| SYMBOL | DESCRIPTION | QTY |
|-------------|---------------------|-----------|
| | Shadow Ridge 1-1/2" | 17,715 SF |
| +;+;+;+ | 25% Scatter 3"-10" | 22,136 SF |
| | River Rock 3"-8" | 10,930 SF |
| B \$ | Boulders — 3' DIA. | 6 EA. |

| SITE DATA & REQUIREMENTS | | | | | | |
|---|--------|---------------------------------|----------|--------------------------------|--|--|
| ZONING: PO SITE AREA (DEVELOPED): 70,045 SF LANDSCAPE*: ONE TREE PER FIVE HUNDRED SF | (20%) | <u>REQUIRED</u> 14,009 28 | | PROVIDED 30,621 SF 28 EA | | |
| OF REQUIRED LANDSCAPE INCLUDES ONE TREE PER 7 PARKING SPACES | (25) | 4 | EA | 4 EA | | |
| TOTAL TREES REQUIRED -INCLUDES ONE STREET TREE PER 30 LF FRONTAGE - 30 | , , | | EA | 32 EA | | |
| (WEDEKIND RD/ 500 LF - 17, McCARRAN BLVD/ 390 LF - 13) | | | | | | |
| -50% REQ. DECID. TREES SHALL BE -50% REQ. DECID. TREES SHALL BE | | 6 12 | 6 12 | | | |
| -EVERGREEN TREES SHALL BE MIN. 6 | 6' HT. | | 16 | 22 | | |
| SHRUBS -60% SHRUBS SHALL BE MIN. 5 GAL -40% SHRUBS SHALL BE MIN. 1 GAL | 2 | 203 X | 337 X | | | |
| GROUND COVERING OVER ENTIRE LANDSCAPE AREA IS PROVIDED WITH SHRUBS, ORNAMENTAL GRASSES AND DECORATIVE ROCK MULCHES. | | | | | | |
| PROJECT ENTRY WITH SPECIAL LANDSCAPE ELEMENTS IS PROVIDED WITH SPECIMEN ORNAMENTAL TREES | | | | | | |
| | | | | | | |

LANDSCAPE SPECIFICATIONS

GENERAL:

- PLAN IS DIAGRAMMATIC ONLY. ALL LOCAL GOVERNING CODES SHALL BE MET. EXACT LOCATION OF TREES AND SHRUBS SHALL BE DETERMINED IN THE FIELD (INSTALL AS PER DETAILS) AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- 2. A MINIMUM OF TWO WORKING DAYS BEFORE PERFORMING ANY DIGGING, CALL UNDERGROUND SERVICE ALERT FOR INFORMATION ON THE LOCATION OF NATURAL GAS LINES, ELECTRIC CABLES, TELEPHONE CABLES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UTILITIES, AND REPAIR OF ANY DAMAGE RESULTING FROM HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- 3. DAMAGES: CONTRACTOR SHALL PROMPTLY REPAIR ALL DAMAGES TO EXISTING SITE AT NO COST TO OWNER.
- 4. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (I.E., PAVING, PLUMBING, ELECTRICAL, ETC.)
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND TO NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHOULD CONDITIONS EXIST WHICH PREVENT CONSTRUCTION AS PER THESE PLANS. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY FOR CORRECTIONS.
- 6. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.

