

LEE FARM FIRST SUBDIVISION

SITE DEVELOPMENT PLAN



VICINITY MAP:



OWNER'S SIGNATURE BLOCK

THE UNDERSIGNED AGREE THAT THE REAL PROPERTY DESCRIBED IN THE APPLICATION AND SHOWN ON THE SITE DEVELOPMENT PLAN FILED HEREWITH, SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 18 OF THE MUNICIPAL CODE OF THE CITY OF LOVELAND, COLORADO, AND ANY OTHER ORDINANCES OF THE CITY OF LOVELAND. THE UNDERSIGNED ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND. THE UNDERSIGNED ALSO UNDERSTANDS THAT IF THE NEXT REQUIRED APPROVAL OR PERMIT HAS NOT BEEN APPLIED FOR TO ESTABLISH THE USE OR COMMENCE THE CONSTRUCTION THAT IS AUTHORIZED BY THE APPROVAL OF THE SITE DEVELOPMENT PLAN OR IF THE USE DOES NOT REQUIRE A BUILDING PERMIT AND IS NOT ESTABLISHED, ONGOING, AND IN OPERATION WITHIN THREE YEARS OF THE DATE OF APPROVAL, OR OTHER COMPLETIONS DATE OR DATES ESTABLISHED IN A DEVELOPMENT AGREEMENT APPROVED BY THE CITY, THE SITE DEVELOPMENT PLAN SHALL EXPIRE AND SHALL BE DEEMED NULL AND VOID.

WALTON COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY, ON BEHALF OF ITSELF IN ITS CAPACITY AS OWNER AND ON BEHALF OF ALL OTHER OWNERS IN ITS CAPACITY AS MANAGER, OPERATOR OR AGENT, AS APPLICABLE

BY: WALTON INTERNATIONAL GROUP, INC., A NEVADA CORPORATION
ITS: MANAGER

(OWNER'S SIGNATURE)

(TITLE)

NOTARIAL CERTIFICATE

STATE OF ARIZONA)

)SS

COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE OF ARIZONA, PERSONAL APPEARED _____ TO ME PERSONALLY KNOWN, WHO BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE/SHE IS THE OF WALTON INTERNATIONAL GROUP, INC., A NEVADA CORPORATION, THE MANAGER OF WALTON COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY AND HAND AFFIXED MY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

(SEAL)

OWNER'S SIGNATURE BLOCK

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FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION

(OWNER'S SIGNATURE)

(TITLE)

NOTARIAL CERTIFICATE

STATE OF COLORADO)

)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

(SEAL)

JUSTIFICATION OF MODIFICATION

THERE ARE LIMITED AREAS IN WHICH TREES CAN BE PROVIDED ALONG WILSON AVENUE WITHIN THE RIGHT-OF-WAY TREE LAWN. THE TREE LAWN IS AN EXISTING CONDITION WITH UTILITIES LOCATED WITHIN AND/OR NEAR IT. THESE EXISTING UTILITIES PROHIBIT THE INSTALLATION OF TREES IN CERTAIN AREAS BECAUSE SUFFICIENT CITY-MANDATED CLEARANCES CANNOT BE MAINTAINED. IN AREAS WHERE TREES ARE NOT PROVIDED, RELOCATING THE SIDEWALK IS NOT A VIABLE OPTION DUE TO THE PRESENCE OF UTILITIES BOTH WITHIN THE EXISTING TREE LAWN AND WEST OF THE SIDEWALK, FURTHER RESTRICTING FLEXIBILITY IN DESIGN AND PLACEMENT.

APPROVAL SIGNATURE

APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE
CURRENT PLANNING MANAGER OF THE CITY OF
LOVELAND, COLORADO.

CURRENT PLANNING MANAGER

DEVELOPER/APPLICANT

DR HORTON (D/B/A MELODY HOMES, INC.)
9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

CONTACT:
JENN SIMMONS
(720) 910-8219
JSIMMONSBERTRON@DRHORTON.COM

PLANNER / LANDSCAPE ARCHITECT

TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, COLORADO 80513

CONTACT:
KRISTIN TURNER
(970) 532-5891
KRISTIN@TBGROUP.US

SITE ENGINEER/SURVEYOR

MANHARD ENGINEERING
7600 EAST ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, CO 80111

CONTACT:
RICK MOORE
(303) 531-3215
RMOORE@MANHARD.COM

LAND USE TABLE

LAND USE	ACREAGE	TOTAL UNITS	PERCENT TOTAL
SINGLE FAMILY DETACHED LOTS	18.25	137	7.45
GENERAL		131	
SUBURBAN		6	
DUPLEX LOTS	10.2048	148	4.17
FUTURE DEVELOPMENT TRACTS	177.3670	-	72.44
ROW	12.9080	-	5.27
PRIVATE DRIVES	2.3557	-	0.96
PARKS	4.4110	-	1.80
OPEN SPACE	19.3528	-	7.90
TOTAL	244.8493	422	100.00

GROSS DENSITY - 4.12 DU/AC (1010 UNITS / 244.85 AC)

MAXIMUM DENSITY FOR FULL LEE FARM BUILD OUT PER APPROVED GDP IS 1,030 DU

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LARIMER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:
A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A FOUND 2" ALUMINUM CAP STAMPED "1994 LS 25372" AND AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 16415", SAID EAST LINE BEARS SOUTH 00°13'50" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4;
THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 00°13'50" WEST 1319.96 FEET;
THENCE DEPARTING SAID EAST LINE NORTH 89°33'56" WEST 70.00 FEET TO THE WEST LINE OF THAT LAND DESCRIBED IN DEED OF DEDICATION RECORDED AT RECEPTION NO. 20060030651, LARIMER COUNTY RECORDS, TO A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174", BEING THE POINT OF BEGINNING;
THENCE ON SAID WEST LINE 70.00 FEET WEST, WHEN MEASURED AT RIGHT ANGLES, OF SAID EAST LINE SOUTH 00°13'50" WEST 1356.56 FEET TO A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 89°49'11" EAST 70.00 FEET;
THENCE CONTINUING ON SAID WEST LINE SOUTH 00°14'32" WEST 419.07 FEET TO A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174";
THENCE DEPARTING SAID WEST LINE SOUTH 88°33'39" WEST 5221.42 FEET TO THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 4 TO A FOUND #4 REBAR;
THENCE ON SAID WEST LINE NORTH 00°21'28" EAST 488.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4 AND A FOUND 2-1/2" ALUMINUM CAP STAMPED "2002PLS 20676";
THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 00°22'14" EAST 2679.76 FEET TO A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174", WHENCE THE NORTHWEST CORNER OF SAID SECTION 4 BEARS NORTH 00°22'14" EAST 19.03 FEET;
THENCE DEPARTING SAID WEST LINE NORTH 89°33'57" EAST 891.99 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP STAMPED "ATWELL PLS 38452";
THENCE SOUTH 00°13'44" WEST 1301.03 FEET TO A #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174";
THENCE NORTH 89°33'56" EAST 4319.98 FEE TO THE POINT OF BEGINNING.

SHEET INDEX:

PAGE #	SHEET	SHEET TITLE
187	SP 0	COVER SHEET
188	SP 1	SITE PLAN
189	SP 2	SITE PLAN
190	SP 3	SITE PLAN
191	SP 4	SITE PLAN
192	SP 5	PRIVATE DRIVE TRASH RECEPTACLE PLAN
193	LS 1	OVERALL LANDSCAPE PLAN
194	LS 2	OVERALL LANDSCAPE SCHEDULE & NOTES
195	LS 3	LANDSCAPE PLAN
196	LS 4	LANDSCAPE PLAN
197	LS 5	LANDSCAPE PLAN
198	LS 6	LANDSCAPE PLAN
199	LS 7	POCKET PARK ENLARGEMENT
200	LS 8	POCKET PARK ENLARGEMENT
201	LS 9	SITE AMENITY & PARK EQUIPMENT DETAILS
202	LS 10	PLANTING ENLARGEMENTS
203	LS 11	PLANTING ENLARGEMENTS
204	LS 12	PLANTING ENLARGEMENTS
205	LS 13	PLANTING ENLARGEMENTS
206	LS 14	PLANTING ENLARGEMENTS
207	LS 15	PLANTING ENLARGEMENTS
208	LS 16	LANDSCAPE DETAILS
209	LS 17	OVERALL FENCING PLAN
210	LS 18	FENCING DETAIL
211	LS 19	OVERALL HYDROZONE PLAN
212	LS 20	HYDROZONE PLAN
213	LS 21	HYDROZONE PLAN
214	LS 22	HYDROZONE PLAN
215	LS 23	HYDROZONE PLAN
216	IR-1	IRRIGATION NOTES AND SCHEDULE
217	IR-2	IRRIGATION PLAN
218	IR-3	IRRIGATION PLAN
219	IR-4	IRRIGATION PLAN
220	IR-5	IRRIGATION PLAN
221	IR-6	IRRIGATION DETAILS

SEAL



PROJECT TITLE

LEE FARM FIRST SUBDIVISION

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON

d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.16.25
FINAL PLAN	07.29.25

DATE

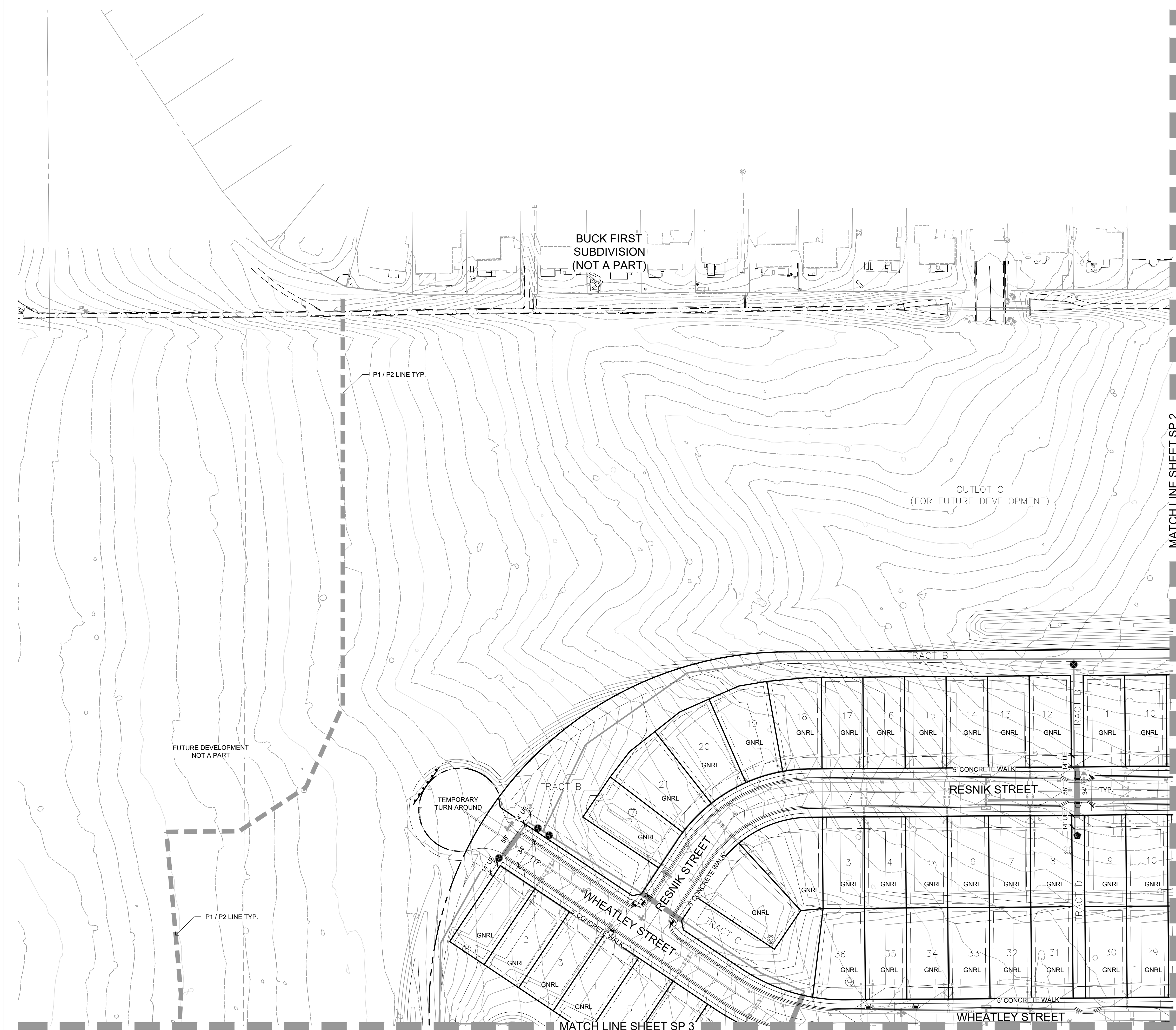
November 15, 2023

SHEET TITLE

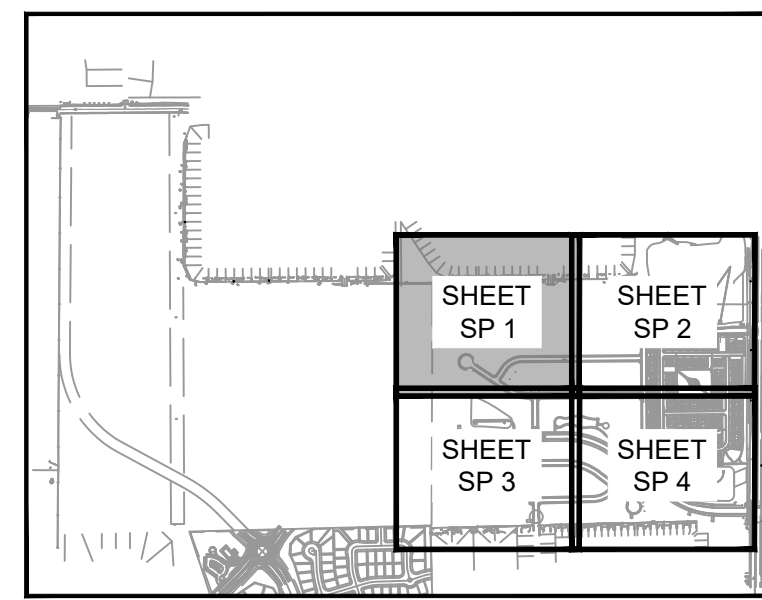
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SHEET INFORMATION

Sheet Number: **SP 0**



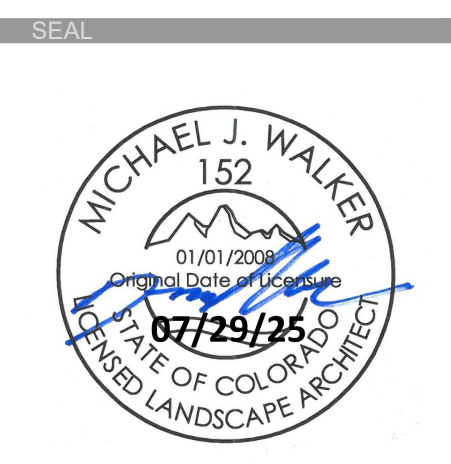
SHEET KEY



LEGEND:

- PROPERTY BOUNDARY
- EASEMENT
- LANDSCAPE EDGING
- LOT TYPE = SUBURBAN
- LOT TYPE = GENERAL
- MONUMENT SIGN *

* MONUMENT SIGN TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS



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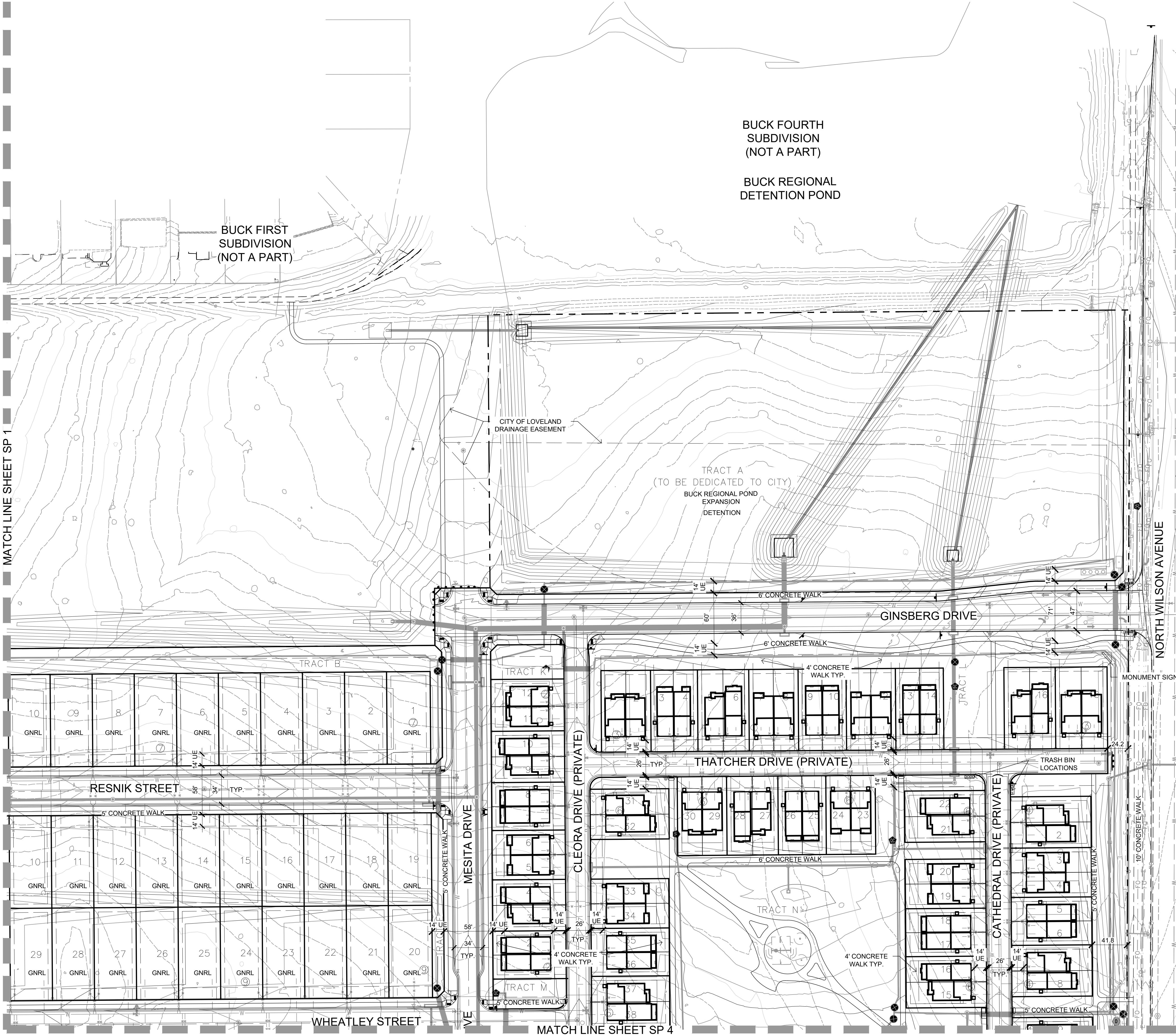
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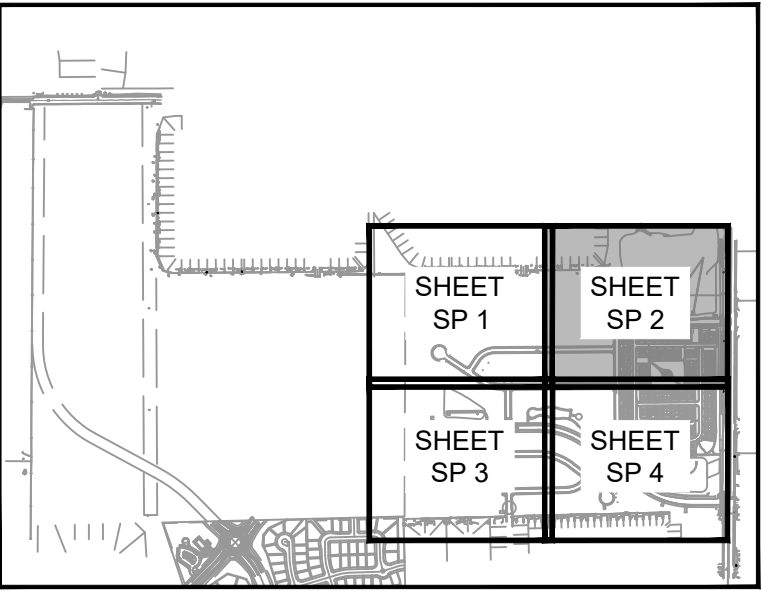
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SHEET TITLE
SITE PLAN

SHEET INFORMATION
Sheet Number: **SP 1**



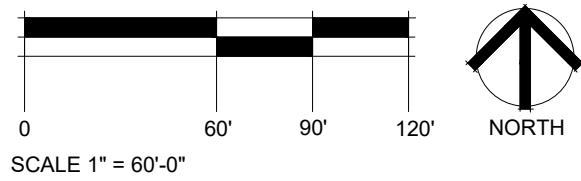
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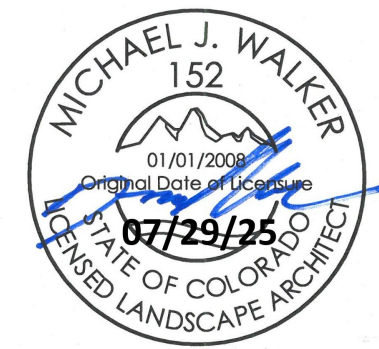
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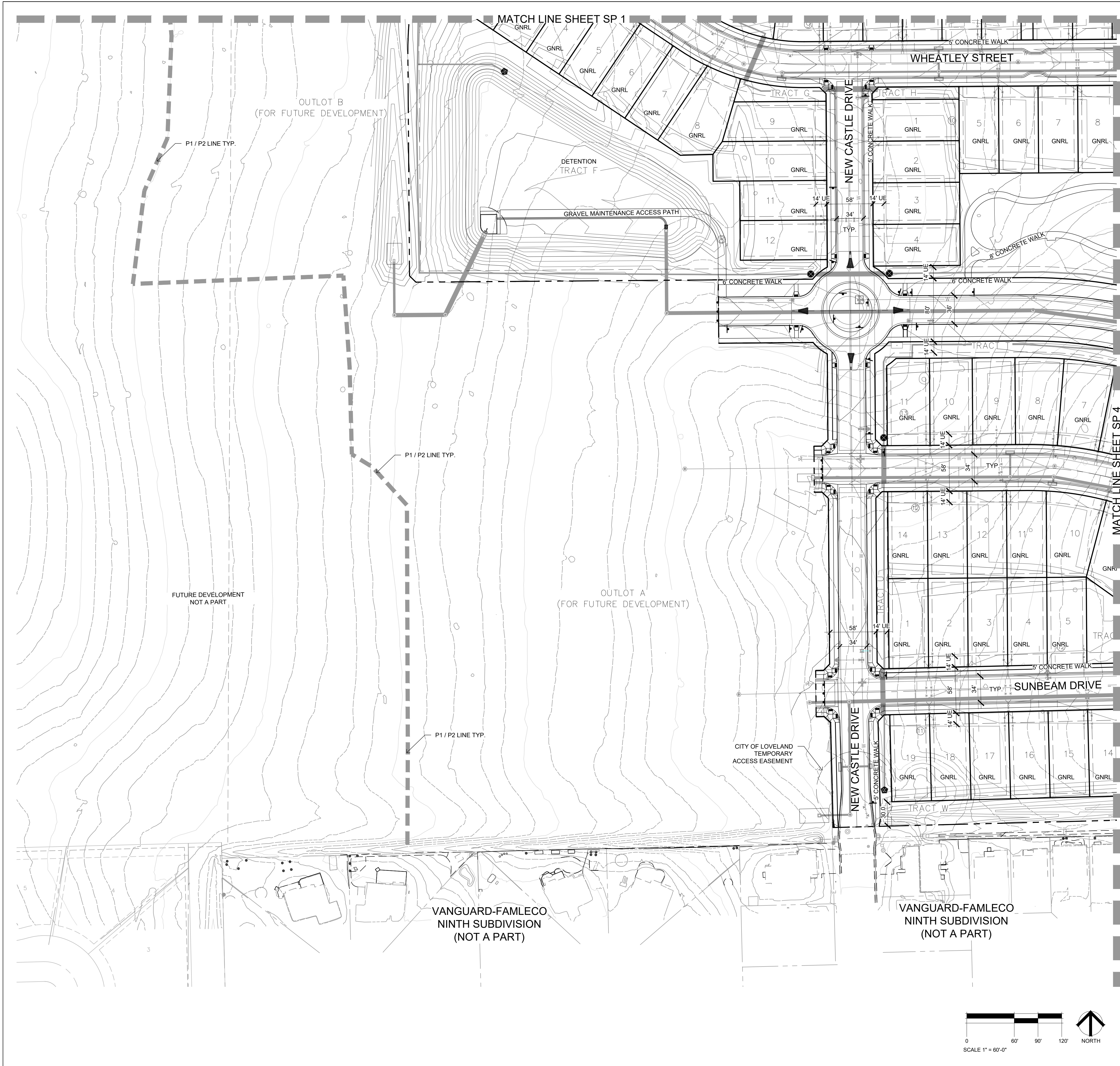
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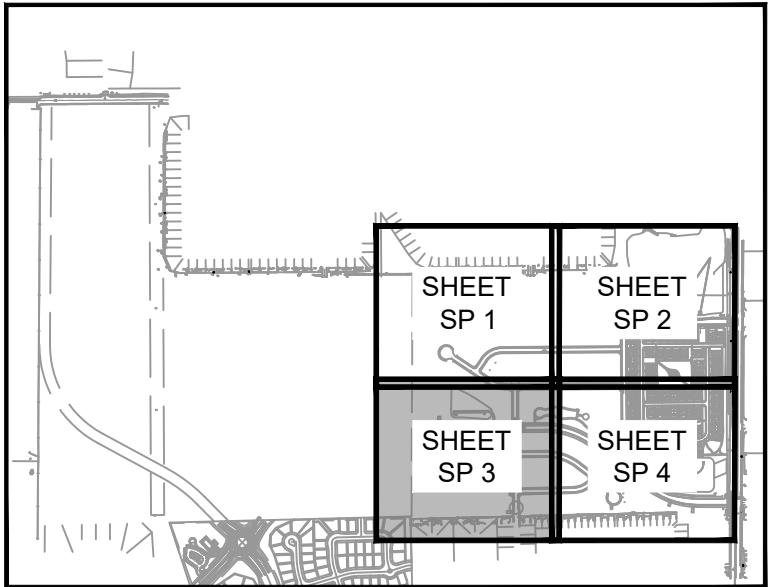
SITE PLAN

SHEET INFORMATION

Sheet Number: **SP 2**



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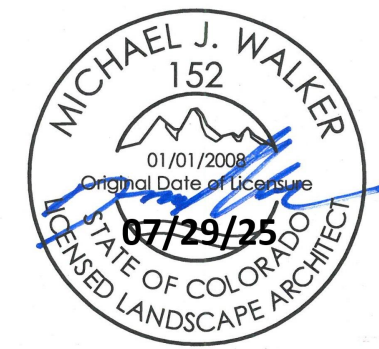


LEGEND:

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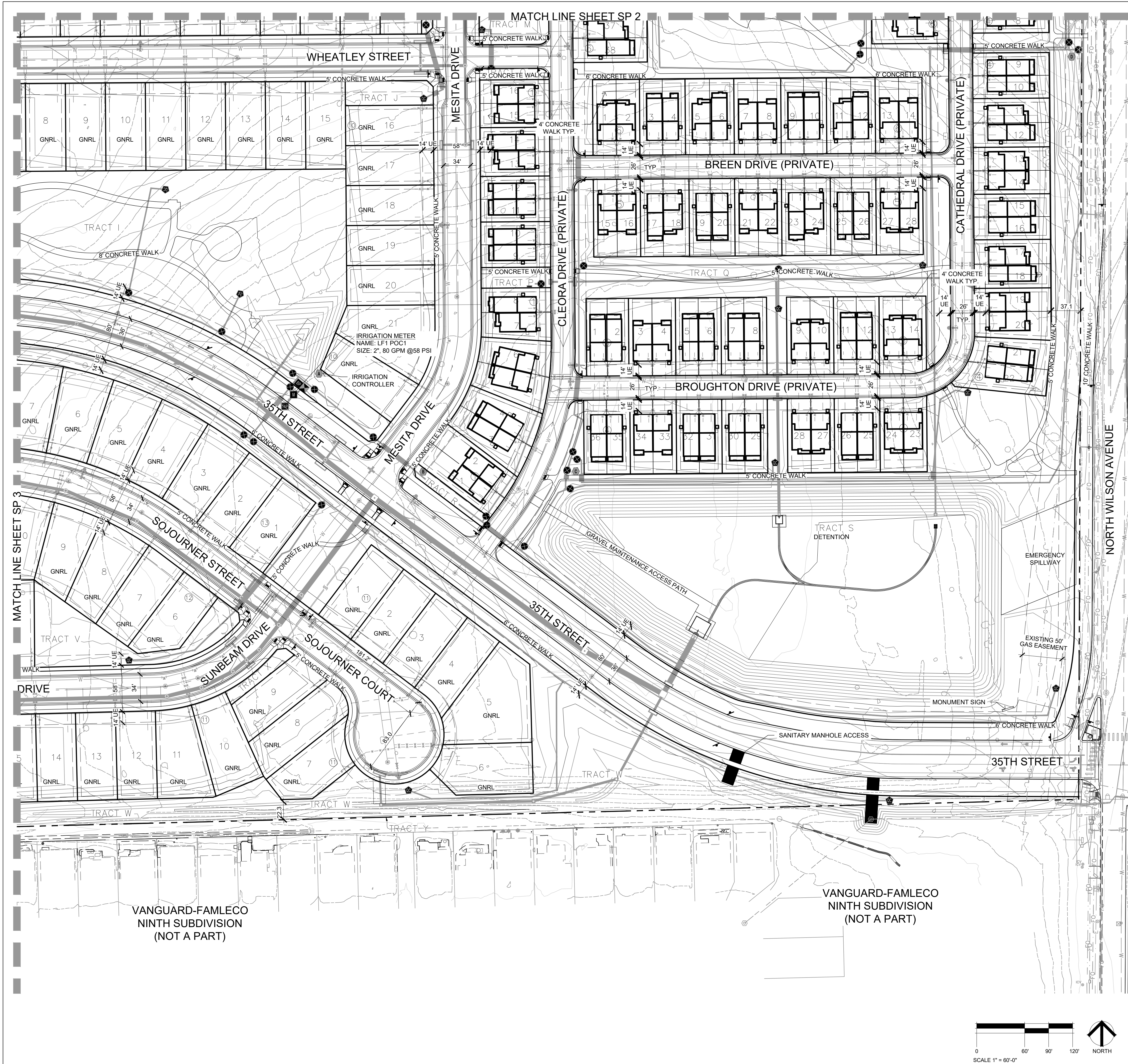
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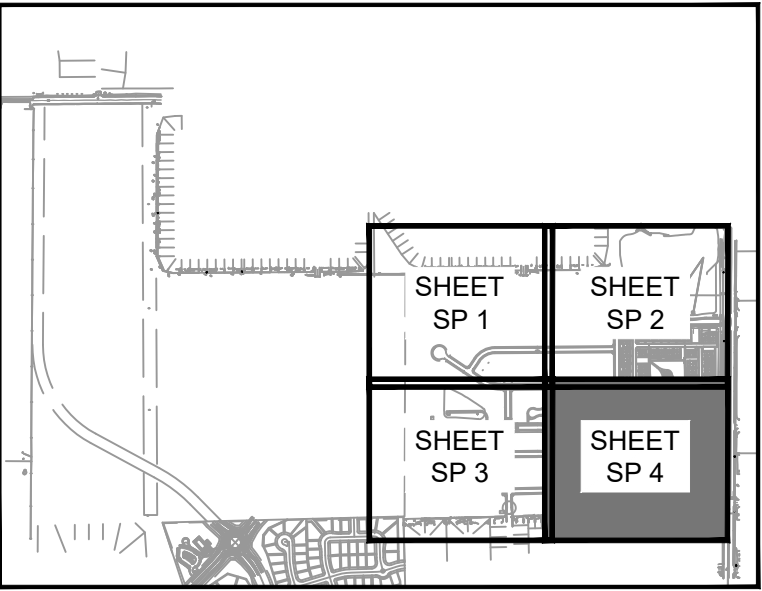
SITE PLAN

SHEET INFORMATION

Sheet Number: **SP 3**



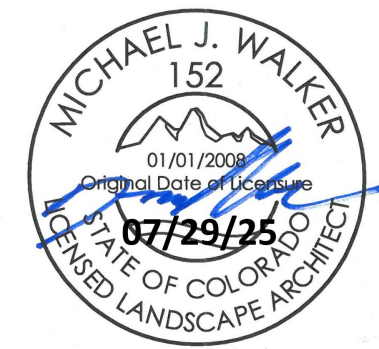
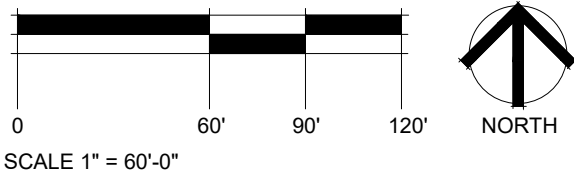
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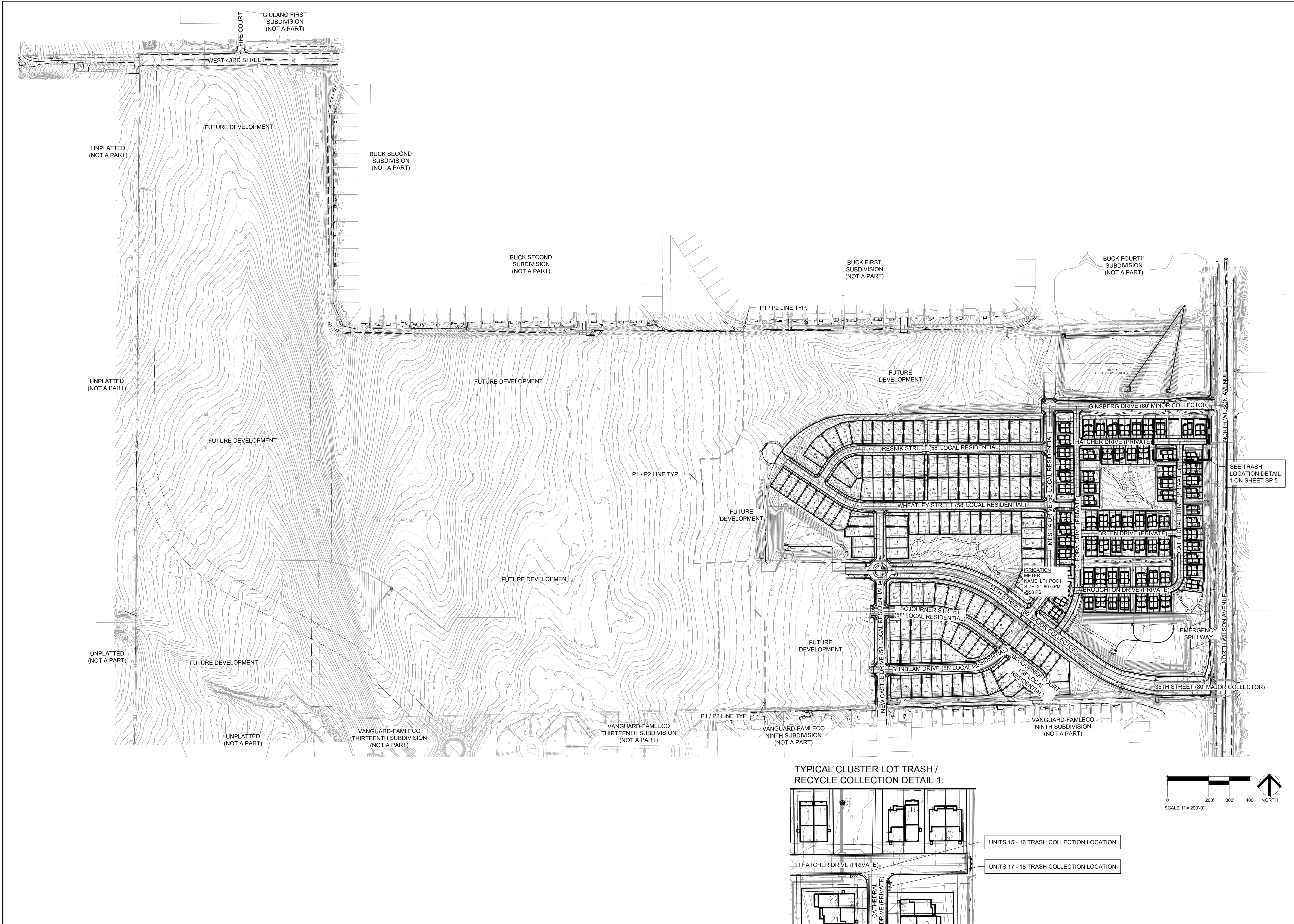
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SITE PLAN

Sheet Number: SP 4



landscape architecture | planning | illustration

444 Mountain Ave. | Tel. 970.532.5891
Berthoud, CO 80513 | web TBGroup.us

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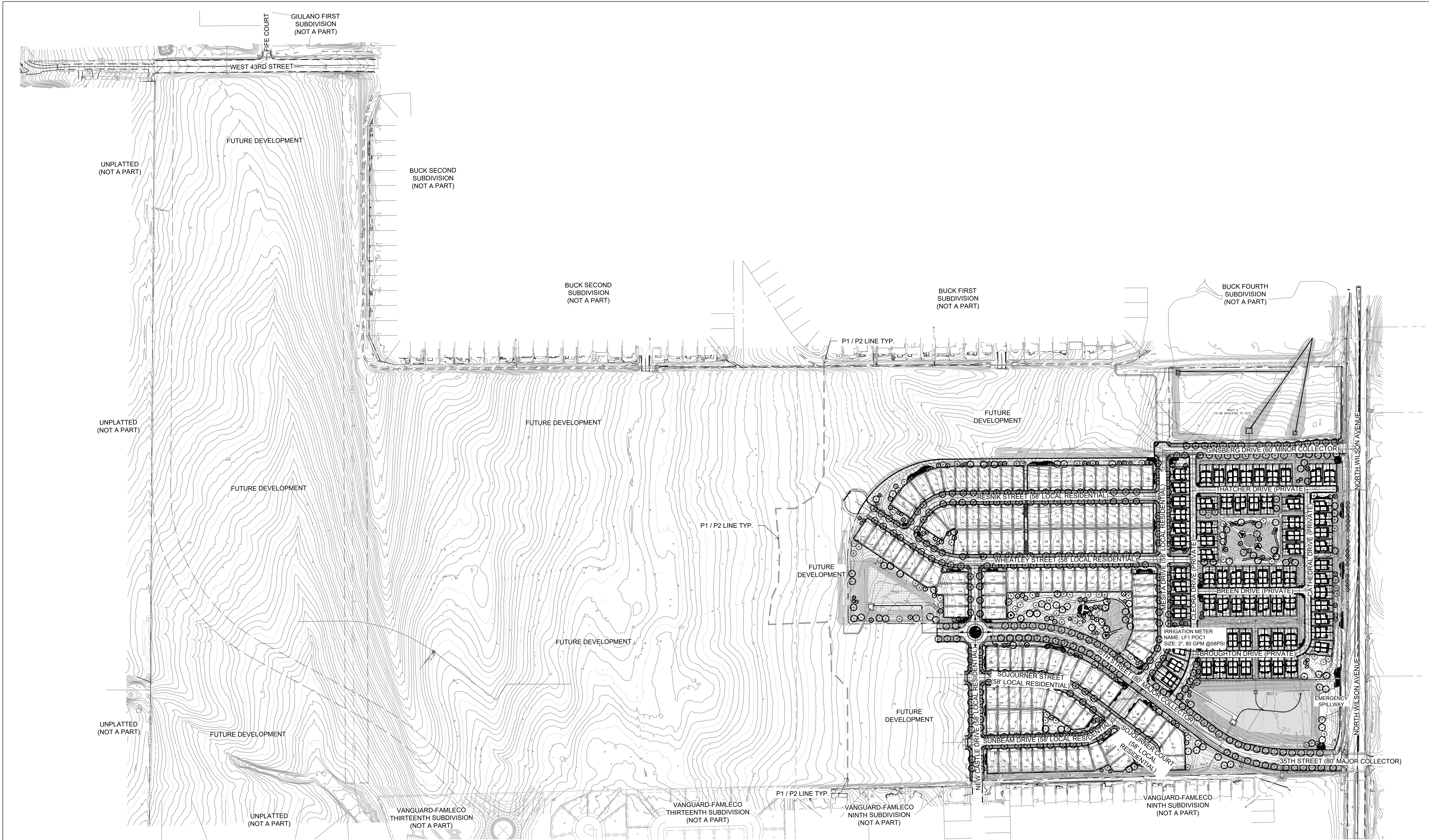
November 15, 2023

SHEET TITLE

PRIVATE DRIVE TRASH
RECEPTACLE PLAN

SHEET INFORMATION

Sheet Number: **SP 5**



HYDROZONE NOTES

1. SOIL AMENDMENTS (PER THE PARTICULAR HYDROZONE PLAN AND NATIVE SOILS) ARE REQUIRED TO BE INSTALLED, UNLESS WAIVED. A SIGNED AND NOTARIZED SOIL AMENDMENT AFFIDAVIT MUST BE SUBMITTED PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER.
2. A HYDROZONE AGREEMENT MUST BE EXECUTED BETWEEN THE CITY AND THE APPLICANT PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER. THIS AGREEMENT SHALL BE RECORDED WITH THE LARIMER COUNTY CLERK AND RECORDER.

NOTE:

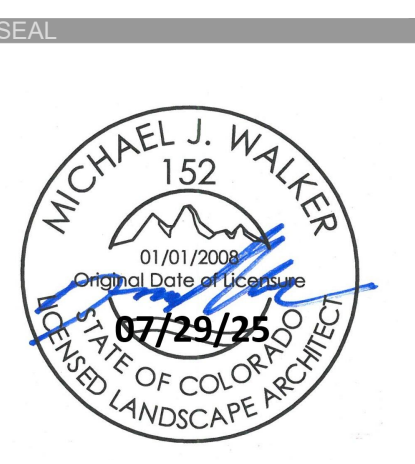
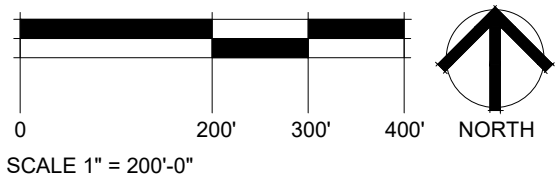
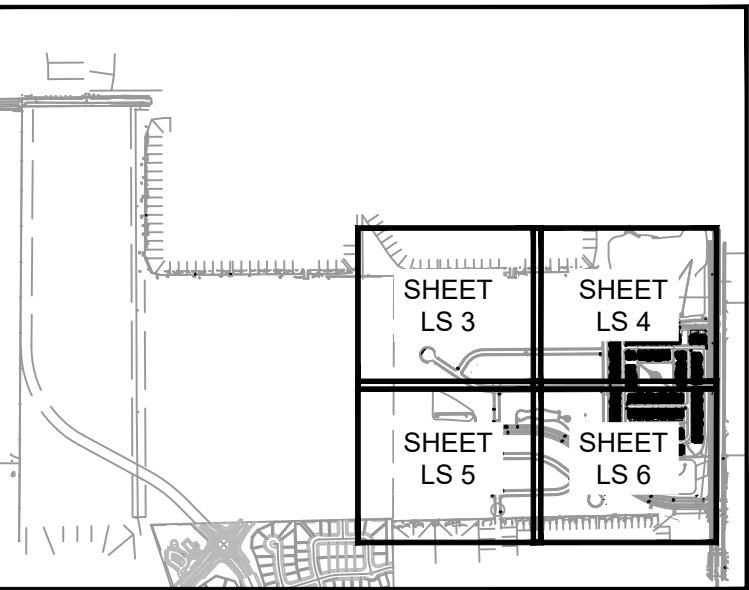
CONTRACTOR MAY ADJUST TREES LOCATED IN THE TREE LAWNS AS NECESSARY ONCE FINAL DRIVEWAY LOCATIONS HAVE BEEN DETERMINED. ADJUSTED TREE LOCATIONS IN THE TREE LAWNS MUST COMPLY WITH THE CITY OF LOVELAND TREE/UTILITY CLEARANCE REQUIREMENTS. CONTRACTOR SHALL MAKE EVERY EFFORT TO INSTALL ALL TREES PER PLAN, UNDERSTANDING THAT SOME TREES MAY NOT BE PLANTED WHEN UTILITY CLEARANCE REQUIREMENTS CANNOT BE MET. THE INTENT IS TO PROVIDE CONSISTENT TREE PLANTING ALONG THE RIGHT-OF-WAY AND TO AVOID LARGE AREAS WITHOUT TREE CANOPY.

