

MPP MASTER LANDSCAPE MANAGEMENT PLAN



Guiding Principles

The following will guide our decision-making and creative thinking.

- Results of two Owner Surveys
- Cohesiveness of design (Materials and plant lists Appendix C)
- Budget. Use existing irrigation system as much as possible. Reuse plant and hardscape materials.
- Xeric principles in new plant selection; always consider shade/sun needs of each location and plant.
- Seasonal colors of both flowers and foliage. Use perennials which come back year after year.
- Use of Eco-friendly practices and products.
- Estimate cost and completion date for landscaping work in each area when design goals are approved.
- Landscape Committee representatives of Bldgs. A, B, and C are involved in approval process.
- Continuing education opportunities for Landscape Committee members: CSU webinars, field trips, consults.
- Community involvement
- Communication with the MPP Board of directors

MPP MASTER LANDSCAPE MANAGEMENT PLAN

Priorities

Design

- Work with contracted Landscape Architect in developing an overall Plan for MPP landscape taking into consideration our unique terrains and our owner's desire for low water usage native plants.

Irrigation

- Follow CS Utilities irrigation consultant recommendations on how to maximize our resources for water conservation and usage. (Appendix A)

Maintenance

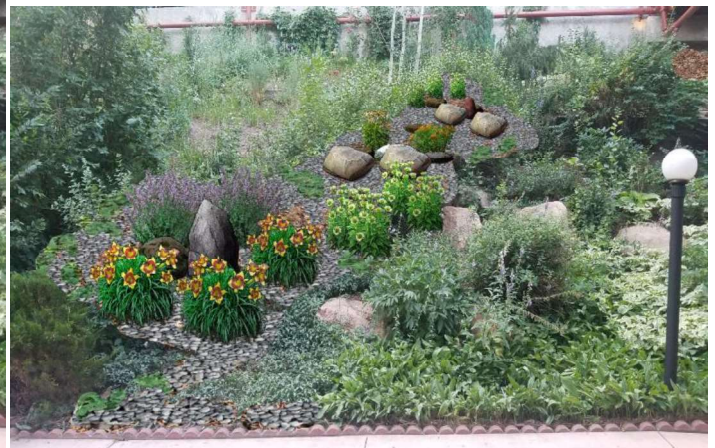
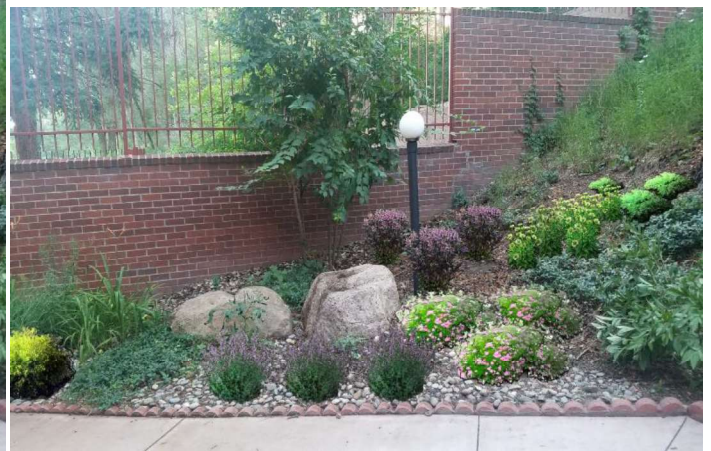
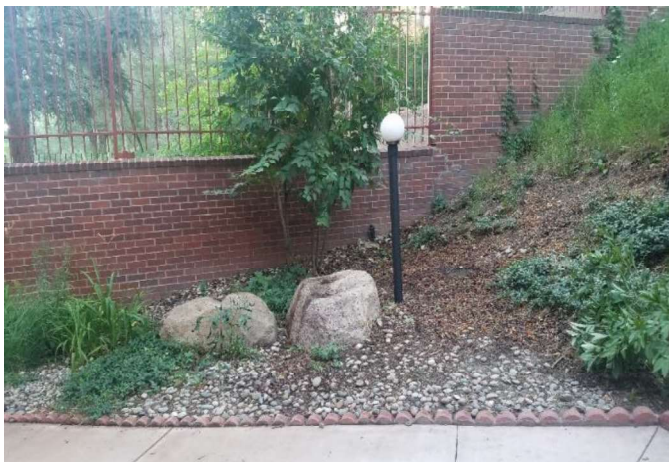
- Mulch garden areas.
- Move some plants to create impact and support a cohesive design.
- Evaluate, prune and /or remove trees and shrubs as recommended by arborist (Appendix B)
- Identify plants that are crowding for removal to better locations.
- Trim Ivy and Virginia Creeper as needed
- Develop a plan for watering in winter, especially important for establishing new plants.

MPP MASTER LANDSCAPE MANAGEMENT PLAN

2022 and Forward, Goals by Area (Refer to Map for area designations). Photos of the current garden areas are paired with photos using a landscape program that suggest what areas will look like with proposed changes. Plants in enhanced photos are suggested not actual and are shown in summer unless otherwise noted.

Terrace 1

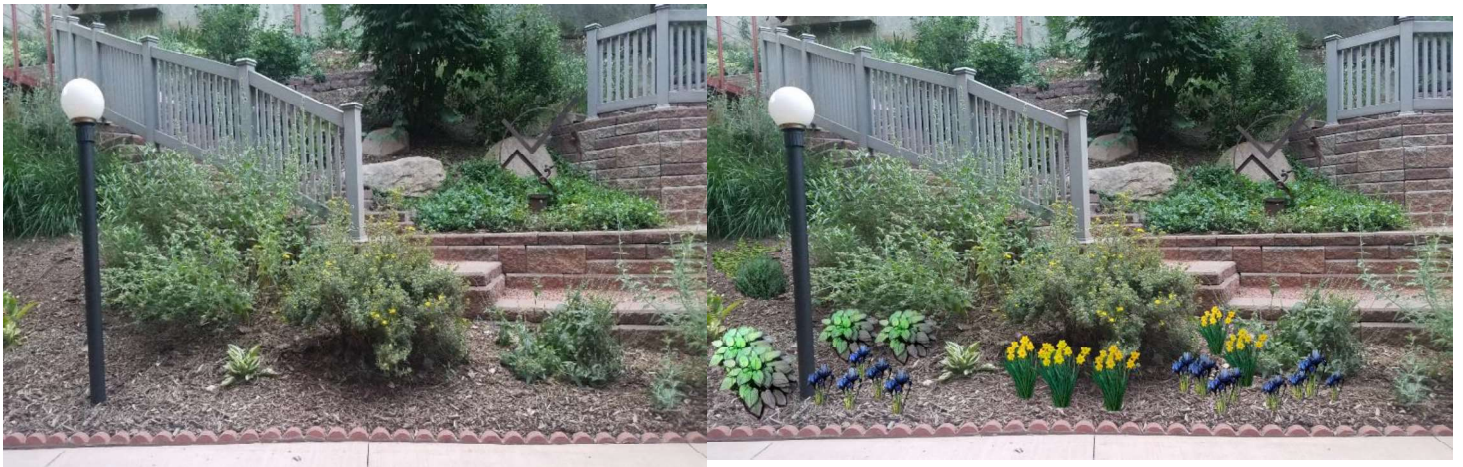
- Plant perennial flowers in bottom section nearest walkway.
- Consult with landscape architect to develop possible rock terracing on steep part of the terrace and advise on replacement of large bushes.
- Mulch open areas.



