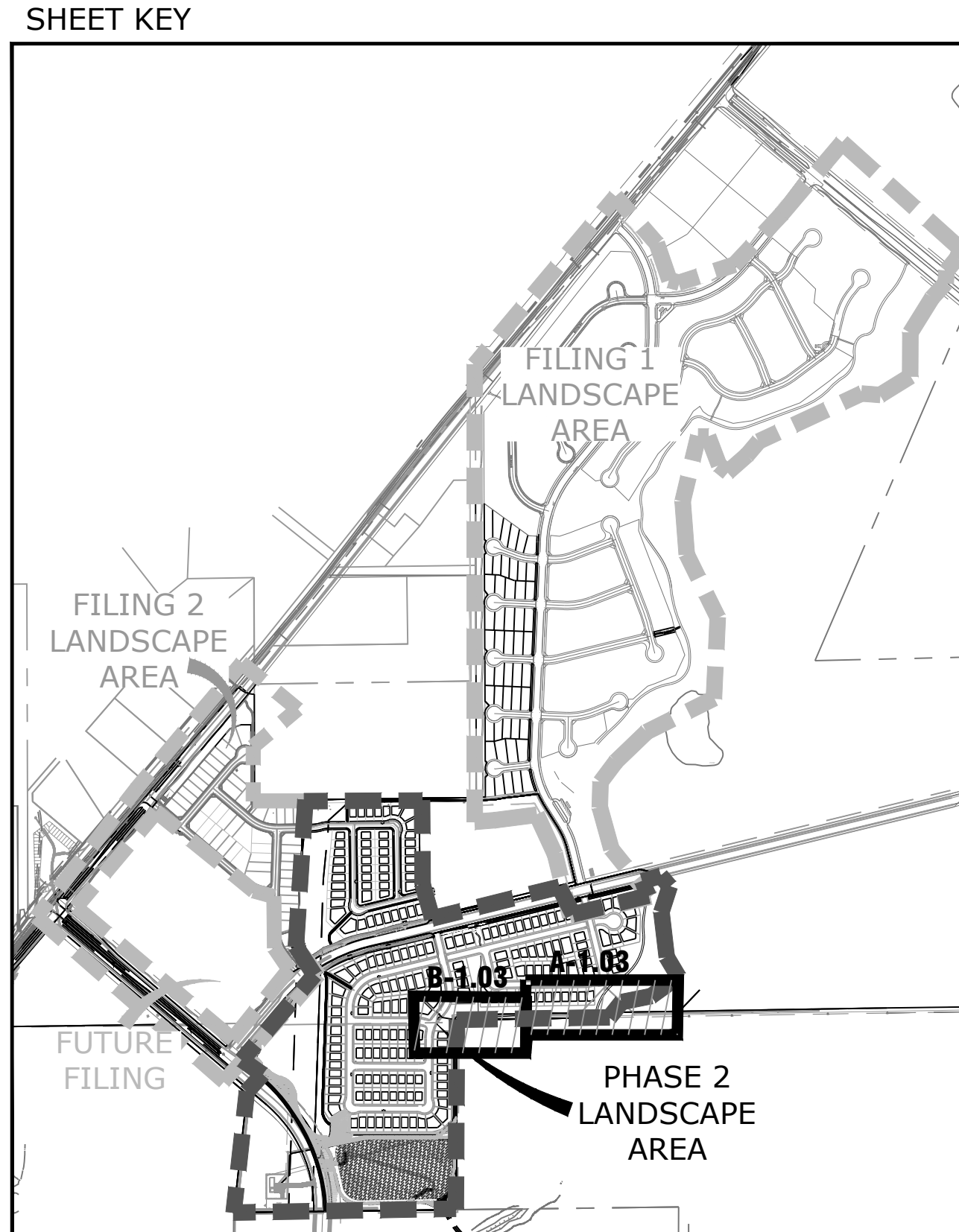
A RESIDENTIAL BUFFER
L1.03 PLAN



B RESIDENTIAL BUFFER
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



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH

PHASE 2 STREETSCAPE LANDSCAPING

PROJECT INFO
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PREPARED BY: B.ITEN

