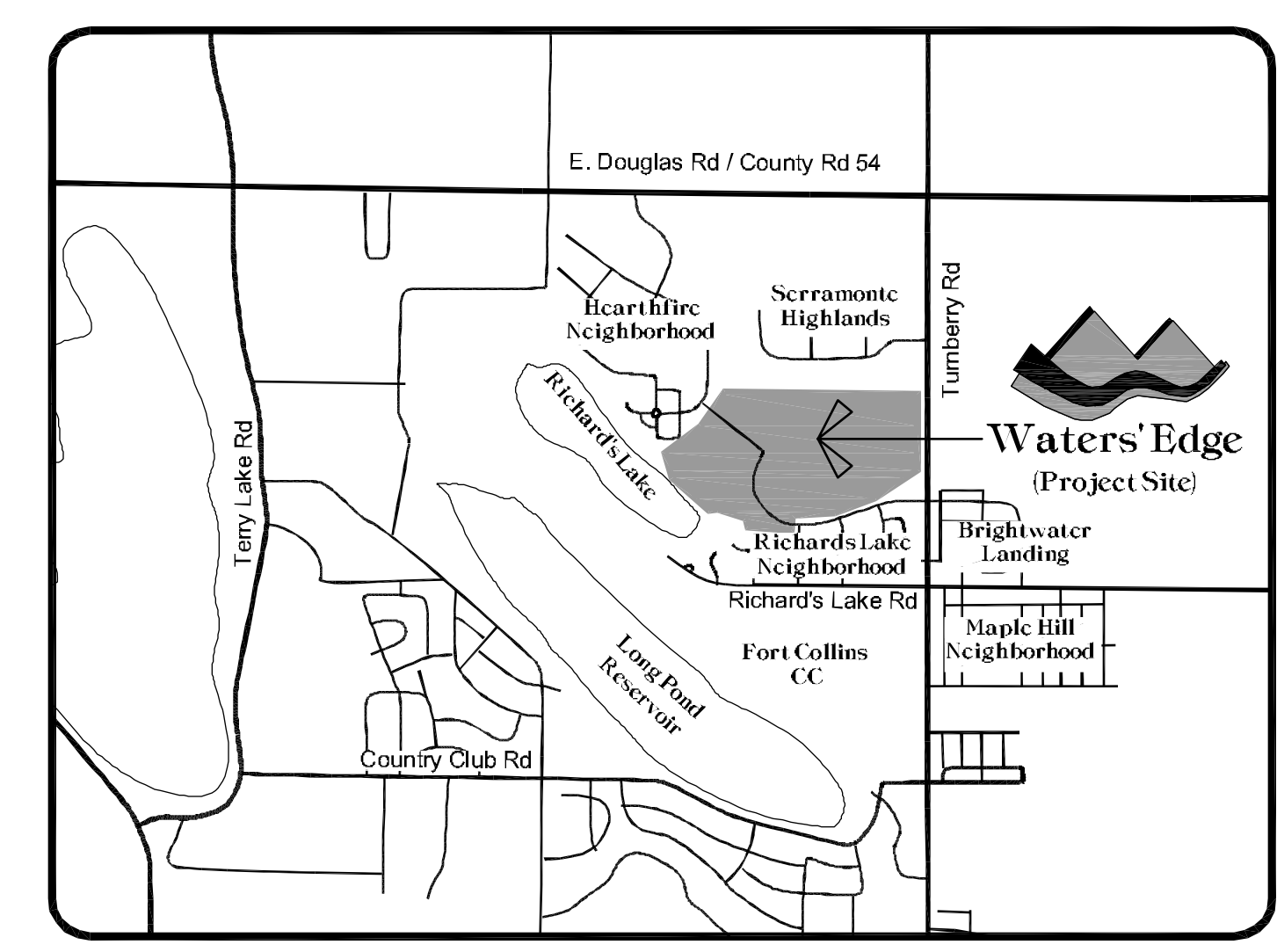


# WATERS' EDGE NEIGHBORHOOD

FORT COLLINS, COLORADO

**75% LANDSCAPE CONSTRUCTION DRAWINGS**  
- REVIEW SET -



**LOCATION MAP**  
NOT TO SCALE



PO Box 1889, Fort Collins, CO 80522  
970.472.9125 T | 970.44.0748 F  
www.VignetteStudios.com

**5 APRIL 2013**

**SHEET INDEX**

Cover Sheet	0.0
Master Landscape Plan, Phasing Diagram & Notes	0.1
Construction Details	D1 - D2
Planting Plans	L1 - L36

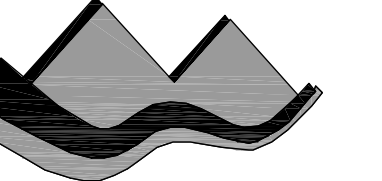
**Waters' Edge  
Neighborhood**  
75% Landscape Construction Drawings  
Fort Collins, Colorado

JOB NO: 13502  
ACAD FILE: WE-LSCP-CDS.DWG  
DRAWN: LRM  
CHECKED: TCH  
ISSUE DATE: 5 APRIL 2013

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SHEET TITLE:  
**COVER SHEET**

SHEET NO:  
**0.0**



Waters' Edge Neighborhood 75% Landscape Construction Drawings Fort Collins, Colorado

JOB NO: 13502 ACAD FILE: WE-LSCP-Cds.DWG DRAWN: LRM CHECKED: TCH ISSUE DATE: 5 APRIL 2013

Table with 2 columns: REVISIONS, DATE

SHEET TITLE: MASTER LANDSCAPE PLAN, PHASING DIAGRAM & NOTES

PLANT SCHEDULE

Table with columns: Code, Scientific Name, Common Name, Qty, Size, Condition, Comments. Includes Deciduous Shade Trees and Ornamental Trees.

Table with columns: Code, Scientific Name, Common Name, Qty, Size, Condition, Comments. Includes Fruit Trees and Evergreen Trees.

Table with columns: Code, Scientific Name, Common Name, Qty, Size, Condition, Comments. Includes Deciduous Shrubs.

Table with columns: Code, Scientific Name, Common Name, Qty, Size, Condition, Comments. Includes Evergreen Shrubs.

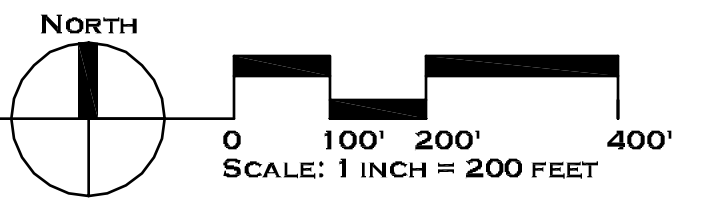
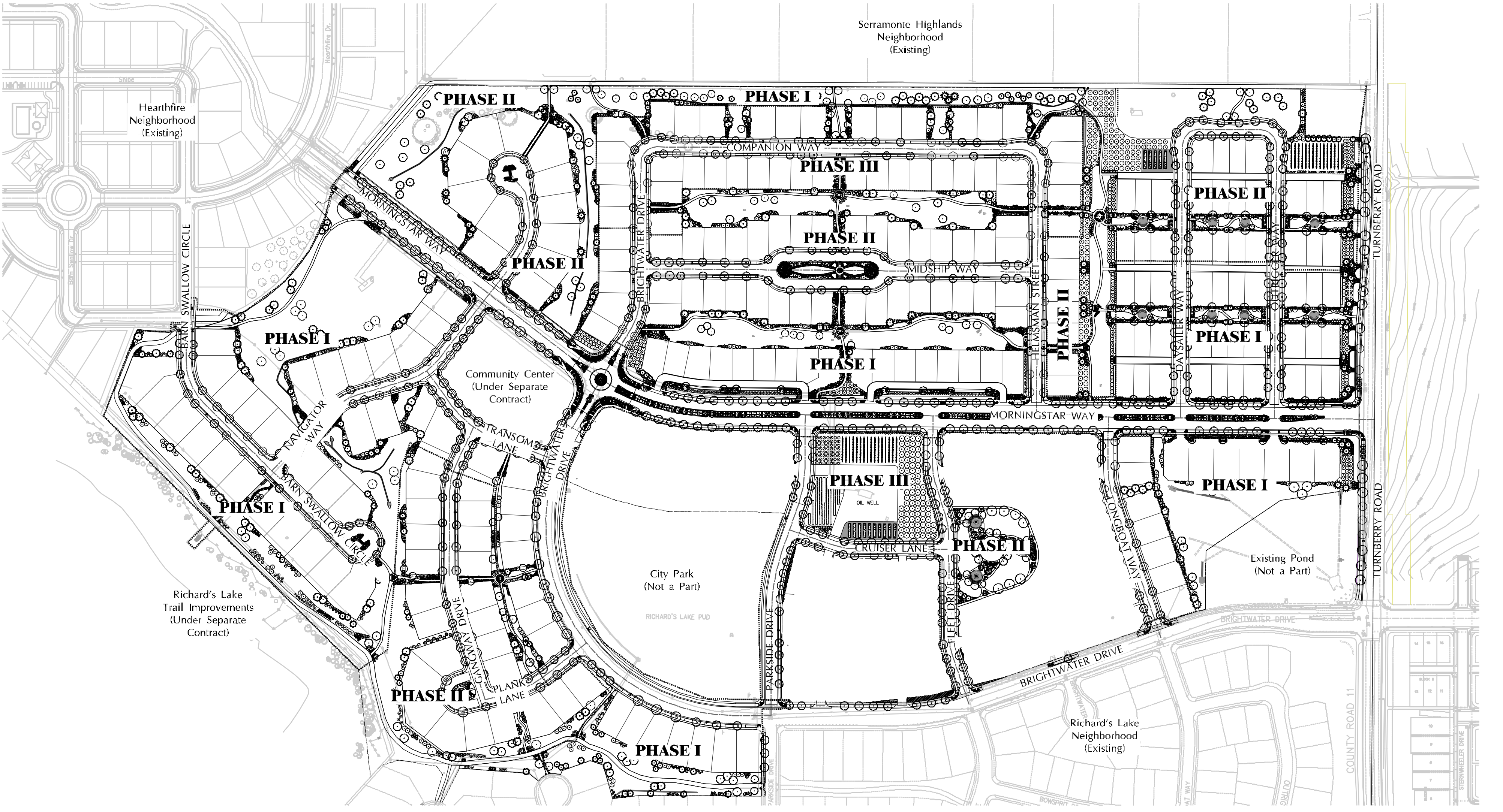
Table with columns: Code, Scientific Name, Common Name, Qty, Size, Condition, Comments. Includes Ornamental Grasses.

Table with columns: Code, Scientific Name, Common Name, Qty, Size, Condition, Comments. Includes Herbaceous Perennials.

Table with columns: Code, Scientific Name, Common Name, Qty, Size, Condition, Comments. Includes Mulch, Soil Amendments, and Benches.

Table with columns: Code, Scientific Name, Common Name, Qty, Size, Condition, Comments. Includes Edging and Orchard/Vineyard Surface Treatment.

Soft Surface Paths: 3" Minimum Depth 'Maroon Breeze' by Crystal Landscape Supplies or approved equal...



1 MASTER LANDSCAPE PLAN & PHASING DIAGRAM 0.1

NOTES

- 1. SURVEY AND BASE INFORMATION PROVIDED BY THE CLIENT... 2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATES... 3. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES... 4. CONTRACTOR IS RESPONSIBLE FOR ANY TRAFFIC CONTROL... 5. STAGING MAY OCCUR ON THIS PROPERTY... 6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE... 7. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE... 8. ALL TREES SHALL BE BALLED & BURLAPPED... 9. ALL LANDSCAPED AREAS SHALL RECEIVE WOOD OR ROCK MULCH... 10. PLANT ALL TREE STEMS 10' CLEAR FROM WATER... 11. LOCATION OF MECHANICAL APPURTENANCES... 12. CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING... 13. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL... 14. THE PLANT PALETTE WAS DERIVED THROUGH... 15. IN THE EVENT OF A CONFLICT... 16. THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM...

TREE PRESERVATION NOTES:

- 1. ALL TREES AND SHRUBS ON SITE AND WITHIN ADJACENT RIGHT OF WAY SHALL BE PRESERVED... 2. THE CONTRACTOR SHALL ENSURE THAT APPROPRIATE IRRIGATION WATER IS PROVIDED... 3. TREE BRANCHES THAT INTERFERE WITH CONSTRUCTION EQUIPMENT... 4. A WOOD MULCH LAYER AT 4" DEPTH IS REQUIRED WITHIN THE DRIPLINE... 5. TO PREVENT SCRAPING OR GOUGING THE BARK... 6. A PROTECTIVE FENCE SHALL BE PLACED AT 5' OUTSIDE OF THE DRIPLINE... 7. SOIL COMPACTION AND GRADING SHALL BE AVOIDED UNDER THE DRIPLINE... 8. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN THE DRIPLINE... 9. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TRUNKS OF TREES... 10. ALL ROOTS 1 INCH OR LARGER THAT MUST BE SEVERED... 11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPARABLE REPLACEMENTS...

