

**PLANTING NOTES**

- Native Grass Mix: PBSI Native Prairie Mix 23% Blue Gamma, 10% Buffalo Grass (15lbs/acre), 20% Blue Needle Grass 20% Sideots Grama, 25% Western Wheat Grass, 2% Sand Dropseed. Drilled seed rate at a rate of 15-20 pounds per acre. This mix is easy to remove if necessary, can be cut low, can handle some shade, and needs very little irrigation once established.
- NOT USED
- Turf Grass areas shall be irrigated with an automatic pop-up sprinkler system. All plant material in shrub bed areas shall be irrigated with an automatic drip or pop-up irrigation system.
- Refer to the planting details for proper backfill mixture.
- All plant material shall meet AAN standards for number one grade.
- Minor changes in plant species and location may be made during construction, as required by site conditions and plant availability. Overall quality and quantity of plant material shall be consistent with the approved landscape plan. In the event of conflict between plant quantities in the plant schedule and species illustrated, the species and quantities illustrated shall be provided.
- All shrub bed areas adjacent to turf areas shall be edged with 4 in. 14 gauge steel edging. Edging shall be set level with top of turf and covered with a safety cap.
- Weed barrier fabric shall cover all shrub bed and/or rock mulch areas, except those areas planted with groundcovers and/or perennials.
- All shrub bed areas shall be mulched with 1-1/2" to 3" river rock except those areas planted with ground cover and/or perennials. These areas shall be mulched with 3 in. of Fir Fiber mulch.
- The Owner shall be responsible for maintenance of the landscape and irrigation system including such in the public street rights-of-way.
- A 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. 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 a certificate of occupancy.
- Coordinate tree planting with local utility companies. Location of all utilities shall be verified in the field prior to planting.
- 40' between canopy shade trees and streetlights. 15' between ornamental trees and street lights. 10' between trees and water or sewer lines. 4' between trees and gas lines. 4' between underground electric lines shall be provided to the extent reasonably feasible. Per section 3.2.1 K tree/utility separations shall not be used as a means of avoiding the planting of required street trees.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
- The soil in all landscaped areas, including parkways and medians, shall be thoroughly loosened to a depth of not less than (8) inches and the soil amendment shall be thoroughly incorporated into the soil of all landscape areas to a depth of at least six (6) inches by tilling, disking 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 landscaped area.
- Developer shall insure that the landscape plan is coordinated with the plans done by other consultants to the proposed grading, storm drainage, or other construction, does not conflict, nor preclude installation and maintenance of landscape elements on this plan.
- All trees to be balled and burrapped, root control bag, or containerized.
- The developer shall contact the City Forester to inspect all street tree plantings at the completion of each phase of development. All trees need to have been installed as shown on the Landscape Plan. Approval of the street tree planting is required before the final approval of each phase. Failure to obtain approval by the City Forester for street trees in a phase shall result in a hold on certificate of occupancy for the future phases of the development.

**GENERAL NOTES**

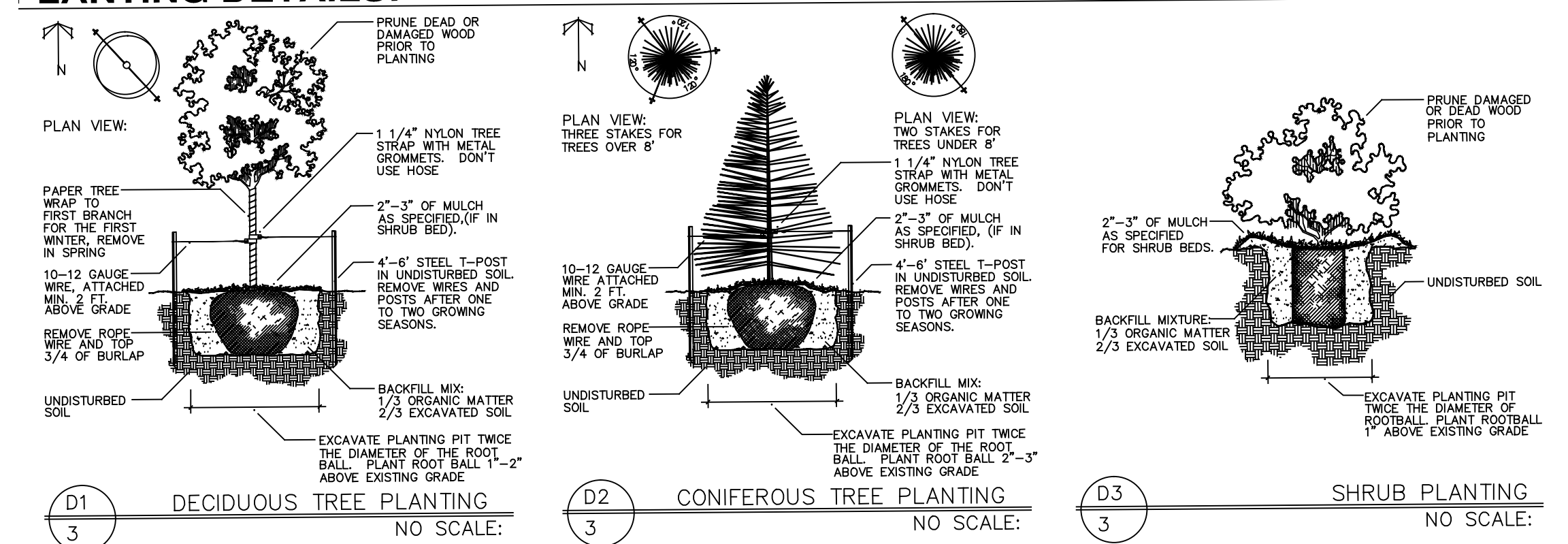
- Any required irrigation system shall be reviewed and approved by the City of Fort Collins prior to the issuance of a Building Permit.

