



PLAN KEYNOTES		
10	PAVING	
	1.1 CONC. UNIT PAVERS	DTL 1/SHT L.401
	1.2 CONC. UNIT PAVER DRAINAGE PAN	DTL 2/SHT L.401
	1.3 CIP CONCRETE @ LOADING DOCK	DTL 3/SHT L.401
1.4 CIP @ CONC. BAND	DTL 4/SHT L.401	
20	SITE ELEMENTS	
	2.1 BENCH - TYPE I	DTL 5/SHT L.401
	2.2 BENCH - TYPE II	DTL 6/SHT L.401
	2.3 BEAR PROOF TRASH AND RECYCLING RECEPTACLES	DTL 7/SHT L.401
	2.4 BOLLARD - REMOVABLE	DTL 8/SHT L.401
	2.5 BIKE RACK	DTL 9/SHT L.401
	2.6 METAL PLANTER	DTL 10/SHT L.401
	2.7 GATE	DTL 11/SHT L.402
	2.8 COLLUMN	DTL 12/SHT L.402
	2.9 42" PEDESTRIAN GUARDRAIL	DTL 3/SHT L.402
2.10 WEST PROMENADE WALL - UPPER SECTION	DTL 8/SHT L.402	
30	PLANTING	
	3.1 EVERGREEN TREE	DTL 4/SHT L.402
	3.2 DECIDUOUS TREE	DTL 5/SHT L.402
	3.3 SHRUB PLANTING	DTL 6/SHT L.402
3.4 PERENNIAL PLANTING	DTL 7/SHT L.402	

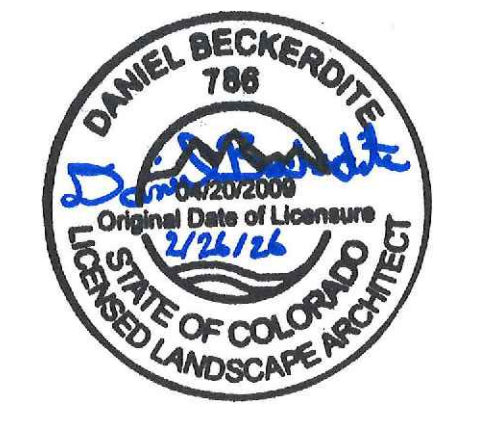
SITUATIONAL KEYNOTES	
1	RE: STRUCTURAL FOR 42" RAISED WALL DETAIL
2	RE: REDI ROCK DRAWINGS FOR BLOCK WALL DESIGN
3	RESET EX. FIRE FEATURES TO WORK WITH PROPOSED GRADES
4	EX: BOULDERS TO REMAIN
5	SIGNAGE TO BE PROVIDED ON GATE TO READ, "PEDESTRIAN ACCESS AND AUTHORIZED SERVICE VEHICLES ONLY"
6	RELOCATED STORM SEWER
7	MATCH EX. PAVEMENT EDGE

- GENERAL NOTES**
- IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
  - THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
  - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
  - THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
  - ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- SITE LAYOUT NOTES**
- ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
  - CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
  - SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
  - PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.



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**THE STOCKMAN**  
 1965 SKI TIME SQUARE  
 STEAMBOAT SPRINGS, CO 80487

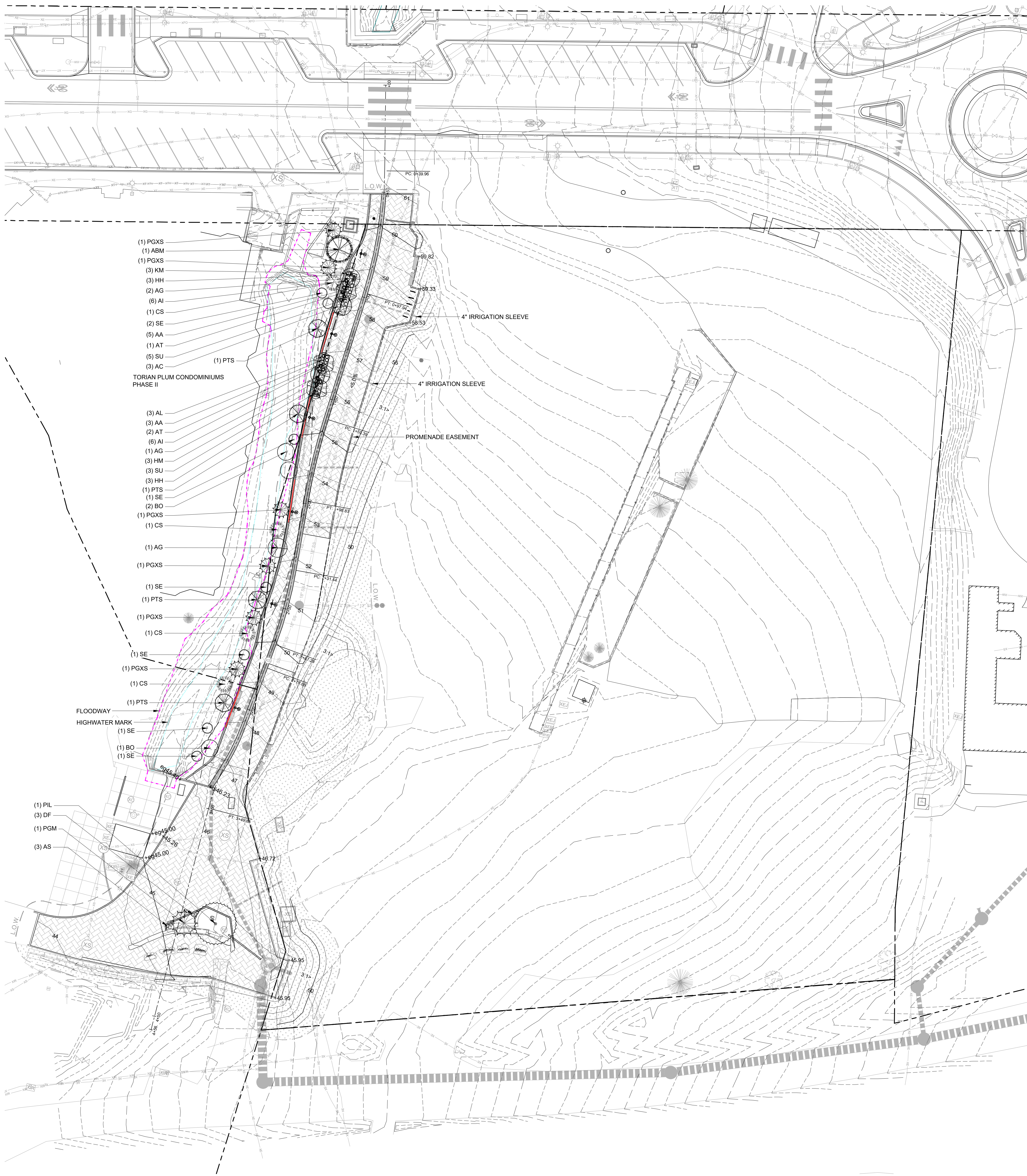
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**GRADING & FILL PERMIT**  
 SHEET TITLE:  
**SITE & MATERIAL PLAN**

