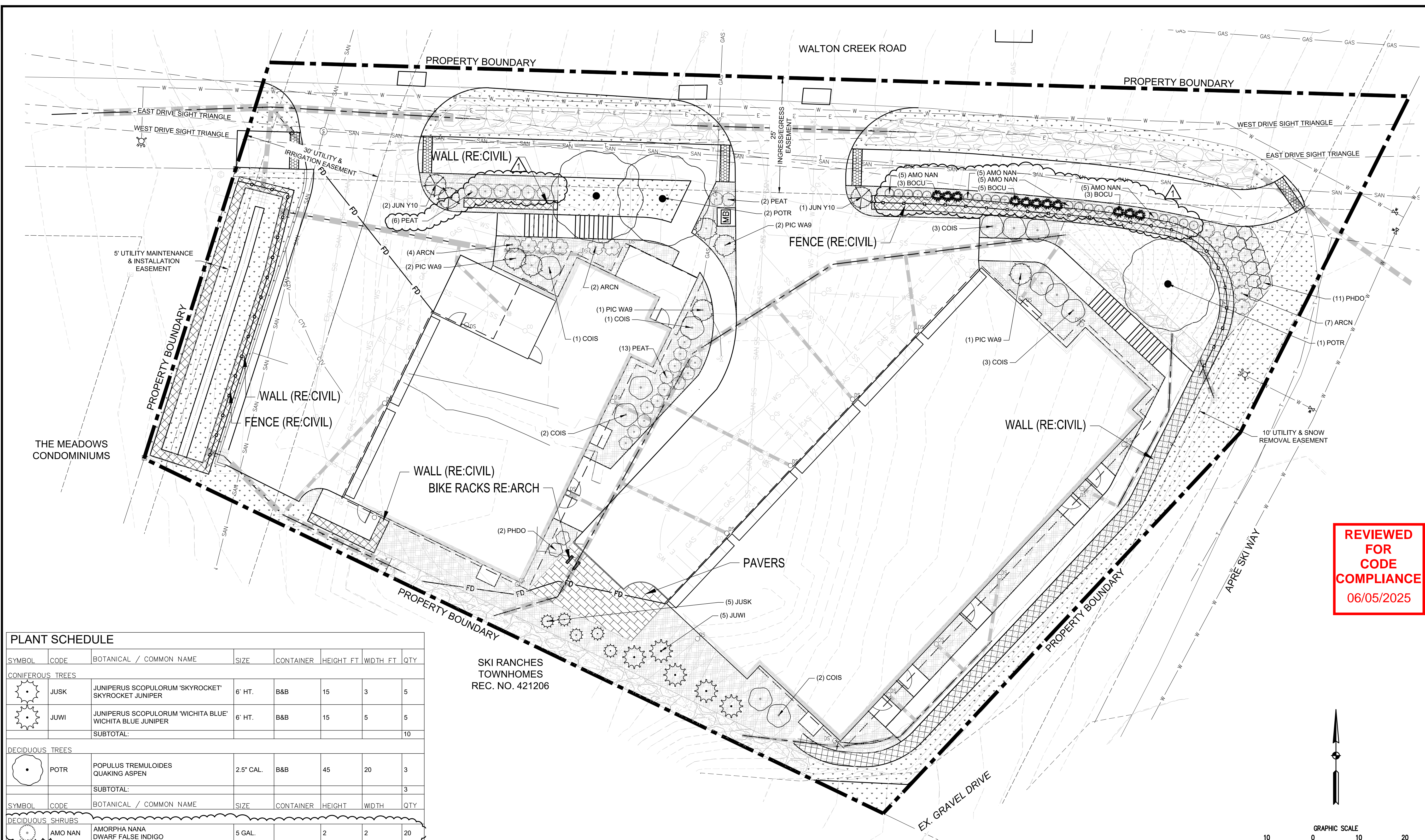


C:\02020261_2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 LANDSCAPE PLAN.dwg, 5/2/2025 2:57:48 PM, Tim Maxwell



