

NOTES:

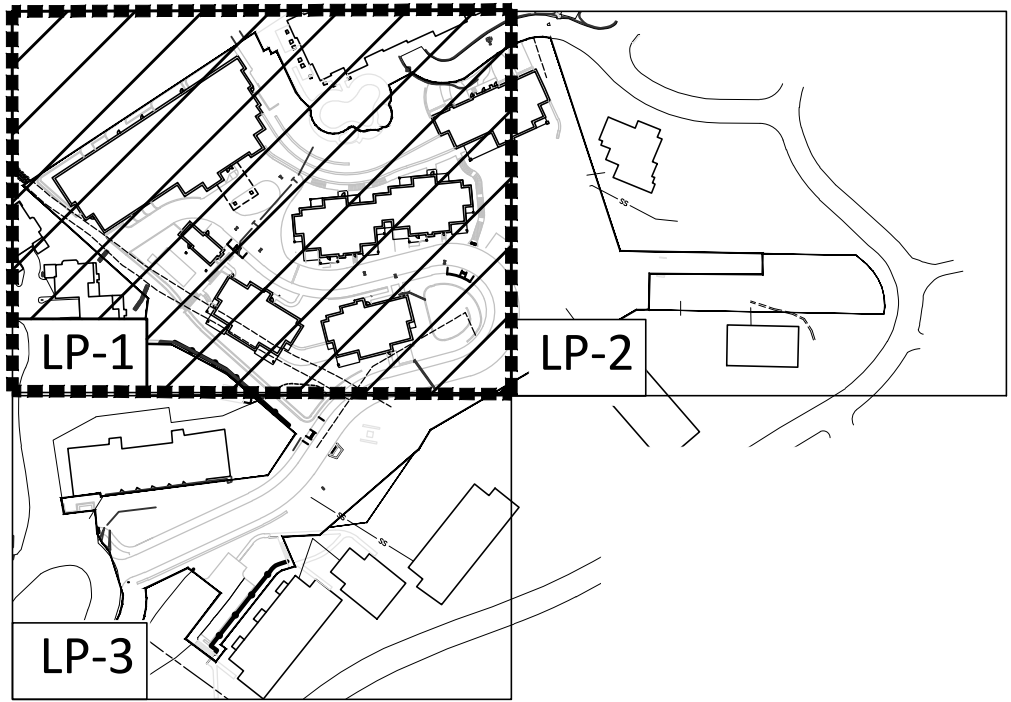
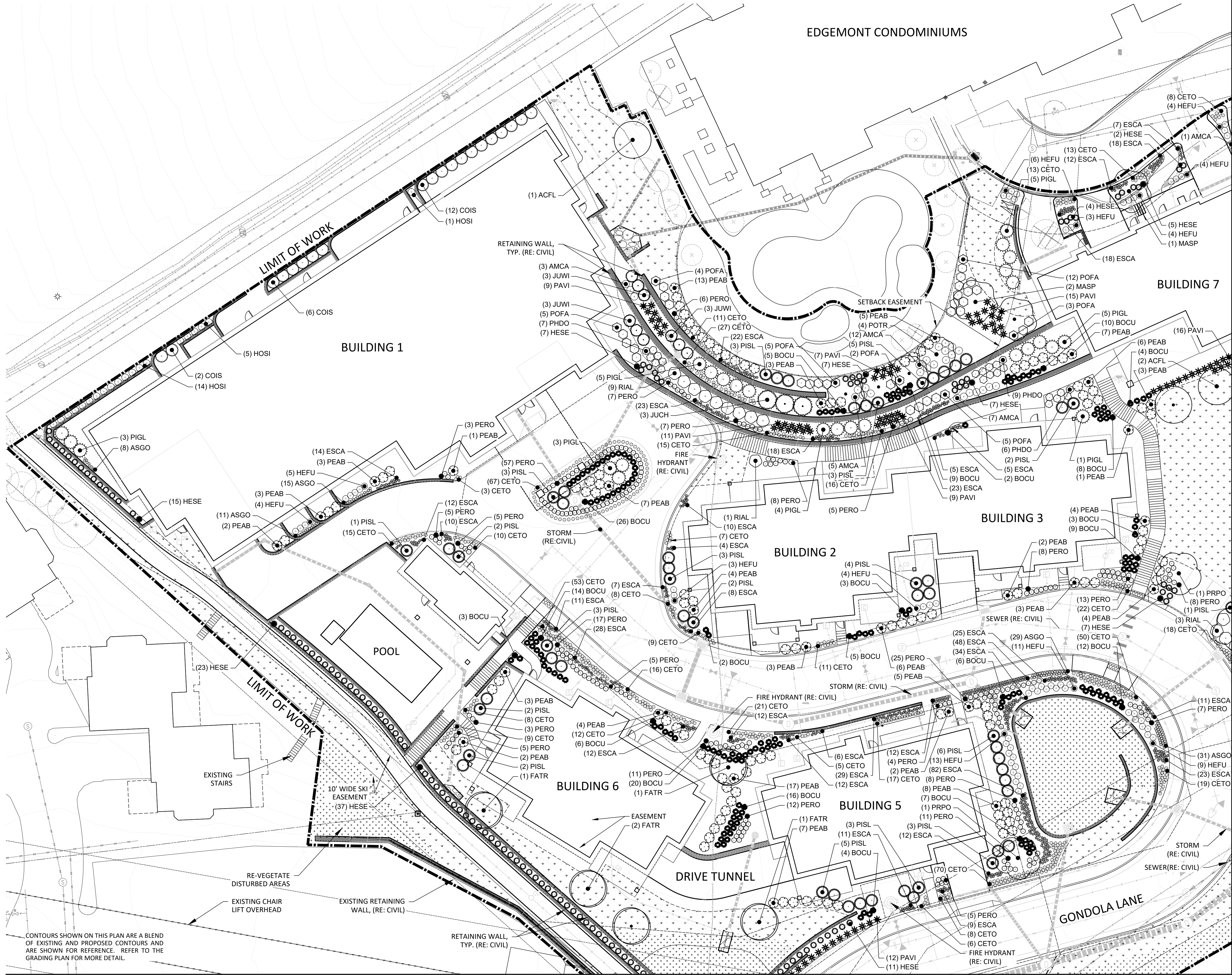
1. BASEMAP FROM BASELINE CIVIL SET 2/29/24.
2. CONSTRUCTION BASINS WILL BE CONSTRUCTED AS DISTURBANCE PROGRESSES AND MAY BE FIELD FIT IN CONSULTATION WITH SWMP MANAGER.
3. WATTLE SHOWN MAY ALTERNATIVELY BE A WEIGHTED PRODUCT.
4. CONTROLS SHOULD BE MODIFIED AS CONSTRUCTION PROGRESSES. SEE CURRENT SITE SWMP MAP.
5. ALL AREAS WITHIN THE LOD WILL BE REVEGETATED PER THE LANDSCAPING PLANS.

