

1875 TAYLOR AVENUE
LOT 1 OF THE BUSINESS CENTER AT CTC, REPLAT J
CONSTRUCTION PLANS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

LANDSCAPE SHEET INDEX

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LANDSCAPE DESIGN STATEMENT

THIS LANDSCAPE PLAN IS DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE LOUISVILLE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CDDSG) WITH RESPECT TO AESTHETICS, MASSING, VISUAL ENHANCEMENT, BUFFERS, AND WATER CONSERVATION.

WATERWISE LANDSCAPING BEST PRACTICES ARE UTILIZED THROUGHOUT THE PROPOSED LANDSCAPE, INCLUDING NATIVE AND ADAPTED PLANTS, SOIL AMENDMENTS, HYDROZONING, EFFICIENT IRRIGATION PRACTICES, MULCHING, AND CONSIDERATION OF MAINTENANCE REQUIREMENTS.

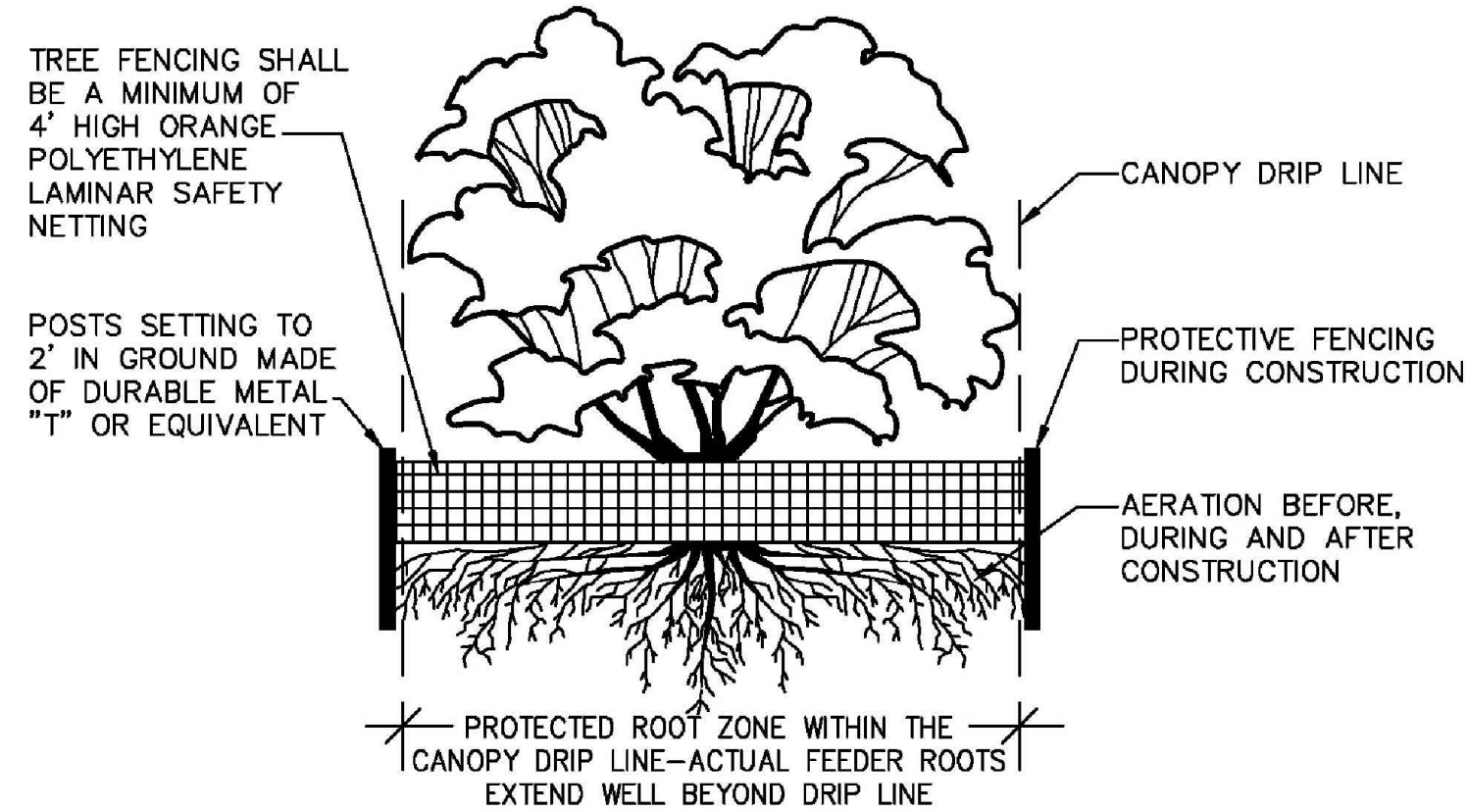
ALL PROPOSED PLANTINGS WILL BE WATERED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM DESIGNED FOR EFFICIENCY.

PLANTING PLAN NOTES

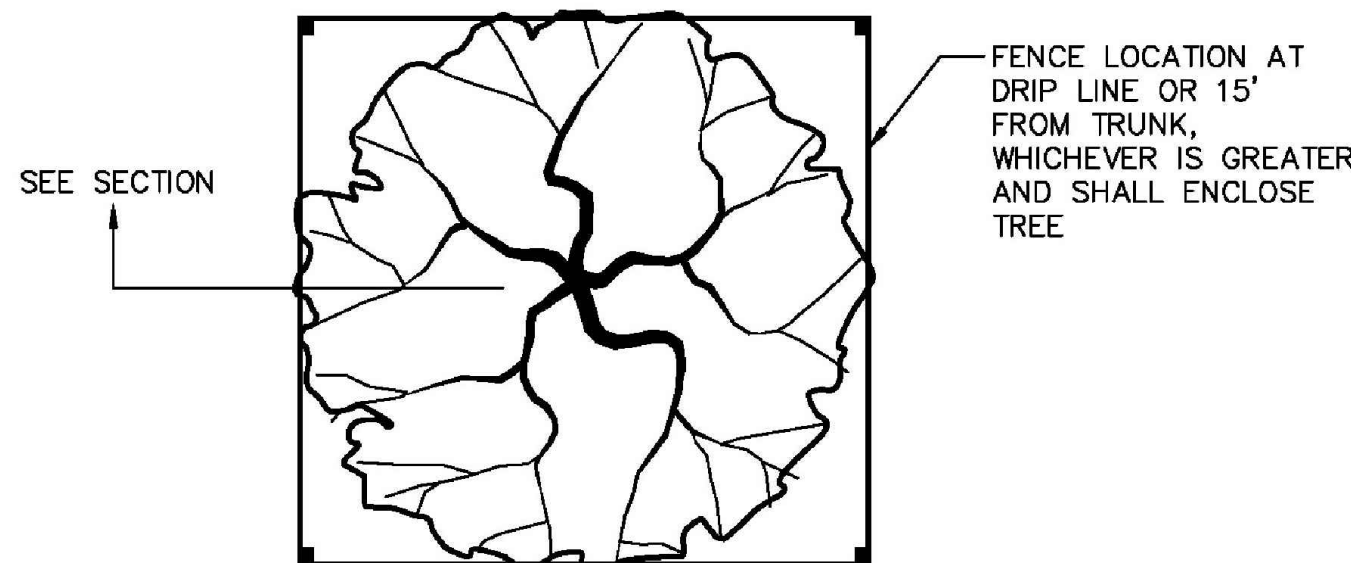
- PROVIDE TREE PROTECTION FOR ALL EXISTING TREES TO REMAIN. SEE TREE PROTECTION DETAIL ON THIS SHEET.
- UTILITY LOCATIONS ARE SHOWN ON THE PLANS FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL UTILITY LOCATIONS.

