

## 1 PLANTING NOTES

- Prior to the start of any excavation for the project both on and off the site, the contractor shall notify the utility notification center of colored at: 1-800-525-1887 and verify that all existing utilities have been located and marked.
- Contractor(s) shall thoroughly familiarize themselves with all construction documents, specifications, and site conditions prior to bidding and prior to construction. Any discrepancies between drawings, specifications, and site conditions shall be reported immediately to the Landscape Designer for clarification and resolution prior to bidding or construction.
- All trees to be located outside of the water and sewer utility easements.
- All dimensions are taken to face of building except where otherwise noted.
- For layout and dimensioning of lots, see engineering drawings.
- Severed images show existing conditions. Where existing conditions do not conform to original grades before digging, and/or site elements, the existing conditions will be removed, abandoned and/or demolished as required.
- Contractor shall begin maintenance immediately after planting and will continue until final acceptance. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- The landscape contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. All plant materials are subject to the approval of the Landscape Designer, at the nursery, and at the site.
- All plant materials shall conform to the guidelines established by the American Association of Nurserymen. All plants to be balled in burlap or containerized, and shall bear the same relationship to finish grade as to original grades before digging.
- Match for planted areas to be aged cedar bark, partially decomposed, dark brown in color and free of wood chips thicker than 1/4 inch. Stone mulch for planted areas to be a mixture of native stone, pea gravel, and other varied sizes of indigenous material to be placed in such a way to be random and visually (natural) in appearance.
- Planting soil mix: excavated soil to be thoroughly incorporated with black gold soil conditioner (or equivalent) to be added per manufacturer's recommended rates.
- All areas of the site which have been disturbed and not otherwise developed should be loamed and seeded with a minimum depth of 6" depth topsoil.
- All plant materials to be under an automatic drip irrigation system to be installed.

## 2 PLANTING SPECIFICATIONS - GENERAL

### SOIL PREPARATION AND PLANTING

#### PREPARATION - GENERAL

- Lay out individual tree and shrub locations and the areas for multiple plantings. Stake tree locations and outline planting areas before start of planting work. Make minor adjustments as may be required. Landscape Designer or Owners Representative approval required before installation.

#### PREPARATION OF PLANTING SOIL

- Topsoil (Stockpiled): Clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- Mix Black Gold Soil Conditioner (or approved substitute soil amendments) and fertilizer with topsoil as required based on existing soil conditions. Preparation of the planting soil shall not occur if planting will not follow within a few days. Stockpile covered on-site.
- Plant Trench Backfill: Mix planting soil prior to backfilling, and stockpile at site.
- Planting Beds: Mix planting soil either prior to planting, or apply on surface of topsoil and mix thoroughly before planting.

#### PREPARATION OF PLANTING BEDS

- Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened sub-grade to create a transition layer, then place remainder of the planting soil.
- Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to placing.

#### EXCAVATION FOR TREES AND SHRUBS

- Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub-soil in bottom of excavation.
  - A. For ball and burlap (B&B) trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
  - B. Allow for 3 inch thick setting layer of planting soil mixture.
  - C. For container grown stock, excavate as specified for ball and burlap stock, adjusted to size of container width and depth.
- Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
- Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
- Backfill pits with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to placing.
- Place Agriform Tree Fertilizer Tablets (or approved substitute) in planting pit prior to back filling at the following rate: three per each tree, one per each shrub.

#### PLANTING TREES AND SHRUBS

- Set ball and burlap (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls, retain on bottoms. When set, place additional back fill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- Set container grown stock, as specified, for balled burlapped stock, except out cans on 2 sides with an approved can cutter an from plant ball so as not to damage root balls.
- On top of backfill to allow for mulching.
- Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
  - A. If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
- Remove and replace excessively pruned or disfigured stock resulting from improper pruning.
- Wrap tree trunks of 2 inches caliper and larger with ground cover and cover to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
- Guy and stake trees immediately after planting, as indicated.

## 3 SAMPLE PLANT LIST

| DECIDUOUS & EVERGREEN TREES |          |                              |   |                 |
|-----------------------------|----------|------------------------------|---|-----------------|
| LABEL                       | QUANTITY | COMMON NAME                  | SCIENTIFIC NAME                             | SIZE            |
| ASP                         | 00       | Quaking Aspen                | Populus tremuloides                         | 1.5" - 3.0" cal |
| NAR                         | 00       | Northern Acclaim Honeylocust | Gleditsia triacanthos var. Northern Acclaim | 2.0" - 2.5" cal |
| RSC                         | 00       | Red Baron Crab Apple         | Malus 'Red Baron'                           | 2.0" - 2.5" cal |
| SSC                         | 00       | Spring Snow Crab Apple       | Malus 'Spring Snow'                         | 2.0" - 2.5" cal |
| SPR                         | 00       | Colorado Spruce              | Picea pungens                               | 6" H            |

