

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 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 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 grade 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 soil 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	XT	EXISTING TELEPHONE
---	ADJACENT PROPERTY BOUNDARY	UT	UTILITY PEDESTALS
---	EXISTING EASEMENT	GP	POWER POLE
---	EXISTING SETBACK	ST	GAS
---	EXISTING EDGE OF ASPHALT	SI	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	EX	EXISTING FENCE
---	PROPOSED 2 FT CONTOUR	---	PROPOSED EDGE OF CONCRETE
---	PROPOSED 10 FT CONTOUR	---	DICK
---	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/RIIP RAP
---	PROPOSED MANHOLE AND CLEANOUTS	---	
---	EXISTING ELECTRICAL	---	

4 SEED MIX FOR WATER QUALITY SWALE

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS* LBS PER ACRE	OUNCES PER ACRE
Sand Bluemum	Andropogon hali	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	Ariba	3	
Little Bluemum	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand Droopseed	Sporobolus cryptandrus		3	
Sub-Totals:			27.5	00.0
Total lbs per acre:				27.5

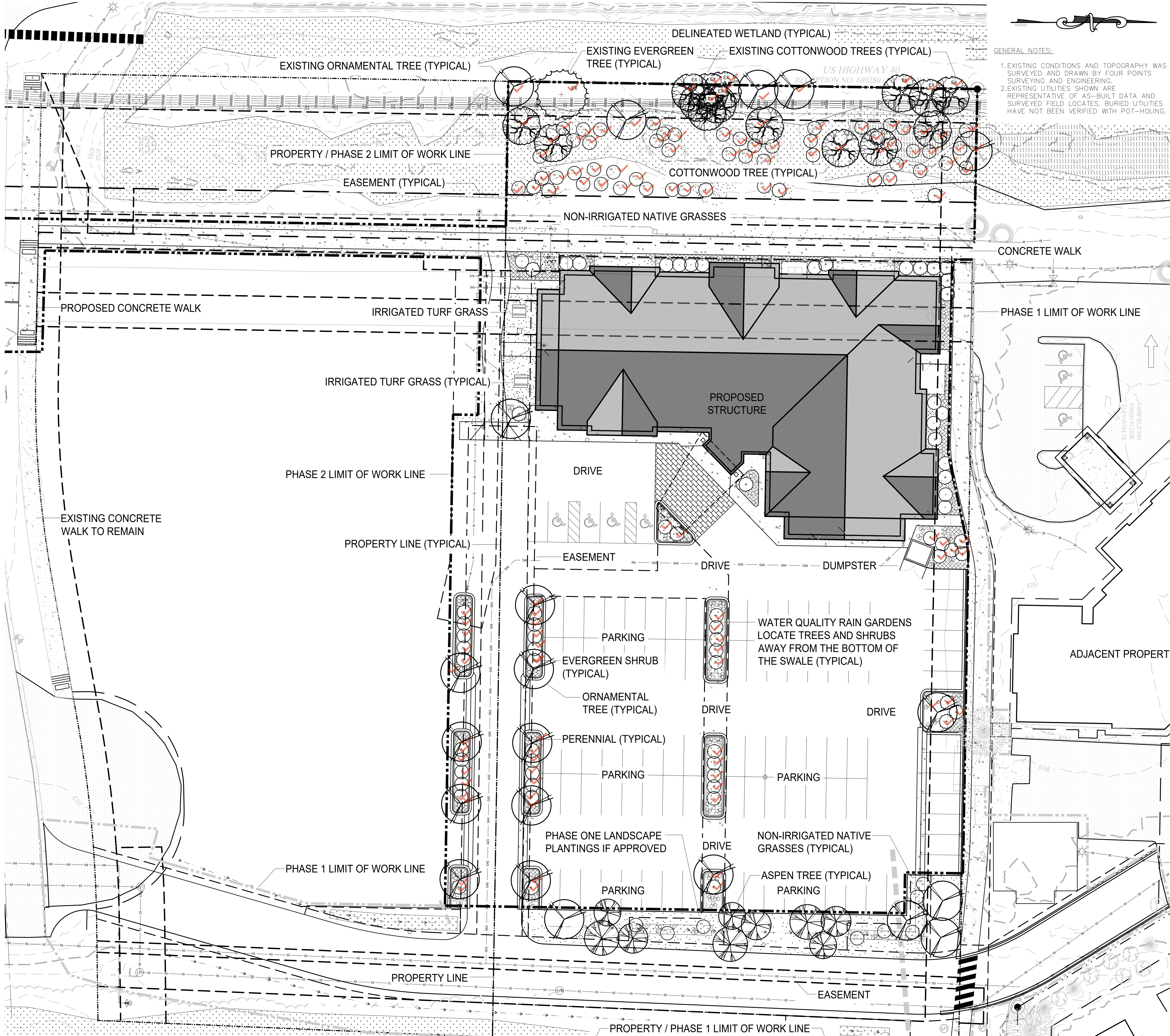
5 PLANT LEGEND

	Proposed Quaking Aspen (09 Total) Populus tremuloides 2.50" minimum caliper (Clumps and Single Stem)
	Proposed Cottonwood Trees (06 Total) Populus angustifolia, etc. 2.50" minimum caliper (Single Stem)
	Native and cultivated evergreen shrubs (36 Total) Juniperus, Picea, Pinus spp. Size: #5 Container Minimum
	Native and cultivated deciduous shrubs (41 Total) Prunus, Cornus, Rosa, etc. Size: #5 Container Minimum
	Proposed Ornamental Trees (21 Total) Flowering Crabapple, Malus hybrids Size: 2.50" Minimum Caliper
	Stone Aggregate Mulch in Parking Island Native and Ornamental Perennials (322 Total) Size: #1 Container Minimum

6 SAMPLE PLANT LIST

COMMON NAME	SCIENTIFIC NAME	SIZE
Spring Snow Crabapple	Malus 'Spring Snow'	2.0" - 2.5" cal
Narrowleaf Cottonwood	Populus angustifolia	#5 Pot
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 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 \* 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-HOLING.



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

INT	AAB
REVISIONS	
BASE MAP UPDATE & TAC COMMENTS	
DATE	6-16-22
No.	1

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

HORIZONTAL SCALE



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.

PHASE TWO  
LANDSCAPE MASTER  
PLAN

SHEET NO.

L1



PLOT DATE: 6/16/2022 5:04 PM

