

# 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 lots, 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 conditions shall 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 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 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 6" 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 and areas whenever possible. Take advantage of planting beds, and native turf areas outside the fence for potential valve box locations.
- Provide marine isolation wherever possible through the use of schedule 40 pvc ball valves (to be sized as necessary).
- Multiple Patterns 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 plumber to provide 1/2" 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.

# SITE PLAN LEGEND

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

# SEED MIX FOR WATER QUALITY SWALE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PL'S LBS PER ACRE	OUNCES PER ACRE
Sand Bluestem	Andropogon halli	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie Sandreed	Calamovilfa longifolia	Goshute	3	
Indian Ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	3	
Western Wheatgrass	Pascopyrum smithii	Ariba	3	
Little Bluestem	Schizachyrium scoparium	Patula	3	
Alkali sacaton	Sporobolus airoides		3	
Sand Dropseed	Sporobolus cryptandrus		3	
Sub-Totals:			27.5	60.0
Total lbs per acre:				27.5

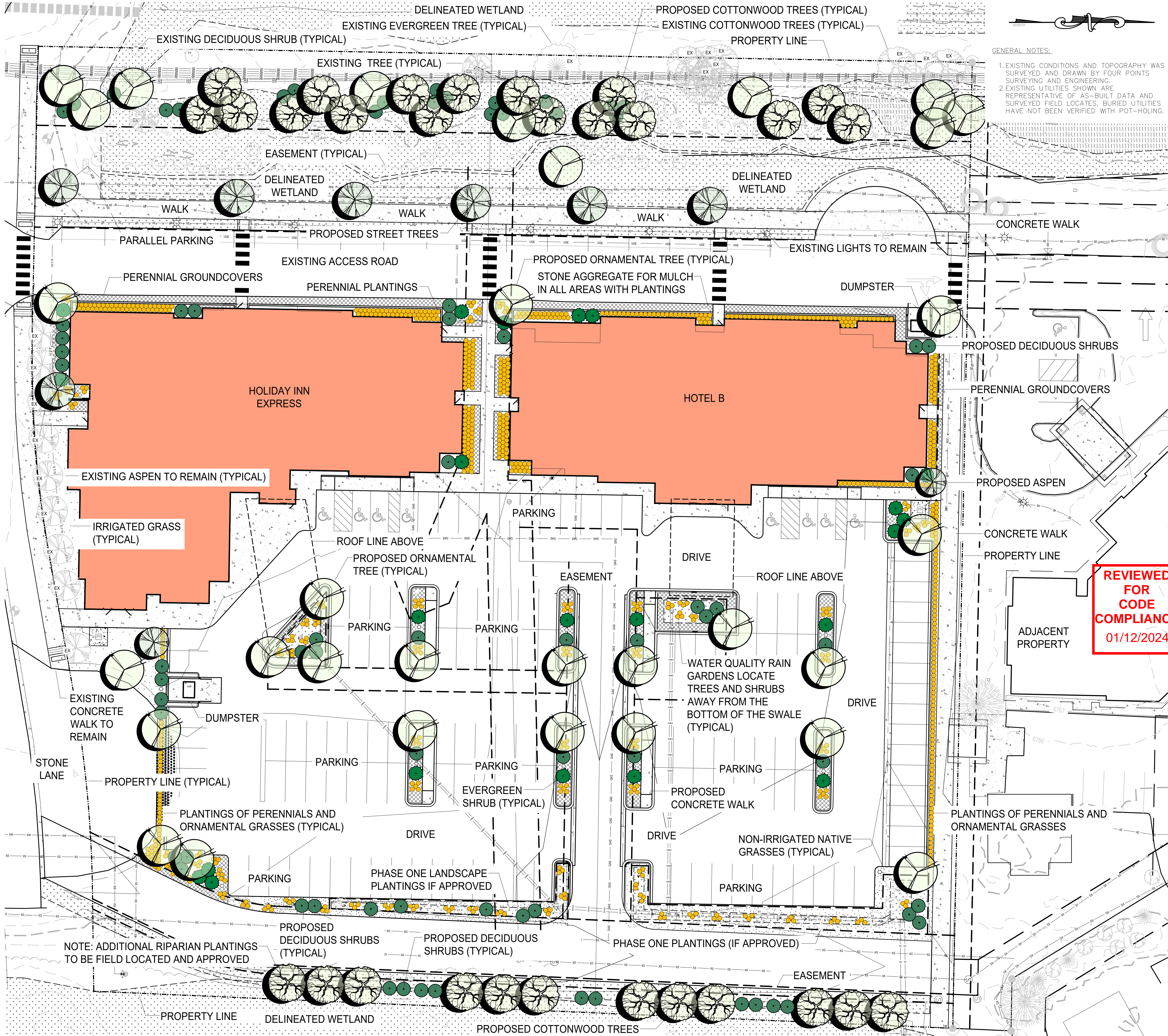
# PLANT LEGEND

- 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 (22 Total)  
Juniperus, Picea, Pinus spp.  
Size: #5 Container Minimum
- Native and cultivated deciduous shrubs (72 Total)  
Prunus, Cornus, Rosa, etc.  
Size: #5 Container Minimum
- Proposed Ornamental Trees (31 Total)  
Flowering Crabapple, Malus, etc.  
Size: 2.50" Minimum Caliper
- Stone Aggregate Mulch in Parking Island