| EVERGREEN SHRUBS |          |                   |                                    |        |
|------------------|----------|-------------------|------------------------------------|--------|
| LABEL            | QUANTITY | COMMON NAME       | SCIENTIFIC NAME                    | SIZE   |
| GLB              | 00       | Globe Spruce      | Picea pungens 'Glaucia Globosa'    | #7 Pot |
| MUG              | 00       | Mugo Pine         | Pinus mugo 'Stemumund'             | #7 Pot |
| BCJ              | 00       | Blue Chip Juniper | Juniperus horizontalis 'Blue Chip' | #5 Pot |
| BUJ              | 00       | Buffalo Juniper   | Juniperus sabinna 'Buffalo'        | #5 Pot |
| EJJ              | 00       | Elfin Juniper     | Juniperus communis 'Elfinus'       | #5 Pot |

| DECIDUOUS SHRUBS |          |                         |                                    |        |
|------------------|----------|-------------------------|------------------------------------|--------|
| LABEL            | QUANTITY | COMMON NAME             | SCIENTIFIC NAME                    | SIZE   |
| SER              | 00       | Saskatoon Serviceberry  | Amenelochier alnifolia             | #7 Pot |
| RAB              | 00       | Rabbitbrush             | Chrysothamnus spp.                 | #5 Pot |
| RTD              | 00       | Redwing Dogwood         | Cornus stolonifera                 | #5 Pot |
| YPT              | 00       | Yellow Potentilla       | Potentilla fruticosa               | #5 Pot |
| PPT              | 00       | Pink Potentilla         | Potentilla fruticosa 'pink beauty' | #5 Pot |
| ARH              | 00       | Arnica Red Honey Suckle | Lonicera involucrata 'Arnica Red'  | #7 Pot |
| CUR              | 00       | Golden Currant          | Ribes aurum                        | #5 Pot |
| ROD              | 00       | Native Pink Shrub Rose  | Rosa woodsii                       | #5 Pot |
| LIL              | 00       | Common Lilac            | Syringa vulgaris                   | #7 Pot |

| PERENNIALS |          |                          |                                 |        |
|------------|----------|--------------------------|---------------------------------|--------|
| LABEL      | QUANTITY | COMMON NAME              | SCIENTIFIC NAME                 | SIZE   |
| YAR        | 00       | White Yarrow             | Achillea millefolium            | #1 Pot |
| COL        | 00       | Rocky Mountain Columbine | Aquilegia canadensis            | #1 Pot |
| SLM        | 00       | Silver Mound             | Anemone spp.                    | #1 Pot |
| AST        | 00       | Show Daisy               | Aster alpinus 'goldfish'        | #1 Pot |
| COR        | 00       | Lance-leaf Coreopsis     | Coreopsis lanceolata            | #1 Pot |
| DA         | 00       | Giant Pink Dianthus      | Dianthus spp.                   | #1 Pot |
| ECP        | 00       | Purple Coneyflower       | Echinacea purpurea              | #1 Pot |
| ECW        | 00       | White Coneyflower        | Echinacea purpurea 'white swan' | #1 Pot |
| NBF        | 00       | Native Black Flower      | Erigeron speciosus              | #1 Pot |
| GER        | 00       | Cranesbill Geranium      | Gallitella aristata             | #1 Pot |
| GL         | 00       | Scarlet Gills            | Geranium spp.                   | #1 Pot |
| WBF        | 00       | Western Blue Flag        | Irish moss/agrostis             | #1 Pot |
| LUP        | 00       | Blue Lupine              | Lupinus 'the governor'          | #1 Pot |
| MON        | 00       | Red Bee-Balm             | Monarda 'scarlet red'           | #1 Pot |
| POP        | 00       | Oriental Poppy           | Papaver orientale               | #1 Pot |
| BPN        | 00       | Beardlip Penstemon       | Penstemon barbatus              | #1 Pot |
| CPN        | 00       | Cardinal Penstemon       | Penstemon cardinalis            | #1 Pot |
| RPN        | 00       | Rocky Mountain Penstemon | Penstemon strictus              | #1 Pot |
| RUD        | 00       | Black-eyed Susan         | Rudbeckia hirta 'goldstrum'     | #1 Pot |
| SHG        | 00       | Showy Goldeneye          | Vigiera multiflora              | #1 Pot |

