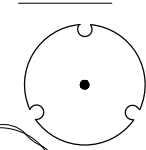
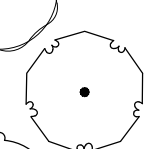

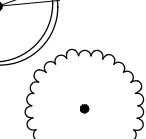


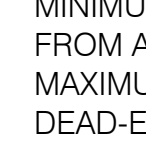




OVERALL LANDSCAPE PLAN

SCALE: 1" = 80'

PLANT SCHEDULE RECOMMENDED STREET TREES

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
	AG	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	1.5" CAL	
	AO	AESCULUS GLABRA / OHIO BUCKEYE	B & B	1.5" CAL	
	CS	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	1.5" CAL	
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	1.5" CAL	
	GD	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	1.5" CAL	
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	1.5" CAL	
	QM	QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL	

* PARKWAY TREATMENTS AND STREET TREES TO BE INSTALLED AT TIME OF HOUSING CONSTRUCTION. SEE RECOMMENDED TREE LIST FOR TREES RECOMMENDED BY COUNTY.

PUD MODIFICATIONS

- LANDSCAPING- LANDSCAPE REQUIREMENTS SHALL ONLY APPLY TO THOSE ROADWAYS WHICH ARE COLLECTOR OR ABOVE WHICH HAVE DOUBLE FRONTAGE RESIDENTIAL LOTS THAT ARE ADJACENT TO A COLLECTOR OR GREATER ROADWAY CLASSIFICATION.
- MINIMUM FRONTAGE- LOTS SHALL HAVE A MINIMUM OF 20' OF FRONTAGE ON AND HAVE ACCESS FROM A PUBLIC ROAD, EXCEPT WHERE PRIVATE ROADS ARE APPROVED BY THE BOCC.
- MAXIMUM NUMBER OF LOTS ON A DEAD-END ROAD- THE MAXIMUM NUMBER OF LOTS ALLOWED ON A DEAD-END ROAD SHALL COMPLY WITH THE PHASING DESCRIBED ON THIS PUD PLAN, AND SHALL ONLY APPLY TO THE CONDITIONS RELATED TO THE CONSTRUCTION OF BENT GRASS MEADOWS DRIVE.

SHEET INDEX

SHEET	DESCRIPTION
L1.0	OVERALL LANDSCAPE
L1.1	LANDSCAPE ENLARGEMENT
L1.2	LANDSCAPE ENLARGEMENT
L2.0	LANDSCAPE DETAILS/NOTES

Foothills Native Mix

(5%) Indian Ricegrass
(5%) Little Bluestem
(5%) Blue Grama
(10%) Switchgrass
(10%) Rocky Mountain Fescue
(5%) Sideoats Grama
(5%) Beardless Wheatgrass
(10%) Big Bluestem
(10%) Sandberg Bluegrass
(5%) Green Needlegrass
(10%) Slender Wheatgrass
(10%) Thickspeike/Streambank/Western Wheatgrass
(5%) Sand Dropseed
(5%) Yellow Indiangrass
BROADCAST @ 25 lbs / acre

Low Grow Native Seed Mix

PBSI Native Low Grow Mix
(25%) Idaho Fescue
(25%) Sandberg Bluegrass
(25%) Rocky Mountain Fescue
(25%) Canby Bluegrass
Rate: 5 lbs/1000 sf (PLS)

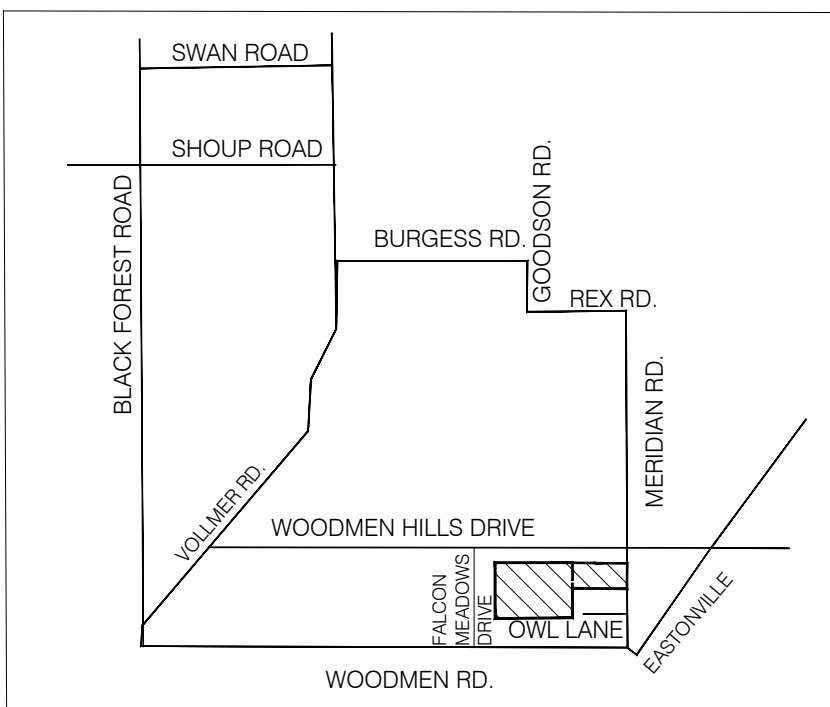
ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

