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Seal

**Dillon Valley Vistas**  
**19 Straight Creek Drive**  
 Dillon, Summit County

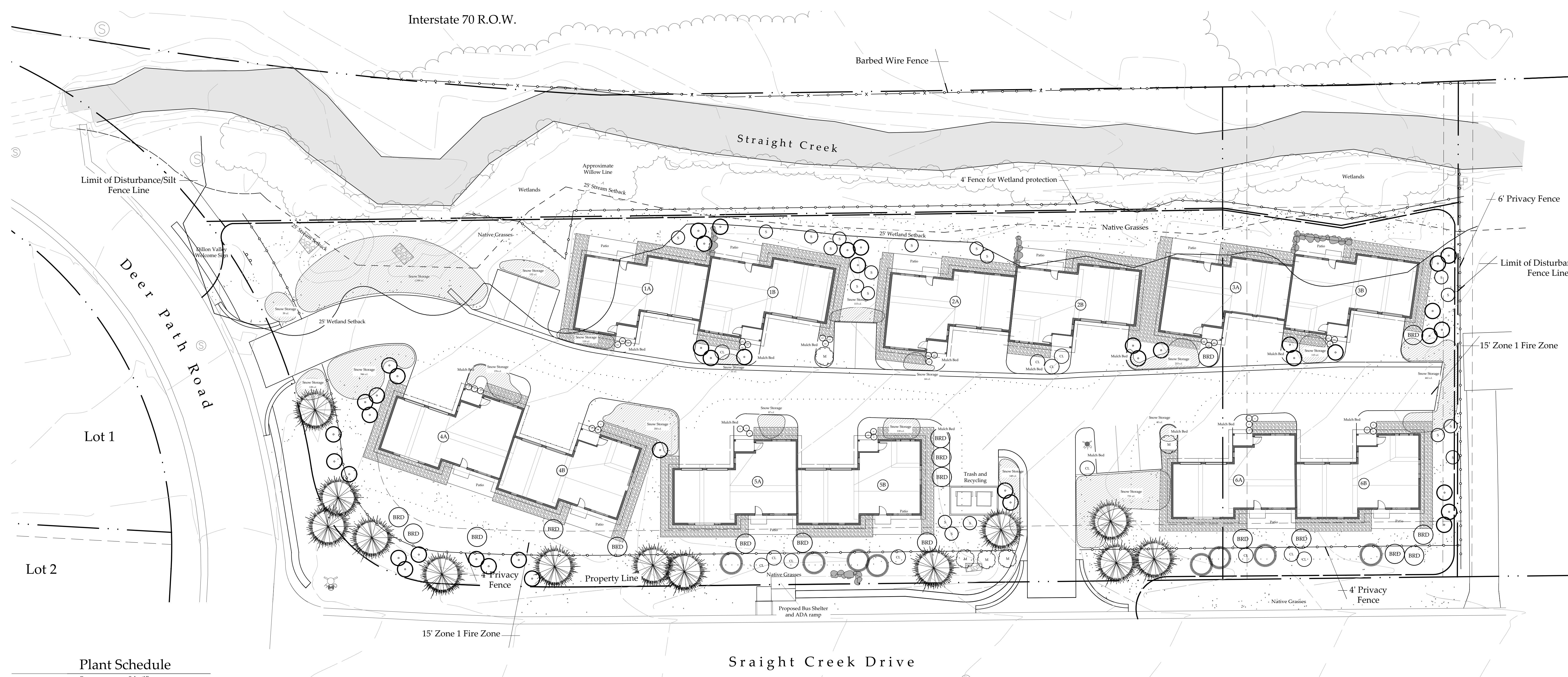
Revisions:	
DD	3-4-20

Issue Dates:  
1-24-20

Sheet Title:  
**Planting Plan**

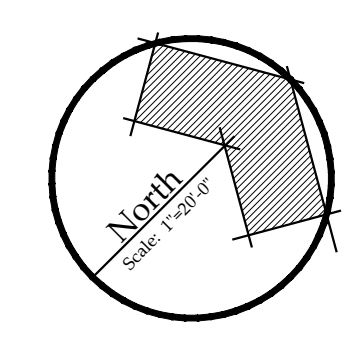
Project No:  
2000.01

Sheet No:  
**L-1**

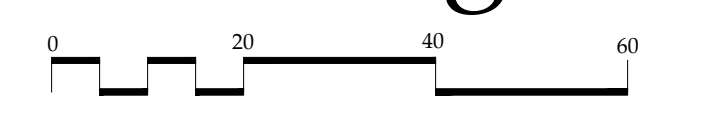


**Plant Schedule**

Symbol	Common Name	Scientific Name	Count	Size
	Colorado Blue Spruce	<i>Picea pungens</i>	13	8" H.
	Shrubbing Aspen	<i>Populus tremuloides</i>	81	1.5" Cal.
	Shrublet Chickenshoe	<i>Prinos virginianus</i>	3	1.5" cal.
	Red-twig Dogwood	<i>Prinos amabilis</i>	8	"
	Red-twig Dogwood	<i>Cornus alternifolia</i>	28	12"