80% CONSTRUCTION DOCUMENTS

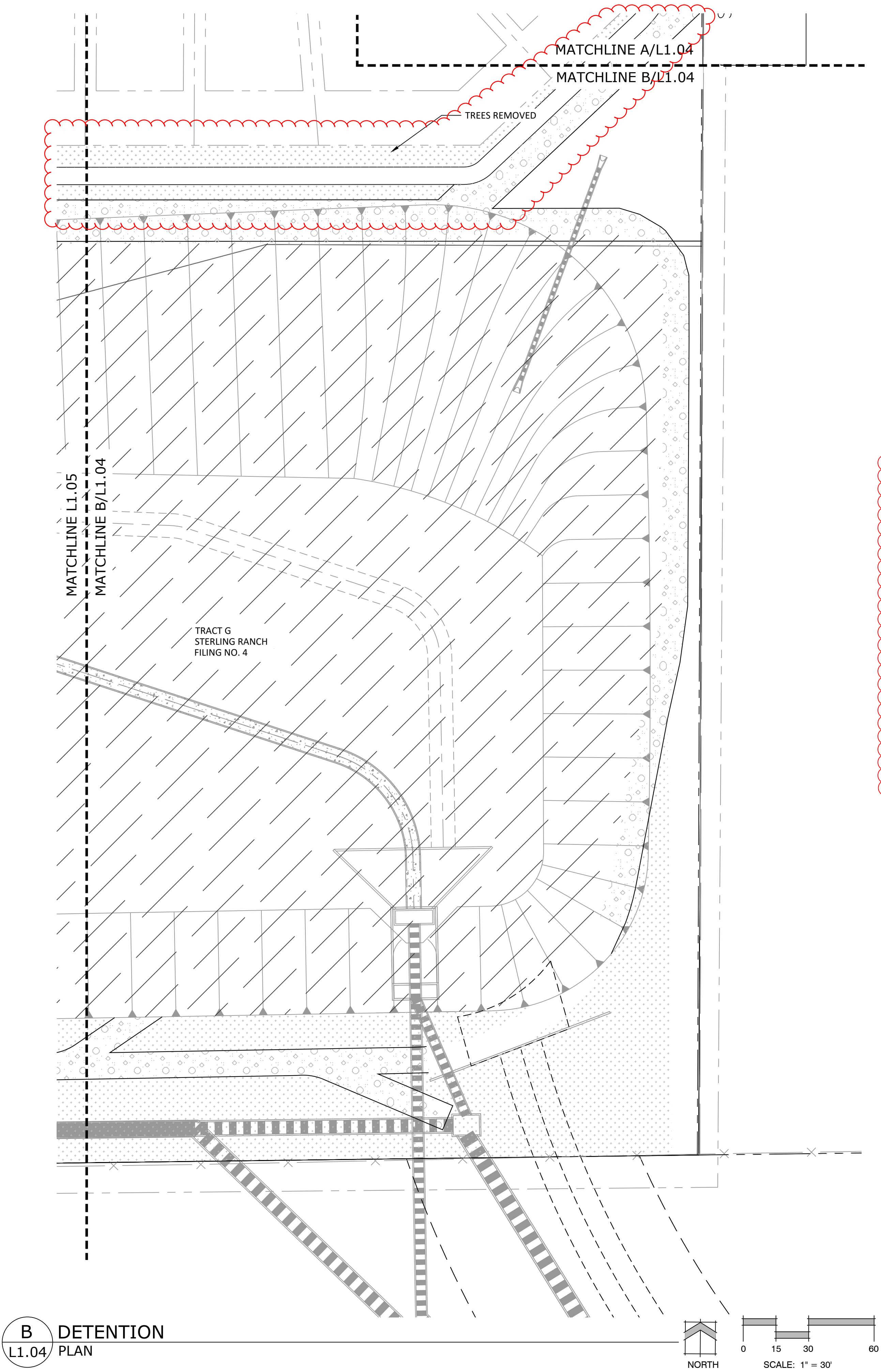
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LANDSCAPE PLAN

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4 OF 10

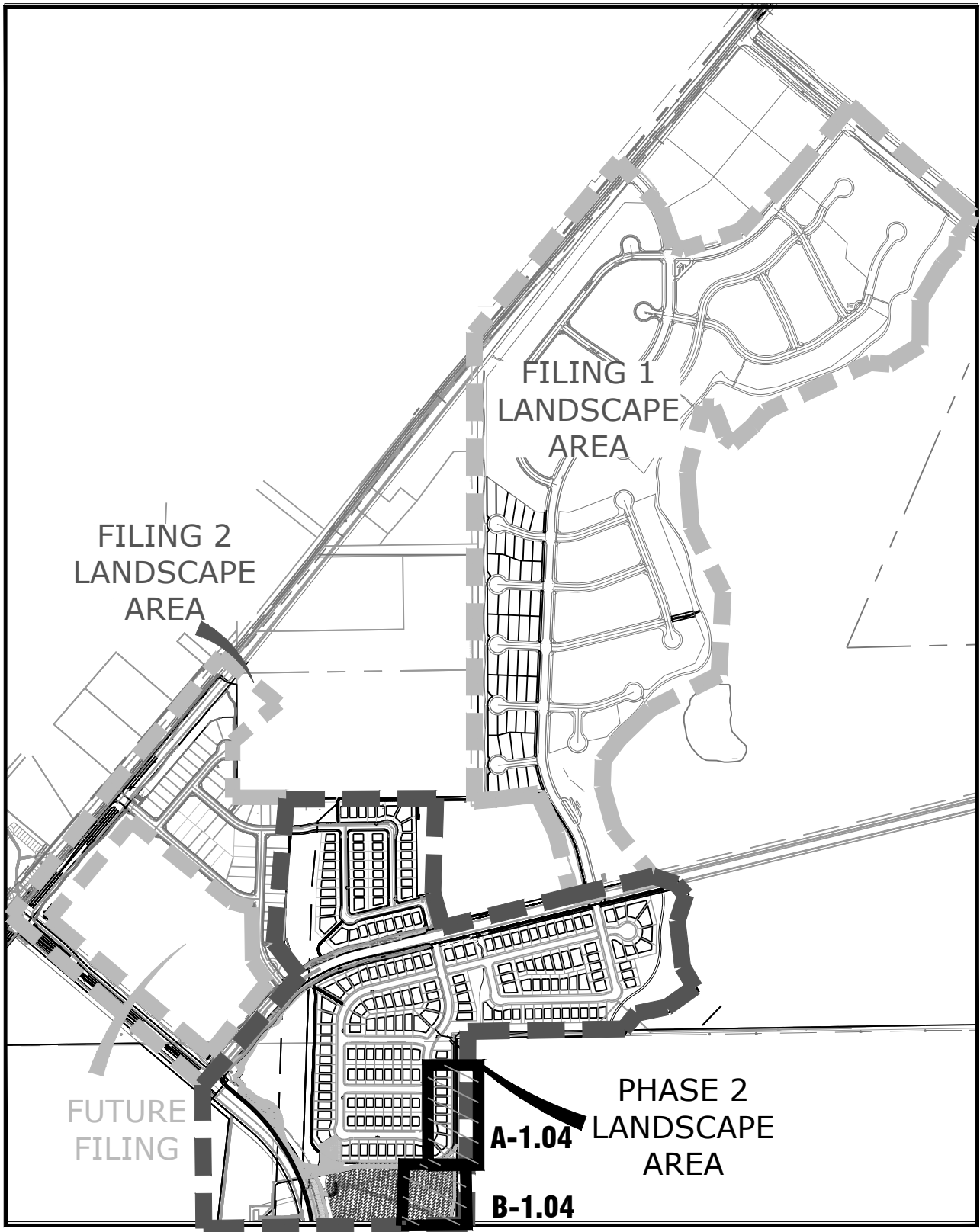
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CONCEPT PLANT SCHEDULE SR4		
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PLANNER / LANDSCAPE ARCHITECT

