

HUNTING HILL - FILING NO. 1, LOTS 1-36  
 A PART OF THE NE 1/4 OF SECTION 5 AND THE NW 1/4 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 68 WEST  
 OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO  
 PLANNING AREAS 1 - 6, 45.697 ACRES  
 SITE IMPROVEMENT PLAN - SP06-040

# VERONA

## ENTRY LANDSCAPE PLAN

**PRELIMINARY BID SET - NOT A COMPLETE PACKAGE - SEE APPROVED S.I.P. PLAN FOR ADDITIONAL INFORMATION**

BID SET - NOT FOR CONSTRUCTION

### GENERAL PROJECT INFORMATION

#### DEVELOPMENT SUMMARY

Total Site Area	+/- 24 Acres
Total Units	138 Total Units
24 plex buildings: 24 units x 2 buildings	48 Units
10-plex condos: 10 units x 6 buildings	60 Units
Townhomes, 6-plex: 6 units x 5 buildings	30 Units
	138 Total Units
Density	5.75 DU / Acre

### PROJECT TEAM

#### OWNER / APPLICANT

**FAIRFIELD HOMES**  
 10789 BRADFORD ROAD, SUITE 200  
 LITTLETON, COLORADO 80127  
 PHONE: 303.980.5447  
 FAX: 303.989.4969  
 CONTACT: RIITTA O'GRADY

#### ACOUSTICAL ENGINEER

**ENGINEERING DYNAMICS, INC.**  
 3925 S. KALAMATH ST.  
 ENGLEWOOD, COLORADO 80110  
 PHONE: 303.761.4367  
 FAX: 303.761.4379  
 CONTACT: STUART MCGREGOR

#### LANDSCAPE ARCHITECT / SITE PLANNERS

**LAND ARCHITECTS**  
 9137 S. RIDGELINE BLVD., SUITE 130  
 HIGHLANDS RANCH, COLORADO 80129  
 PHONE: 303.734.1777  
 FAX: 303.734.1778  
 CONTACT: TYLER THEDER

#### TRAFFIC

**CARTER BURGESS**  
 707 17TH ST., SUITE 2300  
 DENVER, COLORADO 80202  
 PHONE: 303.820.5240  
 FAX: 303.820.2402  
 CONTACT: DAVID WOOLFALL

#### CIVIL ENGINEER

**THE LUND PARTNERSHIP**  
 12265 W. BAYAUD, SUITE 130  
 LAKEWOOD, COLORADO 80228  
 PHONE: 303.989.1461  
 FAX: 303.989.4094  
 CONTACT: JAMIE OVERGAARD

#### GEOTECHNICAL

**TERRACON**  
 4172 CENTER PARK DR.  
 COLORADO SPRINGS, COLORADO 80916  
 PHONE: 719.597.2116  
 FAX: 719.597.2117  
 CONTACT: DAVID HARWOOD

#### ARCHITECT

**GODDEN SUDIK ARCHITECTS**  
 PLAZA QUEBEC  
 6025 S. QUEBEC ST., SUITE 375  
 CENTENNIAL, COLORADO 80111  
 PHONE: 303.445.4437  
 FAX: 303.477.5680  
 CONTACT: GARY GODDEN