REQUIRED SEQUENCE

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING THROUGHOUT ALL LANDSCAPE AREAS SUCH THAT THERE ARE NO HUMPS OR DEPRESSIONS AND POSITIVE DRAINAGE OCCURS THROUGHOUT. THE TOP 18" OF ALL PLANTING BEDS SHALL BE CLEAN NATIVE SOIL, FREE OF ALL CONSTRUCTION DEBRIS AND NATIVE ROCKS OVER 6" IN DIAMETER. THE CONTRACTOR SHALL AMEND THE PLANTING BED OR PLANTING HOLES PER PLANS AND SPECIFICATIONS. FINAL GRADE OF ALL PLANTERS (I.E. MULCH SURFACE) SHALL BE FLUSH WITH ADJACENT HARDSCAPE SURFACES.
- 2. THE CONTRACTOR SHALL OBTAIN SOIL TEST RESULTS AND RECOMMENDATIONS FOR EXISTING SITE SOIL INCLUDING: TEXTURE CLASSIFICATION, PH, NITROGEN, POTASSIUM, MAGNESIUM, CALCIUM, PHOSPHORUS, SODIUM HAZARD, SALINITY HAZARD, BORON HAZARD, CAT ION EXCHANGE, AND FERTILIZATION MINERALS RECOMMENDATION FOR THE INTENDED USE. CONTRACTOR SHALL UTILIZE SOIL TEST RESULTS AND RECOMMENDATIONS AND SHALL PROVIDE SOIL AMENDMENTS ACCORDINGLY. CONTRACTOR SHALL PROVIDE COPIES OF SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER UPON REQUEST. RECOMMENDED SOIL TESTING LABS: MDS HARRIS, 621 ROSE ST., LINCOLN, NE 98502, (402) 476–2811, SUNLAND ANALYTICAL LAB, 11353 PYRITES WAY, SUITE 4, RANCHO CORDOVA, CA 95670, (916)–852–8557. LTP.2 MAJOR LANDSCAPE EVALUATION WITH BORON.
- 3. INSTALL ALL PLANT MATERIALS AS PER DETAILS AND SOIL AND PLANT LAB REPORT. INSTALL SLOW RELEASE FERTILIZER TABLETS FOR ALL PLANTS. INFORMATION IN SOILS AND PLANT LAB REPORT SHALL PREVAIL OVER NOTES AND DETAILS.
- 4. PLANTING MIX-<u>SOIL AMENDMENT</u> SHALL BE DOUBLE MIX COMPOSED OF TOPSOIL, BARK HUMUS, AND COMPOST. SUBMIT TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- 5. ALL PLANTING AREAS TO RECEIVE THREE—INCH MINIMUM DEPTH ROCK MULCH UNLESS OTHERWISE NOTED, SEE PLANS. PRIOR TO PLACEMENT SMOOTH AND COMPACT THE SUBGRADE TO 80% OF RELATIVE DENSITY. REMOVE WEEDS. INSTALL WOVEN WEED BARRIER FABRIC BENEATH ALL AREAS OF MULCH. LANDSCAPE FABRIC TO BE 'DEWITT' PRO-5 WEED BARRIER (OAE) INSTALLED IN ACCORDANCE WITH MFG'S SPECIFICATIONS. ANCHOR ALL EDGES PER MANUFACTURER'S SPECIFICATIONS.
- 6. APPLY PRE—EMERGENT HERBICIDE TO ALL AREAS RECEIVING ROCK MULCH AND DECOMPOSED GRANITE. APPLY AFTER IRRIGATION AND PLANTING ARE COMPLETED; BEFORE AND AFTER INSTALLATION OF ROCK MULCH MATERIAL
- 7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON PLAN AND IN LEGENDS. SYMBOLS PREVAIL OVER NUMBERS ON PLANT LIST. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT EXPRESSED WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. SEE SUBMITTALS
- 8. ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" WILL BE REJECTED. CONTRACTOR SHALL RECEIVE ON—SITE APPROVAL OF PLANT MATERIAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO RECEIVE PRIOR APPROVAL MAY RESULT IN REJECTION OF PLANT MATERIAL AT ANY POINT DURING CONSTRUCTION OR THE PERIOD FOLLOWING INSTALLATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANTS DURING THE MAINTENANCE PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF FAILED PLANTS.
- 9. ALL PLANT ROOTBALLS SHALL BE MOIST UPON ARRIVAL AT SITE AND KEPT THAT WAY THROUGH PLANTING AND APPROVAL OF FINAL WORKING IRRIGATION SYSTEM WITH WHATEVER MEANS NECESSARY INCLUDING; HAND WATERING, HOSE, WATER TRUCK, TEMPORARY IRRIGATION SYSTEM.

