

**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.

Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

Where is the trail connecting to the Belford Avenue sidewalk? This connection should be shown, and highlighted with sections of split rail fence bracketing the trail/sidewalk intersection.

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"> <li>⊕ DECIDUOUS SHADE TREE NORTHERN ACCLAIM HONEY LOCUST PATMORE ASH SHADEMASTER LOCUST SUMMIT ASH</li> <li>⊕ DECIDUOUS ORNAMENTAL TREE ADIRONDAK CRABAPPLE AMUR MAPLE AUTUMN BRILLIANCE SERVICEBERRY CENTURION CRABAPPLE SPRING SNOW CRABAPPLE WINTER KING HAWTHORNE</li> <li>④ DECIDUOUS SHRUB PURPLE HAZE BUTTERFLY BUSH TOM THUMB COTONEASTER</li> <li>* ORNAMENTAL GRASS DWARF FOUNTAIN GRASS KARL FOERSTER GRASS MORNING LIGHT MAIDEN GRASS</li> </ul>	<ul style="list-style-type: none"> <li>⊕ GLEDITSIA TRIACANTHUS VAR. INERMIS 'HARVE' FRAXINUS PENNSYLVANICA 'PATMORE' GLEDITSIA TRIACANTHUS VAR. INERMIS 'SHADEMASTER' FRAXINUS PENNSYLVANICA 'SUMMIT'</li> <li>⊕ MALUS 'ADIRONDAK' ACER GINNALA 'FLAME' AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' MALUS 'CENTURION' MALUS 'SPRING SNOW' CRATAEGUS VIRIOSUS 'WINTER KING'</li> <li>④ BUDDLEJA 'PURPLE HAZE' COTONEASTER ADPRESSUS 'TOM THUMB'</li> <li>* PENNISETUM ALOPECUROIDES 'HAMELN' CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' MISCANTHUS SINENSIS 'MORNING LIGHT'</li> </ul>
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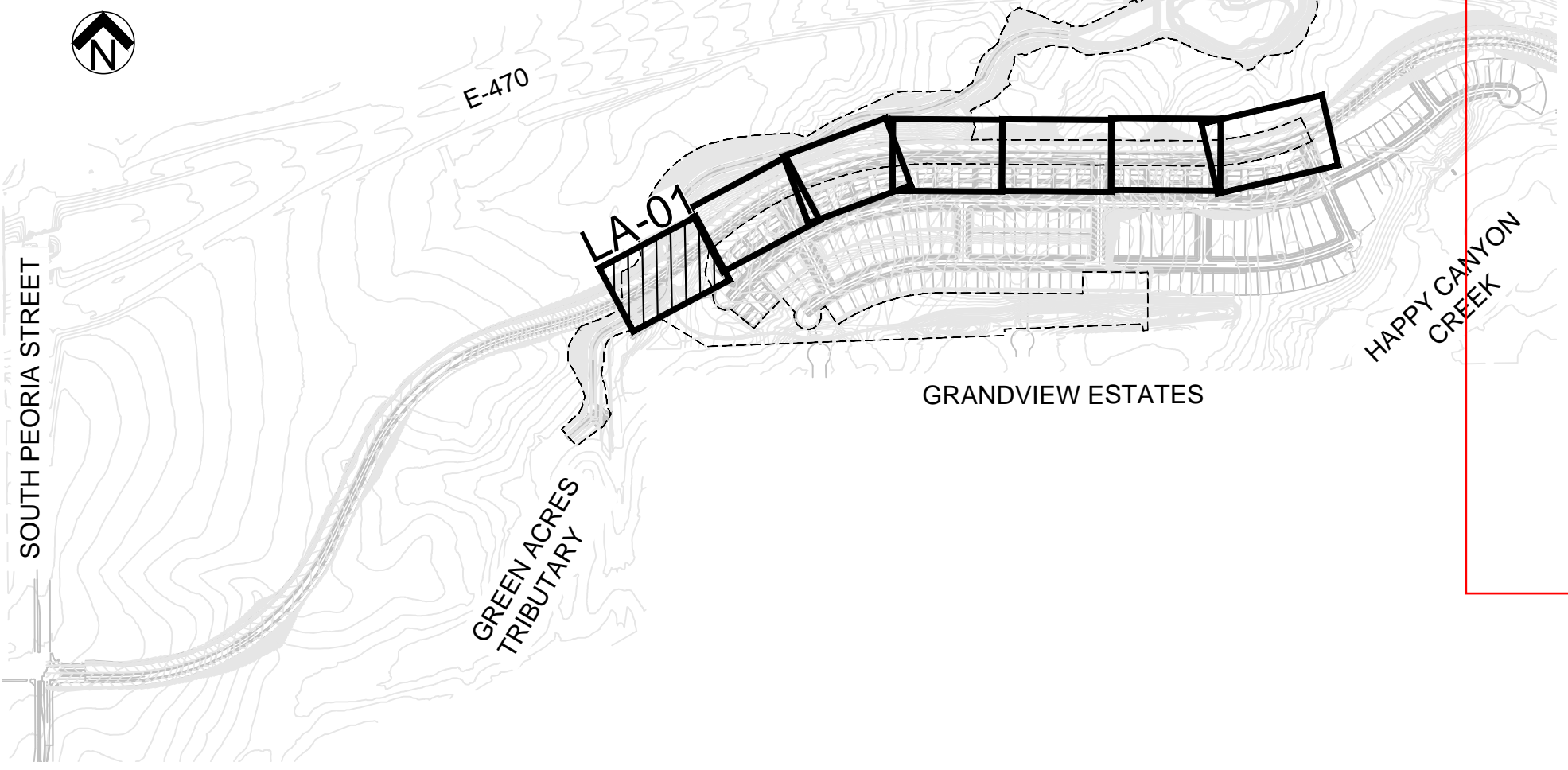
- ⊕ PERENNIAL  
DEEP BLUE LAVENDER  
ENGLISH LAVENDER  
GOLDEN YELLOW YARRO  
MOONSHINE YARROW  
RUBY STELLA DAYLILY  
STELLA DE ORO DAYLILY

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

- ⊕ UPLAND NATIVE SEED MIX  
SEE EROSION CONTROL PLANS
- ⊕ IRRIGATED SOD AREA
- - - CONSTRUCTION LIMIT LINE
- - - RIGHT OF WAY LINE

ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

**KEY MAP**



**75% SUBMITTAL  
MINOR DEVELOPMENT PLAN**

DATE	
REVISIONS	

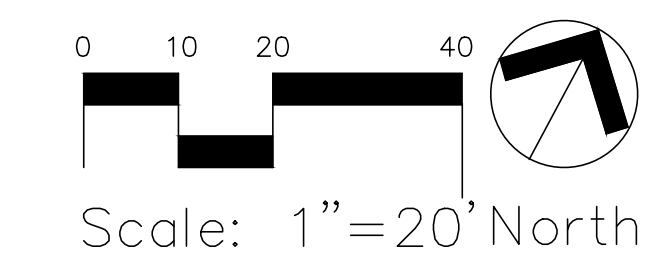
**Manhard CONSULTING LTD.**  
 2015 Avenue 100, Suite 100, Fort Collins, CO 80504  
 970.226.1100 • Fax: 970.226.1101

**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 - 01**  
 SHEET 1 OF 22  
 7681-000

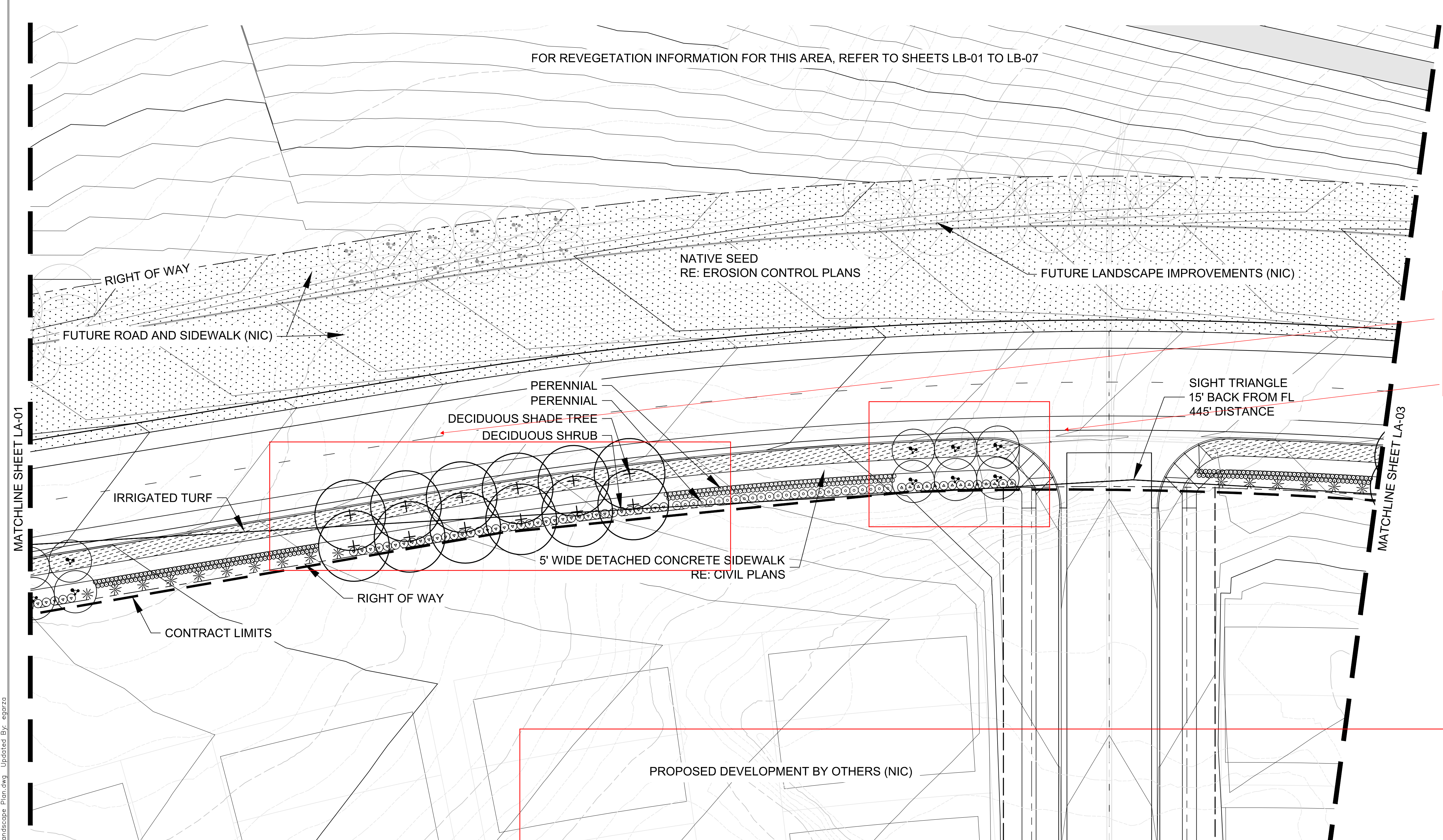
Plotted: 11/19/2015 5:25 PM Draw Name: L:\7681-000\_Vickers Trust-Mt. Belford\04\_CAD\4.1\_Sheets\151110\_7681\_Landscape\_Plan.dwg Updated By: egorzo



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**PLANT LEGEND**

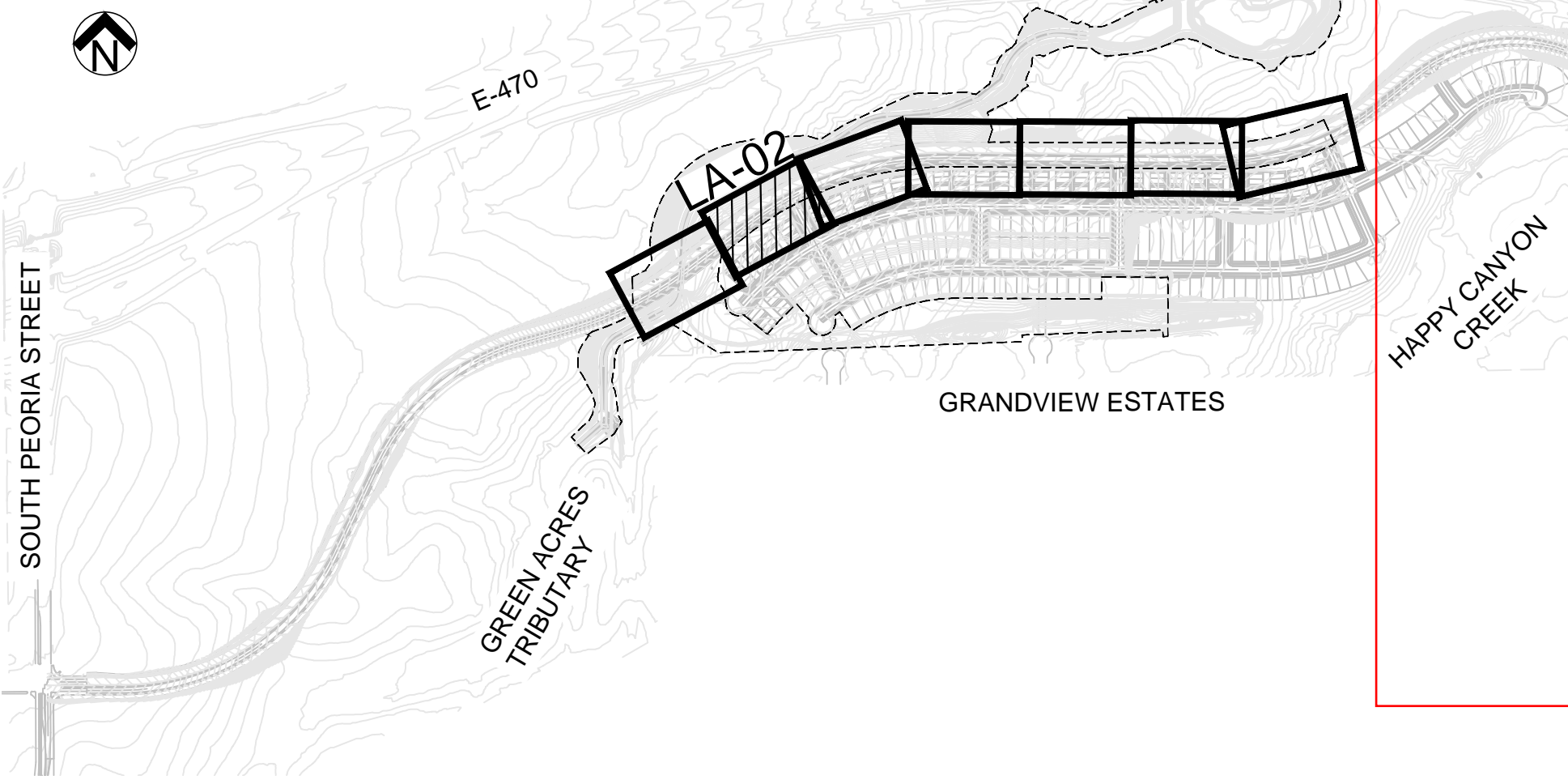
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|---|---|--|--|

ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

**75% SUBMITTAL  
MINOR DEVELOPMENT PLAN**

Plotted: 11/16/2015 5:05 PM Dwg Name: L:\7681-000\_Vickers Trust-Mt Belford\04\_CAD\41\_Sheets\151110\_7681\_Landscape\_Plan.dwg Updated By: agp27a

**KEY MAP**



NO.	DATE	REVISIONS

18500 DUBOIS, INC.  
 18500 DUBOIS, INC.  
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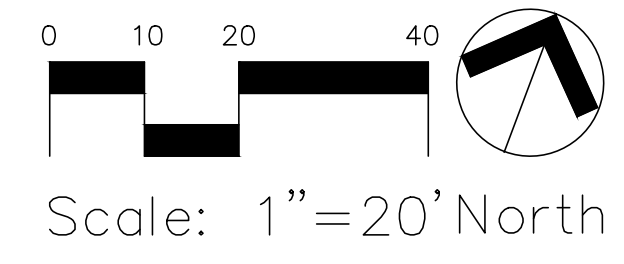
**Manhard**  
 CONSULTING LTD.  
 2000 Avenue of the Sciences, Suite 1000, Fort Collins, CO 80526  
 970.226.1000  
 Fax: 970.226.1001  
 www.manhard.com