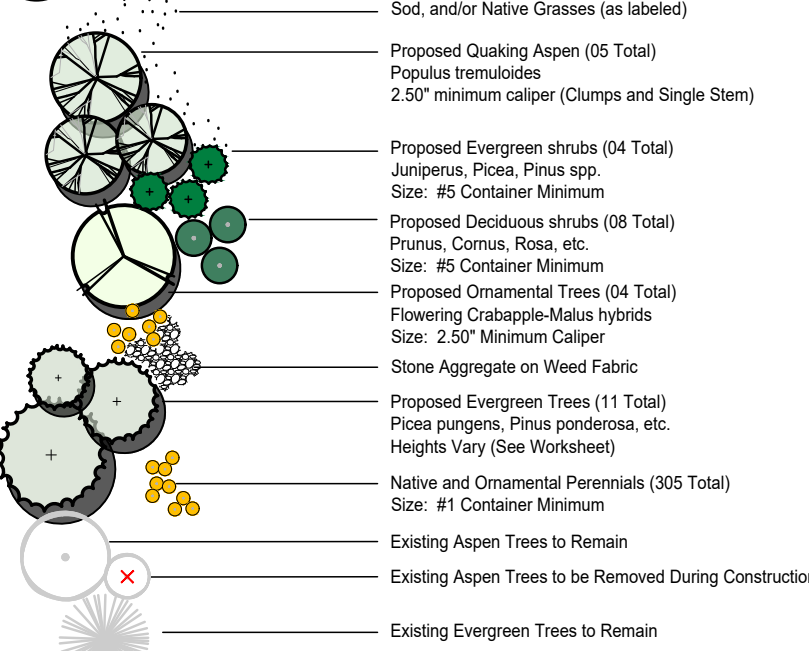
| ORNAMENTAL GRASSES |          |                            |                            |        |
|--------------------|----------|----------------------------|----------------------------|--------|
| LABEL              | QUANTITY | COMMON NAME                | SCIENTIFIC NAME            | SIZE   |
| FOX                | 00       | Foxtail                    | Alopecurus pratensis       | #1 Pot |
| FTG                | 00       | Fountain Grass             | Pennisetum alopecuroides   | #5 Pot |
| PFQ                | 00       | Purple-leaf Fountain Grass | Pennisetum setaceum rubrum | #5 Pot |

| GROUNDCOVERS |          |                      |                                |            |
|--------------|----------|----------------------|--------------------------------|------------|
| LABEL        | QUANTITY | COMMON NAME          | SCIENTIFIC NAME                | SIZE       |
| ICP          | 00       | Ice Plant            | Lamproanthus speciosus         | Flat - F15 |
| MAH          | 00       | Creeeping Mahonia    | Mahonia repens                 | Flat - F15 |
| BCP          | 00       | Blue Creeeping Phlox | Phlox subulata 'venereal blue' | Flat - F15 |
| SAP          | 00       | Rock Soapwort        | Saponaria ocyroides            | Flat - F15 |
| GMS          | 00       | Goldmoss Stonecrop   | Sedum acre evergreen           | Flat - F15 |
| SED          | 00       | Dragon's Blood Sedum | Sedum spatum 'Dragon's Blood'  | Flat - F15 |
| SEM          | 00       | Hen-and-Chicks       | Semprevivum spp.               | Flat - F15 |

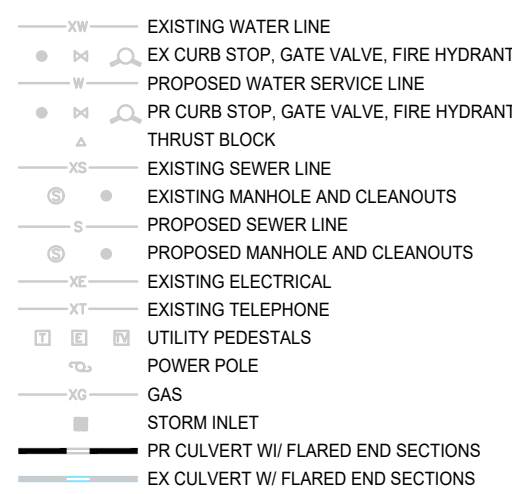
## 4 SITE PLAN LEGEND

|                            |                           |
|----------------------------|---------------------------|
| PROPERTY BOUNDARY          | PROPOSED EDGE OF CONCRETE |
| ADJACENT PROPERTY BOUNDARY | DECK                      |
| EXISTING EASEMENT          | PROPOSED BUILDING         |
| EXISTING SETBACK           | OVERHANG                  |
| EXISTING EDGE OF ASPHALT   | PROPOSED POND             |
| PROPOSED EDGE OF ASPHALT   | SIDEWALK/BOARDWALK        |
| EXISTING 2 FT CONTOUR      | PERIMETER DRAIN           |
| EXISTING 10 FT CONTOUR     | WALL                      |
| PROPOSED 2 FT CONTOUR      | VEGETATION OUTLINE        |
| PROPOSED 10 FT CONTOUR     | ASPHALT                   |
| EXISTING EDGE OF GRAVEL    | CONCRETE                  |
| CENTER LINE OF DITCH       | GRAVEL                    |
| EXISTING FENCE             | ROCK/RIP RAP              |

