

Planting Legend

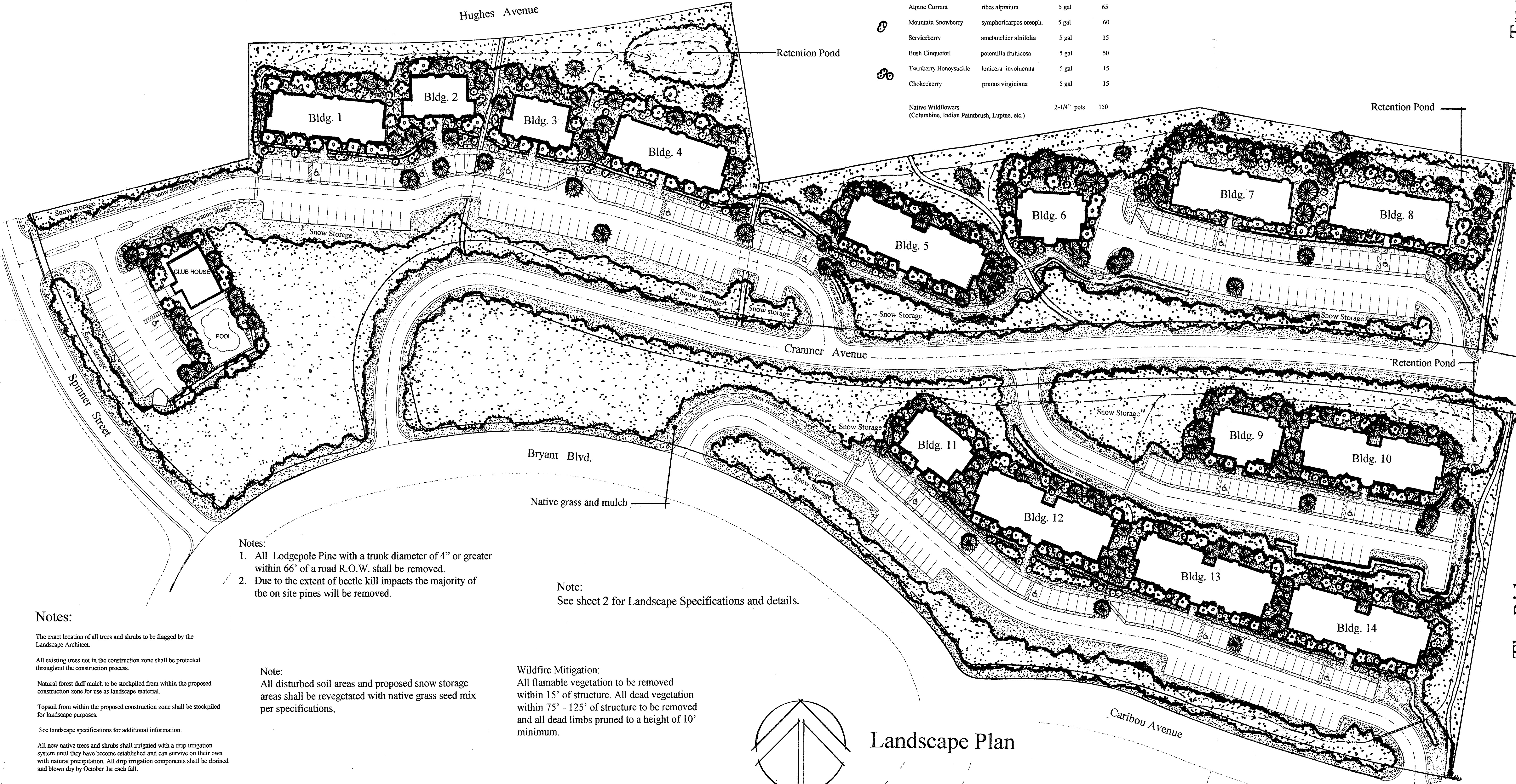
	Common Name	Botanical Name	Size	Quantity
Trees				
	Aspen	populus tremuloides	12' - 14' minimum height (1-1/2" cal. B&B)	173
	Colorado Spruce	picca pungens	6' - 7' average	167
Shrubs				
	Colorado Redtwig Dogwood	cornus serica	5 gal	65
	Native Wild Rose	rossa woodsii	5 gal	65
	Alpine Currant	ribes alpinum	5 gal	65
	Mountain Snowberry	symphoricarpos oreoph.	5 gal	60
	Serviceberry	amelanchier alnifolia	5 gal	15
	Bush Cinquefoil	potentilla fruticosa	5 gal	50
	Twinberry Honeysuckle	lonicera involucrata	5 gal	15
	Chokecherry	prunus virginiana	5 gal	15
	Native Wildflowers (Columbine, Indian Paintbrush, Lupine, etc.)		2-1/4" pots	150

