

PLANT NOTES

- All plant materials shall be in accordance with AAN specifications for Number One Grade.
- All shrub beds and trees to be irrigated with an automatic drip (trickle) irrigation system.
- All trees to be balled & burlapped or containerized.
- All shrub beds to be mulched with gravel (3" average depth) on tyar filter fabric.
- Edging between grass and shrub beds shall be 1/8" x 4" steel set level with top of sod.
- Streetscape turf areas to be seeded of the following mix (or an approved substitute):

Common Name	1 by Weight
Fairway Crested Wheat	292
Western Wheat	182
Smooth Rye	242
Russian Wild Rye	152
Blue Grass	122
	1002

- Maintenance for Tracts A and B will be performed by the Owner for the first two years, then the tract will be turned over to Storm Drainage. The tracts are designed to be low-maintenance, and disturbance is to be kept to a minimum during and after construction. Disturbed areas are to be seeded with the following mix or an approved substitute:

Common Name	1 by Weight
Western Wheatgrass	302
Blue Grass	252
Green Needlegrass	252
Switchgrass	202
	1002

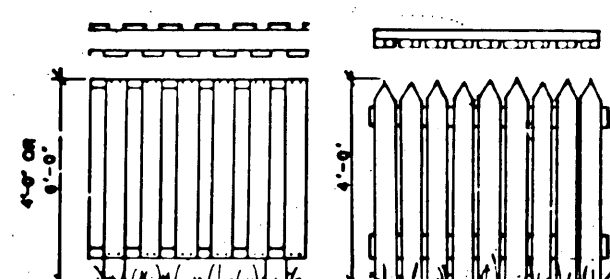
To total 10.75 lb./ac.

- A tree permit must be obtained from the City Forester before any trees or shrubs as noted on this plan are planted, pruned, or removed on the public right-of-way.
- Additional detail of shrub beds, planting specifications, and other planting information to be provided by Landscape Architect prior to construction.
- Minor changes in species and plant locations may be made during construction as required by site conditions. Overall quantity and quality to be consistent with approved plans.
- Landscaping indicated in common open space tracts to be provided with this development. Landscaping on individual lots to be provided by home owners.
- Coordinate location of street trees along Overland Trail with Light and Power ductbanks.
- Large trees in landscaped areas should not be planted within 4' of gas mains.
- Maintenance of landscaping along Yorkshire Street and Overland Trail right-of-way to be the responsibility of the adjacent property owner, per City Code.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
FP	Fraxinus pennsylvanica "Marshall"	Marshall's Redleaf Ash	3 1/2" x 4" Cal.	6
PAC	Populus aluminata	Lanceleaf Cottonwood	3" x 4" Cal.	16
OR	Quercus macrocarpa	Bur Oak	2" Cal.	5
SA	Salix alba-vitifolia	Russian Golden Willow	3" x 4" Cal.	14
AT	Alnus tenuifolia	Thicket Alder	5 Gal.	14
AG	Acer grandidentatum	Bigtooth Maple	5 Gal.	11
ME	Malus spp. "Marshall"	Redleaf Crab	5 Gal.	3
PAM	Prunus americana	American Plum	5 Gal.	14
PE	Pinus strobus	Pinon Pine	5" x 6" Hgt.	3
PM	Pinus nigra	Austrian Pine	5" x 6" Hgt.	8
POD	Potentilla fruticosa "Gold Dust"	Gold Dust Potentilla	5 Gal.	11
AB	Antennaria plinifolia "Buffalo"	Buffalo Antennaria	5 Gal.	47

FENCE GUIDELINES



- 4'-0" shadowbox or picket design alternatives to be used on lot lines adjacent to open space.
- All fences to be wood, finished with earth tone stains.
- Fence guidelines included here may be varied slightly upon construction.
- 4'-0" shadowbox design alternative to be used along Overland Trail, except as noted.
- Fencing in all other locations to be allowed per City of Fort Collins standards.

Cityscape

urban design, inc.
3030 south college ave., suite 200
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Quail Hollow

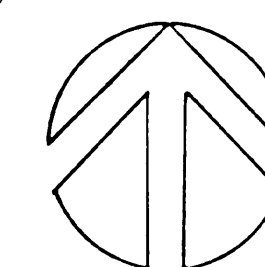
5TH FILING

FINAL LANDSCAPE PLAN

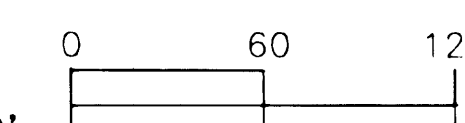
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PROJECT NO. 3087
SCALE: 1"=60'

DATE OF PREPARATION: 4-1-91

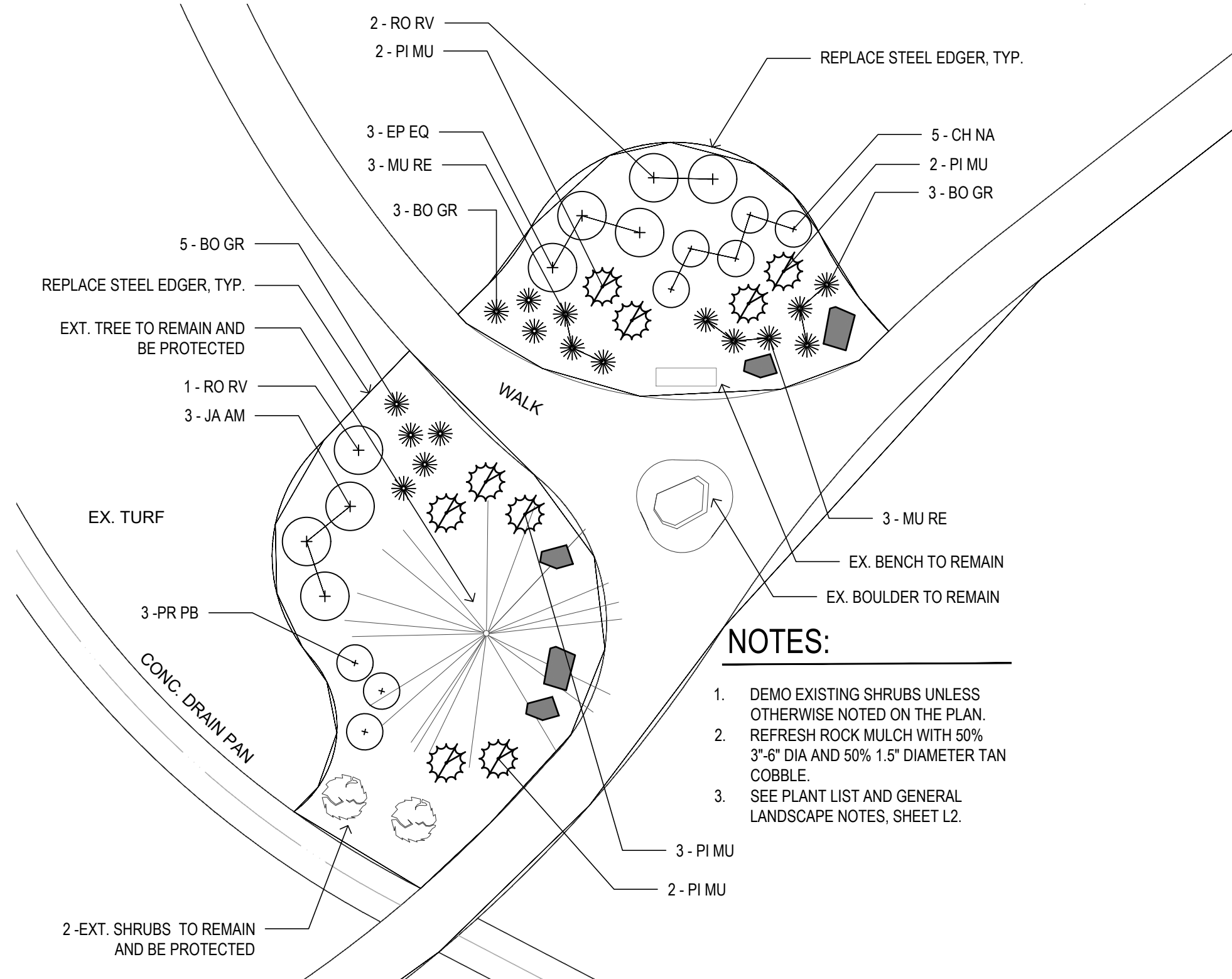
REVISIONS:
DATE DESCRIPTION BY
4/23/91 GENERAL SM



SCALE: 1"=60'



