

**Landscape Notes**

1. Install 6" depth of plant mix in perennial beds. Topsoil to be installed to a depth of 3" in all disturbed areas. All soil must be approved by Landscape Designer prior to installation.
2. Tree and shrub wells to be back filled with 50% native soil and 50% organic amendment.
3. Location of all trees shall be staked by Contractor and approved by the Landscape Designer prior to installation.
4. Shredded wood mulch will be used as a ground cover treatment in designated areas with weed barrier fabric. All shrub and tree planting beds shall receive medium shredded wood mulch 3" deep over weed barrier fabric. All perennial beds shall receive a minimum of 2" small nugget bark mulch.
5. All boulders over 1.5' in diameter uncovered during excavation will be stocked on site for use as landscape boulders as shown per plan. Final boulder placement to be approved by the Landscape Designer.
6. Locate all plant material to avoid snow shed, snow removal locations, sight lines, utility lines, fire hydrants, and easements.
7. Exact placement and shape of planting beds shall be reviewed by Landscape Designer prior to installation of irrigation drip tubing. Shrubs, in their pots, shall be placed for review by Landscape Designer.
8. It is the contractor's responsibility to furnish plant material free of pests or disease. Pre-selected, "tagged" material must be inspected by the Landscape Designer prior to installation. The Contractor must certify that all plant material is free of pests and disease. The Contractor must warranty all plant materials for health and proper installation for a period of one year after installation per their contract.
9. All new trees and shrubs shall be drip irrigated upon installation. All perennial areas shall be spray irrigated. A permanent irrigation system is required.
10. All tree and shrub symbols used are reflective of plant size in 10-12 years.
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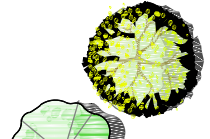
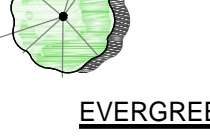
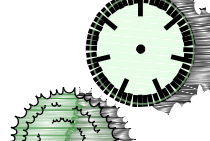



**Layout Notes**

1. The extent of underground utilities is not known. Contractor is responsible for field verification of utilities prior to commencing work. Notify Landscape Designer of any conflicts.
2. Contractor shall verify existing conditions prior to installation.
3. If conflicts arise between the size of areas and plans the Contractor is to notify the Landscape Designer for resolution. Failure to make such conflicts known to the Landscape Designer will result in Contractor's liability to relocate the materials.
4. Contractor shall be responsible for any coordination with Subcontractors or General Contractors as required to accomplish landscape installation.
5. Finished grades shall provide for natural runoff of water without low spots or pockets. Set flow lines accurately and provide for grading per Civil Engineering plans. Notify Landscape Designer of any discrepancies before beginning work.
6. Rough grade shall be reviewed and accepted by Civil Engineer prior to soil preparation and landscape installation.

**Municipals Landscape Requirements**

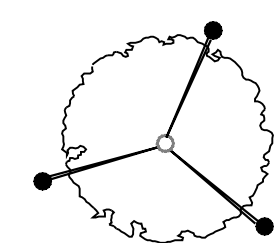
1. Street trees provided at a rate of 1 per 15'-0" street frontage.
  - a. West Buffalo Street: 274'-0" = 19 trees required and provided.
  - b. Lake Dillon Drive: 185'-0" = 13 trees required and provided.
2. Trees required based on site parking: 1 Tree per 5 parking spaces is required. 22 site parking spaces are provided, therefore 5 trees are required adjacent the parking areas. 17 trees are proposed next to parking areas, some of these overlap with street tree requirements. A total of 10 trees, not including street trees are proposed adjacent to parking area.
3. All trees shall be set back from the sidewalk a minimum of 4 feet.
4. Neils Lunceford recommends substituting the Potentilla shrubs for a more structurally shaped shrubs such as Peking Cotoneaster or Red Twig Dogwood, these are not on the plant list but perform well in Dillon CO.
5. 31% of all trees are Evergreens. 58% of Evergreens are 8'-0" high minimum.
6. More than 25% of the proposed trees are over 8'-0" in height.
7. Snow storage: 6416 sqft of surface is proposed to have snow removal. A minimum 25% of this area is required for snow stacking (1604 sqft). 1814 sqft of snow stacking is proposed. Driveways shall be heated.