Ground Covers

All soil areas disturbed during construction must conform to the Grand County Noxious Weed Control Plan, and must be revegetated to blend with the existing landscape.

As recommended by the Natural Resource Conservation Service. (Middle Park Soil Conservation District)

All disturbed soil areas to be revegetated by seeding with 10 lbs / acre of sheep fescue bunch grass and mulching with 1/2" of shredded bark mulch, natural forest duff, or chopped weed-free hay. Apply seed within 14 days of final finished grade. If required for complete germination, hand broadcast additional seed as required in fall after October 15th, or in spring before May 15th.



- Notes:
1. All Lodgepole Pine with a trunk diameter of 4" or greater within 66' of a road R.O.W. shall be removed.
 2. Due to the extent of beetle kill impacts the majority of the on site pines will be removed.

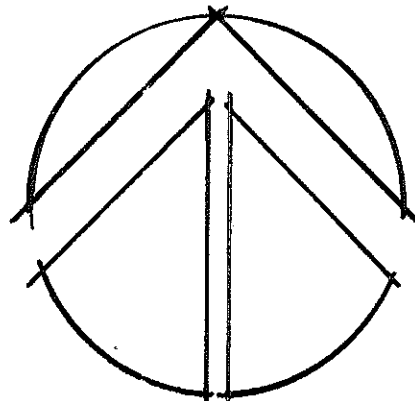
Note:
See sheet 2 for Landscape Specifications and details.

Wildfire Mitigation:
All flammable vegetation to be removed within 15' of structure. All dead vegetation within 75' - 125' of structure to be removed and all dead limbs pruned to a height of 10' minimum.

Note:
All disturbed soil areas and proposed snow storage areas shall be revegetated with native grass seed mix per specifications.

Notes:

- The exact location of all trees and shrubs to be flagged by the Landscape Architect.
- All existing trees not in the construction zone shall be protected throughout the construction process.
- Natural forest duff mulch to be stockpiled from within the proposed construction zone for use as landscape material.
- Topsoil from within the proposed construction zone shall be stockpiled for landscape purposes.
- See landscape specifications for additional information.
- All new native trees and shrubs shall irrigated with a drip irrigation system until they have become established and can survive on their own with natural precipitation. All drip irrigation components shall be drained and blown dry by October 1st each fall.



