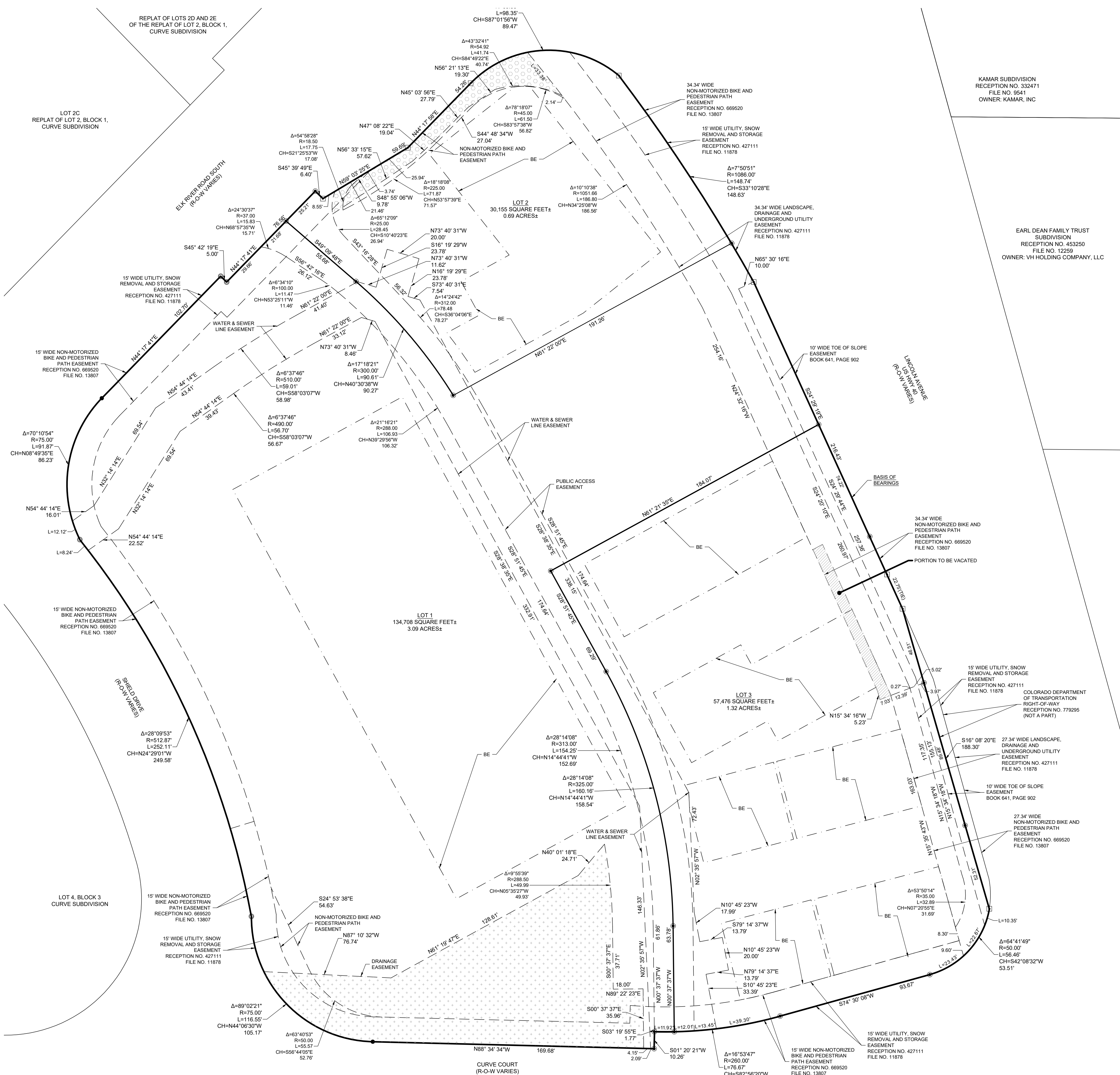


LOCATED IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 5.10 ACRES

Of 2 Sheets

STEAMBOAT BASECAMP
LOCATED IN THE SW1/4 SECTION 6, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,
STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 5.10 ACRES



