

COPELAND PRECAST CONCRETE

Landscape & Site Renovations

Watkins, Colorado

LANDSCAPE PLANT LIST

DECIDUOUS SHADE TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
SKC	Seedless Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	50-60'	40-50'	Low	Sun	2" Cal., B&B
ENO	English Oak	Quercus robur	40-60'	30-40'	Medium	Sun	2" Cal., B&B
NRO	Northern Red Oak	Quercus rubra	40-60'	40-60'	Medium	Sun	2" Cal., B&B

EVERGREEN TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	20-30'	8-12'	Very Low	Sun	5 Gallon Cont.
BRP	Bristlecone Pine	Pinus aristata	20-40'	10-20'	Low	un / Part Shak	6' ht, B&B
PIN	Pinon Pine	Pinus edulis	20-30'	10-20'	Low	Sun	6' ht, B&B
AUS	Austrian Pine	Pinus nigra	40-60'	30-40'	Low	Sun	6' ht, B&B

ORNAMENTAL TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
ABS	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	15-25'	15-20'	Low	Sun	1-1/2" Cal., B&B
TCH	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	15-25'	15-20'	Low	Sun	1-1/2" Cal., B&B
CCP	Cleveland Select Pear	Pyrus calleryana 'Cleveland Select'	20-30'	15-20'	Medium	Sun	1-1/2" Cal., B&B

DECIDUOUS SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
FEB	Fernbush	Chamaebotaria millefolium	3-5'	3-6'	Very Low	Sun	5 Gallon Cont.
TBR	Tall Blue Rabbitbrush	Ericameria nauseosa speciosa	2-6'	2-6'	Very Low	Sun	5 Gallon Cont.
RUS	Russian Sage	Perovskia atriplicifolia	3-4'	3-4'	Very Low	Sun	5 Gallon Cont.
CMS	Cultivar Smooth Sumac	Rhus glabra 'Laciniata'	8-15'	8-10'	Low	Sun	5 Gallon Cont.

EVERGREEN SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
RMJ	Rocky Mountain Juniper	Juniperus scopulorum	20-30'	8-12'	Very Low	Sun	5 Gallon Cont.
SGJ	Sea Green Juniper	Juniperus x media 'Sea Green'	5-6'	6-8'	Low	Sun	5 Gallon Cont.
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.

NATIVE SEEDING - DRYLAND MIX

Pawnee Buttes Seed Mixes (www.pawneebuttesseed.com):
PBSI Low Grow Mix
Application Rate: 5 LBS/1,000 SF

