

### 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 ALL 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 MANUFACTURER 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" 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.

### 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: \_\_\_\_\_

Seeded Prep:	Applied to 6"	Seeding Operation:	X - HYDROSEED
a. Method	Aspl./May or as approved by L.A.	a. Method	Drill
b. Dates	X	b. Dates	Interseed
c. Clean Tilled	X	c. Clean Tilled	Broadcast
d. Firm Seeded	X	d. Firm Seeded	Shuttle cover
e. Shrub cover	X	e. Shrub cover	Interseed
f. Other	Till in 2 cu. yds/1,000 sq ft organic matter	f. Other	Aspl./May or as approved by L.A.
		g. Planting Depth	1/4"-1/2"

Fertilizer (Pounds Actual Per Acre):  
N2: 50 pounds per acre  
P205: 40 pounds per acre  
K: N/A

Seed Variety: Low Grow Grass Mix  
25% Sheep Fescue  
20% Perennial Ryegrass  
15% Chewings Fescue  
10% Kentucky Bluegrass

Arkansas Valley Seed Co.  
(972) 807-5322 - <http://www.avsseeds.com>

### 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: \_\_\_\_\_

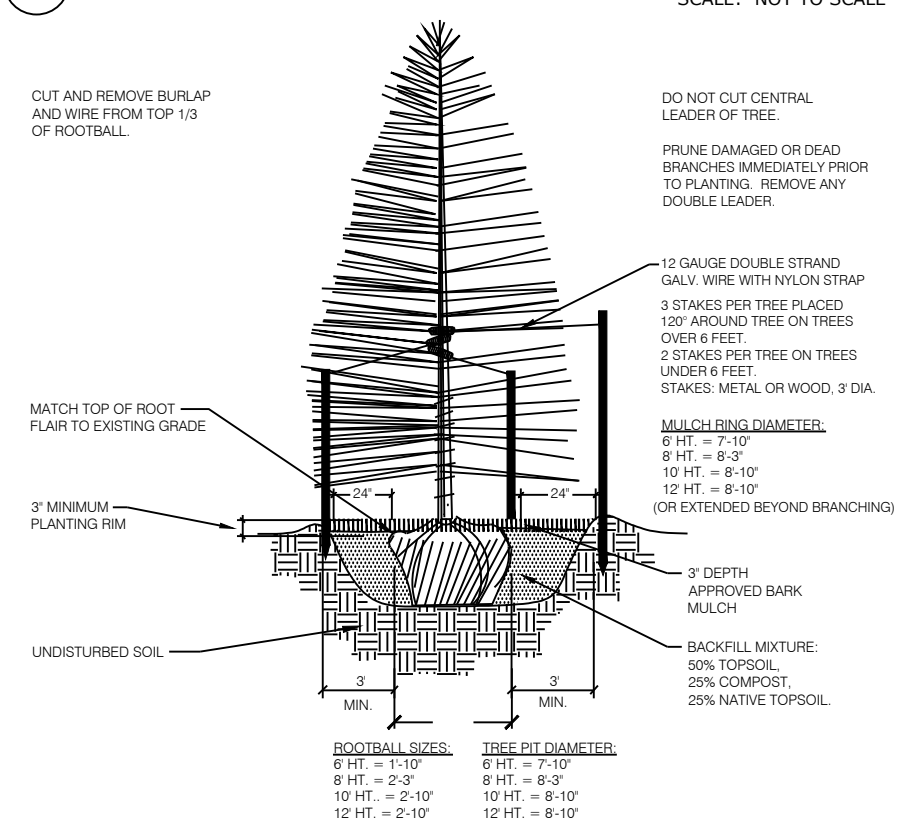
Seeded Prep:	Applied to 6"	Seeding Operation:	X - HYDROSEED
a. Method	Aspl./May or as approved by L.A.	a. Method	Drill
b. Dates	X	b. Dates	Interseed
c. Clean Tilled	X	c. Clean Tilled	Broadcast
d. Firm Seeded	X	d. Firm Seeded	Shuttle cover
e. Shrub cover	X	e. Shrub cover	Interseed
f. Other	Till in 2 cu. yds/1,000 sq ft organic matter	f. Other	Aspl./May or as approved by L.A.
		g. Planting Depth	1/4"-1/2"

Fertilizer (Pounds Actual Per Acre):  
N2: 50 pounds per acre  
P205: 40 pounds per acre  
K: N/A

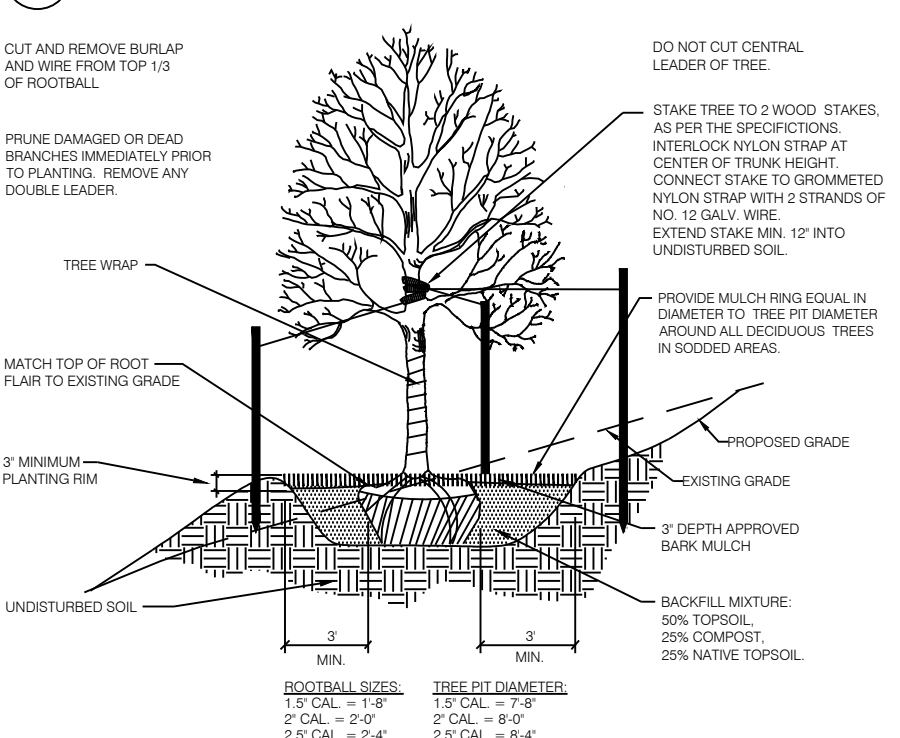
Seed Variety: Arkansas Valley Seed Co  
30% Blue Gramma  
20% Buffalograss  
15% Perennial Ryegrass - Tetraploid

Species:	Required PLS Rates per Acre
Agropyron cristatum	6.0
Bouteloua gracilis	3.0
Bouteloua curtipendula	9.0
Bouteloua inornata	6.0
Lolium perenne	8.0

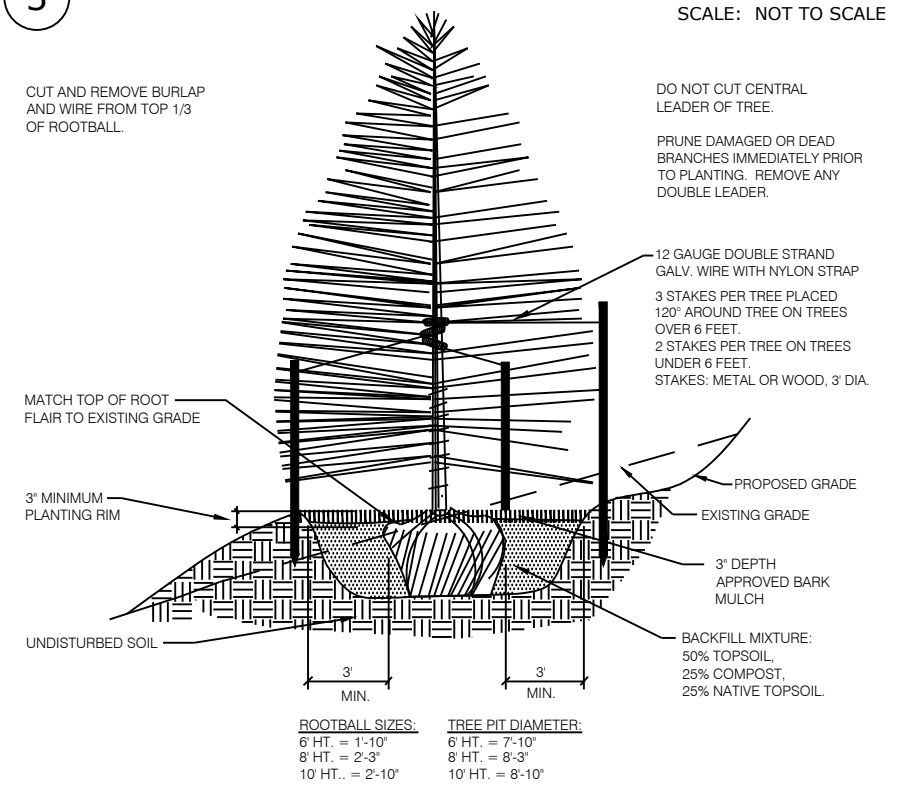
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SCALE: NOT TO SCALE



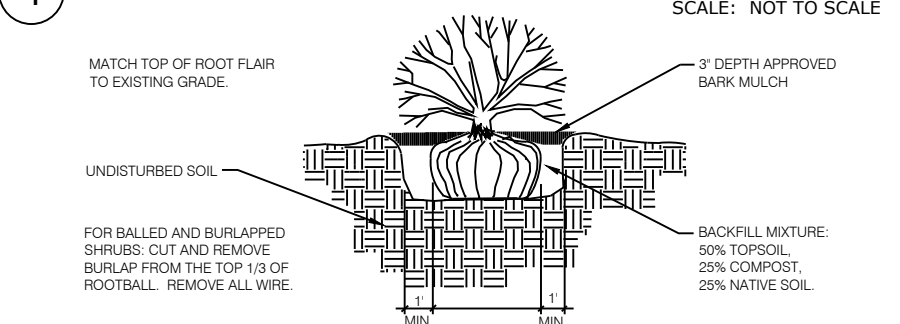
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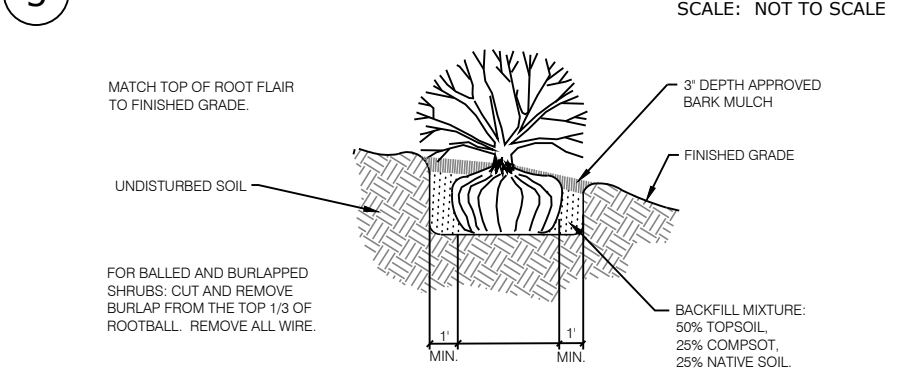
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SCALE: NOT TO SCALE



