



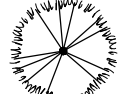





LANDSCAPE SETBACKS: (SEE CODE SECTION 17):

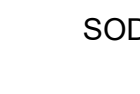
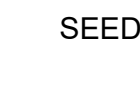
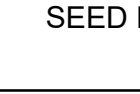
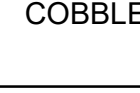
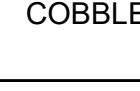

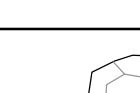
STREET NAME OR ZONE BOUNDARY:	STREET CLASSIFICATION:	SETBACK DEPTH REQUIRED/PROVIDED:	LINEAR FOOTAGE:	SHRUB/FEET REQUIRED:	TREE/FEET REQUIRED:	NO. OF TREES REQ./PROV.:	NO. OF SHRUBS REQ./PROV.:
CRESCENT MOON	MINOR RESIDENTIAL	10' /10'	1,991'	1/ 20	2/ 20	100/ 100	200/ 200
KANE ROAD	ARTERIAL	15/ 15'	1,280'	1/ 20	2/ 20	64/ 64	128/ 128
LINK ROAD	ARTERIAL	15/ 15'	1,999'	1/ 20	2/ 20	100/ 100	200/ 200

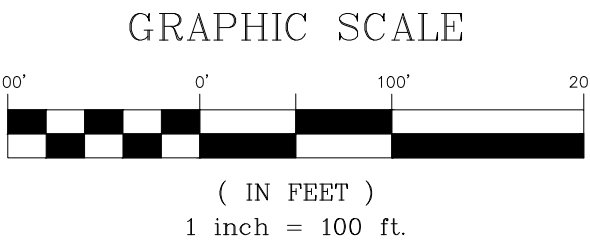
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
	AG	12	ACER GLABRUM ROCKY MOUNTAIN MAPLE	2" CAL.	B&B	12'-15'	20'-25'
	AM	63	AMELANCHIER CANADENSIS SHADBLow SERVICEBERRY	1.5" CAL.	B&B	15'-20'	20'-25'
	CC	20	CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2.5" CAL.	B&B	40'-50'	50'-60'
	KP	7	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL.	B&B	20'-30'	20'-30'
	MS2	27	MALUS X 'PINK SPIRES' PINK SPIRES CRAB APPLE	1.5" CAL.	B&B	12'-15'	20'-25'
	MP	26	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	15'-20'	15'-20'
	PN7	23	PRUNUS NIGRA 'PRINCESS KAY' PRINCESS KAY PLUM	1.5" CAL.	B&B	10'-15'	15'-20'

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
	PD	29	PICEA GLAUCA 'DENSATA' BLACK HILLS SPRUCE	6' HT.	B&B	10' - 20'	40'-60'
	BB	5	PICEA PUNGENS 'BACHERI' BACHERI BLUE SPRUCE	6' HT.	B&B	10'-15'	30'-40'
	PI	39	PICEA PUNGENS 'ISELI FASTIGIATE' FASTIGIATE SPRUCE	6' HT.	B&B	5'-6'	12'-15'
	PP	31	PINUS EDULIS PINON PINE	8' HT.	B&B	12'-15'	15'-25'

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALLOUT	
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED
	NATIVE SEED
	COBBLE
	COBBLE
	STEEL EDGE: Steel edge to be DURAEDGE 1/4" Thick x 5" Wide Rolled Top Steel Edge to separate mulch beds from turf areas. Steel edge not required between different seed/ turf types. Color to be 'Green'. Install per manufacturer's specifications, submit sample for approval prior to installation.
	MOSS ROCK BOULDER: Install per detail 3/LS2 SIZES ARE APPROXIMATE: 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



