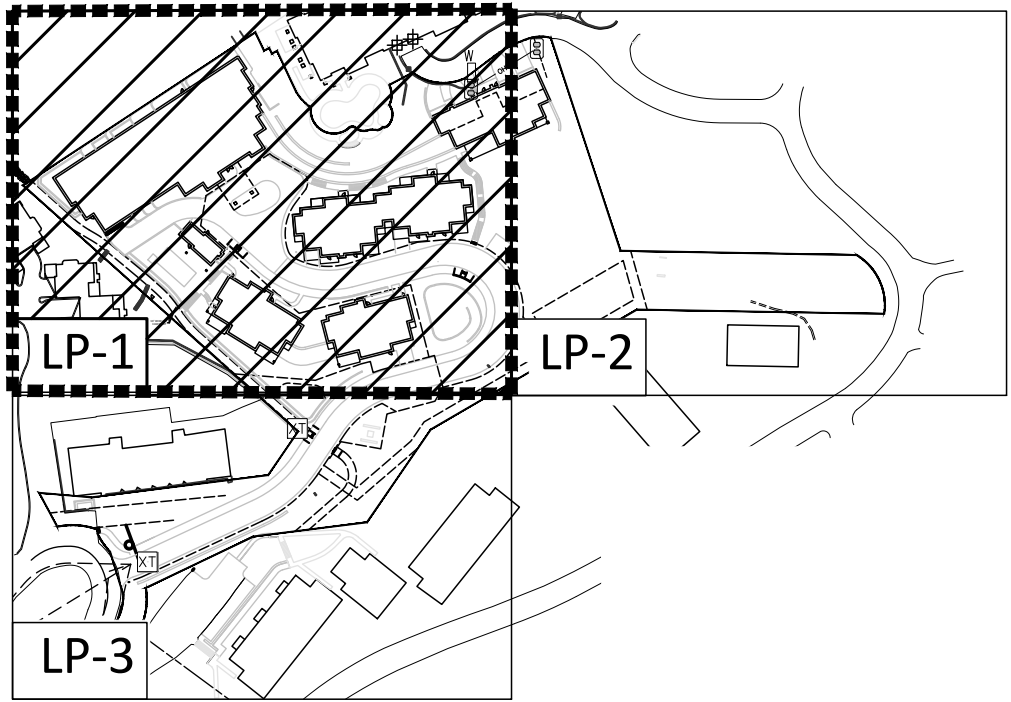
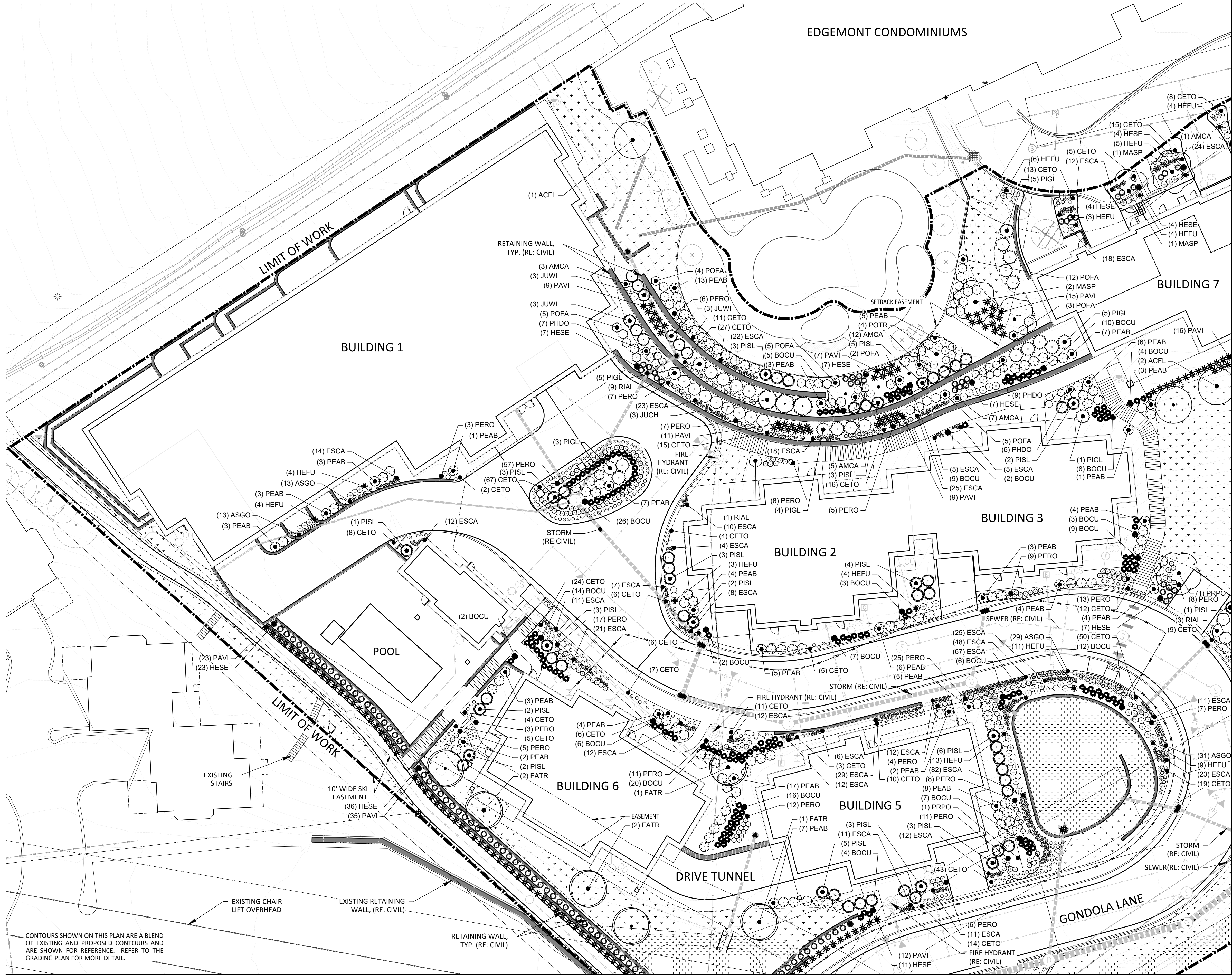


