

MAYBERRY APARTMENTS PUD-DEVELOPMENT PLAN TRACT "K" OF MAYBERRY COLORADO SPRINGS FILING NO. 1 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

THAT PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 14 SOUTH,

RR# MC22068

LAND DESCRIPTION FOR ZONING EXHIBIT OF TRACT K, MAYBERRY, COLORADO SPRINGS FILING NO. 1:

All of Tract K, MAYBERRY, COLORADO SPRINGS FILING NO. 1, a subdivision of land in the Northwest Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian, El Paso County, Colorado, the plat of said subdivision recorded December 28, 2020 as Reception Number 220714655 in the Office of the Clerk and Recorder of El Paso County, Colorado.

SAID DESCRIPTION TO CONTAIN 8.31 ACRES, MORE OR LESS.

DEVELOPMENT STANDARDS AND GUIDELINES

RESIDENTIAL USE STANDARDS:

1. PRINCIPAL USE(S) SHALL BE LIMITED TO MIXED MULTI-FAMILY OF APARTMENTS, TOWNHOUSES AND CLUBHOUSE.
2. PERMITTED USES WITHIN THE MAYBERRY PUD INCLUDE: CLUBHOUSE, SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN PATHS, WALKWAYS, & PUBLIC SIDEWALKS, DECORATIVE & SPLIT RAIL FENCING, UTILITIES, STORAGE FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND PUBLIC AND PRIVATE ROADS.
3. ACCESSORY STRUCTURES ARE PROHIBITED ON INDIVIDUAL LOTS REGARDLESS OF PLACEMENT OR SIZE.
4. MODEL HOME/ SUBDIVISION SALES OFFICE ARE PERMITTED TEMPORARY USES. TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 5.3.1, AS AMENDED.
5. RESIDENTIAL HOME OCCUPATIONS ARE PERMITTED PURSUANT TO APPLICANT COMPLIANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. COMPLIANCE WITH VISITOR/GUEST PARKING REQUIREMENTS NECESSARY TO OBTAIN A HOME OCCUPATION PERMIT SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNER/APPLICANT. HOME OCCUPATIONS MAY BE LIMITED OR OTHERWISE RESTRICTED BASED ON APPLICANT'S ABILITY TO MEET ALL REQUIRED STANDARDS AND COMPLIANCE WITH ANY APPLICABLE STATE OF COLORADO REQUIREMENTS.
6. RESIDENTIAL DAY CARES TO BE PERMITTED PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND COMPLIANT WITH ALL STATE OF COLORADO PERMITTING REQUIREMENTS AND/OR RESTRICTIONS.
7. PRIVATE RESIDENTIAL SOLAR ENERGY SYSTEMS ARE PERMITTED AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
8. REFUSE AND GARBAGE DISPOSAL SERVICES TO BE PROVIDED BY PRIVATE GARBAGE SERVICE COMPANIES. SOLE RESPONSIBILITY FOR GARBAGE COLLECTION SERVICES SHALL REST INDIVIDUALLY AND SOLELY WITH THE INDIVIDUAL LOT OWNER.
9. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED.
10. DECORATIVE FENCING MAY BE CONSTRUCTED AS NOTED ON THE PLAN.
11. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS IN THE PUD ROAD DESIGN MODIFICATIONS. PRIVATE STREETS SHALL BE MAINTAINED BY THE MAYBERRY METROPOLITAN DISTRICT.
12. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PUD PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
13. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING, AND THE CRITERIA ESTABLISHED BY THIS PUD DEVELOPMENT PLAN.
14. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE ELLICOTT UTILITY COMPANY (EUC) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. A LETTER OF COMMITMENT FROM THE DISTRICT, DATED 09/22/23, WAS PROVIDED INDICATING THAT THE DISTRICT IS COMMITTED TO PROVIDING 30.35 ACRE-FEET/YR TO THE PROPOSED SUBDIVISION. THE COLORADO DIVISION OF WATER RESOURCES, THROUGH THE STATE ENGINEER'S OFFICE HAS ISSUED AN OPINION THAT THE PROPOSED WATER SUPPLY CAN BE PROVIDED WITHOUT CAUSING INJURY TO DECREASE WATER RIGHTS, AND THAT THE WATER SUPPLY IS EXPECTED TO BE ADEQUATE.
15. THE PROPERTY IS NOT LOCATED IN THE AIRPORT OVERLAY ZONE.
16. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF MAYBERRY METROPOLITAN DISTRICT NO. 1.
17. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD OF COUNTY COMMISSIONERS.
18. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING, AND THE CRITERIA ESTABLISHED BY THIS PUD DEVELOPMENT PLAN.
19. SECOND AND THIRD FLOOR PERGOLAS, AWNINGS, PATIOS/DECKS, COVERED DECKS, CANTILEVERS AND/OR BAY WINDOWS MAY PROJECT INTO SIDE, FRONT AND REAR YARD SETBACKS AND EASEMENTS. NO PROJECTIONS INTO SETBACKS ALLOWED ON THE GROUND FLOOR.

BULK, DENSITY, & DIMENSIONAL STANDARDS

1. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. MAXIMUM IMPERVIOUS COVERAGE (PER RESIDENTIAL LOT): NO MAXIMUM (100% IMPERVIOUSNESS)
3. MAXIMUM STRUCTURAL HEIGHT: SIXTY FEET (60')
4. TRACT K STATE HIGHWAY 94 SETBACK: 25' MINIMUM
5. TRACT K MAYBERRY DRIVE (FORMERLY NEW LOG ROAD) SETBACK: 10' MINIMUM, FROM PROPERTY LINE.
6. TRACT K VILLAGE MAIN STREET SETBACK: 10' FEET MINIMUM, FROM PROPERTY LINE
7. TRACT K MARKET PLACE DRIVE SETBACK: 0' MINIMUM, FROM PROPERTY LINE
8. TOWNHOME LOTS WILL HAVE 0' YARD SETBACK BETWEEN CONNECTED UNITS, ILLUSTRATED ON LOT DETAIL, UNLESS OTHERWISE DEPICTED
9. CORNER LOTS WILL HAVE A MINIMUM OF A 0' SIDE YARD SETBACK IN CORRESPONDENCE WITH ADJACENT PROPERTY
10. LANDSCAPE SETBACKS ARE OUTSIDE OF LINES OF SIGHT AND SIGHT TRIANGLES, AS DEPICTED ON THE PUD.

GENERAL PROVISIONS & NOTES

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) PLAN IS TO PROVIDE FOR 146 MIXED MULTI-FAMILY RESIDENTIAL UNITS IN A MANNER CONSISTENT WITH THE APPROVED MAYBERRY APARTMENTS, MAYBERRY FILING NO. 5 PUD PLAN WHICH IDENTIFIES A DENSITY OF 17.5 DU/AC, IN ADDITION TO THE FOLLOWING STATED PURPOSES FOR PUD ENCOURAGED BY EL PASO COUNTY:

- TO PERMIT ADJUSTMENT TO CHANGING PUBLIC AND PRIVATE NEEDS, FOSTER THE ABILITY TO PROVIDE DEVELOPMENT PATTERNS WHICH ARE MORE COMPATIBLE WITH AND EFFECTIVE IN MEETING SUCH NEEDS;
- TO IMPROVE THE DESIGN, CHARACTER AND QUALITY OF NEW DEVELOPMENT WITH FLEXIBILITY BY VARYING LOT SIZE, BUILDING HEIGHTS, SETBACK CONTROLS AND OTHER SITE DEVELOPMENT REQUIREMENTS;
- TO ENCOURAGE MORE EFFICIENT USE OF LAND SERVICES REFLECTING CHANGES IN THE TECHNOLOGIES AND ECONOMIES OF LAND DEVELOPMENT;
- TO PROVIDE HOUSING OF ALL TYPES AND DESIGNS TO BE LOCATED IN PROXIMITY TO EMPLOYMENT AND ACTIVITY CENTERS SUCH AS SHOPPING, RECREATIONAL, AND COMMUNITY CENTERS, HEALTHCARE FACILITIES, AND PUBLIC TRANSIT;
- TO ACHIEVE DEVELOPMENT ECONOMIES TO MINIMIZE IMPACTS ON EXISTING INFRASTRUCTURE AND TO ENCOURAGE THE MOST EFFICIENT USE OF PUBLIC INFRASTRUCTURE WHILE LIMITING THE COSTS OF PROVIDING SERVICES AND TO REDUCE THE BURDEN ON EXISTING STREETS AND UTILITIES BY MORE EFFICIENT DEVELOPMENT;

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR MAYBERRY FILING NO. 5 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MAYBERRY FILING NO. 5 PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADMINISTRATIVE DETERMINATION BY THE PCD DIRECTOR, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

FLOODPLAIN NOTES

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0810G', EFFECTIVE DATE 12/7/2018.

SITE DATA TABLE:

TOTAL SITE ACREAGE	8.31 AC
PROPOSED MIXED MULTIFAMILY DWELLING UNITS	146 D.U.
FINAL PROPOSED (GROSS) DENSITY	17.57 D.U./AC.
MAX BUILDING HEIGHT	60'
<hr/>	
TYPE OF USE	# ACRES PROVIDED
MULTI-FAMILY RESIDENTIAL TYPE A (108 UNITS)	1.09 AC±
SINGLE FAMILY ATTACHED RESIDENTIAL TYPE A (38 UNITS)	0.478 AC±
SINGLE FAMILY ATTACHED RESIDENTIAL TYPE B (38 UNITS)	1.01 AC±
SINGLE FAMILY ATTACHED RESIDENTIAL TYPE C (6 UNITS)	0.1808 AC±
SINGLE FAMILY ATTACHED RESIDENTIAL TYPE D (4 UNITS)	0.096 AC±
COMMUNITY CENTER	0.61 AC±
LANDSCAPE	2.38 AC±
CRUSHER FINE TRAIL	0.12 AC±
PAVED/PARKING	3.10 AC±
TOTAL	8.31 AC±

Land Owner(s) Certification

MAYBERRY COMMUNITIES LLC

AUTHORIZED AGENT _____

STATE OF COLORADO)
EL PASO COUNTY)SS.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY _____

_____ WITNESS MY HAND AND SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

County Certification

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE (BOARD RESOLUTION OR MOTION # _____ AND DATE _____) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

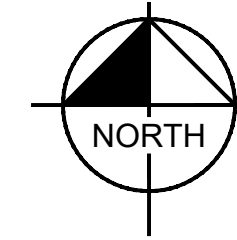
Clerk and Recorder Certification

STATE OF COLORADO)
EL PASO COUNTY)JSS.

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER _____

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER _____



SOILS & GEOLOGY, CONDITIONS, CONSTRAINTS, & GEOLOGIC HAZARDS NOTE

A "Geotechnical Investigation Mayberry Apartments and Townhomes, Tract K, El Paso County, Colorado", was completed by CTL Thompson, Inc., last dated September 9, 2022, CTL-T Project No. CS19587-125.

Subsurface conditions encountered in our exploratory borings, drilled during this investigation, consisted of slightly silty to very silty sand, silty-clayey sand, and clayey to very clayey sand. Some pertinent engineering characteristics of the soils encountered, and groundwater conditions are discussed in the following paragraphs

The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. Appropriate planning and engineering practices have been followed in design of the project to minimize risk associated with the listed constraints. The development is to utilize conventional shallow foundations. Therefore, no perimeter drains are recommended or proposed. Appropriate surface grading and drainage should be established during construction, per the approved civil construction documents, and maintained over the life of the structure by the homeowner. Additional mitigation measures can be found in said report, available at the El Paso County Planning and Community Development Department.

Swimming Pool

It is recommended the pool be underlain by a drain system that collects water leakage and provides for discharge of the water to a sump or gravity outfall. The drain system should consist of free-draining gravel covering the bottom of the pool excavation. The excavation should slope to a 3 to 4-inch diameter, perforated or slotted pipe placed within the gravel layer. The drain should lead to a positive gravity outlet, such as a subdrain located beneath the sewer, or to a sump where water can be removed by pumping.

