



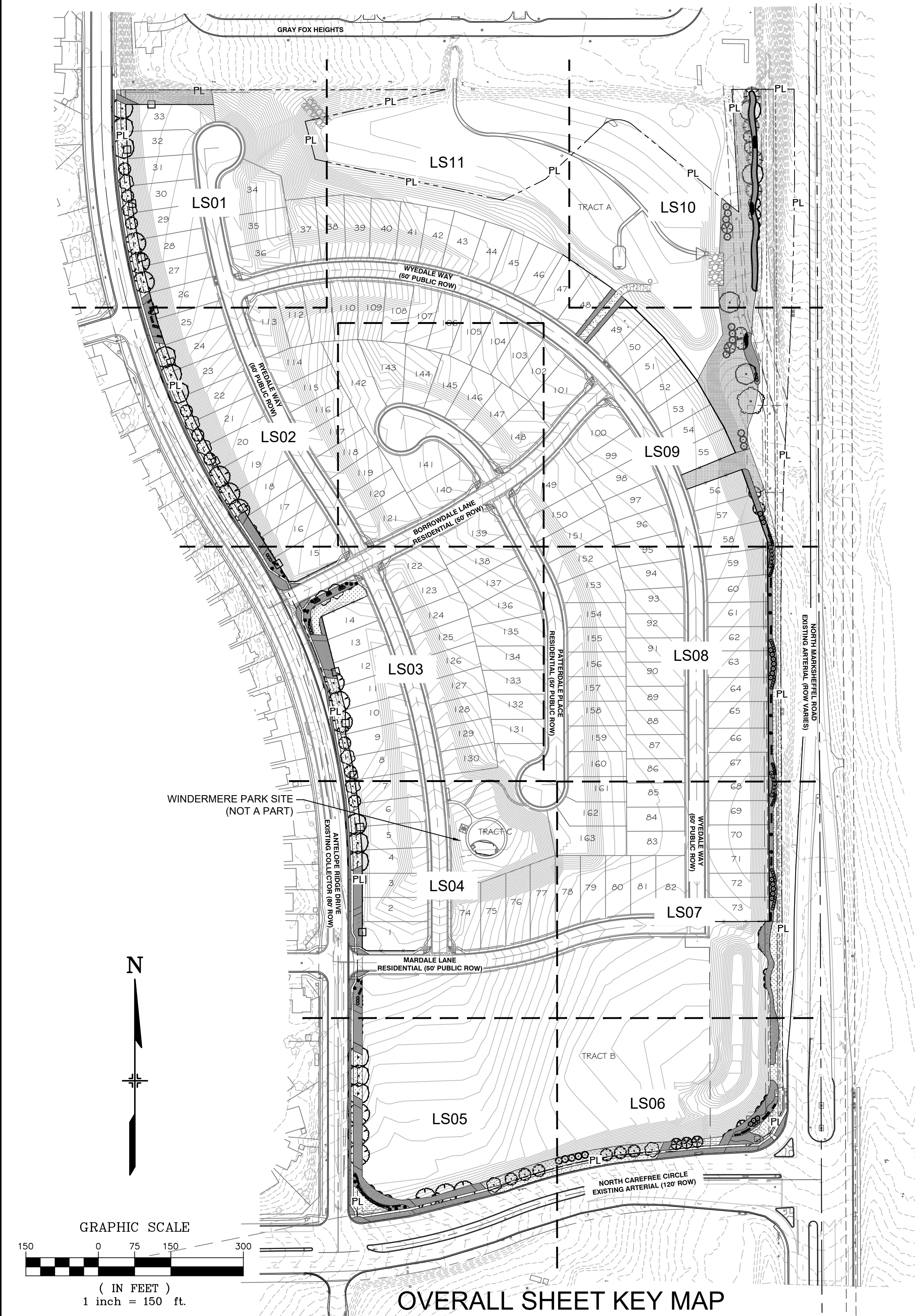
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WINDERMERE

COUNTY OF EL PASO, COLORADO

LANDSCAPE CONSTRUCTION DOCUMENTS - STREETSCAPES

LOCATED IN THE EAST HALF (E 1/2) SECTION 29, T13S, R65W
OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO



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 IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
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. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS:	ANTELOPE RIDGE DR.	N. CAREFREE CR.	N. MARKSHEFFEL
STREET NAME OR ZONE BOUNDARY:	NO	NO	NO
ZONE DISTRICT BOUNDARY:	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	MINOR ARTERIAL	MAJOR ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	20' / 20'	25' / AVERAGE 25'
LINEAR FOOTAGE:	2,404'	830'	2,130'
TREE/FEET REQUIRED:	1 / 30	1 / 25	1 / 20
NUMBER OF TREES REQUIRED/PROVIDED:	81 / 75	34 / 29	107 / 42 *
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	60 / 53	50 / 45	650 / 260 *
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	14 / 14	10 / 10	- / 0
PLANT ABBREVIATION DENOTED ON PLAN:	AR	NC	NM
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%

* TOTAL REQUIREMENTS NOT MET DUE TO EXISTING OVERHEAD ELECTRIC LINE EASEMENT

SITE DATA

TAX SCHEDULE NO.	5329100004, 5329400016
PROJECT ADDRESS	TBD/ VACANT LAND
PROJECT LOCATION	NORTHWEST OF MARKSHEFFEL ROAD AND NORTH CAREFREE CIRCLE
ENTITLEMENT PLANS	WINDERMERE PRELIMINARY PLAN EL PASO COUNTY (SP-19-003)

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
COVER SHEET	1	CS01
LANDSCAPE NOTES	2	DT01
SITE DETAILS	3	DT02
LANDSCAPE DETAILS	4	DT03
LANDSCAPE PLAN	5-15	LS01-LS11

No.	DATE	DESCRIPTION	BY
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REFERENCE DRAWINGS

PREPARED BY:

Excellence by Design

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WINDERMERE			
STREETSCAPE			
LANDSCAPE CONSTRUCTION DOCUMENTS			
COVER SHEET			
DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No. CS01
DRAWN BY: KMM	HORIZ. AS SHOWN:	SHEET 1 OF 15	
CHECKED BY: JRA	VERT. N/A		



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SOIL AMENDMENT NOTES

- PER USDA SOIL SURVEY, THE SITE CONSISTS OF SANDY LOAM.
- CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER A SOILS ANALYSIS.

TREE AND SHRUB PLANTING NOTES

- 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.
- 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).
- 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.
- 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.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- 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.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 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.
- 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-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- 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.

IRRIGATION NOTES

- SOD AREAS AS ILLUSTRATED ON THE DRAWINGS SHALL BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/OR POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN IRRIGATED SOD AREAS) SHALL BE DRIP IRRIGATED. PROVIDE 2 EMITTERS PER SHRUB/ GRASS AND 4 EMITTERS PER TREE.
- AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR SHALL BE IN THE IRRIGATION SYSTEM DESIGN.
- SLEEPING TO BE SCHEDULE 40 PVC INSTALLED AT TWICE THE SIZE OF THE MAINLINE AND/ OR LATERALS.
- IRRIGATION MAINLINE TO BE BURIED MINIMUM 24" DEPTH AND LATERALS TO BE BURIED MINIMUM 12" DEPTH.
- CONTRACTOR TO SUBMIT CUT SHEETS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

SODDING AND SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- 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.
- 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.
- 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 IF 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. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. 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.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- 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 PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- HYDRO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- 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 WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- 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.
- 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 SEEDLINGS/SQUARE 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 RESEEDED 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 RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

PLANT SCHEDULE STREETScape

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AG	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE	2" CAL.	B&B	25'	25'
	CO	16	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL.	B&B	50'	50'
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	2" CAL.	B&B	30'	30'
	GD	15	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	50'	50'
	QM	1	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	60'	60'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PE	26	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	PL	15	PINUS LEUCODERMIS 'SATELLIT' SATELLIT BOSNIAN PINE	6' HT.	B&B	20'	10'
	PN	4	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50'	35'
	PS	10	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	40'	25'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	CC	10	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	B&B	20'	15'
	MR	4	MALLUS X 'RADIANT' RADIANT CRABAPPLE	1.5" CAL.	B&B	20'	15'
	PC	12	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM	1.5" CAL.	B&B	15'	15'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AMC	55	AMORPHA CANESCENS LEADPLANT	#5 CONT.	CONT.	3'	3'
	CHF	25	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' FERNBUSH	#5 CONT.	CONT.	4'	5'
	HIR	15	HIPPOPHAE RHAMNOIDES SEA BUCKHORN	#5 CONT.	CONT.	10'	10'
	LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE	#5 CONT.	CONT.	10'	8'
	PHD	50	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#5 CONT.	CONT.	6'	6'
	PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'	#3 CONT.	CONT.	3'	4'
	PRT	23	PRUNUS TOMENTOSA NANKING CHERRY	#5 CONT.	CONT.	8'	10'
	SOC	45	SYMPHORICARPOS ORBICULATUS CORALBERRY	#5 CONT.	CONT.	5'	5'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	JSB	24	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	#5 CONT.	CONT.	1.5'	6'
	MAR	36	MAHONIA REPENS CREEPING MAHONIA	#5 CONT.	CONT.	1.5'	3'
	PMM	20	PINUS MUGO 'MOPS' MUGO PINE	#5 CONT.	CONT.	2'	3'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS	#1 CONT.	CONT.	3'	2'

SEED MIX SCHEDULE

MIX NAME	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
NATIVE SEED - LOW EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX	25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSOED - OR APPROVED EQUIVALENT	TEMPORARY IRRIGATION	HYDROSEED	42 PLS/ACRE
NATIVE SEED - TALL EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX	20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS - OR APPROVED EQUIVALENT	NON-IRRIGATED	HYDROSEED, BETWEEN NOVEMBER 15-APRIL 15	10 PLS/ACRE

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SHEET KEY

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Matrix
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.1129.013

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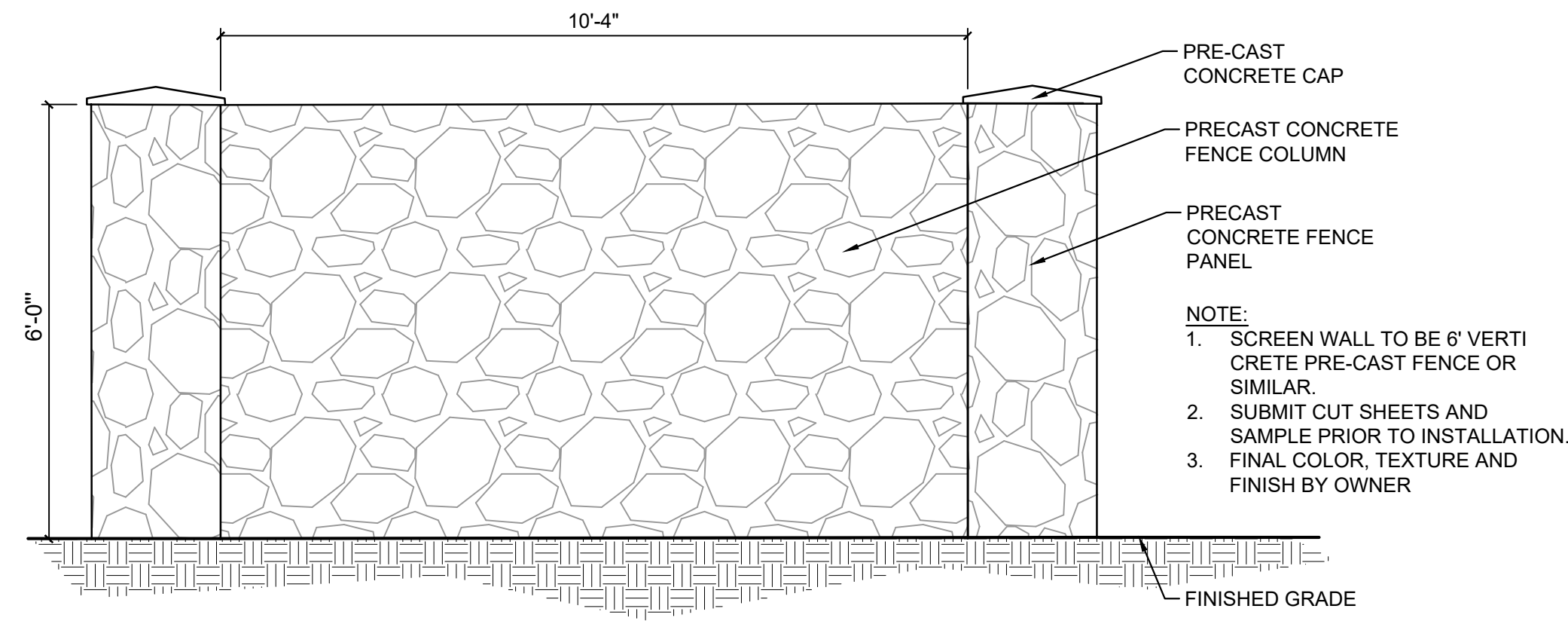
STREETSCAPE
LANDSCAPE CONSTRUCTION DOCUMENTS

LANDSCAPE NOTES

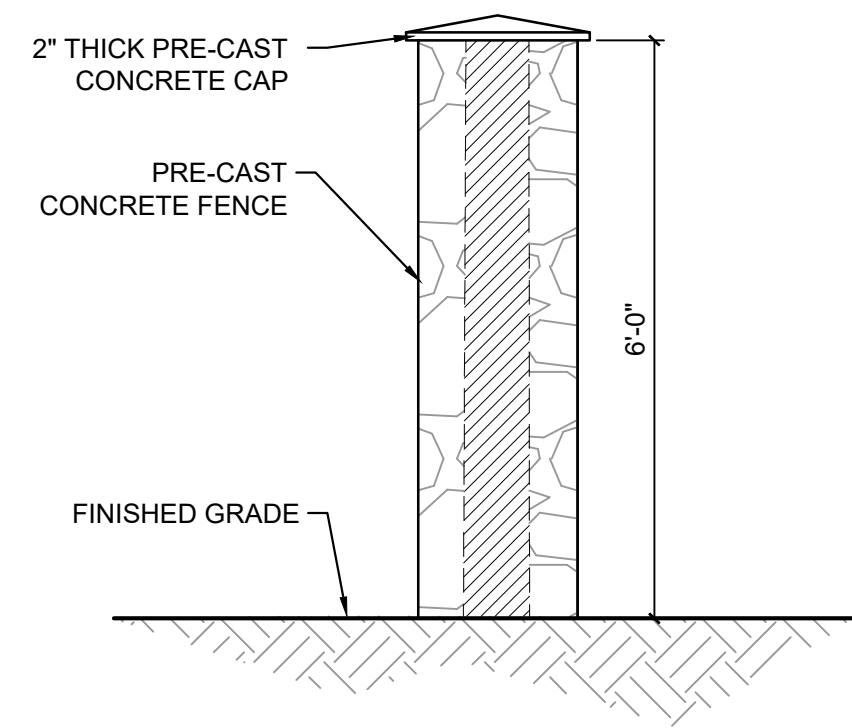
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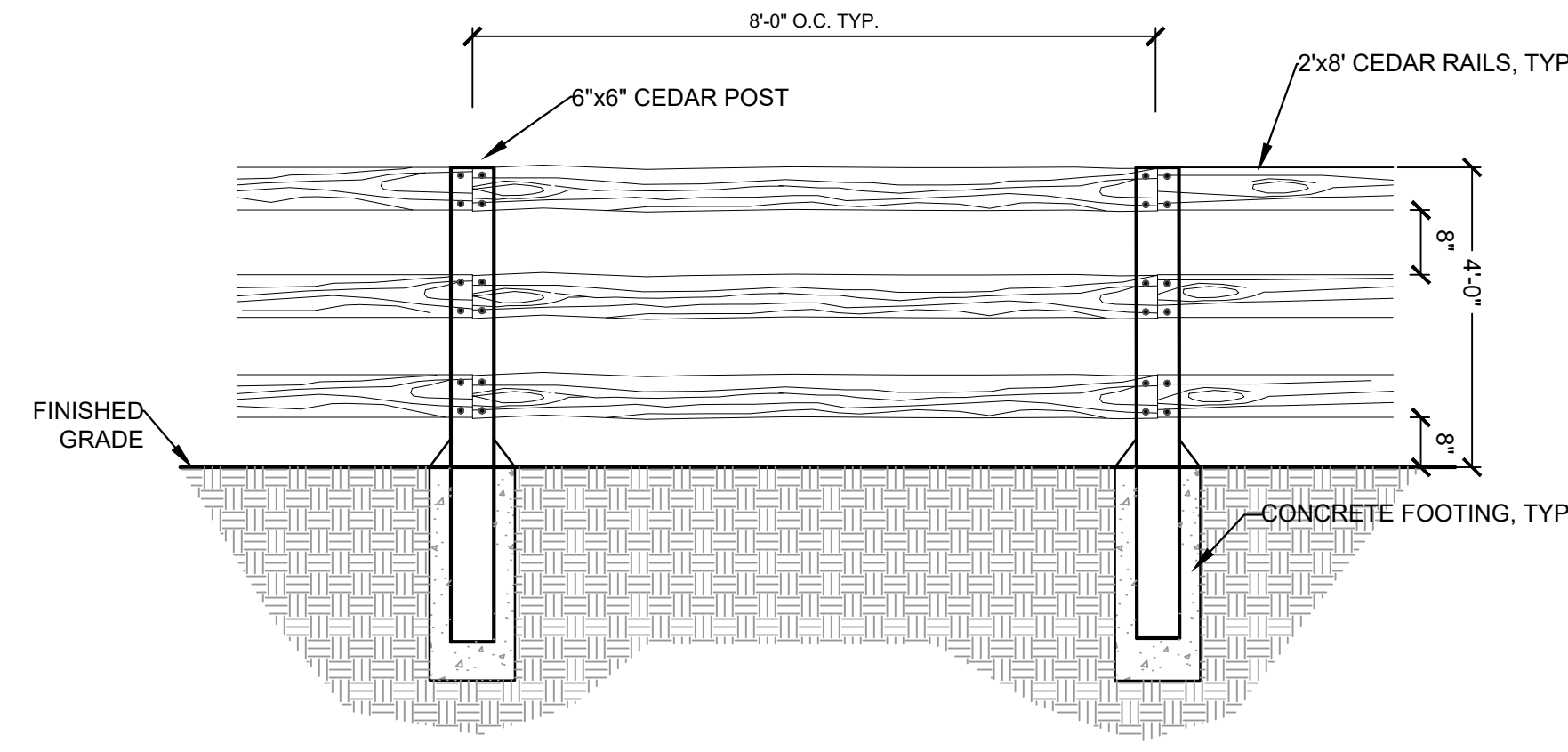
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1 6' CONCRETE SCREEN WALL ELEVATION
NTS MS-STD-FC-21

