

EAST VAIL HOUSING
 VAIL, CO
 LANDSCAPE MASTER PLAN

NO.	DATE	REVISIONS	BY
1	03/11/2013	PRELIMINARY	CVL/A
2	05/27/2013	PRELIMINARY	CVL/A
3	06/10/2013	PRELIMINARY	CVL/A
4	08/15/2013	PRELIMINARY	CVL/A

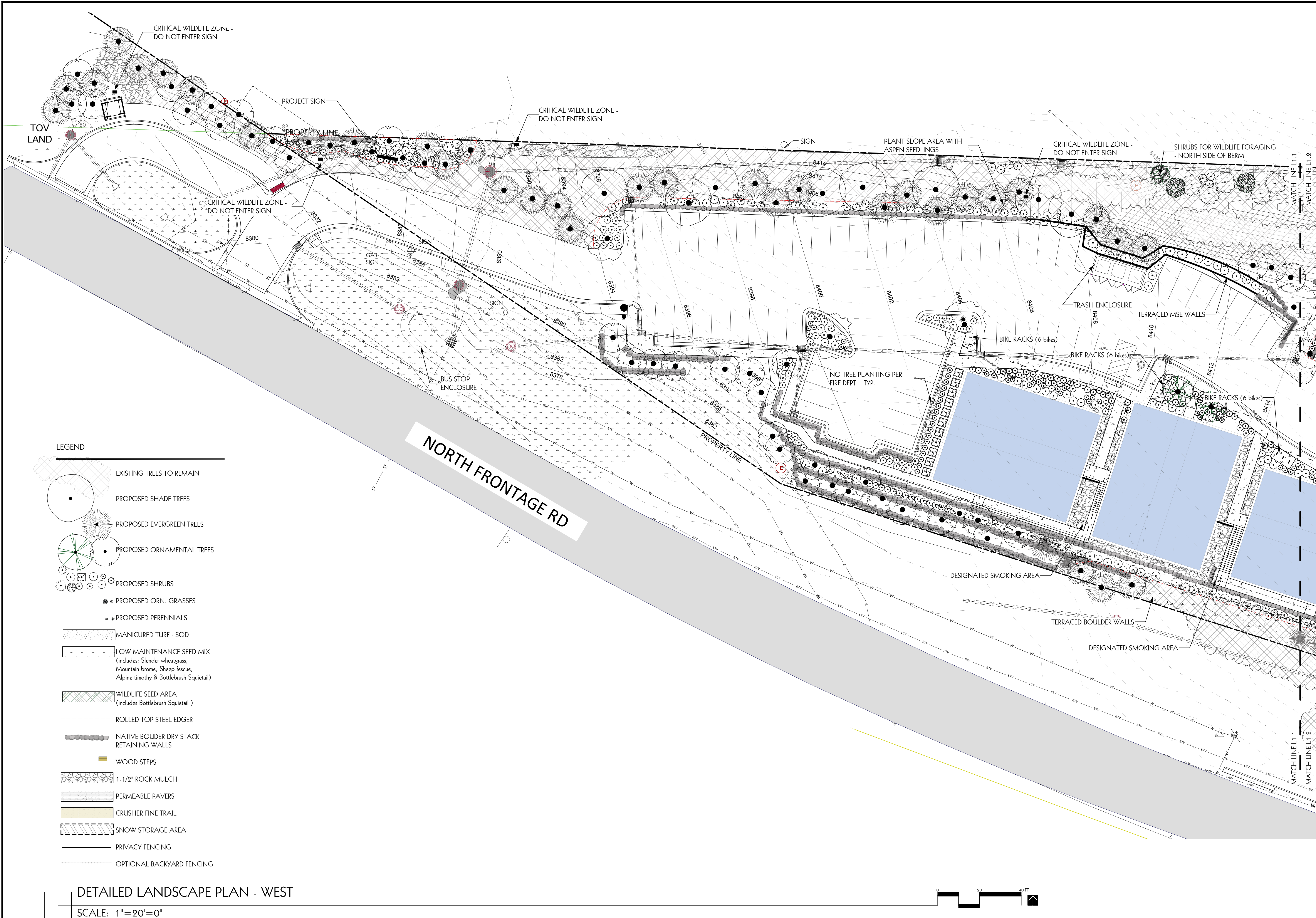
DESIGNED BY	CVL
DRAWN BY	CVL
CHECKED BY	CVL
DATE	02/08/2014

