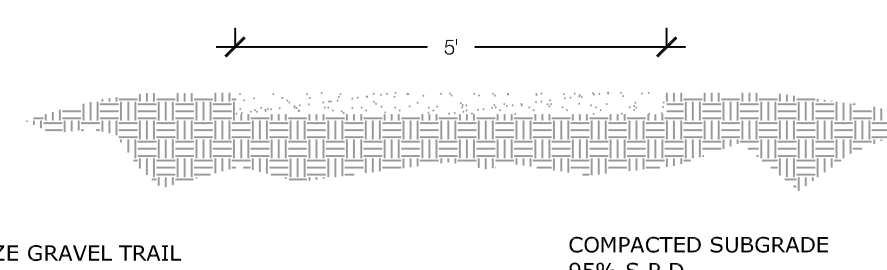


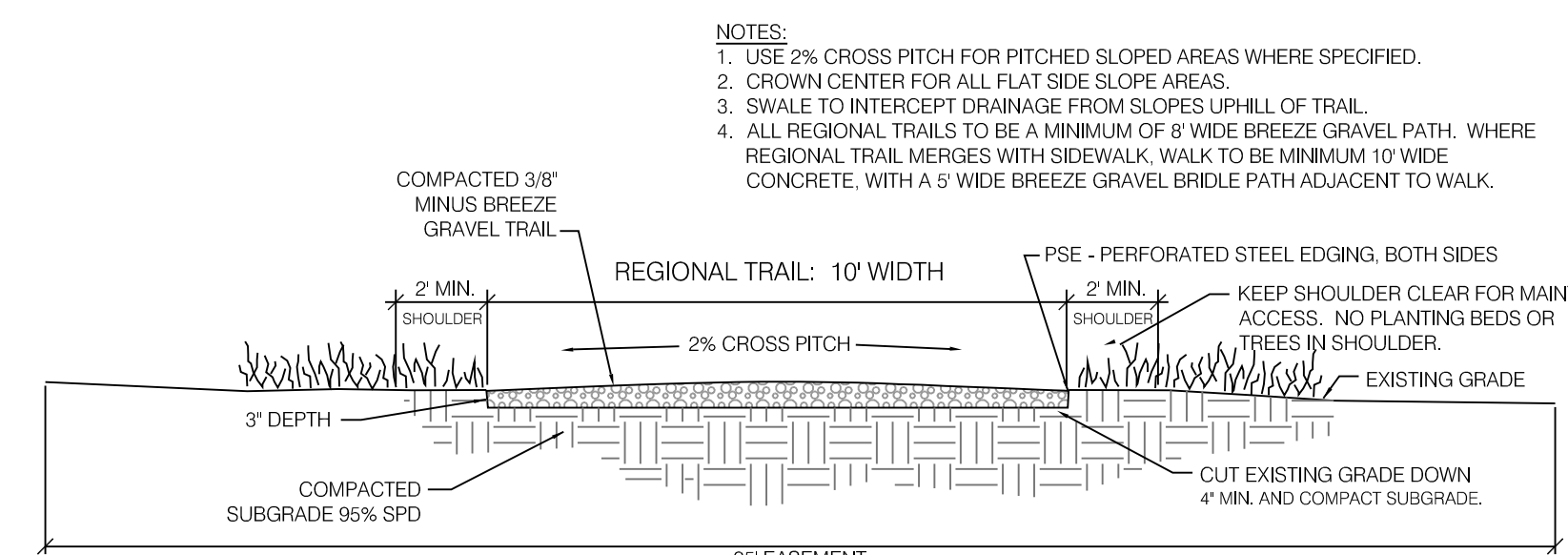
1
LC

NOT TO SCALE



2
LC

NOT TO SCALE



- NOTES:**
1. USE 2% CROSS PITCH FOR PITCHED SLOPED AREAS WHERE SPECIFIED.
 2. CROWN CENTER FOR ALL FLAT SIDE SLOPE AREAS.
 3. SWALE TO INTERCEPT DRAINAGE FROM SLOPES UPHILL OF TRAIL.
 4. ALL REGIONAL TRAILS TO BE A MINIMUM OF 8' WIDE BREEZE GRAVEL PATH. WHERE REGIONAL TRAIL MERGES WITH SIDEWALK, WALK TO BE MINIMUM 10' WIDE CONCRETE, WITH A 5' WIDE BREEZE GRAVEL BRIDGE PATH ADJACENT TO WALK.

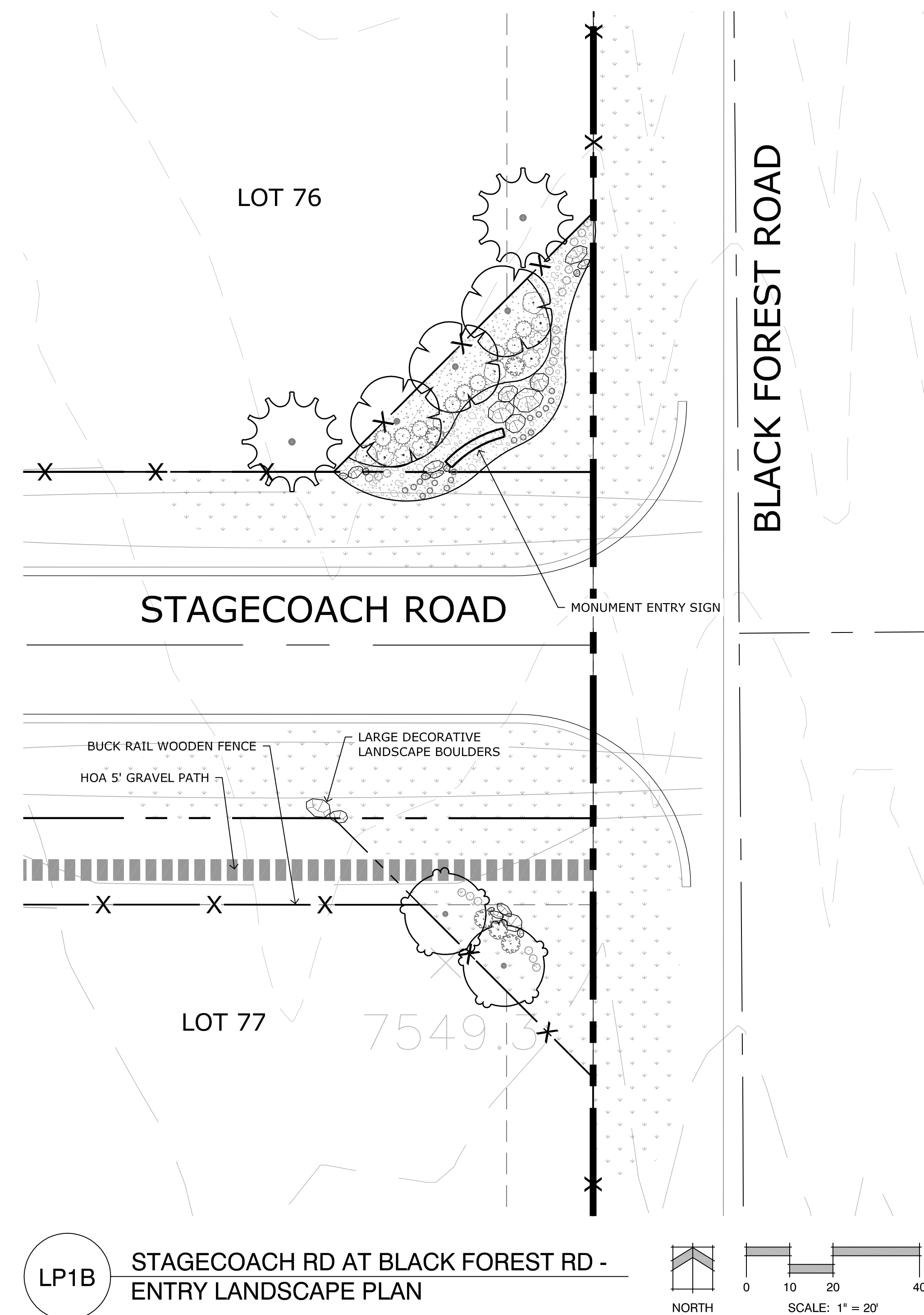
| | |
|------------|------------------------------------|
| Sheet LC: | Landscape Cover Sheet |
| Sheet LP1: | Landscape Plans - Entry Monuments |
| Sheet LP2: | Landscape Plans - Buffer Treatment |
| Sheet LP3: | Landscape Plans - Roundabouts |
| Sheet LP4: | Landscape Notes & Details |

