

1 MASTER PLAN NOTES

1. 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.
2. 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.
3. All trees to be located outside of the water and sewer utility easements.
4. All dimensions are taken to face of building except where otherwise noted.
5. For layout and dimensioning of lots, see engineering drawings.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Planting soil mix: excavated soil to be thoroughly incorporated with black gold soil conditioner (or equivalent) to be added per manufacturer's recommended rates.
12. 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.
13. 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 principals. 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.
14. 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.
15. 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.
16. Provide mainline isolation wherever possible through the use of schedule 40 PVC ball valves (to be sized as necessary).
17. 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 plumber to provide 1-1/2" 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.
18. 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.

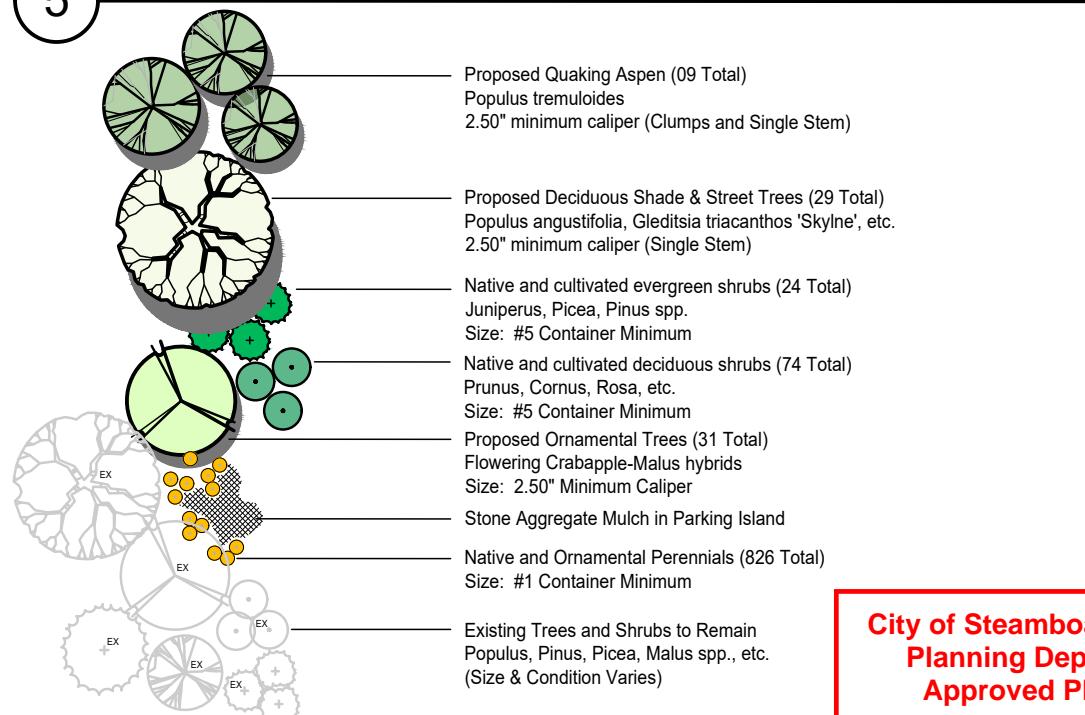
3 SITE PLAN LEGEND

—	PROPERTY BOUNDARY
— · · —	ADJACENT PROPERTY BOUNDARY
—	EXISTING EASEMENT
—	EXISTING SETBACK
—	EXISTING EDGE OF ASPHALT
—	PROPOSED EDGE OF ASPHALT
—	EXISTING 2 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
— W —	PROPOSED WATER SERVICE LINE
● ◇ 🔎	PR CURB STOP, GATE VALVE, FIRE HYDRANT
△	THRUST BLOCK
— XS —	EXISTING SEWER LINE
⑤ ◆	EXISTING MANHOLE AND CLEANOUTS
— S —	PROPOSED SEWER LINE
⑤ ◆	PROPOSED MANHOLE AND CLEANOUTS
—	EXISTING TELEPHONE
□ E TV	UTILITY PEDESTALS
∞	POWER POLE
— XG —	GAS
■	STORM INLET
—	PR CULVERT WI/ FLARED END SECTIONS
—	EX CULVERT W/ FLARED END SECTIONS
—	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/RIP RAP