- Native and Ornamental Perennials (819 Total)  
Size: #1 Container Minimum
- Existing Trees and Shrubs to Remain  
Populus, Pinus, Picea, Malus spp., etc.  
(Size & Condition Varies)

# SAMPLE PLANT LIST

COMMON NAME	SCIENTIFIC NAME	SIZE
Spring Snow Crabapple	Malus 'Spring Snow'	2.0" - 2.5" cal
Narrowleaf Cottonwood	Populus angustifolia	2.0" - 2.5" cal
Quaking Aspen	Populus tremuloides	2.0" - 2.5" cal
EVERGREEN SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#5 Pot
DECIDUOUS SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Thicket (Mountain) Alder	Alnus tenuifolia	#5 Pot
Redwing Dogwood	Cornus stolonifera	#5 Pot
Native Pink Shrub Rose	Rosa woodsii	#5 Pot
Black Willow	Salix nigra	#5 Pot
PERENNIALS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Rocky Mountain Columbine	Aquilegia canadensis	#1 Pot
Showy Daisy	Aster alpinus 'goliath'	#1 Pot
Lance-leaved Coreopsis	Coreopsis lanceolata	#1 Pot
Joe Pye Weed	Eupatorium maculatum	#1 Pot
Marsh Sunflower	Helianthus scaberrimus	#1 Pot
Rocky Mountain Iris	Iris macrospora	#1 Pot
Arrowweed	Triglochin maritimum	#1 Pot
Blue Vervain	Verbena hastata	#1 Pot
Golden Rod	Solidago canadensis	#1 Pot
ORNAMENTAL GRASSES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1 Pot
Blue Oat Grass	Helictotrichon sempervirens	#1 Pot

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-HOULING.

440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
www.fourpointss.com

INT	REVISIONS	DATE	No.
AAB	BASE MAP UPDATE & TAC COMMENTS	6-16-22	1
AAB	UPDATED SITE PLAN FOR PHASE 2	12-12-22	2
AAB	UPDATED SITE PLAN FOR PHASE 2	01-30-23	3
AAB	STREET TREES ALONG ACCESS ROAD	02-22-23	4
AAB	STONE IN FRONTAGE PLANTINGS ADDED	05-12-23	5
AAB	RIPIAN PLANTINGS ADDED	08-11-23	6

HOLIDAY INN EXPRESS & HOTEL B

LOT 1, INDIAN MEADOWS FILING NO. 3

STEAMBOAT SPRINGS, CO 80487

PHASE TWO

LANDSCAPE MASTER

PLAN

DRAWING:

SHEET NO.