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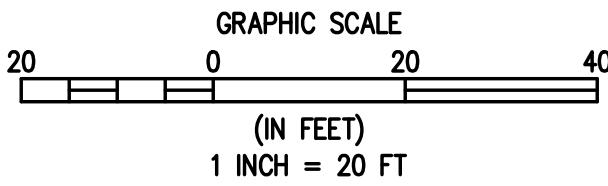


KEY MAP

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 'P002S'	SUCKER PUNCH® CHOKECHERRY
UPRIGHT EVERGREEN SHRUBS	ABBV	BOTANICAL NAME
JUCH	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER
JUSK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER
JUWI	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER
JUVI	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	HILLSPIRE® EASTERN REDCEDAR
SHRUBS	ABBV	BOTANICAL NAME
AMCA	AMORPHIA CANESCENS	LEADPLANT
COAL	CORNUS ALBA	TATARIAN DOGWOOD
PEAB	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE
PHDO	PHYSCOCARPUS OPULIFOLIUS 'CONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK
PIGL	PICEA PUNGENS 'GLAUCOA' 'GLOBOSA'	BLUE GLOBE COLORADO SPRUCE
PISL	PINUS MUGO 'SLOVMOUND'	SLOWMOUND MUGO PINE
POFA	POTENTILLA FRUTICOSA 'TARGO'	DAKOTA SUNSPOT® BUSH CINQUEFOIL
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 DAYLILY
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 MINIMUMS.



DESIGNED BY	DATE	PREPARED BY	REVISION	DESCRIPTION
TJM	05/18/2023	SMB	REVISIONS PER DRT #1	COMMENTS
TJM	07/28/2023	SMB	REVISIONS PER DRT #2	COMMENTS

DESIGNED BY	DATE	PREPARED BY	REVISION	DESCRIPTION
TJM	05/18/2023	SMB	REVISIONS PER DRT #1	COMMENTS
TJM	07/28/2023	SMB	REVISIONS PER DRT #2	COMMENTS

ROUTE COUNTY

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
LANDSCAPE PLAN

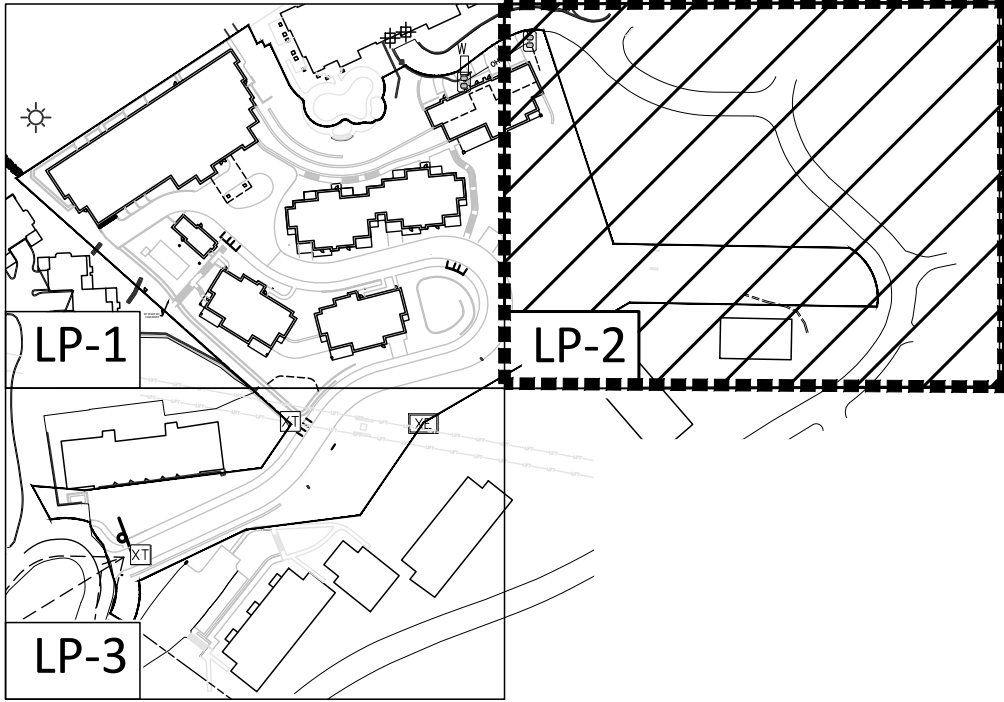
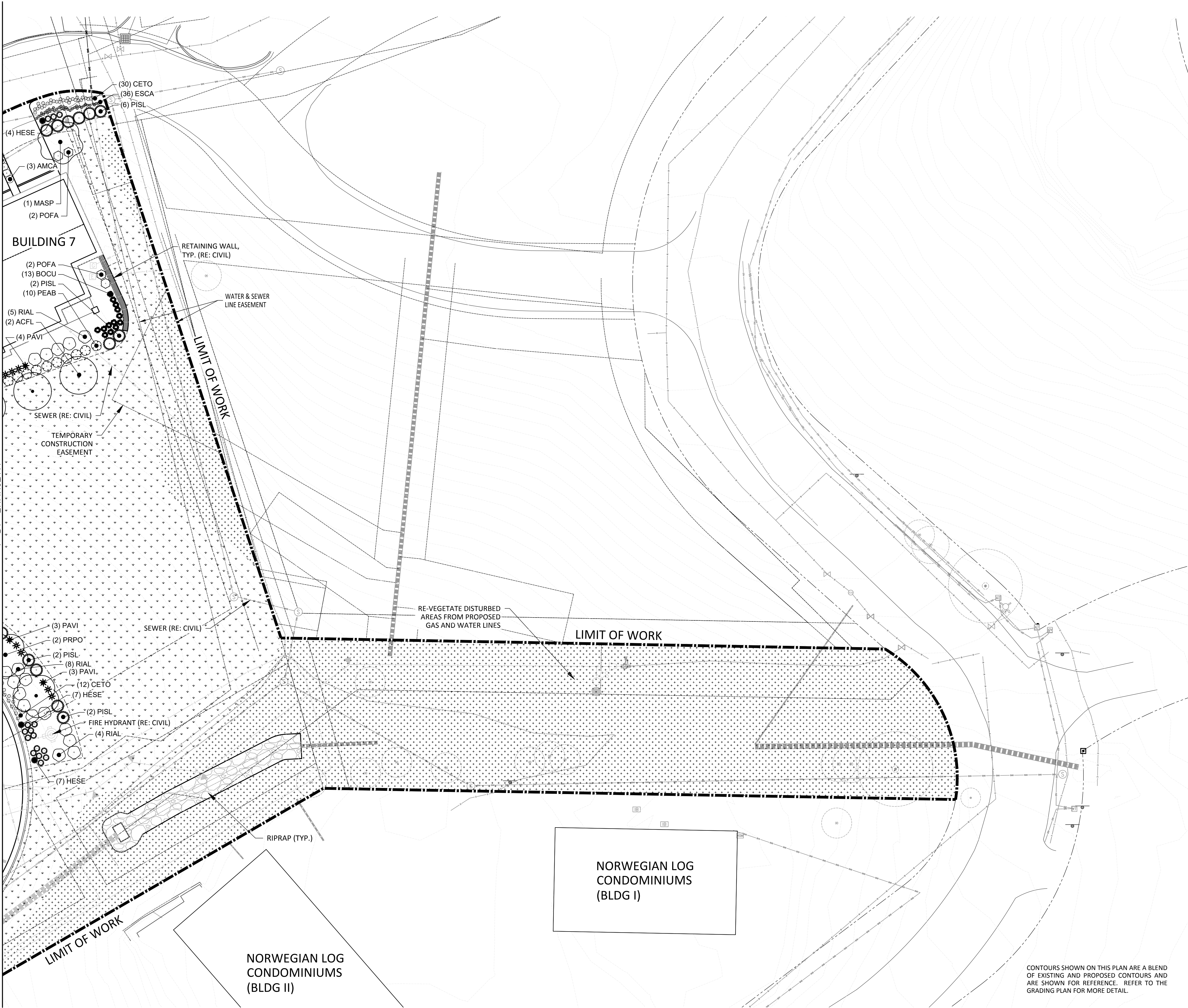
STEAMBOAT SPRINGS

