CARBONDALE TREE BOARD REGULAR MEETING February 16, 2017 CARBONDALE TOWN HALL 511 COLORADO AVENUE 6:00 pm

TIME*		<u>ITEM</u>	DESIRED OUTCOME
6:00	1.	Roll Call	
6:05	2.	Consent Agenda: Approval of November 18, 2017 Minutes	ATTACHMENT A APPROVAL
6:10	3.	Persons Present Not On The Agenda	
6:15	4.	Review ROW Trees/Plantings for 1st Bank Planning Submittal	ATTACHMENT B DISCUSSION
6:25	5.	Review ROW Trees/Planting for RFDS Community Partnership Housing Planning Submittal	ATTACHMENT C DISCUSSION
6:35	6.	New Business 1. Replacement trees for the Spruce Tree, located near the library David 2. Ideas for "Heritage Tree Program" – Dan 3. Builder request to move 6" Hackberry in RVR ROW 4. V Cut Elms in Excel Easements to remove - David 5. Kay Brunnier replacements. Funds? Kay to attend?	ATTACHMENT D DISCUSSION & FEEDBACK
7:10	7.	General Reports: Chair Report – Dan Bullock Staff Report – David Coon Liaison Report – Frosty Merriott	INFORMATIONAL
7:30	8.	Adjourn	

^{*} Please note: times are approximate



TOWN OF CARBONDALE

511 Colorado Avenue Carbondale, CO 81623 www.carbondalegov.org (970) 963-2733 Fax: (970) 963-9140

TREE BOARD AGENDA MEMORANDUM

	Item No:	
	Meeting Date: _	2/16/17
TITLE: 1st Bank - Site Plan Rev	iew	
SUBMITTING DEPARTMENT:	Public Works, Town	n Arborist