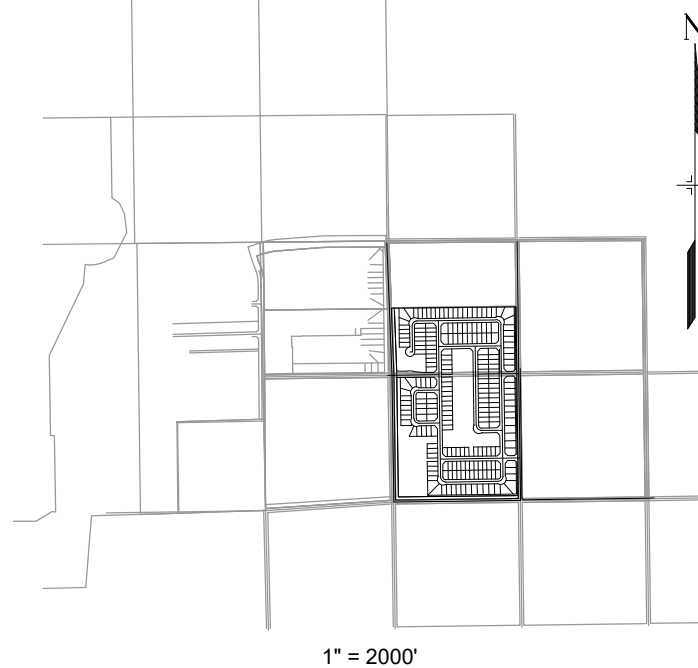
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

COLA, LLC.

555 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 382-9433

VICINITY MAP:



PROJECT:

ASPEN RANCH  
PRELIMINARY PLAT

FOUNTAIN, CO  
PUBLISH DATE

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:

DRAWN BY:

CHECKED BY:

APPROVED BY:

SHEET TITLE:

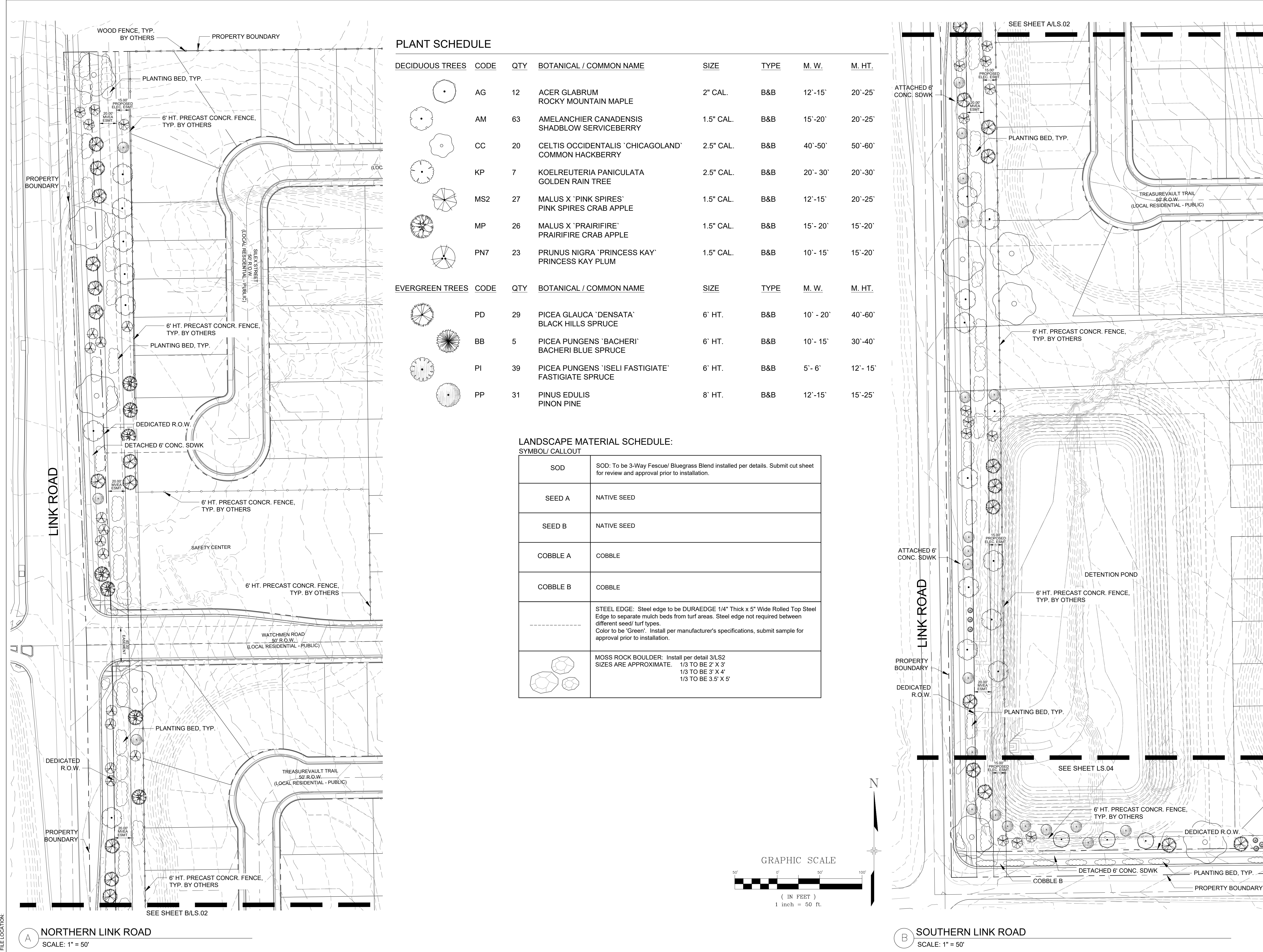
PRELIMINARY  
LANDSCAPE PLAN

LS01

SHEET 1 OF 1

CITY FILE NO.:





CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
**COLA, LLC.**  
555 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 382-9433

VICINITY MAP:  
1" = 2000'

PROJECT:  
