



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION
MINOR PLAT AND MAJOR SITE PLAN**

Applicant: Devin Visciano, White Development, LLC

Property Owner: LXXTWO, LLC

Case Number: PLN23-098 (Major Site Plan)

Physical Address of Property for Which the Application Approval is Requested: Located at 1097 Winter Park Drive, Winter Park, CO

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: An application for a major site plan on 0.45 acres (17,641.80 SF) to develop a three-story, mixed use structure containing 9 residential units and approximately 1,750 SF of first floor commercial space.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-E-1 G. Major Site Plan

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:

Planning Commission, Tuesday, September 10, 2024
at 8:00 A.M.

Members of the public wishing to make comment regarding the application may do so at the scheduled meeting, or write to Shelia Booth, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or sbooth@planstrategize.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

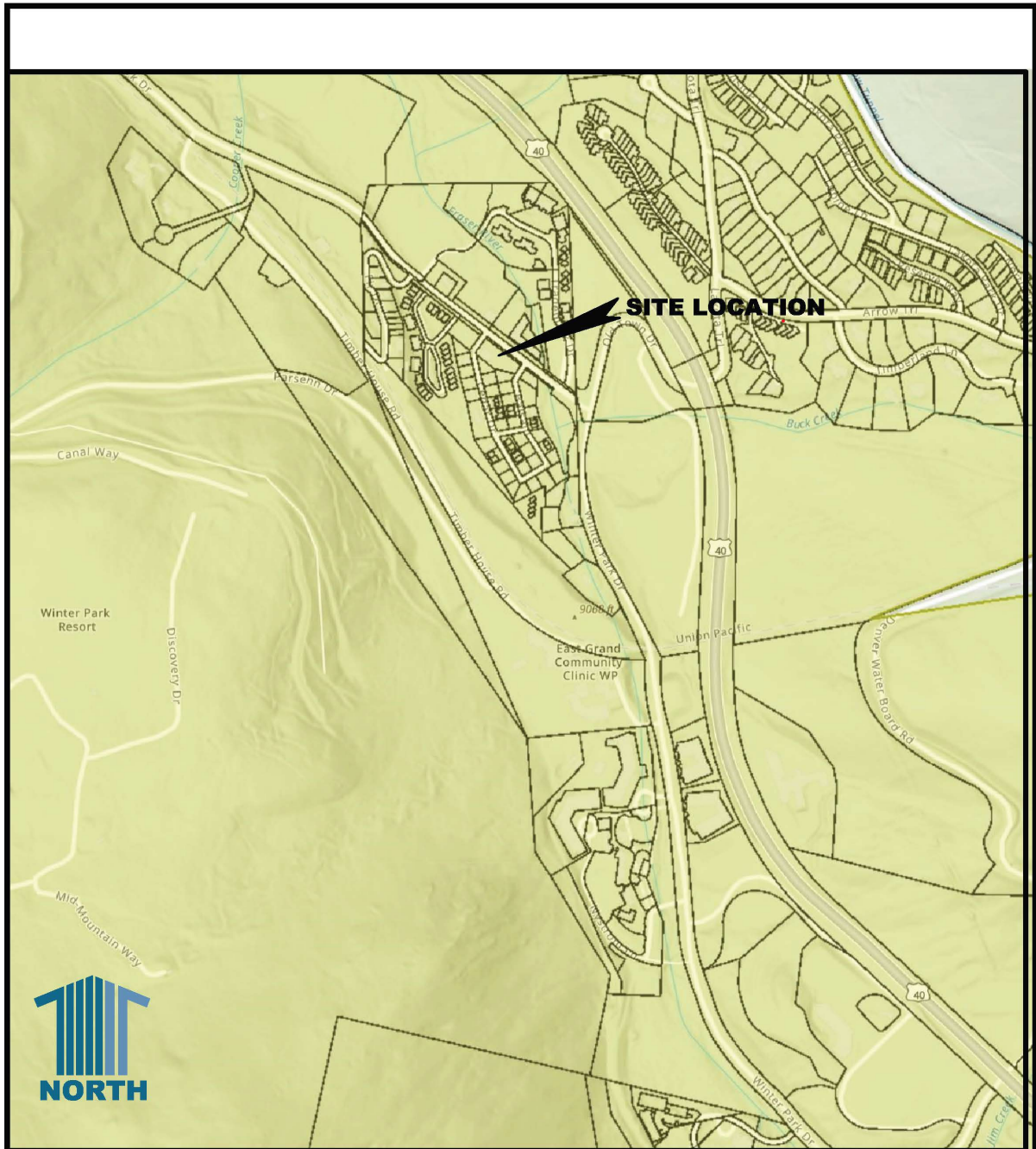
The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

<https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

Exhibit A – Legal Description and Location Map

LOT A, BLOCK 3, WINTER PARK VILLAGE, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO.



VICINITY MAP

N.T.S.

PES Personalized
Engineering
Solutions
Personalized Engineering Solutions, LLC
9249 S. Broadway #200-388
Highlands Ranch, CO 80129 720.388.8126
www.pengsolutions.com
Const. Management Civil Engineering Land Planning

**WINTER PARK
OLD TOWN LOT**

Sheet

Scale
Date

MAJOR SITE PLAN APPLICATION

Project Narrative 1097 Winter Park Drive Winter Park, Colorado

Project Name: RailWater

Project Summary: White Development is currently developing the property located at 1097 Winter Park Drive to be a stand-out asset in the rapidly growing Town of Winter Park, Colorado. The Project Site consists of a single lot--Parcel ID No: 170510105015, 0.405 acres. The Project Site is located approximately 2,600 feet (0.5 Miles) from the Base Village of the Winter Park Ski Resort and approximately 2,000 feet from the stop of the Amtrak Winter Park Express (the “Ski Train”). The Project Site is located approximately 2.4 miles from Hideaway Park in downtown Winter Park (the approximate center of the Town’s main commercial area).

The design for the site is a three-story mixed-use building with two main-level commercial units and nine residential units above. The working name for the building is RailWater, a nod to the Moffat Tunnel project’s dual purpose of providing rail access and water infrastructure to the Front Range. The project is located within the Old Town area of Winter Park, which is adjacent to the Base Village of the ski resort, within a 5-minute drive to Winter Park’s main commercial area and with pedestrian access to all parts of the Fraser River Valley via the Frasier River multi-use path.

The exterior finishes of the building are selected to tell the story of the building’s location with river rock masonry on the lower level (the Frasier River) and charred beetle kill pine siding on the upper levels (the Arapahoe National Forest). Large floor to ceiling windows provide exceptional views from the living rooms and master bedrooms of the six larger units, while decks on the backside of the units provide outdoor space. The third-floor landing above the lobby will provide a common recreation area (pool table, fireplace, lounge seating) and each unit has a secure bike and ski storage locker on the main level. Three smaller one-bedroom units are designed to be placed into the Town’s long-term workforce housing program.

The main level will house two commercial units—one will be built out to be restaurant ready, and the other will be for retail (the Alpine Sun Aki Shop has committed to relocating into the new retail space upon completion of the building).

Address: 1097 Winter Park Drive, Winter Park, CO 80482

Owner:

LXXTWO, LLC
C/O White Development, LLC
PO Box 178, Denver, CO 80201





Contact Person: Devin Visciano; 303.506.5995; DVisciano@White-Dev.com

Developer/Applicant:

White Development, LLC
LXXTWO, LLC
C/O White Development, LLC
PO Box 178, Denver, CO 80201

Contact Person: Devin Visciano; 303.506.5995; DVisciano@White-Dev.com

Project Manager: Devin Visciano; 303.506.5995; DVisciano@White-Dev.com

Architect:

Roth Shepherd Architects
700 E. 24th Ave.
Denver, CO 80205

Contact Persons: Adam Harding, AIA; 303.534.7007; aharding@rothsheppard.com;
Marc Daubert, AIA; 303.534.7007; mdaubert@rothsheppard.com

Civil Engineer:

Personalized Engineering Solutions
9249 S. Broadway #200 - 388
Highlands Ranch, Colorado 80129

Contact Person: Stephen Douglas, PE; 303.503.6115; sdouglas@pengsolutions.com

MEP Engineer:

RJA Engineering
3301 Lawrence Street, Suite 2
Denver, CO 80205

Contact Person: Darin Ramirez, PE; 303.557.8634; darin@rja-eng.com

Surveyor:

Rocky Mountain Surveys, Inc.
PO Box 552
Winter Park, CO 80482



Contact Person: Warren Ward; 970.726.7166; wward1224@comcast.net

Legal Description: Subd: WINTER PARK VILLAGE Lot: A Block: 3

Zoning District: C1/Limited Commercial

Lot Size: 0.405 Acres; 17641.80 sq.ft.

