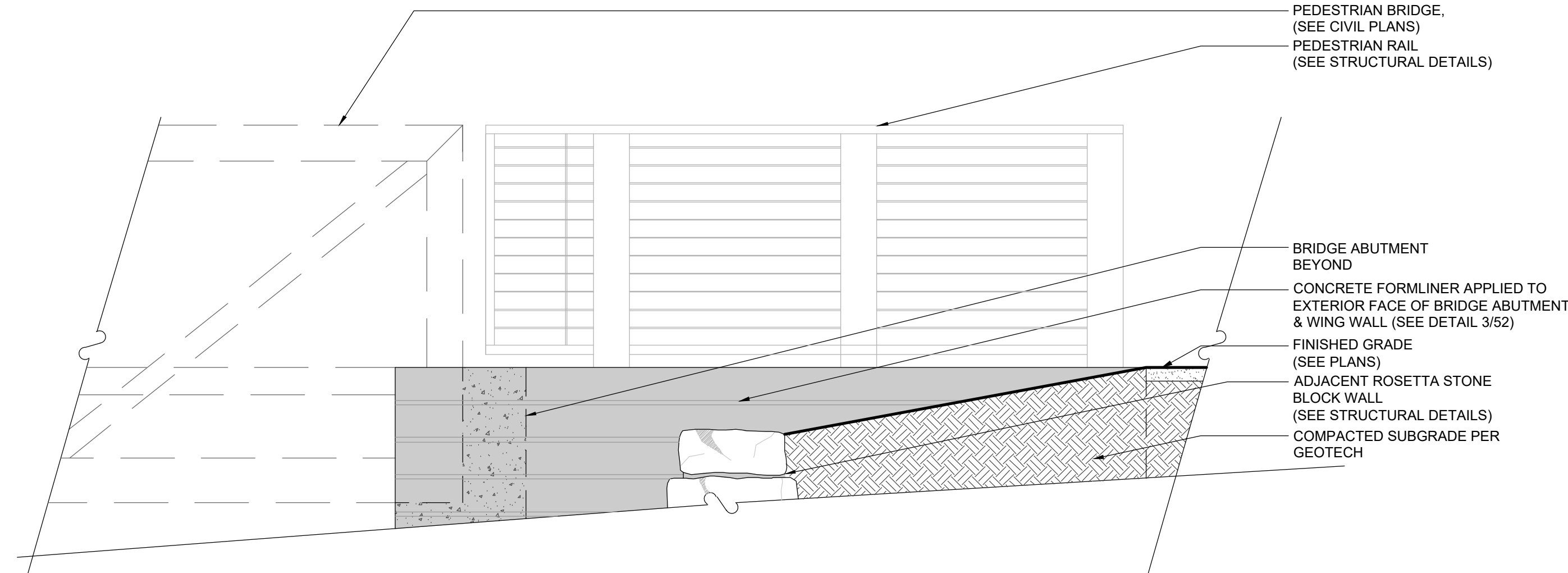
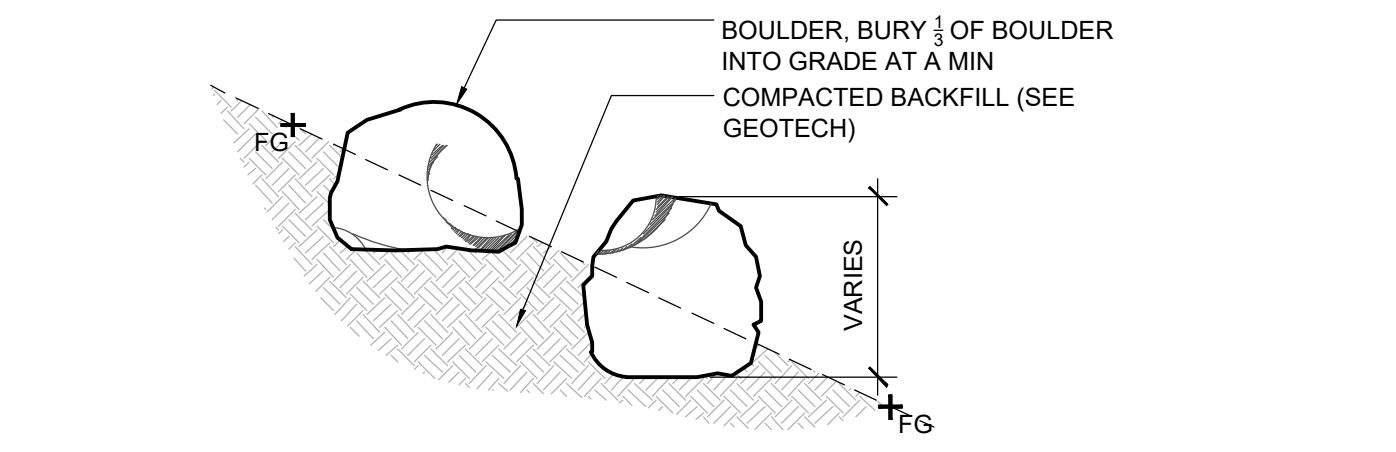