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

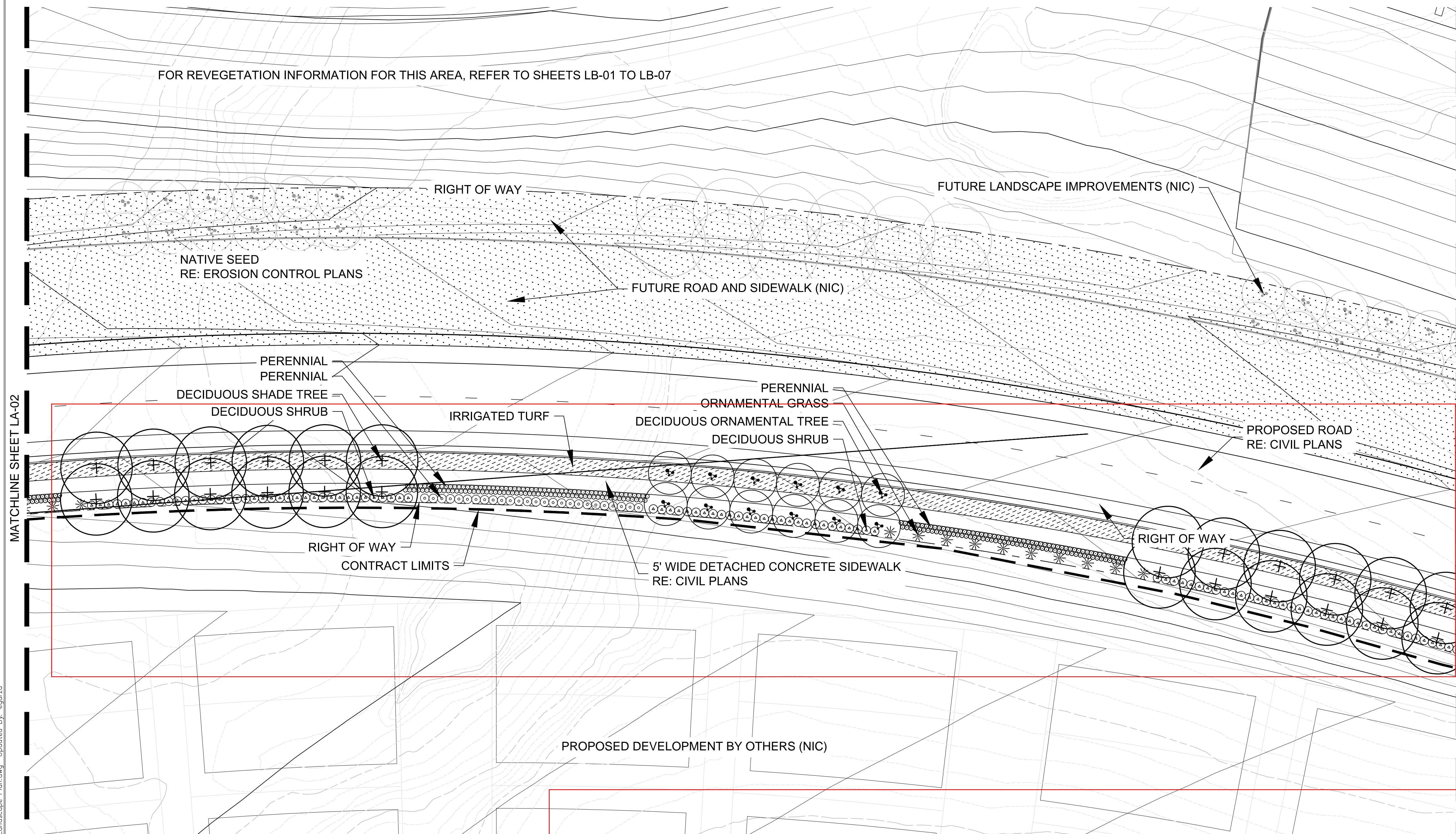


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MATCHLINE SHEET LA-02

MATCHLINE SHEET LA-04



Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

**PLANT LEGEND**

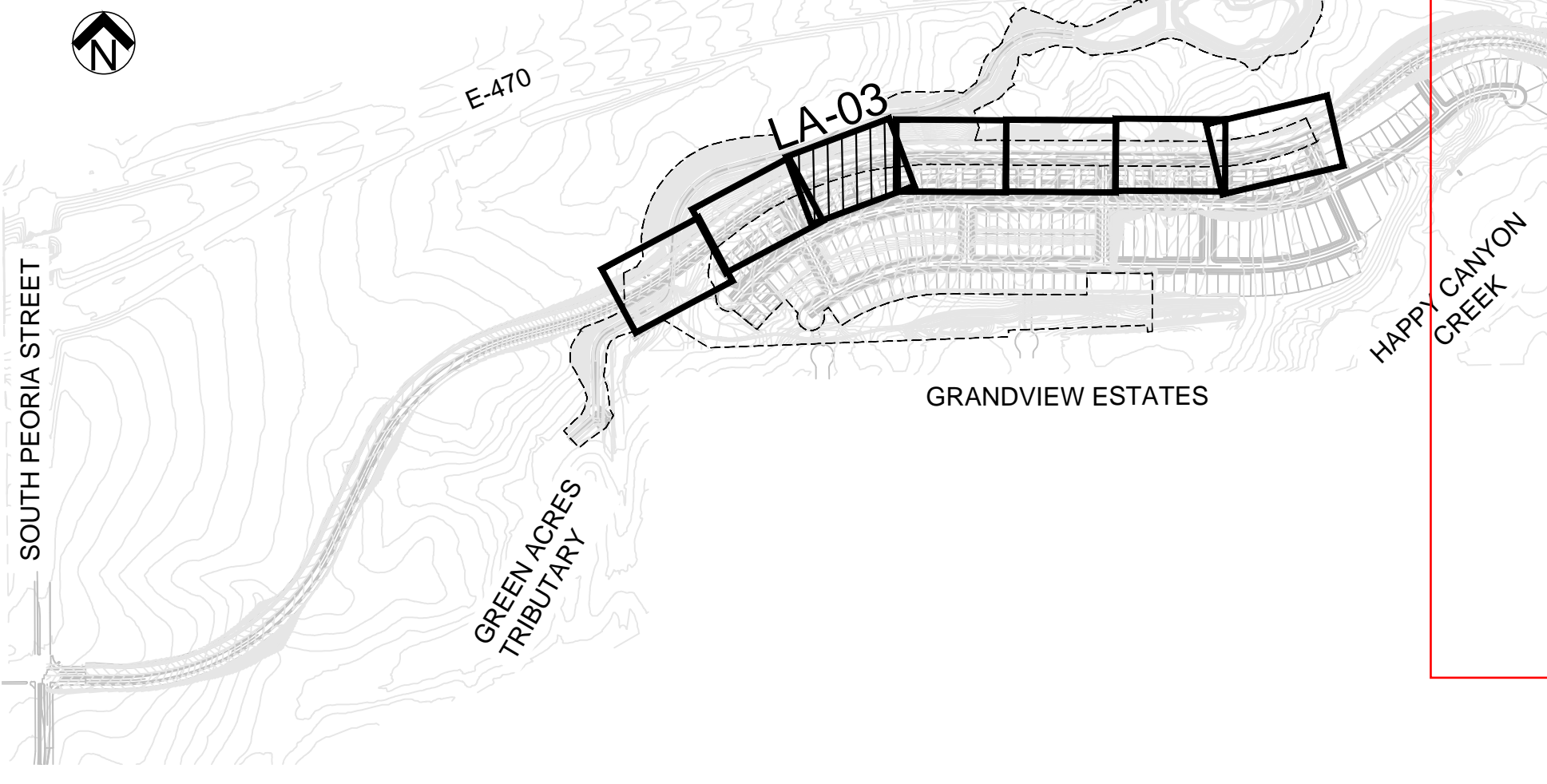
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ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH

**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: egorza

**KEY MAP**



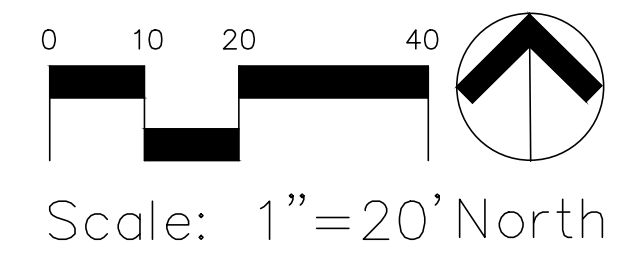
NO.	DATE	REVISIONS

**Manhard CONSULTING LTD.**  
 2015 Avenue of the Sciences, Suite 100, Fort Collins, CO 80504  
 970.226.1100 • Fax 970.226.1101

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

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

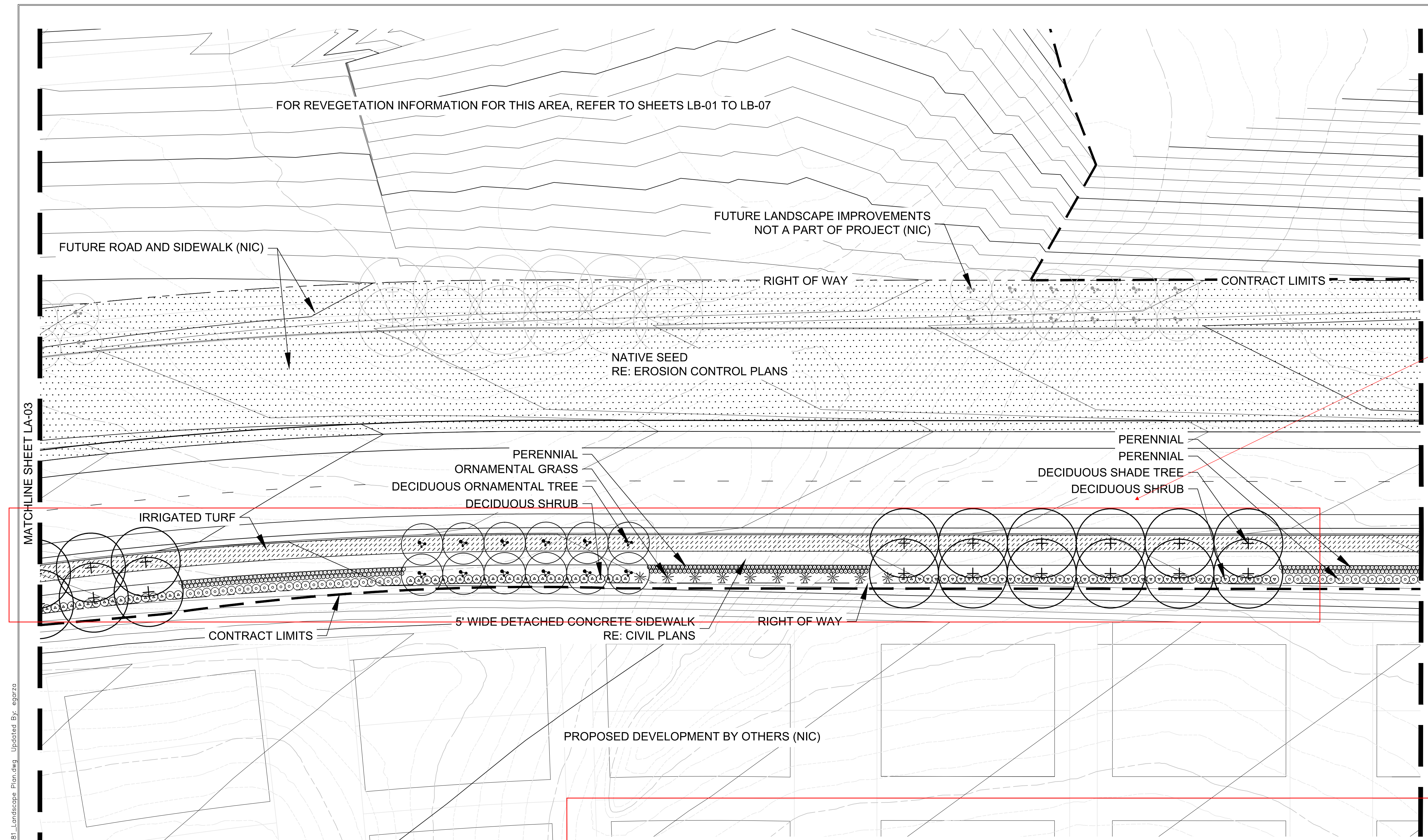
SHEET  
**LA - 03**  
 SHEET 3 OF 22  
 7681-000



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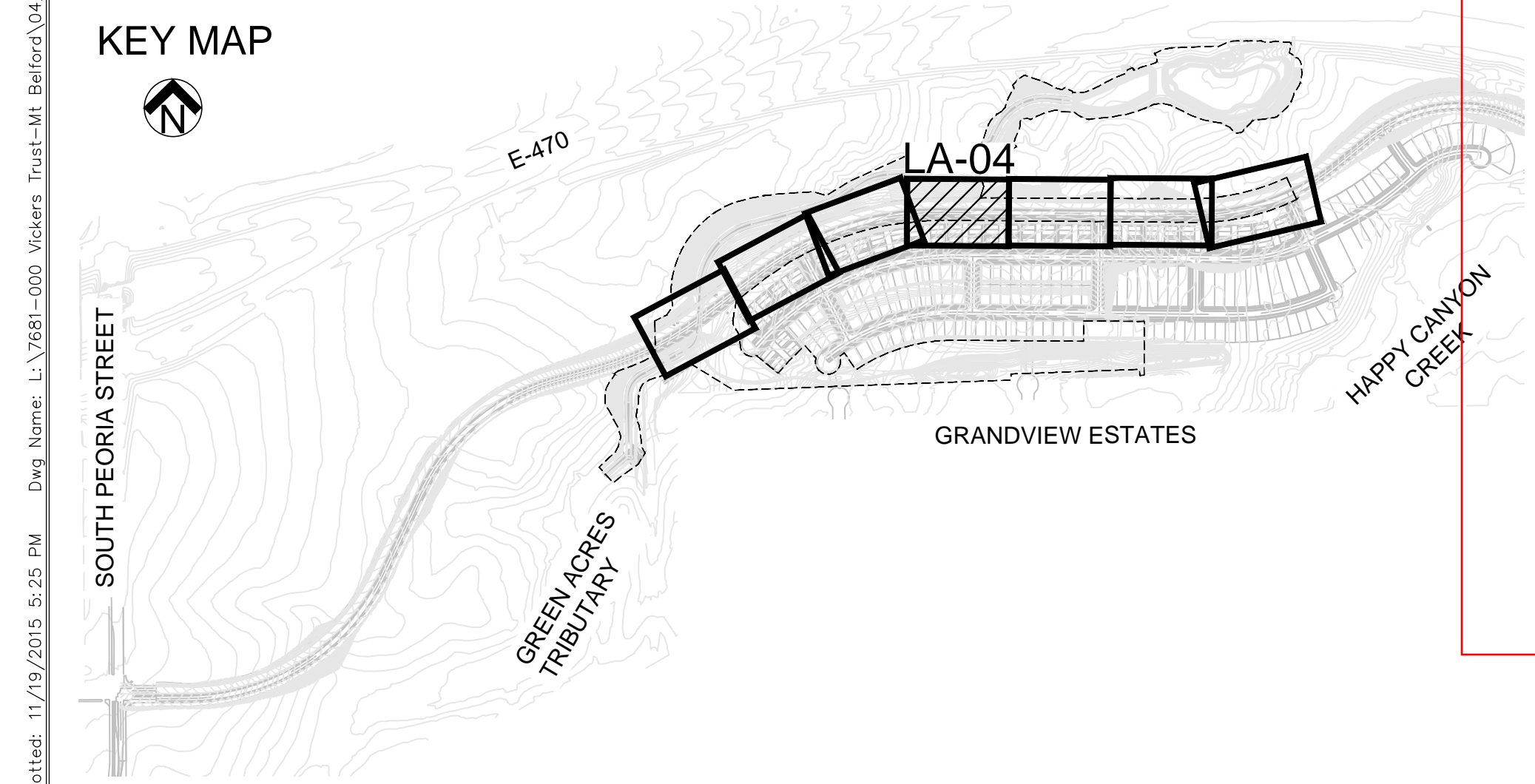


**PLANT LEGEND**

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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	

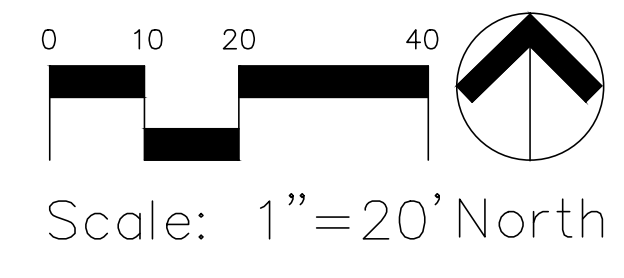
Manhard CONSULTING LTD.