DISTURBED AREAS TO BE RESEED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

SEED MAINTENANCE: MOW LOW GROW MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON.
MOW LOW GROW SEED MIX TO A 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

VICINITY MAP

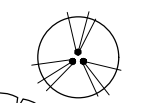

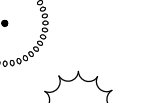

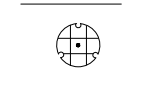
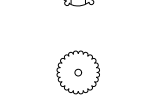
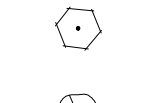

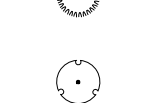
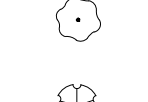
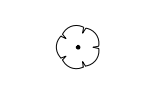
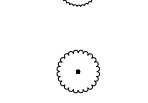

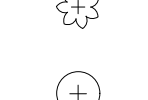

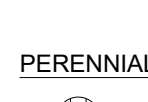
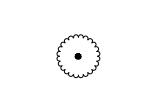

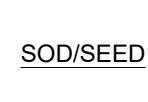

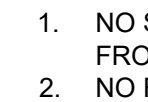
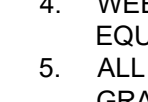
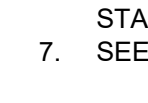





N.T.S.



20% Annual Ryegrass
15% Slender Wheatgrass
12% Crested Wheatgrass
10% Mountain Brome
10% Hard Fescue
10% Canada Blue grass
6% Sideoats Grama
6% Big Bluestem
5% Blue Grama (Coated)
5% Switchgrass
1% Sand Dropseed

Arkansas Valley Seed Co.
BROADCAST @ 20 lbs / acre

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	AH	4	HOT WINGS TATARIAN MAPLE / ACER TATARICUM 'HOT WINGS'	B & B	1" CAL
	GS	4	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS 'SKYLINE'	B & B	1.5" CAL
	KP	7	GOLDEN RAIN TREE / KOELREUTERIA PANICULATA	B & B	1" CAL
	PP	23	PINON PINE / PINUS EDULIS	6' B&B	
	PL	11	BOSNIAN PINE / PINUS LEUCODERMIS	6' B&B	
	QM	6	BUR OAK / QUERCUS MACROCARPA	B & B	1.5" CAL
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	AL	28	LEADPLANT / AMORPHA CANESCENS	1 GAL	
	ACC	8	MANZANITA / ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	1 GAL	
	AP	13	PANCHITO MANZANITA / ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	1 GAL	
	ES	106	DWARF BLUE RABBITBRUSH / ERICAMERIA NAUSEOSA SPECIOSA	5 GAL	
	FP	15	APACHE PLUME / FALLUGIA PARADOXA	5 GAL	
	HP	8	RED YUCCA / HESPERALOE PARVIFLORA	1 GAL	
	JHB	80	BLUE CHIP JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL	
	PAP	28	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA	5 GAL	
	POD	24	DIABLO NINEBARK / PHYSOCARPUS OPULIFOLIUS 'DIABLO'	5 GAL	
	POL	27	DWARF PURPLE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	5 GAL	
	PBP	9	SAND CHERRY / PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL	
	RG	95	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'	5 GAL	
	RW	25	MOUNTAIN ROSE / ROSA WOODSII	5 GAL	
GRASSES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	BGB	69	BLUE GRAMA / BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	
	NT	84	TEXAS NEEDLE GRASS / NASSELLA TENUISSIMA	1 GAL	
	PAB	14	LITTLE BUNNY FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	
	SS	36	BLUE INDIAN GRASS / SORGHASTRUM NUTANS 'SIOUX BLUE'	1 GAL	
	SH	59	PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	1 GAL	
PERENNIALS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	MMC	22	COLORADO FOUR O' CLOCK / MIRABILIS MULTIFLORA	1 GAL	
	ZGG	38	ROCKY MOUNTAIN ZINNIA / ZINNIA GRANDIFLORA 'GOLD ON BLUE'	4" POT	
MULCHES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	AGG	38,453 SF	1.5" - 2" AND 3/4" MIX / AGGREGATE 2/3 1.5" TO 2" WASHED RIVER ROCK, 30% WASHED 3/4" LOCAL RIVER ROCK	MULCH	
SOD/SEED	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	
	NGS	50,719 SF	ARKANSAS VALLEY SEED SOLUTIONS / NATIVE FOOTHILLS MIX 25 LBS/ACRE. NON-IRRIGATED SEED MIX.	SEED	

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS.
- DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL.
- ALL EMITTERS PER IRRIGATION PLAN. ALL SHRUBS TO RECEIVE (2) 1 GPH EMITTERS. ALL PERENNIALS AND GRASSES TO RECEIVE (1) 0.5 GPH EMITTERS. ALL TREES TO RECEIVE MINIMUM (4) 2 GPH EMITTERS.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS AS NECESSARY.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.

