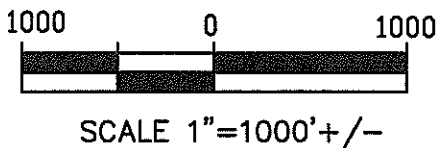


VICINITY MAP
AMENDED PLAT OF LOTS 1
AND 2, BLOCK 1 ANDERSON
FARM FIFTH SUBDIVISION,
LOVELAND, CO.



SCALE: 1" = 1000'	CDS Engineering Corporation 165 2nd ST SW LOVELAND, COLORADO 80538 (970) 667-8010		PROJECT NO. 14-7274
DATE: 02-13-15		DRAWING NO. PLAT	
FIELD BOOK: N/A			REVISION NO.
DRAWN: MJD	CHECKED:		SHEET 1 OF 1

EXHIBIT 1



Planning Commission Staff Report

April 27, 2015

Agenda #: Consent Agenda - 1
Title: Anderson Farm 5th Subdivision –
Vacation of shared access easement
Applicant: Drywall Supply – Kenneth Fry
Request: vacation of a shared access easement
Location: along the south east side of North
Denver Avenue, approximately 350
feet south of the Great Western
Railroad crossing
Staff Planner: Brian Burson, City Planner II

Staff Recommendation:

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Recommended Motion:

“Move to make the findings listed in Section IV. of this report, dated April 27, 2015; and, based on those findings, recommend approval of the vacation of a shared access easement across Lots 1 and 2, Block 1, Anderson Farm 5th Subdivision, as described in Attachment #3 of this staff report.”

Summary of Analysis:

This is a public hearing item to consider vacation of a shared access easement across Lots 1 and 2, Block 1, Anderson Farm 5th Subdivision. The site consists of approximately 1.8 acres and is located along the east side of North Denver Avenue, approximately 2,100 north of East 1st Street and adjacent to Kermesite Place. It has remained undeveloped since the time of original City approvals of the plat and PUD in 1998. Drywall Supply is planning a new office/warehouse building on these lots.

The original plat and development plan provided a shared access easement across the lots to assure that the owners of all lots could use the shared access onto North Denver Avenue. This easement was located and aligned to fall on the shared drive lane for the shared parking lot. Since the proposed building will occupy portions of both existing lots, a Lot Merger plat is being reviewed by the City to eliminate the internal lot line dividing the two. This will also eliminate the need for the originally platted shared access easement. A Site Development Plan for the use is also under review. It is anticipated that both the Lot Merger and Site Development Plan will be approved shortly after full approval of the easement vacation.

City staff fully support the vacation since it is no longer needed, and the development will meet all applicable City codes and standards without the access easement.

I. ATTACHMENTS

1. Vicinity map
2. Application's letter of justification for vacation of easement
3. Vacation exhibit and legal description
4. Sheet 2 from final plat of Anderson Farm 5th Subdivision
5. Sheet LS2a from Pine Tree Village PUD Final Development Plan.
6. Draft site plan for Drywall Supply

II. KEY ISSUES

Staff believes that all key issues regarding the vacation have been resolved through the staff review process. Staff fully supports vacation of the easement, since it is no longer needed and because all aspects of applicable City codes and standards will be met without the easement. The item has been placed on the Planning Commission consent agenda.

III. SUMMARY

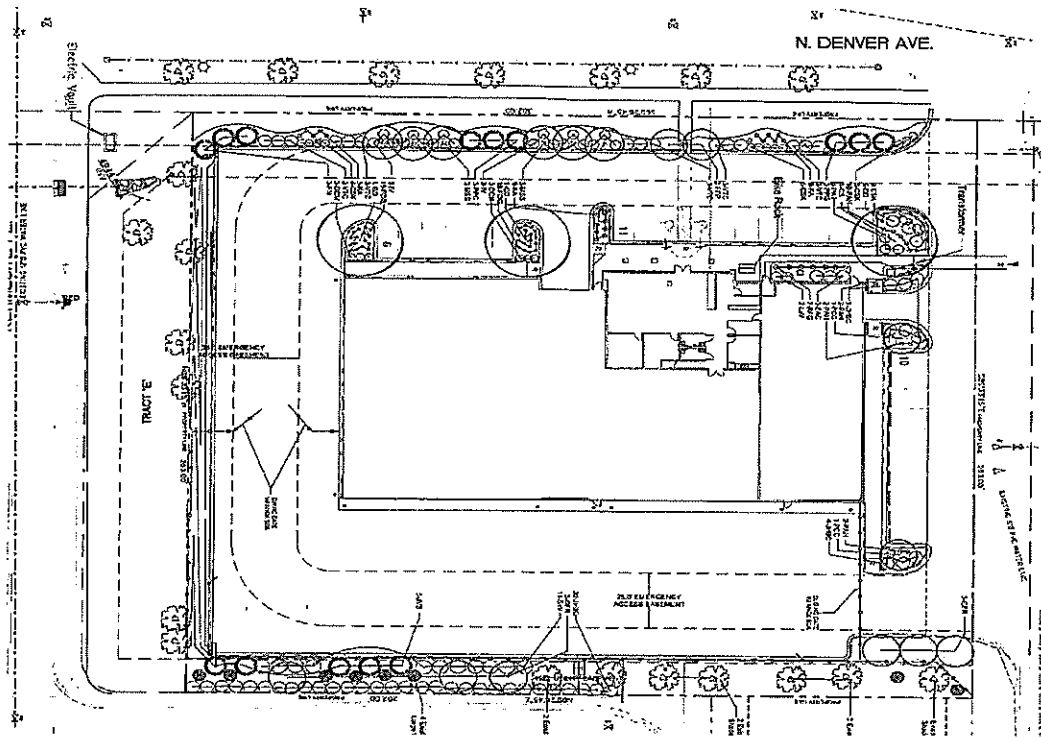
A. Project Description:

Drywall Supply is planning a new office/warehouse building on Lots 1 and 2, Block 1, of Anderson Farm 5th Subdivision. The site is located along the east side of North Denver Avenue, approximately 350 feet south of the Great Western Railroad crossing. (See **Attachment #1.**) This site was originally approved in 1998 as part of the Pine Tree Village PUD, platted as Anderson Farm 5th Subdivision. The overall PUD includes single-family and multi-family areas, as well as commercial/light industrial uses in the northwest portion along North Denver and the adjacent railroad ROW. The Drywall Supply building is proposed in the commercial/light industrial portion.