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	LANDMARK, INC
SURVEY DATE	06/03/22
JOB NO.	C020235
DRAWING NAME	20235_LANDSCAPE-PLAN.dwg
SHEET	40 OF 68

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KEY MAP

LEGEND

EXISTING TREES

TREES TO REMAIN

TREES TO REMOVE

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ORNAMENTAL TREES

ABBV	BOTANICAL NAME	COMMON NAME
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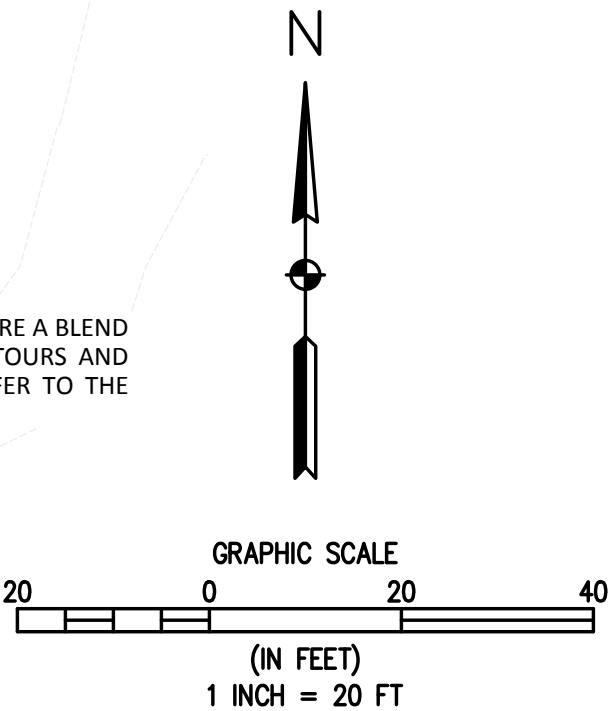
PERENNIALS

ABBV	BOTANICAL NAME	COMMON NAME
ASGO	ASTER ALPINUS 'GOLIATH'	GOLIATH ALPINE ASTER
CETO	CERASTIUM TOMENTOSUM	SNOW IN SUMMER
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HEFU	HEMEROCALLIS FULVA	ORANGE DAYLILY
PERO	PENSTEMON ROSTRIFLORUS	BRIDGE PENSTEMON

GROUND COVER

ABBV	BOTANICAL NAME	COMMON NAME
---	MULTI-COLOR NATIVE SEED	
---	NATIVE SEED MIX	
---	WOOD MULCH	
---	EDGER	

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DESIGNED BY	TJM
DRAWN BY	TJM
CHECKED BY	MRB

