





# LANDSCAPE AREA DELINEATION PLAN LEGEND

—	PROPERTY BOUNDARY	—	EXISTING FENCE
- - -	ADJACENT PROPERTY BOUNDARY	—	PROPOSED EDGE OF CONCRETE DECK
- · - · -	EXISTING EASEMENT	—	PROPOSED BUILDING OVERHANG
—	EXISTING SETBACK	—	PROPOSED DETENTION BASIN
—	EXISTING EDGE OF ASPHALT	—	SIDEWALK/BBOARDWALK PERIMETER DRAIN
—	PROPOSED EDGE OF ASPHALT	—	WALL
—	EXISTING 2 FT CONTOUR	—	VEGETATION OUTLINE
—	EXISTING 10 FT CONTOUR	—	ASPHALT
—	PROPOSED 2 FT CONTOUR	—	CONCRETE
—	PROPOSED 10 FT CONTOUR	—	GRAVEL
—	EXISTING EDGE OF GRAVEL	—	ROCK/RIP RAP
—	CENTER LINE OF DITCH	—	HIGHWAY 40 LANDSCAPE FRONTAGE
—	EXISTING WATER LINE	—	INTERIOR LANDSCAPE AREA
—	EX CURB STOP, GATE VALVE, FIRE HYDRANT	—	INTERIOR PARKING LANDSCAPE AREA
—	PROPOSED WATER SERVICE LINE	—	EASTERN RIPARIAN CORRIDOR
—	PR CURB STOP, GATE VALVE, FIRE HYDRANT		
—	THRUST BLOCK		
—	EXISTING SEWER LINE		
—	EXISTING MANHOLE AND CLEANOUTS		
—	PROPOSED SEWER LINE		
—	EXISTING MANHOLE AND CLEANOUTS		
—	EXISTING ELECTRICAL		
—	EXISTING TELEPHONE		
—	UTILITY PEDESTALS		
—	POWER POLE		
—	GAS		
—	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
Landscaping Requirements:	INTERIOR PARKING LOT LANDSCAPING AREA: 200 sq ft per 9 Parking Spaces FRONTAGE LANDSCAPE AREA (80' DEPTH): 1 tree per 200 Square Feet INTERIOR LANDSCAPE AREA: 1 tree per 500 Square Feet

Entry Corridor Overlay Zone: Yes X No     

**INTERIOR PARKING LOT LANDSCAPE AREA CALCULATIONS:** 200 sf per 8 Parking Spaces Required  
PLANT DISTRIBUTION CALCULATIONS:

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

$$\frac{(144 \div 9) + 16.0 (x 200)}{= 3.200} \text{ sf per Interior Parking Landscape Area (8,368 sf provided)}$$

**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 (#6 POT) - 11 EXISTING (PHASE 1) = 57 TOTAL PROVIDED

US HIGHWAY 400 LANDSCAPE FRONTAGE AREA CALCULATIONS: 1 Planting per 200 sf of Landscape Frontage Area Required

12,372                      =                      62 Plantings

Square Feet Calculated

**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 (8'-g) = PROHIBITED

Evergreen Trees (6'-g) = PROHIBITED

40% Deciduous Trees (250") = 17

20% Ornamental Trees (250") = 09

15% Shrubs (#6 Container) = 07 (x3 Each) = 21

33 Calculated Plantings per Minimum Percentages Required

+ 08 Additional Trees

08 Deciduous Trees

00 Ornamental Trees

00 Plantings (x3 Shrubs Each) = 00 Shrubs

= 41 Total Plantings Provided

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

2.767 = \_\_\_\_\_ 14 Plantings

Square Feet Calculated = \_\_\_\_\_

**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') = PROHIBITED
- 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
- 02 Deciduous Trees
- 02 Ornamental Trees
- 01 Plantings (x3 Shrubs Each) = 03 Shrubs

= 05 Total Plantings Provided

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

19,787 = \_\_\_\_\_ 40 Plantings

Square Feet Calculated

**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 City of Steamboat Springs Community Development Code

Evergreen Trees (10"x4")	=	PROHIBITED
Evergreen Trees (8"-9")	=	PROHIBITED
Evergreen Trees (6"-7")	=	PROHIBITED
40% Deciduous Trees (2.50")	=	07
20% Ornamental Trees (2.50")	=	04
15% Shrubs (#5 Container)	=	03 (x 3 Each) = 09
		14 Calculated Plantings per Minimum Percentages Required
	+ 02 Additional Plantings	
		00 Deciduous Trees
		00 Ornamental Trees
		02 Plantings (1/3 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)
	= 22 Total Additional Plantings Provided