Since this stretch of North Denver Avenue is an arterial street, spacing of access points is important to minimize conflicts between vehicles travelling on the arterial and vehicles attempting to access it from adjacent sites. To implement this, a shared access point to North Denver Avenue was planned with the original project. The original plat and development plan provided a shared access easement across the lots to assure that the owners of all lots could use the shared access onto North Denver Avenue. This easement was located and aligned to fall on the drive lane for the shared parking lot, allowing vehicles to travel to and from both lots.

Since the proposed building will occupy portions of two lots, as originally platted, a Lot Merger plat is being reviewed by the City to eliminate the internal lot line dividing the two. A Site Development Plan for the use is also under review. It is anticipated that both the Lot Merger and Site Development Plan will be approved shortly after approval of the easement vacation. The proposed new building will be located and oriented in a manner that is consistent with the original plan, but since the lots will be merged, there is no longer any need for the shared access easement around the building. An emergency access easement around the building will be provided by separate deed as part of the Lot Merger plat.

Draft proposed site plan:



B. Neighborhood Response:

No neighborhood meeting is required for an easement vacation. The public notice was provided as stipulated by the City code. Staff has received no inquiry, concern or input from the neighborhood or general public.

IV. FINDINGS and ANALYSIS

The following two findings must be met in order for the City Council to vacate the easement. These findings are taken from section 16.36.010.B of the Loveland City Code, and also incorporated into the ordinance prepared for City Council action.

- 1. That no land adjoining any right-of-way to be vacated is left without an established public or private right-of-way or easement connecting said land with another established public or private right-of-way or easement.*

PW-Transportation:

Since the proposed vacation of this portion of the access easement does not include the existing east west access easement serving existing lots in the area with access to Denver Avenue, once lots 1 and 2 of the Anderson Farms Fifth Subdivision are combined into one lot as is proposed, this vacation of a portion of the access easement will not leave land without an established public or private right-of-way

or easement connecting said land to the existing public street system.

2. *That the easement to be vacated is no longer necessary for the public use and convenience.*

PW-Transportation:

Once lots 1 and 2 of the Anderson Farms Fifth Subdivision are combined into one lot as is proposed, this portion of access easement to be vacated will no longer be necessary for the existing public use and convenience.

In light of the above, once lots 1 and 2 of the Anderson Farms Fifth Subdivision are combined into one lot as is proposed, the Transportation Development Review Division will have no objection to the approval of this proposed vacation of a portion of the access easement.

Fire:

Staff believes that this finding can be met, due to the following:

1. The proposed vacation of the boundary line of Lots 1 and 2 Block 1 Anderson Farm Fifth Filing for the purpose of constructing a new drywall supply building over combined lots will not affect compliance with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.

2. The proposed vacation will not negatively impact fire protection for the subject development or surrounding properties, as a new emergency access easement will be dedicated for this property with new layout.

Water/Wastewater:

The subject area to be vacated is the City's current service area for both water and wastewater. There are no existing water mains and/or wastewater mains in the area to be vacated. The Department finds that:

1. The existing access easement to be vacated does not impact the existing water and wastewater utility configuration within and adjacent to this development.

2. The existing access easement to be vacated is no longer necessary for public use and convenience.

PW-Stormwater:

Staff believes that this finding can be met, due to the following:

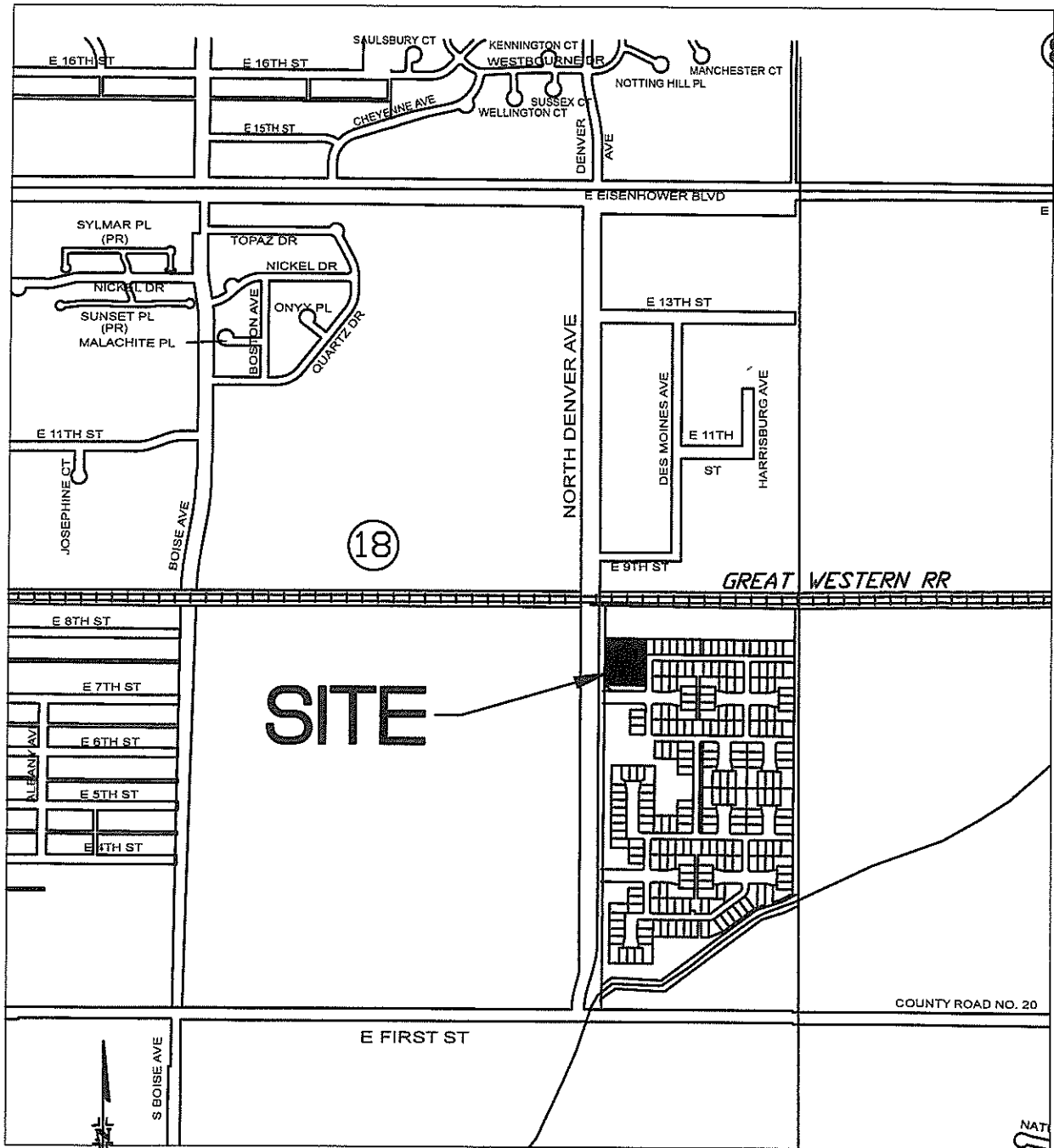
1. The existing access easement is not used to convey Stormwater and thus is not necessary for the public use and conveyance of Stormwater.

Power:

Three phase underground feeders are located in existing utility easements along the east side of Denver Avenue, the north side of Kermesite Place and the west side of Ruby Avenue. These easements are not within the twenty-five foot easement to be vacated. The easement to be vacated is no longer necessary for the public use and convenience.

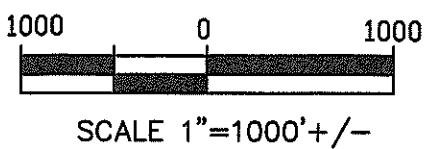
V. CONDITIONS

There are no recommended conditions from staff.



SITE

**VICINITY MAP
 AMENDED PLAT OF LOTS 1
 AND 2, BLOCK 1 ANDERSON
 FARM FIFTH SUBDIVISION,
 LOVELAND, CO.**



SCALE: 1" = 1000'	
DATE: 02-13-15	
FIELD BOOK: N/A	
DRAWN: MJD	CHECKED:

CDS Engineering Corporation
 165 2nd ST SW
 LOVELAND, COLORADO 80538
 (970) 667-8010

