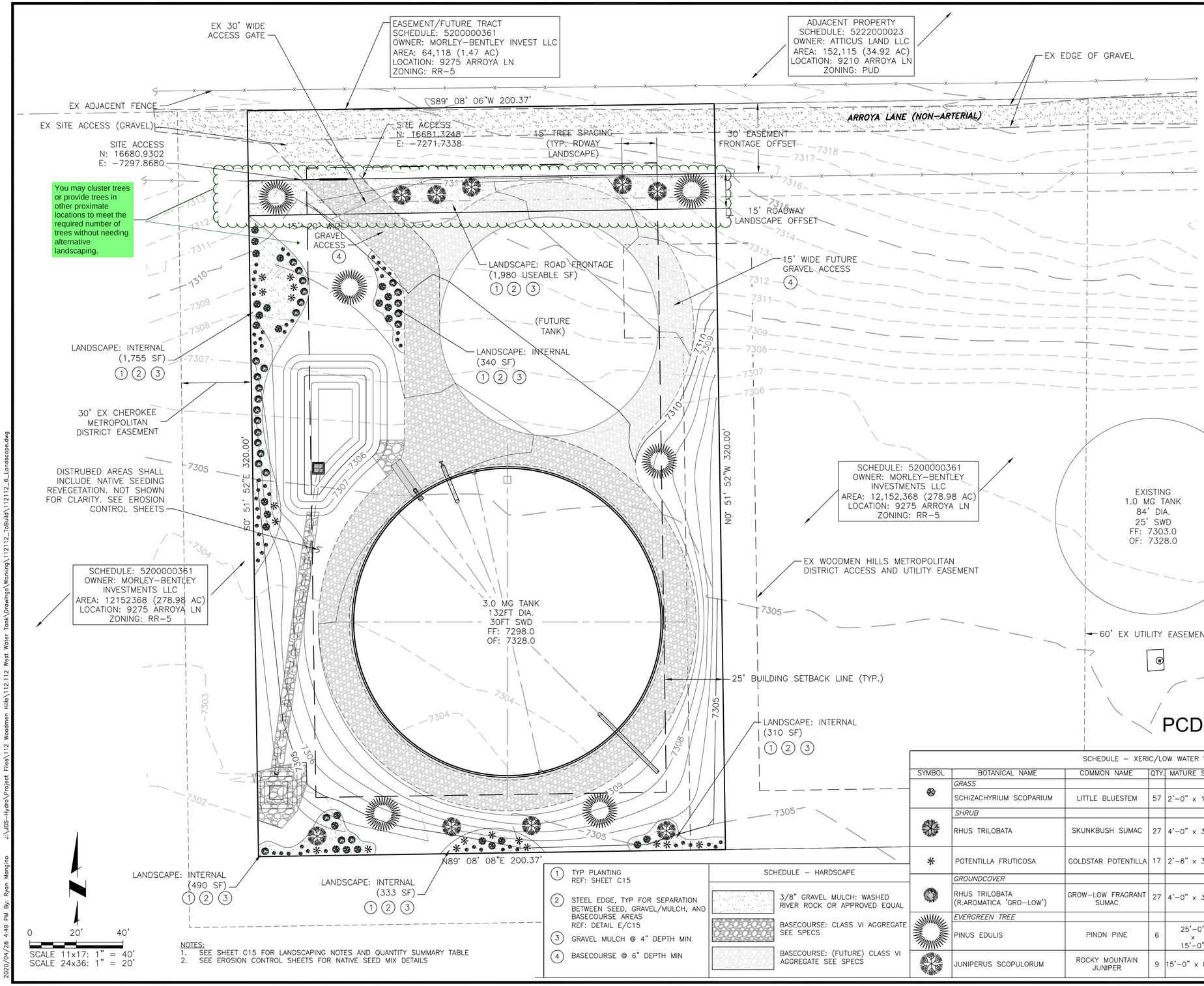
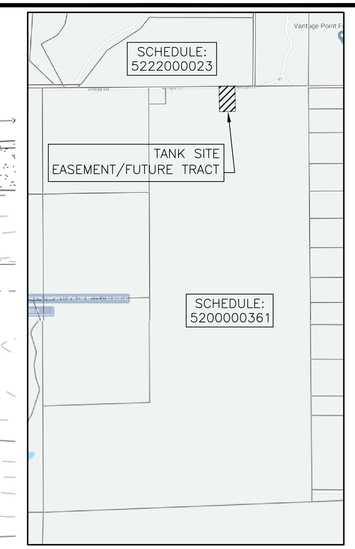


You may cluster trees or provide trees in other proximate locations to meet the required number of trees without needing alternative landscaping.



