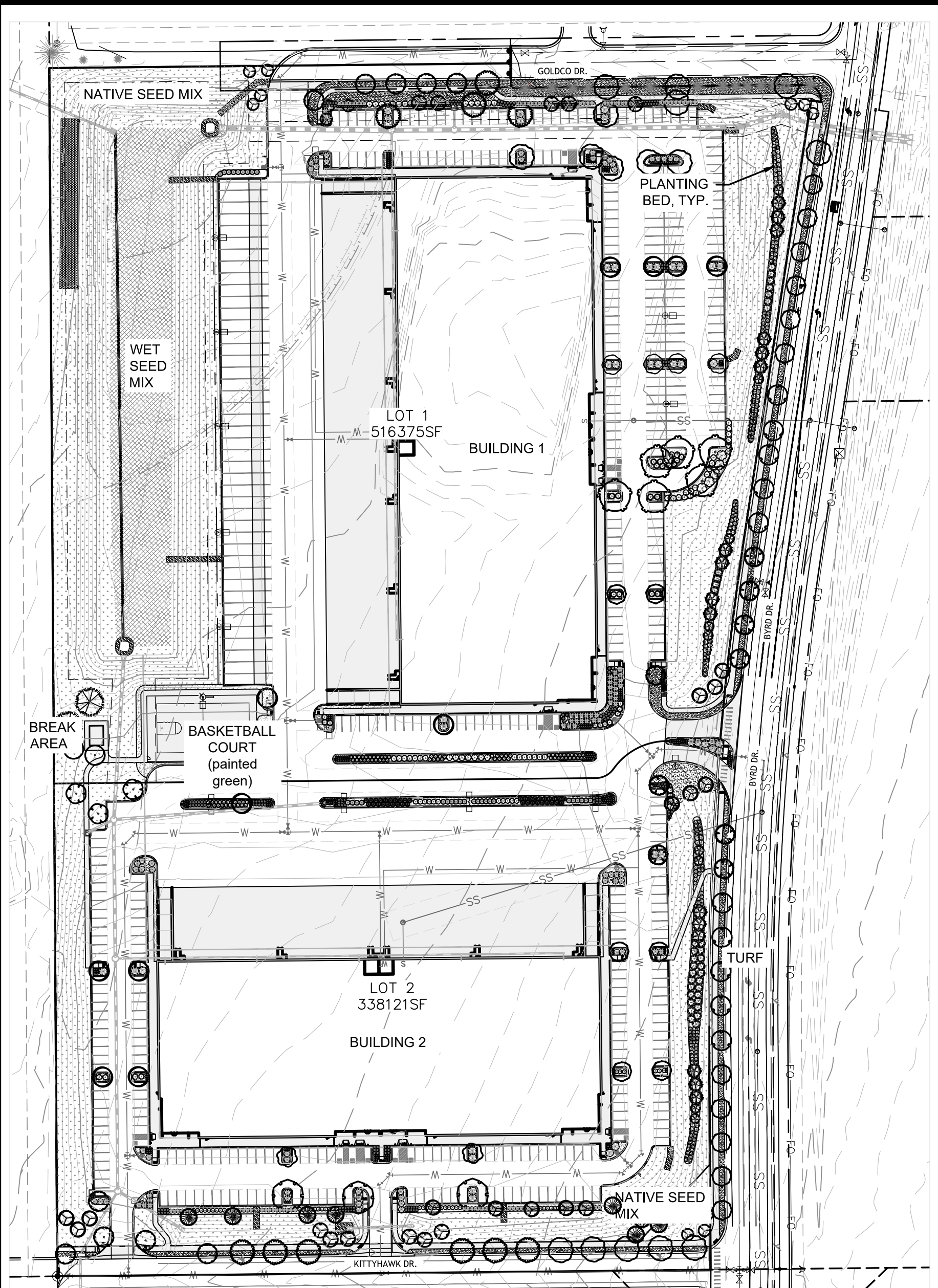
