

LANDSCAPE SHEET INDEX

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LAYOUT AND MATERIALS NOTES

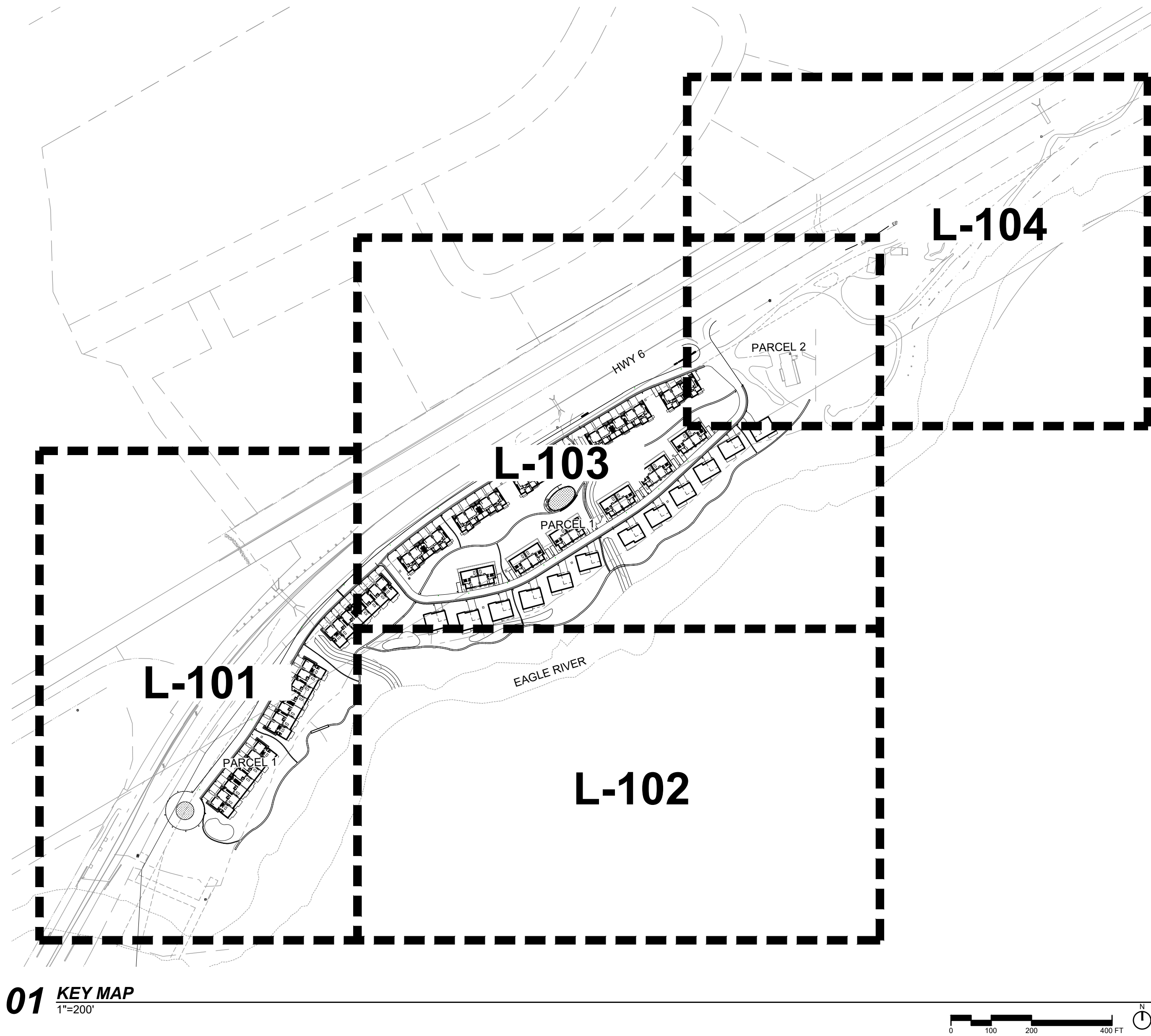
- DO NOT SCALE THE PLANS. DIMENSIONS SUPERSEDE DRAWING SCALES. VERIFY LAYOUT PRIOR TO EXCAVATION.
- DIMENSIONS ARE DRAWN TO FACE OF CURB, WALL, AND EDGE UNLESS OTHERWISE SPECIFIED.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL SUPERSEDE PLANS.
- CONTRACTOR TO CLEARLY STAKE ALL CORNERS OF PAVED AREAS FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO SETTING EDGES OR FORMS.
- OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE FOR ALL FORM WORK AT LEAST 24 HOURS PRIOR TO PLACING CURBS, FOUNDATIONS, OR PAVEMENTS.
- CONTRACTOR TO PROVIDE EXPANSION JOINT AND SCORE JOINT LAYOUT PLAN FOR APPROVAL BY LANDSCAPE ARCHITECT/PROJECT MANAGER PRIOR TO CONSTRUCTION.