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

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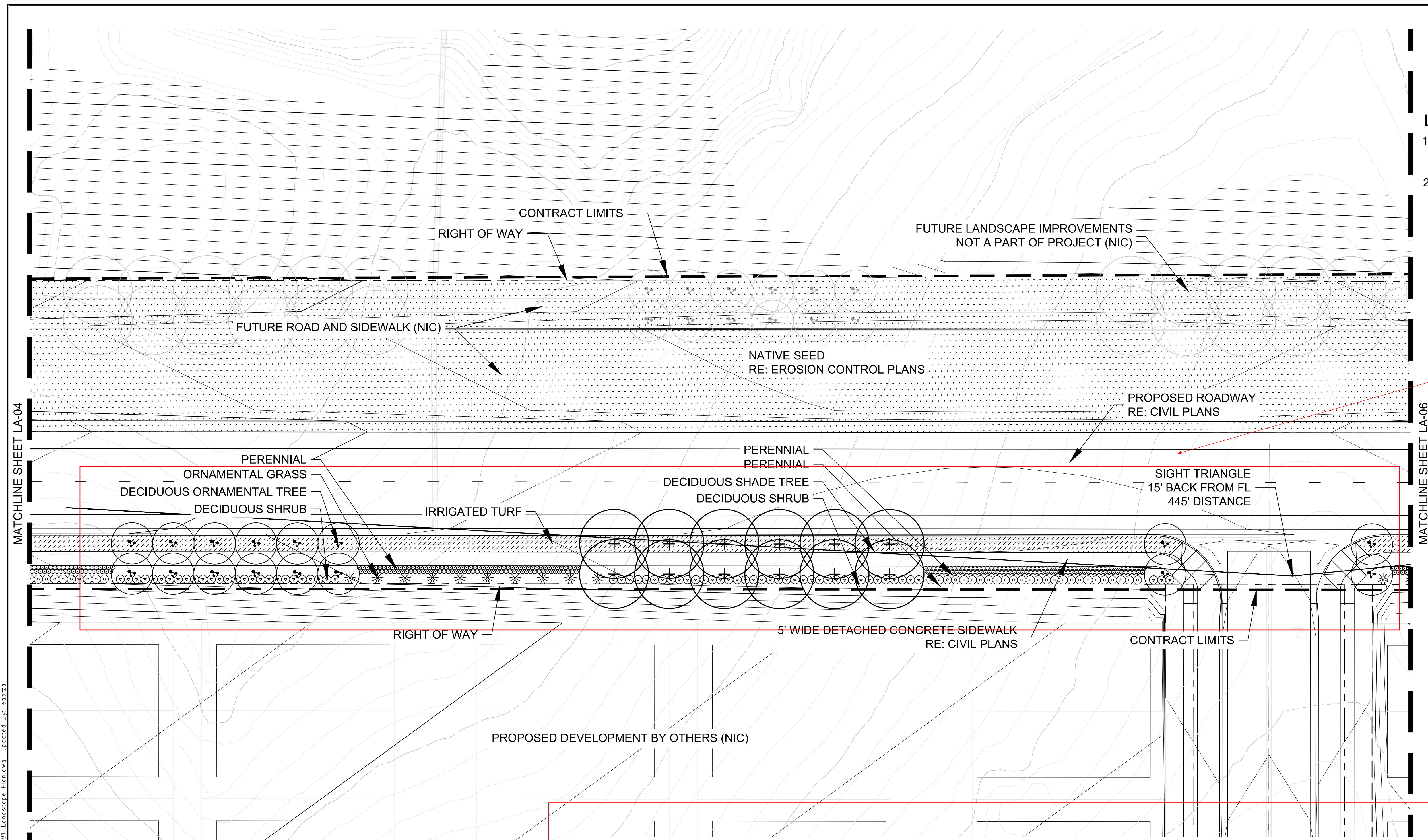
PROJ. MGR.: M/W  
 PROJ. ASSOC.: E/G  
 DRAWN BY: E/G  
 DATE: 11/20/2015

SHEET  
**LA - 04**  
 SHEET 4 OF 22  
 7681-000



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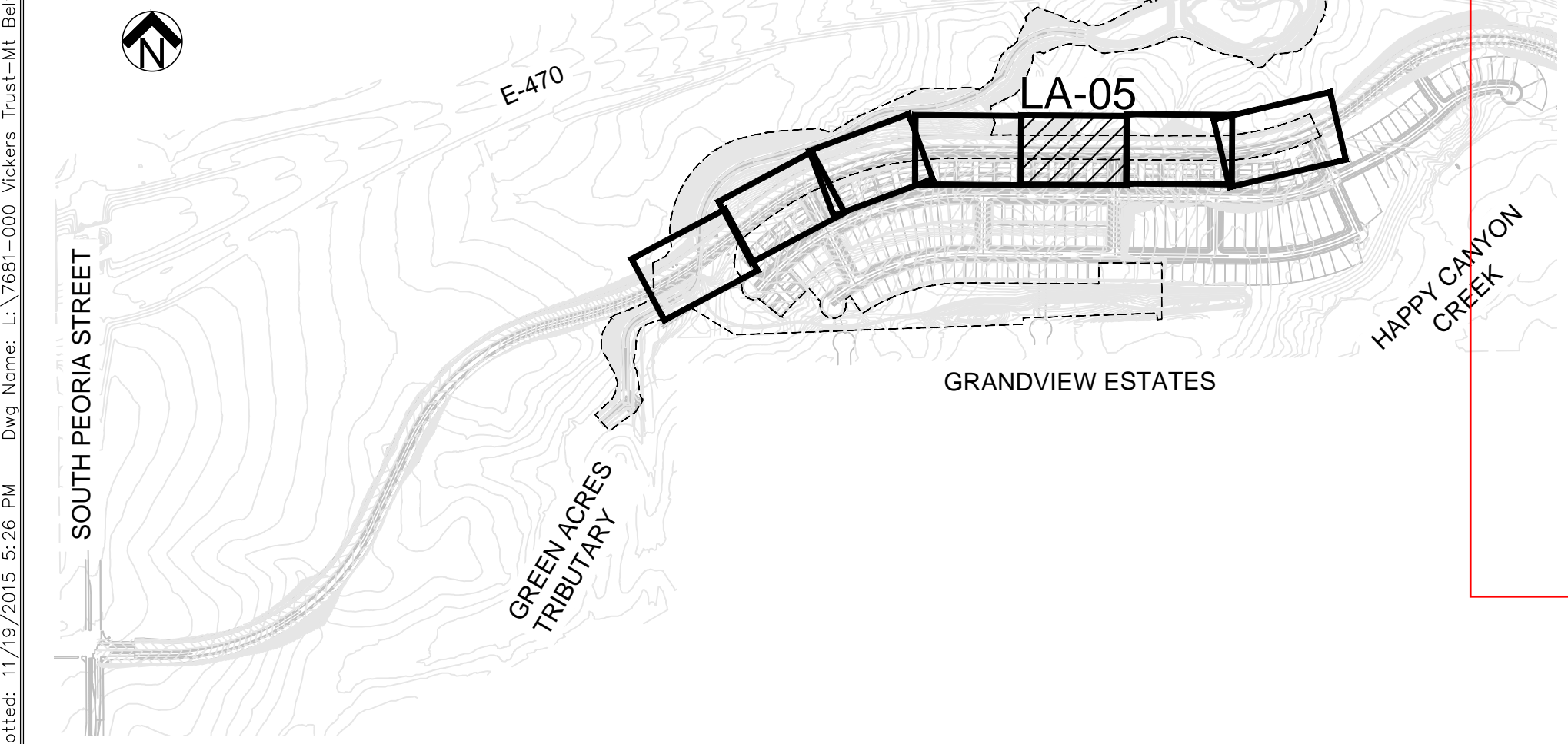
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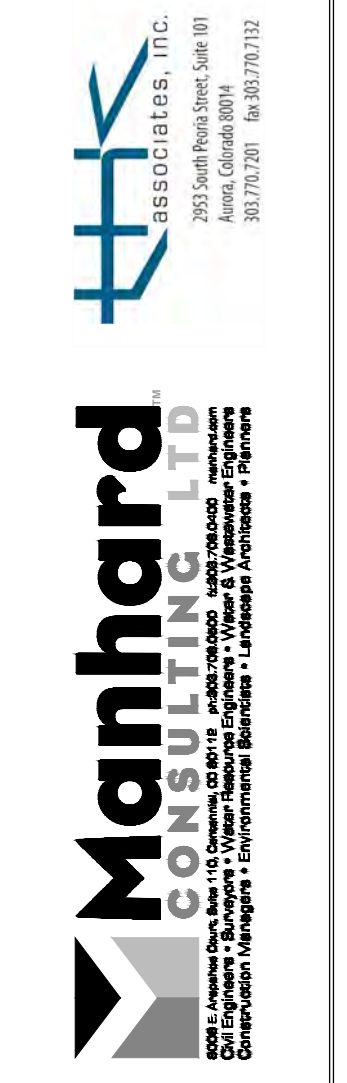
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<p>④</p> <p>DECIDUOUS SHRUB PURPLE HAZE BUTTERFLY BUSH TOM THUMB COTONEASTER</p>	<p>BUDDLEJA 'PURPLE HAZE' COTONEASTER ADPRESSUS 'TOM THUMB'</p>	<p>---</p> <p>CONSTRUCTION LIMIT LINE</p>	<p>---</p> <p>RIGHT OF WAY LINE</p>
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**KEY MAP**



**75% SUBMITTAL  
MINOR DEVELOPMENT PLAN**

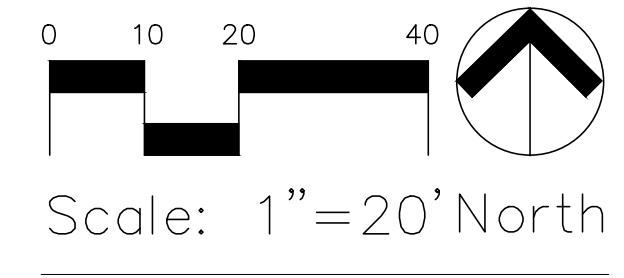
DATE	
REVISIONS	



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

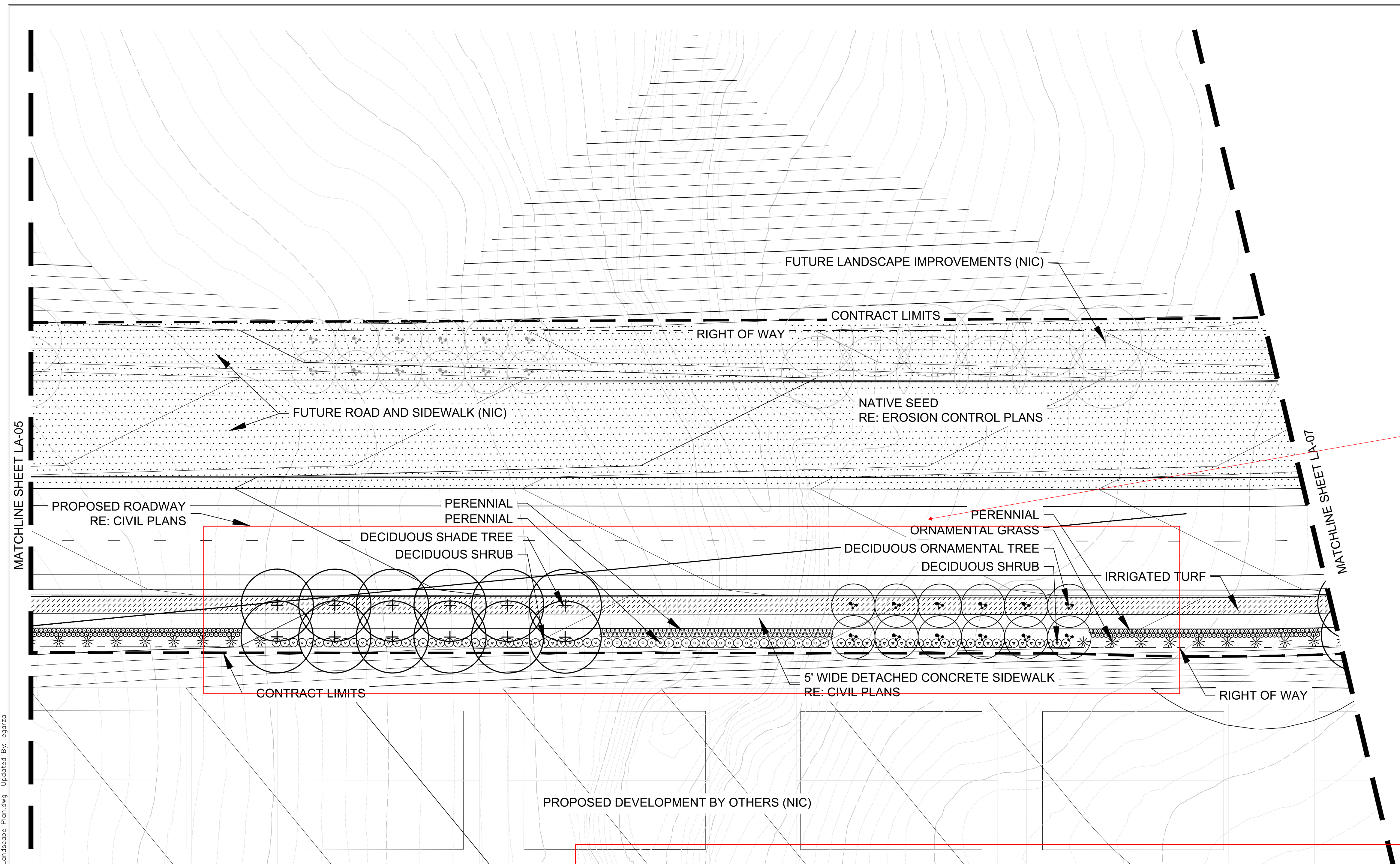
PROJ. MGR.: M/W  
PROJ. ASSOC.: E/G  
DRAWN BY: E/G  
DATE: 11/20/2015  
SHEET  
**LA - 05**  
SHEET 5 OF 22  
7681-000

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



- 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.

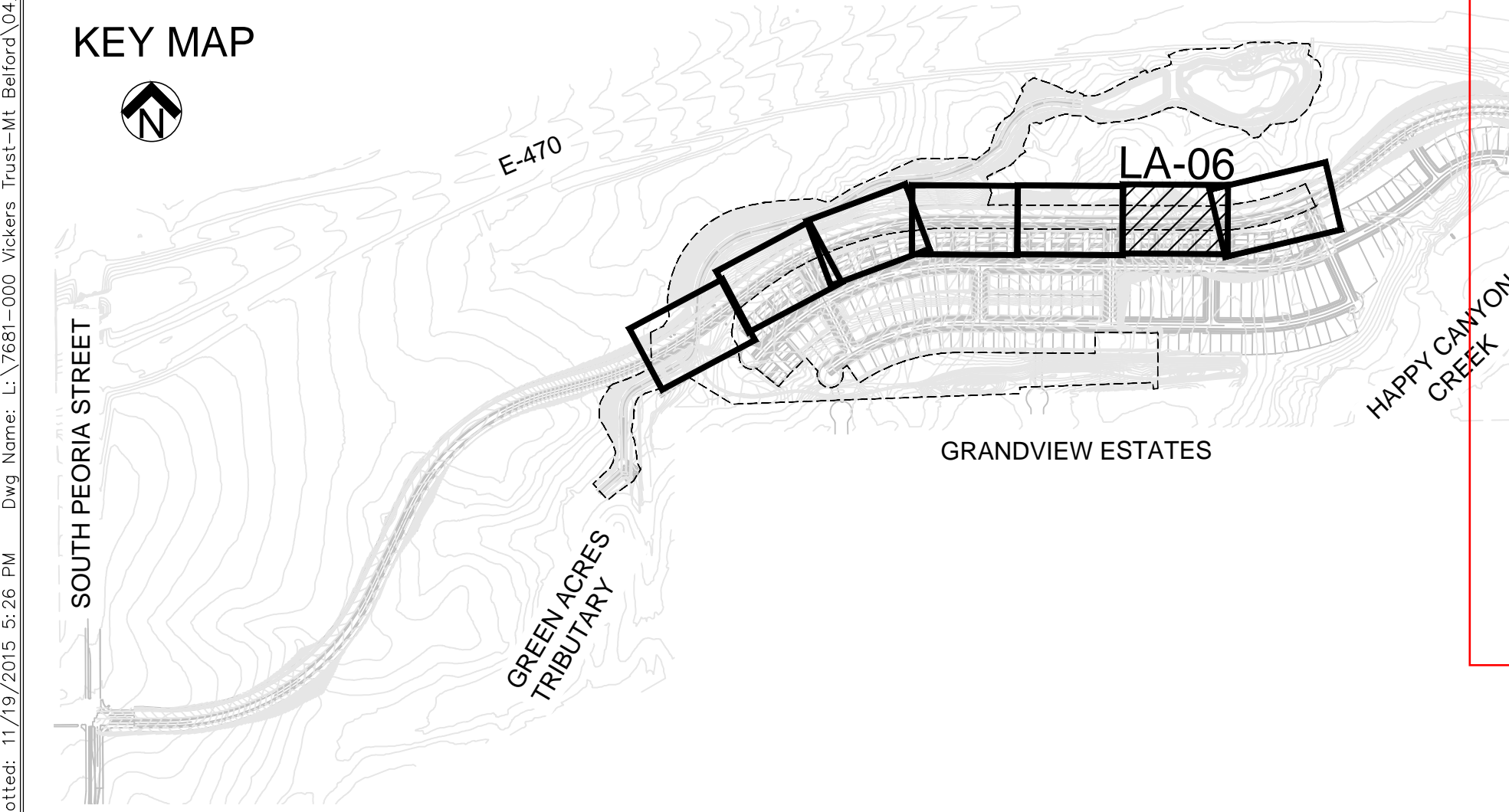
Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.



