

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
2. IRRIGATED TURF SHALL BE DURABLE TALL FESCUE SOD AVAILABLE THRU GRAFF TURF FARMS, FORT MORGAN, CO 1-800-280-8873 OR APPROVED EQUAL.

FOR REVEGETATION INFORMATION FOR THIS AREA REFER TO SHEETS LB-01 TO LB-07

FUTURE LANDSCAPE IMPROVEMENTS (NIC)

RIGHT OF WAY

FUTURE ROAD AND SIDEWALK (NIC)

NATIVE SEED
RE: EROSION CONTROL PLANS

PROPOSED ROADWAY
RE: CIVIL PLANS

IRRIGATED TURF

PERENNIAL
DECIDUOUS ORNAMENTAL TREE

FOR REVEGETATION INFORMATION FOR THIS AREA REFER TO SHEETS LB-01 TO LB-07

PLANT LEGEND

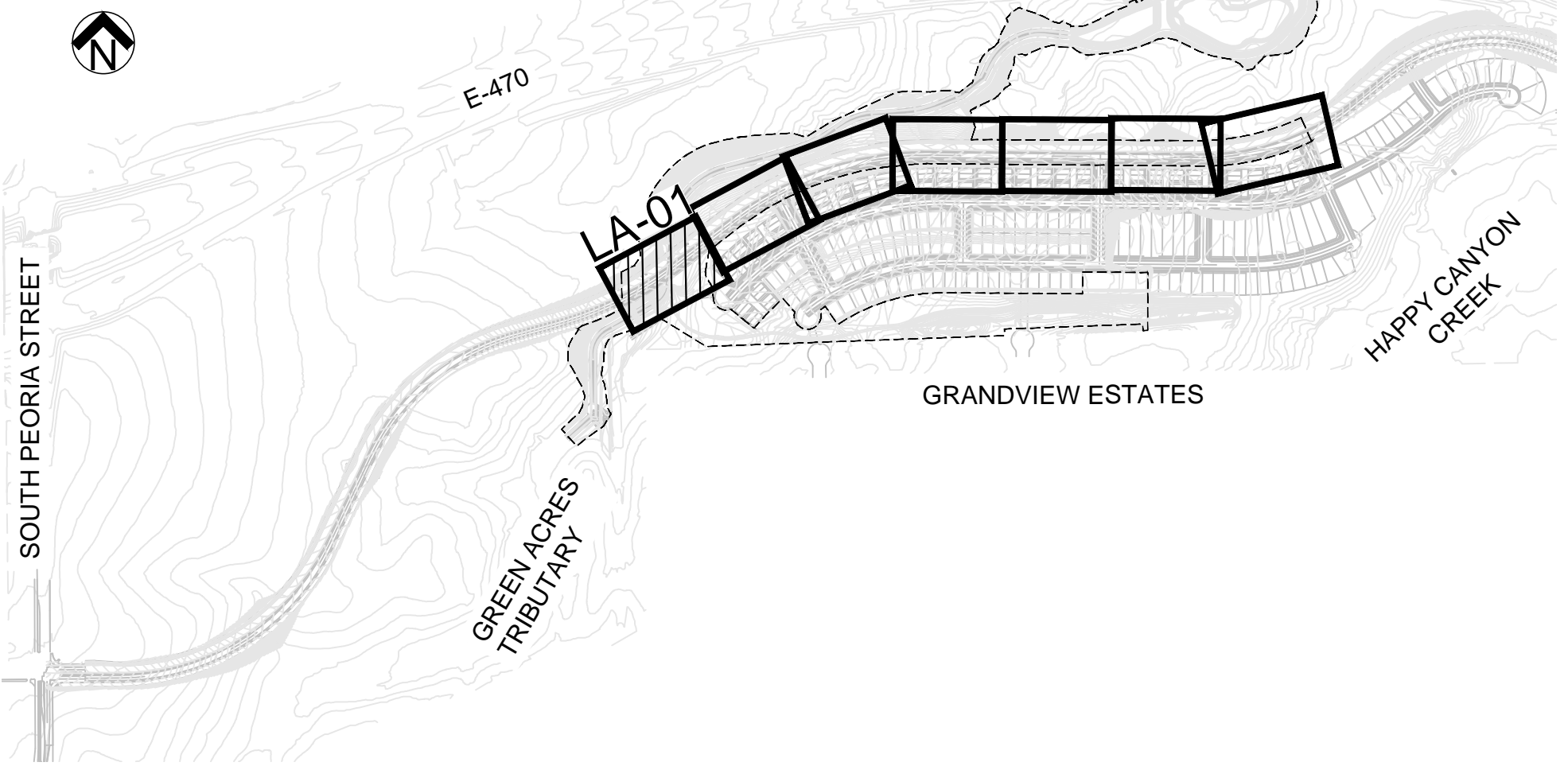
- | | |
|---|--|
| <ul style="list-style-type: none"> (+) DECIDUOUS SHADE TREE
NORTHERN ACCLAIM HONEY LOCUST
PATMORE ASH
SHADEMASTER LOCUST
SUMMIT ASH (*) DECIDUOUS ORNAMENTAL TREE
ADIRONDAK CRABAPPLE
AMUR MAPLE
AUTUMN BRILLIANCE SERVICEBERRY
CENTURION CRABAPPLE
SPRING SNOW CRABAPPLE
WINTER KING HAWTHORNE (@) DECIDUOUS SHRUB
PURPLE HAZE BUTTERFLY BUSH
TOM THUMB COTONEASTER (*) ORNAMENTAL GRASS
DWARF FOUNTAIN GRASS
KARL FOERSTER GRASS
MORNING LIGHT MAIDEN GRASS | <ul style="list-style-type: none"> GLEDITSIA TRIACANTHUS VAR. INERMIS 'HARVE' FRAXINUS PENNSYLVANICA 'PATMORE' GLEDITSIA TRIACANTHUS VAR. INERMIS 'SHADEMASTER' FRAXINUS PENNSYLVANICA 'SUMMIT' MALUS 'ADIRONDAK' ACER GINNALA 'FLAME' AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' MALUS 'CENTURION' MALUS 'SPRING SNOW' CRATAEGUS VIRIOSUS 'WINTER KING' BUDDLEJA 'PURPLE HAZE' COTONEASTER ADPRESSUS 'TOM THUMB' PENNISETUM ALOPECUROIDES 'HAMELN' CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' MISCANTHUS SINENSIS 'MORNING LIGHT' |
|---|--|

- (*) PERENNIAL
DEEP BLUE LAVENDER
ENGLISH LAVENDER
GOLDEN YELLOW YARRO
MOONSHINE YARROW
RUBY STELLA DAYLILY
STELLA DE ORO DAYLILY
- (*) UPLAND NATIVE SEED MIX
SEE EROSION CONTROL PLANS
- (*) IRRIGATED SOD AREA
- (---) CONSTRUCTION LIMIT LINE
- (---) RIGHT OF WAY LINE

- LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
- LAVANDULA ANGUSTIFOLIA 'MUNDSTEAD'
- ACHILLEA 'CORONATION GOLD'
- ACHILLEA 'MOONSHINE'
- HEMEROCALLIS 'RUBY STELLA'
- HEMEROCALLIS 'STELLA DE ORO'

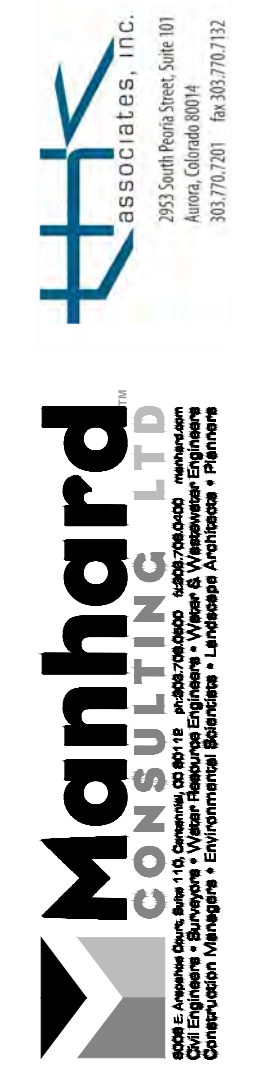
ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

KEY MAP



**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

DATE	
REVISIONS	

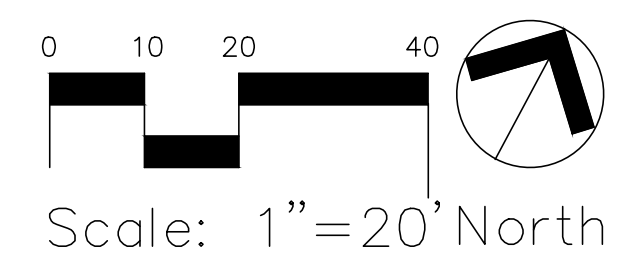


BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

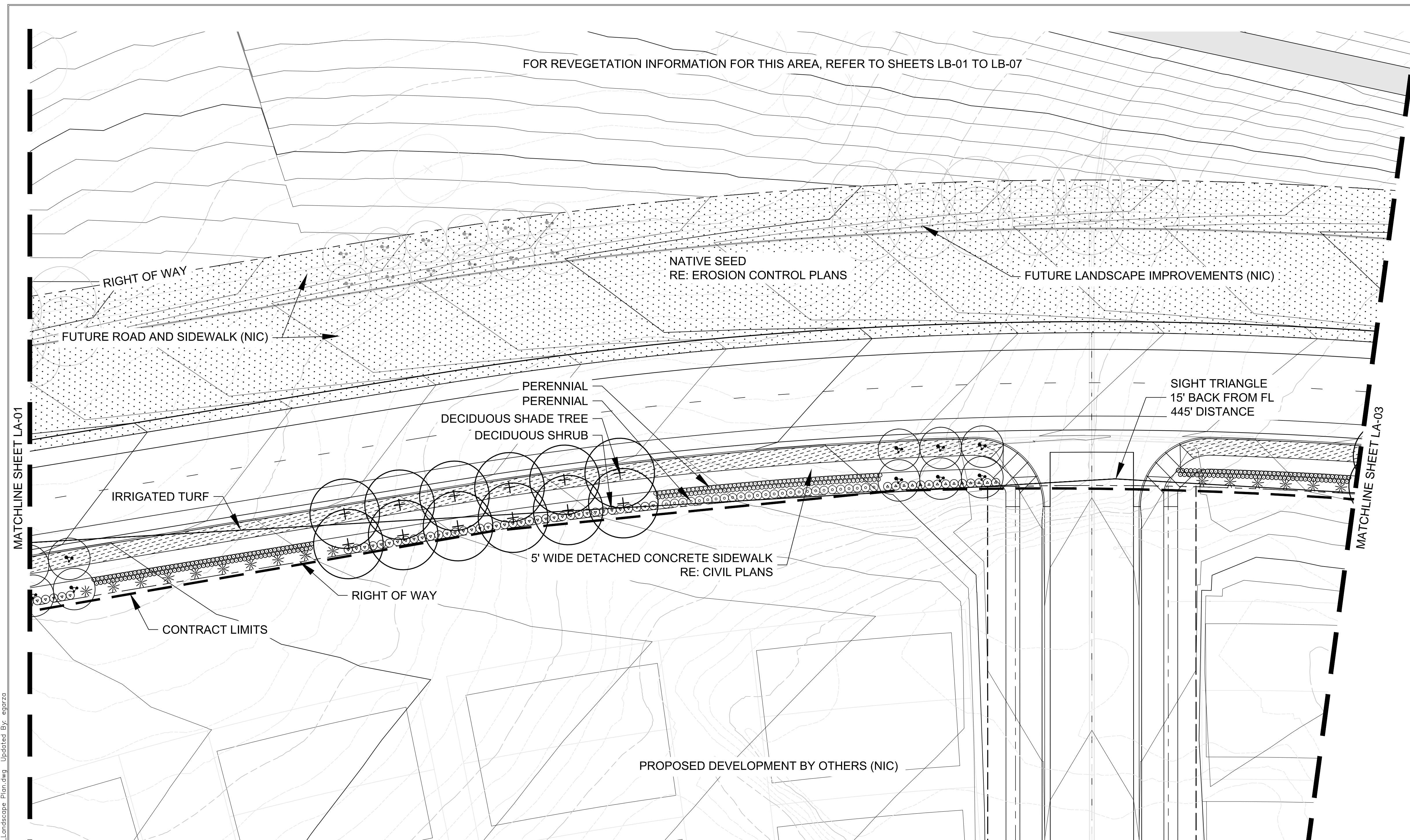
PROJ. MGR.: M/W
PROJ. ASSOC.: E/G
DRAWN BY: E/G
DATE: 11/20/2015
SHEET
LA - 01
SHEET 1 OF 22
7681-000

Plotted: 11/19/2015 5:25 PM Draw Name: L:\7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorza

FOR REVEGETATION INFORMATION FOR THIS AREA, REFER TO SHEETS LB-01 TO LB-07



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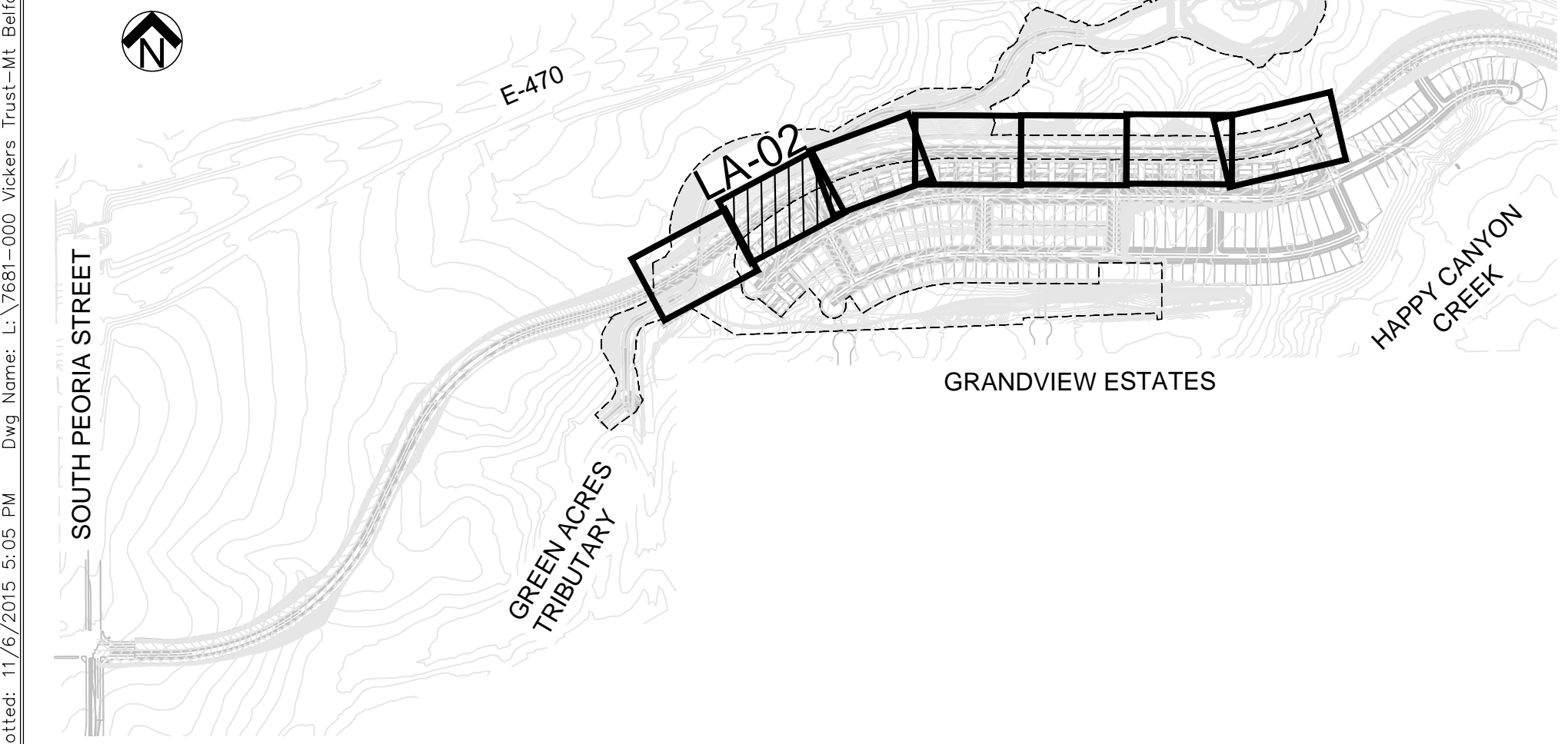


PLANT LEGEND

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> ⊕ DECIDUOUS SHADE TREE
NORTHERN ACCLAIM HONEY LOCUST
PATMORE ASH
SHADEMASTER LOCUST
SUMMIT ASH ⊕ DECIDUOUS ORNAMENTAL TREE
ADIRONDAK CRABAPPLE
AMUR MAPLE
AUTUMN BRILLIANCE SERVICEBERRY
CENTURION CRABAPPLE
SPRING SNOW CRABAPPLE
WINTER KING HAWTHORNE ④ DECIDUOUS SHRUB
PURPLE HAZE BUTTERFLY BUSH
TOM THUMB COTONEASTER * ORNAMENTAL GRASS
DWARF FOUNTAIN GRASS
KARL FOERSTER GRASS
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FRAXINUS PENNSYLVANICA 'PATMORE'
GLEDITSIA TRIACANTHUS VAR. INERMIS 'SHADEMASTER'
FRAXINUS PENNSYLVANICA 'SUMMIT' ⊕ MALUS 'ADIRONDAK'
ACER GINNALA 'FLAME'
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
MALUS 'CENTURION'
MALUS 'SPRING SNOW'
CRATAEGUS VIRIOUS 'WINTER KING' ⊕ BUDDLEJA 'PURPLE HAZE'
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ENGLISH LAVENDER
GOLDEN YELLOW YARRO
MOONSHINE YARROW
RUBY STELLA DAYLILY
STELLA DE ORO DAYLILY ⊕ UPLAND NATIVE SEED MIX
SEE EROSION CONTROL PLANS ⊕ IRRIGATED SOD AREA --- CONSTRUCTION LIMIT LINE --- RIGHT OF WAY LINE | <ul style="list-style-type: none"> LAVANDULA ANGUSTIFOLIA 'HIDCOTE' LAVANDULA ANGUSTIFOLIA 'MUNDSTEAD' ACHILLEA 'CORONATION GOLD' ACHILLEA 'MOONSHINE' HEMEROCALLIS 'RUBY STELLA' HEMEROCALLIS 'STELLA DE ORO' |
|---|--|--|--|

ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

KEY MAP



**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

Plotted: 11/16/2015 5:05 PM Dwg Name: L:\7681-000_Vickers Trust-Mt Belford\04_CAD\1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: agp27a