SHEET NUMBER  
**L.101**





**PLANT LEGEND**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>						
	AG	4	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	5'	B&B
	AT	3	ALNUS INCANA TENUIFOLIA	THINLEAF ALDER	5'	B&B
	BO	3	BETULA OCCIDENTALIS	WATER BIRCH	5'	B&B
	PTS	4	POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL	B&B
<b>EVERGREEN TREES</b>						
	ABM	1	ABIES CONCOLOR	WHITE FIR	16'	B&B
	PGM	1	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	16'	B&B
	PGXS	6	PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	8'	B&B
	PIL	1	PICEA PUNGENS 'COLORADO GREEN'	BLUE SPRUCE	20'	B&B
<b>DECIDUOUS SHRUBS</b>						
	CS	4	CORNUS SERICEA 'BAILEY'S REDTIG'	RED TWIG DOGWOOD	5 GAL	
	SE	7	SALIX EXIGUA	COYOTE WILLOW	5 GAL	
<b>GRASSES</b>						
	AI	12	ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL	
	KM	3	KOELERIA MACRANTHA	PRAIRIE JUNEGRASS	1 GAL	
<b>PERENNIALS</b>						
	AA	8	AQUILEGIA ALPINA	ALPINE COLUMBINE	1 GAL	
	AC	3	AQUILEGIA X CRIMSON STAR	CRIMSON STAR COLUMBINE	1 GAL	
	AL	3	ASTER ALPINUS GOLIATH	GOLIATH ALPINE ASTER	1 GAL	
	AS	3	AURINIA SAXATILIS	BASKET OF GOLD	1 GAL	
	DF	3	DELPHINIUM X 'MAGIC FOUNTAINS'	MAGIC FOUNTAIN DELPHINIUM	1 GAL	
	HH	6	HOSTA X 'HONEYBELLS'	HONEYBELLS HOSTA	1 GAL	
	HM	3	HEUCHERA AMERICANA 'MARVELOUS MARBLE'	MARVELOUS MARBLE CORAL BELL	1 GAL	
	SU	8	SYMPHYOTRICHUM NOVI-BELGII 'PINK BOUQUET'	PINK BOUQUET NEW YORK ASTER	1 GAL	
<b>GROUND COVERS</b>						
	NS	10,232 SF	NATIVE SEED	NATIVE SEED	N/A	
	RS	3,311 SF	RIPARIAN SEED MIX	RIPARIAN MIX	N/A	

**LANDSCAPE NOTES**

- ROOTBALLS TO BE FREE OF WEEDS.
- SIZES ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.
- INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC (4 CU. YD.) YARDS PER ONE THOUSAND (1000 SQ. FT.) SQUARE FEET TO A DEPTH OF SIX (6) INCHES INTO LANDSCAPE AREAS (UNLESS CONTRAINDICATED BY A SOIL TEST).
- A SOIL MANAGEMENT REPORT WILL BE PROVIDED BY THE PROJECT DESIGN TEAM THAT INCLUDES: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDED SOIL AMENDMENTS.
- PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
- FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND CONTINUOUS. WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. TOPSOIL DEPTHS SHALL BE 2" IN NATIVE SEED AREAS AND 8" IN SHRUB AND GROUND COVER AREAS AND 4" IN SOD AREAS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
- TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDED OR OTHERWISE TREATED TO ENSURE STABILITY.
- A MINIMUM THREE (3) INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- ALL PROPOSED TREE, SHRUB, SOD AND PERENNIAL AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. NATIVE HABITAT RESTORATION AREAS WILL NOT HAVE AN IRRIGATION SYSTEM.
- WEED MAT TO BE LOCATED UNDER MULCH IN SHRUB AND GROUNDCOVER AREAS.
- THE WATER SOURCE FOR IRRIGATING THE PROPOSED LANDSCAPING IS ANTICIPATED TO BE FROM THE BUILDING (NOT SHOWN) AND WILL BE INCLUDED WITH THE FUTURE BUILDING DEPARTMENT.
- REVEGETATE ALL DISTURBING AREAS WITH NATIVE SEED MIX PER CIVIL DRAWINGS.



