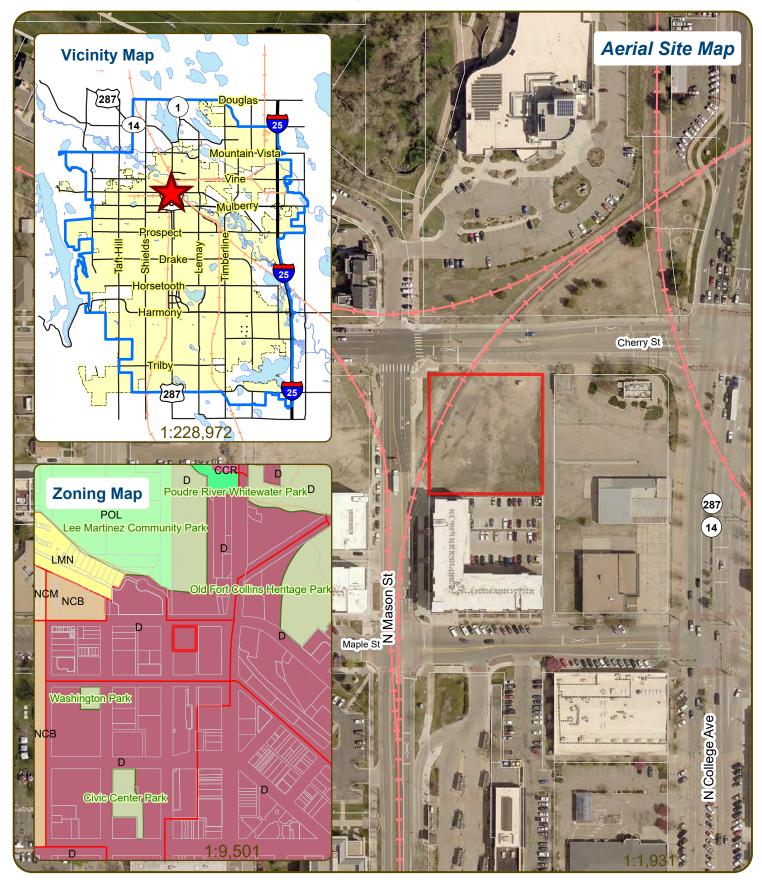
Conceptual Review Agenda

Schedule for 11/17/22 Meetings hosted via Zoom Web Conferencing

Thursday, November 17, 2022

Time	Project Name	Applicant Info	Project Description		
10:15	Morningstar Parking Garage	Jerry Blocher 720-341-7918	This is a request to revise the parking garage for the Morningside housing	Planner: Arlo Schumann	
	Revisions	JerryBlocher@Haselden.com	development. (Parcel #9711150001). The applicant proposes to revise the approved	Engineer: Dave Betley	
	CDR220089		parking garage design in response to railroad easement requirements. Access would be taken from the existing alley to the east connected to Cherry St to the north and Maple St to the south. The site is approximately 0.05 miles east of N College Ave. and approximately 0.30 miles north of W Mountain Ave. The site is within the Downtown District (D) zone district, North Mason Subdistrict and will be subject to a Minor Amendment Review.	DRC: Todd Sullivan	

Morningstar Parking Garage Revisions Parking Structure



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CONCEPTUAL REVIEW:

APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

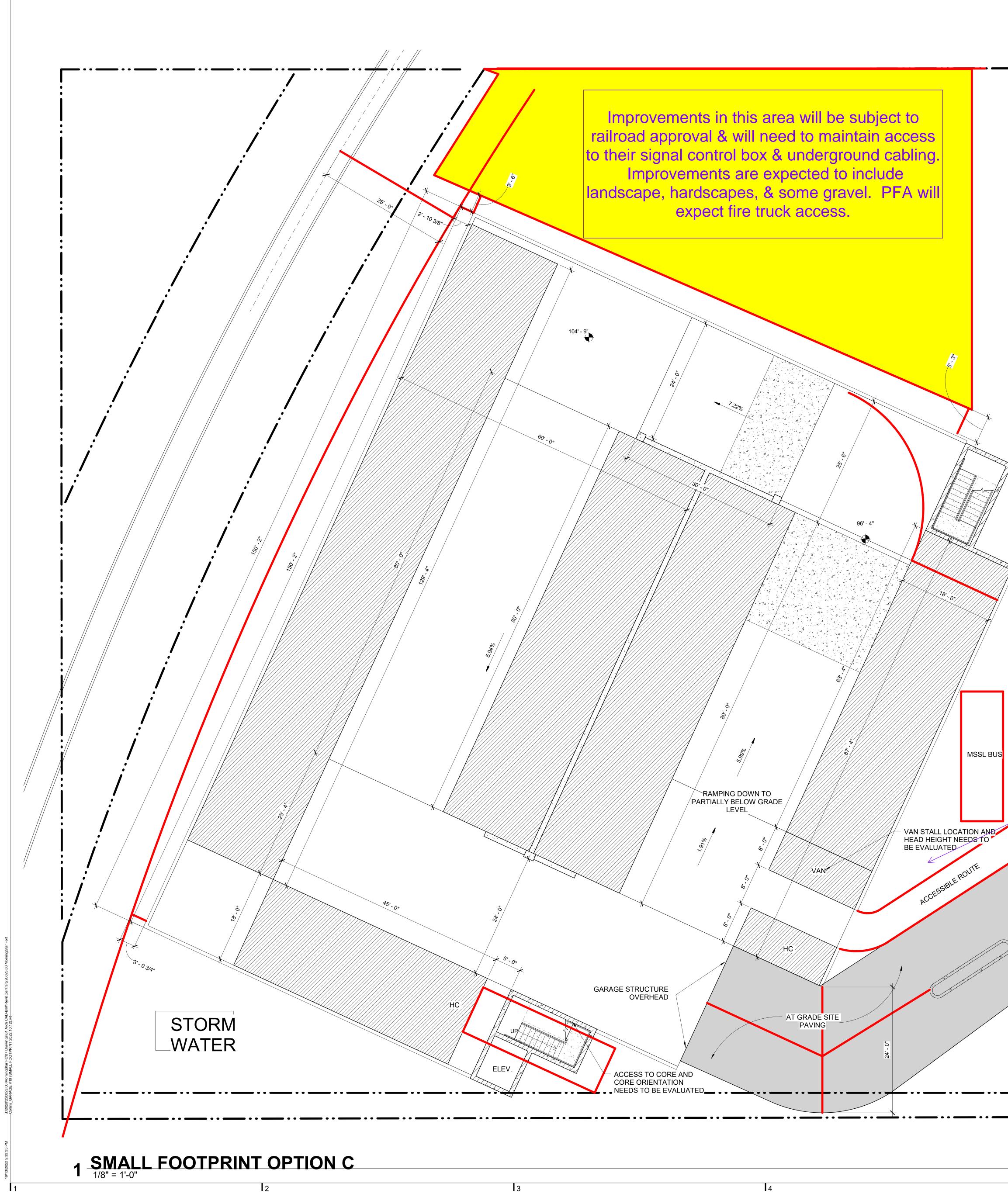
Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. <u>Complete applications and sketch</u> <u>plans</u> must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to <u>currentplanning@fcgov.com</u>. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.* Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Business Name (if applicable)		
Your Mailing Address		
Phone Number	Email Address	
Site Address or Description (parcel	# if no address)	
Description of Proposal (attach addi	tional sheets if necessary)	
Proposed Use	Existing Use	
Total Building Square Footage	S.F. Number of Stories	Lot Dimensions
Age of any Existing Structures		
Info available on Larimer County's Well If any structures are 50+ years old, goo		<u>ssessor/query/search.cfm</u> of the structure are required for conceptual.
Is your property in a Flood Plain?	□ Yes □ No If yes, then at what	at risk is it?
Info available on FC Maps: http://giswe	ab.fcgov.com/redirect/default.aspx?l	ayerTheme=Floodplains.
Increase in Impervious Area (Approximate amount of additional buil	lding, pavement, or etc. that will cov	S.F. er existing bare ground to be added to the site)
wetlands, large trees, wildlife, canals, in	ounding land uses, proposed use(s) areas, water treatment/detention, dra rrigation ditches), utility line location:	, existing and proposed improvements ainage), existing natural features (water bodies, s (if known), photographs (helpful but not drain now? Will it change? If so, what will

