

LEE FARM FIRST SUBDIVISION

SITE DEVELOPMENT PLAN



VICINITY MAP:



NOT TO SCALE

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)

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.

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

(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 SURNED (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)

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.

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. 20060030851, 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; A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174"; WHENCE THE EAST QUARTER CORNER 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 RED PLASTIC CAP STAMPED "LS 34174";

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 FEET TO THE POINT OF BEGINNING.

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
JSIMMONS@BERTRON@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

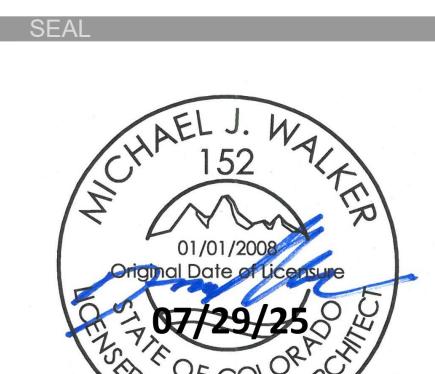
LAND USE	ACREAGE	TOTAL UNITS	PERCENT TOTAL
SINGLE FAMILY DETACHED LOTS	18.25	137	7.45
GENERAL		131	
SUBURBAN		6	
DUPLEX LOTS	10.2048	148	4.17
FUTURE DEVELOPMENT TRACTS	177.3670	-	72.44
ROW	12.9080	-	5.27
PRIVATE DRIVES	2.3557	-	0.96
PARKS	4.4110	-	1.80
OPEN SPACE	19.3528	-	7.90
TOTAL	244.8493	422	100.00

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

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



LEE FARM FIRST SUBDIVISION

LOVELAND, CO
PREPARED FOR
OWNER:

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

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

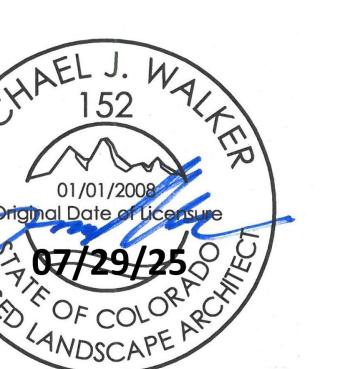
REVISIONS DATE
STAFF COMMENTS 11.20.23
STAFF COMMENTS 12.05.24
STAFF COMMENTS 04.18.25
STAFF COMMENTS 06.16.25
FINAL PLAN 07.29.25

DATE
November 15, 2023

SHEET TITLE
COVER SHEET

SHEET INFORMATION
Sheet Number: SP 0

SEAL

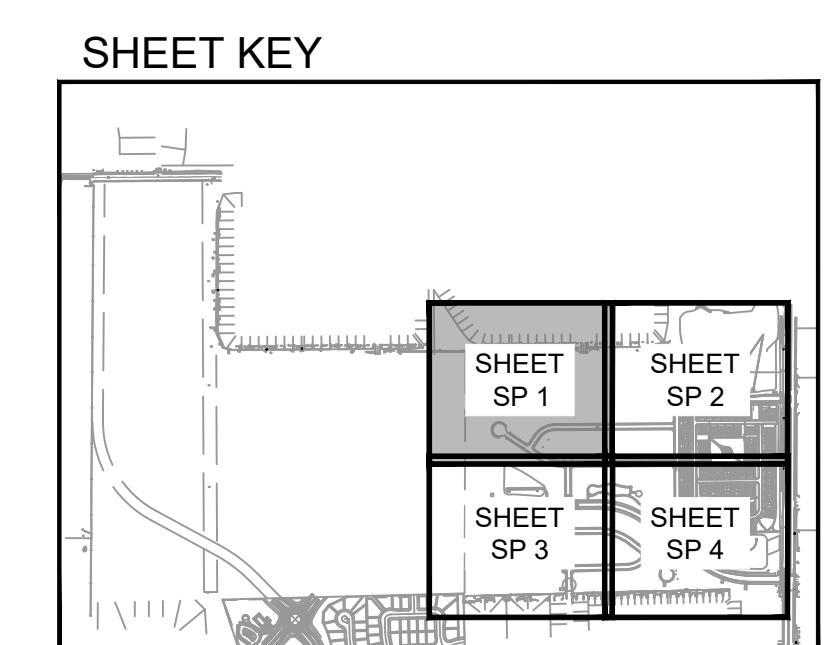
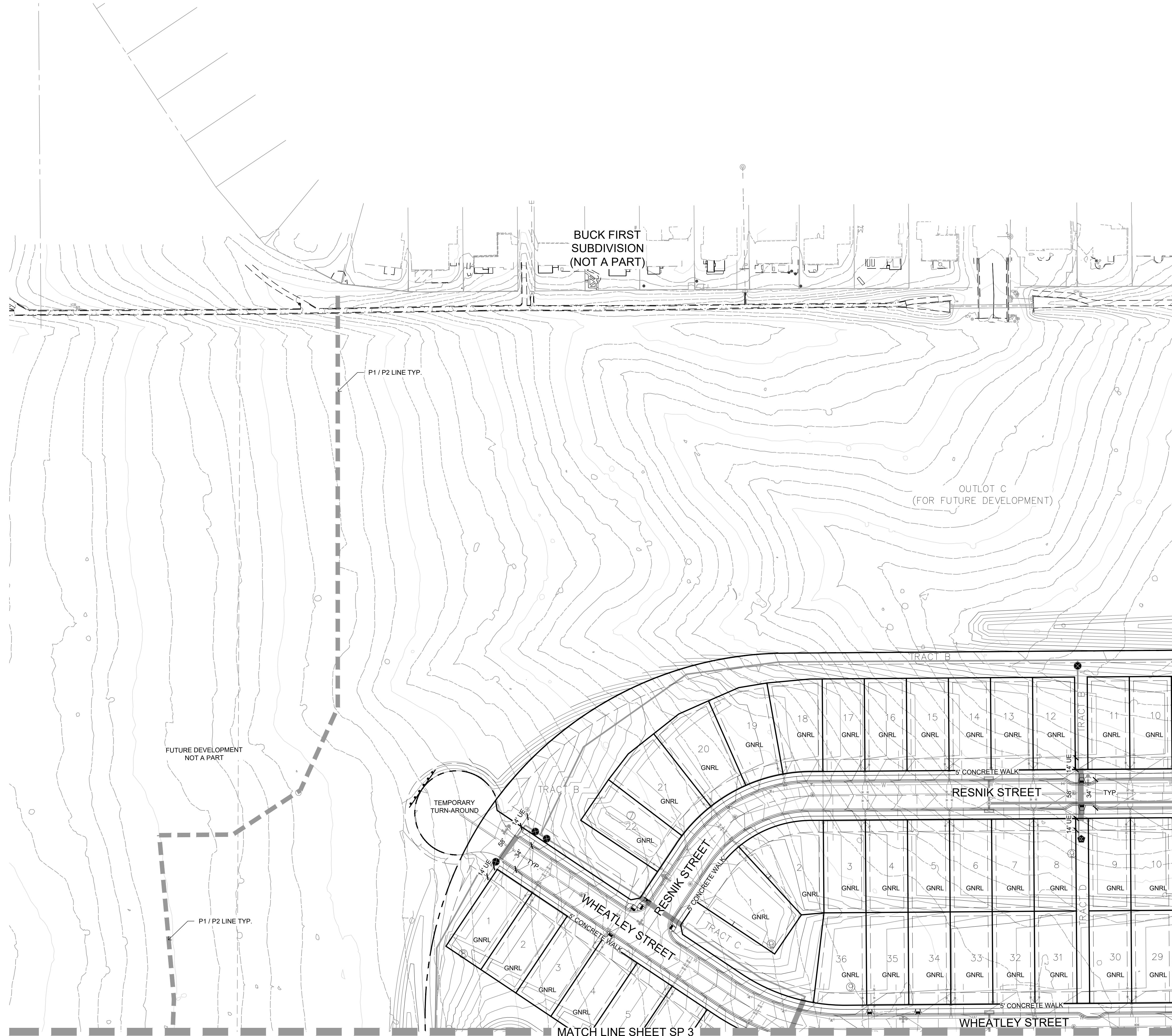


PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

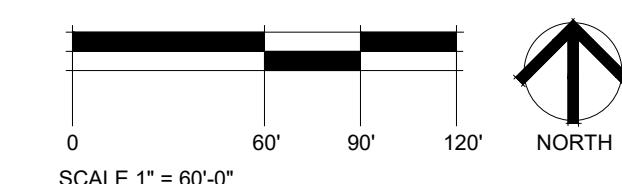
PREPARED FOR

OWNER:
DR-HORTON
d/b/a Melody Homes Inc.9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

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



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

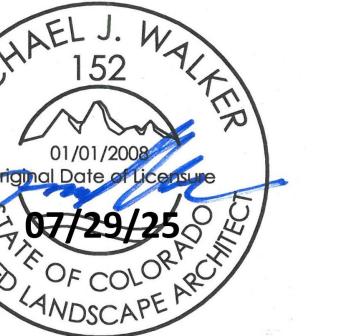
DATE
November 15, 2023

SHEET TITLE

SITE PLAN

SHEET INFORMATION

Sheet Number: SP 1

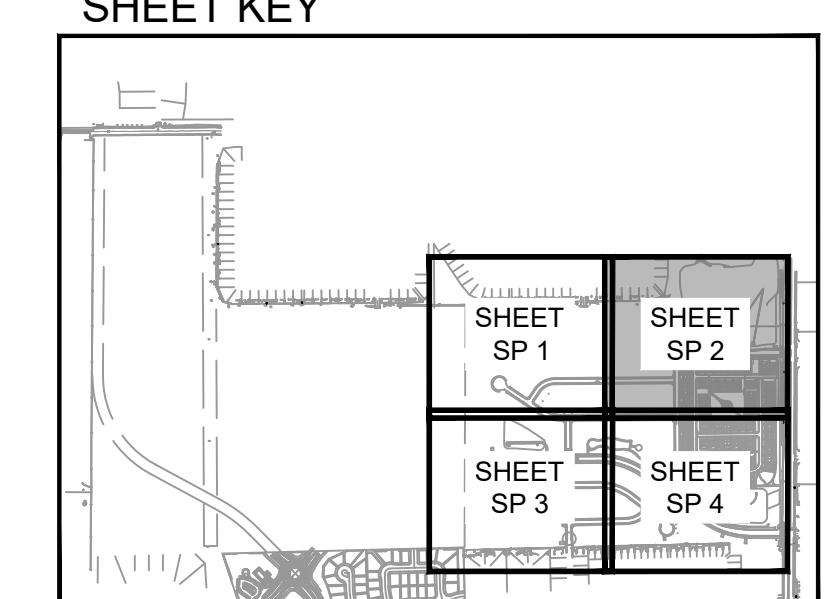


THE FARM TEST DIVISION

LAND, CO

RED FOR
ER:
HORTON
Melody Homes Inc.

