

RIDGEGATE SOUTHWEST VILLAGE FILING 3 R.O.W. LANDSCAPE AND IRRIGATION PLANS

GENERAL NOTES:

1. THE BASE PLANS ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION, HOWEVER, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL MATERIAL LOCATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT ARE FOUND. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITY LINES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THESE PLANS FOR PERTINENT INFORMATION RELATING TO SITE CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AT THE JOB SITE AT ALL TIMES.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS, AND WARNING DEVICES NECESSARY DURING CONSTRUCTION.
4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
5. LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL PERMITS AT THEIR OWN EXPENSE, WHICH ARE NECESSARY TO PERFORM ALL PROPOSED WORK AND SHALL COMPLY WITH ALL NOTIFICATION AND INSPECTION REQUIREMENTS.
7. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
8. BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH THE OWNER'S REPRESENTATIVE IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, (ETC). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO THE UTILITY LINES, STRUCTURES OR INJURIES THEREFROM. FOR EXISTING UTILITY INFORMATION CONTACT "THE UTILITY NOTIFICATION CENTER OF COLORADO" AT 1-800-922-1987. A MINIMUM OF THREE (3) BUSINESS DAY NOTICE IN ADVANCE OF LOCATIONS NEEDED ARE REQUIRED.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS OUTSIDE THE CONSTRUCTION ZONE FROM STORM WATER RUNOFF, EROSION, AND/OR DEPOSITION OF DEBRIS RESULTING FROM CONSTRUCTION OF THIS PROJECT. ANY AREAS OUTSIDE THE CONSTRUCTION ZONE DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT HIS COST.
10. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED OR NATIVE VEGETATION, DOMESTIC AND NON-DOMESTIC ANIMALS, OR POSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING BY DUST RESULTING FROM HIS OPERATIONS.
11. WHERE PROVIDED, AREA TAKEOFFS AND QUANTITY ESTIMATES ARE PROVIDED FOR CONTRACTOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL MATERIALS AND SIZES SHOWN ON THE PLANS. IN THE CASE OF DISCREPANCIES, PLANS TAKE PRECEDENCE OVER PLANT CALL-OUTS AND/OR LISTS.
12. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPE & HARDSCAPE MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; WOOD/ROCK MULCH, EDGER, LANDSCAPE FABRIC (ETC).
13. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE ANY CONSTRUCTION TAKES PLACE.
14. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE UNLESS OTHERWISE AGREED UPON CONTRACTUALLY BETWEEN OWNER AND CONTRACTOR. ALL REPLACEMENT COST SHALL BE BORN BY THE CONTRACTOR.
15. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CURRENT CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
16. A RIGHT OF WAY PERMIT MAY BE REQUIRED BY THE CITY'S PUBLIC WORKS DEPARTMENT FOR LANDSCAPING AND IRRIGATION INSTALLATION.
17. ANY EXISTING OR INVASIVE OR PROHIBITED SPECIES MUST BE REMOVED PRIOR TO LANDSCAPE INSTALLATION
18. ANY CHANGES TO PLANTINGS MUST BE APPROVED BY THE CITY OF LONE TREE.

PROJECT CONTACTS

LANDSCAPE ARCHITECT
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SHEET INDEX

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L-201	LANDSCAPE DETAILS
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I-103	IRRIGATION DETAILS

MAINTENANCE SPECIFICATIONS

GENERAL

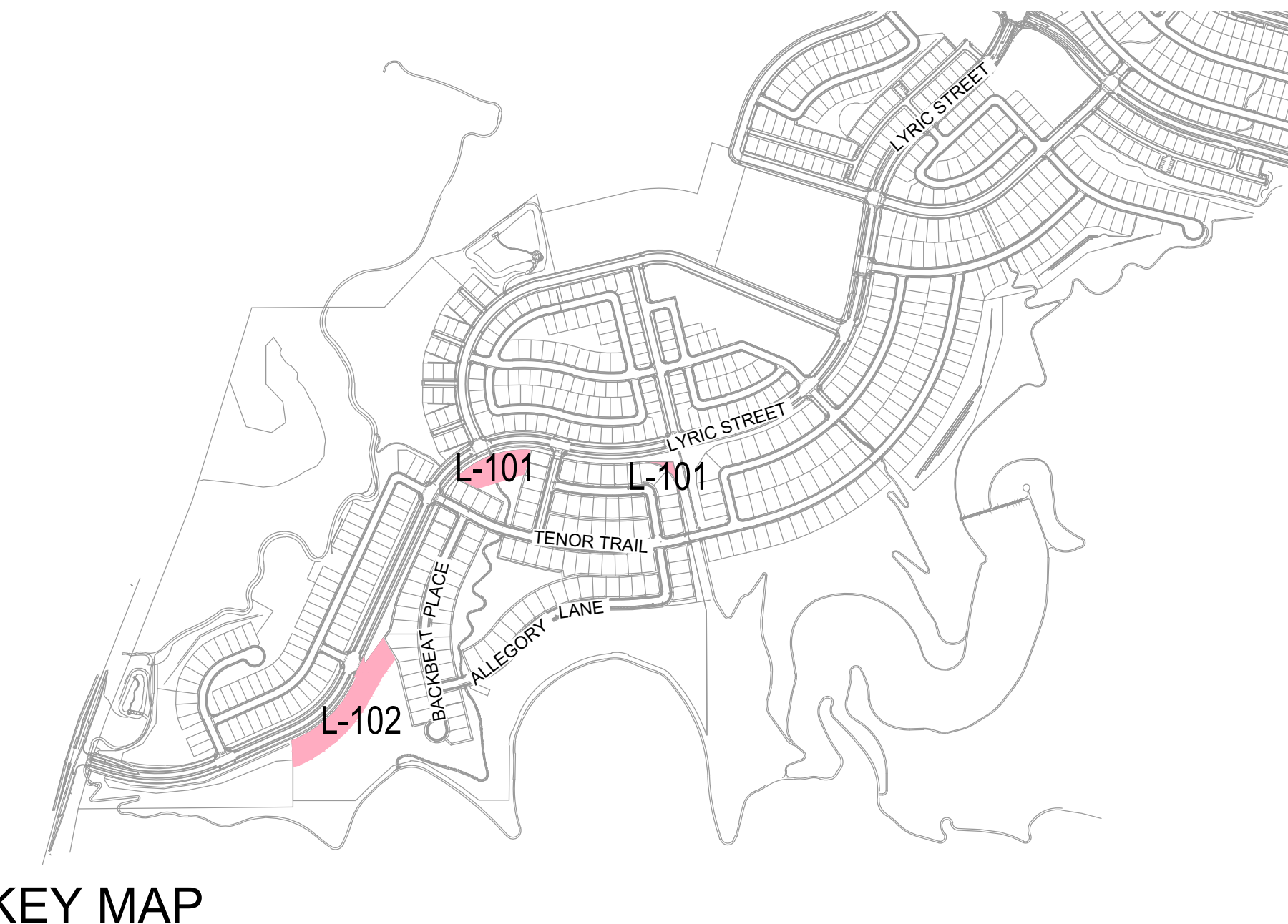
- A. WEEDING**
1. WEEDS REPRESENT THE GREATEST THREAT TO SUCCESSFUL ESTABLISHMENT OF NEWLY LANDSCAPE AREAS. THEREFORE, A VIGOROUS, HIGH LEVEL OF WEED CONTROL IS NECESSARY TO MAINTAIN AN ATTRACTIVE, HEALTHY LANDSCAPE.
 2. SPOT CONTROL WEEDS BI-WEEKLY USING CHEMICAL AND/OR MECHANICAL MEANS. DO NOT SPRAY IN WINDY WEATHER. USE EXTRA CAUTION IN APPLICATION OF CHEMICALS TO PREVENT OVERSPRAY ONTO DESIRED PLANT MATERIAL.
 3. MECHANICAL MEANS ARE THE PREFERRED METHODS FOR REMOVAL OF WEEDS.
 4. PLANTING BEDS SHALL BE INSPECTED BI-WEEKLY FOR WEEDS.
 5. IF SPRAYING WEEDS, DEAD MATERIAL SHALL BE REMOVED FROM IMMEDIATELY SO AS NOT TO CREATE UNNECESSARY DEBRIS.
- B. NOXIOUS WEED CONTROL**
- REMOVE NOXIOUS WEEDS, AS DEFINED BY THE STATE OF COLORADO AND DOUGLAS COUNTY, FROM THE AREA WITHIN FIVE FEET OF THE PERIMETERS OF THE LANDSCAPED AREAS BY SPRAYING WITH AN APPROVED BROADLEAF HERBICIDE BY MAY 15TH AND OCTOBER 1 WITH SPOT APPLICATION AS REQUIRED. COST FOR SPOT APPLICATIONS, SHALL BE DONE ON A TIME AND MATERIAL BASIS PER THE CONTRACT DOCUMENTS.
- C. TREE MAINTENANCE**
1. TRIM TREE LIMBS TO PREVENT ENCROACHMENT ON PEDESTRIAN OR VEHICULAR PATH.
 2. MAINTAIN TENSIONED TREE GUYS. REPLACE ANY STAKES OR GUYS THAT MAY BECOME LOOSENED.
 3. REPLACE TREE WRAP WHERE APPLICABLE.
 4. REMOVE STAKES AND GUYS AFTER 1 YEAR.
 5. SOME TREES WILL BE SUBJECT TO LOW LIMBING REQUIREMENTS OUTLINED IN THE SOUTHWEST VILLAGE WILDFIRE MITIGATION PLAN.
 6. TREE CANOPIES EXTENDING OVER THE ROADWAY SHALL BE MAINTAINED AT A MINIMUM CANOPY OF 14' ABOVE THE ROADWAY.
 7. TREE CANOPIES WITHIN SIGHT TRIANGLES OR OVER SIDEWALKS SHALL BE MAINTAINED TO HAVE A MINIMUM 7' CLEARANCE BETWEEN GROUND SURFACE AND TREE CANOPY.
 8. ALL SIDEWALKS WILL BE MAINTAINED SO THAT ACORNS WILL BE REMOVED WHERE PRESENT.
- D. SHRUB MAINTENANCE**
1. TRIM SHRUBS TO PREVENT PEDESTRIAN OR VEHICULAR CONFLICTS.
 2. REMOVE WEEDS INCLUDING ROOTS FROM SHRUB BEDS.
 3. IF BARE SOIL OR FILTER FABRIC IS VISIBLE WITHIN SHRUB BEDS, RE-APPLY MULCH PER DRAWINGS.
 4. NO HERBICIDE TO BE USED IN SHRUB BEDS.
 5. SOME SHRUBS WILL BE SUBJECT TO THINNING REQUIREMENTS OUTLINED IN THE SOUTHWEST VILLAGE WILDFIRE MITIGATION PLAN.
- F. MOWING:**
1. MOWING DURING MAINTENANCE PERIOD IS THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT BEGIN MOWING UNTIL THE RTF SOD HAS HAD AT LEAST TEN (10) CONSECUTIVE DAYS FROM INSTALLATION TO ROOT INTO THE SOIL.
 2. MOWING HEIGHT SHALL BE NO LESS THAN 2". MOW NEWLY SEEDED AREAS WHEN 75% OF GRASS REACHES 3" HEIGHT. TRIM RTF SOD AROUND FOUNDATIONS, ROCKS, LIGHT POLES, FIRE HYDRANTS AND ANY OTHER OBJECTS WITHIN THE LAWN AREAS. DO NOT USE HERBICIDE AS A SUBSTITUTE FOR TRIMMING.
 3. SOME LANDSCAPE AREAS WILL BE SUBJECT TO MOWING AND THINNING REQUIREMENTS OUTLINED IN THE SOUTHWEST VILLAGE WILDFIRE MITIGATION PLAN.
- G. FERTILIZING:**
1. APPLY FERTILIZER AFTER FIRST MOWING AND WHEN THE GRASS IS DRY. USE 10:6 OR EQUIVALENT AT RATE OF 1 LB. OF NITROGEN PER 1000 SQ. FT. OF LAWN AREA.
- H. WATERING:**
1. TREES AND SHRUBS: WATER AREA SUFFICIENTLY TO MOISTEN SOIL THOROUGHLY AND IN SUCH A MANNER AS TO AVOID EROSION. COMMENCE WATERING ON THE DAY OF INSTALLATION AND CONTINUE AS NEEDED.
 2. RTF SOD: WATER NEW LAWN AREA SUFFICIENTLY TO MOISTEN SOIL THOROUGHLY AND IN SUCH A MANNER AS TO AVOID EROSION. COMMENCE WATERING ON THE DAY OF INSTALLATION AND CONTINUE AS NEEDED.
 3. PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES AND LAWN WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND TO KEEP ALL PLANTED AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH.