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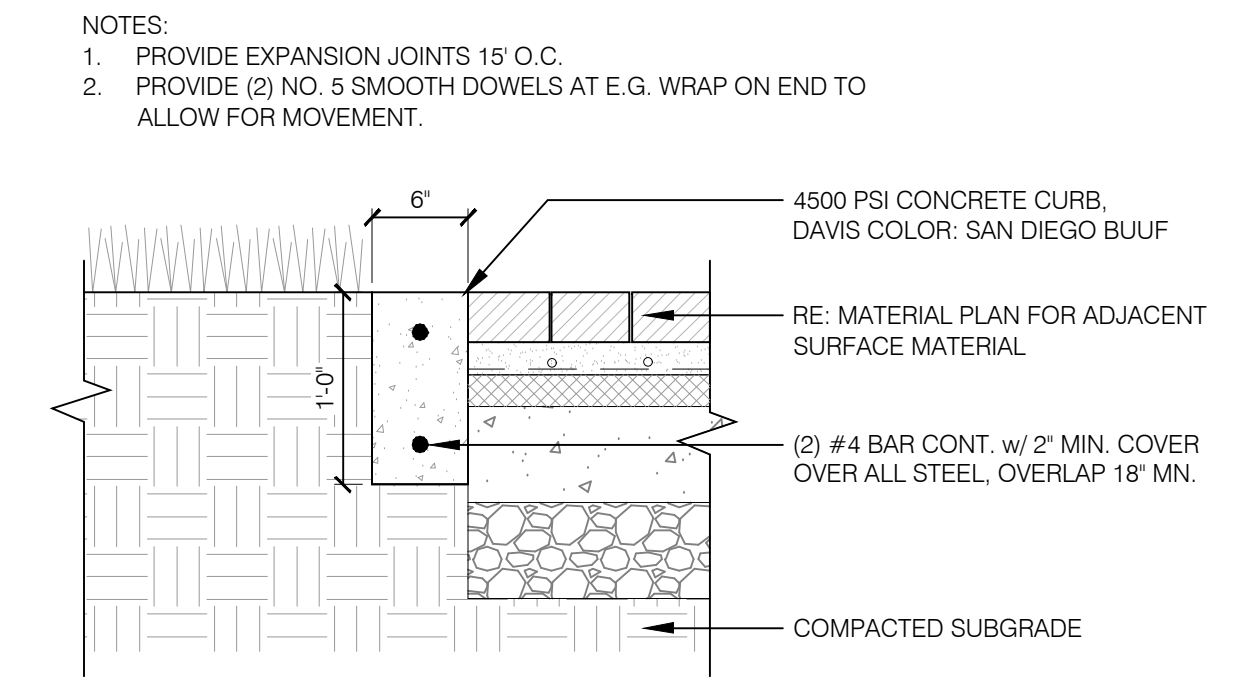
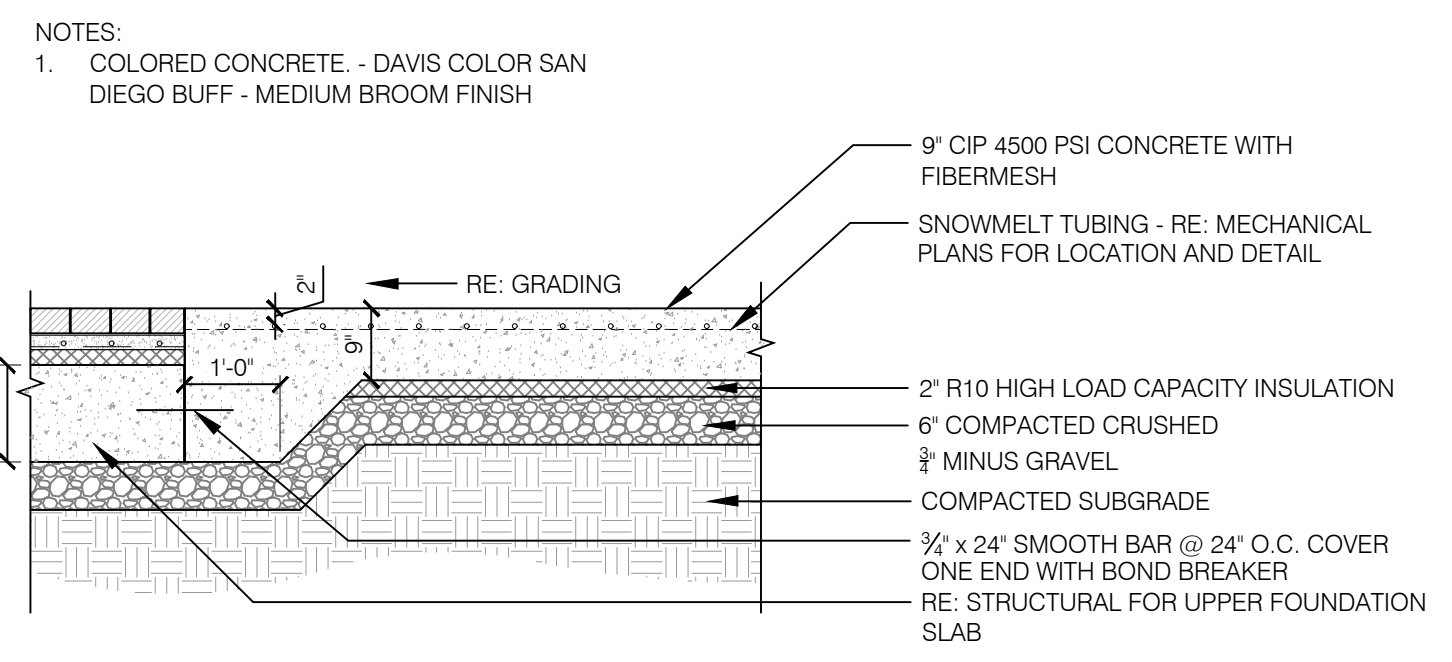
