

()

SECTION 10
LANDSCAPING

()

()

SECTION 10

LANDSCAPE

TABLE OF CONTENTS

	<u>Page</u>
Subsection 1 – Landscape Criteria	1
1-1 Definitions.....	1
1-2 Landscape Plan Requirements	2
1-3 Minimum Landscape Requirements	3
1-4 Buffering	5
1-5 District Approved Plant Material List.....	6
1-6 District Approved Grass Seed Mixes and Turf Sodds	9
1-7 District Erosion Control Standards	10
1-8 District Fencing Standards.....	12
1-9 Landscape Plan Checklist	13

SUBSECTION 1

SECTION 10 – LANDSCAPING STANDARDS

The purpose of these landscaping standards is to provide design, installation, and maintenance criteria suited to local soil, climate, and on-site conditions. The goal of these criteria is to ensure the visual and environmental quality of development within the Triview Metropolitan District (the District), thereby enhancing living and working conditions and contribute to the overall image and appeal of the community. A landscape plan is required for all subdivision development plans, commercial/industrial site plans, and residential area common open spaces. All landscape plans shall be submitted to the District for review and approval.

A landscape architect representing the District shall inspect all landscape installations. A minimum of two inspections shall be conducted. The first inspection will follow installation and check for compliance with the approved plans. The second inspection will be conducted one year following installation and check for dead and unhealthy plant material to be replaced. The landscaping shall be in compliance with the approved plans, and all identified dead and unhealthy plant material replaced before final acceptance by the District.

1-1 Definitions:

Buffering: Buffering shall mean the installation of plant materials, fencing, or landforms between two or more properties that prevents the vision and/or mitigates the transmission of noise from one property to another.

Intensity: For the purposes of this Section, intensity shall mean a measure of the magnitude and negative impact of a land use on neighboring land uses. Below is a list of land uses in order of increasing intensity. The order of intensities shall be the basis for determining buffering requirements.

1. Single-Family Residential Detached;
2. Single-Family Residential Attached;
3. Multiple-Family Residential;
4. Retail or Service Commercial;
5. Support Industrial (no manufacturing);
6. Manufacturing Industrial.

Landscape Area: Landscape Area shall mean land set aside for the purpose of planting and maintaining trees, shrubs, forbes, and grasses, as well as associated ornamental non-living materials. Landscape areas shall not be used for parking area.

Landscaping: Landscaping shall mean those plants and associated non-living ornamental materials, which are incorporated in the landscape plan. All landscaping shall be compatible with local climate, soil, drainage, sunlight, and other environmental factors.

Living Plant: A plant shall be considered to be live only if 75% of the plant's branches and leaves are healthy and growing.

Maturity: For the purposes of these standards, maturity shall mean five (5) years after planting for shrubs, fifteen (15) years after planting for trees, and one (1) year after planting for ground covers. Large trees shall be those trees that are expected to reach a height of over twenty-five (25) feet at maturity, and small trees shall mean those trees that are expected to reach a of twenty-five (25) feet or less at maturity.

Non-Living Material: Material associated with landscaping such as rock, shredded wood mulch, and other similar ornamental material. (Note: Lava rock is not an acceptable landscape material and shall not be used in any landscaping within the District.)

1-2 Landscape Plan Requirements:

Six (6) copies of the landscape plan, on 24" x 36" sheets, shall be submitted to the District for distribution and review.

The Landscape Plan shall contain as a minimum the following:

- (a) Name of owner, developer and property.
- (b) North point and scale-the scale shall not exceed one inch (1") equals forty feet (40'). However one inch (1") equals twenty feet (20') is preferred.
- (c) Topographic contours at an interval of no greater than two feet (2') and spot elevations of the final grading plan shall identify slopes of 4 (horizontal) to 1 (vertical) or greater, berms, swales and/or ditches.
- (d) Location, type and size of existing plant material.
- (e) Location, type, size and quantity of proposed plants and other materials. Common and botanical names, quantities and sizes shall be identified by use of key and legend.