SHEET 1

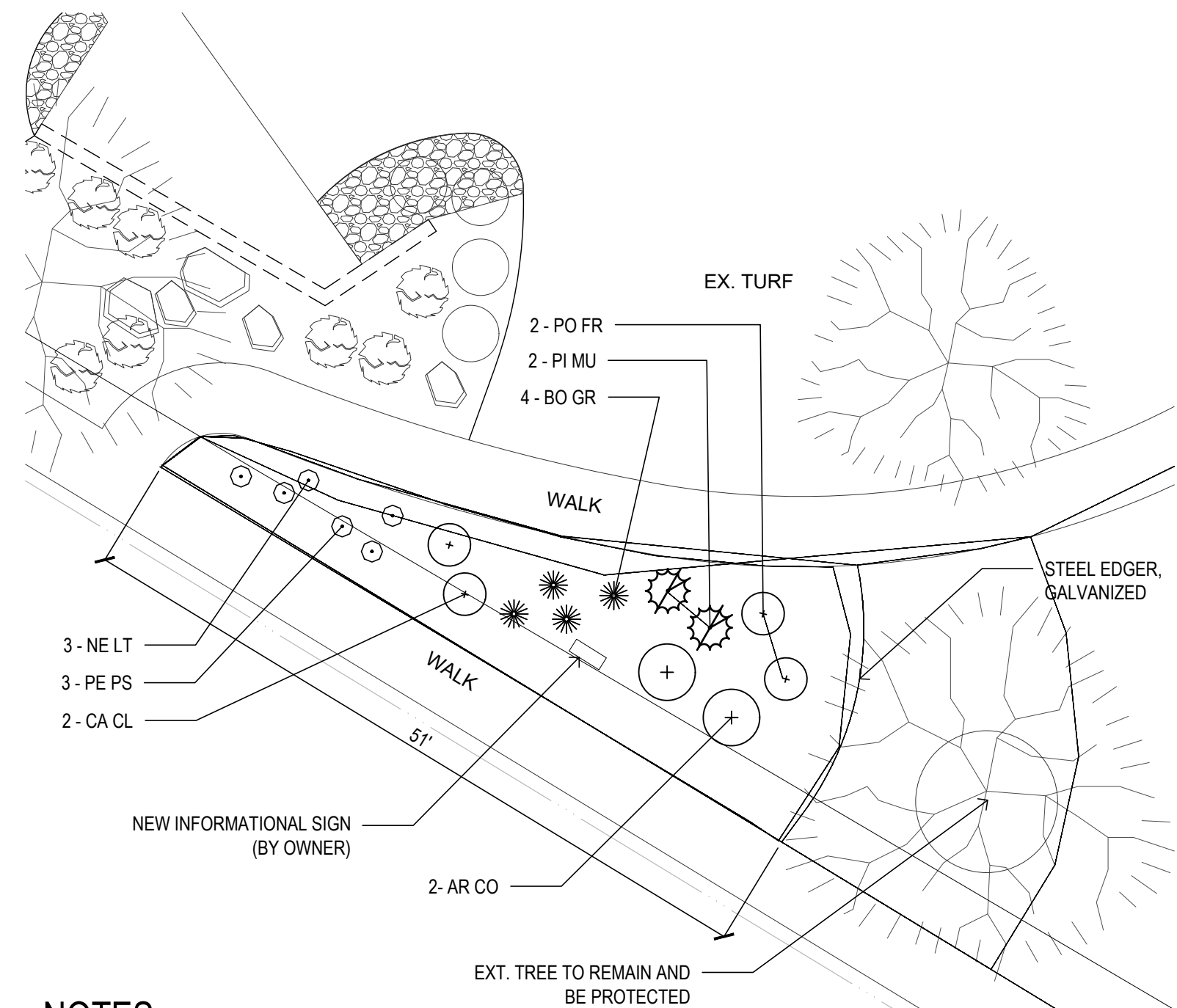


NOTES:

1. DEMO EXISTING SHRUBS UNLESS OTHERWISE NOTED ON THE PLAN.
2. REFRESH ROCK MULCH WITH 50% 3'-6" DIA AND 50% 1.5" DIAMETER TAN COBBLE.
3. SEE PLANT LIST AND GENERAL LANDSCAPE NOTES, SHEET L2.

3 SHRUB BEDS 'A' AND 'B' DETAIL - PHASE 2

SCALE: 1"= 10'-0"

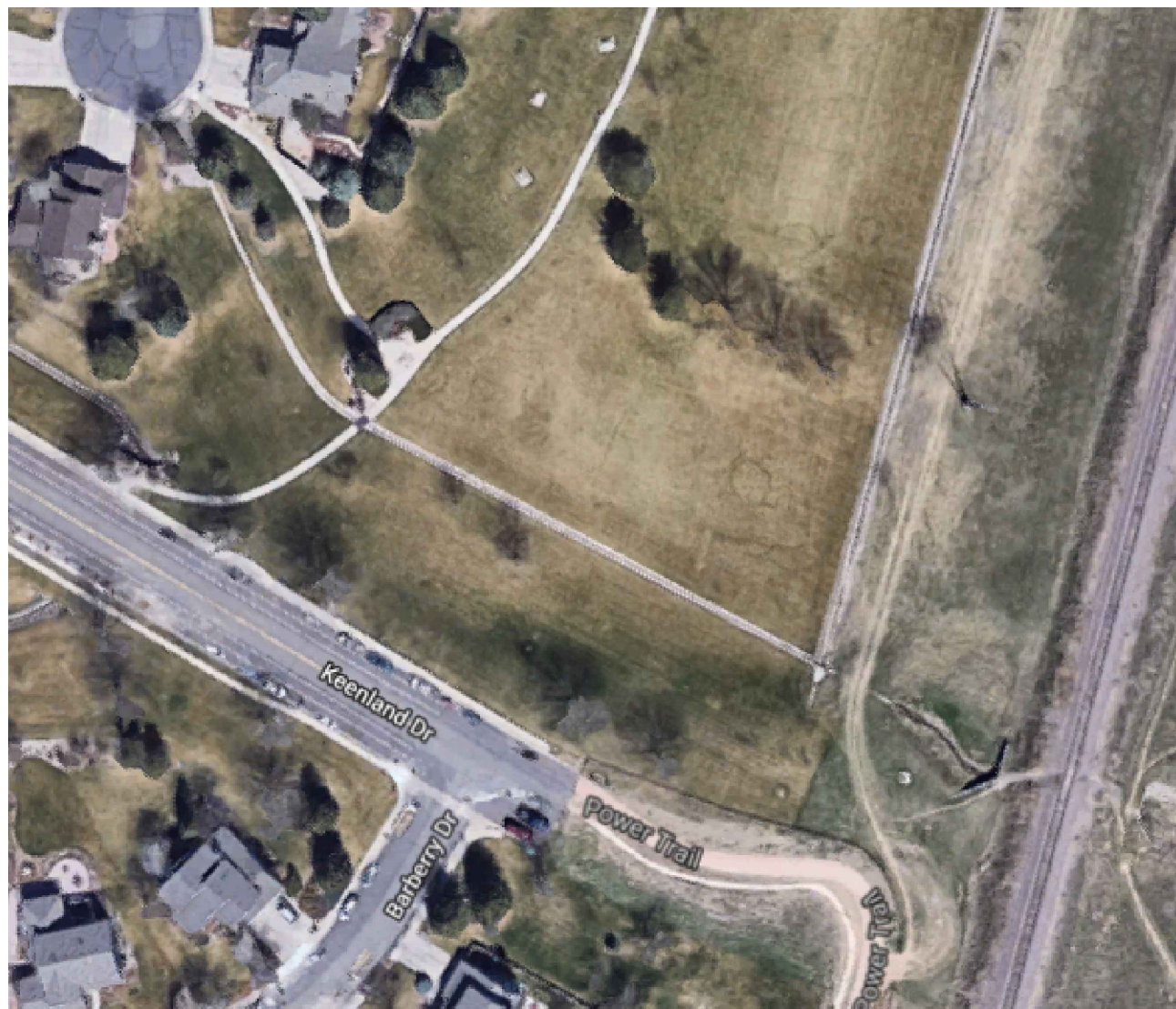


NOTES:

1. SEE PLANT LIST AND GENERAL LANDSCAPE NOTES, SHEET L2.
2. SHRUB BED SHALL BE MULCHED WITH COBBLE MULCH TO A DEPTH OF 3" MIN. OVER NON-WOVEN WEED BARRIER. 50% 3'-6" DIA AND 50% 1.5" DIAMETER TAN RIVER COBBLE. HAND PLACE LARGER DIAMETER MULCH TO FOR SLOPE PROTECTION. APPX ONE TON OF THE LARGER DIAMETER COBBLE MULCH CAN BE USED FROM EXISTING BEDS 'A' AND 'B'.
3. NEW TREE, SHRUB AND PERENNIAL/GRASS PLANTING RINGS SHALL BE MULCHED WITH 3" MIN DEPTH CEDAR MULCH PER PLANTING DETAILS ON SHEET L2.
4. FOR EXISTING AND NEW TREES IN NATIVE SEED AREA, PROVIDE A MINIMUM 6' DIA. CEDAR MULCH RING AROUND EACH TREE. NO WEED BARRIER SHALL BE USED IN CEDAR MULCH AREAS.