GRADING AND DRAINAGE NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND PLANS FOR BACK OF CURB ELEVATIONS, BUILDING FIRST FLOOR ELEVATIONS, ETC.
- PAVED AREAS SHALL HAVE A MAXIMUM 2% CROSS SLOPE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
- ALL FINISHED HARDSCAPE AND LANDSCAPE AREAS SHALL BE SLOPED TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TOWARD DRAINAGE INLETS AND FACILITIES.
- GRADES IN LANDSCAPE AREAS SHALL SLOPE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 UNLESS OTHERWISE NOTED OR APPROVED.
- FEATHER ALL FINISH GRADES TO MEET EXISTING GRADES WITHOUT ABRUPT CHANGES IN SLOPE.
- CONTRACTOR SHALL STABILIZE AND MAINTAIN EXISTING SLOPES AND GRADES AS REQUIRED AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY EROSION OR SLOPE FAILURE AT NO ADDITIONAL COST TO THE OWNER

LANDSCAPE CALCULATIONS

- HARDSCAPE
 - 134,924 SF OF IMPERVIOUS SURFACE (INCLUDING BUILDING FOOTPRINTS)
 - 26,678 SF OF CONCRETE PAVING
 - 85,722 SF OF ASPHALT PAVING
 - 22,524 SF OF PAVERS
 - 14,845 SF OF PERVIOUS SURFACE
 - 14,845 SF OF CRUSHER FINES/SOFT SURFACE TRAIL
- IRRIGATION
 - 246,597 SF OF TEMPORARY IRRIGATED AREA USING AN EFFICIENT IRRIGATION SYSTEM FOR SEED ESTABLISHMENT
 - 18,945 SF OF PERMANENT IRRIGATED AREA USING AN EFFICIENT IRRIGATION SYSTEM
 - 5,136 SF IRRIGATED TURF
 - 13,809 SF CONTAINERIZED PLANTING, CONSISTS OF SHRUBS, GRASSES, AND PERENNIALS
 - 404 TREES ZONED SEPARATELY TO BE TURNED OFF AS NEEDED



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RED MOUNTAIN
RANCH

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PLAT

ISSUE DATE

01.13.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE

LANDSCAPE
NOTES

L-000

LAYOUT AND MATERIALS LEGEND

0.0	LEGEND	DETAIL
0.1	LIMIT OF WORK	NA
0.2	PROPERTY LINE	NA
0.3	WATER & SEWER EASEMENT	NA
0.4	75' STREAM SETBACK LINE	NA
0.5	100 YEAR FLOOD PLAIN	NA
0.6	FIELD LOCATED WETLANDS	NA
0.7	EDGE OF WATER	NA
0.8	AVG. HIGH WATER LINE	NA
0.9	MATCHLINES	NA
	EXISTING VEGETATION TO REMAIN	

1.0	PAVEMENTS AND BANDS	DETAIL
1.1	CONCRETE- VEHICULAR	NA
1.2	ASPHALT PAVING	NA
1.3	PAVER TYPE 1	NA
1.4	CRUSHER FINES PAVING	NA
1.5	PAVER TYPE 2	NA
1.6	NATIVE SOIL PATH	NA
1.7	ROCK COBBLE	NA
2.0	FURNISHING, FENCES & SIGNAGE	DETAIL
2.1	8' TALL GABION WALL/FENCE	NA
2.2	MONUMENT/ENTRY SIGN	NA
3.0	LIGHTING / ELECTRICAL	DETAIL
3.1	PEDESTRIAN BOLLARD	RE: ELECTRICAL

4.0	LANDSCAPE / PLANTING
4.1	IRRIGATED TURF
4.2	SWALE / DETENTION PLANTING
4.3	EXISTING VEGETATION TO REMAIN
4.4	LOW DENSITY VEGETATION
4.5	MEDIUM DENSITY VEGETATION
4.6	HIGH DENSITY VEGETATION
4.7	PROPOSED DECIDUOUS TREE
4.8	PROPOSED ORNAMENTAL TREE
4.9	PROPOSED CONIFEROUS TREE

PAWNEE BUTTES NATIVE LOW GROW SEED MIX

SCIENTIFIC NAME / COMMON NAME	Lbs PLS/Acre
FESTUCA SAXIMONTAN, ROCKY MT FESCUE	0.00
POA CANBYI, CANBY BLUEGRASS	0.00
POA SECUNDA, SANDBERG BLUEGRASS	0.00
TOTAL XX POUNDS PURE LIVE SEED PER ACRE	

NOTE: GROUNDCOVER MATERIAL FOR ALL LOW DENSITY PLANTING AREAS. LOW DENSITY VEGETATION WITH 1 GAL. & 5 GAL. PERENNIALS, GRASSES SHRUBS @ 2 PLANTS PER 100SF

PAWNEE BUTTES NATIVE MOUNTAIN SEED MIX

SCIENTIFIC NAME / COMMON NAME	Lbs PLS/Acre
BROMUS CARINATUS, MOUNTAIN BROME	0.00
ELYMUS LANCEOLATURS PSAMMOPHILUS, STREAMBANK WHEATGRASS	0.00
FESTUCA SAXIMONTAN, ROCKY MT FESCUE	0.00
DESCHAMPSIA CESPITOSA, TUFTED HAIR GRASS	0.00
ELYMUS TRACHYCAULUS, SLENDER WHEATGRASS	0.00
KOELERIA MACRANTHA, PRAIRIE JUNEGRASS	0.00
ELUMUS GLAUCUS, WILDRYE	0.00
POA SECUNDA SANDBERG BLUEGRASS	0.00
TOTAL XX POUNDS PURE LIVE SEED PER ACRE	