### SHEET INDEX

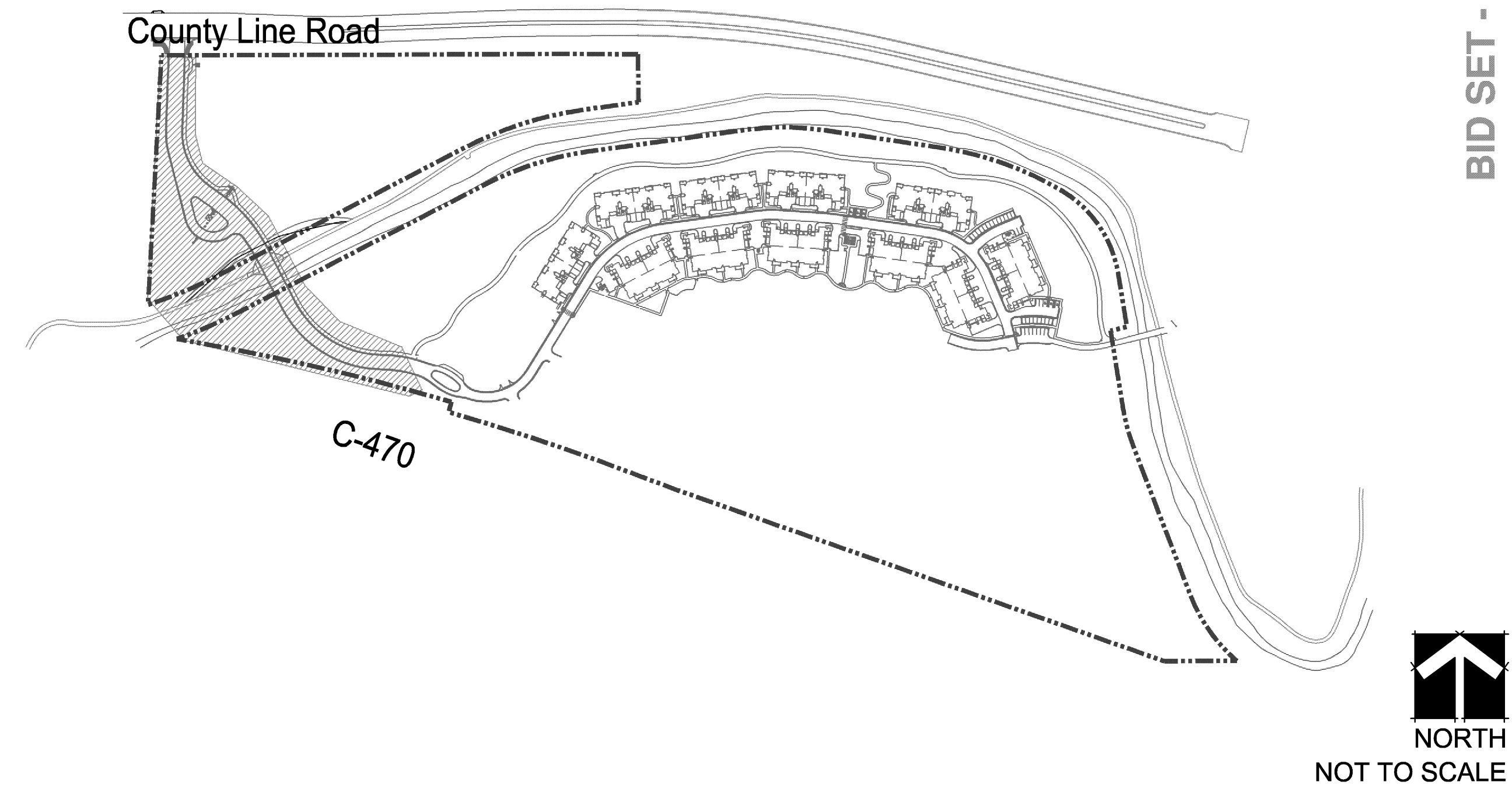
SHEET NUMBER SERIES

1 Cover Sheet

#### LANDSCAPE

2 PLANTING PLAN  
 3 PLANTING PLAN  
 4 PLANTING LEGEND, NOTES, AND DETAILS

### KEY MAP



#### APPLICANT:

Fairfield Homes at Hunting Hill, LLC  
 10789 BRADFORD RD., SUITE 200  
 LITTLETON, COLORADO 80127  
 PHONE: 303.980.5447; FAX: 303.989.4969

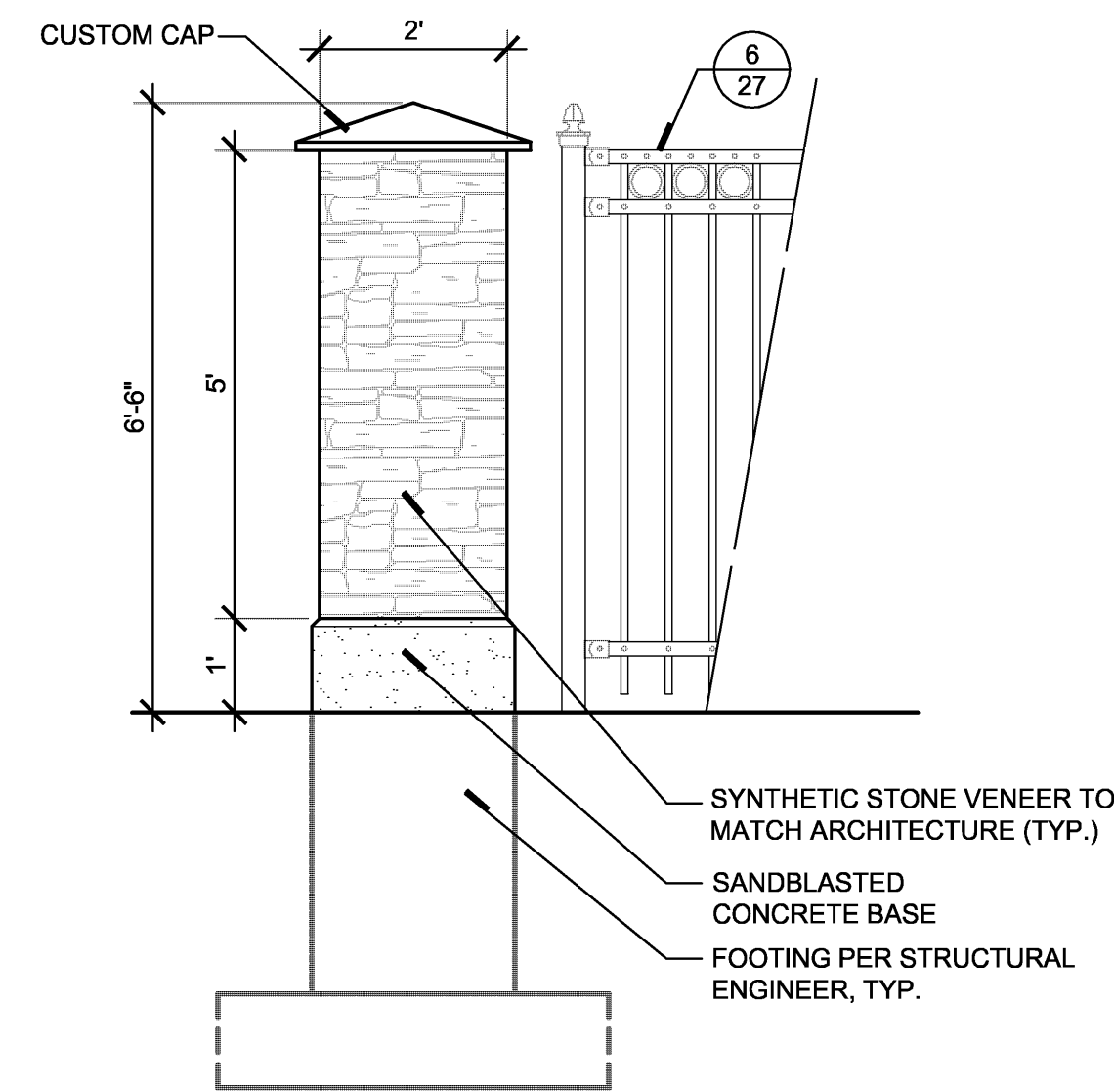
SUBMITTED:  
 9 APRIL, 2008  
 REVISED:  
 24 JULY, 2008

