

NARCONON FENCE

1225 REDWOOD ST.

FORT COLLINS, COLORADO

RIPLEY
DESIGN INC.

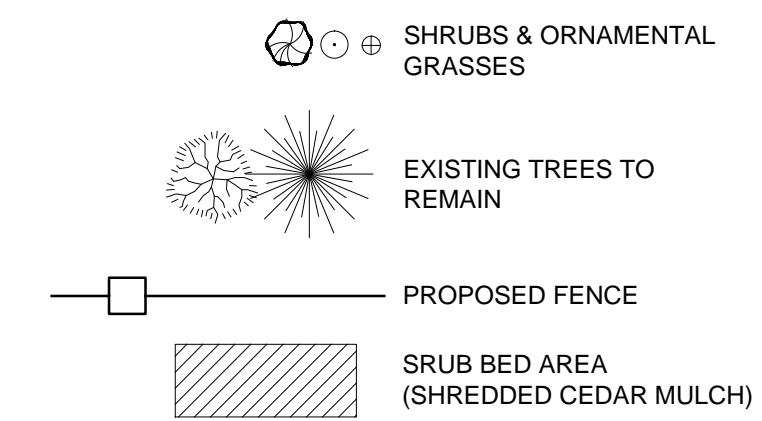
■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

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IN ASSOCIATION WITH:

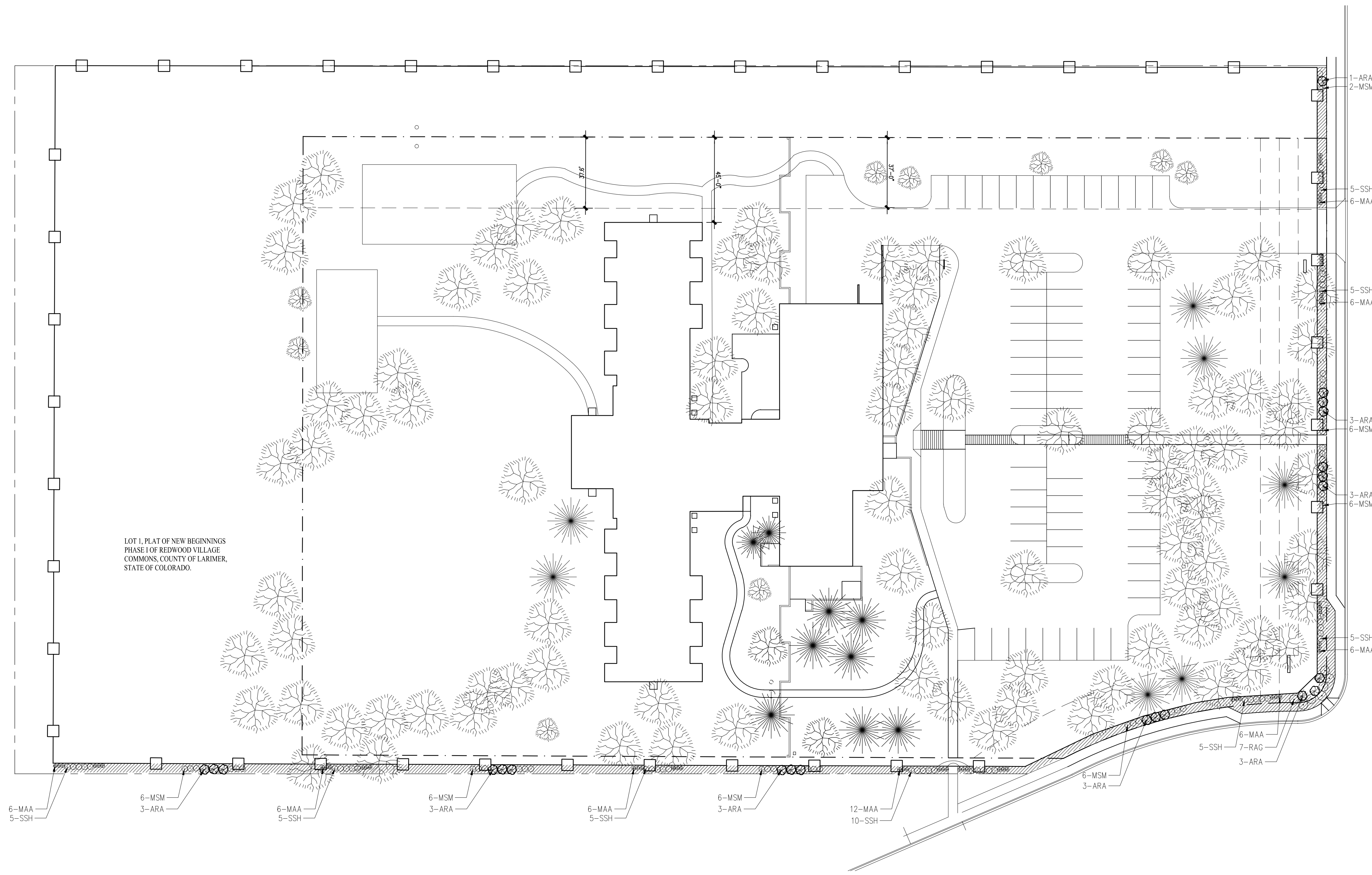
DEVELOPER / APPLICANT
NARCONON COLORADO
GLEN PETCAVAGE
1225 REDWOOD STREET
FORT COLLINS, CO 80524
303.888.9592