## 1 LANDSCAPE AREA DELINEATION PLAN LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING EDGE OF ASPHALT
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- 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 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
- LANDSCAPE FRONTAGE AREA
- INTERIOR LANDSCAPE AREA
- INTERIOR PARKING LANDSCAPE AREA

## 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

L2: incorrect, EC required

L2: incorrect, 1/200

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)

$(95 / 9) = 11 (x 200) = 2,200$  sf of Interior Parking Landscape Area Required (2,601 sf of provided)

DISTRIBUTION OF PLANT MATERIAL:

Deciduous Trees Required: 1 per 200 sf (minimum) = 11 each (2.50" Caliper) - 11 TOTAL PROVIDED  
Shrubs Required: 4 per 200 sf (minimum) = 44 each (#5 Pot) - 44 TOTAL PROVIDED

LANDSCAPE FRONTAGE AREA CALCULATIONS: 1 Planting per 200 sf of Landscape Frontage Area Required

6,205  
Square Feet Calculated = 32 Plantings

PLANT DISTRIBUTION CALCULATIONS: 32 Total Plantings Required as Calculated Above

Existing Planting Credits = 16 (9 Trees and 27 Shrubs)

Distribution of 14 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") = 08  
20% Ornamental Trees (2.50") = 03  
15% Shrubs (#5 Container) = 03 (x 3 Each) = 09  
12 Calculated Plantings per Minimum Percentages Required  
+ 02 Additional Plantings Provided  
00 Deciduous Trees  
02 Ornamental Trees  
00 Plantings (x3 Shrubs Each) = 00 Shrubs  
= 14 Total Plantings Provided

INTERIOR LANDSCAPE AREA CALCULATIONS: 1 Planting per 500 sf of Interior Landscape Area Required

15,988  
Square Feet Calculated = 32 Plantings

PLANT DISTRIBUTION CALCULATIONS: 32 Total Plantings Required as Calculated Above

Existing Planting Credits = 10 (34 Shrubs - 11 From Proposed Phase 1 Plantings)

Distribution of 22 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") = 09  
20% Ornamental Trees (2.50") = 05  
15% Shrubs (#5 Container) = 04 (x 3 Each) = 12  
18 Calculated Plantings per Minimum Percentages Required  
+ 04 Additional Plantings Provided  
00 Deciduous Trees  
00 Ornamental Trees  
04 Plantings (x3 Shrubs Each) = 12 Shrubs  
= 22 Total Plantings Provided

L2: inconsistent with what is shown on plan

L1, L2: more plantings are shown on L1 than are listed here, please revise for consistency.



NOT FOR CONSTRUCTION



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1	6-16-22			

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: 02/10/2022  
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.

PHASE TWO  
LANDSCAPE AREA  
DELINEATION PLAN

SHEET NO.

L2