2 SHRUB BED 'C' DETAIL - PHASE 1

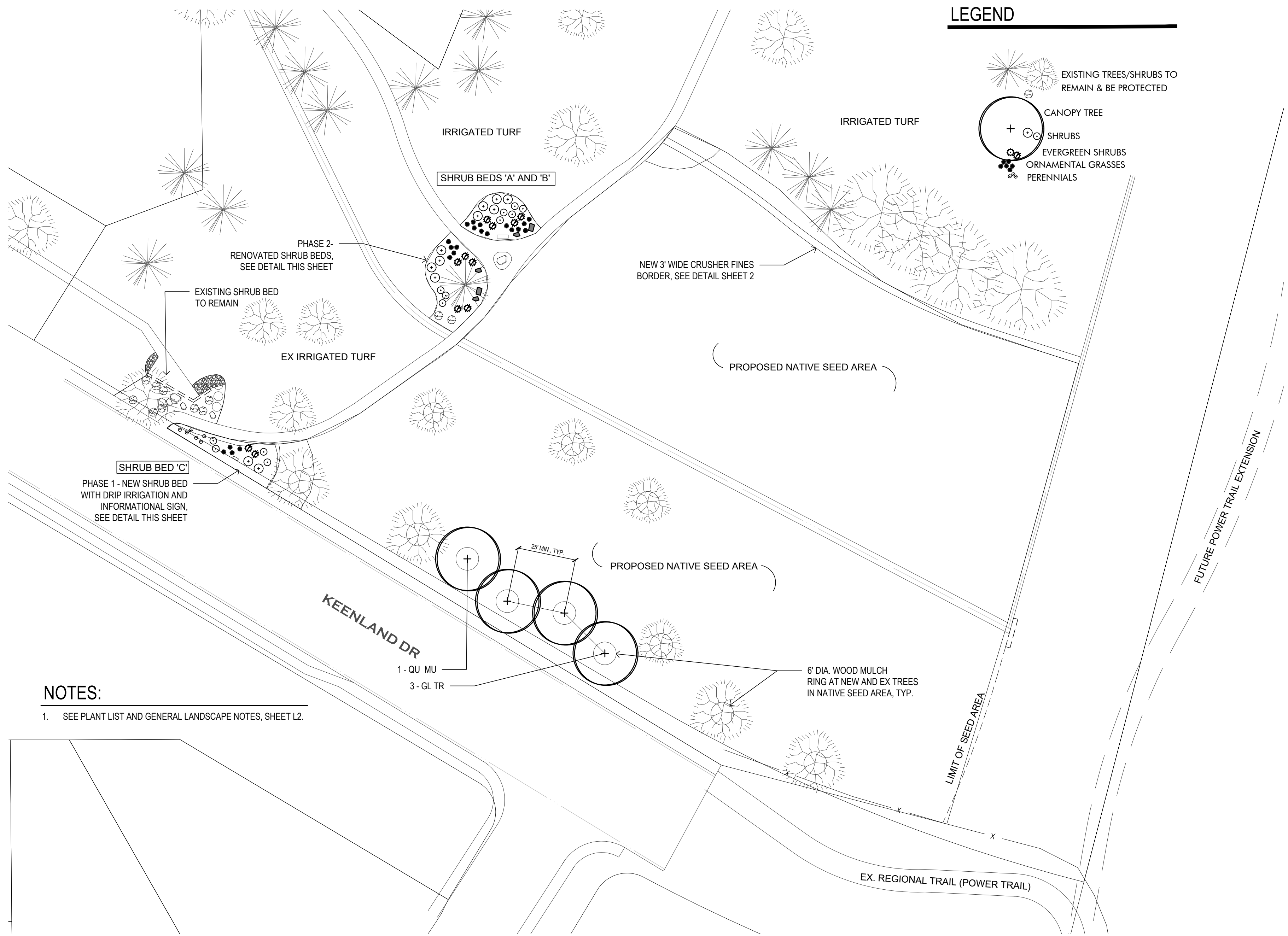
SCALE: 1"= 10'-0"



EXISTING CONDITIONS AERIAL PHOTO



VICINITY MAP



NOTES:

1. SEE PLANT LIST AND GENERAL LANDSCAPE NOTES, SHEET L2.

1 OVERALL PLAN

SCALE: 1"= 30'-0"



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Project:

Client:



Revision & Date:

REV 1 - MAY 3 2019

Project Number:

Date: 04.11.2019

Produced by: AKM

Sheet Title:

PLANTING PLAN

Sheet Number:

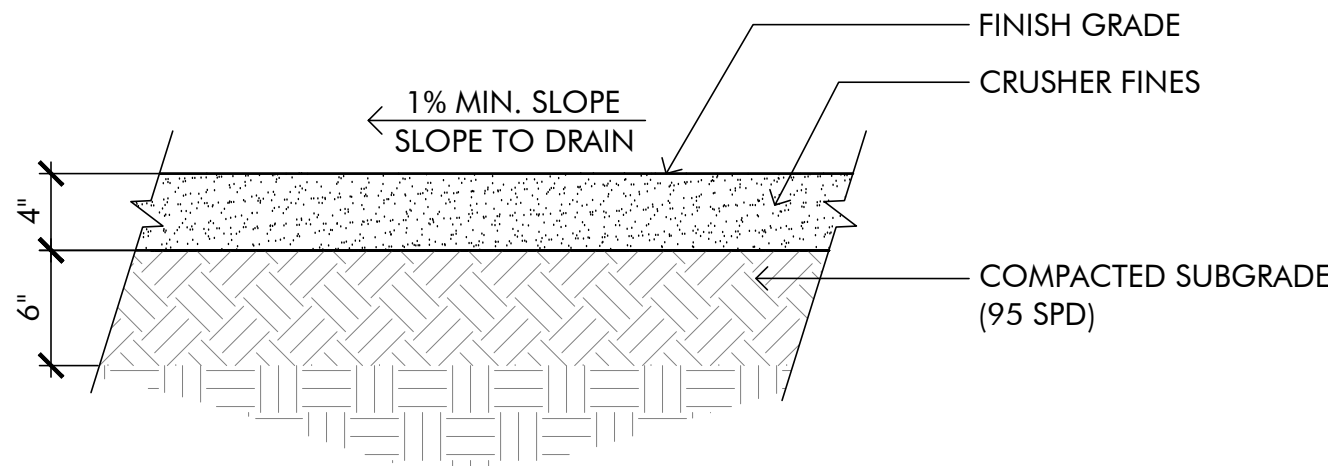
L1

1. **PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
2. **IRRIGATION:** DRIP IRRIGATION SHALL BE INSTALLED FOR NEW SHRUB BEDS AND TO NEW AND EXISTING TREES WITHIN THE PROPOSED NATIVE SEED AREA AS PER BID FROM MONARCH.
3. **TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
4. **MULCH:** SHRUB BEDS SHALL BE MULCHED WITH COBBLE MULCH TO A DEPTH OF 3" MIN. OVER NON-WOVEN WEED BARRIER. NEW TREE, SHRUB AND PERENNIAL/GRASS PLANTING RINGS SHALL BE MULCHED WITH 3" MIN DEPTH CEDAR MULCH PER PLANTING DETAILS ON SHEET L2. FOR EXISTING AND NEW TREES IN NATIVE SEED AREA, PROVIDE A MINIMUM 6" DIA. CEDAR MULCH RING AROUND EACH TREE. NO WEED BARRIER SHALL BE USED IN CEDAR MULCH AREAS.
5. **WARRANTEE:** CONTRACTOR SHALL WARRANTEE ALL TREES, SHRUBS, PERENNIALS AND GRASSES FOR A PERIOD ON ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
6. **MAINTENANCE:** THE LANDOWNER SHALL BE JOINTLY AND SEVERELY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
7. **REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
8. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
9. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
10. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.