MAINTENANCE/GUARANTEES

1. ALL PLANTED AREAS SHALL BE MAINTAINED FOR A PERIOD OF SIXTY DAYS FOLLOWING WRITTEN ACCEPTANCE BY OWNER'S REPRESENTATIVE. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIAL (INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER, AND GRASSES) FOR A PERIOD OF ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION BY THE OWNER'S AUTHORIZED REPRESENTATIVE. IN BIDDING AND INSTALLING THE PLANT MATERIAL SPECIFIED ON THESE PLANS, THE LANDSCAPE CONTRACTOR AGREES THAT THE PLANT MATERIAL SPECIFIED IS SUITABLE TO THE PROJECT SITE. FURTHERMORE, THE LANDSCAPE CONTRACTOR AGREES TO HONOR THE WARRANTY AND, IF NECESSARY, REPLACE SPECIES WITH MORE HARDY PLANT TYPE IF DEEMED NECESSARY DUE TO EXCESSIVE DIE OUT. IF THE LANDSCAPE CONTRACTOR DOES NOT BELIEVE CERTAIN PLANT MATERIAL IS SUITABLE FOR THE SITE AND/OR ITS MICRO—CLIMATES, THE LANDSCAPE CONTRACTOR SHALL REQUEST TO MAKE PLANT MATERIAL SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO THE START OF INSTALLATION. PROPOSED SUBSTITUTIONS WILL RESULT IN NO ADDED COST.

TREE PLANTING NOTES:

1. REMOVE ALL NURSERY STAKES, TIES, AND TAGS ABOVE & BELOW GROUND TREES MUST STAND VERTICAL PRIOR TO STAKING TO BE ACCEPTABLE.

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- 2. TREES GROWN STAKED IN A NURSERY WILL NOT BE ACCEPTED ON THIS PROJECT UNLESS STAKES HAVE BEEN REMOVED FOR A MINIMUM OF TWO YEARS BEFORE THE TREES ARE DUG FROM THE NURSERY. A CERTIFICATION OF THIS CONDITION WILL BE PROVIDED AT OR BEFORE DELIVERY OF TREES TO THE SITE.
- 3. REMOVE DAMAGED BRANCHES, RETAIN NATURAL GROWTH SHAPE CHARACTERISTICS OF SPECIES. DO NOT REMOVE OR CUT CENTRAL LEADER OR ANY LOWER BRANCHES. TREES WITH DAMAGED OR CUT CENTRAL LEADERS WILL NOT BE ACCEPTED. CUT STAKES IF NEEDED, TO PREVENT WIND DAMAGE TO LOWER BRANCHES. PRUNE ACCORDING TO CLASS 1 OR 11 STANDARDS OF THE NATIONAL ARBORISTS ASSOCIATION.
- 4. TOP OF ROOT BALL IS DEFINED AT THE LOCATION OF THE UPPERMOST LATERAL ROOT, NOT THE SOIL LEVEL IN THE PLANT CONTAINER. TOP OF ROOT BALL TO BE 1" ABOVE EXISTING GRADE NO NATIVE SOIL TO BE PLACED ON TOP OF ROOT BALL.
- 5. CONDITIONS THAT WILL NOT BE ACCEPTED: TRUNK OR BARK WOUNDS; KINKED, GIRDLING, CIRCLING OR J ROOTS.
- 6. DIG SQUARE OR RECTANGULAR HOLES FOR OPTIMUM ROOT GROWTH. SCARIFY EDGES OF PLANT HOLE: DEPTH TO BE SUCH THAT TREE CAN BE PLANTED AT SAME RELATIONSHIP TO FINISH GRADE AS GROWN OR 1"
- 7. DIG PILOT HOLES FOR STAKES WITH ROTO-HAMMER INTO UNDISTURBED SOIL. PRESET STAKES IN EMPTY HOLES USING (2) 2" DIA. LODGE POLE PINE STAKES, AFTER TREE IS LOWERED INTO HOLE AND SET.
- 8. USE STRAPS OR HOOKS CONNECTED TO ROOTBALL OR WIRE BASKET TO LOWER TREE INTO HOLE. SET AND PLUM TREE FIRST, THEN USING BOLT CUTTERS AND UTILITY KNIFE REMOVE WIRE BASKET AND BURLAP TO BOTTOM OF ROOT BALL.
- 9. BACKFILL HOLE WITH PLANTING MIX IN LAYERS, TAMP SOIL AT 50% TOTAL BACKFILL DEPTH AND WATER/SOAK BEFORE ADDING MORE SOIL. ROOTBALL NOT TO BE ALLOWED TO DRY OUT, EITHER BEFORE, DURING OR AFTER PLANTING.
- 10. MINERAL SUPPLEMENTS TO BE ADDED TO SOIL AMENDMENTS PER RECOMMENDATION BASED ON SOIL ANALYSIS.
- 11. BACKFILL W/PLANTING MIX OF NATIVE SOIL AND SOIL AMENDMENT. MIX SOIL AMENDMENT TO NATIVE SOIL AT 1:3 RATIO. NATIVE SOIL TO BE SCREENED FREE OF ROCKS, CLODS, AND DEBRIS GREATER THAN 6" DIA. TAMP TO REMOVE AIR POCKETS.
- 12. CONSTRUCT WATER BASIN AROUND PERIMETER OF EXCAVATED PIT. GRADE BASIN SUCH THAT WATER COLLECTS AT THE EDGE OF BASIN, NOT AT TRUNK. FILL BASIN W/WOOD CHIP MULCH PER PLAN & SPECS. KEEP BARK 4" AWAY FROM TRUNK. DO NOT COVER TRUNK COLLAR WITH MULCH.
- 13. CINCH BELT SECURE TO WOODEN STAKE WITH GALVANIZED NAIL DRIVEN THROUGH THE CINCH-BELT AND INTO THE STAKE TO PREVENT SLIPPAGE. FOR ATTACHMENT TO METAL STAKE WRAP AROUND TREE TRUNK AND DOUBLE-WRAP STAKE TO PREVENT SLIPPAGE. DO NOT USE WIRE OR CRIMP HOSE AROUND TRUNK.