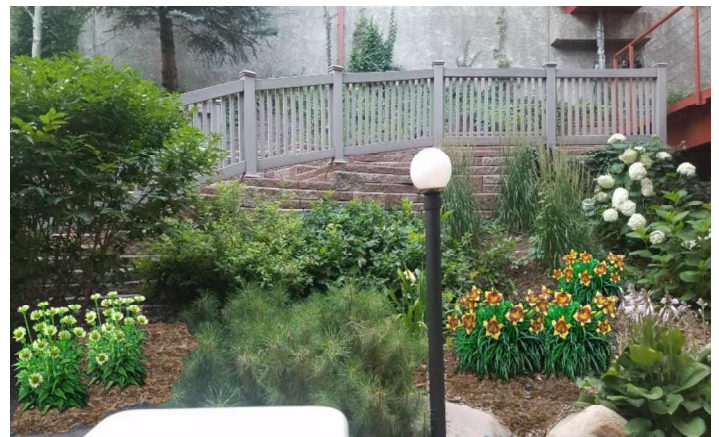
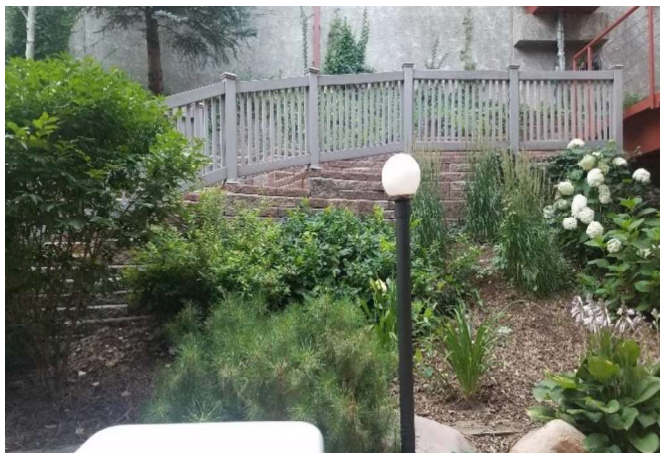
MPP MASTER LANDSCAPE MANAGEMENT PLAN

Terrace 2

- Mulch area with brown mulch
- Plant colorful water wise perennials and flowering spring bulbs



Spring rendering



MPP MASTER LANDSCAPE MANAGEMENT PLAN

Path Sides

- Add river rock to bare spots
- Move rock back from around bushes add replace with mulch
- Remove paver from A1 Pathside to Entry 2 patio

Path Side 1



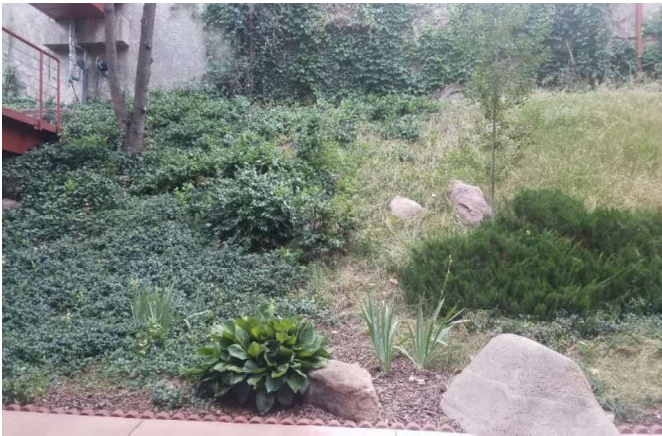
Path Side 2



MPP MASTER LANDSCAPE MANAGEMENT PLAN

Terrace 3

- Plant wildflowers in grass at the top third of the hill.
- Add mulch to bare areas.
- Add a few perennials (shade/sun) and bulbs to provide color and bloom in Spring and Summer.



Spring rendering



MPP MASTER LANDSCAPE MANAGEMENT PLAN

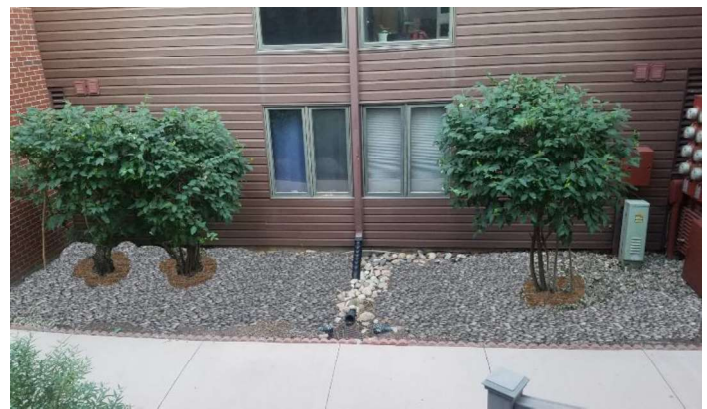
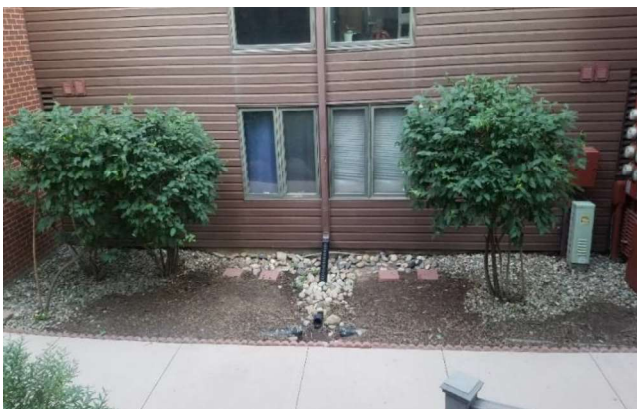
Path Sides

- Add river rock to bare spots
- Move rock from around bushes add replace with mulch
- Remove pavers to atrium patio.
- Encourage vinca ground cover to spread

Path Side 3



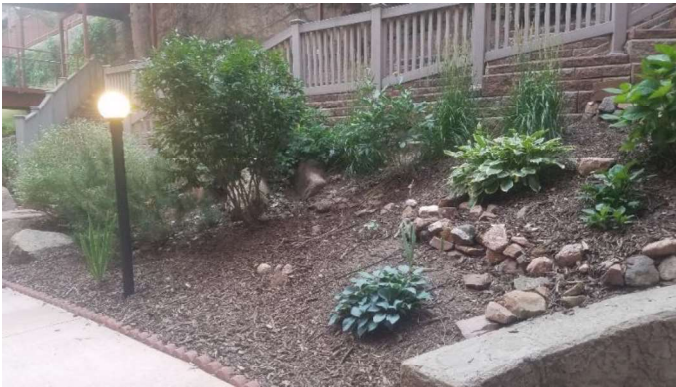
Path Side 4



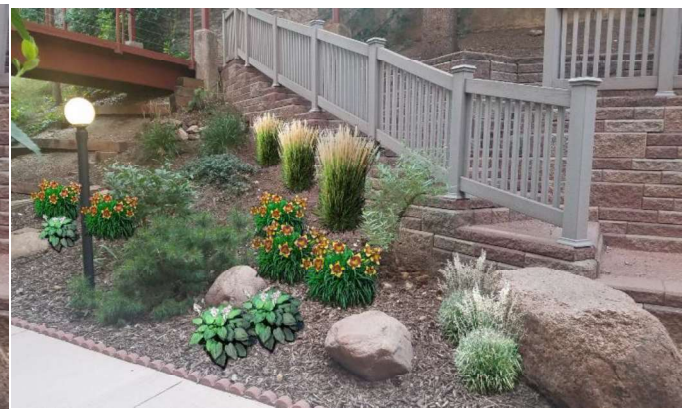
MPP MASTER LANDSCAPE MANAGEMENT PLAN

Terrace 4

- Add gorilla mulch in steep areas
- Move Snow on Mountain from other area to provide ground cover.
- Add bulbs, flowering natives and perennials
- Add grasses along descending block wall