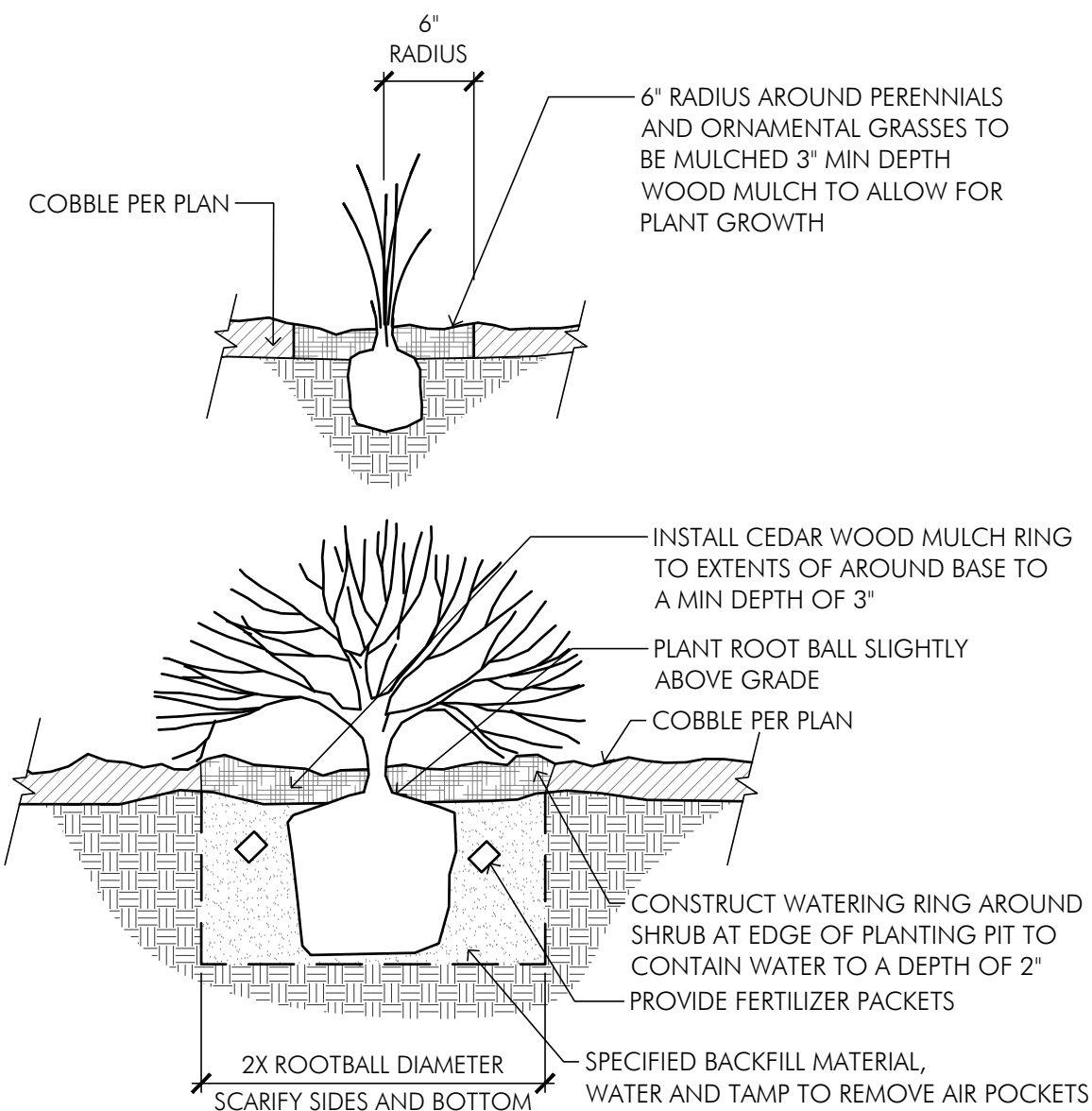
3. ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
2. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "BIBBED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES AT A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15
9. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

DECIDUOUS TREES						
Symbol	Botanical Name	Common Name	Size	Root	Quantity	Water Needs
QU MU	Quercus muehlenbergii	Chinkapin Oak	15 Gal.	Cont.	1	L
GL TR	Gleditsia triacanthos inermis	Thornless Honeylocust	10 Gal.	Cont.	3	L
EVERGREEN SHRUBS						
Symbol	Botanical Name	Common Name	Size	Root	Quantity	
PI MU	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 Gal.	Cont.	12	L
Deciduous Shrubs						
Symbol	Botanical Name	Common Name	Size	Root	Quantity	
AR CO	Archtothaphylos x coloradensis	Panchito Manzanita	5 gal.	Cont.	2	L
CA OL	Caryopteris x claudensis 'Dark Knight'	Dark Night Spirea	5 gal.	Cont.	2	L
CH NA	Chrysothamnus nauseosus nauseosus	Dwarf Baby Blue Rabbit Brush	5 Gal.	Cont.	5	VL
EP EQ	Ephedra equisetina	Bluestem Joint Fir	5 Gal.	Cont.	3	VL
JA AM	Jamesia americana	Waxflower	5 Gal.	Cont.	3	L
PO FR	Potentilla fruticosa 'Davurica'	Prairie Snow Cinquefoil	5 Gal.	Cont.	3	L
PR PB	Prunus besseyi 'Pawnee Buttes'	Creeping Western Sandcherry	5 Gal.	Cont.	3	L
RO RV	Rosa 'Ruby Voodoo'	Ruby Voodoo Rose	5 Gal.	Cont.	3	L
Ornamental Grasses						
Symbol	Botanical Name	Common Name	Size	Root	Quantity	
BO GR	Boutela gracilis 'Bonde Ambition'	Blonde Ambition Grama Grass	1 Gal.	Cont.	18	L
MU RE	Muhlenbergia reverchonii 'PUND01S'	Undaunted Ruby Muhly	1 Gal.	Cont.	6	L
Perennials						
Symbol	Botanical Name	Common Name	Size	Root	Quantity	
NE LT	Nepeta 'Little Trudy'	Little Trudy Catmint	1 Gal.	Cont.	3	L
PE PS	Penstemon pseudospectabilis	Desert Beardstongue	1 Gal.	Cont.	3	L



- NOTES:
1. WIDTH OF TRAIL SHALL BE 3' UNLESS OTHERWISE INDICATED
 2. CRUSHED FINES SHALL BE A BUFF COLOR OF CDOT CLASS #7
- MATERIAL. SIEVE ANALYSIS TO MATCH THE FOLLOWING
- | <u>SIEVE SIZE</u> | <u>% PASSING</u> |
|-------------------|------------------|
| *(#4) 4.75 MM | 100 |
| (#8) 2.36 MM | 20-85 |
| (#200) 75 UM | 5-15 |
- *VARIANCE FROM STANDARD CLASS 7



bha

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Project:

Client:



Revision & Date:

REV 1 - MAY 3 2019

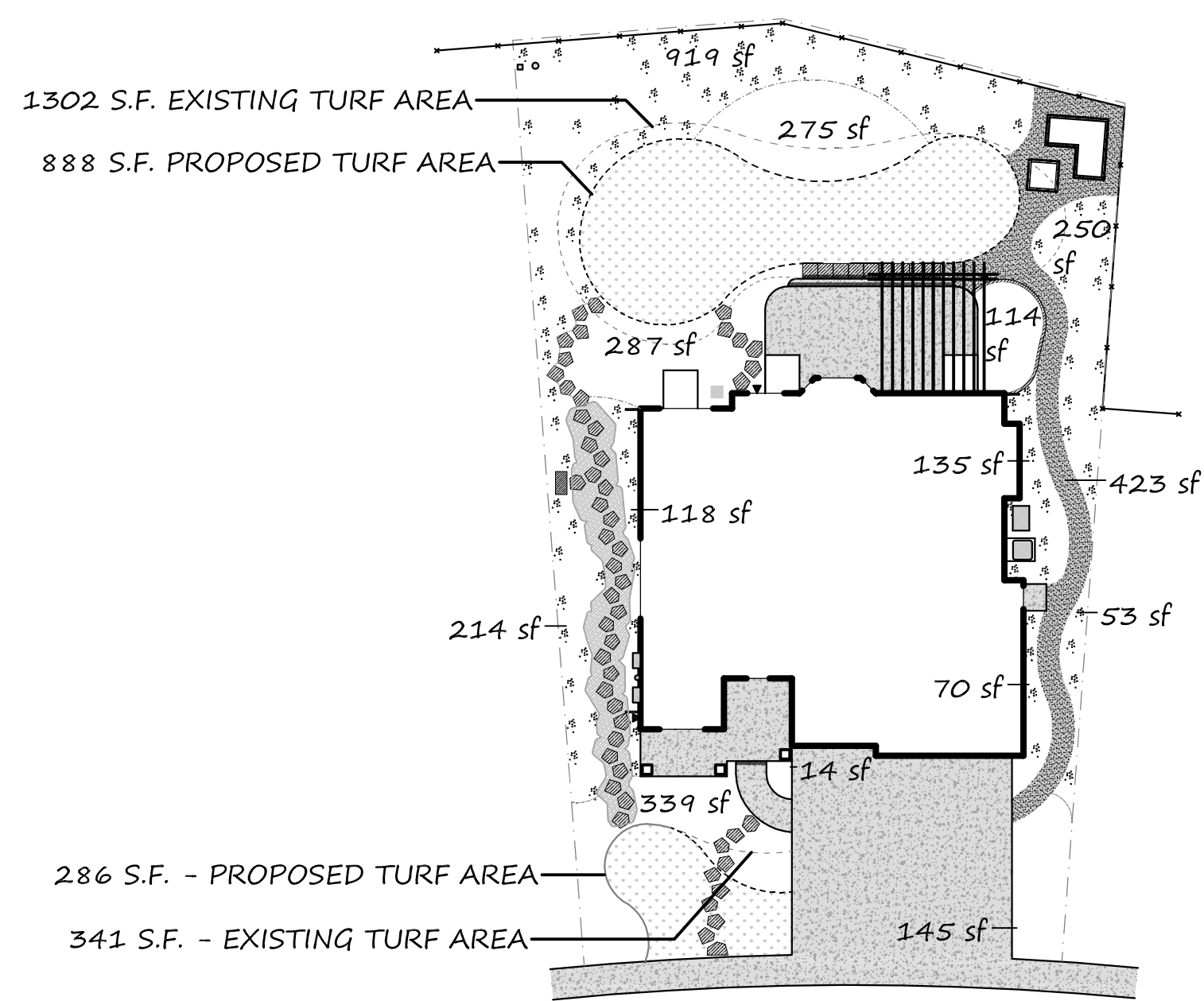
Project Number: _____
Date: 04.11.2019
Produced by: AKM

