

LANDSCAPE GENERAL NOTES:

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.

- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT.

- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.

- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.

- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.

- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS UNLESS OTHERWISE NOTED. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

- WINTER PROTECTION AND WATERING OF TREES SHALL BE PROVIDED WHEN NECESSARY TO MAINTAIN HEALTH AND SURVIVAL OF PLANT MATERIAL.

- WOOD MULCH TO BE SHREDDED WESTERN RED CEDAR BARK MULCH.

- ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC.

- FOR TREES IN SOD OR NATIVE GRASS, ALLOW A 2' DIAMETER BED WITHOUT SOD AROUND ROOT COLLAR. APPLY 3" DEPTH OF WOOD MULCH OVER 2' DIAMETER BED FOLLOWING SOD INSTALLATION.

- ALL SHRUB AND SOD AREAS SHALL RECEIVED THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES) OR APPROVED EQUAL, PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6".

- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.

- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.

- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, ALLOWING WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL. WITHOUT FURTHER PACKING, A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.

- AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES.)

- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

- ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.

- THE CONTRACTOR SHALL STAKE OUT ALL KEY AREAS INCLUDING BUT NOT LIMITED TO SIDE WALKS, STEEL EDGING, PLANT BEDS, TREE AND SHRUB LOCATIONS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT OR DEVELOPER (MAKING MODIFICATIONS AS MAY BE REQUIRED AT NO ADDITIONAL COST), PRIOR TO PROCEEDING WITH THE CONSTRUCTION.

- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED, 1/4" X 4" DEEP, AND WITH A ROLLED EDGE.

- SOIL BACKFILL MIXTURE FOR ALL PERENNIAL BEDS SHALL BE 1/3 COW MANURE, 1/3 IMPORTED TOPSOIL, AND 1/3 ON-SITE SOIL.

- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT/ DEVELOPER.

-ALL LANDSCAPED AREAS AND PLANT MATERIAL,EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."

-THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.

-ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

- FREE STANDING LIGHTS WILL BE COACH LIGHTS OR 20', 25' XCEL APPROVED LIGHTS. PLEASE REFER TO THE MASTER LIGHTING PLAN FOR LOCATIONS AND DETAILS.

- VEHICULAR DRIVES WILL BE CONCRETE. PLAZAS WILL BE CONCRETE OR PAVERS. WALKS WILL BE CONCRETE OR CRUSHER FINES. PLEASE REFER TO ENGINEERING SITE PLANS FOR WALK MATERIAL TYPES.

- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND BASE HIS BID ON ACTUAL ON-SITE CONDITIONS AND MEASUREMENTS. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.

- CONTRACTOR SHALL SEED ALL NON-SODDED AND NON-IRRIGATED SODDED AREAS WHICH ARE DISTURBED BY GRADING WITH THE DRYLAND SEED MIX.

-THE ESTABLISHMENT CONTRACTOR OR AN OWNERS REPRESENTATIVE WILL MONITOR SEEDED AREAS ON A MONTHLY BASIS FROM APRIL 15TH TO OCTOBER 15TH FOR THE FIRST THREE YEARS AFTER INSTALLATION. AREAS OF POOR GERMINATION OR GROWTH AND AREAS OF EROSION OR WEED INFESTATION TO BE CORRECTED.

- THE CONTRACTOR SHALL RESTORE ANY AND ALL DAMAGE DUE TO HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL STATE AT HIS EXPENSE.

- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.

-STREET TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES OR WITHIN 50' OF A YIELD OR STOP SIGN ARE TO BE PRUNED SO THAT THE LOWEST LIMB IS A MINIMUM OF 8' ABOVE THE GROUND.

-FINAL TRAIL GRADING AND LOCATION WILL BE INCORPORATED AS PART OF THE CONSTRUCTION DOCUMENTS

GRADING NOTES:

- PRELIMINARY AND FINAL GRADES SHALL BE ESTABLISHED BY THE CONTRACTOR. IF EXISTING CONDITIONS DIFFER, PLEASE NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL AFTER ROUGH GRADES HAVE BEEN ESTABLISHED.

- FINAL GRADING WILL BE INCORPORATED INTO THE CONSTRUCTION DOCUMENTS

- THE CONTRACTOR IS TO ADHERE TO SPOT ELEVATIONS AND CONTOURS AS INDICATED ON THE GRADING PLAN UNLESS SPECIFICALLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE.