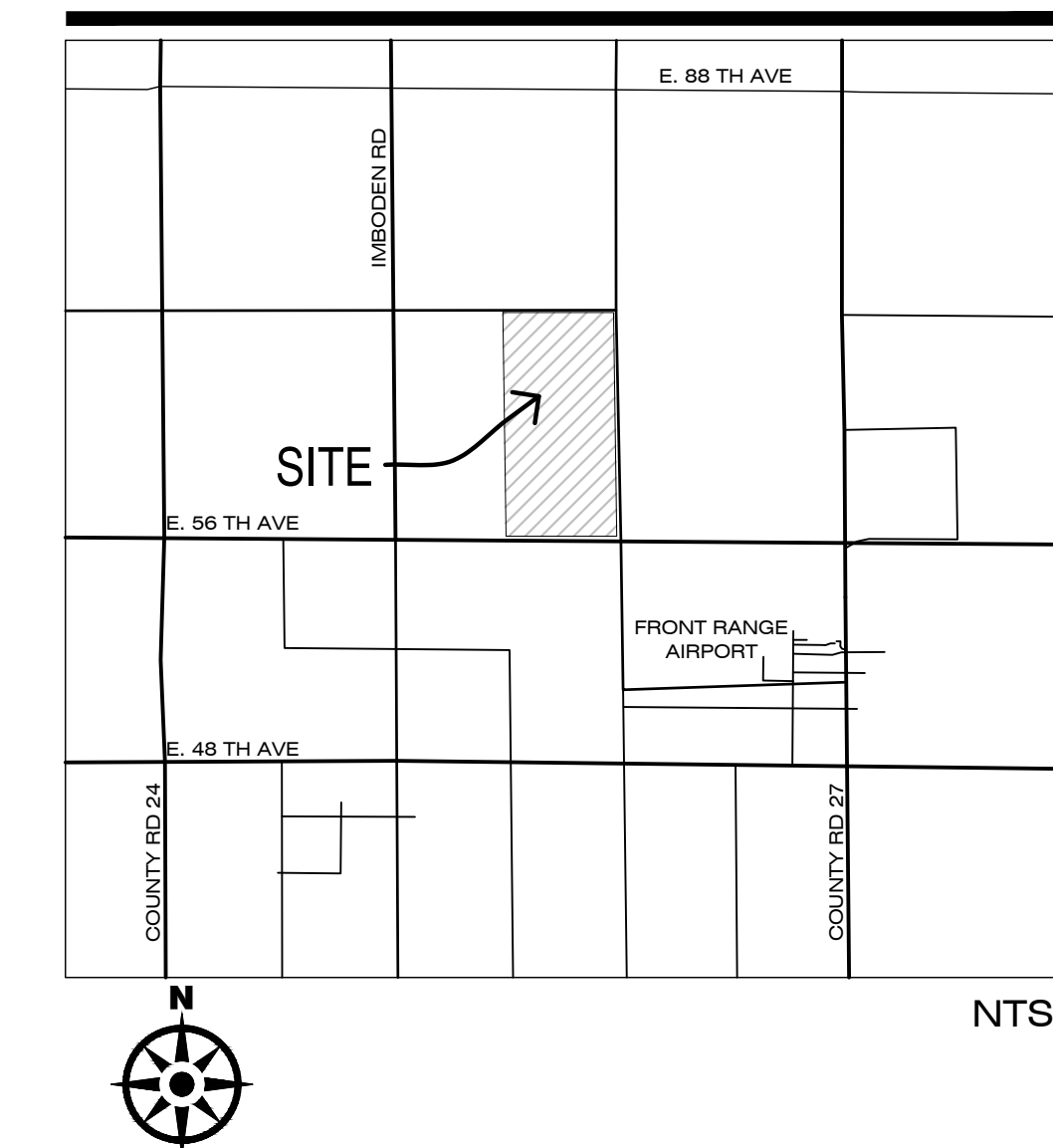
GENERAL LANDSCAPE NOTES

- ALL LOW PERENNIAL AND GROUND COVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
- ALL PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- STEEL LANDSCAPE EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- BED AREAS SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

LANDSCAPE MAINTENANCE NOTES

- THE LANDOWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND KEEP IN GOOD CONDITION ALL THOSE LOCATIONS INDICATED ON THE APPROVED LANDSCAPE PLAN, AND ALL VEGETATION, IRRIGATION SYSTEM SCREENING DEVICES AND OTHER LANDSCAPE COMPONENTS SO AS TO PRESENT A HEALTHY SAFE AND ORDERLY SITE.
- ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH MULCH, WOOD OR BARK CHIPS, OR DECORATIVE ROCKS OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE. SHALL BE COMMERCIAL.

