



Project Information Summary

Project Name: 192-216 W 64th St

Last Update: 03/02/26

Project Number: PZ-26-00019

General Location: Northwest of E 57th St and Highway 287 Intersection, South Side of N Garfield Ave

Project Description:

Detention pond relocation from 192 W 64th to 216 W 64th Ave. Located northwest of E 57th St and Highway 287 Intersection, South Side of N Garfield Ave.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 3.34

Existing Use: Vacant/Drainage

Application Type:

Civil Construction Plans

Choose Type

Choose Type

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☒ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☒ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Brian Krombein

City Planner

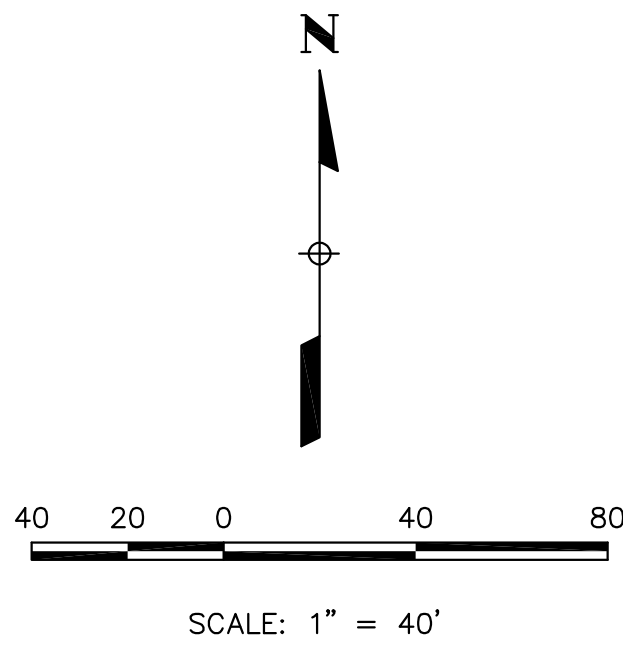
Name: Ethan Mattson

Phone: 970-962-2581

Email: Ethan.Mattson@cityofloveland.org

Attachment (s): CCPs and Landscape Plans

The above information was current at the time of initial project submittal and is subject to change



	PROPERTY LINE
	ADJACENT LOT LINE
	PROPOSED 1' CATCH CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED RETAINING WALL
	EXISTING EASEMENT
	PROPOSED CONCRETE PAVEMENT
	MAINTENANCE ACCESS PATH

NGS BENCHMARK DESIGNATED "H 409", PID "LL1041" BEING A STAINLESS STEEL ROD UNDER LOGO CAP LOCATED ON THE SOUTH SIDE OF WEST 50TH STREET, WEST OF THE INTERSECTION WITH NORTH GARFIELD AVENUE (U.S. HIGHWAY 287) IN THE CITY OF LOVELAND. ELEVATION: 5058.20'

BRIAN KROMBEIN, PE, PLS
COLORADO PE NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC



192 W. 64TH LLC
1090 YUMA STREET
DENVER, CO 80204
303-892-9999 x206
CONTACT: TONY YUFFA

UNIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED
BY THE APPROPRIATE
REVIEWING AGENCIES,
VERMILION PEAK
ENGINEERING APPROVES
THEIR USE ONLY FOR THE
PURPOSES DESIGNATED BY
WRITTEN AUTHORIZATION.

V-SCALE					
DATE	1/5/26				
DESIGNED BY	BK				
DRAWN BY	BK				
CHECKED BY					

192 AND 216 W. 64TH STREET

CIVIL SITE PLAN

EET C3 OF 15

B NO. 25010

NON IRRIGATED NATIVE GRASS - (TEMPORARY IRRIGATION FOR ESTABLISHMENT)

SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING OR APPROVED EQUAL

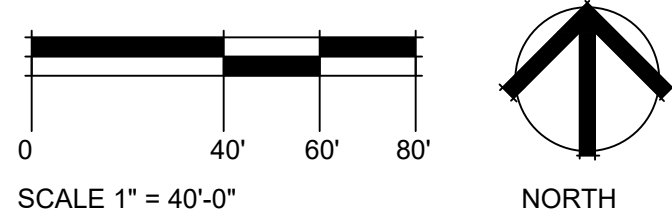
NON IRRIGATED NATIVE GRASS - (TEMPORARY IRRIGATION FOR ESTABLISHMENT)

DETENTION SEED MIX OR APPROVED EQUAL: SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

1. SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS OR APPROVED EQUAL, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
2. DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH AN APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
3. ADEQUATE TEMPORARY IRRIGATION, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING , ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
4. ALL AREAS OF DISTURBANCE SHALL BE RESEEDED AND TEMPORARILY IRRIGATED VIA WATER TRUCK FOR THE ESTABLISHMENT PERIOD ONLY. TEMPORARY IRRIGATION IS NOT TO EXCEED THREE (3) YEAR PERIOD. NO PORTION OF THIS AREA WILL BE IRRIGATED THROUGH A DIRECT CONNECTION TO THE CITY WATER SYSTEM.

MULCH IN ALL NATIVE SEED AREAS:

1. IMMEDIATELY FOLLOWING THE RAKING / SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
2. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
3. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS ¼ INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
4. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
5. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.



NOT TO SCALE

329343.15-01

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>WIDTH</u>
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PERENNIALS

PERENNIALS

* 5	Achillea millefolium 'Terra Cotta'	1 gal.	2'	2'
	Terra Cotta Common Yarrow			

PROPERTY LINE

EASEMENT LINE

EXISTING WALL

STEEL EDGER

	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX
	NON-IRRIGATED NATIVE SEED DETENTION SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)
	IRRIGATED TURF TAHOMA31 BERMUDAGRASS OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED BY DEVELOPER)
	1.5" - 3" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 3" DEPTH



SEAL

PROJECT TITLE

192 and 216 W.
64th Street

Loveland, CO

PREPARED FOR

OWNER:

192 W. 64th LLC

1090 Yuma Street
Denver, CO 80204
Contact: Tony Yuffa

[illegible]

DATE _____

January 8, 2026

SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: LS01