Soils Report:

1. IT'S THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT COPY OF THE SOILS REPORT FROM THE DEVELOPER AND FOLLOW ALL REQUIREMENTS PERTAINING TO IRRIGATION AND LANDSCAPE INSTALLATION AND MAINTENANCE PRACTICES. IF THESE DRAWINGS ARE IN CONFLICT IN ANYWAY WITH THE REPORT, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY TO WORK OUT A RESOLUTION.

MAINTENANCE SCHEDULE

1. SUBMIT 1 YEAR MAINTENANCE SCHEDULE TO OWNER AT FINAL ACCEPTANCE WALK.
2. EDGE OF ALL TURF AREAS WITH A STEEL BLADED EDGER ADJACENT TO WALKS AND DRIVEWAYS TWICE A MONTH DURING GROWING SEASON.
3. (4) FOUR WINTER WATERINGS ON ALL TREES AND EVERGREEN SHRUBS.
4. MANICURED TURF AREAS SHALL BE FERTILIZED TWICE YEARLY IN APRIL AND SEPTEMBER.
5. PERENNIALS AND ORNAMENTAL GRASSES SHALL BE CUT BACK ONCE ANNUALLY IN SPRING (TYPICALLY MARCH).
6. PLANTING BEDS SHALL BE WEDED BI-WEEKLY.
7. TREES AND SHRUBS SHALL BE FERTILIZED ONCE ANNUALLY IN THE SPRING. THIS CAN BE CONCURRENT WITH FERTILIZATION OF THE MANICURED TURF IN APRIL.
8. TRASH SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS DURING GROWING SEASON.
9. WEEKLY IRRIGATION SYSTEM CHECK, SPRING START UP, MAINTENANCE, WINTERIZATION, & WATER MANAGEMENT.



KEY MAP

SUMMARY TABLE	
FILING 3 ROW LANDSCAPE PLANS	
TOTAL LANDSCAPED AREA:	55,200 SF
SOD:	0 SF
NATIVE SEED:	55,000 SF
PLANTING AREA:	200 SF
TOTAL HARDSCAPE AREA:	0 SF
SCORED CONCRETE:	0 SF

RIDGEGATE SOUTHWEST
VILLAGE PHASE 3



RG
RidgeGate

RIDGEGATE SOUTHWEST
VILLAGE FILING
3, R.O.W.
LANDSCAPE
PLANS

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REVISION RECORD		
NO.	CHANGE	DATE
Δ	RESUBMIT	2.9.24
Δ	RESUBMIT	3.15.24

DATE: 5.22.23

SHEET TITLE:
COVER SHEET

SHEET NO. :

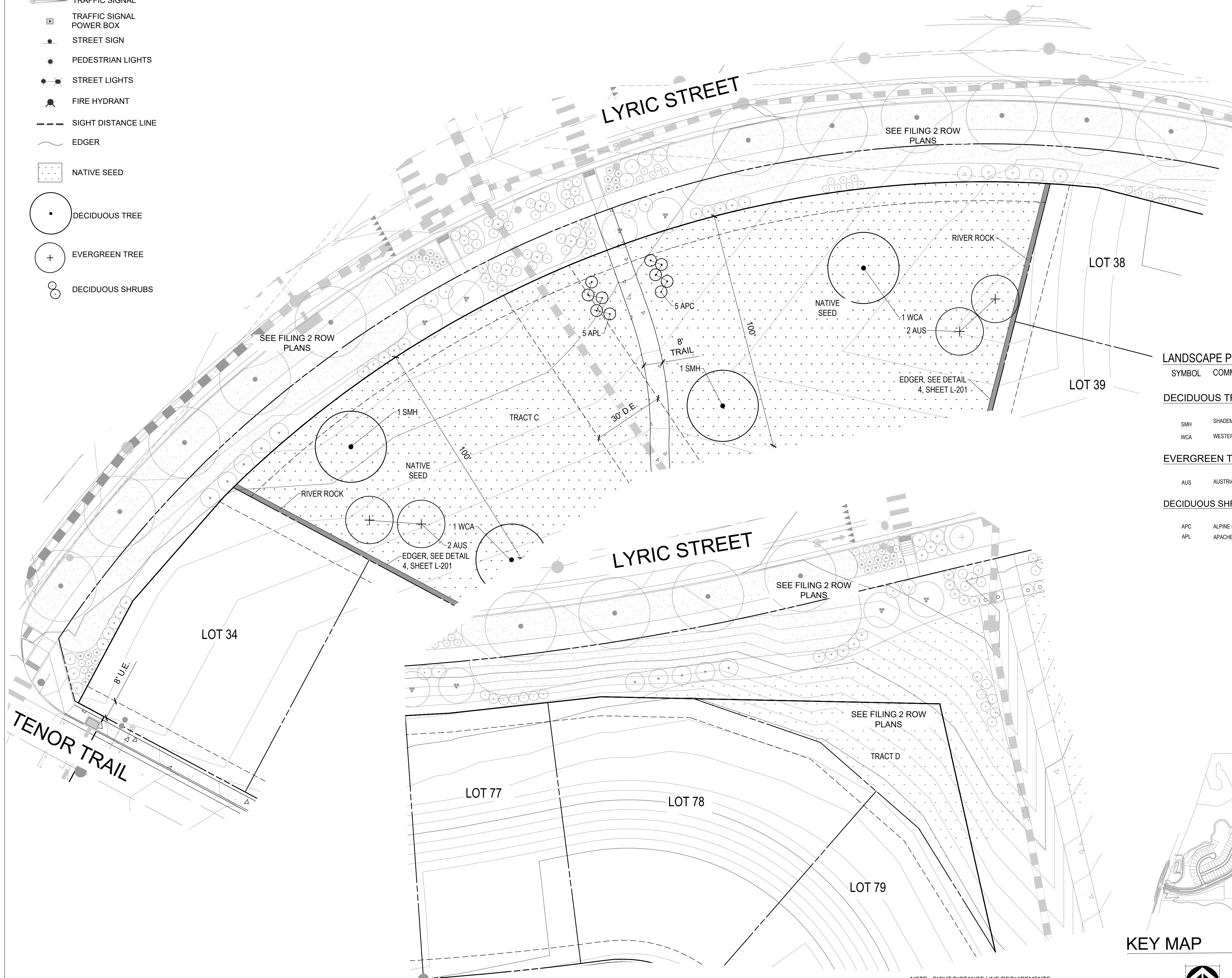
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RIDGEGATE SOUTHWEST
VILLAGE PHASE 3



LEGEND

- TRAFFIC SIGNAL
- TRAFFIC SIGNAL POWER BOX
- STREET SIGN
- PEDESTRIAN LIGHTS
- STREET LIGHTS
- FIRE HYDRANT
- SIGHT DISTANCE LINE
- EDGER
- NATIVE SEED
- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS

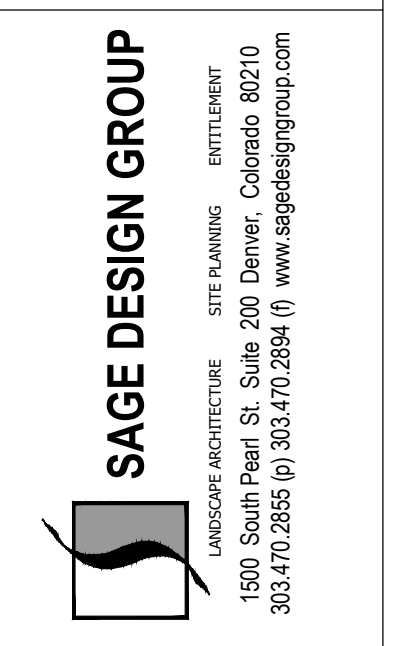
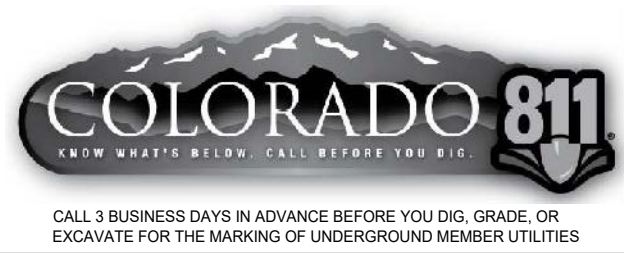
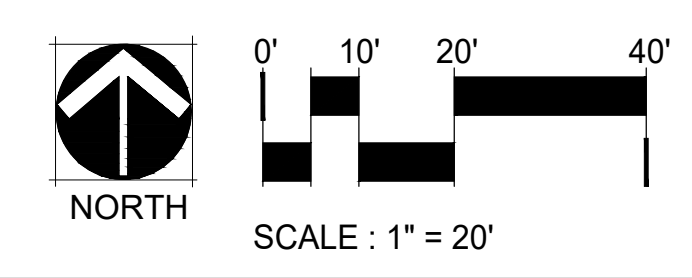


LANDSCAPE PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
DECIDUOUS TREES			
SMH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B
WCA	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B
EVERGREEN TREES			
AUS	AUSTRIAN PINE	PINUS NIGRA	8", B&B
DECIDUOUS SHRUBS			
APC	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.
APL	APACHE PLUM	FALLUGIA PARADOXA	5 GAL. CONT.



NOTE - SIGHT DISTANCE LINE REQUIREMENTS:
 1. DECIDUOUS TREES ONLY ALLOWED IN SIGHT TRIANGLE.
 2. NO PLANTS BETWEEN 24"-84" IN HEIGHT, MEASURED FROM THE FLOWLINE
 3. TREE CANOPY NO LOWER THAN 7' WITHIN SIGHT TRIANGLE OR OVER SIDEWALK.
 4. TREE CANOPY OVER STREET NO LOWER THAN 14'.
 5. NO PLANTINGS SHALL EXCEED 24" IN HEIGHT.