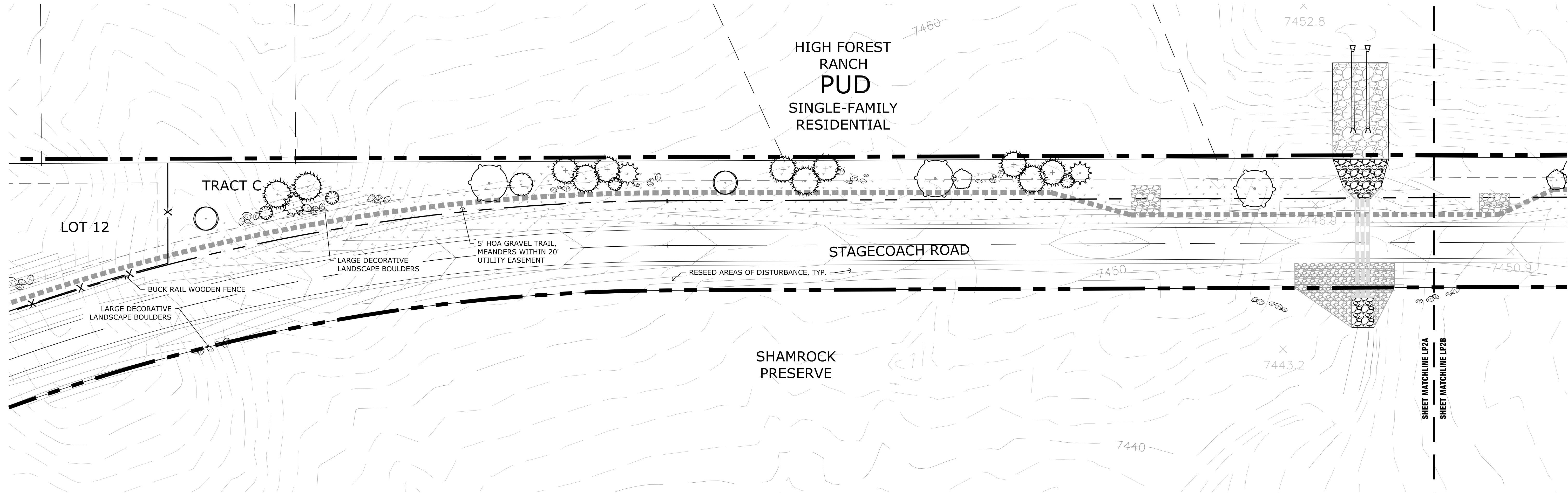
Please add a chart summarizing the landscaping requirements and the number of plants provided.

DATE: 12-04-2017
PROJECT MGR: J. ROMERO
PREPARED BY: K. MARSHALL

LANDSCAPE
COVER SHEET

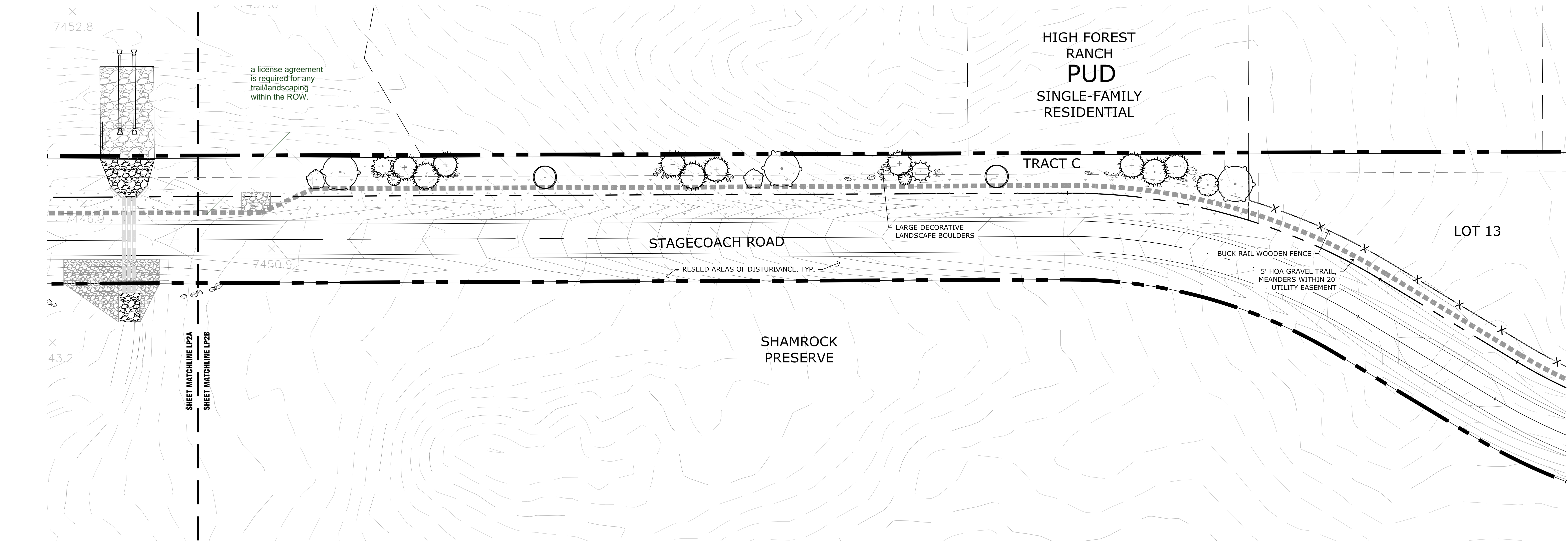
LC
1 OF 5





LP2A STAGECOACH ROAD BUFFER TRACT - LANDSCAPE PLAN

| GROUND COVER LEGEND | |
|---------------------|--------------------------|
| | NATIVE SEED |
| | NATIVE FLOWER MIX |
| | SHRUB BED |
| | ROCK 1-2" |
| | RIVER ROCK COBBLE 3-4" |
| | STAMPED CONCRETE |
| | ANNUALS |
| | LARGE LANDSCAPE BOULDERS |
| | BUCK RAIL WOODEN FENCE |



