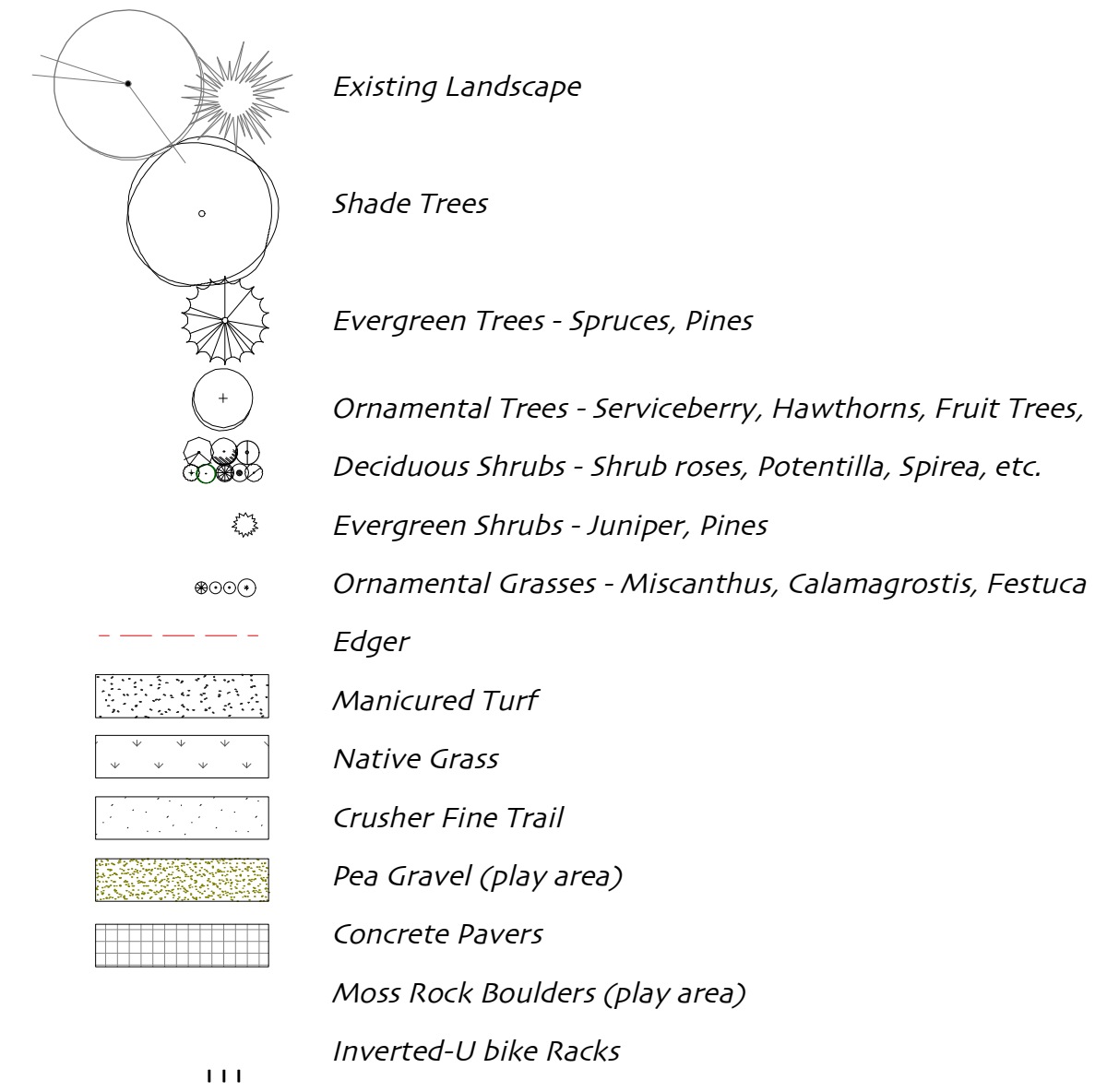


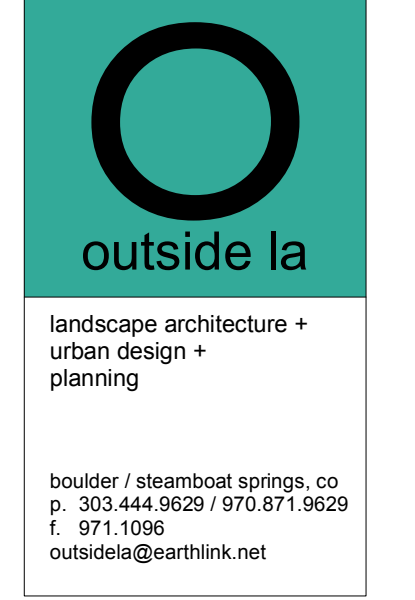
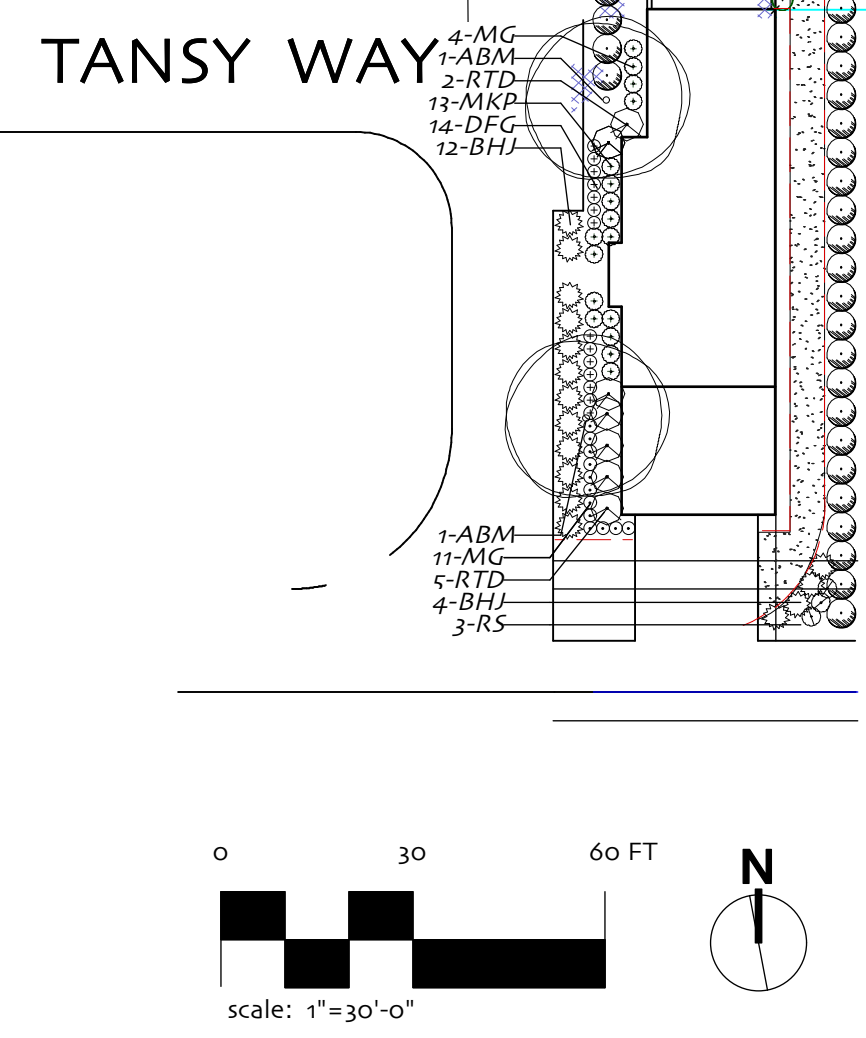
PLANT LEGEND:



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 10 feet to any sewer or water line. Tree planting shall be coordinated with Xcel Energy/PSCO. Locations of all utilities shall be verified in the field prior to planting.
- All shrubs shall be planted no less than 3' from any sidewalk or curb. All street trees in planting strips to be centered between curb and sidewalk.
- 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 bed areas shall be mulched with layer of wood bark mulch over weed barrier fabric to a depth of 4". Perennials and groundcover areas shall be mulched with a 3" layer of shredded bark 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 minimum rate of at least three (3) cubic yards per 1000 square feet of landscape area.
- All tree lawn areas will be sodded with low-water demand bluegrass blend (including but not limited to the following blends: Eclipse, Touchdown, Preakness, Blacksburg and Liberty as grown by OK Doke Sod Farms). 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 and trees in grades will have a drip zone and perennials/groundcovers (part of the drip zone) will have micro-jet sprays.
- 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.
- All planters shall be filled with planters mix and the ability to drain. See details.

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED	COMMENTS
OVERALL SITE LANDSCAPING	RMX2 zone Lot 3 - 64,490 SF Lot 23 - 6,655 SF		