STERLING RANCH

PHASE 2
STREETSCAPE
LANDSCAPING

PROJECT INFO

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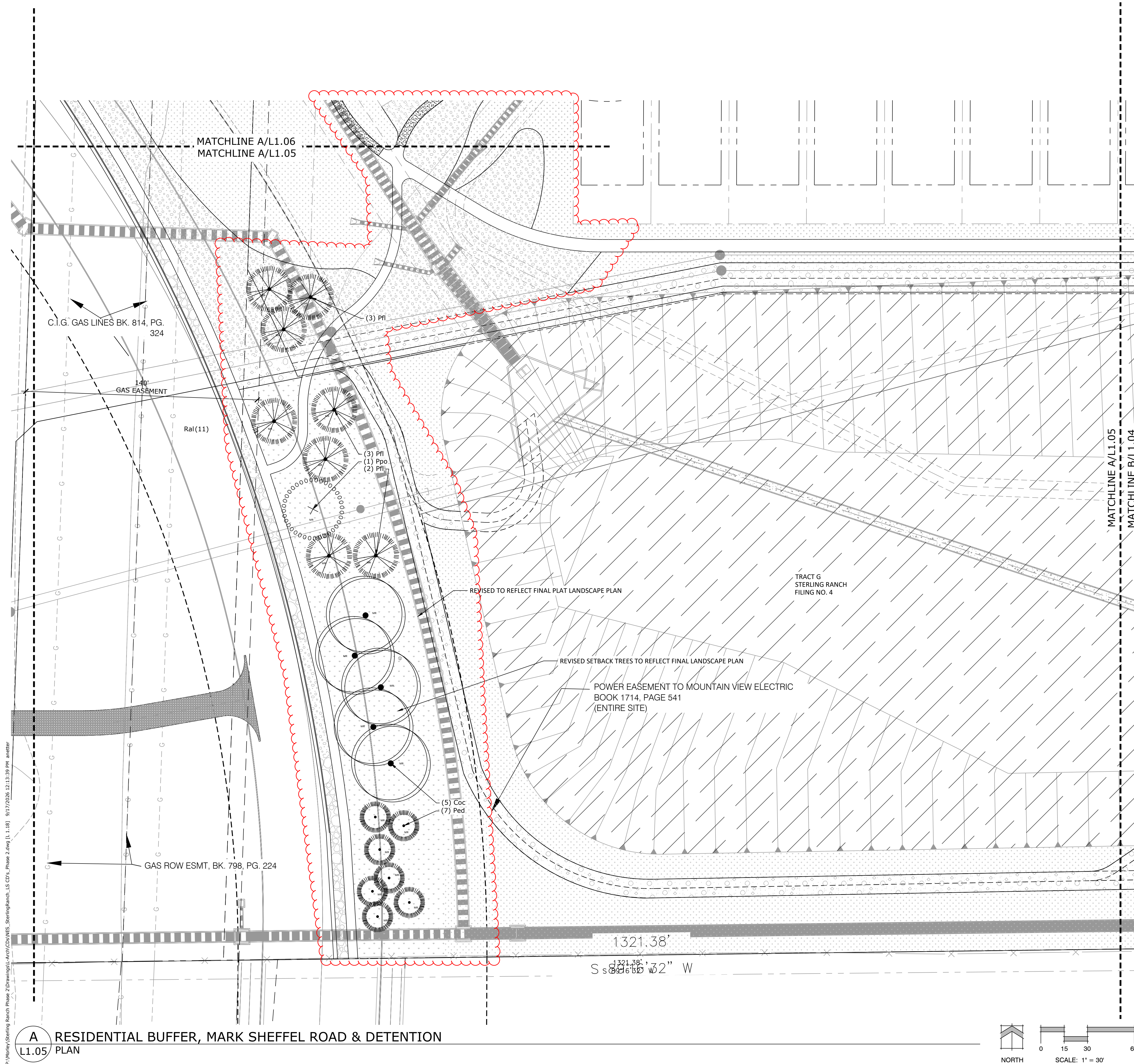
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LANDSCAPE PLAN