4 CONIFEROUS TREE PLACEMENT ON SLOPE  
SCALE: NOT TO SCALE



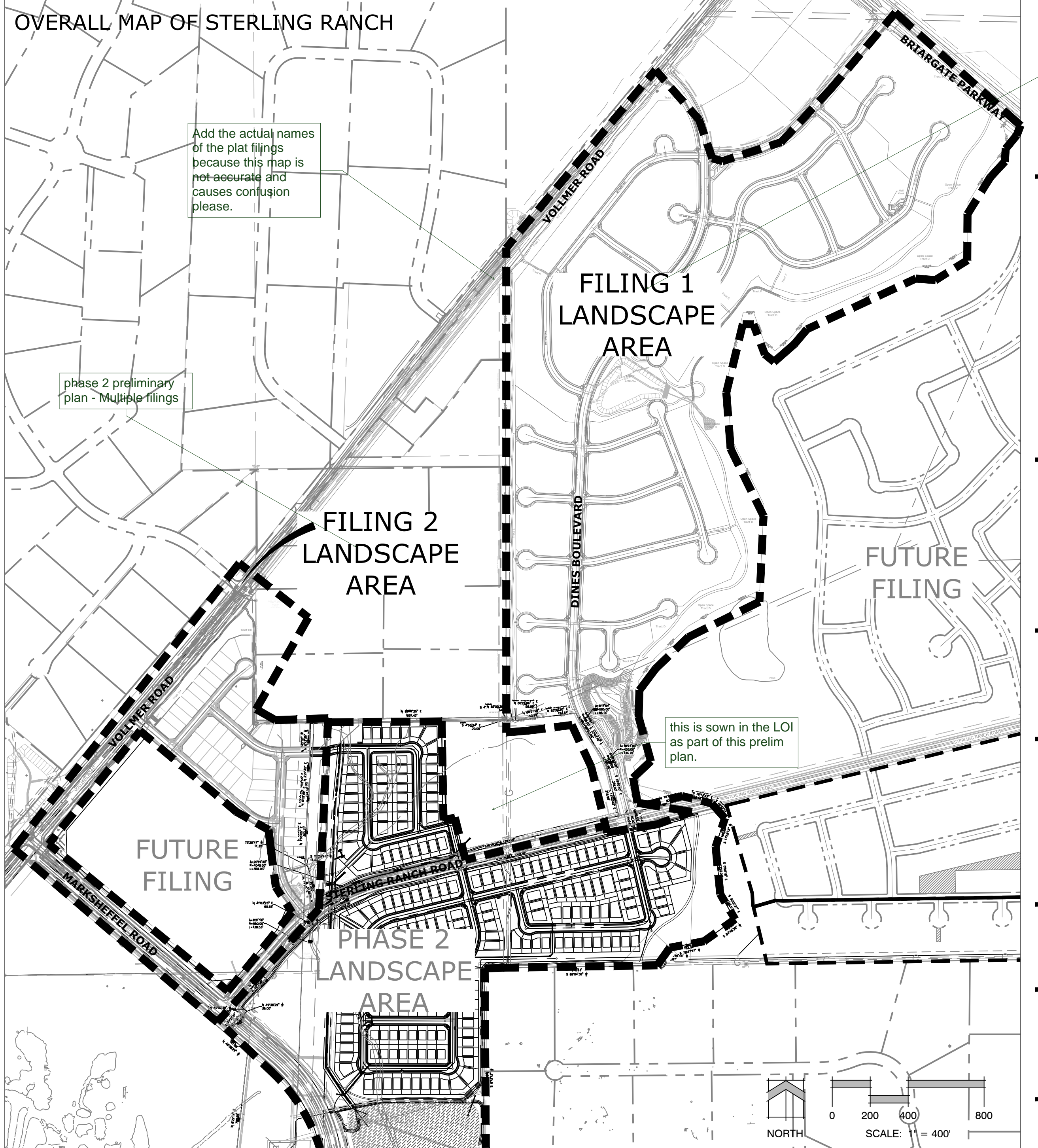
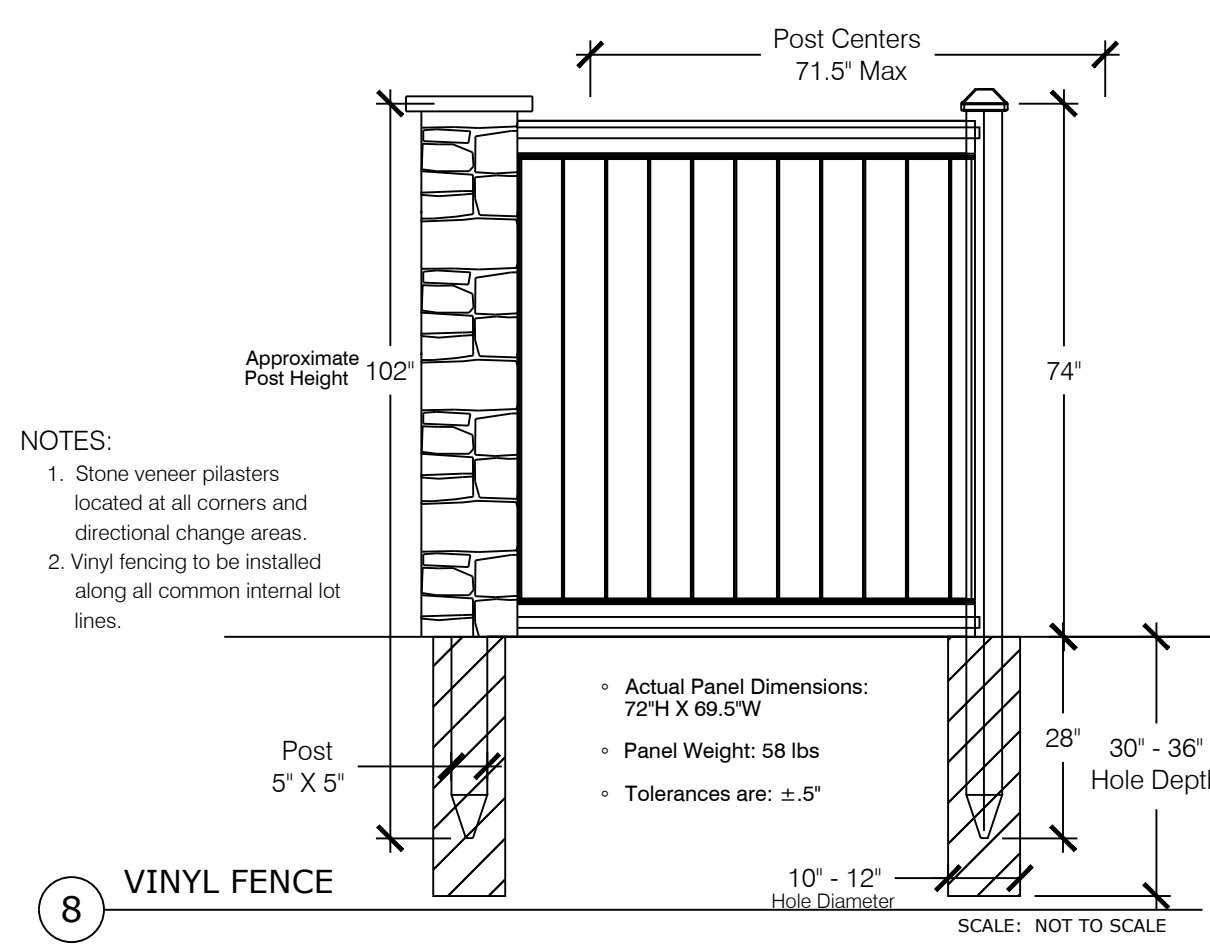
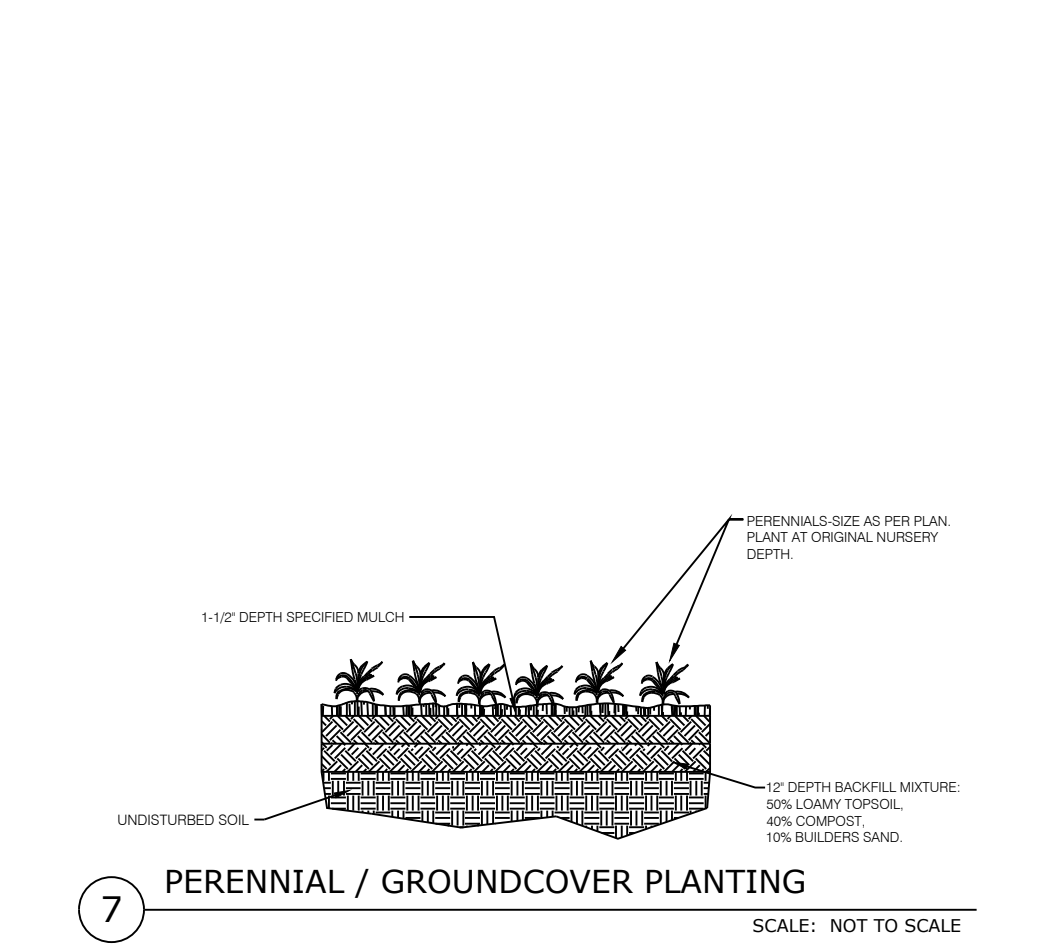
5 SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE



6 SHRUB PLACEMENT ON SLOPES  
SCALE: NOT TO SCALE

### PLANT SCHEDULE SR PHASE 2

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY	
	Agr	21	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B	NonX		
	Coc	6	Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xeric		
	Coo	6	Corylus columa / Turkish Filbert	45'	30'	3" Cal.	B&B	Xeric		
	Gdi	2	Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX		
	Mxh	22	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B	NonX		
	Pcl	59	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B	NonX		
	Ped	47	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B	Xeric		
	Pfl	18	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B	Xeric		
	Ppo	13	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B	Xeric		
	Pde	9	Populus deltoides / Eastern Cottonwood	80'	60'	3" Cal.	B&B	NonX		
	Pam	4	Prunus americana / American Plum	20'	10'	2" Cal.	B&B	NonX		
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY	
	Cxc	147	Caryopteris x clandonensis / Bluebeard	3'	3'	5 GAL	CONT	NonX		
	Cse	31	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT	NonX		
	CC	47	Cotoneaster apiculatus / Coral Beauty Cotoneaster	1.5'	5'	5 GAL	CONT			
	Jbu	61	Juniperus sabinia 'Buffalo' / Buffalo Savin Juniper	1'	8'	5 GAL	CONT	NonX	568A	
	Pmb	15	Pinus mugo 'Big Tuna' / Big Tuna Mugo Pine	8'	6'	5 GAL	CONT	Xeric	1256D	
	PM	4	Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT	Xeric	1256D	
	Ral	20	Ribes alpinum / Alpine Currant	6'	6'	5 GAL	CONT	Xeric		
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY	
	Cxa	153	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT	NonX	A	
	Hse	139	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT	NonX		
	Pvm	74	Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT	NonX		
	Ssc	96	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT	NonX		
	Pern	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
	Cto	406	Cerastium tomentosum / Snow In Summer	1'	1.5'	1 GAL	CONT	NonX		



phase 1 Multiple filings of Homestead and Branding Iron filings 1,2 etc

STERLING RANCH

PHASE 2 STREETSCAPE LANDSCAPING

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

delete; we will be approving the LS plan as presented.