2410 SKI TRAIL LN
THE ASTRID SWMP

FIGURE 2
SWMP CONTROLS

Jardon
Engineering & Inspections LLC

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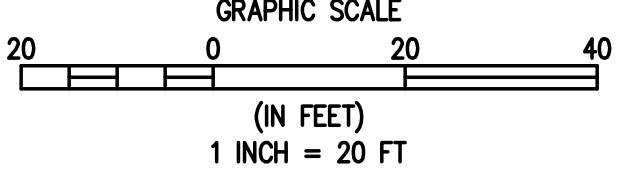


KEY MAP

LEGEND

EXISTING TREES		
TREES TO REMAIN		
TREES TO REMOVE		
DECIDUOUS TREES	ABBV	BOTANICAL NAME
ACFL	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE
FATR	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR EUROPEAN BEECH
POTR	POPULUS TREMULOIDES	QUAKING ASPEN
ORNAMENTAL TREES	ABBV	BOTANICAL NAME
MASP	MALLUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PRPO	PRUNUS X 'PO02S'	SUCKER PUNCH® CHOKECHERRY
UPRIGHT EVERGREEN SHRUBS	ABBV	BOTANICAL NAME
JUCH	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER
JUSK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER
JUVI	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER
JUVI	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	HILLSPIRE EASTERN REDCEDAR
SHRUBS	ABBV	BOTANICAL NAME
AMCA	AMORPHA CANESCENS	LEADPLANT
COAL	CORNUS ALBA	TATARIAN DOGWOOD
COIS	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
PEAB	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE
PHDO	PHYSCOCARPUS OPULEFOLIUS 'DONNA INAY'	LITTLE DEVIL™ DWARF NINEBARK
PISL	PICEA PUNGENS 'GLAUCO GLOBOSA'	BLUE GLOBE COLORADO SPRUCE
PISL	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE
POFA	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT® BUSH
RIAL	RIBES ALPINUM	ALPINE CURRANT
GRASSES	ABBV	BOTANICAL NAME
BOCU	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA
HESE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PAVI	PANICUM VIRGATUM	SWITCH GRASS
PERENNIALS	ABBV	BOTANICAL NAME
ASGO	ASTER ALPINUS 'GOLIATH'	GOLIATH ALPINE ASTER
CETO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER
ESCA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
HEFU	HEMEROCALLIS FULVA	ORANGE DAVILLY
HOSI	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA
PERO	PENSTEMON ROSTRIFLORUS	BRIDGE PENSTEMON
GROUND COVER	ABBV	BOTANICAL NAME
		MULTI-COLOR NATIVE SEED
		NATIVE SEED MIX
		WOOD MULCH
		EDGER

NOTE: ALL SHRUB AND PERENNIAL BEDS SHALL BE MULCHED WITH 3" DEPTH WOOD MULCH. NO WEED CONTROL FABRIC IN GROUND COVER OR SHRUB BED AREAS WHEN FULLY MATURE. ALL DECIDUOUS TREES WITHIN DEVELOPMENT SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 8-FEET 6-INCHES.