	Golden Yellow Flowering Currant	<i>Ribes aureum</i>	15	12"
	Spice Currant	<i>Ribes alpinum</i>	19	12"
	Grass or Prairie Flower	<i>Aster glaberrimus</i>	3	8" H.
	Common Lilac	<i>Syringa vulgaris</i>	14	12"
	Amelanchier	<i>Amelanchier canadensis</i>	19	12"
	Native Grass Mix in Match Existing Conditions	All Disturbed Area		



**Planting Plan**



**Dillon Valley Block 4**

**Snow Storage Calculations:**

Total impervious paving (asphalt/pans, concrete dumpster pad):	20,200 s.f.
25% impervious paving:	5,075 s.f.
Total Snow Storage Provided:	5,633 s.f.

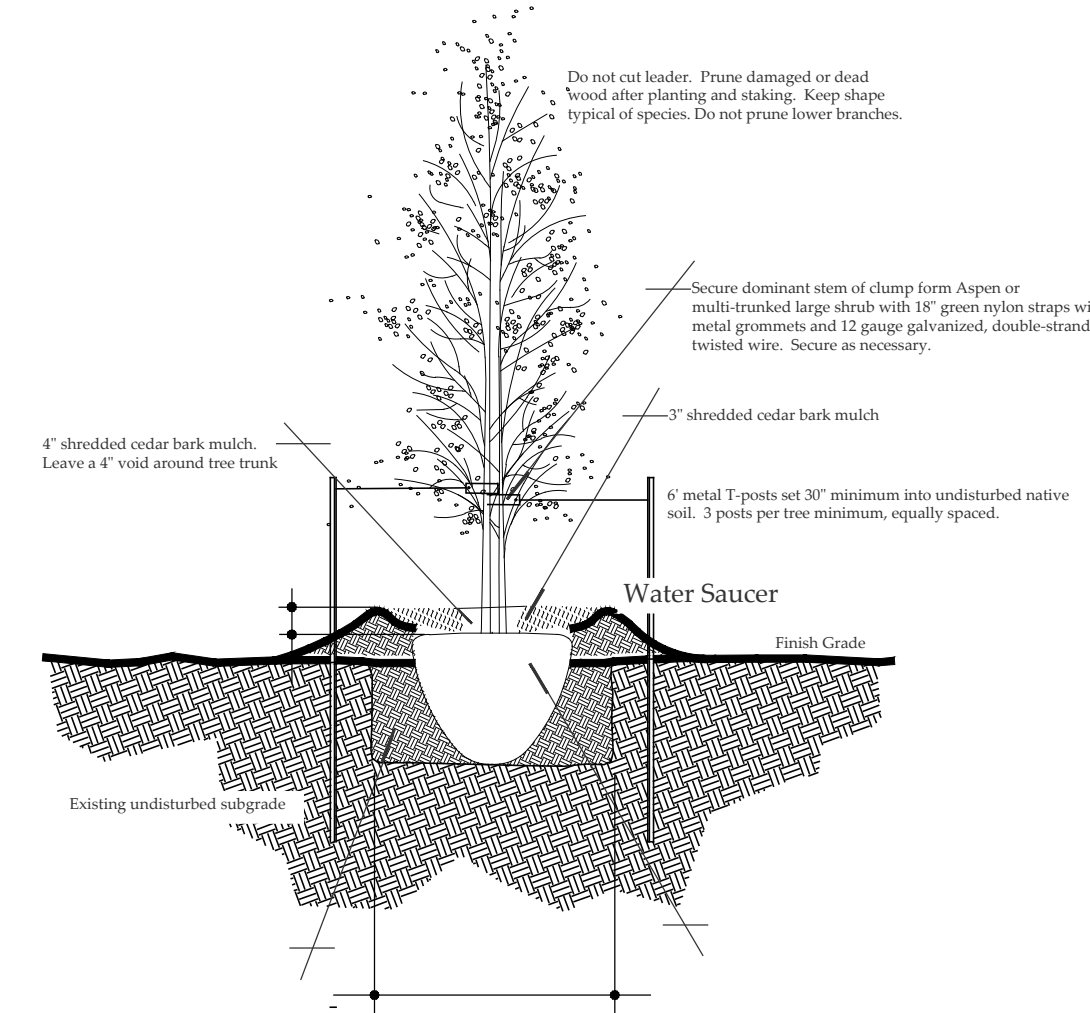
Note:  
For revised planting along Straight Creek Drive, see Wetland Revegetation Plan in the Wetland Setback Area

