

Highlands Ranch Filing No. 105-A, 2nd Amendment, Lot 10-A

NW 1/4, Section 8, Township 6 South, Range 68 West of the 6th P.M.

A Portion of Planning Area 75 - 1.16 Acres

Site Improvement Plan - SP 07 - ???

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**
A. 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.
B. 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**
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
B. 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**
SOD AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. AMEND SOIL WITH THREE 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 3 LBS. OF N AND 3 LBS. OF P (DIAMMONIUM PHOSPHATE) PER THOUSAND SQ. FEET. ROTOTILL AMENDMENTS AND TOPSOIL TO A DEPTH OF SIX INCHES.
- SODDING**
SOD SHALL BE "RTF" FESCUE BY GREEN VALLEY TURF (GVT) (303-788-6164). INSTALL AND WATER ACCORDING TO GVT GUIDELINES.
- 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 BY SOIL TEST.
- EDGER**
INSTALL 4" RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICES PER MANUFACTURER'S RECOMMENDATIONS.
- MULCH**
INSTALL WESTERN RED CEDAR MULCH A MINIMUM OF 4" DEEP (NO FABRIC) UNLESS OTHERWISE SHOWN. COBBLE MULCH TO BE 2" x 4" ROUNDED RIVER ROCK. INSTALLED A MINIMUM 4" DEEP. FLACED OVER DEWITT PRO 5 FILTER FABRIC.
- IRRIGATION**
ALL PLANTING AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM. ALL SOD AREAS SHALL USE POP-UP SPRAY HEADS AND ALL SHRUB AREAS SHALL USE DRIP IRRIGATION.

SEEDING SPECS.

SUBMIT ALL SEEDING, MULCHING, AND WATER SCHEDULE SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL.
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.
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.
WATER: CONTRACTOR SHALL APPLY 1/2" OF WATER TO SEED AREAS TWICE PER WEEK FOR THREE WEEKS. CONTRACTOR TO SUPPLY ALL EQUIPMENT AND LABOR.
RESEED AND MULCH BARE OR ERODED AREAS AFTER ONE MONTH PERIOD.

SEED MIX

SPECIES	VARIETY	PERCENT	LBS. PER ACRE
ROCKY MOUNTAIN NATIVE SEED MIX FROM ARKANSAS VALLEY SEEDS, INC.			
SLENDER WHEAT GRASS	SAN LUIS/ PRIMAR	20	
ARIZONA FESCUE	REDONDO	20	
WESTERN WHEATGRASS	ROSAÑA/ ARRIBA	15	
BLUE GRAMA	LOVINGTON/HATCHITA	15	
BUFFALO GRASS	NATIVE	15	
THICKSPIKE WHEATGRASS	CRITANA	15	
TOTAL		100%	150 LBS.