REVIEWED FOR CODE COMPLIANCE
06/05/2025

PLANT SCHEDULE							
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT FT	WIDTH FT	QTY
CONIFEROUS TREES							
	JUSK	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	6' HT.	B&B	15	3	5
	JUWI	JUNIPERUS SCOPULORUM 'WICHITA BLUE' WICHITA BLUE JUNIPER	6' HT.	B&B	15	5	5
SUBTOTAL:							10
DECIDUOUS TREES							
	POTR	POPULUS TREMULOIDES QUAKING ASPEN	2.5" CAL.	B&B	45	20	3
SUBTOTAL:							3
DECIDUOUS SHRUBS							
	AMO NAN	AMORPHA NANA DWARF FALSE INDIGO	5 GAL.		2	2	20
	COIS	CORNUS SERICEA 'ISANTI' ISANTI RED TWIG DOGWOOD	5 GAL.		5	5	12
	PEAT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	5 GAL.		3	3	21
	PHDO	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL™ DWARF NINEBARK	5 GAL.		3	3	13
SUBTOTAL:							66
EVERGREEN SHRUBS							
	ARCN	ARTEMISIA CANA SILVER SAGEBRUSH	5 GAL.		4	3	13
	JUN Y10	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' CREEPING JUNIPER	5 GAL.		2	5	3
	PIC WA9	PICEA PUNGENS 'WALDBRUNN' WALDBRUNN DWARF COLORADO SPRUCE	5 GAL.		3	5	6
SUBTOTAL:							22
GRASSES							
	BOCU	BOUTELLOUA CURTIPENDULA SIDE OATS GRAMA	1 GAL.		2	2	11
SUBTOTAL:							11

SKI RANCHES TOWNHOMES REC. NO. 421206

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	General	
	NATIVE GRASS	3,227 SF
	ROCK MULCH	3,048 SF
	PAVERS	298 SF
	EDGER	47 LF
	COBBLE (RE:CIVIL)	500 SF

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DESIGNED BY: TJM

DATE: 12/5/2024

PREPARED BY: TJM

DATE: 3/21/2025

FOR BUILDING PERMIT

DRAWN BY: TJM

DATE: 5/2/2025

ADDRESS BUILDING PERMIT REVIEW COMMENTS

CHECKED BY: SRO

REVISION DESCRIPTION

2ND SUBMITTAL FOR BUILDING PERMIT

REVISION DATE

12/5/2024

MAY RIEGLER PROPERTIES

CITY OF STEAMBOAT SPRINGS

ROUITT COUNTY

WALTON CREEK TOWNHOMES

2075 WALTON CREEK ROAD

L1 LANDSCAPE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

Original Date of Licensure 8/07/2009

5/2/2025

STATE OF COLORADO

LICENSED LANDSCAPE ARCHITECT

INITIAL SUBMITTAL 4/5/2024

DRAWING SIZE 24" X 36"

SURVEY FIRM FOUR POINTS, INC

SURVEY DATE 10/24/21

JOB NO. C020261

DRAWING NAME

SHEET 1 OF 20

LANDSCAPE NOTES:

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
- OWNER'S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED.
- ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 6". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
- ALL SHRUB AND ORNAMENTAL GRASS BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" COLORADO ROSE CRUSHED ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. CUT WEED CONTROL FABRIC AROUND INDIVIDUAL PLANTS TO ALLOW FOR FULL GROWTH OF EACH PLANT. ALL PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN PERENNIAL AREAS.
- SHRUB BEDS ARE TO BE CONTAINED BY COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
- ALL SODDED, SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL PLANT BEDS & TREES IN NATIVE GRASS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
- KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
- SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
- ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
- A 5' WIDTH OF DRY BORDER IS REQUIRED AROUND THE FOUNDATION. REFER TO THE NORTHWEST COLORADO CONSULTANTS, INC. JANUARY 25, 2024 JOB NUMBER: 24-13239, SURFACE DRAINAGE: P.7, "5) LANDSCAPING, WHICH REQUIRES EXCESSIVE WATERING AND LAWN SPRINKLER HEADS, SHOULD BE LOCATED A MINIMUM OF 10 FEET FROM THE FOUNDATION WALLS OF THE STRUCTURES."
- TOE OF SLOPE ADJACENT TO SIDEWALKS SHALL HAVE A MINIMUM TWO FOOT (2') LANDING TO MITIGATE WATER RUNOFF AND SHALL NOT EXCEED 6:1.
- CONTRACTOR SHALL TILL OR REPLACE COMPACTED SOIL IN VEHICLE LOT PLANTING AREAS TO A DEPTH OF 30 INCHES.