OTHER MATERIALS:

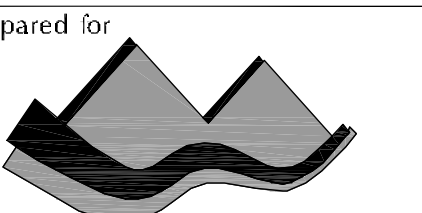
Turf Sod 80% Bluegrass / 20% Fescue; Native Turf 'Foothills Native Grass Mix'; Mulch; Soil Amendments; Benches; Ornamental Grasses; Herbaceous Perennials; Mulch; Soil Amendments; Benches; Ornamental Grasses; Herbaceous Perennials.

Boulders Place 3 - 5 'Colorado Rose' red sandstone boulders; Benches: 6' Wood bench proposed; Soil Amendments: Thoroughly loosen soil to 6" depth.

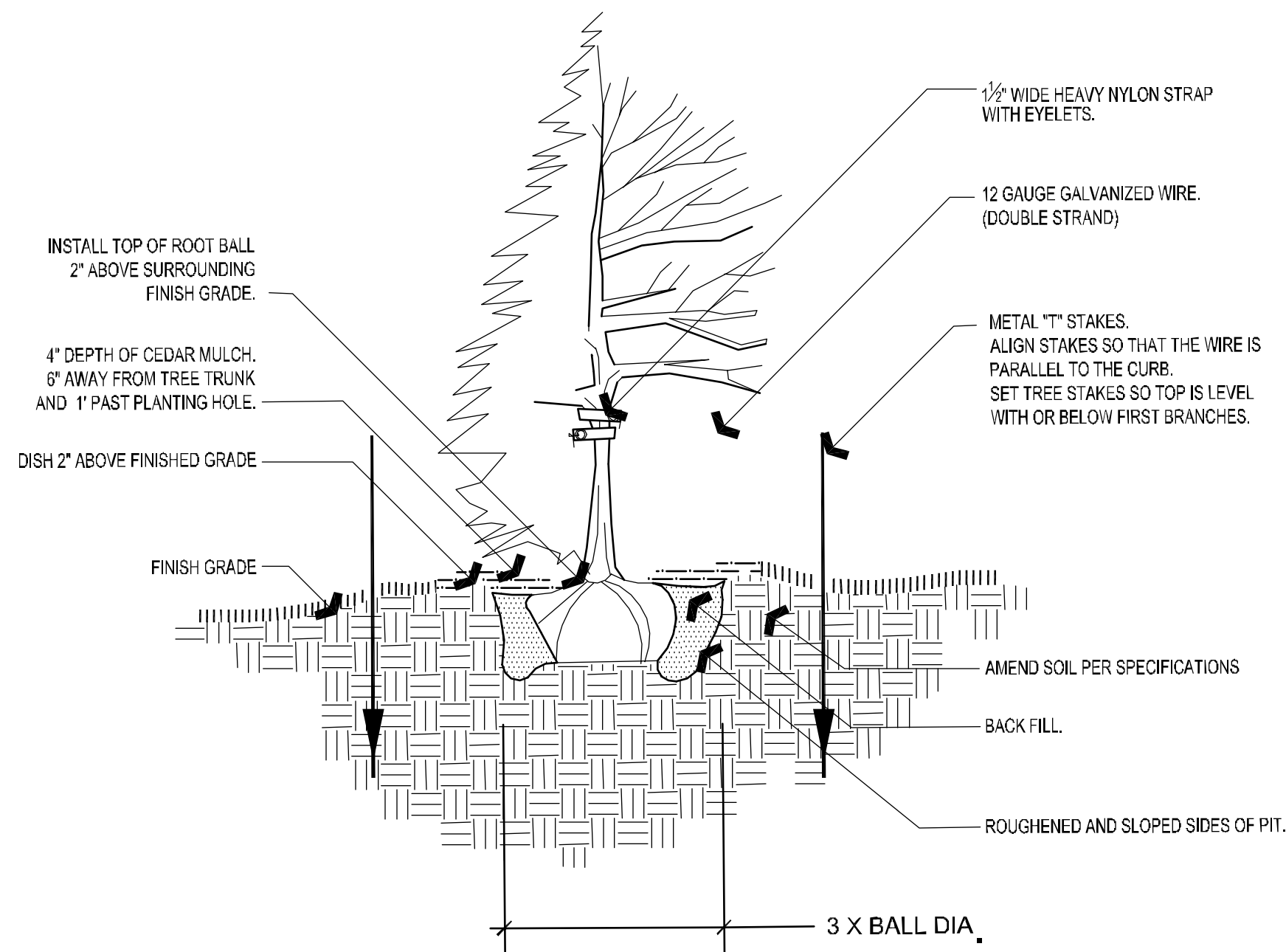
Mulch Shrub Beds: Unless otherwise noted, all shrub beds shall receive 'Gorilla Hair' shredded Western Red Cedar; Soil Amendments: Thoroughly loosen soil to 6" depth.

Edging Edges of shrub beds, irrigated turf areas, and soft surface paths not bounded by concrete or asphalt will be edged with a Rolltop 6" Steel Edger or approved equal.

Orchard / Vineyard Surface Treatment Soft Surface Paths: 3" Minimum Depth 'Maroon Breeze' by Crystal Landscape Supplies or approved equal...



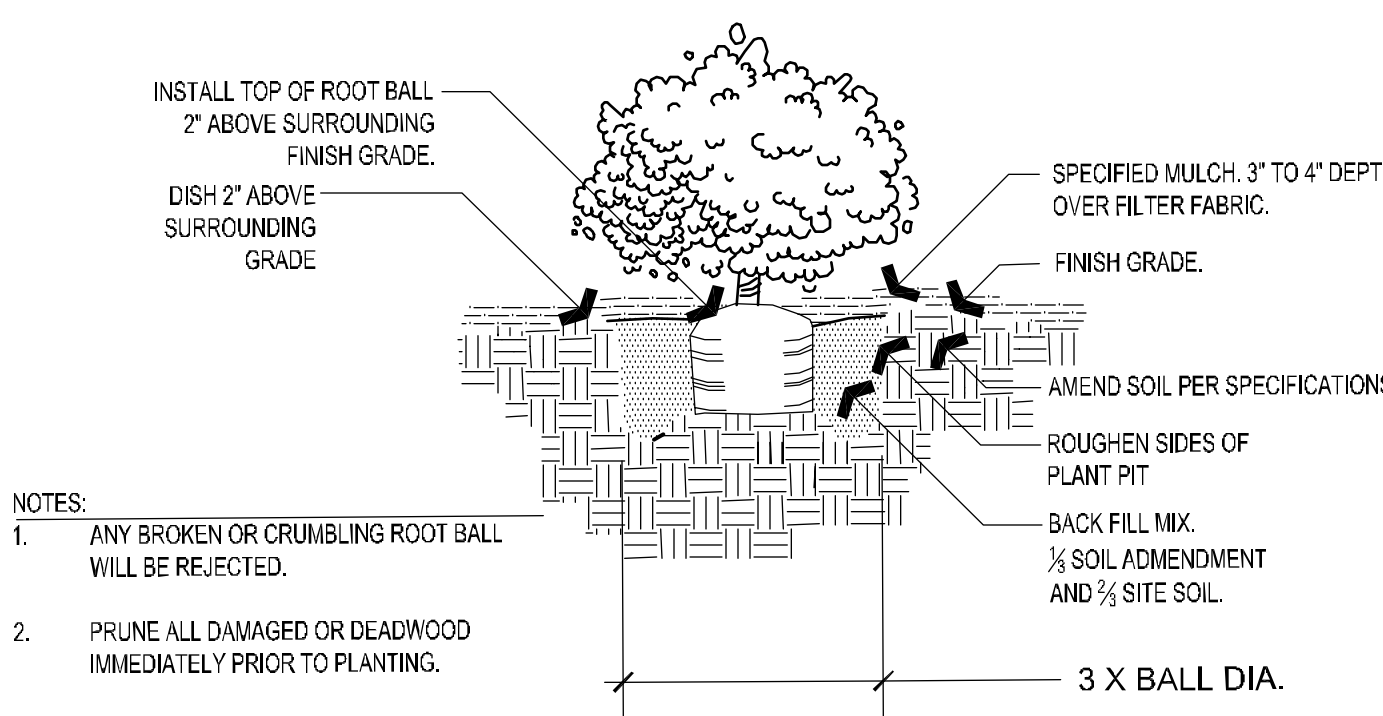
REVISIONS	DATE



- NOTES**
- DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "V" CROTCHES OR DOUBLE LEADER UNLESS TYPICAL OF SPECIES.
  - CUT TWINE AND BURLAP FROM AROUND TRUNK. PULL BACK. REMOVE ALL BURLAP AND WIRE BASKETS BEFORE PLACING IN TREE PIT.
  - ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOT BALLS.
  - STAKE TREE LEAVING ENOUGH SLACK SO TREE CAN DANCE.
  - USE 2 STAKES PER TREE.
  - FOR WINTERIZATION WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH TREE WRAPPING. SECURE AT 2' INTERVALS WITH VINYL ELECTRICAL TAPE. (REMOVE IN MAY.)

**1 DECIDUOUS TREE PLANTING DETAIL**  
 D1 ELEVATION VIEW NTS

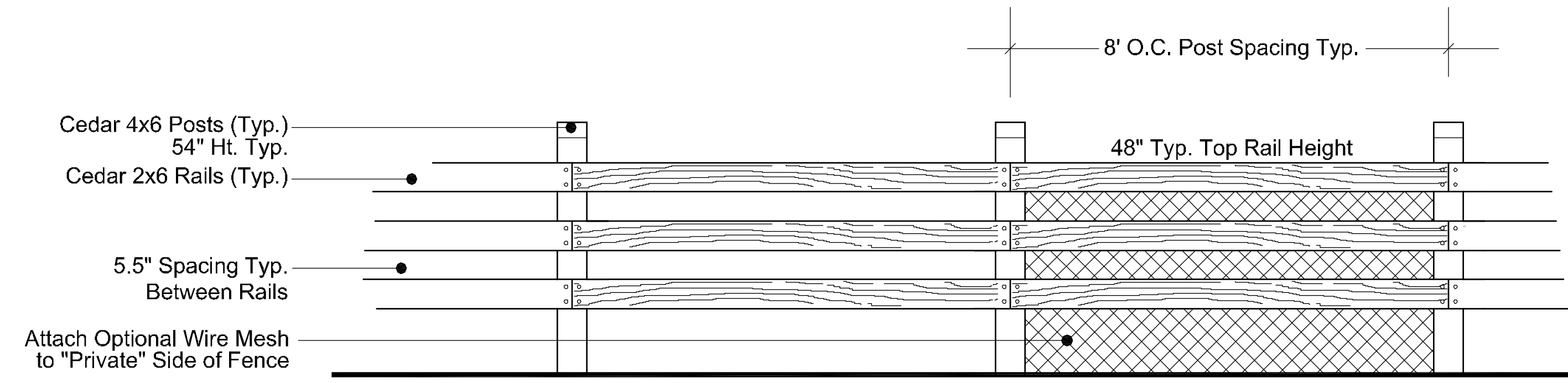
**2 OPEN ELEVATION VIEW**  
 D1 NTS



- NOTES**
- ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED.
  - PRUNE ALL DAMAGED OR DEADWOOD IMMEDIATELY PRIOR TO PLANTING.