**PLANT SCHEDULE**

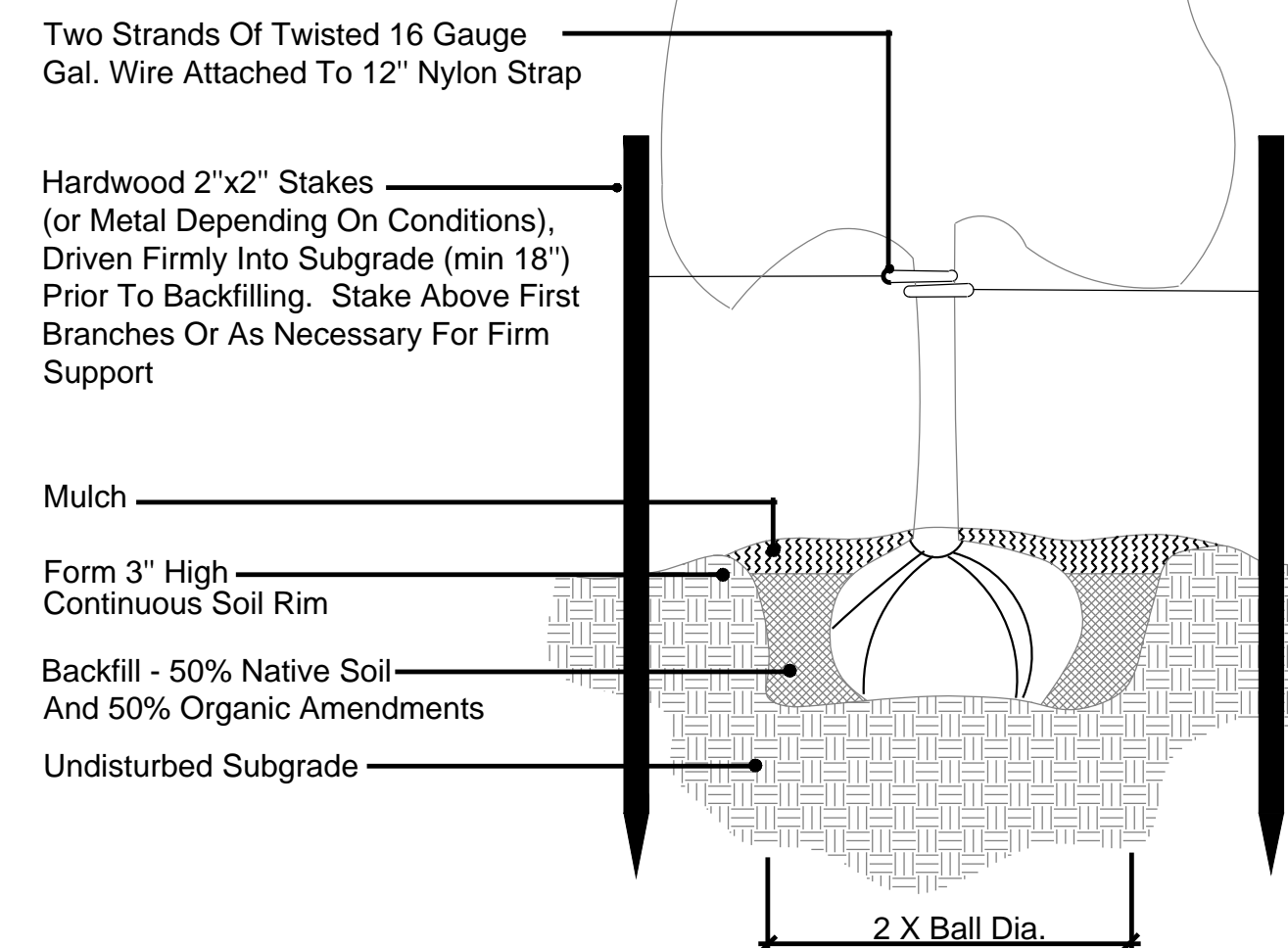
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Populus angustifolia / Narrowleaf Poplar	B & B		2" Cal	4
	Populus tremuloides / Quaking Aspen	B & B		1.5" Cal	24
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Abies lasiocarpa / Alpine Fir	Nursery Grown		6' Height	4
	Picea pungens 'Glauca' / Colorado Blue Spruce	Nursery Grown		8' Height	7
	Pinus longaeva / Bristlecone Pine	Collected		6' Height	1
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal			19

