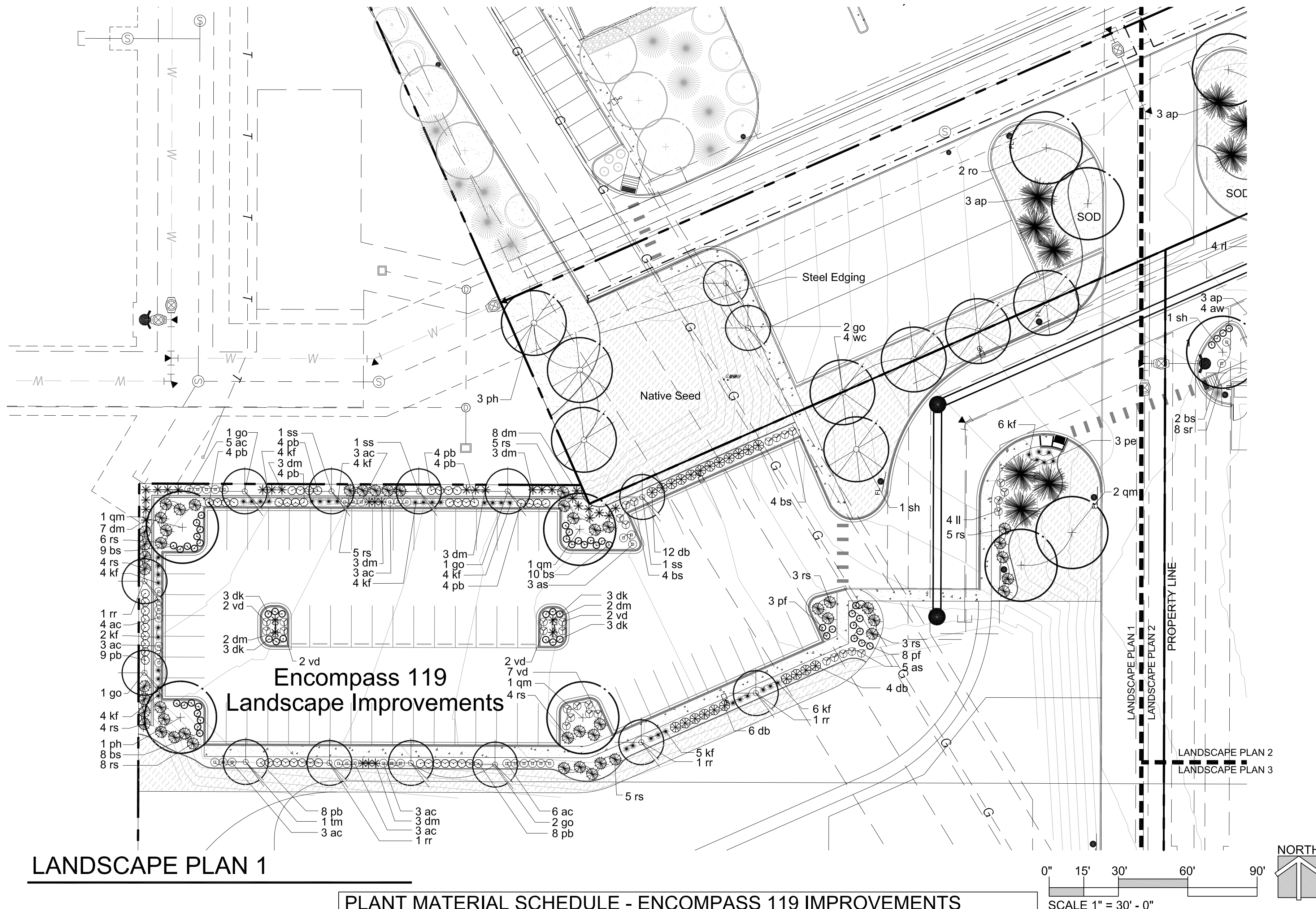


SYMBOL		QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREE						
so	12		SHUMARD OAK	QUERCUS SHUMMARDI	2" CAL.	B & B
qm	3		BURR OAK	QUERCUS MACROCARPA	2" CAL.	B & B
co	4		COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	B & B
wc	7		WESTERN CATALPA	CATALPA SPECIOSA	2" CAL.	B & B
rl	9		REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL.	B & B
ro	7		RED OAK	QUERCUS RUBRA	2" CAL.	B & B
sh	8		SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	B & B
kc	15		KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2" CAL.	B & B
ph	3		PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	2" CAL.	B & B
wo	5		SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	B & B
tf	4		TURKISH FILBERT	CORYLUS COLURNA	2" CAL.	B & B
ce	8		COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2" CAL.	B & B
EVERGREEN TREE						
ap	7		AUSTRIAN PINE	PINUS NIGRA	8' HT.	B & B
bp	2		COMPACT GEM BOSNIAN PINE	PINUS HELDREICHII 'LEUCODERMIS'	8' HT.	B & B
sr	30		SPEARMINT JUNIPER	JUNIPERUS CHINENSIS 'SPEARMINT'	8' HT.	B & B
sj	38		SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	8' HT.	B & B
ORNAMENTAL TREES						
go	13		GAMBEL OAK	QUERCUS GAMBELI	1.5" CAL.	B & B
tm	14		TATARIAN MAPLE	ACER TATARICUM	1.5" CAL.	B & B
ss	14		SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL.	B & B
cp	18		CHANTICLEER PEAR	PYRUS CALLERAYANA 'CHANTICLEER'	1.5" CAL.	B & B
SHRUBS						
