

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

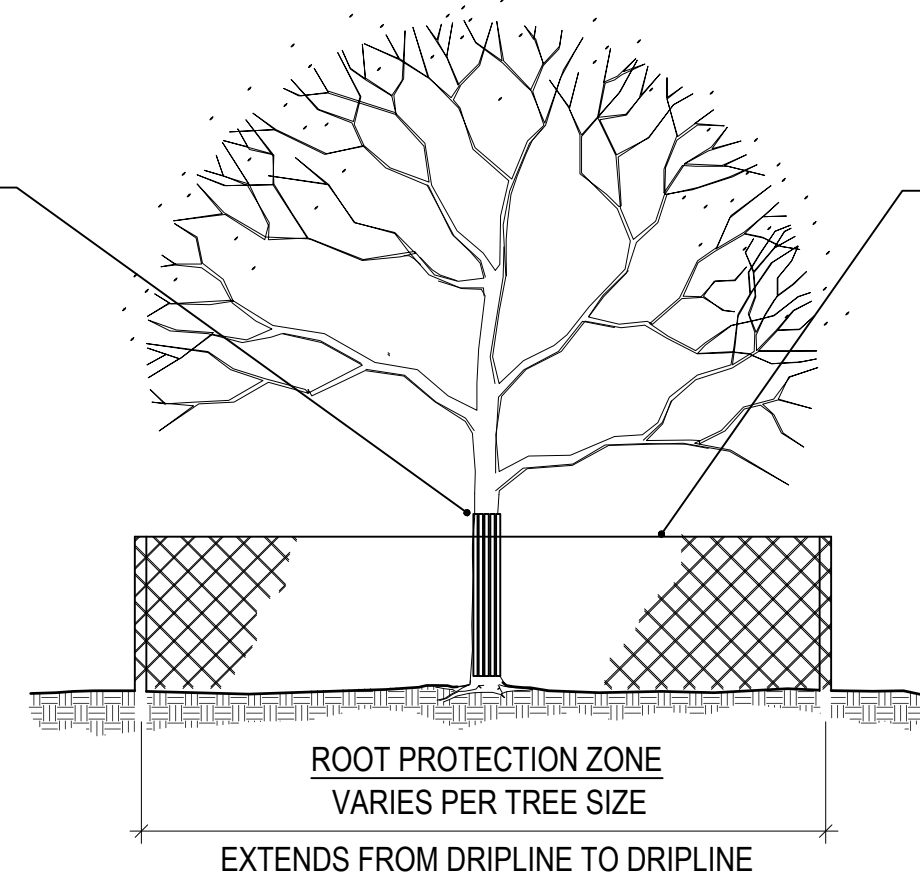
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SHREDDED BARK NATURAL BROWN LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH SHREDDED BARK NATURAL BROWN LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION. ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL), UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

LOT COVERAGE

LOT AREA:	42,000 SF
BUILDING AREA:	26,704 SF
MIXED USE BUILDING	21,801 SF
FOOTE'S REST:	2,901 SF
HOTEL:	802 SF
STALEY HOUSE:	773 SF
BLACKSMITH SHOP:	427 SF
LANDSCAPE AREA:	
SQUARE FEET:	15,296 SF
PERCENT COVERAGE:	36.4%

LANDSCAPE DETAILS

TRUNK PROTECTION
REQUIRED IF WHEELED CONSTRUCTION EQUIPMENT INVOLVED WITHIN 20' OR LESS. 1" BOARDS NOT LESS THAN 5' LONG OR TO REACH FIRST SCAFFOLD BRANCH. WIRE TO HOLD BOARDS IN PLACE, NO NAILS PERMITTED. INCLUDE WRAPPING OF BURLAP UNDER BOARDS.



BRANCH PROTECTION
PROTECT LOWER BRANCHES OF TREE CANOPY. PROVIDE CONSTRUCTION FENCING OR EQUAL AT DRIPLINE (MIN.)

PLACE SIGNS:
KEEP OUT TREE PROTECTION AREA
EVERY 50' ATTACHED TO FENCING

TREE PROTECTION NOTES

- ALL TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TREES AND SHRUBS TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH SURVEY TAPE.
- TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 10 FEET OF A TREE OR SHRUB TRUNK, WHICHEVER IS GREATER.
- TREE AND SHRUB ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- TRENCHES SHALL BE HAND DUG WITHIN THE DRIP LINE IN AREAS WHERE ROOTS TWO INCHES IN DIAMETER AND GREATER ARE PRESENT, OR WHEN IN CLOSE PROXIMITY TO LOW BRANCHING TREES. WHENEVER POSSIBLE, ROOTS TWO INCHES OR GREATER IN DIAMETER SHALL BE TUNNELED OR BORED UNDER AND SHALL BE COVERED TO PREVENT DEHYDRATION.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING, WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
- WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
- FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
- FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
- FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 10 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
- REFER TO PLANS FOR FENCE STAKING LOCATIONS.

