

LANDSCAPE CONSULTANT INFORMATION

SAMPLE PLAN SINGLE FAMILY SUBDIVISION

LANDSCAPE REQUIREMENTS:

OVERALL SITE LANDSCAPING	REQUIRED	PROVIDED/COMMENTS
Streetscape	1 tree/ 30-40 LF - 173 LF = 4-5 trees	5 shown (small trees shown due to overhead utilities)
Internal Road - no walk	1 tree/ 30-40 LF - 550 LF = 14-18 trees	14 on south side, 14 on north side (utility and entry drive conflicts)
MINIMUM PLANT SIZES	1 tree + 5 shrubs/1500 SF landscape area = 13,185 if outlots	
Deciduous Trees	9" caliper - 9 trees	2' caliper - 35 provided PLUS 2 existing
Evergreen Trees	6' height	6' ht. - 3 provided
Ornamental Trees	1.5' caliper - 11 provided	
Shrubs	5 gallon container = 45 shrubs	5-gallon container = 354 PLUS 64 ornamental grasses

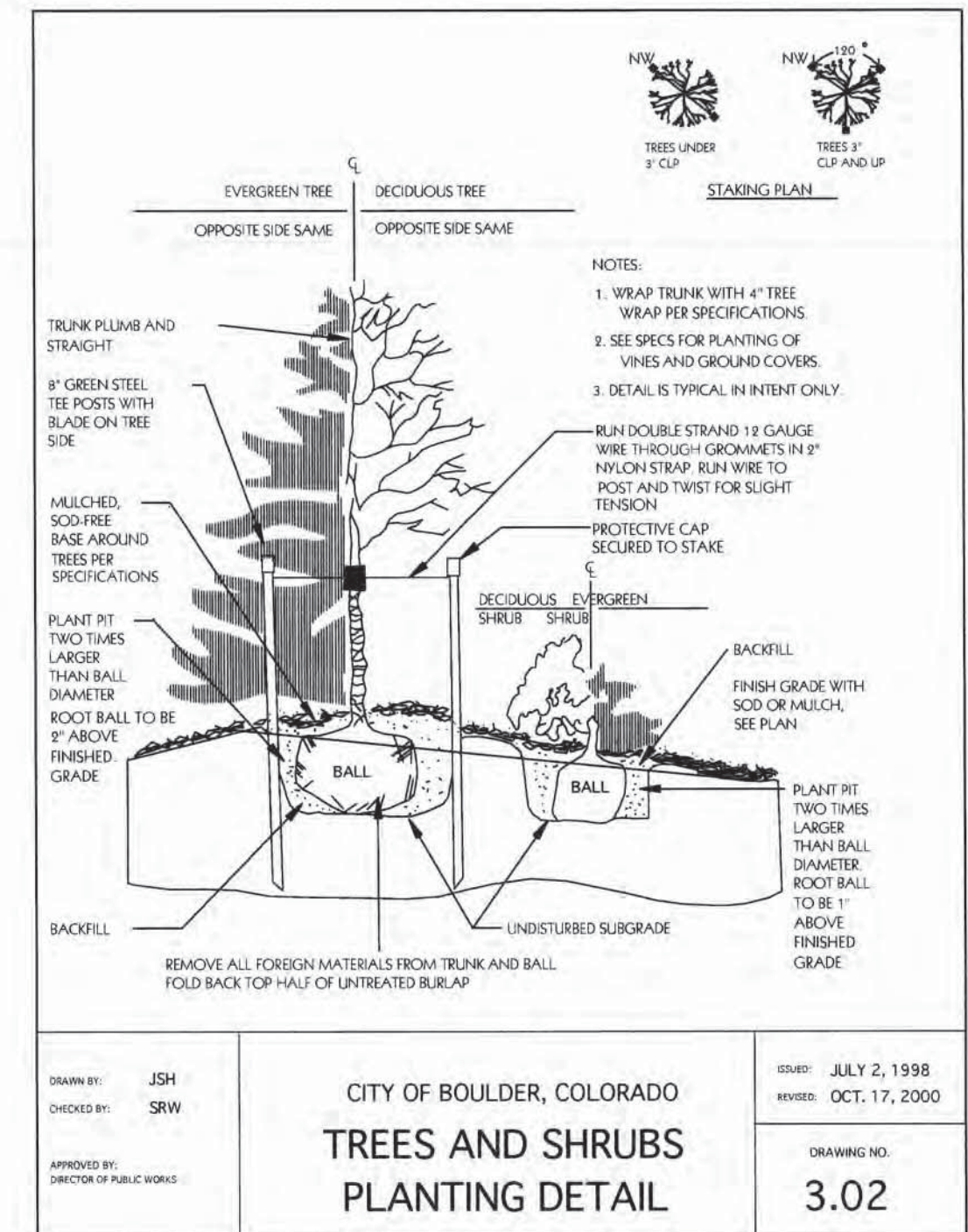
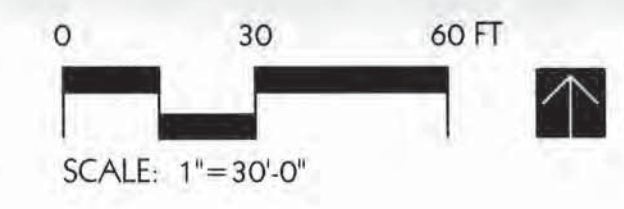
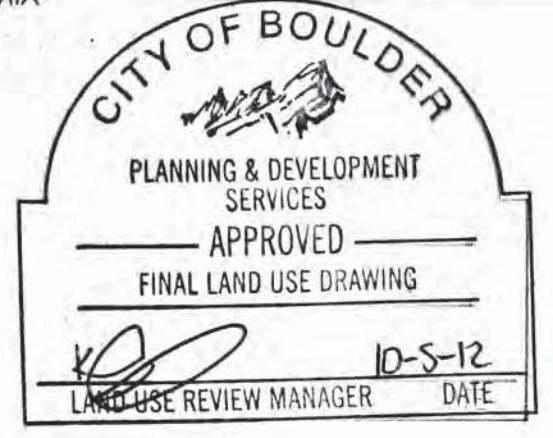
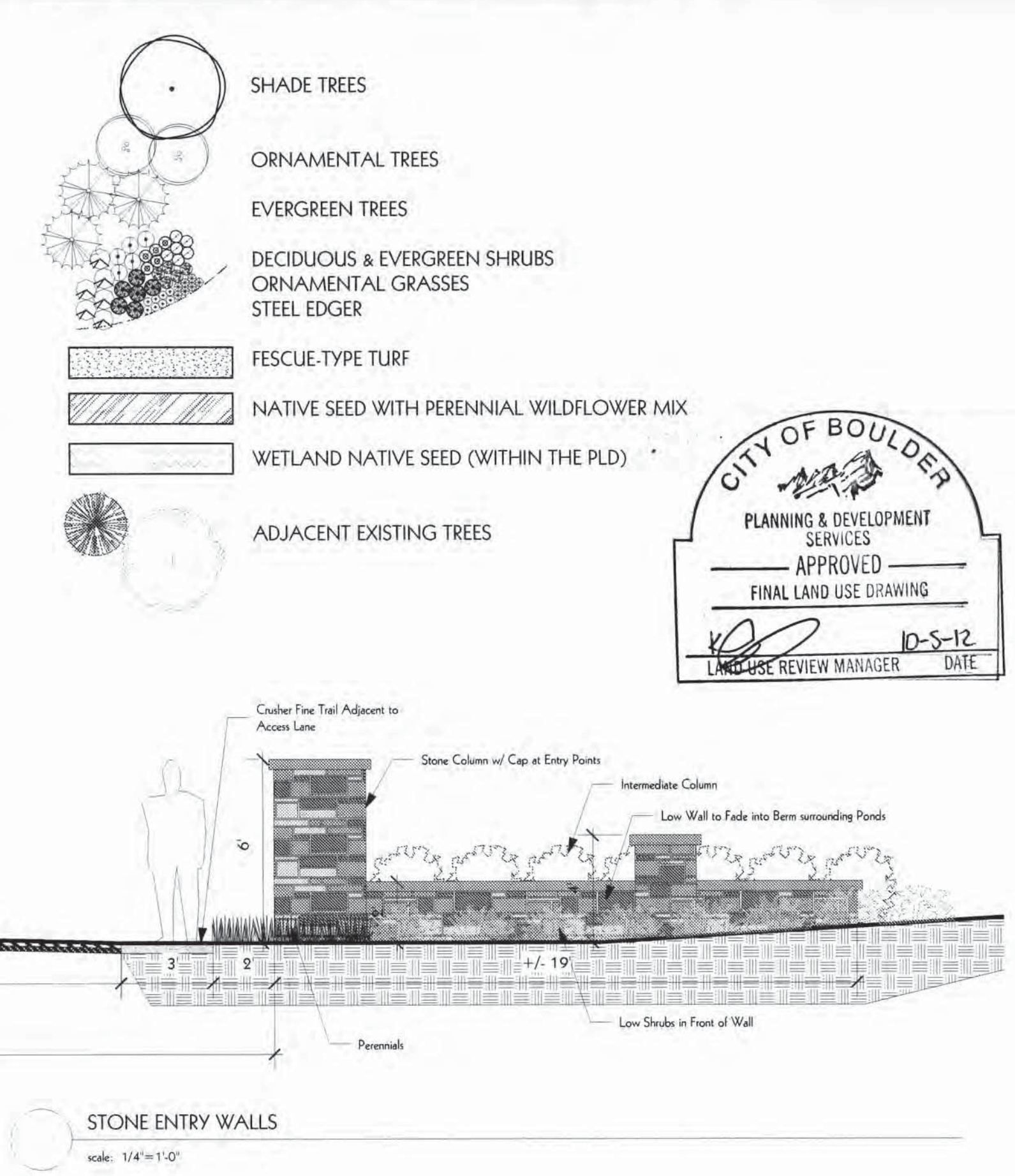
PLANT NOTES:

- All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.
- Trees shall not be planted closer than 10 feet to any sewer or water line. Tree planting shall be coordinated with Xcel Energy. Locations of all utilities shall be verified in the field prior to planting.
- All shrubs shall be planted no closer than 3' from any walk or road edge.
- Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.
- Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.
- All shrub beds adjacent to turf or seed areas shall be edged with Ryerson or approved equivalent steel edger.
- All shrub bed areas shall be mulched with a 4" layer of wood mulch. Perennials and groundcover areas shall be mulched with a 3" layer of wood mulch.
- Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened; organic soil amendments shall be incorporated at the rate of at least three (3) cubic yards per 1000 square feet of landscape area.
- All seeded areas to be seeded at 2 lbs/1000 sf of Low Grow Seed Mix with Perennial Wildflower Seeds or approved equal from Arkansas Valley Seed. This mix is a mixture of perennial, cool season, drought tolerant grasses and perennial wildflower mix. Seed mixture grows 8-12" / year with normal rainfall and should be cut to 6" when grasses reach at least 12" height and after perennial flowers have flowered and gone to seed. All slopes steeper than 3:1 will have erosion control fabric.
- All landscape (plant materials and grass) will be irrigated with an automatic system. Turf areas will have a spray zone, shrubs will have a drip zone and perennials/groundcovers (part of the drip zone) will have a combination of drip and micro-jet sprays. Micro-jet spray will be limited to plants that respond better to spray than drip. If budget allows, we will extend a drip line to all trees so they may be watered in the event of drought conditions and the turf areas are turned off. Plants with like water requirements are shown together in order to have an efficient use of water. Irrigation plans will be submitted during TEC Doc that meet the City's requirements.
- Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.
- Refer to the City of Boulder Design and Construction Streetscaping Standards for all work within public areas.
- Refer to the Civil Engineer Drawings for Grading and Utility information.
- This plan meets or exceeds City of Boulder landscape code requirements.