OBSERVATIONS/APPROVALS/SUBMITTALS:

- 1. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, A MINIMUM OF 48 HOURS IN ADVANCE, FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS:
 - A. PRECONSTRUCTION MEETING WITH ALL PARTIES
- B. PLANTING PIT EXCAVATION, PRIOR TO INSTALLATION
 C. BOULDER LOCATIONS STAKED OUT, PRIOR TO PLACEMENT (IF SPECIFIED)
- D. PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION
- E. PLANT LOCATIONS STAKED OUT, PRIOR TO PLANTING

 F. SITE FURNISHINGS PRIOR TO INSTALLATION (IF SPECIE
- F. SITE FURNISHINGS, PRIOR TO INSTALLATION (IF SPECIFIED)
 G. FINAL PROJECT WALK—THROUGH
- H. ADDITIONAL SITE OBSERVATIONS AS DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT AND/OR CONTRACTOR
- 2. SUBMIT THE FOLLOWING SAMPLES TO LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. ADDITIONAL SAMPLES MAY BE REQUIRED PRIOR TO FINAL APPROVAL. FAILURE TO COMPLY MAY RESULT IN REJECTION OF ITEM(S) PRIOR TO OR FOLLOWING INSTALLATION.
 - A. PLANTING MIX SOIL AMENDMENT
- B. SOIL/AMENDMENT TESTS
- C. FERTILIZER TABLETS
 D. WOOD CHIPS
- E. ROCK MULCHES
 F. TREE TIES & STAKES
- G. WEED BARRIER FABRIC
 H. BOULDERS
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS:
 - A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - B. THE REQUEST WILL BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT MATERIAL SUPPLIERS
 THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE AND WILL NOT BE AVAILABLE PRIOR TO
- 4. SUBMIT REQUIRED SOIL REPORT, AND SAMPLE OF PROPOSED SOIL AMENDMENTS TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 5. RECORD (AS-BUILT) DRAWINGS: FOLLOWING COMPLETION OF PROJECT INSTALLATION, AND PRIOR TO FINAL APPROVAL, CONTRACTOR SHALL PREPARE AND SUBMIT RECORD DRAWINGS DEPICTING A COMPLETE LANDSCAPE AND IRRIGATION INSTALLATION. PROCURE FROM LANDSCAPE ARCHITECT FULL—SIZE CONTRACT DRAWINGS. CONSTRUCTION DRAWINGS SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING INSTALLATION. CONTRACTOR SHALL MAKE A DAILY RECORD OF ALL WORK INSTALLED DURING EACH DAY. ACTUAL LOCATION OF TREES AND SHRUB BEDS, IRRIGATION VALVES, AND ALL IRRIGATION AND DRAINAGE PIPING SHALL BE SHOWN ON THE PRINTS BY DIMENSIONS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDING, CURBS, FENCES, WALKS, OR PROPERTY LINES. DRAWINGS SHALL SHOW MANUFACTURER'S NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE TO SCALE. ALL INFORMATION NOTED ON THE PRINT SHALL BE TRANSFERRED TO THE COPIES BY CONTRACTOR AND ALL INDICATIONS SHALL BE RECORDED IN A NEAT, ORDERLY WAY. THE RECORD DRAWING SHALL BE TURNED OVER TO THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE.