Sheet Title:

PLANT LIST & DETAILS

Sheet Number:

L2

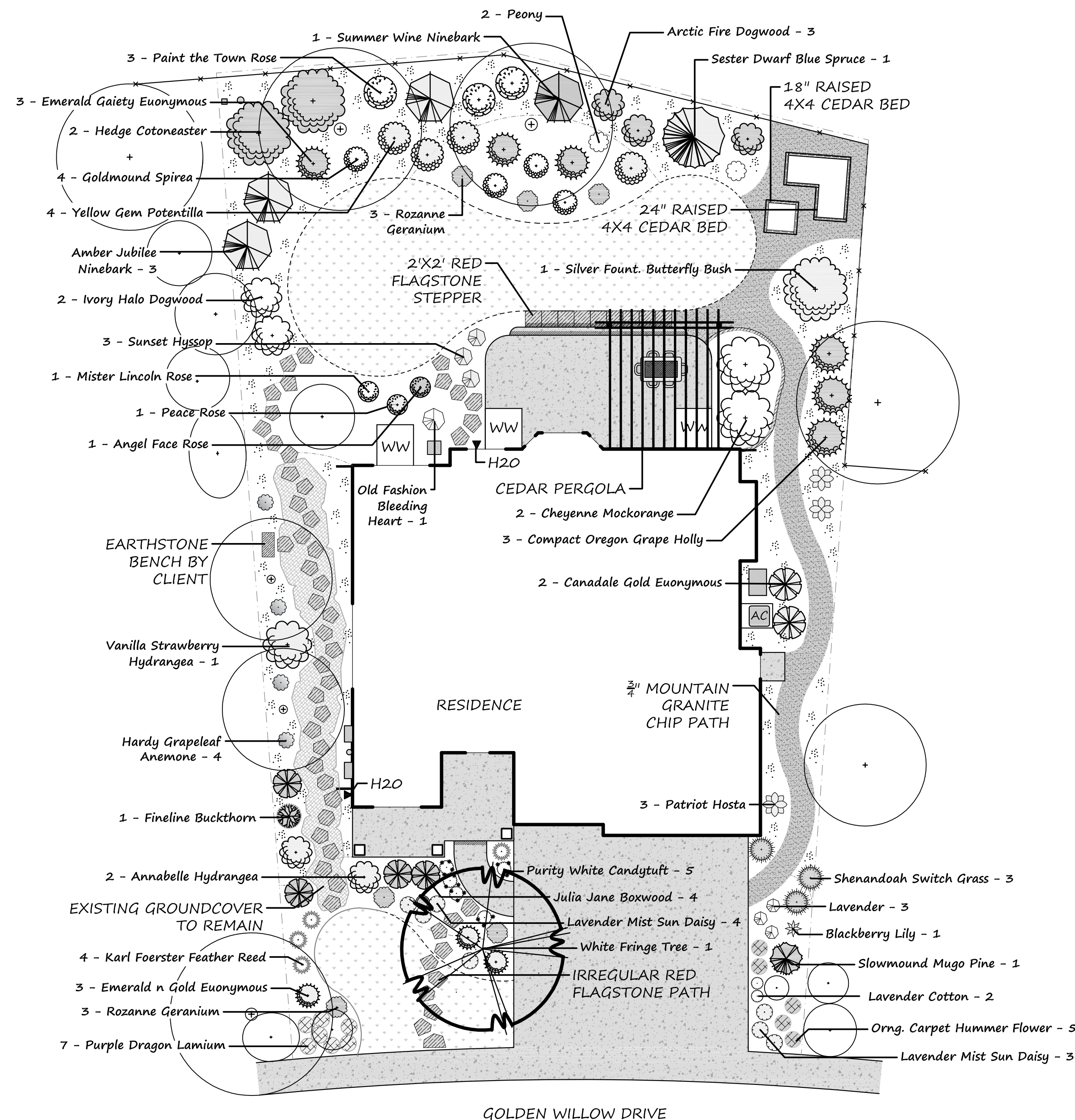


LEGEND:

SYM	MEANING
---	Indicated property line
---	Existing fence
○	Existing plants to remain
—	Roof drain
■	Existing bluegrass turf - some removed
—	Existing bedline - replace with Pro-Edge
---	Change of mulch line
---	4" Pro-Edge 14 gauge rolled top edging - 189 lf.
---	Bedline/edging to be removed/relocated
---	4" red flagstone stripstone edge - 26 lf.
■	2" deep Mountain Granite chip on 1.5" road base on weed barrier cloth
●	Irregular red flagstone - 22"-24" diameter - 149.2 sf
✱	Wind sculpture by client
●	Existing rock - some relocated onto weed barrier cloth
○	Bird bath by client

EXISTING AND PROPOSED TURF AREAS PROPOSED MULCH AND BLACK GRANITE AREAS

SCALE - 1" = 20'-0"



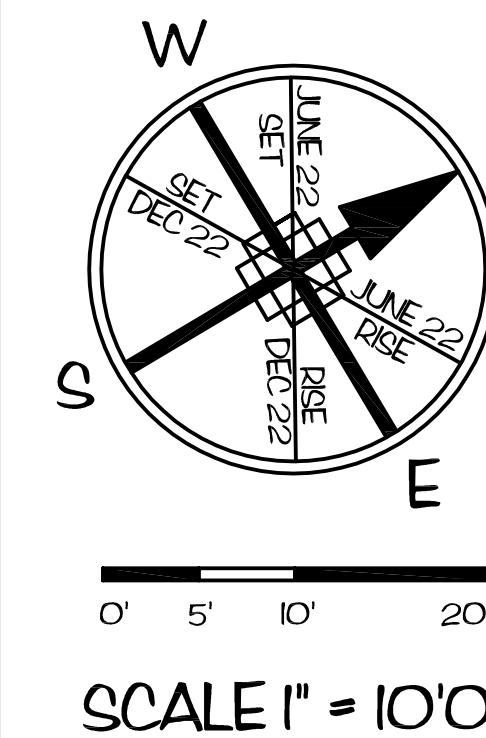
NOTES:

- Plants not shown are to be removed with their main root mass.
- Plants are to be planted in holes dug twice the width of root ball and the same depth. Backfill soil is to be amended with one part compost to three parts native soil.
- Raised vegetable beds are to be filled with native soil and/or good quality top soil and amended with 3 cy/1000 sf compost tilled to a depth of 6" to 8".
- Bed areas, unless indicated otherwise, are to be mulched with 3" of shredded redwood.
- Irrigation system is to be retrofitted; spray or rotor heads for turf areas, drip for new shrubs and ornamental grasses, drip or laser tube for perennials and groundcovers. 2-.5 gph emitters per #1 grass or perennial, 2-1gph emitters per #2-#5 shrub. Emitters are to be spaced equidistance from each other along and inside the edge of the root ball.
- Rainbird drip parts are to be used. Vegetable beds are to be on their own zone.
- Grade shall be set to allow for proper drainage away from all structures and shall maintain smooth flowing landforms free of vegetation, surface debris, bumps and/or depressions.
- All utilities are to be located in the field prior to installation.

