

1 MASTER PLAN NOTES

- Prior to the start of any excavation for the project both on and off the site, the contractor shall notify the utility notification center of Colorado at 1-800-922-1987 and verify that all existing utilities have been located and marked.
- Contractor(s) shall thoroughly familiarize themselves with all construction documents, specifications, and site conditions prior to bidding and prior to construction. Any discrepancies between drawings, specifications, and site conditions shall be reported immediately to the Landscape Designer for clarification and resolution prior to bidding or construction.
- All trees to be located outside of the water and sewer utility easements.
- All dimensions are taken to face of building except where otherwise noted.
- For layout and dimensioning of site, see engineering drawings.
- Screened images show existing conditions. Where existing conditions lie under or are impinged upon by proposed buildings and/or site elements, the existing condition will be removed, abandoned and/or capped or demolished as required.
- Contractor shall begin maintenance immediately after planting and will continue until final acceptance. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- The landscape contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. All plant materials are subject to the approval of the Landscape Designer, at the nursery, and at the site.
- All plant materials shall conform to the guidelines established by the American Association of Nurserymen. All plants to be balled and burlapped, and shall bear the same relationship to finish grade as to original grade before digging.
- Mulch for planted areas to be aged cedar bark, partially decomposed, dark brown in color and free of wood chips thicker than 1/4 inch. Stone mulch for planted areas to be a mixture of native stone, pea gravel, and other varied sizes of indigenous material to be placed in such a way to be random and visually (natural) in appearance.
- Planting soil mix: excavated soil to be thoroughly incorporated with black gold soil conditioner (or equivalent) to be added per manufacturer's recommended rates.
- All areas of the site which have been disturbed and not otherwise developed shall be loamed and seeded with a minimum depth of 2" depth topsoil.
- All plant material shown will be controlled by an automatic irrigation system to be designed. The irrigation system shall be designed using common industry practices and principles. The system shall be installed in such a manner as to maintain efficiency and performance. The existing conditions of the site will determine the ultimate design and layout of the irrigation system.
- At the request of the owner, an as-built plan will be required for submission at the conclusion of the project. All field changes will be recorded, and updated as necessary.
- Valve box locations are not to be installed in sod areas whenever possible. Take advantage of planting beds, and native turf areas outside the fence for potential valve box locations.
- Provide mainline isolation wherever possible through the use of schedule 40 pipe ball valves (to be sized as necessary).
- Multiple Points-of-Connection to be provided for providing irrigation water for the system. Locations have not been determined at this time. Locations to be designated prior to construction. Site plan to provide 1/102 copper minimum) extending 12" from the foundation wall, a minimum of 18" below grade. A fitting should be provided for conversion to PVC. When not located in building mechanical rooms, remote locations may be provided.
- Controller locations have not been determined at this time. A 110v dedicated circuit will be required as a power source for the controllers. Locations to be specified prior to installation. Mounting and connection of 110v power to controller will be required.

3 SITE PLAN LEGEND

PROPERTY BOUNDARY	EXISTING TELEPHONE
ADJACENT PROPERTY BOUNDARY	UTILITY PEDESTALS
EXISTING EASEMENT	POWER POLE
EXISTING SETBACK	GAS
EXISTING EDGE OF ASPHALT	STORM INLET
PROPOSED EDGE OF ASPHALT	PR CULVERT W/ FLARED END SECTIONS
EXISTING 2 FT CONTOUR	EX CULVERT W/ FLARED END SECTIONS
EXISTING 10 FT CONTOUR	EXISTING FENCE
PROPOSED 2 FT CONTOUR	PROPOSED EDGE OF CONCRETE
PROPOSED 10 FT CONTOUR	DECK
EXISTING EDGE OF GRAVEL	PROPOSED BUILDING
CENTER LINE OF DITCH	OVERHANG
EXISTING WATER LINE	SIDEWALK/BOARDWALK
EX CURB STOP, GATE VALVE, FIRE HYDRANT	PROPOSED WATER SERVICE LINE
PR CURB STOP, GATE VALVE, FIRE HYDRANT	AREA OF PHASE ONE CONSTRUCTION
THRUST BLOCK	VEGETATION OUTLINE
EXISTING SEWER LINE	ASPHALT
EXISTING MANHOLE AND CLEANOUTS	CONCRETE
PROPOSED SEWER LINE	GRAVEL
PROPOSED MANHOLE AND CLEANOUTS	ROCK/RIP RAP
EXISTING ELECTRICAL	

