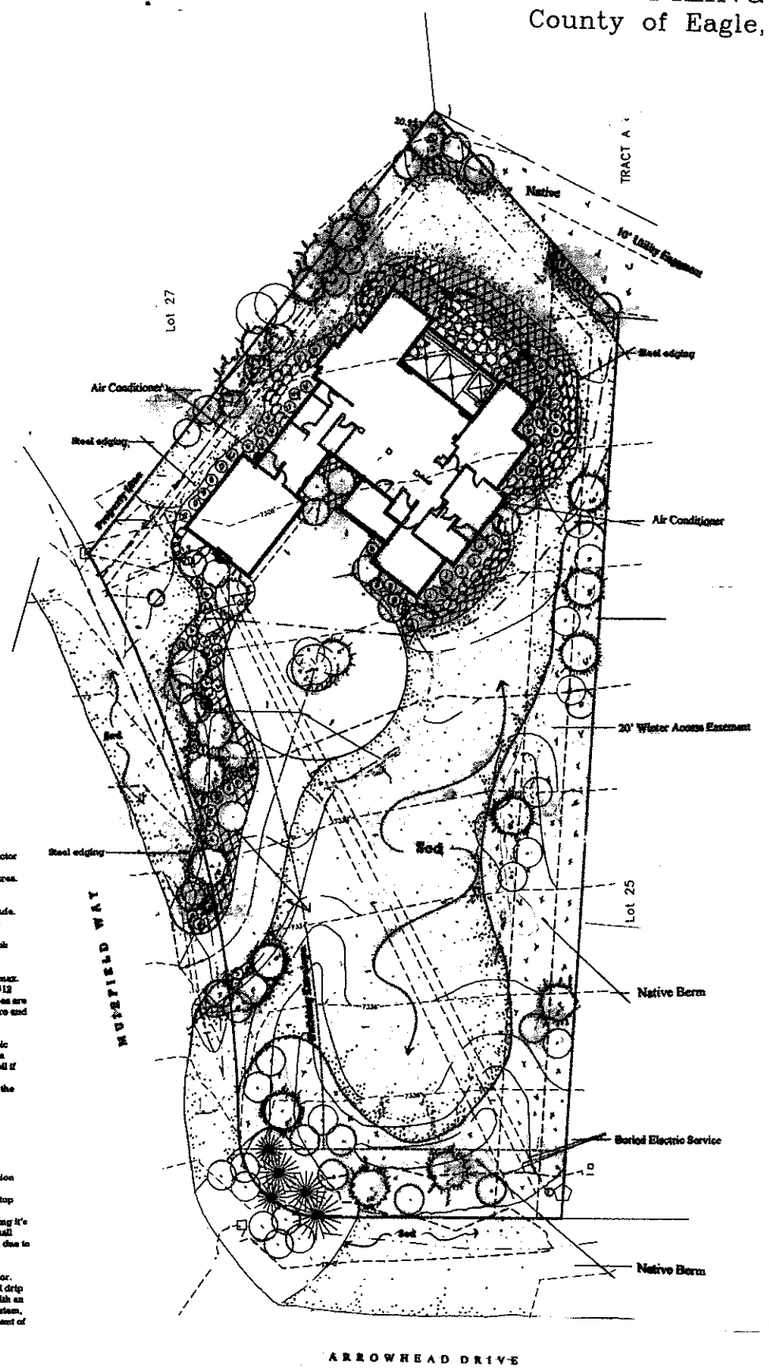
Legal Description:

Lot 26, Arrowhead at Vail, Filing No. 15 according to the plat recorded August 22, 1984 in Book 393 at Page 94, County of Eagle, State of Colorado.