SHEET
L1.0

- LEGEND**
- EXISTING TREES TO REMAIN
 - PROPOSED SHADE TREES
 - PROPOSED EVERGREEN TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED SHRUBS
 - PROPOSED ORN. GRASSES
 - PROPOSED PERENNIALS
 - MANICURED TURF - SOG
 - PERI DRY NATIVE MOUNTAIN MIX (includes: Slender whorlrose, Mountain flame, Sheep fescue, Alpine smoothy & Bottlebrush Squaw)
 - WILDLIFE SEED AREA - (includes Bottlebrush Squaw)
 - ROLLED TOP STEEL EDGER
 - NATIVE BOLDER DRY STACK RETAINING WALLS
 - WOOD STEPS
 - 1-1/2" ROCK MULCH
 - PERMEABLE PAVERS
 - CRUSHER FINE TRAIL
 - SNOW STORAGE AREA
 - PRIVACY FENCING
 - OPTIONAL BACKWARD FENCING



LANDSCAPE MASTER PLAN
 SCALE: 1"=40'-0"



- LEGEND
- EXISTING TREES TO REMAIN
 - 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 Squietail)
 - WILDLIFE SEED AREA (includes Bottlebrush Squietail)
 - 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
 - PRIVACY FENCING
 - OPTIONAL BACKYARD FENCING