DATE	05/18/2023
PREPARED BY	SMB
DATE	07/28/2023
REVISIONS PER DRT #	COMMENTS

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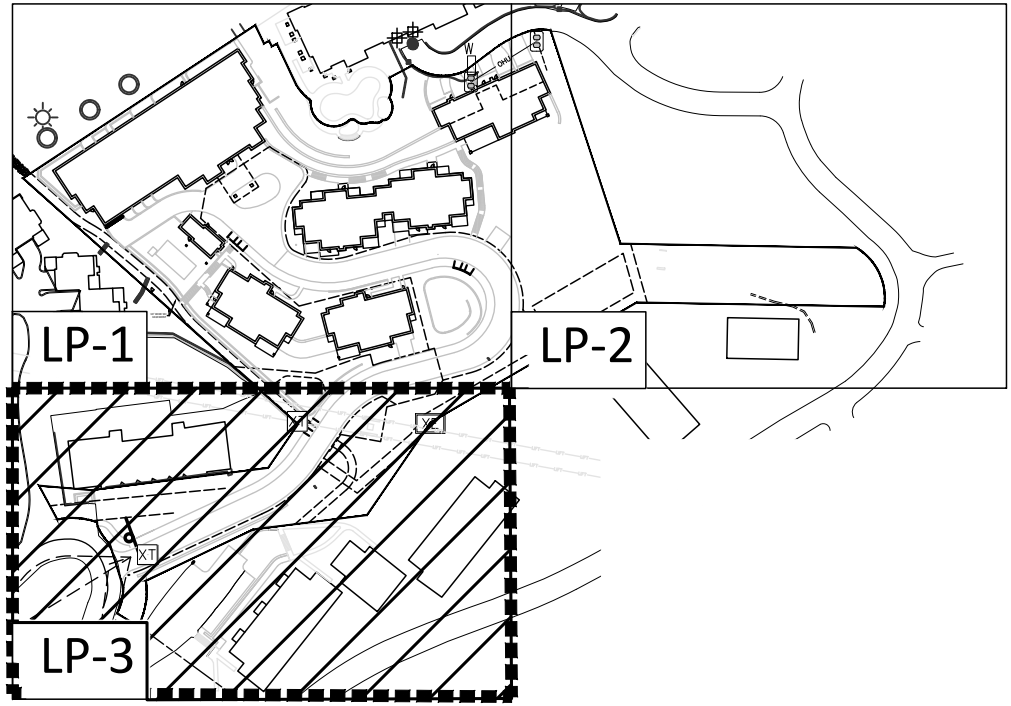
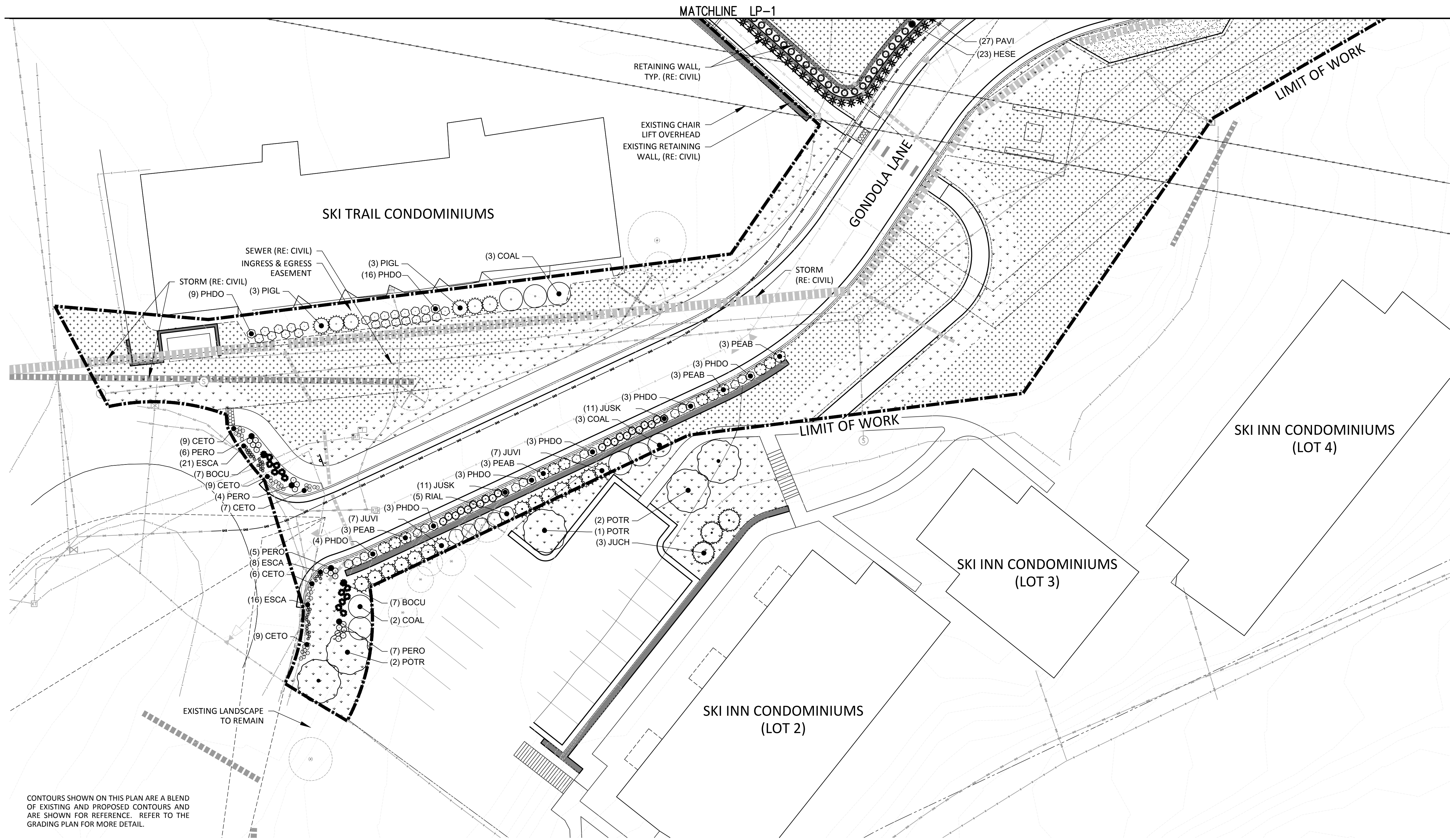
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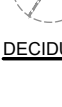