## 5 PLANT LEGEND



## 6 UTILITIES LEGEND



## 7 GRASS SEED MIXTURES

| TRADE OR INDUSTRY NAME      | SEED COMMON NAME               | PERCENT OF MIX | Broadcast Seeding Rate:                       |
|-----------------------------|--------------------------------|----------------|---|
| TRANSITION TURF MIX         | Smooth Brome, VNS              | 40%            | 1-2 lbs. per 1,000 SF                         |
|                             | Perennial Ryegrass, VNS        | 25%            |   |
|                             | Tall Fescue, Turf Type, VNS    | 25%            |   |
|                             | Canada Bluegrass, VNS          | 10%            |   |
| LOW GROW HIGH ALTITUDE      | Crested Wheatgrass, Ephraim    | 35%            | Broadcast Seeding Rate: 30-35 lbs. per Acre   |
|                             | Perennial Ryegrass, VNS        | 25%            |   |
|                             | Sheep Fescue, VNS              | 15%            |   |
|                             | Chewing Fescue, Shadow II      | 15%            |   |
|                             | Upland Bluegrass, Drayler      | 15%            |   |
| MOUNTAIN MEADOW MIX         | Winter Rye (cereal grain)      | 20%            | Broadcast Seeding Rate: 40-60 lbs. per Acre   |
|                             | Forage Perennial Ryegrass, VNS | 20%            |   |
|                             | Mountain Brome, Bromer         | 20%            |   |
|                             | Timothy, Climax                | 15%            |   |
|                             | Forage Kentucky Bluegrass, VNS | 10%            |   |
|                             | Orchardgrass, Potomac          | 10%            |   |
|                             | Alaska Clover                  | 01%            |   |
| ALL-BLUE KENTUCKY BLUEGRASS | Kentucky Bluegrass, Jackpot    | 20%            | Broadcast Seeding Rate: 3-5 lbs. per 1,000 SF |
|                             | Kentucky Bluegrass, Milano     | 20%            |   |
|                             | Kentucky Bluegrass, Blue Devil | 20%            |   |
|                             | Kentucky Bluegrass, Mercury    | 20%            |   |
|                             | Kentucky Bluegrass, Rockstar   | 20%            |   |

#### NOTE:

Application rates per manufacturers specifications. Accepted methods of application include: Broadcast with Perm Mulch, and hydroseeding.

## 8 IRRIGATION NOTES

- All plant material shown will be controlled by an automatic irrigation system to be designed. The irrigation system shall be designed using common industry practices and principals. The system shall be installed in such a manner as to maintain efficiency and performance. The existing conditions of the site will determine the ultimate design and layout of the irrigation system.
- At the request of the owner, an as-built plan will be required for submission at the conclusion of the project. All field changes will be recorded, and updated as necessary.
- Valve box locations are not to be installed in sod areas whenever possible. Take advantage of planting beds, and native turf areas outside the fence for potential valve box locations.
- Provide mainline isolation wherever possible through the use of schedule 40 pvc ball valves (to be sized as necessary).
- Multiple Points-of-Connection to be provided for providing irrigation water for the system. Locations have not been determined at this time. Locations to be designated prior to construction. Site plumber to provide 1-1/2" copper (minimum) extending 12" from the foundation wall, a minimum of 10" below grade. A fitting should be provided for conversion to PVC. When not located in building mechanical rooms, remote locations may be provided.
- Controller locations have not been determined at this time. A 110v dedicated circuit will be required as a power source for the controllers. Locations to be specified prior to installation. Mounting and connection of 110v power to controller will be required.

## 9 IRRIGATION SPECIFICATIONS - GENERAL

#### IRRIGATION SYSTEM DESIGN GUIDELINES

- All irrigation systems shall be designed to avoid runoff onto landscape from low head drainage, overspray and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- The irrigation system shall be automatic, constructed to discourage vandalism and simple to maintain.
- All equipment shall be of proven design with local service available.
- Control valves should be rated at 200 PSI.
- Visible sprinklers adjacent to landscape shall be of pop-up design.
- All heads should have a minimum number of watering pieces with an extended life cycle.
- Lawn and shrub spray heads shall be set back from landscape a minimum of 18 inches. Rotor type heads shall be set back a minimum of 4 feet from landscape.
- Design sprayhead and rotor head stations with consideration for worst wind conditions. Close spacing and low-angle nozzles are required in high and frequent wind areas.
- Spacing of sprinkler heads shall not exceed manufacturer's maximum recommendations for proper coverage.
- Only irrigation heads with matched precipitation rates shall be used on the same valve.
- Valve cabling shall be designed to be consistent with hydrozones.
- Sprinklers, drippers, valves, etc., must be operated within manufacturer's specifications.
- The use of drip or pressure compensating bubblers is encouraged for all shrubs and trees. Small, narrow and irregularly shaped or sloping areas shall be irrigated with drip, micro-spray or pressure-compensating bubbler heads.
- Trees in turf areas shall be on a separate station to provide proper deep watering.

#### DRIP IRRIGATION DESIGN GUIDELINES

- The drip system must be sized for mature-size plants.
- All drip valves may be operated at any one time during an irrigation cycle provided gpm does not exceed supply.
- Distribution tubing (microtubing) shall be buried no more than 6 inches below grade. The end of 1/2" distribution tube must be secured by a stake. The maximum length of microtubing must be specified on the plan to be 10 feet or less.
- All proposed drip emitters shall match the gallons per day per plant according to plant size and plant type.

