

LANDSCAPE NOTES

L-000	LANDSCAPE NOTES
L-001	PLANT SCHEDULES

L-100	CIRCULATION PLAN
L-101	LANDSCAPE PLAN
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE PLAN
L-104	LANDSCAPE PLAN

1. DO NOT SCALE THE PLANS. DIMENSIONS SUPERSEDE DRAWING SCALES. VERIFY LAYOUT PRIOR TO EXCAVATION.
2. DIMENSIONS ARE DRAWN TO FACE OF CURB, WALL, AND EDGE UNLESS OTHERWISE SPECIFIED.
3. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL SUPERSEDE PLANS.
4. CONTRACTOR TO CLEARLY STAKE ALL CORNERS OF PAVED AREAS FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO SETTING EDGES OR FORMS.
5. OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE FOR ALL FORM WORK AT LEAST 24 HOURS PRIOR TO PLACING CURBS, FOUNDATIONS, OR PAVEMENTS.
6. CONTRACTOR TO PROVIDE EXPANSION JOINT AND SCORE JOINT LAYOUT PLAN FOR APPROVAL BY LANDSCAPE ARCHITECT/PROJECT MANAGER PRIOR TO CONSTRUCTION.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PLANS FOR BACK OF CURB ELEVATIONS, BUILDING FIRST FLOOR ELEVATIONS, ETC.
2. PAVED AREAS SHALL HAVE A MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
4. ALL FINISHED HARDCAPE AND LANDSCAPE AREAS SHALL BE SLOPED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARD DRAINAGE INLETS AND FACILITIES.
5. GRADES IN LANDSCAPE AREAS SHALL SLOPE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 UNLESS OTHERWISE NOTED OR APPROVED.
6. FEATHER ALL FINISH GRADES TO MEET EXISTING GRADES WITHOUT ABRUPT CHANGES IN SLOPE.
7. CONTRACTOR SHALL STABILIZE AND MAINTAIN EXISTING SLOPES AND GRADES AS REQUIRED AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY EROSION OR SLOPE FAILURE AT NO ADDITIONAL COST TO THE OWNER

1. HARDSCAPE
 - 1.1. 113,458 SF OF IMPERVIOUS SURFACE (INCLUDING BUILDING FOOTPRINTS)
 - 40,609 SF OF CONCRETE PAVING
 - 67,530 SF OF ASPHALT PAVING
 - 5,319 SF OF PAVERS
 - 1.1. 15,886 SF OF PERVIOUS SURFACE
 - 9,659 SF OF CRUSHER FINES
 - 6,227 SF OF GRAVEL PAVING
2. IRRIGATION
 - 2.1. 277,057 SF OF PERMANENT IRRIGATED AREA USING AN EFFICIENT IRRIGATION SYSTEM
 - 6,863 SF IRRIGATED TURF
 - 52,762 SF CONTAINERIZED PLANTING, CONSISTS OF SHRUBS, GRASSES, AND PERENNIALS
 - 217,432 SF SEED
 - 575 TREES ZONED SEPARATELY TO BE TURNED OFF AS NEEDED



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CONSTRUCTION**

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ISSUANCE

PRELIMINARY PLAT

ISSUE DATE

09.17.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE

LANDSCAPE NOTES

L-000

LEGEND		DETAIL
	0.1 LIMIT OF WORK	NA
	0.2 PROPERTY LINE	NA
	0.3 UNIT PROPERTY LINE	NA
	0.4 WATER & SEWER EASEMENT	NA
	0.5 75' STREAM SETBACK LINE	NA
	0.6 100 YEAR FLOOD PLAIN	NA
	0.7 FIELD LOCATED WETLANDS	NA
	0.8 EDGE OF WATER	NA
	0.9 AVG. HIGH WATER LINE	NA
	0.10 MATCHLINES	NA

	1.1	CONCRETE PAVING-VEHICULAR	NA
	1.2	ASPHALT PAVING	NA
	1.3	PAVER TYPE A	NA
	1.4	PAVER TYPE B	NA
	1.5	STABILIZED CRUSHER FINES PAVING	NA
	1.6	GRAVEL PAVING	NA
	1.6	STONE CROSSING	NA
	1.7	PEDESTRIAN BRIDGE	NA

	2.1	WILDLIFE FENCE PER CPW STDS.	NA
	2.2	STONE RETAINING WALL	NA
	2.3	MONUMENT SIGN	NA

● 3.1 PEDESTRIAN BOLLARD RE: ELEC

	4.1	IRRIGATED TURF	NA
	4.2	SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
	4.3	SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
	4.4	SEED MIX 3: SWALE / DETENTION	NA
	4.5	PROPOSED SHRUBS, PERENNIALS, & GRASSES	NA
	4.6	PROPOSED DECIDUOUS TREES	NA
	4.7	PROPOSED EVERGREEN TREE	NA

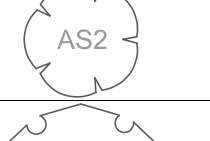
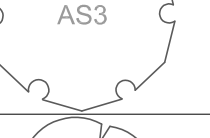
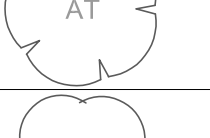
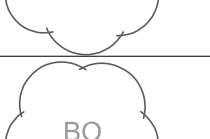
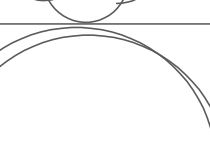
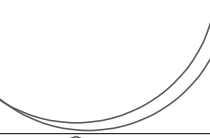
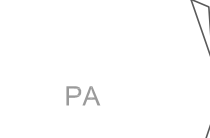
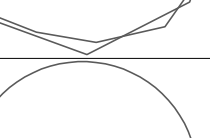
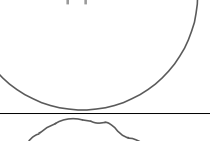
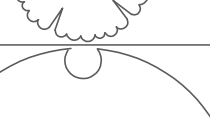
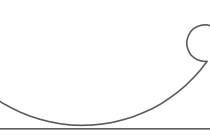
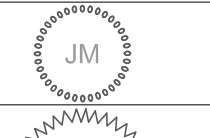
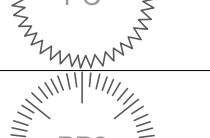
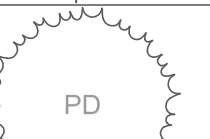
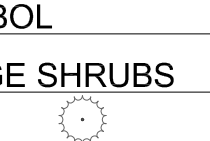
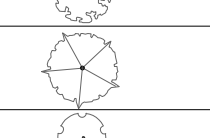
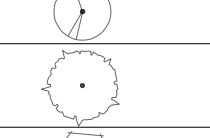
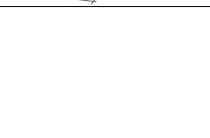
	4.9	EXISTING TREES TO REMAIN	NA
	4.10	ROCK MULCH	NA
	4.11	LANDSCAPE BOULDER	NA

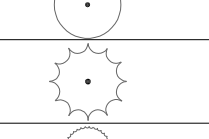
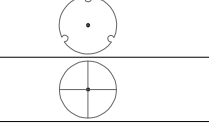
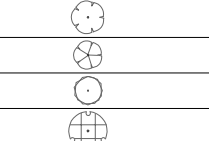
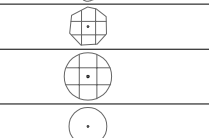
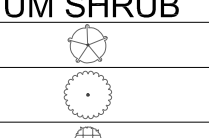
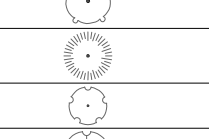
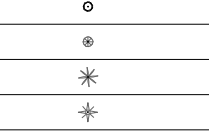
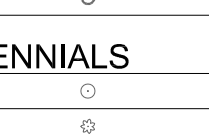
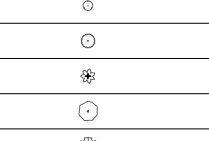
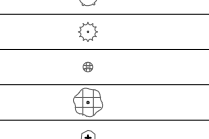
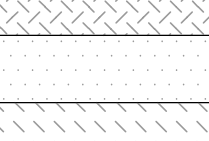
SEED MIXES

SEED MIX TYPE 1: LOW GROW W/ FORBS	Grasses <i>Festuca saximontana</i> <i>Poa secunda sandbergii</i> <i>Poa canbyi</i> <i>Bouteloua gracilis</i>	Rocky Mt Fescue Sandberg Bluegrass Canby Bluegrass Blue Grama
	Forbs <i>Penstemon grandiflorus</i> <i>Linum lewisii</i> <i>Echinacea purpurea</i> <i>Aquilegia coerulea</i> <i>Achillea millefolium</i> <i>Erigeron annuus</i> <i>Gaillardia aristata</i> <i>Artemisia ludoviciana</i>	Rocky Mt Penstemon Blue Flax Purple Coneflower Rocky Mt Columbine Western Yarrow Fleabane Daisy Blanketflower White Sage
	Scientific Name	Common Name
	Grasses <i>Festuca saximontana</i> <i>Poa secunda sandbergii</i> <i>Poa canbyi</i> <i>Bouteloua gracilis</i> <i>Oryzopsis hymenoides</i> <i>Pseudoroegneria spicata</i>	Rocky Mt Fescue Sandberg Bluegrass Canby Bluegrass Blue Grama Indian Ricegrass Bluebunch Wheatgrass
	Forbs <i>Penstemon grandiflorus</i> <i>Linum lewisii</i> <i>Echinacea purpurea</i> <i>Aquilegia coerulea</i> <i>Achillea millefolium</i> <i>Erigeron annuus</i> <i>Gaillardia aristata</i> <i>Artemisia ludoviciana</i>	Rocky Mt Penstemon Blue Flax Purple Coneflower Rocky Mt Columbine Western Yarrow Fleabane Daisy Blanketflower White Sage
	Shrubs <i>Chrysothamnus parryi</i> <i>Artemisia tridentata</i> var. <i>tridentata</i> <i>Rhus trilobata</i> <i>Fallugia paradoxa</i>	Parry's Rabbitbrush Big Sagebrush Skunkbush Canyon Plume
	Scientific Name	Common Name
	Grasses <i>Bolboschoenus maritimus</i> <i>Elymus canadensis</i> <i>Panicum virgatum</i> <i>Eleocharis palustris</i> <i>Carex praegracilis</i> <i>Triglochin maritima</i> <i>Deschampsia cespitosa</i> <i>Schoenoplectus acutus</i> <i>Schoenoplectus tabernaemontani</i> <i>Schoenoplectus americanus</i> <i>Juncus balticus</i> <i>Leymus cinereus</i> <i>Parina pectinata</i> <i>Carex microptera</i>	Alkali Bulrush Canada Wildrye Switchgrass Spikerush Black Creeper Sedge Arrowgrass Tufted Hairgrass Hard Stem Bulrush Soft Stem Bulrush Oiney's Three Square Bulrush Baltic Rush Basin Wildrye Prairie Cordgrass Popcorn Sedge
	Forbs <i>Solidago canadensis</i> <i>Dalea purpurea</i> <i>Monarda fistulosa</i> <i>Iris missouriensis</i> <i>Liatris punctata</i>	Canada Goldeneye Purple Prairie Clover Wild Bergamont Blue Iris Dotted Blazing Star
	Scientific Name	Common Name
	Grasses <i>Bolboschoenus maritimus</i> <i>Elymus canadensis</i> <i>Panicum virgatum</i> <i>Eleocharis palustris</i> <i>Carex praegracilis</i> <i>Triglochin maritima</i> <i>Deschampsia cespitosa</i> <i>Schoenoplectus acutus</i> <i>Schoenoplectus tabernaemontani</i> <i>Schoenoplectus americanus</i> <i>Juncus balticus</i> <i>Leymus cinereus</i> <i>Parina pectinata</i> <i>Carex microptera</i>	Alkali Bulrush Canada Wildrye Switchgrass Spikerush Black Creeper Sedge Arrowgrass Tufted Hairgrass Hard Stem Bulrush Soft Stem Bulrush Oiney's Three Square Bulrush Baltic Rush Basin Wildrye Prairie Cordgrass Popcorn Sedge

SEED MIX TYPE 2: LOW GROW W/ SHRUBS & FORBS

SEED MIX TYPE 3: SWALE/DETENTION POND	Grasses <i>Festuca saximontana</i> <i>Poa secunda sandbergii</i> <i>Poa canbyi</i> <i>Bouteloua gracilis</i>	Rocky Mt Fescue Sandberg Bluegrass Canby Bluegrass Blue Grama
	Forbs <i>Penstemon grandiflorus</i> <i>Linum lewisii</i> <i>Echinacea purpurea</i> <i>Aquilegia coerulea</i> <i>Achillea millefolium</i> <i>Erigeron annuus</i> <i>Gaillardia aristata</i> <i>Artemisia ludoviciana</i>	Rocky Mt Penstemon Blue Flax Purple Coneflower Rocky Mt Columbine Western Yarrow Fleabane Daisy Blanketflower White Sage
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	Scientific Name	Common Name
	Grasses <i>Bolboschoenus maritimus</i> <i>Elymus canadensis</i> <i>Panicum virgatum</i> <i>Eleocharis palustris</i> <i>Carex praegracilis</i> <i>Triglochin maritima</i> <i>Deschampsia cespitosa</i> <i>Schoenoplectus acutus</i> <i>Schoenoplectus tabernaemontani</i> <i>Schoenoplectus americanus</i> <i>Juncus balticus</i> <i>Leymus cinereus</i> <i>Parina pectinata</i> <i>Carex microptera</i>	Alkali Bulrush Canada Wildrye Switchgrass Spikerush Black Creeper Sedge Arrowgrass Tufted Hairgrass Hard Stem Bulrush Soft Stem Bulrush Oiney's Three Square Bulrush Baltic Rush Basin Wildrye Prairie Cordgrass Popcorn Sedge
	Forbs <i>Solidago canadensis</i> <i>Dalea purpurea</i> <i>Monarda fistulosa</i> <i>Iris missouriensis</i> <i>Liatris punctata</i>	Canada Goldeneye Purple Prairie Clover Wild Bergamont Blue Iris Dotted Blazing Star
	Scientific Name	Common Name
	Grasses <i>Bolboschoenus maritimus</i> <i>Elymus canadensis</i> <i>Panicum virgatum</i> <i>Eleocharis palustris</i> <i>Carex praegracilis</i> <i>Triglochin maritima</i> <i>Deschampsia cespitosa</i> <i>Schoenoplectus acutus</i> <i>Schoenoplectus tabernaemontani</i> <i>Schoenoplectus americanus</i> <i>Juncus balticus</i> <i>Leymus cinereus</i> <i>Parina pectinata</i> <i>Carex microptera</i>	Alkali Bulrush Canada Wildrye Switchgrass Spikerush Black Creeper Sedge Arrowgrass Tufted Hairgrass Hard Stem Bulrush Soft Stem Bulrush Oiney's Three Square Bulrush Baltic Rush Basin Wildrye Prairie Cordgrass Popcorn Sedge