- (f) Location and type of the irrigation system if provided.
- (g) Location, size and color of inorganic landscape surface materials.
- (h) Size, Location and type of outdoor lighting.

1-3 Minimum Landscape Requirements:

A. General Requirements

- a. **Minimum Coverage**
In all cases, living material (turf, ground covers, or shrubs) once the plants have reached maturity shall cover a minimum of fifty percent (50%) of the required landscaped area.
- b. **Minimum Quantities for Trees and Shrubs**
For Multiple Family Residential, Commercial, and Industrial zones a minimum of one tree and two shrubs shall be required for each increment of five hundred (500) square feet of required landscaped area, or major fraction thereof. For Single Family Detached a minimum of two trees and 5 shrubs shall be required for each front yard. Trees and shrubs may be deciduous or evergreen at the discretion of the developer/builder/owner.
- c. **Visibility Triangle**
At the corners of intersection roadways; the height of any planting or structure shall not exceed thirty inches (30") above the roadway within visibility triangle formed by the intersecting curb and gutter flowlines as shown in Fig. 5.2 in Sec 5 – Roadway Design and Technical Criteria
- d. **Minimum Plant Sizes for New Landscaping**
The following table provides the minimum plant sizes for new plantings.

<u>TYPE OF PLANT</u>	<u>HEIGHT AT MATURITY</u>	<u>MINIMUM SIZE</u>
Large Deciduous Trees	Over 25'	2" caliper
Small Deciduous Trees	25' or less	1 1/2" caliper
Large Evergreen Trees	Over 20'	8' 0" tall
Small Evergreen Trees	20' or less	6' 0" tall
Large Specimen Shrubs	10' or more	7 gal. Container
Large Shrubs	Over 3'	5 gal. Container
Small Shrubs	3' or less	5 gal. Container

- e. Erosion Control
An erosion control plan shall be submitted with all development plans. All disturbed areas shall be protected from erosion as described in landscaping section 1-6.
- f. The Removal of Existing Trees
The removal of existing trees and Gambel Oak shall be prohibited unless approved by the District Board.
- g. Noxious Weeds
Seed mixes and mulches used for landscaping and revegetation shall be free of all noxious weeds and unsuitable material.

B. Residential Requirements

a. Single Family Detached Residential

For lots zoned single-family detached residential, the following minimum landscaping requirements shall apply:

- The entire front and side yards shall be landscaped, except for the driveways (maximum driveway width – 22 feet).
- At least thirty percent (30%) of the rear yard shall be landscape area.

b. Multiple family Residential

For developments zoned for multiple family residential the following minimum requirements shall apply:

- Not less than thirty percent (30%) of the site shall be landscaped.
- All parking lots that consist of 30 or more spaces shall contain landscape islands. Each landscape island shall be, at a minimum, the size of two full sized parking spaces (end to end). There shall be a minimum of one landscape island for each 30 spaces, or major fraction thereof. Each island shall contain at least two deciduous trees (2 1/2" caliper minimum) and eight (8) shrubs (5-gal minimum). Shrubs shall cover at least seventy percent (70%) of the island when the plants reach maturity. An acceptable non-living material shall cover the remainder of the island area. Landscaped parking islands shall not be included in the total landscape area required for multiple family areas.

C. Commercial/Industrial Requirements:

For commercial and industrial zones the minimum requirement for

Landscaped area shall be twenty percent (20%) of site area for lots with two street frontages, and fifteen percent (15%) of site area for lots with one street frontage. Service drives or alleys shall not be considered street frontage. Landscape setbacks for property frontage abutting public right-of-way shall be:

- For Arterial Streets – at least twenty-five feet (25’).
- For Collector Streets – at least twenty feet (20’).
- For Local Streets – at least fifteen feet (15’).

These setbacks are exclusive of the adjacent street right-of-way and shall be measured from the right-of-way line toward the interior of the lot.

