

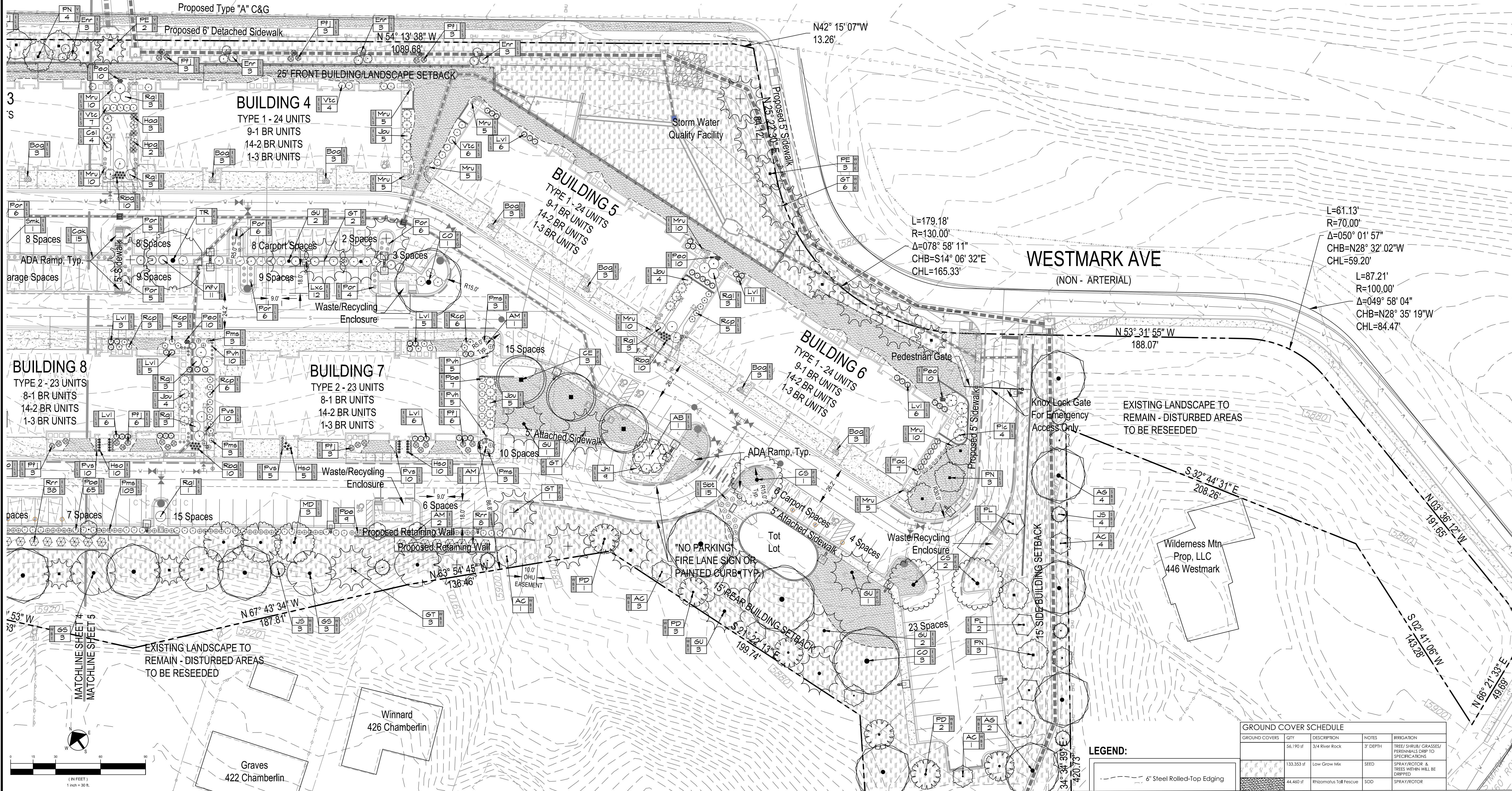
VENETUCCI BOULEVARD

(MINOR ARTERIAL)

Eldorado Springs at Cheyenne Mountain Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN - LANDSCAPE PLAN