5. KINGSTON STREET
NEWWOOD, CO 80112



LEGEND:

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

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

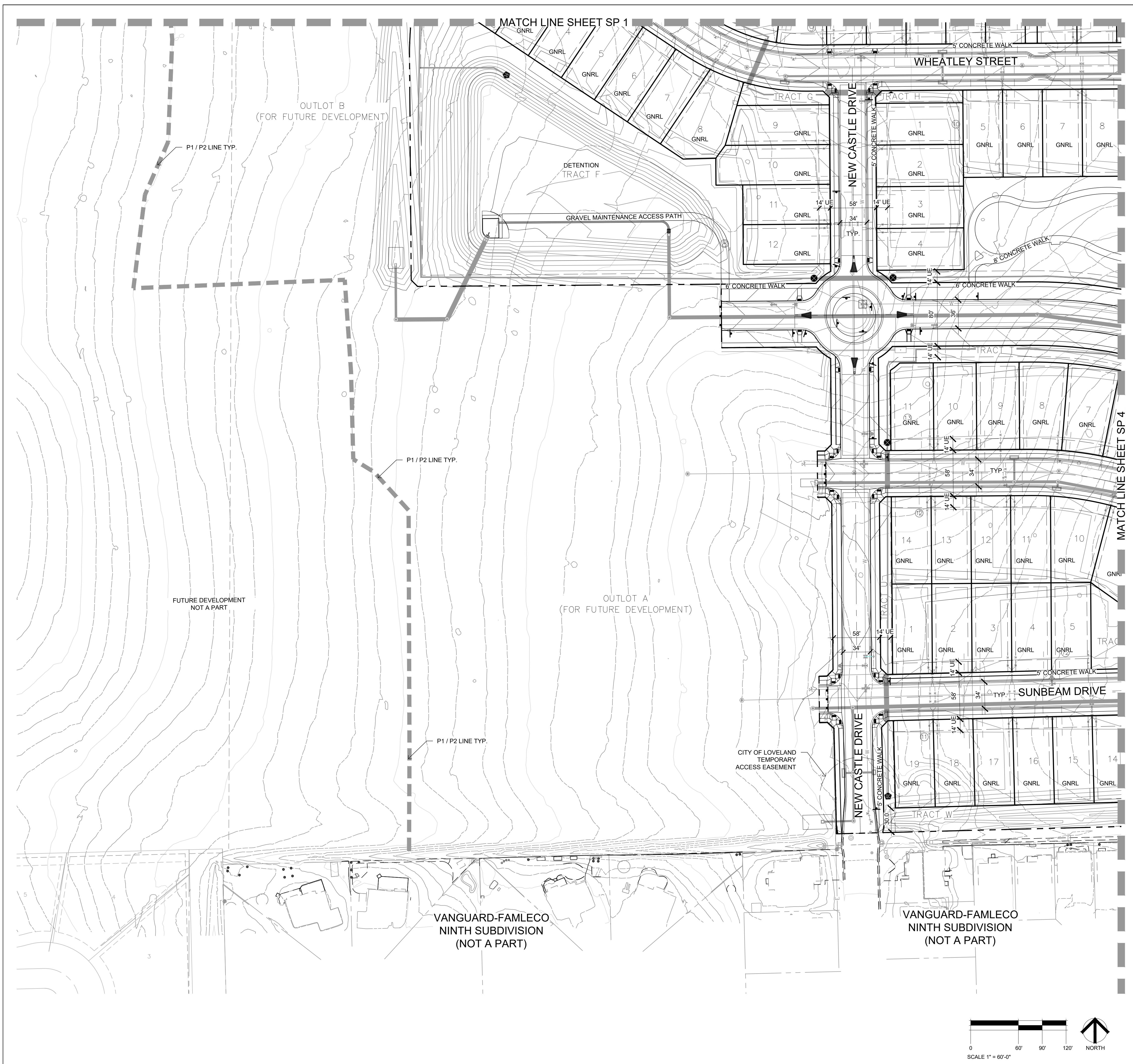
ONS	DATE
<u>COMMENTS</u>	11.20.23
<u>COMMENTS</u>	12.05.24
<u>COMMENTS</u>	04.18.25
<u>COMMENTS</u>	06.16.25
PLAN	07.29.25

ember 15, 2023

TITLE

INFORMATION

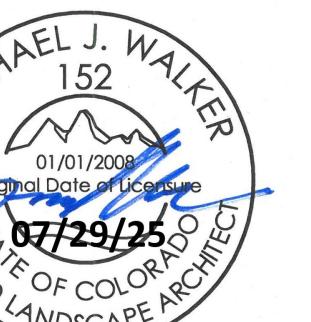
Number: **SP 2**



TB GROUP

architecture | planning | illustration

TEL 970.532.5891
WEB TBGroup.us



FARM ST

AND CO

RED FOR
ER:
HORTON
Melody Homes Inc.

1. KINGSTON STREET
WOOD, CO 80112

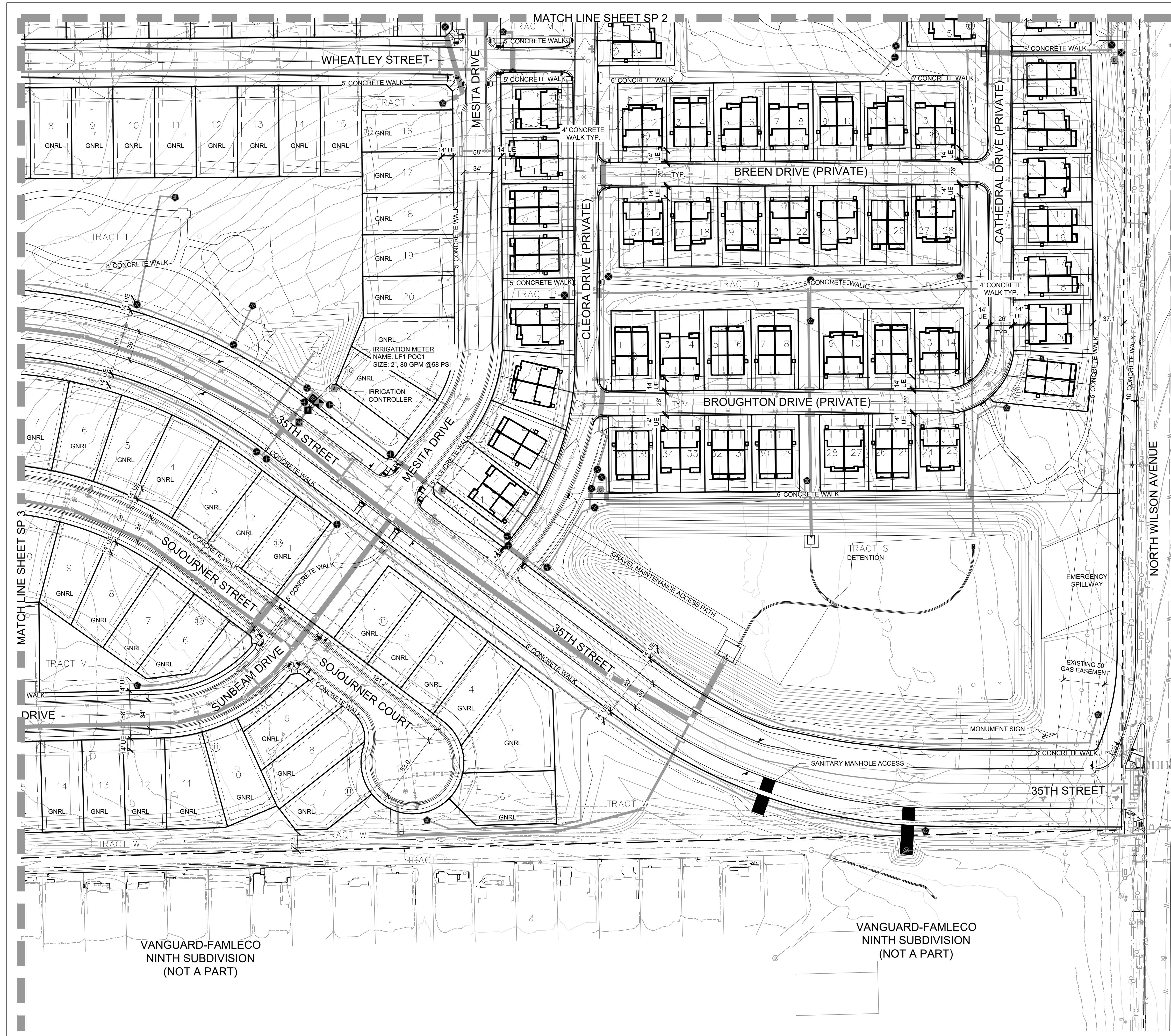
ONS	DATE
<u>COMMENTS</u>	<u>11.20.23</u>
<u>COMMENTS</u>	<u>12.05.24</u>
<u>COMMENTS</u>	<u>04.18.25</u>
<u>COMMENTS</u>	<u>06.16.25</u>
<u>PLAN</u>	<u>07.29.25</u>

September 15, 2023

TITLE

INFORMATION

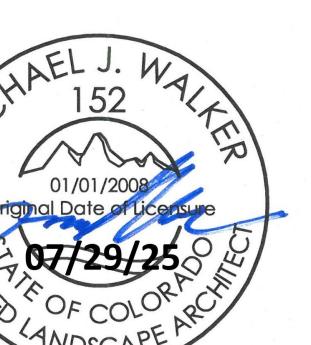
Number: **SP 3**



TB GROUP

architecture | planning | illustration

ntain Ave.
CO 80513 | TEL 970.532.5891
WEB TBGroup.us



ST TITLE

FARM ST BDIVISION

AND CO

RED FOR
ER:
HORTON

1. KINGSTON STREET
WOOD, CO 80112

ONS	DATE
COMMENTS	11.20.23
COMMENTS	12.05.24
COMMENTS	04.18.25
COMMENTS	06.16.25
PLAN	07.20.25

September 15, 2023

TITLE

PLAN

INFORMATION

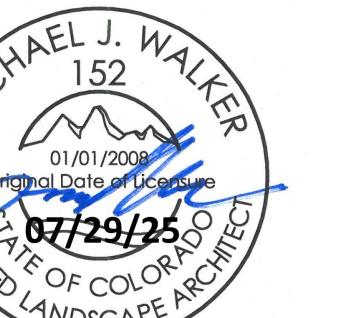
Number: SP 4

Number: **SP 4**

Architectural drawing showing a building footprint with a north arrow. The footprint is a rectangle divided into three sections: a long left section, a shorter middle section, and a long right section. The total width is marked as 120'. Below the footprint, a north arrow is shown as a circle with a vertical line and the word 'NORTH' written below it. A scale bar at the bottom left indicates a scale of 1" = 60'-0".