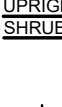


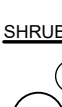


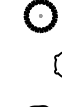





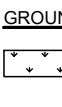










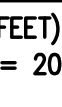


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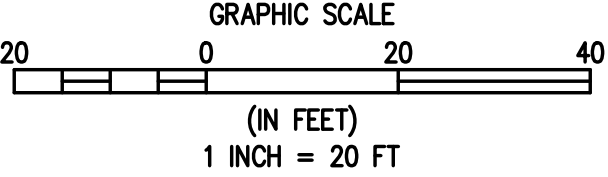


KEY MAP

LEGEND

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	TREES TO REMAIN		
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DESIGNED BY	TJM
DRAWN BY	TJM
CHECKED BY	MRB

REVISION	DESCRIPTION	DATE	PREPARED BY	DATE
1	REVISIONS PER DRT #1	05/18/2023	SMB	05/18/2023
2	REVISIONS PER DRT #2	07/28/2023	SMB	07/28/2023

STEAMBOAT ESQUIAR LP	ROUTT COUNTY
THE ASTRID 2410 SKI TRAIL LANE LANDSCAPE PLAN	
STEAMBOAT SPRINGS	

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 12/22/2022

DRAWING SIZE 24" X 36"

SURVEY FIRM LANDMARK, INC

SURVEY DATE 06/03/22

JOB NO. C020235

DRAWING NAME 20235_LANDSCAPE-PLAN.dwg

SHEET 42 OF 68

LP-3

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 6". 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 ARE TO BE MULCHED WITH MIN. 3" DEPTH ROCK MULCH OVER SPECIFIED GEO-TEXTILE WEED CONTROL FABRIC. ROCK MULCH SHALL BE 1-1/2" COLORADO ROSE CRUSHED ROCK OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE SAMPLES OF ROCK MULCH FOR LANDSCAPE ARCHITECT'S APPROVAL, PRIOR TO PURCHASE OR INSTALLATION. FINAL SELECTION SHALL BE MADE FROM SAMPLES. ALL SHRUB, ORNAMENTAL GRASS AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. CHIPPER MULCH IS NOT ACCEPTABLE. NO WEED CONTROL FABRIC IS REQUIRED IN SHRUB, ORNAMENTAL GRASS AND PERENNIAL AREAS.
 - 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.
 - 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; RESETTNG 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.	6	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.	5	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	12 FT. HT.	8 FT. W.
	JUSK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6' HT.	22	LOW - MEDIUM	15 FT. HT.	3 FT. W.
	JUWI	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	6' HT.	9	LOW - MEDIUM	15 FT. HT.	6 FT. W.
	JUVI	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	HILLSPIRE EASTERN REDCEDAR	6' HT.	14	LOW - MEDIUM	15 FT. 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	8 FT. HT.	8 FT. W.
	PEAB	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	5 GAL	155	LOW	5 FT. HT.	4 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	29	MEDIUM	5 FT. HT.	6 FT. W.
	PISL	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL	63	LOW	3 FT. HT.	2 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	202	VERY LOW - LOW	2'-6" HT.	2 FT. W.
	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	151	LOW	3 FT. HT.	2 FT. W.
GRASSES	ABBV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	PAVI	PANICUM VIRGATUM	SWITCH GRASS	1 GAL	177	LOW - HIGH	5 FT. HT.	2 FT. W.
	ASGO	ASTER ALPINUS 'GOLIATH'	GOLIATH ALPINE ASTER	#1 CON.	86	LOW	1 FT. HT.	1'-6" W.
	CETO	CERASTIUM TOMETOSUM	SNOW IN SUMMER	#1 CON.	507	LOW	1 FT. HT.	1 FT. W.
PERENNIALS	ABBV	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	ESCA	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	#1 CON.	658	VERY LOW	2 FT. HT.	2 FT. W.
	HEFU	HEMEROCALLIS FULVA	ORANGE DAYLILY	#1 CON.	70	MEDIUM	2 FT. HT.	2 FT. W.
	PERO	PENSTEMON ROSTRIFLORUS	BRIDGE PENSTEMON	#1 CON.	254	LOW	1'-6" HT.	1'-6" W.
GROUND COVER								
	32,860 SQ. FT.	MULTI-COLOR NATIVE SEED MIX	MULTI-COLOR HIGH ALTITUDE MIX (ARKANSAS VALLEY SEED OR APPROVED EQUAL)					
	69,320 SQ. FT.	NATIVE SEED MIX	FOOTHILLS SEED MIX (ARKANSAS VALLEY SEED OR APPROVED EQUAL)					
	20,115 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%	SIDEOTS 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	

BASELINE

Engineering • Planning • Surveying

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DESIGNED BY
TJM

DATE
05/18/2023

PREPARED BY
SMB

REVISIONS PER DRT. #1
COMMENTS

DRAWN BY
TJM

REVISIONS PER DRT. #1
COMMENTS

CHECKED BY
MRB

STEAMBOAT ESQUIAR LP

ROUTT COUNTY

THE ASTRID
2410 SKI TRAIL LANE
LANDSCAPE NOTES

STEAMBOAT SPRINGS

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 12/22/2022

DRAWING SIZE 24" X 36"