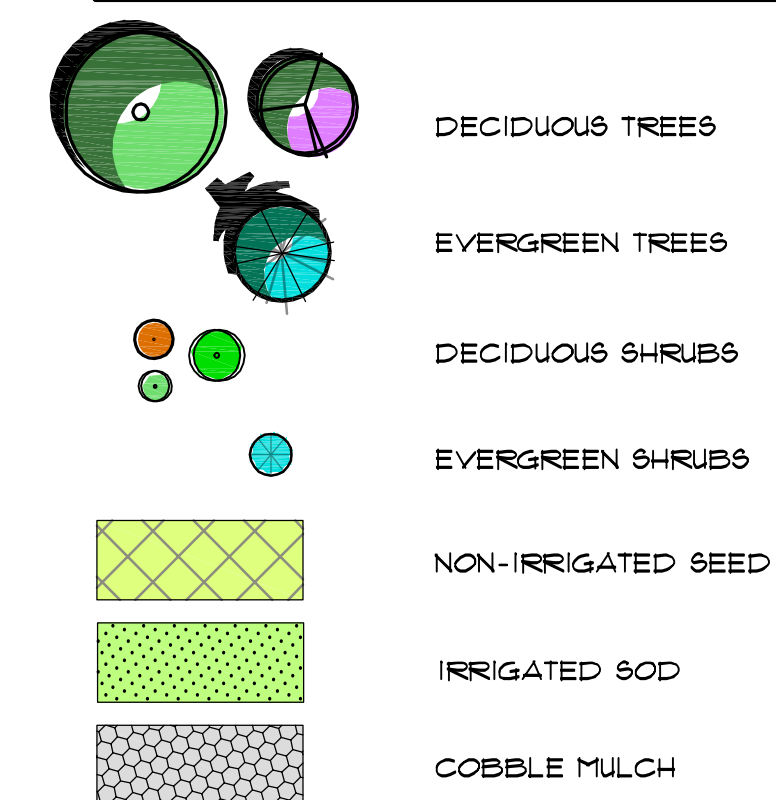
HYDROZONES

- A - HIGH -SOD AREAS
- B - MEDIUM -SHRUB AREAS
- C - LOW -SHRUB AREAS

LANDSCAPE DATA

TOTAL SITE AREA	50,551 SF
SITE LANDSCAPE AREA	23,501 SF (46.5%)
TOTAL PARKING AREA	11,003 SF
PARKING LANDSCAPE AREA	784 SF (6.6%)

LEGEND



XERISCAPE PLANT LIST

QUAN	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS	HYDROZONE
DECIDUOUS TREES					
6	H	HACKBERRY <i>Celtis occidentalis</i>	2" CAL.	FULL CROWN, STAKED, B4B, SPECIMEN QUALITY	L
5	EO	ENGLISH OAK <i>Quercus robur</i>	2 1/2" CAL.	FULL CROWN, STAKED, B4B, SPECIMEN QUALITY	M
5	CC	CANADA RED CHERRY <i>Prunus virginiana 'Shubert'</i>	2" CAL.	FULL CROWN, STAKED, B4B, SPECIMEN QUALITY	L
EVERGREEN TREES					
11	AP	AUSTRIAN PINE <i>Pinus nigra</i>	7' HT.	FULL FORM, B4B, GUYED SPECIMEN QUALITY	L
5	PF	PINON PINE <i>Pinus edulis</i>	5' HT.	FULL FORM, B4B, GUYED SPECIMEN QUALITY	L
SHRUBS					
47	SJ	SCANDIA JUNIFER <i>Juniperus sibirica 'Scandia'</i>	5 GAL. 18"-24" SPREAD	SPACING 5' O.C. FULL FORM	L
28	HJ	HOLBERT JUNIFER <i>Juniperus chinensis 'Holbert'</i>	5 GAL. 18"-24" SPREAD	SPACING 5' O.C. FULL FORM	L
32	OG	COMPACT OREGON GRAPE <i>Mahonia aquifolium compacta</i>	5 GAL. 18"-24" HT./SPD.	SPACING 35' O.C. FULL FORM	L
35	CS	CREeping WESTERN SANDCHERRY <i>Prunus besseyi 'Faunes Buttes'</i>	5 GAL. 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.	L
11	GS	GROW-LOW SUMAC <i>Rhus aromatica 'Grow Low'</i>	5 GAL. 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.	M
25	WR	WOODS ROSE <i>Rosa woodsii</i>	5 GAL. 18"-24" HT.	SPACING 4' O.C. 5 CANES MIN.	L
28	TS	TALL WESTERN SAGEBRUSH <i>Artemisia tridentata</i>	5 GAL. 18"-24" HT.	SPACING 5' O.C. 5 CANES MIN.	L
34	PS	PURPLE-LEAF SANDCHERRY <i>Prunus x cistena</i>	5 GAL. 18"-24" HT.	SPACING 5' O.C. 5 CANES MIN.	L
PERENNIALS/GRASSES					
46	S	LAVENDER COTTON <i>Santolina chamaecyparissus</i>	1 GAL. ESTABLISHED	SPACING 30" O.C. TRIANGULAR	L
12	RY	RED YUCCA <i>Hesperaloe parviflora</i>	1 GAL. ESTABLISHED	SPACING AS SHOWN	L
30	FG	FEATHER REED GRASS <i>Calamagrostis x acutiflora 'K.F.'</i>	5 GAL. ESTABLISHED	SPACING AS SHOWN	L
SOD					
		"RTF" FESCUE BY GREEN VALLEY TURF (GVT) (303-788-6164).			H

