

PLANT LIST

TREES	ABBR.	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	RMKS.
	PTE	Swedish Columnar Aspen	Populus tremuloides 'Erecta'	2	**3" cal.	B & B
	MRB	Red Barron Crabapple	Malus 'Red Barron'	2	**2.5" cal.	B & B
TOTAL				4		

** UPSIZED MITIGATION TREES ARE PROPOSED BASED ON MITIGATION PLAN.
 - INDIVIDUAL SHRUBS WILL BE SELECTED AT FCP SUBMITTAL.
 - SPECIES DIVERSITY OF 50% = 2 TREES

TREE PROTECTION NOTES

- EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED.
- HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE ROOT ZONE OF EXISTING TREES.
- AVOID CUTTING SURFACE ROOTS WHENEVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
- ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
- PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED, WHICH AS A MINIMUM ARE SUPPORTED BY 1" X 1" OR SIMILAR STURDY STOCK, FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE HALF (1/2) OF THE DRIP LINE, WHICH EVER IS GREATER. WITHIN THIS PROTECTION ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
- 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.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR 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.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN NOTE (5) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS STAKES A MAXIMUM OF FIFTY FEET APART AND TYING A RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- ALL EXISTING TREES SHALL BE PRUNED TO THE CITY FORESTER'S "MEDIUM PRUNE STANDARDS".
- ALL TREE PRUNING AND REMOVAL WORK SHALL BE PERFORMED BY A LICENSED ARBORIST AS REQUIRED BY CODE.
- PRIOR TO GRADING OR EXCAVATION WITHIN THE DRIP LINE ZONE OF ANY EXISTING TREE CONTACT THE CITY FORESTER. CONTRACTOR IS RESPONSIBLE TO SCHEDULE INSPECTIONS.
- 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

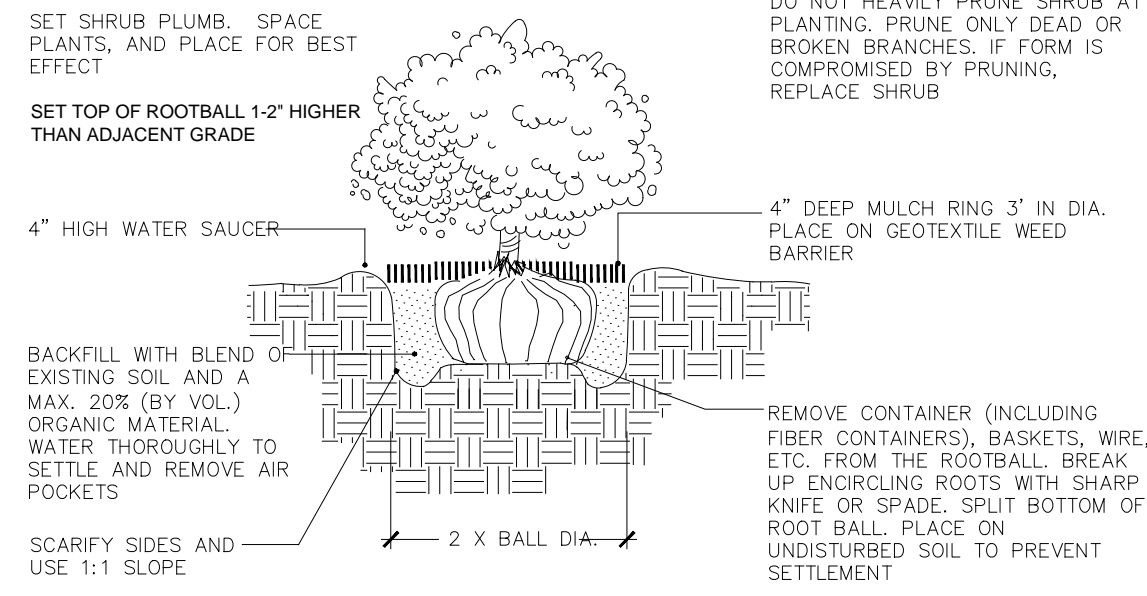
WATER BUDGET CHART

HYDROZONE	AREA	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	0	18	0
MODERATE	2,565	10	25,650
LOW	0	3	0
VERY LOW	0	0	0
TOTAL	2,565	AVG.: 10	25,650