SITE CATEGORY REQUIREMENTS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/If Required	Trees Req. / Prov
Bent Grass Dr	Non-arterial	10 / 10	1230	1 / 30	41 / 49
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan"		Percent Ground Plane Veg. Req. / Provided	
N/A	N/A	LS-QB		85%	
LANDSCAPE BUFFERS & SCREENS					
N/A					
INTERNAL LANDSCAPING = N/A (SINGLE FAMILY)					
N/A					

REVISIONS:

1

2

CHALLENGER HOMES

8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920

BENT GRASS RESIDENTIAL

FILING No. 2 PUD

FINAL LANDSCAPE PLAN

PROJ. NO.:

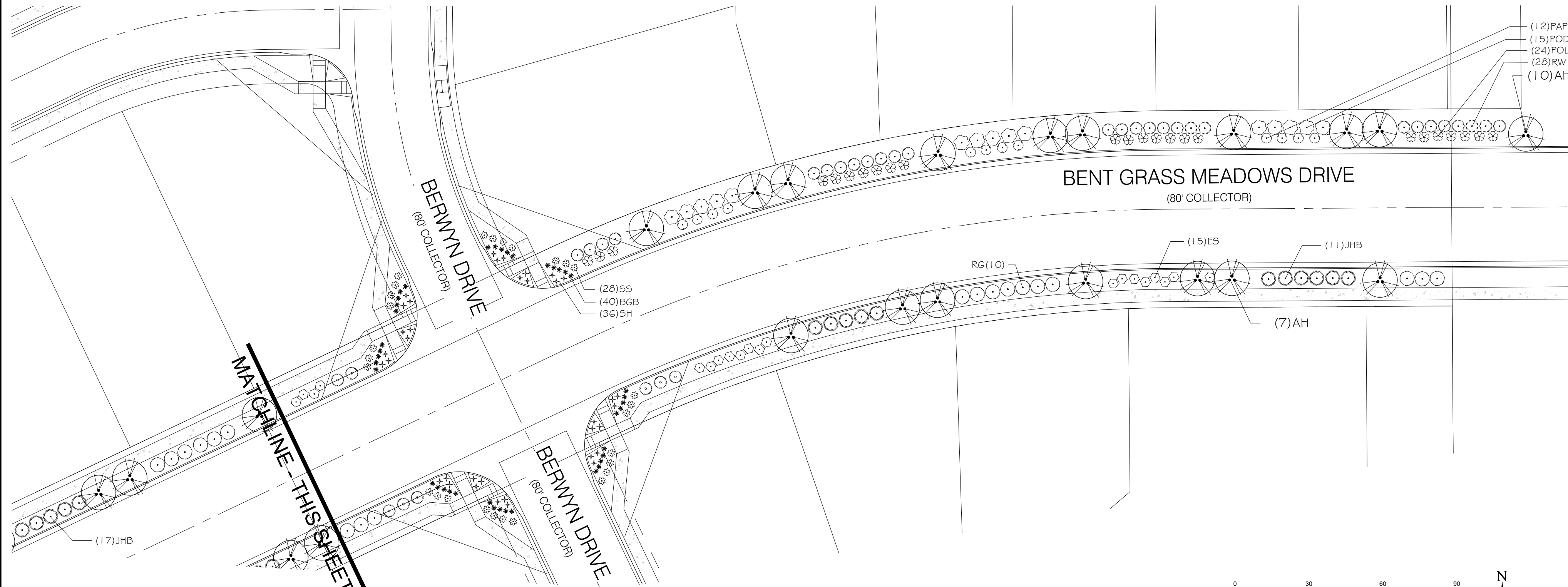
DATE: 01.25.20

SCALE: See Sheet

DRAWN: MDM

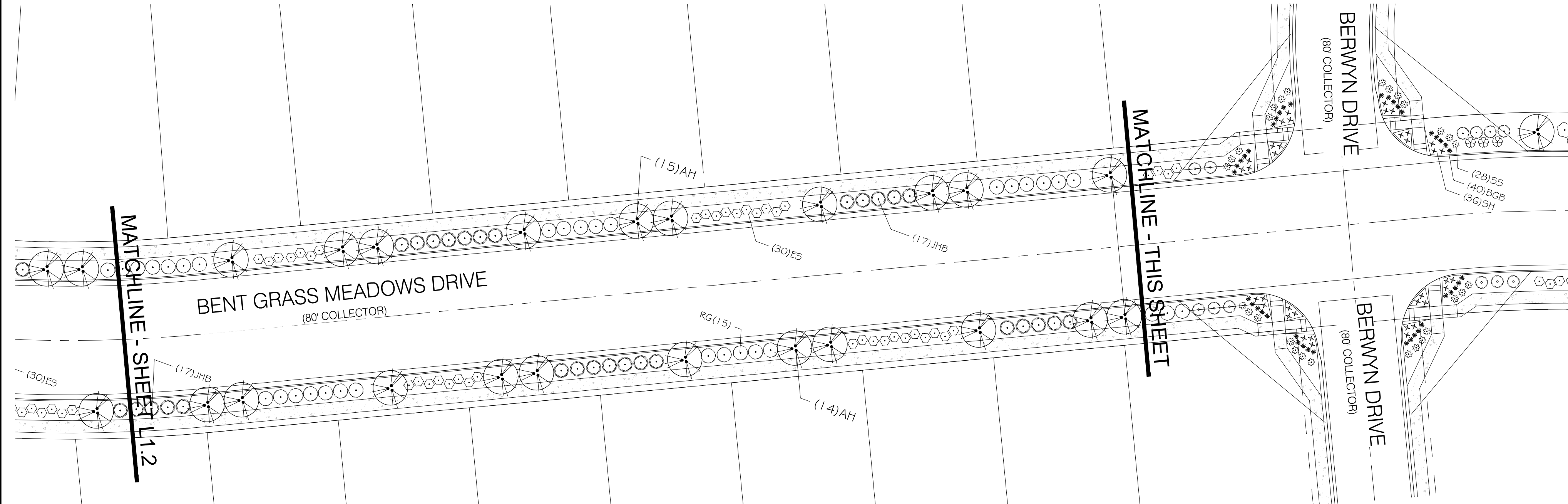
CHKD BY: JB

SHEET L10
1 of 4



LANDSCAPE PLAN ENLARGEMENT

SCALE: 1" = 30'



LANDSCAPE PLAN ENLARGEMENT

SCALE: 1" = 30'

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	AH	HOT WINGS TATARIAN MAPLE
