

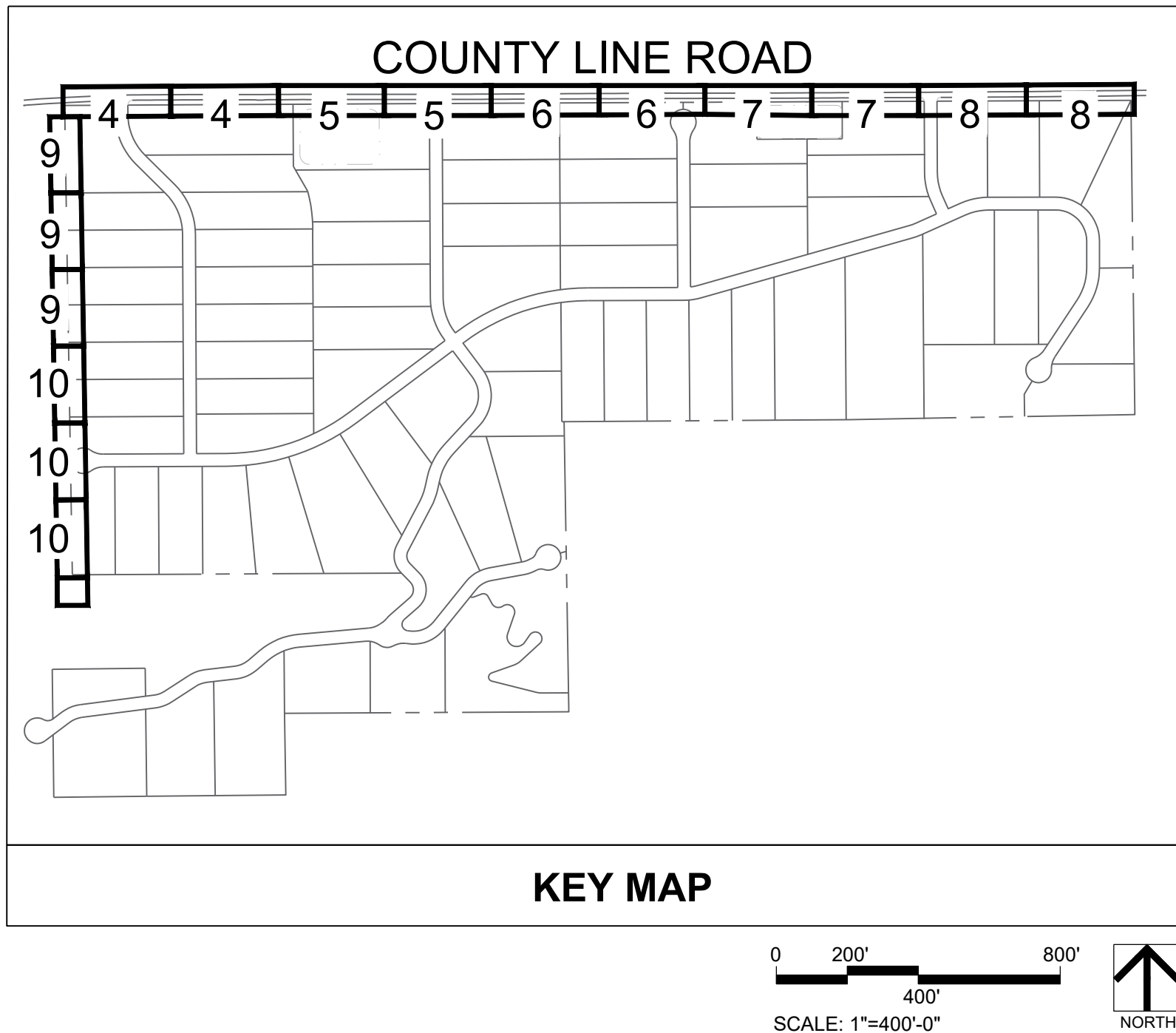
BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN

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 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN	0 LBS/1000 SF
PHOSPHORUS (P205)	0 LBS/1000 SF
POTASSIUM (K20)	0 LBS/1000 SF
SULFUR (SO4-S)	0 LBS/1000 SF
LIME	-OR-
RECOMMENDED SOIL AMENDMENT:	
TRI-MIX III AS SUPPLIED BY C&C SAND	
-TO BE APPLIED AS BACKFILL IN PLANTING PITS	
- 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 PLANT SCHEDULE AND SEED MIX SHEET.
- ALL NATIVE AREAS SHALL HAVE A TEMPORARY ABOVE GROUND IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND 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.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLATED ON SLOPES IN EXCESS OF 6:1 GRADIENT
- CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NOT PLANTS OVER 2-FEET TALL SHALL BE INSTALLED WITHIN 5-FEET OF ANY FIRE HYDRANTS
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIC WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR STEEL EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.
- ROCK: 3/4"-2" ANGULAR ROCK MULCH, TAN, AT A 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SEED AND SEED AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- AND FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF SINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- TREES PLANTED WITHIN THE SIGHT TRIANGLE, BRANCHES MUST BE TRIMMED UP TO 8 FEET. SHRUBS, GRASSES AND OTHER VEGETATION OVER 2 FEET ARE NOT PERMITTED IN THE SIGHT TRIANGLE.



LANDSCAPE SHEET INDEX

1	COVER SHEET
2	FENCING & OVERALL LANDSCAPE PLAN
3	PLANT SCHEDULE & SEED MIXES
4 - 10	LANDSCAPE PLAN
11	LANDSCAPE DETAILS

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BEN LOMAND MOUNTAIN VILLAGE

Landscape Plans

El Paso County, Colorado

Drawn by: PCS Staff
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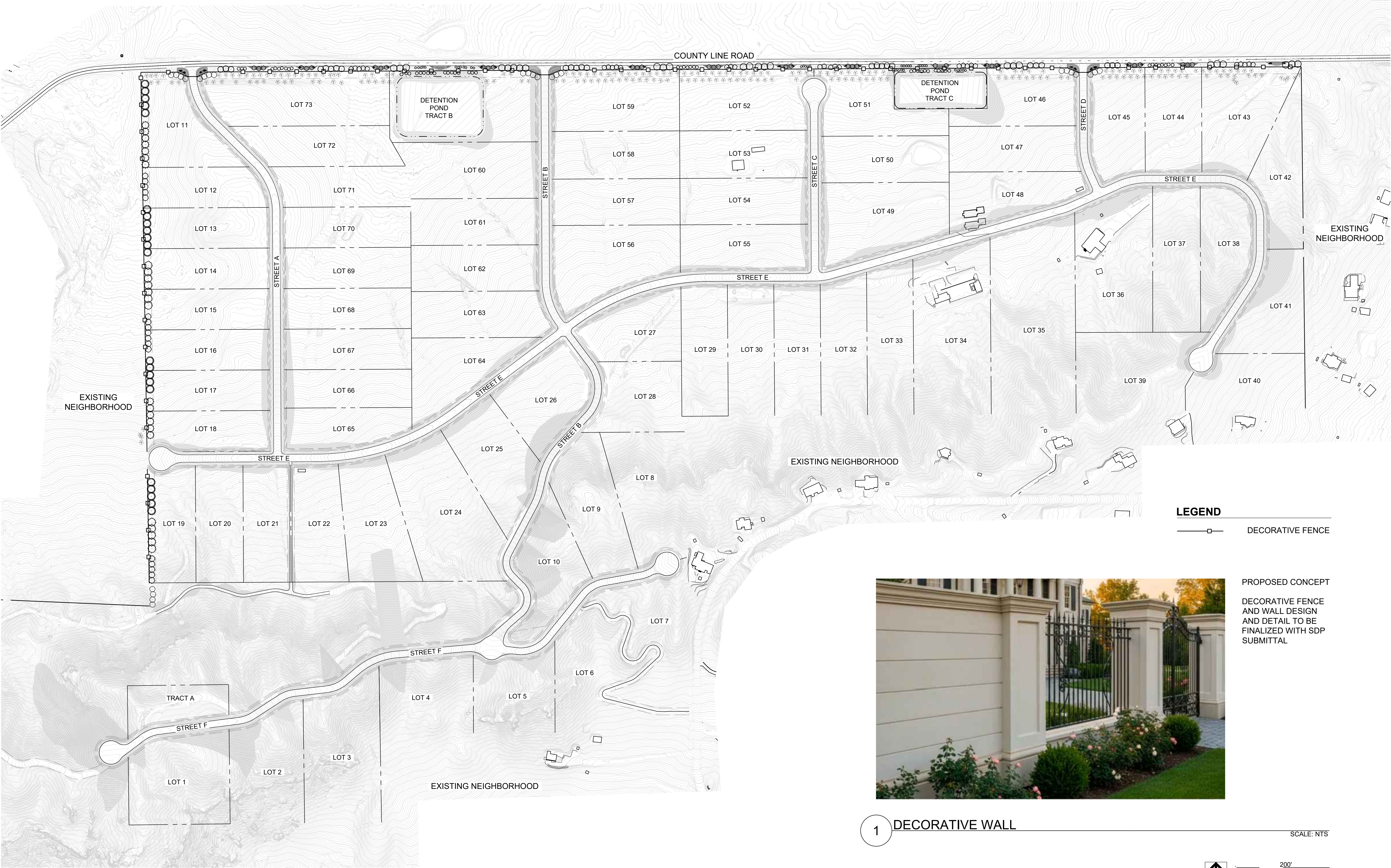
COVER SHEET

■ Sheet Number ■

1

BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN



OVERALL LANDSCAPE PLAN

LEGEND

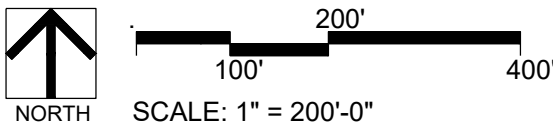
— □ — DECORATIVE FENCE



PROPOSED CONCEPT
DECORATIVE FENCE
AND WALL DESIGN
AND DETAIL TO BE
FINALIZED WITH SDP
SUBMITTAL

1 DECORATIVE WALL

SCALE: NTS



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FENCING & OVERALL
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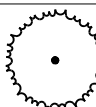
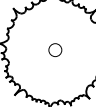
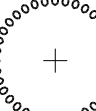
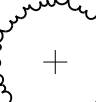
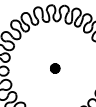
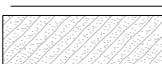
■ Sheet Number ■