1 SEED MIX FOR WATER QUALITY SWALE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS ² LBS PER ACRE	OUNCES PER ACRE
Sand Bluestem	<i>Andropogon halii</i>	Garden	3.5	
Sideoats grama	<i>Bouteloua curtipendula</i>	Butte	3	
Prairie Sandreed	<i>Calamovilfa longifolia</i>	Goshen	3	
Indian Ricegrass	<i>Oryzopsis hymenoides</i>	Paloma	3	
Switchgrass	<i>Panicum virgatum</i>	Blackwell	3	
Western Wheatgrass	<i>Pascopyrum smithii</i>	Ariba	3	
Little Bluestem	<i>Schizachyrium scoparium</i>	Patura	3	
Alkali sacaton	<i>Sporobolus airoides</i>		3	
Sand Dropseed	<i>Sporobolus cryptandrus</i>		3	
Sub-Totals:			27.5	00.0
Total lbs per acre:				27.5

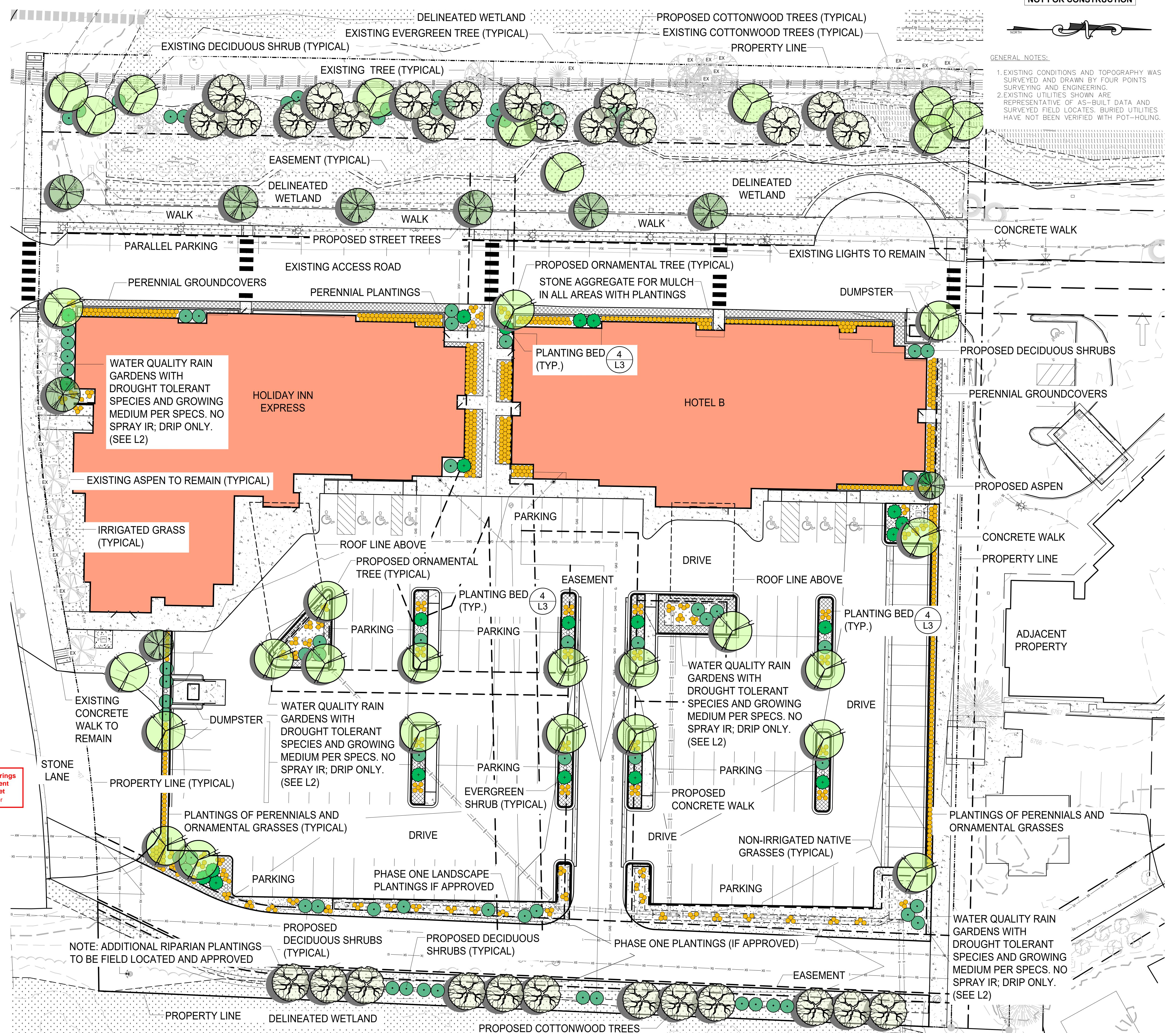
5 PLANT LEGEND



6 FINAL PLANT LIST

DECIDUOUS & EVERGREEN TREES				
COMMON NAME	SCIENTIFIC NAME:	AMT:	ABBREVIATION:	SIZE
Spring Snow Crabapple	Malus 'Spring Snow'	31	SSC	2.0" - 2.5" ca
Narrowleaf Cottonwood	Populus angustifolia	09	CTW	2.0" - 2.5" ca
Quaking Aspen	Populus tremuloides	29	ASP	2.0" - 2.5" ca
EVERGREEN SHRUBS				
COMMON NAME	SCIENTIFIC NAME:			SIZE
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	24	BCJ	#5 Pot
DECIDUOUS SHRUBS				
COMMON NAME	SCIENTIFIC NAME:			SIZE
Thinleaf (Mountain) Alder*	Alnus tenuifolia	06	ALN	#5 Pot