**ASPEN RANCH  
PRELIMINARY PLAT**  
**FOUNTAIN, CO**  
**PUBLISH DATE**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

**LS02**  
SHEET 2 OF 2

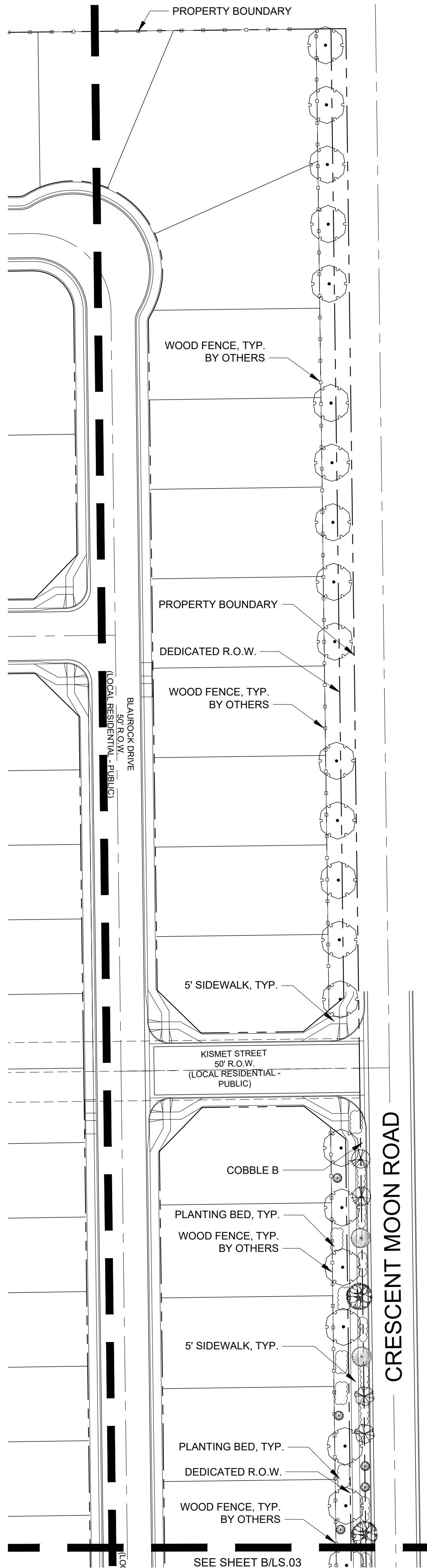
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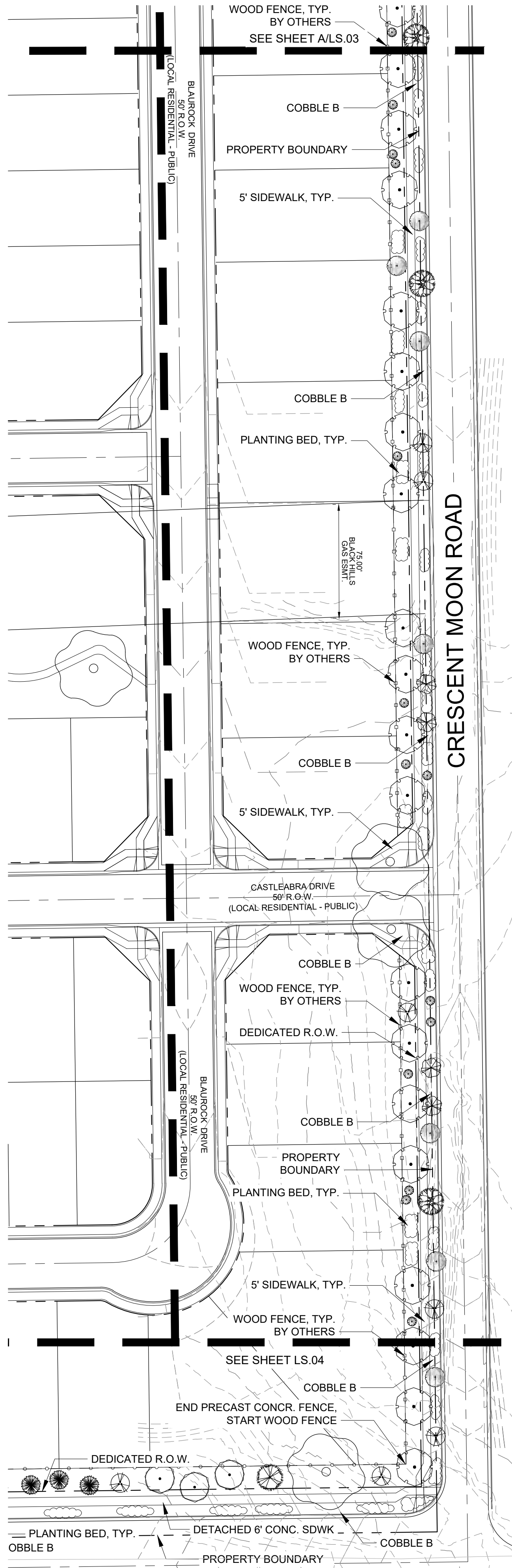
A NORTHERN CRESCENT MOON STREETSCAPE

