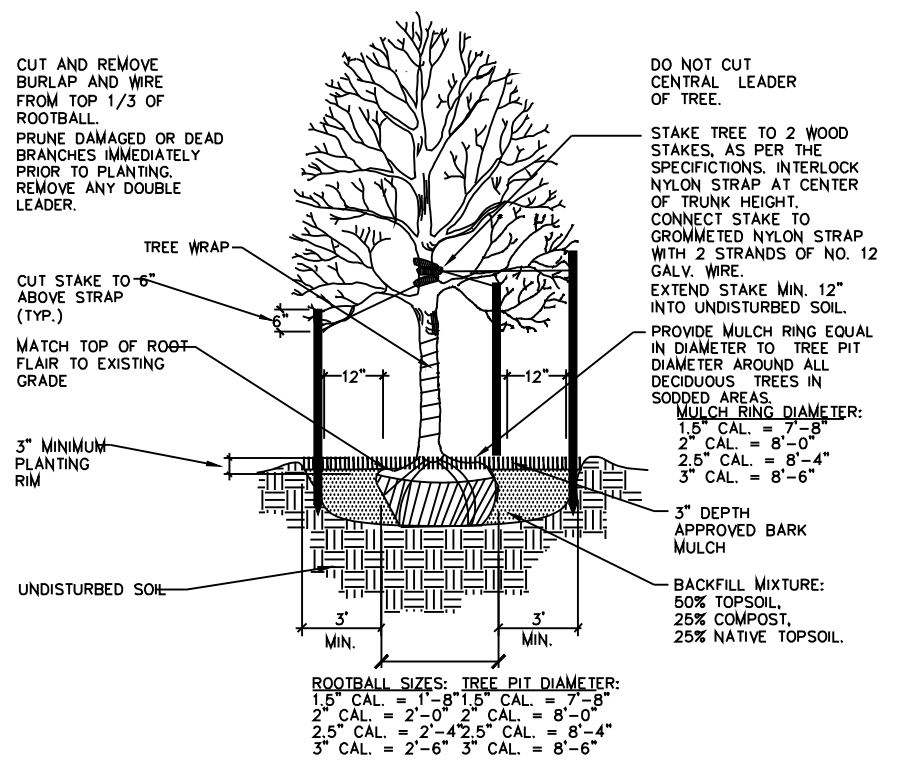
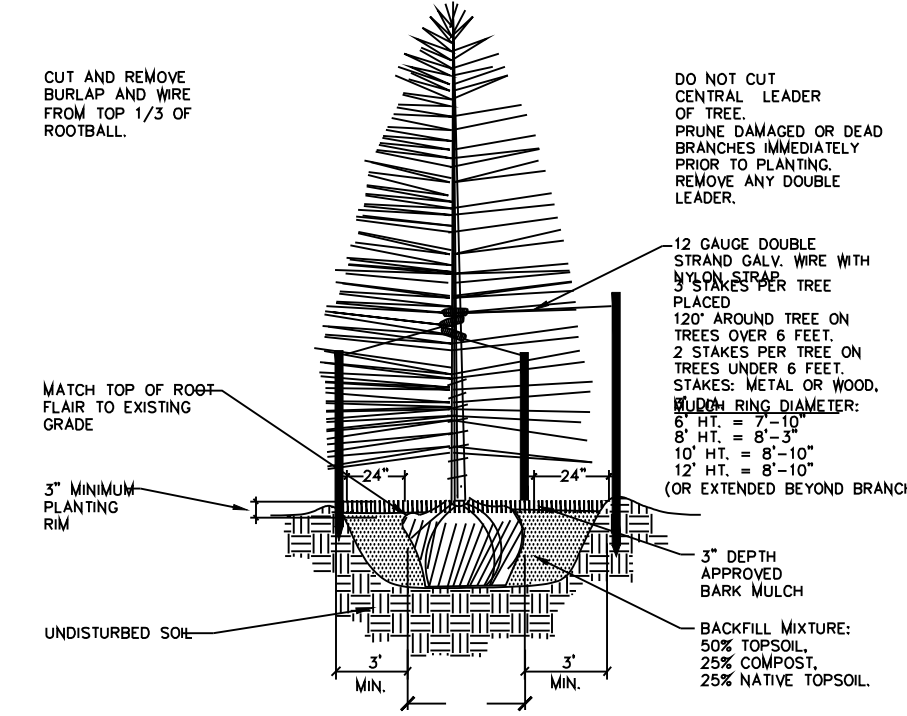
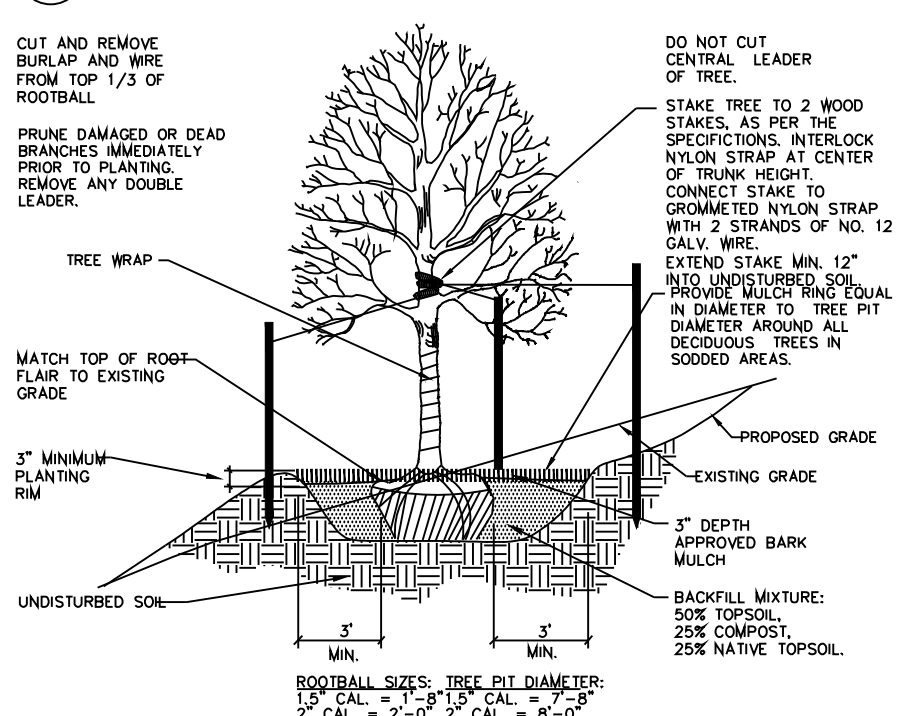




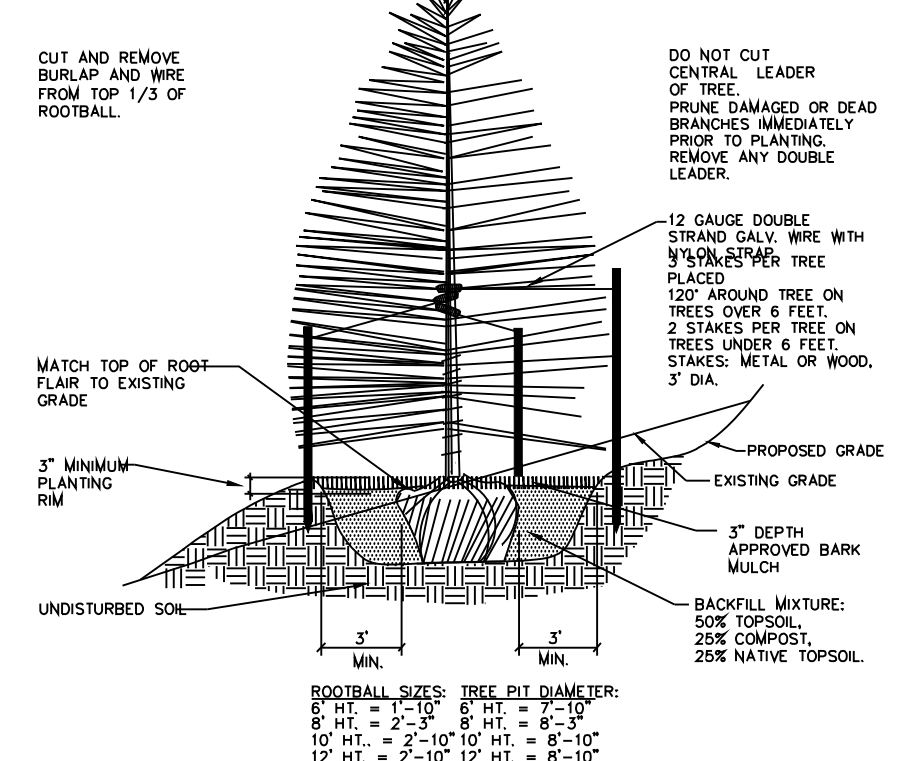
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



