

Waters' Edge Developments, LLC
 5935 S. Zang Street, #230
 Littleton, Colorado 80127

303.949.2629 T

Project Team



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

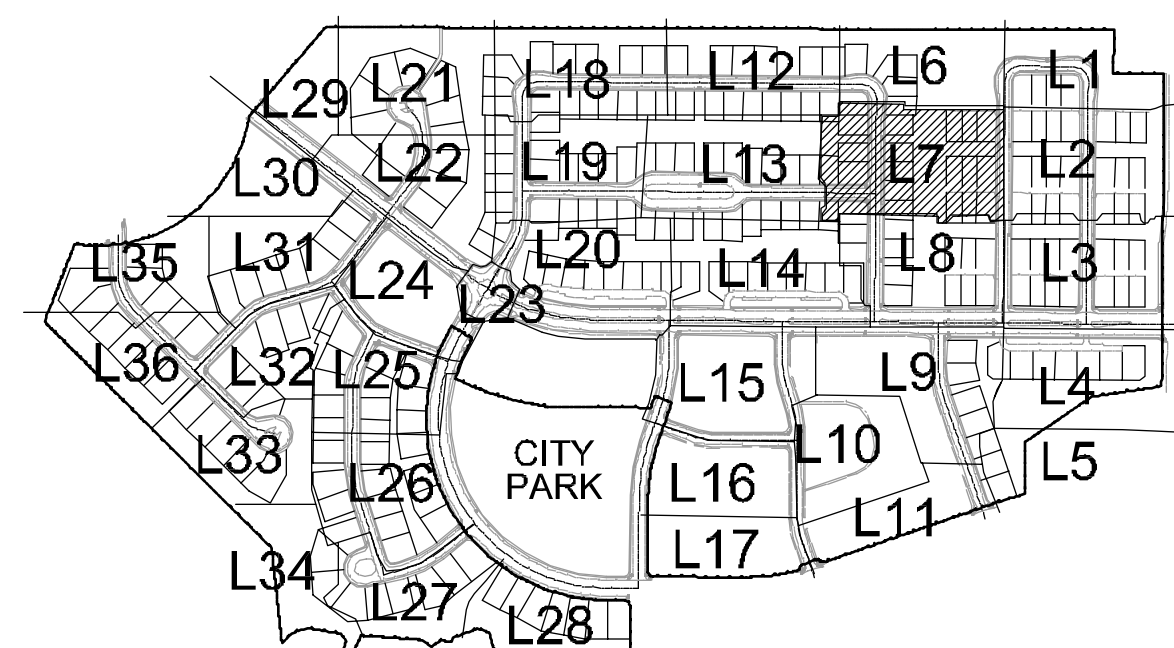
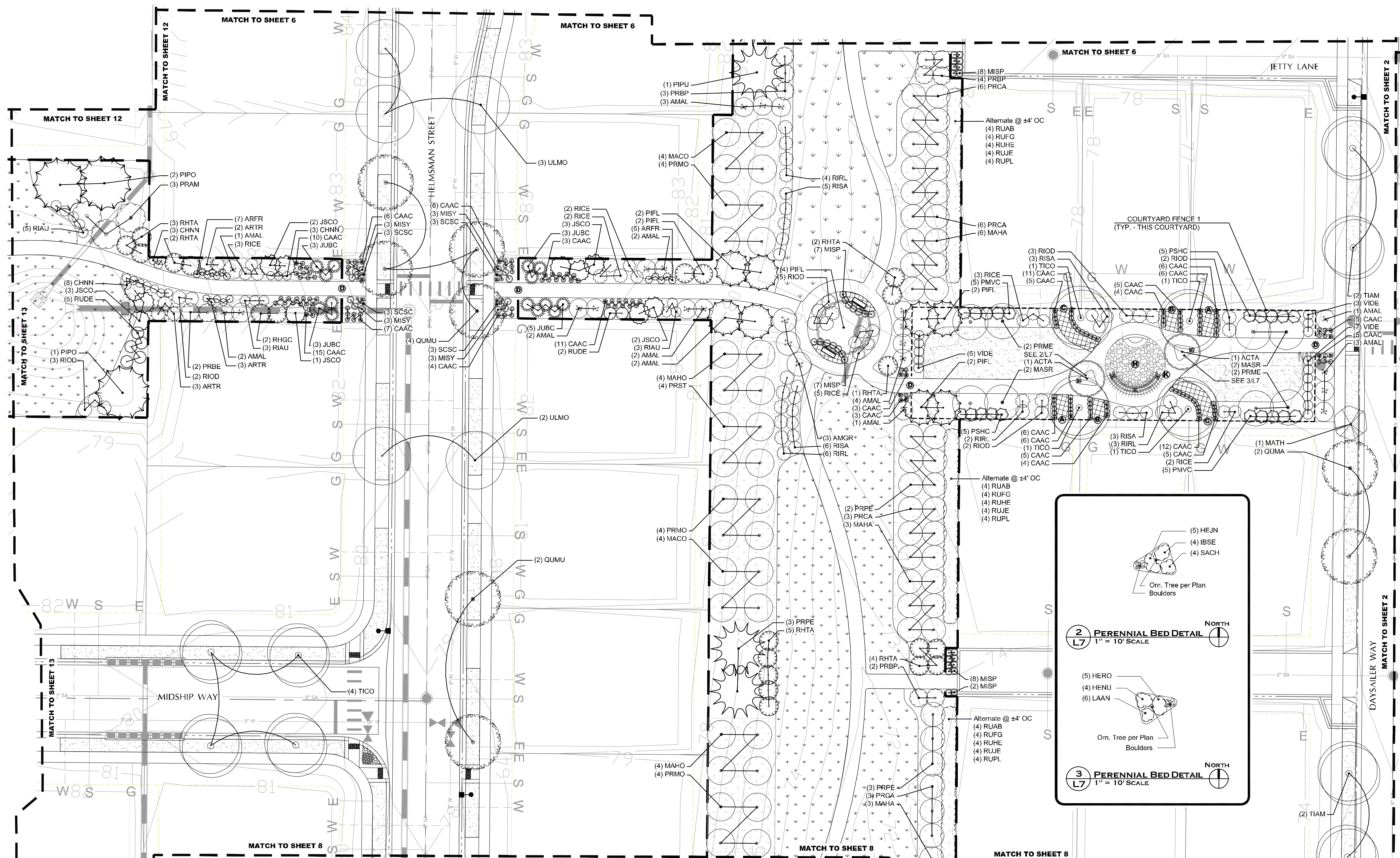
REVISIONS DATE

SHEET TITLE:

PLANTING PLAN

SHEET NO:

L7



SHEET KEY

NTS

LEGEND

	Bluegrass / Fescue Sod		Key
	Dryland Turf Seed Mix		Courtyard Gate 1 (TBD)
	Rock Mulch (Planters)		Courtyard Gate 2 (TBD)
	Orchard Groundcover Treatment		Courtyard Gate 3 (TBD)
	3' - 8" River Rock Cobbles		Open Space Entry Arbor (4/D2)
	Soft Surface Path		Primary Entry Monument (1/D2)
	Lyons Red Flagstone Paving		Neighborhood Entry Column (2/D2)
			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

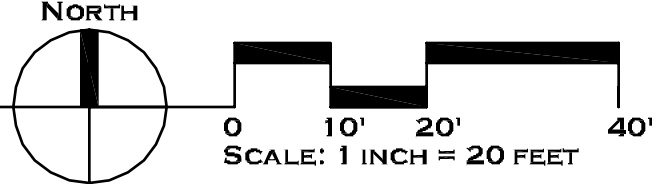
2 PERENNIAL BED DETAIL
 L7
 1" = 10' SCALE

