

GENERAL NOTES

1.
- OBTAIN NECESSARY PERMITS FROM ALL JURISDICTIONS AS REQUIRED TO CONSTRUCT THE WORK OF THIS PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS APPROVED BY CITY OF STEAMBOAT SPRINGS, COLORADO.
2.
- REFER TO SURVEY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL.
3.
- PROVIDE AND MAINTAIN UTILITY LOCATES DURING ALL PHASES OF WORK. DO NOT DAMAGE UTILITY LINES/STRUCTURES. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT.
4.
- RESTORATION OF UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
5.
- THE WORK OF THIS CONTRACT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL AREAS HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS AND ALL DAMAGED ITEMS ARE REPAIRED.
6.
- UNLESS OTHERWISE NOTED, EXISTING TREES WITHIN THE LIMIT OF WORK TO BE PROTECTED. VEHICLES, EQUIPMENT AND MATERIALS SHOULD NOT INTERFERE WITH THE LIMITS OF THE PROTECTED TREES AND REMAIN OUTSIDE OF THE DRIPLINE OR TREE PROTECTION LIMITS.
7.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR, AT NO ADDITIONAL COST TO THE OWNER, FOR DAMAGE OF PROPERTY OUTSIDE OF THE LIMIT OF WORK INDICATED ON THE DRAWINGS, AND FOR ANY DAMAGE CAUSED TO SITE ELEMENTS THAT ARE TO BE PROTECTED OR REINSTALLED.

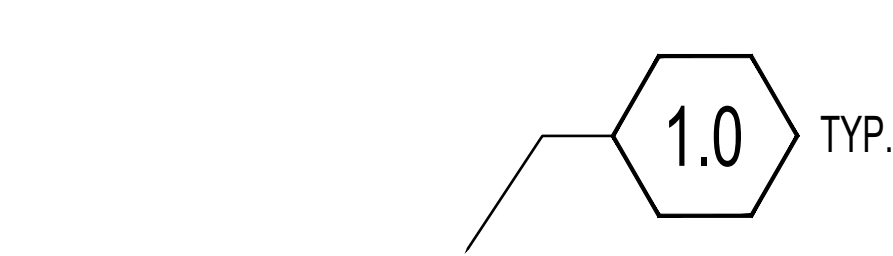
PLANT SCHEDULE

PLANT TYPE: DECIDUOUS TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ANG	9	Populus	tremuloides	Quaking Aspen	2" Cal	Per Plan
GLI	1	Tilia	cordata 'Greenspire'	Greenspire Linden	2" Cal	Per Plan
ANC	21	Populus	tremuloides	Quaking Aspen - Clump	6' Clump	Per Plan
PLANT TYPE: EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
MOO	7	Juniperus	scopulorum 'Moonglow'	Moonglow Juniper	5 Gal	Per Plan
PLANT TYPE: SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
SSK	4	Amelanchier	alnifolia	Saskatoon Serviceberry	5 Gal	Per Plan
MPA	21	Arctostaphylos	'Panchito'	panchito Manzanita	5 Gal	Per Plan
AFD	14	Cornus	stolonifera 'Farrow'	Arctic Fire Dogwood	5 Gal	Per Plan
PYG	19	Potentilla	fruticosa 'Yellow Gem'	Yellow Gem Potentilla	5 Gal	Per Plan
PBS	3	Prunus	besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 Gal	Per Plan
RWO	33	Rosa	x woodsii	Woods Rose	5 Gal	Per Plan
PLANT TYPE: ORNAMENTAL GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BLO	313	Bouteloua	gracilis	Blonde Ambition Blue Grama Grass	1 Gal	Per Plan
LBP	107	Schizachyrium	scoparium 'Prairie Blues'	Prairie Blues Little Bluestem	1 Gal	Per Plan
PLANT TYPE: PERENNIALS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
WYA	84	Achillea	millefolium	Common White Yarrow	1 Gal	Per Plan
COM	84	Coreopsis	verticillata 'Moonbeam'	Moonbeam Coreopsis	1 Gal	Per Plan
LBB	10	Monarda	fistulosa menthifolia	Native Lavendar Bee-balm	1 Gal	Per Plan
PEP	49	Penstemon	'Elfin Pink'	Pink Penstemon	1 Gal	Per Plan
PST	23	Penstemon	strictus	Rocky Mountain Penstemon	1 Gal	Per Plan
RGD	48	Rudbeckia	fulgida 'goldsturm'	Black Eyed Susan	1 Gal	Per Plan
SMN	18	Salvia	sylvestris x 'Mainacht'	May Night Salvia	1 Gal	Per Plan
GOL	37	Solidago	'Golden Baby'	Golden Baby Goldenrod	1 Gal	Per Plan

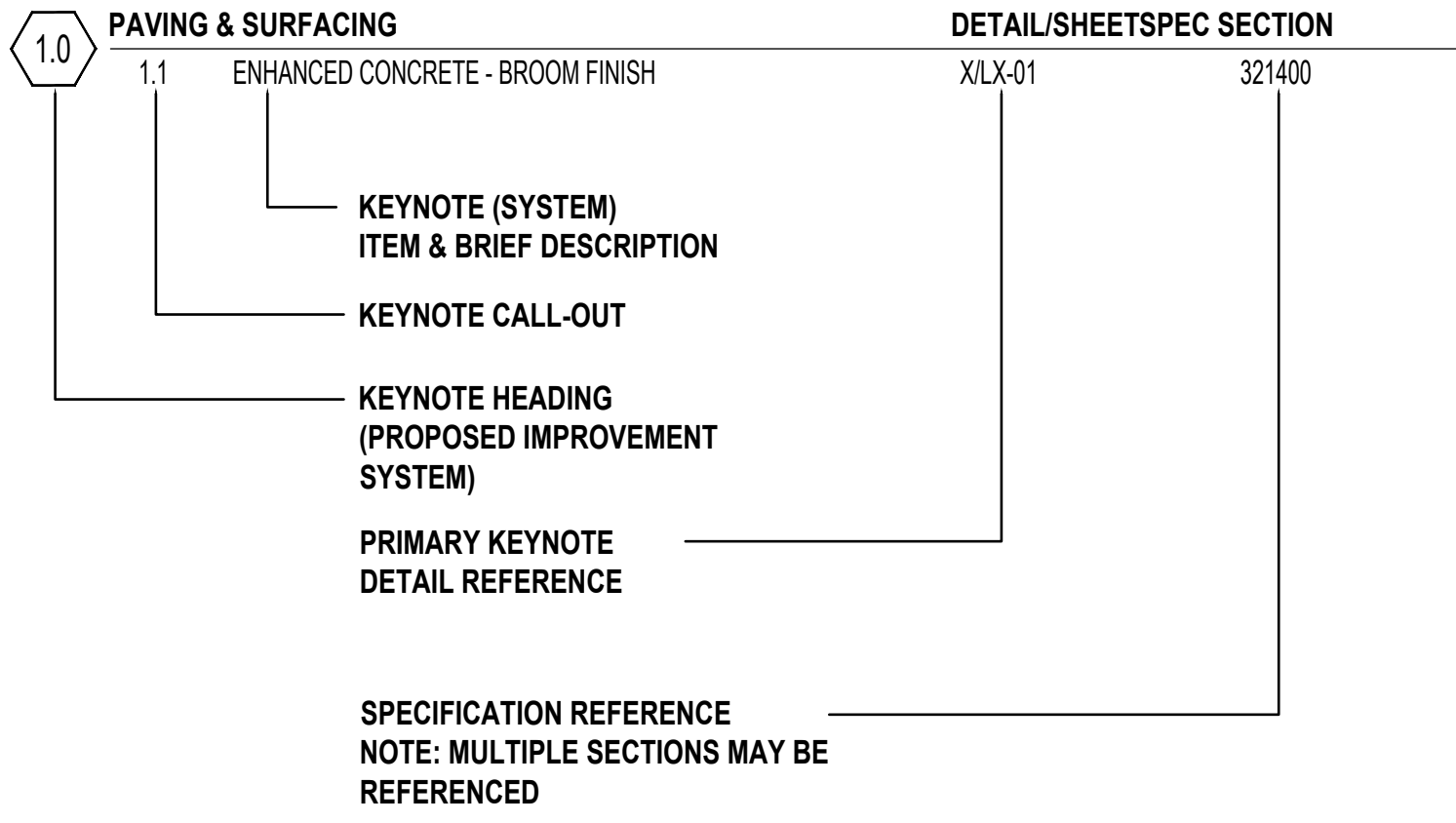
LANDSCAPE REQUIREMENTS CHART

DESCRIPTION	LANDSCAPE AREA	CS ZONE REQUIREMENTS	REQUIRED	PROPOSED	EVERGREEN	DECIDUOUS	ORNAMENTAL
FRONTAGE - BUILDING B	889 SF	PUD	NA	18	0	0	18
INTERIOR - BUILDING E	2,263 SF	PUD	NA	9	0	1	9
EXISTING NUMBER OF PLANTS TO REMAIN				0	0	0	0
TOTAL PROPOSED PLANTS				26 TREES			

SAMPLE KEYNOTE DRAWING CALL-OUT:



SITE DETAIL KEYNOTES:



THE FOLLOWING LIST OF KEYNOTE HEADINGS (PROPOSED IMPROVEMENT SYSTEMS) HAVE BEEN INCORPORATED WITHIN THIS DRAWING SET:

- 0.0
- EXISTING CONDITIONS
- 1.0
- PAVING & SURFACING
- 2.0
- STEPS & RAMPS
- 3.0
- WALL, CURBS & EDGERS
- 4.0
- RAILINGS, BARRIERS & FENCING
- 5.0
- SITE FURNISHINGS & SIGNS
- 6.0
- DRAINAGE
- 7.0
- SITE LIGHTING & ELECTRICAL
- 8.0
- PLANTING & LANDSCAPE
- 9.0
- MISCELLANEOUS

NOTE: IF A KEYNOTE HEADING IS NOT INCORPORATED IN THE PROJECT, A "NOT USED AT THIS TIME" REFERENCE HAS BEEN PROVIDED.



RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO

Issue Dates:

DATE	DESCRIPTION
09.08.23	DEVELOPMENT PLAN
11.16.23	DEVELOPMENT PLAN 2nd SUBMITTAL

Sheet Title

LANDSCAPE NOTES AND SCHEDULES

Sheet No.

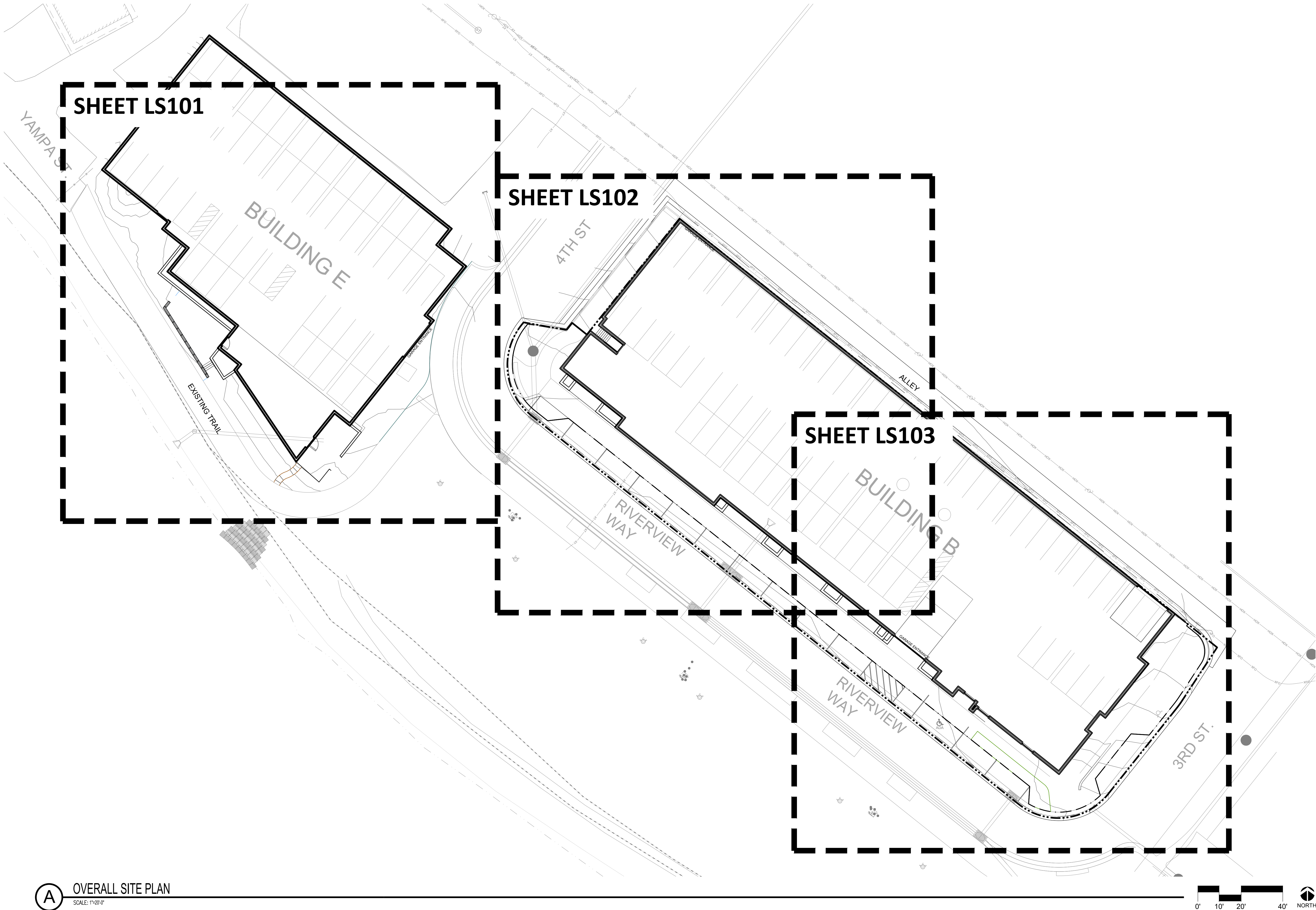
LS001

RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO

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09.08.23	DEVELOPMENT PLAN
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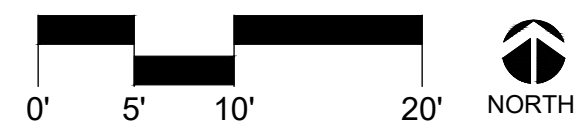
Sheet Title
OVERALL SITE PLAN