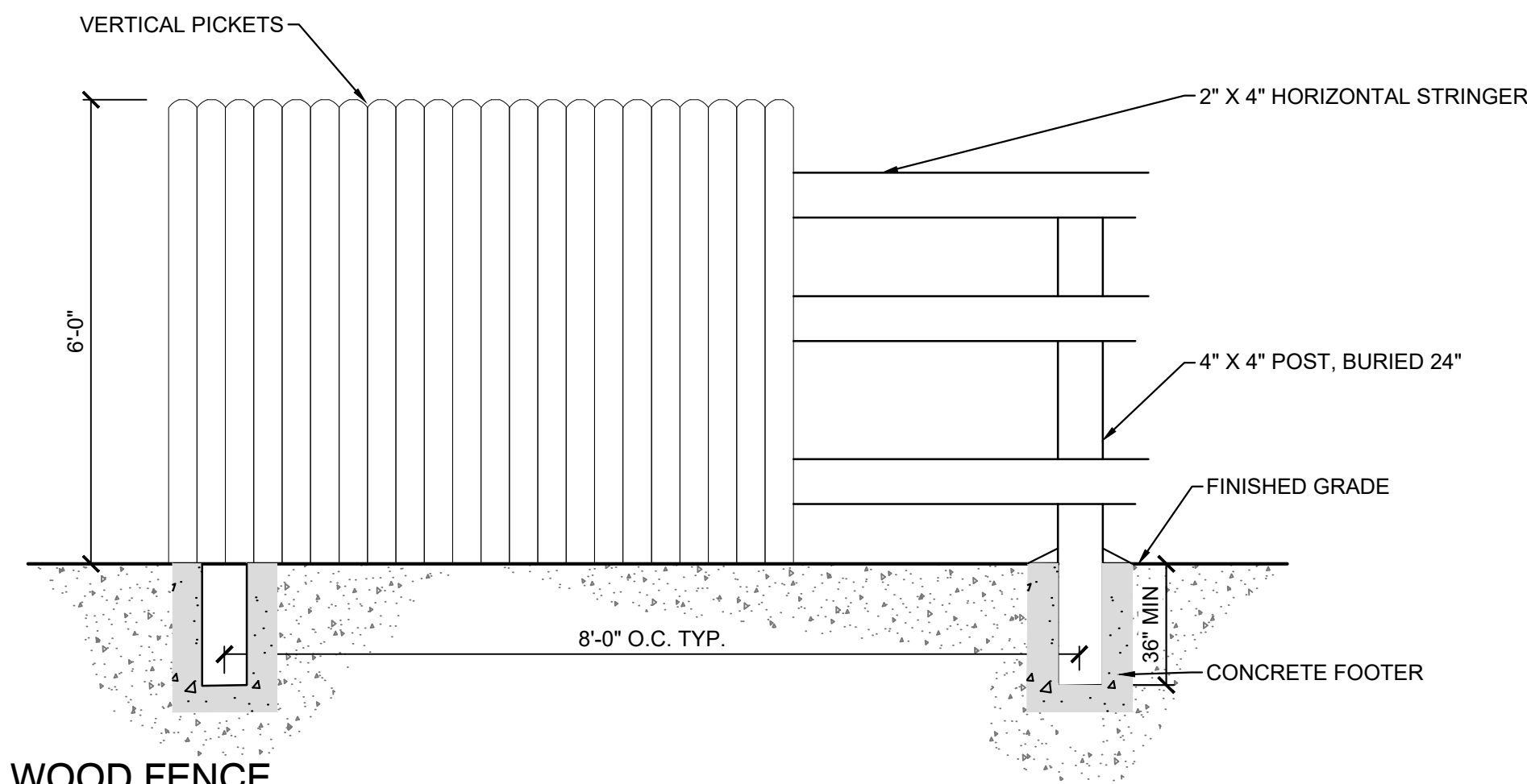


2 6' CONCRETE SCREEN WALL SECTION
NTS



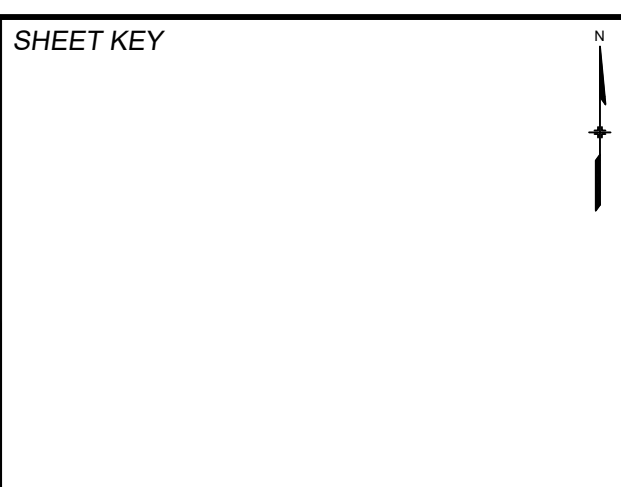
GENERAL NOTES:
1. ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.

3 SPLIT RAIL FENCE - 3 RAIL
NTS MS-STD-FC-09



4 6' WOOD FENCE
NTS MS-STD-FC-04

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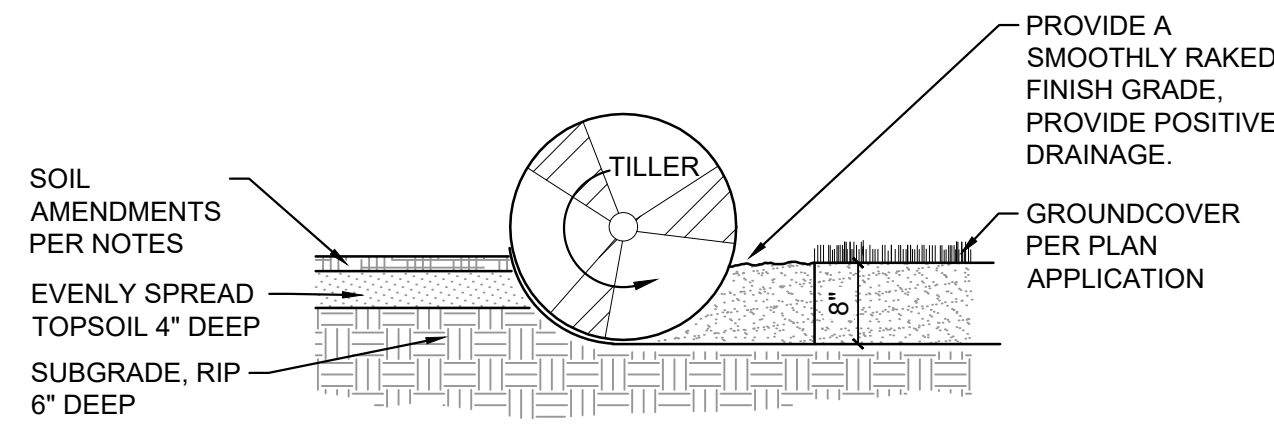


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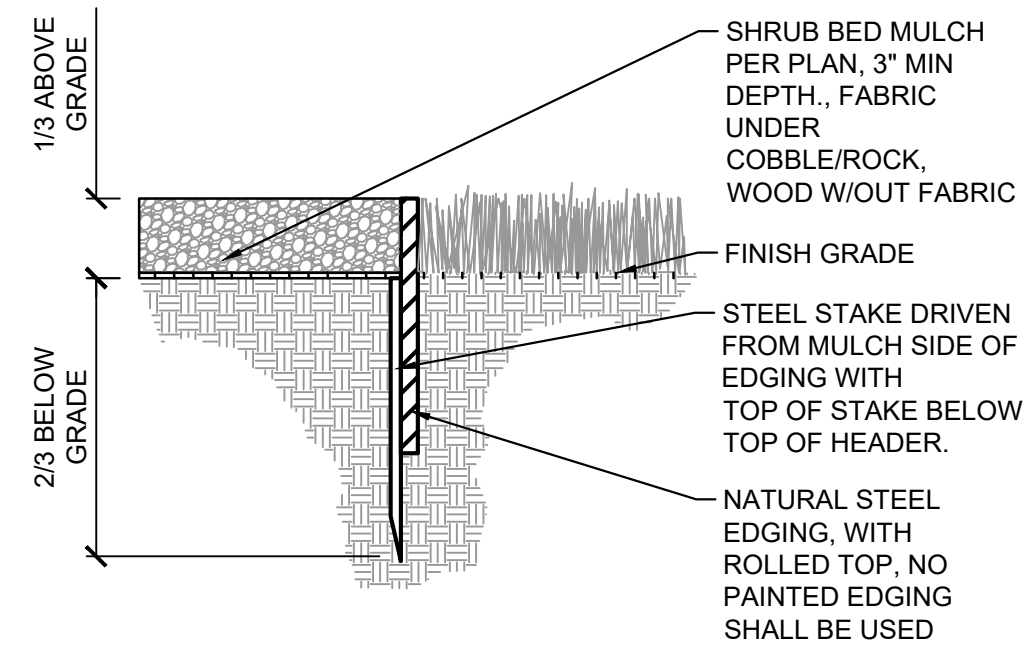
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STREETSCAPE LANDSCAPE CONSTRUCTION DOCUMENTS			
SITE DETAILS			
DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.
DRAWN BY: KMM	HORIZ N/A	3 OF 15	DT02
CHECKED BY: JRA	VERT. N/A	SHEET	



- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. COMPOST TO BE TYPE I CONSISTING OF OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

