

**PLANT SCHEDULE 30 SCALE SOUTH**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CEL OCC	14	CELSTIS OCCIDENTALIS COMMON HUCKLEBERRY	2 1/2" CAL.
	QUE SKY	1	GLEDTISIA TRICANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2 1/2" CAL.
	QUE BIC	17	QUERCUS BICOLOR SWAMP WHITE OAK	2 1/2" CAL.
	QUE MAC	5	QUERCUS MACROCARPA BUR OAK	2 1/2" CAL.
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE HOT	30	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	8-10' HT MSTEM
	AME XGF	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	8-10' HT MSTEM
	CRA VIR	22	CORNAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	8-10' HT MULTI-STEM
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CHR NAU	73	CHRYSOETHAMNUS NAUSEOSUS DWARF BLUE RABBITRUSH	5 GAL.
	COR STO	217	CORNUS STOLONIFERA RED TWIG DOGWOOD	5 GAL.
	PRU PAW	429	FRUNUS BESSEYI 'PAMNEE BLITTES' PAMNEE BLITTES SAND CHERRY	5 GAL.
	RHU GRO	248	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.
ORNAMENTAL GRASS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BOU BL2	160	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.
	DES TUF	96	DESCHAMBRIA CESPTIOSA TURFED HAIR GRASS	1 GAL.
	PAN SHE	61	PANICUM VIRGATUM 'SHENANDOAH' BURKUDRY SWITCH GRASS	1 GAL.
	SCH BLU	40	SCHIZACHYRUM SCOPARIUM 'BLUE HEAVEN' BLUE HEAVEN LITTLE BLUESTEM	1 GAL.
	SPO AI2	34	SPODOBOLUS ARIODES AKALI SACATON	1 GAL.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACH COL	38	ACHILLEA FILIPENDULA 'CORONATION GOLD' CORONATION GOLD FERNLEAF 'WARRIOR'	1 GAL.
	ART POW	69	ARTEMISA X POWIS CASTLE POWIS CASTLE ARTEMISA	1 GAL.
	ECH MA2	53	ECHINACEA PURPUREA 'MAGNUS' MAGNUS PURPLE CONEFLOWER	1 GAL.
	PEN ME2	151	PENSTEMON MEXICANUS 'PIKE'S PEAK PURPLE' PENSTEMON	1 GAL.
	RAT MEX	43	RATIBIDA COLLARIANA 'MEXICAN HAT' PRARIE CONEFLOWER	1 GAL.
	SED MA2	117	SEDUM SPECTABILE 'MATRONA' STONECROP	1 GAL.
EVERGREEN & BROADLEAF EVERGREEN	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ARC UVA	39	ARCTOSTAPHYLOS UVA-URSI KINKERINICK	5 GAL.
	DAP BUR	65	DAPHNE X BURWYDICI 'CAROL MACKIE' CAROL MACKIE DAPHNE	5 GAL.
	MAH COM	60	MACHONIA AQUIFOLIUM 'COMPACTA' COMPACT GREGG'S GRAPE	5 GAL.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	NAT MX	43,485 SF	NATIVE SEED NATIVE SEED MIX, RE. SPECS.	SEED
	TUR SOD	2,125 SF	TURF GRASS SOD, RE. SPECS.	SOD