ntain Ave. | TEL 970.532.5891
CO 80513 | WEB TBGroup.us

1

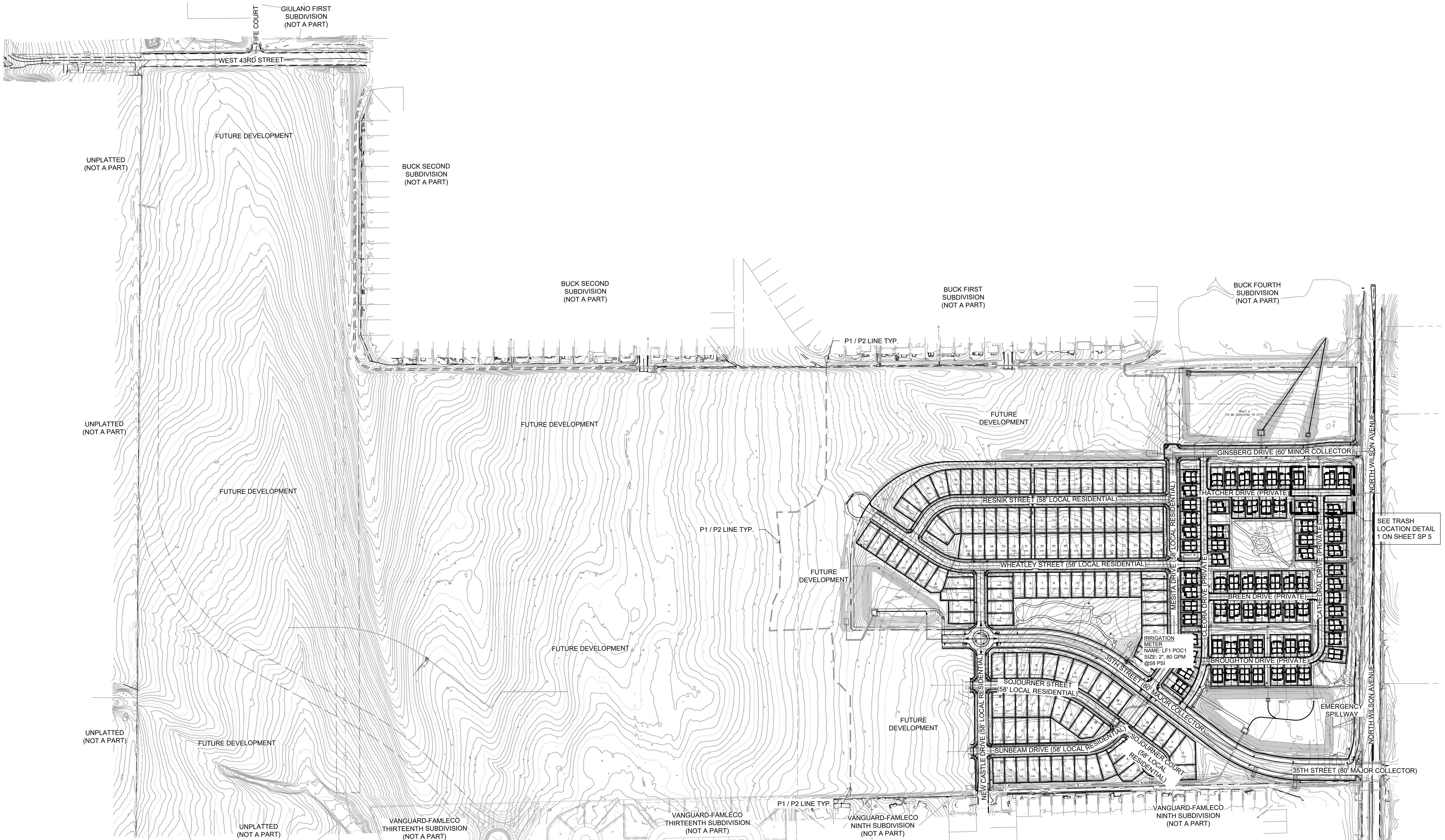


JECT TITLE

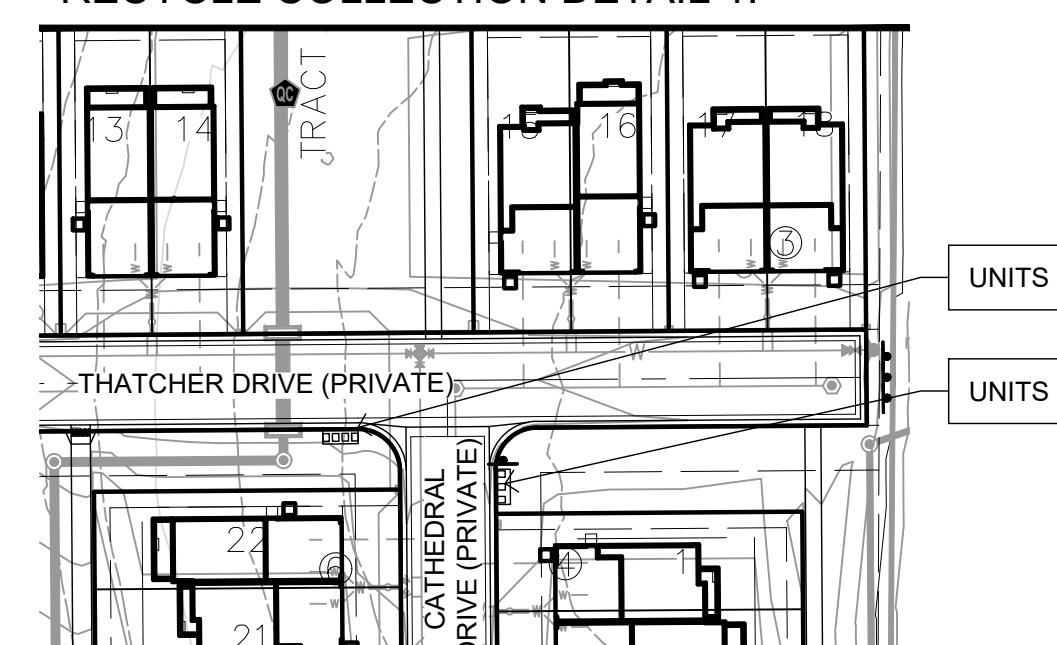
AND CO

RED FOR
ER:
HORTON

5. KINGSTON STREET
NEWWOOD, CO 80112



TYPICAL CLUSTER LOT TRASH / RECYCLE COLLECTION DETAIL 1:



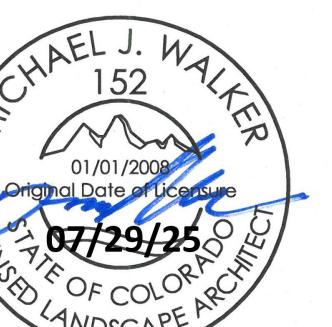
January 15, 2023

TITLE

INFORMATION

Number: **SP 5**

970.532.5891
TBGroup.us



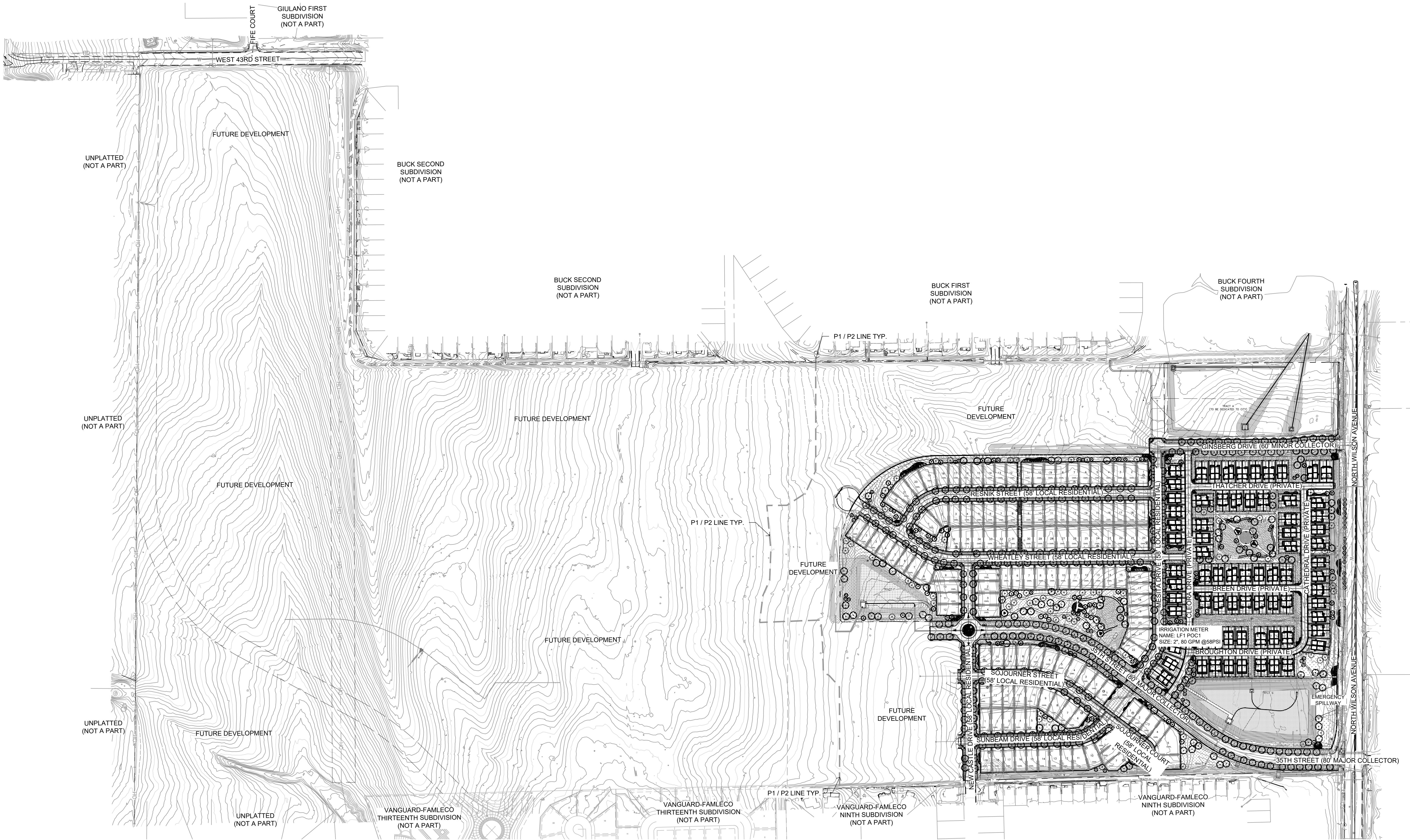
SELECT TITLE

THE FARM FIRST SUBDIVISION

ELLIOTT & CO

ARED FOR
ER:
-HORTON

S. KINGSTON STREET
EWOOD, CO 80112



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

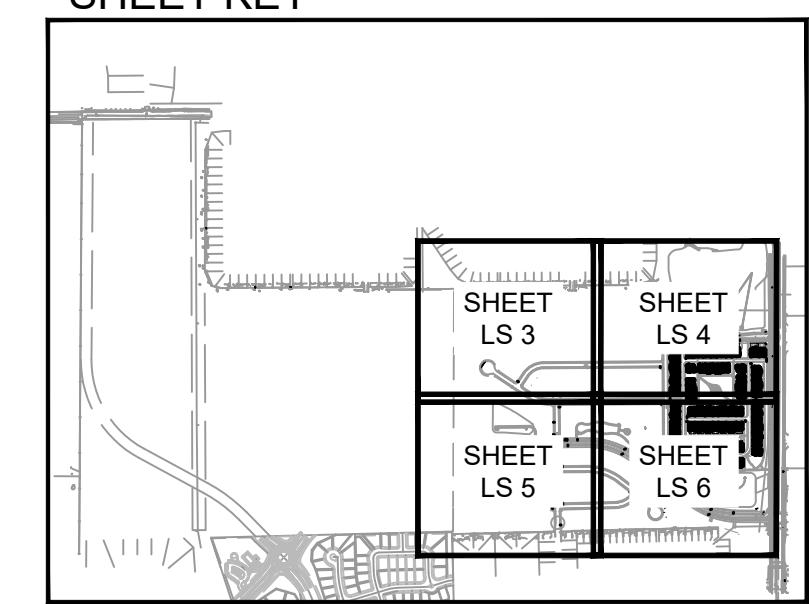
CONTRACTOR MAY ADJUST TREES LOCATED IN THE TREE LAWNS AS NECESSARY ONCE FINAL DRIVEWAY LOCATIONS HAVE BEEN DETERMINED. ADJUSTED TREE LOCATIONS IN THE TREE LAWNS MUST COMPLY WITH THE CITY OF LOVELAND TREE/UTILITY CLEARANCE REQUIREMENTS. CONTRACTOR SHALL MAKE EVERY EFFORT TO INSTALL ALL TREES PER PLAN, 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

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

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

SHEET KEY



A scale drawing of a rectangular building footprint. The footprint is divided into three horizontal sections: a top section from 0 to 200', a middle section from 200' to 300', and a bottom section from 300' to 400'. The building is 200' wide. To the right of the footprint is a north arrow indicating the cardinal direction.

November 15, 2023

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: LS1

PLANT PALETTE								
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	DIVERSITY	REMARKS	WATER USE
DECIDUOUS TREES								
●	29	Acer rubrum 'Red Sunset' Red Sunet 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 AND 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	Pervoskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage	5 gal.	3'	3'		24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED	Very low
●	90	Phladelphus 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 rugosa 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	Gaillardia x grandiflora 'Fanfare Citronella' Fanfare Citronella Blanketflower	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 Lavender	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 estoniae 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								
1.	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.							
2.	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.							
3.	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 ENROACHES 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.							
4.	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.

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 PRESURES (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 SLEEVING 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 COMPACTION 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 SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

TB GROUP
landscape architecture|planning|illustration
444 Mountain Ave. | tel. 970.532.5891
Berthoud, CO 80513 | web TBGroup.us
SEAL

LEE FARM
FIRST
SUBDIVISION
LOVELAND, CO
PREPARED FOR
OWNER:

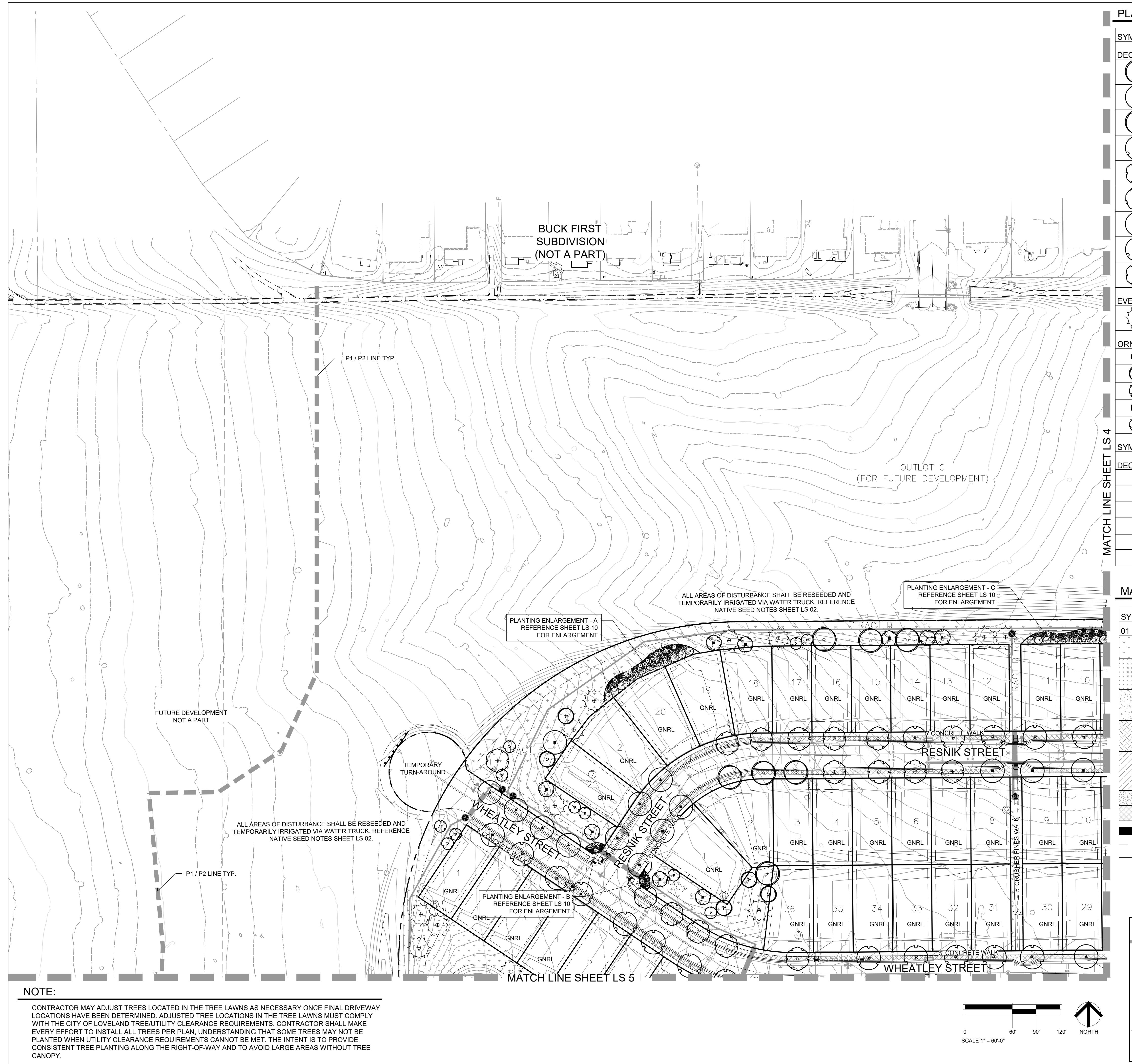
DR-HORTON
d/b/a Melody Homes Inc.
9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

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 LANDSCAPE SCHEDULE & NOTES
SHEET INFORMATION Sheet Number: **LS 2**

Michael J. Walker
Certified Date of Creation
07/29/25
EXPIRED LANDSCAPE ARCHITECT

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.



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' Citronella` 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 Lavandin			
	8	Malus x 'Thunderchild' Thunderchild Crabapple		88	Oenothera caespitosa Tufted Evening Primrose			
	28	Syringa reticulata Japanese Tree Lilac		227	Penstemon cobaea Cobaea Beardtongue			
SYMBOL								
DECIDUOUS SHRUBS								
	29	Amelanchier utahensis Utah Serviceberry		186	Penstemon eatonii Firecracker Penstemon			
	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

DURA-TURF FESCUE BLEND OR APPROVED EQUAL

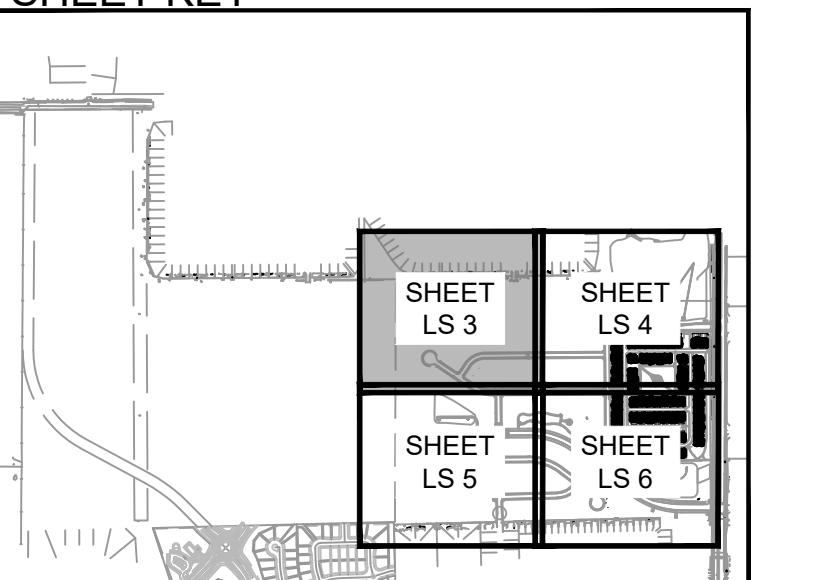
PROPERTY BOUNDARY SUB LOT TYPE = SUBURBAN

EASEMENT GNRL LOT TYPE = GENERAL

LANDSCAPE EDGING — MONUMENT SIGN *

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

SHEET KEY



TB GROUP
landscape architecture | planning | illustration

4 Mountain Ave.
Boulder, CO 80513 | TEL 970.532.5891
WEB TBGroup.us

EE FARM FIRST SUBDIVISION

D'OVFI AND CO

REARED FOR
OWNER:
OR-HORTON

55 S. KINGSTON STREET
INGLEWOOD, CO 80112

EDITIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.16.25
FINAL PLAN	07.20.25