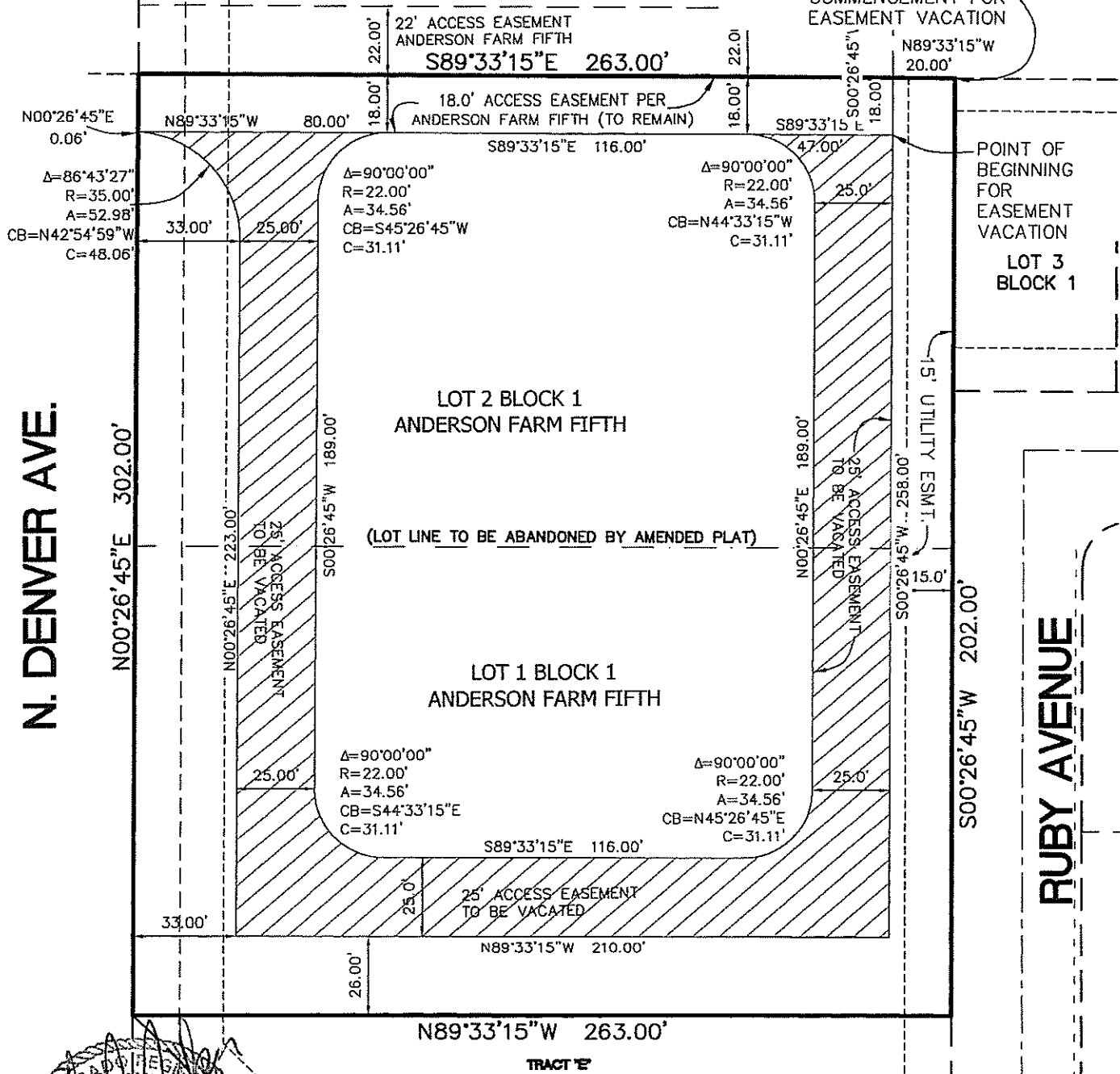
ATTACHMENT 1

**JUSTIFICATION LETTER
VACATION OF AN ACCESS EASEMENT
730-740 N. DENVER AVENUE**

Lots 1 and 2 of Block 1 Anderson Farm Fifth Filing were platted to access Denver Avenue from a common point near the North line of Lot 2. Access to Lot 1 was to be via the Access Easement shown on the Final plat.

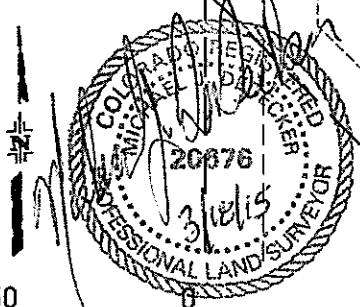
Drywall Supply proposes to construct a new facility on Lots 1 and 2. These lots will be combined eliminating the need for most of this easement.

NORTHEAST CORNER LOT 2
BLOCK 1 ANDERSON FARM
FIFTH SUBDIVISION POINT OF
COMMENCEMENT FOR
EASEMENT VACATION



N. DENVER AVE.

RUBY AVENUE



SCALE 1"=50'

KERMESITE PL.
**EXHIBIT MAP FOR ACCESS EASEMENT VACATION
IN LOTS 1 AND 2, BLOCK 1
ANDERSON FARM FIFTH SUBDIVISION**

PROJECT NO.14-7274
DRAWING NO. 7274 DRYWALL
REVISION NO. 03-18-15
SHEET 1 OF 1

CDS Engineering Corporation
165 2nd ST SW
LOVELAND, COLORADO 80538
(970) 667-8010

ATTACHMENT 3

ACCESS EASEMENT VACATION
Lots 1 and 2 Block 1 ANDERSON FARM FIFTH SUBDIVISION

A portion of the Access Easement lying in Lots 1 and 2 of Block 1 according to the Final Plat of Anderson Farm Fifth Subdivision to the City of Loveland, Colorado as recorded September 16, 1998 as reception number 19980079865 in Larimer County, Colorado Records, being situated in the Northwest Quarter of Section 24, Township 5 North, Range 69 West of the 6th P.M, more particularly described by metes and bounds as follows;

The North line of Lot 2 Block 1 Anderson Farm Fifth Subdivision was assumed to bear South 89°33'15" East according to the Final Plat of said Subdivision with all bearings contained herein relative thereto.

Commencing at the Northeasterly corner of Lot 2 Block 1;

thence North 89°33'15" West a distance of 20.00 feet;

thence South 00°26'45" West a distance of 18.00 feet, to the Point of Beginning of this Easement Vacation;

thence South 00°26'45" West a distance of 258.00 feet;

thence North 89°33'15" West a distance of 210.00 feet;

thence North 00°26'45" East a distance of 223.00 feet;

thence along the arc of a curve to the left having a radius of 35.00 feet, and a central angle of 86°43'27", an arc length of 52.98 feet, the chord of said curve bears North 42°54'59" West, a distance of 48.06 feet;

thence along a non-tangent line North 00°26'45" East a distance of 0.06 feet;

thence South 89°33'15" East a distance of 80.00 feet;

thence along the arc of a non-tangent curve to the left, the center of which bears South 00°26'45" West, having a radius of 22.00 feet, and a central angle of 90°00'00", an arc length of 34.56 feet, the chord of said curve bears South 45°26'45" West, a distance of 31.11 feet;

thence South 00°26'45" West a distance of 189.00 feet;

thence along the arc of a curve to the left having a radius of 22.00 feet, and a central angle of 90°00'00", an arc length of 34.56 feet, the chord of said curve bears South 44°33'15" East, a distance of 31.11 feet;

thence South 89°31'15" East a distance of 116.00 feet;

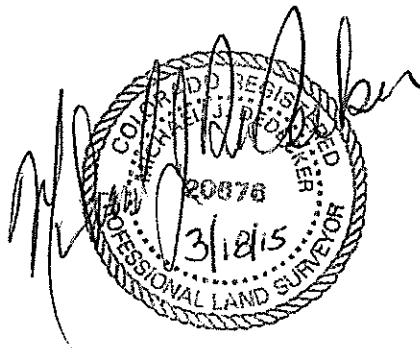
thence along the arc of a curve to the left having a radius of 22.00 feet, and a central angle of 90°00'00", an arc length of 34.56 feet, the chord of said curve bears North 45°26'45" East, a distance of 31.11 feet;

thence North 00°26'45" East a distance of 189.00 feet;

thence along the arc of a curve to the left having a radius of 22.00 feet, and a central angle of 90°00'00", an arc length of 34.56 feet, the chord of said curve bears North 44°33'15" West, a distance of 31.11 feet;

thence along a non-tangent line, South 89°33'15" East a distance of 47.00 feet to the Point of Beginning, containing an area of 17577 square feet, 0.404 acres