**REFERENCE NOTES SCHEDULE**

SYMBOL	GRASS DESCRIPTION	QTY
	Native Grass Seed	3,875 sf
SYMBOL	FLOWER DESCRIPTION	QTY
	Annual Flowers 12" O.C.	52 sf
SYMBOL	MULCH DESCRIPTION	QTY
	Medium Shredded Mulch	5,652 sf
SYMBOL	UTILITIES DESCRIPTION	QTY
	Snow Stacking	1,814 sf
SYMBOL	GRAVEL DESCRIPTION	QTY
	1"-3" Brown Local River Rock	1.98 cy



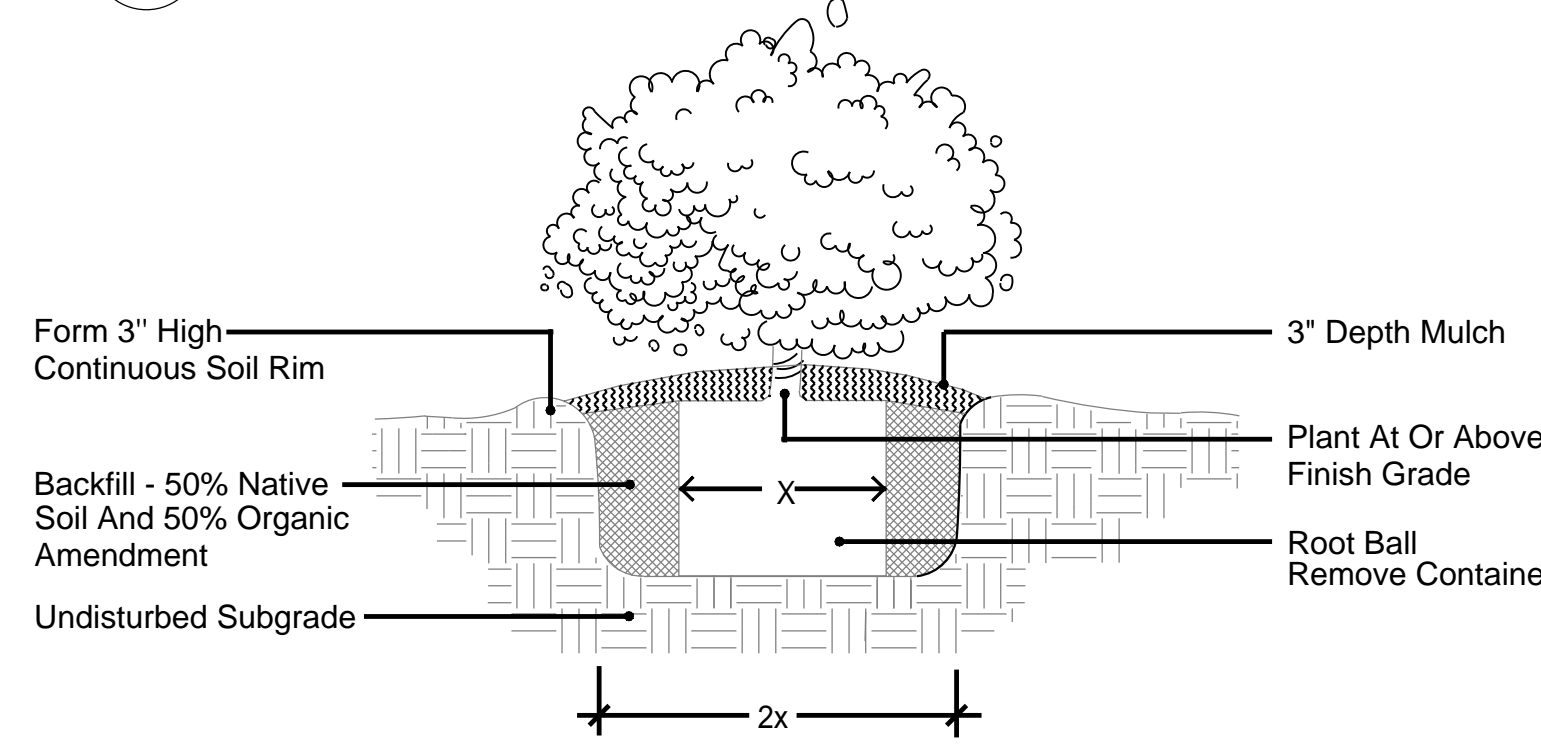
Plant So That Top Of Root Ball Is Even With Or Slightly Higher Than The Finished Grade.