BASELINE

Engineering • Planning • Surveying

1169 HILLTOP PKWY, SUITE 204 STEAMBOAT SPRINGS, CO 80477
P: 970.879.1825 F: 303.940.9959
www.baselinesurvey.com

DESIGNED BY
TJM

DATE
2/29/2024

PREPARED BY
SRO

REVISION DESCRIPTION
INITIAL SUBMITTAL FOR CITY REVIEW

DRAWN BY
TJM

CHECKED BY
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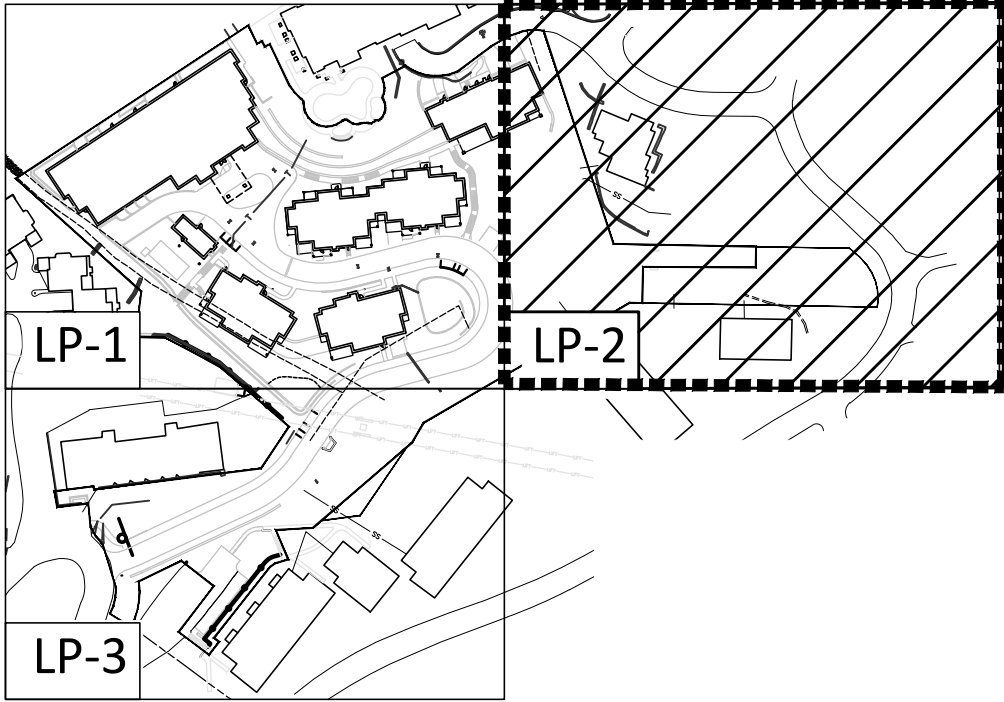
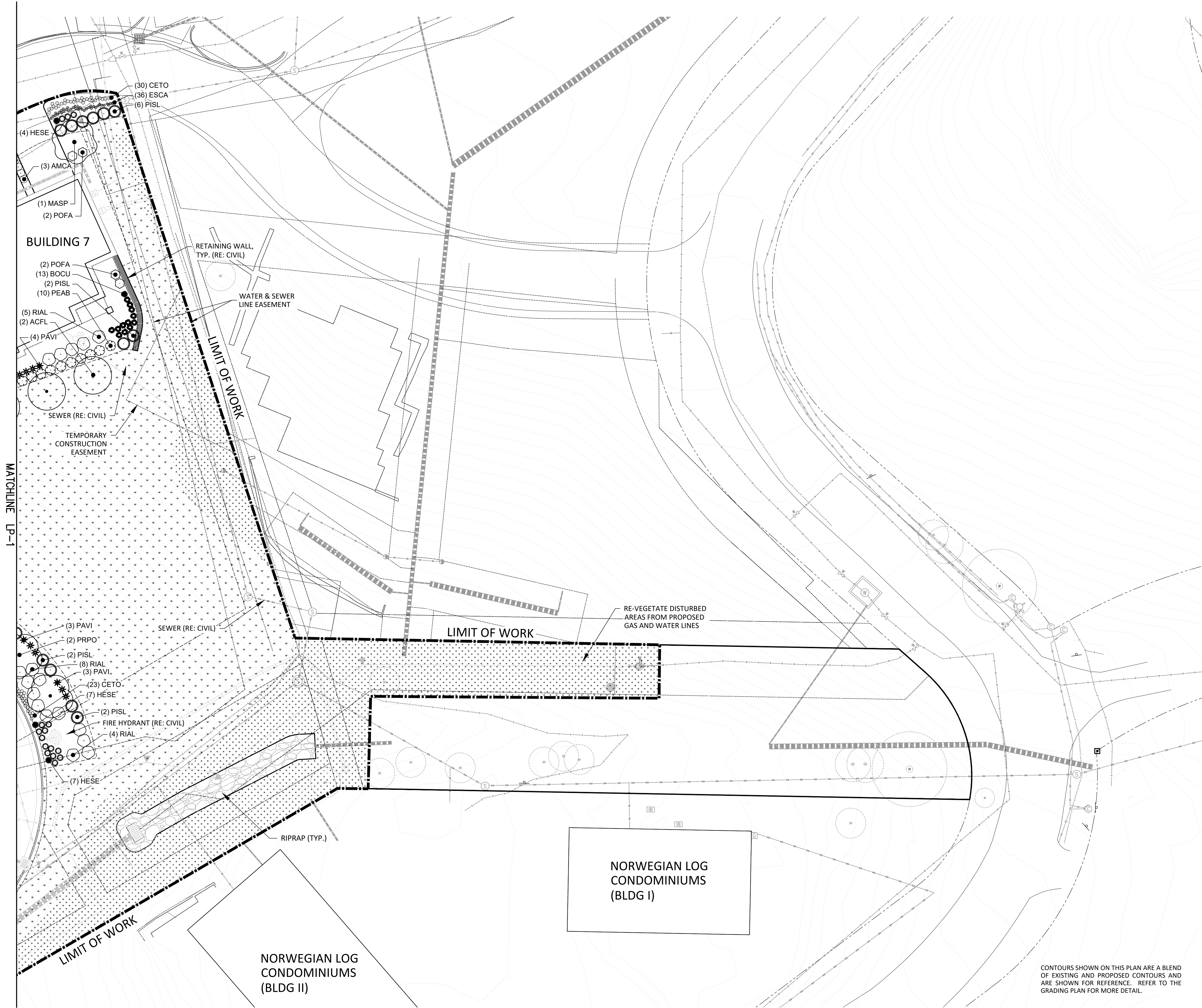
ROUTE COUNTY

CITY OF STEAMBOAT SPRINGS

THE ASTRID
2410 SKI TRAIL LANE
LANDSCAPE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT OHM
830
Original Data
2/29/2024
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

INITIAL SUBMITTAL
2/29/2024
DRAWING SIZE
24" x 36"
SURVEY FIRM
LANDMARK, INC
SURVEY DATE
06/03/22
JOB NO.
C020235
DRAWING NAME
20235 CD Landscape Plan.dwg
SHEET
60 OF 64
LP-1



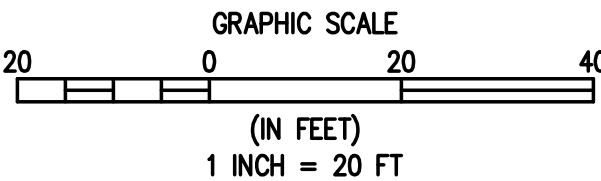
KEY MAP

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TREES TO REMAIN			
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POTR		POPULUS TREMULOIDES	QUAKING ASPEN
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MASP		MALLUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PRPO		PRUNUS X 'P0025'	SUCKER PUNCH® CHOKECHERRY
UPRIGHT EVERGREEN SHRUBS	ABBV	BOTANICAL NAME	COMMON NAME
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HEFU		HEMEROCALLIS FULVA	ORANGE DAYLILY
HOSI		HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA
PERO		PENSTEMON ROSTRIFLORUS	BRIDGE PENSTEMON
GROUND COVER			
		MULTI-COLOR NATIVE SEED	
		NATIVE SEED MIX	
		WOOD MULCH	
		EDGER	

NOTE: ALL SHRUB AND PERENNIAL BEDS SHALL BE MULCHED WITH 3" DEPTH WOOD MULCH. NO WEED CONTROL FABRIC IN GROUND COVER OR SHRUB BED AREAS WHEN FULLY MATURE. ALL DECIDUOUS TREES WITHIN DEVELOPMENT SHALL PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 8-FEET 6-INCHES.