	GS	SKYLINE HONEY LOCUST
	KP	GOLDEN RAIN TREE
	PP	PINON PINE
	PL	BOSNIAN PINE
	QM	BUR OAK
SHRUBS	CODE	COMMON NAME
	AL	LEADPLANT
	ACC	MANZANITA
	AP	PANCHITO MANZANITA
	ES	DWARF BLUE RABBITBRUSH
	FP	APACHE PLUME
	HP	RED YUCCA
	JHB	BLUE CHIP JUNIPER
	PAP	RUSSIAN SAGE
	POD	DIABLO NINEBARK
	POL	DWARF PURPLE NINEBARK
	PBP	SAND CHERRY
	RG	GRO-LOW FRAGRANT SUMAC
	RW	MOUNTAIN ROSE
GRASSES	CODE	COMMON NAME
	BGB	BLUE GRAMA
	NT	TEXAS NEEDLE GRASS
	PAB	LITTLE BUNNY FOUNTAIN GRASS
	SS	BLUE INDIAN GRASS
	SH	PRAIRIE DROPSEED
PERENNIALS	CODE	COMMON NAME
	MMC	COLORADO FOUR O'CLOCK
	ZGG	ROCKY MOUNTAIN ZINNIA
MULCHES	CODE	COMMON NAME
	AGG	1.5" - 2" AND 3/4" MIX 2/3 1.5" TO 2" WASHED RIVER ROCK, 30% WASHED 3/4" LOCAL RIVER ROCK
		2-4" COBBLE
SOD/SEED	CODE	COMMON NAME
	NGS	ARKANSAS VALLEY SEED SOLUTIONS 25 LBS/ACRE. NON-IRRIGATED SEED MIX.