Project Details: The planned building at the Project site is a three-story structure with two commercial units on the main level (1,362 sq. ft. retail space; 1,419 sq. ft. restaurant space with 1,000 sq. ft. outdoor patio) and nine residential units on the two floors above. There are a total of six (6) split level 2 bedroom/2.25 bath units and three (3) 1 bedroom/1 bath units. The residential units will be **for-sale condominium units.**

The building's residential unit mix is as follows:

TOTAL GROSS SQUARE FOOTAGES	
UNIT 1 - 1,304 GSF	} 2 BEDROOM UNITS
UNIT 2 - 1,288 GSF	
UNIT 3 - 1,288 GSF	
UNIT 4 - 1,288 GSF	
UNIT 5 - 1,288 GSF	
UNIT 6 - 1,468 GSF	
UNIT 7 - 628 GSF	} 1 BEDROOM/ STUDIO UNITS
UNIT 8 - 628 GSF	
UNIT 9 - 680 GSF	

Total Building Gross Square Footage: 18,055

Parking Details: The project has ten (10) off-street parking spaces serving the residential components of the building. An additional eight (8) on-street parking spaces are proposed along Winter Park Drive along the Property as allowed by Ordinance 610 (An Ordinance of the Town of Winter Park Amending Title 7, Article 3 of the Winter Park Municipal Code Regarding On-Street Parking) approved by the Town Council on September 19, 2023. The on-street parking spaces are designed to also provide improvements to the Frasier River Bike Trail and pedestrian infrastructure (sidewalks, crosswalks, etc.).





WINTER PARK - OLD TOWN LOT

1097 Winter Park Drive
Winter Park, CO 80482
2128

OWNER:
WHITE DEVELOPMENT, LLC
P: 303.506.5995
CONTACT: DEVIN VISCIANO

ARCHITECT:
ROTH SHEPPARD ARCHITECTS, LLP
1900 WAZEE STREET, SUITE 100
DENVER, CO 80202
P: 303.534.7007
F: 303.534.7722
ARCHITECT OF RECORD:
ADAM HARDING, AIA

MECHANICAL, ELECTRICAL AND
PLUMBING ENGINEER:
RAMIREZ, JOHNSON & ASSOCIATES
3301 LAWRENCE ST. SUITE #2,
DENVER, CO 80205
P: 720.598.0774
CONTACT: ANDY ACHTERMANN, PE

CIVIL ENGINEER:
PERSONALIZED ENGINEERING SOLUTIONS
9249 S. BROADWAY #200-388
HIGHLANDS RANCH, COLORADO 80129
P: 720.388.8126
CONTACT: STEPHEN DOUGLAS, PE

LANDSCAPE ARCHITECT:
NEILS LUNCEFORD, INC.
P.O. BOX 2130
740 BLUE RIVER PARKWAY
SILVERTHORNE, CO 80498
P: 970.468.0340
CONTACT: LAYLA LAZOUSKI



4 SOUTH PERSPECTIVE
A9.00 SCALE: N.T.S.



2 SOUTHEAST PERSPECTIVE
A9.00 SCALE: N.T.S.



3 NORTHWEST PERSPECTIVE
A9.00 SCALE: N.T.S.



1 NOTH PERSPECTIVE
A9.00 SCALE: N.T.S.

ARCHITECT:

**ROTH
SHEPPARD**

ROTH SHEPPARD ARCHITECTS LLP
1900 WAZEE STREET, SUITE 100 | DENVER, COLORADO 80202
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CONSULTANT:

WINTER PARK - OLD TOWN LOT

1097 Winter Park Drive
Winter Park, CO 80482
PROJECT: 2109

ISSUANCE: MAJOR SITE PLAN DATE: 24-0320

STAMP:

DRAWING TITLE:
EXTERIOR PERSPECTIVES

SHEET NUMBER:
A9.00

MATERIAL LEGEND:

CONC-1	CAST IN PLACE CONCRETE, BROOM FINISH
CONC-2	BOARD FORM CONCRETE, VERTICAL ORIENTATION
EGL-01	EXTERIOR GLAZING, LOW-E, ULTRA-CLEAR
MTL-01	STEEL CORRUGATED METAL PANEL, WEATHERED, 22 GA
MTL-02	STEEL FLAT METAL PANEL, WEATHERED, 11 GA
STN-1	RIVER ROCK MASONRY
WD-1	SHOU SUGI BAN WOOD, VERTICAL ORIENTATION
WD-2	LUNAWOOD, VERTICAL ORIENTATION

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CONSULTANT:

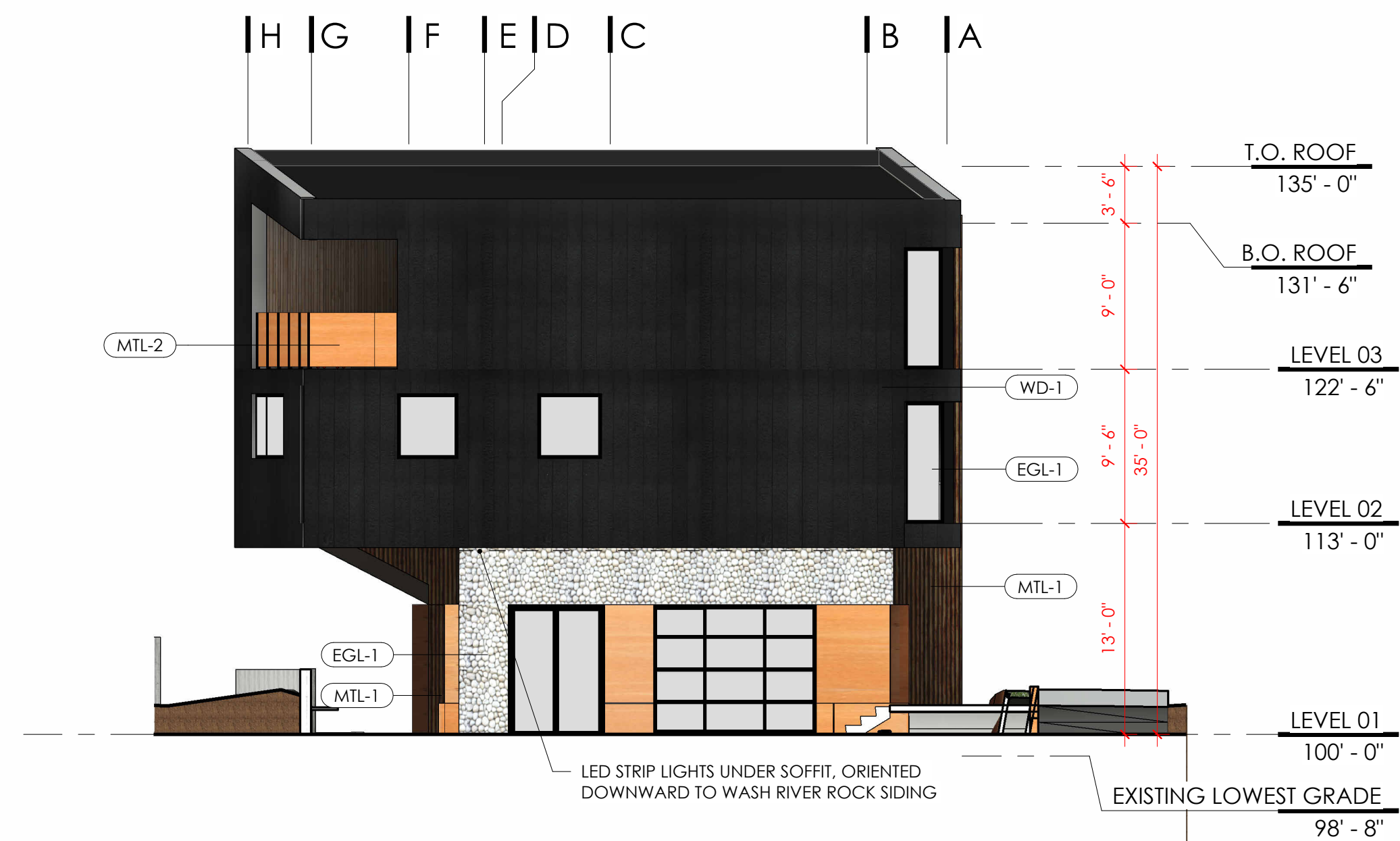
WINTER PARK - OLD TOWN LOT
 1097 Winter Park Drive
 Winter Park, CO 80482
 PROJECT: 2109