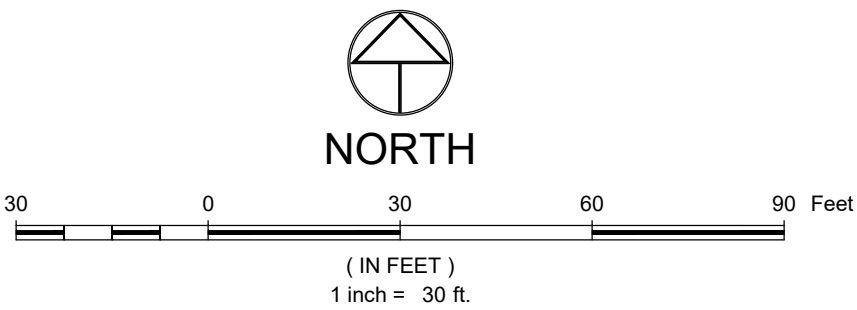
NOTES:

BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES FOR UTILITIES, SNOW REMOVAL AND STORAGE, DRAINAGE, PEDESTRIANS, LANDSCAPING, AS WELL AS PARKING AND CROSS PARKING ASSIGNMENTS TO BE RECORDED AT RECEPTION NO. _____

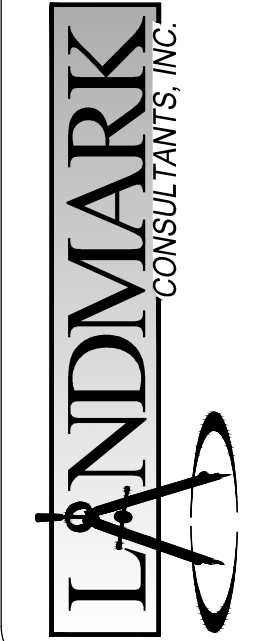
PER SECTION 602 L OF THE ADOPTED 2018 CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE, 15% EQUIVALENT OF THE GROSS LOT AREA OF THE SUBJECT PROPERTY BOUNDARY SHALL REMAIN OPEN SPACE, AS DEFINED IN SECTION 421 OF THE SAME DEVELOPMENT CODE.

LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
BE (BUILDING ENVELOPE)	
RECOVERED NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP OR NAIL & BRASS DISC STAMPED "LANDMARK LS 29039"	
RECOVERED 3" ALUMINUM CAP OR NAIL & BRASS DISC STAMPED COLORADO DEPARTMENT OF TRANSPORTATION PLS 38277	
RECOVERED NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP OR NAIL & BRASS DISC STAMPED LCI LS 38059	
RECOVERED NO. 5 REBAR, NO CAP	
DRAINAGE EASEMENT	
BIKE & PEDESTRIAN, UTILITY & SNOW STORAGE EASEMENT	



CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774943
Steamboat, Colorado 80477
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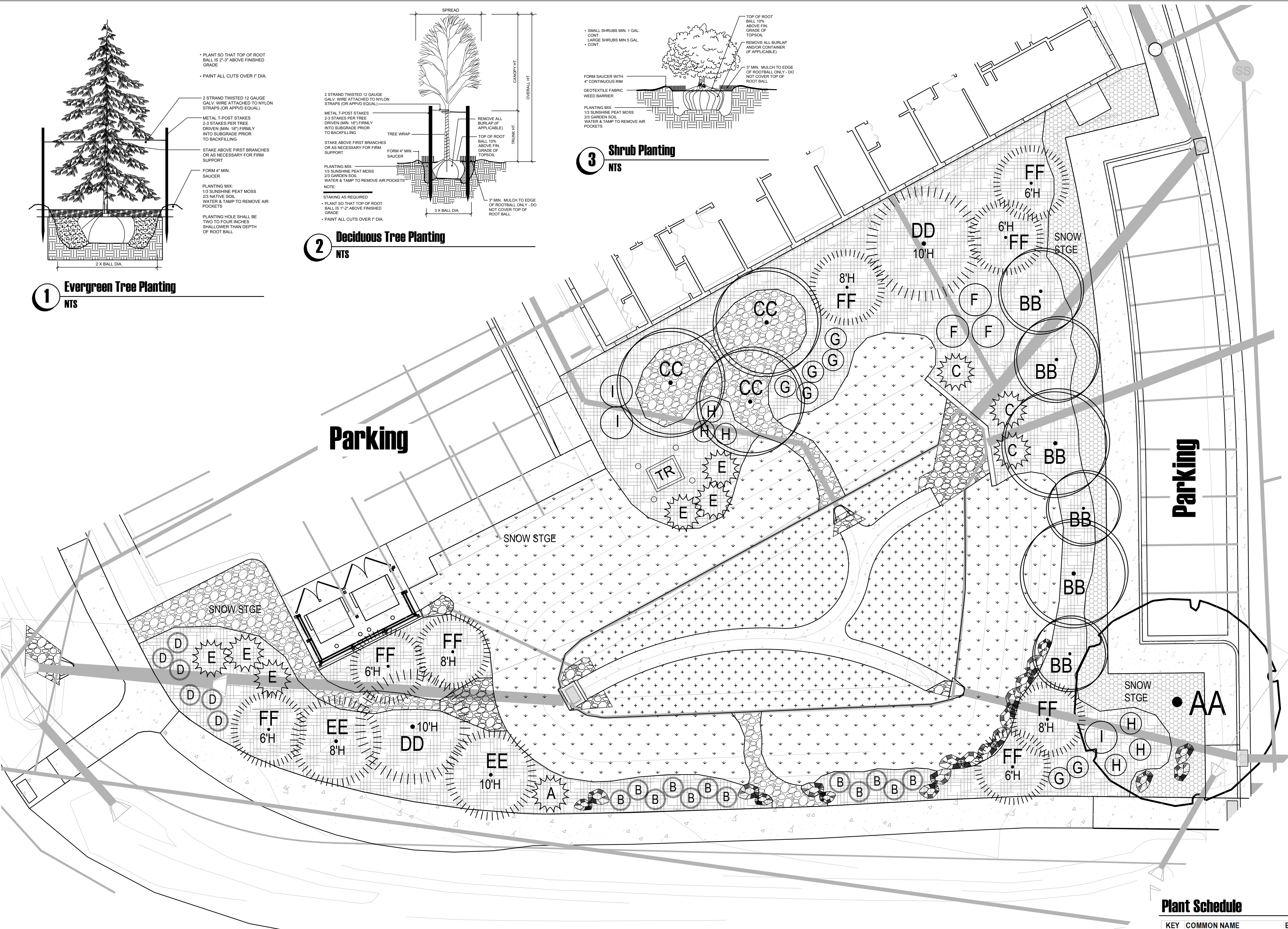


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NO.	DATE	BY	DESCRIPTION
1	3-31-22	LCI	Addressed DRT Comments
2	5-27-22	GRIP	Addressed DRT Comments

PROJECT:	2387/004
DATE:	11/5/2021
DRAWN BY:	MG
CHECKED BY:	JG

STEAMBOAT BASECAMP
LOCATED IN THE SW1/4 SECTION 6,
TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS,
COUNTY OF ROUTT,
STATE OF COLORADO



Planting Notes

1. INSTALL MULCH IN ALL SHRUB BEDS AS INDICATED ON PLAN. INSTALL WEED BARRIER UNDERLAYMENT MATERIAL AND TOPDRESS WITH MULCH MATERIAL TO MIN. 3 INCH DEPTH.
2. PREP ALL PLANTING AREAS WITH MIN. 4 CU YDS PER 1,000 SF WITH GOOD QUALITY COMPOSTED ORGANIC MATTER. ("MESA MAGIC" OR EQUAL.) FIRST, DECOMPACT ALL PLANTING AREA SOILS TO A MIN. DEPTH OF 6 INCHES PRIOR TO TILLING. TILL AND INCORPORATE AMENDMENT TO A MIN. DEPTH OF 6 INCHES.
3. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS, METHODS OR APPROPRIATENESS OF CONSTRUCTION AND SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR.
4. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY.
5. INSTALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL, OR PAVING.
6. FORM 30 INCH WATERING BASIN AROUND ALL TREES. FILL BASIN WITH 1-1/2 INCH LAYER OF WOOD CHIPS OR MESA MAGIC COMPOST.
7. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT SCHEDULE FOR KEY AND CLASSIFICATION.
8. ALL PLANT MATERIAL OUTSIDE OF THE LIMIT OF CONSTRUCTION LINE MUST REMAIN UNDISTURBED.
9. ALL MATERIALS NOT TO BE REMOVED WILL BE MARKED CLEARLY WITH FLAGGING TAPE, PROTECTIVE FENCING, OR OTHER APPROVED BARRIER PRIOR TO CONSTRUCTION.
10. IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES THAT MIGHT BE DISTURBED BY LANDSCAPE ELEMENTS PRIOR TO CONSTRUCTION.
11. ALL PLANT MATERIALS SHALL MEET THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004, OR AS IT MAY BE AMENDED.
12. THE CONTRACTOR SHALL BE HELD COMPLETELY LIABLE FOR ANY DAMAGES RESULTING IN DEVIATIONS, OMISSIONS, OR AMENDMENTS TO THIS PLAN. ANY CHANGES TO THIS PLAN SHALL BE DONE ONLY BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. FIELD CHANGES BY THE CONTRACTOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BY EITHER RFI OR CHANGE ORDER IN WRITING PRIOR TO CONSTRUCTION.