- PLANTING + IRRIGATION NOTES**
- ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
  - ALL PLANTS WILL BE BALLED AND BURLAPPED OR CONTAINER GROWN. BARE ROOT OR SPADED PLANTS WILL NOT BE ACCEPTED.
  - SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING BED AS SHOWN ON THE DRAWINGS.
  - ALL PLANTS WILL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
  - ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SUPERIOR TOWN FORESTRY PRIOR TO DELIVERY TO THE SITE. OBTAIN LANDSCAPE ARCHITECTS APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
  - STAKE LOCATIONS OF ALL PROPOSED TREES AND EDGES OF NEW PLANTING BEDS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
  - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION. LANDSCAPE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST OF UTILITY REPAIR DUE TO DAMAGE CAUSED BY HIS OPERATIONS.
  - DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
  - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
  - SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, SOIL PREPARATION TESTING, MATERIALS AND EXECUTION. ARRANGE FOR VISIT OF LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION.
  - SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
  - LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE, AS CALLED OUT ON PLANTING PLANS. UNIT COST TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC., AS DETAILED AND SPECIFIED FOR EACH SIZE.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE THROUGHOUT THE SITE WITH ACCURATELY SET FLOW LINES. NO LOW SPOTS OR PONDING OF SURFACE WATER WILL BE ACCEPTED IN FINAL WORK.
  - COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH INSTALLATION OF WALL FOOTINGS, BRIDGE ABUTMENTS AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
  - THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
  - IMPORTED SOIL SHALL BE USED TO SUPPLEMENT THE EXISTING SOIL AS NECESSARY TO MEET THE FINISH GRADE REQUIREMENTS AT PLANTING AREAS.
  - THE LANDSCAPE CONTRACTOR SHALL VERIFY SOIL TEST AT HIS EXPENSE PRIOR TO PLANTING AND WILL FOLLOW TEST RECOMMENDATIONS AND LANDSCAPE ARCHITECT'S APPROVAL FOR SOIL AMENDMENTS.
  - THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SPECIFIED SUBGRADE ELEVATION, OF +/- ONE TENTH OF A FOOT BELOW FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL AMENDED OR IMPORTED SOIL IN ANY PLANTING AREAS AS NECESSARY TO ACHIEVE THE SPECIFIED FINISH PLANTING GRADES UNLESS OTHERWISE NOTED ON PLANS OR SPECS.
  - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT. FOR TREES IN THE RIGHT-OF-WAY BY BUILDER OR CONTRACTOR, ADJUSTMENTS OF 5'-0" OR MORE MUST HAVE PRIOR AUTHORIZATION OF CITY FORESTER.
  - CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS.
  - MAINTENANCE STATEMENT: ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT NOT LIMITED TO, MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTED AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
  - TAKE ALL DIMENSIONS FROM BACK OF CURB, CENTER LINE OF TREES, AND CENTERLINE OF LIGHT POLE BASES, UNLESS OTHERWISE NOTED.
  - TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
  - WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS. DO NOT SCALE DRAWINGS, IF THERE IS A QUESTION REGARDING DIMENSION, CONTACT LANDSCAPE ARCHITECT FOR VERIFICATION.
  - ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. LAWN AREAS WILL BE SPRAYED AND SHRUBS WILL BE DRIP IRRIGATED. NATURAL AREAS, SUCH AS THOSE WITH PRAIRIE TYPES OF GRASSES AND NATIVE SHRUB SPECIES, ARE DESIGNED TO IRRIGATE THROUGH GROW-IN AND THEN BE SHUT OFF EXCEPT DURING SEVERE DROUGHT. CONTRACTOR SHALL BE RESPONSIBLE FOR TAPS, BACKFLOW PREVENTION AND WINTERIZATION SYSTEMS, SLEEVING UNDER PAVED AREAS AND ALL SPRINKLER SYSTEM COMPONENTS NECESSARY FOR A FULLY FUNCTIONAL SYSTEM. TREES SHALL BE ON A SEPARATE ZONE FROM TURF.
  - ALL PLANT MATERIAL AND IRRIGATION LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE CONNECTED TO THE ROW OF WAY SYSTEM AND MAINTAINED BY THE DISTRICT OR TOWN OF SUPERIOR.
  - STREET TREES SHALL BE PLACED 5'-0" MIN FROM BURIED UTILITIES.
  - PER GEOTECH REPORT, ALL PLANTING TO BE LOCATED A MINIMUM OF 5'-0" OFF OF BUILDING FOUNDATION.
  - TURF AREAS SHALL RECEIVE SOIL AMENDMENT. AMENDMENT SHALL BE A MAXIMUM OF THREE AND ONE-HALF (3.5) CUBIC YARDS OF PURE ORGANIC MATERIAL PER ONE THOUSAND (1,000) SQUARE FEET. TILLED TO A MINIMUM DEPTH OF SIX (6) INCHES. TURF SOD MIX SHALL MATCH THE TOWN OF SUPERIOR TURF SOD SPECIFICATION.
  - ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE SOIL AMENDMENT. AMEND SOIL PER SOIL TESTING RESULTS AND RECOMMENDATIONS.
  - ALL SHRUB, PERENNIAL AND GROUNDCOVER AREAS TO RECEIVE 3" DEEP PEA GRAVEL MULCH APPLICATION, PER DETAILS/SPECIFICATIONS.

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 720-328-1986

**PROJECT**  
**SUPERIOR TOWN CENTER**  
**FINAL DEVELOPMENT**  
**PLAN 11**

**SUPERIOR COLORADO**  
**LIFE SCIENCES**  
 SUPERIOR TOWN CENTER,  
 SUPERIOR, CO 80027



**PACIFIC MEDICAL**  
**BUILDINGS**  
 3394 CARMEL MOUNTAIN RD,  
 SUITE #200  
 SAN DIEGO, CA 92121

**Vested Rights:**  
 This Plan constitutes a Site Specific Development Plan as defined in Section 24-68-101, et seq., C.R.S., and Chapter 16 of the Superior Municipal Code, available at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado. The term and other conditions of these vested rights are further described in the development agreement dated March 11, 2013.

