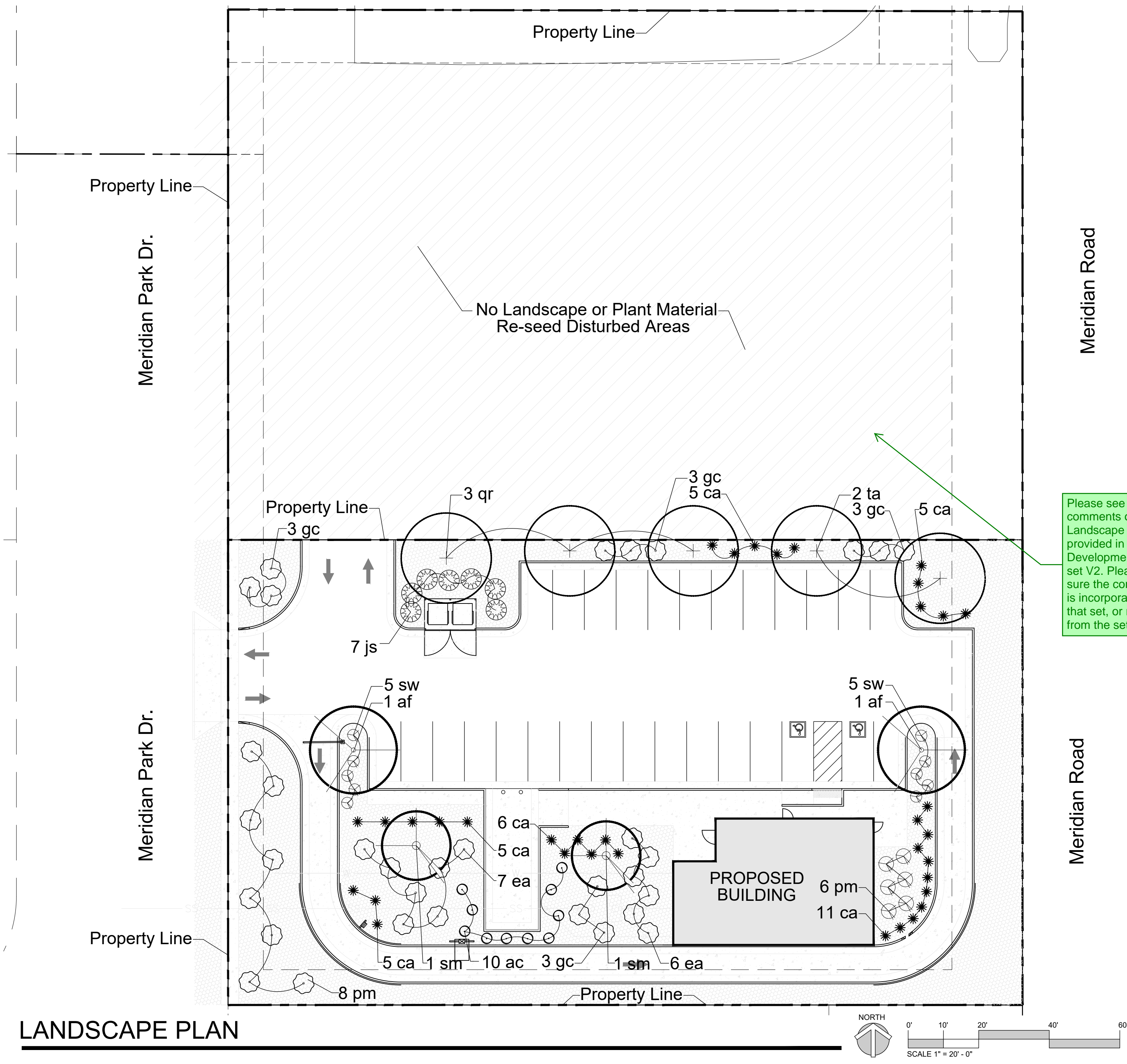


PLANT MATERIAL SCHEDULE:

SYMBOL	QTY	KEY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE	NOTES
SHADE TREES							
	3	qr	QUERCUS RUBRA	NORTHERN RED OAK	40'-60'	2" CAL.	B & B
	2	af	ACER X FREMANII	AUTUMN BLAZE MAPLE	25'-30'	2" CAL.	B & B
	2	ta	TILIA AMERICANA	AMERICAN LINDEN	25'-30'	2" CAL.	B & B
ORNAMENTAL TREES							
	2	sm	MALUS SP. 'SPRINGSNOW'	SPRINGSNOW CRABAPPLE	15'-20'	2" CAL.	B & B
EVERGREEN TREES							
	7	js	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	15'-20'	6' HT.	B & B
SHRUBS							
	10	sw	SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3'-4'	5 GAL.	CONT.
	12	gc	RIBES AUREUM	GOLDEN CURRANT	3'-3-6"	5 GAL.	CONT.
	10	ac	RIBES ALPINUM	ALPINE CURRANT	3'-3-6"	5 GAL.	CONT.
	14	pm	PHYSOCARPUS MANOGYNUS	MOUNTAIN NINEBARK	3'-5'	5 GAL.	CONT.
	13	ea	EUONYMUS ALTATUS 'COMPACTA'	DWARF BURNING BUSH	4'-5'	5 GAL.	CONT.
ORNAMENTAL GRASS							
	37	ca	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2'-3'	5 GAL.	CONT.

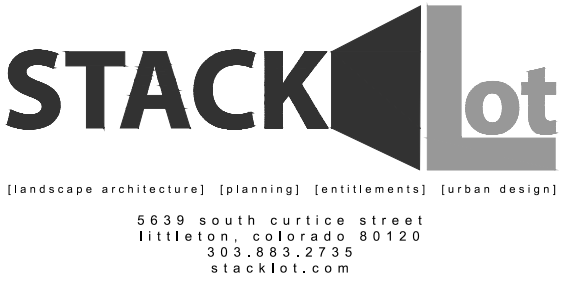


GENERAL PLANTING NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- 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 THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
- COMMERCIAL GRADE 3/8" INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUND COVER.
- IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

IRRIGATION NOTE

AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION.



PCD File # PPR2227

PERMIT NO.:

Client:

CD BENT GRASS LLC

106 S. KYRENE RD.  
CHANDLER, AZ 85226  
PHONE:  
ATTN: B. HAYENGA

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	03/22/22
	REVISED PER COUNTY COMMENTS	09/30/22

W.C. CIVIL

7220 W. JEFFERSON AVE

STE. 204

LAKEWOOD, CO 80235

PHONE: (303) 390-0172

WC CIVIL

LANDSCAPE ARCHITECTURE

FINAL LANDSCAPE PLAN

DUNKIN BENT GRASS

SITE DEVELOPMENT PLAN

LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A,

LOCATED IN TOWN OF PEYTON,

COUNTY OF EL PASO, STATE OF COLORADO

File:

TS, LP

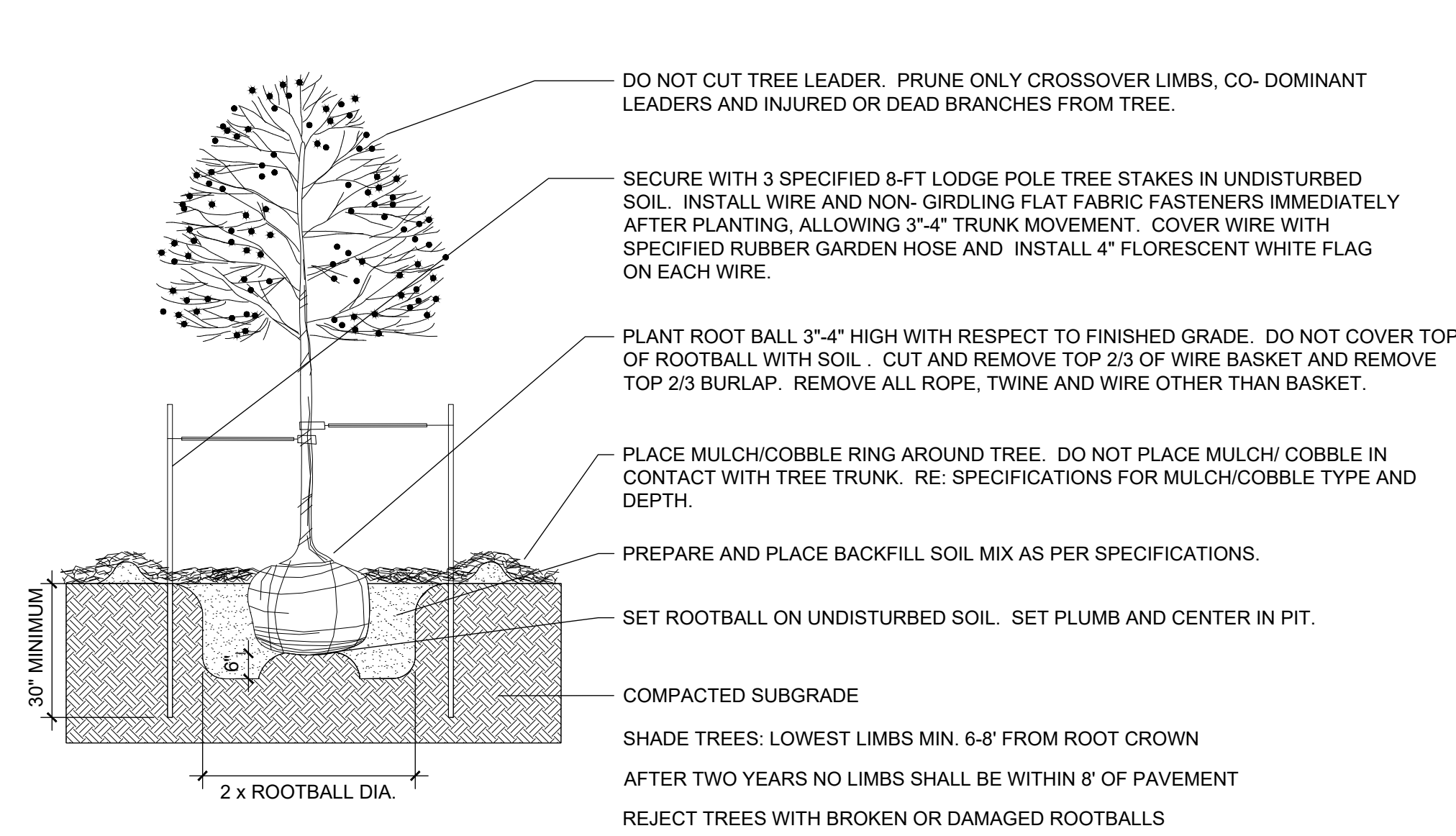
2022/10/20

AS NOTED

Sheet No.:

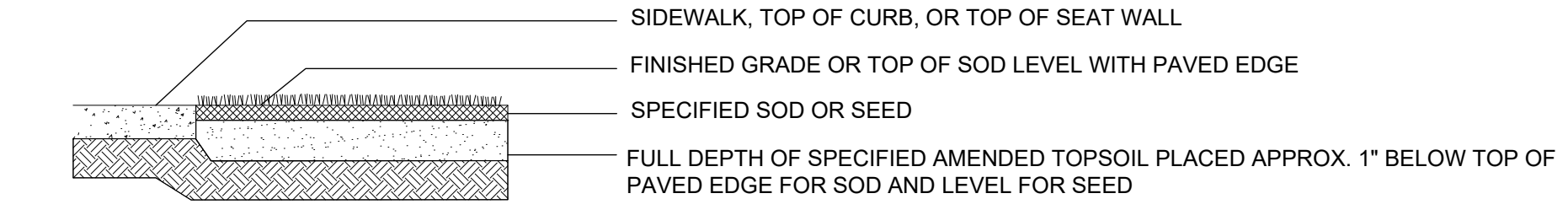
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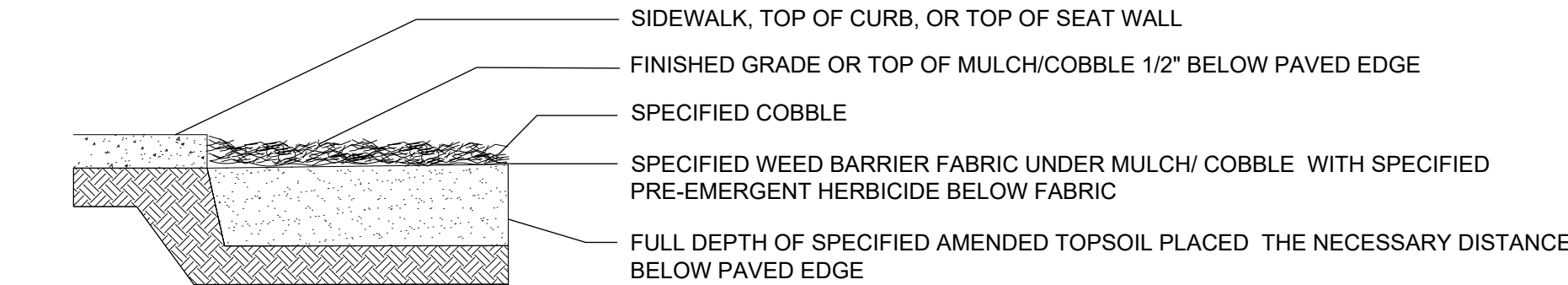


