

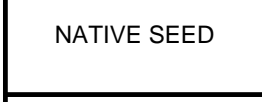





GENERAL NOTES:

1. 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. ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT.

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: To be PBSI 'LOW GROW NATIVE MIX' seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI 'NATIVE PRAIRIE MIX' seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
	STEEL EDGE: Steel edge to be DURAEDGE X Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.

PLANT LEGEND

	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	MATURE HEIGHT	SIZE	NOTES
DECIDUOUS TREES								
	AC	32	Amelanchier canadensis	MULTI-STEM SHADBLOW SERVICEBERRY	15-25'	40-50'	6' HT.	B&B; MULTI-STEM
	AF	39	Acer x. freemanii 'Autumn Blaze'	AUTUMN BLAZE MAPLE	15-40'	35-50'	2.5" CAL.	B&B
	AG	8	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-26'	2.5" CAL.	B&B; SINGLE STEM
	AP	28	Acer platanoides 'Deborah'	DEBORAH NORWAY MAPLE	30-40'	15-25'	2" CAL.	B&B
	GD	35	Gymnocladus dioica	KENTUCKY COFFEE TREE	20-50'	40-50'	2.5" CAL.	B&B
	KO	19	Koeleruteria paniculata	GOLDENRAIN TREE	20-30'	20-30'	2.5" CAL.	B&B
	MR	57	Malus 'Red Jewel'	RED JEWEL CRABAPPLE	15-20'	15-20'	2.5" CAL.	B&B
	MS	49	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	15-20'	15-20'	2.5" CAL.	B&B
	QR	18	Quercus rubra	RED OAK	40-50'	40-50'	2.5" CAL.	B&B
	TA	29	Tilia americana 'Wandell'	LEGEND AMERICAN LINDEN	30-40'	40-50'	2.5" CAL.	B&B
	TT	46	Tilia tomentosa	STERLING SILVER LINDEN	30-40'	40-50'	2" CAL.	B&B
EVERGREEN TREES								
	BS	19	Picea pungens	COLORADO BLUE SPRUCE	20-30'	40-60'	6' HT.	B&B
	PE	4	Pinus edulis	PINY ON PINE	10-20'	20-30'	6' HT.	B&B
	PH	15	Pinus heldreichii	BOSNIAN PINE	10-12'	15-25'	6' HT.	B&B
	PN	44	Pinus nigra	AUSTRIAN PINE	30-40'	40-60'	6' HT.	B&B
	PS	70	Pinus sylvestris	SCOTCH PINE	20-30'	30-50'	6' HT.	B&B
SHRUBS								
	BT		Berberis thunbergii 'Crimson Pygmy'	CRIMSON PYGMY BARBERRY	1-2'	1-2'	5 GAL.	SPACING AS SHOWN
	CA		Cotoneaster adpressus 'Tom Thumb'	TOM THUMB COTONEASTER	3-4'	1-2'	5 GAL.	SPACING AS SHOWN
	CC		Caryopteris x clandonensis 'Blue Mist'	BLUE MIST SPIREA	2-3'	3-4'	5 GAL.	SPACING AS SHOWN
	JA		Juniperus sabina 'Arcadia'	ARCADIA JUNIPER	4-6'	1-2'	5 GAL.	SPACING AS SHOWN
	PA		Perovskia atriplicifolia	RUSSIAN SAGE	3-4'	3-4'	5 GAL.	SPACING AS SHOWN
	PB		Prunus besseyi	WESTERN SAND CHERRY	4-6'	4-6'	5 GAL.	SPACING AS SHOWN
	RA		Rhus aromatica 'Gro-Low'	DWARF FRAGRANT SUMAC	6-8'	2-3'	5 GAL.	SPACING AS SHOWN
	RC		Rosa x. Meidiland Coral	MEIDILAND CORAL ROSE	2-3'	2-3'	5 GAL.	SPACING AS SHOWN
	RF		Rosa x. Meidiland Fire	MEIDILAND FIRE ROSE	4-5'	18-24"	5 GAL.	SPACING AS SHOWN
	RS		Rosa x. Meidiland White	MEIDILAND WHITE ROSE	4-6'	1-2'	5 GAL.	SPACING AS SHOWN
	RR		Rosa x. Ruby Voodoo	RUBY VOODOO ROSE	5-6'	6-8'	5 GAL.	SPACING AS SHOWN
	SH		Syringa x hyacinthiflora 'Pocahontas'	HYBRID RED SINGLE LILAC	8-12'	8-12'	5 GAL.	SPACING AS SHOWN
ORNAMENTAL GRASSES								
	BG		Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION GRASS	1-2'	2-3'	5 GAL.	SPACING AS SHOWN
	MA		Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	4-5'	4-5'	5 GAL.	SPACING AS SHOWN
	NT		Nassella tenuisima	MEXICAN FEATHER GRASS	1-2'	2-3'	5 GAL.	SPACING AS SHOWN