ac	47		ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.
dk	35		DWARF KOREAN LILAC	SYRINGAMEYERI 'PALIBIN'	5 GAL.	CONT.
db	97		DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.
rt	13		RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	5 GAL.	CONT.
rs	40		RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLISA	5 GAL.	CONT.
as	71		LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	5 GAL.	CONT.
aw	44		ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATERER'	5 GAL.	CONT.
ts	31		THREE LEAF SUMAC	RHUS TRILOBATA	5 GAL.	CONT.
bs	67		BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.
ll	5		LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE LIME'	5 GAL.	CONT.
pb	32		PAWNEE BUTTE SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	CONT.
pf	67		PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'	5 GAL.	CONT.
ORNAMENTAL GRASSES						
kf	110		KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI 'KARL FORESTER'	1 GAL.	CONT.
dm	79		DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	1 GAL.	CONT.
dl	216		DAYLILY	DAYLILY, STELLA D'ORO DWARF	1 GAL.	CONT.
ly	6		IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	1 GAL.	CONT.
ah	3		DWARF FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HADELN'	1 GAL.	CONT.
hb	21		DWARF FOUNTAIN 'HARDY LITTLE BUNNY	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL.	CONT.
mf	62		MEXICAN FEATHER	NESSELLA TENUISSIMA	1 GAL.	CONT.
bg	85		BLOOD GRASS	IMPERATA CYLINDRICA 'RUBRA'	1 GAL.	CONT.