**PLANT LEGEND**

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

ALL PLANTING AREAS SHALL HAVE 3" OF GORILLA HAIR MULCH



**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: egorzo

DATE	
REVISIONS	

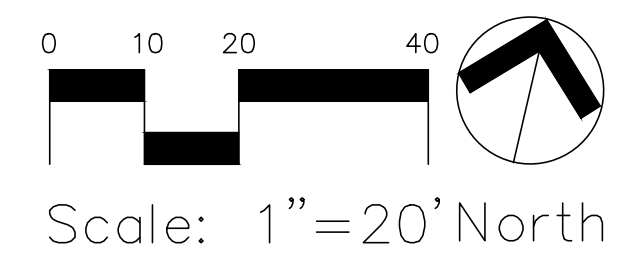
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 2015 Avenue 100, Suite 100, Fort Collins, CO 80504

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

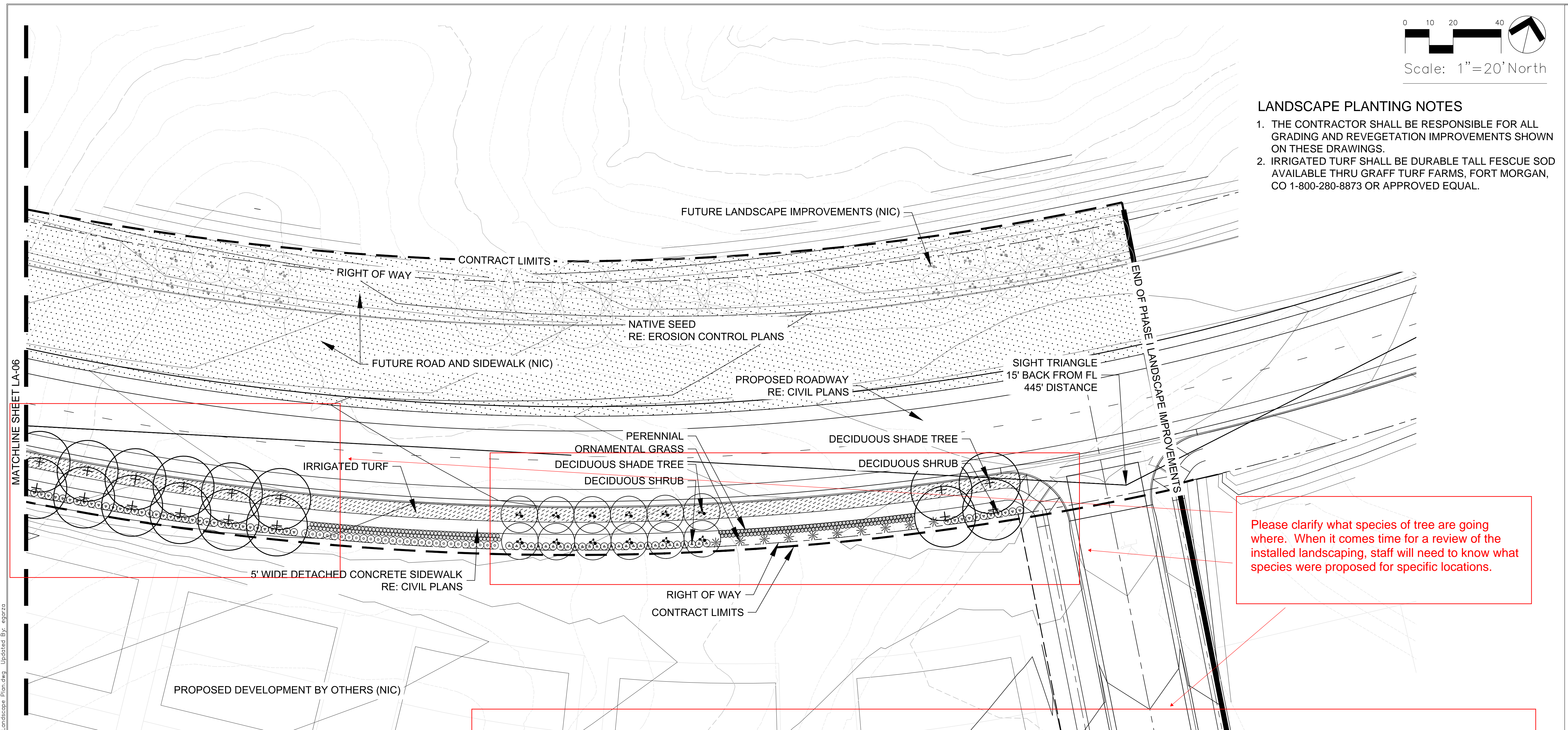
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PROJ. MGR.: M/W  
 PROJ. ASSOC.: E/G  
 DRAWN BY: E/G  
 DATE: 11/20/2015

**SHEET**  
**LA - 06**  
 SHEET 6 OF 22  
 7681-000



- LANDSCAPE PLANTING NOTES**
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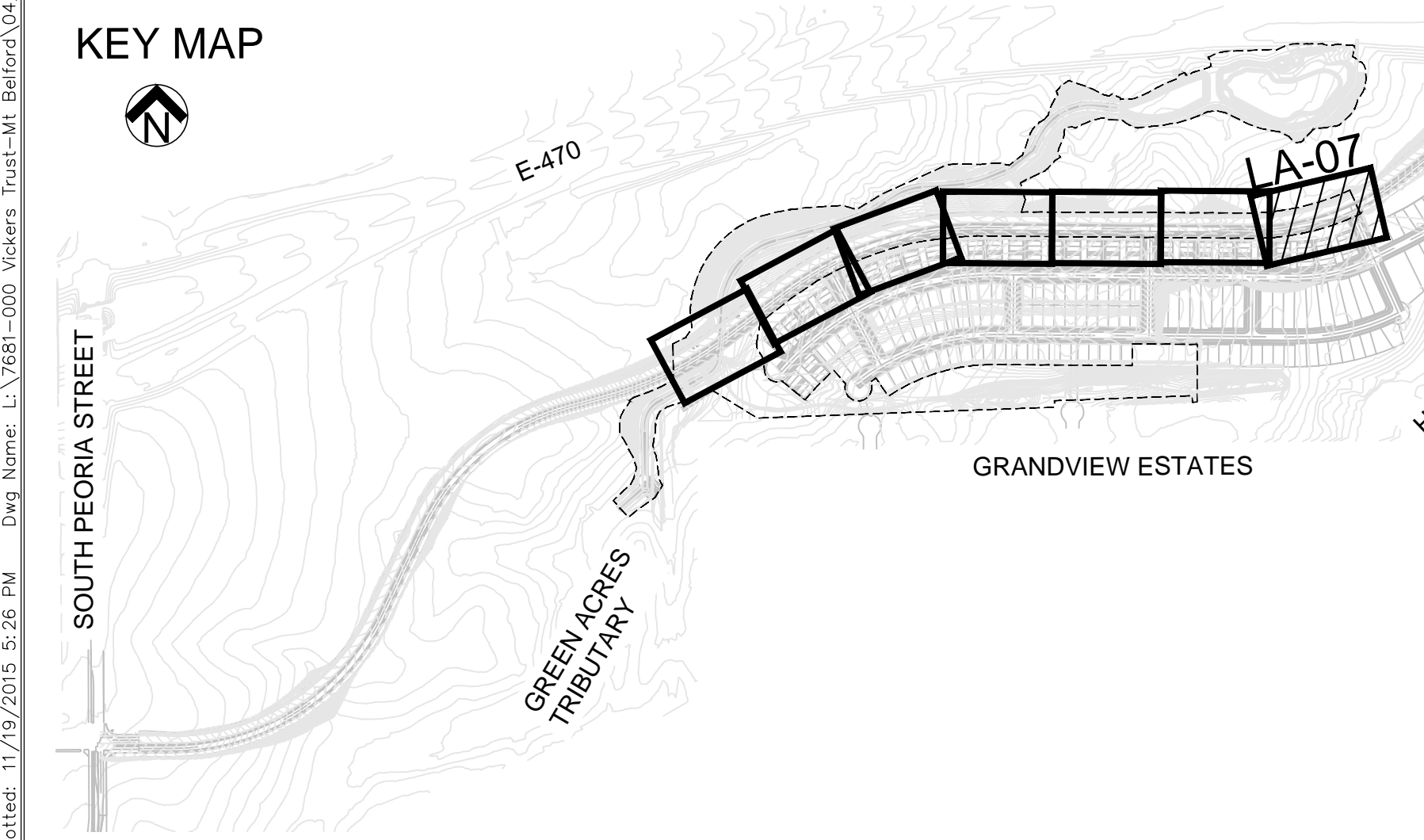


Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

**PLANT LEGEND**

<p>+</p> <p>DECIDUOUS SHADE TREE NORTHERN ACCLAIM HONEY LOCUST PATMORE ASH SHADEMASTER LOCUST SUMMIT ASH</p>	<p>○</p> <p>DECIDUOUS ORNAMENTAL TREE ADIRONDAK CRABAPPLE AMUR MAPLE AUTUMN BRILLIANCE SERVICEBERRY CENTURION CRABAPPLE SPRING SNOW CRABAPPLE WINTER KING HAWTHORNE</p>	<p>④</p> <p>DECIDUOUS SHRUB PURPLE HAZE BUTTERFLY BUSH TOM THUMB COTONEASTER</p>	<p>*</p> <p>ORNAMENTAL GRASS DWARF FOUNTAIN GRASS KARL FOERSTER GRASS MORNING LIGHT MAIDEN GRASS</p>	<p>○</p> <p>DECIDUOUS SHADE TREE NORTHERN ACCLAIM HONEY LOCUST PATMORE ASH SHADEMASTER LOCUST SUMMIT ASH</p>	<p>○</p> <p>DECIDUOUS ORNAMENTAL TREE ADIRONDAK CRABAPPLE AMUR MAPLE AUTUMN BRILLIANCE SERVICEBERRY CENTURION CRABAPPLE SPRING SNOW CRABAPPLE WINTER KING HAWTHORNE</p>	<p>④</p> <p>DECIDUOUS SHRUB PURPLE HAZE BUTTERFLY BUSH TOM THUMB COTONEASTER</p>	<p>*</p> <p>ORNAMENTAL GRASS DWARF FOUNTAIN GRASS KARL FOERSTER GRASS MORNING LIGHT MAIDEN GRASS</p>	<p>○</p> <p>PERENNIAL DEEP BLUE LAVENDER ENGLISH LAVENDER GOLDEN YELLOW YARRO MOONSHINE YARROW RUBY STELLA DAYLILY STELLA DE ORO DAYLILY</p>	<p>○</p> <p>LAVANDULA ANGUSTIFOLIA 'HIDCOTE' LAVANDULA ANGUSTIFOLIA 'MUNDSTEAD' ACHILLEA 'CORONATION GOLD' ACHILLEA 'MOONSHINE' HEMEROCALLIS 'RUBY STELLA' HEMEROCALLIS 'STELLA DE ORO'</p>	<p>○</p> <p>PERENNIAL DEEP BLUE LAVENDER ENGLISH LAVENDER GOLDEN YELLOW YARRO MOONSHINE YARROW RUBY STELLA DAYLILY STELLA DE ORO DAYLILY</p>	<p>○</p> <p>LAVANDULA ANGUSTIFOLIA 'HIDCOTE' LAVANDULA ANGUSTIFOLIA 'MUNDSTEAD' ACHILLEA 'CORONATION GOLD' ACHILLEA 'MOONSHINE' HEMEROCALLIS 'RUBY STELLA' HEMEROCALLIS 'STELLA DE ORO'</p>
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- UPLAND NATIVE SEED MIX  
SEE EROSION CONTROL PLANS
  - ▨ IRRIGATED SOD AREA
  - - - CONSTRUCTION LIMIT LINE
  - - - RIGHT OF WAY LINE
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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\41\_Sheets\151110\_7681\_Landscape\_Plan.dwg Updated By: egorza

DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]  
 REVISIONS: [ ]

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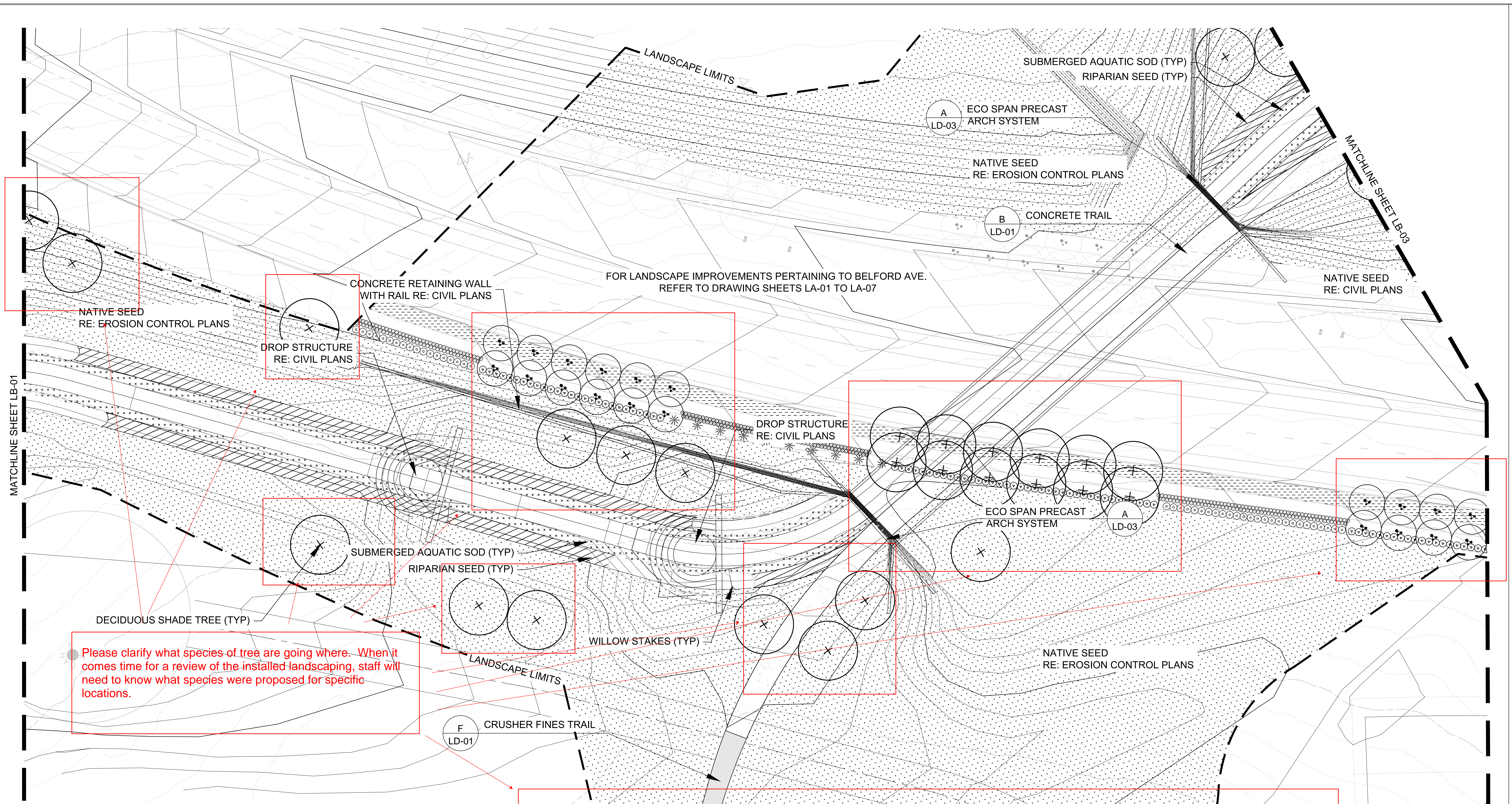
**BELFORD AVE. LANDSCAPE PLAN**  
**PARKER, COLORADO**  
**COMPARK VILLAGE PLANNED DEVELOPMENT**

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

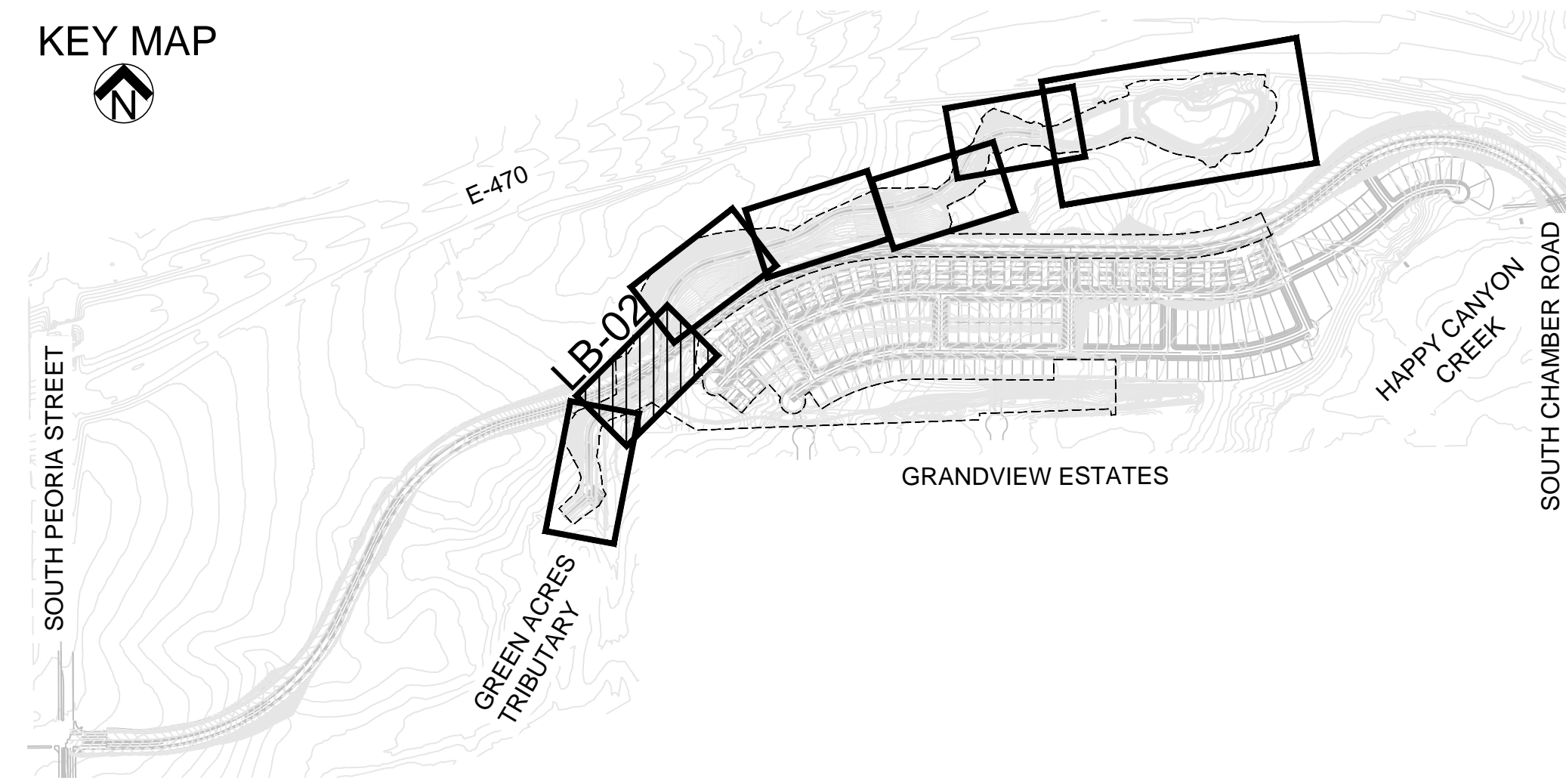
**SHEET**  
**LA - 07**  
 SHEET 7 OF 22  
 7681-000



