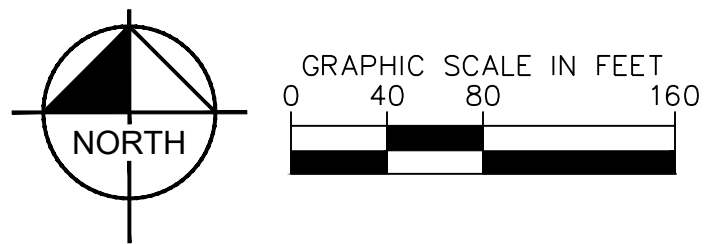
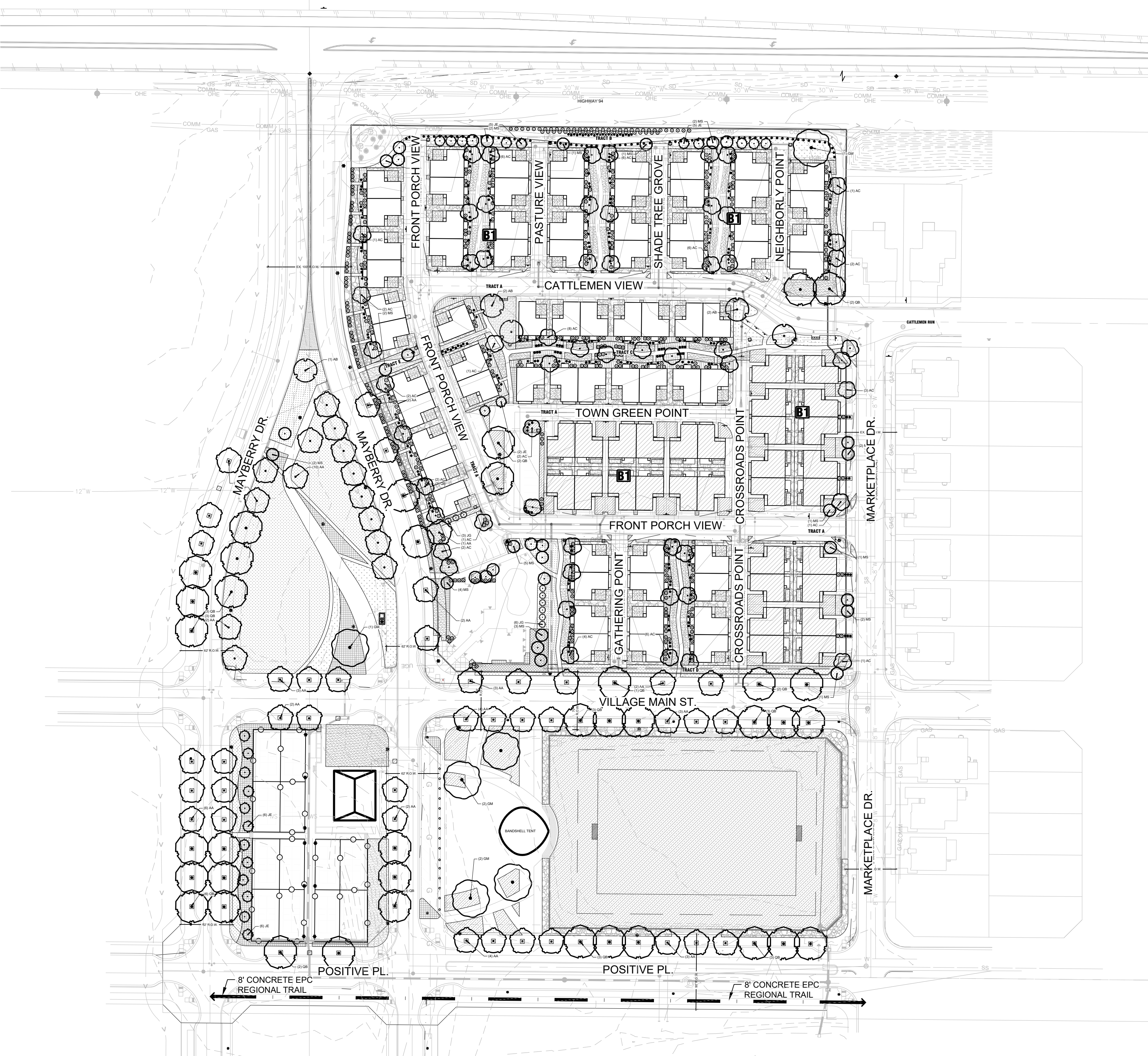


MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



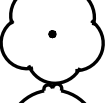
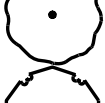
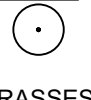
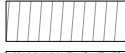
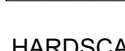
CONTACT LIST	
LJA	
1125 KELLY JOHNSON BOULEVARD, SUITE 361 COLORADO SPRINGS, CO 80920 303-421-4224 CONTACT: KATIE CARLEO, AICP	

SITE DATA	
TAX ID NUMBER:	3414201024, 3414205001, 3400000472, 3414206001, 3400000473
CURRENT ZONING:	PUD
PARCEL SIZE:	18.70 AC
PROPERTY ADDRESS:	22108 CATTLEMEN RUN CALLAHAN, CO 80808
TOTAL NUMBER OF PROPOSED DWELLING UNITS:	98

SITE COVERAGE		
	SQUARE FOOTAGE	PERCENTAGE
TOTAL PROJECT AREA:	814,572 SQ FT	100%
LANDSCAPED AREA:	281,490 SQ FT	35%
NON-LANDSCAPED AREA:	533,082 SQ FT	65%