NOTE: GROUNDCOVER MATERIAL FOR ALL MEDIUM DENSITY AND DETENTION POND/SWALE PLANTING AREAS.MEDIUM DENSITY VEGETATION NATIVE SEED. WITH 1 GAL. & 5 GAL. PERENNIALS, GRASSES & SHRUBS @ 10 PLANTS PER 100SF

PAWNEE BUTTES NATIVE MOUNTAIN SEED MIX

SCIENTIFIC NAME / COMMON NAME	Lbs PLS/Acre
FESTUCA SAXIMONTAN, ROCKY MT FESCUE	0.00
COUTELOUA CURTIPENDULA , SIDEOATS GRAMA	0.00
BOUTELOUA GRACILIS, BLUE GRAMA	0.00
PANICUM VIRGATUM, SWITCHGRASS	0.00
SORGHASTRUM NUTANS, YELLOW RICEGRASS	0.00
ACHNATHERUM HYMENOIDE, INDIAN RICEGRASS	0.00
ANDROPOGON GERARDII, BIG BLUESTEM	0.00
POA SECUNDA SANDBERG BLUEGRASS	0.00
ELYMUS TRACHYCAULUS, SLENDER WHEATGRASS	0.00
PASCOPYRUM SMITHII, WESTERN WHEATGRASS	0.00
SCHIZACHYRIUM SCOPARIUM, LITTLE BLUESTEM	0.00
SPOROBOLUS CRYPTANDRUS, SAND DROPSEED	0.00
TOTAL XX POUNDS PURE LIVE SEED PER ACRE	

NOTE: GROUNDCOVER MATERIAL FOR ALL HIGH DENSITY PLANTING AREAS. ASSUME 1 GAL. & 5 GAL. PERENNIALS, GRASSES & SHRUBS @ 15 PLANTS PER 100SF

PLANT SCHEDULE		
CODE	BOTANICAL / COMMON NAME	CONT
TREES		
AG	ACER GINNALA / AMUR MAPLE	2.5" CAL
AT	ACER TATARICUM / TATARIAN MAPLE	2.5" CAL
AI	ALNUS INCANA / GRAY ALDER	2.5" CAL
AS	AMELANCHIER ALNIFOLIA / SERVICEBERRY	2.5" CAL
BO	BETULA OCCIDENTALIS / WATER BIRCH	2.5" CAL
CC	CELTIS OCCIDENTALIS / HACKBERRY	2.5" CAL
CM	CERCOCARPUS MONTANUS / ALDERLEAF MOUNTAIN MAHOGANY	2.5" CAL
PA	POPULUS ANGUSTIFOLIA / NARROWLEAF COTTONWOOD	2.5" CAL
PP	POPULUS BALSAMIFERA / BALSAM POPLAR	2.5" CAL
PT2	POPULUS TREMULOIDES / QUAKING ASPEN	2.5" CAL
PT	POPULUS X CANESCENS 'TOWER' / TOWER POPLAR	2.5" CAL
EVERGREEN TREES		
AC	ABIES CONCOLOR / WHITE FIR	8' HT
JS	JUNIPERUS MONOSPERMA / ONESEED JUNIPER	8' HT
JS2	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	8' HT
PE	PICEA ENGELMANNII / ENGELMANN SPRUCE	8' HT
PC	PICEA PUNGENS / COLORADO SPRUCE	8' HT
PL	PINUS CONTORTA LATIFOLIA / LODGEPOLE PINE	8' HT
PP2	PINUS EDULIS / PINYON PINE	8' HT
PL2	PINUS FLEXILIS / LIMBER PINE	8' HT
PS	PINUS STROBUS / WHITE PINE	8' HT
PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	8' HT
CODE	BOTANICAL / COMMON NAME	SIZE
GRASSES / PERENNIALS		
AM	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL
DA	DELOSPERMA X 'ALAN'S APRICOT' / ALAN'S APRICOT ICE PLANT	1 GAL
EL	ECHINACEA PURPUREA / PURPLE CONEFLOWER	1 GAL
GO	GALIUM ODORATUM / SWEET WOODRUFF	1 GAL
LARGE SHRUBS		
AA	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	5 GAL
AT2	ARTEMISIA TRIDENTATA / BIG SAGEBRUSH	5 GAL
CR3	CRATAEGUS RIVULARIS / RIVER HAWTHORN	5 GAL
PC2	PRUNUS VIRGINIANA / CHOKECHERRY	5 GAL
RT	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL
RG	RIBES AUREUM / GOLDEN CURRANT	5 GAL
RI	RIBES INERME / WHITESTEM GOOSEBERRY	5 GAL
SB	SALIX BEBBIANA / BEAKED WILLOW	5 GAL
SP	SALIX LASIANDRA / PACIFIC WILLOW	5 GAL
SM	SALIX MONTICOLA / YELLOW MOUNTAIN WILLOW	5 GAL
SE	SAMBUCUS CANADENSIS / AMERICAN ELDERBERRY	5 GAL
SA	SHEPHERDIA ARGENTEA / SILVER BUFFALOBERRY	5 GAL
LOW SHRUB		
AU	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	5 GAL
CS	CHRYSOTHAMNUS PARRYI SPP. MONTANUS / PARRY'S RABBITBRUSH	5 GAL
JH	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	5 GAL
PP3	POTENTILLA VERNA 'NANA' / CREEPING CINQUEFOIL	5 GAL
MEDIUM SHRUB		
AF	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL
CB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	5 GAL
CR	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL
CE	CORNUS SERICEA / RED OSIER DOGWOOD	5 GAL
EE	EPHEDRA EQUISETINA / BLUESTEM JOINT FIR	5 GAL
JS3	JUNIPERUS SABINA / SAVIN JUNIPER	5 GAL
LT	LONICERA TATARICA / TATARIAN HONEYSUCKLE	5 GAL
PS2	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	5 GAL
PG	PINUS SYLVESTRIS 'GLAUCA NANA' / BLUE DWARF SCOTCH PINE	5 GAL
PT3	PURSHIA TRIDENTATA / ANTELOPE BITTERBRUSH	5 GAL
RW	ROSA WOODSII / MOUNTAIN ROSE	5 GAL
SA2	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL
SO	SYMPHORICARPOS ORBICULATUS / CORALBERRY	5 GAL
VINES		
PQ	PARTHENOCISSUS QUINQUEFOLIA / VIRGINA CREEPER	1 GAL