#### COVER SHEET

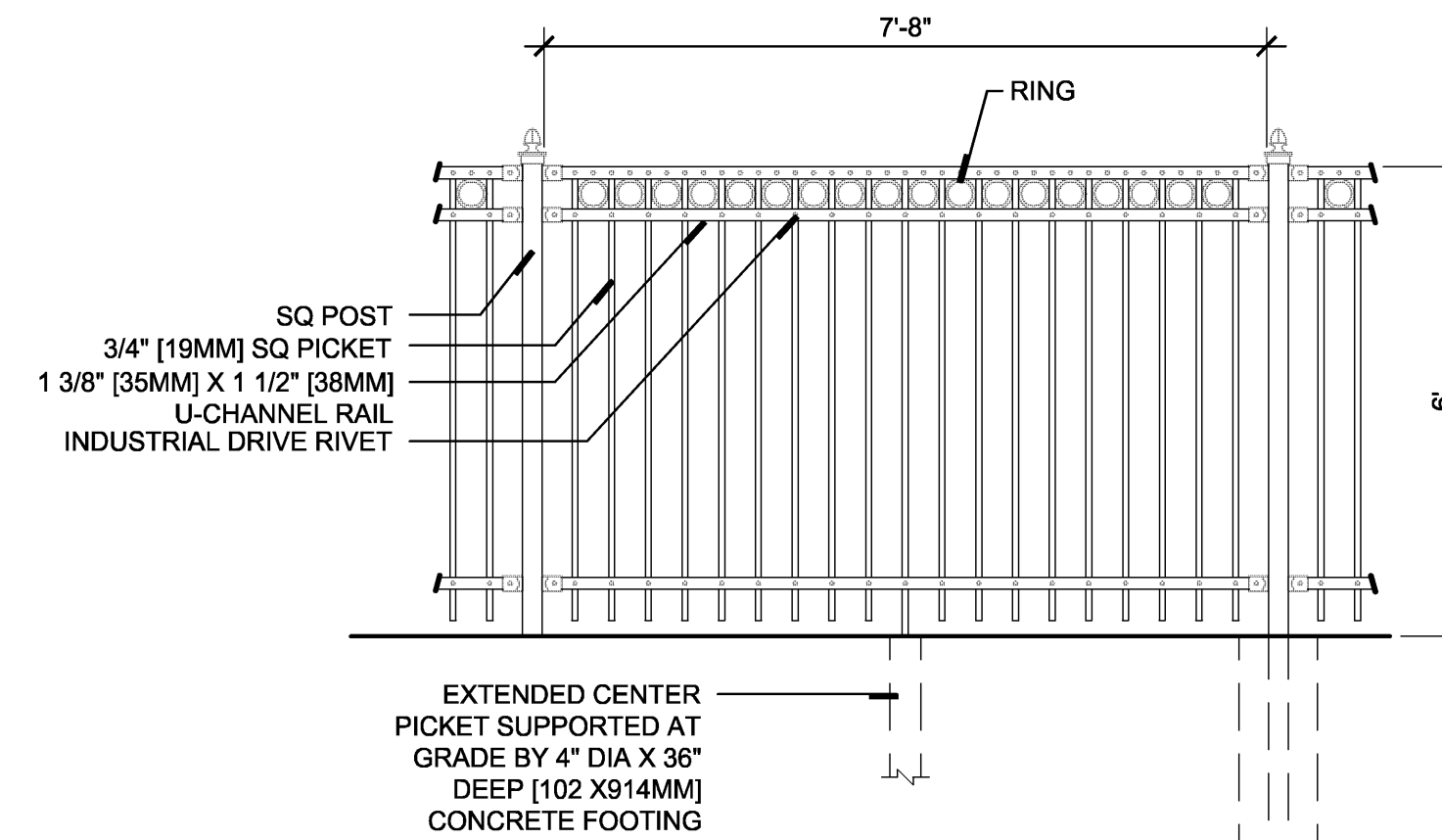
SHEET: 1 OF 4

**LAND ARCHITECTS**  
 9137 S Ridgeline Blvd., Suite 130 - Highlands Ranch, CO 80129 - Ph (303) 734-1777 - Fax (303) 734-1778