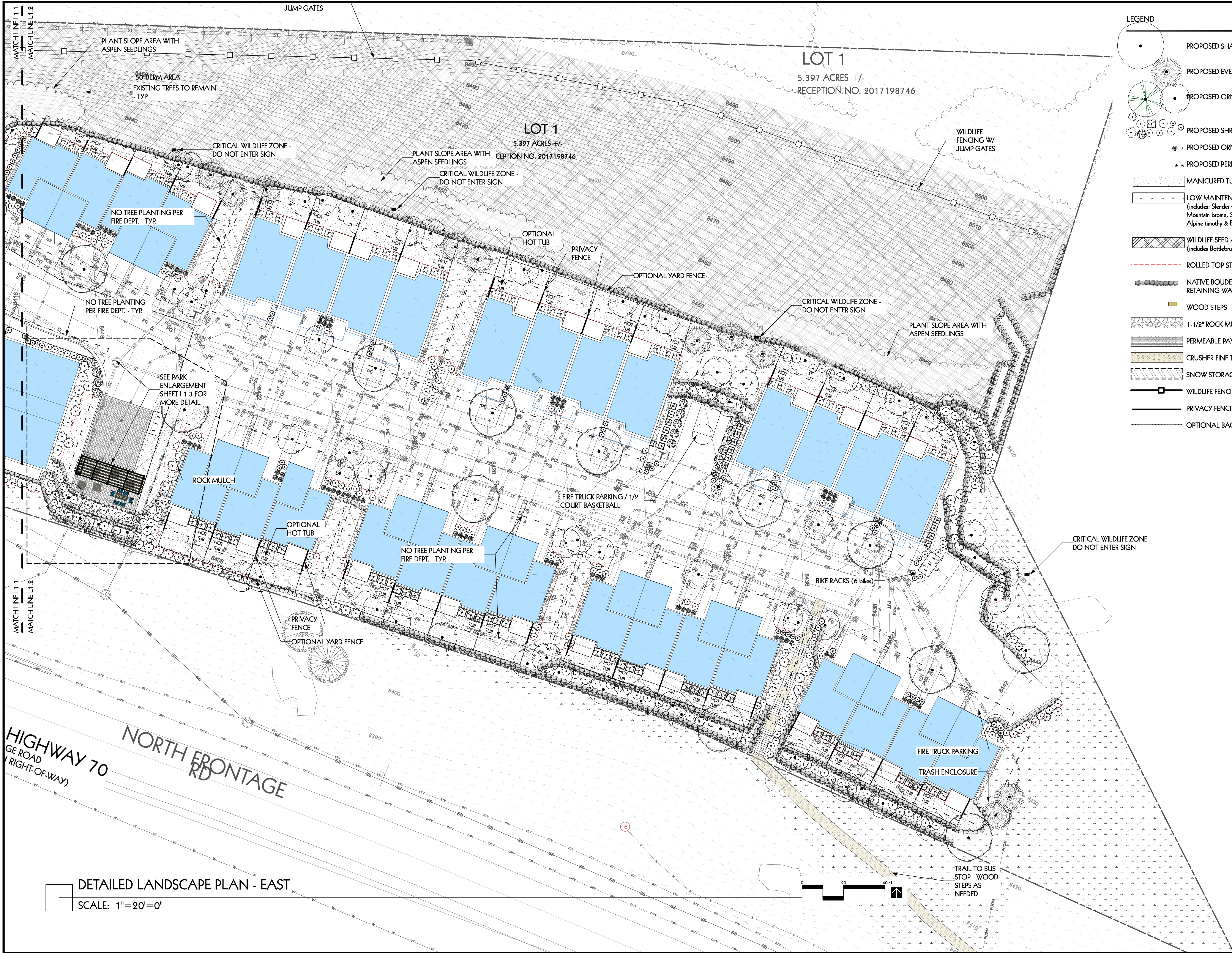
DETAILED LANDSCAPE PLAN - WEST

SCALE: 1"=20'=0"

EAST VAIL HOUSING
VAIL, CO
DETAILED LANDSCAPE PLAN - WEST

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

NO.	DATE	REVISIONS	BY
1	03/15/2019	PEC SUBMITTAL	OSLA
2	05/21/2019	PEC SUBMITTAL	OSLA
3	08/07/2019	PEC SUBMITTAL	OSLA
4	08/19/2019	PEC SUBMITTAL	OSLA



ALPINE

ENGINEERING INC.