LANDSCAPE NOTES

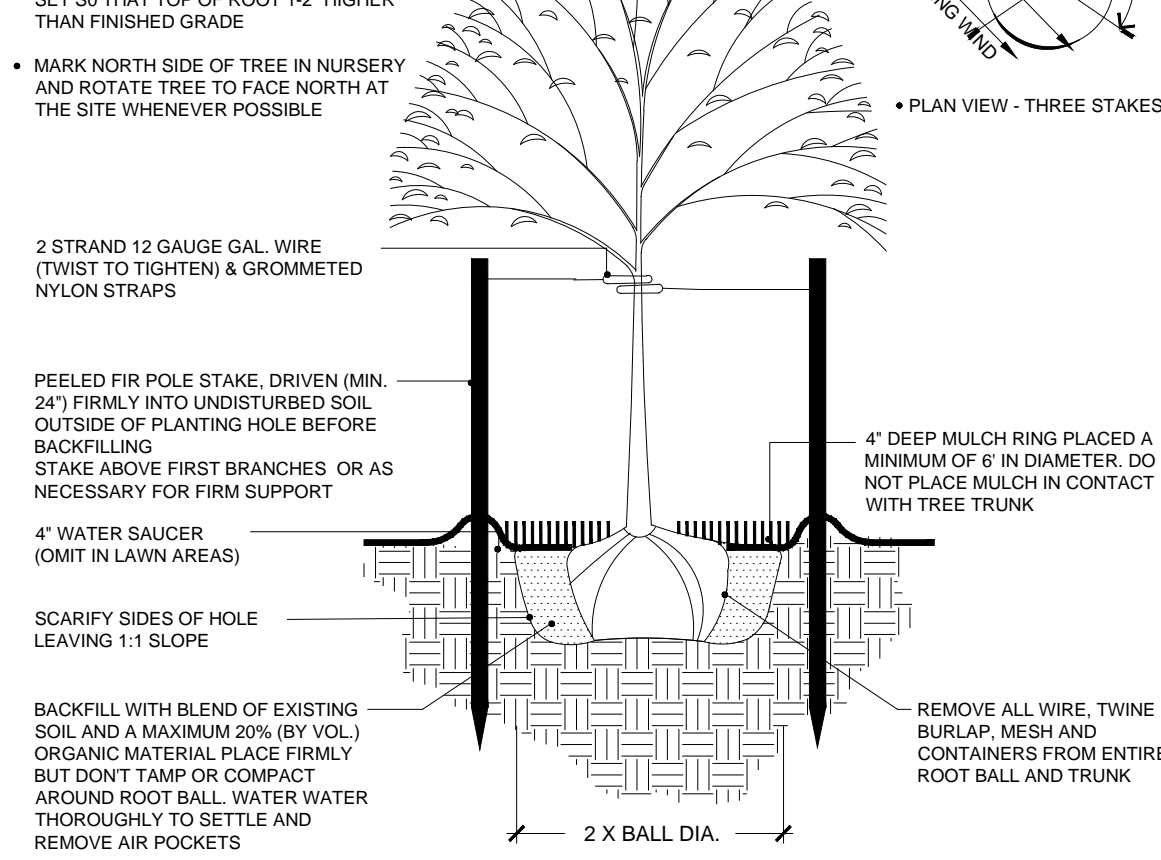
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- TREES SHALL NOT BE PLANTED CLOSER THAN 4 FEET TO ANY GAS OR ELECTRIC LINE, NO CLOSER THAN 6 FEET TO ANY WATER OR SEWER SERVICE LINE, AND NO CLOSER THAN 10 FEET TO ANY WATER OR SEWER MAIN. TREE PLANTING SHALL BE COORDINATED WITH PUBLIC SERVICE COMPANY. A HORIZONTAL DISTANCE OF 40 FEET BETWEEN STREET TREES AND STREET LIGHTS AND 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS SHALL BE MAINTAINED. SHRUBS ARE NOT TO BE PLANTED WITHIN 4 FEET OF ANY WATER OR SEWER MAINS. PLANT MATERIAL SHALL BE ADJUSTED IN THE FIELD TO MAINTAIN THE ABOVE CLEARANCES.
- 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 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.
- CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS AND COMMON OPEN SPACE AREAS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE OWNER.
- THE 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 TO BE MULCHED WITH A THREE INCH (4") LAYER OF WASHINGTON CEDAR (GORILLA HAIR) MULCH BY PIONEER SAND COMPANY, PIONEERSAND.COM.
- EDGING BETWEEN SHRUB BEDS SHALL BE 3/8" X 4" STEEL WITH ROLLED TOP EDGE.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.
- THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEED 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, DISCING 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. TO PROTECT EXISTING TREES FROM ROOT DAMAGE DO NOT CULTIVATE MORE THAN 2 INCHES DEEP WITHIN THE DRIP LINE ZONE OF EXISTING TREES.
- STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED AND MAINTAINED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES.
- ALL PLANTINGS IN THE SITE DISTANCE EASEMENT MUST COMPLY WITH SIGHT DISTANCE RESTRICTIONS.