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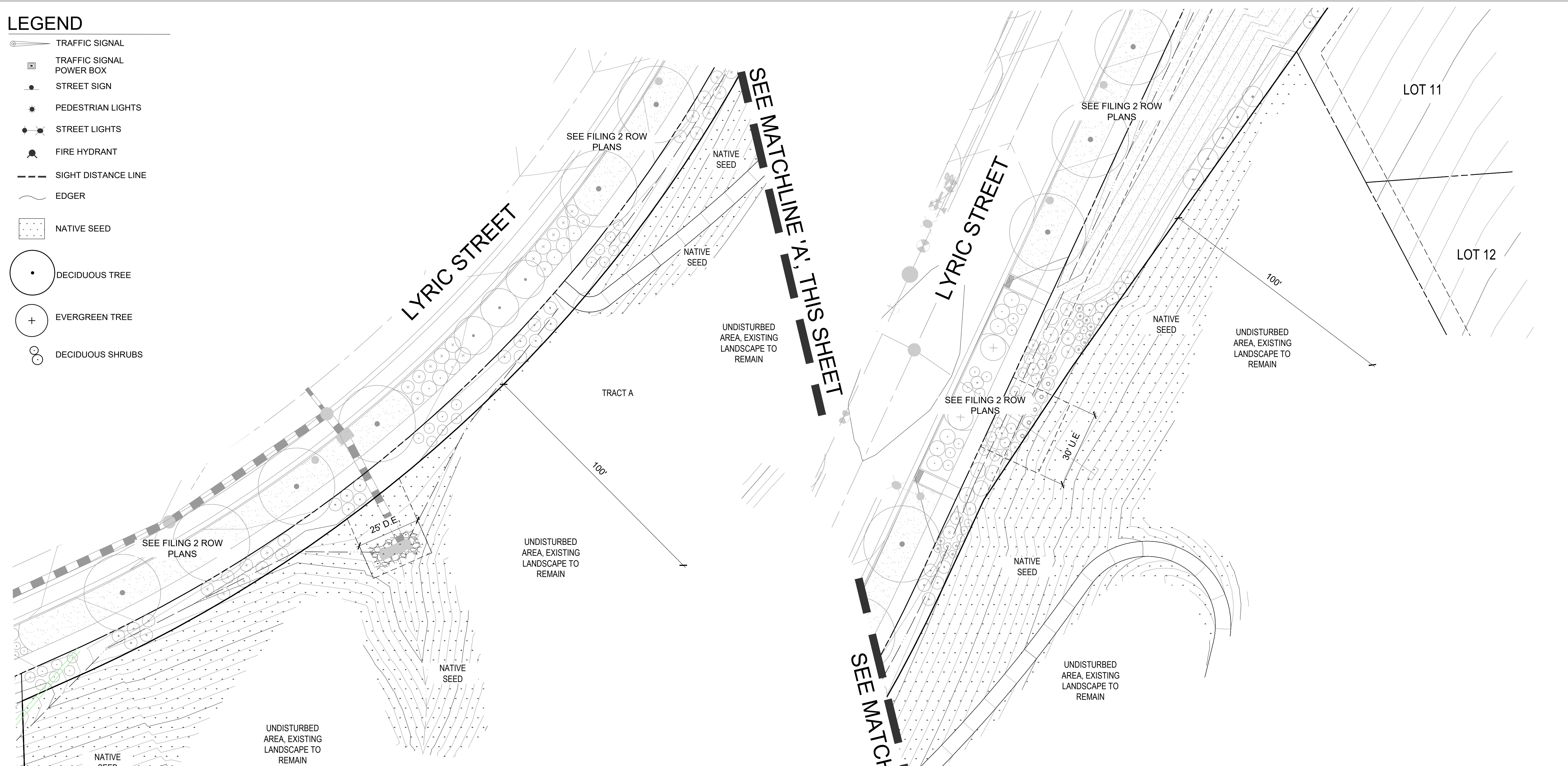
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SHEET NO. :

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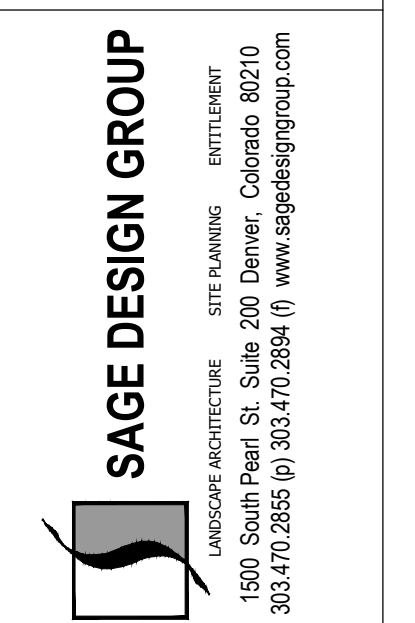
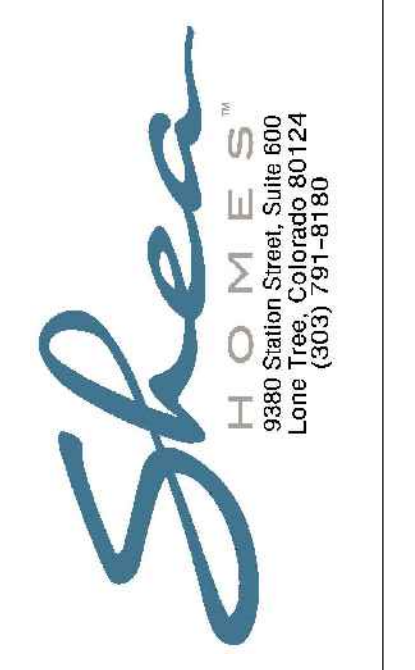
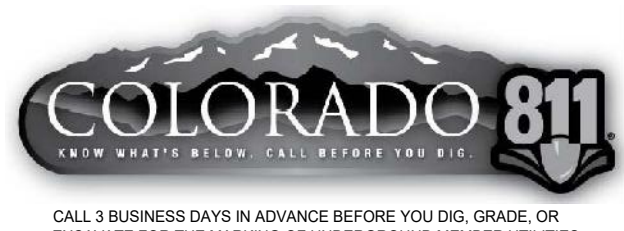
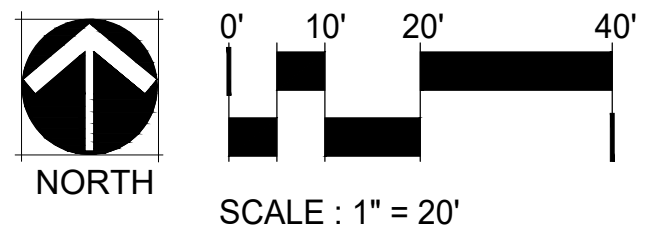
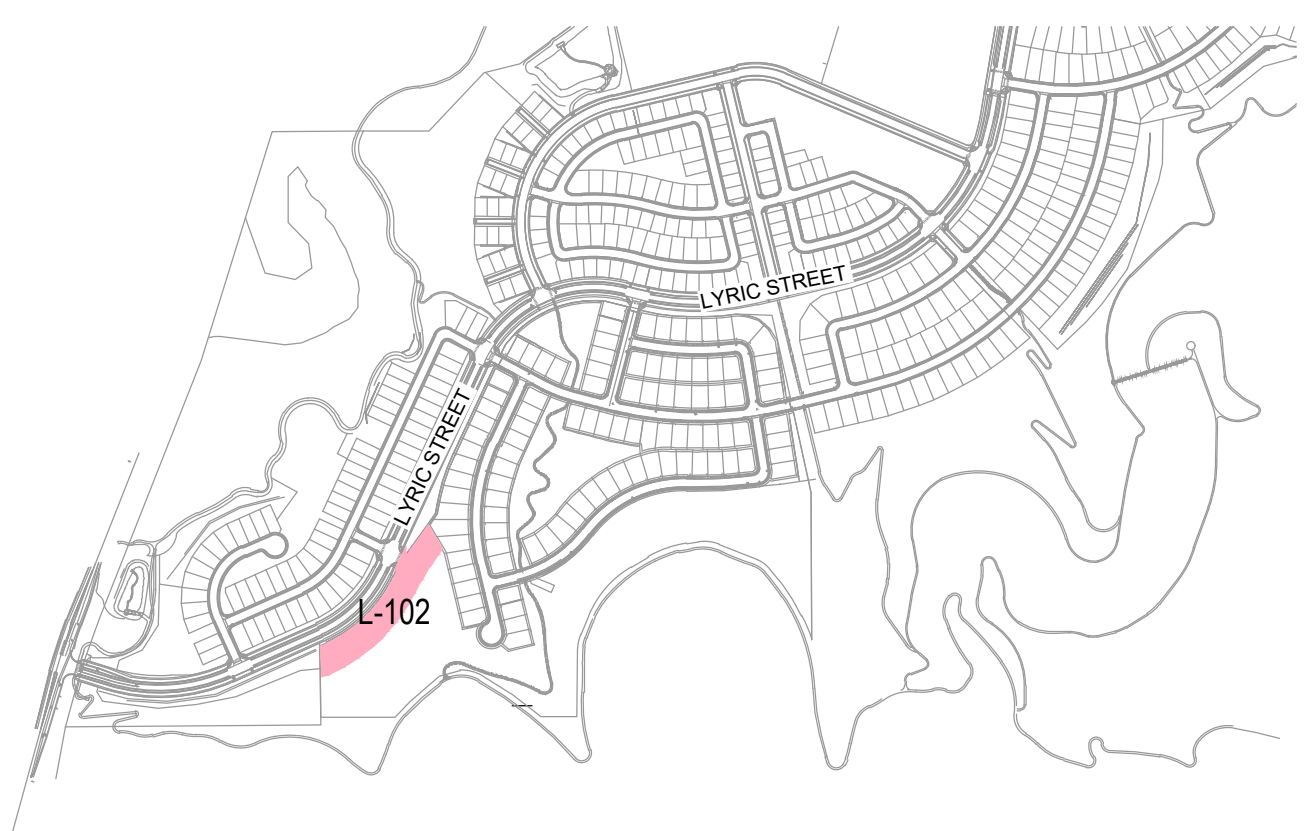
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- FIRE HYDRANT
- SIGHT DISTANCE LINE
- EDGER
- NATIVE SEED
- DECIDUOUS TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS



LANDSCAPE PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
DECIDUOUS TREES			
SMH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2' CAL. B&B
WCA	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2' CAL. B&B
EVERGREEN TREES			
AUS	AUSTRIAN PINE	PINUS NIGRA	8', B&B
DECIDUOUS SHRUBS			
APC	ALPINE CURRANT	RIBES ALPINUM	5 GAL. CONT.
APL	APACHE PLUM	FALLUGIA PARADOXA	5 GAL. CONT.

NOTE - SIGHT DISTANCE LINE REQUIREMENTS:
 1. DECIDUOUS TREES ONLY ALLOWED IN SIGHT TRIANGLE.
 2. NO PLANTS BETWEEN 24"-94" IN HEIGHT, MEASURED FROM THE FLOWLINE.
 3. TREE CANOPY NO LOWER THAN 7' WITHIN SIGHT TRIANGLE OR OVER SIDEWALK.
 4. TREE CANOPY OVER STREET NO LOWER THAN 14'.
 5. NO PLANTINGS SHALL EXCEED 24" IN HEIGHT.