[illegible]

## L2



### SOIL PREPARATION AND PLANTING

### PREPARATION - GENERAL

- Layout out individual tree and shrub locations and the areas for multiple plantings. Stake tree locations and outline planting areas before starting any planting. Make minor adjustments as may be required. Landscape Designer or Owners Representative approval required before installation.
- PREPARATION OF PLANTING SOIL**
1. Topsoil (Stockpiled): Clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
  2. Mix Black Gold Soil Conditioner (or approved substitute soil amendments) and fertilizer with topsoil as required based on existing soil conditions. Preparation of the planting soil must not occur if planting will not follow within a few days. Stockpile covered on-site.
  3. Pit and French Backfill: Mix planting soil prior to backfilling, and stockpile at site.
- Planting soil must be amended and mixed prior to planting. Planting soil must be mixed with topsoil and mix thoroughly before planting.

#### PREPARATION OF PLANTING BEDS

1. Spread planting soil mixture to mini

- 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

- A. For ball and barrel (B&B) trees, make excavations at least half again as wide as the ball diameter and equal to the ball length, plus following allowance for setting of ball on a layer of compacted backfill.
  - B. Allow for 3 inch thick setting layer of plants.
  - C. For container grown stock, excavate as specified for ball and barrel 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.
- Disposal of excess tree and shrub trim: water and soil from excavations to be disposed of as follows:
- A. Backfill pits with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to placing.
  - B. Place Agrilume 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.

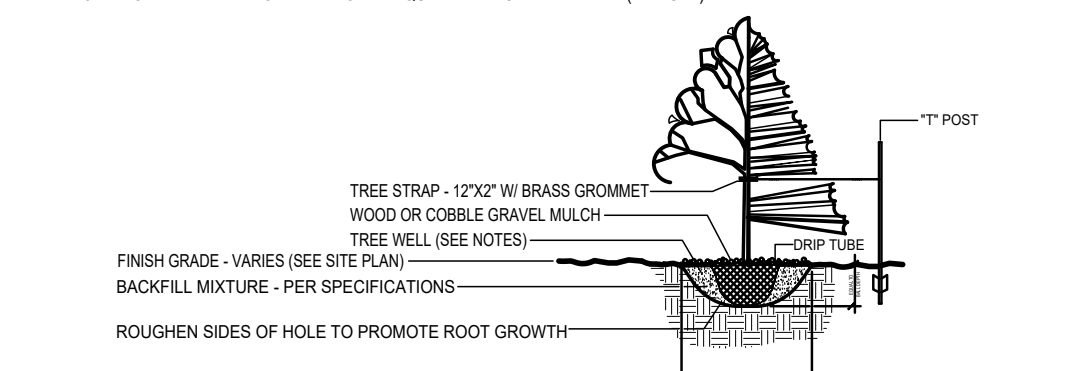
## PLANTING TREES AND SHRUBS

1. Add ball and burials (888) stock on order of compacted planting soil mixture, plumb and center in depth of pit or trench with top of ball at ground level. Place 10" of mulch over the top of the ball. Water thoroughly. The ball will settle in place over the next 2 weeks. The ball will settle into the soil and the mulch will settle into the soil. The ball will settle into the soil and the mulch will settle into the soil.
2. Set container grown stock, as specified, for balled/buried stock, except cut canes on 2 sides with an approved cut caner on plant ball so as not to damage root balls.
3. Dig top of ball of mulch for watering.
4. Apply anti-desiccant, using power sprayer, to provide an adequate film over trunks, branches, stems, twigs and foliage.
5. Remove and replace stock trees that are moved when in full-bloom, spray with anti-desiccant during spraying before moving and spray again 2 weeks after planting.
6. Remove and replace excessively pruned or disfigured stock resulting from improper pruning.
7. Remove and replace 2 inches cypress and 2 inches juniper and cover trunk to height of first branches and secure with approved tree trunkers for injury, improper pruning and insect infestation and take corrective measures before wrapping.
8. Guy and stake trees immediately after planting, as indicated.

1. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS TO CONFORM TO THE DECLARATION OF PROTECTIVE COVENANTS FOR RUNNING BEAR SUBDIVISION AS PUBLISHED IN NOVEMBER OF 1998.
2. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE.
3. 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 SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF BIRMINGHAM, ALABAMA, AND THE SHALLOO HILL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS TO BE BALLED IN BURAP OR CONTAINERIZED, AND SHALL BE PLANTED WITHIN THE SPECIFIED TIME FRAME.
4. MULCH FOR PLANTED AREAS TO BE AGED CENKAR PARTIALLY DECOMPOSED, DARK BROWN OR BROWN AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH. STONE MULCH FOR PLANTED AREAS TO BE 1/2 INCH TO 3/4 INCH SIZE STRUCTURE GRANITE OR GRANITE GARDEN STONE.
5. PLANTS TO BE PLACED IN SUCH A WAY TO BE RANDOM AND VISUALLY NATURAL IN APPEARANCE.
6. 10% MIX, ELEGANTLY SHAPED, 1 1/2" TO 2" IN DIAMETER, 10% BLACK GOLD SOIL CONDITIONER (OR EQUIVALENT) TO BE ADDED PER MANUFACTURER'S RECOMMENDATION.
7. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE REVEGETATED WITHIN A MINIMUM OF 60 DAYS AFTER THE DATE OF COMPLETION.
8. ALL PLANT MATERIALS TO BE UNDER AN AUTOMATIC DRIP IRRIGATION SYSTEM TO BE INSTALLED.

NOTES:

1. TREE WELLS REQUIRED ONLY FOR TREES AND SHRUBS IRRIGATED BY DRIP ZONES. PLANTS LOCATED WITHIN SPRAY ZONES DO NOT NEED TREE WELLS.
2. MULCH VARIES BY LOCATION. SEE THE PRELIMINARY PLANTING PLAN FOR DETAILS.
3. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS TO BE BALLED IN BURLAP OR CANTEANIZED, AND SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
4. 5" LENGTH STEEL "T" POSTS; 2 POSTS EQUALLY SPACED PER TREE (TYPICAL).



4 N.T.S.

PERENNIALS: REFERENCE PLANTINGS PLANS

SHRUB: REFERENCE PLANTINGS PLANS

ORNAMENTAL TREE: REFERENCE PLANTINGS PLANS

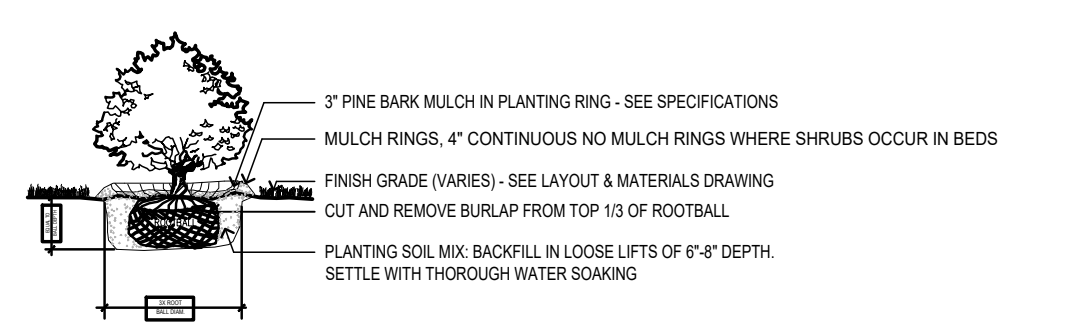
3" WOOD BARK MULCH

COMPACTED SUBGRADE

The diagram is a cross-sectional view of a landscape. From left to right, it shows a potted plant (perennial), a shrub, and a large tree. The ground surface is indicated by a horizontal line. Below this line, a layer of 3-inch wood bark mulch is shown. The roots of the plants are depicted extending downwards into the soil. At the bottom of the diagram, a hatched area represents the compacted subgrade. Labels with leader lines identify each plant type and the mulch layer. A scale indicator '4 N.T.S.' is in the top left corner.

NOTES

1. MULCH RINGS FOR WATER RETENTION REQUIRED ONLY FOR SHRUBS IRRIGATED BY DRIP ZONES. PLANTS LOCATED WITHIN SPRAY ZONES DO NOT NEED MULCH RINGS.
2. MULCH VARIES BY LOCATION. SEE THE PRELIMINARY PLANTING PLAN FOR DETAILS.
3. 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:

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



**DRAWING:**

SHEET NO.

## PHASE TWO PLANTING PLAN

### L3