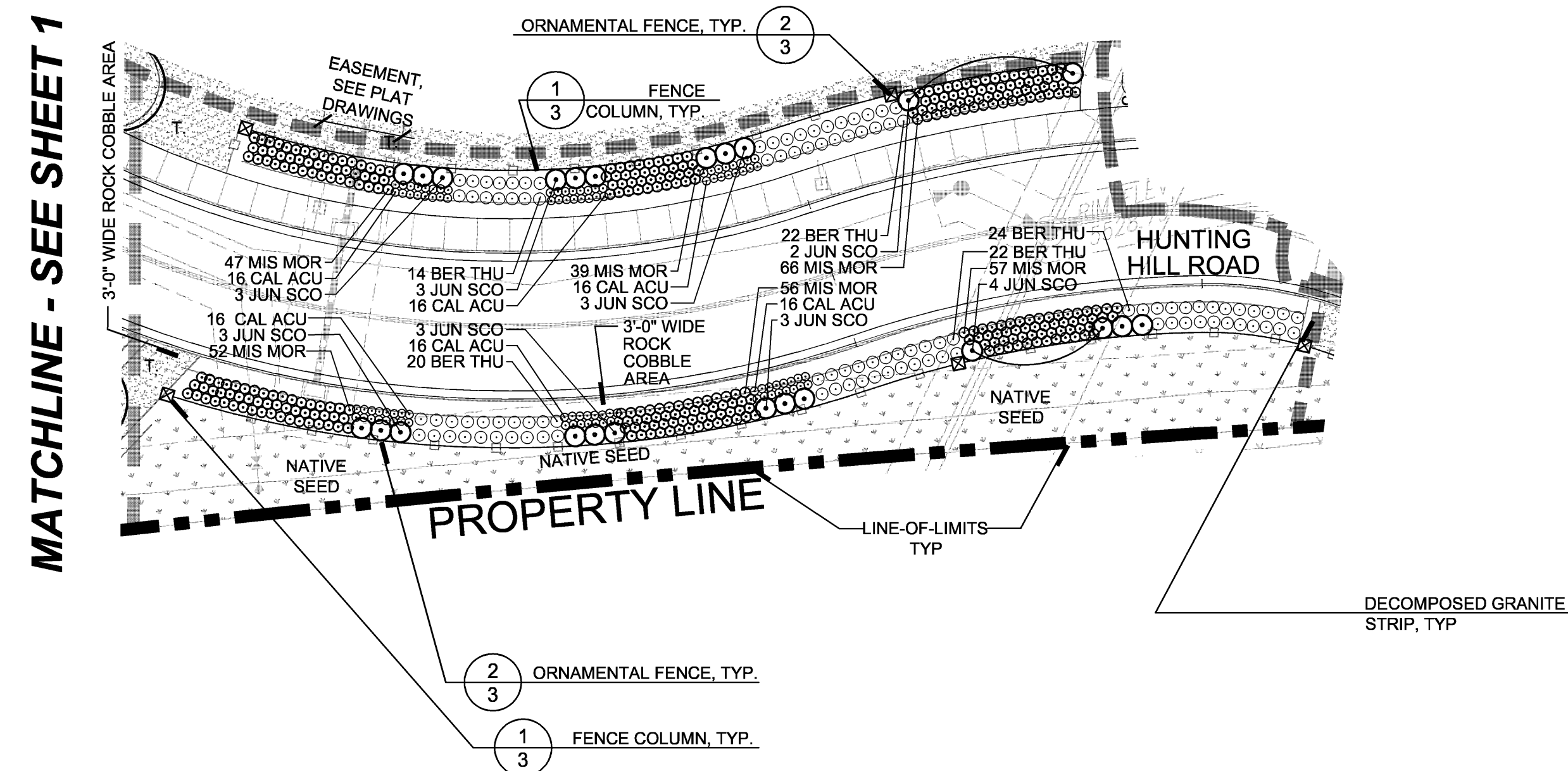


**1** FENCE COLUMN  
SCALE: NTS

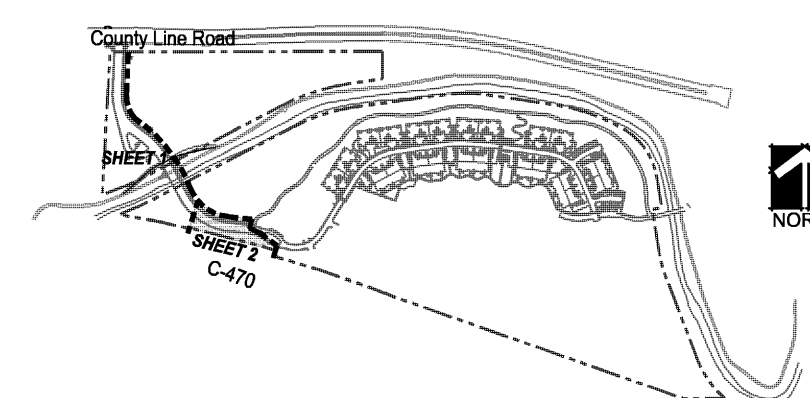


NOTE:  
FENCE AND GATES TO BE MASTER HALCO MONUMENTAL IRON WORKS 'IMPERIAL' STYLE D MODIFIED, 6' IN HEIGHT UNLESS OTHERWISE NOTED. GATES TO BE 5' WIDE SINGLE SWING GATE, TYP. FENCING AVAILABLE THROUGH MASTER HALCO, PHONE: 800-229-5615. BLACK COLOR.

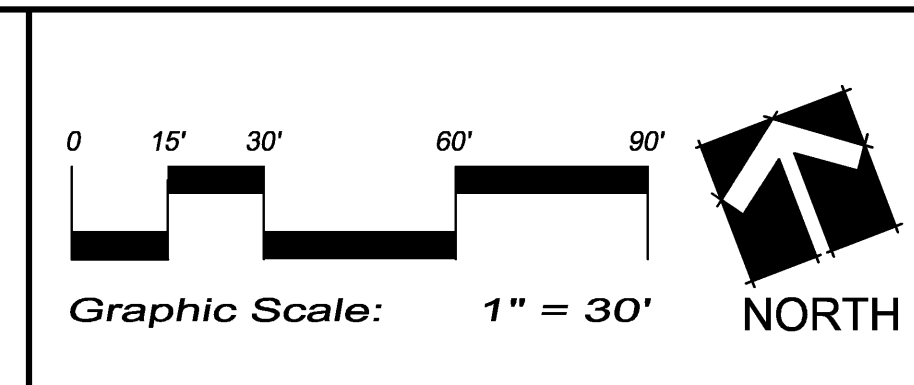
**2** ORNAMENTAL FENCE DETAIL  
SCALE: 1/2" = 1'-0"



KEY MAP N.T.S.



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10789 BRADFORD RD., SUITE 200  
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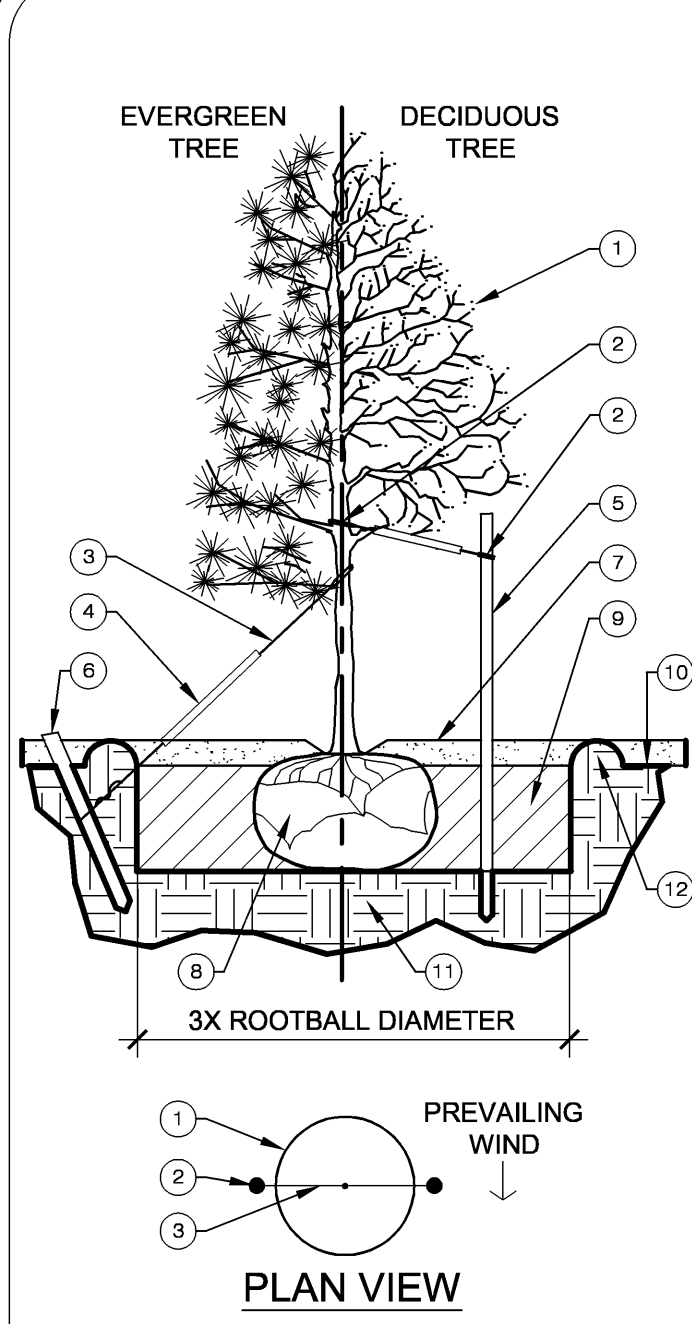