LEGEND



WATER BUDGET

5202 SQ. FT. OF TURF REPLACED WITH LOW WATER USE PLANTS



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE.
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- LANDSCAPING SHALL BE INSTALLED OR SECURED WITH A LETTER OF CREDIT, ESCROW, OR PERFORMANCE BOND FOR 125% OF THE VALUE OF THE LANDSCAPING AND INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS AND COMMON OPEN SPACE AREAS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. AN IRRIGATION PLAN, REVIEWED AND APPROVED BY THE WATER UTILITIES, WILL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL SHRUB BEDS ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED WITH A THREE INCH (3") LAYER OF WOOD BARK MULCH OR COBBLE OVER WEED BARRIER.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/2" X 4" STEEL SET LEVEL WITH TOP OF SOD.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- THE SOIL IN ALL LANDSCAPE AREAS SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
- STREET LANDSCAPING SHALL BE SELECTED AND MAINTAINED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES.

PLANT LIST

QUANT.	ID	SCIENTIFIC NAME	COMMON NAME	HEIGH	SPREAD				HYDROZONE
128	ARA	SHRUBS							
22	ARA	AMELANCHIER ALNFOLIA 'REGENT'	REGENT SERVICEBERRY	6-8'	6-8'	5 GAL	CONT.		L
54	MAA	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	3'	3'	5 GAL	CONT.		L
7	RAG	RHUS TRILOBATA 'AUTUMN AMBER'	CREeping THREE-LEAF SUMAC	12-18"	3-6'	5 GAL	CONT.		L
45	SSH	SYMPHORICARPOS X CHENAULTI 'HANCOCK'	HANCOCK CORALBERRY	2-3'	34"	5 GAL	CONT.		L
38	Ornamental Grasses								
38	MSM	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	4-5'	3-4'	5 GAL	CONT.		L

PLACEMENT NOTES:

SET SHRUB PLUMB. SPACE PLANTS, AND PLACE FOR BEST EFFECT

SET TOP OF ROOTBALL 1/2" HIGHER THAN ADJACENT GRADE

4" HIGH WATER SAUCER

BACKFILL WITH BLEND OF EXISTING SOIL AND A MAX. 20% (BY VOL.) ORGANIC MATERIAL. WATER THOROUGHLY TO SETTLE AND REMOVE AIR POCKETS

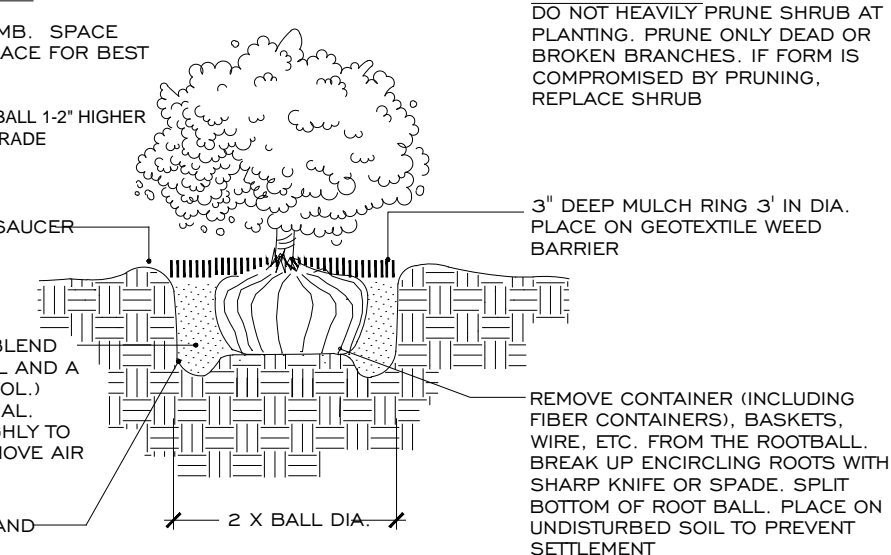
SCARIFY SIDES AND USE 1:1 SLOPE

PRUNING NOTES:

DO NOT HEAVILY PRUNE SHRUB AT PLANTING. PRUNE ONLY DEAD OR BROKEN BRANCHES. IF FORM IS COMPROMISED BY PRUNING, REPLACE SHRUB

3" DEEP MULCH RING 3' IN DIA. PLACE ON GEOTEXTILE WEED BARRIER

REMOVE CONTAINER (INCLUDING FIBER CONTAINERS), BASKETS, WIRE, ETC. FROM THE ROOTBALL. BREAK UP ENCIRCLING ROOTS WITH SHARP KNIFE OR SPADE. SPLIT BOTTOM OF ROOT BALL. PLACE ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



SHRUB PLANTING DETAIL

ISSUED

No.	DESCRIPTION	DATE
1	MAJOR AMENDMENT	12.12.12
2		
3		

REVISIONS

No.	DESCRIPTION	DATE
1		
2		
3		

MAJOR AMENDMENT

SEAL:

LANDSCAPE PLAN

PROJECT No.: R12-044
DRAWN BY: SS
REVIEWED BY: LR