1 SOIL PREP FOR ALL AREAS

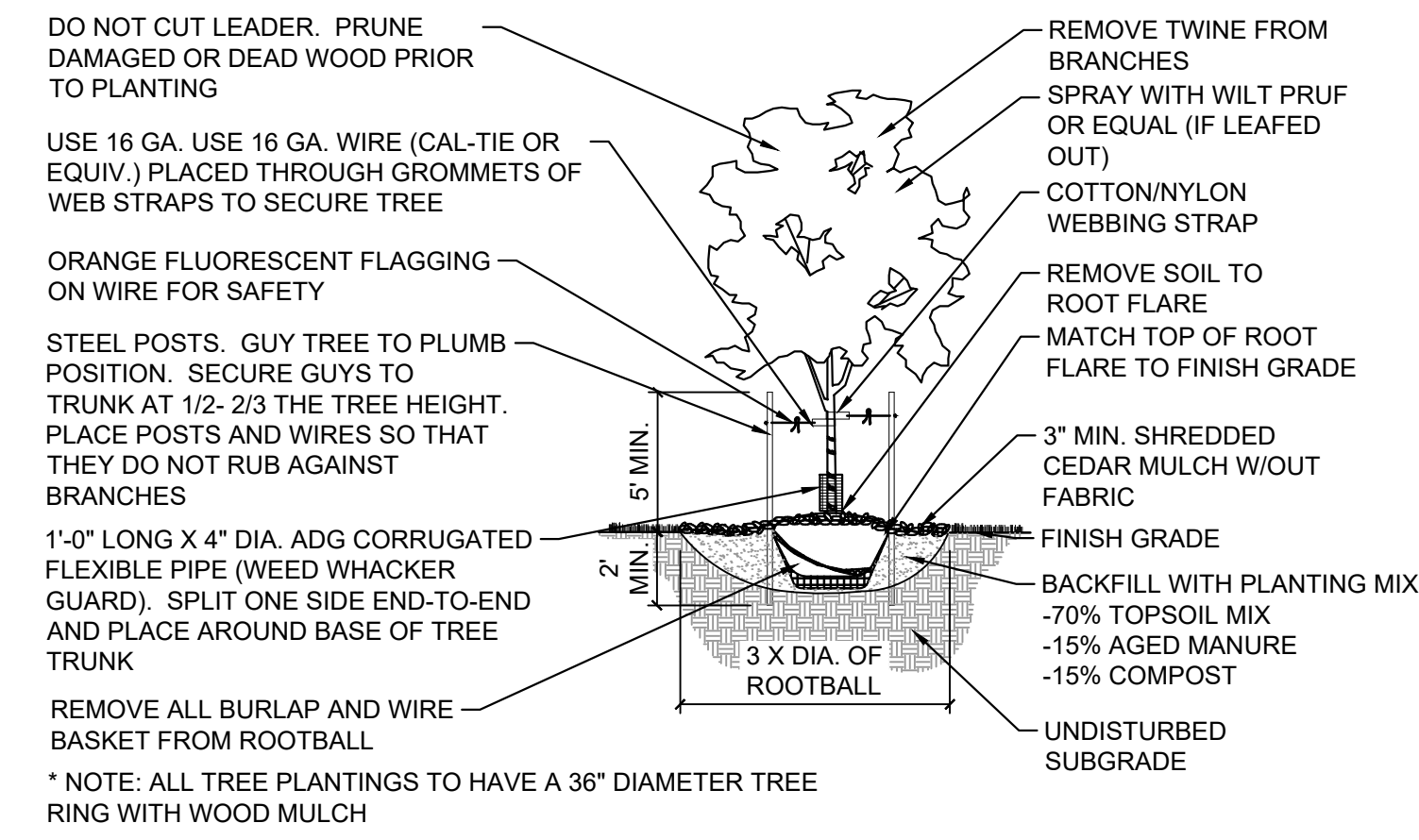
NTS MS-STD-LS-05



NOTE:
ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

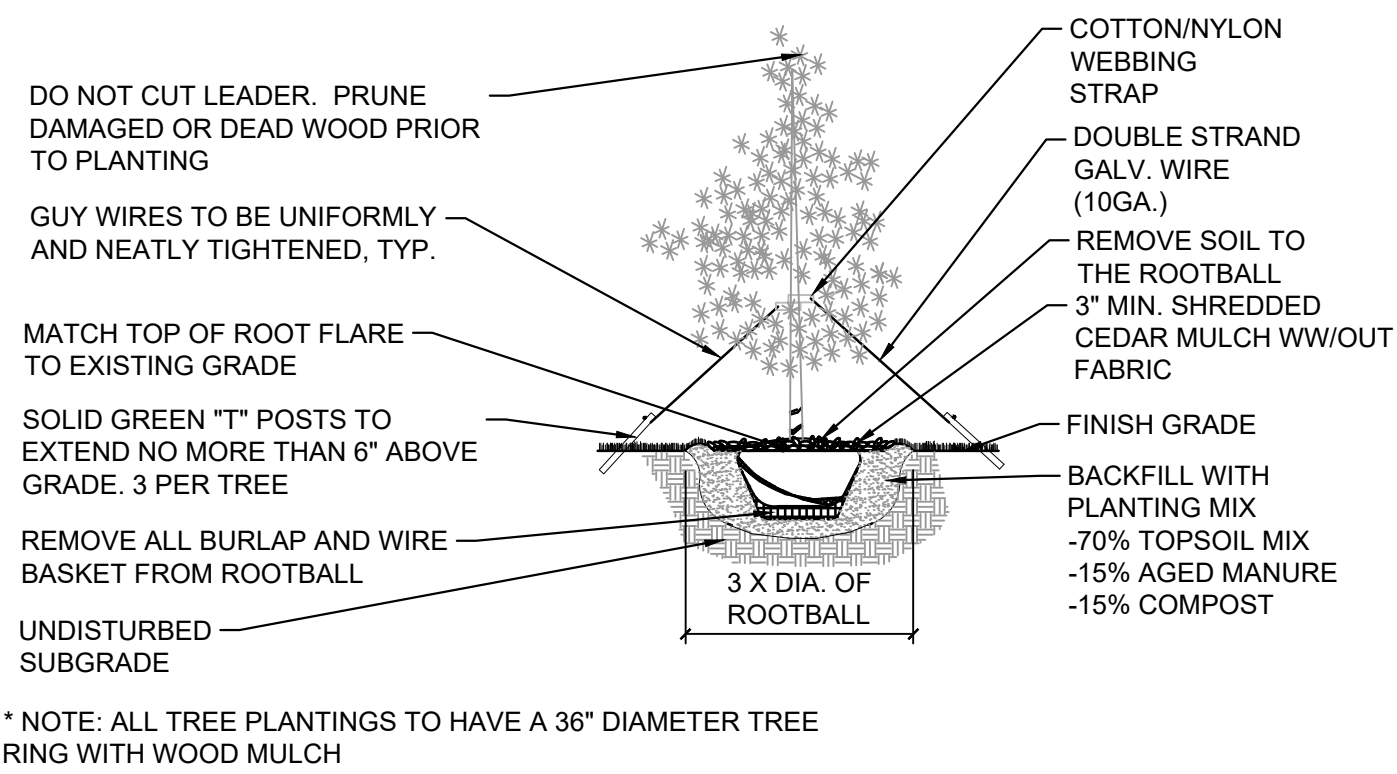
2 STEEL EDGING

NTS MS-STD-LS-12



3 DECIDUOUS TREE

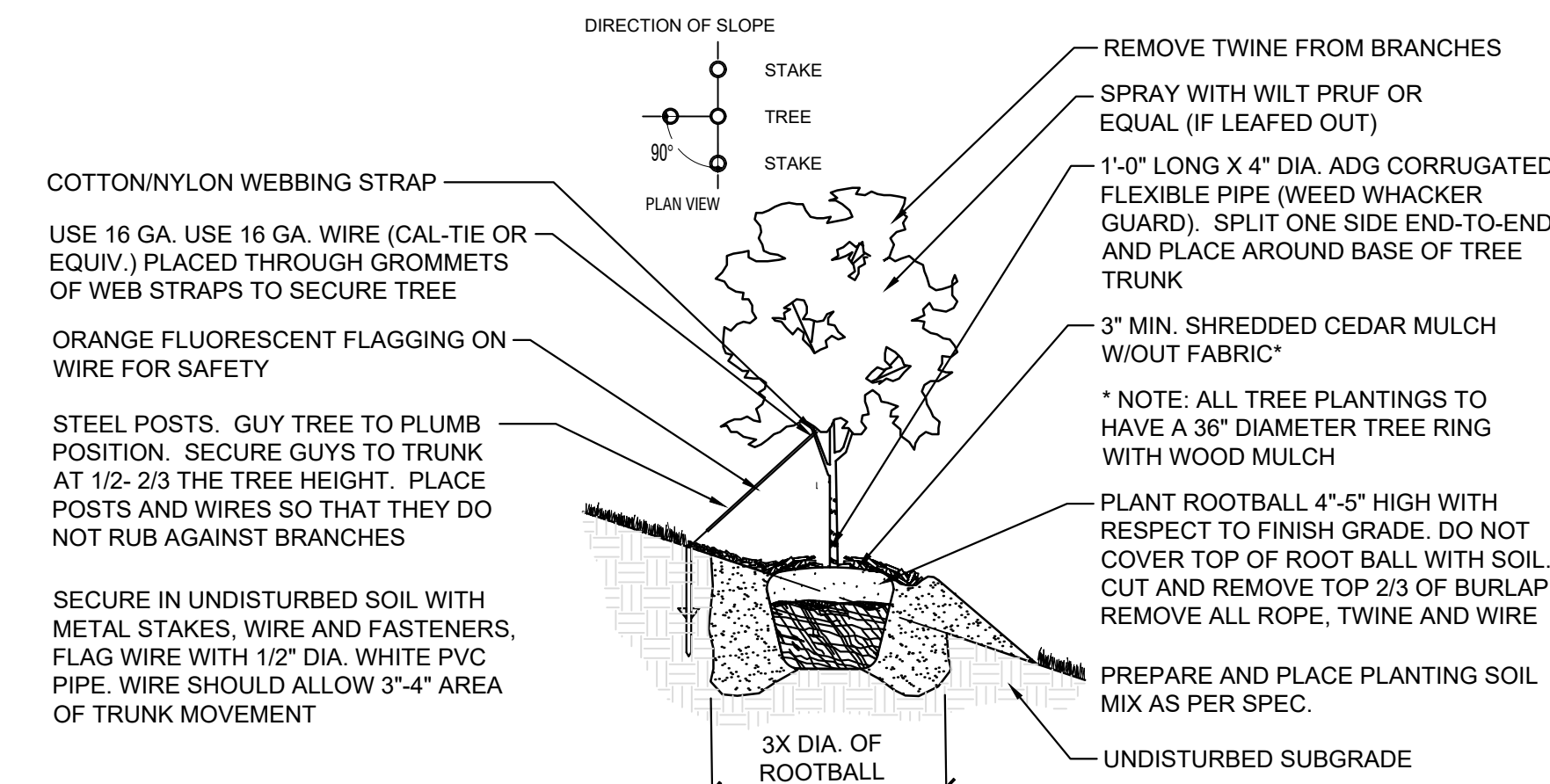
NTS MS-STD-LS-01



* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

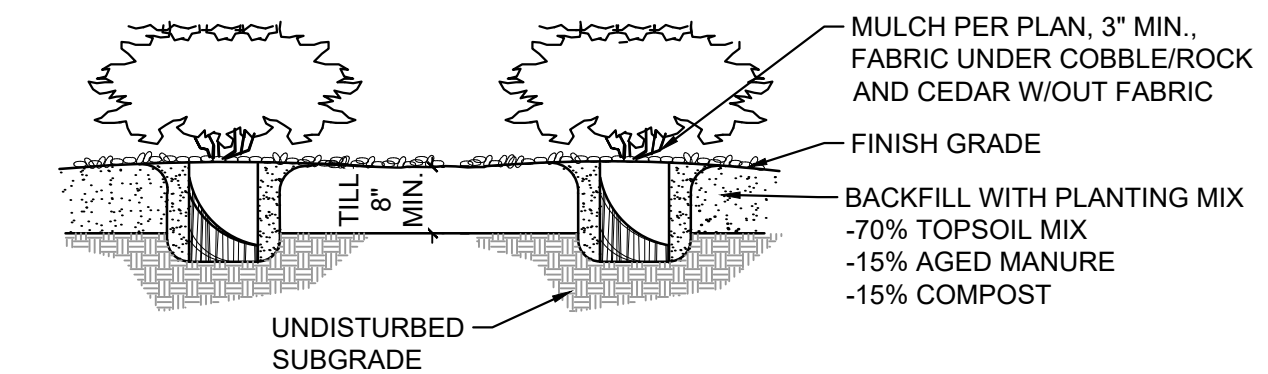
4 EVERGREEN TREE

NTS MS-STD-LS-02



5 DECIDUOUS TREE ON SLOPE (3:1 OR STEEPER)

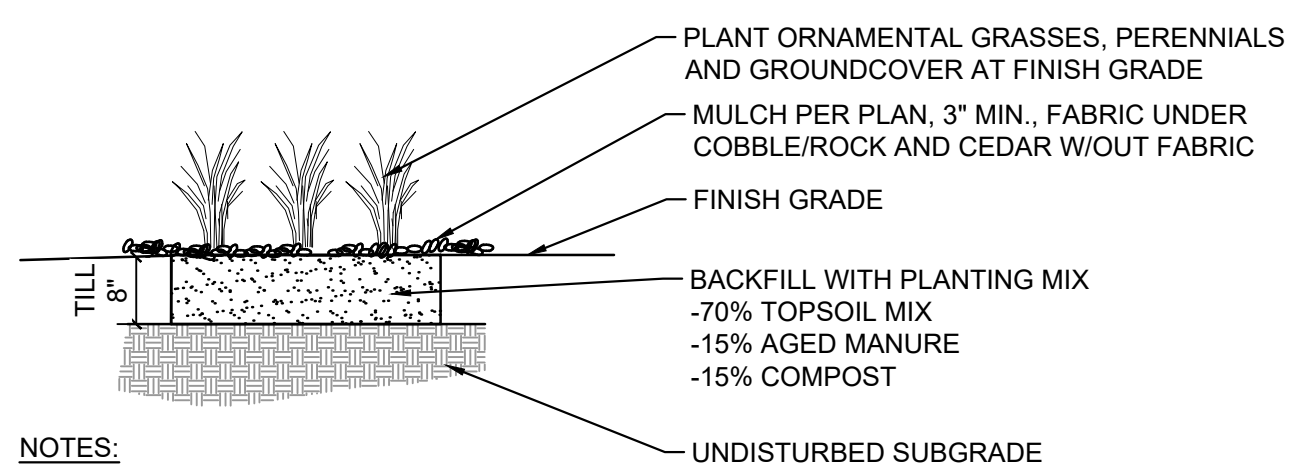
NTS



- NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 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.

6 SHRUBS

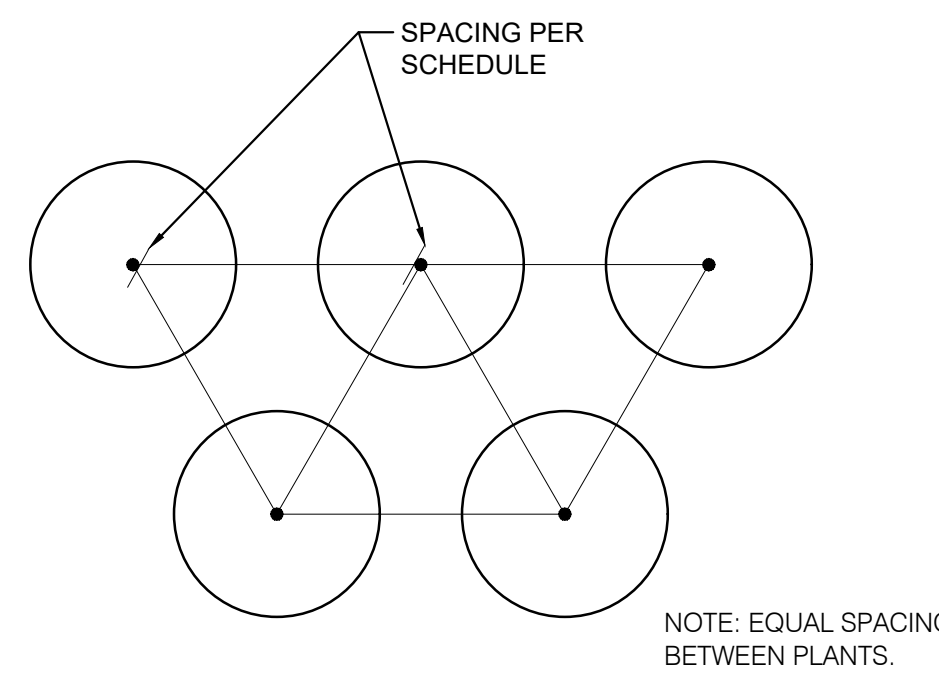
NTS MS-STD-LS-03



- NOTES:
1. CONTRACTOR TO KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 2. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
 3. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 4. 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.

7 GRASSES AND PERENNIALS

NTS MS-STD-LS-04



8 TRIANGLE PLANT SPACING

NTS MS-STD-LS-15

No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME:			
CTB FILE:			
PLOT DATE:			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	
N	↑

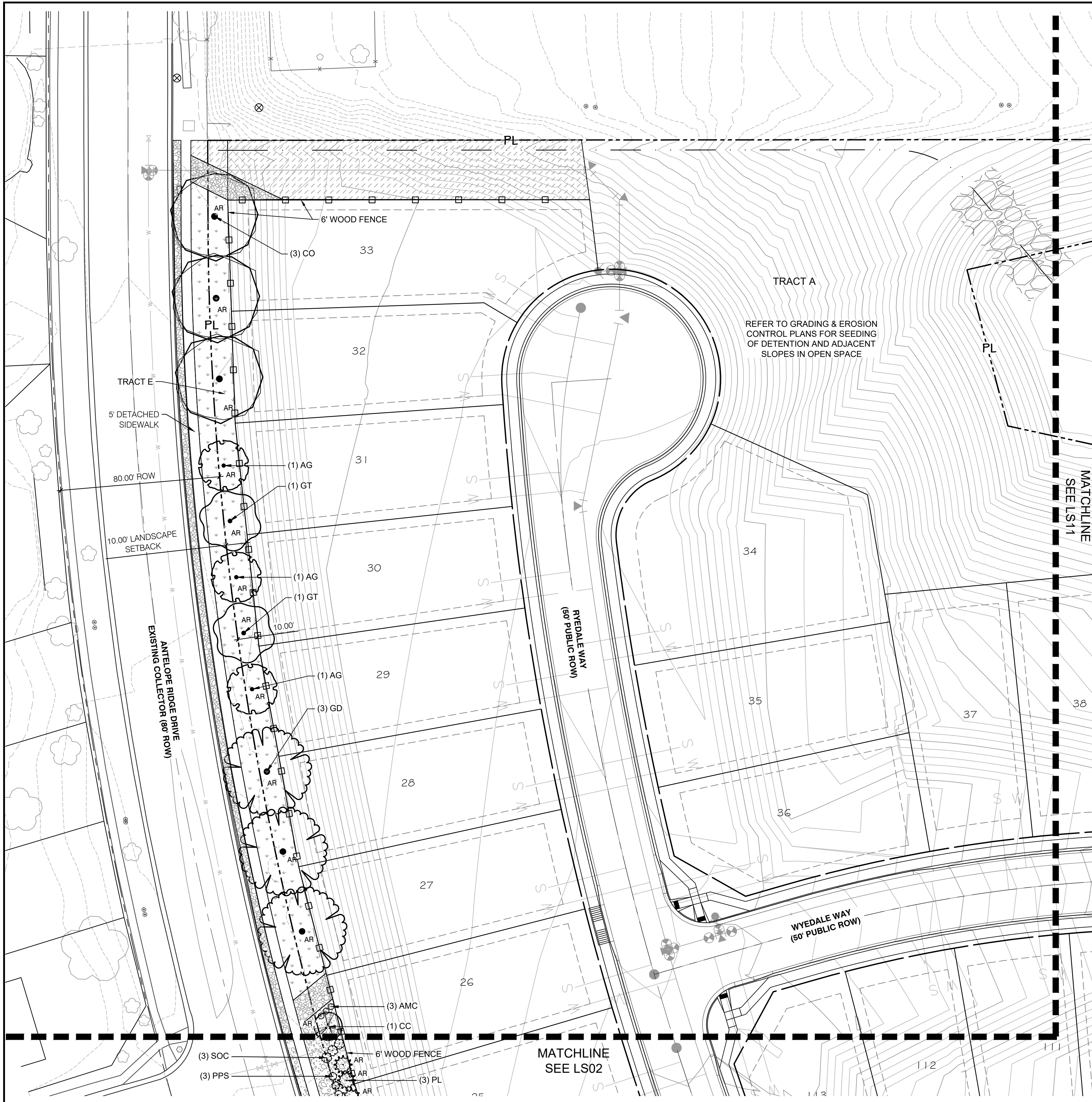
<p>PREPARED BY: Matrix Excellence by Design</p>
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<p>SEAL</p> <p>PRELIMINARY</p> <p>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</p>
<p>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No.</p>

DESIGNED BY:	SCALE:	DATE ISSUED:	DRAWING No.
CHECKED BY:	HORIZ. VERT.	SHEET OF	



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Call before you dig.