NO.	DATE	REVISIONS

Manhard CONSULTING LTD

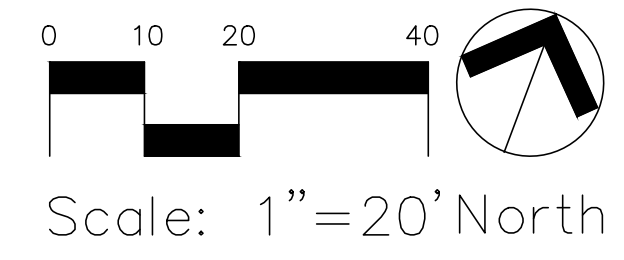
 2015 Avenue 16, Suite 101, Fort Collins, CO 80504

BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: M/W
 PROJ. ASSOC.: E/G
 DRAWN BY: E/G
 DATE: 11/20/2015

SHEET
LA - 02
 SHEET 2 OF 22
 7681-000

FOR REVEGETATION INFORMATION FOR THIS AREA, REFER TO SHEETS LB-01 TO LB-07

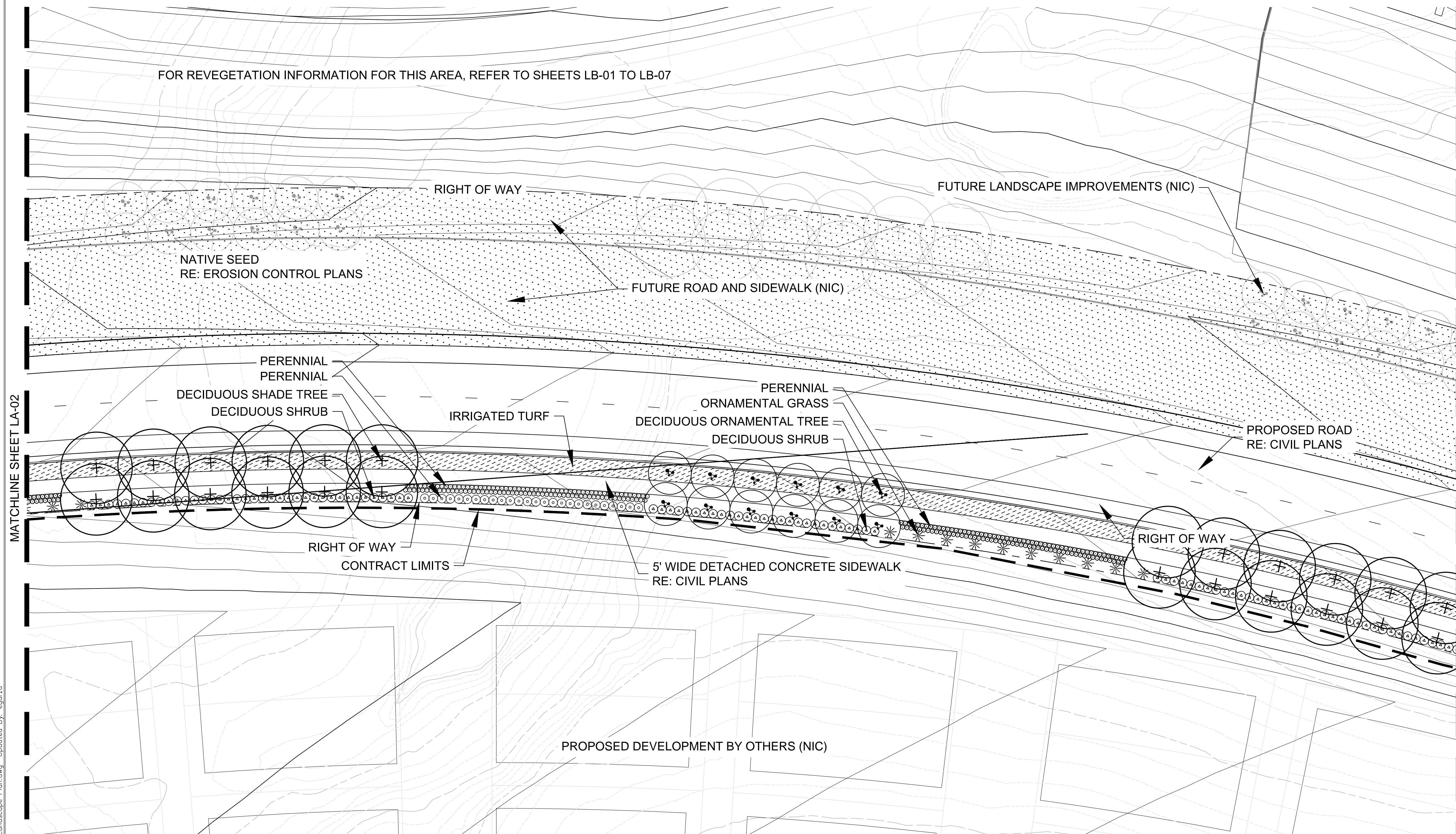


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MATCHLINE SHEET LA-02

MATCHLINE SHEET LA-04



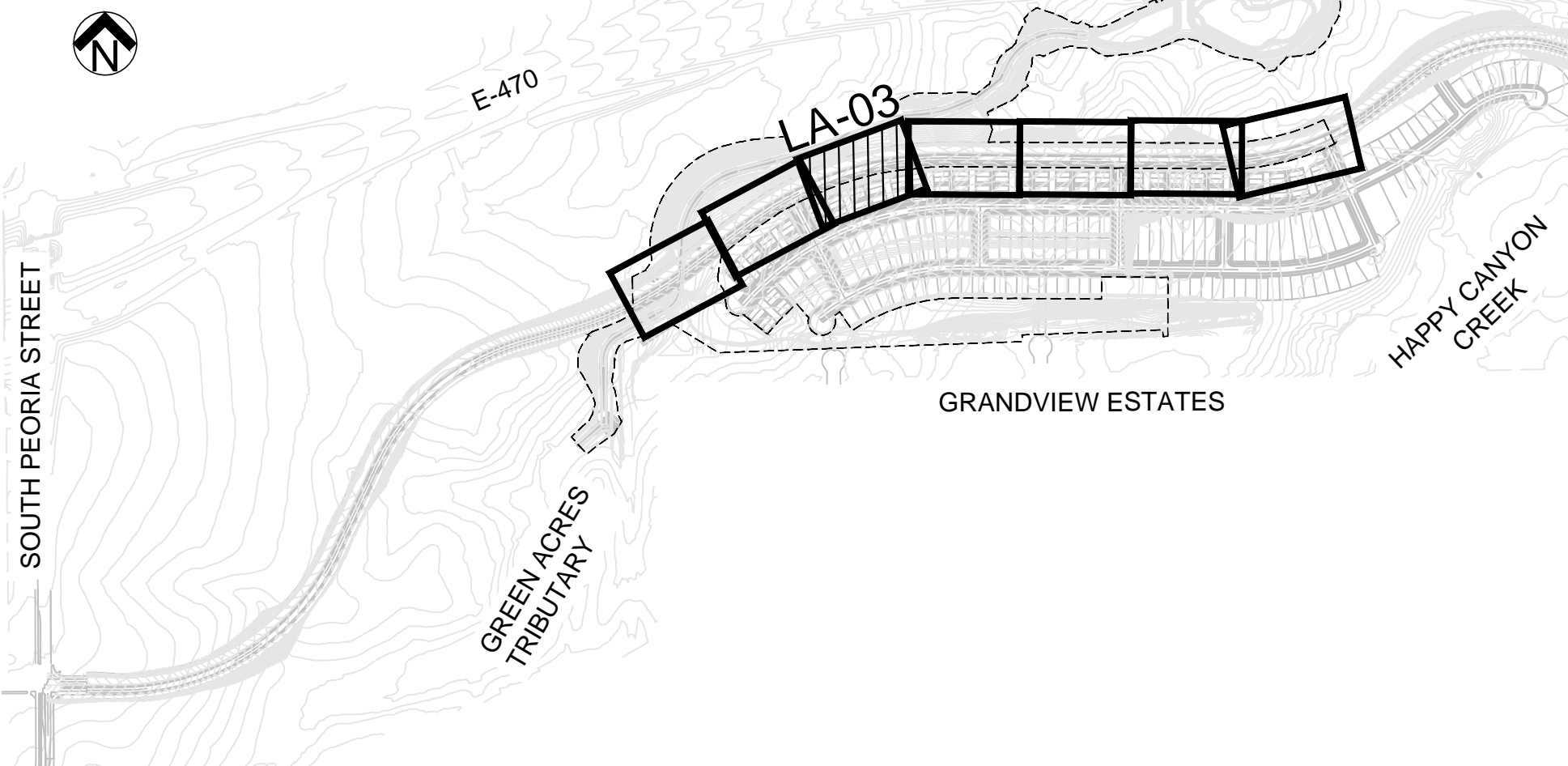
PROPOSED DEVELOPMENT BY OTHERS (NIC)

PLANT LEGEND

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> ⊕ DECIDUOUS SHADE TREE
NORTHERN ACCLAIM HONEY LOCUST
PATMORE ASH
SHADEMASTER LOCUST
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|---|--|--|--|

ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

KEY MAP



**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

Plotted: 11/19/2015 5:25 PM Draw Name: LA_7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorza

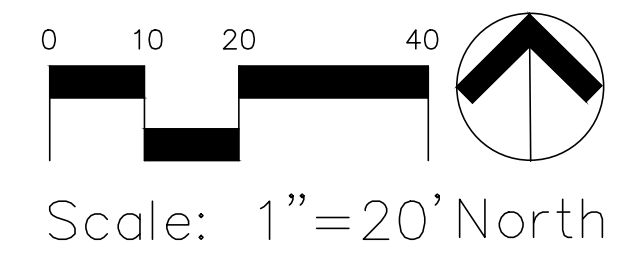
NO.	DATE	REVISIONS

Manhard CONSULTING LTD.

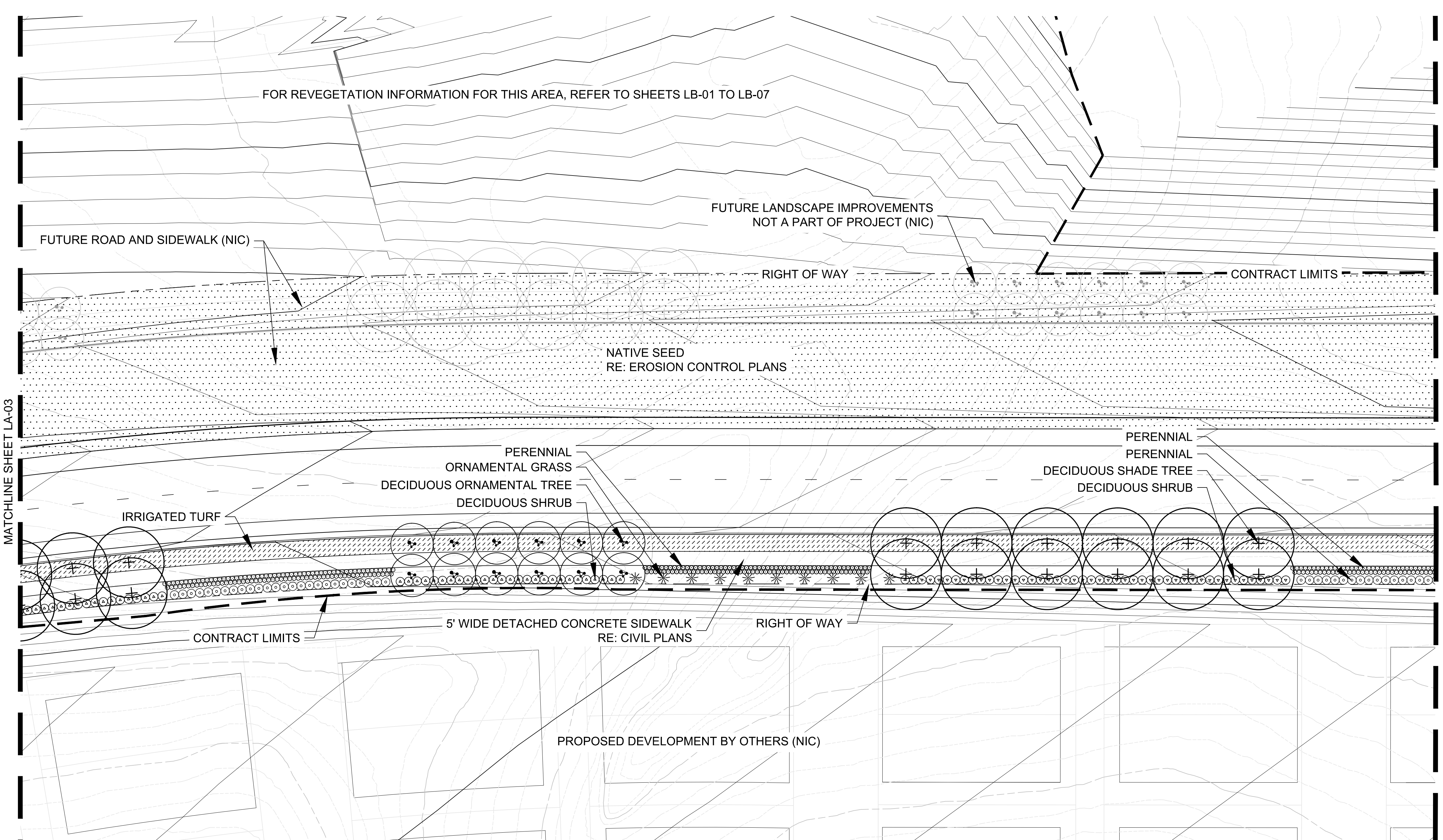
 2015 Avenue 10, Suite 100, Fort Collins, CO 80504

BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: M/W
 PROJ. ASSOC.: E/G
 DRAWN BY: E/G
 DATE: 11/20/2015
SHEET
LA - 03
 SHEET 3 OF 22
 7681-000



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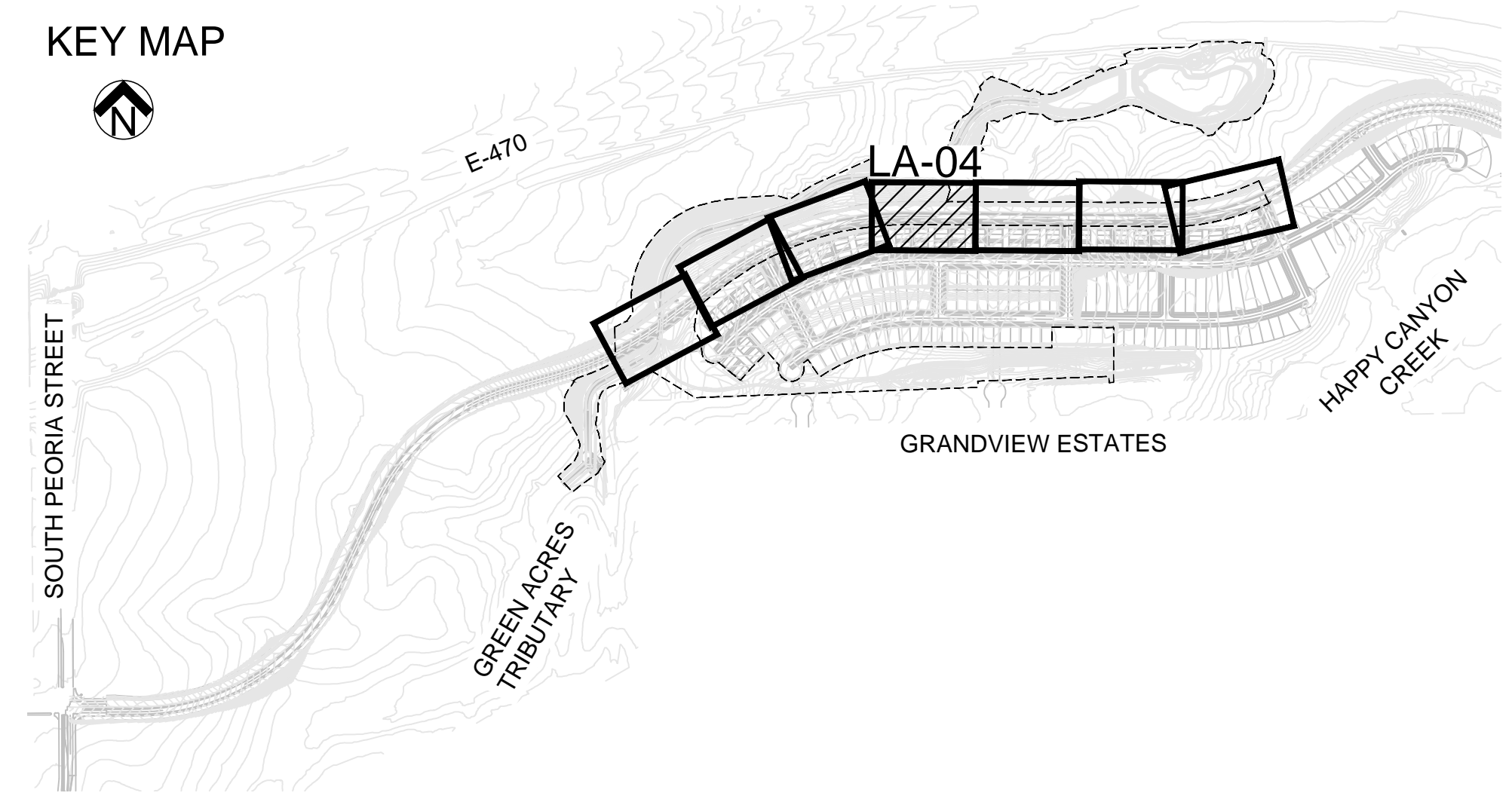
PLANT LEGEND

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ⊕ DECIDUOUS SHADE TREE
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GOLDEN YELLOW YARRO
MOONSHINE YARROW
RUBY STELLA DAYLILY
STELLA DE ORO DAYLILY ⊕ UPLAND NATIVE SEED MIX
SEE EROSION CONTROL PLANS ⊕ IRRIGATED SOD AREA --- CONSTRUCTION LIMIT LINE --- RIGHT OF WAY LINE |
|---|--|--|

- ⊕ LAVANDULA ANGUSTIFOLIA 'HIDCOTE'
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ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**



Plotted: 11/19/2015 5:25 PM Draw Name: LA_7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorzo

DATE	
REVISIONS	

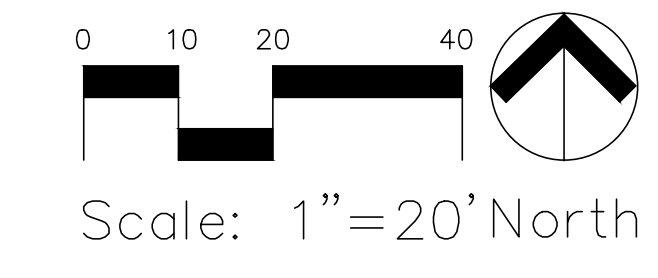
Manhard CONSULTING LTD.
 2015 Avenue of the Sciences, Suite 1000, Fort Collins, CO 80526
 970.226.1100 • Fax: 970.226.1101

BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

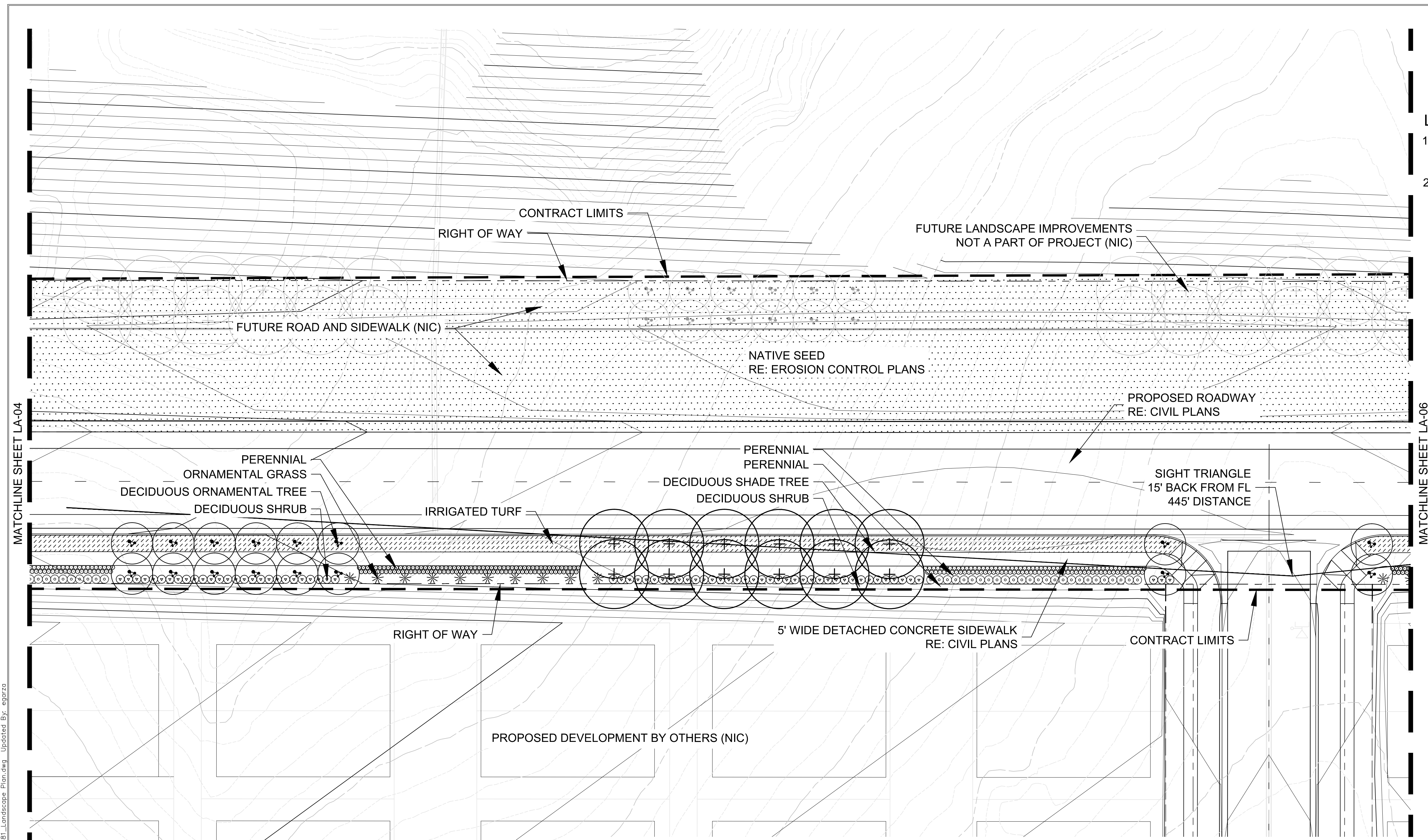
PROJ. MGR.: M/W
 PROJ. ASSOC.: E/G
 DRAWN BY: E/G
 DATE: 11/20/2015

SHEET
LA - 04
 SHEET 4 OF 22
 7681-000

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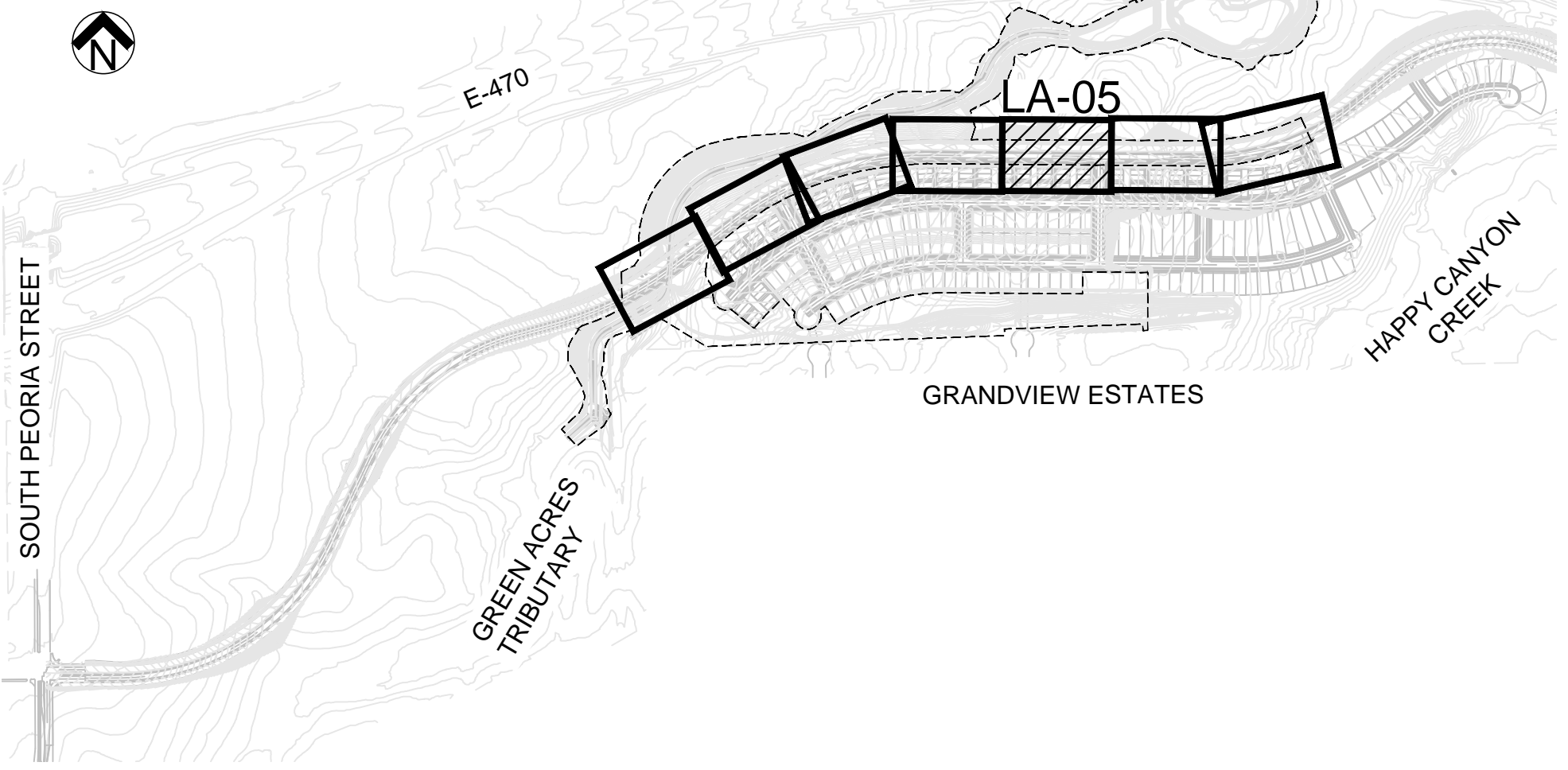
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PLANT LEGEND

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> ⊕ DECIDUOUS SHADE TREE
NORTHERN ACCLAIM HONEY LOCUST
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|---|---|--|--|

KEY MAP



**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

Plotted: 11/19/2015 5:26 PM Draw Name: LA_7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorza

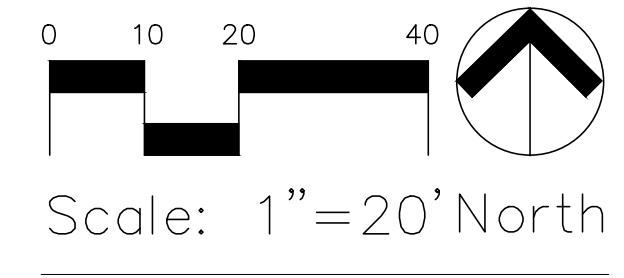
DATE	
REVISIONS	

Manhard CONSULTING LTD.
 2015 Avenue of the Sciences, Suite 1000, Fort Collins, CO 80526
 970.226.1100 • 970.226.1101 • 970.226.1102

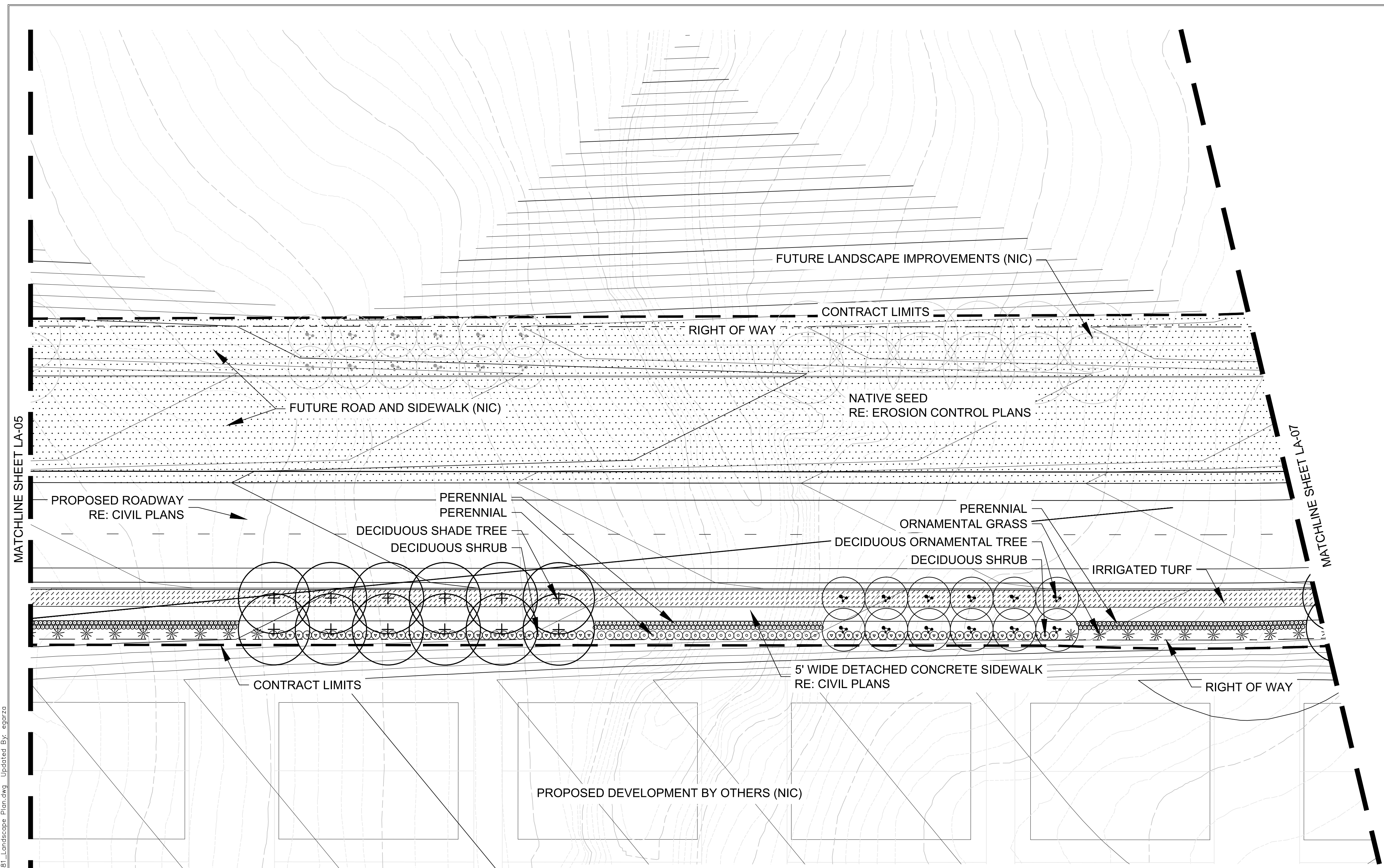
BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: M/W
 PROJ. ASSOC.: E/G
 DRAWN BY: E/G
 DATE: 11/20/2015

SHEET
LA - 05
 SHEET 5 OF 22
 7681-000



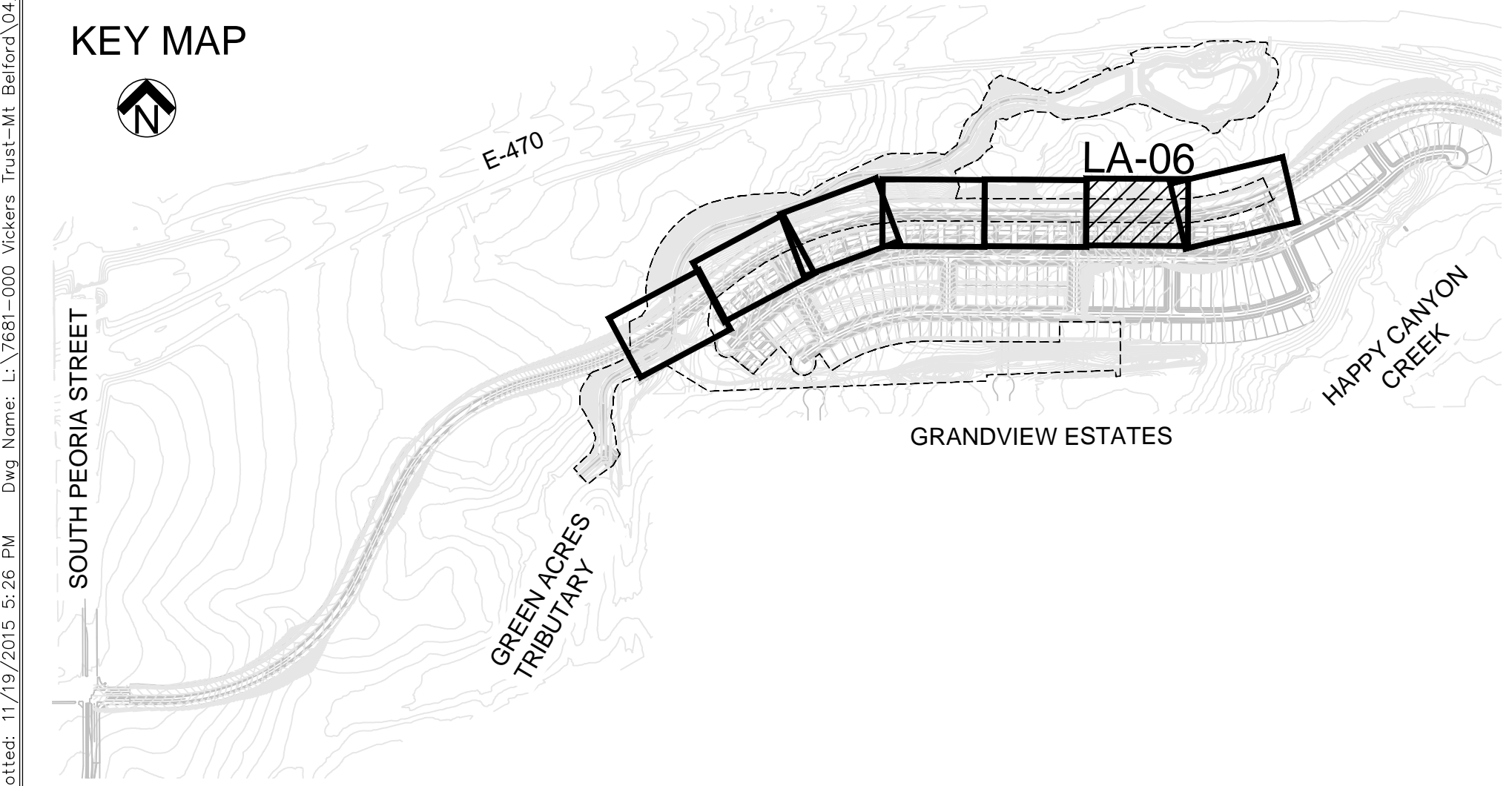
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PLANT LEGEND

- | | | | |
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**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

Plotted: 11/19/2015 5:26 PM Draw Name: L:\7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorza

DATE	
REVISIONS	

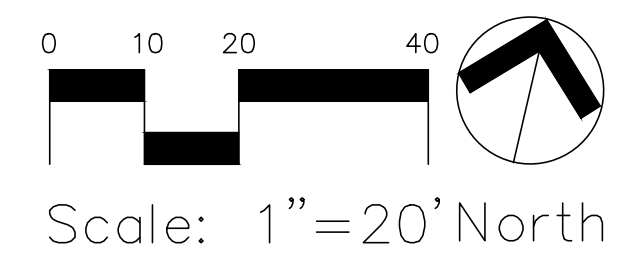
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 2015 Avenue 100, Suite 100, Fort Collins, CO 80504

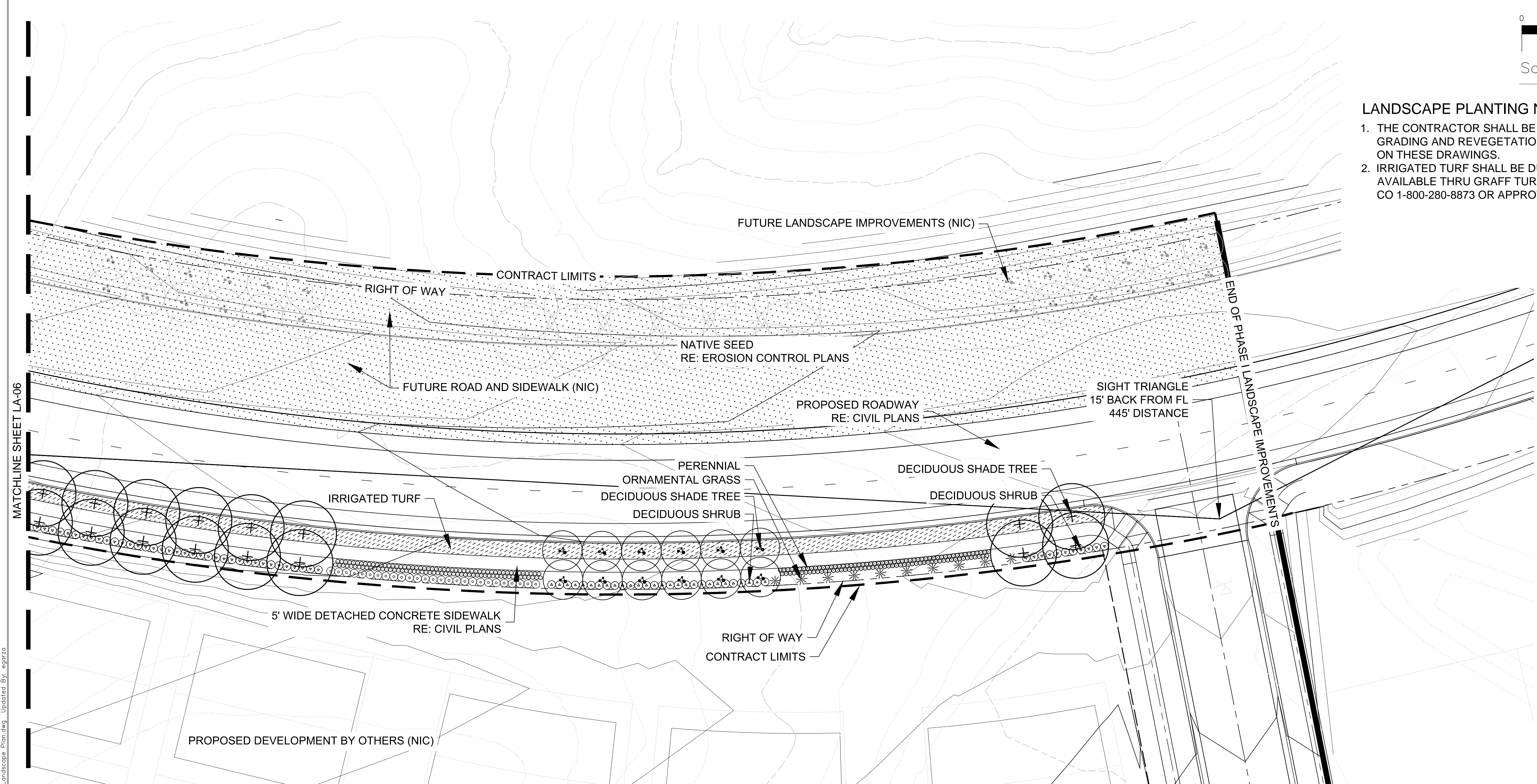
BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: M/W
 PROJ. ASSOC.: E/G
 DRAWN BY: E/G
 DATE: 11/20/2015

SHEET
LA - 06
 SHEET 6 OF 22
 7681-000



- LANDSCAPE PLANTING NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
 2. IRRIGATED TURF SHALL BE DURABLE TALL FESCUE SOD AVAILABLE THRU GRAFF TURF FARMS, FORT MORGAN, CO 1-800-280-8873 OR APPROVED EQUAL.