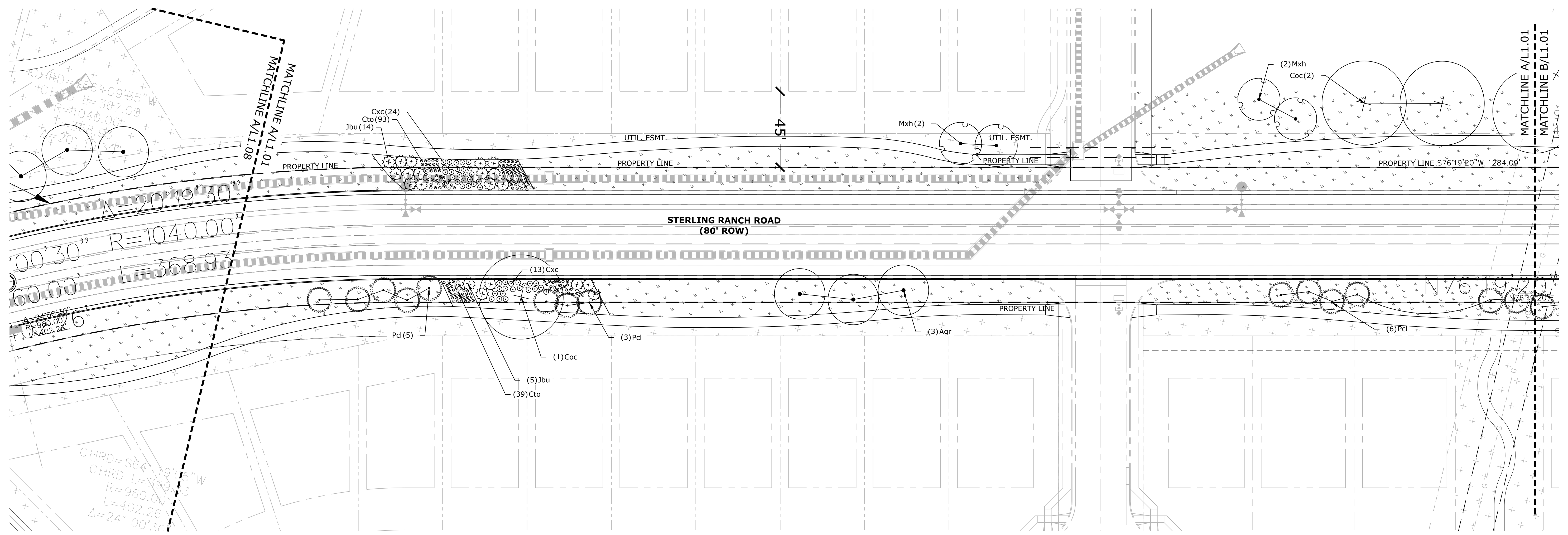
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LANDSCAPE DETAILS AND NOTES

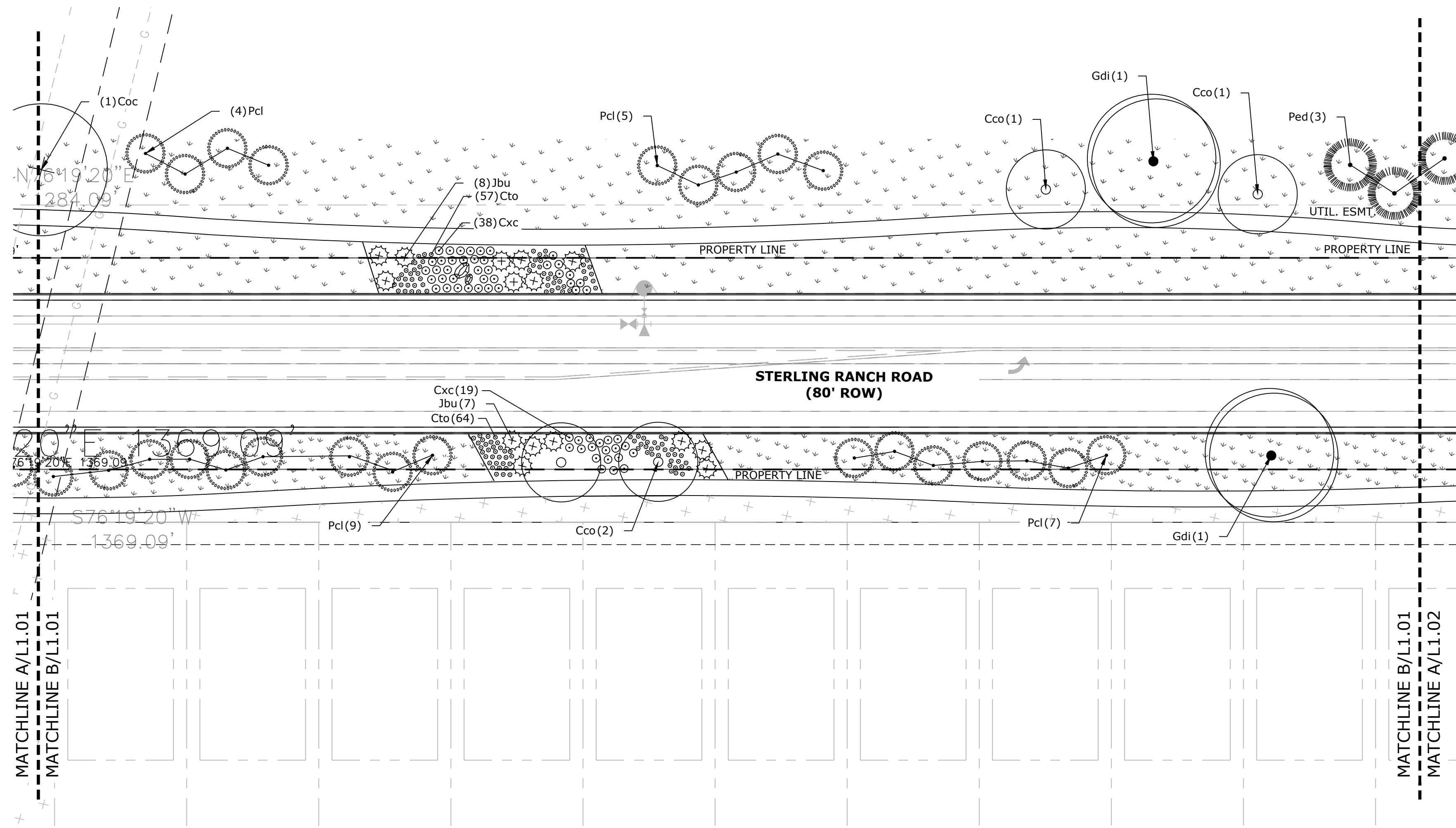
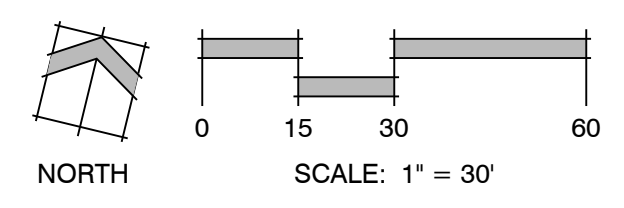
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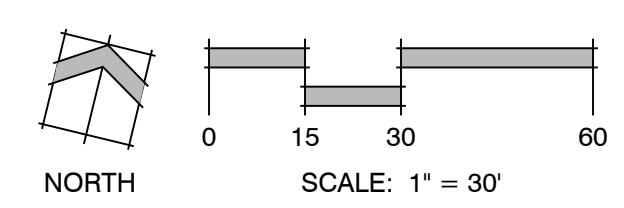




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L1.14 PLAN

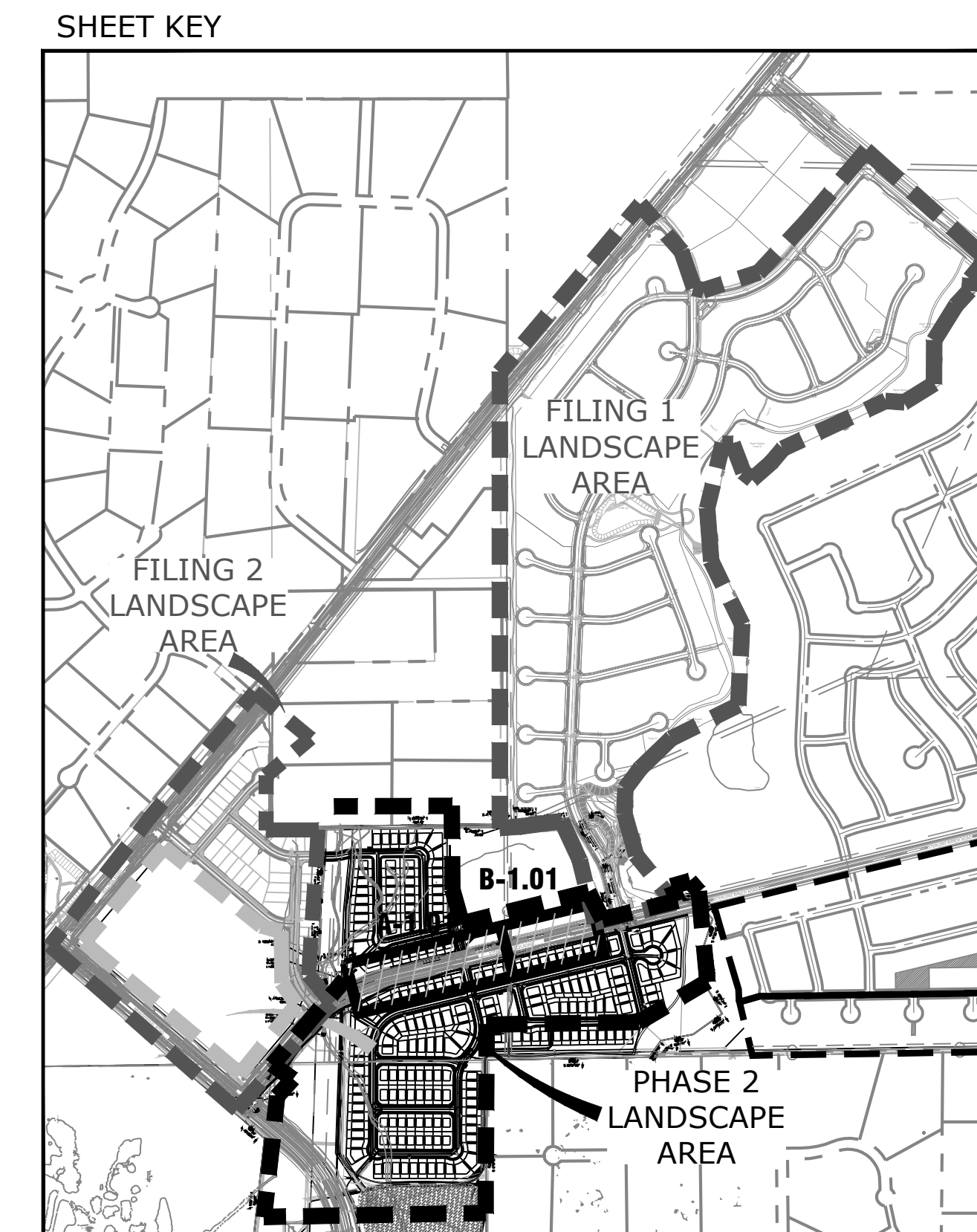


**B** STERLING RANCH ROAD  
L1.01 PLAN



**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



**STERLING RANCH**

**PHASE 2  
STREETSCAPE  
LANDSCAPING**

PROJECT INFO  
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PREPARED BY: B. ITEN