#### SPECIFICATIONS FOR IRRIGATION EFFICIENCY

Irrigation efficiencies are expected from well-designed and maintained systems. The following are required:

- High flow check valves shall be installed in or under all heads where damage could occur to property due to flooding, unless controllers with flow sensor capabilities are specified that can automatically shut off individual control valves when excess flow is detected.
- Pressure compensating screens/devices shall be specified on all spray heads to reduce radius as needed to prevent overthrust onto landscape and/or to control high pressure misting.
- Soil moisture sensing systems for turf grass hydrozones shall be used. The moisture sensing system shall provide at least one sensor location in the turf grass.
- Controller systems with the capabilities of automatically making daily schedule adjustments according to plant water needs, derived from weather sensing and recording equipment on or near the site are recommended and may be substituted for a moisture sensing system.
- If a soil moisture sensing system is not used and the controller cannot automatically make daily schedule adjustments from local data, then provide an irrigation schedule for all each of the following conditions:
  - a. Plant establishment period.
  - b. Established landscaping.
  - c. Temporarily irrigated areas.
- Schedules shall include: irrigation run times per cycle, cycles per day, and days per week (month) for each plant hydzone and application rate. Irrigating shall be scheduled for the cooler time of each day to avoid irrigating during periods of strong winds and high temperatures, with high evaporation loss.
- Electronic multi-program controllers shall be specified where there is a combination of different hydrozones or when using different types of irrigation equipment.

WALTON CREEK ROAD

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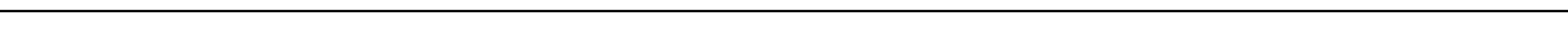
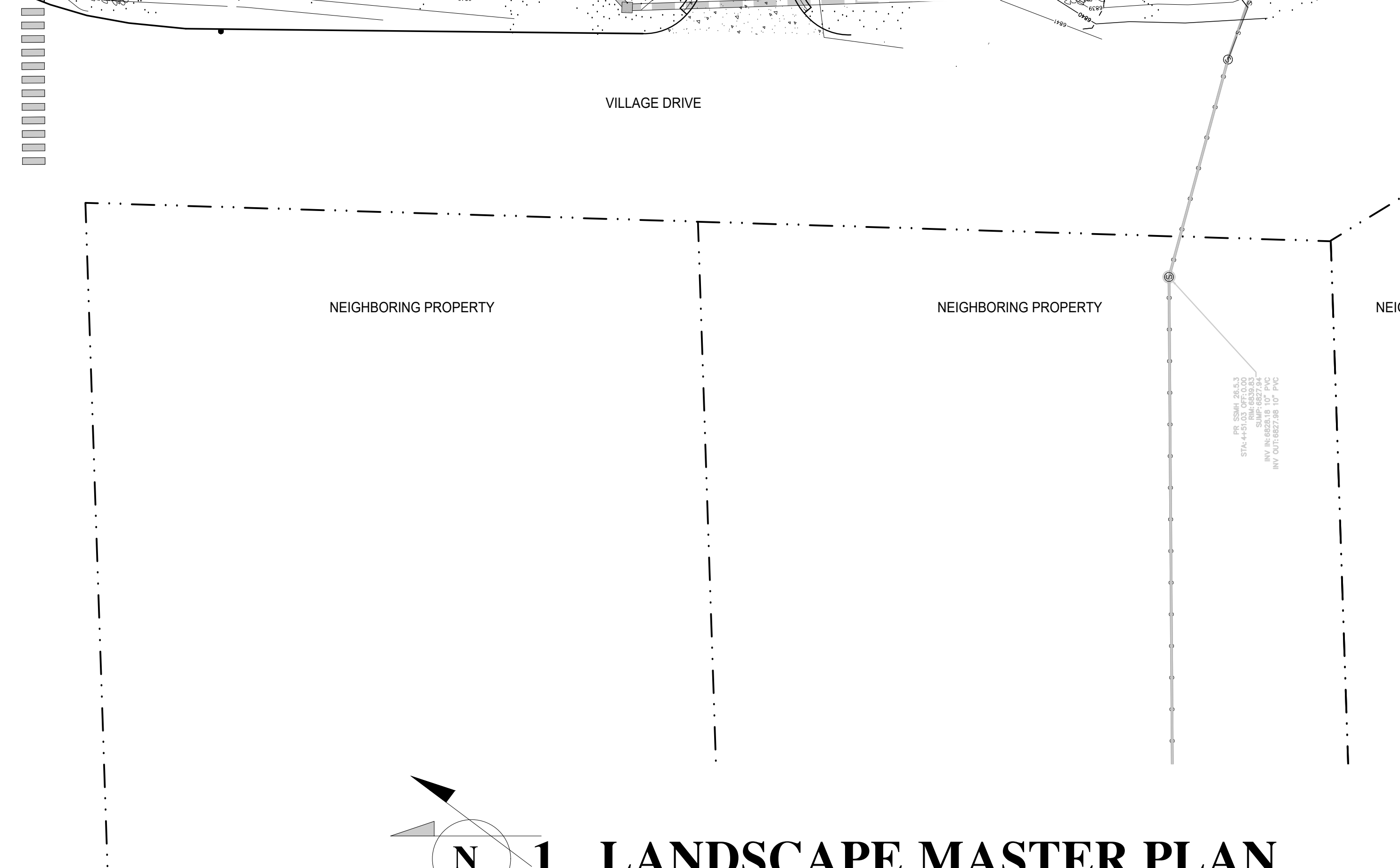
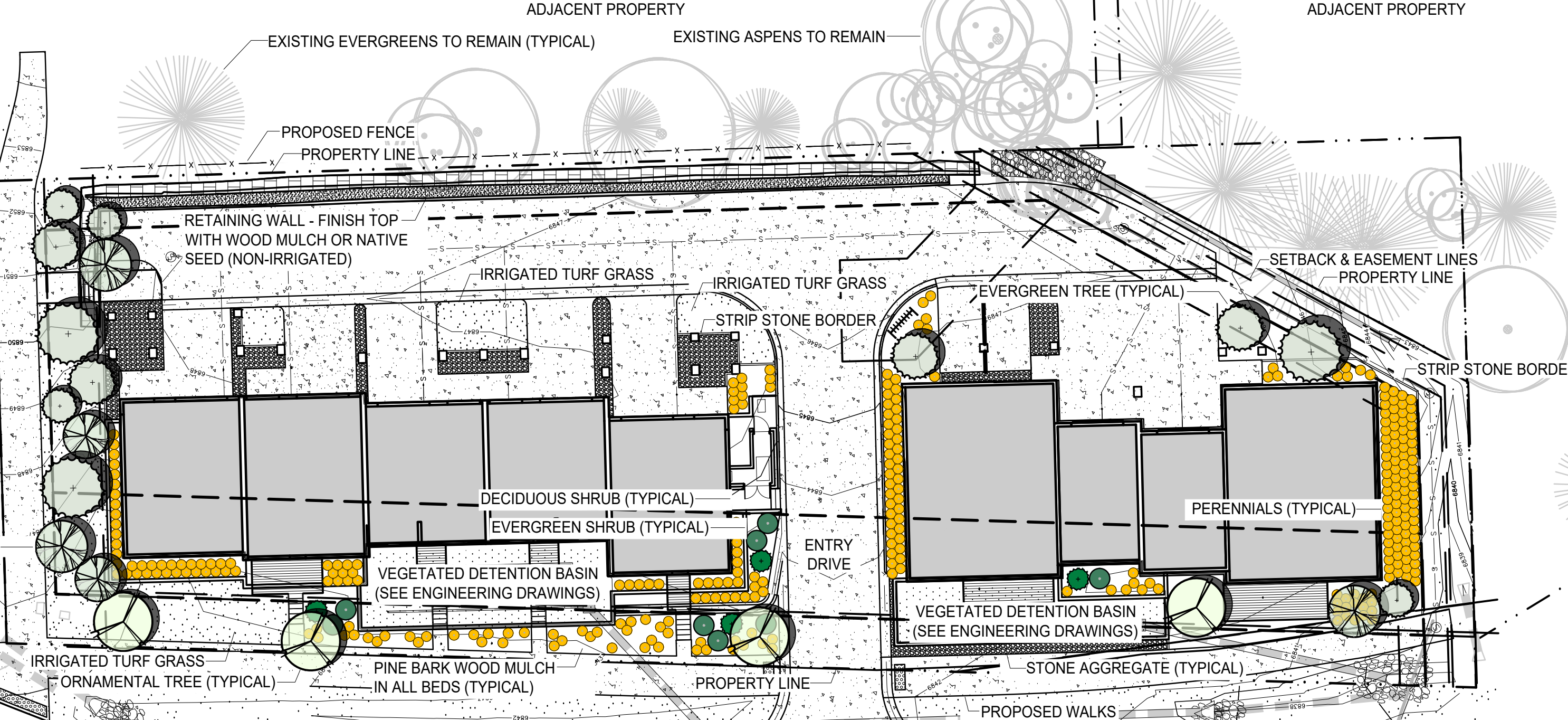
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LANDSCAPE MASTER PLAN

