

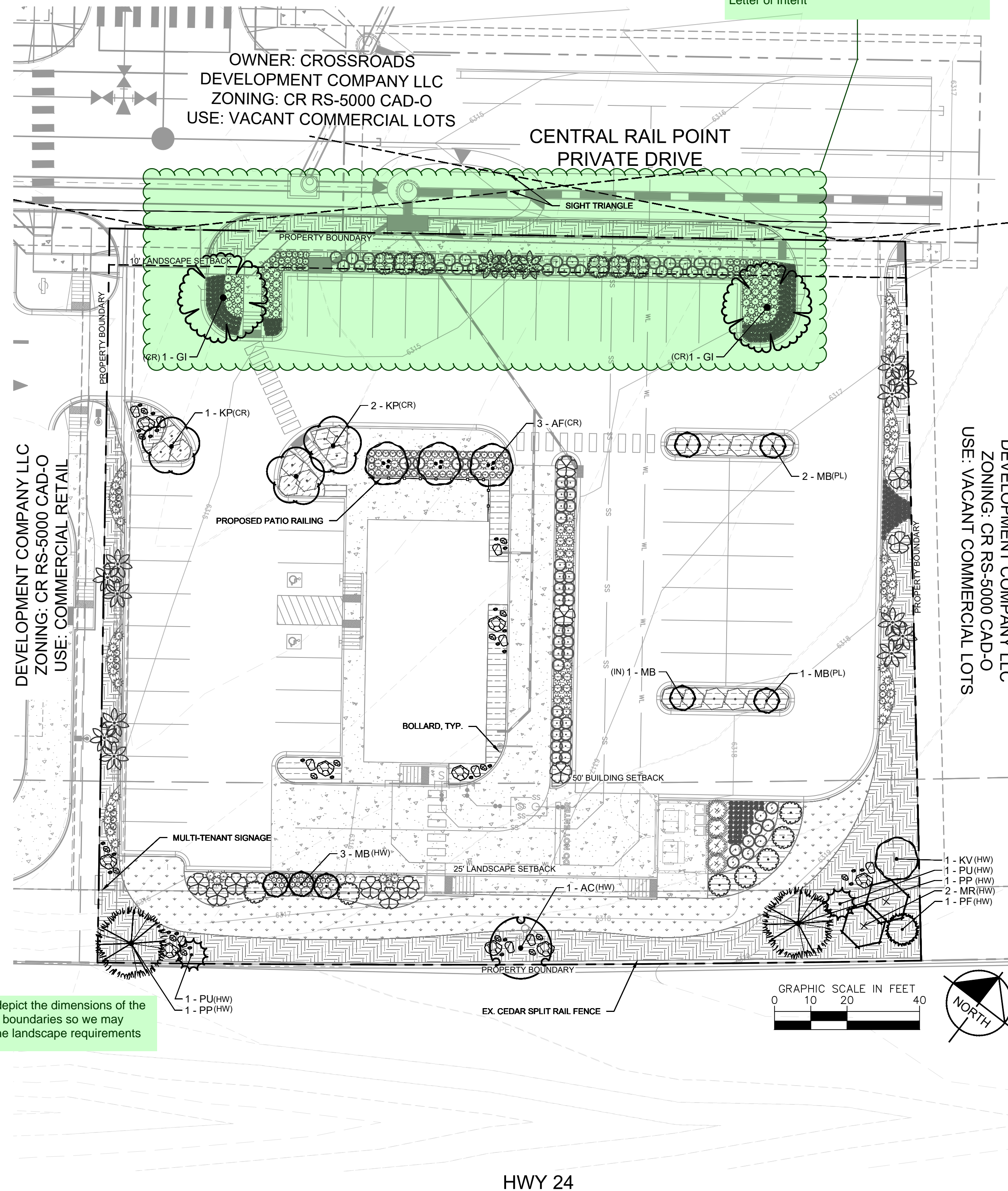
LOT 1 AT CROSSROADS MIXED-USE FILING NO. 3

SITE PLAN

LANDSCAPE PLAN

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Per Table 6-1. Roadway Landscaping in the Land Development Code, 1 tree per 30 feet is required for a Non-Arterial roadway. If you intend to substitute shrubs for trees, please discuss as a Substitute Landscape Plan in your Letter of Intent



Please depict the dimensions of the property boundaries so we may determine landscape requirements