**LEGEND**

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PERENNIALS AND GROUND COVER
- LIGHT GRASSES

WATER BUDGET CHART			
HYDROZONE	AREA S.F.	WATER NEEDED (GALLONS/S.F.)	ANNUAL WATER USE (GALLONS)
HIGH	620	18 S.F.	11,160
MODERATE	7,465	10 S.F.	74,650
LOW	0	3 S.F.	0
VERY LOW	0	0	0
<b>TOTAL:</b>	<b>8,265</b>	<b>AVERAGE: 10.38</b>	<b>85,810</b>

**PLANTING DETAILS:**

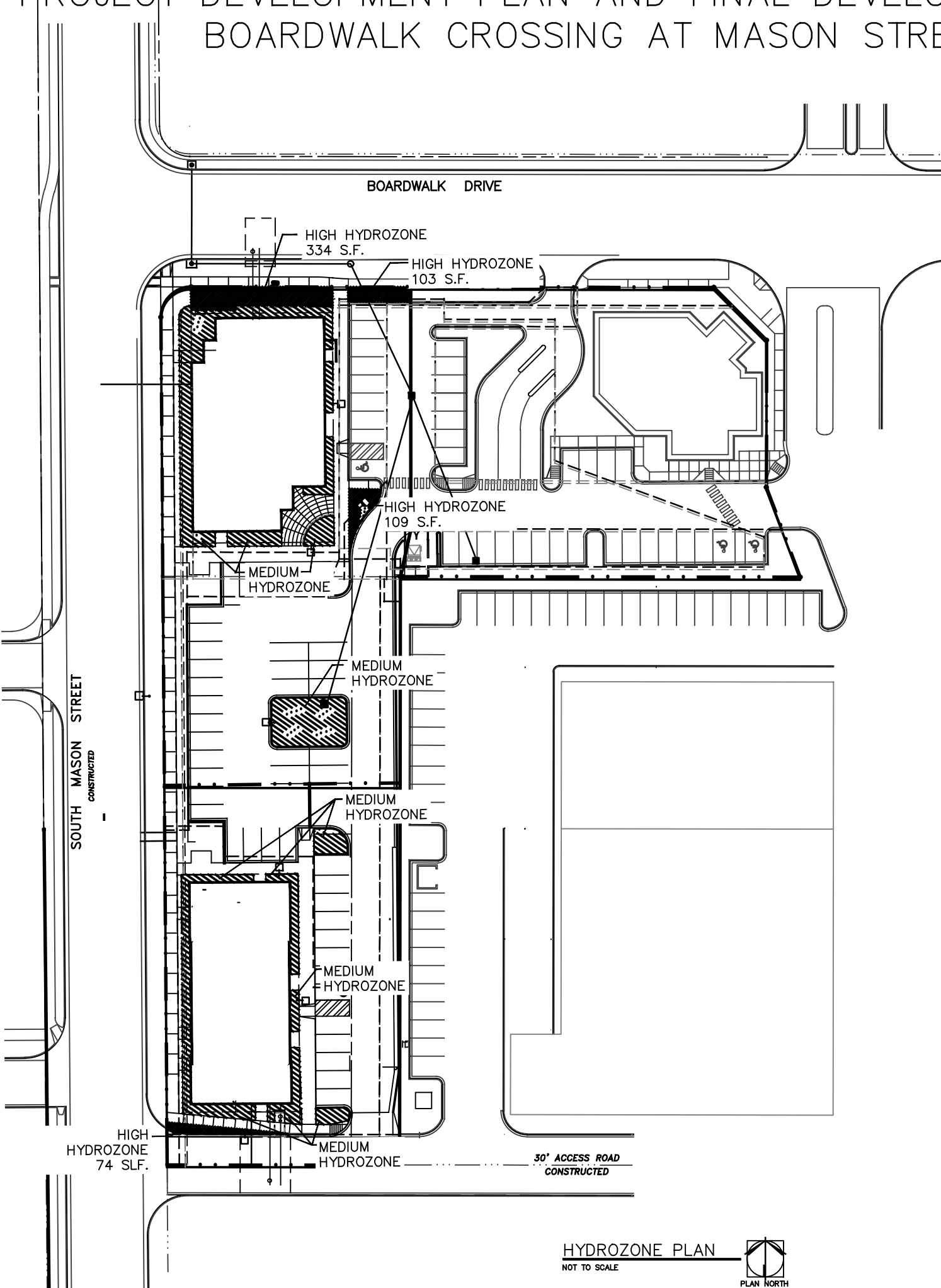


**LANDSCAPE WATER REQUIREMENT CATEGORIES IN SQ.FT.**

TURFGRASS			TREES			