LEGEND

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- // - LANDSCAPE EDGING
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SHEET KEY



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SHEET TITLE
**OVERALL LANDSCAPE
PLAN**

SHEET INFORMATION
Sheet Number: **LS 1**

PLANT PALETTE								
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	DIVERSITY	REMARKS	WATER USE
DECIDUOUS TREES								
	29	Acer rubrum 'Red Sunset' Red Sunset Maple	2.0" cal. BB	50'	40'	4.6%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	Medium
	49	Catalpa speciosa Western Catalpa	2.0" cal. BB	50'	40'	7.8%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	Low
	56	Celtis occidentalis Western Hackberry	2.0" cal. BB	60'	40'	8.9%	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER	Low
	51	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	2.0" cal. BB	50'	30'	8.1%	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER	Low
	54	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB	60'	40'	8.6%	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER	Low
	29	Populus angustifolia Narrowleaf Cottonwood	2.0" cal. BB	80'	50'	4.6%	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER	Medium
	37	Quercus buckleyi Texas Red Oak	2.0" cal. BB	40'	30'	5.9%	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER	Medium
	53	Quercus robur English Oak	2.0" cal. BB	60'	40'	8.5%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	Medium
	54	Tilia americana 'Redmond' Redmond American Linden	2.0" cal. BB	50'	40'	8.6%	WELL BRANCHED W/ STRAIGHT TRUNK AND CENTRAL LEADER	Medium
EVERGREEN TREES								
	65	Pinus ponderosa Ponderosa Pine	6', BB	80'	40'	10.4%	FULL SPECIMEN, EVENLY AND WELL BRANCHED	Low
ORNAMENTAL TREES								
	59	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple	Multi-Stem 6' Clump	20'	15'	9.4%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	Low
	24	Amelanchier canadensis Canadian Serviceberry Multi-trunk	Multi-Stem 6' Clump	25'	20'	3.8%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	Low
	30	Crataegus crus-galli inermis Thornless Cockspur Hawthorn	1.5" cal. BB	25'	20'	4.8%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	Low
	8	Malus x 'Thunderchild' Thunderchild Crabapple	1.5" cal. BB	20'	12'	1.3%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	Medium
	28	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB	20'	15'	4.5%	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER	Low
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH		REMARKS	WATER USE
DECIDUOUS SHRUBS								
	29	Amelanchier utahensis Utah Serviceberry	5 gal.	10'	10'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Low
	95	Chrysothamnus nauseosus albicaulis Rubber Rabbitbrush	5 gal.	4'	4'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Very Low
	260	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.	3'	3'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Very low
	90	Philadelphus microphyllus Littleleaf Mockorange	5 gal.	3'	3'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Low
	45	Physocarpus monogynus Mountain Ninebark	5 gal.	4'	4'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Low
	75	Potentilla fruticosa Bush Cinquefoil	1 gal.	3'	3'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Low
	66	Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal.	2.5'	6'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Low
	15	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal.	1.5'	6'		8" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Very low
	133	Ribes aureum Golden Currant	5 gal.	5'	5'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Very low
	70	Rosa woodsi Mountain Rose	1 gal.	4'	4'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Low
	50	Yucca glauca Soapweed	5 gal.	4'	4'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Very low
EVERGREEN SHRUBS								
	115	Arctostaphylos uva-ursi Kinnikinnick	5 gal.	6"	6"		3"(h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Low
PERENNIALS								
	197	Achillea x 'Moonshine' Moonshine Yarrow	1 gal.	2.5'	2'		WELL ROOTED AND ESTABLISHED	Low
	146	Centranthus ruber 'Coccineus' Red Valerian	1 gal.	3'	2'		WELL ROOTED AND ESTABLISHED	Low
	150	Echinacea x 'Cheyenne Spirit' Cheyenne Spirit Coneflower	1 gal.	2'	1.5'		WELL ROOTED AND ESTABLISHED	Medium
	132	Epilobium angustifolium Fireweed	1 gal.	3'	2'		WELL ROOTED AND ESTABLISHED	Medium
	203	Galliardia x grandiflora 'Fanfare' Citronella Fanfare Citronella Blankettflower	1 gal.	2'	1.5'		WELL ROOTED AND ESTABLISHED	Low
	256	Geranium cinereum 'Ballerina' Ballerina Hardy Geranium	1 gal.	8"	1.5'		WELL ROOTED AND ESTABLISHED	Medium
	38	Lavandula x intermedia 'Provence' Provence Lavandin	1 gal.	3'	3'		WELL ROOTED AND ESTABLISHED	Low
	88	Oenothera caespitosa Tufted Evening Primrose	1 gal.	2'	2'		WELL ROOTED AND ESTABLISHED	Very low
	227	Penstemon cobaea Cobaea Beardtongue	1 gal.	3.5'	1.5'		WELL ROOTED AND ESTABLISHED	Low
	186	Penstemon eatonii Firecracker Penstemon	1 gal.	2'	1.5'		WELL ROOTED AND ESTABLISHED	Low

NOTE:
CONTRACTOR MAY ADJUST TREES LOCATED IN THE TREE LAWNS AS NECESSARY ONCE FINAL DRIVEWAY LOCATIONS HAVE BEEN DETERMINED. ADJUSTED TREE LOCATIONS IN THE TREE LAWNS MUST COMPLY WITH THE CITY OF LOVELAND TREE/UTILITY CLEARANCE REQUIREMENTS. CONTRACTOR SHALL MAKE EVERY EFFORT TO INSTALL ALL TREES PER PLAN, UNDERSTANDING THAT SOME TREES MAY NOT BE PLANTED WHEN UTILITY CLEARANCE REQUIREMENTS CANNOT BE MET. THE INTENT IS TO PROVIDE CONSISTENT TREE PLANTING ALONG THE RIGHT-OF-WAY AND TO AVOID LARGE AREAS WITHOUT TREE CANOPY.

LOVELAND PUBLIC ELECTRIC UTILITY LANDSCAPE NOTES

- THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO OR REPLACEMENT OF TREES, SHRUBS, AND/OR GRASS IF THE CAUSE OF DAMAGE IS DUE TO INADEQUATE ACCESS TO ANY OF THE CITY'S EQUIPMENT OR FACILITIES. THE CUSTOMER SHALL REMOVE ANY OBSTRUCTION AT THE OWNER'S EXPENSE.
- MINIMUM CLEARANCE TO UNDERGROUND POWER LINES, OVERHEAD POWER LINES, AND SERVICE DROPS, AS REQUIRED BY THE RFES, NESC, NEC OR OTHER CODE, MUST BE MAINTAINED AT ALL TIMES - BOTH DURING AND AFTER CONSTRUCTION. THE CUSTOMER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE TEMPORARY OR PERMANENT RECONFIGURATION OF POWER LINES IMPACTED BY THEIR PROJECT.
- THE OWNER AND/OR THEIR SUCCESSORS AND ASSIGNS OWN THE TREES AND OTHER VEGETATION ON THE EASEMENT AREA, AND ACKNOWLEDGE, FOR ITSELF AND FOR ALL SUCCESSORS AND ASSIGNS, THAT THIS EASEMENT PROVIDES THE CITY WITH THE AUTHORITY TO CUT AND REMOVE TREES AND OTHER VEGETATION THAT ENCROACHES UPON THE EASEMENT AREA IF, IN THE SOLE DISCRETION OF THE CITY, SUCH TREES OR VEGETATION INTERFERE WITH THE CITY'S USE AND ENJOYMENT OF THIS EASEMENT.
- TREES MUST MAINTAIN A MINIMUM CLEARANCE OF 15FT TO ANY STREET LIGHT.

LANDSCAPE NOTES

- LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME THE METRO DISTRICT OR HOA WILL BE RESPONSIBLE FOR ALL MAINTENANCE TO OUTLOTS, TRACTS, AND SHARED AREAS. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE.
- ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS' REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER, STORM WATER, AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY. SHRUBS SHALL BE A MINIMUM OF FIVE (5) FEET FROM ALL WATER MAINS, WASTEWATER MAINS, AND STORM SEWERS.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES.
- PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME, ORGANIC AMENDMENTS SHALL BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS, AT THE MINIMUM RATE OF 3 CU. YDS. / 1,000 SQ. FT.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED, ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND OR APPROVED EQUAL, SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS (IE "REVEILLE") WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY, VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID, IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
- NATIVE SEED AREAS: ADEQUATE TEMPORARY IRRIGATION WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEEDED AREAS, AND NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, THE NUMBER AND LOCATION OF PLANTS PER PLAN, SHALL APPLY.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. 1/4" x 4" WITH ROUNDED TOP AND PLASTIC CAP, AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.
- LANDSCAPE WITHIN PRIVATE LOTS (SINGLE FAMILY DETACHED AND/OR DUPLEX LOTS) TO BE INSTALLED BY PROPERTY OWNER.
- PRIVATE LOT LANDSCAPE (SINGLE FAMILY DETACHED AND/OR DUPLEX LOTS) TO BE INSTALLED WITHIN 6 MONTHS OF OCCUPANCY OR THE NEXT AVAILABLE GROWING SEASON.
- ALL COMMON AREAS AND TREE LAWNS ADJACENT TO COMMON AREAS OR UNDEVELOPED TRACTS SHALL BE MAINTAINED BY THE METRO DISTRICT OR HOA. TREE LAWNS LOCATED ADJACENT TO INDIVIDUAL LOTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- ONLY TREES FROM THE APPROVED 'FIRE WISE' PLANT LIST SHALL BE USED FOR FRONT YARD TREE PLANTINGS (PRIVATE PROPERTY).
- RIGHT-OF-WAY TREE SPACING IS CONCEPTUAL AND MAY REQUIRE FIELD ADJUSTMENT AT THE TIME OF CONSTRUCTION. THE INTENT IS TO LOCATE ONE TREE APPROXIMATELY 40' ON CENTER, UNLESS FIRE HYDRANTS, STREETLIGHTS, DRIVEWAY LOCATIONS, UTILITIES OR OTHER ITEMS WHICH REQUIRE SEPARATION FROM TREES, PROHIBIT THE INTENDED SPACING.
- PRIVATE LOT LANDSCAPE (SINGLE FAMILY DETACHED AND/OR DUPLEX LOTS) SHALL INCLUDE A MIX OF GROUND COVER, TREES AND SHRUBS. THE FOLLOWING APPLIES TO LIVE GROUND COVERAGE REQUIREMENTS:

	FRONT (EXCLUSIVE OF DRIVEWEAY)	REAR
MINIMUM	50%	50%
MAXIMUM	75%	80%

- THE CITY IS NOT RESPONSIBLE FOR DAMAGE TO OR REPLACEMENT OF TREES, SHRUBS, AND/OR GRASS IF THE CAUSE OF DAMAGE IS DUE TO INADEQUATE ACCESS TO ANY OF THE CITY'S EQUIPMENT OR FACILITIES. THE CUSTOMER SHALL REMOVE ANY OBSTRUCTION AT THE OWNER'S EXPENSE.
- THE OWNER AND/OR THEIR SUCCESSORS AND ASSIGNS OWN THE TREES AND OTHER VEGETATION ON THE EASEMENT AREA, AND ACKNOWLEDGES, FOR ITSELF AND FOR ALL SUCCESSORS AND ASSIGNS, THAT THIS EASEMENT PROVIDES THE CITY WITH THE AUTHORITY TO CUT AND REMOVE TREES AND OTHER VEGETATION THAT ENCROACHES UPON THE EASEMENT AREA IF, IN THE SOLE DISCRETION OF THE CITY, SUCH TREES OR VEGETATION INTERFERE WITH THE CITY'S USE AND ENJOYMENT OF THIS EASEMENT.
- MINIMUM SEPARATION FROM PUBLIC STORM SEWER SHALL BE 10' FOR TREES AND 5' FOR SHRUBS. ANY STORM SEWERS FOR WHICH THE OUTSIDE DIAMETER IS WITHIN 6" TO 9", CONTRACTOR SHALL WRAP STORM SEWER JOINTS IN A ROOT BARRIER MATERIAL FOR 10' ON EITHER SIDE OF THE TREE. NO STORM SEWER SHALL BE CONSTRUCTED WITHIN 6' OF A TREE TO THE OUTSIDE DIAMETER OF THE STORM SEWER.
- PLAYGROUND EQUIPMENT, DESIGN, LAYOUT, AND FALL ZONES PROVIDED BY OTHERS.
- SIGN LOCATION(S) AS DEPICTED ARE CONCEPTUAL. EXACT LOCATION, SIZE OF SIGN, AND MATERIALS TO BE DETERMINED AS PART OF THE SIGN PERMIT PROCESS.

IRRIGATION NOTES

- ENTIRE IRRIGATION SYSTEM AND ASSOCIATED IRRIGATION TAP(S) TO BE DESIGNED AND BUILT BY CONTRACTOR. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM. CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES (970) 962-3706.
- ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF POP-UP IRRIGATED AREAS, INCLUDING PLANTER POTS / BOXES, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. IRRIGATION SYSTEM AND NECESSARY SLEEVEING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- THE IRRIGATION SYSTEM SHOULD BE ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
- FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
- ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- ALL IRRIGATION SLEEVEING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVEING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVEING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

NATIVE GRASS SEED MIX

NON IRRIGATED NATIVE GRASS - (TEMPORARY IRRIGATION FOR ESTABLISHMENT)

SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING OR APPROVED EQUAL:

						Specifications / Recommendations			
	Common Name	Scientific Nomenclature	Variety	Precip Zone	Lifetorm	PLS / lb.	Applied PLS lbs/ac	PLS / ft2	% of Seeds in Mix
Grasses	Indian Ricegrass	<i>Achnatherum hymenoides</i>		8	NC	141,000	2.00	6.5	10.2%
	Sideoats Grama	<i>Bouteloua curtipendula</i>	Vaughn	12	NW	191,000	2.00	8.8	13.9%
	Blue grama	<i>Bouteloua gracilis</i>	Native	10	NW	825,000	0.50	9.5	15.0%
	Buffalograss	<i>Buchloe dactyloides</i>	Bison	10	NW	38,000	1.00	0.9	1.4%
	Slender Wheatgrass	<i>Elymus trachycaulus ssp. trachycaulus</i>	Pryor	10	NC	159,000	2.00	7.3	11.5%
	Green needlegrass	<i>Nassella viridula</i>	Lodorm	12	NC	181,000	2.00	8.3	13.1%
	Western Wheatgrass	<i>Pascopyrum smithii</i>	Arriba	10	NC	110,000	4.00	10.1	16.0%
	Little Bluestem	<i>Schizachyrium scoparium</i>	Aldous	14	NW	260,000	2.00	11.9	18.9%
Total						15.50	63.2	100.0%	

NON IRRIGATED NATIVE GRASS - (TEMPORARY IRRIGATION FOR ESTABLISHMENT)

DETENTION / WETLAND / SWALE SEED MIX OR APPROVED EQUAL: SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

IRRIGATED FOOTHILLS MIX		
COMMON NAME	%	LBS.P.L.S./ACRE
REED CANARY GRASS	45%	
IMPROVED MEADOW BROME	25%	
GARRISON CREEPING FOXTAIL	25%	
CLIMAX TIMOTHY	5%	

- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS OR APPROVED EQUAL, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
- DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH AN APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
- ADEQUATE TEMPORARY IRRIGATION, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING , ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
- ALL AREAS OF DISTURBANCE SHALL BE RESEEDED AND TEMPORARILY IRRIGATED VIA WATER TRUCK FOR THE ESTABLISHMENT PERIOD ONLY. TEMPORARY IRRIGATION IS NOT TO EXCEED THREE (3) YEAR PERIOD. NO PORTION OF THIS AREA WILL BE IRRIGATED THROUGH A DIRECT CONNECTION TO THE CITY WATER SYSTEM.
- MULCH IN ALL NATIVE SEED AREAS:
- IMMEDIATELY FOLLOWING THE RAKING / SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS 1/4 INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.
- APPLY TEMPORARY SEEDING OR TACKIFIER ON ALL DISTURBED AREAS WITHIN LOTS.

HYDROZONE NOTES

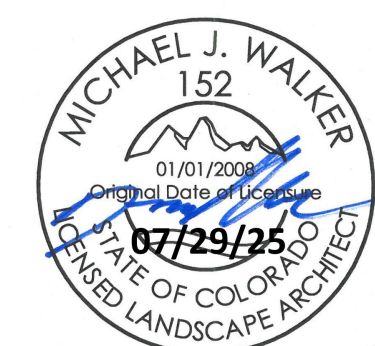
- SOIL AMENDMENTS (PER THE PARTICULAR HYDROZONE PLAN AND NATIVE SOILS) ARE REQUIRED TO BE INSTALLED, UNLESS WAIVED. A SIGNED AND NOTARIZED SOIL AMENDMENT AFFIDAVIT MUST BE SUBMITTED PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER.
- A HYDROZONE AGREEMENT MUST BE EXECUTED BETWEEN THE CITY AND THE APPLICANT PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER. THIS AGREEMENT SHALL BE RECORDED WITH THE LARIMER COUNTY CLERK AND RECORDED.



444 Mountain Ave.
Bathroud, CO 80513

Tel. 970.532.5891
web TBGroup.us

SEAL



PROJECT TITLE

LEE FARM FIRST SUBDIVISION

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON

d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS

STAFF COMMENTS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.16.25
FINAL PLAN	07.29.25

DATE

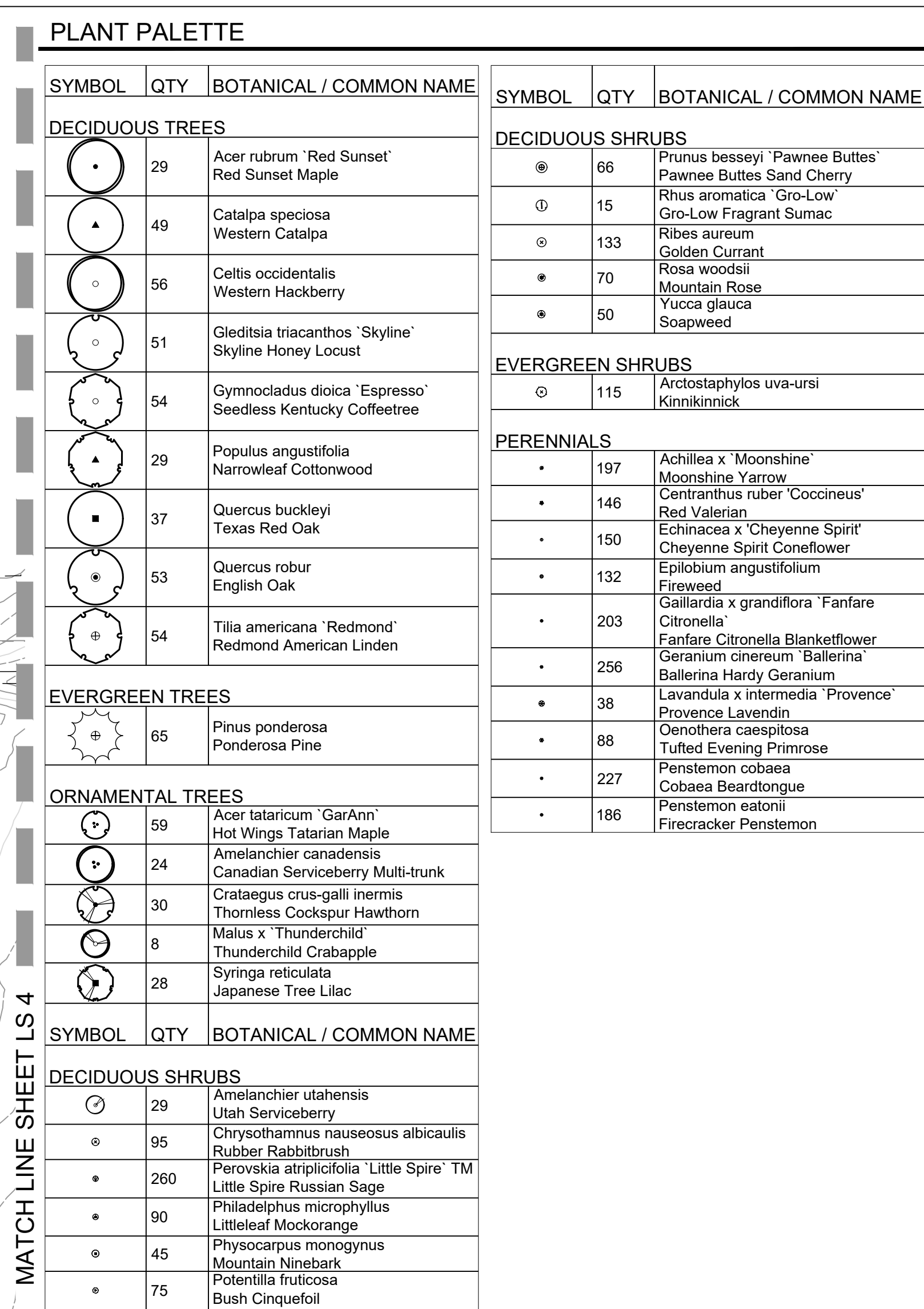
November 15, 2023




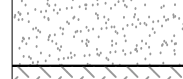


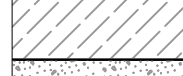
SHEET TITLE




OVERALL LANDSCAPE
SCHEDULE & NOTES

SHEET INFORMATION

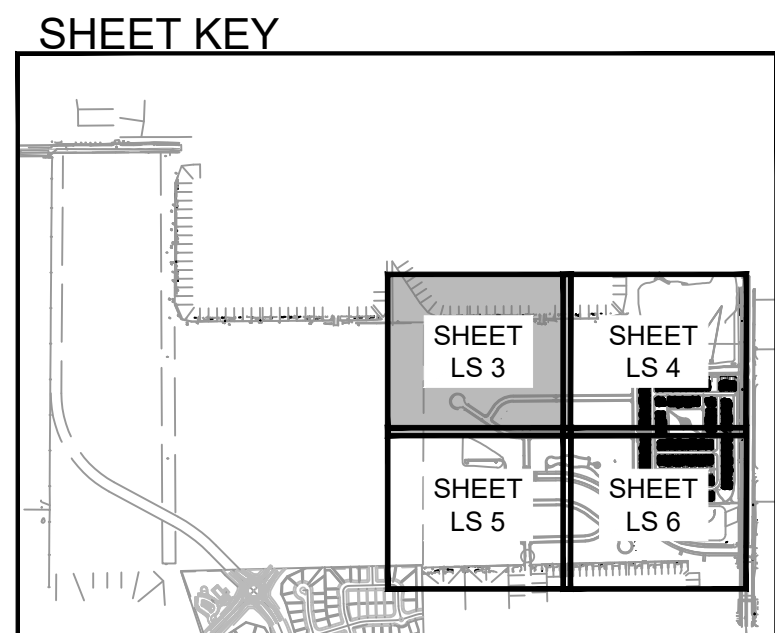
Sheet Number: **LS 2**



SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	NON-IRRIGATED NATIVE SEED DETENTION/WETLAND/SWALE SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)	234,602 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED BY DEVELOPER)	219,736 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	30,225 sf
	1.5" - 3" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 3" DEPTH COLOR BY DEVELOPER	1,723 sf
	FIBAR MULCH OR APPROVED EQUAL	2,461 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL	38,542 sf

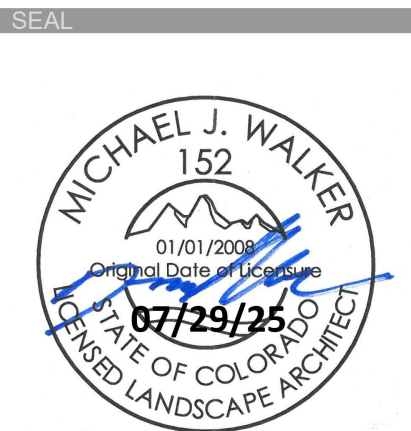
	PROPERTY BOUNDARY	SUB	LOT TYPE = SUBURBAN
	EASEMENT	GNRL	LOT TYPE = GENERAL
	LANDSCAPE EDGING		MONUMENT SIGN *

* MONUMENT SIGNS TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS



NOTE:

CONTRACTOR MAY ADJUST TREES LOCATED IN THE TREE LAWNS AS NECESSARY ONCE FINAL DRIVEWAY LOCATIONS HAVE BEEN DETERMINED. ADJUSTED TREE LOCATIONS IN THE TREE LAWNS MUST COMPLY WITH THE CITY OF LOVELAND TREE/UTILITY CLEARANCE REQUIREMENTS. CONTRACTOR SHALL MAKE EVERY EFFORT TO INSTALL ALL TREES PER PLAN. UNDERSTANDING THAT SOME TREES MAY NOT BE PLANTED WHEN UTILITY CLEARANCE REQUIREMENTS CANNOT BE MET. THE INTENT IS TO PROVIDE CONSISTENT TREE PLANTING ALONG THE RIGHT-OF-WAY AND TO AVOID LARGE AREAS WITHOUT TREE CANOPY.



PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON

d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
<u>STAFF COMMENTS</u>	11.20.23
<u>STAFF COMMENTS</u>	12.05.24
<u>STAFF COMMENTS</u>	04.18.25
<u>STAFF COMMENTS</u>	06.16.25
<u>FINAL PLAN</u>	07.29.25

DATE

November 15, 2023

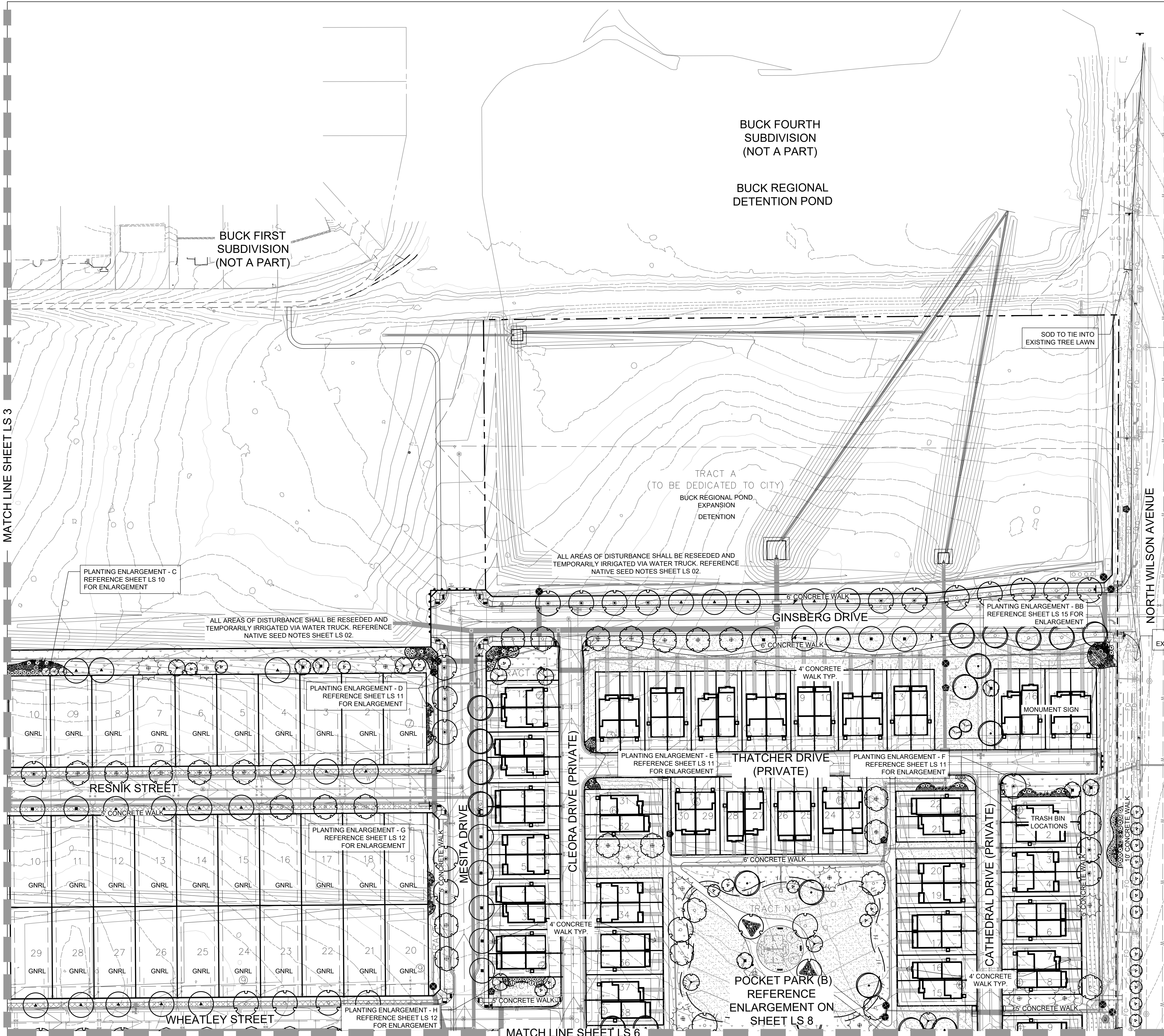
SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: **LS 3**

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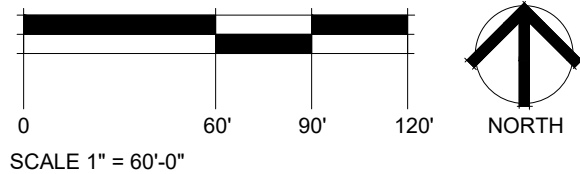


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NOTE:

IRRIGATION ADJACENT TO THE TRAIL SHALL NOT OVER SPRAY ON TO THE 10-WIDE CONCRETE TRAIL ALONG WILSON AVENUE.



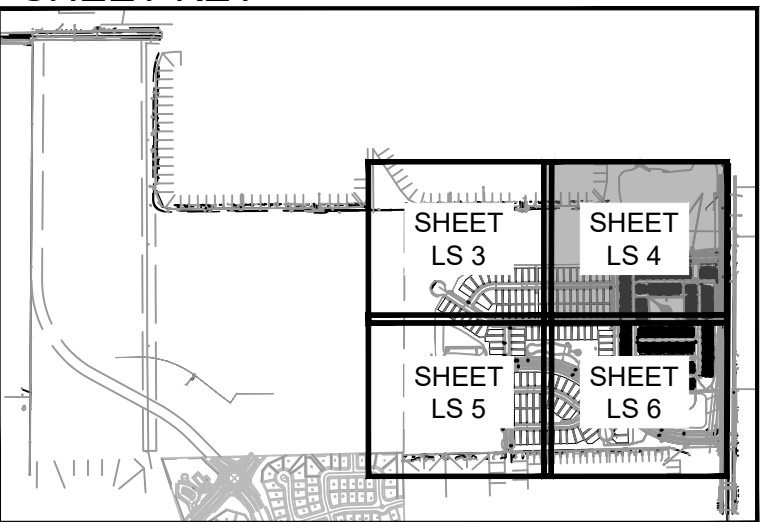
PLANT PALETTE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES					
	29	Acer rubrum 'Red Sunset' Red Sunset Maple		66	Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry
	49	Catalpa speciosa Western Catalpa		15	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	56	Celtis occidentalis Western Hackberry		133	Ribes aureum Golden Currant
	51	Gleditsia triacanthos 'Skyline' Skyline Honey Locust		70	Rosa woodsii Mountain Rose
	54	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree		50	Yucca glauca Soapweed
	29	Populus angustifolia Narrowleaf Cottonwood	EVERGREEN SHRUBS		
	37	Quercus buckleyi Texas Red Oak		115	Arctostaphylos uva-ursi Kinnikinnick
	53	Quercus robur English Oak	PERENNIALS		
	54	Tilia americana 'Redmond' Redmond American Linden		197	Achillea x 'Moonshine' Moonshine Yarrow
EVERGREEN TREES				146	Centranthus ruber 'Coccineus' Red Valerian
	65	Pinus ponderosa Ponderosa Pine		150	Echinacea x 'Cheyenne Spirit' Cheyenne Spirit Coneflower
ORNAMENTAL TREES				132	Epilobium angustifolium Fireweed
	59	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple		203	Gaillardia x grandiflora 'Fanfare' Fanfare Citronella Blanketflower
	24	Amelanchier canadensis Canadian Serviceberry Multi-trunk		256	Geranium cinereum 'Ballerina' Ballerina Hardy Geranium
	30	Crataegus crus-galli inermis Thornless Cockspur Hawthorn		38	Lavandula x intermedia 'Provence' Provence Lavender
	8	Malus x 'Thunderchild' Thunderchild Crabapple		88	Oenothera caespitosa Tufted Evening Primrose
	28	Syringa reticulata Japanese Tree Lilac		227	Penstemon cobaea Cobaea Beardtongue
SYMBOL QTY BOTANICAL / COMMON NAME				186	Penstemon eatonii Firecracker Penstemon
DECIDUOUS SHRUBS					
	29	Amelanchier utahensis Utah Serviceberry			
	95	Chrysothamnus nauseosus albicaulis Rubber Rabbitbrush			
	260	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage			
	90	Philadelphus microphyllus Littleleaf Mockorange			
	45	Physocarpus monogynus Mountain Ninebark			
	75	Potentilla fruticosa Bush Cinquefoil			

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	NON-IRRIGATED NATIVE SEED DETENTION/WETLAND/SWALE SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)	234,602 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED BY DEVELOPER)	219,736 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	30,225 sf
	1.5" - 3" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 3" DEPTH COLOR BY DEVELOPER	1,723 sf
	FIBAR MULCH OR APPROVED EQUAL	2,461 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL	38,542 sf
	PROPERTY BOUNDARY	SUB LOT TYPE = SUBURBAN
	EASEMENT	GNRL LOT TYPE = GENERAL
	LANDSCAPE EDGING	MONUMENT SIGN *
* MONUMENT SIGNS TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS		

SHEET KEY



SEAL



PROJECT TITLE

LEE FARM FIRST SUBDIVISION

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON

d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

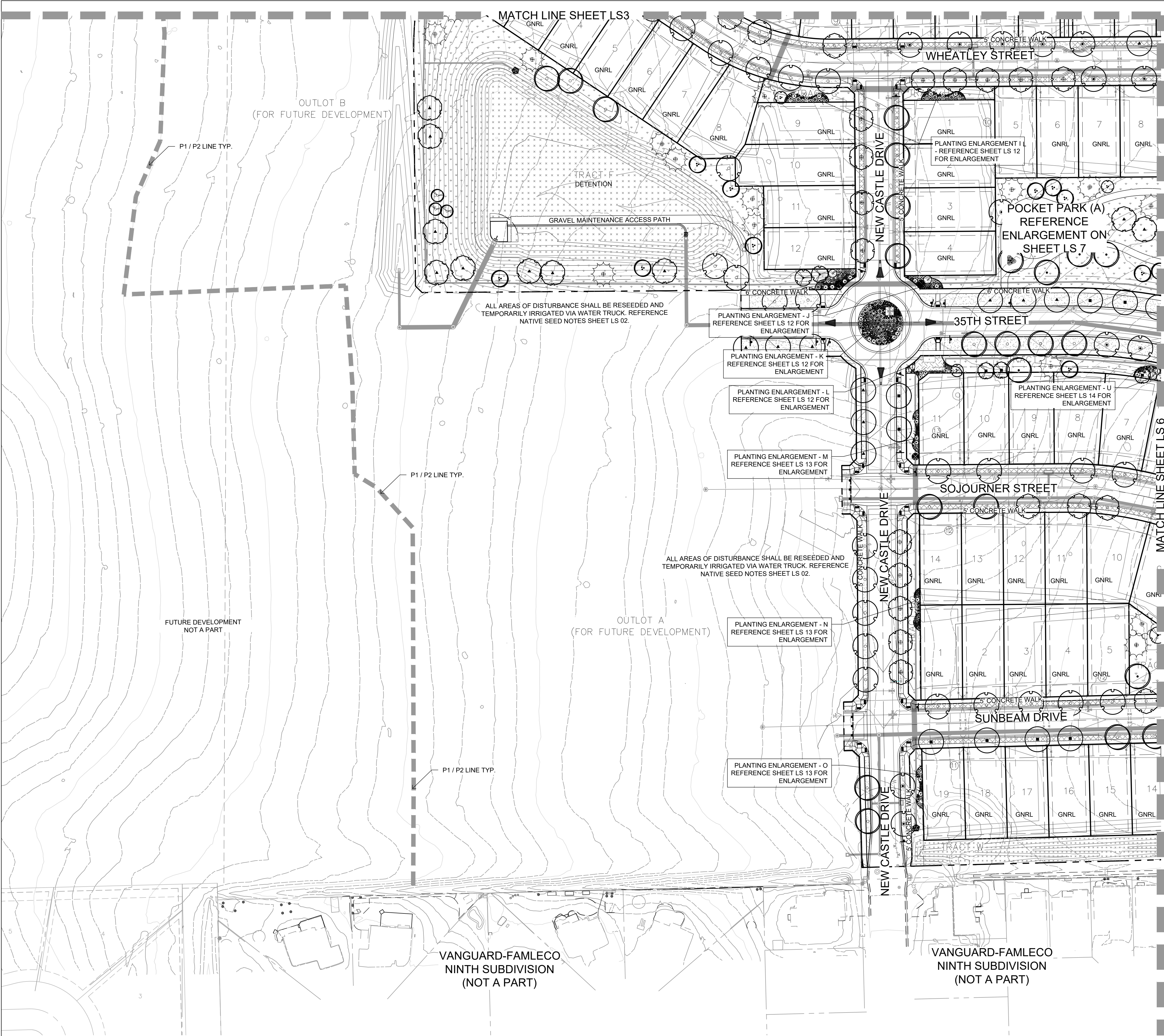
REVISION	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
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FINAL PLAN	07.29.25

DATE
November 15, 2023





























SHEET TITLE
LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: **LS 4**



PLANT PALETTE

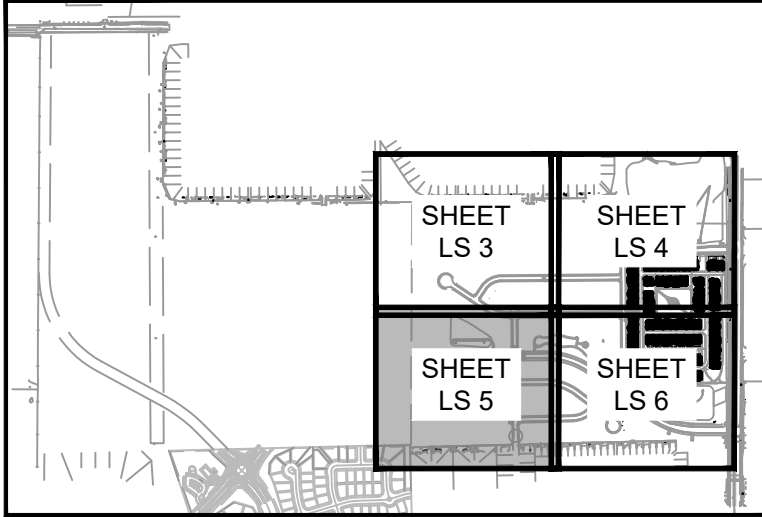
SYMBOL	QTY	BOTANICAL / COMMON NAME	SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			DECIDUOUS SHRUBS		
	29	Acer rubrum 'Red Sunset' Red Sunset Maple		66	Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry
	49	Catalpa speciosa Western Catalpa		15	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	56	Celtis occidentalis Western Hackberry		133	Ribes aureum Golden Currant
	51	Gleditsia triacanthos 'Skyline' Skyline Honey Locust		70	Rosa woodsii Mountain Rose
	54	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree		50	Yucca glauca Soapweed
	29	Populus angustifolia Narrowleaf Cottonwood	EVERGREEN SHRUBS		
	37	Quercus buckleyi Texas Red Oak		115	Arctostaphylos uva-ursi Kinnikinnick
	53	Quercus robur English Oak	PERENNIALS		
	54	Tilia americana 'Redmond' Redmond American Linden		197	Achillea x 'Moonshine' Moonshine Yarrow
EVERGREEN TREES				146	Centranthus ruber 'Coccineus' Red Valerian
	65	Pinus ponderosa Ponderosa Pine		150	Echinacea x 'Cheyenne Spirit' Cheyenne Spirit Coneflower
ORNAMENTAL TREES				132	Epilobium angustifolium Fireweed
	59	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple		203	Gaillardia x grandiflora 'Fanfare' Citronella
	24	Amelanchier canadensis Canadian Serviceberry Multi-trunk		256	Geranium cinereum 'Ballerina' Ballerina Hardy Geranium
	30	Crataegus crus-galli inermis Thornless Cockspur Hawthorn		38	Lavandula x intermedia 'Provence' Provence Lavandin
	8	Malus x 'Thunderchild' Thunderchild Crabapple		88	Oenothera caespitosa Tufted Evening Primrose
	28	Syringa reticulata Japanese Tree Lilac			
SYMBOL	QTY	BOTANICAL / COMMON NAME			
DECIDUOUS SHRUBS					
	29	Amelanchier utahensis Utah Serviceberry			
	95	Chrysothamnus nauseosus albicaulis Rubber Rabbitbrush			
	260	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage			
	90	Philadelphus microphyllus Littleleaf Mockorange			
	45	Physocarpus monogynus Mountain Ninebark			
	75	Potentilla fruticosa Bush Cinquefoil			

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	NON-IRRIGATED NATIVE SEED DETENTION/WETLAND/SWALE SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)	234,602 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED BY DEVELOPER)	219,736 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	30,225 sf
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	FIBAR MULCH OR APPROVED EQUAL	2,461 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL	38,542 sf

	PROPERTY BOUNDARY	SUB	LOT TYPE = SUBURBAN
	EASEMENT	GNRL	LOT TYPE = GENERAL
	LANDSCAPE EDGING	MONUMENT SIGN *	MONUMENT SIGN *
* MONUMENT SIGNS TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS			

SHEET KEY



LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

OWNER:

DR-HORTON

d/b/a Melody Homes Inc.

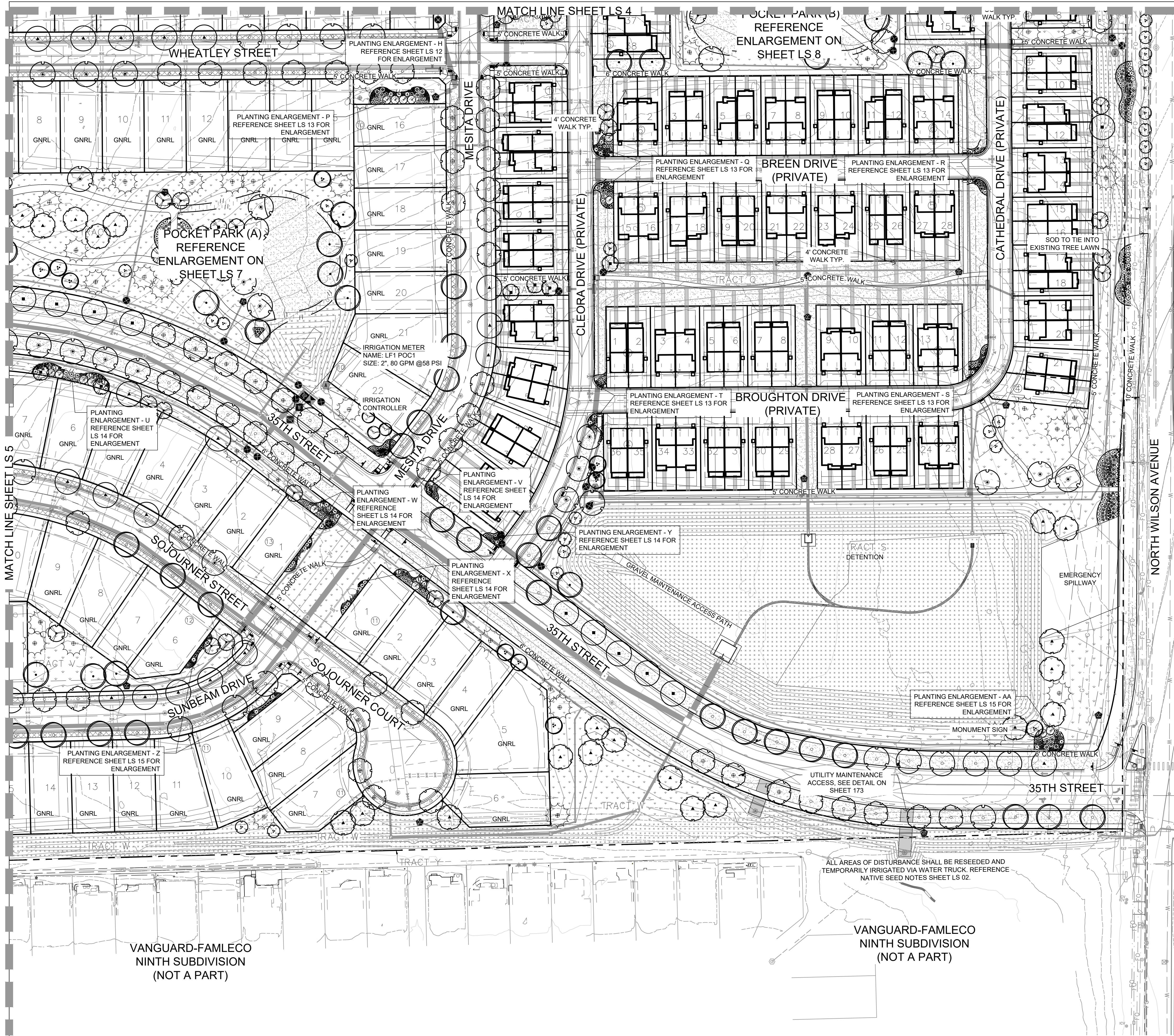
9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.16.25
FINAL PLAN	07.29.25

November 15, 2023

LANDSCAPE PLAN

Sheet Number: LS 5

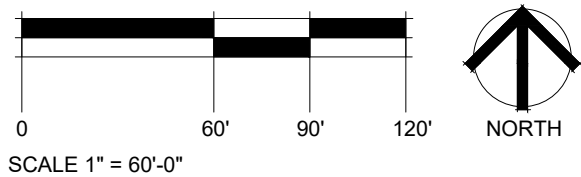


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PLANT PALETTE

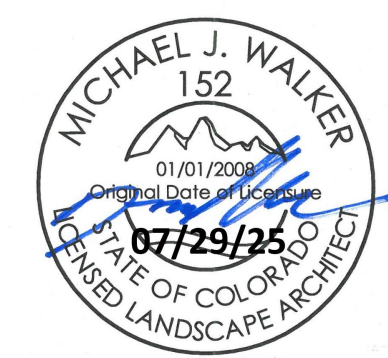
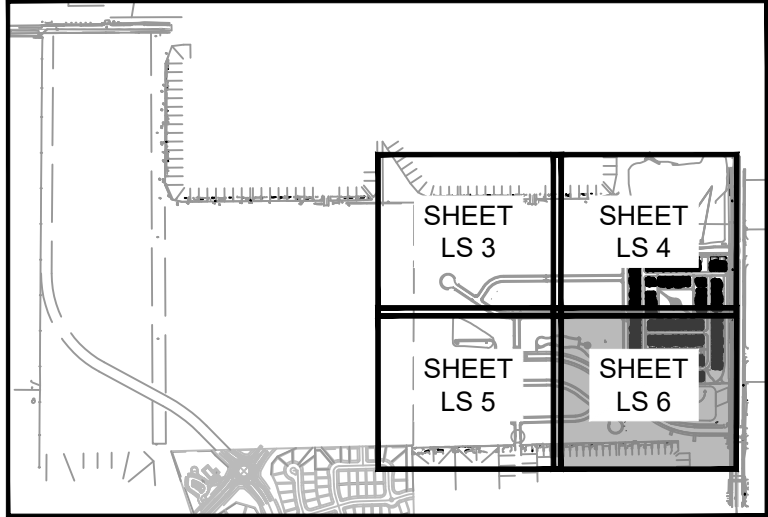
SYMBOL	QTY	BOTANICAL / COMMON NAME	SYMBOL	QTY	BOTANICAL / COMMON NAME
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	54	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree		50	Yucca glauca Soapweed
	29	Populus angustifolia Narrowleaf Cottonwood	EVERGREEN SHRUBS		
	37	Quercus buckleyi Texas Red Oak		115	Arctostaphylos uva-ursi Kinnikinnick
	53	Quercus robur English Oak	PERENNIALS		
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	24	Amelanchier canadensis Canadian Serviceberry Multi-trunk		256	Geranium cinereum 'Ballerina' Ballerina Hardy Geranium
	30	Crataegus crus-galli inermis Thornless Cockspur Hawthorn		38	Lavandula x intermedia 'Provence' Provence Lavendin
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SYMBOL QTY BOTANICAL / COMMON NAME				186	Penstemon eatonii Firecracker Penstemon
DECIDUOUS SHRUBS					
	29	Amelanchier utahensis Utah Serviceberry			
	95	Chrysothamnus nauseosus albicaulis Rubber Rabbitbrush			
	260	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage			
	90	Philadelphus microphyllus Littleleaf Mockorange			
	45	Physocarpus monogynus Mountain Ninebark			
	75	Potentilla fruticosa Bush Cinquefoil			

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
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	PROPERTY BOUNDARY	SUB	LOT TYPE = SUBURBAN
	EASEMENT	GNRL	LOT TYPE = GENERAL
	LANDSCAPE EDGING	MONUMENT SIGN *	MONUMENT SIGN *
* MONUMENT SIGNS TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS			

SHEET KEY



LEE FARM
FIRST
SUBDIVISION

DR-HORTON

d/b/a Melody Homes Inc.