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT	CODE REQ.
DECIDUOUS TREES								
AF		3	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" CAL MIN, 3 STEM MIN	15'-20'	15'-25'	
GI		2	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' IMPERIAL® HONEY LOCUST	B & B	2" CAL MIN	30'-40'	30'-40'	
KP		3	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	B & B	2" CAL & 7' HGT MIN	20'-30'	20'-30'	
KV		1	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' KRAUTER VESUVIUS PLUM	B & B	2" CAL & 7' HGT MIN	15'-20'	20'-30'	
MB		7	MALLUS X 'RED BARRON' RED BARRON CRABAPPLE	B & B	1.5" CAL MIN	7'-8'	15'-18'	
MR		2	MALLUS X 'RADIANT' RADIANT CRABAPPLE	B & B	2" CAL & 7' HGT MIN	15'-20'	20'-25'	
EVERGREEN TREES								
PF		1	PICEA PUNGENS 'FASTIGIATA' COLUMNAR COLORADO SPRUCE	B & B	6' HGT.	10'-15'	25'-40'	
PP		2	PINUS PONDEROSA PONDEROSA PINE	B & B	2" CAL & 7' HGT MIN	25'-30'	60'+	
PU		2	PICEA PUNGENS 'BABY BLUE EYES' BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	2" CAL & 7' HGT MIN	10'-15'	20'-30'	
SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE/WTR USE SPACING WIDTH HEIGHT CODE REQ.								
DECIDUOUS SHRUBS								
PA		116	PEROVSKIA ABROTANOIDES RUSSIAN SAGE	5 GAL.	SEE PLAN	3'-4'	3'-4'	
RT		15	RHUS TYPHINA STAGHORN SUMAC	5 GAL.	SEE PLAN	10'-15'	10'-15'	
SG		94	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	5 GAL.	SEE PLAN	2'-3'	2'-3'	
SL2		13	SYRINGA X JOSIFLEXA 'JAMES MACFARLANE' JAMES MACFARLANE LILAC	5 GAL.	SEE PLAN	6'-8'	8'-12'	
EVERGREEN SHRUBS								
JP		21	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' PRINCE OF WALES JUNIPER	5 GAL.	SEE PLAN	8'-10'	4'-6'	
JS		4	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	5 GAL.	SEE PLAN	4'-6'	15'-20'	SCREENWALL/TRASH
PR		36	PICEA PUNGENS 'ROUNABOUT' ROUNABOUT COLORADO SPRUCE	5 GAL.	SEE PLAN	2'-3'	2'-3'	
GRASSES								
HS		31	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL.	SEE PLAN	18"-24"	2'-3'	
MG		258	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL.	SEE PLAN	2'-3'	2'-3'	N/A
ML		70	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST® PINK MUHLY GRASS	3 GAL.	SEE PLAN	3'-4'	3'-4'	
RG		11	SACCHARUM RAVENNAE 'ERIANTHUS' ERIANTHUS RAVENNA GRASS	5 GAL.	SEE PLAN	4'-6'	6'-12'	
GROUND COVERS								
ROCK		2,495 SF	1-1/2" SPECKLED WHITE RIVER ROCK ROCK MULCH AND PLANTINGS ROCK MULCH TO BE PLANTED WITH SHRUBS AND GRASSES	ROCK MULCH	4"	YES	C&C SAND	
ROCK2		5,866 SF	3/4" REGAL ROSE ROCK MULCH AND PLANTINGS ROCK MULCH TO BE PLANTED WITH SHRUBS AND GRASSES	ROCK MULCH	4"	YES	C&C SAND	
SEED		2,327 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED			PAWNEE BUTTES SEED INC.	
W.M.		1,511 SF	GORILLA HAIR MULCH SHRUB AND PERENNIAL BEDS. MULCH TO BE USED IN TREE, SHRUB, AND PERENNIAL RINGS PER DETAILS. SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.	WOOD MULCH	4"	YES		
BDR		68	RECLAIMED NATIVE SANDSTONE BOULDERS 1'-4" BOULDERS PER PLAN	BOULDERS	PER DETAIL		RECLAIMED FROM SITE	

COUNTY APPROVAL:

PRELIMINARY LANDSCAPE PLAN
SHEET 1 OF 3

LOT 1 AT CROSSROADS MIXED-USE FILING NO. 3 - FILE NUMBER: XXXXXX

PPR2445



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LOT 1 AT CROSSROADS MIXED-USE FILING NO. 3

