

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE II) OR 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.

NATIVE GRASS MIX

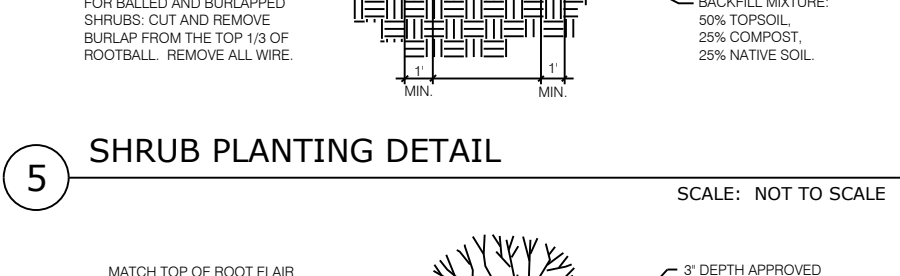
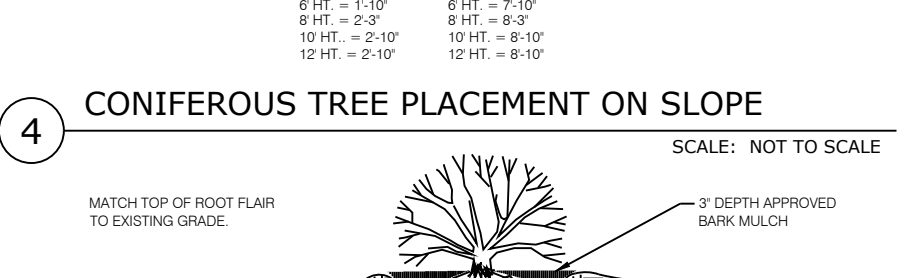
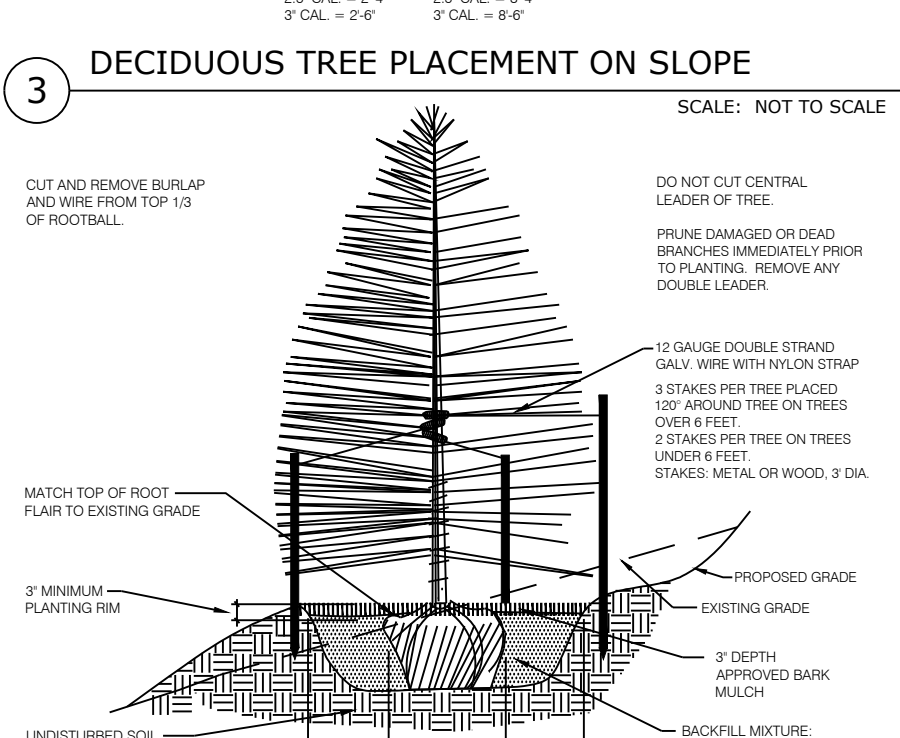
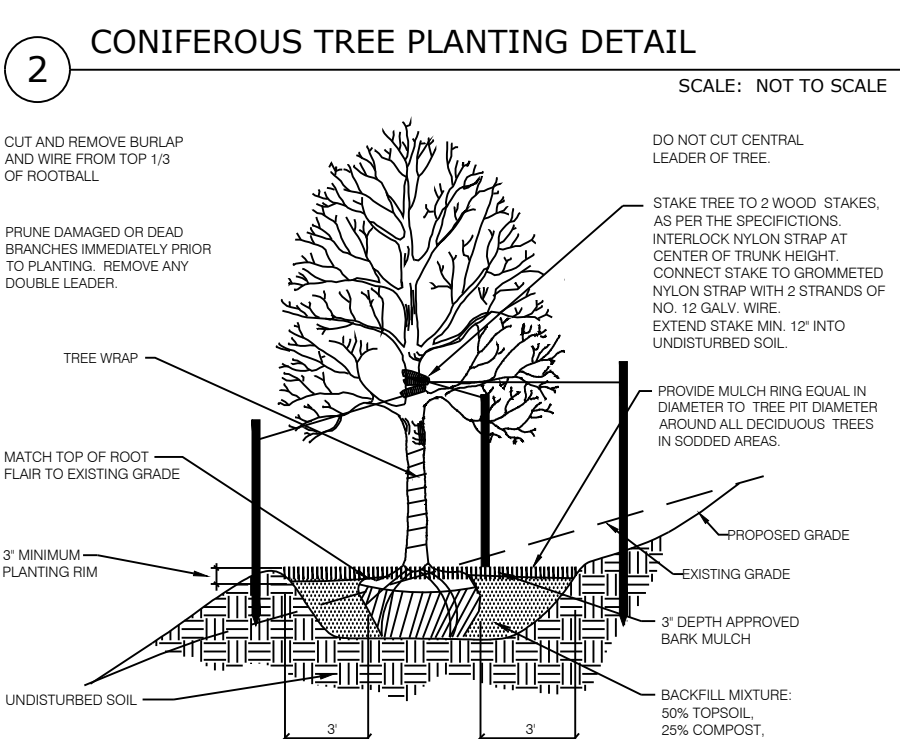
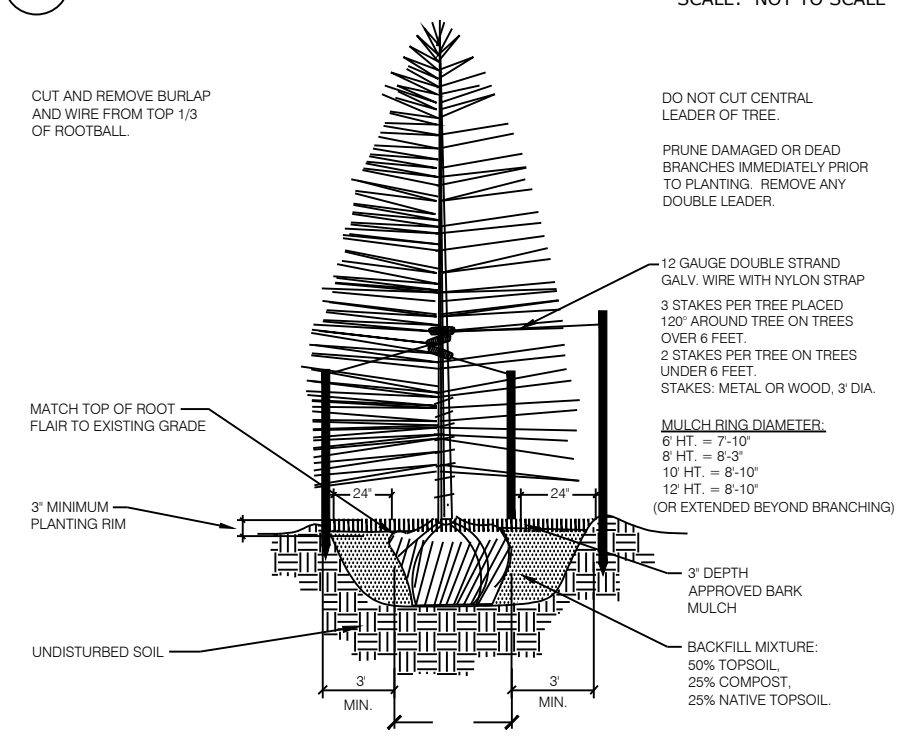
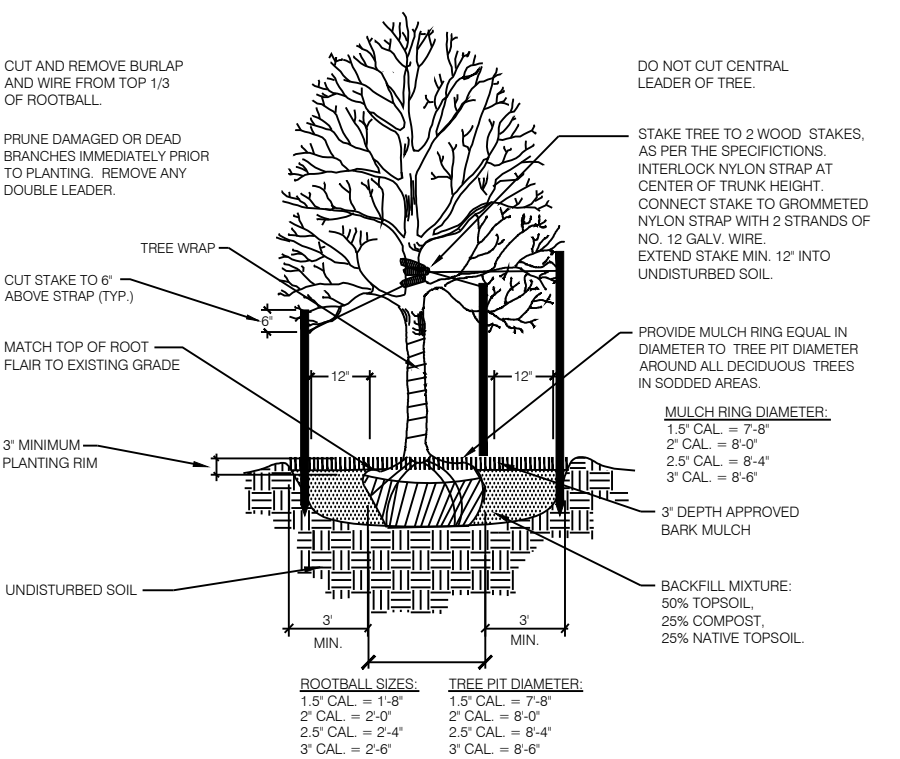
EROSION PROTECTION/REVEGETATION REQUIREMENTS Per U.S.A. Soil Conservation Service Guidelines