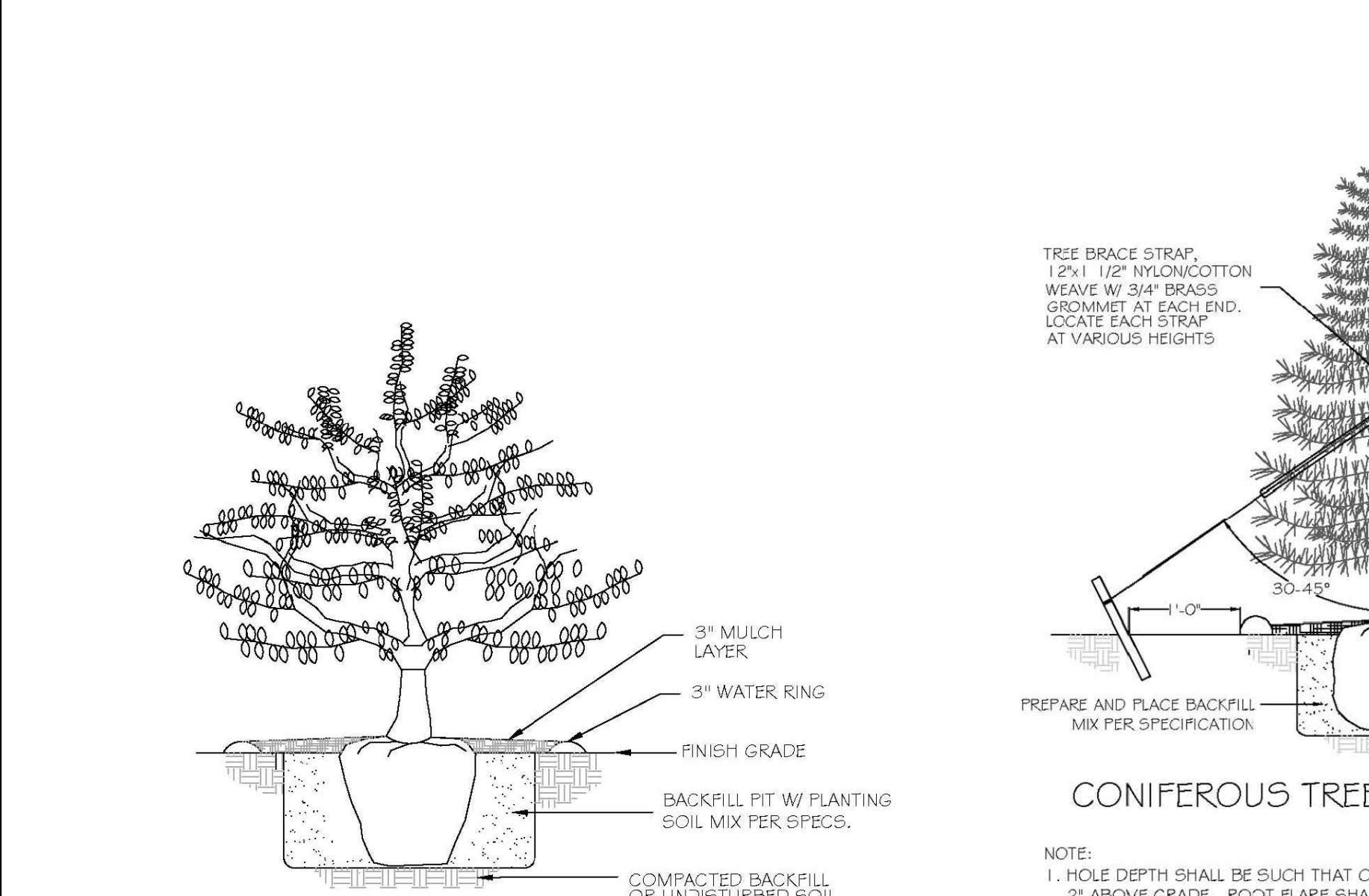