PLANT LEGEND NOTES

- ALL TREES B&B.
- IN THE CASE OF A DISCREPANCY BETWEEN THE PLANT SCHEDULE AND THE PLANS, THE PLANS SUPERSEDE THE PLANT SCHEDULE.
- PLANT SPECIES AND SIZES ARE BASED ON CITY OF LOUISVILLE SITE REVIEW PROCESS. NO PLANT SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR WRITTEN AUTHORIZATION, AND SUBSTITUTION REQUESTS MAY BE DENIED.



SECTION



PLAN

1 TREE PROTECTION DETAIL
NOT TO SCALE

BUILDING SITE LANDSCAPING:
MINIMUM LANDSCAPE AREA

30% MINIMUM LANDSCAPE AREA	
TOTAL SITE AREA	300,751 SF
LANDSCAPE AREA REQUIRED	90,225 SF
LANDSCAPE AREA PROVIDED (NOT INCLUDING HARDSCAPE OR WALKWAYS)	92,764 SF

LANDSCAPE AND CONSERVATION EASEMENT PLANTING REQUIREMENTS

CONTINUOUS BUFFER OF MIXED SHRUBS AND TREES ALONG THE ABUTTING PARKING AREA, MODELED AFTER THE NEIGHBORING FED EX LANDSCAPE AND CONSERVATION EASEMENT PLANTING PLAN	
CONTINUOUS BUFFER PLANTING ALONG ABUTTING PARKING AREA	YES

INFORMAL MASSING OF EVERGREEN TREES ALONG APPROXIMATELY 15% OF THE LANDSCAPE AND CONSERVATION EASEMENT, MODELED AFTER THE NEIGHBORING FED EX LANDSCAPE AND CONSERVATION EASEMENT PLANTING PLAN	
INFORMAL MASSING OF EVERGREEN TREES ALONG 15% OF THE EASEMENT LENGTH (APPROX.)	YES

OUTLOT E TREE REQUIREMENTS

APPROXIMATELY 1 TREE PER 40 LINEAR FEET OF STREET FRONTAGE, LOCATED ALONG THE SOUTH SIDE OF THE FUTURE TRAIL, MODELED AFTER THE NEIGHBORING FED EX LANDSCAPE PLAN TREATMENT OF CITY OF LOUISVILLE OUTLOTS B AND F	
LINEAR FEET OF STREET FRONTAGE	698 LF
TREES REQUIRED	17
TREES PROVIDED	17

OUTLOT E SHRUB REQUIREMENTS

APPROXIMATELY 4-5 INFORMAL SHRUB GROUPINGS, LOCATED ALONG APPROXIMATELY 25% OF THE LANDSCAPE AREA SOUTH OF THE FUTURE TRAIL, MODELED AFTER THE NEIGHBORING FED EX LANDSCAPE PLAN TREATMENT OF CITY OF LOUISVILLE OUTLOTS B AND F	
LINEAR FEET OF STREET FRONTAGE	698 LF
REQUIRED TOTAL LENGTH OF INFORMAL SHRUB COVERAGE (APPROX.)	175 LF
TOTAL LENGTH OF INFORMAL SHRUB COVERAGE PROVIDED (APPROX.)	175 LF

PERIMETER LANDSCAPING ADJACENT TO ROADS:
TREE REQUIREMENTS - CTC BOULEVARD

2 TREES PER 40 LINEAR FEET OF STREET FRONTAGE (DETACHED SIDEWALK)	
LINEAR FEET OF STREET FRONTAGE	419 LF
TREES REQUIRED	21
EXISTING TREES TO REMAIN	4
PROPOSED TREES	17
TOTAL TREES PROVIDED	21

PERIMETER LANDSCAPING ADJACENT TO ROADS:
SHRUB REQUIREMENTS - CTC BOULEVARD

1 SHRUB PER 5 LINEAR FEET OF STREET FRONTAGE (DETACHED SIDEWALK)	
LINEAR FEET OF STREET FRONTAGE	419 LF
SHRUBS REQUIRED	84
SHRUBS PROVIDED	85

PERIMETER LANDSCAPING ADJACENT TO ROADS:
TREE REQUIREMENTS - TAYLOR AVENUE

2 TREES PER 40 LINEAR FEET OF STREET FRONTAGE (DETACHED SIDEWALK)	
LINEAR FEET OF STREET FRONTAGE	701 LF
TREES REQUIRED	35
EXISTING TREES TO REMAIN	0
PROPOSED TREES	35
TOTAL TREES PROVIDED	35

PERIMETER LANDSCAPING ADJACENT TO ROADS:
SHRUB REQUIREMENTS - TAYLOR AVENUE

1 SHRUB PER 5 LINEAR FEET OF STREET FRONTAGE (DETACHED SIDEWALK)	
LINEAR FEET OF STREET FRONTAGE	701 LF
SHRUBS REQUIRED	140
SHRUBS PROVIDED (EXCEEDS MINIMUM IN ORDER TO BUFFER PARKING LOT)	252

PERIMETER LANDSCAPING ADJACENT TO ABUTTING PROPERTY:
TREE REQUIREMENTS

WEST PROPERTY LINE: 1 TREE PER 40 LINEAR FEET OF PROPERTY LINE	
LINEAR FEET OF PROPERTY LINE	424 LF
TREES REQUIRED	11
TREES PROVIDED	11

NORTH PROPERTY LINE: 1 TREE PER 40 LINEAR FEET OF PROPERTY LINE	
LINEAR FEET OF PROPERTY LINE	698 LF
TREES REQUIRED	17
TREES PROVIDED	26

