

A PERFECT LANDSCAPE - FINAL DEVELOPMENT PLAN

LOT 2, BLOCK 3, CENTENNIAL EAST CORPORATE CENTER, FILING NO. 2
 PART OF THE NW1/4 OF SECTION 30, TOWNSHIP 5S, RANGE 66W OF THE 6TH P.M.
 ARAPAHOE COUNTY, STATE OF COLORADO
 SHEET 4 OF 6

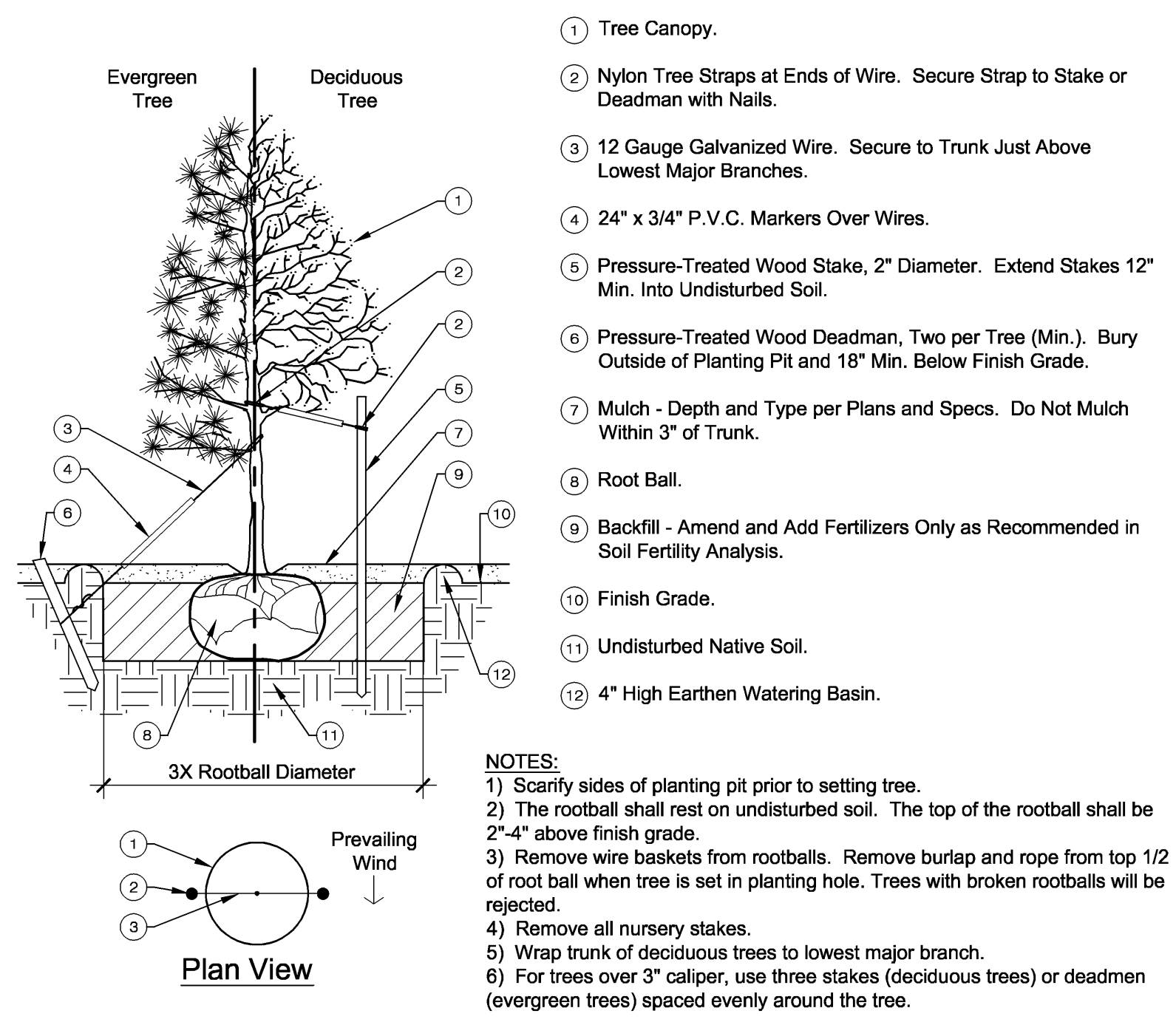
KB-7663A

LAND ARCHITECTS
 perspective | balance
 Land Planning | Urban Design | Landscape Architecture | Park Planning
 9127 S. Highline Blvd. Suite 130 - Highline, CO - P: 303.724.1777 - F: 303.724.1770