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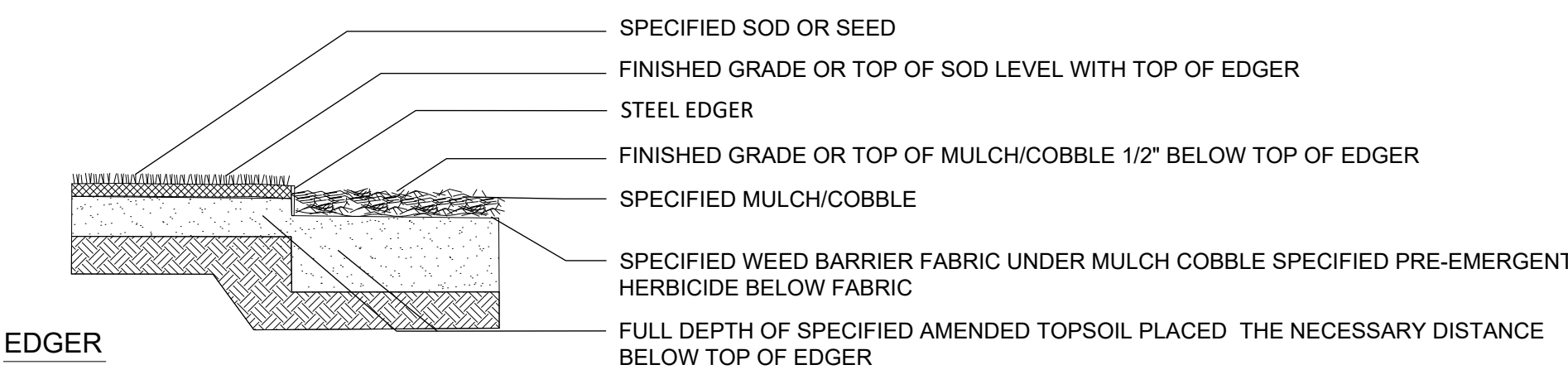
NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS

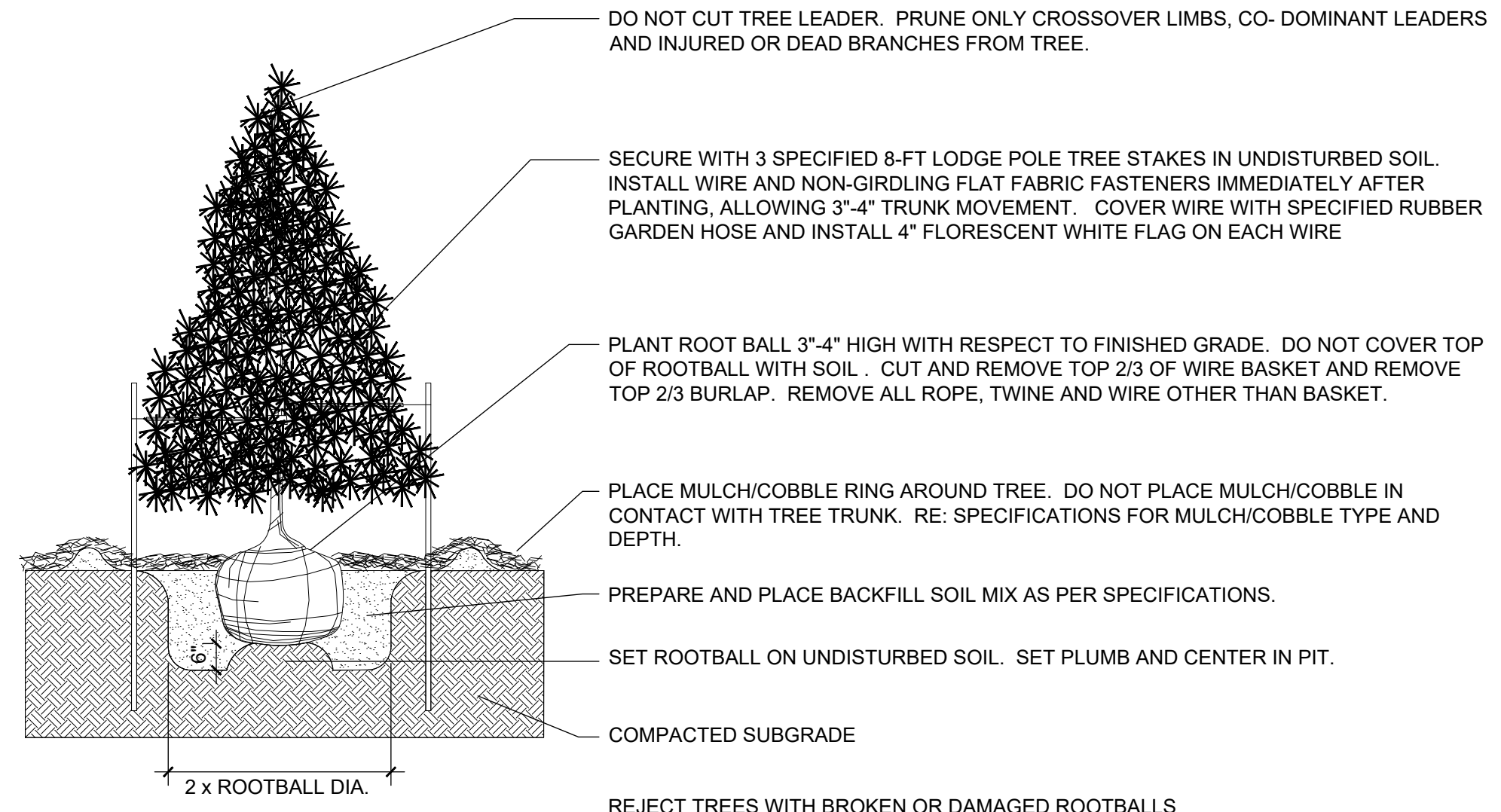


MULCH ADJACENT TO WALKS AND CURBS



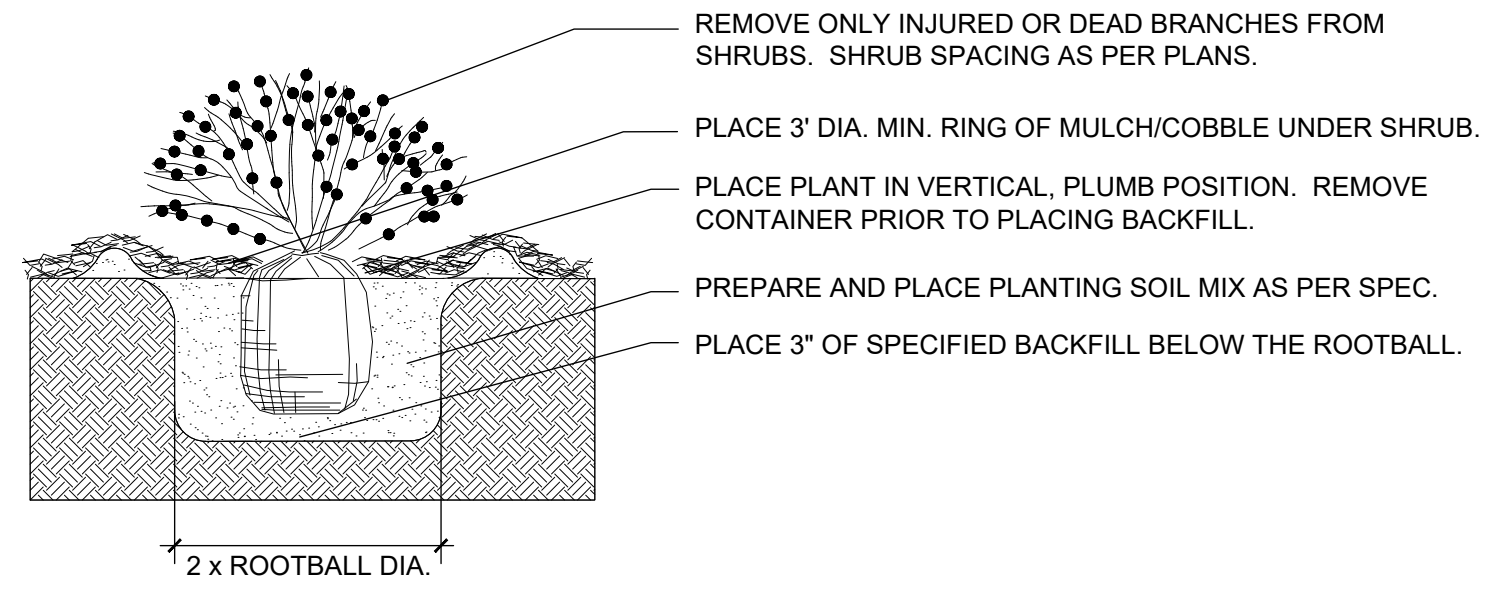
EDGE TREATMENT

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2 EVERGREEN TREE PLANTING

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4 SHRUB PLANTING

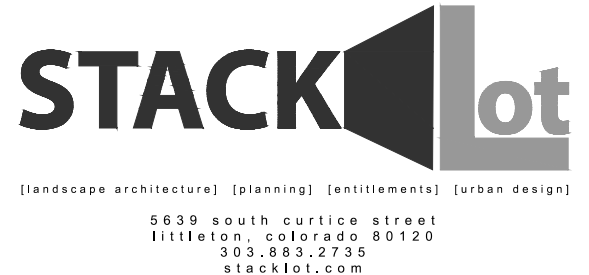
NOT TO SCALE

## SOIL ANALYSIS CONTRACTOR REQUIREMENT

"THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED WITH THE IRRIGATION PLAN SUBMITTAL AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS LAB FOR TESTING. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL."

## SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA. A NOTE SHALL BE PLACED ON THE LANDSCAPE PLAN REFLECTING THE ABOVE REQUIREMENTS REGARDING SOIL AMENDMENTS AND TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.

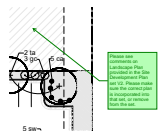


PERMIT NO.: \_\_\_\_\_

<div>LANDSCAPE DETAILS</div> <div>DUNKIN BENT GRASS SITE DEVELOPMENT PLAN</div> <div>LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A, LOCATED IN TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO</div>	