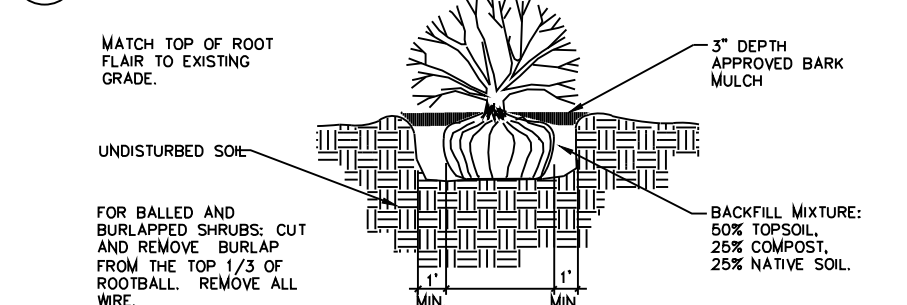
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



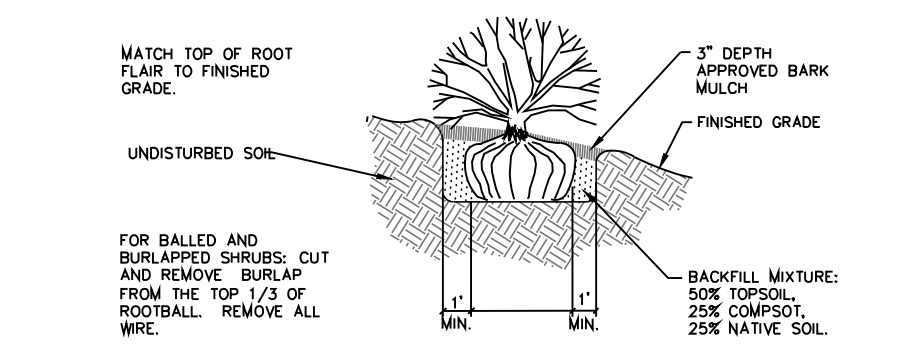
3 DECIDUOUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



4 CONIFEROUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



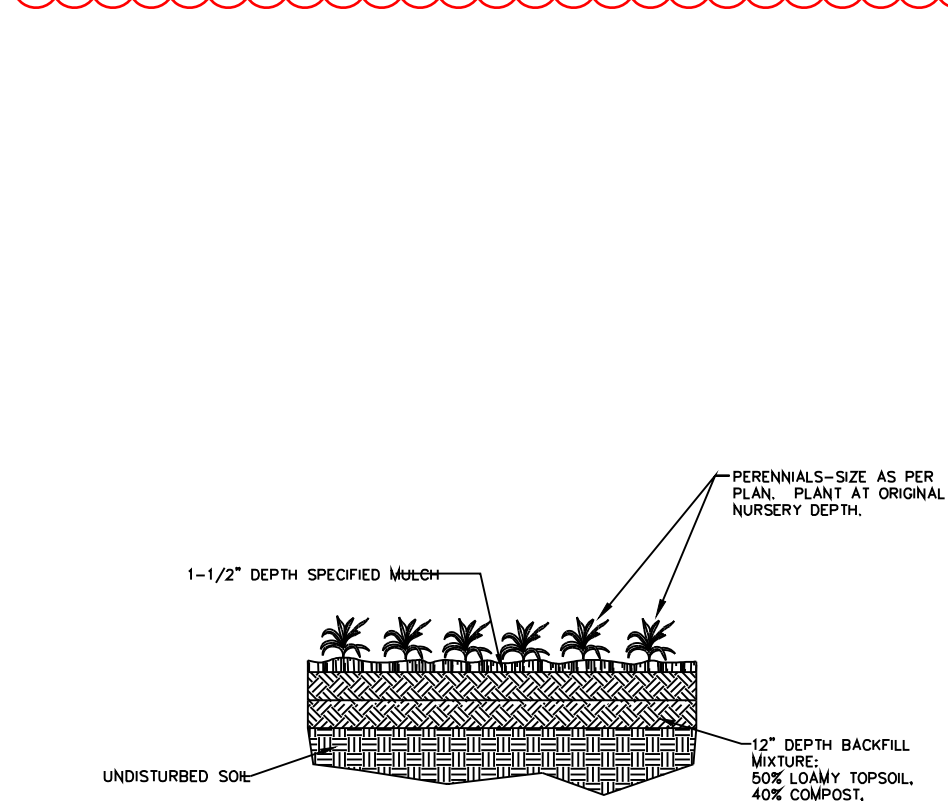
6 SHRUB PLACEMENT ON SLOPES
SCALE: NOT TO SCALE

LANDSCAPE NOTES

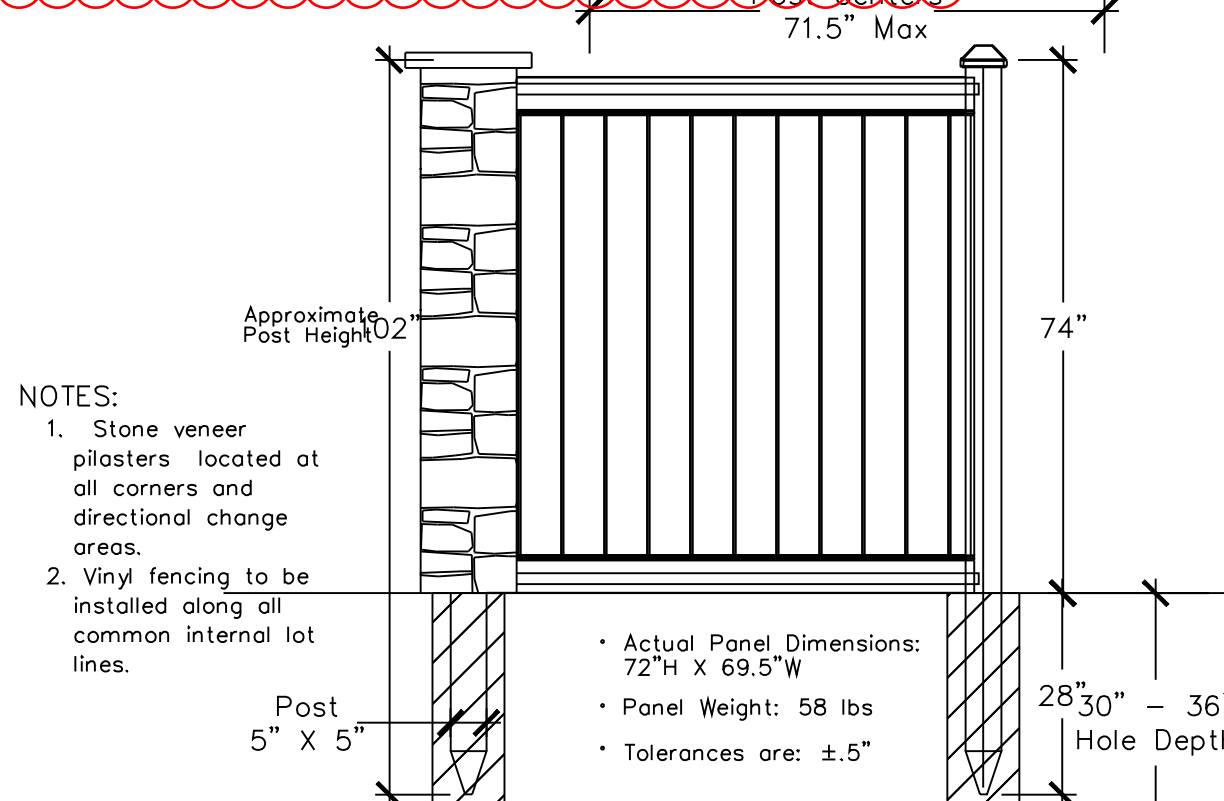
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE II) ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. AMENDMENTS ARE BASED ON SOIL ANALYSIS. THE BELOW 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 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 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 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" (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" DIA. 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" DIAMETER 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 SR4

SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
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						
	12	Pinus contorta latifolia / Lodgepole Pine	70'	15'	6' HT	B&B
	31	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'	6' HT	B&B
ORNAMENTAL TREE						
	7	Prunus americana / American Plum	20'	10'	1" 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 / Redoiser 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	Helictotrichon 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

1. Practice No. & Name: SHORT GRASS PRAIRIE	Range Site: Loamy and shallow foothills
2. Planned: 0.8 AC (54,775 sq ft)	
Seeded Prep:	Seeding Operation:
a. Method Rototilled to 6"	a. Method X - HYDROSEED
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
Firm Seeded X	Firm Seeded X
Stubble cover X	Stubble cover X
Interseed X	Interseed X
Other Till in 2 cu. yds/1,000 sq ft organic matter	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
	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	Amount: 2,200 lbs/acre
How Applied: Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application	How Applied: Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application
How Anchored: 100 lbs./ Acre Tackifier	How Anchored: 100 lbs./ Acre Tackifier
Anchorage Depth: n/a	Anchorage Depth: n/a

Seed Variety:	Lbs/Acre	Planned Acres	Total Lbs.
Low Grow Grass Mix	40 lbs/acre	xxx AC	xx lbs.
30% Ephraim Crested Wheatgrass			
25% Sheep Fescue			
20% Perennial Rye			
15% Chewings Fescue			
10% Kentucky Bluegrass			
Arkansas Valley Seed Co.			
(877) 907-3337 - http://www.avs-seeds.com			

* If outside specified planting dates, utilize sprayed tackifier at manufacturer's recommended rates

ALTERNATIVE TURF NATIVE SEED MIX

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

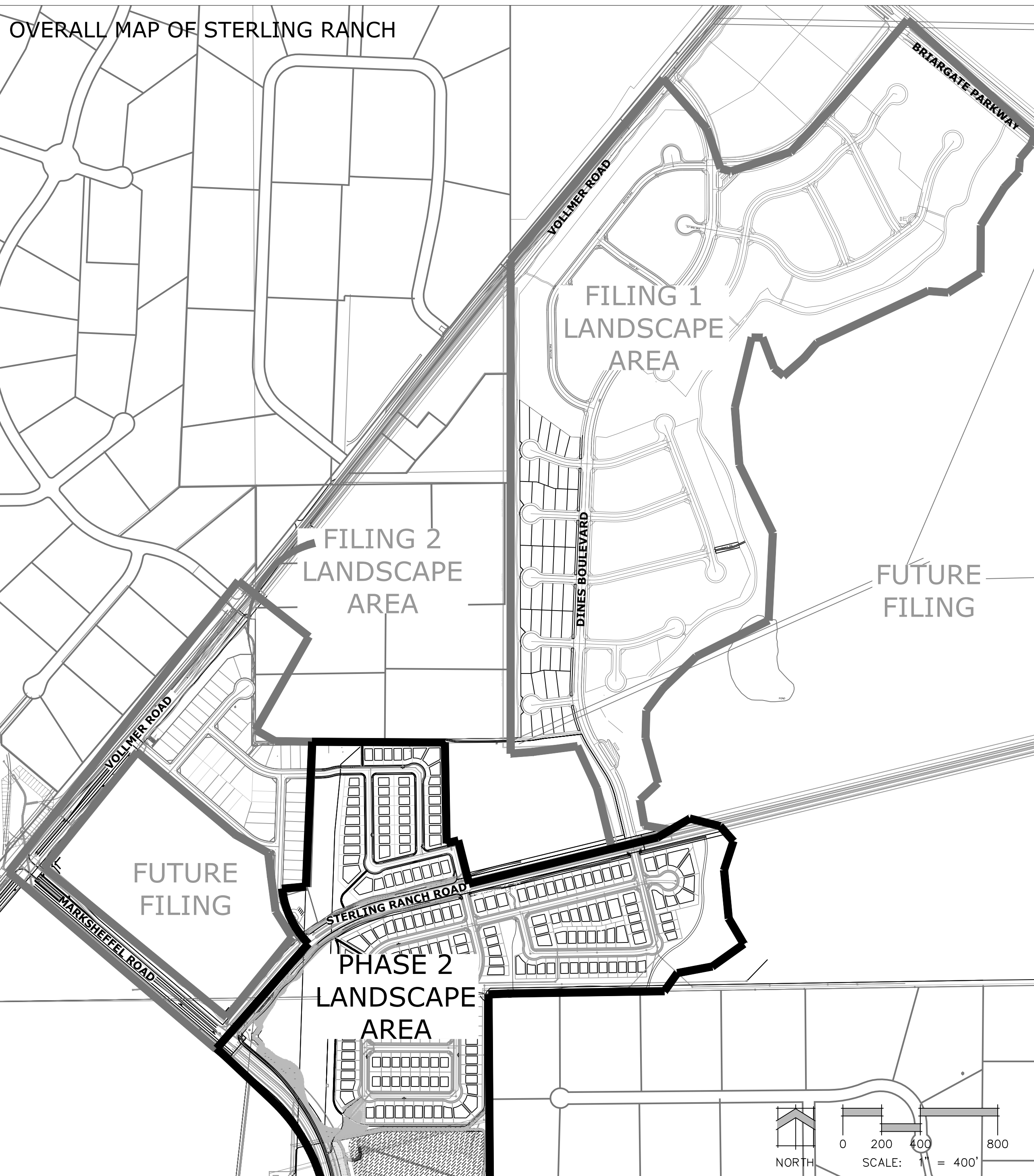
1. Practice No. & Name: SHORT GRASS PRAIRIE	Range Site: Loamy and shallow foothills
2. Planned: 0.8 AC (54,775 sq ft)	
Seeded Prep:	Seeding Operation:
a. Method Rototilled to 6"	a. Method X - HYDROSEED
b. dates April/May or as approved by L.A.	b. dates April/May or as approved by L.A.
c. Clean Tilled X	c. Clean Tilled X
Firm Seeded X	Firm Seeded X
Stubble cover X	Stubble cover X
Interseed X	Interseed X
Other Till in 2 cu. yds/1,000 sq ft organic matter	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
	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	Amount: 2,200 lbs/acre
How Applied: Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application	How Applied: Hydroseeded in two steps: First Step - Seed Application, Second Step - Mulch Application
How Anchored: 100 lbs./ Acre Tackifier	How Anchored: 100 lbs./ Acre Tackifier
Anchorage Depth: n/a	Anchorage Depth: n/a

Seed Variety:	Species:	Required PLS Rates per Acre
Arkansas Valley Seed Co.		
(877) 907-3337 - http://www.avs-seeds.com		
30% Ephraim Crested Wheatgrass	Agropyron cristatum	6.0
25% Sheep Fescue	Bouteloua gracilis	3.0
20% Perennial Rye	Bouteloua curtipendula	9.0
15% Chewings Fescue	Bouteloua curtipendula	6.0
10% Kentucky Bluegrass	Bouteloua curtipendula	6.0
Perennial Ryegrass - Tetraploid	Lolium perenne	8.0

PLS Seeding Rate	(3)	(4)	Total PLS Lbs.
Per species/Acre (1)x(2)	Planned Acres	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
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHT

IN ASSOCIATION WITH

PROJECT INFO

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

SCALE

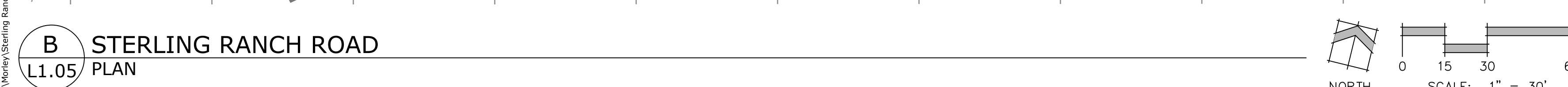
ISSUE / REVISION

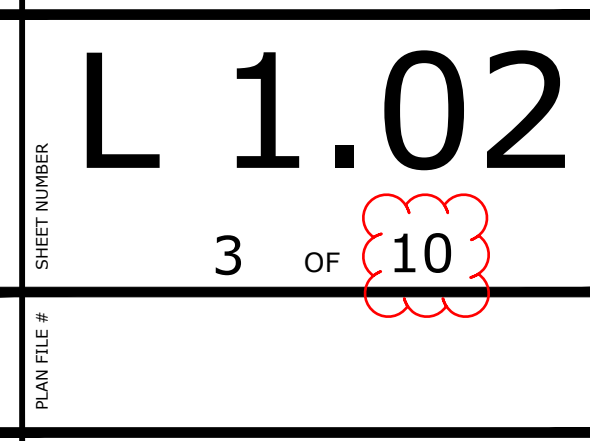
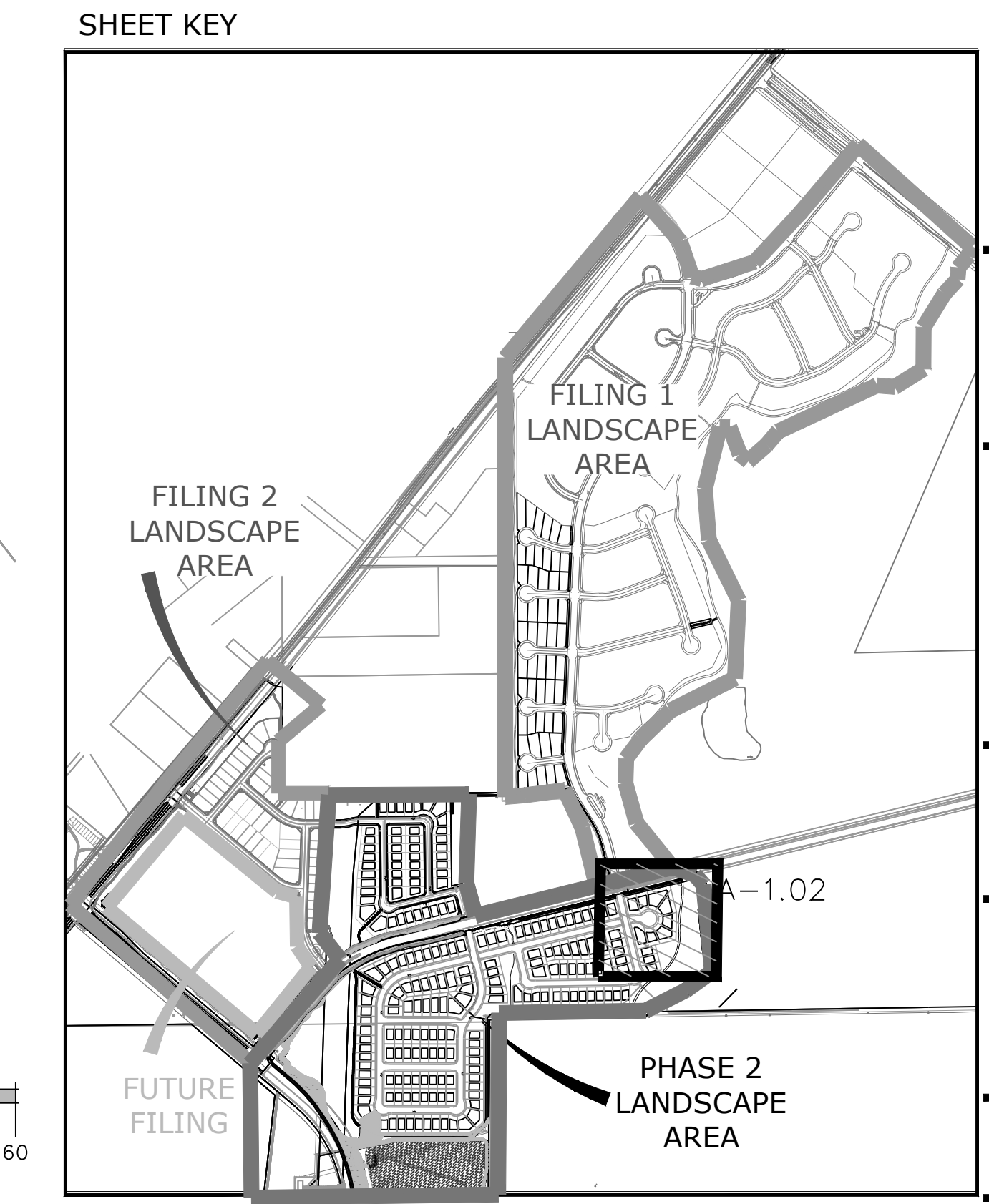
SHEET TITLE