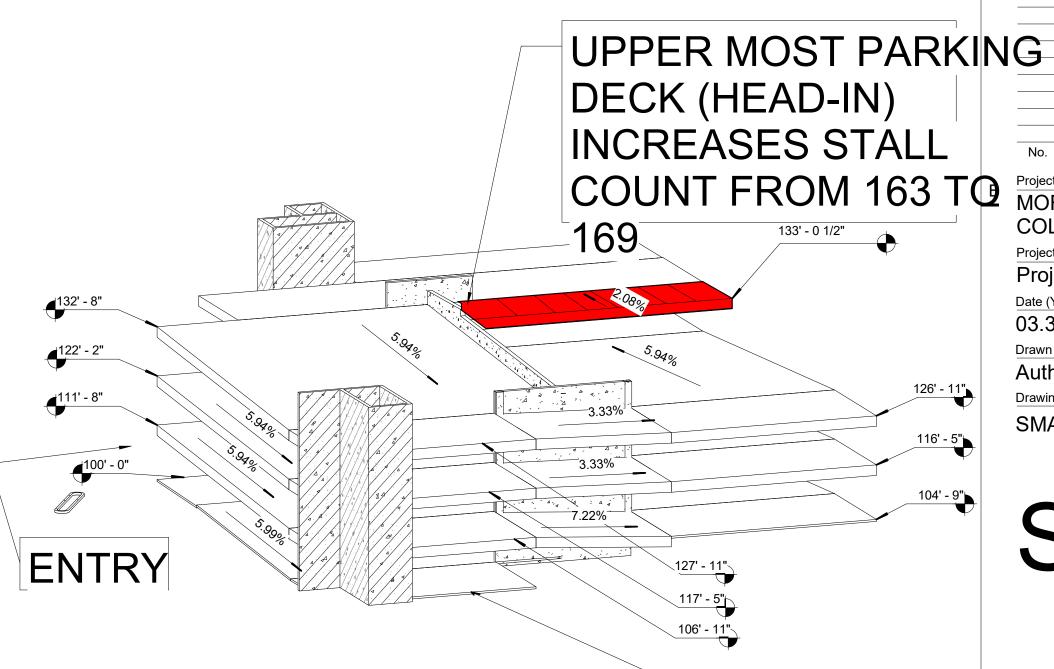
change?



Floor Schedule Option C				
Area	Level	Family and Type		
788 SF 788 SF	GARAGE LEVEL 0	Floor: F1C5B - Slab on Grade - 5"		
1224 SF	GARAGE LEVEL 1	Floor: F1C5B - Slab on Grade - 5"		
1440 SF	GARAGE LEVEL 1	Floor: F1C5B - Slab on Grade - 5"		
2609 SF	GARAGE LEVEL 1	Floor: F1C5B - Slab on Grade - 5"		
3426 SF	GARAGE LEVEL 1	Floor: F1C5B - Slab on Grade - 5"		
4808 SF	GARAGE LEVEL 1	Floor: F1C5B - Slab on Grade - 5"		
13508 SF				
737 SF	GARAGE LEVEL 1.5b	Floor: 24" Ts - CONCRETE +3" Topping		
737 SF				
1160 SF	GARAGE LEVEL 1.5b	Floor: F1C5B - Slab on Grade - 5"		
1160 SF				
833 SF	GARAGE LEVEL 1.75c	Floor: 24" Ts - CONCRETE +3" Topping		
4808 SF	GARAGE LEVEL 1.75c	Floor: 24" Ts - CONCRETE +3" Topping		
5642 SF				
1221 SF	GARAGE LEVEL 2c	Floor: 24" Ts - CONCRETE +3" Topping		
2472 SF	GARAGE LEVEL 2c	Floor: 24" Ts - CONCRETE +3" Topping		
4808 SF	GARAGE LEVEL 2c	Floor: 24" Ts - CONCRETE +3" Topping		
8502 SF				
735 SF	GARAGE LEVEL 2.5c	Floor: 24" Ts - CONCRETE +3" Topping		
1160 SF	GARAGE LEVEL 2.5c	Floor: 24" Ts - CONCRETE +3" Topping		
1896 SF				
833 SF	GARAGE LEVEL 2.75c	Floor: 24" Ts - CONCRETE +3" Topping		
4808 SF	GARAGE LEVEL 2.75c	Floor: 24" Ts - CONCRETE +3" Topping		
5642 SF				
1221 SF	GARAGE LEVEL 3c	Floor: 24" Ts - CONCRETE +3" Topping		
2472 SF	GARAGE LEVEL 3c	Floor: 24" Ts - CONCRETE +3" Topping		
4808 SF	GARAGE LEVEL 3c	Floor: 24" Ts - CONCRETE +3" Topping		
8502 SF	I	· · · · · · · · · · · · · · · · · · ·		
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1080 SF	GARAGE LEVEL 4c	Floor: 24" Ts - CONCRETE +3" Topping		
1221 SF	GARAGE LEVEL 4c	Floor: 24" Ts - CONCRETE +3" Topping		
2472 SF	GARAGE LEVEL 4c	Floor: 24" Ts - CONCRETE +3" Topping		
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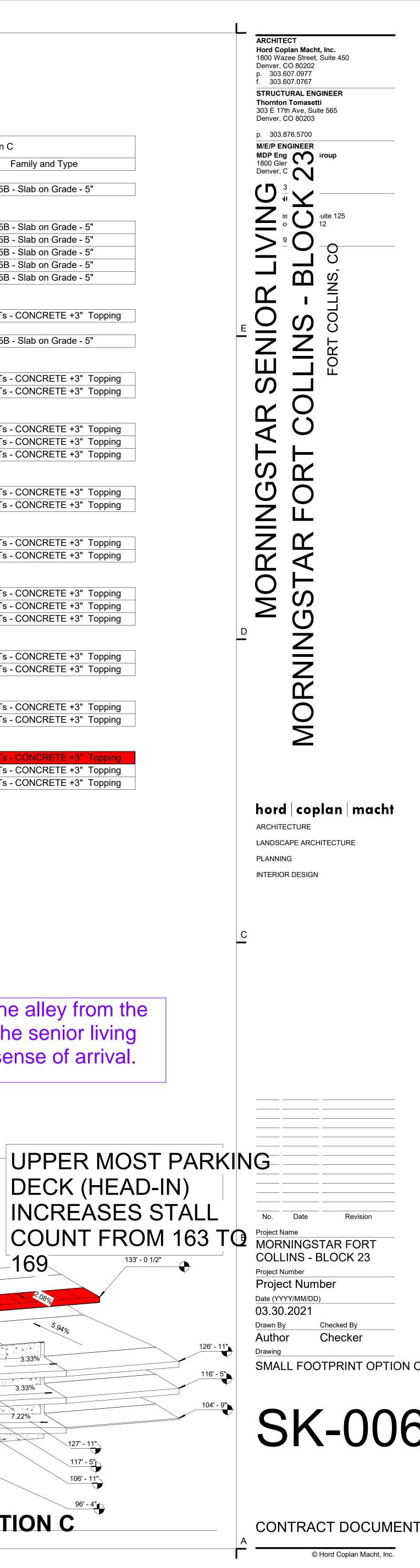
4774 SF 58687 SF