ISSUANCE: MAJOR SITE PLAN DATE: 24-0320

STAMP:

DRAWING TITLE:
EXTERIOR ELEVATIONS

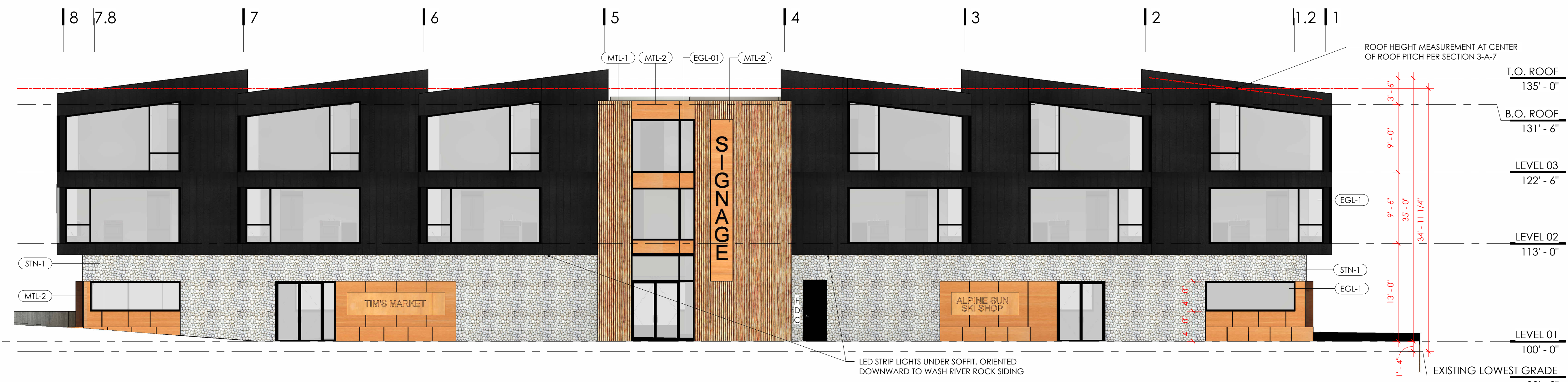
SHEET NUMBER:
A2.01



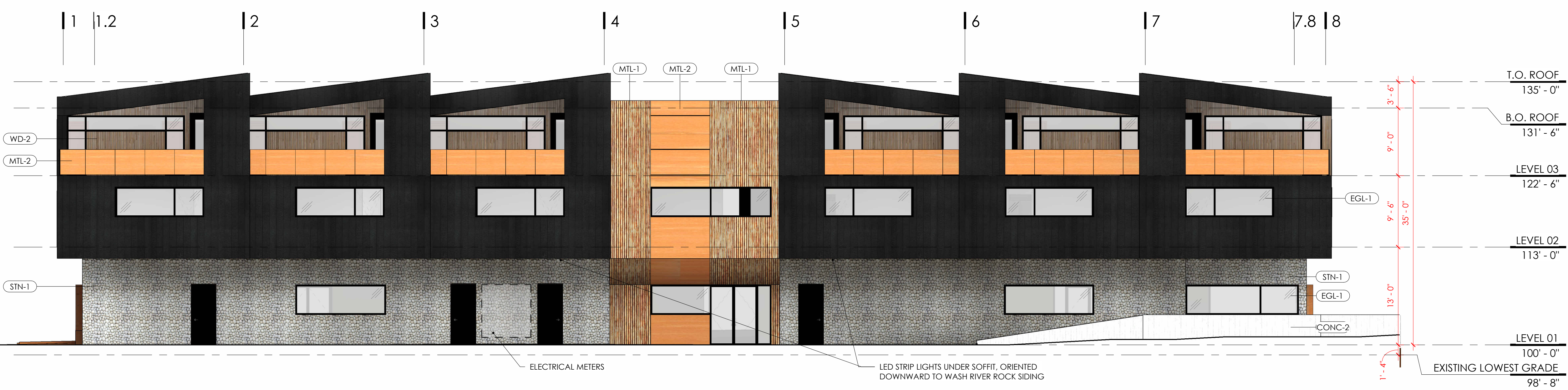
4 EXTERIOR ELEVATION - EAST
 A2.01 SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - WEST
 A2.01 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
 A2.01 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
 A2.01 SCALE: 1/8" = 1'-0"

BUILDING COVERAGE RATIO TABLE		
	SQ. FT. / ACREAGE	COVERAGE PERCENTAGE (RELATIVE TO LOT)
LOT TOTAL	17,655 SQ. FT. / 0.41 AC	-
BUILDING COVERAGE	6,819 SQ. FT.	38.6%
DRIVES, SIDEWALKS, PARKING AREAS	9,245 SQ. FT.*	52.4%*
OPEN SPACE	4,065 SQ. FT.	23.0%

* AREAS OF SIDEWALKS & PARKING EXIST UNDERNEATH BUILDING OVERHANGS, THESE AREAS COUNT TOWARDS BUILDING COVERAGE SF AS WELL AS SIDEWALK & PARKING SF, THEREFOR THE COMBINED SQUARE FOOTAGES LISTED IN THE TABLE ABOVE EXCEED THE OVERALL LOT SF.

PARKING CALCULATIONS				
UNIT TYPE	# UNITS	CALCULATIONS	REQUIRED	PROVIDED
MULTI FAMILY - APT - 1 BDR	3	1 SPACE / 1 BED	3	3
MULTI FAMILY - APT - 2 BDR	6	1.5 SPACE / 1 BED	9	9
GUEST PARKING		1 SPACE / 10 UNITS	1	1 SHARED
FUTURE RESTAURANT	980 SF CAA*	1 SPACE EA 250 CAA*	4	3
TENANT RETAIL	773 SF CAA*	1 SPACE 800SF CAA*	1	1
ADA			1	1
ORDINANCE 6.10		10% REDUCTION	-1	
TOTAL			18	18

* CUSTOMER ACCESS AREAS EXCLUDING STORAGE AND MAINTENANCE AREAS

SITE ACCESSIBILITY NOTES:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
2. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96 INCHES WIDE WITH LEVEL SLOPES NOT EXCEEDING 2% IN ALL DIRECTIONS.
3. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AN ADDITIONAL SIGN "VAN ACCESSIBLE" SHALL BE MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL BE LOCATED SO THEY CAN NOT BE OBSCURED BY THE VEHICLE PARKED IN THE SPACE.
4. A CURB RAMP SHALL HAVE AN APPROVED DETECTABLE WARNING.

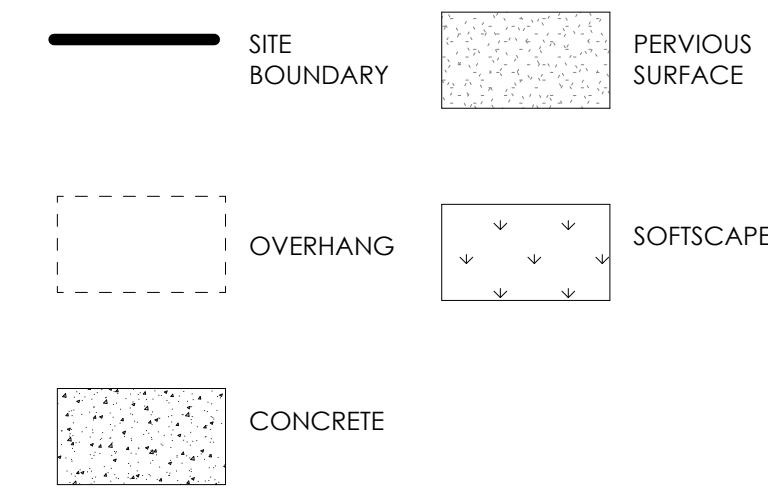
SITE ACCESSIBILITY NOTES:

5. SLOPES OF CURB RAMPS ALONG AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
6. THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36 INCHES EXCLUSIVE OF FLARED SIDES.
7. RAMP SURFACES SHALL BE SLIP RESISTANT.
8. CHANGES IN LEVEL UP TO 1/4" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF RAMP NOT TO EXCEED 1:12.