SITE PLAN

LANDSCAPE PLAN

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
 1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
 3. ALL TREES PROPOSED TO BE REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE FORESTRY DEPARTMENT FOR PERMIT PRIOR TO TREE REMOVAL.
- D. MATERIALS
 1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
 2. PLANT MATERIALS
 - a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND FULLY DEVELOPED LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDING NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE
 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
 - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE; AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER
 1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE

NATURALLY-DERIVED.
* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

RECOMMENDATION ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS MIX TOP 4" PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E, THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION, IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING. THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

O. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

P. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

Q. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

R. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL, INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

S. PARKING LOT ISLAND NOTE

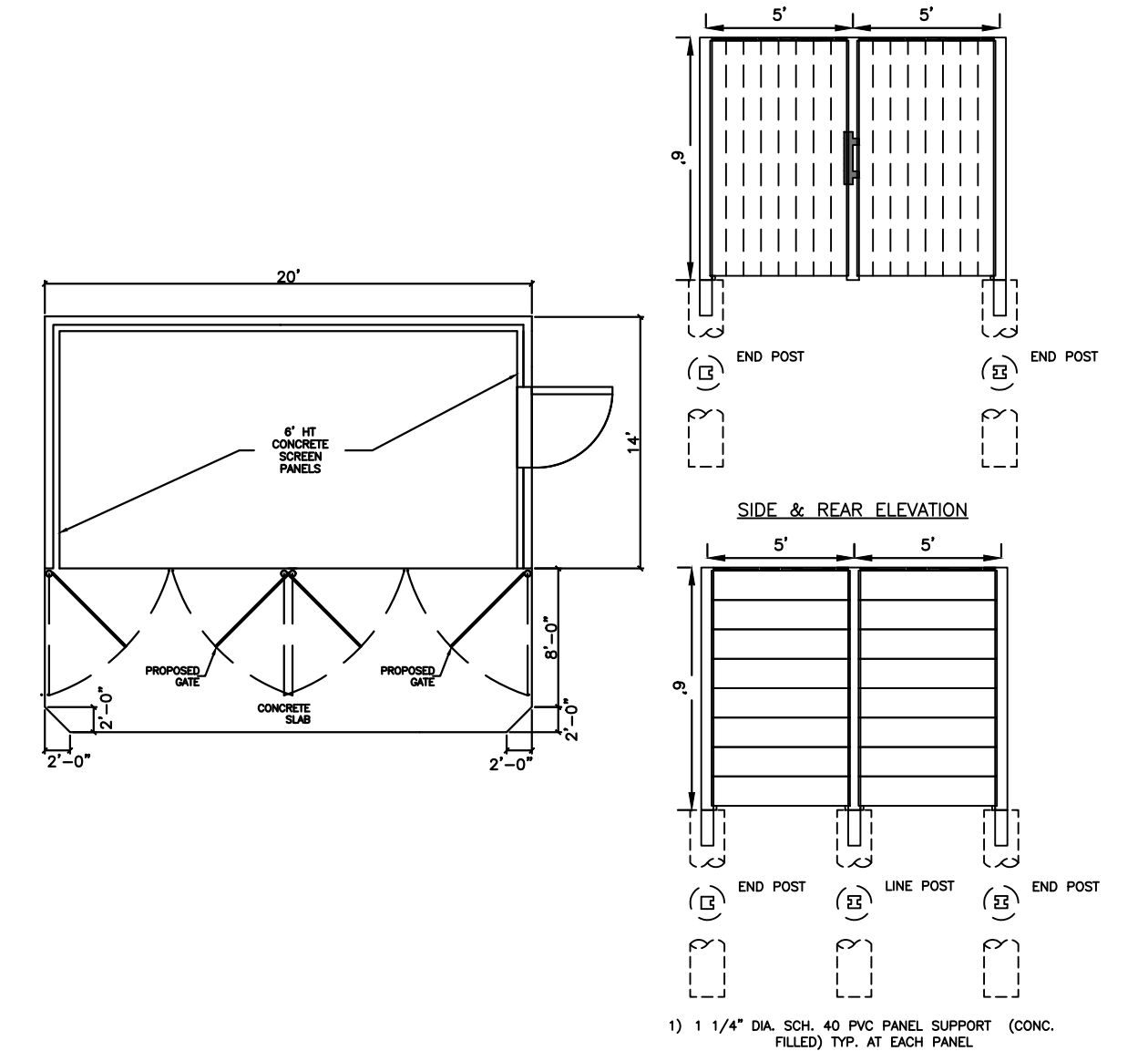
1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

T. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.