SURVEY FIRM LANDMARK, INC

SURVEY DATE 06/03/22

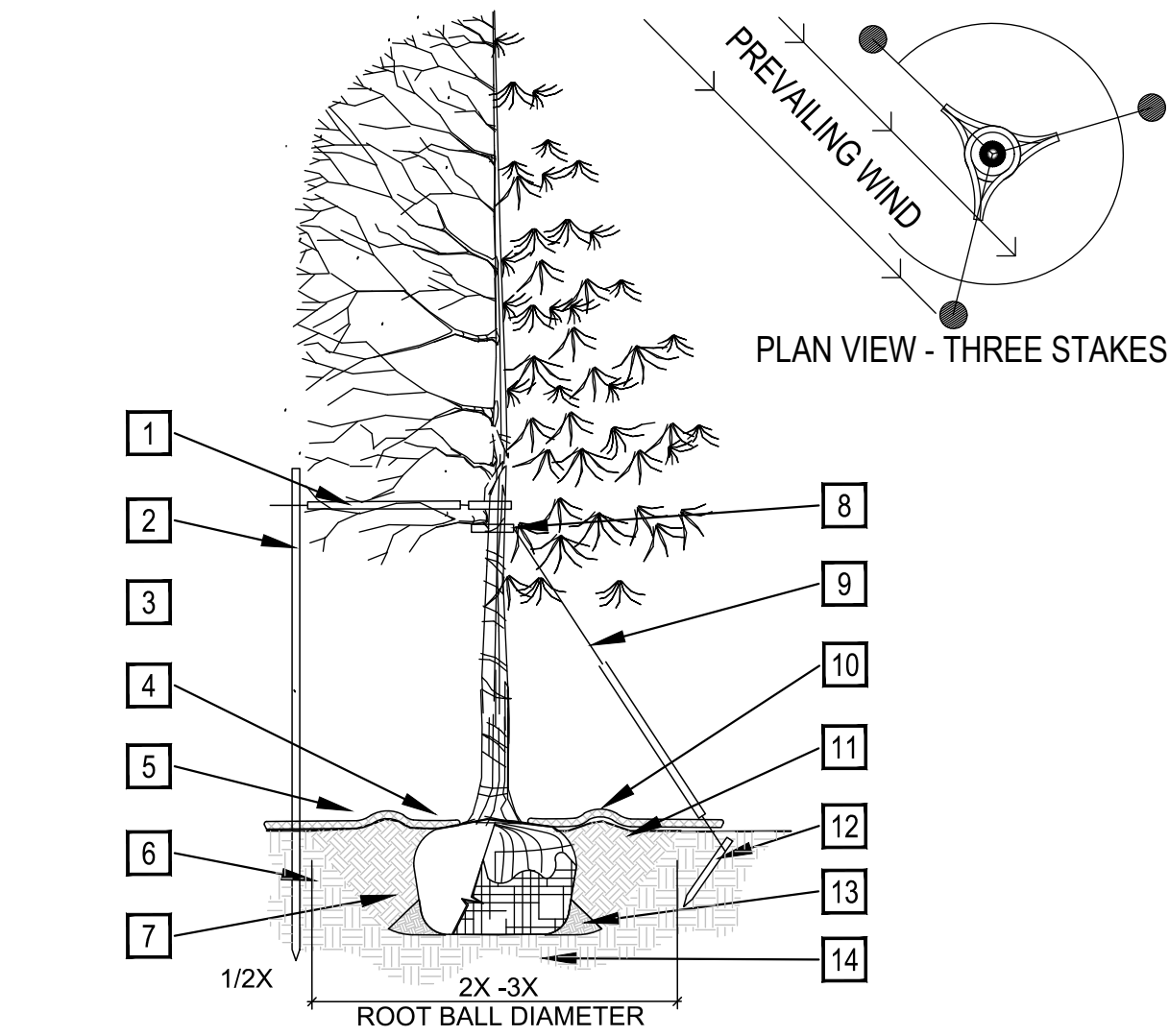
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DRAWING NAME 202355_LANDSCAPE-DETAILS.dwg

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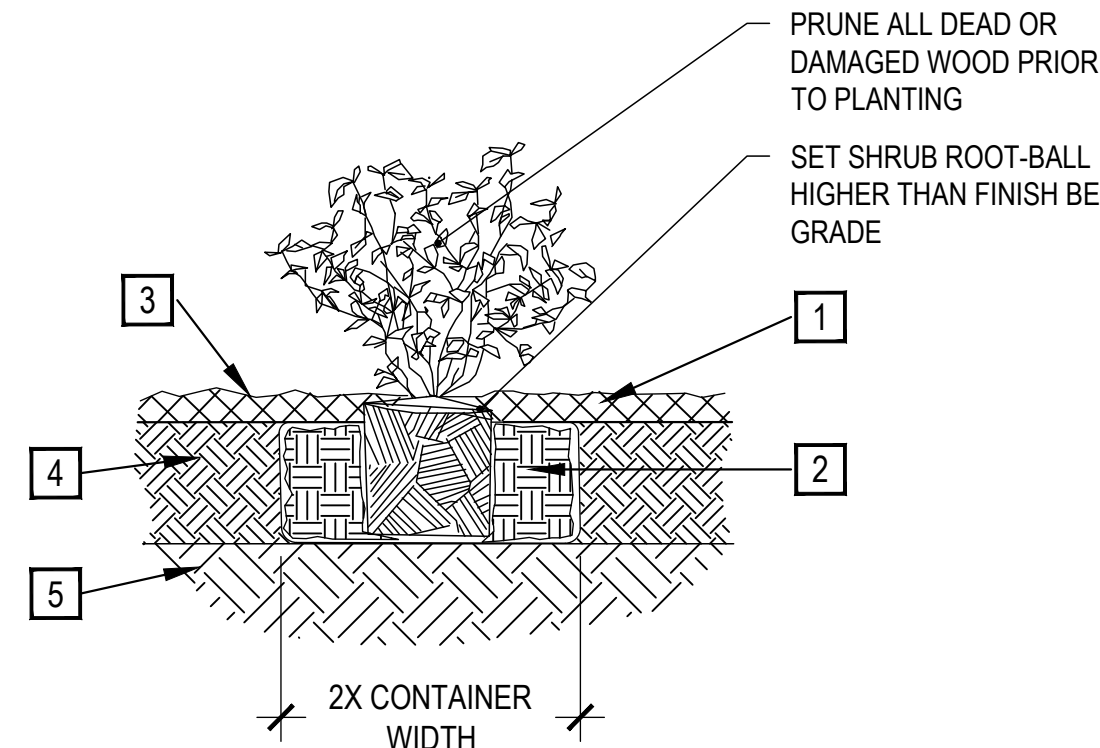