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CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE

PLANT SCHEDULES

L-001

PROJECT
RED MOUNTAIN RANCH

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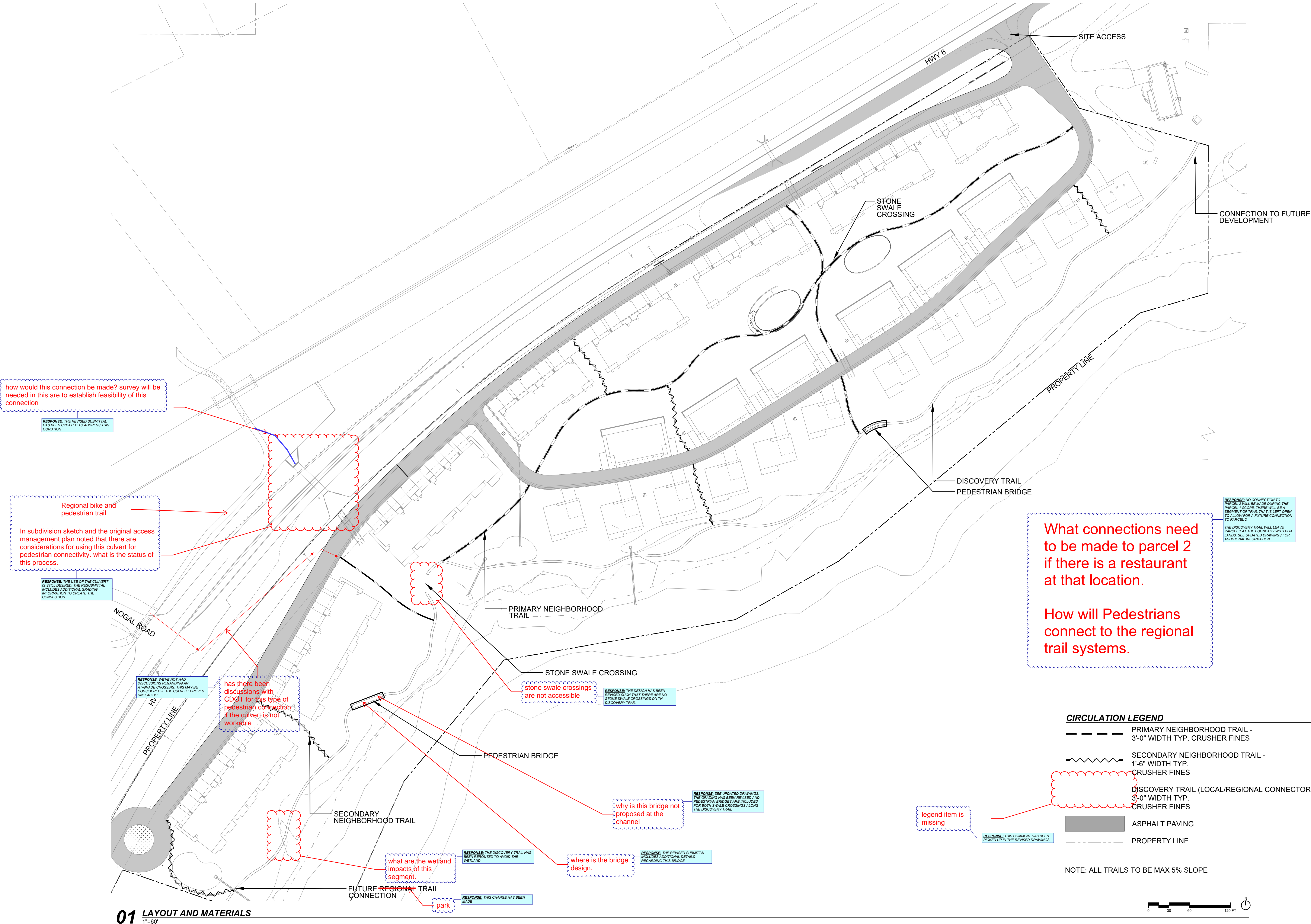
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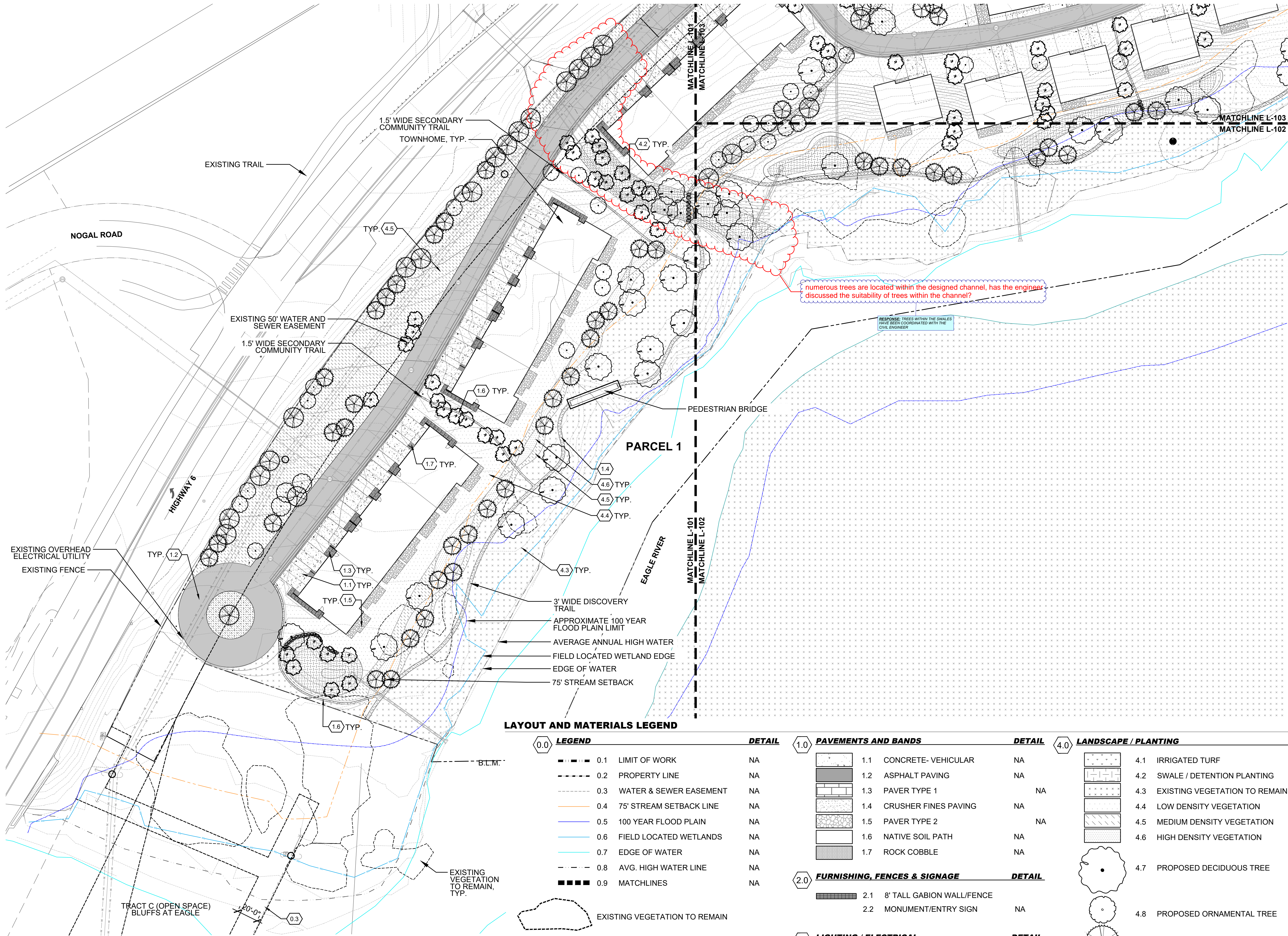
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CIRCULATION PLAN

