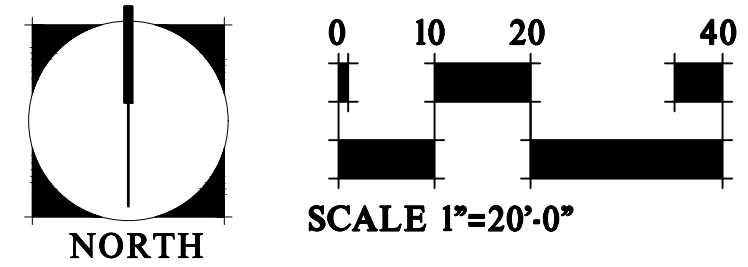


JHM DESIGN









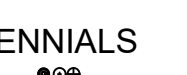





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Project Status	Issue Date
10% DESIGN	6/26/2019
20% DESIGN	8/05/2019
30% RE-SUBMIT	8/29/2019
40% ADDENDUM 01	9/18/2019
50% CD SET	10/18/2019

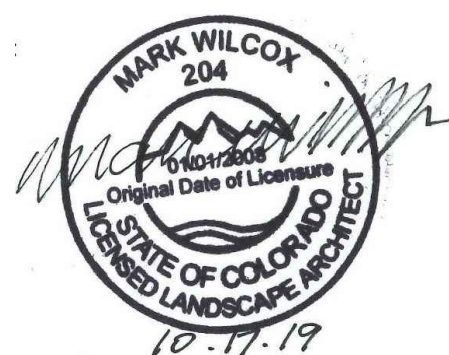
LS-1



LANDSCAPE LEGEND

<p>DECIDUOUS TREES</p> 	<p>EVERGREEN TREES</p> 	<p>DECIDUOUS SHRUBS</p> 	<p>DECIDUOUS SHRUBS</p> 	<p>EVERGREEN TREES</p> 	<p>ORNAMENTAL TREES</p> 	<p>ORNAMENTAL GRASSES</p> 	<p>PERENNIALS</p> 	<p>PERENNIALS</p> 	<p>PERENNIALS</p> 	<p>PERENNIALS</p> 	<p>PERENNIALS</p> 	<p>PERENNIALS</p> 	<p>PERENNIALS</p> 	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>	<p>PERENNIALS</p>
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City of Greeley
GREELEY FIRE STATION #2

GREELEY, CO

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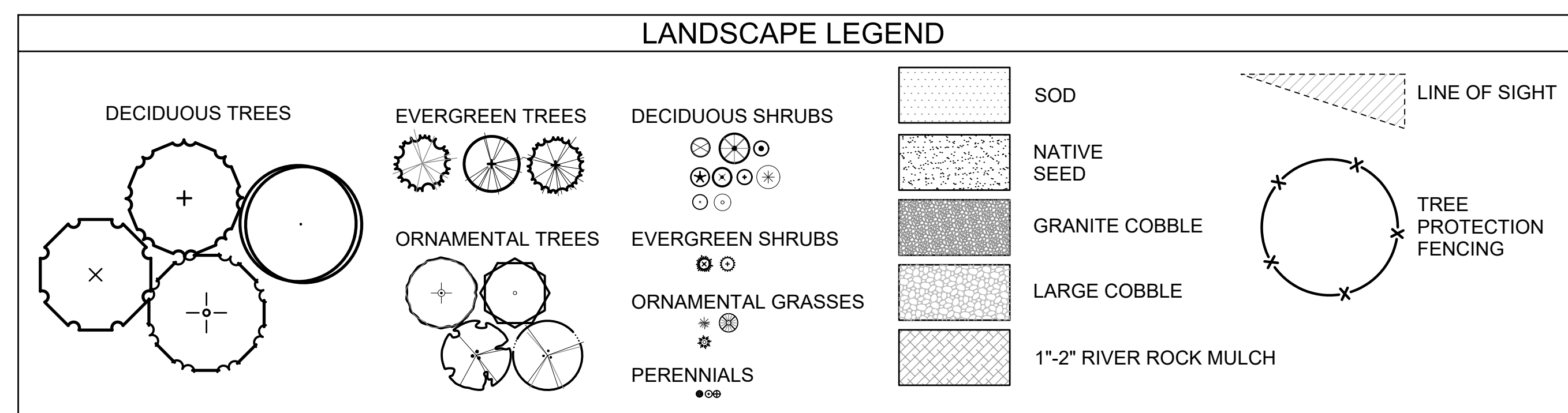
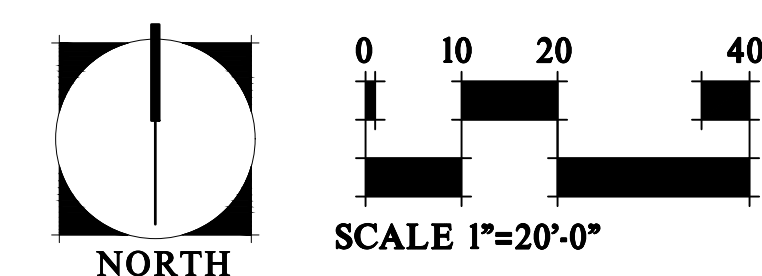
150263
MW
EG/KB

Project Status	Issue Date
30% DESIGN	6/26/2019
75% DESIGN	8/05/2019
75% RE-SUBMIT	8/29/2019
ADDENDUM 01	9/18/2019
100% CD SET	10/18/2019

Revision Issue		
Rev. #	Description	Date

LANDSCAPE PLAN-PHASE 2
75% DESIGN SET

LS-2



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LANDSCAPE NOTES

1.

ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI 260.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
2.

THE TURF AREAS AS WELL AS SHRUB BEDS SHALL BE PREPARED WITH ORGANIC MATTER AT THE RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. REFER TO SPECIFICATION FOR NATIVE SEED LANDSCAPE AREA AMENDMENTS. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
3.

ALL SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON THE SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. PROVIDE SHRUB BED LAYOUT BASED UPON THIS LANDSCAPE PLAN AND NOT THE IRRIGATION PLAN. TREE LOCATION TO BE NO CLOSER THAN 6' FROM ALL CURBS & WALKWAYS (EXCEPT IN TREE LAWNS).
4.

ALL PLANT MATERIAL ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5.

ALL SHRUB BEDS TO BE MULCHED WITH 4" DEPTH 1"-2" RIVER ROCK OVER FABRIC UNLESS OTHERWISE NOTED. SUBMIT SAMPLE FOR APPROVAL.
6.

ALL VEGETATION WITHIN THE R.O.W., OTHER THAN STREET TREES, ARE NOT TO EXCEED 30" IN HEIGHT. VEGETATION MUST BE PLACED A MINIMUM OF 24" FROM FACE OF CURB.
7.

NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW & APPROVAL BY THE OWNER'S REPRESENTATIVE AND THE CITY PLANNING DEPARTMENT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING.
8.

ALL TREES IN SEEDED OR SODDED AREAS WILL HAVE A MULCH RING WITH METRO BROWN MULCH AT A 3"-4" DEPTH AND AT LEAST 3'-4' DIAMETER. NO MULCH WILL BE PLACED AGAINST THE TRUNK OF THE TREE.
9.

ANY TREE SUBSTITUTIONS MUST BE APPROVED BY OWNER'S REPRESENTATIVE AND THE CITY PLANNING DEPARTMENT PRIOR TO DELIVERY AND INSTALLATION.
10.

ALL UTILITY CORRIDOR SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
11.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
12.

ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'-0").
13.