SCALE: 1" = 50'



B SOUTHERN CRESCENT MOON STREETSCAPE

SCALE: 1" = 50'



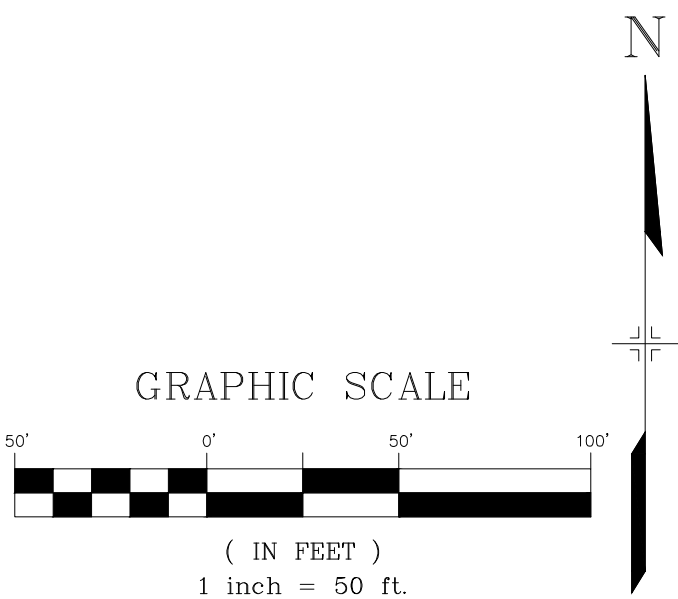
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
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	MP	26	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	15'- 20'	15'-20'
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EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
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	PI	39	PICEA PUNGENS 'ISELI FASTIGIATE' FASTIGIATE SPRUCE	6' HT.	B&B	5'- 6'	12'- 15'
	PP	31	PINUS EDULIS PINON PINE	8' HT.	B&B	12'-15'	15'-25'

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL/ CALLOUT

	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED
	NATIVE SEED
	COBBLE
	COBBLE
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	MOSS ROCK BOULDER: Install per detail 3/LS2 SIZES ARE APPROXIMATE. 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