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5 OF 10

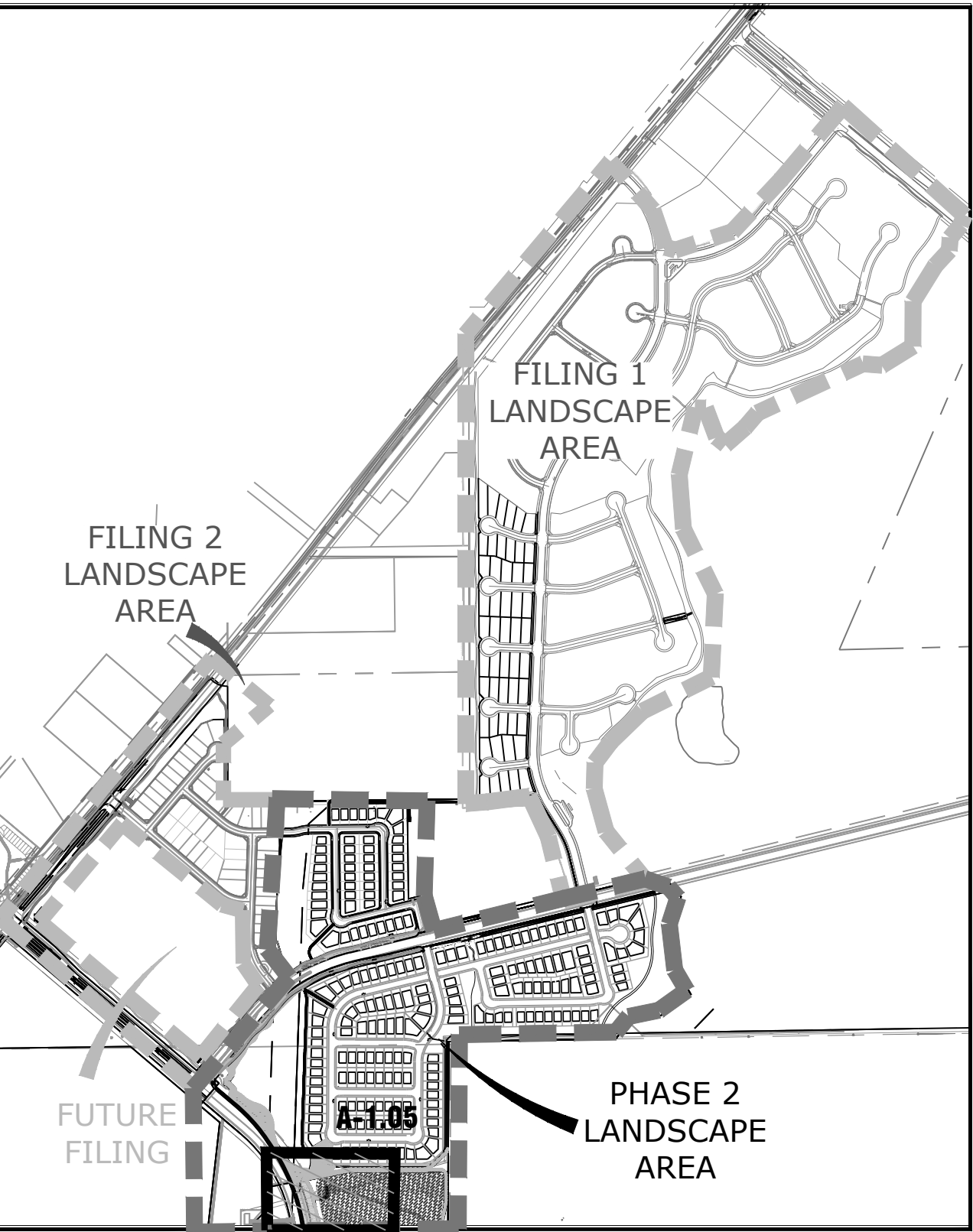
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CONCEPT PLANT SCHEDULE SR4

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH

PHASE 2
STREETSCAPE
LANDSCAPING

PROJECT INFO
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PROJECT MGR: J.ROMERO
PREPARED BY: B.ITEN

80%
CONSTRUCTION
DOCUMENTS

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

L 1.05

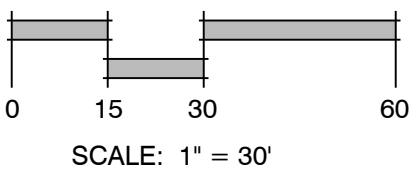
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PLANT FILE #