NATIVE SEED INSTALLATION AND MAINTENANCE

- A. NATIVE SEED ESTABLISHMENT
 1. ALL AREAS WITH NATIVE LAWN MIX (SEED) SHALL RECEIVE 3 CUBIC YARD OF ORGANIC MATTER PER 1000 SQ. FT. PRIOR TO SEEDING. THE CONTRACTOR SHALL PROVIDE A DELIVERY RECEIPT AND/OR PROOF OF ORGANIC MATTER DELIVERY TO THE LANDSCAPE ARCHITECT FOR THE PROJECT RECORDS.
 2. ALL NATIVE SEED AREAS SHALL HAVE SOIL TILLED TO A DEPTH OF 8-INCHES, PRIOR TO AND WITH TWO WEEKS OF SEEDING. THIS SHALL BE CONDUCTED TO ELIMINATE COMPACTED SOILS AND REMOVE EXISTING VEGETATION.
 3. CONTRACTOR SHALL INSTALL NATIVE SEED MIXES VIA DRILL SEEDING AT THE RATES DESCRIBED IN THE PLANT SCHEDULE. HYDROSEEDING AND BROADCAST SEEDING ARE NOT PERMITTED.
 4. NATIVE SEED MIXES SHALL BE INSTALLED ONCE NIGHTTIME TEMPERATURES CONSISTENTLY EXCEED 60 DEGREES (ESTIMATED MID-JUNE).
 5. CHEMICAL METHODS OF WEED CONTROL ARE PROHIBITED DURING THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO ELIMINATE WEEDS DURING TILLING PRIOR TO INSTALLATION. SELECTIVE MANUAL OR MECHANICAL WEED CONTROL/REMOVAL SHALL BE PROVIDED DURING THE FIRST YEAR ESTABLISHMENT PERIOD.
- B. NATIVE LAWN MIX MAINTENANCE
 1. ONCE ESTABLISHED, ALL AREAS WITH NATIVE LAWN MIX SHALL BE MOWED ONCE PRIOR TO SPRING GREENING UP (FEBRUARY TO MARCH), A SECOND MOWING SHALL BE SCHEDULED AFTER INITIAL SPRING GROWTH AND GREENING UP (LATE JUNE TO EARLY JULY). NATIVE LAWN MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON. MOW DECK HEIGHT SHALL BE SET TO 4" MINIMUM.
 2. AFTER ESTABLISHMENT, ALL AREAS WITH NATIVE LAWN MIX SHALL MAINTAIN A REGULAR WATERING SCHEDULE THROUGHOUT AT LEAST THE SECOND GROWING SEASON. PROVIDE APPROXIMATELY 1/2" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.
 3. APPLY 1/2 LB. OF NITROGEN PER 1000 SQ. FT. ANNUALLY IN MID-JUNE.



1 TRASH ENCLOSURE
NTS
296-049-000-02

COUNTY APPROVAL:

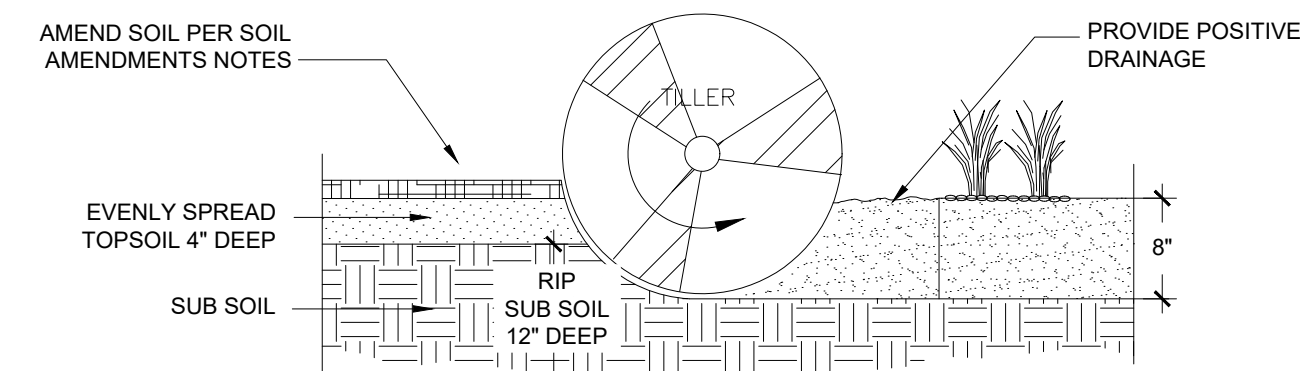
LANDSCAPE NOTES
SHEET 2 OF 3

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LOT 1 AT CROSSROADS MIXED-USE FILING NO. 3