1. Practice No. & Name: LOW GROW GRASS MIX - From Arkansas Valley Seed Co	Range Site: Loamy and shallow foothills		
2. Planned:			
Seeded Prep:	Seeding Operation:		
a. Method: Applied to 6"	a. Method: X - HYDROSEED		
b. Dates: April/May or as approved by L.A.	b. Drill: Interseed		
c. Clean Tilled: X	c. Broadcast: Interseed		
d. Firm Seeded: X	d. Drill Spacing: Interseed		
e. Shrub cover: X	e. Type: Applied/May or as approved by L.A.		
f. Other: Till in 2 cu. yds/1,000 sq ft organic matter	f. Planting Depth: 1/4"-1/2"		
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:	See S.C.S. for specific recommendations at herbicide application time.		
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:	Lbs/Acre	Planned Acres	Total Lbs.
Low Grow Grass Mix	40 lbs/acre	xxx AC	xx lbs.
25% Sheep Fescue			
30% Euphrat Crested Wheatgrass			
20% Perennial Ryegrass			
15% Chewings Fescue			
10% Kentucky Bluegrass			

ALTERNATIVE TURF NATIVE SEED MIX

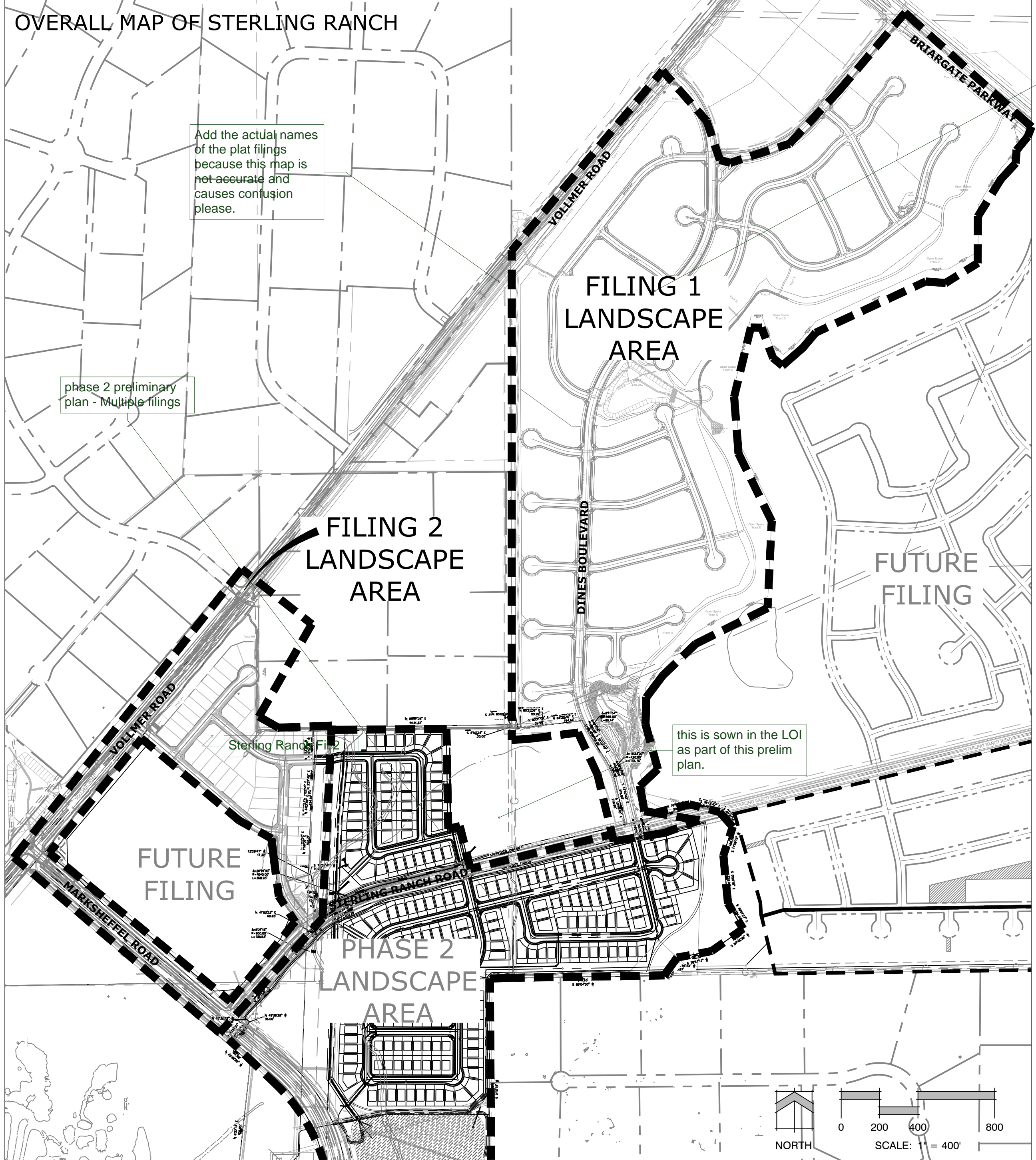
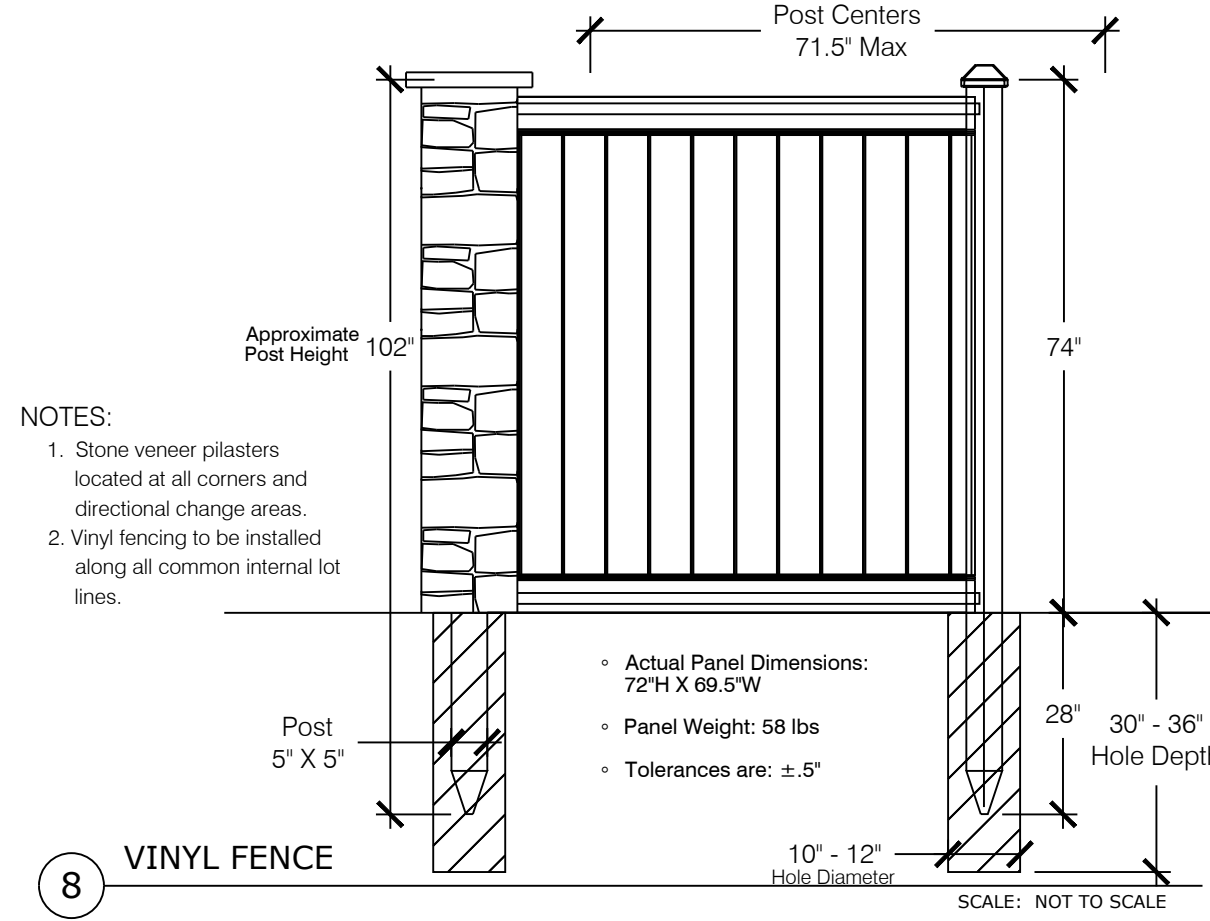
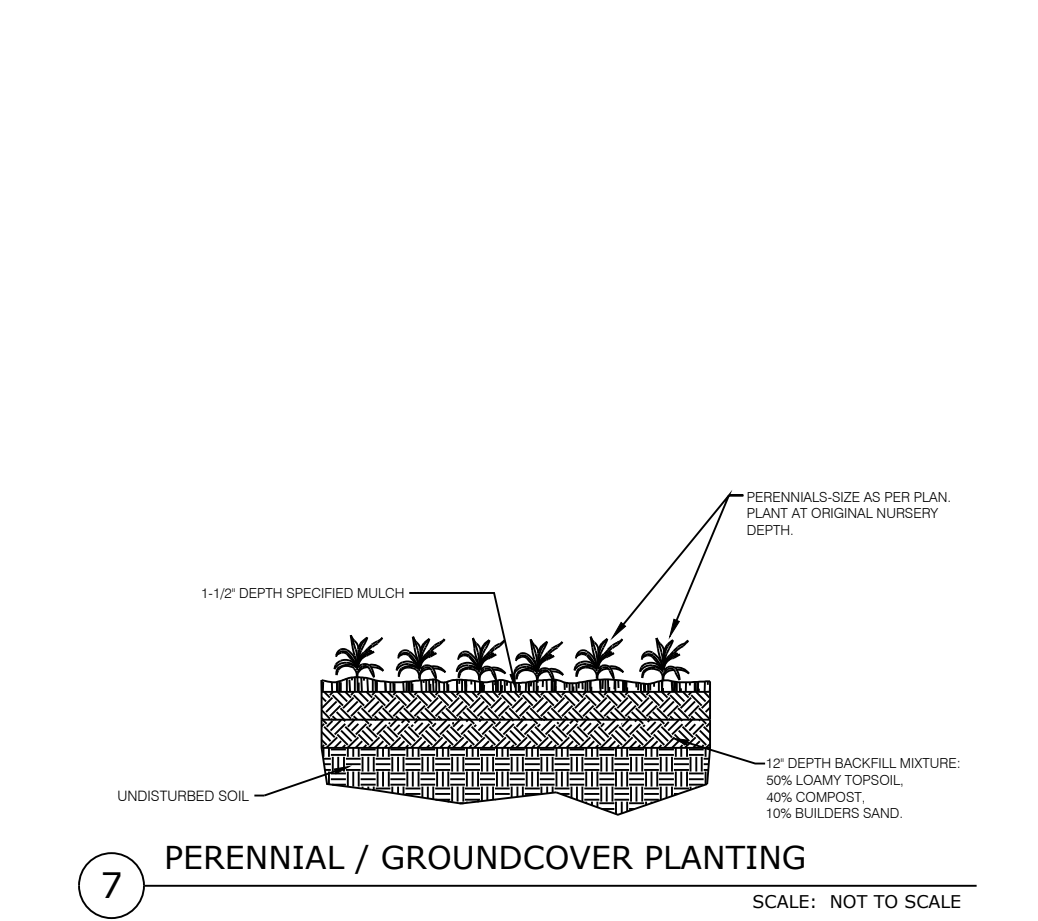
EROSION PROTECTION/REVEGETATION REQUIREMENTS Per U.S.A. Soil Conservation Service Guidelines