Sheet No.
LS100





A LANDSCAPE PLAN - BUILDING E
SCALE: 1"=10'-0"



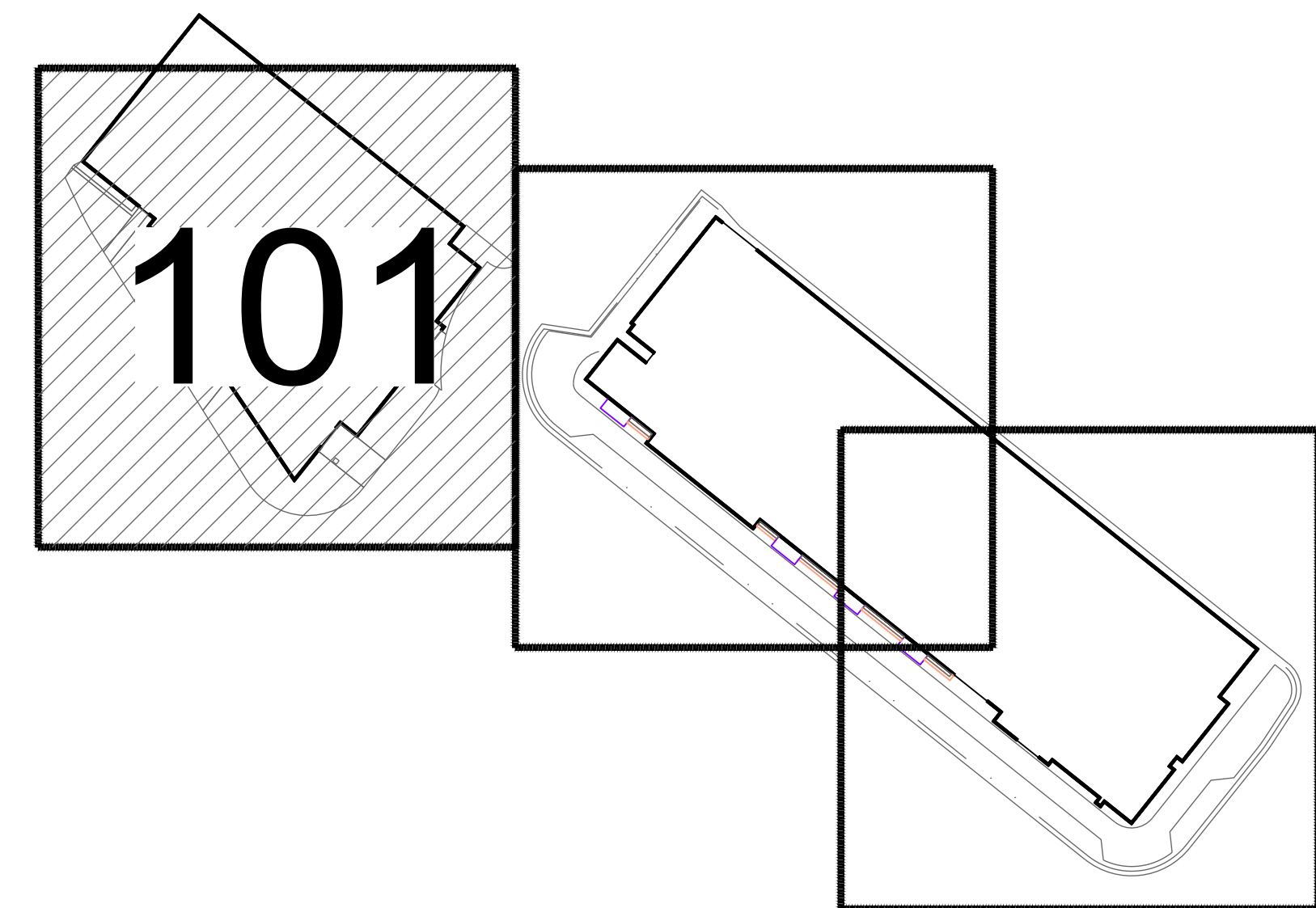
LEGEND

CONCRETE PAVING		PROPERTY LINE		BIKE RACKS	
CRUSHER FINES PAVING		LIMITS OF WORK		TRASH/RECYCLING RECEPTACLES	
CLAY PAVERS		GUARDRAIL		PET WASTE STATION	
STONE PAVING		CONCRETE EDGER		LANDSCAPE BOULDERS	
CEDAR MULCH		CIP WALL		DECIDUOUS TREE	
		FIRE FEATURE			
		CAFE TABLE			
		ADIRONDACK CHAIR			

SITE DETAIL KEYNOTES:

0.0	EXISTING CONDITIONS	
0.0	STREET SIGN	
0.1	FIRE HYDRANT	
0.2	UTILITY VAULT	
1.0	PAVING & SURFACING	DETAIL/SHEETSPEC SECTION
1.0	STANDARD CONCRETE - BROOM FINISH	RE: CIVIL
1.1	CLAY PAVERS	---
1.2	STONE PAVERS	AILS001
1.3	CRUSHER FINES	BLS001
1.4	CEDAR MULCH	---
2.0	STEPS & RAMPS	DETAIL
2.0	STAIRS	---
3.0	WALLS, CURBS & EDGERS	DETAIL
3.0	RETAINING WALL	---
3.1	ROLLOVER CURB	---
3.2	FLUSH CONCRETE HEADER	CILS001
3.3	LANDSCAPE RETAINING BOULDER	EILS002
4.0	RAILINGS, BARRIERS & FENCING	DETAIL
4.0	GUARDRAIL	DILS001
4.1	STAIR RAILING	---
5.0	SITE FURNISHINGS & SIGNS	DETAIL
5.0	BIKE RACK	AILS002
5.1	LITTER & RECYCLING RECEPTACLE	CILS002
5.2	FIRE FEATURE	---
5.3	PET WASTE STATION	BLS002
5.4	ADIRONDACK CHAIR	---
5.5	CAFE TABLE	---
6.0	DRAINAGE	DETAIL
6.X	NOT USED	---
7.0	SITE LIGHTING & ELECTRICAL	DETAIL
7.0	STREET POLE LIGHT	RE: ELEC
7.1	PEDESTRIAN POLE LIGHT	RE: ELEC
8.0	PLANTING & LANDSCAPE	---
8.0	DECIDUOUS TREE	DILS002
9.0	MISCELLANEOUS	DETAIL
9.X	NOT USED	---

KEYMAP:



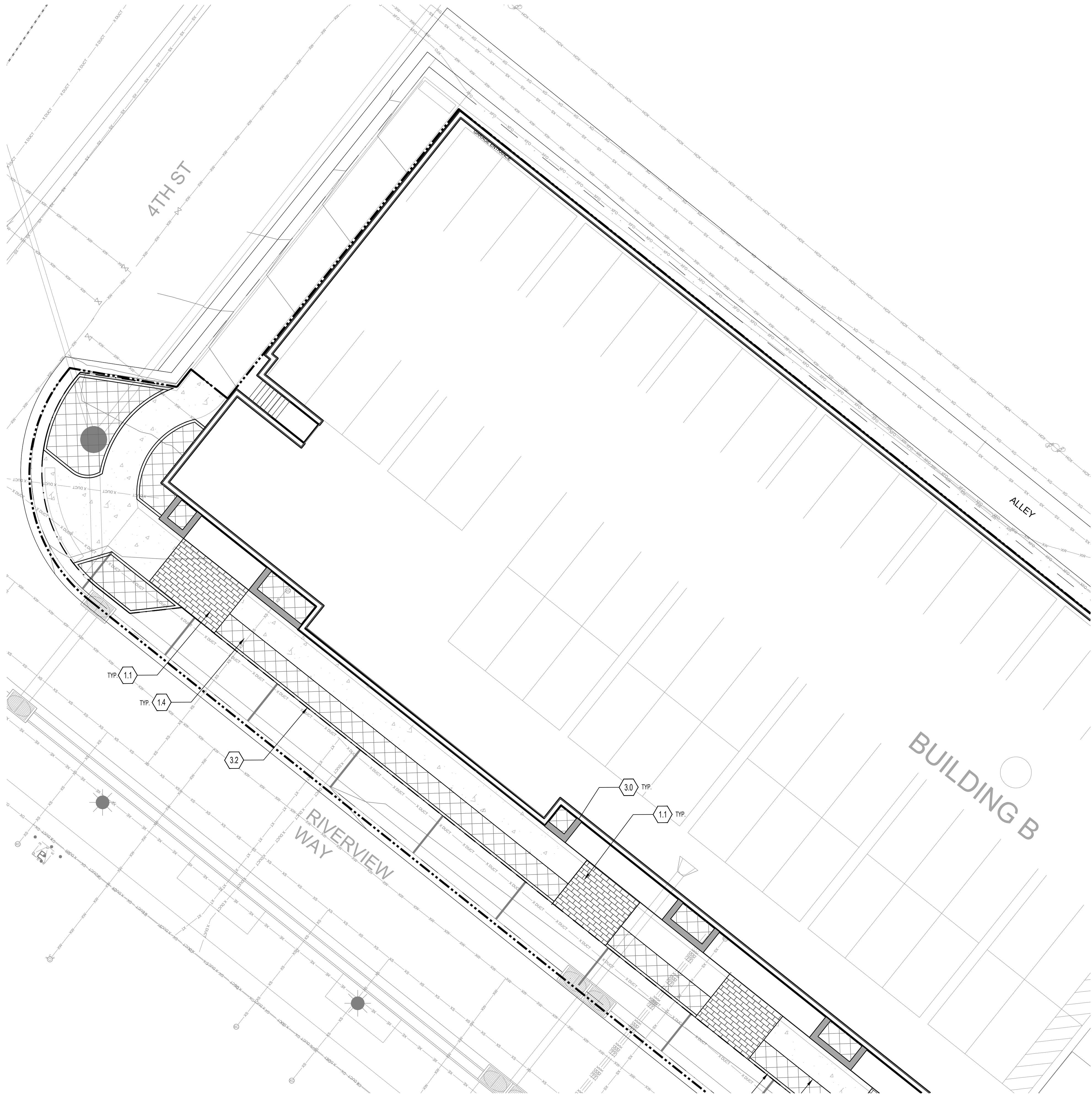
RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO

Issue Dates:

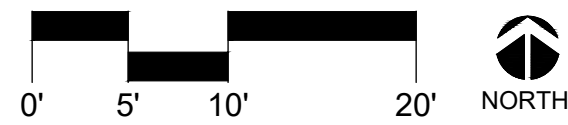
DATE	DESCRIPTION
09.08.23	DEVELOPMENT PLAN
11.16.23	DEVELOPMENT PLAN 2nd SUBMITTAL

Sheet Title
LANDSCAPE PLAN - BUILDING E

Sheet No.
LS101



A LANDSCAPE PLAN - BUILDING B WEST
SCALE: 1"=10'-0"