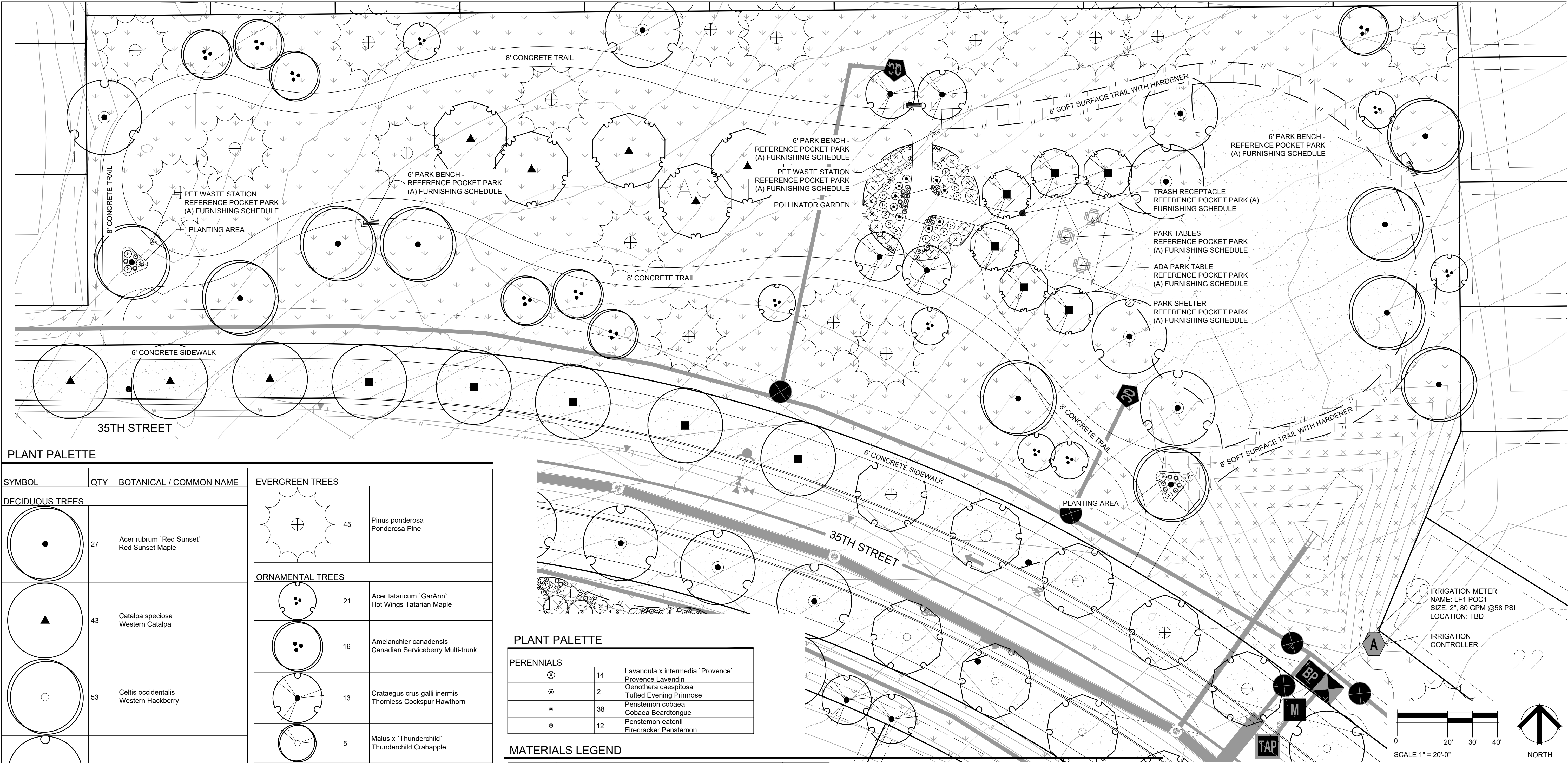
9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

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STAFF COMMENTS	11.20.23
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FINAL PLAN	07.29.25

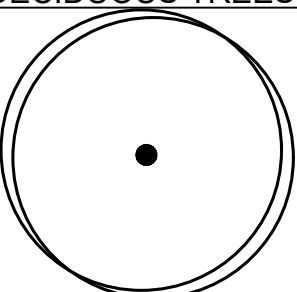
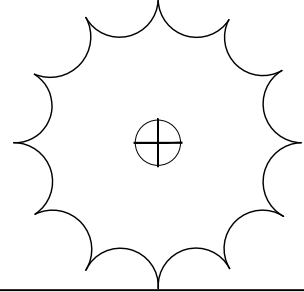
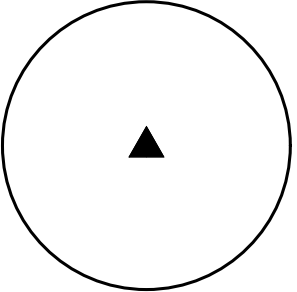
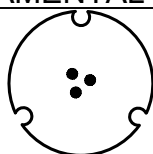
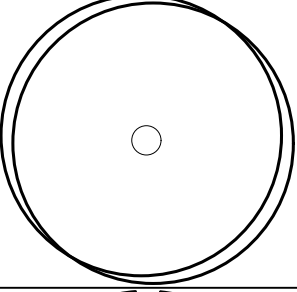
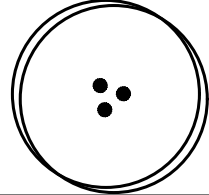
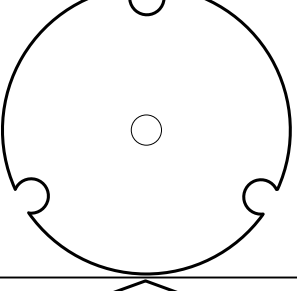
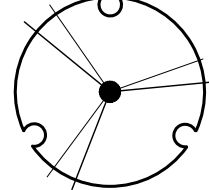
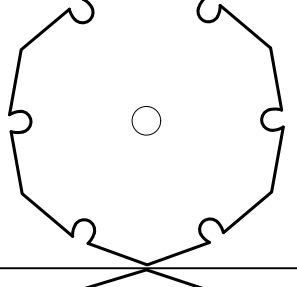
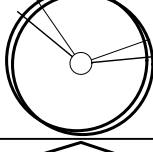
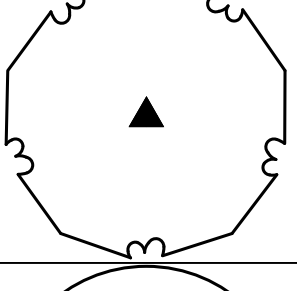
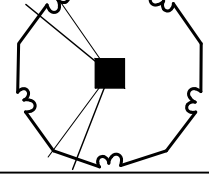
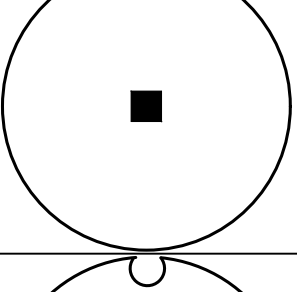
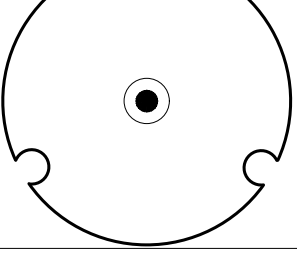
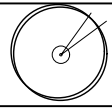














November 15, 2023

LANDSCAPE PLAN

Sheet Number: LS 6



PLANT PALETTE

SYMBOL	QTY	BOTANICAL / COMMON NAME	EVERGREEN TREES	
DECIDUOUS TREES				
	27	Acer rubrum 'Red Sunset' Red Sunset Maple		45 Pinus ponderosa Ponderosa Pine
	43	Catalpa speciosa Western Catalpa		21 Acer tataricum 'GarAnn' Hot Wings Tatarian Maple
	53	Celtis occidentalis Western Hackberry		16 Amelanchier canadensis Canadian Serviceberry Multi-trunk
	51	Gleditsia triacanthos 'Skyline' Skyline Honey Locust		13 Crataegus crus-galli inermis Thornless Cockspur Hawthorn
	51	Gleditsia triacanthos 'Skyline' Skyline Honey Locust		5 Malus x 'Thunderchild' Thunderchild Crabapple
	54	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree		13 Syringa reticulata Japanese Tree Lilac
	29	Populus angustifolia Narrowleaf Cottonwood	DECIDUOUS SHRUBS	
	39	Quercus buckleyi Texas Red Oak		2 Amelanchier utahensis Utah Serviceberry
	50	Quercus robur English Oak		72 Perovskia atriplicifolia 'Little Spire'™ Little Spire Russian Sage
				41 Philadelphus microphyllus Littleleaf Mockorange
				11 Physocarpus monogynus Mountain Ninebark
				24 Potentilla fruticosa Bush Cinquefoil
				26 Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry
				73 Ribes aureum Golden Currant
				5 Rosa woodsii Mountain Rose
			EVERGREEN SHRUBS	
				38 Arctostaphylos uva-ursi Kinnikinnick
			PERENNIALS	
				40 Achillea x 'Moonshine' Moonshine Yarrow
				94 Centranthus ruber 'Coccineus' Red Valerian
				24 Epilobium angustifolium Fireweed
				105 Gaillardia x grandiflora 'Fanfare' Citronella Fanfare Citronella Blanketflower
				76 Geranium cinereum 'Ballerina' Ballerina Hardy Geranium

PLANT PALETTE

PERENNIALS		
	14	Lavandula x intermedia 'Provence' Provence Lavandin
	2	Oenothera caespitosa Tufted Evening Primrose
	38	Penstemon cobaea Cobaea Beardtongue
	12	Penstemon eatonii Firecracker Penstemon

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	01 GROUND COVER	
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	NON-IRRIGATED NATIVE SEED DETENTION/WETLAND/SWALE SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)	234,602 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED BY DEVELOPER)	219,736 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4\"/>	30,225 sf
	1.5\"/>	1,723 sf
	FIBAR MULCH OR APPROVED EQUAL	2,461 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY LOT OWNER)	38,542 sf
	CRUSHER FINES WITH HARDENER	8,772 sf

---	EASEMENT
---	LANDSCAPE EDGING
SUB	LOT TYPE = SUBURBAN
GNRL	LOT TYPE = GENERAL

POCKET PARK (A) FURNISHING SCHEDULE

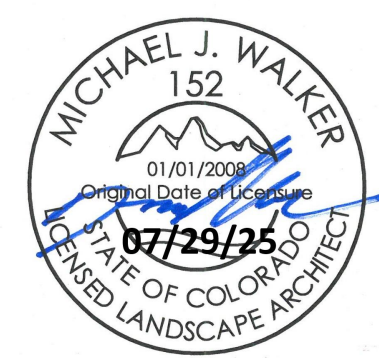
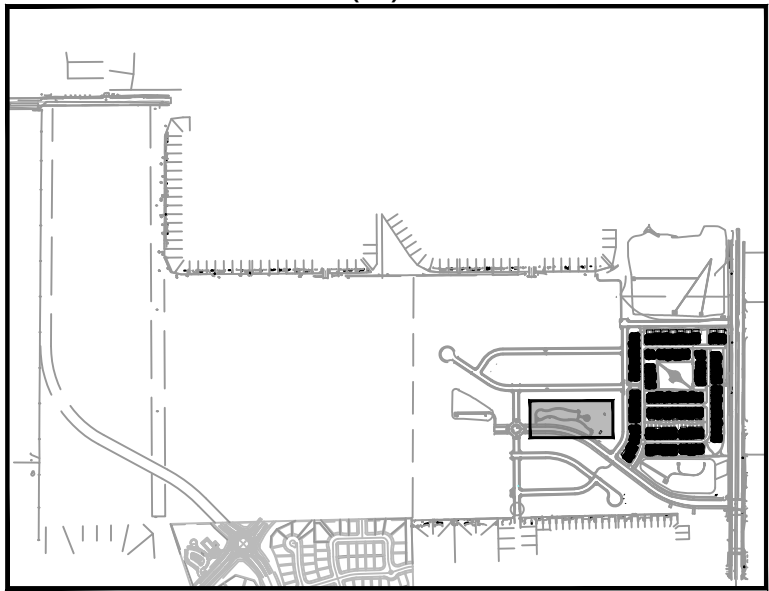
DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	MATERIAL / COLOR	MOUNT TYPE
PARK SHELTER	POLYGON PARK ARCHITECTURE	RAM 20x30	1	TUBE STEEL - BLACK SATIN (POWDER COAT) METAL ROOF (24 ga.) - EVERGREEN	IN-GROUND
6' PARK BENCH	THOMAS STEELE ASHTON	ASB-6-ERR-P	3	POWDER COAT - MATTE BLACK	SURFACE
TRASH RECEPTACLE w/ LID	THOMAS STEELE ASHTON	ASTR-32-P w/ LID-FSQ-P	1	POWDER COAT - GLOSSY BLACK	SURFACE
ADA PARK TABLE	MYTCOAT	TOT46-A-49-013	1	POWDER COAT - MATTE BLACK	SURFACE
PARK TABLE	MYTCOAT	TOT46-A-48-000	2	POWDER COAT - MATTE BLACK	SURFACE
PET WASTE STATION	PILOT ROCK	PWS-D006	2	STANDARD	IN-GROUND

NOTE:
ALL PARK FURNISHINGS, PLAY EQUIPMENT, AND SPECIFIC STRUCTURES AS SPECIFIED OR APPROVED EQUAL.

NOTE:

CONTRACTOR MAY ADJUST TREES LOCATED IN THE TREE LAWNS AS NECESSARY ONCE FINAL DRIVEWAY LOCATIONS HAVE BEEN DETERMINED. ADJUSTED TREE LOCATIONS IN THE TREE LAWNS MUST COMPLY WITH THE CITY OF LOVELAND TREES/UTILITY CLEARANCE REQUIREMENTS. CONTRACTOR SHALL MAKE EVERY EFFORT TO INSTALL ALL TREES PER PLAN, UNDERSTANDING THAT SOME TREES MAY NOT BE PLANTED WHEN UTILITY CLEARANCE REQUIREMENTS CANNOT BE MET. THE INTENT IS TO PROVIDE CONSISTENT TREE PLANTING ALONG THE RIGHT-OF-WAY AND TO AVOID LARGE AREAS WITHOUT TREE CANOPY.

POCKET PARK (A) - SHEET KEY



LEE FARM FIRST SUBDIVISION

LOVELAND, CO

OWNER:

DR-HORTON
d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

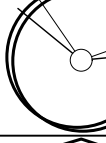
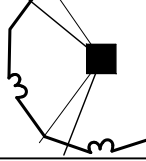

















REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.16.25
FINAL PLAN	07.29.25

November 15, 2023

POCKET PARK
ENLARGEMENT

Sheet Number: **LS 7**








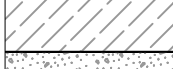



DECIDUOUS TREES		
	5	Malus x 'Thunderchild' Thunderchild Crabapple
	13	Syringa reticulata Japanese Tree Lilac
DECIDUOUS SHRUBS		
	2	Amelanchier utahensis Utah Serviceberry
	72	Peroyskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage
	41	Philadelphus microphyllus Littleleaf Mockorange
	11	Physocarpus monogynus Mountain Ninebark
	24	Potentilla fruticosa Bush Cinquefoil
	26	Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry
	73	Ribes aureum Golden Currant
	5	Rosa woodsii Mountain Rose
EVERGREEN SHRUBS		
	38	Arctostaphylos uva-ursi Kinnikinnick
PERENNIALS		
	40	Achillea x 'Moonshine' Moonshine Yarrow
	94	Ceanothus ruber 'Coccineus' Red Valerian
	24	Epilobium angustifolium Fireweed
	105	Gaillardia x grandiflora 'Fanfare' Citronella' Fanfare Citronella Blanketflower
	76	Geranium cinereum 'Ballerina' Ballerina Hardy Geranium
	14	Lavandula x intermedia 'Provence' Provence Lavender
	2	Oenothera caespitosa Tufted Evening Primrose
	38	Penstemon cobaea Cobaea Beardtongue

POCKET PARK (B) FURNISHING SCHEDULE

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	MATERIAL / COLOR	MOUNT TYPE
PARK SHELTER	POLYGON PARK AND ARCHITECTURE	RAM 12x20	1	TUBE STEEL - BLACK SATIN (POWDER COAT) METAL ROOF (24 ga.) - EVERGREEN	IN-GROUND
SWING SET	MIRACLE PLAYSYSTEMS	MR0939, MR 0933, 2840	1	STANDARD	IN-GROUND
PIROUETTE	MIRACLE PLAYSYSTEMS	8027630	1	STANDARD	IN-GROUND
SADDLE SEAT	MIRACLE PLAYSYSTEMS	9451	1	STANDARD	IN-GROUND
6' PARK BENCH	THOMAS STEELE ASHTON	ASB-6-ERR-P	3	POWDER COAT - MATTE BLACK	IN-GROUND
TRASH RECEPTACLE w/ LID	THOMAS STEELE ASHTON	ASTR-32-P w/ LID-FSQ-P	1	POWDER COAT - GLOSSY BLACK	SURFACE
ADA PARK TABLE	MYTCOAT	TOT46-A-49-013	1	POWDER COAT - MATTE BLACK	SURFACE
PARK TABLE	MYTCOAT	TOT46-A-48-000	1	POWDER COAT - MATTE BLACK	SURFACE
PET WASTE STATION	PILOT ROCK	PWS-D006	2	STANDARD	IN-GROUND
NOTES: ALL PARK FURNISHINGS, PLAY EQUIPMENT, AND SPECIFIC STRUCTURES AS SPECIFIED OR APPROVED EQUAL. PLAYGROUND EQUIPMENT, DESIGN, LAYOUT, AND FALL ZONES PROVIDED BY OTHERS.					

MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	01 GROUND COVER	
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	NON-IRRIGATED NATIVE SEED DETENTION/WETLAND/SWALE SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)	234,602 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED BY DEVELOPER)	219,736 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	30,225 sf
	1.5" - 3" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 3" DEPTH COLOR BY DEVELOPER	1,723 sf
	FIBAR MULCH OR APPROVED EQUAL	2,461 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY LOT OWNER)	38,542 sf
	CRUSHER FINES WITH HARDENER	8,772 sf

 EASEMENT
 LANDSCAPE EDGING
 SUB LOT TYPE = SUBURBAN
 GNRL LOT TYPE = GENERAL

POCKET PARK (B) - SHEET KEY

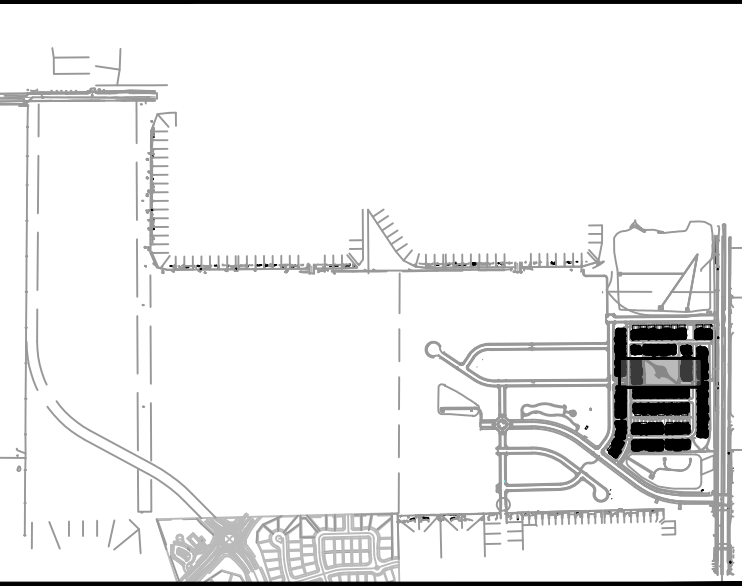


Figure 1: Plan view of the proposed road layout. The plan shows a 40-foot wide road with a 20-foot wide centerline and 10-foot wide shoulders. The road is divided into three segments: a 20-foot segment, a 10-foot segment, and a 10-foot segment. A scale bar indicates 1 inch equals 20 feet. A north arrow points towards the top right.



PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

PREPARED FOR

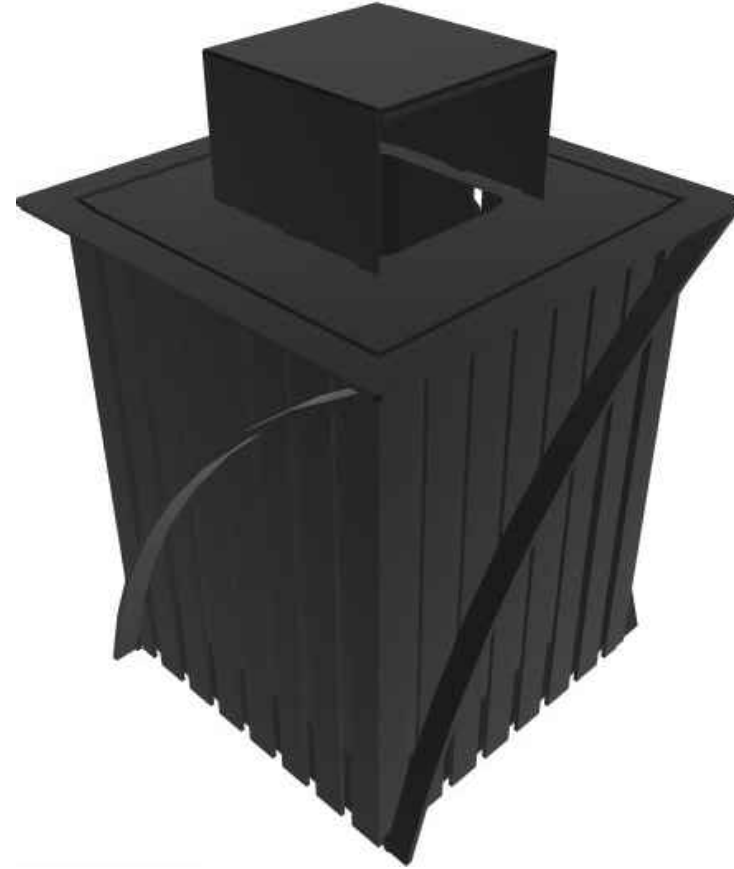
DR-HORTON

d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112



A 6' PARK BENCH



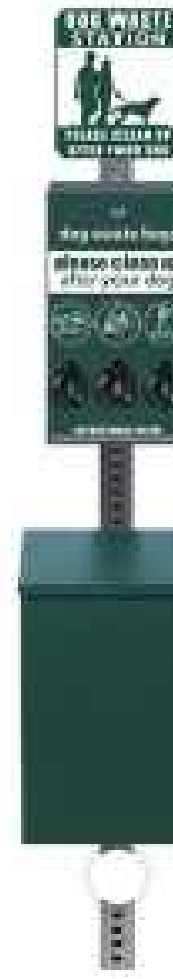
B TRASH RECEPTACLE W/ LID



C PARK TABLE



D ADA PARK TABLE



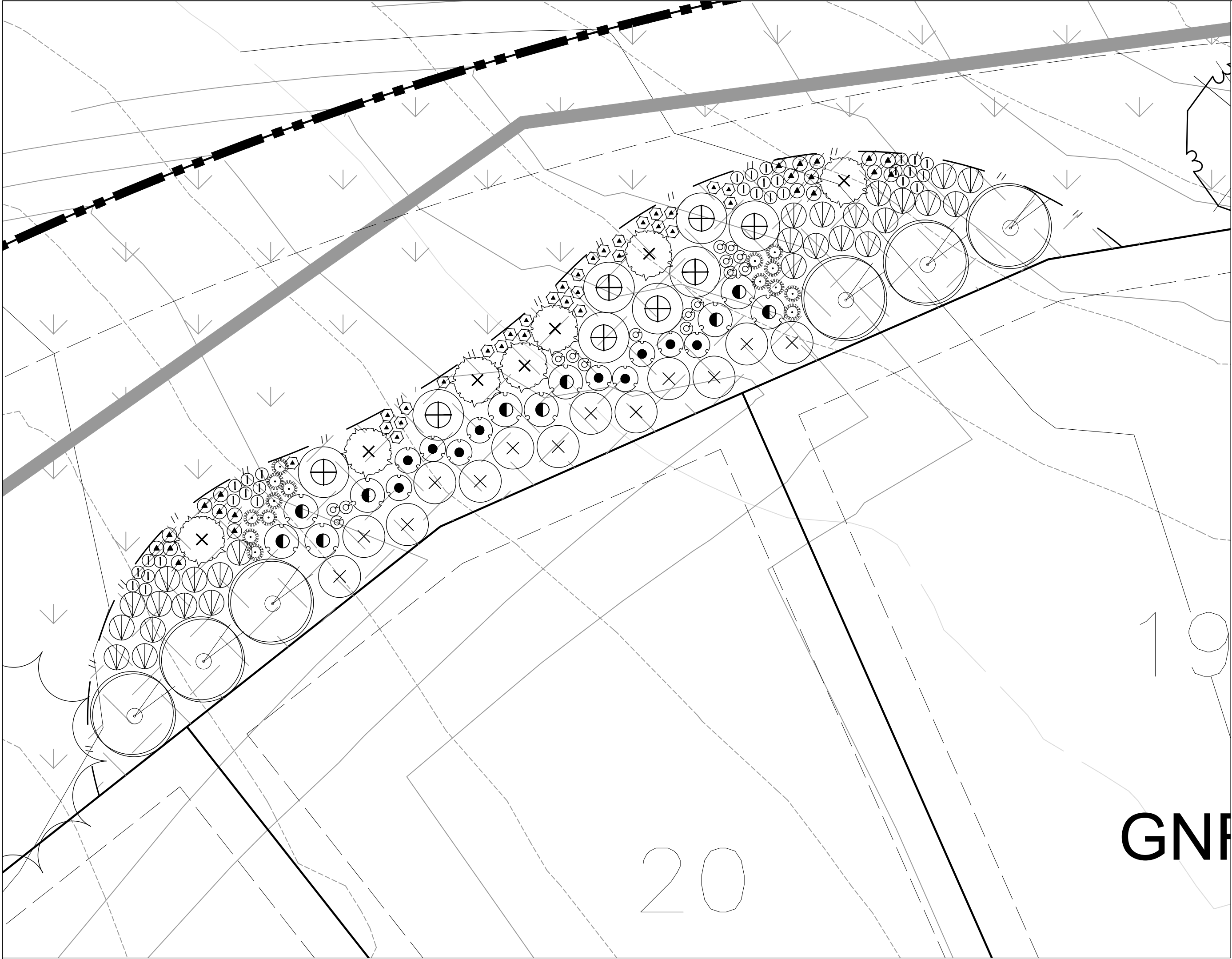
E PET WASTE STATION



F POCKET PARK B PLAYGROUND RENDER & EQUIPMENT

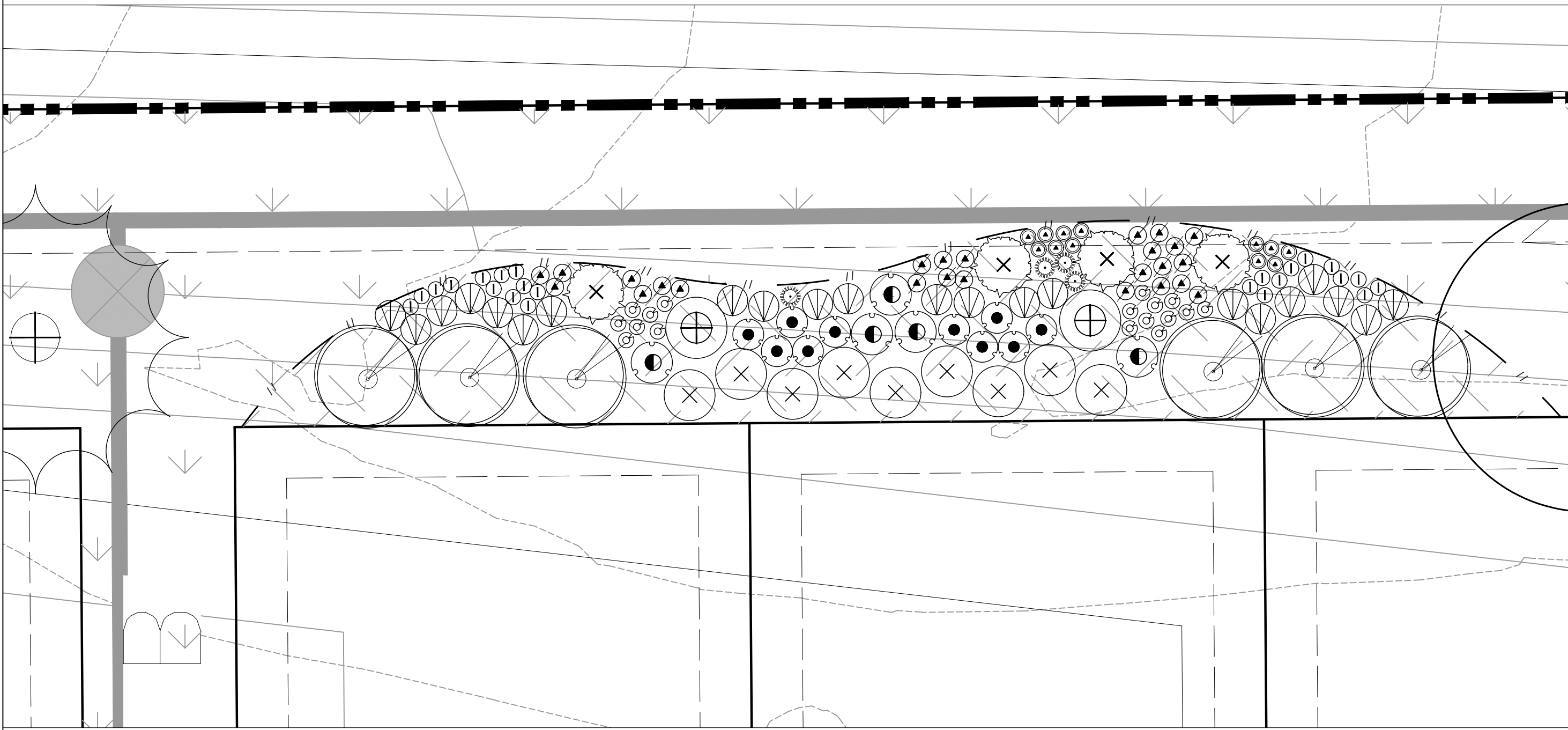
NOTE: PLAYGROUND EQUIPMENT, DESIGN, LAYOUT, AND FALL ZONES PROVIDED BY OTHERS.

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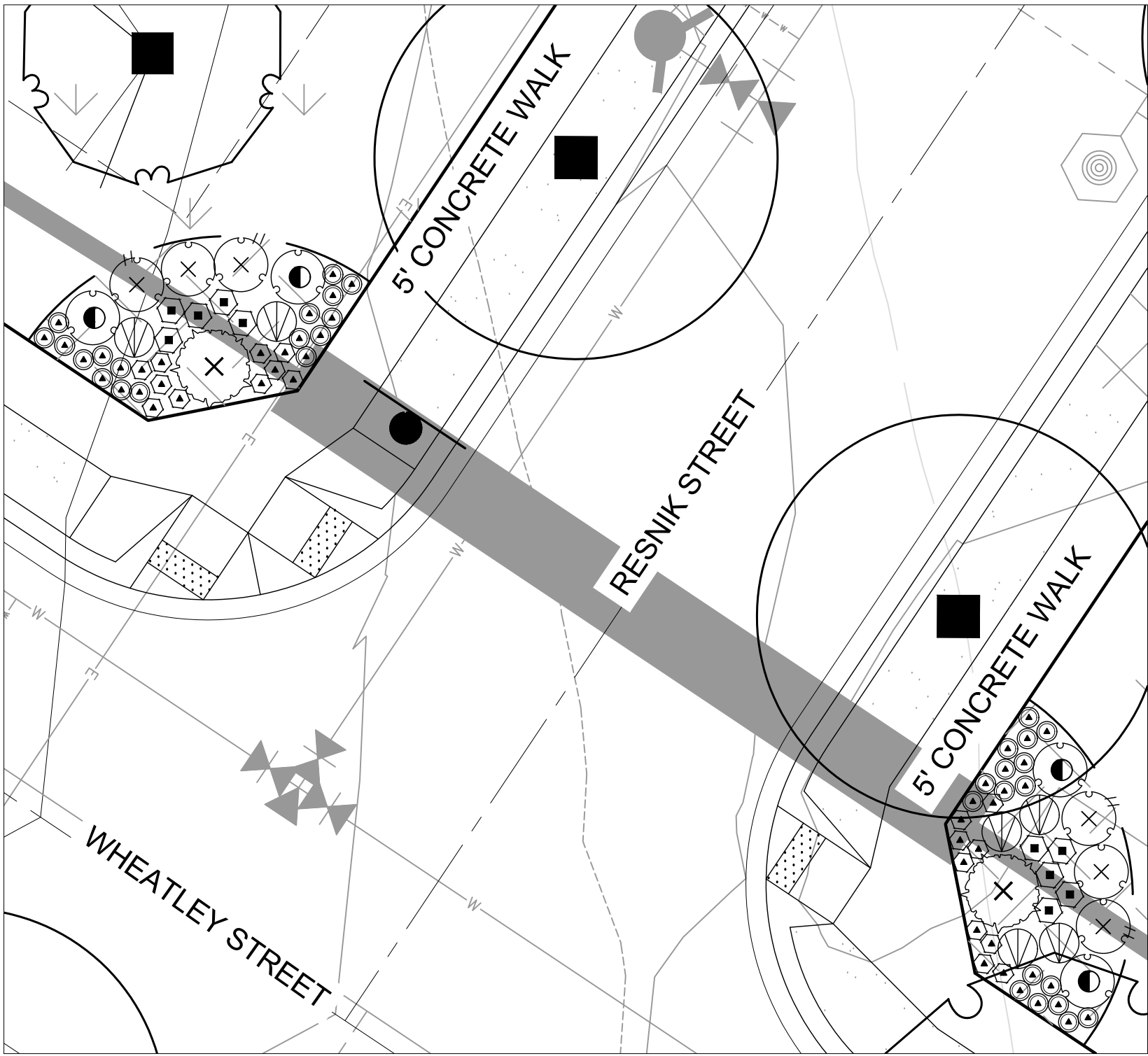
PLANTING ENLARGEMENT - A

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - C

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - B

SCALE 1" = 10'-0"

Landscape Schedule

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	29	Amelanchier utahensis Utah Serviceberry
	95	Chrysothamnus nauseosus albicaulis Rubber Rabbitbrush
	260	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage
	90	Philadelphus microphyllus Littleleaf Mockorange
	45	Physocarpus monogynus Mountain Ninebark
	75	Potentilla fruticosa Bush Cinquefoil
	66	Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry
	15	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
	133	Ribes aureum Golden Currant
	70	Rosa woodsii Mountain Rose
	50	Yucca glauca Soapweed
EVERGREEN SHRUBS		
	115	Arctostaphylos uva-ursi Kinnikinnick
PERENNIALS		
	197	Achillea x 'Moonshine' Moonshine Yarrow
	146	Centranthus ruber 'Coccineus' Red Valerian
	150	Echinacea x 'Cheyenne Spirit' Cheyenne Spirit Coneflower
	132	Epilobium angustifolium Fireweed
	203	Gaillardia x grandiflora 'Fanfare' Citronella
	256	Geranium cinereum 'Ballerina' Ballerina Hardy Geranium
	38	Lavandula x intermedia 'Provence' Provence Lavandin
	88	Oenothera caespitosa Tufted Evening Primrose
	227	Penstemon cobaea Cobaea Beardtongue
	186	Penstemon eatonii Firecracker Penstemon

Materials Legend:

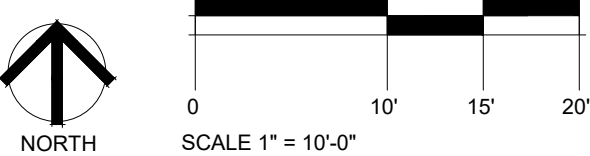
SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
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	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	30,225 sf
	1.5" - 3" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 3" DEPTH COLOR BY DEVELOPER	1,723 sf
	FIBAR MULCH OR APPROVED EQUAL	2,461 sf
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	CRUSHER FINES WITH HARDENER	8,772 sf

- PROPERTY BOUNDARY
- EASEMENT
- LANDSCAPE EDGING
- MONUMENT SIGN *

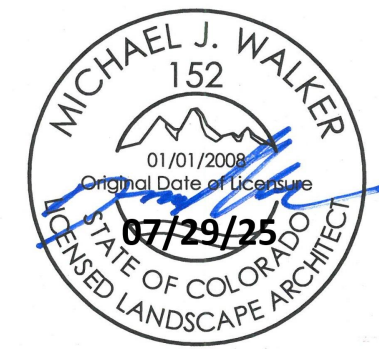
* MONUMENT SIGNS TO BE APPROVED PER
CITY OF LOVELAND SIGN REQUIREMENTS

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SEAL



PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON
d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.16.25
FINAL PLAN	07.29.25

DATE

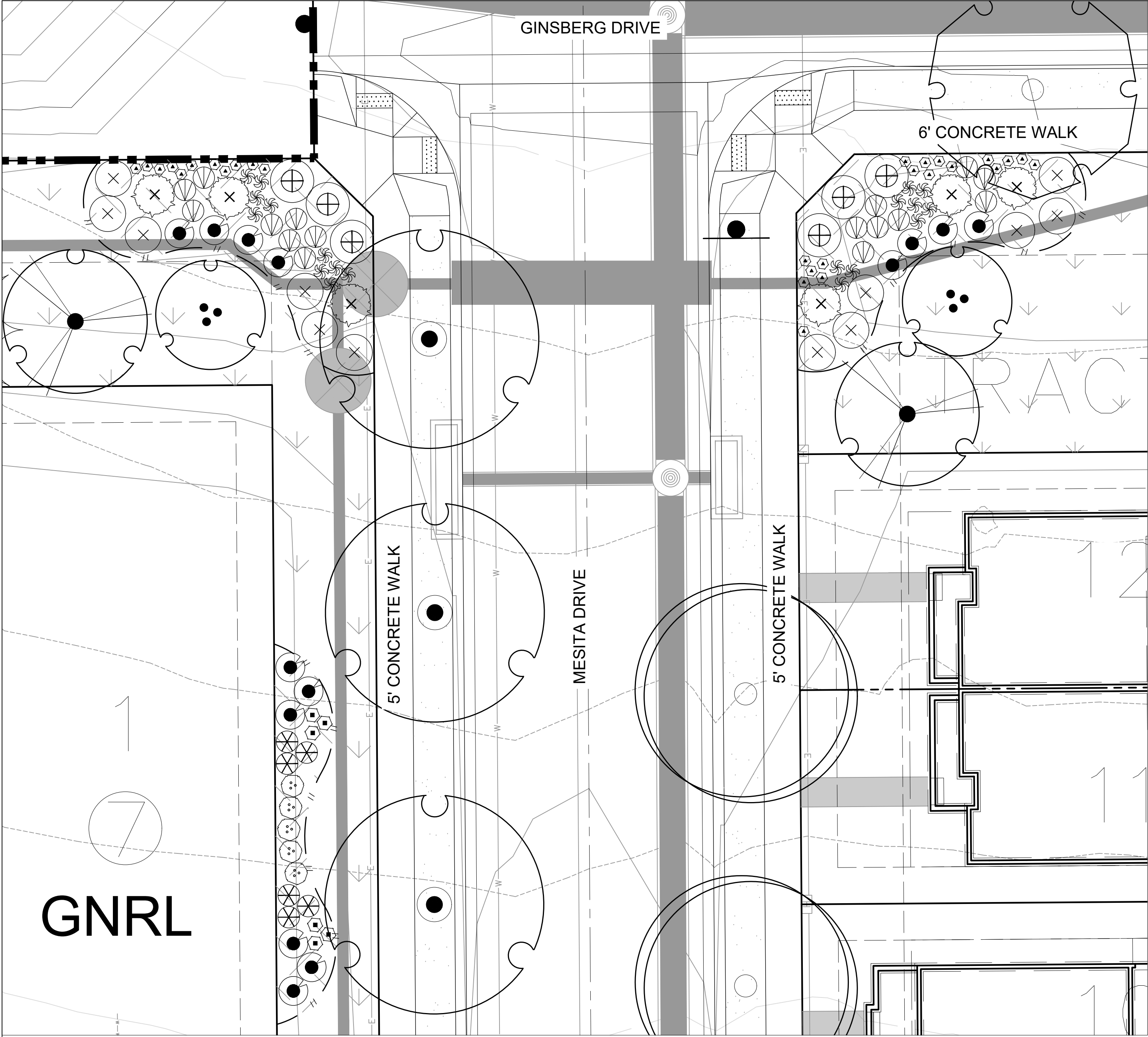
November 15, 2023

SHEET TITLE

PLANTING ENLARGEMENTS

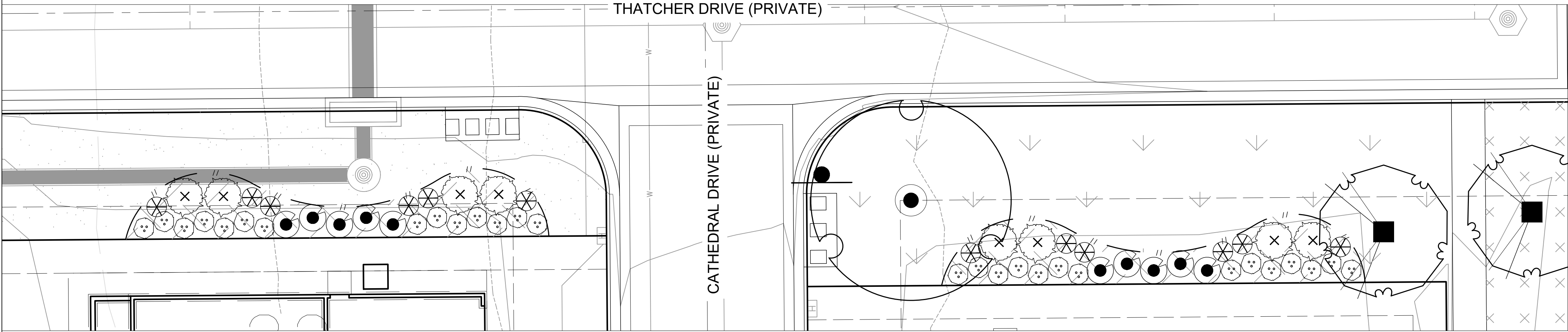
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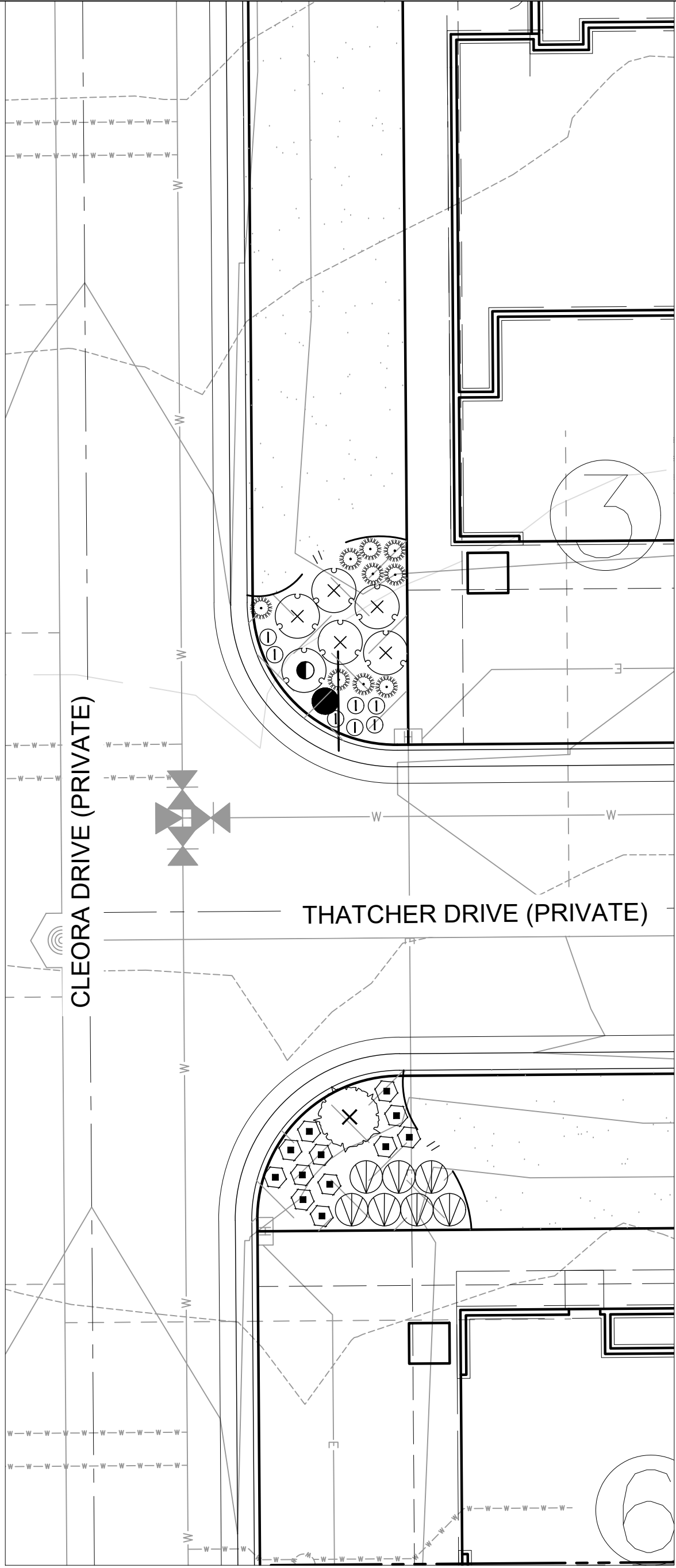
PLANTING ENLARGEMENT - D