OCTOBER, 2019



update, needs to be
INDEPENDENCE
PLACE AT
CHEYENNE
MOUNTAIN FIL NO 1

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Landscape Notes:

- General Notes:
- Contractor shall provide all labor, materials, tools and service necessary to furnish and install all work specified and as shown on these plans.
 - Existing tree stumps on site shall be grinded and removed unless otherwise noted. When existing trees are to be removed from the site, tree stumps shall be grinded and removed.
 - Contractor shall verify final boundaries for the tree protection zone (TPZ) with Forestry staff prior to commencement of construction/demolition activities.
 - Landscape plan is intended for county Administrative Site Development Plans purposes only and not intended for construction.

Trees, Shrubs, Perennials and Ornamental Grasses:

- Cultivate the subsoil on all planting beds, sods and seed areas per the landscape detail provided.
- The tilling of planting beds and placement of backfill is to occur just prior to planting; thereafter, protection from compaction and construction traffic shall be provided.
- All plant materials shall have backfill carefully placed around the base and sides of ball to two-thirds (2/3) depth of the ball, then thoroughly soak with water to allow settlement. All wire, burlap fasteners and loose burlap around base of trunk shall be removed at this time. Remainder of the pit shall then be backfilled, allowing for depth of mulch, saucer and settlement of backfill. Backfill shall then be thoroughly watered again.
- All shrubs and trees shall be planted a minimum of 12" inside of all edging and away from walls and other permanent structures.
- All plant locations are approximate; adjust locations prior to installing plant material as necessary to avoid conflicts with unforeseen elements missing from the landscape drawing or elements added during construction.
- Quantities of materials shown on the planting plan take precedence over quantities shown on the Plant Schedule. Landscape Contractor shall be responsible for verifying all quantities on the planting plan. Report any discrepancies in the planting plan immediately to the Owner's Representative.
- Plants are to be sized as shown per species on the Plant Schedule.
- For conditions where trees are located within 8' of pavement or utilities, use century root barrier, or equal substitute, along the perimeter of the pavement or utility.

Weed Barrier, Edging, and Ground Plane Treatment:

- An evenly placed layer of gravel mulch, cobble mulch, or breeze shall be placed on all areas designated to receive the specified mulch. Minimum depths shall be achieved in accordance to the schedule by the type of mulch. Weed barrier fabric shall be completely covered and pinned.
- Weed barrier shall be a woven, porous mat as manufactured by American Excelsior Polyspun XL, Dupont Typar Style 3341 or Mirafi "Mirascape". The weed barrier shall be installed per manufacturer's recommendations.
- 6" Height by 3/16" width rolled-top steel edging shall be used to separate all planting beds from turfgrass. All edging shall be installed flush with grade. Avoid broken back curves and long tangents between curves. Obtain Owner's Representative approval prior to installation.

Maintenance and Warranty:

- The Contractor shall provide all water, watering devices and labor needed to irrigate plant materials until provisional acceptance of the project. The Contractor shall supply enough water to maintain the plant's healthy condition.
- Contractor to remove tree stakes, tree wrap, and all dead wood on trees and shrubs one year after the commencement of the planting installation.
- At the completion of planting operations, all plants shall be inspected by the owner and owner's representative. Contractor shall replace immediately any plants not in healthy and vigorous condition at that time at no expense to the owner. Any plants not in healthy condition during the One-Year Warranty Period shall be replaced as per the original specifications, free of charge to the Owner.
- Remove all rubbish, equipment and material and leave the area in a neat, clean condition each day. Maintain paved areas utilized for hauling equipment and materials by other trades in a clean and unobstructed conditions at all times.
- Contractor to apply fertilizer in Spring and again in Late September. Water thoroughly after application of fertilizers. All seeded and sodded areas to have recommended fertilizer applications: Added 2-3 weeks after seeding emergence; once in Mid- to late-June; In early- to mid-August; and once in Late September. Seeded and Sodded areas are also to receive 0.5 lbs of elemental sulfur (or equivalent material) per 1,000 sq. ft. applied in late September. Water thoroughly after application of fertilizers.