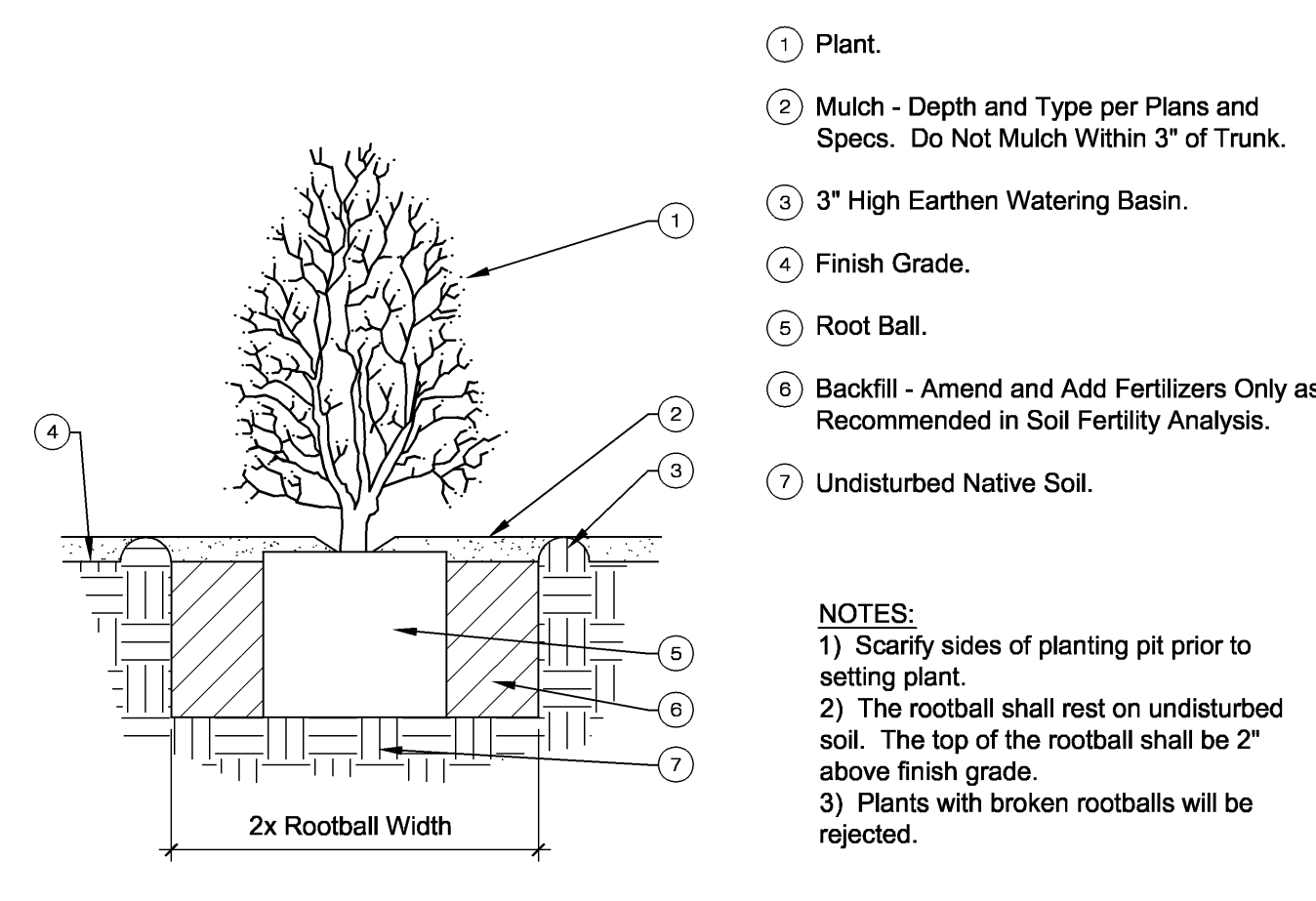
PLANTING NOTES:

- CALL UNCC AT (303) 232-1991 PRIOR TO ANY EXCAVATION.
 - ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.
 - THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANT MATERIAL. ANY PLANT MATERIAL DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL FERTILITY, ORGANIC MATTER CONTENT, AGRICULTURAL SUITABILITY, AND LIME, SALT, AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, AND AFTER RECEIVING A CHANGE ORDER FROM THE OWNER. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. REFER TO SPECIFICATIONS FOR SOIL PREPARATION METHODS.
- FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
- TURF**
 (INCORPORATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING, AND NOT INCLUDING SLOPES OR SHRUB-PLANTED BEDS)
 NITROGEN STABILIZED ORGANIC AMENDMENT - 3 CU. YDS. PER 1,000 S.F.
 AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
- TREES, SHRUBS, AND PERENNIALS - BACKFILL ONLY:**
 6 PARTS BY VOLUME ON-SITE SOIL
 2 PARTS BY VOLUME NITROGEN STABILIZED ORGANIC AMENDMENT
 10 LBS. 12-12-12 FERTILIZER PER CU. YD.
 10 LBS. AGRICULTURAL GYPSUM PER CU. YD.
 2 LBS. IRON SULPHATE PER CU. YD.

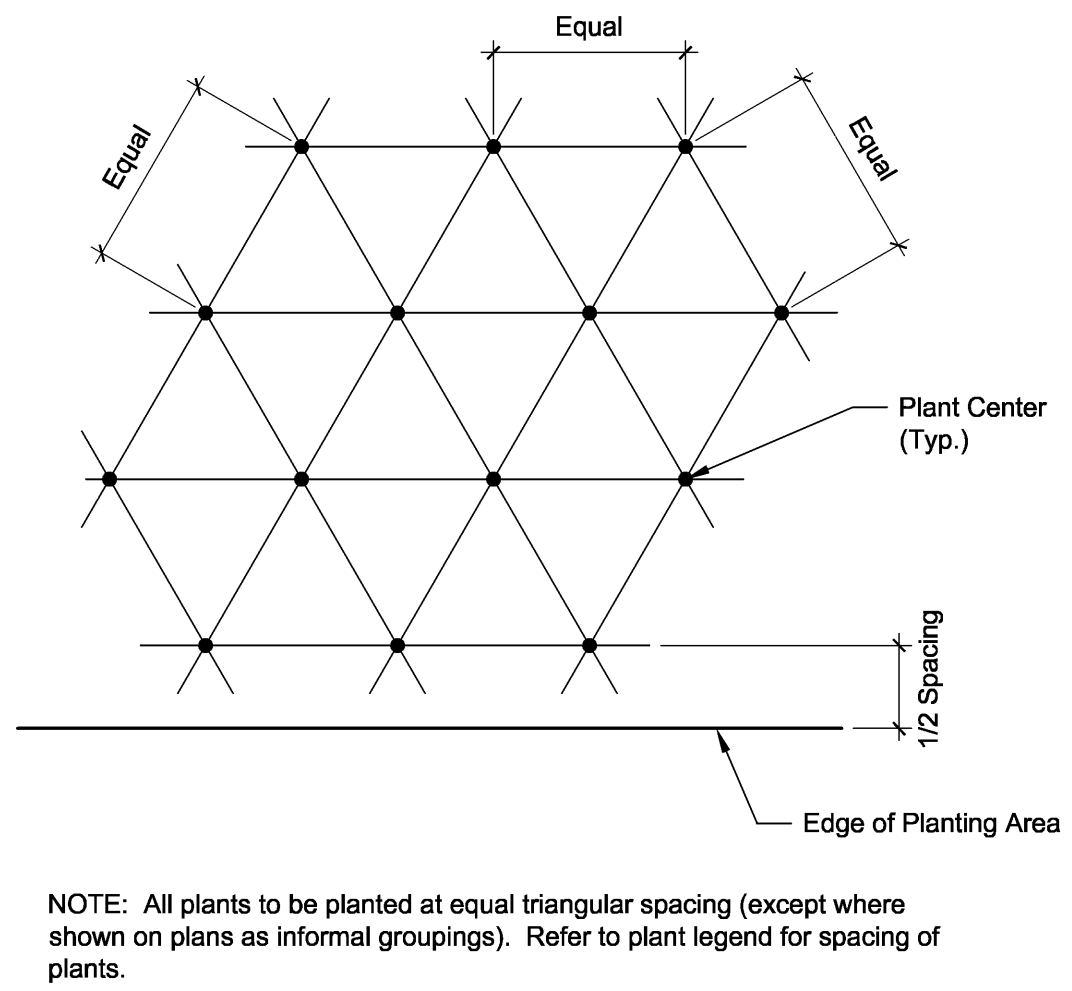
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIAL WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY MATERIAL APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, UNLESS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO BARE GROUND SHALL BE SHOWING.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE EQUIVALENT TO "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE AND AS PER THE ROOT BARRIER DETAIL ON THESE PLANS. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.
- THE CONTRACTOR SHALL MAINTAIN THE PROJECT IN A HEALTHY AND WEED-FREE CONDITION FOR A PERIOD OF NINETY (90) DAYS.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND SEEDS AREAS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME. AFTER THE FIRST 90 DAYS MAINTENANCE PERIOD, THE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANT MATERIALS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.