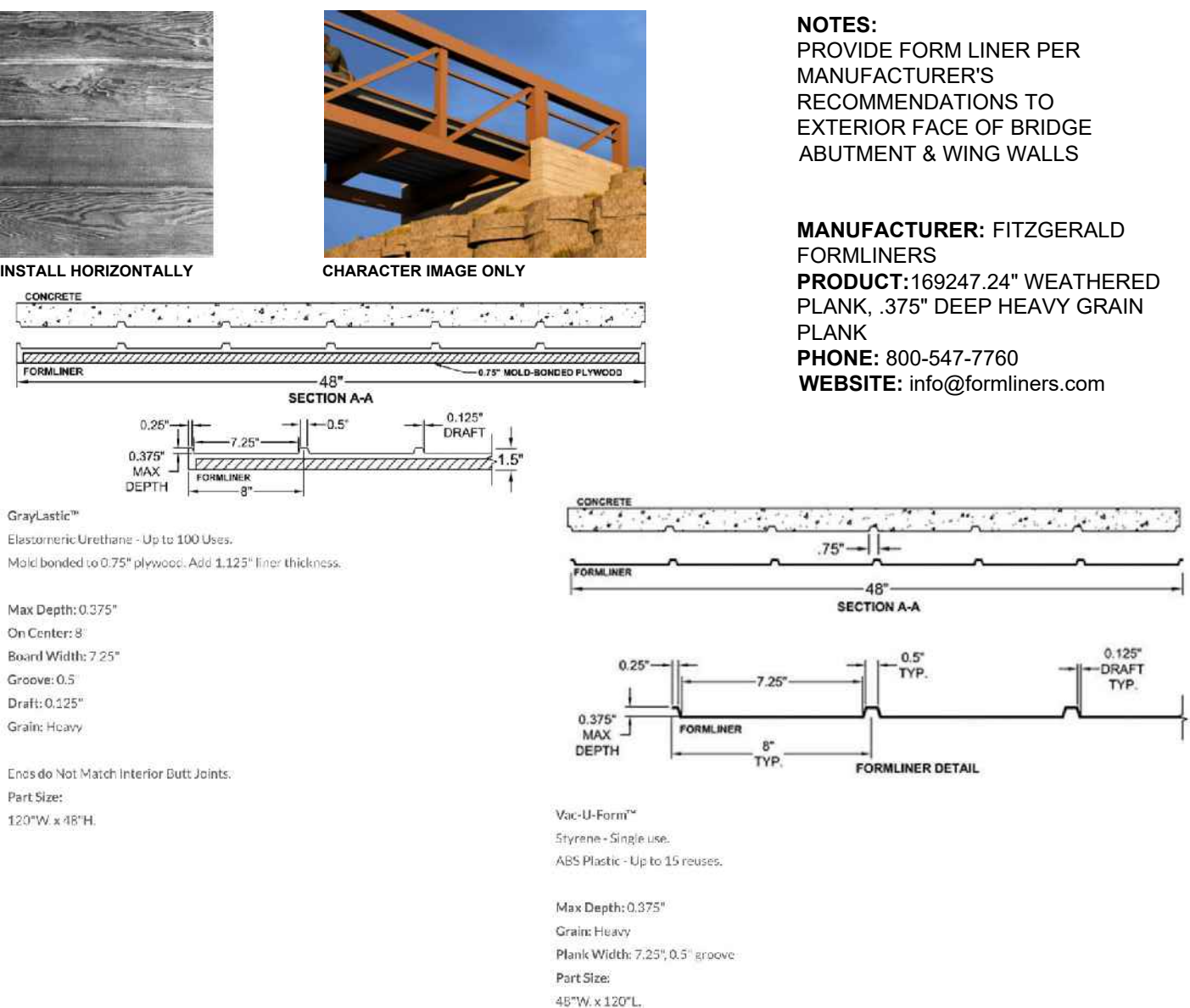
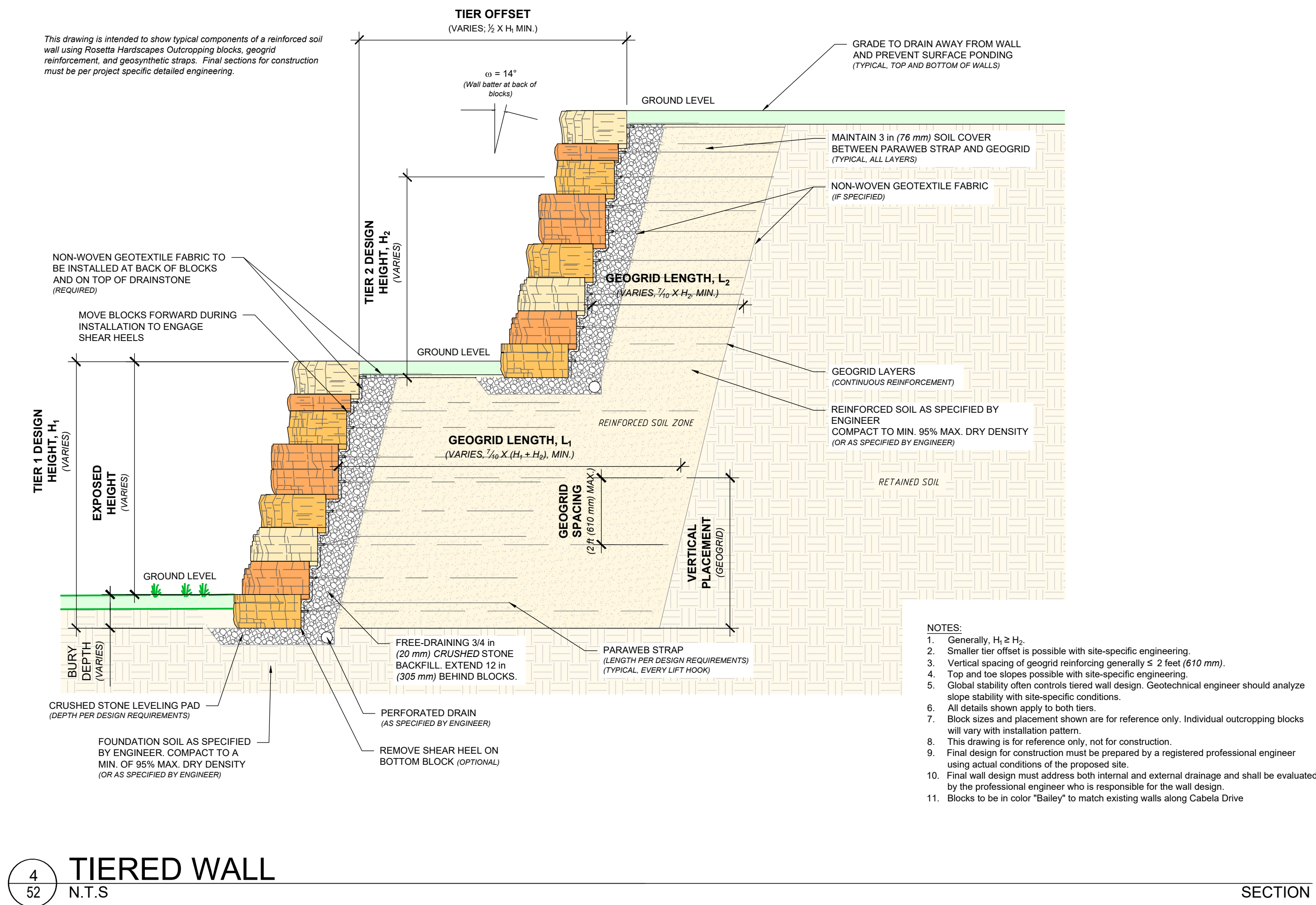


