



Guide to City of Fort Collins Landscape Establishment and Long-Term Management Plans

Establishment and Long-Term Management Plans are required to be submitted with or attached as an addendum to a Minor Amendment. The criteria listed below must be addressed in the respective plan. Establishment and Long-Term Management plans set shared expectations and action plans between the owner and contractors to help insure proper landscape management. We encourage owners to build plans together with installation and maintenance contractors. Please include all information applicable to the project. The more information provided, the better. If some actions have already been completed, please indicate start and/or end dates.

1. A Landscape Establishment Plan is active on a project site from the start of a landscape project until the landscape has been deemed “Established Landscape” per the following.
 - a. An “Established Landscape” shall match the following criteria:
 - i. The landscape has met all Native Seed Mix Notes requirements, if applicable.
 - ii. The weed species population is being actively controlled and maintained at less than 10% weedy species present upon City inspection.
 - iii. No bare spot greater than one square foot is present in seeded areas.
 - b. A Landscape Establishment Plan, at a minimum, shall include the following:
 - i. A design narrative that outlines the project’s aesthetic and water-saving goals.
 - ii. Timeline and detailed methods of turf removal and/or kill-in-place.
 - iii. Detailed method for installing native and other regionally adapted grass areas.
 1. Seeding rates
 2. Seed mix species
 - iv. Mowing schedule for project areas, if applicable.
 - v. Specific and detailed methods for monitoring, identifying and mitigating weeds in the project area.
 - vi. Detailed methods for efficient water management (i.e. leak monitoring, equipment repair, etc.).
 - vii. Detailed irrigation schedule for establishment.
 1. Irrigation schedule shall demonstrate a decrease in watering frequency over the establishment period, with the final schedule based on the expected water requirement of established plants within individual irrigation- and hydro- zones.
 - viii. Erosion control methods, if applicable.
 - ix. Soil amendment methods and schedule, if applicable.
 - x. Inclusion of standard City of Fort Collins Tree Protection notes within this plan, if applicable.
 - xi. Inclusion of standard City of Fort Collins Native Seed Mix notes within this plan, if applicable.

2. A Long-Term Management plan is applicable to a project site starting with the determination of “Established Landscape” and continuing indefinitely until the next landscape minor amendment. In order to maintain the original design intent and plant species of the project, a Long-Term Management plan shall describe the approach to maintaining the “Established Landscape” criteria, as described above in item 1a. A Long-Term Management Plan, at a minimum, shall include the following:
 - a. Monitoring, identifying and replacing dead plants; replacement must occur following die-off of 30% (based on original approved quantity) or less of shrubs, grasses and perennials
 - b. Pruning schedule for trees and shrubs
 - c. Methods for identifying and reseeding and/or replanting bare areas larger than one square foot in seeded or otherwise grassy areas
 - d. Perennial and grasses cutback schedule
 - e. Mowing schedule for project areas, if applicable
 - f. Detailed methods for monitoring, identifying and mitigating weeds in the project area; no more than 10% of weedy species are allowed on site at any time.
 - g. Schedule for irrigation infrastructure inspection, monitoring and repair response.
 - h. Irrigation schedule that includes frequency and estimated volume based on the expected water requirement of established plants within individual irrigation- and hydro- zones.
 - i. Detailed methods for monitoring and replacing wood and rock mulches.