L1

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 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

REVIEWED FOR CODE COMPLIANCE

01/12/2024



1 LANDSCAPE AREA DELINEATION PLAN LEGEND

- PROPERTY BOUNDARY  
--- ADJACENT PROPERTY BOUNDARY  
--- EXISTING EASEMENT  
--- EXISTING SETBACK  
--- EXISTING EDGE OF ASPHALT  
--- PROPOSED EDGE OF ASPHALT  
--- EXISTING 3 FT CONTOUR  
--- EXISTING 10 FT CONTOUR  
--- PROPOSED 2 FT CONTOUR  
--- PROPOSED 10 FT CONTOUR  
--- EXISTING EDGE OF GRAVEL  
--- CENTER LINE OF DITCH  
--- EXISTING WATER LINE  
--- EX Curb Stop, Gate Valve, Fire Hydrant  
--- PROPOSED WATER SERVICE LINE  
--- PR Curb Stop, Gate Valve, Fire Hydrant  
--- THRUST BLOCK  
--- EXISTING SEWER LINE  
--- EXISTING MANHOLE AND CLEANOUTS  
--- PROPOSED SEWER LINE  
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--- PR CULVERT W/ FLARED END SECTIONS  
--- EX CULVERT W/ FLARED END SECTIONS
- EXISTING FENCE  
--- PROPOSED EDGE OF CONCRETE  
--- DECK  
--- PROPOSED BUILDING  
--- OVERHANG  
--- PROPOSED DETENTION BASIN  
--- SIDEWALK/BOARDWALK  
--- PERIMETER DRAIN  
--- WALL  
--- VEGETATION OUTLINE  
--- ASPHALT  
--- CONCRETE  
--- GRAVEL  
--- ROCK/RIP RAP  
--- HIGHWAY 40 LANDSCAPE FRONTAGE  
--- INTERIOR LANDSCAPE AREA  
--- INTERIOR LANDSCAPE AREA  
--- INTERIOR PARKING LANDSCAPE AREA  
--- EASTERN RIPARIAN CORRIDOR

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 sf per 9 Parking Spaces  
FRONTAGE LANDSCAPE AREA (30' DEPTH): 1 tree per 200 Square Feet  
INTERIOR LANDSCAPE AREA: 1 tree per 500 Square Feet

Entry Corridor Overlay Zone: Yes ☒ No ☐

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

PLANT DISTRIBUTION CALCULATIONS:

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

$12,372$  = 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") = PROHIBITED  
Evergreen Trees (8"-9") = PROHIBITED  
Evergreen Trees (6"-7") = PROHIBITED  
40% Deciduous Trees (2.50") = 17  
20% Ornamental Trees (2.50") = 09  
15% Shrubs (#5 Container) = 07 (x 3 Each) = 21

33 Calculated Plantings per Minimum Percentages Required  
+ 08 Additional Plantings Provided  
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 sf 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  
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