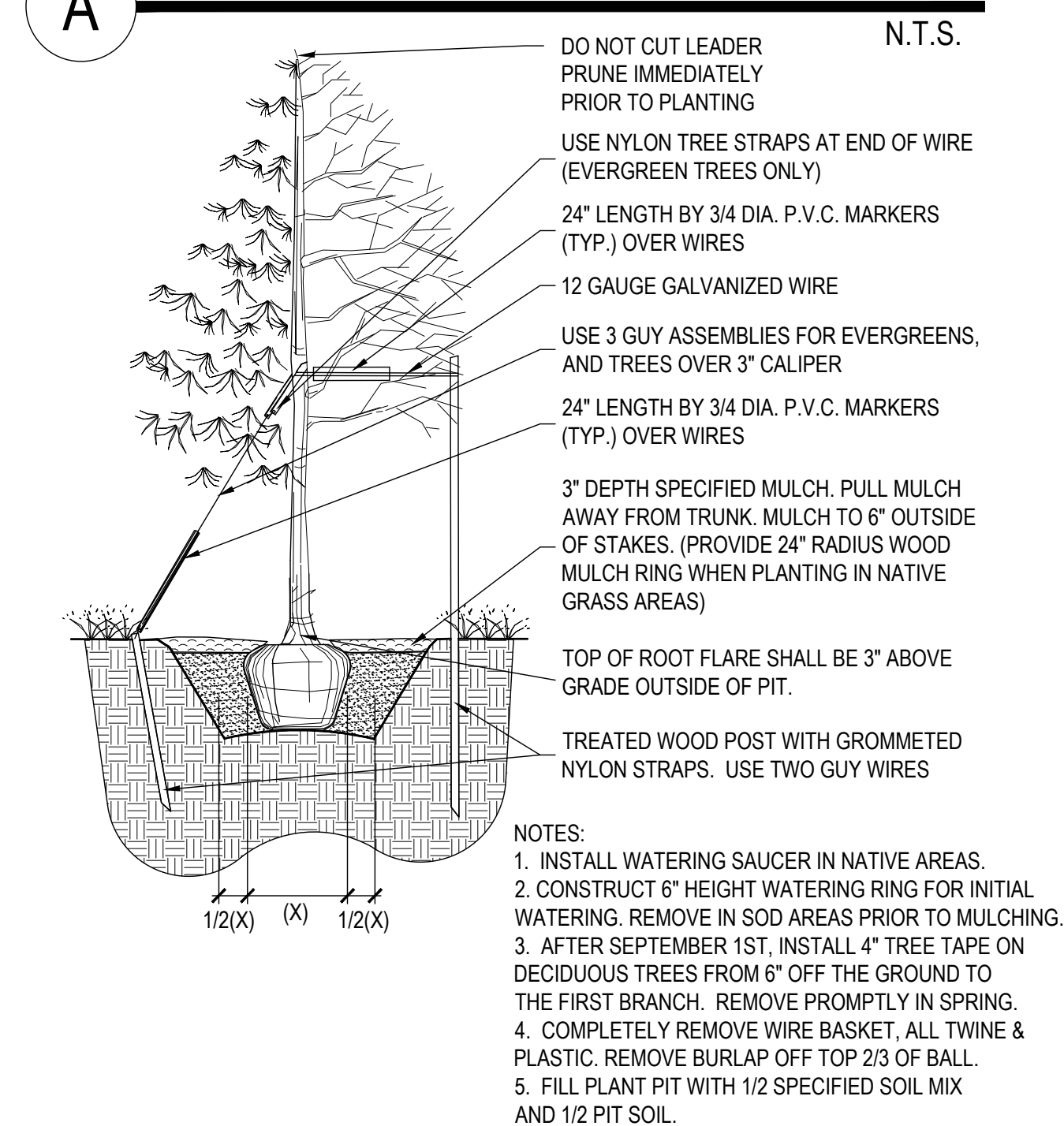
VICINITY MAP



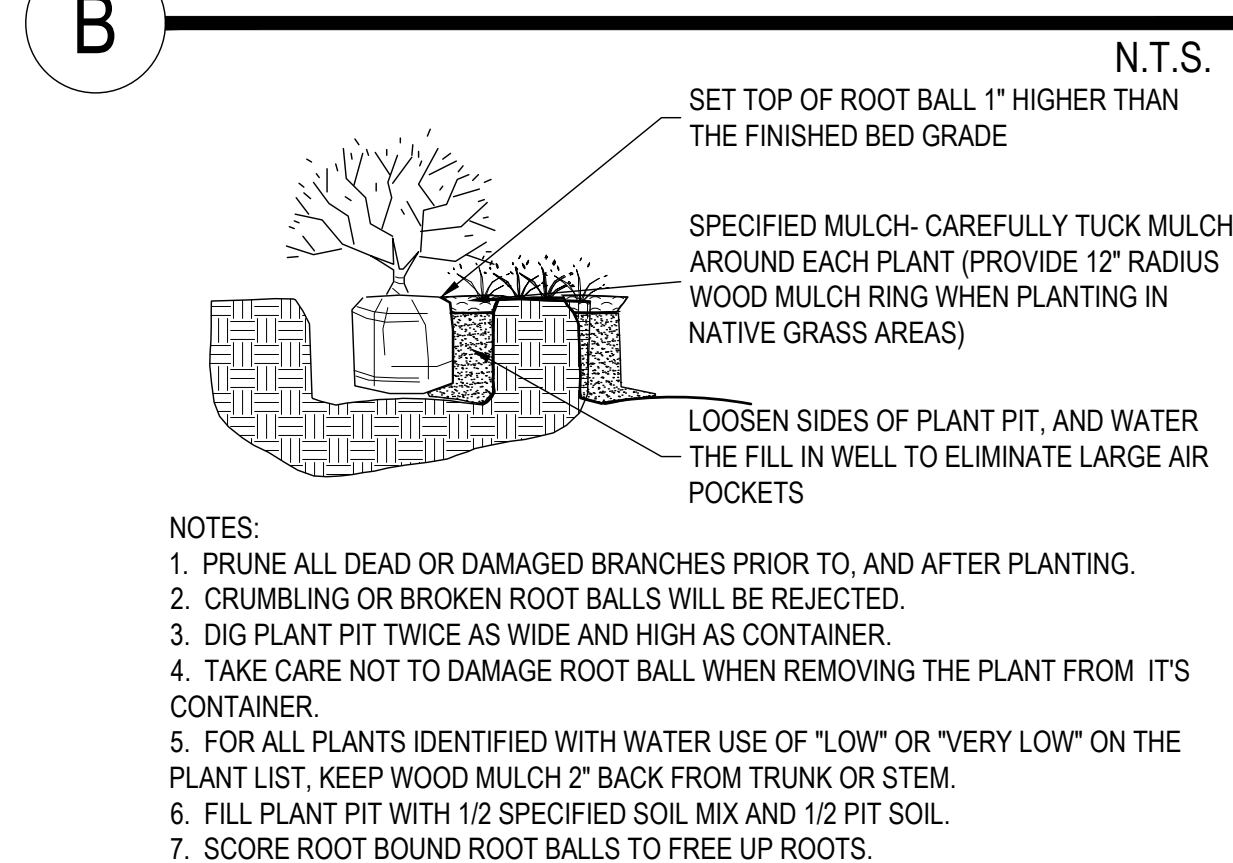
IRRIGATION NOTES

- BED AREAS SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.
- REFER TO "IRRIGATION DRIP EMITTER SCHEDULE" IN THIS DRAWING SET FOR QUANTITIES AND SIZES OF DRIP EMITTERS DEPENDING ON THE WATER NEEDS OF EACH PARTICULAR PLANT.
- VALVES AND VALVE BOXES SHALL BE COMMERCIAL GRADE WITH PRESSURE REDUCING VALVES USED FOR ALL DRIP ZONES.
- CONTRACTOR SHALL INSTALL A NEW IRRIGATION CONTROLLER FOR THESE IMPROVEMENTS. 120 V POWER WILL BE REQUIRED WITHIN 5' OF CONTROLLER LOCATION.
- CONTRACTOR SHALL INSTALL A NEW IRRIGATION BACKFLOW PREVENTER FOR THESE IMPROVEMENTS (SEE LOCATION ON PLANS).
- CONTRACTOR SHALL VERIFY WATER PRESSURE AND FLOW AVAILABLE FOR THE IRRIGATION SYSTEM, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY IF PRESSURE OR FLOW IS INADEQUATE.