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	AG3	18	ACER GLABRUM / ROCKY MOUNTAIN MAPLE	15 GAL
	AH	9	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK BIGTOOTH MAPLE	3" CAL
	AS2	12	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE	3" CAL
	AS3	16	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER	3" CAL
	AT	1	ACER TATARICUM / TATARIAN MAPLE	3" CAL
	AI	14	ALNUS INCANA / THINLEAF ALDER	3" CAL
	BO	3	BETULA OCCIDENTALIS / WATER BIRCH	3" CAL
	CC	6	CELTIS OCCIDENTALIS / HACKBERRY	3" CAL
	PA	8	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD	3" CAL
	PP	19	POPULUS BALSAMIFERA / BALSAM POPLAR	3" CAL
	PT2	299	POPULUS TREMULOIDES / QUAKING ASPEN	CLUMP
	PM	11	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	3" CAL
	QA	4	QUERCUS MACROCARPA 'JFS-KW14' / COBBLESTONE® OAK	3" CAL
EVERGREEN TREES				
	JM	12	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER	10' HT
	PC	36	PICEA PUNGENS / COLORADO SPRUCE	10' HT
	PP2	40	PINUS EDULIS / PINYON PINE	10' HT
	PO	26	PINUS PONDEROSA / PONDEROSA PINE	10' HT
	PD	40	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	10' HT
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
LARGE SHRUBS				
	AG2	76	ABIES LASIOCARPA 'GLAUCA COMPACTA' / DWARF BLUE SUBALPINE FIR	5 GAL
	CS2	20	CARAGANA ARBORESCENS / SIBERIAN PEASHRUB	5 GAL
	MMH	20	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY	5 GAL
	RDG	83	CORNUS SERICEA / RED OSIER DOGWOOD	5 GAL
	HD	52	HOLODISCUS DUMOSUS / ROCK SPIREA	5 GAL
	JW	55	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	5 GAL
	PC3	48	PHILADELPHUS LEWISII 'PWY01S' / CHEYENNE® MOCK ORANGE	5 GAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
LARGE SHRUBS				
	NBR	46	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL
	PB	65	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	5 GAL
	PV	54	PINUS SYLVESTRIS 'PUMILA' / DWARF SCOTCH PINE	5 GAL
	RT	96	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL
	VD	58	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL
LOW SHRUB				
	AP	200	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL
	Cb2	72	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	5 GAL
	CS	159	CHRYSOETHAMNUS PARRYI SPP. MONTANUS / PARRY'S RABBITBRUSH	5 GAL
	JS2	22	JUNIPERUS SABINA 'SCANDIA' / SCANDIA JUNIPER	5 GAL
	KI	106	KRASCHENINNIKOVIA LANATA / WINTERFAT	5 GAL
	PBS	86	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	1 GAL
	RA	93	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL
	SC2	115	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CHENAULT CORALBERRY	5 GAL
MEDIUM SHRUB				
	AI2	76	AMORPHA CANESCOENS / LEADPLANT	5 GAL
	CR	101	CHRYSOETHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL
	EV	45	EPHEDRA VIRIDIS / MORMON TEA	5 GAL
	FP	36	FALLUGIA PARADOXA / APACHE PLUME	5 GAL
	JS3	41	JUNIPERUS SABINA / SAVIN JUNIPER	5 GAL
	PS5	18	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL
	PT3	76	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH	5 GAL
	RW	38	ROSA WOODSII / MOUNTAIN ROSE	5 GAL
ORNAMENTAL GRASSES				
	AL3	458	ACHNATHERUM CALAMAGROSTIS 'PUND02S' / UNDAUNTED® ALPINE PLUME GRASS	1 GAL
	BBG	727	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
	KM	135	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	1 GAL
	MRG	190	MUHLenbergia REVERCHONII / SEEP MUHLY	1 GAL
	OH	280	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS	1 GAL
	PN	232	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	1 GAL
	SB2	392	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	1 GAL
	ST	152	SORGHASTRUM NUTANS 'THIN MAN' / THIN MAN INDIAN GRASS	1 GAL
PERENNIALS				
	AL	169	ACHILLEA 'MOONSHINE' / MOONSHINE YARROW	1 GAL
	CNY	293	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL
	AC4	71	AGASTACHE AURANTIACA 'CORONADO' / CORONADO GIANT HYSSOP	1 GAL
	AC5	68	AGASTACHE CANA 'SINNING' / SONORAN SUNSET® HUMMINGBIRD MINT	1 GAL
	AJ	85	AMSONIA JONESII / COLORADO DESERT BLUESTAR	3 GAL
	AC3	66	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	1 GAL
	AF2	224	ARTEMISIA FRIGIDA / FRINGED WORMWOOD	1 GAL
	BL	264	BERLANDIERA LYRATA / CHOCOLATE DAISY	1 GAL
	PCF	254	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
	EK	243	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' / KANNAH CREEK® SULPHUR BUCKWHEAT	1 GAL
	GA	207	GAILLARDIA ARISTATA / BLANKET FLOWER	1 GAL
	GB	69	GAURA LINDHEIMERI 'BALLERINA WHITE' / BALLERINA WHITE GAURA	1 GAL
	GS	106	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	1 GAL
	GA2	57	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODRED GERANIUM	1 GAL
	LA	278	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	1 GAL
	LL	169	LINUM PERENNE LEWISII / BLUE FLAX	1 GAL
	MM	141	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK	1 GAL
	PP6	122	PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL
	PS6	67	PENSTEMON LINARIOIDES COLORADOENSIS 'P0145' / SILVERTON BLUE MAT PENSTEMON	1 GAL
	PS3	55	PENSTEMON PINIFOLIUS 'P019S' / STEPPESUNS® SUNSET GLOW PENSTEMON	1 GAL
	PM2	207	PENSTEMON STRICTUS 'WWG06' / BLANCA PEAK™ MOUNTAIN PENSTEMON	1 GAL
	PP4	272	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON	1 GAL
	SD	142	SALVIA LEMMONII 'PINW04S' / WINDWALKER® DESERT ROSE SALVIA	1 GAL
	SP2	61	SALVIA PACHYPHYLLA / ROSE SAGE	1 GAL
	SC	137	SPHAERALCEA COCCINEA / SCARLET GLOBEMALLOW	1 GAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	SM3	19,834 SF	SEED MIX 3 / RIPARIAN MIX	SEED
	SM1	131,771 SF	SEED MIX TYPE 1 / LOW GROW MIX	SEED
	SM2	65,827 SF	SEED MIX TYPE 2 / MED. GROW MIX	SEED
	TS	6,863 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD

PROJECT

RED MOUNTAIN RANCH

PARCEL 1
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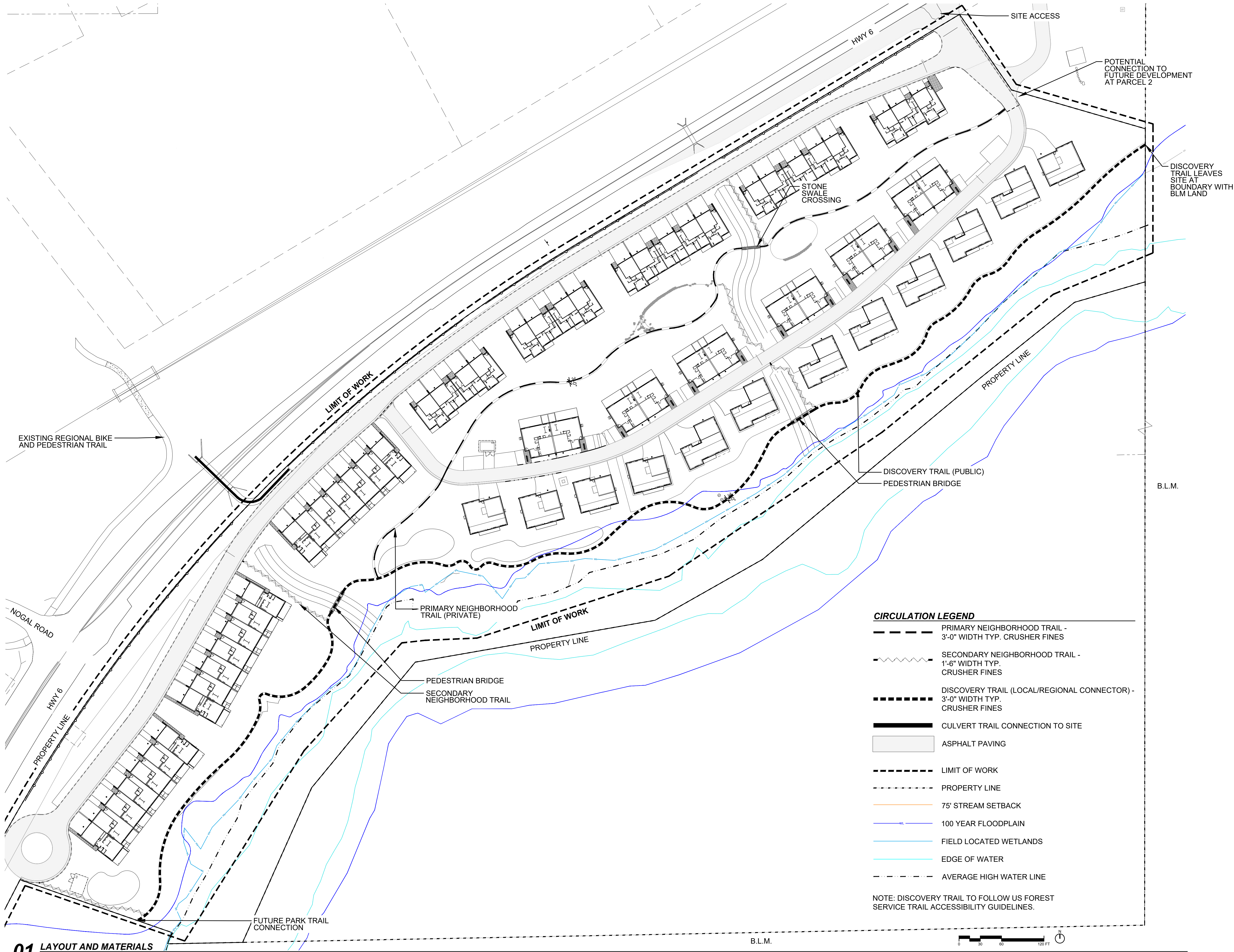
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tres birds

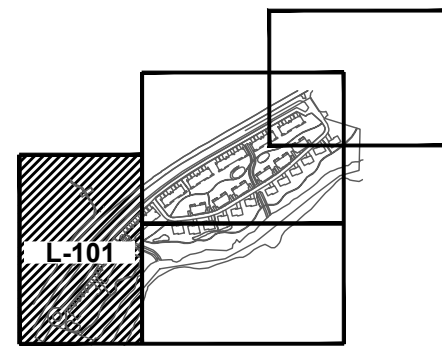
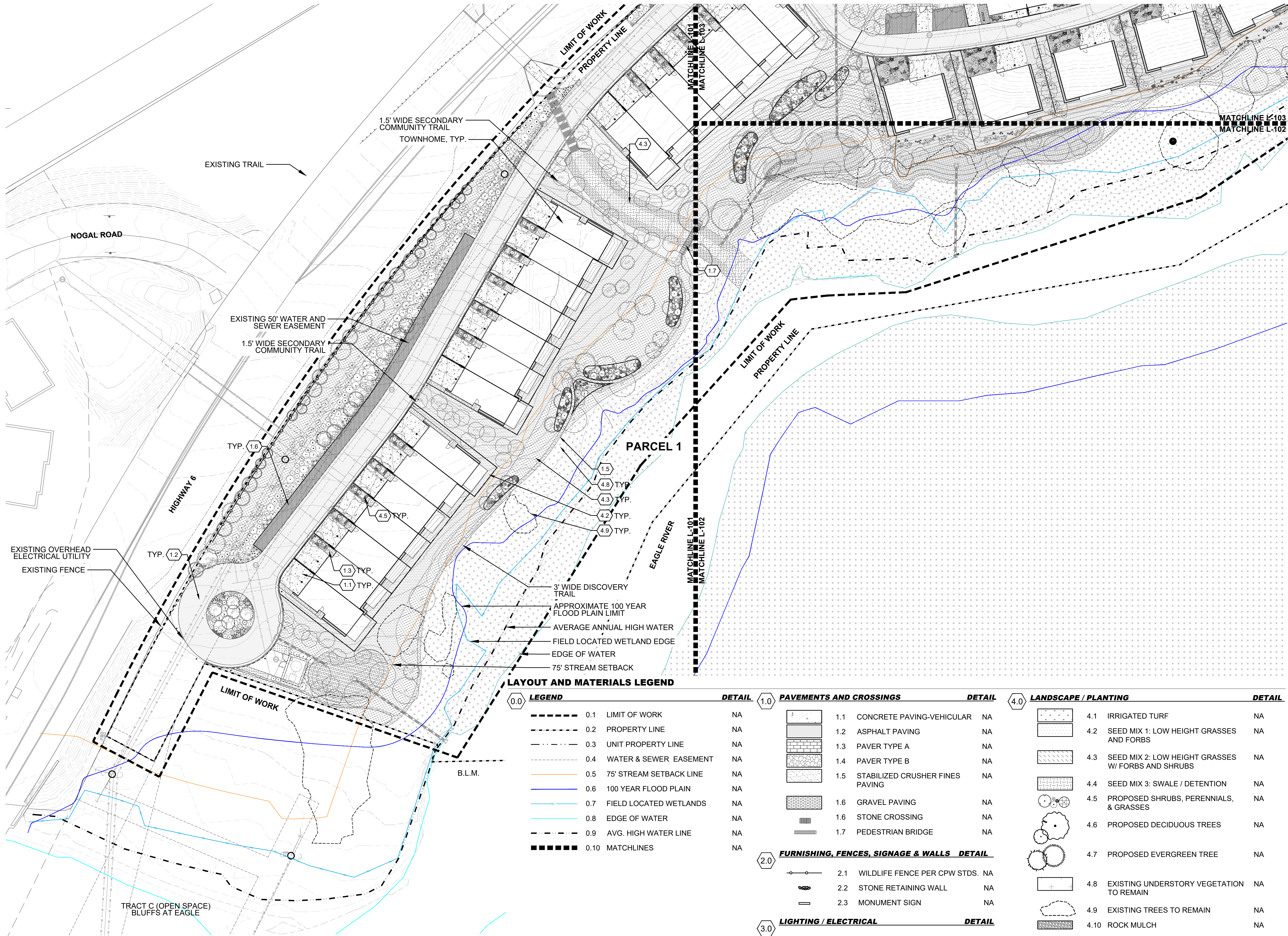
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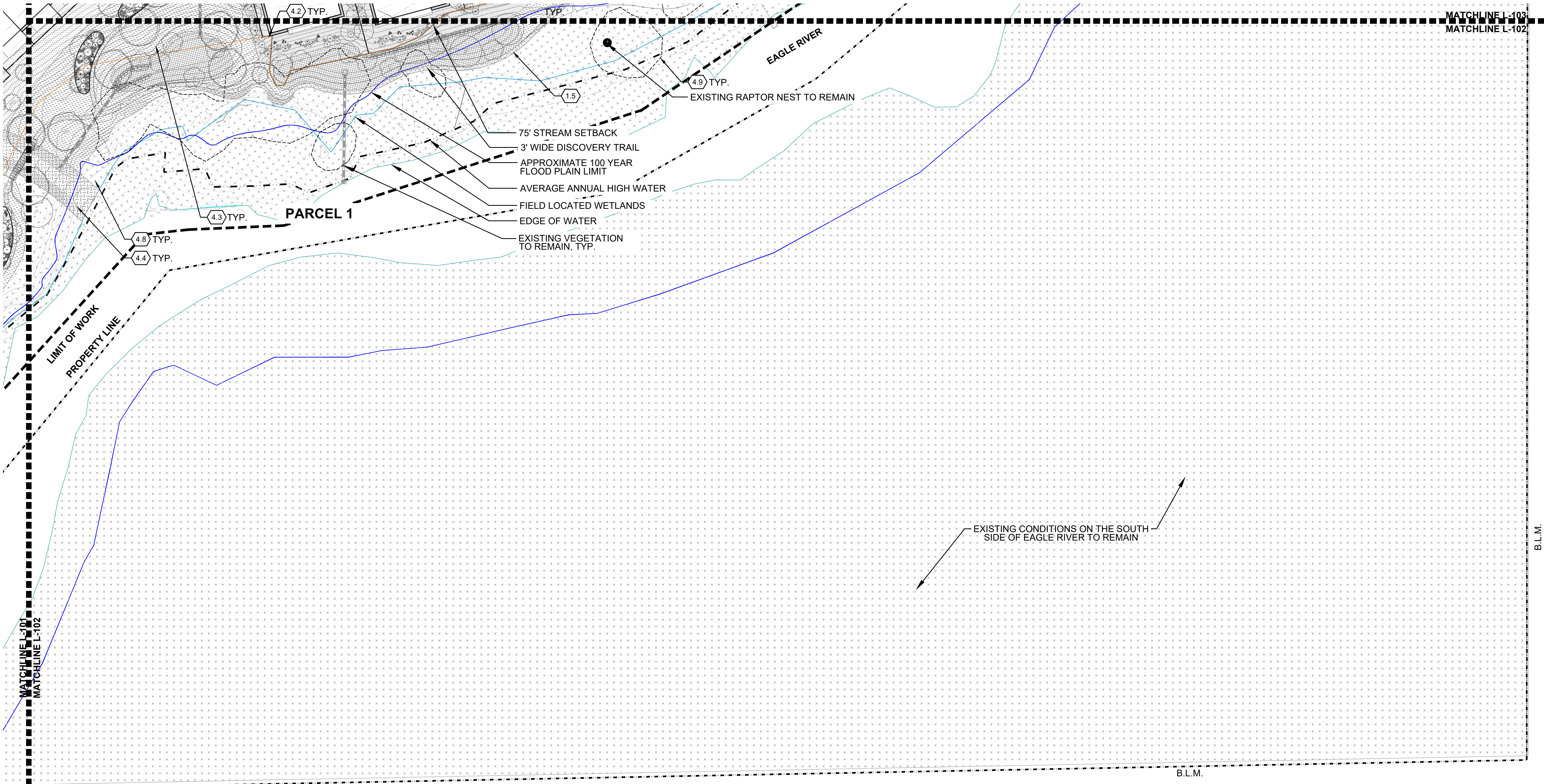
DOUG NEWBY
720-563-7



- CIRCULATION LEGEND**
- PRIMARY NEIGHBORHOOD TRAIL - 3'-0" WIDTH TYP. CRUSHER FINES
 - SECONDARY NEIGHBORHOOD TRAIL - 1'-6" WIDTH TYP. CRUSHER FINES
 - DISCOVERY TRAIL (LOCAL/REGIONAL CONNECTOR) - 3'-0" WIDTH TYP. CRUSHER FINES
 - CULVERT TRAIL CONNECTION TO SITE
 - ASPHALT PAVING
 - LIMIT OF WORK
 - PROPERTY LINE
 - 75' STREAM SETBACK
 - 100 YEAR FLOODPLAIN
 - FIELD LOCATED WETLANDS
 - EDGE OF WATER
 - AVERAGE HIGH WATER LINE
- NOTE: DISCOVERY TRAIL TO FOLLOW US FOREST SERVICE TRAIL ACCESSIBILITY GUIDELINES.