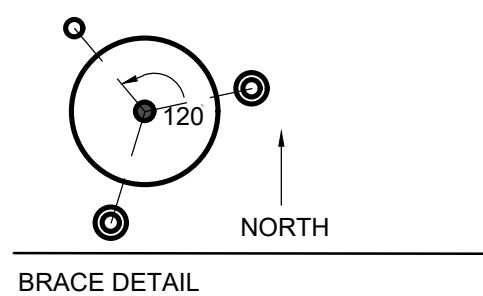
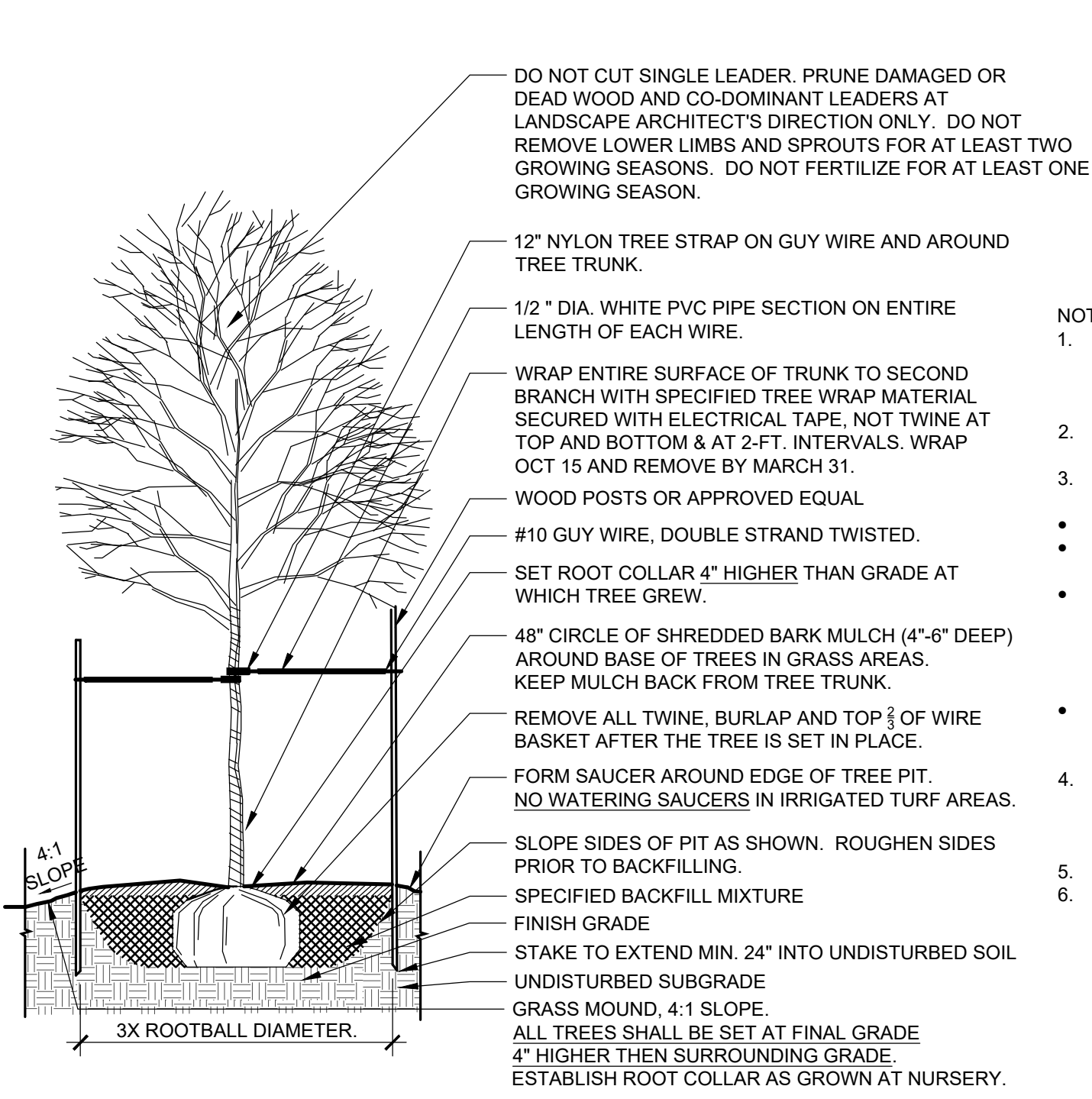
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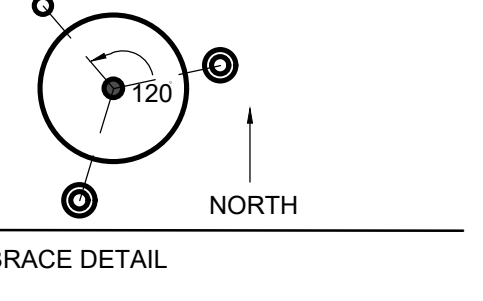
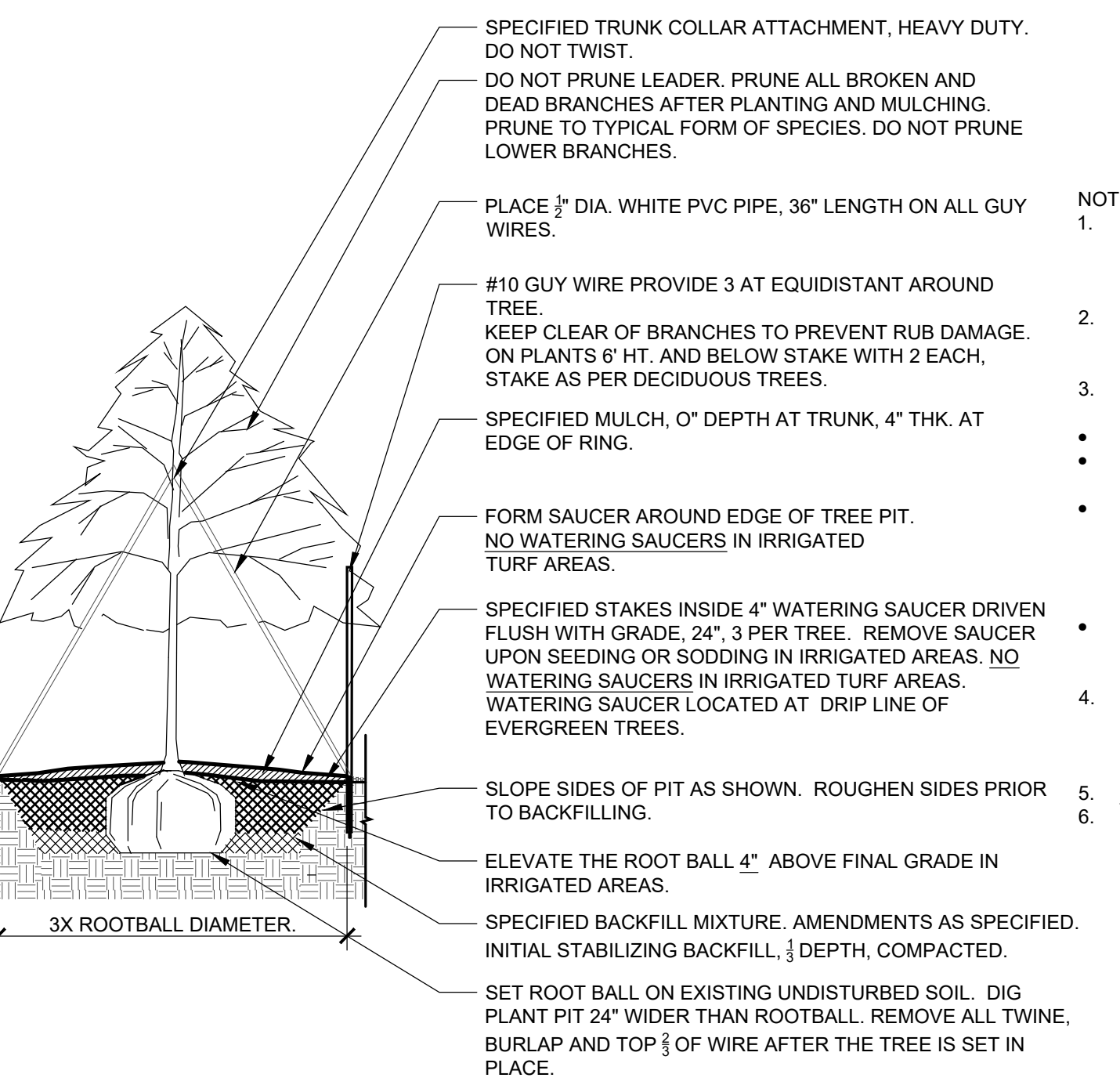
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 SHEET TITLE:
 PLANTING PLAN

SHEET NO. :
L-102



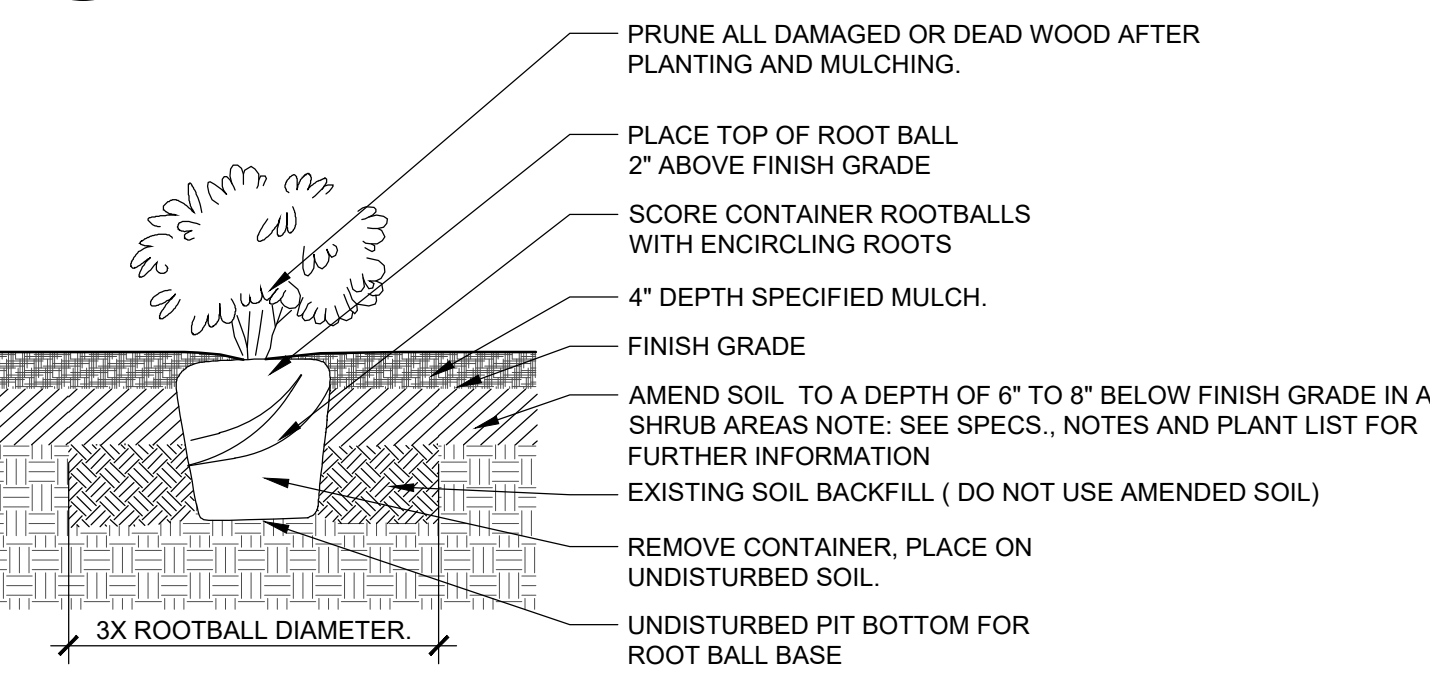
- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 2. TREES SHOULD BE PLANTED THE SAME DAY AS DELIVERED TO THE SITE.
 3. REPLACE ALL PIT EXCAVATION WITH THE FOLLOWING BACKFILL:
 - CLASS 1, SUBMIT TESTING CERTIFICATE.
 - TOPSOIL TO BE CLEAN, NEUTRAL PH AND HAVE NO FOREIGN MATERIALS OR CONTAMINATES.
 - 50% PLANTER MIX / 50% COMPOST OR PREPARED PLANTER MIX OR 75% IMPORTED TOPSOIL / 25% PREPARED PLANTER MIX. SUBMIT PROPOSED BACKFILL TO OWNERS REPRESENTATIVE FOR APPROVAL BEFORE PLANTING.
 4. COORDINATE IRRIGATION AND TREE PLANTINGS IN SOD AREAS. IRRIGATE IN MORE APPLICATIONS IN LESSER AMOUNTS. PREVENT OVER WATERING. CONTACT OWNERS REPRESENTATIVE IF NEEDED.
 5. NO WATERING SAUCERS IN IRRIGATED TURF AREAS.
 6. SUPPLEMENTAL HAND WATERING WILL BE REQUIRED DURING ESTABLISHMENT PERIOD AND PERSONNEL MUST BE ONSITE TO INSURE NEWLY PLANTED TREES GET ENOUGH WATER WERE NEEDED. COORDINATE WITH OWNERS REPRESENTATIVE TO MEET ALL WATERING ISSUES AND ESTABLISH BEST MAINTENANCE PRACTICES. CONSTANT VIGILANCE WILL BE NEEDED FOR SUCCESSFUL TREE PLANTING.