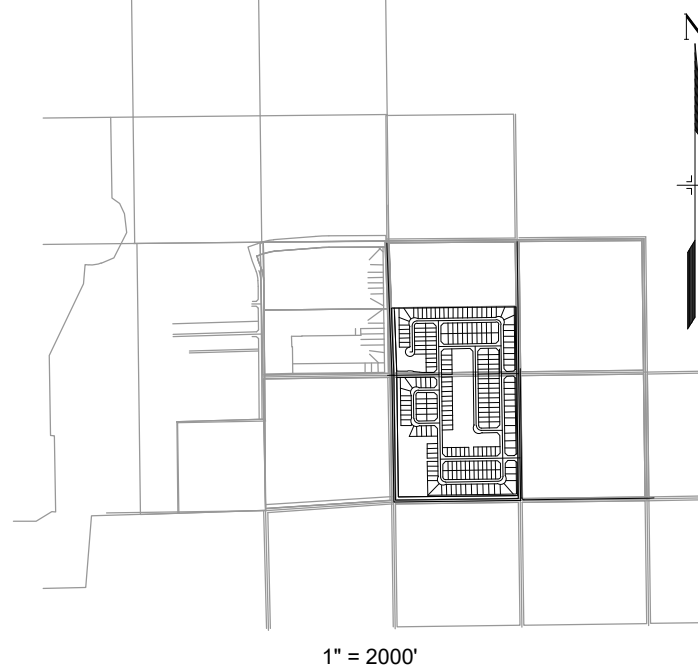
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

COLA, LLC.

555 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 382-9433

VICINITY MAP:



PROJECT:

ASPEN RANCH  
PRELIMINARY PLAT

FOUNTAIN, CO  
PUBLISH DATE

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:

DRAWN BY:

CHECKED BY:

APPROVED BY:

SHEET TITLE:

PRELIMINARY  
LANDSCAPE PLAN

LS03

SHEET 3 OF 3


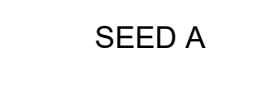
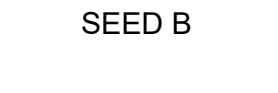
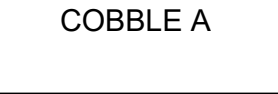
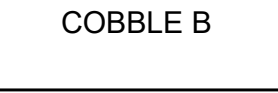
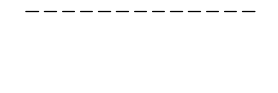
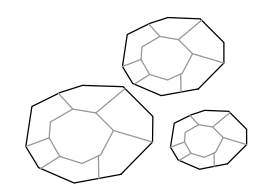
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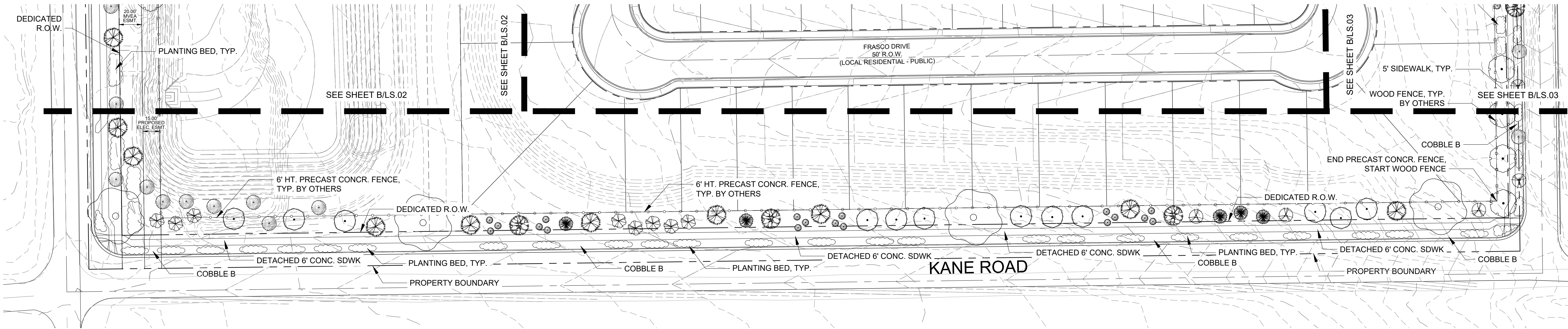