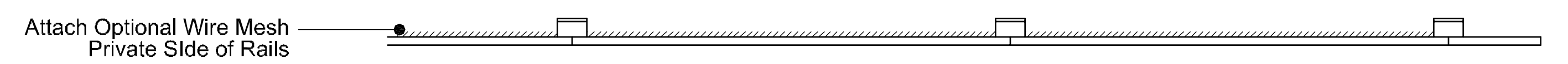
**3 SHRUB PLANTING DETAIL**  
 D1 ELEVATION VIEW NTS

**4 COURTYARD FENCE DETAIL**  
 D1 NTS

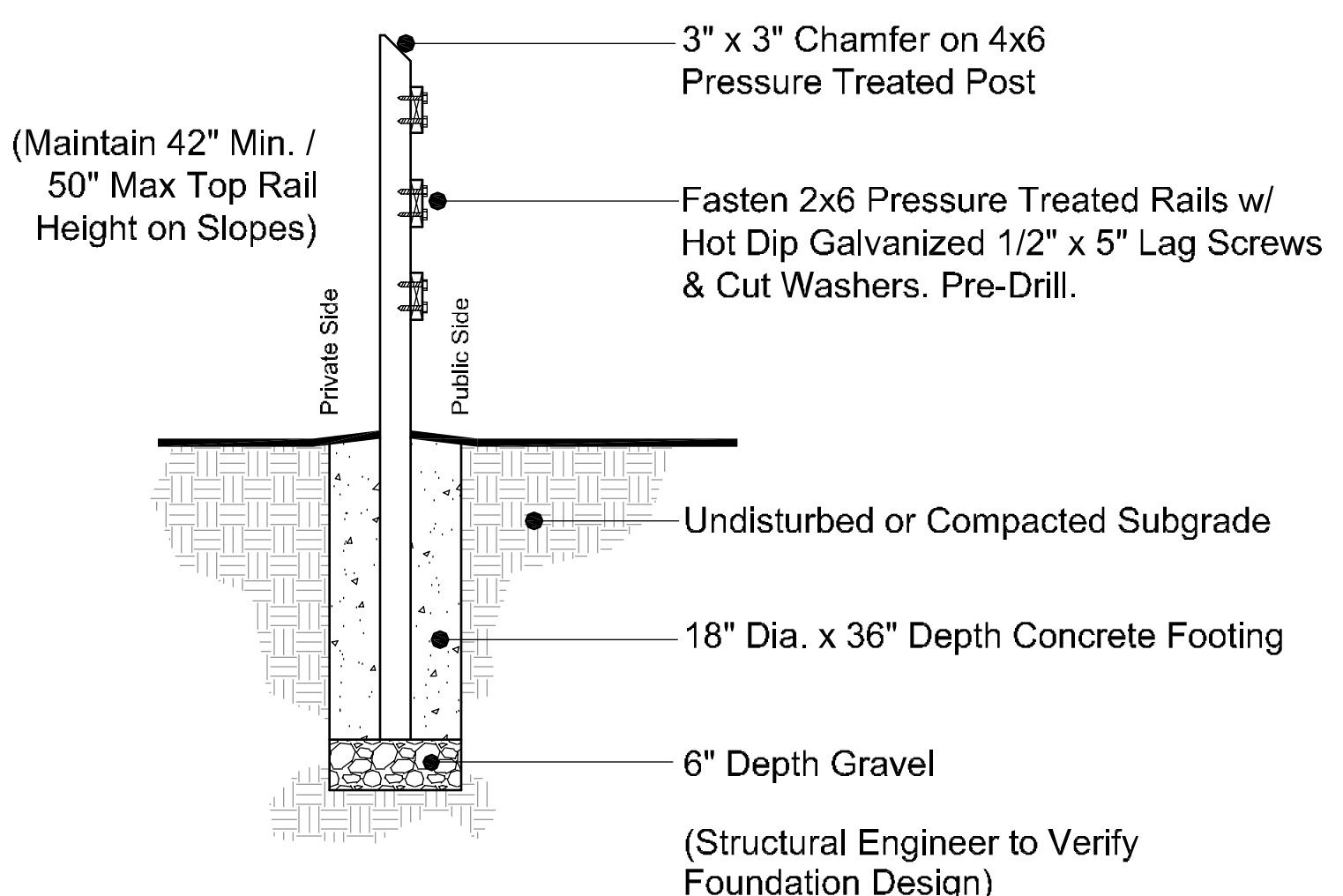


**ELEVATION VIEW**

Note: Stain posts and rails to match existing fence in existing Richard's Lake neighborhood. (Stain Color TBD)



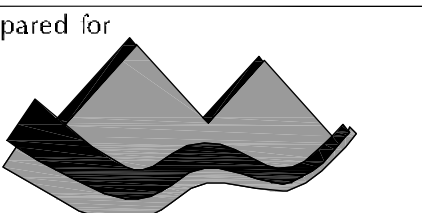
**PLAN VIEW**



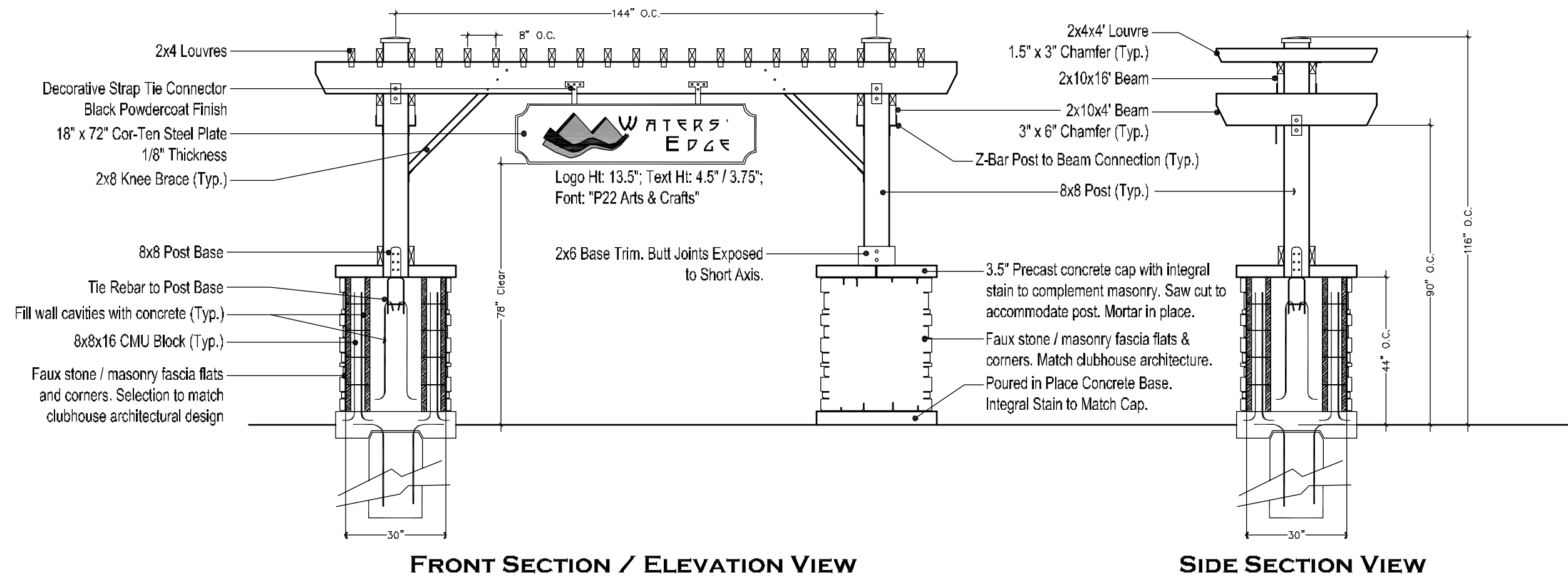
**SECTION VIEW**

**5 48" OPEN RAIL FENCE DETAIL**  
 D1 NTS

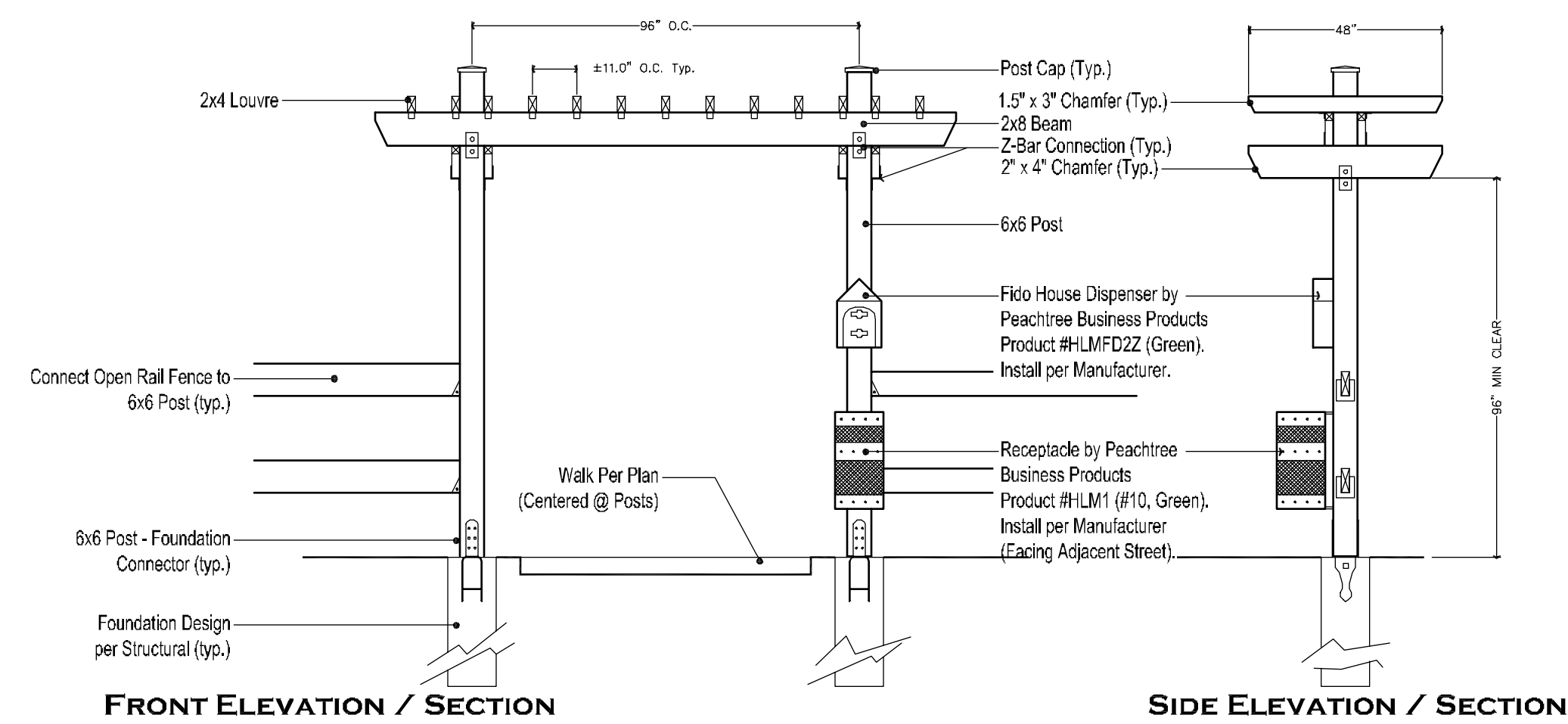
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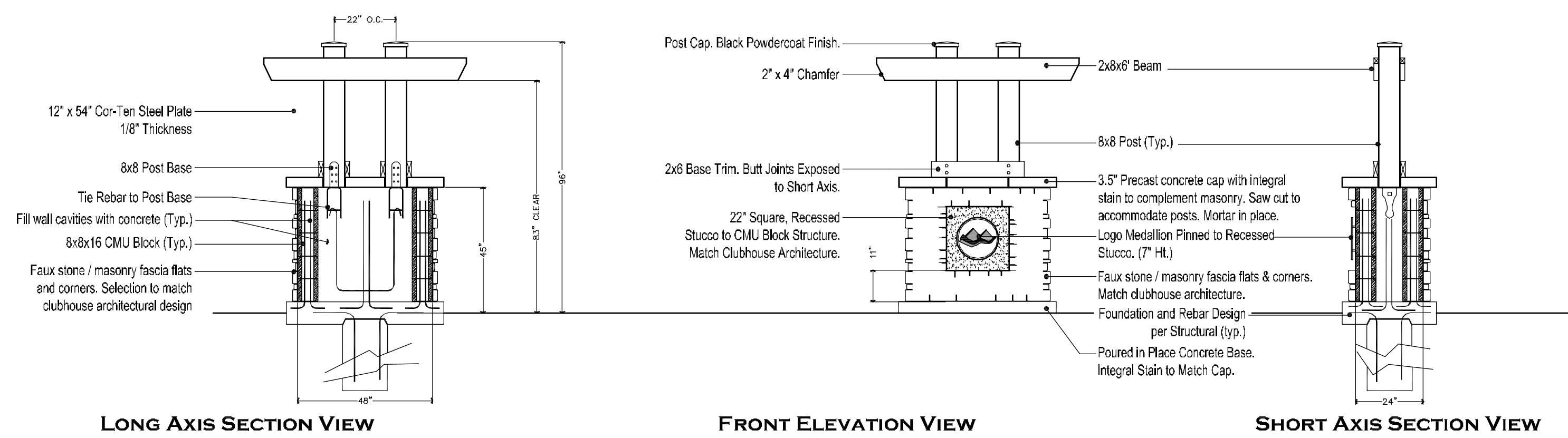
REVISIONS	DATE