Implementation and Coordination of Landscape Plan:

- The shown utility locations are approximate. Contractor shall locate all utilities before work. Locate exact utility locations by contacting "CALL BEFORE YOU DIG" at (800) 922-1987. The Contractor is responsible for the repair of any damage caused to utilities.
- Contractor shall send soil samples (two of each from different parts of the site) for all areas of turfgrass (each type, i.e. Bluegrass, Buffalograss, Blue Grama, Low Grow, etc.), low water use planting beds, and medium/high water use planting beds to the Colorado State University Soil Testing Lab (Application found at www.soiltestinglab.colostate.edu) for input on soil amendments and fertilizers. Till and amend soils at a depth of 4" deep per CSU recommendations.
- Contractor is responsible for maintaining existing erosion control measures as per El Paso's County specifications during the duration of work on-site.
- All existing top soil is to be stripped and stockpiled for use in the proposed landscape. All stockpiled soil must be clear of weeds, rocks, and debris before re-application. All bermed planting beds to be clear of weeds, rocks, and debris before re-application. All bermed planting beds to be created with imported topsoil. See Civil Engineering drawings for location of the stockpile.
- Contractor shall provide 4" of topsoil at all sod and planting areas. Grade shall be adjusted for sod thickness. Landscape Contractor shall perform all finish grading.
- The Finish Grades, See Civil Engineering Construction Drawings, shall provide positive drainage away from Walls and Buildings. All landscape areas shall have a minimum of 2% slope. For Proposed Site Grading, See Grading Plan.

Turfgrass:

- Contractor is to provide verification that all sod is of the species shown on this plan. No substitutions will be allowed. Sod to be laid with tight staggered edges and be rolled after installation.
- Fine grade sod and seed areas to eliminate irregularities on the surface. Roll or perform additional fine grading.
- Roll sod after installation to insure roots are in contact with the soil surface. Immediately begin watering of sodded areas.

Irrigation

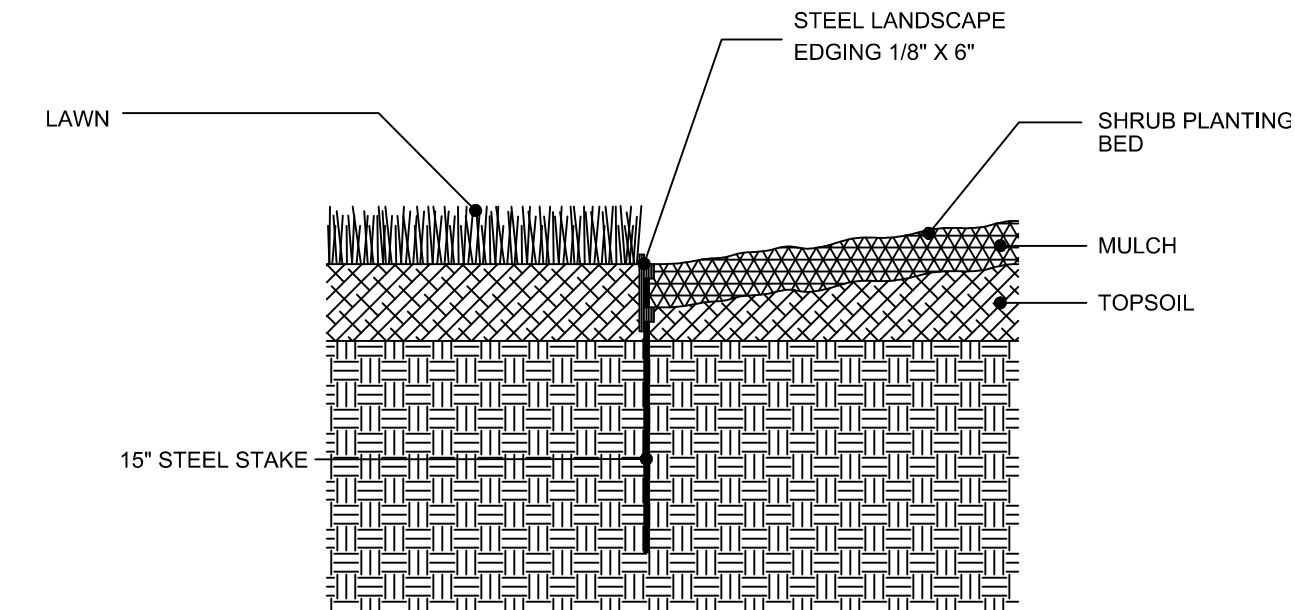
- All landscape areas shall be irrigated with an underground automatic irrigation system.
- Trees and shrubs shall be irrigated by a separate zone from sod/grass areas.
- All trees within Native Grass Areas will be irrigated on a separate Drip Emitter zone.
- All tree and shrubs shall be irrigated with the appropriate drip emitter size specified within the schedule.
- The Irrigation system shall have a rain sensor shutoff installed.
- Final layout design of irrigation system and equipment specifications shall be determined by contractor.