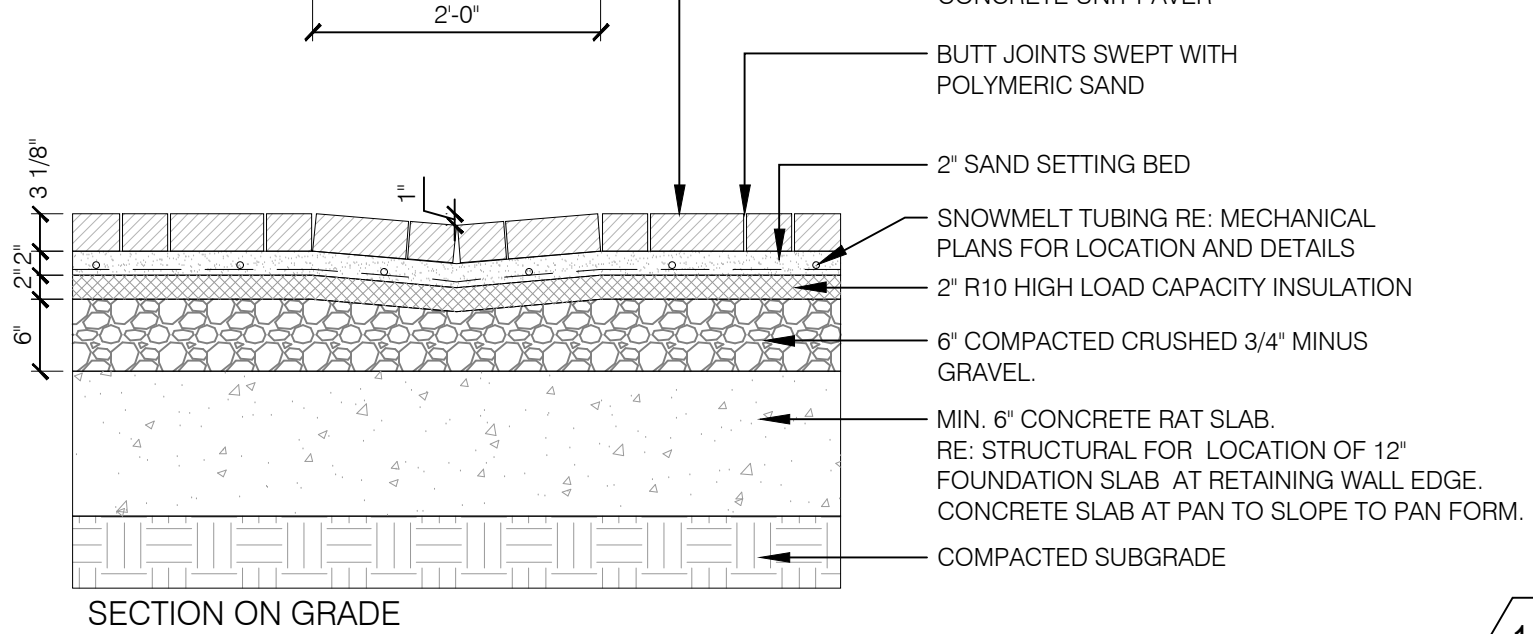
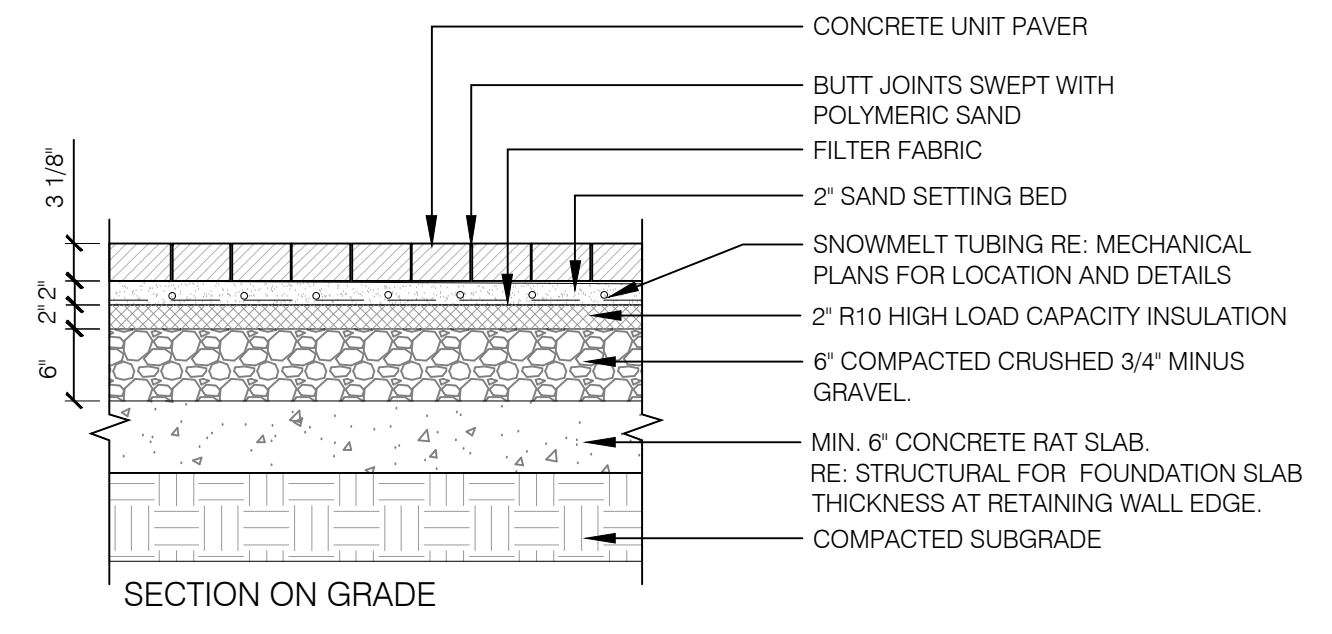
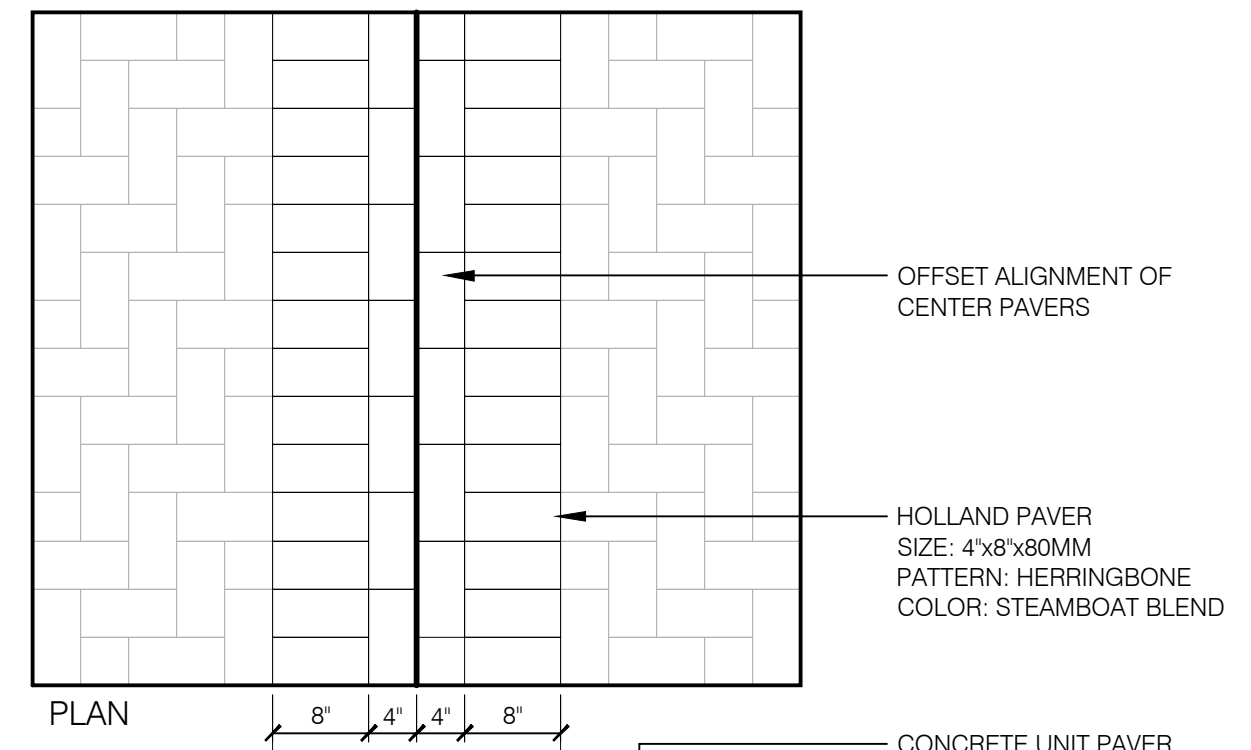
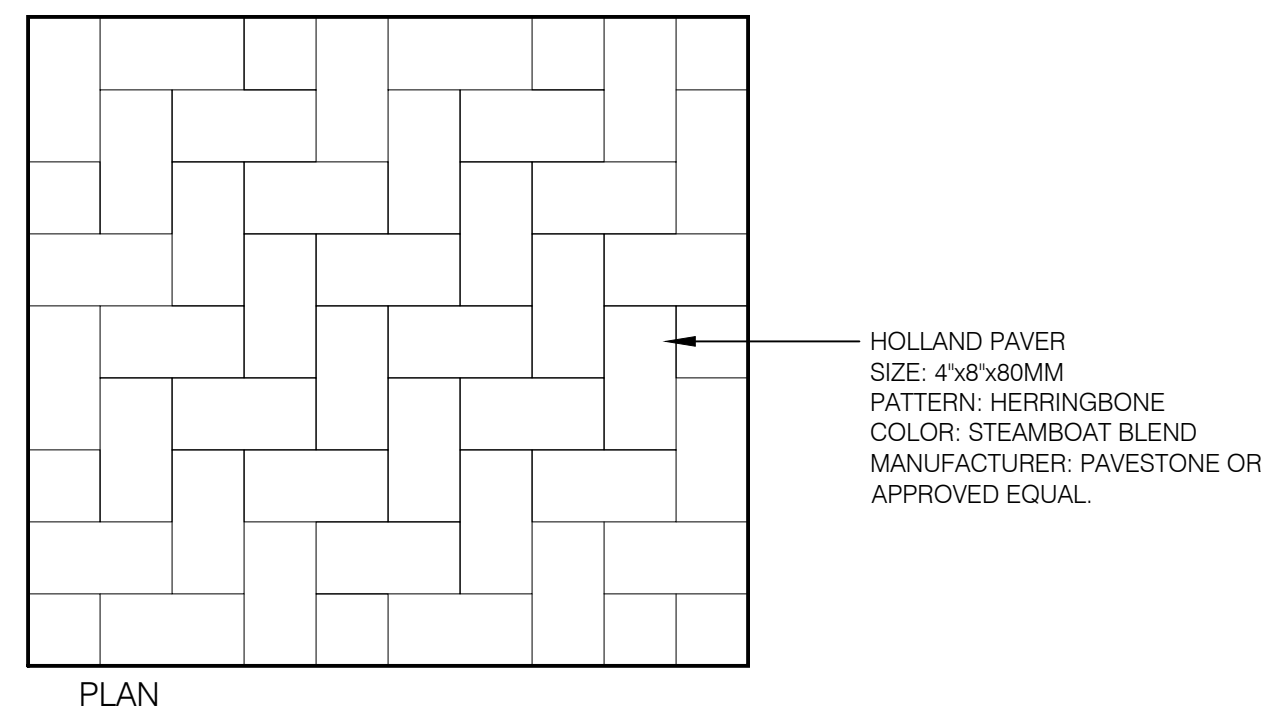