LAYOUT AND MATERIALS LEGEND			
0.0	LEGEND	DETAIL	
0.1	LIMIT OF WORK	NA	
0.2	PROPERTY LINE	NA	
0.3	UNIT PROPERTY LINE	NA	
0.4	WATER & SEWER EASEMENT	NA	
0.5	75' STREAM SETBACK LINE	NA	
0.6	100 YEAR FLOOD PLAIN	NA	
0.7	FIELD LOCATED WETLANDS	NA	
0.8	EDGE OF WATER	NA	
0.9	AVG. HIGH WATER LINE	NA	
0.10	MATCHLINES	NA	
1.0	PAVEMENTS AND CROSSINGS	DETAIL	
1.1	CONCRETE PAVING-VEHICULAR	NA	
1.2	ASPHALT PAVING	NA	
1.3	PAVER TYPE A	NA	
1.4	PAVER TYPE B	NA	
1.5	STABILIZED CRUSHER FINES PAVING	NA	
1.6	GRAVEL PAVING	NA	
1.6	STONE CROSSING	NA	
1.7	PEDESTRIAN BRIDGE	NA	
2.0	FURNISHING, FENCES, SIGNAGE & WALLS	DETAIL	
2.1	WILDLIFE FENCE PER CPW STDS.	NA	
2.2	STONE RETAINING WALL	NA	
2.3	MONUMENT SIGN	NA	
3.0	LIGHTING / ELECTRICAL	DETAIL	
3.1	PEDESTRIAN BOLLARD	RE: ELEC	
4.0	LANDSCAPE / PLANTING	DETAIL	
4.1	IRRIGATED TURF	NA	
4.2	SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA	
4.3	SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA	
4.4	SEED MIX 3: SWALE / DETENTION	NA	
4.5	PROPOSED SHRUBS, PERENNIALS, & GRASSES	NA	
4.6	PROPOSED DECIDUOUS TREES	NA	
4.7	PROPOSED EVERGREEN TREE	NA	
4.8	EXISTING UNDERSTORY VEGETATION TO REMAIN	NA	
4.9	EXISTING TREES TO REMAIN	NA	
4.10	ROCK MULCH	NA	
4.11	LANDSCAPE BOULDER	NA	



01 LAYOUT AND MATERIALS
1"=40'

LAYOUT AND MATERIALS LEGEND

0.0	LEGEND	DETAIL
---	0.1 LIMIT OF WORK	NA
- - - - -	0.2 PROPERTY LINE	NA
- . - . -	0.3 UNIT PROPERTY LINE	NA
- - - - -	0.4 WATER & SEWER EASEMENT	NA
---	0.5 75' STREAM SETBACK LINE	NA
---	0.6 100 YEAR FLOOD PLAIN	NA
---	0.7 FIELD LOCATED WETLANDS	NA
---	0.8 EDGE OF WATER	NA
---	0.9 AVG. HIGH WATER LINE	NA
---	0.10 MATCHLINES	NA

1.0	PAVEMENTS AND CROSSINGS	DETAIL
---	1.1 CONCRETE PAVING-VEHICULAR	NA
---	1.2 ASPHALT PAVING	NA
---	1.3 PAVER TYPE A	NA
---	1.4 PAVER TYPE B	NA
---	1.5 STABILIZED CRUSHER FINES PAVING	NA
---	1.6 GRAVEL PAVING	NA
---	1.6 STONE CROSSING	NA
---	1.7 PEDESTRIAN BRIDGE	NA

2.0	FURNISHING, FENCES, SIGNAGE & WALLS	DETAIL
---	2.1 WILDLIFE FENCE PER CPW STDS.	NA
---	2.2 STONE RETAINING WALL	NA
---	2.3 MONUMENT SIGN	NA

3.0	LIGHTING / ELECTRICAL	DETAIL
---	3.1 PEDESTRIAN BOLLARD	RE: ELEC

4.0	LANDSCAPE / PLANTING	DETAIL
---	4.1 IRRIGATED TURF	NA
---	4.2 SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
---	4.3 SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
---	4.4 SEED MIX 3: SWALE / DETENTION	NA
---	4.5 PROPOSED SHRUBS, PERENNIALS, & GRASSES	NA
---	4.6 PROPOSED DECIDUOUS TREES	NA
---	4.7 PROPOSED EVERGREEN TREE	NA
---	4.8 EXISTING UNDERSTORY VEGETATION TO REMAIN	NA
---	4.9 EXISTING TREES TO REMAIN	NA
---	4.10 ROCK MULCH	NA
---	4.11 LANDSCAPE BOULDER	NA

PROJECT
RED MOUNTAIN RANCH

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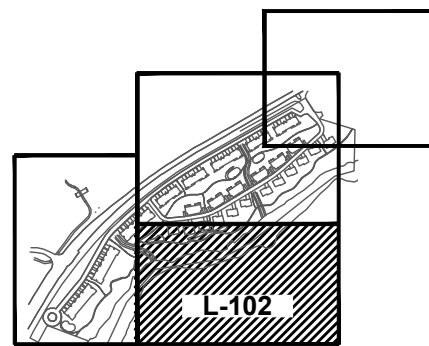
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ISSUANCE

PRELIMINARY PLAT

ISSUE DATE

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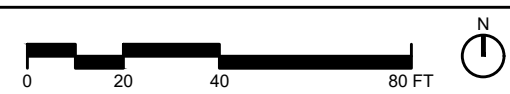
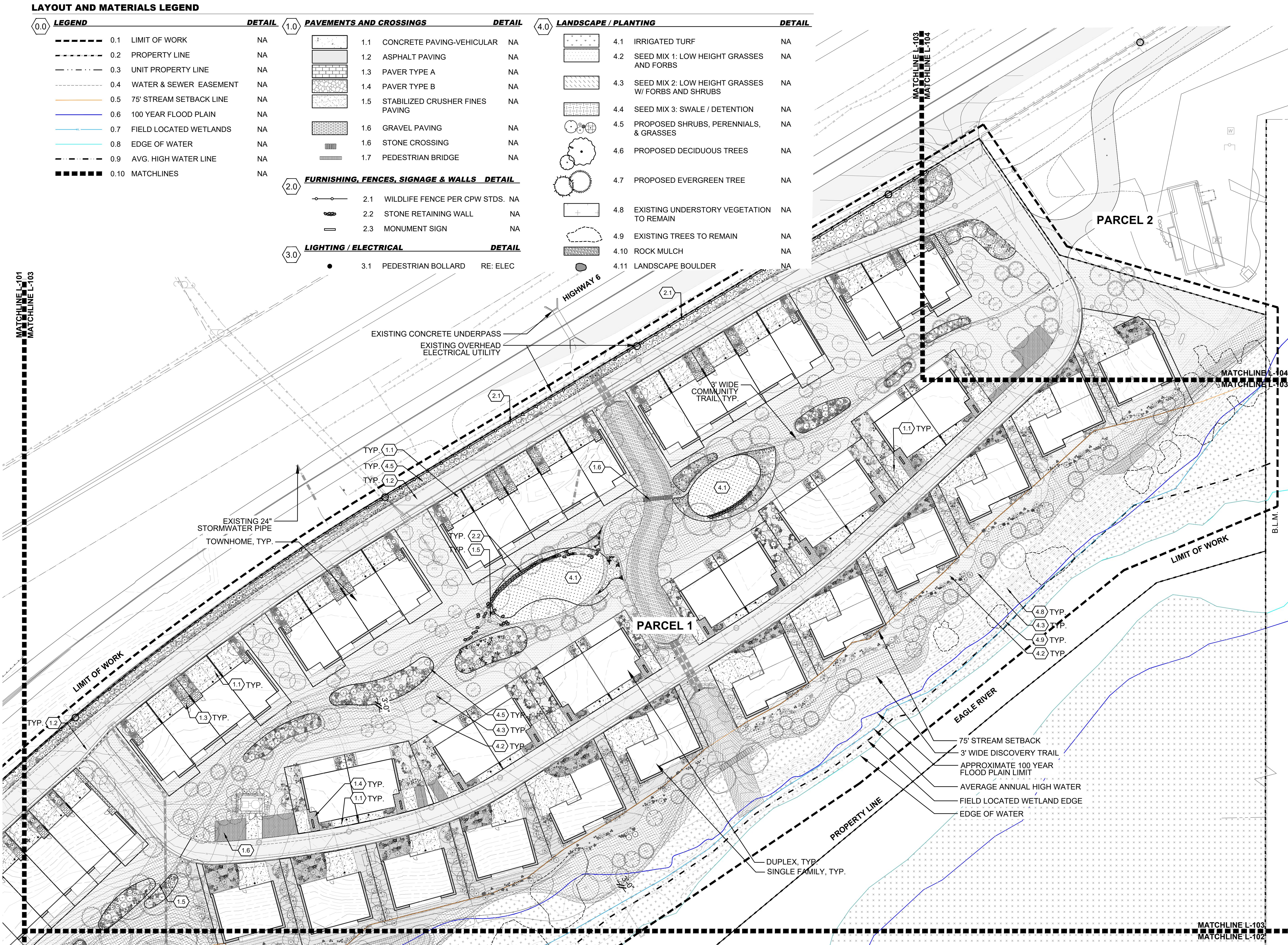
CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE

LANDSCAPE PLAN

L-102



LEGEND		DETAIL
0.1	LIMIT OF WORK	NA
0.2	PROPERTY LINE	NA
0.3	UNIT PROPERTY LINE	NA
0.4	WATER & SEWER EASEMENT	NA
0.5	75' STREAM SETBACK LINE	NA
0.6	100 YEAR FLOOD PLAIN	NA
0.7	FIELD LOCATED WETLANDS	NA
0.8	EDGE OF WATER	NA
0.9	AVG. HIGH WATER LINE	NA
0.10	MATCHLINES	NA

[illegible]

	1.1	CONCRETE PAVING-VEHICULAR	NA
	1.2	ASPHALT PAVING	NA
	1.3	PAVER TYPE A	NA
	1.4	PAVER TYPE B	NA
	1.5	STABILIZED CRUSHER FINES PAVING	NA
	1.6	GRAVEL PAVING	NA
	1.6	STONE CROSSING	NA
	1.7	PEDESTRIAN BRIDGE	NA

[illegible]

	2.1	WILDLIFE FENCE PER CPW STDS.	NA
	2.2	STONE RETAINING WALL	NA
	2.3	MONUMENT SIGN	NA

S. NA
NA
NA

● 3.1 PEDESTRIAN BOLLARD RE: ELEC

ELEC

	4.1	IRRIGATED TURF	NA
	4.2	SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
	4.3	SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
	4.4	SEED MIX 3: SWALE / DETENTION	NA
	4.5	PROPOSED SHRUBS, PERENNIALS, & GRASSES	NA
	4.6	PROPOSED DECIDUOUS TREES	NA
	4.7	PROPOSED EVERGREEN TREE	NA
	4.8	EXISTING UNDERSTORY VEGETATION TO REMAIN	NA
	4.9	EXISTING TREES TO REMAIN	NA
	4.10	ROCK MULCH	NA
	4.11	LANDSCAPE BOULDER	NA

NA
NA

NA
NA

NA

NA

NA
NA
NA



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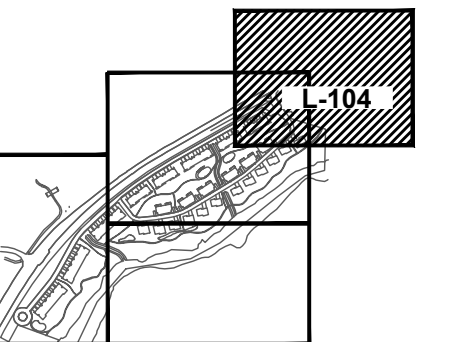
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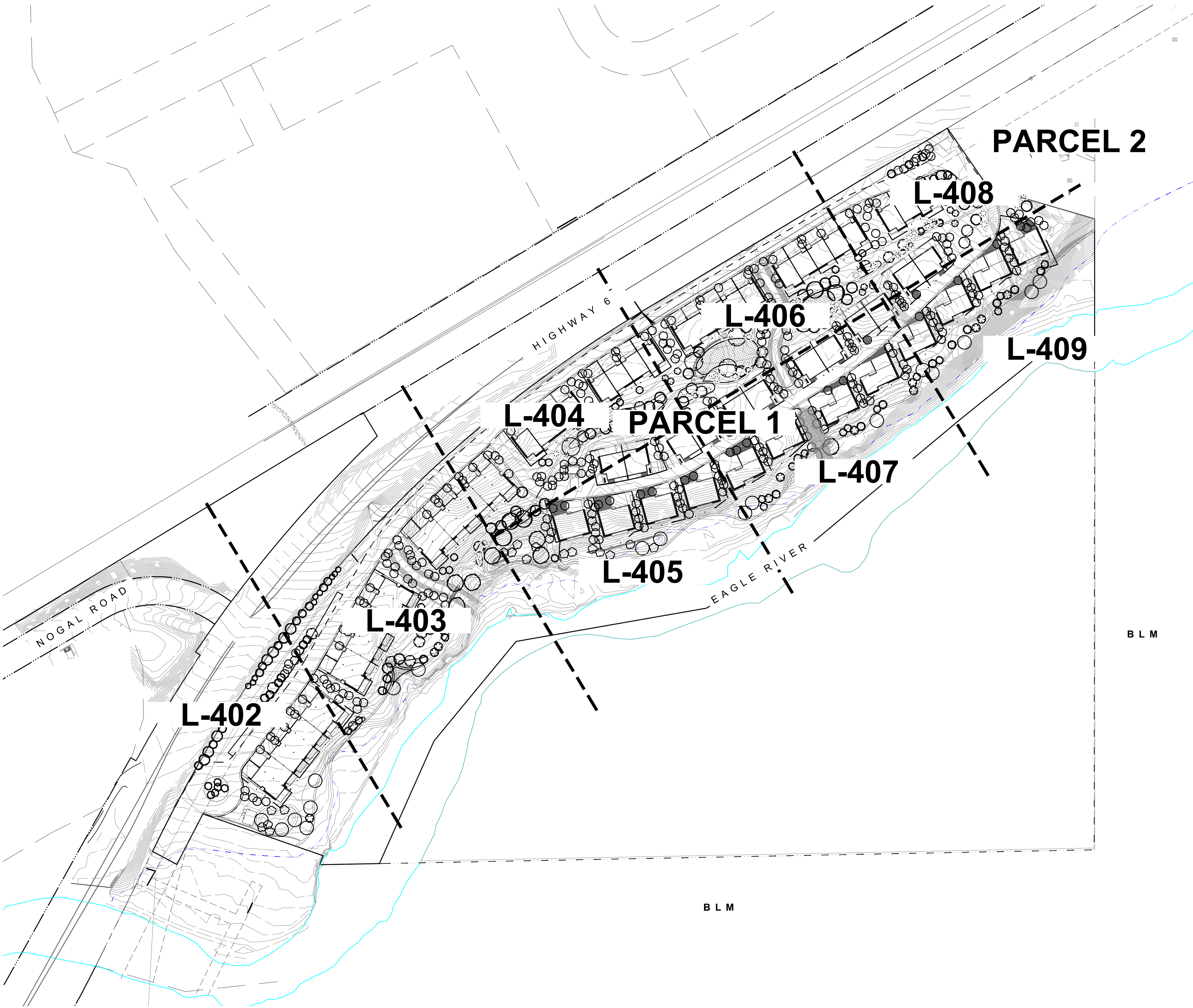
CURRENT REVISION

REVISION HISTORY

RAWING SHEET TITLE

LANDSCAPE PLAN

L-104



01 KEYMAP
1"=100'

PLANTING AND IRRIGATION NOTES

1. ALL LANDSCAPING WILL BE IRRIGATED, REFER TO IRRIGATION SHEETS FOR ADDITIONAL INFORMATION.
2. LANDSCAPING SHALL COMPLY WITH SIGHT TRIANGLES AS INTERSECTIONS, PER TOWN OF EAGLE STANDARDS AND SPECIFICATIONS. SEE SIGHT LINE TRIANGLES ON PLANS.
3. LANDSCAPING SHALL COMPLY WITH SIGHT LINE TRIANGLES AT INTERSECTIONS, PER TOWN OF EAGLE STANDARDS AND SPECIFICATIONS. REFER TO THE SIGHT LINE TRIANGLES ON THE PLANS.
4. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE SITE, OR AS SPECIFIED IN A SUBDIVISION IMPROVEMENT AGREEMENT OR IMPROVEMENT AGREEMENT. IF COMPLETION IS DELAYED BY WEATHER, THE OWNER OR ASSIGNS SHALL PROVIDE AN ITEMIZED LIST AND PLAN WITH A COST ESTIMATE OF ALL OUTSTANDING LANDSCAPING ALONG WITH A FINANCIAL SECURITY, ACCEPTABLE BY THE TOWN OF EAGLE, TO GUARANTEE COMPLETION OF THE OUTSTANDING PRIVATE LANDSCAPE WORK TO THE TOWN AND COUNTY OF EAGLE.
5. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION OF APPROVAL AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THE NUMBER AND GENERAL SIZE OF MATERIALS SHALL REMAIN EQUIVALENT.
6. ALL CONTAINER PLANTED AREAS AT THE HOMES SHALL RECEIVE 4" OF STONE MULCH. CONTAINER PLANTING AREAS WITHIN THE NATIVE SEED AREAS SHALL RECEIVE 4" LAYER OF SHREDDED WOOD MULCH.

