

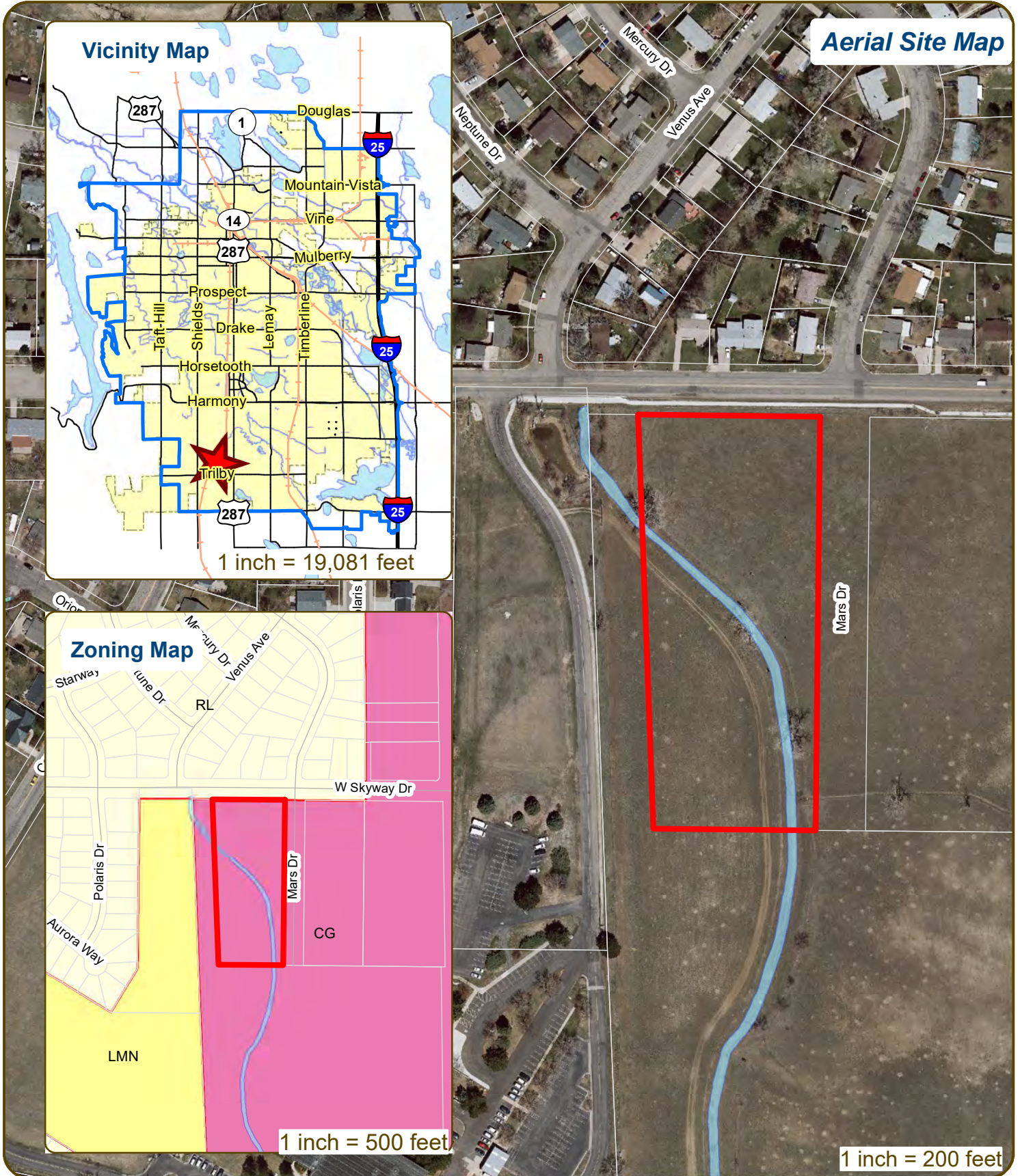
Preliminary Design Review Agenda

Schedule for 7/31/19
281 Conference Room A

Wednesday, July 31, 2019

Time	Project Name	Applicant Info	Project Description	
8:30	Mars Landing PDR190007	James Prelog 970-800-3300 JamesPrelog@GallowayUS.com	This is a request to construct a clubhouse and two, three-story multi-family buildings with 90 total dwelling units at the southwest intersection of Mars Drive and W Skyway Drive (parcel #9611421001). The existing irrigation ditch is scheduled to be relocated and piped underground. A total of 188 on-site parking spaces are proposed. Access will be taken from two points along Mars Drive. This project proposes to demolish the temporary roundabout and extend Mars Drive south to the south property boundary to allow for the installation of the second drive-cut. The property is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Tenaé Beane

Mars Landing Multi-family



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$500)

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name Mars Landing

Project Address (parcel # if no address) Parcel No. 9611421001
Southwest of intersection of Mars Drive and W Skyway Drive, Fort Collins, CO 80525

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
James Prelog, PE - Civil Engineer (Consultant)

Business Name (if applicable) Galloway & Company, Inc.