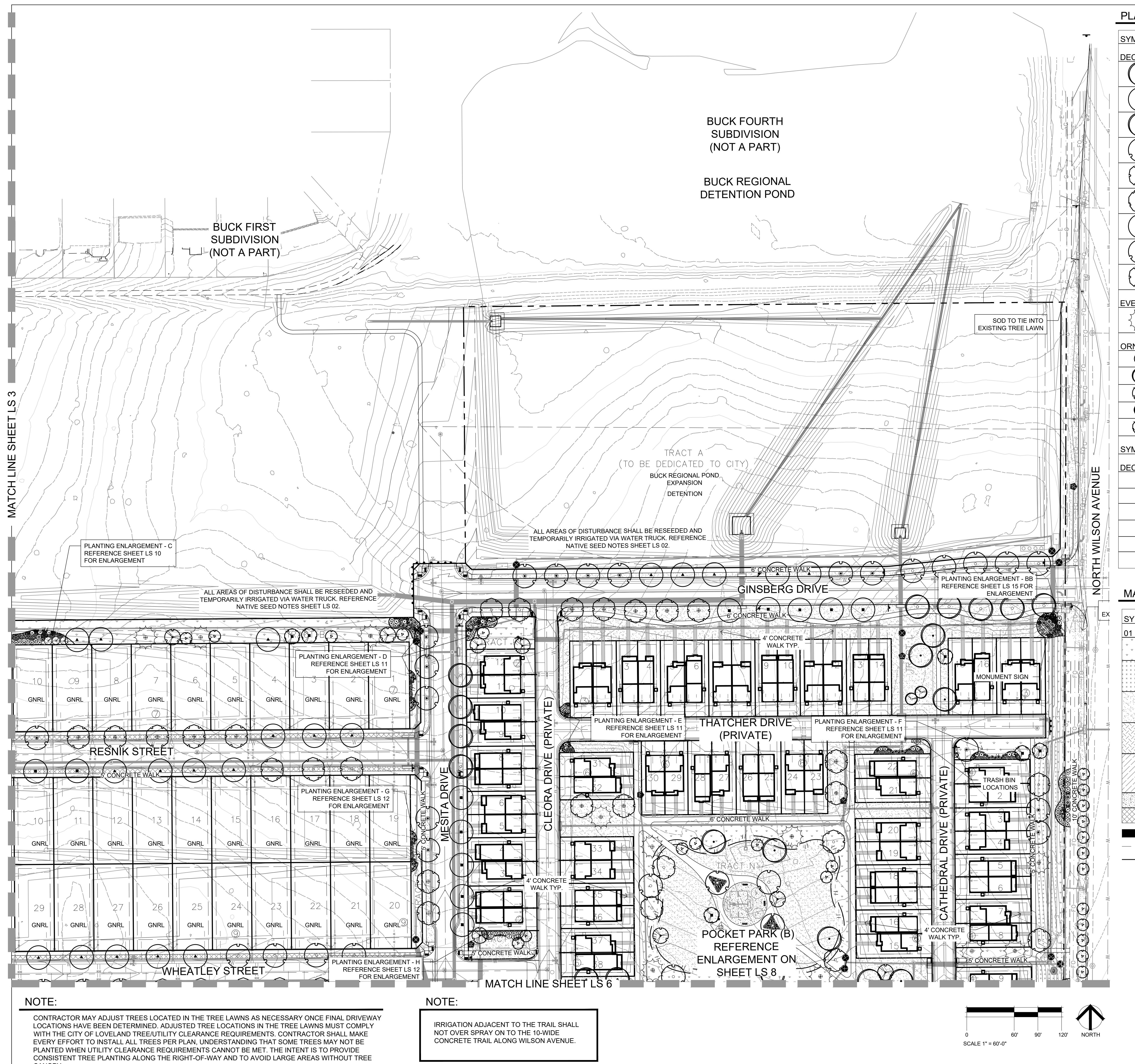
November 15, 2023

HEET TITLE

LANDSCAPE PLAN

Sheet Number: **LS 3**

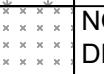
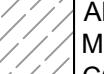
Sheet Number: **LS 3**



PLANT PALETTE

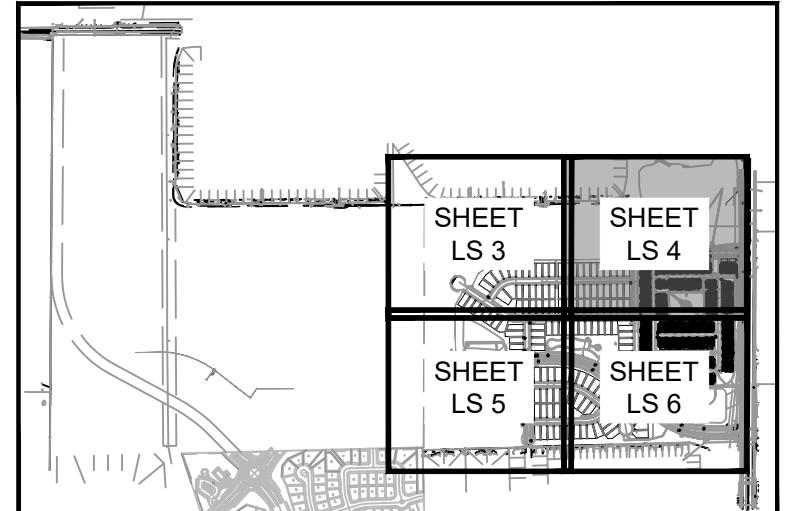
SYMBOL	QTY	BOTANICAL / COMMON NAME	SYMBOL	QTY	BOTANICAL / COMMON NAME	
DECIDUOUS TREES						
	29	Acer rubrum 'Red Sunset' Red Sunset Maple		66	Prunus besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry	
	49	Catalpa speciosa Western Catalpa		15	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	
	56	Celtis 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 Citronella' 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 Lavendin	
	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

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

SHEET KEY



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.

NOTE:

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

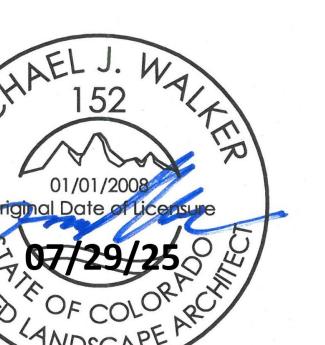
0 60' 90' 120'

SCALE 1" = 60'-0"

NORTH

TB GROUP

ntain Ave. | TEL 970.532.5891
CO 80513 | WEB TBGroup.us



FARM ST BDIVISION

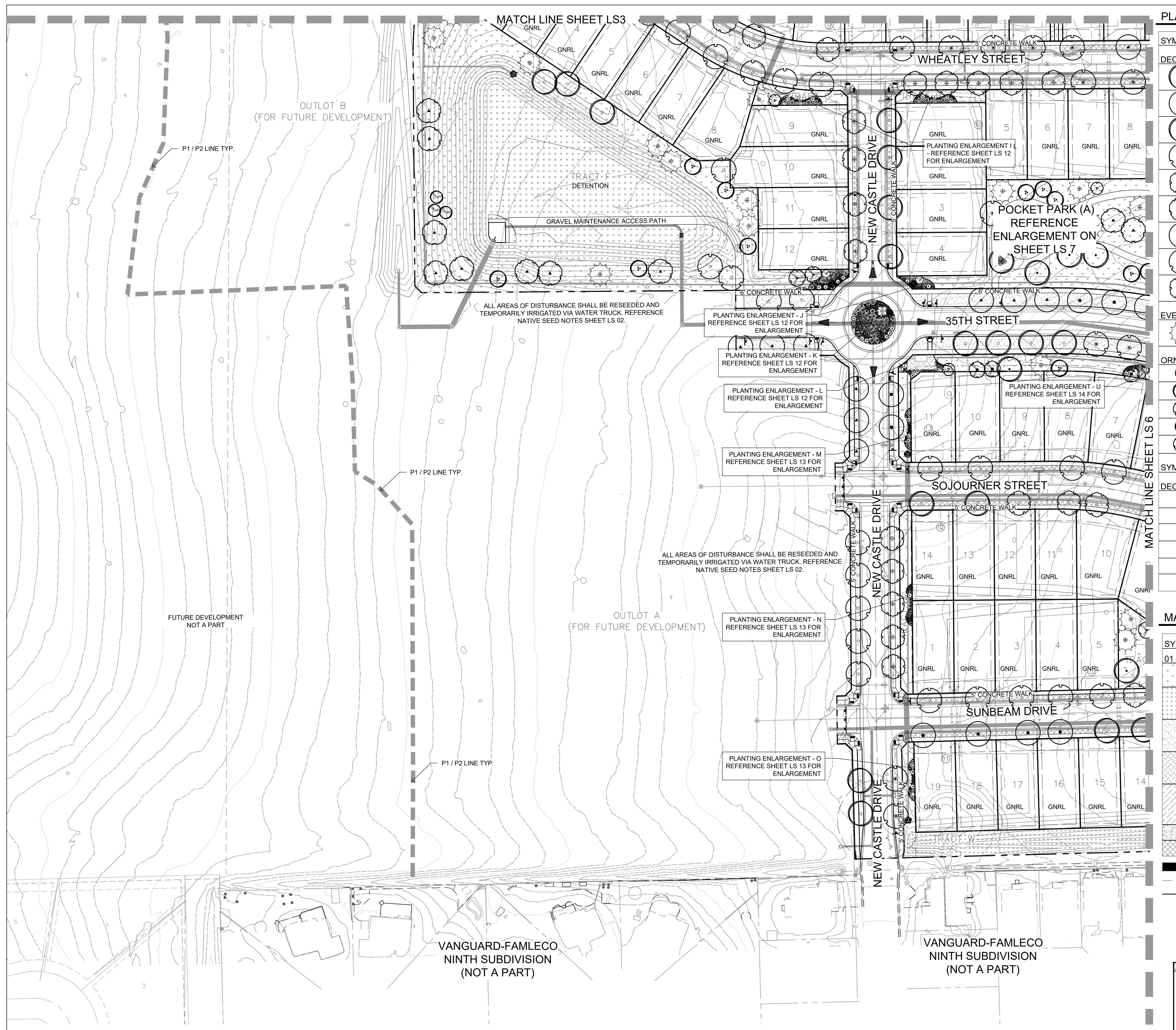
AND, CO
RED FOR
ER:
HORTON
Melody Homes Inc.

1. KINGSTON STREET
WOOD, CO 80112

September 15, 2023

SCAPE PLANS

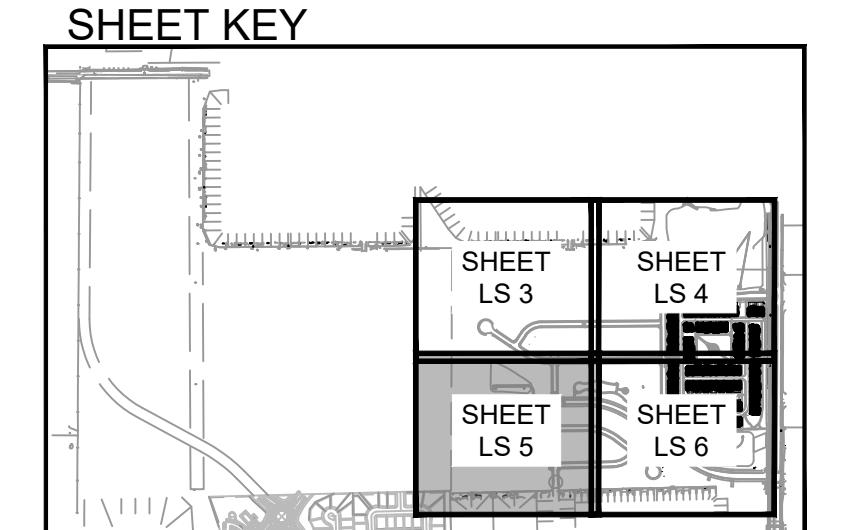
Number: LS 4



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 Lavandin
	8	Malus x 'Thunderchild' Thunderchild Crabapple		88	Oenothera caespitosa Tufted Evening Primrose
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
	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	38,542 sf