CONTOURS SHOWN ON THIS PLAN ARE A BLEND OF EXISTING AND PROPOSED CONTOURS AND ARE SHOWN FOR REFERENCE. REFER TO THE GRADING PLAN FOR MORE DETAIL.



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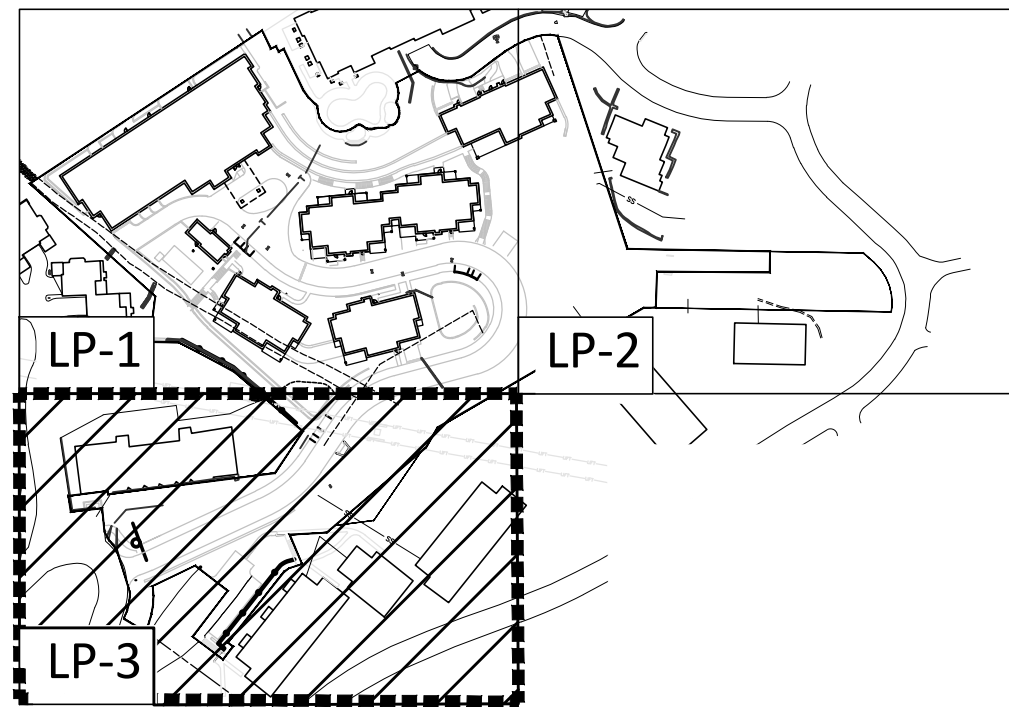
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KEY MAP

LEGEND

EXISTING TREES

TREES TO REMAIN

TREES TO REMOVE

DECIDUOUS TREES

<u>ABBV</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
ACFL	ACER GINNALA 'FLAME'	FLAME AMUR M
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MASP	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE
PRPO	PRUNUS X 'P002S'	SUCKER PUNCH® CHOKECHERRY

UPRIGHT EVERGREEN

<u>ABRV</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
JUCH	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER
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SHRUBS

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ACMA	AMORPHA CANESCENS	LEADPLANT
ALCA	CORNUS ALBA	TATARIAN DOGWOOD
COIS	CORNUS SERICEA 'ISANT'	ISANT RED TWIG DOGWOOD
PEAB	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE
PHDO	PHYSCARPUS OPULIFOLIUS 'TOMIA MAY'	LITTLE DEVIL™ DWARF NINEBARK
PGLO	PICEA PLUNGENS 'GLAUCOA GLOBOSA'	BLUE GLOBE COLORADO SPRUCE
PSLM	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE
POFA	POTENTILLA FRUTICOSA 'FARGO'	DAGITA SUNSPOT® BUSH CINQUEFOIL
RIBL	RIBES ALPINUM	ALPINE CURRANT

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BOCU	BOULETELOUA CURTIPENDULA	SIDE OATS GRAMA
HESE	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS
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GRASSE

<u>ABBV</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
BOCU	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA
HESE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PAVI	PANICUM VIRGATUM	SWITCH GRASS

PERENNIALS

<u>ABBV</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
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CETO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER
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HOSI	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA
PERO	PENSTEMON ROSTRIFLORUS	BRIDGE PENSTEMON