SEED NOTES:

SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

STREET FRONT PLANTING (MF-3)

CATEGORY A

NUMBER OF PLANTINGS	STREET FRONT SF	CALCULATION	MIN. PLANT UNITS REQ.	TOTAL PLANT UNITS PROVIDED		
1 PLANT / 400 SF (MIN) 1 PLANT UNIT = 1 TREE OR 3 SHRUBS	2,367	2,367 SF / 400 SF	6	18 [△]		
PLANTING TYPES	REQUIRED %	CALCULATION	MIN. PLANT UNITS REQ.	PLANT UNITS PROVIDED	SHRUBS PROVIDED SUBSTITUTION	PLANT UNIT SUBSTITUTION
EVERGREEN TREES (10'+)	10%	6 x .1 = .6	1	0*	3	1
EVERGREEN TREES (8'-9')	15%	6 x .15 = .9	1	0*	3	1
EVERGREEN TREES (6'-7')	10%	6 x .1 = .6	1	0*	3	1
DEC TREES (2.5" CAL)	20%	6 x .2 = .6	1	2		
ORNAMENTAL TREES	15%	6 x .15 = .9	1	0*	3	1
SHRUB (5 GAL)	15%	6 x .15 = .9 x 3 = 2.7	3	12 [△]		
SEED / SOD / TURF SF	60%	2,367 SF x .6	1,420	865*		

*DUE TO EXISTING UTILITIES AND EASEMENTS, TREE REQUIREMENTS WERE UNABLE TO BE MET - SUBSTITUTION SHRUBS PROVIDED

*DUE TO GEOTECH REPORT, REQUIREMENTS WERE UNABLE TO BE MET - TOTAL PLANTS PROVIDED EXCEEDS REQUIRED

INTERIOR LANDSCAPE (MF-3)

CATEGORY B

NUMBER OF PLANTINGS	LANDSCAPE AREA	CALCULATION	MIN. PLANT UNITS REQ.	TOTAL PLANT UNITS PROVIDED		
1 PLANT / 500 SF (MIN) 1 PLANT UNIT = 1 TREE OR 3 SHRUBS	6,334	6,334 SF / 500 SF	13	25 [△]		
PLANTING TYPES	REQUIRED %	CALCULATION	MIN. PLANT UNITS REQ.	PLANT UNITS PROVIDED	SHRUBS PROVIDED SUBSTITUTION	PLANT UNIT SUBSTITUTION
EVERGREEN TREES (10'+)	10%	13 x .1 = 1.3	1	0*	3	1
EVERGREEN TREES (8'-9')	15%	13 x .15 = 1.95	2	0*	6	2
EVERGREEN TREES (6'-7')	10%	13 x .1 = 1.3	1	10		
DEC TREES (2.5" CAL)	20%	13 x .2 = 2.6	3	1	6	2
ORNAMENTAL TREES	15%	13 x .15 = 1.95	2	0*	6	2
SHRUB (5 GAL)	15%	13 x .15 = 1.95 x 3 = 5.8	6	6		
SEED / SOD / TURF SF	60%	6,334 SF x .6	3,800	2,362 *		

*DUE TO EXISTING UTILITIES AND EASEMENTS, REQUIREMENTS WERE UNABLE TO BE MET - SUBSTITUTION SHRUBS PROVIDED

*DUE TO GEOTECH REPORT, REQUIREMENTS WERE UNABLE TO BE MET - TOTAL PLANTS PROVIDED EXCEEDS REQUIRED

DRY NATIVE MOUNTAIN GRASS MIX (MODIFIED)		
BOTANIC NAME	COMMON NAME	HEIGHT
ELYMUS ELYMOIDES	BOTTLEBRUSH SQUIRRELTAIL	2 ft
ELYMUS LANCEOLATUS PSAMMOPHILUS	STREAMBANK WHEATGRASS	3 ft
ELYMUS LANCEOLATUS	THICKSPIKE WHEATGRASS	3ft
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	2'-6"
FESTUCA ARIZONICA	ARIZONA FESCUE	3 ft
KOELERIA MACRANTHA	PRAIRIE JUNEGRASS	2 ft