PLANT SCHEDULE

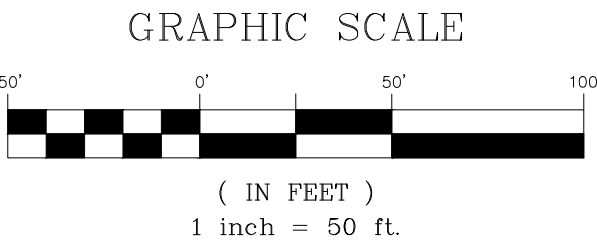
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
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	MS2	27	MALUS X 'PINK SPIRES' PINK SPIRES CRAB APPLE	1.5" CAL.	B&B	12'-15'	20'-25'
	MP	26	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	15'-20'	15'-20'
	PN7	23	PRUNUS NIGRA 'PRINCESS KAY' PRINCESS KAY PLUM	1.5" CAL.	B&B	10'-15'	15'-20'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
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	BB	5	PICEA PUNGENS 'BACHERI' BACHERI BLUE SPRUCE	6' HT.	B&B	10'-15'	30'-40'
	PI	39	PICEA PUNGENS 'ISELI FASTIGIATE' FASTIGIATE SPRUCE	6' HT.	B&B	5'-6'	12'-15'
	PP	31	PINUS EDULIS PINON PINE	8' HT.	B&B	12'-15'	15'-25'

LANDSCAPE MATERIAL SCHEDULE:

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	NATIVE SEED
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	COBBLE
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	MOSS ROCK BOULDER: Install per detail 3/LS2 SIZES ARE APPROXIMATE. 1/3 TO BE 2' X 3' 1/3 TO BE 3' X 4' 1/3 TO BE 3.5' X 5'



1 KANE ROAD STREETSCAPE  
SCALE: 1" = 50'



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208  
OWNER/DEVELOPER:  
**COLA, LLC.**  
555 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 382-9433



PROJECT:  
**ASPEN RANCH  
PRELIMINARY PLAT**  
**FOUNTAIN, CO**  
**PUBLISH DATE**

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

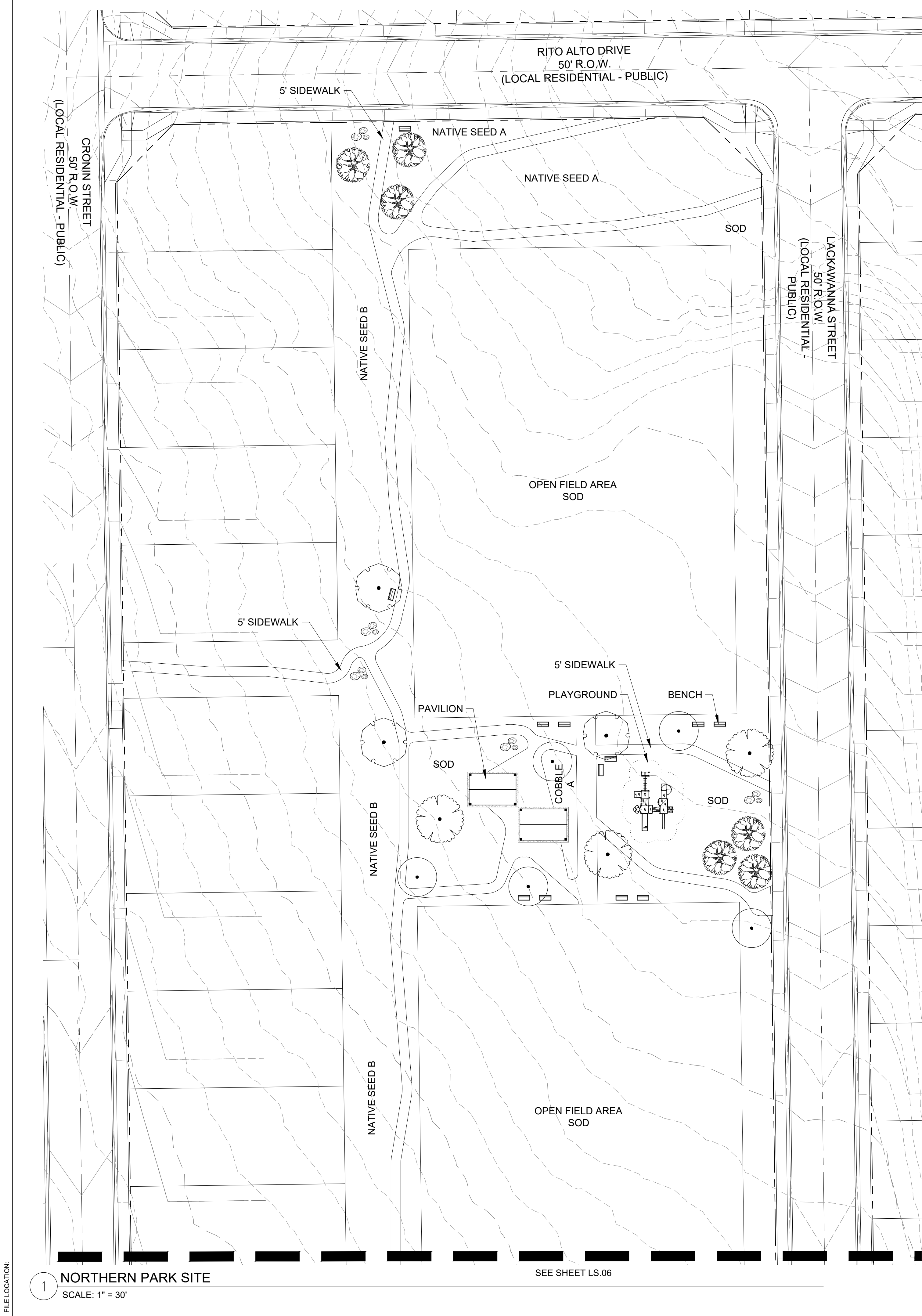
DRAWING INFORMATION:  
PROJECT NO:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