REQUIRED PARKING LOT TREES

1 TREE PER 8 PARKING SPACES	
TOTAL PROPOSED PARKING SPACES	297
PARKING LOT TREES REQUIRED	37
PARKING LOT TREES PROVIDED	40

PLANT LEGEND (SEE PLANT LEGEND NOTES ON THIS SHEET)

DECIDUOUS SHADE TREES

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE HEIGHT SPREAD
AC GRH	4	ACER GRANDIDENTATUM 'HIPZAM'	HIGHLAND PARK BIGTOOTH MAPLE	2" CAL.	L-M	35'-45' 20'-25'
AC NS	15	ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	2" CAL.	M	25'-30' 20'-25'
AC SA	9	ACER SACCHARUM 'JFS-CADDO2'	FLASHFIRE CADDO SUGAR MAPLE	2" CAL.	M	35'-45' 30'-40'
AC FAF	7	ACER SACCHARUM 'BAILSTA'	FALL FIESTA SUGAR MAPLE	2" CAL.	M	30'-50' 30'-40'
CAT SPE	5	CATALPA SPECIOSA	WESTERN CATALPA	2" CAL.	L-M	50' 30'
CE OC	7	CELTS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL.	L-M	50'-60' 40'-50'
GYM DCF	9	GYMNOCLADUS DIOICUS 'MCKBRANCHED' PPAF	DECAF KENTUCKY COFFEETREE	2" CAL.	M	50' 40'
KO PA	5	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL.	M	30' 25'
QU TR	7	QUERCUS BUCKLEYI	TEXAS RED OAK	2" CAL.	M	50' 40'
QU IM	17	QUERCUS IMBRICARIA	SHINGLE OAK	2" CAL.	M	50'-60' 50'-60'
QU MU	12	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL.	M	40' 40'
ULM ACC	15	ULMUS X 'MORTON'	ACCOLADE ELM	2" CAL.	M	50' 30'
ULM EMS	13	ULMUS PROPINQUA 'JFS-BIEBERICH'	EMERALD SUNSHINE ELM	2" CAL.	L-M	30' 20'
TOTAL	125					

DECIDUOUS ORNAMENTAL TREES

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE HEIGHT SPREAD
AC TA	9	ACER TATARICUM 'PATTERN PERFECT'	PATTERN PERFECT MAPLE	8' CLUMP	L-M	15'-20' 15'-20'
CRA AMB	7	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	8' CLUMP	L-M	15'-20' 15'-20'
PRU SUP	7	PRUNUS VIRGINIANA 'P002S'	SUCKER PUNCH CHOKECHERRY	2" CAL.	L-M	25' 20'
TOTAL	23					

EVERGREEN TREES

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE HEIGHT SPREAD
PI ED	16	PINUS EDULIS	PINON PINE	6' HT.	L	25' 15'
PI NI	4	PINUS NIGRA	AUSTRIAN PINE	6' HT.	M	50' 30'
PI PO	1	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	M	40' 25'
PIN SWP	1	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6' HT.	L-M	30'-50' 20'-30'
TOTAL	22					

DECIDUOUS SHRUBS

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE HEIGHT SPREAD
CC DK	40	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5 CONT.	L-M	3' 3'
CH MI	25	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5 CONT.	M	3'-5' 3'-6'
CHR DWB	29	CHRYSOTHAMNUS NAUSEOSUS VAR. NAUSEOSUS	DWARF BLUE RABBITBRUSH	#5 CONT.	L	2'-3' 2'-3'
DRV KOR	101	DIERVILLA RIVULARIS 'G2X88544'	KODIAK ORANGE HONEYSUCKLE	#5 CONT.	L-M	3'-4' 3'-4'
HOL DUM	36	HOLODISCUS DUMOSUS	ROCK SPIREA	#5 CONT.	L	4'-6' 4'-6'
PL CH	45	PHILADELPHUS LEWISII 'CHEYENNE'	CHEYENNE MOCKORANGE	#5 CONT.	L-M	5'-7' 4'-6'
PF FA	100	POTENTILLA FRUTICOSA 'FARGO'	DAKOTA SUNSPOT POTENTILLA	#5 CONT.	L	3' 3'
PO JE	7	PHYSOCARPUS 'OPULIFOLIUS 'JEFAM'	AMBER JUBILEE NINEBARK	#5 CONT.	M	6' 4'
PR BE	21	PRUNUS BESSEYI	WESTERN SANDCHERRY	#5 CONT.	M	4'-6' 4'-6'
PR PB	76	PRUNUS BESSEYI 'PAWNEE BUTTES'	CREEPING WESTERN SANDCHERRY	#5 CONT.	L	18" 4'-6'
PRU CIS	9	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	#5 CONT.	M	6'-8' 4'-6'
QU GA	15	QUERCUS GAMBELII	GAMBEL OAK	#5 CONT.	L	15' 12'
RH AR	170	RHUS AROMATICA 'GROW-LOW'	GRO-LOW SUMAC	#5 CONT.	L-M	2'-3' 6'-8'
RH GL	10	RHUS GLABRA	SMOOTH SUMAC	#5 CONT.	L	8'-15' 8'-10'
RH TR	229	RHUS TRILOBATA	THREE-LEAF SUMAC	#5 CONT.	L	3'-6' 3'-6'
RHU AUT	97	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	#5 CONT.	L	18" 6'-8'
RIB ALP	43	RIBES ALPINUM	ALPINE CURRANT	#5 CONT.	L-M	4'-5' 4'-5'
RIB GRM	35	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	#5 CONT.	L-M	3' 3'
ROS GLA	9	ROSA GLAUCA	REDLEAF ROSE	#5 CONT.	L-M	6' 4'-6'
SY JM	2	SYRINGA X PRESTONIAE 'JAMES MCFARLANE'	JAMES MCFARLANE LILAC	#5 CONT.	M	8'-12' 6'-8'
SY TIN	72	SYRINGA 'BAILBELLE'	TINKERBELLE LILAC	#5 CONT.	M	5' 5'
VIB MIN	28	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN DWARF VIBURNUM	#5 CONT.	L-M	4'-6' 4'-6'
TOTAL	1199					

BROADLEAF EVERGREEN SHRUBS

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE HEIGHT SPREAD
ARC PAN	17	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	#5 CONT.	L	2' 4'
TOTAL	17					

ORNAMENTAL GRASSES

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE HEIGHT SPREAD
BA BG	106	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	#1 CONT.	L	30" 30"
CA AC	18	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	L	4'-5' 24"
SCH SCO	101	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	UPRIGHT LITTLE BLUESTEM	#1 CONT.	L	36"-48" 15"-18"
TOTAL	225					