Plotted: 11/19/2015 5:27 PM Draw Name: L:\7681-000\_Vickers\_Trait-Mt\_Belford\04\_CAD\4.1\_Sheets\151110\_7681\_Landscape\_Plan.dwg Updated By: egorzo



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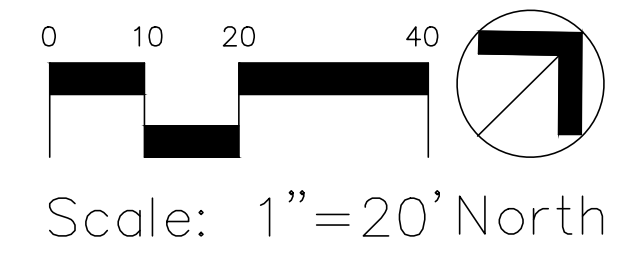
**PLANT LEGEND**

<p> DECIDUOUS SHADE TREE - PLAINS COTTONWOOD NARROWLEAF COTTONWOOD</p> <p> UPLAND NATIVE SEED MIX - BIG BLUESTEM, KAW BLUE GRAMA, LOVINGSTON CANADA WILDRYE JUNEGRASS SIDEOTS GRAMA, HACHITA SLENDER WEATGRASS SWITCHGRASS, TRAILBLAZER WESTERN WHEAT GRASS, ARRIBA YELLOW INDIANGRASS, HOLT</p>	<p>POPULUS DELTOIDES POPULUS ANGUSTIFOLIA</p> <p>ANDROPOGON GERARDII BOUTELOUA GRACILIS ELYMUS CANADENSIS KOELERIA MACRANTHERA ELYMUS TRACHYULLUS 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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75% SUBMITTAL  
MINOR DEVELOPMENT PLAN



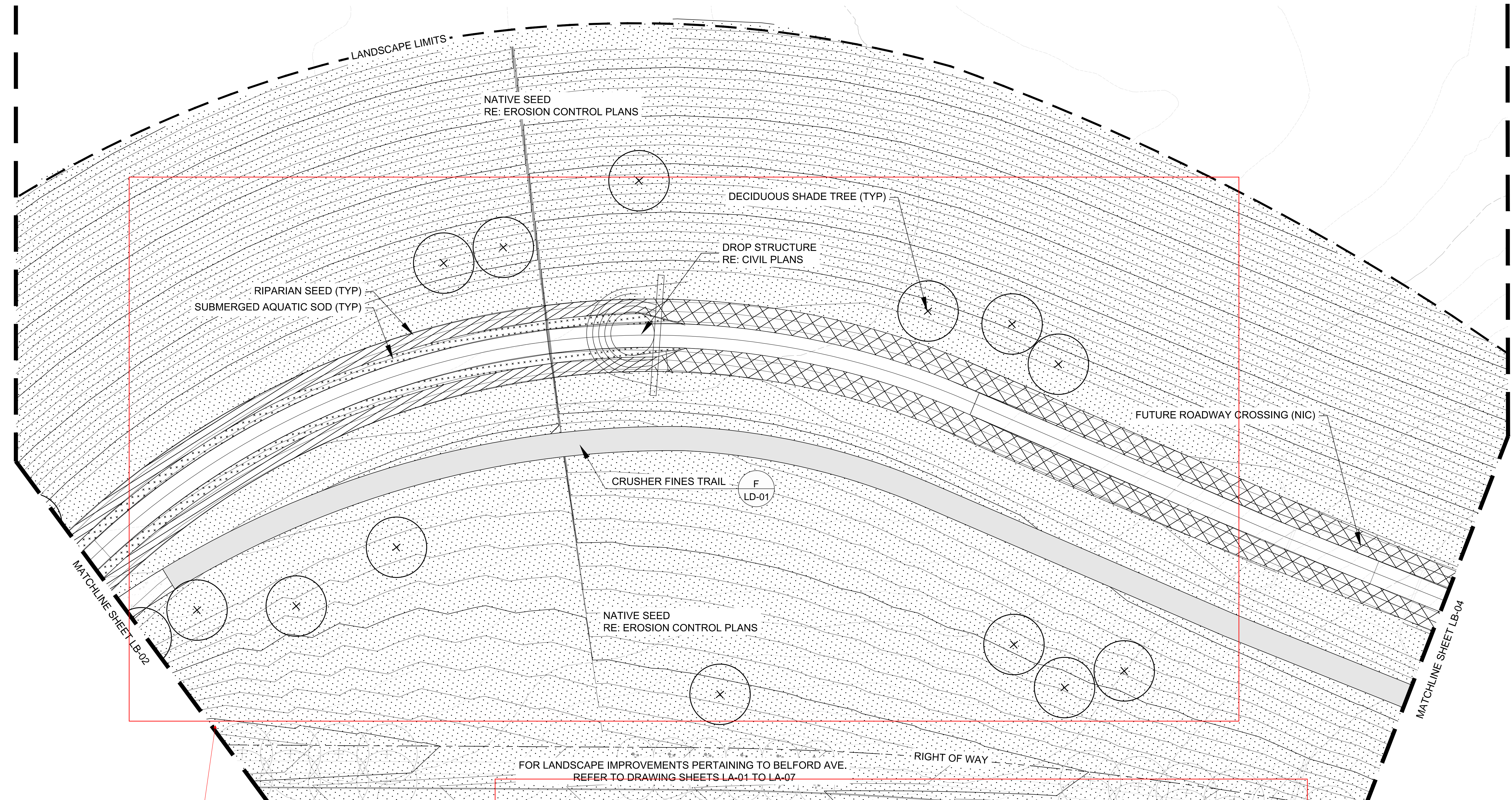
DATE	REVISIONS

MANHARD CONSULTING LTD.  
 1000 Avenue of the Sciences, Suite 1000  
 Denver, Colorado 80202  
 Phone: (303) 733-7332  
 Fax: (303) 733-7332

**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

Plotted: 11/19/2015 5:27 PM Draw Name: L:\7681-000\_Vickers\_Trust-MT\_Belford\04\_CAD\41\_Sheets\151110\_7681\_Landscape\_Plan.dwg Updated By: egorzo



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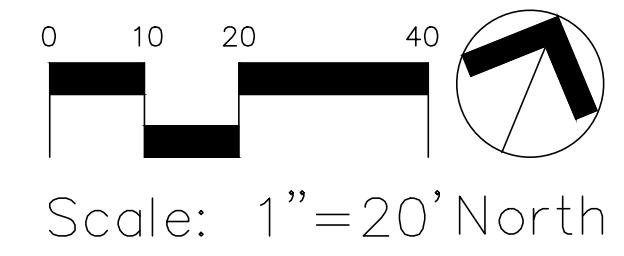
**PLANT LEGEND**

<ul style="list-style-type: none"> <li> 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</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li> SUBMERGED AQUATIC SOD - NEBRASKA SEDGE WOOLY SEDGE ARCTIC RUSH BEAKED SEDGE WATER SEDGE CREEPING SPIKERUSH PANICLED BULRUSH HARDSTEM BULRUSH TUFTED HAIRGRASS MANNAGRASS</li> </ul>	<ul style="list-style-type: none"> <li>CAREX NEBRASCENSIS CAREX PELLITA JUNCUS ARCTICUS CAREX UTRICULATA CAREX AQUATILLIS ELEOCHARIS PALUSTRIS SCIRPUS MICROCARPUS SCHOENOPECTUS ACUTUS DESCHAMPSIA CESPITOSA GLYCERIA GRANDIS</li> </ul>	<ul style="list-style-type: none"> <li> 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</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>
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**LANDSCAPE PLANTING NOTES**

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**75% SUBMITTAL  
MINOR DEVELOPMENT  
PLAN**



DATE	REVISIONS

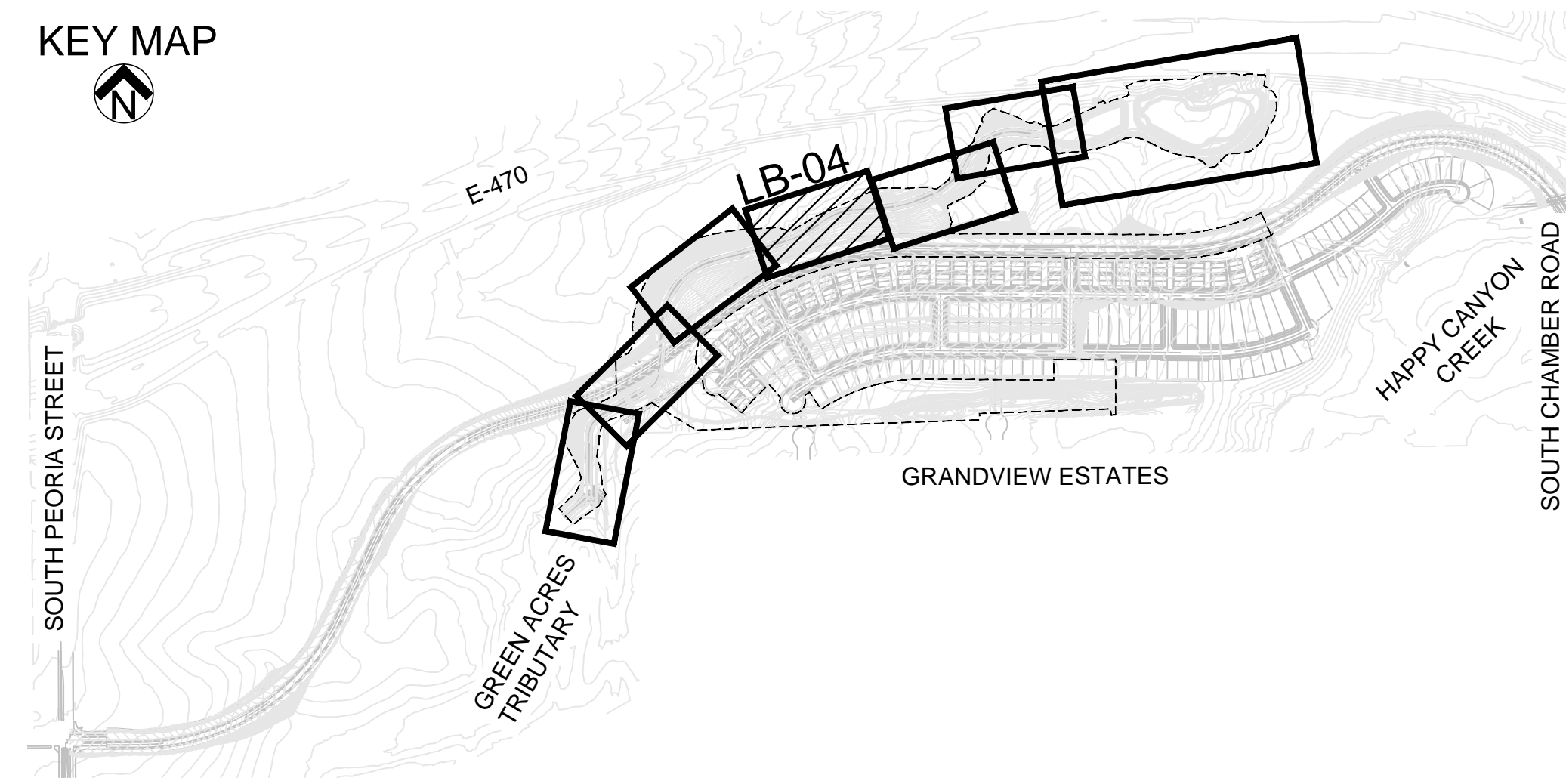
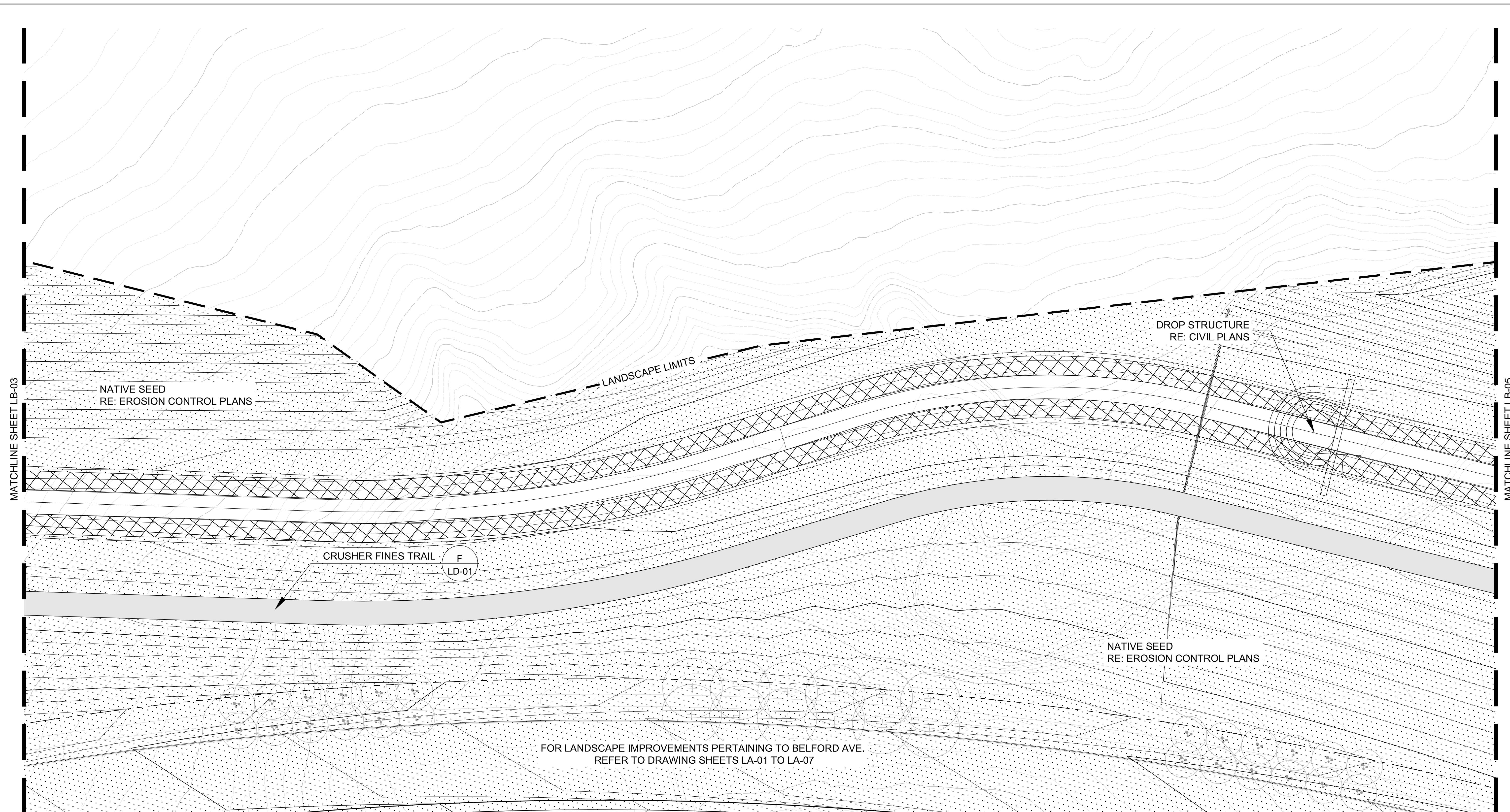
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**BELFORD AVE. LANDSCAPE PLAN**  
**PARKER, COLORADO**  
**COMPARK VILLAGE PLANNED DEVELOPMENT**