PARKING LOT TO BE ILLUMINATED BY FREE STANDING LIGHTS. RE: CIVIL PLANS FOR LIGHT TYPE AND LOCATIONS.
14.

ALL WALKS AND PLAZAS TO BE EITHER STANDARD GREY CONCRETE OR PAVERS. ALL PARKING AND DRIVE AREAS TO BE STANDARD GREY CONCRETE. RE: CIVIL PLANS FOR CONCRETE DETAILING.
15.

ALL SOD AREAS SHALL BE BORDERED BY EITHER CONCRETE WALKS, CONCRETE CURB, OR STEEL EDGER.
16.

THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
17.

NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS.
18.

NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES.
19.

AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.
20.

ALL TREES TO BE REMOVED SHALL BE COMPLETED BY A GREELEY LICENSED ARBORISTS. ALL TREES TO BE REMOVED SHALL BE REMOVED COMPLETELY AND STUMPS GROUND TO BELOW FINISHED GRADE.

SEED & SOD NOTES

SOD NOTE:	SEED NOTE:						
THE BLUEGRASS SOD AREAS SHALL BE SODDED WITH EITHER REVEILLE HYBRID BLUEGRASS, OR COLORADO GROWN BANDERA HYBRID BLUEGRASS BLEND, OR APPROVED SUBSTITUTION.	NATIVE GRASS SEED TO BE A LOW GROW SEED MIX: PROVIDE THE FOLLOWING MIXTURE:						
	<table><tr><th>GRASS SEED VARIETY</th><th>LBS., P.L.S. /ACRE</th></tr><tr><td>BUFFALO GRASS</td><td>8.0</td></tr><tr><td>BLUE GRAMA</td><td>6.5</td></tr></table>	GRASS SEED VARIETY	LBS., P.L.S. /ACRE	BUFFALO GRASS	8.0	BLUE GRAMA	6.5
GRASS SEED VARIETY	LBS., P.L.S. /ACRE						
BUFFALO GRASS	8.0						
BLUE GRAMA	6.5						
	SEEDING RATE: 5LBS PER 1,000 SQUARE FEET. USE A MINIMUM 8" WIDE ON SIDE OF PATHWAYS. USE AT PROPERTY LINES ABUTTING RESIDENTIAL PROPERTIES. USE IN OPEN AREAS WHERE SHORT GRASSES ARE DESIRED.						

CITY OF GREELEY DEVELOPMENT CODE

18.44.100 LANDSCAPE REQUIREMENTS FOR MULTI-FAMILY, INSTITUTIONAL, COMMERCIAL, INDUSTRIAL AND MIXED USE PROPERTIES

R.O.W LANDSCAPE

- SHADE TREES SPACED 35' O.C OR ORNAMENTAL TREES SPACED 25' O.C
- ONE ADDITIONAL SHADE TREE OR EVERGREEN TREE FOR EVERY 2,000 SF OF COMMON OPEN SPACE

18.44.110 BUFFER YARD AND SCREENING STANDARDS

- STANDARD BUFFER YARD A

1 SHADE TREE, 1 ORNAMENTAL TREE OR TYPE 3 SHRUB, 2 TYPE 1 SHRUBS PER 100 LF

18.44.120 PARKING LOT LANDSCAPE STANDARDS

- PARKING LOT SCREENING

◦ 60% OPACITY MINIMUM, YEAR ROUND; 75% OF FRONTAGE; 10' WIDE
- LANDSCAPE ISLANDS

◦ NO MORE THAN 15 SPACES IN A ROW BEFORE ISLAND IS REQUIRED VARIANCE REQUIRED IF NUMBER INCREASES

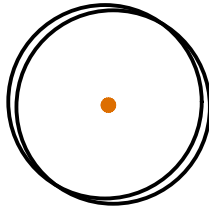
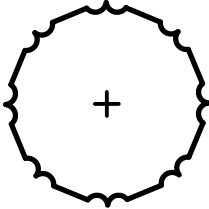
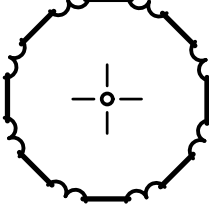
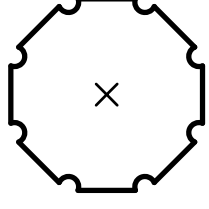



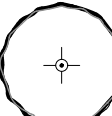


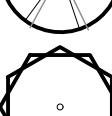















◦ MINIMUM 1 SHADE OR ORNAMENTAL TREE FOR PARKING ROW MINIMUM 50% COVER BY LIVE PLANTS (3' HT. MAX)

◦ FOR EVERY 1,600 SF OF PARKING AREA AND ACCESS DRIVES 1 SHADE TREE (2" CALIPER) SHALL BE PROVIDED IN AND AROUND PARKING AREA

18.44.130 PERIMETER TREATMENT

- 1 SHADE TREE OR 1 ORNAMENTAL TREE, 1 EVERGREEN TREE AND 3 LARGE SHRUBS, 4 MEDIUM SHRUBS, OR 12 SMALL SHRUBS OR COMBINATION OF. PER 100 LF (NOT INCLUDING STREET TREES)

PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
DECIDUOUS SHADE TREES			
 Bur Oak	Quercus macrocarpa	2 1/2" cal.	B&B, specimen quality
 Chinkapin Oak	Quercus muehlenbergii	2 1/2" cal.	B&B, specimen quality
 Kentucky Coffee Tree	Gymnocladus dioicus	2 1/2" cal	B&B, specimen quality
 Western Hackberry	Celtis occidentalis	2 1/2" cal	B&B, specimen quality
CONIFEROUS/EVERGREEN TREES			
 Austrian Pine	Pinus nigra	6'-8' ht.	B&B, specimen quality
 Hoopsii Spruce	Picea pungens 'Hoopsii'	6'-8' ht.	B&B, specimen quality
 Pinon Pine	Pinus edulis	6'-8' ht.	B&B, specimen quality
ORNAMENTAL TREES			
 Flowering Crabapple	Malus 'Indian Summer'	2" cal.	B&B, specimen quality
 Hotwings Maple	Acer tataricum 'Garann'	2" cal.	B&B, speciment quality
 Thornless Cockspur Hawthorn	Crataegus crus-galli var. inermis	2" cal.	B&B, specimen quality
 Thunderchild Crabapple	Malus 'Thunderchild'	2 " cal.	B&B, speciment quality
DECIDUOUS SHRUBS			
 Bluemist Spirea	Caryopteris clandonensis	5 gal.	cont., 5 canes min., 18"-24" ht.
 Dwarf Korean Lilac	Syringa meyeri	5 gal.	cont., 5 canes min., 18"-24" ht.
 Fernbush	Chamaebatiaria millefolium	5 gal.	cont., 5 canes min., 12"-18" ht.
 Golden Currant	Ribes aureum	5 gal.	cont., 5 canes min., 24"-30" ht.
 Prairie Sage	Artemisia ludoviciana	5 gal.	cont., 5 canes min., 18"-24" ht.
 Western Sandcherry	Prunus besseyi	5 gal.	cont., 5 canes min., 18"-24" ht.
CONIFEROUS/EVERGREEN SHRUBS			
 Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal.	cont., 18"-24" spread
 Mugo Pine	Pinus mugo	5 gal.	cont., 18"-24" spread
ORNAMENTAL GRASSES			
 Feather Reed Grass	Calamagrostis acutiflora 'Karl Forester'	1 gal.	well established, 3' O.C.
 Little Bluestem	Schizachyrium scoparium	1 gal.	well established, 2' O.C.
 Sideoats Grama	Bouteloua curtipendula	1 gal.	well established, 3' O.C.
PERENNIALS			
 Blanket flower	Gaillardia aristada	1 gal.	
 Purple Coneflower	Echinacea pallida	1 gal.	
 Rocky Mountain Penstemon	Penstemon strictus	1 gal.	
VINES			
 Trumpet Vine	Campsis radicans	1 gal.	BID ALTERNATE 1

