

Waters' Edge Neighborhood

75% Landscape Construction Drawings
 Fort Collins, Colorado

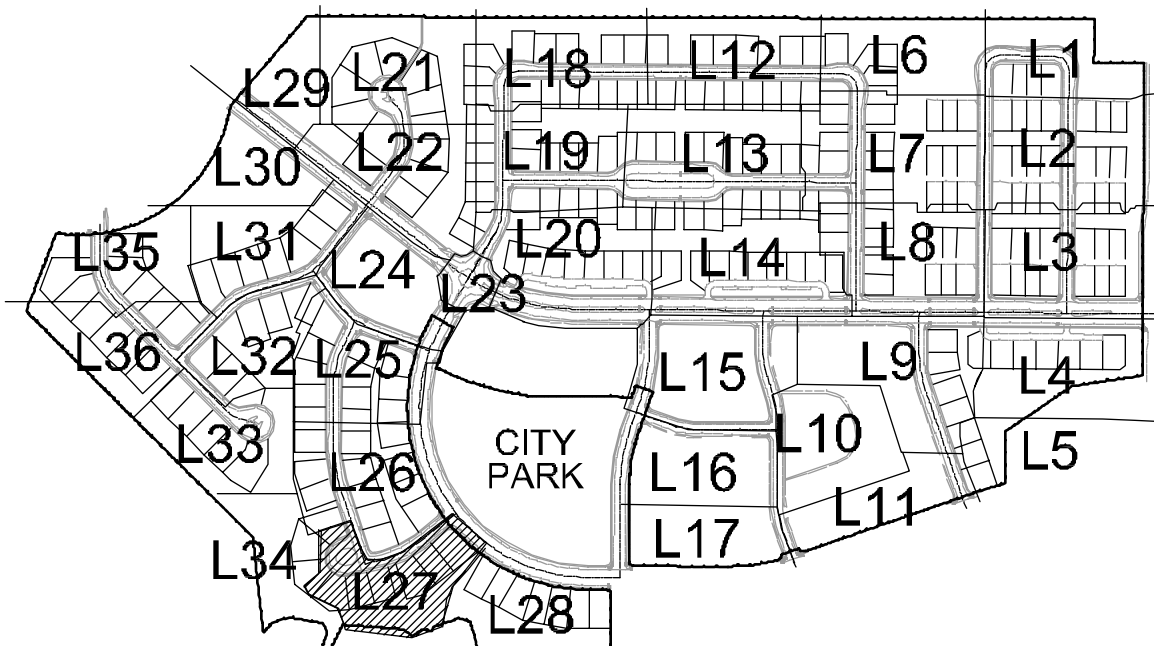
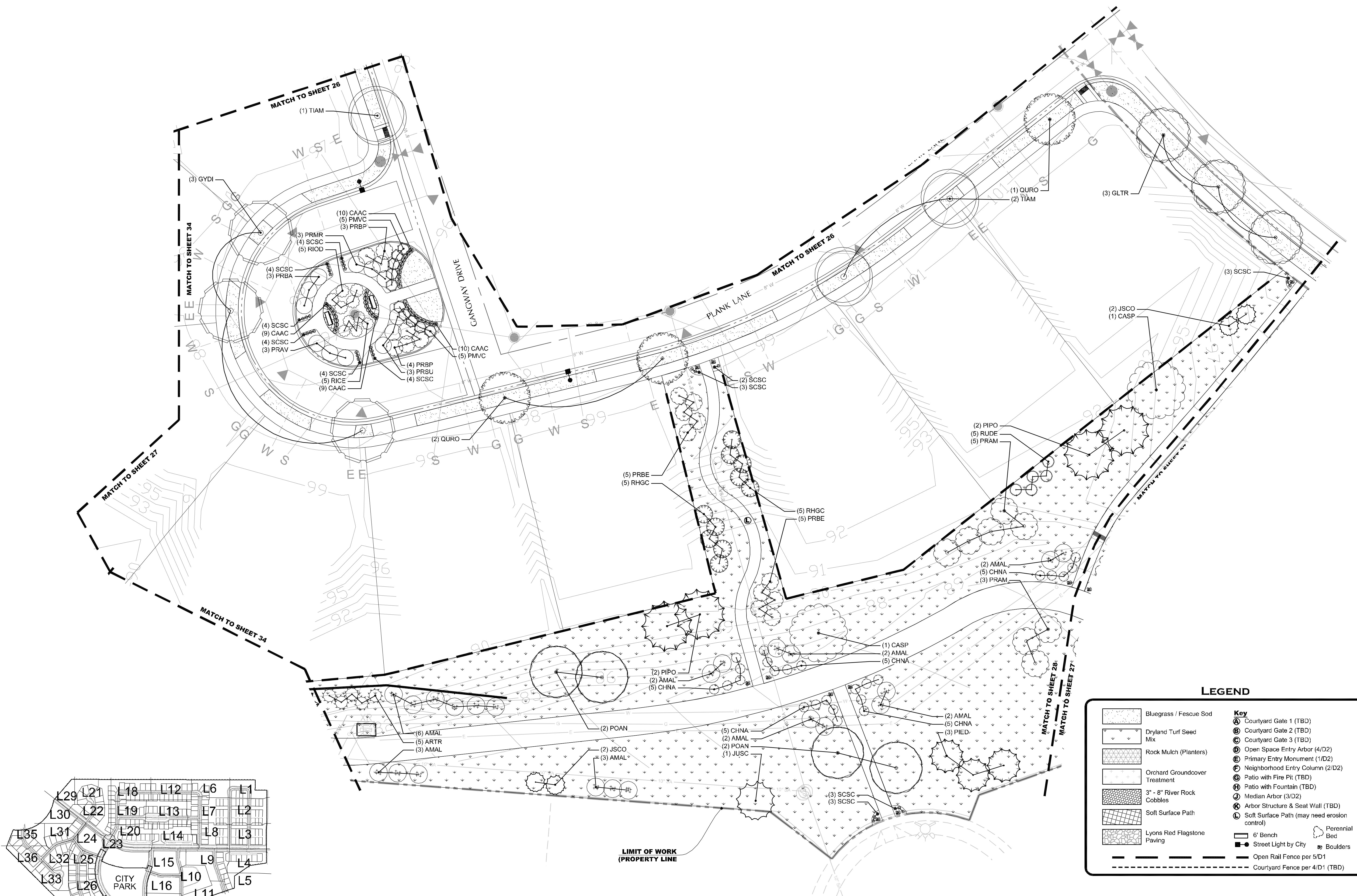
JOB NO: 13502
 ACAD FILE: WE-LSCP-Cds.DWG
 DRAWN: LRM
 CHECKED: TCH
 ISSUE DATE: 5 APRIL 2013

REVISIONS DATE

SHEET TITLE:

PLANTING PLAN

SHEET NO:
L27

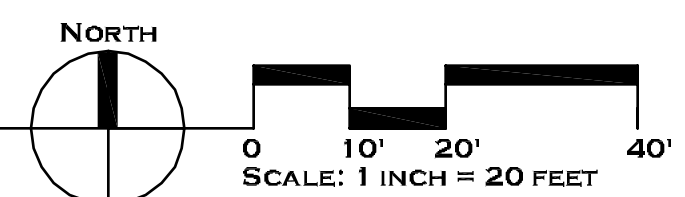


SHEET KEY

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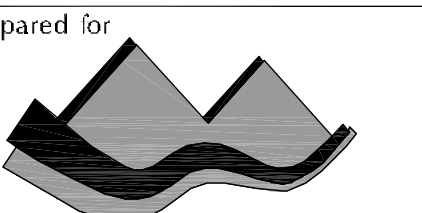
1 LANDSCAPE PLAN

L27



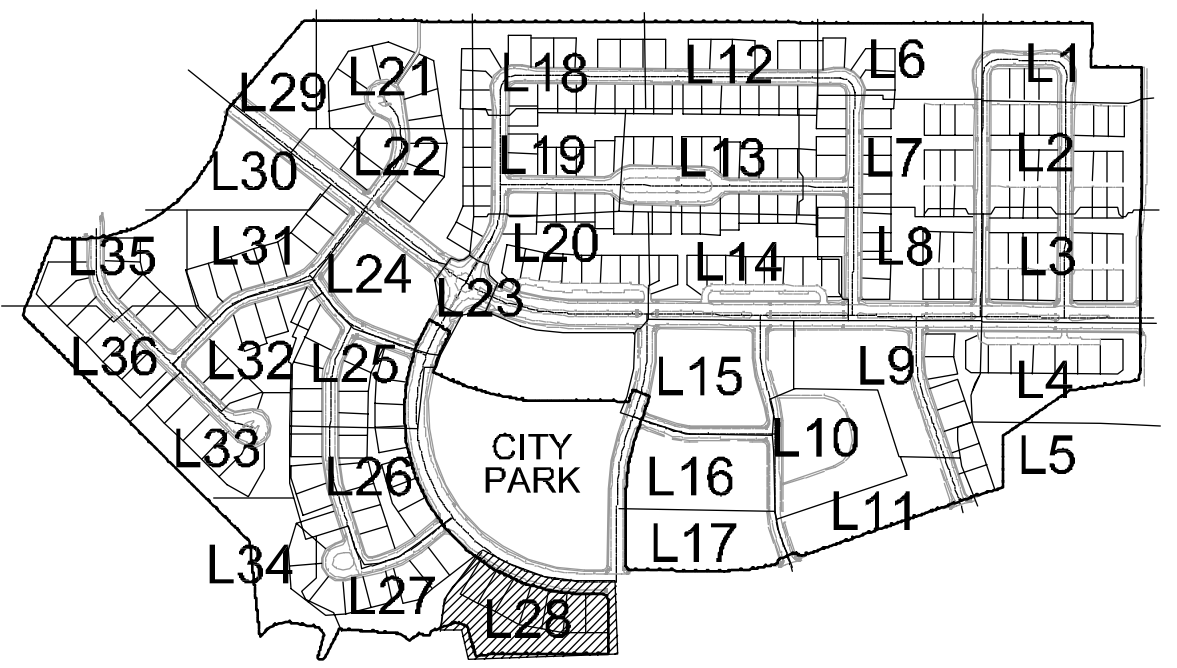
LEGEND

	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		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)	
			Open Rail Fence per 5/D1	
			Courtyard Fence per 4/D1 (TBD)	
			Perennial Bed	
			Boulders	