LANDSCAPE DETAILS AND NOTES

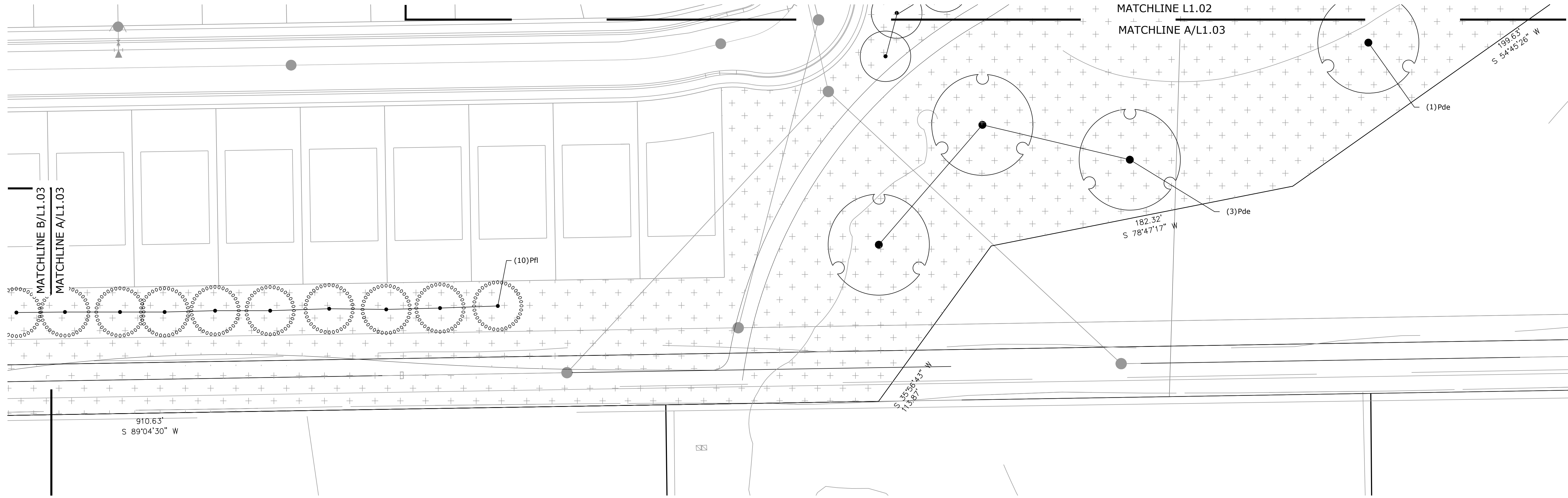
SHEET NUMBER

1 OF 10

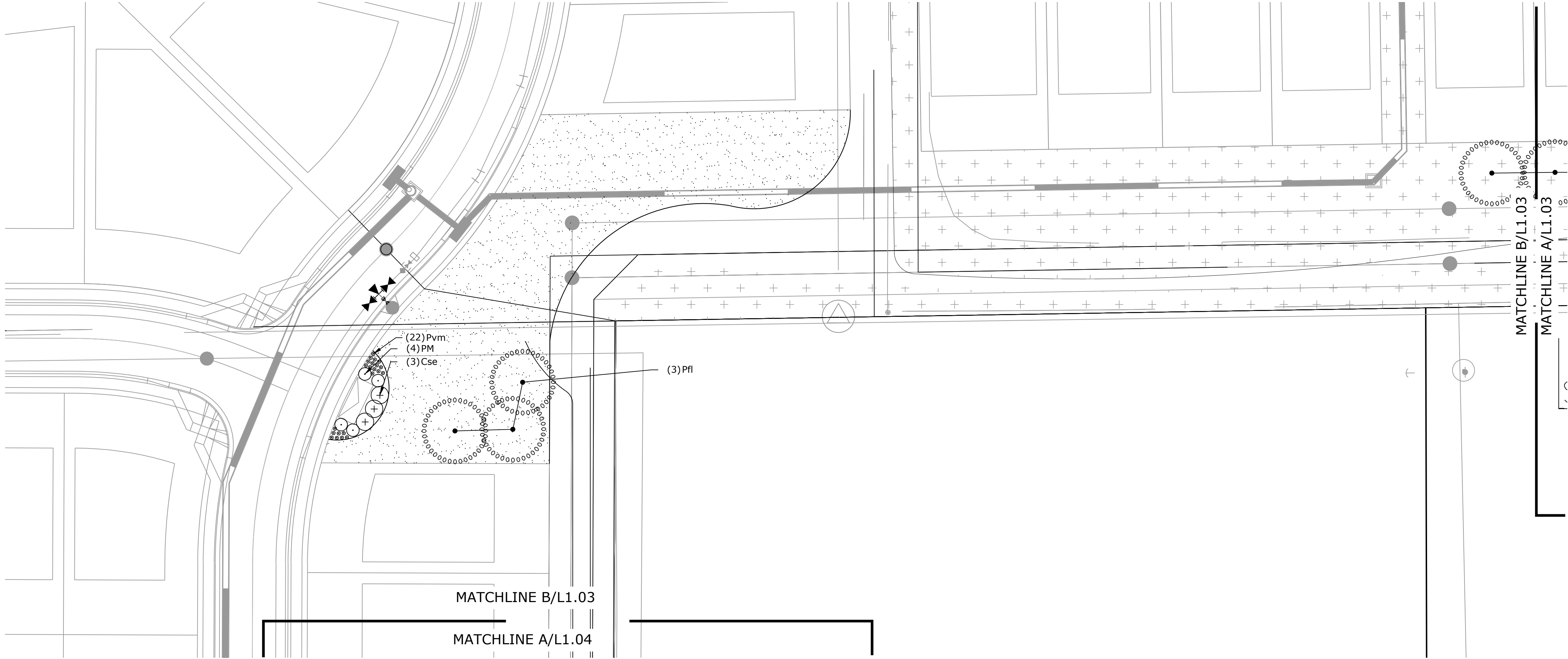
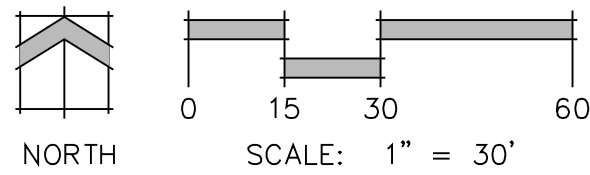




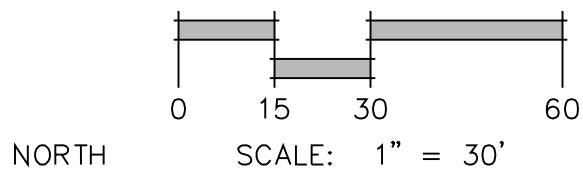
P:\Morley\Sterling Ranch Phase 2\Drawings\L-Arch\CDs\NES_SterlingRanch_LS CD's_Phase 2.dwg [L 1.15] 8/13/2026 10:11:56 AM rmeier



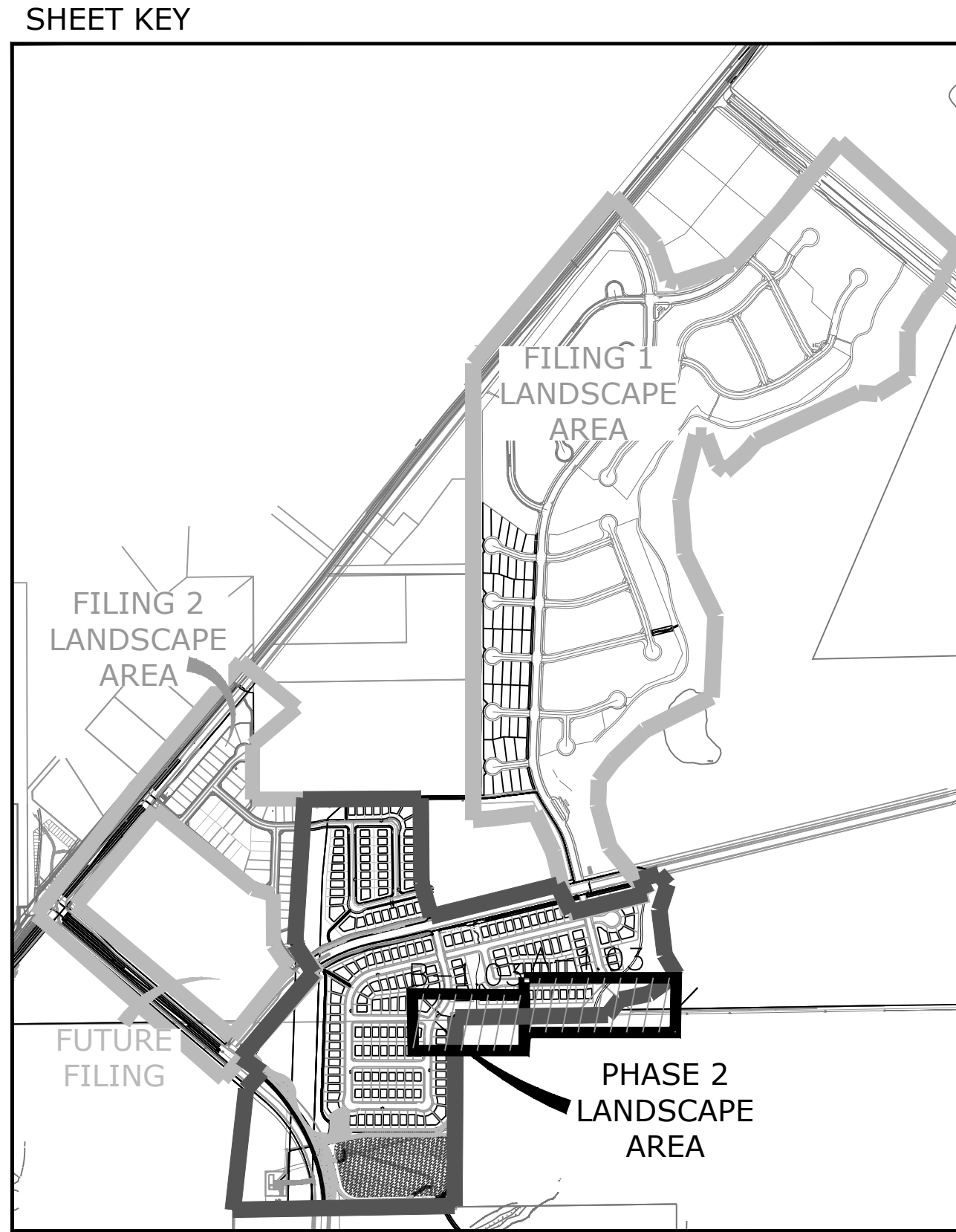
A RESIDENTIAL BUFFER
L1.03 PLAN



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



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

© 2012. All Rights Reserved.