R.O.W. LANDSCAPE (1 TREE PER 35 LF FRONTAGE)					
AREA	DESCRIPTION	LENGTH	NOTES	1 TREE/40 LF REQUIRED	TREES PROVIDED
A	WEST RESERVOIR ROAD	383'	44' DRIVE EXCLUDED 36' DRIVE EXCLUDED	11	6
B	23RD AVENUE	210'		6	6

* SMALLER SPECIES USED UNDER OVERHEAD UTILITIES

BUFFER YARD & SCREENING							
AREA	DESCRIPTION	LENGTH	NOTES	WIDTH PROVIDED	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED TYPE 3 + TYPE 1
A	WEST EDGE OF PROPERTY	139'		15'	2	5	5
B	NORTH EDGE OF PROPERTY	218'		15'	3	5	8

PARKING LOT LANDSCAPE STANDARDS (1 SHADE TREE PER 1600 SF OF PARKING AREA & ACCESS DRIVES)					
AREA	DESCRIPTION	AREA	NOTES	TREES REQUIRED	TREES PROVIDED
A	ASPHALT AREA SQUARE FEET	16,030	DOES NOT INCLUDE PROPOSED LIBRARY PARKING	10	10

PERIMETER TREATMENT							
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
A	BUILDING PERIMETER LINEAR FEET	466	SEE CODE ON THIS SHEET FOR PLANT REQUIREMENT	5 ORNAMENTAL TREES 5 EVERGREEN TREES	5 ORNAMENTAL TREES 6 EVERGREEN TREES	14 LARGE SHRUBS 18 MEDIUM SHRUBS	14 LARGE SHRUBS 42 MEDIUM SHRUBS



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City of Greeley

GREELEY FIRE STATION #2

GREELEY, CO

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SEH Project

Checked By

Drawn By

150268

MW

EGKBC

Project Status

30% DESIGN

75% DESIGN

75% RE-SUBMIT

ADDENDUM 01

100% CD SET

Issue Date

6/26/2019

8/05/2019

8/29/2019

9/18/2019

10/18/2019

Revision Issue

Rev. #

Description

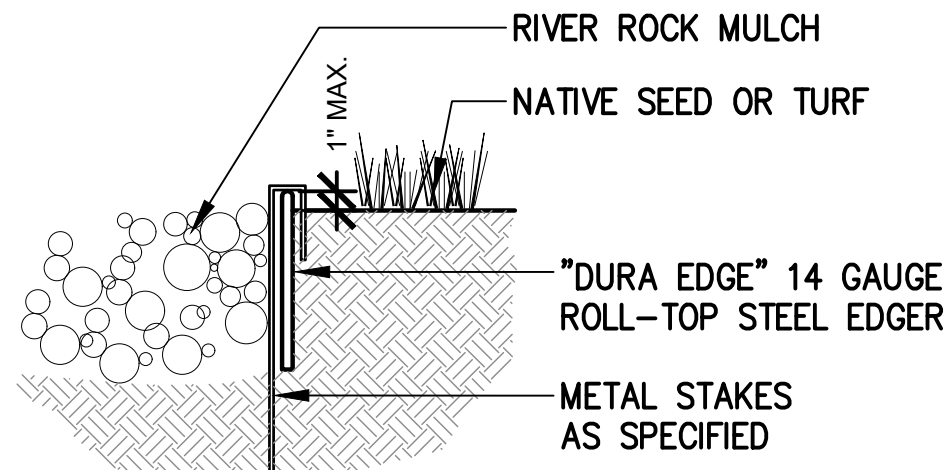
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LANDSCAPE SCHEDULE & NOTES

75% DESIGN SET

LS-3

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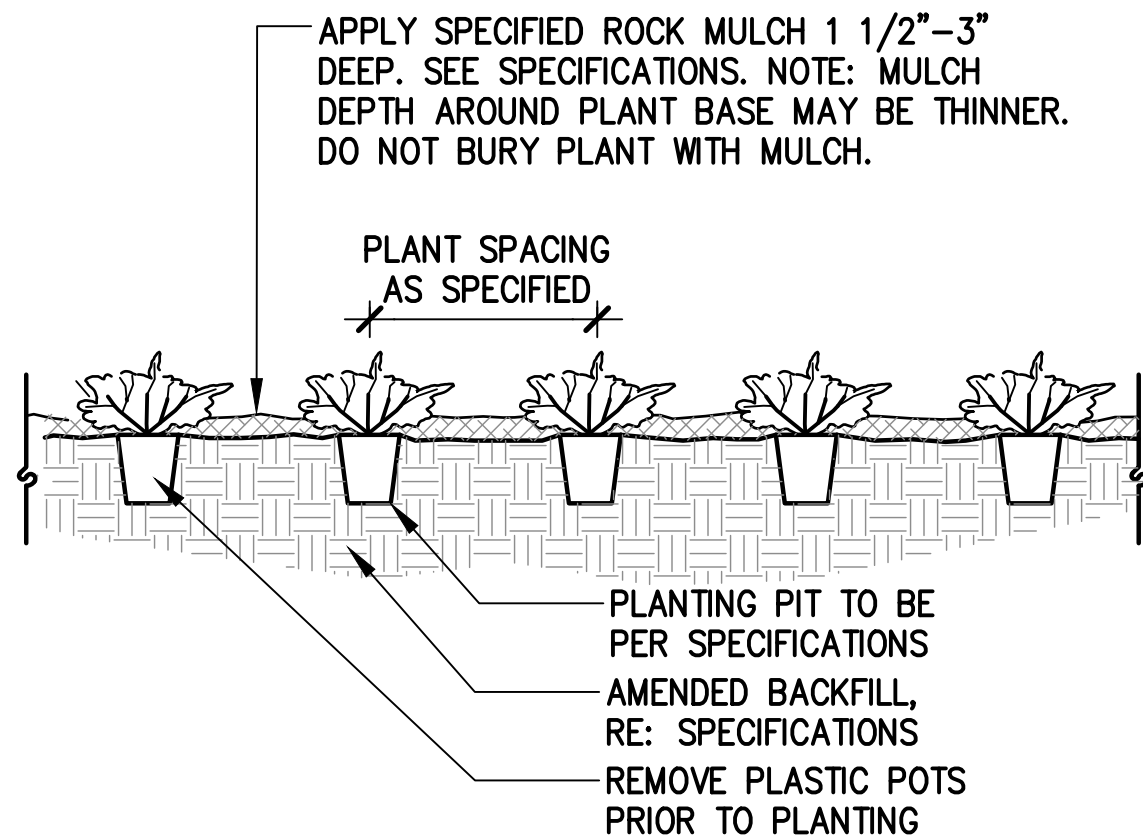


NOTES:

1. SET ALL EDGING 1" MAXIMUM ABOVE FINISH GRADE AS SHOWN
2. EDGING SHALL ABUT ALL CONCRETE CURBS, WALKS AND CRUSHER FINES TRAILS FLUSH WITH ADJACENT GRADES
3. ALL JOINTS TO BE SECURELY STAKED