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - F

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - E

SCALE 1" = 10'-0"

Landscape Schedule

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- PROPERTY BOUNDARY
-
- MONUMENT SIGN *

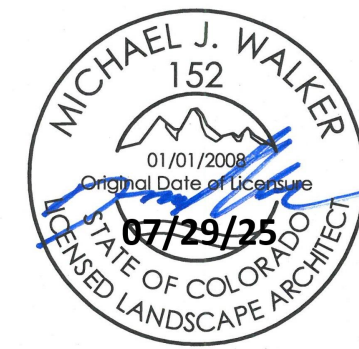
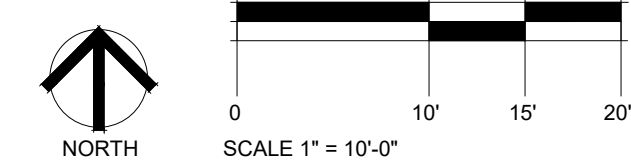
EASEMENT

LANDSCAPE EDGING

* MONUMENT SIGNS TO BE APPROVED PER
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LEE FARM
FIRST
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LOVELAND, CO

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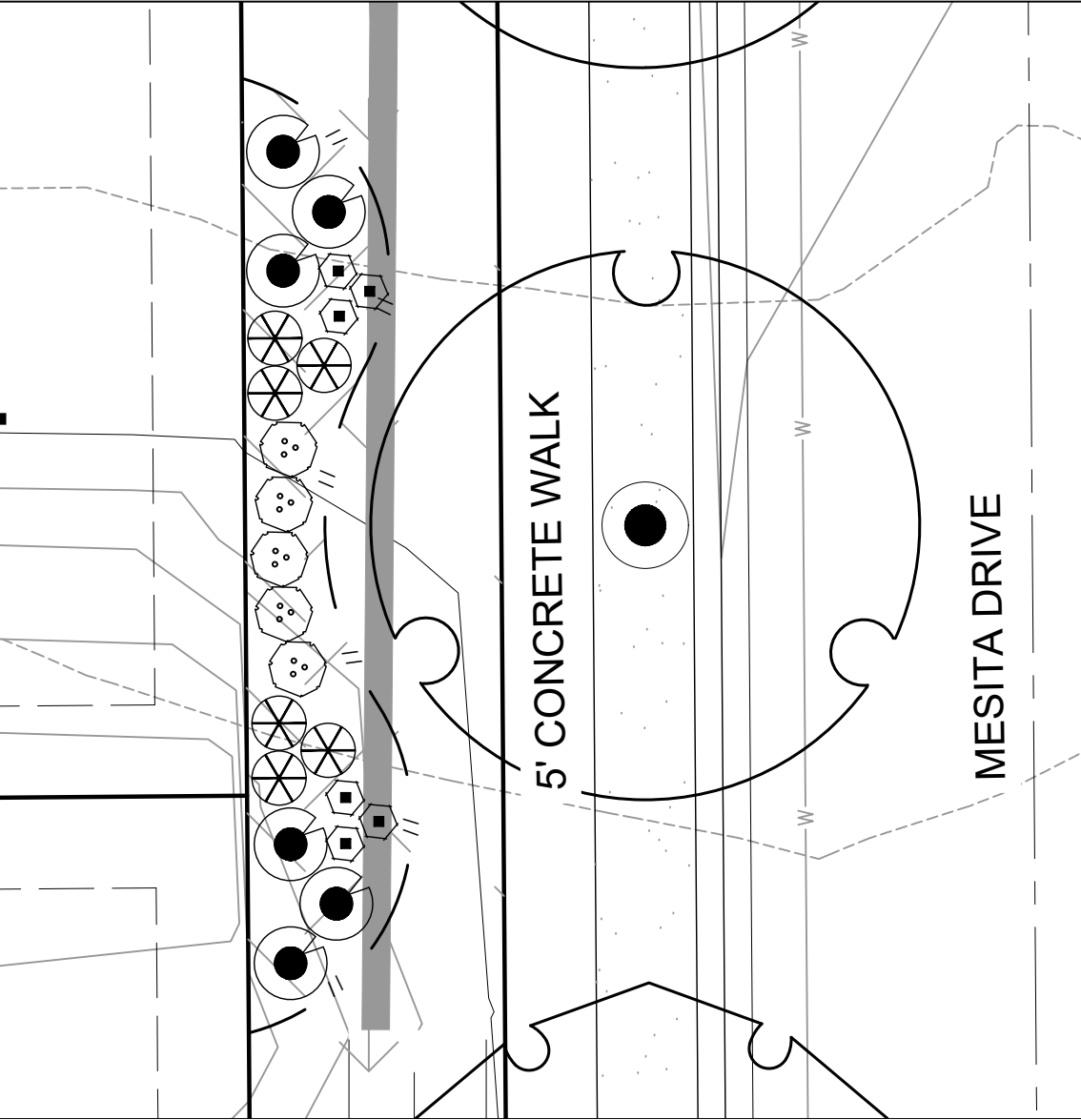
9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
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STAFF COMMENTS	04.18.25
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FINAL PLAN	07.29.25

November 15, 2023

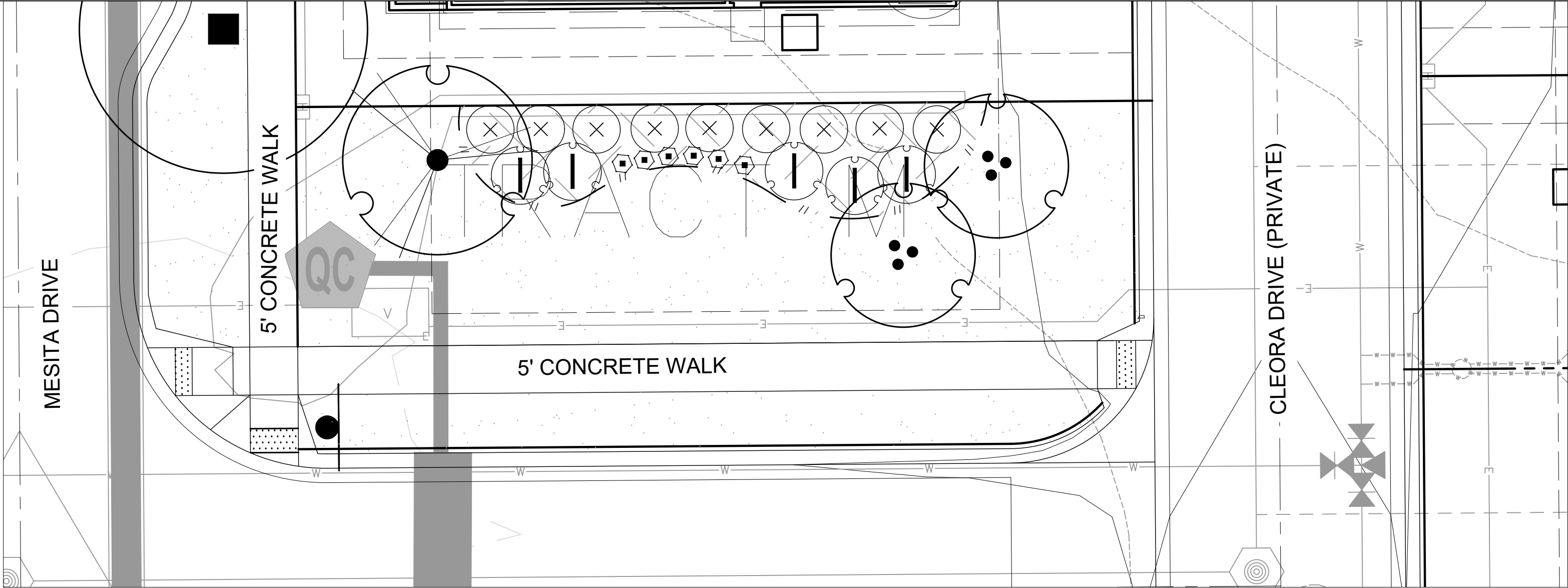
PLANTING ENLARGEMENTS

Sheet Number: LS 11



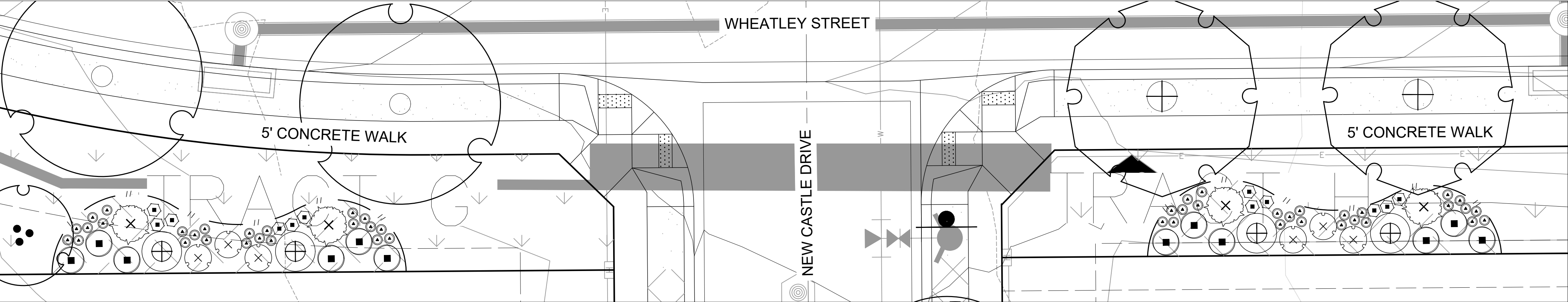
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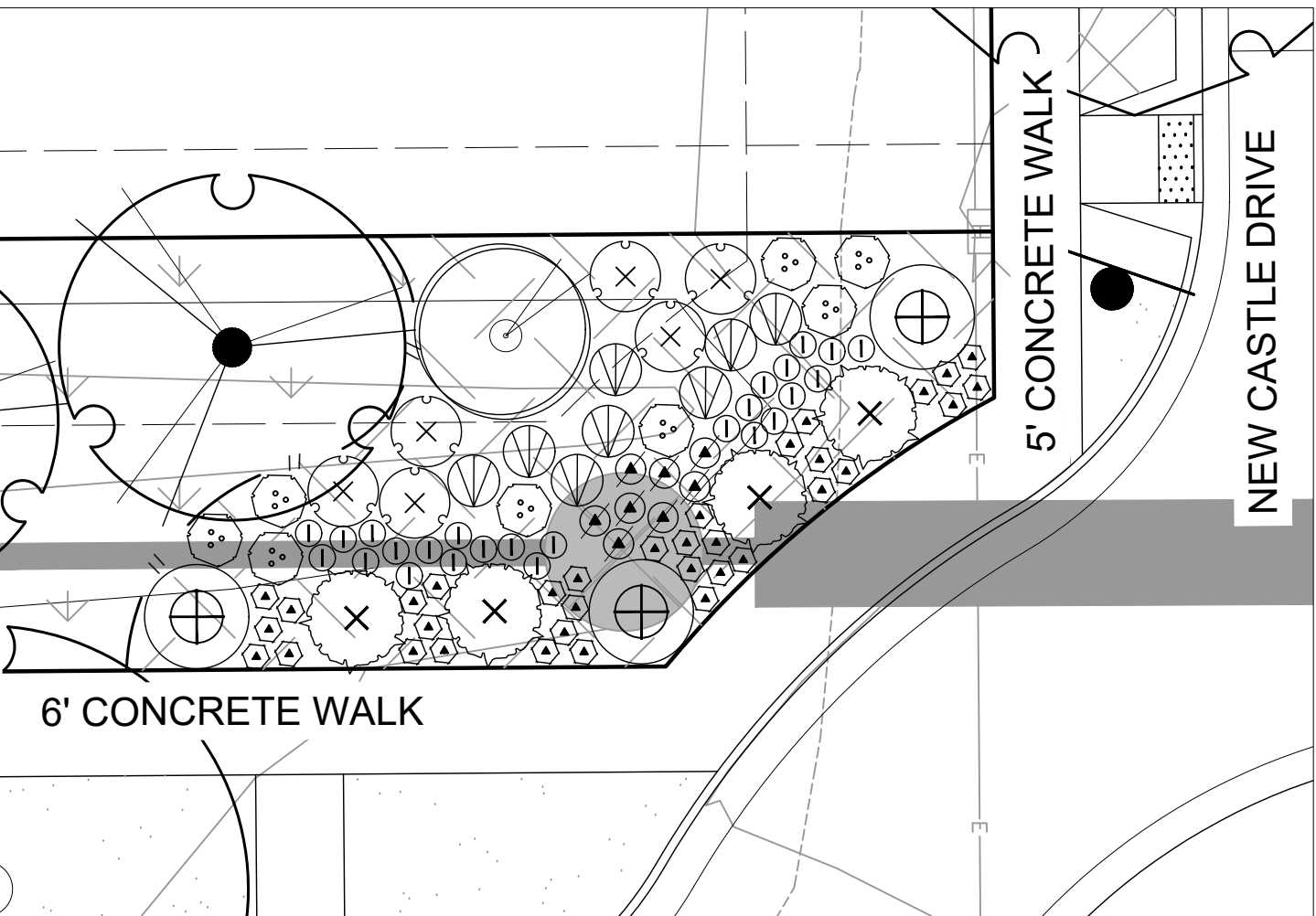
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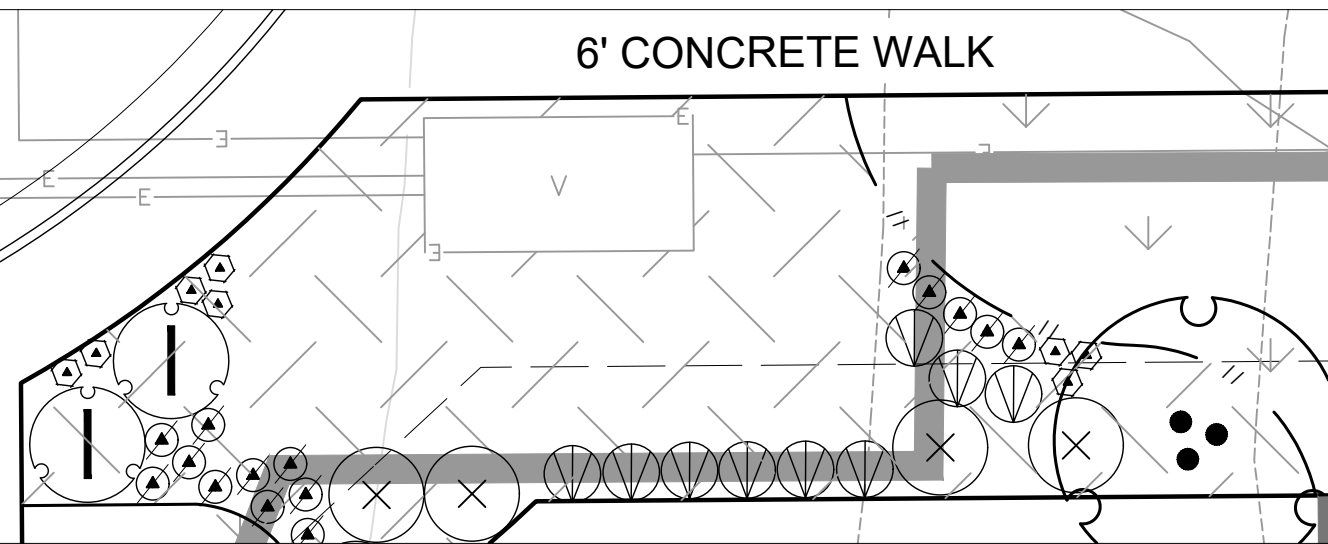
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SCALE 1" = 10'-0"



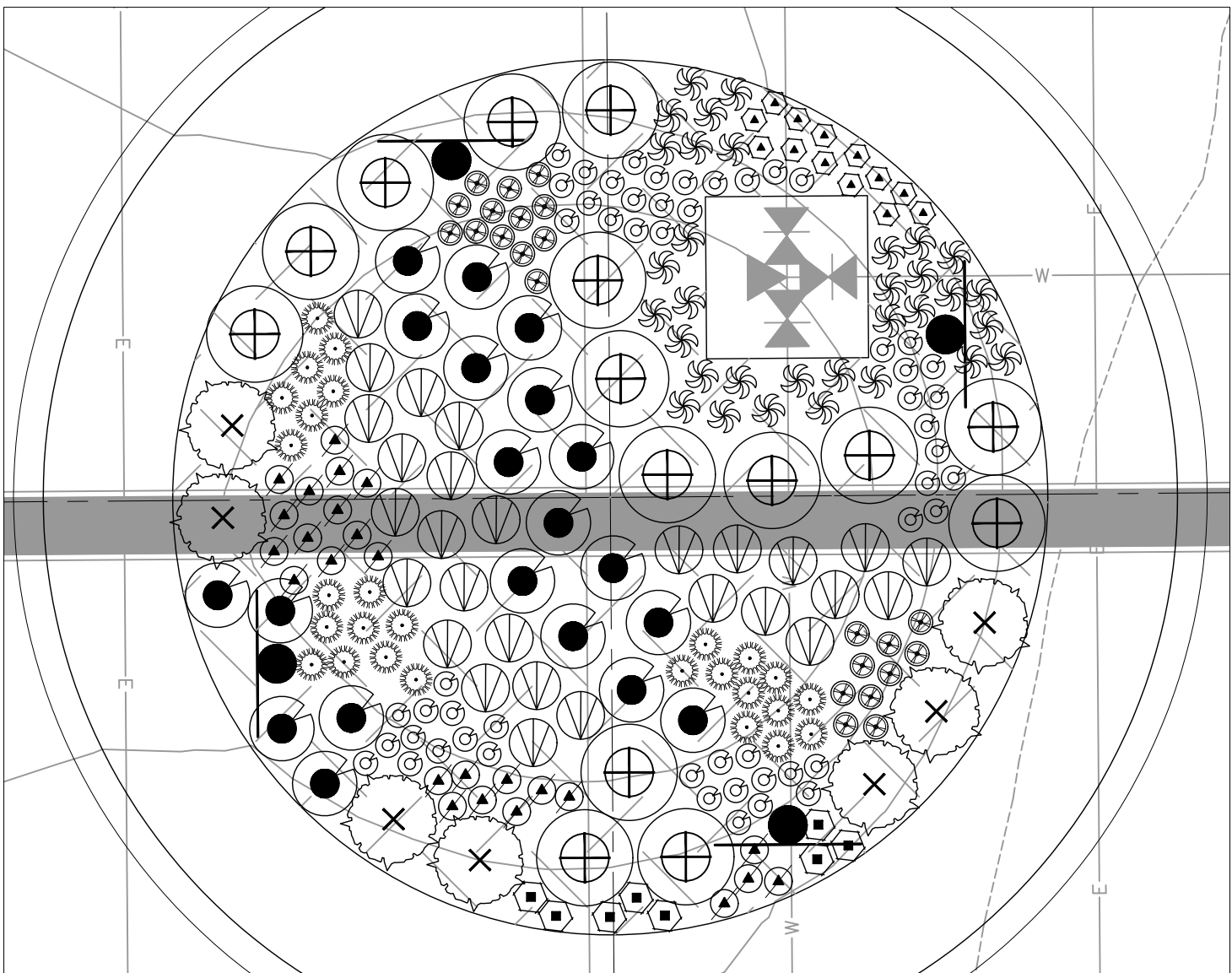
PLANTING ENLARGEMENT - J

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - L

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - K

SCALE 1" = 10'-0"

Landscape Schedule

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	29	Amelanchier utahensis Utah Serviceberry
	95	Chrysothamnus nauseosus Rubber Rabbitbrush
	260	Perovskia atriplicifolia "Little Spire" TM Little Spire Russian Sage
	90	Philadelphus microphyllus Littleleaf Mockorange
	45	Physocarpus monogynus Mountain Ninebark
	75	Potentilla fruticosa Bush Cinquefoil
	66	Prunus besseyi "Pawnee Buttes" Pawnee Buttes Sand Cherry
	15	Rhus aromatica "Gro-Low" Gro-Low Fragrant Sumac
	133	Ribes aureum Golden Currant
	70	Rosa woodsii Mountain Rose
	50	Yucca glauca Soapweed
EVERGREEN SHRUBS		
	115	Arctostaphylos uva-ursi Kinnikinnick
PERENNIALS		
	197	Achillea x 'Moonshine' Moonshine Yarrow
	146	Centranthus ruber "Coccineus" Red Valerian
	150	Echinacea x 'Cheyenne Spirit' Cheyenne Spirit Coneflower
	132	Epilobium angustifolium Fireweed
	203	Gaillardia x grandiflora "Fanfare" Citronella
	256	Geranium cinereum "Ballerina" Ballerina Hardy Geranium
	38	Lavandula x intermedia "Provence" Provence Lavender
	88	Oenothera caespitosa Tufted Evening Primrose
	227	Penstemon cobaea Cobaea Beardtongue
	186	Penstemon eatonii Firecracker Penstemon

Materials Legend:

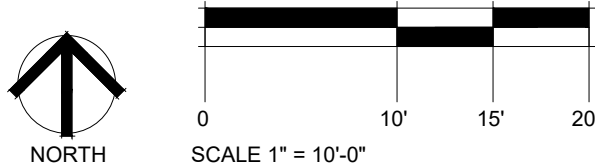
SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	NON-IRRIGATED NATIVE SEED DETENTION/WETLAND/SWALE SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)	234,602 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED BY DEVELOPER)	219,736 sf
	WOOD MULCH ALL SHRUB BEDS TO RECEIVE A MINIMUM 4" DEPTH SHREDDED CEDAR MULCH	30,225 sf
	1.5" - 3" WASHED RIVER ROCK COBBLE ALL SHRUB BEDS TO RECEIVE A MINIMUM 3" DEPTH COLOR BY DEVELOPER	1,723 sf
	FIBAR MULCH OR APPROVED EQUAL	2,461 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY LOT OWNER)	38,542 sf
	CRUSHER FINES WITH HARDENER	8,772 sf

- PROPERTY BOUNDARY
- EASEMENT
- LANDSCAPE EDGING
- MONUMENT SIGN *

* MONUMENT SIGNS TO BE APPROVED PER
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LOVELAND, CO

OWNER:

DR-HORTON
d/b/a Melody Homes Inc.

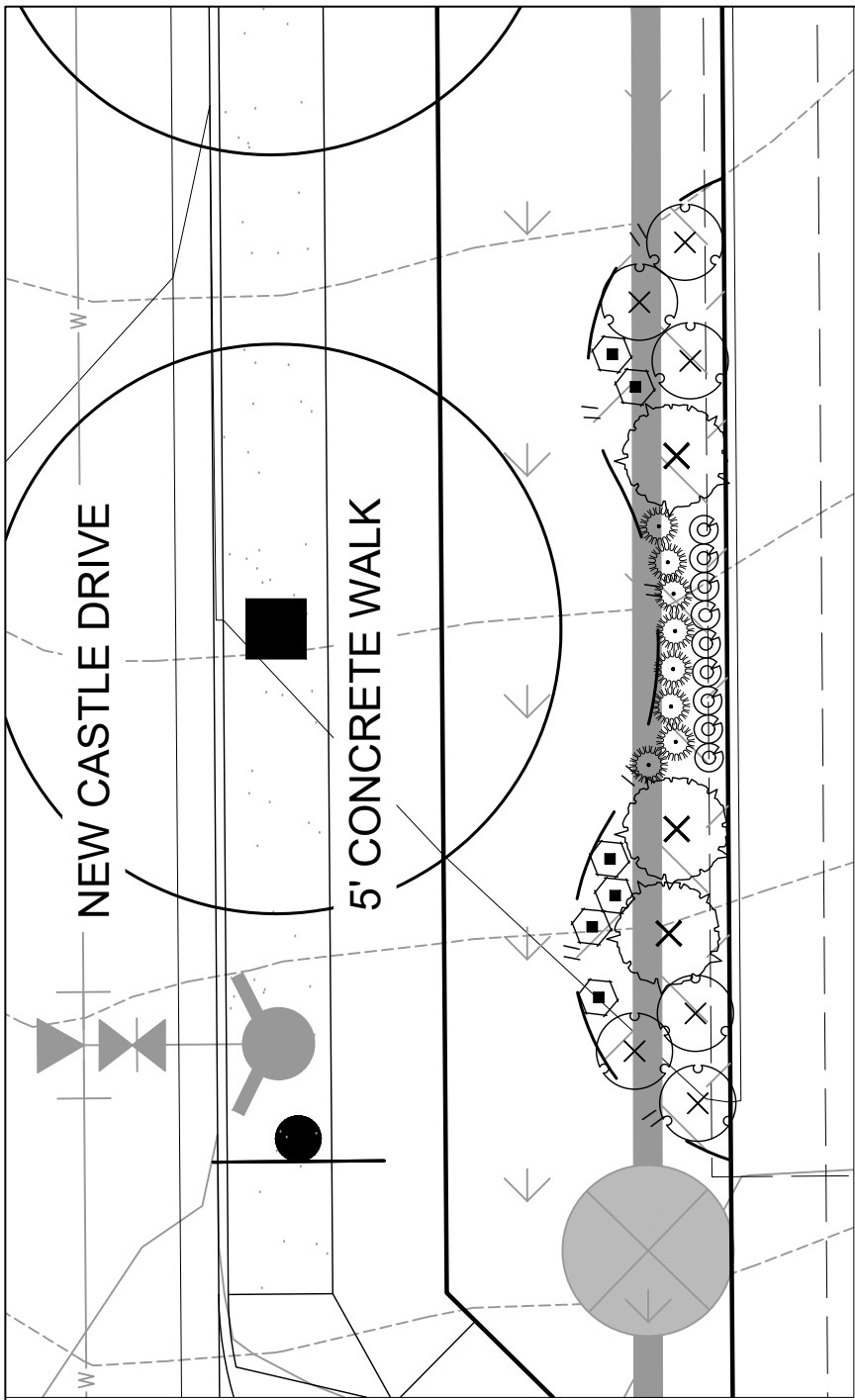
9555 S. KINGSTON STREET
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REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
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November 15, 2023

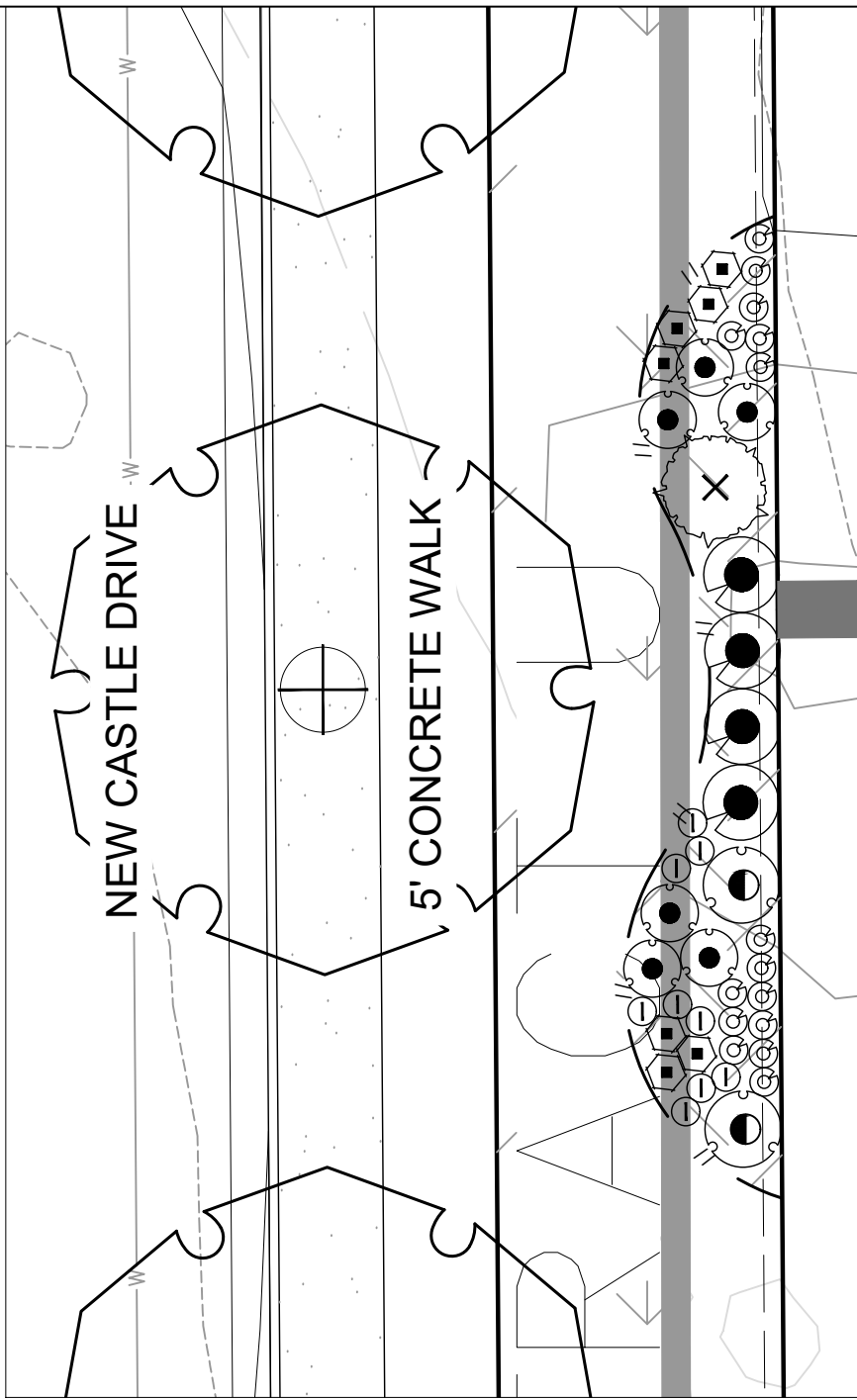
PLANTING ENLARGEMENTS

Sheet Number: LS 12



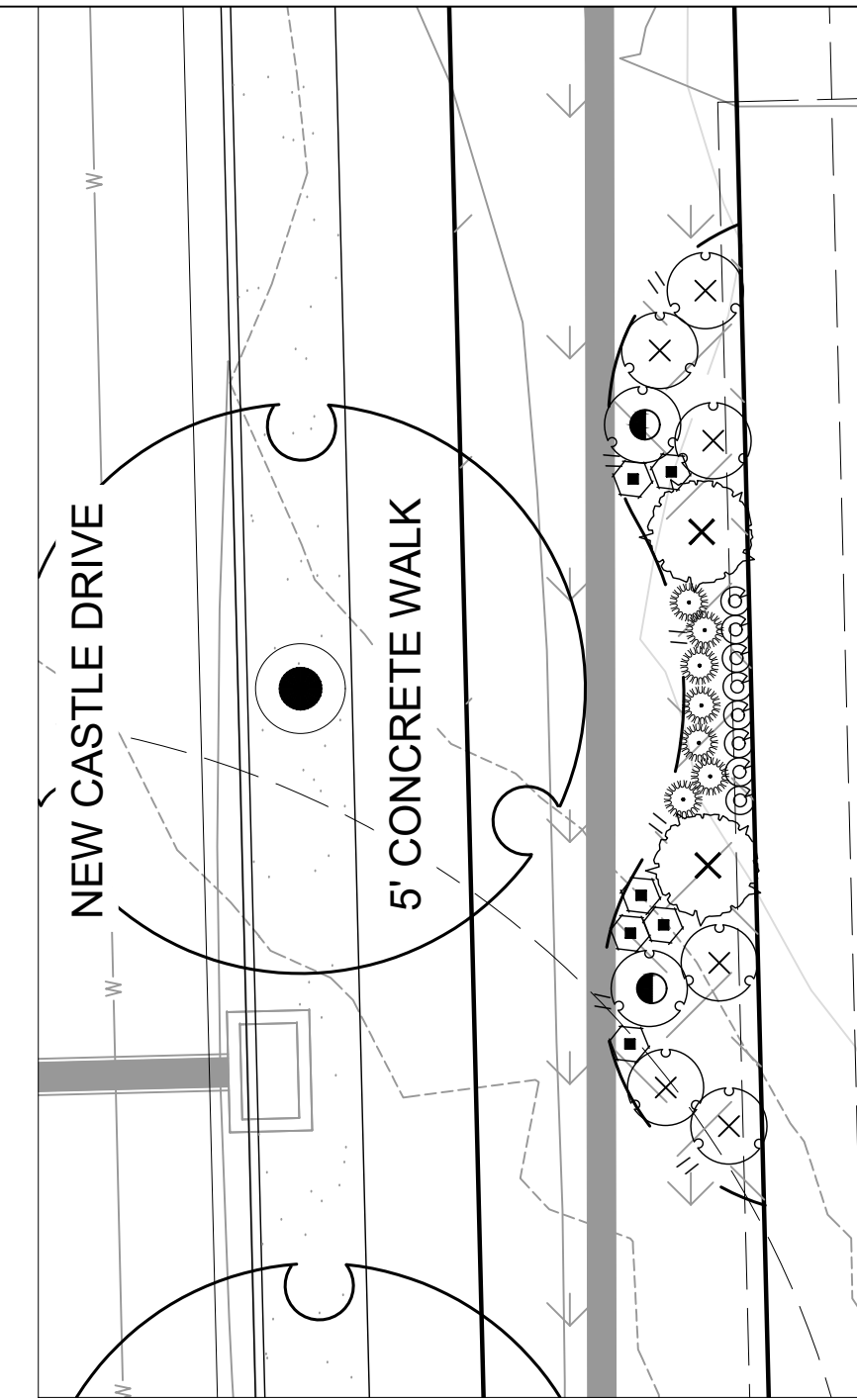
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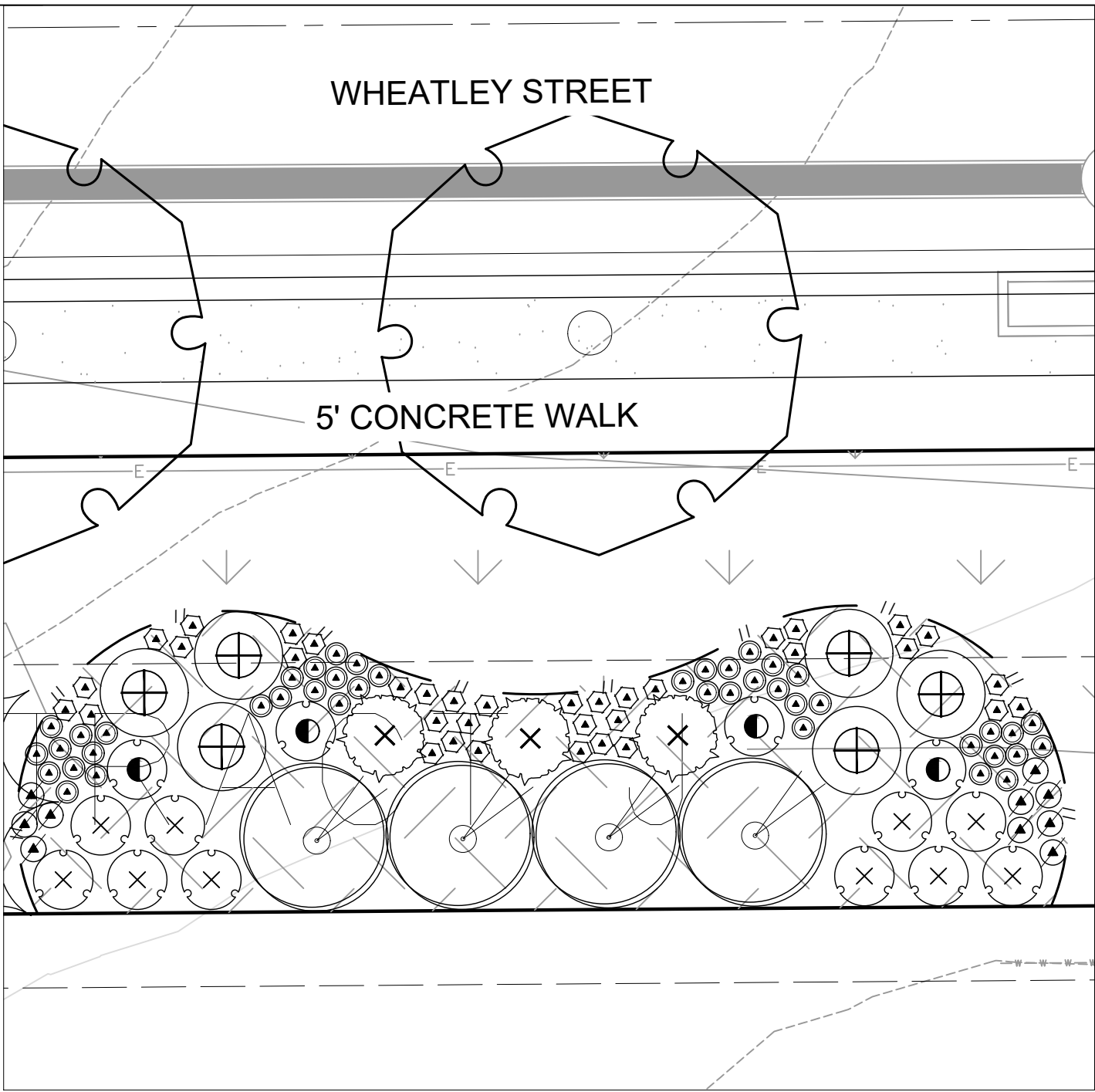
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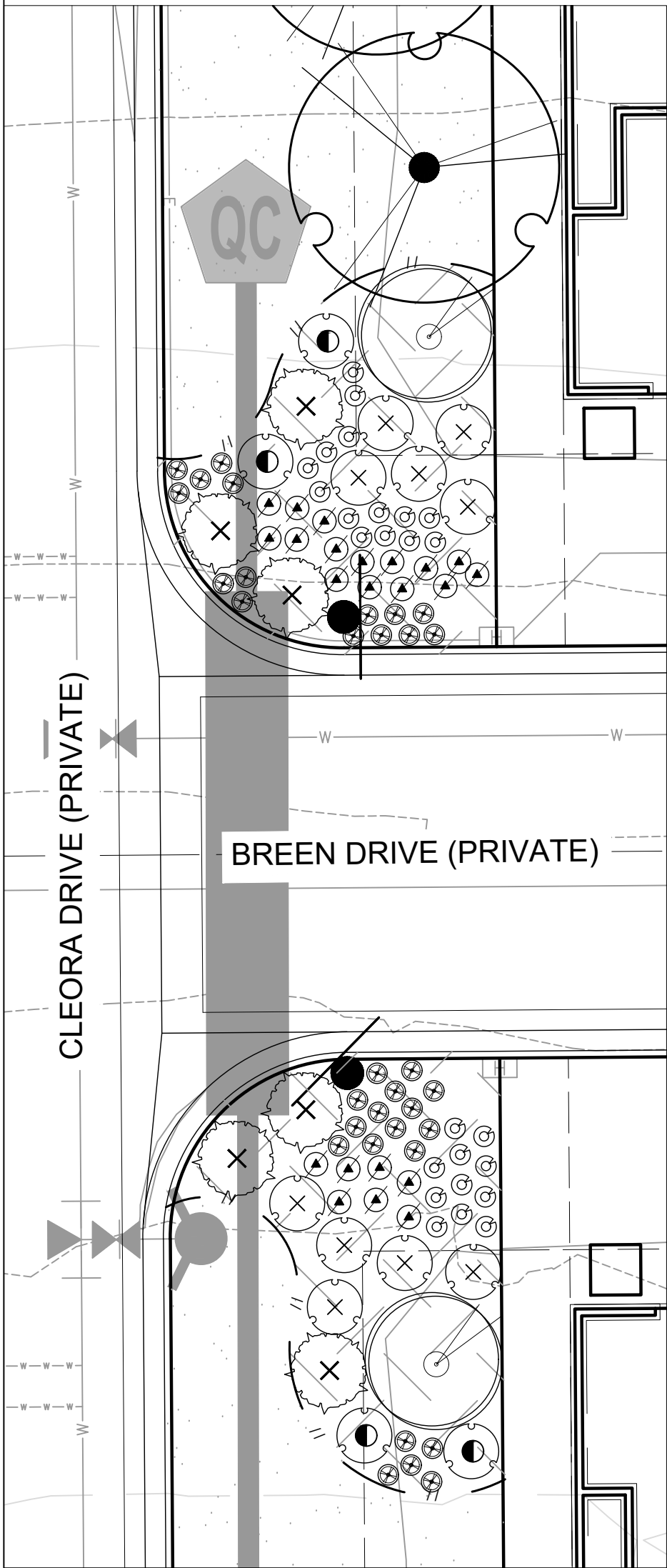
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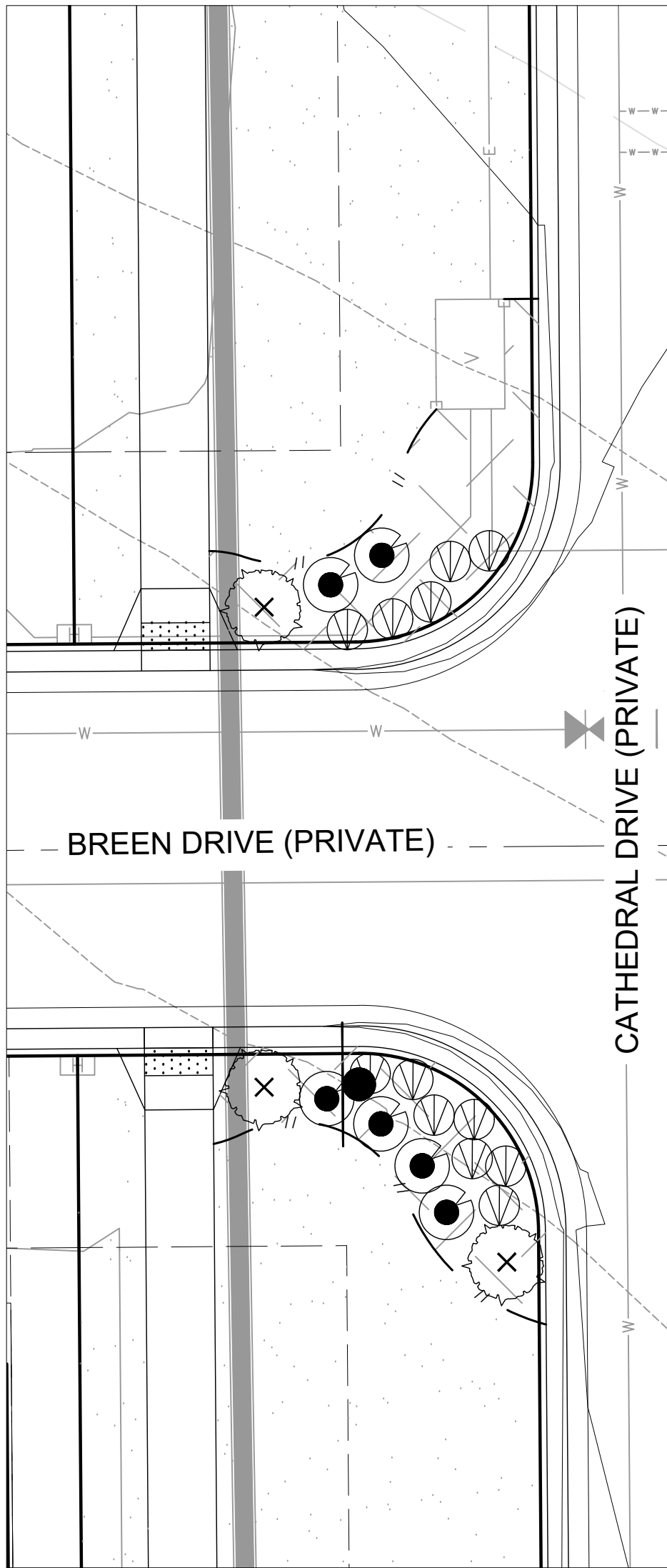
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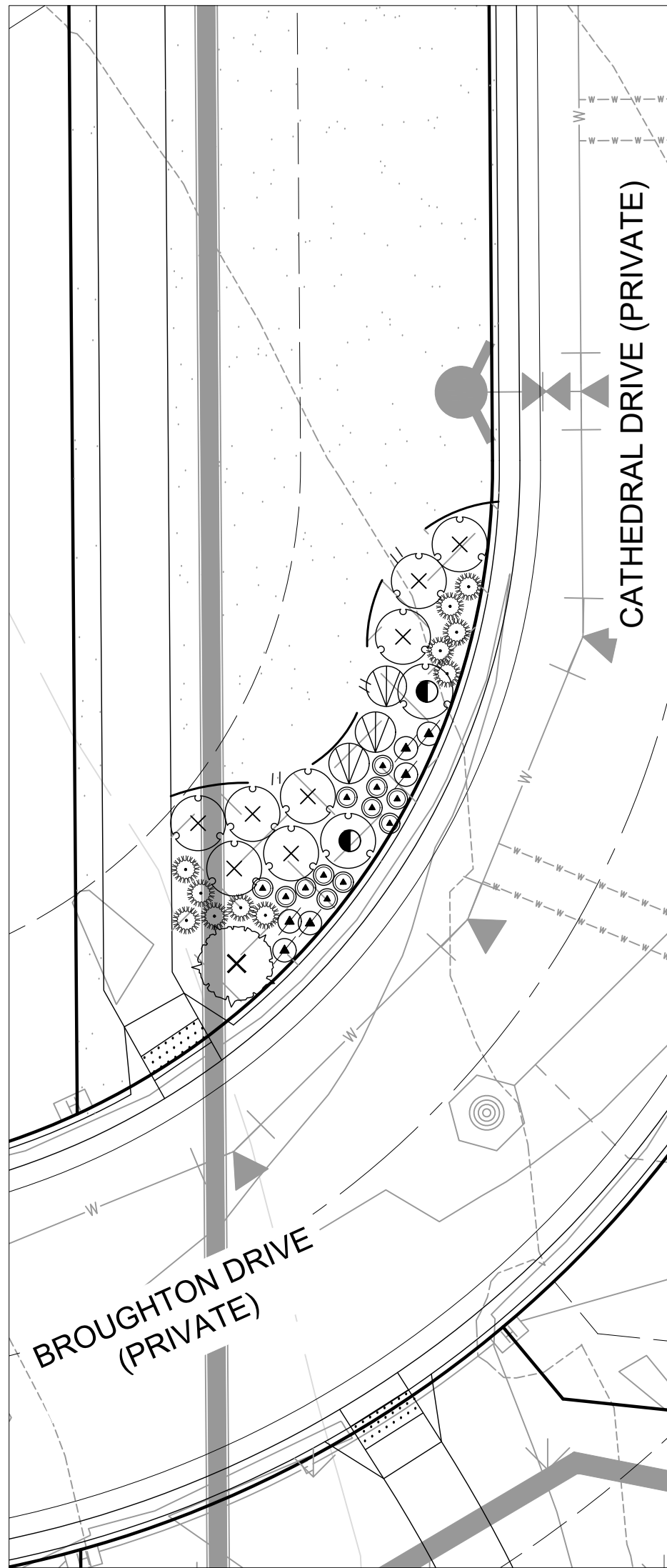
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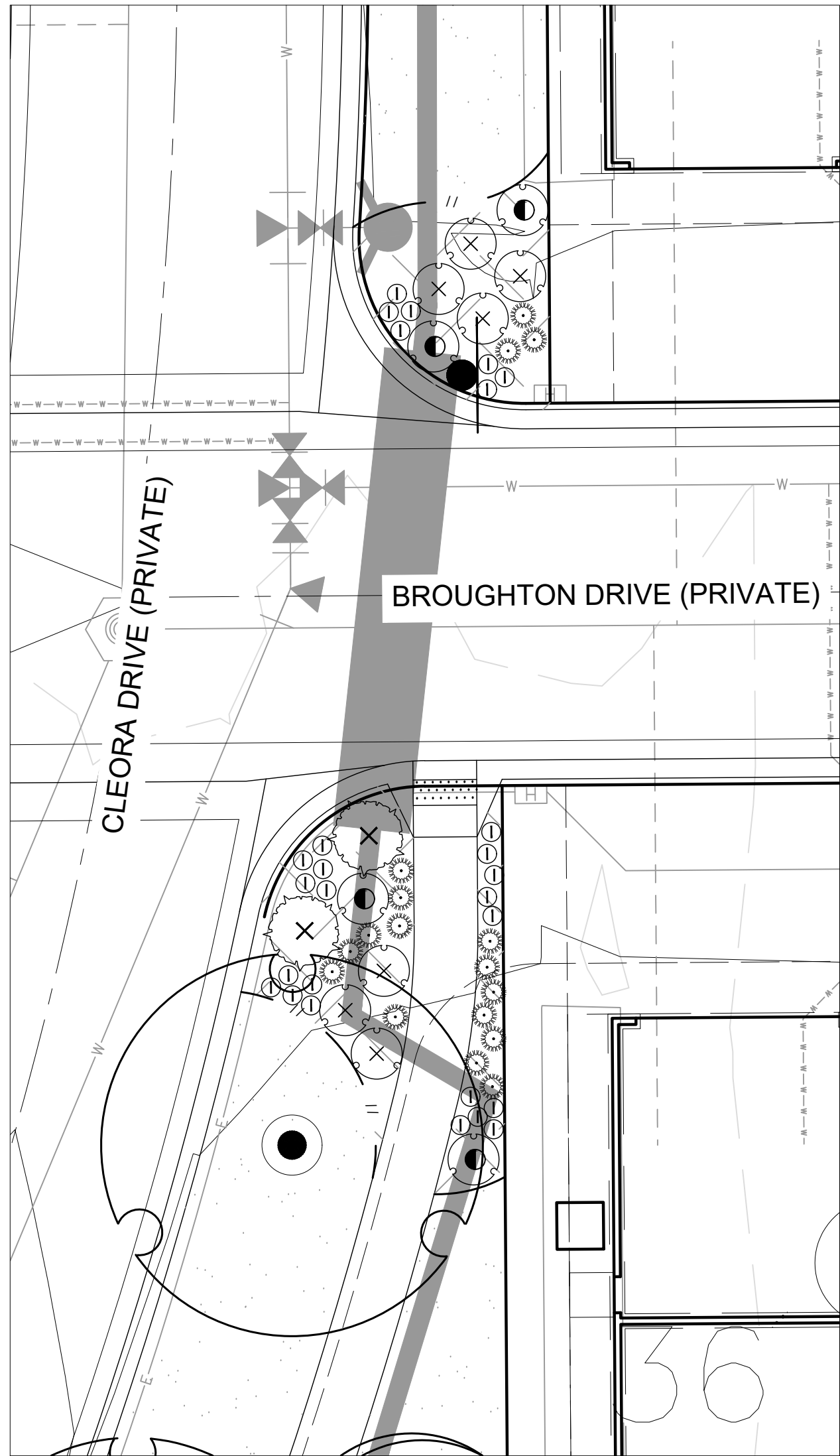
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SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - S