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

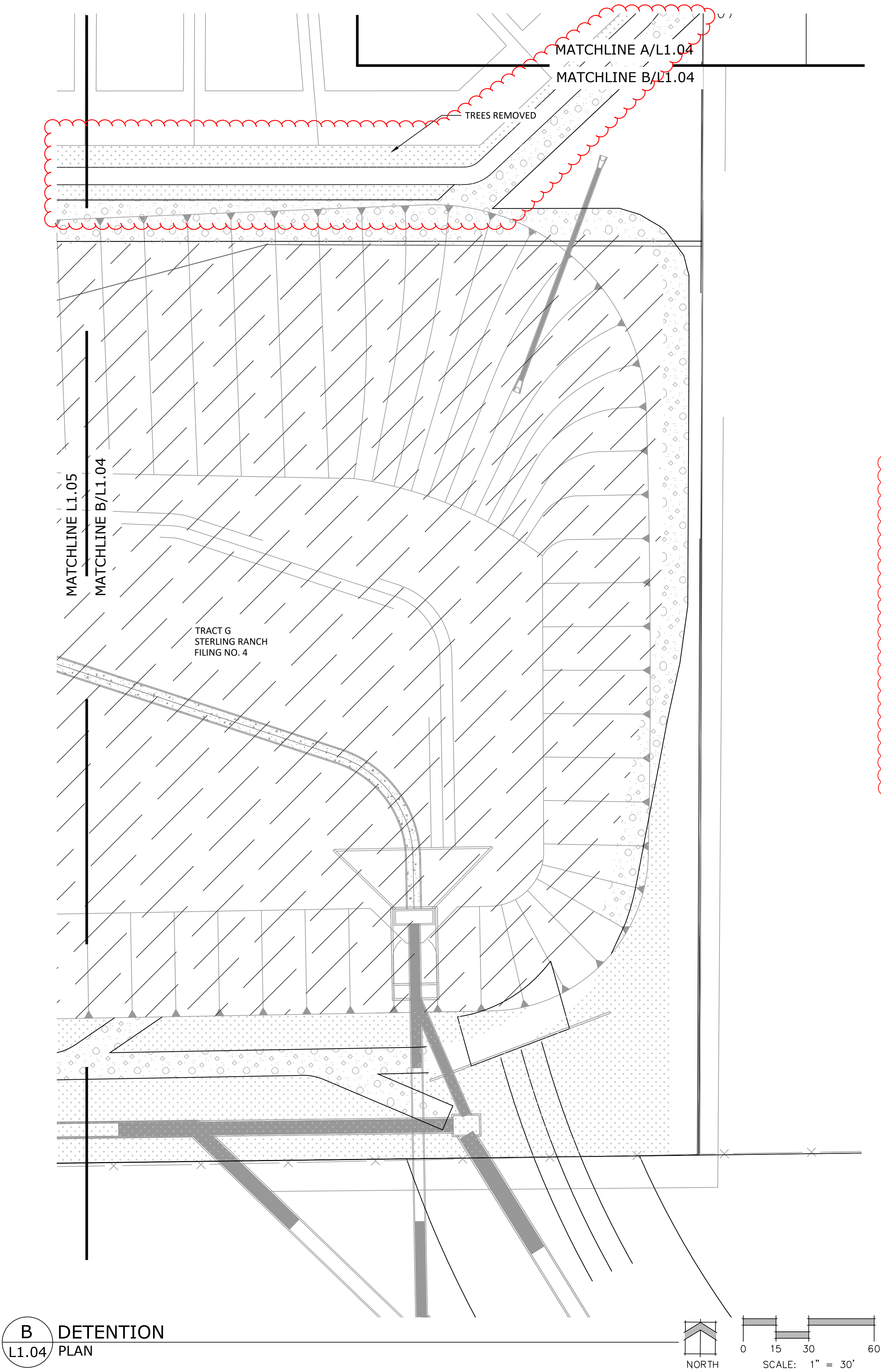
80% CONSTRUCTION DOCUMENTS

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

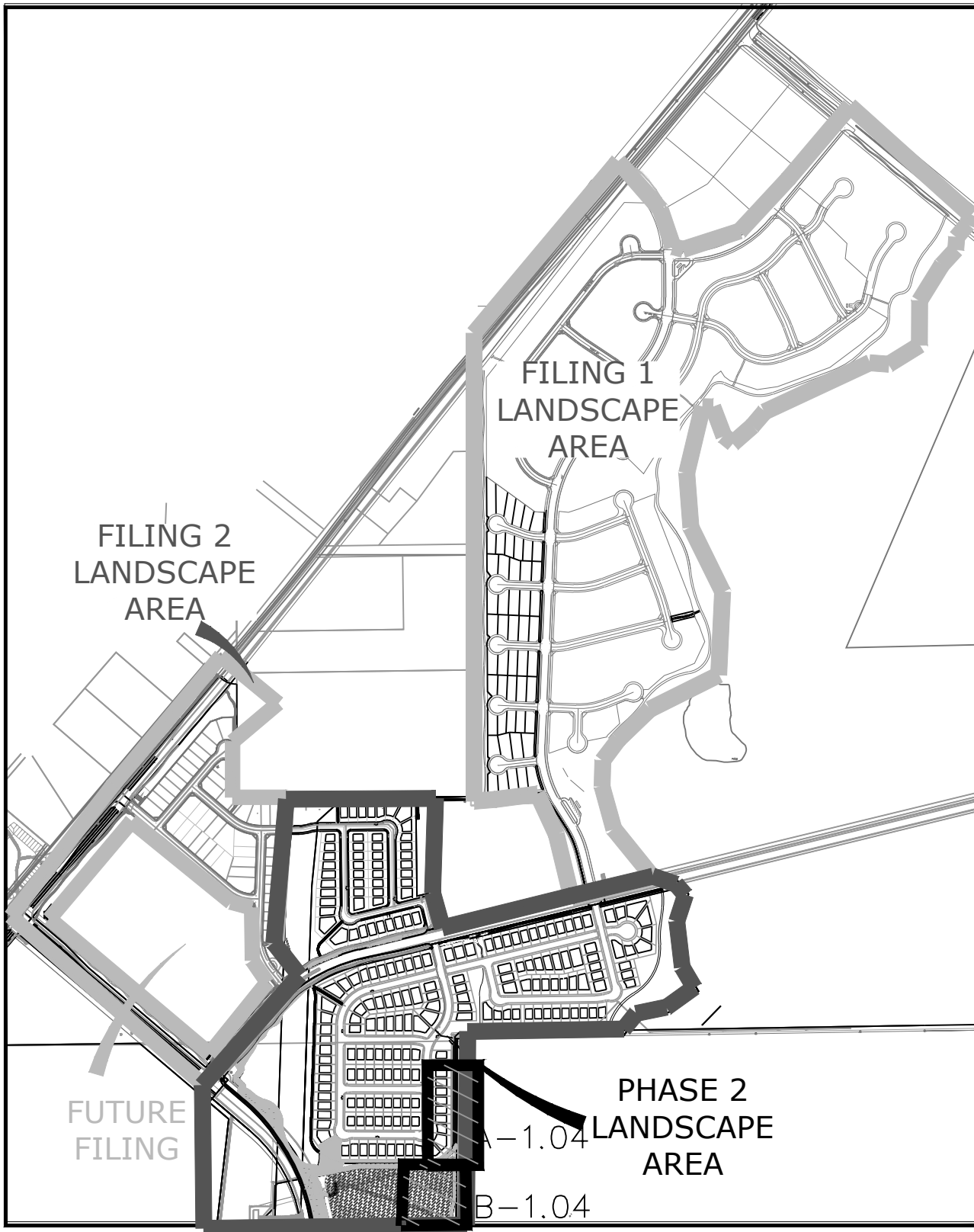
L 1.03
4 OF 10

P:\Working\Sterling Ranch Phase 2\Drawings\Landscape\NES - SterlingRanch - L5 CD's Phase 2.dwg (L 1.17) 8/13/2026 11:35:14 AM melder



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
© 2012. All Rights Reserved.

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

80%
CONSTRUCTION
DOCUMENTS

DATE: BY: DESCRIPTION:

ISSUE / REVISION

SHEET TITLE
LANDSCAPE
PLAN

L 1.04

5 OF 10

PLANT FILE #



PHASE 2 STREETSCAPE LANDSCAPING

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

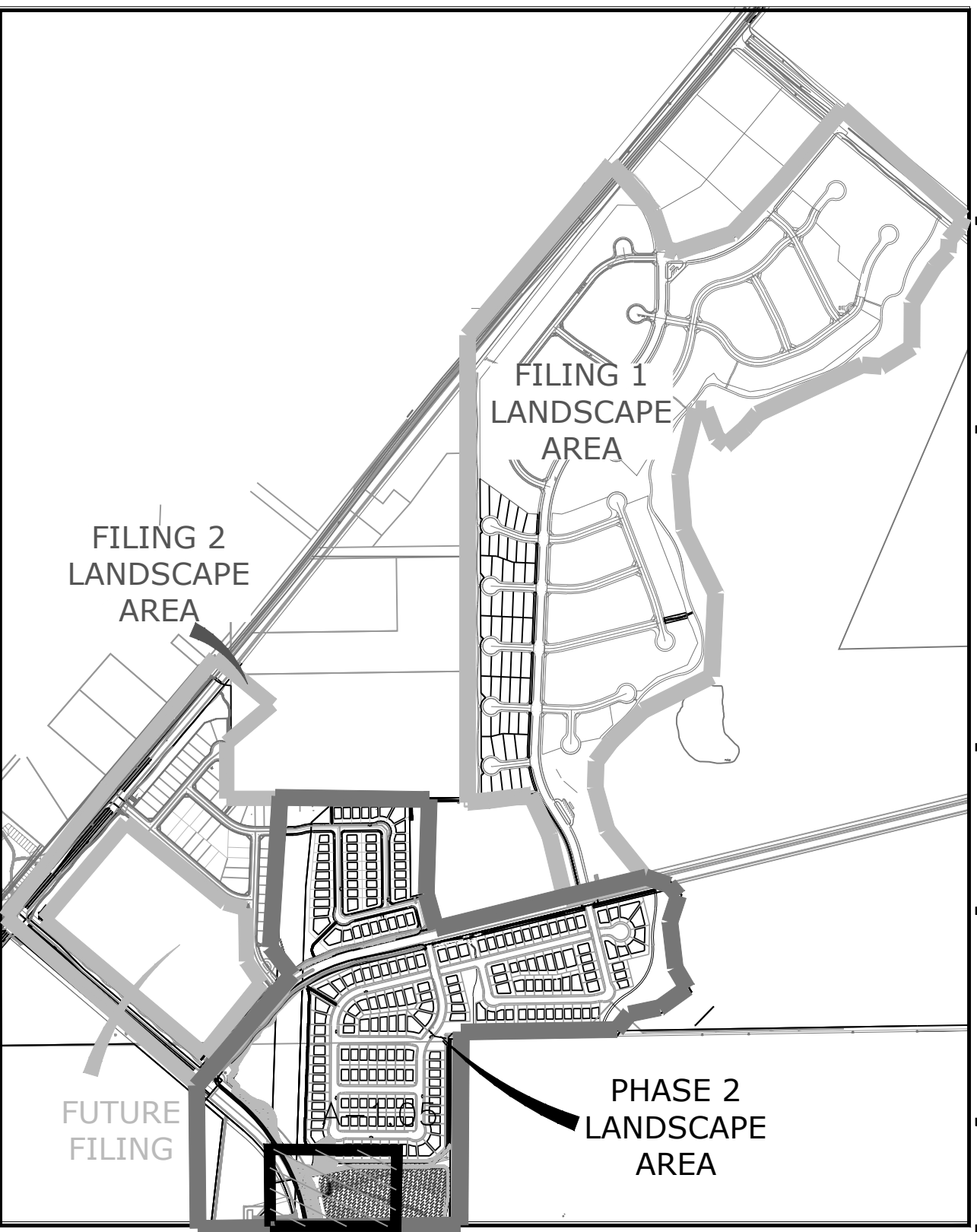
80%
CONSTRUCTION
DOCUMENTS

DATE:	BY:	DESCRIPTION:
-------	-----	--------------

LANDSCAPE
PLAN

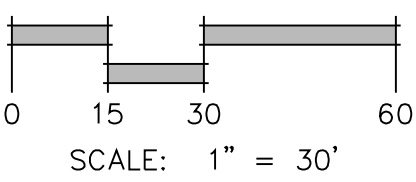
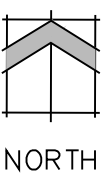
L 1.05

6 OF 10



P:\Morley\Sterling Ranch Phase 2\Drawings\L-Arch\CDs\NES_SterlingRanch_LS CD's_Phase 2.dwg [L 1.18] 8/13/2026 10:14:02 AM rmeier

A RESIDENTIAL BUFFER, MARK SHEFFEL ROAD & DETENTION
L1.05 PLAN



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

(33) Hse
(24) Cxa
(14) CC
(98) Hse
(9) Cse
(6) Pmb
(9) Pmb
(16) Cse
(8) CC
(36) Cxa

(4) Coc
(3) Ped
(3) Mxh
(2) Pfl
(1) Ppo

TRACT G
STERLING RANCH
FILING NO. 4

12 INTERNAL TREES REMOVED

140' GAS EASEMENT

REVISED TO REFLECT FINAL PLAT LANDSCAPE PLAN

30' STORM UTILITY EASEMENT

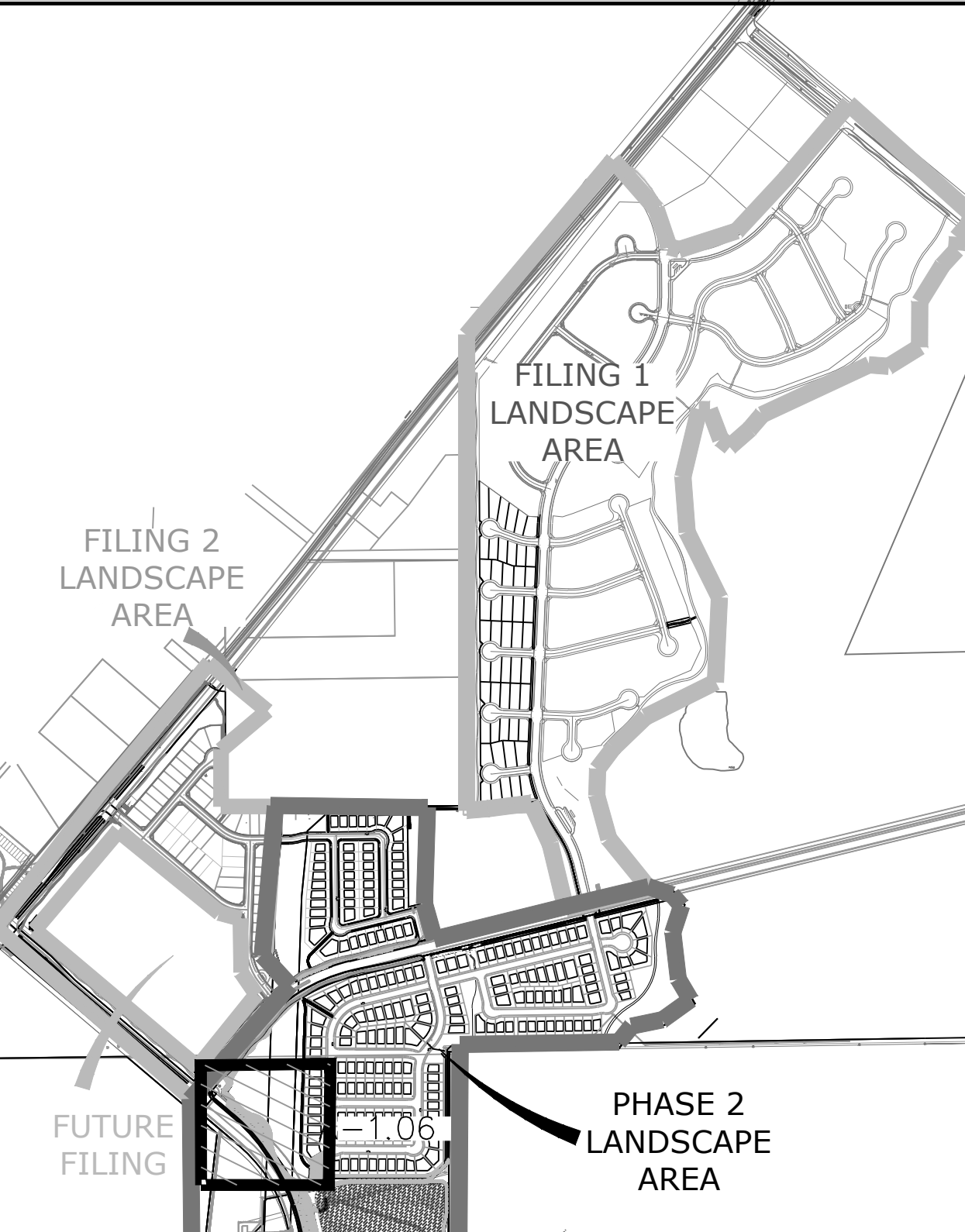
20' ELECTRIC ESM.T.
BK. 3080, PG. 952
(ENTIRE SITE)

WYCKROW
CONTRACT
BK. 223, PG. 166

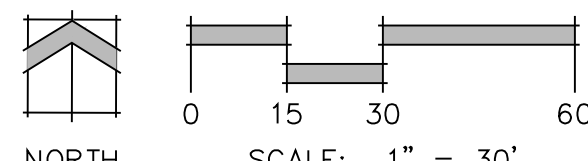
CONCEPT PLANT SCHEDULE SR4

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



A
L1.06
RESIDENTIAL BUFFER, MARK SHEFFEL ROAD & DETENTION
PLAN



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
© 2012. All Rights Reserved.