D. Parking Lots

All parking lots that consist of 30 or more spaces shall contain landscape islands. Each landscape island shall be, at a minimum, the size of two full sized parking spaces (end to end). There shall be a minimum of one landscape island for each 30 spaces, or major fraction thereof. Each island shall contain at least two deciduous trees (2 1/2” caliper minimum) and eight (8) shrubs (5-gal minimum). Shrubs shall cover at least seventy percent (70%) of the island when the plants reach maturity. An acceptable non-living material shall cover the remainder of the island area. Landscaped parking islands shall not be included in the total landscape area required for commercial/industrial lots. Parking lots shall be screened from adjacent properties and roadways. The screen shall be composed of plant materials, fences, walls, berms, or combination thereof in compliance with the buffering requirements in Section 1-4 below, submitted for approval by the District.

1-4 Buffering

The following criteria shall be followed for buffering:

- A. All lesser intensity uses shall be buffered from higher intensity uses. The buffering shall be required of the higher intensity development, when that development occurs.
- B. The District may also require additional buffering between outside storage yards or services areas and publicly dedicated rights-of-way, recreation areas, trails, or residential areas.
- C. If buffering is required, the minimum quantity of trees and shrubs shall be tripled. In some cases the District standard post and rail fence (see details

below) and/or earth berming shall be substituted for, or used in combination with, tree and shrub plantings.

1-5 District Approved Plant Material List

Following lists of plant materials have been approved for use within the District. The plants are recommended because of their adaptability to the difficult environmental conditions found within the District and design values of form, foliage, and/or flower. These lists are not intended to be conclusive; however, any plants not on this list must be approved for use by the landscape architect representing the District prior to plan submittal.

A. Naturalized Landscape Plant List

a. Deciduous Trees

Green Ash	Thinleaf Alder
Lanceleaf Cottonwood	Narrowleaf Cottonwood
Canada Red Cherry	New Mexico Locust
Amur Maple	Rocky Mountain Maple
Select Hawthorn Species	Western Hackberry
American Plum	Black Locust

b. Evergreen Trees

Pinon Pine	Austrian Pine
Ponderosa Pine	Colorado Blue Spruce
Rocky Mountain Juniper	White Fir
Southwestern White Pine	

c. Deciduous Shrubs

Apache Plume	Nanking Cherry
Western Sand Cherry	Native Chokecherry
Peking Cotoneaster	Alpine Current
Squaw Currant	Native Gooseberry
Redtwig Dogwood	Rocky Mountain Sumac
Staghorn Sumac	Dwarf Ninebark
Mountain Ninebark	Golden Ninebark
Gambel Oak	Twinberry
Mountain Privet	Siberian Peashrub
Select Potentilla Species	Rabbit Brush
Native Wood Rose	Prickly Rose

Select Viburnum Species
Thimbleberry
Mountain Snowberry
Threeleaf Sumac
Dwarf Arctic Willow
True Mountain Mahogany
Russian Sage
Silver Buffaloberry

Select Sage Species
Serviceberry
Rock Spirea
Fragrant Sumac
Slender Willow
Common Buckthorn
Fernbush

d. Evergreen Shrubs

Select Spreading Juniper Species
Curleaf Mountain Mahogany

Mugo Pine
Soapweed Yucca

e. Ground Covers, Vines, and Perennials

Blanket Flower
Blue Flax
Kinnikinnick
Creeping Mahonia
Select Poppy Species
Fringed Sage
Selectone flower Species
Virginia Creeper
Pussytoes

Rocky Mountain Columbine
Border Jewel
Lupine
Rocky Mountain Penstemon
Creeping Potentilla
Wild Strawberry
Common Yarrow
Select Daisy Species

B. Developed Landscape Plant List

a. Deciduous Trees

Autumn Purple Ash
Green Ash
Norway Maple
Autumn Blaze Maple
Honey Locust
Lanceleaf Cottonwood
Canada Red Cherry
Amur Maple
Select Hawthorn Species
Heritage Elm