SHEET TITLE

ISSUE / REVISION

SCALE



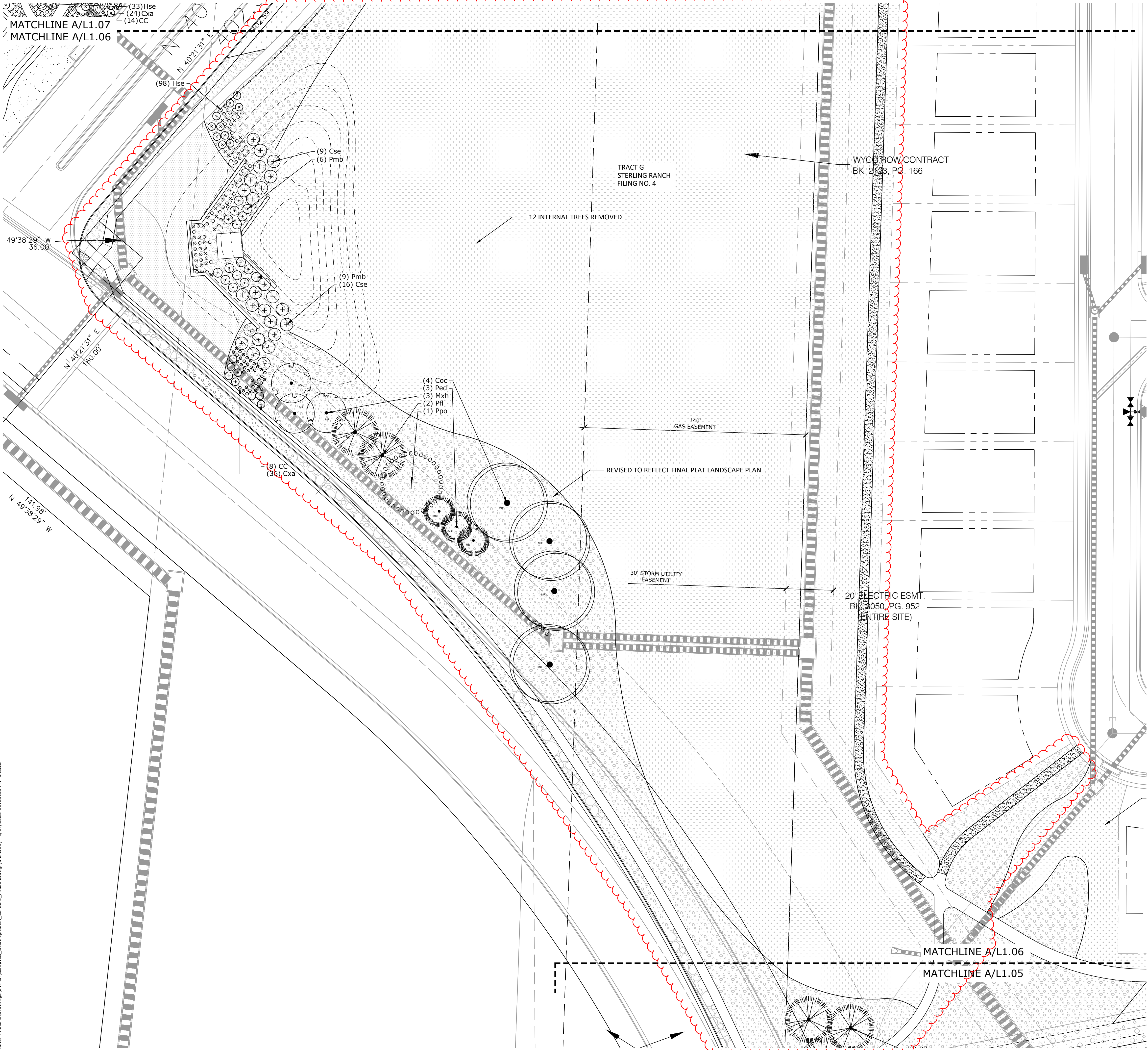
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L1.05

RESIDENTIAL BUFFER, MARK SHEFFEL ROAD & DETENTION

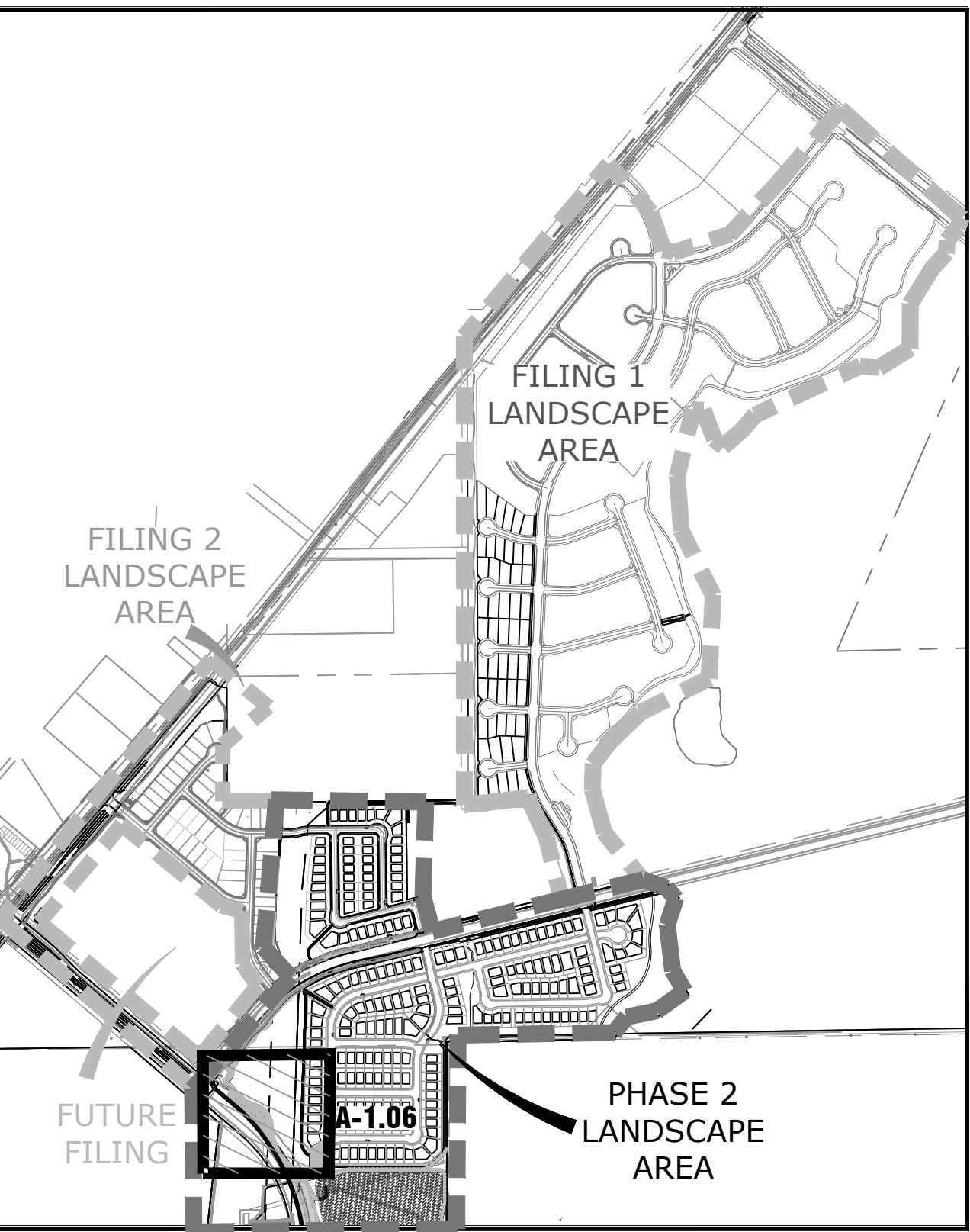
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MATCHLINE A/L1.07
MATCHLINE A/L1.06