Orn. Tree per Plan
 Boulders

3 PERENNIAL BED DETAIL
 L7
 1" = 10' SCALE

Orn. Tree per Plan
 Boulders

1 LANDSCAPE PLAN
 L7





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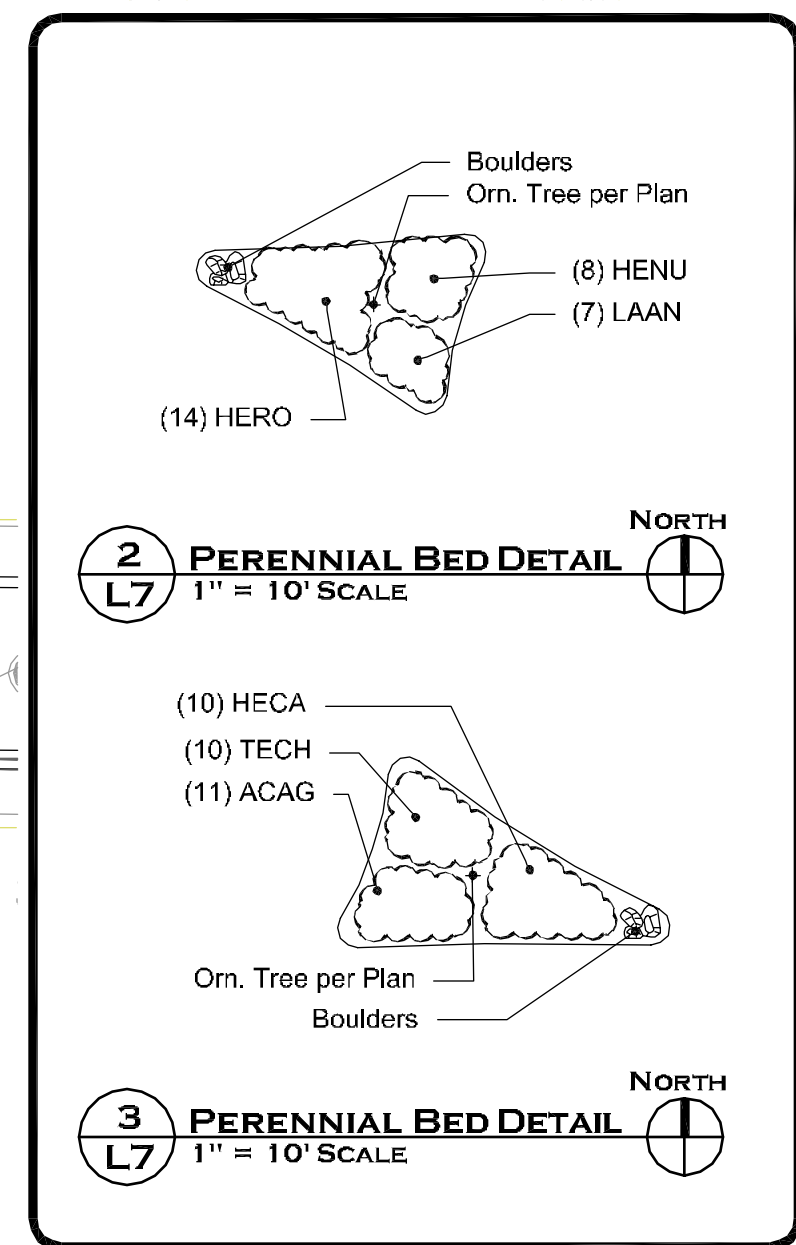
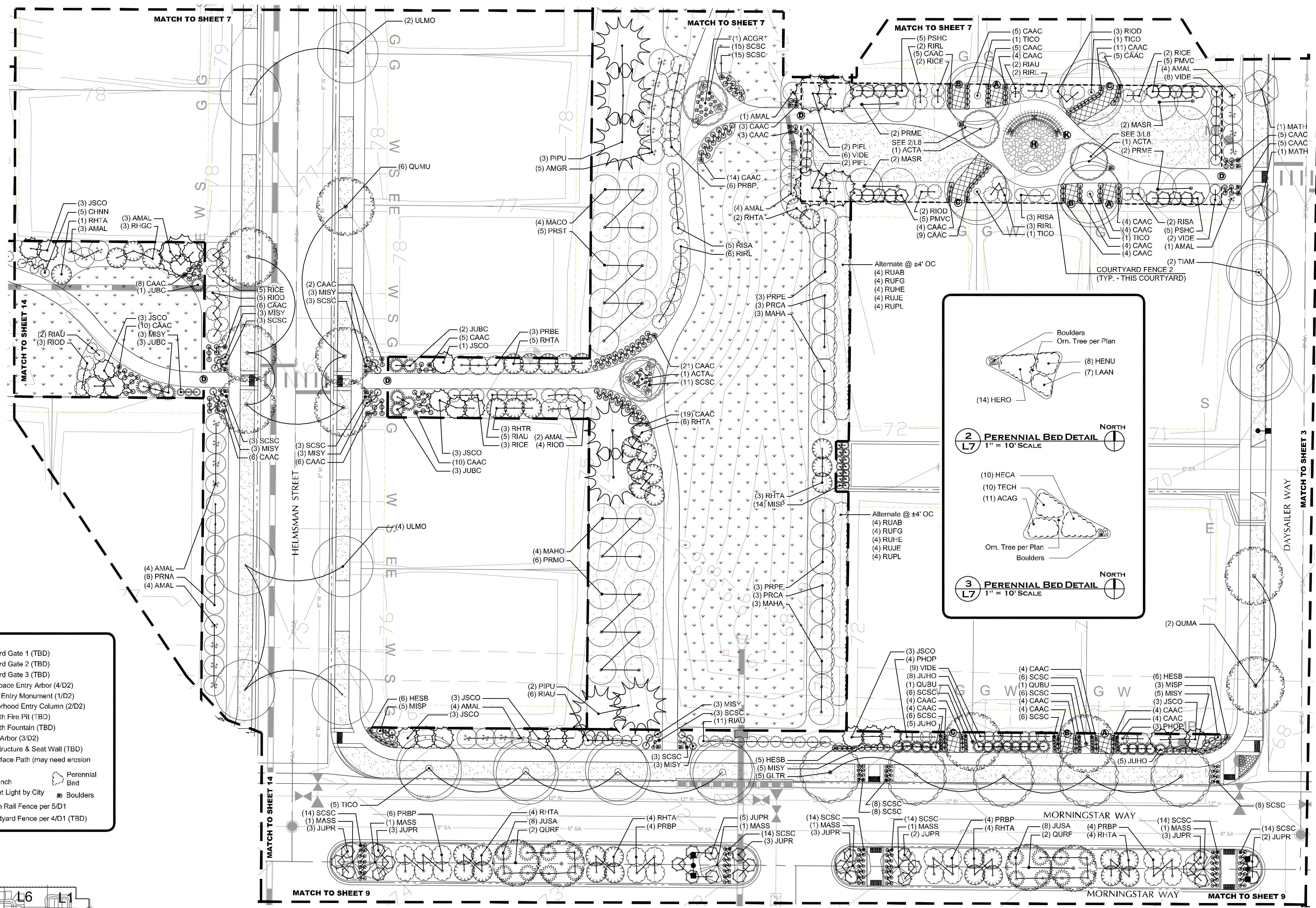
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PLANTING PLAN

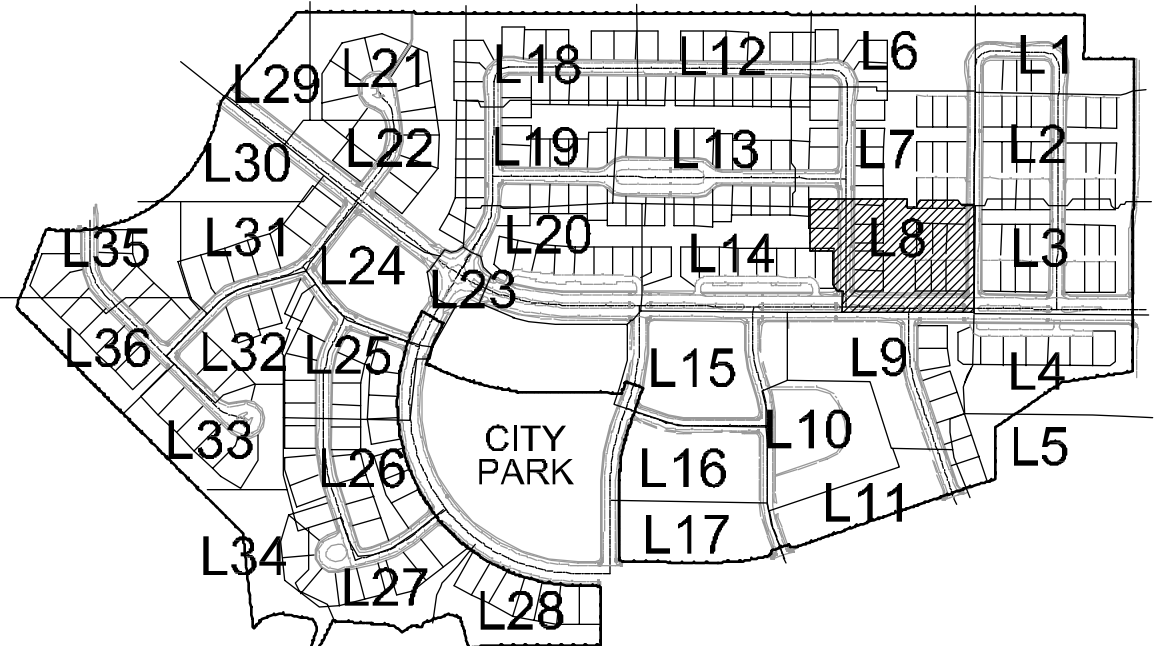
SHEET NO:

L8

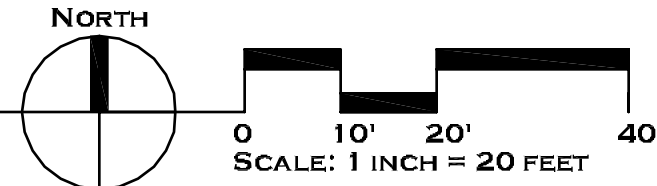


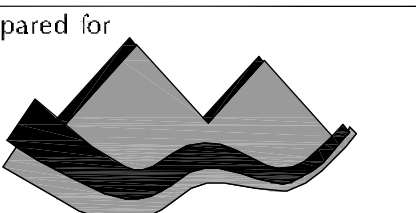
LEGEND

	Bluegrass / Fescue Sod	Key		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 (may need erosion control)		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)	
			Perennial Bed	
			6" Bench	
			Street Light by City	
			Boulders	
			Open Rail Fence per 5/D1	
			Courtyard Fence per 4/D1 (TBD)	



1
L8 LANDSCAPE PLAN





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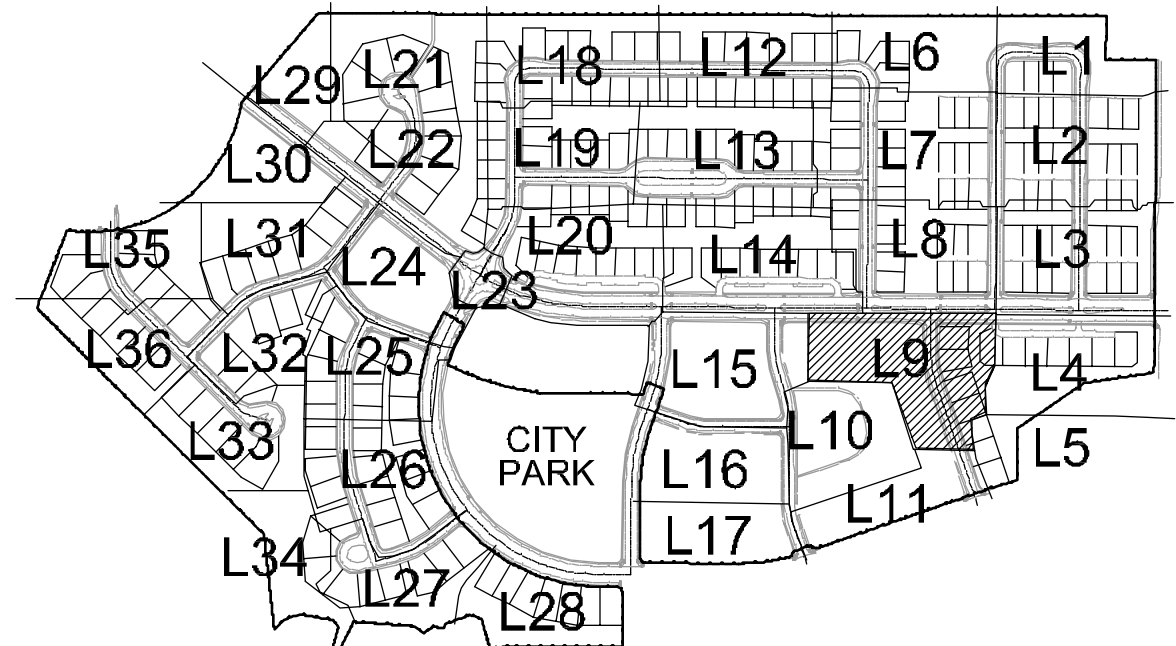
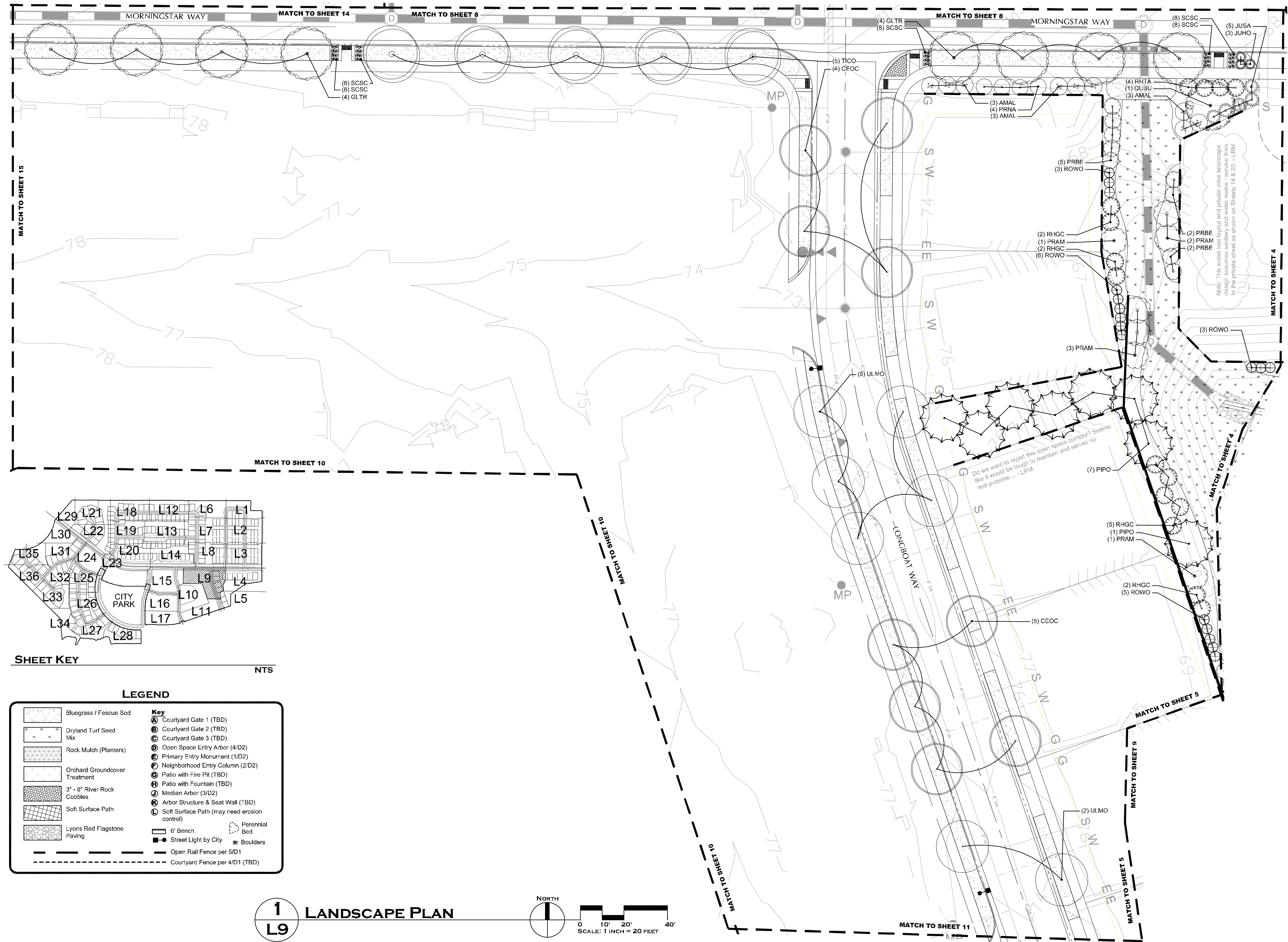
REVISIONS	DATE

SHEET TITLE:

PLANTING PLAN

SHEET NO:

L9



SHEET KEY NTS

LEGEND

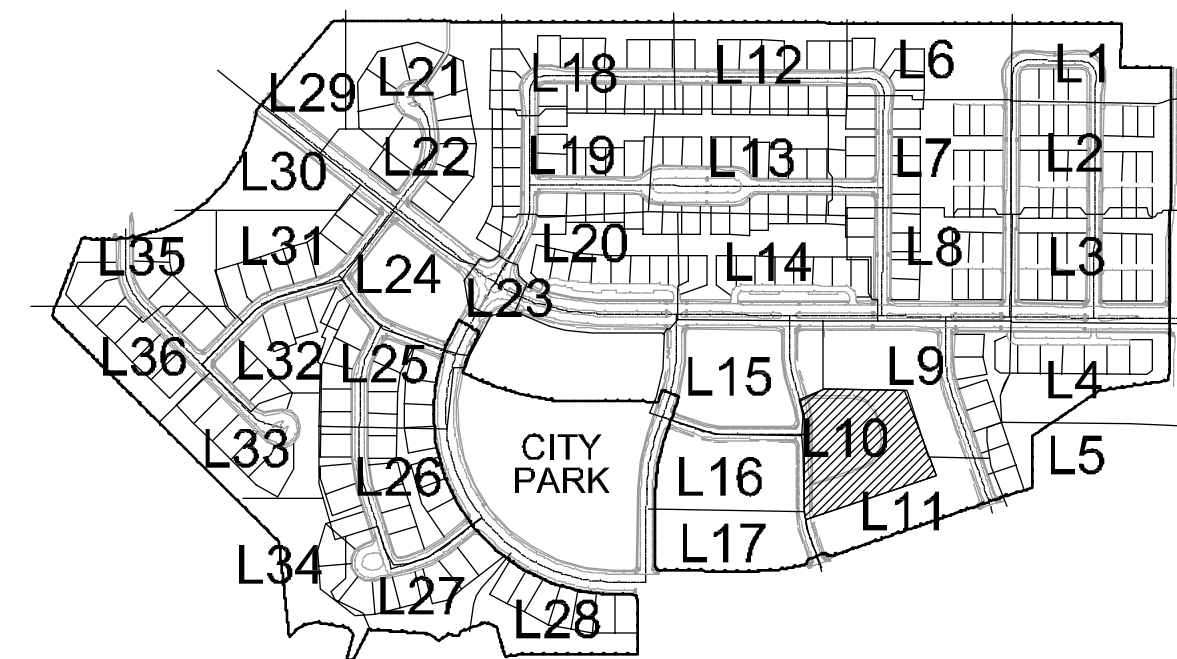
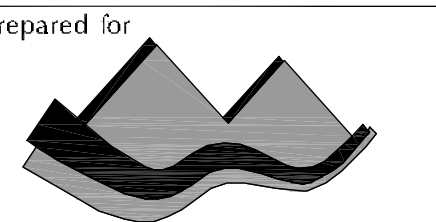
	Bluegrass / Fescue Sod	Key	Ⓐ Courtyard Gate 1 (TBD)		Perennial Bed
	Dryland Turf Seed Mix	Ⓑ Courtyard Gate 2 (TBD)	Ⓒ Courtyard Gate 3 (TBD)		Boulders
	Rock Mulch (Planters)	Ⓓ Open Space Entry Arbor (4/D2)	Ⓔ Neighborhood Entry Column (2/D2)		6' Bench
	Orchard Groundcover Treatment	Ⓕ Primary Entry Monument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

1 LANDSCAPE PLAN
 L9



Note: This street tree layout and private drive landscape design assumes sanitary and water mains / service lines in the private street as shown on Sheets 14 & 20 - LRM

Do we want to replant this open space corridor? Seems like it would be tough to maintain and serves no real purpose... - LRM

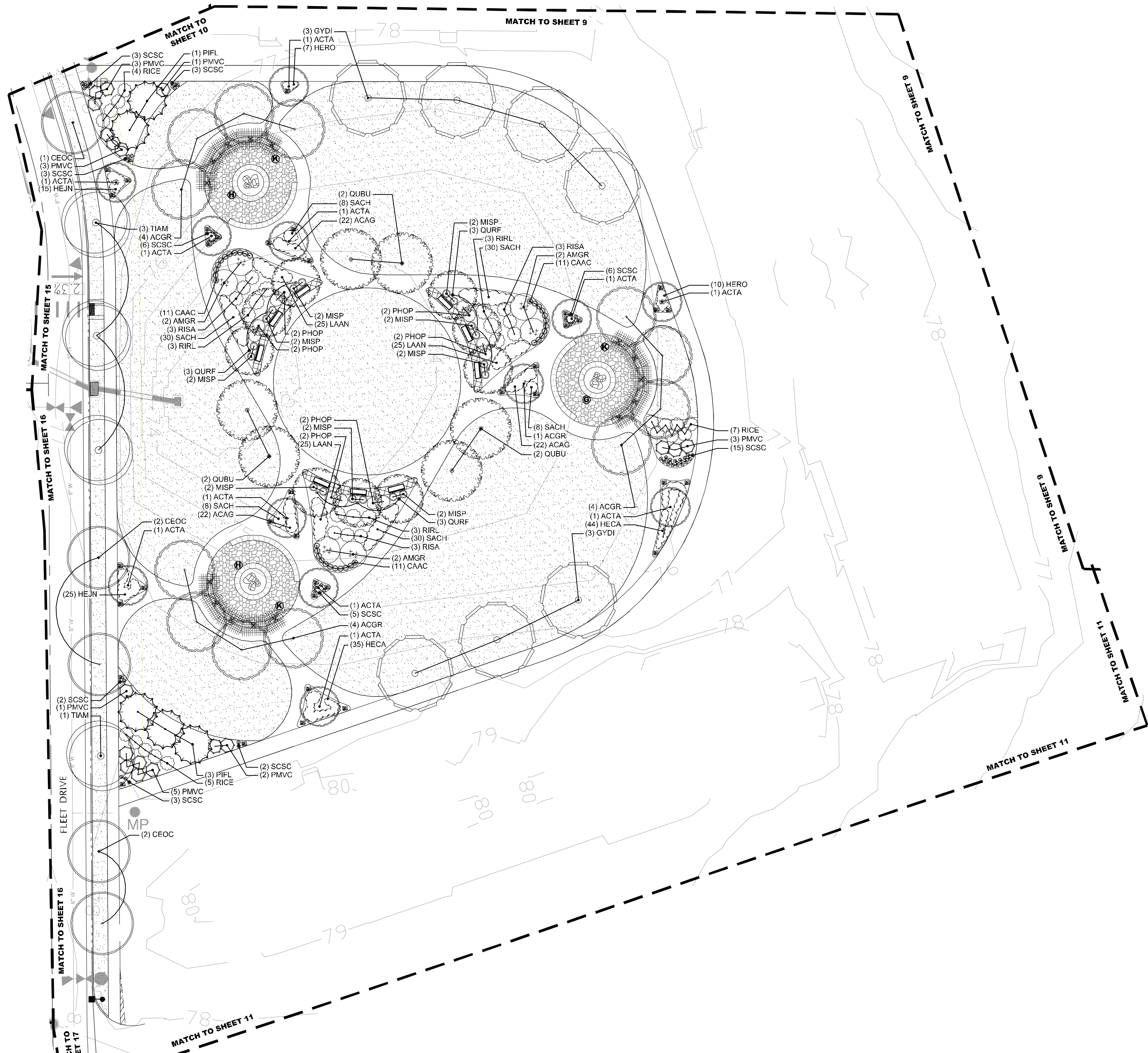


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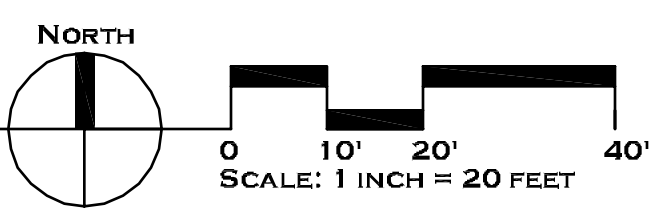
NTS

LEGEND

	Bluegrass / Fescue Sod	Key		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)	
			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	
			Perennial Bed	
			Open Rail Fence per 5/D1	
			Courtyard Fence per 4/D1 (TBD)	
			Boulders	