1. Practice No. & Name: SHORT GRASS PRAIRIE	Range Site: Loamy and shallow foothills		
2. Planned:			
Seeded Prep:	Seeding Operation:		
a. Method: Applied to 6"	a. Method: X - HYDROSEED		
b. Dates: April/May or as approved by L.A.	b. Drill: Interseed		
c. Clean Tilled: X	c. Broadcast: Interseed		
d. Firm Seeded: X	d. Drill Spacing: Interseed		
e. Shrub cover: X	e. Type: Applied/May or as approved by L.A.		
f. Other: Till in 2 cu. yds/1,000 sq ft organic matter	f. Planting Depth: 1/4"-1/2"		
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:	See S.C.S. for specific recommendations at herbicide application time.		
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:	Lbs/Acre	Planned Acres	Total Lbs.
Arkansas Valley Seed Co. (903) 323-7800			
Euphrat Crested Wheatgrass	40 lbs/acre	xxx AC	xx lbs.
Blue Gramma - Hechtia			
Schizachyrium scoparium			
Buffalo Grass - Tenax (treated)			
Perennial Ryegrass - Tetraploid			



PLANT SCHEDULE SR PHASE 2

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY	KEY
+	Agri	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	
o	Coo	6	Corylus colurna / Turkish Filbert	45'	30'	3" Cal.	B&B	Xeric	
o	Gdi	2	Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX	
o	Mxh	22	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B	NonX	
o	Pcl	59	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B	NonX	
o	Ped	47	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B	Xeric	
o	Pfl	18	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B	Xeric	
o	Ppo	13	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B	Xeric	
o	Pde	9	Populus deltoides / Eastern Cottonwood	80'	60'	3" Cal.	B&B	NonX	
o	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
o	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
o	Pmb	15	Pinus mugo 'Big Tuna' / Big Tuna Mugo Pine	8'	6'	5 GAL	CONT	Xeric	1256D
o	PM	4	Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT	Xeric	1256D
o	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
o	Hse	139	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT	NonX	
o	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	
o	Cto	406	Cerastium tomentosum / Snow In Summer	1'	1.5'	1 GAL	CONT	NonX	



STERLING RANCH
PHASE 2
STREETScape LANDSCAPING

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

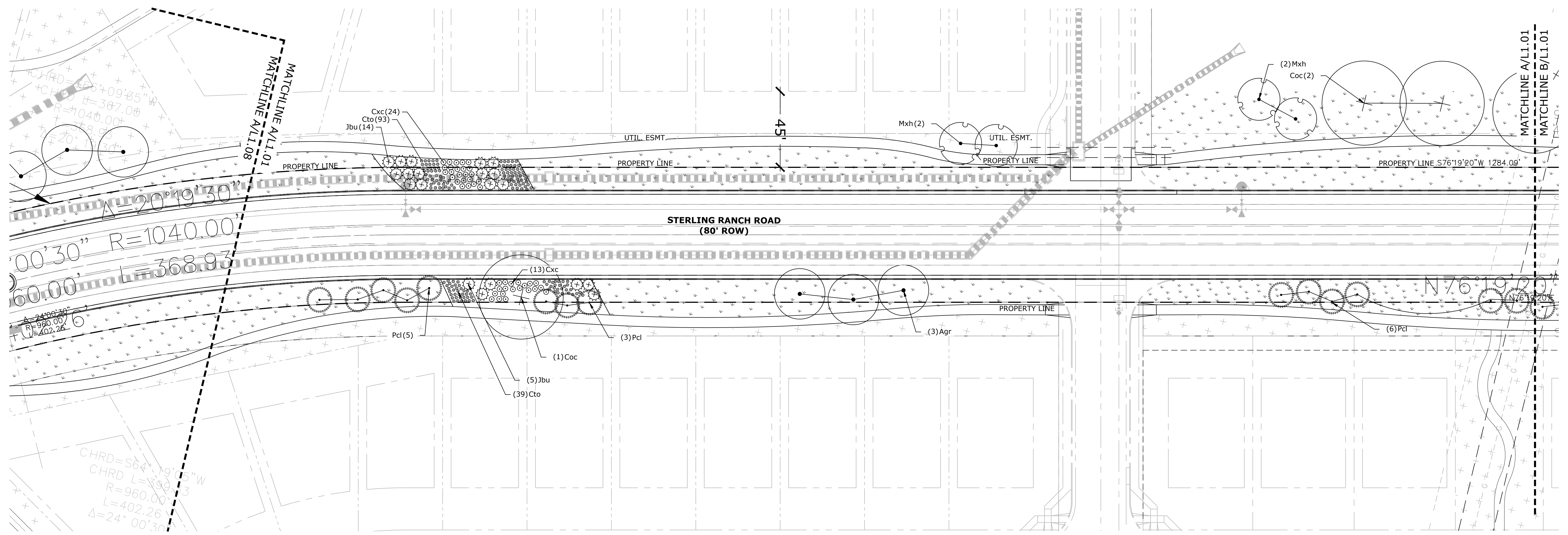
delete; we will be approving the LS plan as presented.

80%
CONSTRUCTION DOCUMENTS

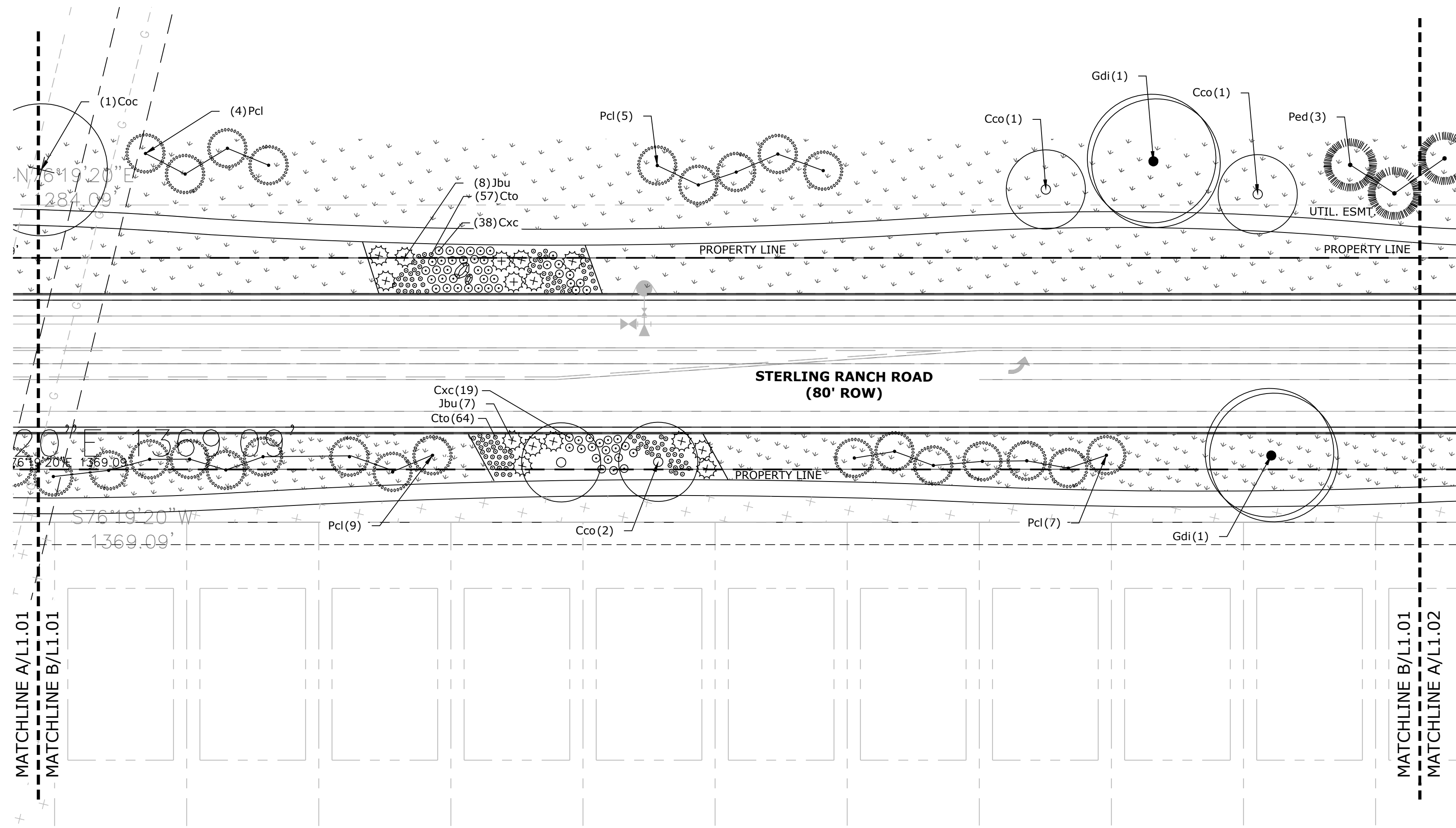
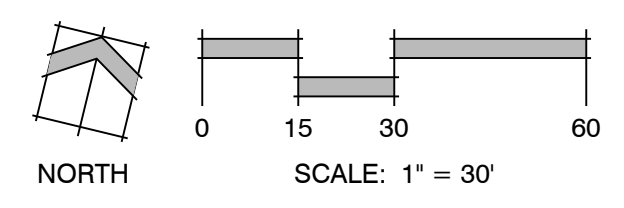
DATE	BY	DESCRIPTION