2

BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE
EVERGREEN TREE								
	JSM	37	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	B & B	6' HT.	20' X 8'	LOW
	PIA	12	PICEA ABIES	NORWAY SPRUCE	B & B	6' HT.	60' X 40'	LOW-MED
	PPB	26	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HT.	25' X 15'	LOW
	PIF	53	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HT.	25' X 15'	LOW-MED
	PIH	22	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HT.	60' X 40'	LOW-MED
	PIP	17	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.	50'X25'	LOW
	PIS	13	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HT.	40' X 30'	LOW-MED
ORNAMENTAL TREE								
	ACG	24	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	1.5" CAL	25' X 25'	LOW-MED
	AMA	34	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B & B	1.5" CAL	25' X 10'	LOW-MED
	KOP	25	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	1.5" CAL	30' X 30'	LOW
	PCN	28	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT FLOWERING PLUM	B & B	1.5" CAL	20' X 20'	LOW-MED
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SIGNATURE
DECIDUOUS SHRUBS								
	CCD	105	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	5 GAL	3' X 3'	LOW	
	CHM	67	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL	5' X 5'	LOW	F/P SUN
	CHN	35	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	5' X 5'	LOW	FULL SUN
	ENS	130	ERICAMERIA NAUSEOSA SPECIOSA	DWARF BLUE RABBITBRUSH	5 GAL	2' X 2'	LOW	
	FIA	96	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	5 GAL	3' X 6'	LOW	F/P SUN
	PBP	45	PRUNUS BESSEYI 'P011S' TM	PAWNEE BUTTES SAND CHERRY	5 GAL	1' X 6'	LOW	
	RAG	42	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 8'	LOW-MOD	SHADE-SUN
	RTA	44	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6'	LOW	FULL SUN
	SBT	60	SPIRAEA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	5 GAL	2' X 3'	LOW-MOD	FULL SUN
EVERGREEN SHRUBS								
	ARC	85	ARCTOSTAPHYLOS X COLORADOENSIS	PANCHITO MANZANITA	5 GAL	2' X 3'	LOW	F/P SUN
	ARL	82	ARTEMISIA ABROTANUM 'LEPRECHAUN'	LEPRECHAUN SOUTHERNWOOD	5 GAL	3' X 2.5'	LOW	F/P SUN
	ATC	48	ATRIPLEX CANESCENS	FOURWING SALTBUSH	5 GAL	4' X 5'	LOW	FULL SUN
	EEQ	35	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	5 GAL	5' X 6'	LOW	F/P SUN
	JHB	66	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7'	LOW	FULL SUN
	PMB	191	PINUS MONOPHYLLA 'BLUE JAZZ'	BLUE JAZZ PIñON PINE	5 GAL	2' X 2'	LOW	F/P SUN
ORNAMENTAL GRASSES								
	CAO	80	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL	3' X 2'	LOW	
	PAH	84	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	3' X 2'	LOW	FULL SUN
	PAS	167	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	1 GAL	3' X 2'	LOW	FULL SUN
PERENNIALS / GROUNDCOVERS								
	SDM	72	SALVIA DARCYI X MICROPHYLLA 'PWIN03S'	WINDWALKER® ROYAL RED SAGE	5 GAL	4' X 3'	LOW	FULL SUN
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME					
GROUND COVERS								
	20,918 SF	MULCH, ROCK	TAN 3/4" ANGULAR ROCK MULCH					
	75,495 SF	SEED	MID GRASS W/ WILDFLOWERS					

SEED MIXES

NATIVE SEED MIX (NSM)

ARKANSAS VALLEY SEED - LOW GROW MIX

BOTANIC	COMMON	PERCENT MIX	(LBS / ACRE)
		PURE LIVE SEED	
AGROPYRON CRISTATUM	CRESTED WHEATGRASS (EPHRAIM)	30%	-
FESTUCA OVINA	SHEEP FESCUE	25%	-
LOLIUM PERENNE	PERENNIAL RYEGRASS	20%	-
FESTUCA RUBRA 'COMMUTATA'	CHEWINGS FESCUE	15%	-
POA COMPRESSA	CANADA BLUEGRASS (CANNON)	10%	-
TOTAL PLS		100%	

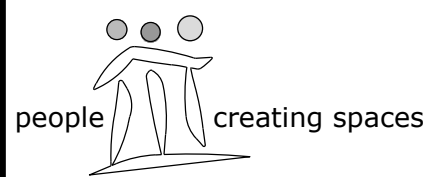
LANDSCAPE REQUIREMENTS

STREET NAME	STREET CLASSIFICATION	LANDSCAPE WIDTH REQ.	LINEAR FOOTAGE	TREE REQ. (1 TREE / 25 LF)	TOTAL TREES PROVIDED	EVERGREEN REQ. (30%)	EVERGREEN PROVIDED
COUNTY LINE ROAD	MINOR ARTERIAL	20'	4,820 LF	193 TREES	193 TREES*	58 TREES	82 TREES

*DUE TO SIGHT TRIANGLES, UTILITY LOCATIONS AND THE VARIOUS LANDSCAPE WIDTH, SOME OF THE REQUIRED TREES ARE LOCATED BEHIND THE FENCE LINE

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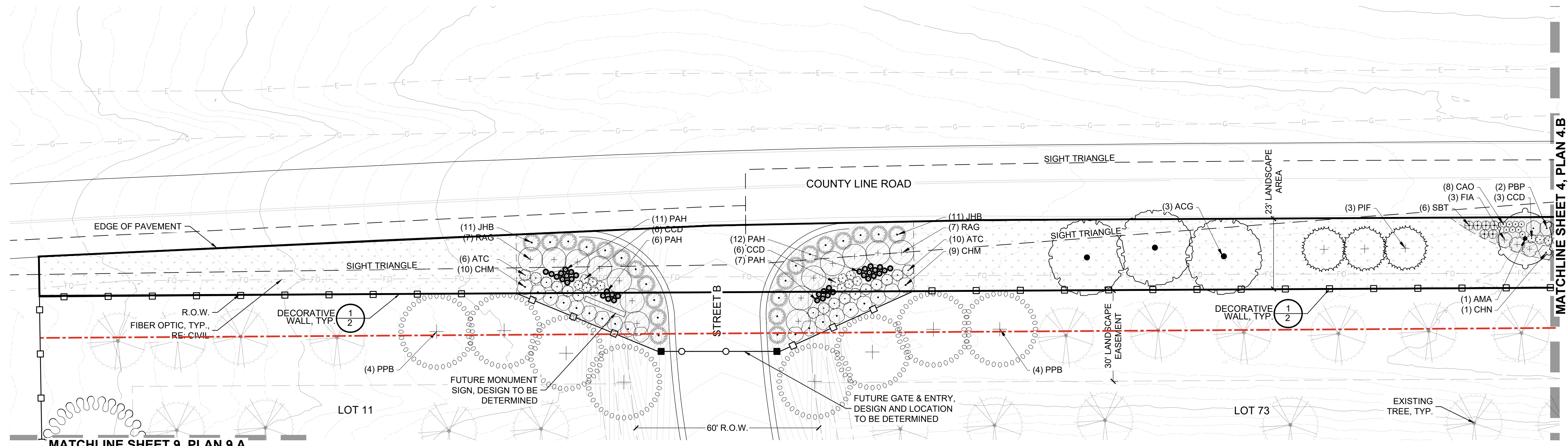
PLANT SCHDULE &
SEED MIXES

■ Sheet Number ■

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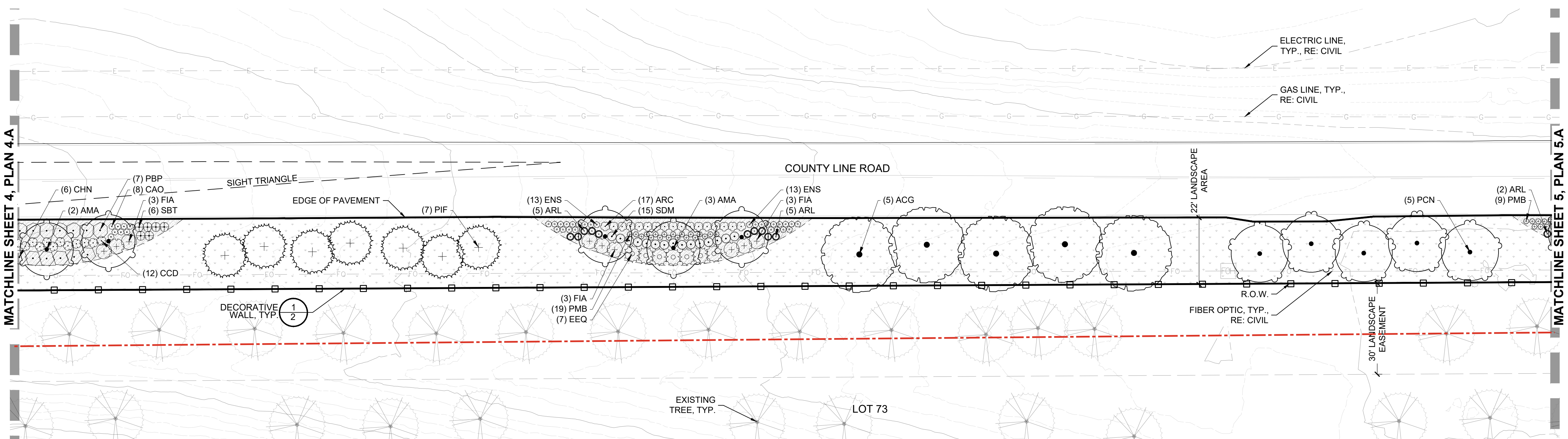
BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN



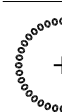
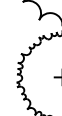
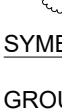
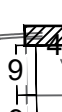
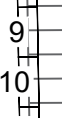
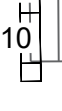
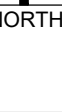
LANDSCAPE PLAN 4.A

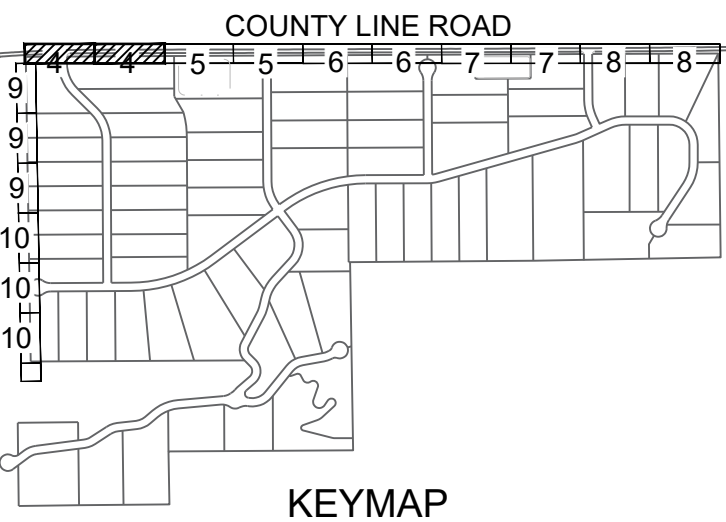
CORE WILL REQUIRE A 15-FOOT UTILITY EASEMENT ALONG COUNTY LINE ROAD
DECORATIVE WALL MAY NOT ENCROACH INTO TO REQUIRED 15-FOOT UTILITY EASEMENT



LANDSCAPE PLAN 4.B

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
		EXISTING TREE
EVERGREEN TREE		
	PPB	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIH	BOSNIAN PINE
	JSM	MOONGLOW JUNIPER
	PIA	NORWAY SPRUCE
	PIP	PONDEROSA PINE
	PIS	SCOTCH PINE
	PIF	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREE		
	ACG	BIGTOOTH MAPLE
	KOP	GOLDEN RAIN TREE
	PCN	NEWPORT FLOWERING PLUM
	AMA	SERVICEBERRY
DECIDUOUS SHRUBS		
	RTA	AUTUMN AMBER SUMAC
	SBT	BIRCHLEAF SPIREA
	CCD	DARK KNIGHT BLUEBEARD
	ENS	DWARF BLUE RABBITBRUSH
	FIA	DWARF FORSYTHIA
	CHM	FERNBUSH
	RAG	GRO-Low FRAGRANT SUMAC
	PBP	PAWNEE BUTTES SAND CHERRY
	CHN	RABBITBRUSH
EVERGREEN SHRUBS		
	JHB	BLUE CHIP JUNIPER
	PMB	BLUE JAZZ PIÑON PINE
	EEQ	BLUESTEM JOINT FIR
	ATC	FOURWING SALTBU
	ARL	LEPRECHAUN SOUTHERNWOOD
	ARC	PANCHITO MANZANITA
ORNAMENTAL GRASSES		
	PAH	BLUE SWITCH GRASS
	PAS	BURGUNDY SWITCH GRASS
	CAO	OVERDAM FEATHER REED GRASS
PERENNIALS / GROUNDCOVERS		
	SDM	WINDWALKER® ROYAL RED SAGE
SYMBOL		
COMMON NAME		
GROUND COVERS		
	MID GRASS W/ WILDFLOWERS	