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TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811/1-800-227-2600



BLUEWAVE MCCARRAN BOULEVARD SPARKS

Client Revised

CUP RESOLUTION 07/23/2019

Client/Project
BLUE WAVE CAR WASH
MCCARRAN BLUE WAVE
SITE CIVIL IMPROVEMENTS PROJECT
Sparks, Nevada
LANDSCAPE PLANTING LEGEND AND NOTES

PERMIT SET 06/18/2019

A Issues

Project Number 222310634

Drawn By DM/JW/CM

Checked By BS

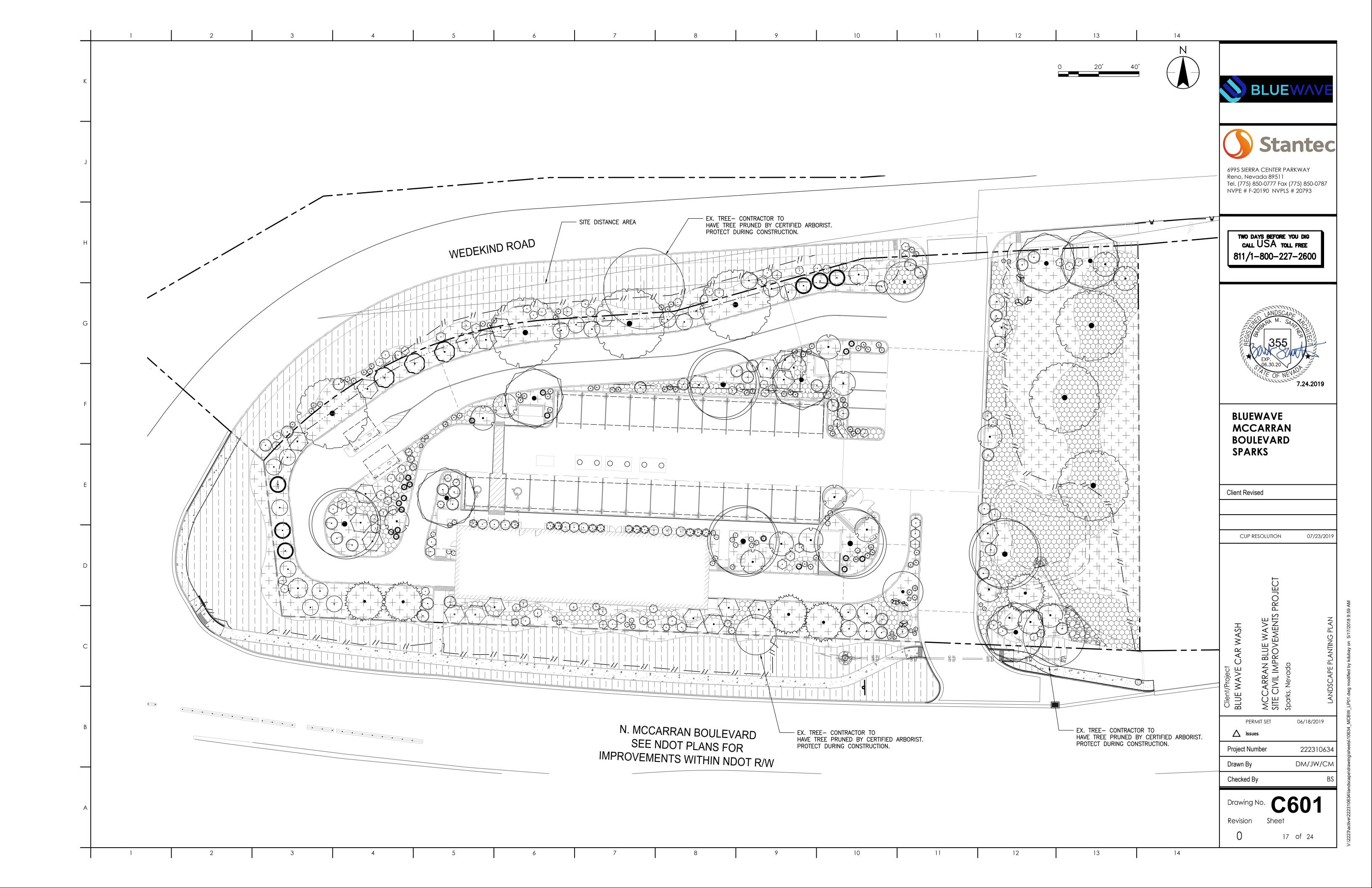
Drawing No. C600

Revision Sheet

0 16 of 24

Exhibit 3

4 5 6 7 8 9 10 11 12 13





LANDSCAPE THEME - ENHANCED HIGH DESERT

- Drought resistant trees, shrubs, and ornamental grasses are designed for the required landscaped areas around the parking lot, driveways and structures.
- Large shade trees are located along Wedekind Road and internally at parking lot islands.
- Evergreen tree groups are located along N. McCarran at both sides of the building to buffer the views of the structure.
- Ornamental trees are located to accent the driveway locations.
- A cobble streambed feature meanders through out the landscaped areas.
- Within NDOT right of way small diameter decorative mulch called 'Shadow Ridge' is placed from the back of curb to a meandering line outside of NDOT's clear zone. This rock is recommended because landscape rock must be smaller than 4 inches in diameter to meet NDOT's clear zone requirements.