Applicant Mailing Address 5265 Ronald Reagan Blvd, Suite 210, Johnstown, CO 80534

Phone Number 970.800.3300 E-mail Address JamesPrelog@GallowayUS.com

Basic Description of Proposal (a detailed narrative is also required) Proposed development of +/-3.79 acre site to include two apartment buildings, separated garage buildings, clubhouse and associated drives, parking, and utilities infrastructure. Existing irrigation ditch is scheduled to be relocated.

Zoning CG Proposed Use Multi-family Dwellings Existing Use None

Total Building Square Footage 87210 S.F. Number of Stories 3 Lot Dimensions 3.79 acres

Age of any Existing Structures None

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

*If any structures are 50+ years old, good quality, color photos of all sides of the structure are required.

Increase in Impervious Area 112,497 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations

To: Planning Department Staff
City of Fort Collins
281 N College
Fort Collins, CO 80524

From: Galloway & Company, Inc.
5265 Ronald Reagan Blvd, Suite 210
Johnstown, CO 80525

Date: July 3, 2019

Re: **Mars Landing Preliminary Design Review – PROJECT NARRATIVE**

The Mars Landing project includes the proposed development of a 3.79 acre parcel located at the southwest corner of Mars Drive and W Skyway Drive in Fort Collins. The property is currently undeveloped. The proposed use is classified as Multi-family Dwellings with more than 50 dwelling units, which is an approved use for the General Commercial zoning. The high-density development is adjacent to an existing commercial use and is approximately 0.1 miles from the S College Avenue/US HWY 287 corridor. Development will consist of two high-density, three-story apartment buildings; separated garage buildings; a single-story clubhouse building; and associated drives, off-street parking, and utilities. A previous Preliminary Design Review was submitted for the project site titled Skyway Townhomes (PDR180003), April 2018. Comments were issued for this review, however, this application was not pursued any further.