PROJECT
RED MOUNTAIN RANCH

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**MAJOR
DEVELOPMENT
PERMIT (MDP)**

ISSUE DATE

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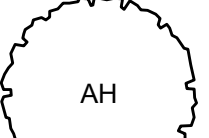
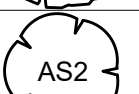
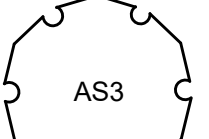
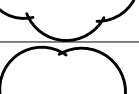
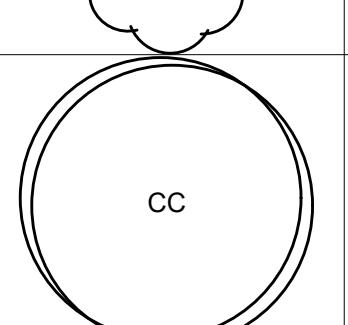
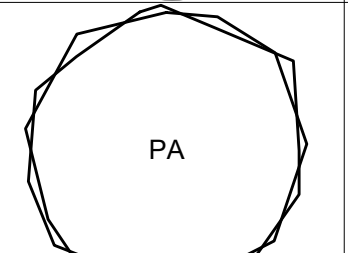
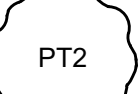
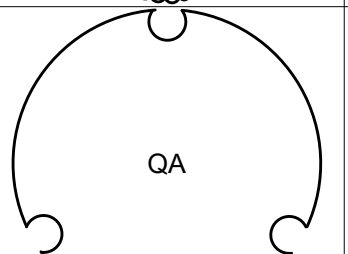
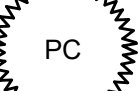
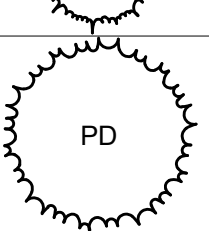
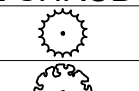
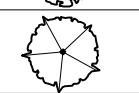
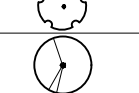
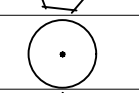
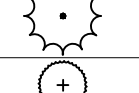
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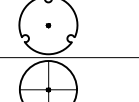
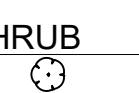
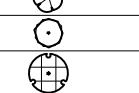
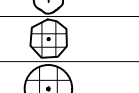
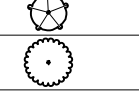
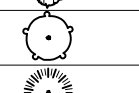
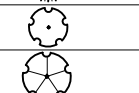
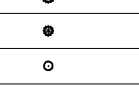
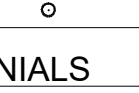
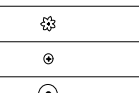
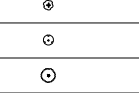
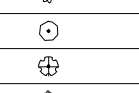
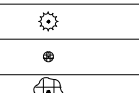
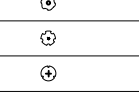
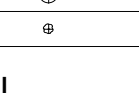
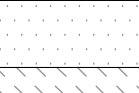
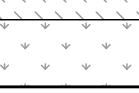
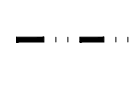
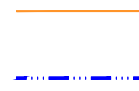
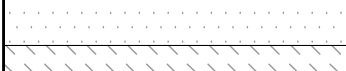
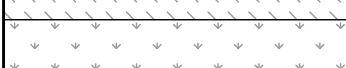
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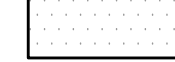
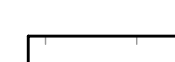
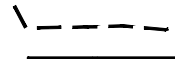
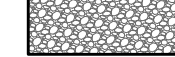
DRAWING SHEET TITLE

**PLANTING
NOTES**

L-400

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	AG3	18	ACER GLABRUM / ROCKY MOUNTAIN MAPLE	15 GAL
	AH	9	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK BIGTOOTH MAPLE	3" CAL
	AS2	12	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE	3" CAL
	AS3	17	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER	3" CAL
	AT	1	ACER TATARICUM / TATARIAN MAPLE	3" CAL
	AI	14	ALNUS INCANA / THINLEAF ALDER	3" CAL
	BO	3	BETULA OCCIDENTALIS / WATER BIRCH	3" CAL
	CC	6	CELTIS OCCIDENTALIS / HACKBERRY	3" CAL
	PA	8	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD	3" CAL
	PP	19	POPULUS BALSAMIFERA / BALSAM POPLAR	3" CAL
	PT2	299	POPULUS TREMULOIDES / QUAKING ASPEN	CLUMP
	PM	11	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	3" CAL
	QA	4	QUERCUS MACROCARPA 'JFS-KW14' / COBBLESTONE® OAK	3" CAL
EVERGREEN TREES				
	JM	12	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER	3" CAL.
	PC	36	PICEA PUNGENS / COLORADO SPRUCE	3" CAL.
	PP2	41	PINUS EDULIS / PINYON PINE	3" CAL.
	PO	26	PINUS PONDEROSA / PONDEROSA PINE	3" CAL.
	PD	40	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	3" CAL.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
LARGE SHRUBS				
	AG2	76	ABIES LASIOCARPA 'GLAUCA COMPACTA' / DWARF BLUE SUBALPINE FIR	5 GAL
	CS2	20	CARAGANA ARBORESCENS / SIBERIAN PEASHRUB	5 GAL
	MMH	20	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY	5 GAL
	RDG	83	CORNUS SERICEA / RED OSIER DOGWOOD	5 GAL
	HD	52	HOLODISCUS DUMOSUS / ROCK SPIREA	5 GAL
	JW	55	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	5 GAL
	PC3	56	PHILADELPHUS LEWISII 'PWY01S' / CHEYENNE® MOCK ORANGE	5 GAL
	NBR	46	PHYSOCARPUS OPULIFOLIUS / NINEBARK	5 GAL
	PB	65	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	5 GAL
	PV	54	PINUS SYLVESTRIS 'PUMILA' / DWARF SCOTCH PINE	5 GAL

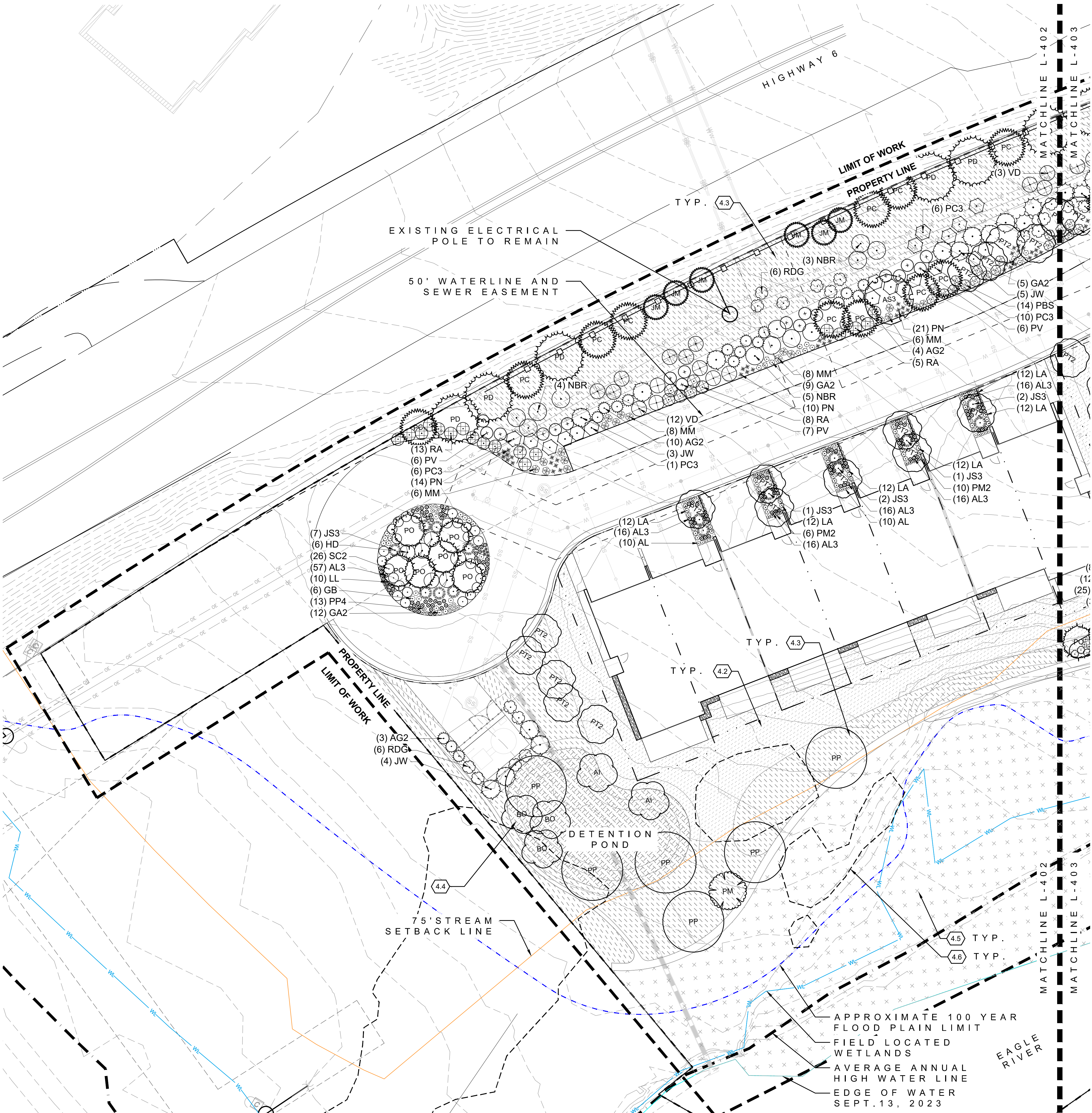
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
LARGE SHRUBS				
	RT	96	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL
	VD	58	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL
LOW SHRUB				
	AP	245	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL
	Cb2	82	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	5 GAL
	CS	156	CHRYSOHAMNUS PARRYI SPP. MONTANUS / PARRY'S RABBITBRUSH	5 GAL
	JS2	22	JUNIPERUS SABINA 'SCANDIA' / SCANDIA JUNIPER	5 GAL
	KI	106	KRASCHENINNIKOVIA LANATA / WINTERFAT	5 GAL
	PBS	86	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	1 GAL
	RA	93	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL
	SC2	115	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CHENAULT CORALBERRY	5 GAL
MEDIUM SHRUB				
	AI2	76	AMORPHA CANESCENS / LEADPLANT	5 GAL
	CR	101	CHRYSOHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL
	EV	45	EPHEDRA VIRIDIS / MORMON TEA	5 GAL
	FP	36	FALLUGIA PARADOXA / APACHE PLUME	5 GAL
	JS3	41	JUNIPERUS SABINA / SAVIN JUNIPER	5 GAL
	PS5	18	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL
	PT3	76	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH	5 GAL
	RW	53	ROSA WOODSII / MOUNTAIN ROSE	5 GAL
ORNAMENTAL GRASSES				
	AL3	458	ACHNATHERUM CALAMAGROSTIS 'PUND02S' / UNDAUNTED® ALPINE PLUME GRASS	1 GAL
	BBG	822	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
	KM	193	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	1 GAL
	MRG	190	MUHLenbergia REVERCHONII / SEEP MUHLY	1 GAL
	OH	272	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS	1 GAL
	PN	232	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	1 GAL
	SB2	392	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	1 GAL
	ST	152	SORGHASTRUM NUTANS 'THIN MAN' / THIN MAN INDIAN GRASS	1 GAL
PERENNIALS				
	AL	169	ACHILLEA 'MOONSHINE' / MOONSHINE YARROW	1 GAL
	CMY	293	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL
	AC4	71	AGASTACHE AURANTIACA 'CORONADO' / CORONADO GIANT HYSSOP	1 GAL
	AC5	66	AGASTACHE CANA 'SINNING' / SONORAN SUNSET® HUMMINGBIRD MINT	1 GAL
	AJ	85	AMSONIA JONESII / COLORADO DESERT BLUESTAR	3 GAL
	AC3	66	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE	1 GAL
	AF2	224	ARTEMISIA FRIGIDA / FRINGED WORMWOOD	1 GAL
	BL	282	BERLANDIERA LYRATA / CHOCOLATE DAISY	1 GAL
	PCF	254	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
	EK	243	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' / KANNAH CREEK® SULPHUR BUCKWHEAT	1 GAL
	GA	207	GAILLARDIA ARISTATA / BLANKET FLOWER	1 GAL
	GB	94	GAURA LINDHEIMERI 'BALLERINA WHITE' / BALLERINA WHITE GAURA	1 GAL
	GS	106	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	1 GAL
	GA2	57	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODRED GERANIUM	1 GAL
	LA	278	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	1 GAL
	LL	204	LINUM PERENNE LEWISII / BLUE FLAX	1 GAL
	MM	141	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK	1 GAL
	PP6	122	PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL
	PS6	67	PENSTEMON LINARIOIDES COLORADOENSIS 'P0145' / SILVERTON BLUE MAT PENSTEMON	1 GAL
	PS3	55	PENSTEMON PINIFOLIUS 'P019S' / STEPPESUNS® SUNSET GLOW PENSTEMON	1 GAL
	PM2	207	PENSTEMON STRICTUS 'WWG06' / BLANCA PEAK™ MOUNTAIN PENSTEMON	1 GAL
	PP4	272	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON	1 GAL
	SD	149	SALVIA LEMMONII 'PWIN04S' / WINDWALKER® DESERT ROSE SALVIA	1 GAL
	SP2	61	SALVIA PACHYPHYLLA / ROSE SAGE	1 GAL
	SC	137	SPHAERALCEA COCCINEA / SCARLET GLOBEMALLOW	1 GAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	SM3	19,834 SF	SEED MIX 3 / RIPARIAN MIX	SEED
	SM1	130,086 SF	SEED MIX TYPE 1 / LOW GROW MIX	SEED
	SM2	68,550 SF	SEED MIX TYPE 2 / MED. GROW MIX	SEED
	TS	7,126 SF	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD

0.0	LEGEND	DETAIL	4.0	LANDSCAPE / PLANTING
	0.1 LIMIT OF WORK	NA		4.1 IRRIGATED TURF
	0.2 PROPERTY LINE	NA		4.2 SEED MIX 1: L
	0.3 UNIT PROPERTY LINE	NA		AND FORBS
	0.4 50' WATERLINE&SEWER EASEMENT	NA		4.3 SEED MIX 2: L
	0.5 75' STREAM SETBACK LINE	NA		W/ FORBS AND
	0.6 100 YEAR FLOOD PLAIN	NA		4.4 SEED MIX 3: S
	0.7 FIELD LOCATED WETLANDS	NA		
	0.8 EDGE OF WATER	NA		4.5 EXISTING UNDERSTORY
	0.9 AVERAGE ANNUAL HIGH WATER LINE	NA		TO REMAIN
	0.10 MATCHLINES	NA		4.6 EXISTING TREES
				4.7 ROCK MULCH
				4.8 LANDSCAPE B