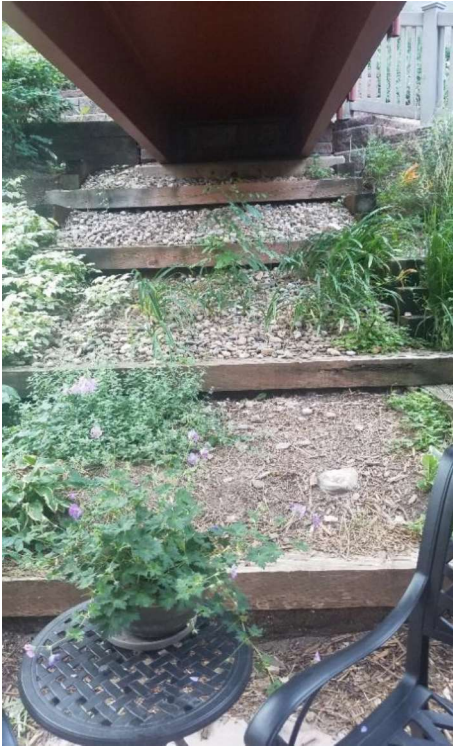


Spring rendering

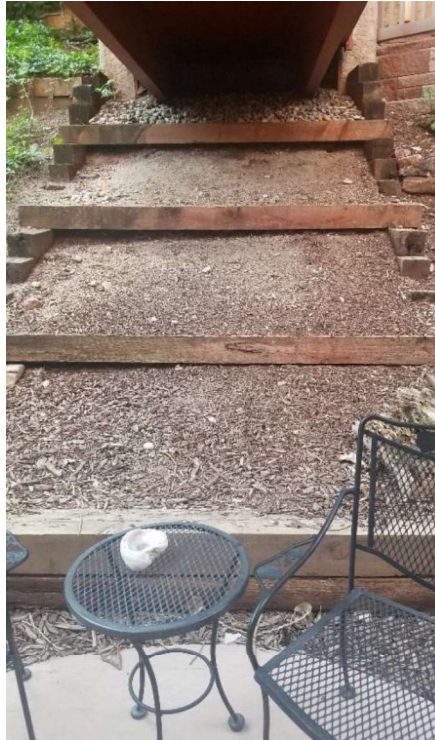


MPP MASTER LANDSCAPE MANAGEMENT PLAN

Under Bridge Areas



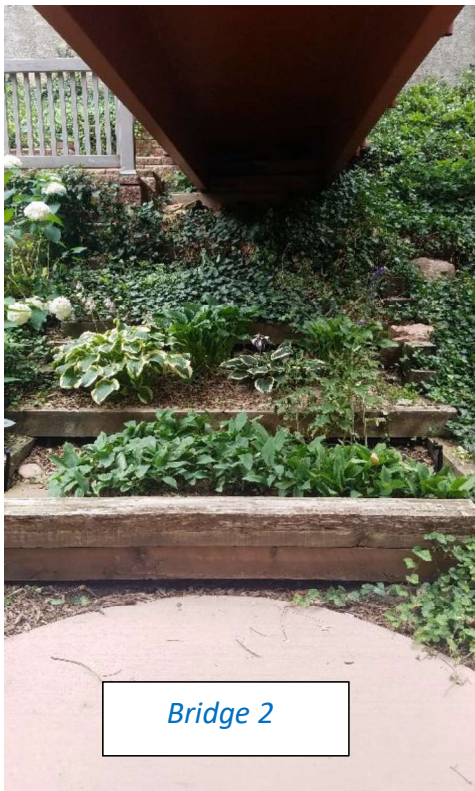
Bridge 1



Bridge 3



Bridge 4



Bridge 2 is the desired look for all under bridge terraces in order to create a backdrop for sitting areas. To achieve this we should do the following:

Remove rock from second level of Bridge 1 in order to add mulch and plants.

Keep ivy and Virginia creeper trimmed off railroad ties of bridge 2.

Level bottom two areas in Bridge 3 to take mulch and plants without sloping. Top two levels are rock.

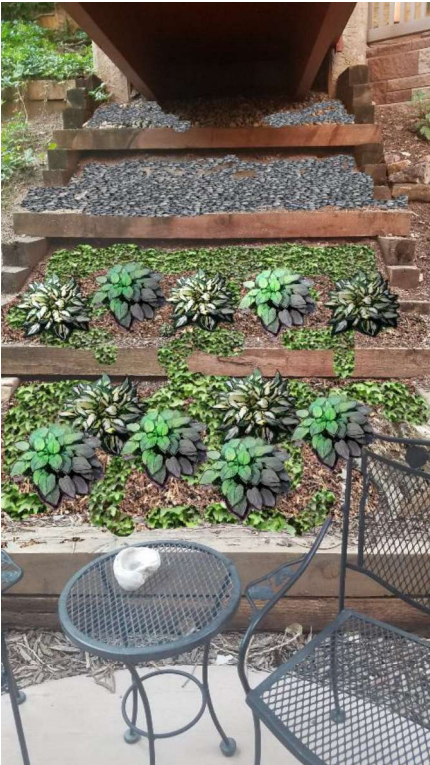
Remove rock from bottom two levels of Bridge 4 and add mulch and plants

MPP MASTER LANDSCAPE MANAGEMENT PLAN

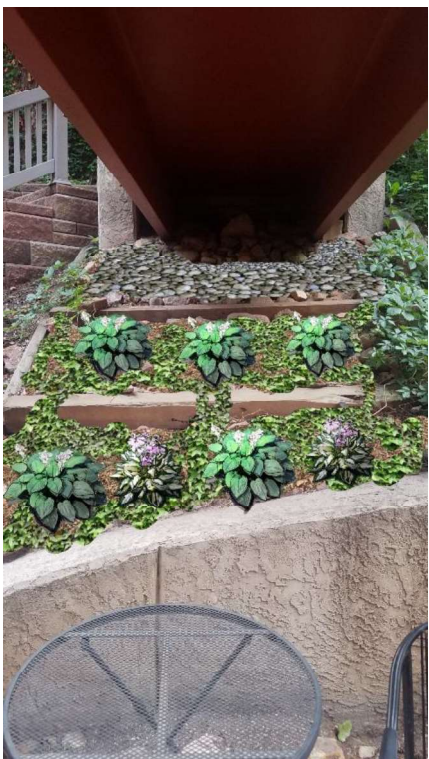
Bridge 1



Bridge 3



Bridge 4

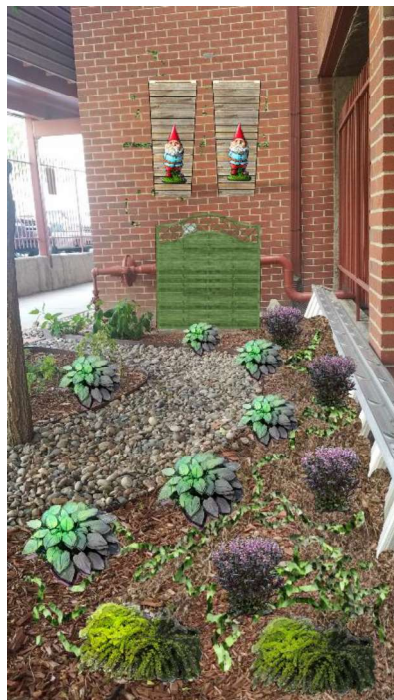


MPP MASTER LANDSCAPE MANAGEMENT PLAN

Building C Areas

Atrium

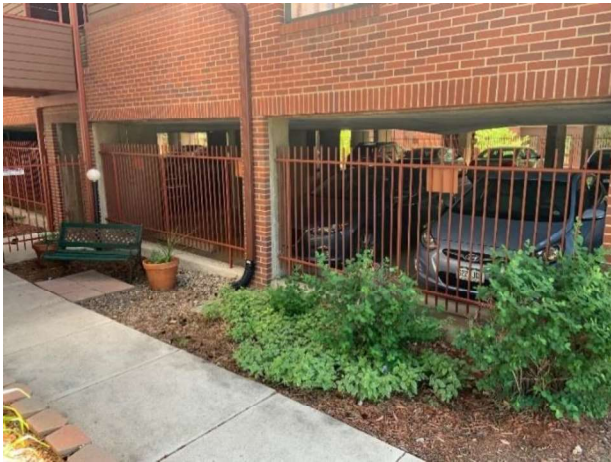
- Lay brown mulch.
- Build or buy a screen to disguise the mechanics.
- Address the brick wall with art (please excuse limited program choice)
- Implement suggestions from Landscape architect



MPP MASTER LANDSCAPE MANAGEMENT PLAN

Entry Garden 1

- Lay brown mulch.
- Plant specimens suggested by Landscape Architect to support cohesive design.