L-100





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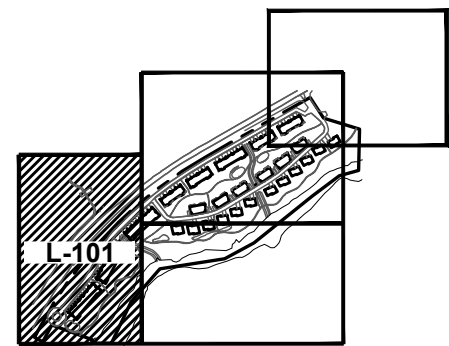
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LANDSCAPE PLAN

L-101

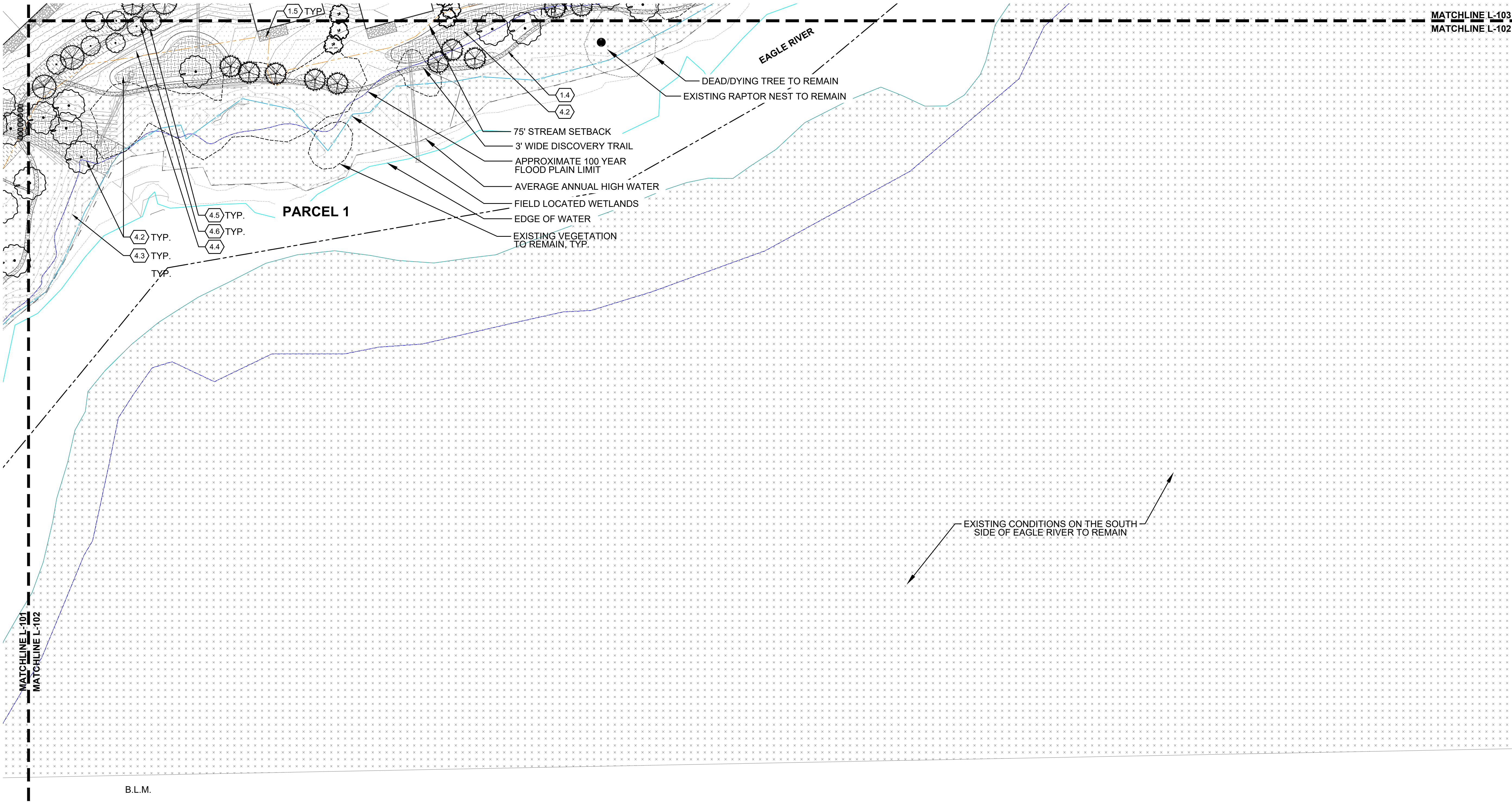
LAYOUT AND MATERIALS LEGEND

0.0	LEGEND	DETAIL
0.1	LIMIT OF WORK	NA
0.2	PROPERTY LINE	NA
0.3	WATER & SEWER EASEMENT	NA
0.4	75' STREAM SETBACK LINE	NA
0.5	100 YEAR FLOOD PLAIN	NA
0.6	FIELD LOCATED WETLANDS	NA
0.7	EDGE OF WATER	NA
0.8	AVG. HIGH WATER LINE	NA
0.9	MATCHLINES	NA
	EXISTING VEGETATION TO REMAIN	

1.0	PAVEMENTS AND BANDS	DETAIL
1.1	CONCRETE- VEHICULAR	NA
1.2	ASPHALT PAVING	NA
1.3	PAVER TYPE 1	NA
1.4	CRUSHER FINES PAVING	NA
1.5	PAVER TYPE 2	NA
1.6	NATIVE SOIL PATH	NA
1.7	ROCK COBBLE	NA
2.0	FURNISHING, FENCES & SIGNAGE	DETAIL
2.1	8' TALL GABION WALL/FENCE	NA
2.2	MONUMENT/ENTRY SIGN	NA
3.0	LIGHTING / ELECTRICAL	DETAIL
3.1	PEDESTRIAN BOLLARD	RE: ELECTRICAL

4.0	LANDSCAPE / PLANTING
4.1	IRRIGATED TURF
4.2	SWALE / DETENTION PLANTING
4.3	EXISTING VEGETATION TO REMAIN
4.4	LOW DENSITY VEGETATION
4.5	MEDIUM DENSITY VEGETATION
4.6	HIGH DENSITY VEGETATION
4.7	PROPOSED DECIDUOUS TREE
4.8	PROPOSED ORNAMENTAL TREE
4.9	PROPOSED CONIFEROUS TREE