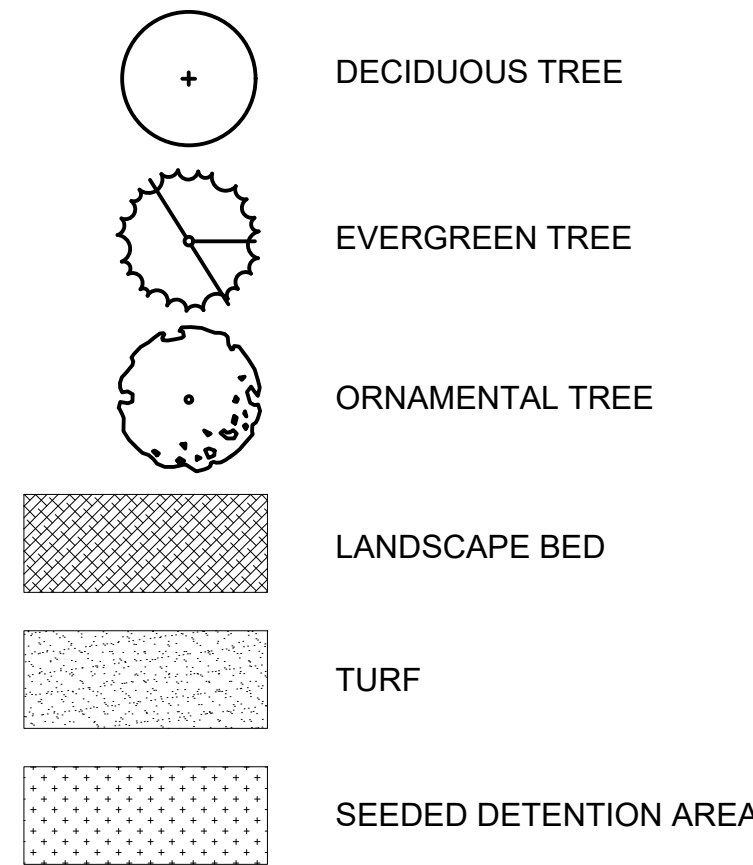
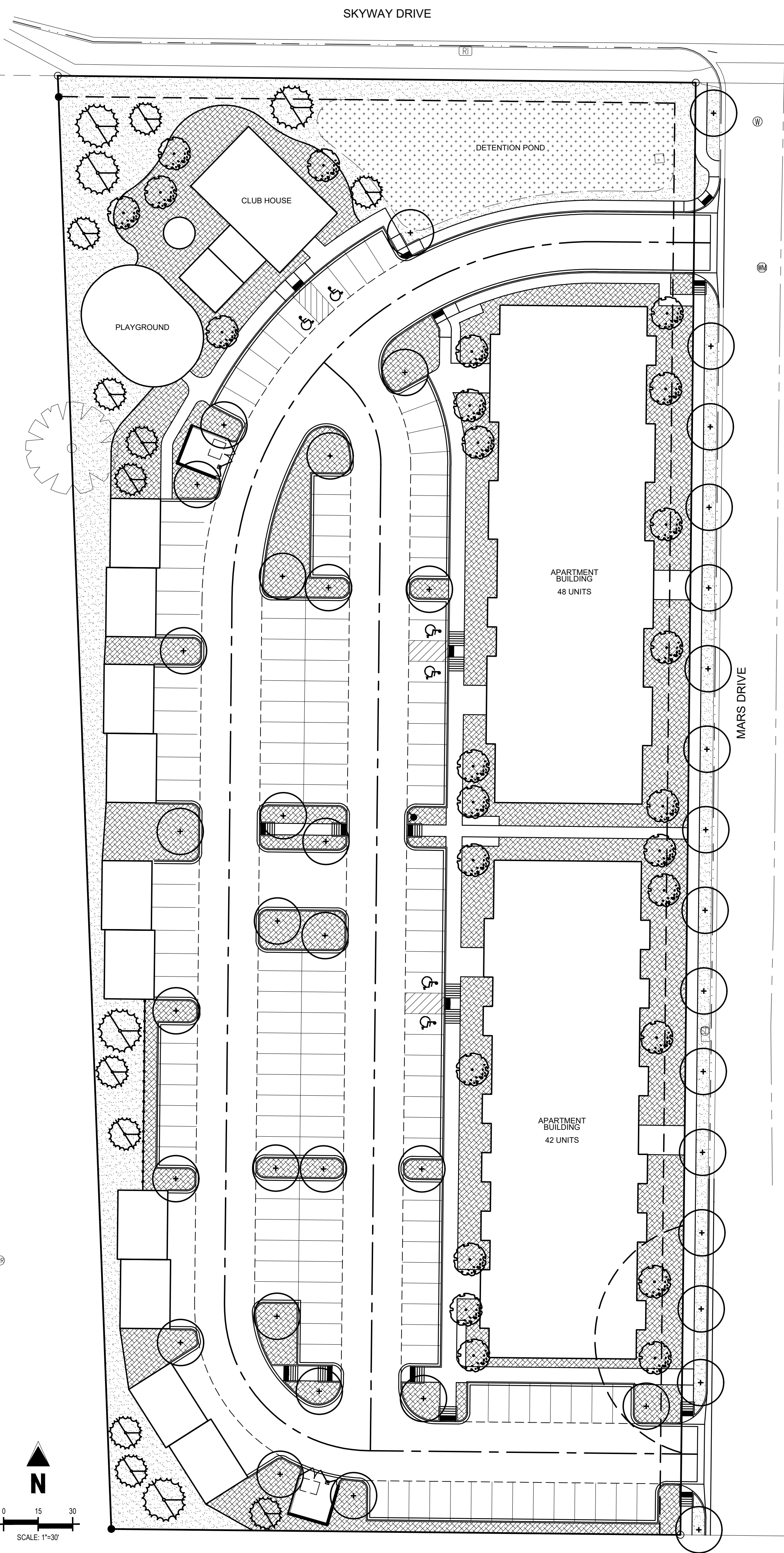
Vehicular access to the project site will be made via two drive-cuts from Mars Drive, which is a public road. Per the comment letter issued for PDR180003, the northernmost drive-cut may align with the existing access on the east side of Mars Drive that serves the South College Storage Units. Connectivity to the surrounding neighborhood and developments will be provided via access to Skyway Drive from Mars Drive. Mars Drive currently features a temporary roundabout near the south property boundary of the project site. This project proposes to demolish the temporary roundabout and extend Mars Drive south to the south property boundary to allow for the installation of the second drive-cut. The future extension of Mars Drive beyond the limits of the south property boundary will be done by others and is not part of this project. There is an existing public sidewalk along Skyway Drive along the north property boundary. The project proposes to connect to the existing sidewalk in Skyway and install new public sidewalk along the west right-of-way of Mars Drive. Connections to the proposed public sidewalk in Mars Drive will provide pedestrian access to the project site. As part of the development agreement for the South College Storage Units on the east side of Mars Drive, development of the Mars Landing parcel requires construction of certain South College Avenue improvements adjacent to the project site. Per conversations with the City engineering department, these improvements are limited to a 7' detached sidewalk and incidental construction relating to grading and existing utilities. Off-street parking will be provided in a surface lot on the project site. There will also be parking available to tenants in rentable garage spaces.