Entry Garden 2

- Replace mulch with 3/8" washed river gravel.
- Let vinca ground cover spread
- Add more pavers to create a small patio that the bench can sit atop.
- Plant shade plants on either side of patio. (see 2021 projects page 16.

Entry Garden 3

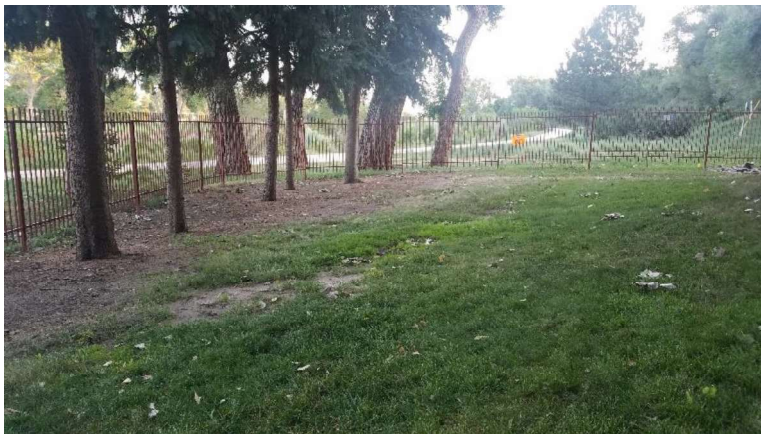
- Remove lava rock
- Trim dead wood to Bonsai large juniper bush



MPP MASTER LANDSCAPE MANAGEMENT PLAN

Entry Garden 4

- Plant hardy shade plants and/or groundcover.



Westside Turf Area

- This area is not being addressed in the current document. Since this is a living document, the Board will see it in the future. A garden consultant (head gardener) from CC recommended bringing in truckloads of new soil to plant new grass seed or to lay turf.
- Tree roots may be a potential problem. Concerns were previously expressed to a board member by Turf Master. CC and Timberline consultants are of the opinion that trees are far enough away from buildings A and B that the building foundations will not be disturbed by roots. Evaluate periodically.



North Turf Area

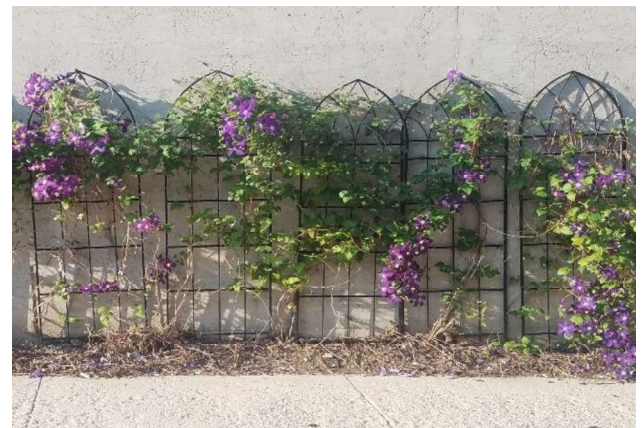
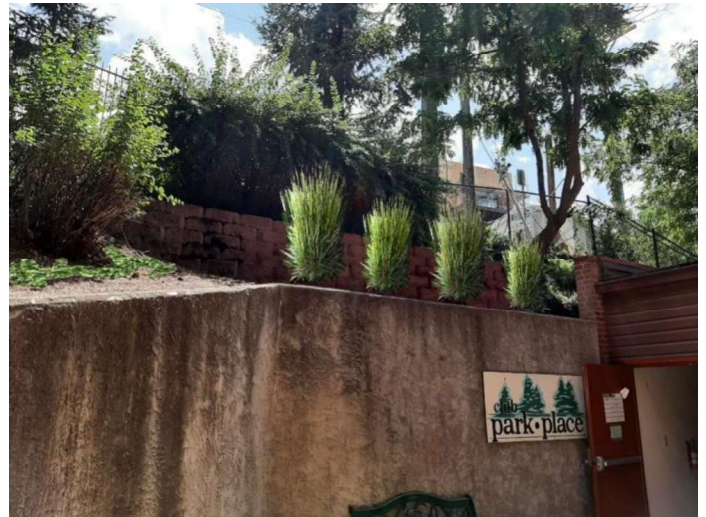
- No change. Turf in in good condition. Do not remove any of it to create additional parking spaces.

MPP MASTER LANDSCAPE MANAGEMENT PLAN

Club Room Area

Hillside

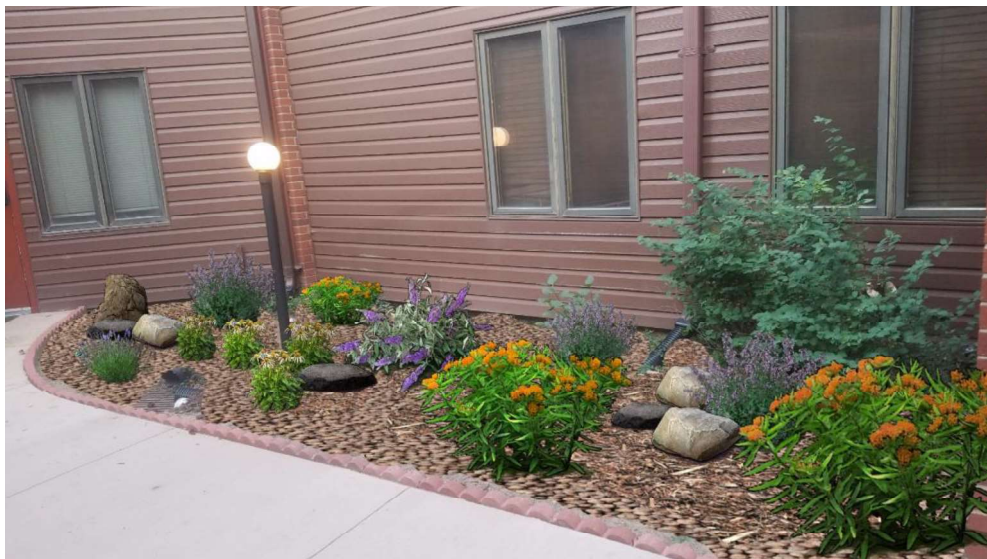
- Add gorilla hair mulch in open areas;
- Improve water runoff by using stones removed from under bridge 4 to create wells around the bushes on the steep slope for water retention, erosion control by using this existing stone.
- Plant tall grasses at top of straight wall
- Add trellis with climbing vines in front of slant wall. If this area can't be irrigated, plant vines at top to trail over and down the wall.