Prepared February 19, 2015
Revised March 18, 2015
By Michael J. DeDecker PLS 20676
For and on Behalf of
CDS Engineering Corp.
165 2nd Street SW
Loveland, Colorado
Project 14-7142



**PINE TREE VILLAGE P.U.D.
E. FIRST STREET AND N. DENVER AVENUE
LOVELAND, COLORADO**



**ALLER-LINGLE
ARCHITECTS**

745 WHALERS WAY
BLDG E, SUITE 200
FORT COLLINS, CO 80525
(970) 223-1820

PARTIAL
LANDSCAPE PLAN
DETAILS

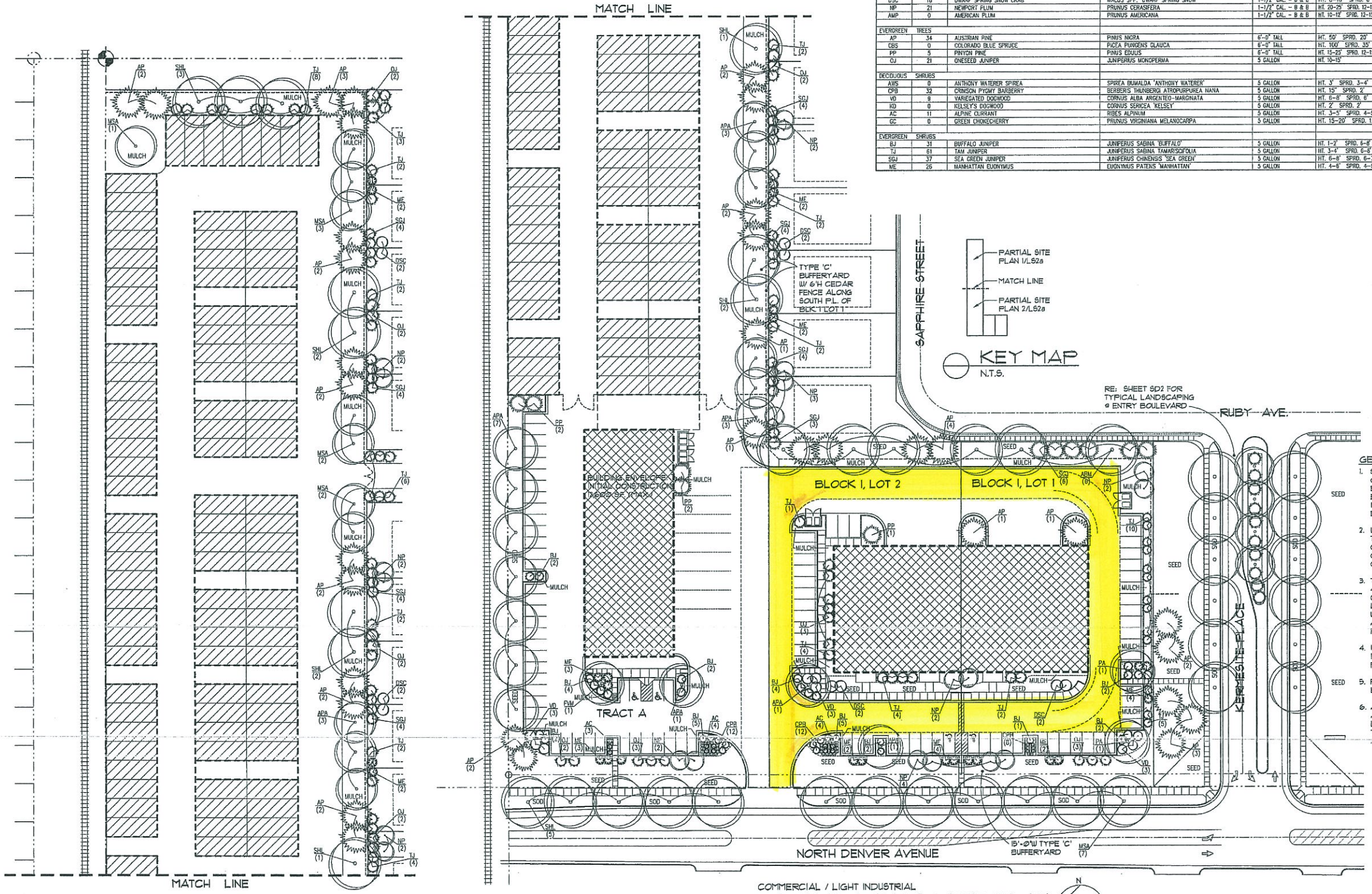
FILE: 61LS2AFDP.DWG

PROJECT 9611
DATE 2-10-99
DRAWN BAH

LS2a

PLANT MATERIAL LIST NOTE: PLANT SPECIES/QUANTITIES INCLUDED IN THIS LIST ARE FOR COMMERCIAL LOTS 1 & 2 OF BLOCK 1 AND THE BACKYARDS OF THE RESIDENTIAL LOTS OF BLOCK 1 ONLY. ALL OTHER SPECIES/QUANTITIES FOR THE DEVELOPMENT ARE INCLUDED IN THE LIST ON SHEET LS1.