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRRIGATION
+	AB	3	Abies balsamea / Balsam Fir	6" HT.	25' X 65" H	Dx3
+	AA	20	Acer glabrum / Amur Maple	2" Cal.	20' X 20" H	Dx3
+	AC	15	Acer platanoides / Columnar / Columnar Norway Maple	2" Cal.	15' X 45" H	Dx3
+	AM	14	Acer platanoides / Columnar / Columnar Norway Maple	2.5" Cal.	15' X 25" H	Dx3
+	AG	19	Aesculus glabra / Ohio Buckeye	2" Cal.	40' X 40" H	Dx3
+	CS	3	Catalpa bignonioides / Southern Catalpa	2" Cal.	40' X 60" H	Dx3
+	CO	5	Celtis occidentalis / Common Hackberry	2" Cal.	50' X 60" H	Dx3
+	CE	6	Cercis canadensis / Eastern Redbud	2" Cal.	35' X 30" H	Dx3
+	GT	15	Gleditsia triacanthos / Skyline / Southern Honeylocust	2" Cal.	35' X 45" H	Dx3
+	GS	15	Gleditsia triacanthos inermis / Shademaster TM / Shademaster Locust	2" Cal.	35' X 45" H	Dx3
+	GU	10	Gleditsia triacanthos inermis / Sunburst / Sunburst Common Honeylocust	2" Cal.	30' X 40" H	Dx3
+	JU	9	Juniperus chinensis / Spacemir / Spacemir Juniper	6" HT.	6' X 15" H	Dx3
+	JM	11	Juniperus monosperma / Chameleon	6" HT.	12' X 30" H	Dx3
+	JS	7	Juniperus scopulorum / Rocky Mountain Juniper	6" HT.	12' X 30" H	Dx3
+	JA	12	Juniperus scopulorum / Blue Arrow / Blue Arrow Juniper	6" HT.	4' X 15" H	Dx3
+	MD	10	Malus x 'Dolgo' / Dolgo Crab Apple	2" Cal.	30' X 20" H	Dx3
+	PG	6	Picea pungens / Glauca / Colorado Blue Spruce	6" HT.	20' X 50" H	Dx3
+	PE	17	Pinus edulis / Pinon Pine	6" HT.	20' X 30" H	Dx3
+	PL	10	Populus nigra 'Italica' / Lombardy Poplar	2" Cal.	15' X 45" H	Dx3
+	PN	24	Prunus cerasifera 'Newport' / Newport Flowering Plum	2" Cal.	20' X 20" H	Dx3
+	PC	7	Prunus virginiana 'Canada Red' / Canada Red Chokeberry	2" Cal.	20' X 25" H	Dx3
+	PD	9	Pseudotsuga menziesii / Douglas Fir	6" HT.	20' X 80" H	Dx3
+	PR	5	Thuja occidentalis 'Reinholda' / Reinholda American Linden	2" Cal.	40' X 60" H	Dx3