MPP MASTER LANDSCAPE MANAGEMENT PLAN

Club Room Garden

- Consult with Landscape architect to create a garden of native flowering plants and herbs that will attract pollinators.
- Mulch area with brown mulch and rock.
- Add large decorative rocks



MPP MASTER LANDSCAPE MANAGEMENT PLAN

Projects 2021

W. Boulder Street Curbside Garden

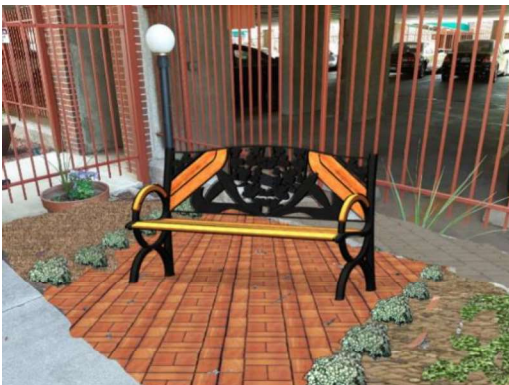
- Add 6 cu yd soil \$300
- Lay edging in serpentine pattern. 4 rolls X \$25, \$100
- Lay rock: 2.5 ton 3/8" brown pea gravel \$165, 3 ton Arizona tan 2-4" river rock \$208
- Plant warm palette plants (barberry and lilies) \$550
- Boulders \$150 for 1 ton

Estimated total cost rounded \$1500



Entry Garden 2

- Move pavers from around the property to make small patio for bench to sit atop. \$0
- Mulch bed up to patio with 3/8 inch washed river rock (delivered at the same time as for curbside garden). 1 ton \$44
- Enrich soil on either side of patio (to 1 ft wide) for eventual plantings. 2 bags Miracle Grow garden soil \$16.50
- Add plants to sides of patio \$75
- Add brown mulch to area to the south side of the patio \$4.50



Total \$140.00

Irrigation Evaluation Report

This report contains the results of an irrigation inspection performed by Colorado Springs Utilities at **Monument Park Place Condos**, on June 8, 2021.

Thank you for your interest in our program and your initiative to reduce the water use on your property while also maintaining an attractive landscape. We have identified several opportunities to improve water use and efficiency.

Summary of Recommendations

The following recommendations are listed in order of importance of water savings and irrigation efficiency. Each of these recommendations are explained in detail on the following pages.

1. Reduce number of days that drip irrigation occurs, and address conduit pipe being used for irrigation purposes on zone #3.
2. Address low pressure on zone#9
3. Scheduling
 - Irrigate according to the season
 - Implement cycle and soak programming
 - Utilize controller programming capabilities and put all drip irrigation and planting beds on same program
4. Install a functioning rain sensor
5. Take advantage of rebates when making repairs or improvements to the irrigation system.

Opportunities to Stretch Your Water Further

After you have addressed the most critical recommendations listed above, apply these summarized steps to capture as much water savings as possible while assuring a healthy landscape. More detail is provided in the following pages.

1. Continue investing in regular sprinkler system maintenance and periodic system evaluations throughout the growing season.

Recommendation 1: Reduce Drip Irrigation Frequency

Inefficiency: Drip irrigation is watering frequent and shallow for well established plants.

Observed: Drip irrigation was scheduled for 3 days a week, 10 minutes per zone & the interior hillside planting area is being watered like turf grass for 3 days a week, 15 minutes per zone.

Recommendation: Reduce drip irrigation to three days per week.

Drip irrigation should be adjusted for the season just like traditional irrigation zones. Schedule your drip system for two days per week during the months of April, May, September and October and three times per week from June through August. We recommend a runtime of 60 minutes for deep and infrequent watering which promotes a deeper plant rooting system and more heat/drought tolerant plant.

Irrigation zones number 7 and 8 associated with the hillside garden between buildings is being overwatered for the plant water requirements and has a mixture of irrigation products within the zone. When a zone has a mixture of irrigation products scheduling correctly becomes difficult due to the differing precipitation rates. We recommend utilizing the same irrigation product within in a zone to match precipitation rates, watering the hillside deep and infrequent, and utilizing cycle and soak irrigation method.

Zone #3 has a series of ball valves used that are connected to ½ inch conduit piping. Conduit piping is intended to be used for electrical purposes only and is not recommended for irrigation purposes. Due to this conduit piping not being rated for irrigation use there is a chance of failure which would result in a large leak and high-water waste. This conduit pipe when opened is an unregulated ½ inch pipe that will distribute a high volume of water. We suggest finding the lateral line to this zone and installing traditional drip irrigation in this area.

Recommendation 2: Address low pressure on Zone #9

Inefficiency: Low pressure

Observed: Inconsistent coverage, poorly functioning heads and overwatering.

Recommendation: Utilize a nozzle with a lower flow rate to increase pressure

Low pressure on an irrigation zone leads to poor landscape health and in the long run will lead to water waste if the issue is not addressed. Perform a multi-stream rotor nozzle swap on zone #3 to decrease gallons per minute flow needed for the zone and observe if pressure increases and function of the heads improves. If pressure and head function improve be sure to schedule the new multi-stream nozzles appropriately since the nozzles have a much lower precipitation rate.

Recommendation 3: Adjust Irrigation Scheduling

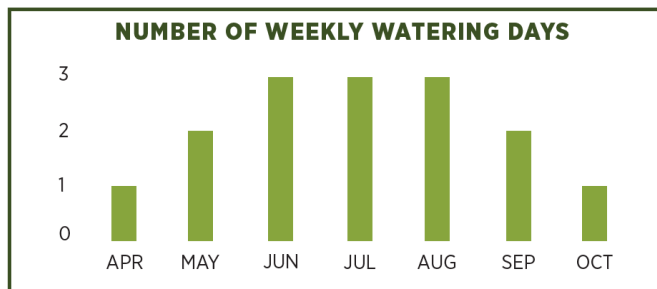
Inefficiency: Incorrect irrigation scheduling and programming can lead to water waste and poor landscape health.

Observed:

- At the time of our evaluation, turf irrigation zones were scheduled to run three days a week M,W,F.
- Cycle and Soak programming not in use
- Programming capabilities of controller not in use

Recommendation: Water according to the season, create cycles to reduce runoff and increase rooting depth.

The number one, easiest, most effective way to stretch water is to adjust the irrigation program to maximize your water use. This single factor will allow you to get the most beneficial use from your water while promoting a healthier turf and landscape. Best practice for your soil is to apply .35-.5" of water 2-3 times a week depending on the season. In May, irrigation is typically only required 2 days per week, however with the cooler temperatures and precipitation received irrigation was only required 5 times for the month of May. If turf stress presents itself during hot and dry periods, assess the areas presenting problems and first correct the zone problems (i.e. clogged nozzles, pressure issues, leaks, etc.) before adding another day or additional time to the station. It can be difficult to diagnose system inefficiencies if overwatering is occurring.



To increase watering efficiency, create cycles (i.e. start times), move these cycles back-to-back and add more cycles to reach the ½ inch goal. For example: turf pop-up spray zones generally apply the targeted ½ inch in approximately a 20-minute run time. To implement cycle and soak on a zone like this you would first reduce the total runtime to 18 minutes saving 10% of the water and achieving a number evenly divisible by 3. Take the 18-minute runtime and divide by 3 (this would now become a 6-minute cycle time). Run this short cycle for 3 different start times (2am, 3am, & 4am) each watering day. This is still providing 18 minutes or about a ½" of water, but is applying it in shorter intervals, spaced apart which will help the soil absorb the water and reduces runoff. For rotor zones it generally takes 45 minutes to apply ½ inch of water, try a 15-minute cycle. With three start times this totals 45 minutes, or about ½ inch of water. Cycle and soak is especially important in areas where there are extreme slopes, high precipitation rates, and heavy clay soils.

A best irrigation practice is to have drip irrigation and planting beds on a separate program from turf grass areas. This would mean that zone number's 2,3,7,& 8 would be on a separate program than the turf zones. The utilization of multiple programs allows for proper scheduling since drip and planting beds do not need to be irrigated as frequently as turf grass. For example, if all zones that are watering lawn areas are on program A you can schedule that irrigation to occur 3 days per week in the heat of the summer and if all planting beds/drip zones are on program B irrigation can be scheduled to occur 1 day per week. Having separate programs also allows for quicker irrigation trouble shooting.

Recommendation 4: Install Rain Sensor

Inefficiency: Without rain sensors it is likely that irrigation is occurring during rain events or shortly after significant effective rain fall.

Observed: No rain sensor on site.