MATCHLINE SHEET LA-06

END OF PHASE LANDSCAPE IMPROVEMENTS

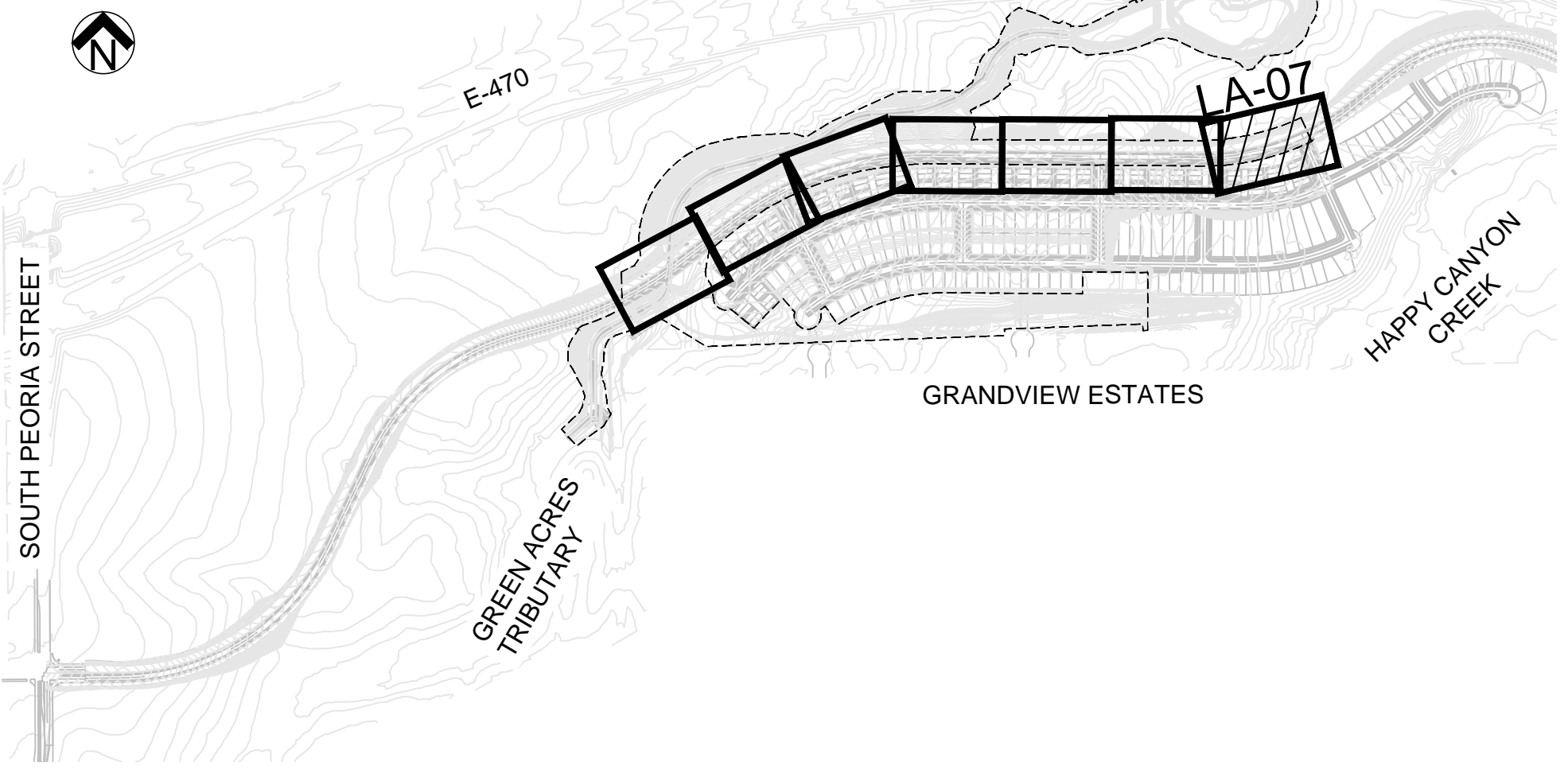
PLANT LEGEND

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> ⊕ DECIDUOUS SHADE TREE
NORTHERN ACCLAIM HONEY LOCUST
PATMORE ASH
SHADEMASTER LOCUST
SUMMIT ASH ⊕ DECIDUOUS ORNAMENTAL TREE
ADIRONDAK CRABAPPLE
AMUR MAPLE
AUTUMN BRILLIANCE SERVICEBERRY
CENTURION CRABAPPLE
SPRING SNOW CRABAPPLE
WINTER KING HAWTHORNE ⊕ DECIDUOUS SHRUB
PURPLE HAZE BUTTERFLY BUSH
TOM THUMB COTONEASTER * ORNAMENTAL GRASS
DWARF FOUNTAIN GRASS
KARL FOERSTER GRASS
MORNING LIGHT MAIDEN GRASS | <ul style="list-style-type: none"> ⊕ GLEDITSIA TRIACANTHUS VAR. INERMIS 'HARVE' ⊕ FRAXINUS PENNSYLVANICA 'PATMORE' ⊕ GLEDITSIA TRIACANTHUS VAR. INERMIS 'SHADEMASTER' ⊕ FRAXINUS PENNSYLVANICA 'SUMMIT' ⊕ MALUS 'ADIRONDAK' ⊕ ACER GINNALA 'FLAME' ⊕ AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' ⊕ MALUS 'CENTURION' ⊕ MALUS 'SPRING SNOW' ⊕ CRATAEGUS VIRIOSUS 'WINTER KING' ⊕ BUDDLEJA 'PURPLE HAZE' ⊕ COTONEASTER ADPRESSUS 'TOM THUMB' ⊕ PENNISETUM ALOPECUROIDES 'HAMELN' ⊕ CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' ⊕ MISCANTHUS SINENSIS 'MORNING LIGHT' | <ul style="list-style-type: none"> ⊕ PERENNIAL
DEEP BLUE LAVENDER
ENGLISH LAVENDER
GOLDEN YELLOW YARRO
MOONSHINE YARROW
RUBY STELLA DAYLILY
STELLA DE ORO DAYLILY ⊕ UPLAND NATIVE SEED MIX
SEE EROSION CONTROL PLANS ⊕ IRRIGATED SOD AREA --- CONSTRUCTION LIMIT LINE --- RIGHT OF WAY LINE | <ul style="list-style-type: none"> ⊕ LAVANDULA ANGUSTIFOLIA 'HIDCOTE' ⊕ LAVANDULA ANGUSTIFOLIA 'MUNDSTEAD' ⊕ ACHILLEA 'CORONATION GOLD' ⊕ ACHILLEA 'MOONSHINE' ⊕ HEMEROCALLIS 'RUBY STELLA' ⊕ HEMEROCALLIS 'STELLA DE ORO' |
|---|--|--|--|

ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

**75% SUBMITTAL
MINOR DEVELOPMENT PLAN**

KEY MAP



Plotfile: 11/19/2015 5:26 PM Draw Name: L:\7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorza

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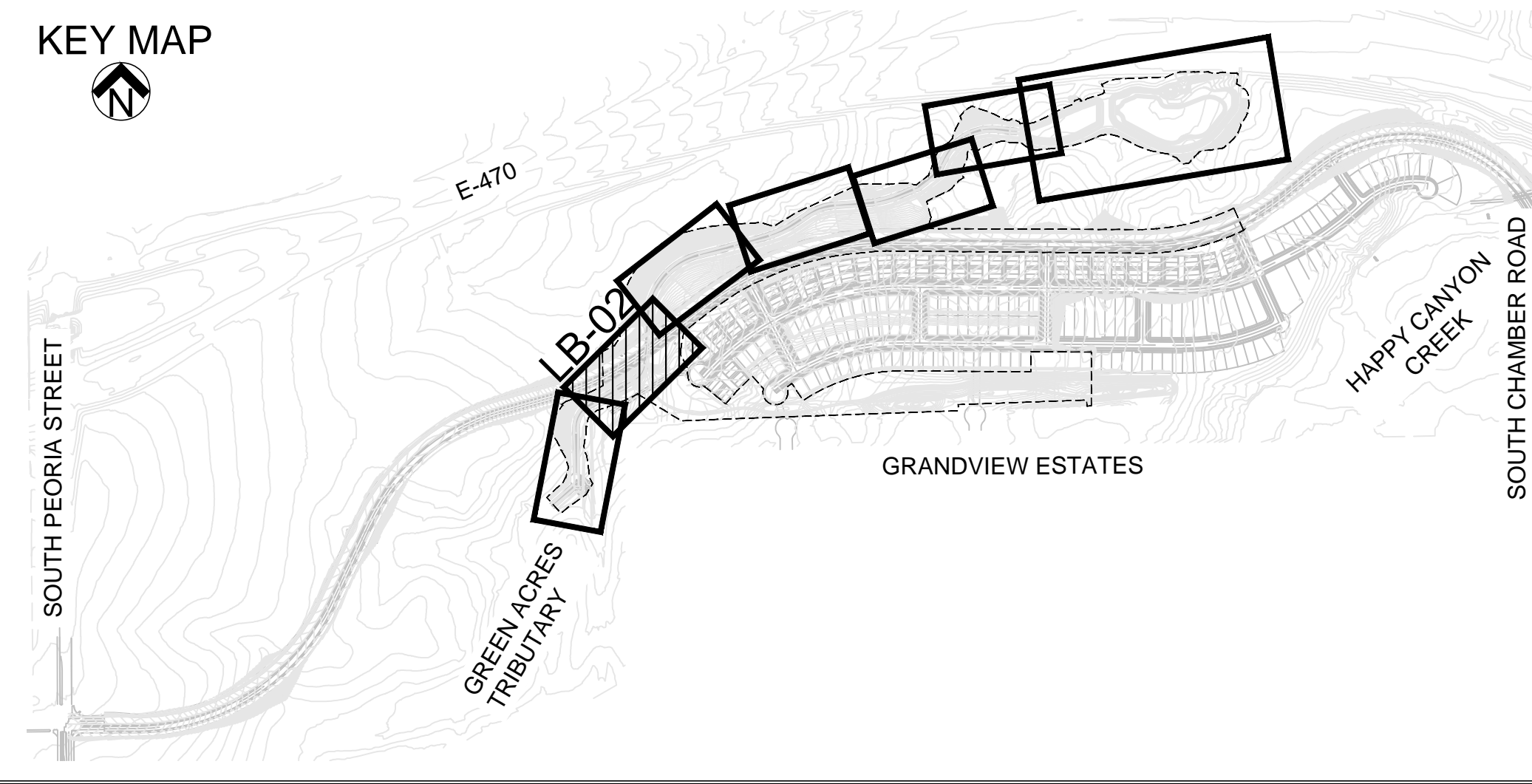
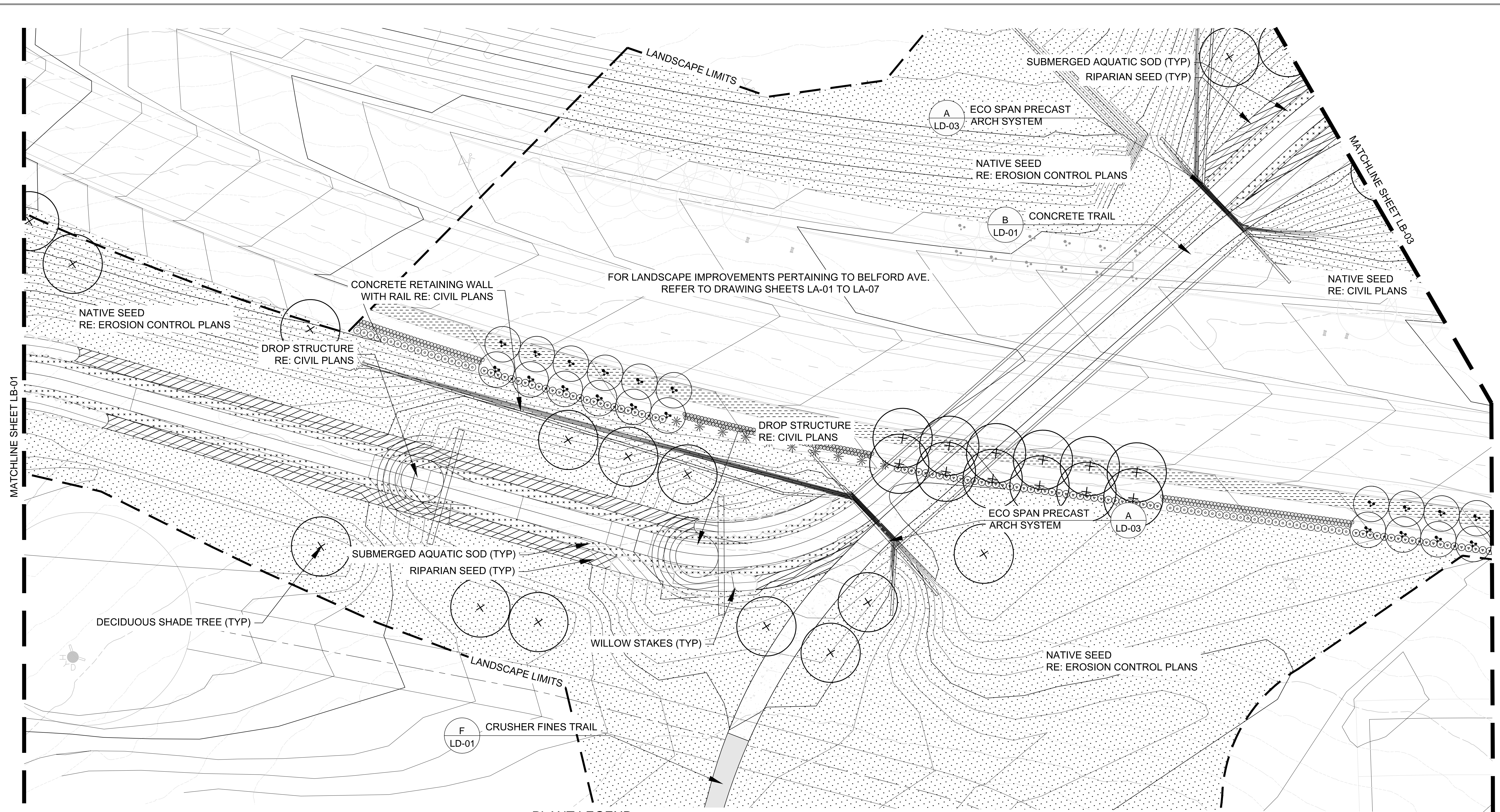
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BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: M/W
 PROJ. ASSOC.: E/G
 DRAWN BY: E/G
 DATE: 11/20/2015

SHEET
LA - 07
 SHEET 7 OF 22
 7681-000

Plotted: 11/19/2015 5:27 PM Draw Name: L:\7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorzo

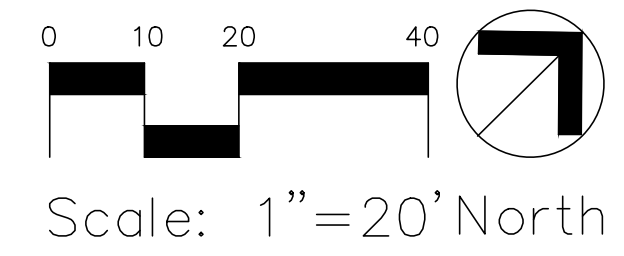


PLANT LEGEND

<p> DECIDUOUS SHADE TREE - PLAINS COTTONWOOD, NARROWLEAF COTTONWOOD</p> <p> UPLAND NATIVE SEED MIX - BIG BLUESTEM, KAW, BLUE GRAMA, LOVINGSTON, CANADA WILDRYE, JUNEGRASS, SIDEOATS GRAMA, HACHITA, SLENDER WEATGRASS, SWITCHGRASS, TRAILBLAZER, WESTERN WHEAT GRASS, ARRIBA, YELLOW INDIANGRASS, HOLT</p>	<p> POPULUS DELTOIDES, POPULUS ANGSTIFOLIA</p> <p> ANDROPOGON GERARDII, BOUTELOUA GRACILIS, ELYMUS CANADENSIS, JUNEGRASS, BOUTELOUA CURTIPENDULA, SUBSP. TRACHYCAULUS, PANICUM VIRGATUM, PASCOPYRUM SMITHII, SORGHASTRUM NUTANS</p>	<p> RIPARIAN SEED MIX - ALKALI SACATION, PRAIRIE CORDGRASS, GREEN NEEDLEGRASS, SWITCHGRASS, WESTERN WHEATGRASS, HIGH PLAINS WET MEADOW MIX, LOUISIANA SAGE, NUTTALL'S SUNFLOWER, BLUE VERVAIN, YARROW, WATER SEDGE, ARCTIC RUSH, CREEPING SPIKERUSH</p> <p> SPOROBOLUS AIROIDES, SPARTINA PECTINATA, NASSELLA VIRIDULA, PANICUM VIRGATUM, PASCOPYRUM SMITHII, WESTERN NATIVE SEED CO, ARTEMISIA LUDOVICIANA, NELIANTUS NUTTALLII, VERBANA HASTATA, ACHILLEA LANULOSA, CAREX AQUATILLIS, JUNCUS ARCTICUS, ELEOCHARIS PALUSTRIS</p>	<p> SUBMERGED AQUATIC SOD - NEBRASKA SEDGE, WOOLY SEDGE, ARCTIC RUSH, BEAKED SEDGE, WATER SEDGE, CREEPING SPIKERUSH, PANICLED BULRUSH, HARDSTEM BULRUSH, TUFTED HAIRGRASS, MANNAGRASS</p> <p> WILLOW STAKES</p>	<p> CAREX NEBRASCENSIS, CAREX PELLITA, JUNCUS ARCTICUS, CAREX UTRICULATA, CAREX AQUATILLIS, ELEOCHARIS PALUSTRIS, SCIRPUS MICROCARPUS, SCHOENOPLECTUS ACUTUS, DESCHAMPSIA CESPITOSA, GLYCERIA GRANDIS</p>
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- LANDSCAPE PLANTING NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
 2. ALL NATIVE SEED, SUBMERGED AQUATIC AND RIPARIAN SEED AREAS SHALL BE IRRIGATED.
 3. FOR SEED MIX OF ALL DISTURBED AREAS, NOT DEPICTED ON THESE DRAWINGS, REFER TO EROSION CONTROL PLANS.

