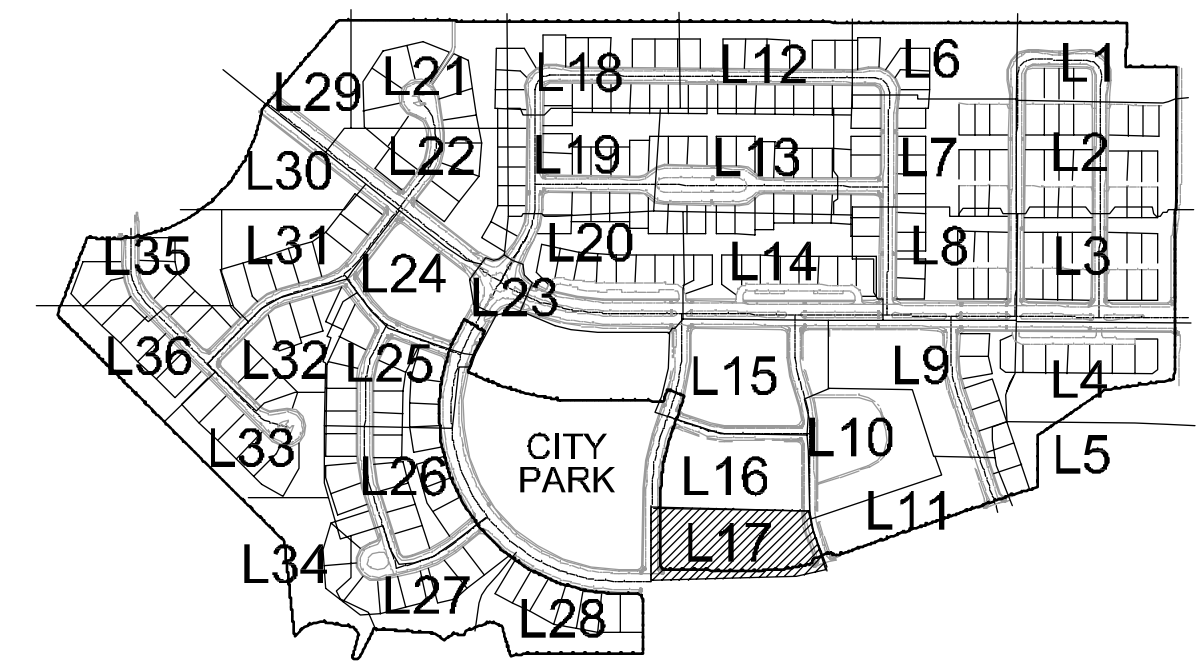


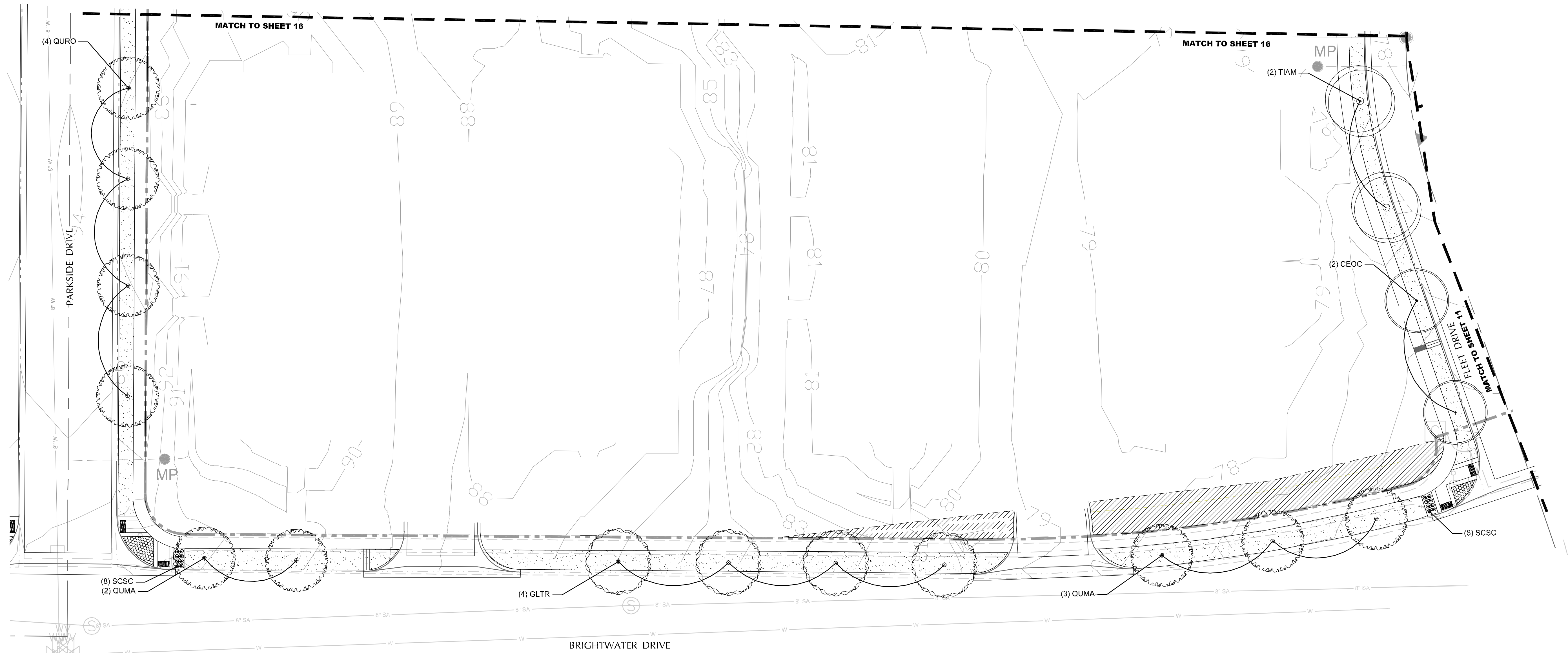
LEGEND

	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)	Ⓔ Neighborhood Entry Column (2/D2)
	Orchard Groundcover Treatment	Ⓕ Patio with Fire Pit (TBD)	Ⓖ Median Arbor (3/D2)
	3" - 8" River Rock Cobbles	Ⓗ Arbor Structure & Seat Wall (TBD)	Ⓖ Soft Surface Path (may need erosion control)
	Soft Surface Path	Ⓘ 6" Bench	Ⓙ Perennial Bed
	Lyons Red Flagstone Paving	Ⓚ Street Light by City	Ⓛ Boulders
	Open Rail Fence per 5/D1		Ⓜ Courtyard Fence per 4/D1 (TBD)