4 SEED MIX FOR WATER QUALITY SWALE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLT. LBS PER ACRE	QUINCES PER ACRE
Sand Bluestem	Andropogon halli	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie Sandreed	Calamagrostis longifolia	Goshen	3	
Indian Ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	3	
Western Wheatgrass	Pascopyrum smithii	Arlita	3	
Little Bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand Dropseed	Sporobolus cryptandrus		3	
Sub-Totals:			27.5	00.0
Total lbs per acre:			27.5	

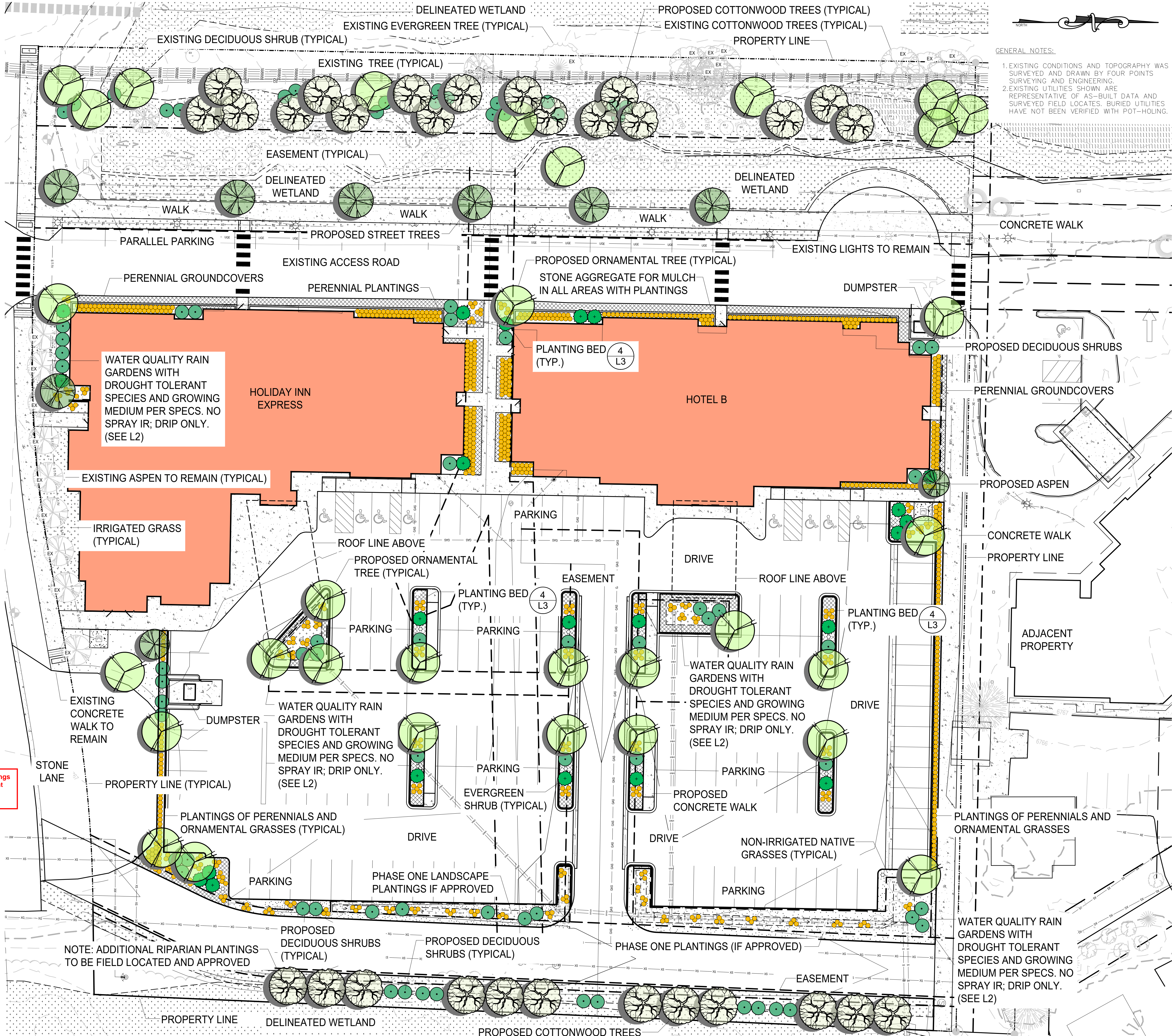
5 PLANT LEGEND

Proposed Quaking Aspen (09 Total) Populus tremuloides 2.50" minimum caliper (Clumps and Single Stem)	Proposed Deciduous Shade & Street Trees (29 Total) Populus angustifolia, Gleditsia tricanthos 'Skyline', etc. 2.50" minimum caliper (Single Stem)
Native and cultivated evergreen shrubs (24 Total) Juniperus, Picea, Pinus spp. Size: #5 Container Minimum	Native and cultivated deciduous shrubs (74 Total) Prunus, Cornus, Rosa, etc. Size: #5 Container Minimum
Proposed Ornamental Trees (31 Total) Flowering Crabapple, Malus hybrids Size: 2.50" Minimum Caliper	Stone Aggregate Mulch in Parking Island
Native and Ornamental Perennials (826 Total) Size: #1 Container Minimum	Existing Trees and Shrubs to Remain Populus, Pinus, Picea, Malus spp., etc. (Size & Condition Varies)