PROJ. MGR.: M/W  
 PROJ. ASSOC.: E/G  
 DRAWN BY: E/G  
 DATE: 11/20/2015  
**SHEET LB - 03**  
 SHEET 10 OF 22  
 7681-000

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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



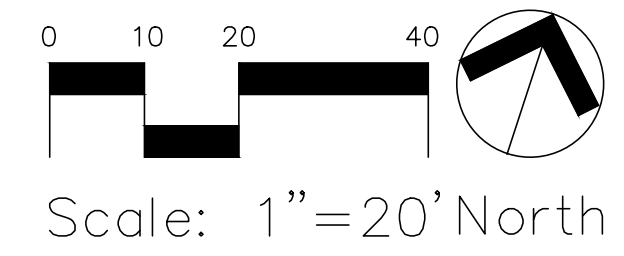
**PLANT LEGEND**

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**75% SUBMITTAL  
MINOR DEVELOPMENT PLAN**



DATE	REVISIONS

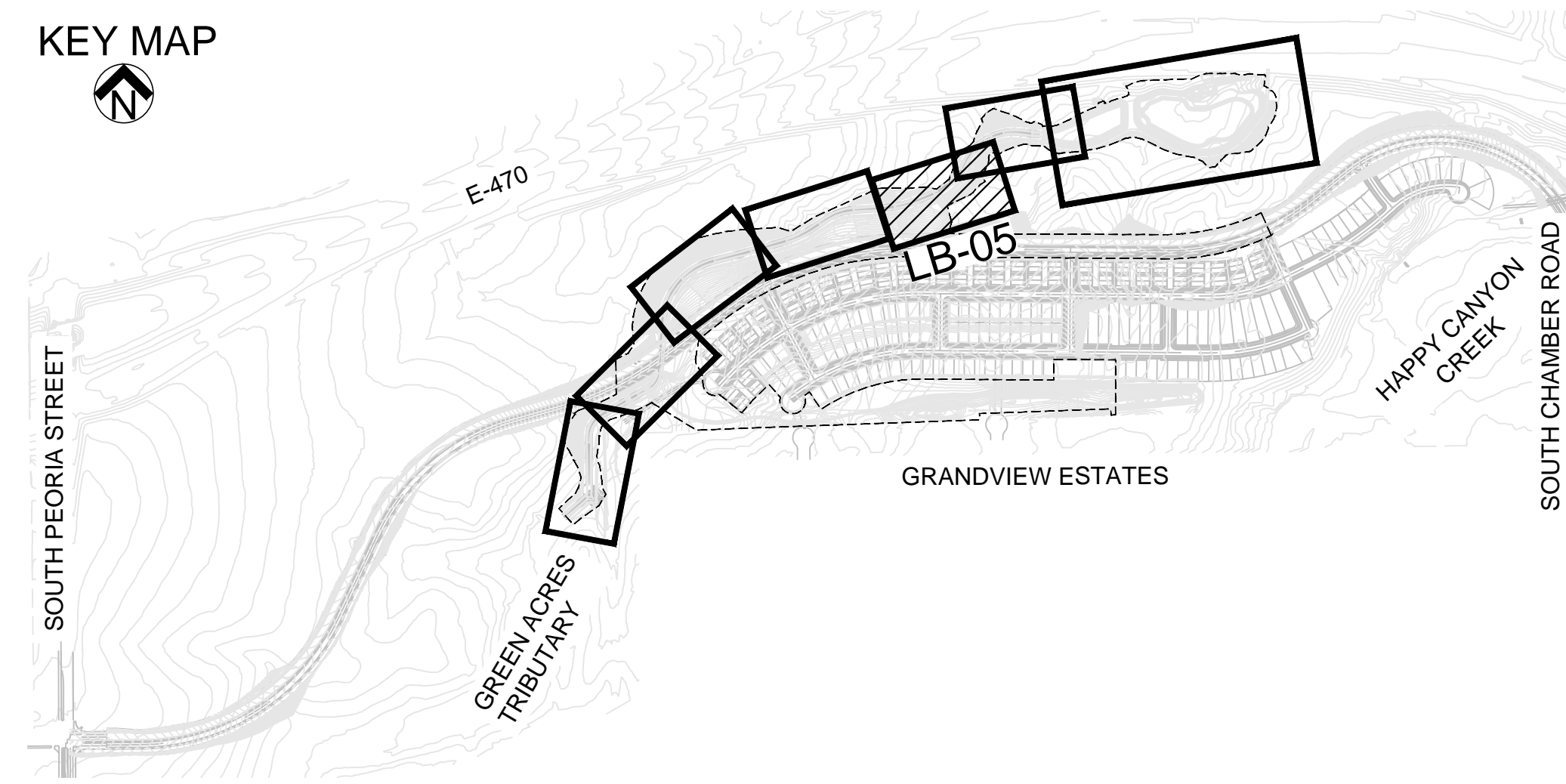
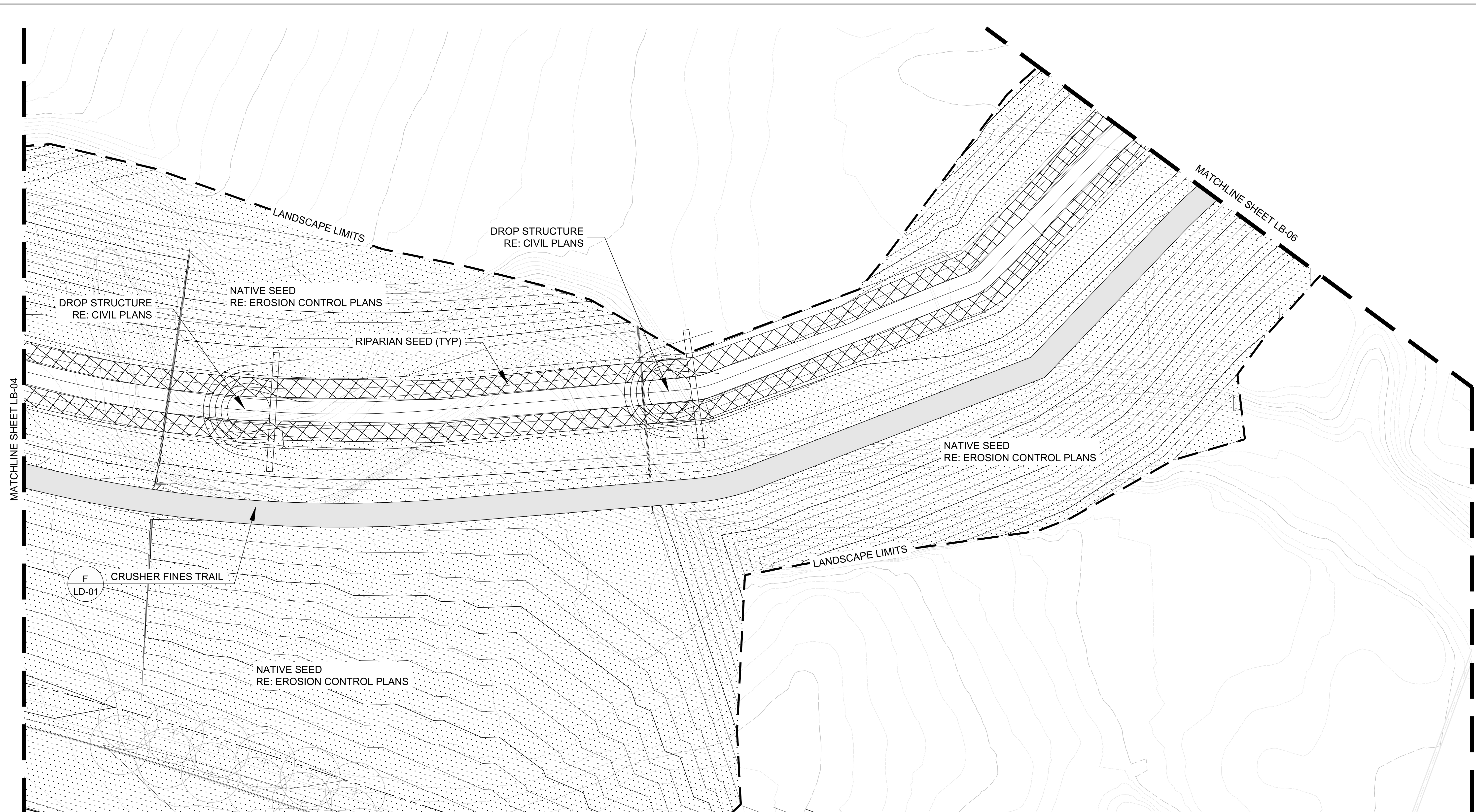
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**BELFORD AVE. LANDSCAPE PLAN**  
**PARKER, COLORADO**  
**COMPARK VILLAGE PLANNED DEVELOPMENT**

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

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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>+</p> <p>DECIDUOUS SHADE TREE - PLAINS COTTONWOOD NARROWLEAF COTTONWOOD</p>	<p>POPULUS DELTOIDES POPULUS ANGUSTIFOLIA</p>	<p>▨</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 CAREX NEBRASCENSIS DESCHAMPSIA CESPITOSA IRIS MISSOURIENSIS CALAMAGROSTIS CANADENSIS MISCANTHUS SINENSIS 'GRACILLIMUS' AGROSTIS STOLONIFERA ASCLEPIAS INCARNATA</p>
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MINOR DEVELOPMENT PLAN**

Scale: 1" = 20' North

DATE	
DRAWN BY	
REVISED	

**Manhard**  
 CONSULTING LTD.  
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**BELFORD AVE. LANDSCAPE PLAN**  
**PARKER, COLORADO**  
**COMPARK VILLAGE PLANNED DEVELOPMENT**

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**SHEET**  
**LB - 05**  
 SHEET 12 OF 22  
 7681-000

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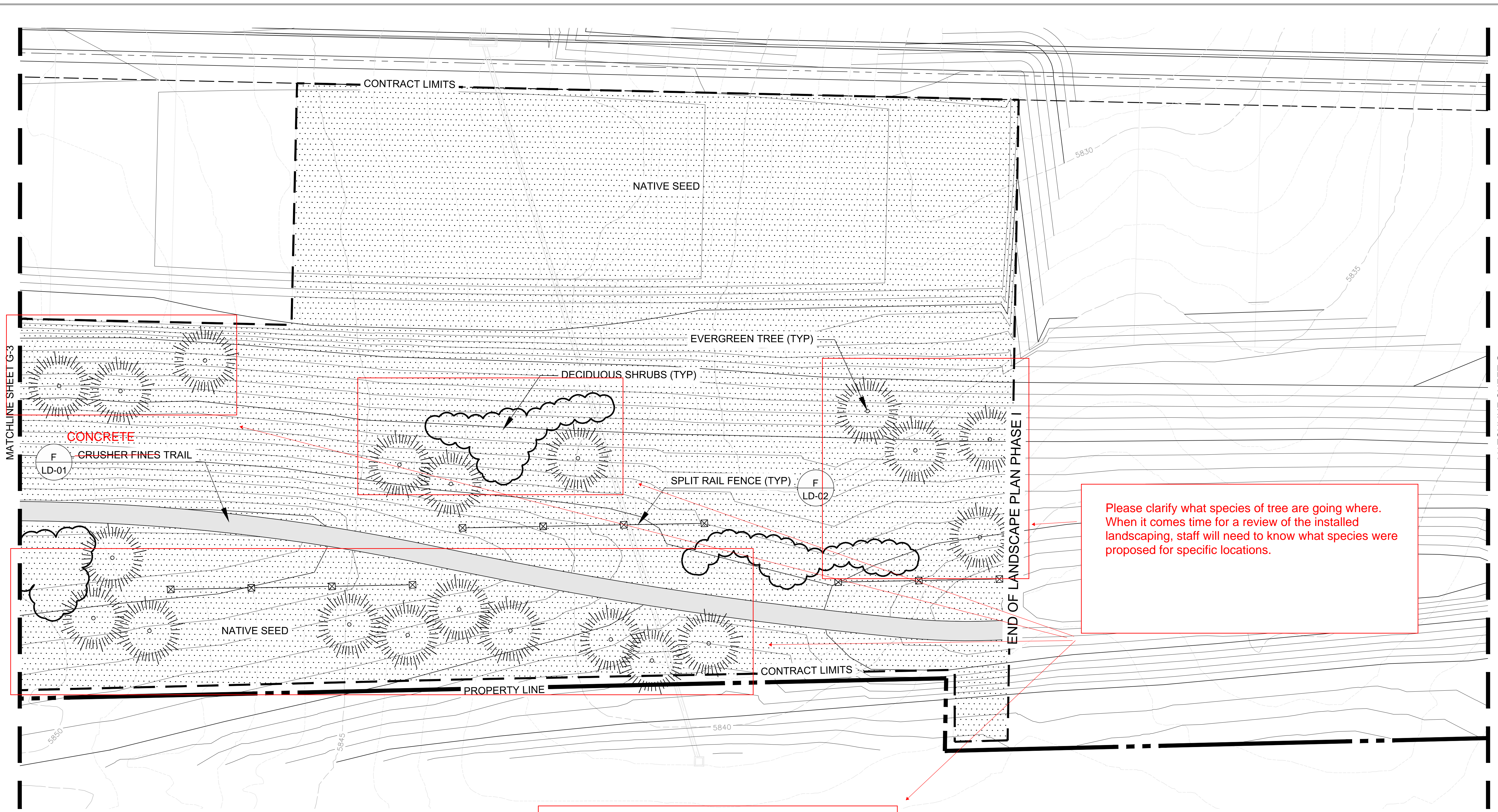






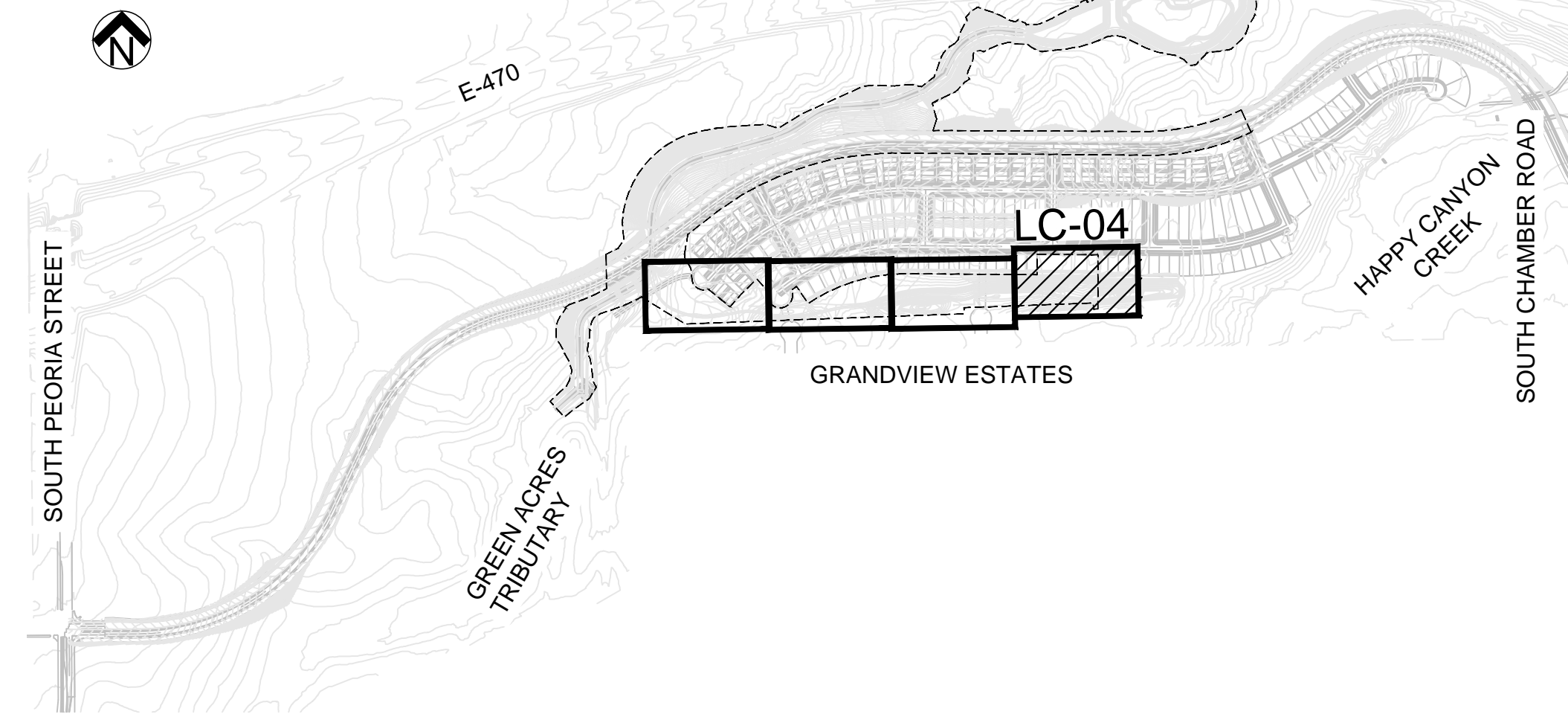


Plotted: 11/19/2015 5:29 PM Draw Name: L:\7681-000\_Vickers Trust-MT\_Belford\04\_CAD\4.1\_Sheets\151110\_7681\_Landscape\_Plan.dwg Updated By: egorzo



Please clarify what species of tree are going where. When it comes time for a review of the installed landscaping, staff will need to know what species were proposed for specific locations.