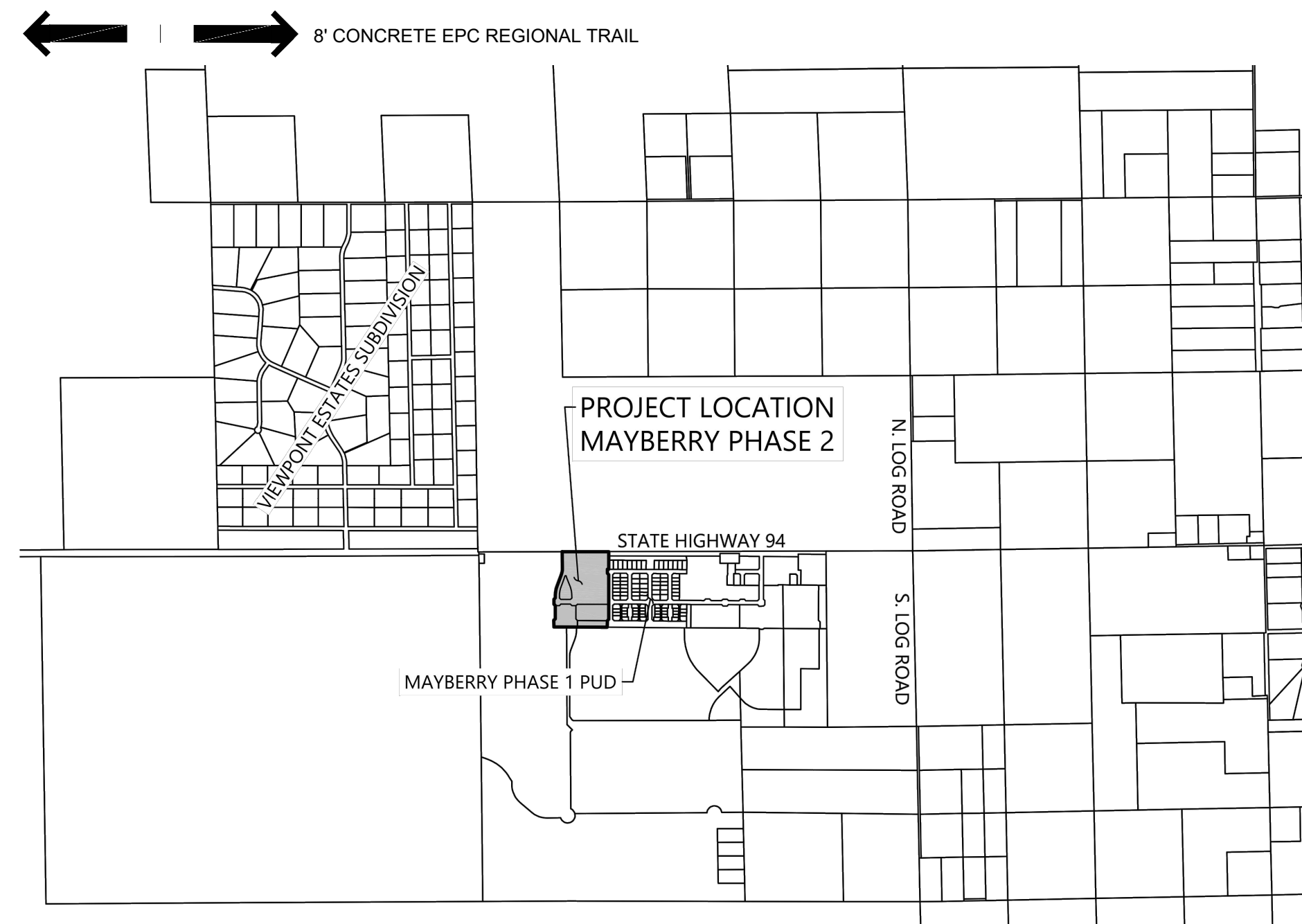
PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	N/A
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	3 / 3

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	QTY
DECIDUOUS TREES							
	AB	ACER SACCHARUM 'BAILSTA' / FALL FIESTA® SUGAR MAPLE	B & B	2" CAL MIN	30'-40'	60' +	5
	AC	ACER SACCHARUM 'CADD0' / CADD0 SUGAR MAPLE	B & B	2" CAL MIN	15'-25'	20'-30'	57
	AA	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	B & B	2" CAL MIN	30'-40'	40'-60'	54
	GM	GYMNOCLADUS DIOICA MOCA / KENTUCKY COFFEETREE 'MOCA'	B & B	2" CAL MIN	50'-80'	35'-50'	6
	QB	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL MIN	40'-60'	40'-60'	38
EVERGREEN TREES							
	JG	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6' HT.	10'-20'	6'-8'	9
	JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	6' HT.	10'-20'	35'-50'	24
ORNAMENTAL TREES							
	MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	20'-30'	32
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	QTY
SHRUBS							
	-S	PROPOSED SHRUB / SHRUBS	5 GAL				515
GRASSES							
	PG	PROPOSED GRASS/PERENNIAL / ORNAMENTAL GRASSES OR PERENNIALS	3 GAL				356
SYMBOL	CODE	BOTANICAL / COMMON NAME	TYPE	HIGHT	WATER USE	QTY	
GROUND COVERS							
	ROCK 1	/ 1-1/2" SADDLEBACK SWIRL ROCK	ROCK MULCH	4"	YES	36,356	
	ROCK 2	/ 3/4" BLACK GRANITE	ROCK MULCH	4"	YES	15,398	
	COBBLE	BLUE GREY RIVER ROCK / 2.4" RIVER ROCK	ROCK MULCH	6" DEPTH	YES	37,732	
	SEED	EPC ALL PURPOSE MIX	SEED	PER CHART		14,955	
	SEED2	EPC LOW GROW MIX	SEED	42 LBS / ACRE		50,670	
	SOD	KENTUCKY BLUEGRASS SOD / SOD	SOD			39,443	
	SODH	SOD / HYDROSEEDING KENTUCKY BLUE GRASS	HYDRO-SEED			86,936	

NOTE: ALL MATERIAL ABOVE ARE RECOMMENDATIONS OR APPROVED EQUAL

LANDSCAPE LEGEND



NOTE: THE EL PASO COUNTY REGIONAL TRAIL ALIGNMENT SHOWN ON
THIS PLAN REFLECTS THE APPROVED REALIGNMENT AS SHOWN ON
THE SKETCH PLAN AND PER COORDINATION COMPLETED BETWEEN
THE APPLICANT AND EL PASO COUNTY PARKS STAFF.



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Revision Type:		Revision No.	Rev. Date:	Rev. Description:	Job No.: 8787-0001	Scale Horiz: N/A	Scale Vert: N/A	Sheet: 1 of 7	Date: September 18, 2026
No.	Rev. Date:								
1									
2									
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Mayberry Phase 2	
El Paso County	
PUD Development Plan & Preliminary Plan	
Landscape Cover	
Proj. Name:	
Location:	
Plan Set:	
Sheet Name:	

Client:	Mayberry Communities, LLC
Address:	22108 Cattlemen Run Callahan, CO 80808
Contact:	Scott Souders