1" = 50'-0"
August 9, 2007

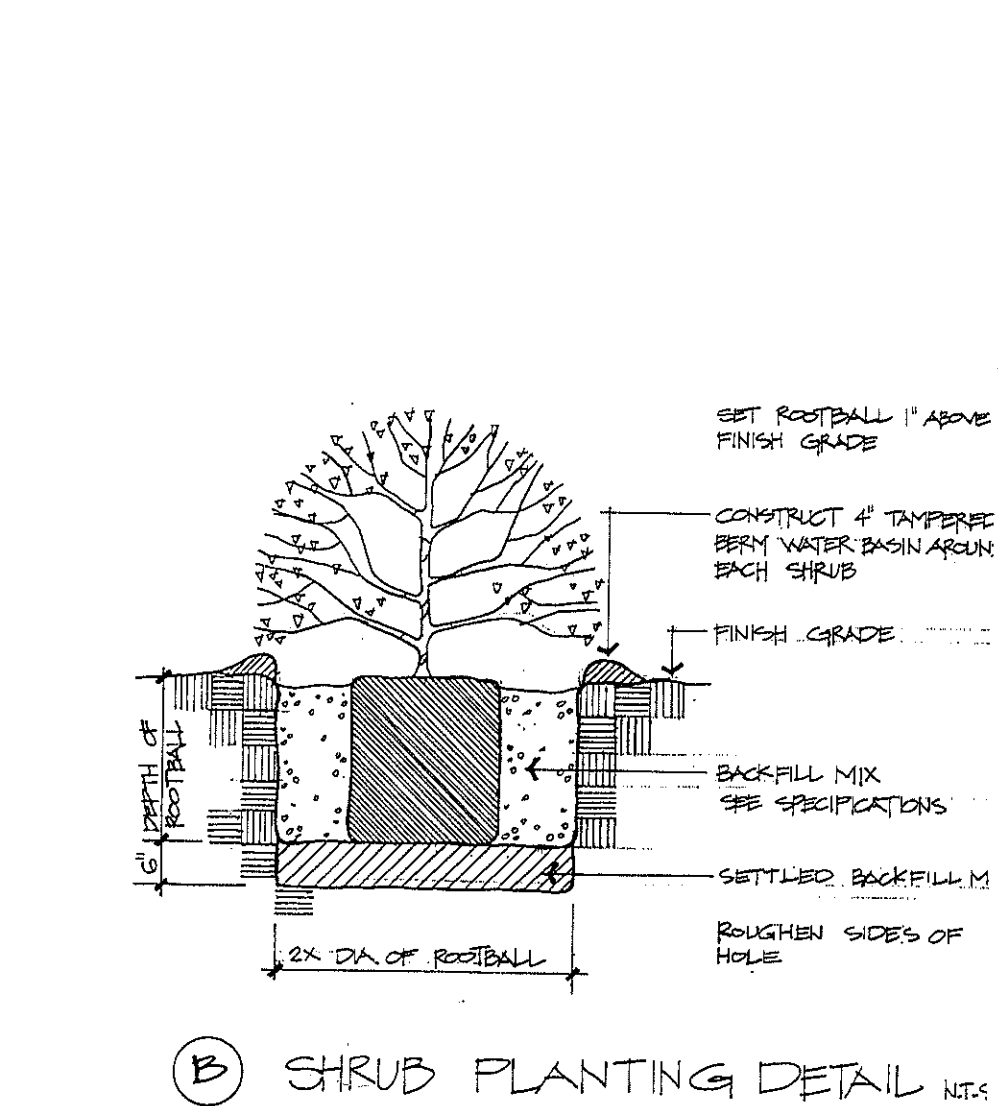
Landscape Plan

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The Ridge
at Winter Park
Condominium