OVERALL PROJECT LOCATION
SCALE: N.T.S.

PCD File No. _____

NOTES:
1. SEE SHEET C15 FOR LANDSCAPING NOTES AND QUANTITY SUMMARY TABLE
2. SEE EROSION CONTROL SHEETS FOR NATIVE SEED MIX DETAILS

1	TYP PLANTING REF: SHEET C15
2	STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED, GRAVEL/MULCH, AND BASECOURSE AREAS REF: DETAIL E/C15
3	GRAVEL MULCH @ 4" DEPTH MIN
4	BASECOURSE @ 6" DEPTH MIN

SCHEDULE – HARDSCAPE

	3/8" GRAVEL MULCH: WASHED RIVER ROCK OR APPROVED EQUAL
	BASECOURSE: CLASS VI AGGREGATE SEE SPECS
	BASECOURSE: (FUTURE) CLASS VI AGGREGATE SEE SPECS

SCHEDULE – XERIC/LOW WATER VEGETATION

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
	GRASS					
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	57	2'-0" x 1'-6"	#3 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE MARCH
	SHRUB					
	RHUS TRILOBATA	SKUNKBUSH SUMAC	27	4'-0" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE WINTER
	POTENTILLA FRUTICOSA	GOLDSTAR POTENTILLA	17	2'-6" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING EARLY SPRING
	GROUNDCOVER					
	RHUS TRILOBATA (R.AROMATICA 'GRO-LOW')	GROW-LOW FRAGRANT SUMAC	27	4'-0" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING EARLY SPRING
	EVERGREEN TREE					
	PINUS EDULIS	PINON PINE	6	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	9	15'-0" x 8'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING

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WOODMEN HILLS METROPOLITAN DISTRICT

WEST CONCRETE WATER STORAGE TANK

ALTERNATIVE LANDSCAPING PLAN & NOTES

REVISIONS

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

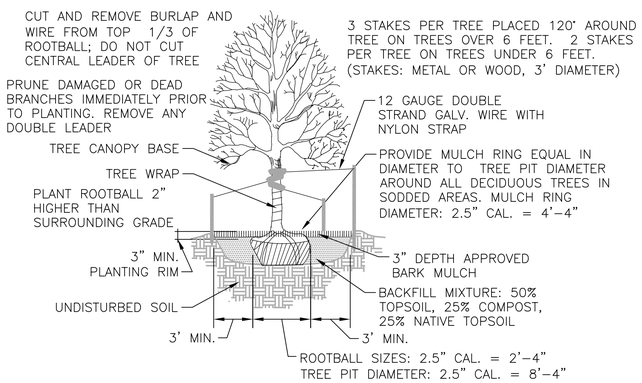
100% DESIGN DRAWINGS

Project No.: 112.112
Date: 04/24/20
Design: RMM
Drawn: RMM
Check: JPM

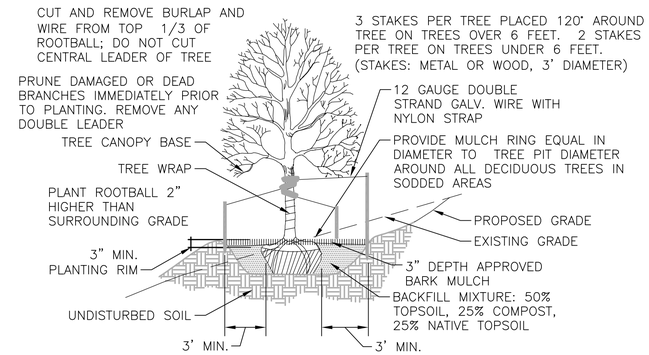
C14

SHEET 15 OF 28

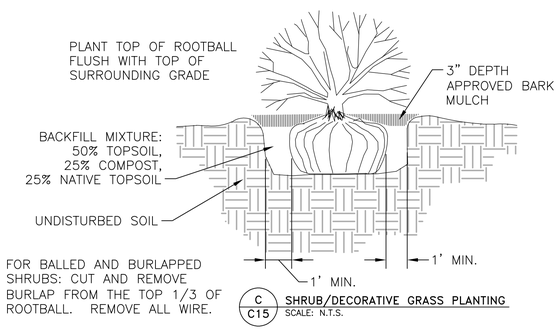
2020/04/28 4:49 PM By: Ryan Mangino J:\JDS-Hydro\Project Files\112 Woodmen Hills\112.112 West Water Tank\Drawings\Working\112112_ToBuild\112112_6_Landscape.dwg