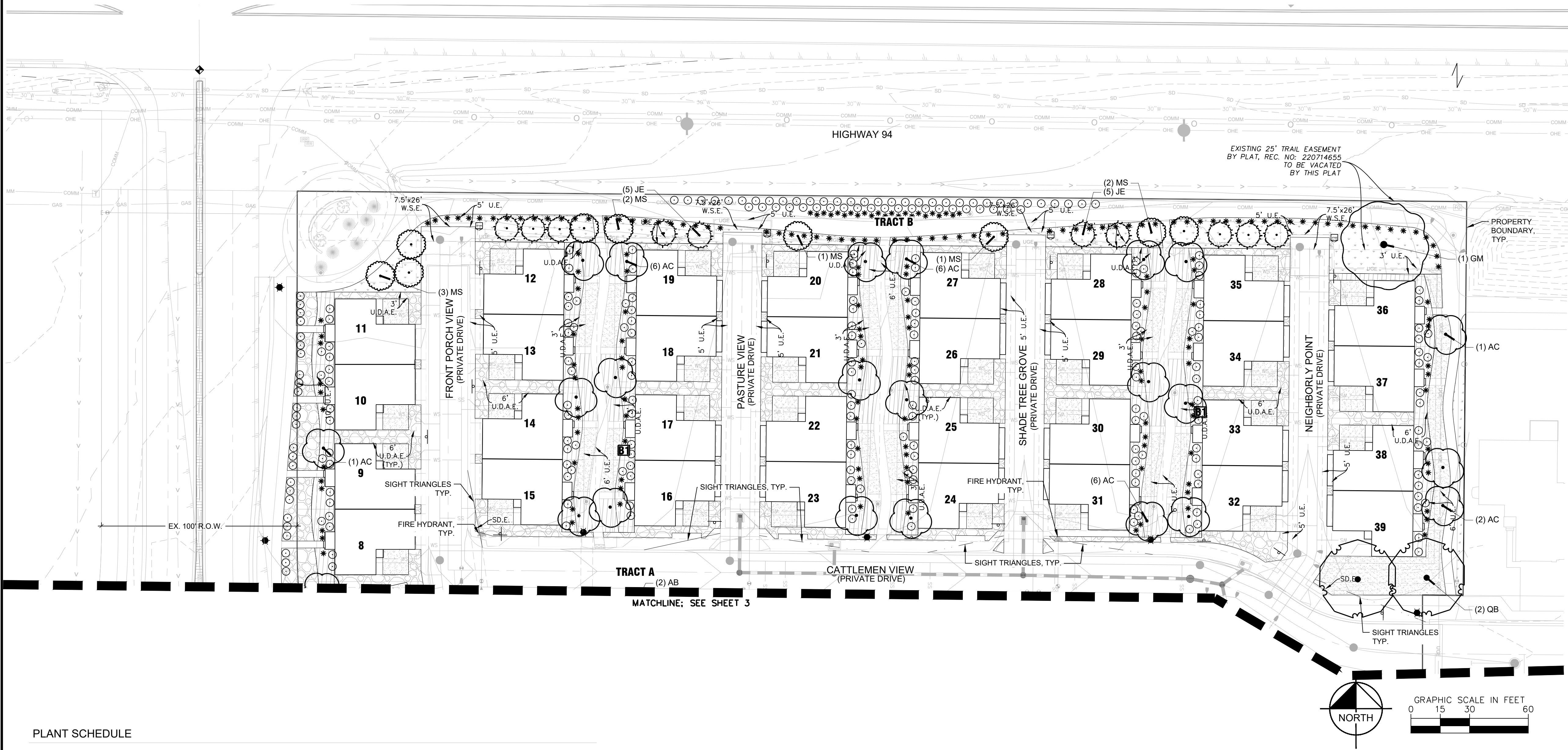
Know what's below.
Call before you dig.

No.	1
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MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	QTY
DECIDUOUS TREES							
	AB	ACER SACCHARUM 'BAISTA' / FALL FIESTA® SUGAR MAPLE	B & B	2" CAL MIN	30'-40'	60+	5
	AC	ACER SACCHARUM 'CADDO' / CADDO SUGAR MAPLE	B & B	2" CAL MIN	15'-25'	20'-30'	57
	AA	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	B & B	2" CAL MIN	30'-40'	40'-60'	54
	GM	GYMNOCLADUS DIOICA MOCA / KENTUCKY COFFEETREE 'MOCA'	B & B	2" CAL MIN	50'-80'	35'-50'	6
	QB	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL MIN	40'-60'	40'-60'	38
EVERGREEN TREES							
	JG	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6" HT.	10'-20'	6-8"	9
	JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	6" HT.	10'-20'	35'-50'	24
ORNAMENTAL TREES							
	MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	20'-30'	32
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	QTY
SHRUBS							
	-S	PROPOSED SHRUB / SHRUBS	5 GAL				515

GRASSES

	PG	PROPOSED GRASS/PERENNIAL / ORNAMENTAL GRASSES OR PERENNIALS	3 GAL			356
SYMBOL	CODE	BOTANICAL / COMMON NAME	TYPE	HIGHT	WATER USE	QTY
	ROCK 1	/ 1-1/2" SADDLEBACK SWIRL ROCK	ROCK MULCH	4"	YES	36,356 SF
	ROCK 2	/ 3/4" BLACK GRANITE	ROCK MULCH	4"	YES	15,398 SF
	COBBLE	BLUE GREY RIVER ROCK / 2-4" RIVER ROCK	ROCK MULCH	6" DEPTH	YES	37,732 SF
	SEED	EPC ALL PURPOSE MIX	SEED	PER CHART		14,955 SF
	SEED2	EPC LOW GROW MIX	SEED	42 LBS / ACRE		50,670 SF
	SOD	KENTUCKY BLUEGRASS SOD / SOD	SOD			39,443 SF
	SODH	SOD / HYDROSEEDING KENTUCKY BLUE GRASS	HYDRO-SEED			86,936 SF

HARDSCAPE

	CONC	SCORED CONCRETE / STANDARD GREY	CONCRETE			1,607 SF
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NOTE: ALL MATERIAL ABOVE ARE RECOMMENDATIONS OR APPROVED EQUAL



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No.	Rev.	Date:	Revision Type:	Sheet:	Date:
1				2 of 7	
2					
3					
4					
5					
6					
Designed:	SM	Job No.: 8787-0001	Scale Horiz: N/A	Scale Vert: N/A	September 18, 2026
Prepared:	SM				
Approved:	KC				

Mayberry Phase 2	El Paso County	PUD Development Plan & Preliminary Plan	Preliminary Landscape Plan
Proj. Name:	Location:	Plan Set:	Sheet Name:

Client:	Mayberry Communities, LLC	Address:	22108 Cattlemen Run Calhan, CO 80808	Contact:	Scott Souders
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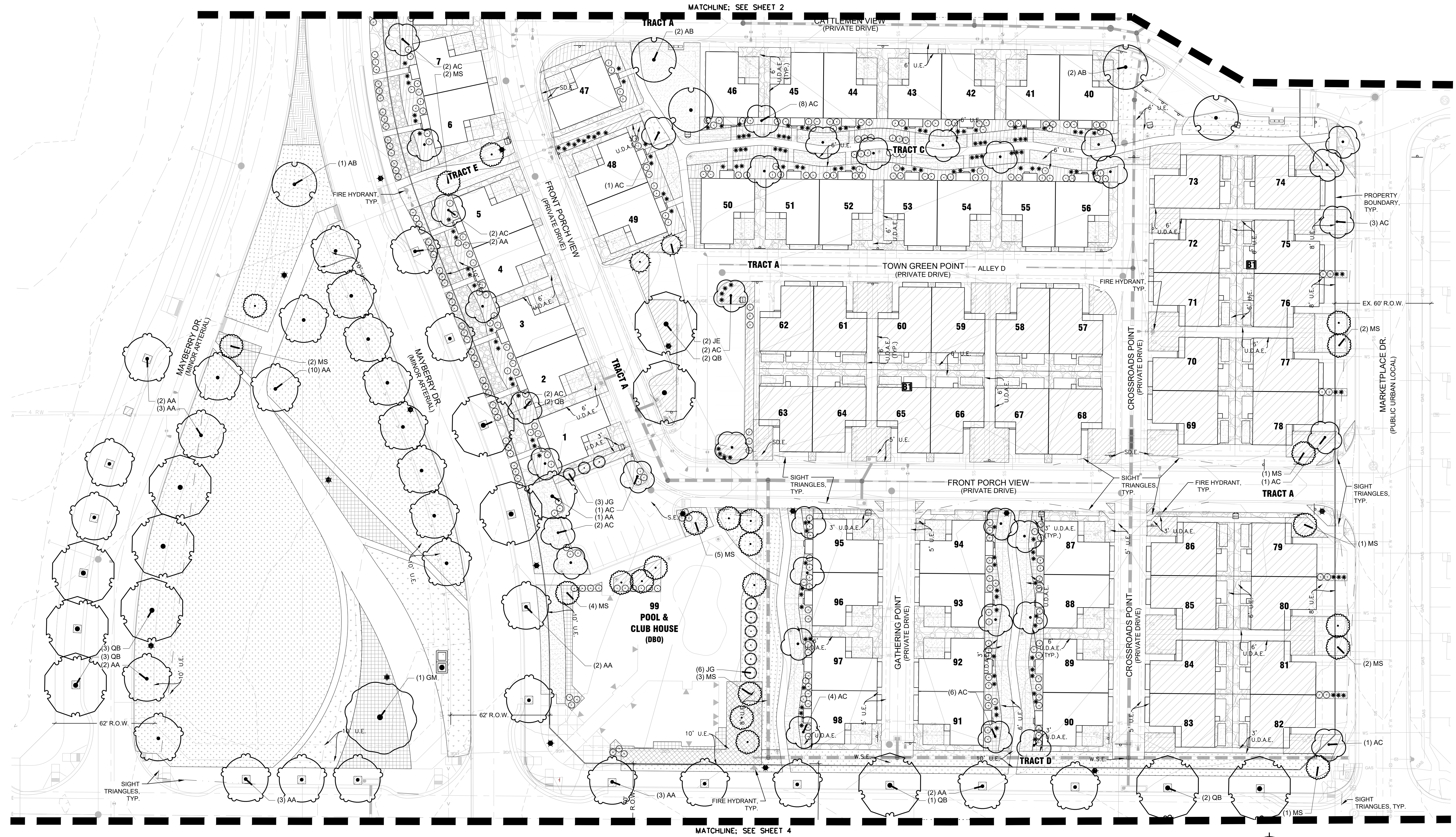
Know what's below.
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No. 2

MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	QTY
DECIDUOUS TREES							
AB		ACER SACCHARUM 'SAILSTA' / FALL FIESTA® SUGAR MAPLE	B & B	2" CAL MIN	30'-40'	60"	5
AC		ACER SACCHARUM 'CADD0' / CADD0 SUGAR MAPLE	B & B	2" CAL MIN	15'-25'	20'-30'	57
AA		ACER X FREEMANNII 'JEFFERSRED' / AUTUMN BLAZES® FREEMAN MAPLE	B & B	2" CAL MIN	30'-40'	40'-60'	54
GM		GYMNOCALADUS DIOICA MOCA / KENTUCKY COFFEETREE 'MOCA'	B & B	2" CAL MIN	50'-80'	35'-50'	6
QB		QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL MIN	40'-60'	40'-60'	38

EVERGREEN TREES

JG		JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6" HT.	10'-20'	6'-8'	9
JE		JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	6" HT.	10'-20'	35'-50'	24

ORNAMENTAL TREES

MS		MALLUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	20'-30'	32
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SHRUBS

SS		PROPOSED SHRUB / SHRUBS		5 GAL			515
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GRASSES

PG		PROPOSED GRASS/PERENNIAL / ORNAMENTAL GRASSES OR PERENNIALS		3 GAL			356
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SYMBOL CODE

BOTANICAL / COMMON NAME

GROUND COVERS		
ROCK 1		1/12" SADDLEBACK SWIRL ROCK
ROCK 2		3/4" BLACK GRANITE
COBBLE		BLUE GRAY RIVER ROCK / 2-4" RIVER ROCK
SEED		EPC ALL PURPOSE MIX
SEED2		EPC LOW GROW MIX
SOD		KENTUCKY BLUEGRASS SOD / SOD
SODH		SOD / HYDRASEEDING KENTUCKY BLUE GRASS

HARDSCAPE

CONC		SCORED CONCRETE / STANDARD GREY
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NOTE: ALL MATERIAL ABOVE ARE RECOMMENDATIONS OR APPROVED EQUAL

TYPE

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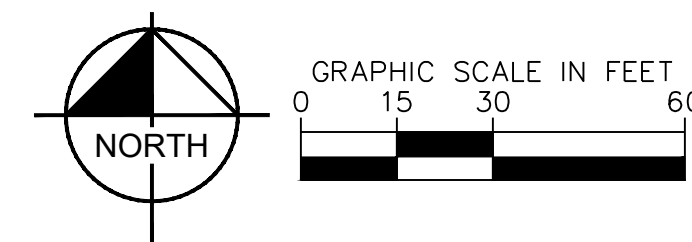
WATER USE

QTY

ROCK MULCH	4"	YES	36,356 SF
ROCK MULCH	4"	YES	15,308 SF
ROCK MULCH	6" DEPTH	YES	37,732 SF
SEED	PER CHART		14,965 SF
SEED	42 LBS / ACRE		50,670 SF
SOD			39,443 SF
HYDRD-SEED			86,936 SF