Landscape Plan

Tracts D,E,F, and G
Summit at Winter Park
Ranch

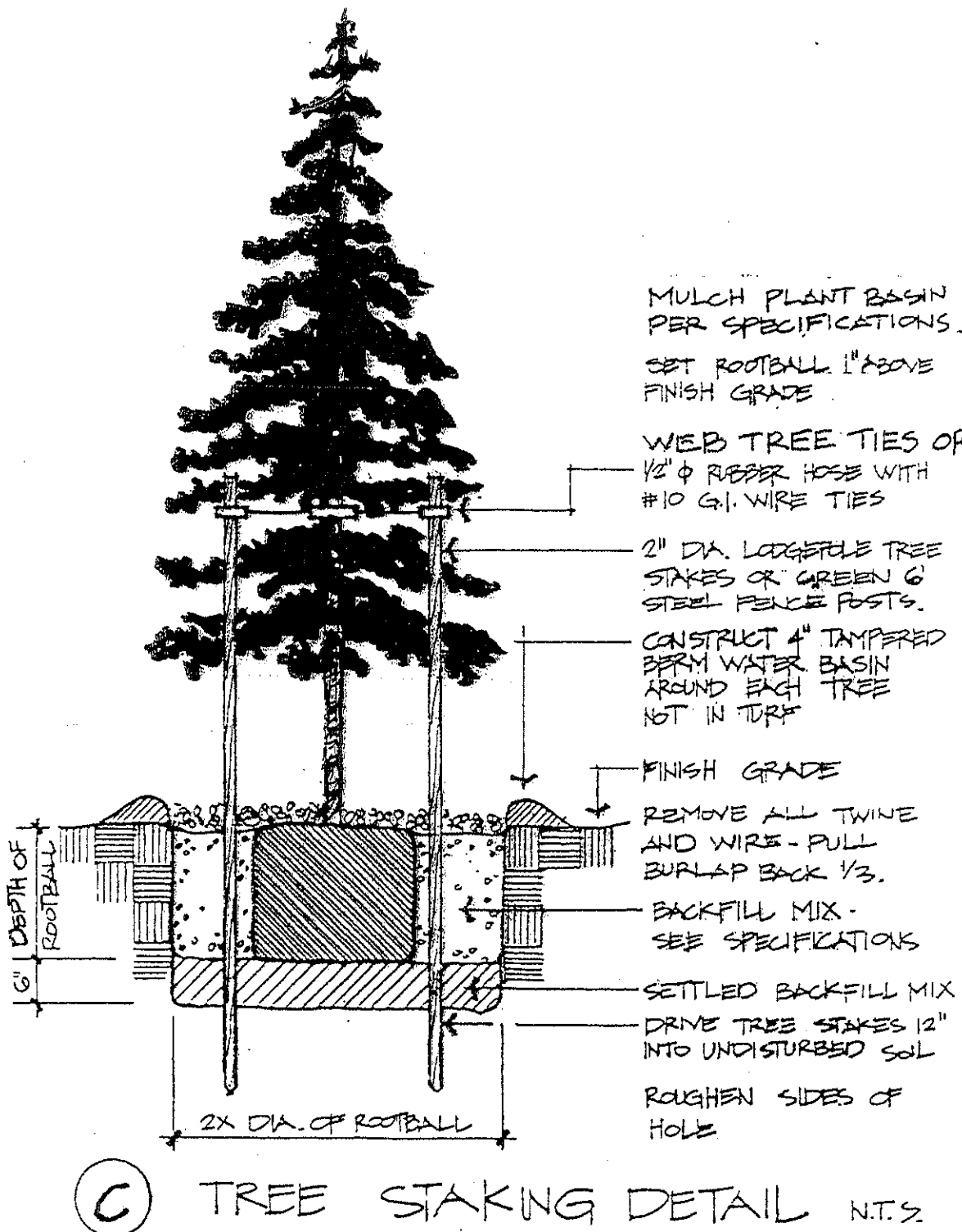
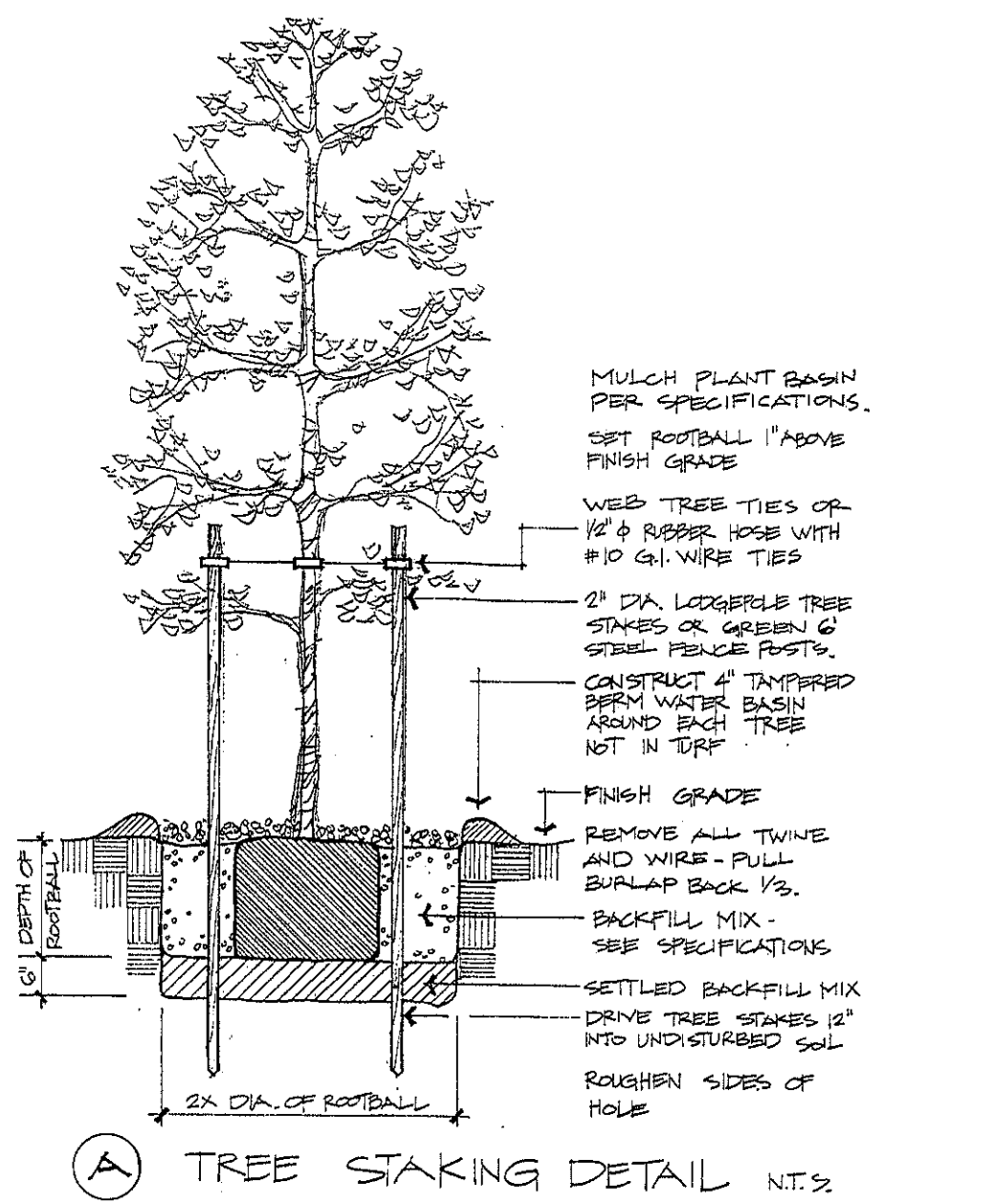