34510 HWY 6 UNIT A8 PO BOX 97

EDWARDS CO 81632 1793263373

WWW.ALPCIVIL.COM

outside la

LANDSCAPE ARCHITECTURE

1000 1/2 STREET

EDWARDS CO 81632 1793263373

WWW.OUTSIDELA.COM

EAST VAIL HOUSING

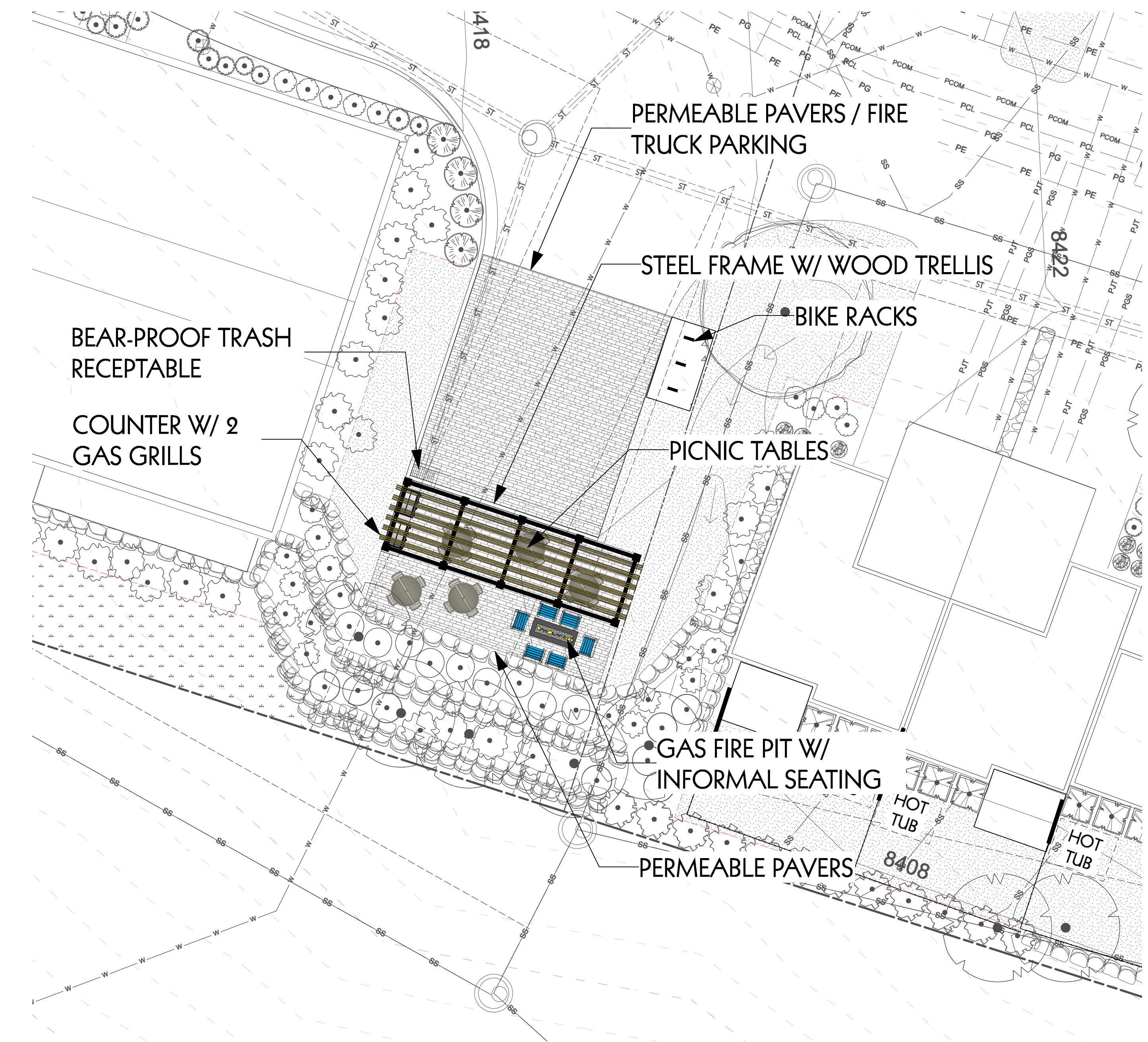
VAIL, CO

DETAILED LANDSCAPE PLAN - EAST

DESIGNED	SG	BY	REVISIONS	DATE	NO.
DRAWN	OSLA	OSLA	PEC SUBMITTAL	03/15/2019	1
CHECKED	SG	OSLA	PEC SUBMITTAL	05/21/2019	2
JOB NO.	XXX				
DATE	02/20/2019				

SHEET

L1.2



ENLARGED PARK PLAN
SCALE: 1"=20'-0"

0 10 20 FT
SCALE: 1"=10'-0"

EAST VAIL HOUSING
VAIL, CO
PARK ENLARGEMENT PLAN

NO.	DATE	REVISIONS	BY
1	03/15/2019	PEC SUBMITTAL	OSLA
2	05/27/2019	PEC SUBMITTAL	OSLA
DESIGNED	SG		
DRAWN	OSLA		
CHECKED	SG		
JOB NO.	XXX		
DATE	02/20/2019		

LANDSCAPE QUANTITIES: 08/06/19		
OVERALL SITE:	235,087	
LANDSCAPE TYPE	SF AREA	
SHRUB BEDS	17,384	
MANICURED TURF	13,823	
LOW MAINTENANCE SEED MIX	34,672	
WILDLIFE SEED MIX	61,588	
HARDSCAPE	SF AREA	
PERMEABLE PAVERS	1,370	
ROCK MULCH	2,530	
TOTAL AREA:	131,367	56%