GROUNDCOVER

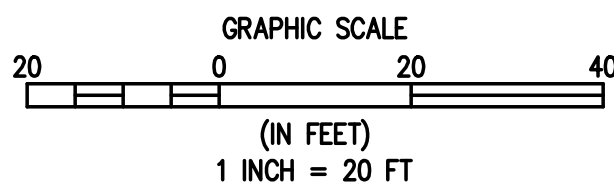
MULTI-COLOR NATIVE SEED

NATIVE SEED MIX

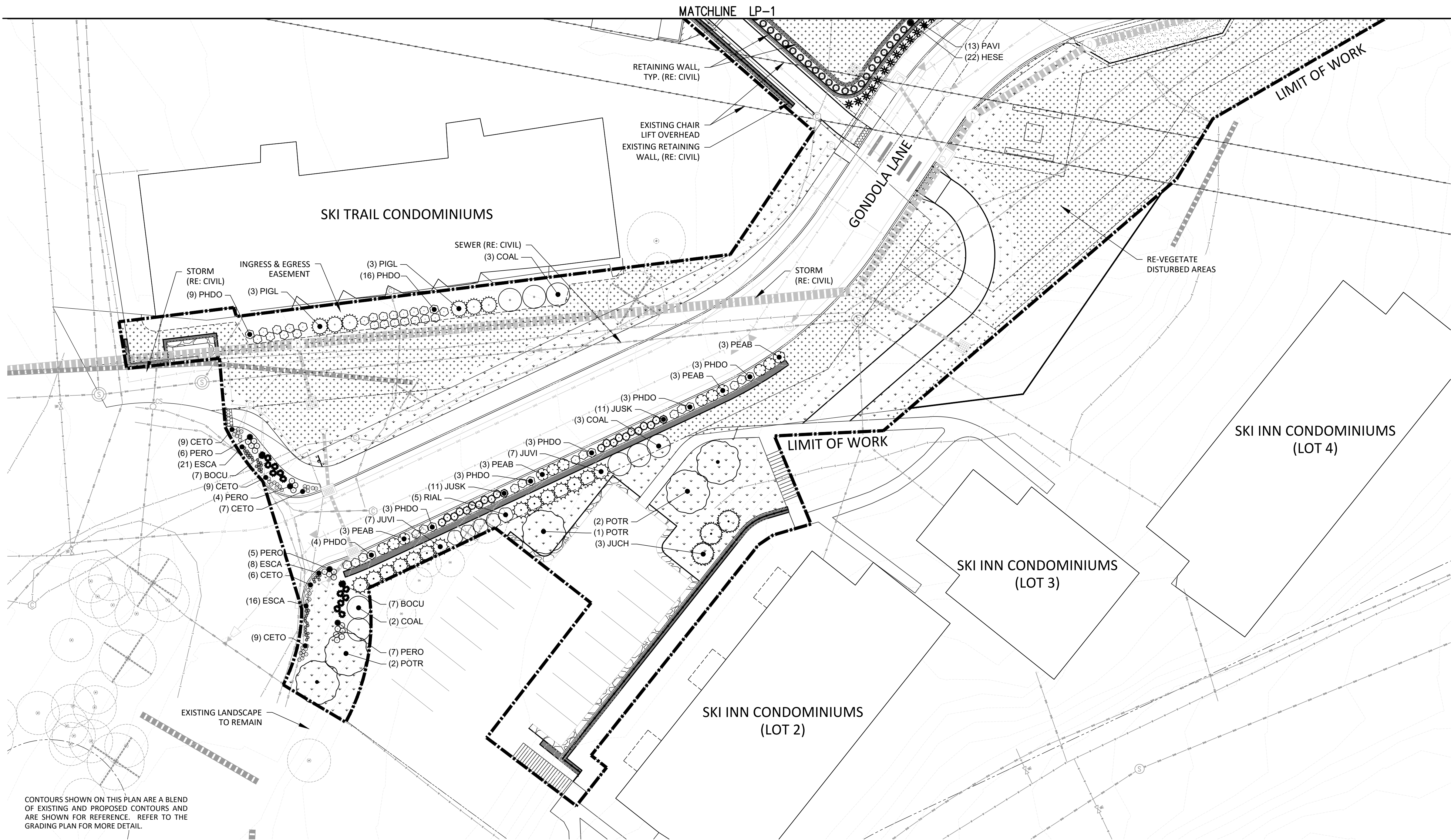
WOOD MULCH

EDGER

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LANDSCAPE NOTES

- GENERAL
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
 - OWNER’S REPRESENTATIVE IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
 - PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10 OF EACH SPECIES SHOWING GENUS, SPECIES AND VARIETY, ETC. PLANT TAGS TO REMAIN ON TREES AND SHRUBS UNTIL TOWN INSPECTION.
 - ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
 - ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAGS OR CONTAINERIZED.
 - MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY AND DESIGN CONCEPT TO BE CONSISTENT WITH APPROVED PLANS.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS AND SOD, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED.
 - ALL LANDSCAPE AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CUBIC YARDS PER 1000 SF ROTO-TILLED TO A DEPTH OF 18". NO ORGANIC SOIL PREPARATION WITHIN THE FIRST 5 FEET ADJACENT TO BUILDINGS.
 - ALL BUILDING STRUCTURES SHALL HAVE A MINIMUM 5' WIDE PLANT FREE BUFFER AROUND THE BUILDING FOUNDATION. FOUNDATION BUFFERS, SHRUB, ORNAMENTAL GRASS AND PERENNIAL FLOWER BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH. CHIPPER MULCH IS NOT ACCEPTABLE. NO WEED CONTROL FABRIC IS REQUIRED IN SHRUB, ORNAMENTAL GRASS AND PERENNIAL AREAS. CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES.
 - SHRUB BEDS ARE TO BE CONTAINED BY COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. MATERIAL TO BE APPROVED BY OWNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
 - THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
 - LANDSCAPE TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS. IN CASES WHERE DISCREPANCIES EXIST BETWEEN PLANS AND CITY STANDARDS, CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION.
 - ALL AREAS SHALL BE GRADED TO ACHIEVE POSITIVE DRAINAGE.
 - ALL SODDED, TURF SEEDED AREAS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS. ALL SHRUB BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF THE INDIVIDUAL PLANT MATERIAL.
 - IRRIGATION DESIGN, LAYOUT AND INSTALLATION TO BE DONE BY OTHERS.
 - KEEP ALL TREES MINIMUM 10 FEET BETWEEN TREES AND WATER OR SEWER MAINS, 6 FEET BETWEEN TREES AND WATER OR SEWER SERVICE LINES, 4 FEET BETWEEN TREES AND GAS LINES. STREET TREES PLANTED WITHIN THE UTILITY EASEMENT MAY CONFLICT WITH UTILITIES & ADDITIONAL CONDUIT MAY BE REQUIRED TO PROTECT UNDERGROUND ELECTRIC LINES.
 - LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING THE AUTOMATIC CONTROLLER; AERATING AND DE-THATCHING TURF AREAS (ONLY IF NEEDED); REPLENISHING MULCH; FERTILIZING; PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.
 - SINGLE TRUNK TREES WITHIN THE SIGHT TRIANGLE AREAS SHALL BE MAINTAINED & TRIMMED FROM THE GROUND TO A LINE AT LEAST SEVEN (7) FEET ABOVE THE LEVEL OF THE INTERSECTION.
 - ALL EXISTING TREES & SHRUBS ON SITE SHALL BE REMOVED.
 - REFER TO THE NORTHWEST COLORADO CONSULTANTS, INC. PROJECT JOB NO. 21-12805, DECEMBER 7, 2022 SURFACE DRAINAGE, PARAGRAPH 5: "LANDSCAPING, WHICH REQUIRES EXCESSIVE WATERING AND LAWN SPRINKLER HEADS, SHOULD BE LOCATED A MINIMUM OF 10 FEET FROM THE FOUNDATION WALLS OF THE STRUCTURES"
 - TOE OF SLOPE ADJACENT TO SIDEWALKS SHALL HAVE A MINIMUM TWO FOOT (2') LANDING TO MITIGATE WATER RUNOFF AND SHALL NOT EXCEED 6:1.
 - CONTRACTOR SHALL TILL OR REPLACE COMPACTED SOIL IN VEHICLE LOT PLANTING AREAS TO A DEPTH OF 30 INCHES.