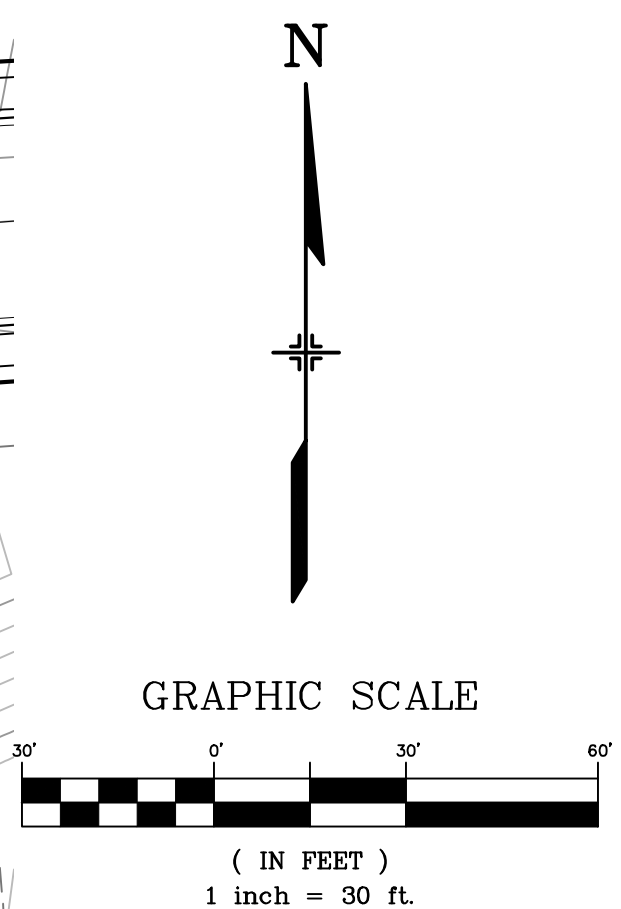


GROUND COVER LEGEND - STREETSCAPE

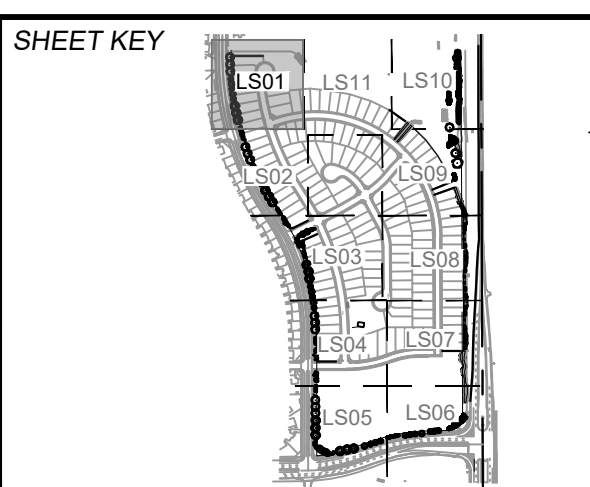
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
	NATIVE SEED-LOW REF. SEED MIX SCHEDULE OR APPROVED EQUAL	64,853 SF
	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
	1.5" ROCK SIZE: 1-1/2" AT 3" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	27,508 SF
	2-4" RIVER ROCK SIZE: 2-4" AT 4" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	29,113 SF

PLANT SCHEDULE STREETSCAPE

DECIDUOUS TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	AG	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CO	16	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST
	GD	15	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE
	QM	1	QUERCUS MACROCARPA BURR OAK
EVERGREEN TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PE	26	PINUS EDULIS PINON PINE
	PL	15	PINUS LEUCODERMIS 'SAATELLIT' SAATELLIT BOSNIAN PINE
	PN	4	PINUS NIGRA AUSTRIAN BLACK PINE
	PS	10	PINUS SYLVESTRIS SCOTCH PINE
ORNAMENTAL TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
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	MR	4	MALUS X 'RADIANT' RADIANT CRABAPPLE
	PC	12	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM
DECIDUOUS SHRUBS			
	CODE	QTY	BOTANICAL / COMMON NAME
	AMC	55	AMORPHA CANESCENS LEADPLANT
	CHF	25	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' FERNBUSH
	HIR	15	HIPPOPHAE RHAMNOIDES SEA BUCKHORN
	LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE
	PHD	50	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
	PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'
	PRT	23	PRUNUS TOMENTOSA NANKING CHERRY
	SOC	45	SYMPHORICARPOS ORBICULATUS CORALBERRY
EVERGREEN SHRUBS			
	CODE	QTY	BOTANICAL / COMMON NAME
	JSB	24	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
	MAR	36	MAHONIA REPENS CREEPING MAHONIA
	PMM	20	PINUS MUGO 'MOPS' MUGO PINE
ORNAMENTAL GRASSES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS



No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\21.1129.013 Windermere\100 Dwg\104 Plan Sets\Construction Plans\LS01.dwg			
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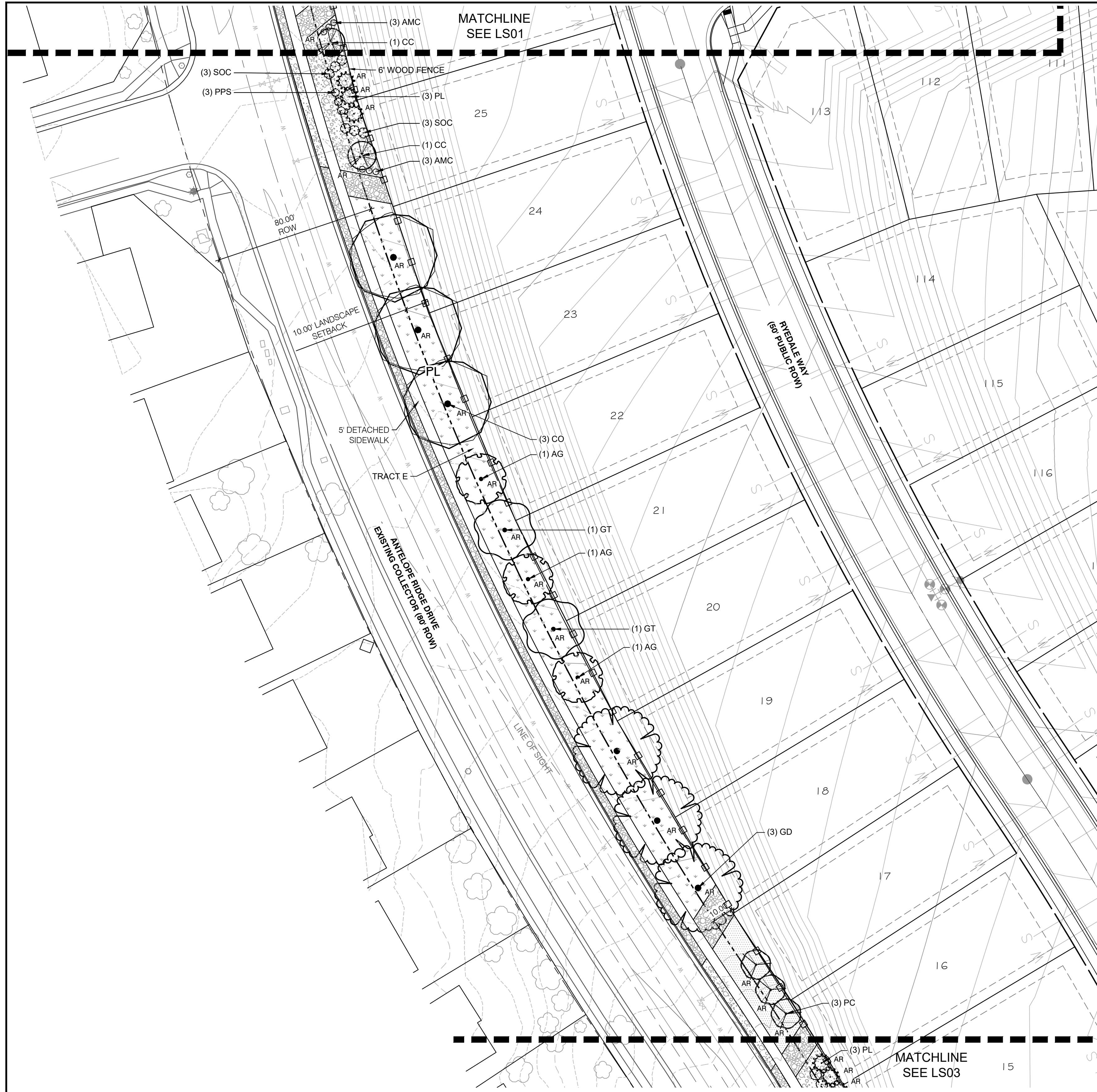
<p>PREPARED BY:</p> <p>Excellence by Design</p>

<p>SEAL</p> <p>PRELIMINARY</p> <p>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</p>
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<p>WINDERMERE</p> <p>STREETSCAPE</p> <p>LANDSCAPE CONSTRUCTION DOCUMENTS</p> <p>LANDSCAPE PLAN</p>			
DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.:
DRAWN BY: KMM	HORIZ. AS SHOWN:	SHEET 5 OF 15	LS01
CHECKED BY: JRA	VERT.:		



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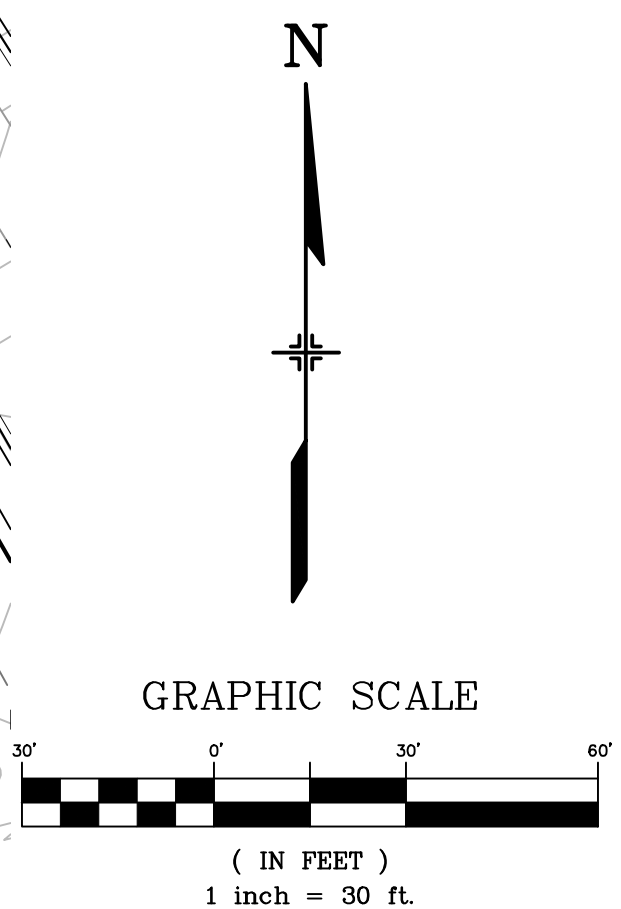


GROUND COVER LEGEND - STREETSCAPE

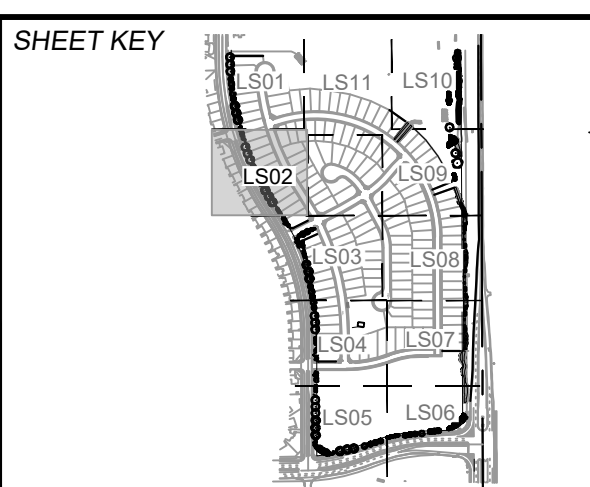
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
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	QM	1	QUERCUS MACROCARPA BURR OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
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	PHD	50	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
	PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'
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ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS



No.	DATE	DESCRIPTION	BY
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PREPARED BY:

Excellence by Design

SEAL

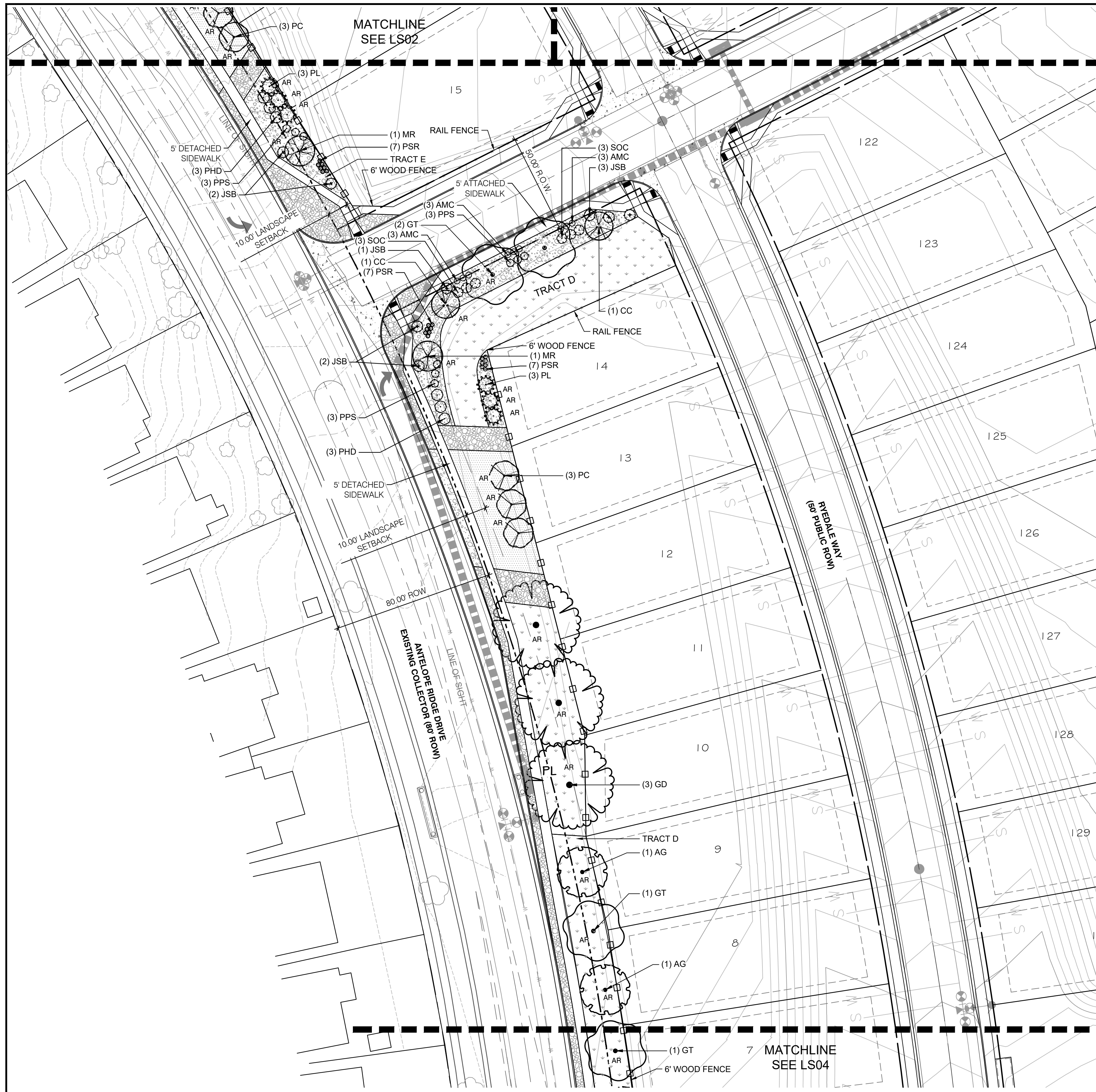
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.1129.013

WINDERMERE			
STREETSCAPE LANDSCAPE CONSTRUCTION DOCUMENTS			
LANDSCAPE PLAN			
DESIGNED BY: KMM	SCALE: HORIZ: AS SHOWN	DATE ISSUED: DECEMBER 13, 2021	DRAWING No. LS02
DRAWN BY: KMM	VERT: N/A	SHEET 6 OF 15	
CHECKED BY: JRA			