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LANDSCAPE OVERVIEW



- NOTE:
1. HOLE DEPTH SHALL BE SUCH THAT CROWN OF ROOTBALL SITS 2" ABOVE GRADE. ROOT FLARE SHALL BE PLAINLY VISIBLE.
 2. NO CLOUDS LARGER THAN 1 1/2" IN BACKFILL.
 3. HOLE DIAMETER SHALL BE 2 TIMES ROOTBALL DIAMETER.
 4. PULL MULCH AWAY FROM TRUNK MINIMUM 2".
 5. SETTLE BACKFILL AROUND ROOTBALL WITH WATER THEN FILL IN VOIDS BEFORE MULCHING.

SHRUB PLANTING DETAIL

N.T.S.

HATCH LEGEND

GROUND COVERS	BOTANICAL NAME
	2"-4" COBBLE MIX
	BLUEGRASS TURF
	SEED MIX-NATIVE
	SEED MIX-WET/DETENTION POND BOTTOM

BUFFER YARD TABLE

TYPE A BUFFERYARD - ADJACENT GOLDCO DR.			
BUFFER WIDTH	15	LF	
BUFFER LENGTH	563	LF	
BUFFERYARD MULTIP	5.63		
*EXISTING EVERGREENS ALONG GOLDCO DR COUNTED			

PLANTING TYPE	PER 100 LF	REQ'D SHOWN
LARGE TREES	1	6 10
SMALL TREES	2	11 11
EVERGREEN TREES	1	6 13*
SHRUBS	10	56 65

TYPE B BUFFERYARD - ADJACENT BYRD DR.			
BUFFER WIDTH	15	LF	
BUFFER LENGTH	1190	LF	
BUFFERYARD MULTIP	11.9		
*EXISTING EVERGREENS ALONG GOLDCO DR COUNTED			

PLANTING TYPE	PER 100 LF	REQ'D SHOWN
LARGE TREES	2	24 28
SMALL TREES	1	12 12
EVERGREEN TREES	2	24 25
SHRUBS	20	238 246

TYPE A BUFFERYARD - ADJACENT KITTYHAWK DR.			
BUFFER WIDTH	15	LF	
BUFFER LENGTH	680	LF	
BUFFERYARD MULTIP	6.8		

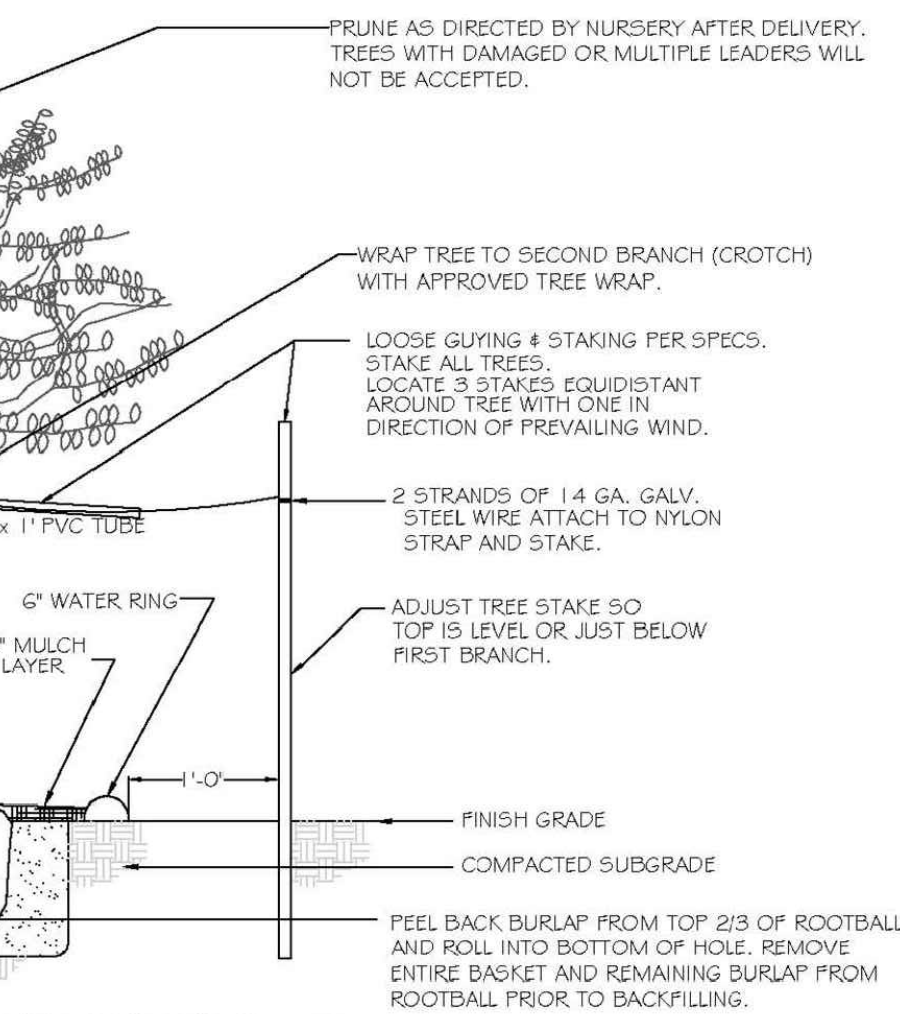
PLANTING TYPE	PER 100 LF	REQ'D SHOWN
LARGE TREES	1	7 16
SMALL TREES	2	14 14
EVERGREEN TREES	1	7 7
SHRUBS	10	68 92

IRRIGATION TABLE

PLANTING BEDS-DRIP	35,769.00	SF
TURF-ROTARS AND SPRAYS	19,421.00	SF
NATIVE SEED MIX - DRY LAND	173,278.00	SF
NATIVE SEED MIX - WET	33,416.00	SF
TOTAL IRRG. AREA	261,884.00	SF