**1** PRIMARY ENTRY MONUMENT  
 D2 1/4" = 1' - 0"

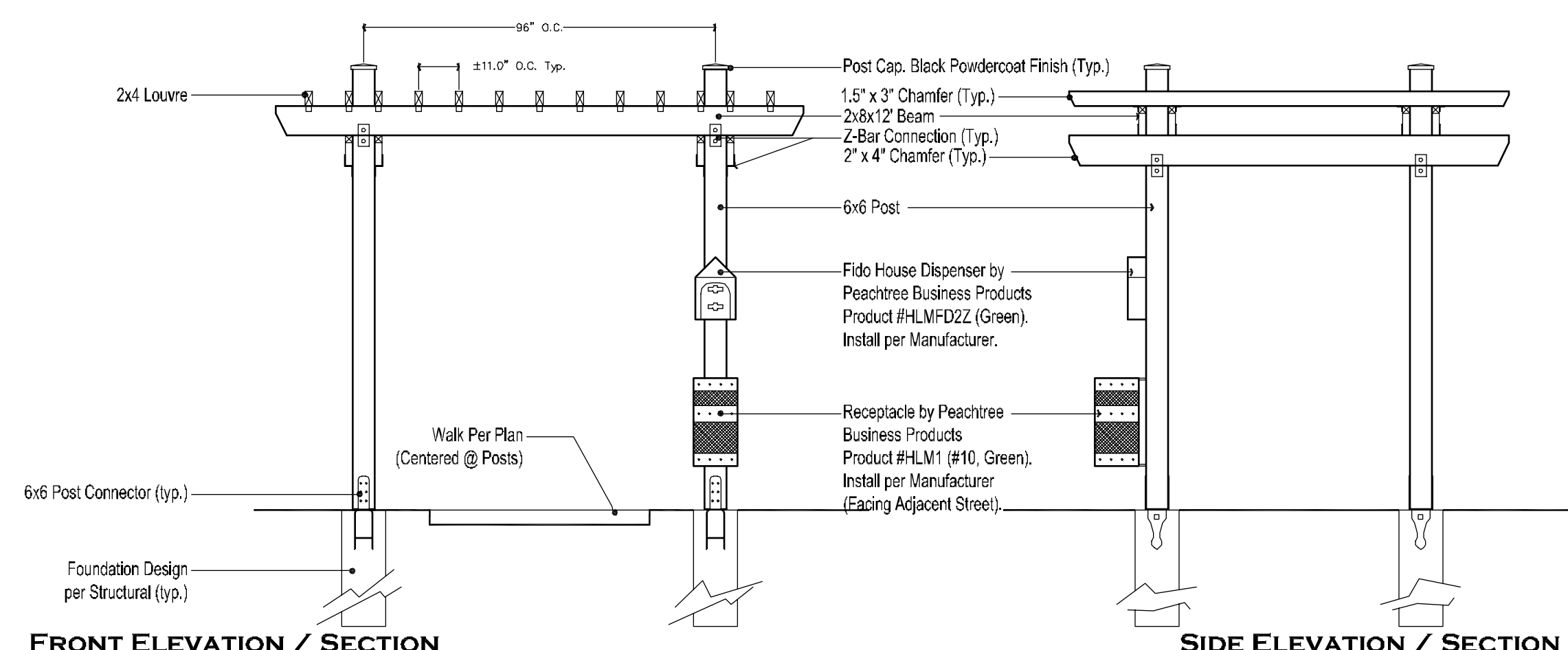


**4** OPEN SPACE ENTRY ARBOR  
 D2 ELEVATION VIEW 1/4" = 1' - 0"



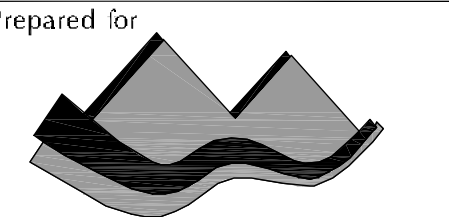
**2** NEIGHBORHOOD ENTRY COLUMN  
 D2 1/4" = 1' - 0"

**5** OPEN  
 D2 1/4" = 1' - 0"



**3** MAJOR ENTRY ARBOR  
 D2 1/4" = 1' - 0"

- NOTES**
- All wood to be Rough Sawn Cedar. Stain TBD (match ex. Richards' Lake neighborhood open space fences).
  - Unless otherwise noted on plans, allow a minimum of 8" Clear between post and adjacent trail edge.
  - Post Cap: Prefabricated (spec)
  - Column Faux Stone / Grout: Match community center architecture faux stone (spec)
  - Column Cap: Prefabricated (spec); mortar in place; grout joints.
  - Post Base: Poured in place concrete. Integral stain to match Column Cap.
  - Connection Hardware: StrongTie series, galvanized. Size per structural engineer.
  - Fido House Dispenser: by Peachtree Business Products, #HLMFD2Z (Green); Receptacle: by Peachtree Business Products, #HLM1, #10 size (Green); Install per manufacturer.
  - Provide shop drawings and material samples to Landscape Architect for approval prior to start of construction.



# Waters' Edge Neighborhood

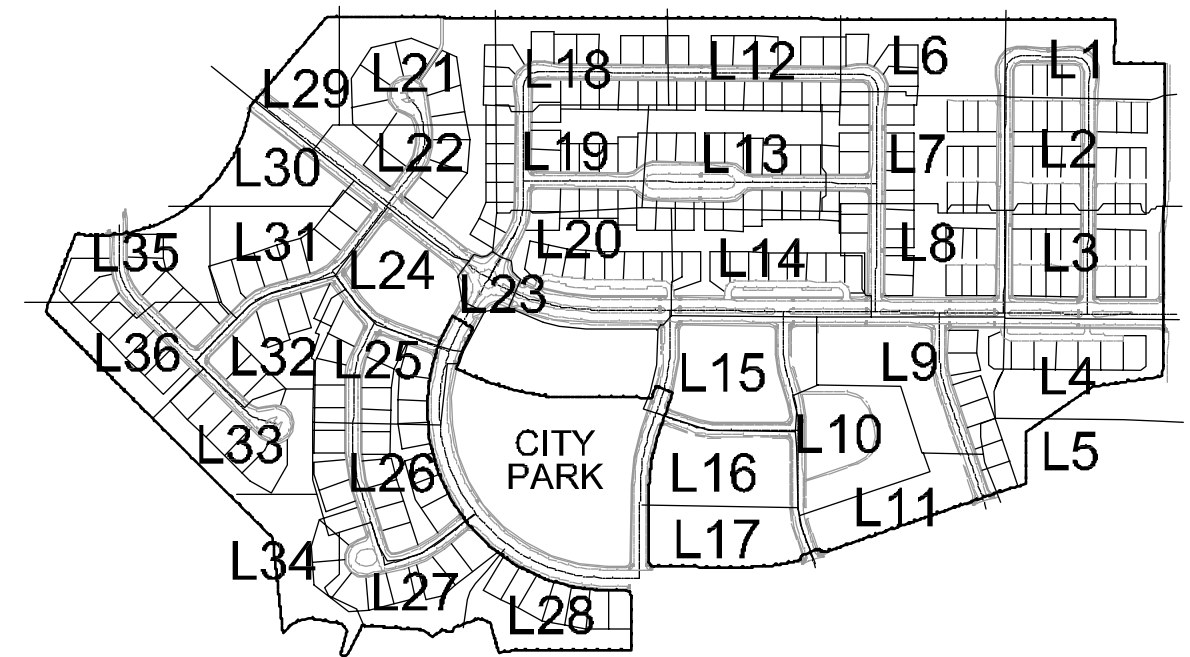
75% Landscape Construction Drawings  
 Fort Collins, Colorado

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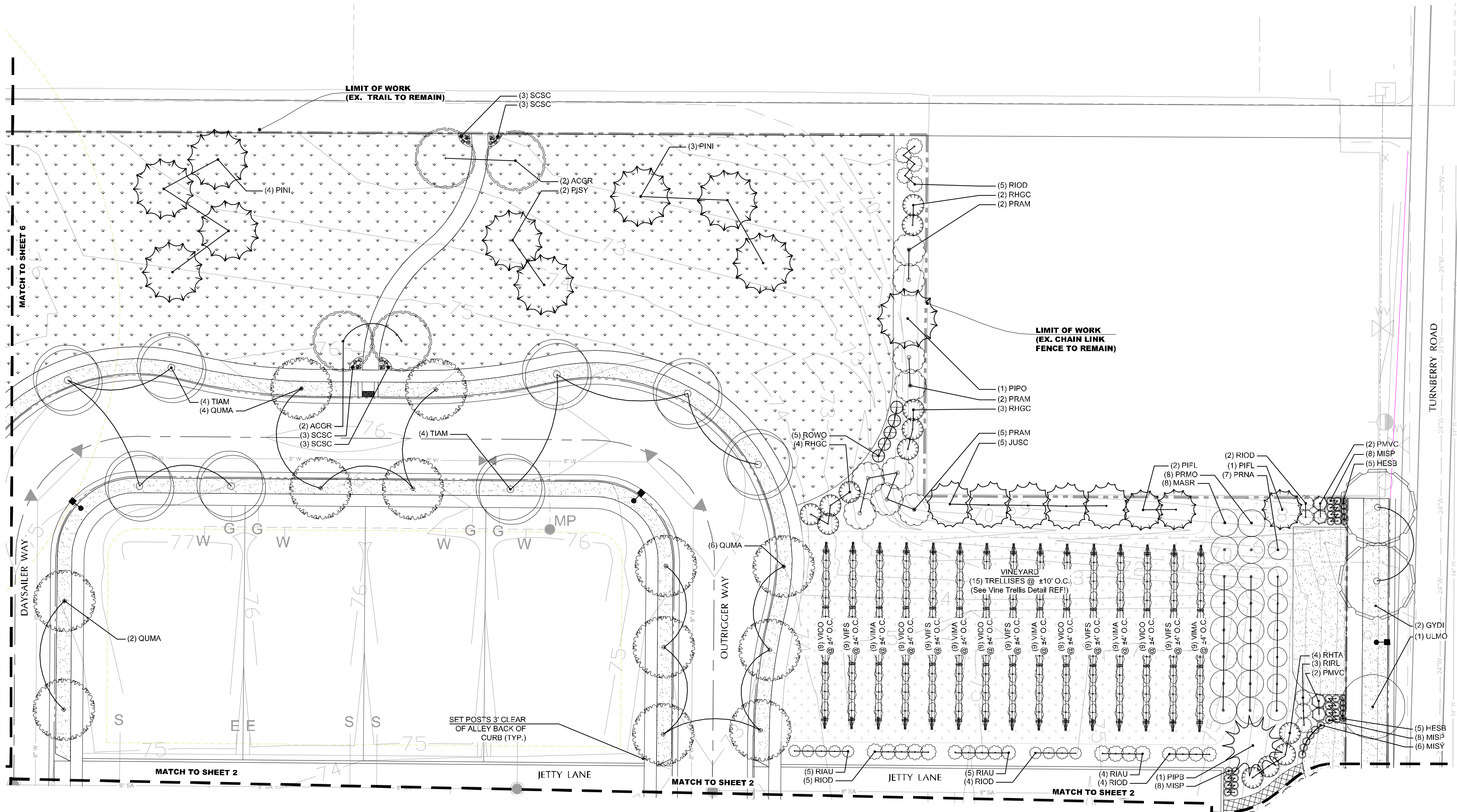
**LEGEND**

	Bluegrass / Fescue Sod	<b>Key</b>		Court yard Gate 1 (TBD)
	Dryland Turf Seed Mix		Court yard Gate 2 (TBD)	
	Rock Mulch (Planters)		Court yard Gate 3 (TBD)	
	Orchard Groundcover Treatment		Open Space Entry Arbor (4/D2)	
	3" - 8" River Rock Cobbles		Primary Entry Monument (1/D2)	
	Soft Surface Path		Neighborhood Entry Column (2/D2)	
	Lyons Red Flagstone Paving		Patio with Fire Pit (TBD)	
			Patio with Fountain (TBD)	
			Median Arbor (3/D2)	
			Arbor Structure & Seat Wall (TBD)	
			Soft Surface Path (may need erosion control)	
			6" Bench	
			Street Light by City	
			Open Rail Fence per 5/D1	
			Court yard Fence per 4/D1 (TBD)	
			Perennial Bed	
			Boulders	