ATTACHMENTS: Sheet L 1.0

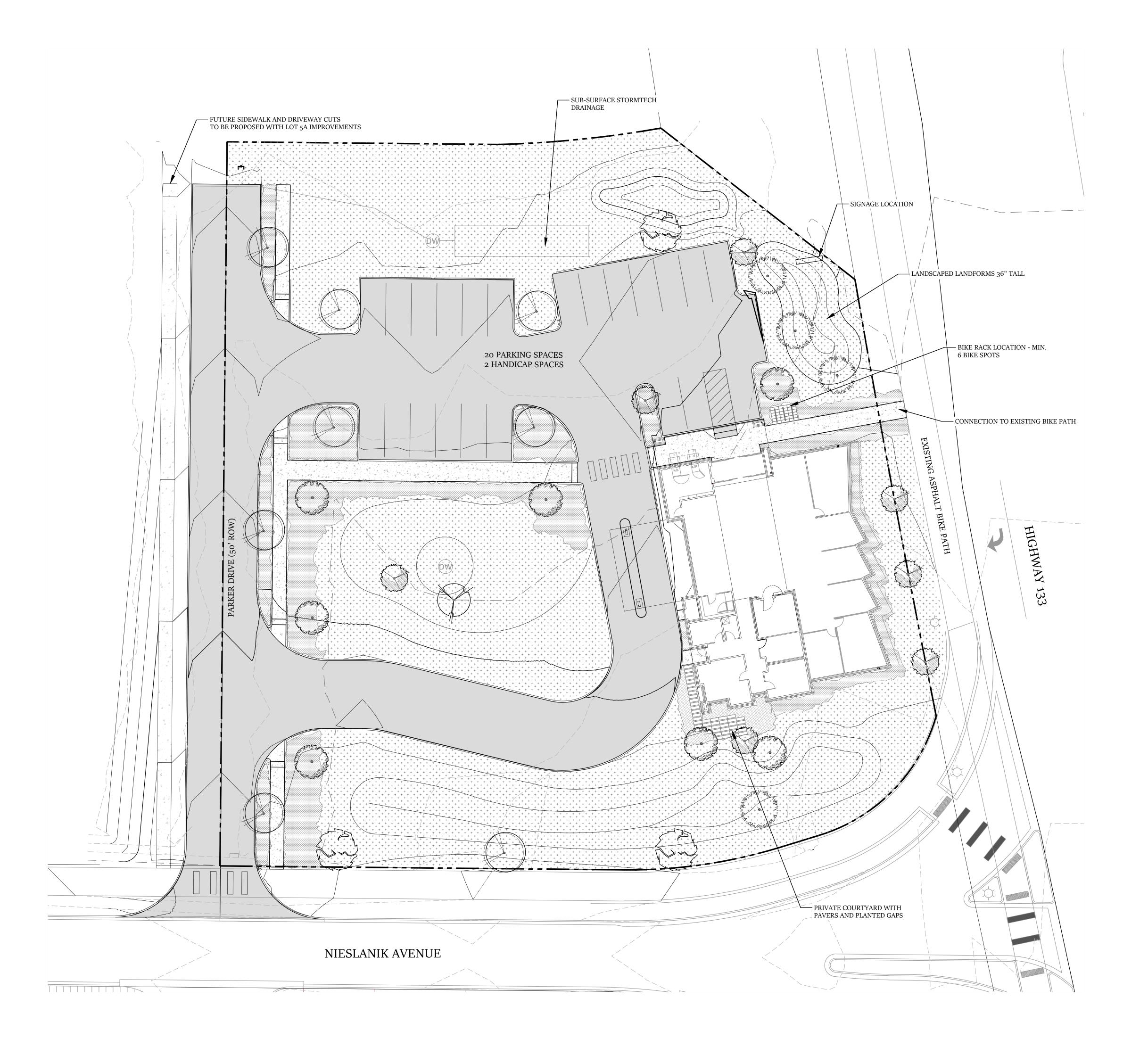
BACKGROUND

The submitted site plans for review are for 1st Bank at the corner of the Nieslanik Ave. and Parker Dr. (new streets) to the North of the new City Market. The Planning and Zoning Commission has approved the Special Use Permit for the drive-through bank, and will now be reviewing the entire site at the meeting on February 23rd.

DISCUSSION/RECOMMENDATION

The Tree Board briefly discuss and make recommendations, if any, for species/varieties and any minor adjustments for the trees in the ROW on Parker Dr.

Prepared by: David Coon Town Arborist





1 11 11 1	
	SIENNA GLEN MAPLE
	EMERALD LUSTRE MAPLE
	ROCKY MOUNTAIN SPLENDOR BIRCH
	KWANZAN CHERRY
1817 I III	SPRING FLURRY SERVICEBERRY TREE
M. M	AUSTRIAN PINE
	PERENNIAL FLOWERS - 360 s.f.
+ + + + + + + + + + + + + + + + + + + +	GRASS AND WILDFLOWER - 26,800 s.f. SEED
	DROUGHT TOLERANT ORNAMENTAL GRASS, SHRUBS, AND PERENNIALS - 3,940 s.f.

TREE LIST ABBR. BOTANICAL NAME COMMON NAME QTY. SIZE DECIDUOUS TREES (total # of deciduous trees 26)

Acer x Fremanii 'Sienna' Sienna Glenn Maple 8 3" cal. Acer Platanoides 'Emerald Lustre' Emerald Lustre Maple 3 3" cal. Amelanchier lavevis Spring Flurry Serviceberry 7 2.5" cal. Rocky Mtn Splendor Birch 1 3" cal. Betula rockiimon 7 2.5" cal. Prunus serrulata 'Kwanzan' Kwanzan Cherry

EVERGREEN TREES (total # of evergreen trees 4)

Pinus nigra Austrian Pine

LANDSCAPE PLANTING NOTES

1. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

4 12' hgt.

2. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

3. VERIFY PLANT COUNTS AND SQUARE FOTTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.

4. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.

5. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO

6. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.

7. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.

8. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.

9. FINISH GRADES OF PERENNIAL BEDS AND REVEGETATED AREAS TO BE 1 -1/2 INCHES BELOW ADJACENT PAVING OR HEADER. (CHECK MULCH DEPTH AND IF SEEDED OR SODDED LAWNS).

10. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

11. SEE IRRIGATION DRAWINGS FOR IRRIGATION SLEEVES LOCATION.

12. CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.

13. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

LANDSCAPE SEED MIXES

PAWNEE BUTTE SEED MIXES - Rocky Mountain Wildflower Mix (VE) (4.14%) Siberian Wallflower

(3.59%) Perennial Lupine (3.31%) Sweet Williams Pink (3.04%) Blue Flax (1.66%) Annual Baby's Breath (1.66%) Tall Blue Cornflower

(0.55%) Purple Coneflower

(0.83%) California Poppy (0.83%) Corn Poppy (2.09%) Shasta Daisy (0.07%) Western Yarrow

(0.07%) Fleabane Daisy (3.31%) Rocky Mountain Penstemon (3.31%) Blanketflower (28.64%) Wild Geranium

(24.27%) Arrowleaf Balsamroot (15.73%) Golden Banner (2.52%) California Bluebell

PAWNEE BUTTE SEED MIXES - Native Prairie Grass Mix (29%) Blue Grama (25%) Buffalograss

(5%) Green Needlegrass (20%) Sideoats Grama (20%) Western Wheatgrass (1%) Sand Dropseed



landscape architects 700 redstone ave carbondale, CO, 81623 devin@pinonsage.com (970) 379.0816