SHRUB / TREE PLANTING NOTES:

1. 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. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
7. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
8. IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
9. 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.
10. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
12. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
13. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
14. 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.
15. 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.
16. 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.
17. 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.

SOILS ANALYSIS RECOMMENDATIONS :

1. APPLY 3 CY/ 1,000 SF ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.

SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN THE SOIL ANALYSIS.
4. 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.
5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
6. ALL AREAS TO BE SEEDED 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 IMPEDE 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.
7. 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.
8. 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.
9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
10. 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

10.1. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. 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.

10.2. 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.

10.2.1. 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.

10.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.

11. 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.

12. 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.

13. 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.

14. 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/WEEK 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.

15. APPROVAL OF SEEDED 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 SEEDLINGSSQUARE 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 RESEEDD 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 RESEEDD DURING THE SAME SEASON.

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	LEGACY DR. WEST	LEGACY DRIVE EAST	FRONTSIDE DR.	POWERS BLVD.	BRADLEY RD.
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	NON-ARTERIAL	NON-ARTERIAL	NON-ARTERIAL	FREEWAY	RURAL MINOR ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 20'	10' / 20'	10' / 10'	25' / 25'	20' / 25'
LINEAR FOOTAGE:	2183'	2048'	1716'	1692'	1069'
TREE/FEET REQUIRED:	1/ 30 LF	1/ 30 LF	1/ 30 LF	1/ 20 LF	1/ 25 LF
NUMBER OF TREES REQUIRED/PROVIDED:	73 / 73	68 / 68	57 / 96	85 / 85	43 / 43
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	LW	LE	FS	PW	BR
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/100%	75%/100%	75%/100%	75%/100%

TRAILS AT ASPEN RIDGE

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

CONSULTANT:

CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:

TRAILS AT ASPEN RIDGE
PUD/ LS

EL PASO COUNTY
FEBRUARY 2019

OWNER:

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

DEVELOPER:

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

ISSUE: FEBRUARY, 2019

REV1 COMMENT RESPONSE: JUNE , 2019

DRAWING INFORMATION:

PROJECT NO: 19.886.008

DRAWN BY:

CHECKED BY:

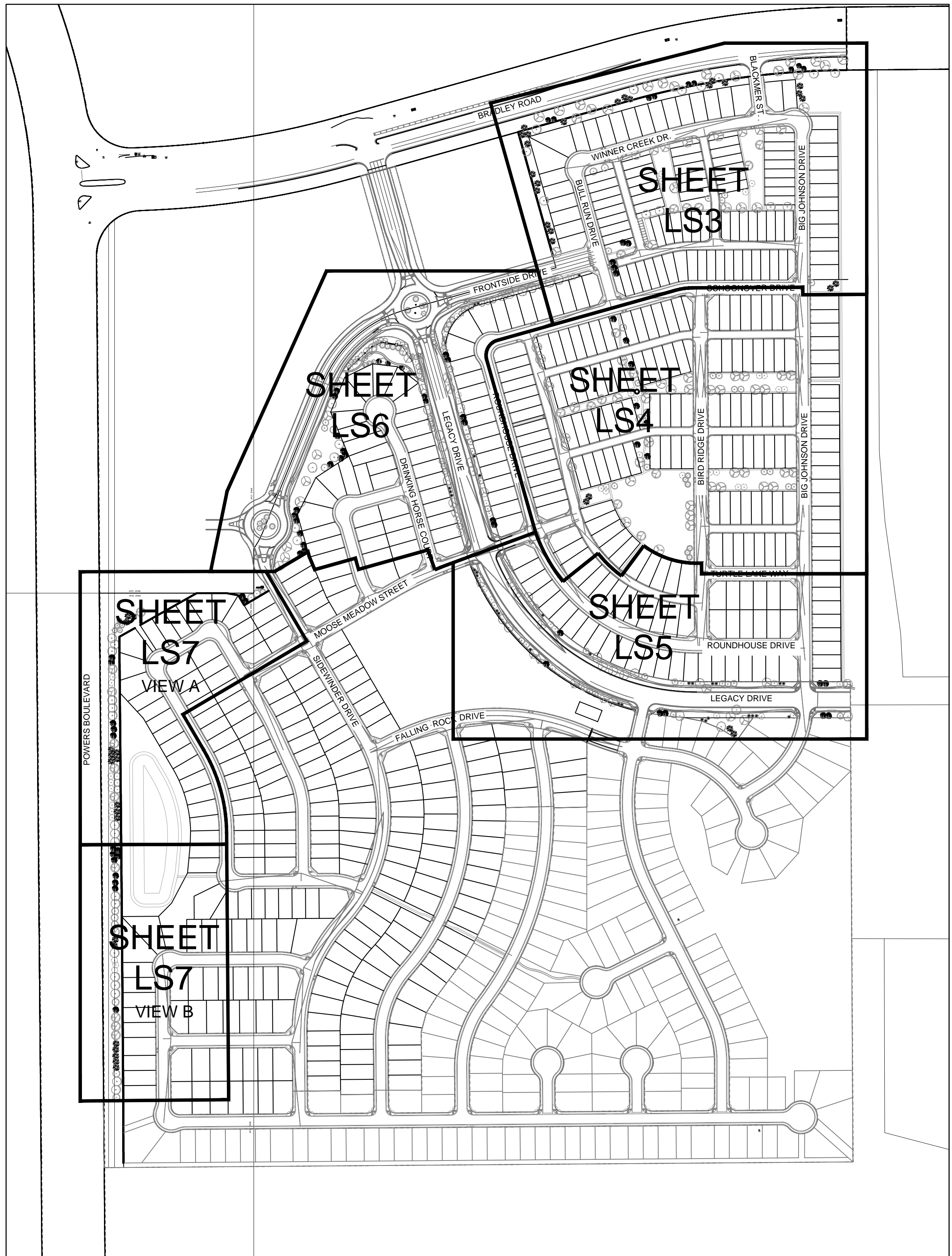
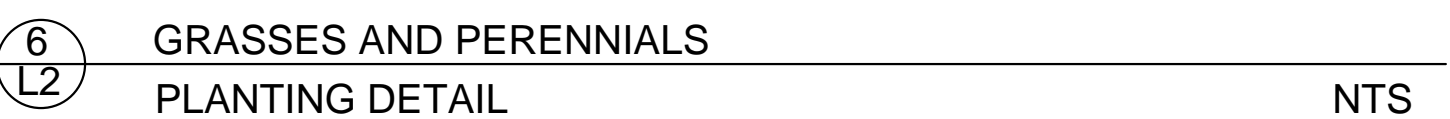
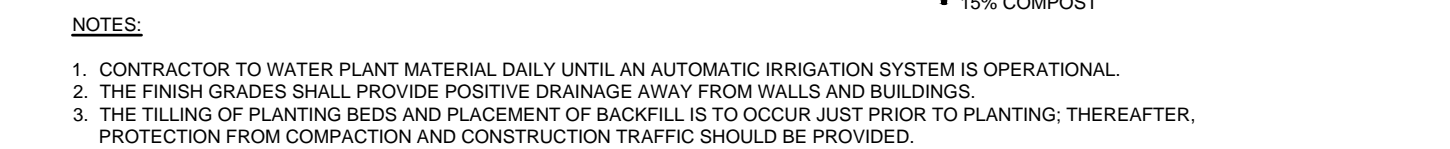
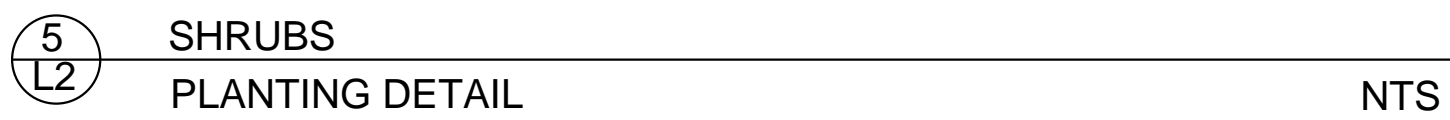
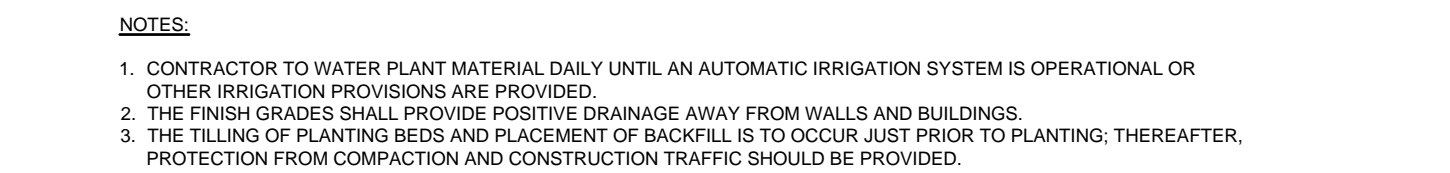