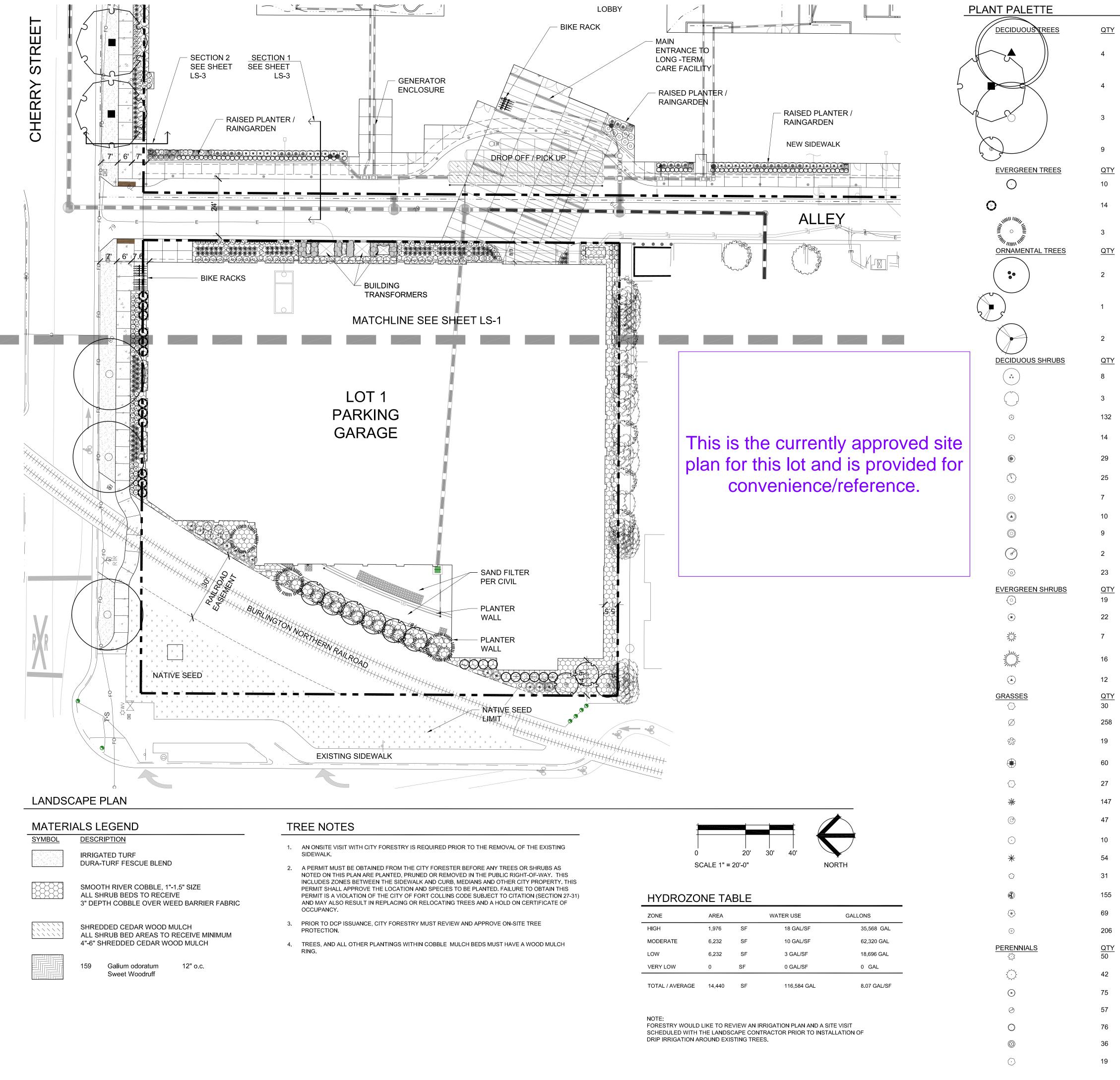
This setback area is across the alley from the setback at the main entry to the senior living facility and will enhance the sense of arrival.



2 SMALL FOOTPRINT OPTION C

MSSL BUS





SYMBOL	DESCRIPTIO	NC			
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<u>XXX</u>]		BEDS TO RECE OBBLE OVER W	EED BARRIER FABRIC		PER ANE OCC
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	4"-6" SHREI	DDED CEDAR WO	OOD MULCH	4.	TRE RIN
		lium odoratum eet Woodruff	12" o.c.		