PLACEMENT NOTES:



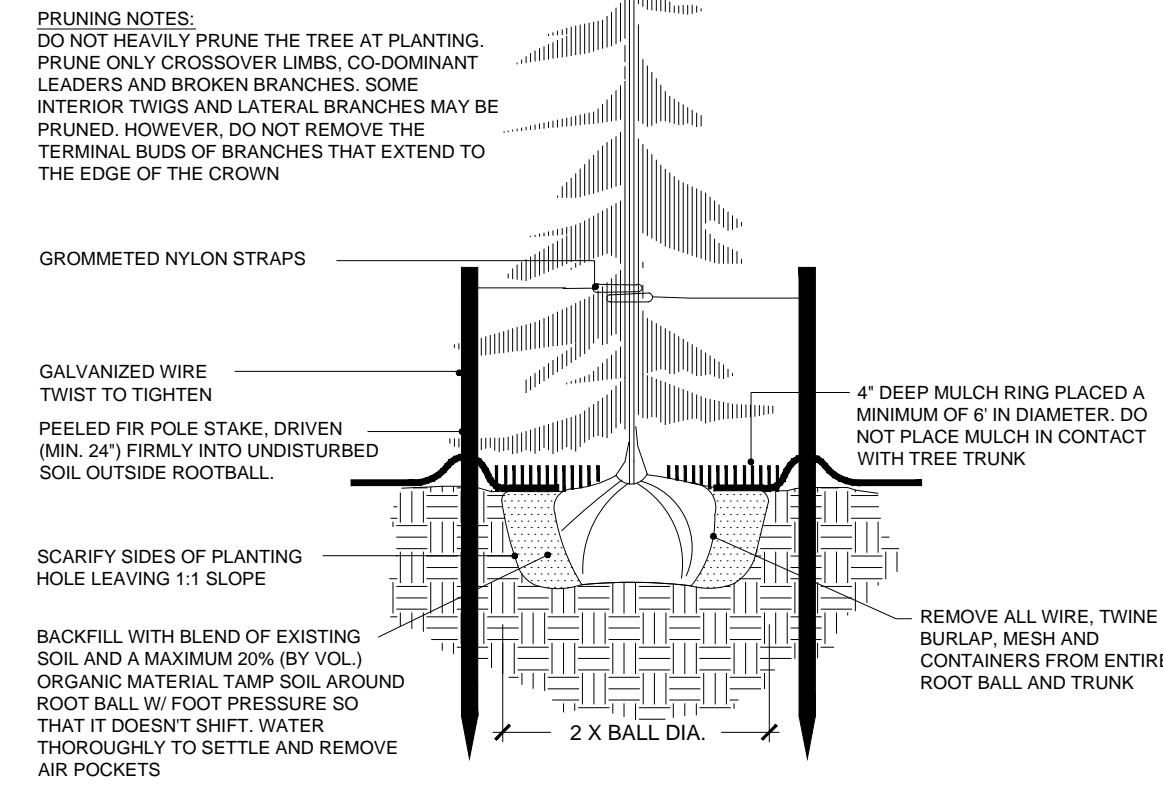
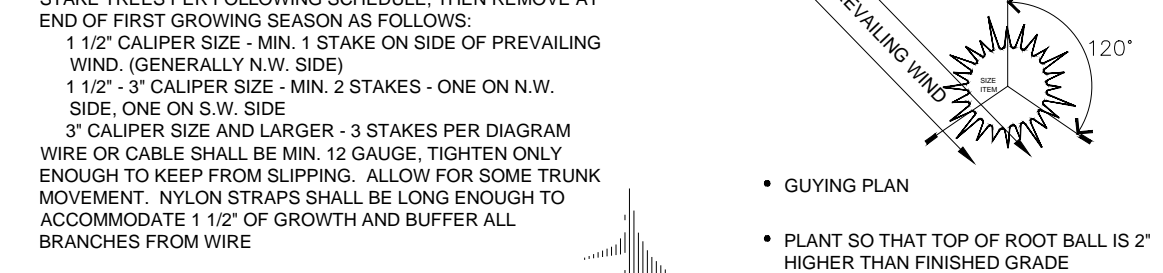
A SHRUB PLANTING DETAIL