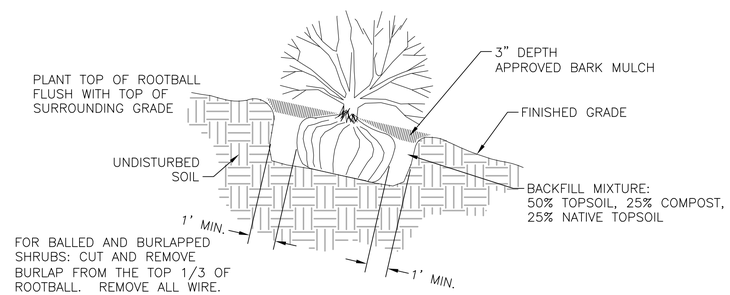
A C15 TREE PLANTING DETAIL
SCALE: N.T.S.



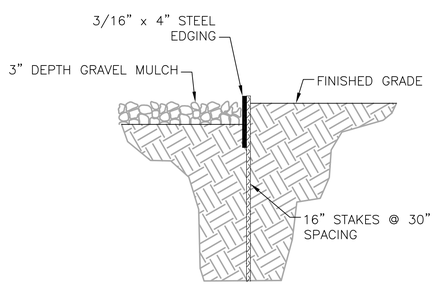
B C15 TREE PLACEMENT ON SLOPES
SCALE: N.T.S.



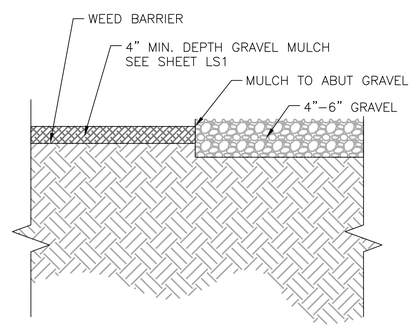
C C15 SHRUB/DECORATIVE GRASS PLANTING
SCALE: N.T.S.



D C15 SHRUB PLACEMENT ON SLOPES
SCALE: N.T.S.



E C15 LANDSCAPE STEEL EDGE
SCALE: N.T.S.



F C15 GRAVEL @ MULCH
SCALE: N.T.S.

PCD File No. _____

LANDSCAPE MAINTENANCE:

1. THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
2. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED, OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCD DIRECTOR.
3. MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.

LANDSCAPE PLANTINGS/INSTALLATIONS:

1. PLANT QUANTITY AND SUBSTITUTION: IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
2. ACCEPTABLE PLANT MATERIAL: ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION.STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
3. SITE DISTURBANCE: ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED.
4. SOIL AMENDMENTS: CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:
   -ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
   -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
   -3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
   -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
5. SEEDED TURF: ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
6. IRRIGATION: OWNER TO HAND WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
7. INORGANIC MULCH AND FABRIC: ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES (SEE DETAIL X/X).HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
8. STEEL EDGE: ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
9. APPROVAL: ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. FINAL TREE AND SHRUB LOCATIONS: ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ASSOCIATED FINAL PLAT AND EASEMENTS.

* BY APPROVING THIS PLAN, THE DIRECTOR IS APPROVING AN ALTERNATE LANDSCAPING DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.

ALTERNATIVE LANDSCAPING INFORMATION	
INTERNAL	
NET SITE AREA (LESS FRONTAGE EASEMENT)	58,107 SF
% MINIMUM INTERNAL AREA	5%
INTERNAL AREA REQUIRED/PROVIDED	2,905 SF /3,217 SF
% GROUNDCOVER REQUIRED/PROVIDED	50/50
INTERNAL TREES REQUIRED/PROVIDED	6 / 8
PARKING LOT LANDSCAPE (N/A)	
ROAD FRONTAGE	
ARROYA LANE, NON-ARTERIAL	200 LF (1980 USEABLE SF)
FRONTAGE WIDTH REQUIRED/PROVIDED	15' 15'
TREES REQUIRED (@ 1/15 LF) / PROVIDED (ALTERNATIVE)	14 / 7

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WOODMEN HILLS METROPOLITAN DISTRICT

WEST CONCRETE WATER STORAGE TANK

LANDSCAPING DETAILS

REVISIONS

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

100% DESIGN DRAWINGS

Project No.: 112.112
Date: 04/24/20
Design: RMM
Drawn: RMM
Check: JPM

C15

SHEET 16 OF 28

2020/04/29 12:52 PM By: Ryan Mangino J:\JDS-Hydro\Project Files\112 Woodmen Hills\112.112 West Water Tank\Drawings\Working\112112_ToBuild\112112_6_Landscape.dwg