STREETSCAPE			
Detached Sidewalk	1 tree/ 30-40 lf. - 75' - 2 trees required	2 provided	
Attached Sidewalk	1 tree/ 20'-25' lf. - 0 trees required		
MINIMUM PLANT SIZES			
Deciduous Trees	2" caliper	2 1/2" caliper - 12 provided + 28 existing	additional 26 trees
Evergreen Trees	5' height	2" caliper - 33 provided + 16 existing	to be removed to
Ornamental Trees	1 1/2" caliper	2" caliper - 50 provided	be relocated if
Shrubs	5 gallon container	5 gallon container - 768 provided	possible along US
Ornamental Grasses		1 gallon container - 327 provided	36 for additional screening
PARKING LOT SCREENING			
FROM THE STREET			
Height and Opacity	Landscape Material 42" high	N/A	no surface parking
Width	6'	N/A	
PARKING LOT SCREENING			
FROM ADJACENT PROPERTIES			
Height and Opacity	Landscape Material 42" high	N/A	no surface parking
Width	6'	N/A	
Trees	1 tree/ 25-35 lf = 36 trees	N/A	
INTERIOR PARKING LOT			
LANDSCAPING			
Amount	10% of parking lot (xxx spaces)	N/A	no surface parking
Trees	1 tree/200 sf landscaped area = 57 trees	N/A	
Coverage	shrub or groundcover to cover w/in 5 yrs	provided	



**Sanitas Terrace Subdivision
Lots 3 and 23
Boulder, Colorado**

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 imperfect, 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 simple 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.

Issue Date:
09/04/07 **own by:** osla
rev'd by: osla

Revisions	REVISIONS PER STAFF COMMENTS	10/20/07
1		
2		

**SITE PLAN REVIEW
Sheet No.
Planting
Plan**

L1