1
L10 LANDSCAPE PLAN



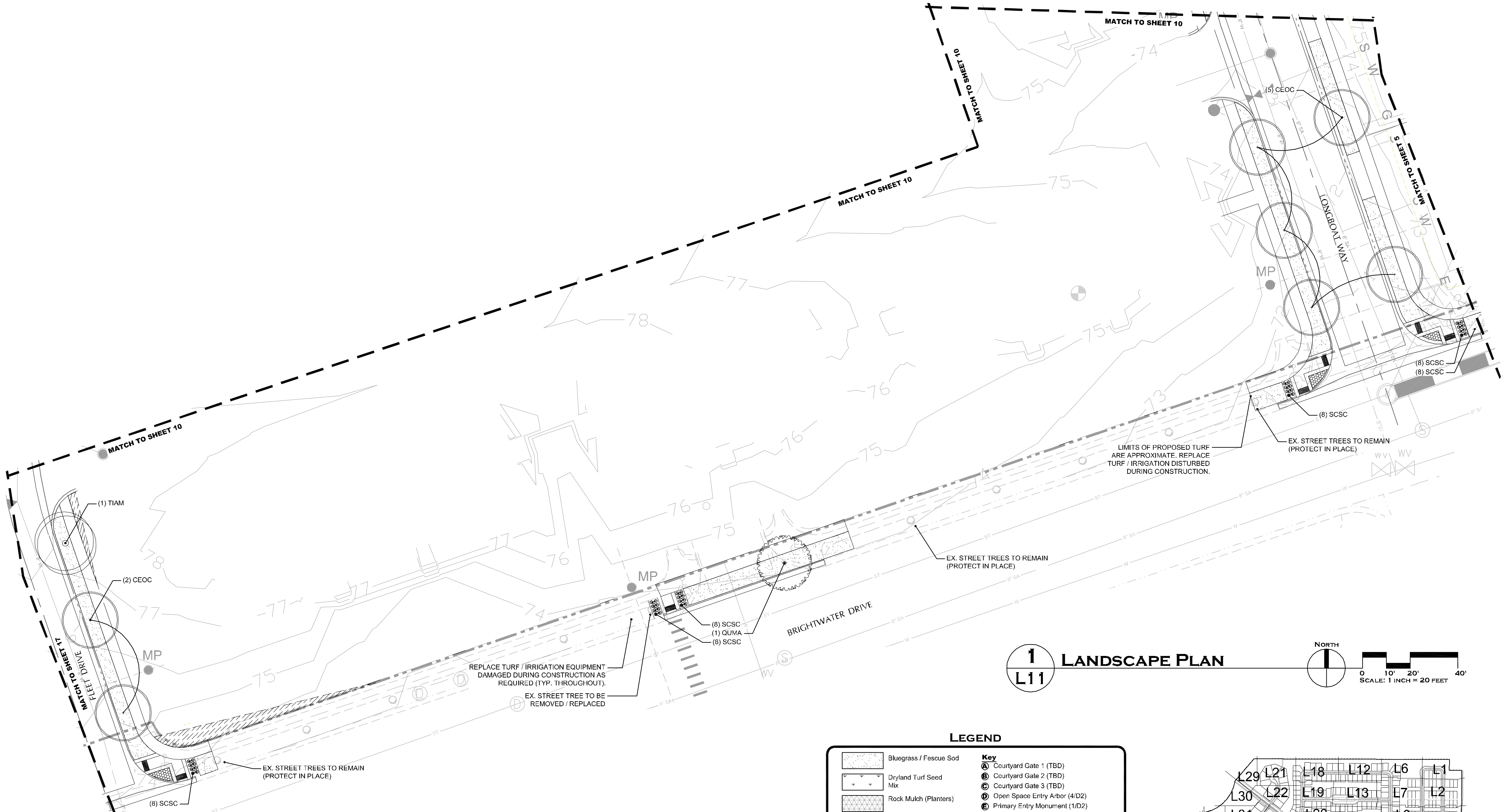
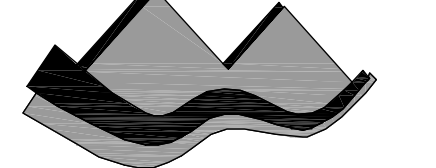
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SHEET NO:
L10

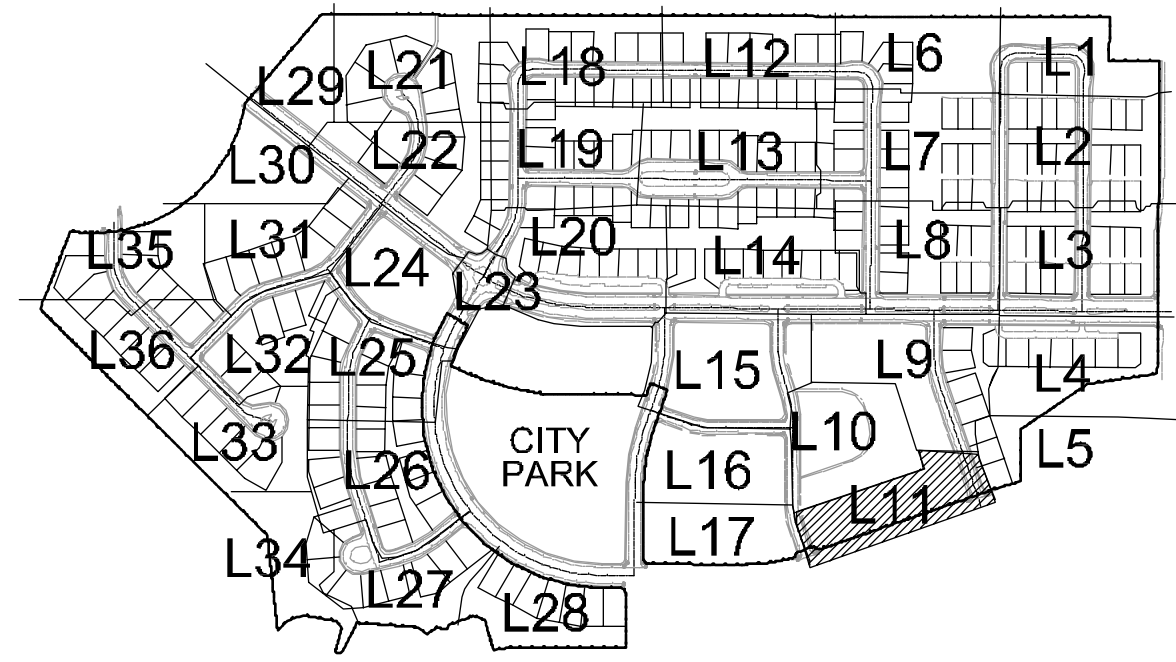


1 LANDSCAPE PLAN
L11

NORTH

SCALE: 1 INCH = 20 FEET
 0 10' 20' 40'

LEGEND	
	Bluegrass / Fescue Sod
	Dryland Turf Seed Mix
	Rock Mulch (Planters)
	Orchard Groundcover Treatment
	3" - 8" River Rock Cobbles
	Soft Surface Path
	Lyons Red Flagstone Paving
	Key
	Ⓐ Courtyard Gate 1 (TBD)
	Ⓑ Courtyard Gate 2 (TBD)
	Ⓒ Courtyard Gate 3 (TBD)
	Ⓓ Open Space Entry Arbor (4/D2)
	Ⓔ Primary Entry Monument (1/D2)
	Ⓕ Neighborhood Entry Column (2/D2)
	Ⓖ 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



SHEET KEY

NTS

Waters' Edge Neighborhood

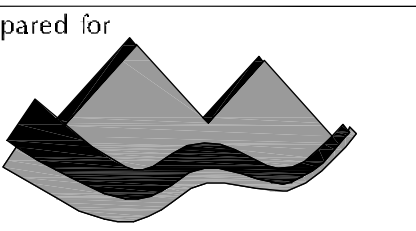
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SHEET TITLE: **PLANTING PLAN**