01 LAYOUT AND MATERIALS
1"=40'



LAYOUT AND MATERIALS LEGEND

0.0	LEGEND	DETAIL	1.0	PAVEMENTS AND BANDS	DETAIL	4.0	LANDSCAPE / PLANTING
0.1	LIMIT OF WORK	NA	1.1	CONCRETE- VEHICULAR	NA	4.1	IRRIGATED TURF
0.2	PROPERTY LINE	NA	1.2	ASPHALT PAVING	NA	4.2	SWALE / DETENTION PLANTING
0.3	WATER & SEWER EASEMENT	NA	1.3	PAVER TYPE 1	NA	4.3	EXISTING VEGETATION TO REMAIN
0.4	75' STREAM SETBACK LINE	NA	1.4	CRUSHER FINES PAVING	NA	4.4	LOW DENSITY VEGETATION
0.5	100 YEAR FLOOD PLAIN	NA	1.5	PAVER TYPE 2	NA	4.5	MEDIUM DENSITY VEGETATION
0.6	FIELD LOCATED WETLANDS	NA	1.6	NATIVE SOIL PATH	NA	4.6	HIGH DENSITY VEGETATION
0.7	EDGE OF WATER	NA	1.7	ROCK COBBLE	NA	4.7	PROPOSED DECIDUOUS TREE
0.8	AVG. HIGH WATER LINE	NA				4.8	PROPOSED ORNAMENTAL TREE
0.9	MATCHLINES	NA				4.9	PROPOSED CONIFEROUS TREE
	EXISTING VEGETATION TO REMAIN		2.0	FURNISHING, FENCES & SIGNAGE	DETAIL		
			2.1	8' TALL GABION WALL/FENCE			
			2.2	MONUMENT/ENTRY SIGN	NA		
			3.0	LIGHTING / ELECTRICAL	DETAIL		
			3.1	PEDESTRIAN BOLLARD	RE: ELECTRICAL		

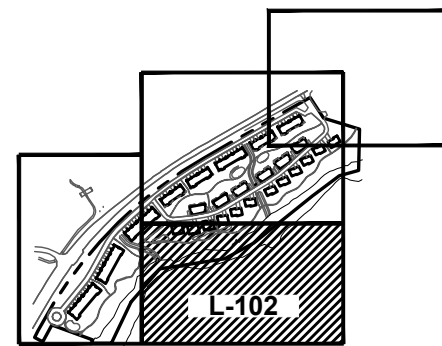
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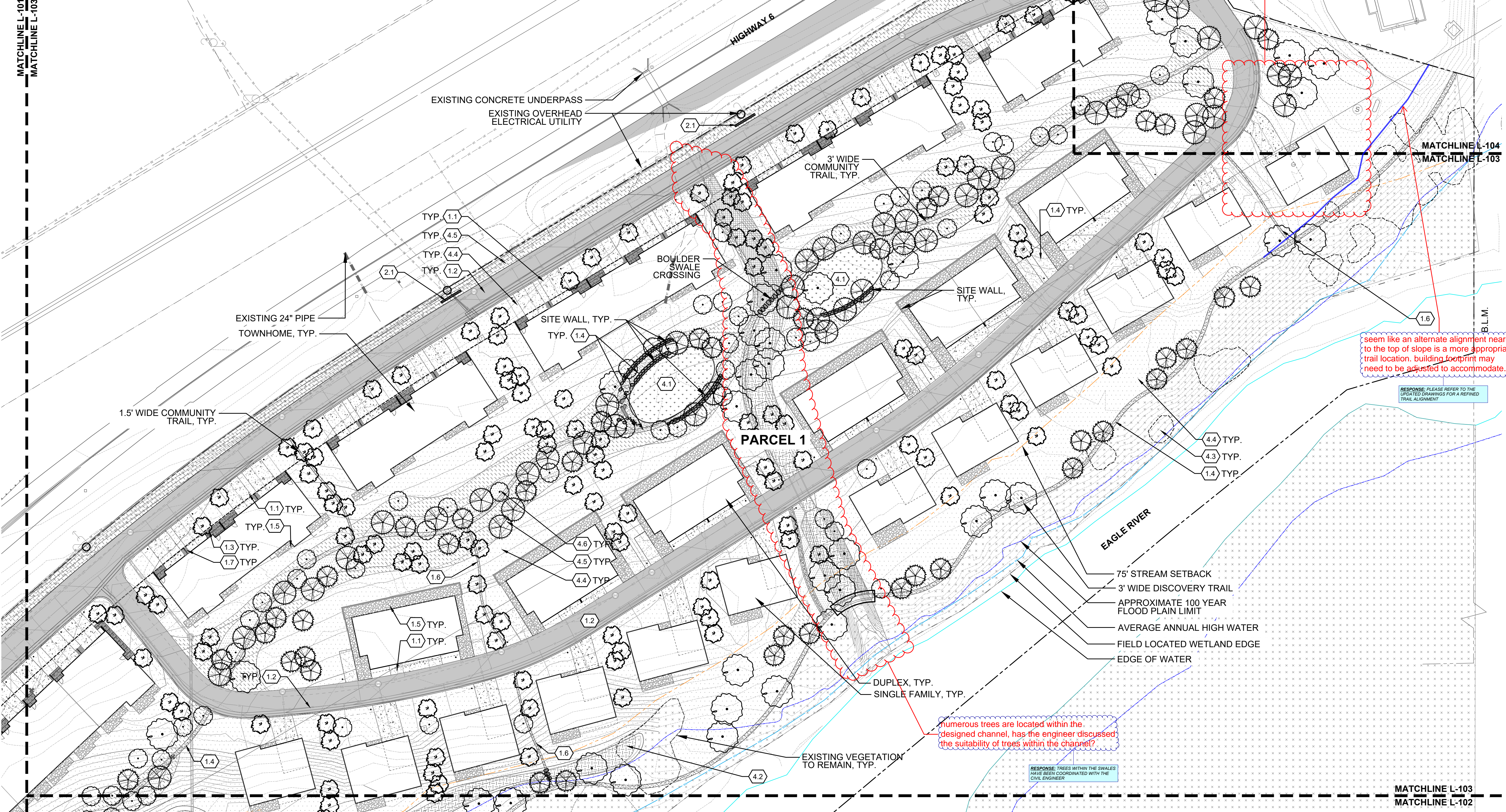
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DRAWING SHEET TITLE
LANDSCAPE PLAN