1 DECIDUOUS TREE DETAIL



- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 2. TREES SHOULD BE PLANTED THE SAME DAY AS DELIVERED TO THE SITE. KEEP PLANTS MOST AND SHADED UNTIL PLANTING.
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2 EVERGREEN TREE DETAIL



- NOTE:
1. DO NOT PLANT ANY PLANT WITH ROOTBALL NOT IN CONFORMANCE WITH COLORADO NURSERY ACT REQUIREMENTS
 2. HOLD MULCH TOP GRADE 1\"/>

3 SHRUB PLANTING DETAIL

PLANTING NOTES:

Minimum Plant size Requirements and Soil Preparation:

1. ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE
2. SHRUB BEDS AREAS SHALL BE AMENDED WITH CLASS 1 COMPOST AT A RATE OF 5 CUBIC YARDS PER 1000 S.F.; AMMONIUM SULFATE (20-0-0) AT A RATE OF 5 LBS PER 1000 S.F.; AND SOIL SULFUR (90% - 100% ELEMENTAL) AT A RATE OF 10 LBS PER 1000 S.F. AMENDMENTS SHALL BE THOROUGHLY BLENDED TO HOMOGENEOUS CONDITION TO A DEPTH OF NO LESS THAN 6\"/>

Warranty:

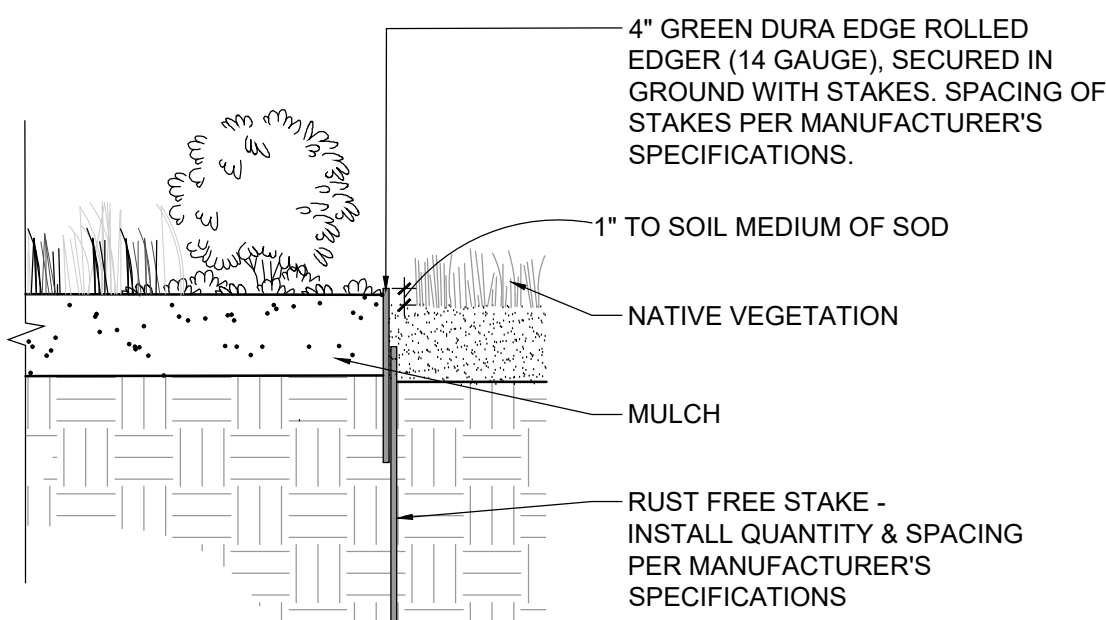
4. GROWING SEASONS:
 - a. WHEN REMEDIAL SEEDING IS REQUIRED, THE NATIVE PLANT SEEDING CONTRACTOR SHALL PERFORM ADDITIONAL REMEDIAL SEEDING IN THE SAME AREA FOR A MINIMUM OF TWO FULL GROWING SEASONS.
 - b. IF AFTER TWO FULL GROWING SEASONS THE REMEDIAL SEEDING PERFORMANCE IS UNACCEPTABLE TO THE OWNER, ADDITIONAL REMEDIAL ACTION IS REQUIRED.
 - c. THE REMEDIAL ACTIONS OUTLINED ABOVE WILL REMAIN IN EFFECT UNTIL ALL RESTORATION SEEDING ZONES MEET THE THIRD GROWING SEASON CRITERIA.
2. IF SEEDING AREAS GREATER THAN 10 SQUARE FEET FAIL TO MEET THE TERMS OF THE GUARANTEE, THE NATIVE PLANT SEEDING CONTRACTOR WILL DEVELOP AND SUBMIT TO THE OWNER A REMEDIAL ACTION PLAN THAT TAKES INTO CONSIDERATION THE SITE GOALS AND SPECIFIC DEFICIENCIES CAUSING THE REMEDIAL ACTION.

NATIVE SEED NOTES:

- Preparation:
1. GRADES: VERIFY THAT FINISH GRADES ARE CONSISTENT WITH THE SLOPES AND GRADES INDICATED ON THE DRAWINGS.
 2. SCHEDULE: COORDINATE SOD AND SEEDING SCHEDULE WITH INSTALLATION OF IRRIGATION SYSTEM TO ENSURE THAT NEITHER OPERATION WILL DAMAGE THE OTHER. INSURE SYSTEM IS OPERATING TO PROVIDE ADEQUATE WATER.
 3. SOIL: ALL NATIVE GRASS SHOULD HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. PH RANGE OF 5.5 TO 7. A MINIMUM OF 3-5 PERCENT ORGANIC MATERIAL CONTENT. ACCEPTABLE TOPSOIL SHALL CONSIST OF LOOSE FRABLE LOAM, FREE OF HEAVY CLAY, REFUSE, STUMPS AND LARGE ROOTS, ROCKS OVER 2 INCHES (50 MM) IN DIAMETER, BRUSH, WEEDS AND WEED SEEDS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO THE PROPER DEVELOPMENT OF VEGETATIVE GROWTH.
 - a. TOPSOIL SOURCE: REUSE SURFACE SOIL STOCKPILED ON SITE. VERIFY SUITABILITY OF STOCKPILED SURFACE SOIL TO PRODUCE TOPSOIL. CLEAN SURFACE SOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 4. ORGANIC AMENDMENT: COMPOST IS A WIDELY USED BULK ORGANIC SOIL AMENDMENT AND A RECYCLED PRODUCT. BECAUSE IT IS APPLIED AT MUCH GREATER RATES THAN FERTILIZER, COMPOST HAS A SIGNIFICANT CUMULATIVE EFFECT ON NUTRIENT AVAILABILITY AND MAY REDUCE OR ELIMINATE INITIAL FERTILIZATION. CONSIDER EACH PLANT'S PH AND SOLUBLE SALT REQUIREMENTS AND HOW THEY RELATE TO THE COMPOST BEING USED AND THE RESULTING SOIL-COMPOST MIX.
 - a. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4 INCH (19 MM) SIEVE; SOLUBLE SALT CONTENT OF 5-10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS; AND AS FOLLOWS:
 - ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT.
 - MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 5. WEED CONTROL: IF WEEDS ARE PRESENT IN THE AREA TO BE PLANTED, PERFORM HERBICIDE TREATMENT OVER THE ENTIRE AREA TO BE PLANTED. ALLOW SUFFICIENT TIME TO SUCCESSFULLY COMPLETE THE ENTIRE HERBICIDE TREATMENT PROCESS BEFORE PROCEEDING WITH PLANTING. REPEAT PROCEDURE AS NEEDED AS WEED GROWTH BECOMES EVIDENT THROUGHOUT THE DURATION OF LANDSCAPE CONSTRUCTION. SUBMIT HERBICIDE TREATMENT PLAN TO OWNER FOR APPROVAL.
 6. FERTILIZERS - DO NOT FERTILIZE GRASSES.

Installation:

1. CONTRACTOR TO SUBMIT INSTALLATION METHOD TO OWNER FOR APPROVAL.
2. SEE PLANT SCHEDULE FOR NATIVE SEED VARIETIES.
3. SEEDING NATIVE GRASS: INSTALL SEED FOR METHOD AGREED UPON WITH OWNER.
 - a. DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED.
 - b. INSTALL SEED ONLY WHEN SOIL MOISTURE IS APPROPRIATE.
 - c. RESTORE GRADE IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.
 - d. SOWING RATES VARY WITH GRASS SPECIES AND MIXTURES. SOW SEED AT RATES SPECIFIED PER MANUFACTURER RECOMMENDATIONS.
 - e. PROTECT SEEDING AREAS WITH SLOPES EXCEEDING 4:1 WITH EROSION-CONTROL BLANKETS INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COORDINATE EROSION-CONTROL MATERIALS WITH SLOPE RATIOS.
 - f. PROTECT SEEDING AREAS WITH SLOPES LESS THAN 4:1 BY SPREADING STRAW MULCH. SPREAD UNIFORMY AT A MINIMUM RATE OF 2 TONS/ACRE (42 KG/93 SQ. M) TO FORM A CONTINUOUS BLANKET 1-1 1/2 INCHES (38 MM) IN LOOSE THICKNESS OVER SEEDING AREAS. SPREAD BY HAND, BLOWER, OR OTHER SUITABLE EQUIPMENT.
 - g. PROTECT SEEDING AREAS FROM HOT, DRY WEATHER OR DRYING WINDS BY APPLYING COMPOST MULCH WITHIN 24 HOURS AFTER COMPLETING SEEDING OPERATIONS. SOAK AREAS, SCATTER MULCH UNIFORMY TO A THICKNESS OF 3/16 INCH (4.8 MM), AND ROLL SURFACE SMOOTH.



4 EDGER DETAIL

LANDSCAPE PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION	QUANTITY	HIGH WATER USE	PLANT SIZE (H X W)	SALT TOLERANCE	PET WASTE TOLERANCE
SMH	SHADEMASTER HONEYLOCUST	GLEDTISIA TRIACANTHOS INERMIS	2 1/2' CAL. B&B	2	NO	40' X 20'	YES	N/A
WCA	WESTERN CATALPA	'SHADEMASTER' CATALPA SPECIOSA	2 1/2' CAL. B&B	2	NO	40' X 20'	NO	N/A
DECIDUOUS TREES								
AUS	AUSTRIAN PINE	PINUS NIGRA	8' B&B	4	NO	30' X 8'	YES	N/A
DECIDUOUS SHRUBS								
APC	ALPINE CURRANT	RIBES ALPNUM	5 GAL. CONT.	5	NO	5' X 5'	NO	N/A
APL	APACHE PLUM	FALLUGIA PARADOXA	5 GAL. CONT.	5	NO	5' X 5'	YES	N/A

SOD AND NATIVE SEED

NATIVE SEED LOW-GROWTH DRILL SEEDING MIX	55,000 SF	NO
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TALL GRASS MIX	COMMON NAME	RATES (PLS)	SEEDS
ANDROPOGON GERARDI	BIG BLUESTEM GRASS	5	15
BRAHMA LINDLEYANA	SUGAR GRASS	1.5	7
PRACHIUM VIRENGLUTINUM	BIRD CHICKEN	0.8	4
SCHIZACHYRUM SCOPARIUM	LITTLE BLUESTEM	1.5	8
SCHIZACHYRUM NITANS	YELLOW BUCKGRASS	1.5	8
SPODEOPOGON VERTICILLATUS	HARD TOPSOCK	0.9	4
HEPHERCETRA COMATA	NEEDLE AND THREAD	1.9	8
ANSELLEA VIRGATA	GREEN NEEDLEGRASS	1	4
PASCOPYRUM SMITHI	WESTERN WHEATGRASS	1	4
TOTALS:	REB3 PLS	19	79

MULCH

LANDSCAPE FABRIC	3 OZ. SUPERIOR LANDSCAPE FABRIC BY PIONEER SAND COMPANY - 303-791-3535, LOCATE UNDER SPECIFIED MULCH	200 SF
RIVER ROCK	2" - 4" LOCAL SMOOTH RIVER ROCK COBBLE BY PIONEER SAND COMPANY - 303-791-3535, OVER LANDSCAPE FABRIC, LOCATE PER PLANS.	200 SF