LONE TREE, COLORADO





MATCHLINE (SEE SHEET 54)

EXISTING TRAIL
(SEE CIVIL PLAN)

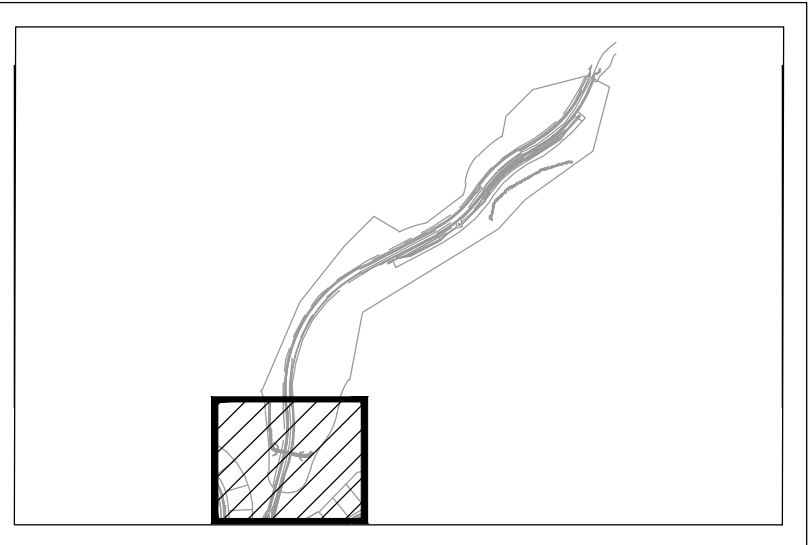
EXISTING TREES TO REMAIN
(PROTECT IN PLACE)

TEMPORARY TRAIL
(SEE CIVIL PLAN)
AFTER TEMPORARY PATH HAS BEEN
REMOVED DISTURBED AREA NEEDS TO
BE RESEED WITH REVEGETATION
SEED MIX.

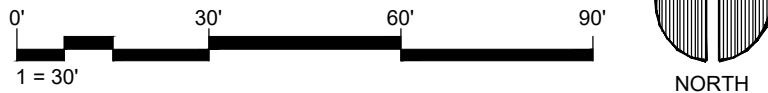
LEGEND	
	PROPERTY BOUNDRY
	MATCHLINE (SEE KEYMAP)
	BOULDERS (SEE DETAIL 2/52)

SEED MIXES	
	REVEGETATION SEED MIX
NOTE: FOR SEED MIX SPECIFICATIONS PLEASE SEE SHEET 58.	

