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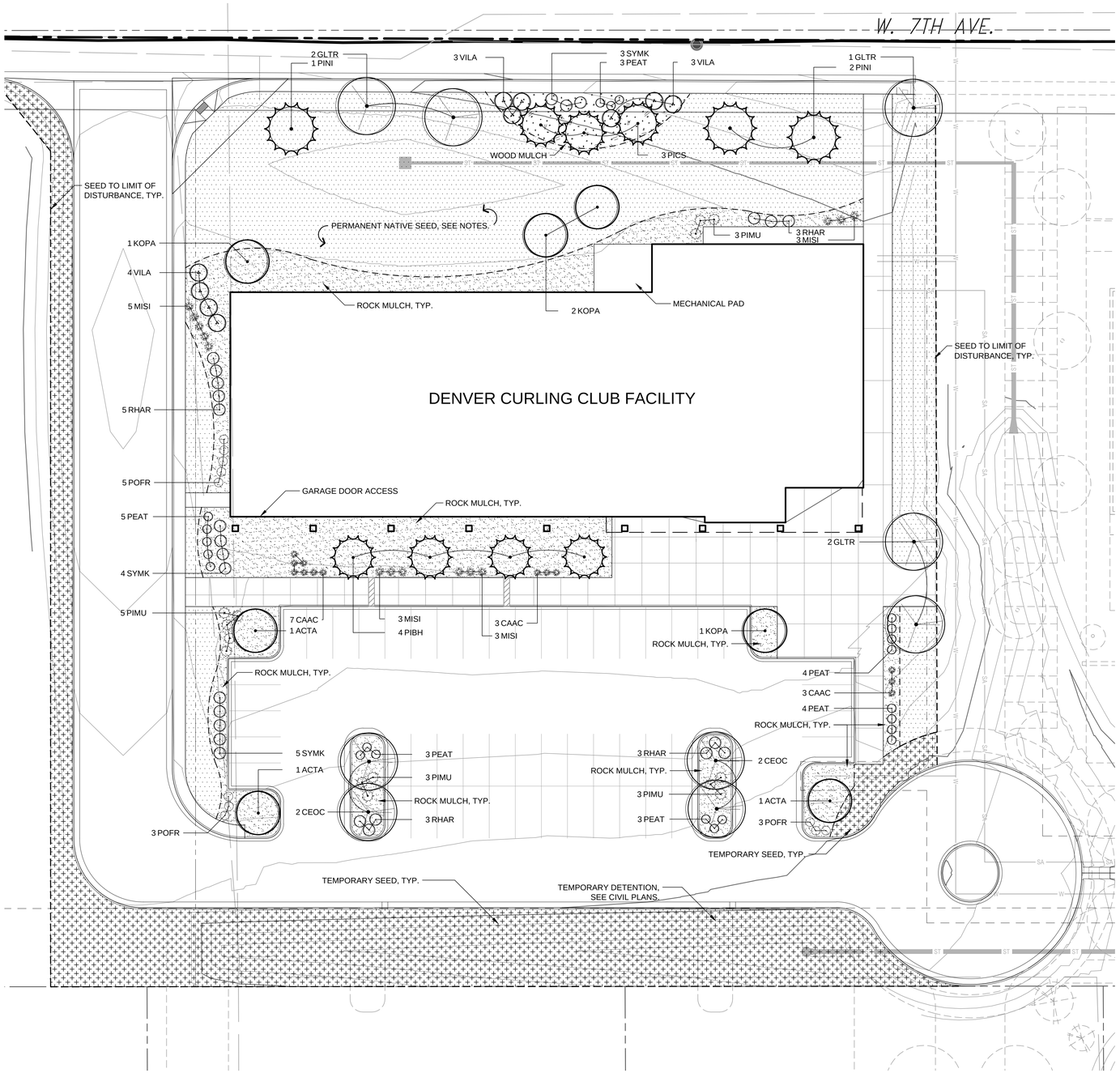
CURLING CENTER SUBDIVISION, LOT 2
SITE DEVELOPMENT PLAN

LOCATED IN THE NW 1/4 SEC. 6, T. 4 S. R. 69 W. OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