SITE PLAN GENERAL NOTES:

1. SITE PLAN INDICATES GENERAL DESIGN INTENT OF ARCHITECTURAL SITE WORK. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR SUB-SURFACE WORK AND OTHER WORK NOT INDICATED HEREIN.
2. REFER TO CIVIL DRAWINGS FOR RAMPS, CURBS, AND OTHER SITE DETAILS.
3. IN ADDITION TO THE REQUIREMENTS IN THE CONTRACT DOCUMENTS, ALL SITE WORK SHALL COMPLY WITH THE CITY OF FIRESTONE COMMUNITY DEVELOPMENT STANDARDS AND SPECIFICATIONS.
4. ALL SITE SIGNAGE SHALL COMPLY WITH THE TOWN OF WINTER PARK MUNICIPAL CODE.
5. REFER TO CIVIL FOR THE SIGN SCHEDULE.

SITE PLAN LEGEND



KEYNOTE LEGEND

KEY	DESCRIPTION
S-02	CUSTOM STEEL BARRIER SEPARATION BETWEEN BIKE LAND AND PLANTERS. COLOR MATCHED TO CENTRAL BUILDING FACADE
S-03	2" CATCH CURB AND GUTTER
S-04	BIKE PATH
S-05	BIKE PARKING
S-06	LANDSCAPE AREA
S-07	LINE OF SOFFIT ABOVE
S-08	TRASH ENCLOSURE
S-09	PERVIOUS SURFACE
S-10	WHEELCHAIR RAMP
S-11	WHITE LINE OF EXISTING DRIVE LANE

ARCHITECT:



ROTH SHEPPARD ARCHITECTS
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CONSULTANT:

WINTER PARK - OLD TOWN LOT

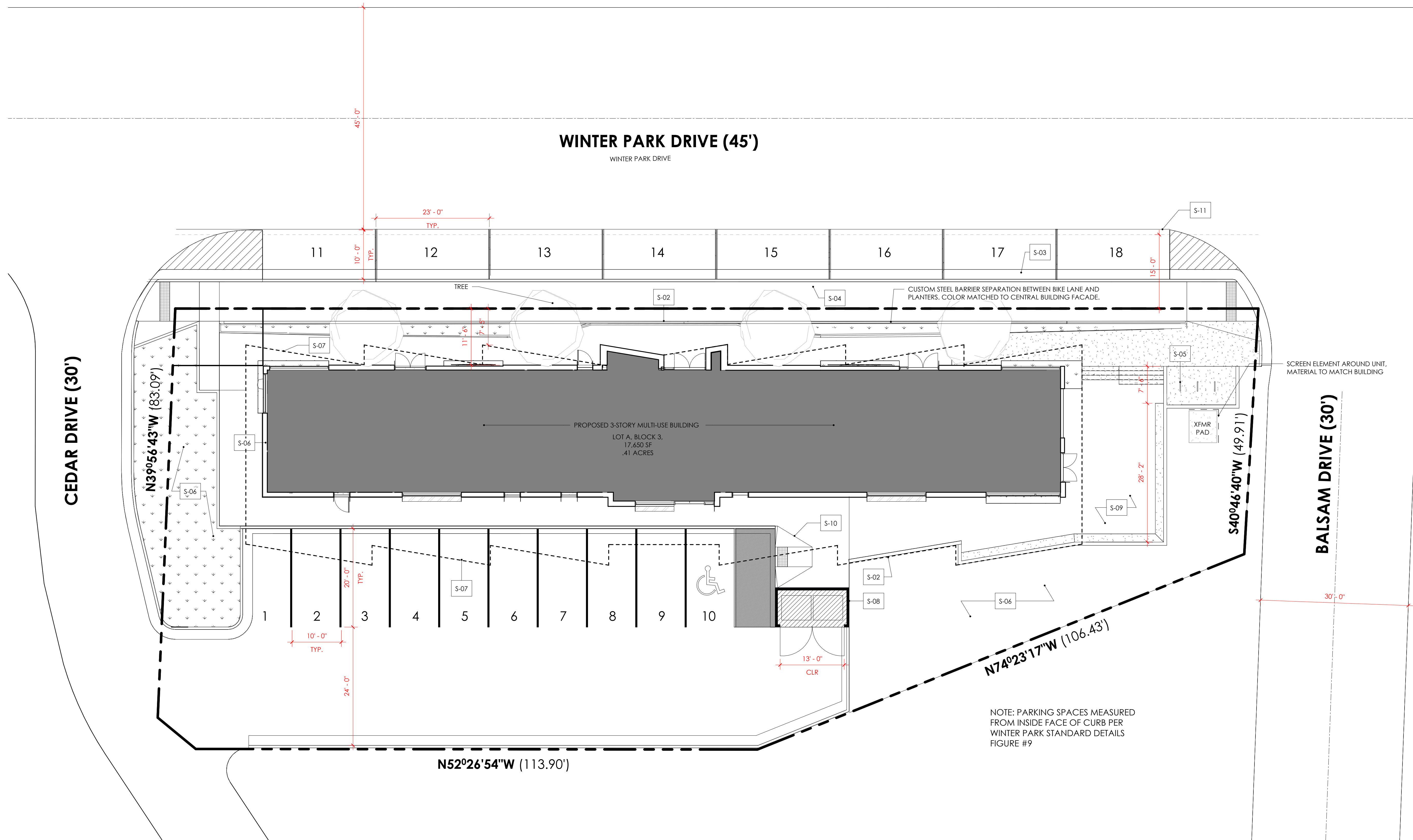
1097 Winter Park Drive
Winter Park, CO 80482
PROJECT: 2109

ISSUANCE: MAJOR SITE PLAN DATE: 24-0320

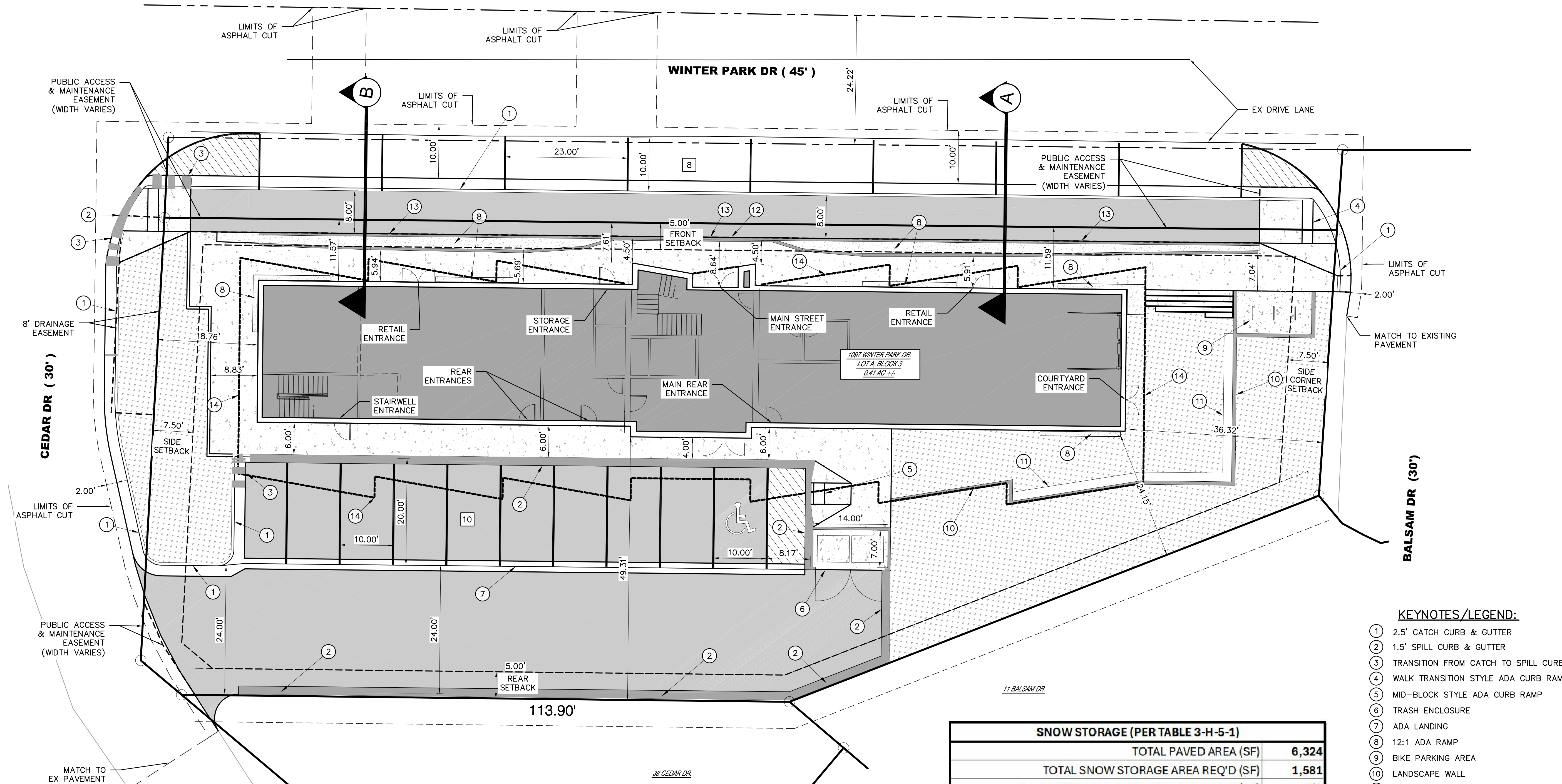
STAMP:

DRAWING TITLE:
SITE PLAN

SHEET NUMBER:
AS.01



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- KEYNOTES/LEGEND:**
- ① 2.5' CATCH CURB & GUTTER
 - ② 1.5' SPILL CURB & GUTTER
 - ③ TRANSITION FROM CATCH TO SPILL CURB
 - ④ WALK TRANSITION STYLE ADA CURB RAMP
 - ⑤ MID-BLOCK STYLE ADA CURB RAMP
 - ⑥ TRASH ENCLOSURE
 - ⑦ ADA LANDING
 - ⑧ 12:1 ADA RAMP
 - ⑨ BIKE PARKING AREA
 - ⑩ LANDSCAPE WALL
 - ⑪ BENCH SEATING
 - ⑫ GRADE SEPARATION WALL
 - ⑬ CUSTOM STEEL BARRIER
 - ⑭ PARKING COUNT
- LIMITS OF ASPHALT CUT
 - - - - - BUILDING OVERHANG
- 8' WIDE BIKE PATH
 - PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK/HARD SCAPE
 - PROPOSED LANDSCAPE AREA

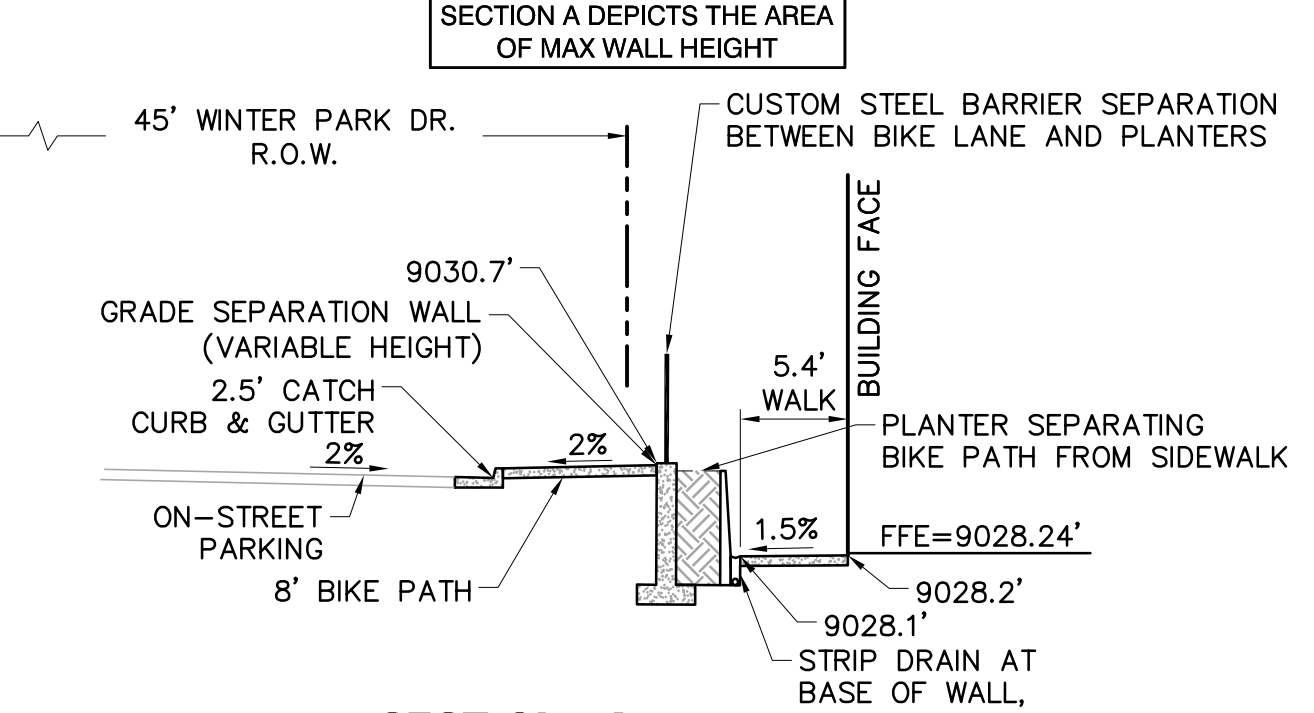
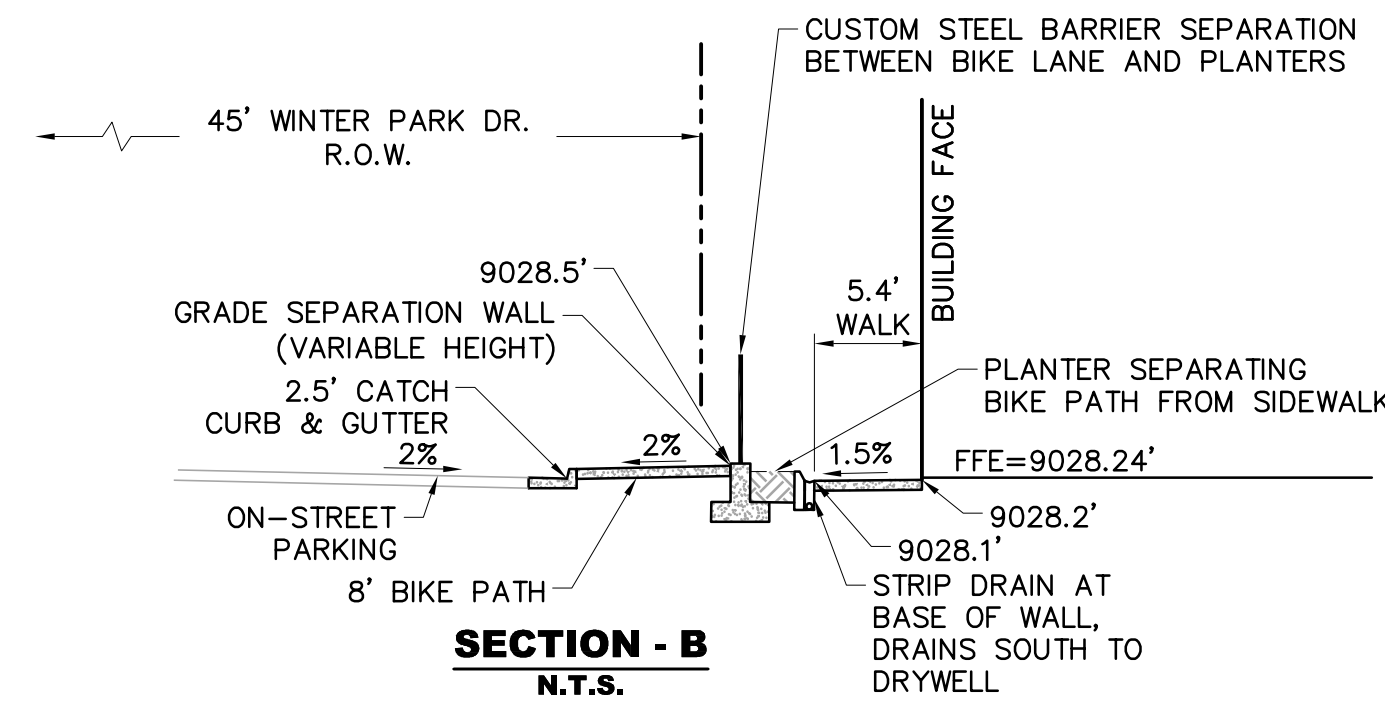
SNOW STORAGE (PER TABLE 3-H-5-1)	
TOTAL PAVED AREA (SF)	6,324
TOTAL SNOW STORAGE AREA REQ'D (SF)	1,581
TOTAL SNOW STORAGE AREA PROVIDED (SF)	N/A
ON-SITESNOW STORAGE AREA INSUFFICIENT; THIS SITE WILL REQUIRE OFF-SITE HAULING AND/OR SNOW MELTING.	
(AVG. SLOPE WITHIN PARKING AREA = 2.0%)	

