

PLOT DATE: 6/2/2022 11:45 AM

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

5 PLANT LEGEND

- Native and cultivated deciduous shrubs (30 Total)
Prunus, Cornus, Rosa, etc.
Size: #5 Container Minimum
- Native and Ornamental Perennials (55 Total)
Size: #1 Container Minimum

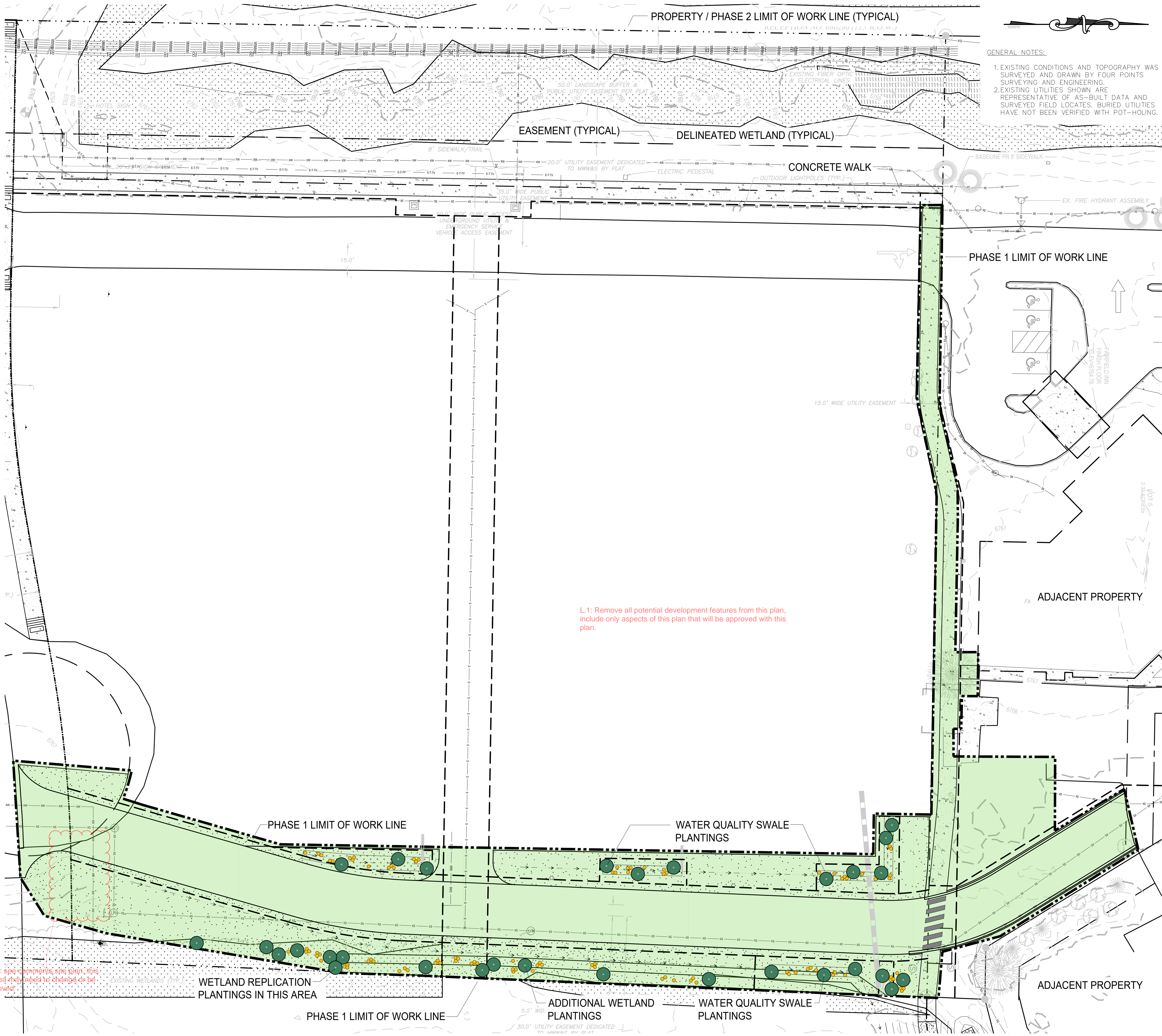
6 SAMPLE PLANT LIST

COMMON NAME	SCIENTIFIC NAME	SIZE
Thicket Mountain Alder*	Alnus tenuifolia	#5 Pot
Redtwig Dogwood*	Cornus stolonifera	#5 Pot
Native Fire Shrub Rose	Rosa woodsii	#5 Pot
Black Willow*	Salix nigra	#5 Pot
PERENNIALS		
Rocky Mountain Columbine	Aquilegia canadensis	#1 Pot
Showy Daisy	Aster alpinus 'goldfinch'	#1 Pot
Lance-leaved Coreopsis	Coreopsis lanceolata	#1 Pot
Joe Pye Weed*	Eupatorium maculatum	#1 Pot
Meadow Sunflower*	Helianthus scaberrimus	#1 Pot
Rocky Mountain Iris*	Iris missouriensis	#1 Pot
Arrowweed*	Typhochloa maritima	#1 Pot
Blue Vervain*	Verbena hastata	#1 Pot
Golden Rod*	Solidago canadensis	#1 Pot
ORNAMENTAL GRASSES		
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1 Pot
Blue Cat Grass	Hellebrachia 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

7 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	Goshen	3	
Indian Rosegrass	Oryzopsis hymenoides	Patoma	3	
Switchgrass	Panicum virgatum	Blackwell	3	
Western Wheatgrass	Pascopyrum smithii	Aniba	3	
Little Bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand Dropseed	Sporobolus cryptandrus		3	
Sub-Total:			27.5	00.0
Total lbs per acre:				27.5



L1: see comments, site plan, this area may need to change or be moved.

EXISTING WETLANDS (TYP.)

WETLAND REPLICATION PLANTINGS IN THIS AREA

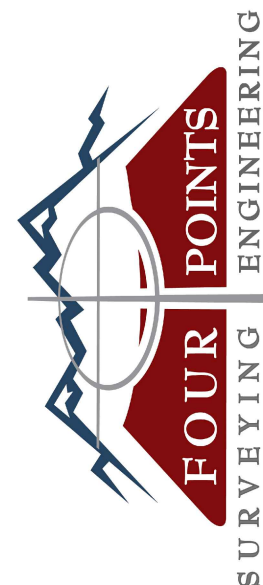
PHASE 1 LIMIT OF WORK LINE

ADDITIONAL WETLAND PLANTINGS

WATER QUALITY SWALE PLANTINGS

ADJACENT PROPERTY

NOT FOR CONSTRUCTION



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No.	DATE	REVISIONS	INT
1	04/15/22	BASE MAP LOCATE WITH PLANTINGS	AAB
2	06/15/22	LIMIT OF WORK LINE LOCATED WITH PHASE PLANTINGS	AAB
3	06/03/22	BASE MAP AND PLANTINGS UPDATED	AAB

L1: Water quality swale is shown differently on other sheets. Which one is correct?

HAMPTON INN & HOLIDAY INN EXPRESS
LOT 1, INDIAN MEADOWS FILING NO. 3
STEAMBOAT SPRINGS, CO 80487

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 A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

PHASE ONE
LANDSCAPE MASTER
PLAN

DRAWING:

SHEET NO.

L1