6 FINAL PLANT LIST

COMMON NAME	SCIENTIFIC NAME	AMT.	ABBREVIATION	SIZE
Spring Snow Crabapple	Malus 'Spring Snow'	232	AST	2.0" - 2.5" cal.
Narrowleaf Cottonwood	Populus angustifolia	09	CTW	2.0" - 2.5" cal.
Quaking Aspen	Populus tremuloides	29	ASP	2.0" - 2.5" cal.
COMMON NAME	SCIENTIFIC NAME	AMT.	ABBREVIATION	SIZE
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	24	BCJ	#5 Pot
COMMON NAME	SCIENTIFIC NAME	AMT.	ABBREVIATION	SIZE
Thicket (Mountain) Alder	Alnus tenuifolia	06	ALN	#5 Pot
Redwing Dogwood	Cornus stolonifera	05	COR	#5 Pot
Native Pink Shrub Rose	Rosa woodsii	05	ROR	#5 Pot
Black Willow	Salix nigra	09	SAL	#5 Pot
Goldenrod	Rhys. aureum	15	SPY	#5 Pot
Yellow Potentilla	Potentilla fruticosa	24	POT	#5 Pot
COMMON NAME	SCIENTIFIC NAME	AMT.	ABBREVIATION	SIZE
Rocky Mountain Columbine	Aquilegia canadensis	93	COL	#1 Pot
Shrub Daisy	Aster alpinus 'Spartan'	232	AST	#1 Pot
Langs-leaf Coreopsis	Coreopsis lanceolata	129	COR	#1 Pot
Joe Pye Weed	Eupatorium maculatum	09	EUP	#1 Pot
Marsh Sunflower	Helianthus nuttallii	38	HEL	#1 Pot
Rocky Mountain Iris	Iris missouriensis	29	RI	#1 Pot
Arrowweed	Triglochin maritimum	23	TRI	#1 Pot
Blue Vervain	Verbena hastata	50	VER	#1 Pot
Golden Rod	Solidago canadensis	83	SOL	#1 Pot
COMMON NAME	SCIENTIFIC NAME	AMT.	ABBREVIATION	SIZE
White Creeping Phlox	Phlox subulata	36	PHL	Flat - F15
Vinca	Vinca major	31	VIN	Flat - F15

NOTE: WETLAND SPECIFIC PERENNIALS AND SHRUBS TO BE USED IN THE WATER QUALITY SWALE PLANTINGS ARE DESIGNATED BY AN * IN THE ABOVE SAMPLE PLANT LIST



NOT FOR CONSTRUCTION



GENERAL NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY WAS SURVEYED AND DRAWN BY FOUR POINTS SURVEYING AND ENGINEERING.
- EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF AS-BUILT DATA AND SURVEYED FIELD LOCATES. BURIED UTILITIES HAVE NOT BEEN VERIFIED WITH POT-HOLING.

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(970)-871-6772
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REV	DATE	DESCRIPTION
1	6-16-22	BASE MAP UPDATE & TAC COMMENTS
2	12-12-22	UPDATED SITE PLAN FOR PHASE 2
3	01-30-23	UPDATED SITE PLAN FOR PHASE 2
4	02-22-23	STREET TREES ALONG ACCESS ROAD
5	05-12-23	STONE IN FRONTAGE PLANTINGS ADDED
6	08-11-23	RIPIAN PLANTINGS ADDED

HOLIDAY INN EXPRESS & HOTEL B

LOT 1, INDIAN MEADOWS FILING NO. 3

STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE

0 20' 40'

SCALE: 1" = 20'

CONTOUR INTERVAL = 1 FT

DATE: 04/01/2022

JOB #: 1448-005

DRAWN BY: AAB

DESIGN BY: AAB

REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

PHASE TWO

LANDSCAPE MASTER

PLAN

L1

SHEET NO.