SEED MIXES			
SEED MIX TYPE 1: LOW GROW W/ FORBS	Grasses		
	<i>Festuca saximontana</i>	Rocky Mt Fescue	
	<i>Poa secunda sandbergii</i>	Sandberg Bluegrass	
	<i>Poa canbyi</i>	Canby Bluegrass	
	<i>Bouteloua gracilis</i>	Blue Grama	
	Forbs		
	<i>Penstemon grandiflorus</i>	Rocky Mt Penstemon	
	<i>Linum lewisii</i>	Blue Flax	
	<i>Echinacea purpurea</i>	Purple Coneflower	
SEED MIX TYPE 2: LOW GROW W/ SHRUBS & FORBS	<i>Aquilegia coerulea</i>	Rocky Mt Columbine	
	<i>Achillea millefolium</i>	Western Yarrow	
	<i>Erigeron annuus</i>	Heabane Daisy	
	<i>Gaillardia aristata</i>	Blanketflower	
	<i>Artemisia ludvociana</i>	White Sage	
	Scientific Name	Common Name	
	Grasses		
	<i>Festuca saximontana</i>	Rocky Mt Fescue	
	<i>Poa secunda sandbergii</i>	Sandberg Bluegrass	
SEED MIX TYPE 3: SWALE/DETENTION POND	<i>Poa canbyi</i>	Canby Bluegrass	
	<i>Bouteloua gracilis</i>	Blue Grama	
	<i>Oryzopsis hymenoides</i>	Indian Ricegrass	
	<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	
	Forbs		
	<i>Penstemon grandiflorus</i>	Rocky Mt Penstemon	
	<i>Linum lewisii</i>	Blue Flax	
	<i>Echinacea purpurea</i>	Purple Coneflower	
	<i>Aquilegia coerulea</i>	Rocky Mt Columbine	
SEED MIX TYPE 4: WETLANDS	<i>Achillea millefolium</i>	Western Yarrow	
	<i>Erigeron annuus</i>	Heabane Daisy	
	<i>Gaillardia aristata</i>	Blanketflower	
	<i>Artemisia ludvociana</i>	White Sage	
	Shrubs		
	<i>Chrysothamnus parryi</i>	Parry's Rabbitbrush	
	<i>Artemisia tridentata</i> var. <i>tridentata</i>	Big Sagebrush	
	<i>Rhus trilobata</i>	Skunkbush	
	<i>Fallugia paradoxa</i>	Canyon Plume	
SEED MIX TYPE 5: WETLANDS			
	Scientific Name	Common Name	
	Grasses		
	<i>Bolboschoenus maritimus</i>	Alkali Bulrush	
	<i>Elymus canadensis</i>	Canada Wildrye	
	<i>Panicum virgatum</i>	Switchgrass	
	<i>Eleocharis palustris</i>	Spikerush	
	<i>Carex praegracilis</i>	Black Creeper Sedge	
	<i>Triglochin maritima</i>	Arrowgrass	
	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	
SEED MIX TYPE 6: WETLANDS	<i>Schoenoplectus acutus</i>	Hard Stem Bulrush	
	<i>Schoenoplectus tabernaemontani</i>	Soft Stem Bulrush	
	<i>Schoenoplectus americanus</i>	Olney's Three Square Bulrush	
	<i>Juncus balticus</i>	Baltic Rush	
	<i>Leymus cinereus</i>	Basin Wildrye	
	<i>Partina pectinata</i>	Prairie Cordgrass	
	<i>Carex microptera</i>	Popcorn Sedge	
	Forbs		
	<i>Solidago canadensis</i>	Canada Goldeneye	
SEED MIX TYPE 7: WETLANDS	<i>Dalea purpurea</i>	Purple Prairie Clover	
	<i>Monarda fistulosa</i>	Wild Bergamont	
	<i>Iris missouriensis</i>	Blue Iris	
	<i>Liatris punctata</i>	Dotted Blazing Star	

NOTE: ASPENS OR OTHER SIMILAR ORNAMENTAL AND CLUMP FORMING TREES CALIPER AT DBH TO USE THE SQUARE ROOT OR THE SUM OF EACH STEM'S DIAMETER SQUARED TO REACH THE 3" CAL.

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L-401	

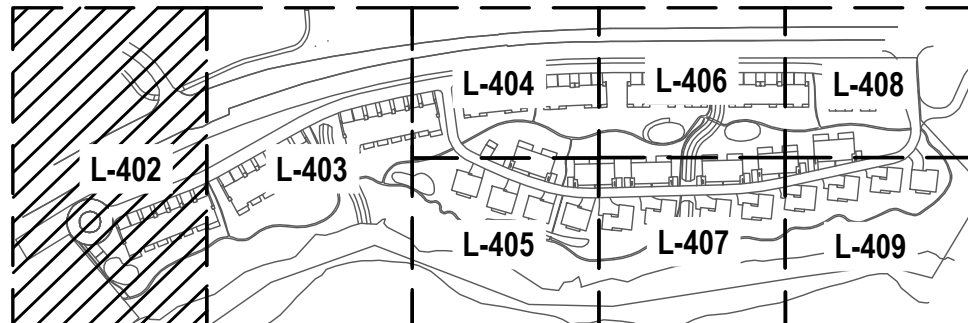


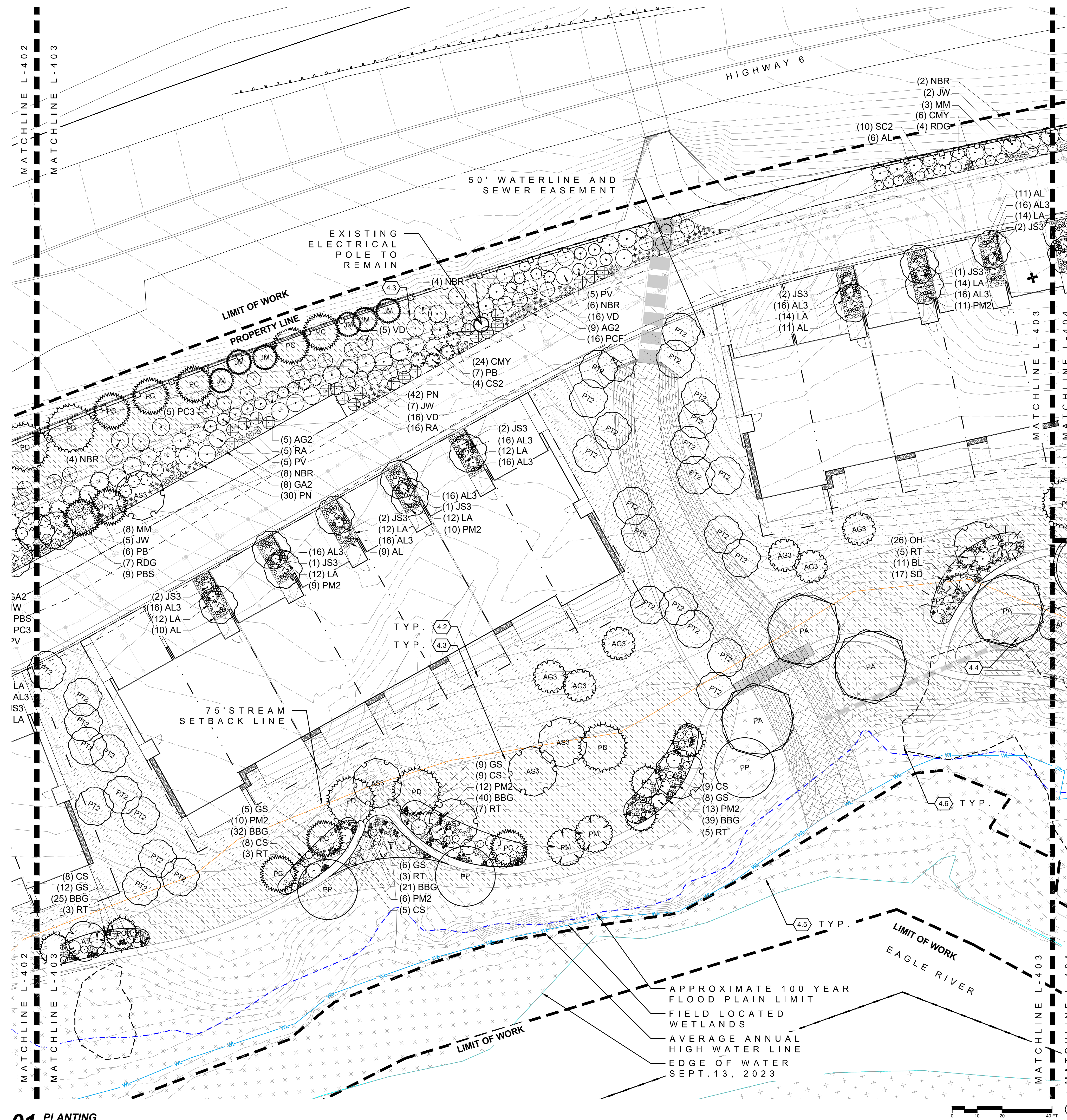
LEGEND	DETAIL
0.1 LIMIT OF WORK	NA
0.2 PROPERTY LINE	NA
0.3 UNIT PROPERTY LINE	NA
0.4 50' WATERLINE&SEWER EASEMENT	NA
0.5 75' STREAM SETBACK LINE	NA
0.6 100 YEAR FLOOD PLAIN	NA
0.7 FIELD LOCATED WETLANDS	NA
0.8 EDGE OF WATER	NA
0.9 AVERAGE ANNUAL HIGH WATER LINE	NA
0.10 MATCHLINES	NA

LANDSCAPE / PLANTING	DETAIL
4.1 IRRIGATED TURF	NA
4.2 SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
4.3 SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
4.4 SEED MIX 3: SWALE / DETENTION	NA
4.5 EXISTING UNDERSTORY VEGETATION TO REMAIN	NA
4.6 EXISTING TREES TO REMAIN	NA
4.7 ROCK MULCH	NA
4.8 LANDSCAPE BOULDER	NA

CODE	BOTANICAL / COMMON NAME
TREES	
AS3	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER
AI	ALNUS INCANA / THINLEAF ALDER
BO	BETULA OCCIDENTALIS / WATER BIRCH
PP	POPULUS BALSAIFERA / BALSAM POPLAR
PT2	POPULUS TREMULOIDES / QUAKING ASPEN
PM	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY
EVERGREEN TREES	
JM	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER
PC	PICEA PUNGENS / COLORADO SPRUCE
PO	PINUS PONDEROSA / PONDEROSA PINE
PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR
LARGE SHRUBS	
AG2	ABIES LASIOCARPA 'GLAUCA COMPACTA' / DWARF BLUE SUBALPINE FIR
RDG	CORNUS SERICEA / RED OSIER DOGWOOD
HD	HOLODISCUS DUMOSUS / ROCK SPIREA
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER
PC3	PHILADELPHUS LEWISII 'PW01S' / OHEYENNE® MOCK ORANGE
NBR	PHYSCOCARPUS OPULIFOLIUS / NINEBARK
PB	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE
PV	PINUS SYLVESTRIS 'PUMILA' / DWARF SCOTCH PINE
VD	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM
LOW SHRUB	
PBS	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY
RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC
SC2	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CHENAULT CORALBERRY
MEDIUM SHRUB	
JS3	JUNIPERUS SABINA / SAVIN JUNIPER
ORNAMENTAL GRASSES	
AL3	ACHNATHERUM CALAMAGROSTIS 'PUND02S' / UNDAUNTED® ALPINE PLUME GRASS
PN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
PERENNIALS	
AL	ACHILLEA 'MOONSHINE' / MOONSHINE YARROW
GB	GAURA LINDHEIMERI 'BALLERINA WHITE' / BALLERINA WHITE GAURA
GA2	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODRED GERANIUM
LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
LL	LINUM PERENNE LEWISII / BLUE FLAX
MM	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK
PM2	PENSTEMON STRICTUS 'WWG06' / BLANCA PEAK™ MOUNTAIN PENSTEMON
PP4	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON
GROUND COVERS	
SM3	SEED MIX 3 / RIPARIAN MIX
SM2	SEED MIX TYPE 2 / MED. GROW MIX

PLANT SCHEDULE REFLECTS PLANTS INCLUDED ON THIS SHEET

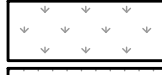
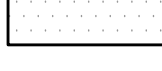
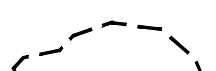




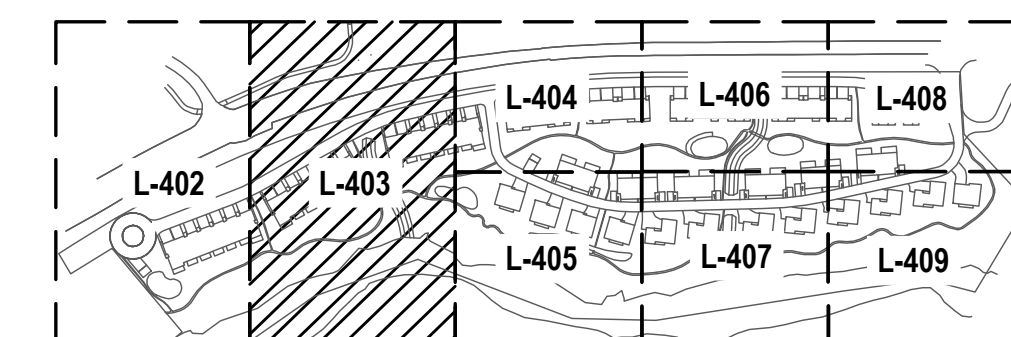
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LEGEND

	0.1	LIMIT OF WORK	NA
	0.2	PROPERTY LINE	NA
	0.3	UNIT PROPERTY LINE	NA
	0.4	50' WATERLINE&SEWER EASEMENT	NA
	0.5	75' STREAM SETBACK LINE	NA
	0.6	100 YEAR FLOOD PLAIN	NA
	0.7	FIELD LOCATED WETLANDS	NA
	0.8	EDGE OF WATER	NA
	0.9	AVERAGE ANNUAL HIGH WATER LINE	NA
	0.10	MATCHLINES	NA

LANDSCAPE / PLANTING	DETAIL
	4.1 IRRIGATED TURF NA
	4.2 SEED MIX 1: LOW HEIGHT GRASSES AND FORBS NA
	4.3 SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS NA
	4.4 SEED MIX 3: SWALE / DETENTION NA
	4.5 EXISTING UNDERSTORY VEGETATION TO REMAIN NA
	4.6 EXISTING TREES TO REMAIN NA
	4.7 ROCK MULCH NA
	4.8 LANDSCAPE BOULDER NA

CODE	BOTANICAL / COMMON NAME
TREES	
AS3	ACER GLABRUM / ROCKY MOUNTAIN MAPLE
AS3	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER
AT	ACER TATARICUM / TATARIAN MAPLE
PA	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD
PP	POPULUS BALSAMIFERA / BALSAM POPLAR
PT2	POPULUS TREMULOIDES / QUAKING ASPEN
PM	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY
EVERGREEN TREES	
JM	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER
PC	PICEA PUNGENS / COLORADO SPRUCE
PP2	PINUS EDULIS / PINYON PINE
PO	PINUS PONDEROSA / PONDEROSA PINE
PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR
LARGE SHRUBS	
AG2	ABIES LASIOCARPA 'GLAUC COMPACTA' / DWARF BLUE SUBALPINE FIR
CS2	CARAGANA ARBORESCENS / SIBERIAN PEASHRUB
RDG	CORNUS SERICEA / RED OSIER DOGWOOD
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER
PC3	PHILADELPHUS LEWISII 'PWY01S' / CHEYENNE® MOCK ORANGE
NBR	PHYSCOCARPUS OPULIFOLIUS / NINEBARK
PB	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE
PV	PINUS SYLVESTRIS 'PUMILA' / DWARF SCOTCH PINE
RT	RHUS TRILOBATA / SKUNKBUSH SUMAC
VD	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM
LOW SHRUB	
CS	CHRYSOETHAMNUS PARRYI SPP. MONTANUS / PARRY'S RABBITRUSH
PBS	PRUNUS BESSEYI 'P011' / PAWNEE BUTTES® SAND CHERRY
RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC
SC2	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CHENAULT CORALBERRY
MEDIUM SHRUB	
JS3	JUNIPERUS SABINA / SAVIN JUNIPER
RW	ROSA WOODSII / MOUNTAIN ROSE
ORNAMENTAL GRASSES	
AL3	ACHNATHERUM CALAMAGROSTIS 'PUND02S' / UNDAUNTED® ALPINE PLUME GRASS
BBG	BOUPELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
OH	ORYZOSTOLA HYMNODES / INDIAN RICEGRASS
PN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
PERENNIALS	
AL	ACHILLEA 'MOONSHINE' / MOONSHINE YARROW
CMY	ACHILLEA MILLEFOLIUM / COMMON YARROW
BL	BERLANDIERA LYRATA / CHOCOLATE DAISY
PCF	ECHINACEA PURPUREA / PURPLE CONEFLOWER
GS	GAURA LINDEHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA
GA2	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODED GERANIUM
LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
MM	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK
PM2	PENSTEMON STRICTUS 'WWG08' / BLANCA PEAK™ MOUNTAIN PENSTEMON
SD	SALVIA LEMMONII 'PWING04S' / WINDWALKER® DESERT ROSE SALVIA
GROUND COVERS	
SM1	SEED MIX TYPE 1 / LOW GROW MIX
SM2	SEED MIX TYPE 2 / MED. GROW MIX