CONCEPT PLANT SCHEDULE SR4		
	ROCK MULCH 3/4" ROCK	108,926 sf
	TALL FESCUE SOD	6,651 sf
	TALL NATIVE GRASS SR PH2 UPLAND NATIVE SEED MIX	298,766 sf
	DECOMPOSED GRANITE	12,954 sf
	ROCK COBBLE 2" - 4" ROCK	8,487 sf
	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	47,931 sf

SHEET KEY



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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STERLING RANCH

PHASE 2
STREETSCAPE
LANDSCAPING

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

SEAL

80%
CONSTRUCTION
DOCUMENTS

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

PLAN FILE #

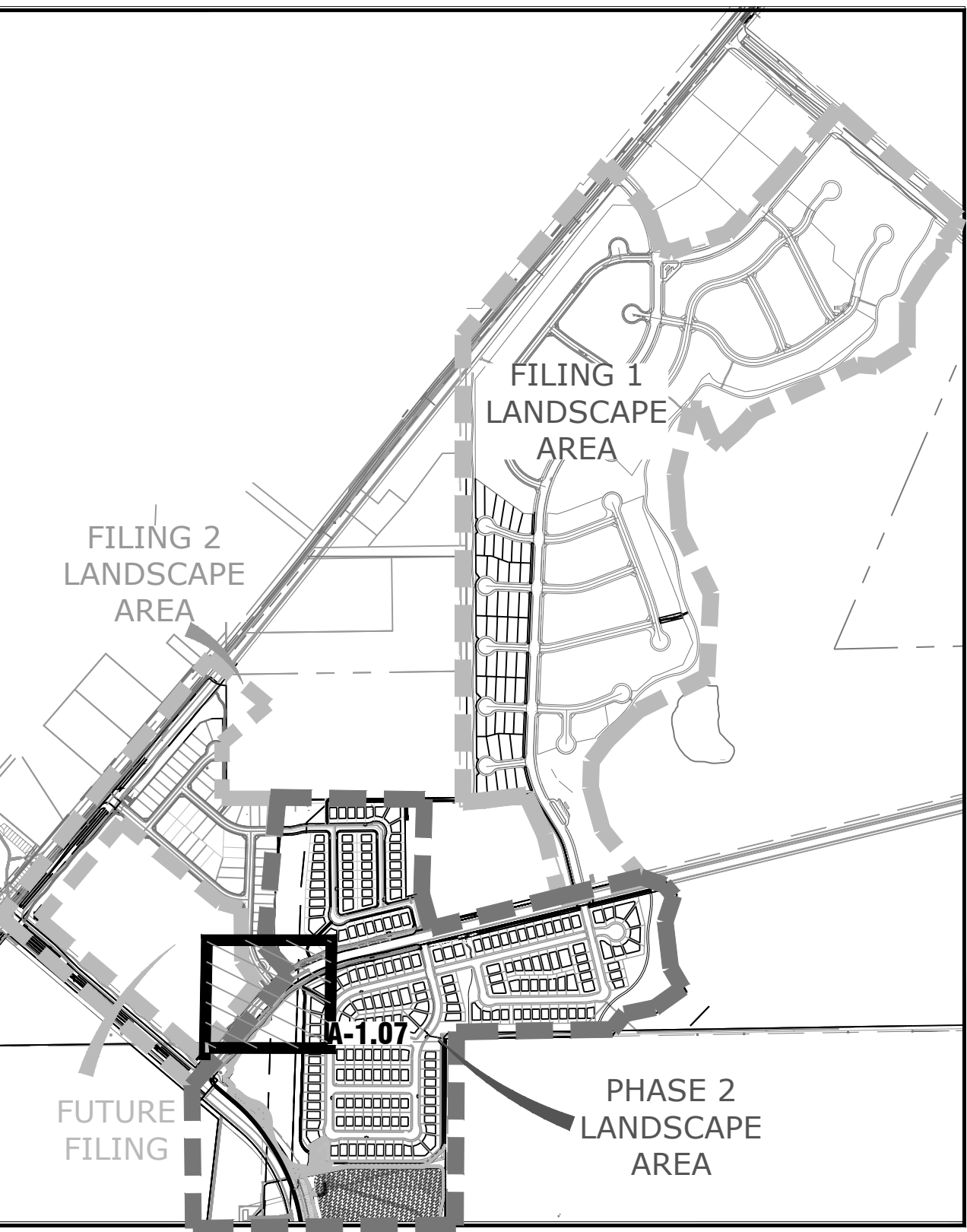
7 of 10

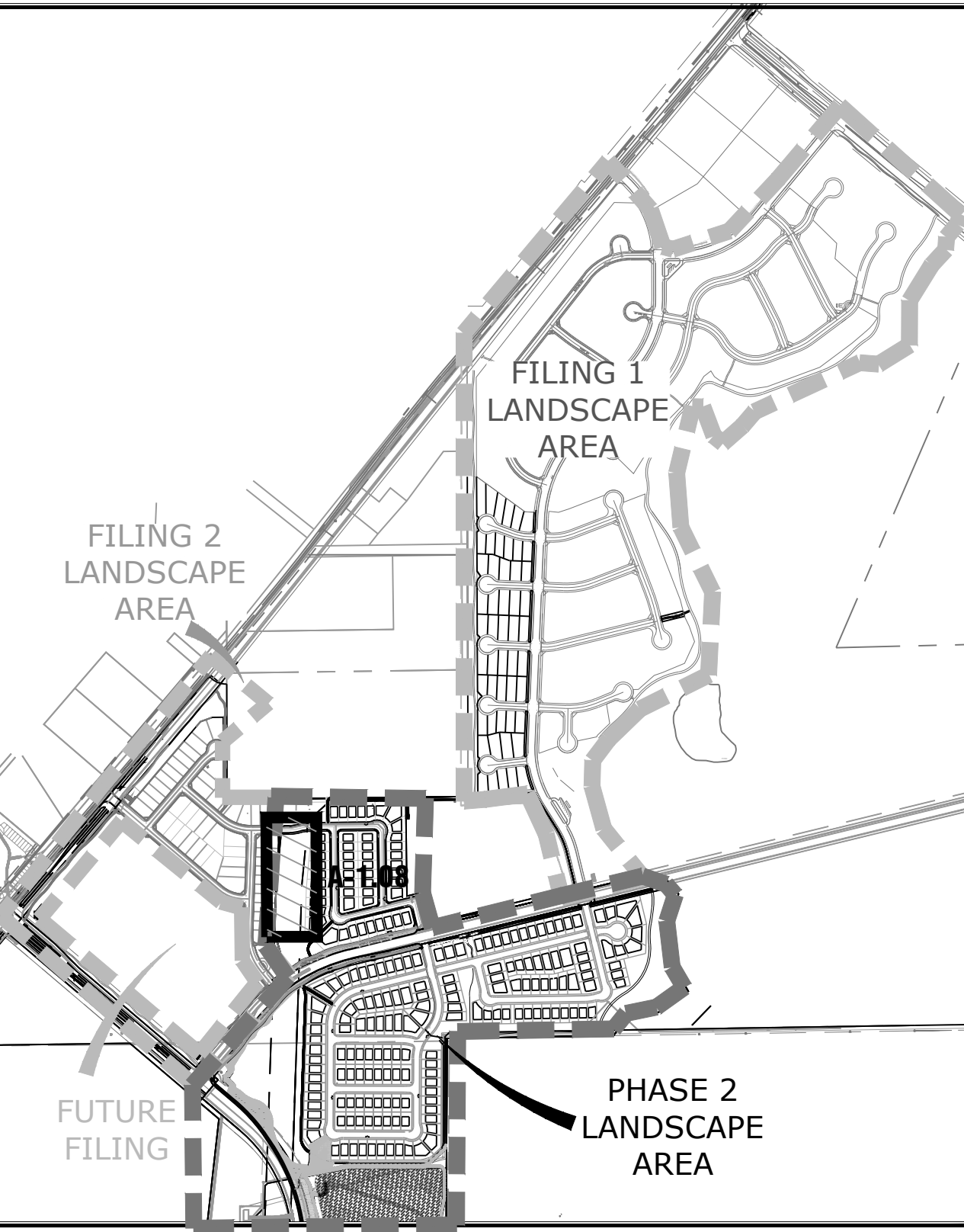
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PHASE 2 STREETSCAPE LANDSCAPING

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





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PHASE 2 STREETSCAPE LANDSCAPING

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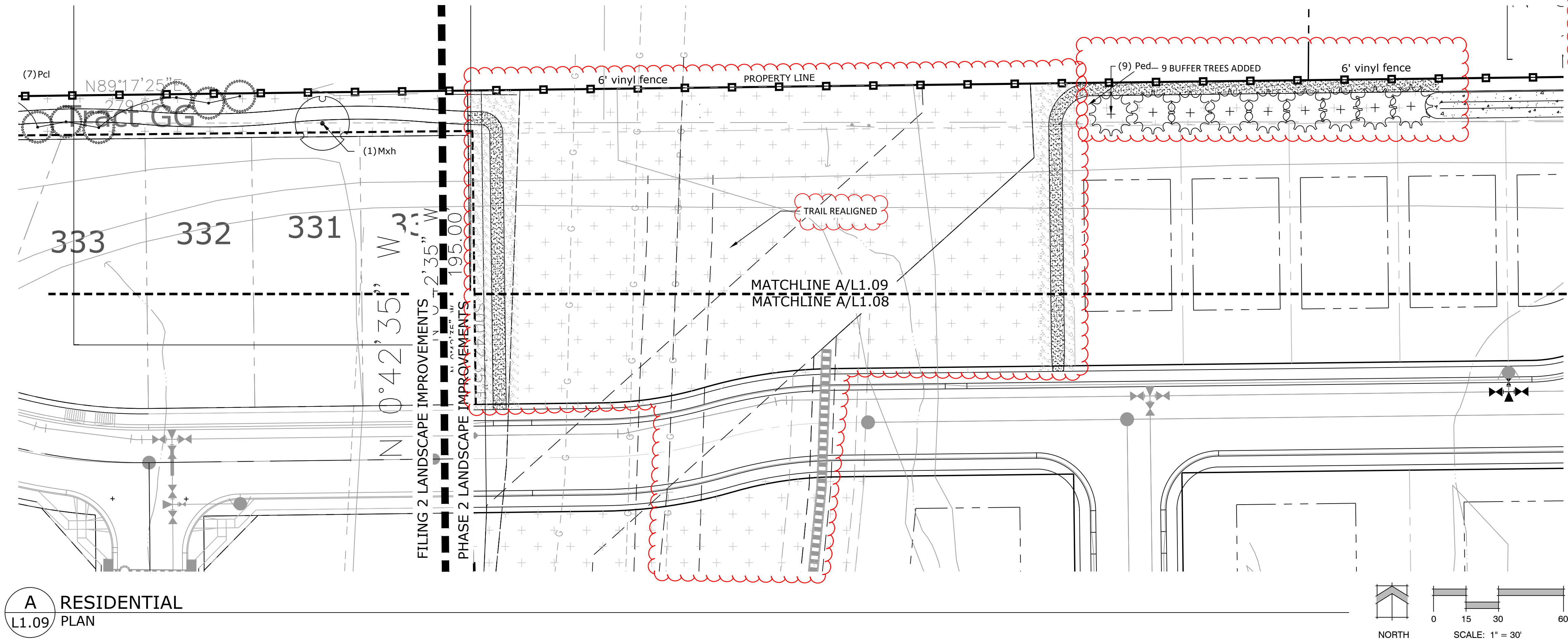
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9 OF 10