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24 JULY 2008

ENTRY AREA LANDSCAPE PLAN

SHEET: 3 OF 4

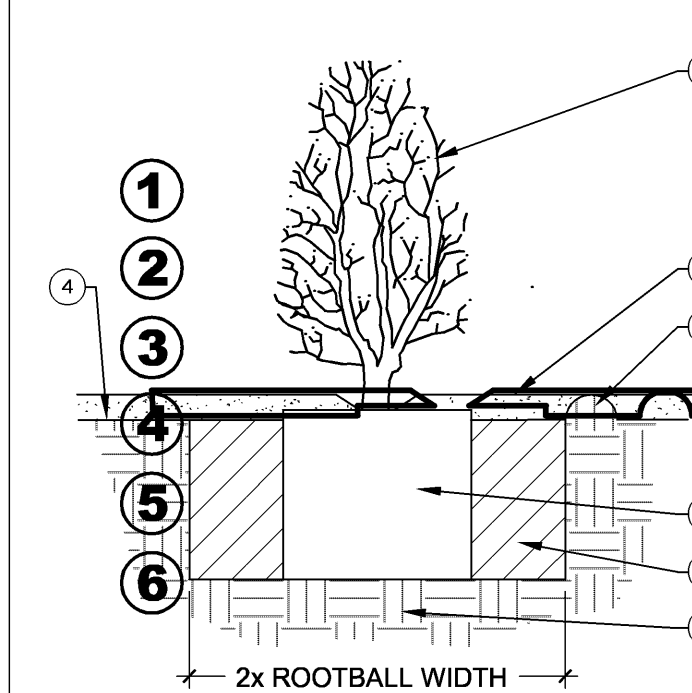
**LAND ARCHITECTS**  
9137 S Ridgeline Blvd., Suite 130 - Highlands Ranch, CO 80129 - Ph (303) 734-1777 - Fax (303) 734-1778



- 1 TREE CANOPY.
- 2 NYLON TREE STRAPS AT ENDS OF WIRE. SECURE STRAP TO STAKE OR DEADMAN WITH NAILS.
- 3 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 4 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 5 PRESSURE-TREATED WOOD STAKE, 2" DIAMETER. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
- 6 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. BELOW FINISH GRADE.
- 7 MULCH - DEPTH AND TYPE PER PLANS AND SPECS. DO NOT MULCH WITHIN 3" OF TRUNK.
- 8 ROOT BALL.
- 9 BACKFILL - AMEND AND ADD FERTILIZERS ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 10 FINISH GRADE.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.