KEYMAP
NTS

PROJECT
**RED MOUNTAIN
RANCH**

PARCEL 1
17500 US-6
EAGLE, CO 81631

ARCHITECT/
GENERAL CONTRACTOR

tres birds

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ISSUANCE

**MAJOR
DEVELOPMENT
PERMIT (MDP)**

ISSUE DATE

09.17.2025

CURRENT REVISION

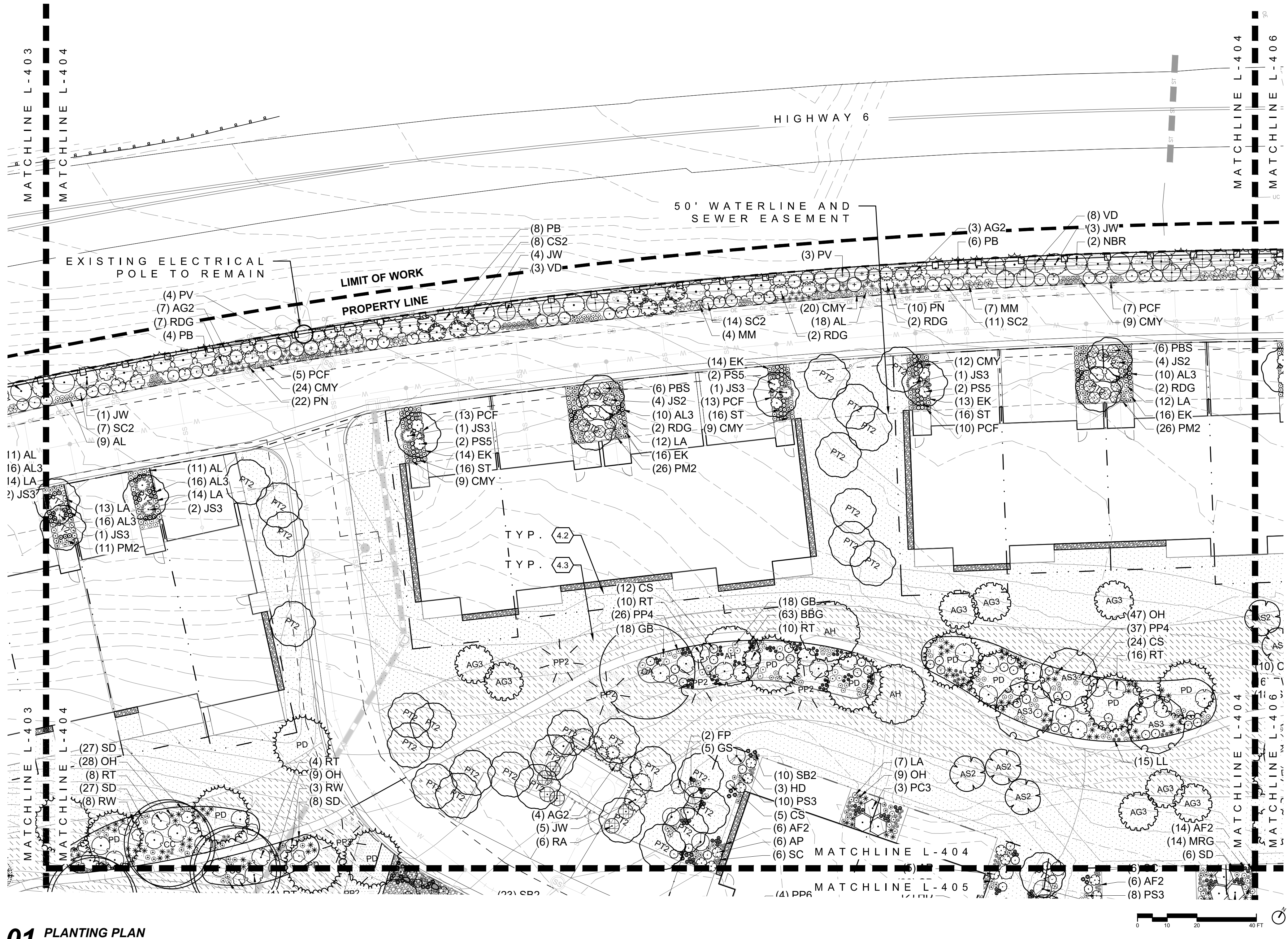
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REVISION HISTORY

SUBMITTAL 1: 01/13/2025

DRAWING SHEET TITLE
PLANTING PLAN

L-403



01 PLANTING PLAN
1"=20'

0.0	LEGEND	DETAIL
---	0.1 LIMIT OF WORK	NA
- - - -	0.2 PROPERTY LINE	NA
- . . -	0.3 UNIT PROPERTY LINE	NA
- - - -	0.4 50' WATERLINE&SEWER EASEMENT	NA
---	0.5 75' STREAM SETBACK LINE	NA
- - - -	0.6 100 YEAR FLOOD PLAIN	NA
- - - -	0.7 FIELD LOCATED WETLANDS	NA
- - - -	0.8 EDGE OF WATER	NA
- - - -	0.9 AVERAGE ANNUAL HIGH WATER LINE	NA
	0.10 MATCHLINES	NA

4.0	LANDSCAPE / PLANTING	DETAIL
---	4.1 IRRIGATED TURF	NA
---	4.2 SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
---	4.3 SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
---	4.4 SEED MIX 3: SWALE / DETENTION	NA
---	4.5 EXISTING UNDERSTORY VEGETATION TO REMAIN	NA
---	4.6 EXISTING TREES TO REMAIN	NA
---	4.7 ROCK MULCH	NA
---	4.8 LANDSCAPE BOULDER	NA

CODE	BOTANICAL / COMMON NAME
TREES	
AG3	ACER GLABRUM / ROCKY MOUNTAIN MAPLE
AH	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK BIGTOOTH MAPLE
AS2	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE
AS3	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER
CC	CELTIS OCCIDENTALIS / HACKBERRY
PT2	POPULUS TREMULOIDES / QUAKING ASPEN
QA	QUERCUS MACROCARPA 'JFS-KW14' / COBBLESTONE® OAK
EVERGREEN TREES	
PP2	PINUS EDULIS / PINYON PINE
PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR
LARGE SHRUBS	
AG2	ABIES LASIOCARPA 'GLAUCA COMPACTA' / DWARF BLUE SUBALPINE FIR
CS2	CARAGANA ARBORESCENS / SIBERIAN PEASHRUB
RDG	CORNUS SERICEA / RED OSIER DOGWOOD
HD	HOLODISCUS DUMOSUS / ROCK SPIREA
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER
PC3	PHILADELPHUS LEWISII 'PWY01S' / CHEYENNE® MOCK ORANGE
NBR	PHYSOCARPUS OPULIFOLIUS / NINEBARK
PB	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE
PV	PINUS SYLVESTRIS 'PUMILA' / DWARF SCOTCH PINE
RT	RHUS TRILOBATA / SKUNKBUSH SUMAC
VD	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM
LOW SHRUB	
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
CS	CHIRYSOHAMNUS PARRYI SPP. MONTANUS / PARRY'S RABBITBRUSH
JS2	JUNIPERUS SABINA 'SCAMBIA' / SCAMBIA JUNIPER
PR	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY
RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC
SC2	SYMPHORICARPOS X CHENAUTII 'HANCOCK' / HANCOCK CHENAUTI CORALBERRY
MEDIUM SHRUB	
FP	FALLUGIA PARADOXA / APACHE PLUME
JS3	JUNIPERUS SABINA / SAVIN JUNIPER
PS5	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK
RW	ROSA WOODSII / MOUNTAIN ROSE
ORNAMENTAL GRASSES	
AL3	ACHNATHERUM CALAMAGROSTIS 'PUND02S' / UNDAUNTED® ALPINE PLUME GRASS
BBG	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
MRG	MUHLENBERGIA REVERCHONII / SEEP MUHLY
OH	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS
PN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
SB2	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
ST	SORGHASTRUM NUTANS 'THIN MAN' / THIN MAN INDIAN GRASS
PERENNIALS	
AL	ACHILLEA 'MOONSHINE' / MOONSHINE YARROW
CMY	ACHILLEA MILLEFOLIUM / COMMON YARROW
AF2	ARTEMISIA FRIGIDA / FRINGED WORMWOOD
BL	BERLANDIERA LYRATA / CHOCOLATE DAISY
PCF	ECHINACEA PURPUREA / PURPLE CONEFLOWER
EK	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' / KANNAH CREEK® SULPHUR BUCKWHEAT
GB	GAURA LINDHEIMERI 'BALLERINA WHITE' / BALLERINA WHITE GAURA
GS	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA
LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
LL	LINUM PERENNE LEWISII / BLUE FLAX
MM	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK
PS3	PENSTEMON PINIFOLIUS 'P019S' / STEPPESUNS® SUNSET GLOW PENSTEMON
PM2	PENSTEMON STRICTUS 'WWG06' / BLANCA PEAK™ MOUNTAIN PENSTEMON
PP4	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON
SD	SALVIA LEMMONII 'PWIN04S' / WINDWALKER® DESERT ROSE SALVIA
SC	SPHAERALCEA COCCINEA / SCARLET GLOBEMALLOW
GROUND COVERS	
SM1	SEED MIX TYPE 1 / LOW GROW MIX
SM2	SEED MIX TYPE 2 / MED. GROW MIX

PLANT SCHEDULE REFLECTS PLANTS INCLUDED ON THIS SHEET

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
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EAGLE, CO 81631

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ISSUANCE

MAJOR DEVELOPMENT PERMIT (MDP)

ISSUE DATE

09.17.2025

CURRENT REVISION

DRAFT

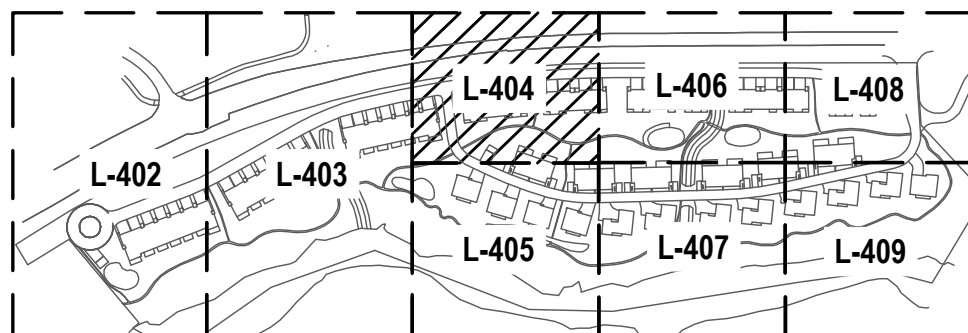
REVISION HISTORY

SUBMITTAL 1: 01/13/2025

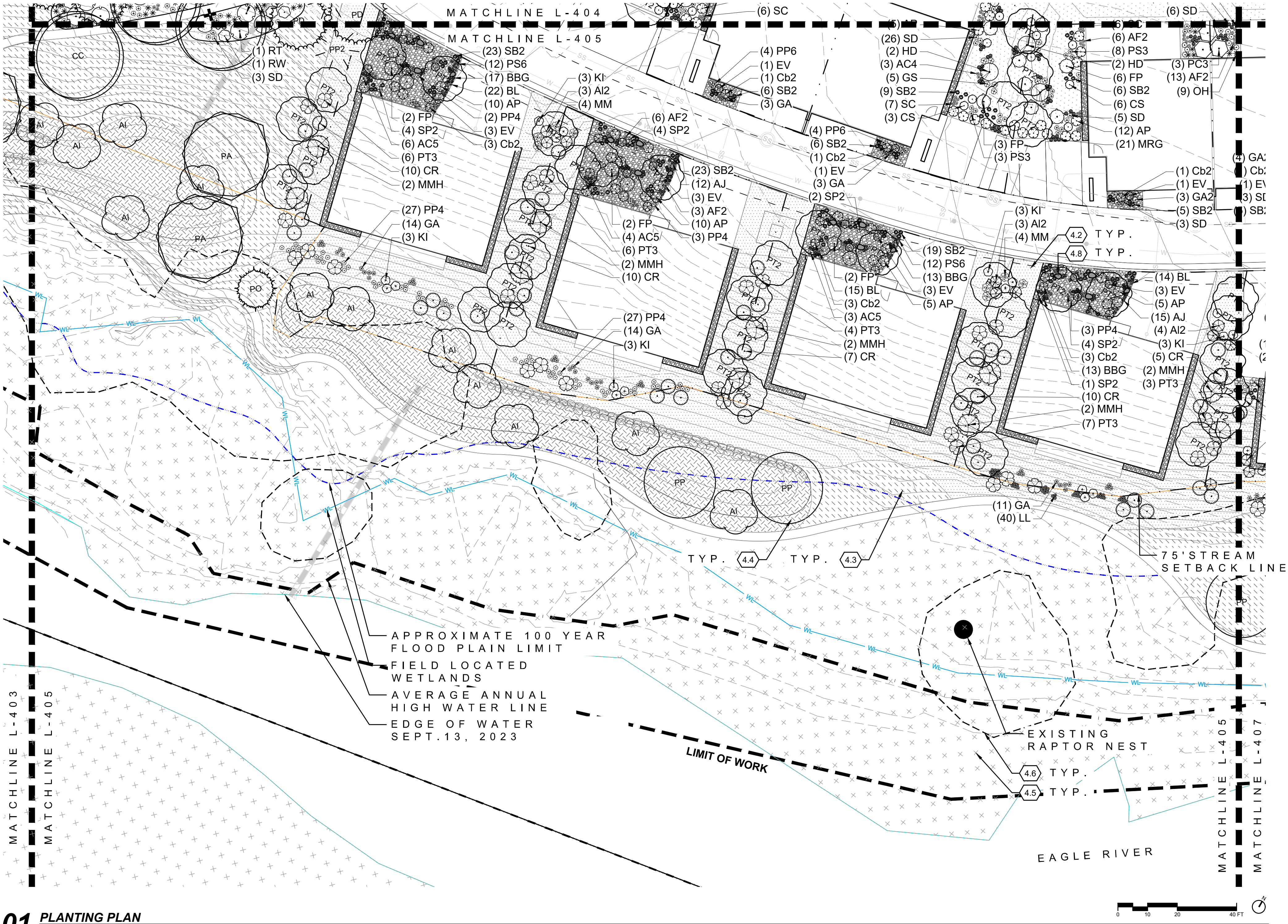
DRAWING SHEET TITLE

PLANTING PLAN

L-404



KEYMAP
1"=400'



01 PLANTING PLAN
1"=20'

0.0	LEGEND	DETAIL	4.0	LANDSCAPE / PLANTING	DETAIL
0.1	LIMIT OF WORK	NA	4.1	IRRIGATED TURF	NA
0.2	PROPERTY LINE	NA	4.2	SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
0.3	UNIT PROPERTY LINE	NA	4.3	SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
0.4	50' WATERLINE&SEWER EASEMENT	NA	4.4	SEED MIX 3: SWALE / DETENTION	NA
0.5	75' STREAM SETBACK LINE	NA	4.5	EXISTING UNDERSTORY VEGETATION TO REMAIN	NA
0.6	100 YEAR FLOOD PLAIN	NA	4.6	EXISTING TREES TO REMAIN	NA
0.7	FIELD LOCATED WETLANDS	NA	4.7	ROCK MULCH	NA
0.8	EDGE OF WATER	NA	4.8	LANDSCAPE BOULDER	NA
0.9	AVERAGE ANNUAL HIGH WATER LINE	NA			
0.10	MATCHLINES	NA			