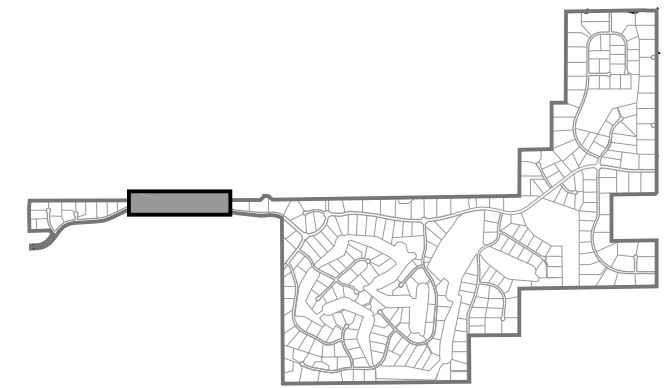
LP2B STAGECOACH ROAD BUFFER TRACT - LANDSCAPE PLAN

P:\Chasac\2016\Drawings\Planning\Tract Land\Final\Phase 1-4\Landscaping [Redlined] CO] 12/20/2017 2:48:14 PM [Initials]

Land Planning
Landscape
Architecture
Urban Design

NES

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www.nescolorado.com
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FLYING HORSE
NORTH
PRELIMINARY PLAN