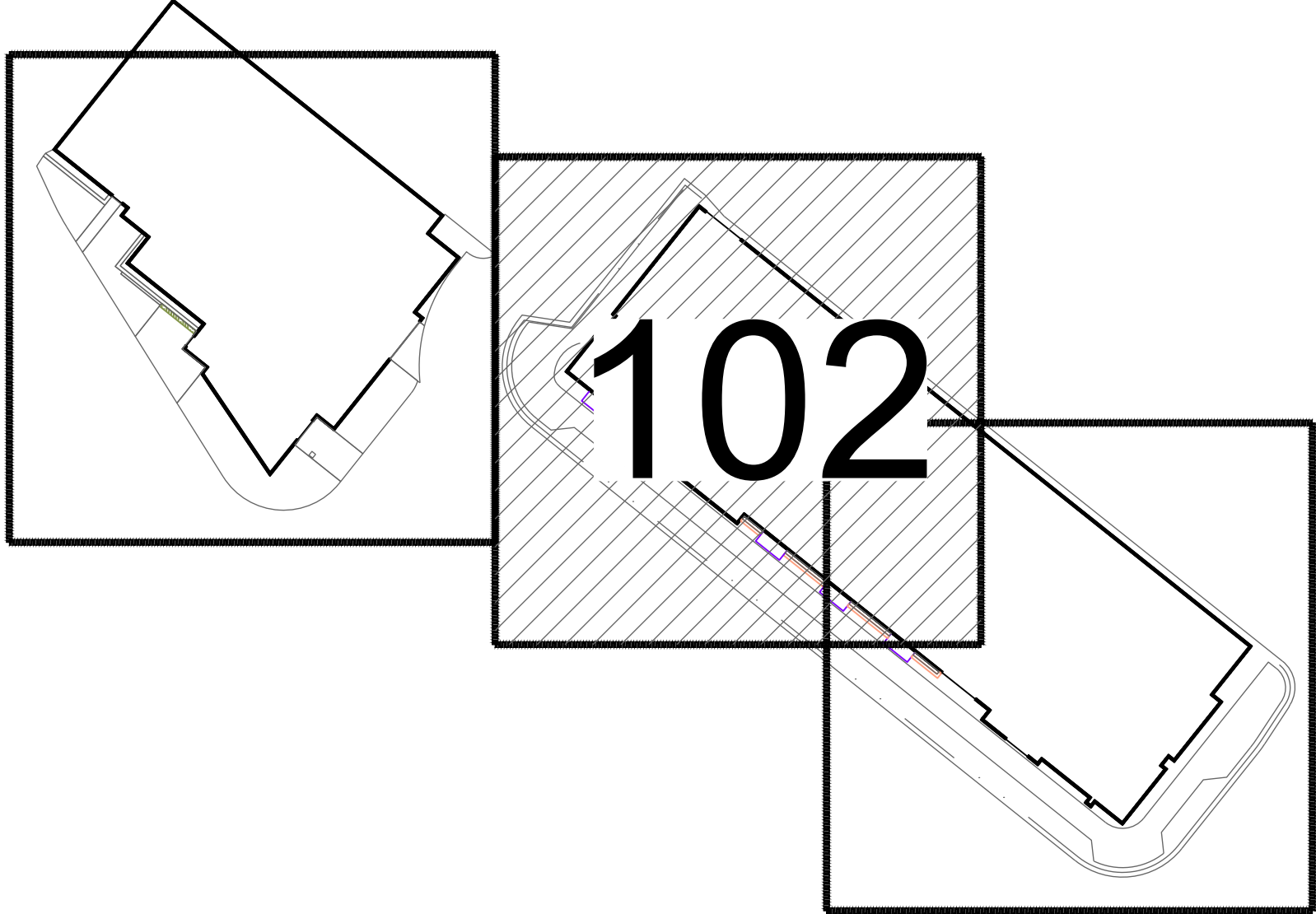
LEGEND

CONCRETE PAVING		PROPERTY LINE		BIKE RACKS	
CRUSHER FINES PAVING		LIMITS OF WORK		TRASH/RECYCLING RECEPTACLES	
CLAY PAVERS		GUARDRAIL		PET WASTE STATION	
STONE PAVING		CONCRETE EDGER		LANDSCAPE BOULDERS	
CEDAR MULCH		CIP WALL		DECIDUOUS TREE	
		FIRE FEATURE			
		CAFE TABLE			
		ADIRONDACK CHAIR			

SITE DETAIL KEYNOTES:

0.0	EXISTING CONDITIONS	
0.0	STREET SIGN	
0.1	FIRE HYDRANT	
0.2	UTILITY VAULT	
1.0	PAVING & SURFACING	DETAIL/SHEETSPEC SECTION
1.0	STANDARD CONCRETE - BROOM FINISH	RE: CIVIL
1.1	CLAY PAVERS	---
1.2	STONE PAVERS	AILS001
1.3	CRUSHER FINES	BLS001
1.4	CEDAR MULCH	---
2.0	STEPS & RAMPS	DETAIL
2.0	STAIRS	---
3.0	WALLS, CURBS & EDGERS	DETAIL
3.0	RETAINING WALL	---
3.1	ROLLOVER CURB	---
3.2	FLUSH CONCRETE HEADER	CILS001
3.3	LANDSCAPE RETAINING BOULDER	EILS002
4.0	RAILINGS, BARRIERS & FENCING	DETAIL
4.0	GUARDRAIL	DILS001
4.1	STAIR RAILING	---
5.0	SITE FURNISHINGS & SIGNS	DETAIL
5.0	BIKE RACK	AILS002
5.1	LITTER & RECYCLING RECEPTACLE	CILS002
5.2	FIRE FEATURE	---
5.3	PET WASTE STATION	BLS002
5.4	ADIRONDACK CHAIR	---
5.5	CAFE TABLE	---
6.0	DRAINAGE	DETAIL
6.X	NOT USED	---
7.0	SITE LIGHTING & ELECTRICAL	DETAIL
7.0	STREET POLE LIGHT	RE: ELEC
7.1	PEDESTRIAN POLE LIGHT	RE: ELEC
8.0	PLANTING & LANDSCAPE	DETAIL
8.0	DECIDUOUS TREE	DILS002
9.0	MISCELLANEOUS	DETAIL
9.X	NOT USED	---

KEYMAP:

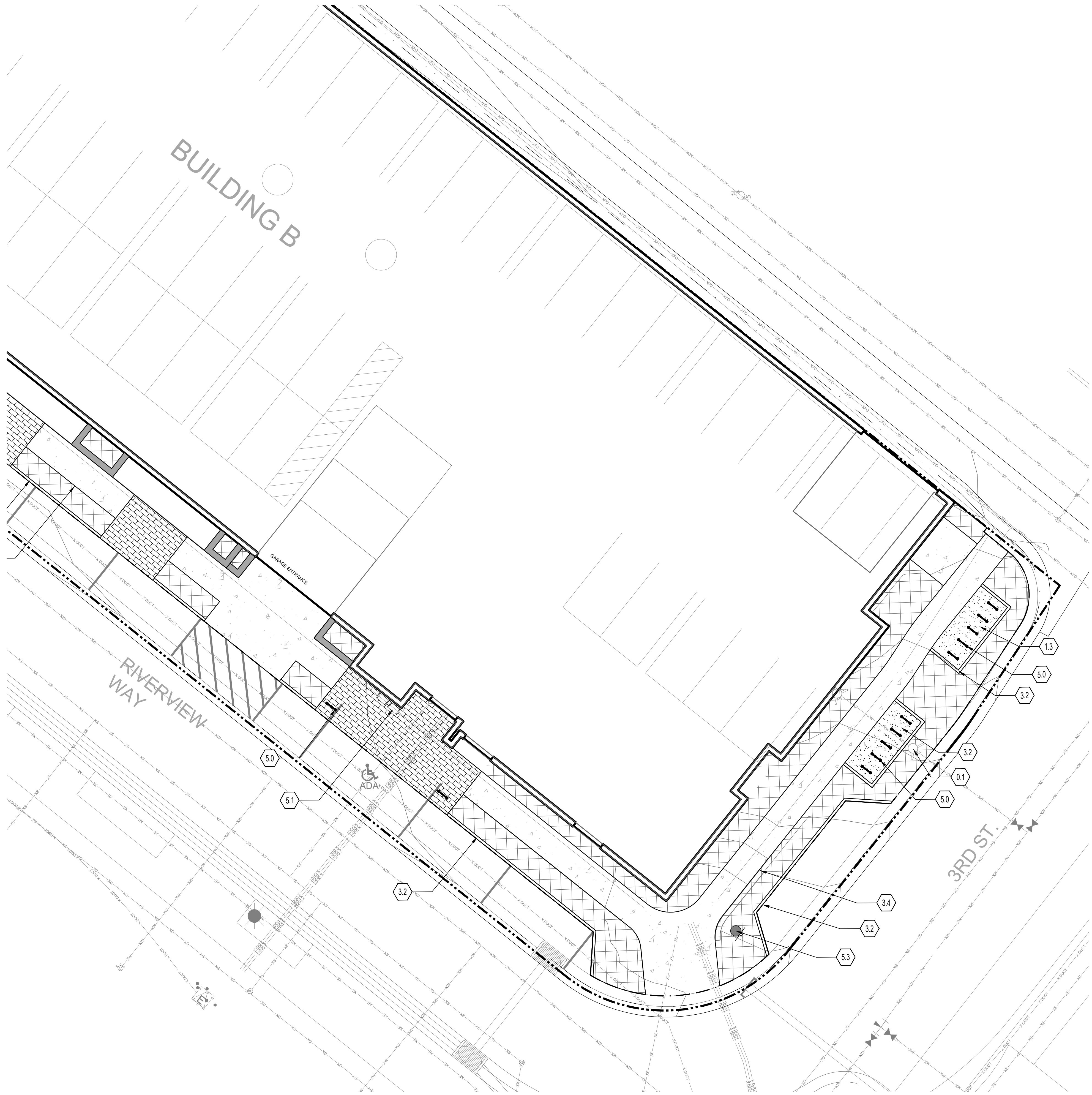


RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO

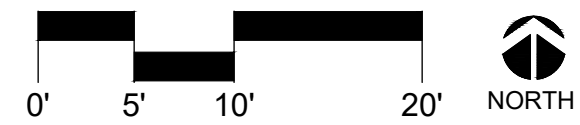
Issue Dates:	
DATE	DESCRIPTION
09.08.23	DEVELOPMENT PLAN
11.16.23	DEVELOPMENT PLAN 2nd SUBMITTAL

Sheet Title
LANDSCAPE PLAN - BUILDING B WEST

Sheet No.
LS102



A LANDSCAPE PLAN - BUILDING B EAST
SCALE: 1"=10'-0"



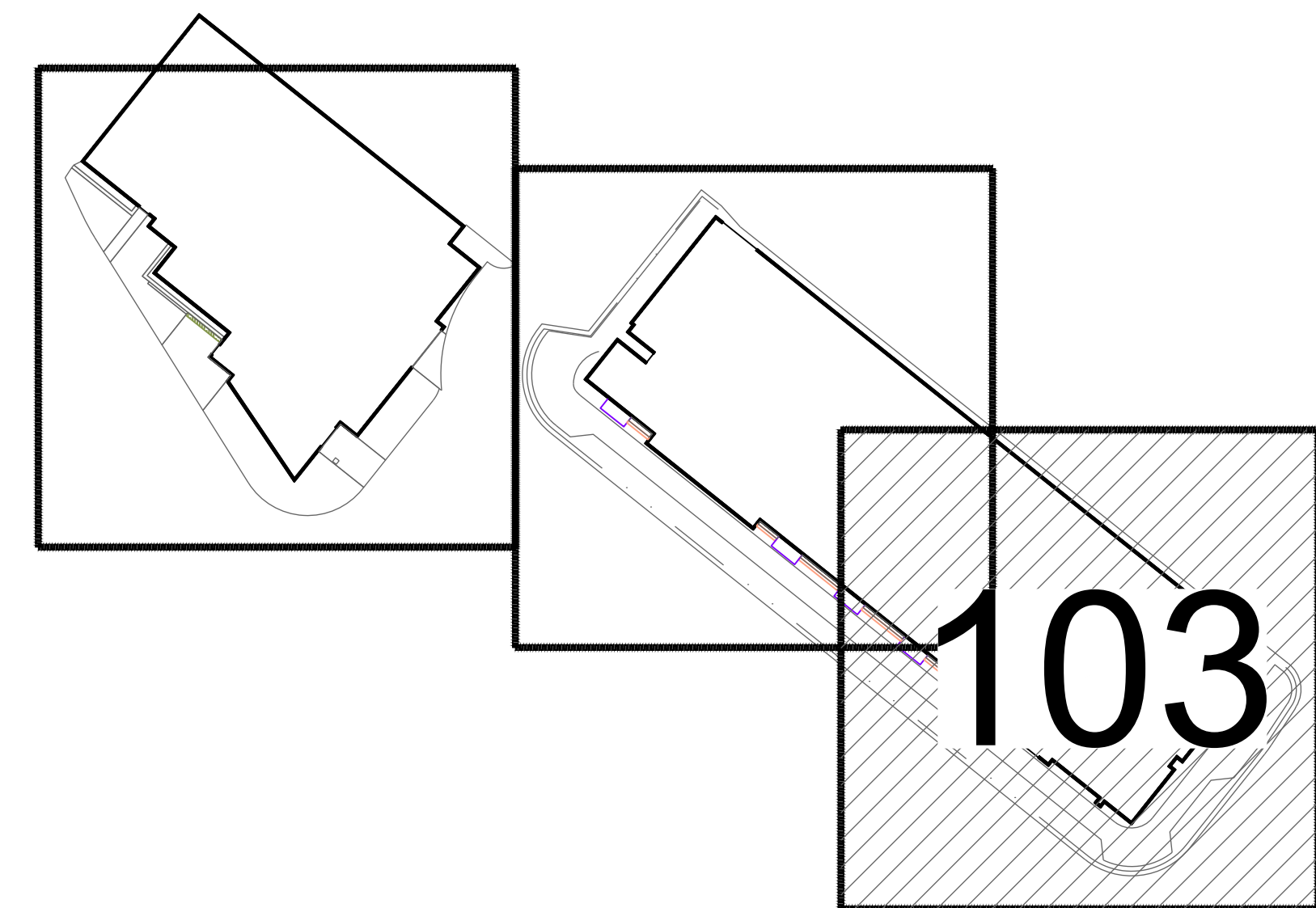
LEGEND

CONCRETE PAVING		PROPERTY LINE		BIKE RACKS	
CRUSHER FINES PAVING		LIMITS OF WORK		TRASH/RECYCLING RECEPTACLES	
CLAY PAVERS		GUARDRAIL		PET WASTE STATION	
STONE PAVING		CONCRETE EDGER		LANDSCAPE BOULDERS	
CEDAR MULCH		CIP WALL		DECIDUOUS TREE	
		FIRE FEATURE			
		CAFE TABLE			
		ADIRONDACK CHAIR			