CONCRETE

1,607 SF



S:\LAND\SIN WEST-CO\8787 - MAYBERRY\9787-0001\PLA\06 LANDSCAPE PLAN\01 CAD\PUO_MAYBERRY_LANDSCAPEPLAN PRINTED ON: 9/21/2026 3:15 PM



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No.	Rev.	Date:	Revision Type
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Mayberry Phase 2	El Paso County	PUD Development Plan & Preliminary Plan	Preliminary Landscape Plan
Client:	Mayberry Communities, LLC	Address:	22108 Cattlemen Run Calhan, CO 80808
Location:		Contact:	Scott Souder
Plan Set:			
Sheet Name:			

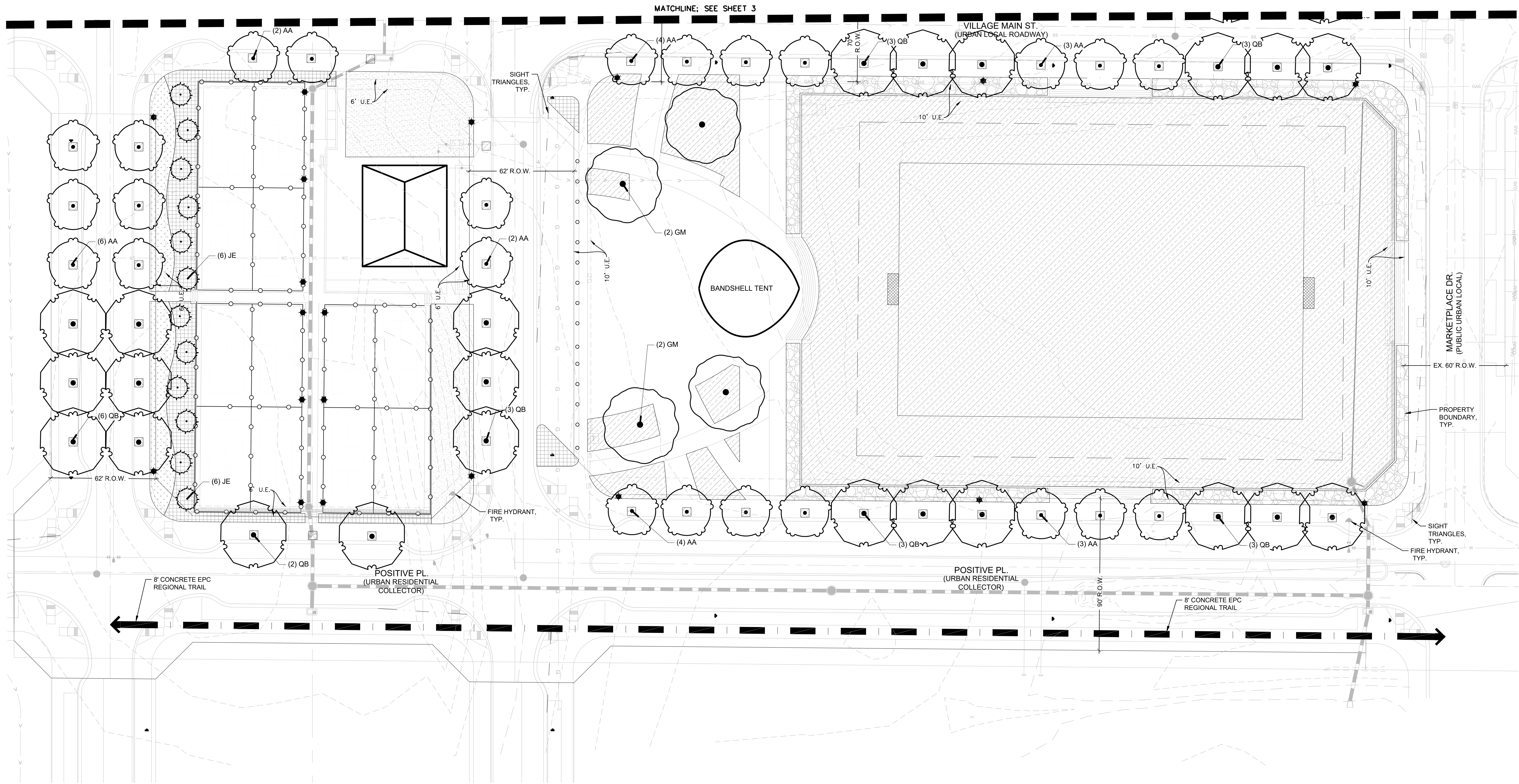
811	Know what's below. Call before you dig.
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No.	3
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MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	QTY
DECIDUOUS TREES							
AB		ACER SACHARUM 'BALSTAY' / FALL FIESTA® SUGAR MAPLE	B & B	2" CAL MIN	30'-40'	60+	5
AC		ACER SACHARUM 'CADD0' / CADD0 SUGAR MAPLE	B & B	2" CAL MIN	15'-25'	20'-30'	57
AA		ACER X FREEMANI 'JEFFERS RED' / AUTUMN BLAZE® FREEMAN MAPLE	B & B	2" CAL MIN	30'-40'	40'-60'	54
GM		GYMNOCLADUS DIOICA MOCA / KENTUCKY COFFEETREE 'MOCA'	B & B	2" CAL MIN	50'-80'	35'-50'	6
QB		QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2" CAL MIN	40'-60'	40'-60'	38

EVERGREEN TREES

JG		JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6' HT.	10'-20'	6'-8'	9
JE		JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B	6' HT.	10'-20'	35'-50'	24

ORNAMENTAL TREES

MS		MALLUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	20'-30'	32
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SHRUBS

SS		PROPOSED SHRUB / SHRUBS					515
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GRASSES

PG		PROPOSED GRASS/PERENNIAL / ORNAMENTAL GRASSES OR PERENNIALS					3 GAL
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SYMBOL CODE BOTANICAL / COMMON NAME

SYMBOL	CODE	BOTANICAL / COMMON NAME	TYPE	HEIGHT	WATER USE	QTY
GROUND COVERS						
ROCK 1		1-1/2" SADDLEBACK SWIRL ROCK	ROCK MULCH	4"	YES	36,396 SF
ROCK 2		3/4" BLACK GRANITE	ROCK MULCH	4"	YES	15,396 SF
COBBLE		BLUE GREY RIVER ROCK / 2-4" RIVER ROCK	ROCK MULCH	6" DEPTH	YES	37,732 SF
SEED		EPC ALL PURPOSE MIX	SEED	PER CHART		14,955 SF
SEED2		EPC LOW GROW MIX	SEED	42 LBS / ACRE		50,670 SF
SOD		KENTUCKY BLUEGRASS SOD / SOD	SOD			39,443 SF
SODH		SOD / HYDROSEEDING KENTUCKY BLUE GRASS	HYDRO-SEED			86,936 SF

