

**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 LOOSENED.
- 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, TURF SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL SHRUB BEDS 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; RESETTING 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 AREA	CALCULATION	MIN. PLANTS REQ.	TOTAL PLANTS PROVIDE	
1 PLANT / 400 SF (MIN) 1 PLANT = 1 TREE OR 3 SHRUBS	2,367 SF	2,367 SF / 400 SF	6	15	
PLANTING TYPES	REQUIRED %	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED	SHRUBS PROVIDED SUBSTITUTION
EVERGREEN TREES (10'+)	10%	6 x .1 = .6	1	0*	3
EVERGREEN TREES (8'-9')	15%	6 x .15 = .9	1	0*	3
EVERGREEN TREES (6'-7')	10%	6 x .1 = .6	1	0*	3
DEC TREES (2.5" CAL)	20%	6 x .2 = .6	1	2	
ORNAMENTAL TREES	15%	6 x .15 = .9	1	0*	3
SHRUB (5 GAL)	15%	6 x .15 = .9 x 3 = 2.7	3	27	
GRASS SEED / SOD / TURF	60%	2,367 SF x .6	1,420 SF	817 SF*	

\*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. PLANTS REQ.	TOTAL PLANTS PROVIDE	
1 PLANT / 500 SF (MIN) 1 PLANT = 1 TREE OR 3 SHRUBS	6,334 SF	6,334 SF / 500 SF	13	19	
PLANTING TYPES	REQUIRED %	CALCULATION	TOTAL REQUIRED	TOTAL PROVIDED	SHRUBS PROVIDED SUBSTITUTION
EVERGREEN TREES (10'+)	10%	13 x .1 = 1.3	1	0*	3
EVERGREEN TREES (8'-9')	15%	13 x .15 = 1.95	2	0*	6
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
ORNAMENTAL TREES	15%	13 x .15 = 1.95	2	0*	6
SHRUB (5 GAL)	15%	13 x .15 = 1.95 x 3 = 5.8	6	51	
GRASS SEED / SOD / TURF	60%	6,334 SF x .6	3,800 SF	2,791 SF*	

\*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

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



DESIGNED BY TJM  
DRAWN BY TJM  
CHECKED BY SRO

DATE 12/5/2024

PREPARED BY

REVISION DESCRIPTION

2ND SUBMITTAL

REVISION DESCRIPTION

2ND SUBMITTAL

MAY RIEGLER PROPERTIES

CITY OF STEAMBOAT SPRINGS

WALTON CREEK TOWNHOMES  
2075 WALTON CREEK ROAD  
LANDSCAPE NOTES

ROUIT COUNTY

FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL 4/05/2024

DRAWING SIZE 24" X 36"

SURVEY FIRM FOUR POINTS, INC  
SURVEY DATE 10/24/2021

JOB NO. C020261  
DRAWING NAME 20261 LANDSCAPE NOTES.dwg  
SHEET 9 OF 4

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