PLANT MATERIAL SCHEDULE - ENCOMPASS 119 IMPROVEMENTS					
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREE					
ro	2	RED OAK	QUERCUS RUBRA	2" CAL.	B & B
qm	5	BURR OAK	QUERCUS MACROCARPA	2" CAL.	B & B
wc	4	WESTERN CATALPA	CATALPA SPECIOSA	2" CAL.	B & B
sh	1	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	B & B
ph	4	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	2" CAL.	B & B
EVERGREEN TREE					
ap	3	AUSTRIAN PINE	PINUS NIGRA	8' HT.	B & B
pe	3	PINON PINE	PINUS EDULIS	8' HT.	B & B
ORNAMENTAL TREES					
rr	4	ROYAL RAINDROP CRABAPPLE	MALUS sp. 'ROYAL RAINDROPS'	1.5" CAL.	B & B
go	5	JAPANESE TREE LILAC	SYRINGA RETICULATA	1.5" CAL.	B & B
tm	1	TATARIAN MAPLE	ACER TATARICUM	1.5" CAL.	B & B
ss	3	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1.5" CAL.	B & B
SHRUBS					
ac	33	ALPINE CURRANT	RIBES ALPINUM	5 GAL.	CONT.
dk	12	DWARF KOREAN LILAC	SYRINGAMEYERI 'PALIBIN'	5 GAL.	CONT.
db	22	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5 GAL.	CONT.
rs	52	RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA	5 GAL.	CONT.
as	8	LITTLE PRINCESS SPIREA	SPIREA 'JAPONICA 'LITTLE PRINCESS'	5 GAL.	CONT.
bs	35	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS		
vd	15	IVORY HALE VARIEGATED DOGWOOD	CORNUS ALBA 'BAILHALD'	5 GAL.	CONT.
pb	57	PAWNEE BUTTE SANDCHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	5 GAL.	CONT.
pf	11	PINK BEAUTY POTENTILLA	POTENTILLA FRUTICOSA 'PINK BEAUTY'	5 GAL.	CONT.
ll	4	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE LIME'	5 GAL.	CONT.
				5 GAL.	CONT.
ORNAMENTAL GRASSES					
kf	43	KARL FOERSTER FEATHER REED	CALAMAGROSIC ACUTI 'KARL FORESTER'	1 GAL.	CONT.
dm	34	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	1 GAL.	CONT.





LANDSCAPE LEGEND:



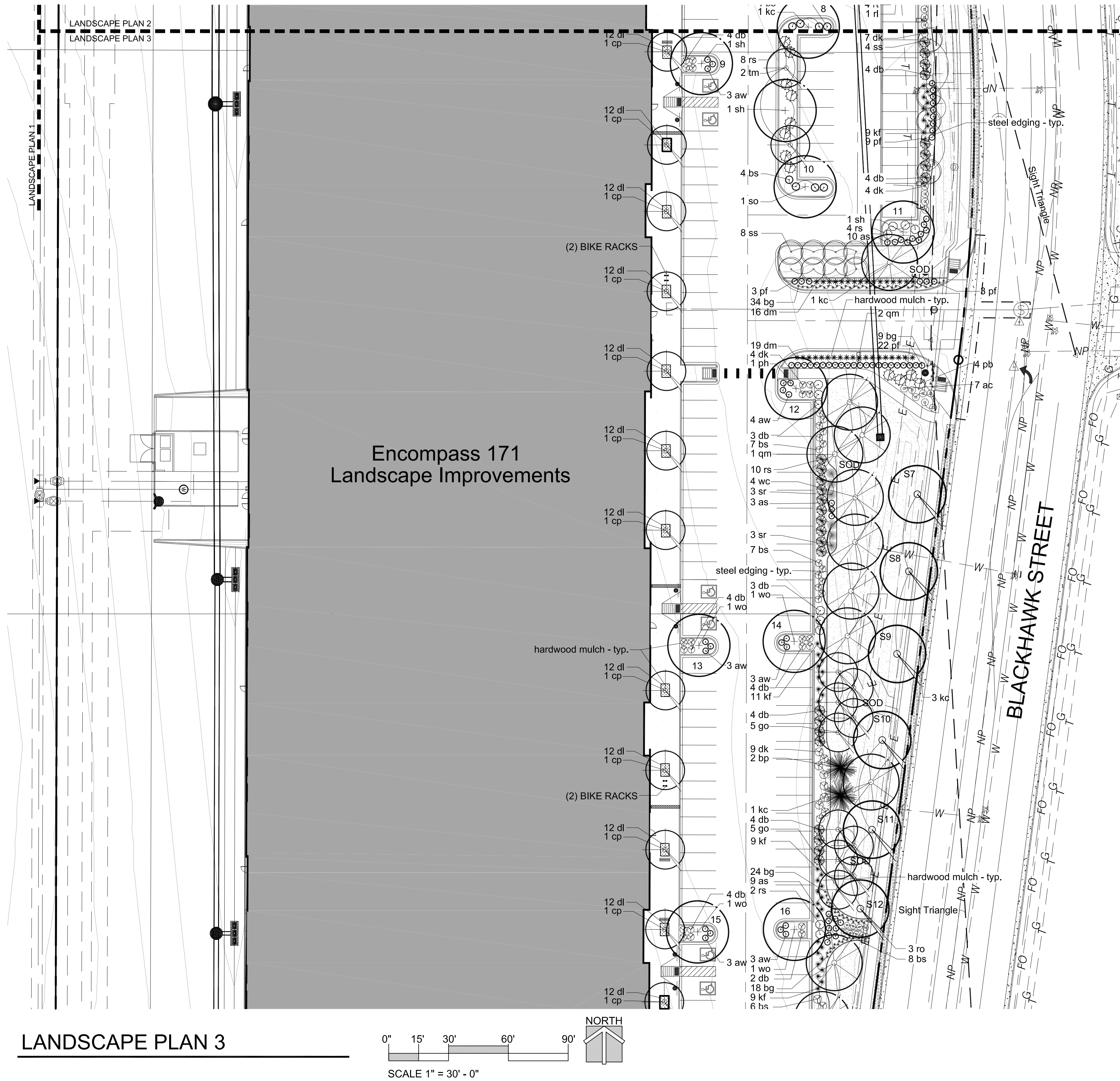
STEEL EDGING WITH PROTECTIVE CAP

LANDSCAPE AREA	AREA	CALCULATION	PLANT UNIT MODEL TYPE	TOTAL REQUIRED	TOTAL PROVIDED
STREET TREES	N/A	TYPICALLY 1 TREE PER 50 LINEAR FT. - 1,205 LINEAR FT. OF RIGHT OF WAY	N/A	25 TREES	*18 TREES
BUFFERYARDS	N/A	DEPENDS: SEE LDC TABLE 12-8-402, 12-8-404 AND 12-8-406	ALTERNATE A	N/A	N/A
PARKING LOT LANDSCAPING ISLANDS	5,758 SF	242 PARKING SPACES 1 TREE PER 10 PARKING SPACES	N/A	24 TREES	24 TREES
STORMWATER DETENTION FACILITIES / OPENSACE	11,202 SF	N/A	N/A	N/A	N/A
LANDSCAPE SURFACE RATIO	15%	449,588.91 sf. X 0.15	N/A	67,438.34 SF.	77,799 SF
LANDSCAPE AREA	67,438.34 SF	1.00 PLANT UNITS PER 1000 s.f. 67,438.34 SF (-) 11,202 SF (-) 5,758 SF = 50,476.34 SF 50,476.34 (/) 1000 s.f = 50.47 50.47 x 1.00 = 50.50 (round to nearest five hundredths)	ALTERNATE S - 14.5 UNITS ALTERNATE A - 2 UNITS ALTERNATE B - 11 UNITS ALTERNATE C - 10 UNITS ALTERNATE D - 13 UNITS TOTAL: 50.5 UNITS	LARGE TREES - 42.5 SMALL TREES - 55 EVERGREENS - 75 SHRUBS - 476.5	LARGE TREES - 43 SMALL TREES - 59 EVERGREENS - 77 SHRUBS - 549
TOTALS				LARGE TREES = 91.5 SMALL TREES = 55 EVERGREEN TREES = 75 SHRUBS = 476.5	LARGE TREES = 85 SMALL TREES = 59 EVERGREEN TREES = 77 SHRUBS = 549