PLANTING SCHEDULE

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	EXPOSURE	WATER
DECIDUOUS TREES (31)						
2	ANG	QUAKING ASPEN (SINGLE STEM)	POPULOUS TREMULOIDES	3" CAL, B&B	SUN	MED
2	ANC	QUAKING ASPEN (CLUMP)	POPULOUS TREMULOIDES	3" CAL B&B, CLUMP, COLLECTED	SUN	MED
3	NAR	NARROWLEAF COTTONWOOD	POPULOUS ANGUSTIFOLIA	3" CAL, B&B	SUN	LOW-MED
2	SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	3" CAL, B&B	SUN/PART	LOW-MED
7	SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" CAL, B&B	SUN/PART	LOW-MED
10	NCH	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	6-8' HT, B&B	SUN/PART	LOW-MED
2	RMG	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	3" CAL, B&B	SUN/PART	MED
3	SPR	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2" CAL, B&B	SUN	XERIC-MED
EVERGREEN TREES (10)						
4	FOX	BRISTLECOE PINE	PINUS ARISTATA	6' HT. MIN., B&B, NURSERY GROWN	SUN/PART	XERIC
1	CCF	WHITE FIR	ABIES CONCOLOR	10' HT. MIN., B&B	SUN/PART	MED
2	CCF	WHITE FIR	ABIES CONCOLOR	6' HT. MIN., B&B	SUN/PART	MED
1	FSP	FASTIGIATE BLUE SPRUCE	PICEA PUNGENS 'FASTIGIATA'	8' HT. MIN., B&B	SUN/PART	LOW
2	WWS	WHITE WEEPING SPRUCE	PICEA GLAUCA 'PENDULA'	8' HT. MIN., B&B	SUN	MED
EVERGREEN SHRUBS (8)						
5	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	SUN/PART	XERIC
3	MCS	MRS. CESARINI JUNIPER	PICEA PUNGENS 'MRS CERASINI'	#3 CONT.	SUN	LOW
DECIDUOUS SHRUBS (10)						
3	CAC	PEKING COTONEASTER	COTONEASTER LUCIDUS	#5 CONT.	SUN/PART	XERIC
5	NMO	MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNUS	#5 CONT.	SUN/PART	LOW-MED
2	ALS	URAL FALSE SPIREA	SORBARIA SORBIFOLIA	#5 CONT.	SUN/PART	LOW-MED
ORNAMENTAL GRASSES						
15	DEC	TUFTED HAIR GRASS	DESCHAMPSIA CESPITOSA	#1 CONT.	SUN	MED
22	IRG	INDIAN RICE GRASS	ACHNATHERUM HYMENOIDES	#1 CONT.	SUN	XERIC

LANDSCAPE REQUIREMENTS

REQUIREMENTS
1 TREE PER 1,500 SF OF DEVELOPMENT AREA (28 TREES)
1 SHRUB PER 2,500 SF OF DEVELOPMENT AREA (17 SHRUBS)
BLOCK 11 AREA: 42,000 SF
LAWN AREA: 511 SF (3.3% OF UNDEVELOPED AREA OF THE SITE)

BREAK DOWN	REQ.	PROVIDED	EXISTING	TOTAL
TREES	28	41	2	43
DECIDUOUS	18	31	0	31
3" CAL	9	9	0	9
2" CAL	9	12	0	12
BY HEIGHT	N/A	10	0	10
EVERGREEN	10	10	2	12
10' HT.	3	1	2	3
8' HT.	3	3	0	3
6' HT.	4	6	0	6
SHRUBS	17	18	0	18
DECIDUOUS	N/A	10	0	10
EVERGREEN	N/A	8	0	8

SUN TOLERANT PERENNIALS (ROOF)

COMMON NAME	BOTANICAL NAME
BPL BELL FLOWER	CAMPANULA PERSICIFOLIA
RGD BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'
DSD DWARF SHASTA DAISY	LEUCANTHEMUM COMPACT 'SNOW LADY'
CFL CONE FLOWER SP.	ECHINACEA SP.
APF EUROPEAN PASQUE FLOWER	PULSATILLA VULGARIS
PHR HUSKER RED PENSTEMON	PENSTEMON PINIFOLIUS 'HUSKER RED'
SMN MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'
SES AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
CMW WALKER'S LOW CATMINT	NEPETA FAASSENII 'WALKER'S LOW'