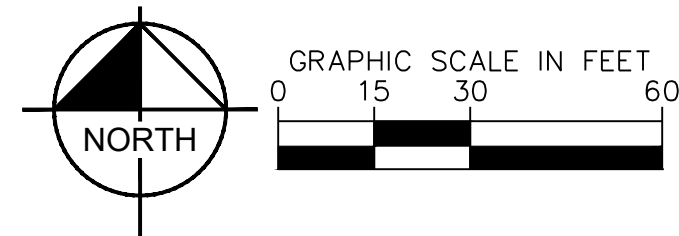
HARDSCAPE

CONC		SCORED CONCRETE / STANDARD GREY	CONCRETE			1,607 SF
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NOTE: ALL MATERIAL ABOVE ARE RECOMMENDATIONS OR APPROVED EQUAL

LANDSCAPE LEGEND

← 8' CONCRETE EPC REGIONAL TRAIL →



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No.	Rev.	Date:	Revision Type:	SM	Job No.:	Sheet:	Date:
1				SM	8787-0001	4 of 7	
2				SM	N/A	N/A	
3				SM	N/A	N/A	
4				SM	N/A	N/A	
5				SM	N/A	N/A	
6				SM	N/A	N/A	

Mayberry Phase 2
El Paso County
PUD Development Plan & Preliminary Plan
Preliminary Landscape Plan

Client: Mayberry Communities, LLC
Address: 22108 Cattleman Run
Calhan, CO 80808
Contact: Scott Souder



Know what's below.
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No. 4

S:\LAND\SW WEST-CO\8787 - MAYBERRY\8787-0001\PLA\06 LANDSCAPE_PLAN\01 CAD\PUJ.MAYBERRY_LANDSCAPE.PLAN PRINTED ON: 9/21/2026 3:15 PM

MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

SCOPE OF WORK		OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.		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.
A.	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.	* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.		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.
B.	PROTECTION OF EXISTING STRUCTURES	G.	FERTILIZER	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.
1.	WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.	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.	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.
		* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.		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.
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.	H.	MULCH	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)
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.	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 CROWN (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 RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.	N.	LAWN SODDING
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.	I.	DIGGING AND HANDLING	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.
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, REPAIRS ANY DAMAGE THERE TO RESULT 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.	1.	ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.	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.
C.	PROTECTION OF EXISTING PLANT MATERIALS	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.	3.	PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
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 STOCKPILING, 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.	J.	CONTAINER GROWN STOCK	4.	SODDING
2.	SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.	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.	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.
D.	MATERIALS	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.	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.
1.	GENERAL	3.	ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.	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.
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.		K.	MATERIALS LIST	6.	LAWN MAINTENANCE
MATERIAL	SAMPLE SIZE	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.	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 REGRADING IF NECESSARY.
MULCH	ONE (1) CUBIC FOOT	L.	FINE GRADING	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.
TOPSOIL MIX	ONE (1) CUBIC FOOT	1.	FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.	O.	EDGING
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)	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 ANCHOR MULCH DEPTH.	a.	CONTRACTOR SHALL INSTALL 4"x4" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
2.	PLANT MATERIALS	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.	P.	CLEANUP
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.	M.	PLANTING PROCEDURES	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.
b.	TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.	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.	Q.	PLANT MATERIAL MAINTENANCE
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.	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.	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.
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.	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.	R.	FINAL INSPECTION AND ACCEPTANCE OF WORK
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 REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.	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.	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.
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 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.	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 HEALED 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.	S.	WARRANTY
g.	FURNISH TREES AND SHRUBS WITH ROOT 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.	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.	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.
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.	7.	ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.	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.
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.	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.	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 SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.
E.	SOIL MIXTURE	9.	TREES SHALL BE SET PLUMB 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 FAMILAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.	T.	PARKING LOT ISLAND NOTE
1.	CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:	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.	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.
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.	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.	U.	MAINTENANCE
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 EXTRANEOUS 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 0.3 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.	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 6".	1.	LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.
b.	SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.	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.	2.	ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
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.	14.	TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.	3.	MAYBERRY PUD PHASE 2, FILING 2, TRACT 1 (GRIFFITH SQUARE) LANDSCAPE FEATURES, PARKS, AND TRAILS SHALL BE OWNED BY MAYBERRY METROPOLITAN DISTRICT #3 AND MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1. ALL OTHER LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SHALL BE OWNED BY MAYBERRY METROPOLITAN DISTRICT #4 AND MAINTAINED BY MAYBERRY METROPOLITAN DISTRICT #1.
F.	WATER	15.	SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.		
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	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.		