LANDSCAPE DETAILS AND NOTES

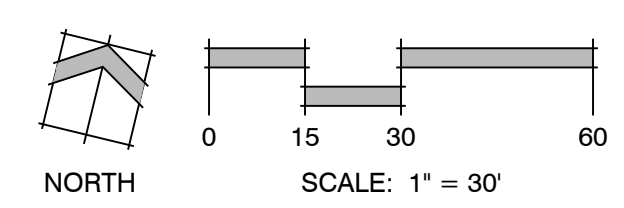
L1.00



A STERLING RANCH ROAD
L1.14 PLAN



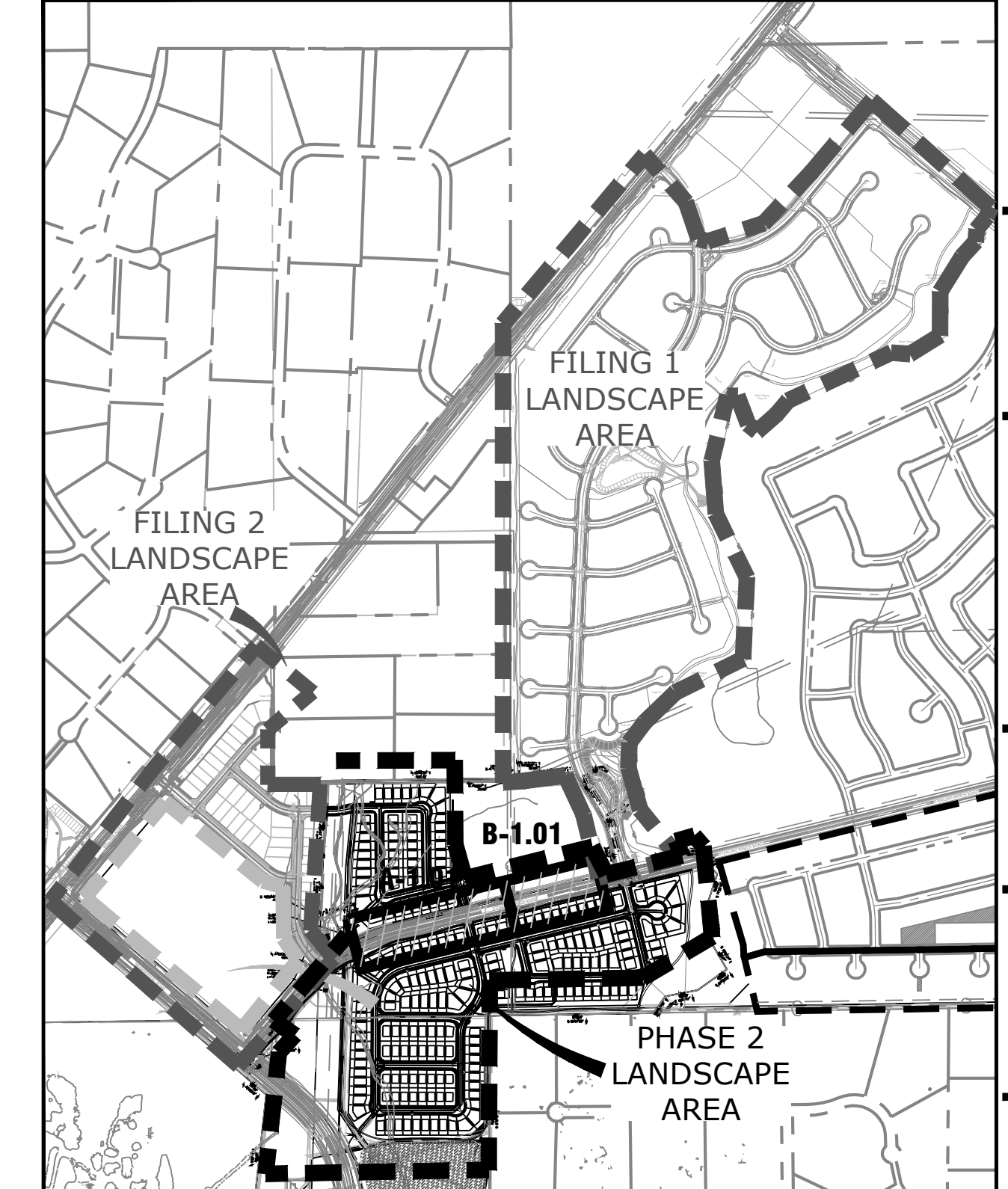
B STERLING RANCH ROAD
L1.01 PLAN



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

SHEET KEY



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 1.01
2 OF 9

P:\Working\Sterling Ranch Phase 1\Drawings\LS\Arch\CDs\NES_SterlingRanch_LS_CD\CD\B/L1.01.dwg L1.14 1/17/2019 6:09:01 AM Brian

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

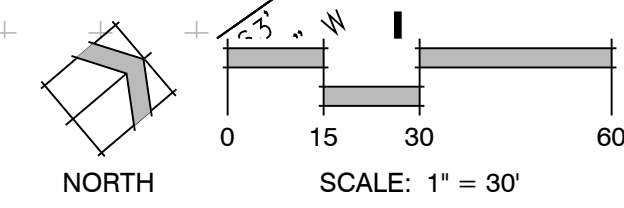
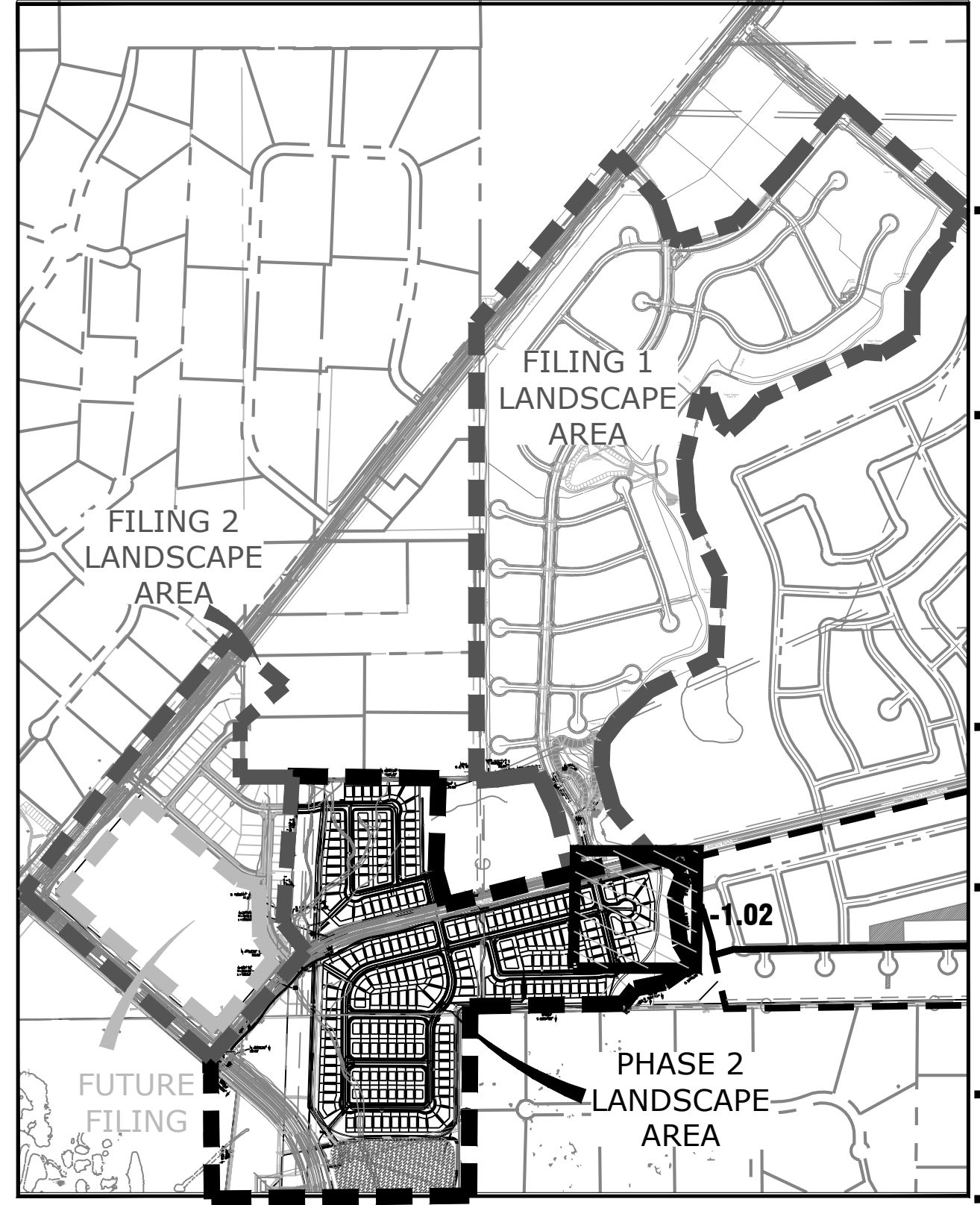
L 1.02
3 OF 9



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

SHEET KEY

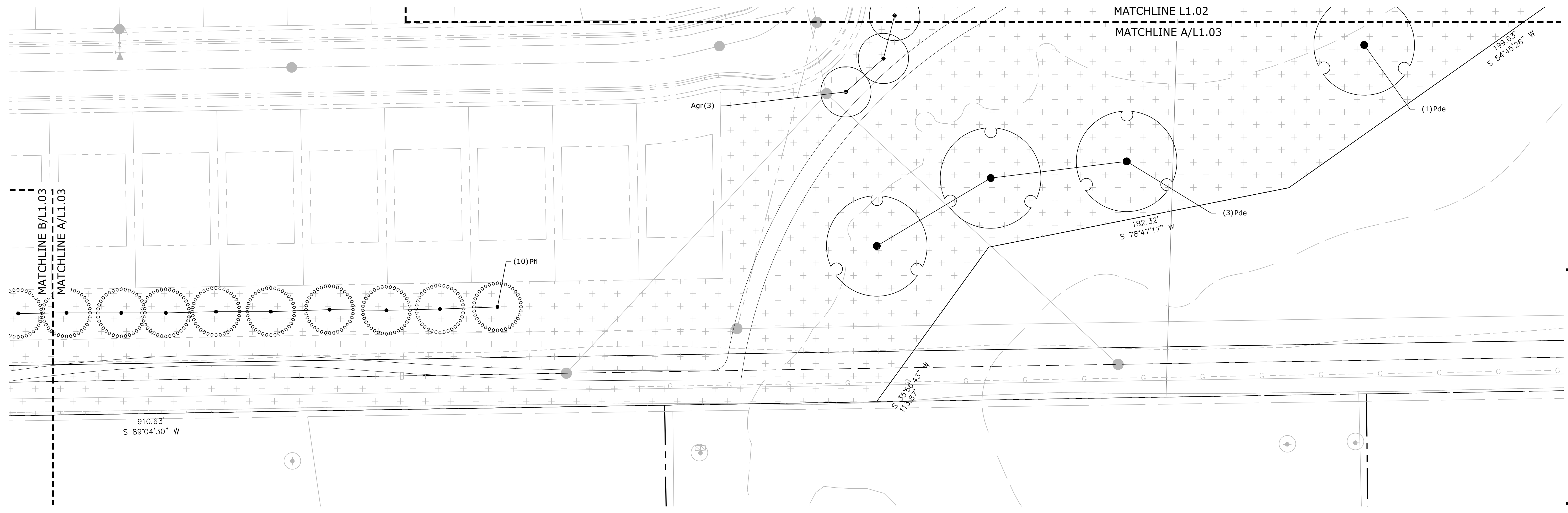


MATCHLINE A/L1.01
MATCHLINE A/L1.02

P:\Working\Sterling Ranch Phase 1\Drawings\Site\CD\CD\OVERALL\NES_SterlingRanch_L1_CD\OVERALL.dwg (L 1.15) 1/17/2019 6:16:48 AM btan