L-102

LAYOUT AND MATERIALS LEGEND

0.0	LEGEND	DETAIL	1.0	PAVEMENTS AND BANDS	DETAIL	4.0	LANDSCAPE / PLANTING
0.1	LIMIT OF WORK	NA	1.1	CONCRETE- VEHICULAR	NA	4.1	IRRIGATED TURF
0.2	PROPERTY LINE	NA	1.2	ASPHALT PAVING	NA	4.2	SWALE / DETENTION PLANTING
0.3	WATER & SEWER EASEMENT	NA	1.3	PAVER TYPE 1	NA	4.3	EXISTING VEGETATION TO REMAIN
0.4	75' STREAM SETBACK LINE	NA	1.4	CRUSHER FINES PAVING	NA	4.4	LOW DENSITY VEGETATION
0.5	100 YEAR FLOOD PLAIN	NA	1.5	PAVER TYPE 2	NA	4.5	MEDIUM DENSITY VEGETATION
0.6	FIELD LOCATED WETLANDS	NA	1.6	NATIVE SOIL PATH	NA	4.6	HIGH DENSITY VEGETATION
0.7	EDGE OF WATER	NA	1.7	ROCK COBBLE	NA	4.7	PROPOSED DECIDUOUS TREE
0.8	AVG. HIGH WATER LINE	NA				4.8	PROPOSED ORNAMENTAL TREE
0.9	MATCHLINES	NA				4.9	PROPOSED CONIFEROUS TREE
	EXISTING VEGETATION TO REMAIN		2.0	FURNISHING, FENCES & SIGNAGE	DETAIL		
			2.1	8' TALL GABION WALL/FENCE	NA		
			2.2	MONUMENT/ENTRY SIGN	NA		
			3.0	LIGHTING / ELECTRICAL	DETAIL		
			3.1	PEDESTRIAN BOLLARD	RE: ELECTRICAL		



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ISSUANCE
PRELIMINARY PLAT




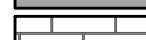

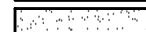

ISSUE DATE
01.13.2025

CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE
LANDSCAPE PLAN

0.0	LEGEND	DETAIL
■ ■ ■ ■	0.1 LIMIT OF WORK	NA
- - - - -	0.2 PROPERTY LINE	NA
- - - - -	0.3 WATER & SEWER EASEMENT	NA
—	0.4 75' STREAM SETBACK LINE	NA
—	0.5 100 YEAR FLOOD PLAIN	NA
—	0.6 FIELD LOCATED WETLANDS	NA
—	0.7 EDGE OF WATER	NA
- · - · -	0.8 AVG. HIGH WATER LINE	NA
■ ■ ■ ■	0.9 MATCHLINES	NA

1.0	<i>PAVEMENTS AND BANDS</i>		<i>DETAIL</i>
	1.1	CONCRETE- VEHICULAR	NA
	1.2	ASPHALT PAVING	NA
	1.3	PAVER TYPE 1	NA
	1.4	CRUSHER FINES PAVING	NA
	1.5	PAVER TYPE 2	NA
	1.6	NATIVE SOIL PATH	NA
	1.7	ROCK COBBLE	NA

2.0 FURNISHING, FENCES & SIGNAGE		DETAIL
	2.1 8' TALL GABION WALL/FENCE	
	2.2 MONUMENT/ENTRY SIGN	NA

LANDSCAPE / PLANTING

- 4.1 IRRIGATED TURF
- 4.2 SWALE / DETENTION PLANTING
- 4.3 EXISTING VEGETATION TO REMAIN
- 4.4 LOW DENSITY VEGETATION
- 4.5 MEDIUM DENSITY VEGETATION
- 4.6 HIGH DENSITY VEGETATION
- 4.7 PROPOSED DECIDUOUS TREE
- 4.8 PROPOSED ORNAMENTAL TREE
- 4.9 PROPOSED CONIFEROUS TREE

The site plan illustrates the layout for Parcel 1 and Parcel 2. Key features include:

- Highway 6:** A major road running diagonally across the top of the plan.
- Primary Site Access:** A designated point of entry from Highway 6 into the site.
- Parcel 1:** The lower-left portion of the plan, containing a large area of existing vegetation (represented by tree symbols) and a proposed 3' wide community trail.
- Parcel 2:** The upper-right portion of the plan, featuring a building footprint and a proposed 3' wide discovery trail.
- Trails:** A network of trails is shown, including a 3' wide community trail and a 3' wide discovery trail.
- Vegetation:** Existing vegetation is marked with tree symbols and labeled as "EXISTING VEGETATION TO REMAIN, TYP.".
- Matchlines:** The plan is bounded by matchlines L-103 and L-104 on the left and right sides.

AGE	NUMBER OF PEOPLE
0-20	10
20-40	20
40-60	30
60+	40

L-104