PLANT LIST

QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	O.C.	SPACING
SHADE TREES:						
3	FFM	Flaherty Maple	<i>Acer saccharum 'JFS-Caddo 2'</i>	2' cal	as shown	
7	IHL	Imperial Honeylocust	<i>Gleditsia tri inermis 'Imperial'</i>	2' cal	as shown	
4	NLC	Narrowleaf Cottonwood	<i>Populus angustifolia 'Creekside'</i>	2' cal	as shown	
2	PA	Patmore Ash	<i>Fraxinus pennsylvanica 'Patmore'</i>	2' cal	as shown	
2	SWO	Shamp White Oak	<i>Quercus bicolor</i>	2' cal	as shown	
6	WC	Western Catalpa	<i>Catalpa speciosa</i>	2' cal	as shown	
ORNAMENTAL TREES:						
9	ABP	Autumn Blaze Pear	<i>Pyrus calleryana 'Autumn Blaze'</i>	1 1/2" cal	as shown	
EVERGREEN TREES:						
3	CBS	Colorado Blue Spruce	<i>Picea pungens</i>	10' ht.	as shown	
DECIDUOUS SHRUBS:						
11	CC	Cranberry Cotoneaster	<i>Cotoneaster apiculata</i>	5 gal	3' o.c.	
57	DBRB	Dwarf Blue Rabbitbrush	<i>Chrysothamnus nauseosus nauseosus</i>	5 gal	4' o.c.	
19	DECB	Dwarf European Cranberrybush	<i>Viburnum opulus 'narrow'</i>	5 gal	2' o.c.	
27	GDP	Gold Drop Potentilla	<i>Potentilla fruticosa 'Gold Drop'</i>	5 gal	3' o.c.	
13	LP	Lodense Privet	<i>Ligustrum vulgare 'Lodense'</i>	5 gal	4' o.c.	
23	LPSR	Light Pink Shrub Rose	<i>Rosa x Knock Out 'Blushing'</i>	5 gal	2' o.c.	
42	MBSB	Magic Berry Snowberry	<i>Symphoricarpos x doorenbosii 'Magic Berry'</i>	5 gal	2.5' o.c.	
37	MKL	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	5 gal	4' o.c.	
19	MKP	McKay's White Potentilla	<i>Potentilla fruticosa 'McKay's White'</i>	5 gal	3' o.c.	
40	MLSB	Marlene Snowberry	<i>Symphoricarpos x doorenbosii 'Marlene'</i>	5 gal	2.5' o.c.	
91	RS	Russian Sage	<i>Perovskia atriplicifolia</i>	5 gal	2' o.c.	
32	RTD	Russett Redtwig Dogwood	<i>Cornus sericea 'Inerm'</i>	5 gal	5' o.c.	
30	TLS	Three-leaf Sumac	<i>Rhus trilobata</i>	5 gal	5' o.c.	
EVERGREEN SHRUBS:						
39	BJ	Buffalo Juniper	<i>Juniperus sibirica 'Buffalo'</i>	5 gal	4' o.c.	
ORNAMENTAL GRASSES:						
37	BAG	Blue Avena Grass	<i>Halictotrichon sempervirens</i>	1 gal	24" o.c.	
31	FRG	Feather Reed Grass	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	1 gal	24" o.c.	
PERENNIALS:						
81	L	English Lavender	<i>lavandula angustifolia 'Munstead'</i>	1 gal	18" o.c.	
47	PW	Prairie Winecups	<i>Callitriche involucrata</i>	1 gal	24" o.c.	

LEGEND



City of Boulder - Department of Planning and Development Services
FINAL LAND USE DRAWING
"RECORD SET"

NOTICE DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, his contractor, and the landscape architect. Design and construction are complex. Although the landscape architect and their consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperative, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the landscape architect compounds misunderstanding and increases construction costs. A failure to cooperate by a single notice to the landscape architect shall relieve the landscape architect from responsibility for all consequences. Changes made from the plans without consent of the landscape architect are unauthorized, and shall relieve the landscape architect of responsibility for all consequences arising out of such changes.

Sheet No.
Tec Doc Plan
LANDSCAPE PLAN

L1