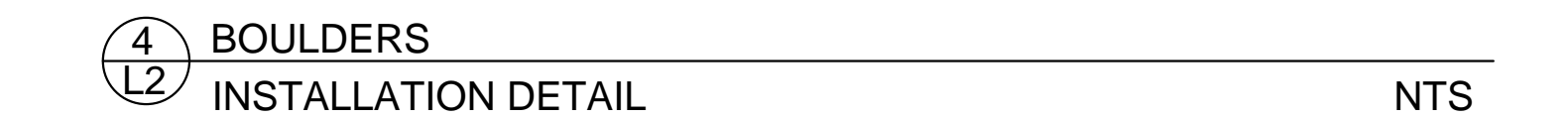
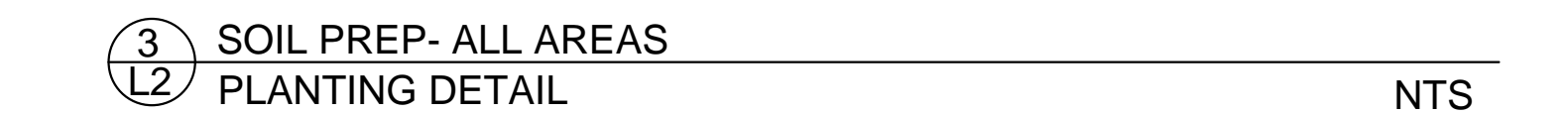
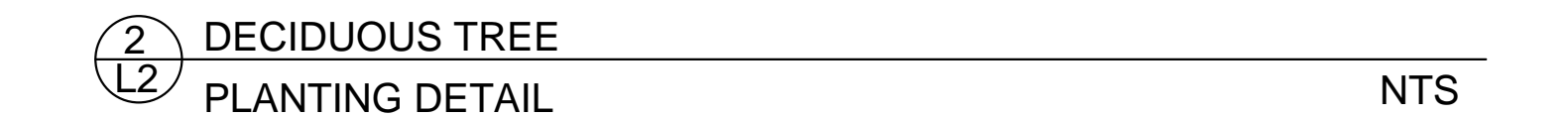
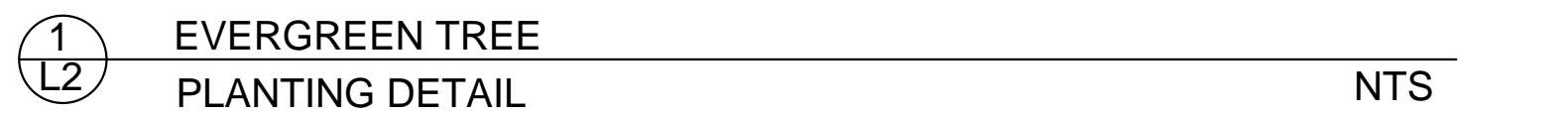
APPROVED BY:

SHEET TITLE:

LANDSCAPE
PLAN COVER
SHEET

LS1

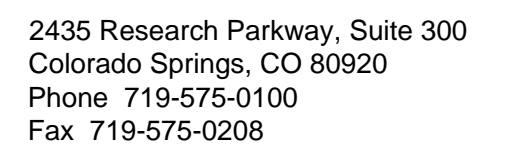
SHEET 1 OF 7



SHEET 2 OF 7

EL PASO COUNTY, COLORADO
**PLANNED UNIT DEVELOPMENT
 LANDSCAPE PLAN**

CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



TRAILS AT ASPEN RIDGE
PUD/ LS

OWNER:

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

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

REV1 COMMENT RESPONSE: JUNE , 2019

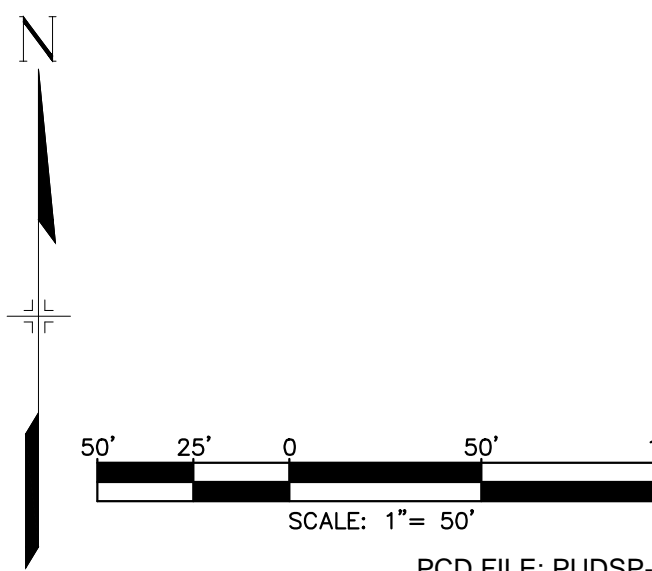
PROJECT NO: 19.886.008

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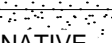

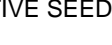



SHEET TITLE:

LS3

SHEET 3 OF 7

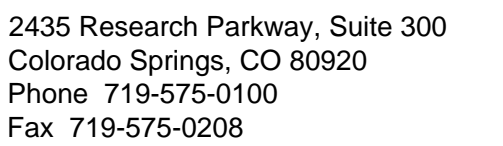


SYMBOL/ CALLOUT

	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock much installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBL A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock much installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
	STEEL EDGE: Steel edge to be DURAEDGE 3/4" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.

EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



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

REV1 COMMENT RESPONSE: JUNE , 2019

SHEET TITLE:

LS5

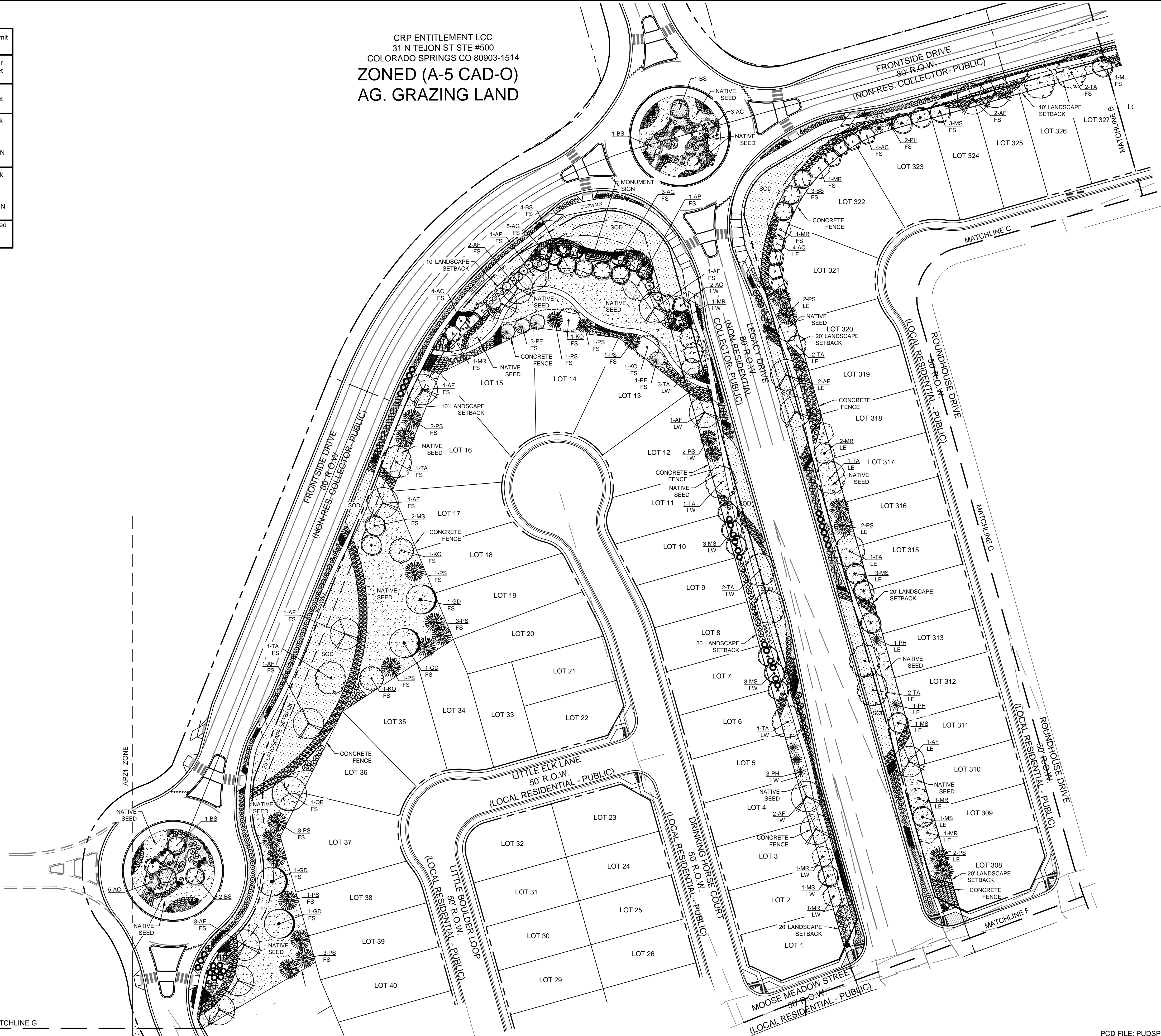
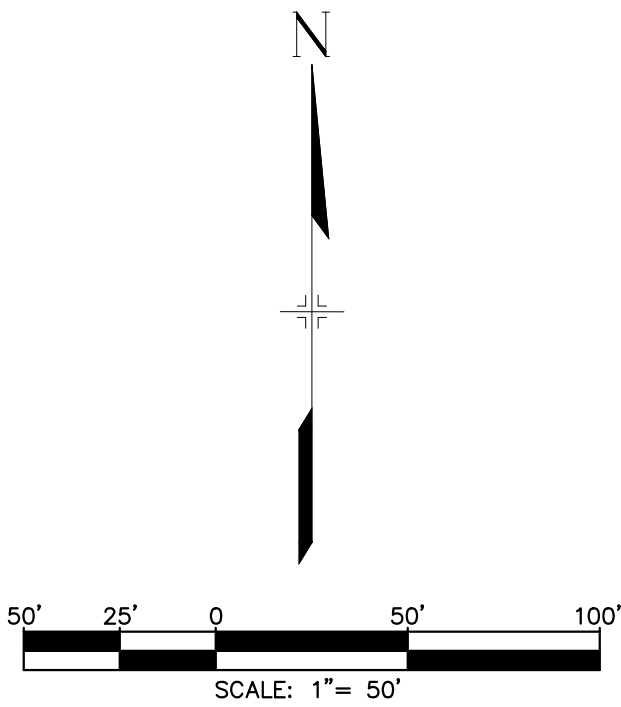
SHEET 5 OF 7



LANDSCAPE MATERIAL SCHEDULE:
SYMBOL/CALLOUT

SOD	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: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
NATIVE SEED	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
-----	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Brown'. Install per manufacturer's specifications.

CRP ENTITLEMENT LCC
31 N TEJON ST STE #500
COLORADO SPRINGS CO 80903-1514
ZONED (A-5 CAD-O)
AG. GRAZING LAND



TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

CONSULTANT:
CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:
Matrix
DESIGN GROUP
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:
TRAILS AT ASPEN RIDGE
PUD/ LS