Redtwig Dogwood*	Cornus stolonifera	05	COR	#5 Pot
Native Pink Shrub Rose	Rosa woodsii	15	ROS	#5 Pot
Black Willow*	Salix nigra	09	SAL	#5 Pot
Goldflame	Ribes aureum	15	SPI	#5 Pot
Yellow Potentilla	Potentilla fruticosa	24	POT	#5 Pot
PERENNIALS				
COMMON NAME	SCIENTIFIC NAME:			SIZE
Rocky Mountain Columbine	Aquilegia caerulea	93	COL	#1 Pot
Showy Daisy	Aster alpinus 'goliath'	232	AST	#1 Pot
Lance-leaf Coreopsis	Coreopsis lanceolata	129	COR	#1 Pot
Joe Pye Weed*	Eupatorium maculatum	82	EUP	#1 Pot
Marsh Sunflower*	Helianthus nuttallii	38	HEL	#1 Pot
Rocky Mountain Iris*	Iris missouriensis	29	IRI	#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
GROUNDCOVERS				
COMMON NAME	SCIENTIFIC NAME:			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

ERAL 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.

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

1	6-16-22	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 LN FRONTAGE PLANTINGS ADDED	AAB
6	08-11-23	RIPARIAN PLANTINGS ADDED	AAB

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

HORIZONTAL SCALE
20'
SCALE: 1" = 20'
CONTOUR INTERVAL = 1 FT
DATE: 04/01/2022
JOB #: 1448-005
DRAWN BY: AAB
SIGN BY: AAB
VIEW BY: RL
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE

ASE TWO APE MASTER PLAN

PI
LANDS

L1

1 LANDSCAPE AREA DELINEATION PLAN LEGEND

• PROPERTY BOUNDARY	EXISTING FENCE
— ADJACENT PROPERTY BOUNDARY	PROPOSED EDGE OF CONCRETE DECK
— EXISTING EASEMENT	PROPOSED BUILDING OVERHANG
— EXISTING EDGE OF ASPHALT	PROPOSED DETENTION BASIN
— PROPOSED EDGE OF ASPHALT	SIDEWALK/BOARDWALK
— EXISTING 10 FT CONTOUR	PERIMETER DRAIN
— PROPOSED 2 FT CONTOUR	WALL
— EXISTING 10 FT CONTOUR	VEGETATION OUTLINE
— PROPOSED 2 FT CONTOUR	ASPHALT
— EXISTING EDGE OF GRAVEL	CONCRETE
— CENTER LINE OF DITCH	GRAVEL
— EXISTING WATER LINE	GRASS
— EX CURE STOP, GATE VALVE, FIRE HYDRANT	HIGHWAY 40 LANDSCAPE FRONTE
— PROPOSED WATER SERVICE LINE	INTERIOR LANDSCAPE AREA
— EX CURE STOP, GATE VALVE, FIRE HYDRANT	INTERIOR LANDSCAPE AREA
— THRUST BLOCK	INTERIOR PARKING LANDSCAPE AREA
— EXISTING MANHOLE AND CLEANOUTS	EASTERN RIPARIAN CORRIDOR
— 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	

FRONTAGE LANDSCAPE AREA: 12,372 SF (TOTAL)

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.

2 LANDSCAPE PLAN PREPARATION WORKSHEET

Project Name: Lot 1 - Indian Meadows (Building 'A')
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 12th 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 (2.60' 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 FRONTE 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 (6'-9') = PROHIBITED
Evergreen Trees (6') = PROHIBITED
40% Deciduous Trees (2.50') = 17
20% Ornamental Trees (2.50') = 09
15% Shrubs (#5 Container) = 07 (x 3 Each) = 21
= 41 Total Plantings Provided
— Calculated Plantings per Minimum Percentages Required
— 08 Additional Plantings Provided
— 00 Deciduous Trees
— 00 Ornamental Trees
— 00 Plantings (#5 Shrubs Each) = 00 Shrubs
= 41 Total Plantings Provided

STONE LANE LANDSCAPE FRONTE 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 = 00 (Existing Aspen)

Distribution of 05 Total Plantings Required per the City of Steamboat Springs Community Development Code
Evergreen Trees (10') = PROHIBITED
Evergreen Trees (6'-9') = PROHIBITED
Evergreen Trees (6') = PROHIBITED
40% Deciduous Trees (2.50') = 00
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 (#5 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 = 00 (44 Shrubs)

Distribution of 18 Total Plantings Required per the City of Steamboat Springs Community Development Code
Evergreen Trees (10') = PROHIBITED
Evergreen Trees (6'-9') = PROHIBITED
Evergreen Trees (6') = PROHIBITED
40% Deciduous Trees (2.50') = 04
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 (#5 Shrubs Each) = 06 Shrubs
= 16 Total Plantings Provided

EASTERN RIPARIAN CORRIDOR (Additional Planting)

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

BIORETENTION SOIL MEDIUM TABLE
Per Bioretention Specifications provided, a minimum of 18" of growing medium is required

Material	Specification	Submits	Testing	Notes
Biofilter media (soil, organic)	Product size distribution (min. 100% 1/2" to 1" in diameter) 3-10% silt (0.020-0.15 mm) 10-20% sand (0.015-0.020 mm) Chemical analysis organic matter < 15% pH 6.0-8.5 phosphorus < 1 ppm salinity < 1 mmhos/cm	Particule size distribution and infiltration rates required		Percentages are in weight
Biofilter media (soil, organic)	3-10% silt (0.020-0.15 mm) 10-20% sand (0.015-0.020 mm)			Biofilter media min. 18" depth min. 12" depth min. 12" depth min. 12" depth min. 12" depth
Landscape mulch	3-10% silt (0.020-0.15 mm)			Bioretention soil min. 18" depth min. 12" depth min. 12" depth min. 12" depth min. 12" depth
Landscape mulch	Shredded hardwood			Aged mulch No need table above