Plant List

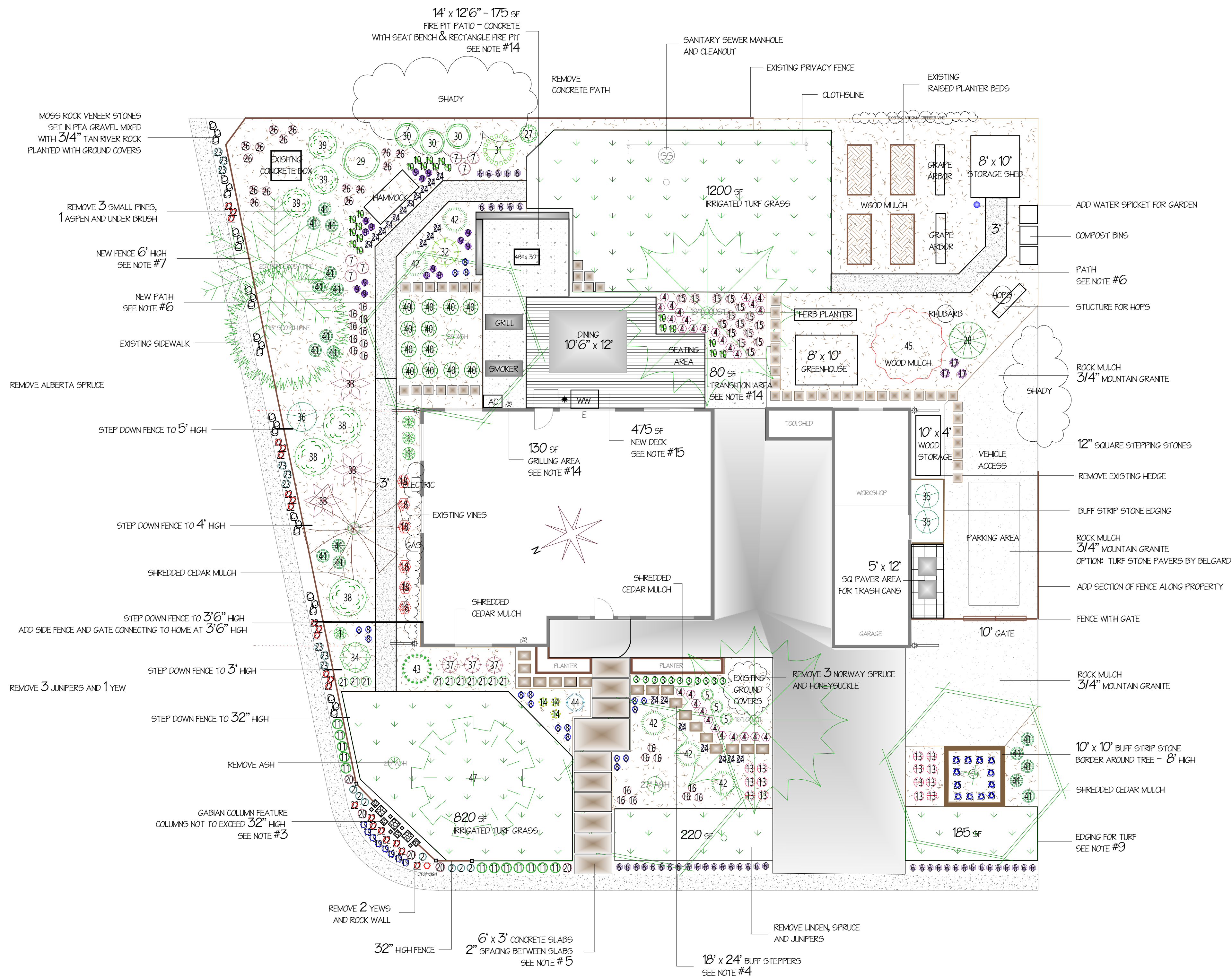
Quan.	Scientific Name	Common Name	Size	Notes
Trees:				
1	<i>Chionanthus virginicus</i>	White Fringe Tree		Existing relocated
1	<i>Picea pungens</i> Sester Dwarf	Sester Dwarf Blue Spruce	#10	This or Montgomery Spruce
Shrubs:				
1	<i>Rosa x Angel Face</i>	Angel Face Rose	#2	
3	<i>Hydrangea arborescens</i> Annabelle	Annabelle Hydrangea	#5	
3	<i>Cornus stolonifera</i> Farrow	Arctic Fire Dogwood	#5	Or Red Gnome Dogwood
3	<i>Physocarpus opulifolius</i> AJ	Amber Jubilee Ninebark	#5	
2	<i>Hydrangea arborescens</i> Annabelle	Annabelle Hydrangea	#5	
2	<i>Euonymus fortunei</i> Canadale Gold	Canadale Gold Euonymus	#2	
2	<i>Philadelphus lewisii</i> Cheyenne	Cheyenne Mockorange	#5	
3	<i>Mahonia aquifolium</i> Compacta	Compact Oregon Grape Holly	#5	
3	<i>Euonymus fortunei</i> Emerald Gaiety	Emerald Gaiety Euonymus	#2	
3	<i>Euonymus fortunei</i> Emerald n Gold	Emerald n Gold Euonymus	#2	Or Gold Splash Euonymus
1	<i>Rhamnus frangula</i> Ron Williams	Fineline Buckthorn	#5	
4	<i>Spiraea x bumalda</i> Goldmound	Goldmound Spirea	#5	
2	<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	#5	
2	<i>Cornus alba</i> 'Bailhalo'	Ivory Halo Dogwood	#5	
4	<i>Buxus microphylla</i> koreana J.J.	Julia Jane Boxwood	#5	Or Winter Gem Boxwood
1	<i>Rosa x Mister Lincoln</i>	Mister Lincoln Rose	#2	
3	<i>Rosa x Baltown</i>	Paint the Town Rose	#5	Or Home Run Rose - red bloom
1	<i>Rosa x Peace</i>	Peace Rose	#2	
1	<i>Buddleia alternifolia</i> Argentea	Silver Fount. Butterfly Bush	#5	
1	<i>Pinus mugo</i> Slowmound	Slowmound Mugo Pine	#3	
2	<i>Physocarpus opulifolius</i> SW	Summer Wine Ninebark	#5	
1	<i>Hydrangea paniculata</i> VS	Vanilla Strawberry Hydrangea	#5	
4	<i>Potentilla fruticosa</i> Yellow Gem	Yellow Gem Potentilla	#5	Or Prairie Snow potentilla
Perennials, Grasses and Groundcovers:				
1	<i>Belamcanda chinensis</i>	Blackberry Lily		Existing relocated
4	<i>Anemone tomentosa</i> Robustissima	Hardy Grapeleaf Anemone	#1	
4	<i>Calamagrostis acutiflorus</i> KF	Karl Foerster Feather Reed	#1	
3	<i>Lavender</i> var.	Lavender		Existing relocated
7	<i>Osteospermum</i> Lavender Mist	Lavender Mist Sun Daisy	#1	
2	<i>Santolina chamaecyparissus</i>	Lavender Cotton		Existing relocated
1	<i>Dicentra spectabilis</i>	Old Fashion Red Bleeding Heart	#1	
5	<i>Zauschneria garrettii</i>	Orng. Carpet Hummer Flower	#1	
3	<i>Hosta fortunei</i> Patriot	Patriot Hosta	#1	
2	<i>Paeony</i> spp.	Peony		Existing relocated
5	<i>Iberis sempervirens</i> Purity	Purity White Candytuft	#1	Plant with 16 yellow daffodils
7	<i>Lamium maculatum</i> Purple Dragon	Purple Dragon Lamium	4" pot	Or Orchid Frost Lamium
6	<i>Geranium sanguineum</i> Rozanne	Rozanne Geranium	#1	
3	<i>Panicum virgatum</i> Shenandoah	Shenandoah Switch Grass	#1	
3	<i>Agastache rupestris</i>	Sunset Hyssop	#1	

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FINAL LANDSCAPE PLAN
ISSUE DATE: 9/17/2018
SHEETS: 1 OF 1
DRAWN BY: LORETTA MANNIX
REVISED: 9/27/2018, 10/6/2018, 10/15/2018, 10/17/2018