LOT 26, ARROWHEAD AT VAIL, FILING NO. 15

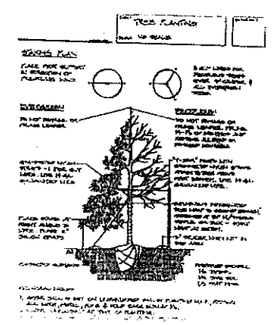
County of Eagle, State of Colorado

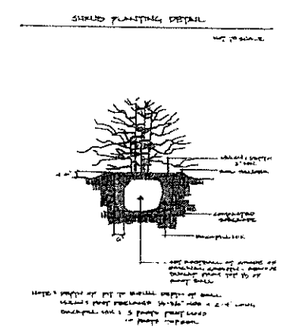


Plant Type	Size	Quantity
Colorado Blue Spruce	8' – 16'	21
Aspen	2" - 2.75"	55
Indian Magic Crabapple	3"	1
(G) Globe Spruce	#10	4
(L) Common Lilac	#5	6
(D) Bailey Redtwig Dogwood	#5	13
(U) Ural False Spirea	#5	15
(C) Alpine Currant	#5	7
(S) Little Princess Spirea	#5	17
(W) Dwarf Artic Willow	#5	9
(P) Purple Leaf Sandcherry	#5	5
(M) Maiden Grass	#5	11
(J) Jackman Potentilla	#5	7
Mixed Perennials	#1	700
Mixed Perennials	Flat	35
Sod		15180 s.f.
Native Seed		All disturbed areas

General Notes/Specifications

1. The plant list is provided for the convenience of the Contractor. The Contractor shall verify all plant counts if a discrepancy exists, the plan shall govern.
2. The contractor shall be aware of all underground utilities, pipes, and structures. He/she will be held responsible for contacting all utility companies for field location of all utility lines prior to any excavation.
3. The landscape contractor to receive site graded to within +/- 4" of finish grade.
4. Final location and staking of all plant material shall be at the direction of the landscape architect.
5. Shrub beds and tree wells are to be mulched with 3" shredded mulch. Mulch sample to be approved by the landscape architect.
6. All planting beds shall be separated from sod and native areas by 14 "x6" galvanized steel edging. Tack edging in place with 12" edging pins at 40" max.
7. All deciduous trees are to be staked with 8' steel 'T' stakes and gayed with #12 galvanized wire and 1-1/2" wide green nylon tree straps. All evergreen trees are to be staked with three 8' steel 'T' stakes and gayed with # 12 galvanized wire and 1-1/2" wide green nylon tree straps.
8. Landscape contractor shall supply and distribute 80 cubic yards topsoil to proposed planting beds. Contractor shall also supply and distribute 16 cubic yards of compost to proposed perennial areas, tilt/rototill to be cultivated to a depth of 6" and fine graded to provide positive drainage, export existing soil if necessary.
9. All disturbed areas to be revegetated with native grass seed mix sown with the following rate at a rate of 48 pounds per acre.
   - 15% Creeping red fescue
   - 5% Sheep fescue
   - 20% Arizona fescue
   - 30% Canada fescue
   - 10% Alkali fescue
   - 10% Bluebler wheatgrass
10. All seeded areas with a slope of 2:1 or greater shall be controlled with erosion control netting.
11. After seeding rake or drag surface of soil lightly to reincorporate seed into top 1/8" of soil
12. Landscape contractor shall submit the company's written document regarding it's policy in plant guarantee and replacement to the owner. Each guarantee shall conform to the minimum standard of replacing all material, including labor, due to the sickness or death of a plant for the period of one year following final acceptance.
13. Irrigation system – is to be a design build system by the landscape contractor. Provide pop-up rain bird spray heads for lawn and perennial bed areas and drip emitters to all shrubs and trees. This system will have an automatic clock with an integrated rain sensor/shut off. Temporary above ground rotor sprayed system, zoned separately for all native revegetated areas. Remove after establishment of grasses or one year.





REVISION	BY
Revisions 10/10/08	

ROCKY MOUNTAIN Custom Landscapes INCORPORATED

Post Office Box 3672
Avon, Colorado
81620
Phone
(970)748-8481

Post Office Box 4422
Parker, Colorado
80134
Phone
(303) 680-7536

Web Site: rocky mountaincustom landscape.com

Landscape Plan

Barrow Residence

26 Muirfield Way, Arrowhead, Eagle County, Colorado

Date	08/22/08
Scale	1" = 20' – 0"
Drawn	
Job	
Sheet	L-1
Of One	Sheets