Lindens
Thinleaf Alder
Aspen
American Plum
Select Crabapple Species
Narrowleaf Cottonwood
Kentucky Coffee Tree
Rocky Mountain Maple
Western Hackberry
Japanese Zelkovia

b. Evergreen Trees

Pinon Pine

Austrian Pine

Ponderosa Pine
Select Upright Juniper Species
Bristlecone Pine
Scotch Pine

Colorado Blue Spruce
Concolor Fir
Southwestern White Pine

c. Deciduous Shrubs

Cistena Plum
Western Sand Cherry
Barberry
Select Cotoneaster Species
Squaw Currant
Redtwig Dogwood
Straghorn Sumac
Mountain Ninebark
Gambel Oak
Mountain Privet
Select Potentilla Species
Select Rose Species
Select Viburnum Species
Thimbleberry
Mountain Snowberry
Threeleaf Sumac
Dwarf Arctic Willow
True Mountain Mahogany
Russian Sage
Fernbush

Nanking Cherry
Native Chokecherry
Select Lilac Species
Alpine Current
Native Gooseberry
Rocky Mountain Sumac
Dwarf Ninebark
Golden Ninebark
Twinberry
Siberian Peashrub
Rabbit Brush
Select Spirea Species
Select Sage Species
Serviceberry
Rock Spirea
Fragrant Sumac
Slender Willow
Burning Bush
Common Buckthorn
Silver Buffaloberry

d. Evergreen Shrubs

Select Spreading Juniper Species
Curlleaf Mountain Mahogany

Mugo Pine
Soapweed Yucca

e. Ground Covers, Vines, and Perennials

Shasta Daisy
Blanket Flower
Blue Flax
Kinnikinnick
Creeping Mahonia
Select Poppy Species
Fringed Sage
Purple Leaf Wintercreeper
Virginia Creeper
Fall Mums

Select Daylily
Rocky Mountain Columbine
Border Jewel
Lupine
Rocky Mountain Penstemon
Creeping Potentilla
Wild Strawberry
Common Yarrow
Select Iris Species
Fall Asters

Hall's Honeysuckle	Silver Lace Vine
Sweet William	Creeping Phlox
Basket of Gold	Periwinkle
Snow-in-Summer	Select Coneflower Species
Pussytoes	Hardy Gazania
Select Daisy Species	Select Phlox Species
Select Cotoneaster Species	Select Spirea Species
Hancock Coralberry	

1-6 District Approved Grass Seed Mixes and Turf Sods

Following are the grass specifications that have been approved for use in the common open space areas within the District including parks, open space, and arterial and collector street rights-of-way. The seed mixes are designed for dryland and wetland transition conditions. The turf sods are for maintained recreation and rights-of-way areas. The landscape architect representing the District must approve any substitution prior to plan submittal.

A. Seeding Specifications:

a) Seeding Installations

1. Remove weeds and any other existing growth, apply a pre-emergent herbicide and allow it to displace (10-14 days) before seeding.
2. Spread compost. Compost shall be organic compost manure, to be approved by a TMD representative prior to installation. Compost shall be applied at a rate of 3 C.Y./1000 S.F.
3. Roto-till in compost to a minimum of 6 inches deep.
4. Fine Grade (remove all rock and debris 1 inch or larger from the surface). Finished grade shall be 1 inch below top of paved surfaces including curbs and sidewalks.
5. Drill seed at 4 lbs/1000 S.F. One-half each in 90 degree intersecting directions at ¼ to ½-inch deep.
6. Seeding shall be done in the spring, between spring thaw and July 1st; or in the fall between August 15th and consistent ground freeze.
7. Hydraulic Seeding (where slurry combines all components – water, mulch, seed, fertilizer, tacifier, etc.) will be permitted only on small areas, slopes steeper than 3 (horizontal) : 1 (vertical), or areas where access limitations prohibit drilling.
8. Seed shall not be drilled, sown, or hydraulically seeded during windy weather, when the ground is frozen, muddy or untillable.
9. If seeding is done by means other than drilling, the seeding application rate shall be done at twice the drilled application rate

when slopes are between 4 (horizontal) : 1 (vertical); and 4 times the drilled application rate when slopes are steeper than 3 (horizontal) : 1 (vertical).