DECIDUOUS TREES		
	QG	QUERCUS GAMBELII GAMBEL OAK
EVERGREEN TREES		
	PP	PINUS PONDEROSA PONDEROSA PINE
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AL	AMORPHA CANESCENS LEADPLANT
	AC	ATRIPLEX CANESCENS FOURWING SALTBU
	CM	CERCOCARPUS MONTANUS COMMON MOUNTAIN MAHOGANY
	ER	ERICAMERIA NAUSEOSUS RUBBER RABBITBRUSH
	RG	RHUS GLABRA SMOOTH SUMAC
	YB	YUCCA BACCATA BANANA YUCCA
	MA	MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY



KEYMAP



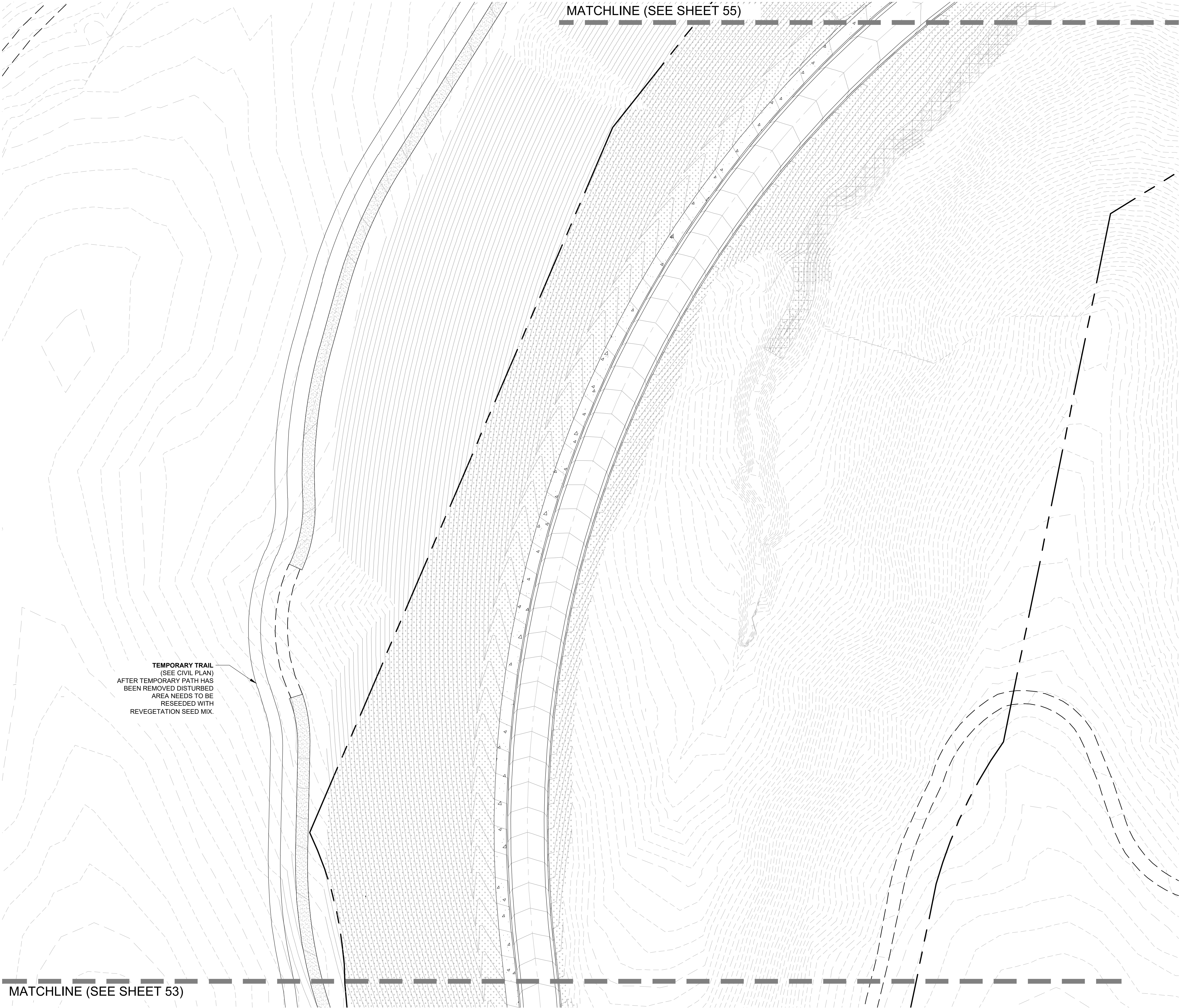
DRAWN BY:	DTJ
CHECKED BY:	DTJ
PROJECT NO.:	2022092.10
ISSUE DATE:	03/27/2026
REVISIONS:	

SHEET TITLE:

SEEDING PLAN

SHEET NUMBER:

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TEMPORARY TRAIL
(SEE CIVIL PLAN)
AFTER TEMPORARY PATH HAS
BEEN REMOVED DISTURBED
AREA NEEDS TO BE
RESEEDED WITH
REVEGETATION SEED MIX.

