

**PLANTING SCHEDULE:**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH	WATER
<b>DECIDUOUS SHADE TREES</b>							
ABM	<i>Acer x freemanii</i>	Autumn Blaze Maple	3" cal.	as shown	40 - 50'	30-40'	M
<b>EVERGREEN TREES</b>							
CBS	<i>Picea pungens</i>	Colorado Blue Spruce	6'	as shown	40-60'	20-30'	M
FBS	<i>Picea pungens 'Fastigiata'</i>	Fastigate Blue Spruce	6'	as shown	25'	6'	M
<b>DECIDUOUS ORNAMENTAL TREES</b>							
ASP	<i>Populus tremuloides</i>	Quaking Aspen	2" cal.	as shown	30-35'	15'	M
CRC	<i>Prunus virginiana 'Canada Red'</i>	Canada Red Chokecherry	2" cal.	as shown	25'	20'	L-M
<b>EVERGREEN SHRUBS</b>							
GBS	<i>Picea pungens 'Glauca Globosa'</i>	Globe Blue Spruce	#5	6'	8'	6'	L
DMP	<i>Pinus mugo 'White Bud'</i>	Dwarf Mugo Pine	#5	4' o.c.	3-4'	3-4'	L
MGP	<i>Pinus mugo 'Big Tuna'</i>	Big Tuna Mugo Pine	#5	6' o.c.	6-8'	5-6'	L
<b>DECIDUOUS SHRUBS</b>							
DGM	<i>Acer ginnala 'Compacta'</i>	Dwarf Ginnala Maple	#5	6' o.c.	8'	8'	M
RTD	<i>Cornus sericea</i>	Redtwig Dogwood	#5	6' o.c.	6-8'	6-10'	M
ADG	<i>Cornus sericea 'Arctic Fire'</i>	Arctic Fire Dogwood	#5	3' o.c.	3-4'	3-4'	M
APC	<i>Ribes alpinum</i>	Alpine Currant	#5	3' o.c.	3-6'	3-6'	L
MON	<i>Physocarpus monogynus</i>	Mountain Ninebark	#5	4' o.c.	4-5'	4-5'	L
GDP	<i>Potentilla fruticosa 'Gold Drop'</i>	Gold Drop Potentilla	#5	3' o.c.	2-3'	2-3'	M
DKS	<i>Caryopteris x clandonensis 'Dark Knight'</i>	Dark Knight Spirea	#5	3' o.c.	3-4'	3-4'	L
DBB	<i>Euonymus alata 'Compacta'</i>	Dwarf Burning Bush	#5	4' o.c.	4-6'	4-6'	M
<b>GRASSES</b>							
LBS	<i>Schizachyrium scoparium 'The Blues'</i>	The Blues Little Bluestem	#1	24" o.c.	30-40"	2'	L
FRG	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#1	2-3' o.c.	3-4'	2-3'	M
<b>GROUNDCOVER - PERENNIALS</b>							
BES	<i>Rudbeckia fulgida 'Goldsturm'</i>	Black Eyed Susan	#1	24" o.c.	24-36"	18-24"	M
AJS	<i>Sedum spectabile 'Autumn Joy'</i>	Autumn Joy Sedum	#1	24" o.c.	18-36"	18-24"	L
BQS	<i>Salvia nemorosa</i>	Dwarf Blue Queen Salvia	#1	24" o.c.	18-24"	12-18"	L
NOTE - TOTALS ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE AREAS/QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL.							