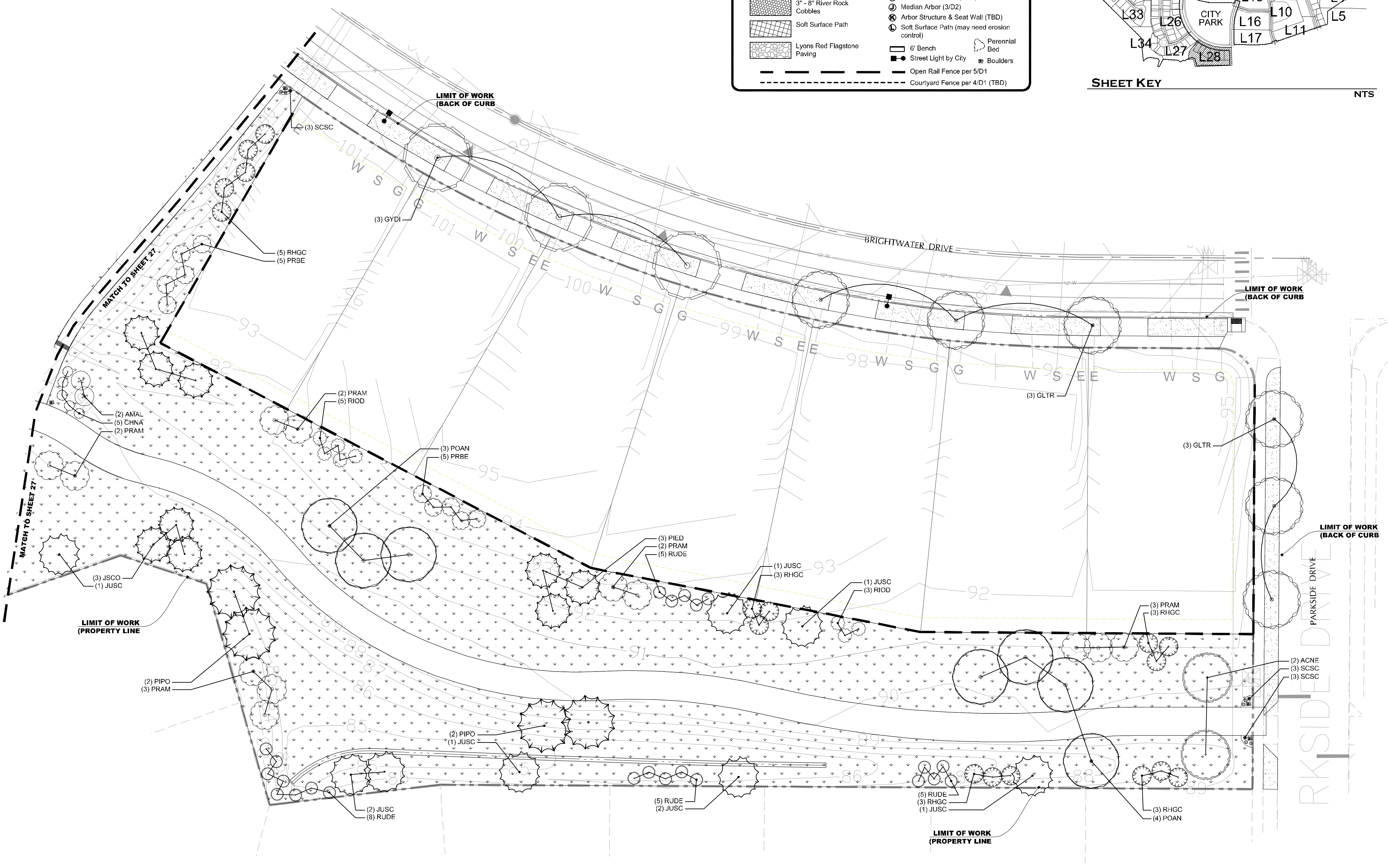


LEGEND

	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)
	6" Bench		Patio with Fire Pit (TBD)
	Street Light by City		Patio with Fountain (TBD)
	Open Rail Fence per 5/D1		Median Arbor (3/D2)
	Courtyard Fence per 4/D1 (TBD)		Arbor Structure & Seat Wall (TBD)
			Soft Surface Path (may need erosion control)
			Perennial Bed
			Boulders



SHEET KEY NTS



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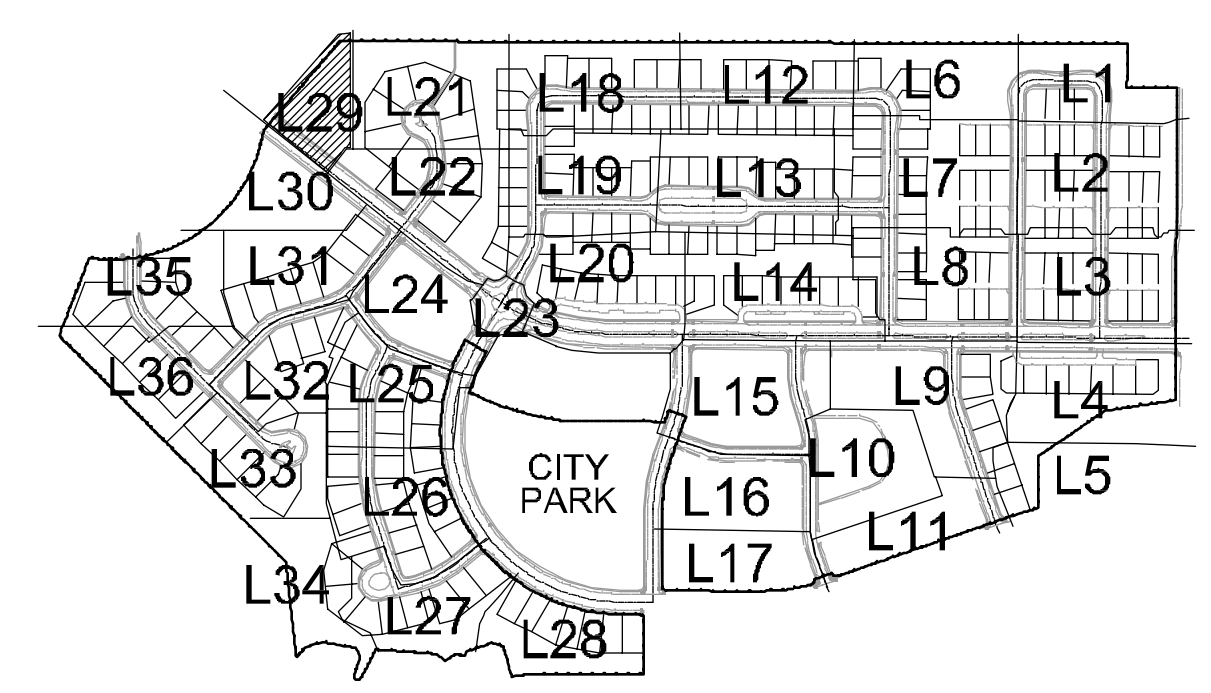
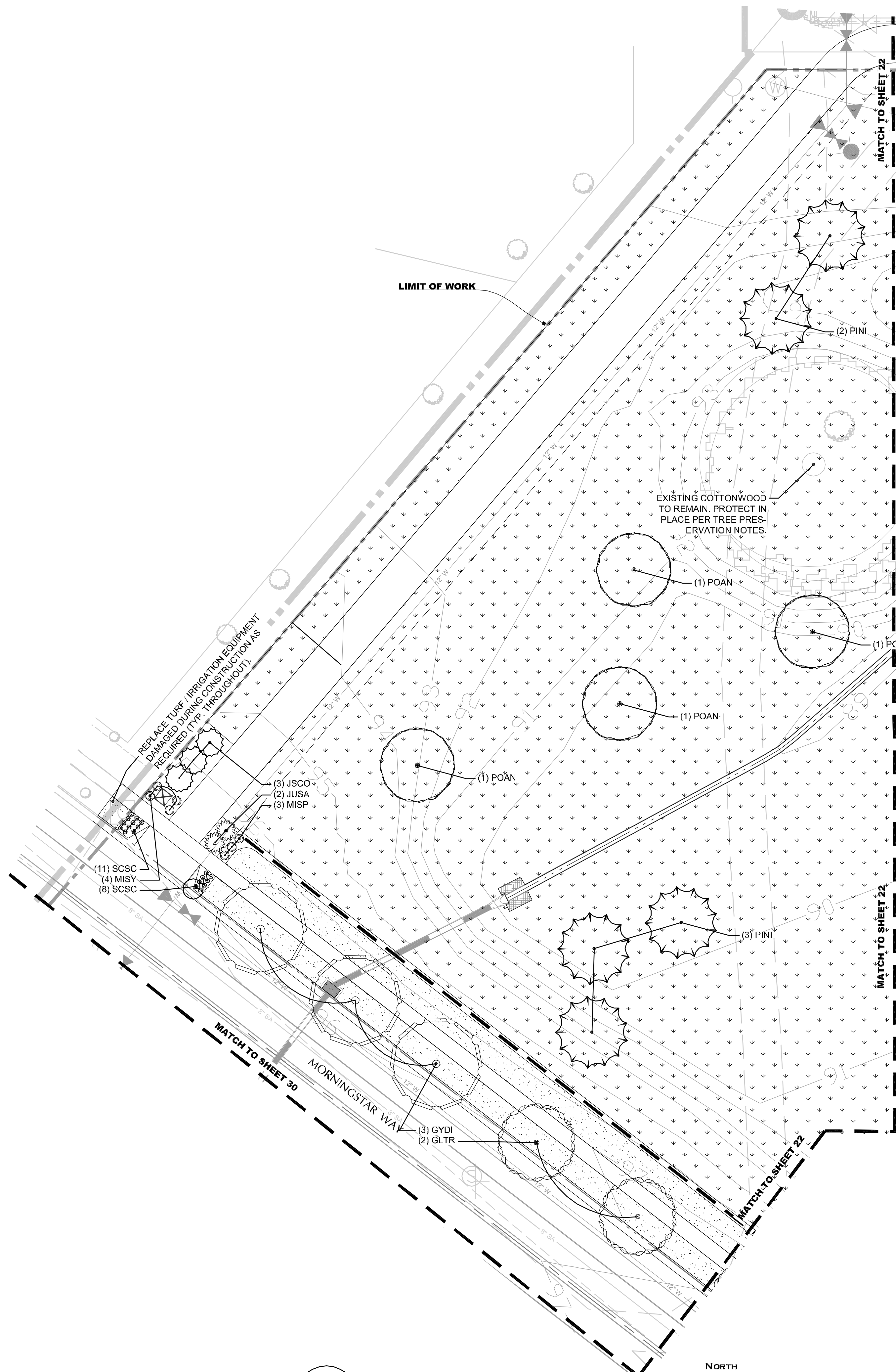
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L28