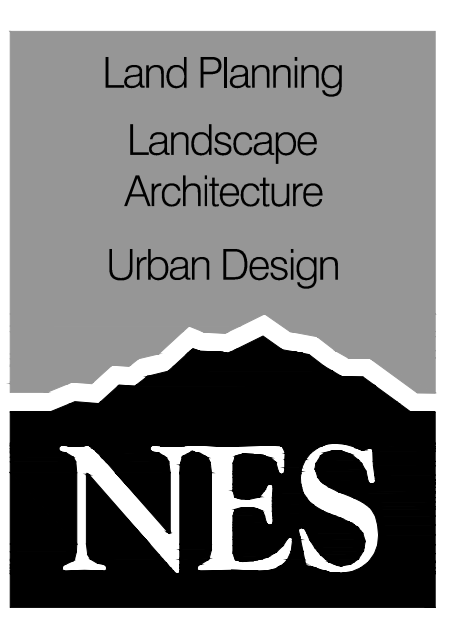
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DATE	BY	DESCRIPTION

**LANDSCAPE PLAN**

**L 1.01**  
2 OF 9

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N.E.S. Inc.  
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www.nescolorado.com

PLANNING / LANDSCAPE ARCHITECT  
N/A

# STERLING RANCH

## PHASE 2 STREETSCAPE LANDSCAPING

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

SCALE

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### LANDSCAPE PLAN

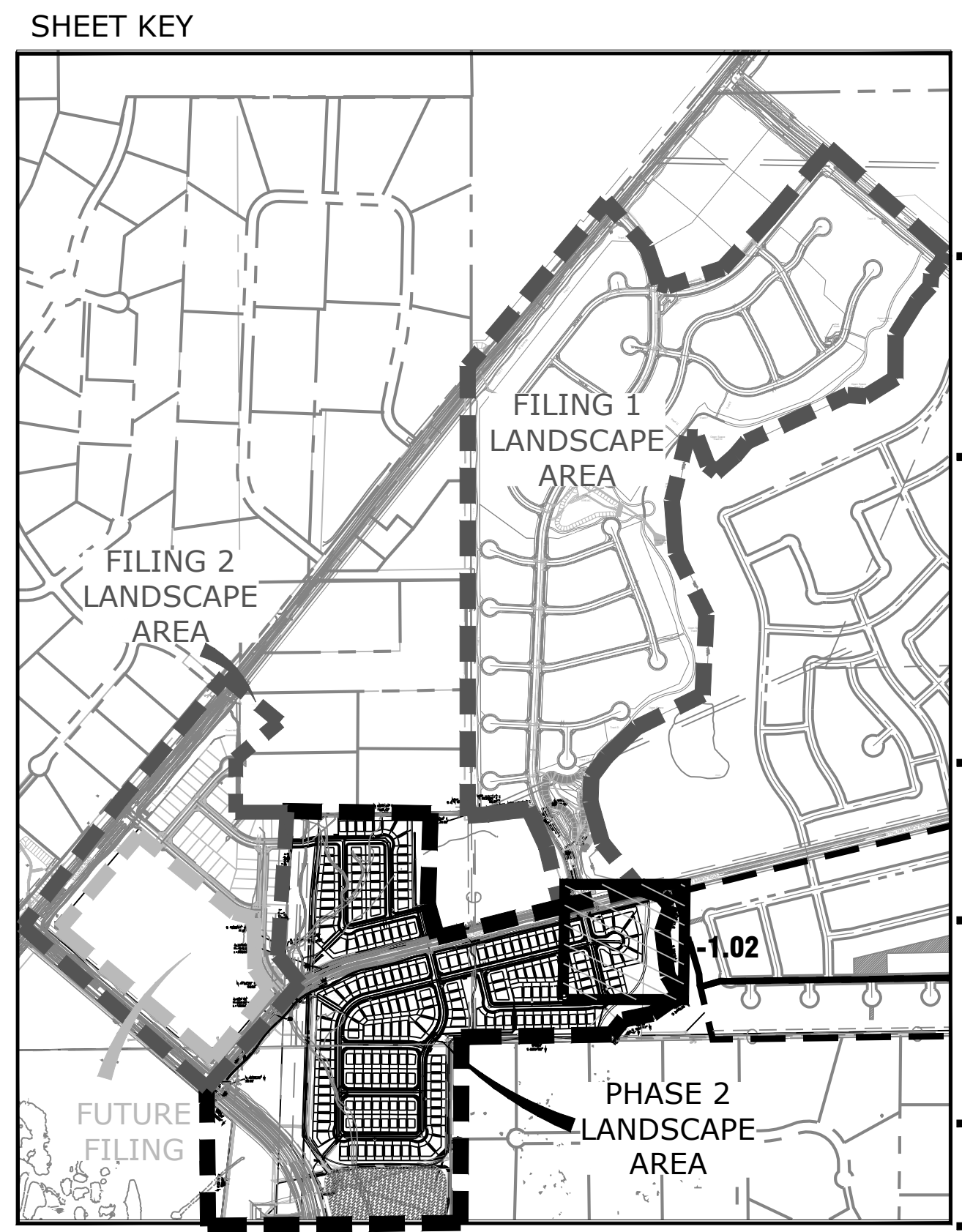
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LANDSCAPE LEGEND

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	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

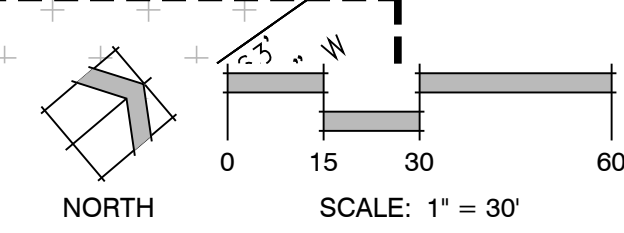


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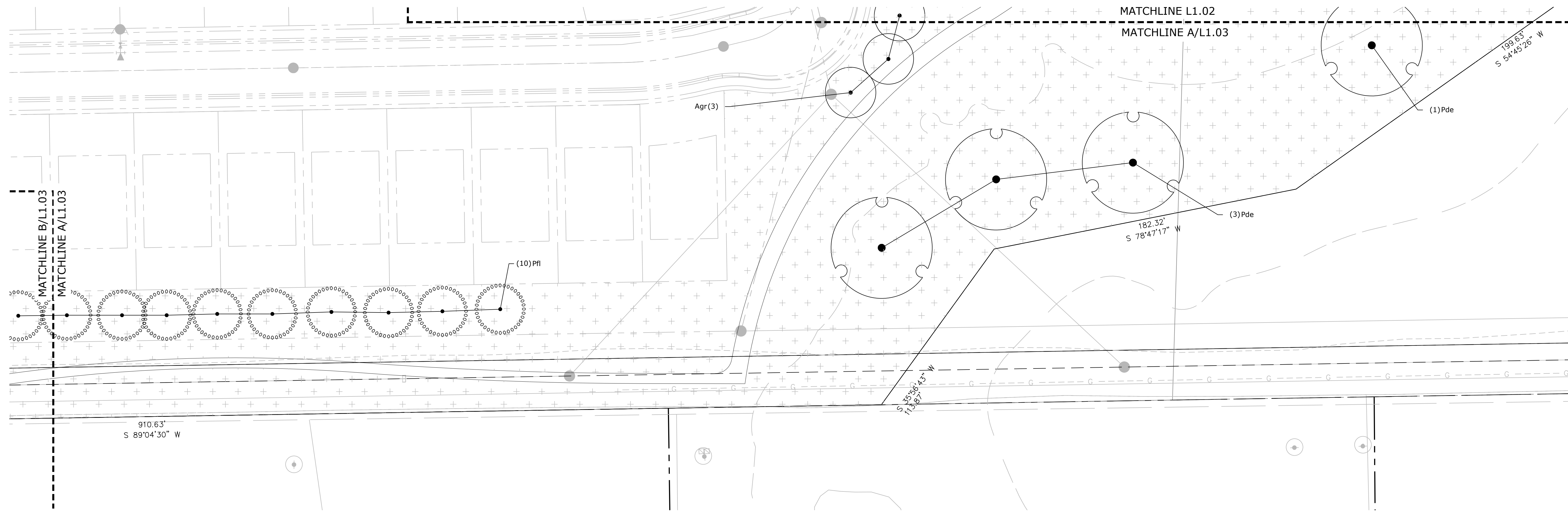
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**A** STERLING RANCH ROAD  
L1.02 PLAN