PERENNIALS

SYMBOL	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	WATER NEEDS	TYP. MATURE SIZE HEIGHT SPREAD
ACH MSH	6	ACHILLEA 'MOONSHINE'	MOONSHINE 'YARROW	#1 CONT.	L	18"-24" 18"-24"
CEN RUB	36	CENTRANTHUS RUBER	JUPITER'S BEARD	#1 CONT.	L	24"-36" 18"-24"
CER PLU	25	CERATOSTIGMA PLUMBAGINOIDES	LEADWORT / PLUMBAGO	#1 CONT.	L-M	8"-12" 12"-24"
HEM STE	25	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	#1 CONT.	L	12"-18" 12"-18"
NEP WAL	43	NEPETA 'FAASSENII' 'WALKER'S LOW'	WALKER'S LOW CATMINT	#1 CONT.	L	24"-36" 24"-30"
SAL MAY	36	SALVIA SYLVESTRIS X 'MAINACHT'	MAY NIGHT SALVIA	#1 CONT.	L	18"-24" 12"-18"
RUD GOL	36	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.	L-M	30"-36" 18"-24"
VER SBB	36	VERONICA 'SUNNY BORDER BLUE'	SUNNY BORDER BLUE VERONICA	#1 CONT.	L	18"-20" 15"-18"
TOTAL	243					

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bill@topelandscape.com

CTC FCM-II, LLC New Building

Lot 1, The Business Center at CTC Replat J, 1875 Taylor Ave.
Louisville, Colorado

SEAL

REVISIONS

NO.	DATE
△ 06/11/2020	RFC 001

ISSUED FOR

CONSTRUCTION
DOCUMENTS

DATE: MAY 15, 2020

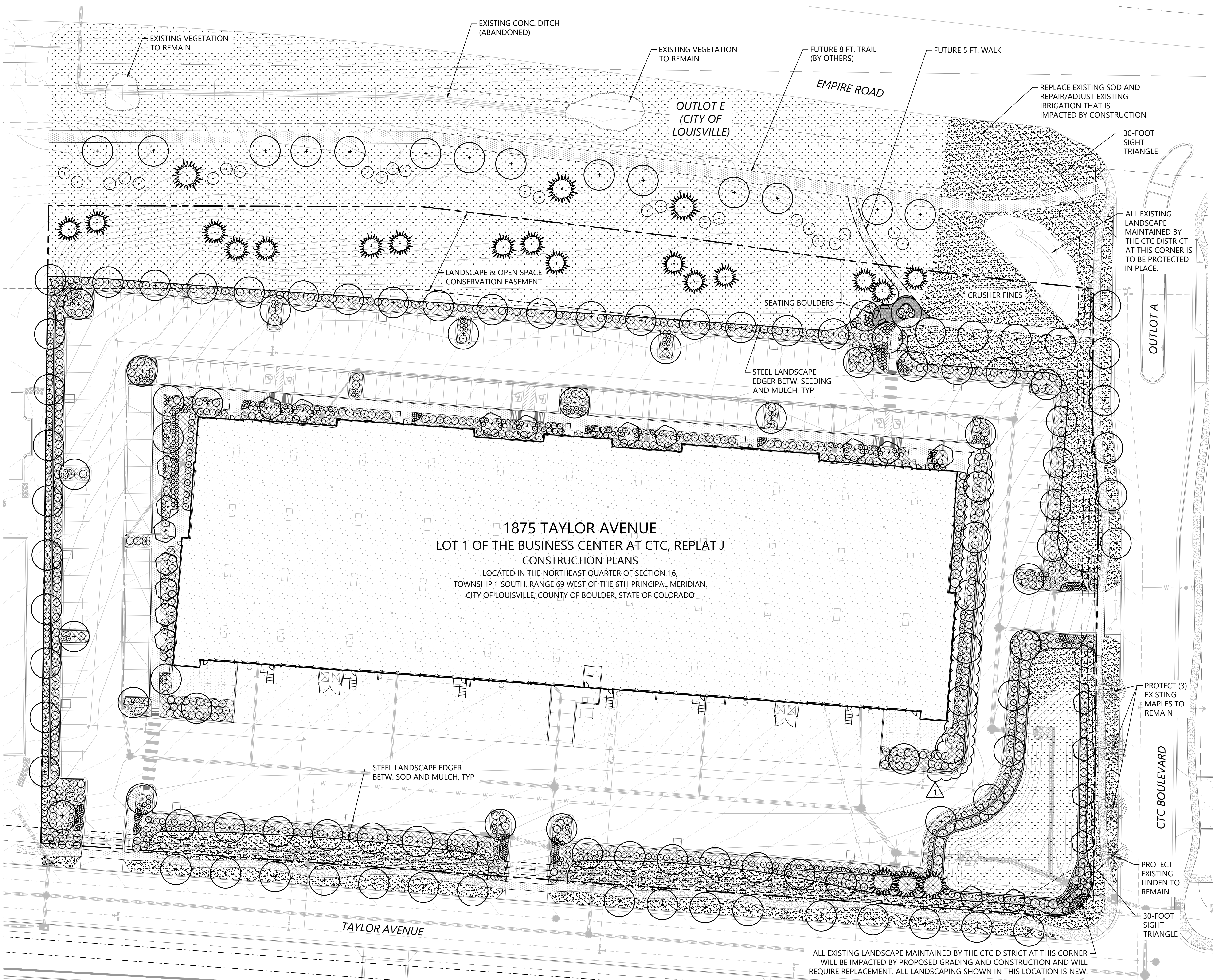
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LANDSCAPE
NOTES AND
TABLES

SHEET NUMBER

25

SHEET 25 OF 31



LEGEND

- SOD
- NATIVE SEED
- ROCK MULCH
- CRUSHER FINES
- PERENNIAL BED
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS OR PERENNIAL
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LANDSCAPE PLAN NOTES

1. PROVIDE TREE PROTECTION FOR ALL EXISTING TREES TO REMAIN. SEE TREE PROTECTION NOTES AND DETAILS ON SHEET 25.
2. UTILITY LOCATIONS ARE SHOWN ON THE PLANS FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL UTILITY LOCATIONS.
3. SEE PLANTING PLAN ENLARGEMENTS FOR DETAILED PLANTING INFORMATION.

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OVERALL
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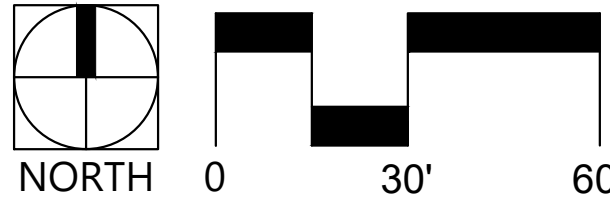
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26

SHEET 26 OF 31



Know what's below.
Call before you dig.