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CONIFEROUS TREE

DECIDUOUS TREE

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 2. NO CLOUDS LARGER THAN 1 1/2" IN BACKFILL.
 3. HOLE DIAMETER SHALL BE 2 TIMES ROOTBALL DIAMETER.
 4. PULL MULCH AWAY FROM TRUNK MINIMUM 2".
 5. SETTLE BACKFILL AROUND ROOTBALL WITH WATER THEN FILL IN VOIDS BEFORE MULCHING.
 6. TREES WHOSE PRIMARY ROOTS JOIN THE TREE AT A DEPTH OF 20% BELOW THE TOP OF THE ROOT BALL WILL BE REJECTED.
 7. BALL SIZE MUST MEET AIA OR COLORADO NURSERYMAN'S ACT SPECS, WHICHEVER IS MORE STRICT.

TREE PLANTING DETAIL

N.T.S.

PLANT SCHEDULE

EVERGREEN TREES						EVERGREEN					
SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	USE	SYM	QNTY	BOTANICAL NAME
PPH	16	PICEA PUNGENS 'HOOPSII'	HOOPSI BLUE SPRUCE	B&B 2.0" CAL MIN.	20'	40'	MED	9%	AMUR	13	ACER GINNALA 'FLAME'
PUB	9	PICEA PUNGENS 'BABY BLUEEYES'	BABY BLUE EYES SPRUCE	B&B 6" HIGH MIN.	15'	30'	MED	5%	ATA	4	ACER TATARICUM
PFL	8	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	B&B 6" HIGH MIN.	25'	40'	MED	4%	MSS	14	MALUS X 'SPRING SNOW'
PNI	2	PINUS NIGRA	AUSTRIAN BLACK PINE	B&B 6" HIGH MIN.	40'	60'	LOW	1%	SRE	11	SYRINGA RETICULATA
SMALL TREES						SMALL TREES					
SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	USE	SYM	QNTY	BOTANICAL NAME
AGI	13	ACER GINNALA 'FLAME'	AMUR MAPLE	B&B 1.5" CAL MIN.	20'	20'	LOW	7%	AGI	13	ACER GINNALA 'FLAME'
ATA	4	ACER TATARICUM	TATARIAN MAPLE	B&B 1.5" CAL MIN.	20'	20'	LOW	2%	ATA	4	ACER TATARICUM
MSS	14	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B&B 1.5" CAL MIN.	25'	30'	MED	8%	MSS	14	MALUS X 'SPRING SNOW'
SRE	11	SYRINGA RETICULATA	JAPANESE TREE LILAC	B&B 1.5" CAL MIN.	20'	25'	LOW	6%	SRE	11	SYRINGA RETICULATA
STREET / LARGE TREE						STREET / LARGE TREE					
SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	USE	SYM	QNTY	BOTANICAL NAME
AGLA	10	AESCULUS GLABRA	OHIO BUCKEYE	B&B 2.0" CAL MIN.	30'	40'	MED	6%	AGLA	10	AESCULUS GLABRA
CSPE	2	CATALPA SPECIOSA	NORTHERN CATALPA	B&B 2.0" CAL MIN.	50'	60'	LOW	1%	CSPE	2	CATALPA SPECIOSA
COCC	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B 2.0" CAL MIN.	50'	60'	LOW	2%	COCC	3	CELTIS OCCIDENTALIS
GTII	10	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B&B 2.0" CAL MIN.	40'	40'	LOW	6%	GTII	10	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'
GTSM	9	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER HONEYLOCUST	B&B 2.0" CAL MIN.	40'	50'	LOW	5%	GTSM	9	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM
GTSK	12	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B&B 2.0" CAL MIN.	30'	40'	LOW	7%	GTSK	12	GLEDITSIA TRIACANTHOS 'SKYLINE'
GDIO	6	GYNOCLODUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B&B 2.0" CAL MIN.	50'	60'	LOW	3%	GDIO	6	GYNOCLODUS DIOICA 'ESPRESSO'
QMAG	10	QUERCUS MACROCARPA	BURR OAK	B&B 2.0" CAL MIN.	50'	50'	LOW	6%	QMAG	10	QUERCUS MACROCARPA
QMUE	16	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B&B 2.5" CAL MIN.	50'	50'	MED	9%	QMUE	16	QUERCUS MUEHLENBERGII
QROB	17	QUERCUS ROBUR	ENGLISH OAK	B&B 2.0" CAL MIN.	40'	60'	MED	9%	QROB	17	QUERCUS ROBUR
TAME	4	TILIA AMERICANA	AMERICAN LINDEN	B&B 2.0" CAL MIN.	40'	50'	MED	2%	TAME	4	TILIA AMERICANA
TCOR	2	TILIA CORDATA	LITTLELEAF LINDEN	B&B 2.0" CAL MIN.	35'	40'	MED	1%	TCOR	2	TILIA CORDATA