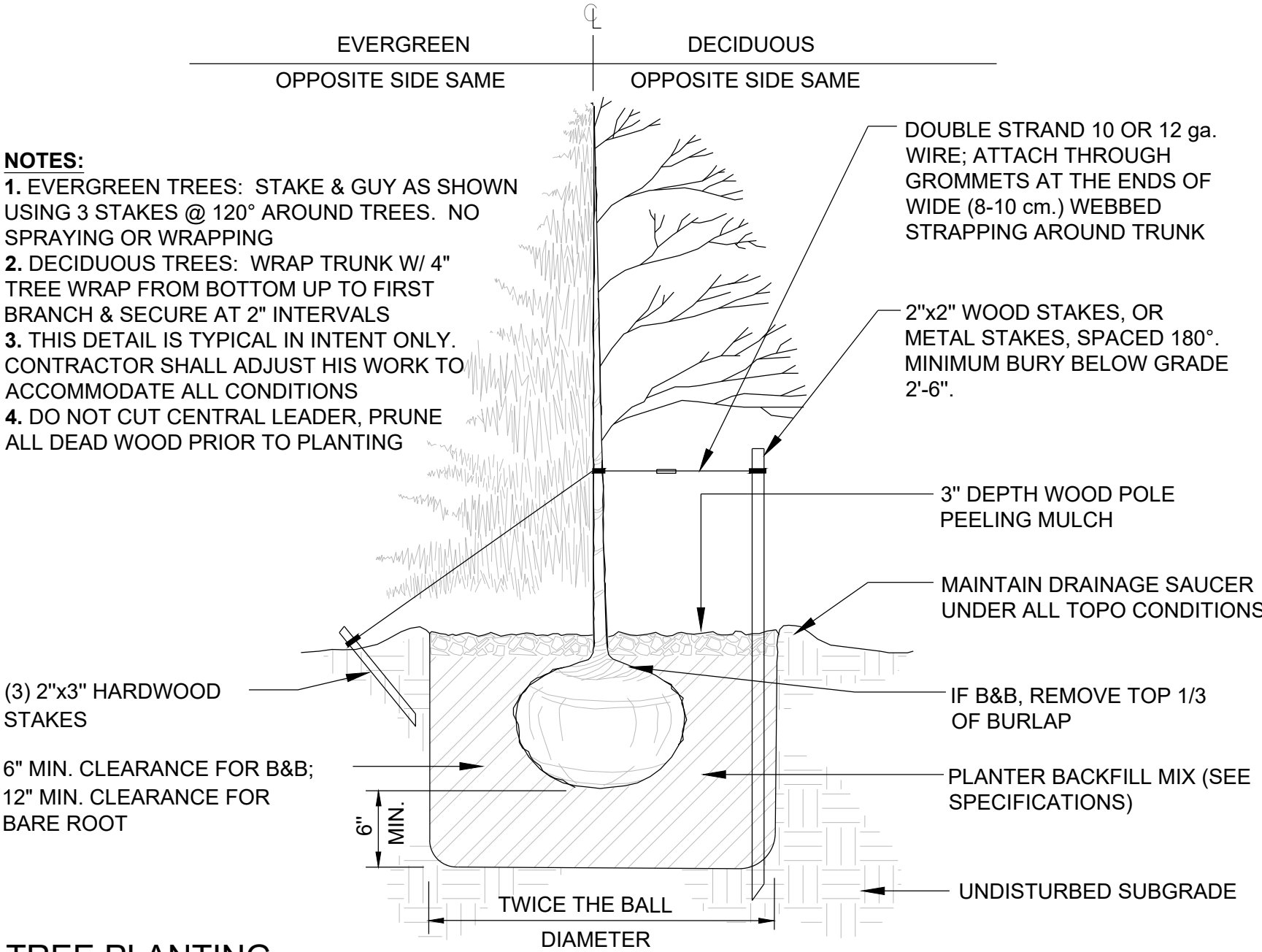
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.

- EXCAVATION INCLUDES ALL MATERIAL ENCOUNTERED TO WHATEVER DEPTH INDICATED ON THE PLANS. EXCAVATE TO ALLOW FOR PROPER FILL MATERIAL, SLABS, VOID-FORMS, AND FOUNDATIONS.