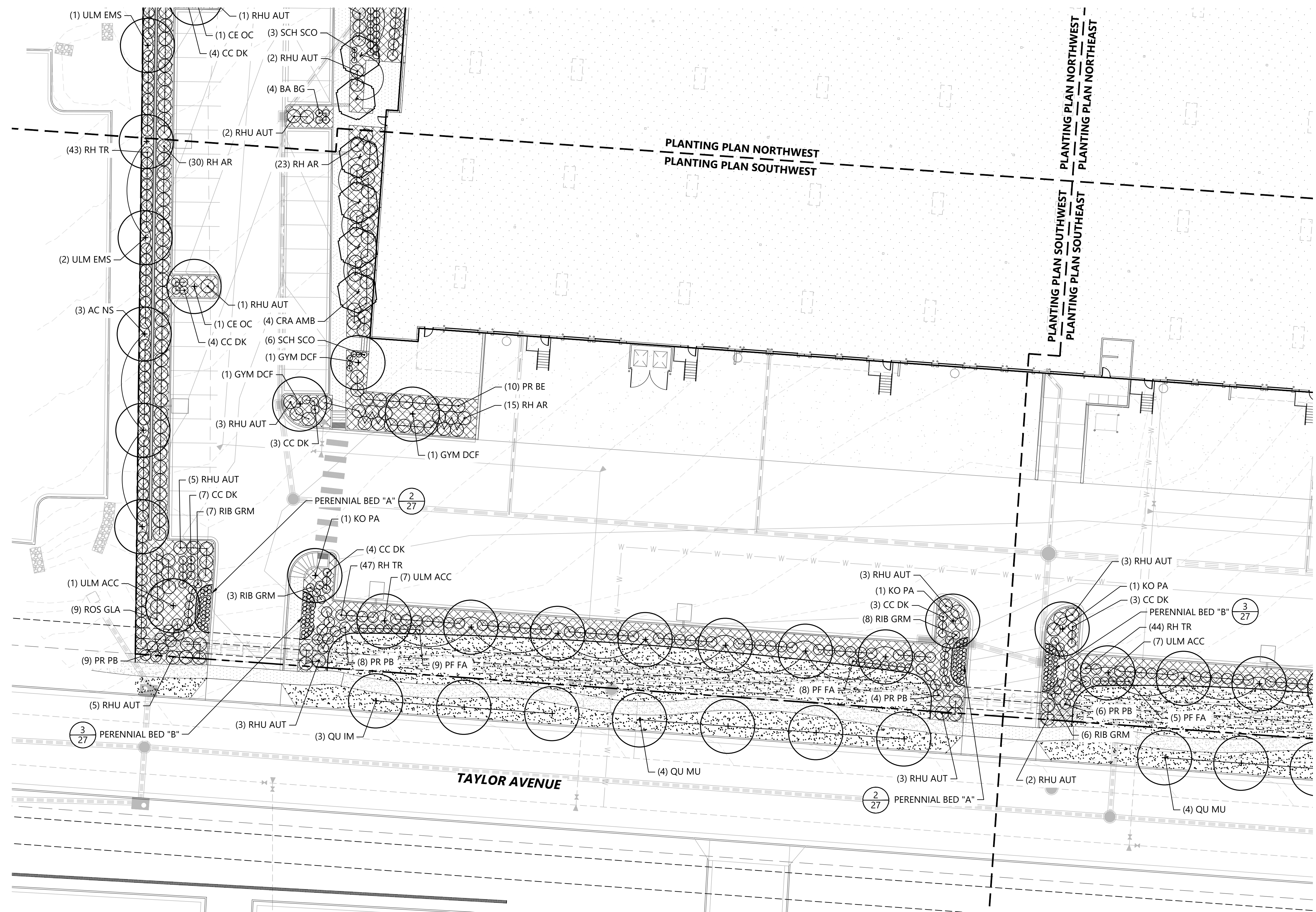


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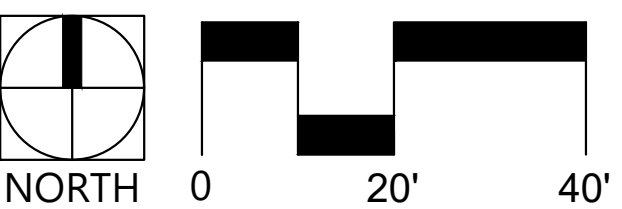
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Know what's below.
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1 PLANTING PLAN ENLARGEMENT - SOUTHWEST
Scale: 1" = 20'

