

LOT 8 - LANDSCAPE PLAN

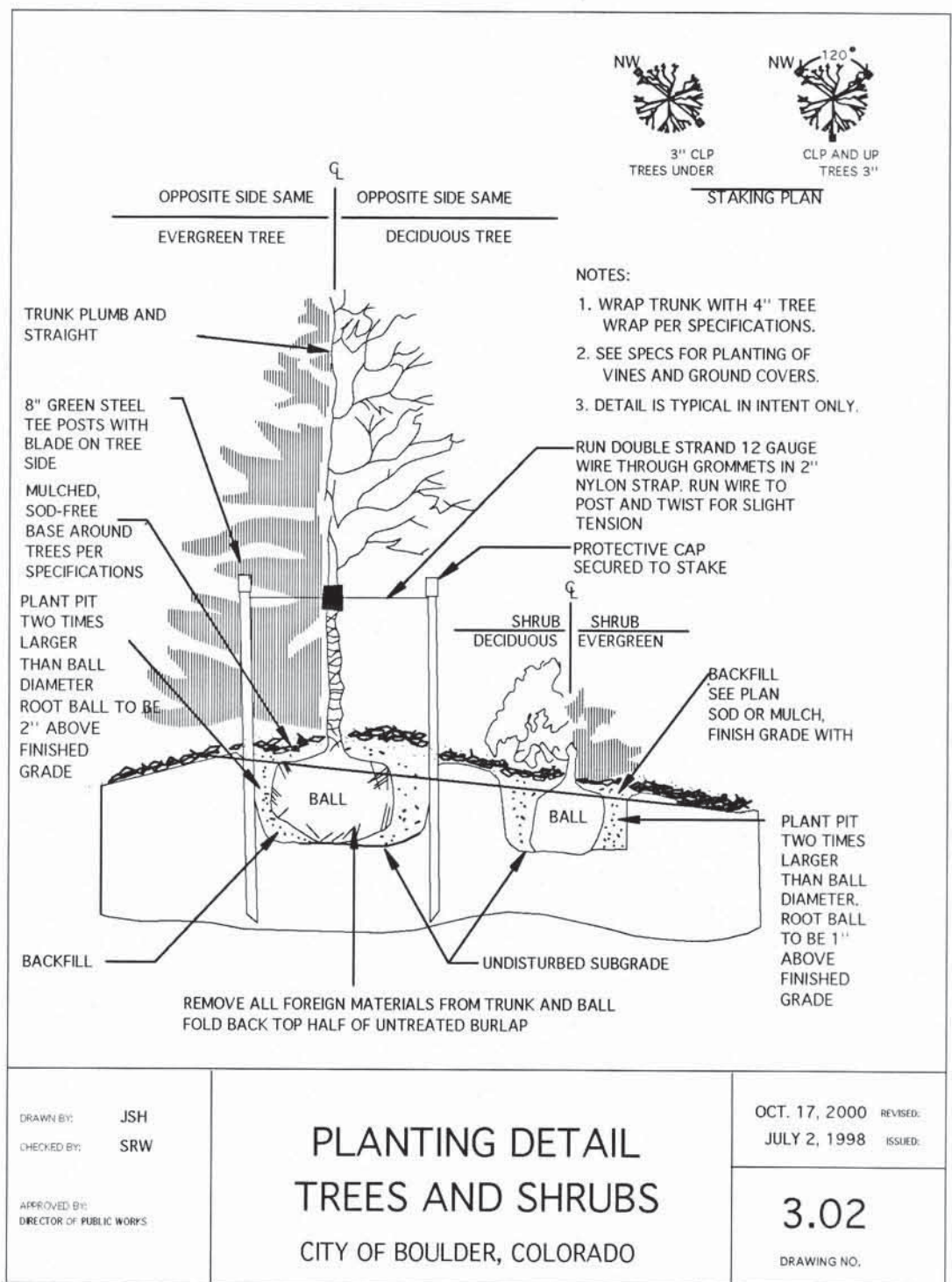


SCALE: 1" = 10'-0"