SITE PLAN — LANDSCAPE PLAN

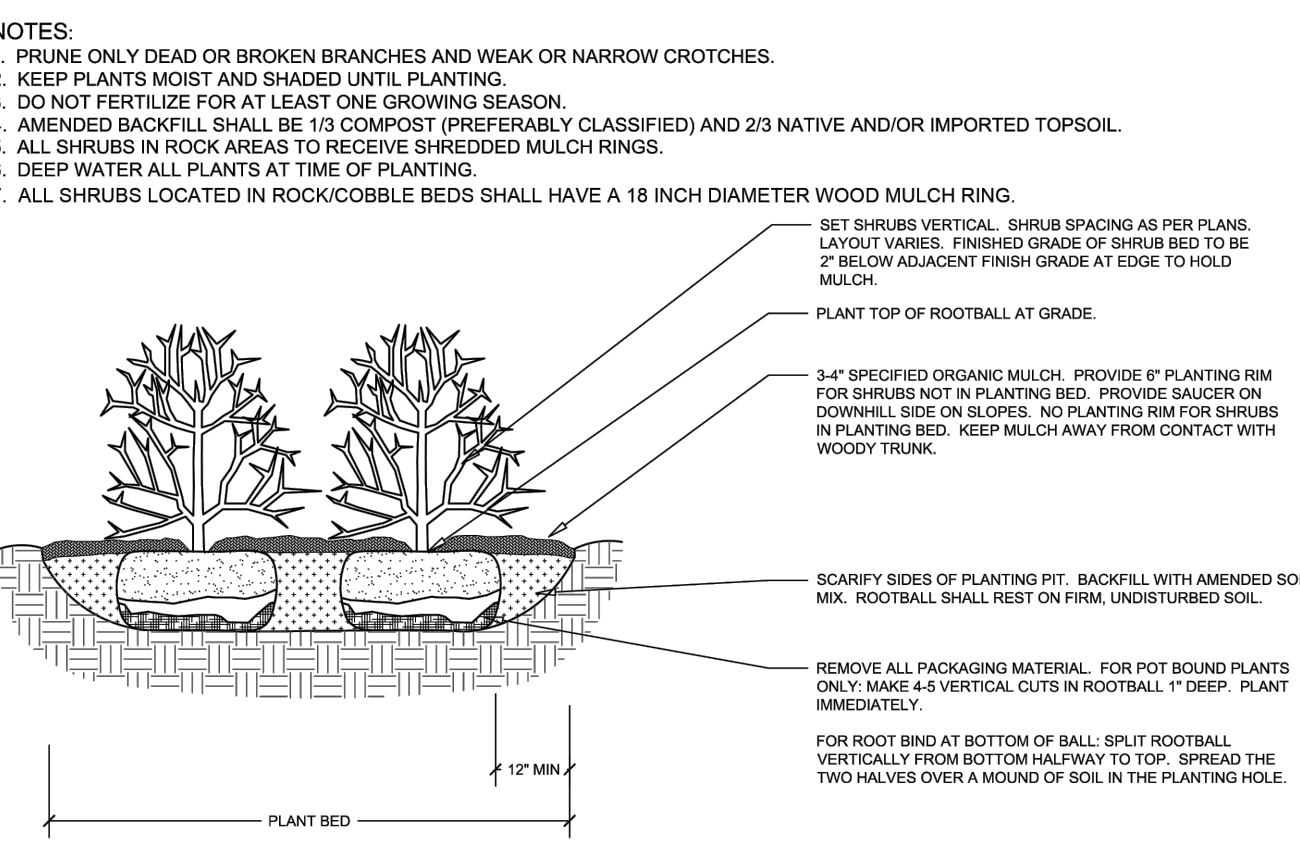
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



- NOTES:**
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
 6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