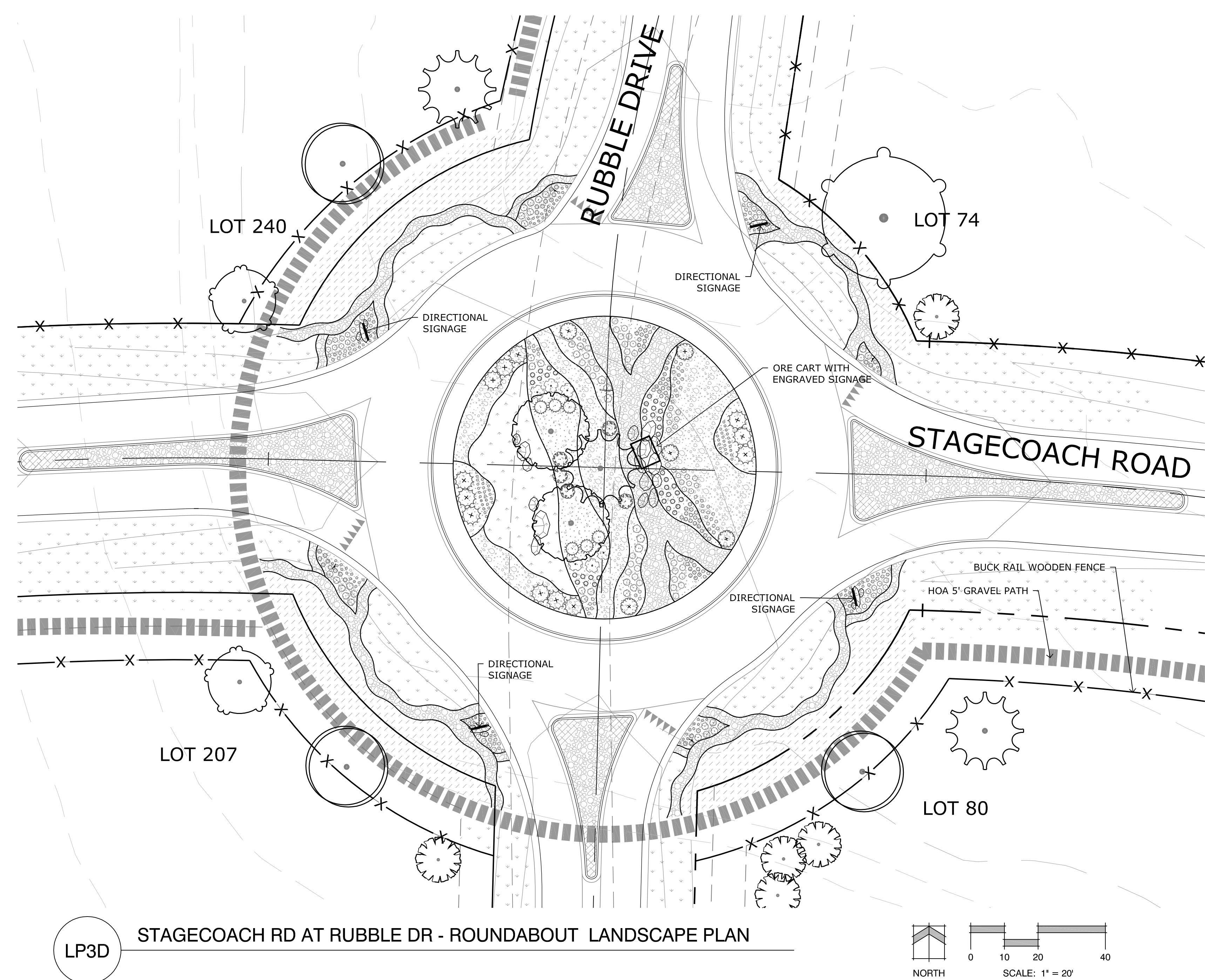
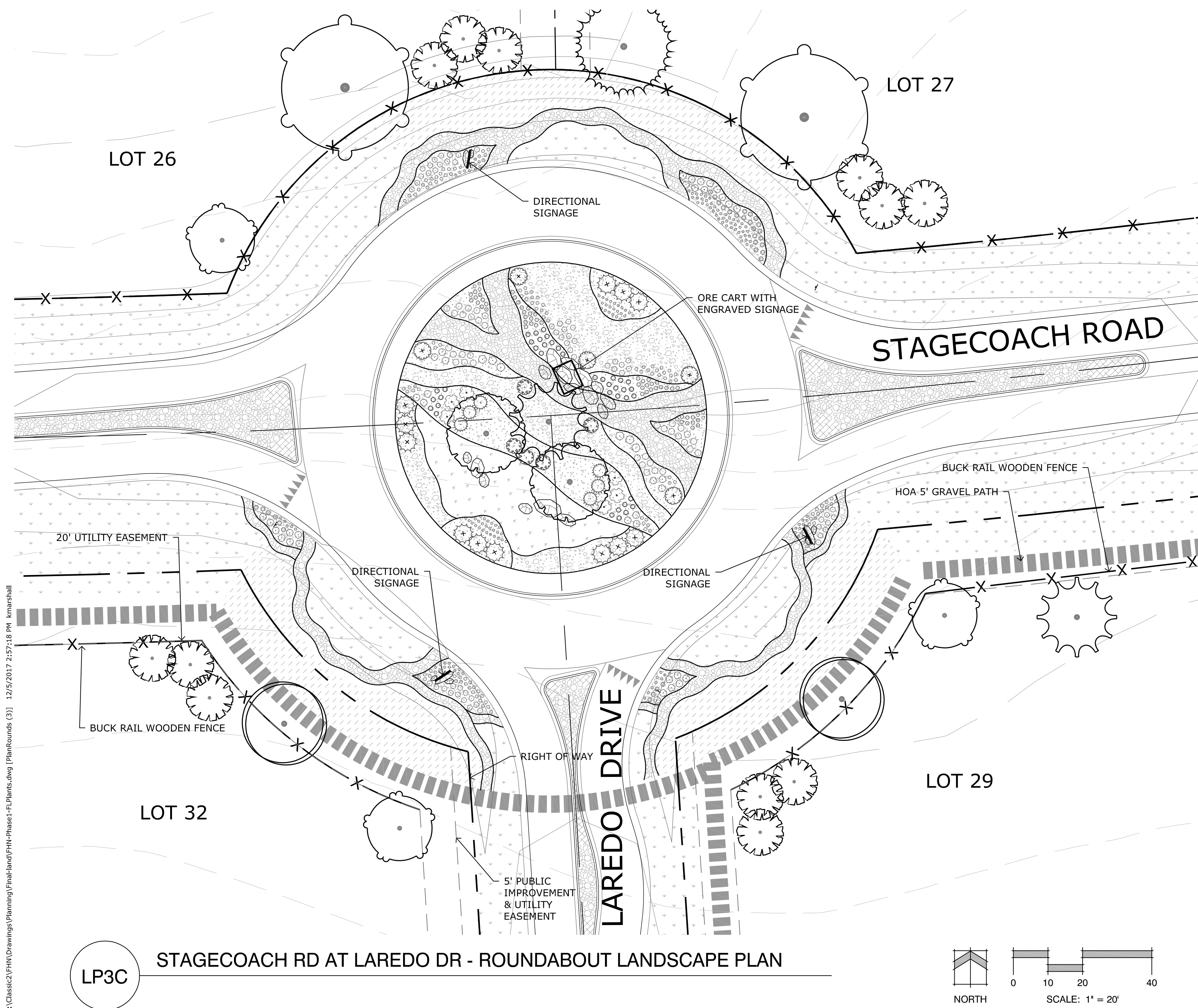
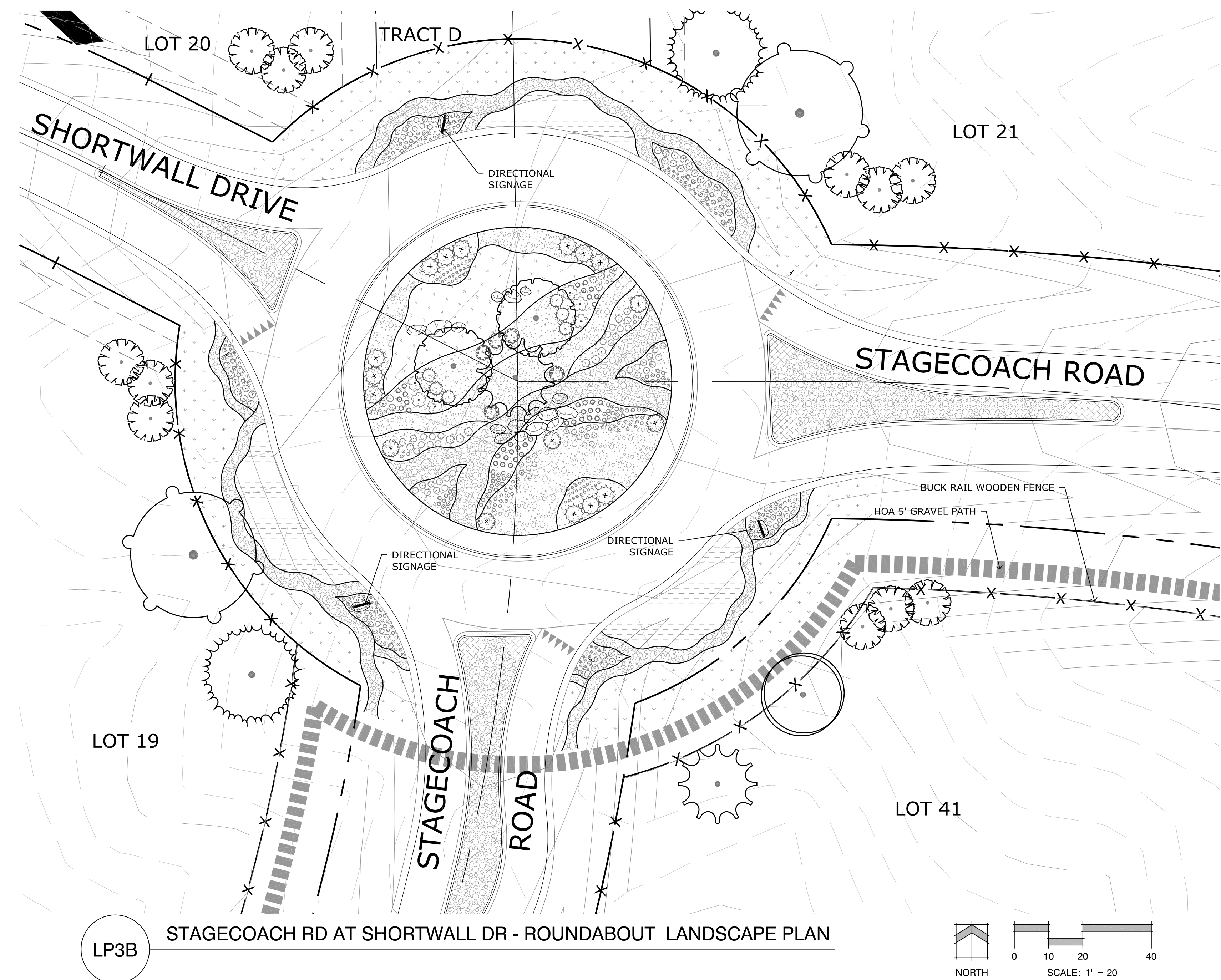
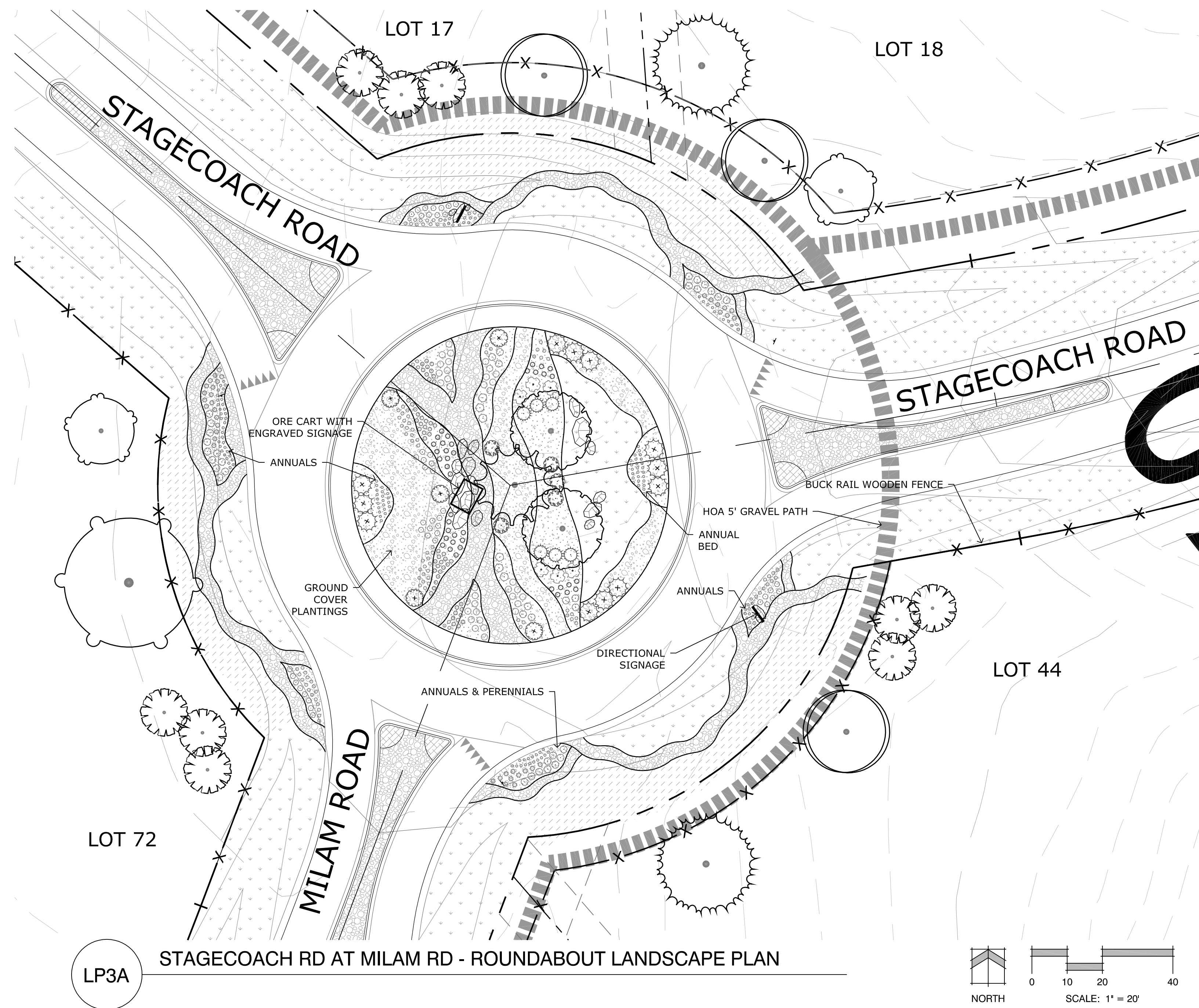
DATE: 12-04-2017
PROJECT MGR: J. ROMERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |
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| | | |
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| | | |
| | | |