1 LANDSCAPE PLAN
 L28



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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

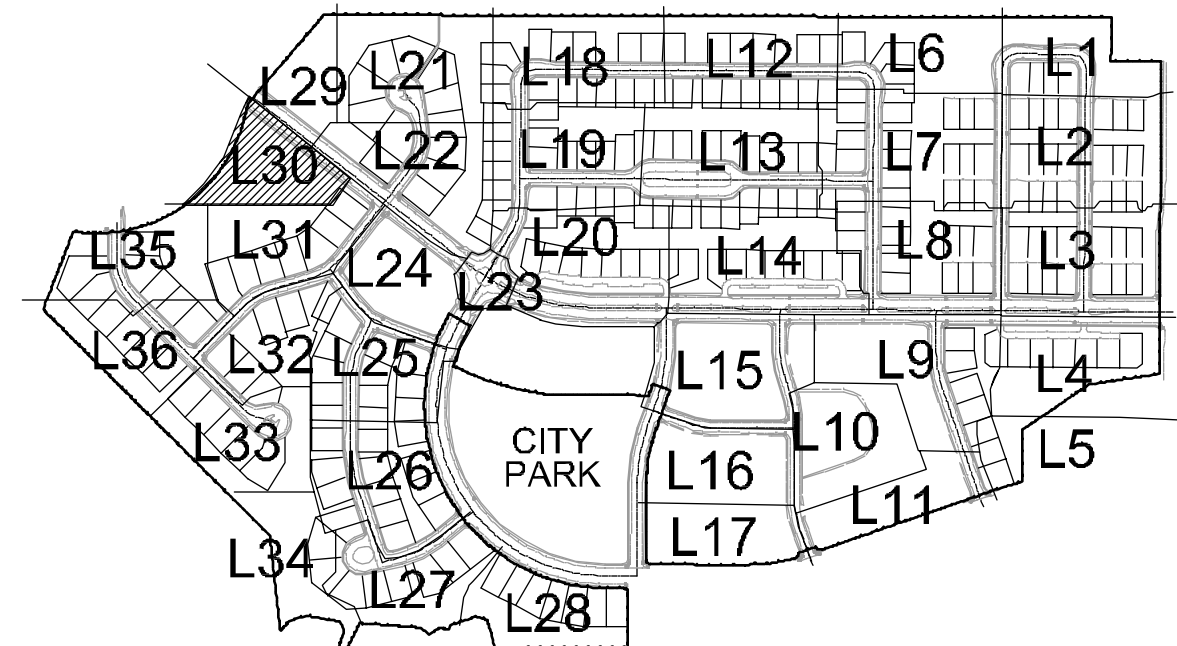
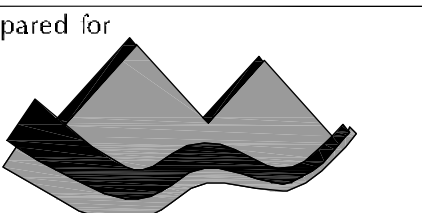


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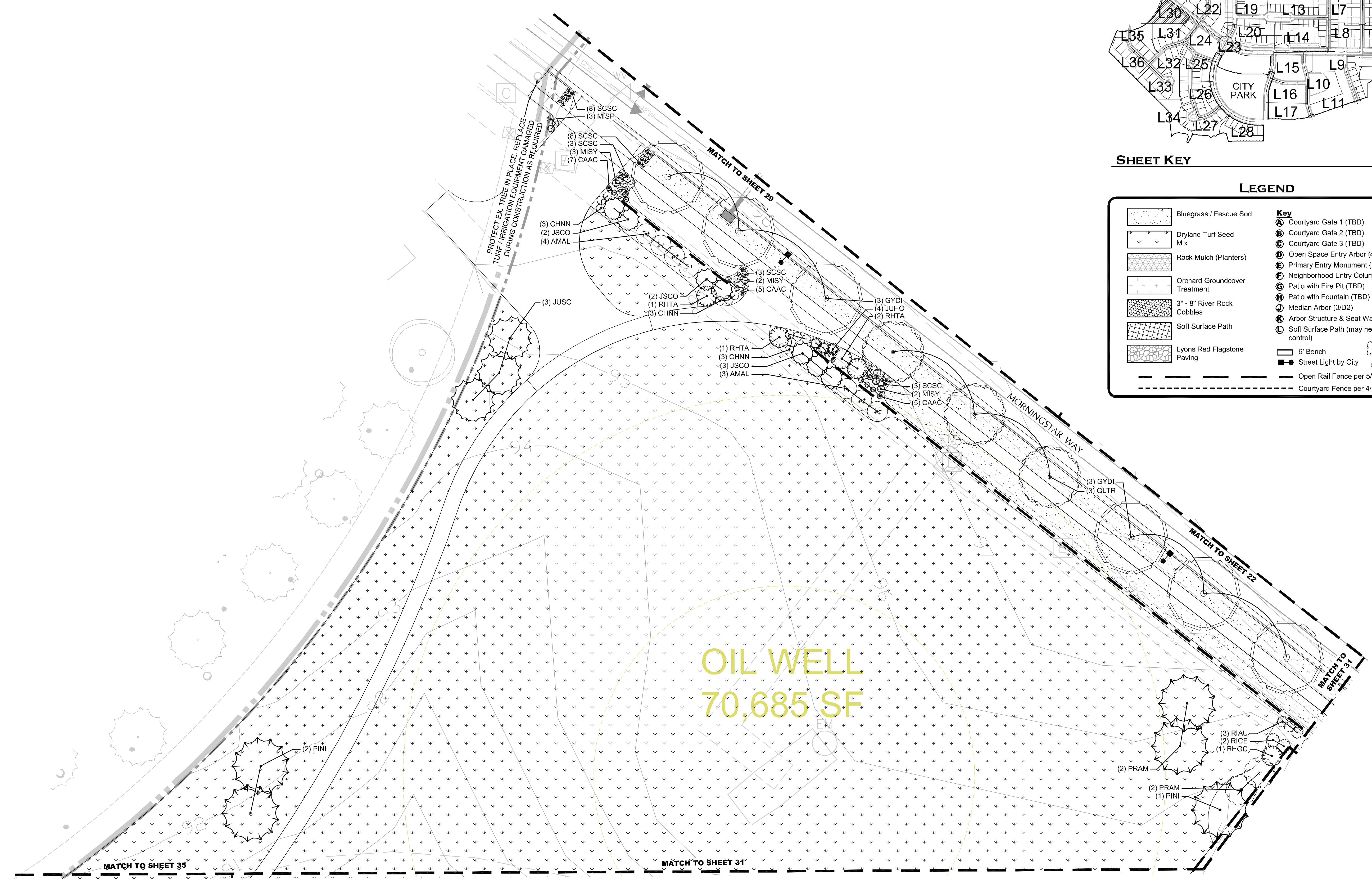