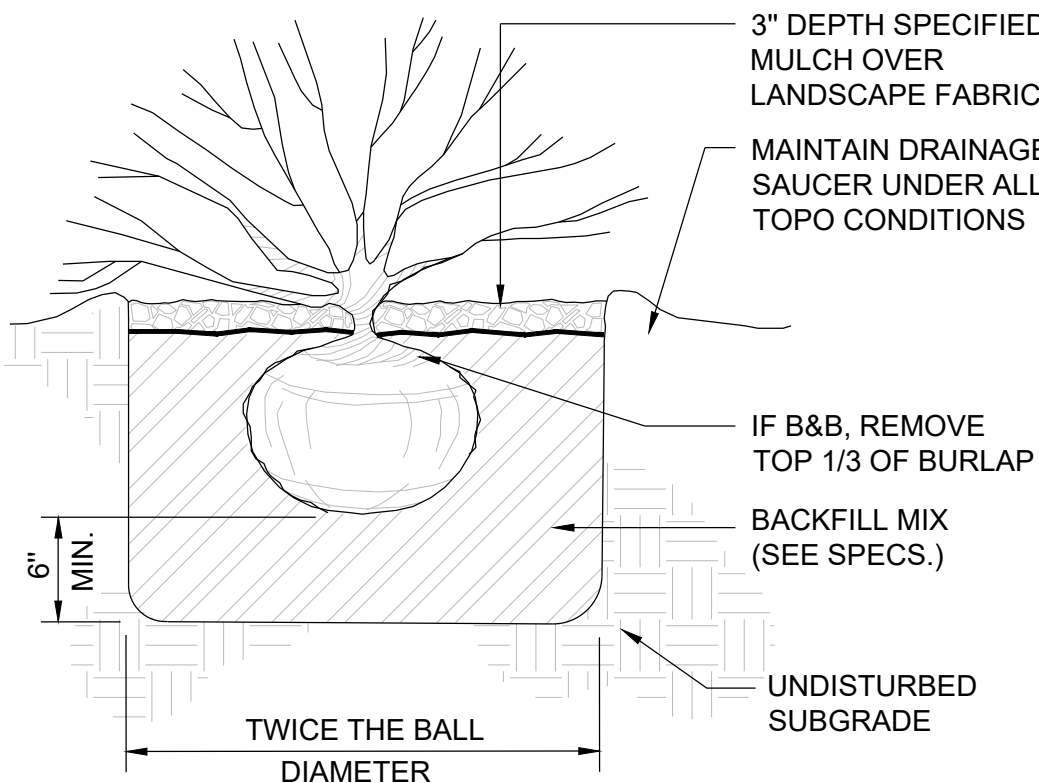
- CALL UTILITY LOCATORS PRIOR TO START OF ANY REMOVALS OR CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR ANY UTILITIES OR EXISTING SITE FEATURES DAMAGED DUE TO CONSTRUCTION ACTIVITIES.

- REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING GRADING AND EXCAVATION FOR THIS PROJECT.

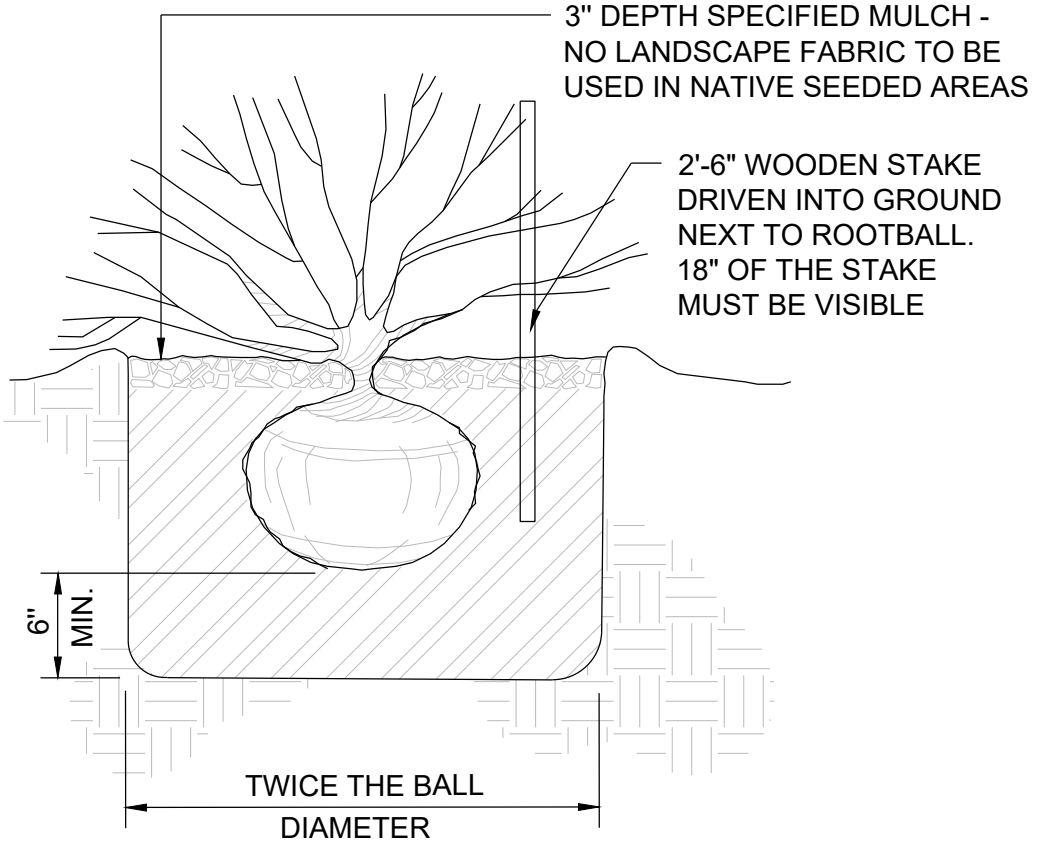
PLANTING DETAILS:



TREE PLANTING  
N.T.S.



SHRUB PLANTING IN PLANTING BED  
N.T.S.



NOTE: ALL SHRUBS LOCATED WITHIN A NATIVE SEEDED AREA ARE TO BE PLANTED ACCORDING TO THE SHRUB PLANTING IN PLANTING BED DETAIL WITH THE ADDITION OF THE STAKE SPECIFIED IN THIS DETAIL AND THE EXCLUSION OF LANDSCAPE FABRIC.

SHRUB PLANTING IN NATIVE SEED AREA  
N.T.S.

Ponderosa Pine Mitigation Tree Summary			
Sheet Number	Number of Trees Added for Mitigation	Size of New Trees	Total Number of Mitigation Inches
LP1	-	10' Ponderosa Pines	0
LP2	-	10' Ponderosa Pines	0
LP3	16	10' Ponderosa Pines	80
LP4	1	2.5" Honey Locust	2.5
	6	10' Ponderosa Pines	30
LP5	6	12' Ponderosa Pines	36
	-	10' Ponderosa Pines	0
LP6	2	10' Ponderosa Pines	10
LP7	-	10' Ponderosa Pines	0
LP8	2	10' Ponderosa Pines	10
LP9	2	10' Ponderosa Pines	10
LP10	4	10' Ponderosa Pines	20
LP11	4	10' Ponderosa Pines	20
LP12	2	10' Ponderosa Pines	10
Total	45		228.5

City of Aurora Plan Submittal	Relocated Trees	Trees to be removed and mitigated for		
	# of Trees to be relocated on said plan	# of Trees to be removed from said plan	(Cal.) inch total needed for mitigation	Total # of trees for mitigation
	6 Ponderosa Pines	57 Ponderosa Pines	225.2	38 (10' Tall Ponderosa Pines)
		1 Honey Locust	0.8	6 (12' Tall Ponderosa Pines)
		58	226	1 (2 1/2" cal. Shade Tree)
				45

PREPARED FOR:  
CalAtlantic Homes  
6161 S. Syracuse Way,  
Suite 200  
Greenwood Village, CO.  
80111  
tel 303.486.5000