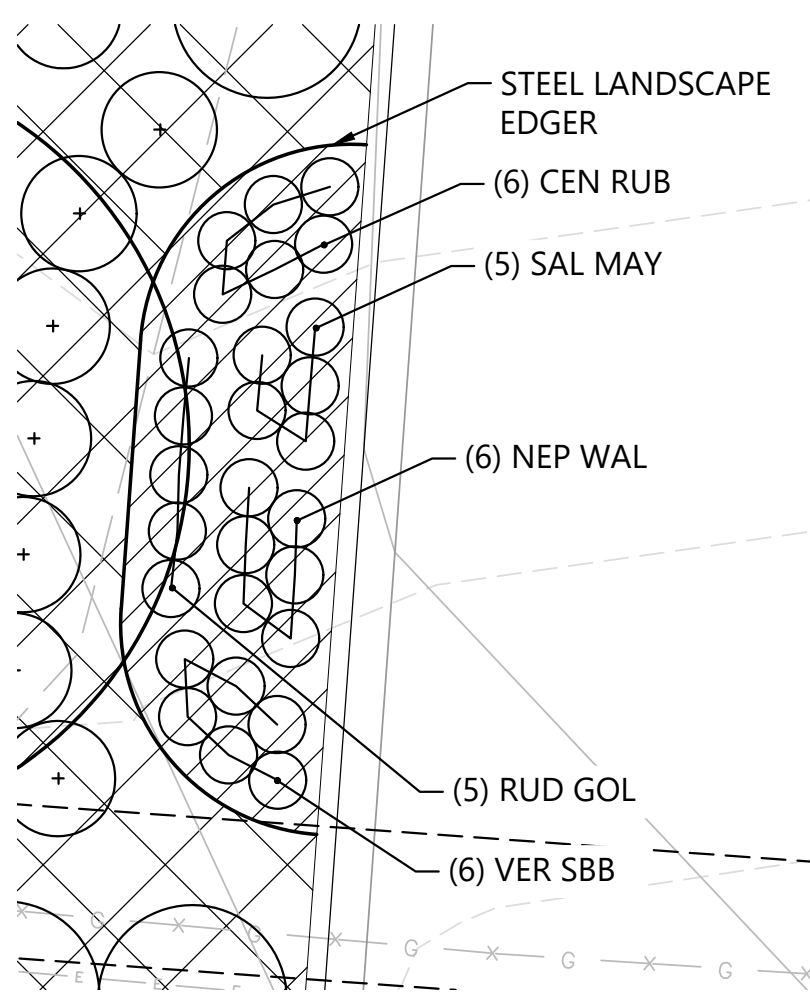


PLANTING PLAN NOTES

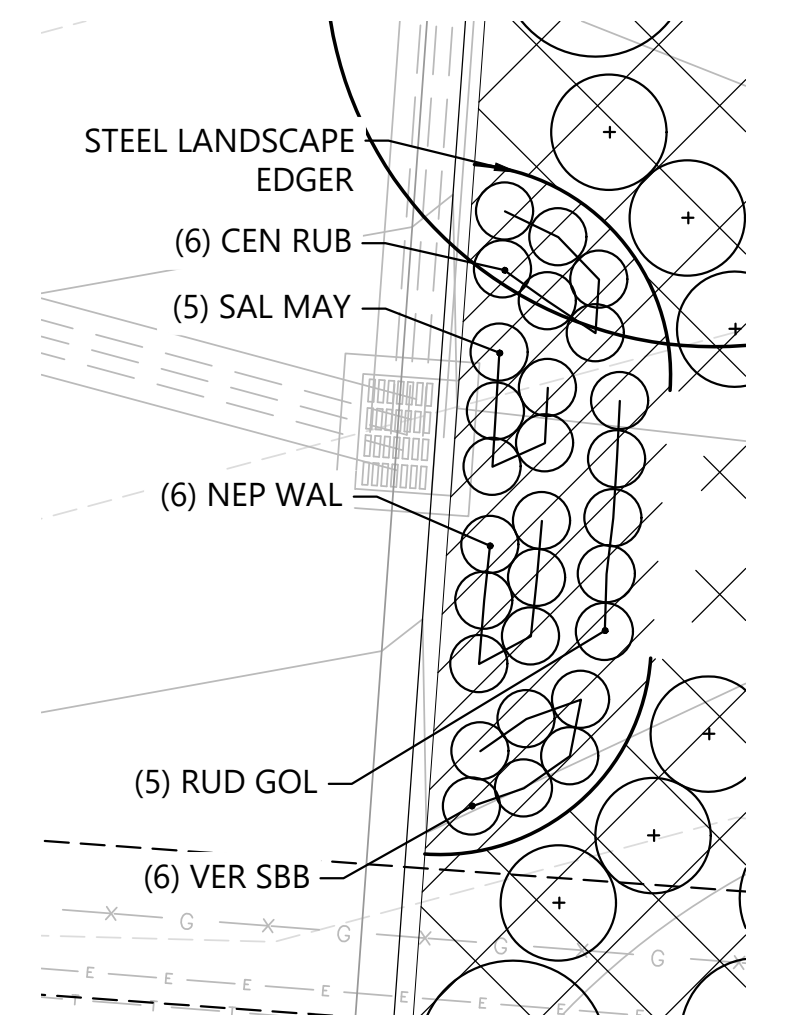
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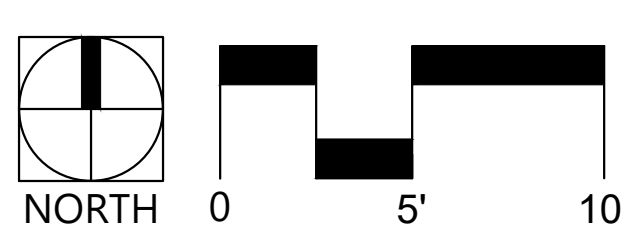
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2 PERENNIAL BED "A" (TYP.)
Scale: 1" = 5'