PLANT LIST 08/19/19					
QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	O.C. SPACING
SHADE TREES:					
12	HB	Hackberry	Celtis occidentalis	2" cdp	as shown
13	LLC	Lanceleaf Cottonwood	Populus aluminata	2" cdp	as shown
28	TOTAL				
EVERGREEN TREES:					
9	BP	Bluecone Pine	Pinus aristata	6' ht	as shown
15	CBS	Colorado Blue Spruce	Picea pungens	6' ht	as shown
10	DF	Douglas Fir	Pseudotsuta menziesi	6' ht	as shown
12	LP	Lamb Pine	Pinus flexilis	6' ht	as shown
46	TOTAL				
ORNAMENTAL TREES:					
106	QA	Quaking Aspen	Populus tremuloides	2' cal	as shown
3	SCC	Shubert Chokeberry	Prunus virginiana Shubert'	2" cdp	as shown
102	TOTAL				
DECIDUOUS SHRUBS:					
115	AC	Alpine Currant	Ribes alpinum	5 gal.	3' o.c.
94	DBRB	Dwarf Blue Rabbitbush	Ericameria nauseosus nauseosus	5 gal.	5' o.c.
122	DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 gal.	4' o.c.
48	DN	Dwarf Nivebush	Phacocarpa opulifolia 'Nana'	5 gal.	4' o.c.
40	FS	Frosted Spice	Spiraea x humilis 'Frostbush'	5 gal.	4' o.c.
15	MMP	Miniature Mugo Pine	Pinus mugo 'Mugo'	5 gal.	4' o.c.
19	NCC	Native Chokeberry	Prunus virginiana melanocarpa	1 gal.	10' o.c.
194	NWR	Nearly Wild Rose (Floribunda)	Rosa x 'Nearly Wild'	5 gal.	3' o.c.
96	RS	Russian Sage	Perovskia atroplicola	5 gal.	4' o.c.
110	RTD	Rainy Redwing Dogwood	Cornus sericea 'Rain'	5 gal.	6' o.c.
39	SB	Mountain Snowberry	Symphoricarpos oppositifolia	1 gal.	5' o.c.
50	TWS	Tall Western Sagebrush	Artemisia tridentata	5 gal.	5' o.c.
92	USB	Utah Serviceberry	Amandancher utahensis	1 gal.	10' o.c.
47	WSR	White Midland Landscape Rose	Rosa Midland White	5 gal.	3' o.c.
1011	TOTAL				
ORNAMENTAL GRASSES:					
76	BLB	Blue Little Bluestem	Schizachyrium scoparium 'Blaze'	1 gal.	30' o.c.
21	FRG	Feather Reed Grass	Vetiverated Feather Reed Grass	1 gal.	18' o.c.
97	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.

11. Ownership shall provide 2 years of weed and seedling management.

DRY NATIVE MOUNTAIN MIX

SPECIES

Mountain Bromeass
Steambank Wheatgrass
Thickspike Wheatgrass
Slender Wheatgrass
Rocky Mountain Fescue
Beardless Bluebunch Wheatgrass
Sandberg Bluegrass
Prairie Junegrass
Bottlebrush Squinehell

Seeding Rate:

Seeding rate: 50 LBS/AC

WILDLIFE SEED MIX

SPECIES

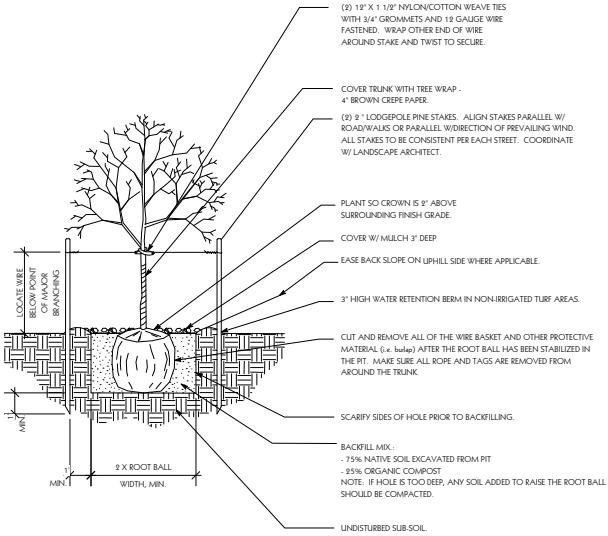
Steambank Wheatgrass,
Mountain Bromeass,
Slender Wheatgrass,
Blue Wildrye,
Big Bluegrass,
Rocky Mountain Fescue,
Sandberg Bluegrass,
Prairie Junegrass,
Tufted Hairgrass

ADD TO SEED MIX FOR BIG HORN SHEEP FORAGING:

Cercocarpus montanus (Mountain Mahogany)	1 lb.
Purshia tridentata (Antelope Bitterbrush)	1 lb.
Seiridium tridentata (Big Sagebrush)	1 lb.