REFERENCE NOTES SCHEDULE

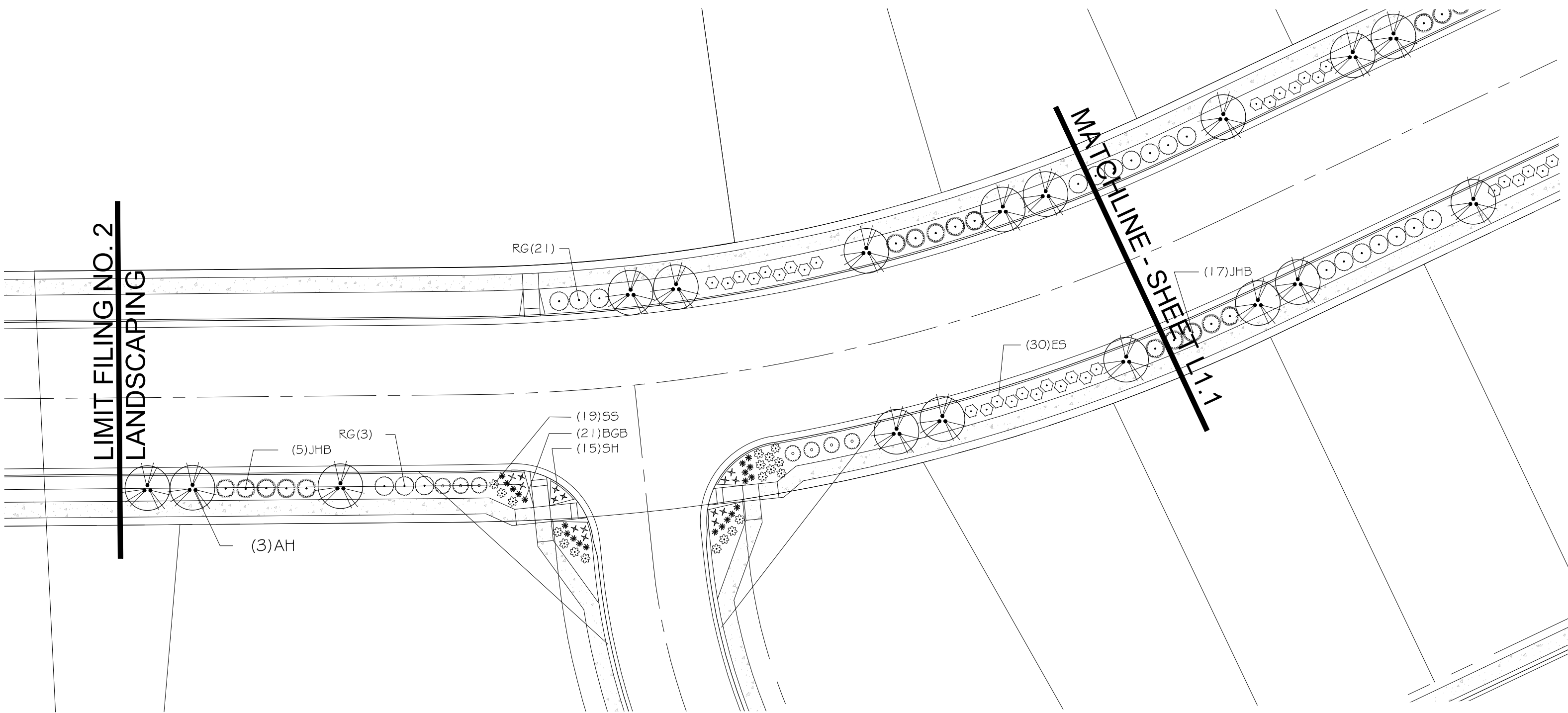
SYMBOL	01 GENERAL DESCRIPTION	QTY	DETAIL
[01-04]	SEED ALL DISTURBED AREAS WITH LOW GROW MIX UNLESS OTHERWISE NOTED.		
SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
[32-01]	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	149 LF	
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
[IR-101]	TEMPORARY IRRIGATION FOR ALL SEEDED AREAS. SEED TO BE WATERED VIA HAND, TRUCK, OR OTHER METHOD UNTIL REASONABLY ESTABLISHED TO THE SATISFACTION OF THE COUNTY.		
[IR-102]	TEMPORARY IRRIGATION FOR ALL PLANTINGS IN MEDIANS. PLANTS TO BE WATERED VIA HAND OR WATER TRUCK, OR OTHER ACCEPTABLE METHOD, FOR A PERIOD OF NO LESS THAN 18 MONTHS FROM PLANTING. SEE MEDIAN NOTES, SHEET L1.0, FOR MORE INFORMATION.		
SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
[K-101]	GRANITE/MOSS ROCK BOULDER-DECORATIVE. 1/2 TON AVG SIZE	11	
SYMBOL	SEED MIXES DESCRIPTION	QTY	DETAIL
[SM-101]	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.		

PLANT SCHEDULE ENTRY LS					
DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
	ACE DEB	ACER PLATANOIDES 'DEBORAH' / DEBORAH MAPLE	15 GAL	2	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS
	PIN GLA	PINUS SYLVESTRIS 'GLAUCA NANA' / DWARF SCOTCH PINE	5 GAL	5	
	PRU PAW	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	6	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS
	SAL MA2	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE	1 GAL	9	
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	14	
	HEL BLU	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' / BLUE OAT GRASS	1 GAL	53	TRIANGULATE 3' O/C
	NAS TEN	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	1 GAL	40	1.5' O/C
	SPO WRI	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	10	

BENT GRASS RESIDENTIAL FILNG No. 2 PUD FINAL LANDSCAPE PLAN

PROJ. NO.:
DATE: 01.25.20
SCALE: See Sheet
DRAWN: MDM
CHKD BY: JB
SHEET L1.1
2 of 4

CHALLENGER
HOMES
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920



LANDSCAPE PLAN ENLARGEMENT

SCALE: 1" = 30'