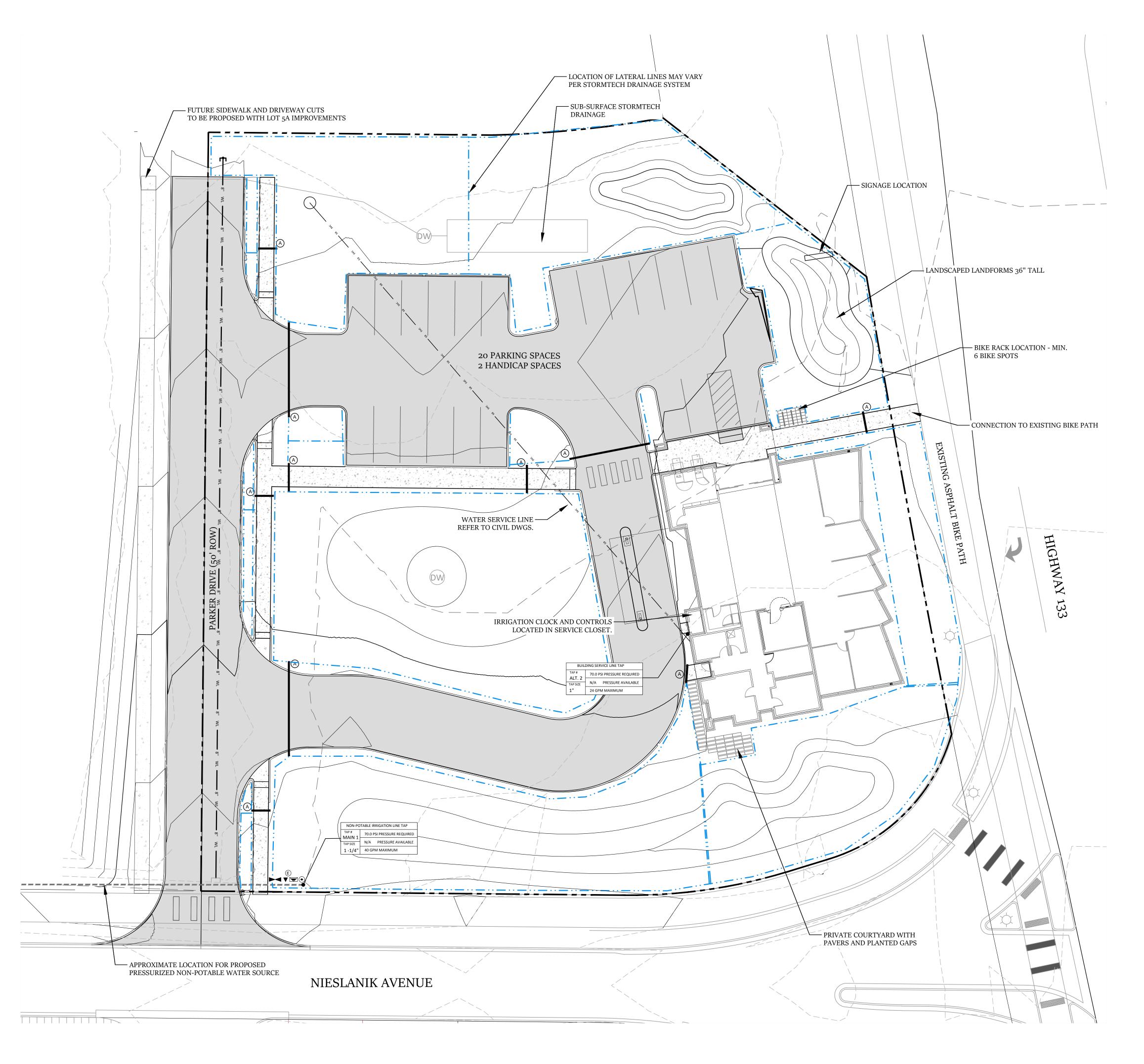
LANDSCAPE PLAN



PRELIMINARY/FINAL PLAT APPLICATION

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Scale:	1/16" =	= 1'-0"	!	
	7			
0'	8'	- 16'		

drawn - DG



IRRIGATION NOTES

1. AUTOMATIC SUB-SURFACE DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES, SHRUBS, PERENNIAL BEDS, SEEDED AREAS, AND ORNAMENTAL GRASS AREAS. SPACING PER MANUFACTURER TO PROVIDE EVEN AND EFFICIENT WATERING.