SHADE TOLERANT PERENNIALS

COMMON NAME	BOTANICAL NAME
BBA BEE BALM	MONARDA DIDYMA
SOM BISHOP'S WEED	AEGOPodium PODOGRARIA 'VARIEGATUM'
CLR COLUMBINE SP.	AQUILEGIA SP.
LAE EDELWEISS	LEONTOPodium ALPINUM
APF EUROPEAN PASQUE FLOWER	PULSATILLA VULGARIS
FJF FALSE FORGET-ME-NOT	BRUNNERA MACROPHYLLA 'JACK FROST'
IRG GERMAN BEARDED IRIS	IRIS GERMANICA VAR.
PAN PANSY SP.	VIOLA SP.
LPD PURPLE DRAGON NETTLE	LAMIUM MACULATUM 'PURPLE DRAGON'
WIN WINDFLOWER	ANEMONE SYLVESTRIS

TURF GRASS

COMMON NAME
ECOLOTURF (OR APPROVED EQUAL)



DATE:
05.15.17: SK PLN 01
06.28.17: SK PLN 02
09.06.17: DA 01
09.30.17: DA PRICING
11.03.17: DA 02
07.19.17: SITE PLAN MODIFICATION

SHEET TITLE:
LANDSCAPE NOTES & SCHEDULE

LANDSCAPE LEGEND

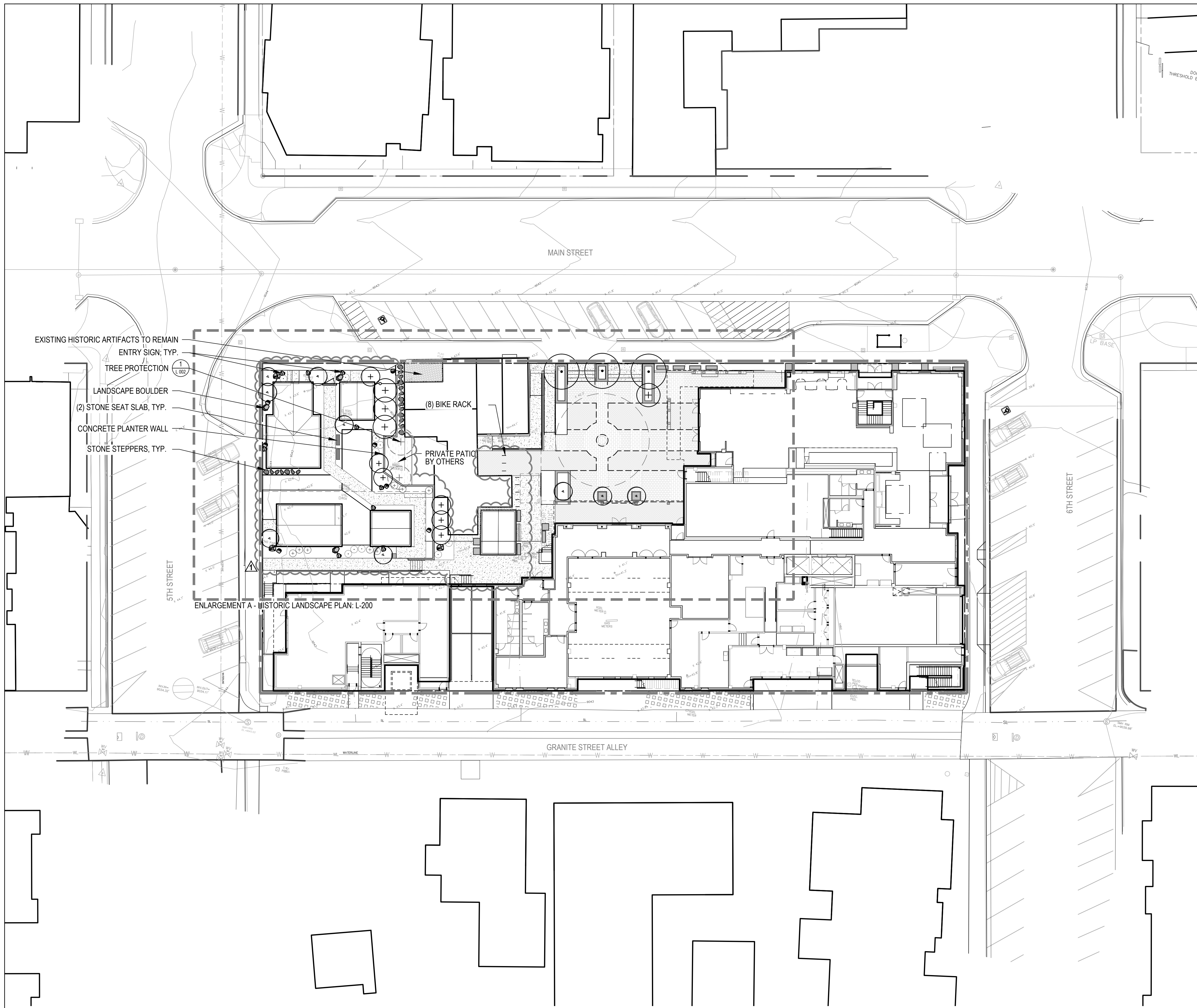
	DECIDUOUS TREES		EVERGREEN SHRUBS
	EVERGREEN TREES		DECIDUOUS SHRUBS
	EXISTING TREE TO REMAIN		COBBLE DRIP EDGER
	EDGER		CONCRETE
	EDGER-SPADE		PAVER TYPE 01
	CONCRETE PLANTER WALL		PAVER TYPE 02
	ENLARGEMENT		PAVER TYPE 03
	PROPERTY LINE & LIMIT OF WORK		LANDSCAPE BOULDERS