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SLEEVES REQUIRED FOR IRRIGATION. CONTRACTOR SHOULD COORDINATE WITH THOSE INSTALLING FLATWORK, TO AVOID BORING UNDER WALKS, IF POSSIBLE. CONTRACTOR SHALL INCLUDE IN THEIR BID, ALL COSTS ASSOCIATED WITH LOCATING, EXPOSING, AND BACKFILLING SLEEVES UP TO, AND INCLUDING, A DEPTH OF 60 INCHES.
- INSTALL (1) 4" CLASS 200 PVC SLEEVE AND (1) 2" CLASS 200 PVC SLEEVE SIDE BY SIDE AT ALL VEHICLE DRIVE CROSSINGS. INSTALL (1) 4" CLASS 200 PVC SLEEVE AT ALL SIDEWALK CROSSINGS. DEPTH OF SLEEVES SHALL BE 24" MIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL SET THE IRRIGATION CLOCK FOR A TWO-WEEK ESTABLISHMENT PERIOD FOR THE PLANTS. CONTRACTOR IS RESPONSIBLE TO RE-SET THE CLOCK FOR NORMAL OPERATION FOR THE REMAINING SEASON AFTER THE TWO WEEK ESTABLISHMENT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEAD PLANT MATERIAL RESULTING FROM OVER WATERING.
- THE PLANT MATERIALS SPECIFIED FOR THIS PROJECT ARE MOSTLY LOW WATER-USE PLANTS. THE CONTRACTOR SHALL CONSULT WITH THE OWNER, AND THE LANDSCAPE ARCHITECT IF POSSIBLE, PRIOR TO SETTING THE CLOCK FOR IRRIGATION TIMES AFTER THE TWO WEEK ESTABLISHMENT PERIOD.