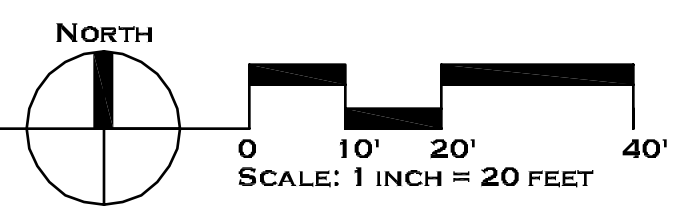


SHEET KEY

NTS



1 LANDSCAPE PLAN
 L17

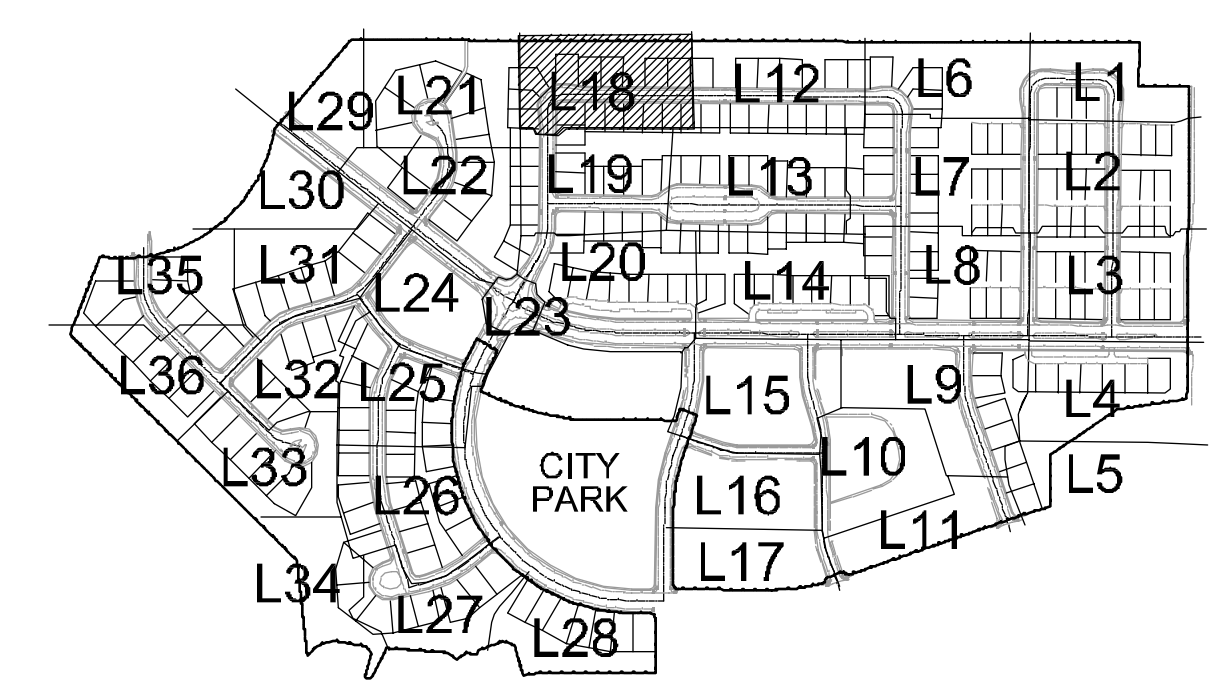


Waters' Edge Neighborhood

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

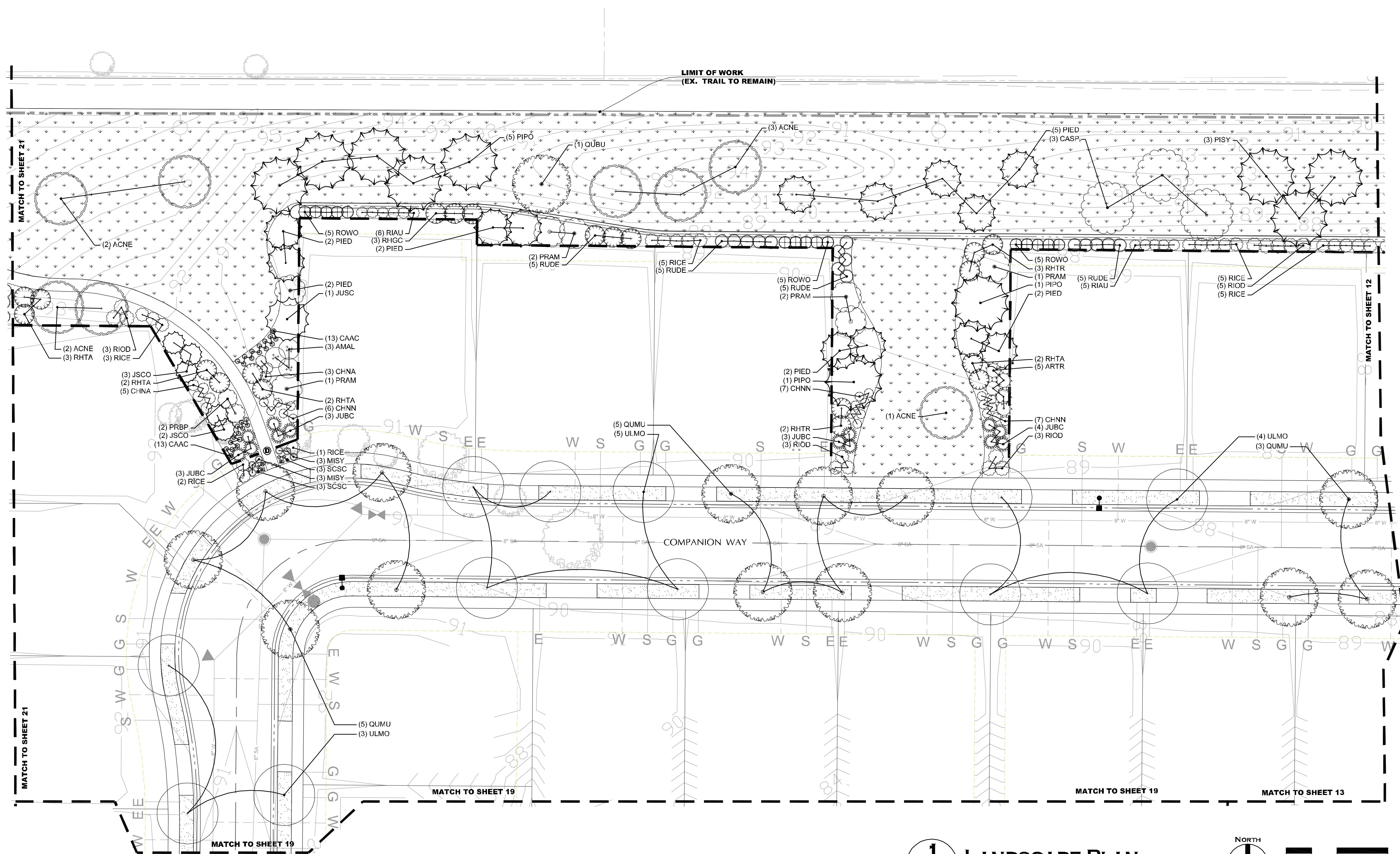
REVISIONS	DATE



SHEET KEY

NTS

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
	Ⓐ 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)
	Ⓗ 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
L18