3 PERENNIAL BED "B" (TYP.)
Scale: 1" = 5'

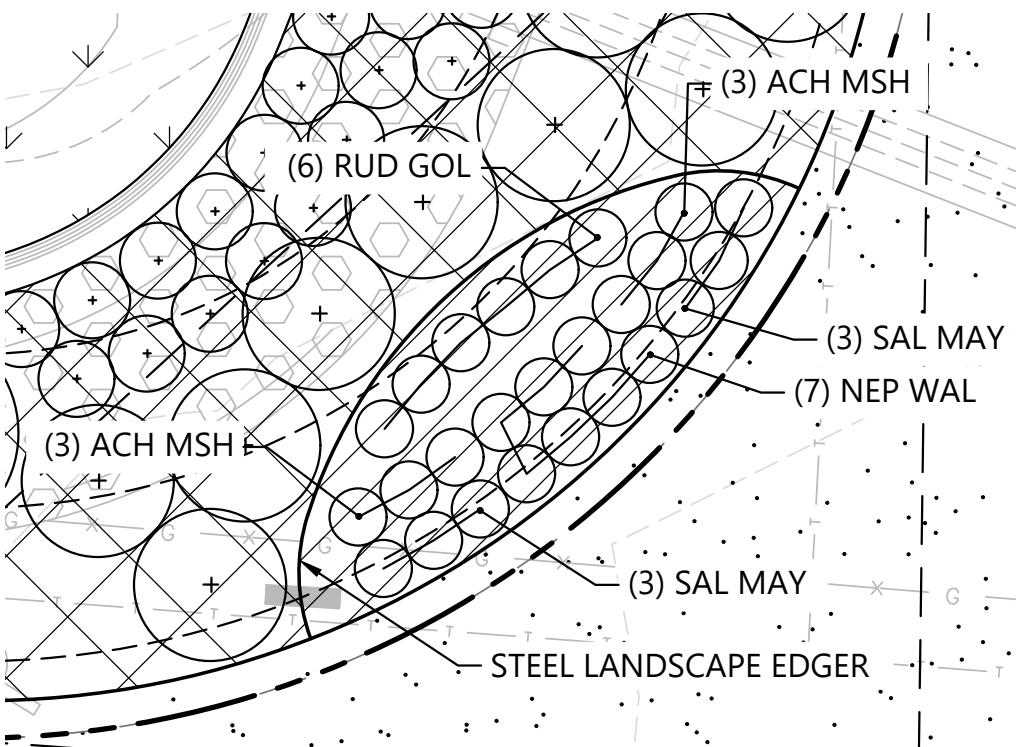
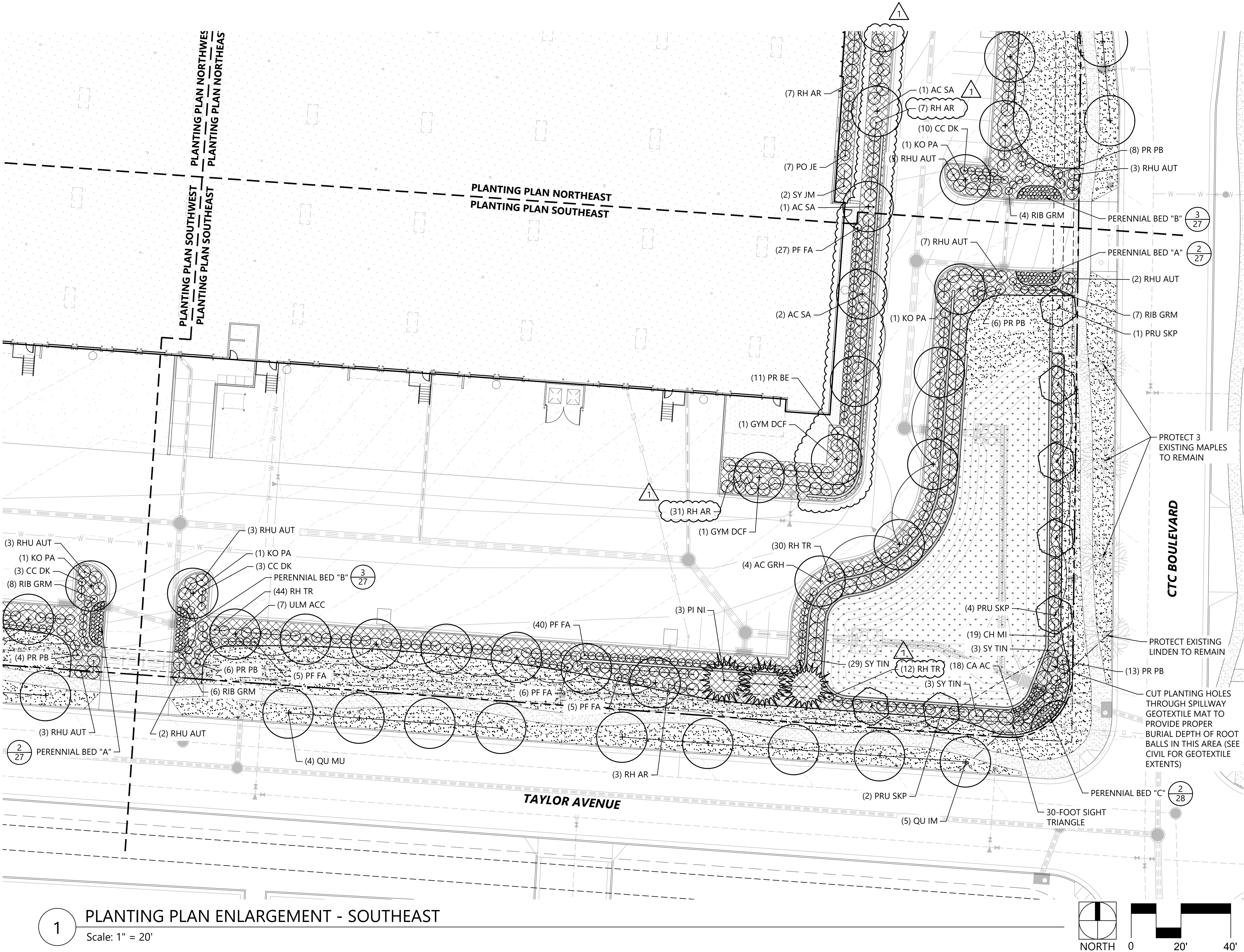


