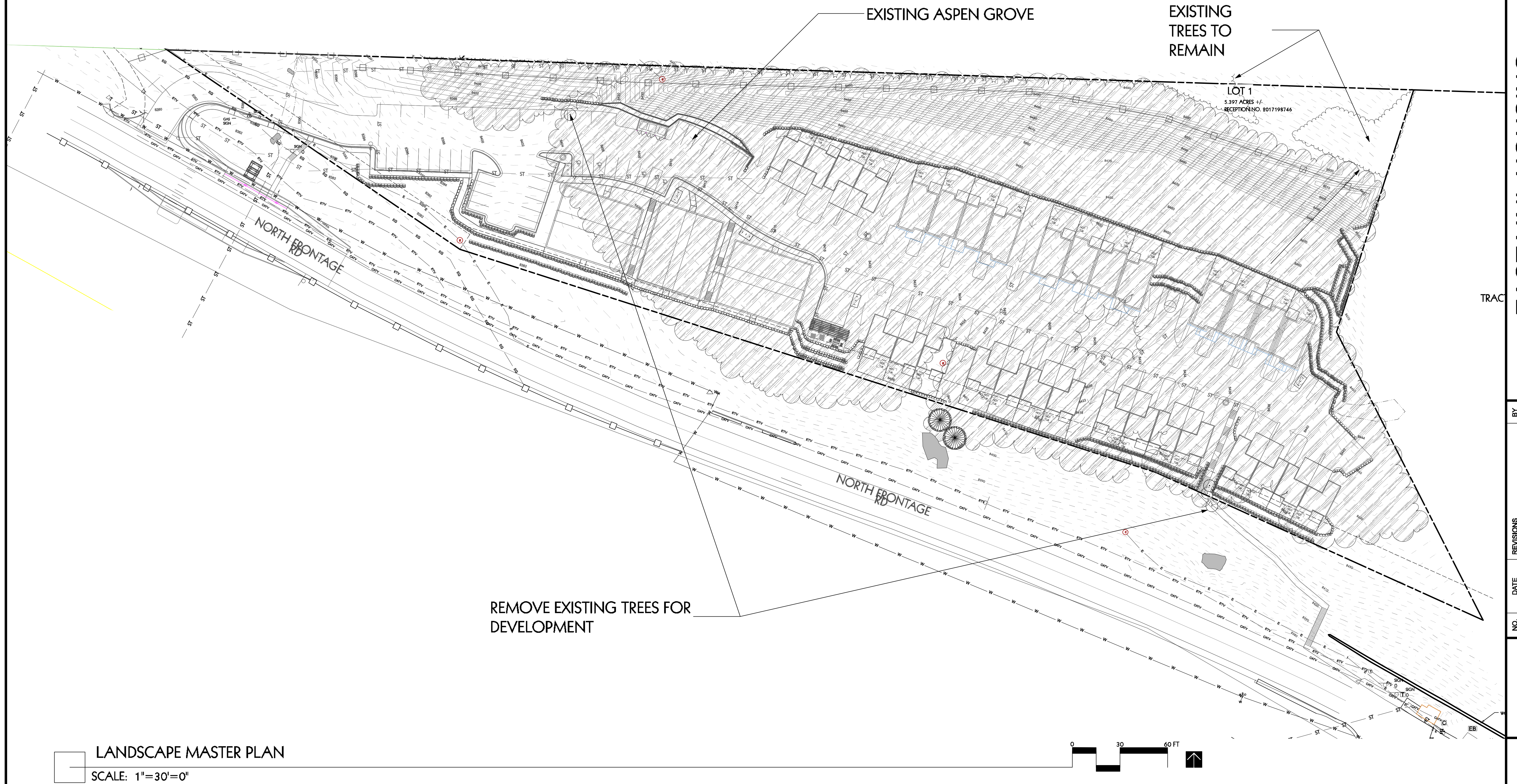




SHEET
L0.0





EAST VAIL HOUSING VAIL, CO LANDSCAPE MASTER PLAN

NO.	DATE	REVISIONS	BY
1	03/15/2019	PEC SUBMITTAL	OSLA
2	05/21/2019	PEC SUBMITTAL	OSLA

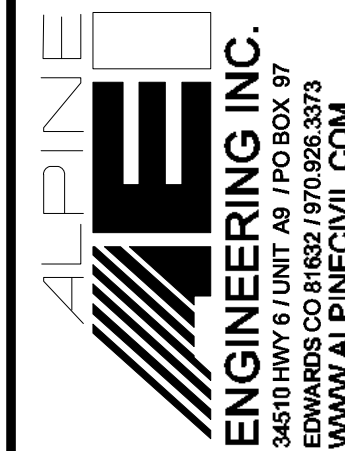
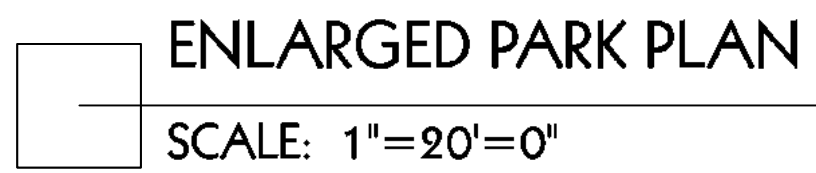
DESIGNED SG	OSLA
DRAWN OSLA	
CHECKED SG	
JOB NO. XXX	
DATE 02/20/2019	