UDAV	3	ULMUS DAVIDIANA 'CHOICE CITY'	CHOICE CITY DAVID ELM	B&B 2.0" CAL MIN.	50'	50'	MED	2%	UDAV	3	ULMUS DAVIDIANA 'CHOICE CITY'
SHRUBS						SHRUBS					
SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	SPC	SYM	QNTY	BOTANICAL NAME
BDN	71	BUDDLEIA DAVIDII 'NANHO BLUE'	NANHO BLUE BUTTERFLY BUSH	5 GAL	5' O.C.	5'	LOW	48" o.c.	BDN	71	BUDDLEIA DAVIDII 'NANHO BLUE'
CIN	11	CERCOCARPUS INTRICATUS	LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL	5' O.C.	6'	LOW	60" o.c.	CIN	11	CERCOCARPUS INTRICATUS
CST	37	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	TEXAS SCARLET COMMON FLOWERING QUINCE	5 GAL	7' O.C.	4'	LOW	72" o.c.	CST	37	CHAENOMELES SPECIOSA 'TEXAS SCARLET'
CSE	39	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	5 GAL	5' O.C.	4'	MED	48" o.c.	CSE	39	CORNUS SERICEA 'ARTIC FIRE'
CAT	30	COTONEASTER APICULATUS 'TOM THUMB'	TOM THUMB CRANBERRY COTONEASTER	5 GAL	6' O.C.	2'	LOW	72" o.c.	CAT	30	COTONEASTER APICULATUS 'TOM THUMB'
CSB	68	CYTISUS SCOPARIUS 'BURKWOODII'	BURKWOODII RED BROOM	5 GAL	4' O.C.	3'	LOW	48" o.c.	CSB	68	CYTISUS SCOPARIUS 'BURKWOODII'
FIN	3	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	5 GAL	6' O.C.	3'	MED	72" o.c.	FIN	3	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'
JCA	103	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL	4' O.C.	4'	LOW	48" o.c.	JCA	103	JUNIPERUS CHINENSIS 'ARMSTRONGII'
JCG	91	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET JUNIPER	5 GAL	7' O.C.	1'	LOW	72" o.c.	JCG	91	JUNIPERUS COMMUNIS 'GREEN CARPET'
JSM	31	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	5 GAL	6' O.C.	20'	LOW	60" o.c.	JSM	31	JUNIPERUS SCOPULORUM 'MEDORA'
JSS	38	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GAL	5' O.C.	15'	LOW	60" o.c.	JSS	38	JUNIPERUS SCOPULORUM 'SKYROCKET'
KP	5	KOLKOWITZIA AMABILIS 'PINK CLOUD'	BEAUTY BUSH	5 GAL	10' O.C.	10'	LOW	120" o.c.	KP	5	KOLKOWITZIA AMABILIS 'PINK CLOUD'
LXL	6	LONICERA XYLOSTEUM 'EMERALD MOUND'	EMERALD MOUND HONEYSUCKLE	5 GAL	5' O.C.	3'	LOW	48" o.c.	LXL	6	LONICERA XYLOSTEUM 'EMERALD MOUND'
PAT	38	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	5 GAL	4' O.C.	4'	LOW	48" o.c.	PAT	38	PEROVSKIA ATRIPLEXIFOLIA
PMI	24	PHILADELPHUS MICROPHYLLUS	LITTLELEAF MOCKORANGE	5 GAL	7' O.C.	6'	LOW	72" o.c.	PMI	24	PHILADELPHUS MICROPHYLLUS
POP	40	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	5' O.C.	4'	LOW	48" o.c.	POP	40	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM
PPG	6	PICEA PUNGENS 'GLOBE'	DWARF GLOBE GREEN SPRUCE	5 GAL	4' O.C.	4'	LOW	48" o.c.	PPG	6	PICEA PUNGENS 'GLOBE'
RAG	41	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	8' O.C.	3'	LOW	96" o.c.	RAG	41	RHUS AROMATICA 'GRO-LOW'
SVA	34	SPIRAEA X VANHOUTEI	VANHOUTEI SPIREA	5 GAL	8' O.C.	7'	LOW	96" o.c.	SVA	34	SPIRAEA X VANHOUTEI
SPM	52	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	5' O.C.	5'	LOW	60" o.c.	SPM	52	SYRINGA PATULA 'MISS KIM'
WFM	56	WEIGELA FLORIDA 'MIDNIGHT WINE' TM	WEIGELA	5 GAL	2' O.C.	2'	MED	24" o.c.	WFM	56	WEIGELA FLORIDA 'MIDNIGHT WINE' TM
GRASSES						GRASSES					
SYM	QNTY	BOTANICAL NAME	COMMON NAME	SIZE	SPRD	HGT	HYDRO	SPC	SYM	QNTY	BOTANICAL NAME
BB	357	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	2' O.C.	2'	LOW	24" o.c.	BB	357	BOUTELOUA GRACILIS 'BLONDE AMBITION'
CK	192	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	3' O.C.	5'	LOW	36" o.c.	CK	192	CALAMAGOSTIS X ACUTIFLORA 'KARL FOERSTER'