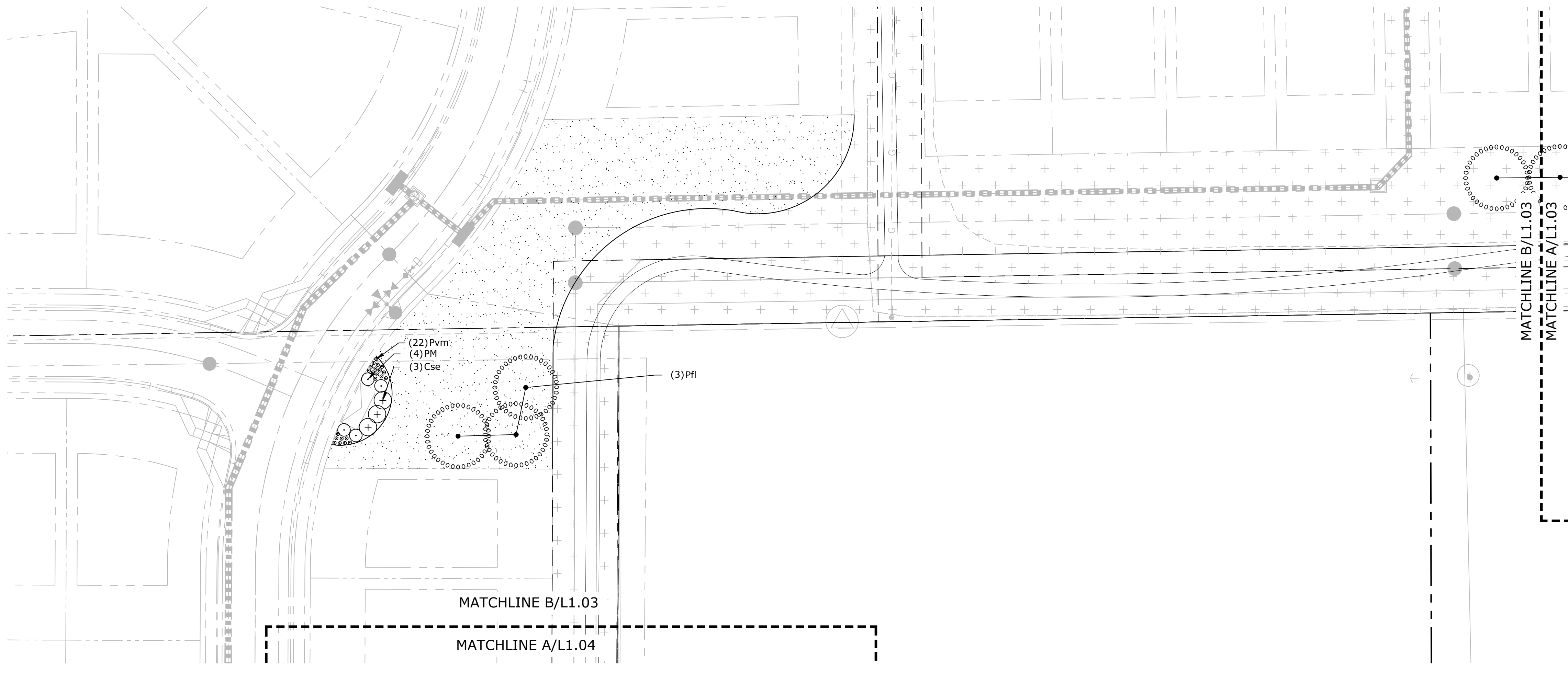
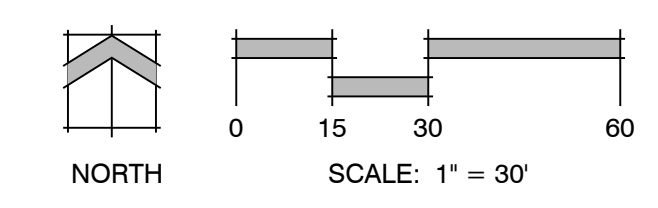
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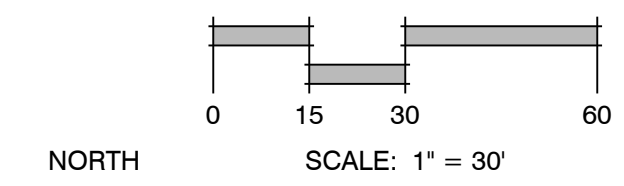




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L1.03 PLAN

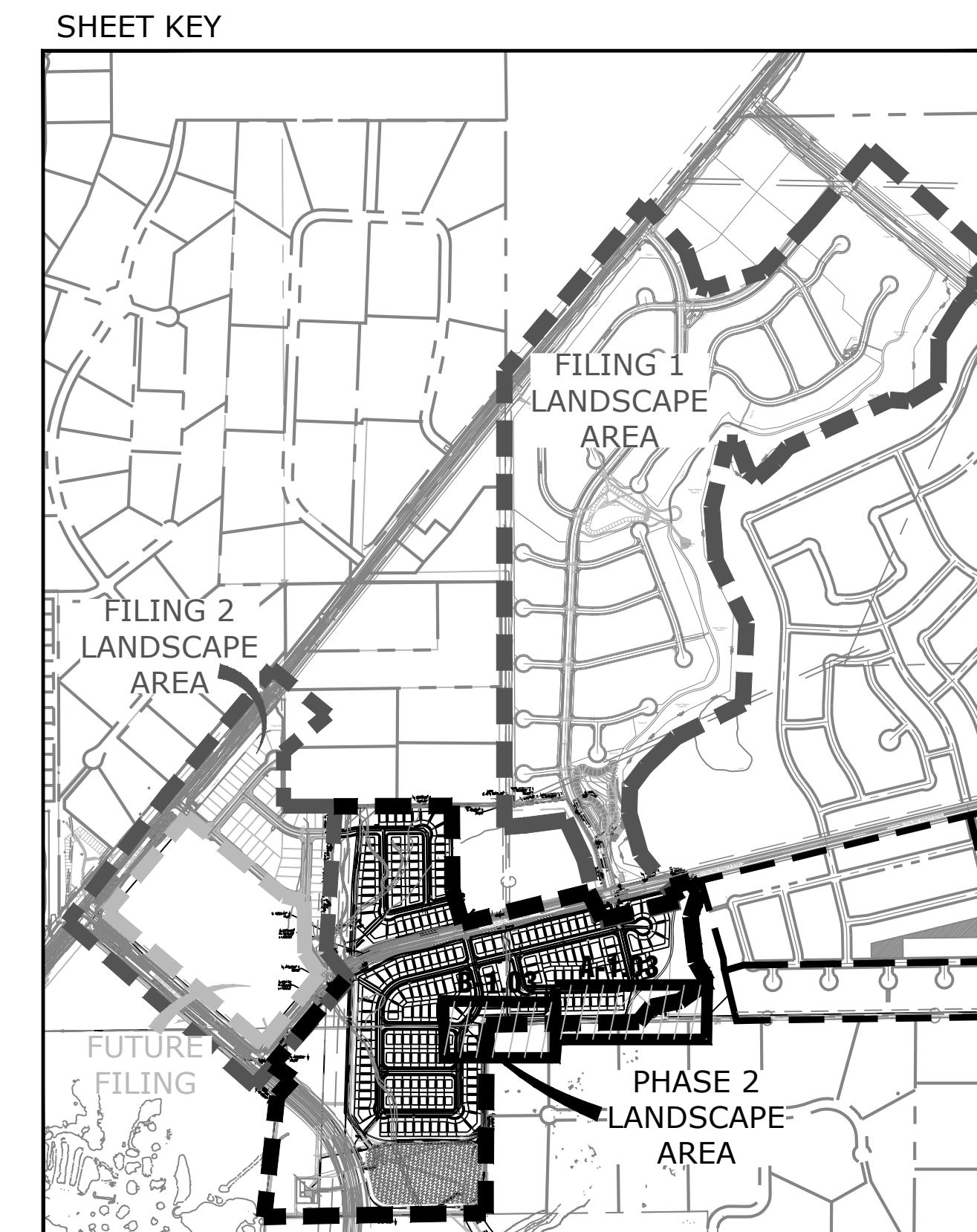


**B** RESIDENTIAL BUFFER  
L1.03 PLAN



**LANDSCAPE LEGEND**

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	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE



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**STERLING  
RANCH**

PHASE 2  
STREETSCAPE  
LANDSCAPING

PROJECT INFO  
DATE: 01.18.19  
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PREPARED BY: B. ITEN

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DATE	BY	DESCRIPTION

LANDSCAPE PLAN

**L 1.03**  
4 OF 9

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**STERLING  
RANCH**

**PHASE 2  
STREETSCAPE  
LANDSCAPING**

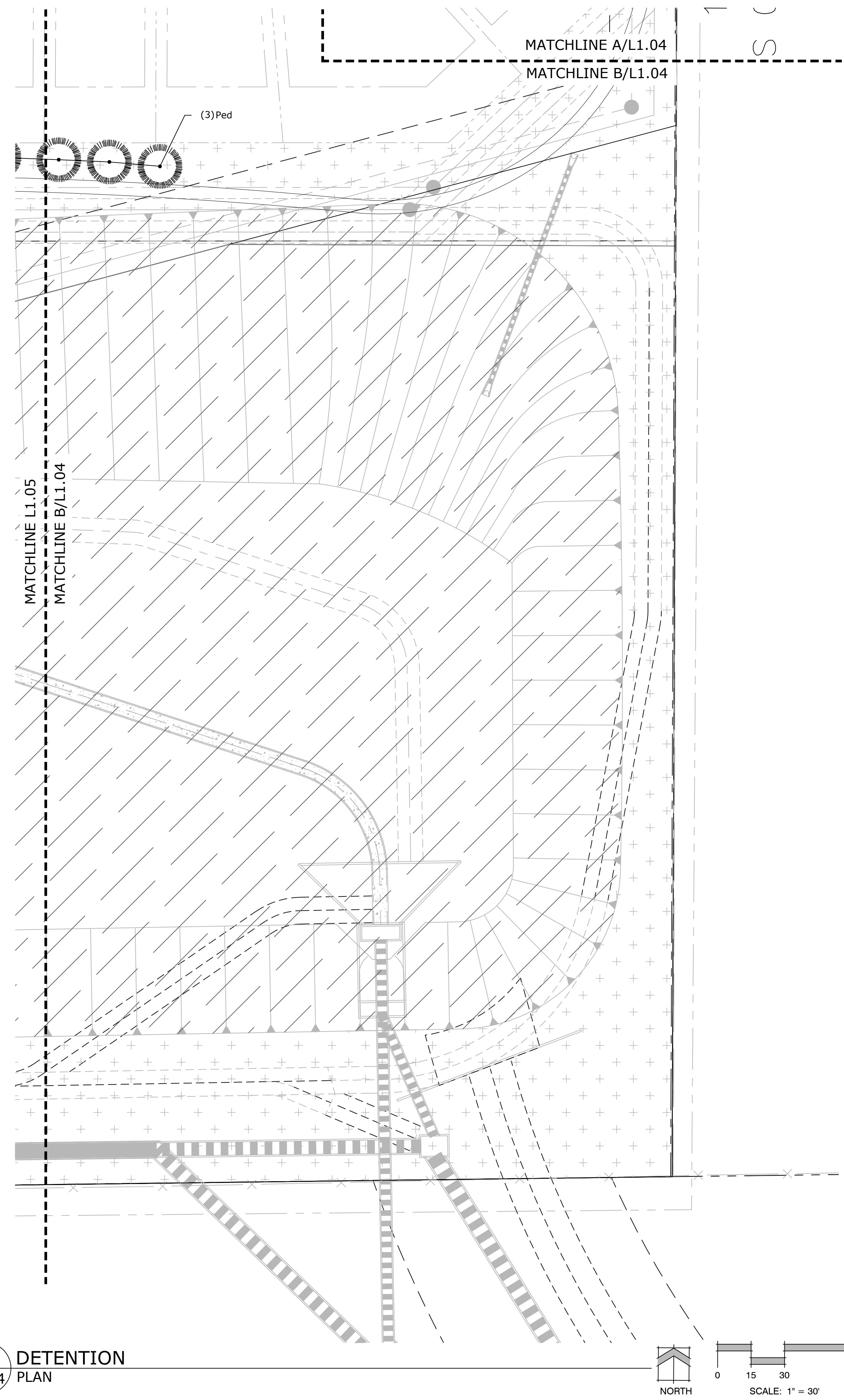
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**LANDSCAPE PLAN**