**CITY OF STEAMBOAT SPRINGS WETLAND SEED MIX:**

BOTANICAL NAME	COMMON NAME	%	PLS / ACRE
Agrostis scabra	Ticklegrass	15%	0.10
Agrostis stolonifera	Spreading Brentgrass	25%	0.25
Alopecurus pratensis	Meadow Foxtail	15%	2.00
Hordeum brachyantherum	Meadow Barley	20%	3.00
Poa palustris	Fowl Bluegrass	18%	2.00
Deschampsia cespitosa	Tufted Hairgrass	2%	4.00
<b>Total lbs per acre:</b>		<b>100</b>	<b>12.25</b>

**PLANTING NOTES:**

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
- SEE PLANTING DETAILS FOR PLANT PIT DIMENSIONS, BACKFILL REQUIREMENTS, AND INSTALLATION NOTES. ALL TREES TO BE STAKED OR GUYED PER DETAILS ON SHEET L2.1.
- ALL PLANTS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE DELIVERY TO THE SITE. ALL TREE LOCATIONS AND EDGES OF NEW PLANTING BEDS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE AS CALLED OUT ON PLANS. UNIT COSTS TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC. AS DETAILED AND SPECIFIED FOR EACH SIZE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
- COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH FOOTINGS AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
- IMPORTED SOIL SHALL BE USED TO SUPPLEMENT EXISTING SOIL AS NECESSARY TO MEET THE FINISHED GRADING REQUIREMENTS OF PLANTING AREAS.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A STANDARD AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL PROPOSED FOR PLANTING AT HIS EXPENSE AND INCORPORATE RECOMMENDATIONS PER CITY WATER AMENDMENT REQUIREMENTS PRIOR TO PLANTING.
- INSTALL A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PER 1000 SQUARE FEET OF PERMEABLE AREA TO BE PLANTED WITH SOD, SHRUBS, GRASSES, OR PERENNIALS. AMENDMENT SUPPLIER SHALL BE A1 ORGANICS OF EATON, COLORADO.
- ALL TREES, SHRUBS, PERENNIALS, SOD AND SEEDED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
- STREET TREES SHALL BE PLACED 5'-0" MIN. FROM BURIED UTILITIES.
- ALL PROPOSED LANDSCAPING IN THE RIGHT-OF-WAY SHALL BE PER THE CITY OF STEAMBOAT SPRINGS REQUIREMENTS AND TREES TO BE IN ACCORDANCE WITH CURRENT APPROVED TOWN STANDARDS INCLUDING SPECIES. INSTALLATION OF TREES IN THE RIGHT-OF-WAY TO BE PER TOWN STANDARDS PLANTING DETAIL. SEE SHEET L2.1
- TREES IN THE RIGHT-OF-WAY TO MAINTAIN A MINIMUM DISTANCE FROM THE FOLLOWING UTILITIES/ELEMENTS:  
 10' DRIVEWAYS                      20' STOP SIGNS  
 10' FIRE HYDRANTS                5' STORM INLET  
 20' LIGHT POLES                    5' WATER METERS
- TREES PLANTING SETBACKS FROM PAVING AREAS TO BE PER TOWN OF WINTER PARK LANDSCAPE DESIGN REGULATIONS & GUIDELINES:  
 EVERGREEN TREES: 10'  
 DECIDUOUS TREES: 5'
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF THE CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- LANDSCAPING IS TO MAINTAIN THREE (3) FEET OF CLEARANCE ON THE SIDES AND BACK, AND TEN (10) FEET OF CLEARANCE IN THE FRONT OF ELECTRICAL EQUIPMENT (TRANSFORMERS/SWITCHES/VAULTS). IN ADDITION, ANY DEEP ROOTED TREES MUST MAINTAIN THREE (3) FEET OF CLEARANCE FROM UNDERGROUND INFRASTRUCTURE (CABLES/CONDUITS). LOCATION OF LANDSCAPE MATERIAL MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF THE ELECTRIC DISTRIBUTION FACILITIES TO THE SATISFACTION OF THE ELECTRICAL UTILITY PROVIDER.