Recommendation: Install a Rain Sensor



Installing a rain sensor would prevent irrigation during a rainstorm or shortly after effective rainfall and save water and money. Rain sensors in our climate typically have a life span of approximately 3-5 years before needing to be replaced. Usually, the cost of the sensor is made up in the first storm or two. Twice a year checks of the sensors, especially if they are wireless, will help ensure they are working when you need them to.

Recommendation 5: Take Advantage of Irrigation Rebates

Observed: Products eligible for rebates are regularly being installed without taking advantage of rebates offered by Colorado Springs Utilities.

Recommendation: Apply for Irrigation Rebates for all products purchased in 2020.

High efficiency irrigation heads with a check valve and pressure regulation can reduce landscape water use by 10% and are eligible for irrigation rebates. This product is currently installed as a standard practice at your site. There is still time to get a rebate for any of these products purchased in 2020 (any irrigation heads with pressure regulation or check valves are eligible for a rebate). Moving forward, consider pairing these irrigation heads with a high efficiency matched precipitation nozzle which also qualifies for a rebate. High efficiency matched precipitation nozzles are 20-30% more efficient than traditional fixed spray nozzles and can save up to 5-10% of landscape water use. Anytime you install a high efficiency matched precipitation nozzle, it is important to adjust station programming due to the precipitation rate difference between the two products. High efficiency matched precipitation nozzles have a significantly lower precipitation rate when compared to traditional fixed spray nozzles.





To get more information on irrigation rebates available please follow this link: <https://www.csu.org/Pages/BusinessIrrigation.aspx>



Opportunities to Stretch Your Water Further

Continued Irrigation Maintenance

To assure proper landscape health and water application across the irrigation season, it's important to periodically check each zone and all irrigation equipment for proper function, coverage and potential leaks. This chart offers a quick guide related to systematic repairs and water saving potential.

Problem	<u>Blocked Heads</u>	<u>Leaking Heads</u>	<u>Tilted/Buried Heads</u>	<u>Clogged Nozzles</u>
Solution	Move objects blocking heads	Replace head	Level & plumb heads	Remove & clean nozzle
Water savings potential				
*Replace leaking heads with equipment eligible for rebates. You could receive up to \$15 per head.				

What's Next?

Taking action

The recommendations in this report may seem overwhelming at first, but a few simple changes will help you save a noticeable amount of water and money. The next step is to take action. Create a plan to resolve recommendations 1-5 and start saving today! In the end, all of these changes will help you use water more efficiently while improving plant health.

If you have any questions, please feel free to contact us.

Sincerely,

Lance Ackerman
 Water Conservation Specialist
 Colorado Springs Utilities
lackerman@csu.org
 (719) 668-4556

Appendix C





Part 1 – Inventory of existing plants in MPP landscape.


Part 2 – Committee suggestions for additional new plants guided by CS Utilities.

Part 3 - List of Standard Materials for use in MPP Landscape.


Appendix C – Part 1 MPP Plants Inventory (June 5, 2021)






Pages 1-7 are a partial representation of the types of plants already in the MPP Landscape. The evergreens (pines, firs, spruces) and aspens are not pictured here. But Page 9 is a list of all plants that were inventoried by the Landscape Committee. Note that photos are from searching internet.





<p>Plants</p> <p>Winterberry</p> <p>(North gate east turf, next to juniper; also in Entry Garden, A1, A2 and B2 terraces, Clubhouse garden)</p>		<p>Dioecious (male/female) plants. Female needs a male within 40' to bloom, Deciduous. 3'-12' high and wide. Oval or rounded form. Clusters of white flowers in mid-summer turn to red, orange or yellow fruit in the Fall which attracts birds.</p> <p>Full sun to part shade</p> <p>Medium water needs</p>
<p>Dutch IRIS</p> <p>(A2 terrace)</p>		<p>Dutch iris grow from teardrop-shaped bulbs that are planted in fall.</p> <p>20"-24" tall. Best in full sun, but will do well in 1/2 sun, 1/2 shade with morning sun and afternoon shade.</p>
<p>Bearded IRIS</p> <p>(Entry Garden, A1, A2, B1 and B2 Terraces)</p>		<p>Hardy rhizatomous perennial. Rhizomes can be split then replanted after blooming for the following year (Rhizomes bud below surface)</p> <p>Full sun.</p> <p>Spread nicely.</p> <p>Depending on genus, will grow 12"-40" T.</p>
<p>Sage</p> <p>A1 terrace</p>		<p>Full sun, well-draining soil. 12-30" high</p> <p>Butterfly friendly.</p> <p>Clump forming, upright, blooming spikes of purple, blue, pink or white aromatic flowers form over strong scented, grey-green foliage. May be sheared to rebloom twice in a year.</p>

<p>Forsythia</p> <p>A1 Terrace</p> <p>A1 and A2 Pathsides</p> <p>B2 Terrace</p>		<p>Deciduous shrub Native to China and Korea Height: 2 – 10’ T; 2-12’ W Fast growth rate; width increases gradually as plants sucker slowly Bell-shaped, bright yellow flowers emerge in April or early May before leafing out Full sun for best flowering</p>
--	---	---

<p>Ornamental Grasses, including Blue Fescue and Variegated grasses</p> <p>(Entry Garden, Atrium, A1, A2)</p>	  	<p>Ornamental grasses grow best in full sun, some do well with sun and partial shade.</p> <p>Sedges (below) will grow well in full shade.</p> 
--	--	---

<p>New Mexican Privet</p> <p>B1 Terrace</p>		<p>25-40’ T; to 30’ Wide Full sun for best flowering and shape. Tolerates partial shade. Very fragrant blossoms. Slow to moderate growth</p>

<p>Oregon Grape Holly (Mahonia aquifolium)</p> <p>A1, B1 and B2 Terraces</p>		<p>3-6' T; 2-4' W Part shade to full shade; does not tolerate full sun (6 hrs.+) Needs protection from drying wind Grow in groups for better fruit production</p>
<p>Day Lilies</p> <p>Entry Garden</p> <p>Atrium, A1 and A2 Terraces, B1 and B2 Terraces</p>		<p>Full sun Grow 3-4' tall Drought tolerant once established</p>
<p>Lamium / Yellow Archangel</p> <p>Atrium</p>		<p>Perennial, can be ground cover Part shade to filtered sun</p>
<p>Clematis</p> <p>Atrium Garden</p>		<p>Climbing perennial vine Flower best in full sun Keep roots cool with mulch Need to be cut back for profuse flowering the following year. Timing depends on whether the plant blooms on new or old growth.</p>
<p>Caryopteris / Blue Mist Spirea</p> <p>A1 Terrace</p>		<p>2'-3' tall, full sun Cut back in spring after first bloom for follow-on bloom.</p>

<p>Hosta</p> <p>Atrium</p> <p>A1 and A2 Terraces</p> <p>B1 and B2 Terraces</p>		<p>Many varieties exist (50+)</p> <p>Full shade to morning sun and afternoon shade</p>
<p>Salvia</p> <p>Atrium</p>		<p>1 ½' – 2' Tall</p> <p>Xeric perennial, low-water needs</p> <p>Full sun for at least 6 hours/day</p>
<p>Peonies</p> <p>Atrium</p> <p>A2 Terrace,</p> <p>B1 and B2 Terraces</p>		<p>Another full-sun perennial that blooms once in late spring or early summer for about a month.</p>
<p>Japanese Lilacs</p> <p>I have not seen these in bloom at MPP. ID was taken from leaves photo using Plant Snap app on iPhone</p>		<p>Japanese Tree lilac</p> <p>20-30' tall; 15-20' wide</p> <p>Full sun to partial sun</p> <p>Well-drained, with average moisture, avg fertility</p> <p>Pannicles of fragrant white, cream-colored flowers</p>

GROUND COVERS

Vinca/Periwinkle

North Garden gate Entry
 A2 and B1 and B2 Terraces
 Clubhouse Garden



Vinca/Periwinkle

Vinca is a perennial ground cover. Loves full sun and attracts Butterflies.