PLANT SCHEDULE

TREES	CODE	COMMON NAME
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	GS	SKYLINE HONEY LOCUST
	KP	GOLDEN RAIN TREE
	PP	PINON PINE
	PL	BOSNIAN PINE
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	ACC	MANZANITA
	AP	PANCHITO MANZANITA
	ES	DWARF BLUE RABBITBRUSH
	FP	APACHE PLUME
	HP	RED YUCCA
	JHB	BLUE CHIP JUNIPER
	PAP	RUSSIAN SAGE
	POD	DIABLO NINEBARK
	POL	DWARF PURPLE NINEBARK
	PBP	SAND CHERRY
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	RW	MOUNTAIN ROSE
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	PAB	LITTLE BUNNY FOUNTAIN GRASS
	SS	BLUE INDIAN GRASS
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	ZGG	ROCKY MOUNTAIN ZINNIA
MULCHES	CODE	COMMON NAME
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SOD/SEED	CODE	COMMON NAME
	NGS	ARKANSAS VALLEY SEED SOLUTIONS 25 LBS/ACRE. NON-IRRIGATED SEED MIX

DISTURBED AREAS TO BE RESEEDED WITH
NATIVE LOW GROW MIX UNLESS
OTHERWISE NOTED. RE: CIVIL PLANS

REFERENCE NOTES SCHEDULE

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PLANT SCHEDULE ENTRY LS

DECIDUOUS TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	REMARKS
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SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS
	PIN GLA	PINUS SYLVESTRIS 'GLAUCA NANA' / DWARF SCOTCH PINE	5 GAL	5	
	PRU PAW	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	6	
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS
	SAL MA2	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE	1 GAL	9	
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS
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	NAS TEN	NASSELLA TENUISSIMA / TEXAS NEEDLE GRASS	1 GAL	40	1.5' O/C
	SPO WRI	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	10	

REVISIONS:

CHALLENGER HOMES

8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920

BENT GRASS RESIDENTIAL

FILING No. 2 PUD

FINAL LANDSCAPE PLAN

PROJ. NO.:

DATE: 01.25.20

SCALE: See Sheet

DRAWN: MDM

CHKD BY: JB

SHEET L12

3 of 4

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S, PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
5. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY INTO THE UPPER 8" OF SOIL.
6. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
7. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
8. MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERCTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

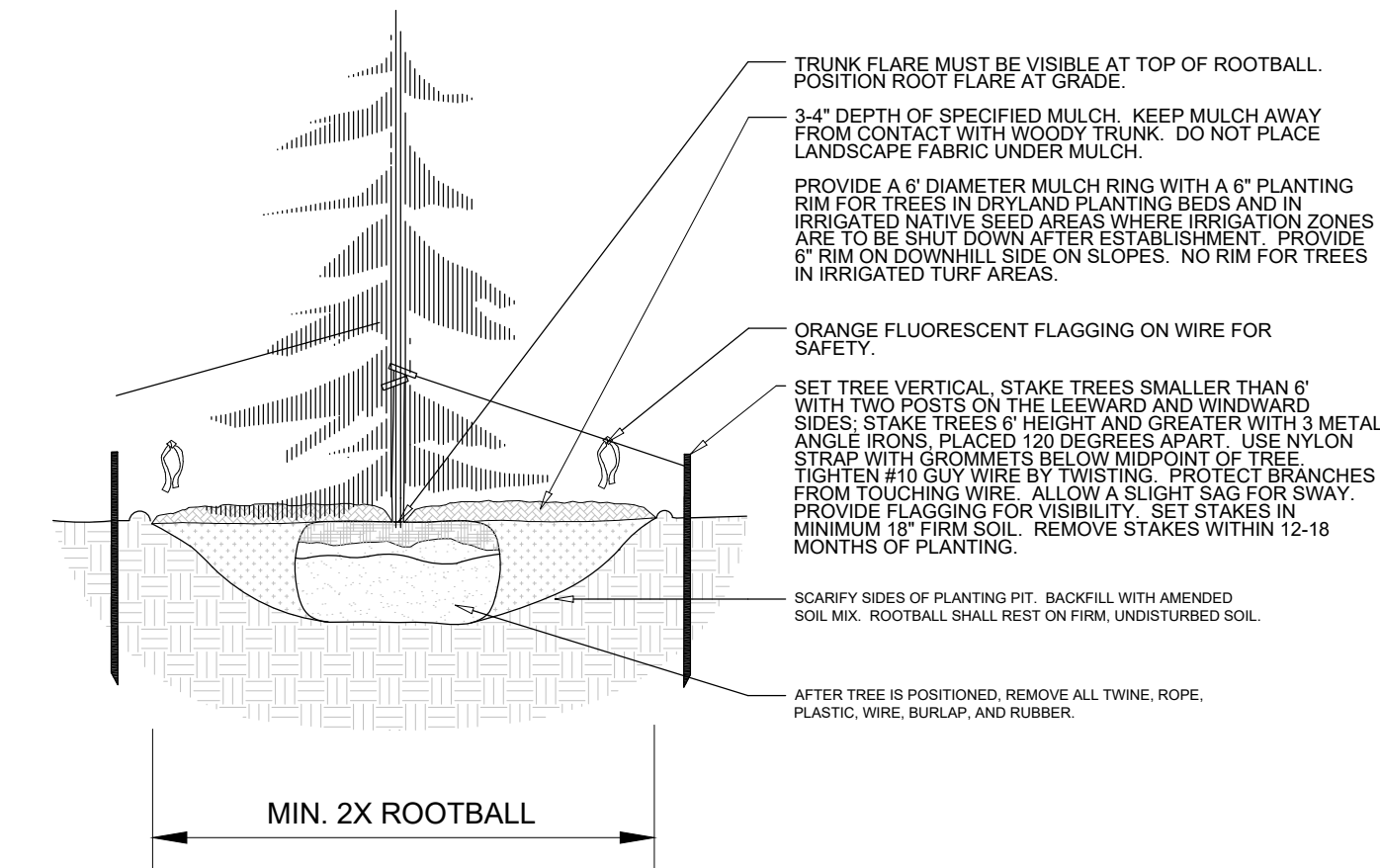
IRRIGATION NOTES
ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.
IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESED RUN TIMES PROVIDED WITHIN THESE PLANS.
DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

