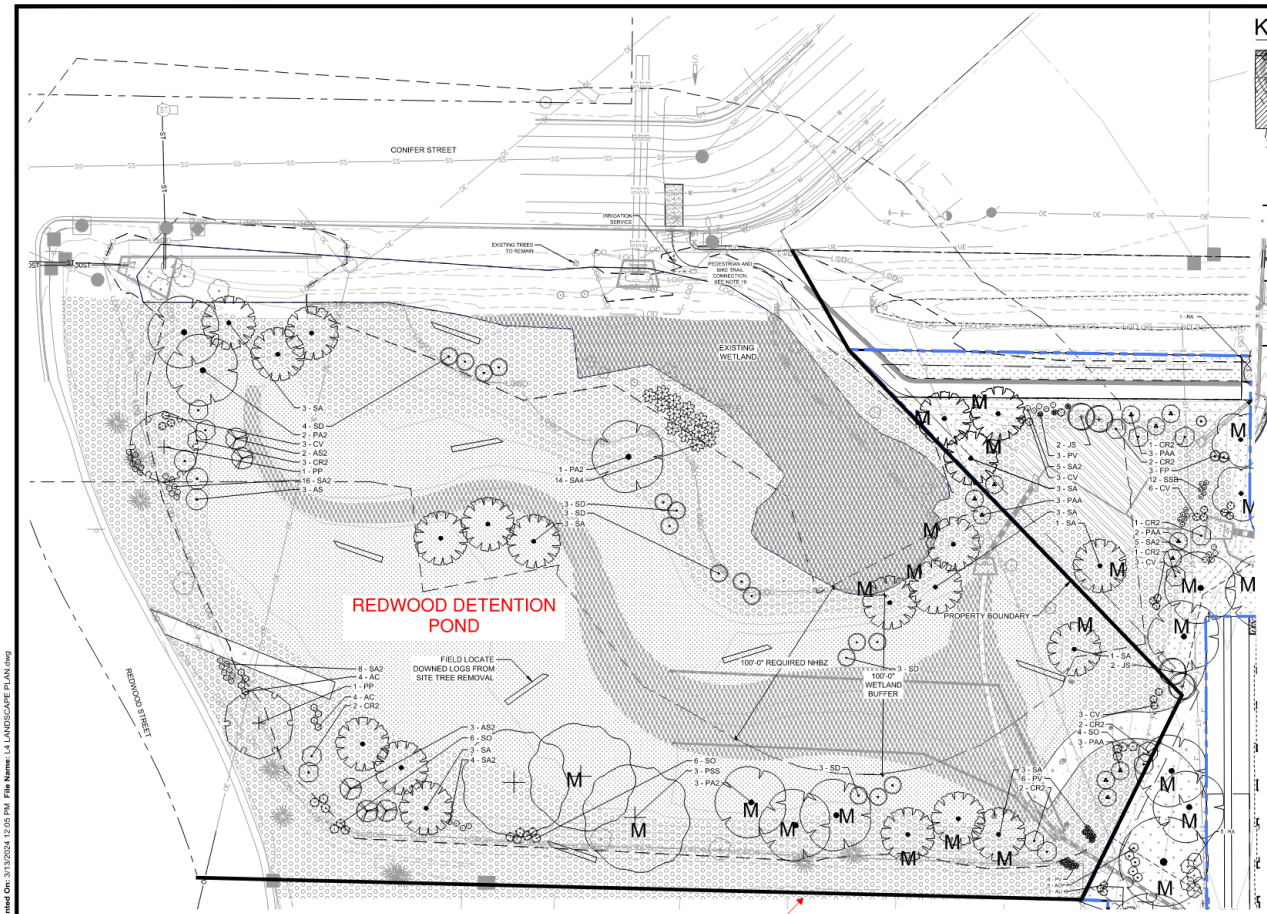
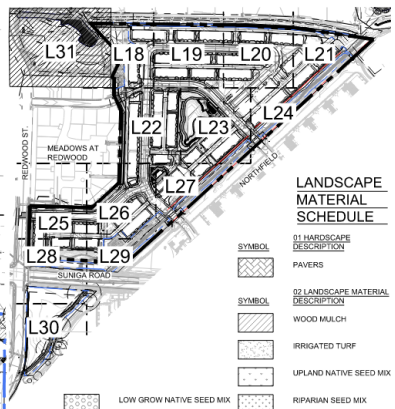