SNOW STORAGE

1. ALL SNOW WILL BE MELTED ON SITE.
2. 7' WIDE SNOW STACK AREA AVAILABLE IN THE PUBLIC RIGHT OF WAY.
 - 2.1. 2,300 SF OF SNOW STORAGE IN R.O.W.

NOTES

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4. PLANT SYMBOLS ARE SHOWN AT APPROXIMATELY MATURE SIZE.
5. ALL PLANTINGS SHALL BE PLANTED TO AVOID CONFLICTS WITH SIGHT TRIANGLES AND EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
6. FINAL PLANT LOCATIONS SHALL BE FIELD VERIFIED.
7. PRESERVE AND PROTECT EXISTING TREES AS POSSIBLE. TREE PROTECTION DETAIL AND NOTES PROVIDED.
8. FINAL IRRIGATION DESIGN BY OTHERS. IRRIGATION DESIGN TO BE COORDINATED WITH ENGINEERS AND ARCHITECTS FOR PROPER IRRIGATION RATES.
 - 8.1. GROUND LEVEL
 - ALL TREES AND SHRUBS TO BE IRRIGATED WITH DRIP IRRIGATION
 - ALL TURF, NATIVE GRASS, PERENNIALS AND/ OR ANNUAL BEDS TO BE SPRAY IRRIGATED / INLINE DRIP IRRIGATION.
 - 8.2. 2ND FLOOR AND ROOF TOP
 - ALL PLANTERS AND BEDS TO BE IRRIGATED WITH NETAFIM DRIP IRRIGATION OR APPROVED EQUAL.



FOOTE'S REST AT BLOCK 11
 LOTS 1-12, BLOCK 11 FRISCO, CO
 SITE PLAN MODIFICATION

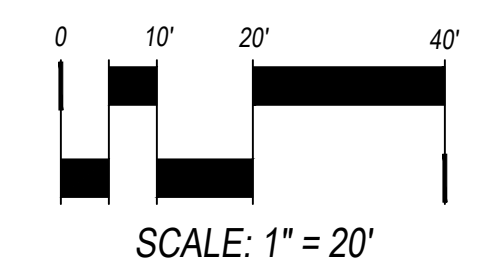
OWNER:
 512 MAIN STREET, LLC.
 PO BOX 307
 FRISCO, CO 80443
 970.389.2660