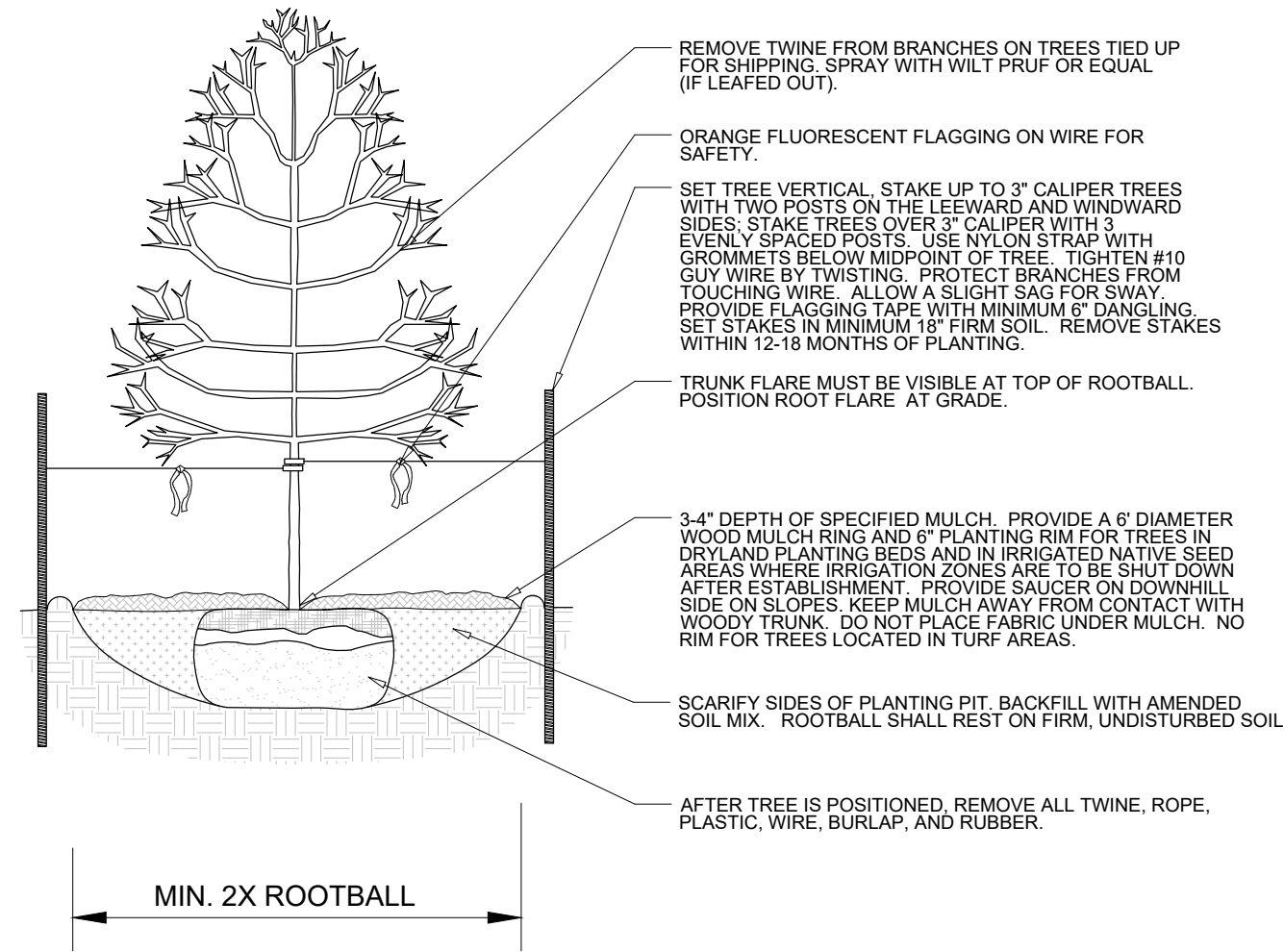
ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