1 SOIL PREP

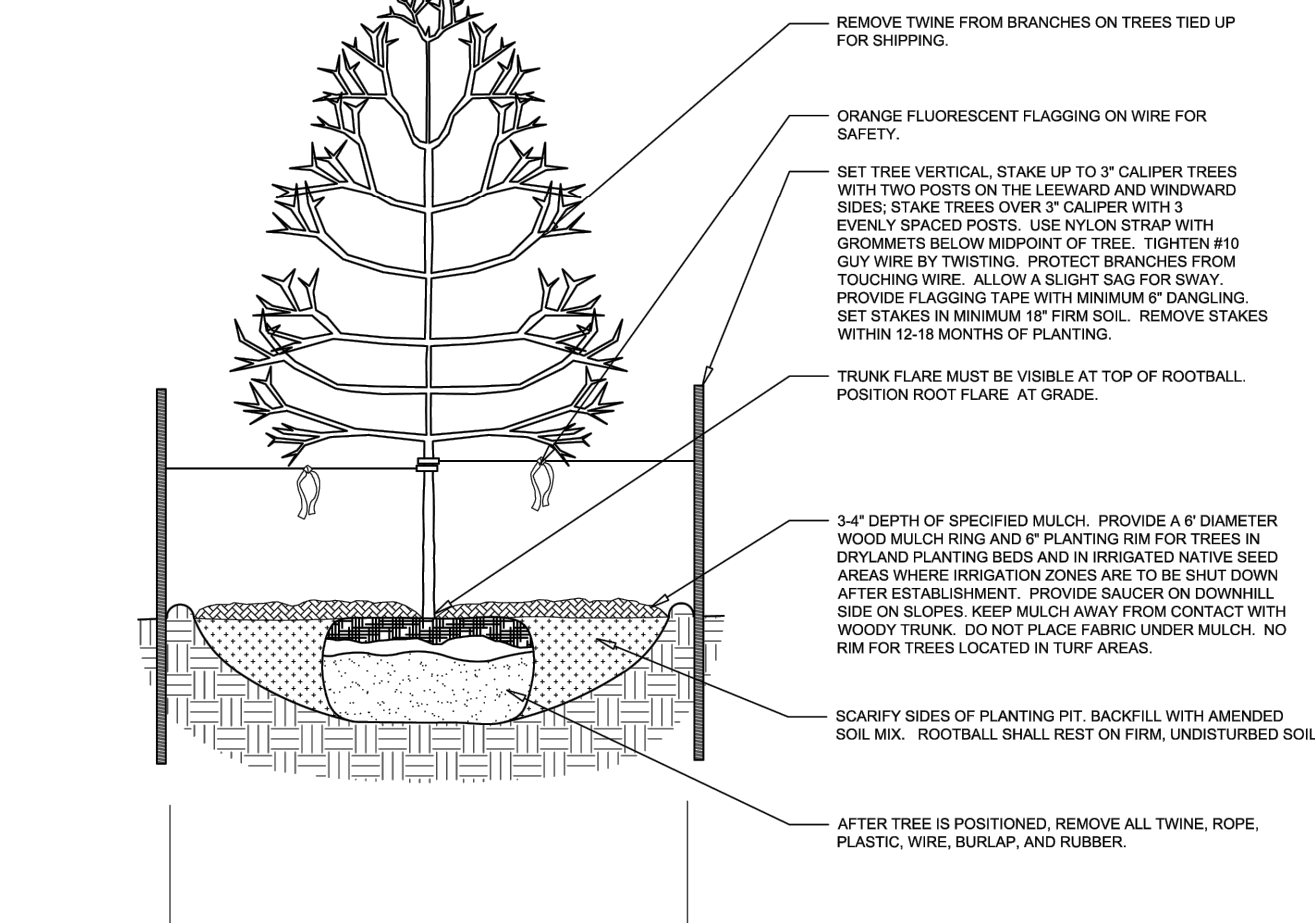
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2 SHRUB PLANTING