*** 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.

TB GROUP
landscape architecture | planning | illustration

444 Mountain Ave. | TEL 970.532.5891
Berthoud, CO 80513 | WEB TBGroup.us

LEE FARM FIRST SUBDIVISION

LOVELAND, CO

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

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

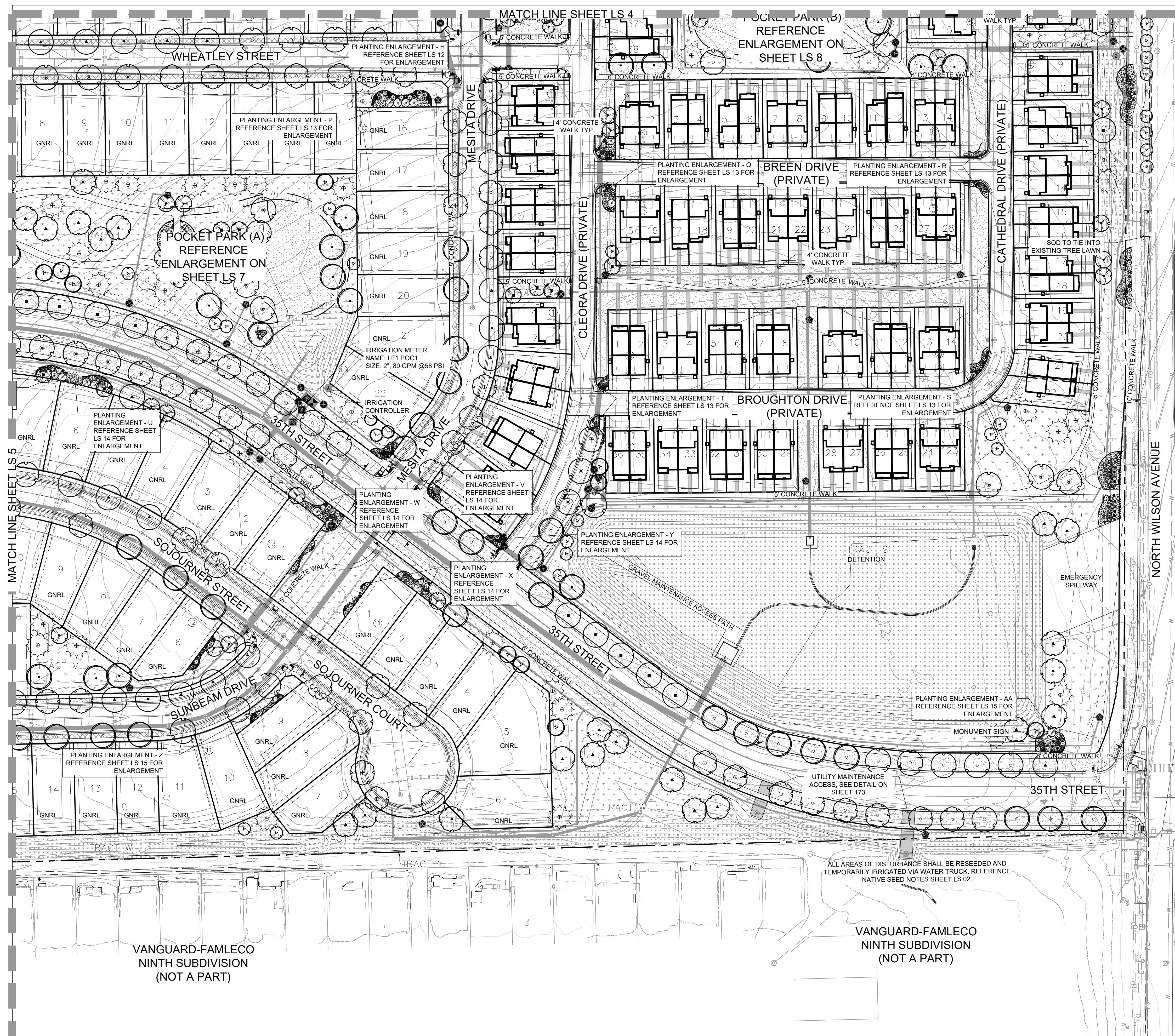
REVISIONS	DATE
<u>STAFF COMMENTS</u>	11.20.23
<u>STAFF COMMENTS</u>	12.05.24
<u>STAFF COMMENTS</u>	04.18.25
<u>STAFF COMMENTS</u>	06.16.25
<u>FINAL PLAN</u>	07.26.25

November 15, 2023

STREET NAME

REFERENCES AND NOTES

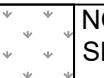
Sheet Number: 1 S 5



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 Citronella' 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 Lavendin
	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

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

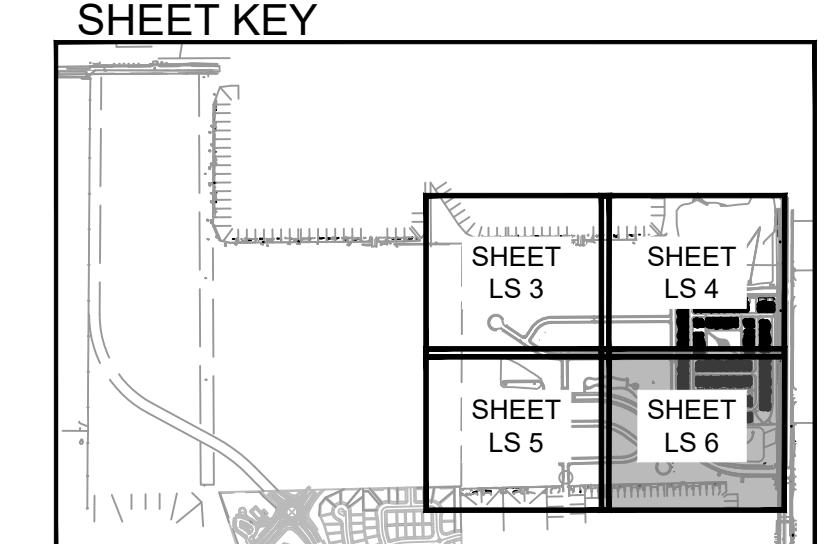
NOTE:

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.

NOTE:

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

SCALE 1" = 60' 0"