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - T

SCALE 1" = 10'-0"

Landscape Schedule

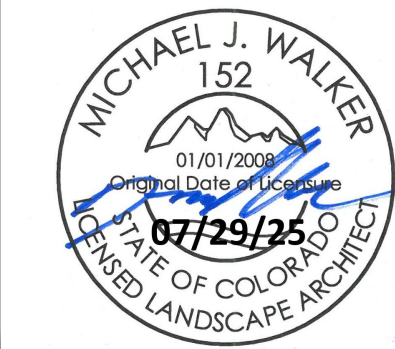
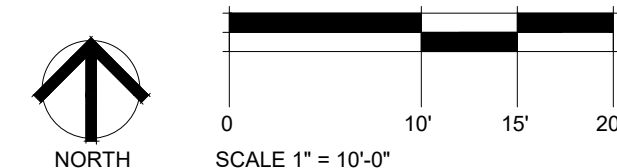
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	MONUMENT SIGN *	
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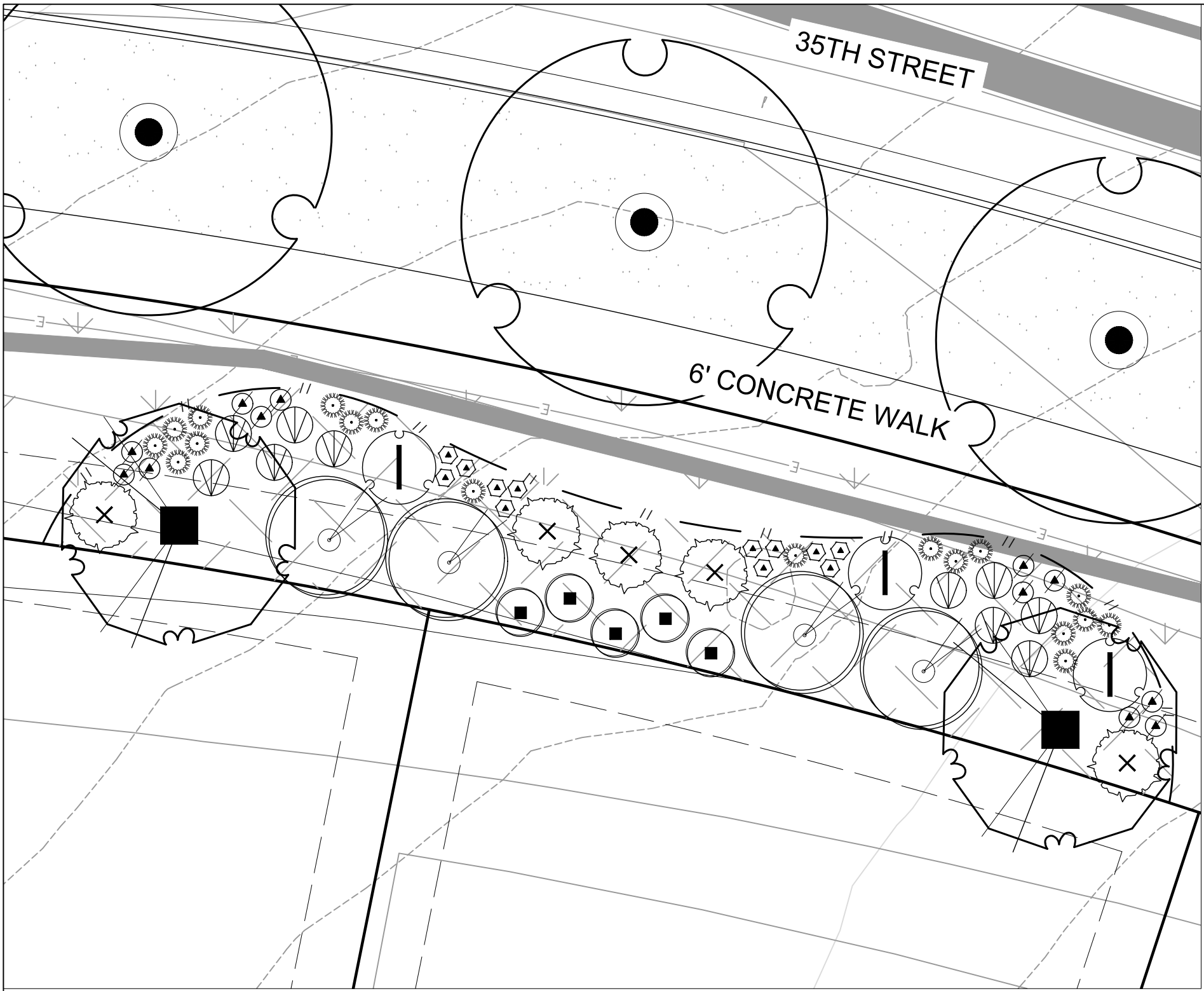
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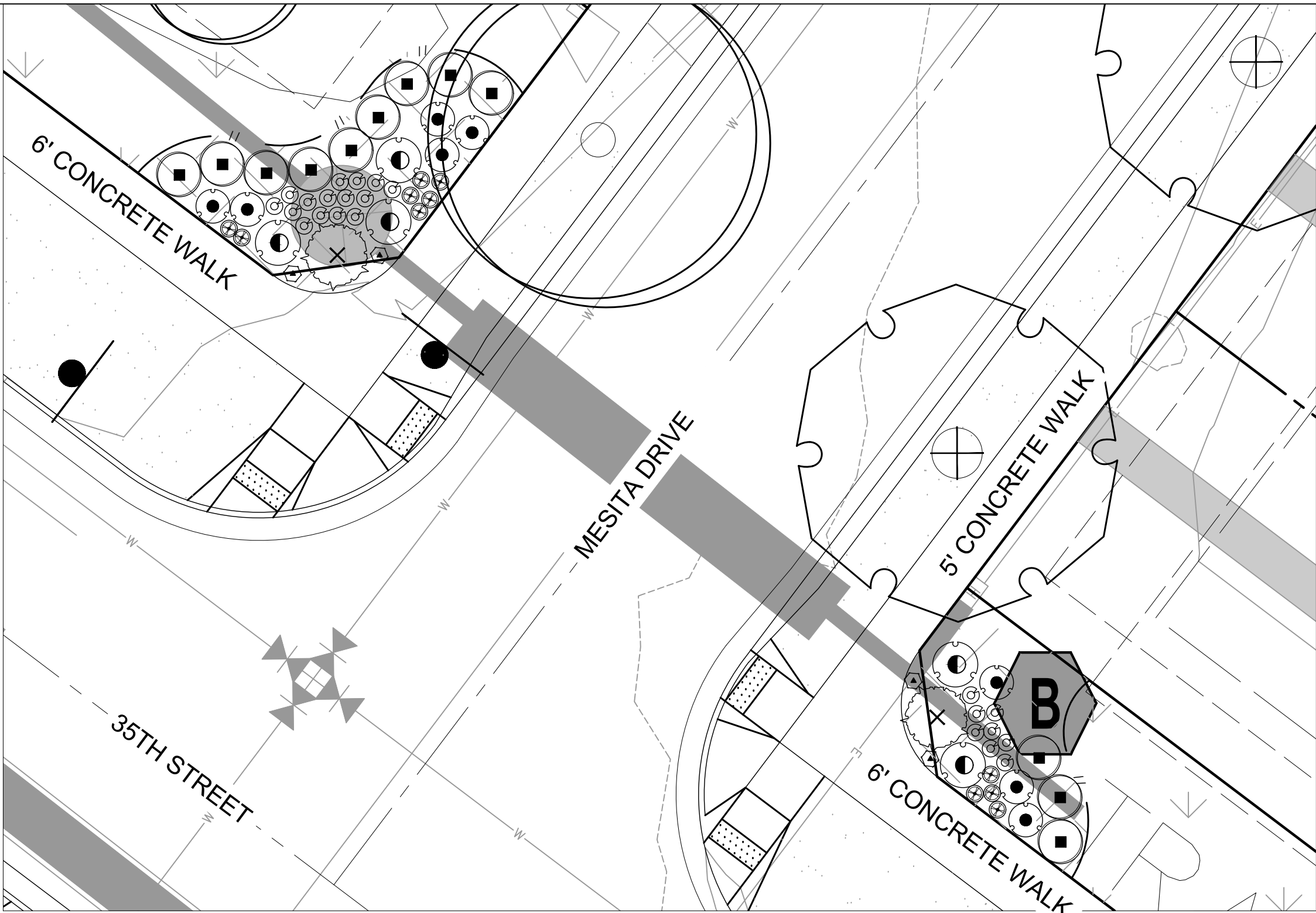
PLANTING ENLARGEMENTS

Sheet Number: LS 13



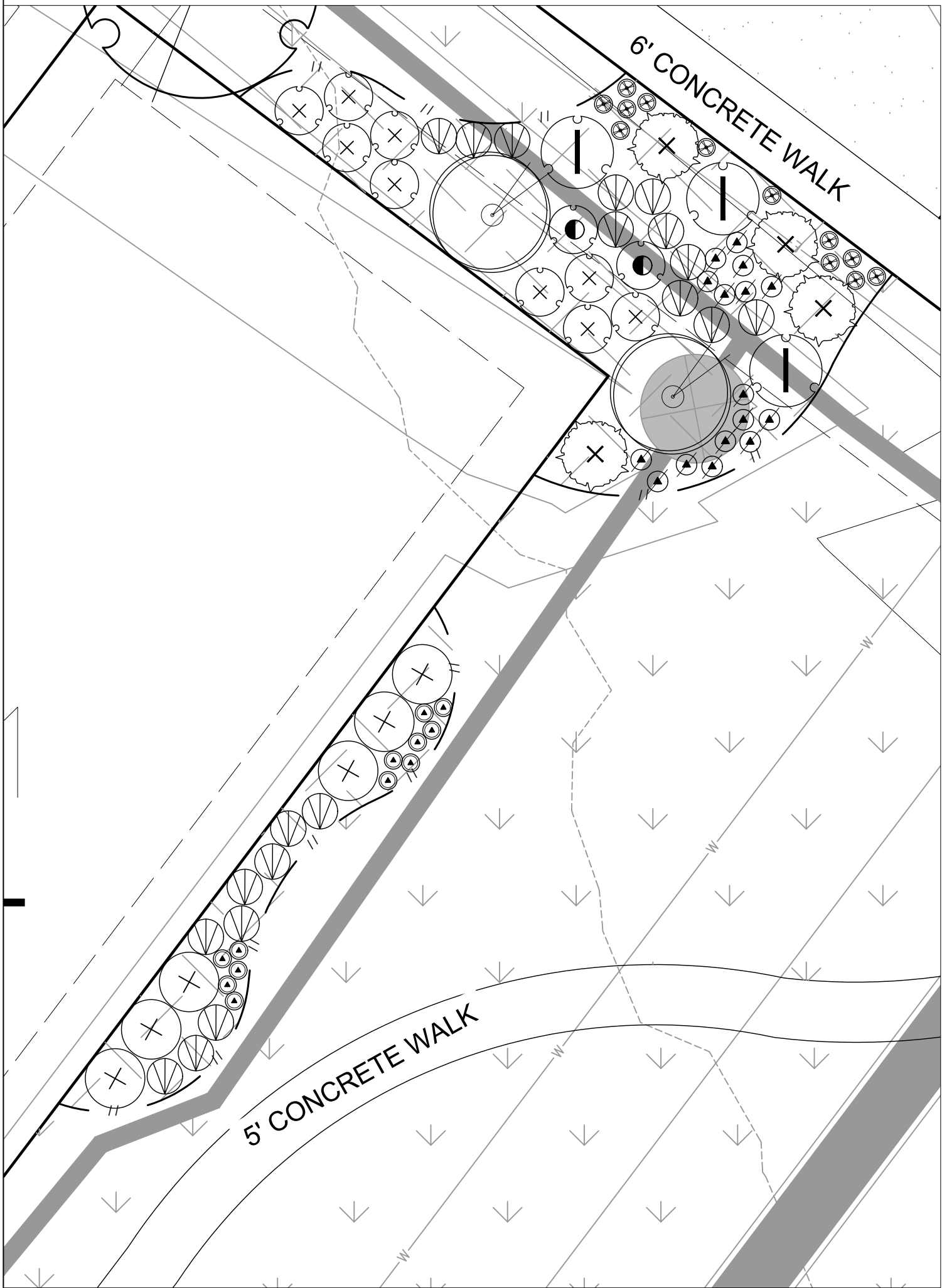
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SCALE 1" = 10'-0"



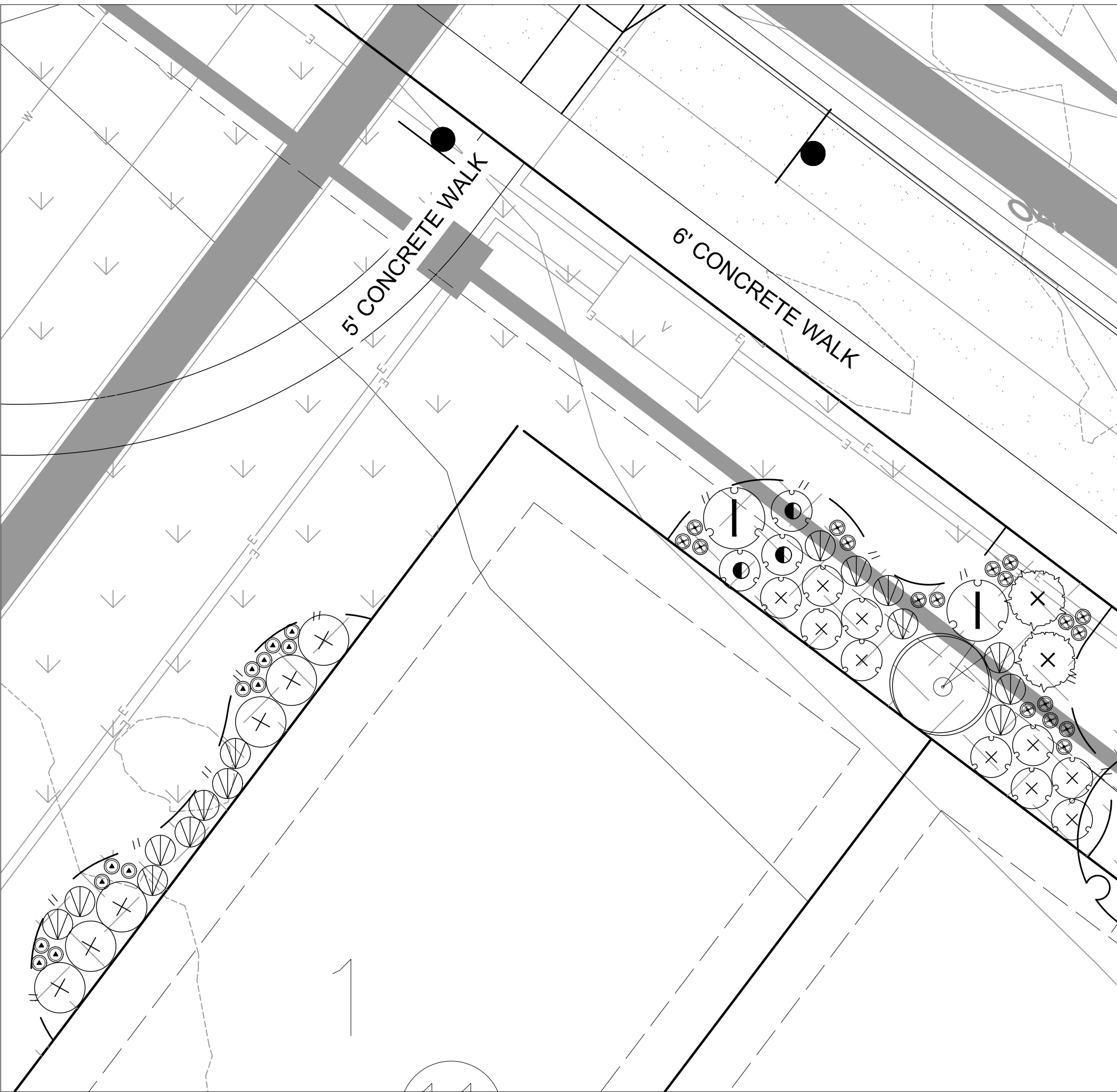
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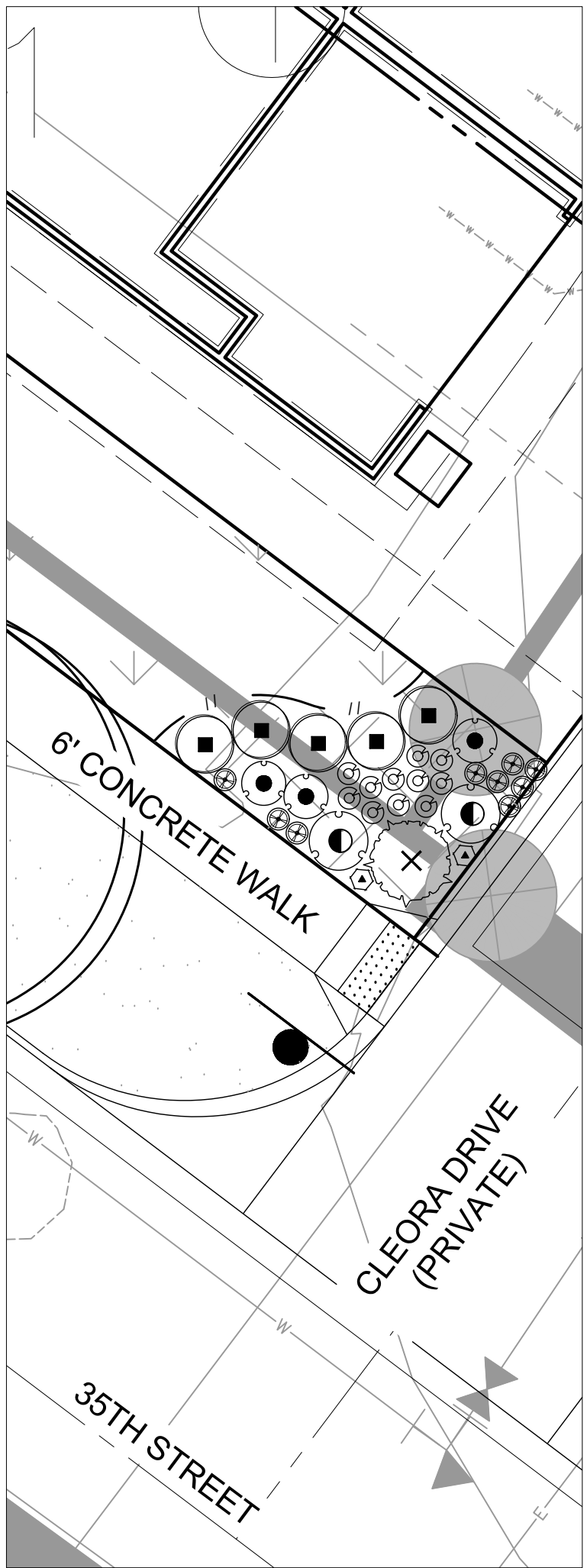
PLANTING ENLARGEMENT - W

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - X

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - Y

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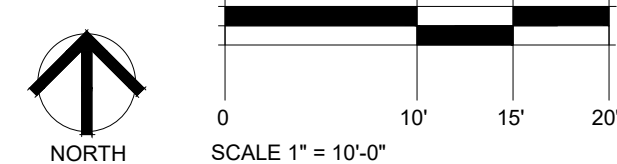
Materials Legend:

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	PROPERTY BOUNDARY		MONUMENT SIGN *
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PREPARED FOR

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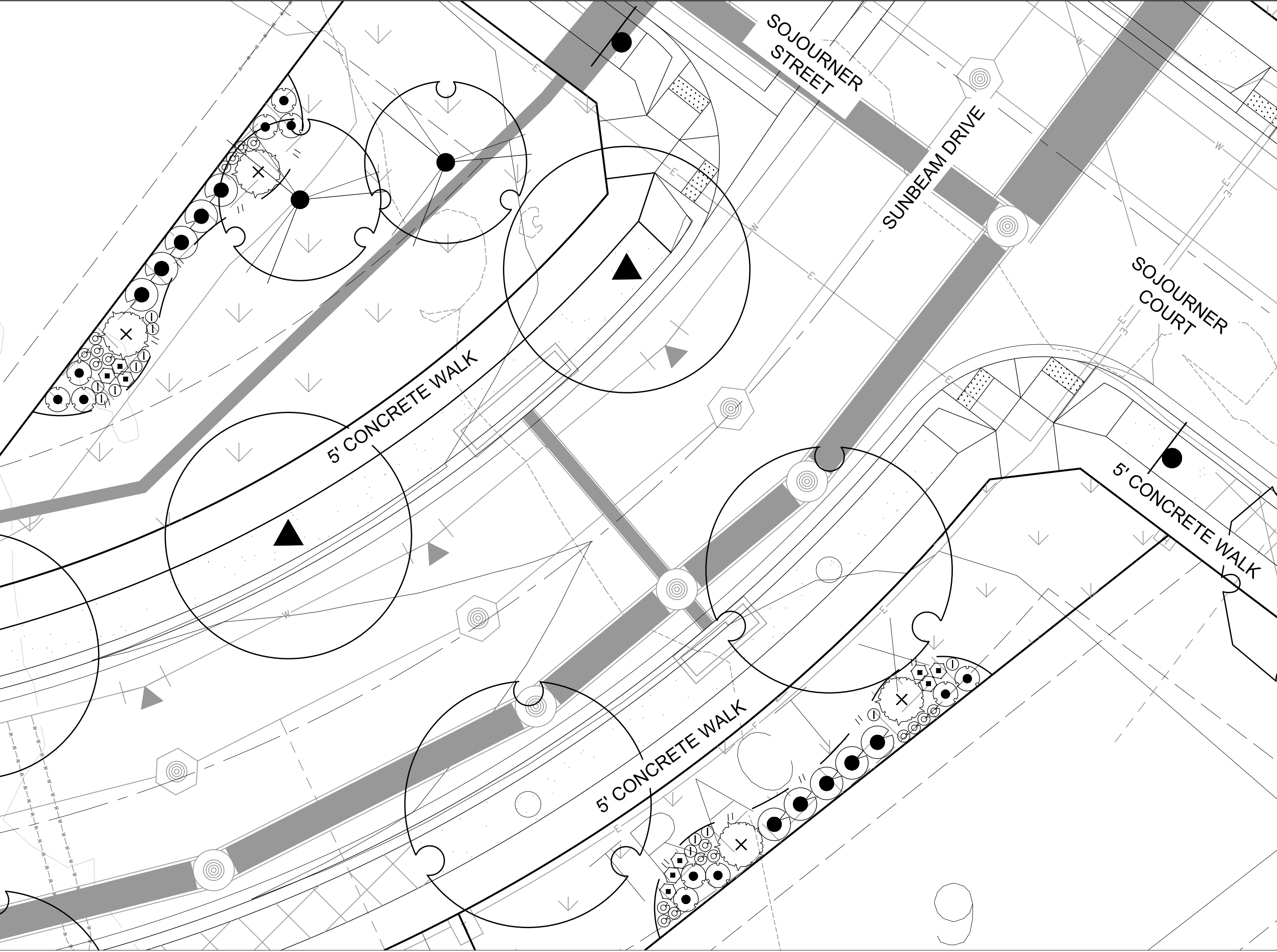
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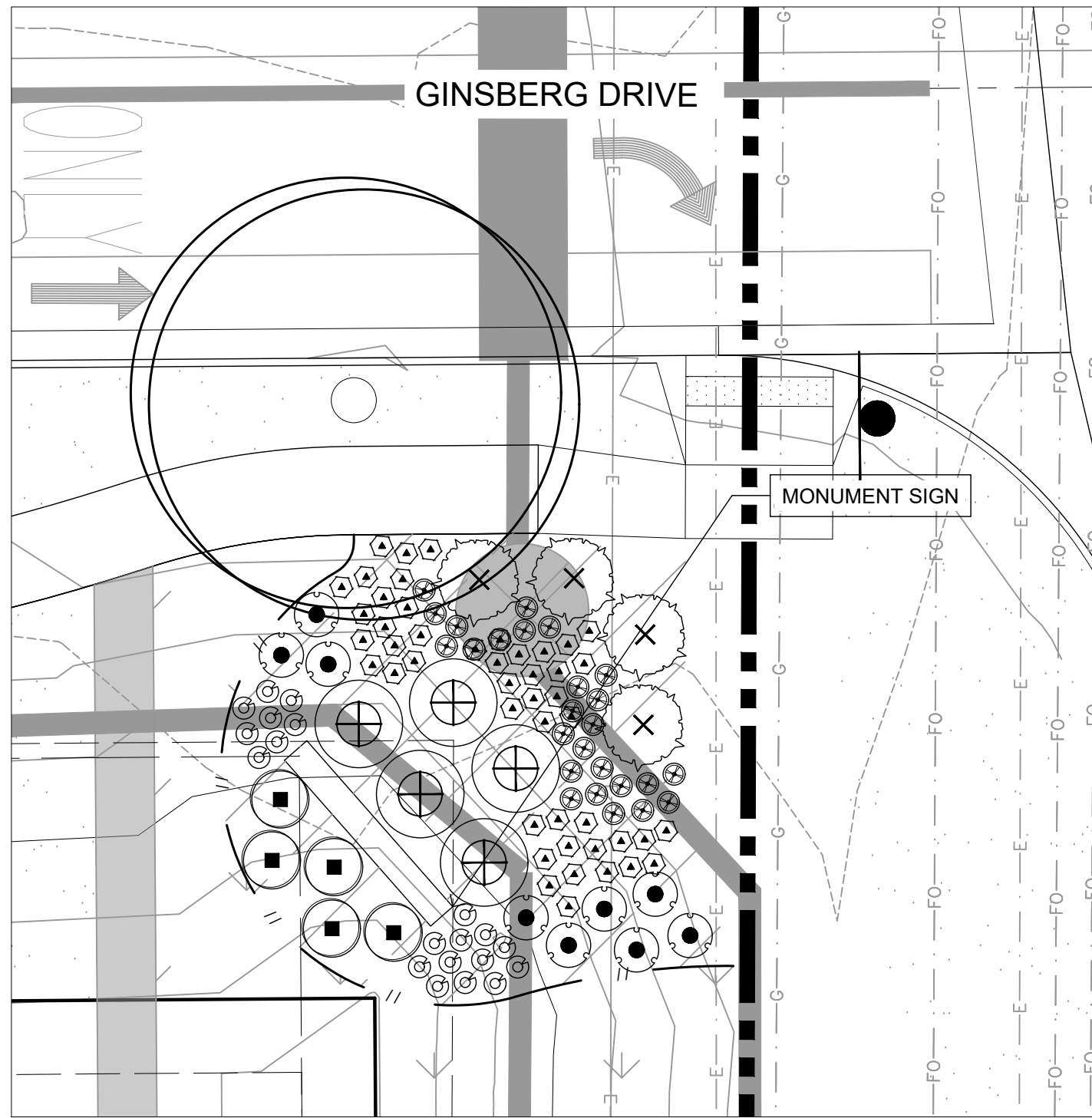
PLANTING ENLARGEMENTS

Sheet Number: **LS 14**



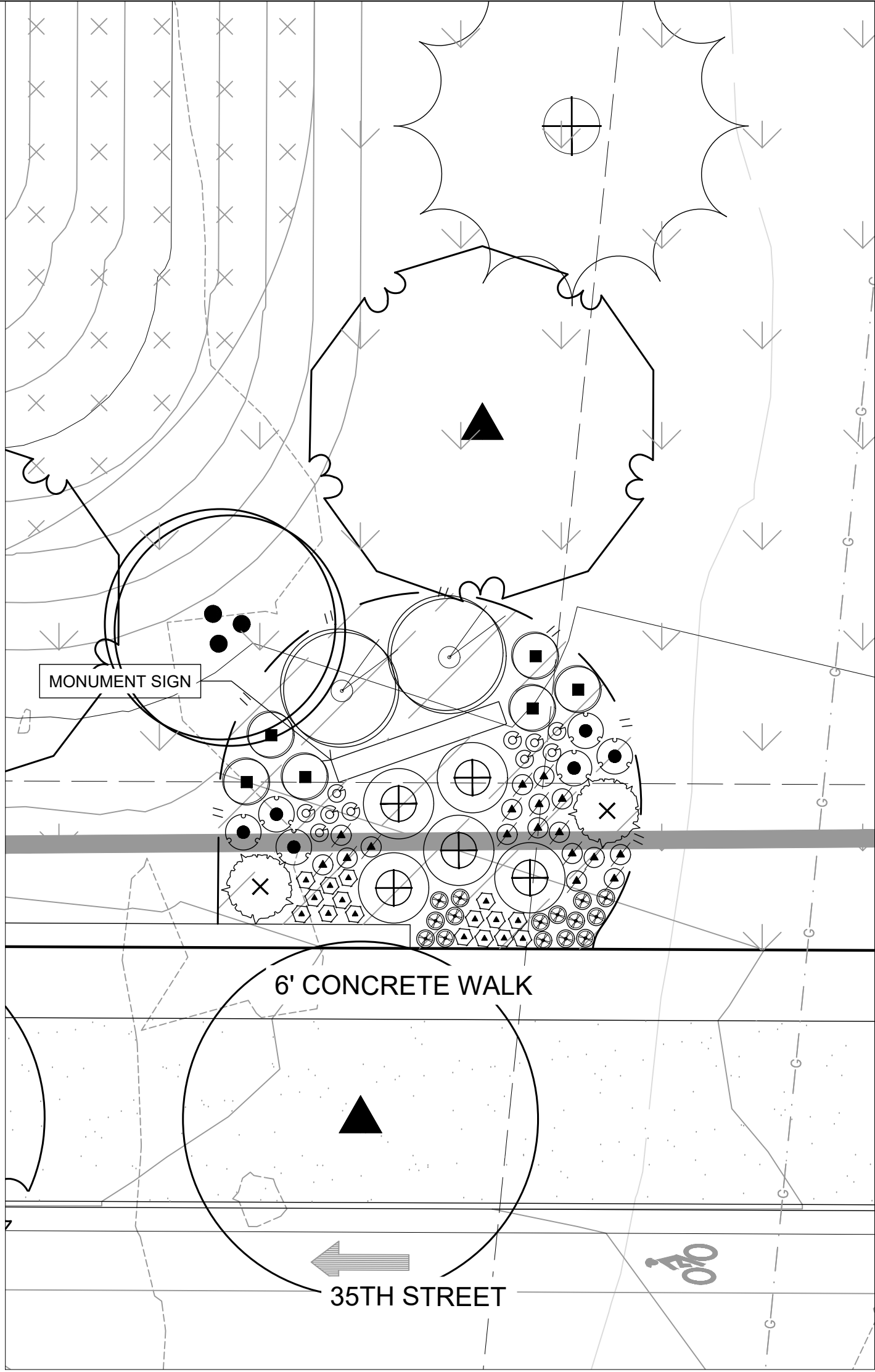
PLANTING ENLARGEMENT - Z

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - BB

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - AA

SCALE 1" = 10'-0"

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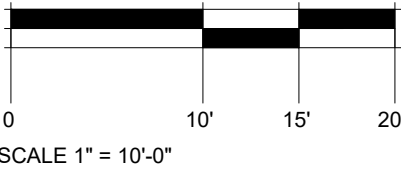
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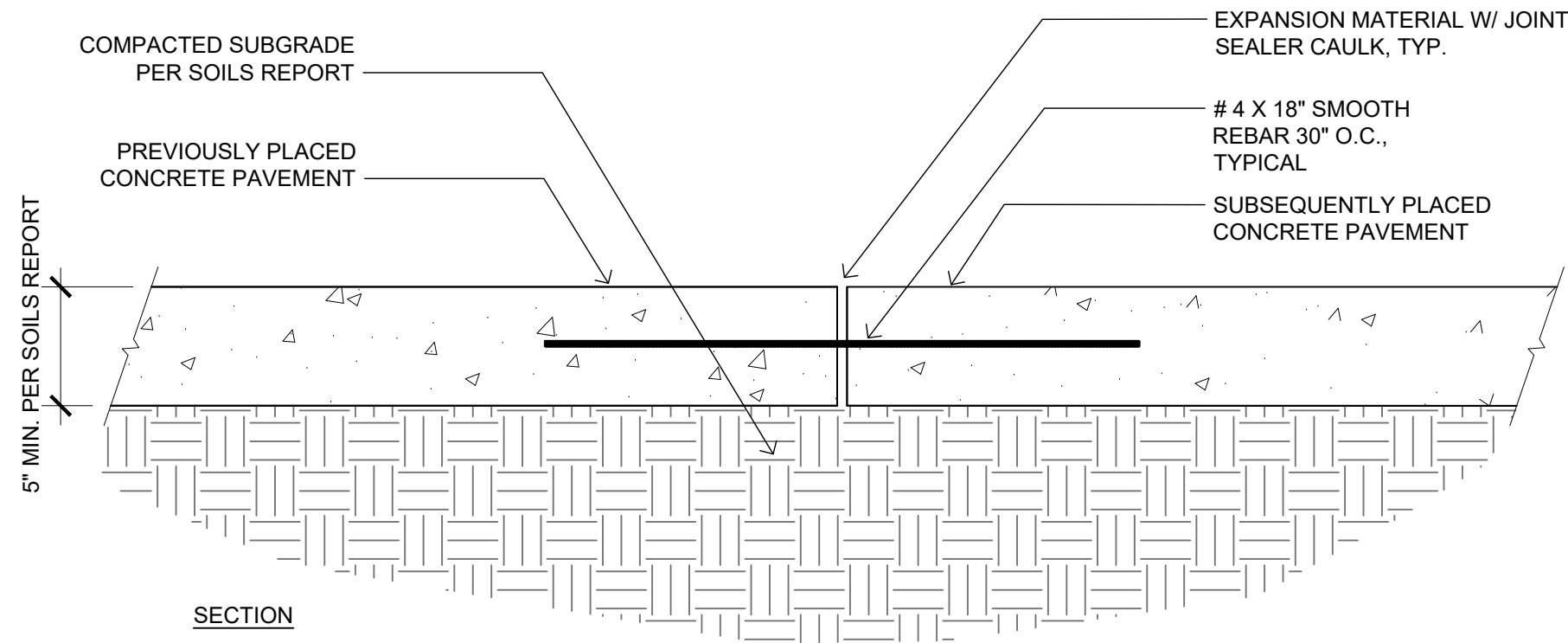
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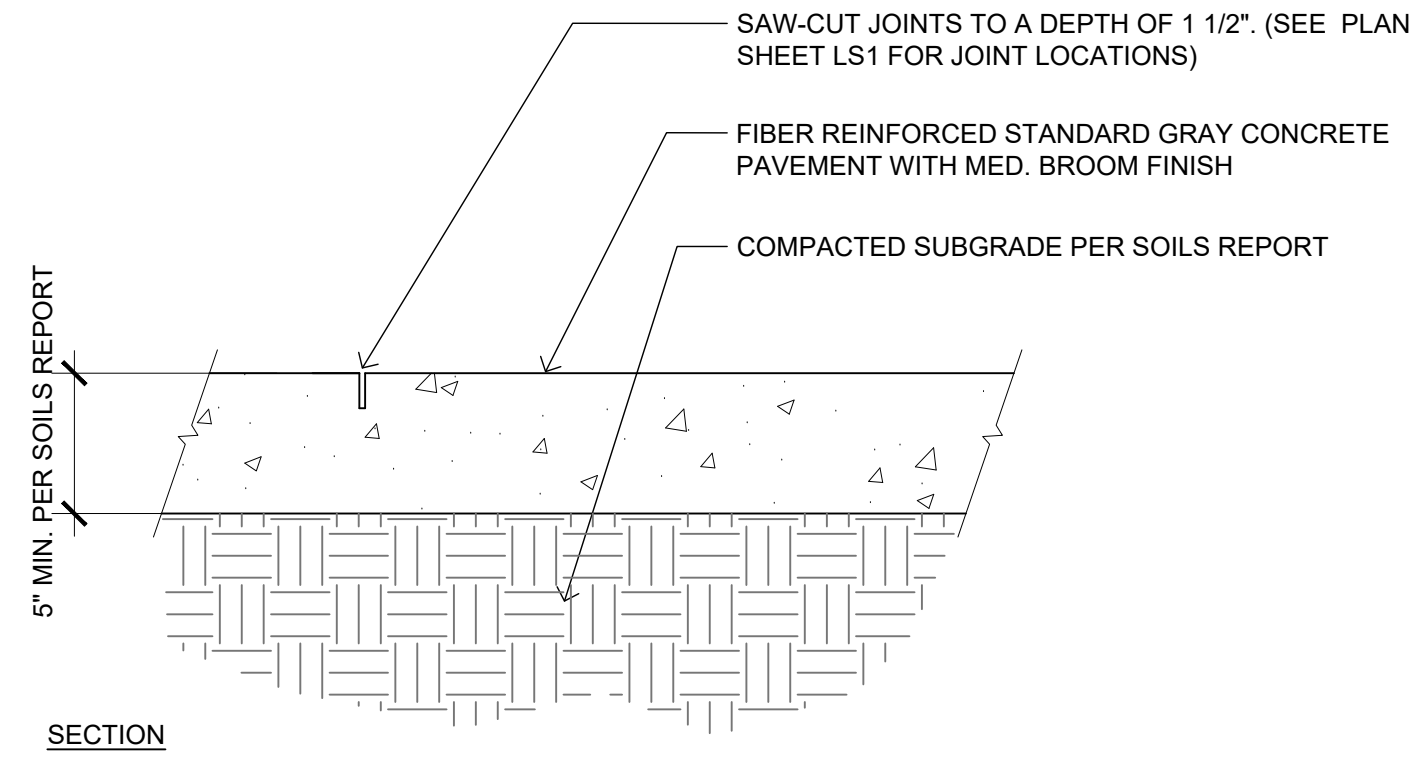
November 15, 2023