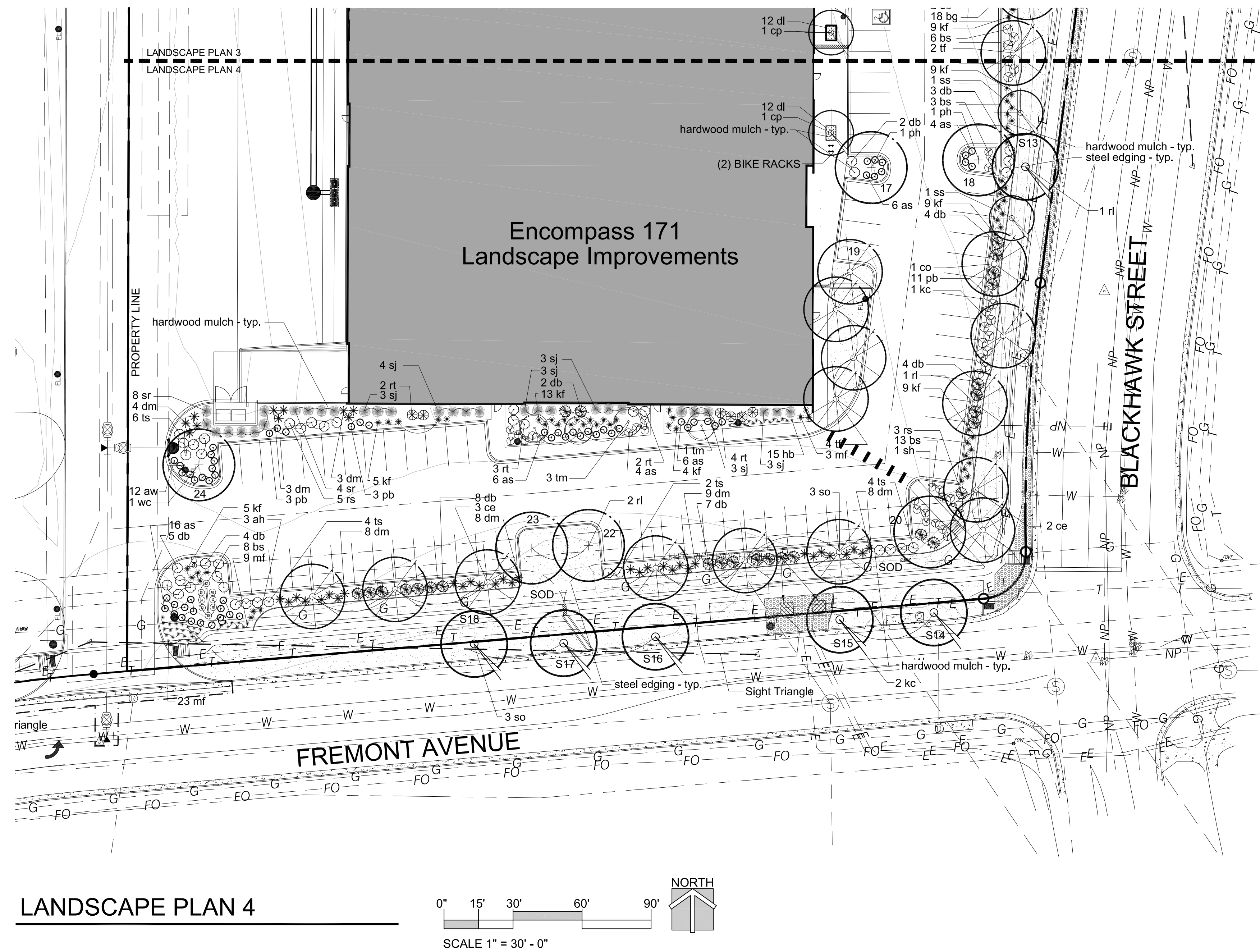
		PROPOSED PLANT UNIT				
PLANT UNIT DISTRIBUTION	PLANT UNIT TYPE	LARGE TREE	SMALL TREE	EVERGREEN TREE	SHRUBS	
14.5	S	14.5	29	0	188.5	
2	A	2	4	2	22	
11	B	0	22	33	77	
10	C	0	0	40	150	
13	D	26	0	0	39	
TOTAL PLANT UNITS USED	TOTAL PLANTINGS	42.5	55	75	476.5	
TOTAL PLANT UNITS REQUIRED	50.5					