**KEY MAP**



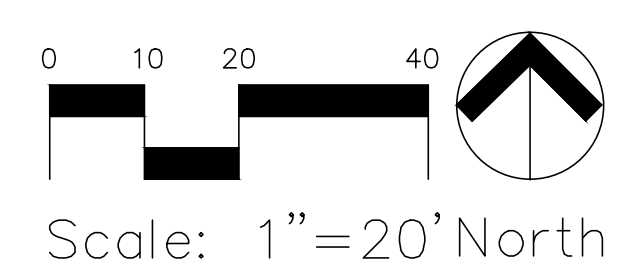
**LEGEND**

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

**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

**Manhard CONSULTING LTD.**  
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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

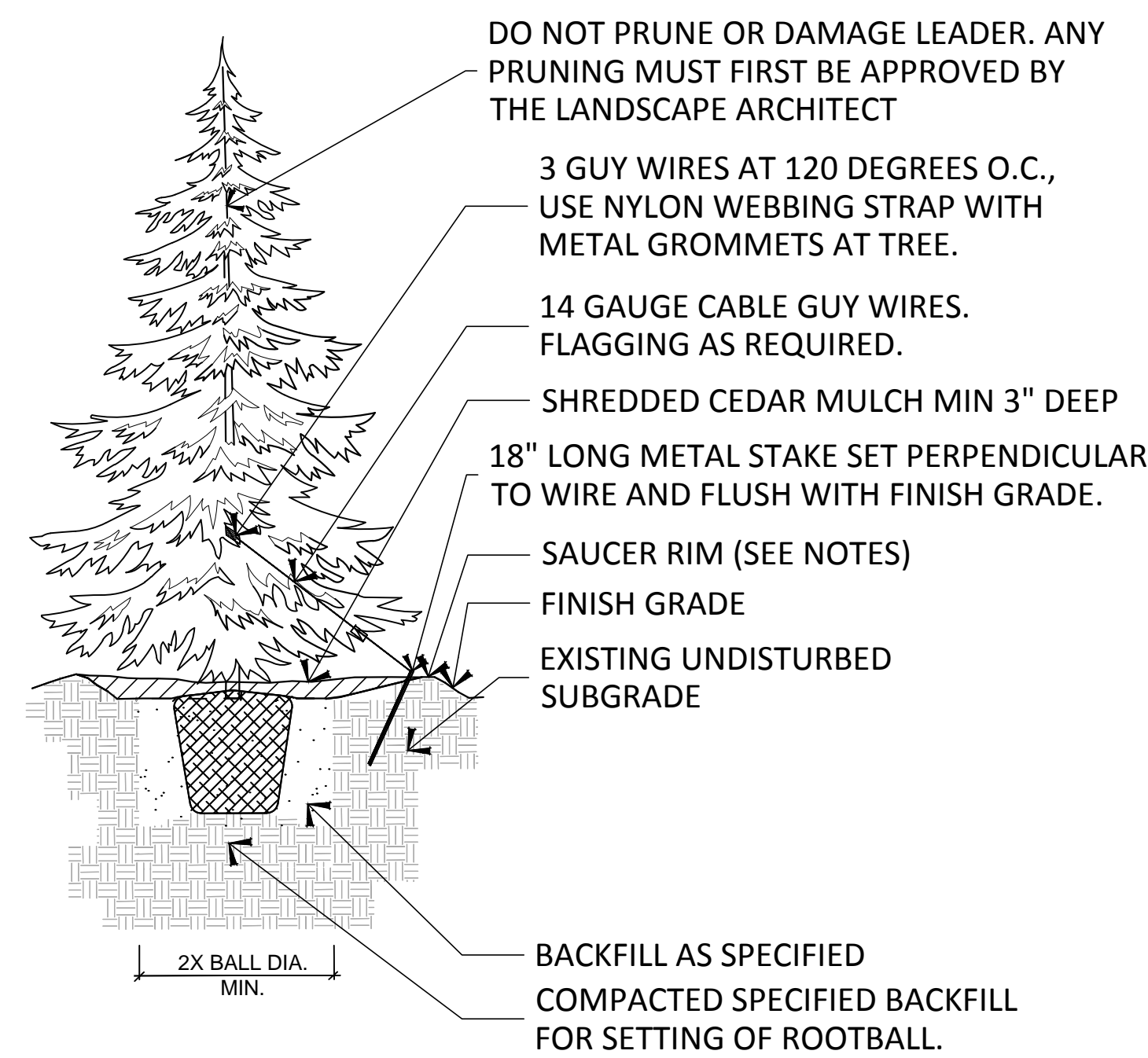
**GENERAL NOTES**

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**

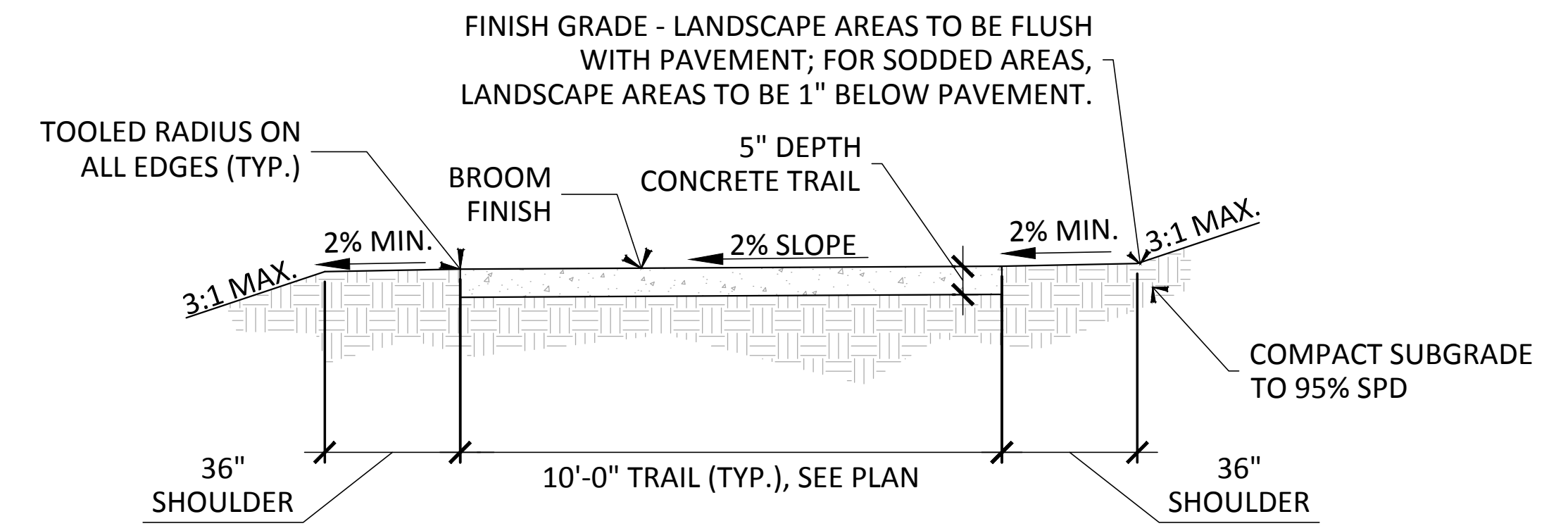


**NOTES:**

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.



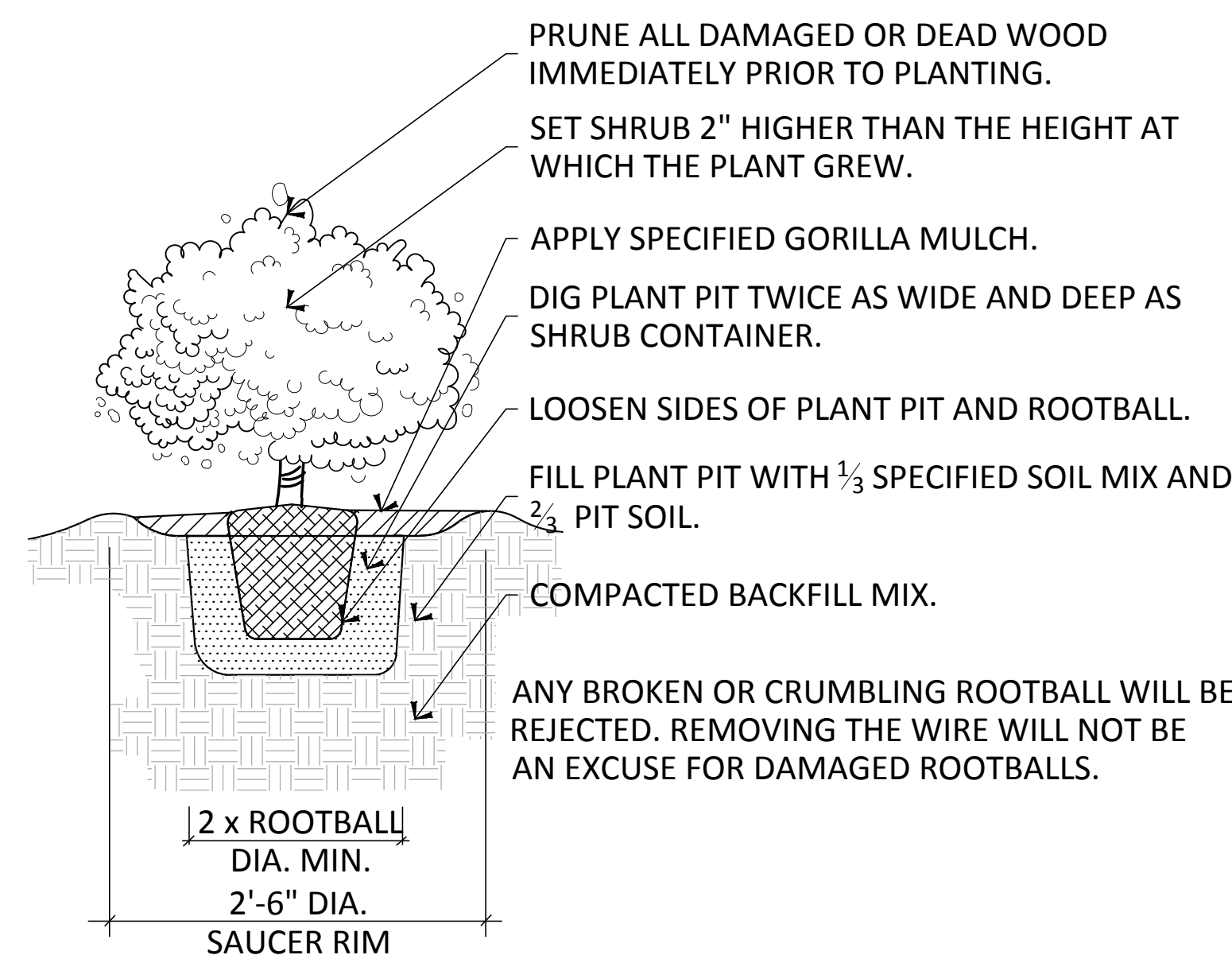
**NOTES:**

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

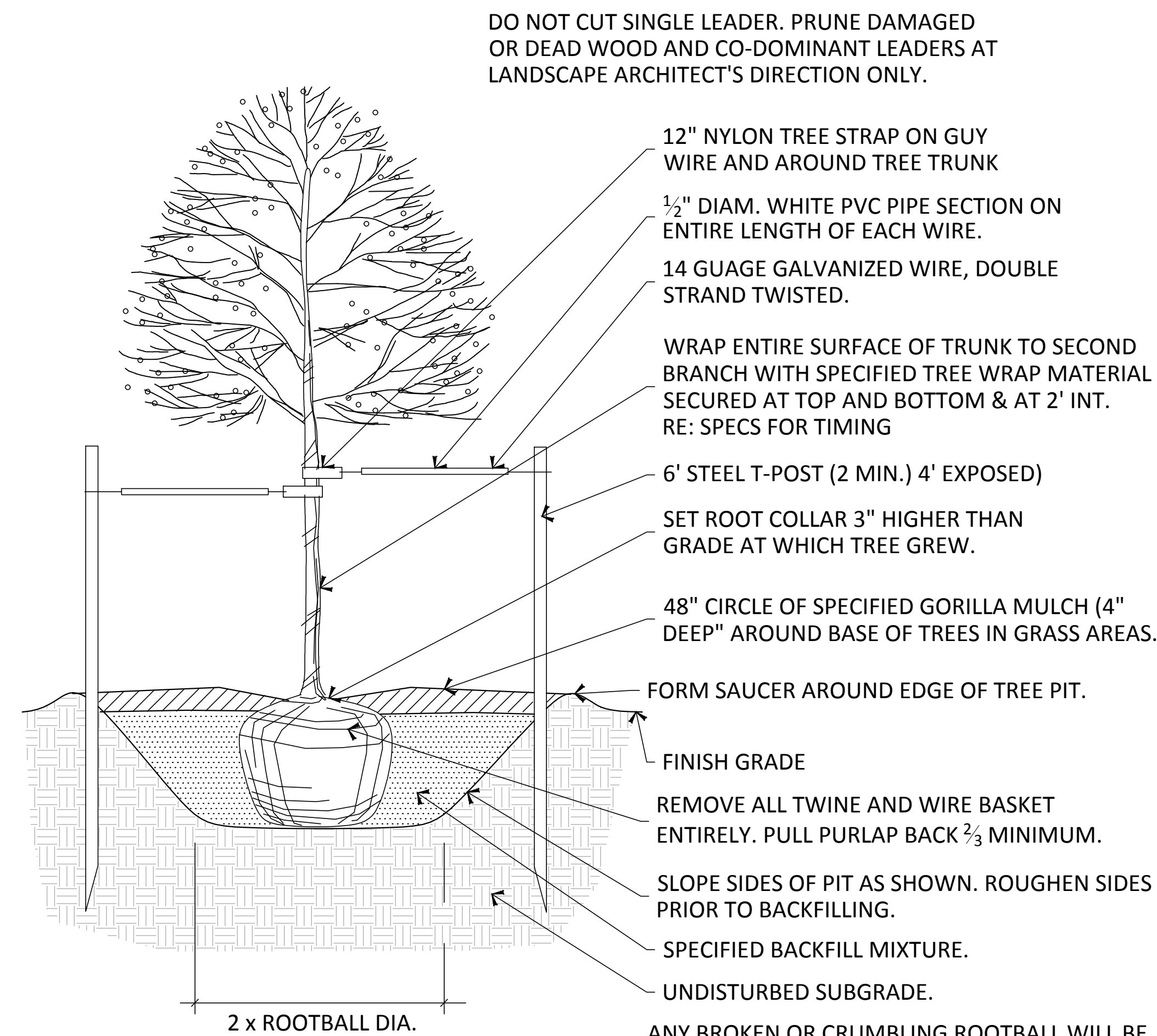
N.T.S.

**LANDSCAPE DETAILS**



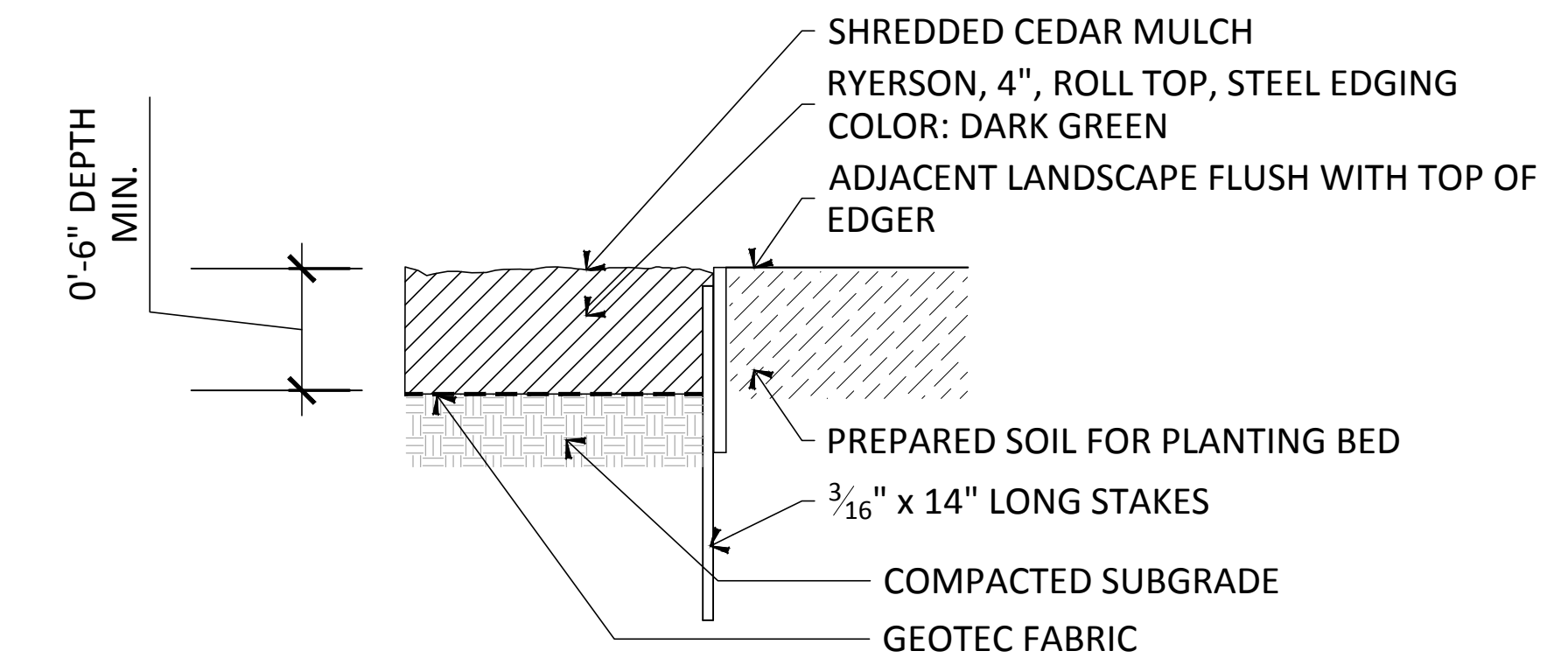
**C** SHRUB PLANTING DETAIL

N.T.S.