SHEET NO: **L11**



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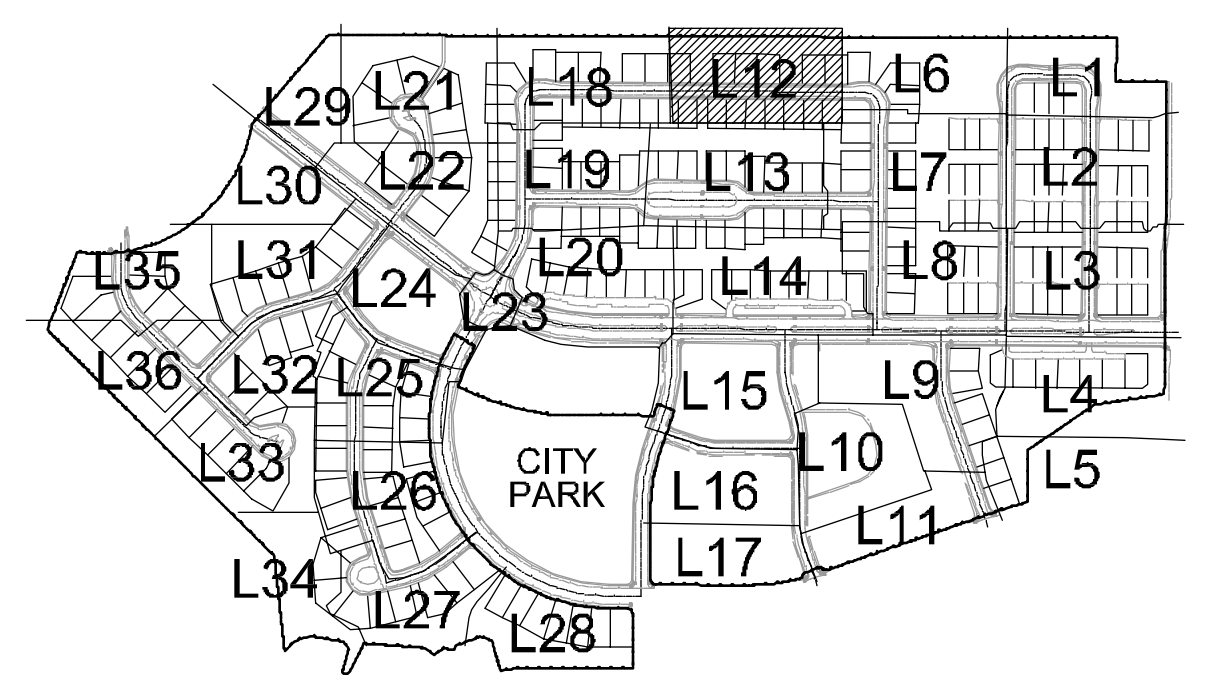
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 DRAWN: LRM
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REVISIONS	DATE

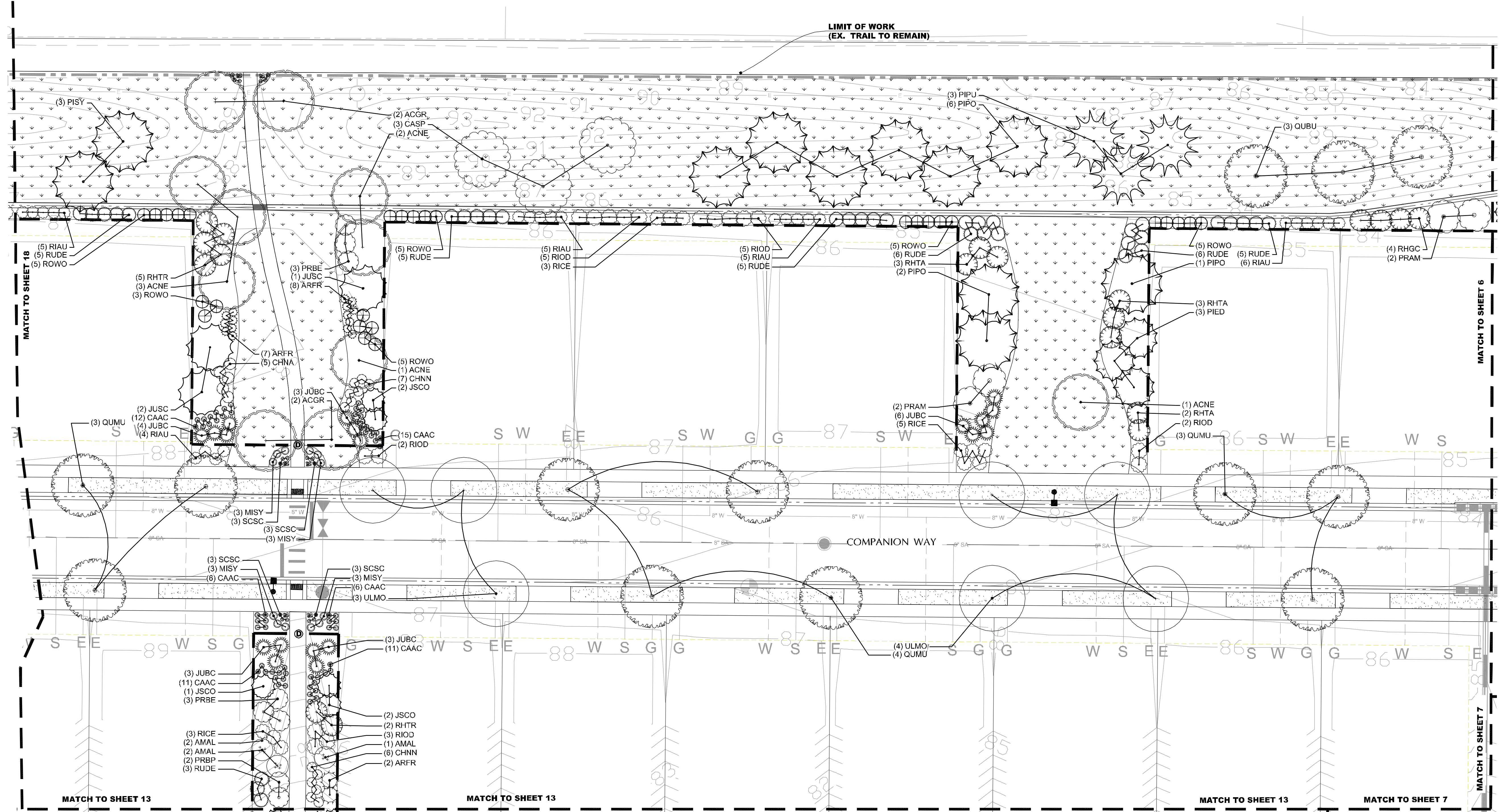
SHEET TITLE:
PLANTING PLAN
 SHEET NO:
L12

LEGEND

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



SHEET KEY NTS



1 LANDSCAPE PLAN

L12

1 NORTH

0 10' 20' 40'

