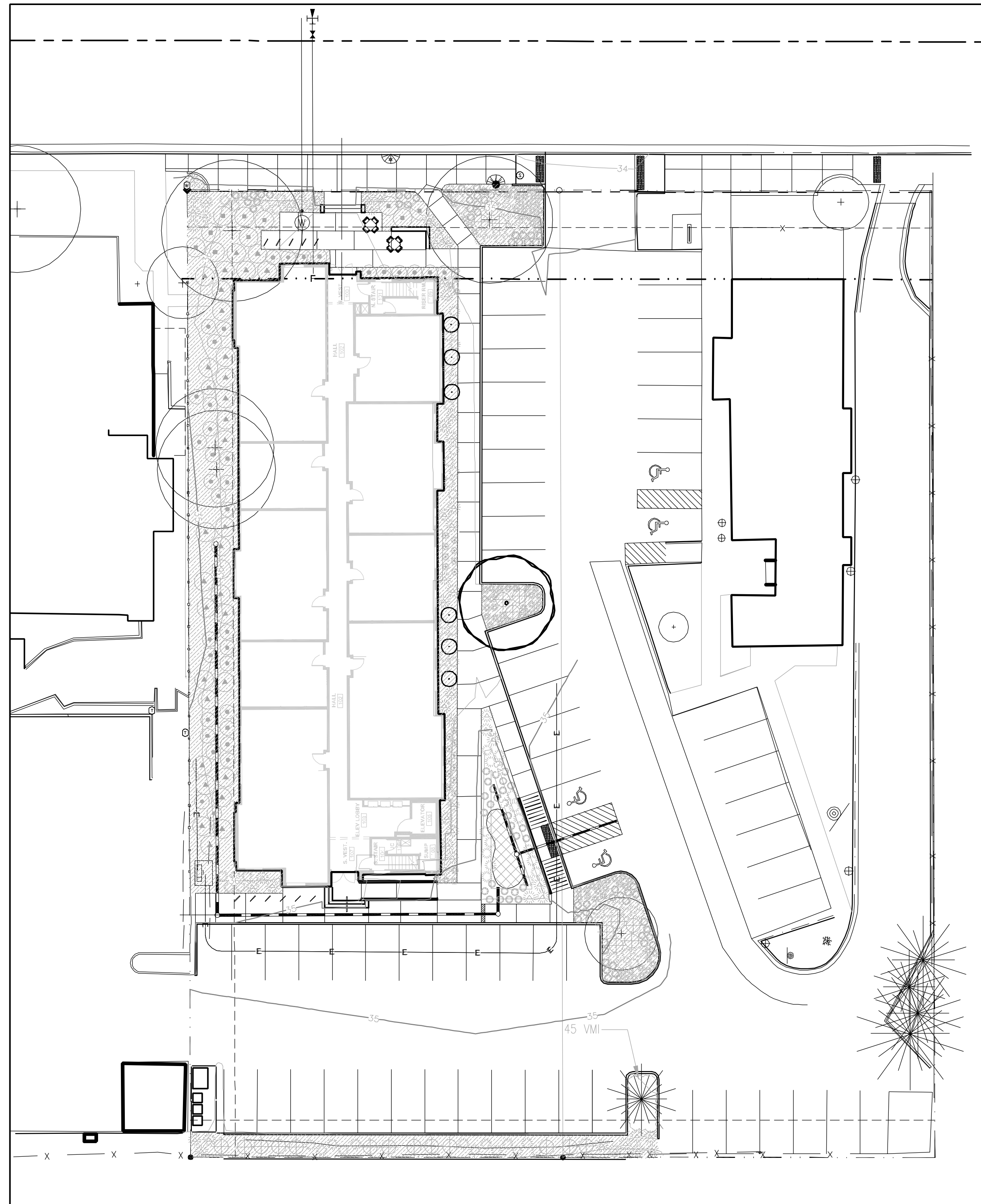


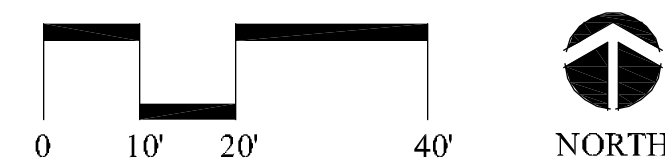
FINAL DEVELOPMENT PLAN SUBMITTAL - LANDSCAPE PLAN