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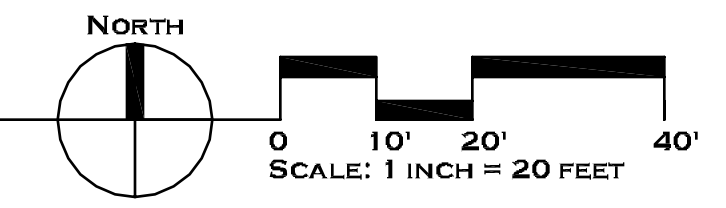
LEGEND

	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



OIL WELL
 70,685 SF

1 LANDSCAPE PLAN
 L30



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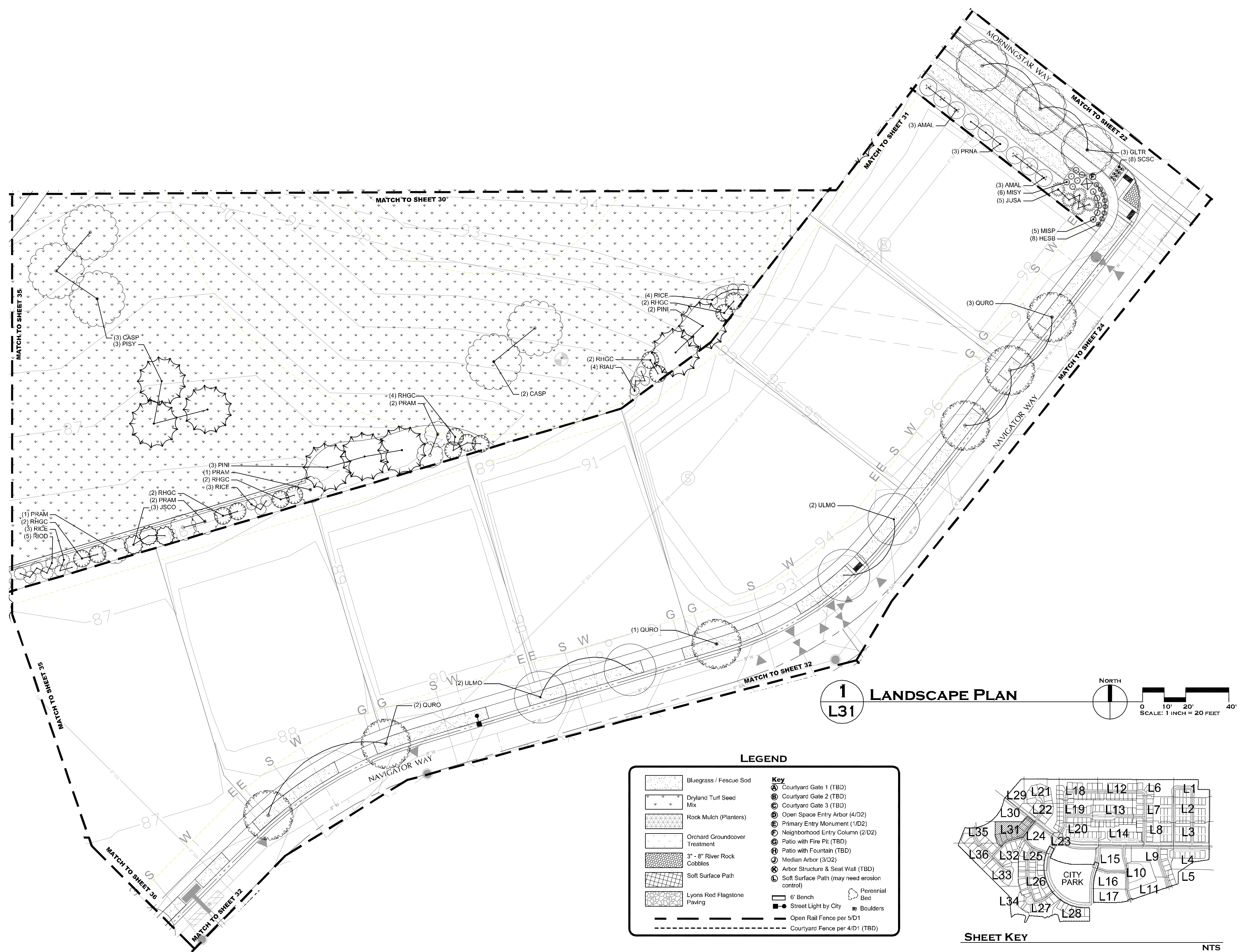
REVISIONS	DATE

SHEET TITLE:

PLANTING PLAN

SHEET NO:

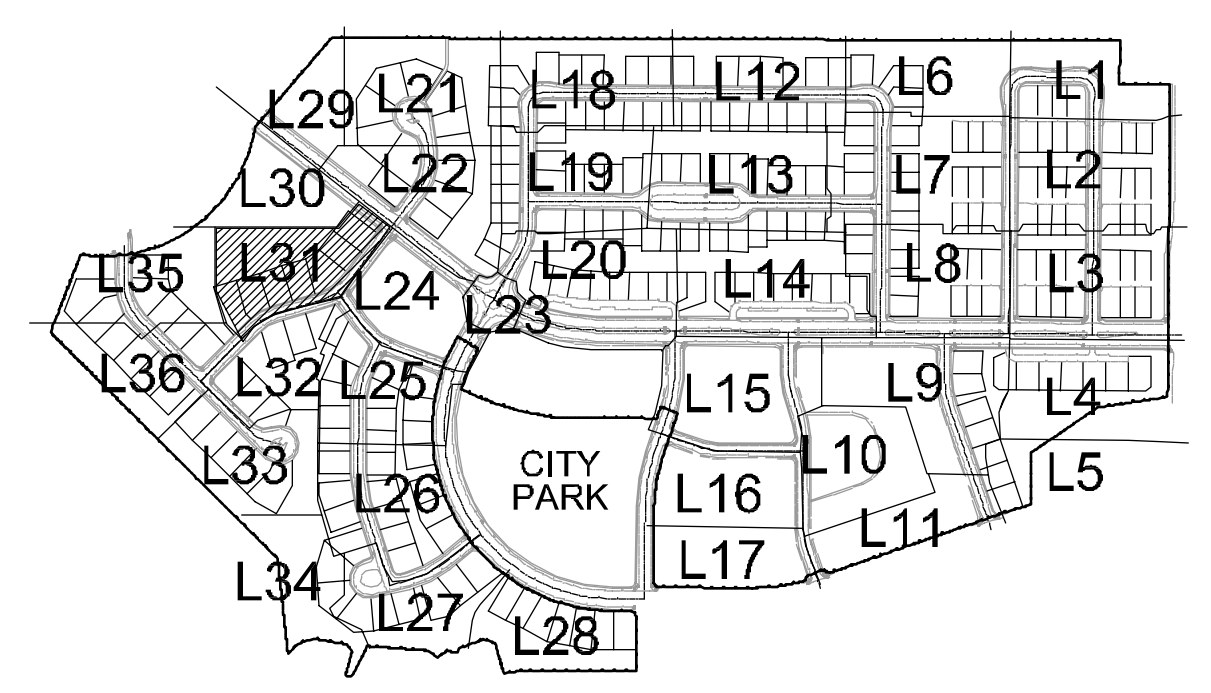
L30



1 LANDSCAPE PLAN
L31
 NORTH
 SCALE: 1 INCH = 20 FEET

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)	Ⓔ Primary Entry Monument (1/D2)		6' Bench
	Orchard Groundcover Treatment	Ⓕ Neighborhood Entry Column (2/D2)	Ⓖ Patio with Fire Pit (TBD)		Street Light by City
	3" - 8" River Rock Cobbles	Ⓗ Arbor Structure & Seat Wall (TBD)	Ⓙ Medians Arbor (3/D2)		Open Rail Fence per 5/D1
	Soft Surface Path	Ⓚ Soft Surface Path (may need erosion control)	Ⓛ Courtyard Fence per 4/D1 (TBD)		
	Lyons Red Flagstone Paving				