**GENERAL NOTES:**

- THE BASE INFORMATION PROVIDED BY ENGINEER. REFER TO SURVEY, PLAT, ROADWAY AND UTILITY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL MATERIAL LOCATIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES THAT ARE FOUND.
- THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES. THOROUGHLY REVIEW THE SITE CONDITIONS, DRAWINGS, AND TECHNICAL SPECIFICATIONS PRIOR TO CONSTRUCTION. COMPLETE THE WORK OF THIS PROJECT IN ACCORDANCE WITH APPROVED DRAWINGS.
- ANYTHING MENTIONED IN THE TECHNICAL SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE TECHNICAL SPECIFICATIONS SHALL NOT BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND SPECIFIC DETAILS. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL SIZED DRAWINGS ONLY. DO NOT SCALE FROM DRAWINGS.
- THE CONTRACTOR IS ADVISED THAT ALL EXISTING TREES AND SHRUBS ARE TO REMAIN UNLESS SPECIFICALLY NOTED TO BE REMOVED IN THE PLANS. CARE SHALL BE TAKEN TO PROTECT ALL TREES AND SHRUBS FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGES CAUSED BY THE CONTRACTOR S SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS, AND WARNING DEVICES NECESSARY DURING CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- LANDSCAPE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS TO PERFORM ALL PROPOSED WORK AND SHALL COMPLY WITH ALL NOTIFICATION AND INSPECTION REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH THE GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, (ETC). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS OR DAMAGES TO THE UTILITY LINES, STRUCTURES OR INJURIES THEREFROM. FOR EXISTING UTILITY INFORMATION CONTACT "THE UTILITY NOTIFICATION CENTER OF COLORADO" AT 1-800-922-1987. A MINIMUM OF THREE (3) BUSINESS DAY NOTICE IN ADVANCE OF LOCATIONS NEEDED ARE REQUIRED.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPE & HARDSCAPE MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.: MULCH, EDGER, SANDSTONE BOULDERS (ETC).
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND MAINTAINED FOR ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTOR'S ASSOCIATION.

**MAINTENANCE NOTES:**

- ALL LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO MOWING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED OR UNSIGHTLY PLANT MATERIAL, REMOVAL OF WEEDS FROM PLANTED AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS UNTIL FINAL COMPLETION.

**IRRIGATION NOTES:**

- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. SHRUBS WILL BE DRIP IRRIGATED. PROVIDE (3) QUICK COUPLERS AROUND THE PERIMETER OF THE PLAYGROUND. CONTRACTOR SHALL BE RESPONSIBLE FOR TAPS, BACKFLOW PREVENTION AND WINTERIZATION SYSTEMS, SLEEVING UNDER PAVED AREAS, WALLS, AND ALL SPRINKLER COMPONENTS NECESSARY FOR A FULLY FUNCTIONAL SYSTEM. TREES SHALL BE ON A SEPARATE ZONE FROM SHRUBS. DESIGN/BUILD DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- ELECTRIC SERVICES FOR THE IRRIGATION CONTROLLERS ARE INSTALLED, OWNED AND MAINTAINED BY THE OWNER OR LEGAL ENTITY CREATED FOR COMMON AREA MAINTENANCE.
- THE IRRIGATION CONTROLLER'S METERED ELECTRIC SERVICE MUST BE BUILT TO THE NATIONAL ELECTRIC CODE (NEC). REQUIRE A BUILDING PERMIT AND A ONE-LINE DIAGRAM. THE ONE-LINE DIAGRAM MUST BE SHOWN AS COLD SEQUENCED AND LABELED WITH THE SERVICE SIZE & VOLTAGE REQUIREMENTS.



**THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.**  
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**SERAC CAPITAL PARTNERS, LLC**  
 5051 Westheimer Rd, Suite 1750  
 Houston, TX 77056  
**OWNER:**