PLANTING ENLARGEMENTS

Sheet Number: **LS 15**

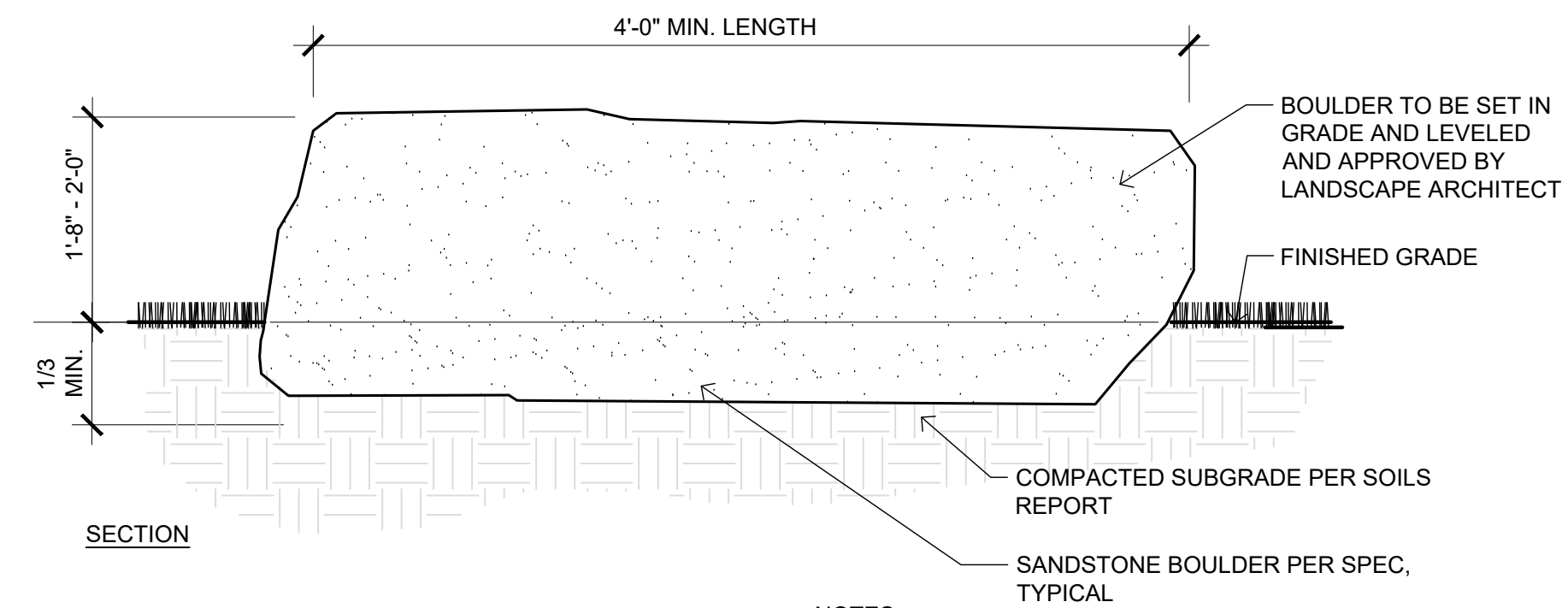


A TYPICAL CONCRETE COLD JOINT

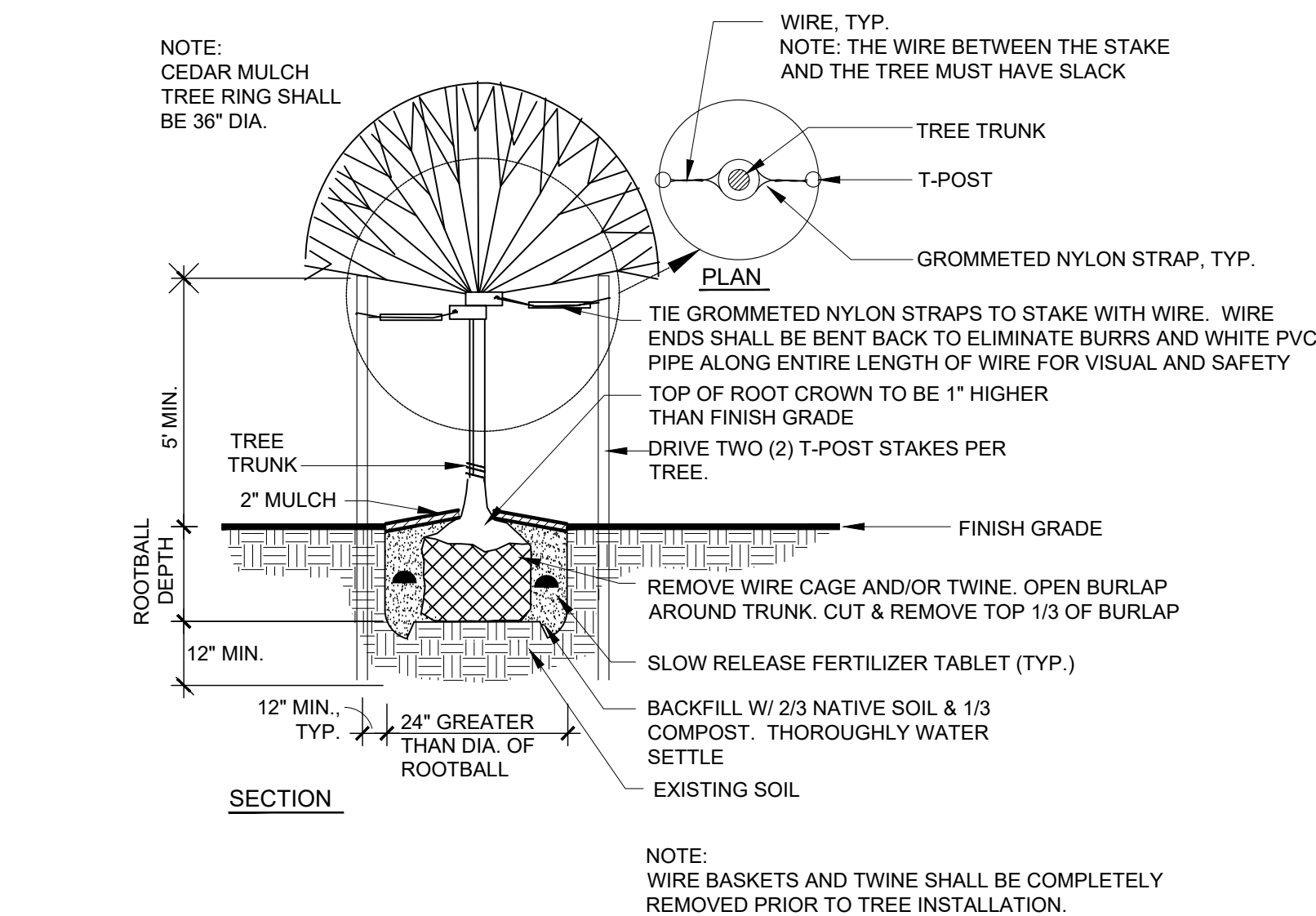


B TYPICAL CONCRETE SAW CUT

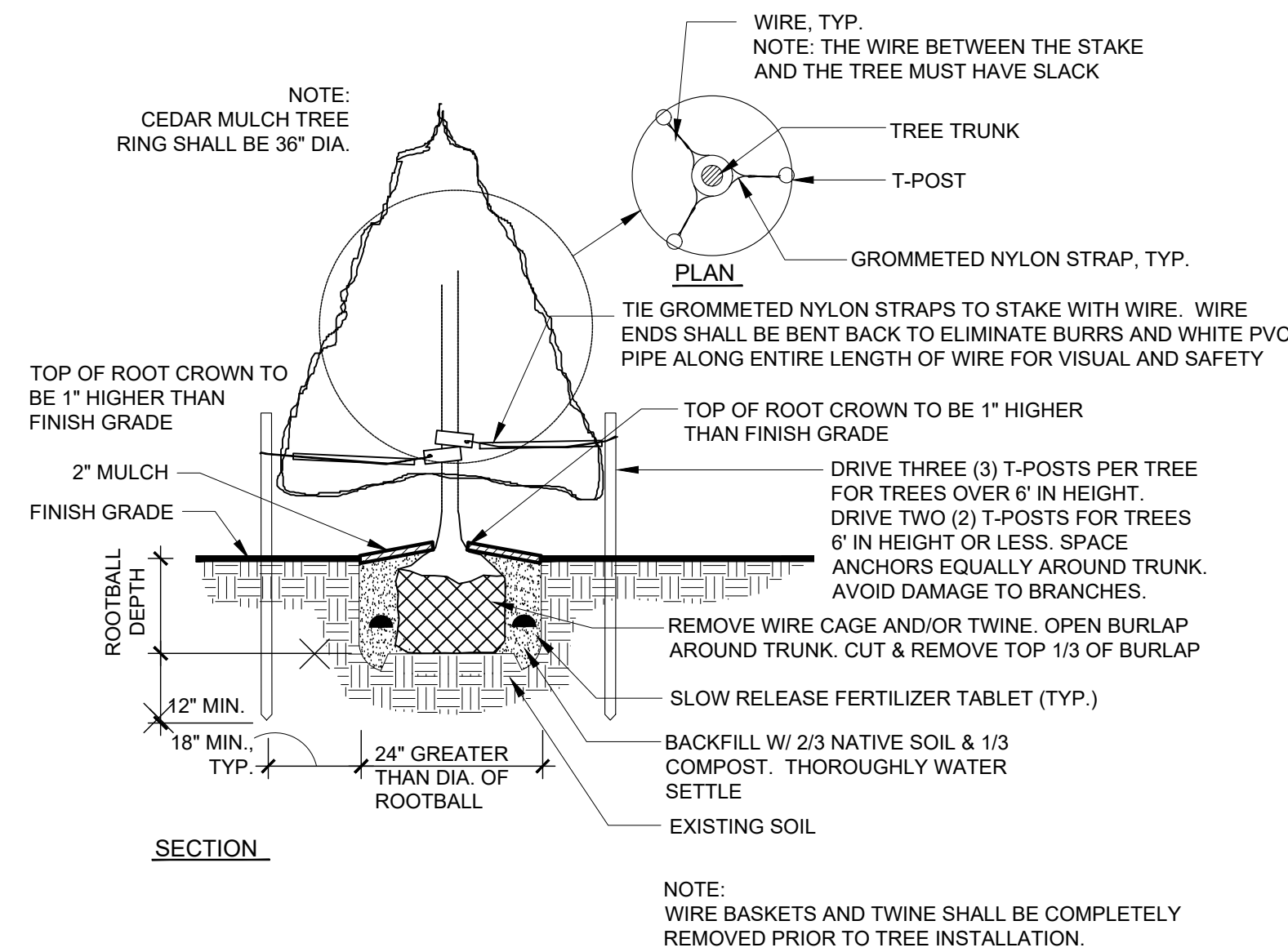
- NOTES
1. APPLY MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF WALKS.
 2. PROVIDE 1/4" RADIUS EDGE AT OUTSIDE EDGES
 3. APPLY BROOM FINISH SO THAT NO TROWEL LINES REMAIN AT OUTSIDE EDGES
 4. MATERIAL IS STANDARD GRAY CONCRETE PER SITE PLAN
 5. CONCRETE PAVEMENT SHALL SLOPE TO DRAIN(S) UNLESS OTHERWISE NOTED. PROVIDE 2% CROSS SLOPE IN DIRECTION OF DRAINAGE, UNLESS OTHERWISE NOTED, TYP.



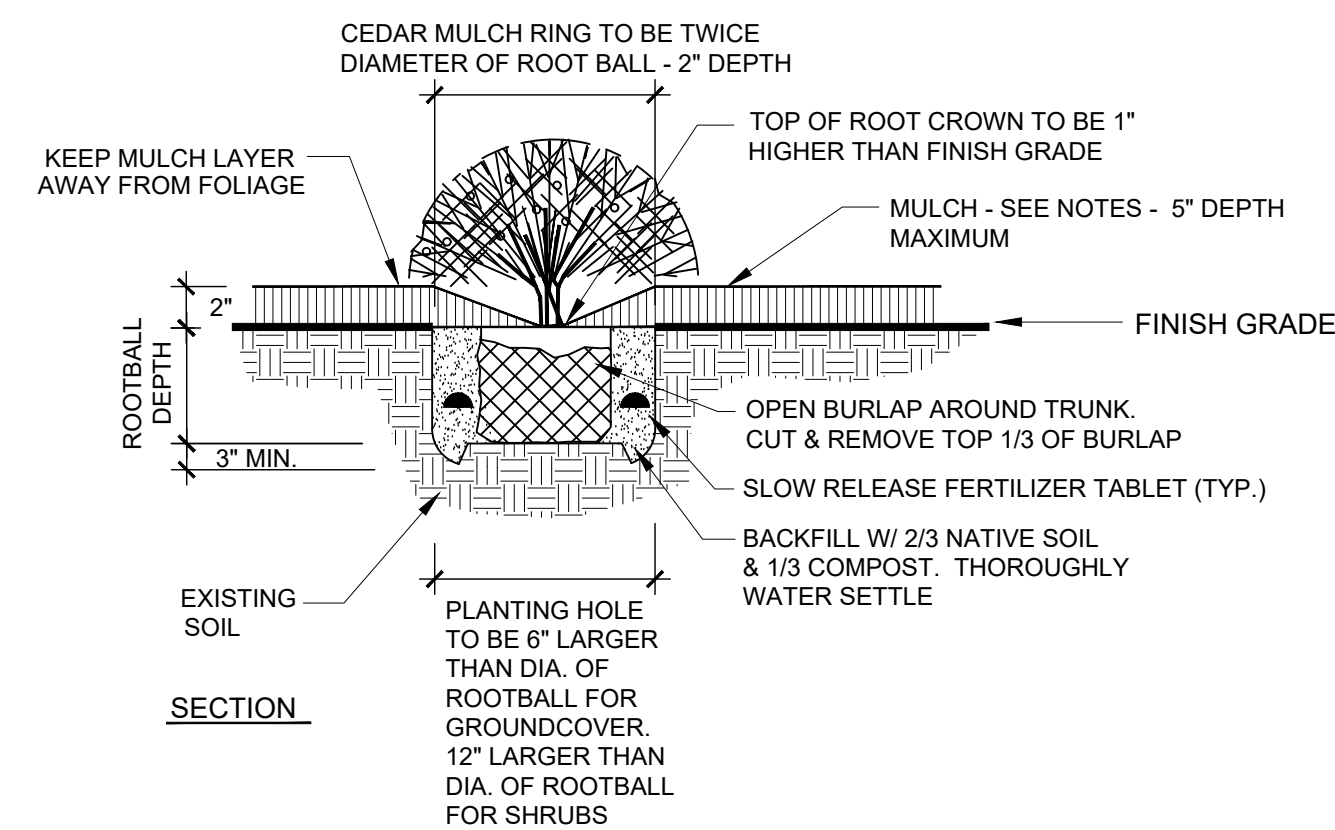
C SANDSTONE BOULDER



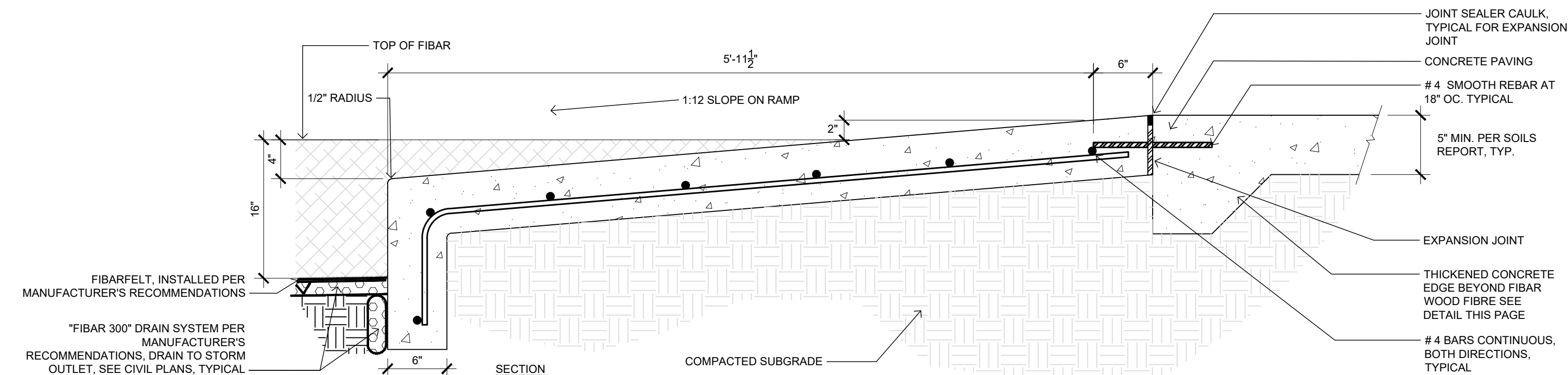
D DECIDUOUS TREE PLANTING DETAIL



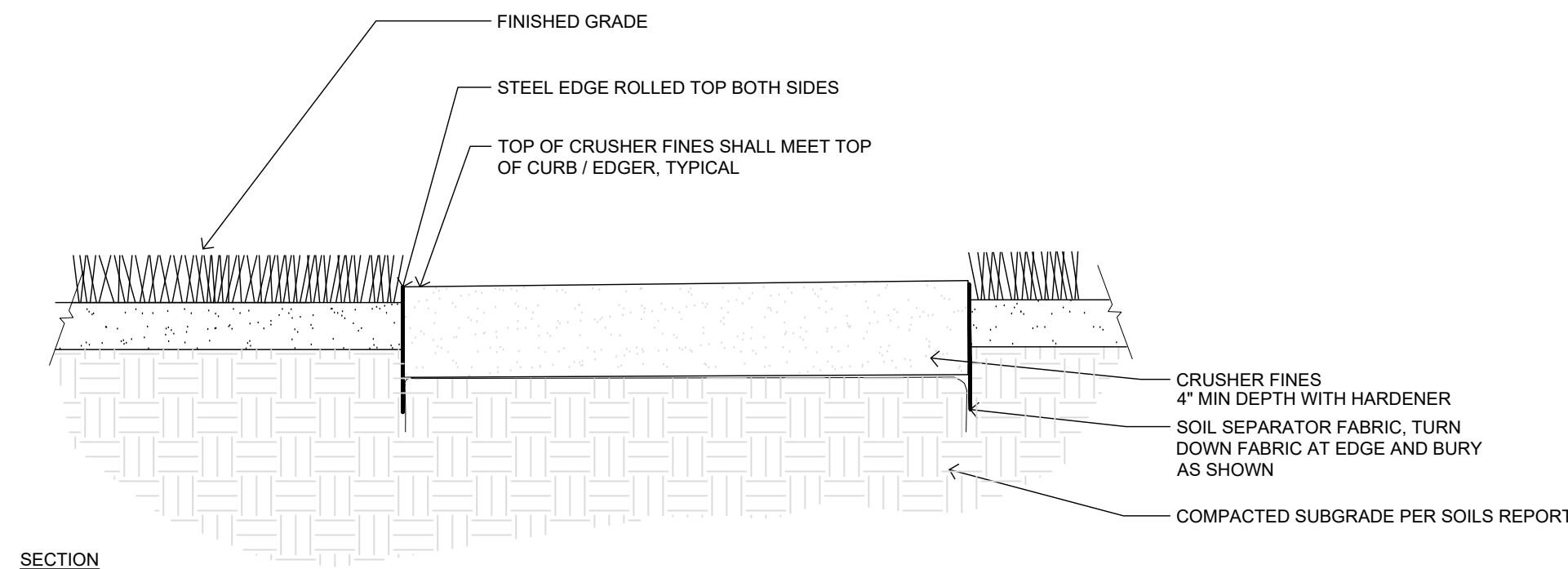
E CONIFER TREE PLANTING DETAIL



F GROUND COVER & SHRUB PLANTING DETAIL



G TYPICAL CONCRETE PLAYGROUND RAMP



H SOFT SURFACE TRAIL

LEE FARM
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SHEET TITLE

LANDSCAPE DETAILS

SHEET INFORMATION

Sheet Number: LS 16



FENCING LEGEND

———— VINYL SIDE/REAR YARD PRIVACY FENCE
(NOT ADJACENT TO OPEN SPACE)

- - - - - VINYL SPLIT RAIL FENCE

✕ FENCE COLUMN

FENCING NOTES

1. SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS, UTILITY LINES, LOT AREAS, DIMENSIONS, AND DESIGN OF STREETS AND WALKS.

2. ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. THESE DRAWINGS ARE INTENDED TO CONVEY ONLY DESIGN CONCEPTS. THERE IS NO INTENTION TO CONVEY EVERY ELEMENT OF THE WORK NECESSARY TO THE SUCCESSFUL COMPLETION OF THE PROJECT. THE LANDSCAPE ARCHITECT/OWNER AND CONTRACTOR MUST INTERPRET ELEMENTS OF THE DESIGN TO ADJUST TO SITE CONDITIONS.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.

5. FENCE, SIGNAGE AND WALL MATERIAL LOCATIONS SHALL BE COORDINATED WITH UTILITY INFRASTRUCTURE AS REQUIRED TO AVOID CONFLICTS.

6. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS.
- PRIOR TO ANY EXCAVATION OR FENCING INSTALLATION.

FENCING IS NOT ALLOWED WITHIN UTILITY EASEMENTS.

ALL FENCING HARDWARE TO BE APPROVED BY THE METROPOLITAN DISTRICT OR HOA ARCHITECTURAL REVIEW COMMITTEE PRIOR TO INSTALLATION.

COLUMNS WILL BE APPROXIMATELY 24" SQUARE WITH A STONE CAP UNLESS OTHERWISE APPROVED BY THE METROPOLITAN DISTRICT OR HOA. THE METROPOLITAN DISTRICT OR HOA ARCHITECTURAL CONTROL COMMITTEE SHALL SPECIFY THE COLOR, BRAND, AND SIZE OF THE STONE USED TO BUILD SUCH COLUMNS.

SIDE YARD FENCES NEED TO BE AT OR BEHIND THE FRONT YARD SETBACK LINE OR BE IN LINE WITH THE FRONT FACE OF THE HOUSE.

SIDE YARD FENCES SHALL BE A MAXIMUM OF SIX FEET HIGH FROM THE BOTTOM OF THE VERTICAL SLATS TO THE TOP OF THE VERTICAL SLATS, NOT INCLUDING ANY TRIM BOARD ON TOP.

ALL FENCES AND FENCE COLUMNS LOCATED BETWEEN A LOT AND
- COMMON SPACE SHALL BE SET BACK A MINIMUM OF 15' FROM THE ROW, OR AS SPECIFIED BY THE CITY OF LOVELAND.

HOMEOWNERS WILL BE REQUIRED TO INSTALL PHYSICAL OR ELECTRONIC FENCING IF THEY HAVE ANY OUTDOOR PETS THAT ARE KEPT UNATTENDED OUTSIDE FOR ANY PERIOD OF TIME.

ALL FENCING ADJACENT TO GREENBELT / COMMON OPEN SPACE WILL BE INSTALLED BY BUILDER. ALL OTHER FENCING MAY BE INSTALLED BY HOMEOWNER.

FENCING COLOR TO BE PER THE COVENANTS OF THE HOA OR METROPOLITAN DISTRICT.

CHAIN LINK FENCING SHALL NOT BE PERMITTED.

THE FENCES' TOPS SHALL BE SQUARE EDGED AND WILL RUN WITH THE SLOPE. THE HEIGHT OF THE FENCE SHALL BE SLOPED DOWN, AS APPROVED BY THE METROPOLITAN DISTRICT OR HOA ARCHITECTURAL REVIEW COMMITTEE.

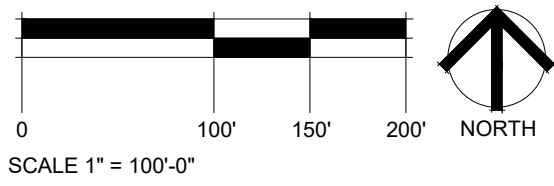
ALL FENCES SHALL BE APPROVED BY THE METROPOLITAN DISTRICT OR
- HOA ARCHITECTURAL REVIEW COMMITTEE AND THE CITY OF LOVELAND PRIOR TO INSTALLATION. FENCE DESIGN SHALL BE SHOWN ON A SITE PLAN FOR THE CUT WHICH ALSO ILLUSTRATES ALL PROPOSED OR CURRENT IMPROVEMENTS.

WIRE MESH IS OPTIONAL FOR ALL OPEN RAIL FENCING.

ALL REAR/SIDE YARD FENCES THAT ARE ADJACENT TO COMMON AREAS SHALL BE 4'.

SIDE YARD FENCING AND REAR LOT FENCING FOR LOTS ADJACENT TO ANOTHER LOT ARE OPTIONAL. PRIVACY FENCING IS PERMITTED IN THESE LOCATIONS.

ALL FENCING SHALL MEET THE REQUIREMENTS OF THE LFRA WUI FENCING STANDARDS.



TB GROUP
landscape architecture|planning|illustration

444 Mountain Ave. | Tel. 970.532.5891
Boulder, CO 80513 | web TBGroup.us

SEAL

MICHAEL J. WALKER
152
01/01/2003
07/29/25
STATE OF COLORADO
LANDSCAPE ARCHITECT

PROJECT TITLE

**LEE FARM
FIRST
SUBDIVISION**

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON
d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.16.25
FINAL PLAN	07.29.25

DATE

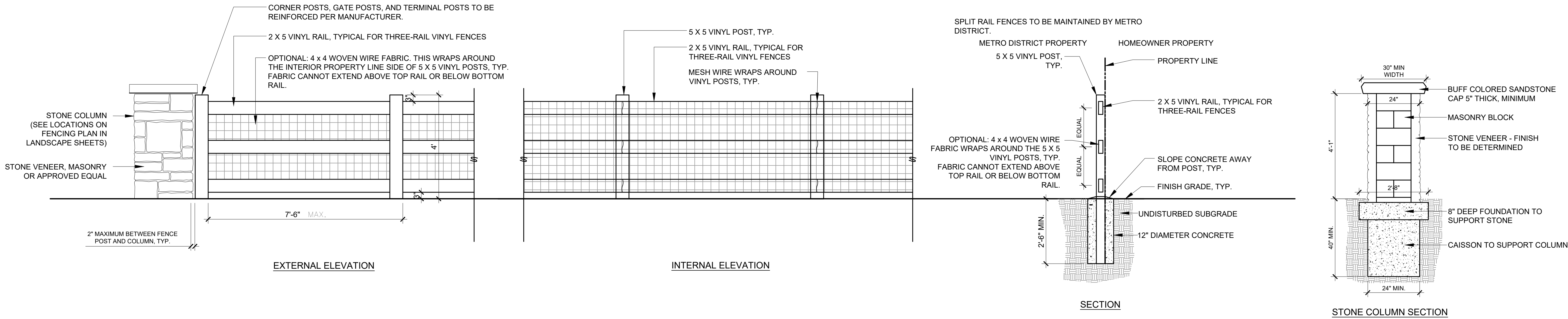
November 15, 2023

SHEET TITLE

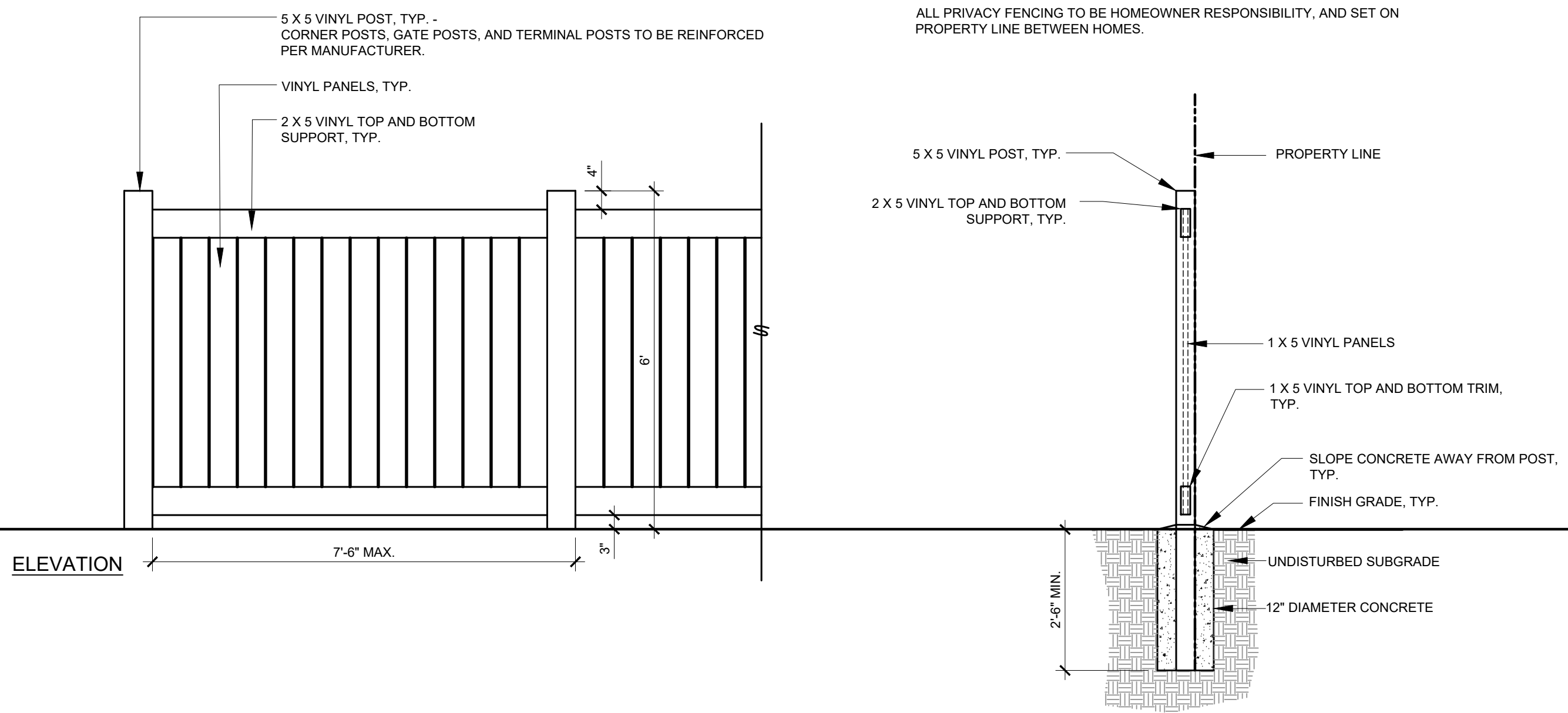
OVERALL FENCING PLAN

SHEET INFORMATION

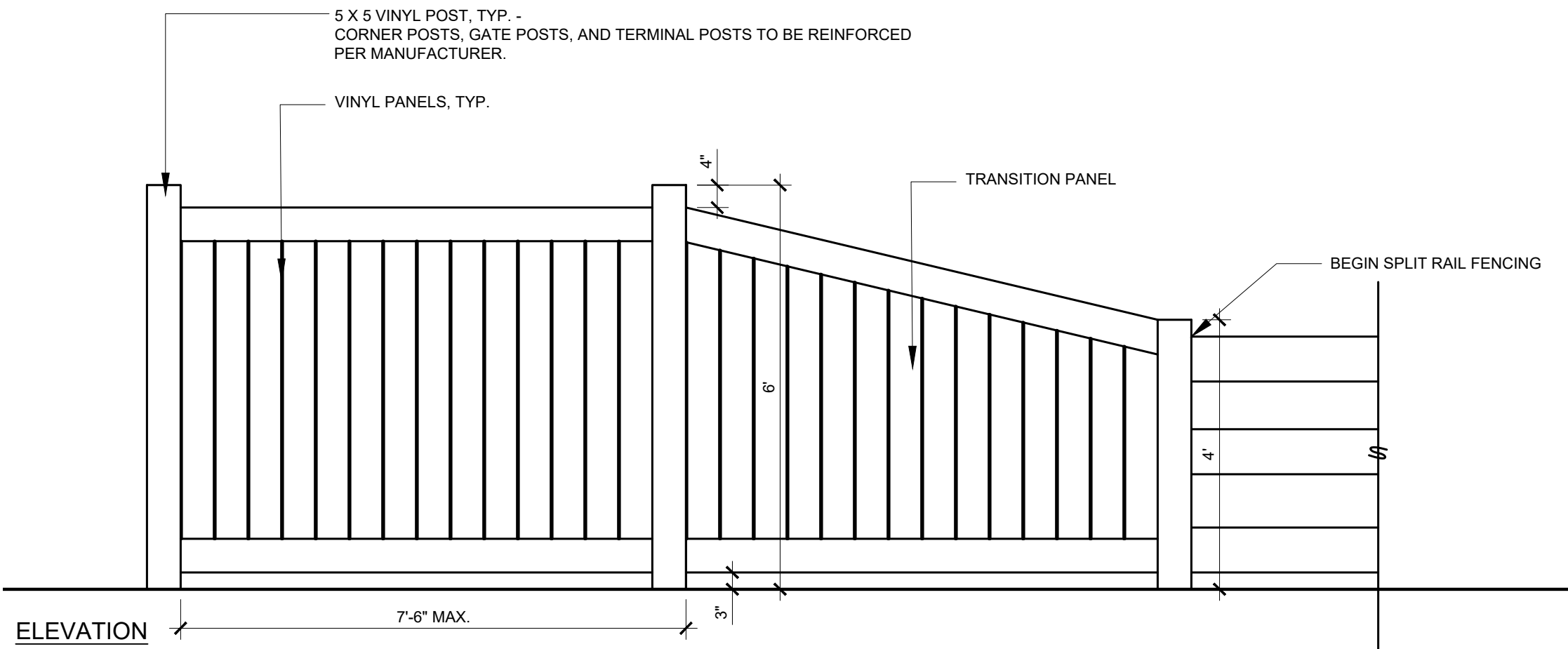
Sheet Number: **LS 17**



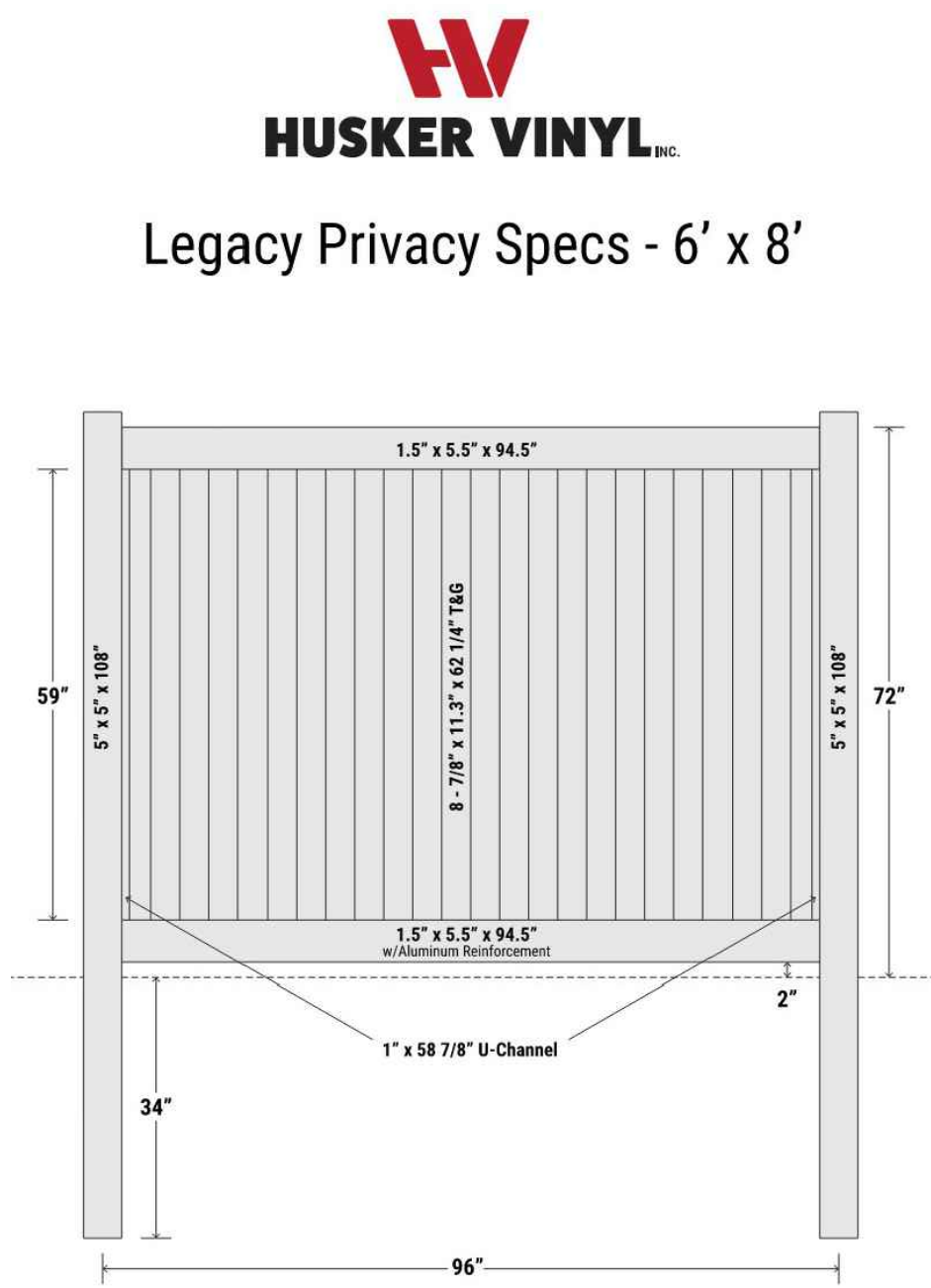
A VINYL 3-RAIL FENCE
SCALE $\frac{1}{2}" = 1'-0"$



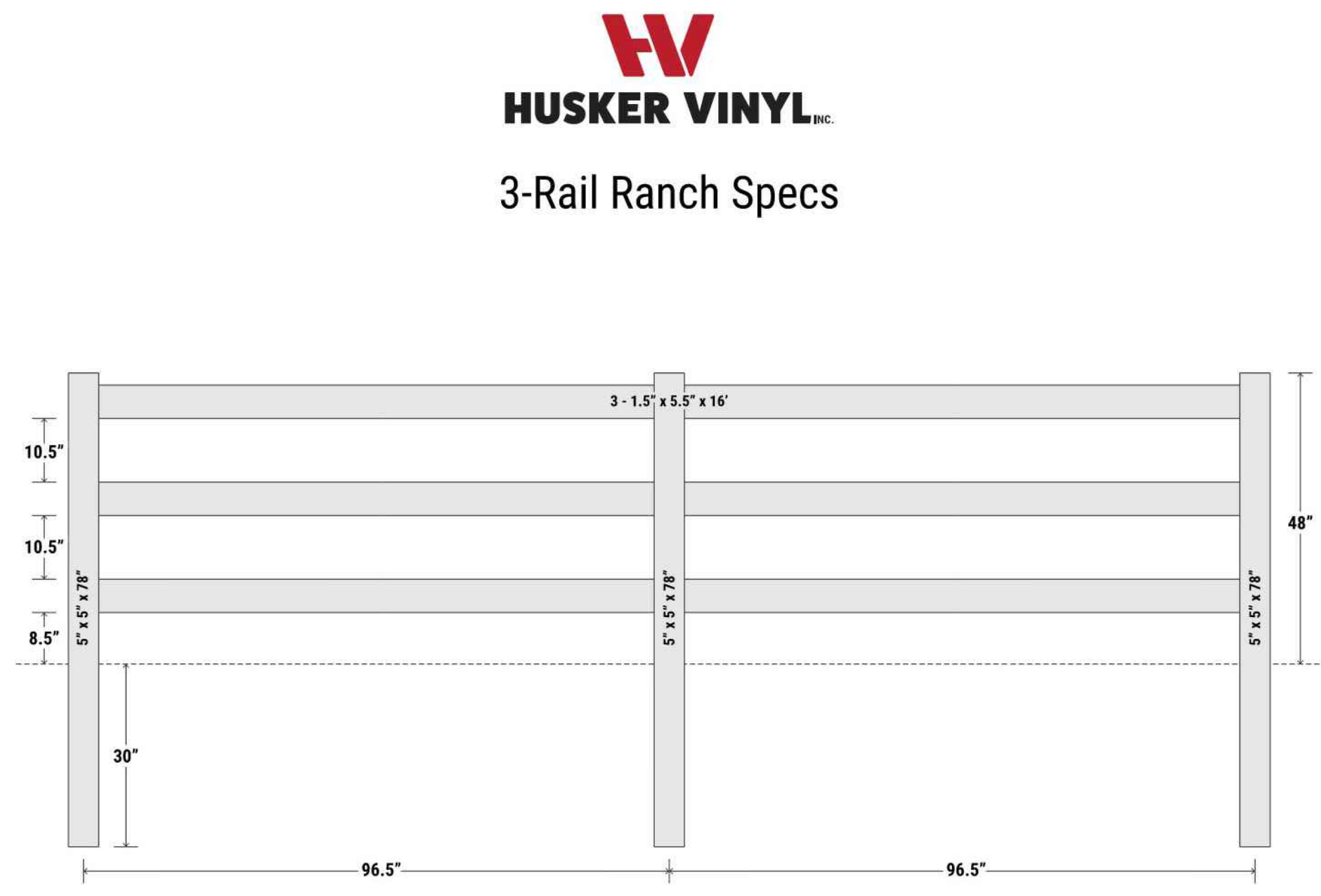
B VINYL 6' PRIVACY FENCE
SCALE $\frac{1}{2}" = 1'-0"$



E VINYL 6' PRIVACY FENCE W/ TRANSITION PANEL TO SPLIT RAIL
SCALE $\frac{1}{2}" = 1'-0"$

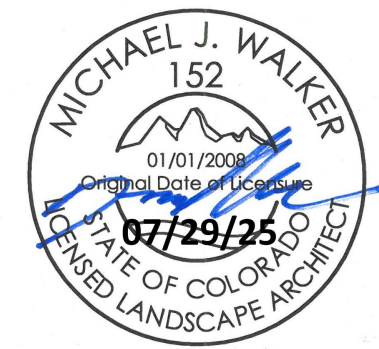


C VINYL 6' PRIVACY FENCE EXAMPLE
HUSKER VINYL BRAND OR APPROVED EQUAL



D VINYL 3-RAIL FENCE EXAMPLE
HUSKER VINYL BRAND OR APPROVED EQUAL

NOTE:
ALL FENCING SHALL MEET THE REQUIREMENTS OF THE LFRA WUI FENCING STANDARDS. IN ANY CIRCUMSTANCE WHERE FENCING DETAILS DO NOT MATCH THE LFRA WUI REQUIREMENTS, THE LFRA WUI REQUIREMENTS SHALL BE THE REQUIRED STANDARD.