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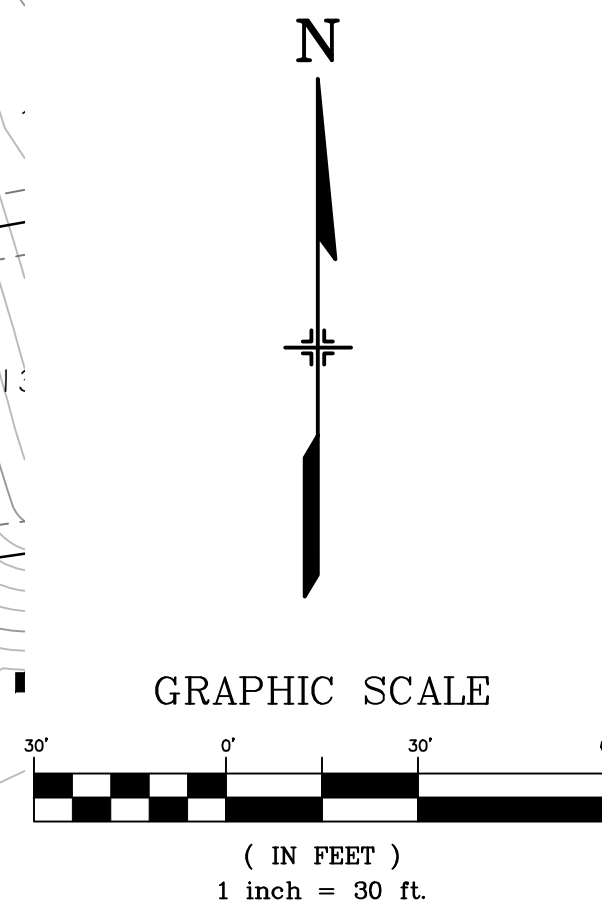


GROUND COVER LEGEND - STREETSCAPE

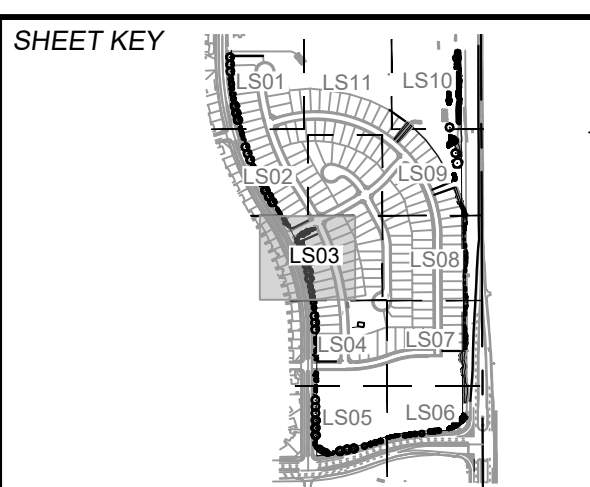
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	1.5\"/>	27,508 SF
	2.4\"/>	29,113 SF

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ORNAMENTAL GRASSES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS



No.	DATE	DESCRIPTION	BY
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PREPARED BY:

Excellence by Design

SEAL

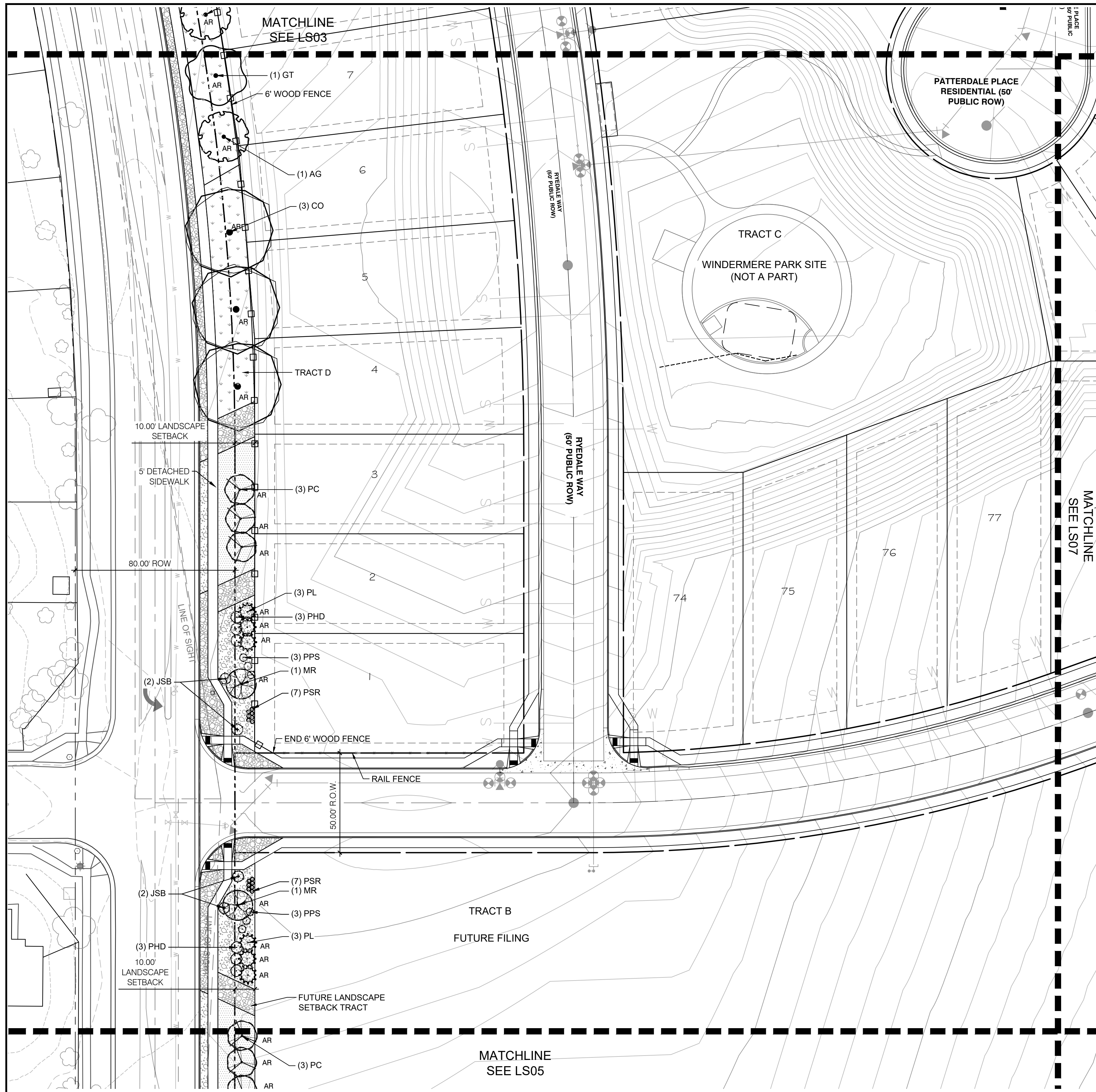
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.1129.013

WINDERMERE			
STREETSCAPE			
LANDSCAPE CONSTRUCTION DOCUMENTS			
LANDSCAPE PLAN			
DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.:
DRAWN BY: KMM	HORIZ. AS SHOWN	SHEET 7 OF 15	LS03
CHECKED BY: JRA	VERT. N/A		



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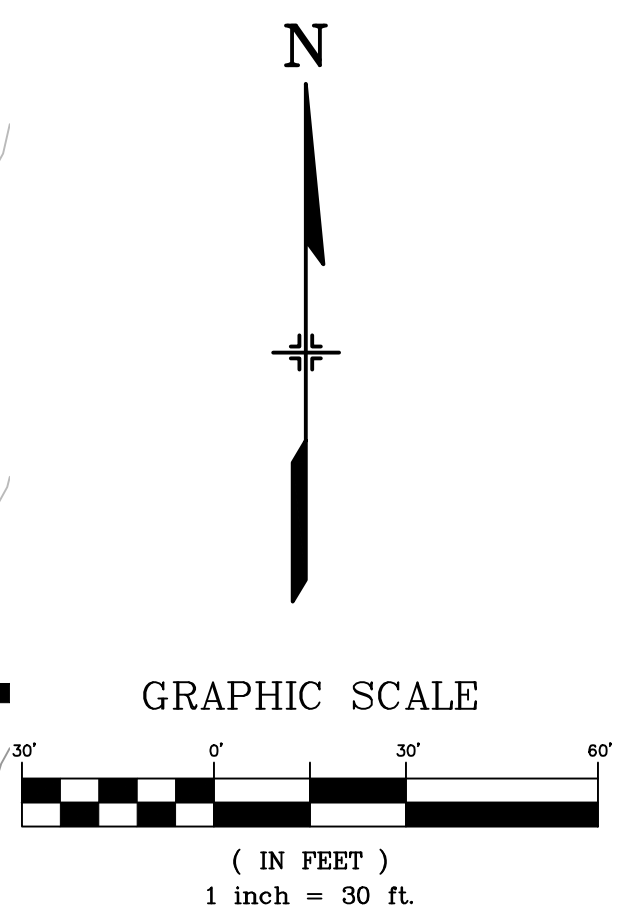


GROUND COVER LEGEND - STREETSCAPE

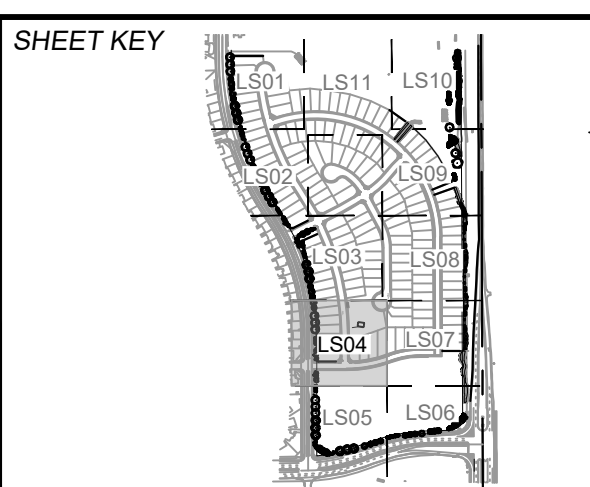
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	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
	1.5" ROCK SIZE: 1-1/2" AT 3" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	27,508 SF
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	PMM	20	PINUS MUGO 'MOPS' MUGO PINE
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
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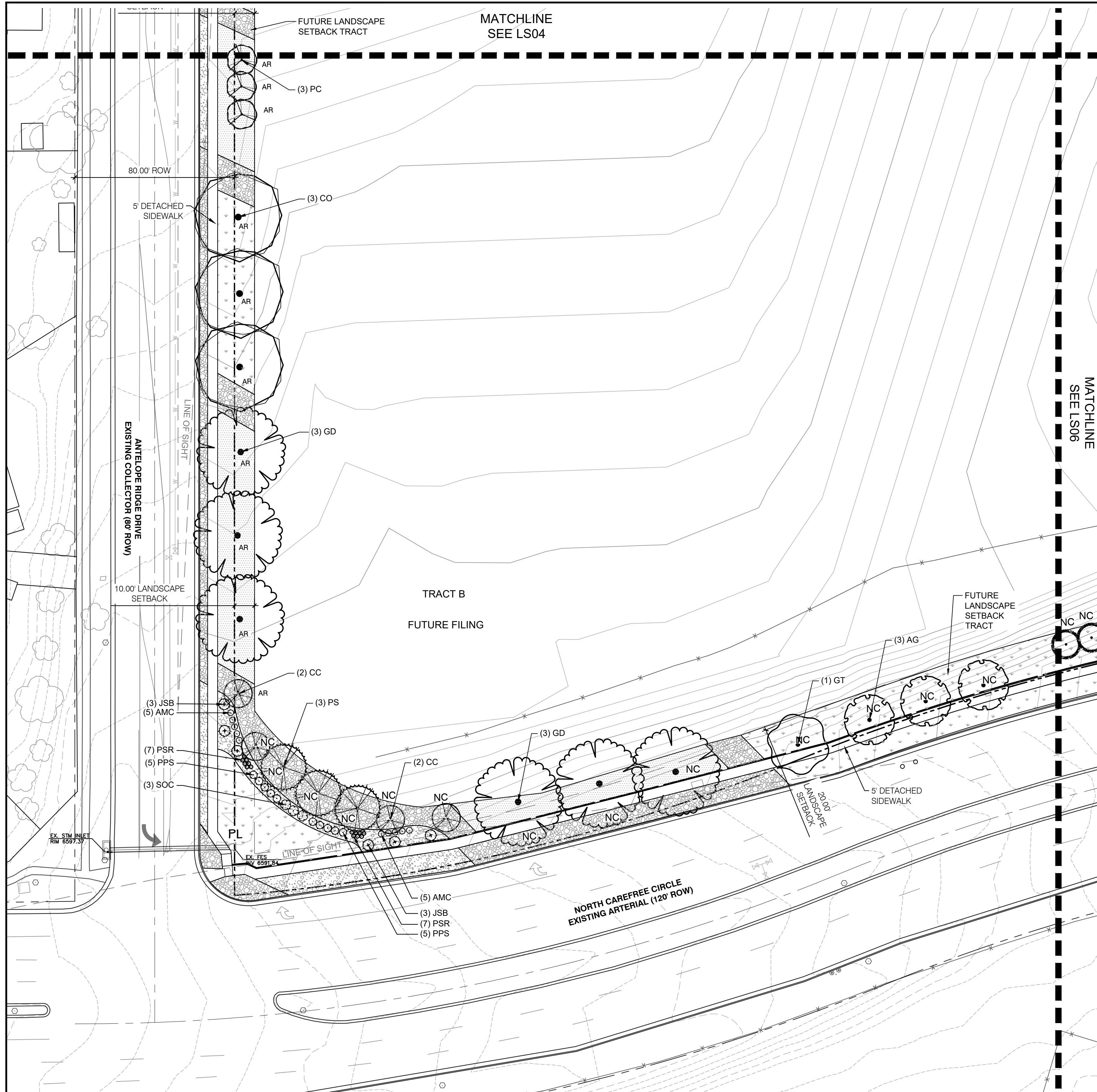
<p>PREPARED BY:</p> <p>Excellence by Design</p>	<p>SEAL</p> <p>PRELIMINARY</p> <p>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</p>
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<p>FOR AND ON BEHALF OF</p> <p>MATRIX DESIGN GROUP, INC.</p> <p>PROJECT No. 21.1129.013</p>		<p>DESIGNED BY: KMM</p> <p>DRAWN BY: KMM</p> <p>CHECKED BY: JRA</p>	<p>SCALE</p> <p>HORIZ: AS SHOWN</p> <p>VERT: N/A</p>	<p>DATE ISSUED: DECEMBER 13, 2021</p> <p>SHEET 8 OF 15</p>	<p>DRAWING No. LS04</p>
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<p>WINDERMERE</p> <p>STREETSCAPE</p> <p>LANDSCAPE CONSTRUCTION DOCUMENTS</p>	
<p>LANDSCAPE PLAN</p>	



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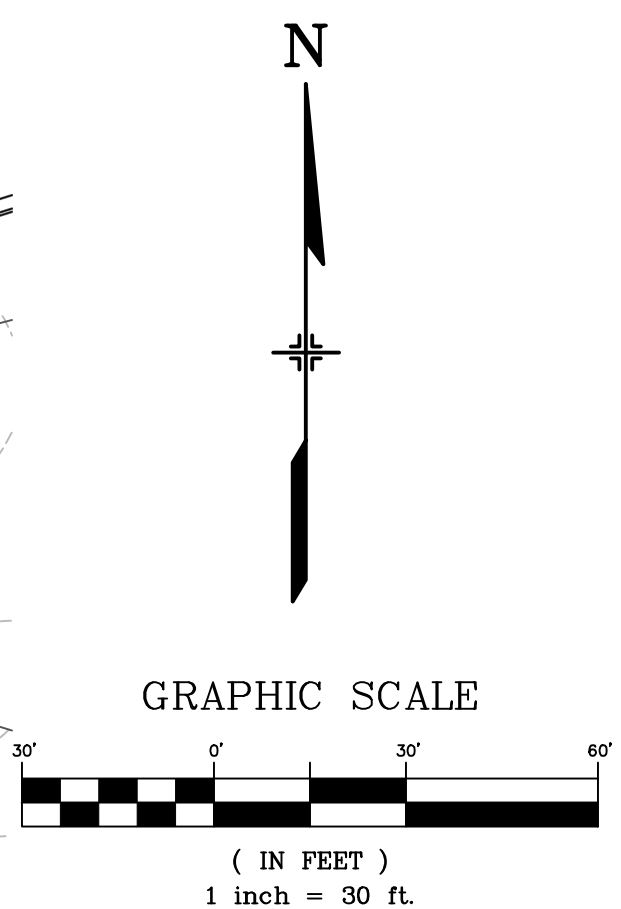