$19,787$  = 40 Plantings

Square Feet Calculated

PLANT DISTRIBUTION CALCULATIONS: 40 Total Plantings Required as Calculated Above

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

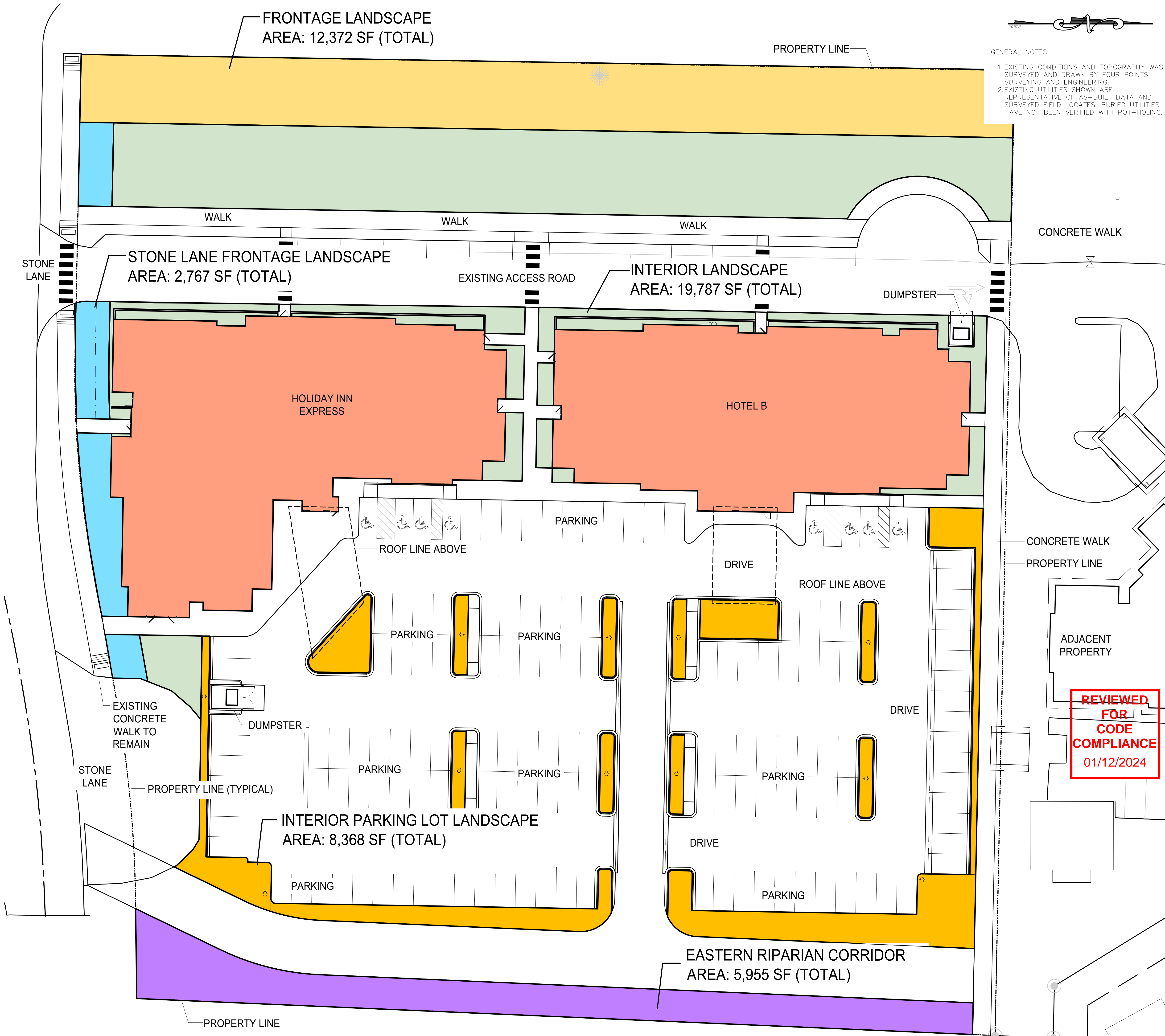
Distribution of 16 Total Plantings Required per the City of Steamboat Springs Community Development Code

Evergreen Trees (10") = PROHIBITED  
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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 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)  
= 22 Total Additional Plantings Provided



NOT FOR CONSTRUCTION



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3	01-30-23	STREET TRESS ALONG ACCESS ROAD	AAB
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5	05-12-23	RIPARIAN PLANTINGS ADDED	AAB
6	08-11-23		

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PHASE TWO  
LANDSCAPE AREA  
DELINEATION PLAN

SHEET NO.

L2