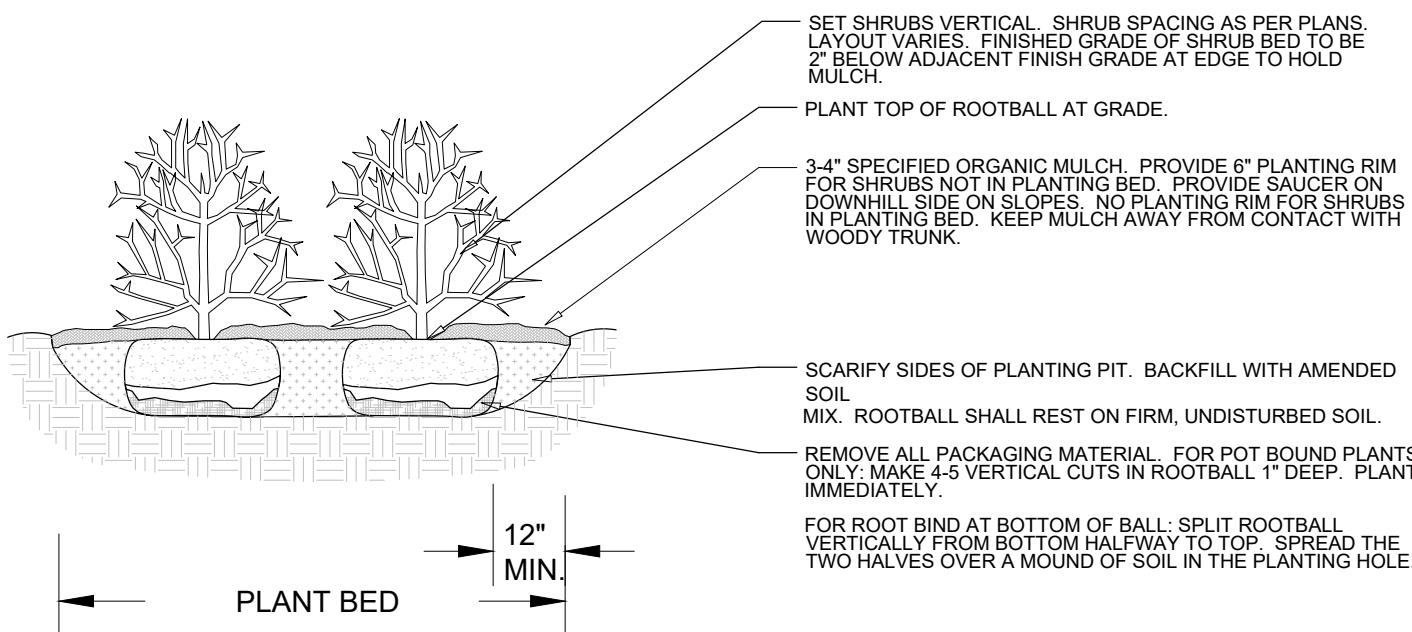


EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

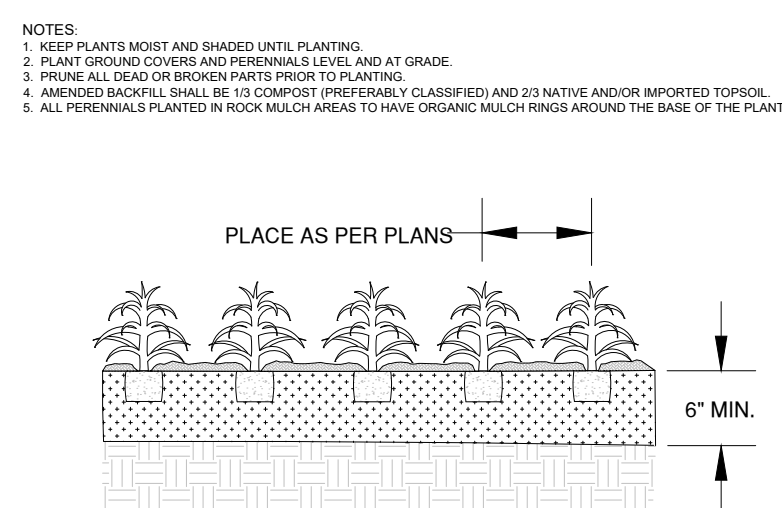
- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY 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 AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE 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.



DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL
NOT TO SCALE



PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

BENT GRASS RESIDENTIAL
FILNG No. 2 PUD
FINAL LANDSCAPE PLAN