FINAL LANDSCAPE
PLAN
BUFFER TRACT

LP2
3 OF 5



FLYING HORSE NORTH

PRELIMINARY PLAN

PROJECT INFO
DATE: 12-04-2017
PROJECT MGR: J. ROMERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

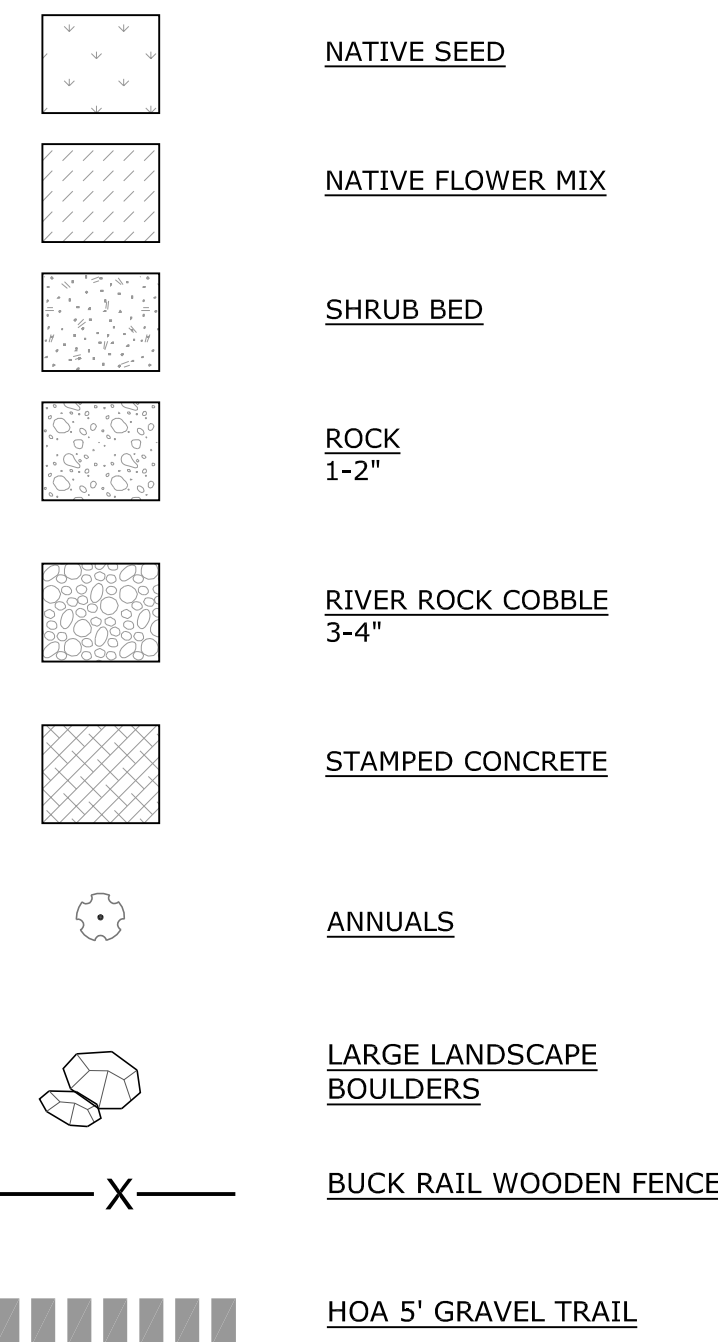
LANDSCAPE PLANS ROUNDBOUTS

LP3
4 OF 5

LANDSCAPE NOTES

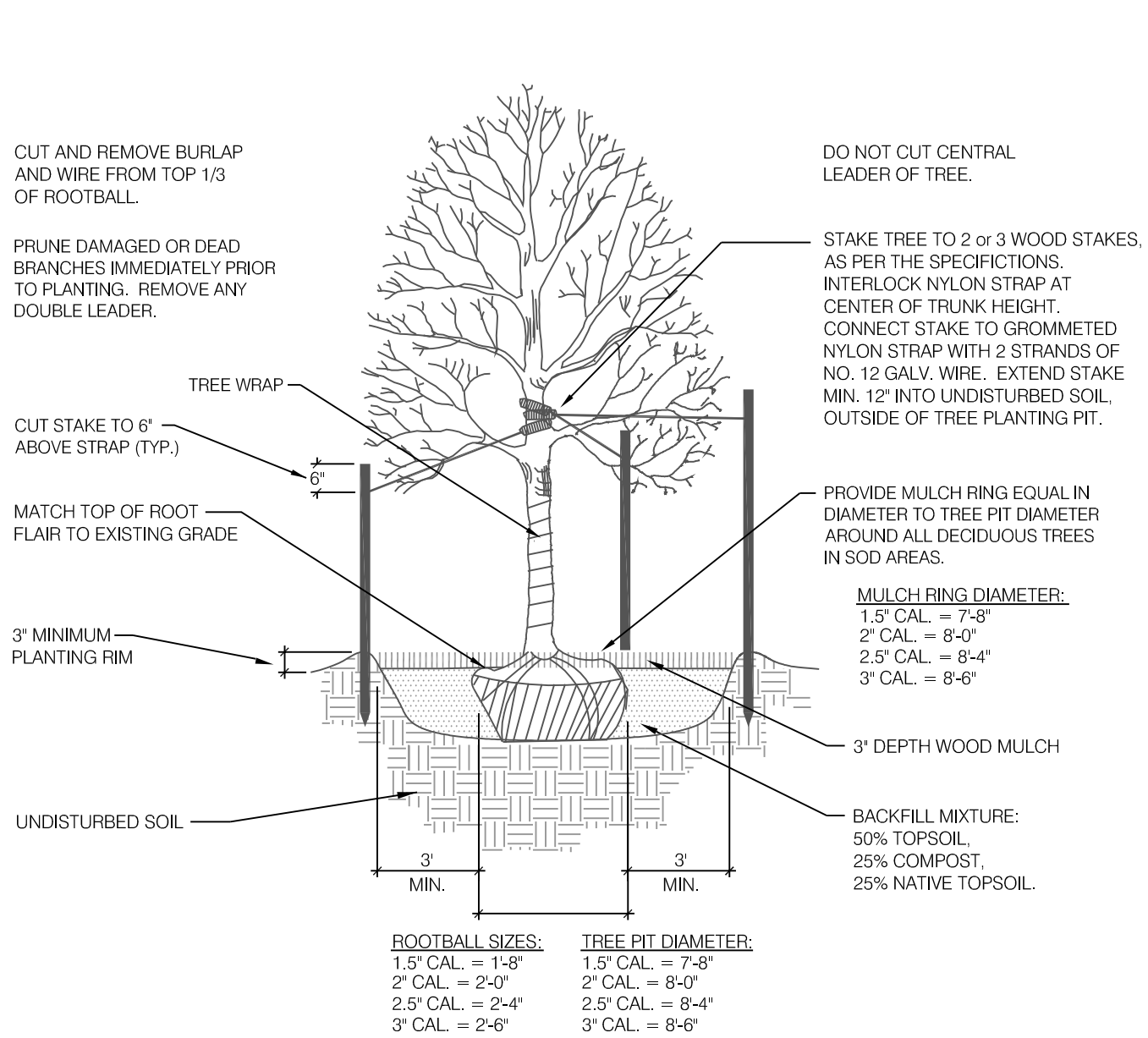
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS ARE BASED ON SOIL ANALYSIS.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL BE IRRIGATED BY HAND DURING GROWING SEASON.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL BE PROVIDED TO THE ENTRY MONUMENT LANDSCAPES AT HIGHWAY 83 TO DRIP IRRIGATE TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