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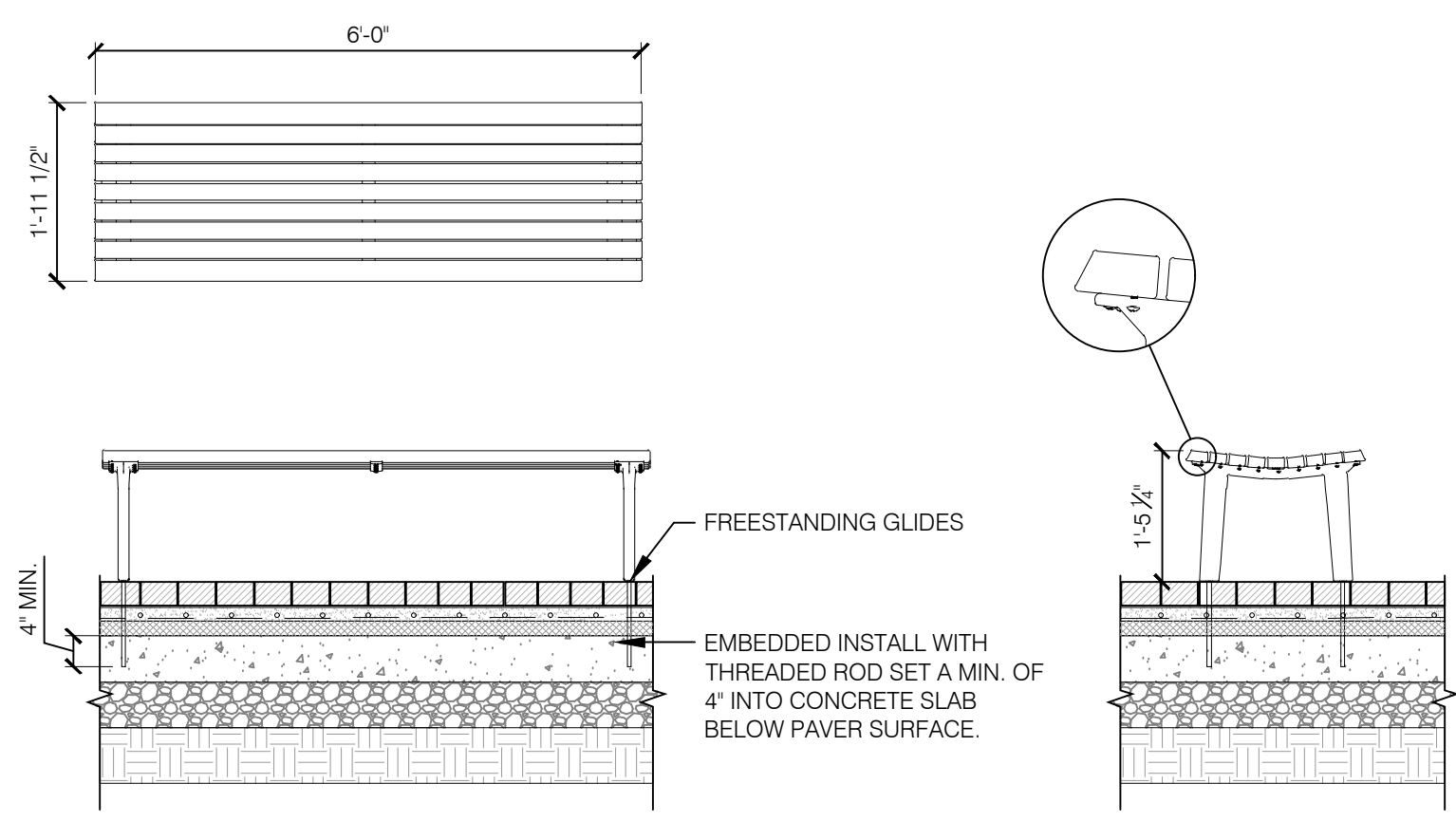
**1**  
**L401** **CONC. UNIT PAVERS** SCALE: 3/4" = 1'-0"