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	O.C.	SPACING
SHADE TREES:					
1	Burr Oak	Quercus macrocarpa	2' cal.	as shown	
2	Ohio Buckeye	Aesculus glabra	2' cal.	as shown	
3	Skyline Honeylocust	Gleditsia triacanthos inermis Skyline	2' cal.	as shown	
total:	3				
ORNAMENTAL TREES:					
2	Autumn Blaze Pear	Pyrus calleryana 'Autumn Blaze'	1.5' cal.	as shown	
2	Spring Snow Crabapple	Malus x 'Spring Snow'	1 1/2' cal.	as shown	
1	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	1 1/2' clump	as shown	
total:	5				
DECIDUOUS SHRUBS:					
9	Japanese White Spirea	Spiraea japonica 'A. biflora'	5 gal.	2.5' o.c.	
35	Kelsey's Dwarf Red-Claw Dogwood	Cornus sericea 'Kelsey'	5 gal.	2.5' o.c.	
4	Magic Berry Corallberry	Symphoricarpos x doornbosii 'Magic Berry'	5 gal.	2.5' o.c.	
4	Pink Corallberry	Symphoricarpos x doornbosii 'Madeline'	5 gal.	2.5' o.c.	
6	Miss Kim Dwarf Lilac	Syringa patula 'Miss Kim'	5 gal.	4' o.c.	
24	Nearly Wild Rose	Rosa 'Nearly Wild'	5 gal.	2.5' o.c.	
2	Compact Purple Butterfly Bush	Buddleja davidii 'Nanho Purple'	5 gal.	5' o.c.	
4	Russian Sage	Perovskia atriplicifolia	5 gal.	3' o.c.	
total:	88				
EVERGREEN SHRUBS:					
6	Blue Star Juniper	Juniperus squamata 'Blue Star'	5 gal.	4' o.c.	
ORNAMENTAL GRASSES:					
19	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 gal.	2' o.c.	
16	Variegated Japanese Silver Grass	Miscanthus sinensis 'Variegatus'	1 gal.	2' o.c.	
total:	35				
PERENNIALS/GROUNDCOVERS:					
11	Bloody Crambell	Cereium sanguinum	1 gal.	24" o.c.	
93	Compact Shasta Daisy		1 gal.	12" o.c.	
15	Lavender, English Lavender	Lavandula angustifolia	1 gal.	12" o.c.	
6	Dwarf Plumbago	Ceratostigma plumbaginoides	1 gal.	24" o.c.	
total:	55				

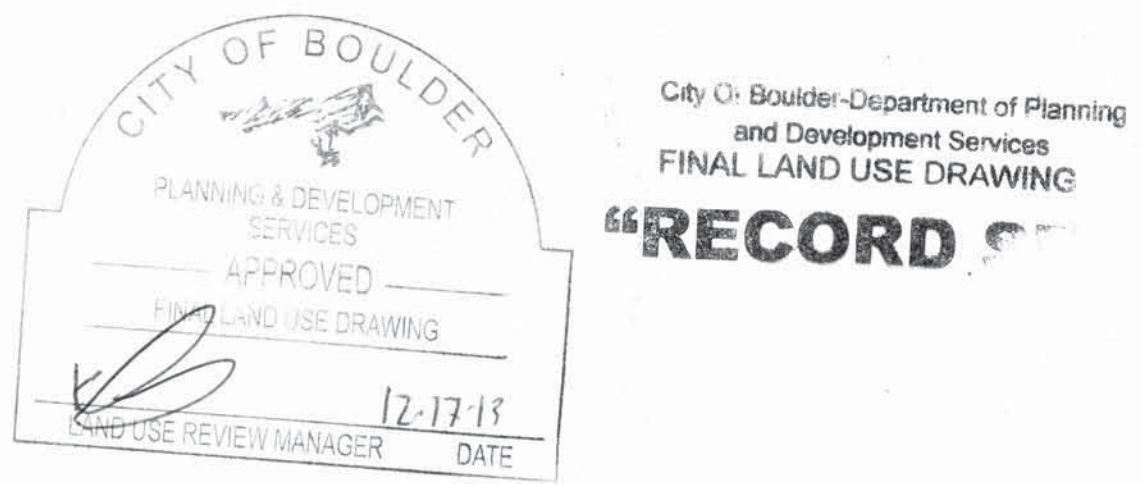
PLANT NOTES:

- All plant material shall meet specifications of the American Association of Nurseries (AAN) for number one grade. All trees shall be balled and burlapped or equivalent. All plant materials shall have all wire, twine or other containment materials, except for burlap, removed from trunk and root ball of the plant prior to planting.
- Trees shall not be planted closer 10 feet to any sewer or water line. Tree planting shall be coordinated with Public Service Company. Locations of all utilities shall be verified in the field prior to planting.
- All shrubs shall be planted no less than 3' from any sidewalk or curb.
- Grades shall be set to allow for proper drainage away from structures. Grades shall maintain smooth profiles and be free of surface debris, bumps, and depressions.
- Developers shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other constructions does not conflict nor preclude installation and maintenance of landscape elements on this plan.
- All shrub beds adjacent to turf areas shall be edged with Ryerson or approved equivalent steel edger.
- All shrub bed areas shall be mulched with a 4" layer of wood bark mulch. (No weed barrier fabric to be installed surrounding ornamental grasses or perennial/groundcover areas). Perennials and groundcover areas shall be mulched with a 4" layer of shredded bark mulch. In area adjacent to structure, install 4" rock mulch.
- Prior to installation of plant materials, areas that have been compacted or disturbed by construction activity shall be thoroughly loosened, organic soil amendments shall be incorporated at the rate of at least three (3) cubic yards per 1000 square feet of landscape area.
- All turf areas will be sodded with low-water demand bluegrass blend (including but not limited to the following blends: Eclipse, Touchdown, Preakness, Blacksburg and Liberty as grown by OK Dole Sod Farms). All slopes steeper than 3:1 will have erosion control fabric.
- All landscape (plant materials and grass) will be irrigated with an automatic system. Turf areas will have a spray zone, shrubs and trees in grates will have a drip zone and perennials/groundcovers (part of the drip zone) will have micro-jet sprays. Plants with like water requirements are shown together in order to have an efficient use of water.
- Contractor shall verify all material quantities prior to installation. Actual number of plant symbols shall have priority over the quantity designated.
- Refer to the City of Boulder Design and Construction Streetscaping Standards for all work within public areas, including tree protection standards. The developer will make every effort possible to protect trees within the site using the same standards. Contractor to provide adequate tree protection, prune roots when adjacent new curbs and sidewalks, and water trees frequently during construction. If in the event an existing tree does not survive construction activities, the owners of the parcel will install a new tree in the approximate location of the existing tree. The tree species and size will be chosen from the City's approved tree list.
- Refer to the Civil Engineer Drawings for Grading and Utility information.
- This plan meets or exceeds City of Boulder landscape code requirements.
- Any existing tree with limbs lower the 8' extending into the ROW will be trimmed back to provide clear access.
- Each residential lot is exempt from the full Landscape Requirements per code. Exemption from the overall Landscape Requirements, and Parking Lot standards per approved street tree planting per TEC 2012-00008.



PLANTING DETAIL TREES AND SHRUBS
CITY OF BOULDER, COLORADO

OCT. 17, 2000 REVISION
JULY 2, 1998 REVISION
3.02
DRAWING NO.