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:
L18

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

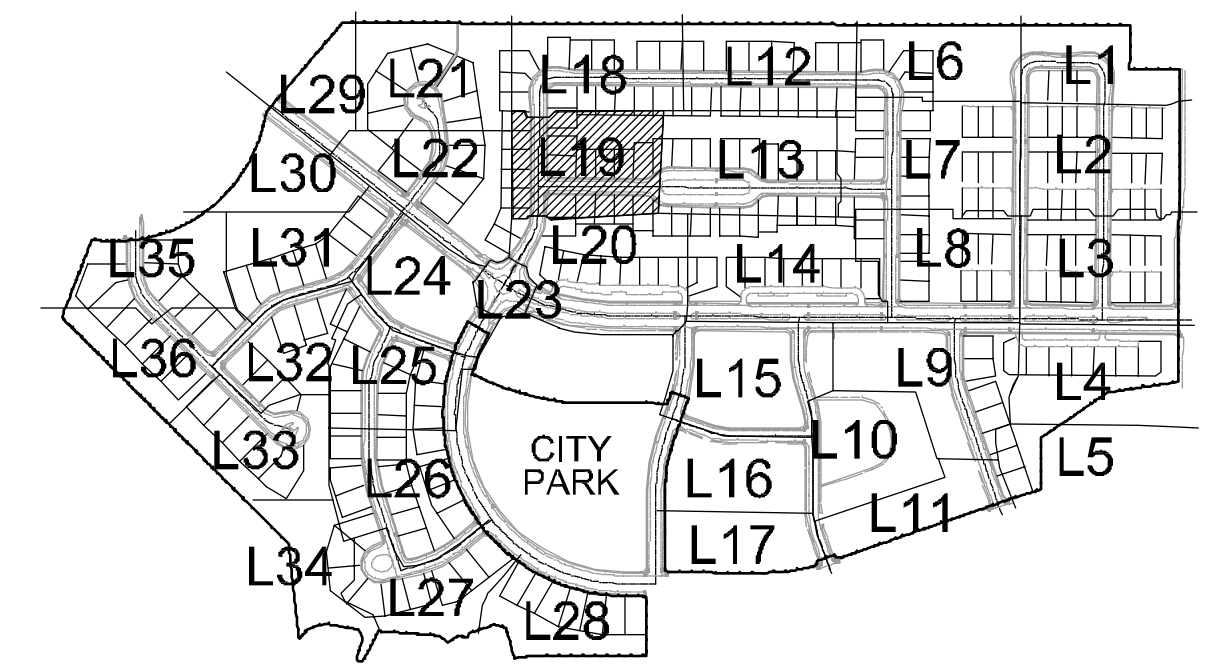
REVISIONS	DATE

SHEET TITLE:
PLANTING PLAN

SHEET NO:
L19

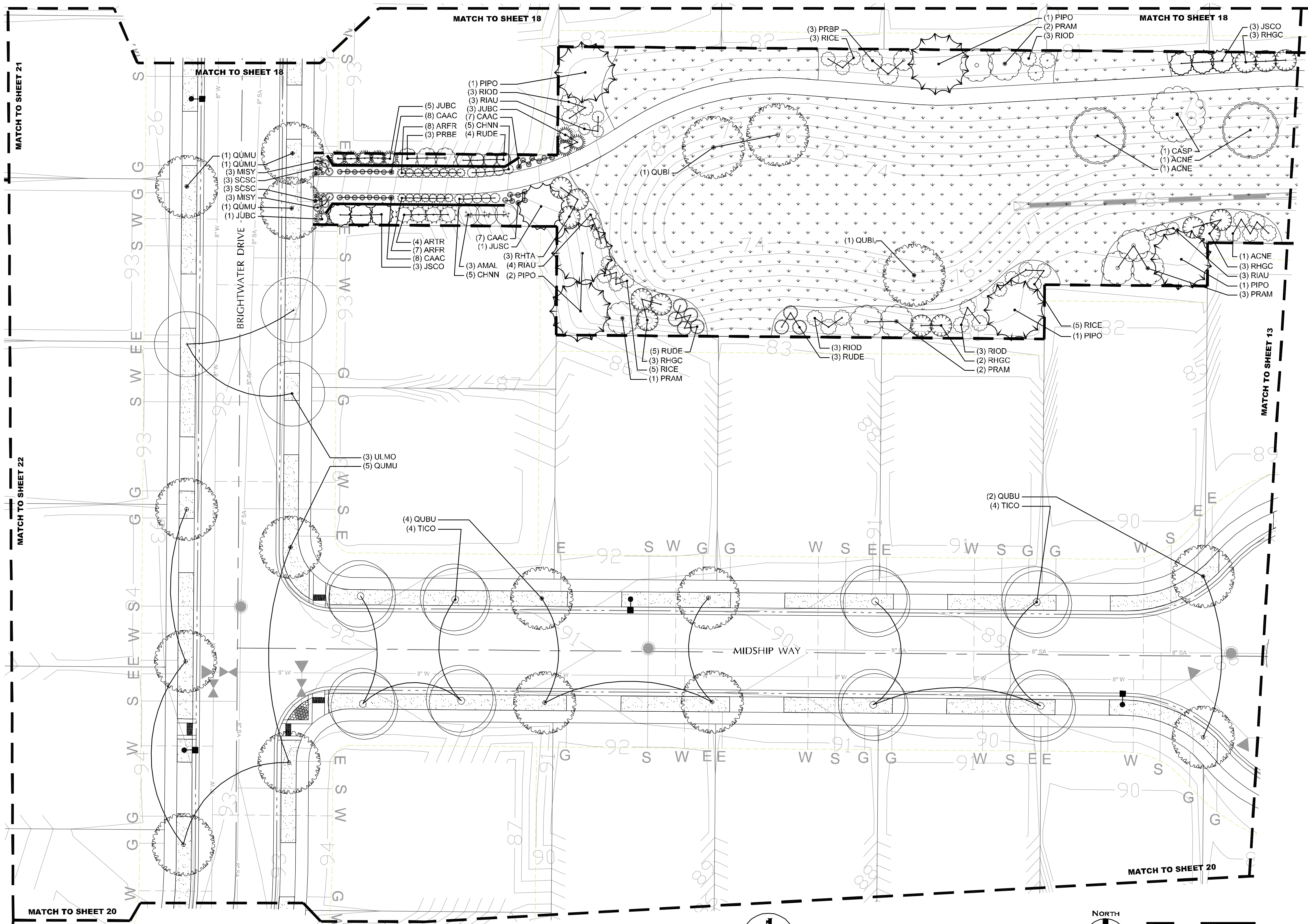
LEGEND

	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 Cobble	Ⓖ Patio with Fountain (TBD)	Ⓗ Arbor Structure & Seat Wall (TBD)
	Soft Surface Path	Ⓗ Arbor Structure & Seat Wall (TBD)	Ⓘ Median Arbor (3/D2)
	Lyons Red Flagstone Paving	Ⓘ Median Arbor (3/D2)	Ⓚ Arbor Structure & Seat Wall (TBD)
		Ⓚ Arbor Structure & Seat Wall (TBD)	Ⓛ Soft Surface Path (may need erosion control)
		Ⓛ Soft Surface Path (may need erosion control)	Ⓜ 6" Bench
		Ⓜ 6" Bench	Ⓝ Perennial Bed
		Ⓝ Perennial Bed	Ⓞ Street Light by City
		Ⓞ Street Light by City	Ⓟ Boulders
		Ⓟ Boulders	Ⓠ Open Rail Fence per 5/D1
		Ⓠ Open Rail Fence per 5/D1	Ⓡ Courtyard Fence per 4/D1 (TBD)
		Ⓡ Courtyard Fence per 4/D1 (TBD)	

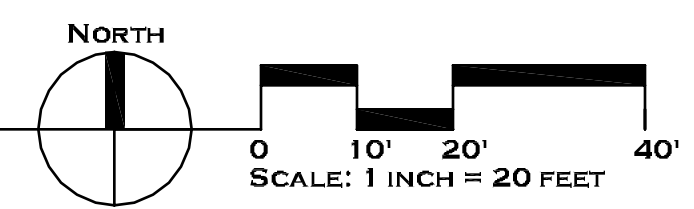


SHEET KEY

NTS



1 LANDSCAPE PLAN
L19



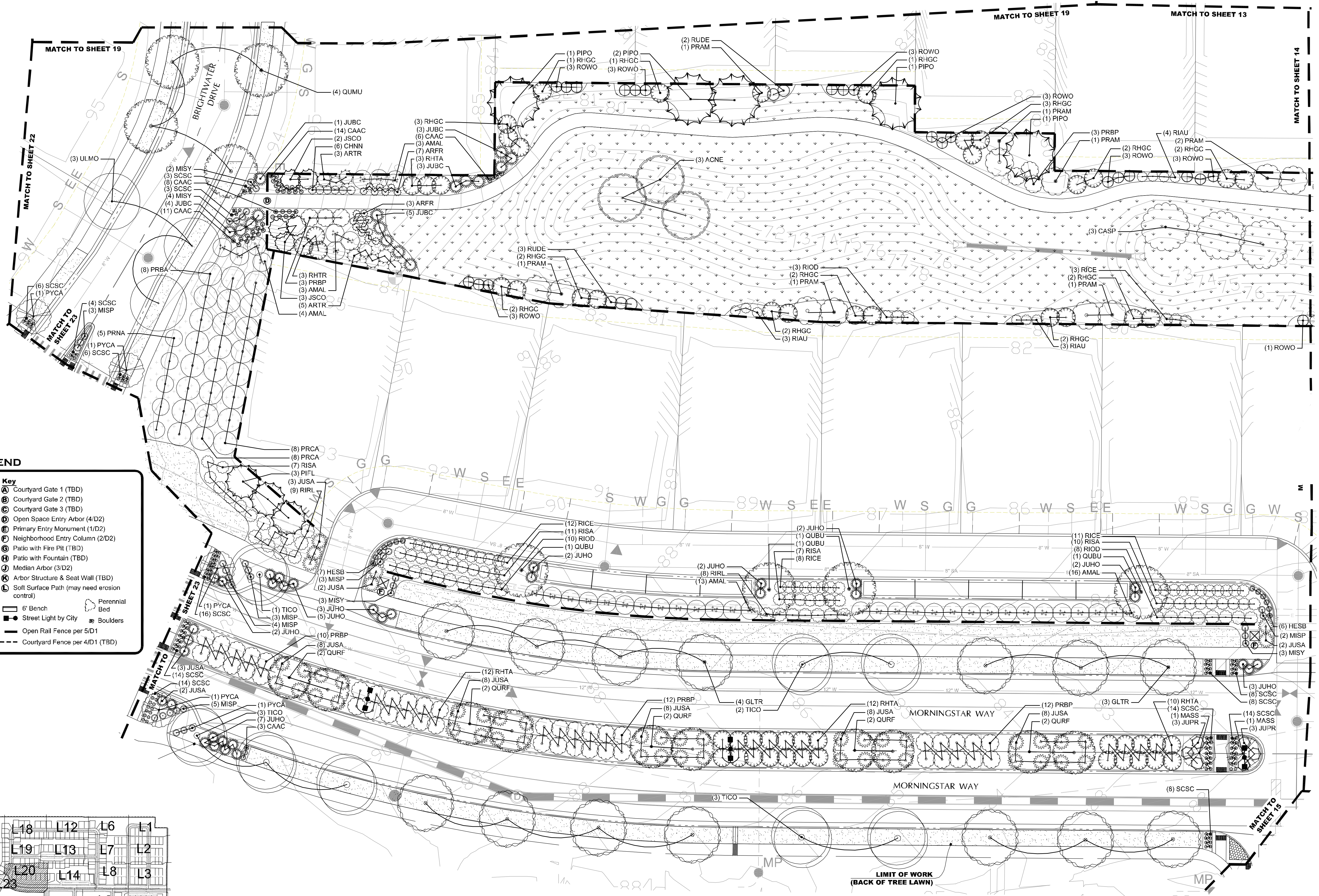


Waters' Edge Neighborhood

75% Landscape Construction Drawings
 Fort Collins, Colorado

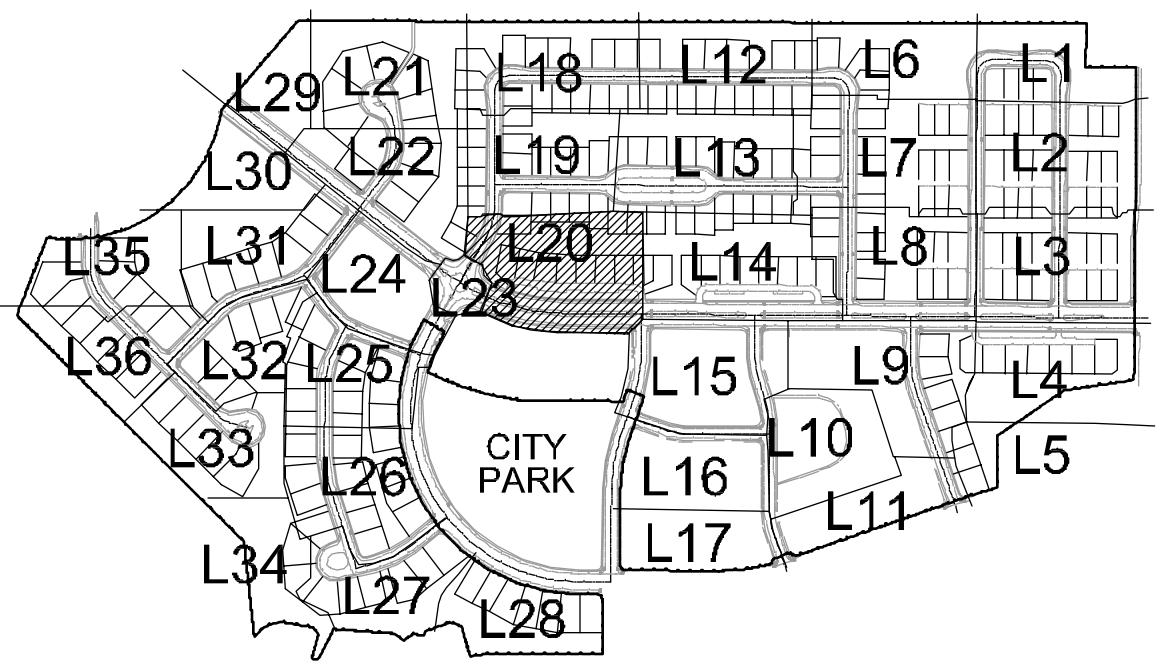
JOB NO: 13502
 ACAD FILE: WE-LSCP-CD&DWG
 DRAWN: LRM
 CHECKED: TCH
 ISSUE DATE: 5 APRIL 2013