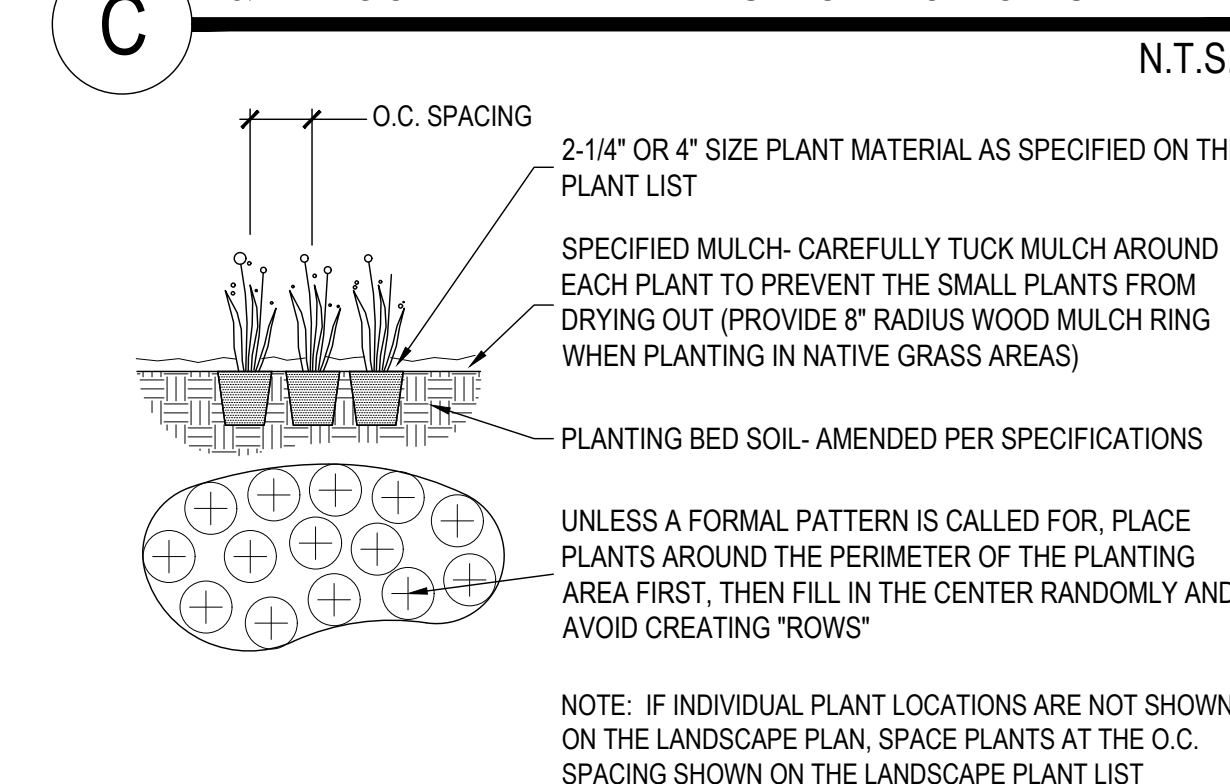
A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



C PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER



COPELAND PRECAST CONCRETE
Watkins, Colorado 80137

Applicant:
Bart Copeland
904 S. Lipan St.
Denver, CO 80223

Landscape Plans

Issue Dates	
Date:	Notes:
06-05-19	Client review
08-12-19	Client review

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MATTHEW G. CORRION
COLORADO RLA #155