**1 TYPICAL TREE PLANTING**

No Scale

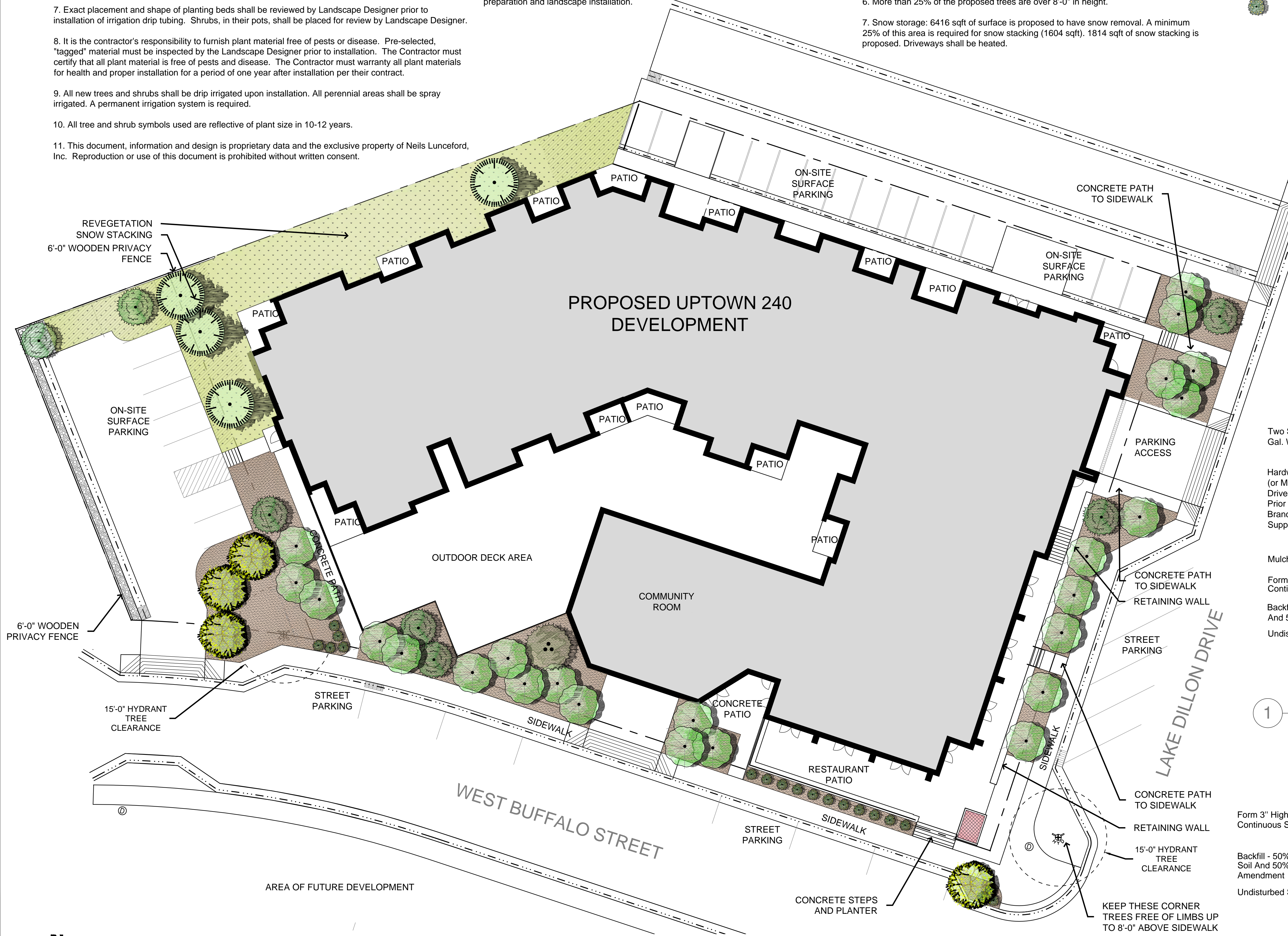
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**2 TYPICAL SHRUB PLANTING**

No Scale

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Landscape Design - Build - Maintain - Garden Centers

**Uptown 240**  
 PUD Development Plan  
 Town of Dillon, Colorado  
 Ordinance 01-18, Series of 2018  
 Sheet 18 of 18

**UPTOWN 240**  
 LAKE DILLON DRIVE & BUFFALO STREET, DILLON  
 SUMMIT COUNTY, COLORADO  
 CONCEPTUAL LANDSCAPE PLAN

**PROJECT MANAGER:**  
T. Glasco

**PROJECT DESIGNER:**  
G. Lee

**RELEASE DATES:**  
 01.26.2018  
 02.09.2018  
 02.28.2018

**L1 SHEET**  
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