TEMPLE RESIDENCE LANDSCAPE UPDATES 2017 MASTERPLAN



LEGEND			
	COMMON NAME	BOTANICAL NAME	SIZE QTY
FLOWER, GRASS			
1	GRASS, AVALANCHE FEATHER REED	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	#1 4
2	GRASS, STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARUM 'STANDING OVATION'	#1 7
3	SEDGE, BEATLEMANIA	CAREX CARYOPHYLLA 'BEATLEMANIA'	4" 11
FLOWER, PERENNIAL			
4	BERGENIA, 'WINTER GLOW'	BERGENIA 'WINTER GLOW'	#1 33
5	BRUNNERA, 'DAWSON'S WHITE'	BRUNNERA MACROPHYLLA 'DAWSON'S WHITE'	#1 3
6	CAMPANULA, 'BLUE CLIPS'	CAMPANULA CARPATICA 'BLUE CLIPS'	#1 43
7	COLUMBINE, 'DENVER GOLD'	AQUILEGIA CHRYSANTHA 'DENVER GOLD'	#1 6
8	COLUMBINE, DWARF MINISTAR	AQUILEGIA FLABELLATA 'MINISTAR'	#1 18
9	CORAL BELLS, PLUM PUDDING	HEUCHERA X 'PLUM PUDDING'	#1 15
10	CORAL BELLS, SNOW ANGEL	HEUCHERA SANGUINEA 'SNOW ANGEL'	#1 23
11	GRASS, PRAIRIE DROPSIDE	SPOROBOLUS HETEROLEPIS	#1 12
12	HOSTA, ALBO MARGINATA	HOSTA MARGINATA	#1 3
13	HOSTA, PATRIOT	HOSTA 'PATRIOT'	#1 14
14	IRIS PALLIDA, 'AUREA VAREGATA'	IRIS PALLIDA 'AUREA VAREGATA'	#1 3
15	LADY'S MANTLE	ALCHEMILLA MOLLIS 'THRILLER'	#1 20
16	LAMUM, WHITE NANCY	LAMUM MACULATUM 'WHITE NANCY'	#1 18
17	LAVENDER, 'THUMBELINA LEIGH'	LAVENDULA ANGUSTIFOLIA 'THUMBELINA LEIGH'	#1 3
18	LUNGWORT, SILVER BOUQUET	PULMONARIA 'SILVER BOUQUET'	#1 6
19	SAGE, DWARF SILVER LEAF	SALVIA DAGHASTANICA	#1 8
20	SEDUM, MR. GOODBUD	SEDUM 'MR. GOODBUD'	#1 5
21	SEDUM, ANGELINA	SEDUM 'ANGELINA'	#1 10
22	SEDUM, CHERRY TART SUNSPARKLER	SEDUM 'CHERRY TART'	#1 23
23	SEDUM, TURQUOISE TAILS	SEDUM 'TURQUOISE TAILS'	#1 9
24	VERONICA, REPTANS	VERONICA REPTANS 'STEEPLEBLES'	4" 23
25	VINCA, MINOR - WHITE	VINCA MINOR 'ALBA'	#1 12
26	WOODRUFF, SWEET	GALUM ODORATUM	#1 15
SHRUB, DECIDUOUS			
27	BUCKTHORN, FINELINE	RHAMNUS FRANGULA 'RON WILLIAMS'	#5 1
28	CURRENT, GRANDALL CLOVE	RIBES ODORATUM 'GRANDALL'	#5 1
29	DAPHNE, CAROL MACKIE	DAPHNE X BURKWOODI 'CAROL MACKIE'	#2 1
30	DOGWOOD, ARCTIC FIRE	CORNUS STOLONIFERA 'FARROW'	#5 3
31	ELDERBERRY, 'LEMONY LACE'	SAMBUCUS RACEMOSA 'LEMONY LACE'	#5 1
32	FORSYTHIA, KUMSON	FORSYTHIA VIRIDISSIMA KIREANA 'KUMSON'	#5 1
33	HYDRANGEA, ANNABELLE	HYDRANGEA ARBORESCENS	#5 7
34	ROSE, 'RUBY VOODOO'	ROSA 'RUBY VOODOO'	#5 1
35	SERVICEBERRY, REGENT	AMELANCHIER ALNIFOLIA 'REGENT'	#5 2
36	SERVICEBERRY, STANDING OVATION	AMELANCHIER ALNIFOLIA 'ODELUX'	#5 1
37	SPIREA, MAGIC CARPET	SPIREA X BUMALDA 'MAGIC CARPET'	#5 3
38	VIBURNUM, SARCOXE	VIBURNUM X 'SARCOXE'	#5 3
39	WAXFLOWER	JAMESEA AMERICANA	#2 3
SHRUB, EVERGREEN BROADLEAF			
40	CREeping OREGAN GRAPE HOLLY	MAHONIA REPTANS	#1 12
41	KINKINICK, SQUEEK POINT	ARCTOSTAPHYLOS UVA-URSI 'SQUEEK POINT'	#1 17
SHRUB, EVERGREEN CONIFER			
42	ELEGANT DWARF SPRUCE	PICEA ABIES 'ELEGANT'	#3 5
43	SPRUCE, BLUE GLOBE ON STANDARD	PICEA PLUNGENS 'GLAUCA GLOBOSA'	#6 1
44	SPRUCE, ST. MARY'S BROOM	PICEA PLUNGENS 'ST. MARY'S BROOM'	#3 1
TREE, DECIDUOUS			
45	CHERRY, BALI	PRINUS 'BALI'	#10 1
46	CHERRY, NORTH STAR	PRINUS 'NORTH STAR'	#10 1
47	REDBUD - EASTERN	CEROS CANADENSIS	2' 1

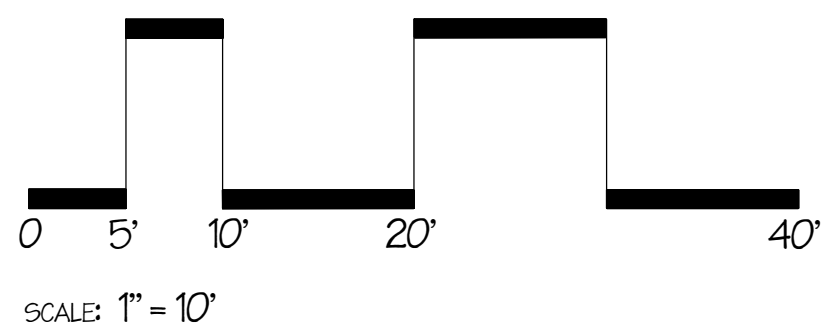
PLANT OPTIONS FOR UNDER ASH TREE IN BACK YARD:
LOW SHRUBS - ELONMYOUS FORTUNE, SQUEEK POINT KINKINICK (BOTH EVERGREEN)
GROUND COVERS - VINCA MINOR (EVERGREEN) LAMUM SPP, SWEET WOODRUFF, CERATOSTIGMA PLUMBAGINOIDES - DWARF PLUMBAGO, ALUGA REPTANS
PERENNIALS - BERGENIA CORDIFOLIA (EVERGREEN), ALCHEMILLA VULGARIS - LADY'S MANTLE, HEUCHERA - CORAL BELLS, BRUNNERA MACROPHYLLA, HOSTA SPP.

LANDSCAPE NOTES:

- LOCATE ALL UTILITIES PRIOR TO INSTALLATION. CONTACT THE LINE LOCATE SERVICE AT 811 TO SCHEDULE YOUR FREE LINE LOCATES. PLACEMENT OF PLANTINGS IS APPROX, AND SHOULD BE ADJUSTED ACCORDING TO EXACT LOCATION OF UTILITY LINES DETERMINED WITH THE LOCATES.
- ALL MEASUREMENTS AND ELEVATIONS TO BE CONFIRMED BY CLIENT OR INSTALLER.
- ROCK FEATURE ON FRONT CORNER OPTIONS: COMBINATION OF GABIAN COLUMNS AND BOARD FORMED CONCRETE COLUMNS. VARY HEIGHTS, DIMENSIONS 8" SQ, 12" SQ, 18" SQ. SUGGESTED STONE IN GABIAN COLUMNS, 8" SQ - BOARD FORMED CONCRETE, 12" SQ - 2" BLACK MEXICAN BEACH PEBBLES, 18" SQ - 2" - 4" TAN RIVER ROCK. EXACT DIMENSIONS TO BE ESTABLISHED AFTER CONSULTING WITH THE CITY OF FT COLLINS TO MEET CODE REQUIREMENTS.
- STEPPING STONES OPTIONS: DIMENSIONALLY CUT FLAGSTONE - WATERMARK BUFF FROM THE ROCK GARDEN IN FT COLLINS, CONCRETE PAVERS BY STONEBUILT CONCEPTS (AVAILABLE AT SITE ONE LANDSCAPE SUPPLY IN LOVELAND & COLORADO MATERIALS IN LONGMONT), OR EARTHSTONE PAVEMENT PRODUCTS (AVAILABLE AT PIONEER SAND AND GRAVEL IN FT COLLINS).
- NEW FRONT ENTRANCE PATH TO BE FORMED CONCRETE SLABS 3' x 6'.
- PATH MATERIALS: CRUSHED ROCK 3/8" CHIP, COLOR BLACK MONZONITE, OR MOUNTAIN GRANITE. EDGING OPTIONS: CURVE-RITE METAL, 4" BUFF STRIP STONE TURNED ON EDGE TO EXPOSE THE 2" EDGE ALONG BORDER, OR BOARD FORMED CONCRETE BORDER.
- NEW FENCE - STYLE TBD BY HOMEOWNER. 6' HIGH ON NORTH SIDE. STEP DOWN TO MEET 4' HIGH AT FRONT BUILDING LINE OF HOME, THEN DOWN TO 32". CONTACT CITY OF FT COLLINS ENGINEERING FOR APPROVAL AND SITE DISTANCE TRIANGLE DETAILS.
- MOSS ROCK VENEER STONES ARE SIZED PER PLAN AND EMBEDDED TO EXPOSE 2/3 TO 3/4 OF BOLLDER, CHOOSE BOLLDER WITH TAN COLORING AND LOW PROFILE. HEIGHT NOT TO EXCEED 6" EXPOSED.
- EDGING NOTES FOR TURF: CURVE-RITE ALUMINUM EDGING SYSTEMS, BUFF STRIP STONE OR CONCRETE CURBING.
- SOIL AMENDMENT NOTES: AMEND THE SOIL FOR ALL NEW PLANTS, DIG HOLE 2 TIMES AS WIDE AS CONTAINER AND BACKFILL WITH A MIX OF 1/3 PLANTERS MIX TO 2/3 NATURAL SOIL.
- IRRIGATION NOTES: ADD IRRIGATION SYSTEM FOR TURF AND PLANTINGS, ADD DRIP IRRIGATION TO ALL LANDSCAPE PLANTS.
- WEED BARRIER TO BE USED IN ROCK AREAS. NO WEED BARRIER UNDER SHREDDED CEDAR MULCH (HOMEOWNER OPTION).
- MULCH NOTES: MULCH TO BE SHREDDED CEDAR OR REDWOOD. CONSIDER CREATING ISLANDS USING A DIFFERENT MULCH FOR CREATE VISUAL INTEREST AND CONTRAST COLOR - EX: PLAYGROUND MULCH IN LIGHT TAN COLOR. RECYCLED MULCH FROM THE CITY OF FT COLLINS COULD BE USED AROUND GARDEN BEDS AND GREENHOUSE. USE 3/4" MOUNTAIN GRANITE OR BLACK MONZONITE FOR PARKING AREA ON THE SOUTH SIDE. USE A BLEND OF TAN PEA GRAVEL WITH 3/4" ON THE NORTH SIDE OF FENCE.
- FIRE PIT PATIO, GRILL AREA AND TRANSITION AREA TO BE CONSTRUCTED WITH TEXTURED OR STAMPED CONCRETE, OR SQUARE CONCRETE PAVERS. GRILL AREA AND TRANSITION AREAS ARE ON THE SAME LEVEL AS FIRE PIT (1 STEP DOWN FROM DECK). SEAT BENCH SURROUND ON FIRE PIT PATIO MADE FROM BOARD FORMED CONCRETE AND WOOD BENCH. SEE CLIENT IDEA FILES.
- NEW DECK TO BE SAME LEVEL AS LANDING ON HOME, WITH A STEP DOWN TO FIRE PIT AND GRILL PATIO'S. OPTION: STEP DOWN 6" ONTO DINING PATIO FROM HOME AND USE BELGARD BULLVOY PAVEMENT (LOOKS LIKE BOARDWALK) WITH CONTRASTING STYLE AND COLOR PAVEMENT BORDER TO GIVE DISTINCT DEFINITION BETWEEN PATIO AREAS. DINING AREA, FIRE PIT PATIO AND GRILL AREA WOULD THEN BE ON SAME LEVEL.
- TURF NOTES: REGRADE AND AMEND TURF AREAS AT A RATE OF 4-6 CY COMPOST PER 1000 SF. NEW TURF VARIETY TO CONSIDER: TURF MASTER'S ENVIROTURF (FESQUE BLEND) WHICH IS DROUGHT TOLERANT AND TOLERATES SHADE, OR BIGFOOT SOD'S 'THERMAL BLUE' DROUGHT TOLERANT BLUEGRASS BLEND.
- GENERAL NOTES: REMOVE EXISTING LANDSCAPING AS INDICATED. REMOVE EXISTING CONCRETE IN BACK AND REPLACE WHERE INDICATED. FACILITATE DRAINAGE AWAY FROM THE HOME AND THROUGH NEW PATIO AREAS.