GROUND COVER LEGEND - STREETSCAPE

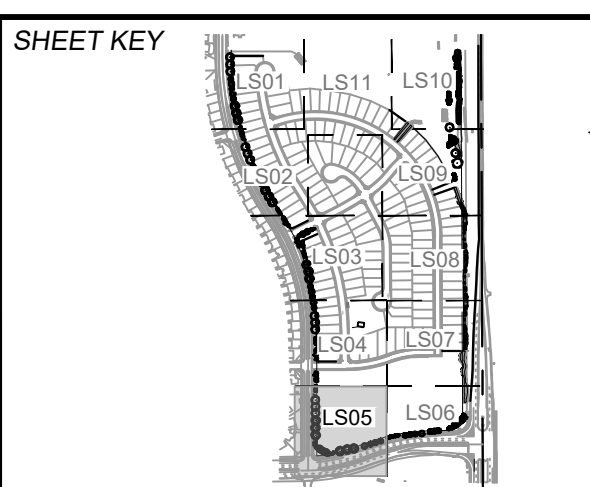
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
	NATIVE SEED-LOW REF. SEED MIX SCHEDULE OR APPROVED EQUAL	64,853 SF
	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
	1.5" ROCK SIZE: 1-1/2" AT 3" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	27,508 SF
	2.4" RIVER ROCK SIZE: 2-4" AT 4" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	29,113 SF

PLANT SCHEDULE STREETSCAPE

DECIDUOUS TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	AG	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CO	16	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST
	GD	15	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE
	QM	1	QUERCUS MACROCARPA BURR OAK
EVERGREEN TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PE	26	PINUS EDULIS PINON PINE
	PL	15	PINUS LEUCODERMIS 'SATELLIT' SATELLIT BOSNIAN PINE
	PN	4	PINUS NIGRA AUSTRIAN BLACK PINE
	PS	10	PINUS SYLVESTRIS SCOTCH PINE
ORNAMENTAL TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	CC	10	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	MR	4	MALUS X 'RADIANT' RADIANT CRABAPPLE
	PC	12	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM
DECIDUOUS SHRUBS			
	CODE	QTY	BOTANICAL / COMMON NAME
	AMC	55	AMORPHA CANESCENS LEADPLANT
	CHF	25	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' FERNBUSH
	HIR	15	HIPPOPHAE RHAMNOIDES SEA BUCKHORN
	LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE
	PHD	50	PHYSOCARPUS OPUULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
	PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'
	PRT	23	PRUNUS TOMENTOSA NANKING CHERRY
	SOC	45	SYMPHORICARPOS ORBICULATUS CORALBERRY
EVERGREEN SHRUBS			
	CODE	QTY	BOTANICAL / COMMON NAME
	JSB	24	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
	MAR	36	MAHONIA REPENS CREEPING MAHONIA
	PMM	20	PINUS MUGO 'MOPS' MUGO PINE
ORNAMENTAL GRASSES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS



No.	DATE	DESCRIPTION	BY
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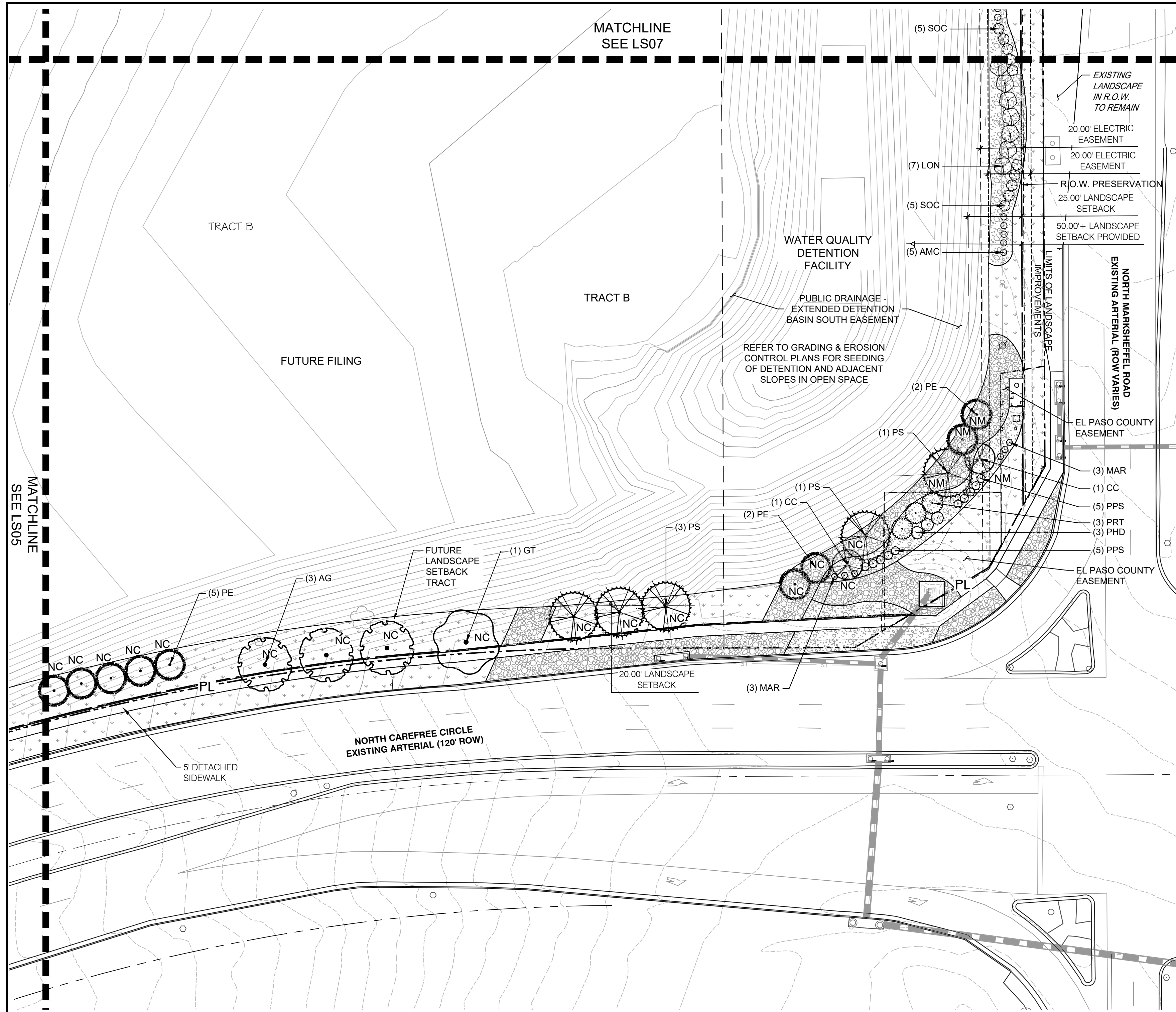
<p>PREPARED BY:</p> <p>Excellence by Design</p>	<p>SEAL</p> <p>PRELIMINARY</p> <p>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</p>
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<p>FOR AND ON BEHALF OF</p> <p>MATRIX DESIGN GROUP, INC.</p> <p>PROJECT No. 21.1129.013</p>	<p>DESIGNED BY: KMM</p> <p>DRAWN BY: KMM</p> <p>CHECKED BY: JRA</p>	<p>SCALE</p> <p>HORIZ: AS SHOWN</p> <p>VERT: N/A</p>	<p>DATE ISSUED: DECEMBER 13, 2021</p> <p>SHEET 9 OF 15</p>	<p>DRAWING No. LS05</p>
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<p>WINDERMERE</p> <p>STREETSCAPE</p> <p>LANDSCAPE CONSTRUCTION DOCUMENTS</p>	
<p>LANDSCAPE PLAN</p>	



Know what's below.
Call before you dig.

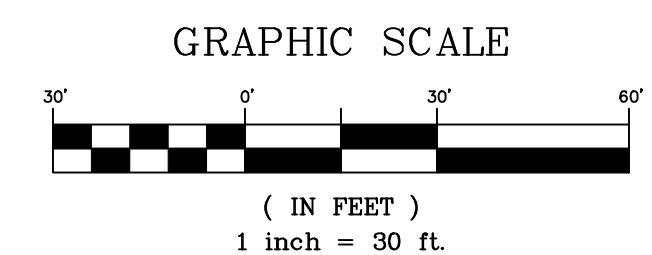
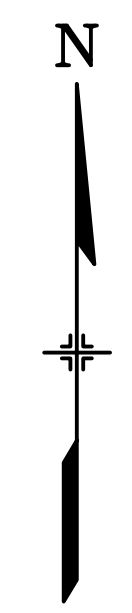


GROUND COVER LEGEND - STREETSCAPE

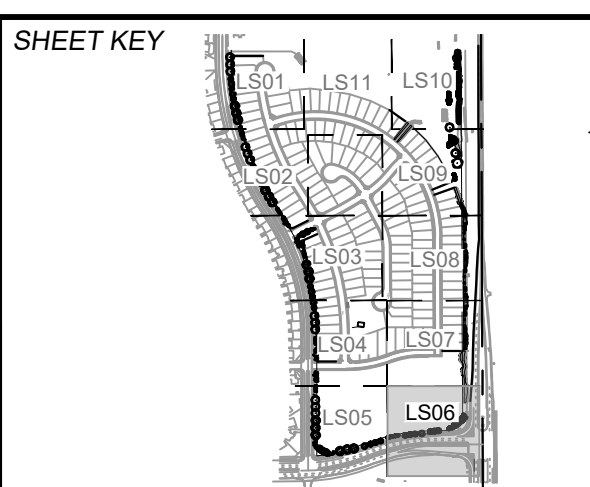
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
	NATIVE SEED-LOW REF. SEED MIX SCHEDULE OR APPROVED EQUAL	64,853 SF
	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
	1.5\"/>	27,508 SF
	2.4\"/>	29,113 SF

PLANT SCHEDULE STREETSCAPE

DECIDUOUS TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	AG	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CO	16	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST
	GD	15	GYMNOCADUS DIOICA KENTUCKY COFFEETREE
	QM	1	QUERCUS MACROCARPA BURR OAK
EVERGREEN TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PE	26	PINUS EDULIS PINON PINE
	PL	15	PINUS LEUCODERMIS 'SAATELLIT' SAATELLIT BOSNIAN PINE
	PN	4	PINUS NIGRA AUSTRIAN BLACK PINE
	PS	10	PINUS SYLVESTRIS SCOTCH PINE
ORNAMENTAL TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
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	PC	12	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM
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	CHF	25	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' FERNBUSH
	HIR	15	HIPPOPHAE RHAMNOIDES SEA BUCKHORN
	LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE
	PHD	50	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
	PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'
	PRT	23	PRUNUS TOMENTOSA NANKING CHERRY
	SOC	45	SYMPHORICARPOS ORBICULATUS CORALBERRY
EVERGREEN SHRUBS			
	CODE	QTY	BOTANICAL / COMMON NAME
	JSB	24	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
	MAR	36	MAHONIA REPENS CREEPING MAHONIA
	PMM	20	PINUS MUGO 'MOPS' MUGO PINE
ORNAMENTAL GRASSES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS



No.	DATE	DESCRIPTION REVISIONS	BY
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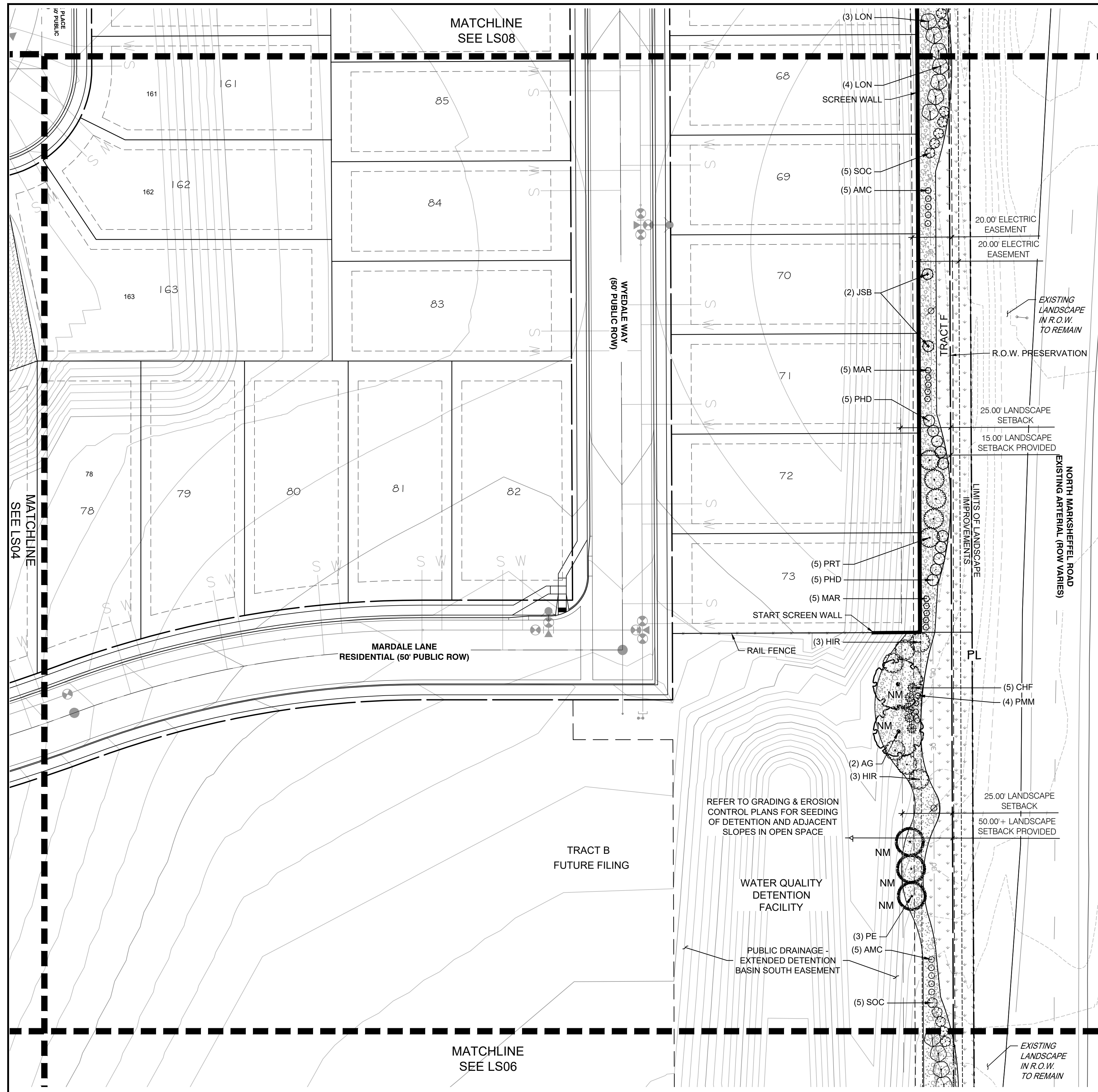


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THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

WINDERMERE			
STREETSCAPE LANDSCAPE CONSTRUCTION DOCUMENTS			
LANDSCAPE PLAN			
DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.:
DRAWN BY: KMM	HORIZ. AS SHOWN	SHEET 10 OF 15	LS06
CHECKED BY: JRA	VERT. N/A		



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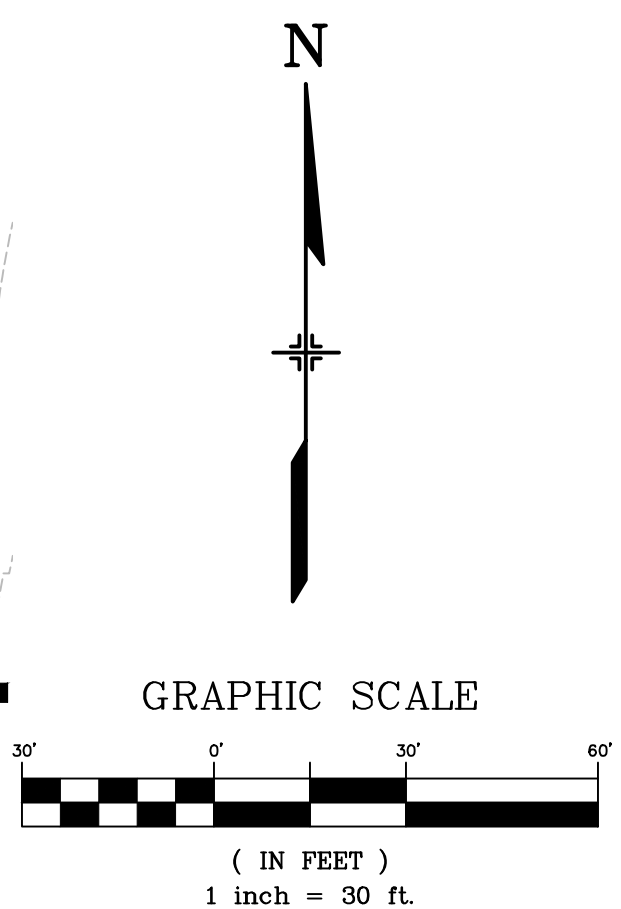