## General Notes

- The Limits of Disturbance is the contract limits. Do not disturb any existing vegetation designated to remain or located outside the L.O.D. without approval of the Owner and Design Review Board.
- Contractor to verify existing site information including structures, utilities, property lines, roadways which may affect the scope of work prior to beginning site construction.
- Existing utilities are provided for information only and not intended to represent exact locations. The Contractor shall locate all utilities and maintain their locations during all phases of construction. The General Contractor shall be responsible for any damage to all utilities and structures and any injuries, should they occur. Restoration for all utilities damaged by the Contractor shall be at the Contractor's expense to the satisfaction of the Owner. Any adjustments of proposed work shall be approved by the Landscape Architect. Adjustments to plant material due to conflicts with utilities shall be approved by the Owner or Landscape Architect. Utilities shall be located one week prior to the beginning of construction.
- Notify Landscape Architect of any discrepancies between all proposed and existing site improvements.
- Landscape Contractor shall take all necessary steps as required to protect and maintain his/her work for the duration of this contract.
- All work shall comply with applicable codes and ordinances.
- Landscape Contractor shall stake all areas including walks, pavement, walls, pools, fences, and any other site improvements and shall obtain the approval of the Landscape Architect prior to proceeding with work.
- Notes and Details on the drawings take precedence over general notes and typical details.
- No material substitutions specified shall be made without the Landscape Architect's or Owner's approval.
- It shall be the Landscape Contractor's responsibility to conform all design criteria as noted in the drawings and/or specifications. Any discrepancies, deletions, additions, or alterations to the drawings or specifications shall be presented in writing to the project Landscape Architect prior to installation.
- Civil Engineering shall be the responsibility of the Client or General Contractor.
- The General Contractor shall bring the rough grade to within +/- 4" of finish grade. Landscape Contractor shall provide finish grade.
- All work and materials shall carry a one-year warranty from the date of completion.
- A minimum of 48 hours shall be given the Landscape Architect for all modifications, review, and approval requests.
- At completion of all work, Contractor shall contact the Owner and/or Landscape Architect to arrange a walk-through to determine that all aspects of work are complete. Work must be fully complete according to all plans and specifications and must be accepted by the Owner before the beginning of the maintenance period.
- Compaction shall be in accordance with the Soils Report prepared by a Geotechnical Engineer.