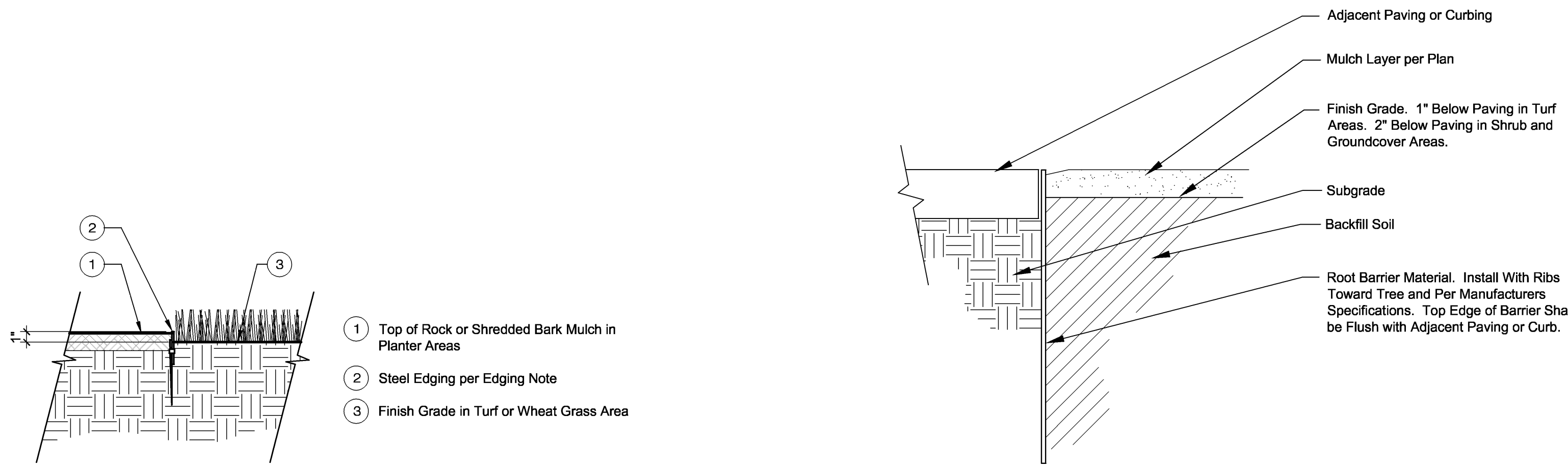
1 EVERGREEN AND DECIDUOUS TREE
 SCALE: NTS