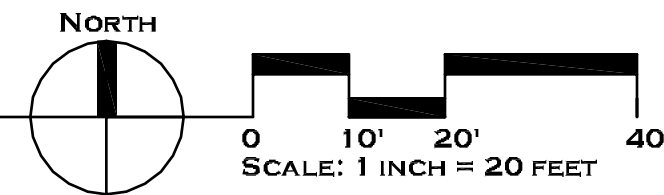


SHEET KEY

NTS



**1**  
**L1** LANDSCAPE PLAN



SHEET TITLE:

**PLANTING PLAN**

SHEET NO:

**L1**



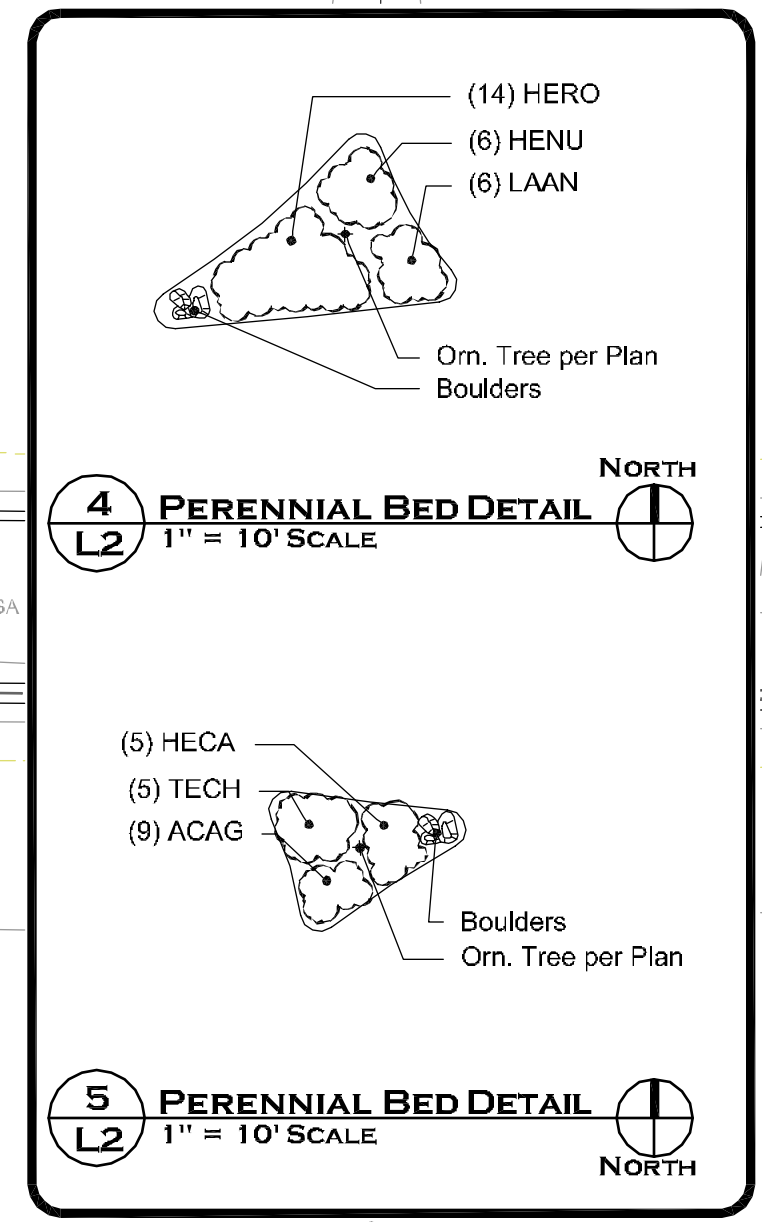
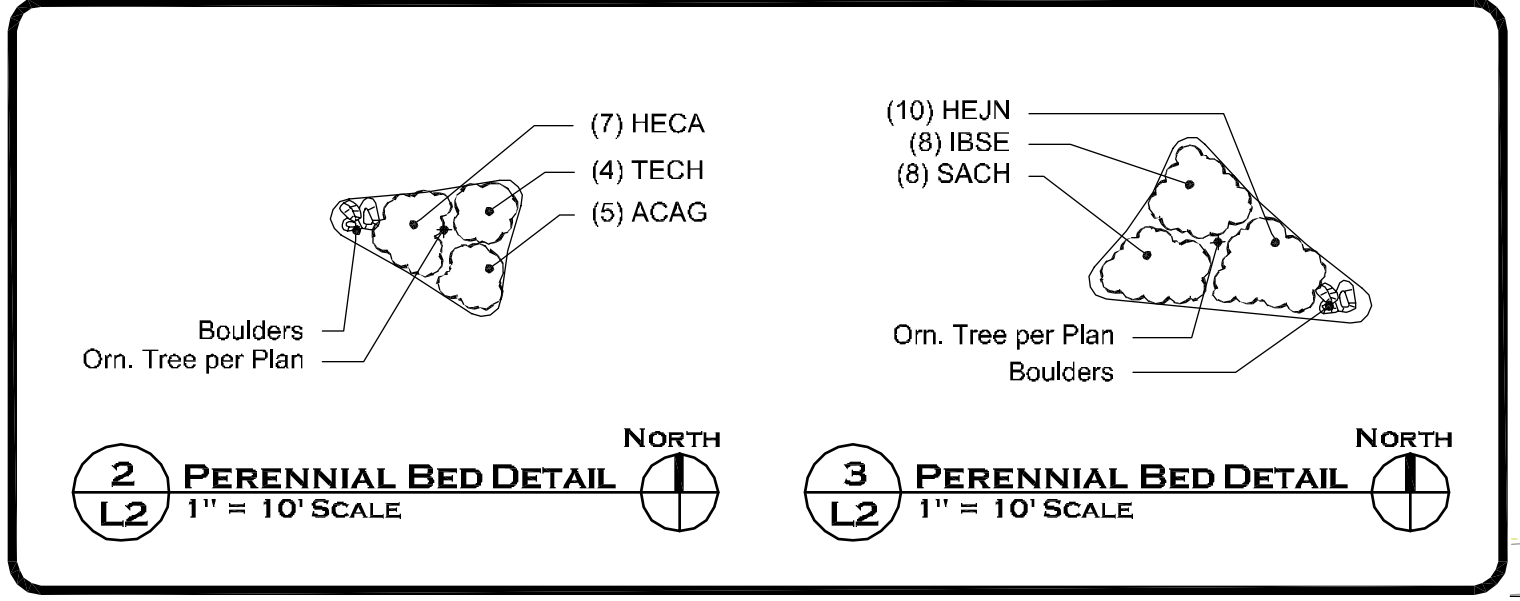
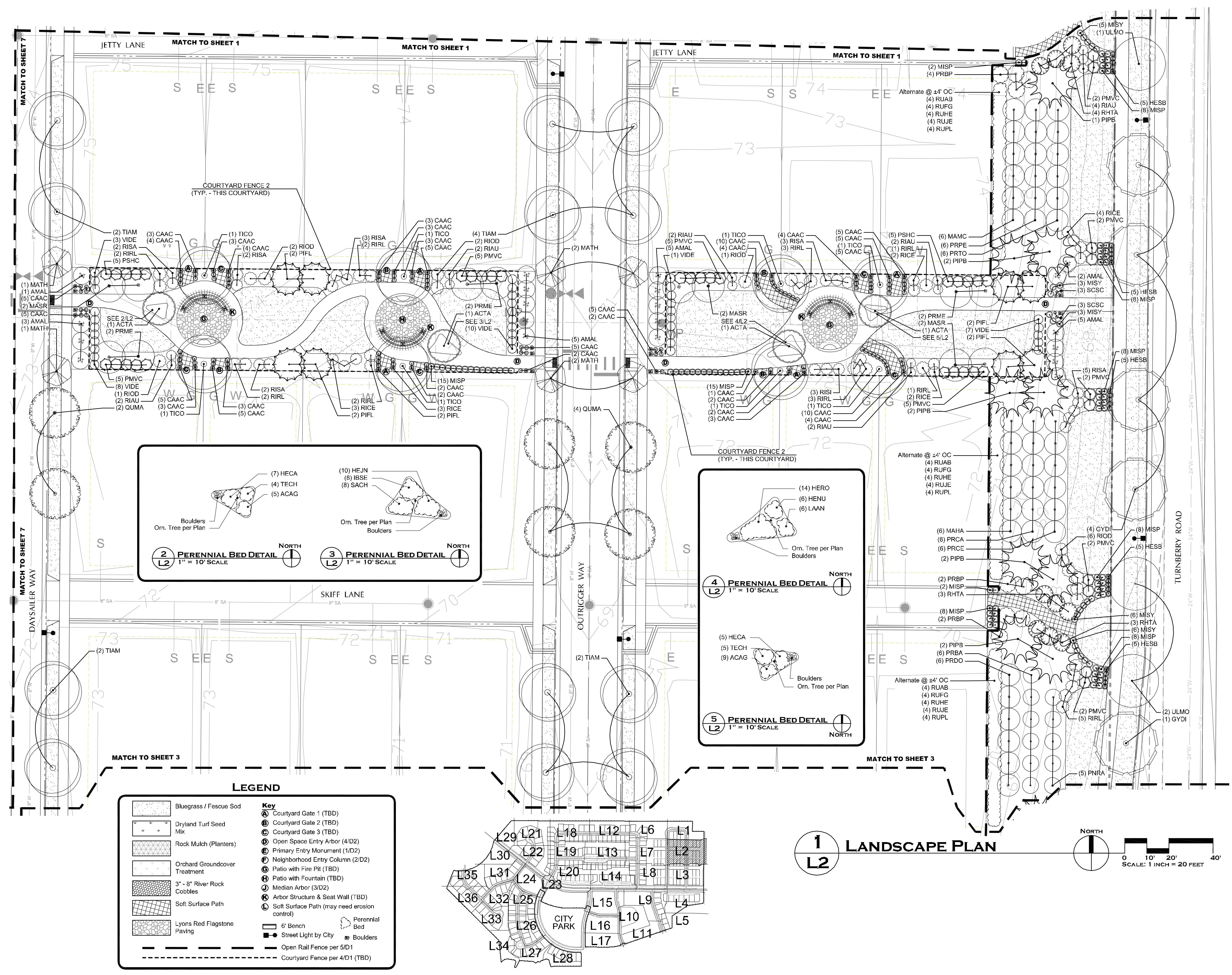
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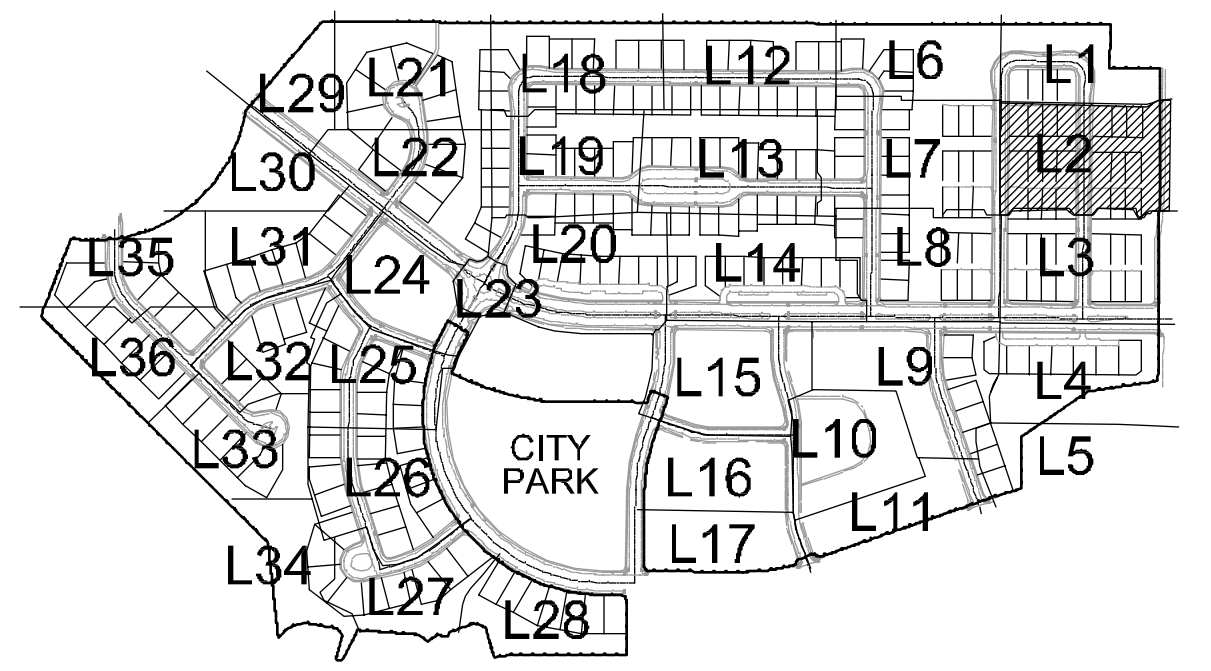
REVISIONS	DATE