2. FLUSH DIRT AND DEBRIS FROM MAIN LINE AND LATERAL PIPING BEFORE INSTALLING DRIP LINE, EMITTERS, AND OTHER DEVICES.

3. A SOILS TEST SHALL BE PERFORMED IN ORDER TO CALCULATE FLOW RATE AND SPACING FOR MAXIMUM EFFICIENCY. ALL LATERAL SUPPLY HEADERS AND EXHAUST HEADERS ARE SHOWN ON PLAN. CONTRACTOR TO CALCULATE LINEAR FEET OF DRIP LINE BASED ON SOILS TYPE AND MANUFACTURERS SPECIFICATIONS.

4. CONTRACTOR TO INSTALL A CONTROL VALVE, FILTER, REGULATOR, AIR VACUUM RELIEF VALVE, AND FLUSH VALVE FOR EACH DRIP CIRCUIT.

5. 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 AUTOMATIC, SEMI-AUTOMATIC, OR MANUAL OPERATION; CIRCUIT CONTROL WHICH ALLOWS FOR MANUAL OR AUTOMATIC OPERATION; AND PROGRAMMABLE CAPABILITIES THAT ALLOW FOR INDEPENDENT WATERING SCHEDULES PER ZONE.

6. IRRIGATION SYSTEM TO TIE INTO THE DEVELOPMENT'S NON-POTABLE WATER LINE. CONTRACTOR TO INSTALL A PRESSURE REGULATOR, CLEAN-OUT, AND A 120 MESH MAX. SIZE FILTRATION IS REQUIRED (200 MESH IS PREFERRED). SHOULD THE DEVELOPMENT NOT PROVIDE A NON-POTABLE WATER SOURCE IN TIME OF LANDSCAPE CONSTRUCTION CONTRACTOR TO INSTALL AN IRRIGATION SYSTEM FROM THE SUPPLY LINE. SYSTEM TO INCLUDE A PRESSURE REGULATOR AND BACKFLOW PREVENTOR DEVICE WITH 20 GPM AT 60 PSI AT A 1" POINT OF CONNECTION. NOTIFY LANDSCAPE ARCHITECT IF THE REQUIRED FLOW CANNOT BE MET.

7. PROVIDE 4" PVC SLEEVING BELOW ALL HARDSCAPE TO ADJACENT PLANTING AREAS.

8. MAINLINE IS TO BE BURIED 12"-18" BELOW FINISHED GRADE. LATERAL PIPES SHALL BE BURIED 8"-10" BELOW FINISHED GRADE IN LANDSCAPED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.

9. VALVE BOX LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

10. CONTRACTOR IS TO PROVIDE OWNER WITH AS-BUILT IRRIGATION PLANS THAT INCLUDE APPROXIMATE MAINLINE ROUTING AND VALVE BOX LOCATIONS.

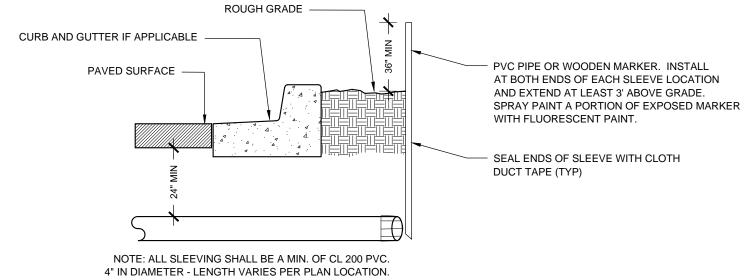
11. THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:

11.1.LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.

11.2.OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION

11.3.TEST AND ADJUST CONTROLS AND SAFETIES: REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.

12. CONTRACTOR IS TO PROVIDE START UP AND BLOW-OUT SERVICES FOR IRRIGATION SYSTEM FOR THE FIRST SEASON IT IS INSTALLED.





IRRIGATION KEY

SYM.	MANUFACTURER	R MODEL NO.	DESCRIPTION DETAIL
~		MAIN LINE SIZE	GATE VALVE
•	WATTS	223-LF OR EQUIV.	PRESSURE REGULATOR VALVE
▼	RAINBIRD	44LRC	QUICK COUPLING VALVE
	DIG	P75-XXXL 1 1/2 in. MNPT	200 MESH DISC/SCREEN 'Y' FILTER
E		110 V	ELECTRIC - LINE VOLTAGE
		SCH 40 OR CL-200 PVC	LATERAL SUPPLY HEADERS AND EXHAUST LINE



piñon sage landscape architects 700 redstone ave carbondale, CO, 81623 devin@pinonsage.com (970) 379.0816

FIRST BANK
NIESLANIK AVENUE, CARBONDALE, COLORA

IRRIGATION PLAN



PRELIMINARY/FINAL PLAT APPLICATION

Scale	e: 1/16	" = 1'-0"	
0' issu	8' e date	16' - 12/16/16	32 3
revisi #	ons date	description	

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TOWN OF CARBONDALE

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TREE BOARD AGENDA MEMORANDUM

	Item No:	
	Meeting Date:	2/16/17
TITLE: Community Partnership	Housing - Landscape Pl	an Review

SUBMITTING DEPARTMENT: Public Works, Town Arborist

ATTACHMENTS: Sheets L 1.0, 2.1, 3.0

BACKGROUND

The submitted site plans for review are for Community Partnership Housing development just South of Bridges High School on 3rd Street. The Planning and Zoning Commission will be reviewing the plans at their meeting on March 16th.