MARK	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE	REMARKS
DECIDUOUS SHADE TREES						
SHL	18	SHADBLASTER HONEYLOCUST	GLABRIA THACANTHUS RESINUS 'SHADMASTER'	2" CAL. - B & B	HT. 50'-75' SPRD. 50'	POOLESS & SEEDLESS
APA	18	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL. - B & B	HT. 40'-50' SPRD. 30'	
USA	18	MARSHALL'S SEEDLESS ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	2" CAL. - B & B	HT. 50'-60' SPRD. 30'	
PA	2	PAIMORE ASH	FRAXINUS PENNSYLVANICA 'PAIMORE'	2" CAL. - B & B	HT. 60' SPRD. 30'	
NM	0	NORWAY MAPLE	ACER PLATANOIDES	2" CAL. - B & B	HT. 50'-60' SPRD. 40'	
FVM	1	FAIR VIEW MAPLE	ACER PLATANOIDES 'FAIR VIEW'	2" CAL. - B & B	HT. 50'-60' SPRD. 40'	
AM	6	AUTUMN BLAZE MAPLE	ACER SACCHARINUM 'AUTUMN BLAZE'	2" CAL. - B & B	HT. 50'-60' SPRD. 40'	
BD	0	BUR OAK	QUERCUS MACROCARPA	2" CAL. - B & B	HT. 60' SPRD. 40'	
DECIDUOUS ORNAMENTAL TREES						
CSP	0	CLEVELAND SELECT PEAR	PIRUS CALLERYANA 'CLEVELAND SELECT'	1-1/2" CAL. - B & B	HT. 30'-40' SPRD. 20'	
DSC	16	DWARF SPRING SNOW CRAB	MALUS SPP. 'DWARF SPRING SNOW'	1-1/2" CAL. - B & B	HT. 8'-10' SPRD. 6'	
NP	21	NEWMPORT PLUM	PRUNUS CEFASPERA	1-1/2" CAL. - B & B	HT. 20'-25' SPRD. 12'-18'	
AMP	0	AMERICAN PLUM	PRUNUS AMERICANA	1-1/2" CAL. - B & B	HT. 15'-18' SPRD. 12'-15'	
EVERGREEN TREES						
AP	34	AUSTRIAN PINE	PIRUS INORA	6"-0" TALL	HT. 60' SPRD. 20'	
CSB	0	COLORADO BLUE SPRUCE	PICEA FURZENS GLAUCA	6"-0" TALL	HT. 100' SPRD. 35'	
PP	5	PRITCH PINE	PIRUS EDULIS	6"-0" TALL	HT. 15'-25' SPRD. 12'-15'	
OJ	21	ONESEED JUNIPER	JUNIPERUS MONOSPERMA	5 GALLON	HT. 10'-15'	
DECIDUOUS SHRUBS						
AVS	0	ANTHONY WATERER SPIREA	SPIREA BUMALDA 'ANTHONY WATERER'	5 GALLON	HT. 3' SPRD. 3'-4'	
CPB	32	CRIMSON PYGMY BARBERY	BERBERIS THUNBERGII ATROPURPUREA NANA	5 GALLON	HT. 15" SPRD. 2'	
VD	8	VARIABLE DOGWOOD	CORNUS ALBA ARGENTEA-MARGNATA	5 GALLON	HT. 8'-8" SPRD. 6'	
RD	0	RED TILED DOGWOOD	CORNUS SERICEA 'KESEY'	5 GALLON	HT. 7' SPRD. 7'	
AC	11	ALPINE CURRANT	RIBES ALPINUM	5 GALLON	HT. 3'-5" SPRD. 4'-5"	
GC	0	GREEN CHOCOCERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GALLON	HT. 15'-20' SPRD. 12'	
EVERGREEN SHRUBS						
BJ	31	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GALLON	HT. 1'-2' SPRD. 6'-8"	
TJ	61	TAM JUNIPER	JUNIPERUS SABINA TAMARISOPOLIA	5 GALLON	HT. 3'-4' SPRD. 6'-8"	
SGJ	37	SEA GREEN JUNIPER	JUNIPERUS CHENSINGIS 'SEA GREEN'	5 GALLON	HT. 6'-8" SPRD. 6'-7"	
ME	26	MANHATTAN EUNYMUS	EUNYMUS PATERNS 'MANHATTAN'	5 GALLON	HT. 4'-6" SPRD. 4'-5"	