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Irrigation Notes

1. THE IRRIGATION SYSTEM SHALL CONSIST OF AN UNDERGROUND PRESSURIZED SYSTEM THAT WILL PROVIDE DRIP COMPONENTS TO THE SHRUBS AND TREES AND SPRAY IRRIGATION TO THE TURF GRASS.
2. IRRIGATION CONTROLLER SHALL BE A "WATER SENSE" SMART IRRIGATION CONTROLLER.
3. PROVIDE DRIP IRRIGATION TO ALL SHRUBS AND TREES (TREES-8 GPH PER TREE, SHRUBS-2 GPH PER SHRUB, PERENNIALS-1 GPH PER PLANT).
4. THE IRRIGATION SYSTEM SHALL USE RAW WATER IF AVAILABLE.

Plant Schedule

KEY	COMMON NAME	BOTANICAL NAME	H'	W'	SIZE	TYPE	QTY	PREV PLAN
40'+ Deciduous Trees:								
AA	Narrowleaf Cottonwood	Populus angustifolia	50	40	2-1/2' Cal.	B&B	1	
10'-20'+ Deciduous Trees:								
BB	Quaking Aspen	Populus tremuloides	20	15	2" Cal.	B&B	6	
CC	'Sucker Punch' Chokecherry	Prunus virginiana 'Sucker Punch'	25	20	15 Gal.	Cont.	3	
Total Deciduous Trees:							10	13
Evergreen Trees:								
DD	Dwarf Colorado Blue Spruce	Picea glauca 'Densata'	25	20	6'-8' Ht.	B&B	2	
EE	Bristlecone Pine	Pinus aristata	20	15	6'-8' Ht.	B&B	2	
FF	ColoGreen Juniper	Juniperus scopulorum 'ColoGreen'	20	12	6'-8' Ht.	B&B	8	
Total Evergreen Trees:							12	9
Evergreen Shrubs & Ornamental Grasses:								
A	Dwarf Colorado Blue Spruce	Picea pungens 'Mesa Verde'	2	4	5 gal.	Cont.	1	
B	Overdam Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	2	2	5 gal.	Cont.	12	
C	Mugo Pine	Pinus mugo	8	8	5 gal.	Cont.	3	
D	Variegated Maiden Grass	Miscanthus sinensis 'Variegatus'	4	3	5 gal.	Cont.	6	
E	Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'	12	5	5 gal.	Cont.	3	
Total Evergreen Shrubs:							25	0
Deciduous Shrubs:								
F	Regent Sanicoberry	Amelanchier alnifolia 'Regent'	8	8	5 gal.	Cont.	3	
G	Dark Knight Blue Mist Spirea	Caryopteris x clandonensis 'Dark Knight'	4	4	5 gal.	Cont.	7	
H	Alpine currant	Ribes alpinum	4	4	5 gal.	Cont.	6	
I	Common Lilac	Syringa spp.	8	8	5 gal.	Cont.	3	
Total Deciduous Shrubs:							19	22

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES LISTED ABOVE AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR SUBSTITUTIONS.