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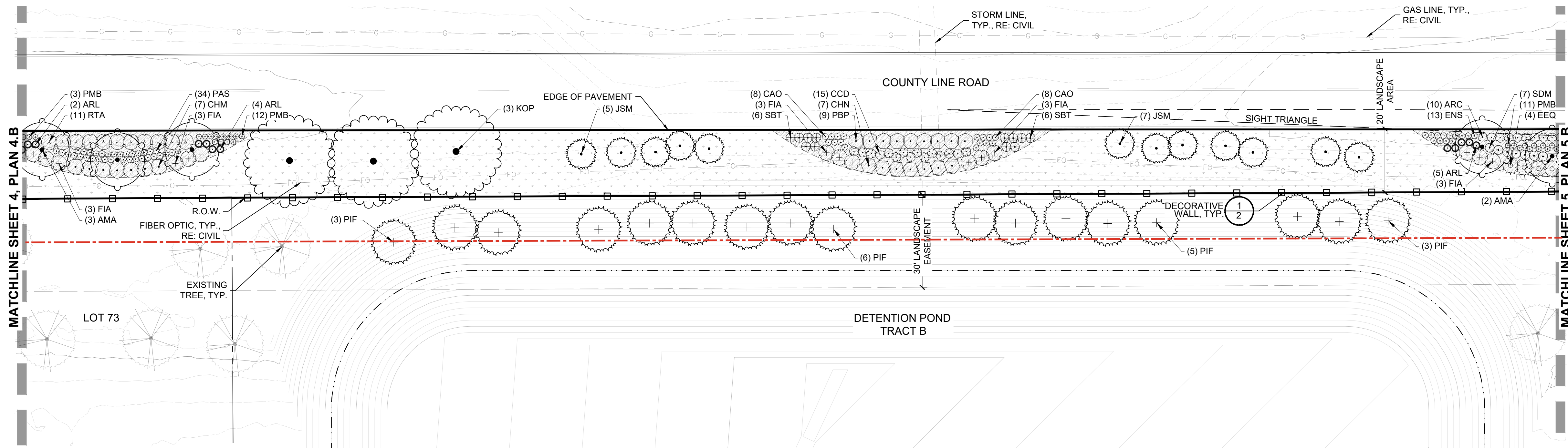
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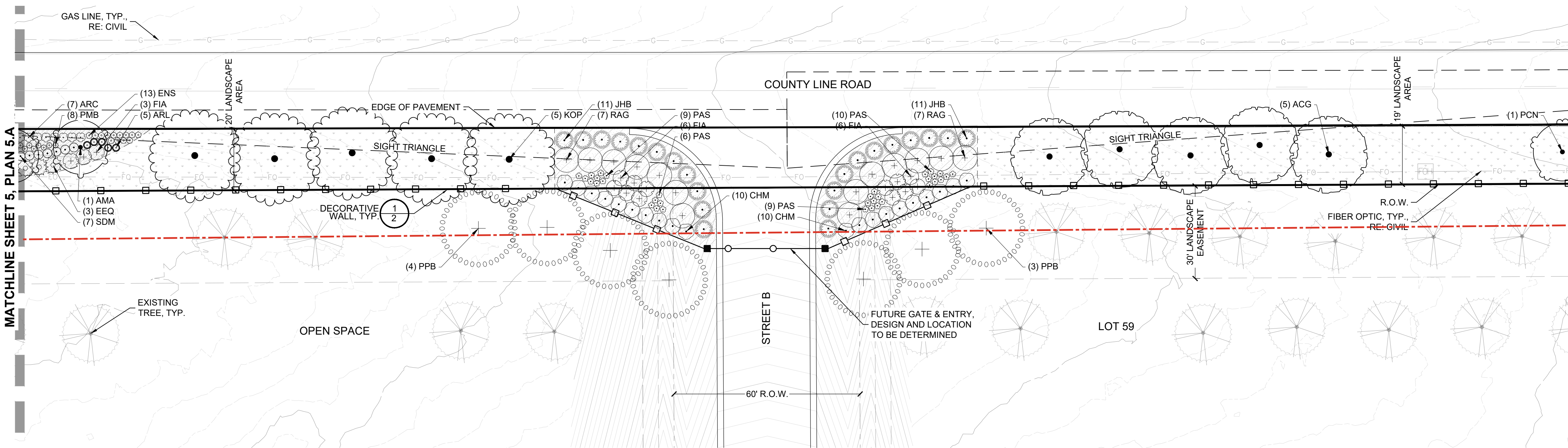
BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN



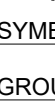
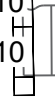
LANDSCAPE PLAN 5.A

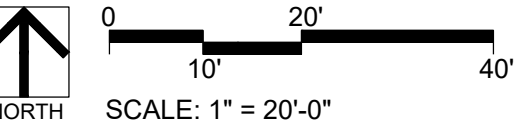
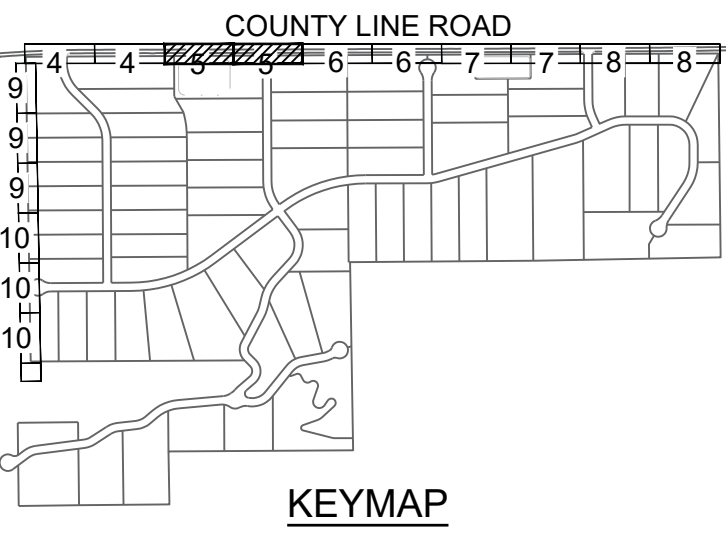
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LANDSCAPE PLAN 5.B

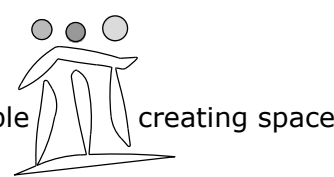
PLANT LEGEND

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BEN LOMAND MOUNTAIN VILLAGE
Landscape Plans
El Paso County, Colorado

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Issue Date: 02.09.2026
Revisions:

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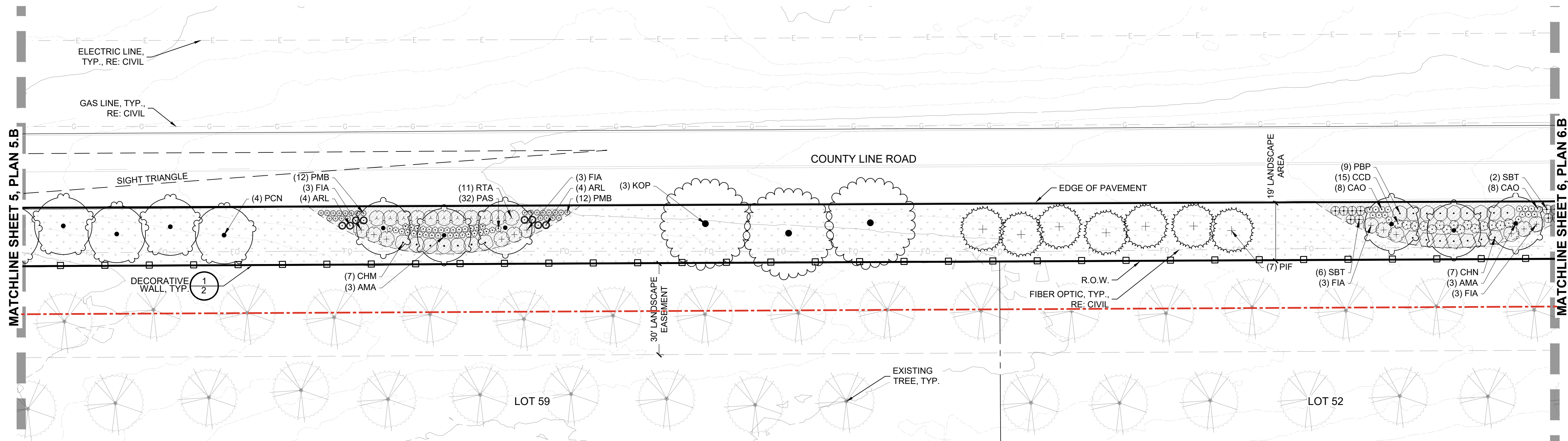
LANDSCAPE PLAN

Sheet Number

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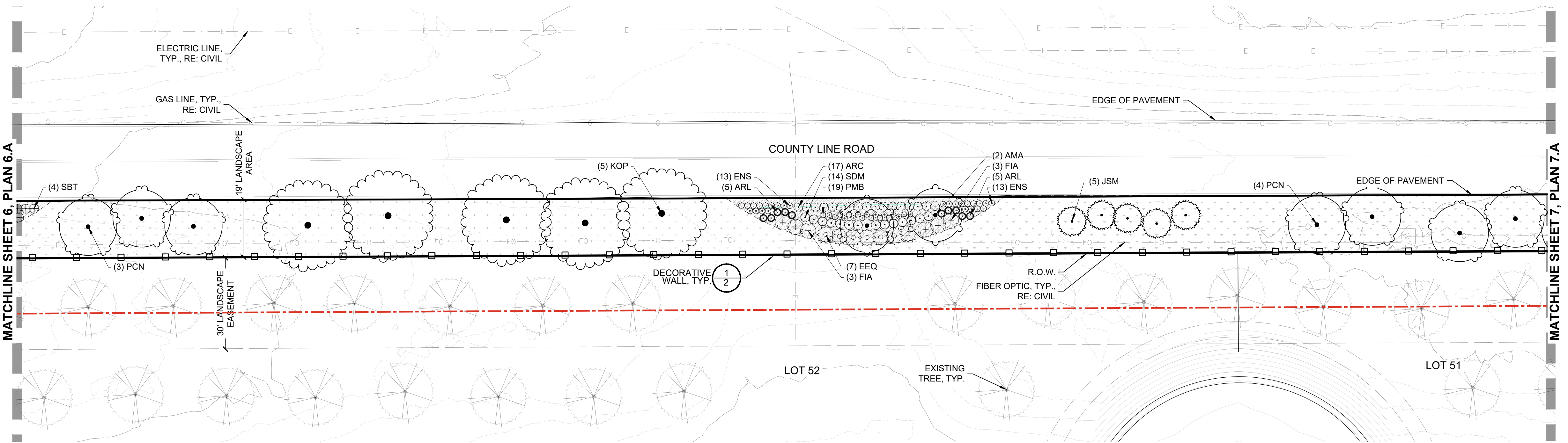
BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN



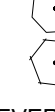
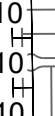
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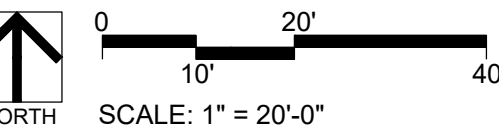
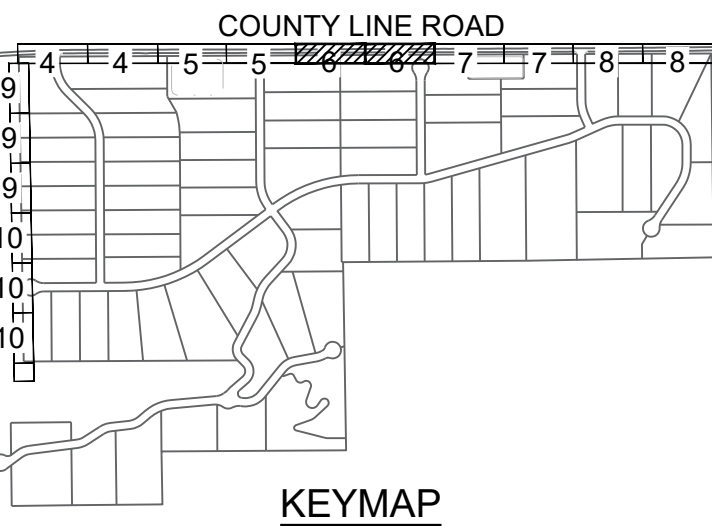
CORE WILL REQUIRE A 15-FOOT UTILITY EASEMENT ALONG COUNTY LINE ROAD
DECORATIVE WALL MAY NOT ENCROACH INTO TO REQUIRED 15-FOOT UTILITY EASEMENT



LANDSCAPE PLAN 6.B

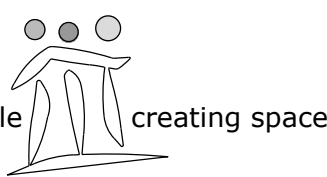
PLANT LEGEND

SYMBOL	CODE	COMMON NAME
		EXISTING TREE
EVERGREEN TREE		
	PPB	BABY BLUE EYES COLORADO BLUE SPI
	PIH	BOSNIAN PINE
	JSM	MOONGLOW JUNIPER
	PIA	NORWAY SPRUCE
	PIP	PONDEROSA PINE
	PIS	SCOTCH PINE
	PIF	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREE		
	ACG	BIGTOOTH MAPLE
	KOP	GOLDEN RAIN TREE
	PCN	NEWPORT FLOWERING PLUM
	AMA	SERVICEBERRY
DECIDUOUS SHRUBS		
	RTA	AUTUMN AMBER SUMAC
	SBT	BIRCHLEAF SPIREA
	CCD	DARK KNIGHT BLUEBEARD
	ENS	DWARF BLUE RABBITBRUSH
	FIA	DWARF FORSYTHIA
	CHM	FERNBUSH
	RAG	GRO-LOW FRAGRANT SUMAC
	PBP	PAWNEE BUTTES SAND CHERRY
	CHN	RABBITBRUSH
EVERGREEN SHRUBS		
	JHB	BLUE CHIP JUNIPER
	PMB	BLUE JAZZ PIÑON PINE
	EEQ	BLUESTEM JOINT FIR
	ATC	FOURWING SALTBU
	ARL	LEPRECHAUN SOUTHERNWOOD
	ARC	PANCHITO MANZANITA
ORNAMENTAL GRASSES		
	PAH	BLUE SWITCH GRASS
	PAS	BURGUNDY SWITCH GRASS
	CAO	OVERDAM FEATHER REED GRASS
PERENNIALS / GROUNDCOVERS		
	SDM	WINDWALKER® ROYAL RED SAGE
SYMBOL		
GROUND COVERS		
		MID GRASS W/ WILDFLOWERS



Prepared For
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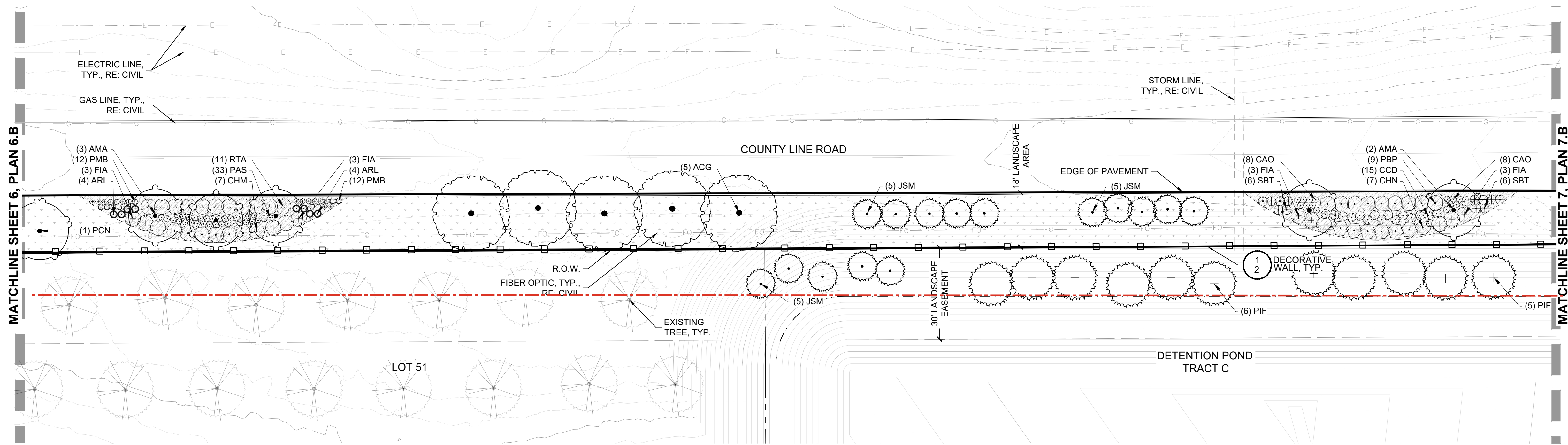
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Sheet Number

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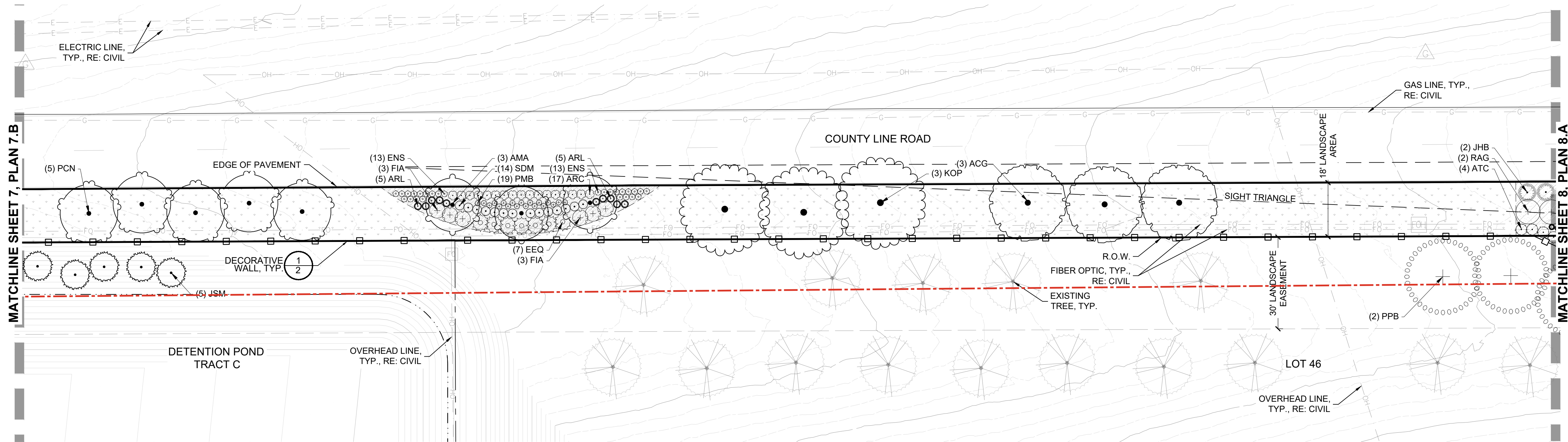
BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN



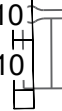
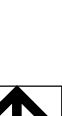
LANDSCAPE PLAN 7.A

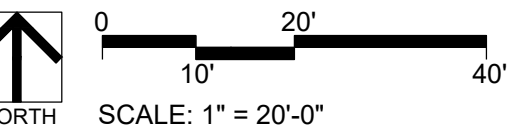
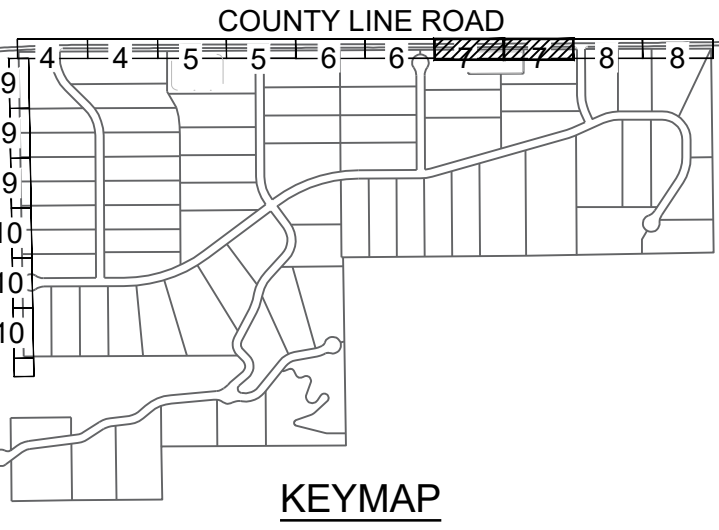
CORE WILL REQUIRE A 15-FOOT UTILITY EASEMENT ALONG COUNTY LINE ROAD
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LANDSCAPE PLAN 7.B

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
		EXISTING TREE
EVERGREEN TREE		
	PPB	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIH	BOSNIAN PINE
	JSM	MOONGLOW JUNIPER
	PIA	NORWAY SPRUCE
	PIP	PONDEROSA PINE
	PIS	SCOTCH PINE
	PIF	VANDERWOLF'S PYRAMID LIMBER PINE
ORNAMENTAL TREE		
	ACG	BIGTOOTH MAPLE
	KOP	GOLDEN RAIN TREE
	PCN	NEWPORT FLOWERING PLUM
	AMA	SERVICEBERRY
DECIDUOUS SHRUBS		
	RTA	AUTUMN AMBER SUMAC
	SBT	BIRCHLEAF SPIREA
	CCD	DARK KNIGHT BLUEBEARD
	ENS	DWARF BLUE RABBITBRUSH
	FIA	DWARF FORSYTHIA
	CHM	FERNBUSH
	RAG	GRO-LOW FRAGRANT SUMAC
	PBP	PAWNEE BUTTES SAND CHERRY
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EVERGREEN SHRUBS		
	JHB	BLUE CHIP JUNIPER
	PMB	BLUE JAZZ PINON PINE
	EEQ	BLUESTEM JOINT FIR
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	ARL	LEPRECHAUN SOUTHERNWOOD
	ARC	PANCHITO MANZANITA
ORNAMENTAL GRASSES		
	PAH	BLUE SWITCH GRASS
	PAS	BURGUNDY SWITCH GRASS
	CAO	OVERDAM FEATHER REED GRASS
PERENNIALS / GROUNDCOVERS		
	SDM	WINDWALKER® ROYAL RED SAGE
GROUND COVERS		
		MID GRASS W/ WILDFLOWERS