SHEET TITLE:  
**PLANTING PLAN**  
 SHEET NO:  
**L2**



**LEGEND**

	Bluegrass / Fescue Sod	<b>Key</b>		Courtyard Gate 1 (TBD)
	Dryland Turf Seed Mix		Courtyard Gate 2 (TBD)	
	Rock Mulch (Planters)		Courtyard Gate 3 (TBD)	
	Orchard Groundcover Treatment		Open Space Entry Arbor (4/D2)	
	3\" - 8\" River Rock Cobbles		Primary Entry Monument (1/D2)	
	Soft Surface Path		Neighborhood Entry Column (2/D2)	
	Lyons Red Flagstone Paving		Patio with Fire Pit (TBD)	
	6\" Bench		Patio with Fountain (TBD)	
	Street Light by City		Median Arbor (3/D2)	
	Open Rail Fence per 5/D1		Arbor Structure & Seat Wall (TBD)	
	Courtyard Fence per 4/D1 (TBD)		Soft Surface Path (may need erosion control)	
			Perennial Bed	
			Boulders	





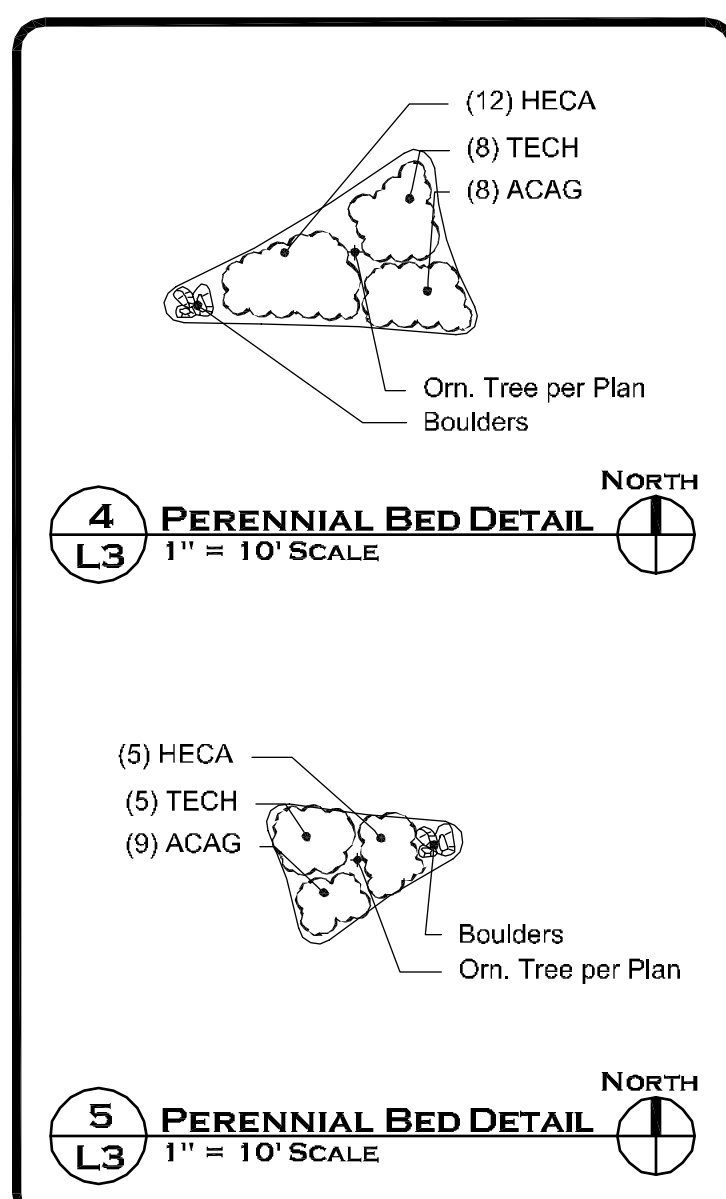
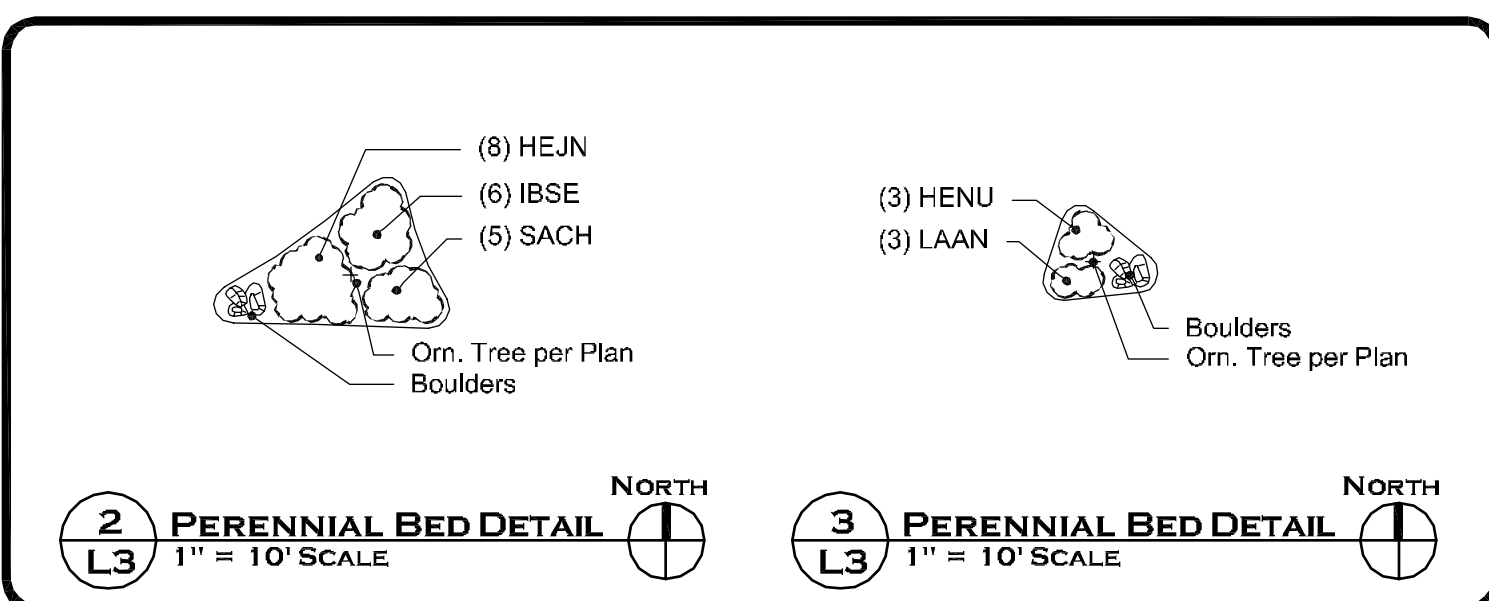
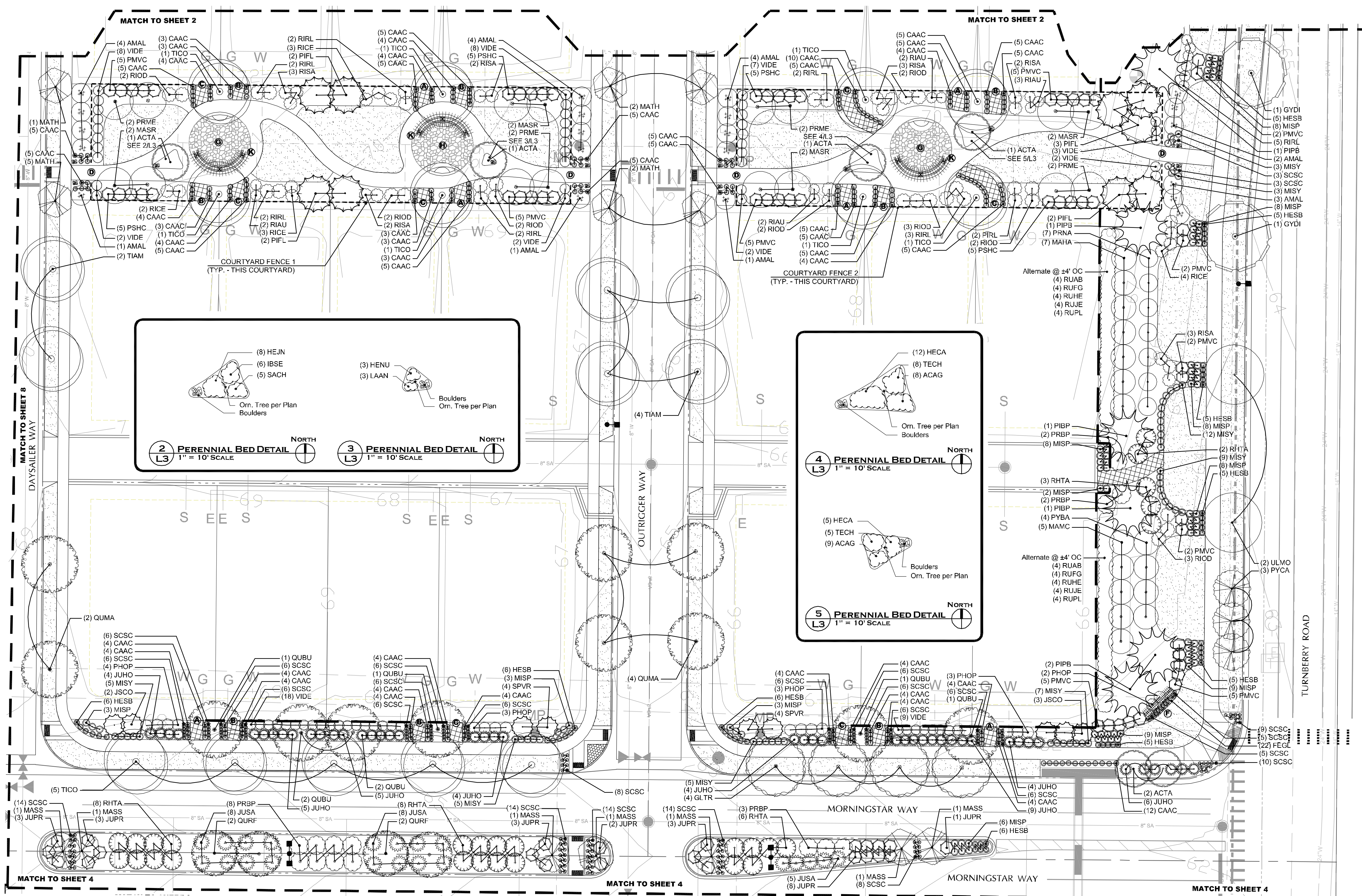
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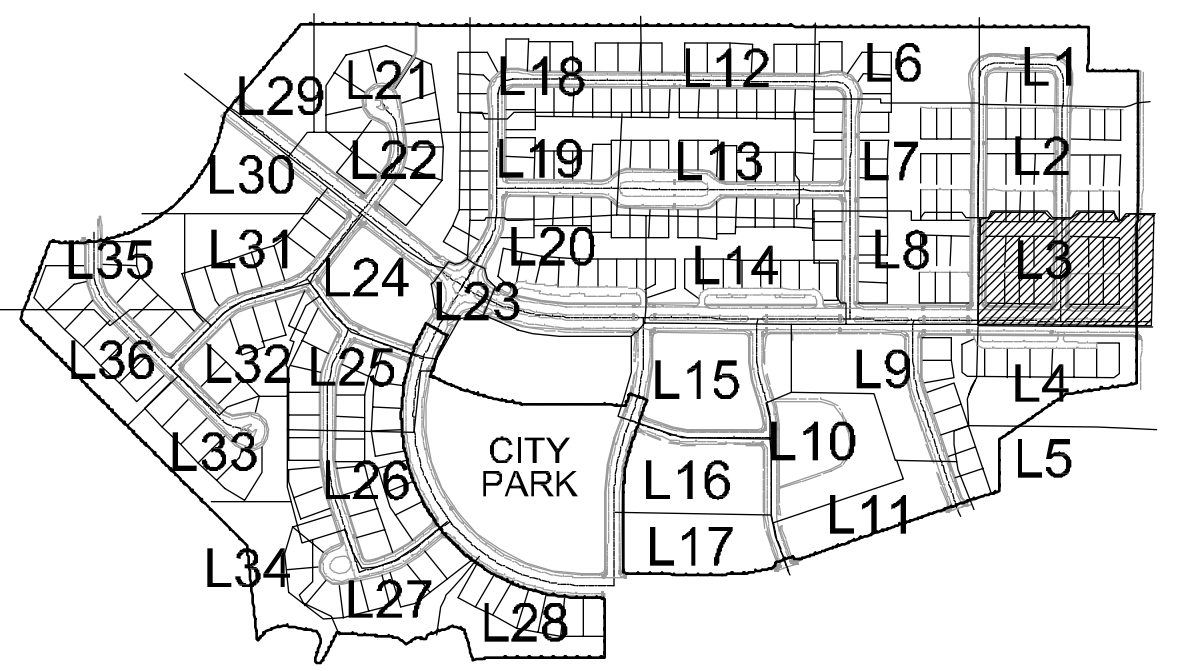
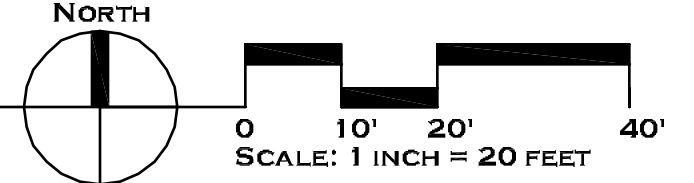
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**LEGEND**