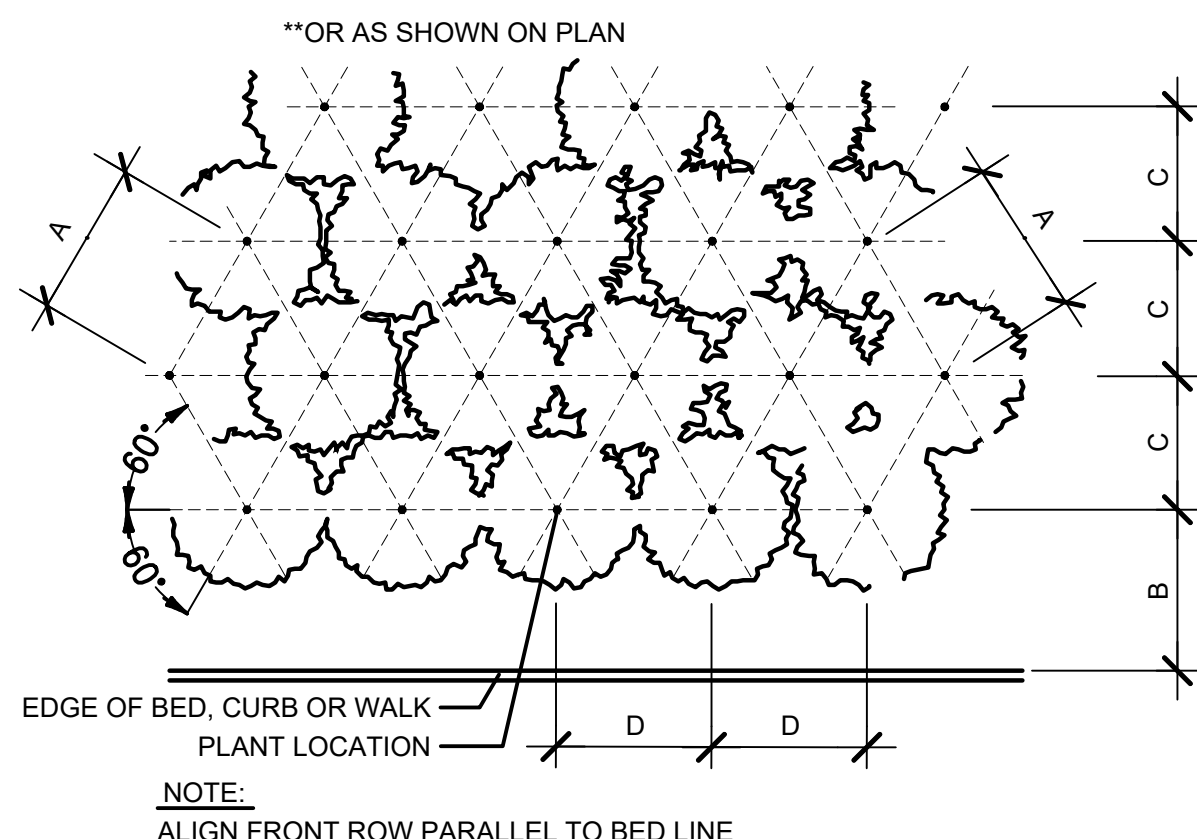
STEEL EDGER

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ORNAMENTAL GRASSES & PERENNIALS

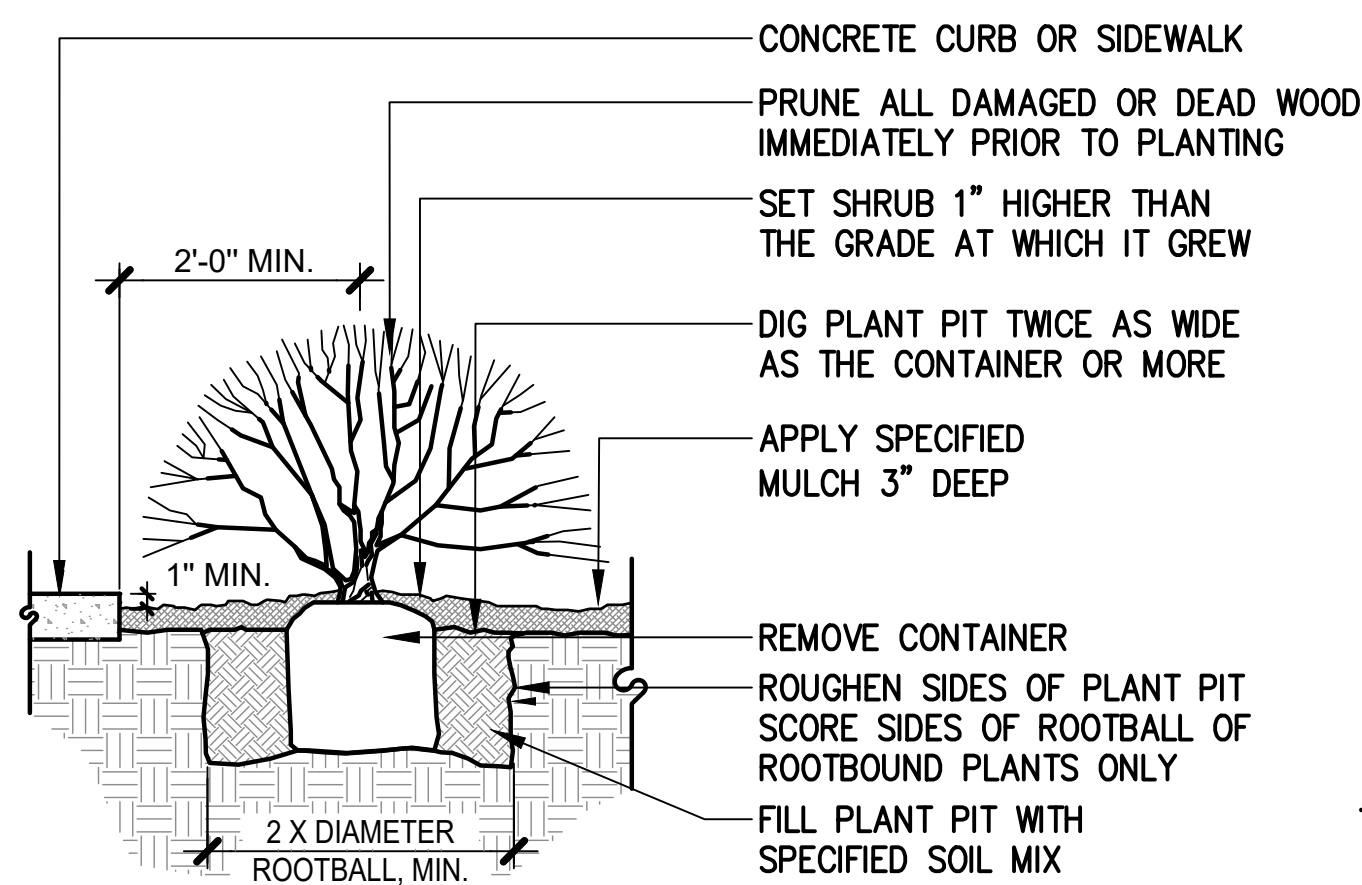
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SHRUB/ORN. GRASS/GROUNDCOVER

NOT TO SCALE

**PLANT SPACING	A	B	C	D
6"	6"	6"	5"	6"
8"	8"	6"	7"	8"
12"	12"	8"	10"	12"
18"	18"	9"	15 1/2"	18"
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