Snow-on-the-Mountain

Entry Garden
 A1 and A2 Terraces
 B1



Snow-on-the-Mountain

Snow-on-the-Mountain, *aka Bishops's Weed*, thrives in deep shade and full or part-shade.

Lamb's Ear

A1 Terrace
 Entry Garden



Silver-carpet lamb's ear. Full sun or a.m. sun and p.m. shade.

Lily of the Valley

A2 and B1 Terraces
 Pots in entry gate garden



Shade-loving ground cover with thick, fleshy roots that spread to crowd out weeds and other plants.
 A good solution for steep banks and uneven terrain.

Ajuga

Entry garden and Atrium
 A1 Terrace
 B1 Terrace



Full shade to part shade ground cover

More Plants and Shrubs

Mint
A2 Terrace at the wall




Coleus
Atrium log/
B2 Terrace



Impatiens
Atrium log/



Delphinium



B1

Terrace

Burning Bush
A1 Terrace



Locust Tree
Hillside. Can be specimen tree, 30-60' tall, 50' wide; full sun; prune on 5-6 yr. cycle

Pathside for A1, A2, B1, B2

Viburnum
Partial to Full Sun
Fragrant flowers



Purple Sand Cherry




<p>Flax</p> <p>A2 Terrace</p> <p>Loves full sun, Xeric</p> 	<p>Golden Rocket Barberry</p> <p>A2 Terrace, top of hill</p> <p>Loves full sun; Xeric</p> 	
<p>Golden Rain Trees</p> <p>Atrium</p>		<p>25-40' T; to 30' Wide Full sun for best flowering and shape. Tolerates partial shade. Very fragrant blossoms. Slow to moderate growth</p>
<p>French Lilac</p> <p><i>MPP may have some French lilacs...not in bloom at this time (especially if they were cut back too late in 2020 after buds had set.)</i></p> <p>A1, B2, Clubhouse and Hillside</p>		<p>Full Sun, partial shade Often grown as a shrub hedge 8-15' T, 6-12' W</p> <p>Fragrant Lavender-blue, white, burgundy, deep purple, or lilac flowers</p> <p>Moderate amount of water</p>

**Plant Inventory of MPP
Landscape taken 6-5-2021**

Reminder: The plant photos do not include the pines, aspen, junipers, firs, spruces, ash trees, some of which are "volunteers."

North gate East Turf

2 winterberry
1 juniper

Entry Garden

1 tall pine tree
2 Winterberry
2 clusters Iris
3 Sage
Numerous blue fescue
grasses
Large area Daylilies
2 ajuga
1 lambs ear
1 miniature evergreen
Vinca
Snow on the mountain

Boulder Street/sidewalk

4 juniper
3 winterberry

Atrium

2 golden rain trees
2 Lamium / Yellow
Archangel
4 small bushes
1 clematis
1 bleeding heart
1 peony
6 clusters Daylilies
1 coleus
3 ajuga
11 Hostas
3 impatiens
1 salvia
2 grasses

A 1 Terrace

1 burning bush
1 Blue Mist spirea
(caryopteris)
1 lilac
3 Bushes, different varieties

3 winterberry
1 small tree
1 Oregon Holly bush
13 Hostas
3 sage
Multiple grasses
Variegated grasses
1 tall tree deciduous
1 pine tree
5 Aspen
1 forsythia
9 Iris
1 daylily
1 ajuga
1 lambs ear
Ivy
Mint
Snow on the mountain

A 2 Terrace

1 pine tree
4 aspens
1 cedar tree
1 ash
1 draping pine
1 Golden Rocket Barberry
3 mugo pine
5 winterberry
8 Bushes
1 forsythia
5 peonies
2 oriental poppies
3 Iris
1 cluster of Iris
1 Dutch Iris
3 Daylilies in groups
11 Hostas
3 flax
Large area of grass
Vinca
Lily of valley
Snow on the mountain

B 1 Terrace

2 pine trees
5 Aspen trees
1 mugo pine
1 Oregon Holly bush
1 New Mexican privet
5 small bushes
1 juniper
8 Iris

2 Daylilies
2 peonies
10 Hostas
1 delphinium
1 ajuga
Grasses in 5 locations
Vinca
Lily of valley
Snow on the mountain

B 2 Terrace

1 pine tree
2 mugo pines
7 Hostas
Forsythia
Winterberry
Lilac
1 Oregon Holly bush
2 peonies
2 Daylilies
5 Iris
1 coleus
Grasses
Bushes
Vinca

Pathsides: A 1, A 2, B 1, B 2

1 Vibernum
5 Japanese lilac
1 Purple sand cherry
8 forsythia (1 w/robin's nest)

**Clubhouse, Above
Clubhouse, Hillside**

Multiple lilacs forming hedge
against upper fence
1 locust tree
2 pine trees
2 fir trees (1 dying, remove)
3 sets Bushes including
winterberry
Virginia creeper

Vinca

North Garden Park Level

4 pine trees

West Garden 1 North

5 pine tree

Appendix C – Part 2 The following plants are added to the list based on the landscape committee visit to the CS Utilities demonstration gardens. These additional plants are recommended for MPP landscape for their color and low water usage.

Shrubs

Crimson Pigmy Barberry



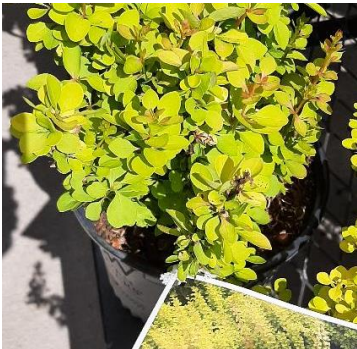
Botanical name: *Berberis thunbergii 'Atropurpurea Nana'*

Height: 2 feet

Diameter: 3 feet

Water usage: low

Gold Pillar Barberry



Botanical name: *Berberis thunbergii 'maria'*

Height: 3-4 feet

Diameter: 1 ½-2 feet

Water usage: low

Panchito Manzanita



Botanical Name: *Arctostaphylos x coloradoensis 'Panchito'*

Height: 10 to 15 in.

Width: 24 to 36 in.

Water Usage: low, very low

Carol Mackie Daphne



Botanical Name: *Daphne x burkwoodii* 'Carol Mackie'

Height: 3 to 5 ft.

Width: 3 to 5 ft.

Water Usage: moderate to low

Baby blue rabbitbrush



Botanical Name: *Ericameria nauseosus* var. *nauseosus*

Height: 1-3 feet

Width: 2 to 3 feet

Water Usage: very low

Dwarf Korean Lilac



Family: Oleaceae

Origin: China and Japan

Common Names: Lilac, Palibin, Miss Kim

Uses: Hedge, Container, Specimen plant

Height: 6-7 feet

Hardiness Zones: 3-7

Flowers: Showy and fragrant

Blue Juniper



Botanical name: *Juniperus squamata* 'Blue Star' height: 12 "

diameter: 1 foot 8 inches

Water usage: low

Yellow Juniper



Botanical name: *Juniperus conferta Golden Wings*

height: 8-12 "

diameter: 2 ft 7 inches

Water usage: low

Flowers

Eastern Blue Star



Botanical Name: *Amsonia tabernaemontana*

Height: 2 to 3 ft.

Width: 2 to 3 ft.

Water Usage: low to very low

Blue Wild Indigo



Botanical Name: *Baptisia australis*

Height: 3 to 4 ft.

Width: 2 to 3 ft.

Water Usage: low

Red Valerian



Botanical Name: *Centranthus ruber*

Height: 2 to 3 ft.

Width: 18 to 24 in.

Water Usage: low

Hardy Plumbago



Botanical Name: *Ceratostigma plumbaginoides*

Height: 8 to 12 in.

Width: 18 to 24 in.

Water Usage: low

Sweet Woodruff



Botanical Name: *Galium odoratum*

Height: 4 to 8 in.