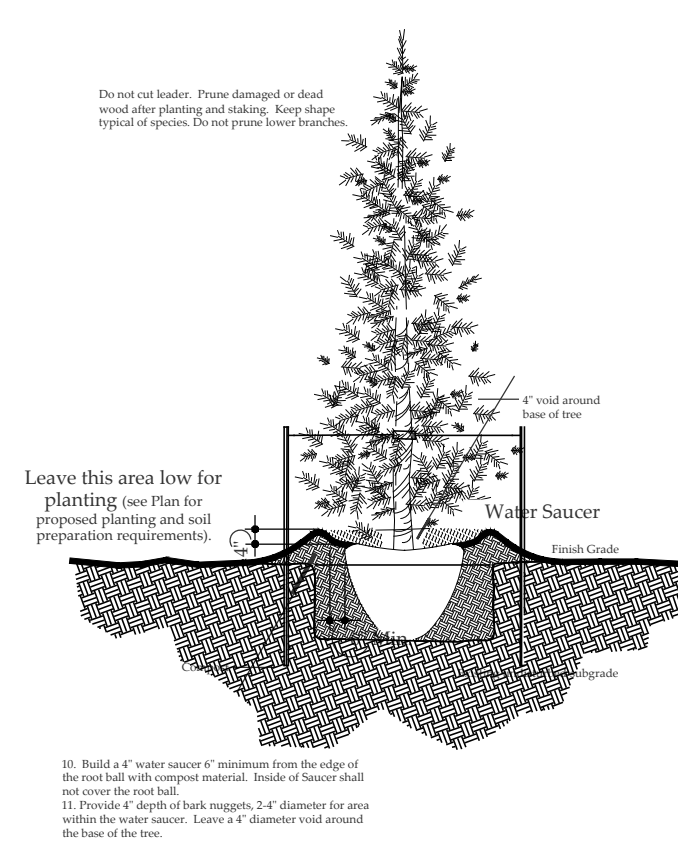
## Irrigation Notes

- Automatic drip irrigation shall be provided to all proposed trees, shrubs, and perennials; temporary automatic pop-up spray heads or rotors shall be provided for all areas delineated "revegetation" on the Plan; automatic pop-up spray heads shall be provided for all "lawn" or "sod" areas on the Plans.
- Provide for manual control of the temporary zones following the period of establishment for revegetation areas.
- Flush dirt and debris from piping before installing sprinklers and other devices.
- A low-voltage system manufactured expressly for control of automatic circuit valves of an irrigation system shall be installed. System shall include an adjustable 24-hour time clock which will allow for 24-hour automatic, semi-automatic, and manual operation, circuit control which allows for manual or automatic operation, and programmable capabilities that allows for independent watering schedules per zone. The system shall include a pressure regulator, backflow preventor, and rain sensor devices.
- Provide 3/4" PVC sleeves below all hardscape adjacent to planting areas.
- Layout of irrigation and associated grass area shall be field adjusted.
- Irrigation mainline and lateral lines shall be buried 12-18" below finish grade and 2" minimum for all revegetation areas. All trenches shall be free of rocks and debris prior to pipe installation. Backfill for trenches shall be free of rocks and debris.
- Install all irrigation heads per manufacture's recommendations and specifications.
- Valve box locations shall be approved by Landscape Architect prior to installation.
- The following tests and inspections shall be provide by the Contractor:
  - leak test: after installation, charge system and test for leaks.
 Repair any leaks and re-test until the system is leak-free;
- operational test: after electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
- test and adjust controls and safeties, replace damaged and malfunctioning controls and equipment.
- Contractor shall provide start-up and blow-out services for irrigation system for the first season it is installed.
- Route pipes to avoid critical root zones of existing trees.
- The installing Contractor shall verify all dimensions and areas prior to the start of the job. The intent of these specifications is for full coverage of planting. Notify the Landscape Architect of any discrepancies prior to trenching.
- Where more than one pipe is installed in a trench, place pipes side-to-side with a minimum of 2" separation. Place a 4" layer of fine soil in the trench prior to the installation of any pipe where the soil conditions are rocky.
- All valves shall be installed in poly-plastic valve boxes with 2" pea gravel or gravel base.



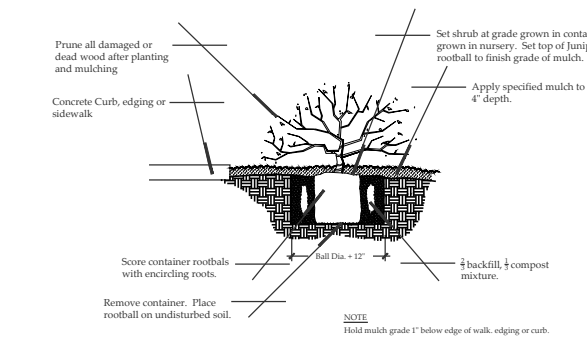
## Deciduous Tree Planting Detail

N.T.S.



## Evergreen Tree Planting Detail

N.T.S.



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**Details  
 and  
 Specifications**

Project No:  
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Sheet No:  
**L-2**