NOTES:



B TREE PLANTING DETAIL

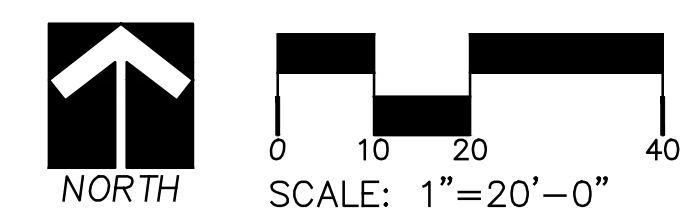
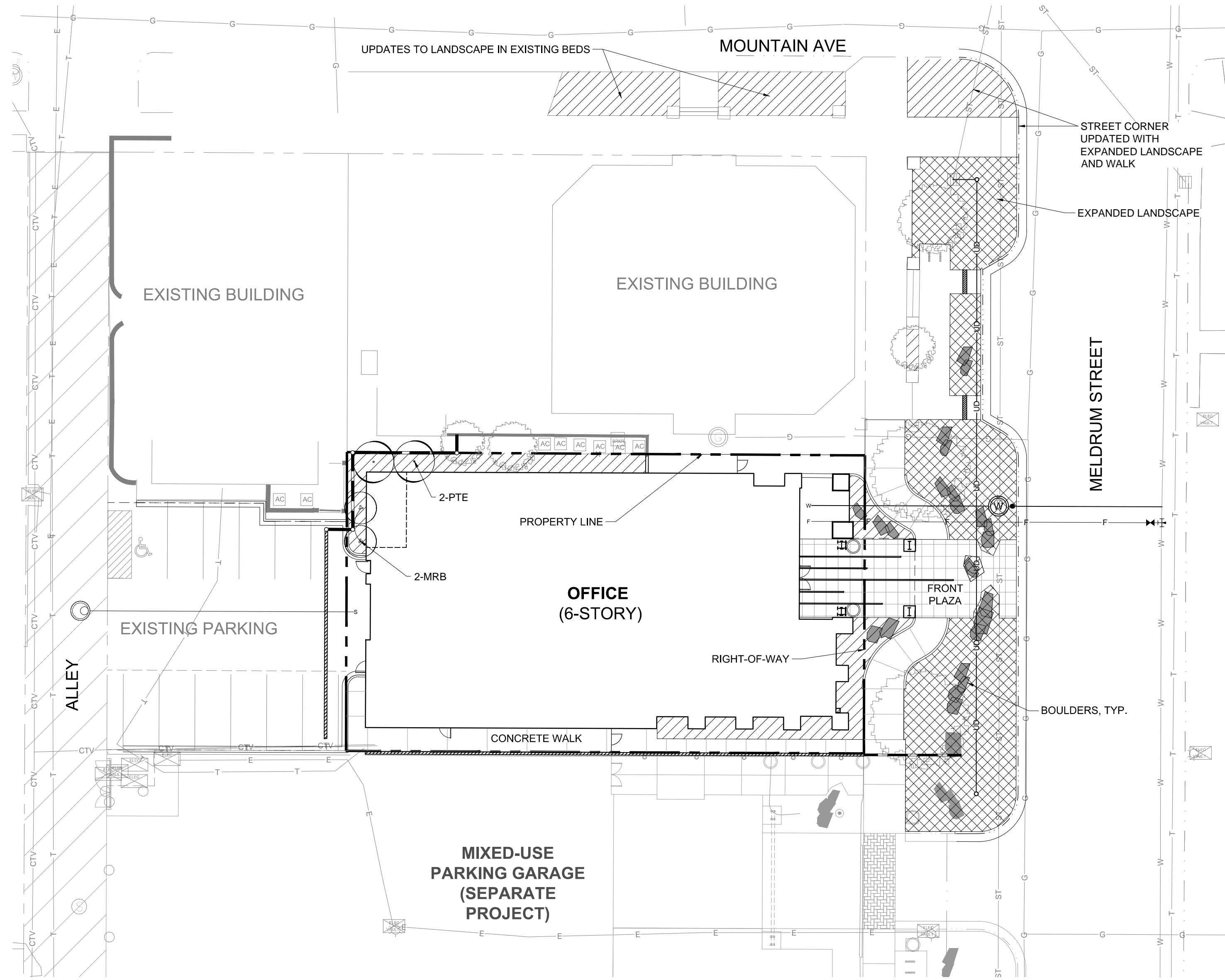
STAKING NOTES:



C CONIFER TREE PLANTING DETAIL

LEGEND

- CANOPY SHADE TREE
- ORNAMENTAL TREE
- EXISTING TREES TO REMAIN
- SHRUB BEDS (TO BE FURTHER DETAILED ON FCP PLANS)
- SHRUB BEDS WITH RAIN GARDENS (TO BE FURTHER DETAILED ON FCP PLANS)
- BOULDERS



MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



land planning landscape architecture urban design entitlement

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
 fax 970.224.1662 phone 970.224.5628 www.ripleydesigninc.com

IN ASSOCIATION WITH:

DEVELOPER / APPLICANT
 BLUE OCEAN ENTERPRISES, INC.
 BRANDON GREBE
 416 W. OAK
 FORT COLLINS, CO 80521
 970.498.2261

ARCHITECT

VFLA
 CHRIS ANSON
 401 W. MOUNTAIN AVE., SUITE 100
 FORT COLLINS, CO
 970.224.1191

SITE ENGINEER AND SURVEYOR

NORTHERN ENGINEERING
 NICK HAWS, PE, LEED AP
 200 S. COLLEGE AVE. SUITE 100
 FORT COLLINS, CO 80524
 970.221.4158

TRAFFIC

DELICH ASSOCIATES
 MATT DELICH
 2272 GLEN HAVEN DRIVE
 LOVELAND, CO 80538
 970.669.5034

LIGHTING

ADONAI PROFESSIONAL SERVICES, INC.
 CHUCK POLSON
 6931 BROADWAY
 DENVER, CO 80221
 303.287.8091

ISSUED

No.	DESCRIPTION	DATE
1	CONCEPTUAL REVIEW	07.15.13
2	PDP	08.28.13

REVISIONS

No.	DESCRIPTION	DATE

PDP

SEAL:

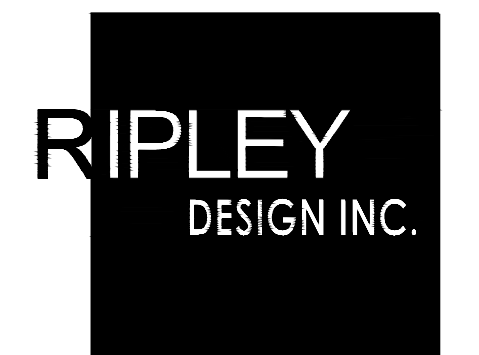
PROJECT No.: R13-026
 DRAWN BY: RDI
 REVIEWED BY: RDI

LANDSCAPE PLAN

SCALE ACCORDINGLY IF REDUCED
 DRAWING NUMBER:

MELDRUM OFFICE BUILDING

FORT COLLINS, COLORADO



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

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
fax 970.224.1662 phone 970.224.5528 www.ripleydesigninc.com

IN ASSOCIATION WITH:
DEVELOPER / APPLICANT

BLUE OCEAN ENTERPRISES, INC.
BRANDON GREBE
416 W. OAK
FORT COLLINS, CO 80521
970.498.2261

ARCHITECT

VFLA
CHRIS ARONSON
401 W. MOUNTAIN AVE., SUITE 100
FORT COLLINS, CO
970.224.1191

SITE ENGINEER AND SURVEYOR

NORTHERN ENGINEERING
NICK HAWS, PE, LEED AP
200 S. COLLEGE AVE. SUITE 100
FORT COLLINS, CO 80524
970.221.4158

TRAFFIC

DELICH ASSOCIATES
MATT DELICH
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
970.669.5034

LIGHTING

ADONAI PROFESSIONAL SERVICES, INC.
CHUCK POLSON
6931 BROADWAY
DENVER, CO 80221
303.287.8091

ISSUED

No.	DESCRIPTION	DATE
1	CONCEPTUAL REVIEW	07.15.13
2	PDP	08.28.13

REVISIONS

No.	DESCRIPTION	DATE

PDP

SEAL:

PROJECT No.: R13-026
DRAWN BY: RDI
REVIEWED BY: RDI

TREE INVENTORY & MITIGATION PLAN

SCALE ACCORDINGLY IF REDUCED

DRAWING NUMBER:

4

TREE PROTECTION NOTES

- TREES TO BE PRESERVED ARE A CRITICAL SCREEN CLOSE TO THE BUILDING FOUNDATION. A QUALIFIED CERTIFIED PRIVATE ARBORIST WILL EVALUATE AND SUPERVISE EXCAVATION IN THE ROOT ZONE AND OTHER WORK IMPACTING THE TREES DURING CONSTRUCTION. DEPENDING ON THE AMOUNT OF ACTUAL ROOT CUTTING OR BRANCH PRUNING DETERMINED BY THE CERTIFIED ARBORIST TO HAVE OCCURRED RETENTION OF A TREE MAY NOT BE ADVISED.

TREE PROTECTION NOTES

- EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED.
- HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE ROOT ZONE OF EXISTING TREES.
- AVOID CUTTING SURFACE ROOTS WHENEVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
- ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
- PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED, WHICH AS A MINIMUM ARE SUPPORTED BY 1" X 1" OR SIMILAR STURDY STOCK, FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE HALF (1/2) OF THE DRIP LINE, WHICH EVER IS GREATER. WITHIN THIS PROTECTION ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
- ALL EXISTING TREES SHALL BE PRUNED TO THE CITY FORESTER'S "MEDIUM PRUNE STANDARDS."
- 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.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR 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.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN NOTE (5) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POSTS STAKES A MAXIMUM OF FIFTY FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

TREE INVENTORY AND MITIGATION REQUIREMENTS

#	TYPE	SIZE	CONDITION	REQUIRED MITIGATION TREES
1	HONEYLOCUST	25"	GOOD	3.5 (P)
2	CHINKAPIN OAK	4"	FAIR	1 (R)
3	HONEYLOCUST	24"	GOOD	3.5 (P)
4	REDBUD	4"	FAIR	0 (P)
5	REDBUD	4"	GOOD	0 (P)
6	GREEN ASH	18"	FAIR/GOOD	1.5 (R)
7	HACKBERRY	20"	FAIR/GOOD	1.5 (R)

TREE MITIGATION SUMMARY

TYPE	COUNT	REQUIRED MITIGATION TREES
(P) = TREES BEING PRESERVED	5	0
(R) = TREES TO BE REMOVED	3	4
TOTAL	8	4

PROVIDED TREE MITIGATION

LOCATION	COUNT
MITIGATION TREES PROPOSED TO BE PLANTED ON-SITE	4
MITIGATION TREES PROPOSED TO BE PLANTED OFF-SITE	0
TOTAL	4

SEE LANDSCAPE PLAN, SHEET 3, FOR MITIGATION TREE LOCATIONS