A TREE PLANTING DETAIL

SCALE: NTS

- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- 1 PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 5 3" DEEP WOOD MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 12 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

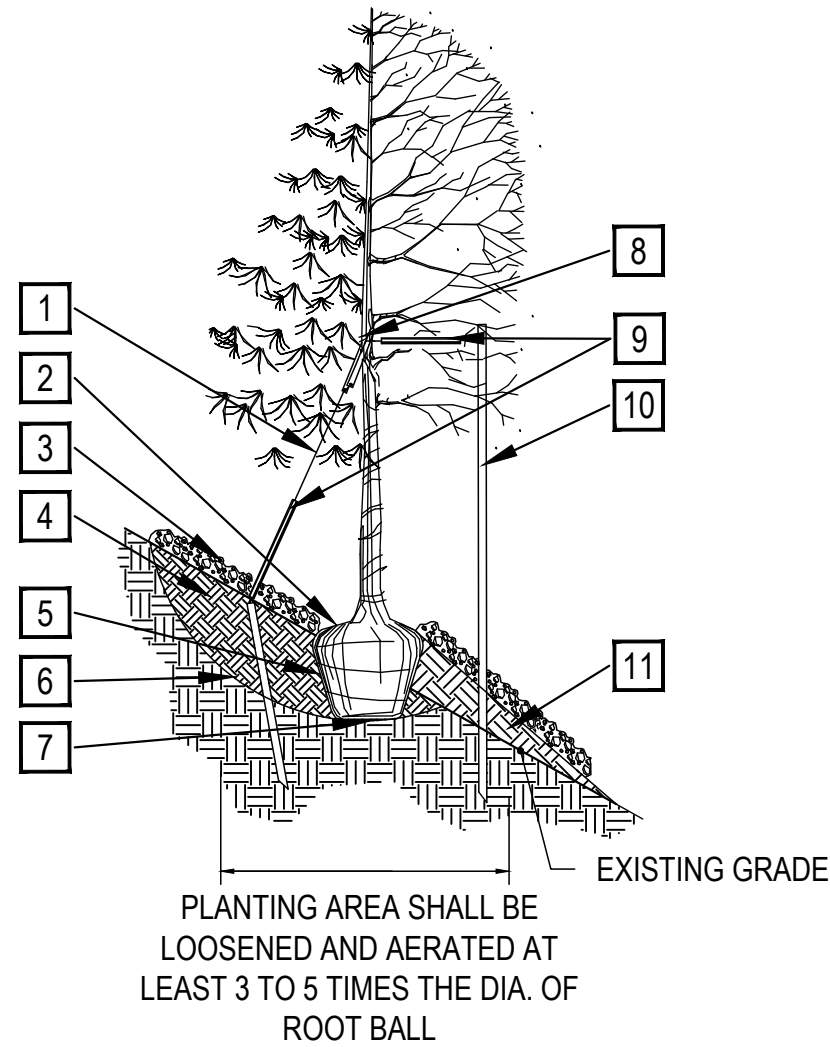


B SHRUB PLANTING

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

- 1 SPECIFIED MULCH
 - 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 - 3 FINISH GRADE (TOP OF MULCH)
 - 4 AMENDED TOPSOIL
 - 5 EXISTING SUBGRADE
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

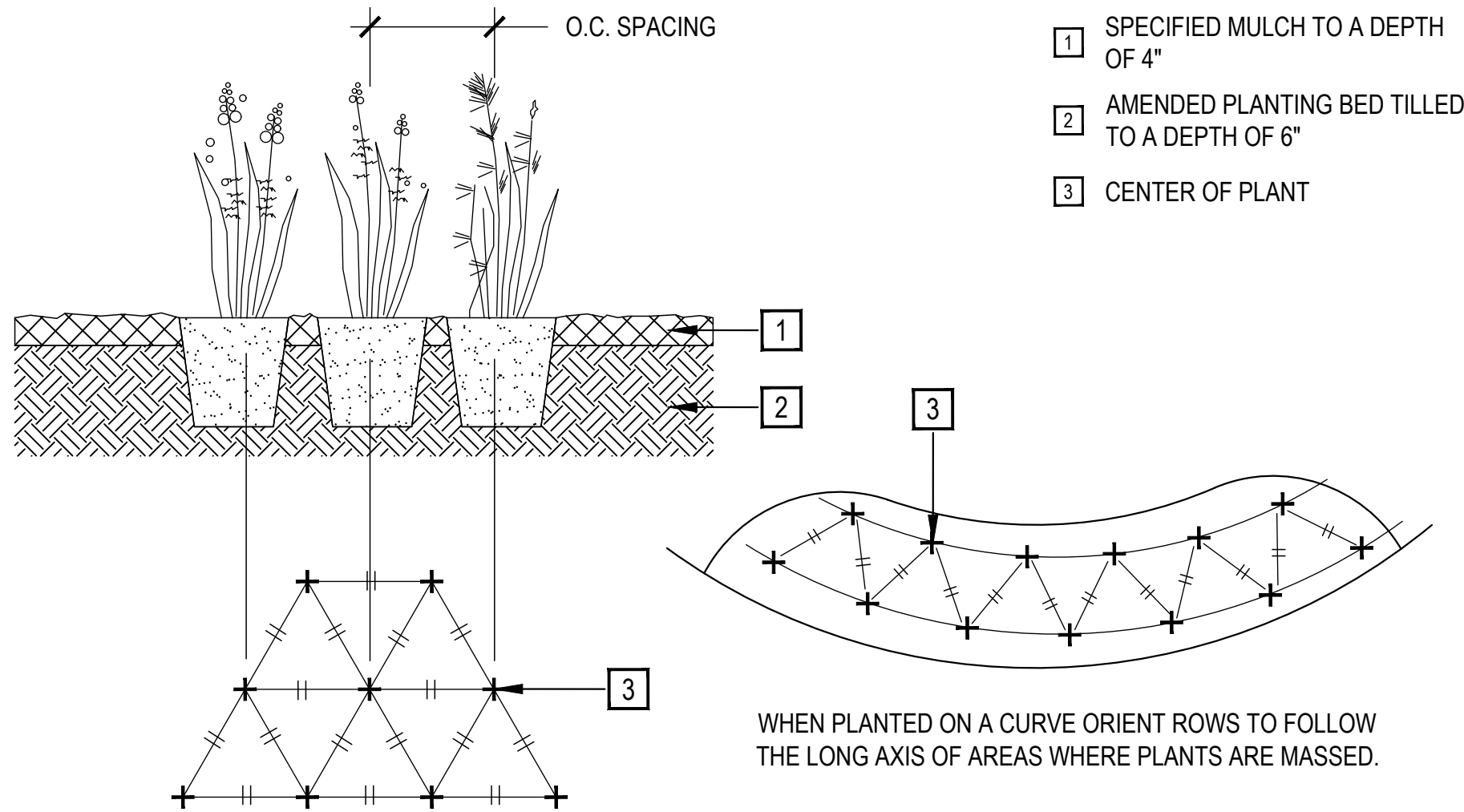
- NOTES:**
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS (THREE TO FIVE INCHES) THAN THE DISTANCE FROM THE TOP MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. SET ROOT BALL ON UNDISTURBED SOIL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE ROOTBALL WITH SOIL.
 3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
 4. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE NECESSARY TO STABILIZE THE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OR LESS OF PLANTING DATE.
 5. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
 6. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING
 7. INSTALL SAUCER IN NATIVE AREAS