Client Name
Project Name
Date

Under existing conditions, the project site generally drains overland from west to east. Runoff generated by the project site is currently captured in an inlet at the northeast property corner where it is conveyed via underground storm sewer and open channel flow to a culvert that runs under South College Avenue. The Mars Landing development proposes to capture and detain on-site generated flows in a pond at the northeast corner of the site prior to releasing into the existing storm drain system as it does in the existing condition. Water quality treatment of captured runoff will be achieved by implementation of an approved Low-Impact Development strategy. Detention and water quality features will be designed to comply with the City of Fort Collins Stormwater Criteria Manual and Fossil Creek Drainage Basin Master Plan.

There are no designated natural features or wetlands on the project site. The proposed occupiable buildings will be equipped with automatic fire sprinklers. An existing ditch bisects the project site. Per correspondence with the North Loudon Ditch Company, the ditch will be relocated and piped underground. The realignment of the ditch is designed by and will be constructed by others. Construction of the realignment is expected to begin in October of 2019. A development agreement exists for the property and is recorded under Larimer County Public Records Doc. No. 20170069535. This is the first application submitted for the Mars Landing project.



CITY OF FORT COLLINS STANDARD NOTES

- STREET TREE NOTES:**
- 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.
 - CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
 - STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORIST WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
 - THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
 - SUBJECT TO APPROVAL BY THE CITY FORESTER - STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

TREE PROTECTION NOTES:

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
 - WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
 - ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
 - PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERRECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
 - DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
 - NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.

Tree Diameter at Breast Height (inches)	Auger Distance From Face of Tree (feet)
0-2	1
3-4	2
5-6	3
7-8	4
9-14	10
15-19	12
Over 19	15

- TREE REMOVAL: SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.
- GENERAL LANDSCAPE NOTES:**
- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
 - IRRIGATION:** ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
 - TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
 - SOIL AMENDMENTS:** SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENEO TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA, PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEO AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
 - INSTALLATION AND GUARANTEE:** ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
 - MAINTENANCE:** TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
 - REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
 - THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES
 - ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
 - PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
 - THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THE PLAN.
 - MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
 - ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.

PLANTING LEGEND

LEGEND	LEGEND	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)
QTY	ABBREV. BOTANIC NAME				
DECIDUOUS TREES					
	CASP CATALPA SPECIOSA	WESTERN CATALPA	2.5' CAL. B&B	50'X50'	L
	CEOC CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5' CAL. B&B	60'X40'	L
	GLTR GLEDITSIA TRIACANTHOS 'INERMIS' SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5' CAL. B&B	50'X35'	L
	GYDI GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5' CAL. B&B	60'X50'	L
	QUMA QUERCUS MACROCARPA	BUR OAK	2.5' CAL. B&B	70'X50'	L
	QUMU QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5' CAL. B&B	40'X40'	M
	QURO QUERCUS ROBUR	ENGLISH OAK	2.5' CAL. B&B	50'X40'	M
	QUSH QUERCUS SHUMARDII	SHUMARD OAK	2.5' CAL. B&B	50'X35'	L/M
	TICO TLIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5' CAL. B&B	40'X30'	M
	ULMO ULMUS 'MORTON'	ACCOLADE ELM	2.5' CAL. B&B	60'X40'	M