75% SUBMITTAL
MINOR DEVELOPMENT PLAN



DATE	
REVISIONS	

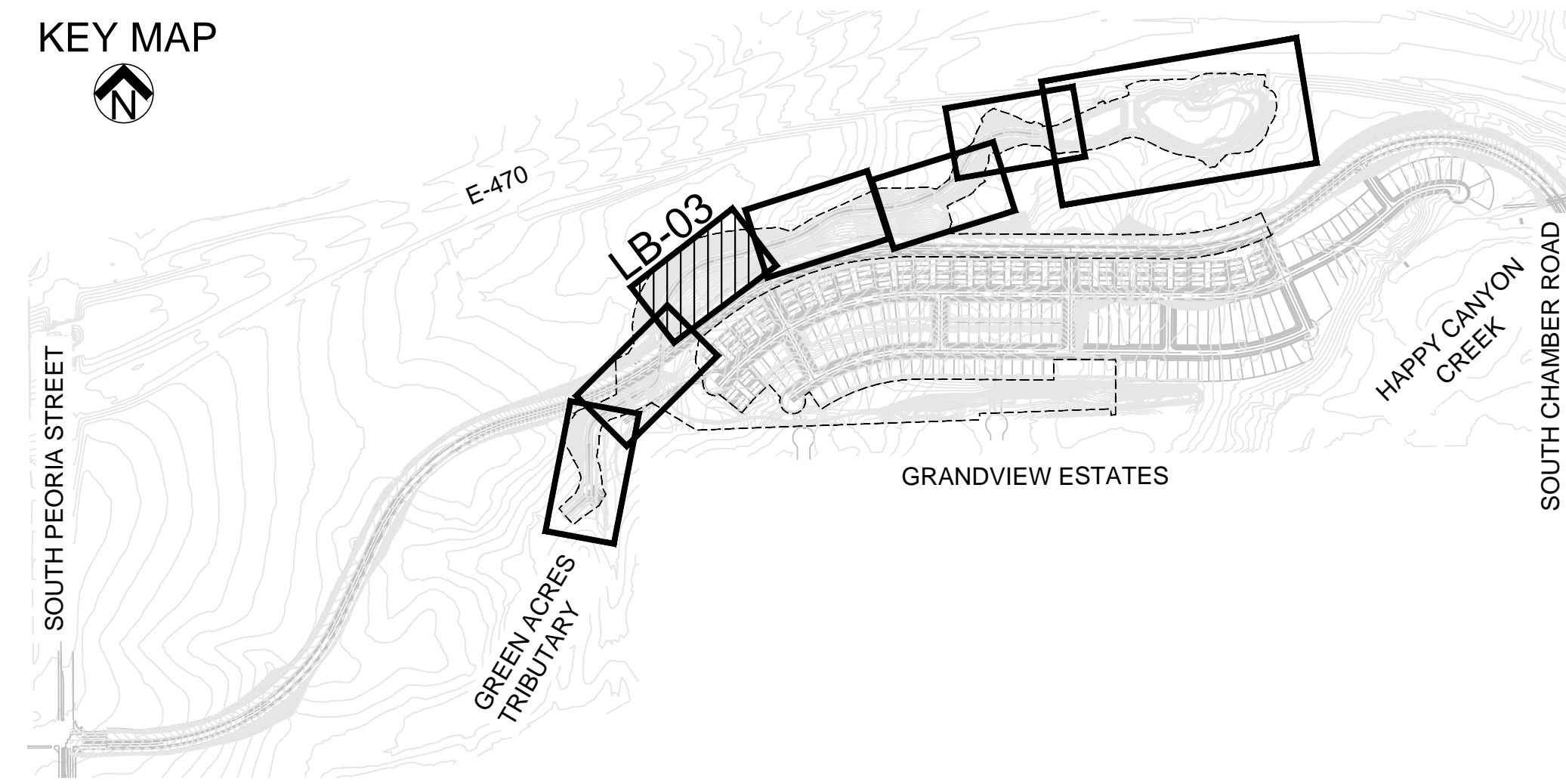
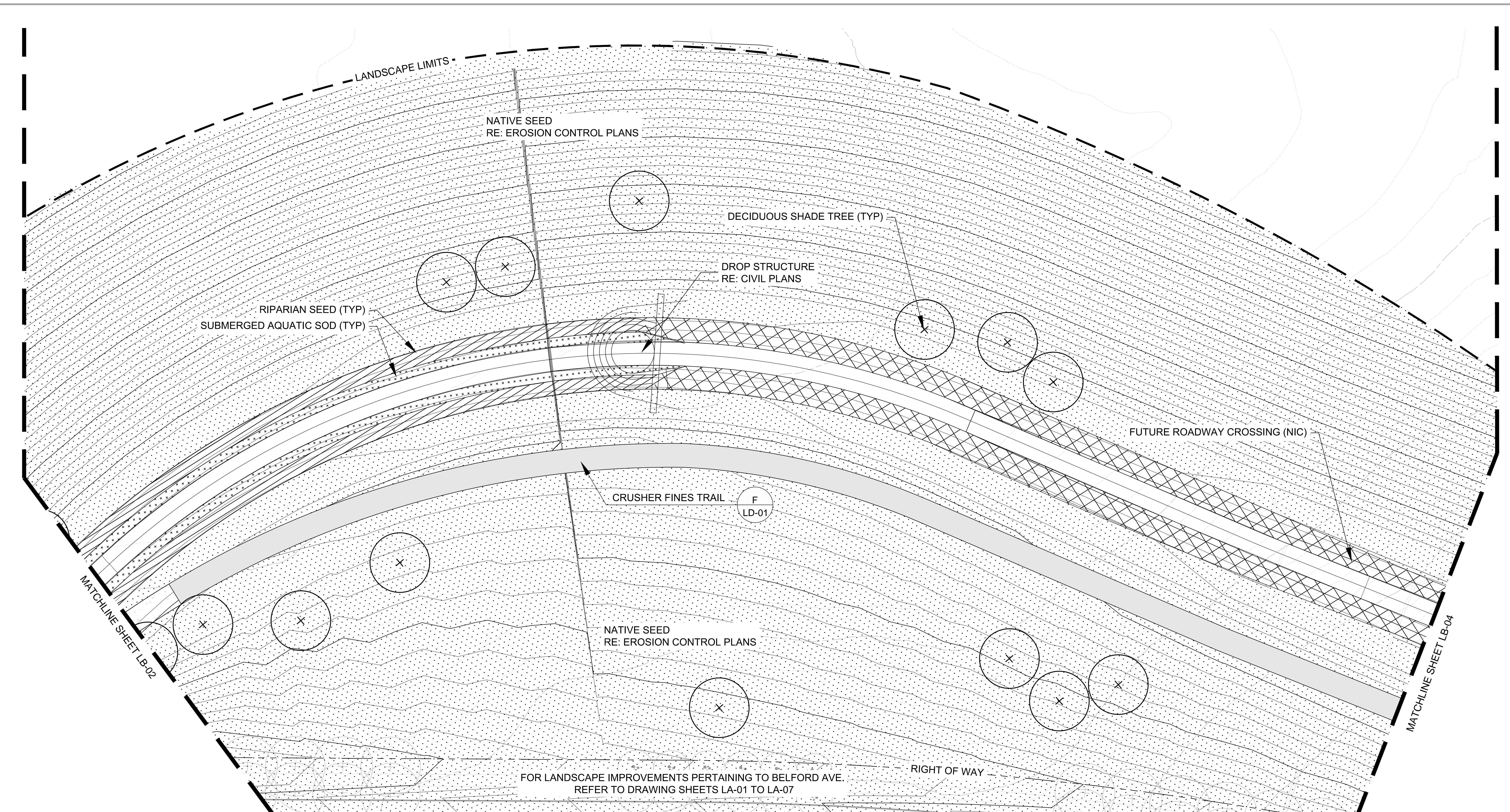
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BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.:	M/W
PROJ. ASSOC.:	E/G
DRAWN BY:	E/G
DATE:	11/20/2015
SHEET	
LB - 02	
SHEET 9 OF 22	
7681-000	

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Plotted: 11/19/2015 5:27 PM Draw Name: L:\7681-000_Vickers_Trait-MT_Belford\04_CAD\41_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorzo



PLANT LEGEND

<p> RIPARIAN SEED MIX - ALKALI SACATION PRAIRIE CORDGRASS GREEN NEEDLEGRASS SWITCHGRASS WESTERN WHEATGRASS HIGH PLAINS WET MEADOW MIX LOUISIANA SAGE NUTTALL'S SUNFLOWER BLUE VERVAIN YARROW WATER SEDGE ARCTIC RUSH CREEPING SPIKERUSH</p>	<p>SPOROBOLUS AIROIDES SPARTINA PECTINATA NASSELLA VIRIDULA PANICUM VIRGATUM PASCOPYRUM SMITHII WESTERN NATIVE SEED CO ARTEMISIA LUDOVICIANA NELIANTUS NUTTALLII VERBANA HASTATA ACHILLEA LANULOSA CAREX AQUATILLIS JUNCUS ARCTICUS ELEOCHARIS PALUSTRIS</p>	<p> SUBMERGED AQUATIC SOD - NEBRASKA SEDGE WOOLY SEDGE ARCTIC RUSH BEAKED SEDGE WATER SEDGE CREEPING SPIKERUSH PANICLED BULRUSH HARDSTEM BULRUSH TUFTED HAIRGRASS MANNAGRASS</p>	<p> CAREX NEBRASCENSIS CAREX PELLITA JUNCUS ARCTICUS CAREX UTRICULATA CAREX AQUATILLIS ELEOCHARIS PALUSTRIS SCIRPUS MICROCARPUS SCHOENOPLECTUS ACUTUS DESCHAMPSIA CESPITOSA GLYCERIA GRANDIS</p>	<p> RIPARIAN SEED MIX - ALKALI SACATION PRAIRIE CORDGRASS GREEN NEEDLEGRASS SWITCHGRASS WESTERN WHEATGRASS HIGH PLAINS WET MEADOW MIX LOUISIANA SAGE NUTTALL'S SUNFLOWER BLUE VERVAIN YARROW WATER SEDGE ARCTIC RUSH CREEPING SPIKERUSH NEBRASKA SEDGE TUFTED HAIRGRASS ROCKY MOUNTAIN IRIS BLUE JOINT REEDGRASS MAIDEN GRASS REDTOP CREEPING GRASS MARSH MILKWEED</p>	<p>SPOROBOLUS AIROIDES SPARTINA PECTINATA NASSELLA VIRIDULA PANICUM VIRGATUM PASCOPYRUM SMITHII WESTERN NATIVE SEED CO ARTEMISIA LUDOVICIANA NELIANTUS NUTTALLII VERBANA HASTATA ACHILLEA LANULOSA CAREX AQUATILLIS JUNCUS ARCTICUS ELEOCHARIS PALUSTRIS CAREX NEBRASCENSIS DESCHAMPSIA CESPITOSA IRIS MISSOURIENSIS CALAMAGROSTIS CANADENSIS MISCANTHUS SINENSIS 'GRACILLIMUS' AGROSTIS STOLONIFERA ASCLEPIAS INCARNATA</p>
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LANDSCAPE PLANTING NOTES

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**75% SUBMITTAL
MINOR DEVELOPMENT
PLAN**

0 10 20 40

Scale: 1" = 20' North

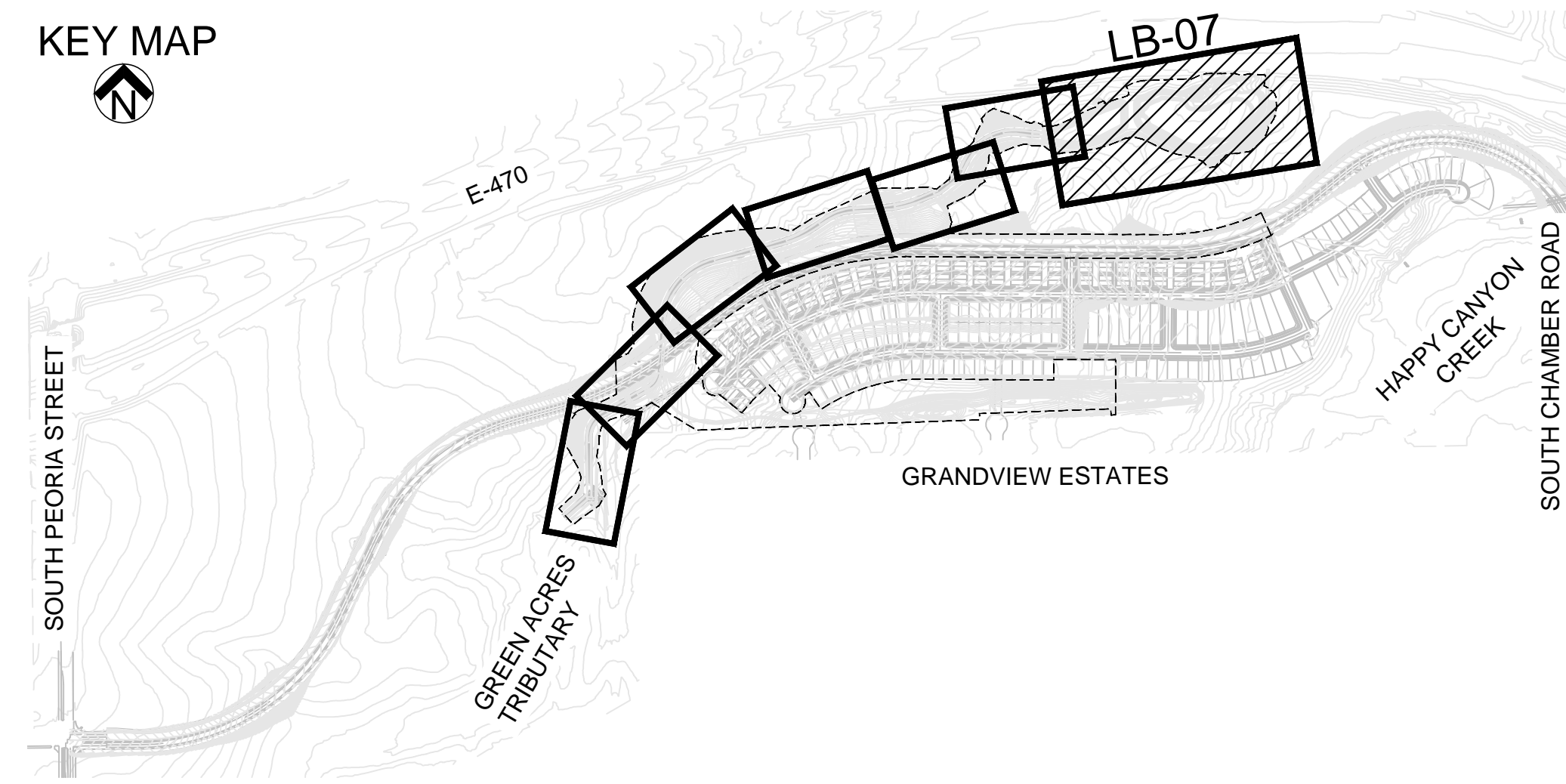
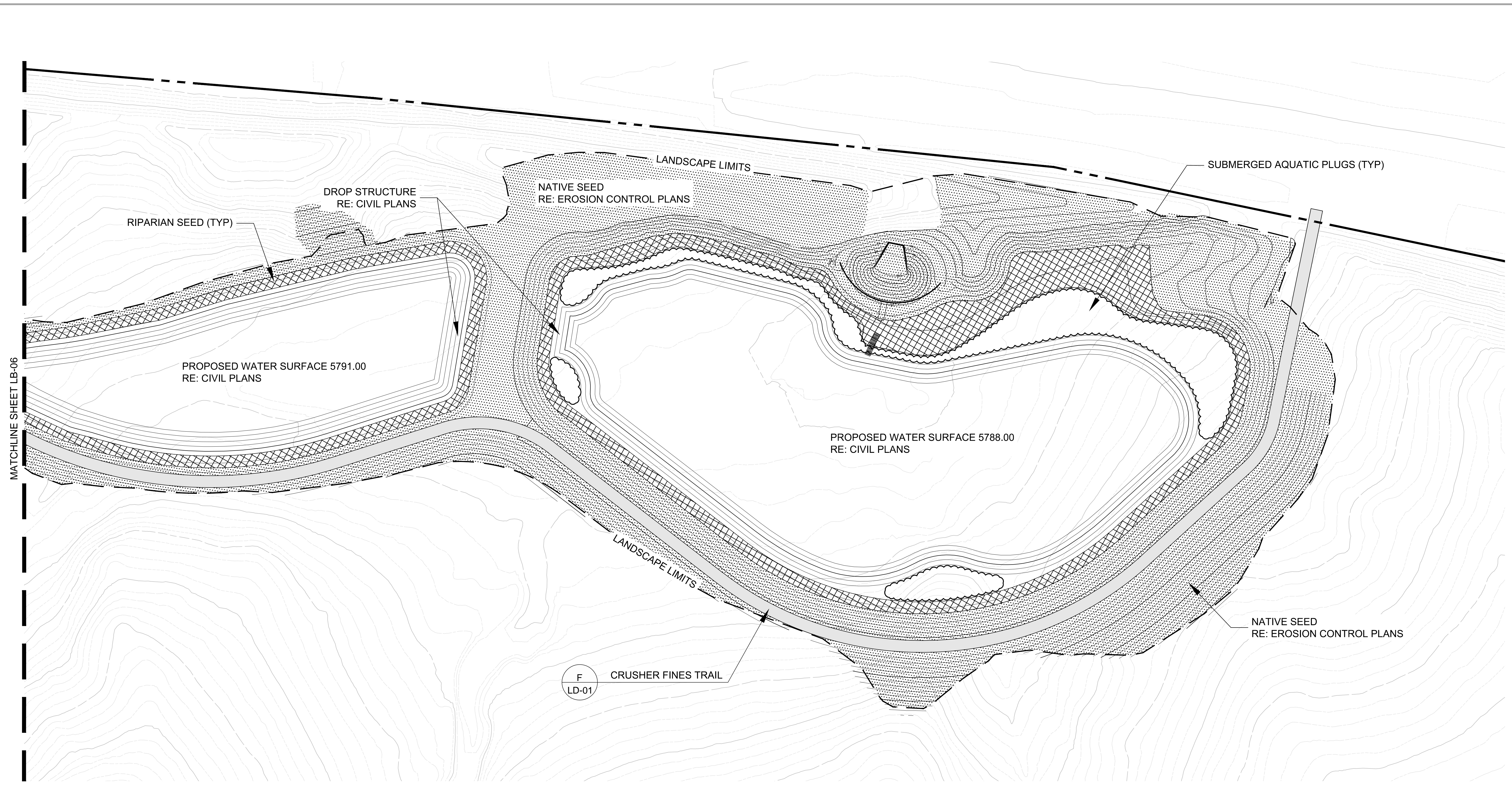
<p>BELFORD AVE. LANDSCAPE PLAN</p> <p>PARKER, COLORADO</p> <p>COMPARK VILLAGE PLANNED DEVELOPMENT</p>	<p>PROJ. MGR.: M/W</p> <p>PROJ. ASSOC.: E/G</p> <p>DRAWN BY: E/G</p> <p>DATE: 11/20/2015</p> <p style="text-align: center;">SHEET</p> <p style="text-align: center;">LB - 03</p> <p style="text-align: center;">SHEET 10 OF 22</p> <p style="text-align: center;">7681-000</p>
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Plotted: 11/19/2015 5:28 PM Draw Name: L:\7681-000_Vickers Trust-MT_Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorzo



PLANT LEGEND

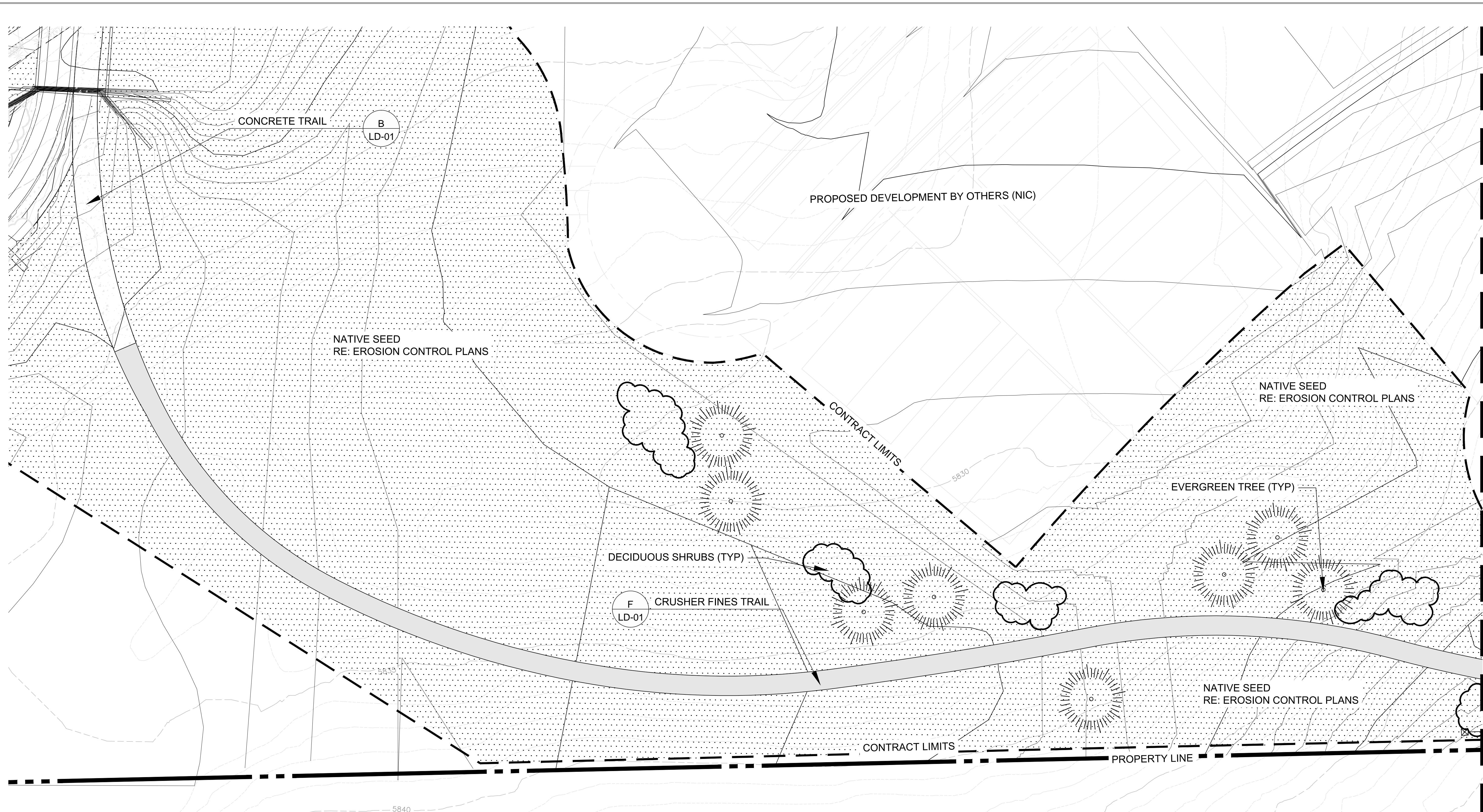
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- LANDSCAPE PLANTING NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
 2. ALL NATIVE SEED, SUBMERGED AQUATIC AND RIPARIAN SEED AREAS SHALL BE IRRIGATED.
 3. FOR SEED MIX OF ALL DISTURBED AREAS, NOT DEPICTED ON THESE DRAWINGS, REFER TO EROSION CONTROL PLANS.

75% SUBMITTAL
 MINOR DEVELOPMENT PLAN
 Scale: 1" = 40' North

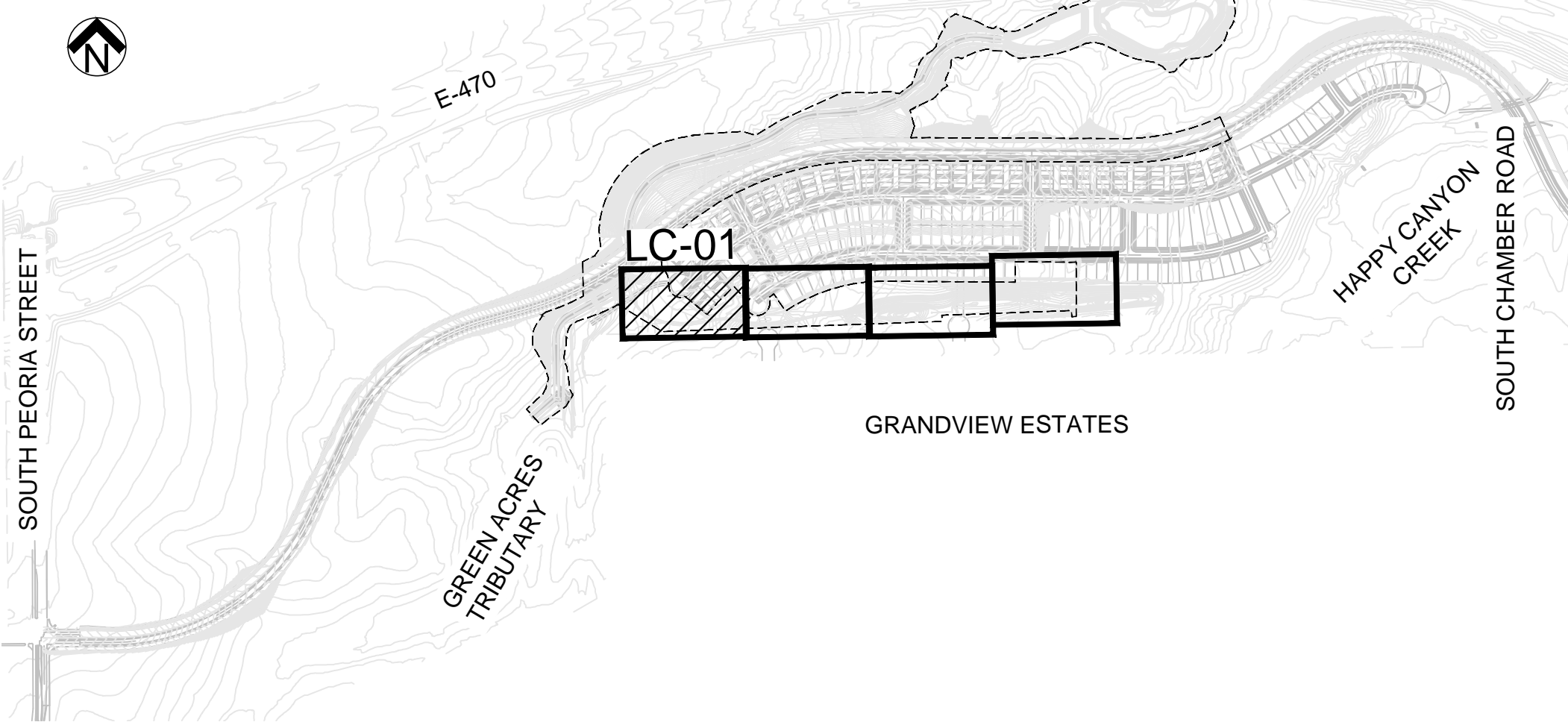
<p>Manhard CONSULTING LTD.</p> <p>1000 Avenue of the Sciences, Suite 1000, Boulder, Colorado 80502 303.440.7200 • Fax: 303.440.7332</p>	<p>BELFORD AVE. LANDSCAPE PLAN</p> <p>PARKER, COLORADO</p> <p>COMPARK VILLAGE PLANNED DEVELOPMENT</p> <hr/> <p>PROJ. MGR.: M/W PROJ. ASSOC.: E/G DRAWN BY: E/G DATE: 11/20/2015</p> <p style="text-align: center;">SHEET LB - 07</p> <p style="text-align: right;">SHEET 14 OF 22 7681-000</p>
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Plotted: 11/19/2015 5:28 PM Draw Name: L:\7681-000_Vickers Trust-MT_Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorzo



MATCHLINE SHEET LC-02

KEY MAP



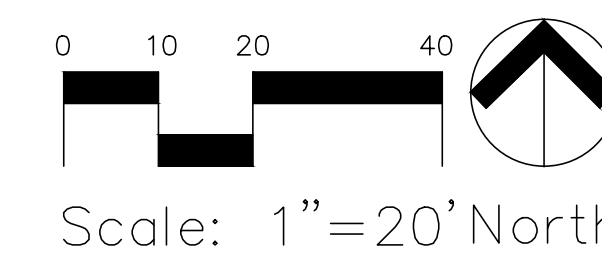
LEGEND

	EVERGREEN TREE PONDEROSA PINE AUSTRIAN PINE		PINUS PONDEROSA PINUS NIGRA
	DECIDUOUS SHRUB GAMBEL OAK		QUERCUS GAMBELII
	UPLAND NATIVE SEED MIX BIG BLUESTEM, KAW BLUE GRAMA, LOVINGSTON CANADA WILDRIE JUNEGRASS SIDEOTS GRAMA, HACHITA SLENDER WEATGRASS SWITCHGRASS, TRAILBLAZER WESTERN WHEAT GRASS, ARRIBA YELLOW INDIANGRASS, HOLT		ANDROPOGON GERARDII BOUTELOUA GRACILIS ELYMUS CANADENSIS KOELERIA MACRANTHERA ELYMUS TRACHYCALCULUS BOUTELOUA CURTIPENDULA SUBSP, TRACHYCALCULUS PANICUM VIRGATUM PASCOPYRUM SMITHII SORGHASTRUM NUTANS

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
2. ALL SEED AREAS SHALL BE AMENDED WITH 2 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER EVERY 1000 SF.
3. ALL NATIVE TURF AREAS SHALL HAVE AN IRRIGATION SYSTEM INSTALLED TO HELP ESTABLISH A NATIVE STAND OF TURF.

75% SUBMITTAL
MINOR DEVELOPMENT PLAN



DATE	REVISIONS

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BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

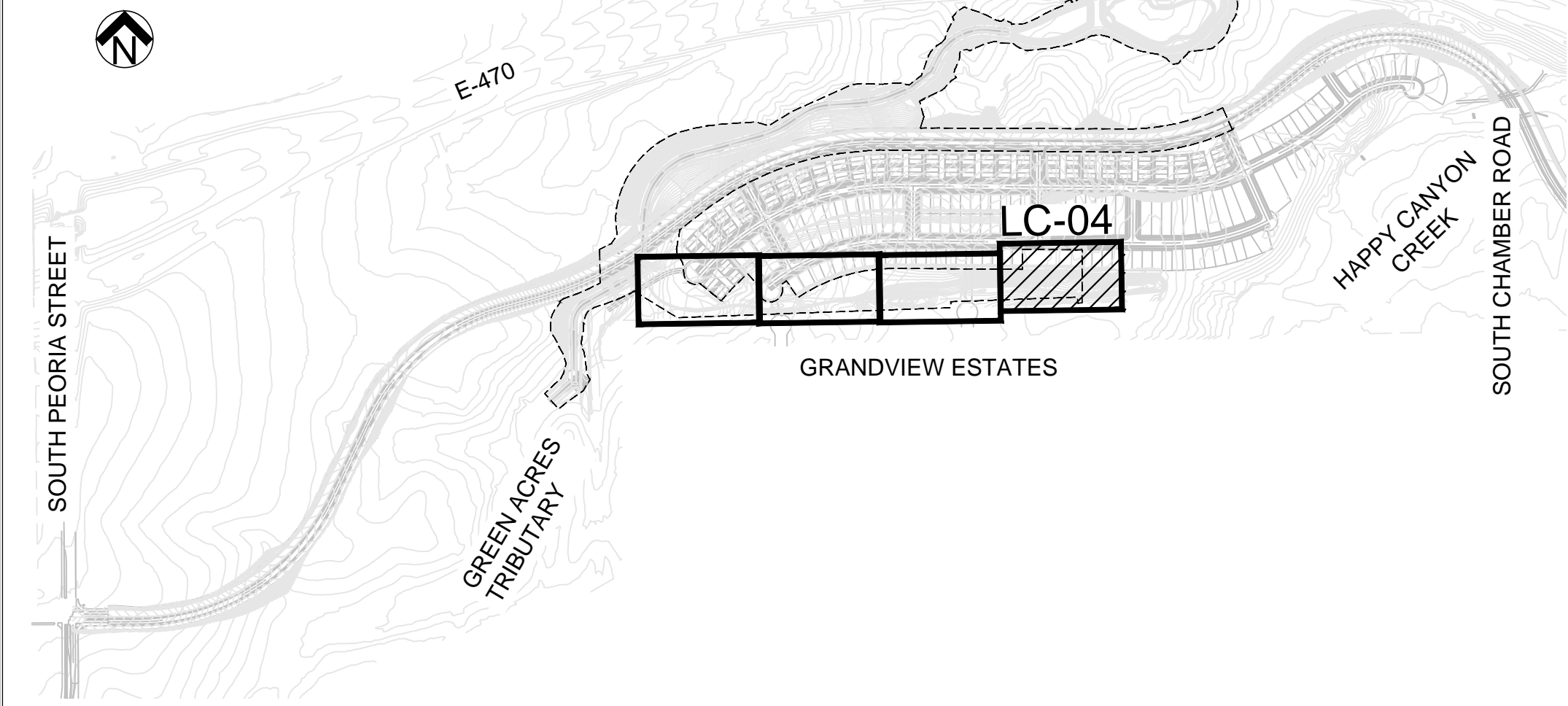
PROJ. MGR.: M/W
 PROJ. ASSOC.: E/G
 DRAWN BY: E/G
 DATE: 11/20/2015
 SHEET
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 SHEET 15 OF 22
 7681-000

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Plotted: 11/19/2015 5:29 PM Draw Name: L:\7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151110_7681_Landscape_Plan.dwg Updated By: egorzo



KEY MAP



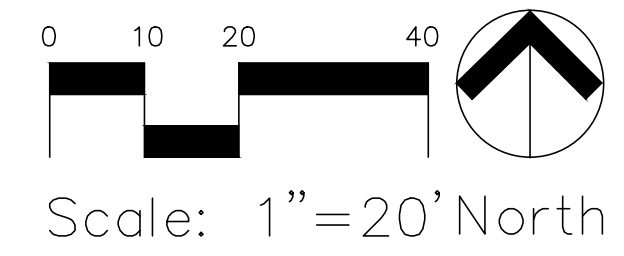
LEGEND

	EVERGREEN TREE PONDEROSA PINE AUSTRIAN PINE		PINUS PONDEROSA PINUS NIGRA
	DECIDUOUS SHRUB GAMBEL OAK		QUERCUS GAMBELII
	UPLAND NATIVE SEED MIX BIG BLUESTEM, KAW BLUE GRAMA, LOVINGSTON CANADA WILDRYE JUNEGRASS SIDEOTS GRAMA, HACHITA SLENDER WEATGRASS SWITCHGRASS, TRAILBLAZER WESTERN WHEAT GRASS, ARRIBA YELLOW INDIANGRASS, HOLT		ANDROPOGON GERARDII BOUTELOUA GRACILIS ELYMUS CANADENSIS KOELERIA MACRANTHERA ELYMUS TRACHYCULUS BOUTELOUA CURTIPENDULA SUBSP. TRACHYCAULUS PANICUM VIRGATUM PASCOPYRUM SMITHII SORGHASTRUM NUTANS

LANDSCAPE PLANTING NOTES

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75% SUBMITTAL
MINOR DEVELOPMENT PLAN



DATE	
REVISIONS	

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BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: M/W
 PROJ. ASSOC.: E/G
 DRAWN BY: E/G
 DATE: 11/20/2015
 SHEET
LC - 04
 SHEET 18 OF 22
 7681-000