- Outside of the clear zone and inside the property the landscaped areas the Shadow Ridge small rock mulch is supplemented with a scatter of larger 3 10 inch rock to provide texture.
- Seeded revegetation is designed for the area east of the entrance driveway. This would be established as a dryland seed mix that contains grasses, flowers and shrubs which will have a meadow appearance once established. Topsoil is required to be salvaged and replaced prior to seeding and the area is required to be maintained for 2 years until established. This area is approximately 15,000 SF which is beyond the required amount of landscaping.



VEGETATION- PROPOSED TREES



Autumn Blaze Maple



Austrian Black Pine



Bloodgood London Planetree



Blue Pyramid Cypress



Colorado Blue Spruce



Scarlet Oak



Adams Crabapple



VEGETATION- PROPOSED SHRUBS, GRASSES AND FLOWERING PLANTS



Karl Forester Grass



Fountain grass



Hidcote Lavender



Moonshine Yarrow



Russian Sage



Smooth Sumac



Buffaloberrry

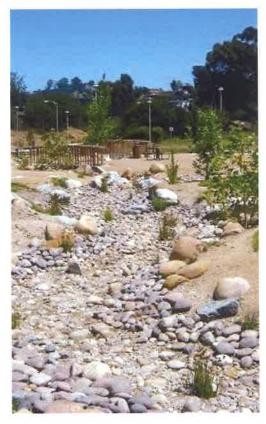


New Mexico Privet



07.01.2019

INERT MATERIALS AND SEEDED REVEGETATION



Dry Streambed Swale



Shadow Ridge 1-1/2 inch



Shadow Ridge 3-10 inch



River Cobble 3-8 inch



Seeded Revegetation