LEE FARM FIRST SUBDIVISION

LOVFLAND C

PREPARED FOR
OWNER:
DR-HORTON

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

DATE

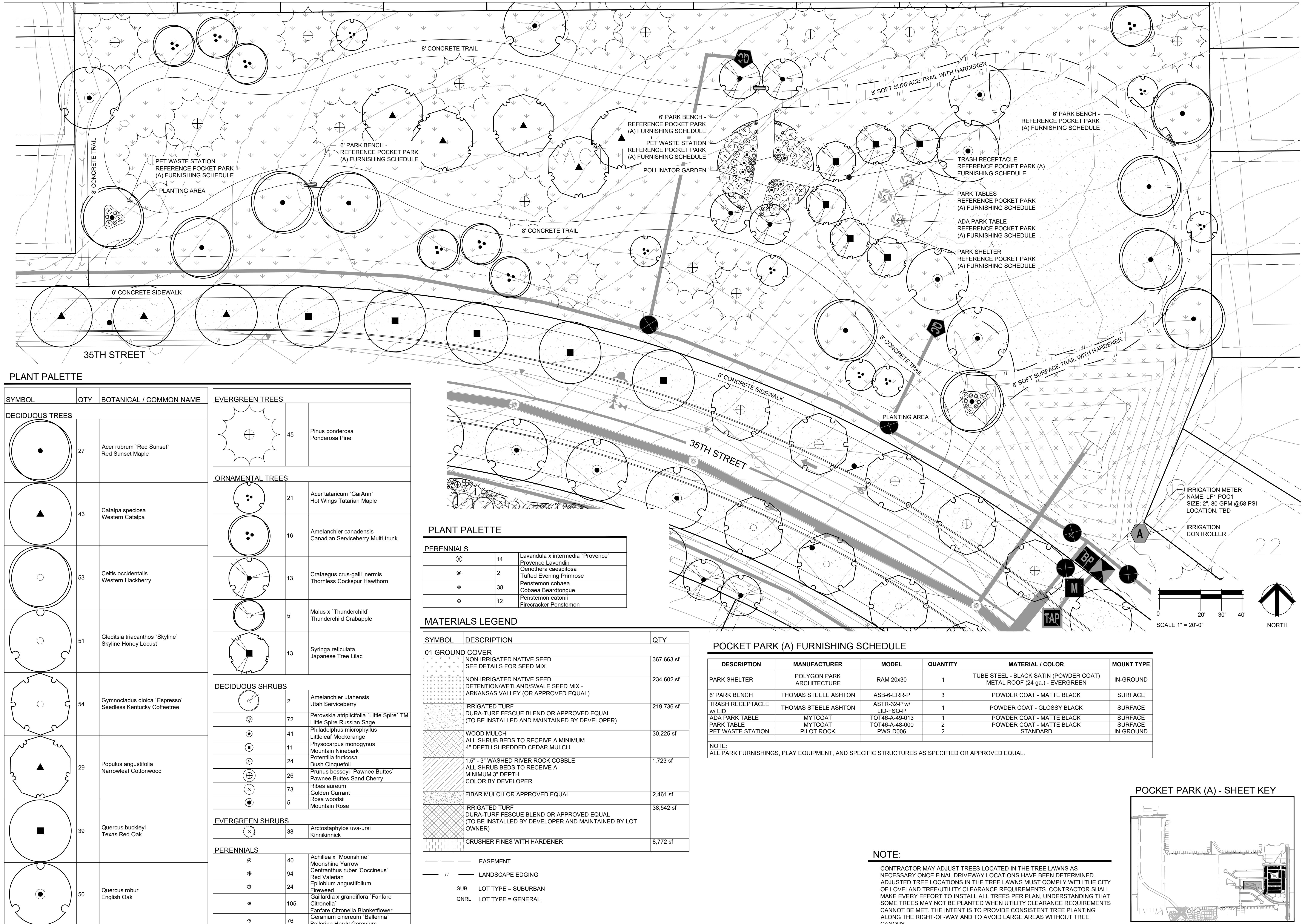
SHEET TITLE

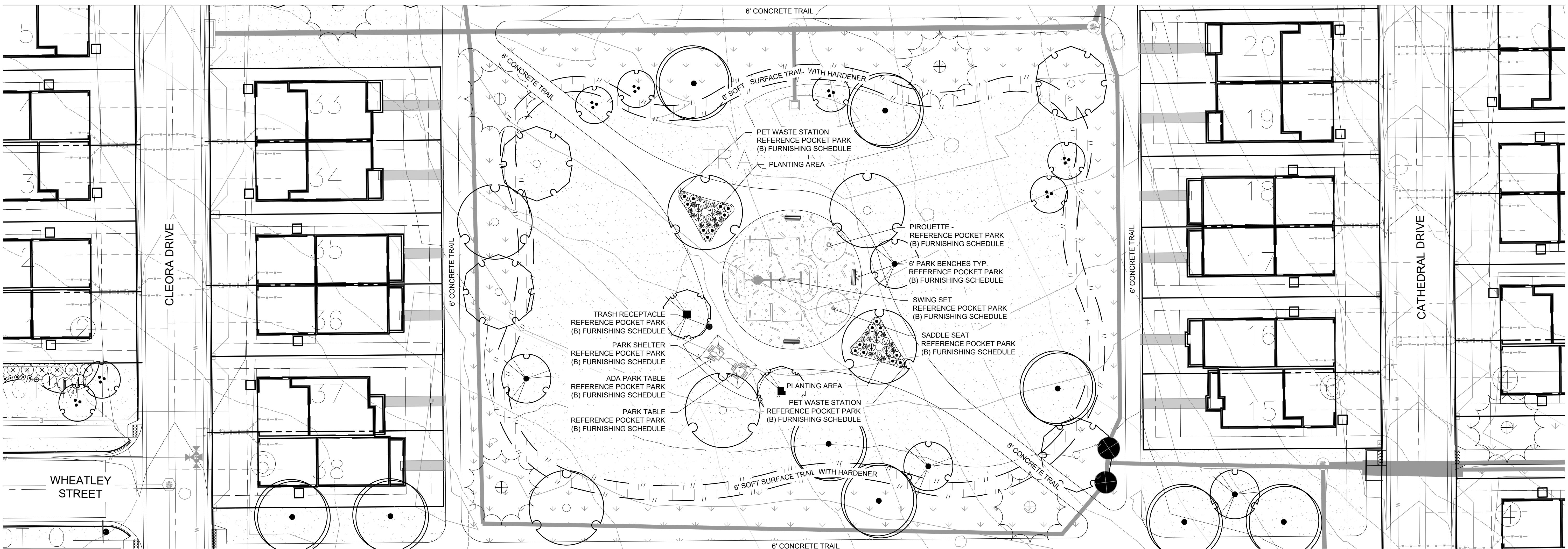
LANDSCAPE PLAN

SHEET INFORMATION

Sheet Number: 156

Sheet Number: **LS 6**





PLANT PALETTE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
●	27	Acer rubrum 'Red Sunset' Red Sunset Maple
▲	43	Catalpa speciosa Western Catalpa
○	53	Celtis occidentalis Western Hackberry
○	51	Cleiditria triacanthos 'Skyline' Skyline Honey Locust
○	54	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree
△	29	Populus angustifolia Narrowleaf Cottonwood
DECIDUOUS TREES		
●	39	Quercus buckleyi Texas Red Oak
●	50	Quercus robur English Oak
○	55	Tilia americana 'Redmond' Redmond American Linden
EVERGREEN TREES		
○	45	Pinus ponderosa Ponderosa Pine
ORNAMENTAL TREES		
●	21	Acer tataricum 'GarAnn' Hot Wings Tatarian Maple
●	16	Amelanchier canadensis Canadian Serviceberry Multi-trunk
●	13	Crataegus crus-galli inermis Thornless Cockspur Hawthorn

DECIDUOUS TREES		
	5	Malus x 'Thunderchild' Thunderchild Crabapple
	13	Syringa reticulata Japanese Tree Lilac
DECIDUOUS SHRUBS		
	2	Amelanchier utahensis Utah Serviceberry
	72	Perovskia 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	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
	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	MR0393, 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	MYCOAT	TOT46-A-49-013	1	POWDER COAT - MATTE BLACK	SURFACE
PARK TABLE	MYCOAT	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.

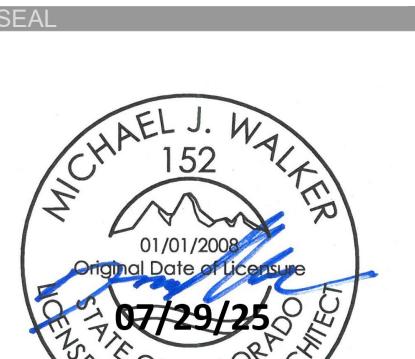
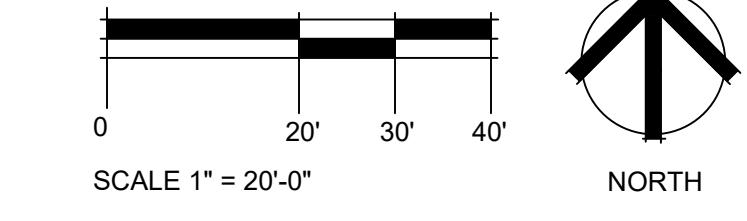
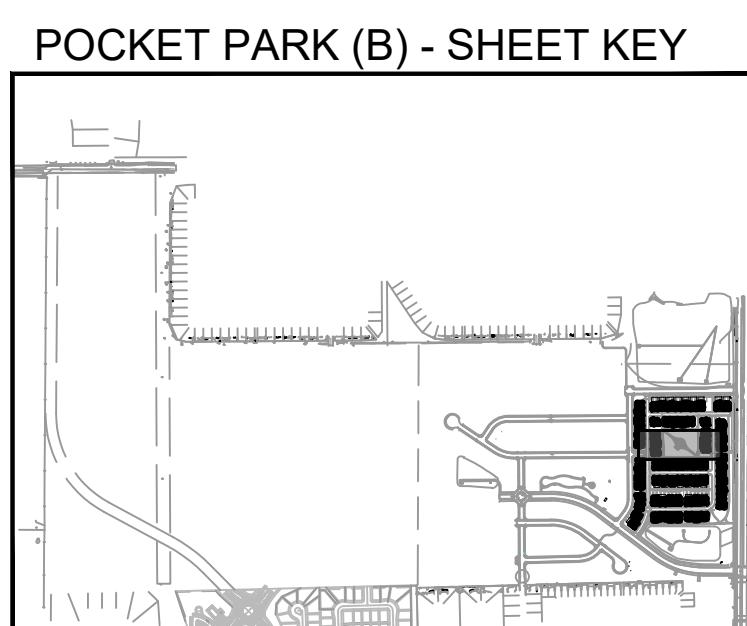
MATERIALS LEGEND

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
	FIBER 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



LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

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

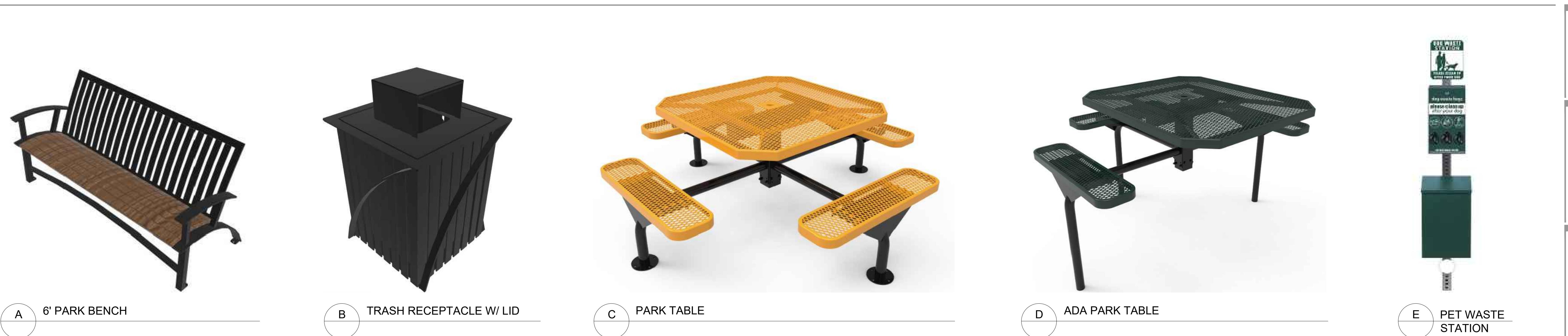
9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

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
POCKET PARK
ENLARGEMENT

SHEET INFORMATION
Sheet Number: LS 8



A 6' PARK BENCH

B TRASH RECEPTACLE W/ LID

C PARK TABLE

D ADA PARK TABLE

A circular logo containing the letter 'E' is positioned to the left of the text 'PET WASTE STATION'.



F POCKET PARK B PLAYGROUND RENDER & EQUIPMENT

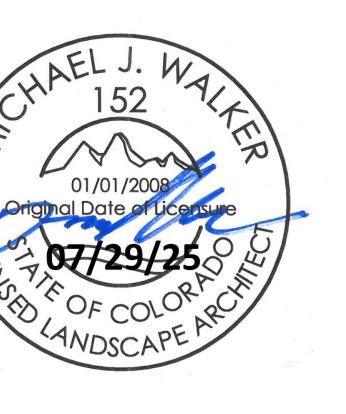
NOTE: PLAYGROUND EQUIPMENT, DESIGN, LAYOUT, AND FALL ZONES PROVIDED BY OTHERS.

IB GROUP

pe architecture | planning | illustration

ountain Ave.
d, CO 80513 | TEL 970.532.5891
WEB TBGroup.us

Digitized by srujanika@gmail.com



SELECT TITLE

THE FARM FIRST SUBDIVISION

ELAND CO

ARED FOR
ER:
-HORTON
Melody Homes Inc

S. KINGSTON STREET
EWOOD, CO 80112

IONS	DATE
<u>F COMMENTS</u>	11.20.23
<u>F COMMENTS</u>	<u>12.05.24</u>
<u>F COMMENTS</u>	04.18.25
<u>F COMMENTS</u>	06.16.25
PLAN	07.26.25