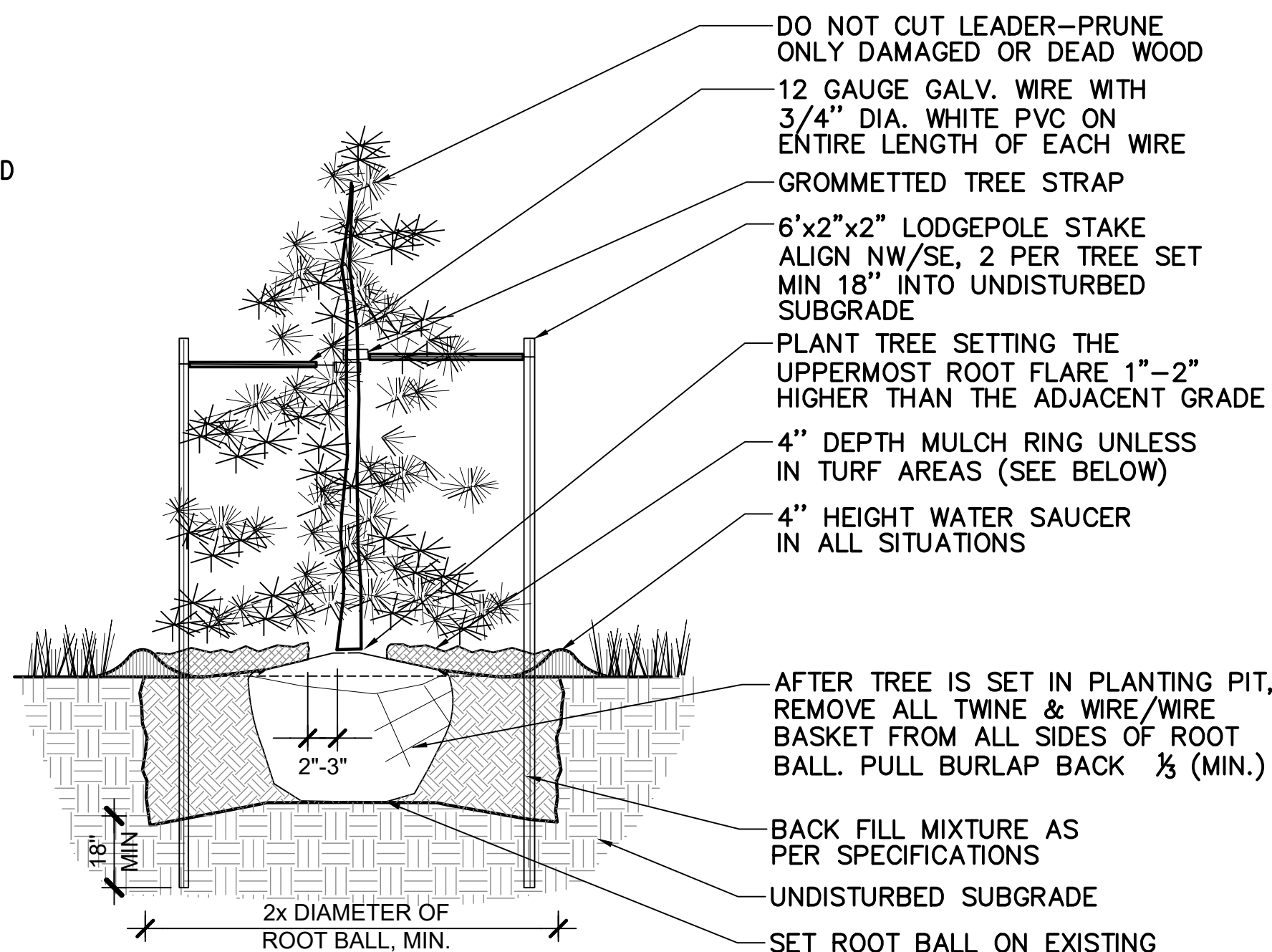


GENERAL NOTES

- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB
- SHRUB PLANTING - REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
- FOR GROUPINGS OF SHRUBS, MULCH ENTIRE PLANTING AREA. FOR INDIVIDUAL SHRUBS, MULCH PLANTING PIT AREA ONLY.
- GRADE EDGE OF PLANTING AREAS TO RETAIN MULCH.
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

SHRUB PLANTING

NOT TO SCALE

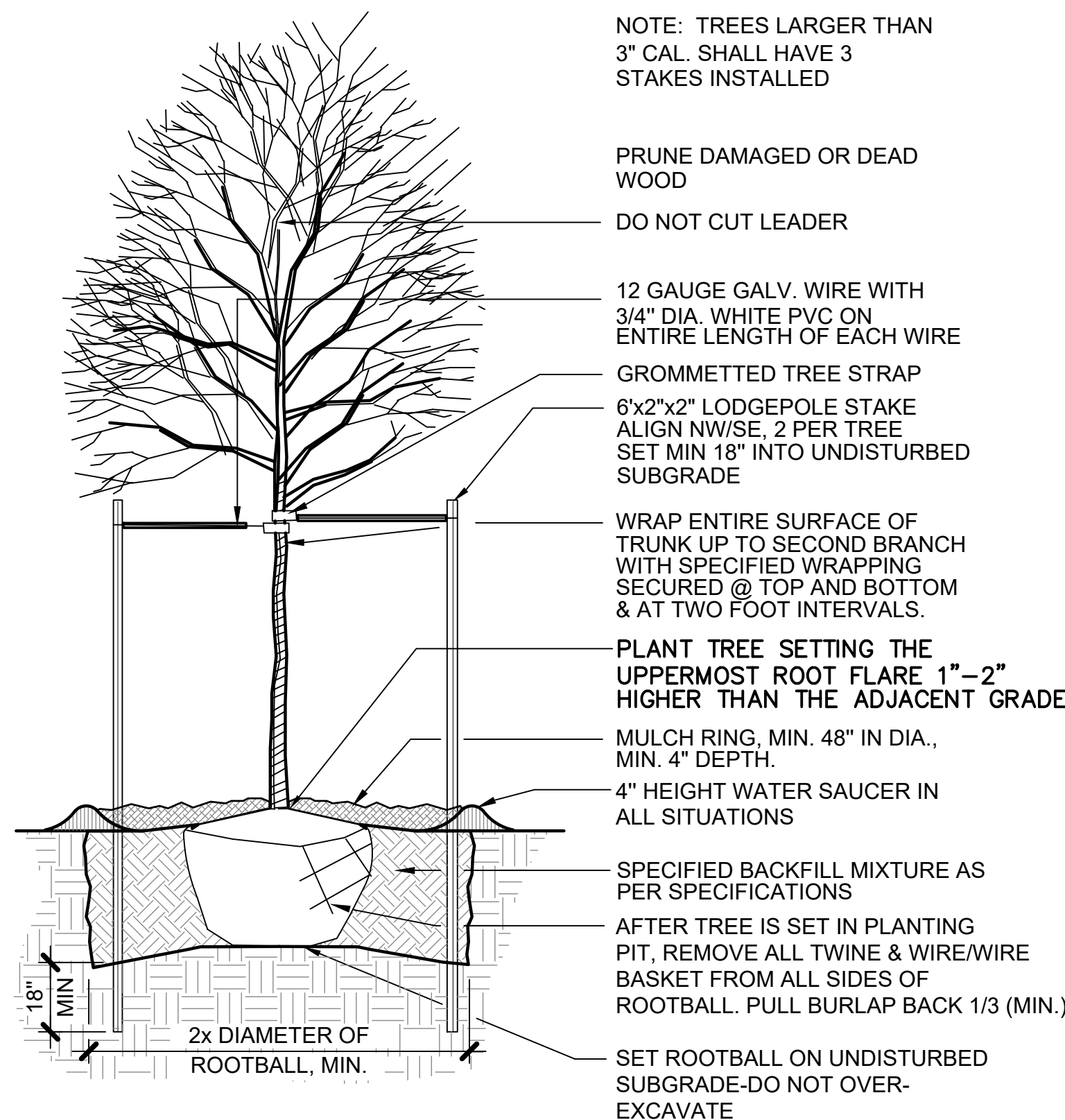


NOTES:

1. PULL MULCH BACK 2" TO 3" FROM TRUNK OF TREE
2. INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
3. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

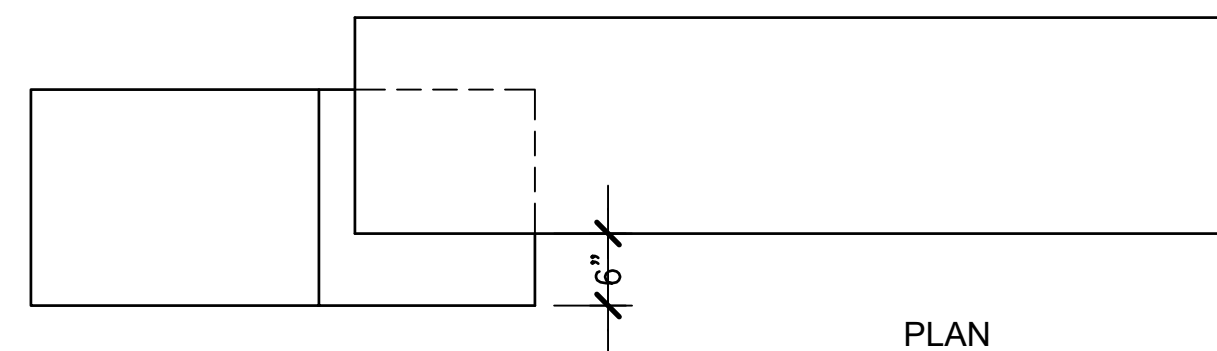
EVERGREEN TREE PLANTING

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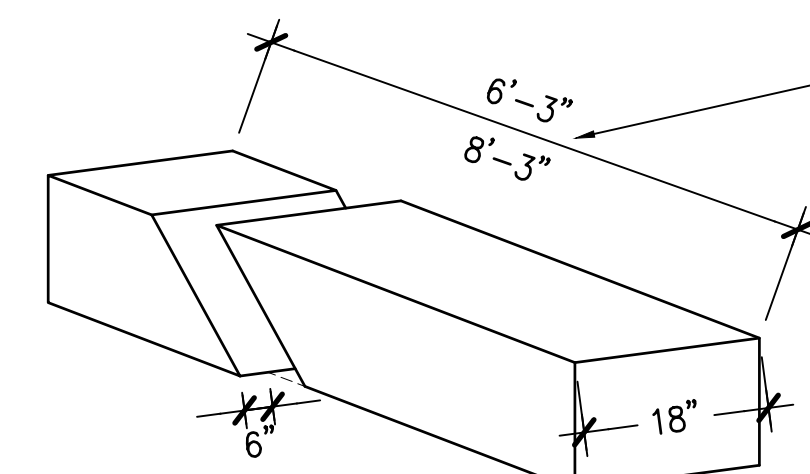


DECIDUOUS TREE PLANTING

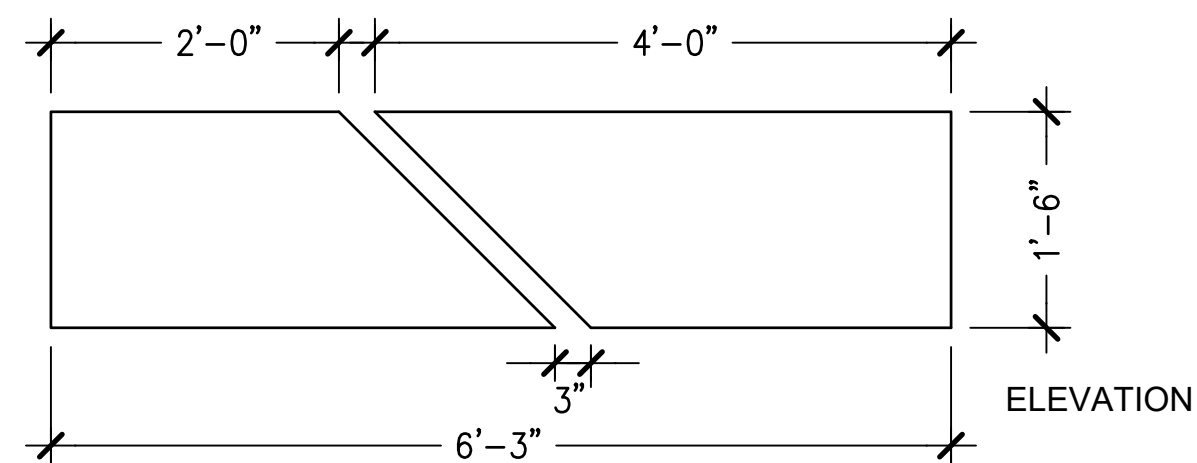
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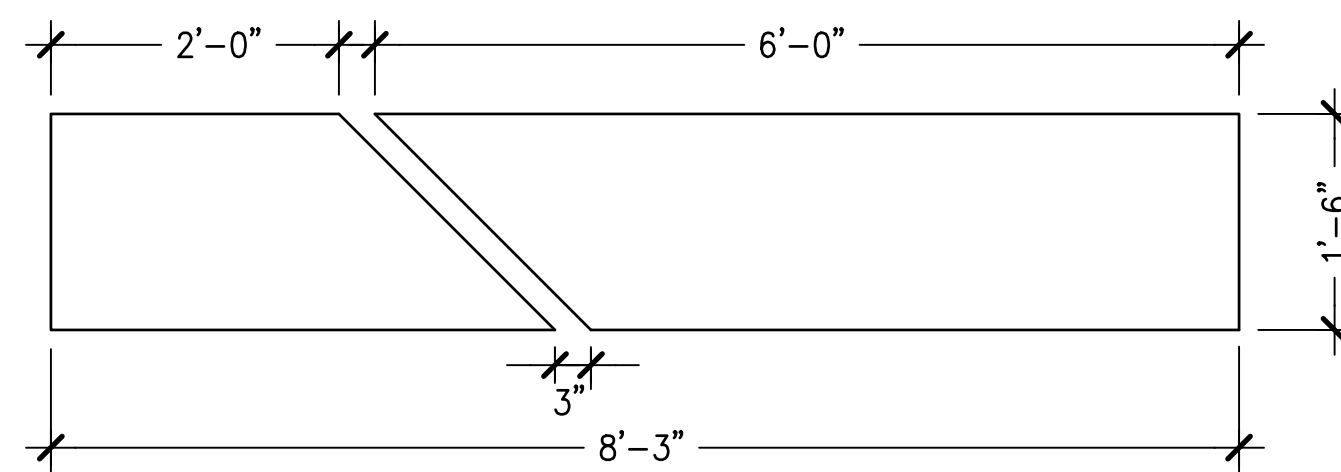
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PERSPECTIVE