SEED NOTES

- SEED SHALL BE INSTALLED WHEN AT LEAST 3 MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN 3 MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER.
- ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING.

HYDROMULCH MIX	
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER/TACKIFIER	4

CITY OF STEAMBOAT SPRINGS NOTES

- PERMITS ARE REQUIRED FOR WORK WITHIN ROW FROM MAY 1ST THROUGH NOVEMBER 1ST.
- ALL LANDSCAPE WORK SHALL OCCUR BETWEEN MAY 1ST THROUGH NOVEMBER 1ST.

PLANT SCHEDULE

DECIDUOUS TREES	ABBV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	ACFL	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	2" CAL.	5	MEDIUM	25 FT. HT.	20 FT. W.
	FATR	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR EUROPEAN BEECH	2" CAL.	5	MEDIUM	35 FT. HT.	20 FT. W.
	POTR	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL.	9	MEDIUM	40 FT. HT.	15 FT. W.
ORNAMENTAL TREES	ABBV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	MASP	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.	4	MEDIUM	25 FT. HT.	20 FT. W.
	PRPO	PRUNUS X 'P002S'	SUCKER PUNCH® CHOKECHERRY	2" CAL.	4	LOW - MEDIUM	25 FT. HT.	20 FT. W.
UPRIGHT EVERGREEN SHRUBS	ABBV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	JUCH	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	6' HT.	6	LOW - MEDIUM	10 - ' HT.	8 FT. W.
	JUSK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6' HT.	22	LOW - MEDIUM	15 - 25FT. HT.	3 FT. W.
	JUWI	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	6' HT.	9	LOW - MEDIUM	10 - 15FT. HT.	6 FT. W.
	JUVI	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	HILLSPIRE EASTERN REDCEDAR	6' HT.	14	LOW - MEDIUM	10 - 15FT. HT.	10 FT. W.
SHRUBS	ABBV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	AMCA	AMORPHA CANESCENS	LEADPLANT	5 GAL.	31	MEDIUM	3 FT. HT.	3 FT. W.
	COAL	CORNUS ALBA	TATARIAN DOGWOOD	5 GAL.	8	MEDIUM	5 FT. HT.	6 FT. W.
	COIS	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	5 GAL.	20	MEDIUM	5 FT. HT.	5 FT. W.
	PEAB	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	5 GAL.	150	LOW - MEDIUM	3 FT. HT.	3 FT. W.
	PHDO	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	66	LOW - MEDIUM	5 FT. HT.	5 FT. W.
	PIGL	PICEA PUNGENS 'GLAUCA GLOBOSA'	BLUE GLOBE COLORADO SPRUCE	5 GAL.	32	MEDIUM	5 FT. HT.	6 FT. W.
	PISL	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL.	65	LOW	3 FT. HT.	3 FT. W.
	POFA	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT® BUSH CINQUEFOIL	5 GAL.	40	MEDIUM	3 FT. HT.	4 FT. W.
	RIAL	RIBES ALPINUM	ALPINE CURRANT	5 GAL.	35	LOW - MEDIUM	3 FT. HT.	5 FT. W.
	BOCU	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	1 GAL.	201	VERY LOW - LOW	2'-6" HT.	2 FT. W.
GRASSES	ABBV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	HESE	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	165	LOW	3 FT. HT.	2 FT. W.
	PAVI	PANICUM VIRGATUM	SWITCH GRASS	1 GAL.	105	LOW - HIGH	5 FT. HT.	2 FT. W.
	ESGO	ASTER ALPINUS 'GOLIATH'	GOLIATH ALPINE ASTER	#1 CON.	94	LOW	1 FT. HT.	1'-6" W.
PERENNIALS	ABBV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	CETO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	#1 CON.	660	LOW	1 FT. HT.	2 FT. W.
	ESCA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	#1 CON.	674	VERY LOW	2 FT. HT.	2 FT. W.
	HEFU	HEMEROCALLIS FULVA	ORANGE DAYLILY	#1 CON.	70	MEDIUM	2 FT. HT.	2 FT. W.
	HOSI	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	#1 CON.	20	MEDIUM	3 FT. HT.	5 FT. W.
	PERO	PENSTEMON ROSTRIFLORUS	BRIDGE PENSTEMON	#1 CON.	268	MEDIUM	1'-6" HT.	1'-6" W.
GROUND COVER								
	34,235 SQ. FT.	MULTI-COLOR NATIVE SEED MIX	MULTI-COLOR HIGH ALTITUDE MIX (ARKANSAS VALLEY SEED OR APPROVED EQUAL)					
	38,100 SQ. FT.	NATIVE SEED MIX	FOOTHILLS SEED MIX (ARKANSAS VALLEY SEED OR APPROVED EQUAL)					
	37,960 SQ. FT.	WOOD MULCH	CASCADE CEDAR MULCH (COLORADO MATERIALS INC. OR APPROVED EQUAL)					
	1,025 LN. FT.	EDGER	4"x14" GAUGE GALVANIZED, ROLL TOP, INTERLOCKING TYPE EDGER (SURE-LOC OR APPROVED EQUAL)					