SHEET KEY
 NTS

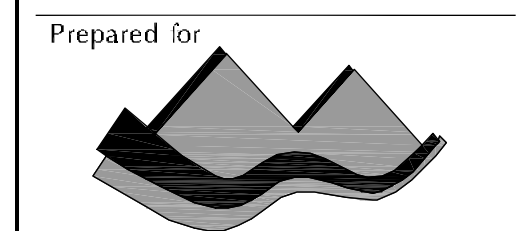
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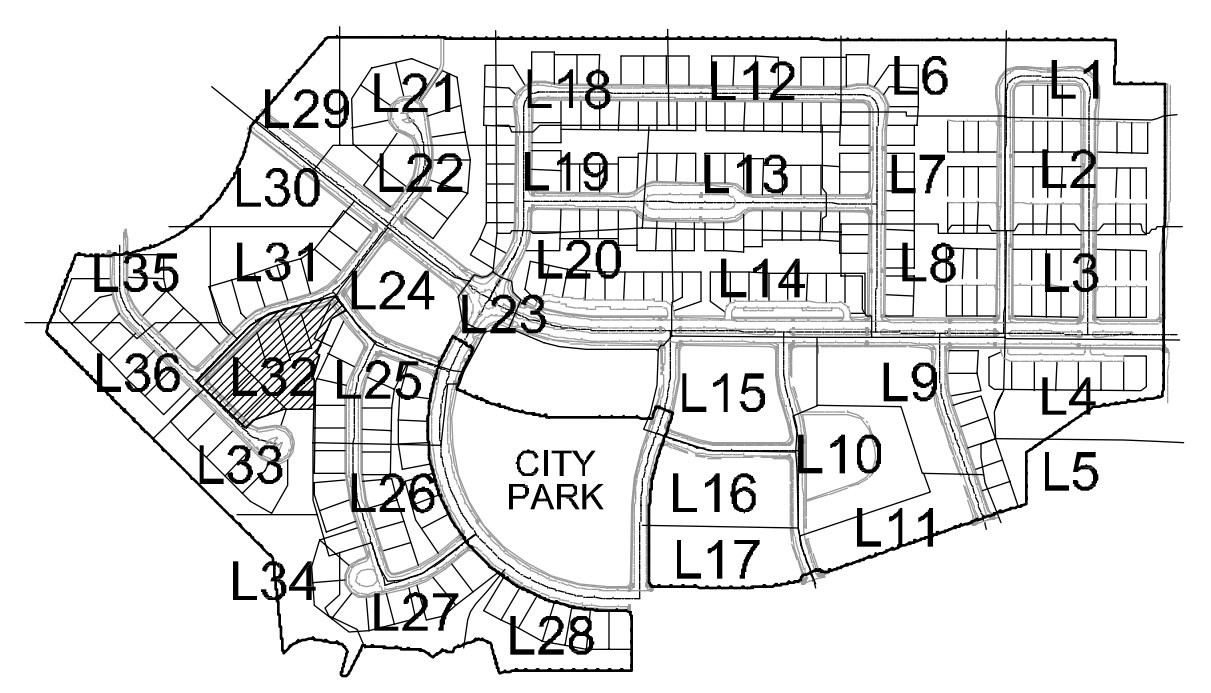
REVISIONS	DATE

SHEET TITLE:
PLANTING PLAN
 SHEET NO:
L31



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)
	6' Bench		Patio with Fire Pit (TBD)
	Street Light by City		Patio with Fountain (TBD)
	Open Rail Fence per 5/D1		Median Arbor (3/D2)
	Courttyard Fence per 4/D1 (TBD)		Arbor Structure & Seat Wall (TBD)
			Soft Surface Path (may need erosion control)
			Perennial Bed
			Boulders



1 LANDSCAPE PLAN
L32

NORTH

0 10' 20' 40'

SCALE: 1 INCH = 20 FEET

SHEET KEY NTS

Waters' Edge Neighborhood

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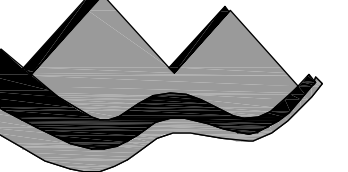
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 DRAWN: LRM
 CHECKED: TCH
 ISSUE DATE: 5 APRIL 2013

REVISIONS	DATE

SHEET TITLE: **PLANTING PLAN**

SHEET NO: **L32**

Prepared for



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
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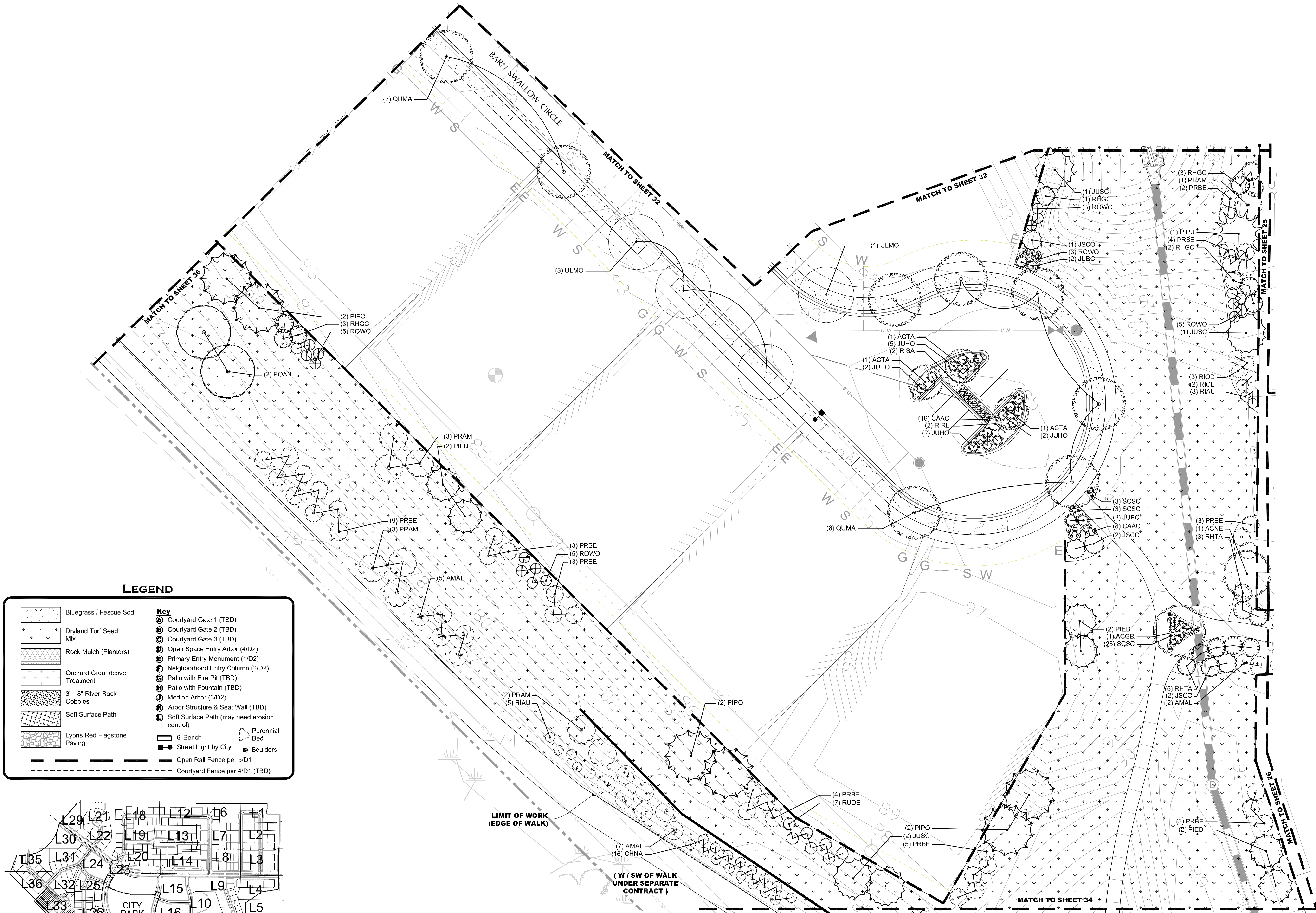
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PLANTING PLAN

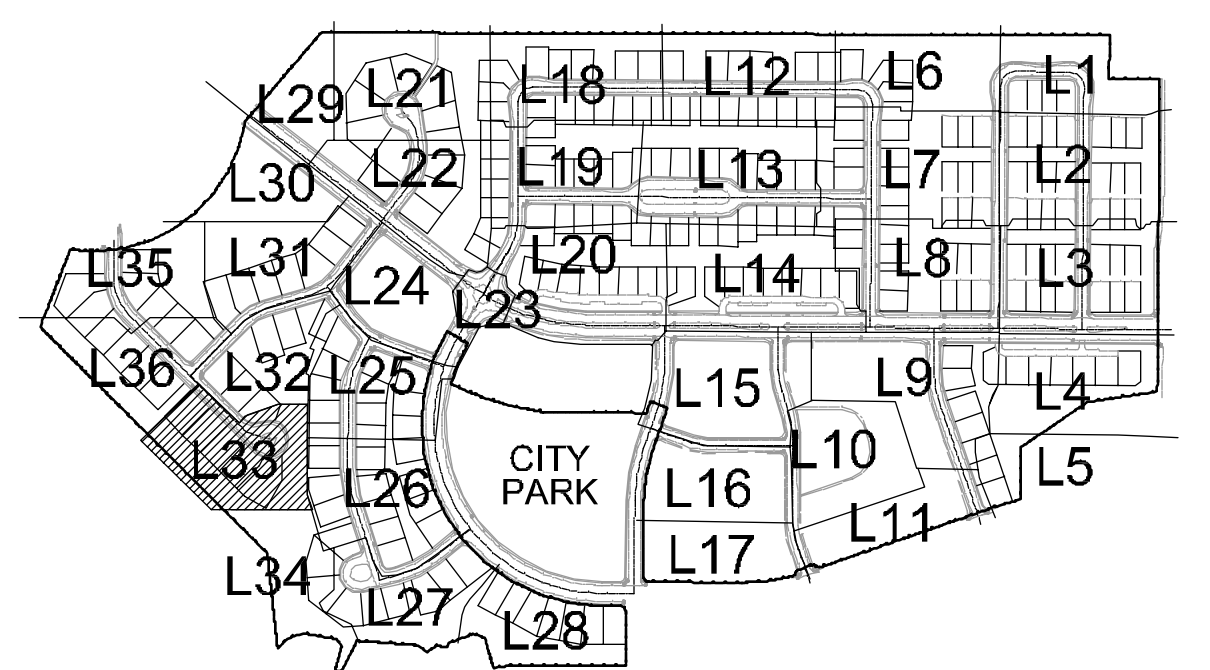
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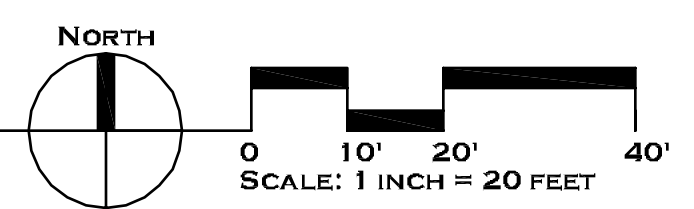
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	Dryland Turf Seed Mix		Courtyard Gate 2 (TBD)		Boulders	
	Rock Mulch (Planters)		Courtyard Gate 3 (TBD)		6' Bench	
	Orchard Groundcover Treatment		Open Space Entry Arbor (4/D2)		Street Light by City	
	3" - 8" River Rock Cobbles		Primary Entry Monument (1/D2)		Open Rail Fence per 5/D1	
	Soft Surface Path		Neighborhood Entry Column (2/D2)		Courtyard Fence per 4/D1 (TBD)	
	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)			