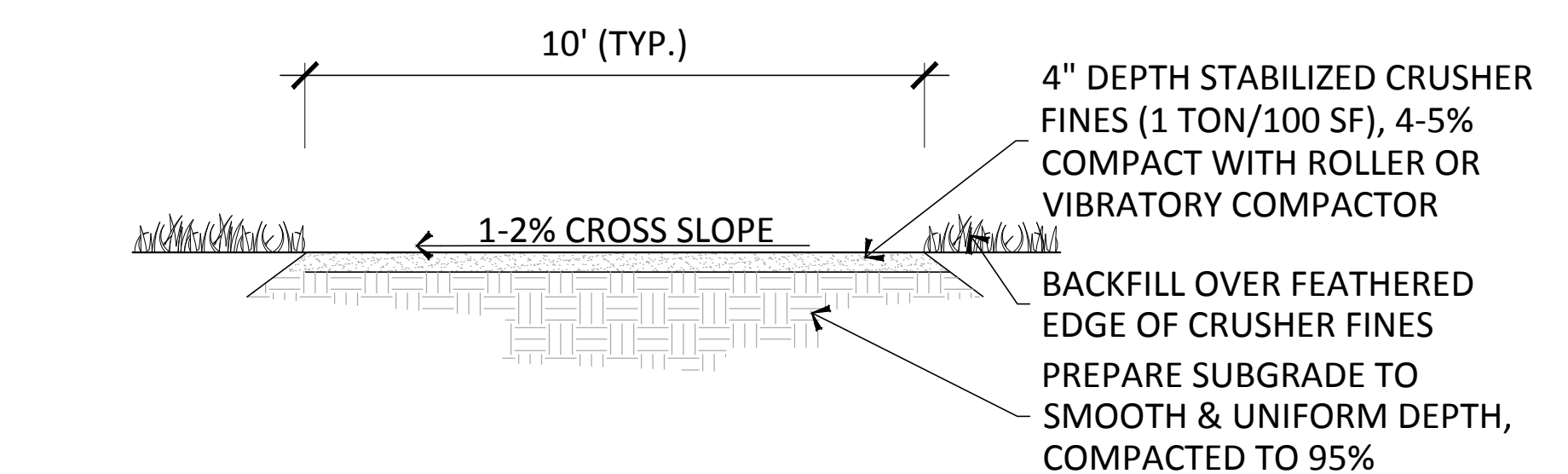
**D** DECIDUOUS TREE PLANTING DETAIL

N.T.S.



**E** EDGER DETAIL - CEDAR MULCH AND PLANT BED DETAIL

N.T.S.



**F** CRUSHER FINES TRAIL DETAIL

N.T.S.

Plotfile: 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: agrzta

DATE	
REVISIONS	

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

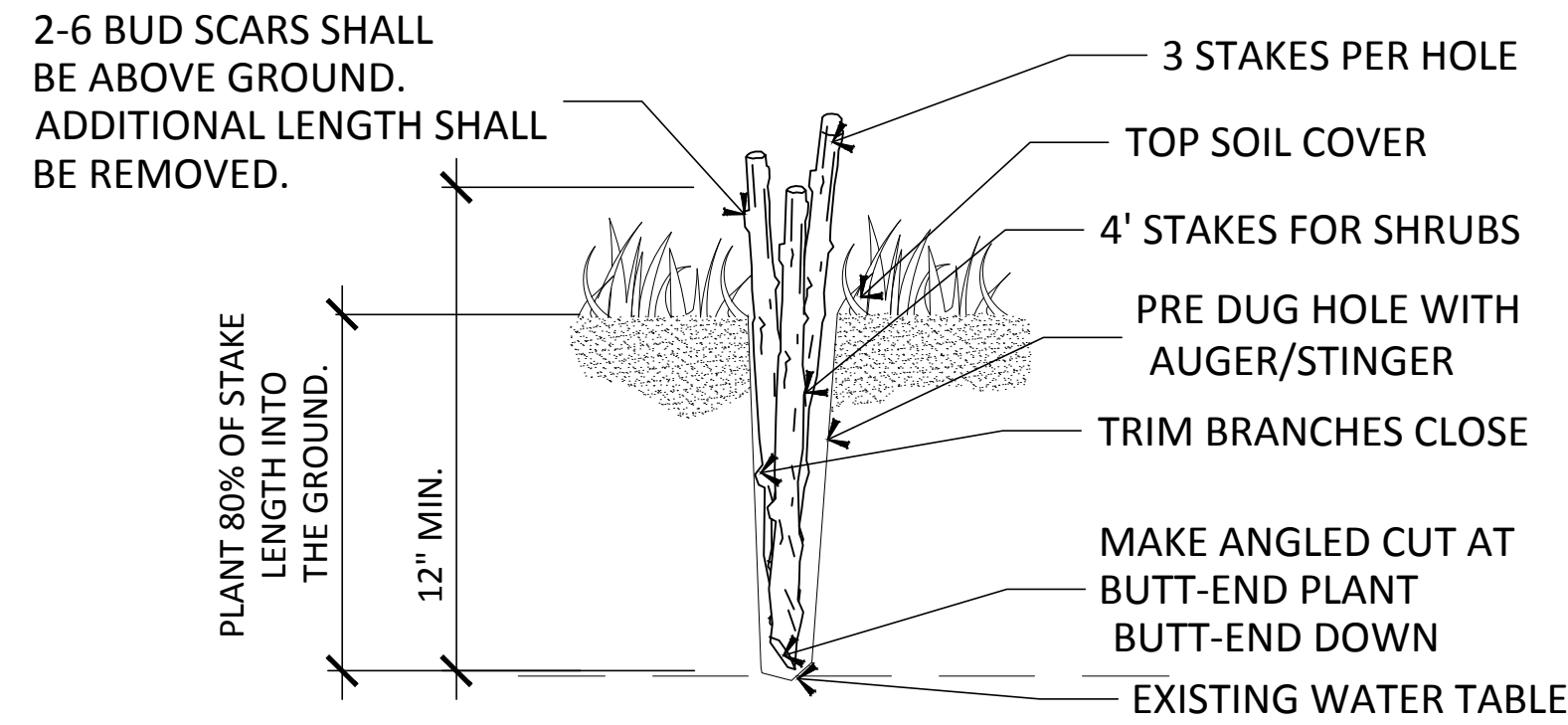
**BELFORD AVE. LANDSCAPE PLAN**  
**PARKER, COLORADO**  
**COMPARK VILLAGE PLANNED DEVELOPMENT**

PROJ. MGR.: MW  
 PROJ. ASSOC.: EG  
 DRAWN BY: EG  
 DATE: 11/20/2015

SHEET  
**LD - 01**  
 SHEET 19 OF 22  
 7681-000

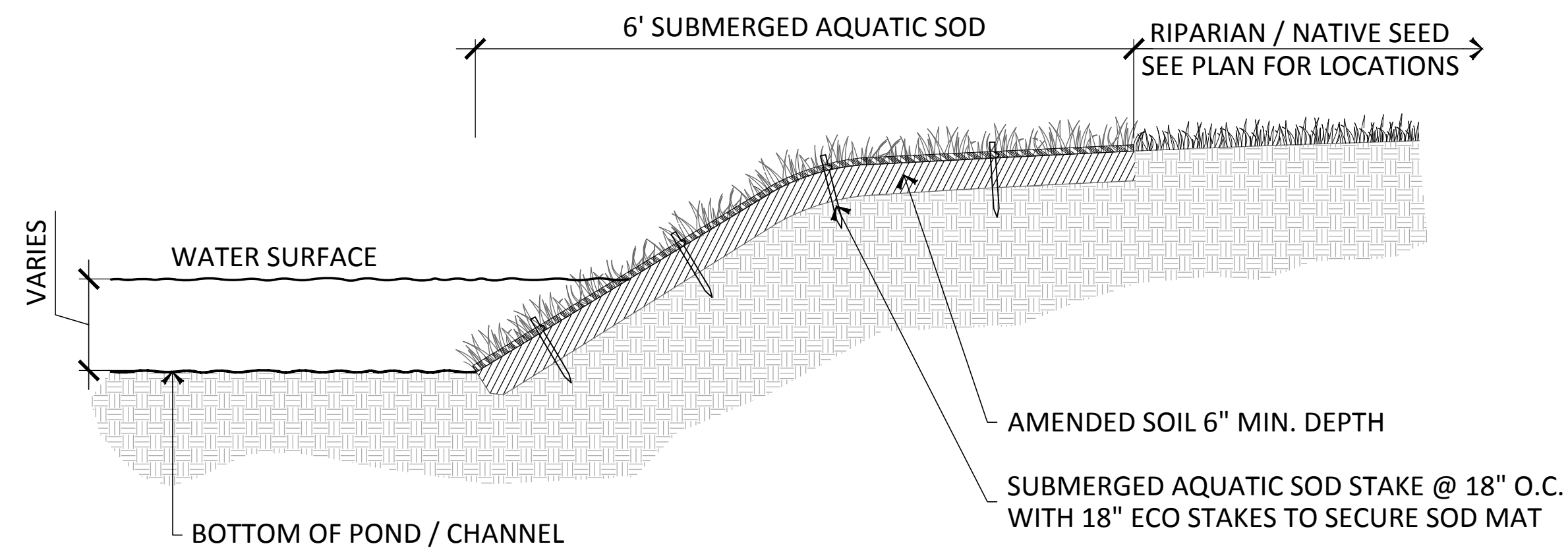
75% SUBMITTAL  
 MINOR DEVELOPMENT PLAN

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.

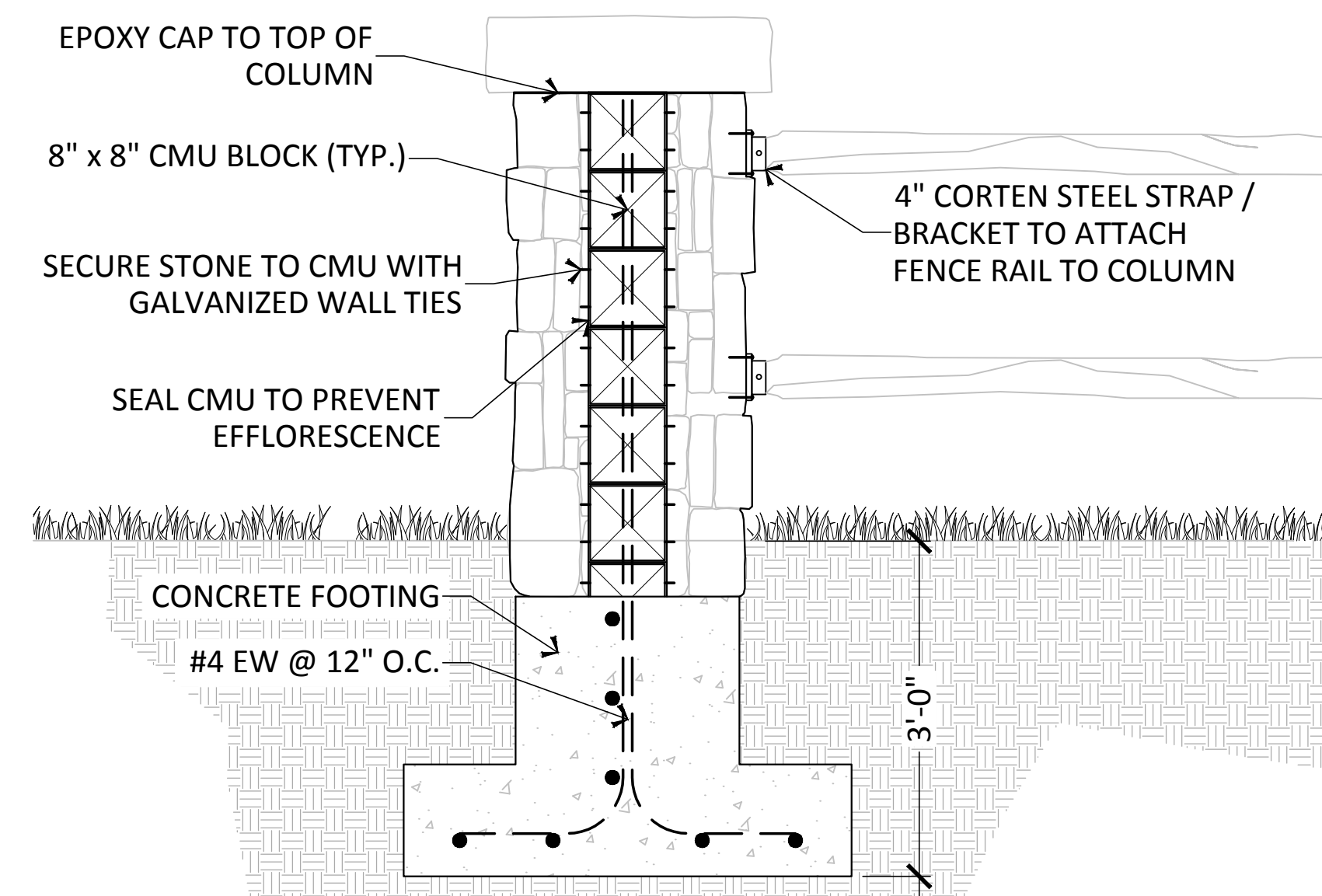


- NOTE:
- COLLECT POLES FROM ONSITE OR AT ANOTHER SITE IN CLOSE PROXIMITY TO THE PROJECT SITE

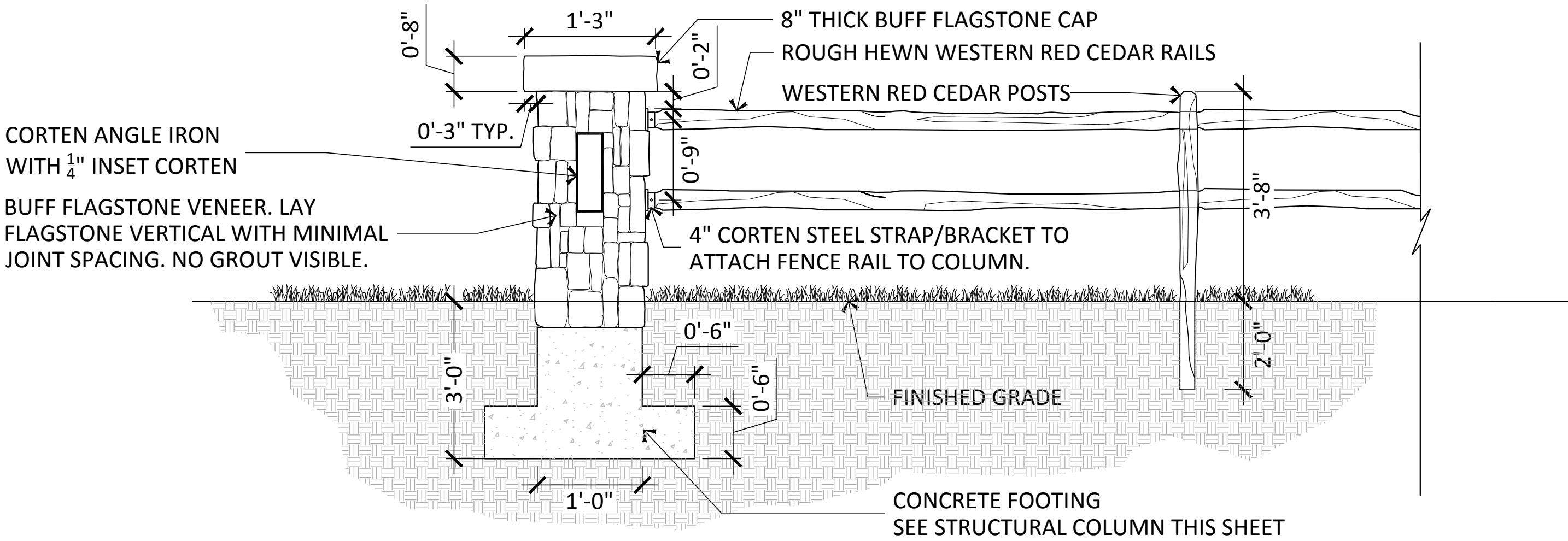
**B** COTTONWOOD POLE N.T.S.

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: egrzr  
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DATE	
REVISIONS	

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**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