1 LANDSCAPE AREA DELINEATION PLAN LEGEND

- | | | | |
|---------|--|--|---------------------------------|
| — • — | PROPERTY BOUNDARY | | EXISTING FENCE |
| — — • — | ADJACENT PROPERTY BOUNDARY | | PROPOSED EDGE OF CONCRETE |
| — — • | EXISTING EASEMENT | | DECK |
| — — — | EXISTING SETBACK | | PROPOSED BUILDING |
| | PROPOSED EDGE OF ASPHALT | | OVERHANG |
| | PROPOSED EDGE OF ASPHALT | | PROPOSED DETENTION BASIN |
| | EXISTING 2 FT CONTOUR | | SIDEWALK/BORROW/LK |
| | EXISTING 10 FT CONTOUR | | PERIMETER DRAIN |
| | PROPOSED 2 FT CONTOUR | | WALL |
| | PROPOSED 10 FT CONTOUR | | VEGETATION OUTLINE |
| | EXISTING EDGE OF GRAVEL | | ASPHALT |
| | CENTER LINE OF DITCH | | CONCRETE |
| | EXISTING WATER LINE | | GRAVEL |
| | PR CURB STOP, GATE VALVE, FIRE HYDRANT | | ROCK/RIP RAP |
| | PROPOSED WATER SERVICE LINE | | HIGHWAY 40 LANDSCAPE FRONTAGE |
| | PR CURB STOP, GATE VALVE, FIRE HYDRANT | | INTERIOR LANDSCAPE AREA |
| | THRUST BLOCK | | INTERIOR LANDSCAPE AREA |
| | EXISTING SEWER LINE | | INTERIOR PARKING LANDSCAPE AREA |
| | EXISTING MANHOLE AND CLEANOUTS | | EASTERN RIPARIAN CORRIDOR |
| | PROPOSED SEWER LINE | | |
| | PROPOSED MANHOLE AND CLEANOUTS | | |
| | EXISTING ELECTRICAL | | |
| | EXISTING TELEPHONE | | |
| | UTILITY PEDESTALS | | |
| | POLE | | |
| | STORM INLET | | |
| | PR CULVERT W/ FLARED END SECTIONS | | |
| | EX CULVERT W/ FLARED END SECTIONS | | |

2 LANDSCAPE PLAN PREPARATION WORKSHEET

Project Name:	Lot 1 - Indian Meadows (Building 'A') US Highway 40 E Steamboat Springs, CO 80487
Submission Date:	04-01-2022
Applicant:	Gray Stone LLC 83 E 120th Ave Thornton, CO 80233
Project Zoning:	CC (Community Commercial) - EC
Project Land Use:	Commercial
Landscape Requirements:	INTERIOR PARKING LOT LANDSCAPING AREA: 200 sq ft per 9 Parking Spaces

Entry Corridor Overlay Zone: Yes X No

INTERIOR PARKING LOT LANDSCAPE AREA CALCULATIONS: 200 sf per 9 Parking Spaces Required

NEW PARKING SPACES (required per current building and development codes)

$(146 / 9) = 16.2 (x 200) = 3,245$ sf of Interior Parking Landscape Area Required (8,368 sf provided)

DISTRIBUTION OF PLANT MATERIAL:

Deciduous Trees Required: 1 per 200 sf (minimum) = 17 each (2.50" Caliper) - 17 TOTAL PROVIDED
Shrubs Required: 4 per 200 sf (minimum) = 68 each (#5 Pot) - 11 EXISTING (PHASE 1) = 57 TOTAL PROVIDED

US HIGHWAY 40 LANDSCAPE FRONTAGE AREA CALCULATIONS: 1 Planting per 200 sf of Landscape Frontage Area Required

$$\frac{12,372}{\text{Square Feet Calculated}} = \frac{62}{\text{Plantings}}$$

PLANT DISTRIBUTION CALCULATIONS: 62 Total Plantings Required as Calculated Above

Existing Planting Credits = 21 (10 Trees and 33 Shrubs)

Distribution of 41 Total Plantings Required per the City of Steamboat Springs Community Development Code

Evergreen Trees (10'x)	=	PROHIBITED
Evergreen Trees (6'-9')	=	PROHIBITED
Evergreen Trees (6'-7')	=	PROHIBITED
40% Deciduous Trees (2.50')	=	17
20% Ornamental Trees (2.50')	=	09
15% Shrubs (#6 Container)	=	27 (x 3 Each) = 21
	+ 08 Additional Plantings Provided	
		08 Deciduous Trees
		08 Ornamental Trees
		00 Plantings (x3 Shrubs Each) = 00 Shrubs
	=	41 Total Plantings Provided

STONE LANE LANDSCAPE FRONTAGE AREA CALCULATIONS: 1 Planting per 200 sf of Landscape Frontage Area Required

$$\frac{2,767}{\text{Square Feet Calculated}} = \underline{\hspace{1cm}} 14 \text{ Plantings}$$

PLANT DISTRIBUTION CALCULATIONS: 14 Total Plantings Required as Calculated Above

Existing Planting Credits = 09 (Existing Aspen)