CASE NUMBER:

MAP NUMBER:



1 / L-1 LANDSCAPE PLAN

0 20 40 60 feet
SCALE: 1" = 20'
NORTH

LANDSCAPE DATA

TOTAL AREA OF PROPERTY	1.9 AC (82,764)
REQUIRED LANDSCAPING	12,414 SF (15%)
LANDSCAPE AREA PROVIDED	25,471 SF (31%)

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIREMENT	MEASUREMENT	TOTAL TREES REQUIRED	TOTAL SHRUBS REQUIRED
COLLECTOR BUFFER - 10'	1 TREE PER 30 LF	238 LF	7.9	-
COLLECTOR BUFFER - 10'	5 SHRUBS / 1,000 SF	2,380 SF	-	11.9
PARKING LOT - PERIMETER	1 TREE & 5 SHRUBS / 1,000 SF	928 SF	0.9	4.6
PARKING LOT - INTERNAL	1 TREE & 5 SHRUBS / 500 SF	2,388 SF	4.8	23.9
INTERNAL LOT - 15% OF SITE	1 TREE & 5 SHRUBS / 1,000 SF	12,414 SF	12.4	62.1
		TOTALS:	26.0	102.5
		TOTAL PROVIDED:	**26.0**	**110.0**

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ACTA	3	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	B & B	2"CAL	
CEOC	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	
GLTR	5	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER`	SHADEMASTER LOCUST	B & B	2"CAL	
KOPA	4	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2"CAL	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PIBH	4	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B		6`
PICS	3	PICEA PUNGENS	COLORADO SPRUCE	B & B		6`
PINI	3	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B		6`

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
PEAT	22	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL
POFR	11	POTENTILLA FRUTICOSA `GOLD DROP`	GOLD DROP POTENTILLA	5 GAL
RHAR	14	RHUS AROMATICA `GRO-LOW`	GRO-LOW FRAGRANT SUMAC	5 GAL
SYMK	12	SYRINGA PUBESCENS `MISS KIM`	MISS KIM KOREAN LILAC	5 GAL
VILA	10	VIBURNUM LANTANA `MOHICAN`	MOHICAN WAYFARING TREE	5 GAL

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT
PIMU	14	PINUS MUGO `SLOWMOUND`	MUGO PINE	5 GAL

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CAAC	13	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL
MISI	11	MISCANTHUS SINENSIS `GRACILLIMUS`	MAIDEN GRASS	1 GAL

SEED	QTY	BOTANICAL NAME	COMMON NAME
	10,993	TEMPORARY SEED	**WESTERN WHEATGRASS MIX** (10%) WESTERN WHEATGRASS (40%) PUBESCENT WHEATGRASS (10%) RUSSIAN WILDRYE (20%) SLENDER WHEATGRASS (10%) DAHURIAN WILDRYE (10%) GREEN NEEDLEGRASS 10 LBS/AC.
	16,164	PERMANENT NATIVE SEED	**PAWNEE BUTTES LOW GROW MIX** (25%) CANADA BLUEGRASS (25%) SANDBERG BLUEGRASS (25%) ROCKY MOUNTAIN FESCUE (25%) SHEEP FESCUE 5 LBS/1,000 SF

LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	GRAVEL MULCH
	WOOD MULCH
	METAL EDGING

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SUMBITTAL - JULY 12, 2012

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LOCATED IN THE NW 1/4 SEC. 6, T. 4 S. R. 69 W. OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO.

CASE NUMBER:

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GENERAL NOTES:

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.
5. AN AUTOMATIC IRRIGATION SHALL BE INSTALLED BY QUALIFIED LANDSCAPE CONTRACTOR.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
   A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
   B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
   C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
   D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
   E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

LANDSCAPE NOTES

SOIL:
1. SOIL PREPARATION FOR LANDSCAPE AREAS TO RECEIVE TREES, SHRUBS AND ALL PLANTING BEDS SHALL INCLUDE ORGANIC MATTER ADDED AT A RATE OF FOUR (3) CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT INCHES INTO THE SOIL.
2. SOIL PREPARATION FOR LANDSCAPE AREAS TO RECEIVE NATIVE SEED SHALL BE AMENDED WITH 1,000 LBS /ACRE BIOSOL.