Legend

- PROPOSED SHRUBS/PERENNIALS/ ORNAMENTAL GRASSES
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN SHRUBS
- PROPOSED EVERGREEN TREES
- GRAY GUNNISON BOULDERS 24"-36"
- 3"-6" RIVER COBBLE OVER DEWITT PRO 5 WEED BARRIER FABRIC (3" DEPTH MIN.)
- 1.5" RIVER ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER FABRIC (3" DEPTH MIN.)
- WOOD CHIP MULCH OVER DEWITT PRO 5 WEED BARRIER FABRIC (3" DEPTH MIN.)
- WET MEADOW GRASS SEED 1,782 SF
High Plains Foothills Wet Meadow Mix seeding rate: 8oz per 1,000 sq. ft.
15 % Bolboschoenus maritimus (Alkali Bulrush)
15 % Elymus canadensis (Canada Wildrye)
15 % Panicum virgatum (Switchgrass)
10 % Eleocharis palustris (Spikerush)
5 % Carex praegracilis (Black Creeper Sedge)
5 % Carex nebrascensis (Nebraska Sedge)
5 % Deschampsia cespitosa (Tufted Hairgrass)
5 % Schoenoplectus acutus (Hard Stem Bulrush)
5 % Schoenoplectus tabernaemontani (Soft Stem Bulrush)
5 % Schoenoplectus americanus (Olney's Three-Square Bulrush)
5 % Juncus balticus (Baltic Rush)
5 % Sorghastrum nutans (Indian Grass)
4 % Spartina pectinata (Prairie Cordgrass)
1 % Carex microptera (Popcorn Sedge)
<https://westernmativeseed.com/WMMixes.html>
- HIGH DESERT GRASS SEED 3,383 SF
High Desert Grasses Seeding rate: 2 lbs per 1,000 sq. ft. or 25 lbs per acre
35 % Pascopyrum smithii (Western Wheatgrass)
25 % Achatherium hymenoides (Indian Ricegrass)
12 % Poa secunda (Sandberg Bluegrass)
12 % Elymus elymoides (Bottlebrush Squirreltail)
10 % Pleuraphis jameisii (Galleta)
4 % Sporobolus airoides (Alkali Sacaton)
2 % Bouteloua gracilis (Blue Grama)
<https://westernmativeseed.com/highdesertwildflowermix.html>

Landscape Calculations

LANDSCAPE CALCULATIONS		Req'd	Shown
Number of Plantings Required			
402-3 Category B		13,500	SF
1 planting per 500 sf min.		27	EA
Mix of Plantings:			
10% Evergreen Trees (>10')	3	EA	3
15% Evergreen Trees (8'-9')	4	EA	4
10% Evergreen Trees (6'-7')	3	EA	5
20% Deciduous Trees (2-5')	5	EA	5
15% Ornamental Trees	4	EA	5
15% Shrubs (5 Gallon) (3 Shrubs=1 Planting)	12	EA	44
60% (Min.) Ground Cover (Grass Seed, Turf, or Sod)	8,100	SF	5,587

KEY MAP:

No.	Date	Description
SUBMISSIONS & REVISIONS		
OWNER		
May Riegler Properties 2201 Wisconsin Avenue NW Suite 200 Washington, DC 20007 PO Box 881330 Steamboat Springs, CO 80488		
ARCHITECT		
K A S A KEVIN & ASAKO SPERRY ARCHITECTURE 3318 N. Columbus Street Arlington, VA 22207 T.312.636.3248 / 312.636.4252 www.kasa-arch.com		
STRUCTURAL ENGINEER		
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LANDSCAPE ARCHITECT		
Nvision Design Studio, Inc. 677 25 Road Grand Junction, CO 81505 Phone: 970.210.2155 Email: nvis@nvis.biz Web: www.nvis.biz Landscape Architecture Visual Simulation Graphic Design		
GENERAL CONTRACTOR		
PROJECT LOCATION		
Steamboat Basecamp 1901 Curve Plaza Steamboat Springs, CO		
DRAWING TITLE		
LANDSCAPE PLAN		
SEAL		
DATE: 05/26/2022		
DRAWN BY: RB		
CHECKED BY: RB		
PROJECT NO:		
DRAWING NO:		OF:
L1		1
		SHEET