LEGEND

PROPERTY BOUNDARY

MATCHLINE
(SEE KEYMAP)

A

B

C

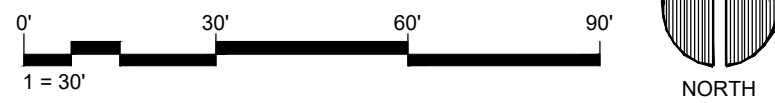
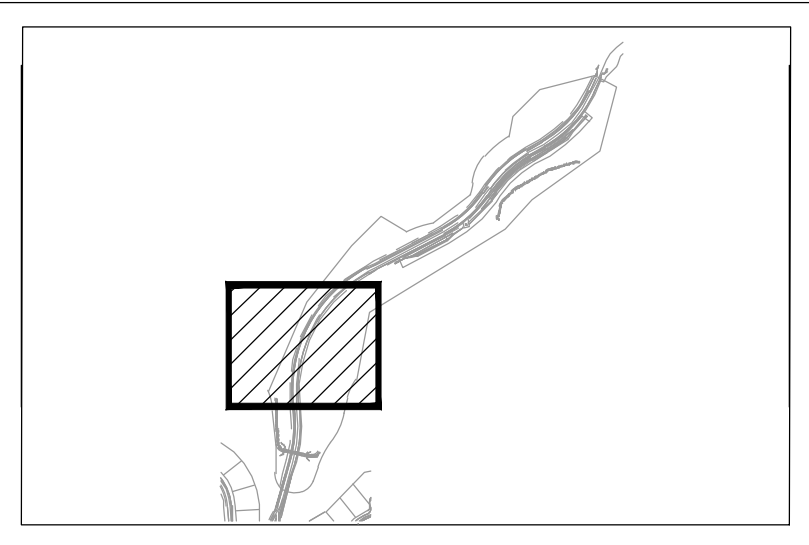
BOULDERS
(SEE DETAIL 2/52)

SEED MIXES

REVEGETATION SEED MIX

NOTE:
FOR SEED MIX SPECIFICATIONS PLEASE SEE SHEET 58.

DECIDUOUS TREES		
	QG	QUERCUS GAMBELII GAMBEL OAK
EVERGREEN TREES		
	PP	PINUS PONDEROSA PONDEROSA PINE
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AL	AMORPHA CANESCENS LEADPLANT
	AC	ATRIPLEX CANESCENS FOURWING SALTBUCH
	CM	CERCOCARPUS MONTANUS COMMON MOUNTAIN MAHOGANY
	ER	ERICAMERIA NAUSEOSUS RUBBER RABBITBRUSH
	RG	RHUS GLABRA SMOOTH SUMAC
	YB	YUCCA BACCATA BANANA YUCCA
	MA	MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY



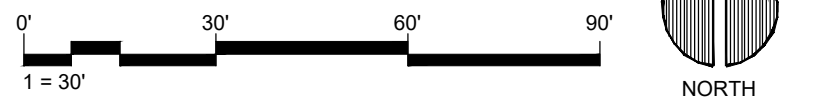
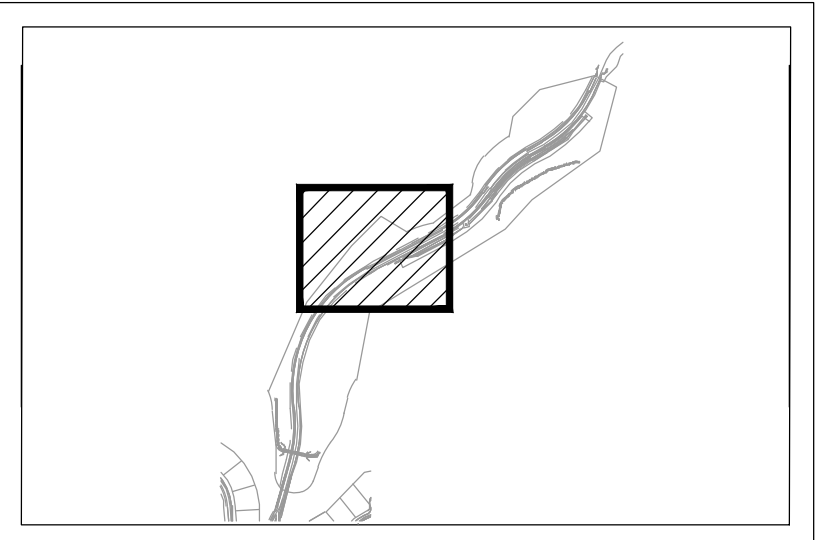
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LEGEND	
	PROPERTY BOUNDARY
	MATCHLINE (SEE KEYMAP)
	BOULDERS (SEE DETAIL 2/52)

SEED MIXES	
	REVEGETATION SEED MIX
NOTE: FOR SEED MIX SPECIFICATIONS PLEASE SEE SHEET 58.	

DECIDUOUS TREES		
	QG	QUERCUS GAMBELII GAMBEL OAK
EVERGREEN TREES		
	PP	PINUS PONDEROSA PONDEROSA PINE
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AL	AMORPHA CANESCENS LEADPLANT
	AC	ATRIPLEX CANESCENS FOURWING SALTBUCH
	CM	CERCOCARPUS MONTANUS COMMON MOUNTAIN MAHOGANY
	ER	ERICAMERIA NAUSEOSUS RUBBER RABBITBRUSH
	RG	RHUS GLABRA SMOOTH SUMAC
	YB	YUCCA BACCATA BANANA YUCCA
	MA	MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY



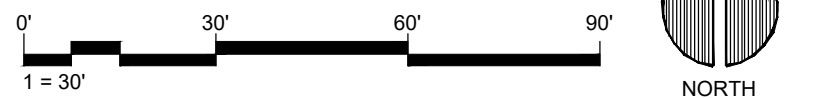
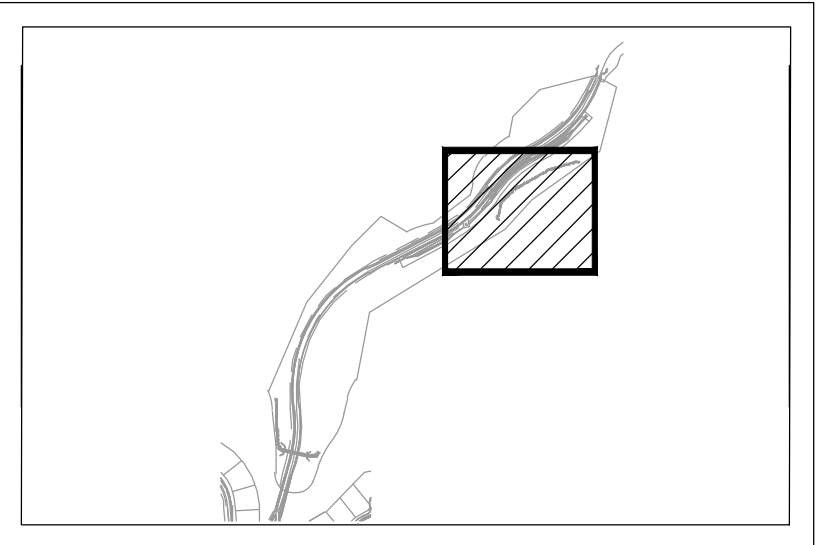
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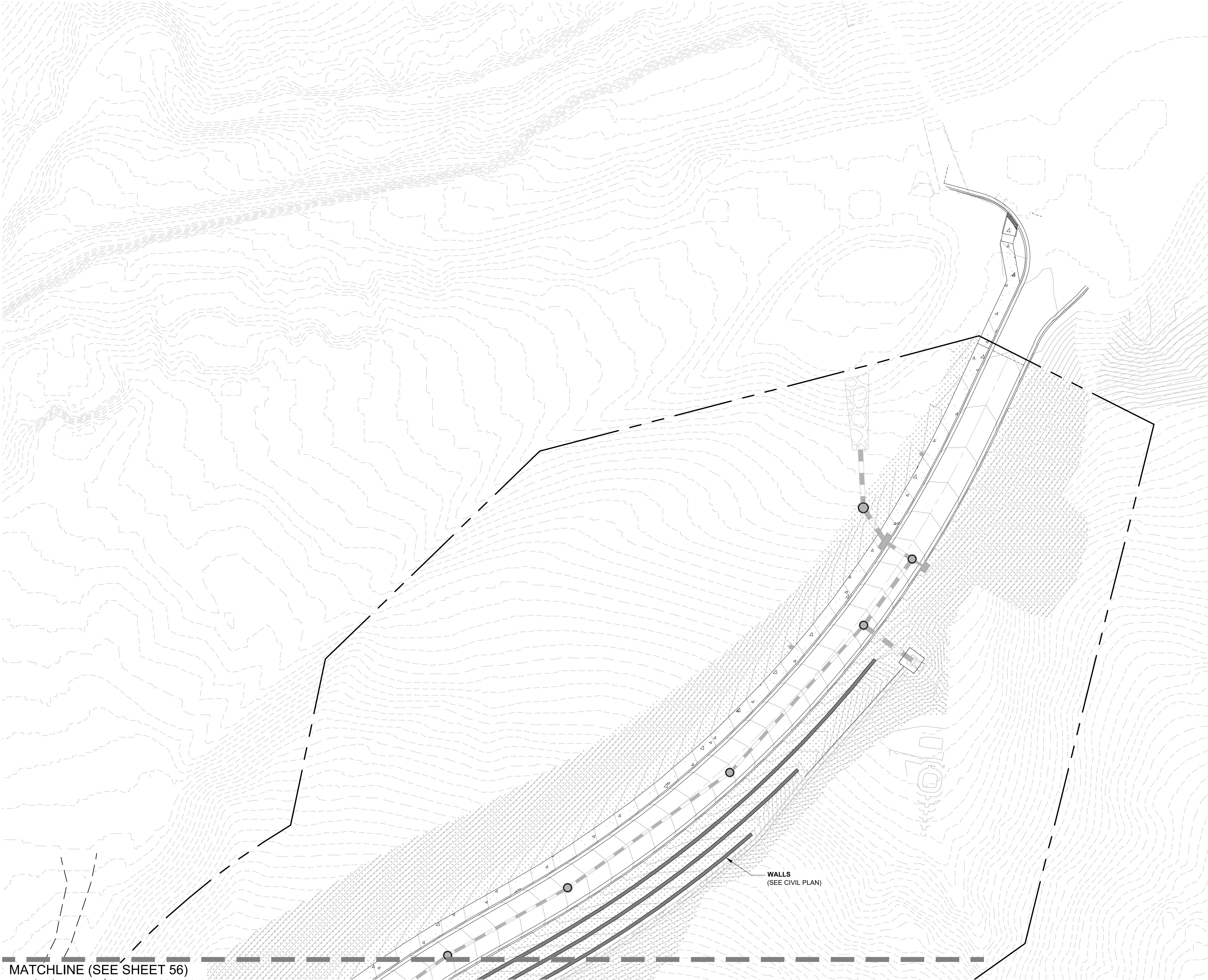
LEGEND	
	PROPERTY BOUNDARY
	MATCHLINE (SEE KEYMAP)
	BOULDERS (SEE DETAIL 2/52)

SEED MIXES	
	REVEGETATION SEED MIX
NOTE: FOR SEED MIX SPECIFICATIONS PLEASE SEE SHEET 58.	