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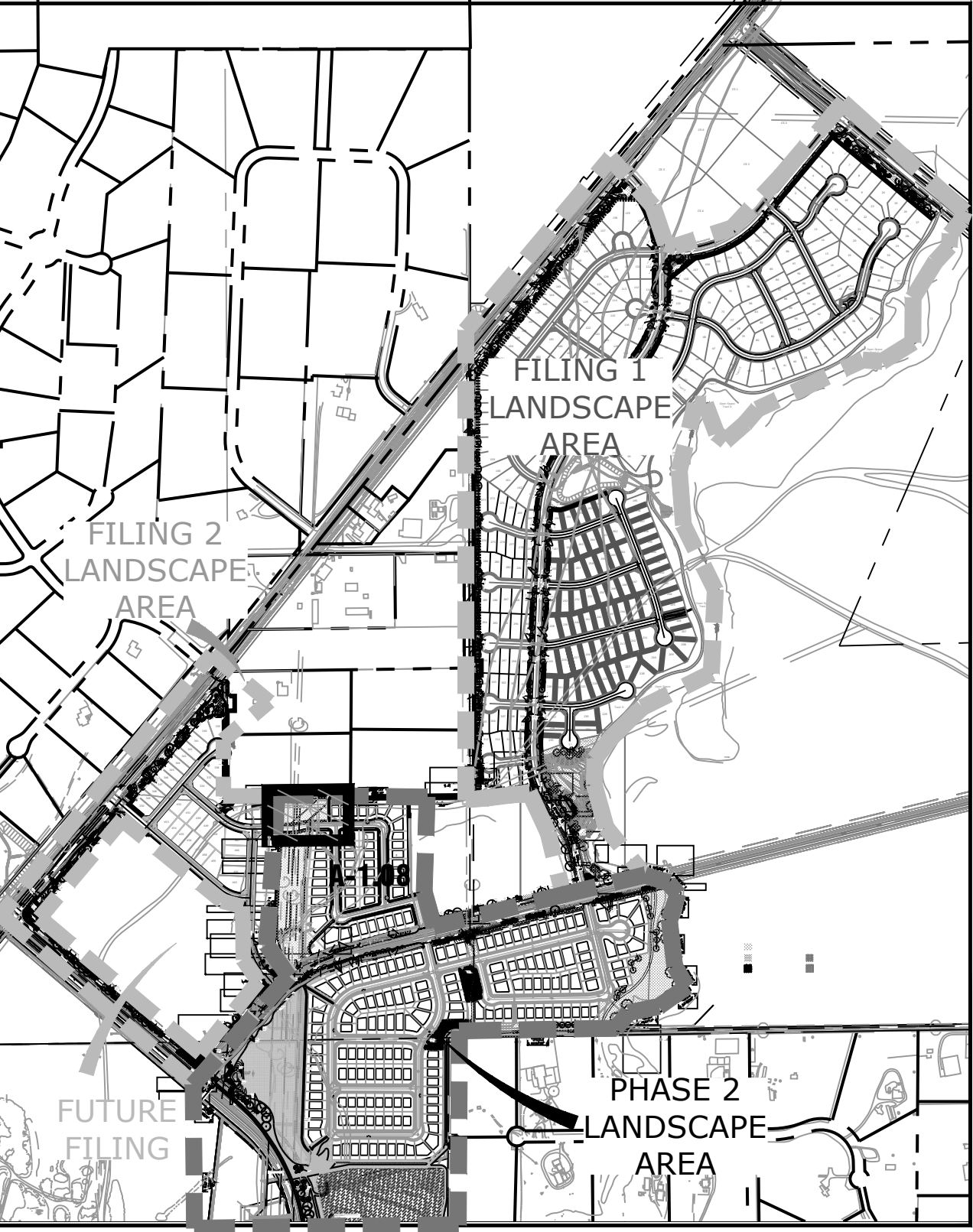
A RESIDENTIAL
L1.08 PLAN

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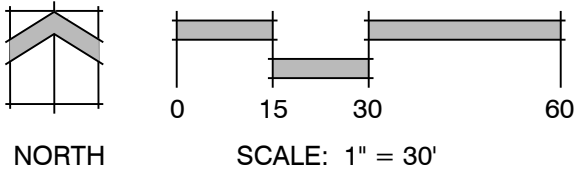


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	NATIVE LOW GROW MIXTURE EL PASO COUNTY ALL PURPOSE LOW GROW MIX	47,931 sf

SHEET KEY



A
L1.09
RESIDENTIAL
PLAN





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PLANNER / LANDSCAPE ARCHITECT

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RANCH

PHASE 2
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10 OF 10