LAND PLANNING  
PCS  
GROUP Inc.  
1001 16th St. B-180  
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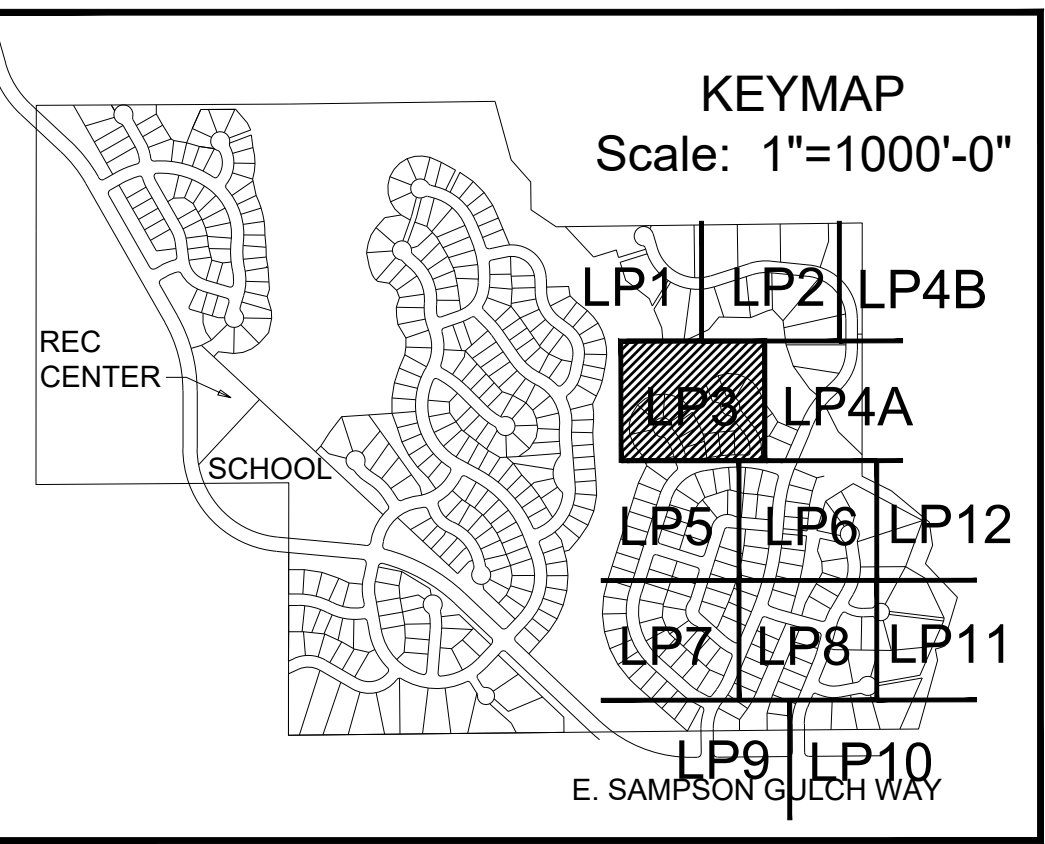
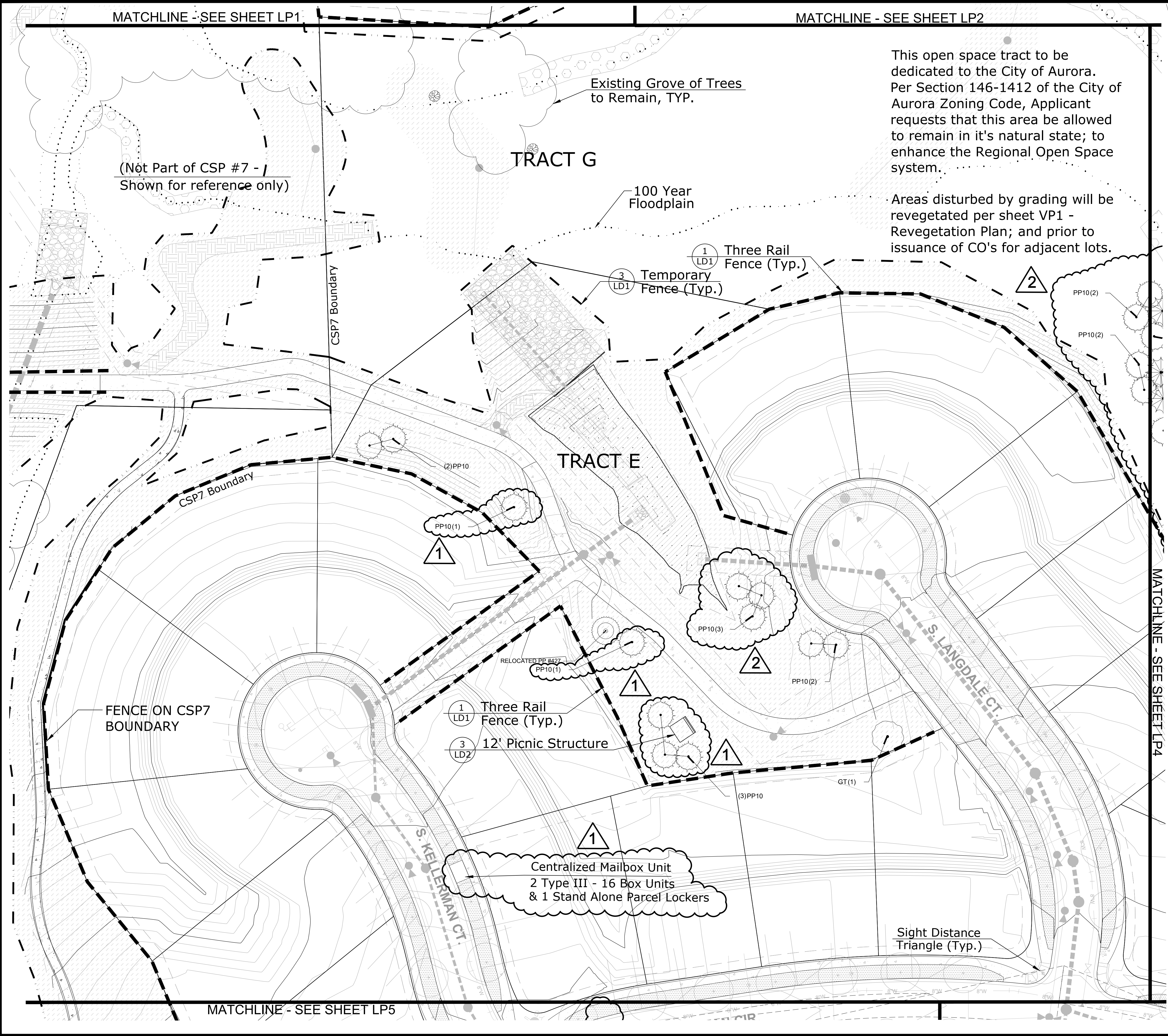
Whispering Pines  
Aurora, Colorado  
CSP #7 - LANDSCAPE PLAN