EL PASO COUNTY
FEBRUARY 2019

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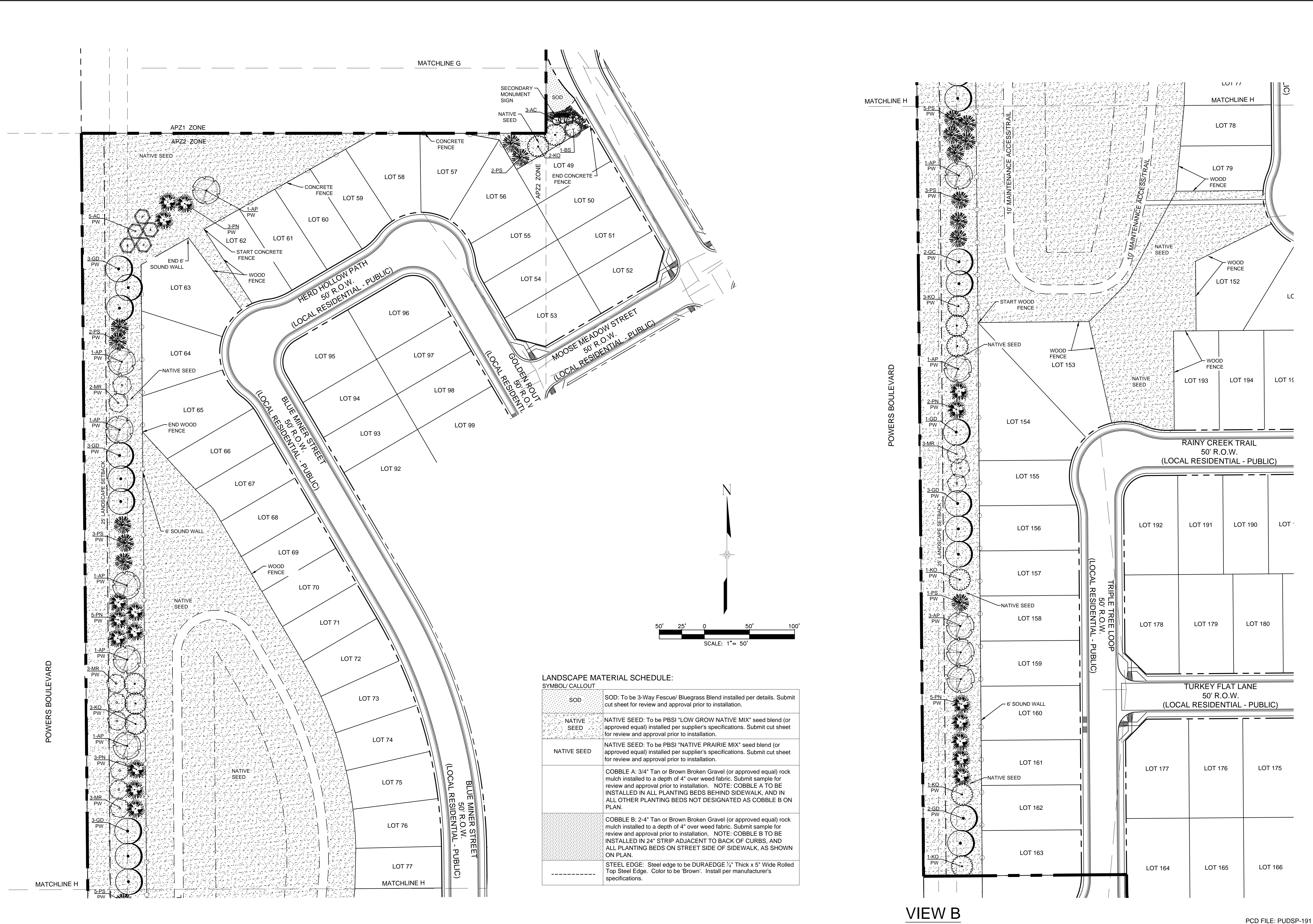
DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

ISSUE: FEBRUARY, 2019
REV1 COMMENT RESPONSE: JUNE , 2019

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PROJECT NO: 19.886.008
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SHEET TITLE:

LANDSCAPE
PLAN

LS6



TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN

CONSULTANT:
CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:
Matrix
DESIGN GROUP
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:
**TRAILS AT ASPEN RIDGE
PUD/ LS**

EL PASO COUNTY
FEBRUARY 2019

OWNER:
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DEVELOPER:
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ISSUE: FEBRUARY, 2019
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DRAWING INFORMATION:
PROJECT NO: 19.886.008
DRAWN BY:
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SHEET TITLE:

LANDSCAPE
PLAN

LS7