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Mayberry Phase 2

El Paso County

PUD Development Plan & Preliminary Plan

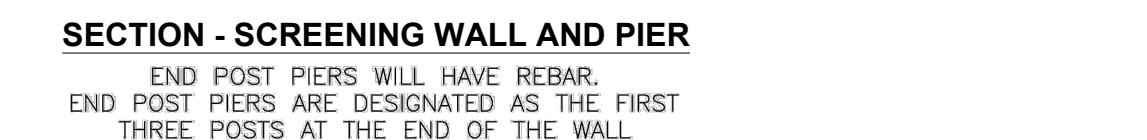
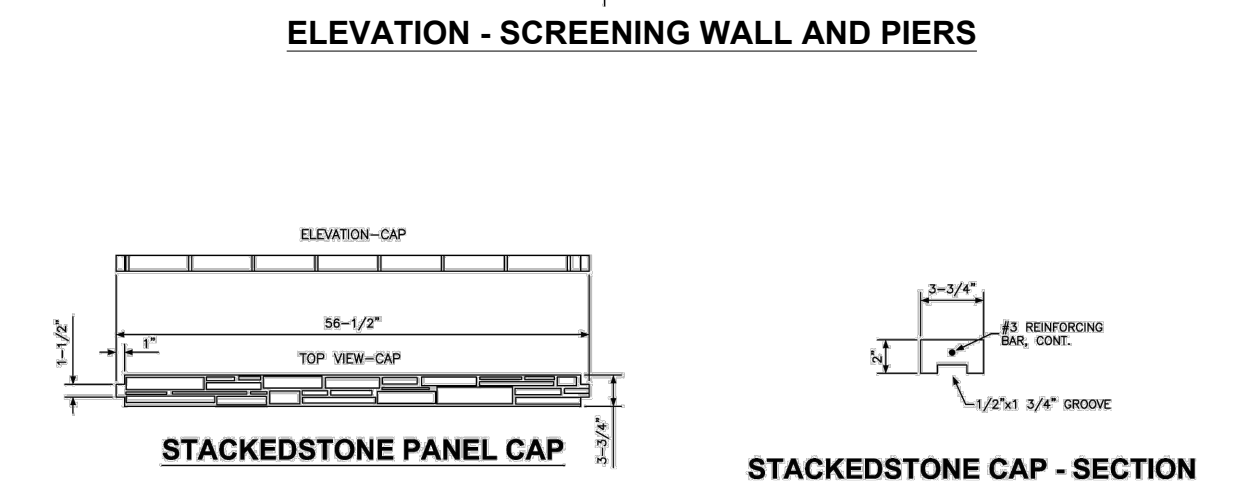
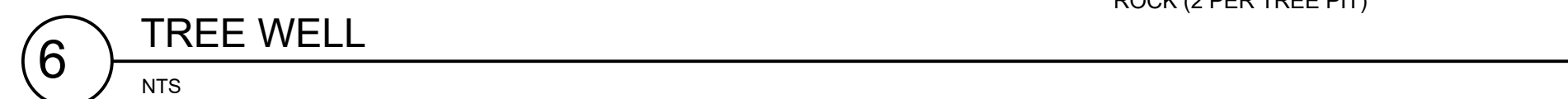
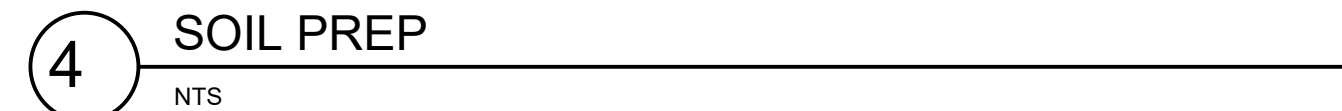
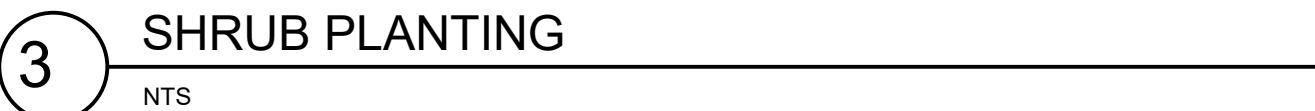
Landscape Notes

Client:	Mayberry Communities, LLC
Location:	
Plan Set:	
Sheet Name:	
Address:	22108 Cattleman Run Calhan, CO 80808
Contact:	Scott Souders



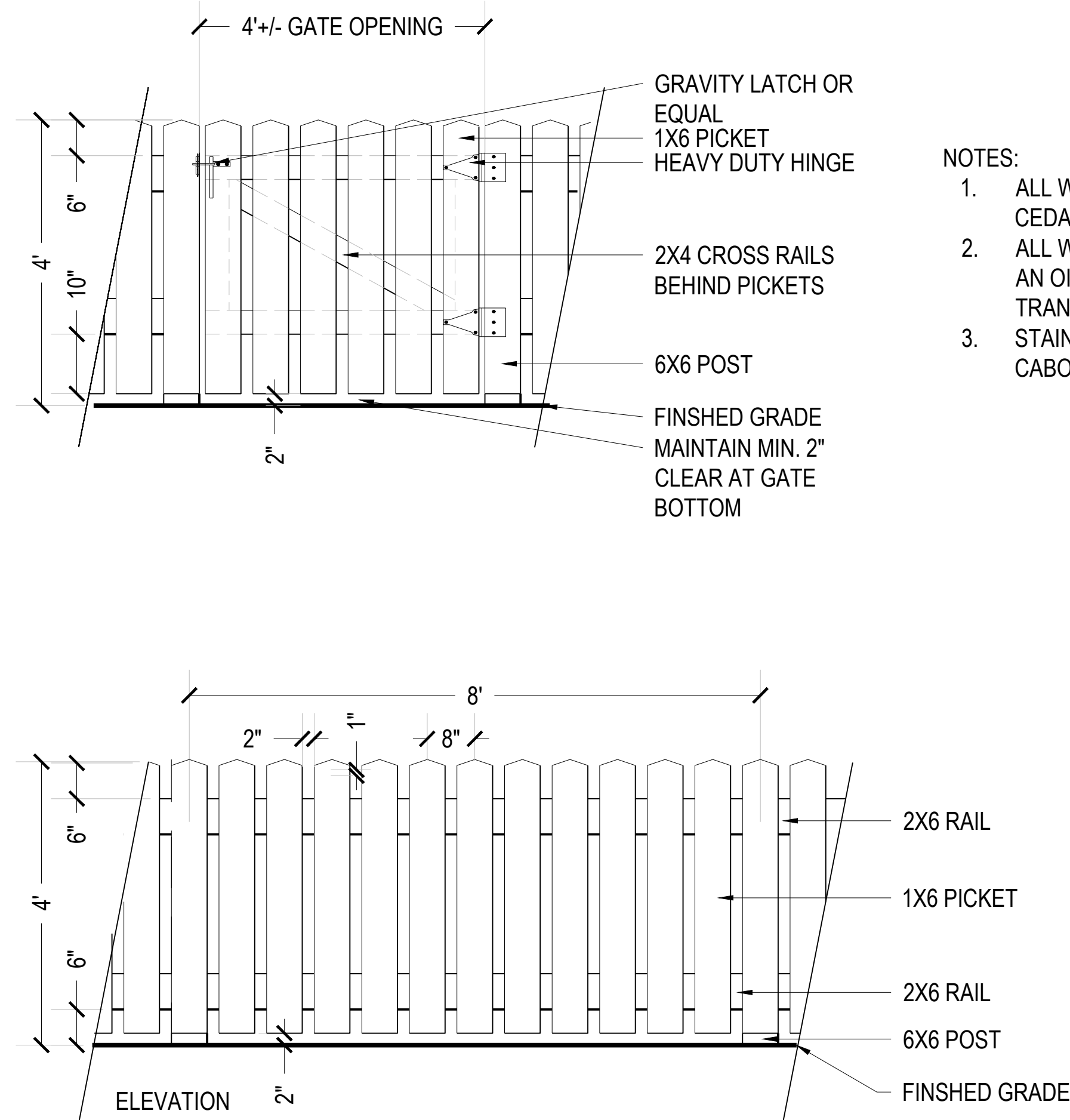
Know what's below.
Call before you dig.