10. All seeded areas shall be evaluated after one growing season to determine whether a satisfactory stand of grass is evident and weeds have been controlled. A satisfactory stand of grass is where 90% of the seeded area has an evenly distributed grass surface. Reseed and mulch areas where there is not a satisfactory stand of grass immediately after evaluation. The contractor, at his discretion, may repair or reseed any areas at any time prior to an evaluation.

b) Dryland Mix

Arriba Western Wheatgrass	15%
Blue Grama	25%
Dwarf Perennial Rye	20%
Canada Bluegrass	10%
SR 3200 Blue Fescue	10%
Sheep Fescue	20%

c) Wetland Transition Mix:

Smooth Brome	30%
Dwarf Perennial Rye	20%
Chewing Fescue	20%
Canada Bluegrass	10%
Blue Grama	20%

B. Turf Sod Specifications

Drought resistant fescue sods should be used except for high use recreation areas, where bluegrass sods should be used. Installation shall be consistent with accepted industry standards.

1-7 District Erosion Control Standards

Cover with erosion control matting as follows:

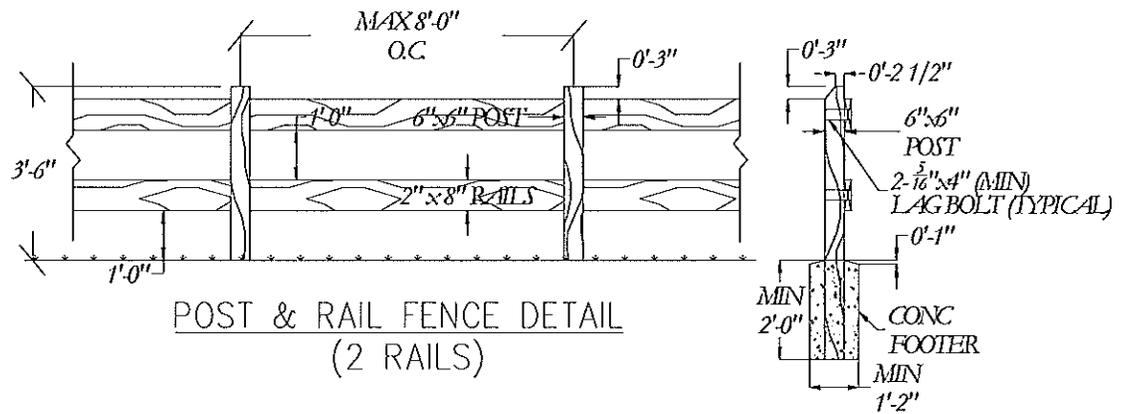
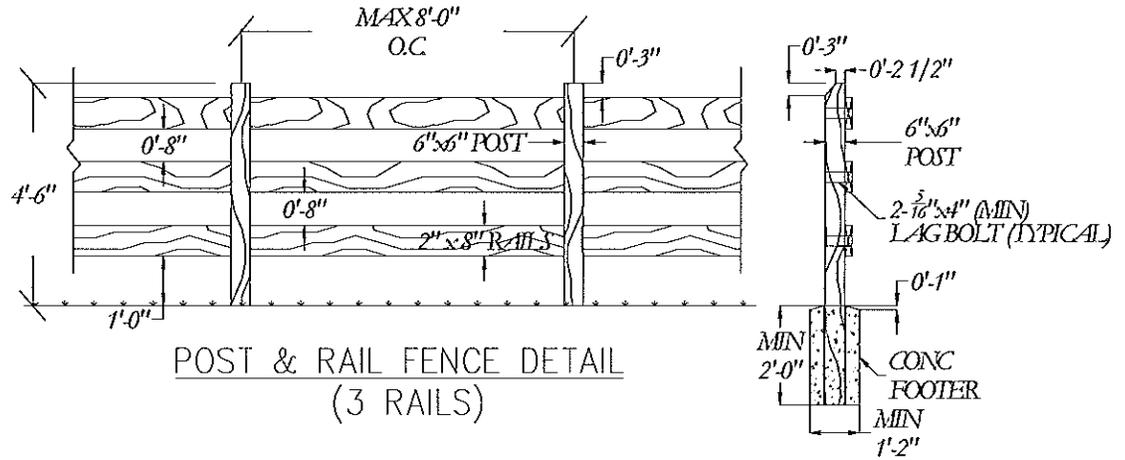
- Bottom of drainage swales – *Landlok*, manufactured by Synthetic Industries or *Curlex II*, manufactured by American Excelsior Company, or an equal approved by a TMD representative. Material