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Chinacta of a stateZiff and BIf aIf aIf aSorresspectionIII CALIII CALIII CALIII CALECTAMINAL CONVENTINGIII CALIII CALIII CALIII CALPersampers beingingIII CALIIII CALIIII CALIIII CALPersampers beingingIIII CALIIII CALIIII CALIIII CALPersampers beingingIIIII CALIIIII CALIIIII CALIIIII CALPersampers beingingIIIII CALIIIII CALIIIII CALIIIIII CALPersampers beingingIIIIII CALIIIIII CALIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		2.0" cal. BB	60`	40`	8%
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Research Probability Conversion Probability Convers		2.0" cal. BB	35`	12`	17%
Evaluation forwards armon Parage progen there is available is family in a standard in the impact of the impa					
Factback Spruce988261298BOTAMEAL / COLMAN NAME52ZHEIGHMUD1BODAMERSTYAccruptanel FlameMulle-Stem 5/ Clump191535Accruptanel FlameMulle-Stem 5/ Clump122535Accruptanel FlameMulle-Stem 5/ Clump121235Accruptanel FlameMulle-Stem 5/ Clump121235Accruptanel FlameMulle-Stem 6/ Clump121235Accruptanel FlameMulle-Stem 6/ Clump121245Accruptanel Flame52HEIGH121215Actional Step 6/		6° B&B	20	4	19%
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Regent ServiceMarySizeBitBitBulleut Rud ChokbarrySgul2'2'Aronia matchinocarpa Low Scape Mound1 gal2'2'Buddig at Blue Chip Jr. 108Sgul3'3'Buddig at Blue Chip Jr. 108Sgul3'3'Corrus sarias Arclic FiriSgul3'3'Corrus saluts 'Compactabil'Sgul3'3'Corrus saluts 'Compactabil'Sgul3'3'Corrus aluts 'Compactabil'Sgul3'3'Pidarugae arborascurs 'Anabelle'Sgul3'3'Pidarugae arborascurs 'Anabelle'Sgul3'3'Viburuma Carlos Bobo Boby1 gal3'3'Viburuma Carlos Bobo BobySgul1'4'Viburuma Carlos Bobo BobySgul1'4'Viburuma Carlos Bobo BobySgul1'4'Viburuma Carlos Bobo BobySgul1'4'Viburuma Carlos Tombory ViburumSgul1'4'Viburuma Bibe Chip'1'1'1'DIANGCAL ICOMMON NAMESgul1'4'Dunipous CorraciaSgul1'1'Junipous Arborido Compacti1'1'1'Dunipous CorraciaSgul1'1'Dunipous Corracia1'1'1'Dunipous Corracia1'1'1'Dunipous Corracia1'1'1'Dunipous Corracia1'1'1'Dunipous Corracia1'1	BOTANICAL / COMMON NAME	SIZE	<u>HEIGHT</u>	<u>WIDTH</u>	
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Build Chip Jr. Lo & Behold Butterfly Bush5 gal.3'3'Build Chip Jr. Lo & Behold Butterfly Bush5 gal.3'3'Cornus serice Anche Fire'5 gal.5'5'Comport Burning Bush5 gal.5'3'Marchael Burning Bush5 gal.3'3'Marchael Burning Bush5 gal.5'5'Annabelle Hydrangea5'5'3'Appine Currant1 gal.5'5'Wortum Richburning Charberty Hubhurn5'5'Wortum Michael Charberty Hubhurn5'5'Wortum Michael Charberty Hubhurn5'5'Wortum Michael Charberty Hubhurn5'5'Wortum Michael Charberty Hubhurn5'5'Jumparus Hubhurn Charberty Hubhurn5'5'Jumparus Hubhurn Charberty Hubhurn1'6'Juniparus Shahur Calgary Carpet' TM1'1'Calgary Carpet Juniper5'1'1'Juniparus Shahur Calgary Carpet' TM1'1'1'Calgary Carpet Juniper1'1'1'BOTANICAL / COMMON NAMESIZEHEIGHTMUDTHBouteolog gradii's Blood Annibio'n1'1'1'Bouteolog gradii's Blood Annibio'n1'1'	Aronia melanocarpa Low Scape Mound	1 gal.	2`	2`	
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Euronymus alture 'Compactua' Compact Burning Bush5 gal.5'.5'.Hydrangea robust Annabelle' Hydrangea5 gal.3'.3'.Appre Currant Appre Currant Muturum carlesi Spice Baty Koman Spice Vburum, Spice Baty Koman Spice Vburum, Spice Baty1 gal.3'.3'.Vburum carlesi Spice Baty Koman Spice Vburum, Spice Baty Koman Spice Vburum, Spice Baty Koman Spice Vburum, Spice Baty5 gal.3'.4'.Vburum viburum 'Compacture' Spice Baty5 gal.3'.4'.Vburum viburum 'Compacture' Komak mizk Muturum 'Souds Compact'5 gal.3'.4'.Vburum viburum 'Compacture' Spice Baty1 gal.1'.6'.Juriperus alta's Compact TM Calgary Carpet TM Calgary Carpet Juniperus Spice Carpet Spice Baty Spice Bathy1 gal.1'.6'.Juriperus alta's Calgary Carpet TM Calgary Carpet Juniperus Calgary Carpet Juniperus Spice Bathy1 gal.3'.2'.Borto Mytor Carpat Carpet Juniperus Calgary Carpet Juniperus Spice Carpet Spice Bathy1 gal.2'.2'.Calemagossits a coulfor Avalancho' Calgary Carpet Juniperus Calemagossits a coulfor Avalancho' Calemagossits a coulfor Avalancho' Calgary Carpet Juniperus Spice Carpet Spice Carpet Spice Carpet Spice Carpet <br< td=""><td></td><td>5 gal.</td><td>3`</td><td>3`</td><td></td></br<>		5 gal.	3`	3`	
Hydrogea arborescens 'Annabelle'5 gal.3'.3'.Annabelle Hydrogea5 gal.5'.5'.Abjne Currant1 gal.5'.5'.Viburum criscii Spice Baby1 gal.5'.5'.Viburum criscii Spice Baby5 gal.5'.5'.Viburum criscii Spice Baby5 gal.5'.5'.Viburum triscii Muno 'Compacturi'5 gal.1'.4'.Compact American Cranberry Viburum'5 gal.3'.4'.BOTANICAL / COMMON NAME5'.5'.5'.5'.Juniperus Andrean Cranberry Viburum'5 gal.1'.6'.Itax Nordic5'.5'.5'.5'.Juniperus abina 'Calgary Carpet' TM1 gal.1'.6'.Juniperus abina 'Calgary Carpet' TM1 gal.1'.1'.Juniperus abina 'Calgary Carpet' TM1 gal.1'.1'.Borta MCCAL / COMMON NAME5'.5'.1'.1'.Borta MCCAL / COMMON NAME5'.1'.1'.1'.Borta MCCAL / COMMON NAME1'.1'.1'.1'.Borta MCCAL	•	5 gal.	5`	5`	
Ribes optimum alphan Currants5 gal.5'5'Viburnum richesii Spice Baby Korean Spice Viburnum, Spice Baby1 gal.3'3'Viburnum richurs of Compact Compact American Cramberry/Ushr5 gal.5'5'Compact American Cramberry Viburnum Baby CoMMON The Compact American Cramberry Viburnum Richurs and American Cramberry Viburnum Minakimikk Kinnakimikk Kinakimikk5'5'Compact American Cramberry Viburnum Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Kinakimikk Ki		5 gal.	3`	3`	
Alpine Currant1 gal.3°.3°.Viburnum critolicum Spice Viburnum. Spice Baby1 gal.3°.5°.Viburnum titoloum "Compaction"5 gal.4°.4°.Compact American Cranberybush5 gal.4°.4°.Viburnum titoloum "Compaction"5 gal.4°.4°.Compact American Cranberybush5 gal.1°.4°.Compact American Cranbery Viburum5 gal.3°.4°.Rortadican Cranbery Viburum5 gal.3°.4°.Nordic Inshery Holly5 gal.1°.6°.Juniperus shira Cralaya Carpet TM1 gal.1.5°.7°.Calgary Carpet Juniper1 gal.1.5°.7°.Juniperus sahira Cralaya Carpet TM1 gal.1°.4°.Bouteloug gracitis Blonde Ambiton"1 gal.1°.2°.Bouteloug gracitis Blonde Ambiton"1 gal.2°.2°.Bouteloug gracitis Blonde Ambiton"1 gal.2°.2°.Calamagrastis x acutifora 'Avalanche Caras1 gal.2°.2°.Golden Variegated Forest Grass1 gal.2°.2°.Hakonechica macra 'Aurocla'1 gal.2°.2°.Golden Variegated Forest Grass1 gal.2°.2°.Pancun virgatum 'Heapy Metal"1 gal.1°.2°.Panisetum solpeouroides Burgundy Bunny1 gal.3°.2°.Panisetum solpeouroides Margundy Bunny1 gal.3°.2°.Panisetum solpeouroides Margundy Bunny1 gal.3°.2°. <t< td=""><td></td><td>-</td><td>5`</td><td>5`</td><td></td></t<>		-	5`	5`	