GROUND COVER LEGEND

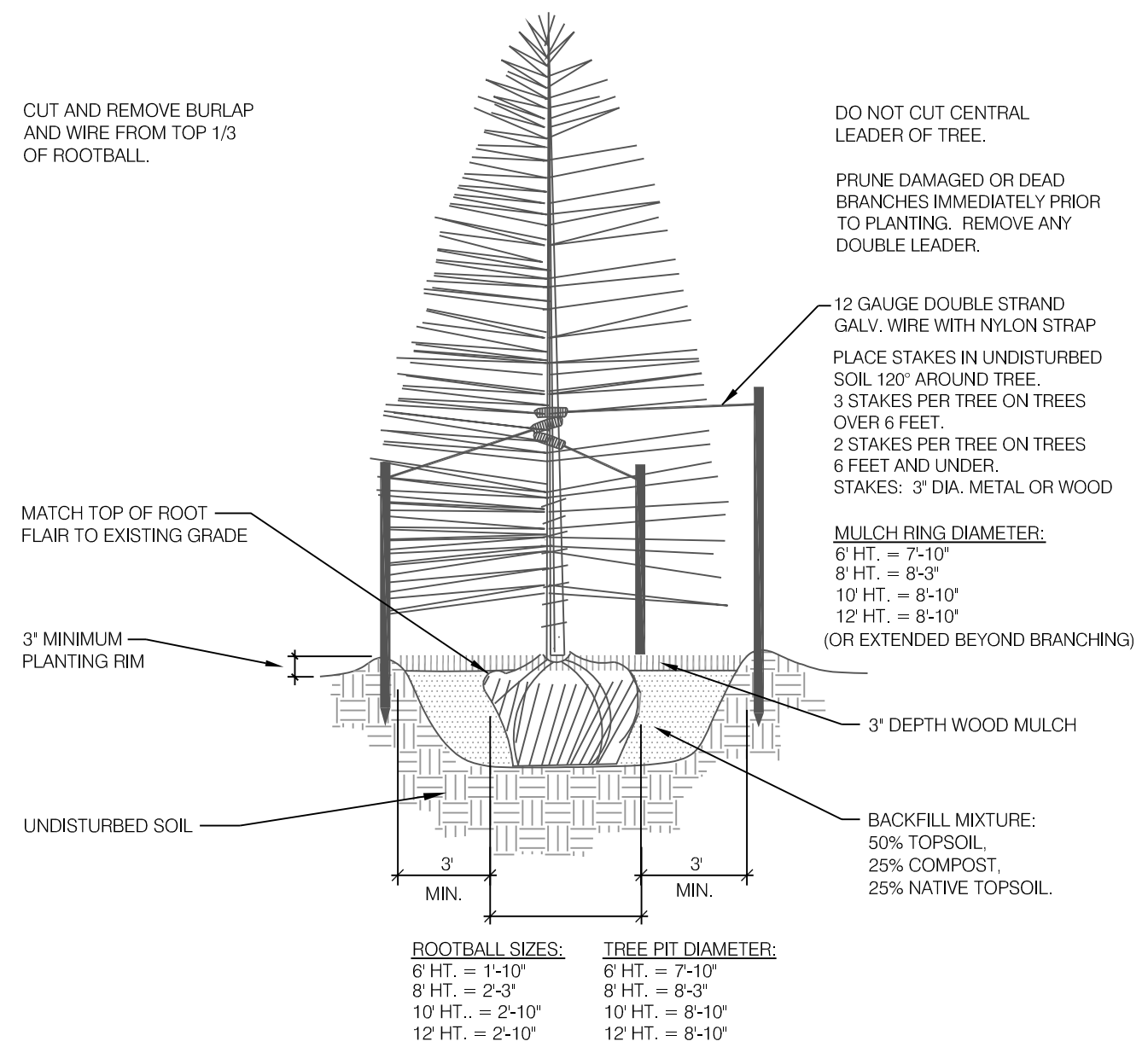


PLANT SCHEDULE

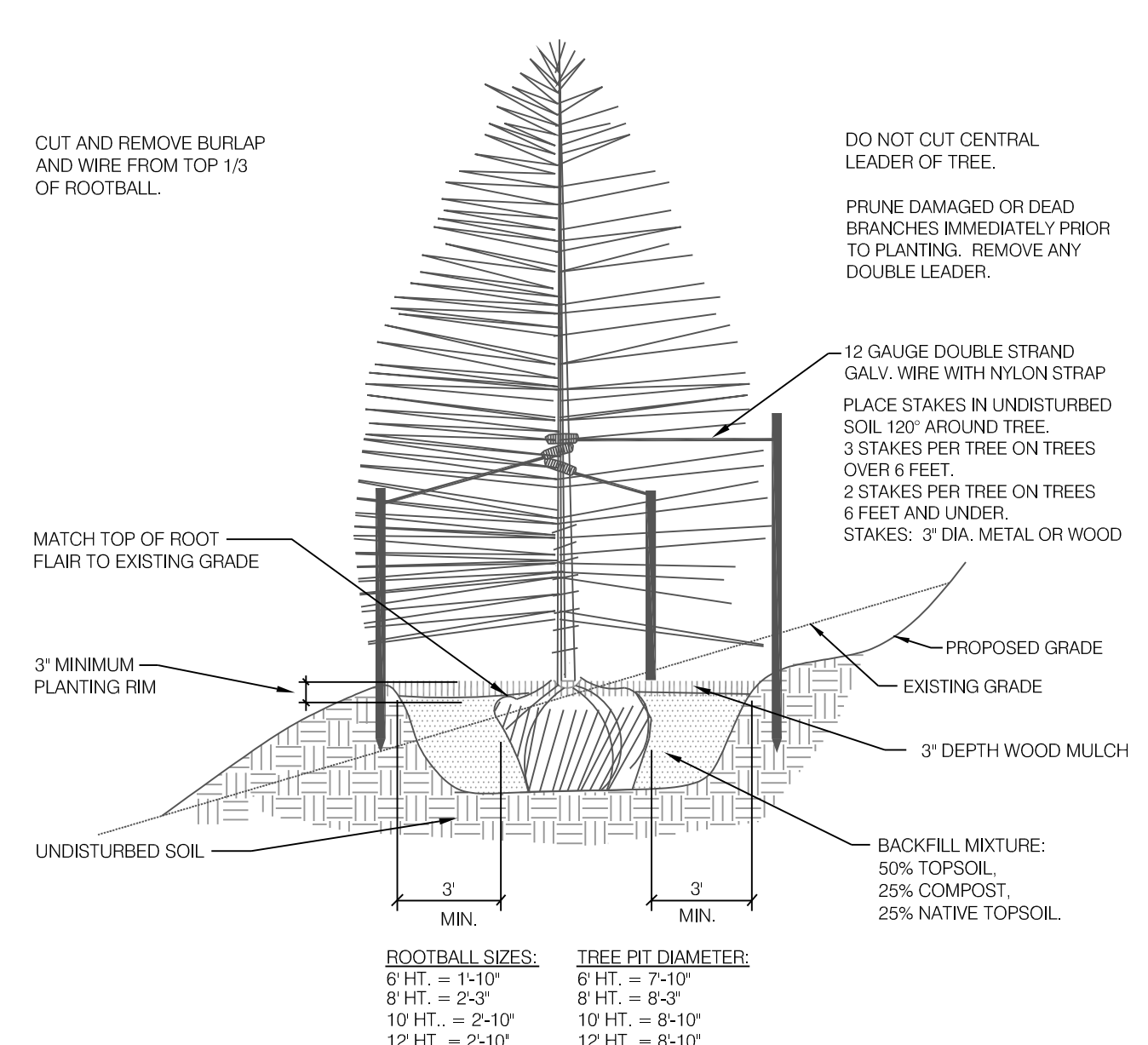
| DECIDUOUS TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY | KEY |
|--------------------|------|---|------------------------------|--------|-----------|------|-------|-----------------|-----|
| AGR | 13 | Acer grandidentatum `Rocky Mountain Glow` / Bigtooth Maple | 30' | 30' | 2.5" Cal. | B&B | Xeric | American Native | |
| GD | 12 | Gymnodadus dioica / Kentucky Coffee Tree | 60' | 50' | 3" Cal. | B&B | NonX | American Native | |
| PT | 13 | Populus tremuloides / Quaking Aspen | 50' | 30' | 2" Cal. | B&B | NonX | NATIVE | |
| EVERGREEN TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY | KEY |
| PE | 44 | Pinus edulis / Pinon Pine | 30' | 20' | 6" HT | B&B | Xeric | NATIVE | |
| PI | 15 | Pinus flexilis / Limber Pine | 50' | 30' | 6" HT | B&B | Xeric | NATIVE | |
| Pni | 19 | Pinus nigra / Austrian Black Pine | 60' | 40' | 8" HT | B&B | NonX | NATIVE | |
| Ppo | 13 | Pinus ponderosa / Ponderosa Pine | 80' | 40' | 8" HT | B&B | Xeric | NATIVE | |
| ORNAMENTAL TREE | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY | KEY |
| Aca | 12 | Amelanchier canadensis / Canadian Serviceberry | 25' | 20' | 2" Cal. | B&B | Xeric | American Native | |
| Cr | 10 | Crataegus crus-galli / Cockspur Hawthorn | 30' | 30' | 2" Cal. | B&B | Xeric | American Native | |
| SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | XERIC | KEY |
| EN | 31 | Ericameria nauseosa / Rubber Rabbitbrush | 6' | 6' | 5 GAL | CONT | Xeric | NATIVE | |
| PC | 12 | Philadelphus lewisii `Cheyenne` / Lewis Mock Orange | 7' | 6' | 5 GAL | CONT | NonX | American Native | |
| PN | 40 | Physocarpus opulifolius `Nanus` / Dwarf Ninebark | 2' | 3' | 5 GAL | CONT | Xeric | NATIVE Sub-spp | |
| PB | 36 | Prunus besseyi `Pawnee Buttes` / Creeping Sand Cherry | 2' | 6' | 5 GAL | CONT | Xeric | NATIVE | |
| RA | 20 | Rhus trilobata `Autumn Amber` / Autumn Amber Sumac | 1.5' | 6' | 5 GAL | CONT | Xeric | NATIVE | |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | XERIC | KEY |
| Jbc | 48 | Juniperus horizontalis `Blue Chip` / Blue Chip Juniper | 1' | 8' | 5 GAL | CONT | NonX | NATIVE Sub-spp | |
| JS | 45 | Juniperus sabina `Scandia` / Scandia Juniper | 2' | 6' | 5 GAL | CONT | Xeric | Non-Native | |
| GRASSES | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | XERIC | KEY |
| SB | 286 | Schizachyrium scoparium `Blaze` / Blaze Little Bluestem | 3' | 2' | 1 GAL | CONT | Xeric | NATIVE Sub-spp | |
| Ssc | 208 | Schizachyrium scoparium `Standing Ovation` / Standing Ovation Little Bluestem Grass | 4' | 1.5' | 1 GAL | CONT | NonX | NATIVE Sub-spp | |
| SH | 260 | Sporobolus heterolepis / Prairie Dropseed | 2.5' | 2' | 1 GAL | CONT | Xeric | NATIVE | |
| ANNUALS/PERENNIALS | CODE | QTY | BOTANICAL NAME / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | XERIC | KEY |
| Ami | 152 | Achillea millefolium / Common Yarrow | 2' | 3' | 1 GAL | CONT | NonX | NATIVE | |
| EO | 117 | Epilobium canum `Orange Carpet` / California Fuschia | 0.5' | 1.5' | 1 GAL | CONT | Xeric | NATIVE Sub-spp | |
| OM | 206 | Oenothera macrocarpa / Missouri Primrose | 2' | 2' | 1 GAL | CONT | Xeric | NATIVE | |
| PL | 439 | Penstemon linarioides coloradoensis / Blue Mat Penstemon | 1' | 1' | 1 GAL | CONT | Xeric | NATIVE Sub-spp | |