ISSUE CHART

MARK	ISSUE	DATE
4	TOWN COMMENTS	8/26/22
3	TOWN COMMENTS	8/16/22
2	TOWN COMMENTS	8/25/22
1	FINAL DEVELOPMENT PLAN	7/25/22

Job Number 162146.000  
 TITLE

**LANDSCAPE PLANTING**  
**PLAN SOUTH**

SHEET NUMBER

**L3.1**

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**1** **LANDSCAPE PLANTING PLAN SOUTH**  
 1" = 30'-0"



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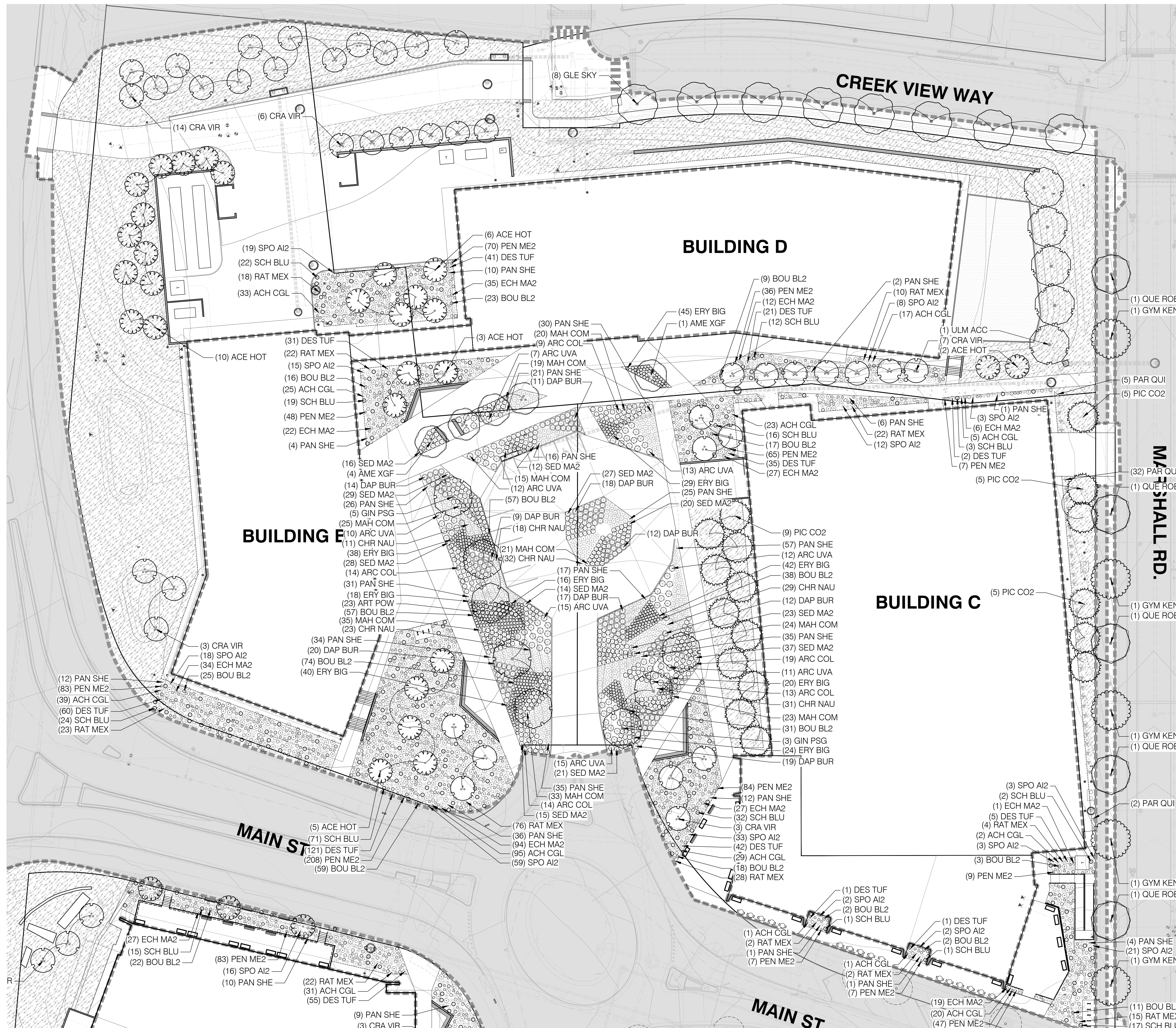
MARK	ISSUE	DATE
4	TOWN COMMENTS	8/16/2022
3	TOWN COMMENTS	6/16/2022
2	TOWN COMMENTS	5/25/2022
1	FINAL DEVELOPMENT PLAN	7/15/2022
1	ISSUE	

Job Number 162146.000

**LANDSCAPE PLANTING  
PLAN NORTH**

**SHEET NUMBER**

**L3.2**



**PLANT SCHEDULE 30 SCALE SOUTH**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CEL OCC	14	CELTIS OCCIDENTALIS COMMON HACKBERRY	2 1/2" CA
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