SHEET KEY

NTS

1 LANDSCAPE PLAN
 L33





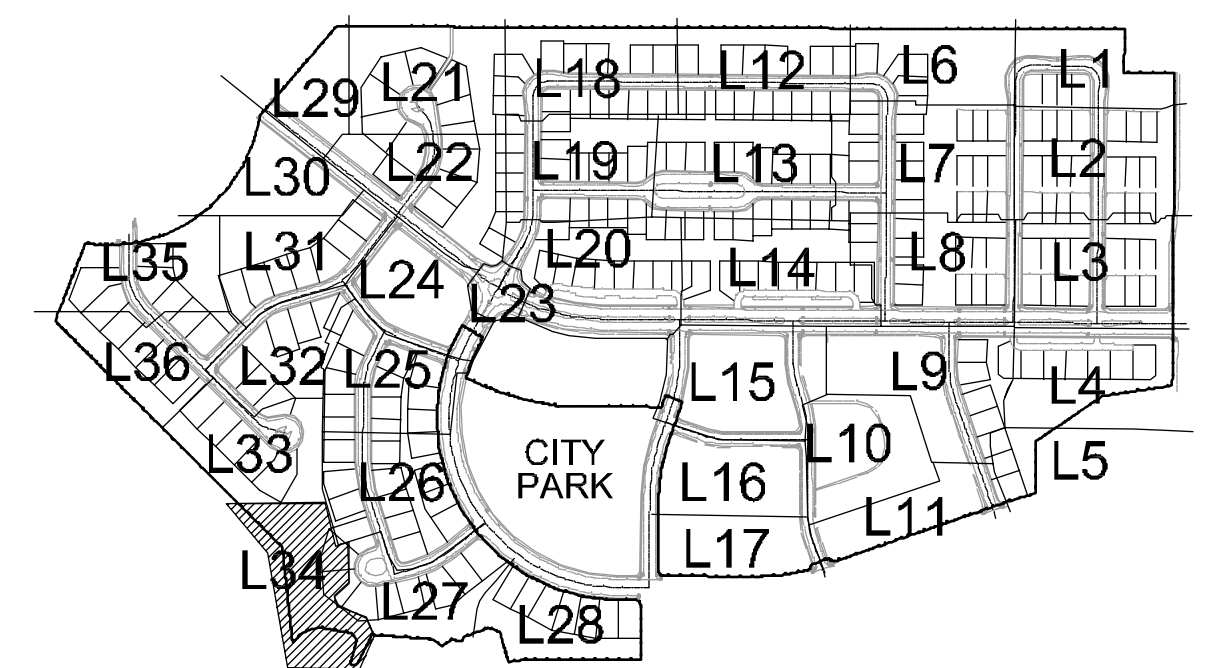
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SHEET TITLE:
PLANTING PLAN
SHEET NO:
L34