REVISIONS	DATE



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)	
	Perennial Bed	(H) Patio with Fountain (TBD)	
	Boulders	(I) Median Arbor (3/D2)	
	6\" Bench	(J) Arbor Structure & Seat Wall (TBD)	
	Street Light by City	(K) Soft Surface Path (may need erosion control)	
	Open Rail Fence per 5/D1		6\" Bench
	Court yard Fence per 4/D1 (TBD)		Street Light by City



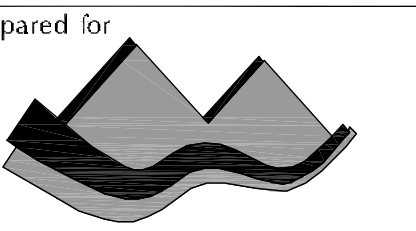
SHEET KEY
 NTS

1 LANDSCAPE PLAN
 L20

NORTH

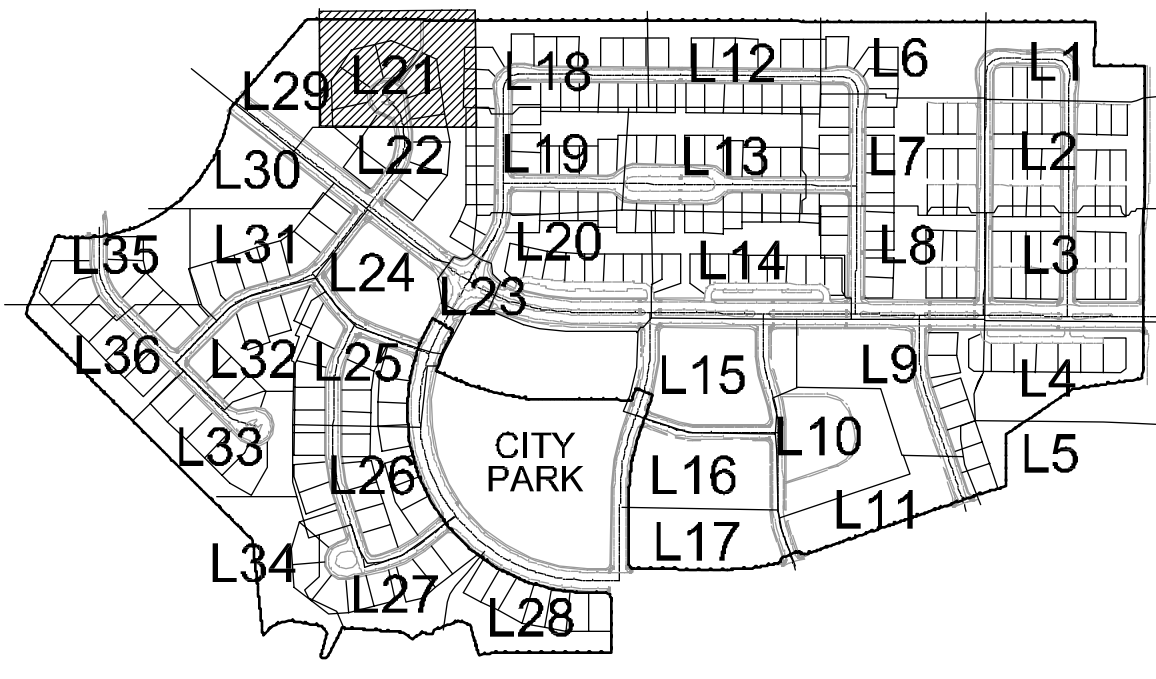
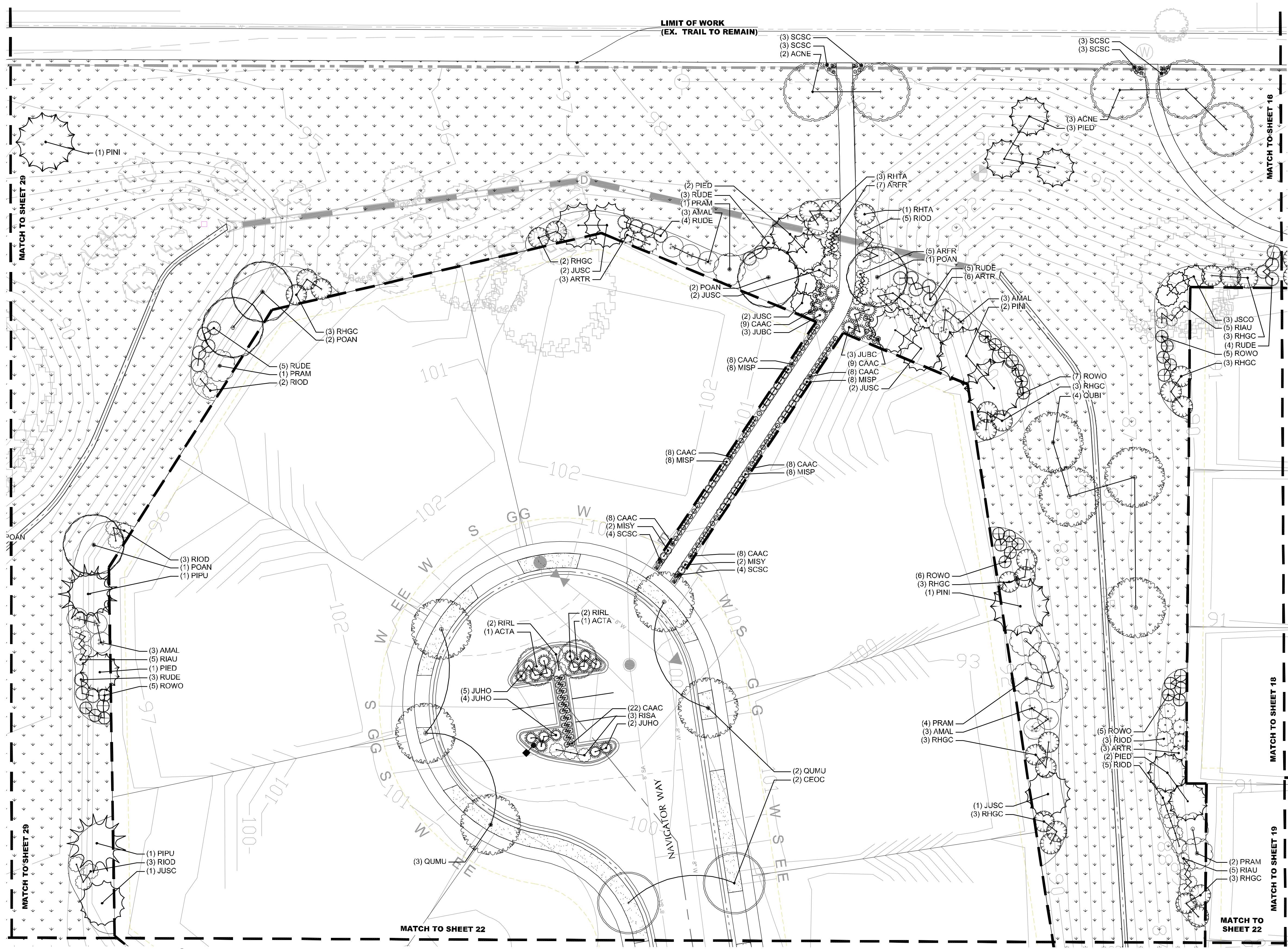
SCALE: 1\" = 20 FEET

LIMIT OF WORK
 (BACK OF TREE LAWN)



Waters' Edge Neighborhood

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 Fort Collins, Colorado



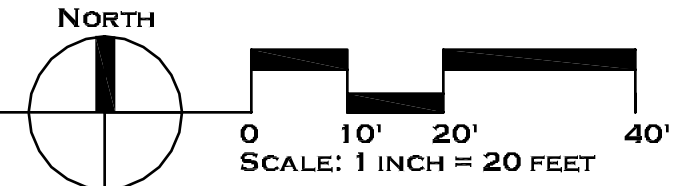
SHEET KEY

NTS

LEGEND	
	Bluegrass / Fescue Sod
	Dryland Turf Seed Mix
	Rock Mulch (Planters)
	Orchard Groundcover Treatment
	3" - 8" River Rock Cobble
	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

1 LANDSCAPE PLAN

L21



REVISIONS	DATE

SHEET TITLE:
PLANTING PLAN

SHEET NO:
L21

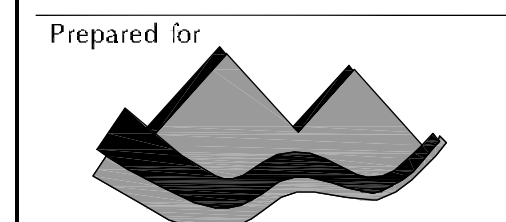
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ACAD FILE: WE-LSCP-CDS.DWG