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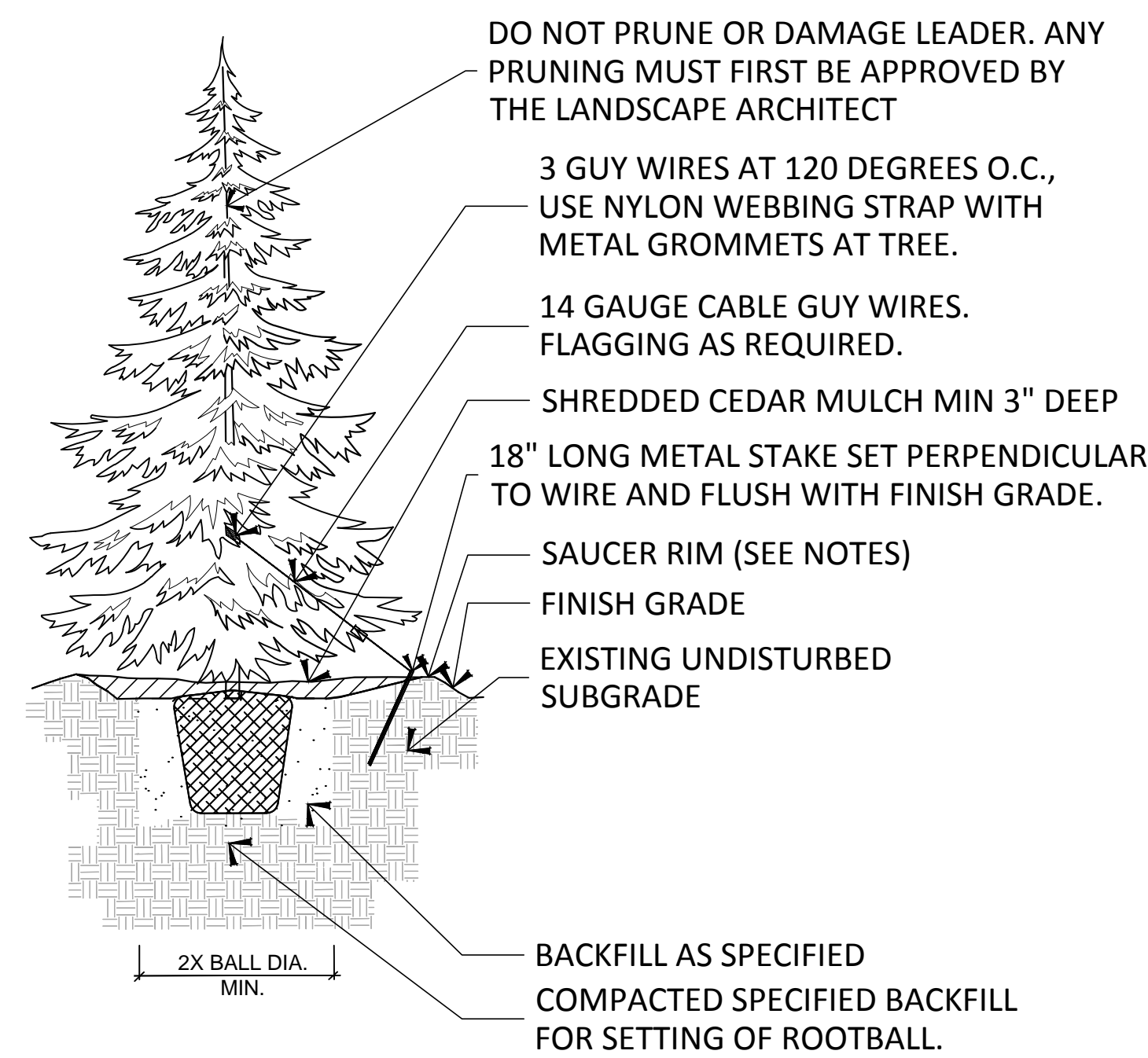
GENERAL NOTES

1. CONTRACTOR TO VERIFY FIELD CONDITIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
2. CONTRACTOR SHALL HAVE UTILITIES STAKED OR LOCATED (811) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER AND SANITARY LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
4. SHRUB BED MULCH SHALL BE SHREDDED CEDAR BARK MULCH (6" GORILLA MULCH)
5. TREES PLANTED IN NATIVE SEED AREAS SHALL HAVE SHREDDED CEDAR MULCH A MIN OF 3" DEEP IN PLANTING SAUCER (SEE DETAILS).

LANDSCAPE PLANTING NOTES

1. THE WETLAND SOD AREAS SHOWN ON THESE PLANS SHOW THE APPROXIMATE LIMITS OF WHERE AQUATIC PLANTS ARE TO BE PLACED. THESE PLANTS RELY ON WATER FOR THERE SURVIVAL. THE LIMITS OF THESE AREAS ASSUME THAT THERE IS A WATER TABLE THAT WILL SUPPORT THESE PLANTS IN SOME AREAS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
3. CONTRACTOR TO COLLECT WILLOW STAKES FROM ON SITE, OR PROXIMATE TO THE SITE, WHEN THE WILLOWS ARE IN A DORMANT STATE. (I.E. EARLY SPRING OR LATE FALL.) COLLECTED WILLOWS SHOULD BE PLANTED IMMEDIATELY AFTER HARVEST OR STORED IN A SATISFACTORY STORAGE FACILITY.
4. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION.
5. ALL SEED AREAS SHALL BE AMENDED WITH 2 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER EVERY 1000 SF.

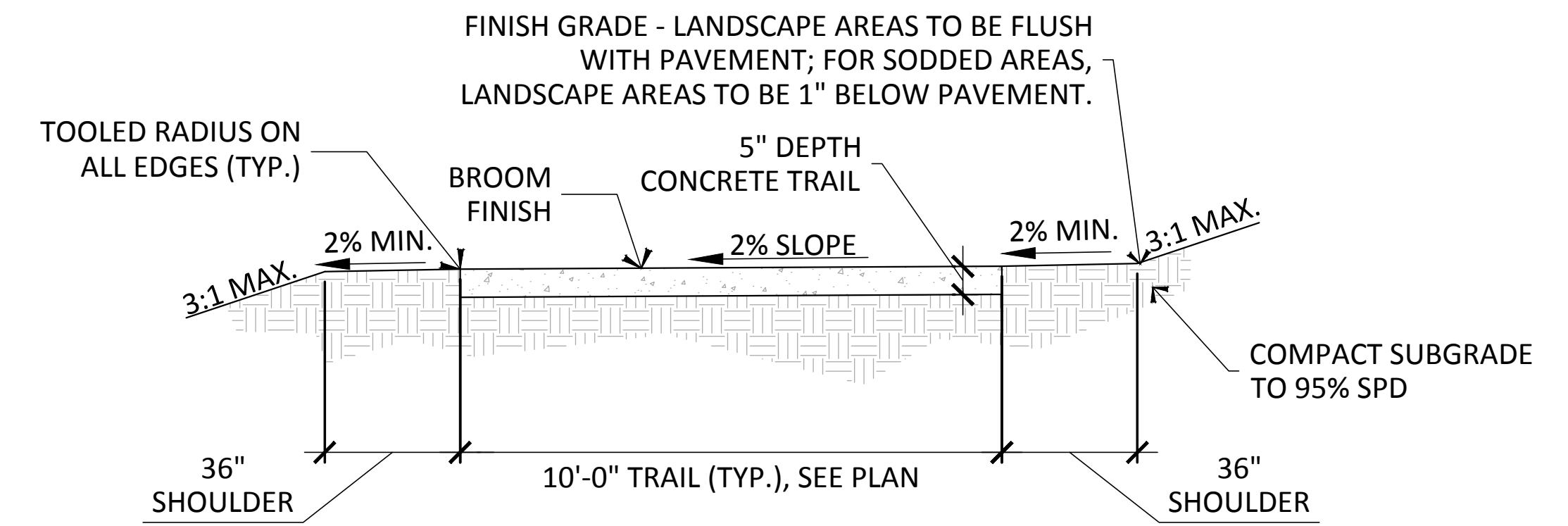
LANDSCAPE DETAILS



- NOTES:**
1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.
 2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.
 3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

A EVERGREEN TREE PLANTING DETAIL

N.T.S.

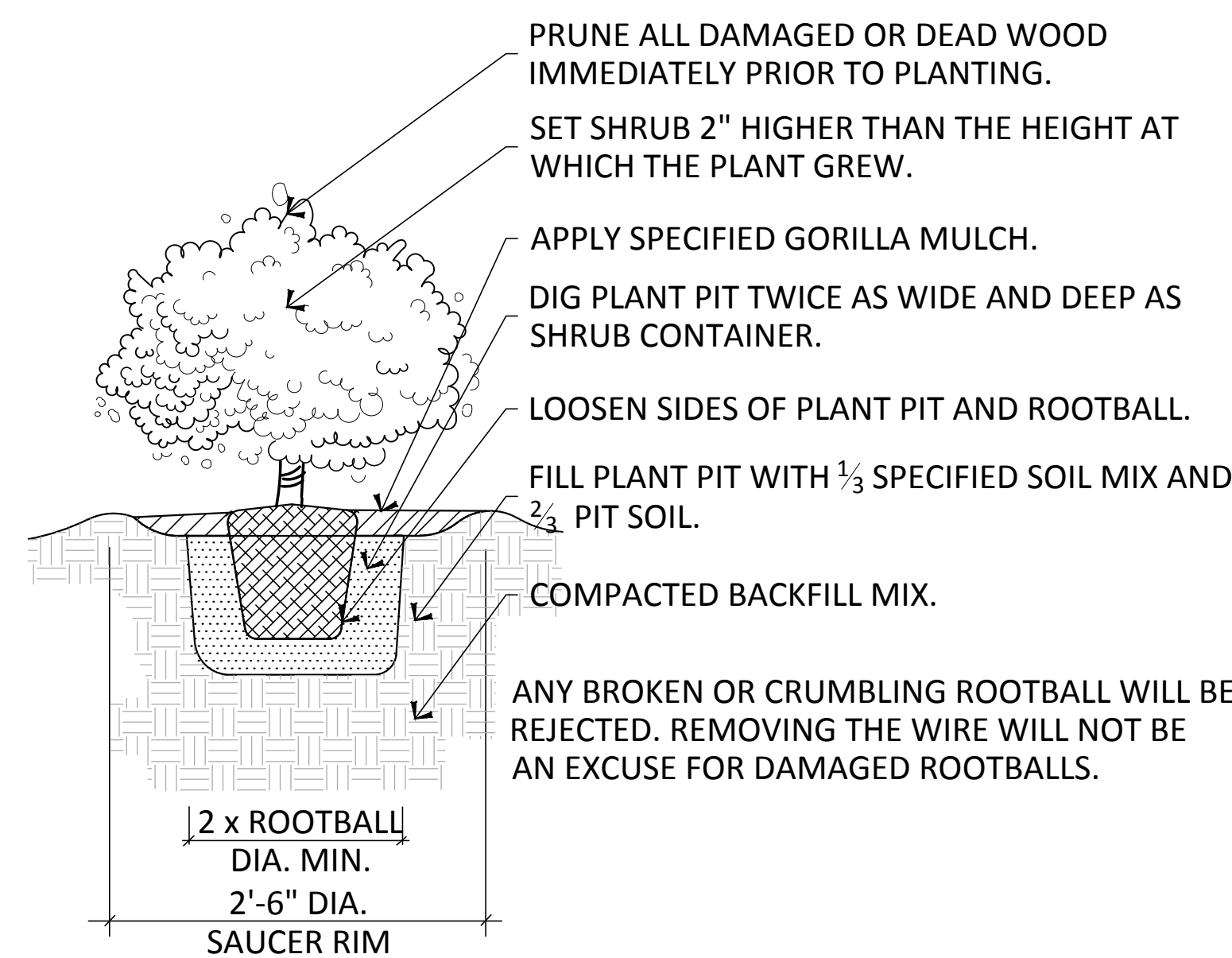


- NOTES:**
1. CONCRETE MIX TO BE 4000 PSI AT 28 DAYS MIX WITH FIBERMESH ADDITIVE. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
 2. TRANSVERSE JOINTS TO BE SAWCUT (1/8" WIDE x 1-1/4" DEEP) AND PLACED 10' ON CENTER, OR AS DIRECTED.
 3. EXPANSION JOINTS, WITH FILLER AND SEALANT, TO BE PLACED EVERY 100', WHERE PAVEMENT ABUTS EXISTING PAVEMENTS OR STRUCTURES, OR AS DIRECTED. PROVIDE ADDITIONAL ROAD BASE AS NEEDED FOR CONSTRUCTION OR COMPACTION OF TRAIL.
 4. COMPACT SUBGRADE UNDER TRAIL AND 1' BEYOND EACH SIDE OF TRAIL, PRIOR TO PLACING FORMS.
 5. BACKFILL EDGES OF TRAIL WITH ON-SITE MATERIAL, PREPARE LANDSCAPE AREA PER SPECIFICATIONS, AND SEED OR SOD PER PLANS.
 6. MAXIMUM CROSS SLOPE SHALL BE 2%. LONGITUDINAL SLOPE SHALL BE LESS THAN 5%.
 7. 2' WIDE CLEAR ZONE ON EACH SIDE OF TRAIL SHALL BE FREE OF OBSTRUCTIONS.
 8. COLORED CONCRETE TRAIL SECTIONS / PAVEMENT AS NOTED ON PLANS TO BE DAVIS COLOR OMAHA TAN, RATES TO BE AS RECOMMENDED BY MANUFACTURER. ALL OTHER CONCRETE TRAIL SECTIONS NOT TO RECEIVE COLOR.

B CONCRETE TRAIL DETAIL

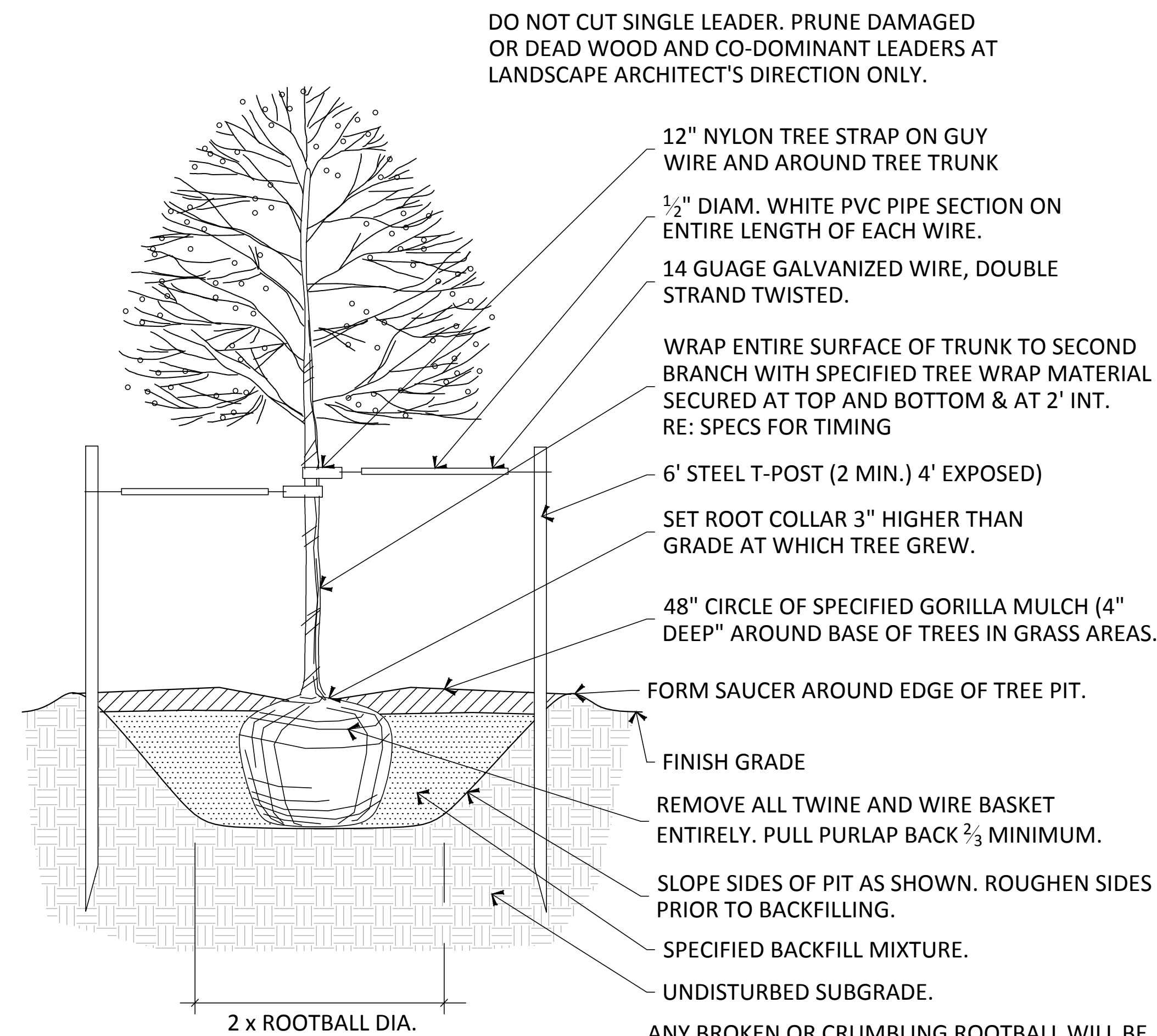
N.T.S.

LANDSCAPE DETAILS



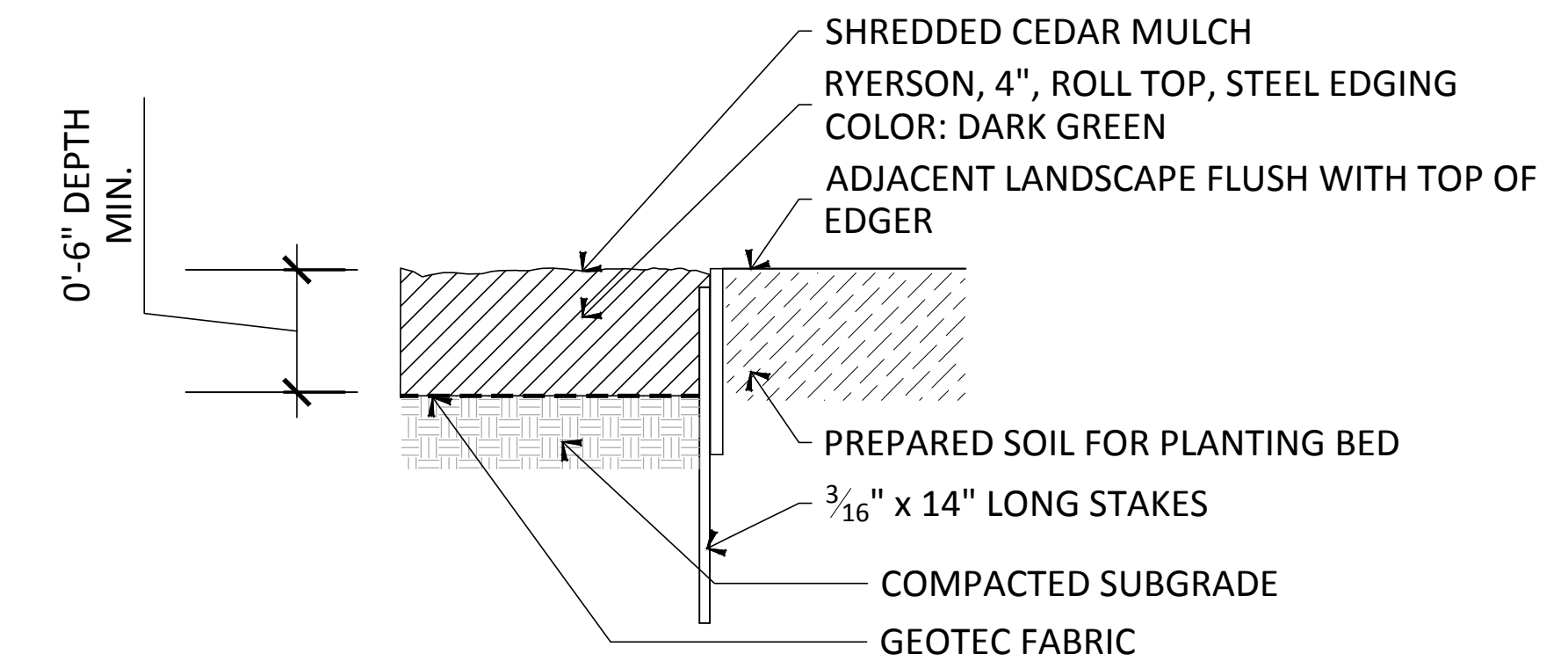
C SHRUB PLANTING DETAIL

N.T.S.