PUD MODIFICATION TABLE PER LDC SECTION 4.2.6.F.2.g

	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION	APPROVAL CRITERIA
1	LDC 5.4	SETBACK	MINIMUM FRONT SETBACK IS 15' DEFINED IN TABLE 5.4, DENSITY AND DIMENSIONAL STANDARDS FOR AGRICULTURAL, RESIDENTIAL AND SPECIAL PURPOSE DISTRICT.	THE PROPOSED DEVELOPMENT PROVIDES A 10' SETBACK FOR THE CLUBHOUSE AT THE NORTHEAST CORNER OF NEW LOG ROAD (TO BE RENAMED AS MAYBERRY DRIVE) AND VILLAGE MAIN.	THE CLUB HOUSE SERVES AS A GRAND ENTRANCE FOR THE MAYBERRY SUBDIVISION. MARKET PLACE DRIVE WILL PROVIDE AN URBAN ENVIRONMENT WITH TOWNHOMES ON THE WEST SIDE AND SINGLE-FAMILY HOMES ON THE EAST SIDE.	

PROJECT TEAM:

DEVELOPER:
MAYBERRY COMMUNITIES LLC
3295 DIVINE HEIGHTS, #104
COLORADO SPRINGS, CO 80922

CIVIL ENGINEER:
R&R ENGINEERING
1635 W. 13TH AVENUE, SUITE 310
DENVER, CO 80204

PLANNERS/LANDSCAPE ARCH.:
KIMLEY HORN AND ASSOCIATES, INC
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903

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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

**COVER
SHEET 01 OF 15**

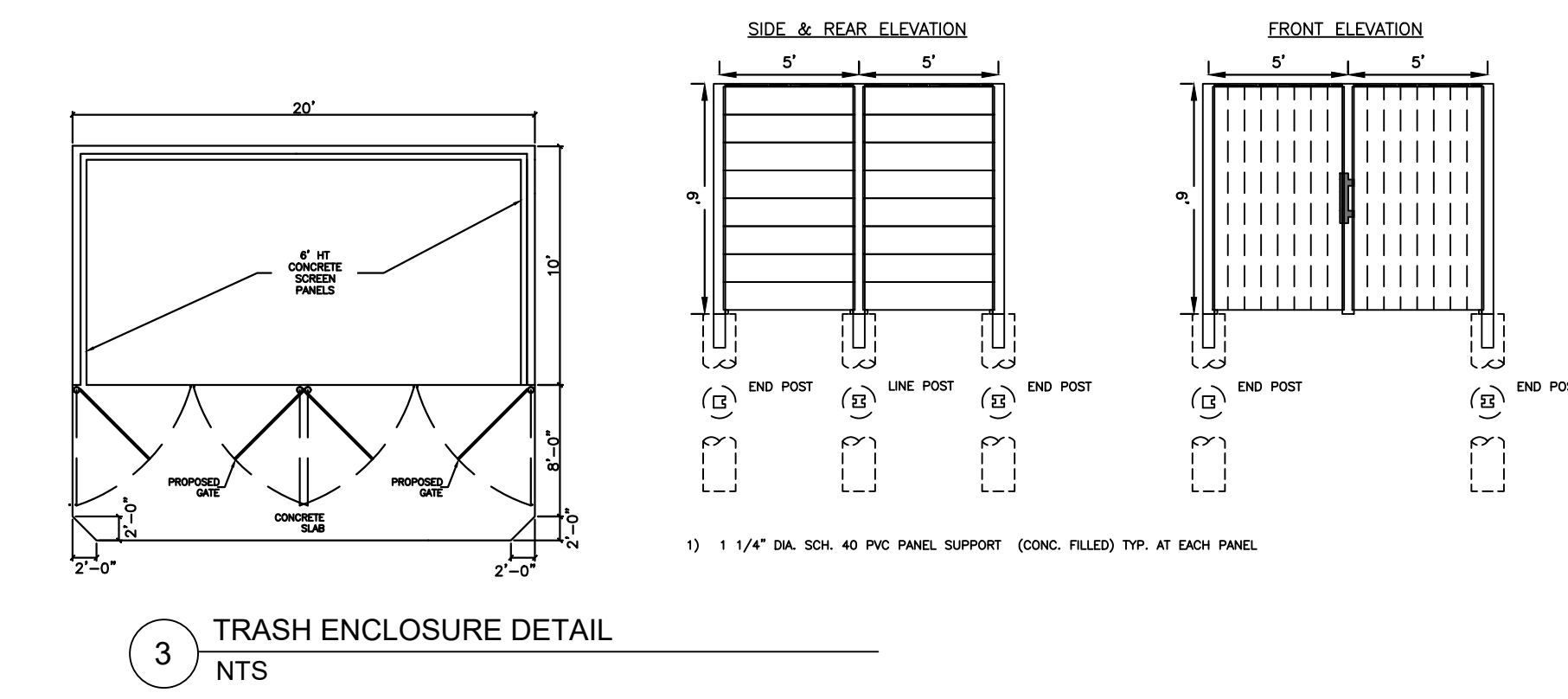
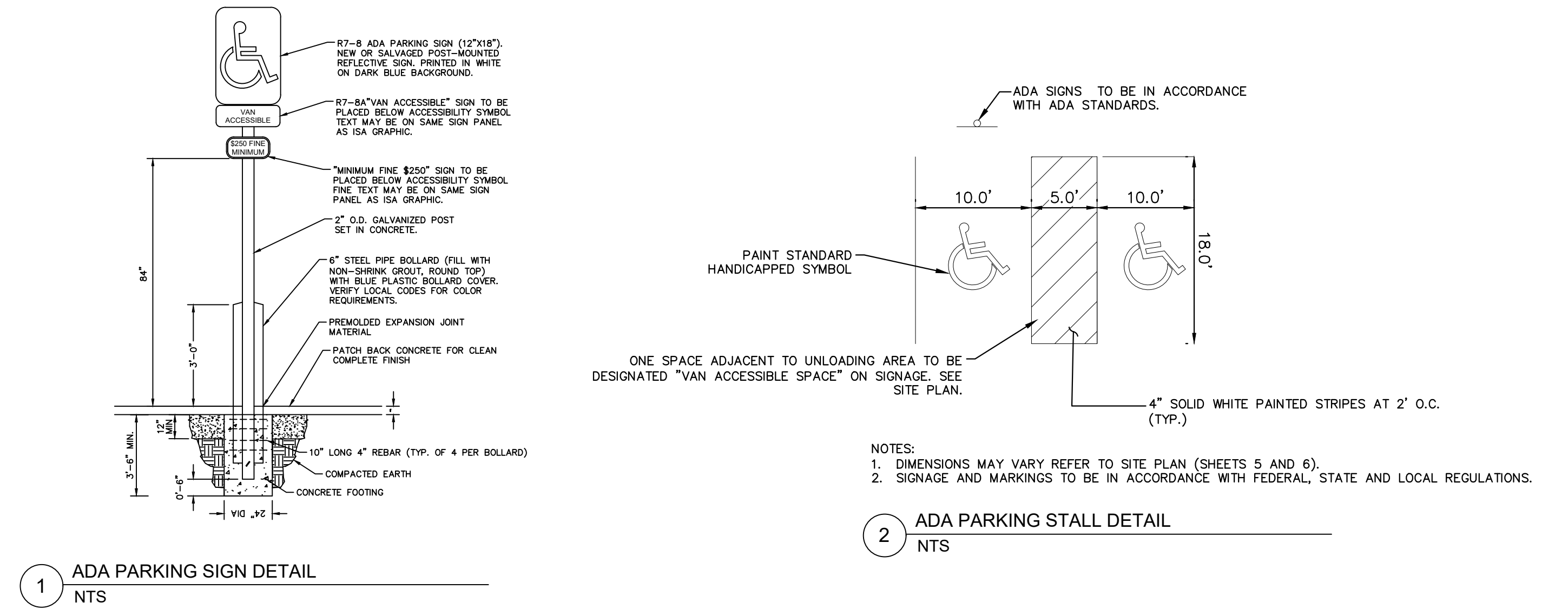
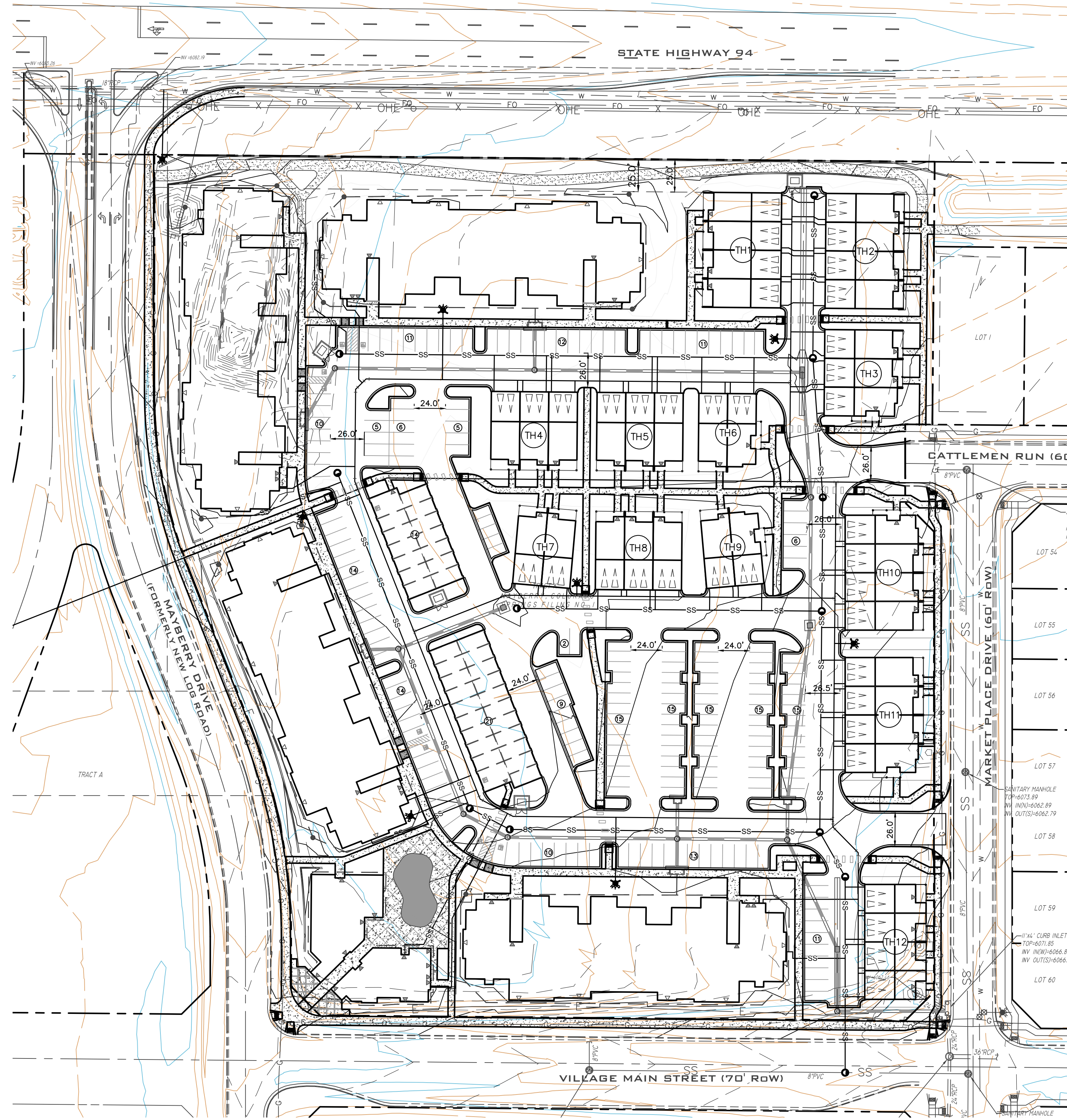
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MAYBERRY APARTMENTS

PUD-DEVELOPMENT PLAN

TRACT "K" OF MAYBERRY COLORADO SPRINGS FILING NO. 1

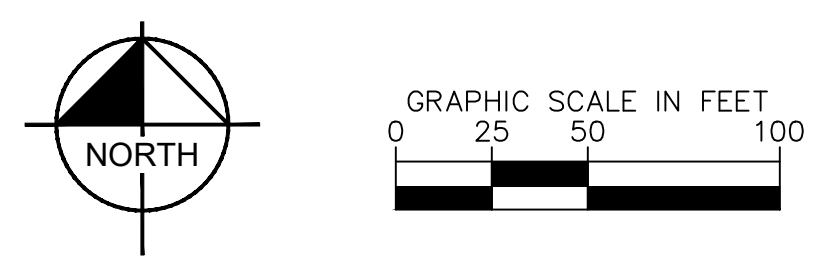
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE
6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



DRIVEWAY & GARAGE PARKING NOTES:

- ALL PLANNED ACCESS WITHIN THE PUD ARE FOR THE PURPOSE OF FACILITATING VEHICULAR PASSAGE FROM PRIVATE DRIVE TO THE INDIVIDUAL LOTS, SPECIFICALLY TO THE DESIGNATED PARKING AREAS FOR EACH UNIT.
- TWO (2) IDENTIFIED ADA GARAGE UNITS ARE TO BE ADA ACCESSIBLE PARKING AND MEET ADA PARKING CRITERIA.