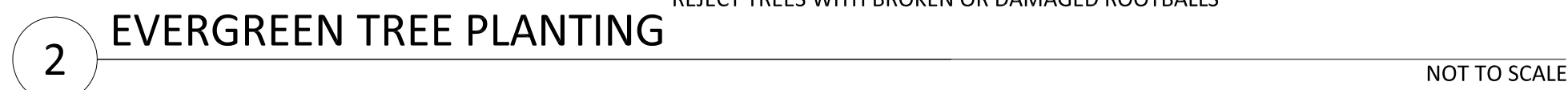
**ENCOMPASS BUSINESS PARK  
BUILDING 171**  
7191 S. BLACKHAWK ST.  
CENTENNIAL, CO 80112  
CENTRAL DEVELOPMENT

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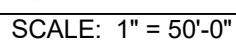
"WHERE POSSIBLE, IRRIGATION SYSTEMS SHALL BE INSTALLED IN CONJUNCTION WITH FINISH GRADING OF GRASS BUFFER. IF IRRIGATION INSTALLATION WILL LAG, BUFFER SHALL BE RESTORED TO ORIGINAL CONDITION FOLLOWING INSTALLATION. DISTURBED LAYERS OF GRANULAR MATERIAL SHALL BE RESTORED, EROSION CONTROL BLANKET AND GEOTEXTILES SHALL BE REPLACED OR PATCHED, AND FINISH GRADES SHALL MAINTAIN DESIGN SLOPES."

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS ( $\frac{2}{3}$ ) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ( $\frac{1}{3}$ ) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

1. ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF TWO YEARS FROM SUBSTANTIAL COMPLETION OF THE PROJECT.

20. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
21. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUNK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
22. COMMERCIAL GRADE  $\frac{3}{16}$  INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURERS RECOMMENDATIONS.
23. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
24. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
25. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
26. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
27. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
28. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
29. IRRIGATION HEADS SHALL BE PLACED ABOVE THE 2-YEAR WATER SURFACE ELEVATION IN THE WATER QUALITY SWALE.





03.07 REINFORCED CONC. STAIRCASE, PROVIDE 1 1/2"x 36"H. STEEL HANDRAIL ON EA. SIDE. SEE DETAIL 13/A8.1.

03.08 REINFORCED CONC. RAMP, PROVIDE 1 1/2"x 42"H. STEEL GUARDRAIL W/ 1 1/2"x 34"H. STEEL HANDRAIL.

03.12 6" VERTICAL CONCRETE CURB & GUTTER WITH RADIUS AT ALL OUTSIDE CORNERS, TYPICAL. ALL LANDSCAPING AT CONCRETE CURBS TO BE FLUSH WITH TOP OF CURB. SEE CIVIL DRAWINGS AND DETAIL 11/A8.1.

03.13 PROVIDE 6" VERTICAL CURB & GUTTER AT WALL BASE ALONG ALL DOCK HEIGHT ELEVATIONS AT THE TRUCK APRON, PROVIDE 1/2" EXPANSION JOINT MATERIAL FULL DEPTH AND CONT. CAULK. SEE WALL SECTIONS.

03.14 4" THICK REINFORCED CONCRETE SIDEWALK WITH 6x6 x 1.4x1.4 WWF, PROVIDE BROOM FINISH.

03.15 THIS PORTION OF CURB TO BE BUILT WITH SLOTTED CURB & CONCRETE WHEEL STOPS ANCHORED INTO PAVEMENT. SEE CIVIL DWGS. FOR EXACT LOCATIONS & DETAILS.

03.16 19' x 10' x 6"-H. SITE CAST CONCRETE TRASH ENCLOSURE WITH PAINTED METAL GATES ON 6" REINFORCED CONCRETE SLAB. SEE DETAIL 8/A8.1.