**2**  
**L401** **CONC. UNIT PAVER DRAINAGE PAN** SCALE: 3/4" = 1'-0"

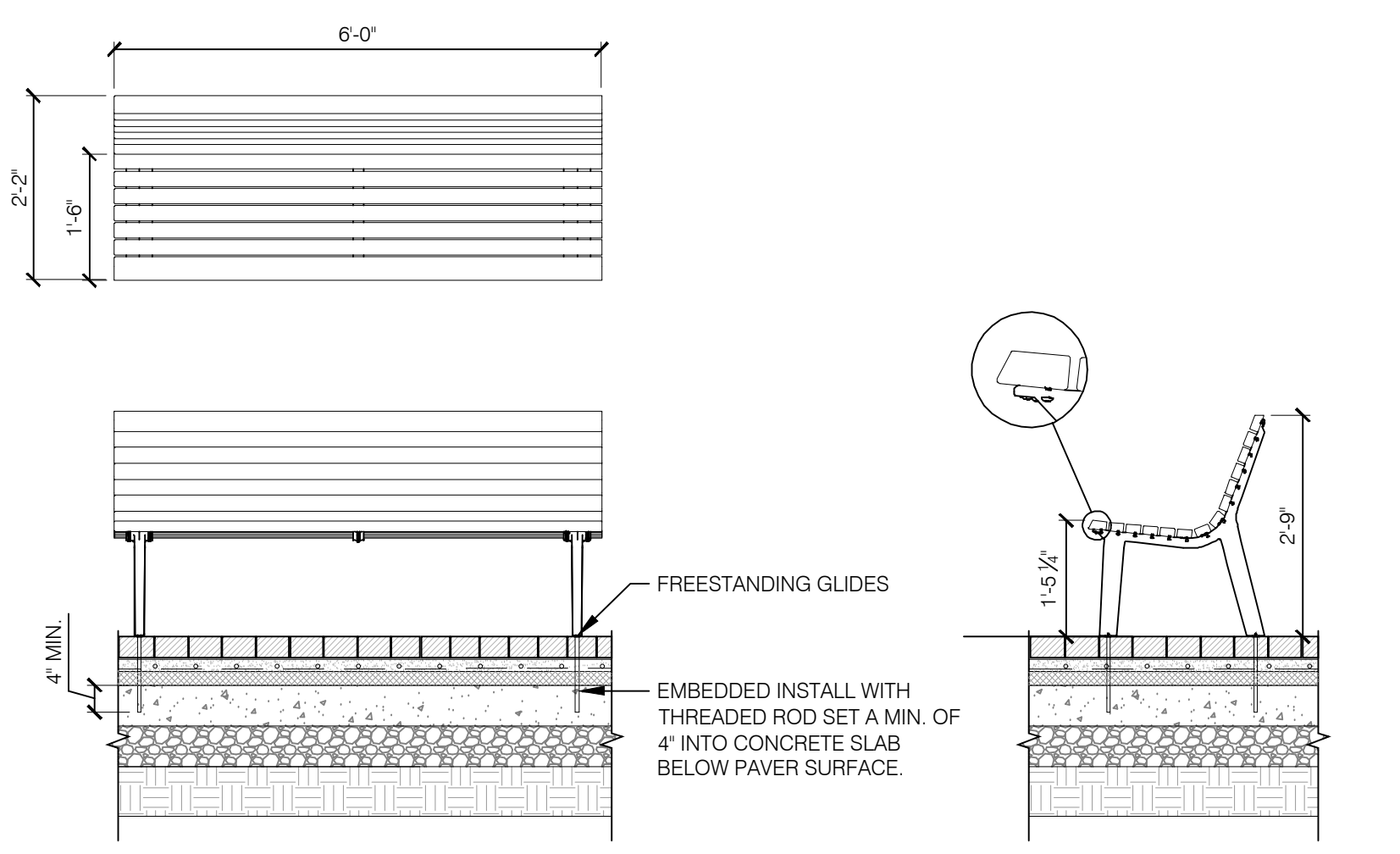
**3**  
**L401** **CIP CONCRETE @ LOADING DOCK** SCALE: 1/2" = 1'-0"

**4**  
**L401** **CIP 6" CONC. BAND** SCALE: 1" = 1'-0"

- NOTES:  
 1. LANDSCAPE FORMS GENERATION 50 BACKLESS BENCH  
 FREESTANDING, TRADITIONAL SUPPORT, BACKLESS, NO ARMS  
 2. ATTACH BENCH USING 2" EMBEDDED THREADED RODS SET A MIN. OF 4" INTO  
 CONCRETE RAT SLAB BELOW PAVERS.