SITE DETAIL KEYNOTES:

0.0	EXISTING CONDITIONS	
0.0	STREET SIGN	
0.1	FIRE HYDRANT	
0.2	UTILITY VAULT	
1.0	PAVING & SURFACING	DETAIL/SHEETSPEC SECTION
1.0	STANDARD CONCRETE - BROOM FINISH	RE: CIVIL
1.1	CLAY PAVERS	---
1.2	STONE PAVERS	AILS501
1.3	CRUSHER FINES	BLS501
1.4	CEDAR MULCH	---
2.0	STEPS & RAMPS	DETAIL
2.0	STAIRS	---
3.0	WALLS, CURBS & EDGERS	DETAIL
3.0	RETAINING WALL	---
3.1	ROLLOVER CURB	---
3.2	FLUSH CONCRETE HEADER	CILS501
3.3	LANDSCAPE RETAINING BOULDER	EILS502
4.0	RAILINGS, BARRIERS & FENCING	DETAIL
4.0	GUARDRAIL	DILS501
4.1	STAIR RAILING	---
5.0	SITE FURNISHINGS & SIGNS	DETAIL
5.0	BIKE RACK	AILS502
5.1	LITTER & RECYCLING RECEPTACLE	CILS502
5.2	FIRE FEATURE	---
5.3	PET WASTE STATION	BLS502
5.4	ADIRONDACK CHAIR	---
5.5	CAFE TABLE	---
6.0	DRAINAGE	DETAIL
6.X	NOT USED	---
7.0	SITE LIGHTING & ELECTRICAL	DETAIL
7.0	STREET POLE LIGHT	RE: ELEC
7.1	PEDESTRIAN POLE LIGHT	RE: ELEC
8.0	PLANTING & LANDSCAPE	DETAIL
8.0	DECIDUOUS TREE	DILS502
9.0	MISCELLANEOUS	DETAIL
9.X	NOT USED	---

KEYMAP:



RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO

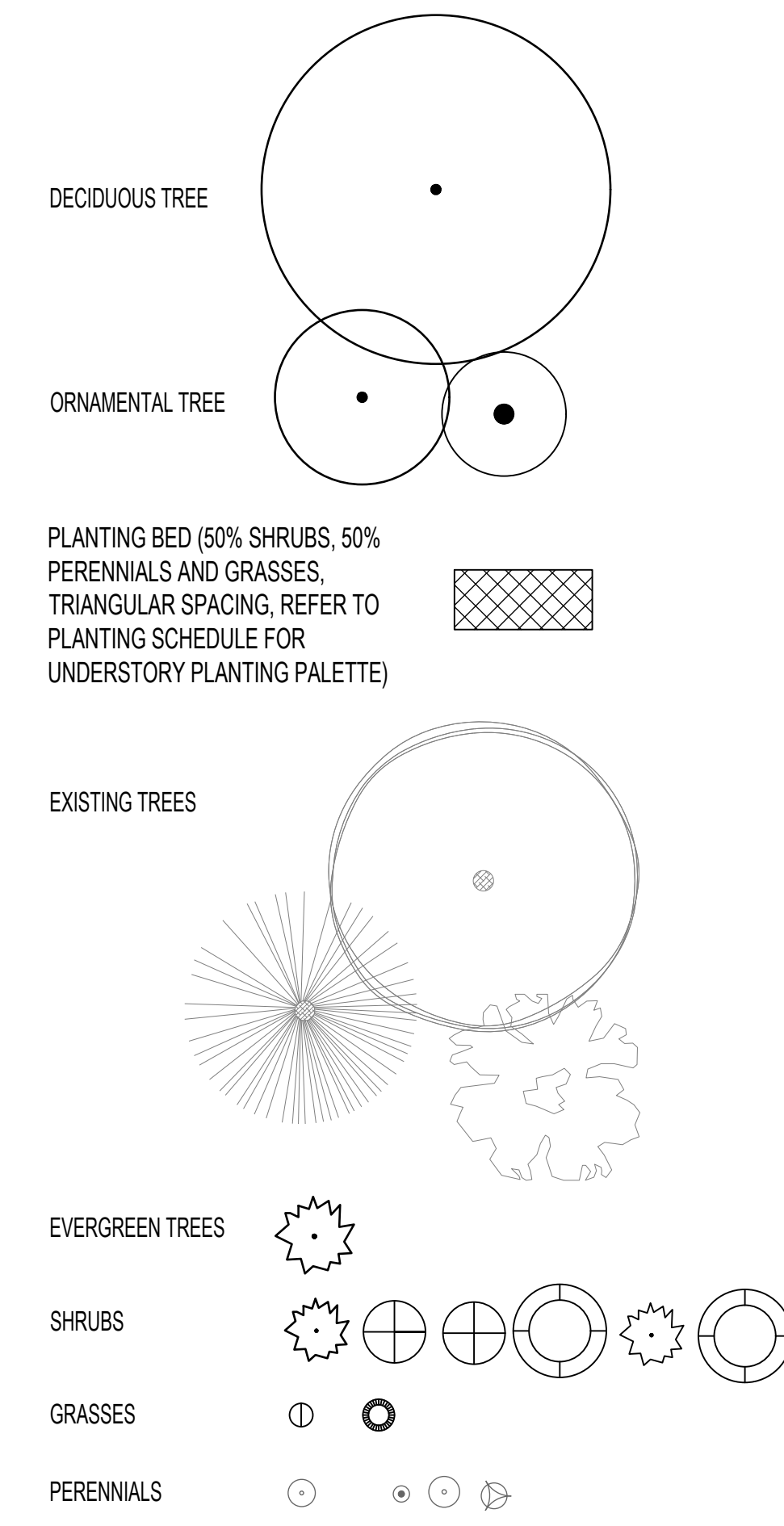
Issue Dates:	
DATE	DESCRIPTION
09.08.23	DEVELOPMENT PLAN
11.16.23	DEVELOPMENT PLAN 2nd SUBMITTAL

Sheet Title
LANDSCAPE PLAN - BUILDING B EAST

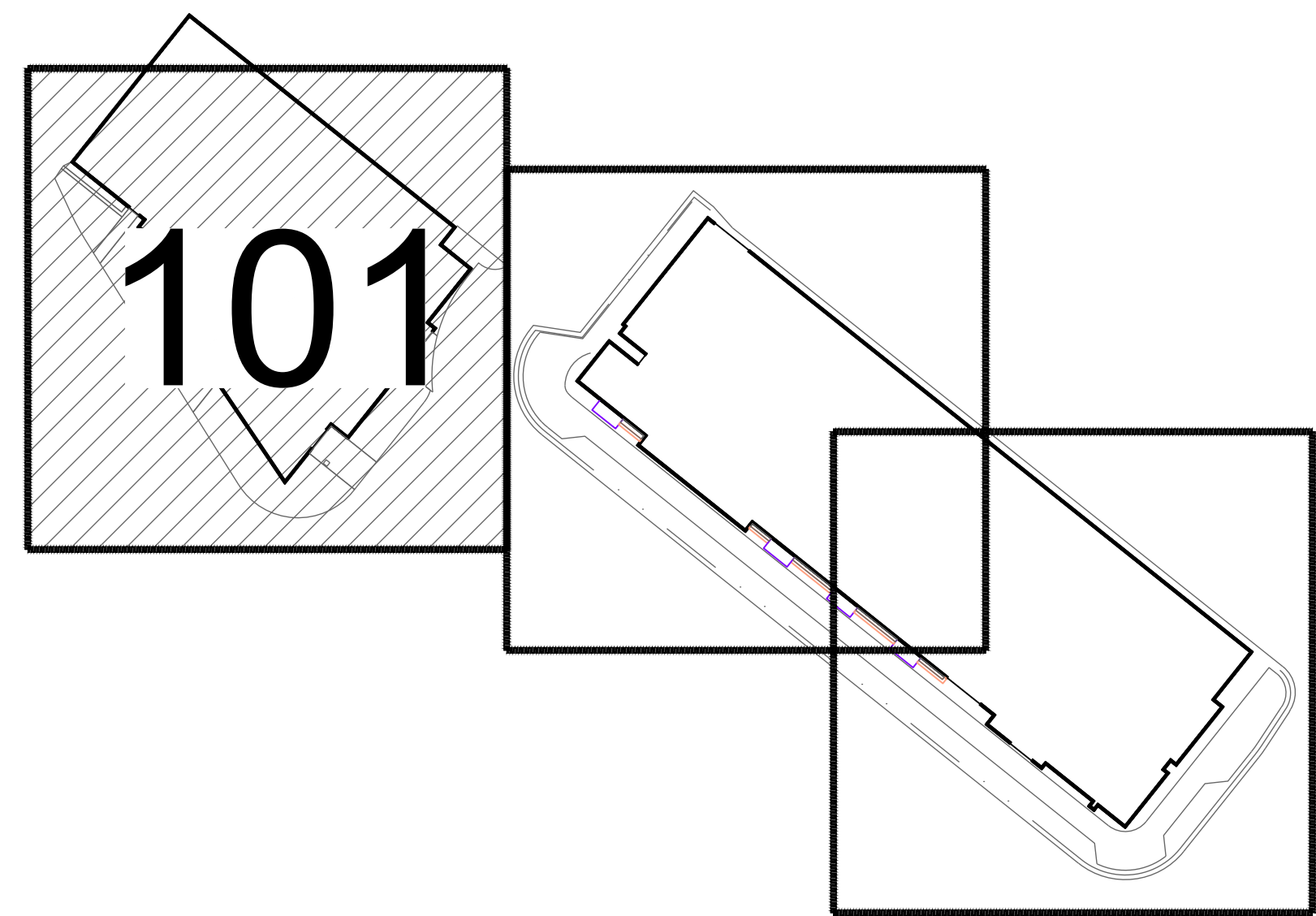
Sheet No.
LS103



LEGEND



KEYMAP:



A PLANTING PLAN - BUILDING E
SCALE: 1"=10'-0"