GROUND COVER LEGEND - STREETSCAPE

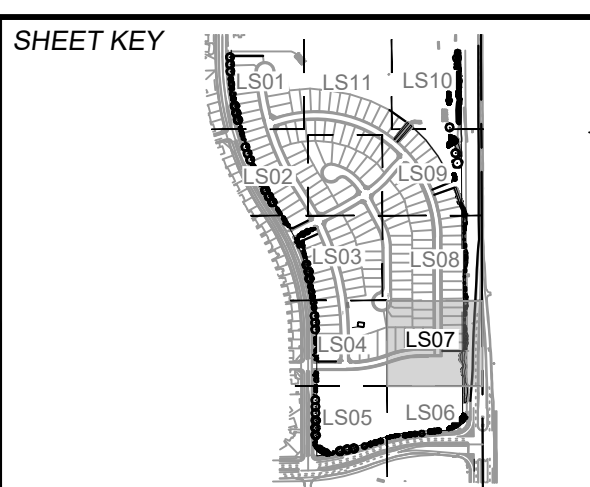
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
	NATIVE SEED-LOW REF. SEED MIX SCHEDULE OR APPROVED EQUAL	64,853 SF
	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
	1.5\"/>	27,508 SF
	2.4\"/>	29,113 SF

PLANT SCHEDULE STREETSCAPE

DECIDUOUS TREES			
CODE	QTY	BOTANICAL / COMMON NAME	
AG	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE	
CO	16	CELTIS OCCIDENTALIS COMMON HACKBERRY	
GT	10	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST	
GD	15	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	
QM	1	QUERCUS MACROCARPA BURR OAK	
EVERGREEN TREES			
CODE	QTY	BOTANICAL / COMMON NAME	
PE	26	PINUS EDULIS PINON PINE	
PL	15	PINUS LEUCODERMIS 'SATELLIT' SATELLIT BOSNIAN PINE	
PN	4	PINUS NIGRA AUSTRIAN BLACK PINE	
PS	10	PINUS SYLVESTRIS SCOTCH PINE	
ORNAMENTAL TREES			
CODE	QTY	BOTANICAL / COMMON NAME	
CC	10	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	
MR	4	MALUS X 'RADIANT' RADIANT CRABAPPLE	
PC	12	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM	
DECIDUOUS SHRUBS			
CODE	QTY	BOTANICAL / COMMON NAME	
AMC	55	AMORPHA CANESCENS LEADPLANT	
CHF	25	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' FERNBUSH	
HIR	15	HIPPOPHAE RHAMNOIDES SEA BUCKHORN	
LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE	
PHD	50	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	
PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'	
PRT	23	PRUNUS TOMENTOSA NANKING CHERRY	
SOC	45	SYMPHORICARPOS ORBICULATUS CORALBERRY	
EVERGREEN SHRUBS			
CODE	QTY	BOTANICAL / COMMON NAME	
JSB	24	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	
MAR	36	MAHONIA REPENS CREEPING MAHONIA	
PMM	20	PINUS MUGO 'MOPS' MUGO PINE	
ORNAMENTAL GRASSES			
CODE	QTY	BOTANICAL / COMMON NAME	
PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS	



No.	DATE	DESCRIPTION	BY
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PREPARED BY:

Excellence by Design

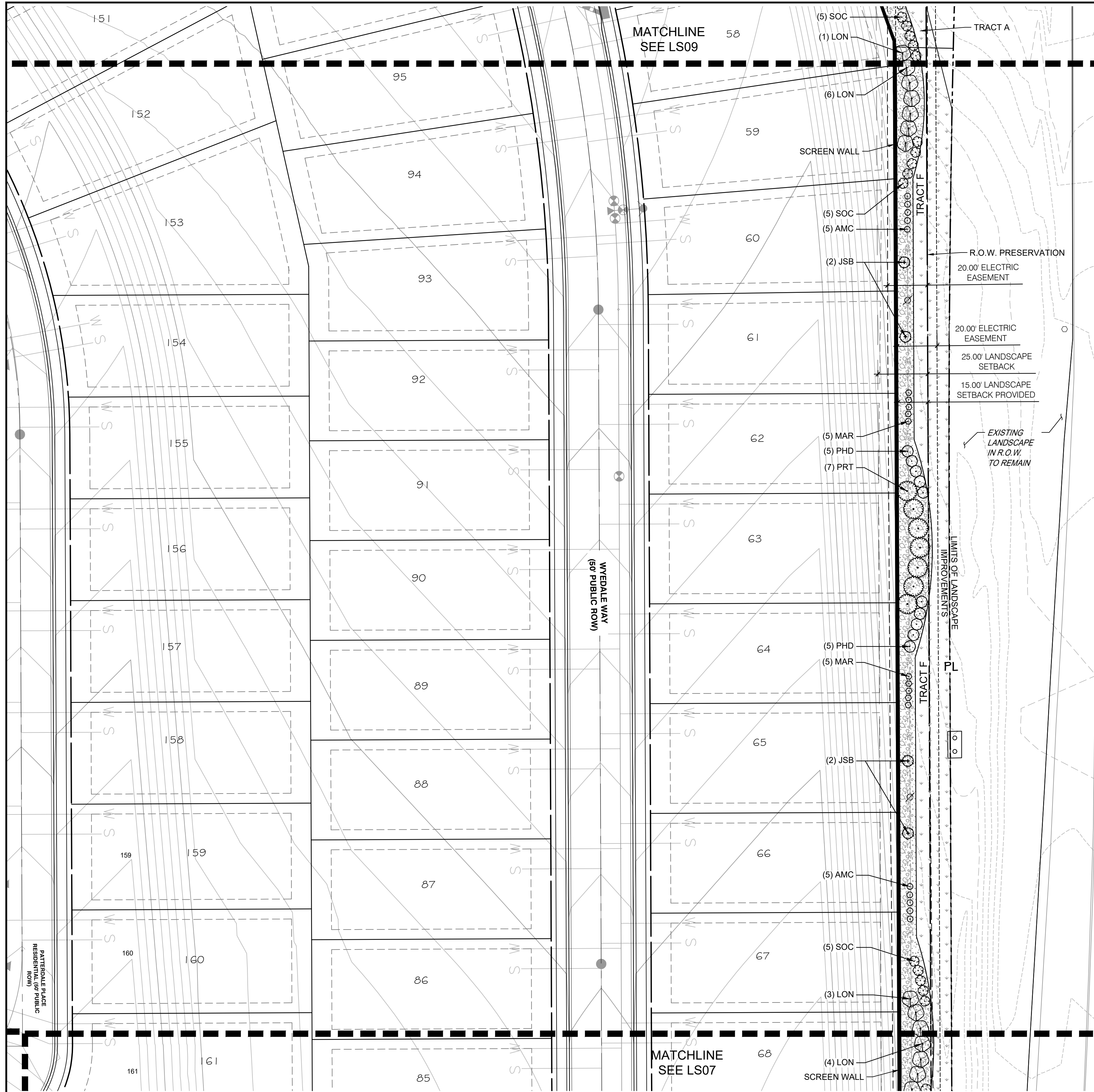
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WINDERMERE			
STREETSCAPE LANDSCAPE CONSTRUCTION DOCUMENTS			
LANDSCAPE PLAN			
DESIGNED BY: KMM	SCALE: HORIZ. AS SHOWN	DATE ISSUED: DECEMBER 13, 2021	DRAWING No. LS07
DRAWN BY: KMM	VERT. N/A	SHEET 11 OF 15	
CHECKED BY: JRA			



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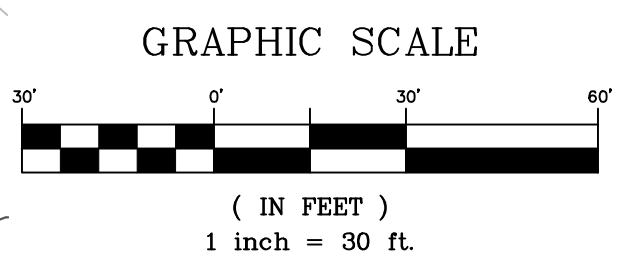
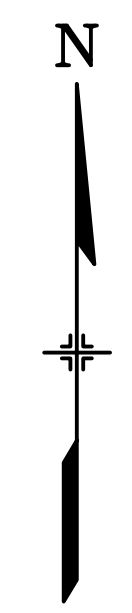


GROUND COVER LEGEND - STREETSCAPE

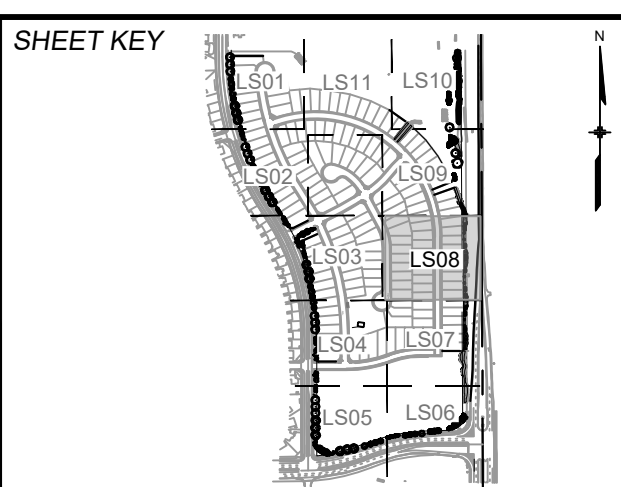
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
	NATIVE SEED-LOW REF. SEED MIX SCHEDULE OR APPROVED EQUAL	64,853 SF
	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
	1.5" ROCK SIZE: 1-1/2" AT 3" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	27,508 SF
	2.4" RIVER ROCK SIZE: 2.4" AT 4" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	29,113 SF

PLANT SCHEDULE STREETSCAPE

DECIDUOUS TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	AG	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CO	16	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST
	GD	15	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE
	QM	1	QUERCUS MACROCARPA BURR OAK
EVERGREEN TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PE	26	PINUS EDULIS PINON PINE
	PL	15	PINUS LEUCODERMIS 'SATELLIT' SATELLIT BOSNIAN PINE
	PN	4	PINUS NIGRA AUSTRIAN BLACK PINE
	PS	10	PINUS SYLVESTRIS SCOTCH PINE
ORNAMENTAL TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	CC	10	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
	MR	4	MALUS X 'RADIANT' RADIANT CRABAPPLE
	PC	12	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM
DECIDUOUS SHRUBS			
	CODE	QTY	BOTANICAL / COMMON NAME
	AMC	55	AMORPHA CANESCENS LEADPLANT
	CHF	25	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' FERNBUSH
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	LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE
	PHD	50	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
	PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'
	PRT	23	PRUNUS TOMENTOSA NANKING CHERRY
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	CODE	QTY	BOTANICAL / COMMON NAME
	JSB	24	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
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	PMM	20	PINUS MUGO 'MOPS' MUGO PINE
ORNAMENTAL GRASSES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS



No.	DATE	DESCRIPTION	BY
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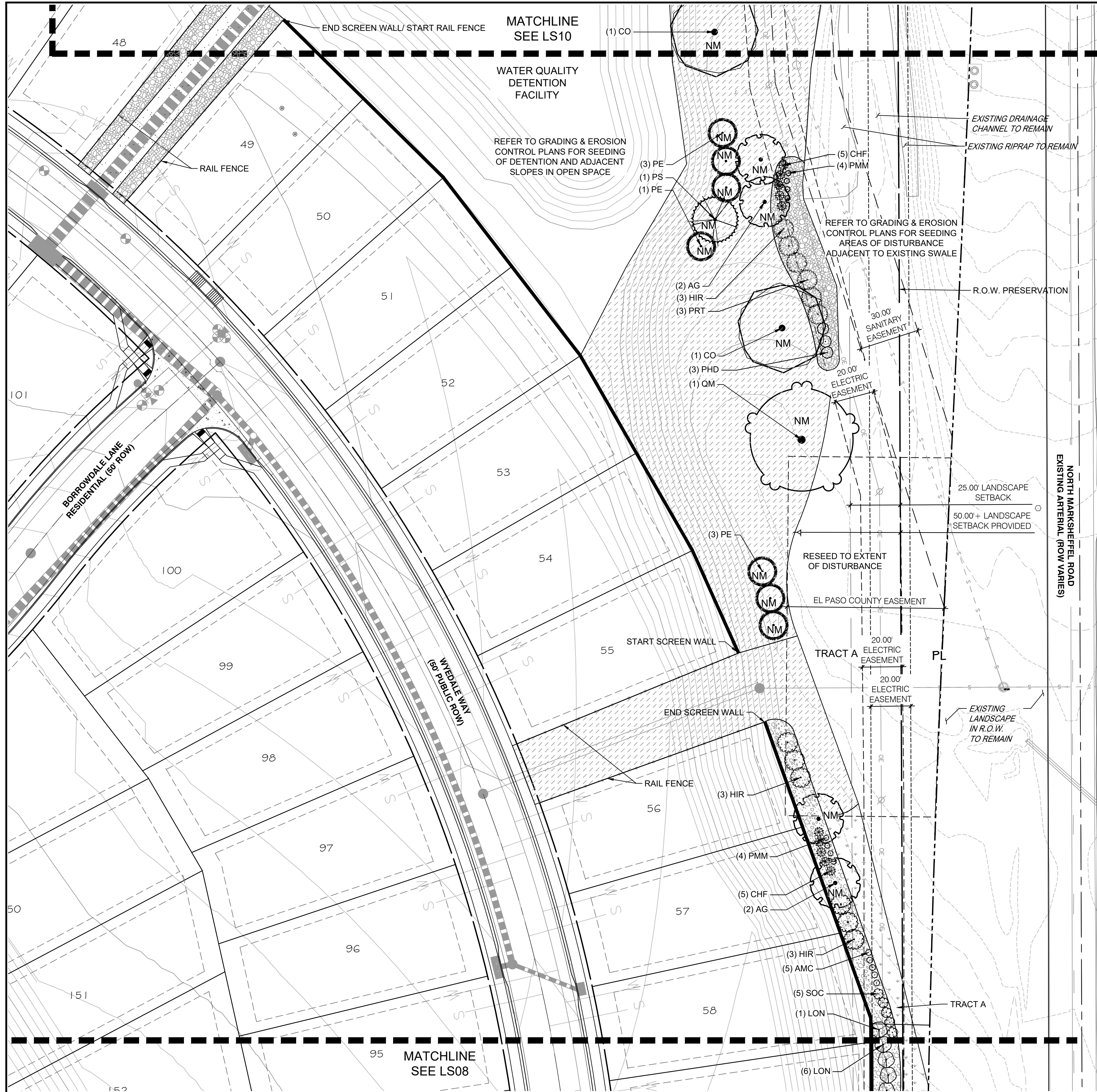


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WINDERMERE			
STREETSCAPE LANDSCAPE CONSTRUCTION DOCUMENTS			
LANDSCAPE PLAN			
DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.:
DRAWN BY: KMM	HORIZ. AS SHOWN	SHEET	12 OF 15
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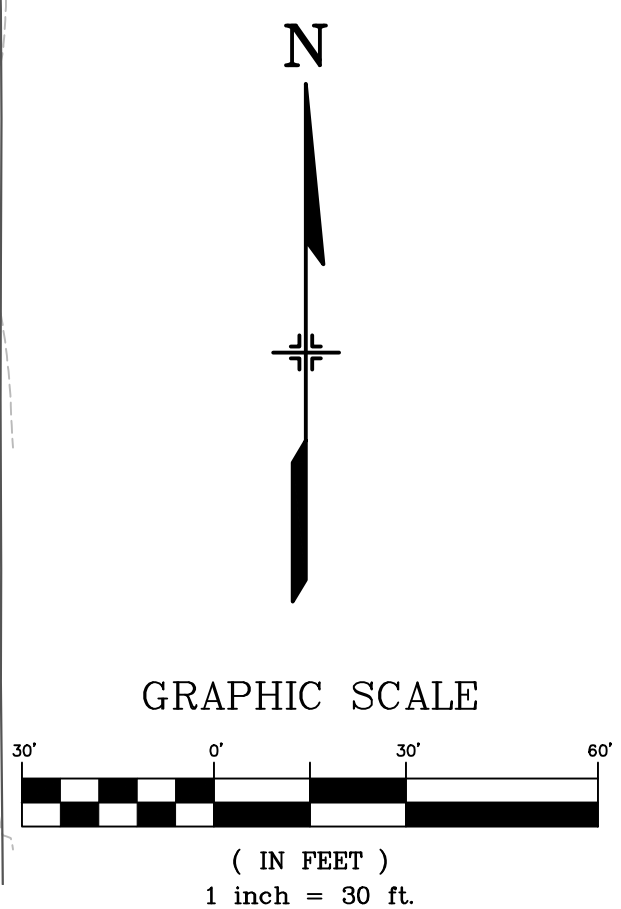