Planting Specifications

- The work to be performed under this contract shall include furnishing all labor, materials, tools, and machinery necessary to install the plant materials as indicated on the planting plan.
- The contractor shall comply with all state and local codes, ordinances, and regulations having jurisdiction over this project. The contractor to call for utility locates for all proposed tree locations.
- All plant material shall be healthy, well established, vigorous, of normal growth form, and be free of disease and insect infestation.
- All plants shall have normal, healthy root systems filling their containers but without being rootbound.
- All plants which do not comply with the above criteria shall be rejected and removed from the site immediately. Plants shall be replaced at no additional cost to the owner.
- Plants shall not be installed until the soil preparation has been completed.
- Soil preparation for shrub and tree backfill mix shall consist of:
 - 33% well rotted barnyard manure, coarse sphagnum peat moss, or approved equal.
 - 67% native soil of site.Mix the above materials thoroughly outside the planting pit. After setting the plants in the planting pit, the backfill materials shall be soaked to settle. After the plant has settled, the top of the rootball shall be approximately 1" above the surrounding finish grade. Construct a 4" tapered berm watering basin around the plant and add 2"-3" layer of mulch over the root zone.
- The contractor shall remove excess waste material daily when planting in an area is complete. Clear the area of debris, spoil piles, and containers.
- Project acceptance: Within 10 days of contractor's notification that the entire project is complete, owner will inspect the installation and if final acceptance is not given, will prepare a "punch list" which, upon completion by contractor, will signify final acceptance by the owner. The "punch list" must be completed within 20 calendar days from the date issued. Acceptance is based on furnishing by the contractor, a complete as-built plan which reflects all approved changes made during installation.
- All plant materials shall be guaranteed for 1 full year after project acceptance, unless otherwise agreed prior to commencement of work.