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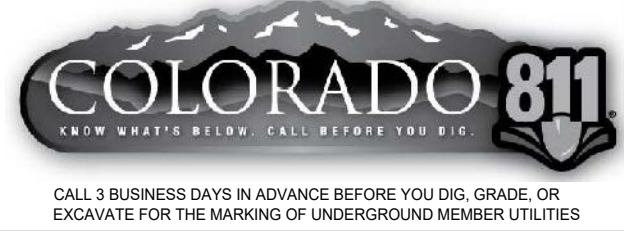
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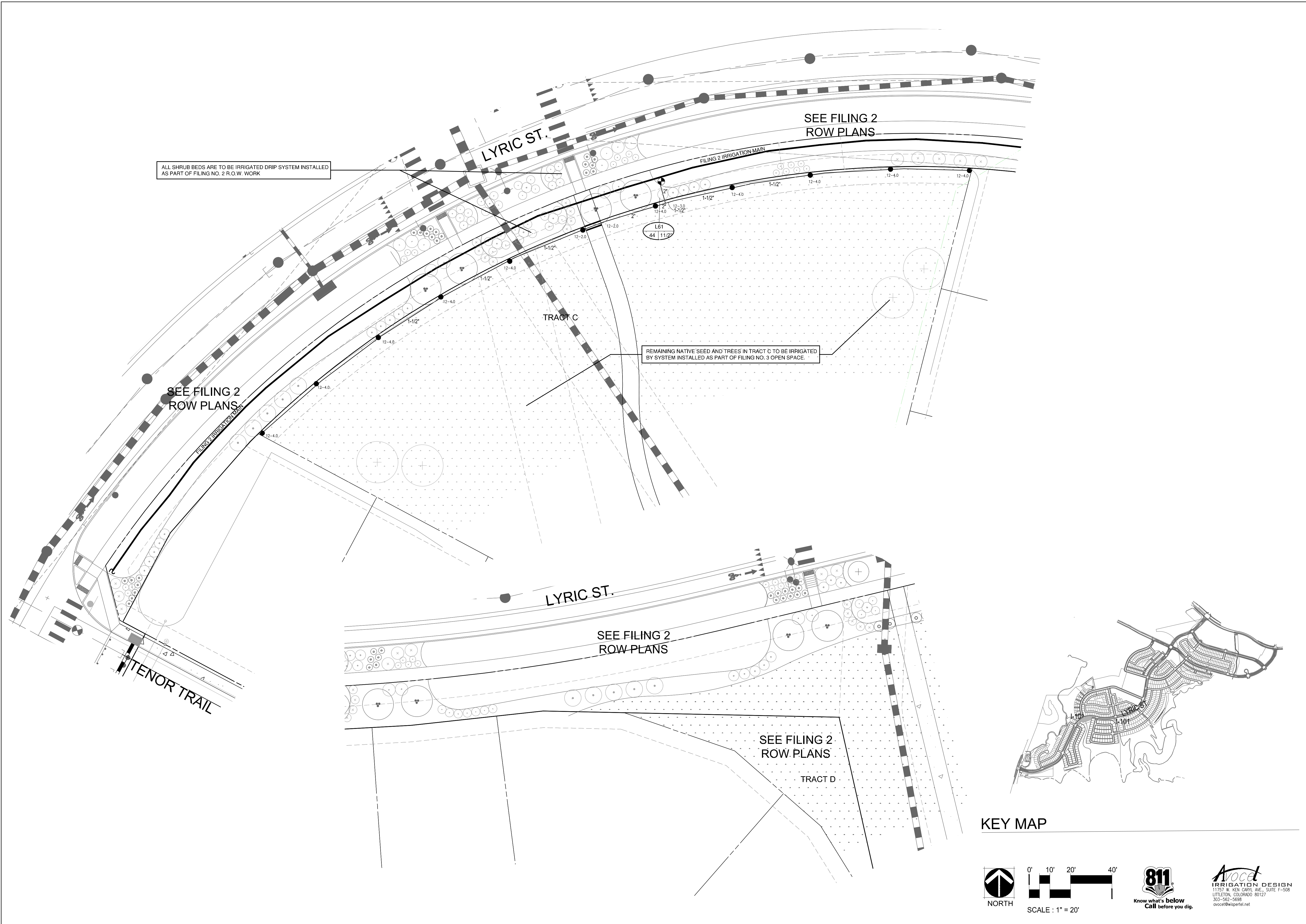
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NO.	CHANGE	DATE
△	RESUBMIT	2.9.24
△	RESUBMIT	3.15.24

DATE: 5.22.23
SHEET TITLE: DETAILS

SHEET NO. :

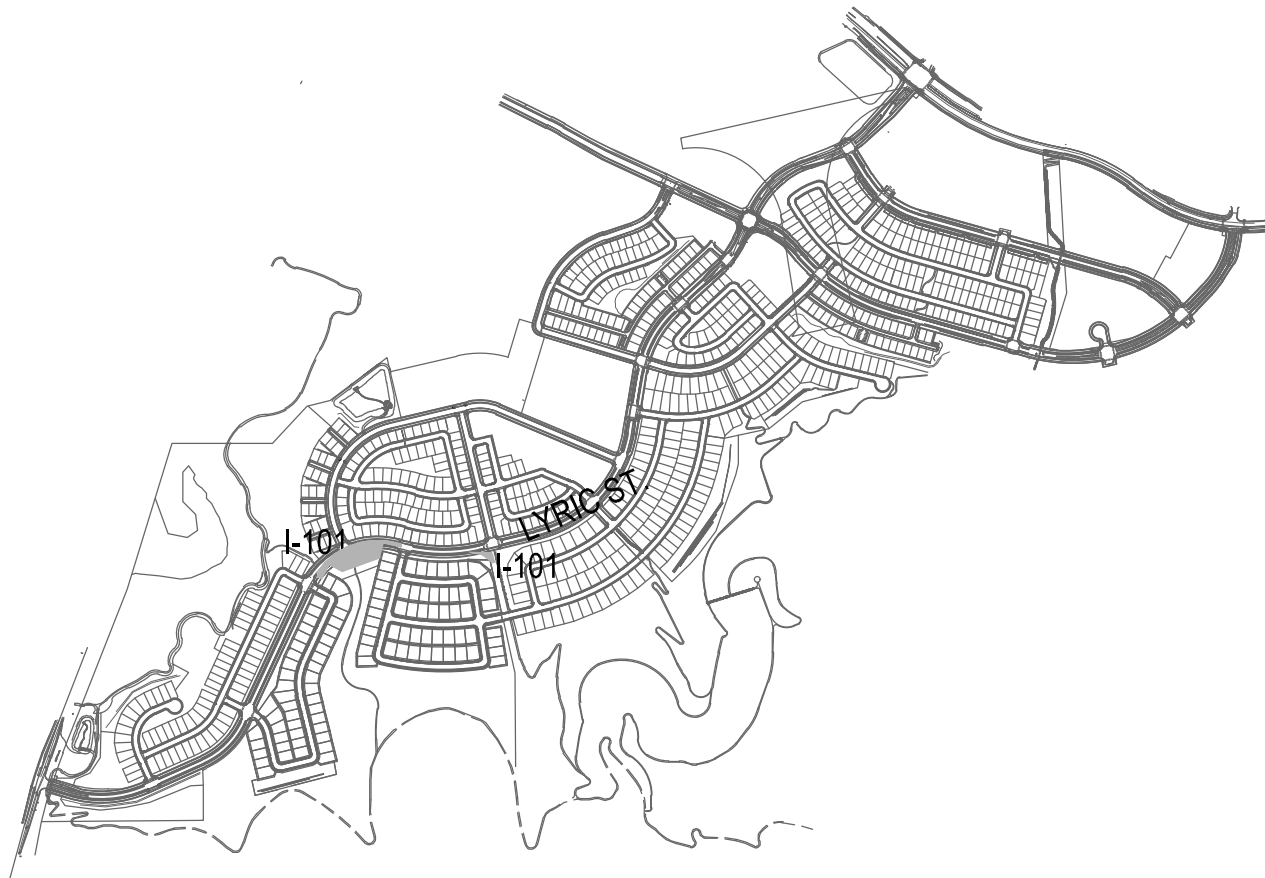
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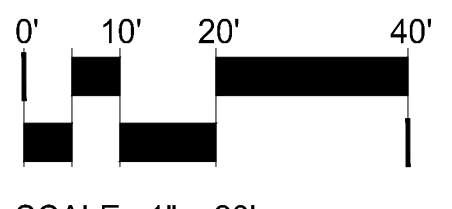
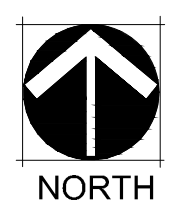


ALL SHRUB BEDS ARE TO BE IRRIGATED DRIP SYSTEM INSTALLED AS PART OF FILING NO. 2 R.O.W. WORK

REMAINING NATIVE SEED AND TREES IN TRACT C TO BE IRRIGATED BY SYSTEM INSTALLED AS PART OF FILING NO. 3 OPEN SPACE.



KEY MAP



SCALE : 1" = 20'



Avocet
 IRRIGATION DESIGN
 11757 W. KEN CARL AVENUE, SUITE F-508
 LITTLETON, COLORADO 80127
 303-962-9698
 avocet@ispertel.net



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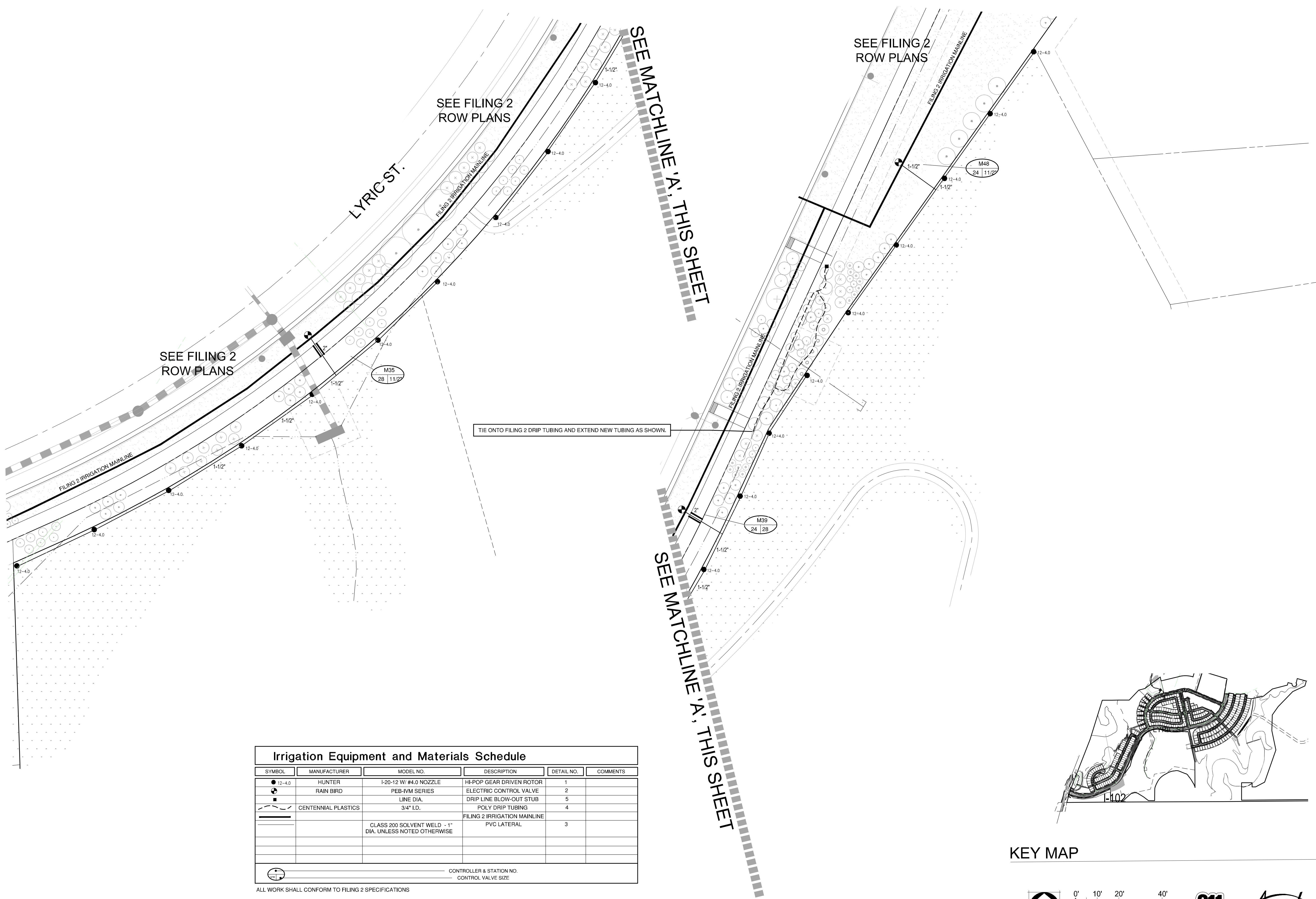
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SHEET TITLE:
 IRRIGATION PLAN