Fairview Shopping Center Filing Four
Fort Collins, Colorado

FAIRVIEW SHOPPING CENTER
FILING FOUR



Landscape Plan



LIST OF DRAWINGS

- G001 - COVER SHEET
- LP101 - TREE PROTECTION AND MITIGATION PLAN
- LP102 - LANDSCAPE PLAN

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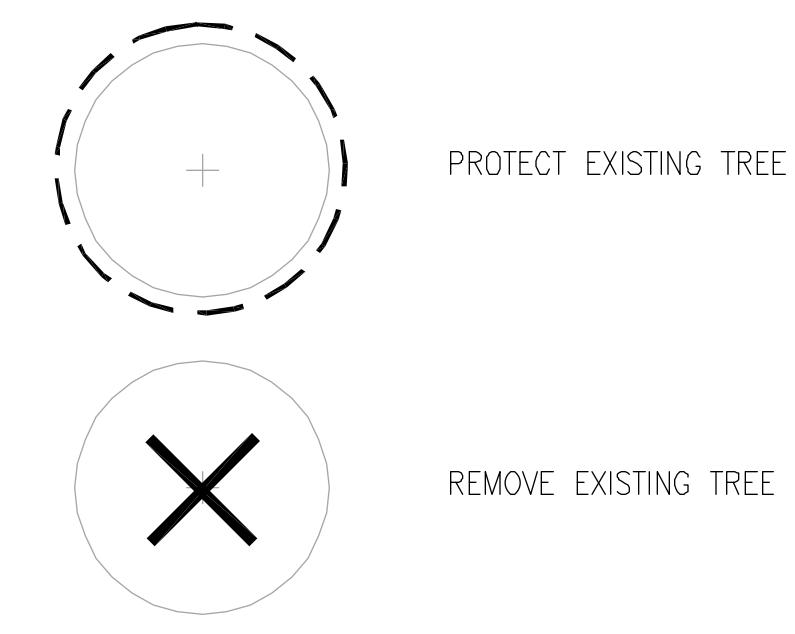
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DRAWING TITLE:
COVER SHEET

SHEET NO.:
G001

FDP SUBMITTAL

LANDSCAPE LEGEND:

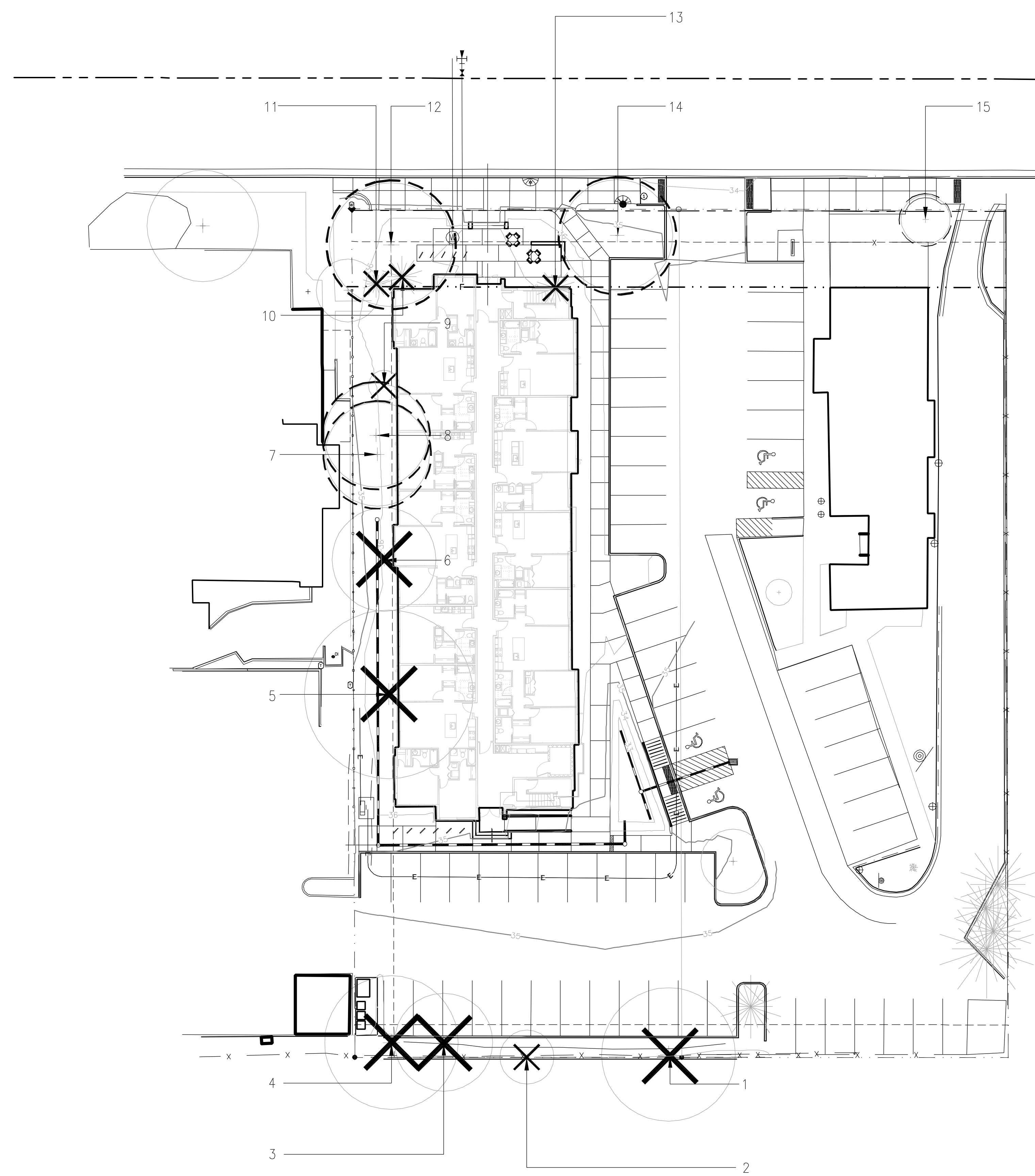


TREE PROTECTION NOTES:

1. 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.
2. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.
3. PRIOR 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.
4. DURING CONSTRUCTION THERE SHALL BE NO CLEANING OF EQUIPMENT OR MATERIALS 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.
5. NO DAMAGING ATTACHMENTS, WIRES, SIGNS OR PERMITS MAY BE FASTED TO ANY PROTECTED TREE.
6. 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 THE TREE DIAMETER AT BREST HEIGHT AS DESCRIBED IN THE TREE PROTECTION CHART OF THE FORT COLLINS LAND USE CODE SECTION 3.2.1.

TREE #	SPECIES	SIZE (CAL.)	CONDITION	REMOVE/TRANSPLANT/PROTECT	#MITIGATION TREES REQUIRED
1	ELM	20"	POOR	REMOVE	0
2	ELM	7"	POOR	REMOVE	0
3	ELM	18"	POOR	REMOVE	0
4	RUS. OLIVE	20"	POOR	REMOVE	0
5	GREEN ASH	22"	GOOD	REMOVE	4
6	GREEN ASH	12"	GOOD	REMOVE	2
7	GREEN ASH	11"	GOOD	PROTECT	NA
8	GREEN ASH	15"	GOOD	PROTECT	NA
9	GREEN ASH	5"	FAIR	REMOVE	0
10	PINYON PINE	7"	POOR	REMOVE	1
11	PINYON PINE	5"	POOR	REMOVE	0
12	HONEYLOCUST	16"	GOOD	PROTECT	NA
13	BLUE SPRUCE	15"	GOOD	REMOVE	4
14	HONEYLOCUST	18"	GOOD	PROTECT	NA
15	HONEYLOCUST	14"	GOOD	PROTECT	NA