Distribution of 05 Total Plantings Required per the City of Steamboat Springs Community Development Code

Evergreen Trees (10") =	PROHIBITED
Evergreen Trees (8-9") =	PROHIBITED
Evergreen Trees (6-7") =	02
40% Deciduous Trees (2.50") =	02
20% Ornamental Trees (2.50") =	01
15% Shrubs (#5 Container) =	01 (x 3 Each) = 03
	04 Calculated Plantings per Minimum Percentages Required
	+ 01 Additional Plantings Provided
	05 Total Plantings
	00 Deciduous Trees
	00 Ornamental Trees
	01 Plantings (x3 Shrubs Each) = 03 Shrubs
	05 Total Plantings Provided

INTERIOR LANDSCAPE AREA CALCULATIONS: 1 Planting per 500 sf of Interior Landscape Area Required:

$$\frac{19,787}{\text{Quantity of Plantings}} = 40 \text{ Plantings}$$

PLANT DISTRIBUTION CALCULATIONS: 40 Total Plantings Required as Calculated Above

Existing Planting Credits = 24 (10 Trees and 44 Shrubs)

Distribution of 16 Total Plantings Required per the City of Steamboat Springs Community Development Code

Evergreen Trees (10'*)	=	PROHIBITED
Evergreen Trees (6-9')	=	PROHIBITED
Evergreen Trees (6'-7')	=	PROHIBITED
40% Deciduous Trees (2.50'*)	=	07
20% Ornamental Trees (2.50'*)	=	04
15% Shrubs (#6 Container)	=	(03 x 3 Each) = 09
		14 Calculated Plantings per Minimum Percentages Required
		+ 02 Additional Plantings Provided
		00 Deciduous Trees
		00 Ornamental Trees
		02 Plantings (x3 Shrubs Each) = 06 Shrubs
		= 16 Total Plantings Provided

EASTERN RIPARIAN CORRIDOR (Additional Plantings)

Deciduous Trees (8'-9') =	12 (To be field located and approved before installation)
Shrubs (#5 Container) =	10 (To be field located and approved before installation)
	<u>22 Total Additional Plantings Provided</u>

BIORETENTION SOIL MEDIUM TABLE

Per Bioretention Specifications provided, a minimum of 18" of growing medium is required.

Material	Specification	Substrate	Testing	Notes
Donation (Fencing) (Hedge pool + organic)	<p>Particle size distribution</p> <p>0.050 mm (0.2 - 2.0 mm diameter)</p> <p>10% (0.075 - 0.25 mm diameter)</p> <p>10% clay (0.0025 mm diameter)</p> <p>Chemical analysis and nutrient analysis</p> <p>pH 4.5 - 7.5</p> <p>phosphorus: 150ppm</p> <p>nitrogen: 65ppm</p> <p>potassium: 150ppm</p> <p>salinity: 1.5 mmol/litres</p>	Particle size distribution and nutrient analysis required		Perennials are in weight
Donation organic	10/5% shredded mulch (by weight of growing media)			Donation soil required (aged 1 year minimum)
Landscape mulch	Shredded hardwood			Aged 1 year minimum (minimum) No weed seeds allowed

- FRONTAGE LANDSCAPE
AREA: 12,372 SF (TOTAL)

- STONE LANE FRONTAGE LANDSCAPE
AREA: 2,767 SF (TOTAL)

EXISTING ACCESS ROAD

—INTERIOR LANDSCAPE
AREA: 19,787 SF (TOTAL)

INTERIOR PARKING LOT LANDSCAPE
AREA: 8,368 SF (TOTAL)

EASTERN RIPARIAN CORRIDOR
AREA: 5,955 SF (TOTAL)

NOT FOR CONSTRUCTION



GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY WAS SURVEYED AND DRAWN BY FOUR POINTS SURVEYING AND ENGINEERING.

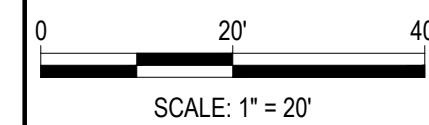
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No	DATE	REVISIONS	INT
1	6-6-22	BASE MAP UPDATE & TAC COMMENTS	AAB
2	12-12-22	UPDATED SITE PLAN FOR PHASE 2	AAB
3	01-30-23	UPDATED SITE PLAN FOR PHASE 2	AAB
4	02-22-23	STREET TREES ALONG ACCESS ROAD	AAB
5	05-12-23	STONE LIN FRONTAGE PLANTINGS ADDED	AAB
6	08-11-23	RIPARIAN PLANTINGS ADDED	AAB

**HOLIDAY INN EXPRESS & HOTEL B
LOT 1, INDIAN MEADOWS FILING NO. 3
STEAMBOAT SPRINGS, CO 80487**

HORIZONTAL SCALE



CONTOUR INTERVAL

DATE: 02/10/2022
JOB #: 1448-005
DRAWN BY: AAB
DESIGN BY: AAB
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
**PHASE TWO
LANDSCAPE AREA
DELINEATION PLAN**

SHEET NO.