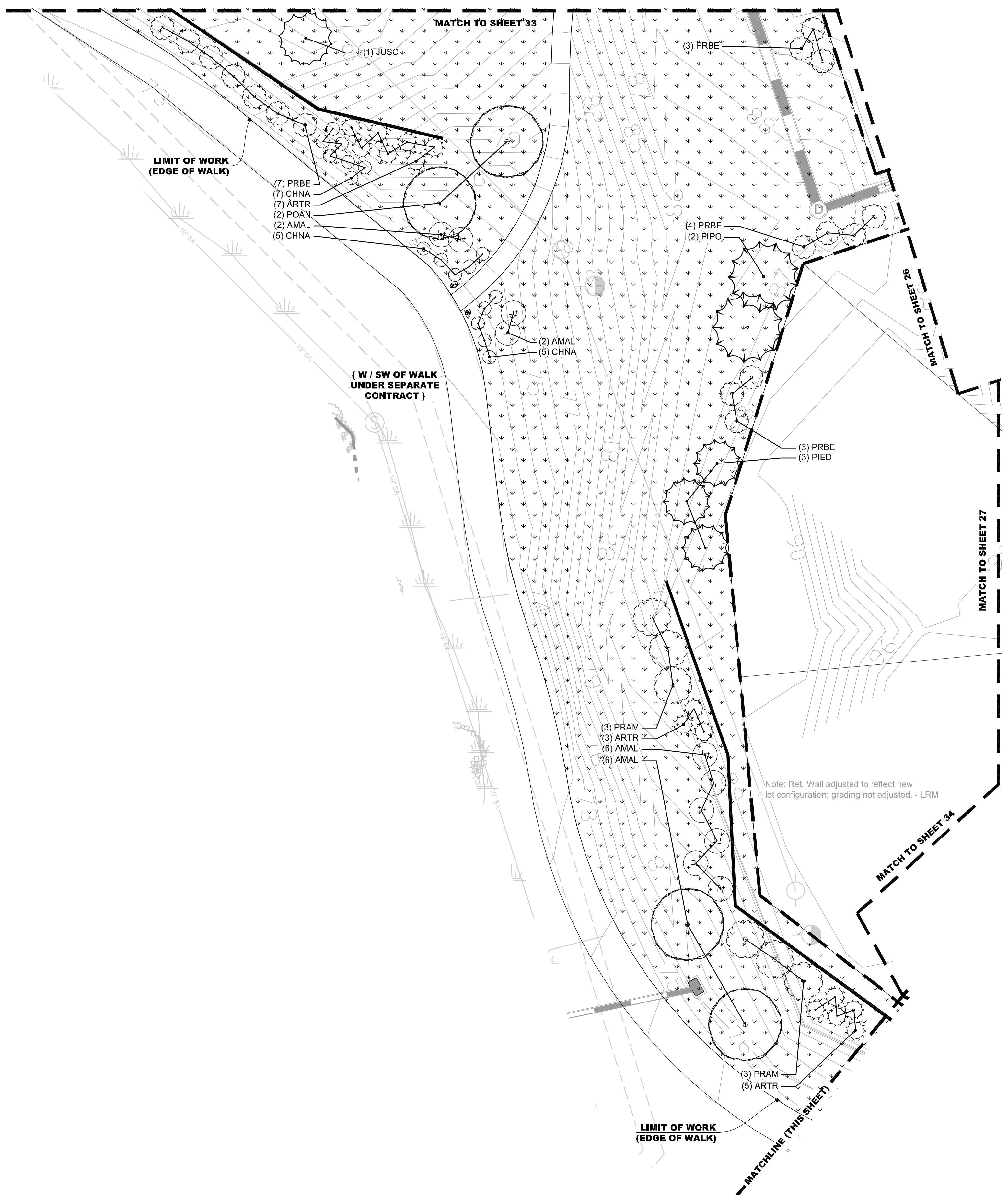


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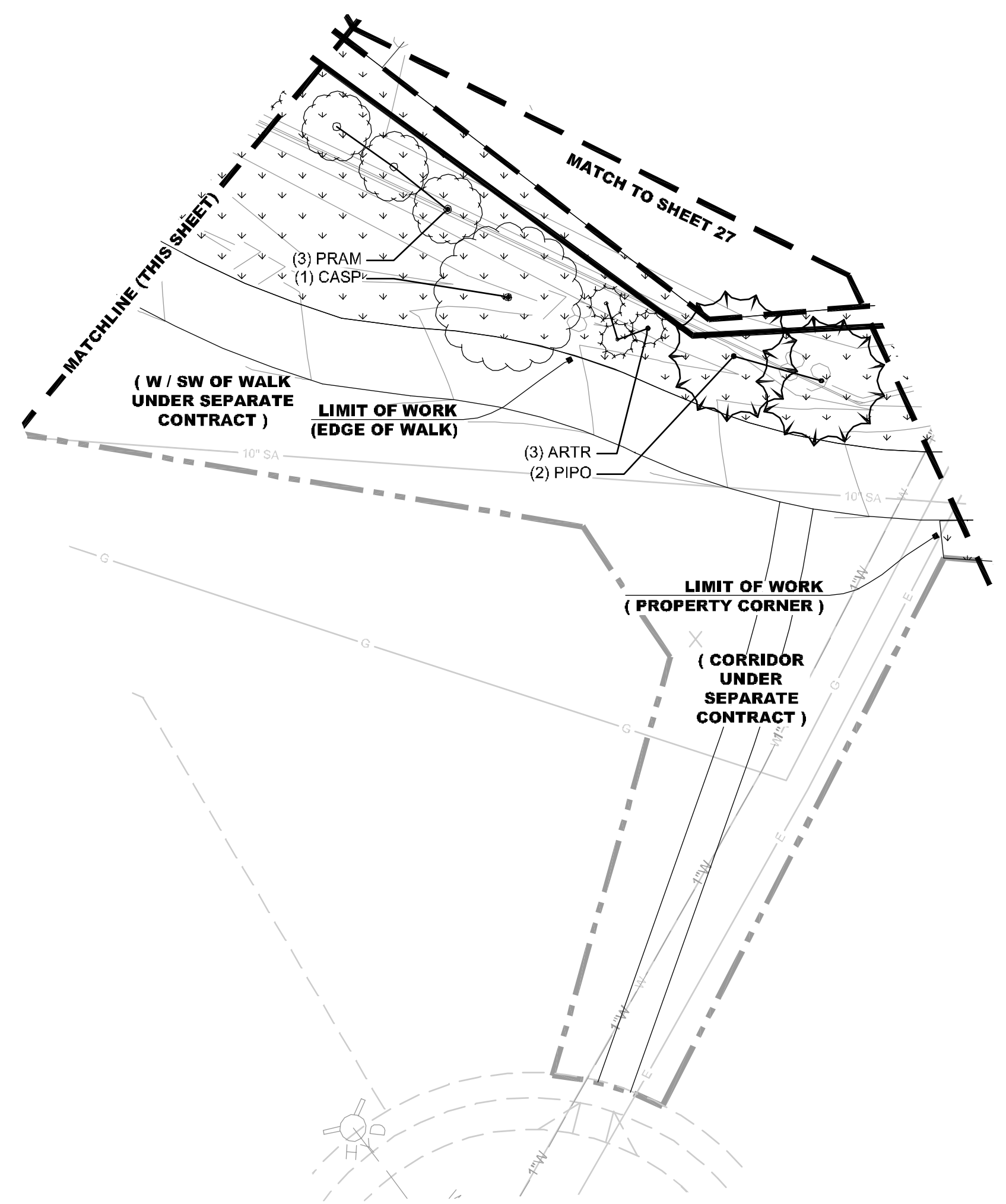
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LEGEND

	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		Neighborhood Entry Column (2/D2)	
	Lyons Red Flagstone Paving		Patio with Fire Pit (TBD)	
			Arbor Structure & Seat Wall (TBD)	
			Median Arbor (3/D2)	
			Perennial Bed	
			Street Light by City	
			Open Rail Fence per 5/D1	
			Courtyard Fence per 4/D1 (TBD)	
			Boulders	

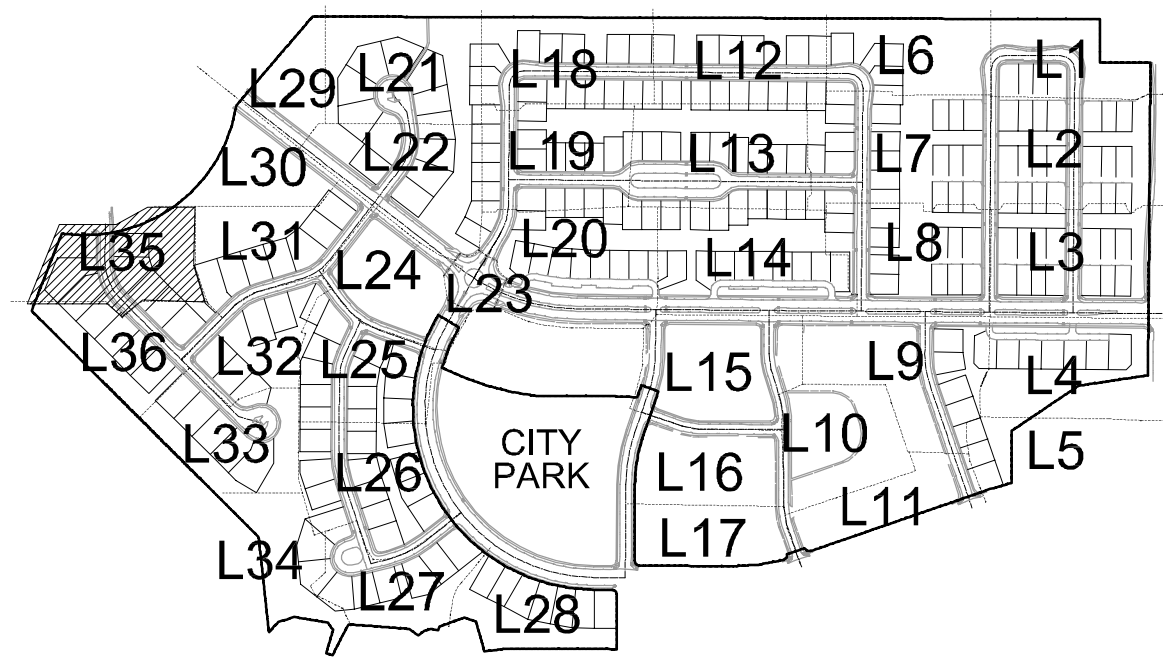


Note: Ret. Wall adjusted to reflect new lot configuration; grading not adjusted. - LRM



1
L34 **LANDSCAPE PLAN**



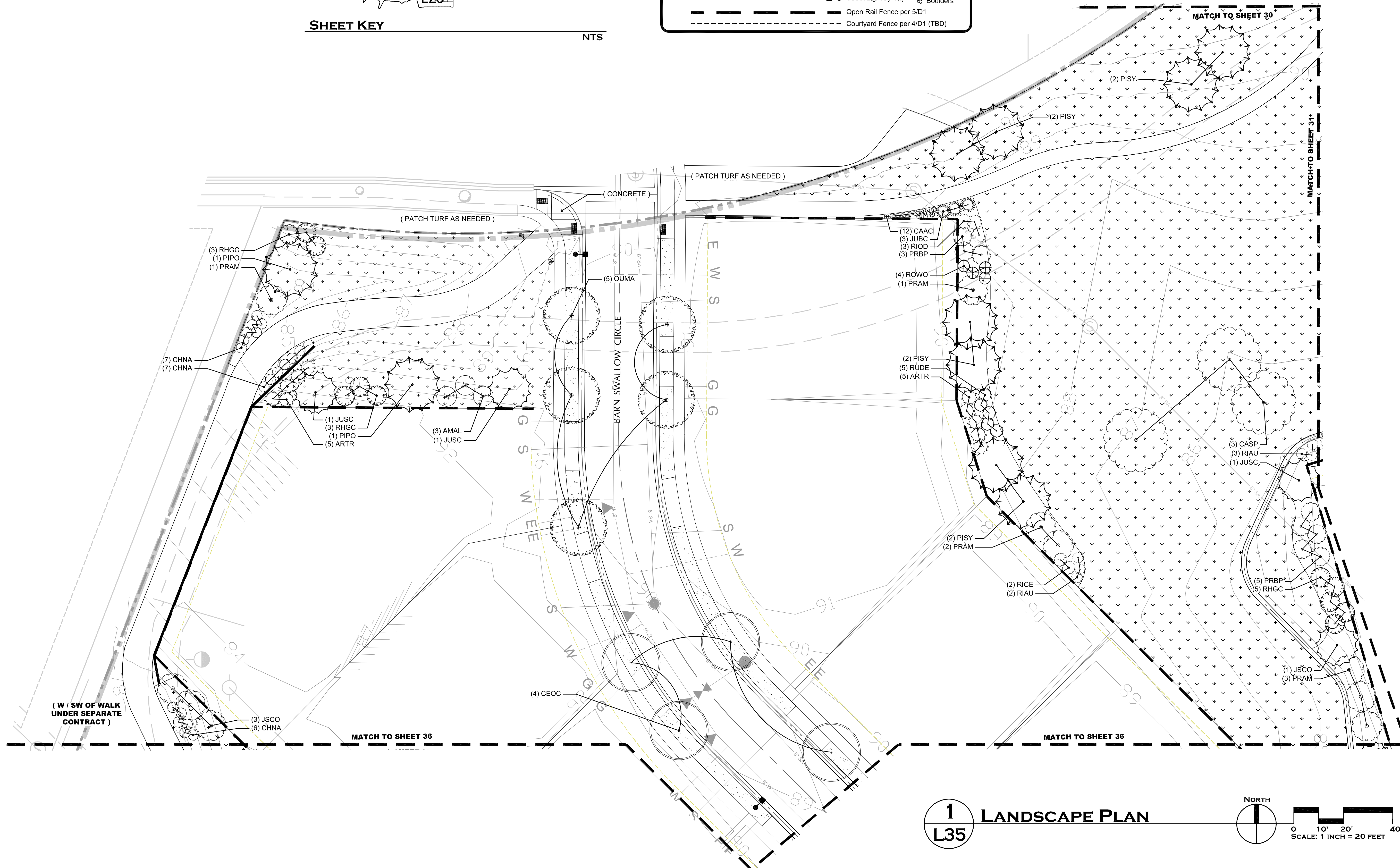


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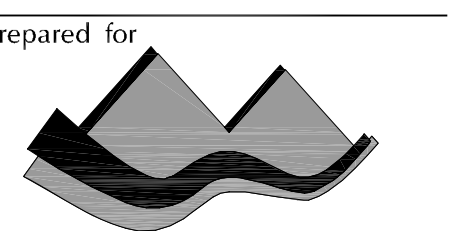
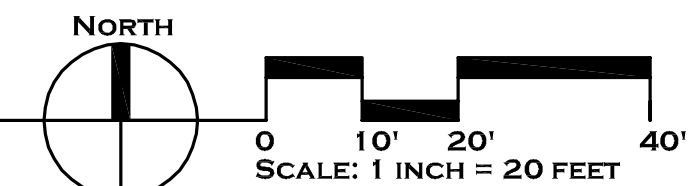
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LEGEND