FOOTHILLS SEED MIX	
20%	ANNUAL RYEGRASS
15%	SLENDER WHEATGRASS
12%	CRESTED WHEATGRASS
10%	MOUNTAIN BROOM
10%	HARD FESCUE
10%	CANADA BLUEGRASS
6%	SIDE OATS GRAMA
6%	BIG BLUESTEM
5%	BLUE GRAMAM (COATED)
5%	SWITCHGRASS
1%	SAND DROPSEED

MULTI-COLOR HIGH ALTITUDE MIX	
30%	EPHRAIM CRESTED WHEATGRASS
25%	SHEEP FESCUE
15%	PERENNIAL RYE
15%	CHEWING FESCUE
10%	CANADA BLUEGRASS
5%	ROCKY MOUNTAIN WILDFLOWER MIX

ROCKY MOUNTAIN WILDFLOWER MIX*	
BOTANIC NAME	COMMON NAME
CENTAUREA CYANUS	CORNFLOWER
DIMORPHOTHECA SINUATA	AFRICAN DAISY
RUDBECKIA HIRTA	BLACK-EYED SUSAN
GYPSOPHILA ELEGANS	BABY'S BREATH
LINUM LEWISII	BLUE FLAX
LOBULARIA MARITIMA	SWEET ALYSSUM
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
CHERIANTHUS ALLIONII	SIBERIAN WALLFLOWER
RATIBIDA COLUMNIFERA	PRAIRIE CONEFLOWER
CHRYSANTHEMUM CORONARIUM	GARLAND DAISY
GAILLARDIA ARISTATA	PERENNIAL GAILLARDIA
GAILLARDIA PULCHELLA	ANNUAL GAILLARDIA
OENOTHERA BIENNIS	EVENING PRIMROSE
DIANTHUS BARBATUS	SWEET WILLIAM PINKS
LEUCANTHEMUM X SUPERBUM	SHASTA DAISY
PAPAVER RHOEAS	CORN POPPY
SILENE ARMERIA	CATCHFLY
PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON
ANTIRRHINUM CORNUTUM	SPURRED SNAPDRAGON
ECHINACEA PURPUREA	PURPLE CONEFLOWER
*FORMULATION AND VARIETIES SUBJECT TO AVAILABILITY	

DESIGNED BY
TJM

DATE
2/29/2024

PREPARED BY
SRO

REVISION DESCRIPTION
INITIAL SUBMITTAL FOR CITY REVIEW

DRAWN BY
TJM

CHECKED BY
SRO

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CITY OF STEAMBOAT SPRINGS

STEAMBOAT ESQUIAR LP

ROUTT COUNTY

THE ASTRID
2410 SKI TRAIL LANE
LANDSCAPE NOTES

PREPARED UNDER THE DIRECT SUPERVISION OF
SCOTT OHM
830
Original Date 2/29/2024
2/29/2024
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

INITIAL SUBMITTAL
2/29/2024

DRAWING SIZE
24" X 36"

SURVEY FIRM
LANDMARK, INC

SURVEY DATE
06/03/22

JOB NO.
C020235

DRAWING NAME
20235 CD Landscape Details.dwg

SHEET
63 OF 64

LD-1

BASELINE

Engineering - Planning - Surveying

1169 HILLTOP PKWY, SUITE 204 STEAMBOAT SPRINGS, CO 80477

P: 970.879.1825 F: 303.940.9959

www.baselinectp.com

PHASING PLAN GENERAL NOTES

GENERAL: ALL DISTURBED AREAS OF THE SITE WILL BE REVEGETATED FOR EACH PHASE

PHASE 1:

1. DEVELOPMENT ACCESS ROAD (GONDOLA LANE) STARTING AT SKI TRAIL LANE AND STOPPING AT A POINT NEAR BUILDING 1 (TO A POINT WHERE THE FIRE DEPARTMENT CAN ACCESS THE END OF THE LANE & TURN AROUND. LANE TO BE SURFACED TO A LEVEL WHICH CAN BE CLEARED OF SNOE AND TRAVERSED BY VEHICLES. FINAL PAVING TO BE COMPLETED AS PART OF PHASE 2.
2. DETENTION PONDS TO THE EAST AND SOUTH OF BUILDING 5. DETENTION POND / WATER MITIGATION AREA NEAR THE BEGINNING OF GONDOLA LANE
3. REORIENTATION OF SKI INN CONDOMINIUMS PARKING LOT INCLUDING THE CONSTRUCTION OF A RETAINING WALL NEAR THE NORTH FACE OF THEIR PARKING LOT
4. RELOCATION OF THE EXISTING PEDESTAL POSTAL BOXES TO THE NORTH SIDE OF THE GONDOLA LANE AND SKI TRAIL LANE INTERSECTION
5. SIDEWALK ALONG GONDOLA LANE STARTING AT THE INTERSECTION OF SKI TRAIL LANE TO THE OUTLOT PROPERTY LINE.
6. BUILDING 7
7. UTILITIES...
8. LANDSCAPING...