<div>WC CIVIL</div> <div>7220 W. JEFFERSON AVE STE. 204 LAKEWOOD, CO 80235 PHONE: (303) 390-0172</div>		<div>Client:</div> <div>CD BENT GRASS LLC</div> <div>106 S. KYRENE RD. CHANDLER, AZ 85226 PHONE: ATTN: B. HAYENGA</div>	
	<div>NO.</div> <div>-</div> <div>1</div> <div></div> <div></div>		<div>DESCRIPTION</div> <div>INITIAL SUBMITTAL</div> <div>REVISED PER COUNTY COMMENTS</div> <div></div> <div></div>	
	<div>DATE</div> <div>03/22/22</div> <div>09/30/22</div> <div></div> <div></div>			

# Landscape Plan Drawings\_V2.pdf Markup Summary

Linda.Nguyen (2)



**Subject:** Callout  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 11/23/2022 12:23:49 PM  
**Status:**  
**Color:**    
**Layer:**  
**Space:**

Please see comments on Landscape Plan provided in the Site Development Plan set V2. Please make sure the correct plan is incorporated into that set, or remove from the set.



**Subject:** Callout  
**Page Label:** 1  
**Author:** Linda.Nguyen  
**Date:** 11/23/2022 12:24:31 PM  
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PCD File # PPR2227