DRAWN: LRM

CHECKED: TCH

ISSUE DATE: 5 APRIL 2013



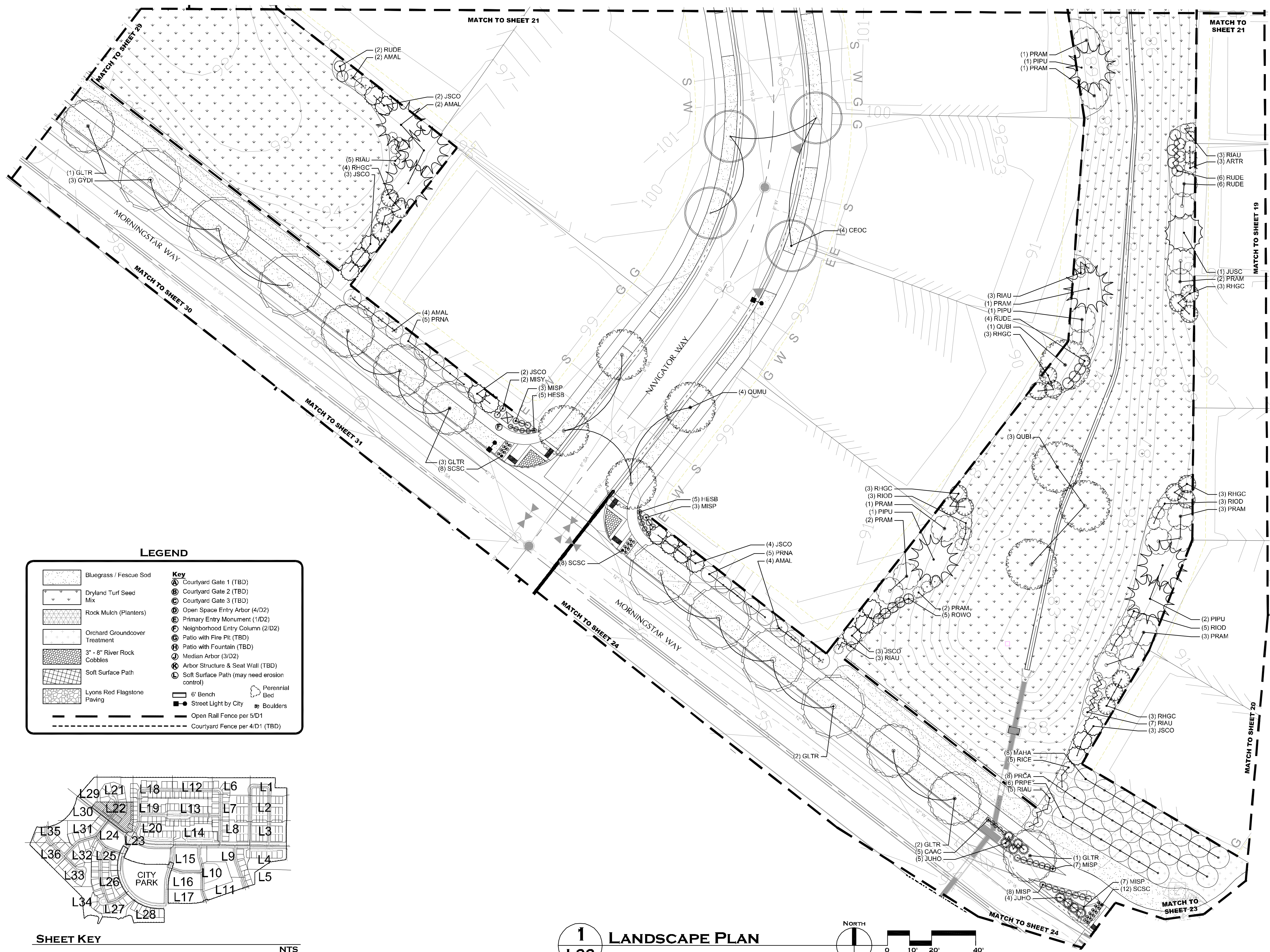
Waters' Edge Neighborhood

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

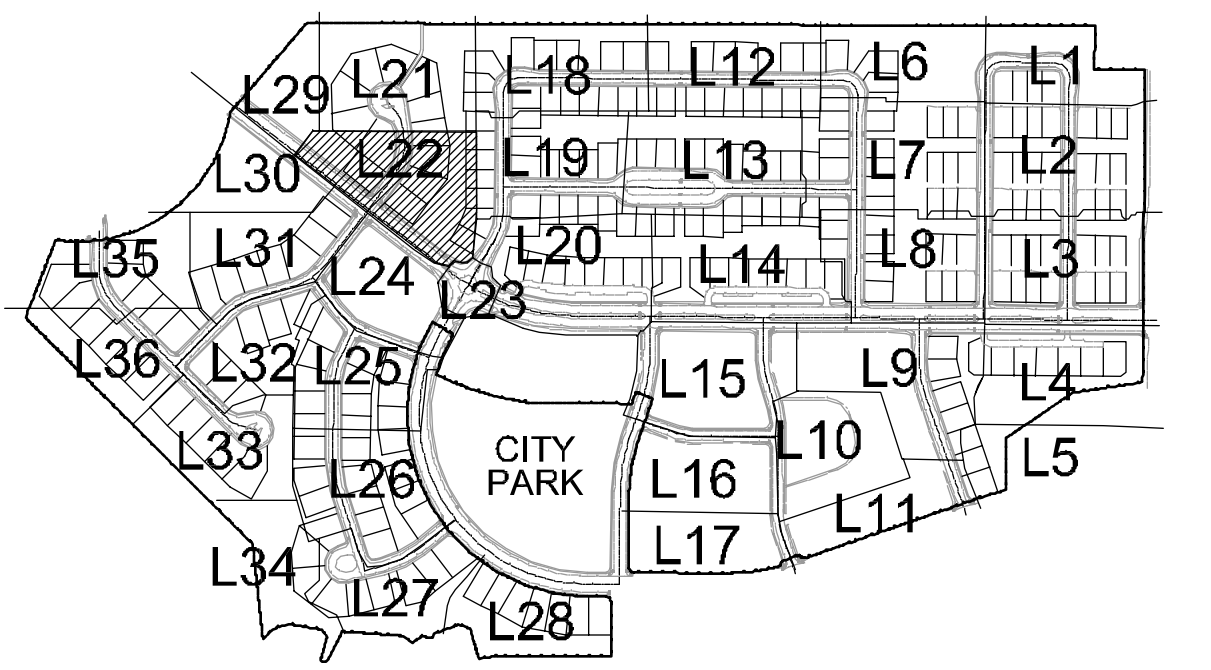
REVISIONS	DATE

SHEET TITLE:
PLANTING PLAN
 SHEET NO:
L22



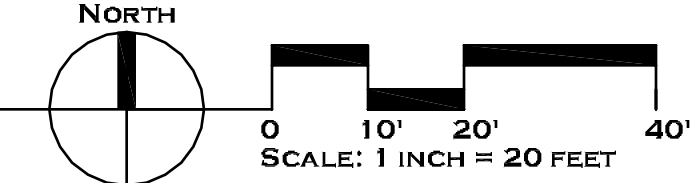
LEGEND

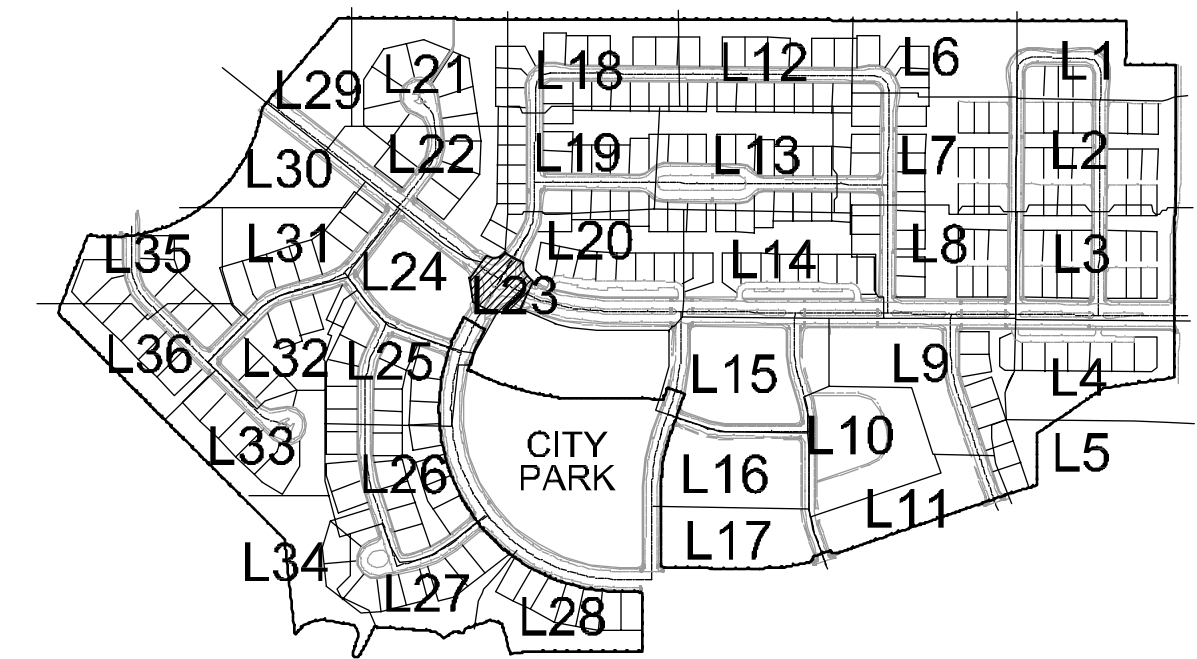
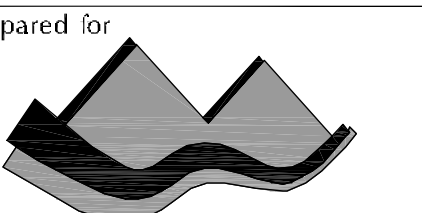
	Bluegrass / Fescue Sod		Key
	Dryland Turf Seed Mix		Courtyard Gate 1 (TBD)
	Rock Mulch (Planters)		Courtyard Gate 2 (TBD)
	Orchard Groundcover Treatment		Courtyard Gate 3 (TBD)
	3" - 8" River Rock Cobble		Open Space Entry Arbor (4/D2)
	Soft Surface Path		Primary Entry Monument (1/D2)
	Lyons Red Flagstone 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
			Perennial Bed
			Boulders
			Open Rail Fence per 5/D1
			Courtyard Fence per 4/D1 (TBD)