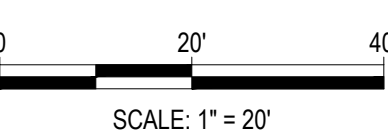
L2



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HOLIDAY INN EXPRESS & HOTEL B
LOT 1, INDIAN MEADOWS FILING NO. 3
STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE



CONTOUR INTERVAL = 1 FT

DATE: 04/01/2022
JOB #: 1448-005
DRAWN BY: AAB
DESIGN BY: AAB
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
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PHASE TWO
PLANTING PLAN

SHEET NO.

L3

1 PLANTING SPECIFICATIONS - GENERAL

SOIL PREPARATION AND PLANTING

PREPARATION - GENERAL

- Lay out individual tree and shrub locations and the areas for multiple plantings. Stake tree locations and outline planting areas before start of planting work. Make minor adjustments as may be required. Landscape Designer or Owners Representative approval required before installation.

PREPARATION OF PLANTING SOIL

- Topsoil (Stockpiled): Clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- Mix Black Gold Soil Conditioner (or approved substitute soil amendment) and fertilizer with topsoil as required based on existing soil conditions. Preparation of the planting soil shall not occur if planting will not follow within a week. Stockpile covered on-site.
- Pit and Trench Backfill: Mix planting soil prior to backfilling, and stockpile at site.
- Planting Beds: Mix planting soil either prior to planting, or apply on surface of topsoil and mix thoroughly before planting.

PREPARATION OF PLANTING BEDS

- Sprayed planting soil relative to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened sub-grade to create a transition layer, then place remainder of the planting soil.
- Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to placing.

EXCAVATION FOR TREES AND SHRUBS

- Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub-soil in bottom of excavation.
 - For ball and burlap (B&B) trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
 - Allow for 3 inch thick setting layer of planting soil mixture.
 - For container grown stock, excavate as specified for ball and burlap stock, adjusted to size of container width and depth. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
- Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
- Backfill pits with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to placing.
- Place Agriform Tree Fertilizer Tablets (or approved substitute) in planting pit prior to back filling at the following rate: three per each tree, one per each shrub.

PLANTING TREES AND SHRUBS

- Set ball and burlap (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls, retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- Set container grown stock, as specified, for balled burrstock, except cut cems on 2 sides with an approved can cutter an from plant ball so as not to damage root balls.
- Dish top of backfill to allow for mulching.
- Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
 - If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
- Remove and replace excessively pruned or disfigured stock resulting from improper pruning.
- Wrap tree trunks of 2 inches caliper and larger, start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
- Guy and stake trees immediately after planting, as indicated.

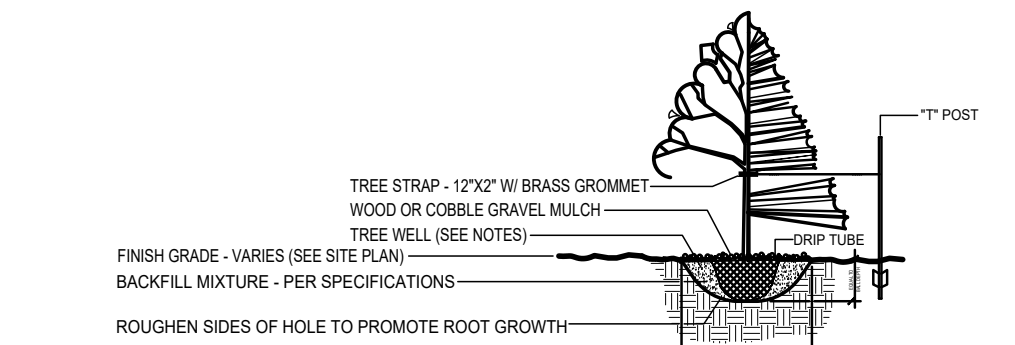
2 PLANTING NOTES

- ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS TO CONFORM TO THE DECLARATION OF PROTECTIVE COVENANTS FOR RUNNING BEAR SUBDIVISION AS PUBLISHED IN NOVEMBER OF 1995.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE DESIGNER, AT THE NURSERY, AND AT THE SITE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED, AND SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- MULCH FOR PLANTED AREAS TO BE ADDED CEDAR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH. STONE MULCH FOR PLANTED AREAS TO BE A MIXTURE OF NATIVE STONE, PEA GRAVEL, AND OTHER VARED SIZES OF INDIGENOUS MATERIAL TO BE PLACED IN SUCH A WAY TO BE RANDOM AND VISUALLY NATURAL IN APPEARANCE.
- PLANTING SOIL MIX: EXCAVATED SOIL TO BE THOROUGHLY INCORPORATED WITH BLACK GOLD SOIL CONDITIONER (OR EQUIVALENT) TO BE ADDED PER MANUFACTURERS RECOMMENDED RATES.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- ALL PLANT MATERIALS TO BE UNDER AN AUTOMATIC DRIP IRRIGATION SYSTEM TO BE INSTALLED.