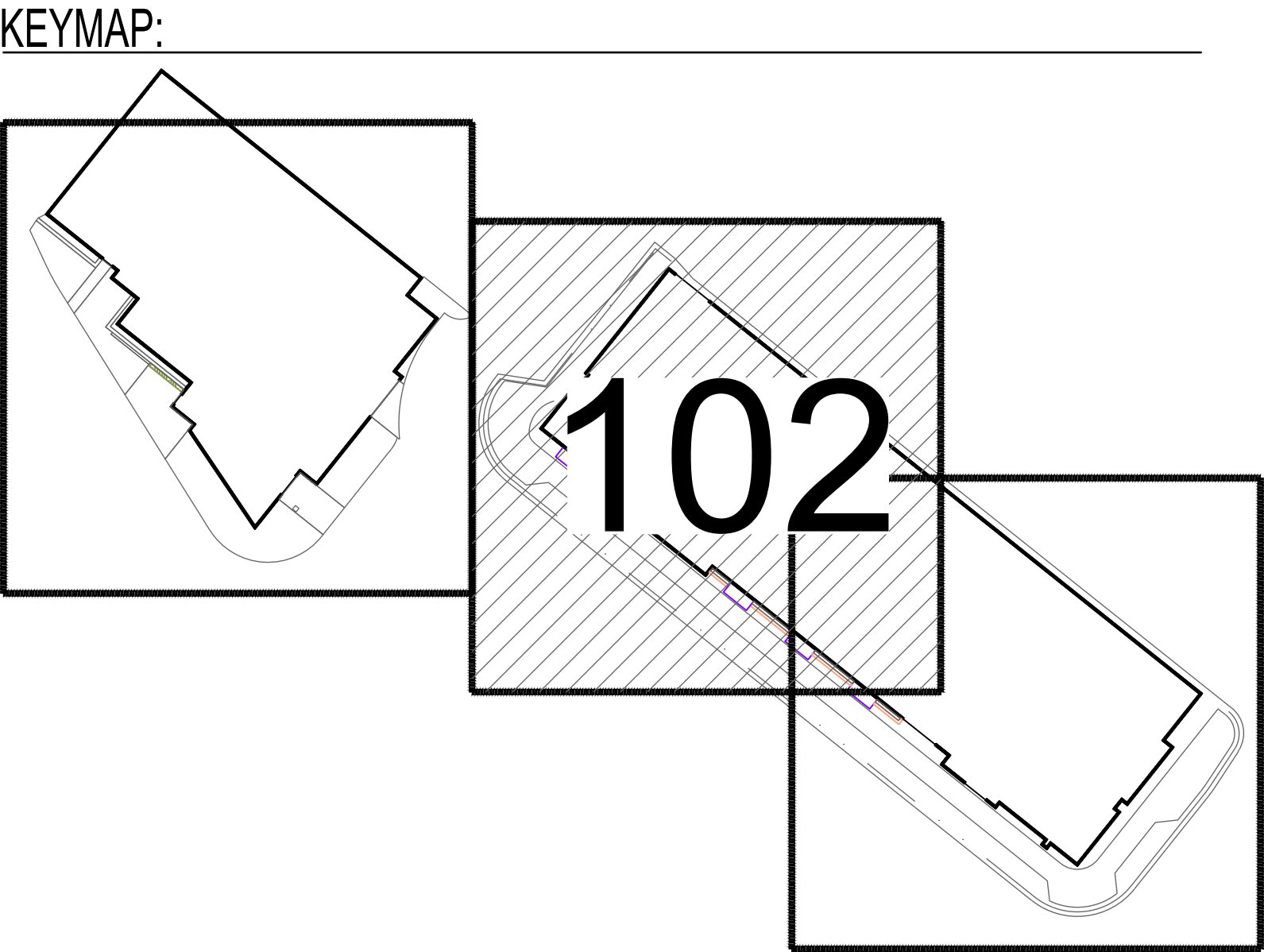
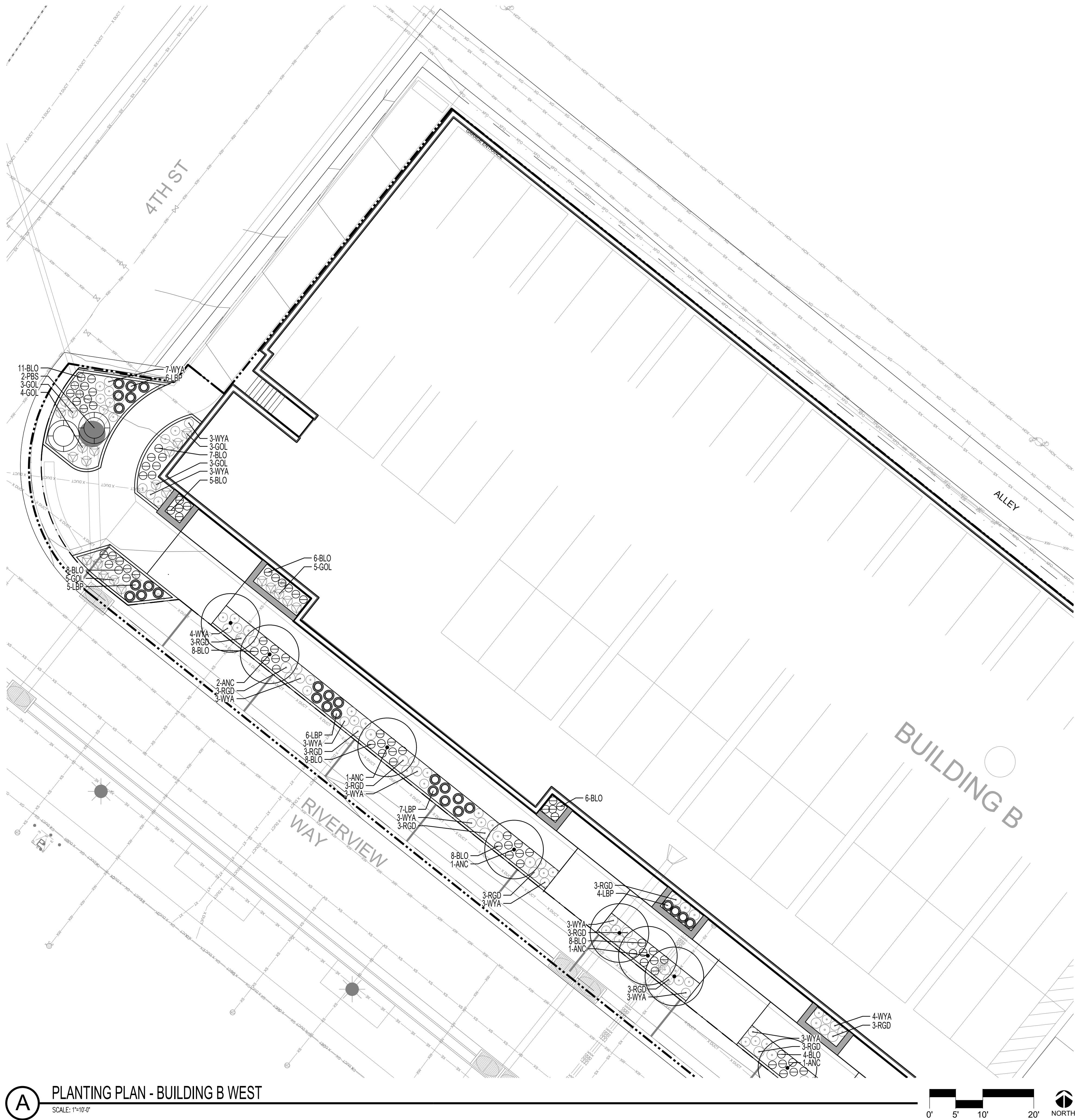


**RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO**

Issue Dates:	
DATE	DESCRIPTION
09.08.23	DEVELOPMENT PLAN
11.16.23	DEVELOPMENT PLAN 2nd SUBMITTAL

Sheet Title
PLANTING PLAN - BUILDING E

Sheet No.
LP101



RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO

Issue Dates:	
DATE	DESCRIPTION
09.08.23	DEVELOPMENT PLAN
11.16.23	DEVELOPMENT PLAN 2nd SUBMITTAL

Sheet Title
PLANTING PLAN - BUILDING B WEST

Sheet No.
LP102



**RIVERVIEW
SITE B & E
STEAMBOAT SPRINGS, CO**

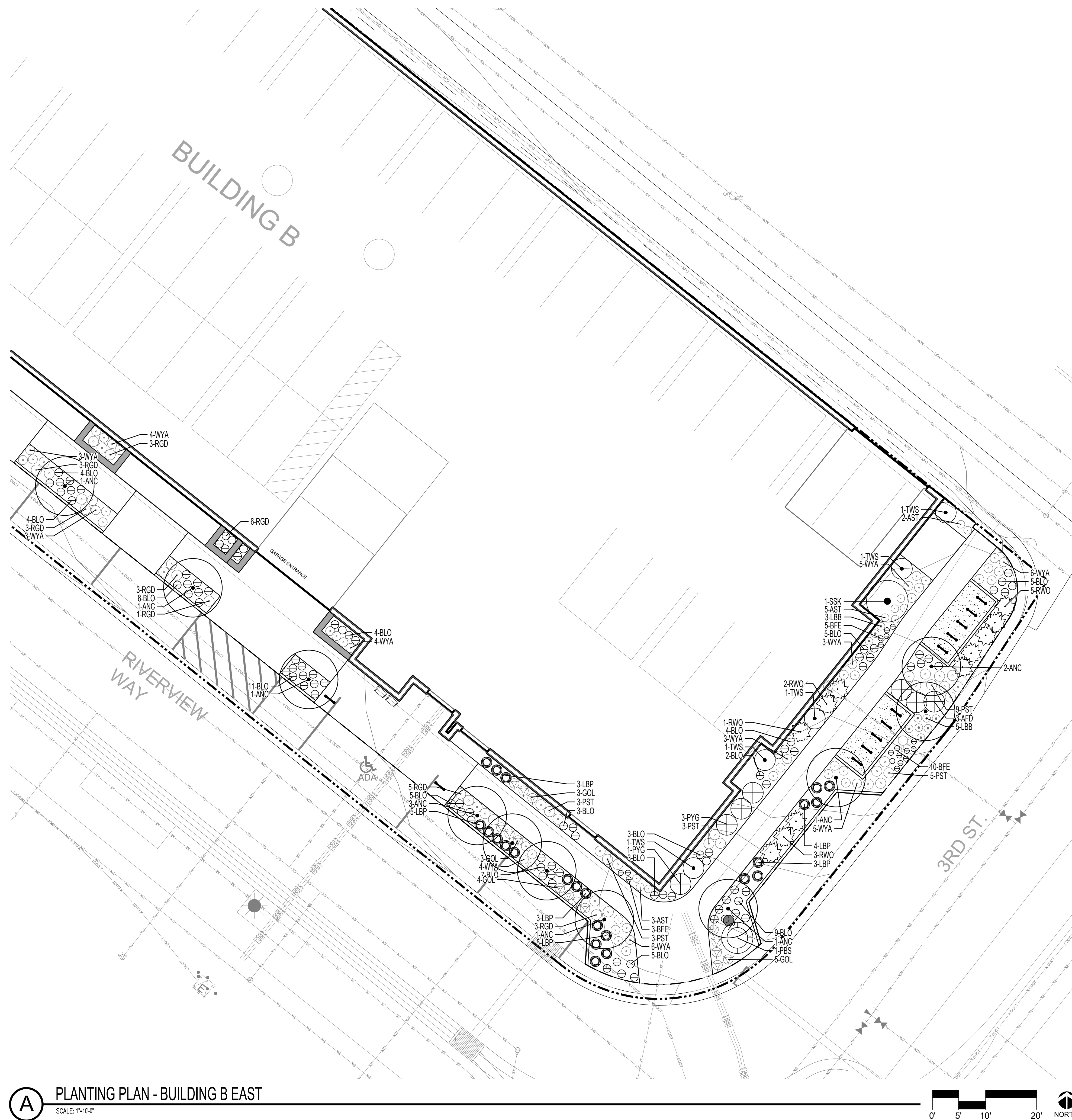
Issue Dates:

DATE	DESCRIPTION
09.08.23	DEVELOPMENT PLAN
11.16.23	DEVELOPMENT PLAN 2nd SUBMITTAL

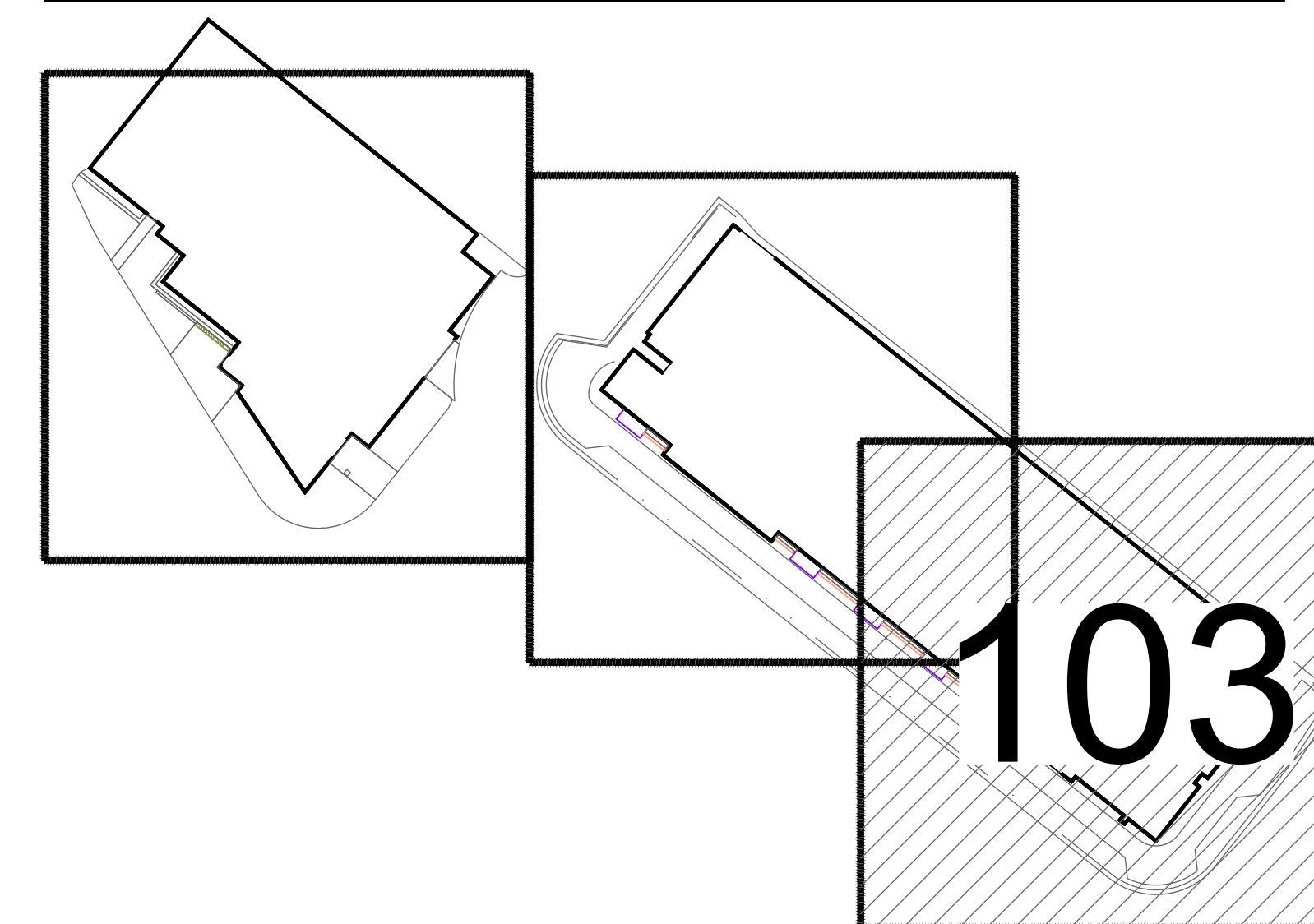
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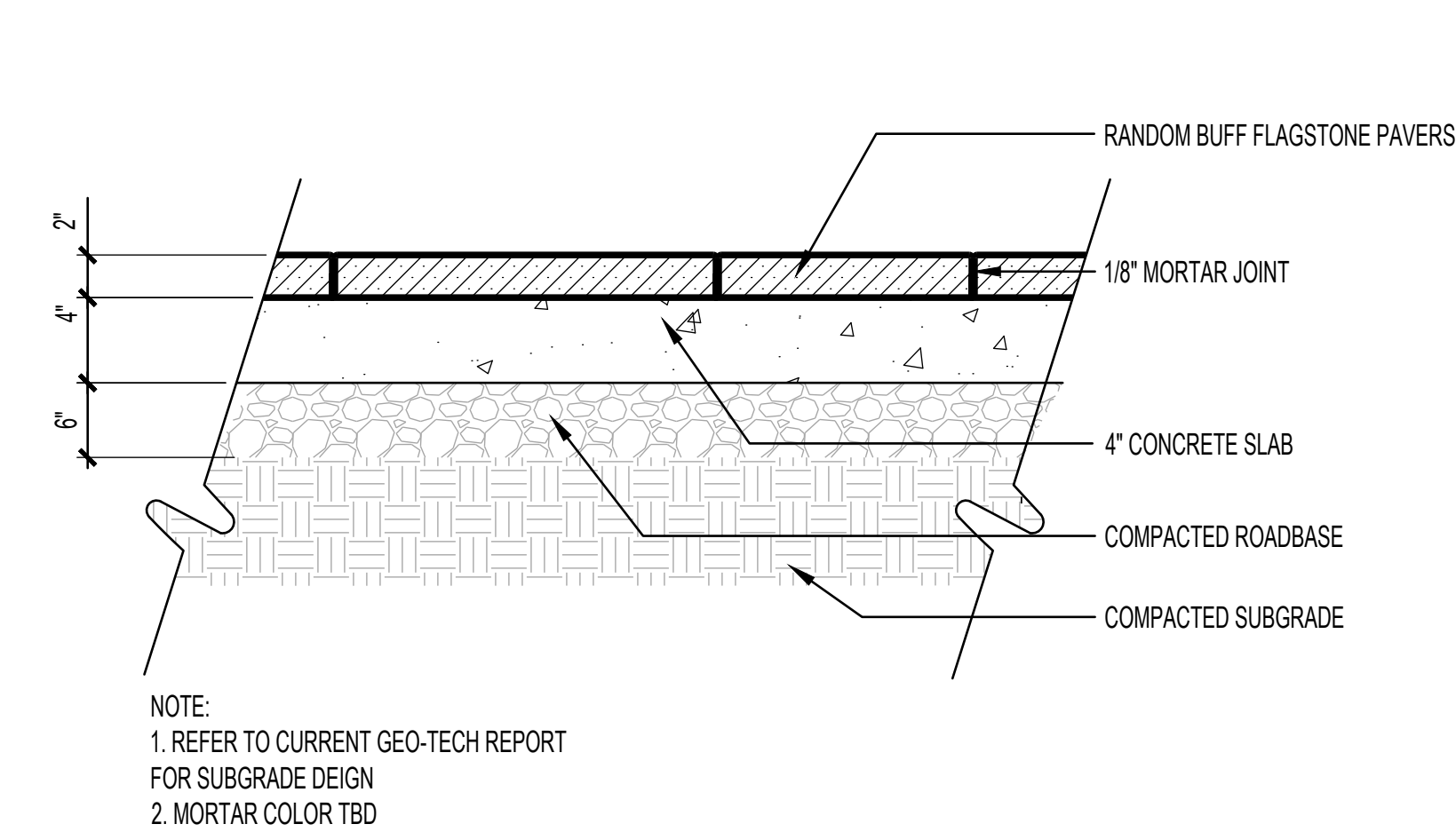
PLANTING PLAN -
BUILDING B EAST

Sheet No.
LP103

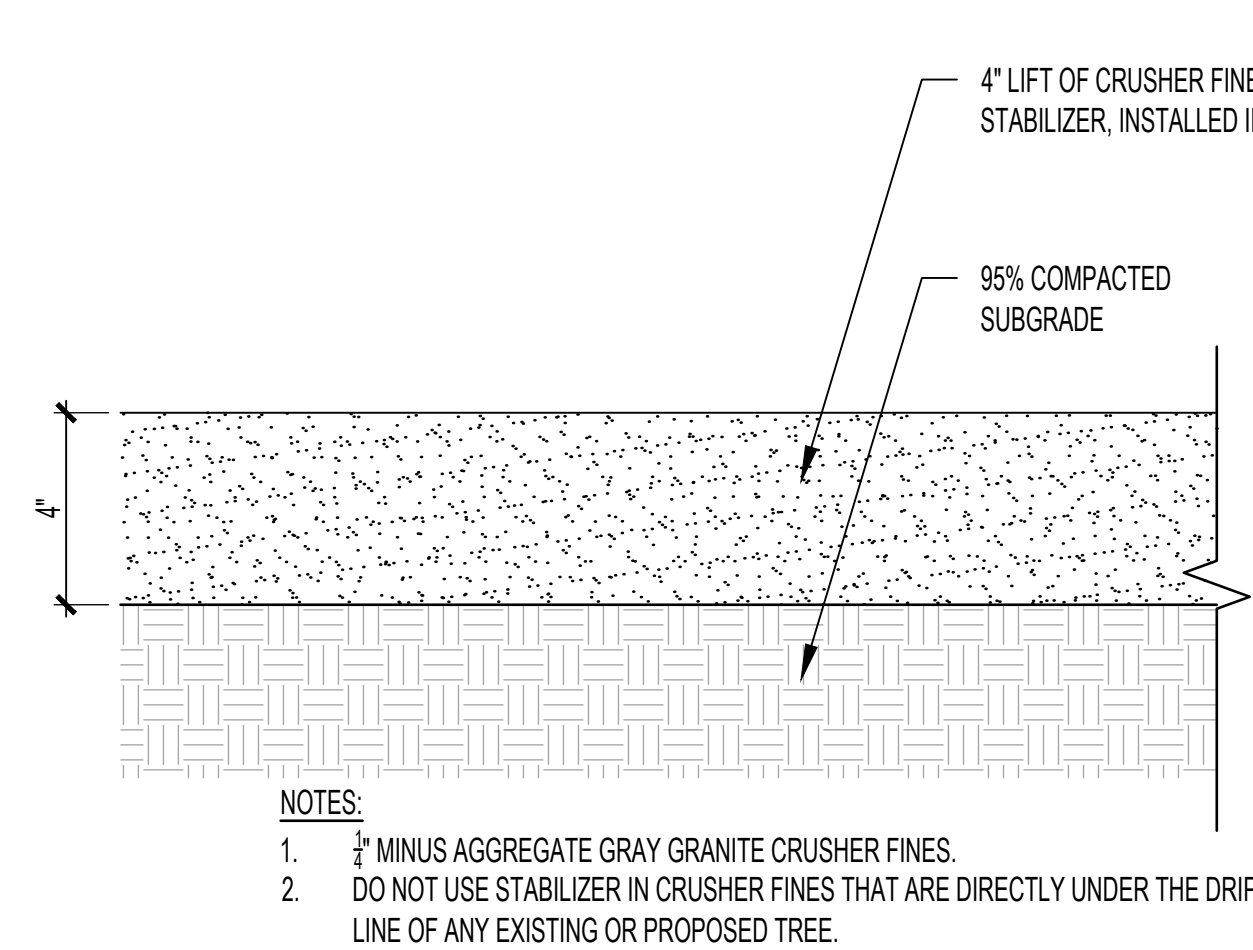


KEYMAP:

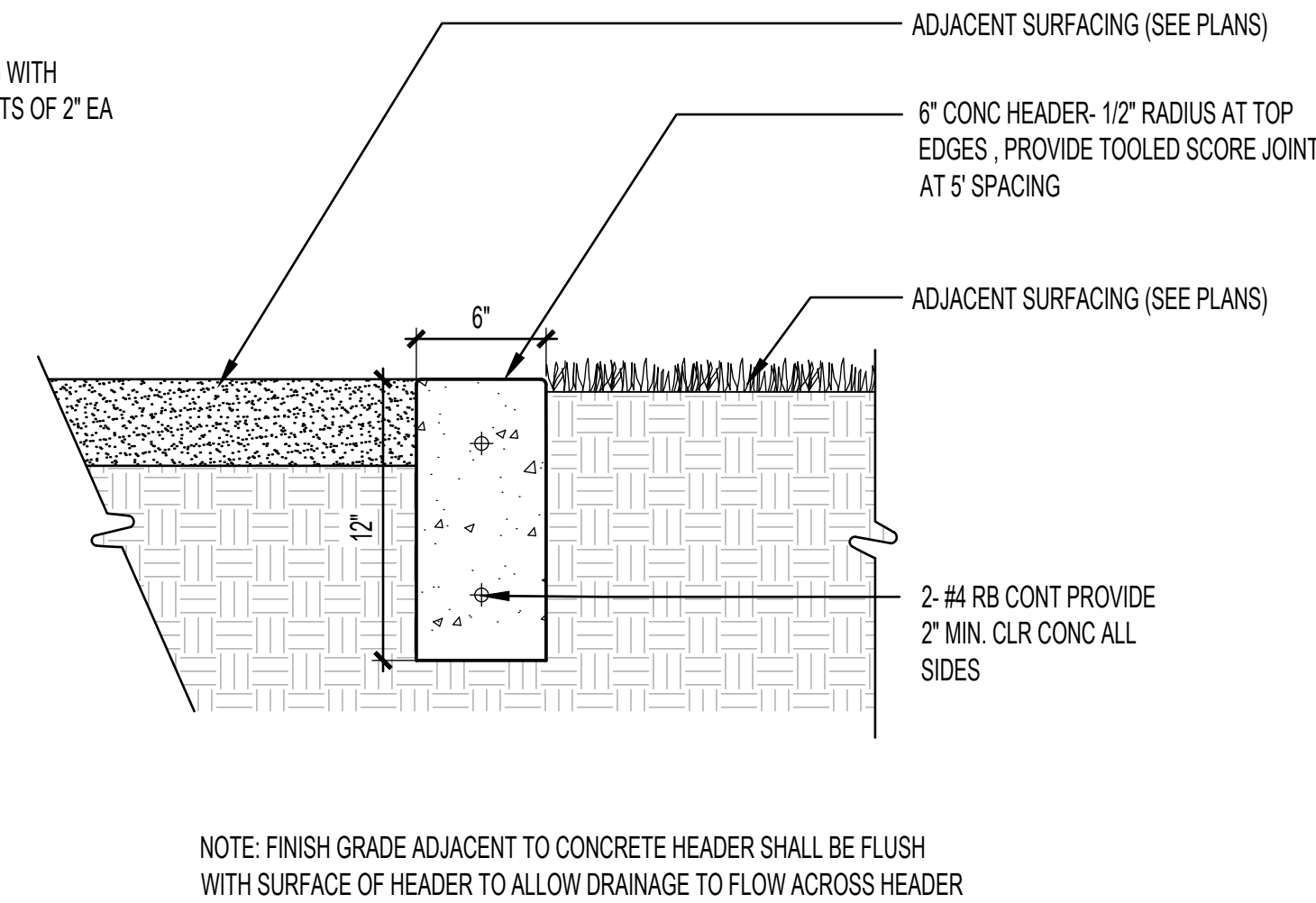




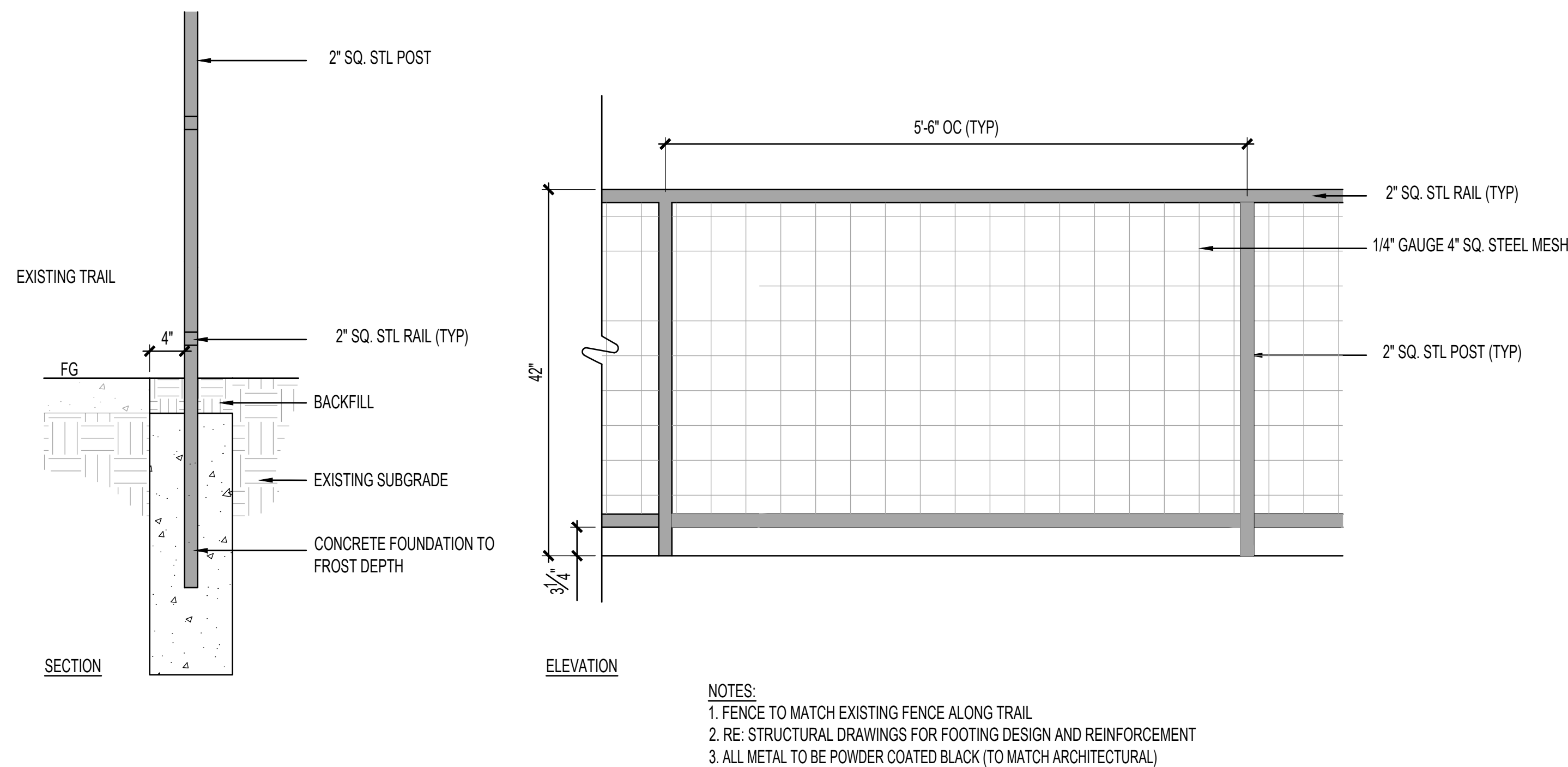
A STONE PAVERS
SCALE: 1/12" = 1'-0"



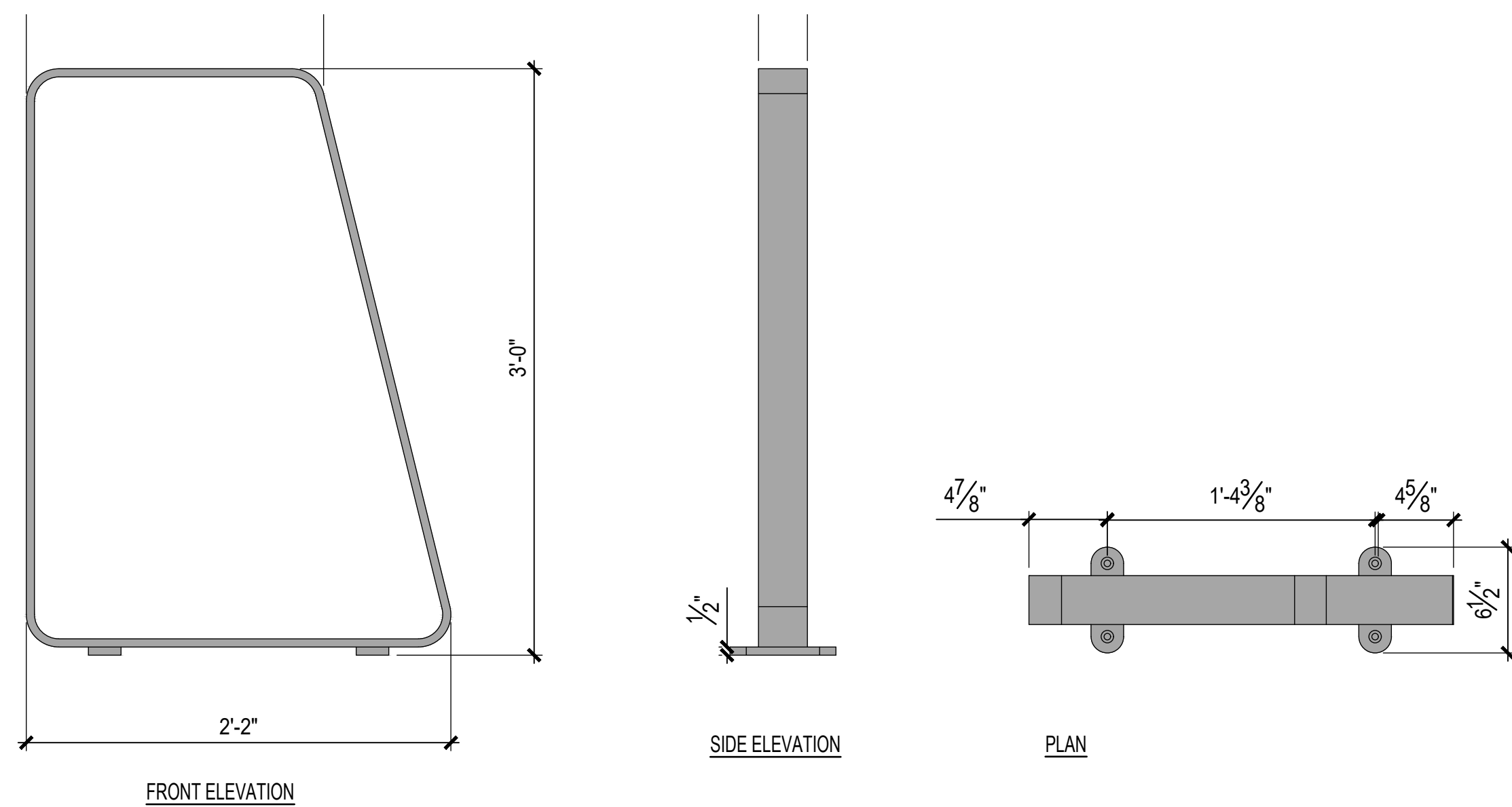
B CRUSHER FINES
SCALE: 3/4" = 1'-0"



C FLUSH CONCRETE HEADER
SCALE: 1/12" = 1'-0"



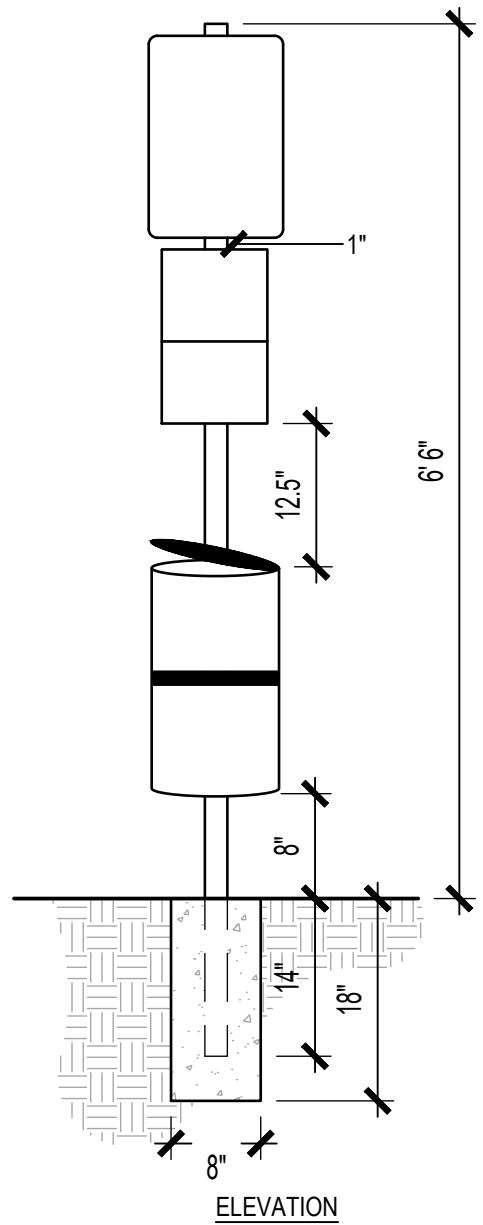
D GUARDRAIL
SCALE: 1/4" = 1'-0"



SEE SPECIFICATIONS SECTION 323300 FOR MORE INFORMATION

A BIKE RACK

SCALE: 1 1/2" = 1'-0"



MANUFACTURER: CARROT-TOP INDUSTRIES OR APPROVED EQUAL

MODEL: DOGIPOT OR APPROVED EQUAL

COLOR/FINISH: GREEN/STEEL

INSTALL PER MANUFACTURERS RECOMMENDATIONS

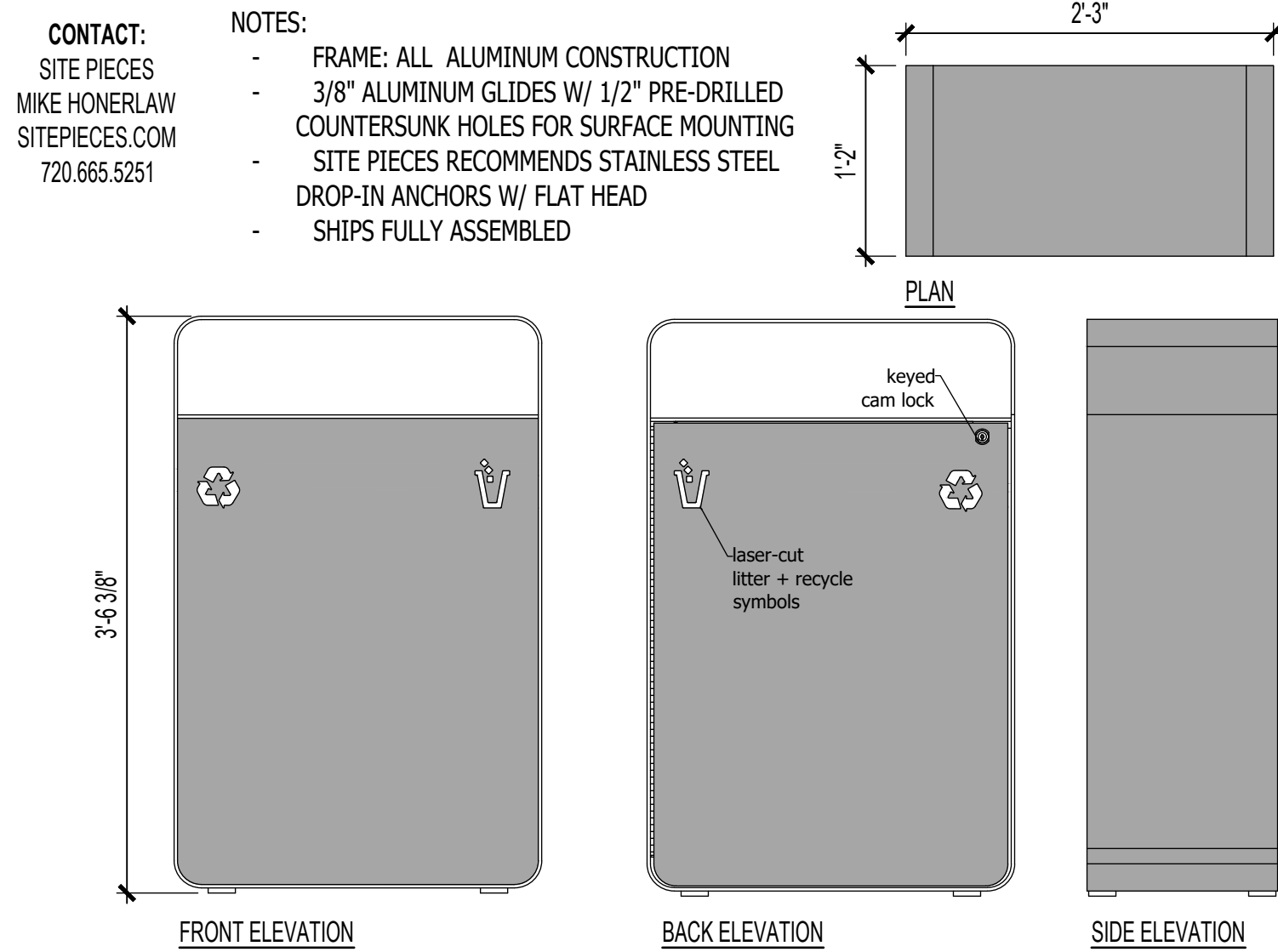
NOTES:

1. SECURE OPERABLE PARTS NO HIGHER THAN 48" ABOVE FINISH GRADE.

2. (1) TOTAL STATIONS

B PET WASTE STATION

SCALE: NTS



CONTACT: SITE PIECES MIKE HONERLAW SITEPIECES.COM 720.665.5251

NOTES:

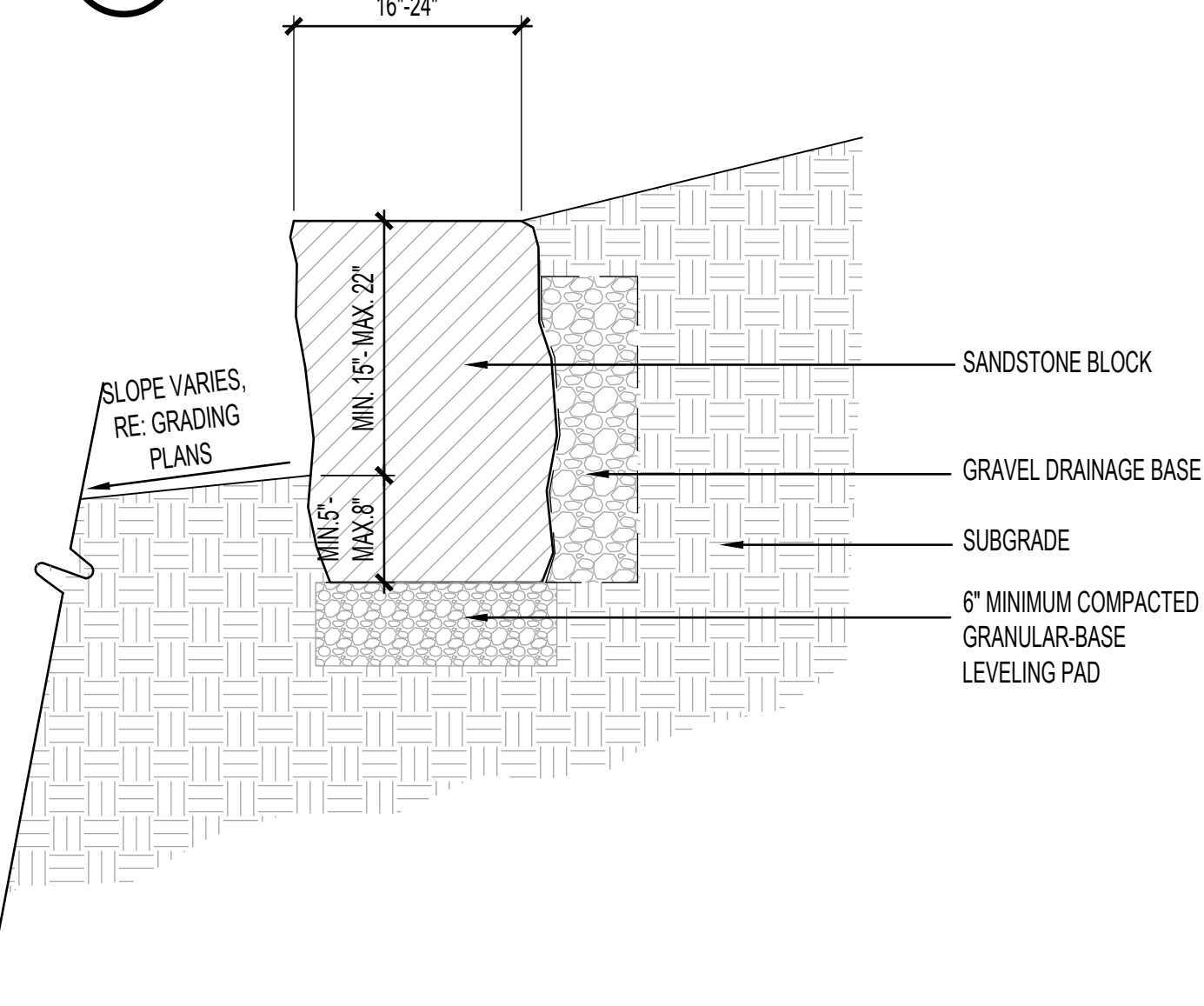
- FRAME: ALL ALUMINUM CONSTRUCTION
- 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
- SITE PIECES RECOMMENDS STAINLESS STEEL DROP-IN ANCHORS W/ FLAT HEAD SHIPS FULLY ASSEMBLED

SEE SPECIFICATIONS SECTION 323300 FOR MORE INFORMATION

C TRASH & RECYCLING RECEPTACLE

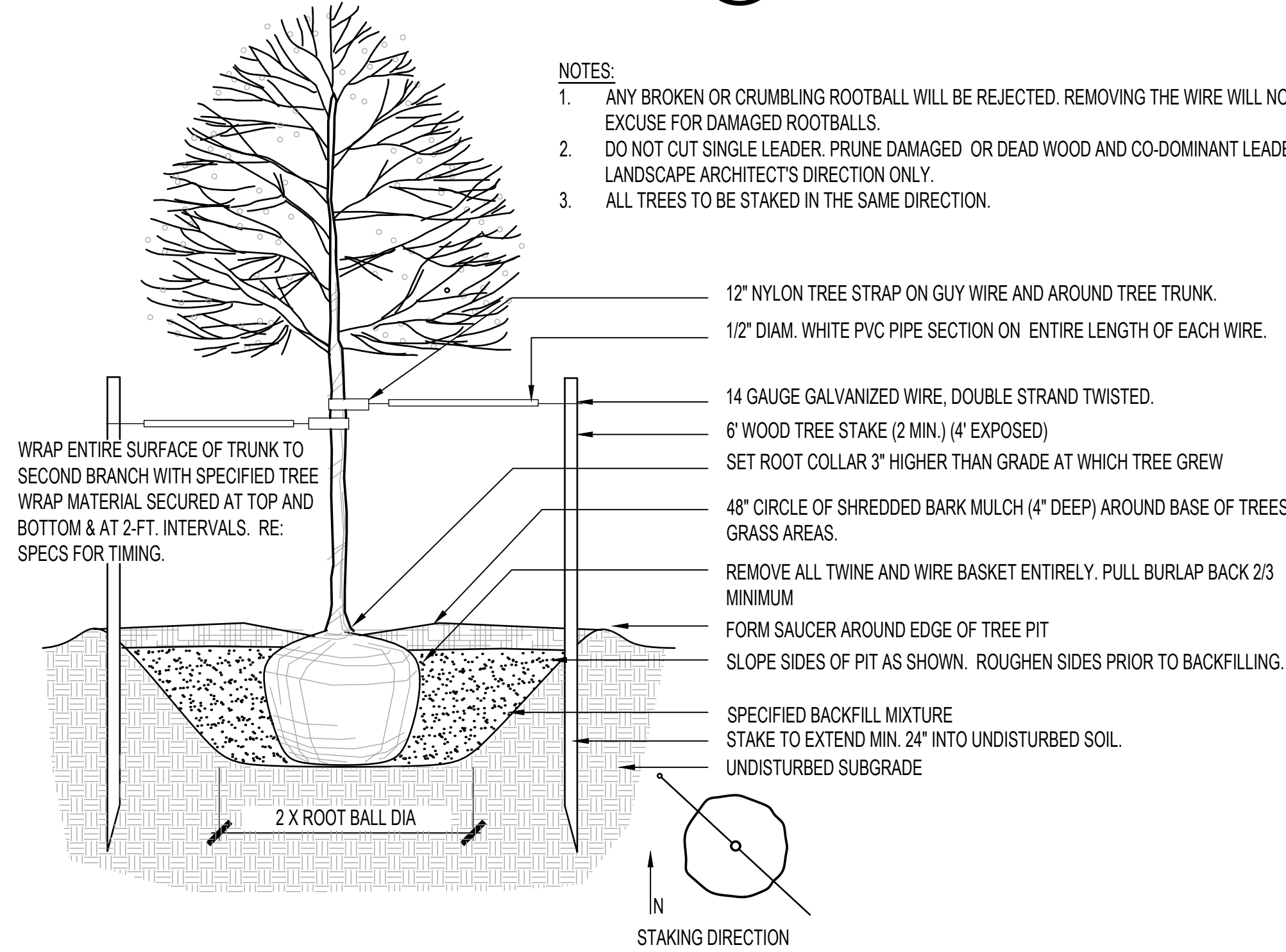
SCALE: 1" = 1'-0"

FILENAME



E BOULDER RETAINING WALL

SCALE: 1" = 1'-0"



NOTES:

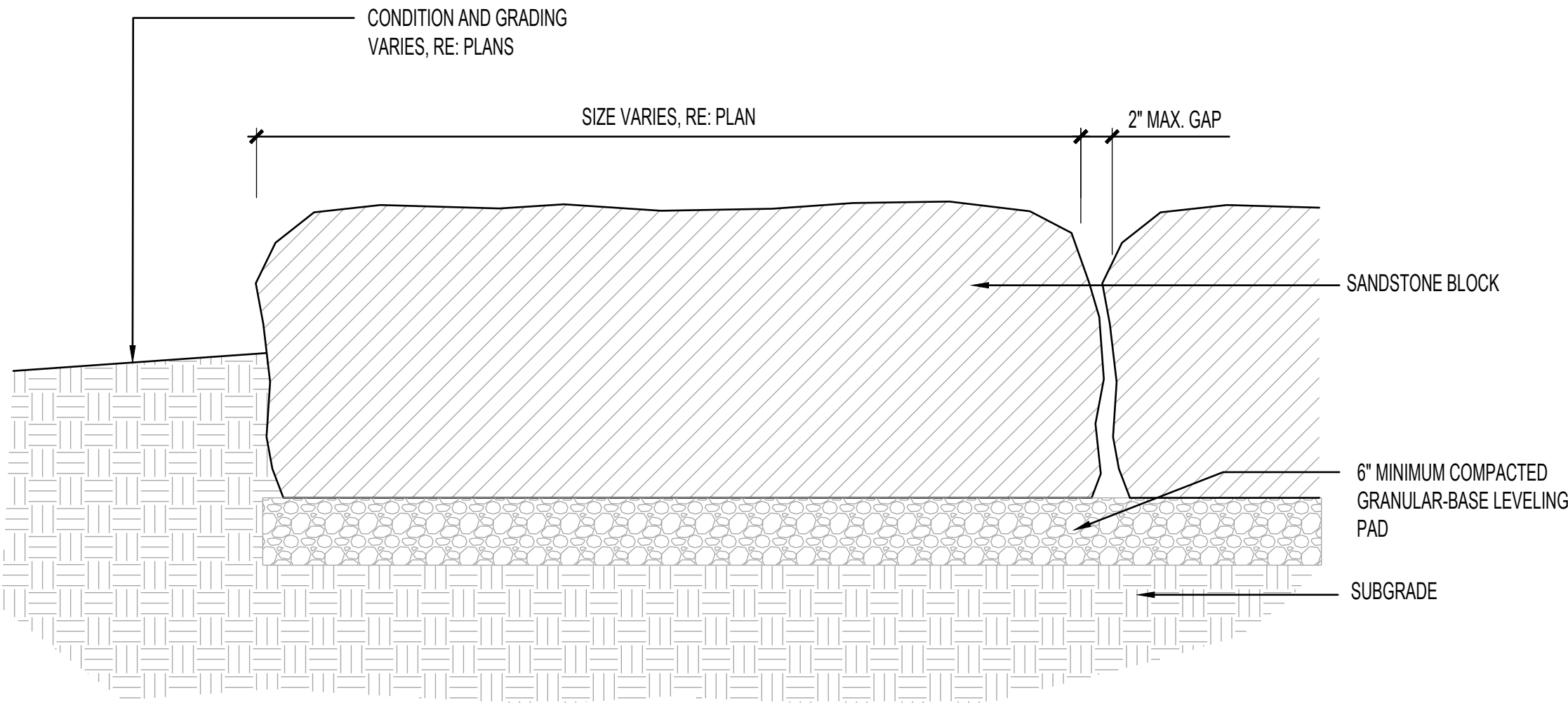
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

2. DO NOT CUT SINGLE LEADER. PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.

3. ALL TREES TO BE STAKED IN THE SAME DIRECTION.

D DECIDUOUS TREE PLANTING

SCALE: NTS



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