TREE PRESERVATION CREDIT TABLE

TREE ID	TYPE	COND	MIN. DIA.-INCHES	LARGE TREE CREDIT	AREA OF CREDIT
A	AUSTRIAN PINE	REMOVED	0"	0	Goldco Dr
B	AUSTRIAN PINE	DEAD*	4.8"	0	Goldco Dr
C	AUSTRIAN PINE	GOOD	6.5"	1	Goldco Dr
D	AUSTRIAN PINE	GOOD	7.6"	1	Goldco Dr
E	AUSTRIAN PINE	GOOD	9.7"	1	Goldco Dr
F	AUSTRIAN PINE	GOOD	7.8"	1	Goldco Dr
G	AUSTRIAN PINE	GOOD	5.3"	1	Goldco Dr
H	AUSTRIAN PINE	GOOD	6.8"	1	Goldco Dr
I	AUSTRIAN PINE	GOOD	10.8"	2	Goldco Dr
J	AUSTRIAN PINE	GOOD	9.7"	1	Goldco Dr
K	AUSTRIAN PINE	GOOD	9.6"	1	Goldco Dr
L	AUSTRIAN PINE	GOOD	10.8"	2	Goldco Dr
M	AUSTRIAN PINE	GOOD	11.1"	2	Goldco Dr
N	AUSTRIAN PINE	GOOD	11.1"	2	Goldco Dr

* TREE TO BE REMOVED

TREE PRESERVATION NOTES

1. NO CUT OR FILL WITH GREATER THAN A FOUR-INCH DEPTH SHALL OCCUR WITHIN THE DRIPLINE OR ROOT AREA OF ANY PRESERVED TREE WITHOUT EVALUATION BY A QUALIFIED ARBORIST OR FORESTER AND CITY APPROVAL OF THE CUT OR FILL.
2. NO CUTTING OR FILLING, NOR STORAGE OF BUILDING MATERIALS OR DEBRIS, NOR DISPOSAL OF WASTES, SHALL TAKE PLACE WITHIN THE LARGER OF THE DRIPLINE OR CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
3. NO IMPERVIOUS PAVING SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
4. THE LARGER OF THE DRIPLINE OR CRITICAL ROOT ZONE OF ALL PROTECTED TREES SHALL BE BARRICADED PRIOR TO GRADING ACTIVITIES AND SHALL REMAIN IN PLACE DURING CONSTRUCTION TO PREVENT DAMAGE TO THE TREES AND THEIR ROOTS BY CONSTRUCTION EQUIPMENT.

PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
2. ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED. ALL WIRE AND ROPING TO BE REMOVED BEFORE BACKFILLING.
3. ALL SHRUB BEDS TO BE MULCHED WITH SPECIFIED MULCH (3" AVERAGE DEPTH). ALL TREES TO HAVE MINIMUM (3) FOOT RADIUS WOOD MULCH RING. ALL SHRUBS TO HAVE MINIMUM OF (1.5) FOOT RADIUS WOOD MULCH RING.
4. EDGING SHALL BE INSTALLED BETWEEN GRASS - SHRUB BEDS, BREEZE - TURF AREAS AND BREEZE - PLANTING BEDS. SET TOP OF EDGING LEVEL WITH TOP OF SOD.
5. CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY OF LOVELAND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
6. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
7. MINIMUM CLEARANCE OF (10) FEET BETWEEN ALL TREES AND WATER MAINS, SANITARY SEWERS AND STORM SEWERS, (5) FEET BETWEEN ALL SHRUBS AND WATER MAINS, SANITARY SEWERS AND STORM SEWERS AND (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
8. THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE CITY OF LOVELAND'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH THE CITY OF LOVELAND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. ALL TURF AREAS AND NATIVE SEEDING AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM WITH DEDICATED IRRIGATION CONTROLLER. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
10. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
11. SOIL SHALL BE TILLED AND AMENDMENTS INCORPORATED TO A MINIMUM DEPTH OF 6 INCHES. THE LANDSCAPE INSTALLER SHALL CERTIFY THAT SOIL AMENDMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS IN UDC SECTION 18.08.603 SOIL AMENDMENTS AND IN ACCORDANCE WITH THE SUBMITTED PLANS PRIOR TO APPROVAL OF THE LANDSCAPE INSPECTION OR RETURN OF FINANCIAL SECURITY FOR LANDSCAPE IMPROVEMENTS, IF APPLICABLE. THE FOLLOWING SCHEDULE SPECIFIES THE MINIMUM SOIL AMENDMENT REQUIREMENTS PER 1,000 SQUARE FEET OF LANDSCAPE AREAS:
 - BLUEGRASS AND HIGH-WATER PLANTINGS: 3 CUBIC YARDS
 - SHRUBS, PERENNIALS AND MODERATE TO LOW-WATER PLANTINGS: 2 CUBIC YARDS
 - XERIC AND VERY LOW-WATER PLANTINGS: 1 CUBIC YARD OR COMPARABLE TREATMENT
 - DRYLAND AND NATIVE GRASSLAND RE-ESTABLISHMENT AREAS: NO REQUIRED TREATMENT.
12. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
13. ALL LANDSCAPING SURROUNDING THE BUILDING MAY BE PHASED BASED ON SEASONALITY AND CONSTRUCTION SCHEDULE. FOUNDATION BEDS TO BE INSTALLED AFTER COMPLETION OF BUILDINGS, SEASON PERMITTING. ANY LANDSCAPE AND IRRIGATION NOT INSTALLED AT TIME OF TCO SHALL BE ESCROWED UNTIL COMPLETED.
14. THE OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
15. NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SIGHT TRIANGLE AS DESCRIBED WITHIN THE LARIMER COUNTY URBAN AREA STREET STANDARDS. ALL TREES WITHIN SIGHT TRIANGLE WILL BE LIMBED UP SO AS NOT TO OBSTRUCT THE SIGHT TRIANGLE.
16. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY OF LOVELAND DEVELOPMENT SERVICES DEPARTMENT.

SEEDING MIX / SEEDING NOTES

NATIVE SEEDING - DRY LAND MIX
PAWNEE BUTTES FOOTHILLS NATIVE MIX OR EQUAL.

SWITCHGRASS, ROCKY MOUNTAIN FESCUE, BIG BLUESTEM, SANDBERG BLUEGRASS, SLENDER WHEATGRASS, THICKSPIKE/STREAMBANK/WESTERN WHEATGRASS, YELLOW INDIANGRASS, BLUE GRAMA, BEARDLESS WHEATGRASS, INDIAN RICEGRASS, LITTLE BLUESTEM, SAND DROPSSEED, SIDEOATS GRAMA.

50 PLS LBS/ACRE (PLEASE NOTE THIS IS DOUBLE THE RECOMMENDED APPLICATION RATE).

OVERSEEDING - ALL AREAS INDICATED AS DRYLAND MIX SHALL BE OVERSEEDDED WITH WESTERN WHEATGRASS AT THE RATE OF 10LBS / ACRE.