KEY MAP



LANDSCAPE MATERIAL SCHEDULE

SYMBOL	01 HARDSCAPE DESCRIPTION
	PAVERS

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION
	WOOD MULCH
	IRRIGATED TURF
	UPLAND NATIVE SEED MIX
	LOW GROW NATIVE SEED MIX
	RIPARIAN SEED MIX
	STORMTECH MIX
	EMERGENT SEED MIX
	RAINGARDEN MIX
	ROCK MULCH

M — TREE MITIGATION TAG - REFER TO MITIGATION PLAN FOR MORE DETAIL - 2" CAL. SHADE TREE OR 8' HT. EVERGREEN

PLANT SCHEDULE NW WETLAND

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
PSS	3	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD	B & B	2"CAL	
PA2	6	POPULUS X ACUMINATA / LANCELEAF COTTONWOOD	B & B	2"CAL	
SA	23	SALIX AMYGDALOIDES / PEACH LEAF WILLOW	B & B	2"CAL	
EVERGREEN TREES					
JS	4	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6' HT	6' HT
PP	2	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HT	6' HT
ORNAMENTAL TREES					
AS2	5	AMELANCHIER ALNIFOLIA / SERVICEBERRY	B & B	1.5"CAL	
PAA	11	PRUNUS AMERICANA / AMERICAN PLUM	B & B	1.5"CAL	

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HYDROZONE
SHRUBS				
AS	3	AMELANCHIER ALNIFOLIA / SERVICEBERRY	5 GAL	
AC	8	ATRIPLEX CANESCENS / FOURWING SALTBUSH	5 GAL	
CV	18	CHRYSOTHAMNUS VISCIDIFLORUS / YELLOW RABBITBRUSH	5 GAL	
CR2	14	CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL	
FP	3	FALLUGIA PARADOXA / APACHE PLUME	5 GAL	
SD	16	SALIX DRUMMONDIANA / DRUMMOND'S WILLOW	5 GAL	
SA4	14	SCIRPUS ACUTUS / HARDSTEM BULRUSH	5 GAL	
SO	16	SYMPHORICARPOS OCCIDENTALIS / WESTERN SNOWBERRY	5 GAL	
ORNAMENTAL GRASSES				
PV	15	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	
SSB	12	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	1 GAL	
SA2	33	SPOROBOLUS AIROIDES / ALKALI SACATON	1 GAL	

LEGEND

- = PROPERTY BOUNDARY
- = PROPOSED NATURAL HABITAT BUFFER
- = REQUIRED NATURAL HABITAT BUFFER
- = STORMWATER UTILITY
- = WATER UTILITY
- = GAS UTILITY
- = SANITARY SEWER UTILITY
- = UNDERGROUND ELECTRIC
- = FIRE SERVICE LINE
- = PROPOSED FENCE
- = EXISTING ELECTRIC UTILITY
- = EXISTING OVERHEAD ELECTRIC UTILITY
- = EXISTING STORMWATER
- = EXISTING GAS LINE
- = EXISTING SANITARY UTILITY
- = EXISTING WATER LINE
- = EXISTING TELEPHONE UTILITY
- = EXISTING CABLE
- = EXISTING FENCE
- = LIMITS OF GRADING
- = LIMITS OF DISTURBANCE

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN 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 IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

ENCLAVE AT REDWOOD

FINAL DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:

riply design
LANDSCAPE ARCHITECTURE, LAND PLANNING
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesign.com

LAND PLANNER / LANDSCAPE ARCHITECT
RIPLEY DESIGN INC.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

APPLICANT
DHI COMMUNITIES
Kyle Henderson
p. 970.219.3638

ARCHITECT
KTGY
Doug Heaton
820 16th Street, Suite 500
Denver, CO 80202
p. 303.825.6400

ENGINEER
HKS
Michael Moore, PE
1120 Lincoln Street, Suite 1000
Denver, CO 80203
p. 303.623.6300

NORTH SCALE: 1"=30'-0"
0 15 30 60
ORIGINAL SITE PAPER

ISSUED

No.	DESCRIPTION	DATE
07	FDP 7	03/13/2024

REVISIONS

No.	DESCRIPTION	DATE

NORTHWEST DETENTION ENLARGEMENT

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

PROJECT No.:	R20-059
DRAWN BY:	AG/LO/KS/HJ
REVIEWED BY:	KR

DRAWING NUMBER:

L31

Plotted By: Hailey Jorgensen **Layout:** NORTHWEST DETENTION ENLARGEMENT **Printed On:** 3/13/2024 12:05 PM **File Name:** L4 LANDSCAPE PLAN.dwg