A STERLING RANCH ROAD
L1.02 PLAN

MATCHLINE A/L1.02
MATCHLINE A/L1.03

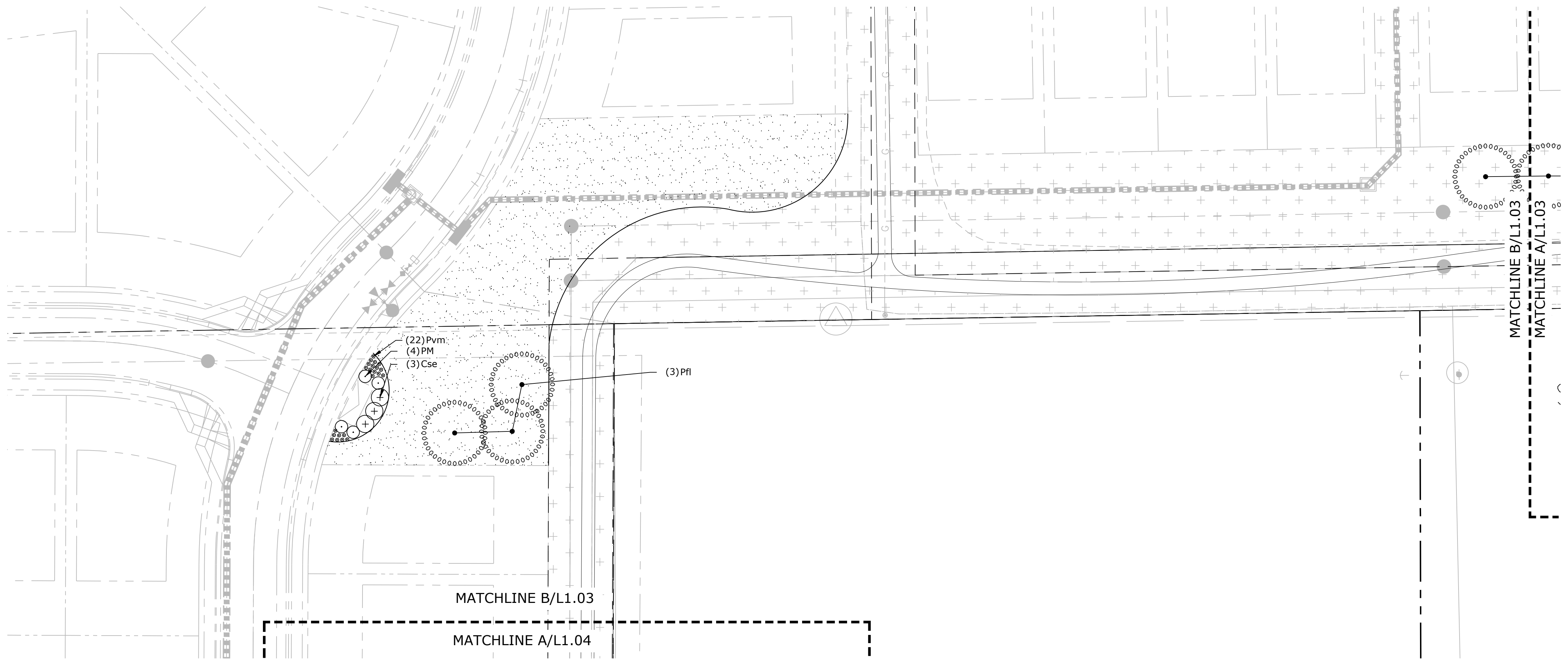


A RESIDENTIAL BUFFER
L1.03 PLAN

STERLING RANCH

PHASE 2
STREETSCAPE
LANDSCAPING

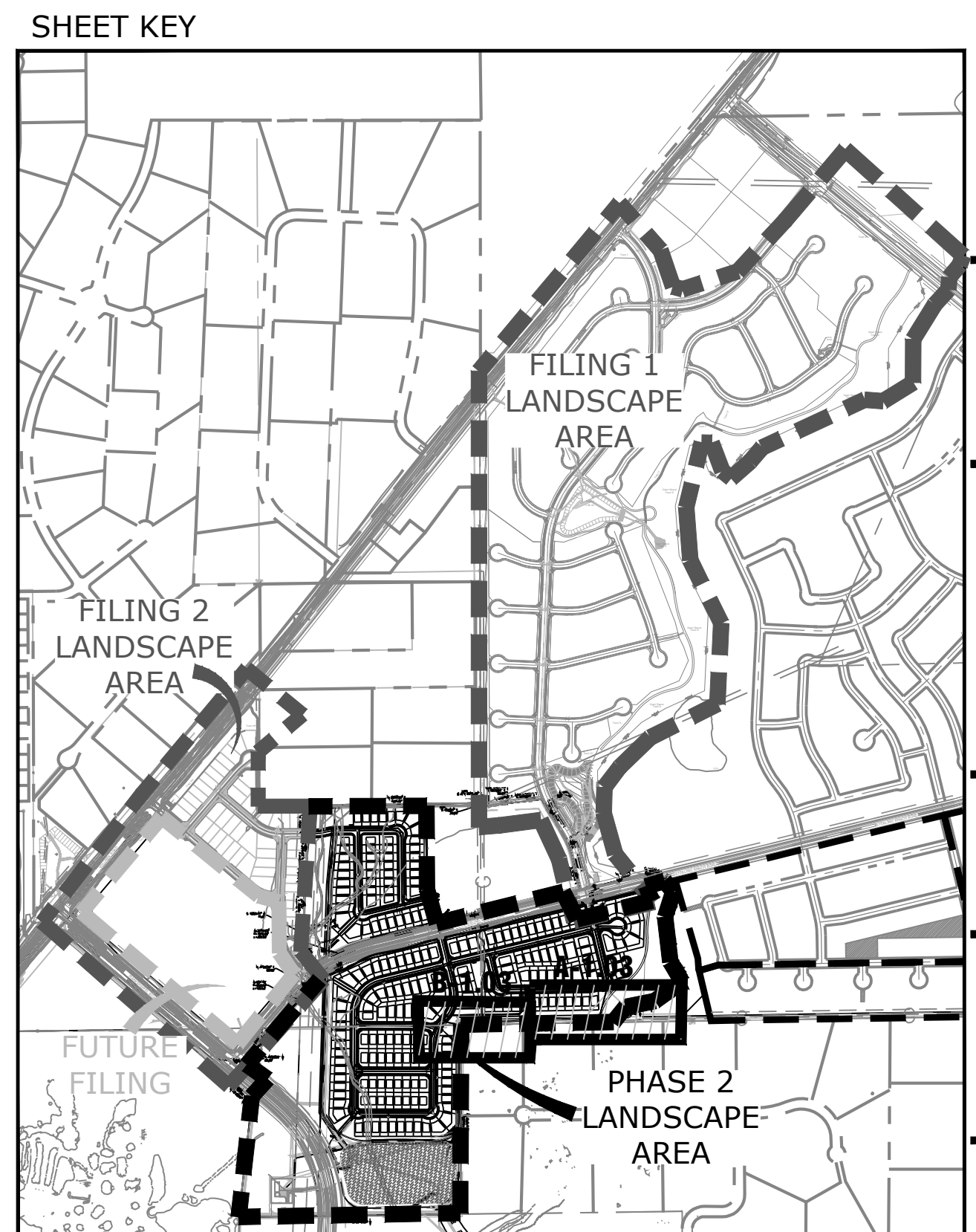
PROJECT INFO
DATE: 01.18.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN



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



80%
CONSTRUCTION
DOCUMENTS

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

L 1.03
4 OF 9

P:\Working\Sterling Ranch Phase 1\Drawings\Landscape\CD\CD\OVERALL.L1.03 1/17/2019 6:34:48 AM biten

**STERLING
RANCH**

**PHASE 2
STREETSCAPE
LANDSCAPING**

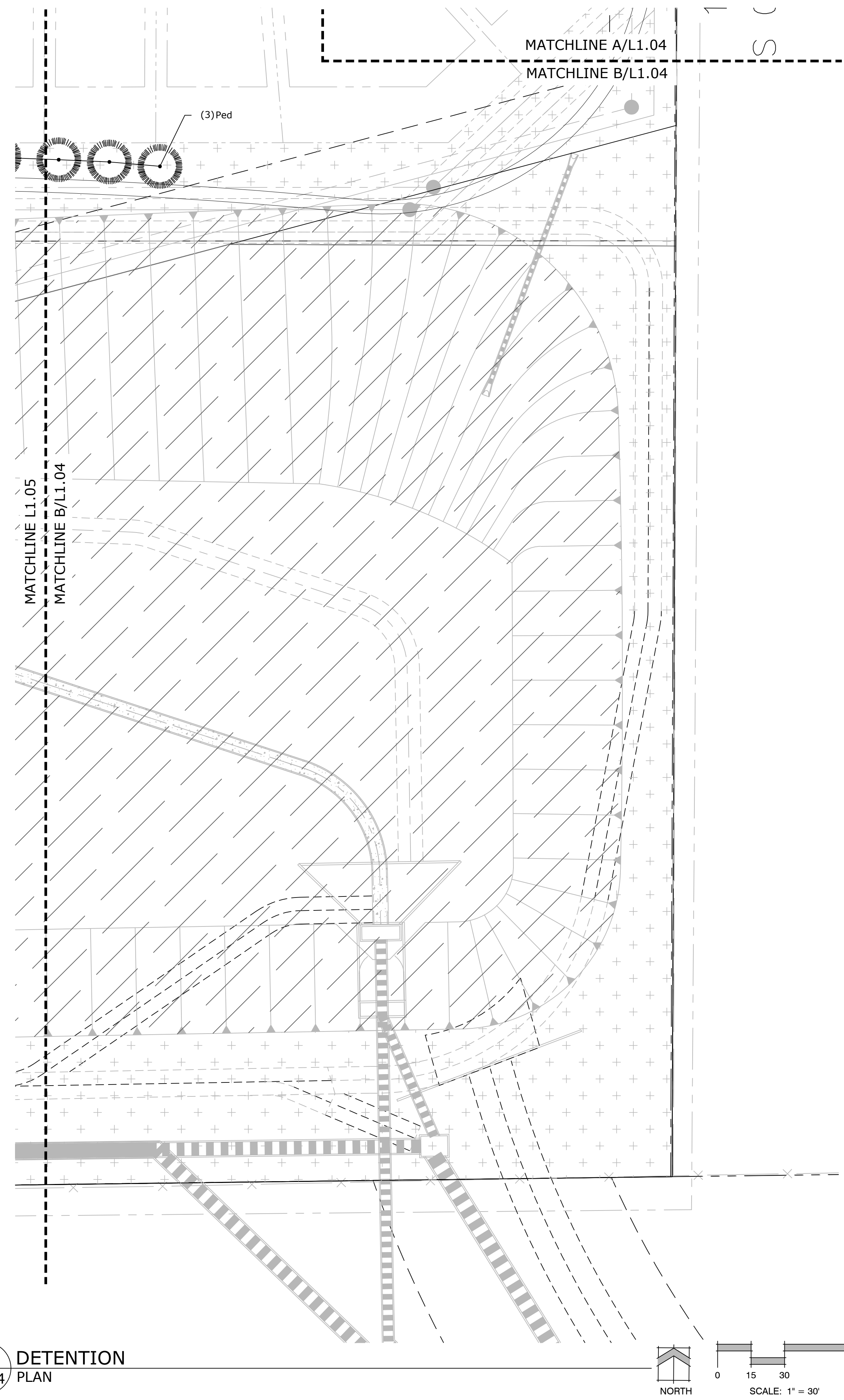
DATE: 01.18.19
PROJECT MGR: J.ROMERO
PREPARED BY: B.ITEN