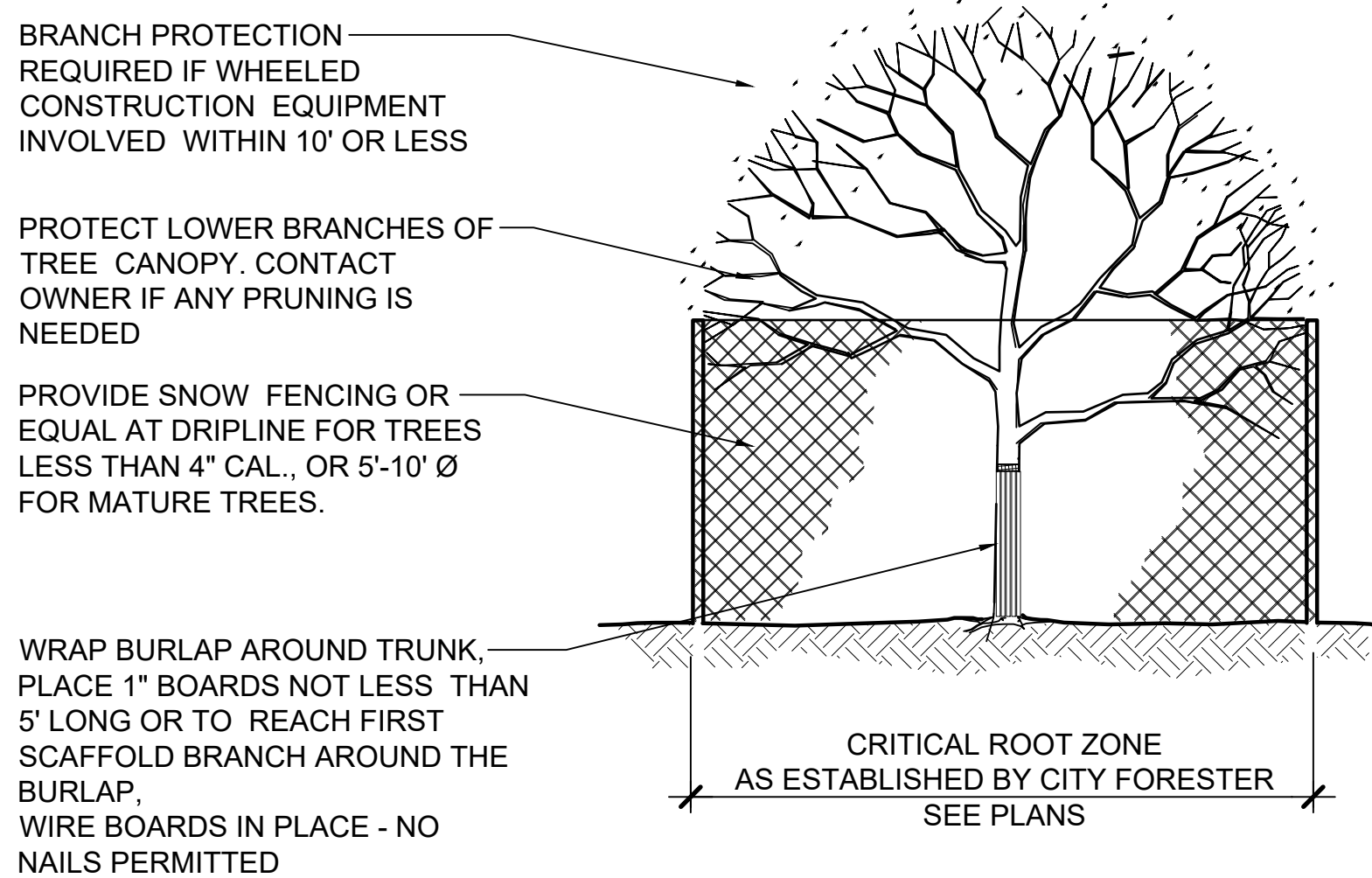


ELEVATION



ELEVATION

- NOTES:
- LYONS RED SANDSTONE BENCH
 - 6' LONG STONE SLAB BEFORE THE DIAGONAL CUT

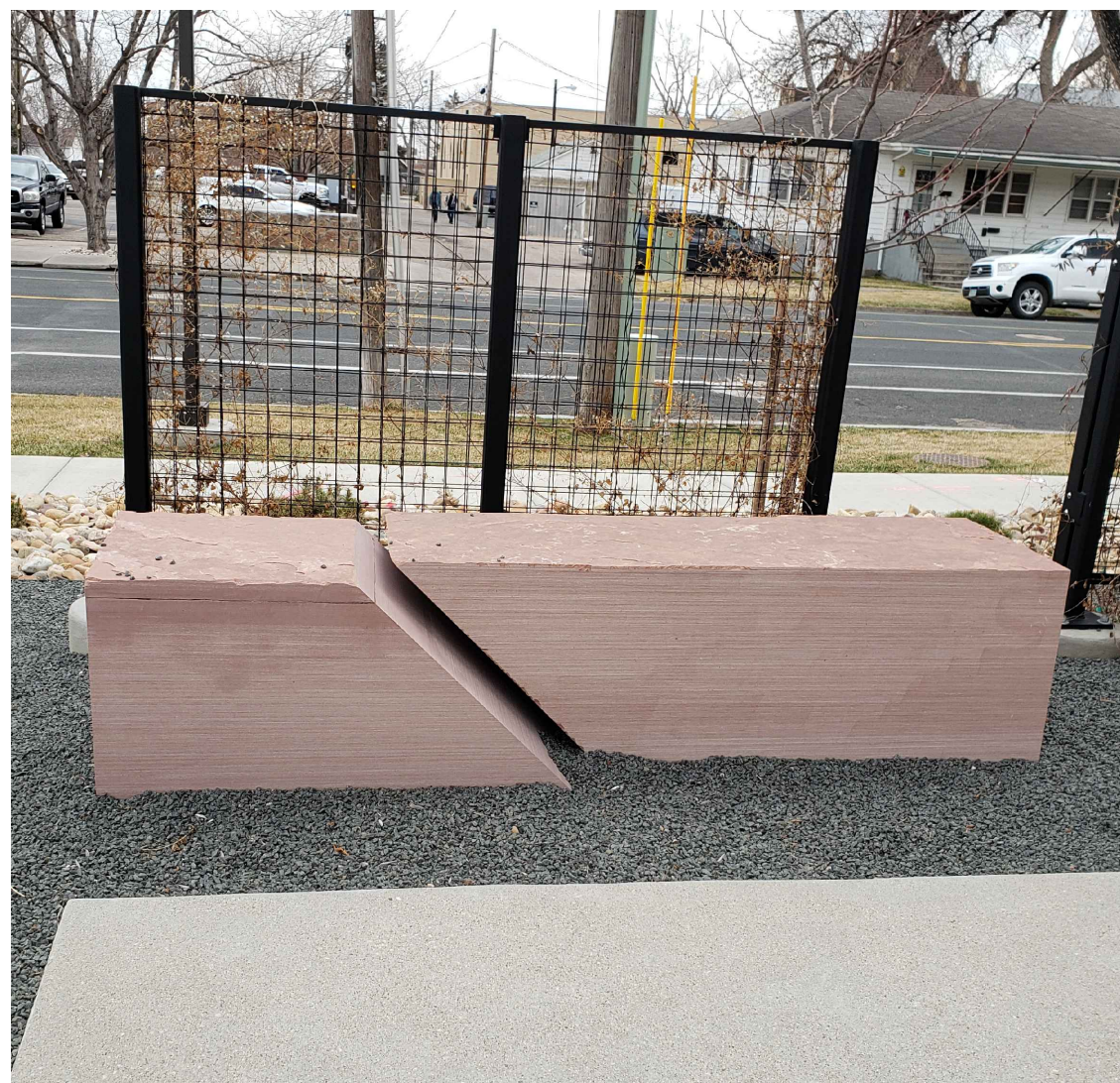


TREE PROTECTION DETAIL

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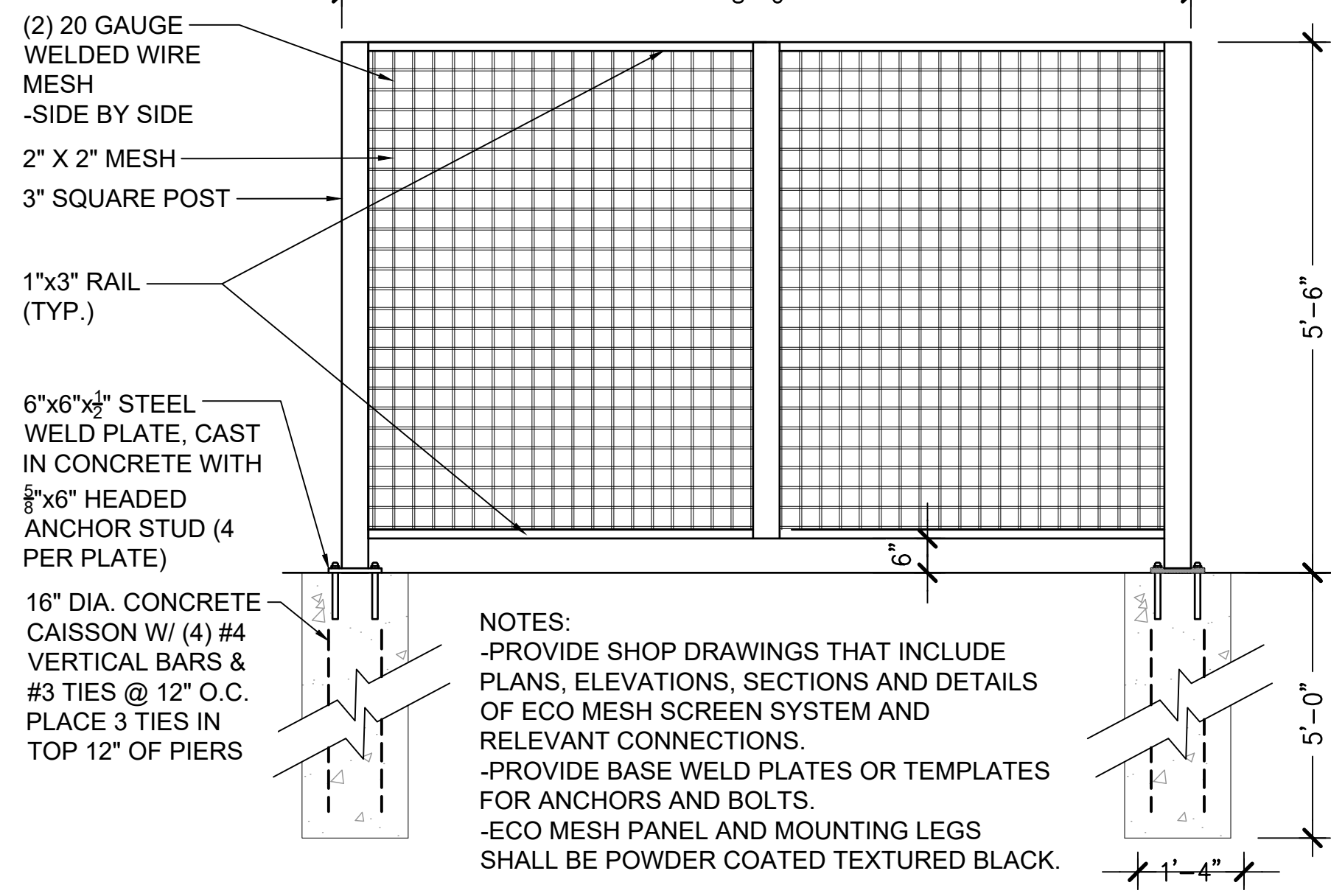
NOTES

1. CONTRACTOR WILL PRESERVE & PROTECT EXISTING TREES ON SITE, DURING DEMOLITION AND CONSTRUCTION OPERATIONS AS NECESSARY, INCLUDING CANOPIES, TRUNKS, AND ROOT SYSTEMS. TREES THAT ARE IN PERIL OF DAMAGE, OR TREES WITHIN 10' OF DEMOLITION OF CONSTRUCTION ACTIVITIES, OR TREES IDENTIFIED SPECIFICALLY BY OWNER, SHALL RECEIVE TREE PROTECTION. CONTRACTOR SHALL CONTACT OWNER IF FIELD CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAT WHAT IS SHOWN ON THE PLANS.
2. IT IS ACKNOWLEDGED THAT CONSTRUCTION AND DEMOLITION ACTIVITIES WILL OCCUR CLOSE TO TRUNKS AND OVER CRITICAL ROOT ZONES. HOWEVER, THE CONTRACTOR WILL AVOID ALL UNNECESSARY DAMAGE TO TREES.
3. IN AREAS WHERE FENCING WILL INTERFERE WITH TRAIL CONSTRUCTION, OR WHERE FENCING CANNOT BE INSTALLED, WRAP TRUNK WITH BURLAP AS PER DETAIL. CONSULT WITH OWNER PRIOR TO APPLYING PROTECTIVE WRAP TO VERIFY CONDITIONS.