PARKING TABLE	
TOWNHOME GARAGE COUNT	76
STANDARD GARAGE COUNT	33
ADA VAN GARAGE COUNT	2
TOTAL GARAGE COUNT	111
SURFACE PARKING COUNT (COMPACT)	86
SURFACE PARKING COUNT (STANDARD)	124
SURFACE ADA STALLS (TOTAL/VAN)	8 / 4
TOTAL SURFACE PARKING STALLS	218
TOTAL PARKING SPACES	329

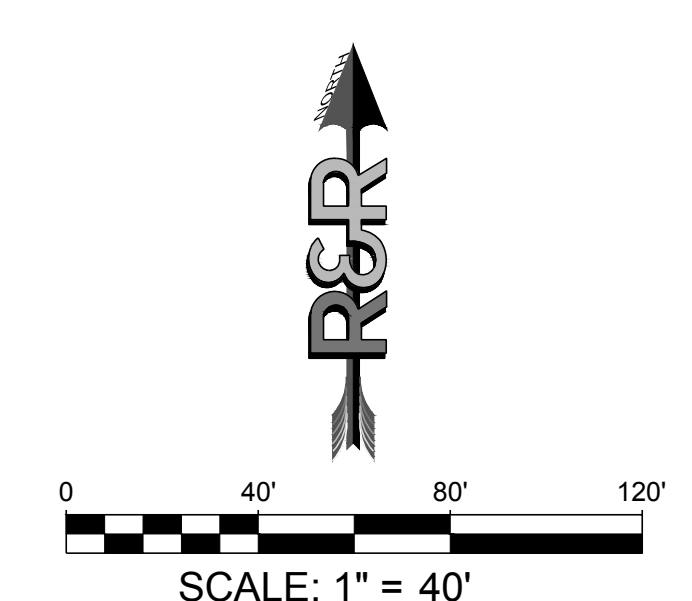
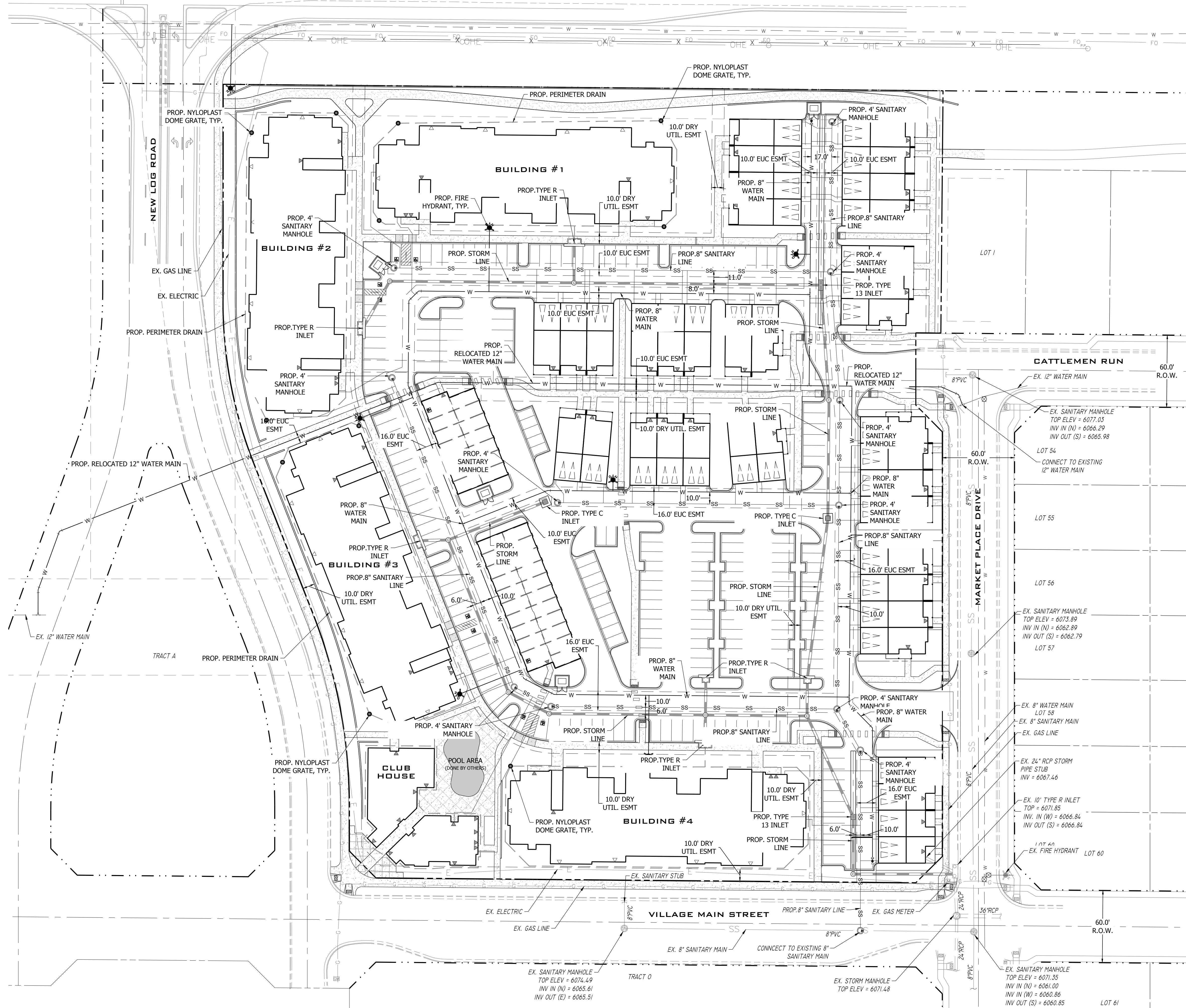


MAYBERRY APARTMENTS & TOWNHOMES

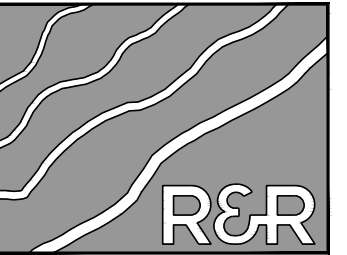
PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
A PORTION OF MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

LOCATED IN THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

HWY NO. 94



NO.	REVISION	BY	DATE



ENGINEERS
SURVEYORS

R&R ENGINEERS-SURVEYORS, INC.
1635 WEST 13TH AVENUE, SUITE 310
DENVER, COLORADO 80204
PHONE: 303-753-6730

WWW.RRENTERS.COM

MAYBERRY APARTMENTS & TOWNHOMES
SITE ADDRESS: SEC OF HIGHWAY 94 & NEW LOG ROAD
EL PASO COUNTY, COLORADO

PREPARED FOR:
MAYBERRY COMMUNITIES, LLC
3296 DIVINE HEIGHTS, #207
COLORADO SPRINGS, CO 80922

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
JOB NO. MC22068
ORG. SUBM. DATE 06/xx/2022
DWN: ISL CHKD: CJD
NAME

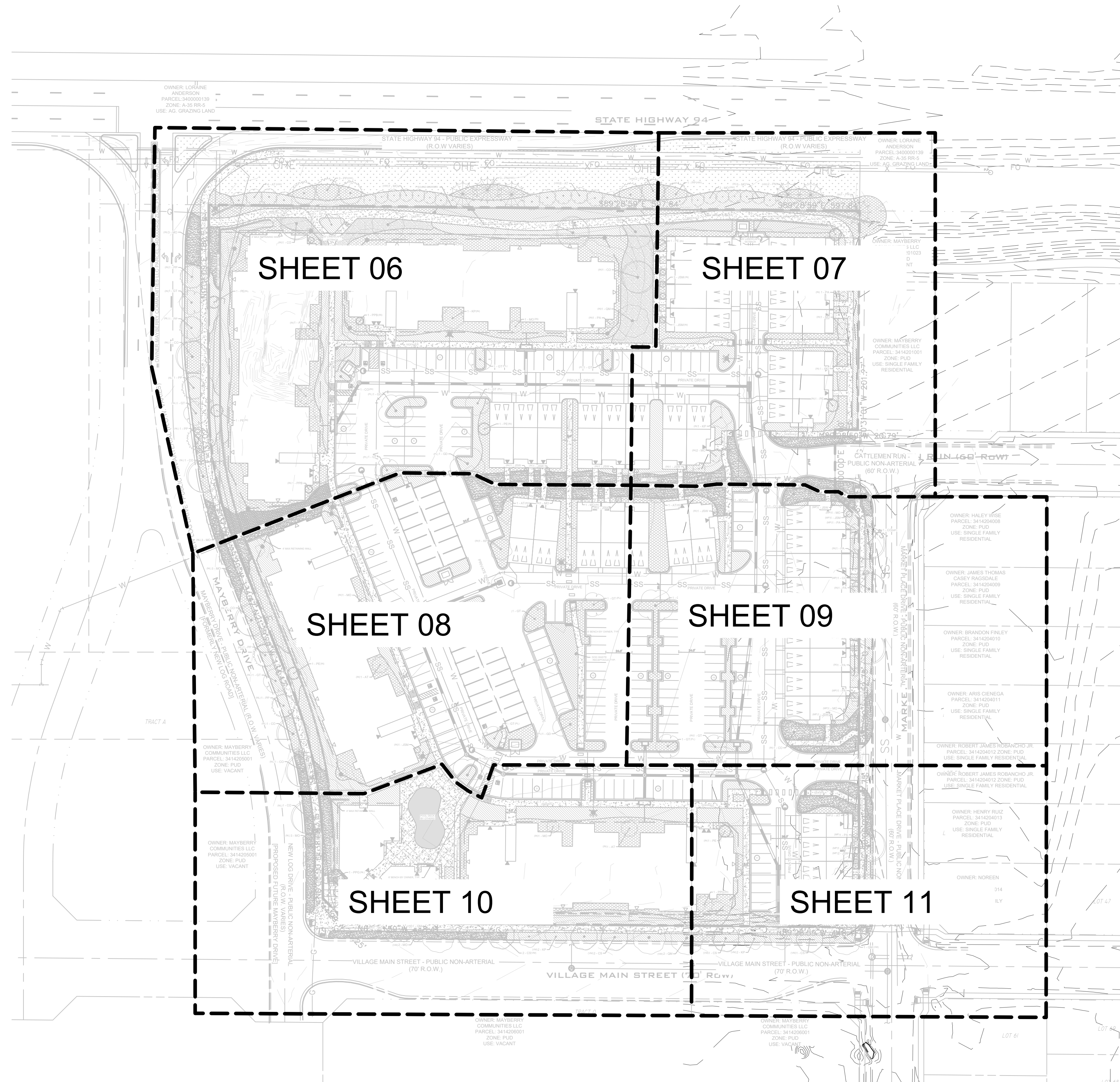
OVERALL UTILITY PLAN

SHEET 05
OF 15

PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAN
 JOB NO. MC22068
 ORG. SUBM. DATE 06/xx/2022
 DWN: ISL CHKD: CJD
 NAME

MAYBERRY FILING 5
LANDSCAPE PLAN
TRACT K OF MAYBERRY COLORADO SPRINGS FILING NO. 1
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

SHEET INDEX MAP (N.T.S.)