DECIDUOUS TREES		
	QG	QUERCUS GAMBELII GAMBEL OAK
EVERGREEN TREES		
	PP	PINUS PONDEROSA PONDEROSA PINE
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AL	AMORPHA CANESCENS LEADPLANT
	AC	ATRIPLEX CANESCENS FOURWING SALTBUCH
	CM	CERCOCARPUS MONTANUS COMMON MOUNTAIN MAHOGANY
	ER	ERICAMERIA NAUSEOSUS RUBBER RABBITBRUSH
	RG	RHUS GLABRA SMOOTH SUMAC
	YB	YUCCA BACCATA BANANA YUCCA
	MA	MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY



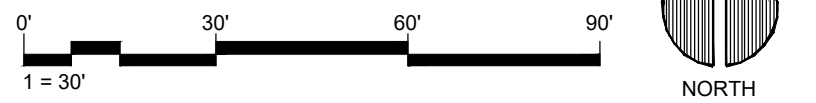
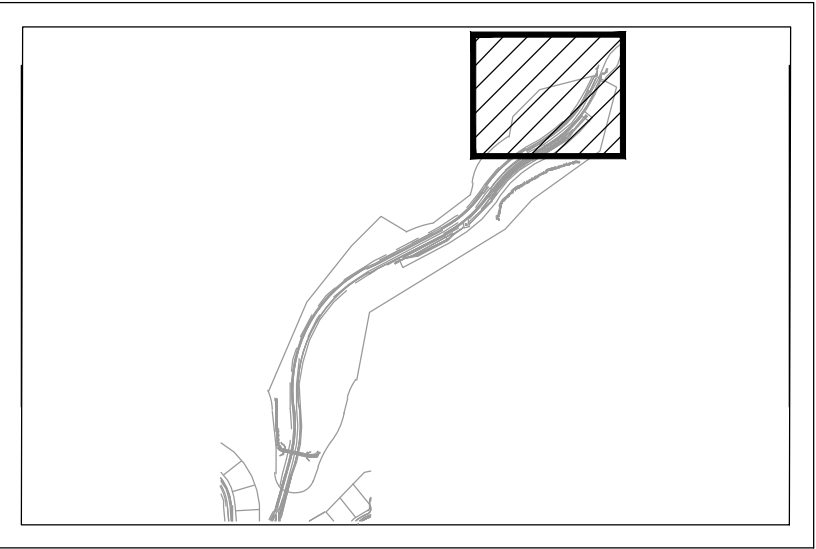
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LEGEND	
	PROPERTY BOUNDARY
	MATCHLINE (SEE KEYMAP)
	BOULDERS (SEE DETAIL 2/52)

SEED MIXES	
	REVEGETATION SEED MIX
NOTE: FOR SEED MIX SPECIFICATIONS PLEASE SEE SHEET 58.	

DECIDUOUS TREES		
	QG	QUERCUS GAMBELII GAMBEL OAK
EVERGREEN TREES		
	PP	PINUS PONDEROSA PONDEROSA PINE
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AL	AMORPHA CANESCENS LEADPLANT
	AC	ATRIPLEX CANESCENS FOURWING SALTBUCH
	CM	CERCOCARPUS MONTANUS COMMON MOUNTAIN MAHOGANY
	ER	ERICAMERIA NAUSEOSUS RUBBER RABBITBRUSH
	RG	RHUS GLABRA SMOOTH SUMAC
	YB	YUCCA BACCATA BANANA YUCCA
	MA	MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY



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LANDSCAPE PLANTING NOTES

1.

The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall take sole responsibility for any and all cost, or other liabilities incurred due to damage of said utilities/structures/etc.
2.

The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
3.

The Contractor shall be responsible for any coordination with Subcontractors as required to accomplish all planting and related operations.
4.

See specifications and details for planting methods (staking, pit dimensions, backfill requirements, etc.), soil testing, materials, execution and plant protection and other related planting requirements.
5.

The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting, and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings. A registered surveyor may be required if specified elsewhere.
6.

The Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
7.

If conflicts arise between size of areas and plans, The Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in The Contractor's liability to relocate the materials.
8.

Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
9.

It is The Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by The Contractor and certified pest and disease free. It is The Contractor's obligation to maintain and warranty all plant materials per the "Project Manual" and planting specifications. All plants shall be subject to the Owner's Representative approval prior to installation.
10.

The Contractor may be asked to provide "Unit Cost" for every size of plant material, by type, as called out on the planting plans, specifications and details. Unit cost shall include the plant material it self including installation, all labor, amendments, fertilizers, warranties, etc. as shown on the drawings, details and as specified. See "Project Manual", if applicable.
11.

Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings, unless otherwise shown or detailed. Adjust spacing (to "equal-equal") as necessary (subject to acceptance by the Owner's Representative).
12.

Where provided, area takeoffs and plant quantity estimates are for information only. The Contractor is responsible to do their own quantity take-offs for all plant materials and sizes as shown on plans. In case of an discrepancies, plans and plant symbols shall take precedence over call-outs and/or "plant list". The Contractor is responsible for notifying the Owner's Representative with any major discrepancies for review and direction.
13.

Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of The Contractor and shall be replaced / repaired at his own expense.
14.

Unless otherwise indicated:

a. All groundcovers, perennials, orn. grasses and annuals shall be triangularly spaced (equal-equal). See Planting details.
20.

The Contractor shall take into consideration all necessary scheduling and other precautions to avoid winter, climatic, or other weather related damage to plants. A "planting window" of specific calendar days is required to be submitted by The Contractor for approval and planting operations should occur per this approved schedule. See specification for more information.
21.

All "existing plant material to remain" shall be staked and fenced for protection in a diameter equal to the drip line. See drawings for location and extent.

LANDSCAPE SEED MIX NOTES

1.

Prior to installation of plant material submit all native soils, import soils, and compost to be used on site for analysis by an approved testing lab (CSU spur or approved equal) or submit US composting council safety data sheets showing testing for the following.

1.1.

Soil PH, soluble salts or electric conductivity (EC), soil organic matter (SOM), nitrogen (N), phosphorous (P), potassium (K), sulfur (S), calcium, magnesium, sodium, cation exchange capacity (CEC), micronutrients or trace minerals including: zinc (ZN), iron (FE), manganese (MN), copper (CU), and boron (B), sodium absorption ratio (SAR), and human pathogens including: ecoli, and samonella
2.

Seed areas, as a minimum standard (pending recommendations from the soil testing lab), are to be tilled to a minimum depth of 12", and treated with native Colorado mycorrhizal inoculant (spread at the rate recommended by product manufacturer). Seed is to be applied using hydroseeding methods per CDOT standards including erosion control mulch at application, see specifications.
3.

All native seeded areas shall receive biocomp class 1 compost based on soil analysis at time of seeding and per seed providers recommendation.
4.

All areas shall be fertilized with 18-46-0 or an equivalent fertilizer that will provide necessary nitrogen and phosphorous. All necessary quantities shall be based on soil analysis at time of seeding and per seed providers recommendation. Empty fertilizer bags or weight ticket shall remain available for inspection.
5.

Time of year for seeding shall be as follows: if non-irrigated native seeding shall be November 1 to May 1.
6.

All seeding shall be provided by hydroseeding methods for slopes equal to or less and 3:1.
7.

Slopes over 3:1 shall be hay tackified or netted.

PLANT SCHEDULE SOUTH SIDE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL	QTY
DECIDUOUS TREES				
	QG	QUERCUS GAMBELII GAMBEL OAK	1.5" CAL.	10
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	AL	AMORPHA CANESCENS LEADPLANT	3 - 5 GAL.	15
	AC	ATRIPLEX CANESCENS FOURWING SALTBU	3 - 5 GAL.	8
	CM	CERCOCARPUS MONTANUS COMMON MOUNTAIN MAHOGANY	3 - 5 GAL.	37
	ER	ERICAMERIA NAUSEOSUS RUBBER RABBITBRUSH	3 - 5 GAL.	68
	RG	RHUS GLABRA SMOOTH SUMAC	3 - 5 GAL.	15
	YB	YUCCA BACCATA BANANA YUCCA	3 - 5 GAL.	15

1

58

LANDSCAPE SCHEDULE

PLANT SCHEDULE NORTH SIDE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL	QTY
DECIDUOUS TREES				
	QG	QUERCUS GAMBELII GAMBEL OAK	1.5" CAL.	28
EVERGREEN TREES				
	PP	PINUS PONDEROSA PONDEROSA PINE	12' B&B	15
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS				
	MA	MAHONIA AQUIFOLIUM OREGON GRAPE HOLLY	3 - 5 GAL.	39
	PC	PRUNUS VIRGINIANA NATIVE CHOKECHERRY	3 - 5 GAL.	13
	RG	RHUS GLABRA SMOOTH SUMAC	3 - 5 GAL.	24
	YB	YUCCA BACCATA BANANA YUCCA	3 - 5 GAL.	11

	REVEGETATION SEED MIX PAWNEE BUTTES SEED INC. 10 LBS/ACRE	286,079 SF
PLANT SPECIES		PERCENTAGE OF MIX
SANDBERG BLUEGRASS		5%
BIG BLUESTEM		7%
LITTLE BLUESTEM		7%
ROCKY MOUNTAIN FESCUE		5%
BLUE GRAMA		5%
IDEOATS GRAMA		7%
INDIANGRASS		7%
INDIAN RICEGRASS		7%
SWITCHGRASS		7%
CANADA WILDRYE		5%
BLUEBUNCH WHEATGRASS		10%
SLENDER WHEATGRASS		10%
WESTERN WHEATGRASS		10%
GREEN NEEDLEGRASS		7%
NEEDLE AND THREAD		1%