**LS04**  
SHEET 4 OF 4

CITY FILE NO.:





PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
	AG	12	ACER GLABRUM ROCKY MOUNTAIN MAPLE	2" CAL.	B&B	12'-15'	20'-25'
	AM	63	AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY	1.5" CAL.	B&B	15'-20'	20'-25'
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EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
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	PI	39	PICEA PUNGENS 'ISELI FASTIGIATE' FASTIGIATE SPRUCE	6' HT.	B&B	5'- 6'	12'- 15'
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LANDSCAPE MATERIAL SCHEDULE:

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	COBBLE
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CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

COLA, LLC.

555 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 382-9433



PROJECT:

ASPEN RANCH  
PRELIMINARY PLAT

FOUNTAIN, CO  
PUBLISH DATE

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO:

DRAWN BY:

CHECKED BY:

APPROVED BY:

SHEET TITLE:

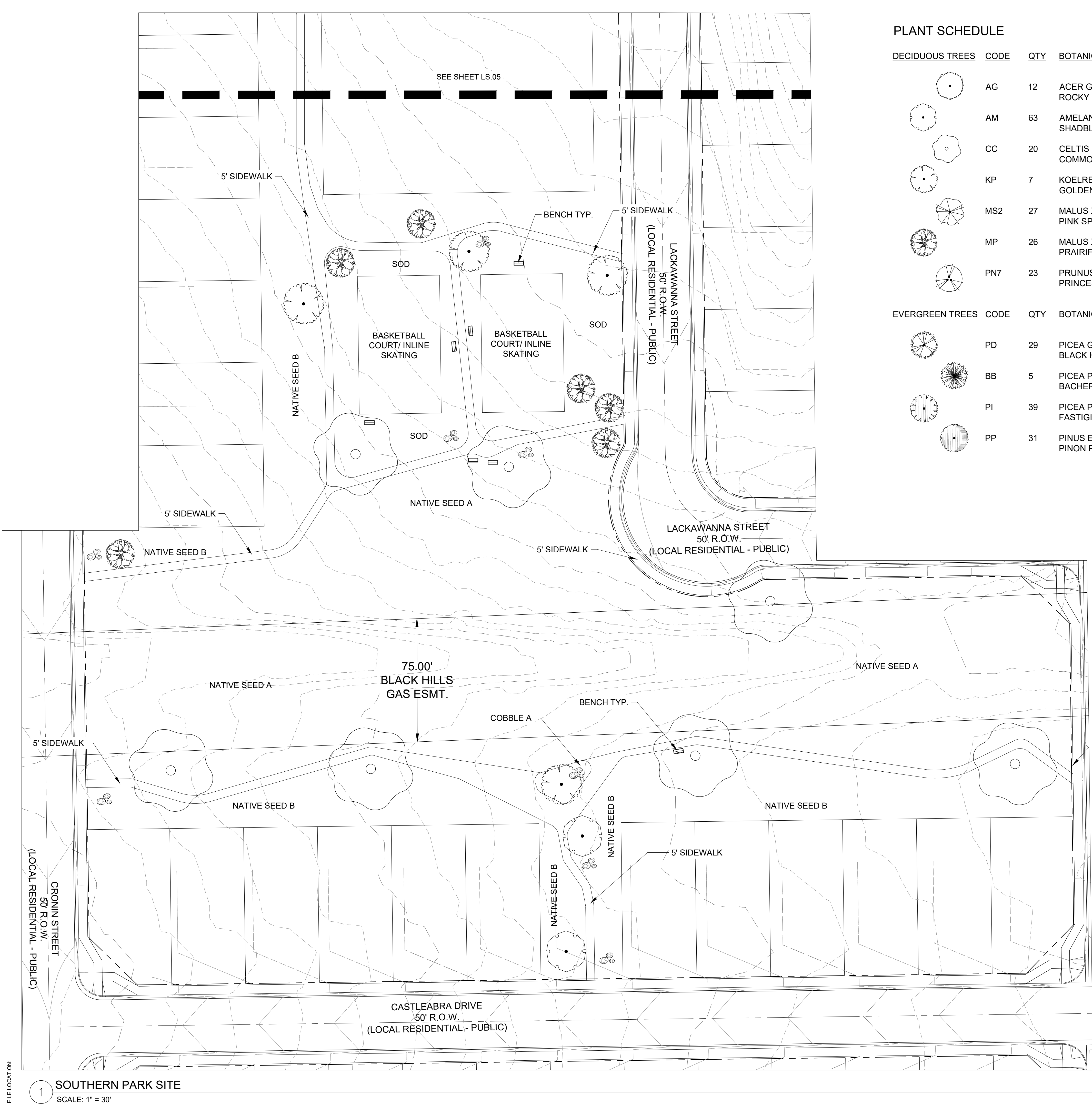
PRELIMINARY  
LANDSCAPE PLAN

LS05

SHEET 5 OF 5

CITY FILE NO.:





PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE	M. W.	M. HT.
	AG	12	ACER GLABRUM ROCKY MOUNTAIN MAPLE	2" CAL.	B&B	12'-15'	20'-25'
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CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
COLA, LLC.  
555 MIDDLE CREEK PKWY, SUITE 380  
COLORADO SPRINGS, CO 80921  
(719) 382-9433

VICINITY MAP:

PROJECT:  
ASPEN RANCH  
PRELIMINARY PLAT  
FOUNTAIN, CO  
PUBLISH DATE

REVISION HISTORY:  

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:  
PROJECT NO:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
SHEET TITLE:

PRELIMINARY  
LANDSCAPE PLAN  
  
LS06  
SHEET 6 OF 6

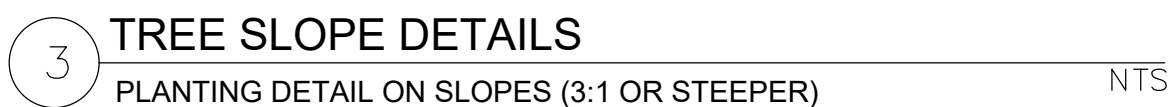
CITY FILE NO.:



3. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. 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 PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
7. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY WATERED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF FIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
10. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
4. ALL AREAS TO BE SEEDBED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPED SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
5. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
6. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
7. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
  - 7.1. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
  - 7.2. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
  - 7.2.1. FOR AREAS LARGER THAN 0.1 ACRE - HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
  - 7.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
8. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
9. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
10. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
11. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
12. APPROVAL OF SEEDBED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEED DURING THE SAME SEASON.

3. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. 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 CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
11. LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL EXISTING LANDSCAPE IMPROVEMENTS BETWEEN BACK OF CURB AND BACK OF EXISTING SIDEWALK ALONG UNIV BLVD. AND POWERS BLVD. ARE OWNED AND MAINTAINED BY THE BRIARGATE CROSSING COMMERCIAL OWNERS ASSOCIATION (BCCOA, SECRETARY OF STATE OF COLORADO FILE NO. 20051107903). CONTRACTOR TO CONTACT THE BCCOA (719-260-4549) PRIOR TO CONSTRUCTION FOR COORDINATION OF LANDSCAPE INSTALLATION.
12. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
13. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
14. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. THESE PLANS ARE FOR CITY APPROVALS ONLY AND NOT TO BE UTILIZED FOR CONSTRUCTION.



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