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SHEET NUMBER	SHEET TITLE
05	LANDSCAPE SHEET INDEX
06	PRELIMINARY LANDSCAPE PLAN
07	PRELIMINARY LANDSCAPE PLAN
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08	PRELIMINARY LANDSCAPE PLAN
10	PRELIMINARY LANDSCAPE PLAN
11	PRELIMINARY LANDSCAPE PLAN
12	LANDSCAPE NOTES
13	LANDSCAPE DETAILS

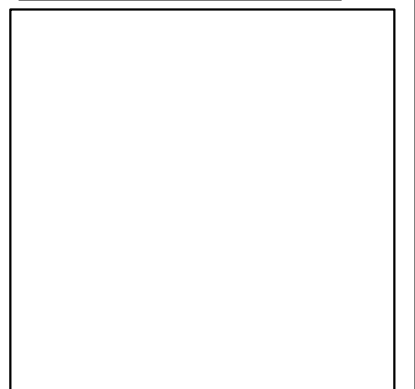
LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	STATE HIGHWAY 94	MARKET PLACE DRIVE	VILLAGE MAIN STREET	MAYBERRY DRIVE
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	EXPRESSWAY	NON-ARTERIAL	NON-ARTERIAL	NON-ARTERIAL
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	15' / 2'-15'+	10' / 10'	10' / 10'
LINEAR FOOTAGE:	598'	446'	480'	669'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 25 LF	1 TREE PER 30 LF	1 TREE PER 30 LF
NUMBER OF TREES REQ. / PROV.:	30 / 30	18 / 18	16 / 16	23 / 23
EVERGREEN TREES REQ. / PROV.:	N/A	6 / 6	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	HW	MP	VM	NL

INTERNAL LANDSCAPING	
NET SITE AREA:	362,156 SF (8.31 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	54,324 SF / 133,272 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	109 / 73
SHRUB SUBSTITUTES REQ. / PROV.:	360 / XX*
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

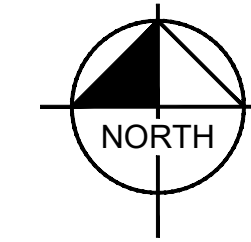
*NOTE: INTERNAL TREE REQUIREMENT SHALL BE MET WITH SHRUBS UPON INSTALLATION. SPECIES TO BE SELECTED BY CONTRACTOR/OWNER.

PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	218
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	15 / 15
PARKING LOT FRONTAGES:	N/A
LENGTH OF FRONTAGE:	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL

EPC APPROVAL:



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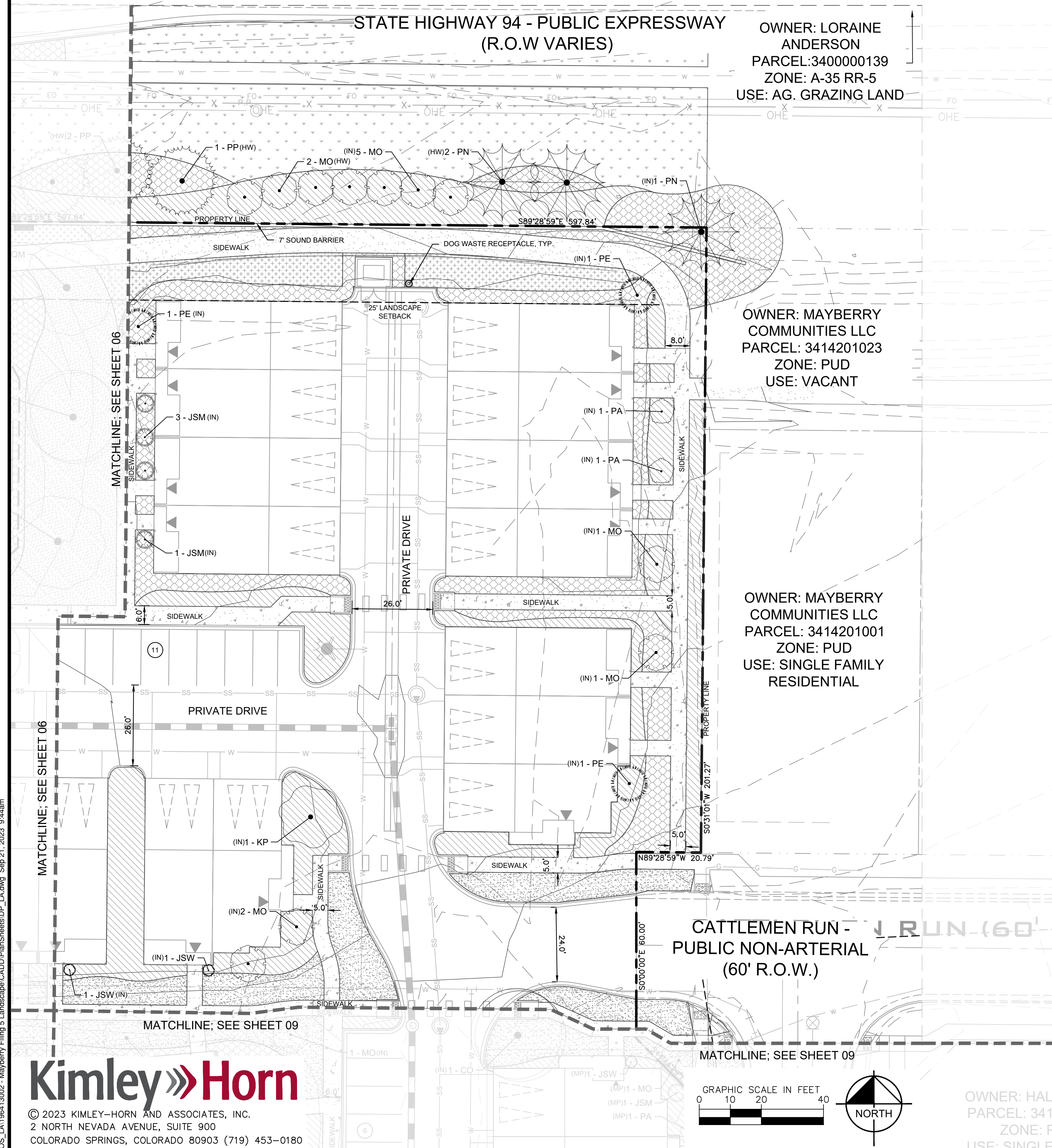


LANDSCAPE SHEET INDEX
 SHEET 07 OF 15

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MAYBERRY FILING 5
LANDSCAPE PLAN
TRACT K OF MAYBERRY COLORADO SPRINGS FILING NO. 1
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

TE HIGHWAY 94



OWNER: LORAIN
 ANDERSON
 PARCEL: 3400000139
 ZONE: A-35 RR-5
 USE: AG. GRAZING LAND

OWNER: MAYBERRY
 COMMUNITIES LLC
 PARCEL: 3414201023
 ZONE: PUD
 USE: VACANT

OWNER: MAYBERRY
 COMMUNITIES LLC
 PARCEL: 3414201001
 ZONE: PUD
 USE: SINGLE FAMILY
 RESIDENTIAL

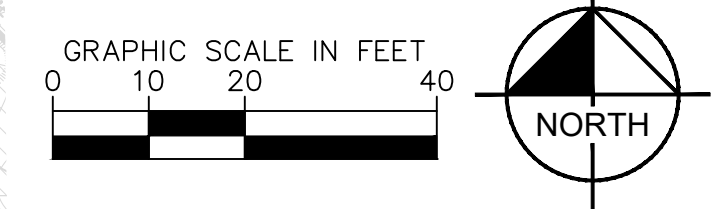
CATTELMEN RUN -
 PUBLIC NON-ARTERIAL
 (60' R.O.W.)

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AT	17	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE
	CO	17	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND WESTERN HACKBERRY
	CS	6	CATALPA SPECIOSA / NORTHERN CATALPA
	GD	6	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)
	GT	13	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST
	KP	8	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
	MO	41	MALUS 'CORALBURST' / CORALBURST CRABAPPLE
	PA	11	PRUNUS CERASIFERA CRIMSON POINTE / COLUMNAR PURPLE PLUM
	QM	7	QUERCUS MACROCARPA / BURR OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	JSM	10	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER LOW ROOT DAMAGE POTENTIAL
	JSW	8	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER
	PE	8	PINUS EDULIS / PINON PINE
	PN	6	PINUS NIGRA / AUSTRIAN BLACK PINE
	PP	12	PINUS PONDEROSA / PONDEROSA PINE
	PPB	2	PICEA PUNGENS 'BLUE DIAMOND' / BLUE DIAMOND DWARF SPRUCE
	PPF	1	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE
	PPG	2	PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	BREEZE	4,641 SF	BREEZE / CRUSHER FINE'S BREEZE COLOR TO VARY FROM TRAIL AND TO BE SELECTED BY OWNER/CONTRACTOR.
	ROCK-A	43,013 SF	ROCK MULCH A / ROCK MULCH AND PLANTINGS ROCK MULCH TYPE TO BE DECIDED BY OWNER/CONTRACTOR. ROCK MULCH TO BE PLANTED WITH SHRUBS AND GRASSES.
	ROCK-B	43,318 SF	ROCK MULCH B / ROCK MULCH AND PLANTINGS ROCK MULCH TYPE TO BE DECIDED BY OWNER/CONTRACTOR. ROCK MULCH TO BE PLANTED WITH SHRUBS AND GRASSES.
	SEED	4,825 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	SEED2	20,170 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	SOD	18,175 SF	SURVIVALIST TALL FESCUE INSTALL PER DETAIL - 47% GRAND II TALL FESCUE, 47% SR8650 TALL FESCUE, 6% SPITFIRE TEXAS HYBRID

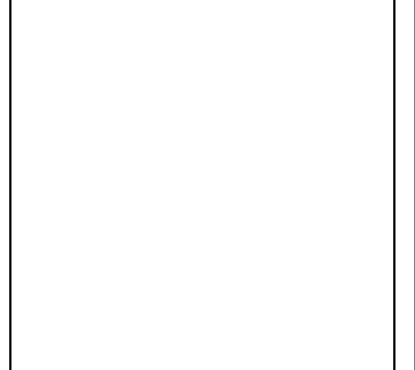
NOTE: SEE SHEET I-109 FOR FULL PLANT LIST AND SPECIFICATIONS

Kimley»Horn
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 2 NORTH NEVADA AVENUE, SUITE 900
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