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27	
SHEET 27 OF 31	

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SHEET 28 OF 31	

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DECIDUOUS ORNAMENTAL TREE

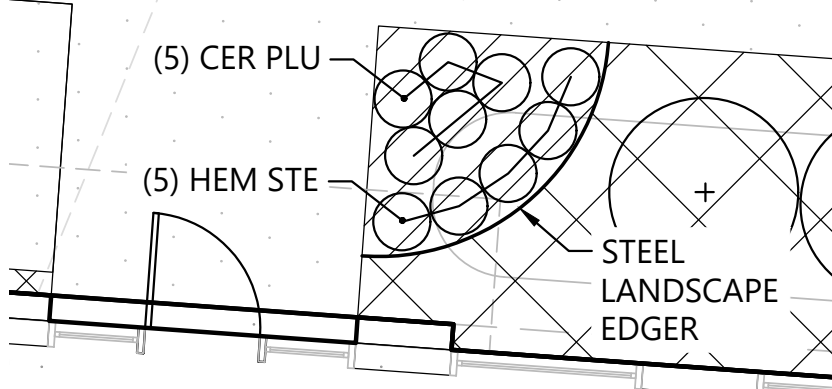
EVERGREEN TREE

DECIDUOUS SHRUB

EVERGREEN SHRUB

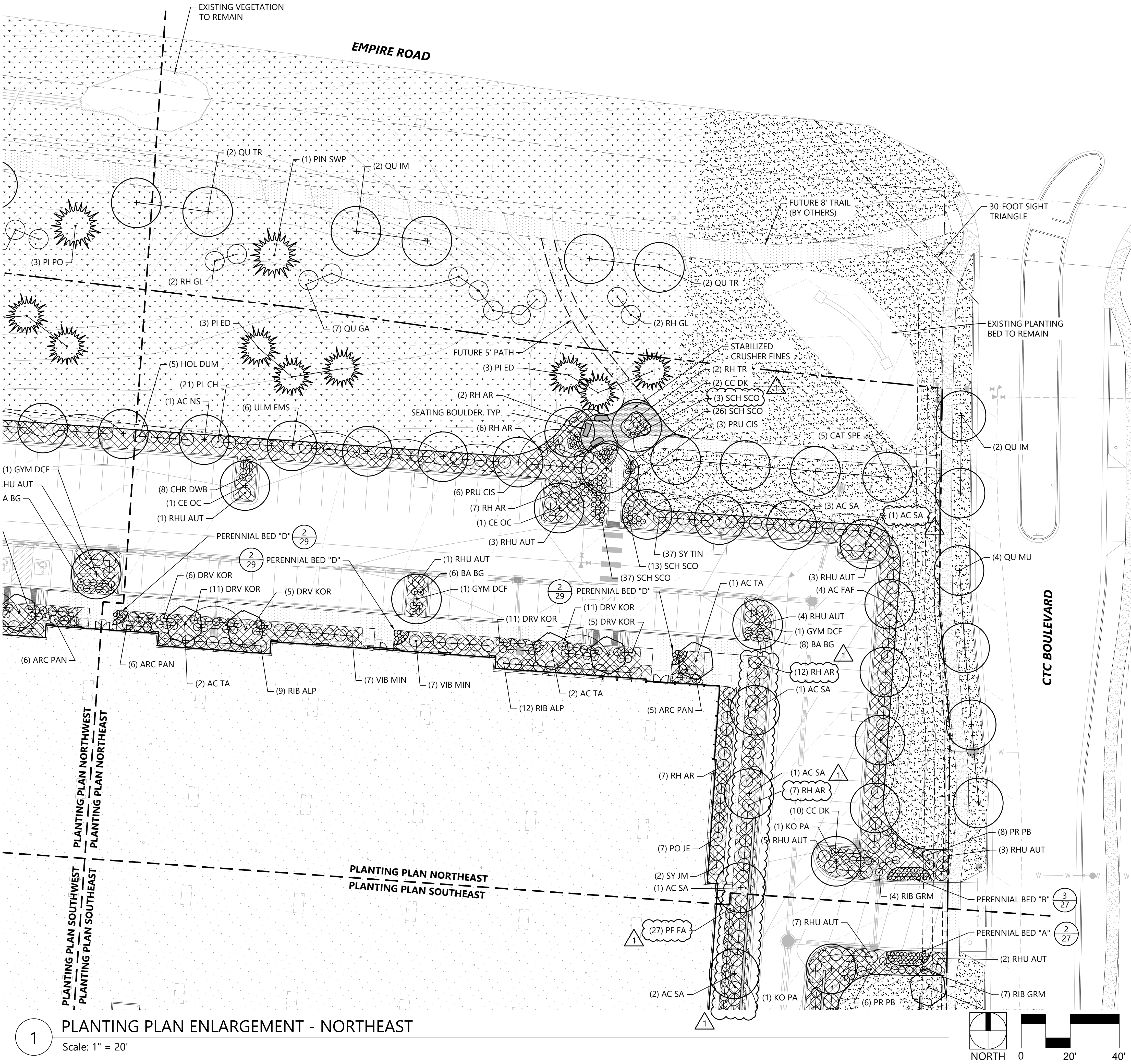
ORNAMENTAL GRASS OR PERENNIAL

EXISTING TREE TO REMAIN



2 PERENNIAL BED "D" (TYP.)
Scale: 1" = 5'

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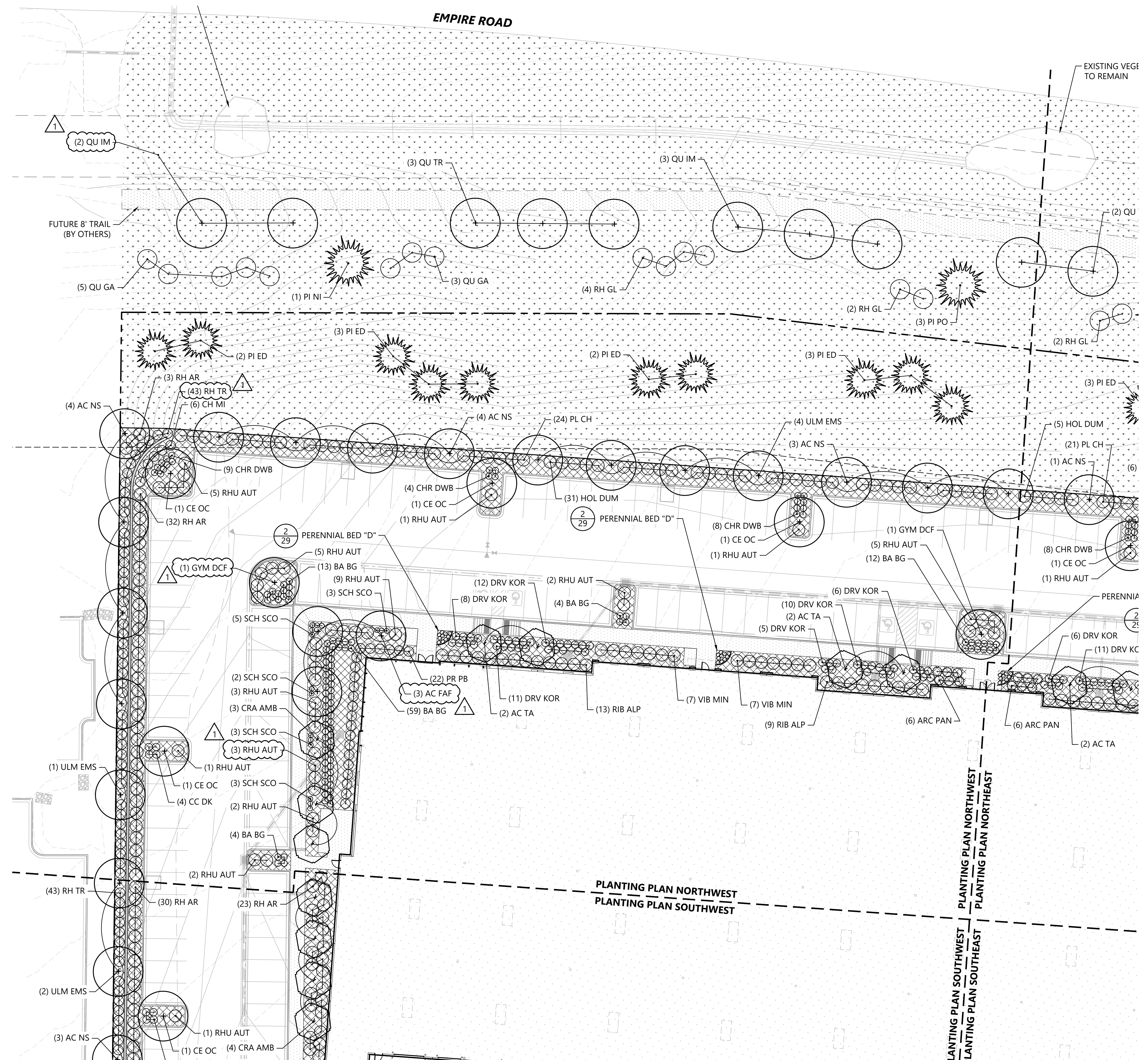
1 PLANTING PLAN ENLARGEMENT - NORTHEAST
Scale: 1" = 20'

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29	
SHEET 29 OF 31	

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3. UTILITY LOCATIONS ARE SHOWN ON THE PLANS FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL UTILITY LOCATIONS.



A north arrow pointing upwards, labeled "NORTH". To its right is a profile view of the embankment. The horizontal axis is marked with 0, 20', and 40'. The profile shows a cross-section with a flat top at 20' from 0 to 20', a dip to 10' at 20', and a rise to 30' at 40'.

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