MULCH:
1. SHRUB BED INDICATED SHALL HAVE A MINIMUM 3" DEPTH OF CEDAR MULCH WITH GEOTEXTILE FABRIC AS A WEED BARRIER.
2. TREES AND SHRUBS IN NATIVE AREAS - 3" DEPTH CEDAR FIBER MULCH AS SPECIFIED ON PLANTING DETAILS.
3. ALL BEDS INDICATED SHALL HAVE A MINIMUM 3" DEPTH OF 1"-1/2" GRAVEL MULCH WITH GEOTEXTILE FABRIC AS A WEED BARRIER (COORDINATE WITH OWNER/OWNERS REPRESENTATIVE FOR TYPE).

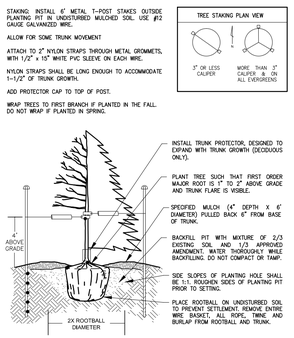
EDGING:
1. ALL EDGING SHALL BE 3/16" X 5-1/2" "RYERSON TYPE" METAL EDGING W/ ROLLED EDGE AND ANCHOR STAKES PER MANUFACTURES SPECIFICATIONS OR EQUAL.

IRRIGATION:
1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A PERMANENT, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
2. THE CONTROLLER SHALL INCLUDE A RAIN/FREEZE SHUT-OFF.
3. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT.

MAINTENANCE:
1. PLANT MATERIALS IN REQUIRED LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING AND ORDERLY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF TURF AREAS, FERTILIZATION, THE REGULAR APPLICATION OF APPROPRIATE QUANTITIES OF WATER, AND THE REGULAR TREATMENT AND REPAIR OF ALL DISEASED OR INSECT RIDDEN MATERIALS. ALL UNHEALTHY, DAMAGED, DESTROYED, IRREPARABLE, REMOVED, OR DEAD PLANT MATERIALS SHALL BE REPLACED WITHIN ONE (1) GROWING SEASON WITH PLANT MATERIALS OF SIMILAR VARIETY. IN ALL CASES, THE REPLACEMENT PLANT MATERIAL SHALL PRESERVE THE INTENT AND PURPOSE OF THE ORIGINAL PLANTING DESIGN.
2. REQUIRED LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, PESTS, AND OTHER SUCH ELEMENTS NOT PART OF THE APPROVED LANDSCAPING PLAN.

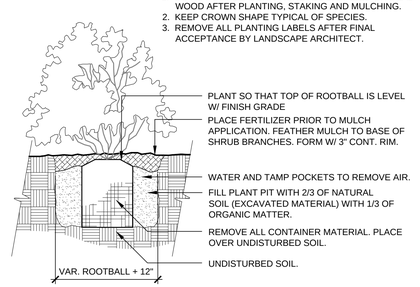
PRE-CONSTRUCTION MEETING:
1. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION.

SEED
1. ALL NATIVE GRASS SEED AREAS SHALL BE SEEDED WITH SEED MIXES AND RATES AS OUTLINED ON SHEET AND INSTALLED PER JEFFERSON COUNTY STANDARDS AND SPECIFICATIONS.

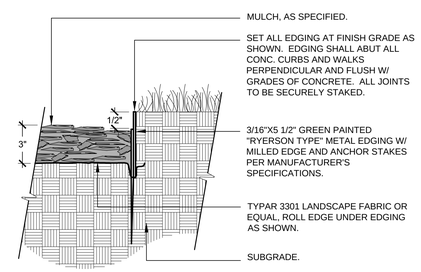


1 TREE PLANTING DETAIL
1/4" = 1'-0" 329343.43-50

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



2 SHRUB / ORNAMENTAL GRASS PLANTING
1 1/2" = 1'-0" 329333.13-06



3 STEEL EDGER
3" = 1'-0" 329413.23-50

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