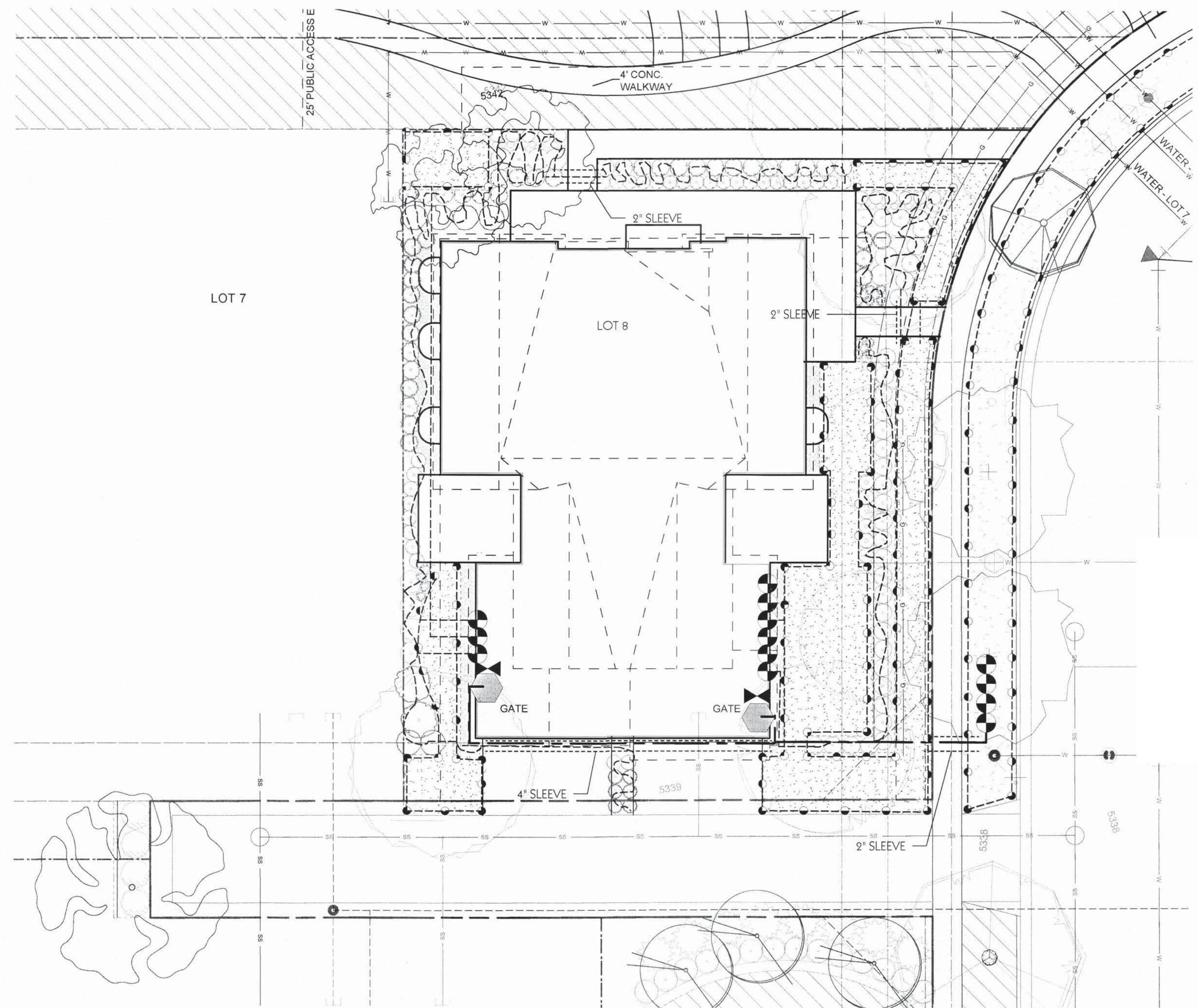


DUPLEX

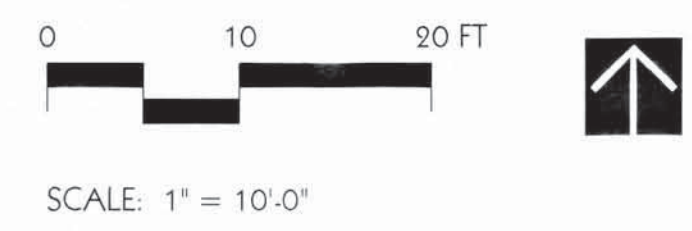
BOULDER, CO 80303

Revisions		
1	planting plan	07-17-13
2	rev'd planting plan	08-28-13
3		











Sheet No.
PLANTING PLAN
L1



LOT 8 - IRRIGATION PLAN



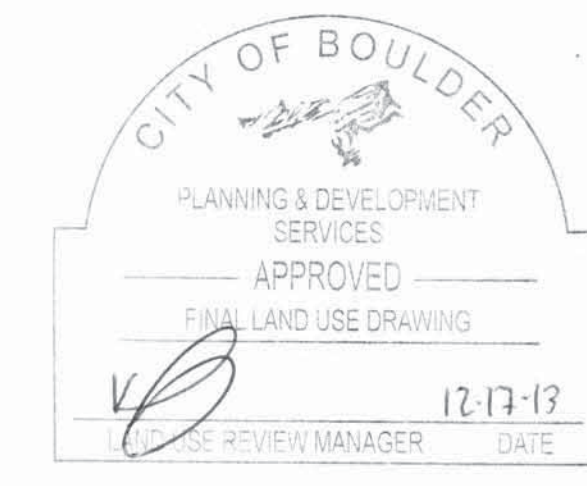
IRRIGATION SCHEDULE:

-  HUNTER PGP HEAD - contractor to choose appropriate head per size of area to be watered).
-  VALVE BOX W/GATE VALVES,
OCV (ARMOR 18104),
VALVE BOX (ARMOR 170128)
-  1-1/2" GATE VALVE: 3 BRASS GATE VALVE 1 1/2" F&F 200 WOG
- NEAR BACKFLOW:
 QUICK COUPLING VALVE 1" (1)
 RB OCV 1" - 1 PC SNG SLOT WITH LOCKING COVER
-  IRRIGATION CONTROLLER:
HUNTER I-CORE W/SOLAR-SYNC (smart weather sensor)
-  1.5" MAINLINE - PVC CL 200
-  1" LATERAL LINE: PLOY ULTRACLEAR 1" - 160#
-  DRIP LINE - 3/4" POLY PIPE
-  SLEEVING: PVC CL 200
(4" UNDER ROADS, 2" UNDER WALKS)
- WIRE TO VALVE BOXES
USE 14 GAUGE RED