CODE	BOTANICAL / COMMON NAME
TREES	
AI	ALNUS INCANA / THINLEAF ALDER
CC	CELTIS OCCIDENTALIS / HACKBERRY
PA	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD
PP	POPULUS BALSAMIFERA / BALSAM POPLAR
PT2	POPULUS TREMULOIDES / QUAKING ASPEN
EVERGREEN TREES	
PP2	PINUS EDULIS / PINYON PINE
PO	PINUS PONDEROSA / PONDEROSA PINE
LARGE SHRUBS	
MMH	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
HD	HOLODISCUS DUMOSUS / ROCK SPIREA
PC3	PHILADELPHUS LEWISII 'PWY01S' / CHEYENNE® MOCK ORANGE
RT	RHUS TRILOBATA / SKUNKBUSH SUMAC
LOW SHRUB	
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
Cb2	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
CS	CHRYSOETHAMNUS PARRYI SPP. MONTANUS / PARRY'S RABBITBRUSH
KI	KRASCHENINNIKOVIA LANATA / WINTERFAT
MEDIUM SHRUB	
AI2	AMORPHA CANESCENS / LEADPLANT
CR	CHRYSOETHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH
EV	EPHEDRA VIRIDIS / MORMON TEA
FP	FALLUGIA PARADOXA / APACHE PLUME
PT3	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH
RW	ROSA WOODSII / MOUNTAIN ROSE
ORNAMENTAL GRASSES	
BBG	BOUPELLOU GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
MRG	MUHLBERGIA REVERCHONII / SEEP MUHLY
OH	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS
SB2	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
PERENNIALS	
AC4	AGASTACHE AURANTIACA 'CORONADO' / CORONADO GIANT HYSSOP
AC5	AGASTACHE CANA 'SINNING' / SONORAN SUNSET® HUMMINGBIRD MINT
AJ	AMSONIA JONESII / COLORADO DESERT BLUESTAR
AF2	ARTEMISIA FRIGIDA / FRINGED WORMWOOD
BL	BERLANDIERA LYRATA / CHOCOLATE DAISY
GA	GAILLARDIA ARISTATA / BLANKET FLOWER
GS	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA
GA2	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODRED GERANIUM
LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
LL	LINUM PERENNE LEWISII / BLUE FLAX
MM	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK
PP6	PENSTEMON EATONII / FIRECRACKER PENSTEMON
PS6	PENSTEMON LINARIOIDES COLORADOENSIS 'P0145' / SILVERTON BLUE MAT PENSTEMON
PS3	PENSTEMON PINIFOLIUS 'P019S' / STEPPESUNS® SUNSET GLOW PENSTEMON
PP4	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON
SD	SALVIA LEMMONII 'PWIN04S' / WINDWALKER® DESERT ROSE SALVIA
SP2	SALVIA PACHYPHYLLA / ROSE SAGE
SC	SPHAERALCEA COCCINEA / SCARLET GLOBEMALLOW
GROUND COVERS	
SM3	SEED MIX 3 / RIPARIAN MIX
SM2	SEED MIX TYPE 2 / MED. GROW MIX

PLANT SCHEDULE REFLECTS PLANTS INCLUDED ON THIS SHEET

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
17500 US-6
EAGLE, CO 81631

ARCHITECT/
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tres birds

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ISSUANCE
MAJOR DEVELOPMENT PERMIT (MDP)

ISSUE DATE
09.17.2025

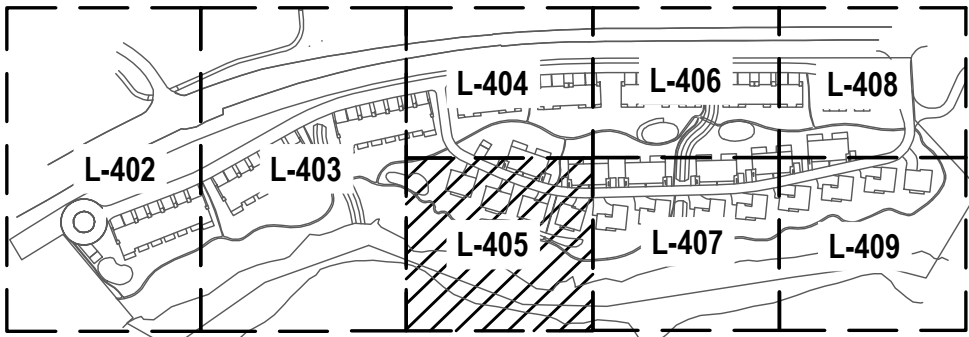
CURRENT REVISION

DRAFT

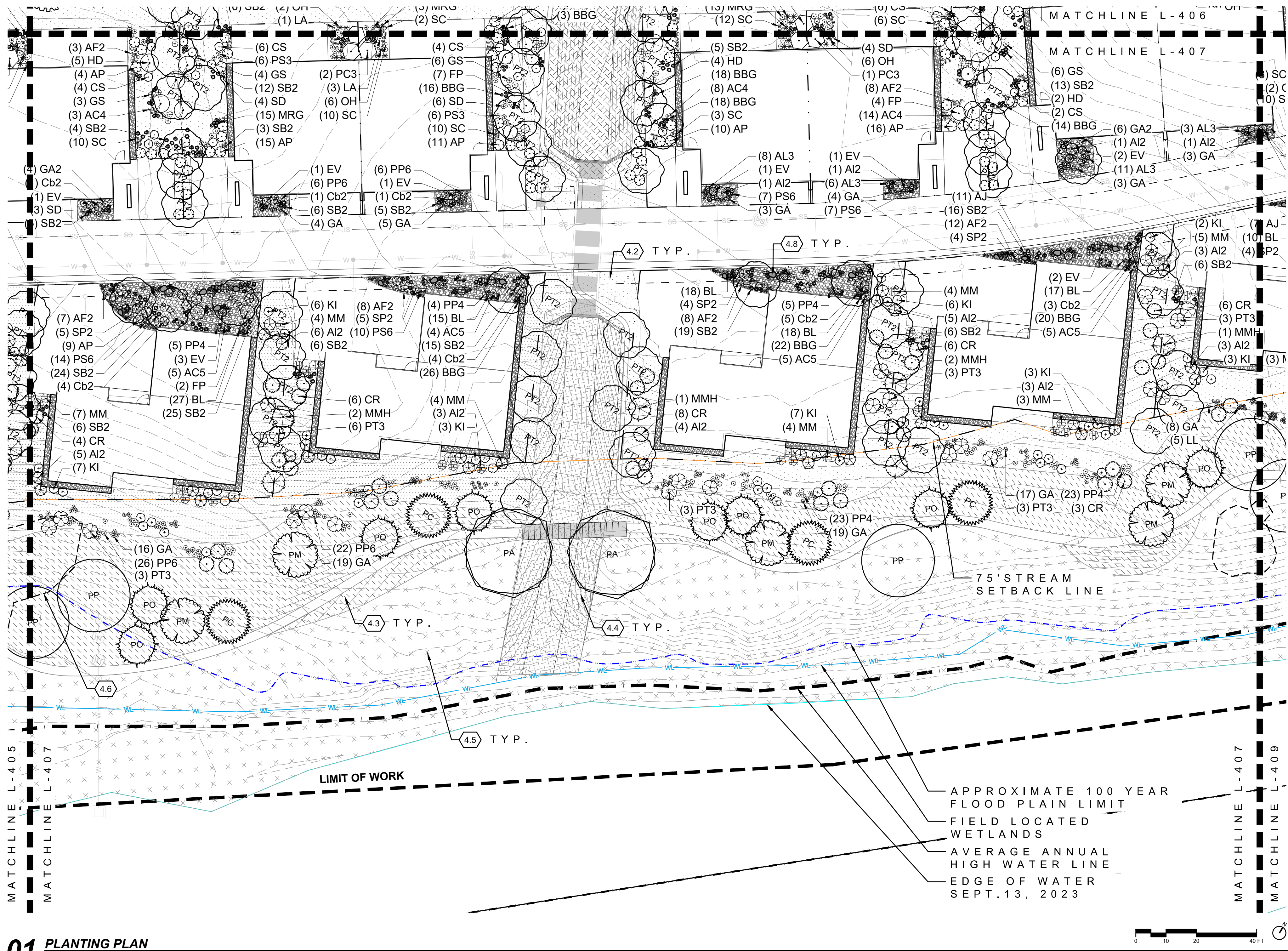
REVISION HISTORY
SUBMITTAL 1: 01/13/2025

DRAWING SHEET TITLE
PLANTING PLAN

L-405



KEYMAP
1"=400'



01 PLANTING PLAN
1"=20'

0.0	LEGEND	DETAIL
---	0.1 LIMIT OF WORK	NA
- - - - -	0.2 PROPERTY LINE	NA
- . - . -	0.3 UNIT PROPERTY LINE	NA
- - - - -	0.4 50' WATERLINE&SEWER EASEMENT	NA
---	0.5 75' STREAM SETBACK LINE	NA
---	0.6 100 YEAR FLOOD PLAIN	NA
---	0.7 FIELD LOCATED WETLANDS	NA
---	0.8 EDGE OF WATER	NA
---	0.9 AVERAGE ANNUAL HIGH WATER LINE	NA
---	0.10 MATCHLINES	NA

4.0	LANDSCAPE / PLANTING	DETAIL
---	4.1 IRRIGATED TURF	NA
---	4.2 SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
---	4.3 SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
---	4.4 SEED MIX 3: SWALE / DETENTION	NA
---	4.5 EXISTING UNDERSTORY VEGETATION TO REMAIN	NA
---	4.6 EXISTING TREES TO REMAIN	NA
---	4.7 ROCK MULCH	NA
---	4.8 LANDSCAPE BOULDER	NA

CODE	BOTANICAL / COMMON NAME
TREES	
PA	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD
PP	POPULUS BALSAMIFERA / BALSAM POPLAR
PT2	POPULUS TREMULOIDES / QUAKING ASPEN
PM	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY
EVERGREEN TREES	
PC	PICEA PUNGENS / COLORADO SPRUCE
PO	PINUS PONDEROSA / PONDEROSA PINE
LARGE SHRUBS	
MMH	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
HD	HOLODISCUS DUMOSUS / ROCK SPIREA
PC3	PHILADELPHUS LEWISII 'PWY01S' / CHEYENNE® MOCK ORANGE
LOW SHRUB	
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
Cb2	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
CS	CHRYSOETHAMINUS PARRYI SPP. MONTANUS / PARRY'S RABBITBRUSH
KI	KRASCHENINNIKOVIA LANATA / WINTERFAT
MEDIUM SHRUB	
AI2	AMORPHA CANESCENS / LEADPLANT
CR	CHRYSOETHAMINUS NAUSEOSUS / RUBBER RABBITBRUSH
EV	EPHEDRA VIRIDIS / MORMON TEA
FP	FALLUGIA PARADOXA / APACHE PLUME
PT3	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH
ORNAMENTAL GRASSES	
AL3	ACHNATHERUM CALAMAGROSTIS 'PUND02S' / UNDAUNTED® ALPINE PLUME GRASS
BBG	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
MRG	MUHLBERGIA REVERCHONII / SEEP MUHLY
OH	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS
SB2	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
PERENNIALS	
AC4	AGASTACHE AURANTIACA 'CORONADO' / CORONADO GIANT HYSSOP
AC5	AGASTACHE CANA 'SINNING' / SONORAN SUNSET® HUMMINGBIRD MINT
AJ	AMSONIA JONESII / COLORADO DESERT BLUESTAR
AF2	ARTEMISIA FRIGIDA / FRINGED WORMWOOD
BL	BERLANDIERA LYRATA / CHOCOLATE DAISY
GA	GALLARDIA ARISTATA / BLANKET FLOWER
GS	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA
GA2	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODRED GERANIUM
LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
LL	LINUM PERENNE LEWISII / BLUE FLAX
MM	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK
PP6	PENSTEMON EATONII / FIRECRACKER PENSTEMON
PS6	PENSTEMON LINARIOIDES COLORADOENSIS 'P0145' / SILVERTON BLUE MAT PENSTEMON
PS3	PENSTEMON PINIFOLIUS 'P019S' / STEPPESUNSET® SUNSET GLOW PENSTEMON
PP4	PENSTEMON MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON
SD	SALVIA LEMMONII 'PWIN04S' / WINDWALKER® DESERT ROSE SALVIA
SP2	SALVIA PACHYPHYLLA / ROSE SAGE
SC	SPHAERALCEA COCCINEA / SCARLET GLOBEMALLOW
GROUND COVERS	
SM1	SEED MIX TYPE 1 / LOW GROW MIX
SM2	SEED MIX TYPE 2 / MED. GROW MIX

PLANT SCHEDULE REFLECTS PLANTS INCLUDED ON THIS SHEET

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
17500 US-6
EAGLE, CO 81631

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ISSUANCE

MAJOR DEVELOPMENT PERMIT (MDP)

ISSUE DATE

09.17.2025

CURRENT REVISION

DRAFT

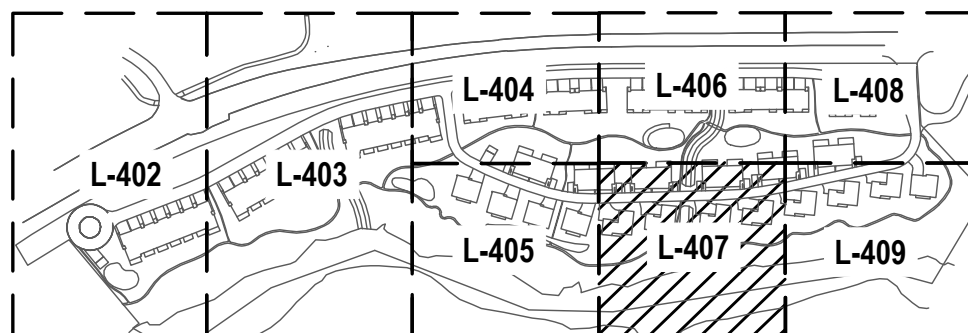
REVISION HISTORY

SUBMITTAL 1: 01/13/2025

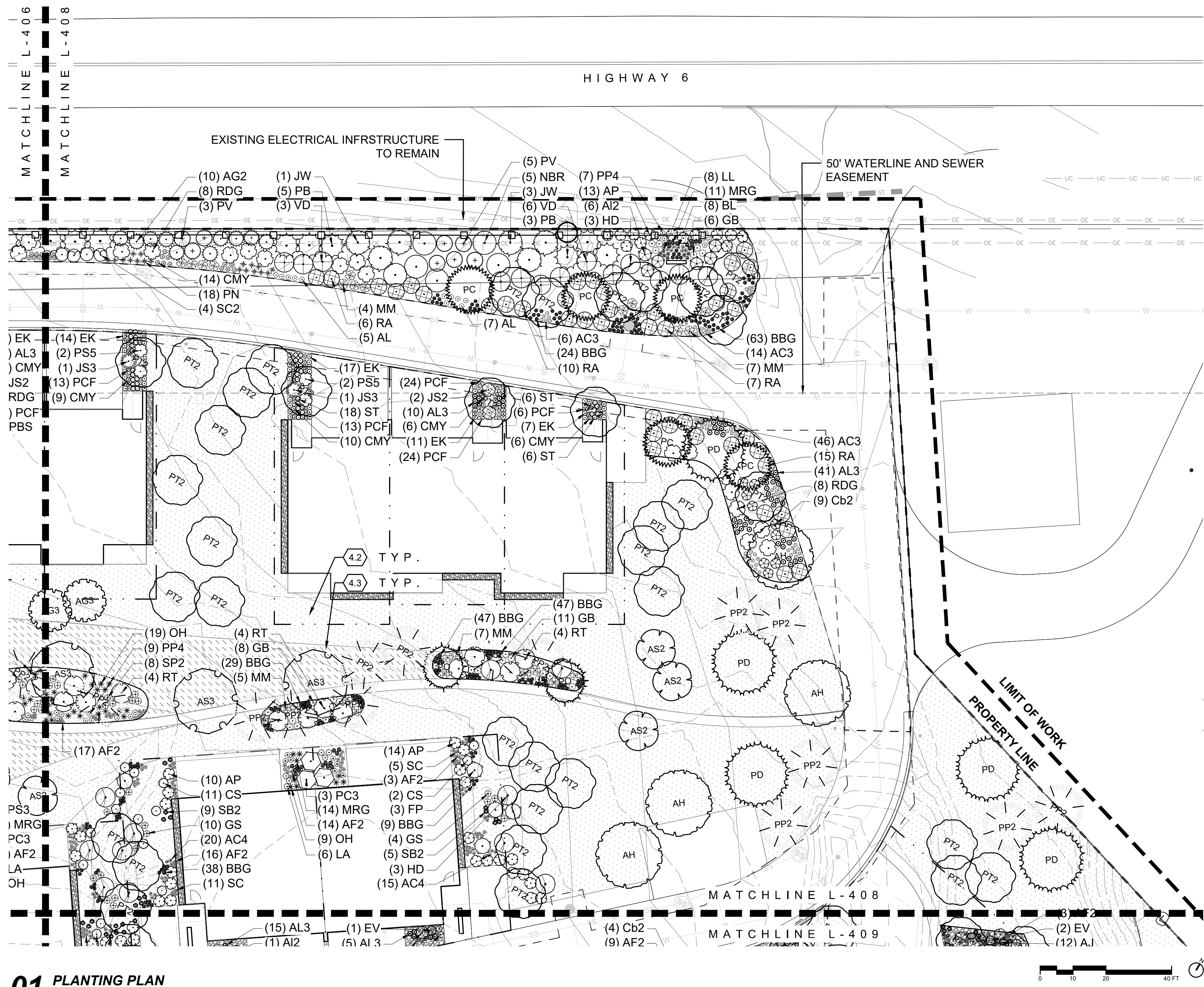
DRAWING SHEET TITLE

PLANTING PLAN

L-407



KEYMAP
1"=400'