C TREE PLANTING ON SLOPE

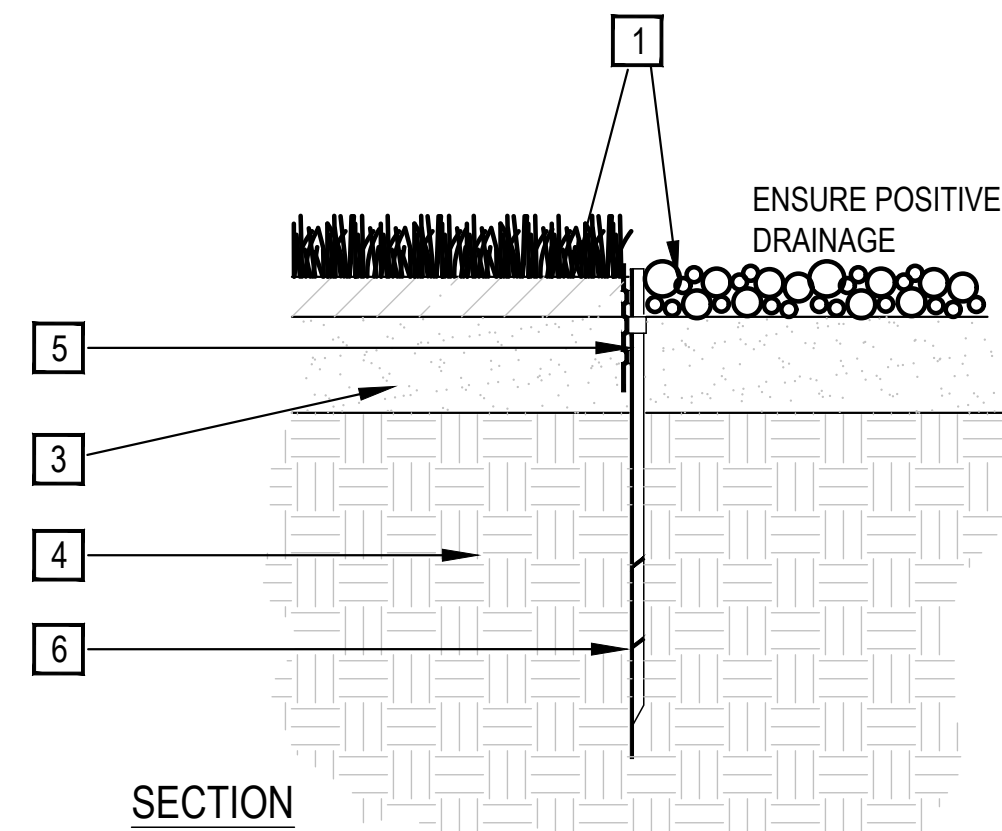
SCALE: 1/4" = 1'-0"

- 1 USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CAL. ALL WIRE TO BE 12 GAUGE GALVANIZED
- 2 TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
- 3 24" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
- 4 BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- 5 BURLAP, ROPE, AND WIRE REMOVED FROM TOP 1/2 OF ROOT BALL AT MINIMUM
- 6 SLOPE SIDED HOLE IS 3 TIMES AS WIDE AS THE ROOTBALL DIA.
- 7 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 8 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 9 24" x 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- 10 TREATED WOOD POST W/ GROMMETED NYLON STRAPS. USE 2 GUY WIRES
- 11 UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE



D PERENNIAL / ORNAMENTAL GRASS LAYOUT

SCALE: 1" = 1'-0"



E METAL EDGER

SCALE: 1" = 1'-0"

- 1 FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
 - 2 TURF THATCH
 - 3 AMENDED SOIL PER SPECIFICATIONS
 - 4 SUBGRADE
 - 5 STEEL EDGER SHALL BE COYOTE PRODUCTS PERFEDGE 16 GA, PERFORATED, 4" DEPTH, GALVANIZED ROLLTOP EDGER WITH DRAIN HOLES
 - 6 EDGER STAKE - 12"
- NOTES:**
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

DESIGNED BY	DATE	PREPARED BY	REVISION	DESCRIPTION
TJM	05/18/2023	SMB	REVISIONS PER DRT #1	COMMENTS
TJM	07/28/2023	SMB	REVISIONS PER DRT #1	COMMENTS
MRB				