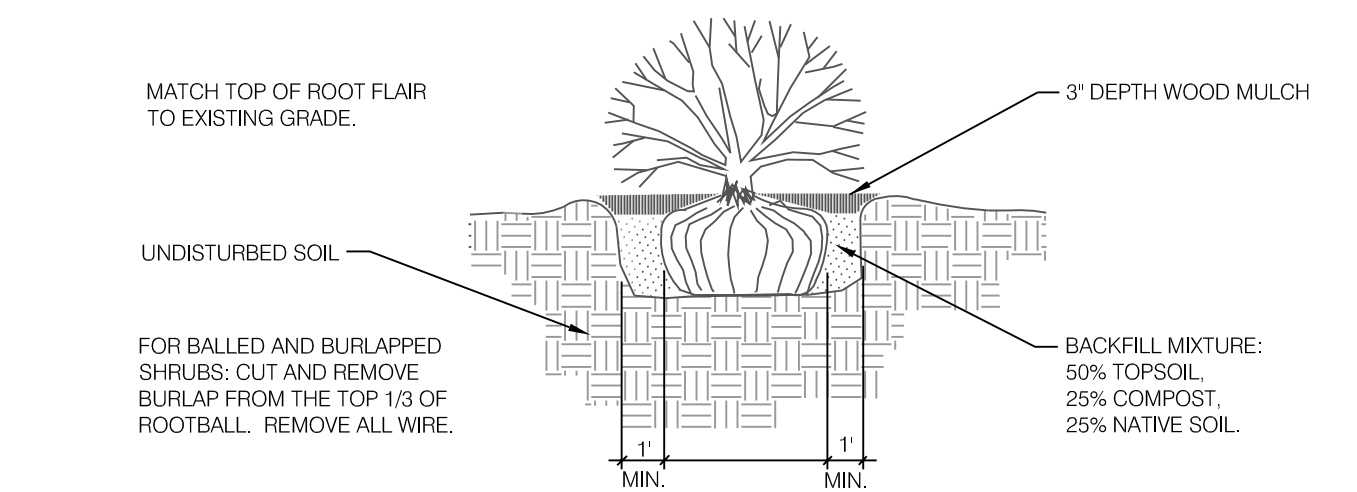
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



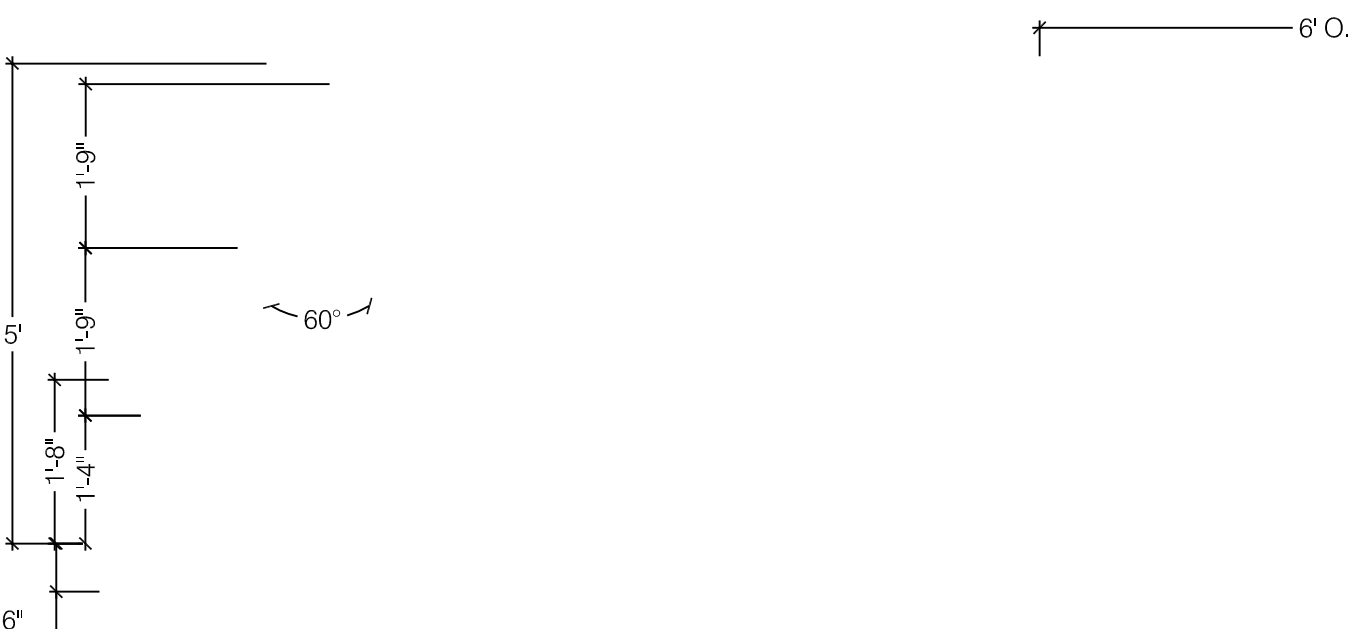
3 CONIFEROUS TREE PLACEMENT ON SLOPE SCALE: NOT TO SCALE



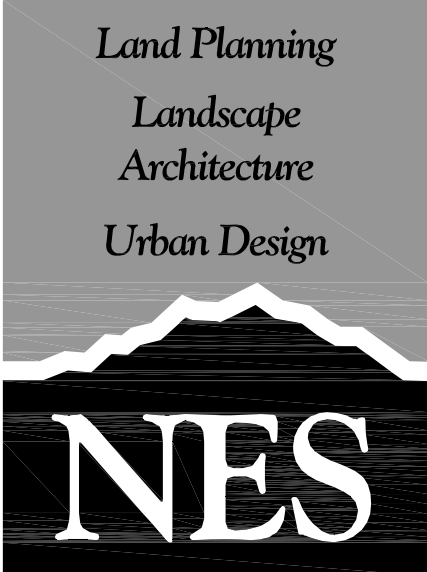
4 SHRUB PLANTING DETAIL SCALE: NOT TO SCALE



5 LARGE LANDSCAPE BOULDER SCALE: NOT TO SCALE



6 BUCK RAIL FENCE SCALE: 1/2" = 1'-0"



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Fax 719.471.0267

www.nescolorado.com

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FLYING HORSE
NORTH

PRELIMINARY PLAN

DATE: 12-04-2017
PROJECT MGR: J. ROBERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

LANDSCAPE NOTES
& DETAILS

LP4
5 OF 5

Markup Summary

dsdlaforce (1)

| | | |
|---|---|----------------------------|
|  | Subject: Text Box Page Label: FHN-FLP-Overall (LC) Lock: Unlocked Author: dsdlaforce | Add PCD File No. SF-18-001 |
|---|---|----------------------------|

dsdruiz (3)

| | | |
|---|--|--|
|  | Subject: Text Box Page Label: FHN-FLP-Overall (LC) Lock: Unlocked Author: dsdruiz | Please add a chart summarizing the landscaping requirements and the number of plants provided. |
|---|--|--|

| | | |
|---|--|---|
|  | Subject: Callout Page Label: FHN-FLP-Entry (LP1) Lock: Unlocked Author: dsdruiz | Please add the sight triangle to all intersection drawings. |
|---|--|---|

| | | |
|---|---|---|
|  | Subject: Callout Page Label: FHN-FLP-Buffer (LP2) Lock: Unlocked Author: dsdruiz | a license agreement is required for any trail/landscaping within the ROW. |
|---|---|---|