used shall be approved by a TMD representative and will depend on slope and volume of expected runoff.

- Slopes 4:1 or greater – *Curlex I or Curlex II*, manufactured by American Excelsior Company, or an equal approved by a TMD representative.
- Remaining seeded areas – *SuperGro* manufactured by Amoco, or an equal approved by a TMD representative; or weed free straw mulch applied and crimped at a rate of 4,000 lbs/ac. If approved by a TMD representative hydraulic mulching with cellulose fiber mulch and a tackifier mixture may also be used in areas with 15% slope or less, or inaccessible areas. The hydromulch/tackifier mixture shall be applied at 2000 lbs of wood cellulose fiber mulch per acre, with 100 lbs of tackifier per acre

1-8 District Fencing Standards

Following are the standard details and specifications for fencing within Triview. The 3-rail fence shall be used except for those situations where more open visibility is wanted, for those situations the 2-rail fence may be used.



TRIVIEW FENCING SPECIFICATIONS

1. HORIZONTAL RAILS SHALL BE 2" x 8" CCA PRESSURE TREATED CEDAR.
2. POSTS SHALL BE 6" x 6" CCA PRESSURE TREATED CEDAR.
3. ALL HARDWARE ATTACHMENTS SHALL BE GALVANIZED.
4. MINIMUM CONCRETE FOOTER STRENGTH SHALL BE 2500 PSI IN 28 DAYS.
5. LAG BOLT SHALL BE COUNTER-BORED.

1-9 Landscape Plan Checklist

Project Name _____

Owner _____

Address _____

Subdivision _____

Phone _____

LANDSCAPING SUBMITTAL CHECK-OFF

District Representative _____

Date _____

A = Acceptable
U = Unacceptable

Prelim
A U

Final
A U

	Prelim		Final	
	A	U	A	U
Name of Owner, Developer and Property				
North Point and Scale (1"=20')				
Topographic Contours and Spot Elevations				
Final Grading Plan				
Project Data				
Total Square Footage of Property				
Square Footage of Required Landscape Area				
Total Number of Parking Stalls				
Existing or Proposed Development of Adjacent Properties				
Slopes of 4:1 or greater identified				
Location, Type and Size of Existing Plant Materials				
Location, Type, Size and Quantity of Proposed Plant and Other Materials				
Plant Material Schedule with Common and Botanical Names, quantities, and sizes of all Proposed Plant Materials				
All Plant Materials Shall be Shown on the Plan at Approximate the Mature Spread				
Location and Type of the Irrigation System (if Provided)				
Location and Size of all structures including:				
Retaining Walls / Fences				
Exterior Parking and Loading Areas				
Pedestrian Walks or Paths				
Utility Lines				
Roadways				
Storm Water Detention Areas				
Other Man-Made Elements				
Delineation of Corner Visibility Triangles				
Outdoor Lighting Size, Location and Type				
Street Furniture Size, Location and Type				

()

()

()