Drawn by: JW  
Checked by: JP  
Issue Date: 12.2.14  
Revision: A3.13.15  
Revision: A10.2.17  
Extension:

SHEET NAME  
Landscape  
Information

SHEET NUMBER  
LD5



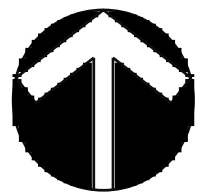


Notes:

1. Refer to Plant List (Sheet LD3) for all planting.
2. For Local Street Tree Planting Program refer to Sheet LP13.
3. For Relocated & Replacement Trees refer to Sheets TP1-TP5.
4. Unless otherwise noted, Replacement trees will be 10' Tall Ponderosa Pines with a caliper mitigation value equal to 5".
5. All mitigated trees are in addition to the City of Aurora Buffer & Streetscape Requirements.
6. Street trees located within sight distance triangles or within 50' of a yield or stop sign are to be pruned so that the lowest limb is a minimum of 7' above the ground.

LEGEND

- Replacement Tree (See Sheet TP1)
- Relocated Tree (See Sheet TP1)
- Existing Tree
- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Evergreen Shrub
- Deciduous Shrub
- Perennial
- Ornamental Grass
- Vines/Climbers
- 90/10 Fescue Bluegrass Sod
- Low Native Grass Seed
- Grass-Flower Seed
- Tall Native Grass Seed
- Dryland Revegetation Seed Mix
- Detention/Floodplain Revegetation Seed Mix
- Solid Privacy Fence
- Three Rail Fence
- Temporary Fence
- Fire Hydrant



0 15 30 60  
Scale: 1"=30'-0"