DISCUSSION/RECOMMENDATION

The Tree Board discuss and agree on comments for new ROW trees ,and also discuss tree protection for the three existing large Colorado Spruce.

Prepared by: David Coon Town Arborist

LANDSCAPE NOTES

- NAS FOR LIMITS AND TYPES OF RIRICATION DESIGNED FOR THE SHALL REROLATION BE BUTTED WITHIN THE MINIMUM DISTANCE FOUNDATIONS AS STIPILATED IN THE GEOTECHNICAL REPORT TO UNISINE THE FOR THE SHEAD AND THE SHALL BE KETP OUTSIDE THE FORMALL BUILDING AND WALL FOUNDATIONS AS STIPILATED IN THE GEOTECHNICAL BEAUTHOUSED. TYPES OF IRRIGATION DESIGNED EMITTED WITHIN THE MINIMUM I IPULATED IN THE GEOTECHNICAL
- PROR 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 TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THEEM OF 1 YEAR. FROM ACCEPTIANCE OF LANGESCAPE INSULALITION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVIAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVIAL. ALL SEED, SOD AND SHRUB BED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION IN ACCORDANCE WITH THE SOILS REPORT OR AT A MINIMUM OF 3.5 CU. YDS./1000 SF EVENLY TILLED INTO SOIL AT A DEPTH OF 6".
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS, OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- ALL SHARBERS ARE TO BE MALCHEN WITH MAY A EPITH, SHERDED BANK LANGSOARE MALCH-ONER PRECIFIED GEORGTHE KEEPED DOWNING I. PRECIFICIES SHOWMANTED. A ROCK MALCH-A DOCK MALCH-A DOCK MALCH-A BOCK BANCH-A BOCK SHALL CHARDING OCHREA MAY DEFEN MALCH-DOWN BERS SHALL MACHEN MALCH-BOKK MACHEN MAY BODEN SHARBERS SHALL BENDED BANK LANGSOARE MALCH-A DOWNING A PRIBE SHALL BENDED BANK LANGSOARE MALCH-A BONK BOCK MATCH-A BOKK BANCH BA SHRUB, GROUNDCOVER AND PERENNIA BEDS ARE TO BE CONTAINED BY & PERFORATED SALVANAZED BOSIGS EDGER IS NOT REQUIRED WHEN JUJUACHT TO CURBS, WALLS, CONCRETE WILKS OR SOULD ETENCISK WITHING 3"OF PERALUCHED THING ADME. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFED ON THE RUMS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURE AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MANTENANCE PRIZOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURE SPECIES, DISTURBED NATUR AREAS, WHICH ARE TO REMAN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFED SEED MIX.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (41) SHALL RECEIVEEROSION 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 +:- 18' OF FINISHED GRADES AS SHOWN ON THE PLANS.

12

- 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 VAROUND ORNAMENTAL GRASSES. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" BENDA BOARD EDGER.
- 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

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LANDSCAPE AREA REQUIREMENTS

LANDSCAPING RATIO TOTAL	TOTAL LANDSCAPE AREA	NUMBER REQUIRED	NUMBER PROVIDED
3RD STREET STREETSCAPE			
1 TREE / 100 S.F. (5' REQUIRED WIDTH)	1,637 S.F.	16 TREES	10 TREES + 2 EXISTING*
PARKING LOT ISLANDS			
1 TREE / ISLAND	4EA	4 TREES	4 TREES

*TREES SHOWN SPACED APPROXIMATELY 27 O.C. SELECTED FROM TOWN OF CARBONDALE - RECOMMENDED TREES LIST.