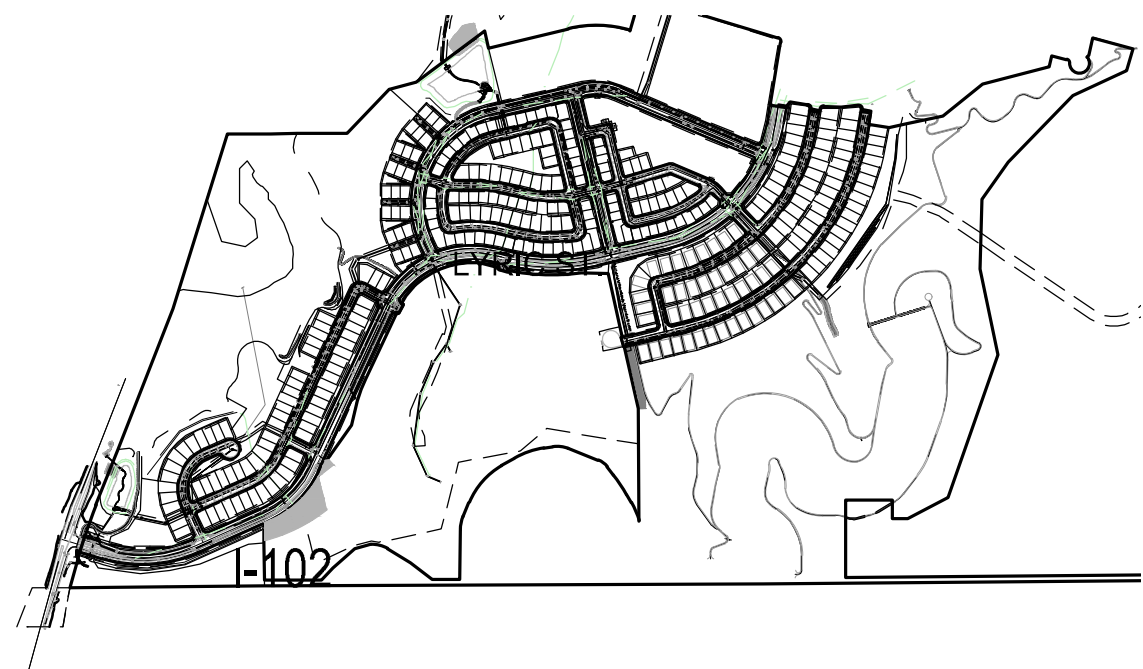
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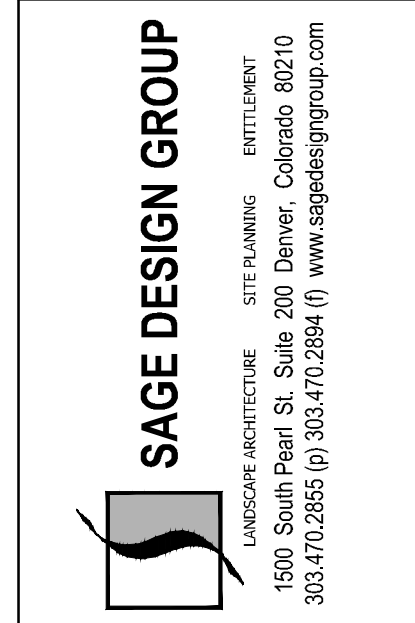
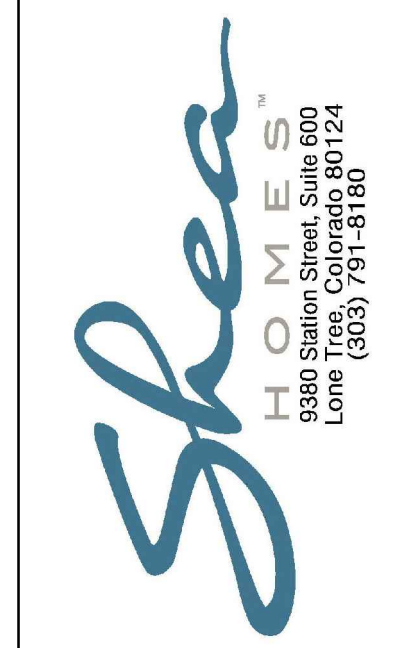
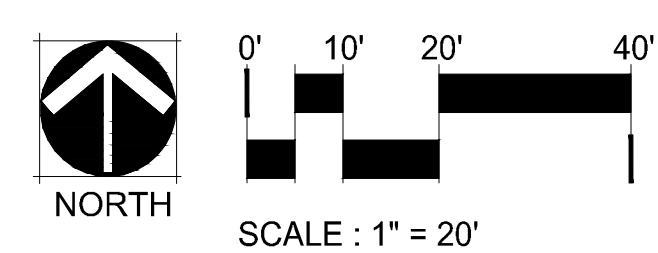
Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
● 12-4.0	HUNTER	I-20-12 W/ #4.0 NOZZLE	HI-POP GEAR DRIVEN ROTOR	1	
⊕	RAIN BIRD	PEB-IVM SERIES	ELECTRIC CONTROL VALVE	2	
—		LINE DIA.	DRIP LINE BLOW-OUT STUB	5	
—	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	4	
—		CLASS 200 SOLVENT WELD - 1" DIA. UNLESS NOTED OTHERWISE	FILING 2 IRRIGATION MAINLINE PVC LATERAL	3	
⊕			CONTROLLER & STATION NO. CONTROL VALVE SIZE		

ALL WORK SHALL CONFORM TO FILING 2 SPECIFICATIONS



KEY MAP



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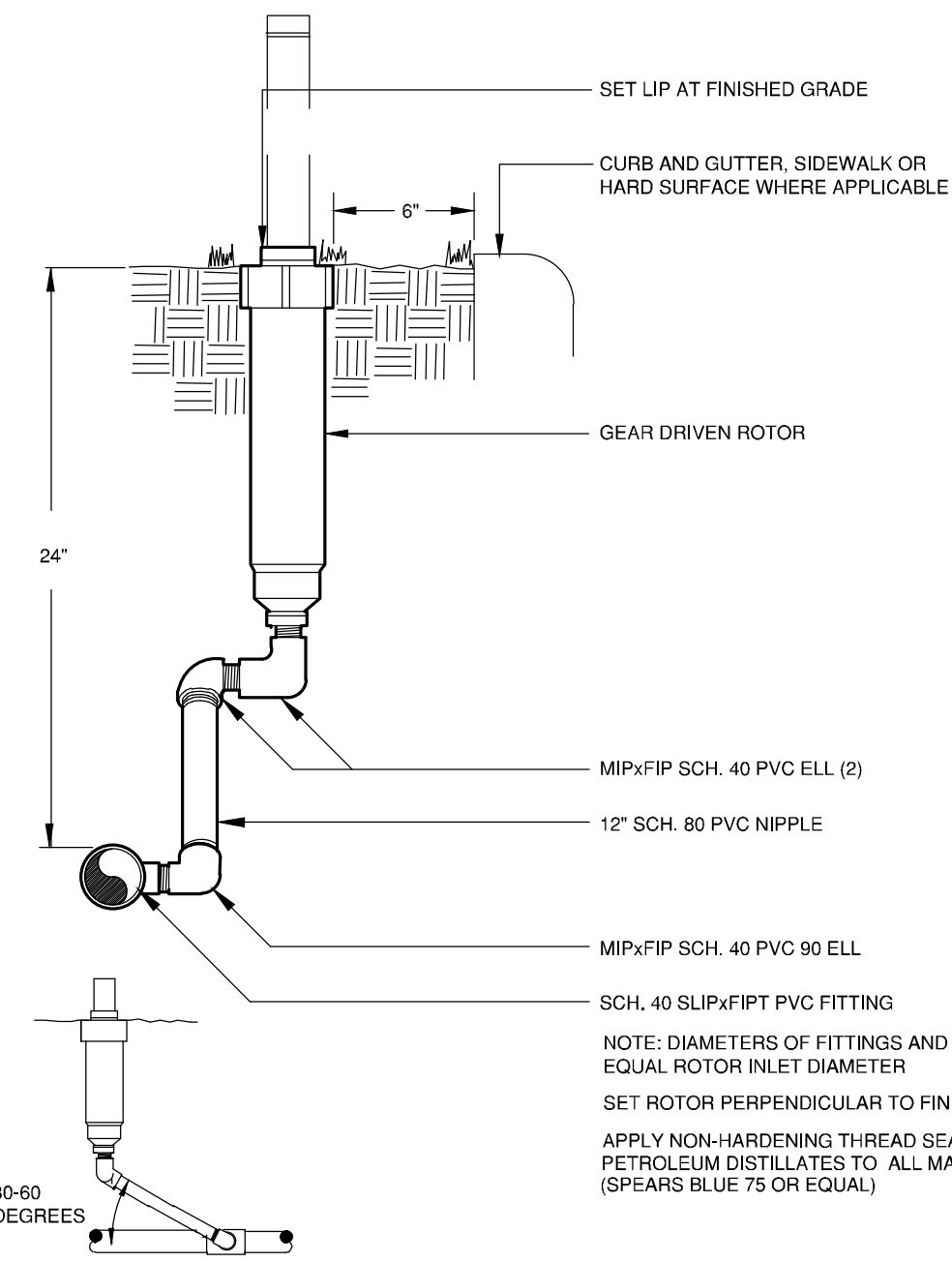
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⚠	RESUBMIT	3.15.24