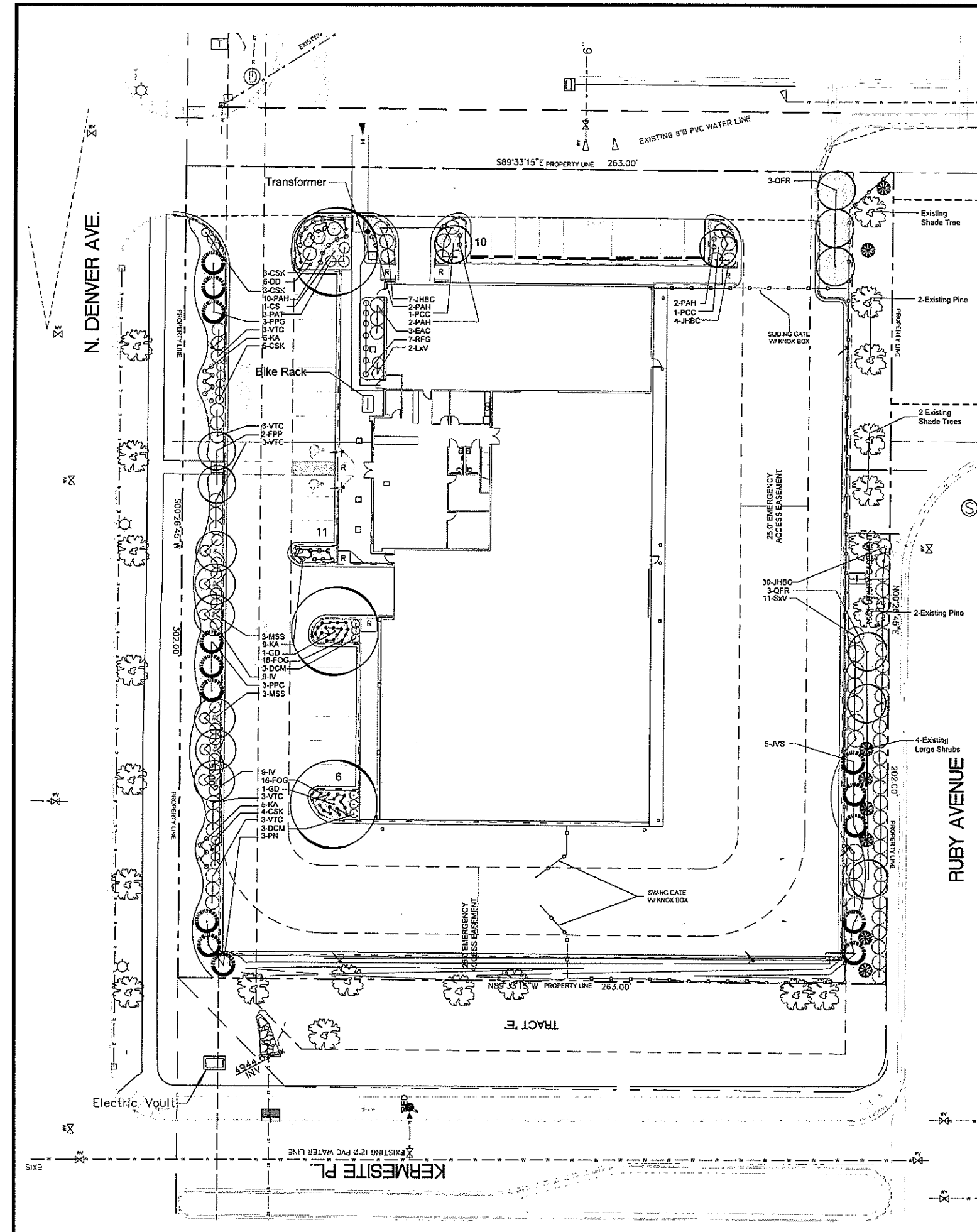
- GENERAL NOTES:**
- SHRUB BEDS SHALL BE PROVIDED W/ ROCK OR WOOD/BARK MULCH OVER MIRRI WEED BARRIER OR EQUAL 4 EDGED W/ STEEL EDGING. LANDSCAPING SHALL MEET THE INTENT OF THE CITY OF LOVELAND SITE DEVELOPMENT STANDARDS.
 - LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, OR SECURED W/ A LETTER OF CREDIT, ESCROW, OR PERFORMANCE BOND OF 125% OF THE VALUE OF THE UNCOMPLETED LANDSCAPING WORK.
 - TREES SHALL NOT BE PLANTED CLOSER THAN 4'-0" TO ANY GAS OR ELECTRIC LINE, AND NO CLOSER THAN 10'-0" TO ANY WATER OR SEWER LINE. TREE PLANTING SHALL BE COORDINATED W/ PUBLIC SERVICE COMPANY. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
 - INSTALL 1-1/2" DIA. PVC PIPE SLEEVES WHERE IRRIGATION LINES CROSS OR ARE UNDER PAVEMENT.
 - FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED TO ENSURE POSITIVE DRAINAGE.
 - ALL LANDSCAPE AREAS TO RECEIVE A PERMANENT AUTOMATIC IRRIGATION SYSTEM MEETING THE CITY OF LOVELAND SITE DEVELOPMENT STANDARDS. CONTRACTOR TO PROVIDE DESIGN DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

COMMERCIAL / LIGHT INDUSTRIAL
PARTIAL LANDSCAPE PLAN
LS2a 1" = 40'-0"

COMMERCIAL / LIGHT INDUSTRIAL
PARTIAL LANDSCAPE PLAN
LS2a 1" = 40'-0"

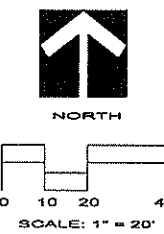
NOTE:
ALL USES CONDUCTED WITHIN THE COMMERCIAL/LIGHT INDUSTRIAL PHASE ARE REQUIRED TO CONTROL THE LEVEL OF NOISE EMISSION TO INSURE THAT NO NOISE EXCEEDS 55 DBA, AS MEASURED AT THE BOUNDARY LINE OF THIS PHASE WHICH ADJUTS RESIDENTIAL DEVELOPMENT.

ATTACHMENTS



GENERAL LANDSCAPE NOTES

- All living plants required by the City of Loveland Site Development Performance Standards and Guidelines shall be maintained in a live and healthy state. Dead or unhealthy plants shall be immediately replaced with the size and type of plants required on the site development plan and by the City of Loveland Site Development Performance Standards and Guidelines.
- Scheduled sizes stated represent minimum caliper and height. Sizes provided may exceed minimum required, but in no event shall smaller plant material sizes be used.
- Plant material shall be in accordance with ANA specifications for #1 grade.
- The developer shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other construction does not preclude installation and maintenance of landscape elements on this plan.
- Landscape areas, unless otherwise noted shall be irrigated with an automatic underground irrigation system.
- Underground utilities shall be located prior to installation of landscape.
- Existing permanent landscape disturbed or damaged by construction shall be restored to its original condition, prior to final acceptance.
- Areas designated "turf" shall be sodded with a bluegrass blended sod, installed on a prepared soil subgrade.
- Non-irrigated Crestedwheat Grass shall be seeded and irrigated with temporary irrigation to establishment.
- Soil amendments (including organic matter and fertilizers) that are appropriate for the intended plant materials, design of the site and soil conditions should be selected and used. Soil should be tilled and amendments incorporated to a minimum depth of 6 inches. The following schedule specifies the minimum solid amendment requirements per 1000 square feet of landscape area:
 - 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 (i.e. Crested Wheatgrass): 1 cubic yard or comparable treatment
- Rock and Bark mulch shall consist of 3" of material laid over stabilized weed barrier except in detention pond area.
- Buffer yard type C is required for the 300' feet of buffer yard located along Ruby Drive.
- Buffer yard type C with a 15' width multiplier of 1.00 is required for the 300' feet of buffer yard along Denver Avenue.
- The property owner or business association will be responsible for the maintenance and upkeep of all landscaping on site and within the abutting rights-of-way.
- Roll top edging shall be used between irrigated turf and mulch areas.
- Developer shall be responsible for all on-site landscaping.
- Developer shall be responsible for providing irrigation for all landscaping.