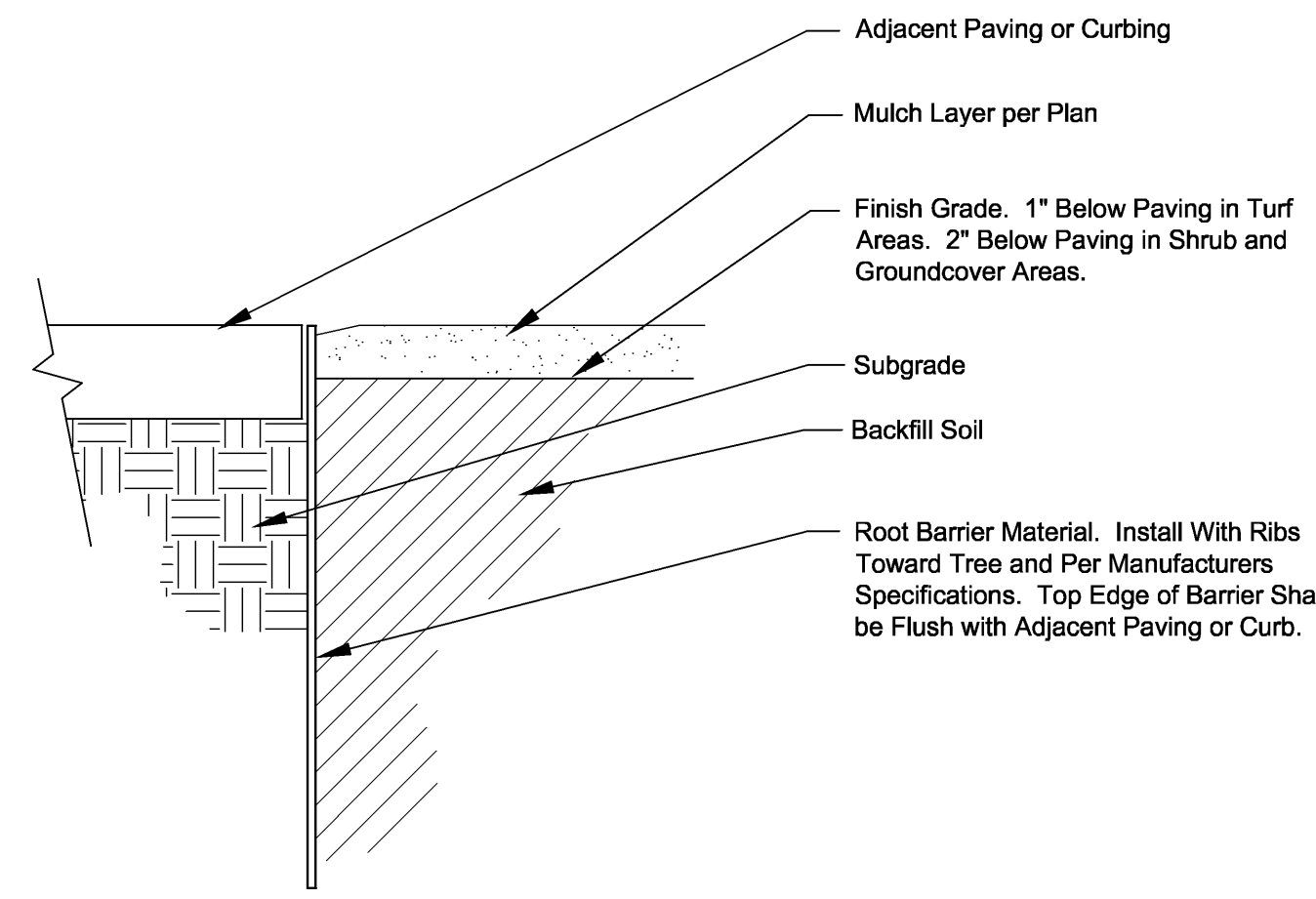
2 SHRUB, PERENNIAL, AND ORNAMENTAL GRASS
 SCALE: NTS