**CENTRAL PARK HOTEL**  
 STEAMBOAT SPRINGS, CO

PROJECT:	
DATE	DESCRIPTION
06/30/2023	1ST CITY SUBMITTAL
09/11/2023	2ND CITY SUBMITTAL

PROJECT #: 23-08  
 DRAWN BY: AH  
 CHECKED BY: DG  
 SHEET #



**LANDSCAPE COVER SHEET**  
**L0.1**

FRONTAGE LANDSCAPE TABLE: C-C ZONE DISTRICT, TABLES 402-2 & 402-3

LANDSCAPED FRONTAGE AREA (SF)	REQUIRED PLANTINGS (1 PLANTING / 200 SF)	REQUIRED DECIDUOUS TREES (40%)	PROVIDED DECIDUOUS TREES	REQUIRED ORNAMENTAL TREES (20%)	PROVIDED ORNAMENTAL TREES	REQUIRED SHRUBS (15%)	PROVIDED SHRUBS
16,512 SF	82 PLANTINGS	33	0	16	10	12	159

SITE INTERIOR LANDSCAPE TABLE:

TOTAL INTERIOR LANDSCAPED AREA	REQUIRED PLANTINGS (1 / 200 SF)	REQUIRED TREES (75%)	PROVIDED TREES	REQUIRED SHRUBS (15%)	PROVIDED SHRUBS
33,444	167	125	67	25	425



MATERIALS LEGEND:

- PROPERTY LINE
- EASEMENT
- LANDSCAPE FRONTAGE
- WALL
- ORNAMENTAL STEEL FENCE
- STEEL EDGER
- WOOD MULCH - WESTERN RED CEDAR
- CONCRETE TYPE I - PEDESTRIAN GRAY CONCRETE (4" TH.)
- CONCRETE TYPE II - GRAY CONCRETE W/ LIGHT ACID ETCH & SAWCUT JOINTS

PLANTING LEGEND:

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- SOD - TRADITIONAL TURFGRASS
- MHF RAINGARDEN NATIVE GRASS MIX 'A' - SEE SHEET L0.1 FOR SEED MIX



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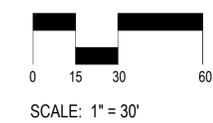
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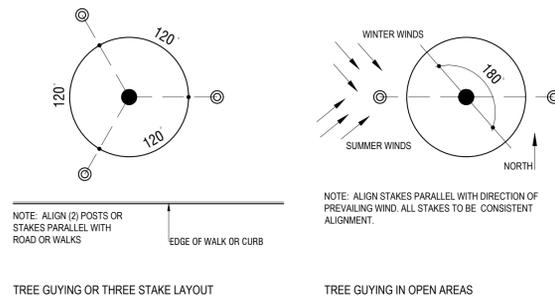
DATE	DESCRIPTION
06/30/2023	1ST CITY SUBMITTAL
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LANDSCAPE PLAN  
 PROJECT # 23-008  
 DRAWN BY: AH  
 CHECKED BY: DG  
 SHEET #  
**L2.1**

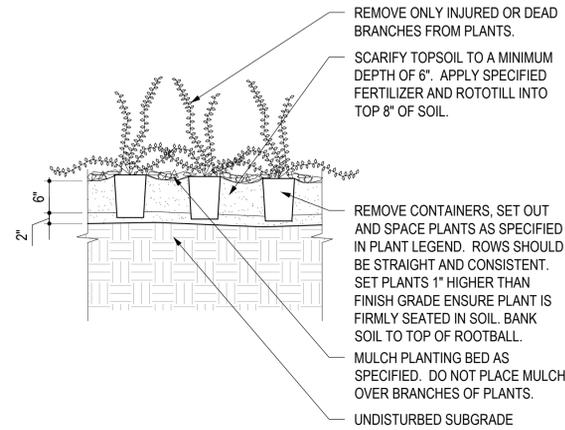
1 LANDSCAPE PLAN  
 SCALE: 1" = 30'