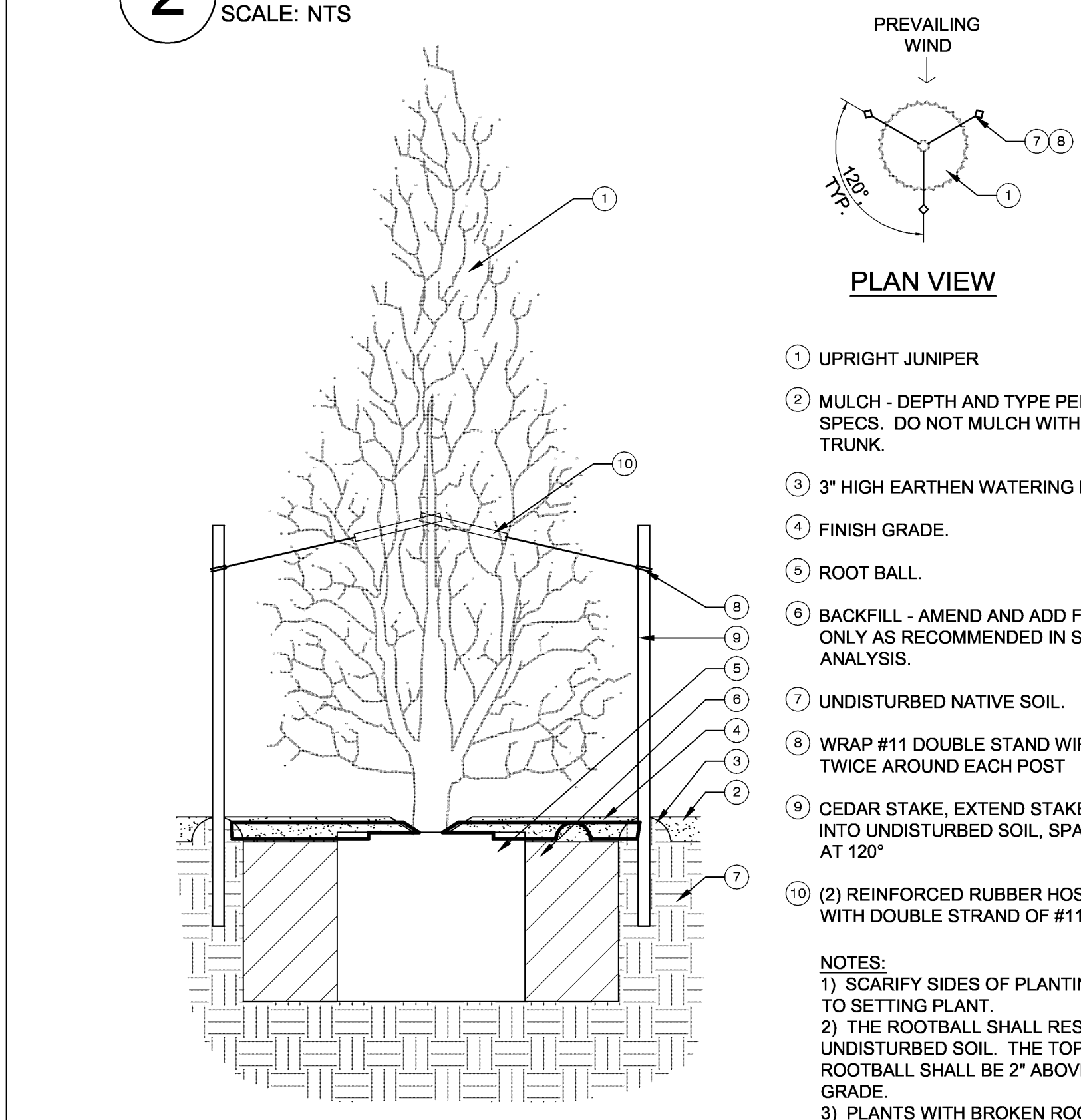
NOTES:  
 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.  
 2) THE ROOTBALL SHALL REST ON UNDISTURBED SOIL. THE TOP OF THE ROOTBALL SHALL BE 2"-4" ABOVE FINISH GRADE.  
 3) REMOVE WIRE BASKETS FROM ROOTBALLS. REMOVE BURLAP AND ROPE FROM TOP 1/2 OF ROOT BALL WHEN TREE IS SET IN PLANTING HOLE. TREES WITH BROKEN ROOTBALLS WILL BE REJECTED.  
 4) REMOVE ALL NURSERY STAKES.  
 5) WRAP TRUNK OF DECIDUOUS TREES FROM ROOT FLARE TO LOWEST MAJOR BRANCH.  
 6) FOR TREES OVER 3" CALIPER, USE THREE STAKES (DECIDUOUS TREES) OR DEADMEN (EVERGREEN TREES) SPACED EVENLY AROUND THE TREE.

**1 TREE PLANTING DETAIL**  
 SCALE: NTS



- 1 PLANT.
  - 2 MULCH - DEPTH AND TYPE PER PLANS AND SPECS. DO NOT MULCH WITHIN 3" OF TRUNK.
  - 3 3" HIGH EARTHEN WATERING BASIN.
  - 4 FINISH GRADE.
  - 5 ROOT BALL.
  - 6 BACKFILL - AMEND AND ADD FERTILIZERS ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
  - 7 UNDISTURBED NATIVE SOIL.
- NOTES:  
 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PLANT.  
 2) THE ROOTBALL SHALL REST ON UNDISTURBED SOIL. THE TOP OF THE ROOTBALL SHALL BE 2" ABOVE FINISH GRADE.  
 3) PLANTS WITH BROKEN ROOTBALLS WILL BE REJECTED.

**2 SHRUB, GRASS, AND PERENNIAL PLANTING DETAIL**  
 SCALE: NTS



- 1 UPRIGHT JUNIPER
  - 2 MULCH - DEPTH AND TYPE PER PLANS AND SPECS. DO NOT MULCH WITHIN 3" OF TRUNK.
  - 3 3" HIGH EARTHEN WATERING BASIN.
  - 4 FINISH GRADE.
  - 5 ROOT BALL.
  - 6 BACKFILL - AMEND AND ADD FERTILIZERS ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
  - 7 UNDISTURBED NATIVE SOIL.
  - 8 WRAP #11 DOUBLE STAND WIRE AT LEAST TWICE AROUND EACH POST
  - 9 CEDAR STAKE, EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL, SPACE EVENLY AT 120"
  - 10 (2) REINFORCED RUBBER HOSE SECTIONS WITH DOUBLE STRAND OF #11 WIRE
- NOTES:  
 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PLANT.  
 2) THE ROOTBALL SHALL REST ON UNDISTURBED SOIL. THE TOP OF THE ROOTBALL SHALL BE 2" ABOVE FINISH GRADE.  
 3) PLANTS WITH BROKEN ROOTBALLS WILL BE REJECTED.