TOTAL MITIGATION TREES REQUIRED - 11
TOTAL MITIGATION TREES ON-SITE - 7
TOTAL MITIGATION TRFFS OFF-SITE - 4



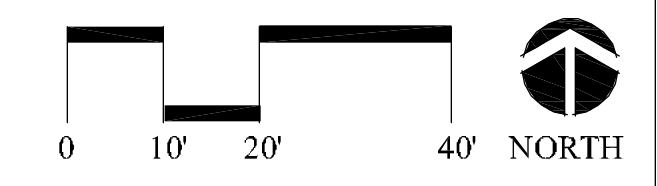
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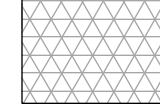



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**TREE PROTECTION
AND MITIGATION
PLAN**
SHEET NO.:
LP101



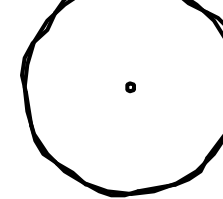

LANDSCAPE LEGEND:

-  COBBLE
-  MULCH
-  NATIVE PRAIRIE SEED MIX
-  PERENNIALS





LANDSCAPE SCHEDULE

SYM. BOTANIC NAME COMMON NAME SIZE HYDROZONE






DECIDUOUS TREES

- 1  GLEDITSIA TRIACANTHOS VAR THORNLESS HONEYLOCUST 3" CAL. L,M
- 6  POPULUS TREMULA 'ERECTA' SWEDISH COLUMNAR ASPEN 3" CAL. M

DECIDUOUS SHRUBS

- 10  CORNUS SERICEA 'ISANTI' ISANTI DOGWOOD 5 GAL. M
- 24  PRUNUS BESSEYI WESTERN SANDCHERRY 5 GAL. L,M
- 38  RIBES ALPINUM ALPINE CURRANT 5 GAL. L,M
- 32  EUONYMUS ALTA 'COMPACTUS' DWARF BURNING BUSH 5 GAL. M

ORNAMENTAL GRASSES

- 19  CALAMAGROSIS X ACUTIFLORA FEATHER REED GRASS 1 GAL. M
- 57  MISCANTHUS SINENIS MAIDEN GRASS 1 GAL. M
- 80  PANICUM VIRGATUM SWITCHGRASS 1 GAL. L
- 88  SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM 1 GAL. L
- 90  SPOROBOLUS HETEROLEPIS PRAIRIE DROP SEED 1 GAL. M

PERENNIALS

- VMI VINCA MINOR COMMON PERIWINKLE 1 GAL. L

SEED MIX:

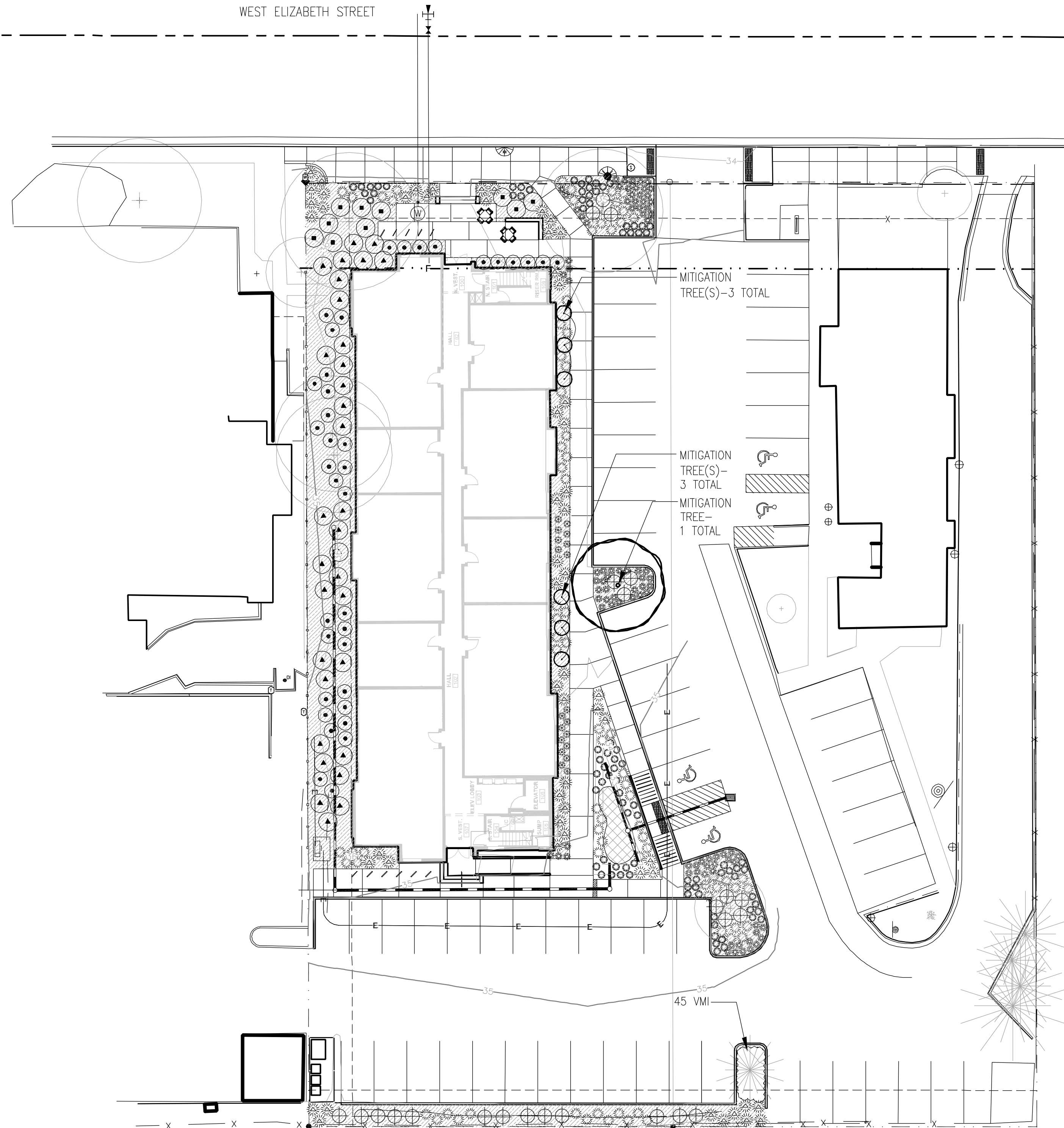
- NATIVE PRAIRIE MIX
- (25%) Canada Wildrye
- (25%) Indiangrass
- (25%) Prairie Sandreed
- (25%) Switchgrass

LANDSCAPE NOTES:

1. ALL WORK SHALL CONFORM TO LOCAL CITY CODES. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
3. PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
4. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
5. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
6. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
7. 6" SOIL MIX CONSISTING OF 20% ORGANIC COMPOST, 20% ORGANIC PEAT & 60% TOPSOIL SHALL BE TILLED IN TO ALL SHRUB BEDS. 4" OF SAME SHALL BE TILLED INTO ALL SEEDED AREAS.

WATER BUDGET CHART

HYDROZONE	AREA(SF)	WATER NEED(GAL./SF)	ANNUAL WATER USE(GAL.)
HIGH	- SF	18 GAL./SF	- GAL.
MODERATE	3,786 SF	10 GAL./SF	37,860 GAL.
LOW	3,089 SF	3 GAL./SF	9,267 GAL.



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LANDSCAPE PLAN

SHEET NO.:
LP102