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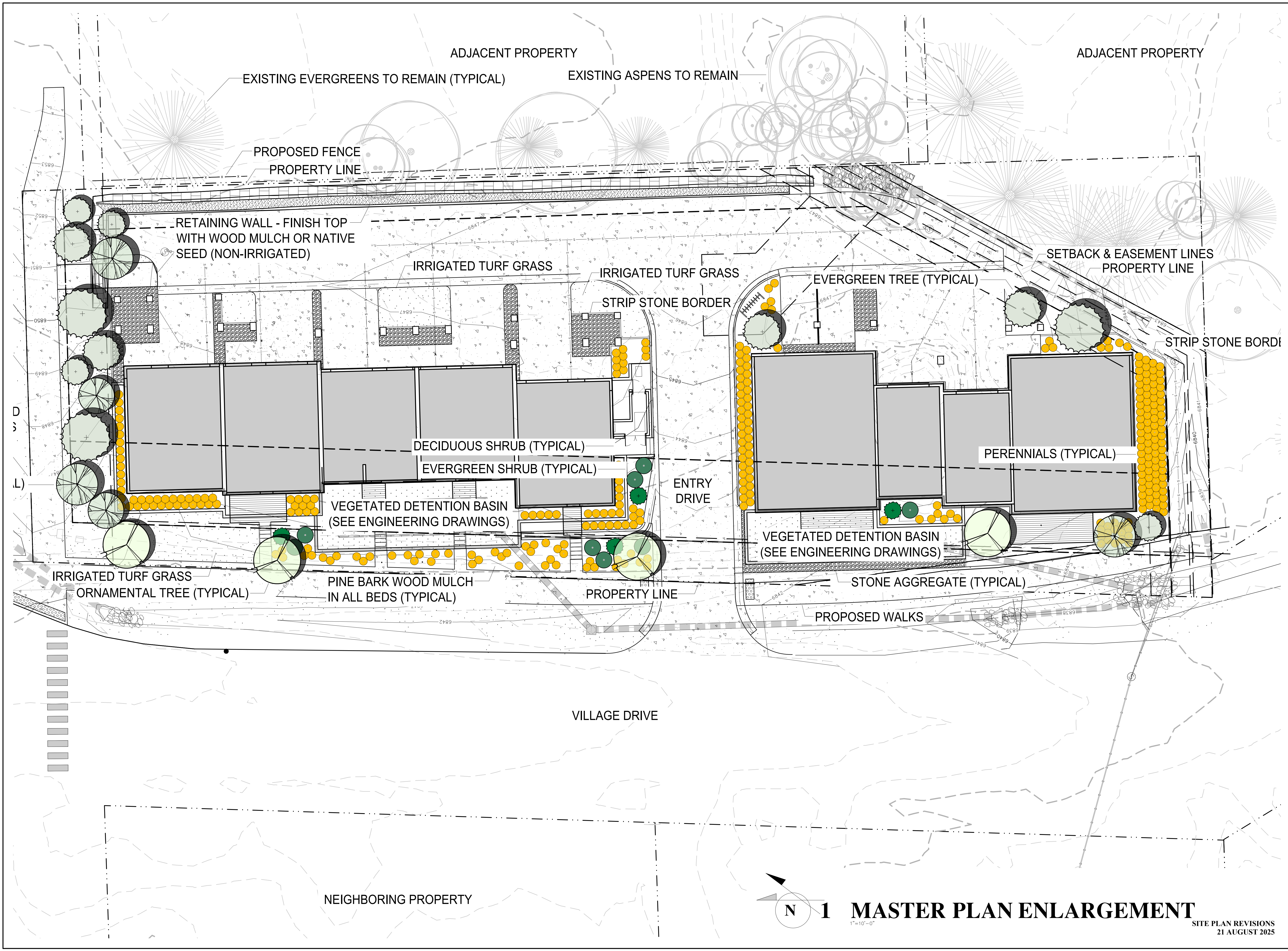
STEAMBOAT  
ARCHITECTURAL  
ASSOCIATES