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

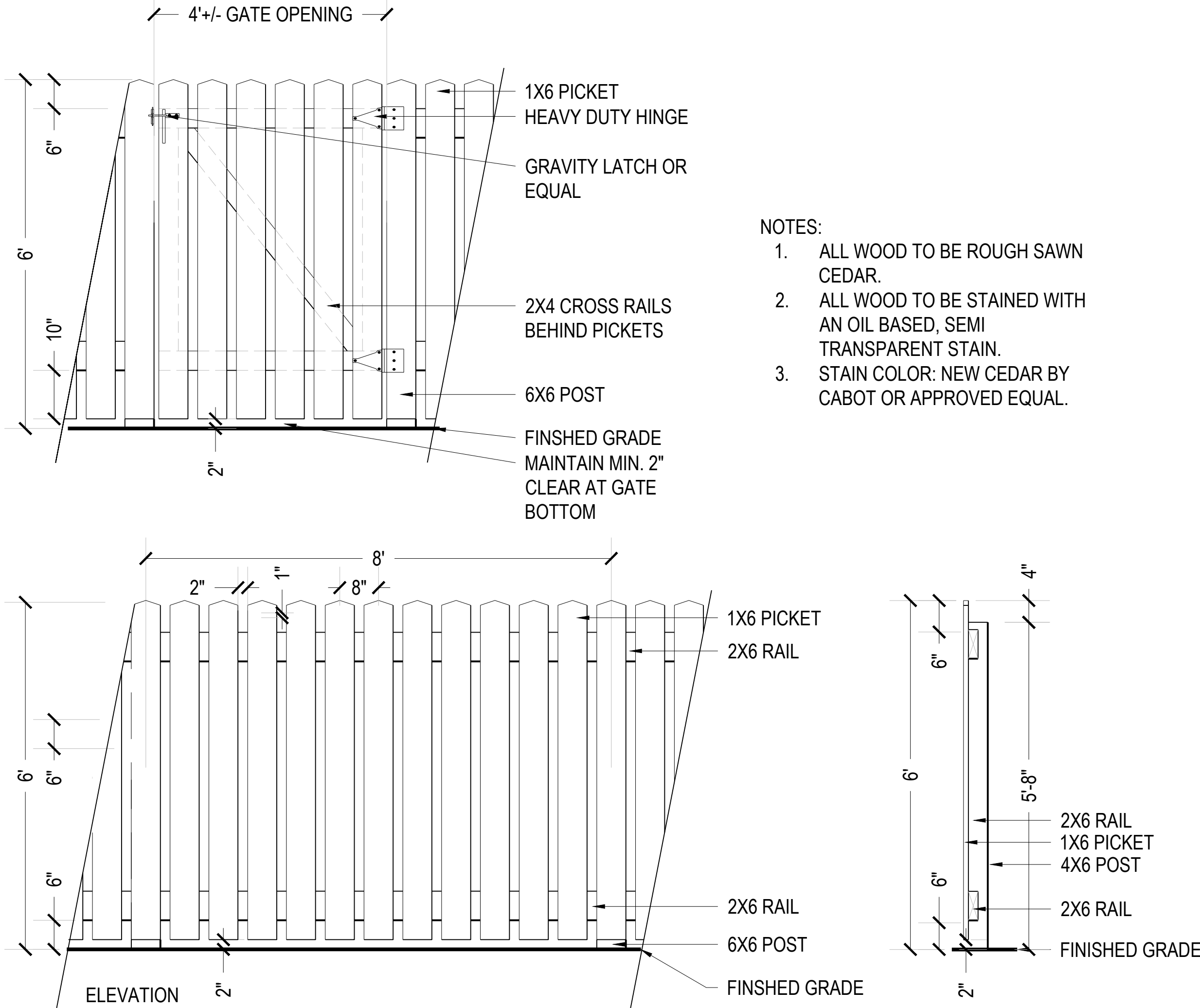


MAYBERRY PHASE 2

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
LOCATED IN THE NW 1/4 OF SECTION 14 & THE NE 1/4 OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



- NOTES:
1. ALL WOOD TO BE ROUGH SAWN CEDAR.
 2. ALL WOOD TO BE STAINED WITH AN OIL BASED, SEMI TRANSPARENT STAIN.
 3. STAIN COLOR: NEW CEDAR BY CABOT OR APPROVED EQUAL.



- NOTES:
1. ALL WOOD TO BE ROUGH SAWN CEDAR.
 2. ALL WOOD TO BE STAINED WITH AN OIL BASED, SEMI TRANSPARENT STAIN.
 3. STAIN COLOR: NEW CEDAR BY CABOT OR APPROVED EQUAL.

8 4' FENCE FOR FRONT LOADED LOTS
NTS

9 6' FENCE FOR REAR LOADED LOTS
NTS

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	HIGHWAY 94	MAYBERRY DRIVE	VILLAGE MAIN STREET	MARKET PLACE DRIVE
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	EXPRESSWAY	PUBLIC MINOR COLLECTOR	PUBLIC COLLECTOR	PUBLIC URBAN LOCAL
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	10' / 10'	10' / 10'	10' / 10'
LINEAR FOOTAGE:	699'	1,022'	802'	367'
TREE PER FEET MAXIMUM*:	1 TREE PER 20 LF	1 TREE PER 30 LF	1 TREE PER 50 LF	1 TREE PER 30 LF
NUMBER OF TREES REQ. / PROV.	35 / 20	34 / 45	16 / 26	12 / 12
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	150 / 152	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	MB	VM	MP

*THE EL PASO COUNTY LAND DEVELOPMENT CODE PROVIDES FOR FLEXIBILITY TO CLUSTER TREES AND VARY THE SPACING AND DISTANCE BETWEEN TREES AND SHRUBS AND IS NOT INTENDED TO BE IMPLEMENTED ON A RIGID "ON-CENTER" BASIS.

INTERNAL LANDSCAPING		
NET SITE AREA (LOT 1 + TRACTS A & B):	821,002 SF (18.85 AC)	CLUBHOUSE (23,366 SF)
PERCENT MINIMUM INTERNAL AREA:	N/A	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	N/A	1,168 / 6,347
TREE PER FEET REQ.	N/A	1 TREE / 500 SF
INTERNAL TREES REQ. / PROV.	N/A	3 / 3
SHRUB SUBSTITUTES REQ. / PROV.	N/A	NA / NA
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN	CH



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Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

		Job No.: 8787-0001	Sheet: 7 of 7
1	SM	Scale Horiz: N/A	Date: September 18, 2026
2	SM	Scale Vert: N/A	
3			
4			
5			
6			