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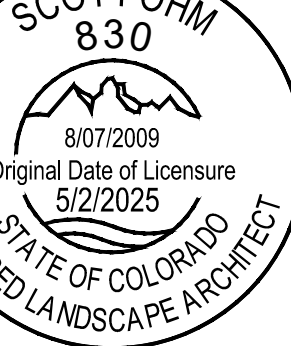


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DATE	12/15/2024
PREPARED BY	TJM
DATE	3/21/2025
REVISION DESCRIPTION	FOR BUILDING PERMIT
2ND SUBMITTAL	ADDRESS BUILDING PERMIT REVIEW COMMENTS
CHECKED BY	SRO

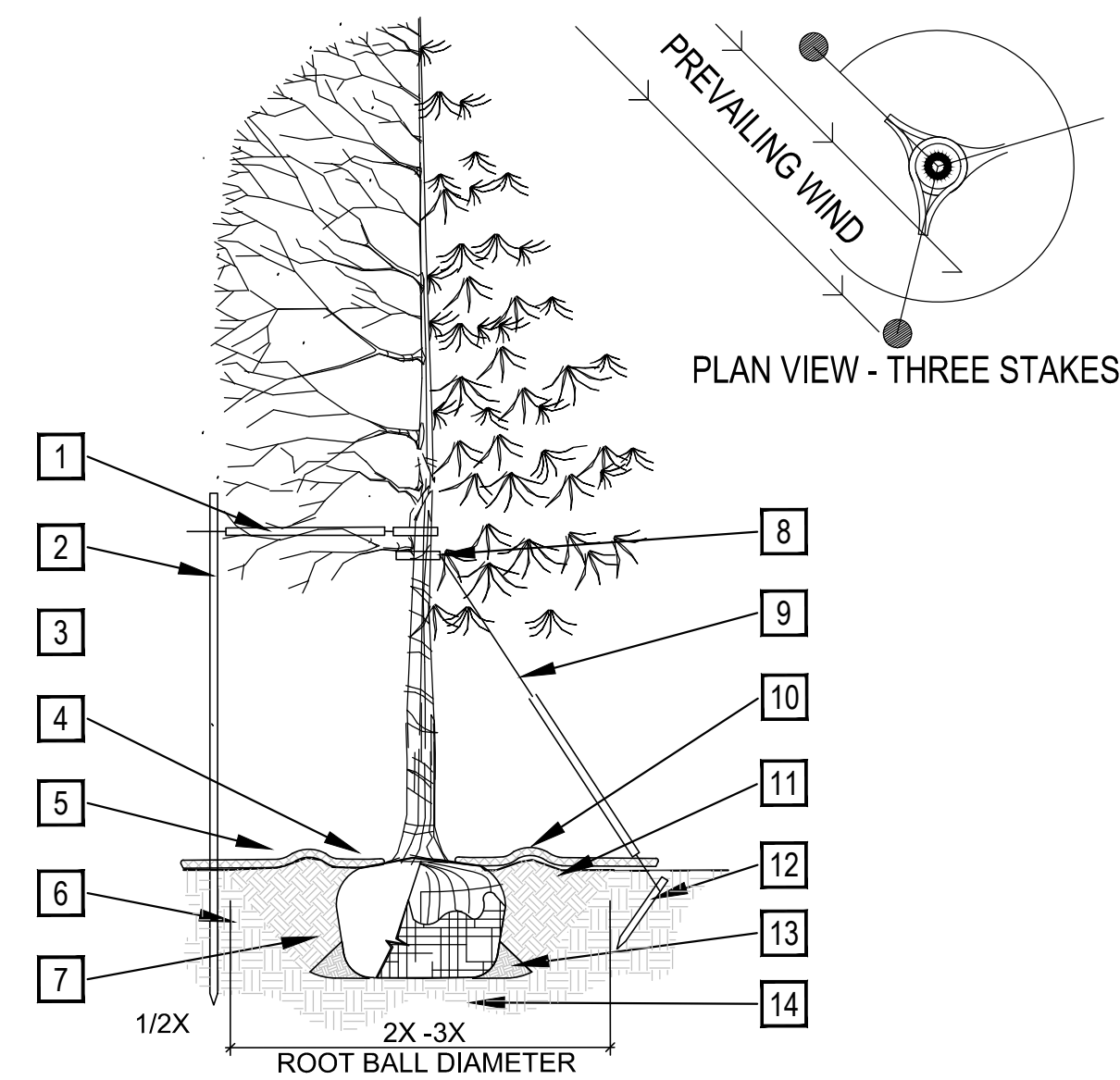
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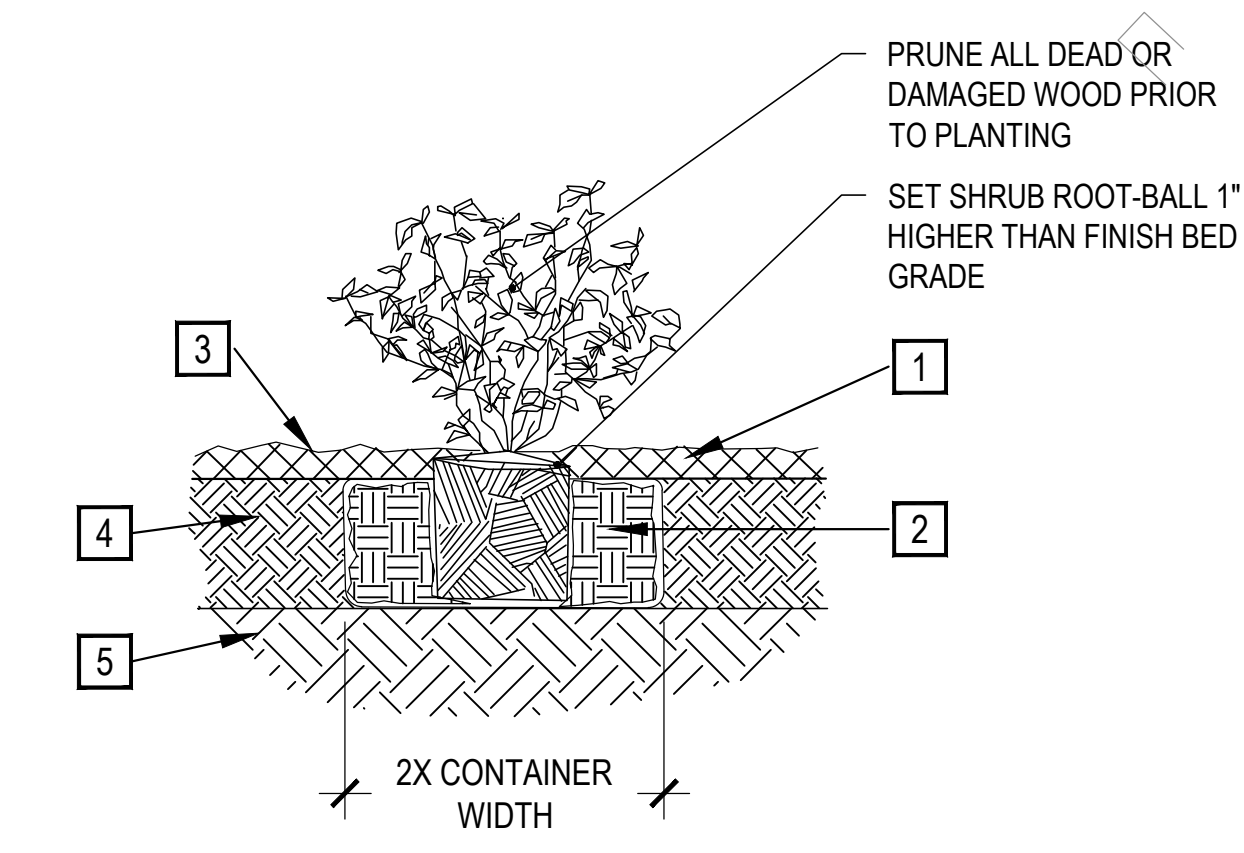
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A TREE PLANTING DETAIL

- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 3/4" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

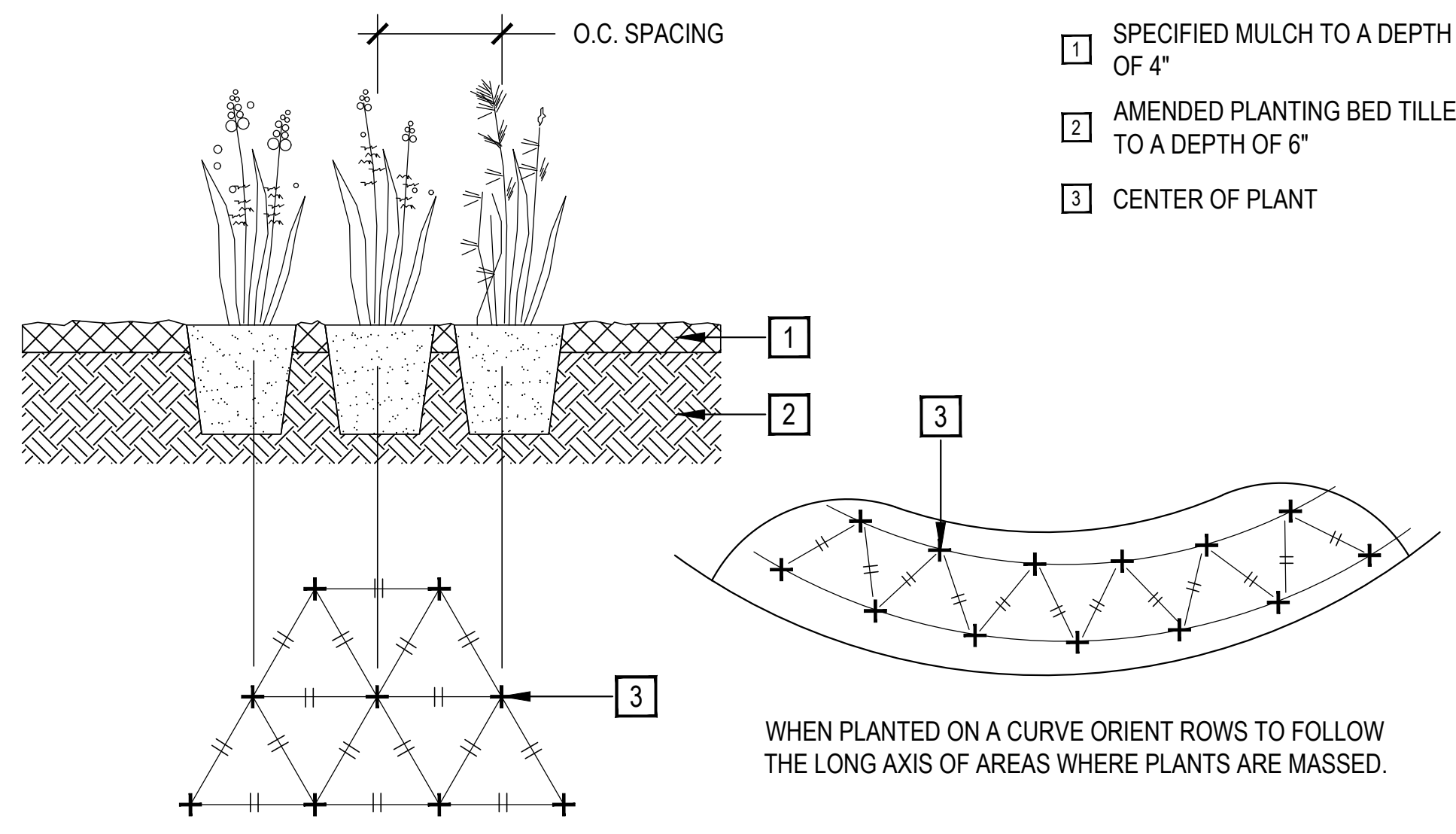


B SHRUB PLANTING

- SPECIFIED MULCH
 - AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - FINISH GRADE (TOP OF MULCH)
 - AMENDED TOPSOIL
 - EXISTING SUBGRADE
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