SCALE: 1 INCH = 20 FEET



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SHEET TITLE:
PLANTING PLAN

SHEET NO:
L13

2 PERENNIAL BED DETAIL
 L13 1" = 10' SCALE

3 PERENNIAL BED DETAIL
 L13 1" = 10' SCALE

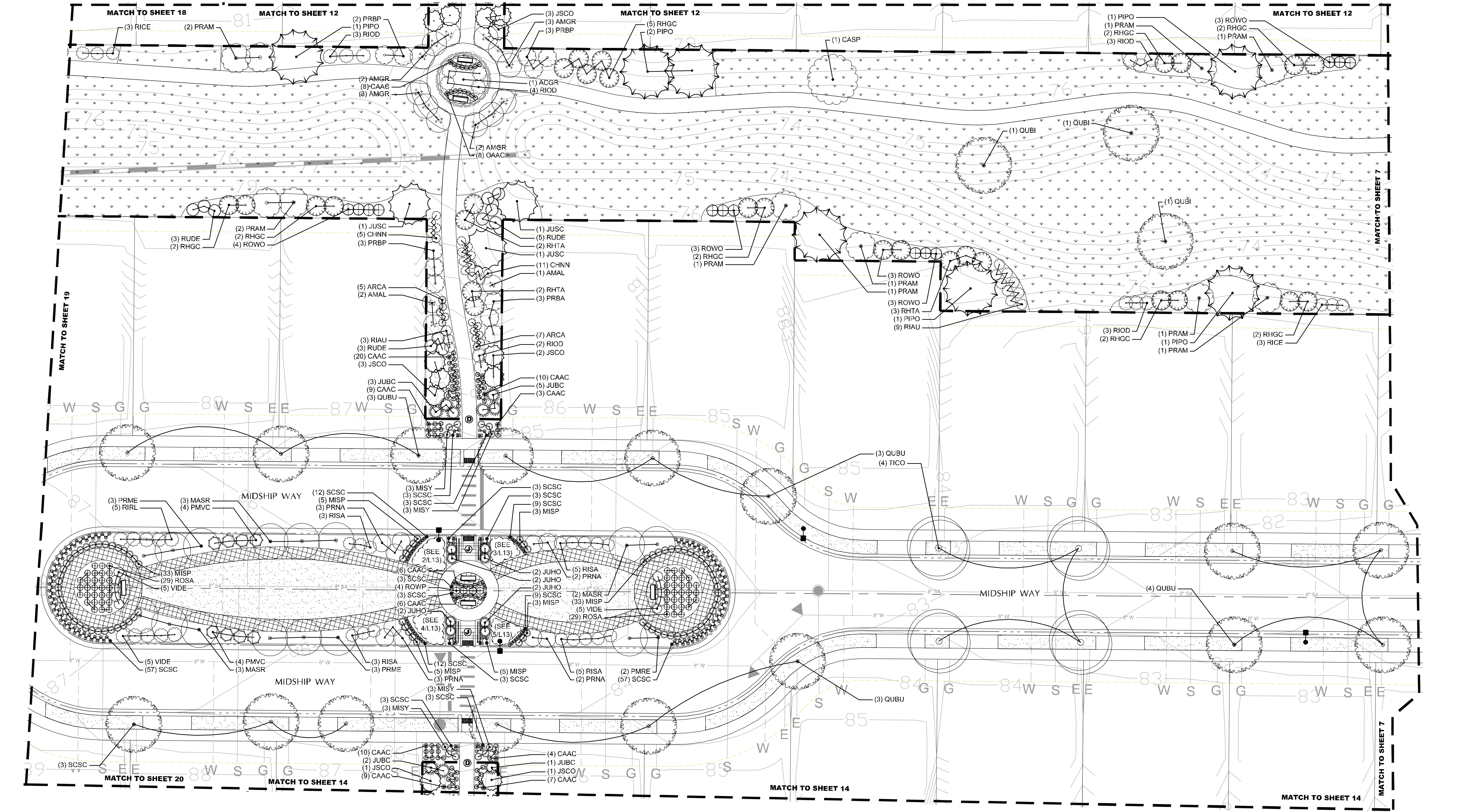
4 PERENNIAL BED DETAIL
 L13 1" = 10' SCALE

5 PERENNIAL BED DETAIL
 L13 1" = 10' SCALE

LEGEND

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

SHEET KEY



1 LANDSCAPE PLAN

L13



Waters' Edge Neighborhood

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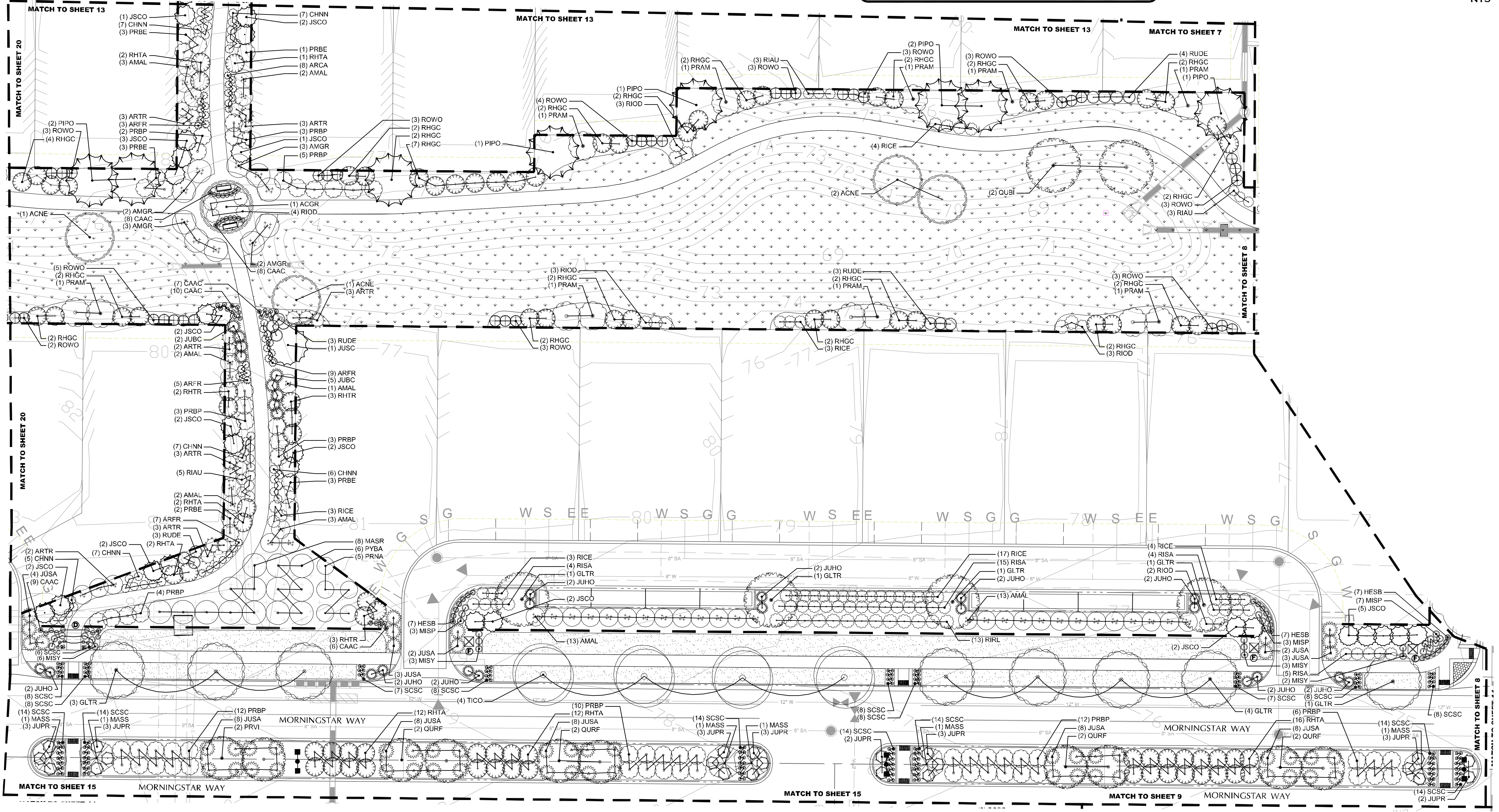
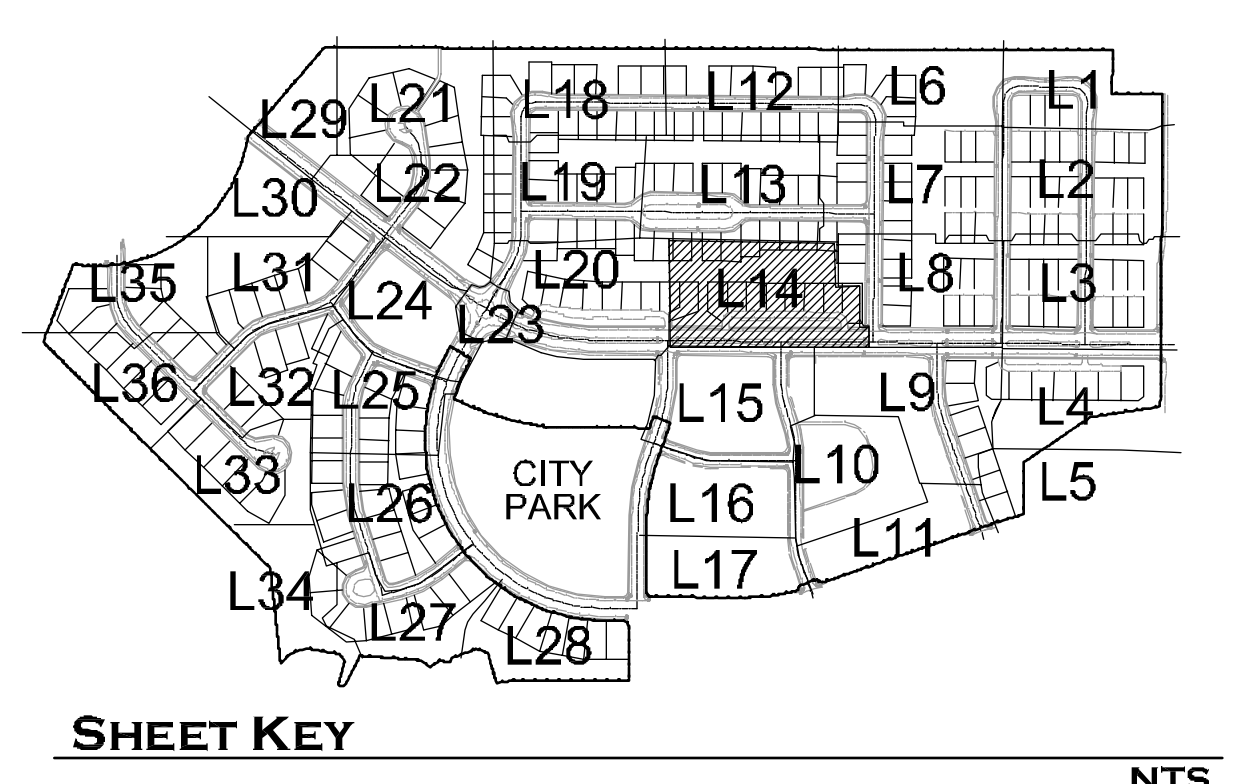
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SHEET TITLE:
PLANTING PLAN
 SHEET NO:
L14