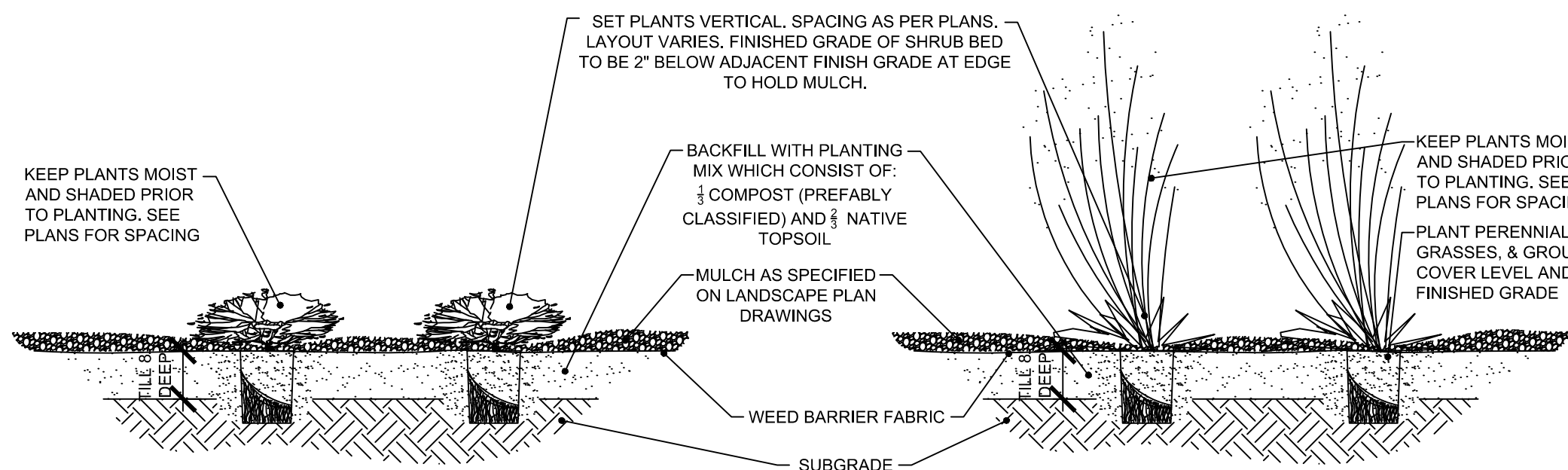
PLANT SCHEDULE						
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRRIGATION
+	Agc	1	Acer glabrum / Compact Amur Maple	#5	12' X 12" H	Dx2
+	Bta	40	Berberis thunbergii / Atropurpurea / Red Leaf Japanese Barberry	#5	6' X 6" H	Dx2
+	Cil	8	Cornus stolonifera 'banti' / Banti Dogwood	#5	7' X 5" H	Dx2
+	Err	30	Elaeagnus angustifolia / Rubber Redleaf	#5	6' X 6" H	Dx2
+	Etc	97	Eucalyptus tereticornis / Colonial / Colonial Purple	#5	4' X 18" H	Dx2
+	Fac	7	Fragaria chiloensis / Columbian / Fall Hedge Buckhorn	#5	4' X 12" H	Dx2
+	Hoa	12	Hydrangea arborescens / Annabelle / Annabelle Smooth Hydrangea	#5	6' X 5" H	Dx2
+	Hpa	10	Hydrangea paniculata / Redice Improved / Panicle Hydrangea	#5	6' X 6" H	Dx2
+	Jhi	9	Juniperus horizontalis 'Icee Blue' / Icee Blue Juniper	#5	8' X 4" H	Dx2
+	Jbu	27	Juniperus sabina 'Buffalo' / Buffalo Juniper	#5	8' X 18" H	Dx2
+	Lul	83	Ligularia vulgaris / Lodense / Lodense Pivert	#5	4' X 3" H	Dx2
+	Luc	30	Lonicera xylosteum / Clavell / Clavell's Dwarf Honeysuckle	#5	6' X 6" H	Dx2
+	Pms	147	Philadelphus x Minnesota Snowflake Nana / Minnesota Snowflake Mockorange	#5	3' X 3" H	Dx2
+	Phe	77	Philadelphus x terminalis / Bate Bate / Mock Orange	#5	4' X 6" H	Dx2
+	Pgal	20	Potentilla fruticosa / Gold Drop / Gold Drop Potentilla	#5	3' X 3" H	Dx2
+	PJ	78	Potentilla fruticosa / Jackamont / Jackamont Potentilla	#5	4' X 4" H	Dx2
+	Ple	19	Prunus x cistena / Purple Leaf Sand Cherry	#5	8' X 8" H	Dx2
+	Qgb	28	Quercus gambelii / Gambel Oak	#5	12' X 20" H	Dx2
+	Rcp	58	Rhododendron canadense / R.J.M. / Canada Rhododendron R.J.M.	#5	4' X 4" H	Dx2
+	Rgl	66	Rhus glabra / Low-Grow / Low-Grow Fragrant Sumac	#5	8' X 2" H	Dx2
+	Rt	20	Rhus typhina / Tiger Eyes / Tiger Eyes Sumac	#5	8' X 8" H	Dx2
+	Rr	46	Rosa rugosa / Rugosa Rose	#5	6' X 6" H	Dx2
+	Sof	38	Spiraea bellifolia 'Tor' / Broadleaf Spirea	#5	3' X 3" H	Dx2
+	Smk	33	Syringa pubescens / Miss Kim / Miss Kim Korean Lilac	#5	7' X 9" H	Dx2
+	Vic	39	Viburnum trilobum / Compact American Cranberry Viburnum	#5	5' X 5" H	Dx2
+	Wv	27	Weigela florida / Variegata / Variegated Weigela	#5	6' X 6" H	Dx2
+	Yg	18	Yucca glauca / Soapweed	#5	4' X 4" H	Dx2