LANDSCAPE MAINTENANCE

Landscaping shall be planted and maintained in a neat, clean and healthy condition by the owner. This shall include proper pruning, mowing and aeration of lawns, weeding, replacement of mulch, removal of litter and the regular watering of all plantings. Irrigation shall be maintained to maximize water conservation. Soil has been tested to confirm its suitability for the plants chosen and will be amended as needed to maximize moisture retention, water conservation, and plant health. Should any plant material die, the owner, successor, or assigns shall be responsible for the replacement of the plant(s) within one planting season. Plant material replacement should be on appropriate species for the hydrozone location. Replacement of plant material shall occur at the following rate:

TYPE	PLANT REPLACEMENT WITHIN		
	1 year	2-5 years	6+ years
Tree - Deciduous	Increase caliper by 1"	Increase caliper by 1.5"	Increase caliper by 1.5", plus increase qty. by 2 (orig. size)
Tree - Coniferous	Increase ht. by 2'	Increase ht. by 2', plus increase qty. by 1 (orig. size)	Increase ht. by 2', plus increase qty. by 2 (orig. size)
Shrub	Replace w/plants of at least 1/2 mature size	Replace with plants of at least 1/2 mature size	

Additional replacement shall be in conformance with the landscape material species requirements set forth by this plan or alternative material species acceptable to the Douglas County Review Board Manager.

Note: If transformers, ground-mounted HVAC units, utility pedestals, etc. are not shown on the Site Improvement Plan, additional landscaping and screening may be required based upon field conditions discovered via the site inspection by staff, made prior to issuance of the Certificate of Occupancy, or final inspection as applicable.



CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2506 W. Main St., #250, Littleton, CO 80120

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STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	
NO. 1	DATE: 01.19.07 BY: WS
DESCRIPTION: SUBMITTAL	
NO.:	DATE: BY:
DESCRIPTION:	
NO.:	DATE: BY:
DESCRIPTION:	
NO.:	DATE: BY:
DESCRIPTION:	

DATE: 01.19.07 SCALE: 1" = 20'-0"

PROJECT MANAGER: JHM PROJECT NO.:

DRAWN BY: WTS DRAWING FILE:

PROJECT:

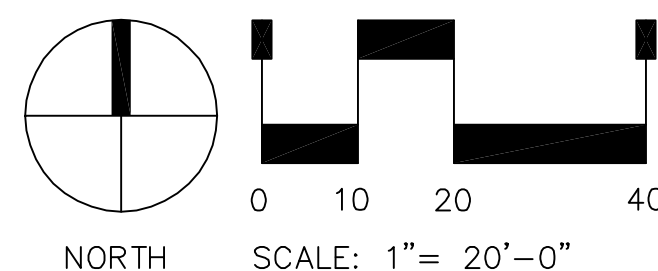


SANTA FE DRIVE & TOWN CENTER DRIVE
HIGHLANDS RANCH, CO

OWNER:
STARBUCKS COFFEE COMPANY
3801 E. FLORIDA AVE. #915
DENVER, COLORADO 80210
DAN BRUBAKER (303-809-1107)

APPROVAL CERTIFICATE

ENGINEERING	INITIALS/DATE
PLANNING	INITIALS/DATE
OWNER	INITIALS/DATE



SCALE: 1" = 20'-0"

SHEET TITLE:

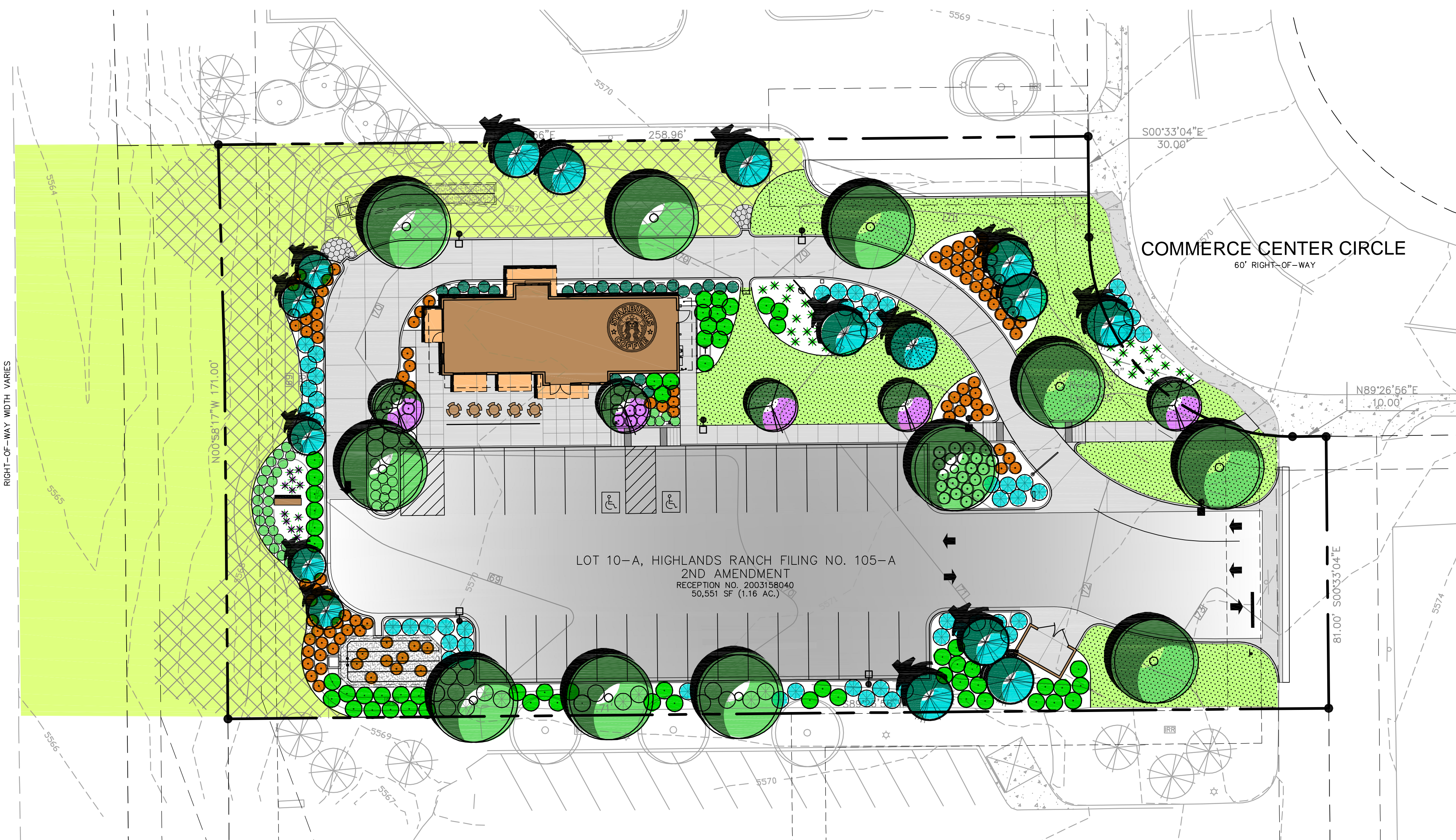
LANDSCAPE PLAN - SIP

SHEET NUMBER:

4 OF 7

S. SANTA FE DRIVE (N. US HWY. 85)

RIGHT-OF-WAY WIDTH VARIES



LOT 10-A, HIGHLANDS RANCH FILING NO. 105-A
2ND AMENDMENT
RECEPTION NO. 2003158040
50,551 SF (1.16 AC.)

COMMERCE CENTER CIRCLE
60' RIGHT-OF-WAY