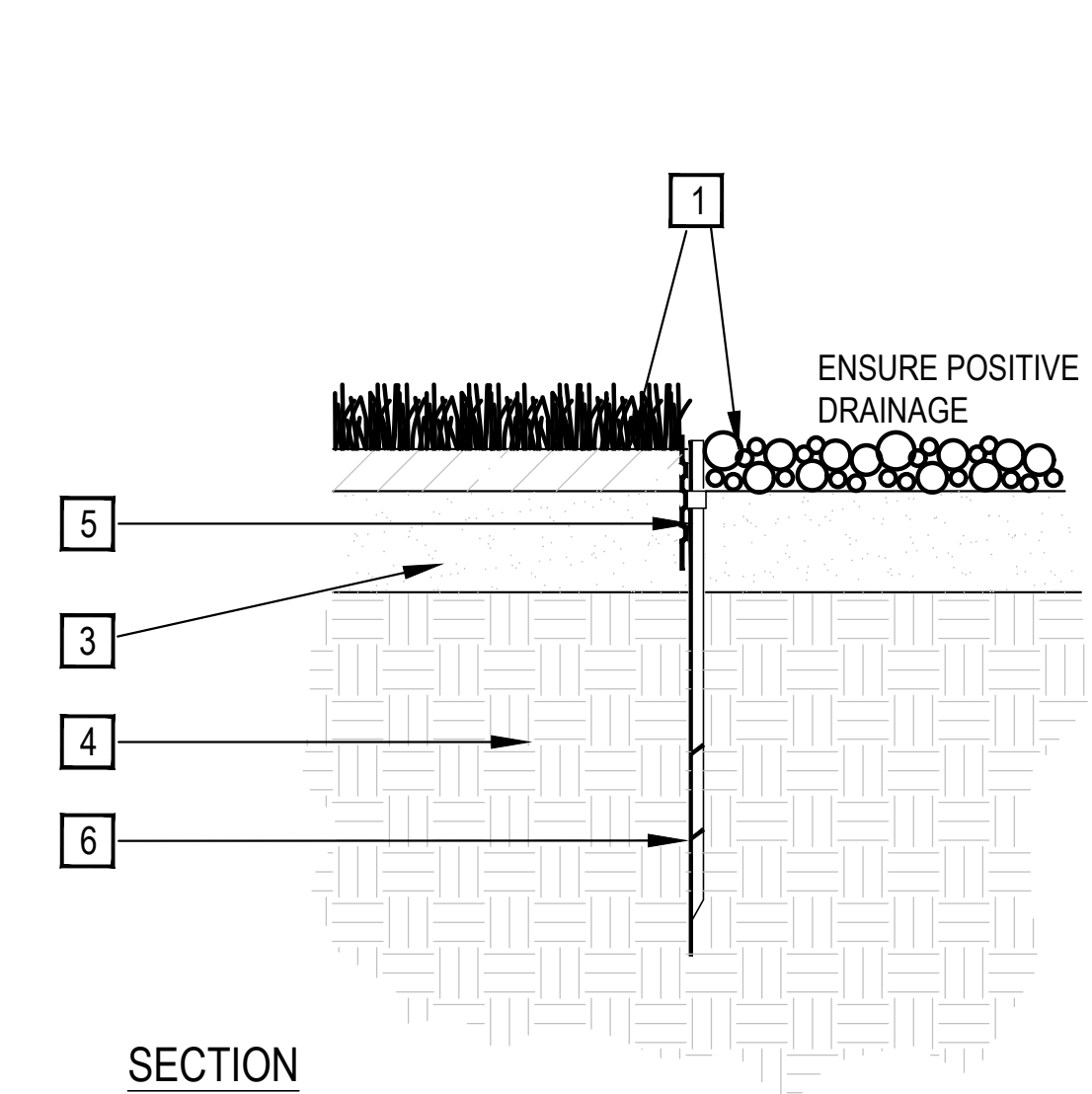
SCALE: NTS

SCALE: 1-1/2" = 1'-0"