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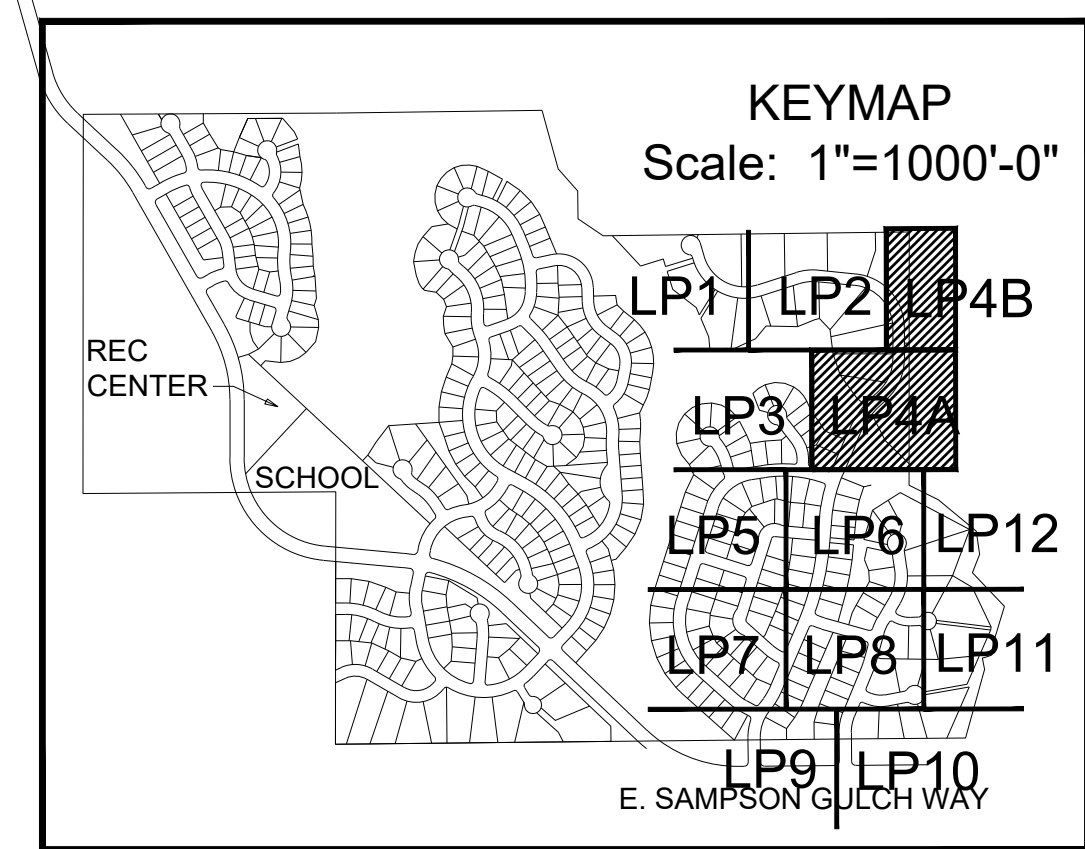
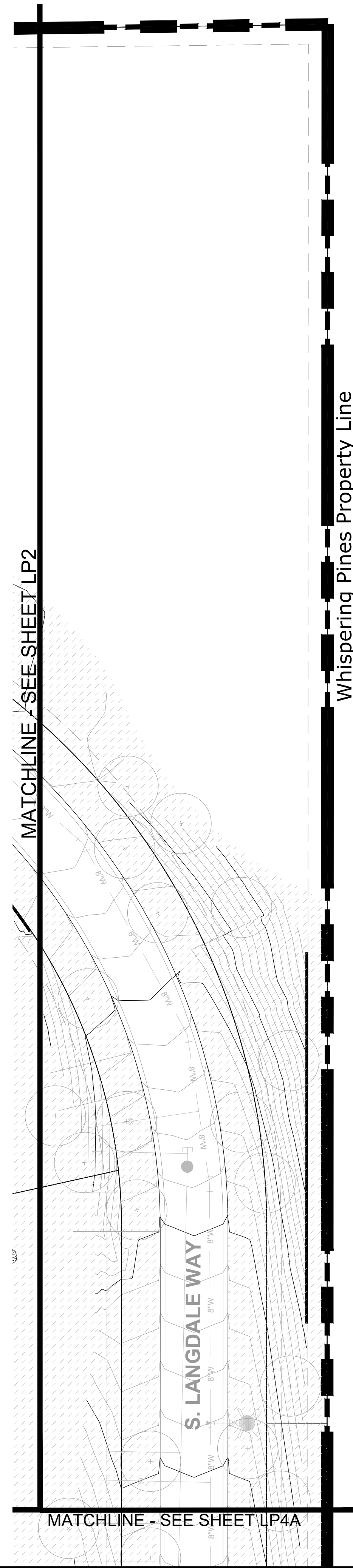
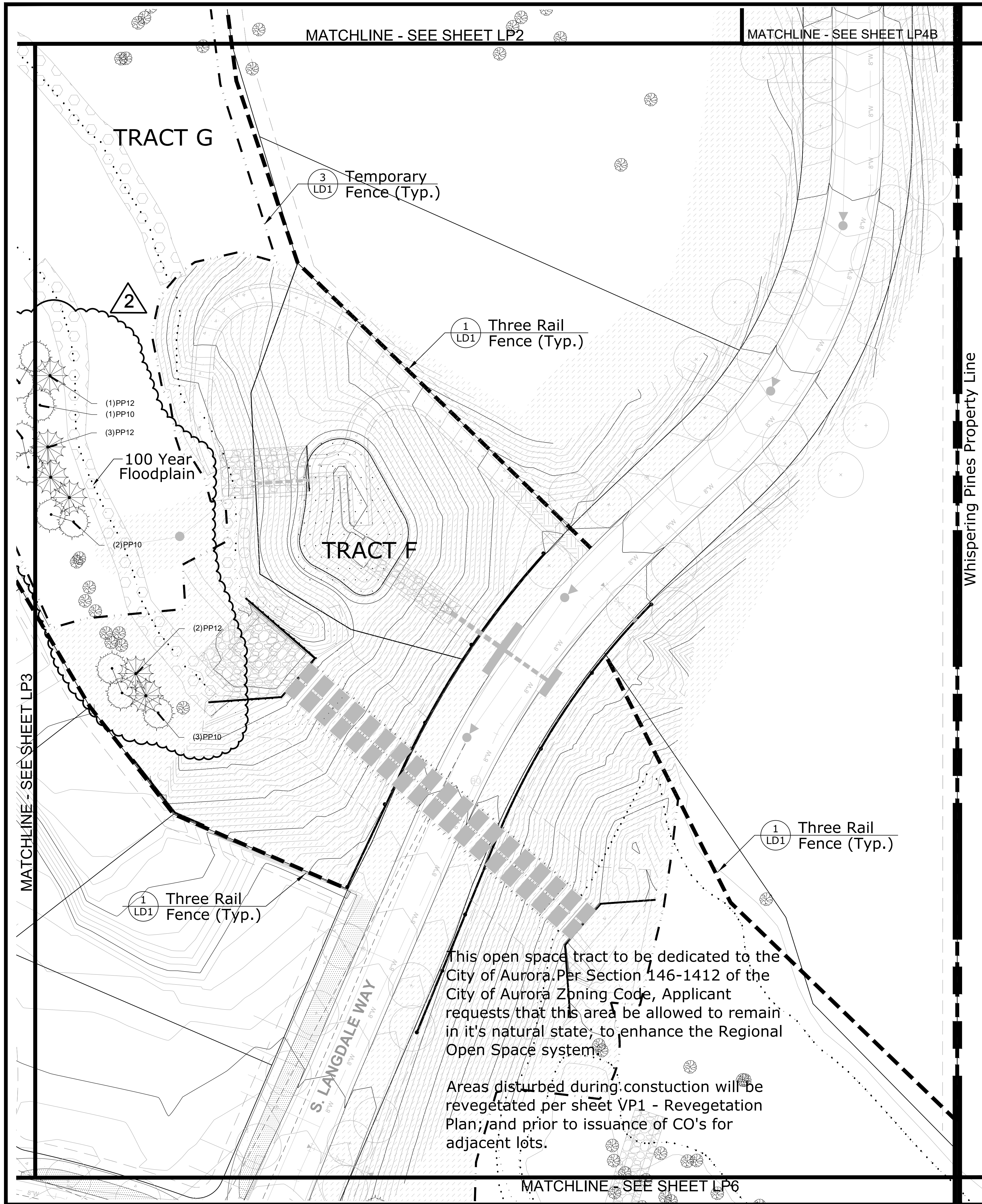
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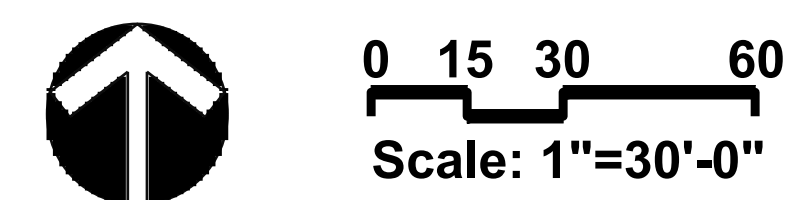
SHEET NUMBER  
LP3





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# Whispering Pines

Aurora, Colorado

## CSP #7 - LANDSCAPE PLAN

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SHEET NAME  
**Landscape Plan**

SHEET NUMBER  
**LP4**