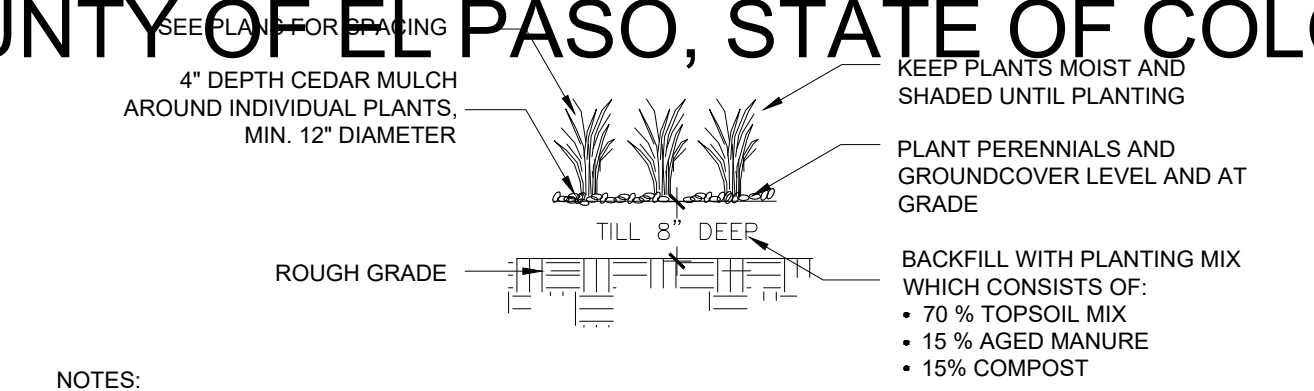
NTS 296-049-000-11

- NOTES:**
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 7. IN WINTER WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK WITH ELECTRICAL OR DUCT TAPE. NOT TWINE.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
 10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