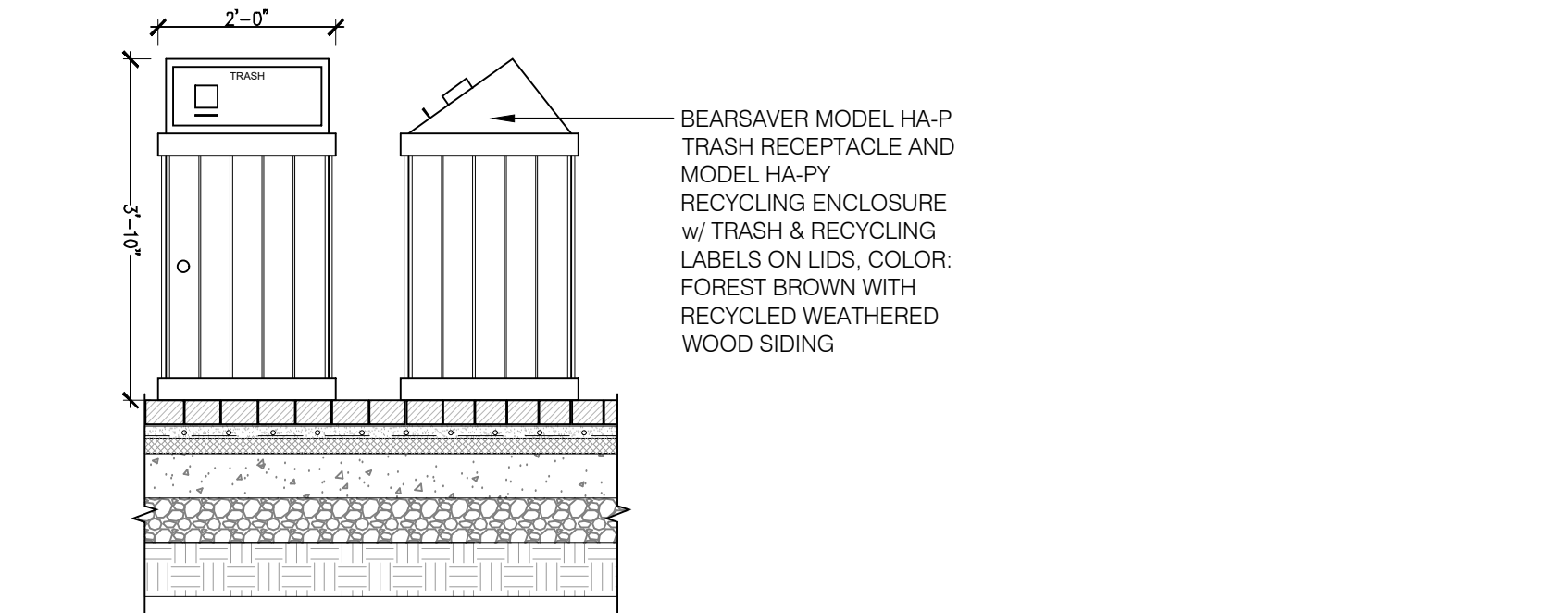


- NOTES:  
 1. LANDSCAPE FORMS GENERATION 50 BENCH (B201-01, FREESTANDING,  
 TRADITIONAL SUPPORT, BACKED, STRAIGHT CUT  
 2. ATTACH BENCH USING 2" EMBEDDED THREADED RODS SET A MIN. OF 4" INTO  
 CONCRETE RAT SLAB BELOW PAVERS.