LEE FARM
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LOVELAND, CO

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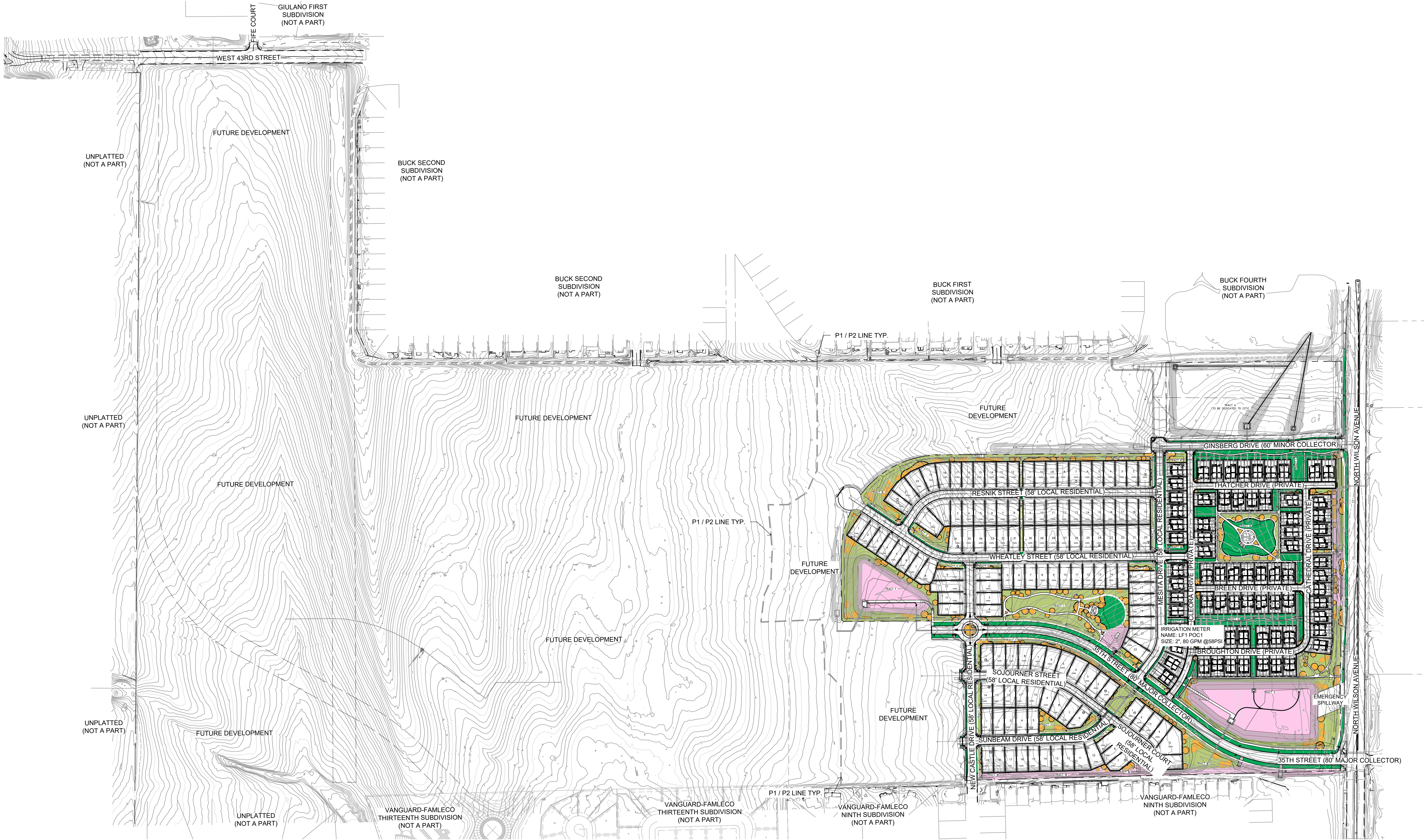
9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

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November 15, 2023

FENCING DETAIL

Sheet Number: LS 18



HYDROZONE PLAN TABLE						
Hydrozone Category	Area (sq-ft)	Water Use (gal/sf)	Water Budget (Gallons)	Area (acre)	Water Use (AF/acre)	AF Required
High	219,736	20.00	4,394,720	5.04	3.00	15.13
Moderate	118,485	12.00	1,421,820	2.72	1.80	4.90
Low	289,130	3.60	1,040,868	6.64	0.60	3.98
Very Low	226,598	0.00	0	5.20	0.00	0.00
Total	853,949		6,857,408	19.60		24.01

MATERIALS LEGEND

SYMBOL	DESCRIPTION
05 HYDROZONE LEGEND	
	HIGH WATER USE
	MODERATE WATER USE
	LOW WATER USE (NON-IRRIGATED NATIVE GRASS)
	VERY LOW WATER USE (DETENTION/WETLAND/SWALE AREAS)

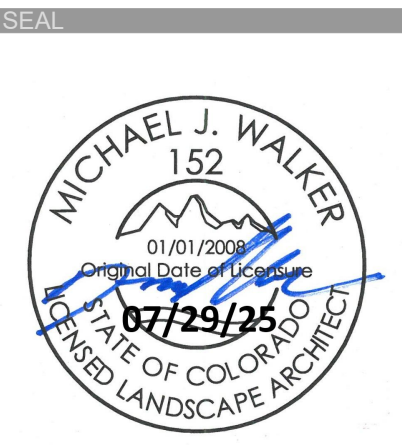
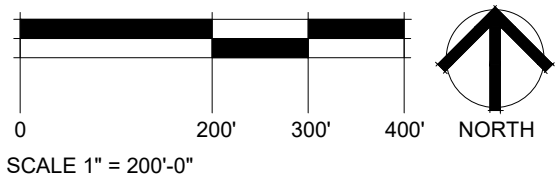
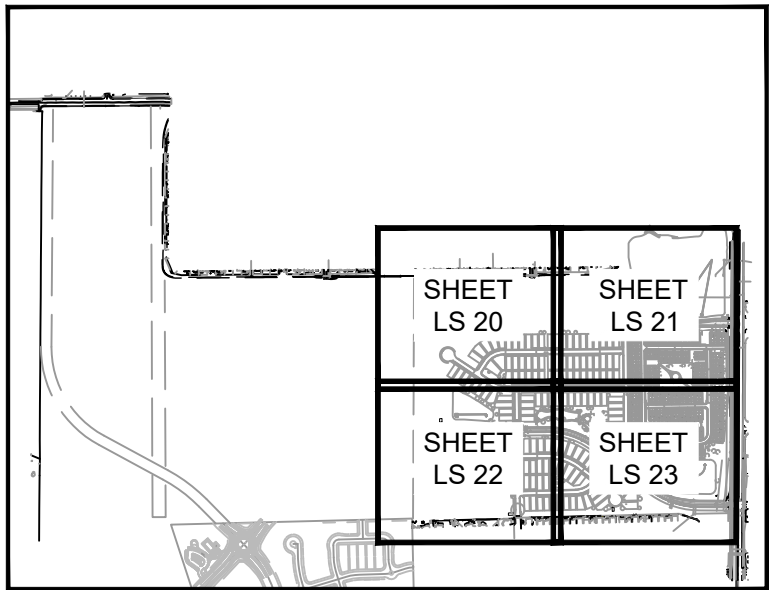
LEGEND

	PROPERTY BOUNDARY
	EASEMENT

HYDROZONE NOTES

- SOIL AMENDMENTS (PER THE PARTICULAR HYDROZONE PLAN AND NATIVE SOILS) ARE REQUIRED TO BE INSTALLED, UNLESS WAIVED. A SIGNED AND NOTARIZED SOIL AMENDMENT AFFIDAVIT MUST BE SUBMITTED PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER.
- A HYDROZONE AGREEMENT MUST BE EXECUTED BETWEEN THE CITY AND THE APPLICANT PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER. THIS AGREEMENT SHALL BE RECORDED WITH THE LARIMER COUNTY CLERK AND RECORDER.

SHEET KEY



PROJECT TITLE
**LEE FARM
FIRST
SUBDIVISION**

LOVELAND, CO
PREPARED FOR
OWNER:
DR-HORTON
d/b/a Melody Homes Inc.

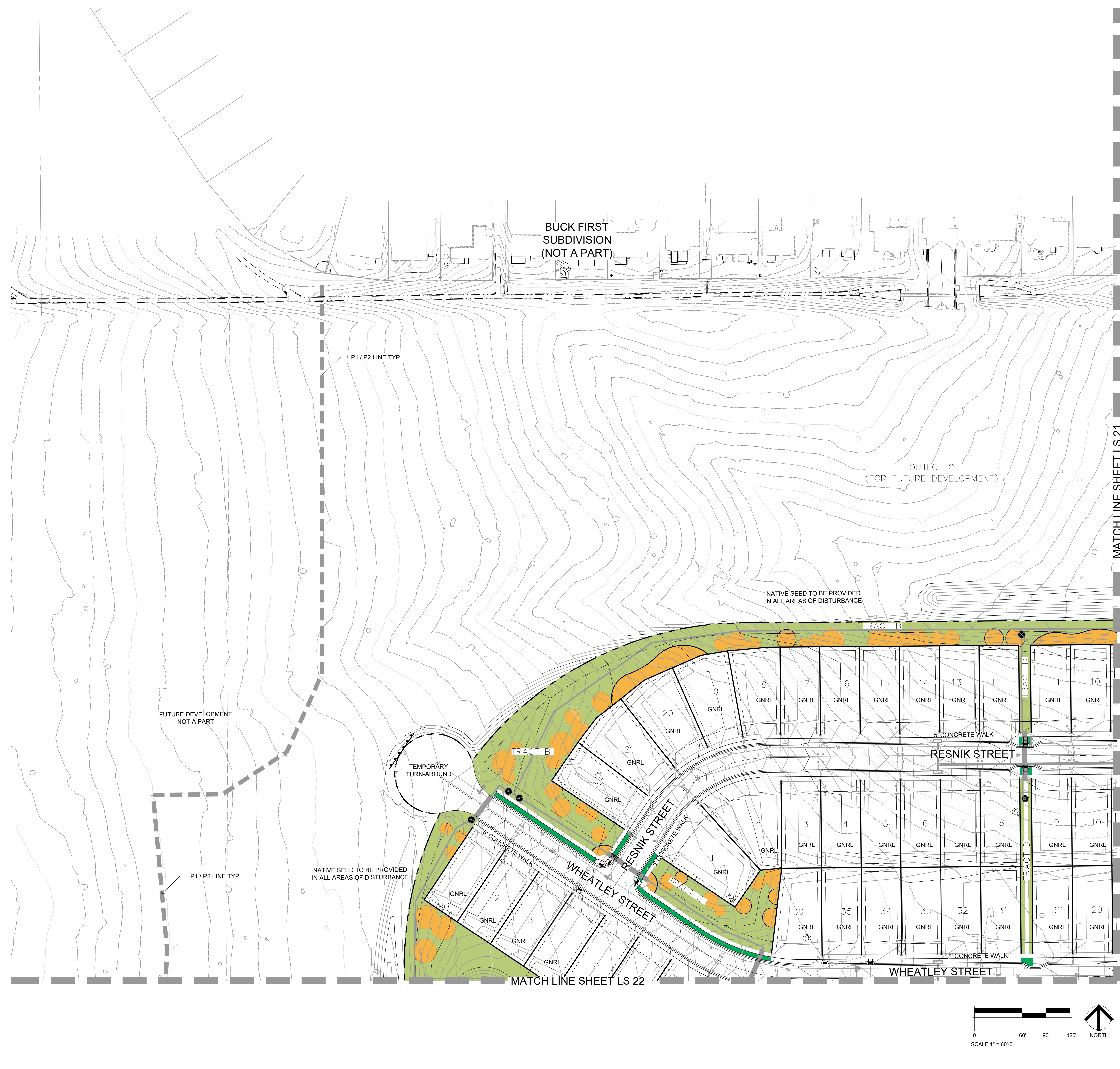
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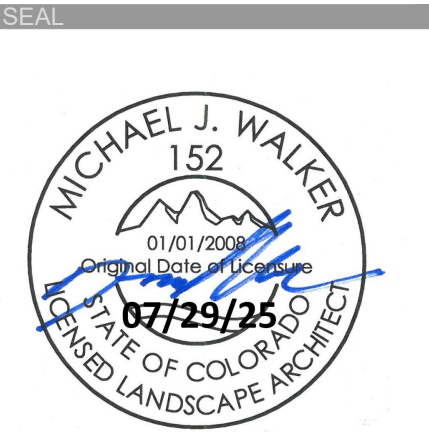
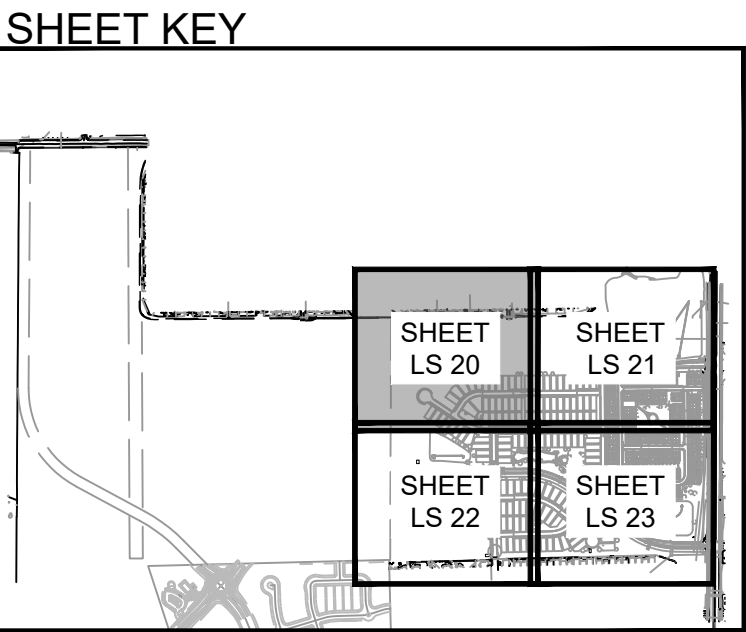
SHEET TITLE
**OVERALL HYDROZONE
PLAN**

SHEET INFORMATION
Sheet Number: **LS 19**



MATERIALS LEGEND	
SYMBOL	DESCRIPTION
05 HYDROZONE LEGEND	
[Green Box]	HIGH WATER USE
[Orange Box]	MODERATE WATER USE
[Light Green Box]	LOW WATER USE (NON-IRRIGATED NATIVE GRASS)
[Pink Box]	VERY LOW WATER USE (DETENTION/WETLAND/SWALE AREAS)

[Thick Dashed Line]	PROPERTY BOUNDARY	SUB	LOT TYPE = SUBURBAN
[Thin Dashed Line]	EASEMENT	GNRL	LOT TYPE = GENERAL
[Circle with Cross]		[Circle with Cross]	MONUMENT SIGN *
* MONUMENT SIGN TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS			



PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

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November 15, 2023

SHEET TITLE

HYDROZONE PLAN

SHEET INFORMATION

Sheet Number: **LS 20**

AL



PROJECT TITLE

EE FARM
FIRST
SUBDIVISION

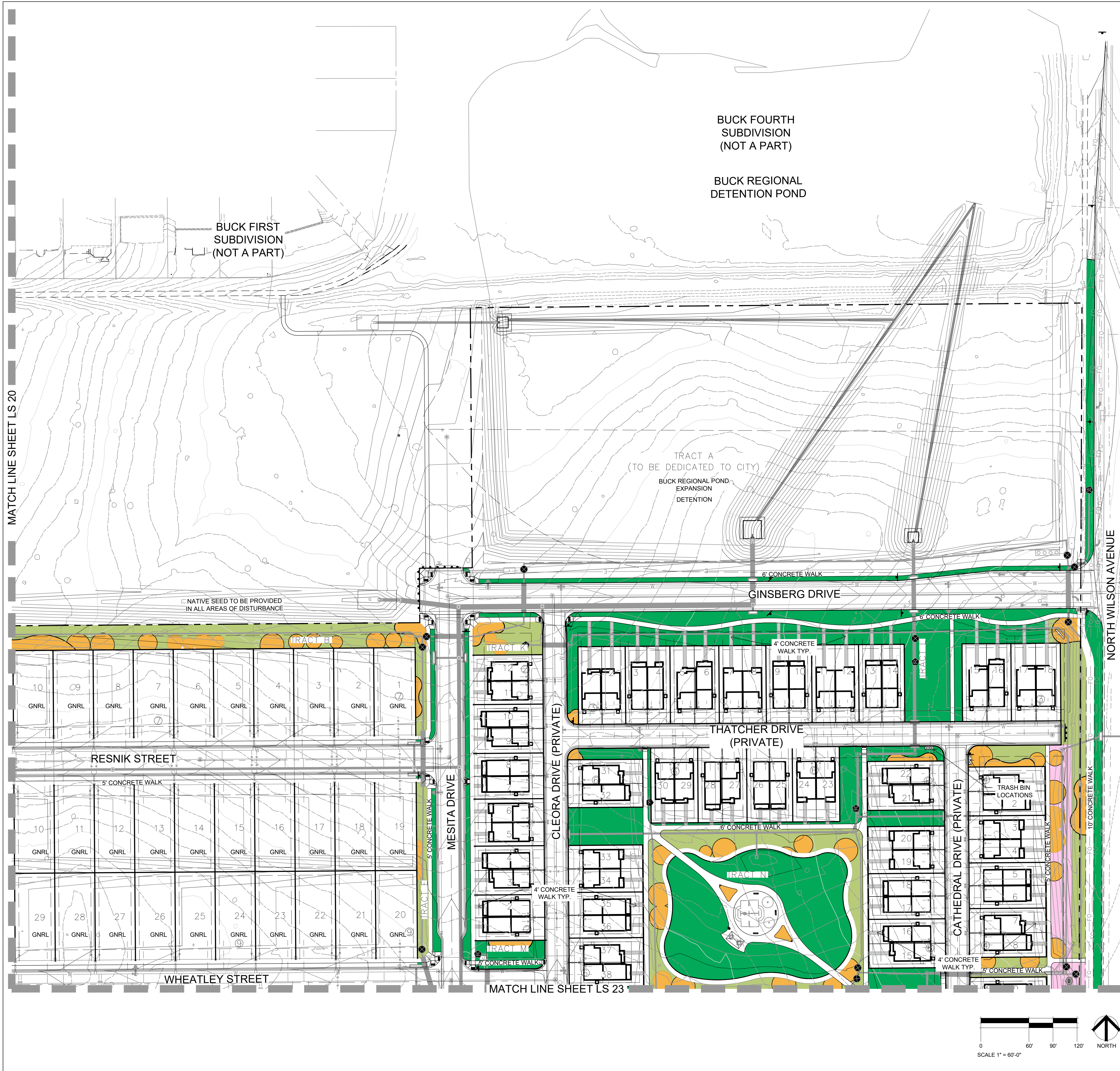
CLEVELAND, CO

PREPARED FOR





OWNER:



R-HORTON
d/b/a Melody Homes Inc.

55 S. KINGSTON STREET
GLEWOOD, CO 80112



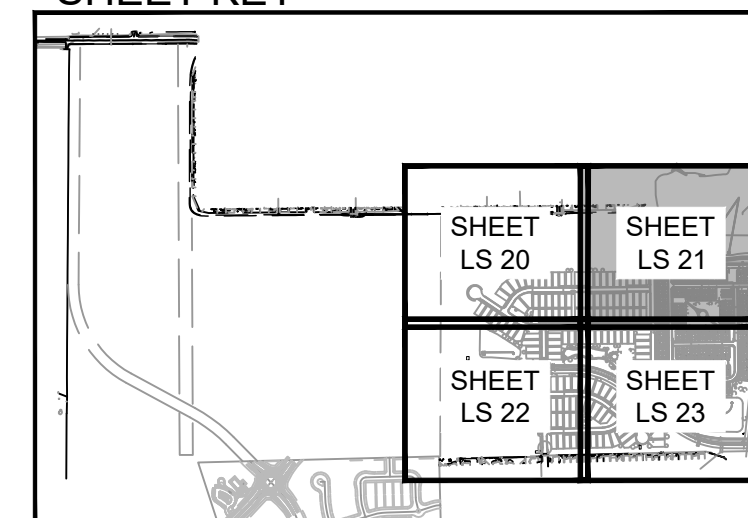
MATERIALS LEGEND

SYMBOL	DESCRIPTION
05 HYDROZONE LEGEND	
	HIGH WATER USE
	MODERATE WATER USE
	LOW WATER USE (NON-IRRIGATED NATIVE GRASS)
	VERY LOW WATER USE (DETENTION/WETLAND/SWALE AREAS)

 PROPERTY BOUNDARY
 EASEMENT
 SUB LOT TYPE = SUBURBAN
 GNRL LOT TYPE = GENERAL
 MONUMENT SIGN *

* MONUMENT SIGN TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS

SHEET KEY



VISIONS	DATE
<u>STAFF COMMENTS</u>	11.20.23
<u>STAFF COMMENTS</u>	12.05.24
<u>STAFF COMMENTS</u>	04.18.25
<u>STAFF COMMENTS</u>	06.16.25
<u>ANAL PLAN</u>	07.29.25

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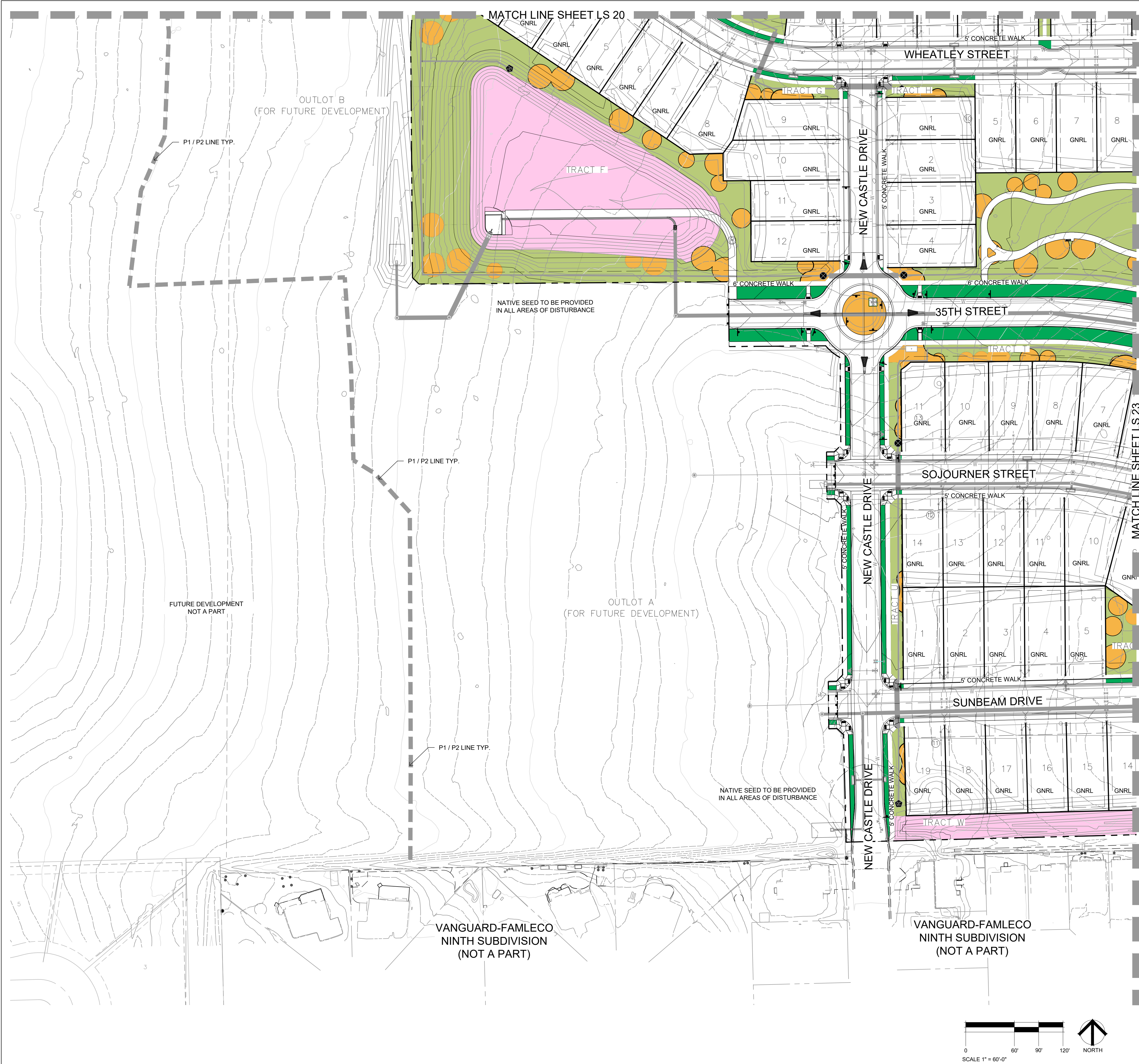
November 15, 2023

EET TITLE

HYDROZONE PLAN

EET INFORMATION

Sheet Number: **LS 21**



MATERIALS LEGEND

SYMBOL	DESCRIPTION
05 HYDROZONE LEGEND	
[Dark Green Box]	HIGH WATER USE
[Orange Box]	MODERATE WATER USE
[Light Green Box]	LOW WATER USE (NON-IRRIGATED NATIVE GRASS)
[Pink Box]	VERY LOW WATER USE (DETENTION/WETLAND/SWALE AREAS)

- PROPERTY BOUNDARY
-
- EASEMENT

MONUMENT SIGN *

SUB

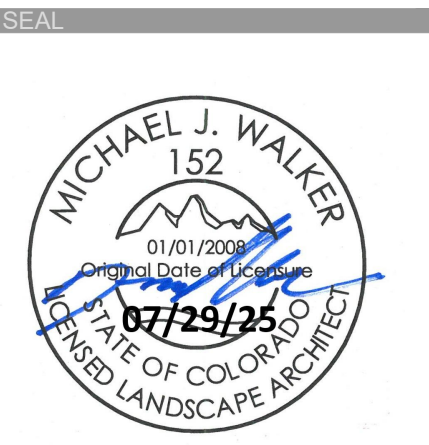
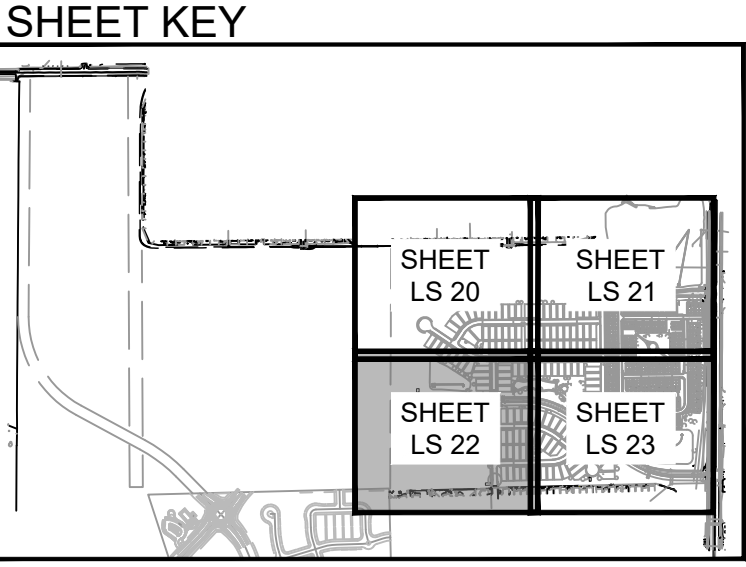
LOT TYPE = SUBURBAN

GNRL

LOT TYPE = GENERAL

MONUMENT SIGN *

* MONUMENT SIGN TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS



PROJECT TITLE
**LEE FARM
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LOVELAND, CO
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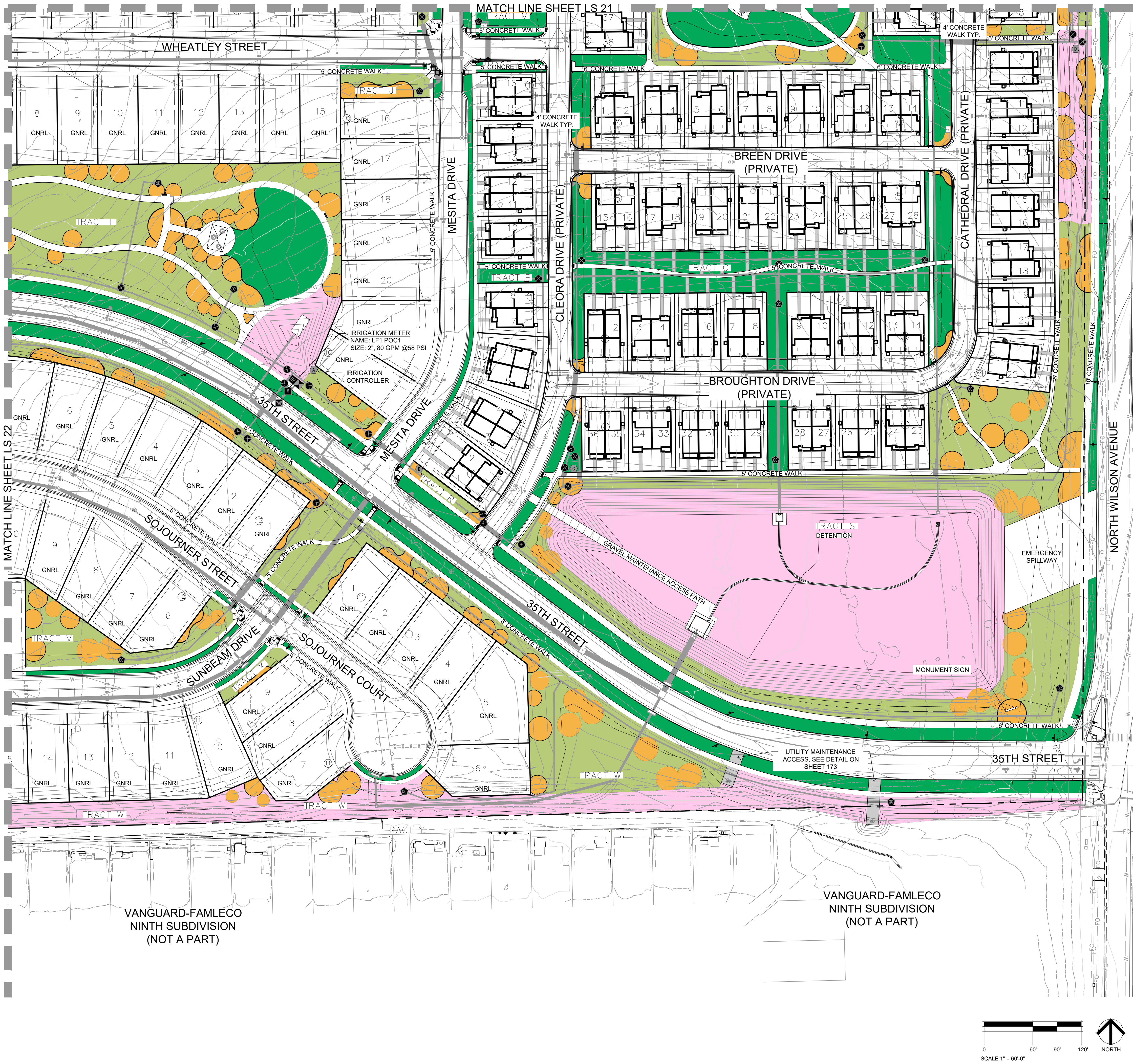
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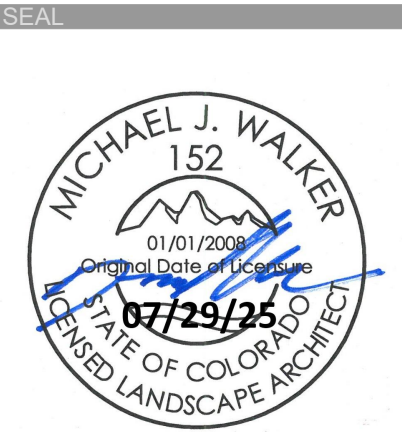
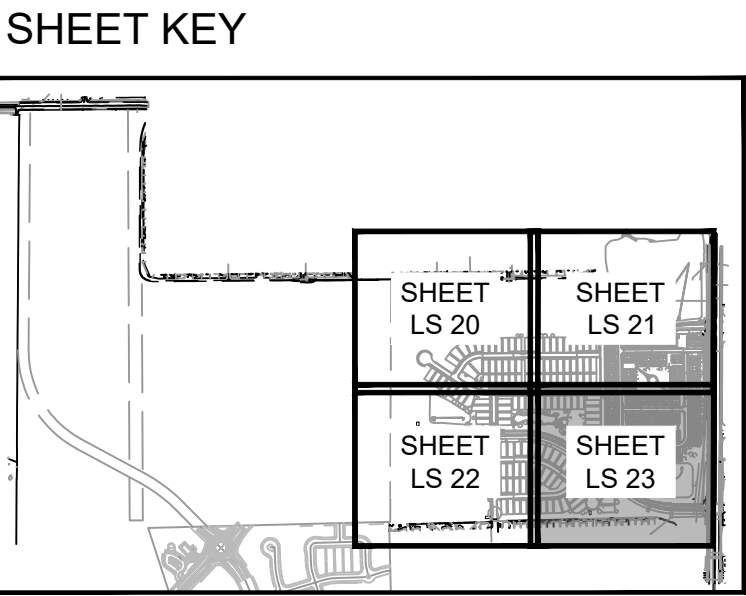
SHEET TITLE
HYDROZONE PLAN

SHEET INFORMATION
Sheet Number: **LS 22**



MATERIALS LEGEND	
SYMBOL	DESCRIPTION
05 HYDROZONE LEGEND	
	HIGH WATER USE
	MODERATE WATER USE
	LOW WATER USE (NON-IRRIGATED NATIVE GRASS)
	VERY LOW WATER USE (DETENTION/WETLAND/SWALE AREAS)

	PROPERTY BOUNDARY	SUB	LOT TYPE = SUBURBAN
	EASEMENT	GNRL	LOT TYPE = GENERAL
	MONUMENT SIGN *		
* MONUMENT SIGN TO BE APPROVED PER CITY OF LOVELAND SIGN REQUIREMENTS			



PROJECT TITLE
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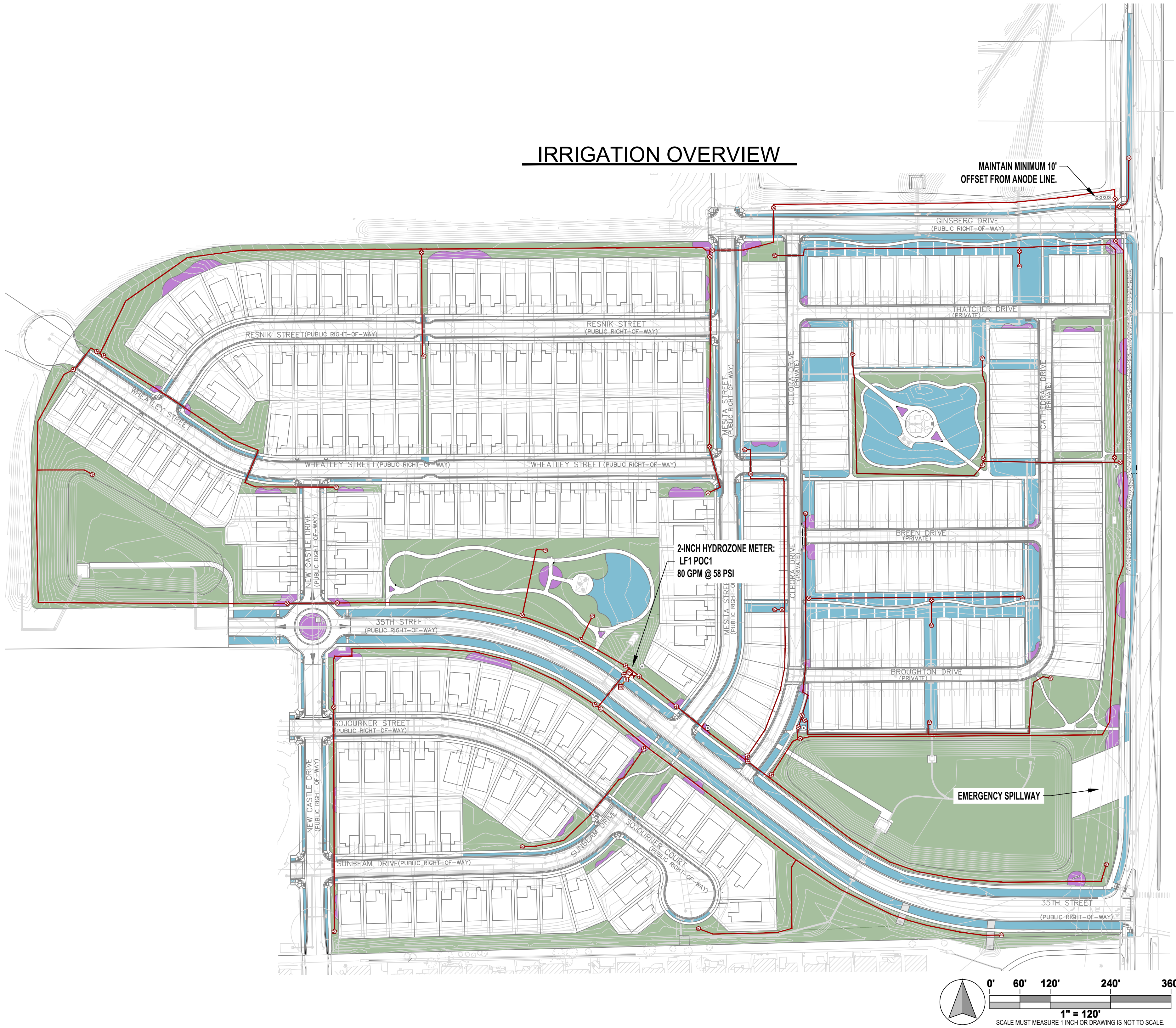
DATE
November 15, 2023

SHEET TITLE
HYDROZONE PLAN

SHEET INFORMATION
Sheet Number: **LS 23**

NOTES

1. INSTALL SYSTEM TO IRRIGATE NEW LANDSCAPING. SPRINKLERS IRRIGATE SOD AREAS. DRIP WILL IRRIGATE NEW TREE AND SHRUB PLANTINGS IN PLANTING BEDS. SPRINKLER IRRIGATION IS PROVIDED FOR NATIVE SEED ESTABLISHMENT. NATIVE SEED AREAS ARE TO BE IRRIGATED FOR A MAXIMUM OF 3 YEARS AFTER SEEDING. TREES IN NATIVE SEED ARE IRRIGATED PERMANENTLY WITH DRIP IRRIGATION. WATER SOURCE WILL BE TO 2-INCH IRRIGATION SERVICE LINE AT LOCATION INDICATED. IRRIGATION BACKFLOW AND CONTROLLER WILL BE INSTALLED ADJACENT TO METER.
2. THE IRRIGATION DESIGNER CONTACTED THE CITY ON 9/24/24 AND DONALD CECIL FROM THE CITY PROVIDED THE FOLLOWING PRESSURE INFORMATION: EXPECTED PRESSURE 58-65 PSI.
3. SYSTEM IS DESIGNED FOR A DYNAMIC PRESSURE OF 88 PSI @ 80 GPM DOWNSTREAM OF THE BACKFLOW. CITY OF LOVELAND ENGINEER INDICATES WATER PRESSURE IN THIS AREA IS ESTIMATED AT 58 PSI. A BOOSTER PUMP WILL BE REQUIRED. FIELD VERIFY DYNAMIC PRESSURE PRIOR TO STARTING CONSTRUCTION AND SUBMIT SHOP DRAWINGS FOR A BOOSTER PUMP TO BOOST PRESSURE TO DESIGN PRESSURE. ESTIMATED 40 PSI BOOST AT 80 GPM.
4. IRRIGATION FOR ENTIRE SYSTEM CAN BE SATISFACTORILY PROVIDED WITHIN A 16 HOUR PERIOD PER DAY, EXCLUDING SUBSURFACE IRRIGATION OF TREES AND SHRUBS, AND OTHER PLANTINGS.
5. CONTROL WILL BE VIA NEW IRRIGATION CONTROLLER PEDESTAL MOUNTED ADJACENT TO BACKFLOW. CONTROL WILL BE VIA 2 WIRE PATH. CONTROL CABLE NOT ADJACENT TO MAINLINE TO BE INSTALLED IN CONDUIT AND PROTECTED WITH WARNING TAPE.
6. IRRIGATION AROUND PAIRED HOMES WILL BE INSTALLED AS SEPARATE SUB SYSTEMS WITH SEPARATE CONTROLLERS. EACH SUB SYSTEM WILL BE CONTROLLED FROM THE MASTER METRO DISTRICT SYSTEM.
7. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH ALL THE ESTABLISHED APPLICABLE CODES.
8. UTILITY LOCATES ("CALL BEFORE YOU DIG"): ARRANGE FOR AND COORDINATE WITH GENERAL CONTRACTOR AND LOCAL AUTHORITIES THE LOCATION OF ALL UNDERGROUND UTILITIES. CALL 1-800-849-2476.
9. WARRANTY IRRIGATION SYSTEM FOR ONE (1) YEAR FROM THE DATE OF INITIAL ACCEPTANCE OF WORK.
- 10.DO NOT PROCEED WITH THE INSTALLATION OF IRRIGATION COMPONENTS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS EXIST, BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
11. SLEEVING WILL BE INSTALLED BY THE IRRIGATION CONTRACTOR. SLEEVES ARE REQUIRED FOR BOTH PIPING AND CONTROL WIRING AT EACH HARDSCAPE CROSSING. SIZE SLEEVES TO BE TWICE THE SIZE OF THE PIPE OR WIRE BUNDLE THAT IS CARRIED IN SAID SLEEVE.
12. MAINLINE PIPE:
 - a. USE SCHEDULE 40 NSF APPROVED RIGID PVC PIPE.
 - b. USE SOLVENT WELD PIPE.
 - c. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
 - d. MAINLINE PIPE IS 3" NOMINAL SIZE UNLESS INDICATED OTHERWISE.
 - e. CONDUCT A MAINLINE PRESSURE TEST AT AVAILABLE PRESSURE OVER ONE HOUR, ALLOWABLE PRESSURE DROP IS 5 PSI.
 - f. MAINLINE PIPE TO BE BURIED WITH 24-INCHES OF COVER.
 - g. INSTALL 14 GA COPPER TRACER WIRE ALONG MAINLINE. PULL A 30 INCH COIL OF TRACER WIRE INTO ALL VALVE BOXES.
13. LATERAL PIPE:
 - a. USE CLASS 200 SDR 21 NSF APPROVED RIGID PVC PIPE
 - b. USE SOLVENT WELD PIPE.
 - c. USE SCHEDULE 40, TYPE 1, PVC SOLVENT WELD FITTINGS. USE PRIMER APPROVED BY THE PIPE MANUFACTURER.
 - d. MINIMUM LATERAL PIPE SIZE IS 1". SIZE PIPE AS INDICATED. ALL SECTIONS OF PIPE BETWEEN TWO IDENTICAL LABELS ARE THE SIZE OF SAID LABELS.
 - e. FLEXIBLE POLYETHYLENE PIPE RATED FOR AT LEAST 100 PSI FOR ALL PIPE 1-1/2" AND SMALLER LATERAL PIPE CAN BE USED. USE PLASTIC TYPE PVC OR NYLON INSERT FITTINGS AND SADDLE TEES.
 - f. SPRINKLER LATERAL PIPE TO BE BURIED WITH 14-INCHES OF COVER.
14. DRIP TUBING:
 - a. USE U.V. RESISTANT POLYETHYLENE RATED FOR 60 PSI.
 - b. USE COMPRESSION FITTINGS PER MANUFACTURER RECOMMENDATION.
 - c. DRIP TUBING TO BE BURIED WITH 4-INCHES OF COVER.
15. COMPACT TRENCHES IN 6-INCH LIFTS TO 90% PROCTOR DENSITY. PUDDLING OF TRENCHES IS NOT ALLOWED.
16. ADJUST EACH SPRINKLER TO PROVIDE COMPLETE AND OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ONTO HARDSCAPE.
17. PROVIDE TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
18. FURNISH ACCURATE REPRODUCIBLE "AS-BUILT" DRAWINGS SHOWING FIELD CHANGES IN LAYOUT AND EQUIPMENT INSTALLATION. AS-BUILT DRAWINGS TO BE PLOTTED OUT FULL SCALE ALSO INCLUDE AN ELECTRONIC COPIES IN AUTOCAD AND ADOBE AROBAT (PDF) FORMAT.
19. CLEAN UP ALL DEBRIS RELATED TO THE JOB, AND LEAVE THE SITE IN A CLEAN TIDY CONDITION.
20. TEST AND DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THE SATISFACTORY OPERATION OF THE SYSTEM.
21. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
 - CHECK HEADS FOR COVERAGE AND LEAKAGE.
 - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
 - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
 - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
 - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
 - WINTERIZATION AND SPRING START UP PROCEDURES.



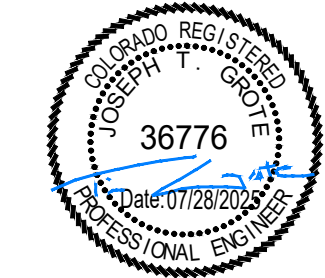
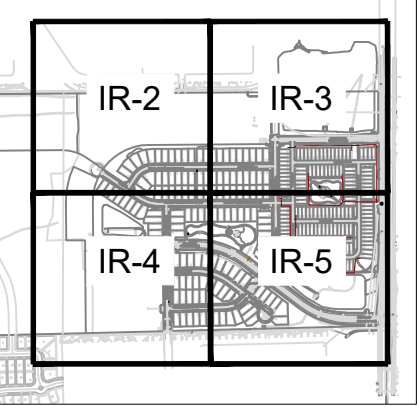
IRRIGATION METHODS LEGEND

- IRRIGATED TURF.
PERMANENT SPRINKLER IRRIGATION.
- IRRIGATED PLANTING BEDS.
PERMANENT DRIP IRRIGATION.
- IRRIGATED NATIVE SEED.
TEMPORARY SPRINKLER IRRIGATION
PERMANENT DRIP TO TREES.