3 DECIDUOUS TREE PLANTING

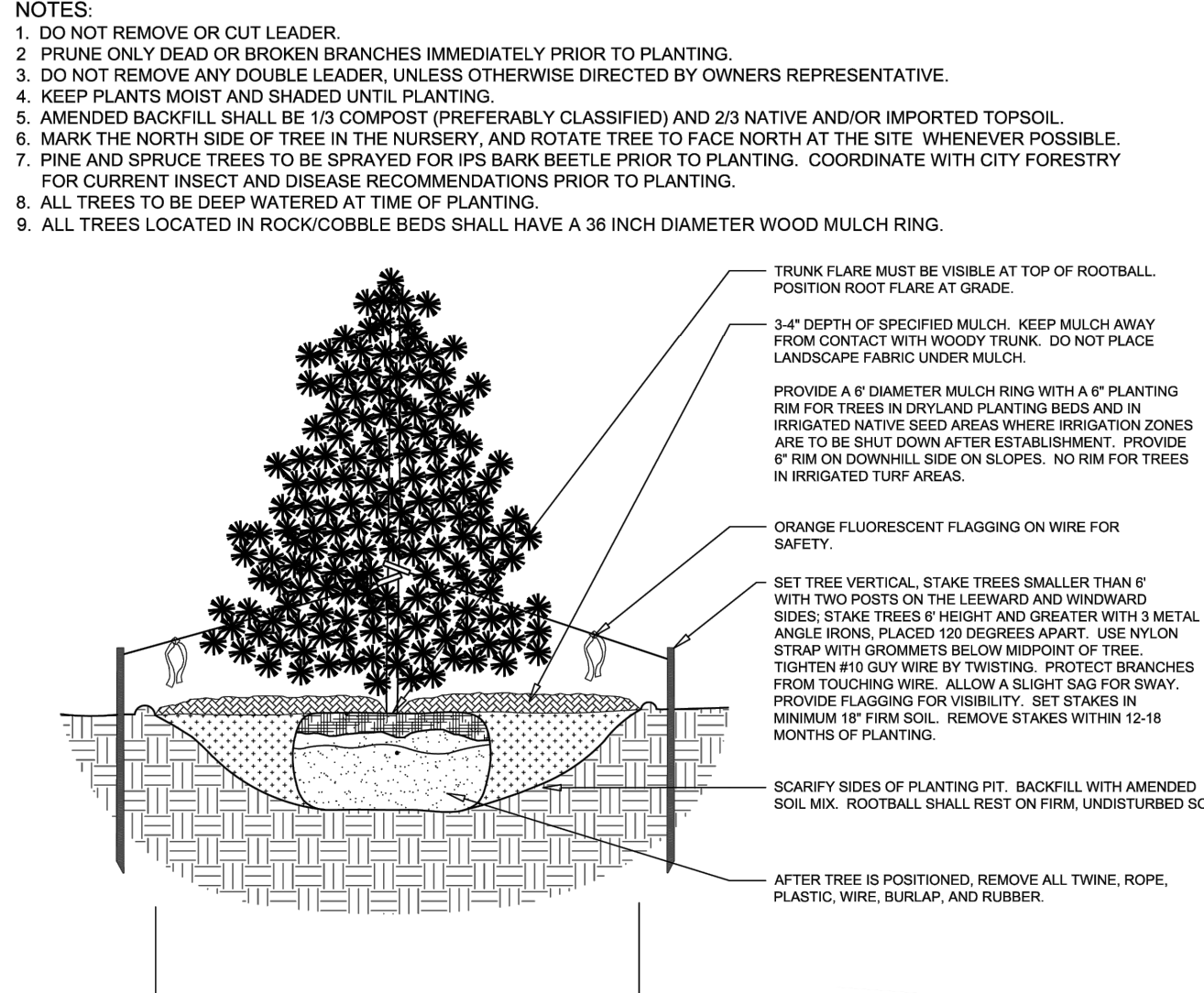
NTS 296-049-000-12



- NOTES:**
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

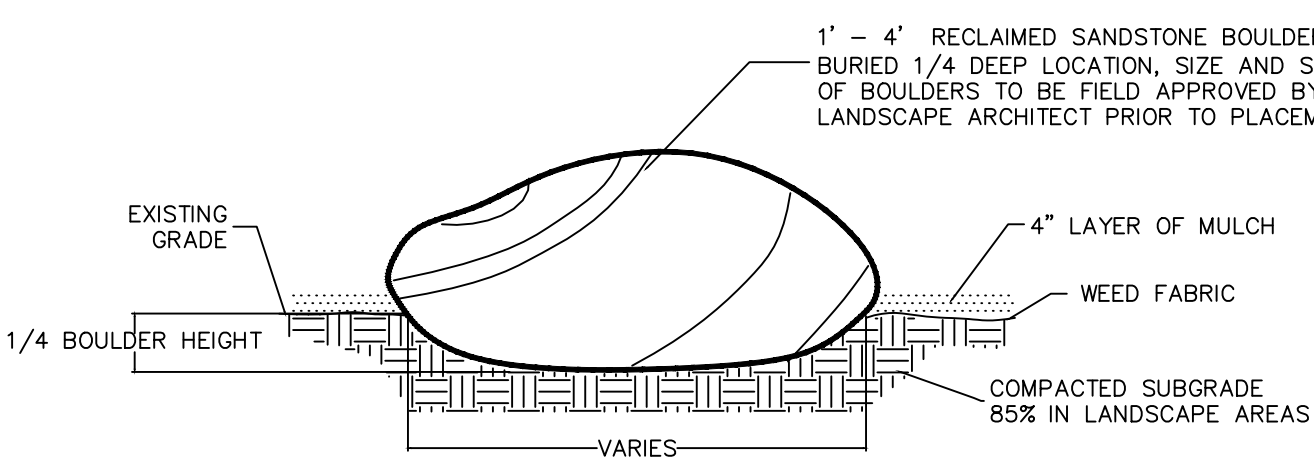
4 GRASS AND PERENNIAL PLANTING

NTS 296-049-000-06



5 EVERGREEN TREE PLANTING

NTS 296-049-000-12



6 BOULDER IN LANDSCAPE BED

NTS

Table B. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS		
				Irrigated broadcast hydroseeded (80 seeds/sq ft)	non-irrigated broadcast non-irrigated hydroseeded (40 seeds/sq ft)	non-irrigated drilled (20 seeds/sq ft)
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Blue Grama	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Sideoats Grama	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green Needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool, sod	20	12.0	6.0	3.0
Sand Dropseed	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42.0	21.0	10.3

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	CENTRAL RAIL POINT	EAST BNDY	HWY 24	WEST BNDY
ZONE DISTRICT BOUNDARY:	NO	NO	YES	NO
STREET CLASSIFICATION:	NON-ARTERIAL	SHARED PRIVATE DRIVE	EXPRESSWAY	SHARED PRIVATE DRIVE
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	N/A	25' / 25'	N/A
LINEAR FOOTAGE:	220	199'	228'	202'
TREE PER FEET REQ.:	1 TREE PER 30 LF	N/A	1 TREE PER 20 LF	N/A
NUMBER OF TREES REQ. / PROV.	8 / 8	N/A	12 / 12	N/A
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	CR	EB	HW	WB
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%	75% / 75%	75% / 75%

INTERNAL LANDSCAPING	
GROSS SITE AREA:	44,854 SF (1.03 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	2,243 SF / 12,199 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	5 / 1
SHRUB SUBSTITUTES REQ. / PROV.	40 / 299
ORN. GRASS SUBSTITUTES REQ. / PROV.	0 / 370
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

PARKING LOT LANDSCAPING			
NUMBER OF VEHICLE SPACES PROVIDED:	43		
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS		
SHADE TREES REQ. / PROV.:	3 / 3		
PARKING LOT FRONTAGES:	NORTH	EAST	WEST
LENGTH OF FRONTAGE:	140'	60'	100'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	94' / 140'	40' / 60'	67' / 100'
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL		

COUNTY APPROVAL:



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LANDSCAPE DETAILS
SHEET 3 OF 3