03.17 CONC. SIDEWALK CHASE WITH GALVANIZED STEEL CHECKER COVER PLATE. SEE DETAIL 14/A8.1.

03.18 CONC. CURB RAMP FOR HANDICAP ACCESS ON ACCESSIBLE ROUTE, SEE CIVIL DWGS.

03.20 20'-0" WIDE CONC. DOLLY PAD CONT. ALONG TRAILER PARKING AREAS, SEE CIVIL DWGS.

05.04 EXTERIOR STEEL STEPS, LANDING, GUARDRAIL & HANDRAILS. TREAD & LANDING TO BE 1" DEEP OPEN GRATING W/ LONG DIM. PERP. TO PATH OF TRAVEL. GUARDRAIL TO BE 1 1/2"x 42"H. W/ 1 1/2"x 34"H. HANDRAIL. SEE ENLARGED PLAN 11/A6.0.

12.01 BIKE RACKS SEE DETAIL 5/A8.1.

12.02 (2) BENCHES, SEE SPEC.

21.01 FIRE DEPARTMENT CONNECTION (FDC), VERIFY WITH LOCAL FIRE AUTHORITY ON EXACT LOCATION PRIOR TO INSTALLATION.

21.02 KNOX BOX, VERIFY WITH LOCAL FIRE AUTHORITY ON EXACT LOCATION AND APPROVED MODEL, REPORT TO INSTALLATION.

26.01 ELECTRICAL TRANSFORMER LOCATION, UNIT TO BE MOUNTED ON CONC. SLAB. SEE ELEC. DWGS.

26.02 ELECTRICAL METER & CT CABINET, SEE ELEC. DWGS.

26.04 20'-0" LIGHT POLE WITH SHOE BOX / FULL CUT-OFF STYLE FIXTURE, SEE DETAIL 7/A8.1 & ELEC. DWGS.

32.01 7" FULL DEPTH ASPHALT PAVING FOR TRUCK AND EMERGENCY VEHICLE TRAFFIC, PROVIDE 5" FULL DEPTH ASPHALT PAVING AT PARKING AREAS, SEE DETAILS REPORT & CIVIL DRAWINGS.

32.03 6" REINFORCED CONCRETE PAVING AT TRUCK APRON & LOADING DOCKS - BROOM FINISH, REINFORCE WITH 43 BARS @ 18" O.C. EACH WAY. SEE SOILS REPORT & CIVIL DRAWINGS.

32.04 VAN ACCESSIBLE H.C. PARKING SPACE - 12'-0" x 18'-0" WITH 5'-0" AISLE. PROVIDE CURB RAMP AND STANDARD HC PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW. SEE DETS. 1 & 2/A8.1.

32.05 PAINTED WHITE LINES, 4" WIDE, TYP. STANDARD PARKING SPACES ARE 9'-0"W x 18'-0"D.

32.06 PEDESTRIAN CROSSWALK STRIPPIING, SEE DETAIL 9/A8.1.

32.07 LANDSCAPE AREA, SEE LANDSCAPE DWGS.

32.08 EXTERNALLY LIT, FREESTANDING MONUMENT SIGN, SEE DETAIL 12/A8.1 AND ELEC. DWGS.

32.09 SLOPING CONCRETE RETAINING WALL, G.C. TO TAPER WIDTH AS SHOWN, SEE STRUCTURAL DRAWINGS AND DETAIL 10/A8.1.

32.10 PAINTED WHITE LINES, 4" WIDE, TYP. STANDARD TRAILER PARKING SPACES AREA 12'-0"W x 46'-0" DEEP.

32.11 DASHED LINE INDICATES PREFERRED FUTURE STANDARD PARKING SPACES, IF AREA IS TO BE STRIPPED FOR PARKING IT WILL NOT BE USED FOR TRUCK TRAFFIC.

33.01 DOMESTIC WATER METER LOCATION, SEE CIVIL DWGS.

33.02 GAS METER LOCATION, SEE CIVIL AND PLUMB. DWGS.

33.03 PROPOSED FIRE HYDRANT, SEE CIVIL DWGS.

# A1.0

## SITE PLAN