TOTAL TREES PROVIDED

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59 TREES TOTAL

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	TATARIAN MAI	LITTLELEAFU	SHADEMASTE	DECIDUOUS C

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	SPR	EVERG
<u> </u>	COMF	GRE

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6" HT., B&B

SIZE & NOTES
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PLANT SCHEDULE

QTY. KEY COMMON NAME

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ECIE	SPR	贸
DECIDUOUS CANOPY TF	SPR COMPACT WHITE SPRUCE	EVERGREEN TREES (6)

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/	ch	SHA	SHADEMASTER HONEYLOCUS
	9	LAS	LITTLELEAF LINDEN
_	44	TAR	TATARIAN MAPLE

- 1	<u>P</u>	CE	ECIDUOUS CANOPY TREES
	Ch	SHA	SHADEMASTER HONEYLOCUST
	9	LAS	LITTLELEAF LINDEN
_	44	TAR	TATARIAN MAPLE

TAR	LAS	9000
TATARIAN MAPLE	LITTLELEAF LINDEN	Contract to the contract of th

	, ,
DEMASTER HONEYLOCUST	GLEDITSIA TRICANTHO
LELEAF LINDEN	TILIA CORDATA GREE
ARIAN MAPLE	ACER TATARICUM

2.5" CAL., B&B 2.5" CAL., B&B 2.5" CAL., B&B





5 EUR EUROPEAN MOUNTAI

ACER GINNALA 'COMPACTA'
MALUS 'SPRING SNOW'
AMELANCHIER CANADENSIS
SORBUS AUCUPARIA

#15 CONT. 1.5-2" CAL. 1.5-2" CAL. 1.5-2" CAL.

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UFS BPU	-SHRUBS	
DWARF BLUE RED OSIER D URAL FALSE	BS (310)	1010 1010 1711

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KOREANSPICE V	GOLDMOUND SI	LODENSE PRIVE	CHIEFTAIN MAN	COMMON PURP	URAL FALSE SP	RED OSIER DOC

	VIB	<u>SP</u>	PRI	50 Ma	CPL	UFS	ROD	BPU
DWARE EDACEANT SHAAC	KOREANSPICE VIBURNUM	GOLDMOUND SPIREA	LODENSE PRIVET	CHIEFTAIN MANZANITA	COMMON PURPLE LILAC	URAL FALSE SPIREA	RED OSIER DOGWOOD	DWARF BLUE-PURPLE BUTTERFLY BUSH

SYRNACAVILLOARIS
ARCTOSTAPHNOS X COLORADENIS CHEFTAN'
LIGISTRUM VUCARE LODENSE
SPIRAEX Y COLORODY
VBIJERNIM CARLESI
RHUS AROMATICA

#5 CONT. #5

BUDDLEIA DAVIDII BLUE CHIP CORNUS SERICEA SORBARIA SORBIFOLIA

PINUS MUGO 'SLOWMOUND' THUJA OCCIDENTALIS 'EMERALD'

HME 3MH	- ORNA	MUG ARB
HME HEAVY METAL BLUE SWITCH GRASS	ORNAMENTAL GRASSES (656)	SLOWMOUND MUGO PINE EMERALD ARBORVITAE
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ω .	VNIAI S	SILVER FEATHER MAIDEN GRASS ELIJAH BLUE FESCUE

SILVER FEATHER MAIDEN GRASS ELIJAH BLUE FESCUE
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HINE YARROW	ACHILLEA MOONSHINE'
>	KNAUTIA MACEDONICA
GAYFEATHER	LIATRIS SPICATA FLORISTAN VIOLET
ADY DAISY	LEUCANTHEMUM X SUPERBUM 'SNOW LADY'
RCHLILY	KNIPHOFIA 'STARK'S EARLY HYBRIDS'

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BIORETENTION SEED MIX

22	27.5			TOTAL
4.4			DALEA (PETALOSTEMUM) PURPUREA	*PURPLE PRAIRIECLOVER
- 00			GAILLARDIA ARISTATA	BLANKET FLOWER
4			ASTER LAEVIS	BLUE ASTER
2			ARTEMISIA FRIGIDA	*PASTURE SAGE
	3		SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
	з		SPOROBOLUS AIROIDES	ALKALI SACATON
	з	PATURA	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
	ω	ARIBA	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
	4	BLACKWELL	PANICUM VIRGATUM	SWITCHGRASS
	3	PALOMA	ORYZOPSIS HYMENOIDES	INDIAN RICEGRASS
	ω	GOSHEN	CALAMOVILFALONGIFOLIA	PRAIRIE SANDREED
	3	BUTTE	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
	3.5	GARDEN	ANDROPOGON HALLII	SAND BLUESTEM
PER ACRE	PER ACRE	VARIETY	SCIENTIFIC NAME	COMMON NAME
OUNCES	PLS LBS			

LOW GROW NATIVE SEED MIX

100%	21.8		TOTAL
2.5%	0.45	ELYMUS ELYMOIDES	BOTTLEBRUSH SQUIRRELTAIL
2.5%	0.45	POA ALPINA	ALPINE BLUEGRASS
10%	2.2	BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
10%	2.2	POA SECUNDA	SANDBERG BLUE
10%	2.2	ORYZOPSIS HYMENOIDES	INDIAN RICEGRASS
15%	3.3	POA SECUNDA CANBAR	CANBYBLUEGRASS
15%	3.3	FESTUCA SAXIMONTANA	ROCKY MOUNTAIN FESCUE
15%	3.3	BOUTELOUA GRACILIS	BLUE GRAMA
20%	4.4	FESTUCA GLAUCA	BLUE FESCUE
PER ACRE	PLS LBS PER ACRE	SCIENTIFIC NAME	COMMON NAME