PARKING CALCULATIONS				
UNIT TYPE	# UNITS	CALCULATIONS	REQUIRED	PROVIDED
MULTI FAMILY - APT - 1 BDR	3	1 SPACE / 1 BED	3	3
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FUTURE RESTAURANT	980 SF CAA*	1 SPACE EA 250 CAA*	4	3
TENANT RETAIL	773 SF CAA*	1 SPACE 800SF CAA*	1	1
ADA			1	1
ORDINANCE 6.10		10% REDUCTION	-1	
TOTAL			18	18

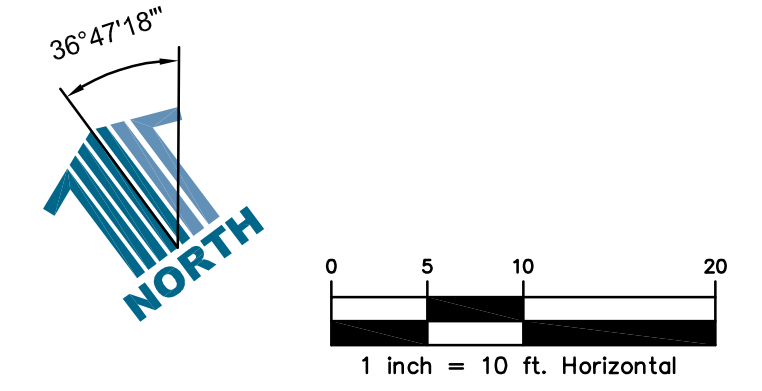