HIGH USE	MODERATE USE	LOW USE	HIGH USE	MODERATE USE	LOW USE	VERY LOW USE
0 SQ. FT.	5,024 SQ. FT.	0 SQ. FT.	0 SQ. FT.	2,475 SQ. FT.	1,350 SQ. FT.	675 SQ. FT.

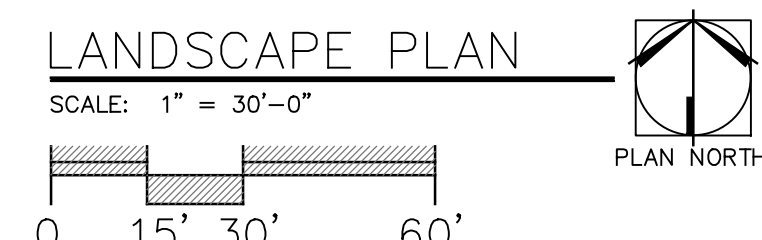
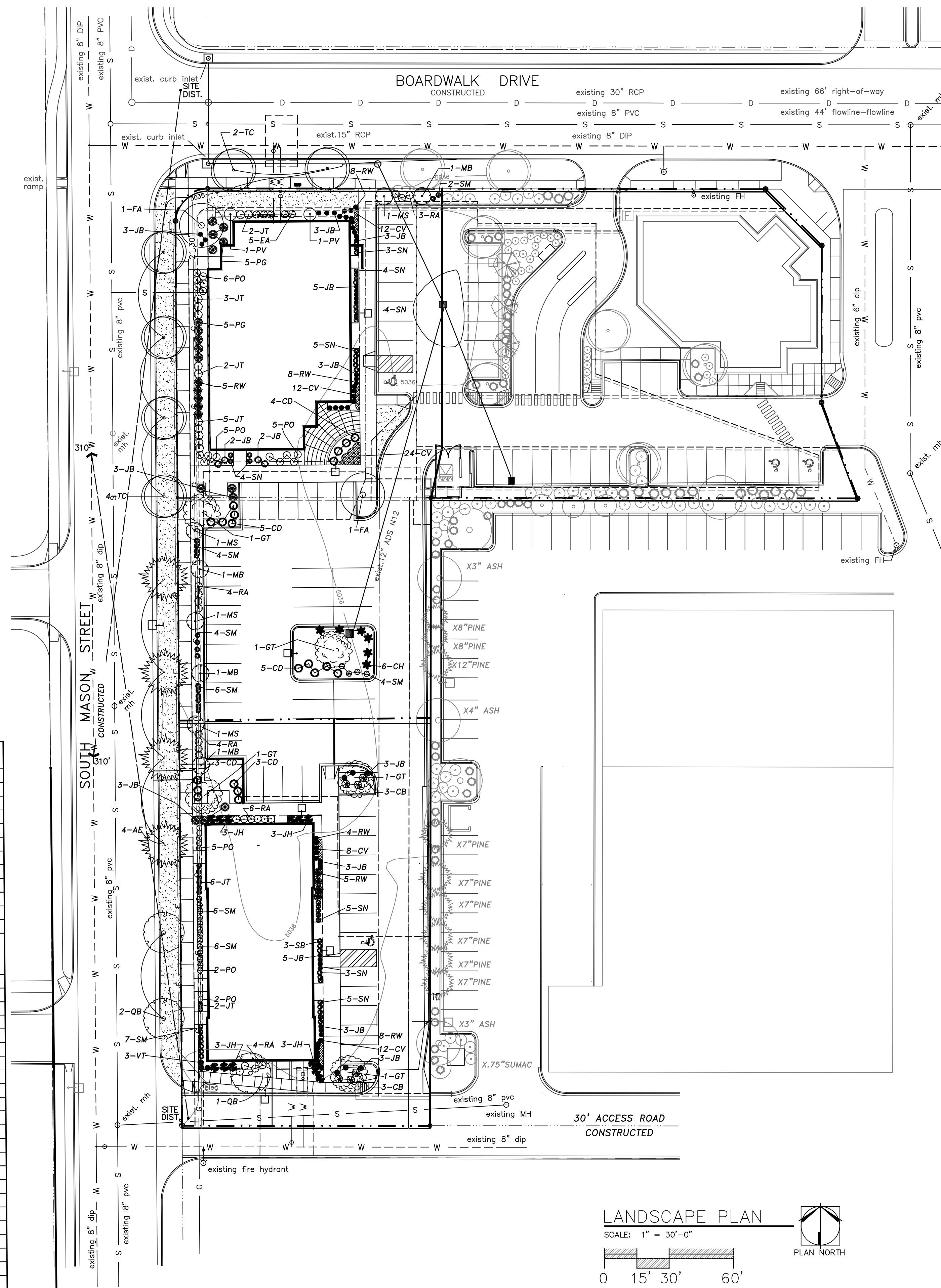
SHRUBS				PERENNIALS			
HIGH USE	MODERATE USE	LOW USE	VERY LOW USE	HIGH USE	MODERATE USE	LOW USE	VERY LOW USE
0 SQ. FT.	27 SQ. FT.	1,728 SQ. FT.	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.	185 SQ. FT.	0 SQ. FT.