LANDSCAPE LEGEND

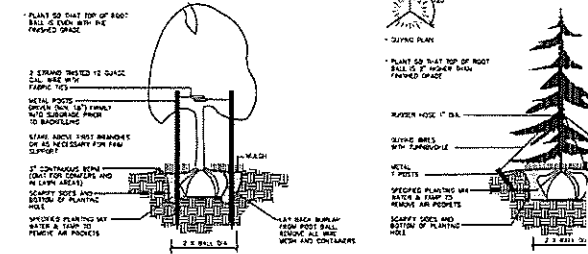
- BOULDER
- 3/4"-2" RIVERROCK
- BARK MULCH
- 2"-4" RIVERROCK
- EVERGREEN TREE
- DECIDUOUS TREE
- DECIDUOUS SHRUB
- PERENNIAL GRASSES
- EVERGREEN SHRUBS
- EXISTING TREES TO REMAIN

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	HORO	QNTY
DECIDUOUS TREES						
QFR	Quercus Robur 'Fast-gate'	Columnar English Oak	2' cal	B+B	L	6
CS	Catalpa Speciosa	Western Catalpa	2' cal	B+B	L	1
GD	Gymnocladia dioica	Kentucky Coffeetree	2' cal	B+B	M	2
FPP	Fraxinus pennsylvanica 'Palmore'	Palmore Ash	2' cal	B+B	M	2
ORNAMENTAL TREES						
MSS	Malva 'Spring Snow'	Spring Snow Creeb	1.5' cal	B+B	L	6
PCC	Pyrus catusyama 'Chansoeer'	Chansoeer Pear	1.5' cal	B+B	M	2
EVERGREEN TREES						
PN	Pinus nigra	Austrian Pine	6' ht.	B+B	M	3
PPG	Pinus pungens glauca	Colorado Blue Spruce	6' ht.	B+B	M	6
JVS	Juniperus virginiana 'Skyrocket'	Skyrocket Juniper	5 gal	B+B	5	
EVERGREEN SHRUBS						
JHBS	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	B+B	L	41
DECIDUOUS SHRUBS						
CSK	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	5 gal	7' oc	L	15
PAT	Prunella atropurpurea	Russian Sage	5 gal	4' oc	M	3
VTC	Viburnum coccineum 'Compactum'	American Cranford Cranberry	5 gal	3' oc	L	15
EAC	Eucryphia alata 'Compactum'	Dwarf Burning Bush	5 gal	3' oc	L	3
LV	Ligustrum viciifolium	Golden Vicky Privet	5 gal	4' oc	L	2
IV	Ilex verticillata	Little Henry Dwarf Sweetgum	5 gal	3' oc	M	15
DCM	Daphne x burttiana 'Cardi Macra'	Cardi Macra Daphne	5 gal	4' oc	L	6
SW	Syringa virginica	Albert Holden Lilac	5 gal	3' oc	M	11
PERENNIALS AND ORNAMENTAL GRASSES						
RFG	Rubus odoratus 'Tinkerbelle'	Black-eyed Susan	1 gal	24" oc	L	7
DD	Dianthus barbatus	Maiden Pink	1 gal	12" oc	L	5
FOG	Fuchsia ovata 2' SPEC	Blue Fuchsia	1 gal	30" oc	L	34
KA	Calluna vulgaris a small form 'Wart Forester'	Wart Forester Heath	1 gal	24" oc	L	20
PAH	Pennisetum alopecuroides 'Hamlet'	Dwarf Fountain Grass	1 gal	12" oc	L	15

BUFFER YARDS

TYPE	REQ	PROVIDED
DENVER AVE. 300'		
Type C	9	9
Canopy Trees	9	9
Flowering Trees	6	6
Shrubs	45	45
Evergreen/Conifer	9	9
RUBY AVE. 300'		
Type C	9	9
Canopy Trees	9	9
Flowering Trees (Large Shrub)	6	6
Shrubs	45	45
Evergreen/Conifer	9	9



NOTE: Square footages of materials are approximate measures only.

ATTACHMENT 6

Planscapes
Planning/Landscape Architecture

ARCHITECT
MORGANT GROUP
Marin Morganis
2025 Aspen Drive Suite B
LOVELAND, COLORADO
970-667-4000

ENGINEER
CDS ENGINEER CORPORATION
165 SW 2ND STREET
LOVELAND, COLORADO
(970)567-8010

PLANNER
ROB MOLLOY
280 N. WYVY MAPLE DRIVE
LOVELAND, CO
970-988-5301

**ANDERSON FIFTH SUBDIVISION LOT 1,2 BLOCK 1
FINAL DEVELOPMENT PLAN AMENDMENT/SITE DEVELOPMENT PLAN**

LOVELAND COLORADO

LANDSCAPE PLAN

DATE: 03/18/2015
JOB NO: _____
DRAWN: RM
CHECKED: RM
REVISED: _____

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