**80%
CONSTRUCTION
DOCUMENTS**

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

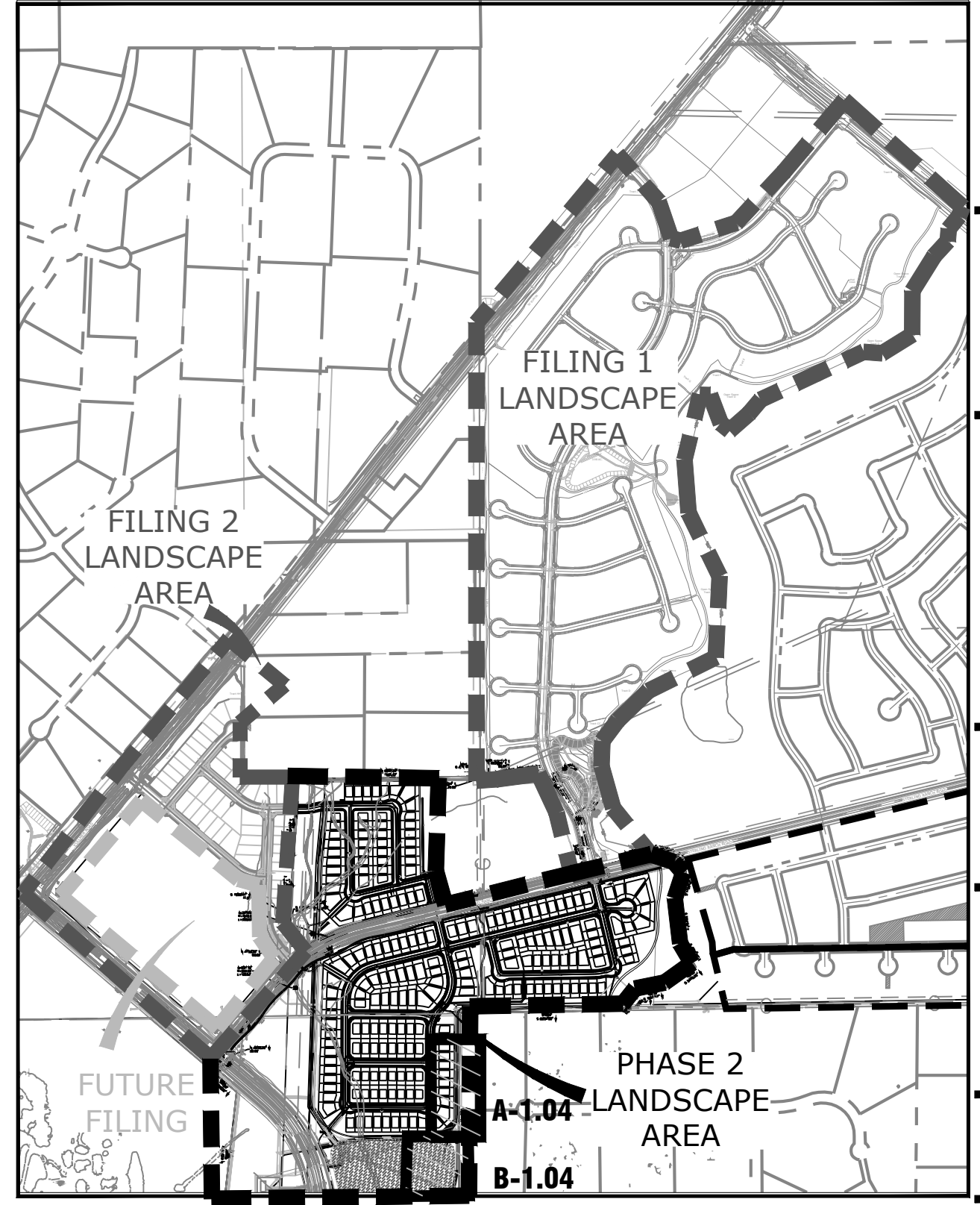
L 1.04
5 OF 9



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

SHEET KEY



**A RESIDENTIAL BUFFER & DETENTION
L1.04 PLAN**

**B DETENTION
L1.04 PLAN**

P:\Working\Sterling Ranch Phase 1 Drawings\Arch\CDs\NES_SterlingRanch_L1_CD\OVERALL.dwg (L1.17) 1/17/2019 6:41:42 AM biten

**STERLING
RANCH**

**PHASE 2
STREETSCAPE
LANDSCAPING**

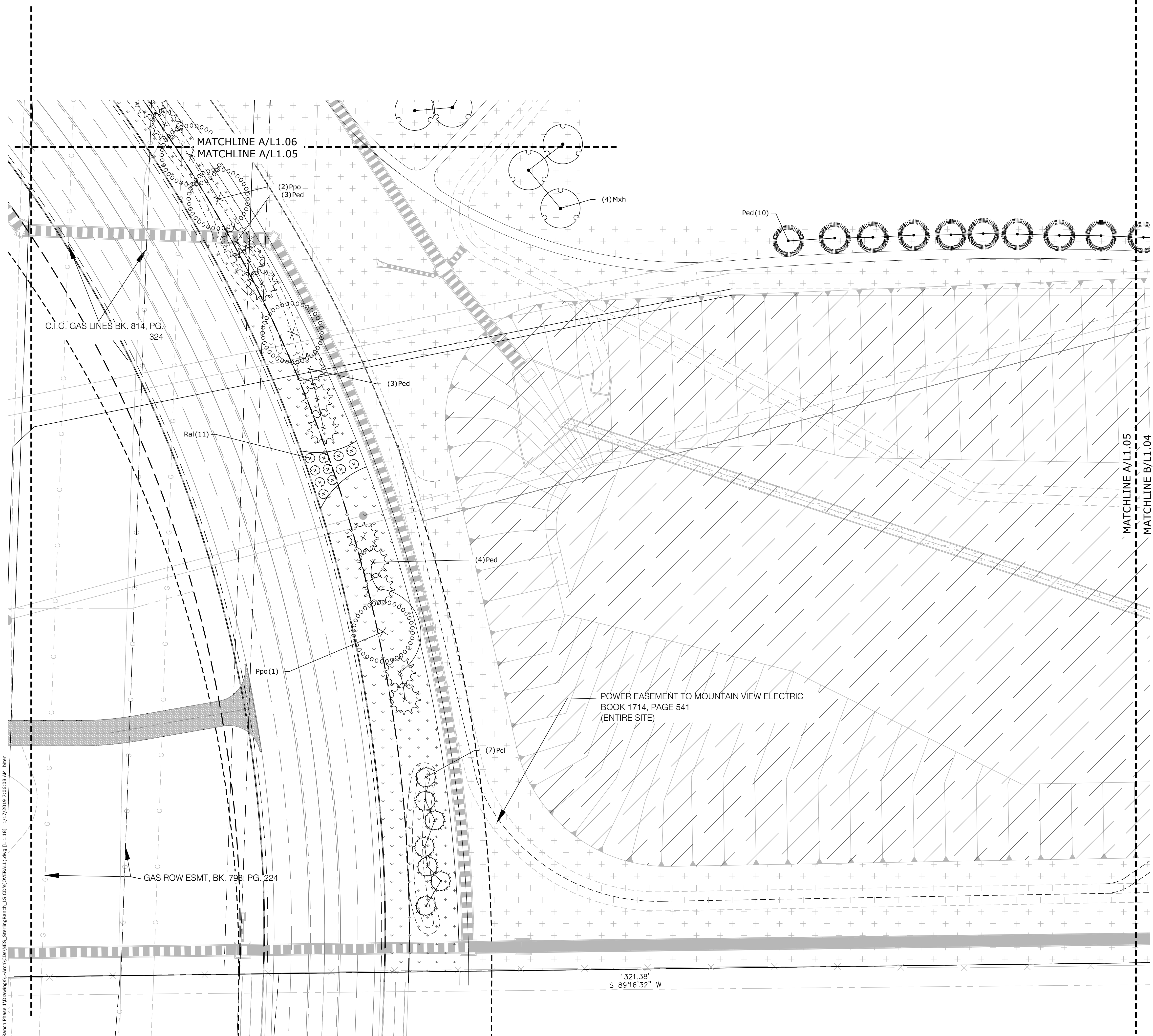
DATE: 01.18.19
PROJECT MGR: J.ROMERO
PREPARED BY: B.ITEN

**80%
CONSTRUCTION
DOCUMENTS**

DATE:	BY:	DESCRIPTION:

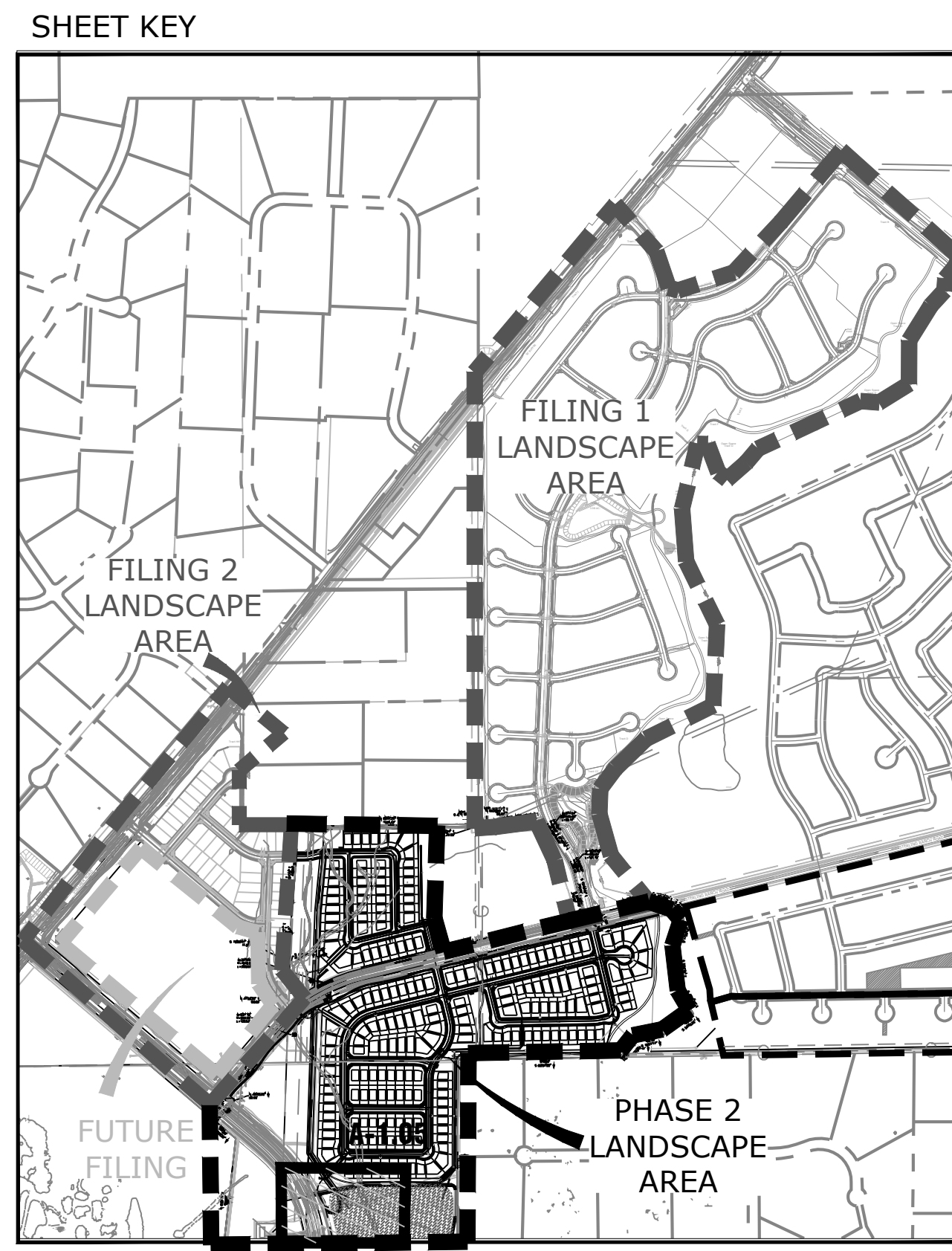
LANDSCAPE PLAN

L 1.05
6 OF 9

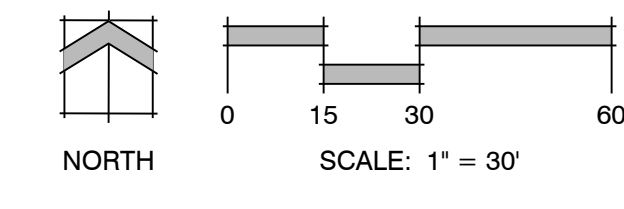


LANDSCAPE LEGEND

	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



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

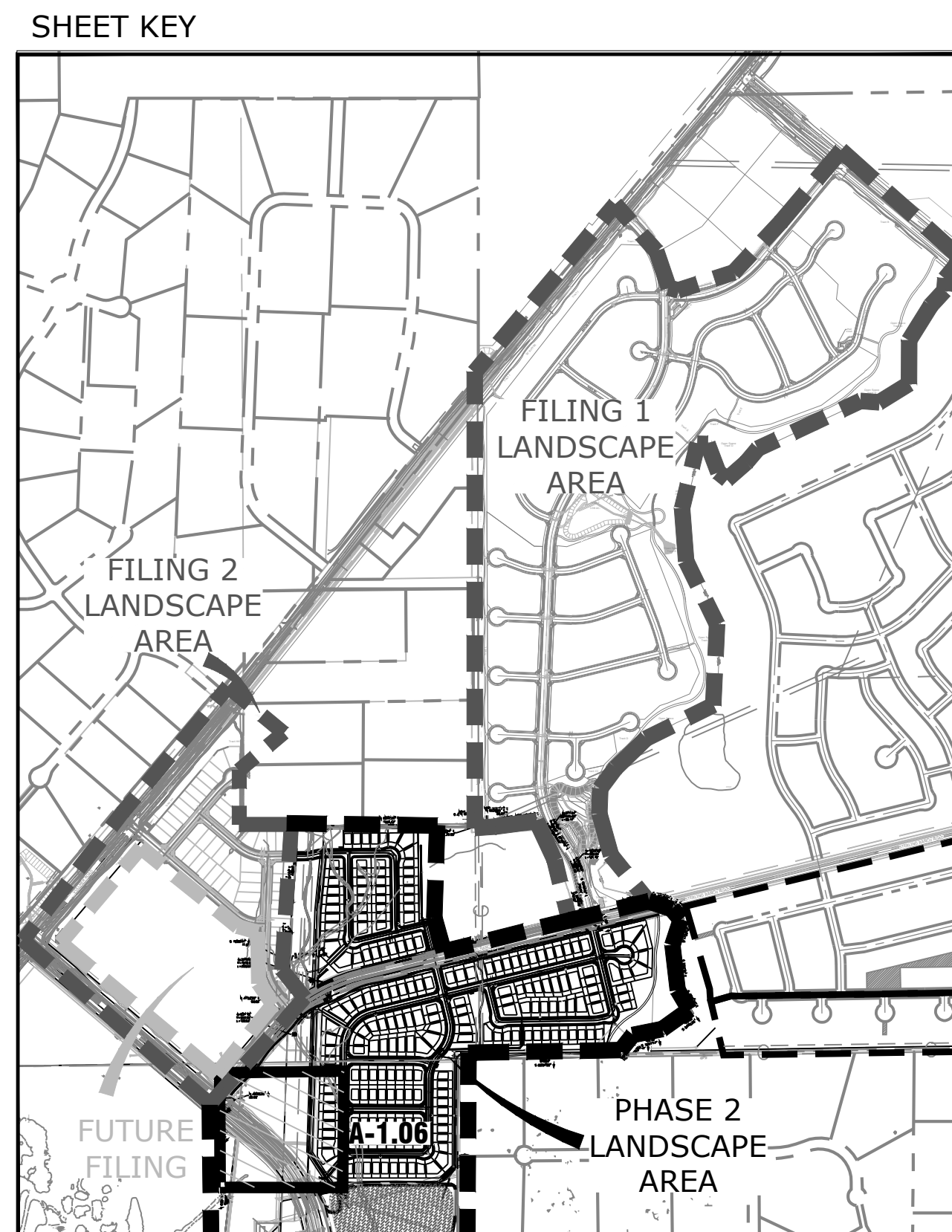


P:\Working\Sterling Ranch\Phase 1\Drawings\1 - Arch\CD\NES - SterlingRanch_L1_CD\OVERALL.dwg (L1.05) 1/17/2019 7:06:08 AM Brian



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
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**

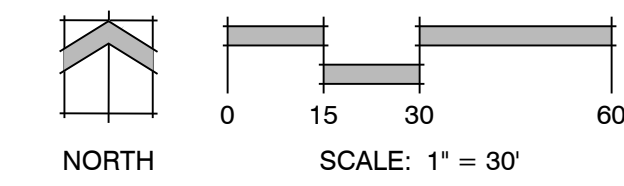
DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

L 1.06

7 OF 9

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



P:\Working\Sterling Ranch Phase 1\Drawings\A-arch\CD\NES_SterlingRanch_L1_CD\OVERALL.dwg (e.l.1.19) 1/17/2019 7:20:18 AM biten

STERLING RANCH

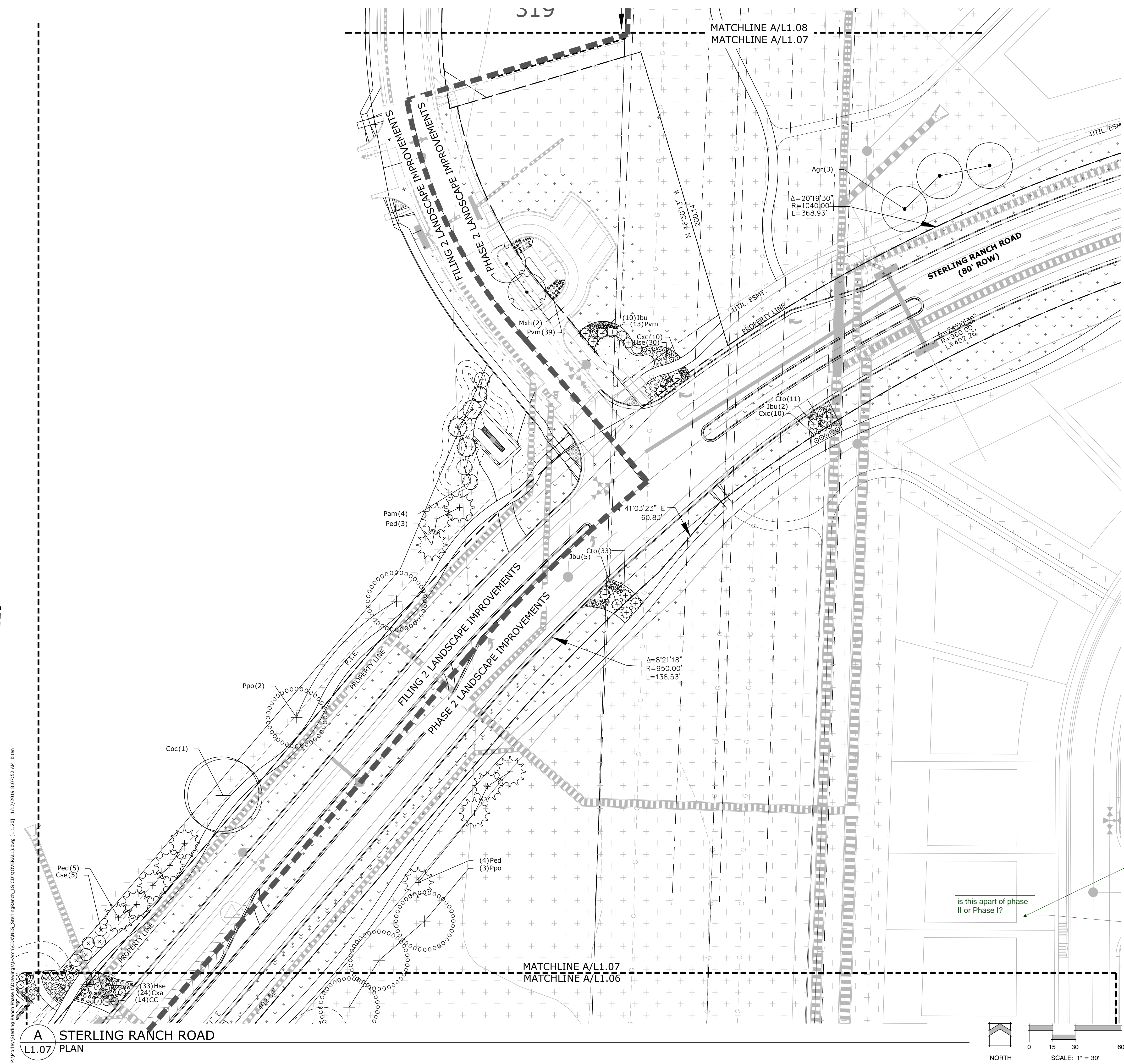
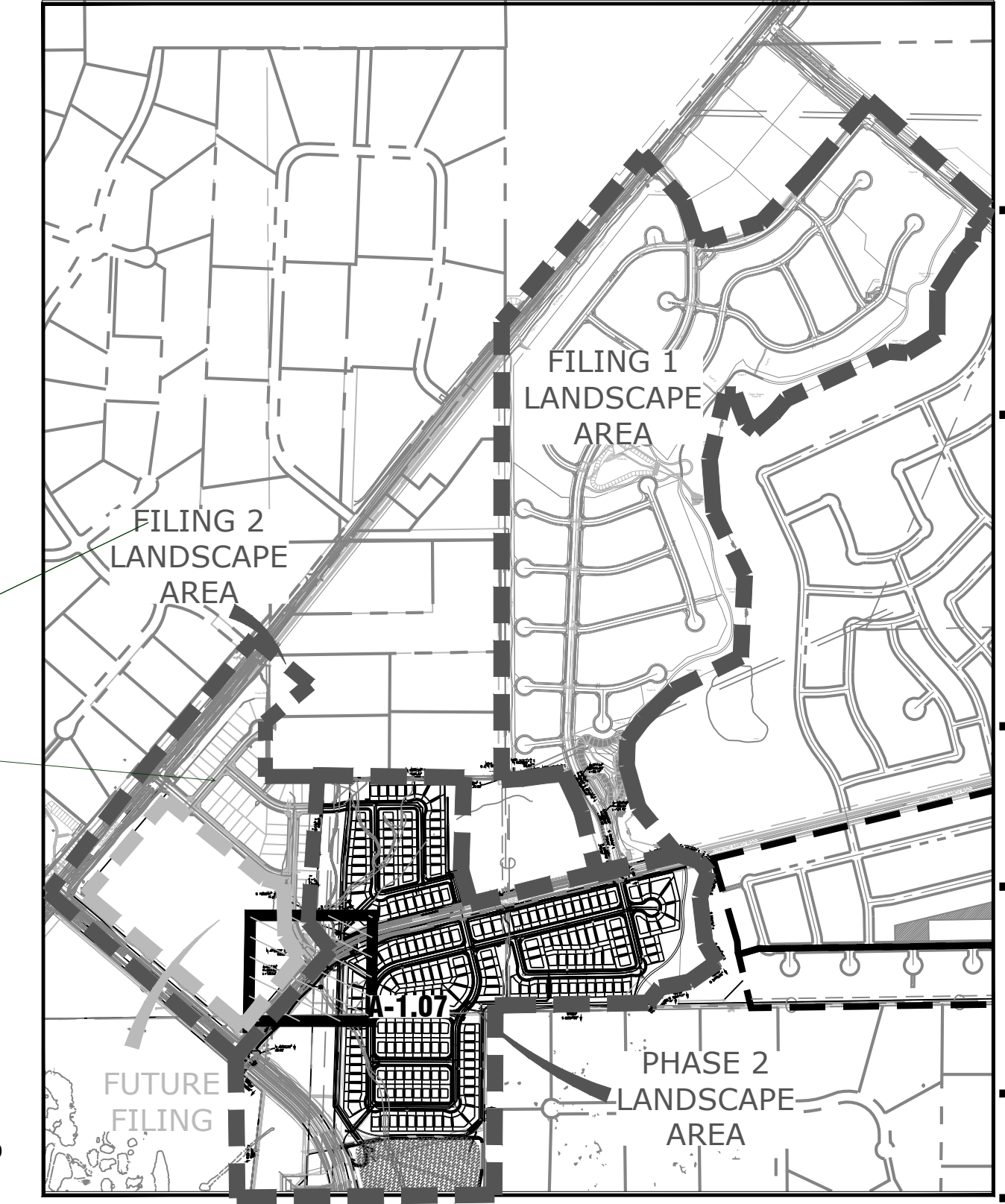
PHASE 2
STREETSCAPE
LANDSCAPING