DISCLAIMER

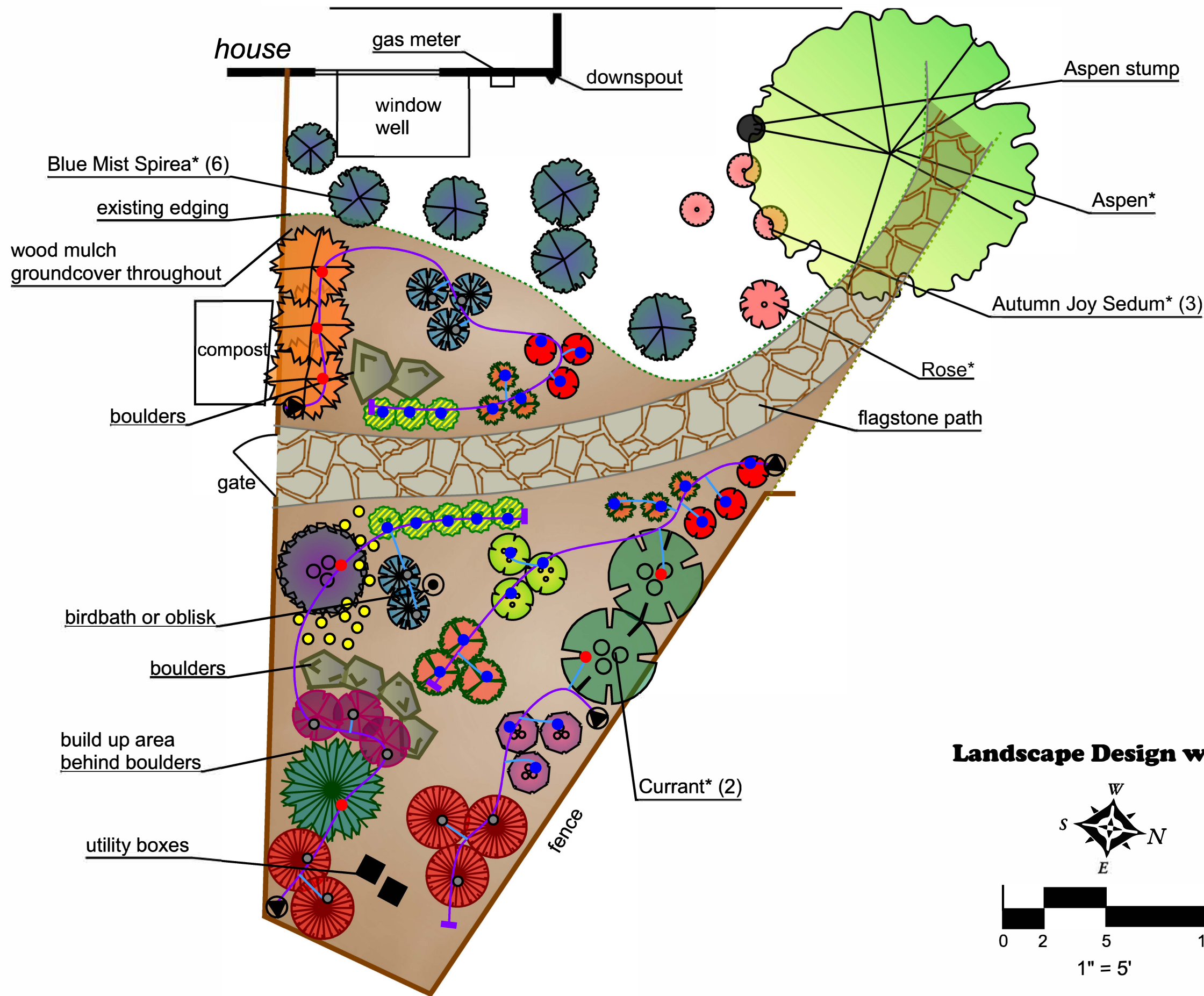
ANNE CLARK DESIGN DOES NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES KNOWN OR UNKNOWN. FINAL RESPONSIBILITY FOR PROPER GRADING, DRAINAGE, AND UTILITY LOCATES RESTS WITH THE CLIENT AND PROJECT INSTALLERS. CLIENT RETAINS FINAL RESPONSIBILITY FOR ACCURATE DETERMINATION OF PROPERTY LINES.



Symbol Legend

- WATER FAUCET
- ELECTRIC OUTLET
- WINDOW WELL
- FINISHED FLOOR
- SPOT ELEVATION
- MOSS ROCK VENEER STONE
- 18" SQUARE STEPPING STONE
- 18" x 24" STEPPING STONE

Roach Xeriscape Garden



Plant List - New Plants

Quantity	Symbol	Description
Conifers		
1		Dwarf Globe Blue Spruce
Ornamental Grasses		
5		Blue Oat Grass/Blue Avena Grass
5		Red Switchgrass
Perennials		
6		Beard Tongue, Scarlet
6		Blanket Flower
8		Cinquefoil/Creeping Potentilla
15		Daffodil
3		Red Velarian/Jupiter's Beard
3		Sulfur Flower
3		Sunset Hyssop
Shrubs		
1		Butterfly Bush
3		Cotoneaster, Peking
3		Weigela, Midnight Wine

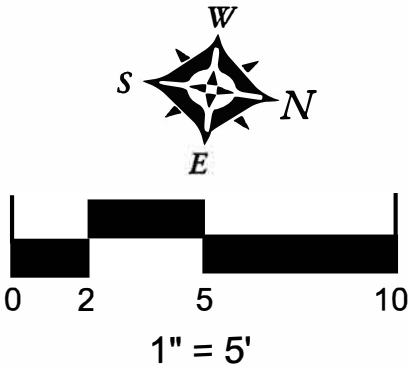
*existing plants

Irrigation Accessories

4		Existing sprinkler head, to be converted
~100 ft.		1/2" tubing
~50 ft.		1/4" tubing (use liberally as needed)
4		end cap
7		2 GPH button dripper
11		1 GPH button dripper
29		1/2 GPH button dripper

NOTES:
The backflow preventer is on the south-west corner of the house, outside of the improvement area. The water meter is in the basement. Hose bibs are on the front and back of the house, but the sprinkler system will be the primary water source.

Landscape Design with Irrigation Plan - February 2018



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