	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\"/>	Ⓗ Arbor 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)		



1 LANDSCAPE PLAN
L35



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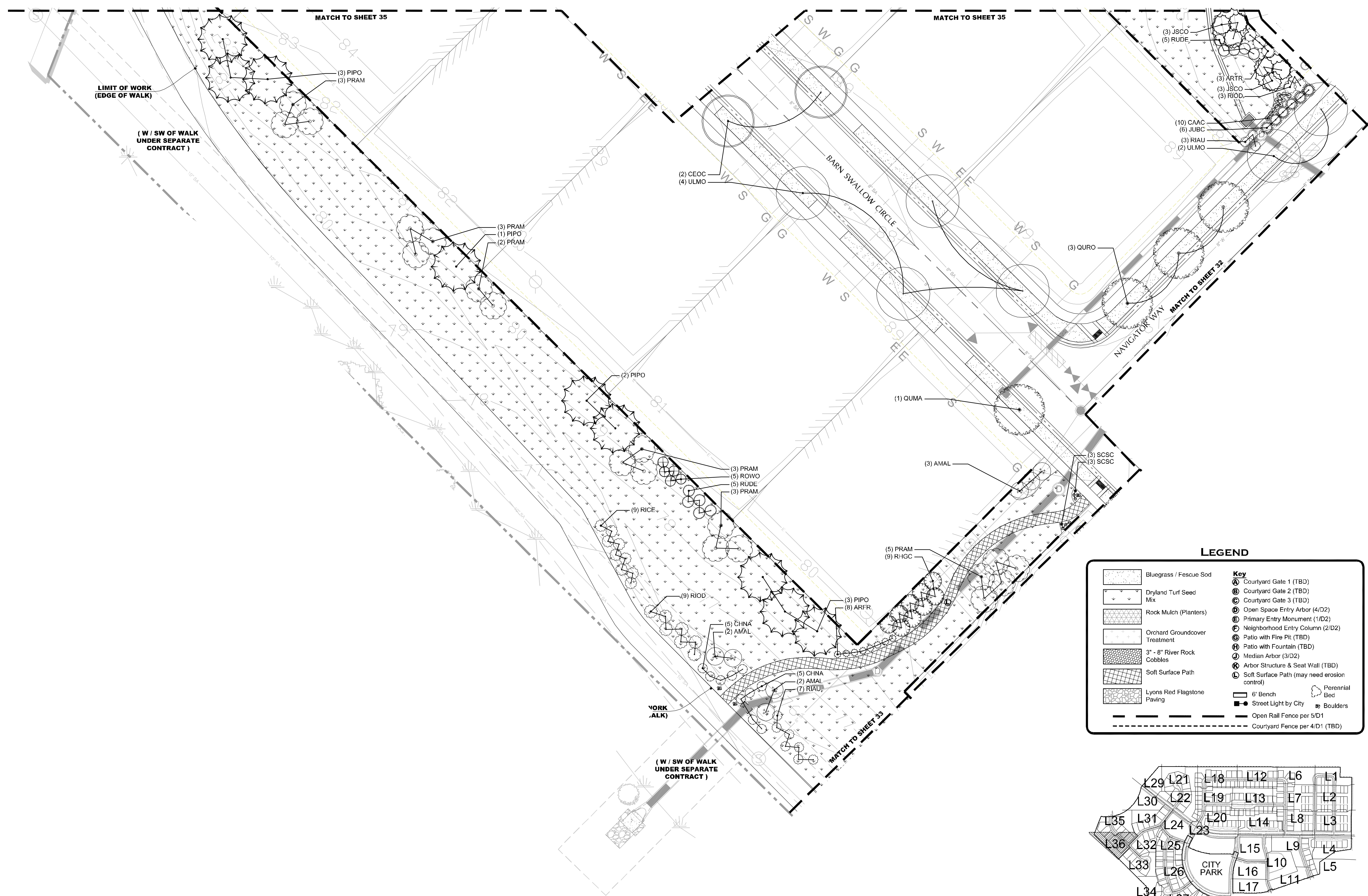
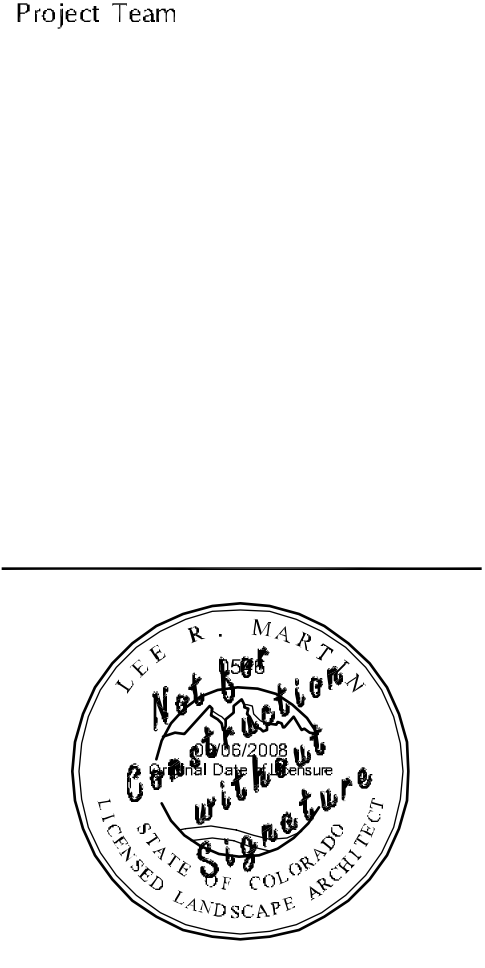
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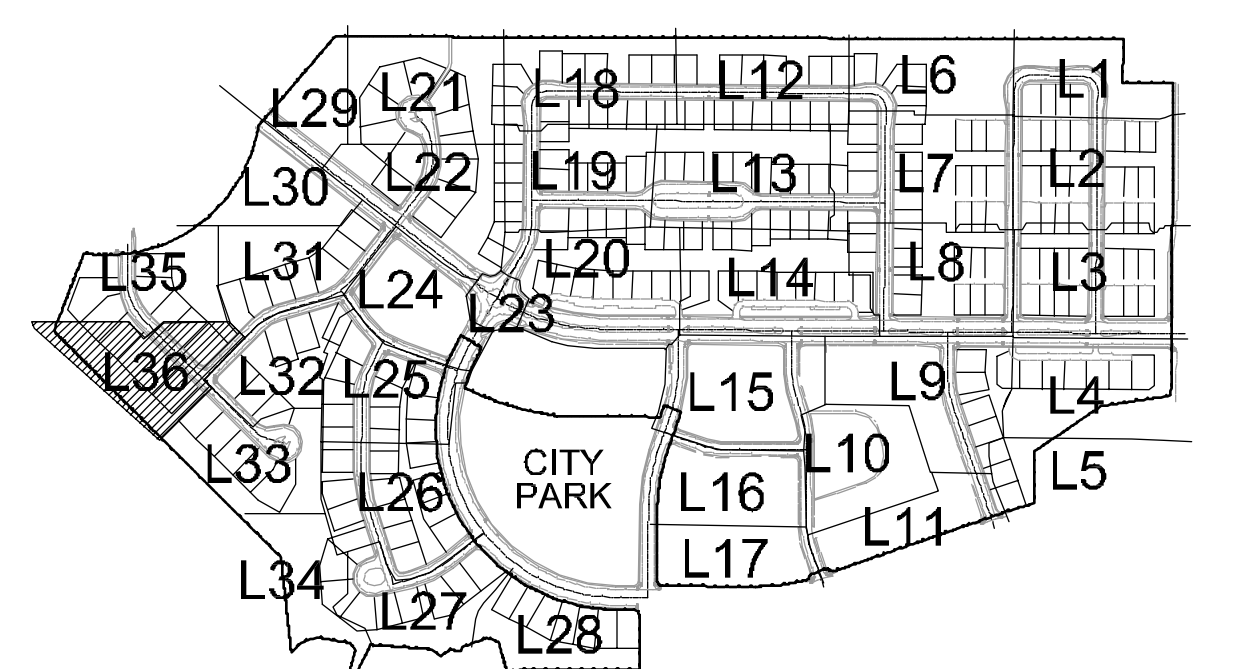
PLANTING PLAN

SHEET NO:
L35



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)
			Arbor Structure & Seal 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



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PLANTING PLAN

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L36

NTS