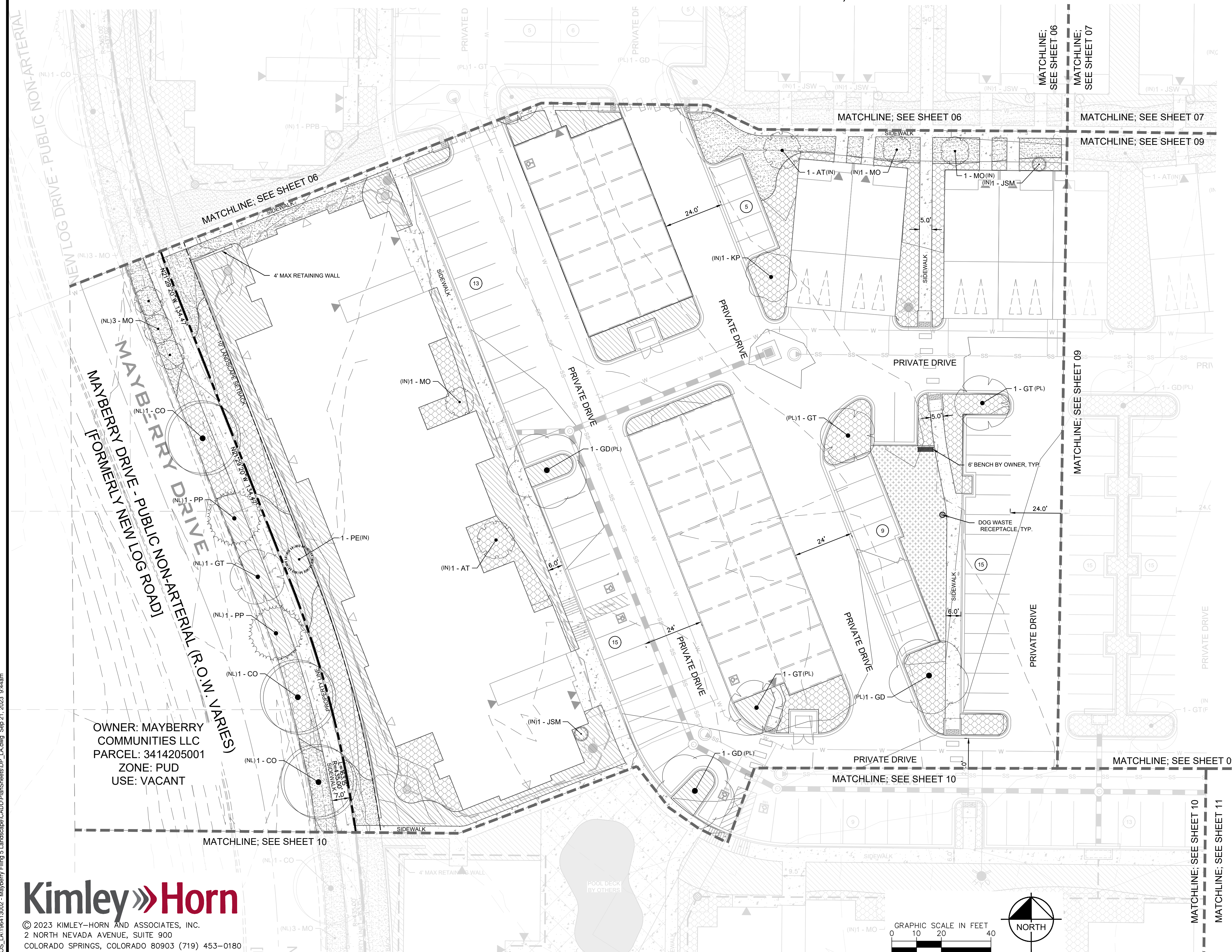
OWNER: HALE
 PARCEL: 3414
 ZONE: PL
 USE: SINGLE I

EPC APPROVAL:



PRELIMINARY LANDSCAPE PLAN
 SHEET 09 OF 15

MAYBERRY FILING 5 LANDSCAPE PLAN TRACT K OF MAYBERRY COLORADO SPRINGS FILING NO. 1 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

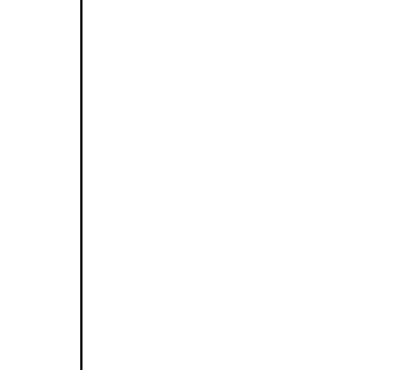


PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AT	17	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE
	CO	17	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND WESTERN HACKBERRY
	CS	6	CATALPA SPECIOSA / NORTHERN CATALPA
	GD	6	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)
	GT	13	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST
	KP	8	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
	MO	41	MALUS 'CORALBURST' / CORALBURST CRABAPPLE
	PA	11	PRUNUS CERASIFERA CRIMSON POINTE / COLUMNAR PURPLE PLUM
	QM	7	QUERCUS MACROCARPA / BURR OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	JSM	10	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER LOW ROOT DAMAGE POTENTIAL
	JSW	8	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER
	PE	8	PINUS EDULIS / PINON PINE
	PN	6	PINUS NIGRA / AUSTRIAN BLACK PINE
	PP	12	PINUS PONDEROSA / PONDEROSA PINE
	PPB	2	PICEA PUNGENS 'BLUE DIAMOND' / BLUE DIAMOND DWARF SPRUCE
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	SEED2	20,170 SF	EPC ALL PURPOSE MIX INSTALL PER DETAIL - 47% GRAND II TALL FESCUE, 47% SR8650 TALL FESCUE, 6% SP17FIRE TEXAS HYBRID
	SOD	18,175 SF	SURVIVALIST TALL FESCUE INSTALL PER DETAIL - 47% GRAND II TALL FESCUE, 47% SR8650 TALL FESCUE, 6% SP17FIRE TEXAS HYBRID

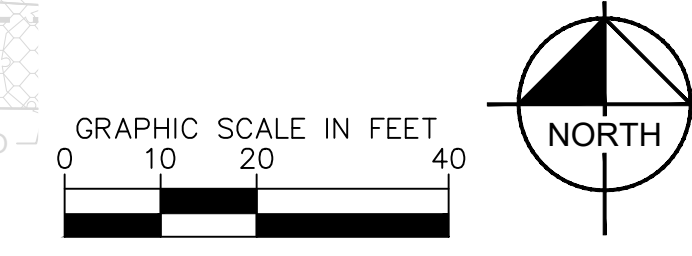
NOTE: SEE SHEET L-109 FOR FULL PLANT LIST AND SPECIFICATIONS

EPC APPROVAL:



PRELIMINARY LANDSCAPE PLAN
SHEET 10 OF 15

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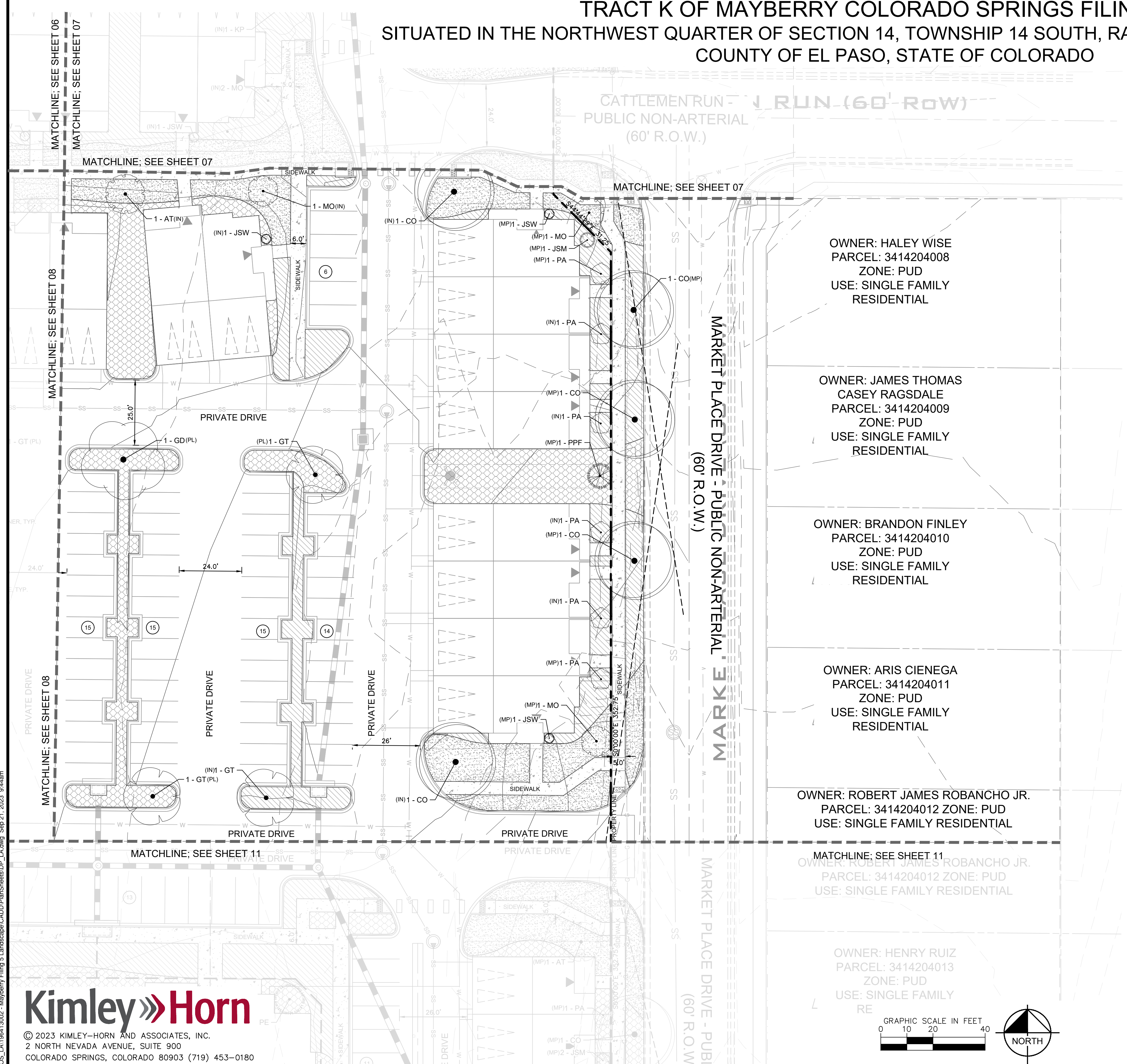
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MAYBERRY FILING 5

LANDSCAPE PLAN

TRACT K OF MAYBERRY COLORADO SPRINGS FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



OWNER: HALEY WISE
PARCEL: 3414204008
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: JAMES THOMAS
CASEY RAGSDALE
PARCEL: 3414204009
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: BRANDON FINLEY
PARCEL: 3414204010
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: ARIS CIENEGA
PARCEL: 3414204011
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: ROBERT JAMES ROBANCHO JR.
PARCEL: 3414204012
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: ROBERT JAMES ROBANCHO JR.
PARCEL: 3414204012
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: HENRY RUIZ
PARCEL: 3414204013
ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

PLANT SCHEDULE

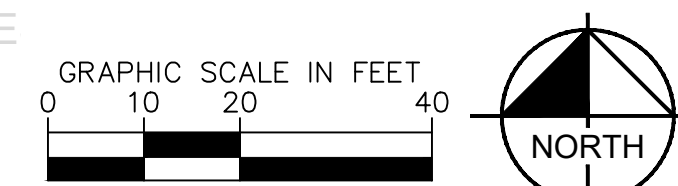
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AT	17	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE
	CO	17	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND WESTERN HACKBERRY
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	QM	7	QUERCUS MACROCARPA / BURR OAK
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	PE	8	PINUS EDULIS / PINON PINE
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GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
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NOTE: SEE SHEET L-109 FOR FULL PLANT LIST AND SPECIFICATIONS

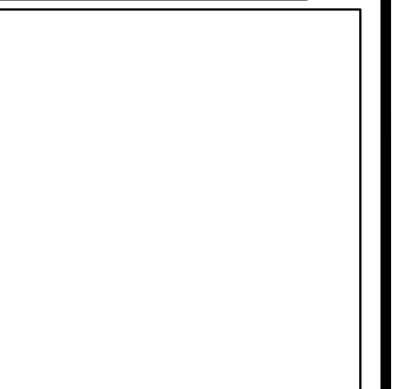
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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



EPC APPROVAL:



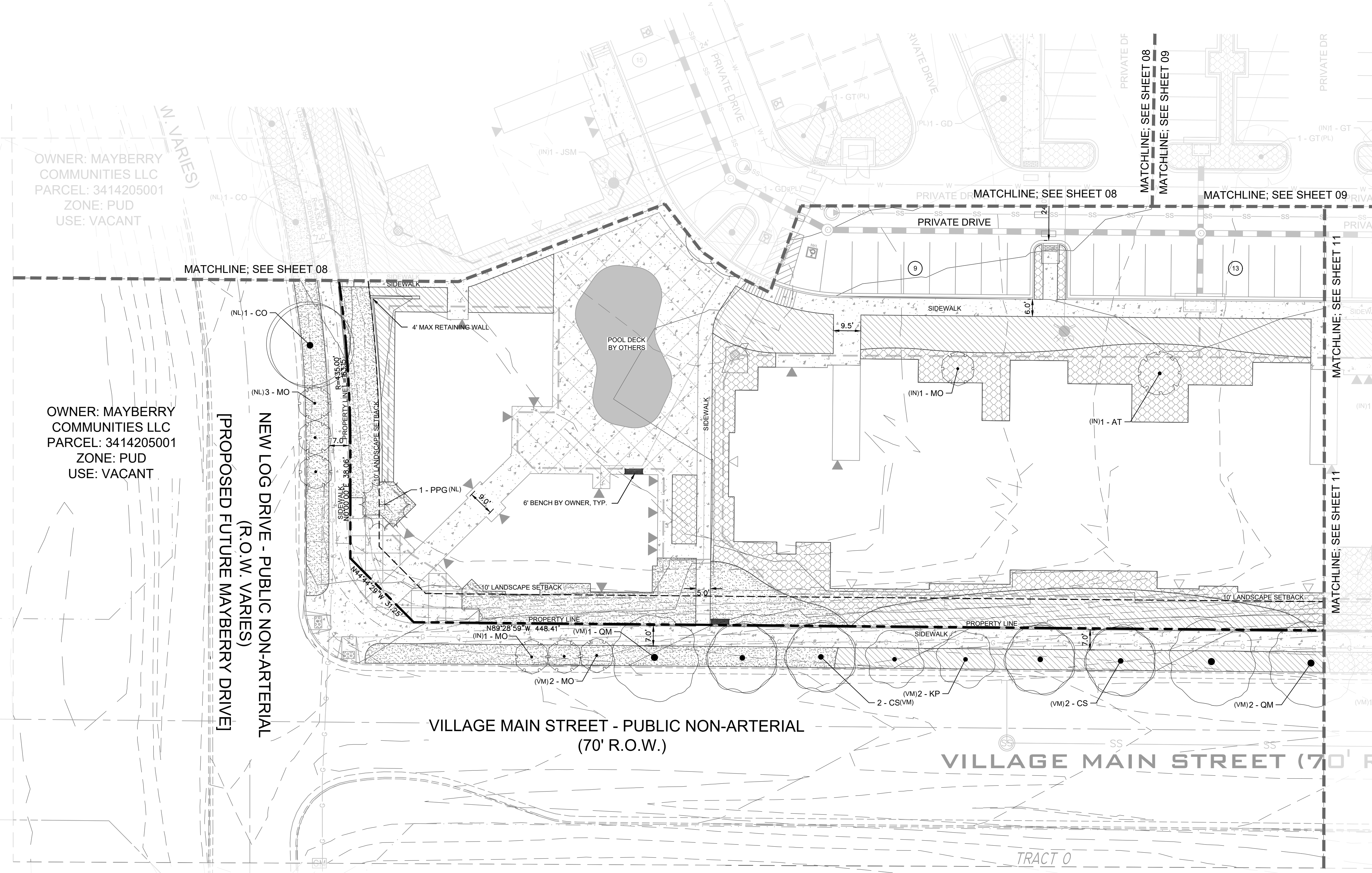
PRELIMINARY LANDSCAPE PLAN
SHEET 11 OF 15

MAYBERRY FILING 5

LANDSCAPE PLAN

TRACT K OF MAYBERRY COLORADO SPRINGS FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

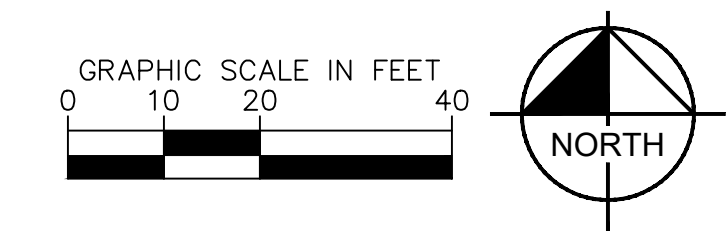


PLANT SCHEDULE

DECIDUOUS TREES			
CODE	QTY	BOTANICAL / COMMON NAME	
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QM	7	QUERCUS MACROCARPA / BURR OAK	
EVERGREEN TREES			
CODE	QTY	BOTANICAL / COMMON NAME	
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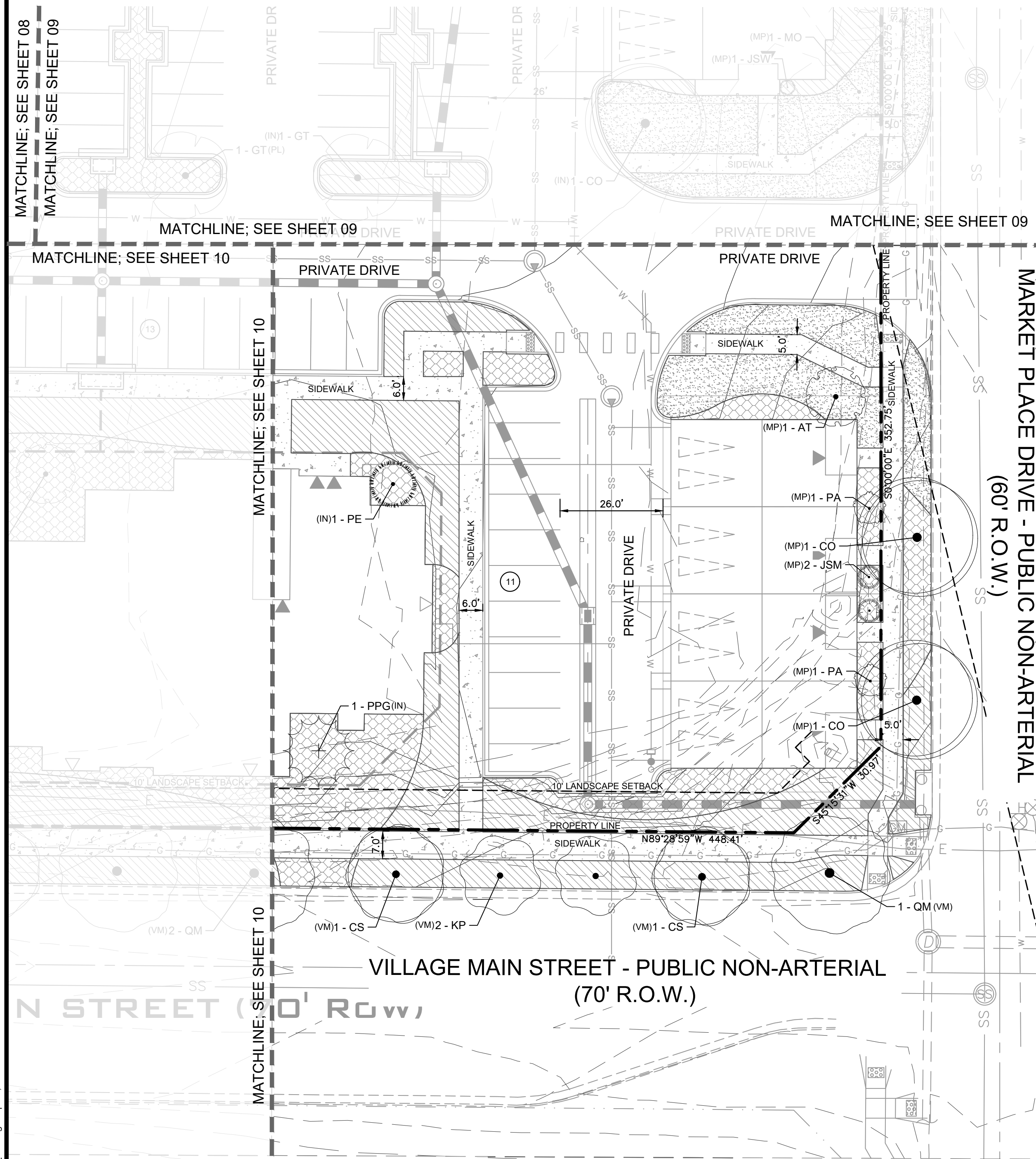
EPC APPROVAL:

MAYBERRY FILING 5

LANDSCAPE PLAN

TRACT K OF MAYBERRY COLORADO SPRINGS FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: ROBERT JAMES ROBANCHO JR.
PARCEL: 3414204012 ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: ROBERT JAMES ROBANCHO JR.
PARCEL: 3414204012 ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: HENRY RUIZ
PARCEL: 3414204013 ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: NOREEN EVANGELISTA
PARCEL: 3414204014 ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL

OWNER: MAYBERRY COMMUNITIES LLC
PARCEL: 3414206001 ZONE: PUD
USE: VACANT

PLANT SCHEDULE

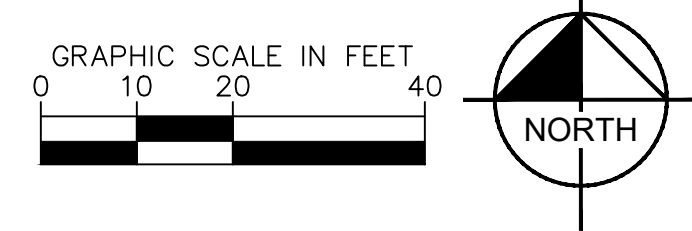
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NOTE: SEE SHEET L-109 FOR FULL PLANT LIST AND SPECIFICATIONS

EPC APPROVAL:



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MAYBERRY FILING 5

LANDSCAPE PLAN

TRACT K OF MAYBERRY COLORADO SPRINGS FILING NO. 1

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THEREO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPIILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER UPON APPROVAL. DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTED INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANTS' GROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RINGS (IF MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMBS AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 1".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK-FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6"; REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 'E'. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADE IF NECESSARY.

- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x4" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL, INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR OR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

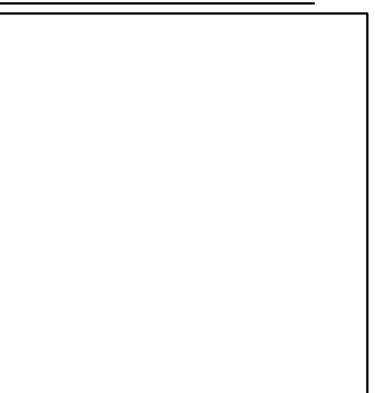
T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

U. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF MAYBERRY METROPOLITAN DISTRICT NO. 1.
2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

EPC APPROVAL:



LANDSCAPE NOTES
SHEET 14 OF 15

MAYBERRY FILING 5 LANDSCAPE PLAN - EL PASO COUNTY FILE NO.