Compact American Camberybush5 gal.4'.4'.Warnum Iniobum 'Compactum'5 gal.4'.4'.BOTANICAL / COMMON NAMESIZEHEIGHTYBOTANICAL / COMMON NAME5 gal.3'.4'.Kinnkinnak'S.gal.1'.6'.Lex x NordicS.gal.1'.6'.Juniperus horizontalis 'Blue Chip'1 gal.1.5'.7'.Juniperus sabina 'Calgary Carpet' TM1 gal.1.5'.7'.Juniperus sabina 'Calgary Carpet' TM1 gal.1.5'.7'.Sourdia Carpet Carpet 'TM1 gal.3'.2'.Boue Chip JuniperSizeHEIGHTWIDTHBoue Chip Juniper1 gal.3'.2'.Boue Chip Juniper1 gal.3'.2'.Boue Chap Juniper1 gal.3'.2'.Boue Chap Juniper1 gal.3'.2'.Boue Chap Juniper1 gal.3'.2'.Boue Chap Carpet TRM1 gal.3'.2'.Boue Chap Carpet TRM1 gal.4'.2'.Haicon Chap Carpet TrM1 gal.3'.2'.Calgary Carpet Uniper1 gal.4'.2'.Calgary Carpet Uniper1 gal.4'.2'.Haicon Chap Carpet TrM1 gal.2'.2'.Calgary Carpet Uniper1 gal.2'.2'.Calgary Carpet Uniper1 gal.1'.2'.Haicon Carpet Carp	Viburnum carlesii Spice Baby	-	3`	3`	
Compact American Cramberry ViburumSIZEHEIGHTYBOTANICAL / COMMON NAMESIZEHEIGHTYArcloslaphylos uva-ursi Vioods Compact5 gal.3°4'KinnikninkiIbex X Nordic5 gal.1°6'Ibex X Nordic1 gal.1°6'Junipeus Abrizontalis: Blue Chip'1 gal.1.5'7'Junipeus schina 'Calgay Carpet 'TM1 gal.1.5'7'Calgay Carpet Juniper5 gal.4'4'Dense YewSIZEHEIGHTWIDTHBOTANICAL / COMMON NAMESIZEHEIGHTWIDTHBouleous gradils: Blonde Ambition1 gal.3'2'Calamagrostis x acutilora 'Avalanche'1 gal.2'2'Golden Variegated Foress1 gal.2'2'Hakonechka macra 'Aureda'1 gal.1'2'Heictorichon sempervines: Blue Oats'1 gal.2'2'Buice Oat Grass1 gal.2'2'Panicum vigatum 'Heavy Metal'1 gal.2'2'Panicum vigatum 'Heavy Metal'1 gal.2'2'Panicum vigatum 'Heavy Metal'1 gal.3'2'Panicum vigatum 'Heavy Metal'1 gal.3'2' <tr<tr>Panicum vigatum 'Heavy Metal</tr<tr>	· ·	5 gal.	5`	5`	
BOTANICAL / COMMON NAMESZEHEIGHTVArctostaphylos uva-ursi Woods Compact'5 gal.3"4'.Kinniknick5 gal.3"4'.Ilex X NordicNordic InKerry HOIY1 gal.1"6'.Juniperus broizontalis Elue Chip'1 gal.1.5"7'.Galgary Carpet Juniper5 gal.4.4'.Juniperus schina 'Calgary Carpet' TM1 gal.1.5"7'.Calgary Carpet Juniper5 gal.4.4'.BOLTANICAL / COMMON NAMESZEHEIGHTWIDTHBOLTANICAL / COMMON NAMESZEHEIGHTWIDTHBoutelou gracibiti Bionde Ambition'1 gal.3"2'.Calamagnostis vacitifical Avalanche'1 gal.3"2'.Calamagnostis Vacitifical Avalanche'1 gal.2".2'.Heilcotrichon sempervirens 'Blue Oats'1 gal.2".2'.Heilcotrichon sempervirens 'Blue Oats'1 gal.2".2'.Molinia careulea 'Variegata'1 gal.2".2'.Variegated Moor Grass1 gal.4".2'.Panicum virgatum 'Pupe Tears'1 gal.4".2'.Panicum virgatum 'Pupe Tears'1 gal.3".2'.Panicum virgatum 'Pupe Tears'1 gal	Viburnum trilobum `Compactum`	5 gal.	4`	4`	
Kinniki liex x Nordic Inkex Polity5 gal.3'4'Nordic Inkberry Holly1 gal.1'6'Juniperus horizontalis Blue Chip' uniper1 gal.1'6'Juniperus sebina 'Calgary Carpet TM Calgary Carpet Juniper1 gal.1.5'7'Tavus x media 'Donsformis'5 gal.4'4'Pense YeevEOTANICAL / COMMON NAMESIZEHEIGHT WIDTHBoutelou gracilis 'Blonde Ambition'1 gal.3'2'Blonde Ambition Grama Grass1 gal.4'2'Calamagrostis Raciffica 'Xalanche'1 gal.4'2'Hakonecho amca' 'Auroncha'1 gal.3'3'Helicotrichon sempervirens 'Blue Oats'1 gal.3'3'Blue Oat Grass1 gal.4'2'Miscanthus purpurascens Heary Metal'1 gal.4'2'Panicum virgatum 'Heavy Metal'1 gal.4'2'Panicum virgatum 'Heavy Metal'1 gal.4'2'Panicum virgatum 'Shenandoah'1 gal.4'2'Panicum virgatum 'Shenandoah'1 gal.3'2'Panicum virgatum 'Shena	BOTANICAL / COMMON NAME				
Juniperus horizontalis 'Blue Chip' Blue Chip Juniper1 gal.1'6'Juniperus sabina 'Calgary Carpet' TM Calgary Carpet Juniper1 gal.1.5'7'Taxus x media 'Densiformis' Dense Yew5 gal.4'4'BOTANICAL / COMMON NAME Bouteloua gracifis 'Blonde Ambition' Blonde Ambition Grama Grass Calamagrostis x acutifora 'Avalanche' Avalanche Fachber Reed Grass1 gal.3'2'Bouteloua gracifis 'Blonde Ambition' Blonde Ambition Grama Grass1 gal.2'2'Hakonechloa macra 'Aureola' Golden Variegated Forest Grass1 gal.2'2'Hakonechloa macra 'Aureola' Golden Variegated Forest Grass1 gal.2'2'Heilchtrichon sempervirens 'Blue Oats' Blue Oat Grass1 gal.2'2'Miscanthus purpurascens Flame Grass1 gal.4'2'Panicum virgatum 'Heavy Metal' Heavy Metal' Burgunt 'Purple Tears' Burgunt 'Purple Tears'1 gal.4'2'Panicum virgatum 'Benandosh' Burgundy Bunny Dwarf Fountain Grass1 gal.1.5'1.5'Panicum virgatum 'Benandosh' Burgundy Bunny Dwarf Fountain Grass1 gal.1.5'1.5'Pennisetum alopecuroides Harmein Burgundy Bunny Dwarf Fountain Grass1 gal.3'2'Pennisetum alopecuroides Harmein Burgundy Bunny Dwarf Fountain Grass1 gal.3'2'Pennisetum alopecuroides Harmein Burgundy Bunny Dwarf Fountain Grass1 gal.3'2'Pennisetum alopecuroides Harmein Burgundy Bunny Superior Coneflower1 gal.2'2.5' <tr< td=""><td>Kinnikinnick Ilex x Nordic</td><td></td><td>3`</td><td></td><td></td></tr<>	Kinnikinnick Ilex x Nordic		3`		
Juniperus sabina 'Calgary Carpet' TM Calgary Carpet Juniper1 gal.1.5'7'Taxus x moda 'Densiformis' Dense Yew5 gal.4'4'BOTANICAL / COMMON NAME Bouldoua gracifis 'Blonde Ambition' 	Juniperus horizontalis `Blue Chip`	1 gal.	1`	6`	
Calgary Carpet JuniperTaxus x media 'Densofformis'6 gal.4'4'Panse YewSZEHEIGHTWIDTHBouteloua gracilis 'Blonde Ambilion'1 gal.3'2'Bouteloua gracilis 'Blonde Ambilion'1 gal.3'2'Calamagrostis x acutifora 'Avalanche'1 gal.4'2'Hakonechloa macra 'Aureola'1 gal.2'2'Golden Variegated Forest Grass1 gal.2'2'Helictotrichon sempervirens 'Blue Oats'1 gal.3'2'Ileo Cat Grass1 gal.4'2'Miscanthus purpurascens1 gal.4'2'Panicum virgatum 'Heavy Metal'1 gal.4'2'Panicum virgatum 'Heavy Metal'1 gal.4'2'Panicum virgatum 'Heavy Metal'1 gal.3'2'Panicum virgatum 'Brenandoah'1 gal.3' <t< td=""><td></td><td>1 gal.</td><td>1.5`</td><td>7`</td><td></td></t<>		1 gal.	1.5`	7`	
Dense YewSIZEHEIGHTWIDTHBOTANICAL / COMMON NAMESIZEHEIGHTWIDTHBonde Ambition Grans Grass1 gal.3'2'Bonde Ambition Grans Grass1 gal.4'2'Avalanche Feather Reed Grass1 gal.2'2'Golden Variegated Forest Grass1 gal.2'2'Hakonechloa macra 'Aureola'1 gal.1 gal.2'2'Golden Variegated Forest Grass1 gal.3'3'Heickotrichon sempervirens 'Blue Oats'1 gal.4'2'Flame Grass1 gal.4'2'Miscanthus purpurascens1 gal.2'2'Panicum virgatum 'Heavy Metal'1 gal.2'2'Panicum virgatum 'Purple Tears'1 gal.4'2'Panicum virgatum 'Purple Tears'1 gal.3'2'Panicum virgatum 'Nurguhan 'Benandoah'1 gal.3'2'Pennisetum alopecuroides Burgundy Buny'1 gal.3'2'Pennisetum alopecuroides Hamein1 gal.3'2'Pennisetum alopecuroides Hamein1 gal.3'2'Nearley Notal' Grass1 gal.3'2'Pennisetum orientale 'Karley Rose'1 gal.3'2'Nearley Notal' Grass1 gal.3'2'Pennisetum alopecuroides Hamein1 gal.3'2'Nearley Notal' Grass1 gal.3'2'Pennisetum alopecuroides Hamein1 gal.2'2'Nearley Notal' Grass <t< td=""><td>Calgary Carpet Juniper</td><td>-</td><td></td><td></td><td></td></t<>	Calgary Carpet Juniper	-			