SHEET KEY
 NTS

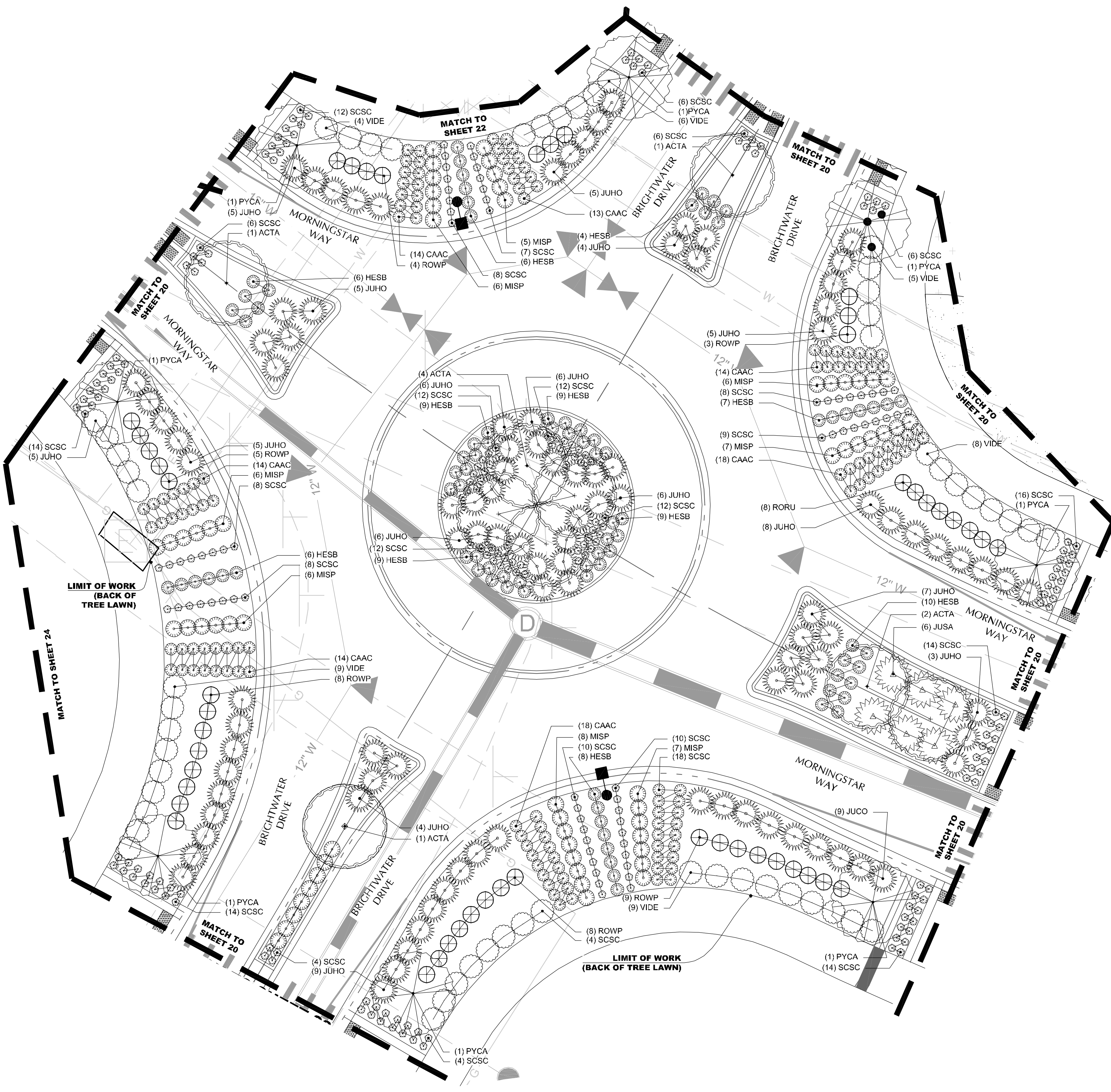
1 LANDSCAPE PLAN



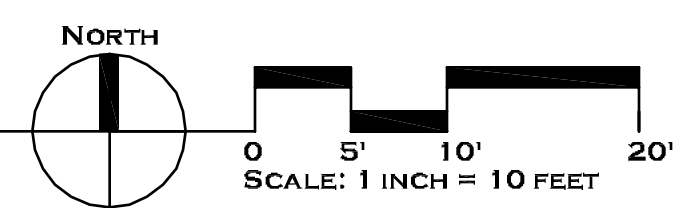


SHEET KEY

NTS



1
L23 LANDSCAPE PLAN



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

Waters' Edge Neighborhood

75% Landscape Construction Drawings
 Fort Collins, Colorado

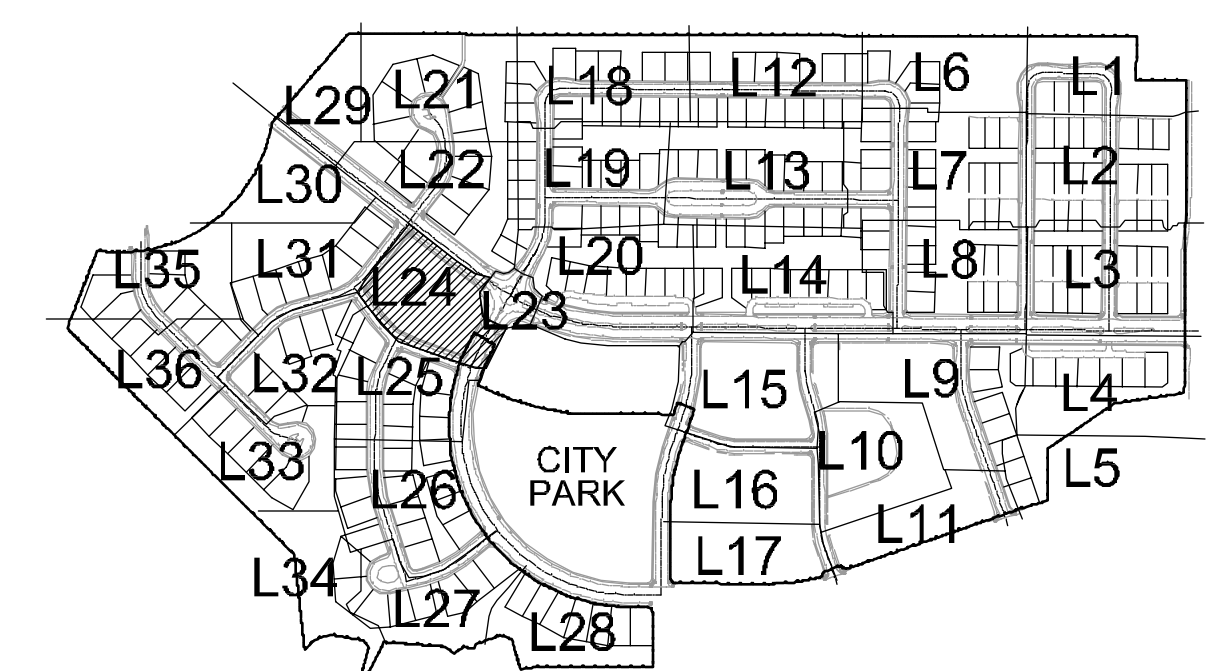
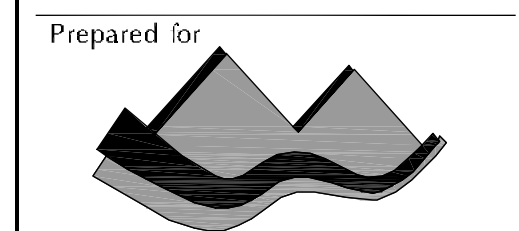
JOB NO: 13502
 ACAD FILE: WE-LSCP-Cds.DWG
 DRAWN: LRM
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 ISSUE DATE: 5 APRIL 2013

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SHEET TITLE:

PLANTING PLAN

SHEET NO:
L23

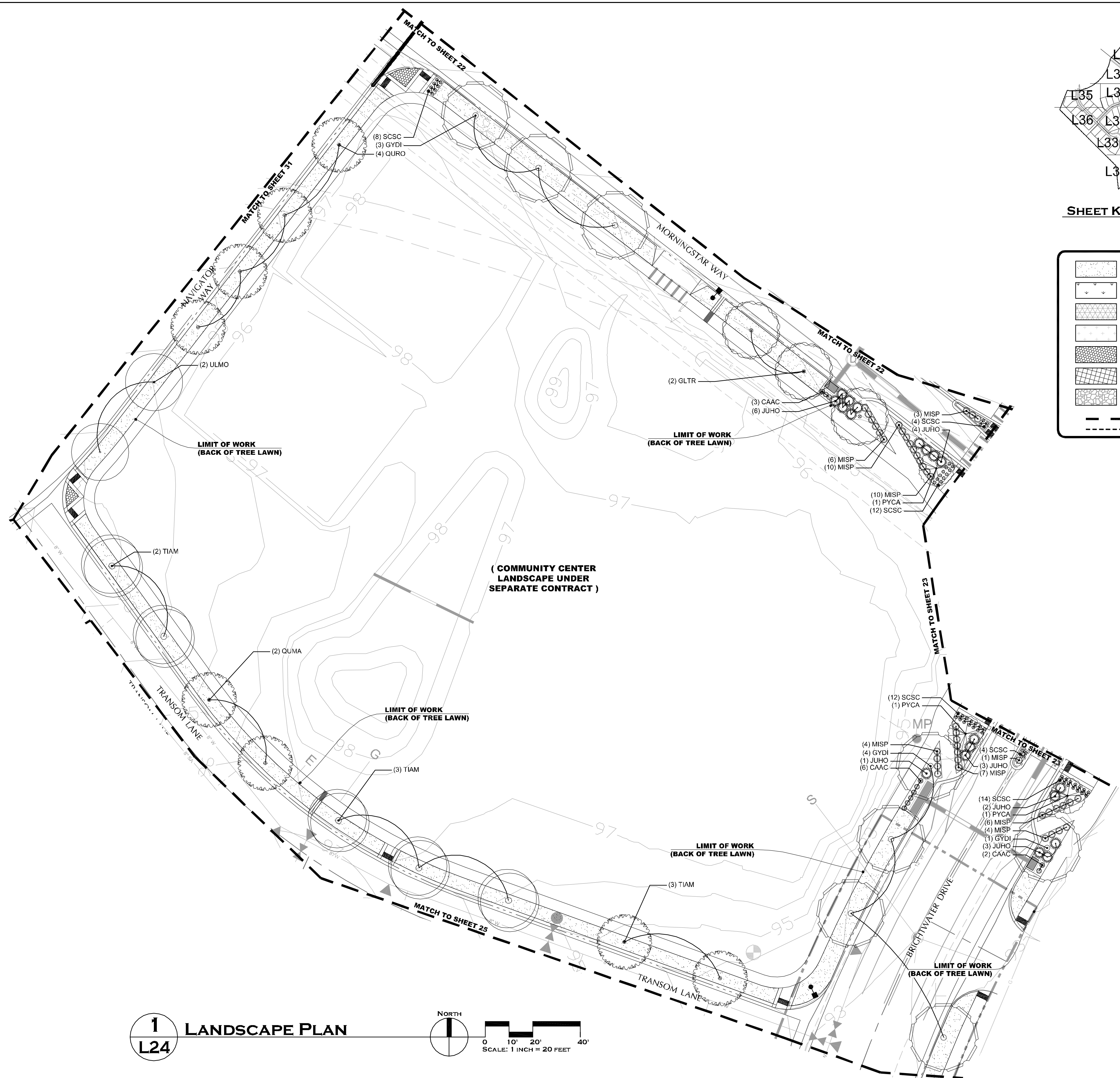


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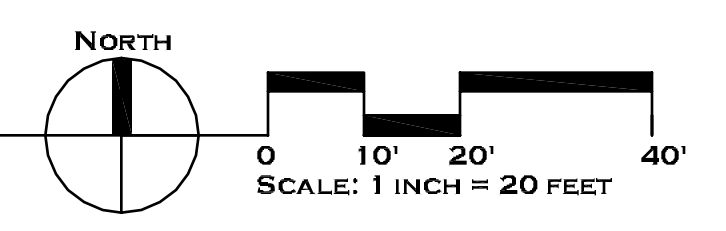
NTS

LEGEND

	Bluegrass / Fescue Sod		Key
	Dryland Turf Seed Mix		1 Courtyard Gate 1 (TBD)
	Rock Mulch (Planters)		2 Courtyard Gate 2 (TBD)
	Orchard Groundcover Treatment		3 Courtyard Gate 3 (TBD)
	3" - 8" River Rock Cobbles		4 Open Space Entry Arbor (4/D2)
	Soft Surface Path		5 Primary Entry Monument (1/D2)
	Lyons Red Flagstone Paving		6 Neighborhood Entry Column (2/D2)
	6" Bench		7 Patio with Fire Pit (TBD)
	Street Light by City		8 Patio with Fountain (TBD)
	Open Rail Fence per 5'D1		9 Median Arbor (3/D2)
	Court yard Fence per 4'D1 (TBD)		10 Arbor Structure & Seat Wall (TBD)
			11 Soft Surface Path (may need erosion control)
			12 Perennial Bed
			13 Boulders



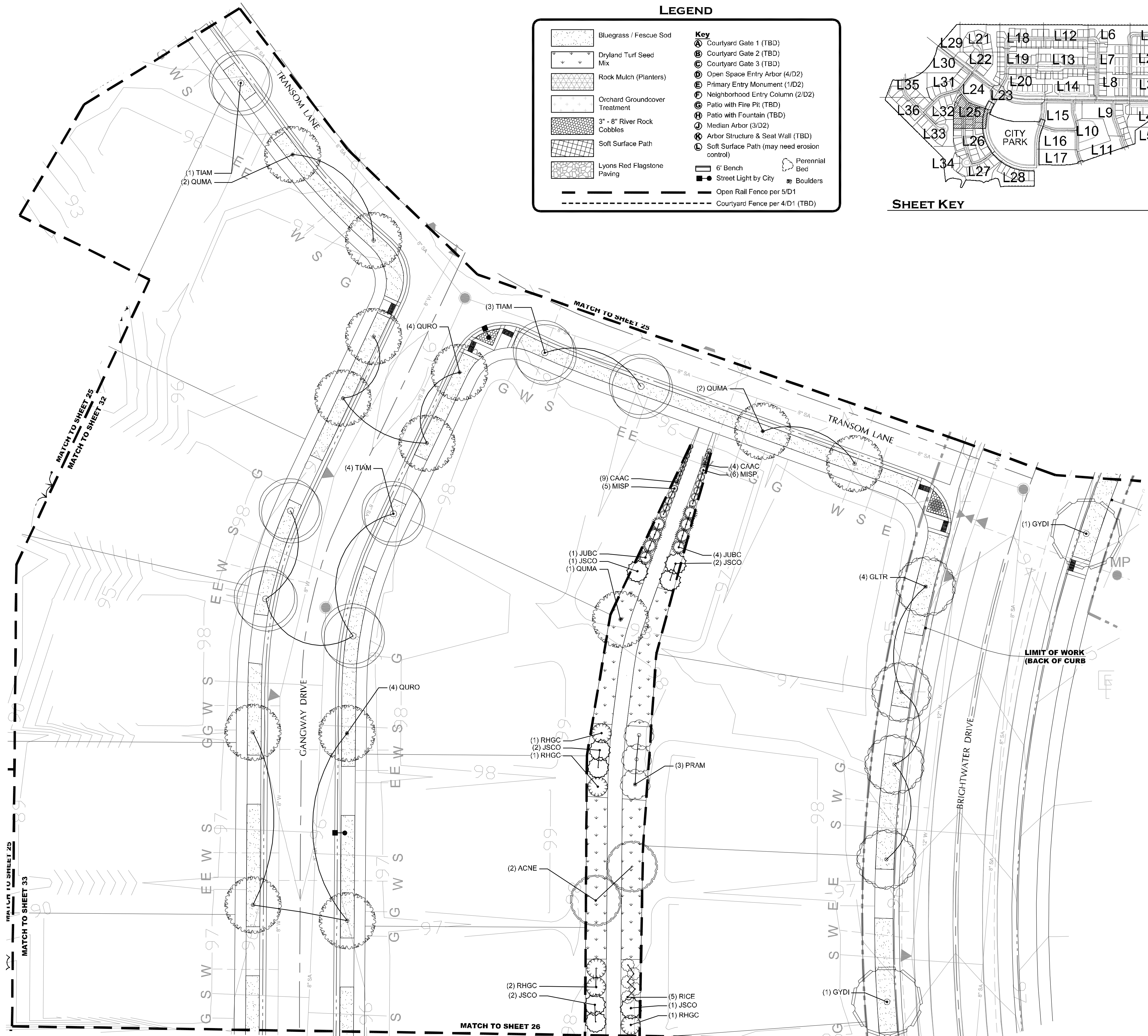
1 LANDSCAPE PLAN
 L24



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

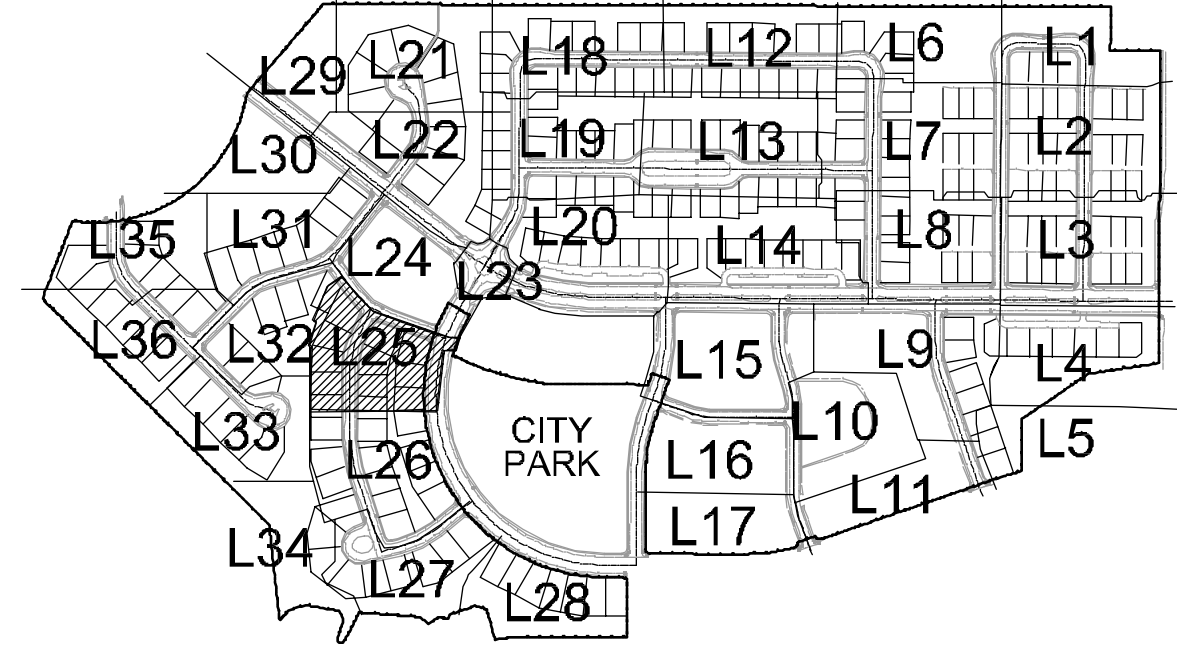
JOB NO:	13502
ACAD FILE:	WE-LSCP-Cds.DWG
DRAWN:	LRM
CHECKED:	TCH
ISSUE DATE:	5 APRIL 2013