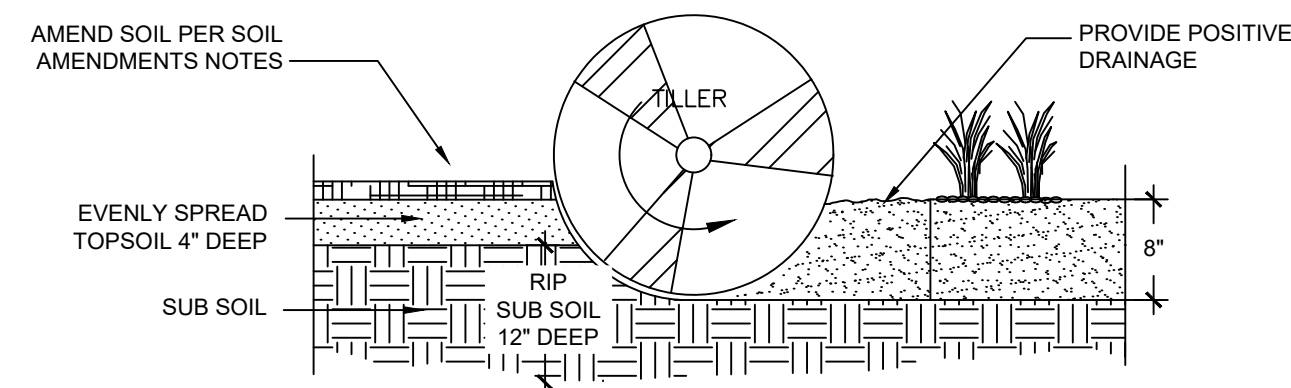
MAYBERRY FILING 5

LANDSCAPE PLAN

TRACT K OF MAYBERRY COLORADO SPRINGS FILING NO. 1

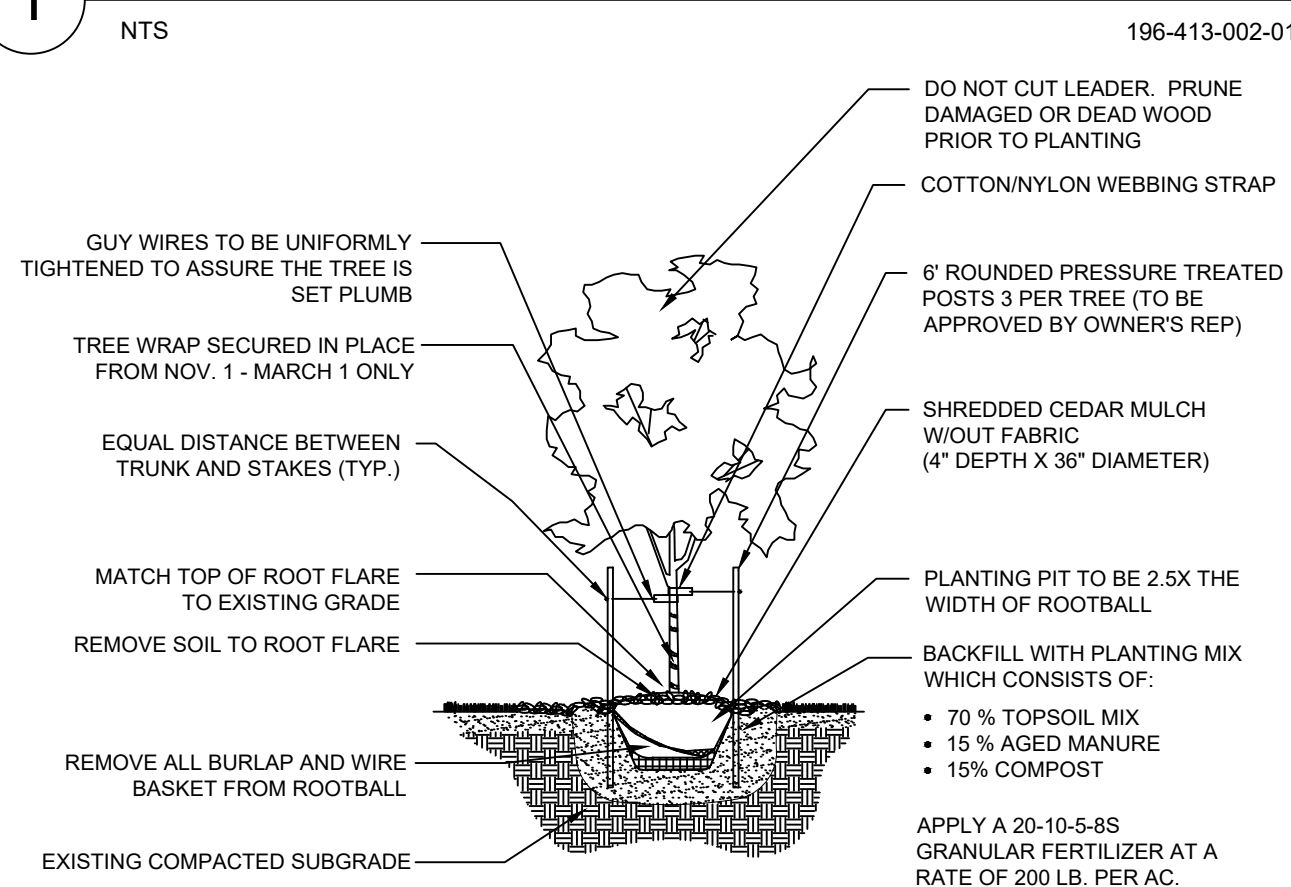
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

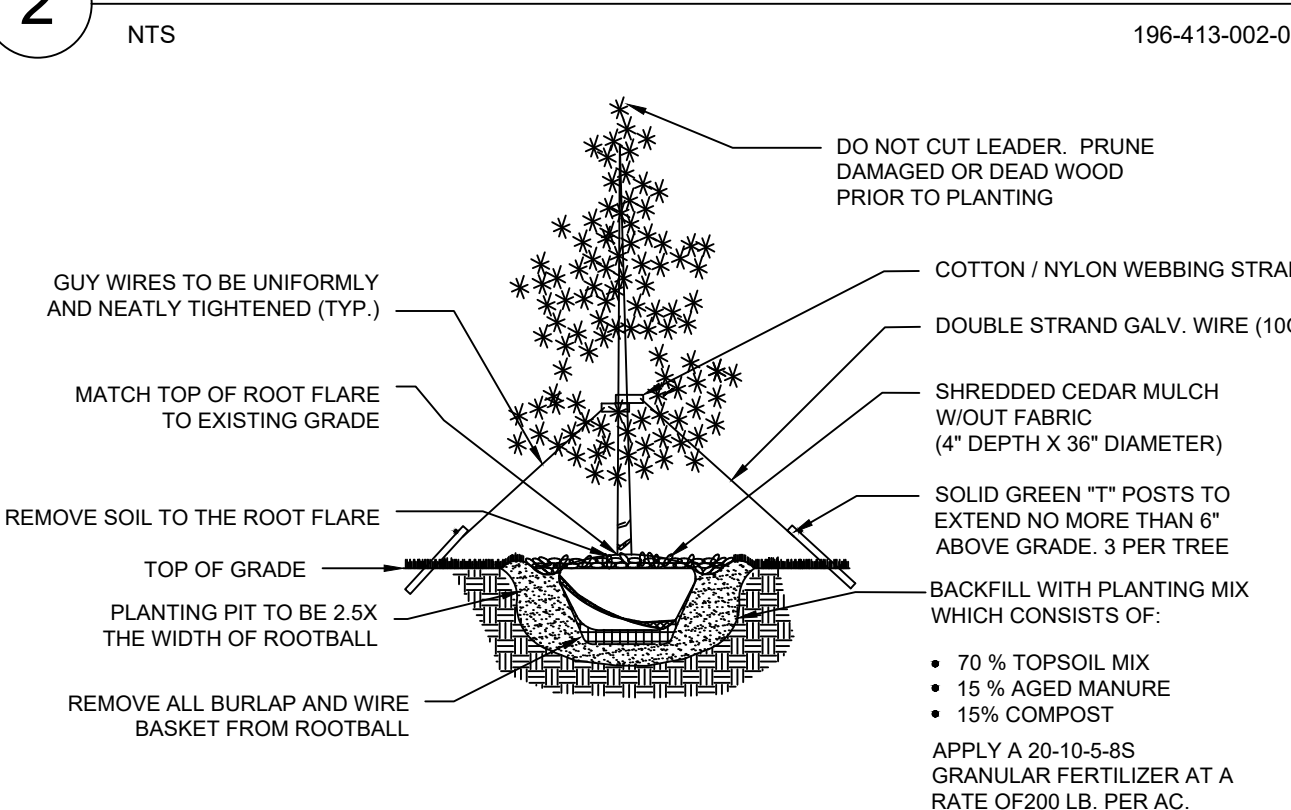


- NOTES:**
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
 6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