SHEET
L1.0

- LEGEND
- PROPOSED SHADE TREES
 - PROPOSED EVERGREEN TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED SHRUBS
 - PROPOSED ORN. GRASSES
 - PROPOSED PERENNIALS
 - MANICURED TURF - SOD
 - LOW MAINTENANCE SEED MIX
(includes: Slender wheatgrass, Mountain brome, Sheep fescue, Alpine timothy & Bottlebrush Squitail)
 - WILDLIFE SEED AREA
(includes Bottlebrush Squitail)
 - ROLLED TOP STEEL EDGER
 - NATIVE BOULDER DRY STACK RETAINING WALLS
 - WOOD STEPS
 - 1-1/2" ROCK MULCH
 - PERMEABLE PAVERS
 - CRUSHER FINE TRAIL
 - SNOW STORAGE AREA
 - WILDLIFE FENCING
 - PRIVACY FENCING
 - OPTIONAL BACKYARD FENCING



LANDSCAPE MASTER PLAN
SCALE: 1"=30'-0"



EAST VAIL HOUSING

VAIL, CO

PARK ENLARGEMENT PLAN

DESIGNED	SG	NO.	DATE	REVISIONS	BY
DRAWN	OSLA	1	03/15/2019	PEC SUBMITTAL	OSLA
CHECKED	SG	2	05/21/2019	PEC SUBMITTAL	OSLA
JOB NO.	XXX				
DATE	10/20/2019				

SHEET
L1.3

LANDSCAPE QUANTITIES:		
OVERALL SITE:	235,087	
LANDSCAPE TYPE	SF AREA	
SHRUB BEDS	16,490	
MANICURED TURF	10,835	
LOW MAINTENANCE SEED MIX	22,776	
WILDLIFE SEED MIX	62,520	
HARDSCAPE	SF AREA	
PERMEABLE PAVERS	1,370	
ROCK MULCH	2,506	
TOTAL AREA:	116,427	50%

PLANT LIST 05/21/19					
QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	O.C.
SHADE TREES:					
17	ILC	Lanceleaf Cottonwood	Populus aluminata	9" clp.	as shown
3	SCC	Shubert Chokecherry	Prunus virginiana 'Shubert'	8" clp.	as shown
20	TOTAL				
EVERGREEN TREES:					
26	CBS	Colorado Blue Spruce	Picea pungens	6' ht.	as shown
24	TOTAL				
ORNAMENTAL TREES:					
91	QA	Quaking Aspen	Populus tremuloides	50% 1.5" cal + multistem clump	as shown
91	TOTAL				
DECIDUOUS SHRUBS:					
109	AC	Alpine Currant	Ribes alpinum	5 gal.	3' o.c.
92	DBRB	Dwarf Blue Rabbitbrush	Ericemena nauseosus nauseosus	5 gal.	5' o.c.
122	DKL	Dwarf Korean Lilac	Syringa meyeri 'Pallidin'	5 gal.	4' o.c.
48	DV	Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	5 gal.	4' o.c.
39	FS	Froebel Spirea	Spirea x bumalda Froebeli	5 gal.	4' o.c.
15	MMP	Miniature Mugo Pine	Pinus mugo 'Mopsi'	5 gal.	4' o.c.
169	NWR	Nearly Wild Rose (Floribunda)	Rosa x 'Nearly Wild'	5 gal.	3' o.c.
96	RS	Russian Sage	Perovskia atropisiciliola	5 gal.	4' o.c.
107	RTD	Isanti Redtwig Dogwood	Cornus sericea 'Isanti'	5 gal.	6' o.c.
54	TWS	Tall Western Sagebrush	Artemisia tridentata	5 gal.	5' o.c.
4	WSR	White Meidland Landscape Rose	Rosa Meidland White	5 gal.	3' o.c.
824	TOTAL				
ORNAMENTAL GRASSES:					
91	FRG	Forester Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	18' o.c.
77	MG	Morning Light Maiden Grass	Miscanthus sinensis 'Morning Light'	1 gal.	30' o.c.
98	TOTAL				

PLANT NOTES:

1. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting. Any tree or shrub planted within sight triangles (access points to drives and roadways) should be limbed between 3.5' and 8' for clear views.

2. Trees shall not be planted closer 10 feet to any sewer or water line. Tree planting shall be coordinated with all dry utilities. Locations of all utilities shall be verified in the field prior to planting. Trees planted within sight triangles will be trimmed so no branches are below 8'.

3. Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.

4. Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.

5. All shrub beds adjacent to turf areas shall be edged with roll top Ryerson or approved equivalent steel edger.

6. All shrub bed areas shall be mulched with wood bark mulch over weed barrier fabric to a depth of 4". Perennials and groundcover areas shall be mulched with a 3" layer of shredded bark mulch. No weed barrier in perennial/annual areas.

7. Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened; organic soil amendments shall be incorporated at the rate of at least five (5) cubic yards per 1000 square feet of landscape area.

8. All landscape (plant materials and grass) will be irrigated with an automatic system according to Town of Vail Design Specifications. Turf and seed areas will have a spray zone, shrubs will have a drip zone and perennials/groundcovers (part of the drip zone) will have micro-jet sprays where appropriate.

9. Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.

10. All planting will comply with the Town of Vail, Engineering Standards and specifications.

LOW MAINTENANCE MIX	
SPECIES	% MIX
Chewings Fescue	35
Creeping Red Fescue	30
Hard Fescue	25
Blue Fescue	10
Seeding Rate:	
New Seeding:	
Seeding rate:	4-6 lbs/1000 sf
Oversseed:	2-3 lbs/1000 sf

MULTI-COLOR HIGH ALTITUDE MIX	
SPECIES	% MIX
Ephraim Crested Wheatgrass	30
Sheep Fescue	20
Pennial Rye	15
Chewings Fescue	15
Canada Bluegrass	10
Rocky Mountain Weidflower Mix	5
Seeding Rate:	
New Seeding:	
Dyland:	20-25 lbs/ac
Oversseed:	10-15 lbs/ac