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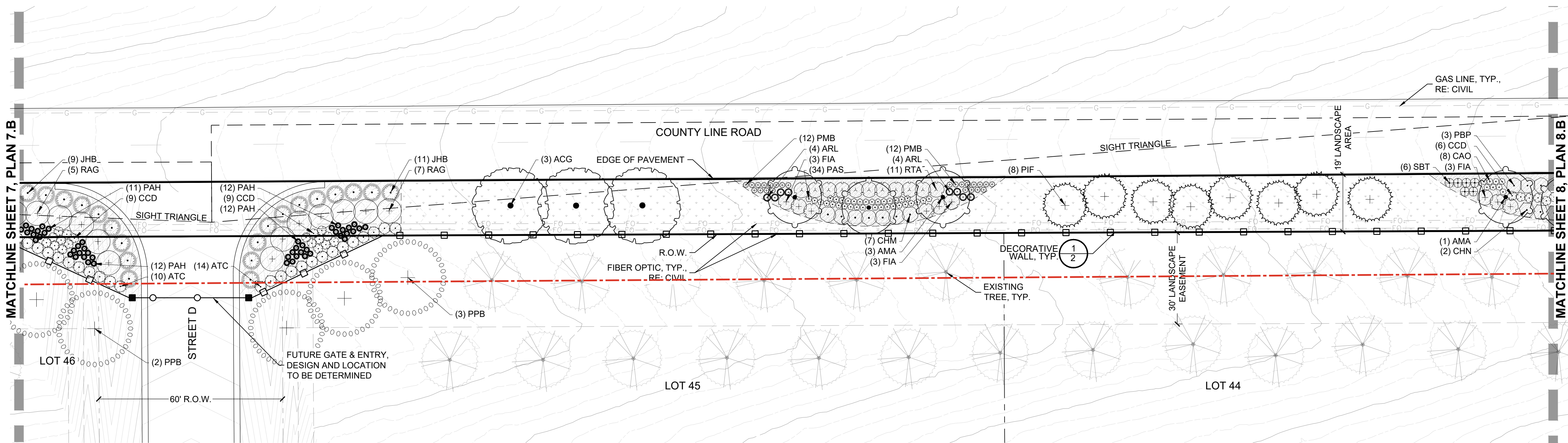
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LANDSCAPE PLAN

Sheet Number
7

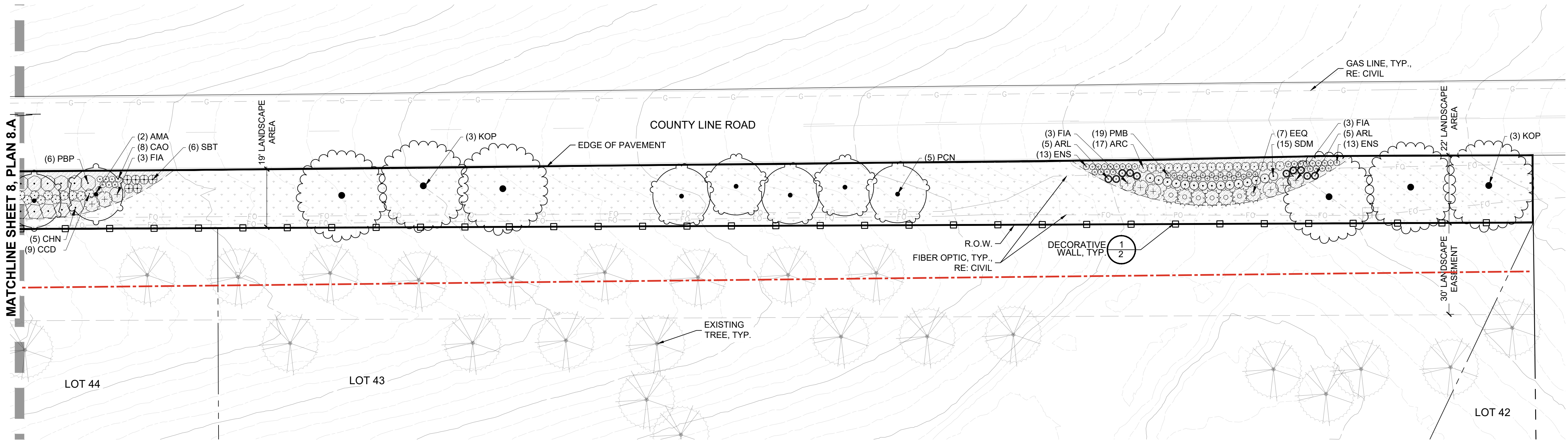
BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN



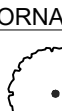
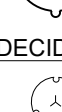
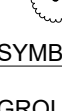
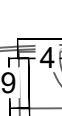
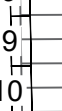
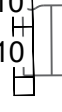
LANDSCAPE PLAN 8.A

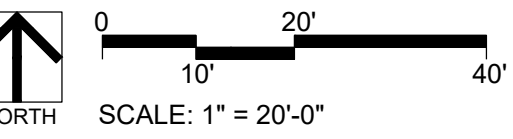
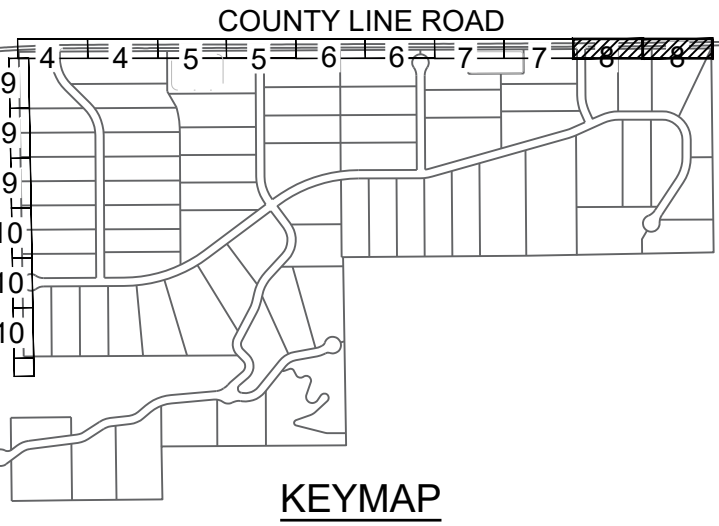
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LANDSCAPE PLAN 8.B

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
		EXISTING TREE
EVERGREEN TREE		
	PPB	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIH	BOSNIAN PINE
	JSM	MOONGLOW JUNIPER
	PIA	NORWAY SPRUCE
	PIP	PONDEROSA PINE
	PIS	SCOTCH PINE
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ORNAMENTAL TREE		
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	RAG	GRO-LOW FRAGRANT SUMAC
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	EEQ	BLUESTEM JOINT FIR
	ATC	FOURWING SALTBU
	ARL	LEPRECHAUN SOUTHERNWOOD
	ARC	PANCHITO MANZANITA
ORNAMENTAL GRASSES		
	PAH	BLUE SWITCH GRASS
	PAS	BURGUNDY SWITCH GRASS
	CAO	OVERDAM FEATHER REED GRASS
PERENNIALS / GROUNDCOVERS		
	SDM	WINDWALKER® ROYAL RED SAGE
SYMBOL		
GROUND COVERS		
		MID GRASS W/ WILDFLOWERS



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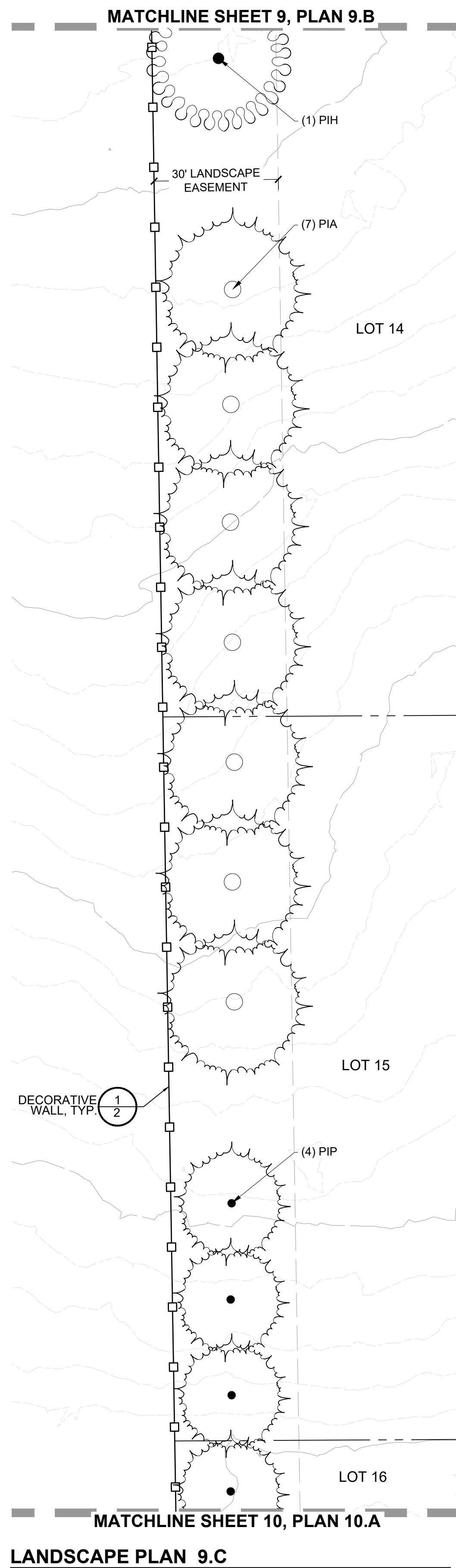
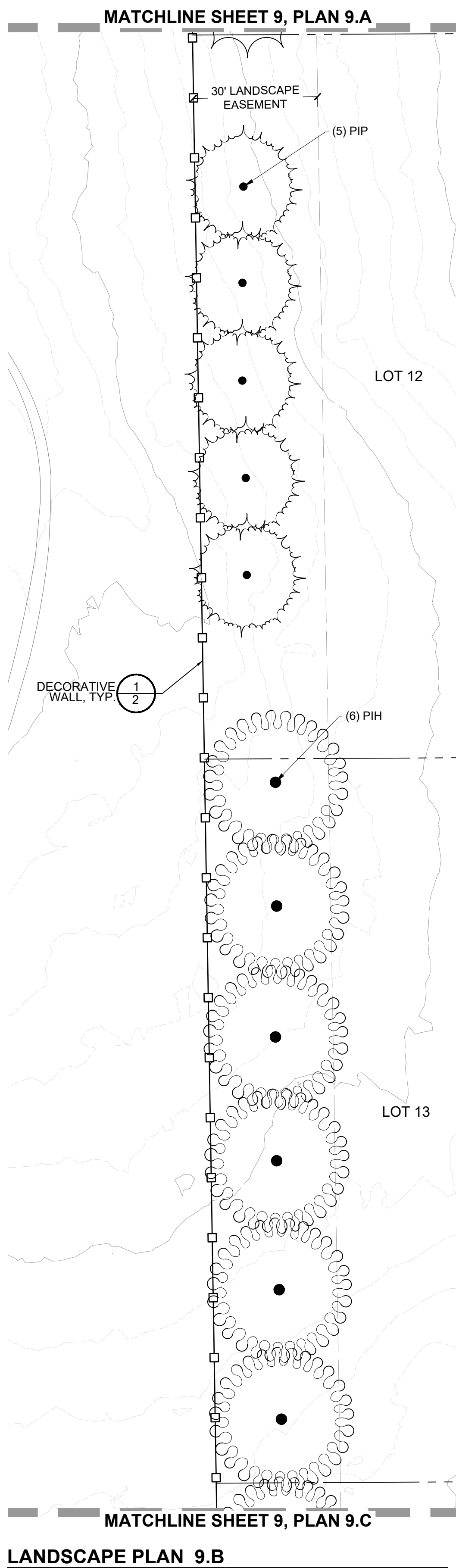
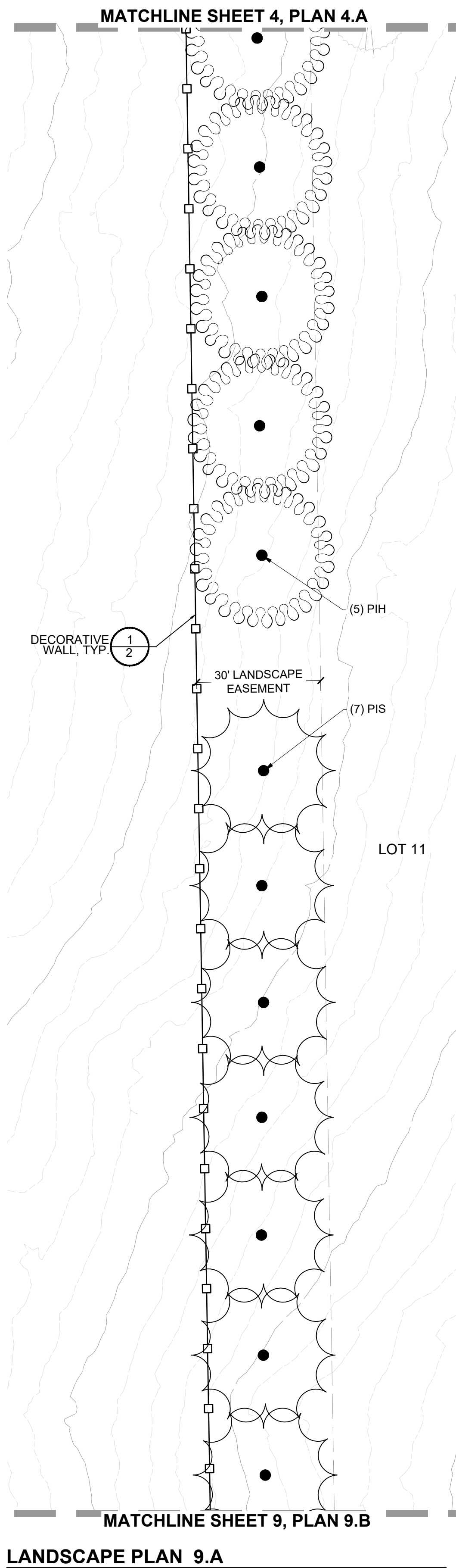
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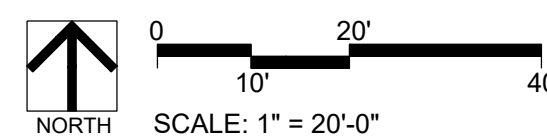
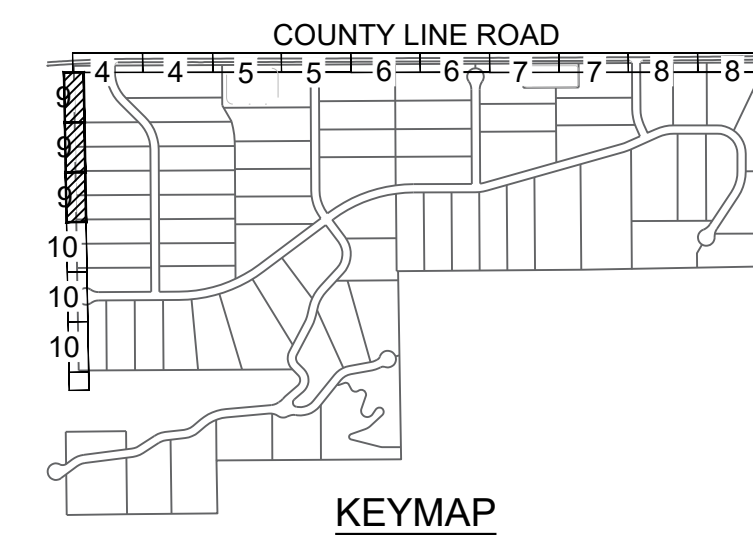
BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN



PLANT LEGEND

SYMBOL	CODE	COMMON NAME
		EXISTING TREE
EVERGREEN TREE		
	PPB	BABY BLUE EYES COLORADO BLUE SPRUCE
	PIH	BOSNIAN PINE
	JSM	MOONGLOW JUNIPER
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		EDGER



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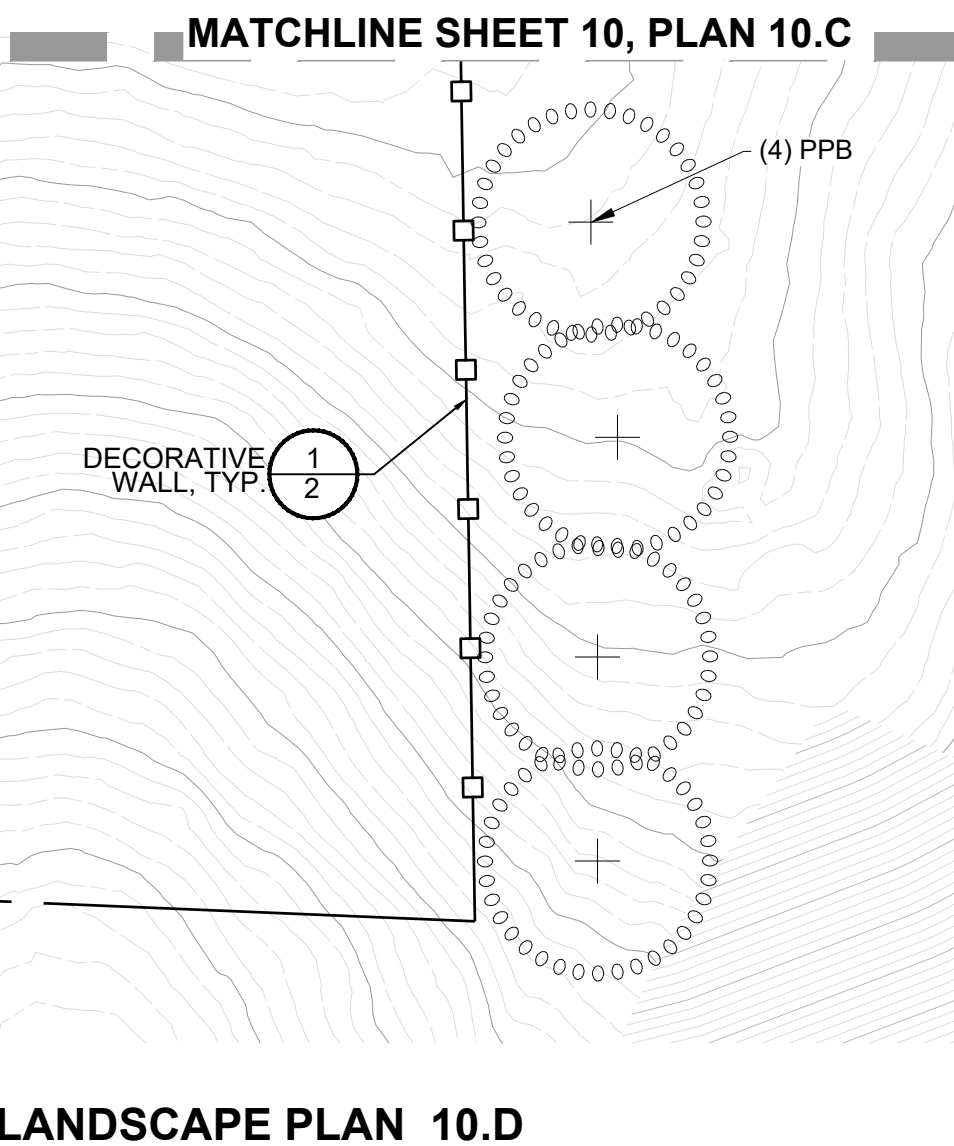
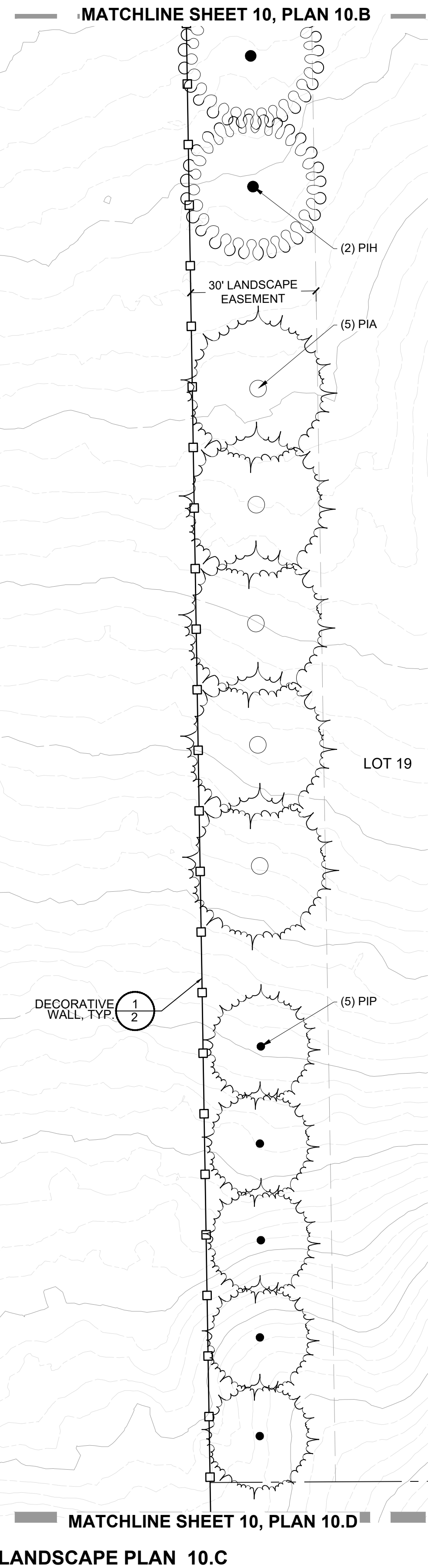
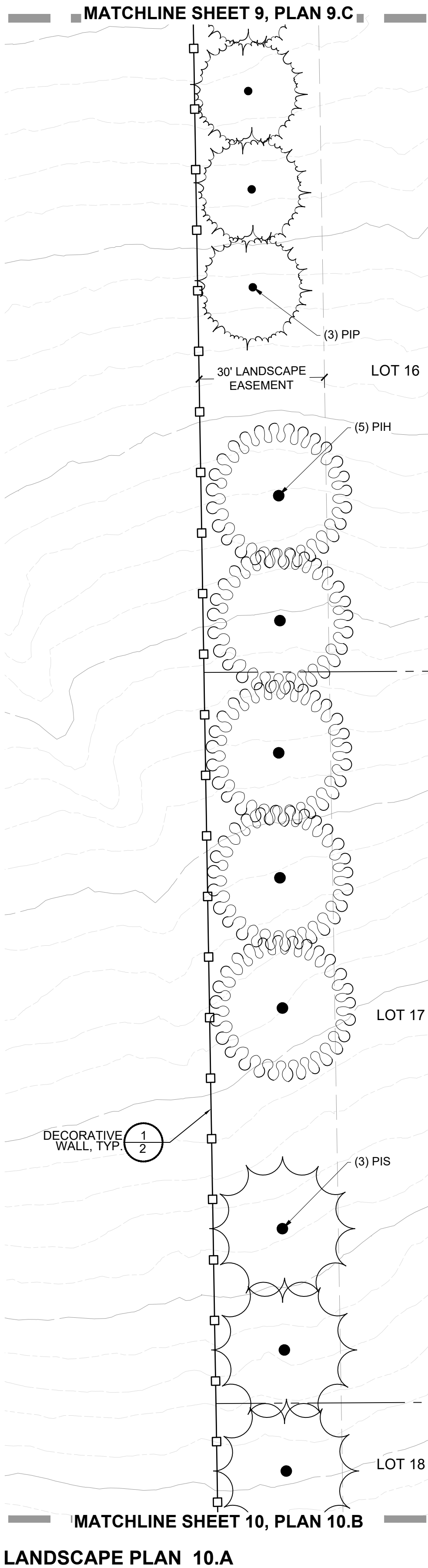
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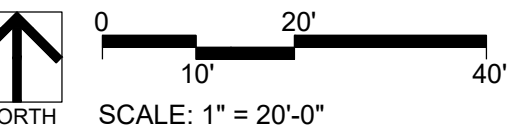
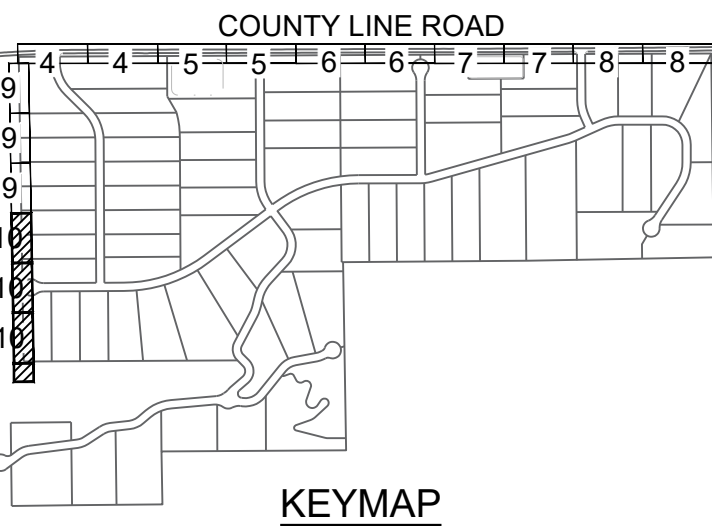
BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN



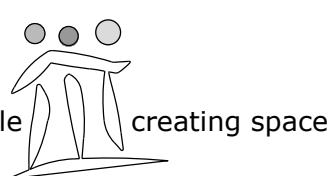
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EVERGREEN SHRUBS		
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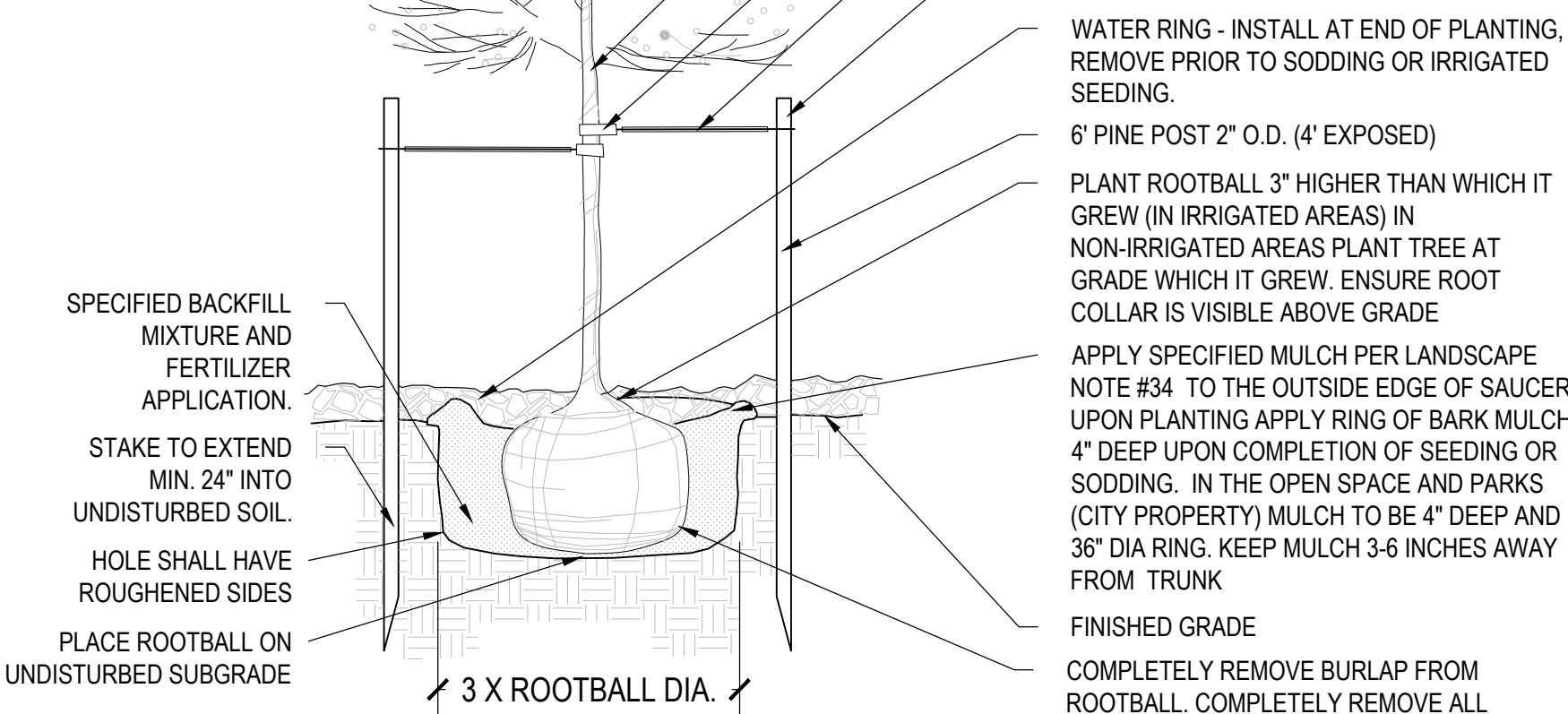
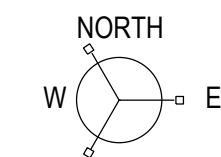
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BEN LOMAND MOUNTAIN VILLAGE

LANDSCAPE SITE PLAN

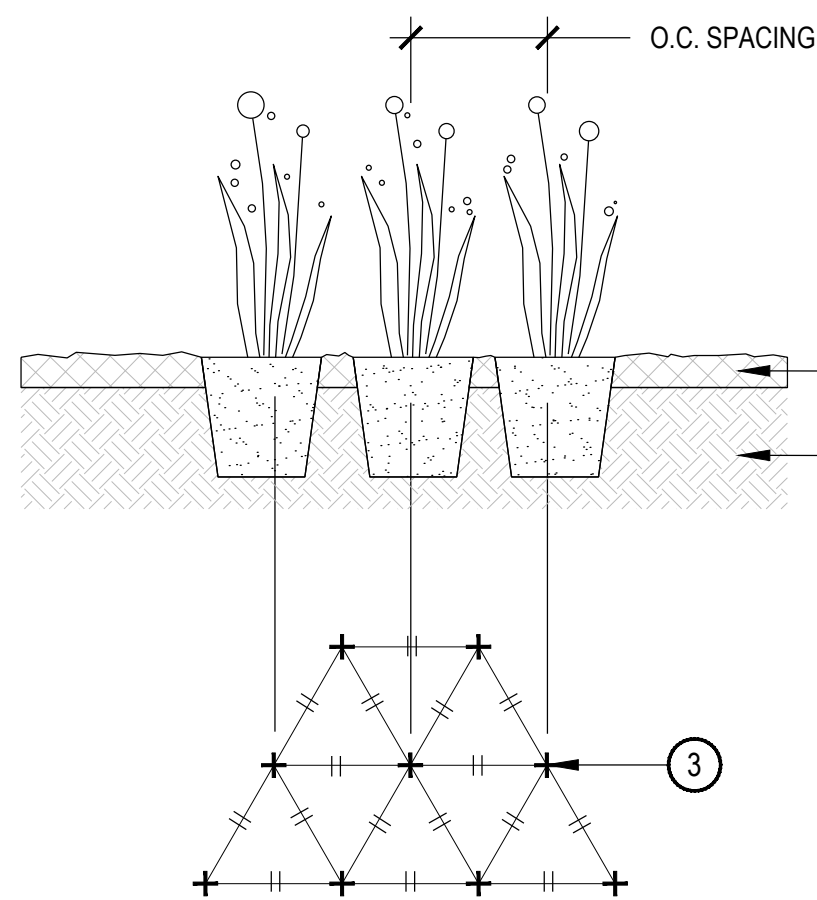
SPACE GUY ASSEMBLIES
EQUALLY AROUND TREE, AS
PER DIAGRAM FOR WIND
STABILITY AGAINST
PREVAILING WIND.



- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
 2. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 3. TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE
 4. PLANT TREES AND APPLY MULCH PRIOR TO PLACING SCREE MATERIAL
 5. STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.
 6. DEEP WATER ALL PLANTS AT THE TIME OF PLANTING

1 DECIDUOUS TREE PLANTING

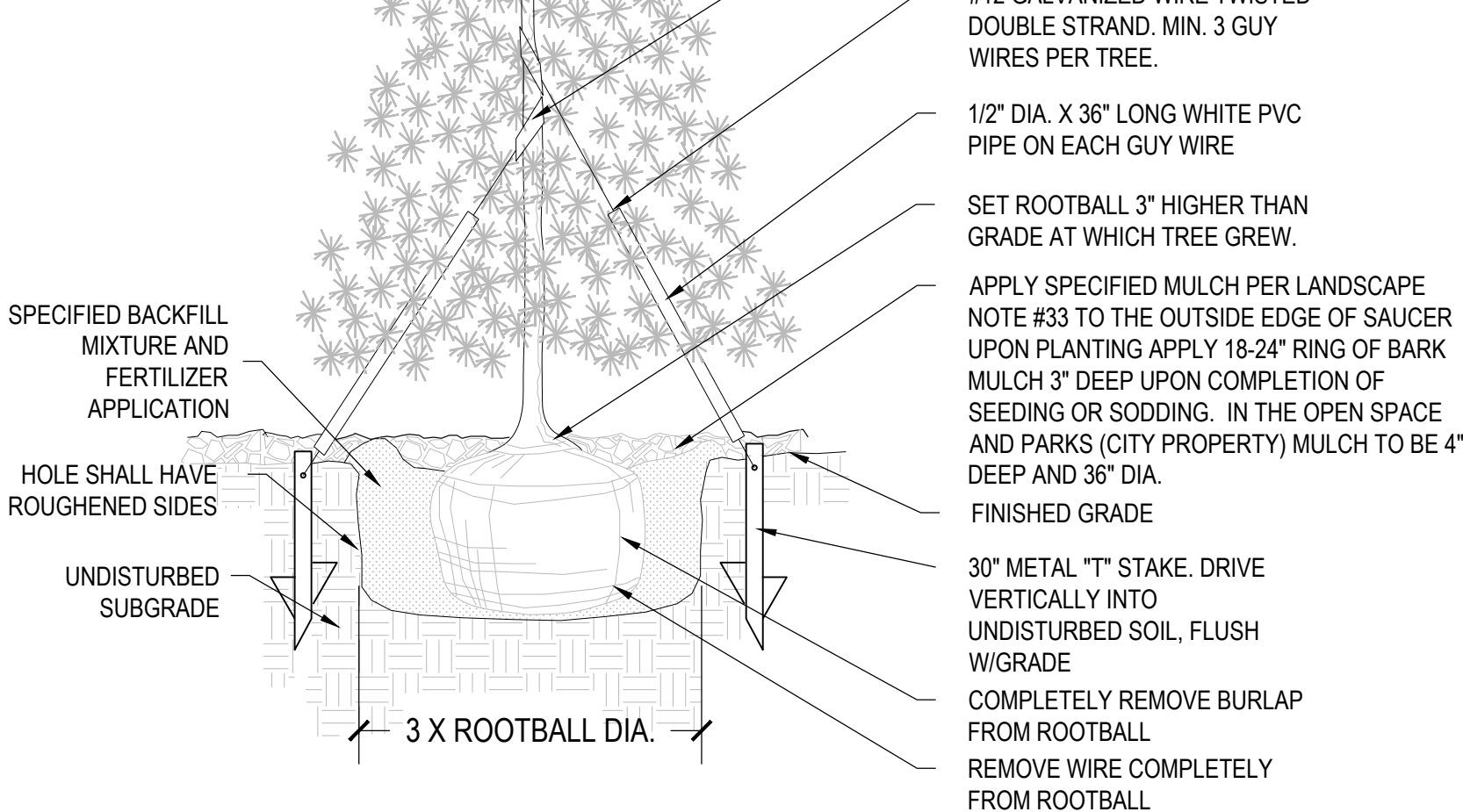
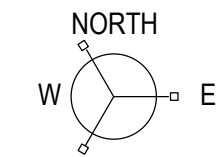
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4 PLANT BED & SPACING