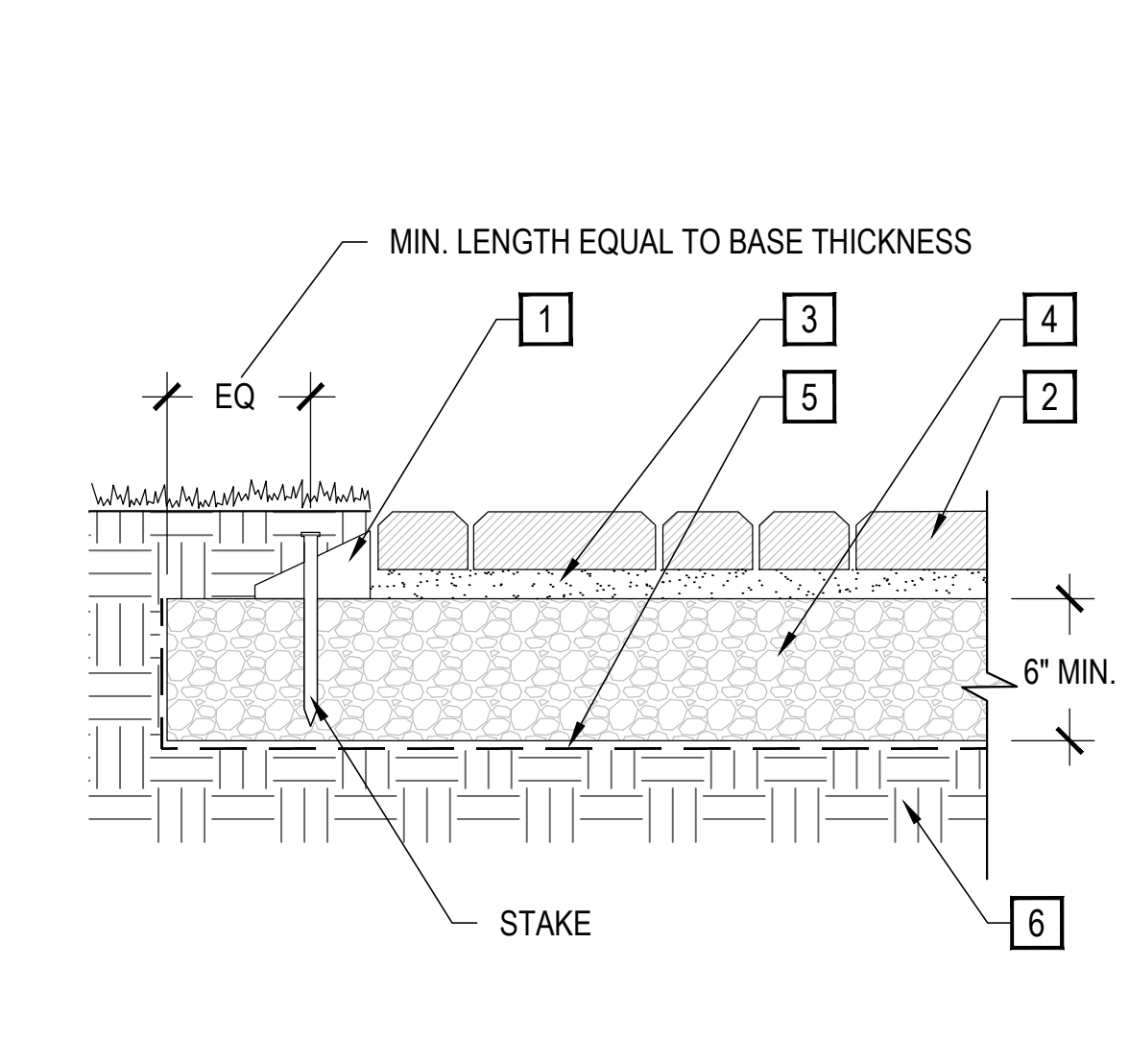
C PERENNIAL / ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"



D METAL EDGER

SCALE: 1" = 1'-0"



E PATIO PAVER

SCALE: NTS

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