**3 UPRIGHT JUNIPER PLANTING DETAIL**  
 SCALE: NTS

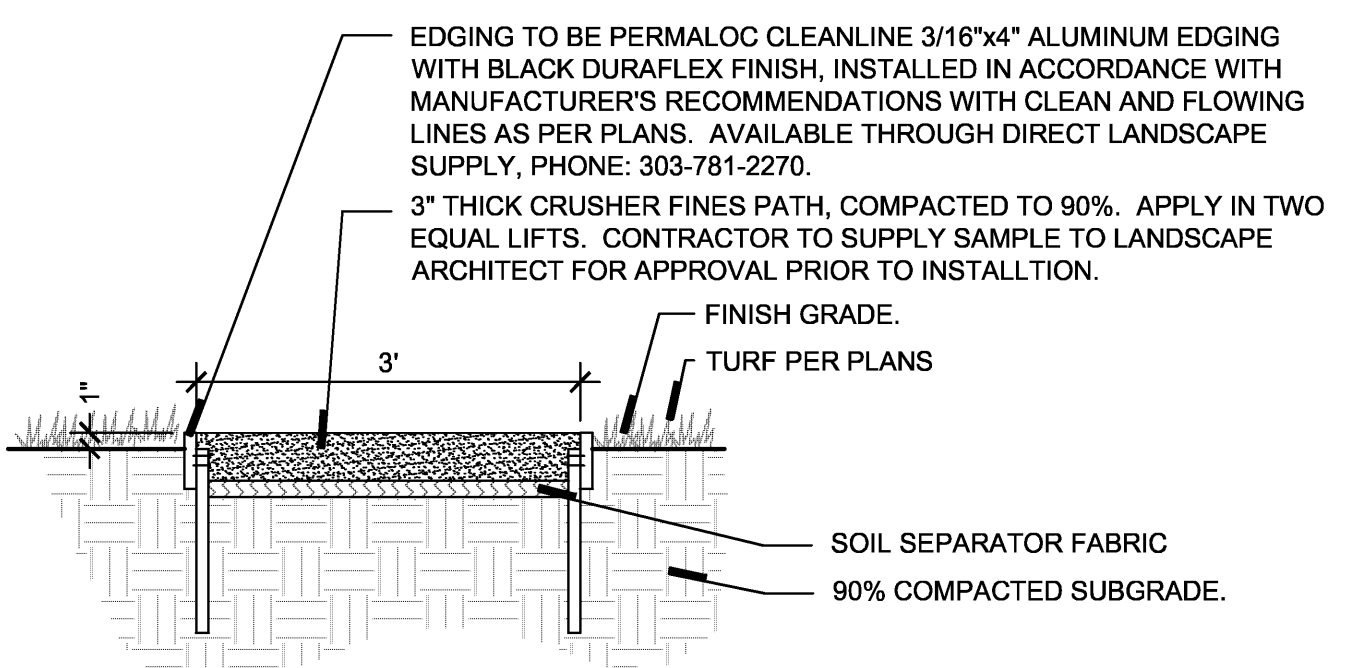
**PLANTING NOTES:**

1. CALL UNCC AT (303) 232-1991 PRIOR TO ANY EXCAVATION.
2. PLANT QUANTITIES SHOWN ON LEGENDS ARE FOR GENERAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS.
3. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES.
4. 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.
5. 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).
6. 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.
7. 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.
8. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:

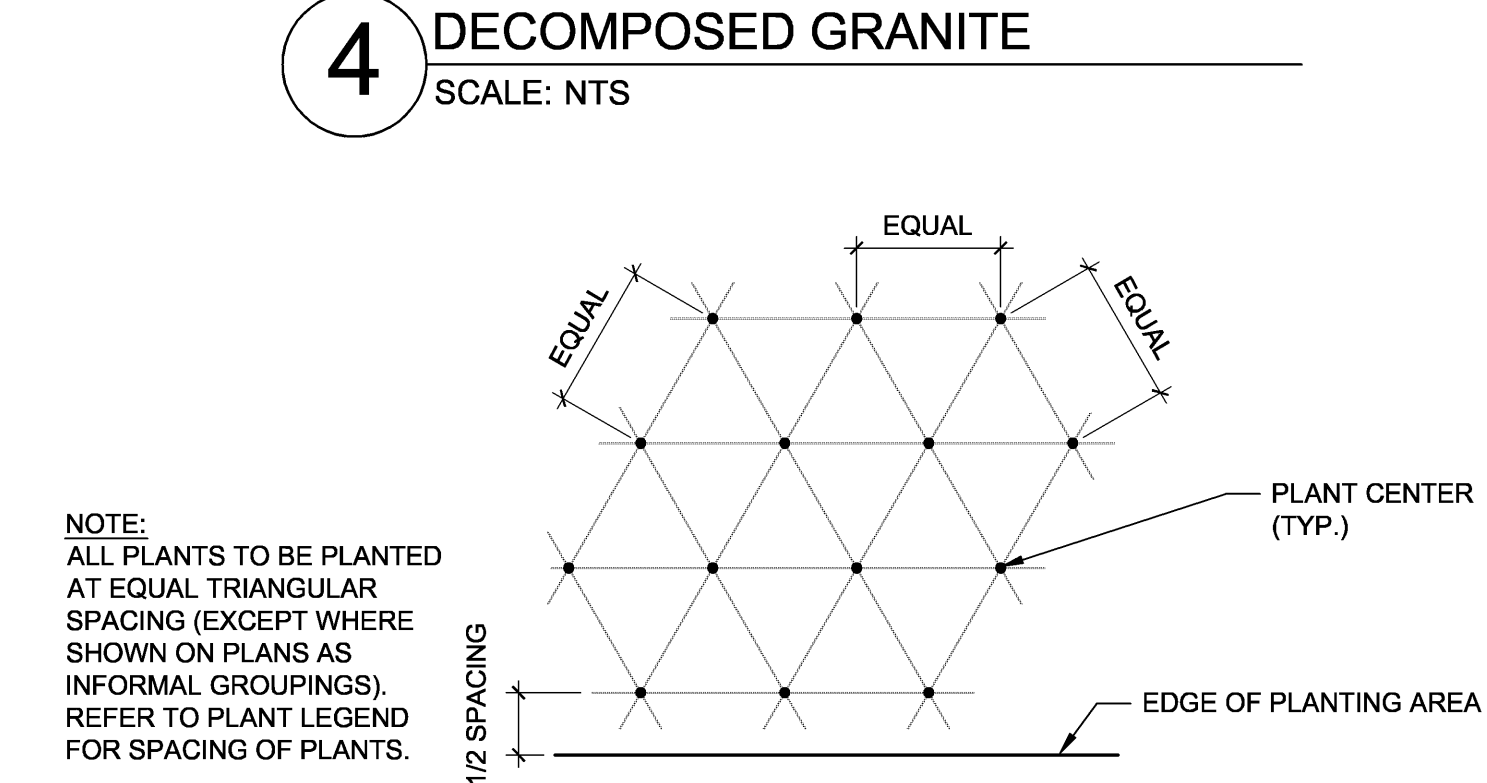
**TURF**  
 (INCORPORATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING, AND NOT INCLUDING SLOPES OR SHRUB-PLANTED BEDS):  
 NITROGEN STABILIZED ORGANIC AMENDMENT - 3 CU. YDS. PER 1,000 S.F.  
 AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.  
 AGRICULTURAL GYPSUM - 100 LBS PER 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.

**NATIVE SEED**  
 NO SOIL PREP NEEDED FOR NATIVE SEED AREA FOR BIDDING PURPOSES



**4 DECOMPOSED GRANITE**  
 SCALE: NTS



NOTE:  
 ALL PLANTS TO BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING OF PLANTS.