Width: 8 to 12 in.

Water Usage: moderate

Bloody Cranesbill



Botanical Name: *Geranium sanguineum*

Height: 1 to 2 ft.

Width: 4 to 6 ft.

Water Usage: moderate

Snowflake Candytuft



Botanical Name: *Iberis sempervirens* 'Snowflake'

Height: 8 to 10 in.

Width: 12 to 24 in.

Water Usage: low

Iris Varieties



Botanical Name *Iris pallida* 'Argentea Variegata'

Height: 2 to 3 ft.

Width: 12 to 18 in.

Water Usage: low

Walker's Low Catmint



Botanical Name: *Nepeta racemosa* 'Walker's Low'

Height: 18 to 24 in.

Width: 2 to 3 ft.

Water Usage: low

Rocky Mountain Penstemon



Botanical Name: *Penstemon strictus*

Height: 18 to 24 in.

Width: 12 to 18 in.

Water Usage: very low

Partridge Feather



Botanical Name: *Tanacetum densum* ssp. *amani*

Height: 4 to 6 in.

Width: 18 to 24 in.

Water Usage: very low

Santa Fe Phlox



Botanical Name: *Phlox nana*

Height: 5-8 inches

Width: 12-15 inches

Water Usage: low

Dwarf Stella de Oro



Botanical Name: *Hemerocallis* 'Stella de Oro'

Height: 9 to 12 inches

Width: 1 1/2-2 ft

Water Usage: medium – low

Columbine Varieties



Botanical Name: *Aquilegia* spp.

Height: 1 to 3 feet tall

Width: 1 to 2 feet wide

Water usage: moderate

Daffodil Varieties



Botanic name: *Narcissus* spp.

Mature height: 12 to 24 in.

Mature spread: 12 to 18 in.

Water usage: moderate

Ground Cover

Crystal River Veronica



Botanical Name: *Veronica* 'Reavis'

Height: 2 to 3 in.

Width: 20 to 30 in.

Water Usage: low

Grasses

Undaunted Ruby Muhly



Botanical Name: *Muhlenbergia reverchonii*

Height: 16 to 20 in.

Width: 20 to 24 in.

Water Usage: low

Feather Reed Grass varieties



Botanical Names: *Calamagrostis x acutiflora* Karl Foerster,

Calamagrostis x acutiflora 'Overdam,'

Calamagrostis x acutiflora 'Avalanche'

Height: 3–5 ft.

Width: 1.5–2.5 ft. wide

Water Usage: low

Appendix C – Part 3 - Standard Landscape Material

Material List
Pending Approval

Fabric



Fabric - Sta-Green Premium



Fabric - Jute netting underlayment (hillside)

Edging



Terrace Board 5 in. x 40 ft. Brown Landscape Edging



COL-MET_Brown Powder Coat Steel edging

Mulch



Gold metro (brown)



Washington cedar (gorilla hair)



Texas Native all natural

Rocks



Crusher Fine (Breeze) material



3/8" Brown Pea Gravel



1 1/2" Arkansas Tan River Rock

1/4"



4 – 8" Arkansas Tan River Rock Boulders



2-4" Arkansas Tan River Rock



AB Classic retaining Wall Block, large pavers, brick for edging, and TREX Decking Material, all to match what now exists in the garden.

TREX



Trex Decking Material – Pebble Grey



Arizona Flagstone

Soil



(C&C Sand)

Miracle-Go – Garden Trees & Shrubs Bulk, Planters Top Mix/composted cow manure/aged humus

Fertilizer



Fertilizer: Dr. Earth Organic and Natural

Rich-lawn 100 5-3-2

Yum-Yum Plant Food & Soil Mix



Miracle Grow water soluble plant food

Shake 'n Feed

Tree and Shrub Fertilizer

Herbicide & Insect Control



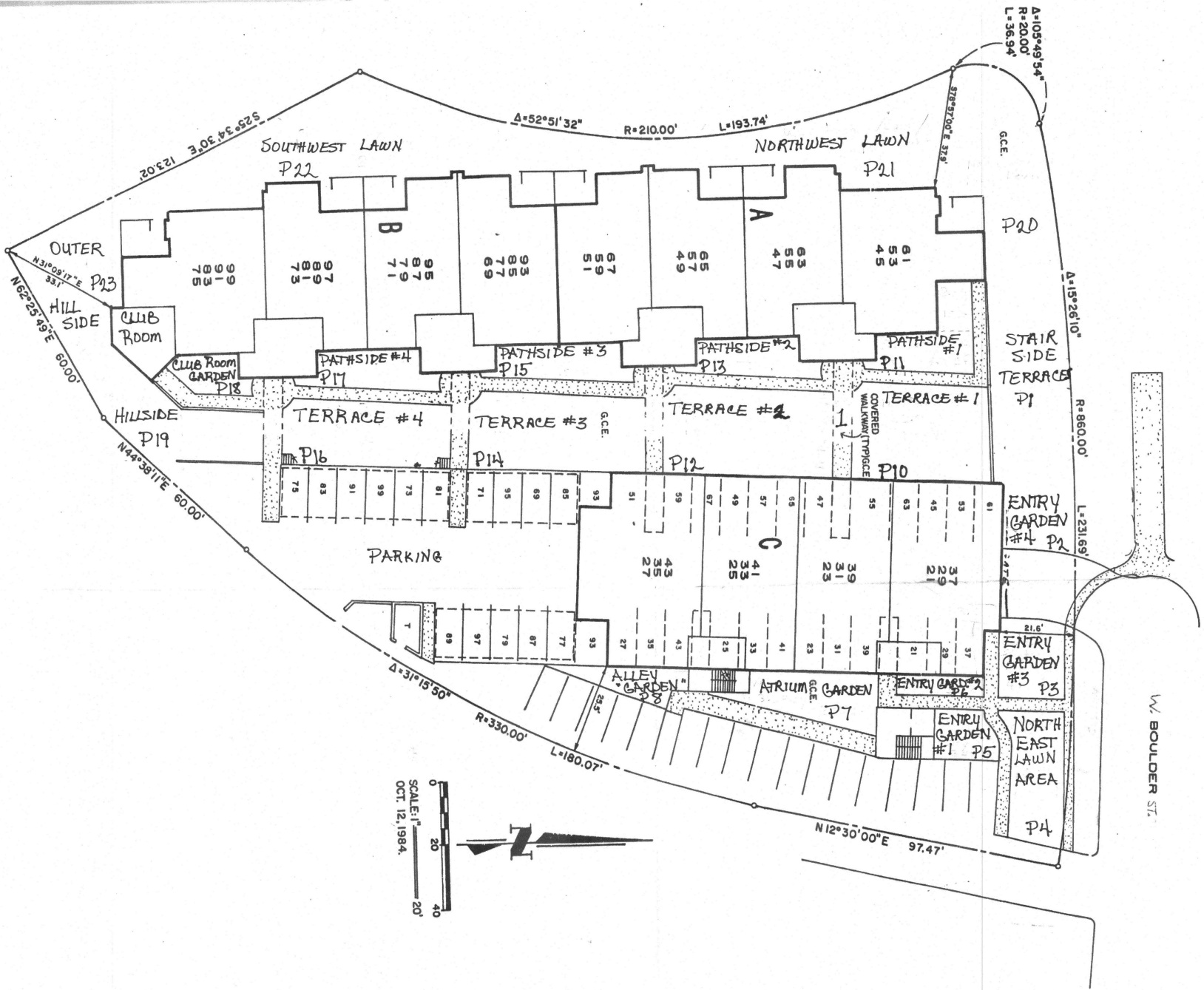
Weed & Grass Killer – Earth's Ally
Garden Safe

Natural Elements Weed Killer

Insect Control:

PARK PLACE CONDOMINIUMS

IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



SPRINKLER ZONE MAP

* = VALVE BOX