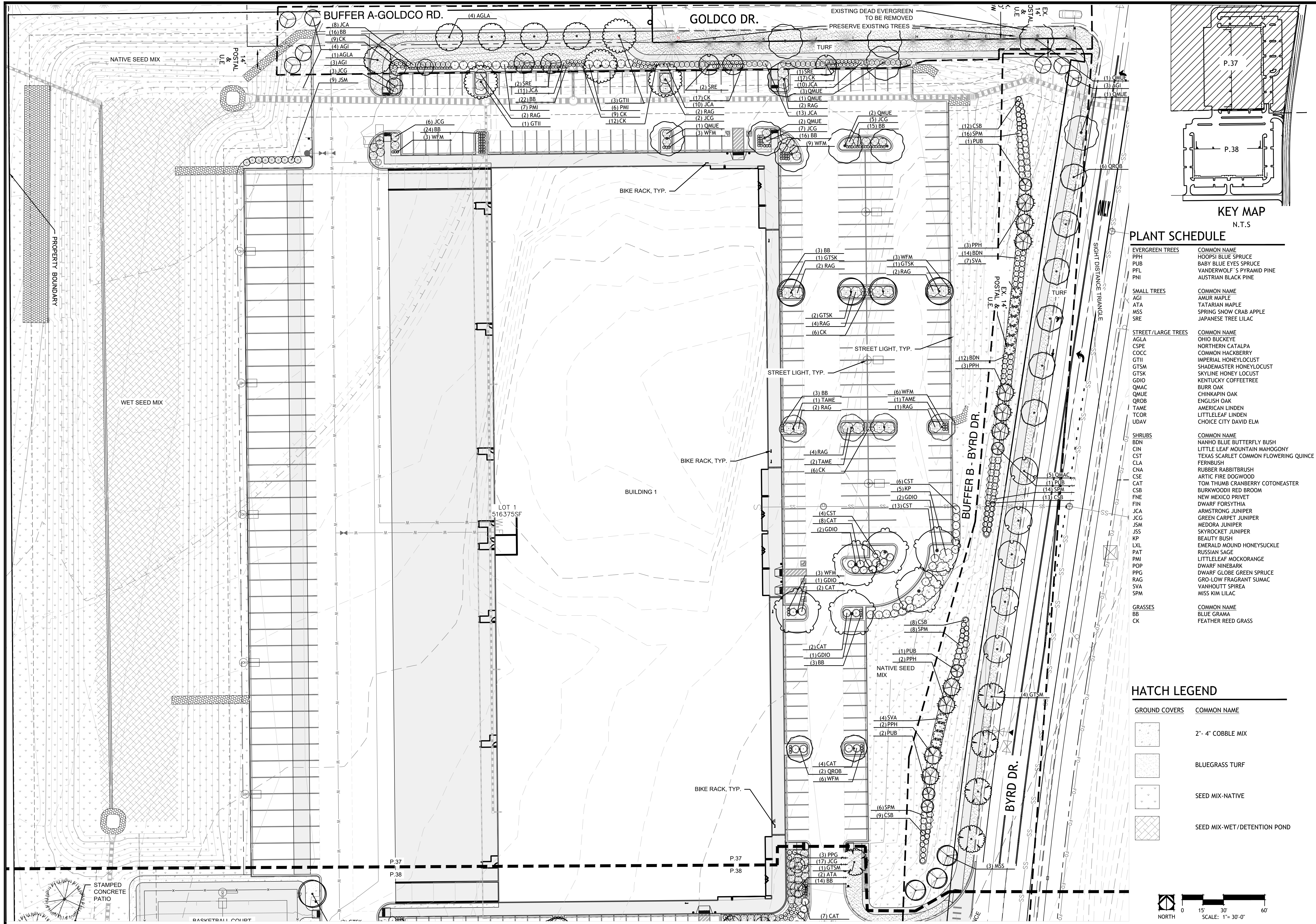
DETENTION POND - WET SEED MIX
PAWNEE PRAIRIE WETLAND MIX OR EQUAL. ANY EXISTING WET DRAINAGE BOTTOM AREAS TO BE DRYED SEEDDED.



ALKALI BULRUSH, CANADA WILDRYE, SWITCHGRASS, INDIANGRASS, PRAIRIE CORDGRASS, SOFT STEM RUSH, THREE SQUARE BULRUSH, HARDSTEM BULRUSH, NEBRASKA SEDGE, BALITIC RUSH, POPCORN SEDGE, CREEPING SPIKERUSH, WOOLLY SEDGE.

20 PLS LBS/ACRE (PLEASE NOTE THIS IS DOUBLE THE RECOMMENDED APPLICATION RATE).

SEEDING NOTES

1. ALL DISTURBED AREAS SHALL BE SEEDDED AS INDICATED ON PLANS.
2. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDDED AREAS.
3. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY



REVIEWS		DESCRIPTION		DATE		BY	
DRAWN		PDB					
CHECKED		BW					
DESIGNED		MJB					
FILENAME		1244_LA Plan					
							
<div><div>EAST LOVELAND INDUSTRIAL 26TH SUBDIVISION BRANDS WEST INDUSTRIAL - PHASE 1</div><div>LANDSCAPE PLAN</div></div>							
<div><div><div>TST, INC. CONSULTING ENGINEERS 748 Whalers Way Suite 200 Fort Collins, Colorado Phone: 970.226.0557 Fax: 970.226.0204</div></div><div><div>JOB NO. 1244.0001.00</div><div>SCALE 1"=30'</div><div>DATE JUNE 11, 2021</div><div>SHEET 37 of 38</div></div></div>							