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 GROUND LEVEL LAYOUT PLAN

L-100

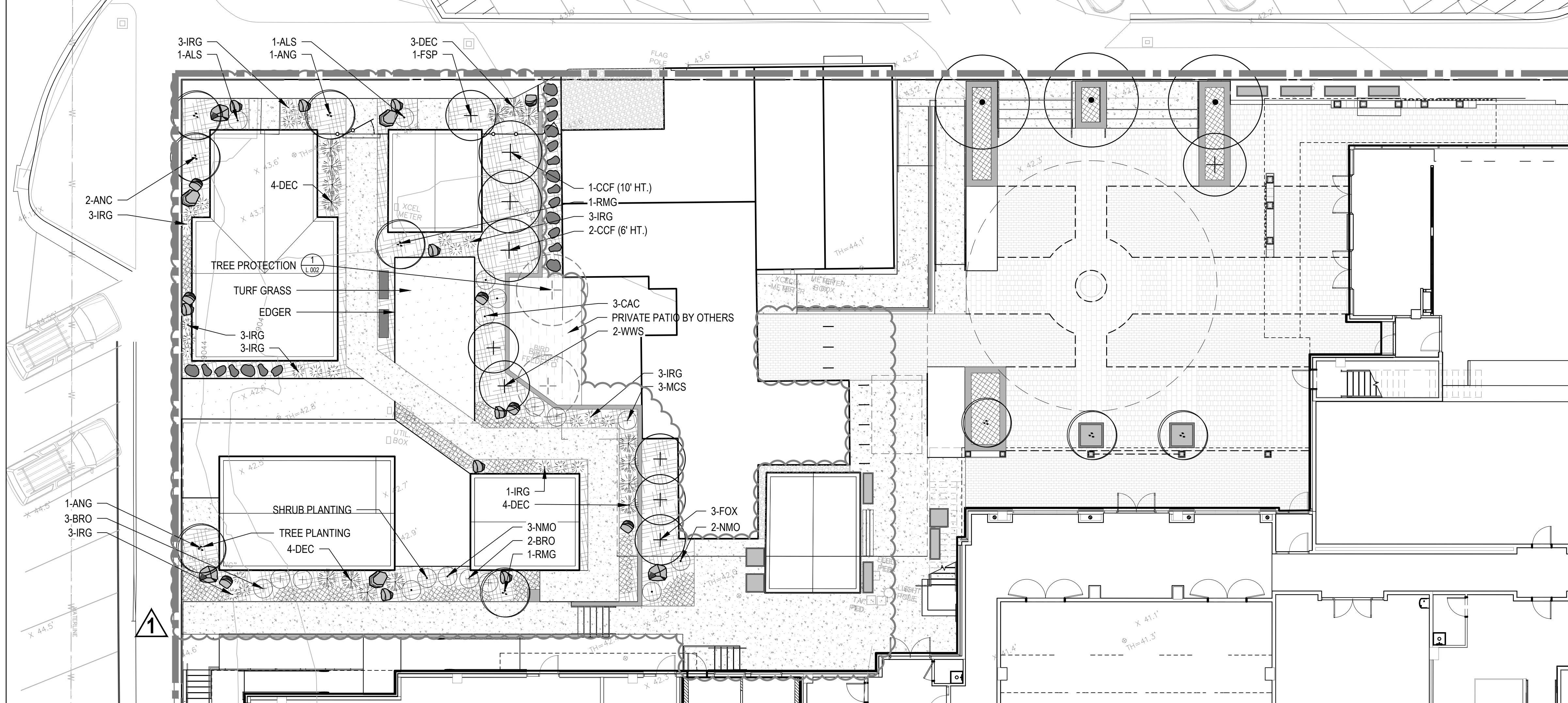


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 DRAWN BY:

NOT FOR CONSTRUCTION

ENLARGEMENT A - HISTORIC LANDSCAPE PLAN

SCALE: 1" = 10'-0"

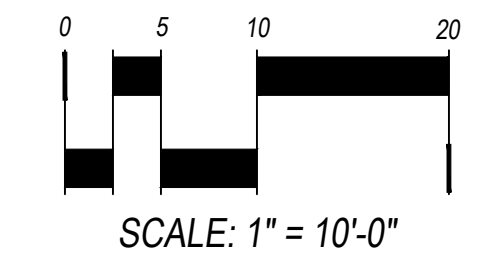


LANDSCAPE LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EDGER
- EDGER-SPADE
- CONCRETE PLANTER WALL
- PROPERTY LINE & LIMIT OF WORK
- SOD
- SHADE PERENNIALS
- SHADE PERENNIALS
- SUN PERENNIALS
- COBBLE DRIP EDGER
- CONCRETE
- PAVES TYPE 01
- PAVES TYPE 02
- PAVES TYPE 03
- LANDSCAPE BOULDERS

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FOOTE'S REST AT BLOCK 11
 LOTS 1-12, BLOCK 11 FRISCO, CO
 SITE PLAN MODIFICATION

OWNER:
 512 MAIN STREET, LLC.
 PO BOX 307
 FRISCO, CO 80443
 970.389.2660



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