A Residential Development for  
Village Drive  
Townhomes  
1805 Walton Creek Road  
Steamboat Springs, Colorado

L1.0

18-01





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LANDSCAPE MASTER PLAN

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p.o. box

A Residential Development for

**Village Drive**

**Townhomes**

1805 Walton Creek Road

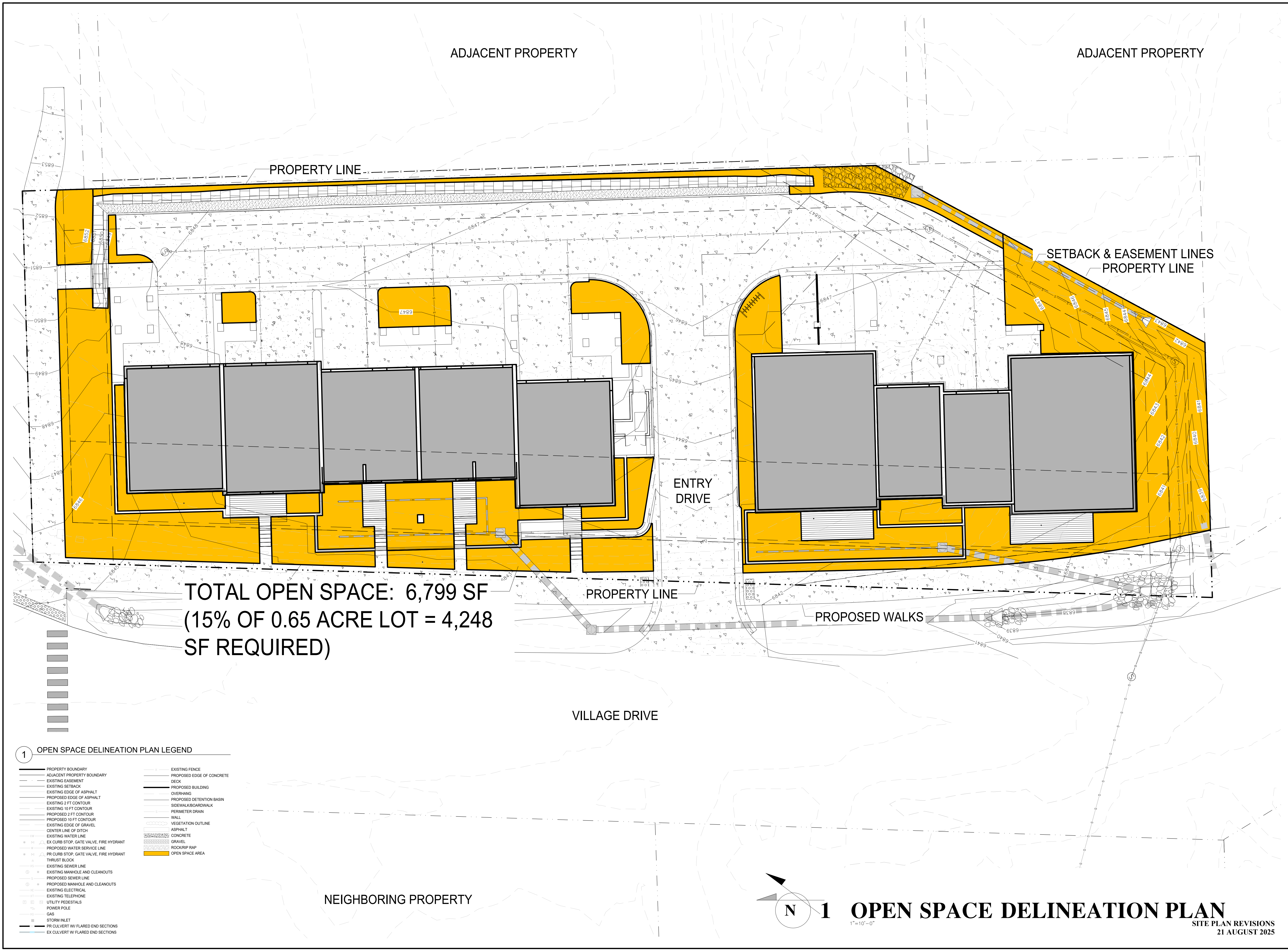
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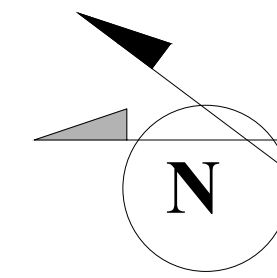
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1 OPEN SPACE DELINEATION PLAN LEGEND

- |  |                           |
|--|---------------------------|
| PROPERTY BOUNDARY                      | EXISTING FENCE            |
| ADJACENT PROPERTY BOUNDARY             | PROPOSED EDGE OF CONCRETE |
| EXISTING EASEMENT                      | DECK                      |
| EXISTING SETBACK                       | OVERHANG                  |
| EXISTING EDGE OF ASPHALT               | PROPOSED DETENTION BASIN  |
| PROPOSED EDGE OF ASPHALT               | SIDEWALK/BOARDWALK        |
| EXISTING 2 FT CONTOUR                  | PERIMETER DRAIN           |
| EXISTING 10 FT CONTOUR                 | WALL                      |
| PROPOSED 2 FT CONTOUR                  | VEGETATION OUTLINE        |
| PROPOSED 10 FT CONTOUR                 | ASPHALT                   |
| EXISTING EDGE OF GRAVEL                | CONCRETE                  |
| CENTER LINE OF DITCH                   | GRAVEL                    |
| EXISTING WATER LINE                    | ROCK/RIP RAP              |
| EX CURB STOP, GATE VALVE, FIRE HYDRANT | OPEN SPACE AREA           |
| PROPOSED WATER SERVICE LINE            |                           |
| PR CURB STOP, GATE VALVE, FIRE HYDRANT |                           |
| THRUST BLOCK                           |                           |
| EXISTING SEWER LINE                    |                           |
| EXISTING MANHOLE AND CLEANOUTS         |                           |
| PROPOSED SEWER LINE                    |                           |
| PROPOSED MANHOLE AND CLEANOUTS         |                           |
| EXISTING ELECTRICAL                    |                           |
| EXISTING TELEPHONE                     |                           |
| UTILITY PEDESTALS                      |                           |
| POWER POLE                             |                           |
| GAS                                    |                           |
| STORM INLET                            |                           |
| PR CULVERT W/ FLARED END SECTIONS      |                           |
| EX CULVERT W/ FLARED END SECTIONS      |                           |



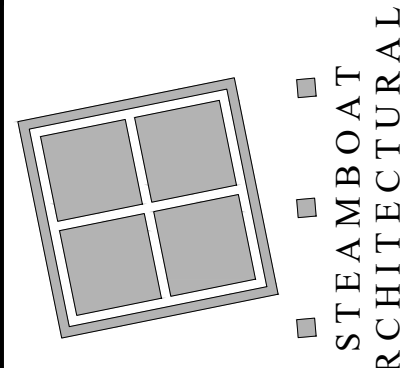
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OPEN SPACE DELINEATION PLAN

1"=10'-0"

SITE PLAN REVISIONS  
21 AUGUST 2025

A Residential Development for  
**Village Drive  
Townhomes**  
1805 Walton Creek Road  
Steamboat Springs, Colorado



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LANDSCAPE MASTER PLAN

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