Bouteloua gracilis 'Blonde Ambition'1 gal.3'2'Blonde Ambition Grama Grass1 gal.4'2'Avalanche Feather Reed Grass1 gal.2'2'Hakonechloa macra 'Aureola'1 gal.1 gal.2'2'Golden Variegated Forest Grass1 gal.1'2'2'Helictotrichon sempervirens 'Blue Oats'1 gal.3'3'3'Blue Oat Grass1 gal.1'2'2'Molina caerulea 'Variegata'1 gal.1'2'2'Panicum vingatum 'Heavy Metal'1 gal.2'2'Panicum vingatum 'Purple Tears'1 gal.4'2'Panicum vingatum 'Purple Tears'1 gal.3'2'Panicum vingatum 'Benandoah'1 gal.3'2'Panicum vingatum 'Benandoah'1 gal.3'2'Pennisetum alopecuroides Burgundy Bunny'1 gal.3'2'Pennisetum alopecuroides Hameln1 gal.3'2'Pennisetum alopecuroides Hameln1 gal.3'2'Dwarf Fountain Grass1 gal.3'2'Pennisetum alopecuroides Hameln1 gal.3'2'Blaze Little Bluestem1 gal.3'2'Bortachylicum scoparium 'Blaze'1 gal.3'2'Schizachyrium scoparium 'Blaze'1 gal.3'2'Bortachylicum scoparium 'Blaze'1 gal.2'2'Bortachylicum sconarium 'Blaze'1 gal.2'2'Bortachylicum sconarium 'Blaze'<	Dense Yew	-			
Avalanche Feather Reed GrassHakonechloa macra 'Aureola' Golden Variegated Forest Grass1 gal.2'2'Golden Variegated Forest Grass1 gal.3'3'Blue Oat Grass1 gal.1'2'Miscanthus purpurascens Flame Grass1 gal.4'2'Molinia caerulea 'Variegata' Variegated Moor Grass1 gal.2'2'Panicum virgatum 'Heavy Metal' Heavy Metal'1 gal.4'2'Panicum virgatum 'Purple Tears' Panicum virgatum 'Shenandoah' Shenandoah'1 gal.4'2'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.1.5'1.5'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Rarley Rose Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Rarley Rose Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Rarley Rose Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Rotal Grass1 gal.3'2'BOTANICAL / COMMON NAME Echinacea purpurea 'Magnus Superior' Rupato Joe Joe-Pye Weed1 gal.2'2'Hemorcallis x 'Stella de Oro' Stella de Oro Daylily1 gal.2'2'2'Hemercallis resure Coral Bells Iris sibirica 'Caesar's Brother' Temeess Treasure Coral Bells1 gal.2'2'2'Heuchera micrantha 'Timeless Treasure' Timeless Treasure Coral Bells1 gal.2	Bouteloua gracilis `Blonde Ambition`				
Golden Variegated Forest GrassHelictotrichon sempervirens 'Blue Oats'1 gal.3'3'Blue Oat Grass1 gal.4'2'Miscanthus purpurascens1 gal.1'2'Hame Grass1 gal.2'2'Molinia caerulea 'Variegata'1 gal.2'2'Panicum virgatum 'Heavy Metal'1 gal.4'2'Panicum virgatum 'Heavy Metal'1 gal.4'2'Panicum virgatum 'Purple Tears'1 gal.4'2'Purple Tears Switch Grass1 gal.3'2'Panicum virgatum 'Shenandoah'1 gal.1.5'1.5'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.3'2'Pennisetum alopecuroides 'Baneln1 gal.3'2'Dwarf Fountain Grass1 gal.3'2'Schizachyrium scoparium 'Blaze'1 gal.3'1.5'Blaze Little Buestem1 gal.3'2.5'BOTANICAL / COMMON NAMESIZEHEIGHTWIDTHEchinacea purpurea 'Magnus Superior'1 gal.3'2'Heurer a micrantha 'Timeless Treasure'1 gal.2'2'Stella de Oro'1 gal.2'2'Stella de Oro Daylliy1 gal.2'2'I's sibirica 'Caesar's Brother'1 gal.2'2'I's sibirica 'Caesar's Brother'1 gal.2'2'Black-eyed Susan1 gal.2'2'Black-eyed Susan1 gal.2'		1 gal.	4`	2`	
Blue Oat Grass1 gal.4'2'Miscanthus purpurascens Flame Grass1 gal.2'2'Molinia caerulea 'Variegata' Variegated Moor Grass1 gal.2'2'Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass1 gal.4'2'Panicum virgatum 'Purple Tears' Purple Tears Switch Grass1 gal.4'2'Panicum virgatum 'Shenandoah' Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.3'2'Pennisetum alopecuroides Hameln Dwarf Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Schizachyrium scoparium 'Blaze'1 gal.3'2'Schizachyrium scoparium 'Blaze' Hagnus Superior' Augnus Superior Coneflower1 gal.3'2'Eutorium dubietor Eutorium dubietor Buby Joe Joe-Pye Weed1 gal.3''2'Hemerocallis x 'Stella de Oro' Timeless Treasure Coral Bells I'1 gal.2'2'Hemerocallis x 'Stella de Oro' Timeless Treasure Coral Bells1 gal.2'2'Hemerocallis x 'Stella de Oro'1 gal.2'2'Hemerocallis x 'Stella de Oro' Timeless Treasure Coral Bells1 gal.2'2'Heroser Stortarion 'Base1 gal.2'2'Schizachyrium Soparian 'I'1 gal.2'2'Heroser Timeless Treasure' Timeless Treasure'1 gal.2'2'Heroser Timeless Treasure' Timeless Treasure'1 gal.2'2'Back-eyed Susan1 gal.2'2'2' <td></td> <td>1 gal.</td> <td>2`</td> <td>2`</td> <td></td>		1 gal.	2`	2`	
Miscanthus purpurascens Flame Grass1 gal.4'2'Molinia caerulea 'Variegata' Variegated Moor Grass1 gal.2'2'Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass1 gal.4'2'Panicum virgatum 'Purple Tears' Purple Tears Switch Grass1 gal.4'2'Purple Tears Switch Grass1 gal.4'2'Panicum virgatum 'Shenandoah' Shenandoah Switch Grass1 gal.3'2'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.1.5'1.5'Pennisetum alopecuroides Hameln Dwarf Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Schizachyrium scoparium 'Blaze' Blaze Little Bluestem1 gal.3'2'BOTANICAL / COMMON NAME Hemerocallis x 'Stella de Oro' Stella de Oro'1 gal.2.5'2.5'Baby Joe Joe-Pye Weed Hemerocallis x 'Stella de Oro' Timeless Treasure'1 gal.2'2'Heuchera micrantha 'Timeless Treasure' Timeless Treasure'1 gal.2'2'Heuchera micrantha 'Timeless Treasure' Timeless Treasure'1 gal.2'2'Pacheckia fulgida sullivanti' Goldsturm' Black-eyed Susan1 gal.2'2'Sedum x 'Autumn Joy'1 gal.2'2'Sedum x 'Autumn Joy'1 gal.2'2'		1 gal.	3`	3`	
Molinia caerulea 'Variegata' Variegated Moor Grass1 gal.2'2'Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass1 gal.4'2'Panicum virgatum 'Purple Tears' Purple Tears Switch Grass1 gal.4'2'Panicum virgatum 'Shenandoah' Shenandoah Switch Grass1 gal.3'2'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.3'2'Pennisetum alopecuroides Hameln Burgundy Bunny Bunny'1 gal.3'2'Pennisetum alopecuroides Hameln Burgundy Bunny Blaze'1 gal.3'2'Pennisetum orientale 'Kafey Rose' Rafley Rose Fountain Grass1 gal.3'2'Pennisetum orientale 'Kafey Rose' BOTANICAL / COMMON NAME Echinace a purpure a 'Magnus Superior'1 gal.3'2.5'Bottanic Comedia Baby Joe De-Pye Weed1 gal.2'2'Hemerocallis x 'Stella de Oro' Timeless Treasure'1 gal.2'2'Heuchera micrantha 'Timeless Treasure' Timeless Treasure Coral Bells Iris sibrica 'Caesar's Brother'1 gal.2'2'Rudbeckia fulgida sullivanti' Goldsturm' Black-eyed Susan1 gal.2'2'Rudbeckia fulgida sullivanti' Goldsturm' Rudbeckia fulgida sullivanti' Goldsturm'1 gal.2'2'Sedum x 'Autumn Joy'1 gal.2'2'2'		1 gal.	4`	2`	
Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass1 gal.4'2'Panicum virgatum 'Purple Tears' Purple Tears Switch Grass1 gal.4'2'Purple Tears Switch Grass1 gal.3'2'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.1.5'1.5'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.3'2'Pennisetum alopecuroides Hameln Dwarf Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Rose Fountain Grass1 gal.2'2'BOTANICAL / COMMON NAME Roguns Superior' Baby Joe Joe-Pye Weed1 gal.2'2.5'Hemerocallis x 'Stella de Oro' Stella de Oro Daylity Heuchera micrantha 'Timeless Treasure' Iris sibirica 'Caesar's Brother' Caesar's Brother' Rudbeckia fulgida sullivantii 'Goldsturm'1 gal.2'2'Iris sibirica 'Caesar's Brother' Rudbeckia fulgida sullivantii 'Goldsturm' Back-eyed Susan1 gal.2'2' <tr<< td=""><td>Molinia caerulea `Variegata`</td><td>1 gal.</td><td>2`</td><td>2`</td><td></td></tr<<>	Molinia caerulea `Variegata`	1 gal.	2`	2`	