**PROJECT DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN BOARDWALK CROSSING AT MASON STREET**



**LANDSCAPE PLAN: (NEW PLANT MATERIAL ONLY LISTED)**

DECIDUOUS TREES				
Code Name	Quantity	Scientific Name	Common Name	Size
FA	2	Celtis occidentalis	Autumn Purple Ash	2" CAL
AE	4	Ulmus accolade	Accolade Elm	2" CAL
GT	5	Gleditsia triacanthos inermis 'Skyline'	Imperial Honeylocust	2" CAL
QB	3	Quercus buckleyi	Texas Red Oak	2" CAL
TC	6	Tilia cordata	Littleleaf Linden	2" CAL
ORNAMENTAL TREES				
Code Name	Quantity	Scientific Name	Common Name	Size
PV	2	Prunus virginiana 'Shubert'	Canada Res Chokecherry	1.5" Cal
MB	4	Malus Red Barron	Red Barron Crab Apple	1.5" Cal
MS	4	Malus Spring Snow	Spring Snow Crabapple	1.5" Cal
DECIDUOUS SHRUBS:				
Code Name	Quantity	Scientific Name	Common Name	Size
CD	19	Cotoneaster dammeri 'Coral Beauty'	Coral Berry Cotoneaster	5-Gal
CH	6	Cotoneaster horizontalis	Rock Cotoneaster	5-Gal
CB	6	Cornus sericea baileyi	Redtwig Dogwood	5-Gal
EA	5	Euonymus alata 'Compacta'	Dwarf Burning Bush	5-Gal
PG	14	Prunus glandulosa rosea	Pink Flowering Almond	5-Gal
PO	21	Phscoarpus opulifolius nanus	Dwarf Ninebark	5-Gal
RA	21	Ribes alpinum	Alpine Currant	5-Gal
RW	38	Rosa woodsii	Wood's Rose	5-Gal
SM	25	Syringa meyeri	Dwarf Korean Lilac	5-Gal
SN	28	Spiraea nipponica	Snowmond Spiraea	5-Gal
VT	3	Viburnum trilobum compactum	Compact Am. Cranberry	5-Gal
EVERGREEN SHRUBS				
Code Name	Quantity	Scientific Name	Common Name	Size
JB	46	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	1-Gal
JH	12	Juniperus horizontalis 'Yukon Belle'	Yukon Belle Juniper	1-Gal
JT	32	Juniperus sabina tamarisifolia	Tam Juniper	1-Gal
PERENNIALS				
Code Name	Quantity	Scientific Name	Common Name	Size
CV	58	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1-Gal



**BOARDWALK CROSSING AT MASON STREET PROJECT DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN**

**LANDSCAPE PLAN BOARDWALK & MASON**