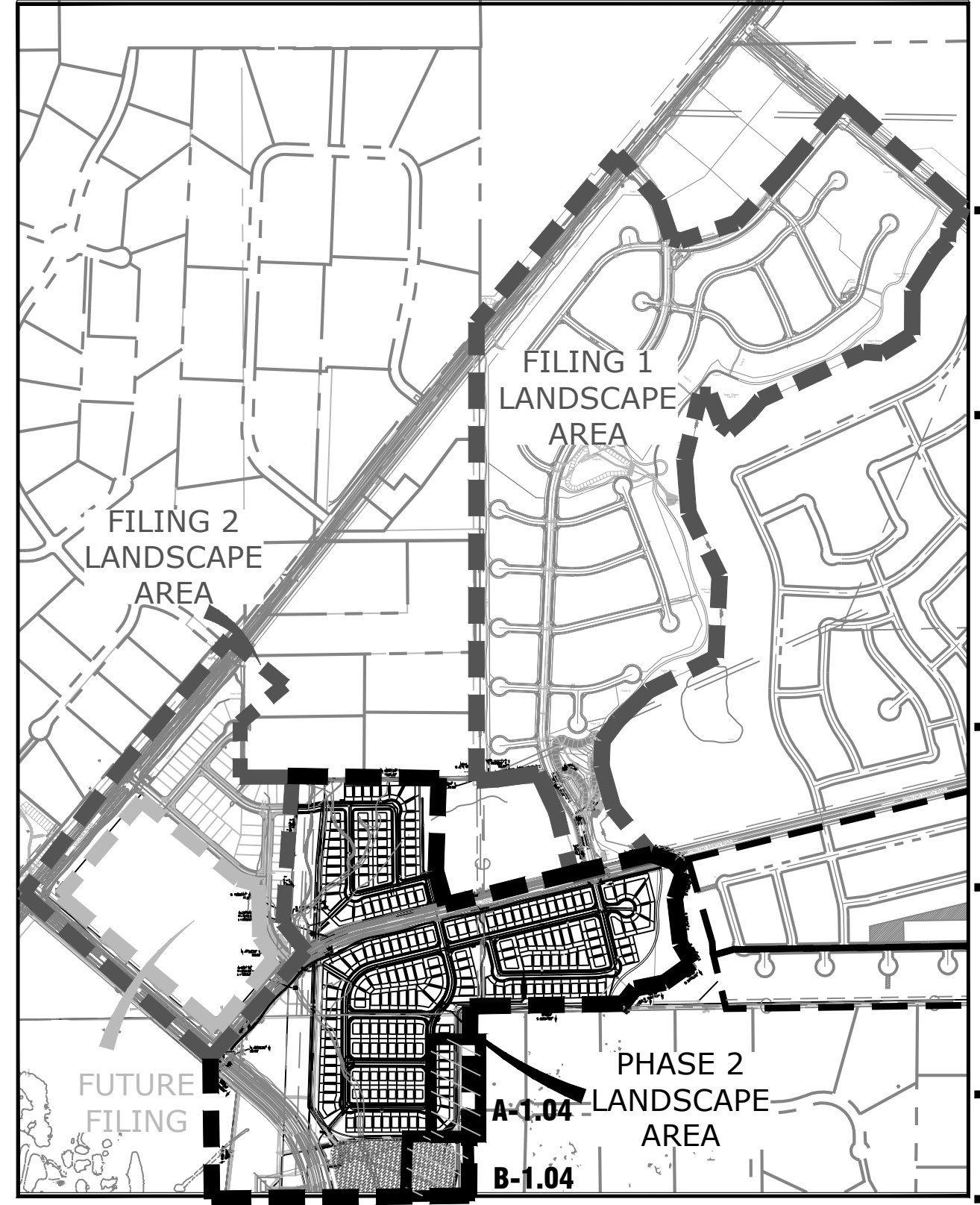
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5 OF 9



**LANDSCAPE LEGEND**

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	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**

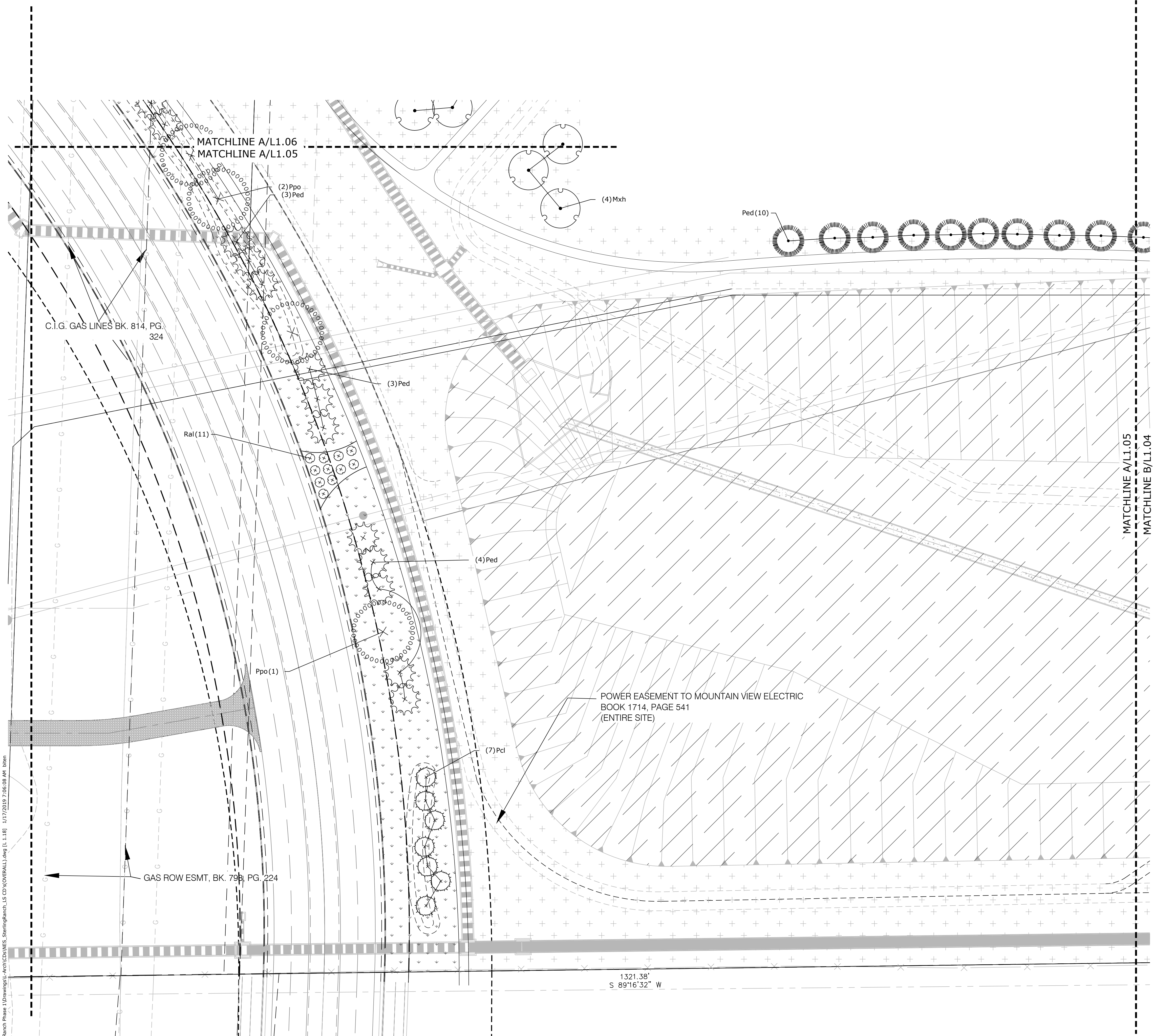
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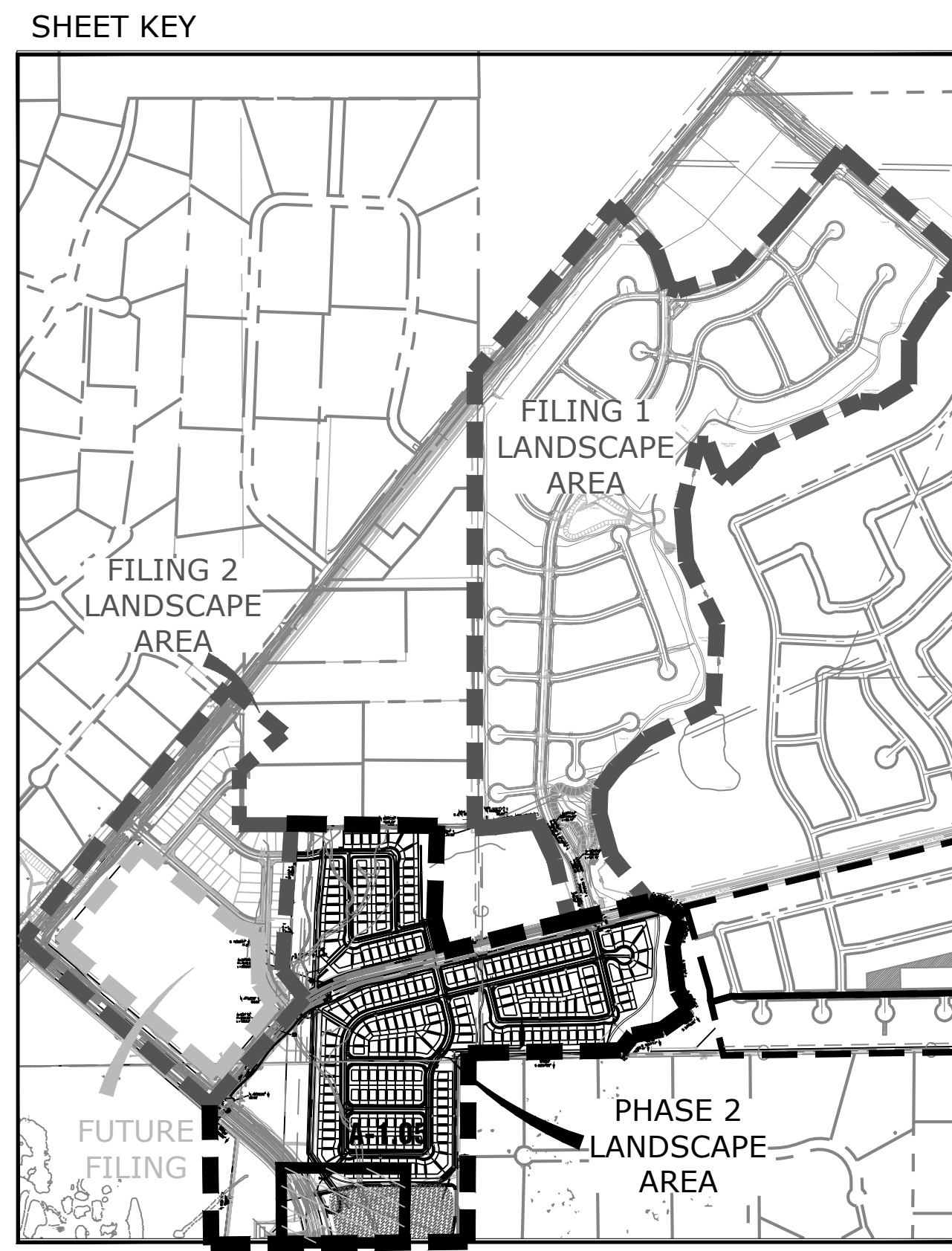
**LANDSCAPE PLAN**

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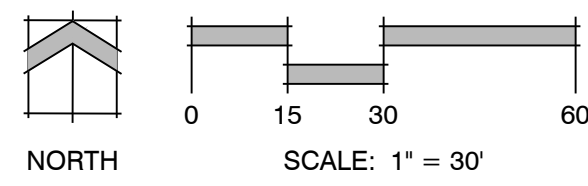