TURF GRASS BLEND: SOD



CONSTRUCTION

DATE:

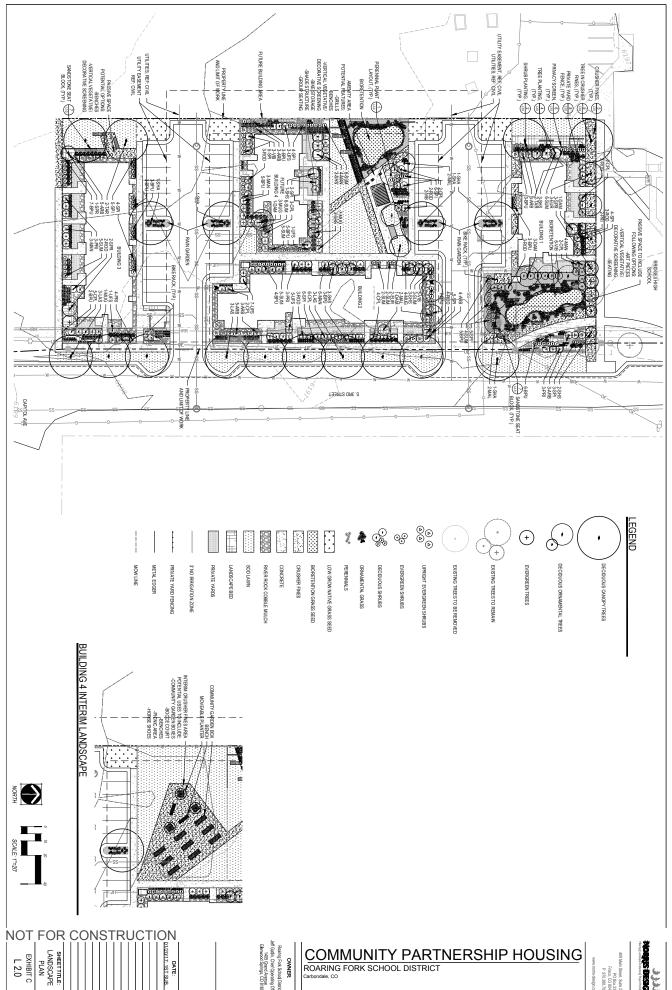
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SHEETTILE:
OPLANT SCHEDULE
F AND NOTES
T EXHIBIT C
O L-1.0

Roaning Fork School District Jeff Garlin, Chief Operating Officer 1405 Grand Avenue Glernwood Springs, CO 81601

OWNER:

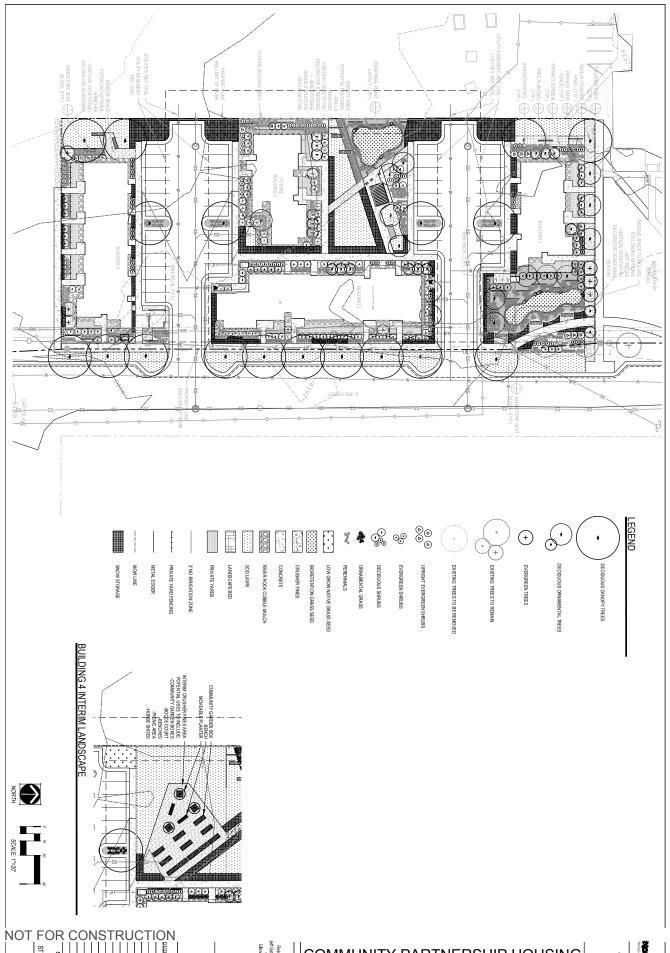
COMMUNITY PARTNERSHIP HOUSING ROARING FORK SCHOOL DISTRICT Carbondale, CO