**5 PLANT SPACING, TYP.**  
 SCALE: NTS

9. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10. 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.
11. 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.
12. 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.
13. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE EROSION CONTROL BLANKET (ECB), PER STANDARD SET FORTH BY DOUGLAS COUNTY GRADING, EROSION, AND SEDIMENT CONTROL MANUAL (GESC)
14. THE CONTRACTOR SHALL MAINTAIN THE PROJECT IN A HEALTHY AND WEED-FREE CONDITION FOR A PERIOD OF NINETY (90) DAYS.
15. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND SEEDED 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.

**MULCH NOTES:**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL LANDSCAPE FABRIC AND 3" THICK LAYER OF DOUBLE SHREDDED, CEDAR BARK MULCH, THROUGHOUT ALL EXPOSED LANDSCAPE AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**PLANTING LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	REMARKS/DETAILS	MATURE SIZE, HT. AND SPD	HYDROZONE	LIGHT REQ'S	ENTRY QUANT.
<b>TREES</b>									
PIN NIG	Pinus nigra	Austrian Pine	12' ht.	Per plan	Detail 1/Sheet 24A	50' x 20'	LOW	F/P SUN	14
POP ACU	Populus x acuminata	Lanceleaf Cottonwood	3" caliper	Per plan	Detail 1/Sheet 19A	50' x 30'	MODERATE	F/P SUN	70
TIL COR	Tilia cordata 'Greenspire'	Greenspire Linden	3" caliper	Per plan	Detail 1/Sheet 24A	40' x 30'	MODERATE	FULL SUN	14
									96
<b>SHRUBS</b>									
BER THU	Berberis thunbergii 'Atropurpurea'	Red Barberry	5 gallon	Per plan	Detail 2/Sheet 24A	4' x 5'	LOW	FULL SUN	113
JUN MED	Juniperus x media 'Pfitzerana Compact'	Compact Pfitzer Juniper	5 gallon	Per plan	Detail 2/Sheet 19A	4' x 5'	LOW	FULL SUN	58
JUN SCO	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	15 gallon	Per plan	Detail 3/Sheet 24A	20' x 5'	LOW	FULL SUN	178
LIG VUL	Ligustrum vulgare 'Lodense'	Lodense Privet	5 gallon	Per plan	Detail 2/Sheet 24A	3' x 3'	LOW	F/P SUN	251
									600
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>									
CAL ACU	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gallon	Per plan	Detail 2/Sheet 24A	5' x 2'	LOW	FULL SUN	367
MIS MOR	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	1 gallon	Per plan	Detail 2/Sheet 24A	5' x 2'	LOW	FULL SUN	344
ROS NOA	Rosa X Noare	Red Flower Carpet Rose	1 gallon	Per plan	Detail 2/Sheet 24A	12' x 5'	LOW	FULL SUN	549
									1260

**SEED MIXES**

<b>TURF</b>	Reveille Sod or Approved Equal, See Sod Notes -This Sheet	Moderate Water Requirement	±0.86 AC
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**NATIVE SEED MIX (TO BE USED ON SLOPES LESS THEN 4:1)**

Douglas County Low Growth Mix (see below)	See mix ratio below	Drill seed	±0.62 AC
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BOTANIC NAME	COMMON NAME	lbs. OF PLS / AC
Buchloe dactyloides 'Texoka'	Buffalograss	3.2
Bouteloua gracilis 'Hachita'	Blue Grama	0.6
Agropyron smithii 'Arriba'	Western Wheatgrass	3.2
Bouteloua curtipendula 'Vaughn'	Sideoats Grama	1.8
Elymus lanceolatus ssp. 'Dasystachyum 'Crittana'	Thickspike Wheatgrass	1.0
Elymus lanceolatus ssp. riparium 'Sodar'	Streambank Wheatgrass	1.2

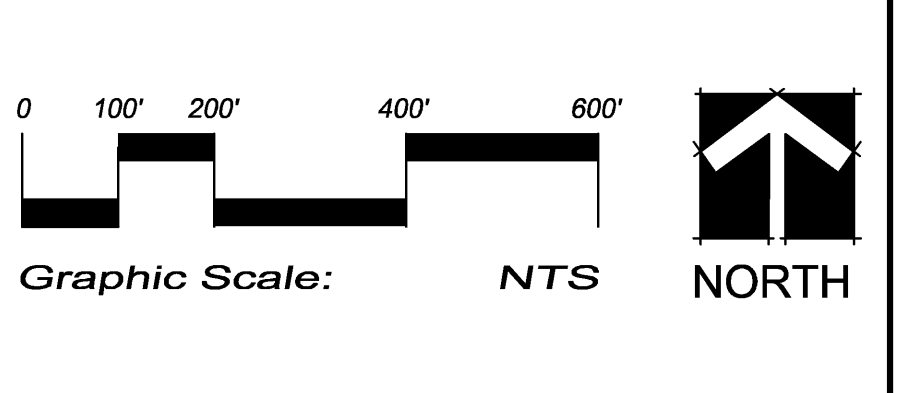
**SEEDING NOTES:**

- 1) All seed is available through:  
 Arkansas Valley Seed Solutions  
 4625 Colorado Blvd., Denver, CO 80216  
 (877) 957-3337
  - 2) All seed applications shall be drill seeded, with hydroslurry applied over the seed bed after seeding. The slurry mix shall contain the following:
- | ITEM                        | LBS./1,000 SF |
|-----------------------------|---------------|
| Wood fiber mulch            | 46            |
| 15-15-15 Organic fertilizer | 9             |
| Organic binder              | 4             |

**SOD NOTES:**

- 1) All sod is available through:  
 Graff's Turf Farms  
 8909 N. Frontage Road (I-76)  
 Ft. Morgan, CO 80701  
 970-867-8873
- 2) Install and maintain in accordance with manufacturer's specifications.
- 3) Reveille sod has been approved by Douglas County as a moderate hydrozone plant material. See hydrozone plans.

**APPLICANT:**  
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