	Bluegrass / Fescue Sod	<b>Key</b>		Courtyard Gate 1 (TBD)
	Dryland Turf Seed Mix			Courtyard Gate 2 (TBD)
	Rock Mulch (Planters)			Courtyard Gate 3 (TBD)
	Orchard Groundcover Treatment			Open Space Entry Arbor (4/D2)
	3" - 8" River Rock Cobbles			Primary Entry Monument (1/D2)
	Soft Surface Path			Neighborhood Entry Column (2/D2)
	Lyons Red Flagstone Paving			Patio with Fire Pit (TBD)
				Patio with Fountain (TBD)
				Median Arbor (3/D2)
				Arbor Structure & Seat Wall (TBD)
				Soft Surface Path (may need erosion control)
				6" Bench
				Street Light by City
				Open Rail Fence per 5/D1
				Courtyard Fence per 4/D1 (TBD)
				Perennial Bed
				Boulders

**1 LANDSCAPE PLAN**  
**L3**



**SHEET KEY** NTS



# Waters' Edge Neighborhood

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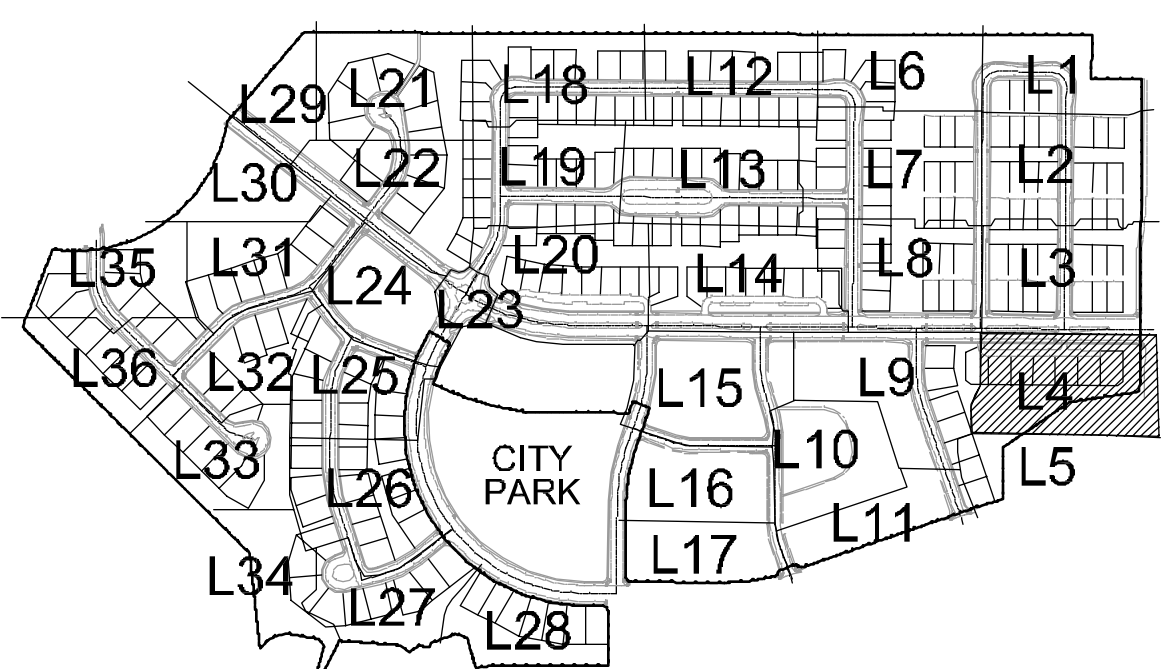
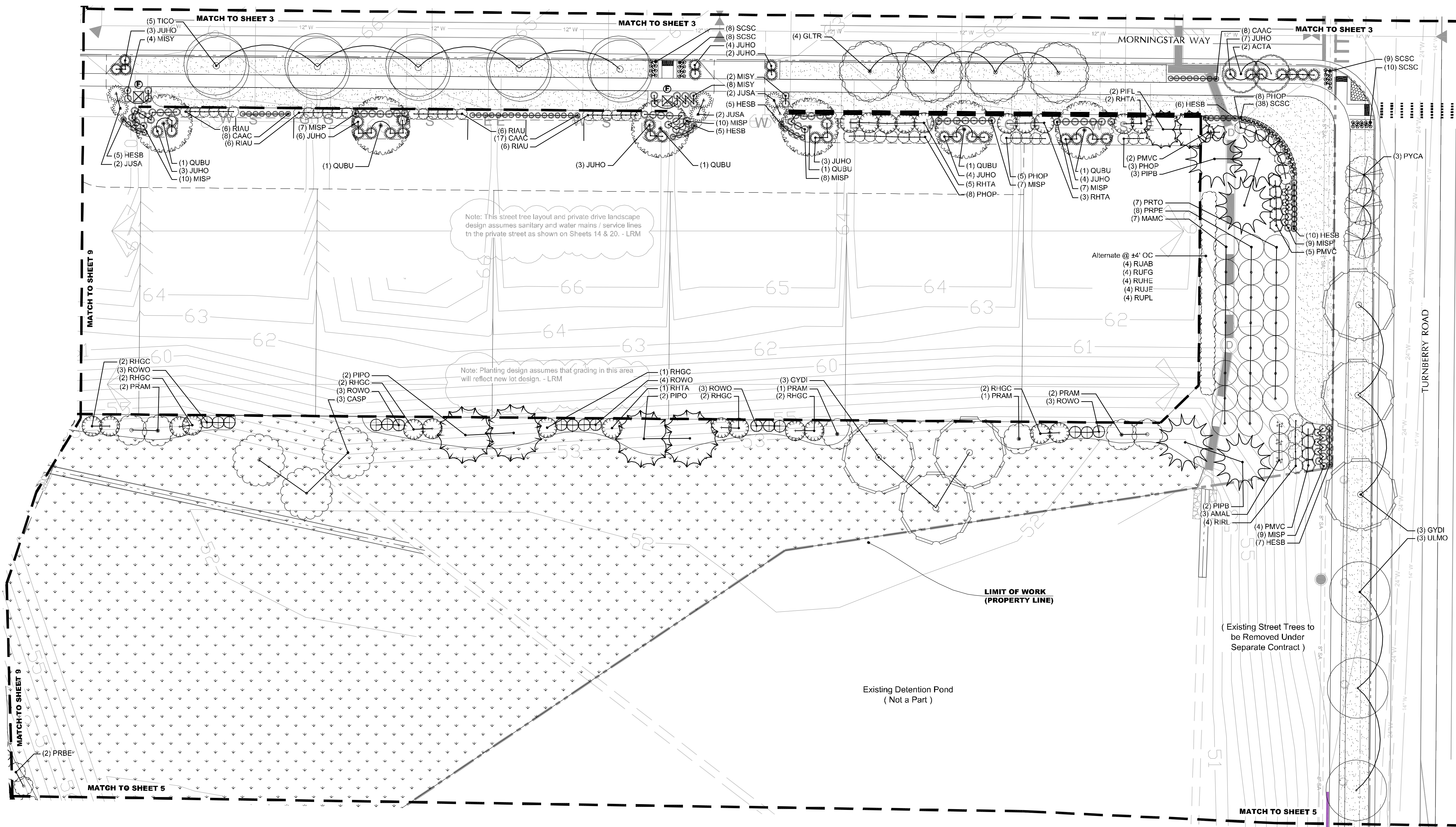
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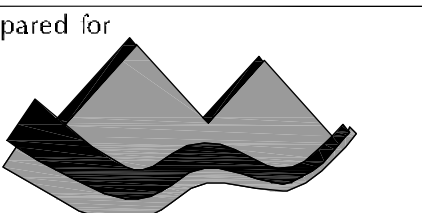
LEGEND

	Bluegrass / Fescue Sod	<b>Key</b>		Courtyard Gate 1 (TBD)
	Dryland Turf Seed Mix		Courtyard Gate 2 (TBD)	
	Rock Mulch (Planters)		Courtyard Gate 3 (TBD)	
	Orchard Groundcover Treatment		Open Space Entry Arbor (4/D2)	
	3' - 8" River Rock Cobble		Primary Entry Monument (1/D2)	
	Soft Surface Path		Neighborhood Entry Column (2/D2)	
	Lyons Red Flagstone Paving		Patio with Fire Pit (TBD)	
	6' Bench		Patio with Fountain (TBD)	
	Street Light by City		Median Arbor (3/D2)	
	Open Rail Fence per 5/D1		Arbor Structure & Seat Wall (TBD)	
	Court yard Fence per 4/D1 (TBD)		Soft Surface Path (may need erosion control)	
			Perennial Bed	
			Boulders	