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

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LANDSCAPE
PLAN

SHEET TITLE

SHEET NUMBER

7 OF 10

PLANT FILE #

P:\Working\Sterling Ranch Phase 2\Drawings\Arch\CDs\NES - SterlingRanch_LS_CD's_Phase 2.dwg (a L 1.19) 8/13/2026 10:14:52 AM rrmiller

P:\Working\Sterling Ranch Phase 2\Drawings\Arch\CDs\NCS_SterlingRanch_LS_CD's_Phase 2.dwg [L 1.21] 8/13/2026 10:21:14 AM melder

A
L1.08

RESIDENTIAL
PLAN

S 73°29'47" W
11.32'

N 1°56'05" E
302.71'

N 6°02'39" E
12.47'

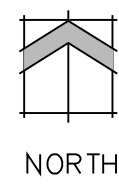
N 22°7'45" E
148.85'

N 0°42'35" W
195.00'

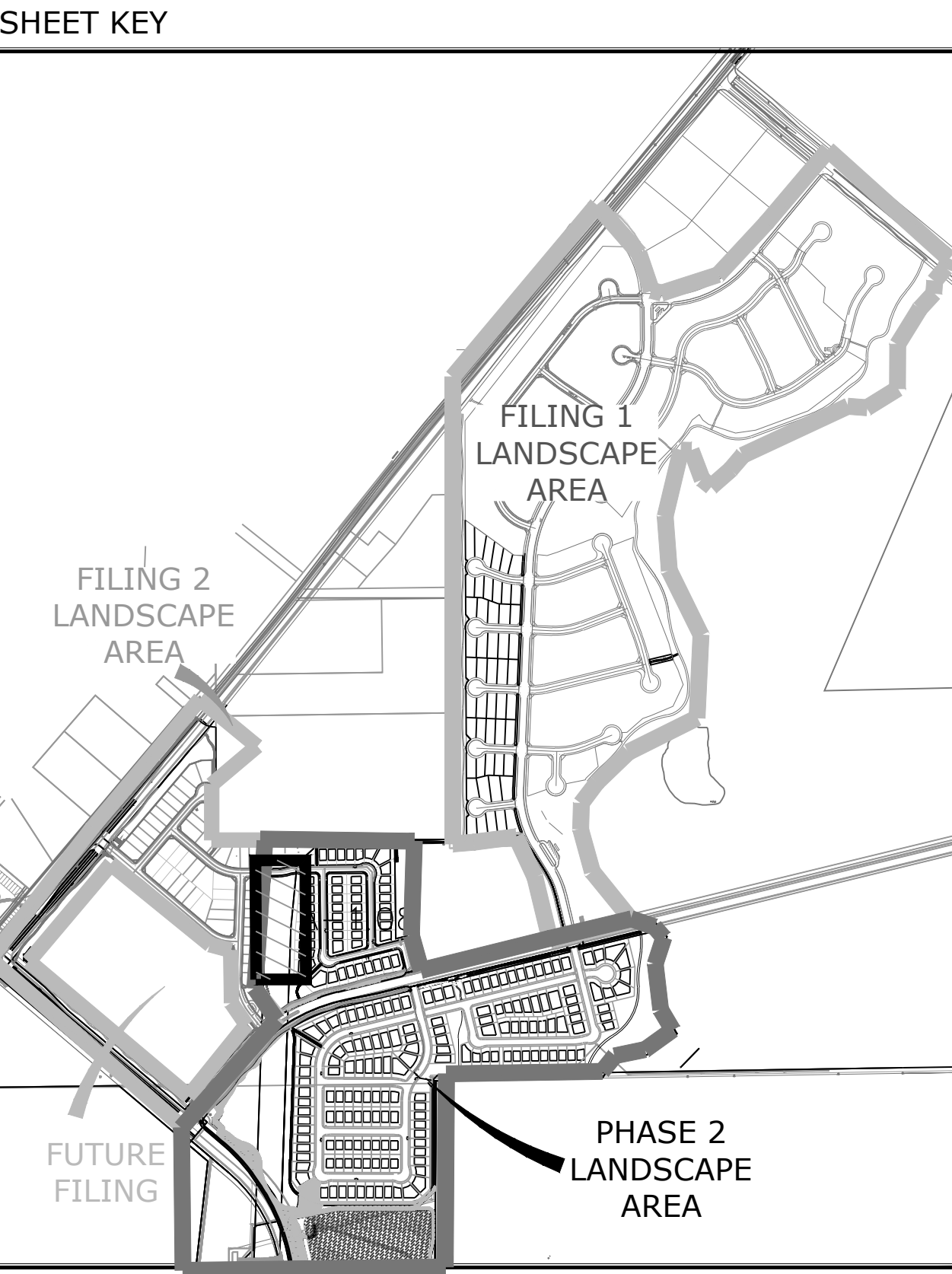
FILING 2 LANDSCAPE IMPROVEMENTS
PHASE 2 LANDSCAPE IMPROVEMENTS

TRAIL REMOVED

MATCHLINE A/L1.08
MATCHLINE A/L1.07



0 15 30 60
SCALE: 1" = 30'



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

PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

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
© 2012. All Rights Reserved.

STERLING RANCH

PHASE 2 STREETSCAPE LANDSCAPING

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

SCALE

80% CONSTRUCTION DOCUMENTS

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

LANDSCAPE
PLAN

SHEET TITLE

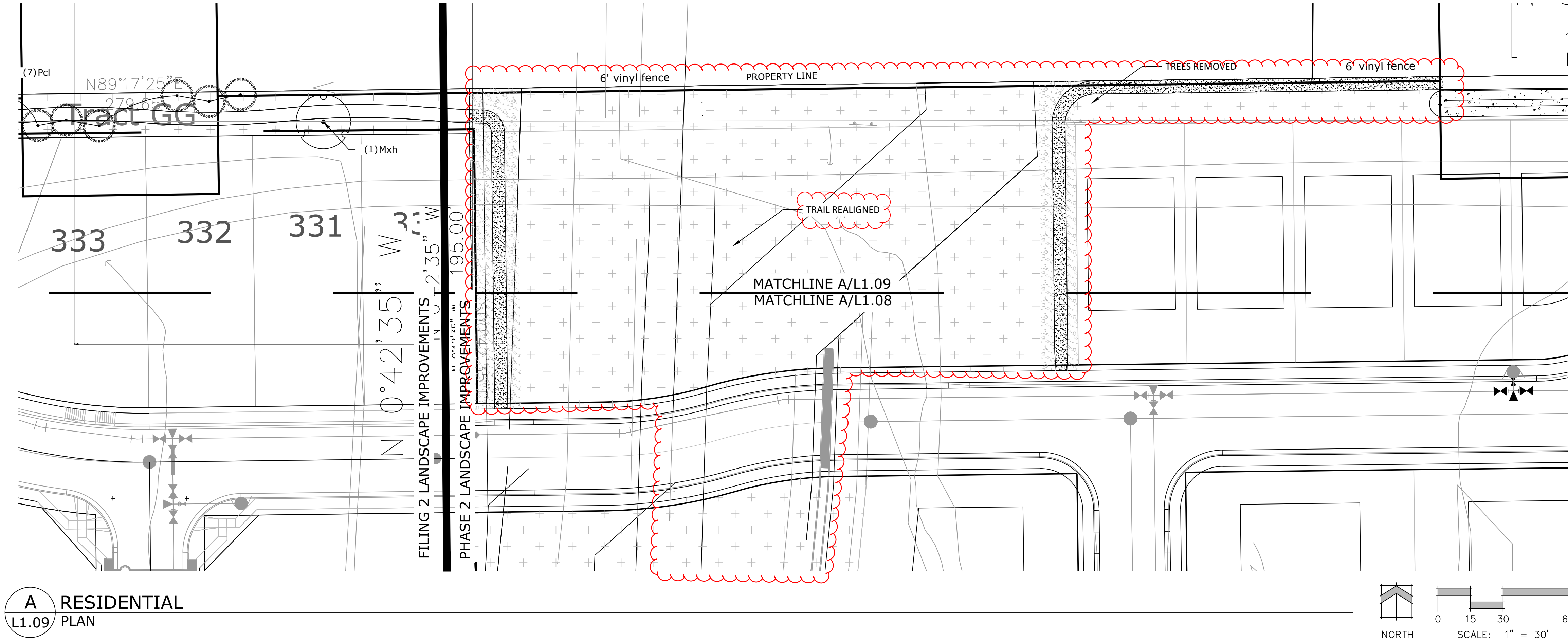
SHEET NUMBER

9 OF 10

PLANT FILE #

L 1.08

P:\Working\Sterling Ranch Phase 2\Drawings\Arch\CD\NES_SterlingRanch_LS_CD's_Phase 2.dwg [1.1.22] 8/13/2026 10:22:01 AM muelr



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



A
L1.09
RESIDENTIAL
PLAN

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

L 1.09
10 OF 10