PERENNIALS						
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRRIGATION	
hso	60	Hemerocallis x Stella de Oro / Hemerocallis x Stella de Oro	#1	18" X 24"	Dx1	
lgh	12	Lonicera reticulata / Kintley's Kintley's Honeysuckle	#1	6' X 3"	Dx1	
pec	90	Primula elatior / Onip Primrose	#1	12" X 15"	Dx1	
rog	70	Rubus occidentalis / Early Bird Gold / Black-eyed Susan	#1	2' X 2"	Dx1	
CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE	IRRIGATION	
bag	89	Bouteloua gracilis / Blue Grama	#1	2' X 2"	Dx1	
cak	48	Calamagrostis x acutiflora / Karl Foerster / Feather Reed Grass	#1	2' X 5"	Dx1	
mu	125	Muhlenbergia reverchonii Underscored / Underscored Muffin	#1	24" X 30"	Dx1	
nh	20	Panicum virgatum / Henry Metal / Blue Switch Grass	#1	18" X 4"	Dx1	
ps	70	Panicum virgatum Shennandoah / Switch Grass	#1	18" X 4"	Dx1	
por	139	Pennisetum orientale / Oriental Fountain Grass	#1	2' X 3"	Dx1	
sg	41	Sorghastrum nutans / Indian Grass	#5	4' X 12"	Dx1	
son	22	Sorghastrum nutans / Indian Grass	#1	4' X 5"	Dx1	
smf	10	Stipa neomexicana / New Mexico Feathergrass	#1	3' X 3"	Dx1	

GROUND COVER SCHEDULE			
GROUND COVERS	QTY	DESCRIPTION	NOTES
	56,190 sf	3/4 River Rock	3" DEPTH
	133,355 sf	Low Grow Mix	SEED
	44,460 sf	Rhizomatous Tall Fescue	SOD



B2 Steel Rolled-Top Edging Detail: NTS



- SHRUB, GRASS & PERENNIAL NOTES:
- 3-4" SPECIFIED ORGANIC MULCH SHOULD BE PROVIDED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
 - ALL PLANTS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS, WHERE APPLICABLE.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.
 - CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

- SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- REMOVE ALL PACKAGING MATERIAL.
- FOR POT BOUND PLANTS ONLY; MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
- FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

A3 Soil Preparation-Plantings

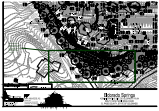
-Turfgrass (Sod) Scale 1/2" = 1'-0"

B3 Shrub Detail: Scale 1/2" = 1'-0"

C3 Grass/Perennial Detail: Scale 1/2" = 1'-0"

Landscape Plan_V2.pdf Markup Summary

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See comments on Letter of Intent, more information needed for decision, what will be caliber and maturity at time of planting?



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