Panicum virgatum 'Purple Tears' Purple Tears Switch Grass1 gal.4'2'Purple Tears Switch Grass1 gal.3'2'Panicum virgatum 'Shenandoah' Shenandoah Switch Grass1 gal.3'2'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.1.5'1.5'Pennisetum alopecuroides Hameln Dwarf Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose'1 gal.3'2'Schizachyrium scoparium 'Blaze' Botzachyrium scoparium 'Blaze'1 gal.3'2'Schizachyrium scoparium 'Blaze'1 gal.3'1.5'BottaNICAL / COMMON NAME Echinacea purpurea 'Magnus Superior'SIZE HeilGHTWIDTH 2.5'Eupatorium dubium 'Baby Joe' Stella de Oro Daylity1 gal.2'2'Hemerocallis x 'Stella de Oro' Timeless Treasure Coral Bells1 gal.2'2'Iris sibirica 'Caesar's Brother' Rudbeckia fulgida sullivanti' Goldsturm'1 gal.3'2'2'Black-eyed Susan Sedum x 'Autumn Joy'1 gal.2'2'2'	Panicum virgatum `Heavy Metal`	1 gal.	4`	2`	
Panicum virgatum 'Shenandoah' Shenandoah Switch Grass1 gal.3'2'Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.1.5'1.5'Pennisetum alopecuroides Hameln Dwarf Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass1 gal.3'2'Schizachyrium scoparium 'Blaze' Blaze Little Bluestem1 gal.3'1.5'BottANICAL / COMMON NAME Bay Joe Joe Pye WeedSIZE I gal.HEIGHT 3''WIDTH 2.5'Eupatorium dubium 'Baby Joe' Baby Joe Joe-Pye Weed1 gal.2'2'Hemerocallis x 'Stella de Oro' Stella de Oro Dayliy1 gal.2'2'Heuchera micrantha 'Timeless Treasure' I'meless Treasure Coral Bells1 gal.3'2'I'ris sibirica 'Caesar's Brother' Baby Joe'1 gal.3'2'I'ris sibirica 'Caesar's Brother' I's Brother' Siberian Iris Rudbeckia fulgida sullivantii 'Goldsturm' Black-eyed Susan1 gal.2'2'Sedum x 'Autumn Joy'1 gal.2'2'2'	Panicum virgatum `Purple Tears`	1 gal.	4`	2`	
Pennisetum alopecuroides 'Burgundy Bunny' Burgundy Bunny Dwarf Fountain Grass1 gal.1.5'1.5'Pennisetum alopecuroides Hameln Dwarf Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose' Karley Rose Fountain Grass1 gal.3'2'Schizachyrium scoparium 'Blaze' Blaze Little Bluestem1 gal.3'1.5'BOTANICAL / COMMON NAME Echinacea purpurea 'Magnus Superior' Magnus Superior ConeflowerSIZE HEIGHTWIDTH 2.5'Eupatorium dubium 'Baby Joe' Baby Joe Joe-Pye Weed1 gal.2.5'2.5'Hemerocallis x 'Stella de Oro' Stella de Oro Daylity1 gal.2'2'Heuchera micrantha 'Timeless Treasure' Timeless Treasure Coral Bells1 gal.2'2'Iris sibirica 'Caesar's Brother' Baber's Brother Siberian Iris Rudbeckia fulgida sullivantii 'Goldsturm'1 gal.2'2'Black-eyed Susan Sedum x 'Autumn Joy'1 gal.2'2'	Panicum virgatum `Shenandoah`	1 gal.	3`	2`	
Dwarf Fountain Grass1 gal.3'2'Pennisetum orientale 'Karley Rose'1 gal.3'2'Karley Rose Fountain Grass1 gal.3'1.5'Schizachyrium scoparium 'Blaze'1 gal.3'1.5'Blaze Little BluestemSIZEHEIGHTWIDTHEchinacea purpurea 'Magnus Superior'1 gal.3"2.5'Magnus Superior Coneflower1 gal.2.5'2.5'Eupatorium dubium 'Baby Joe'1 gal.2.5'2.5'Baby Joe Joe-Pye Weed1 gal.2'2'Hemerocallis x 'Stella de Oro'1 gal.2'1.5'Immeless Treasure Coral Bells1 gal.2'1.5'Iris sibirica 'Caesar's Brother'1 gal.3'2'Rudbeckia fulgida sullivantii 'Goldsturm'1 gal.2'2'Black-eyed Susan1 gal.2'2'Sedum x 'Autumn Joy'1 gal.2'2'	Pennisetum alopecuroides `Burgundy Bunny`	1 gal.	1.5`	1.5`	
Karley Rose Fountain Grass1 gal.3`1.5`Schizachyrium scoparium `Blaze`1 gal.3`1.5`Blaze Little BluestemSIZEHEIGHTWIDTHEchinacea purpurea `Magnus Superior`1 gal.3"2.5`Magnus Superior Coneflower1 gal.2.5`2.5`Eupatorium dubium `Baby Joe`1 gal.2.5`2.5`Baby Joe Joe-Pye Weed1 gal.2`2`Hemerocallis x `Stella de Oro`1 gal.2`2`Stella de Oro DaylilyHeuchera micrantha `Timeless Treasure`1 gal.2`1.5`Iris sibirica `Caesar`s Brother`1 gal.3`2`Caesar`s Brother Siberian Iris1 gal.2`2`Rudbeckia fulgida sullivantii `Goldsturm`1 gal.2`2`Black-eyed Susan1 gal.2`2`Sedum x `Autumn Joy`1 gal.2`2`	•	1 gal.	3`	2`	
Blaze Little BluestemSIZEHEIGHTWIDTHBOTANICAL / COMMON NAMESIZEHEIGHTWIDTHEchinacea purpurea 'Magnus Superior'1 gal.3"2.5'Magnus Superior Coneflower1 gal.2.5'2.5'Eupatorium dubium 'Baby Joe'1 gal.2.5'2.5'Baby Joe Joe-Pye Weed1 gal.2'2'Hemerocallis x 'Stella de Oro'1 gal.2'2'Stella de Oro Daylily1 gal.2'1.5'Heuchera micrantha 'Timeless Treasure'1 gal.2'1.5'Timeless Treasure Coral Bells1 gal.3'2'Iris sibirica 'Caesar's Brother'1 gal.3'2'Rudbeckia fulgida sullivantii 'Goldsturm'1 gal.2'2'Black-eyed Susan1 gal.2'2'Sedum x 'Autumn Joy'1 gal.2'2'	•	1 gal.	3`	2`	
Echinacea purpurea `Magnus Superior`1 gal.3"2.5`Magnus Superior Coneflower1 gal.2.5`2.5`Eupatorium dubium `Baby Joe`1 gal.2.5`2.5`Baby Joe Joe-Pye Weed1 gal.2`2`Hemerocallis x `Stella de Oro`1 gal.2`2`Stella de Oro Daylily1 gal.2`1.5`Heuchera micrantha `Timeless Treasure`1 gal.2`1.5`Timeless Treasure Coral Bells1 gal.3`2`Iris sibirica `Caesar`s Brother`1 gal.3`2`Rudbeckia fulgida sullivantii `Goldsturm`1 gal.2`2`Black-eyed Susan1 gal.2`2`	Schizachyrium scoparium `Blaze` Blaze Little Bluestem	-			
Eupatorium dubium `Baby Joe`1 gal.2.5`2.5`Baby Joe Joe-Pye Weed1 gal.2`2`Hemerocallis x `Stella de Oro`1 gal.2`2`Stella de Oro Daylily1 gal.2`1.5`Heuchera micrantha `Timeless Treasure`1 gal.2`1.5`Timeless Treasure Coral Bells13`2`Iris sibirica `Caesar`s Brother`1 gal.3`2`Rudbeckia fulgida sullivantii `Goldsturm`1 gal.2`2`Sedum x `Autumn Joy`1 gal.2`2`	Echinacea purpurea `Magnus Superior`				
Hemerocallis x `Stella de Oro`1 gal.2`2`Stella de Oro Daylily1 gal.2`1.5`Heuchera micrantha `Timeless Treasure`1 gal.2`1.5`Timeless Treasure Coral Bells1 gal.3`2`Iris sibirica `Caesar`s Brother`1 gal.3`2`Caesar`s Brother Siberian Iris1 gal.2`2`Rudbeckia fulgida sullivantii `Goldsturm`1 gal.2`2`Black-eyed Susan1 gal.2`2`	Eupatorium dubium `Baby Joe`	1 gal.	2.5`	2.5`	
Heuchera micrantha `Timeless Treasure`1 gal.2`1.5`Timeless Treasure Coral Bells1 gal.3`2`Iris sibirica `Caesar`s Brother`1 gal.3`2`Caesar`s Brother Siberian Iris1 gal.2`2`Rudbeckia fulgida sullivantii `Goldsturm`1 gal.2`2`Black-eyed Susan1 gal.2`2`Sedum x `Autumn Joy`1 gal.2`2`	Hemerocallis x `Stella de Oro`	1 gal.	2`	2`	
Iris sibirica `Caesar`s Brother`1 gal.3`2`Caesar`s Brother Siberian Iris1 gal.2`2`Rudbeckia fulgida sullivantii `Goldsturm`1 gal.2`2`Black-eyed Susan1 gal.2`2`Sedum x `Autumn Joy`1 gal.2`2`	Heuchera micrantha `Timeless Treasure`	1 gal.	2`	1.5`	
Rudbeckia fulgida sullivantii `Goldsturm`1 gal.2`2`Black-eyed Susan1 gal.2`2`Sedum x `Autumn Joy`1 gal.2`2`	Iris sibirica `Caesar`s Brother`	1 gal.	3`	2`	
Sedum x `Autumn Joy`1 gal.2`2`	Rudbeckia fulgida sullivantii `Goldsturm`	1 gal.	2`	2`	
	Sedum x `Autumn Joy`	1 gal.	2`	2`	