**LANDSCAPE LEGEND**

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	TALL FESCUE SOD		COBBLE

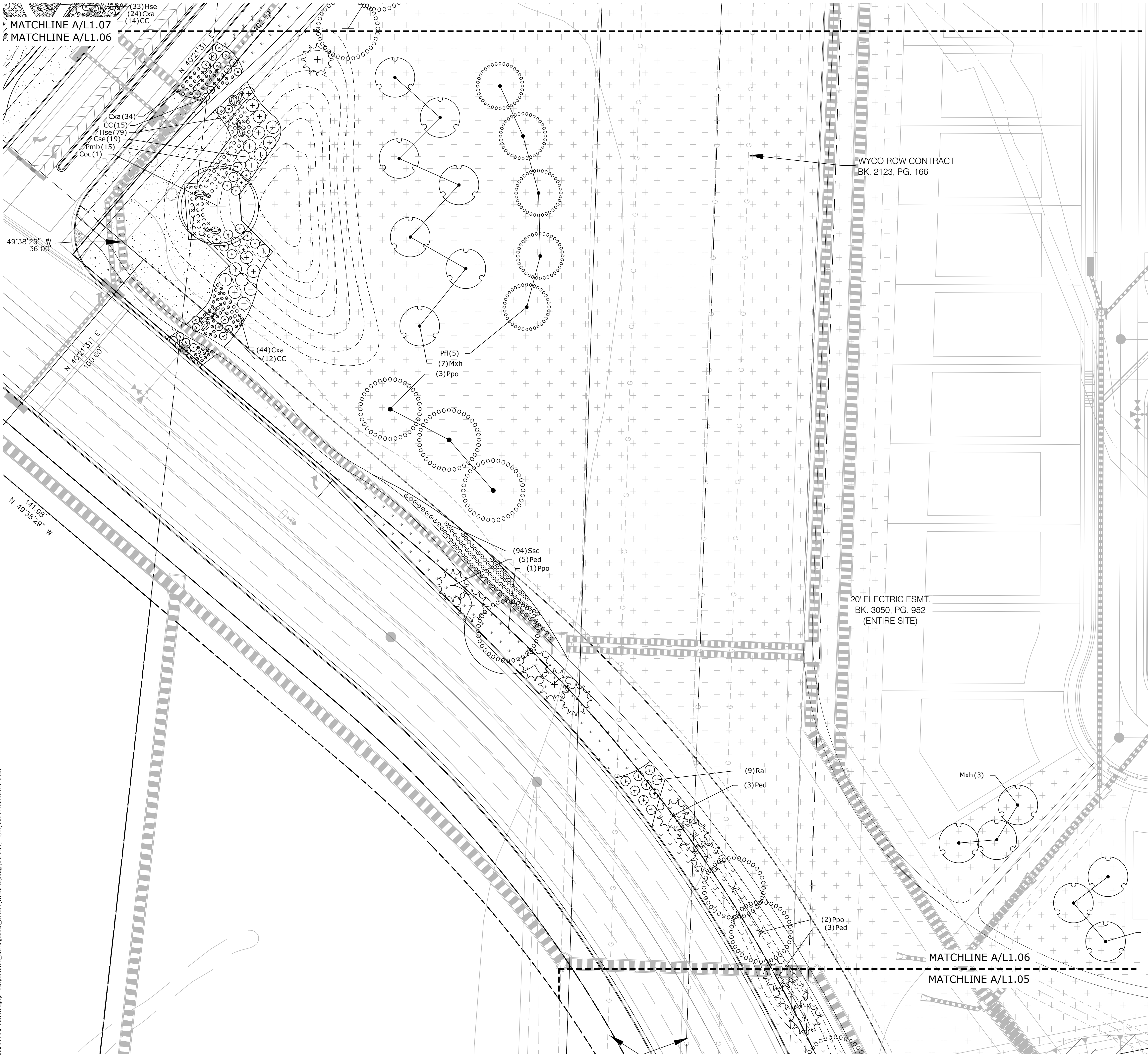


**A** RESIDENTIAL BUFFER, MARK SHEFFEL ROAD & DETENTION  
**L1.05** PLAN



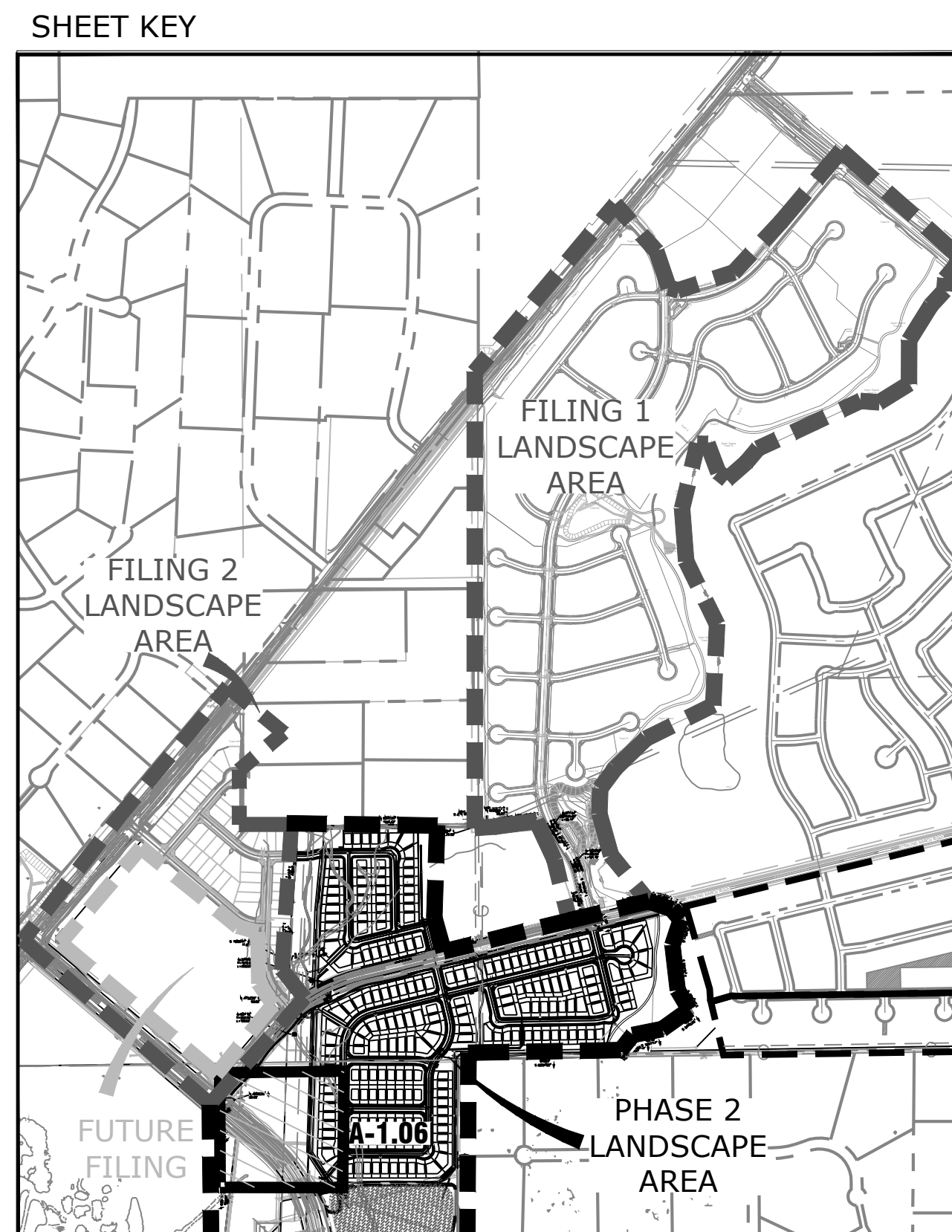
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**LANDSCAPE LEGEND**

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	TALL FESCUE SOD		COBBLE



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**PHASE 2 STREETScape LANDSCAPING**

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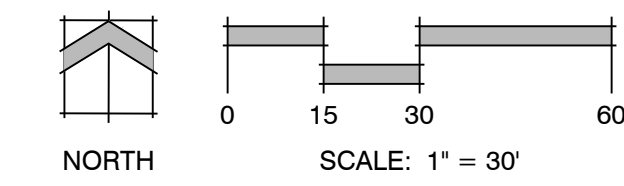
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DATE	BY	DESCRIPTION

**LANDSCAPE PLAN**

**L 1.06**  
7 OF 9

**A RESIDENTIAL BUFFER, MARK SHEFFEL ROAD & DETENTION PLAN**



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**STERLING RANCH**  
**PHASE 2**  
**STREETSCAPE LANDSCAPING**

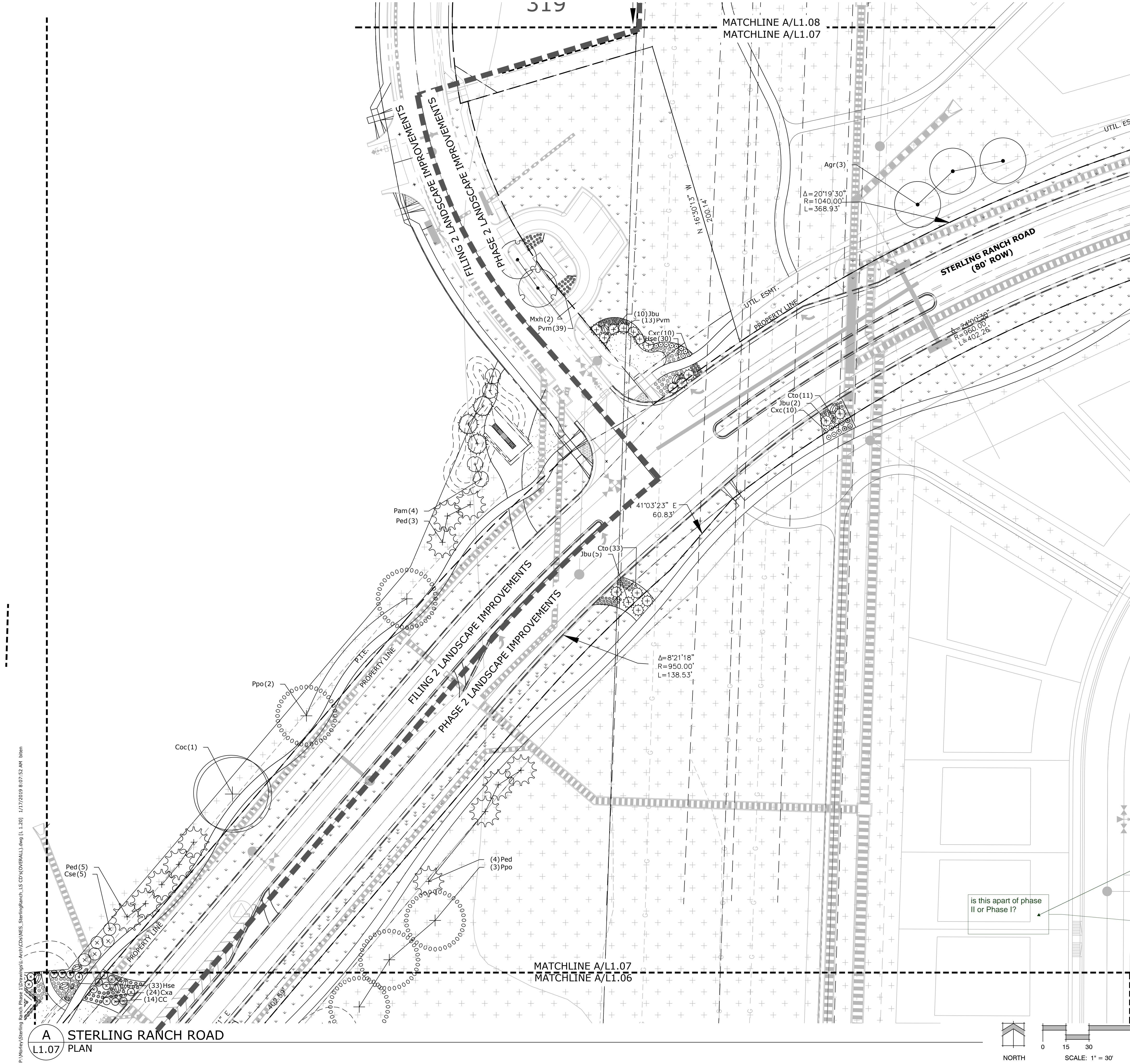
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**80% CONSTRUCTION DOCUMENTS**