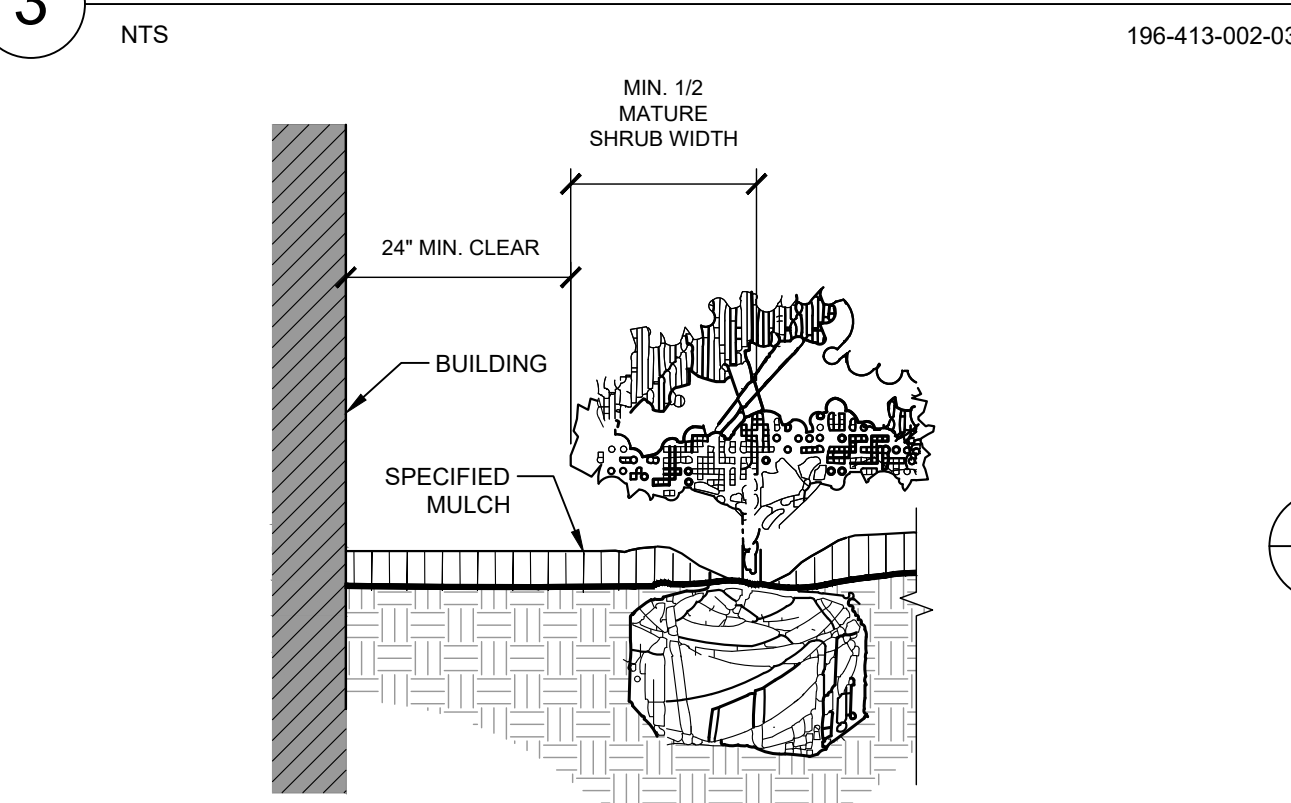
1 SOIL PREP



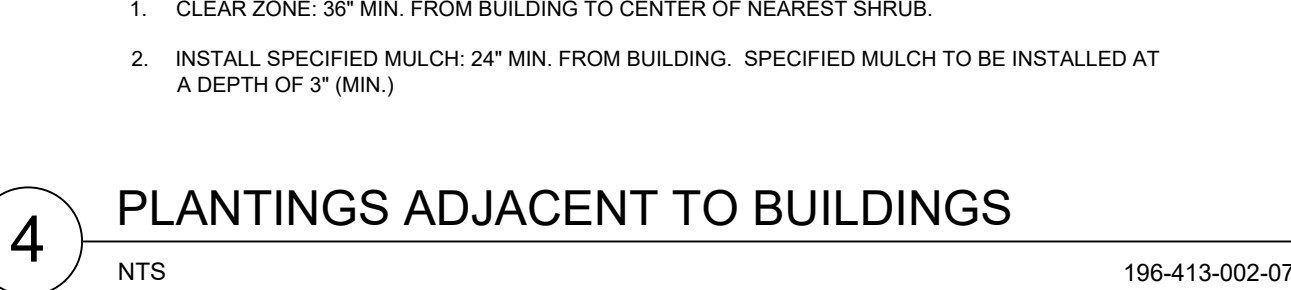
2 DECIDUOUS TREE PLANTING



3 EVERGREEN TREE PLANTING



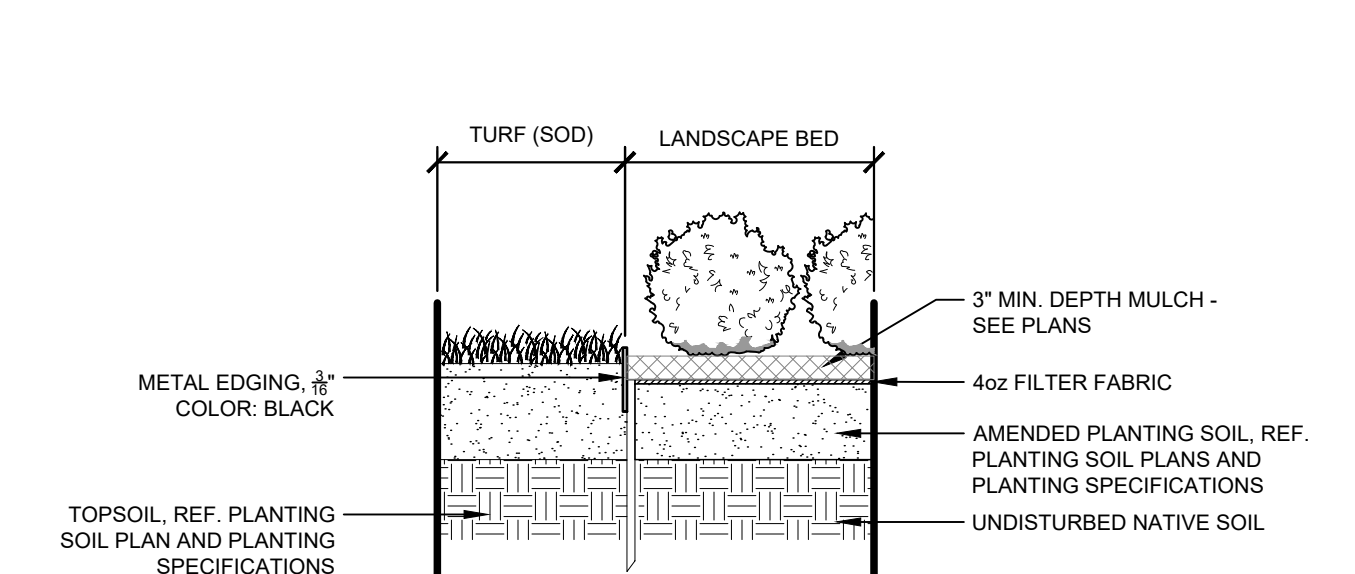
4 PLANTINGS ADJACENT TO BUILDINGS



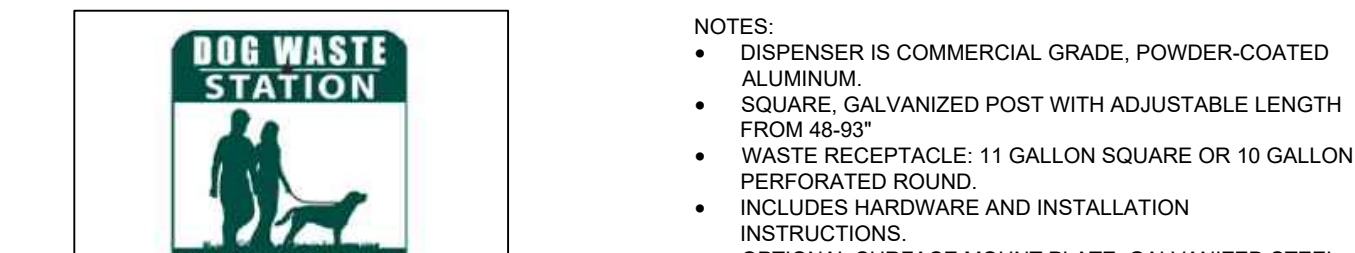
5 METAL EDGER AT PLANTING BED



6 COMPLETE DOG WASTE STATION - #7408S



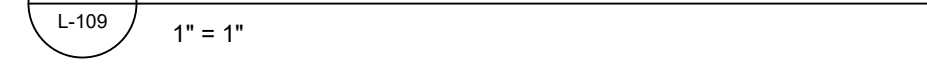
8 PAVING TO GRADE TRANSITION



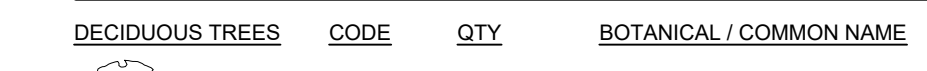
9 CRUSHER FINES AND TRANSITIONS



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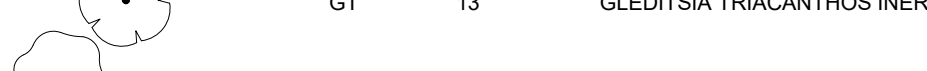
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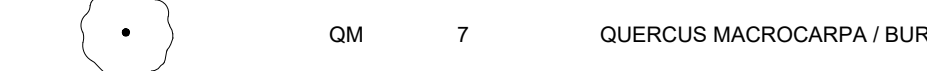
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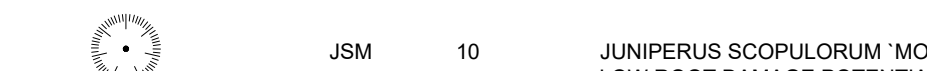
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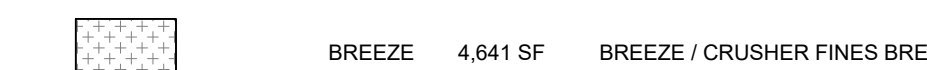
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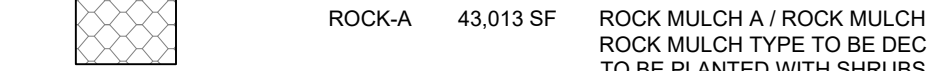
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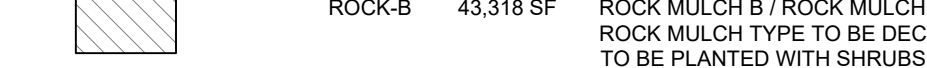
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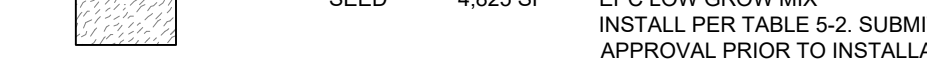
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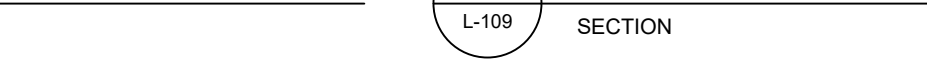
9 CRUSHER FINES AND TRANSITIONS



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AT	17	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	18'-20'
	CO	17	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND WESTERN HACKBERRY	B & B	1.5" CAL MIN	40'-50'	50'-60'
	CS	6	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30'-50'	40'-60'
	GD	6	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-50'	50'-60'
	GT	13	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST	B & B	1.5" CAL MIN	30'-35'	30'-35'
	KP	8	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2" CAL MIN	20'-30'	20'-30'
	MO	41	MALUS 'CORALBURST' / CORALBURST CRABAPPLE	B & B	1.5" CAL MIN	12'-15'	12'-15'
	PA	11	PRUNUS CERASIFERA CRIMSON POINTE / COLUMNAR PURPLE PLUM	B & B	1.5" CAL MIN	8'-10'	20'-25'
	QM	7	QUERCUS MACROCARPA / BURR OAK	B & B	2" CAL MIN	50'-80'	50'-80'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	JSM	10	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	6'-8'	12'-15'
	JSW	8	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	B & B	6" HGT.	4'-6'	15'-20'
	PE	8	PINUS EDULIS / PINON PINE	B & B	6" HGT.	10'-20'	20'-30'
	PN	6	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	12	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
	PPB	2	PICEA PUNGENS 'BLUE DIAMOND' / BLUE DIAMOND DWARF SPRUCE	B & B	6" HGT.	5'-10'	15'-20'
	PPF	1	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6" HGT.	10'-15'	25'-40'
	PPG	2	PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE	B & B	6" HGT.	20'-30'	40'-60'
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	BREEZE	4,641 SF	BREEZE / CRUSHER FINES BREEZE COLOR TO VARY FROM TRAIL AND TO BE SELECTED BY OWNER/CONTRACTOR.	BREEZE	4"	YES	PIONEER SAND & GRAVEL
	ROCK-A	43,013 SF	ROCK MULCH A / ROCK MULCH AND PLANTINGS ROCK MULCH TYPE TO BE DECIDED BY OWNER/CONTRACTOR. ROCK MULCH TO BE PLANTED WITH SHRUBS AND GRASSES.	ROCK MULCH	4"	YES	C&C SAND
	ROCK-B	43,318 SF	ROCK MULCH B / ROCK MULCH AND PLANTINGS ROCK MULCH TYPE TO BE DECIDED BY OWNER/CONTRACTOR. ROCK MULCH TO BE PLANTED WITH SHRUBS AND GRASSES.	ROCK MULCH	4"	YES	C&C SAND
	SEED	4,825 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED INC.
	SEED2	20,170 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		PAWNEE BUTTES SEED
	SOD	18,175 SF	SURVIVALIST TALL FESCUE INSTALL PER DETAIL - 47% GRAND II TALL FESCUE, 47% SR8650 TALL FESCUE, 6% SPITFIRE TEXAS HYBRID	SOD	PER MFR. SPECS		GREEN BELT TURF FARM

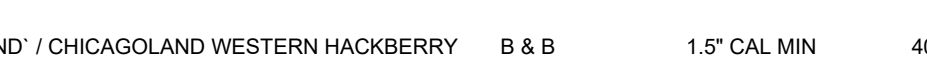
8 PAVING TO GRADE TRANSITION



9 CRUSHER FINES AND TRANSITIONS



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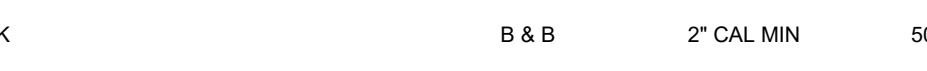
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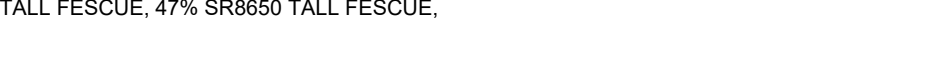
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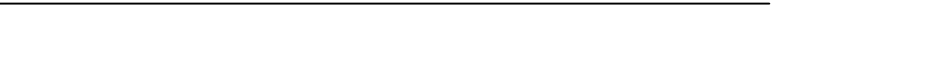
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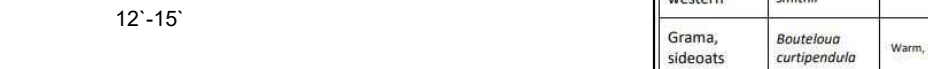
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Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Central Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Ingrated broadcast	Ingrated hydroseeded	Non-ingranted drilled
Bluestem, big	Andropogon gerardii	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	Bouteloua gracilis	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass	Asseillo viridula	Cool, bunch	10	2	1	0.5
Wheatgrass, western?	Panicum scribneri	Cool, sod	20	6.4	3.2	1.6
Gramma, sidecoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5
Switchgrass	Panicum virgatum	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	Calamagrostis canadensis	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass	Sorghastrum nutans	Warm,				