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

LANDSCAPE LEGEND

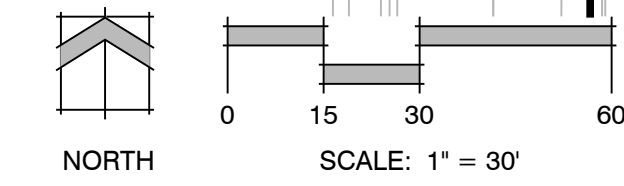
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX		CEDAR WOOD MULCH PLANT BED
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX		ROCK MULCH
	TALL FESCUE SOD		COBBLE

SHEET KEY



is this apart of Phase II or Phase I?

A STERLING RANCH ROAD
L1.07 PLAN



P:\Working\Sterling Ranch Phase II\Drawings\LI-Arch\CD\NES_SterlingRanch_L1_CD\OVERALL.L1.dwg (L1.07) 1/17/2019 9:07:52 AM biten

PLANETITLE SHEETNUMBER SHEET TITLE ISSUE REVISION DATE BY DESCRIPTION



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\"/>

S 73°29'47\"/>

N 6°02'39\"/>

N 1°56'05\"/>

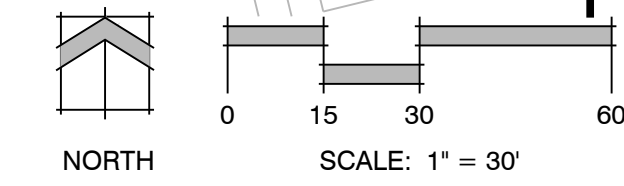
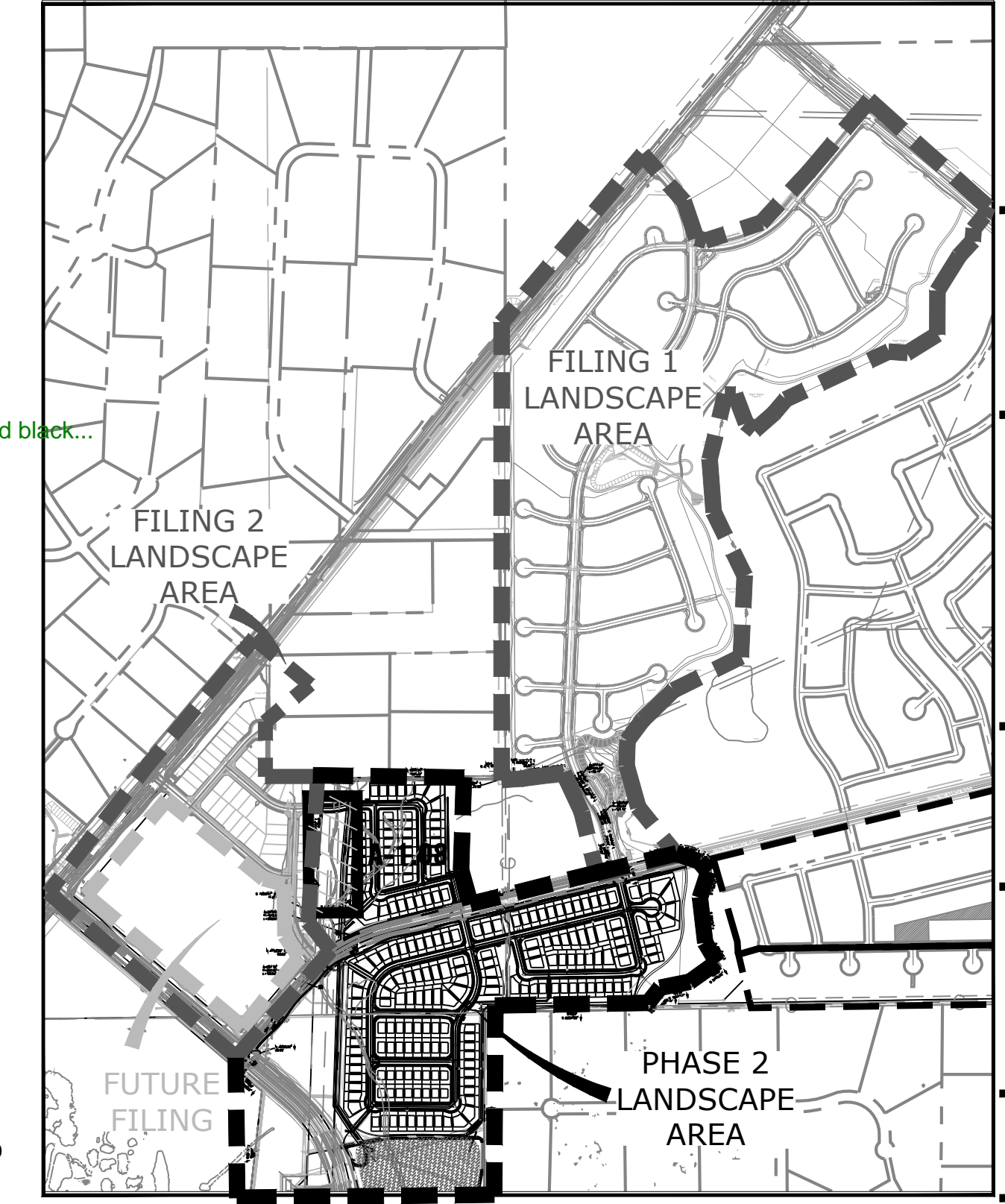
MATCHLINE A/L1.08
MATCHLINE A/L1.07

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

PLANNER / LANDSCAPE ARCHITECT

REGISTERED ARCHITECT

STERLING RANCH

**PHASE 2
STREETSCAPE
LANDSCAPING**

PROJECT INFO

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

SCALE

**80%
CONSTRUCTION
DOCUMENTS**

REVISION

DATE	BY	DESCRIPTION

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

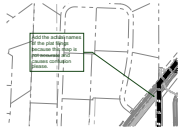
L 1.08

PLANTING

9 OF 9

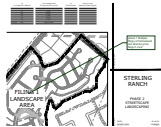
Landscape comment.pdf Markup Summary 3-30-2021

dsdparsons (11)



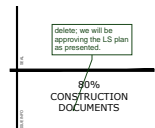
Subject: Callout
Page Label: [1] L1.00
Author: dsdparsons
Date: 2/26/2019 10:55:42 AM
Status:
Color: ■
Layer:
Space:

Add the actual names of the plat filings because this map is not accurate and causes confusion please.



Subject: Callout
Page Label: [1] L1.00
Author: dsdparsons
Date: 2/26/2019 11:26:47 AM
Status:
Color: ■
Layer:
Space:

phase 1 Multiple filings of Homestead and Branding Iron filings1,2 etc



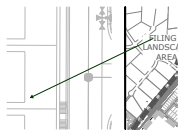
Subject: Callout
Page Label: [1] L1.00
Author: dsdparsons
Date: 2/26/2019 11:27:57 AM
Status:
Color: ■
Layer:
Space:

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

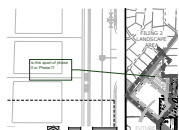


Subject: Text Box
Page Label: [1] L 1.21
Author: dsdparsons
Date: 2/26/2019 11:30:49 AM
Status:
Color: ■
Layer:
Space:

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



Subject: Arrow
Page Label: [1] L 1.20
Author: dsdparsons
Date: 2/26/2019 11:31:42 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] L 1.20
Author: dsdparsons
Date: 2/26/2019 11:31:49 AM
Status:
Color: ■
Layer:
Space:

is this apart of phase II or Phase I?



Subject: Callout
Page Label: [1] L1.00
Author: dsdparsons
Date: 2/26/2019 11:34:06 AM
Status:
Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: [1] L1.00
Author: dsdparsons
Date: 3/30/2021 11:21:14 AM
Status:
Color: ■
Layer:
Space:

phase 2 preliminary plan - Multiple filings



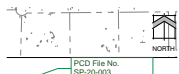
Subject: Callout
Page Label: [1] L1.00
Author: dsdparsons
Date: 3/30/2021 11:21:26 AM
Status:
Color: ■
Layer:
Space:

Sterling Ranch Fil 2



Subject: Callout
Page Label: [1] L1.00
Author: dsdparsons
Date: 3/30/2021 11:22:30 AM
Status:
Color: ■
Layer:
Space:

Sterling Ranch Phase II Landscape plan



Subject: Callout
Page Label: [1] L1.00
Author: dsdparsons
Date: 3/30/2021 11:22:48 AM
Status:
Color: ■
Layer:
Space:

PCD File No. SP-20-003