USE 14 GAUGE WHITE FOR COMMON
- DRIP EMITTERS (2 GPM) ATTACHED TO DRIP TUBE USING AGRIFIM 1/4" DISTRIBUTION TUBING.

IRRIGATION NOTES:

1. REFER TO THE CITY OF BOULDER STANDARD CONSTRUCTION DETAILS FOR INSTALLATION OF IRRIGATION WITHIN THE ROW.
2. NO. OF ZONES/VALVES TO BE DETERMINED WITH AMOUNT OF PRESSURE VIA IRRIGATION CONTRACTOR. PLANS ARE GRAPHIC IN NATURE. CONTRACTOR TO RECOMMEND APPROPRIATE HEADS TO MATCH SIZE OF AREA.
3. CONTRACTOR TO USE IN-LINE DROP SYSTEM WHERE POSSIBLE WITH MINIMAL OR NO-MICRO-TUBING TO PROVIDE EVEN MOISTURE DISTRIBUTION. SPACE EMITTER AS NEEDED TO ACHIEVE THE GPM REQUIRED FOR EACH PLANTING AREA/ZONE. USE MICRO-TUBING ONLY IF NECESSARY FOR TREES.

City Of Boulder-Department of Planning
and Development Services
FINAL LAND USE DRAWING
"RECORD SET"



DUPLEX 1 & 2

BOULDER, CO 80303

Revisions		
1	irrigation plan	06.25.12
2	revisions per staff comments	01.30.13
3		

Sheet No.
IRRIGATION
PLAN
IR1