

1 PLANTING 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 will be removed, abandoned and/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 materials to be under an automatic drip irrigation system to be installed.

2 IRRIGATION NOTES

- 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.
- 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 sod areas whenever possible. Take advantage of planting beds, and native turf areas outside the fence for potential valve box locations.
- Provide mainline isolation wherever possible through the use of schedule 40 pvc ball valves (to be sized as necessary).
- 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 designed 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.
- 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 10 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- CENTER LINE OF DRIVE
- 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/RIP RAP

4 LANDSCAPE PLAN PREPARATION WORKSHEET

Project Name: Hampton Inn & Holiday Express
Lot 1, Indian Meadows Filing No. 3
Steamboat Springs, CO 80487

Submission Date: 04-15-2022

Applicant: Gray Stone, LLC
63 E 120th Ave
Thornton, CO 80223

Project Zoning: Community Commercial (CC)

Project Land Use: Commercial

Landscape Requirements: INTERIOR PARKING LOT LANDSCAPING AREA: 200 sf per 9 Parking Spaces
FRONTAGE LANDSCAPE AREA (10' DEPTH): NOT REQUIRED
INTERIOR LANDSCAPE AREA: NOT REQUIRED

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)

(8 / 9) = 1 (x 200) = 200 sf of Interior Parking Landscape Area Required (200 sf provided)

DISTRIBUTION OF PLANT MATERIAL:

Deciduous Trees Required: 1 per 200 sf (minimum) = 2 each (2.5" Caliper) - 1 TOTAL PROVIDED
Shrubs Required: 4 per 200 sf (minimum) = 84 each (#6 Pot) - 84 TOTAL PROVIDED

5 PLANT LEGEND

- Proposed Quaking Aspen (06 Total)
- Populus tremuloides
- 2.5" minimum caliper (Clumps and Single Stem)
- Native and cultivated evergreen shrubs (03 Total)
- Juniperus, Picea, Pinus spp.
- Size: #5 Container Minimum
- Native and cultivated deciduous shrubs (38 Total)
- Prunus, Cornus, Rosa, etc.
- Size: #5 Container Minimum
- Proposed Ornamental Trees (03 Total)
- Flowering Crabapple-Malus hybrids
- Size: 2.5" Minimum Caliper
- Stone Aggregate Mulch in Parking Island
- Native and Ornamental Perennials (84 Total)
- Size: #1 Container Minimum

6 SAMPLE PLANT LIST

DECIDUOUS & EVERGREEN TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Spring Snow Crabapple	Malus 'Spring Snow'	2.0" - 2.5" cal.
EVERGREEN SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#6 Pot
DECIDUOUS SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Thineleaf (Mountain) Alder	Alnus tenuifolia	#6 Pot
Redwing Dogwood	Cornus alternifolia	#6 Pot
Native Pink Shrub Rose	Rosa woodii	#6 Pot
Black Willow	Salix nigra	#6 Pot
PERENNIALS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Rocky Mountain Columbine	Aquilegia canadensis	#1 Pot
Showy Daisy	Aster alpinus 'Spatula'	#1 Pot
Lanceleaf Coreopsis	Coreopsis lanceolata	#1 Pot
Joe Pye Weed	Eupatorium maculatum	#1 Pot
Marsh Sunflower	Helianthus scaberrimus	#1 Pot
Rocky Mountain Iris	Iris missouriensis	#1 Pot
Arrowweed	Typha latifolia	#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 "X" IN THE ABOVE SAMPLE PLANT LIST.

7 SEED MIX FOR WATER QUALITY SWALE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS' LBS PER ACRE	OUNCES PER ACRE
Sand Bluestem	Andropogon halli	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie Sandreed	Calamagrostis longifolia	Goshen	3	
Indian Ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	3	
Western Wheatgrass	Pascopyrum smithii	Arba	3	
Little Bluestem	Schizachyrium scoparium	Patara	3	
Altai salsola	Sporobolus airoides		3	
Sand Dropseed	Sporobolus cryptandrus		3	
Sub-Totals:			27.5	00.0
Total lbs per acre:				27.5