	GROUP
144 Mountain Ave. 3erthoud,CO 80513	те. 970.532.5891 weв TBGroup.us



BLOCK 23-MORNINGSTAR

Fort Collins, Colorado

HASELDEN / MORNINGSTAR FORT COLLINS LLC

CITY COMMENTS CITY COMMENTS CITY COMMENTS CITY COMMENTS FINAL DWGS	08/05/20 09/09/20 01/05/21 04/07/21 05/28/21

NOVEMBER 10, 2020



Sheet Number: LS-2





 C1
 STREET GARAGE VIEW

 A18
 1" = 1'-0"

These elevations are part of the currently approved site plan and are provided for convenience/reference.

Note that the revised garage will use this same exterior finish scheme simply adapted to the new configuration.

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CHERRY STREET GARAGE VIEW

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1800 Wazee St, Suite 450 P 303.607.0977 Denver, CO. 80202

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PROJECT:

BLOCK 23 / MORNINGSTAR FORT COLLINS

FORT COLLINS, CO

OWNER:

MORNINGSTAR SENIOR LIVING

FINAL MYLAR SET - 05-28-21

DRAWING INFORMATION: 220023 PROJECT NO: DRAWN BY: Author CHECKED BY: Checker

SHEET TITLE:

PARKING PLAN





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B3 GARAGE WEST ELEVATION



A3 NORTHWEST ELEVATION

hord | coplan | macht

 1800 Wazee St, Suite 450
 P 303.607.0977

 Denver, CO. 80202
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PROJECT:

BLOCK 23 / MORNINGSTAR FORT COLLINS

FORT COLLINS, CO

OWNER:

MORNINGSTAR SENIOR LIVING

FINAL MYLAR SET - 05-28-21

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