01 PLANTING PLAN
1"=20'

0.0	LEGEND	DETAIL	4.0	LANDSCAPE / PLANTING	DETAIL
0.1	LIMIT OF WORK	NA	4.1	IRRIGATED TURF	NA
0.2	PROPERTY LINE	NA	4.2	SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
0.3	UNIT PROPERTY LINE	NA	4.3	SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
0.4	50' WATERLINE&SEWER EASEMENT	NA	4.4	SEED MIX 3: SWALE / DETENTION	NA
0.5	75' STREAM SETBACK LINE	NA	4.5	EXISTING UNDERSTORY VEGETATION TO REMAIN	NA
0.6	100 YEAR FLOOD PLAIN	NA	4.6	EXISTING TREES TO REMAIN	NA
0.7	FIELD LOCATED WETLANDS	NA	4.7	ROCK MULCH	NA
0.8	EDGE OF WATER	NA	4.8	LANDSCAPE BOULDER	NA
0.9	AVERAGE ANNUAL HIGH WATER LINE	NA			
0.10	MATCHLINES	NA			

CODE	BOTANICAL / COMMON NAME
TREES	
AG3	ACER GLABRUM / ROCKY MOUNTAIN MAPLE
AH	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK BIGTOOTH MAPLE
AS2	ACER GRANDIDENTATUM 'SCHMIDT' / ROCKY MOUNTAIN GLOW® MAPLE
AS3	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER
PT2	POPULUS TREMULOIDES / QUAKING ASPEN
EVERGREEN TREES	
PC	PICEA PUNGENS / COLORADO SPRUCE
PP2	PINUS EDULIS / PINYON PINE
PO	PINUS PONDEROSA / PONDEROSA PINE
PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR
LARGE SHRUBS	
AG2	ABIES LASIOCARPA 'GLAUCA COMPACTA' / DWARF BLUE SUBALPINE FIR
RDG	CORNUS SERICEA / RED OSIER DOGWOOD
HD	HOLODISCUS DUMOSUS / ROCK SPIREA
JW	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER
PC3	PHILADELPHUS LEWISII 'PWY01S' / CHEYENNE® MOCK ORANGE
NBR	PHYSOCARPUS OPULIFOLIUS / NINEBARK
PB	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE
PV	PINUS SYLVESTRIS 'PUMILA' / DWARF SCOTCH PINE
RT	RHUS TRILOBATA / SKUNKBUSH SUMAC
VD	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM
LOW SHRUB	
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
Cb2	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
CS	CHRYSOTHAMNUS PARRYI SPP. MONTANUS / PARRY'S RABBITBRUSH
JS2	JUNIPERUS SABINA 'SCANDIA' / SCANDIA JUNIPER
RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC
SC2	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CHENAULT CORALBERRY
MEDIUM SHRUB	
AI2	AMORPHA CANESCENS / LEADPLANT
FP	FALLUGIA PARADOXA / APACHE PLUME
JS3	JUNIPERUS SABINA / SAVIN JUNIPER
PS5	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK
ORNAMENTAL GRASSES	
AL3	ACHNATHERUM CALAMAGROSTIS 'PUND02S' / UNDAUNTED® ALPINE PLUME GRASS
BBG	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
MRG	MUHLENBERGIA REVERCHONII / SEEP MUHLY
OH	ORYZOPSIS HYMENOIDES / INDIAN RICEGRASS
PN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
SB2	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
ST	SORGHASTRUM NUTANS 'THIN MAN' / THIN MAN INDIAN GRASS
PERENNIALS	
AL	ACHILLEA 'MOONSHINE' / MOONSHINE YARROW
CMY	ACHILLEA MILLEFOLIUM / COMMON YARROW
AC4	AGASTACHE AURANTIACA 'CORONADO' / CORONADO GIANT HYSSOP
AC3	AQUILEGIA CAERULEA / ROCKY MOUNTAIN COLUMBINE
AF2	ARTEMISIA FRIGIDA / FRINGED WORMWOOD
BL	BERLANDIERA LYRATA / CHOCOLATE DAISY
PCF	ECHINACEA PURPUREA / PURPLE CONEFLOWER
EK	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' / KANNAH CREEK® SULPHUR BUCKWHEAT
GB	GAURA LINDHEIMERI 'BALLERINA WHITE' / BALLERINA WHITE GAURA
GS	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA
LA	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
LL	LINUM PERENNE LEWISII / BLUE FLAX
MM	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK
PP4	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON
SD	SALVIA LEMMONII 'PWIN04S' / WINDWALKER® DESERT ROSE SALVIA
SP2	SALVIA PACHYPHYLLA / ROSE SAGE
SC	SPHAERALCEA COCCINEA / SCARLET GLOBEMALLOW
GROUND COVERS	
SM1	SEED MIX TYPE 1 / LOW GROW MIX

PLANT SCHEDULE REFLECTS PLANTS INCLUDED ON THIS SHEET

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
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ARCHITECT/
GENERAL CONTRACTOR

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ISSUE DATE

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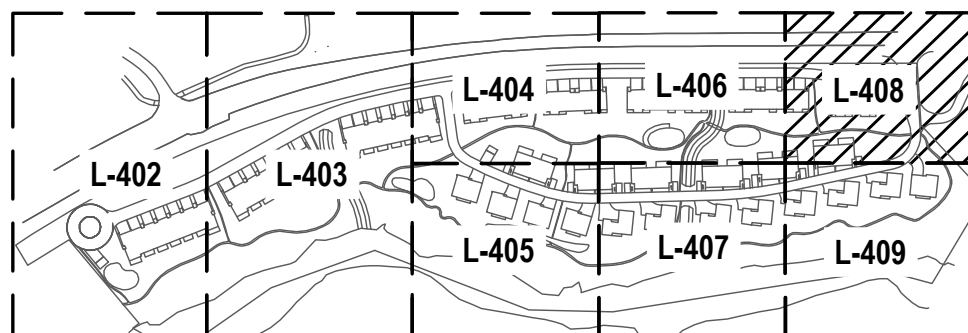
REVISION HISTORY

SUBMITTAL 1: 01/13/2025

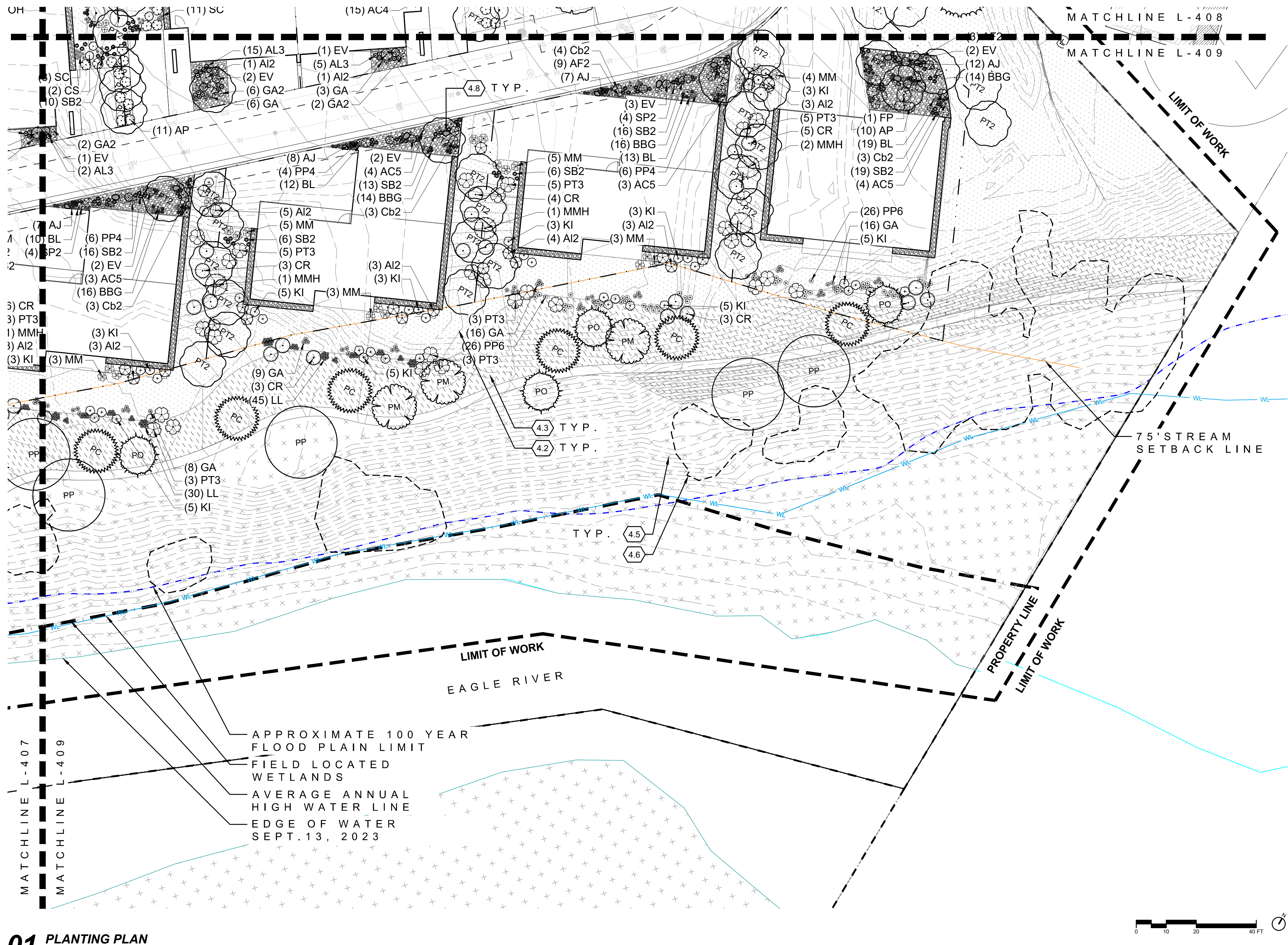
DRAWING SHEET TITLE

PLANTING PLAN

L-408



KEYMAP
1"=400'



01 PLANTING PLAN
1"=20'

0.0	LEGEND	DETAIL
---	0.1 LIMIT OF WORK	NA
- - - -	0.2 PROPERTY LINE	NA
- . . -	0.3 UNIT PROPERTY LINE	NA
- - - -	0.4 50' WATERLINE&SEWER EASEMENT	NA
---	0.5 75' STREAM SETBACK LINE	NA
---	0.6 100 YEAR FLOOD PLAIN	NA
---	0.7 FIELD LOCATED WETLANDS	NA
---	0.8 EDGE OF WATER	NA
---	0.9 AVERAGE ANNUAL HIGH WATER LINE	NA
---	0.10 MATCHLINES	NA

4.0	LANDSCAPE / PLANTING	DETAIL
---	4.1 IRRIGATED TURF	NA
---	4.2 SEED MIX 1: LOW HEIGHT GRASSES AND FORBS	NA
---	4.3 SEED MIX 2: LOW HEIGHT GRASSES W/ FORBS AND SHRUBS	NA
---	4.4 SEED MIX 3: SWALE / DETENTION	NA
---	4.5 EXISTING UNDERSTORY VEGETATION TO REMAIN	NA
---	4.6 EXISTING TREES TO REMAIN	NA
---	4.7 ROCK MULCH	NA
---	4.8 LANDSCAPE BOULDER	NA

CODE	BOTANICAL / COMMON NAME
TREES	
PP	POPULUS BALSAMIFERA / BALSAM POPLAR
PT2	POPULUS TREMULOIDES / QUAKING ASPEN
PM	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY
EVERGREEN TREES	
PC	PICEA PUNGENS / COLORADO SPRUCE
PO	PINUS PONDEROSA / PONDEROSA PINE
LARGE SHRUBS	
MMH	CEROCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY
LOW SHRUB	
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA
Cb2	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD
CS	CHRYSOETHAMNUS PARRYI SPP. MONTANUS / PARRY'S RABBITBRUSH
KI	KRASCHENINNIKOVIA LANATA / WINTERFAT
MEDIUM SHRUB	
AI2	AMORPHA CANESCENS / LEADPLANT
CR	CHRYSOETHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH
EV	EPHEDRA VIRIDIS / MORMON TEA
FP	FALLUGIA PARADOXA / APACHE PLUME
PT3	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH
ORNAMENTAL GRASSES	
AL3	ACHNATHERUM CALAMAGROSTIS 'PUND02S' / UNDAUNTED® ALPINE PLUME GRASS
BbG	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
SB2	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
PERENNIALS	
AC4	AGASTACHE AURANTIACA 'CORONADO' / CORONADO GIANT HYSSOP
AC5	AGASTACHE CANA 'SINNING' / SONORAN SUNSET® HUMMINGBIRD MINT
AJ	AMSONIA JONESII / COLORADO DESERT BLUESTAR
AF2	ARTEMISIA FRIGIDA / FRINGED WORMWOOD
BL	BERLANDIERA LYRATA / CHOCOLATE DAISY
GA	GAILLARDIA ARISTATA / BLANKET FLOWER
GA2	GERANIUM SANGUINEUM 'ALBUM' / WHITE BLOODRED GERANIUM
LL	LINUM PERENNE LEWISII / BLUE FLAX
MM	MIRABILIS MULTIFLORA / COLORADO FOUR O'CLOCK
PP6	PENSTEMON EATONII / FIRECRACKER PENSTEMON
PS6	PENSTEMON LINARIOIDES COLORADOENSIS 'P0145' / SILVERTON BLUE MAT PENSTEMON
PP4	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON
SP2	SALVIA PACHYPHYLLA / ROSE SAGE
SC	SPHAERALCEA COCCINEA / SCARLET GLOBEMALLOW
GROUND COVERS	
SM1	SEED MIX TYPE 1 / LOW GROW MIX
SM2	SEED MIX TYPE 2 / MED. GROW MIX

PLANT SCHEDULE REFLECTS PLANTS INCLUDED ON THIS SHEET

PROJECT
RED MOUNTAIN RANCH

PARCEL 1
17500 US-6
EAGLE, CO 81631

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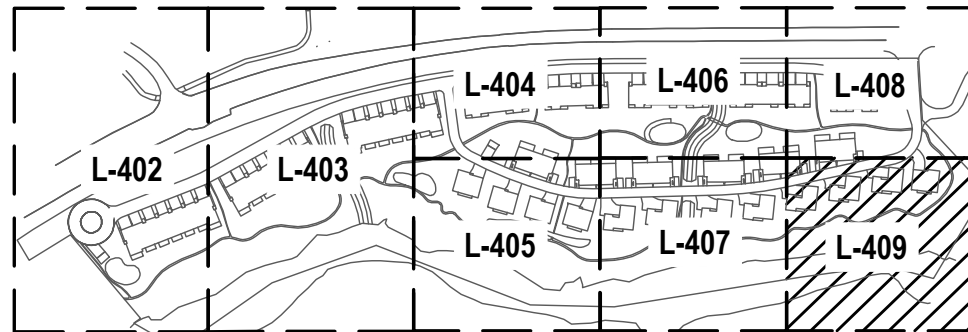
REVISION HISTORY

SUBMITTAL 1: 01/13/2025

DRAWING SHEET TITLE

PLANTING PLAN

L-409



KEYMAP
1"=400