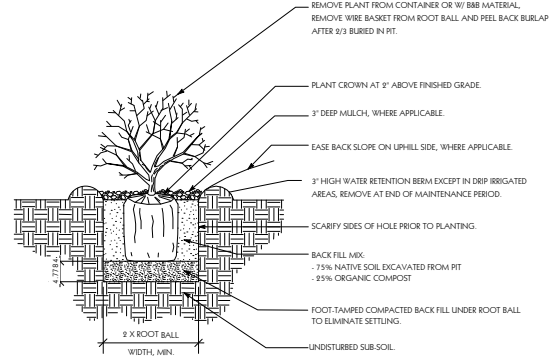
Seeding Rate:

New Seeding: 50 lbs/ac



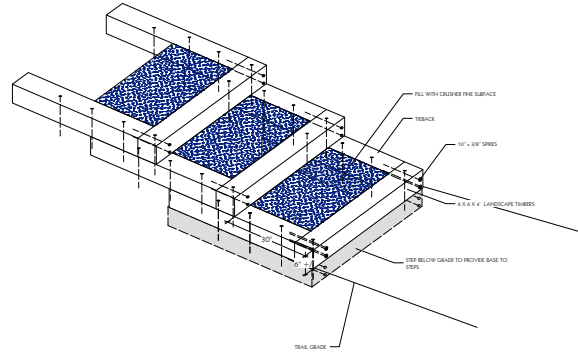
DECIDUOUS TREE PLANTING & STAKING

SCALE: NTS



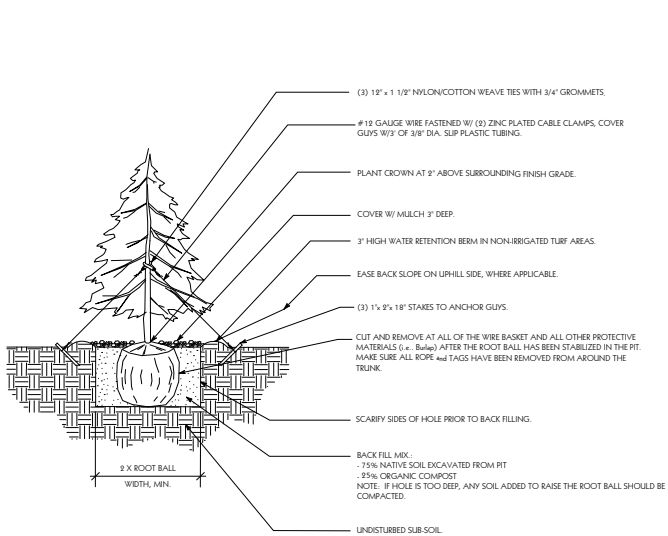
TYPICAL SHRUB PLANTING

SCALE: NTS



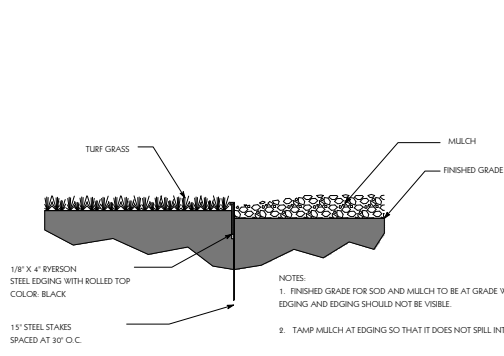
WOOD TIMBER STEPS

SCALE: NTS



EVERGREEN TREE PLANTING & STAKING

SCALE: NTS



EDGING

SCALE: NTS



BOULDER WALLS

SCALE: NTS

DESIGNED SG	NO.	DATE	REVISIONS	BY
DRAWN	1	03/15/2019	PES SUBMITTAL	OS/A
CHECKED SG	2	05/21/2019	PES SUBMITTAL	OS/A
JOB NO. XXX	3	08/07/2019	PES SUBMITTAL	OS/A
DATE 02/20/2019	4	08/19/2019	PES SUBMITTAL	OS/A