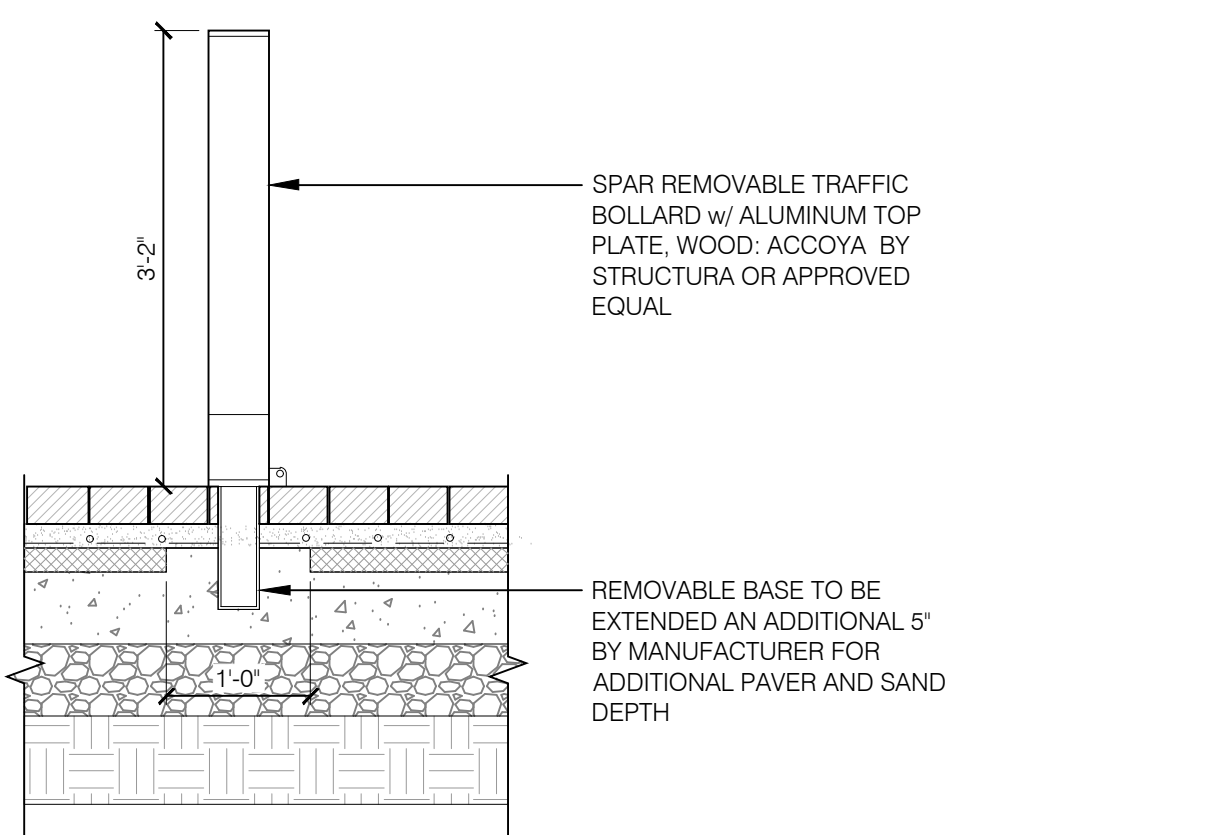


**5**  
**L401** **BENCH - TYPE I** SCALE: 1/2" = 1'-0"

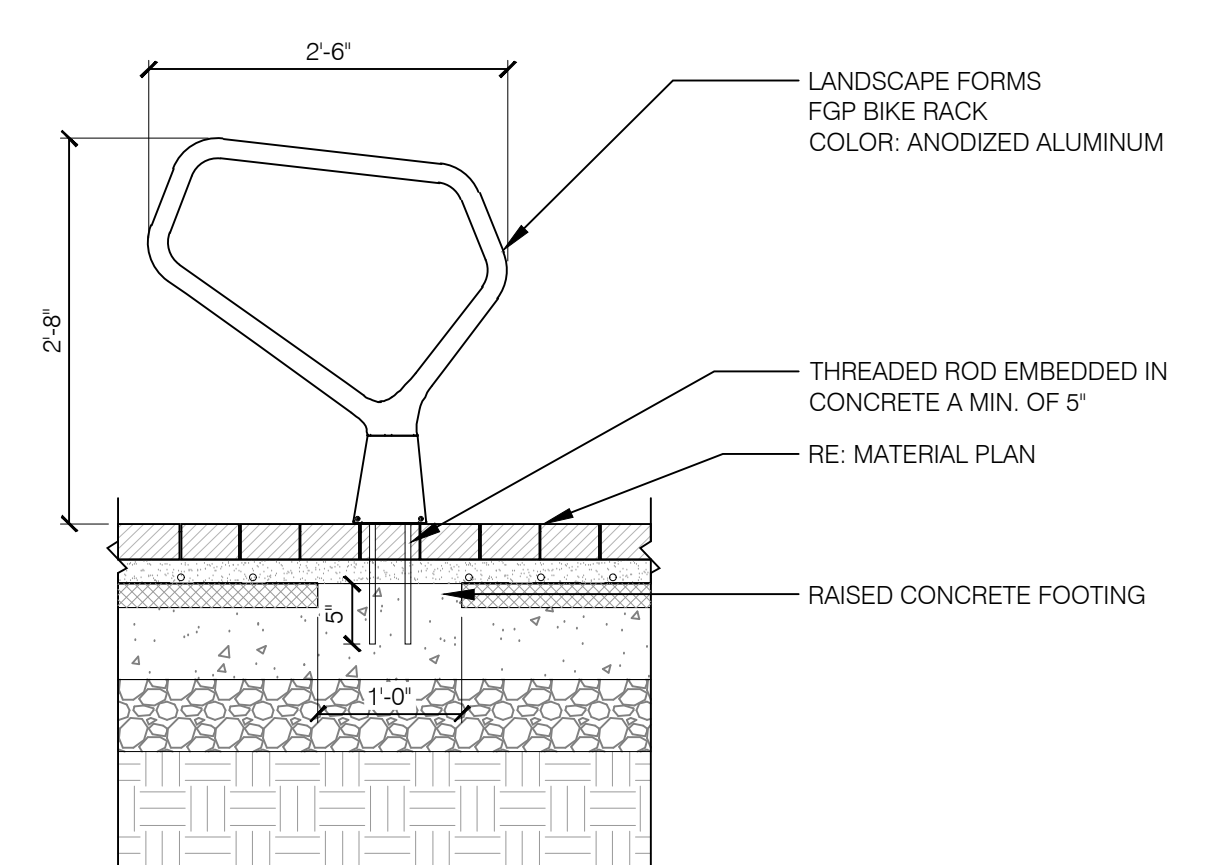
**6**  
**L401** **BENCH - TYPE II** SCALE: 1/2" = 1'-0"



**7**  
**L401** **TRASH RECEPTACLE** SCALE: 1/2" = 1'-0"

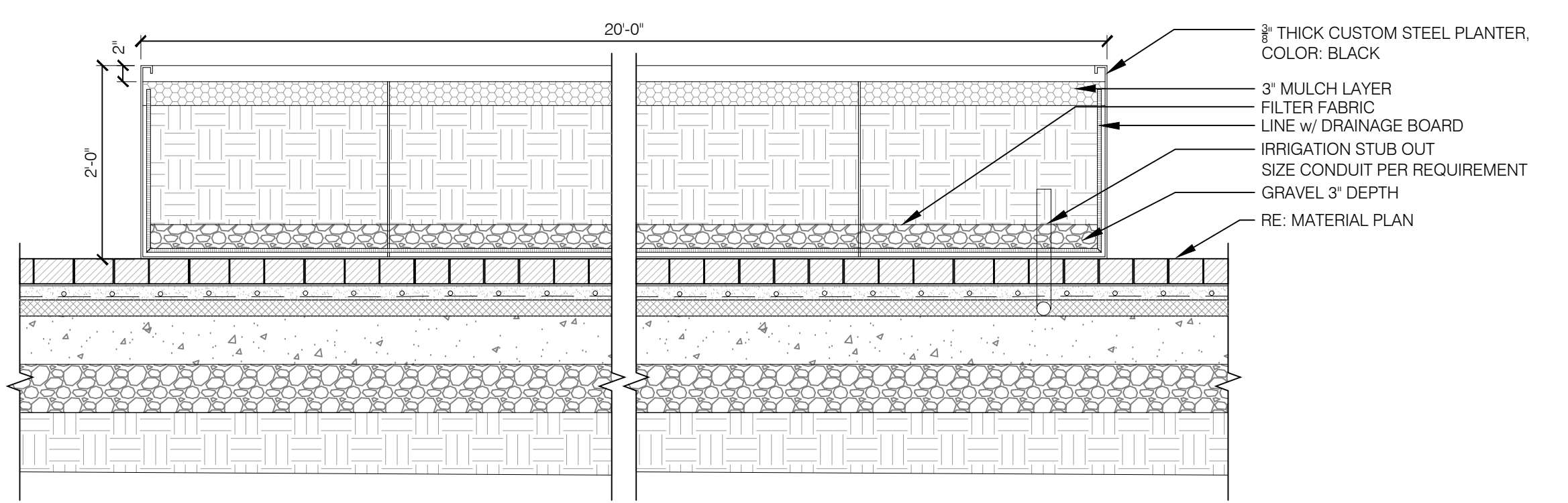


**8**  
**L401** **BOLLARD - REMOVABLE** SCALE: 3/4" = 1'-0"



**9**  
**L401** **BIKE RACK** SCALE: 3/4" = 1'-0"

- NOTES:  
 1. NORTH PLANTER SIZE TO BE 5'-0" x 20'-0". SOUTH PLANTER SIZE TO BE 3'-9" x 20'-0".  
 2. SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT



**10**  
**L401** **METAL PLANTER** SCALE: 3/4" = 1'-0"

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