LANDSCAPE PLAN

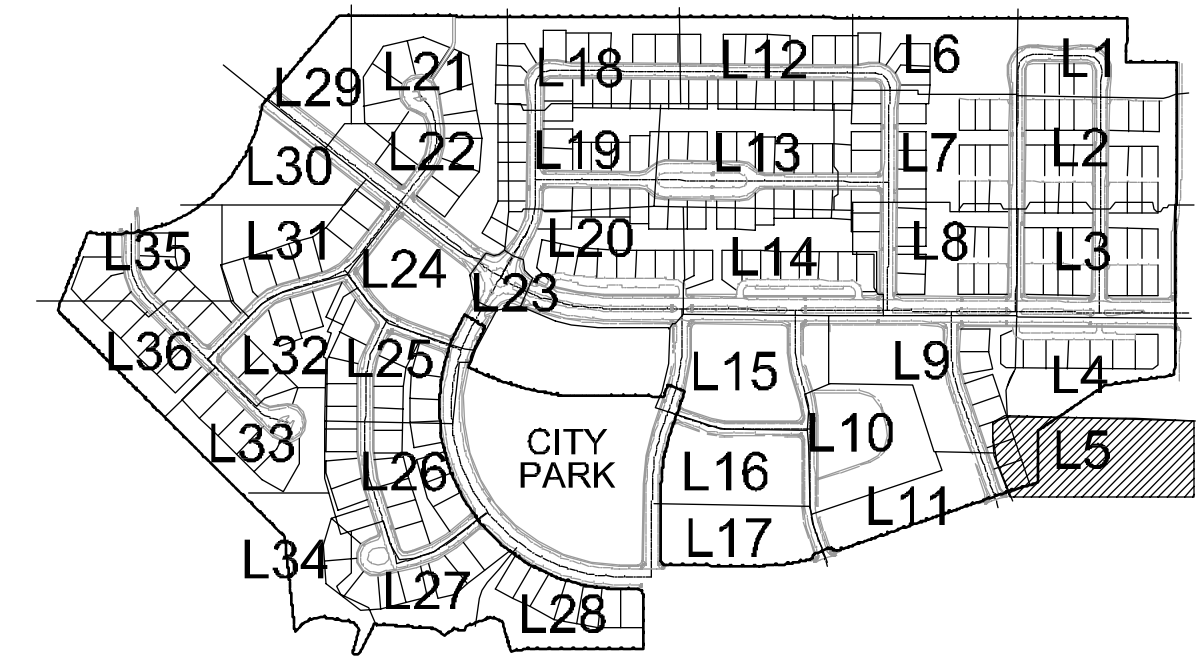






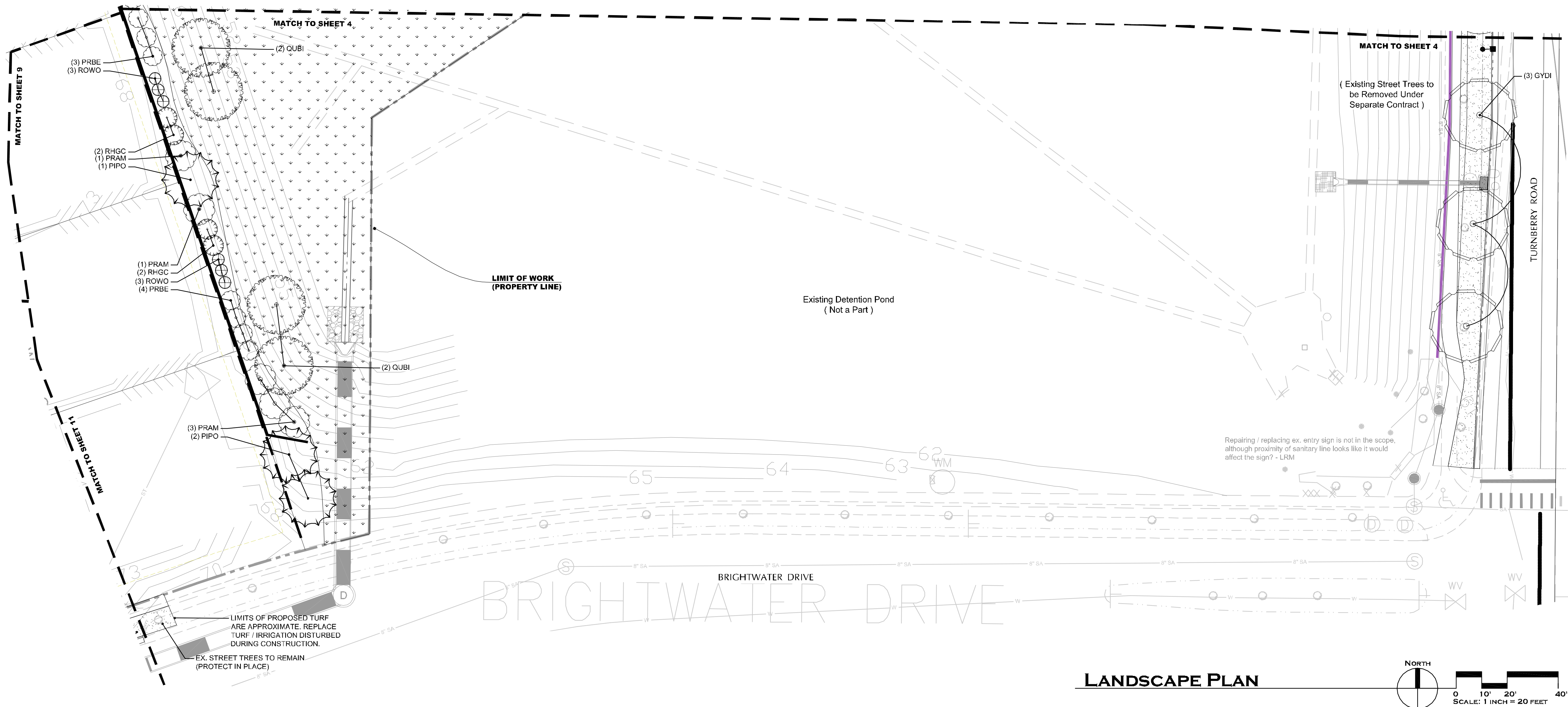
LEGEND

	Bluegrass / Fescue Sod	<b>Key</b>		Courtyard Gate 1 (TBD)		Perennial Bed
	Dryland Turf Seed Mix		Courtyard Gate 2 (TBD)			Boulders
	Rock Mulch (Planters)		Open Space Entry Arbor (4/D2)			Open Rail Fence per 5/D1
	Orchard Groundcover Treatment		Neighborhood Entry Column (2/D2)			Court yard Fence per 4/D1 (TBD)
	3" - 8" River Rock Cobble		Patio with Fire Pit (TBD)			
	Soft Surface Path		Patio with Fountain (TBD)			
	Lyons Red Flagstone Paving		Median Arbor (3/D2)			
			Arbor Structure & Seat Wall (TBD)			
			Soft Surface Path (may need erosion control)			
			6" Bench			
			Street Light by City			



SHEET KEY

NTS



# Waters' Edge Neighborhood

75% Landscape Construction Drawings  
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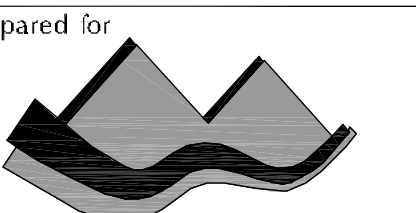
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PLANTING PLAN

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L5



# Waters' Edge Neighborhood

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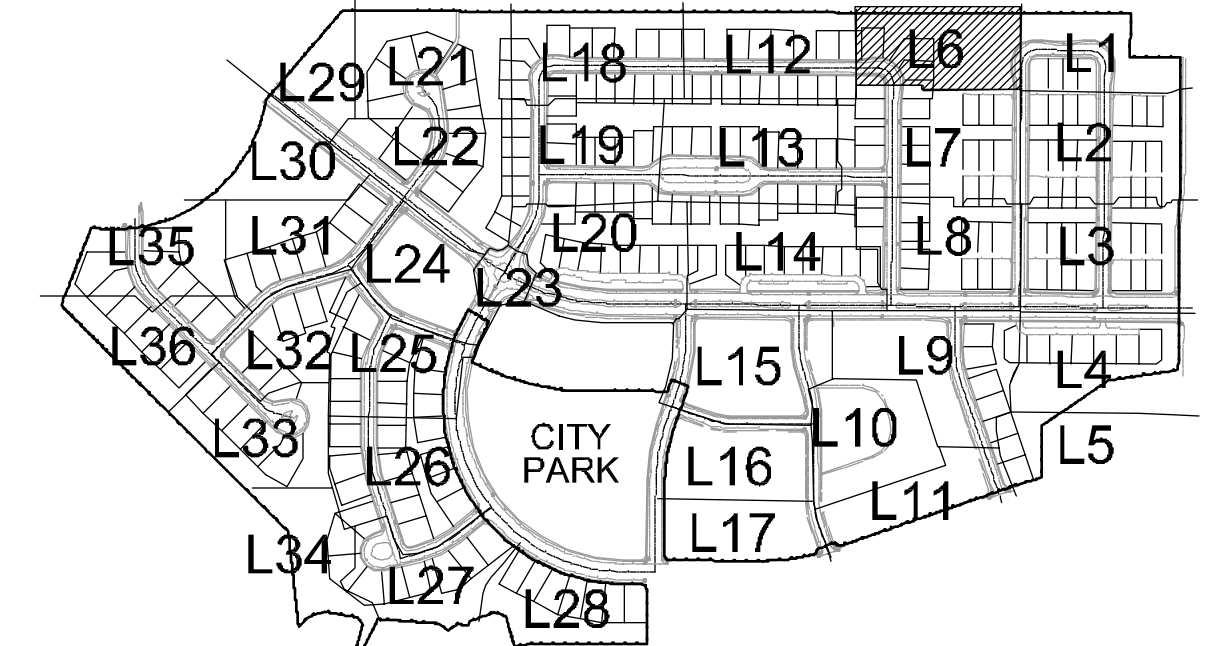
PLANTING PLAN

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L6

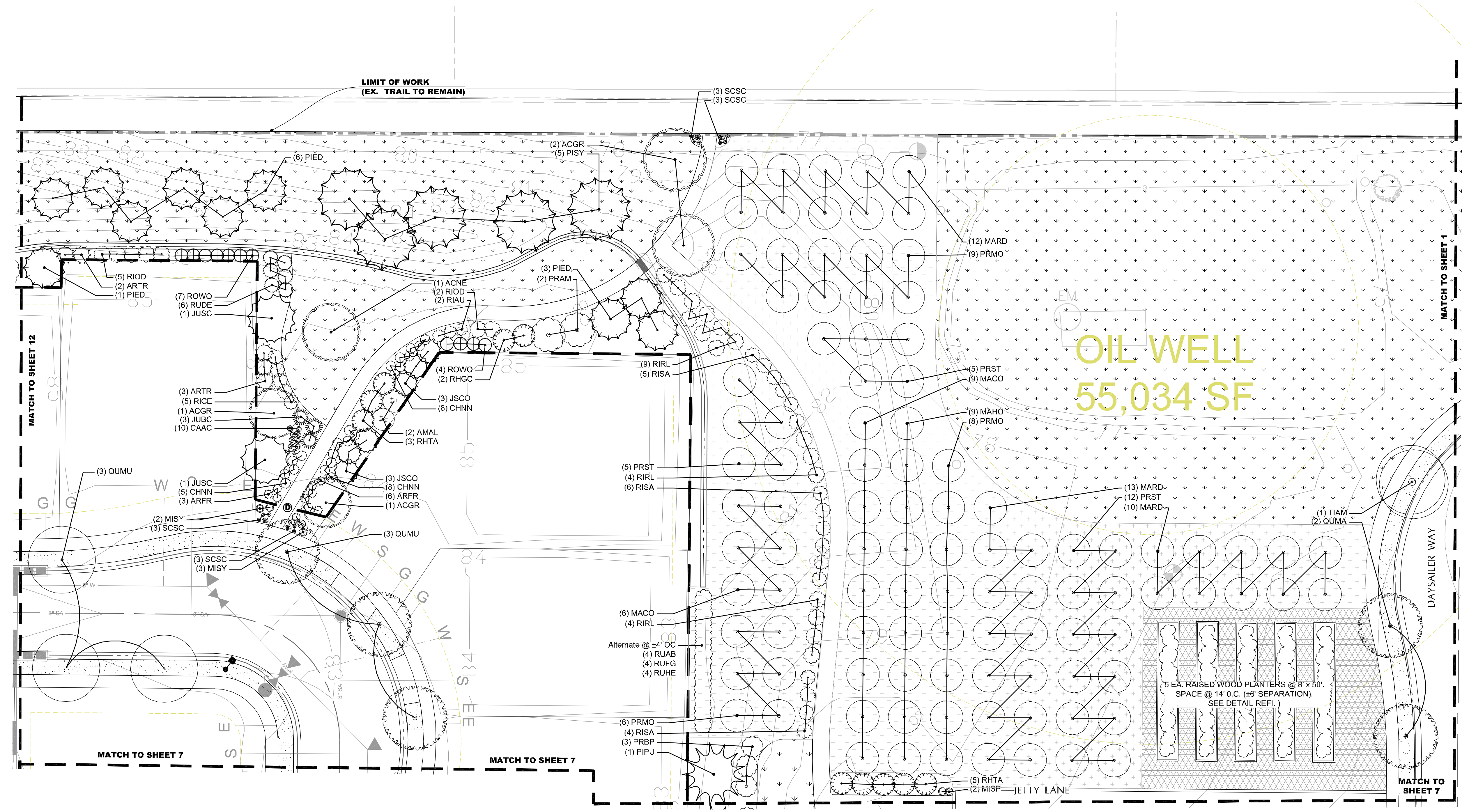
LEGEND

	Bluegrass / Fescue Sod	<b>Key</b>	<b>A</b> Courtyard Gate 1 (TBD)
	Dryland Turf Seed Mix	<b>B</b> Courtyard Gate 2 (TBD)	<b>C</b> Courtyard Gate 3 (TBD)
	Rock Mulch (Planters)	<b>D</b> Open Space Entry Arbor (4/D2)	<b>E</b> Primary Entry Monument (1/D2)
	Orchard Groundcover Treatment	<b>F</b> Neighborhood Entry Column (2/D2)	<b>G</b> Patio with Fire Pit (TBD)
	3" x 8" River Rock Cobble	<b>H</b> Patio with Fountain (TBD)	<b>I</b> Median Arbor (3/D2)
	Soft Surface Path	<b>J</b> Arbor Structure & Seat Wall (TBD)	<b>K</b> Soft Surface Path (may need erosion control)
	Lyons Red Flagstone Paving	<b>L</b> 6" Bench	<b>M</b> Perennial Bed
	Open Rail Fence per 5/D1	<b>N</b> Street Light by City	<b>O</b> Boulders
	Courtyard Fence per 4/D1 (TBD)	<b>P</b> Open Rail Fence per 5/D1	<b>Q</b> Courtyard Fence per 4/D1 (TBD)

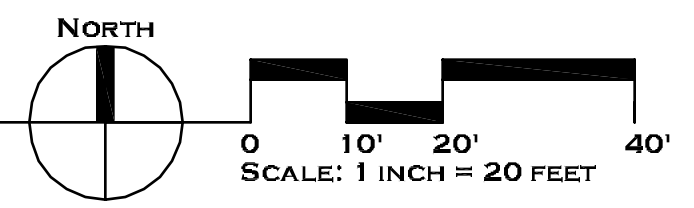


SHEET KEY

NTS



LANDSCAPE PLAN



PLANTING PLAN

SHEET NO:

L6