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 3" UNLESS INDICATED OTHERWISE
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- TAP TO WATERLINE
- IRRIGATION METER: LF1 POC1
- BACKFLOW PREVENTOR
- BOOSTER PUMP
- QUICK COUPLER
- ISOLATION GATE VALVE
- IRRIGATION SUBMETER ASSEMBLY
- IRRIGATION CONTROLLER: HUNTER ICC2 + POST MOUNTED RAIN SENSOR

SHEET KEY



PROJECT TITLE
LEE FARM 1ST
SUBDIVISION
PRELIMINARY
IRRIGATION

LOVELAND, CO

PREPARED FOR

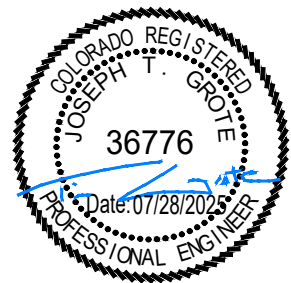
REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.18.25
FINAL PLANS	07.29.25

DATE
JULY 28, 2025

SHEET TITLE
IRRIGATION NOTES AND
OVERVIEW

SHEET INFORMATION
Sheet Number:

IR-1



PROJECT TITLE

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SUBDIVISION
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LOVELAND, CO

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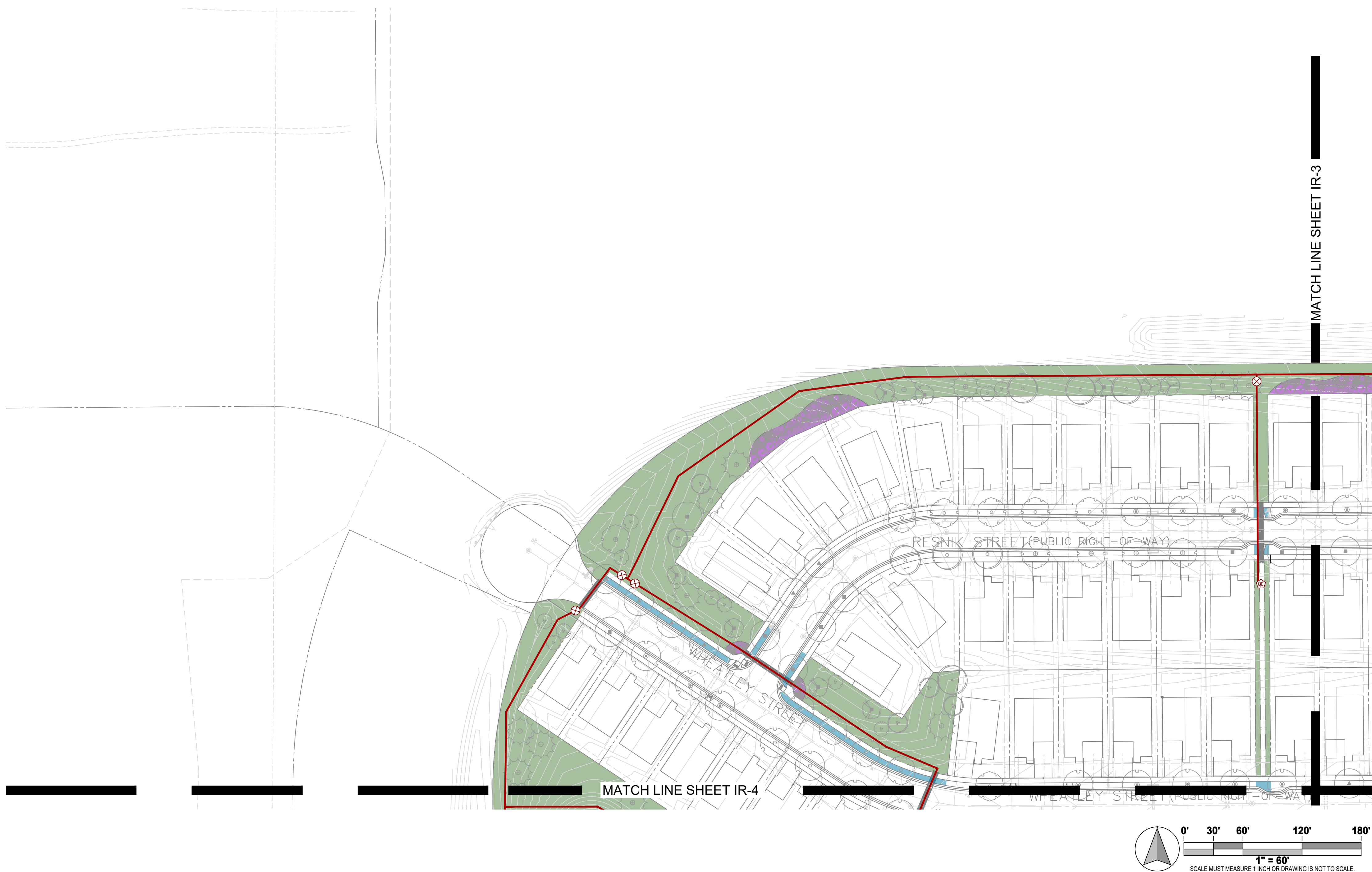
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IRRIGATION PLAN

SHEET INFORMATION

Sheet Number:

IR-2



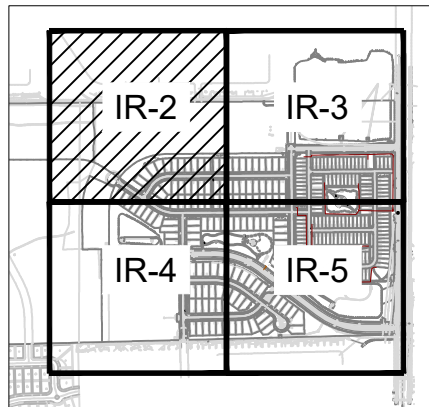
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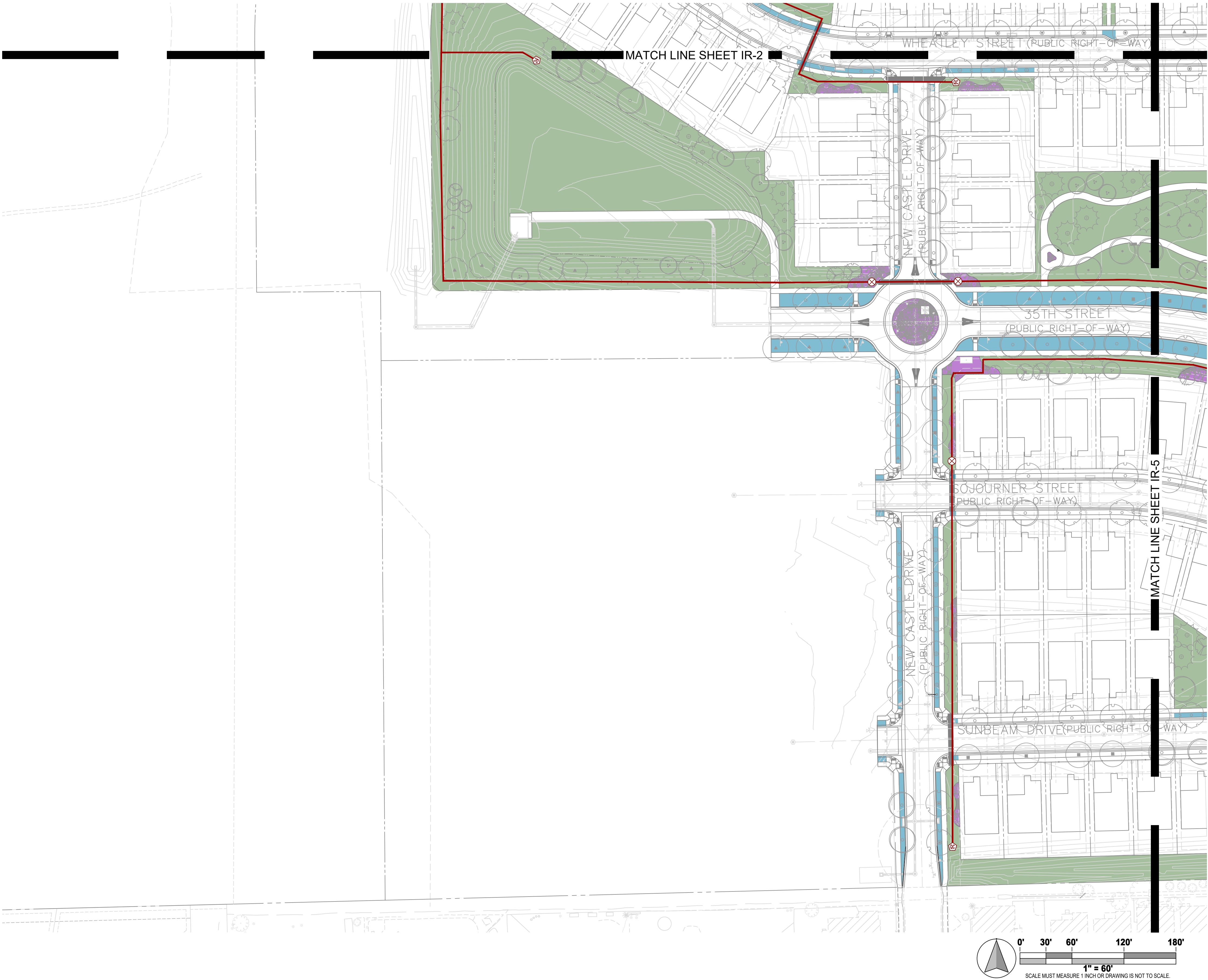
- IRRIGATED TURF.
PERMANENT SPRINKLER IRRIGATION.
- IRRIGATED PLANTING BEDS.
PERMANENT DRIP IRRIGATION.
- IRRIGATED NATIVE SEED.
TEMPORARY SPRINKLER IRRIGATION
PERMANENT DRIP TO TREES.

IRRIGATION LEGEND

- MAINLINE: SCH. 40 PVC : 3" UNLESS INDICATED OTHERWISE
- SLEEVING: CL200 PVC : 2xNOMINAL SIZE OF CONTAINED PIPE OR WIRE BUNDLE
- TAP TO WATERLINE
- IRRIGATION METER: LF1 POC1
- BACKFLOW PREVENTOR
- BOOSTER PUMP
- QUICK COUPLER
- ISOLATION GATE VALVE
- IRRIGATION SUBMETER ASSEMBLY
- IRRIGATION CONTROLLER: HUNTER ICC2 + POST MOUNTED RAIN SENSOR

SHEET KEY





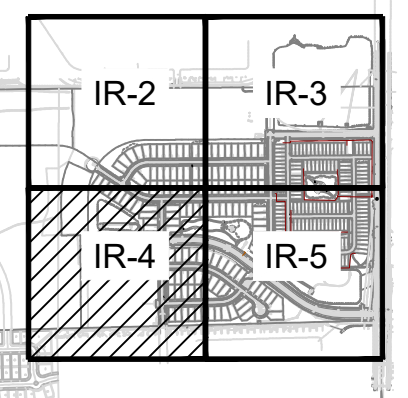
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SHEET KEY



The Irrigation Engineers
2727 Alan St.
Ft. Collins, CO 80524
307.509.0238
www.IrrigationEngineers.com

SEAL



PROJECT TITLE

**LEE FARM 1ST
SUBDIVISION
PRELIMINARY
IRRIGATION**

LOVELAND, CO

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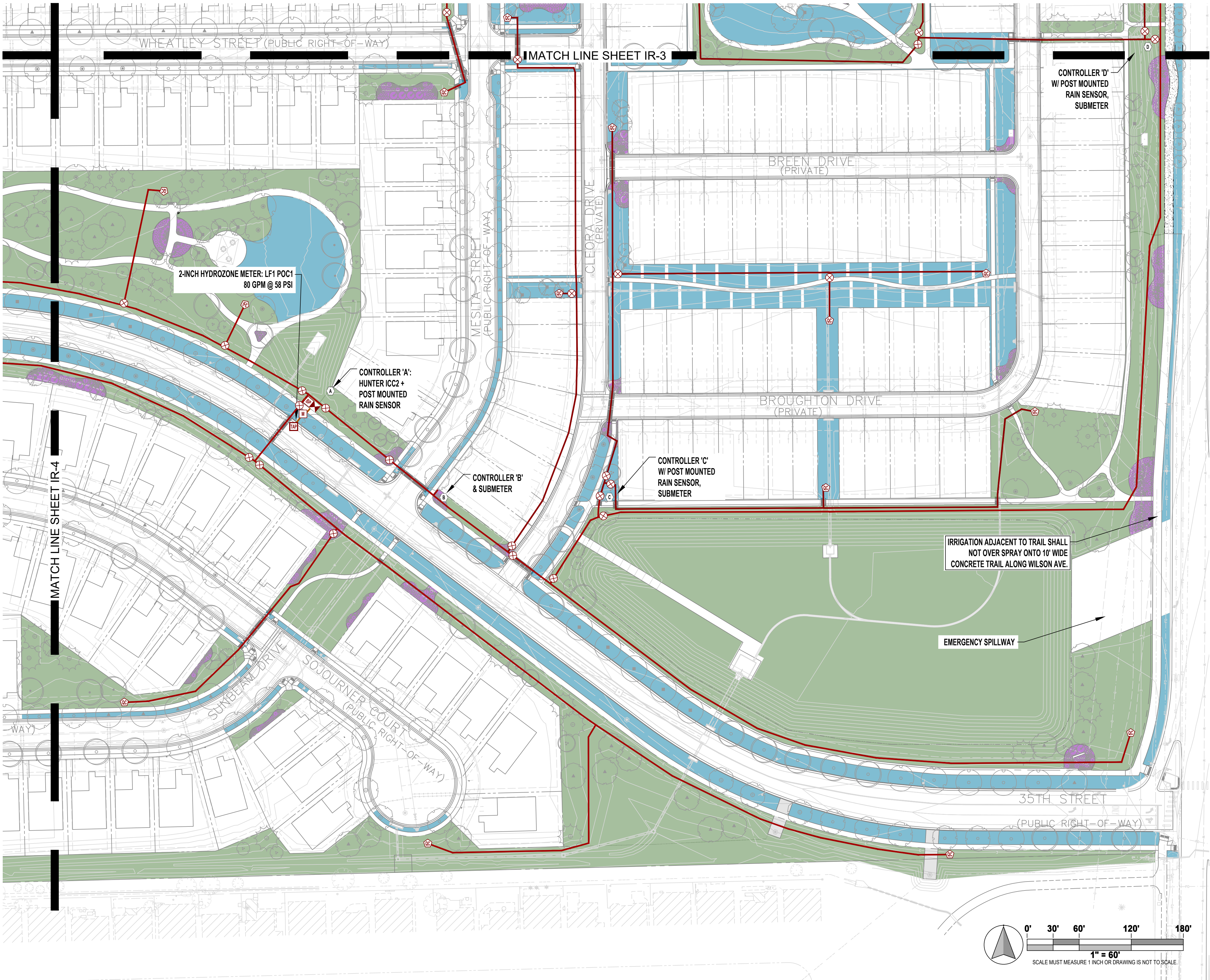
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Sheet Number:

IR-4



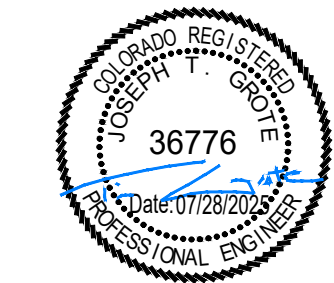
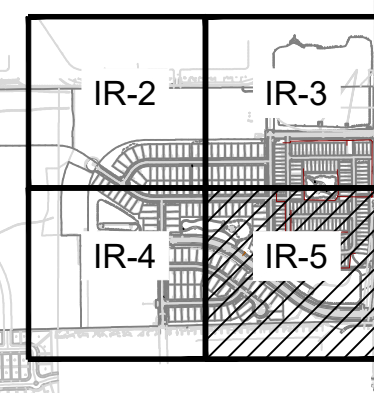
IRRIGATION METHODS LEGEND

- IRRIGATED TURF.
PERMANENT SPRINKLER IRRIGATION.
- IRRIGATED PLANTING BEDS.
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SHEET KEY



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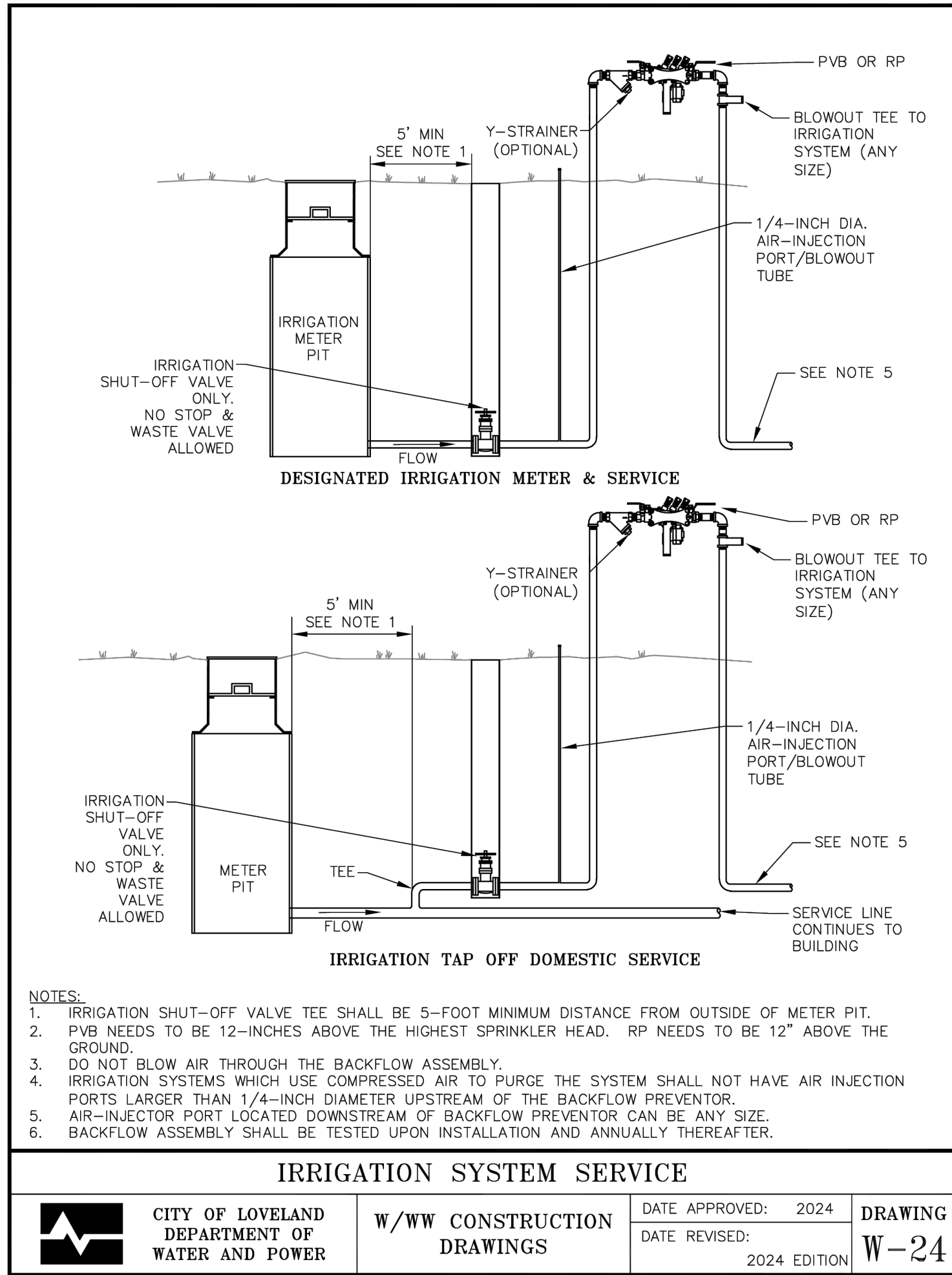
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IRRIGATION PLAN

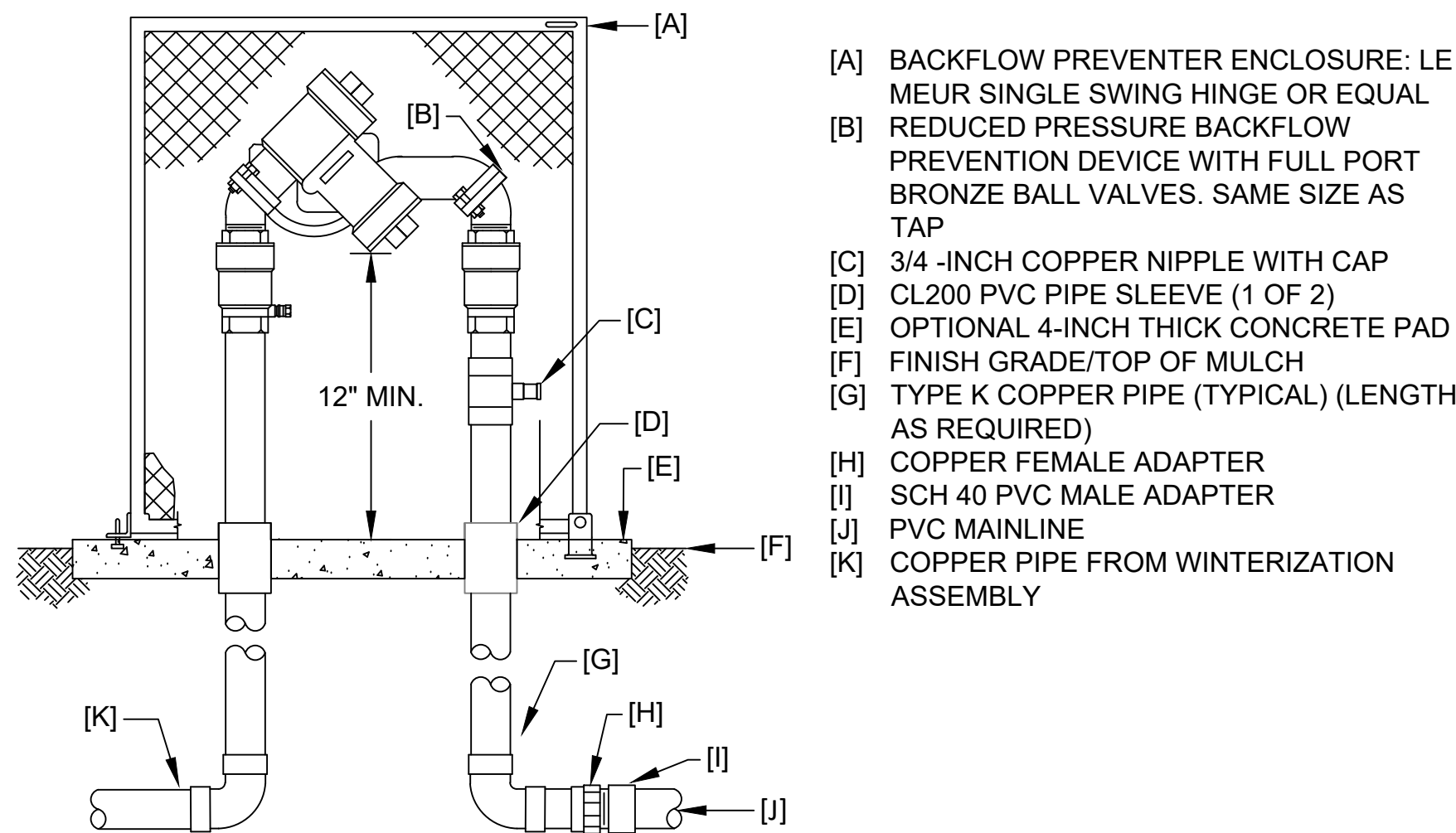
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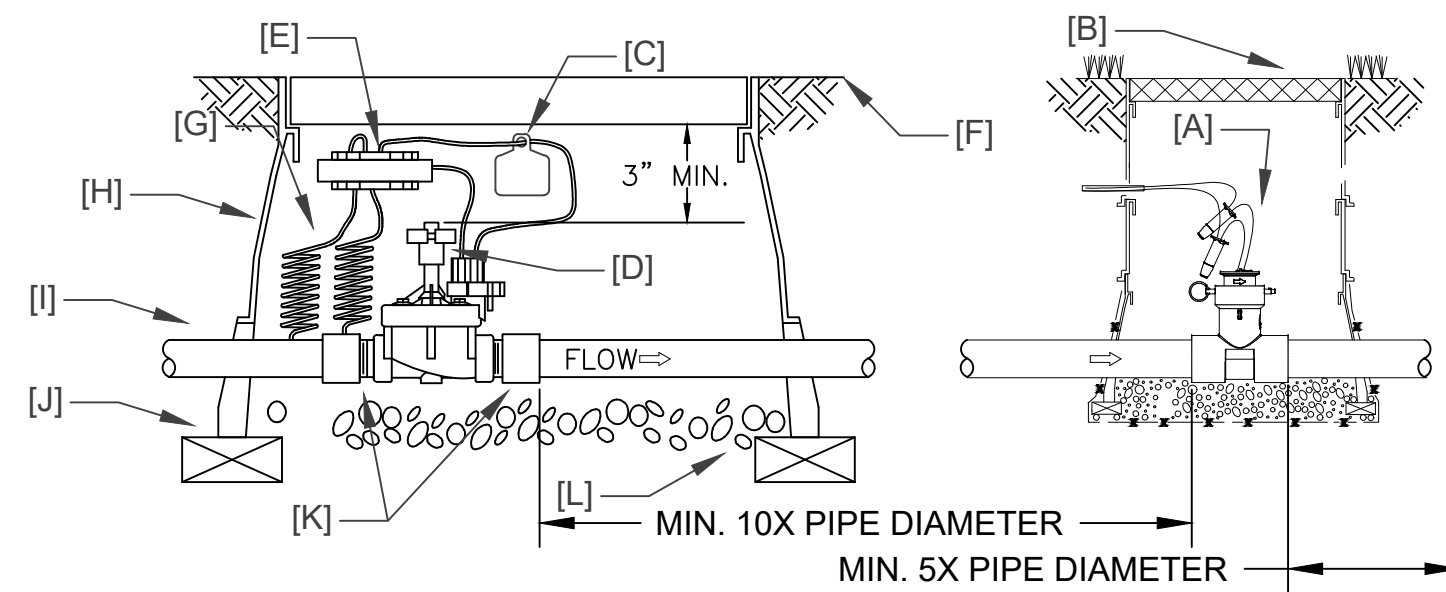
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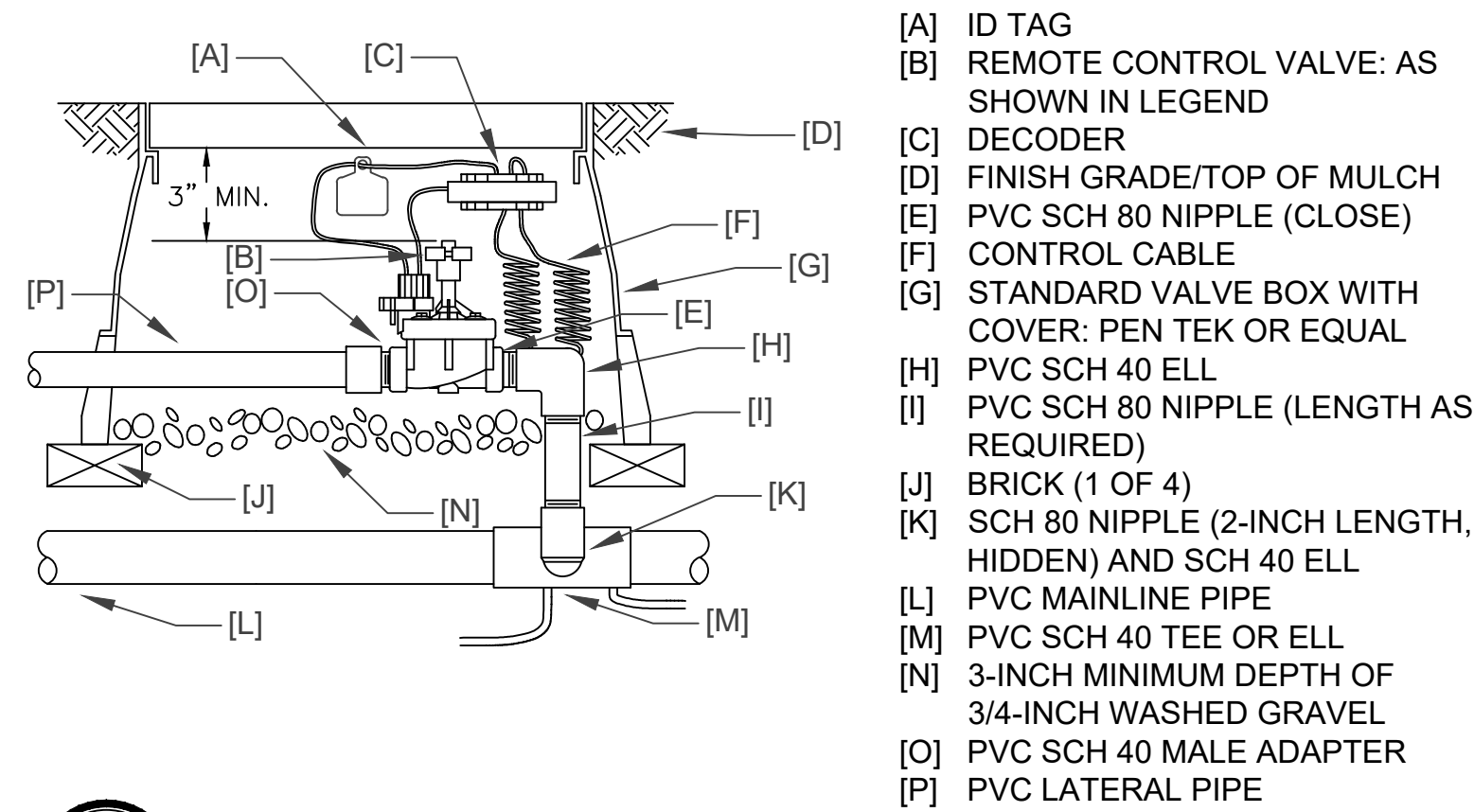
1 LOVELAND IRRIGATION SERVICE DETAIL W-24



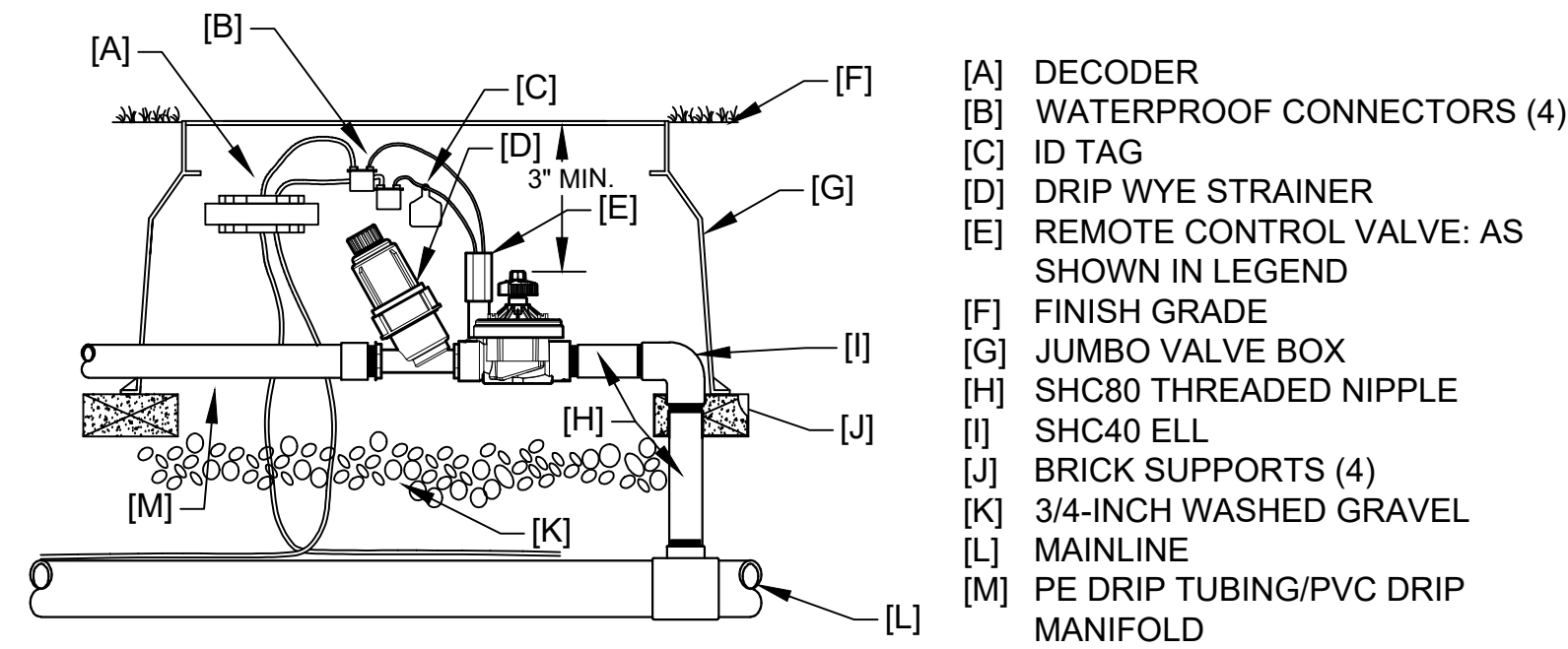
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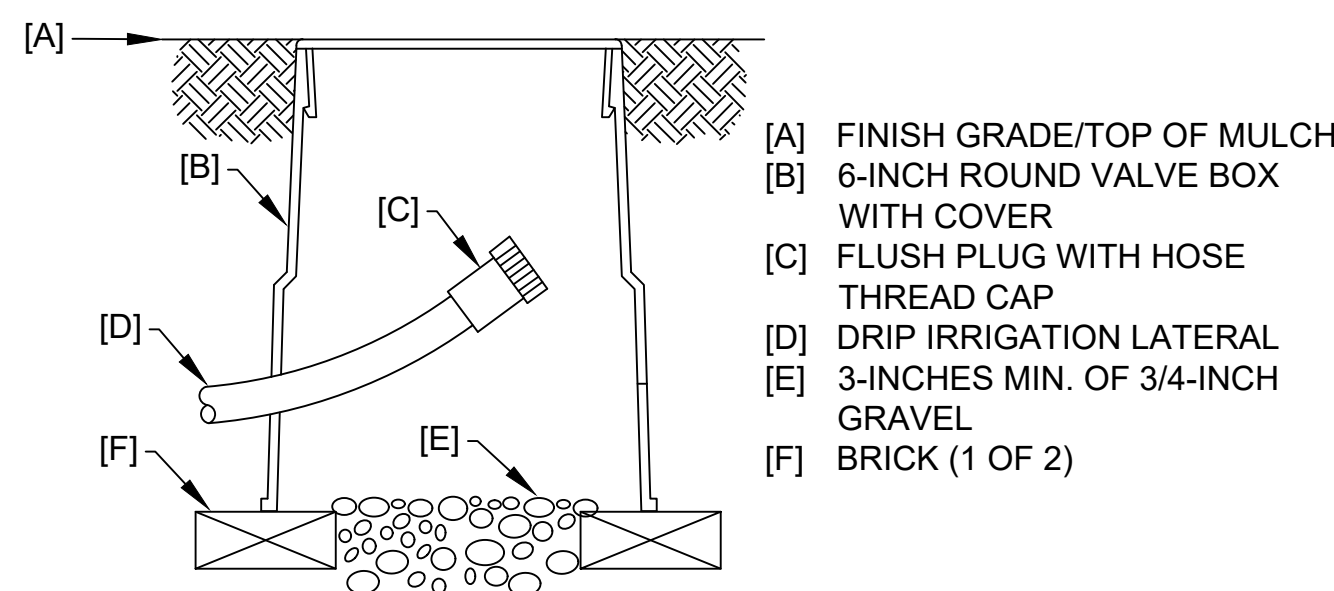
3 MASTER VALVE + FLOW SENSOR ASSEMBLY



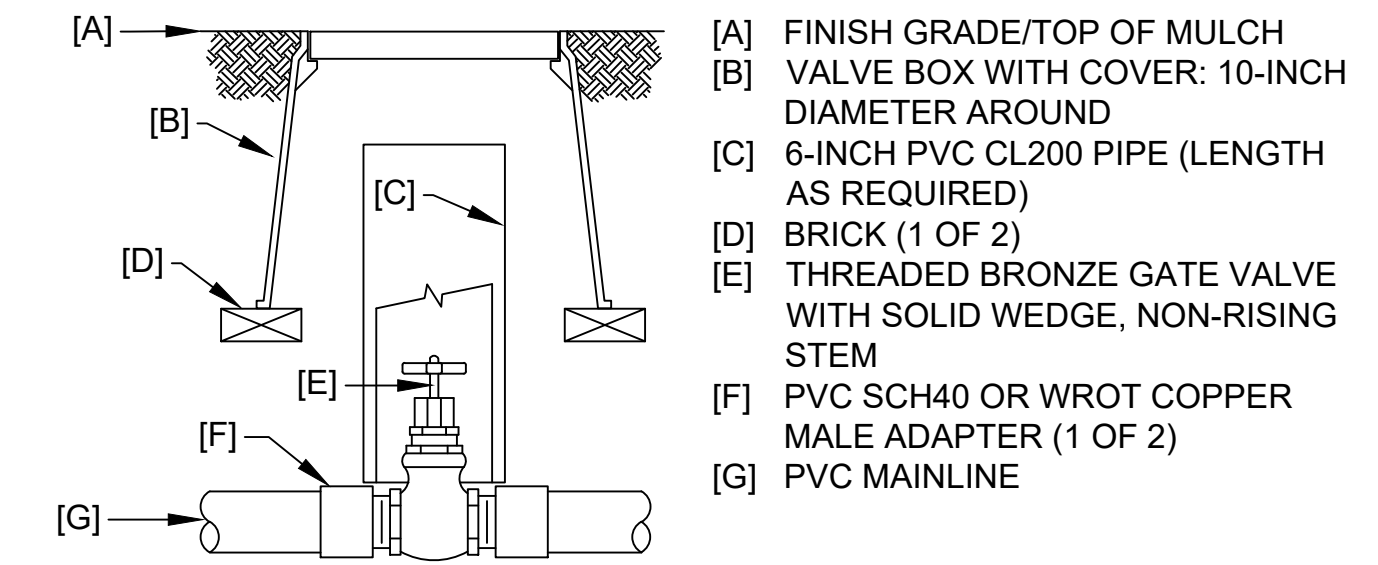
5 REMOTE CONTROL VALVE ASSEMBLY



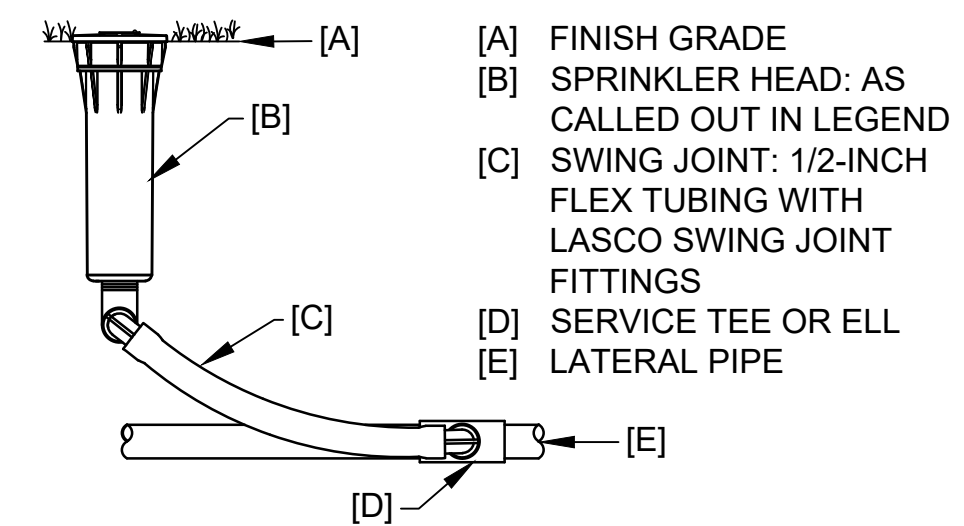
7 DRIP REMOTE CONTROL VALVE ASSEMBLY



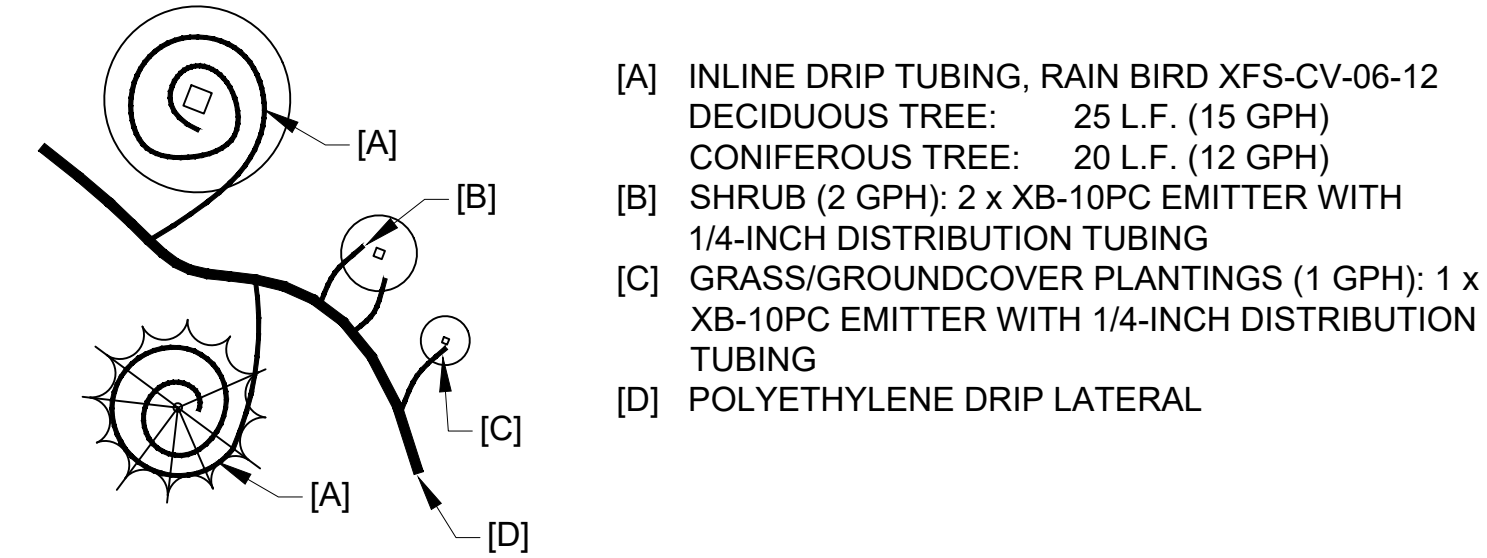
9 DRIP FLUSH CAP ASSEMBLY



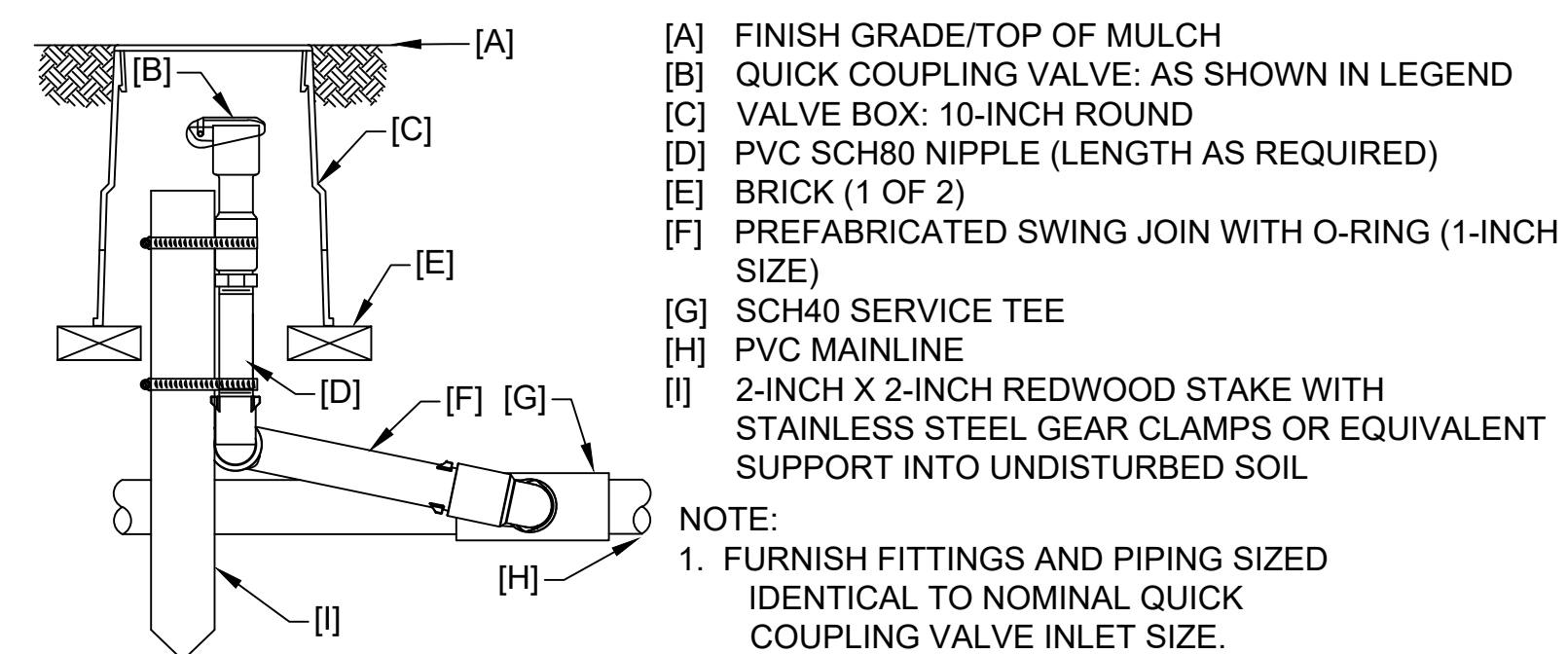
4 ISOLATION GATE VALVE ASSEMBLY



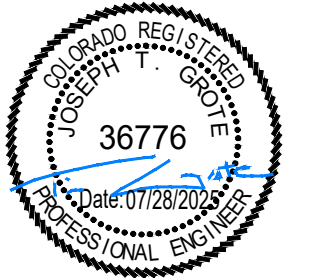
6 SPRINKLER ASSEMBLY



8 DRIP EMITTER SCHEDULE & TYPICAL PLACEMENT



10 QUICK COUPLING VALVE ASSEMBLY



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SHEET TITLE

IRRIGATION DETAILS

SHEET INFORMATION

Sheet Number:

IR-6