OWNER:
Roaning Fork School District
Jeff Gatlin, Chief Operating Officer
1405 Grand Avenue
Glernwood Springs, CO 81601

COMMUNITY PARTNERSHIP HOUSING
ROARING FORK SCHOOL DISTRICT
Carbondiae, CO





N 00022017: SST SUB.

CONSTRUCTION

SHEETTINE: SNOW
F STORAGE PLAN
EXHIBIT C
L 2.1

OWNER:
Roaning Fork School District
Jeff Gatlin, Chief Operating Officer
1405 Grand Avenue
Glernwood Springs, CO 81601

COMMUNITY PARTNERSHIP HOUSING
ROARING FORK SCHOOL DISTRICT
Carbondiae, CO

SCALE: 3/4" = 1'-0"

Roaring Fork School District Jeff Catlin, Chief Operating Officer 1405 Grand Avenue Glernwood Springs, CO 81601

OWNER:

CONSTRUCTION DATE:

NOT FOR

SHEETTITLE: LANDSCAPE DETAILS EXHIBIT C

COMMUNITY PARTNERSHIP HOUSING ROARING FORK SCHOOL DISTRICT Carbondale, CO

SCALE: 1/2" = 1'-0"

Heritage Tree and Specimen Tree Program

Heritage Tree Program

The Town of Carbondale Heritage Tree Program covers Town Trees in the public right of way, Town Parks and Town Open Spaces. Trees to be covered in the program are naturally grown native trees in the Carbondale town limits. Native trees are Ponderosa Pine, Pinyon Pine, Juniper, Cottonwood and Scrub Oak. Introduced and non-native trees to Carbondale Town limits such as Spruce and Lodgepole Pine are covered by the Specimen Tree Program.

The Town will identify significant trees to be given special status and enhanced protection. Trees will be identified by the Town Arborist. The Town Arborist and the Town Tree Board will review the recommended trees and forward recommendation to the Board of Trustees for Heritage Tree designation. Trees will be recognized on the Town of Carbondale Website. The protections for the designated Heritage trees will follow the tree protection standards as put forth in the UDC without exception. Notice will be sent to adjacent property owners of the Heritage tree designation. P&Z, Town planning and code enforcement will have locations of Heritage trees and will notify building permit applicants of Heritage Tree status. The Town Arborist and the Director of Public works will direct all building activities adjacent to Heritage Trees in regards to tree protection. All tree service companies will be tested by the Department of Public Works before working on Heritage Trees.

Specimen Tree Program

The Town of Carbondale Specimen Tree Program is a two part program.

Part One is a voluntary program for homeowners, business and other private property owners to request recognition of significant trees that include naturally native grown and introduced trees on private property. Trees are to be nominated by private property owners. Nominated trees will be reviewed by the Town Arborist and the Tree Board. Recognized Specimen Trees will be awarded a certificate and will be recognized as a Specimen Tree on the Town website.

Part Two identifies trees in the public right of way, Town Parks and Town Open Spaces. Trees to be covered in the program are introduced trees in the Carbondale town limits. The Town will identify significant trees to be given special status and enhanced protection. Trees will be identified by the Town Arborist. The Town Arborist and the Town Tree Board will review the recommended trees and forward recommendation to the Board of Trustees for Specimen Tree designation. Trees will be recognized on the Town of Carbondale Website. The protections for the designated Specimen trees will follow the tree protection standards as put forth in the UDC without exception. Notice will be sent to adjacent property owners of the Specimen Tree designation. P&Z, Town Planning and Code Enforcement will have locations of Specimen Trees and will notify building permit applicants of Specimen Tree status. The Town Arborist and the Director of Public works will direct all building activities adjacent to Specimen Trees in regards to tree protection. All tree service companies will be tested by the Department of Public Works before working on Specimen Trees.

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Criteria Heritage Tree and Specimen Tree Program

- 1. Location of Tree Right Tree Right Location –
- 2. Trees must have no Infrastructure conflicts
- 3. Species must be compatible with Town Guidelines for trees in ROW, parks and open spaces
- 4. Assessed health of tree to be determined by the Town Arborist
- 5. Form and Stature of tree
- 6. Trees are to meet guidelines as set forth in the UDC
- 7. Age is NOT to be a determining factor the Heritage and Specimen Tree Program