SCALE: NTS

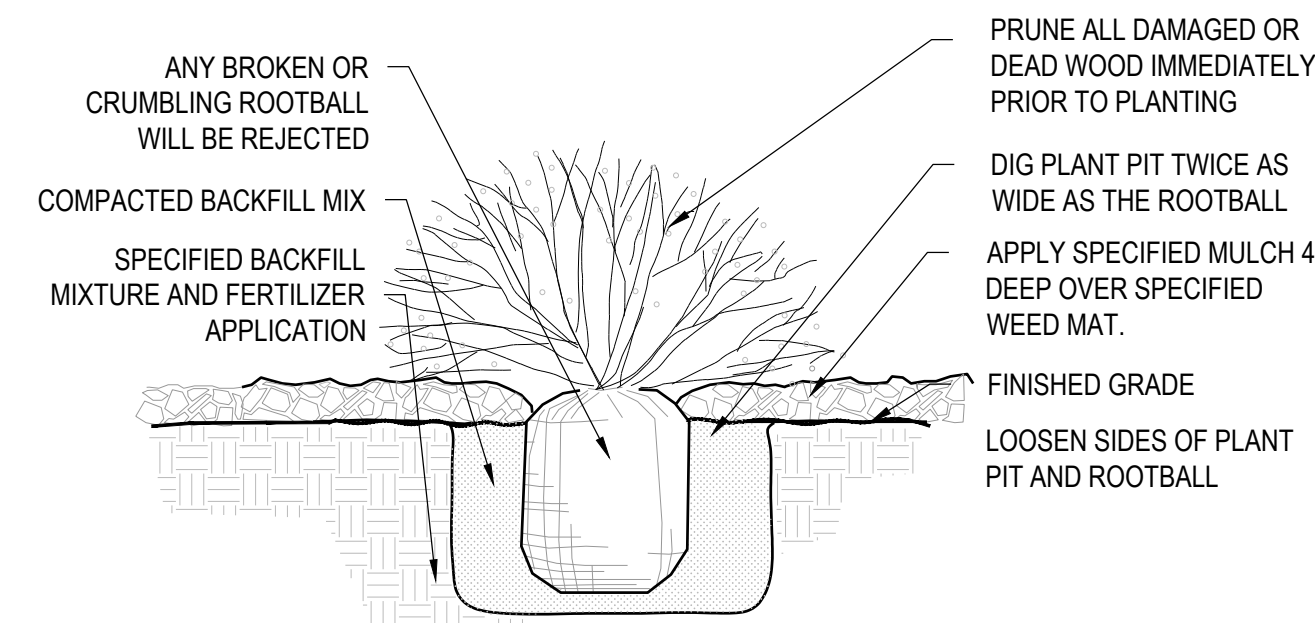
SPACE GUY ASSEMBLIES
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 3. PLANT TREES AND APPLY MULCH PRIOR TO PLACING SCREE MATERIAL
 4. DEEP WATER ALL PLANTS AT TIME OF PLANTING

2 EVERGREEN TREE PLANTING

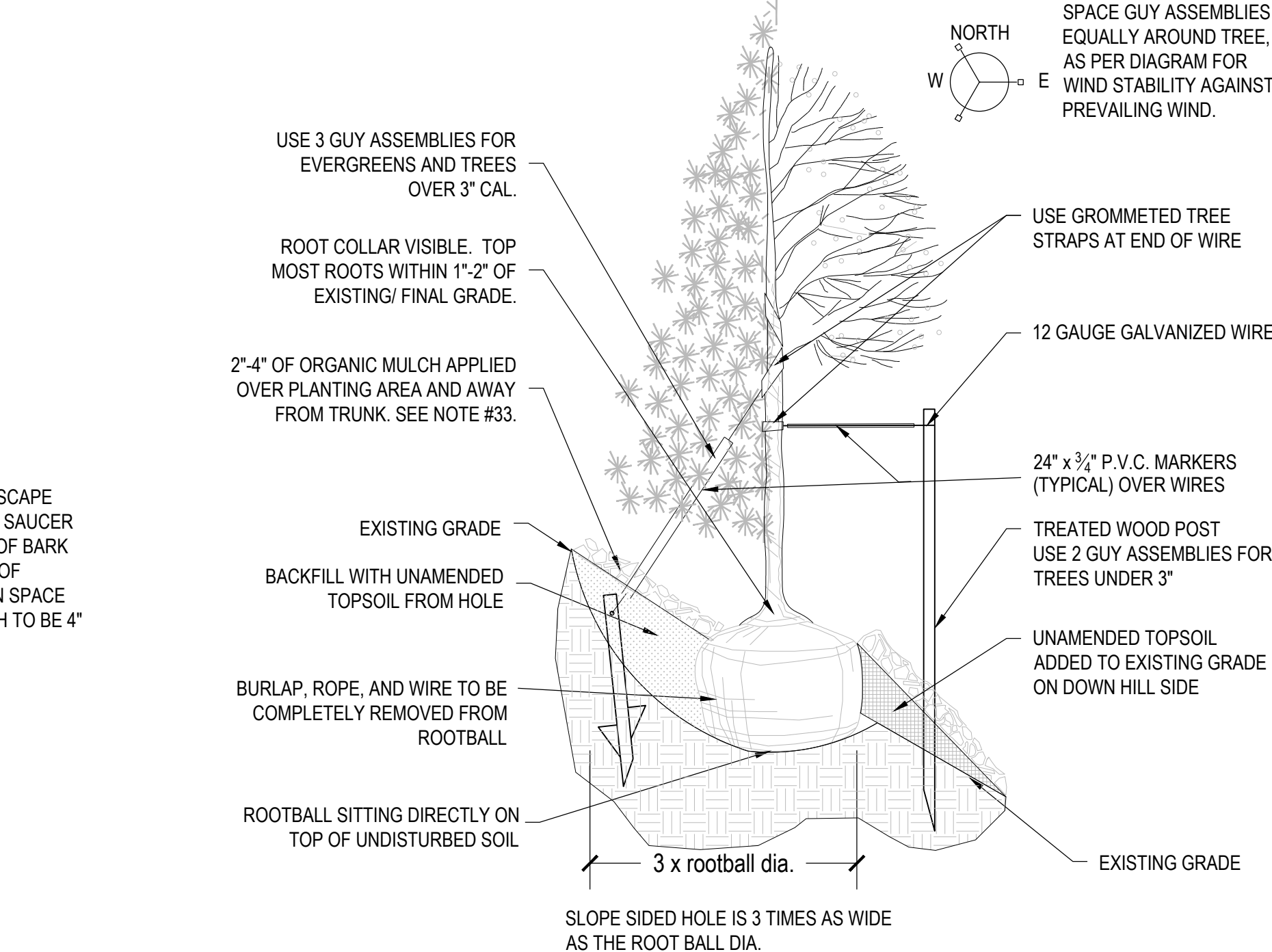
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- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
 3. TOP OF ROOT CROWN TO BE 1-INCH HIGHER THAN FINISHED GRADE
 4. SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB
 5. PLANT ALL SHRUBS PRIOR TO PLACING MULCH

5 PERENNIAL OR GRASS PLANTING

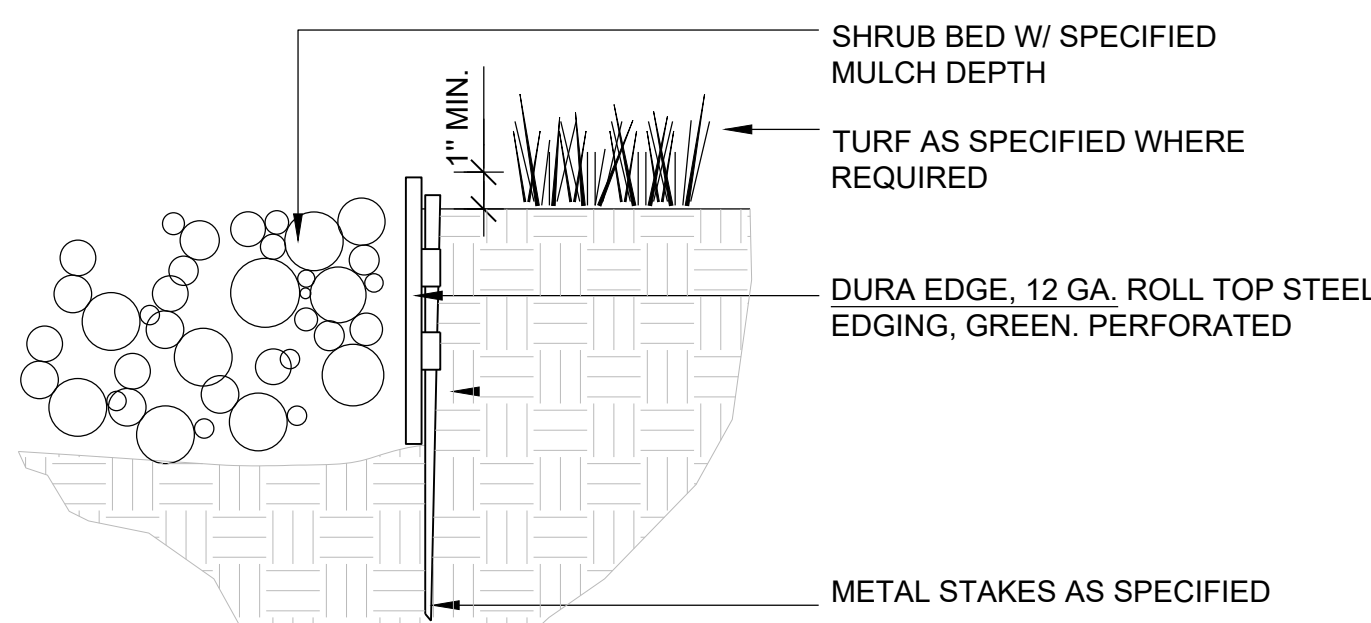
SCALE: NTS



- NOTES:
1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

3 TREE PLANTING ON SLOPE

SCALE: NTS



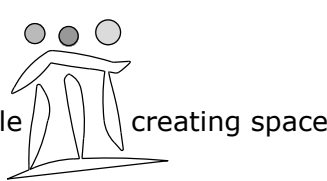
- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

6 STEEL EDGER

SCALE: NTS

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BEN LOMAND MOUNTAIN VILLAGE
Landscape Plans
El Paso County, Colorado

Drawn by: PCS Staff
Checked by: PCS Staff
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Revisions:

Sheet Name

LANDSCAPE
DETAILS

Sheet Number

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