PHASE 2:

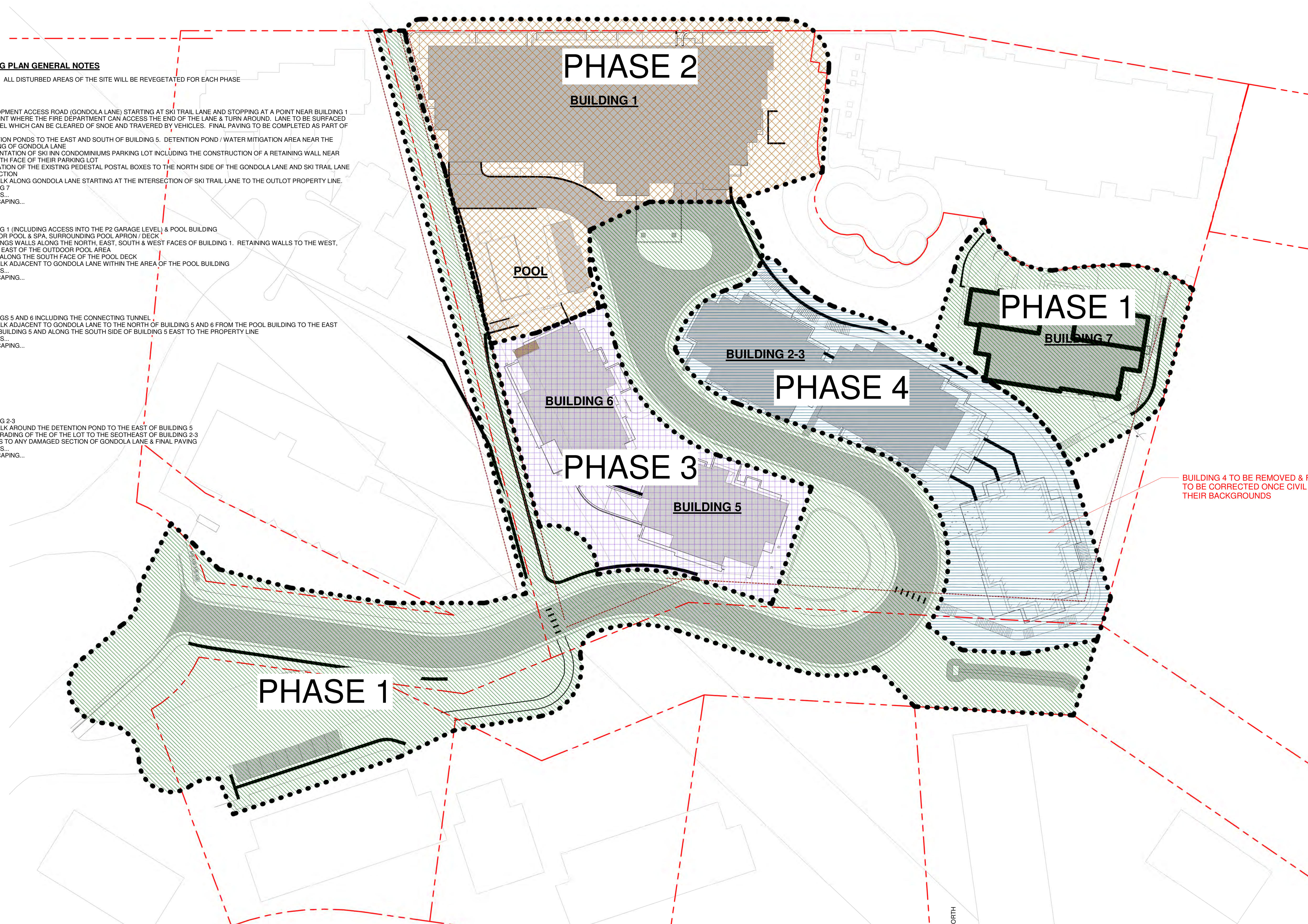
1. BUILDING 1 (INCLUDING ACCESS INTO THE P2 GARAGE LEVEL) & POOL BUILDING
2. OUTDOOR POOL & SPA, SURROUNDING POOL APRON / DECK
3. RETAININGS WALLS ALONG THE NORTH, EAST, SOUTH & WEST FACES OF BUILDING 1. RETAINING WALLS TO THE WEST, SOUTH & EAST OF THE OUTDOOR POOL AREA
4. STAIRS ALONG THE SOUTH FACE OF THE POOL DECK
5. SIDEWALK ADJACENT TO GONDOLA LANE WITHIN THE AREA OF THE POOL BUILDING
6. UTILITIES...
7. LANDSCAPING...

PHASE 3:

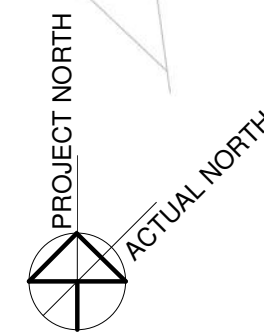
1. BUILDINGS 5 AND 6 INCLUDING THE CONNECTING TUNNEL
2. SIDEWALK ADJACENT TO GONDOLA LANE TO THE NORTH OF BUILDING 5 AND 6 FROM THE POOL BUILDING TO THE EAST SIDE OF BUILDING 5 AND ALONG THE SOUTH SIDE OF BUILDING 5 EAST TO THE PROPERTY LINE
3. UTILITIES...
4. LANDSCAPING...

PHASE 4:

1. BUILDING 2-3
2. SIDEWALK AROUND THE DETENTION POND TO THE EAST OF BUILDING 5
3. FINAL GRADING OF THE OF THE LOT TO THE SEOTHEAST OF BUILDING 2-3
4. REPAIRS TO ANY DAMAGED SECTION OF GONDOLA LANE & FINAL PAVING
5. UTILITIES...
6. LANDSCAPING...



1 SITE PLAN - PHASE PLAN
DP-1.2 1" = 30'-0"



NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are interrelated. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperative for any contractor to properly execute the plans. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect may result in misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect may result in the architect being held liable for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

All designs, documents and data prepared by Smith Associates, P.C., as instruments of service in the performance of its duties, shall be retained by Smith Associates, P.C., and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Smith Associates, P.C.

Eric Smith Associates, P.C.

[illegible]

THE ASTRID
SKI TRAIL LANE
STEAMBOAT SPRINGS, CO 80487



Job Number:	22014.00
Date:	05-01-23
Drawn By:	-
Checked By:	-

Project Phase
PLANNING SUBMITTAL
Sheet Title
PHASING PLAN
Sheet Number
DP-1.2