3 TYPICAL TREE PLANTING DETAIL

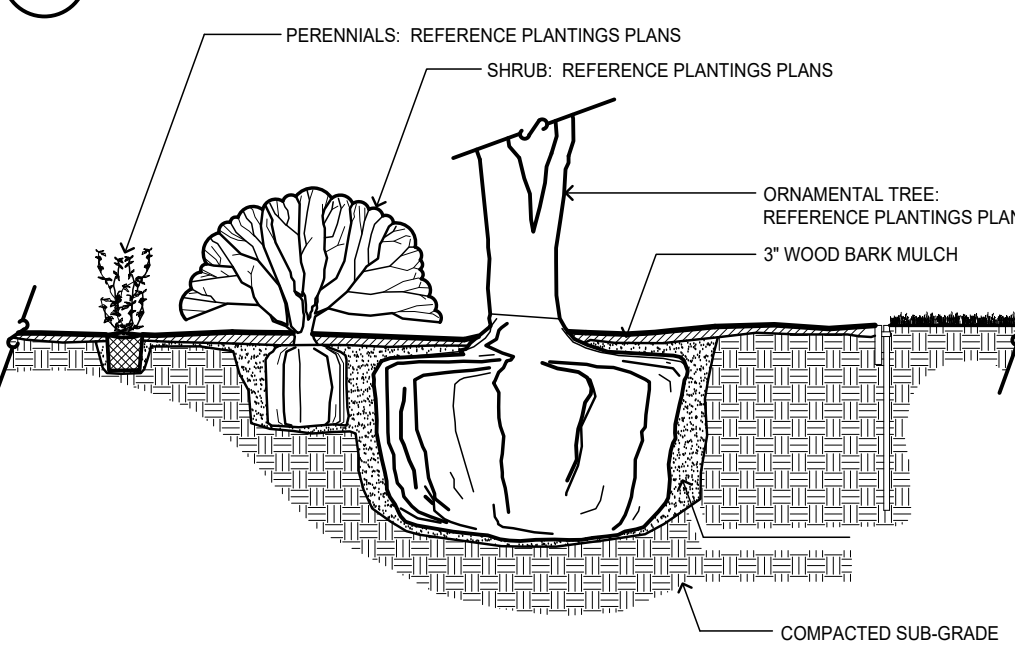
N.T.S.

- NOTES:
- TREE WELLS REQUIRED ONLY FOR TREES AND SHRUBS IRRIGATED BY DRIP ZONES. PLANTS LOCATED WITHIN SPRAY ZONES DO NOT NEED TREE WELLS.
 - MULCH VARIES BY LOCATION. SEE THE PRELIMINARY PLANTING PLAN FOR DETAILS.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED, AND SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
 - 5' LENGTH STEEL "T" POSTS - 2 POSTS EQUALLY SPACED PER TREE (TYPICAL).