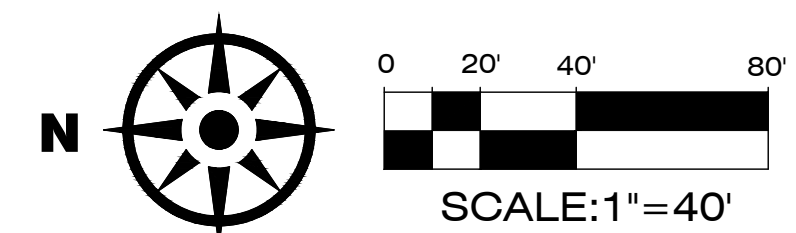
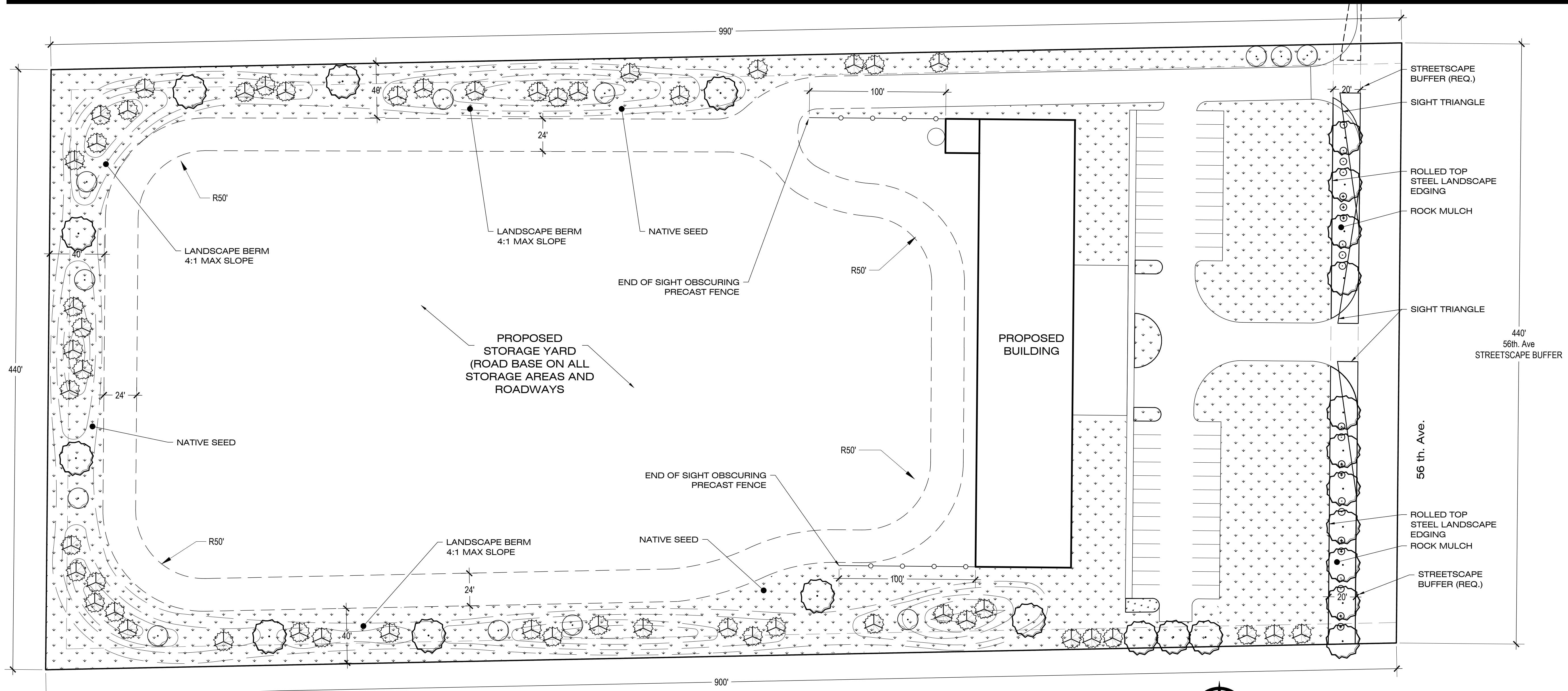
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Notes & Details





CONCEPT PLANT LEGEND

	DECIDUOUS TREES Gymnocladia dioica 'Espresso' / Kentucky Coffeetree Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak Quercus rubra / Red Oak	23
	EVERGREEN TREES Juniperus scopulorum / Rocky Mountain Juniper Pinus aristata / Bristlecone Pine Pinus edulis / Pinon Pine Pinus nigra / Austrian Black Pine	52
	ORNAMENTAL TREES Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry Crataegus crus-galli 'Inermis' / Thornless Hawthorn Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	12
	DECIDUOUS SHRUBS Chamaebatia latifolia / Fernbush Encameria nauseosa speciosa / Tall Blue Rabbitbrush Perovskia atriplicifolia / Russian Sage Rhus glabra / Smooth Sumac	13
	EVERGREEN SHRUBS Juniperus scopulorum / Rocky Mountain Juniper Juniperus x media 'Sea Green' / Sea Green Juniper Pinus mugo 'Big Tuna' / Mountain Pine	9

NATIVE SEEDING - DRYLAND MIX
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(Non-Irrigated)

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