Notes:

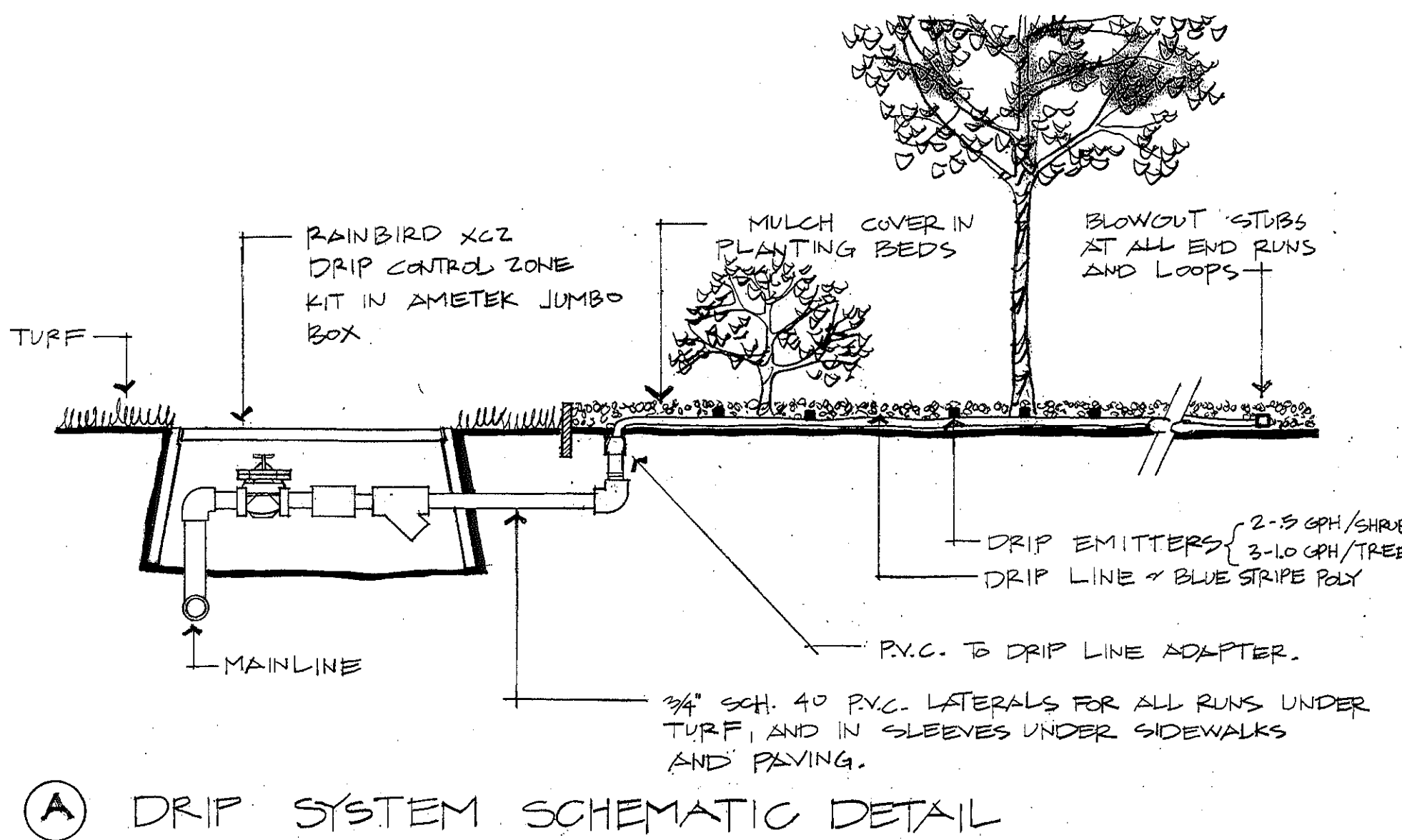
- The exact location of all trees and shrubs to be flagged by the Landscape Architect.
- All existing trees not in the construction zone shall be protected throughout the construction process.
- Natural forest duff mulch to be stockpiled from within the proposed construction zone for use as landscape material.
- Topsoil from within the proposed construction zone shall be stockpiled for landscape purposes.
- See landscape specifications for additional information.
- All new native trees and shrubs shall irrigated with a drip irrigation system until they have become established and can survive on their own with natural precipitation. All drip irrigation components shall be drained and blown dry by October 1st each fall.