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BUILDING COVERAGE RATIO TABLE		
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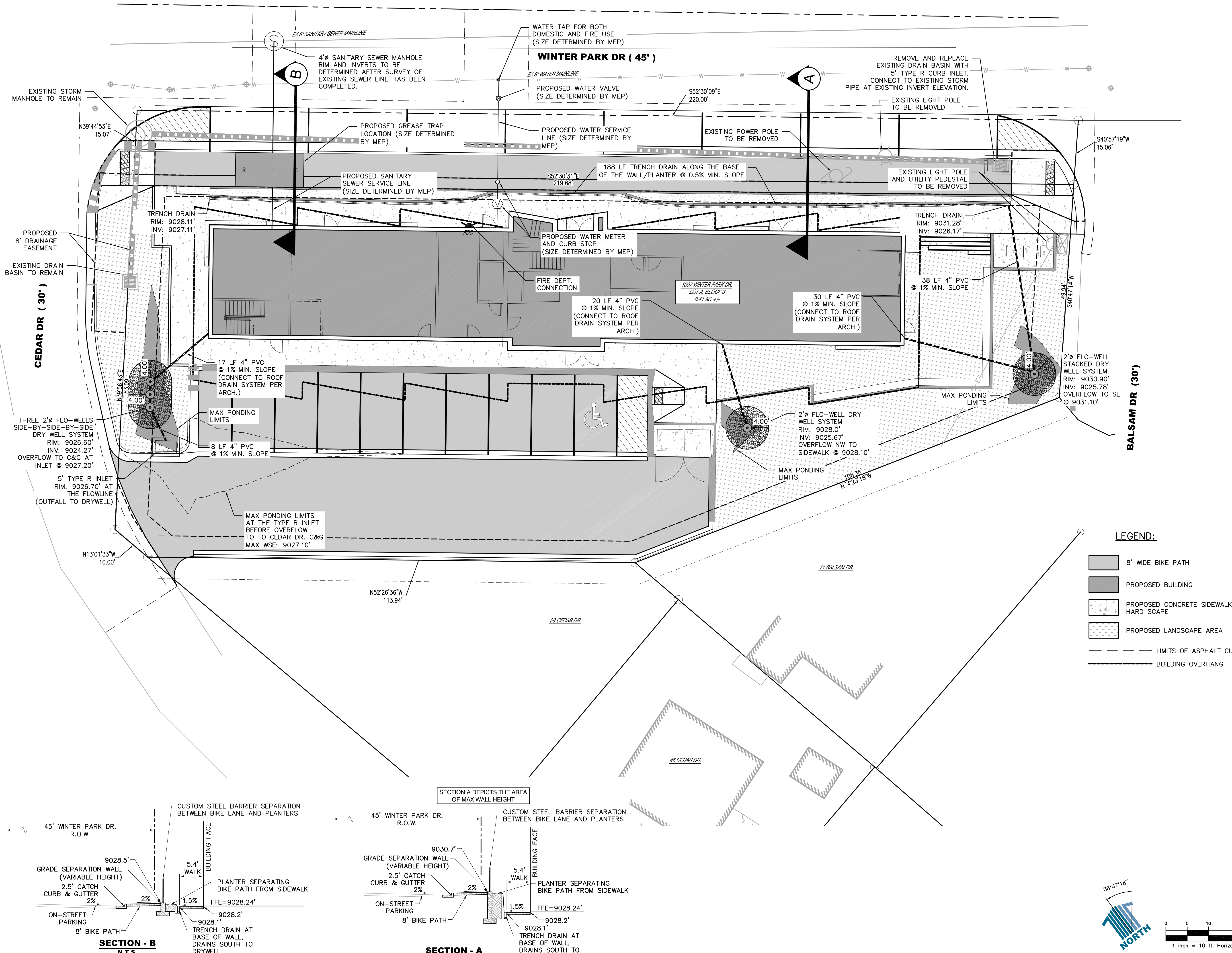
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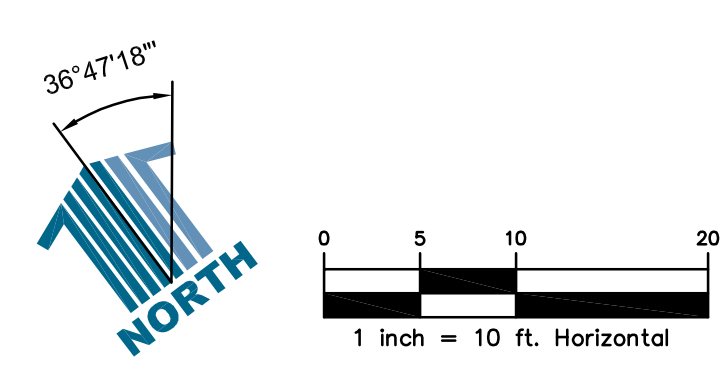
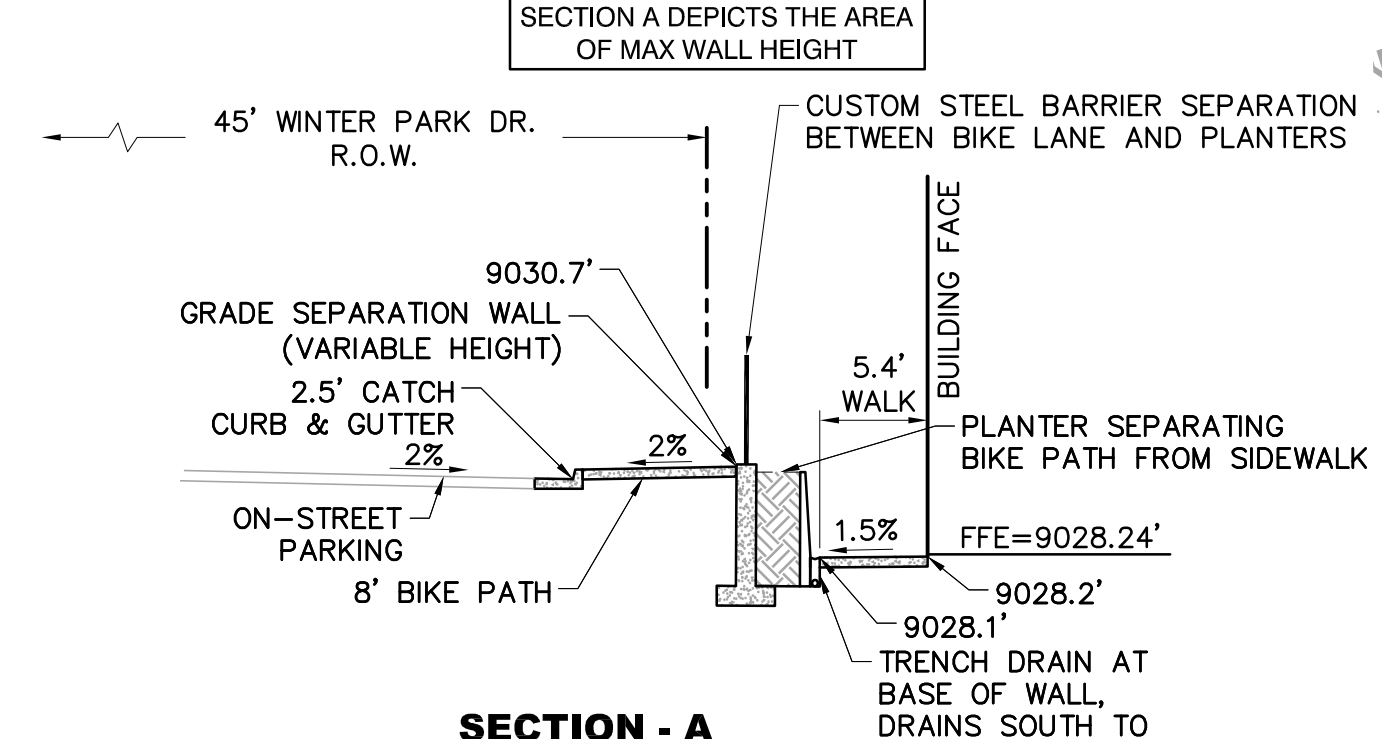
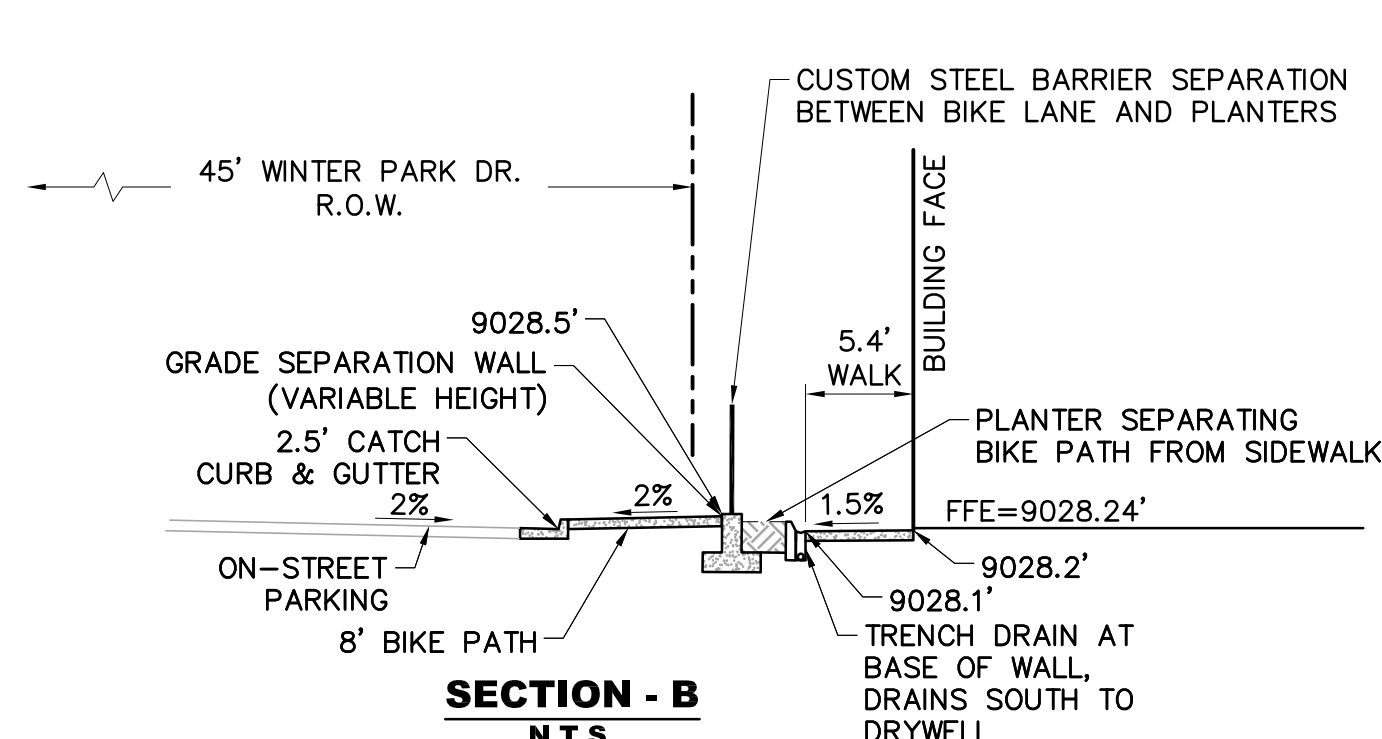
ALL CURB IS CATCH UNLESS OTHERWISE NOTED AS FOLLOWS
 SPILL CURB: ②
 TRANSITION FROM SPILL TO CATCH: ③