REVISIONS	DATE



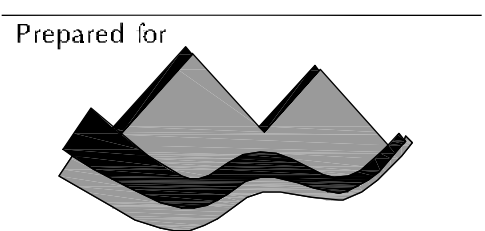
LEGEND

	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	Ⓕ Patio with Fire Pit (TBD)	Ⓖ Median Arbor (3/D2)		Street Light by City
	3' - 8' River Rock Cobble	Ⓗ Arbor Structure & Seal 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				



SHEET KEY

NTS

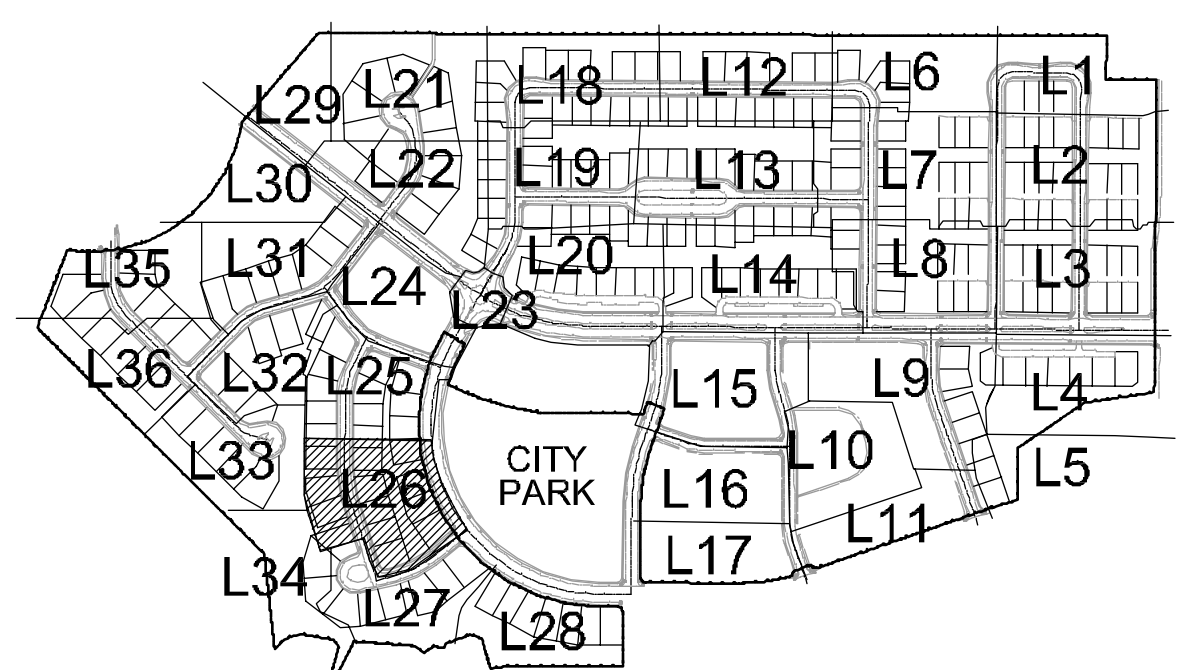


Waters' Edge Neighborhood

75% Landscape Construction Drawings
 Fort Collins, Colorado

JOB NO: 13502
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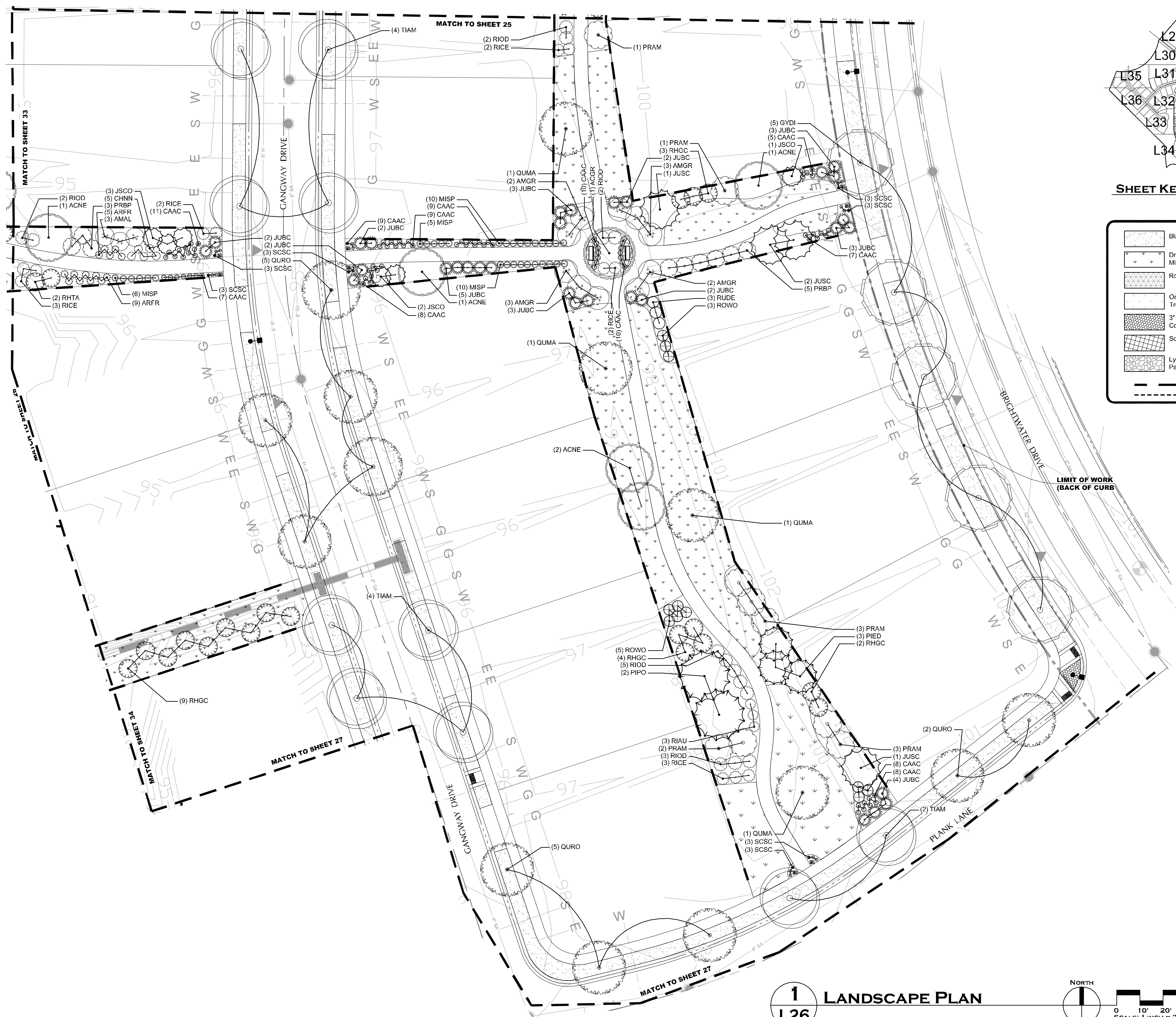


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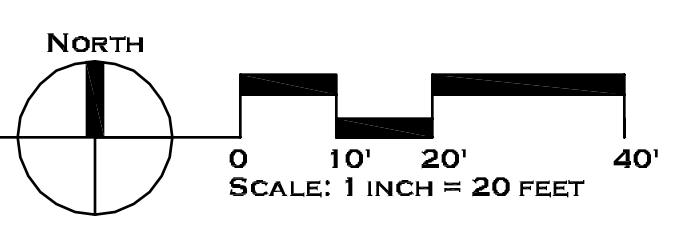
NTS

LEGEND

	Bluegrass / Fescue Sod		Key
	Dryland Turf Seed Mix		① Courtyard Gate 1 (TBD)
	Rock Mulch (Planters)		② Courtyard Gate 2 (TBD)
	Orchard Groundcover Treatment		③ Courtyard Gate 3 (TBD)
	3' - 8" River Rock Cobbles		④ Open Space Entry Arbor (4/D2)
	Soft Surface Path		⑤ Primary Entry Monument (1/D2)
	Lyons Red Flagstone Paving		⑥ Neighborhood Entry Column (2/D2)
			⑦ Patio with Fire Pit (TBD)
			⑧ Patio with Fountain (TBD)
			⑨ Median Arbor (3/D2)
			⑩ Arbor Structure & Seat Wall (TBD)
			⑪ Soft Surface Path (may need erosion control)
			⑫ 6' Bench
			⑬ Street Light by City
			⑭ Open Rail Fence per 5/D1
			⑮ Courtyard Fence per 4/D1 (TBD)
			⑯ Perennial Bed
			⑰ Boulders



1 LANDSCAPE PLAN
L26



Waters' Edge Neighborhood

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 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:
L26