Wildfire Mitigation:
All flammable vegetation to be removed within 15' of structure. All dead vegetation within 75' - 125' of structure to be removed and all dead limbs pruned to a height of 10' minimum.

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August 9, 2007



NOTE: All drip-system components, including the backflow prevention unit, mainlines, driplines, and emitters, shall be drained and blown dry by October 1st each fall.

Drip Irrigation System

All introduced native trees, shrubs, and wildflowers shall be irrigated with a temporary drip irrigation system for two growing seasons. The drip system shall comply with the following criteria.

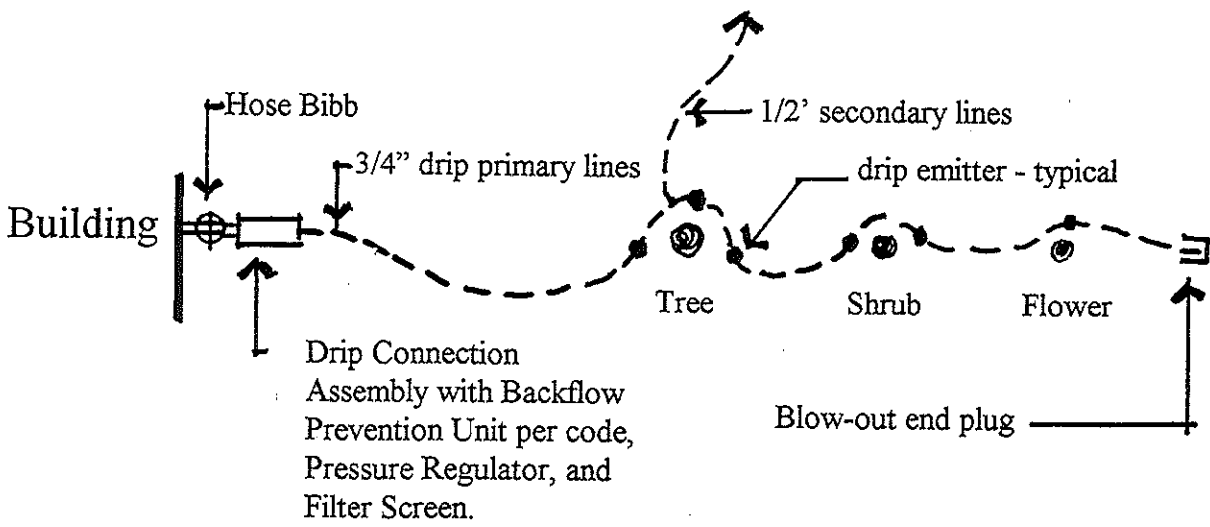
DRIP IRRIGATION PRODUCT INFORMATION:

- | | |
|------------------------|--|
| ● Drip Emitters | RainBird PC-05 and PC-10 or equal. |
| --- Drip Lines | Bluestripe Polyethylene (size per plan) |
| □ Blow-out end plugs | Rainbird or equal (At all end runs) |
| □ Hose Bibb connection | With BPU per code, Pressure regulator, and filter screen. Rainbird or equal. |
| === Irrigation Sleeve | 2" Sch. 40 PVC Bury 18" |

DRIP IRRIGATION SYSTEM NOTES:

- Each shrub to receive 2 - .5 gallon per hour emitters.
Each tree to receive 3 - 1.0 gallon per hour emitters.
Each wildflower to receive 1 - .5 gallon per hour emitter.
- In shrub planting beds lay blue-stripe or U.V. resistant polyethylene drip lines on surface and cover with 1-1/2" to 2" of shredded bark mulch. Use ground staples as required. Use blow-out end plugs at each end run. When running drip lines under turf or paths bury 12". Under driveways, sidewalks, or asphalt bury 18" deep in 2" Sch. 40 PVC sleeves.
- Connect hose bibb drip connection assembly with backflow prevention unit, pressure regulator, and filter to hose bibb location approved by owner.
- Entire drip system to be drained and blown dry by October 1 each fall.

DRIP IRRIGATION SCHEMATIC



Irrigation Specifications

- The work to be performed under this contract shall include furnishing all labor, materials, tools, machinery, and equipment necessary to install the complete irrigation system as indicated on the plans and details.
- All materials and workmanship shall conform to the Uniform Plumbing Code and all state and local codes.
- The contractor shall apply and pay for all permits, if required, for installation of this irrigation system.
- The contractor shall be responsible for conditions as they exist on the site and shall visit the site prior to submitting bid.
- The irrigation drawings are diagrammatic. Mainlines and lateral lines may share trenches wherever possible.
- It is the intention of these documents to indicate a complete irrigation system ready for use without further cost to the owner.
- Do not willfully install the irrigation system as indicated on the plans when it is obvious in the field that unknown obstructions or grade differences exist that were not known during design. When such discrepancies exist, the contractor shall immediately notify the Landscape Architect prior to proceeding with the work.
- The contractor shall coordinate piping and sleeving with the hardscape installation and avoid major trees and shrubs with the irrigation system installation.
- The contractor to record all approved changes on a set of "as-built" plans. Plans shall be submitted to the owner.
- A guarantee of one full year beyond the project acceptance shall be granted by the contractor on the irrigation system as installed excluding obvious acts of vandalism.
- The irrigation system shall not be considered complete until all valves, heads, emitters, drip lines, controllers, and related equipment have been individually adjusted and fine tuned for maximum coverage with minimum overspray of buildings, fences, walkways, or site furnishings.
- Trenches shall be backfilled and compacted to dry density equal to the adjacent undisturbed soil and shall be flush with adjacent grades without slumps and other irregularities.
- The entire system shall conform to the design layout, details, legends, product manufacturers, and schedules in both installation and materials. Design changes or substitutions are not permitted without approval of the Landscape Architect.
- At the end of each workday the site shall be cleaned and made safe from excess waste materials. At the end of work all such materials shall be removed from the site.
- An irrigation plan shall be reduced in size, color coded, and installed on the inside door of the controller for future operation and understanding of the system.
- All the control wires shall be 14 gauge direct burial wire, installed in the mainline trench adjacent to the under side of the mainline.
- Project acceptance: See planting specifications note 9.

Drip-system Notes

- Install drip irrigation lines only after all trees, shrubs, and flowers have been planted, staked as required, and fine grading has been completed.
- After all drip components including driplines and emitters have been installed and tested, cover with 1-1/2" to 2" of approved mulch.
- See Irrigation specifications for additional information.
- All drip-system components, including the backflow prevention unit, mainlines, drip lateral lines, and emitters shall be drained and blown dry by Oct. 1st each fall.