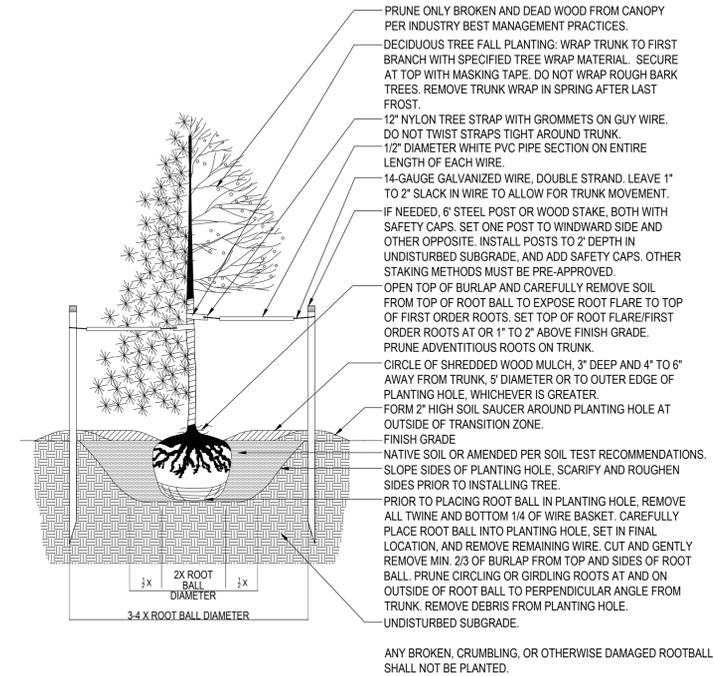
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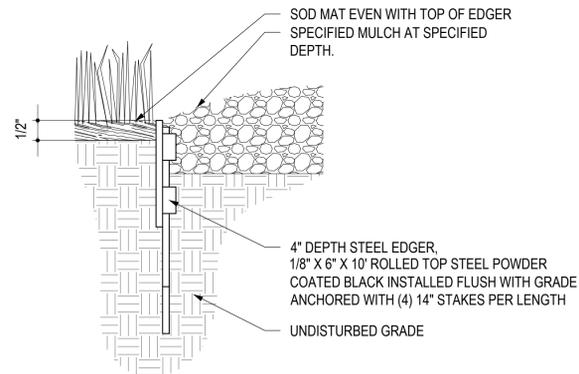
5 TREE GUYING DETAIL  
L3.1 SCALE: 1/2" = 1'-0"



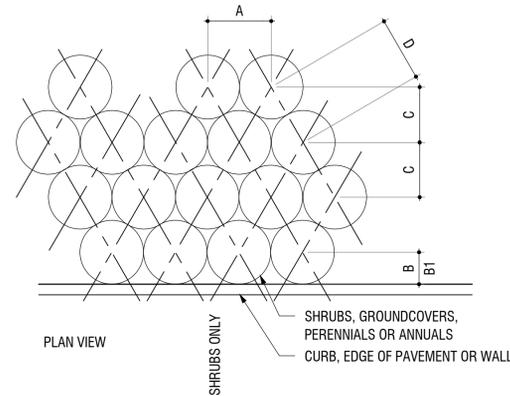
3 GROUNDCOVER DETAIL  
L3.1 SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL  
L3.1 SCALE: 1/2" = 1'-0"

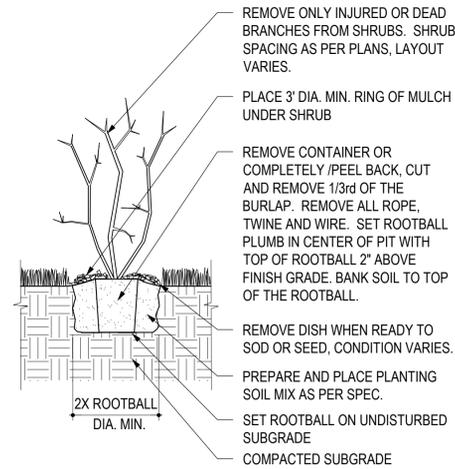


6 STEEL EDGER DETAIL  
L3.1 SCALE: 3/4" = 1'-0"



PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

4 PLANT SPACING DETAIL  
L3.1 SCALE: 3/4" = 1'-0"



2 SHRUB PLANTING DETAIL  
L3.1 SCALE: 1/2" = 1'-0"



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