4 TYPICAL PLANTING BED DETAIL

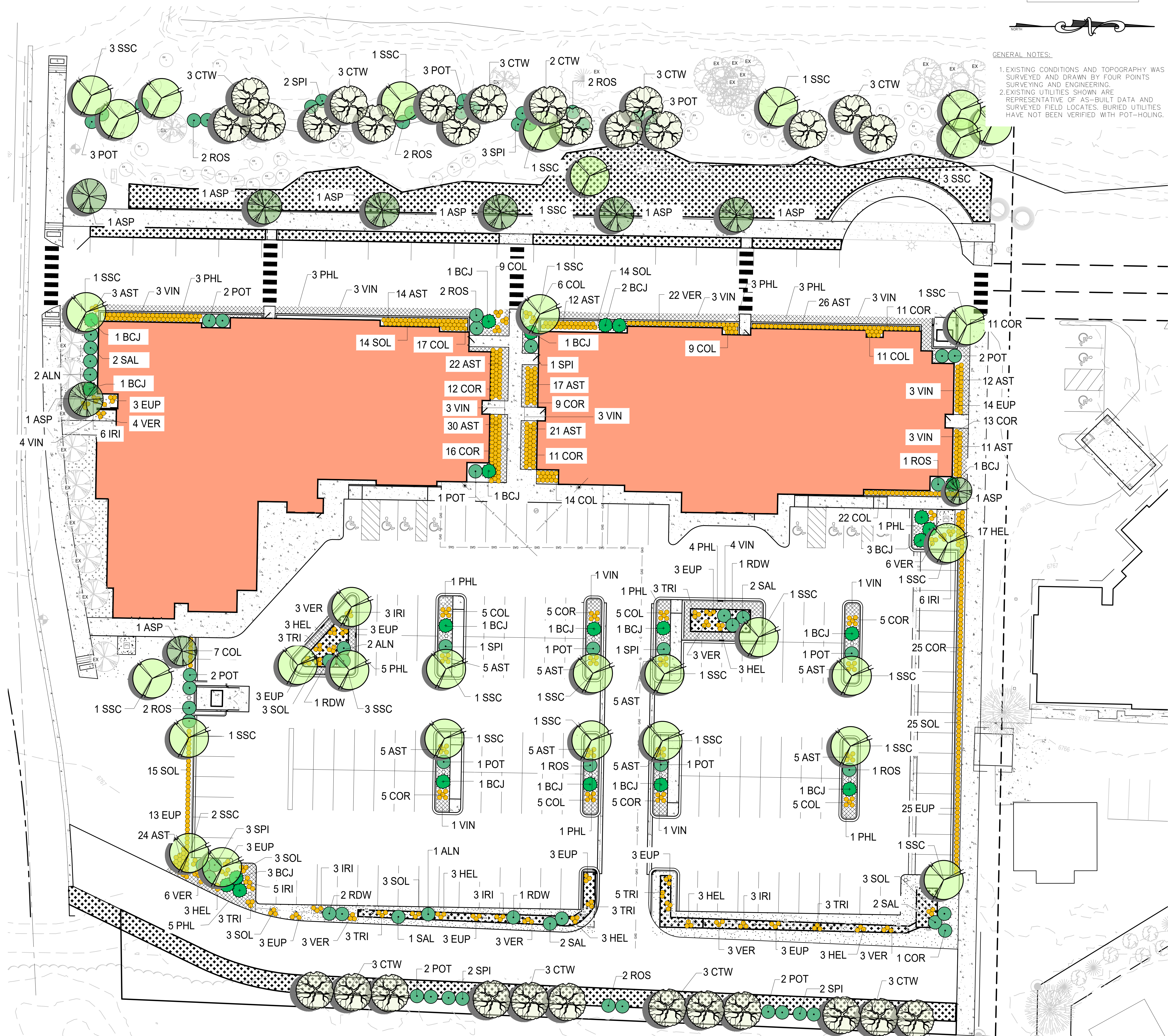
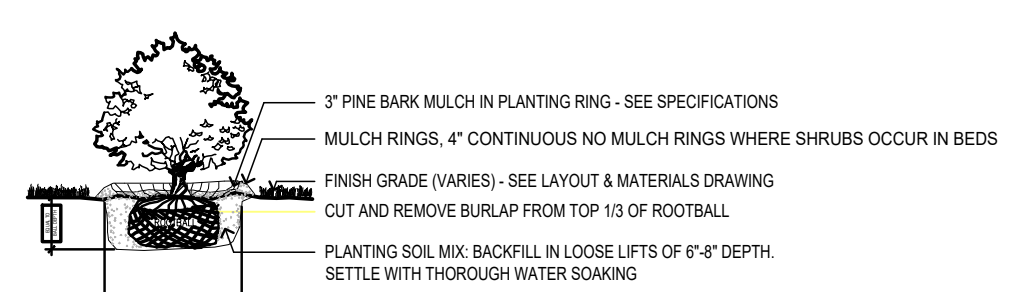
N.T.S.



5 TYPICAL SHRUB PLANTING DETAIL

N.T.S.

- NOTES:
- MULCH RINGS FOR WATER RETENTION REQUIRED ONLY FOR SHRUBS IRRIGATED BY DRIP ZONES. PLANTS LOCATED WITHIN SPRAY ZONES DO NOT NEED MULCH RINGS.
 - MULCH VARIES BY LOCATION. SEE THE PRELIMINARY PLANTING PLAN FOR DETAILS.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED, AND SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.



GENERAL NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY WAS SURVEYED AND DRAWN BY FOUR POINTS SURVEYING AND ENGINEERING.
- EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF AS-BUILT DATA AND SURVEYED FIELD LOCATES. BURIED UTILITIES HAVE NOT BEEN VERIFIED WITH POT-HOLING.

PLOT DATE: 9/16/2023 11:31 AM