DATE	BY	DESCRIPTION

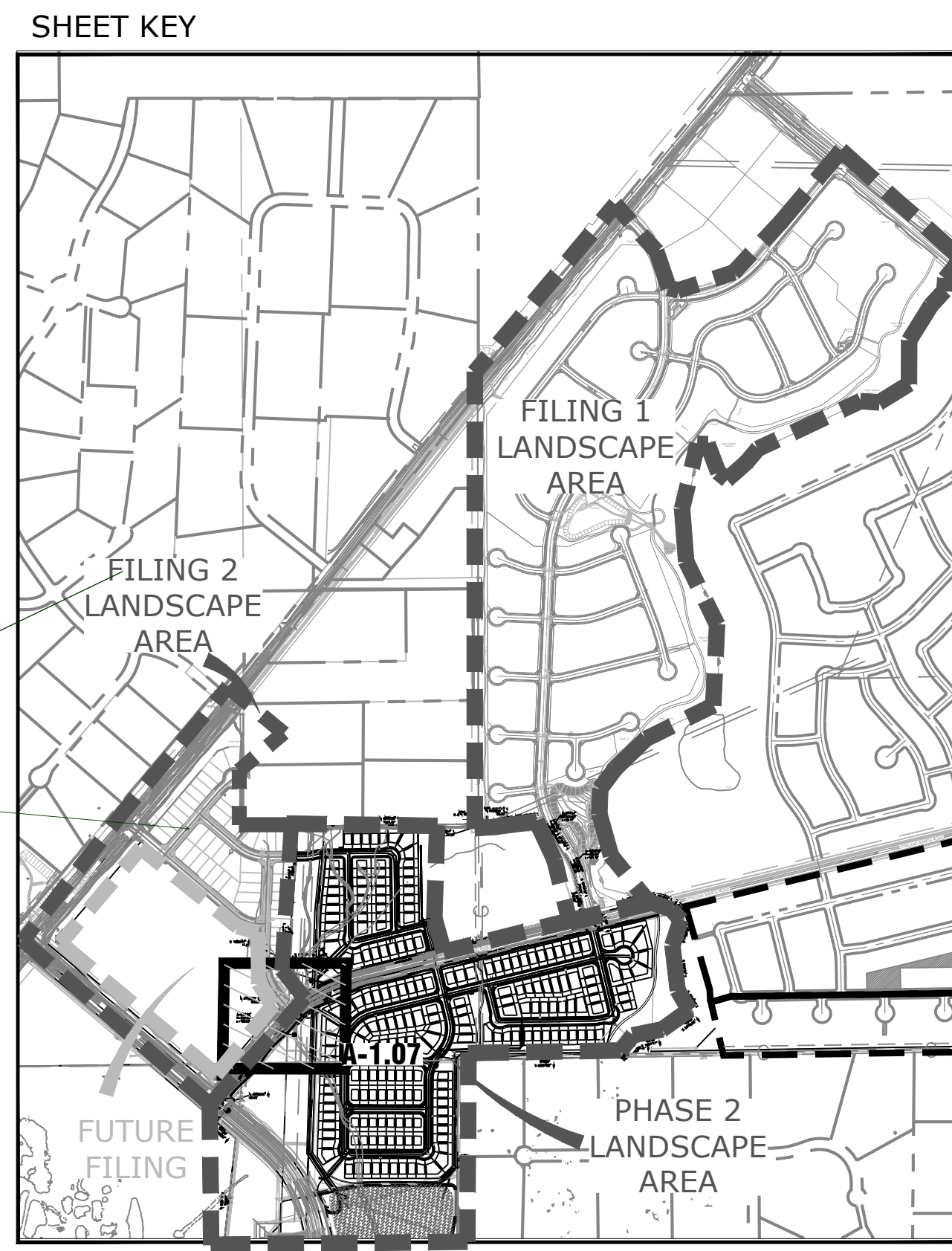
**LANDSCAPE PLAN**

**L 1.07**  
8 OF 9



**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



P:\Working\Sterling Ranch Phase 1\05\Drawings\LA\Arch\CD\NES\_SterlingRanch\_L1\_CD\OVERALL.dwg (L 1.07) 1/17/2019 9:07:52 AM biten

**A** STERLING RANCH ROAD  
**L1.07** PLAN





P:\Working\Sterling Ranch Phase 1\Drawings\Arch\CD\CD\NES\_SterlingRanch\_LS\_CD\COVERALL.dwg (L: 1:21) 1/17/2019 8:10:22 AM btan

0°19'30"  
**A RESIDENTIAL**  
**L1.08 PLAN**

S 73°29'47" W  
 11.32'

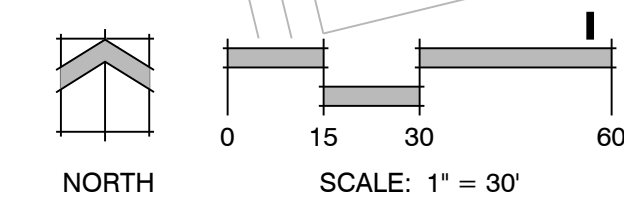
N 1°56'05" E  
 10.72'

N 6°02'39" E  
 148.54'  
 FILING 2 LANDSCAPE IMPROVEMENTS  
 PHASE 2 LANDSCAPE IMPROVEMENTS

N 0°42'35" W  
 195.00'

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

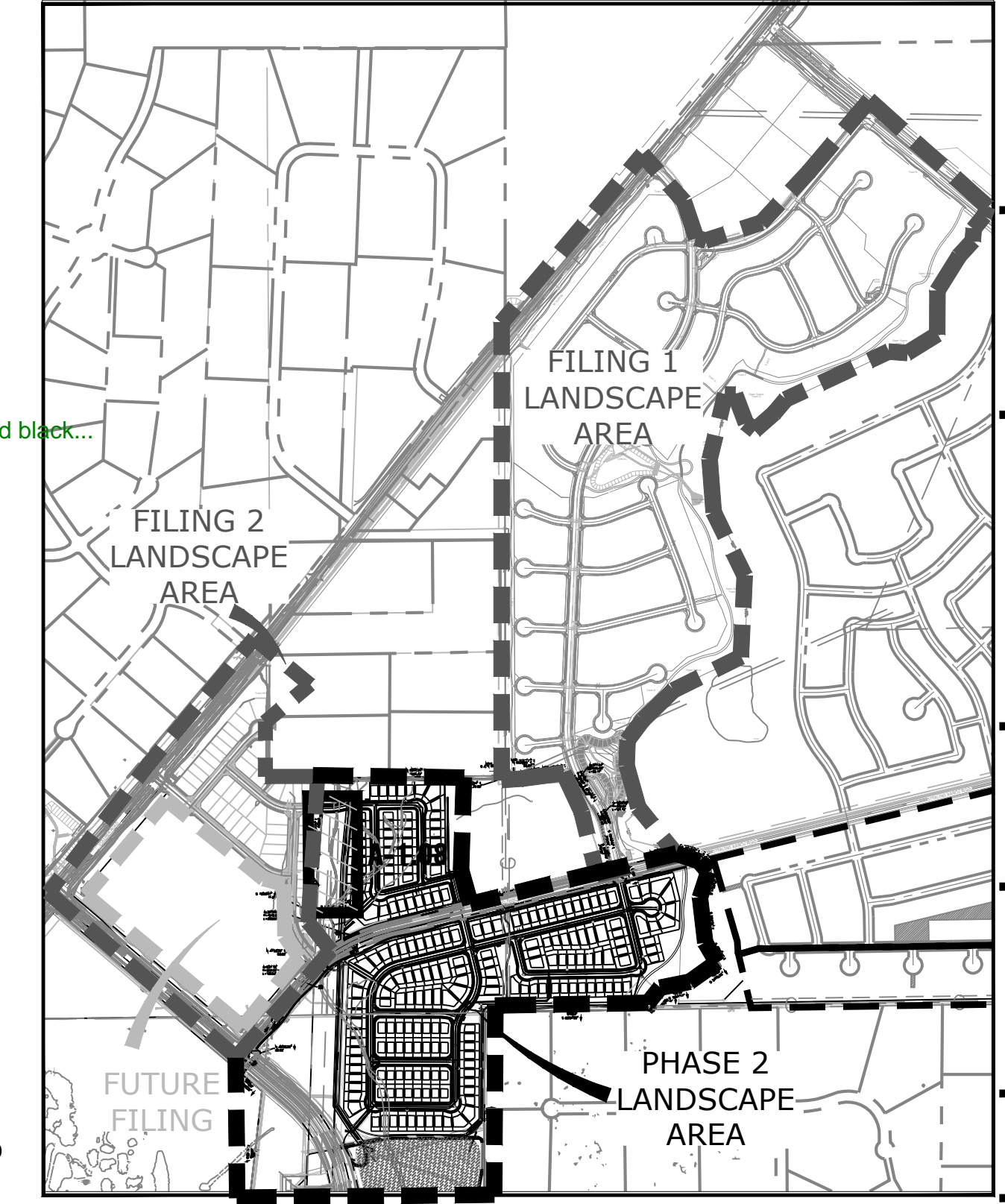
All pages-Its difficult to read the key map page because the font is so thick and black...



**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**



Land Planning  
 Landscape  
 Architecture  
 Urban Design

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

**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 1.08**  
 9 OF 9



# Markup Summary

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2/26/2019 10:54:44 AM (1)

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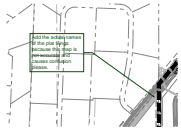
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**Author:** dsdparsons  
**Date:** 2/26/2019 10:54:44 AM  
**Color:** ■

phase 2 preliminary plan - Multiple filings

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2/26/2019 10:55:42 AM (1)

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**Author:** dsdparsons  
**Date:** 2/26/2019 10:55:42 AM  
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Add the actual names of the plat filings because this map is not accurate and causes confusion please.

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2/26/2019 11:26:47 AM (1)

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phase 1 Multiple filings of Homestead and Branding Iron filings 1,2 etc

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2/26/2019 11:27:57 AM (1)

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delete; we will be approving the LS plan as presented.

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2/26/2019 11:30:49 AM (1)

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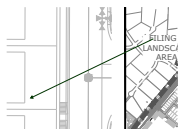
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2/26/2019 11:31:42 AM (1)

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2/26/2019 11:31:49 AM (1)

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**Subject:** Callout  
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is this apart of phase II or Phase I?





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this is shown in the LOI as part of this prelim plan.