GROUND COVER LEGEND - STREETSCAPE

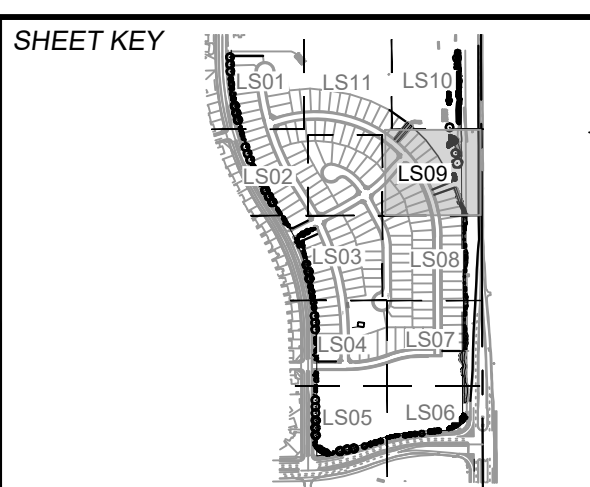
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
	NATIVE SEED-LOW REF. SEED MIX SCHEDULE OR APPROVED EQUAL	64,853 SF
	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
	1.5' ROCK SIZE: 1-1/2" AT 3" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	27,508 SF
	2-4" RIVER ROCK SIZE: 2-4" AT 4" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	29,113 SF

PLANT SCHEDULE STREETSCAPE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AG	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE
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	QM	1	QUERCUS MACROCARPA BURR OAK
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PE	26	PINUS EDULIS PINON PINE
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	LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE
	PHD	50	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
	PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'
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	SOC	45	SYMPHORICARPOS ORBICULATUS CORALBERRY
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	PMM	20	PINUS MUGO 'MOPS' MUGO PINE
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS



No.	DATE	DESCRIPTION REVISIONS	BY
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PREPARED BY:

Excellence by Design

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WINDERMERE			
STREETSCAPE LANDSCAPE CONSTRUCTION DOCUMENTS			
LANDSCAPE PLAN			
DESIGNED BY: KMM	SCALE: HORIZ: AS SHOWN	DATE ISSUED: DECEMBER 13, 2021	DRAWING No. LS09
DRAWN BY: KMM	VERT: N/A	SHEET 13 OF 15	
CHECKED BY: JRA			



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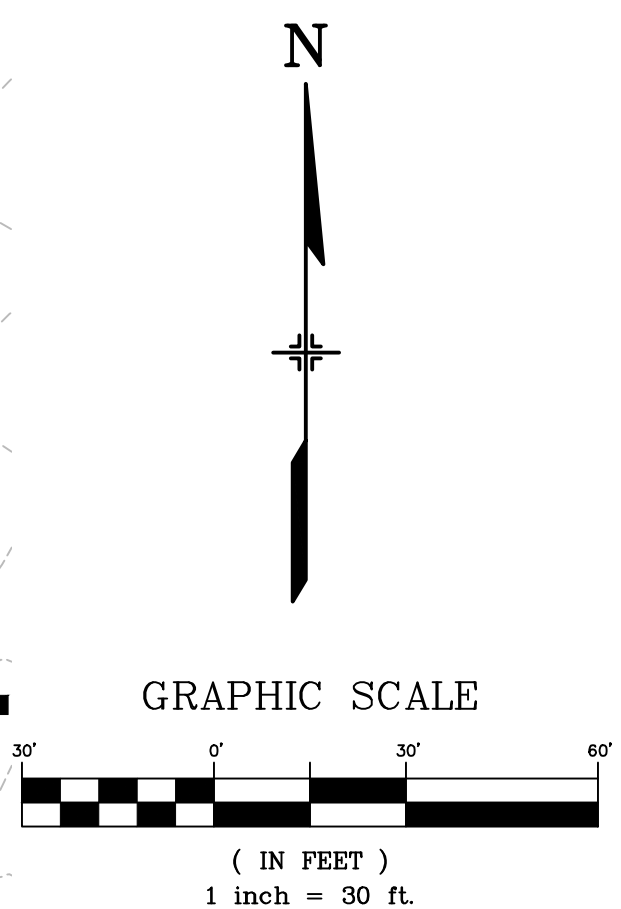


GROUND COVER LEGEND - STREETSCAPE

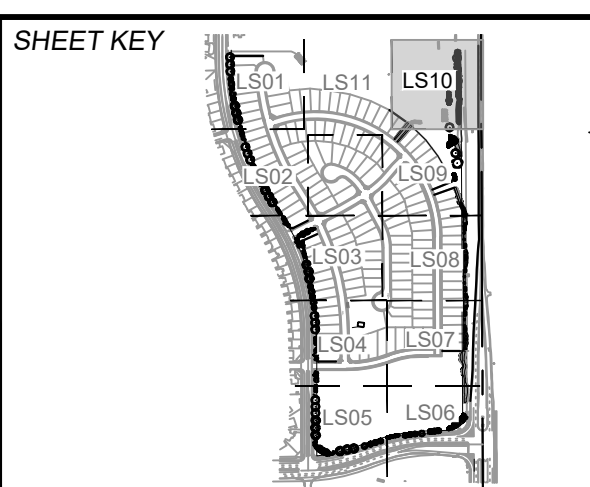
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
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	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
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PE	26	PINUS EDULIS PINON PINE	
PL	15	PINUS LEUCODERMIS 'SATELLIT' SATELLIT BOSNIAN PINE	
PN	4	PINUS NIGRA AUSTRIAN BLACK PINE	
PS	10	PINUS SYLVESTRIS SCOTCH PINE	
ORNAMENTAL TREES			
CODE	QTY	BOTANICAL / COMMON NAME	
CC	10	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN	
MR	4	MALUS X 'RADIANT' RADIANT CRABAPPLE	
PC	12	PRUNUS CERASIFERA 'NEWPORT' NEWPORT FLOWERING PLUM	
DECIDUOUS SHRUBS			
CODE	QTY	BOTANICAL / COMMON NAME	
AMC	55	AMORPHA CANESCENS LEADPLANT	
CHF	25	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' FERNBUSH	
HIR	15	HIPPOPHAE RHAMNOIDES SEA BUCKHORN	
LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE	
PHD	50	PHYSOCARPUS OPUULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	
PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'	
PRT	23	PRUNUS TOMENTOSA NANKING CHERRY	
SOC	45	SYMPHORICARPOS ORBICULATUS CORALBERRY	
EVERGREEN SHRUBS			
CODE	QTY	BOTANICAL / COMMON NAME	
JSB	24	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER	
MAR	36	MAHONIA REPENS CREEPING MAHONIA	
PMM	20	PINUS MUGO 'MOPS' MUGO PINE	
ORNAMENTAL GRASSES			
CODE	QTY	BOTANICAL / COMMON NAME	
PSR	49	PENNISETUM SETACEUM 'RUBRUM' PURPLE FOUNTAIN GRASS	



No.	DATE	DESCRIPTION	BY
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PLOT DATE: December 13, 2021 3:30:06 PM			
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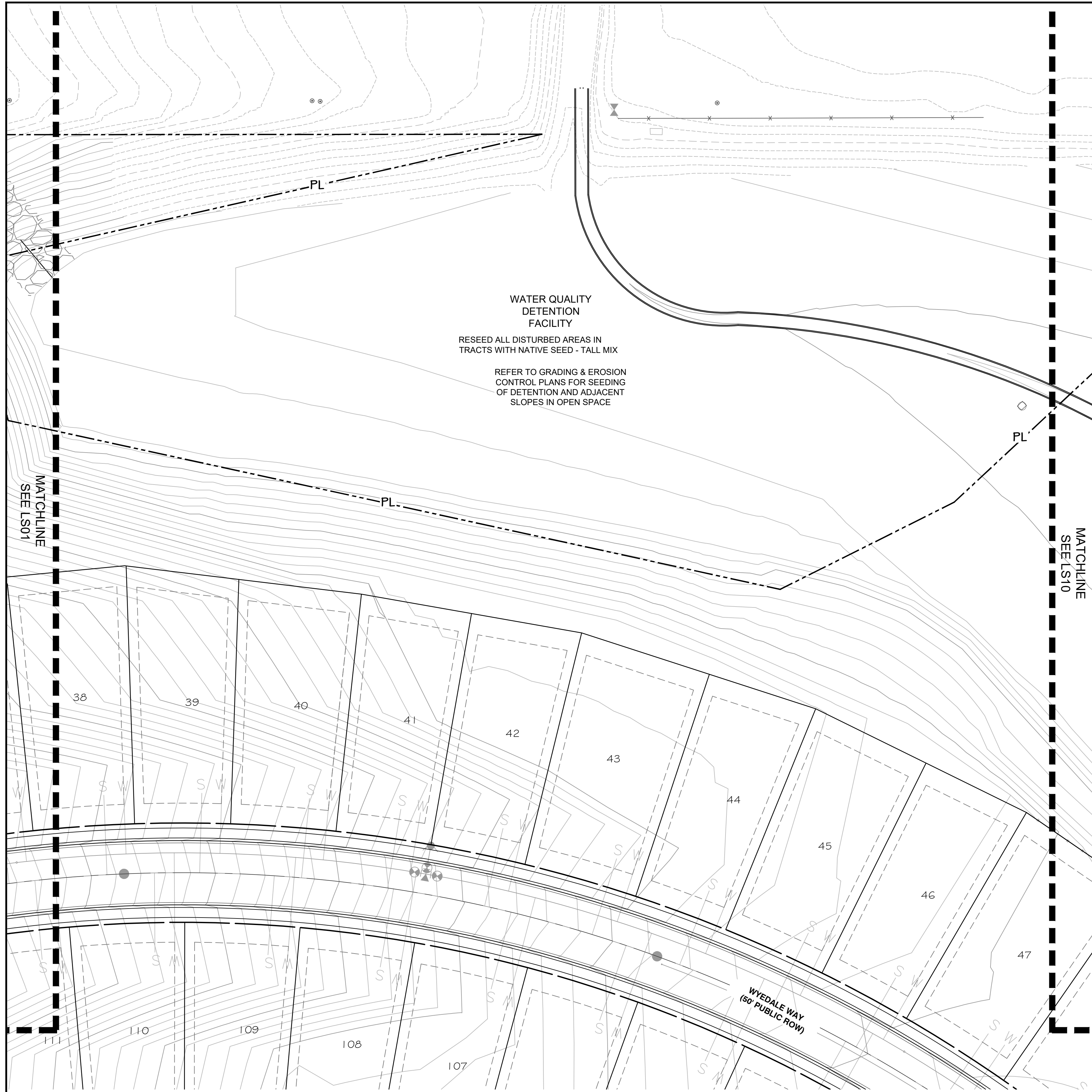
<p>PREPARED BY:</p> <p>Excellence by Design</p>	<p>SEAL</p> <p>PRELIMINARY</p> <p>THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE</p>
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<p>FOR AND ON BEHALF OF</p> <p>MATRIX DESIGN GROUP, INC.</p> <p>PROJECT No. 21.1129.013</p>	<p>DESIGNED BY: KMM</p> <p>DRAWN BY: KMM</p> <p>CHECKED BY: JRA</p>	<p>SCALE</p> <p>HORIZ: AS SHOWN</p> <p>VERT: N/A</p>	<p>DATE ISSUED: DECEMBER 13, 2021</p> <p>SHEET 14 OF 15</p>	<p>DRAWING No. LS10</p>
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<p>WINDERMERE</p> <p>STREETSCAPE</p> <p>LANDSCAPE CONSTRUCTION DOCUMENTS</p> <p>LANDSCAPE PLAN</p>
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Know what's below.
Call before you dig.

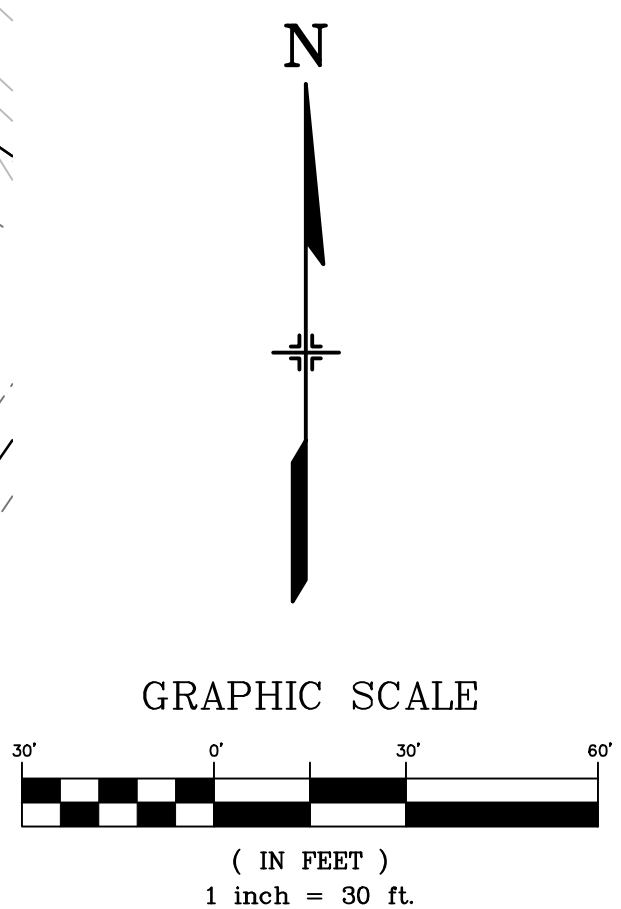


GROUND COVER LEGEND - STREETSCAPE

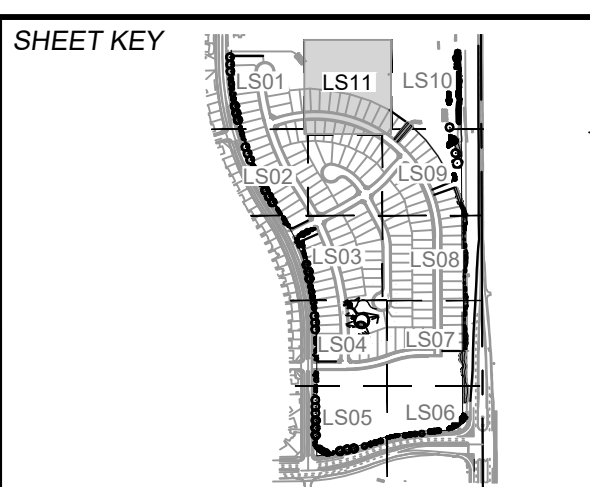
	SOD DROUGHT TOLERANT FESCUE BLEND	9,414 SF
	NATIVE SEED-LOW REF. SEED MIX SCHEDULE OR APPROVED EQUAL	64,853 SF
	NATIVE SEED-TALL REF. SEED MIX SCHEDULE OR APPROVED EQUAL	54,027 SF
	1.5" ROCK SIZE: 1-1/2" AT 3" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C & C SAND OR APPROVED EQUAL	27,508 SF
	2.4" RIVER ROCK SIZE: 2-4" AT 4" DEPTH COLOR: BLUE-GREY RIVER ROCK SUPPLIER: C&C SAND OR APPROVED EQUAL	29,113 SF

PLANT SCHEDULE STREETSCAPE

DECIDUOUS TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	AG	25	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	CO	16	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GT	10	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST HONEY LOCUST
	GD	15	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE
	QM	1	QUERCUS MACROCARPA BURR OAK
EVERGREEN TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	PE	26	PINUS EDULIS PINON PINE
	PL	15	PINUS LEUCODERMIS 'SATELLIT' SATELLIT BOSNIAN PINE
	PN	4	PINUS NIGRA AUSTRIAN BLACK PINE
	PS	10	PINUS SYLVESTRIS SCOTCH PINE
ORNAMENTAL TREES			
	CODE	QTY	BOTANICAL / COMMON NAME
	CC	10	CRATAEGUS CRUS-GALLI INERMIS THORNLESS COCKSPUR HAWTHORN
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	HIR	15	HIPPOPHAE RHAMNOIDES SEA BUCKHORN
	LON	27	LONICERA KOROLKOWII 'FLORIBUNDA' TM BLUE VELVET HONEYSUCKLE
	PHD	50	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK
	PPS	38	POTENTILLA FRUTICOSA 'PRAIRIE SNOW' CINQUEFOIL 'PRAIRIE SNOW'
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	JSB	24	JUNIPERUS SABINA 'BROADMOOR' BROADMOOR JUNIPER
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ORNAMENTAL GRASSES			
	CODE	QTY	BOTANICAL / COMMON NAME
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PREPARED BY:

Excellence by Design

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 21.1129.013

WINDERMERE			
STREETSCAPE LANDSCAPE CONSTRUCTION DOCUMENTS			
LANDSCAPE PLAN			
DESIGNED BY: KMM	SCALE:	DATE ISSUED: DECEMBER 13, 2021	DRAWING No.
DRAWN BY: KMM	HORIZ. AS SHOWN	SHEET	15 OF 15
CHECKED BY: JRA	VERT. N/A		LS11