DATE: 5.22.23

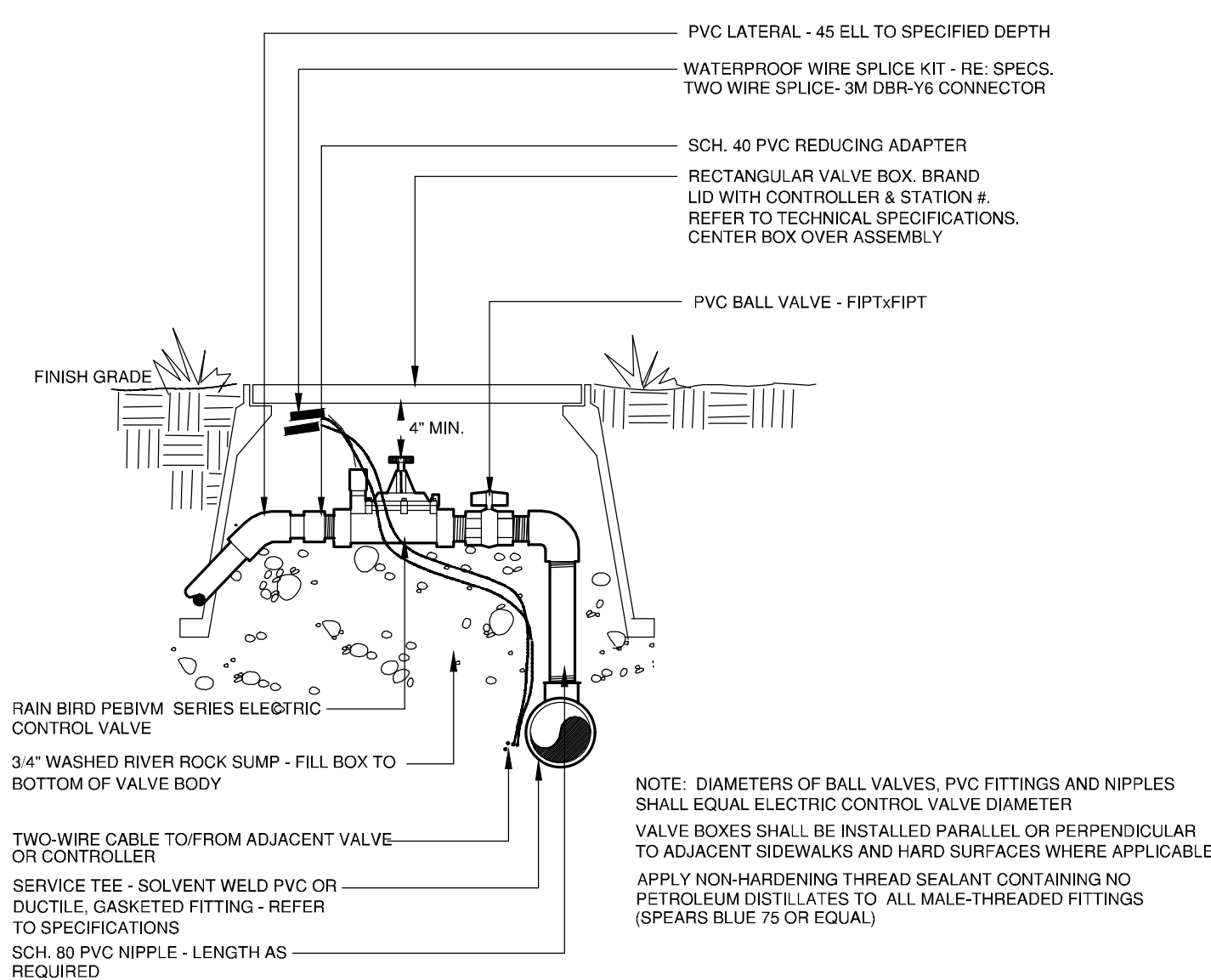
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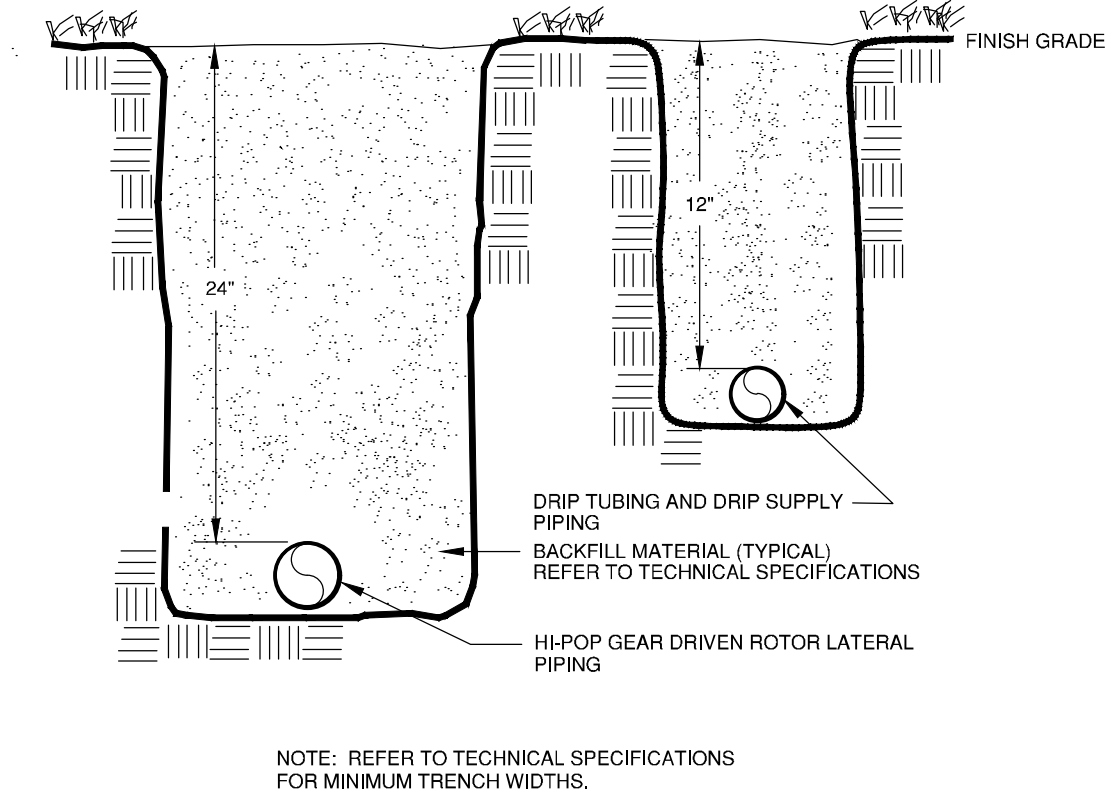
HI-POP GEAR DRIVEN ROTOR

1



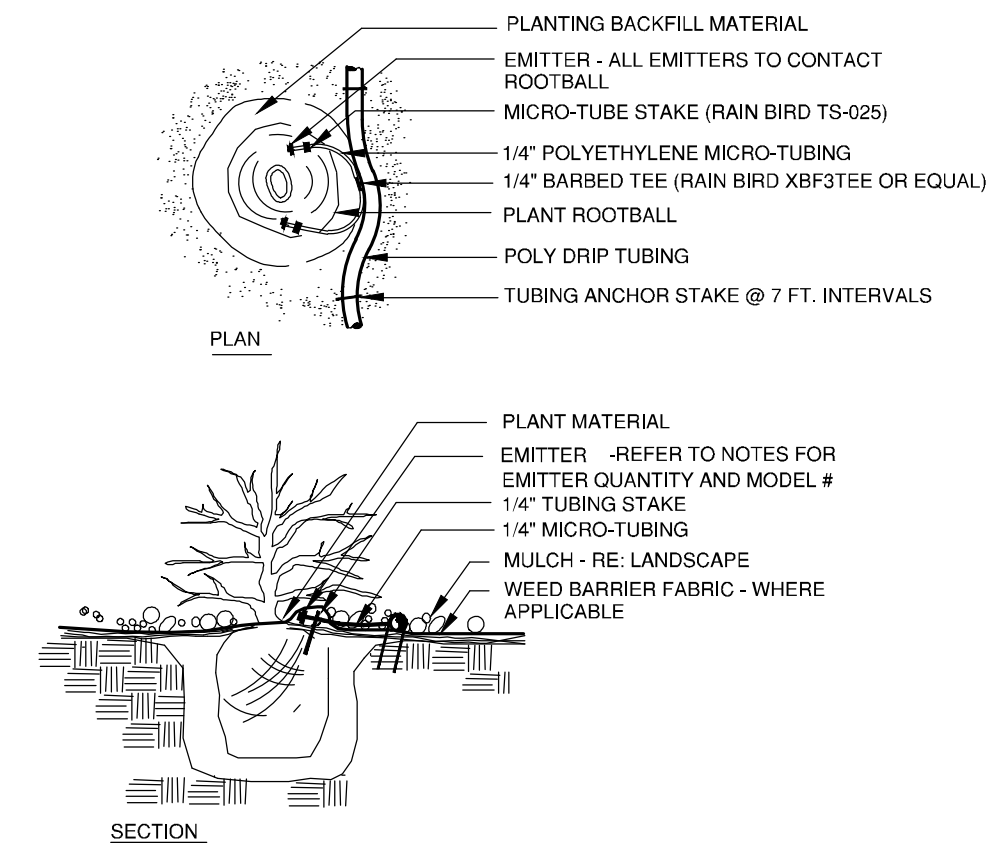
ELECTRIC CONTROL VALVE

2



TRENCHES

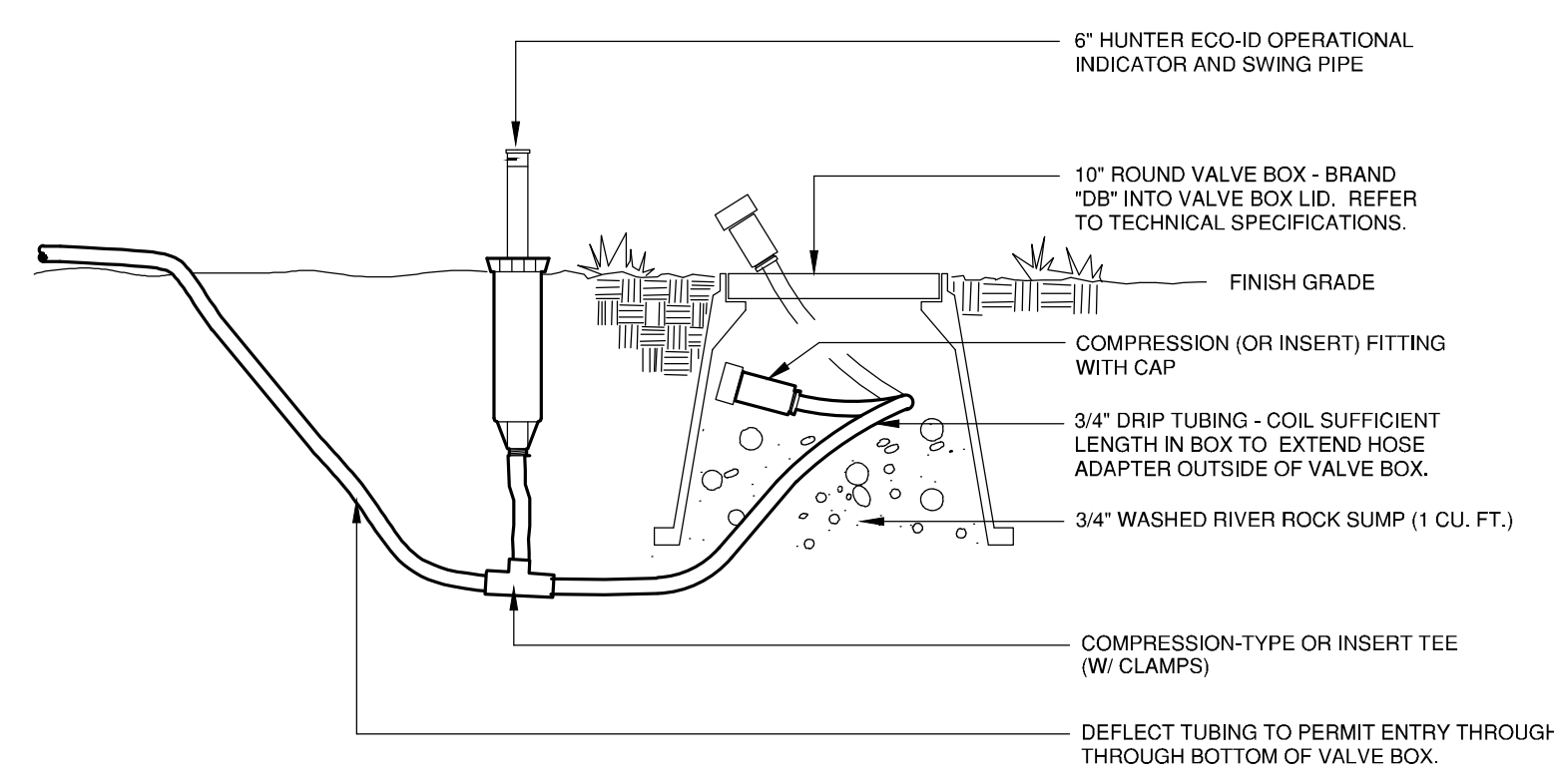
3



NOTE:
 INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL.
 FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
 IF PLANTING ON A 4:1 SLOPE OR GREATER, INSTALL EMITTERS ON UPHILL SIDE OF ROOTBALL.
 INSTALL TWO 1/2 GPH EMITTERS PER 5 GAL. SHRUB, ONE 1/2 GPH EMITTER PER 1 GAL. PLANT

DRIP EMITTER

4



DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR

5

REVISION RECORD		
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△	RESUBMIT	2.09.24
△	RESUBMIT	3.15.24

DATE: 5.22.23

SHEET TITLE:
 IRRIGATION DETAILS

SHEET NO. :
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