LEGEND	LEGEND	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)
QTY	ABBREV. BOTANIC NAME				
EVERGREEN TREES					
	PIPU PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	8' HEIGHT B&B	60'X25'	L
	PIPU PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	8' HEIGHT B&B	18'X8'	L/M
	PIED PINUS EDULIS	PINYON PINE	8' HEIGHT B&B	25'X15'	L
	PIFL PINUS FLEXILIS 'VANDERWOLFS PYRAMID'	LMBER PINE	8' HEIGHT B&B	20'X10'	M

LEGEND	LEGEND	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)
QTY	ABBREV. BOTANIC NAME				
ORNAMENTAL TREES					
	ACTA ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	1.5' CAL. B&B	25'X20'	M
	AMGR AMALANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1.5' CAL. B&B	20'X10'	M
	MASP MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5' CAL. B&B	20'X15'	L

LEGEND	LEGEND	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)
QTY	ABBREV. BOTANIC NAME				
DECIDUOUS SHRUBS					
	AMCA AMORPHA CANESCENS	LEADPLANT	#5 CONT. 18-24"	4'X4'	V/L
	CHNA CHRYSOTHAMNUS NAUSEOGUS	RABBITRUSH	#5 CONT. 18-24"	4'X4'	V/L
	GELY GENISTA 'LYDIA'	LYDIA WOODWAXEN	#5 CONT. 18-24"	2'X2'	V/L
	PEAT PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	V/L
	POFR POTENTILLA FRUTICOSA 'TANGERINE'	TANGERINE POTENTILLA	#5 CONT. 18-24"	2'X3'	L/M
	PRBE PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18'X8'	V/L
	RHTR RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	#5 CONT. 18-24"	18'X8'	V/L
	SYPA SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5 CONT. 18-24"	5'X5'	V/L

LEGEND	LEGEND	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)
QTY	ABBREV. BOTANIC NAME				
EVERGREEN SHRUBS					
	ARCO ARCTOSTAPHYLOS X COLORADENSIS	COLORADO MANZANITA	#5 CONT. 18-24"	8'X4'	V/L
	COHO COTONEASTER HORIZONTALIS	ROCK COTONEASTER	#5 CONT. 18-24"	2'X4'	M
	PIPU PICEA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	#5 CONT. 18-24"	3'X4'	L/M

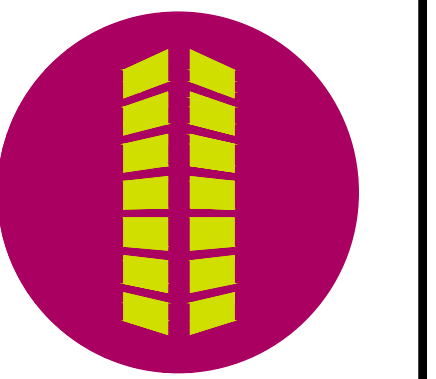
LEGEND	LEGEND	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)
QTY	ABBREV. BOTANIC NAME				
ORNAMENTAL GRASSES					
	BOGR BOULELOUJA GRACILLIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA	#3 CONT. 24"X24"	L	
	HESE HELICTOTRICHON SEMPERVIRENS	BLUE Avena	#3 CONT. 2.5'X2.5'	V/L	
	MISI MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	#3 CONT. 4'X3'	L	
	SCSC SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#3 CONT. 3'X2'	V/L	

LEGEND	LEGEND	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)
QTY	ABBREV. BOTANIC NAME				
PERENNIALS					
	ACMI ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	#1 CONT. 24"X24"	L	
	ACMO ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	#1 CONT. 24"X24"	L	
	AGCA AGASTACHE CANA 'SONORAN SUNSET'	SONORAN SUNSET HYSSOP	#1 CONT. 15"X15"	V/L	
	ECPU ECHINACEA PURPUREA 'SUNDOWN'	SUNDOWN CONEFLOWER	36"X24"	L	
	NEFA NEPETA FAASSENII 'WALKERS' LOW'	WALKERS' LOW CATMINT	#1 CONT. 30"X30"	L	
	SANE SALVIA NEMOROSA 'CARADONNA'	CARADONNA SALVIA	#1 CONT. 24"X24"	L/M	

LEGEND	LEGEND	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (V.L.L.M.H)
QTY	ABBREV. BOTANIC NAME				
MISCELLANEOUS					
	FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		L/M
	SEED MIX	LOW GROW SEED MIX	SEED		L
	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A
	WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A
	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



#	Date	Issue / Description	Init.

Project No: GN000008
Drawn By: SRA
Checked By: TTN
Date: 06.12.19