LEGEND

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



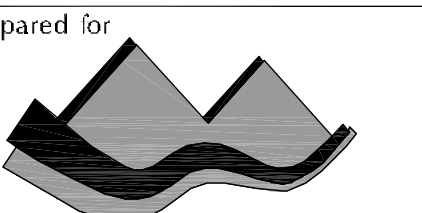
1 LANDSCAPE PLAN

L14

NORTH

0 10' 20' 40'

SCALE: 1 INCH = 20 FEET



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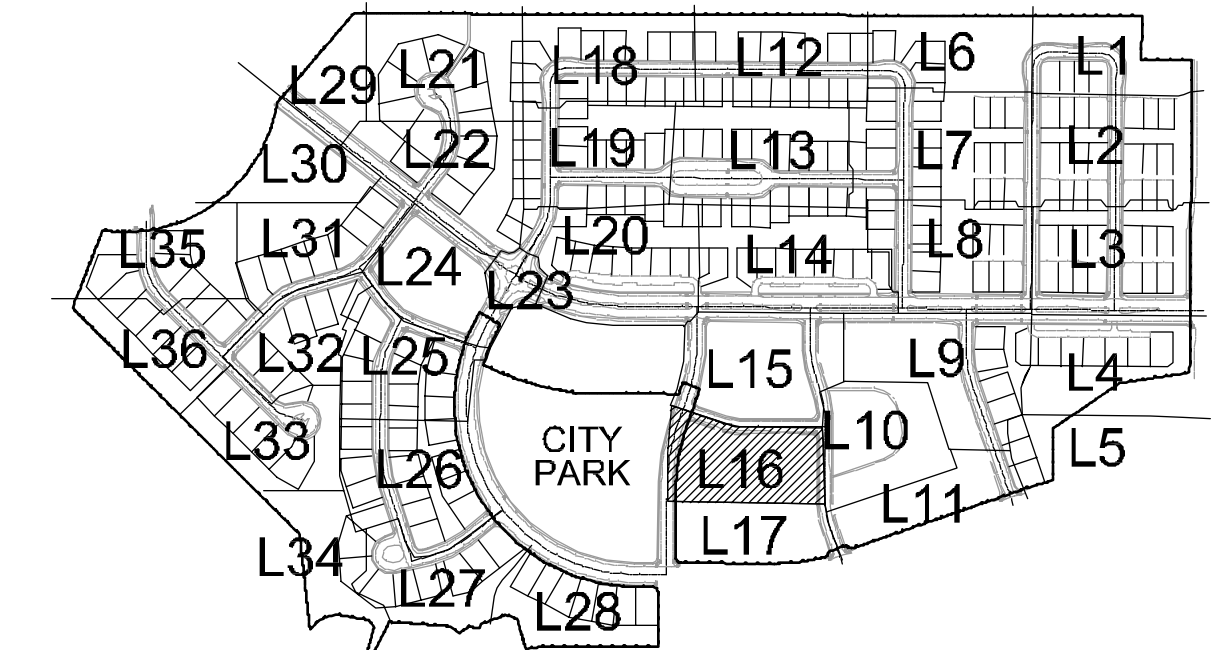
PLANTING PLAN

SHEET NO:

L16

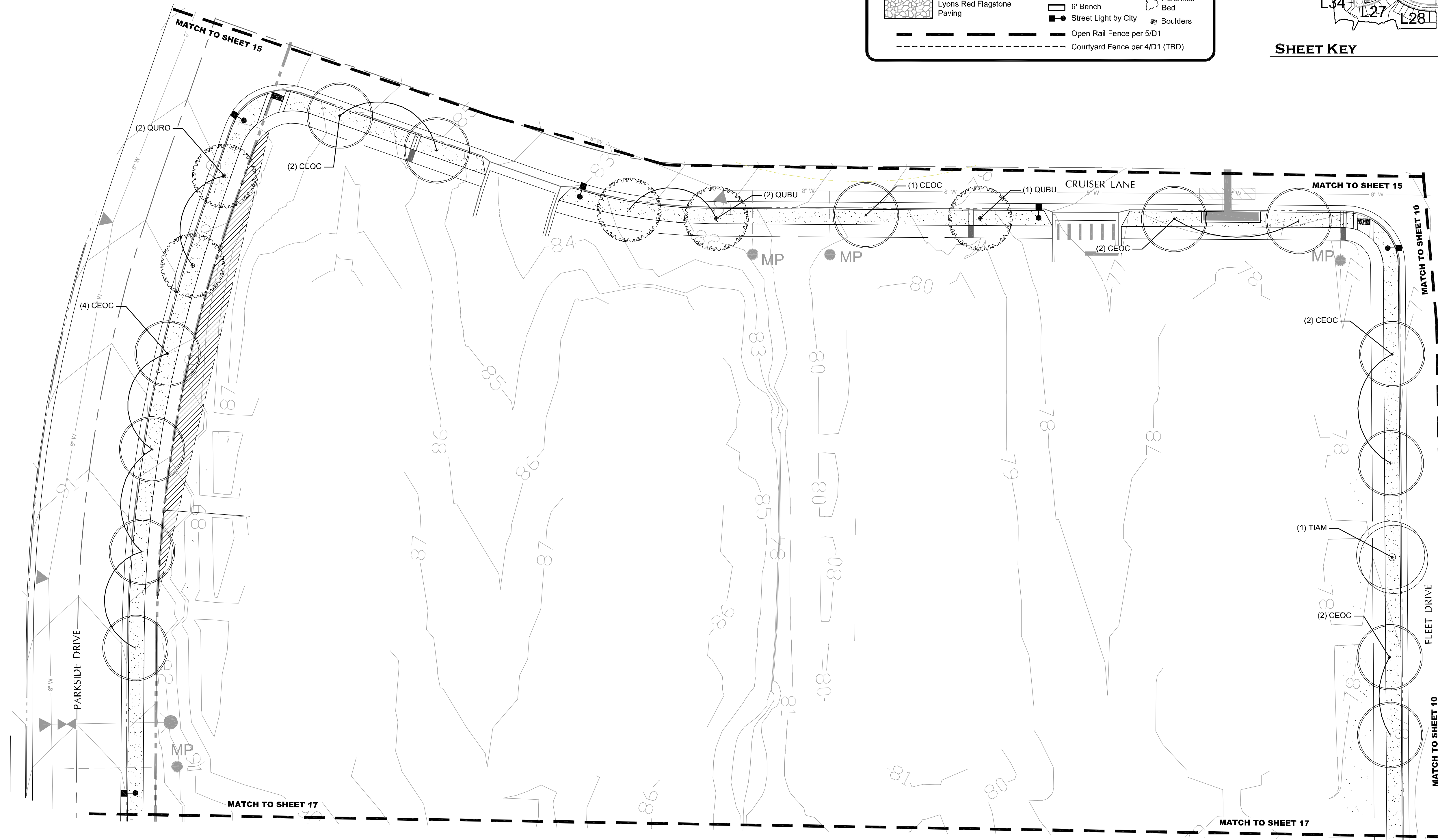
LEGEND

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



SHEET KEY

NTS



1
L16 LANDSCAPE PLAN