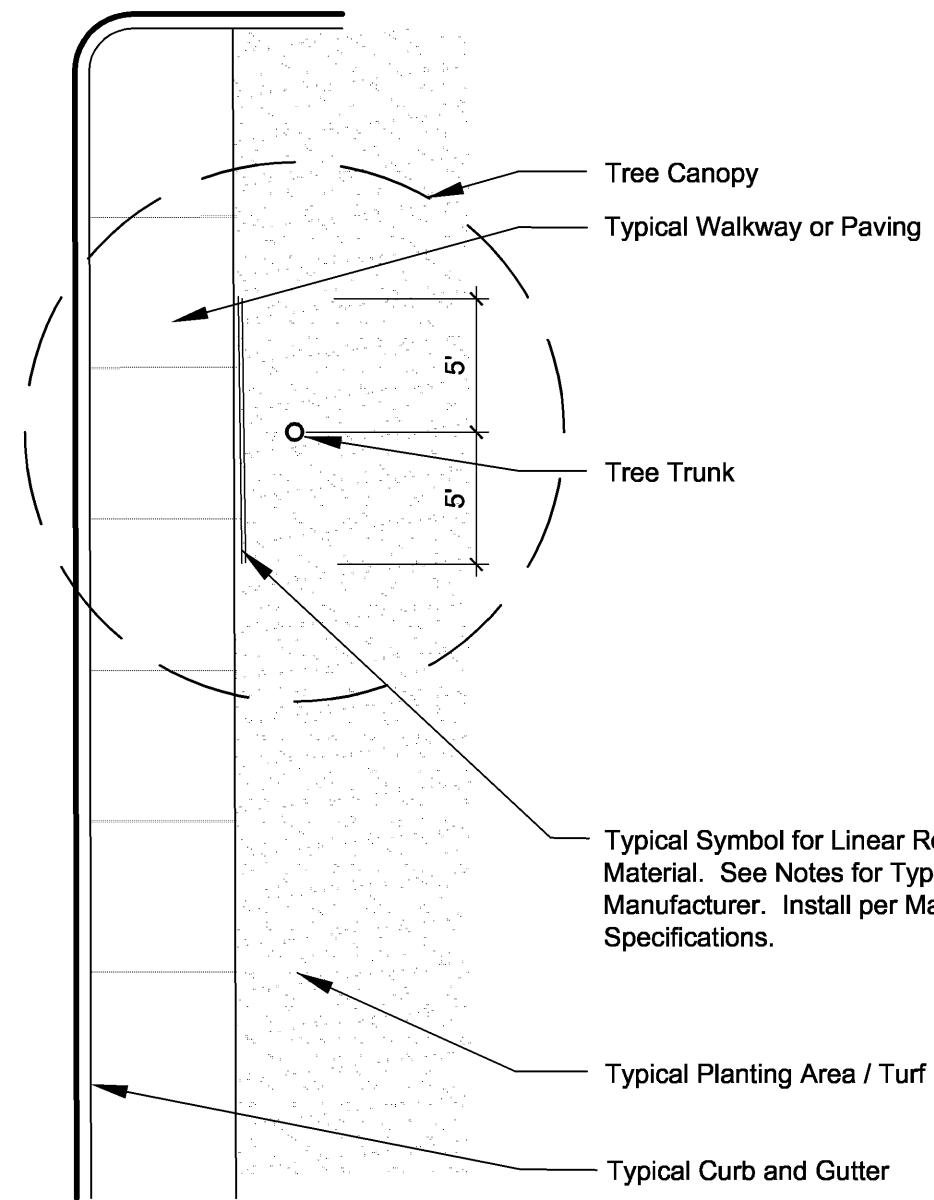
3 TYPICAL PLANT SPACING
 SCALE: NTS



4 STEEL EDGING
 SCALE: NTS



5 ROOT BARRIER DETAIL, SECTION
 SCALE: NTS



6 ROOT BARRIER DETAIL, PLAN
 SCALE: NTS

A PERFECT LANDSCAPE

FINAL DEVELOPMENT PLAN
 14051 EAST DAVIES AVENUE
 CENTENNIAL EAST CORPORATE CENTER, FILING NO. 2 - LOT 2, BLOCK 3
 ARAPAHOE COUNTY, COLORADO

DATE	
6-15-07	PRESUBMITTAL
9-24-07	PRESUBMITTAL
10-26-07	FDP SUBMIT
2-7-08	FDP SUBMIT
4-3-08	FDP SUBMIT