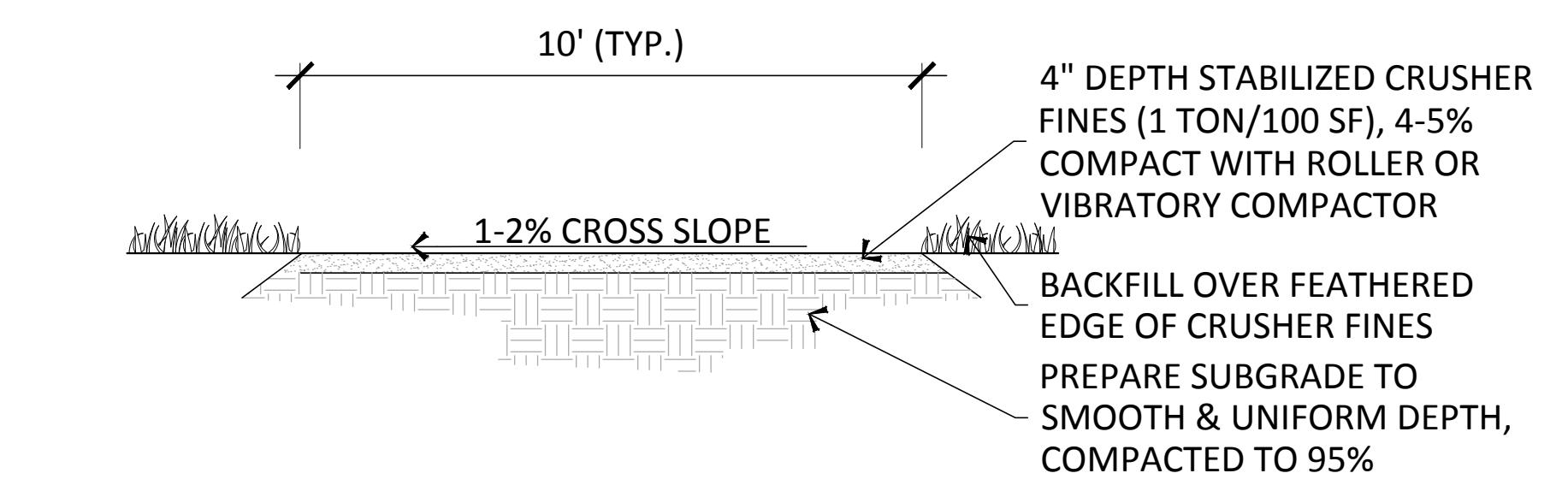
D DECIDUOUS TREE PLANTING DETAIL

N.T.S.



E EDGER DETAIL - CEDAR MULCH AND PLANT BED DETAIL

N.T.S.



F CRUSHER FINES TRAIL DETAIL

N.T.S.

Proj: 11/19/2015 4:51 PM Draw Name: L:\7681-000_Vickers Trust-Mt. Belford\04_CAD\4.1_Sheets\151106_7681_500E_COMP_PARK_DETAILS.dwg Updated By: agrzr

DATE	
REVISIONS	

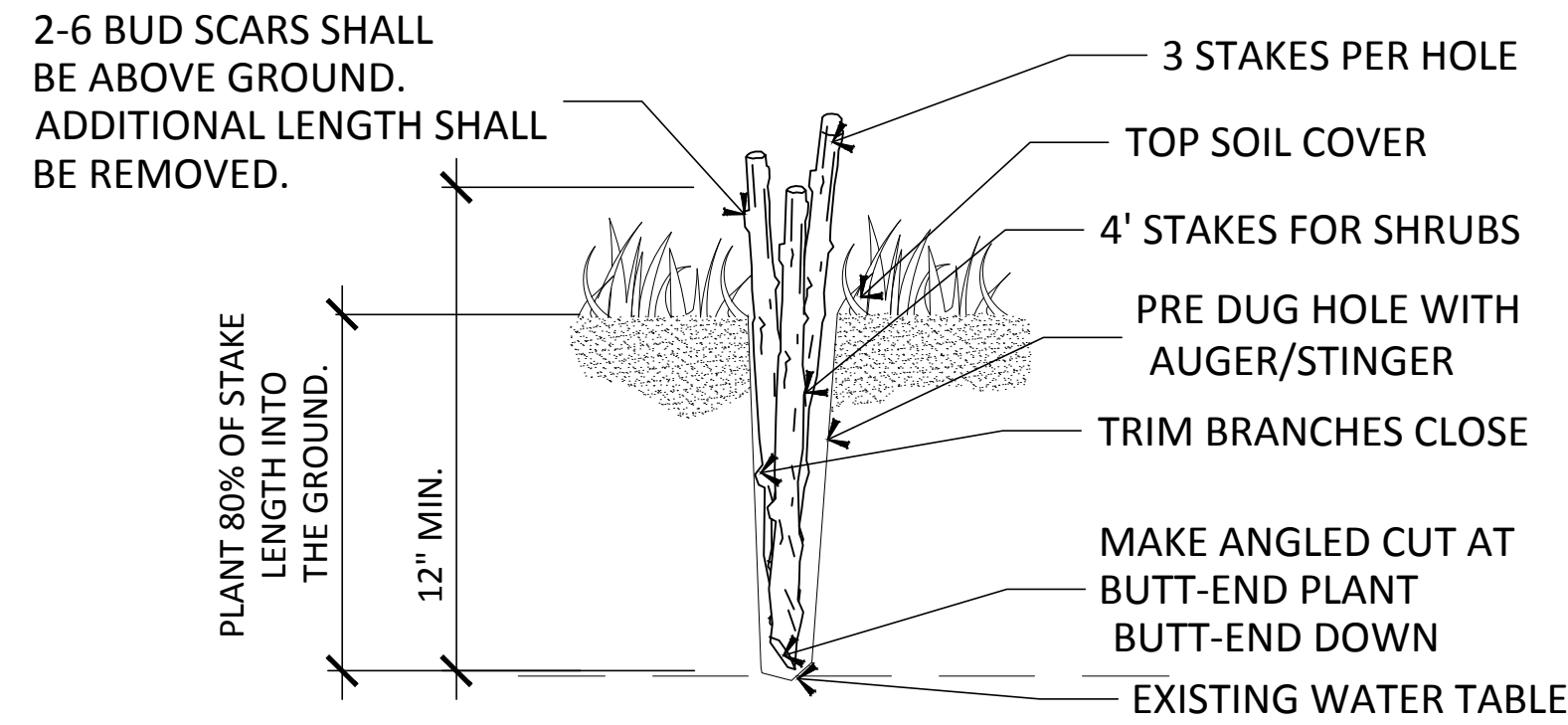
Manhard CONSULTING, LTD.
 2953 South Peoria Street, Ste 101
 Aurora, Colorado 80014
 303.770.7201 FAX 770-7132

BELFORD AVE. LANDSCAPE PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.:	MW
PROJ. ASSOC.:	EG
DRAWN BY:	EG
DATE:	11/20/2015
SHEET	
LD - 01	
SHEET 19 OF 22	
7681-000	

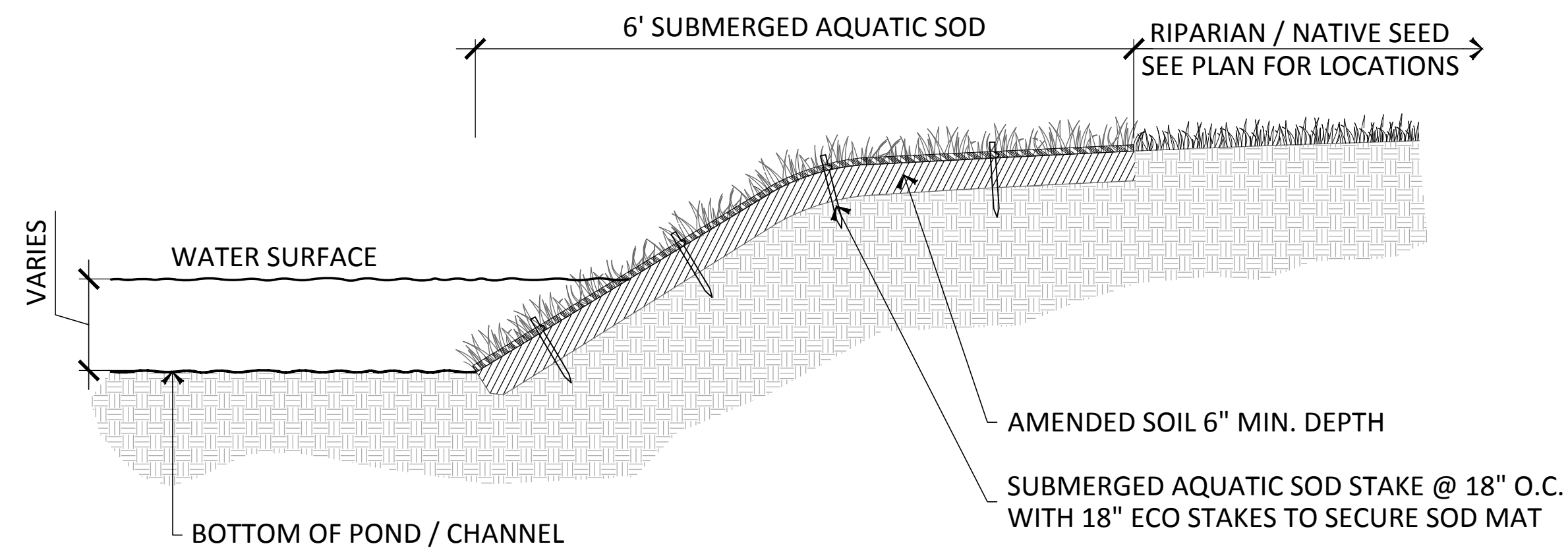
75% SUBMITTAL
 MINOR DEVELOPMENT PLAN

LANDSCAPE DETAILS



- NOTES:
- HARVEST AND PLANT STAKES DURING THE DORMANT SEASON.
 - USE HEALTHY, STRAIGHT AND LIVE WOOD AT LEAST ONE YEAR OLD.
 - MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION. USE A PILOT BAR IN FIRM SOILS.
 - SOAK CUTTINGS FOR 24 HOURS (MIN.) PRIOR TO INSTALLATION.
 - TAMP THE SOIL AROUND THE STAKE OR BACKFILL WITH MUD SLURRY.

A WILLOW STAKE N.T.S.

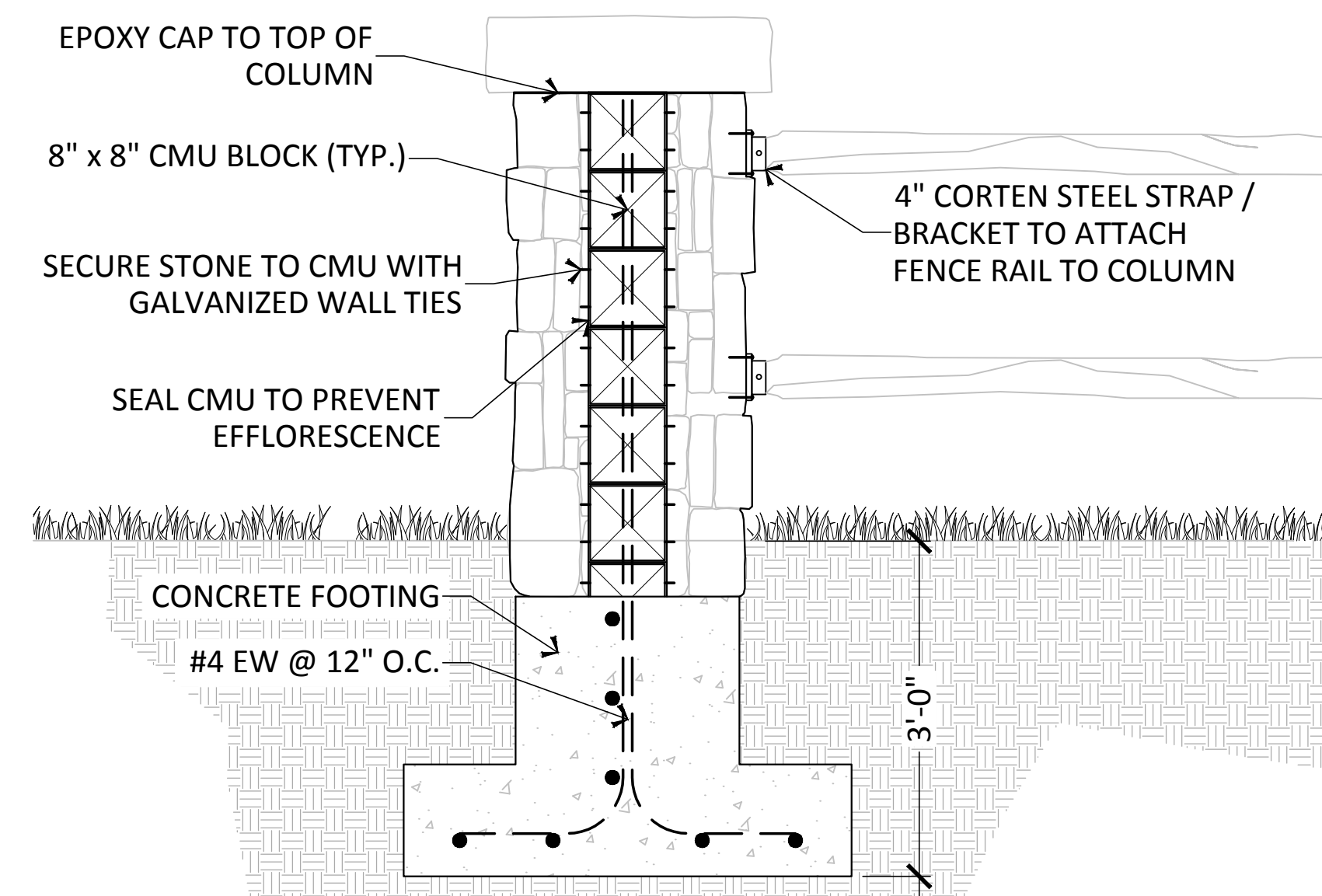


- NOTE:
- COLLECT POLES FROM ONSITE OR AT ANOTHER SITE IN CLOSE PROXIMITY TO THE PROJECT SITE

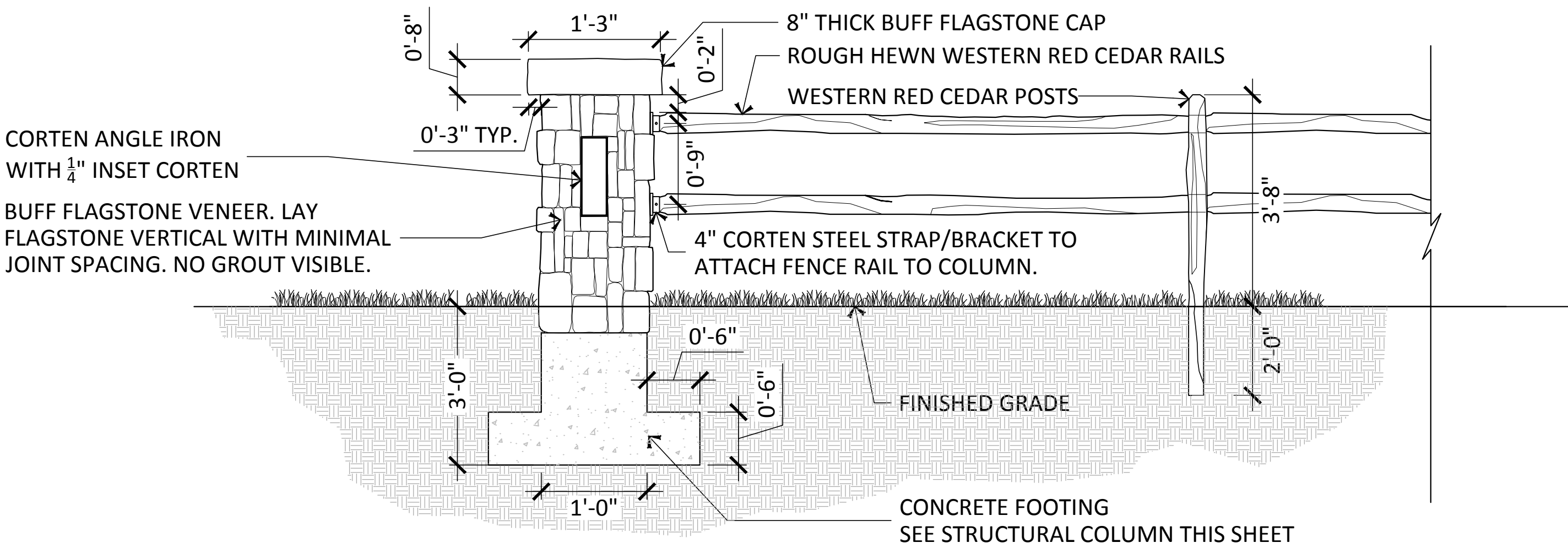
B COTTONWOOD POLE N.T.S.

NOTE: IRRIGATION SHALL BE PROVIDED TO ALL SUBMERGED AQUATIC SOD AREAS, AND RIPARIAN SEED AREAS.

C POND EDGE / CHANNEL EDGE DETAIL N.T.S.



E STONE COLUMN STRUCTURAL DETAIL SCALE: 3/4" = 1'-0"



D STONE COLUMN DETAIL SCALE: 1/2" = 1'-0"

F SPLIT RAIL FENCE ELEVATION SCALE: 1/4" = 1'-0"

Plotted: 11/19/2015 4:51 PM Draw Name: L:\7681-000_Visitors Trust-Mt. Belford\04_CAD\4.1_Sheets\151106_7681_5025_COMP_PARK_DETAILS.dwg Updated By: egrz2
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BELFORD AVE. LANDSCAPE PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: MWW
 PROJ. ASSOC.: EGG
 DRAWN BY: EGG
 DATE: 11/20/2015

SHEET
LD - 02
 SHEET 20 OF 22
 7681-000

75% SUBMITTAL
MINOR DEVELOPMENT PLAN