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- LEGEND:**
- 8' WIDE BIKE PATH
 - PROPOSED BUILDING
 - PROPOSED CONCRETE SIDEWALK/HARD SCAPE
 - PROPOSED LANDSCAPE AREA
 - LIMITS OF ASPHALT CUT
 - BUILDING OVERHANG



ARCHITECT:
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CONSULTANT:

PES Personalized Engineering Solutions
 Personalized Engineering Solutions, LLC
 9249 S. Broadway #200-388
 Highlands Ranch, CO 80129 720.388.8126
 www.pengsolutions.com
 Construction Management Civil Engineering Land Planning

WINTER PARK - OLD TOWN LOT

1097 Winter Park Drive
 Winter Park, CO 80482
 PROJECT: 2109

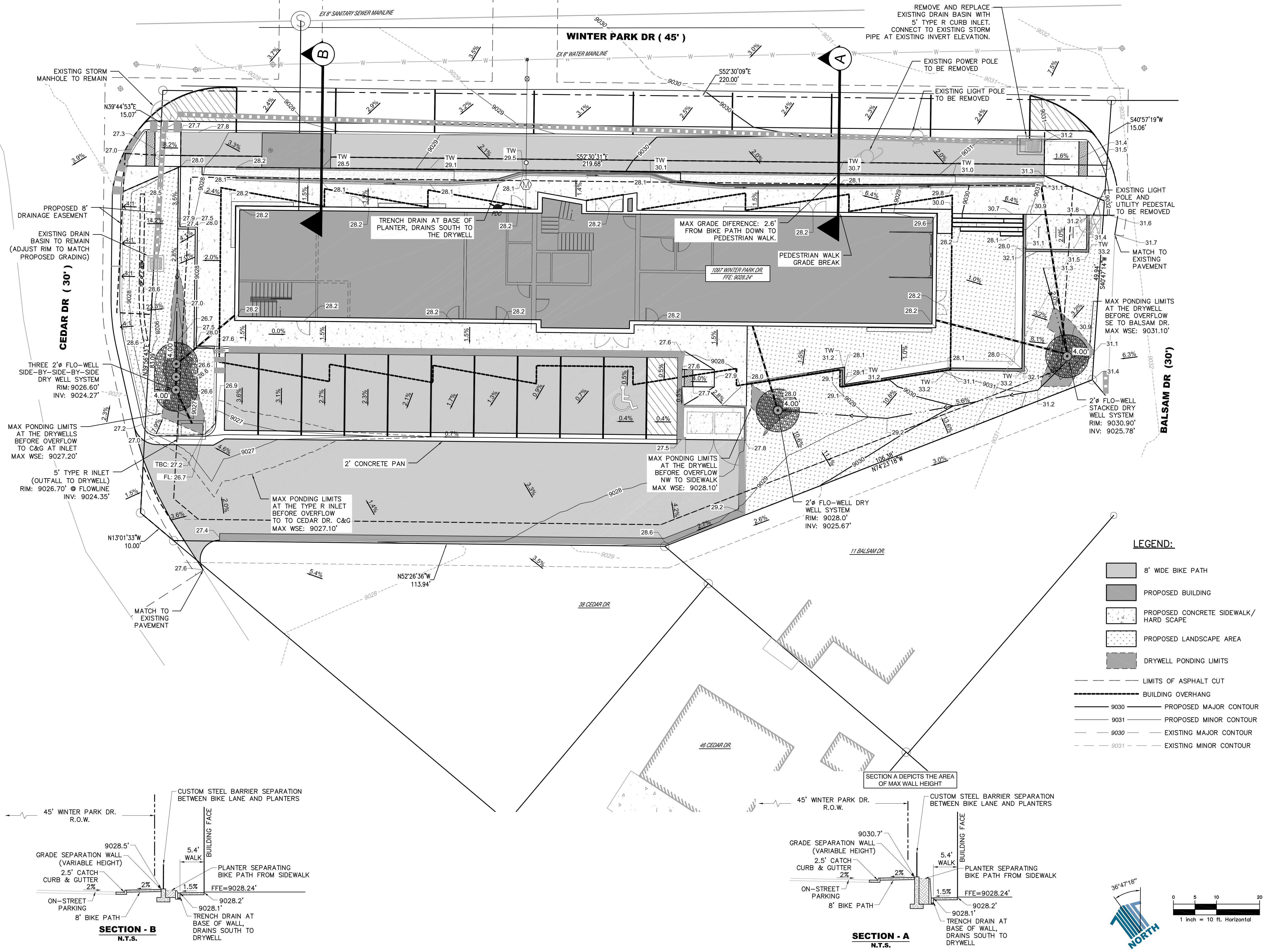
ISSUANCE: MAJOR SITE PLAN DATE: 23-0403

STAMP:

DRAWING TITLE:
 UTILITY PLAN

SHEET NUMBER:
C1.02

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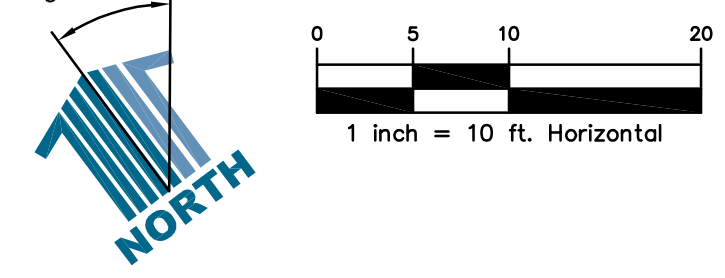


LEGEND:

- 8' WIDE BIKE PATH
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK/HARD SCAPE
- PROPOSED LANDSCAPE AREA
- DRYWELL PONDING LIMITS
- LIMITS OF ASPHALT CUT
- BUILDING OVERHANG
- 9030 PROPOSED MAJOR CONTOUR
- 9031 PROPOSED MINOR CONTOUR
- 9030 EXISTING MAJOR CONTOUR
- 9031 EXISTING MINOR CONTOUR

SECTION - B
N.T.S.

SECTION - A
N.T.S.



ARCHITECT:
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CONSULTANT:
PES Personalized Engineering Solutions
 Personalized Engineering Solutions, LLC
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 Construction Management Civil Engineering Land Planning

WINTER PARK - OLD TOWN LOT
 1097 Winter Park Drive
 Winter Park, CO 80482
 PROJECT: 2109

ISSUANCE: MAJOR SITE PLAN DATE: 23-0403

STAMP:

DRAWING TITLE:
GRADING PLAN

SHEET NUMBER:
C1.03

PLANT SCHEDULE

SYMBOL	DECIDUOUS TREES	CONTAINER	SIZE	QTY
	POPULUS TREMULOIDES / QUAKING ASPEN	COLLECTED	2" CAL	16
EVERGREEN TREES				
	PICEA PUNGENS / COLORADO SPRUCE	NG	6" HT	2
	PICEA PUNGENS / COLORADO SPRUCE	NG	8" HT	1
	PINUS LONGAEOVA / BRISTLECOONE PINE	COLLECTED	6" HT	9
DECIDUOUS SHRUBS				
	PHYSOCARPUS OPULIFOLIUS / DWARF NINEBARK		#5	5
	POTENTILLA FRUTICOSA / GOLD DROP POTENTILLA		#5	1
	PRUNUS VIRGINIANA / CHOKECHERRY		#5	1
	RIBES ALPINUM / ALPINE CURRANT		#5	5
	ROSA WOODSII / WOODS' ROSE		#5	1
	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW		#5	3
	CORNUS SERICEA / RED TWIG DOGWOOD		#5	3
EVERGREEN SHRUBS				
	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER		#5	11

REFERENCE NOTES SCHEDULE

SYMBOL	EDGER DESCRIPTION	QTY
	EDGER - METAL EDGER 4"	138 lf
GROUND COVER DESCRIPTION		
	ORNAMENTAL GRASSES / PERENNIAL FLOWERS 18" O.C.	1,790 sf
	NATIVE GRASS SEED	8,566 sf
	BROWN MEDIUM NUGGET MULCH	2,000 sf

GRASS SEED MIX

REVEGETATE ALL DISTURBED AREA ON SITE. SEE LANDSCAPE MATERIALS PLAN.
 NATIVE GRASS SEED MIX:
 TALL FESCUE 80%
 SLENDER WHEATGRASS 10%
 ROCKY MOUNTAIN FESCUE 10%
 SOW @ 2 lbs/1000S F.
 SLOPES OVER 3:1 SHALL BE HAYED AND TACKIFIED OR NETTED.

LANDSCAPE NOTES

- INSTALL 6" DEPTH OF PLANT MIX IN PERENNIAL BEDS. TOPSOIL TO BE INSTALLED TO A DEPTH OF 3" IN ALL DISTURBED AREAS. ALL SOIL MUST BE APPROVED BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
- TREE AND SHRUB WELLS TO BE BACK FILLED WITH 50% NATIVE SOIL AND 50% ORGANIC AMENDMENT.
- LOCATION OF ALL TREES SHALL BE STAKED BY CONTRACTOR AND APPROVED BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
- SHREDDED WOOD MULCH WILL BE USED AS A GROUND COVER TREATMENT IN DESIGNATED AREAS WITH WEED BARRIER FABRIC. ALL SHRUB AND TREE PLANTING BEDS SHALL RECEIVE MEDIUM SHREDDED WOOD MULCH 3" DEEP OVER WEED BARRIER FABRIC. ALL PERENNIAL BEDS SHALL RECEIVE A MINIMUM OF 2" SMALL NUGGET BARK MULCH.
- ALL BOULDERS OVER 1.5' IN DIAMETER UNCOVERED DURING EXCAVATION WILL BE STOCKED ON SITE FOR USE AS LANDSCAPE BOULDERS AS SHOWN PER PLAN. FINAL BOULDER PLACEMENT TO BE APPROVED BY THE LANDSCAPE DESIGNER.
- LOCATE ALL PLANT MATERIAL TO AVOID SNOW SHED, SNOW REMOVAL LOCATIONS, SIGHT LINES, UTILITY LINES, FIRE HYDRANTS AND EASEMENTS.
- EXACT PLACEMENT AND SHAPE OF PLANTING BEDS SHALL BE REVIEWED BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION OF IRRIGATION DRIP TUBING. SHRUBS, IN THEIR POTS, SHALL BE PLACED FOR REVIEW BY THE LANDSCAPE DESIGNER.
- PLANT QUANTITIES SYMBOLICALLY SHOWN ON PLAN TAKE PRECEDENCE OVER WRITTEN INSTRUCTIONS. ALIGN AND PLACE ALL TREES AND SHRUBS PER THESE NOTES AND DRAWINGS.
- EDGING TO BE 4" METAL EDGING. EDGING SHALL BE TACKED IN PLACE WITH 1 FOOT EDGING STRAPS AT EACH 10' SECTION AND ONCE IN THE MIDDLE. DISTANCE BETWEEN STRAPS SHALL NOT EXCEED 5'.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL FREE OF PESTS OR DISEASE. PRE-SELECTED, 'TAGGED' MATERIAL MUST BE INSPECTED BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION. THE CONTRACTOR MUST CERTIFY THAT ALL PLANT MATERIAL IS FREE OF PESTS AND DISEASE. THE CONTRACTOR MUST WARRANT ALL PLANT MATERIALS FOR HEALTH AND PROPER INSTALLATION FOR A PERIOD OF ONE YEAR AFTER INSTALLATION PER THEIR CONTRACT.
- ALL NEW TREES AND SHRUBS SHALL BE DRIP IRRIGATED UPON INSTALLATION. ALL PERENNIAL AREAS SHALL BE SPRAY IRRIGATED. A PERMANENT IRRIGATION SYSTEM IS REQUIRED.
- ALL TREE AND SHRUB SYMBOLS USED ARE REFLECTIVE OF PLANT SIZE IN 10-12 YEARS.
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