4. ALL DISTURBED ROOTS SHALL BE TRIMMED TO BE CLEAN CUTS. DO NOT LEAVE BARE ROOTS EXPOSED. COVER WITH A BREATHABLE TEMPORARY COVER SUCH AS GEOTECH FABRIC AND A 1" LAYER OF SOIL IF ROOTS ARE TO BE UNCOVERED FOR MORE THAN ONE DAY. WATER AS NECESSARY TO KEEP ROOTS ALIVE.



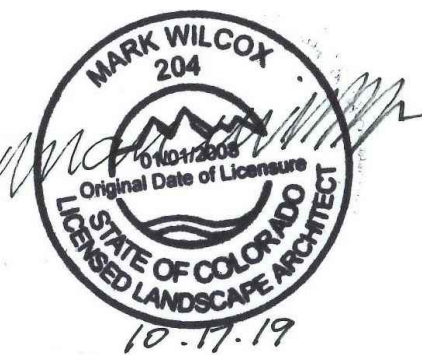
BENCH AND LATTICE DETAIL

BID ALTERNATE 1



- NOTES:
- PROVIDE SHOP DRAWINGS THAT INCLUDE PLANS, ELEVATIONS, SECTIONS AND DETAILS OF ECO MESH SCREEN SYSTEM AND RELEVANT CONNECTIONS.
 - PROVIDE BASE WELD PLATES OR TEMPLATES FOR ANCHORS AND BOLTS.
 - ECO MESH PANEL AND MOUNTING LEGS SHALL BE POWDER COATED TEXTURED BLACK.

SEH



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DHM DESIGN

Greeley Fire Station #2

GREELEY, CO

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SEH Project
Checked By
Drawn By

150268
MW
EGKBC

Project Status
30% DESIGN
75% DESIGN
75% RE-SUBMIT
ADDENDUM 01
100% CD SET

Issue Date
6/26/2019
8/05/2019
8/29/2019
9/18/2019
10/18/2019

Revision Issue
Rev. # Description Date

LANDSCAPE DETAILS
75% DESIGN SET

LS-4

3/4" = 1'-0"