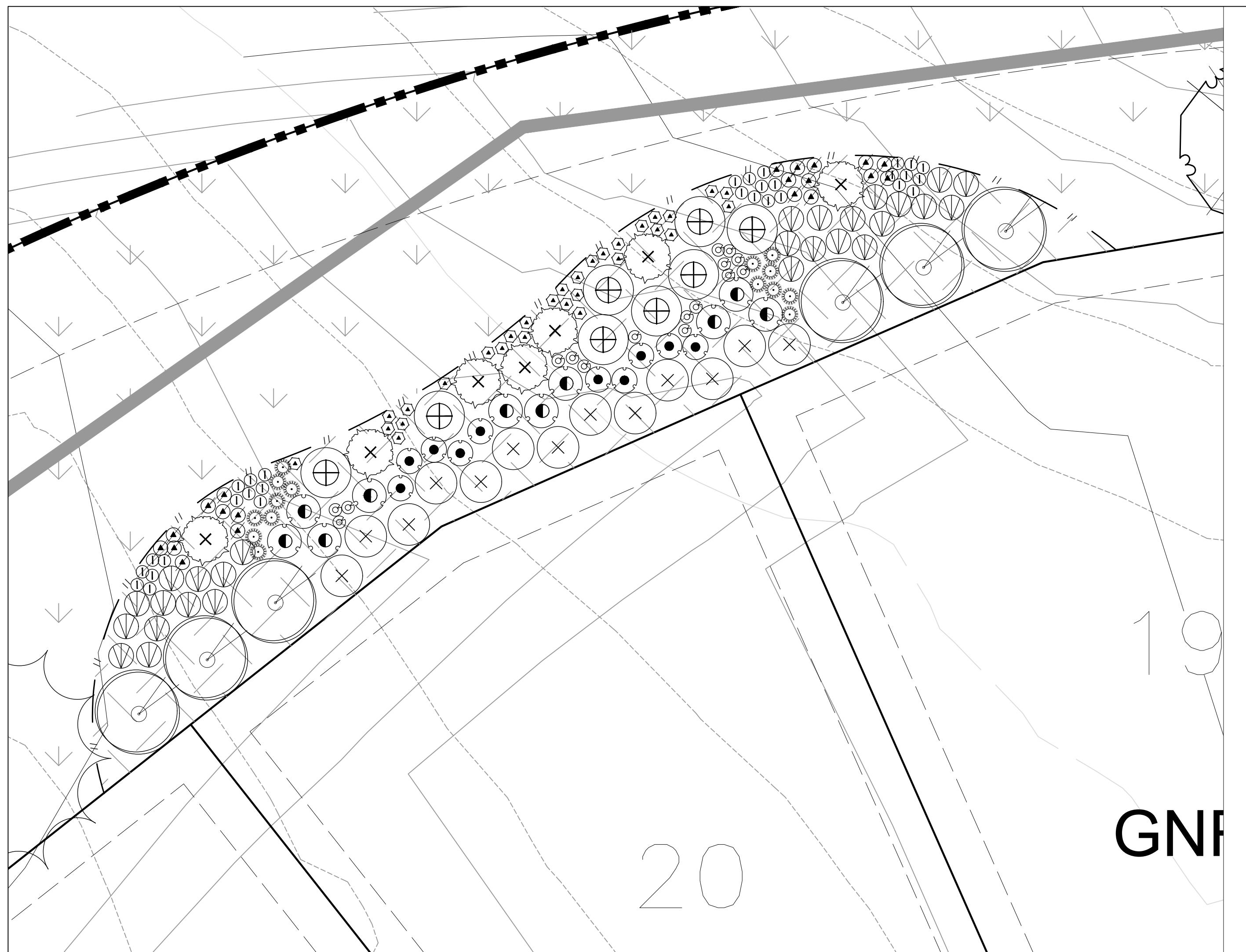
Digitized by srujanika@gmail.com

ember 15, 2023

AMENITY & PARK MENT DETAILS

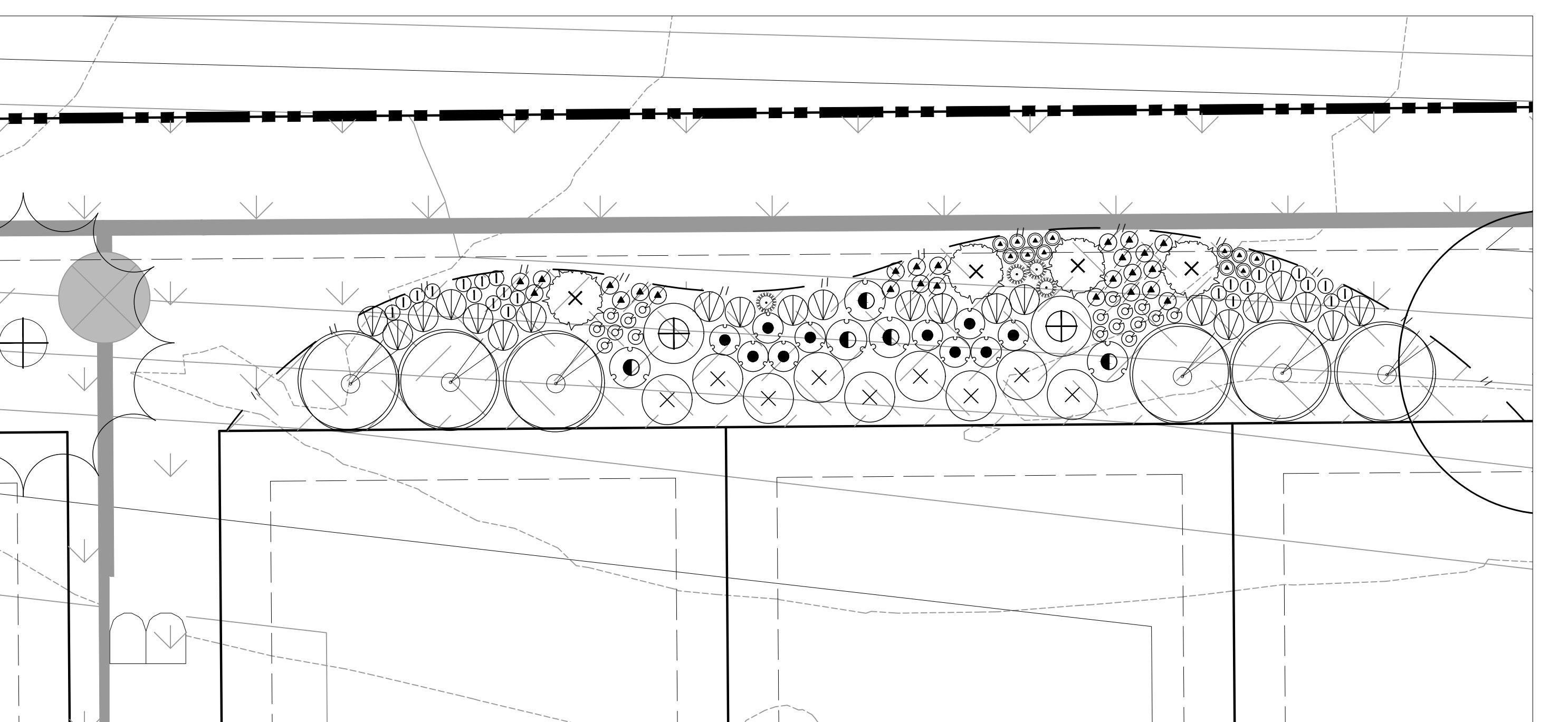
INFORMATION

Part Number: LS9



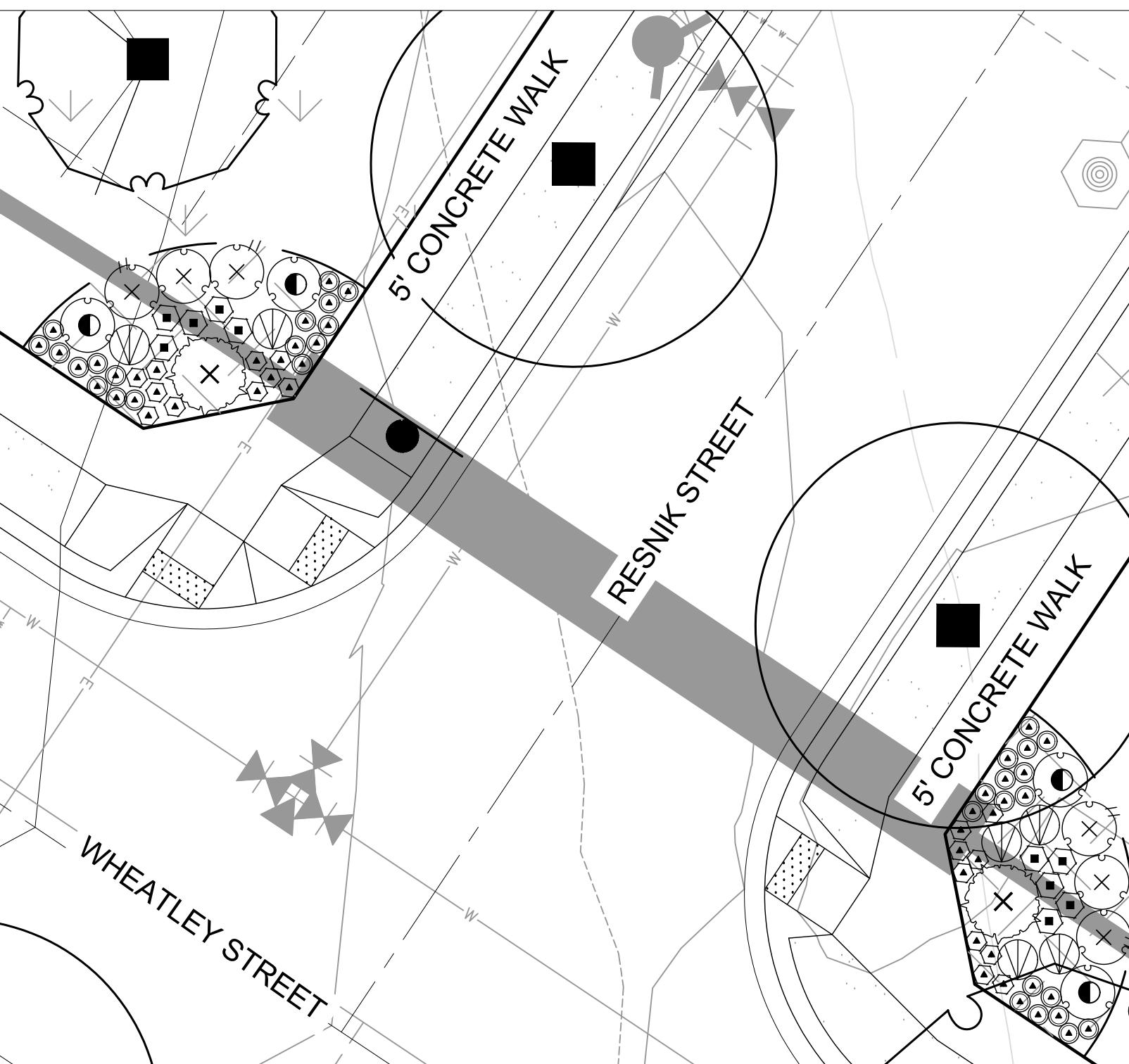
PLANTING ENLARGEMENT - A

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 woodii Mountain Rose
	50	Yucca glauca Soapweed
EVERGREEN SHRUBS		
	115	Arotostaphylos 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' Fanfare Blanketflower
	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:

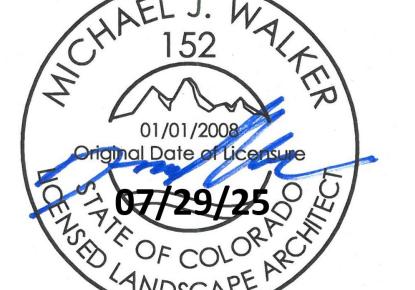
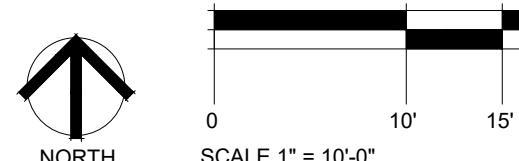
SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	NON-IRRIGATED NATIVE SEED DETENTION/WETLAND/SWALE SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)	234,602 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED 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
CITY OF LOVELAND SIGN REQUIREMENTS

NOTE:

CONTRACTOR MAY ADJUST TREES LOCATED IN THE TREE LAWNS AS NECESSARY ONCE
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.



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

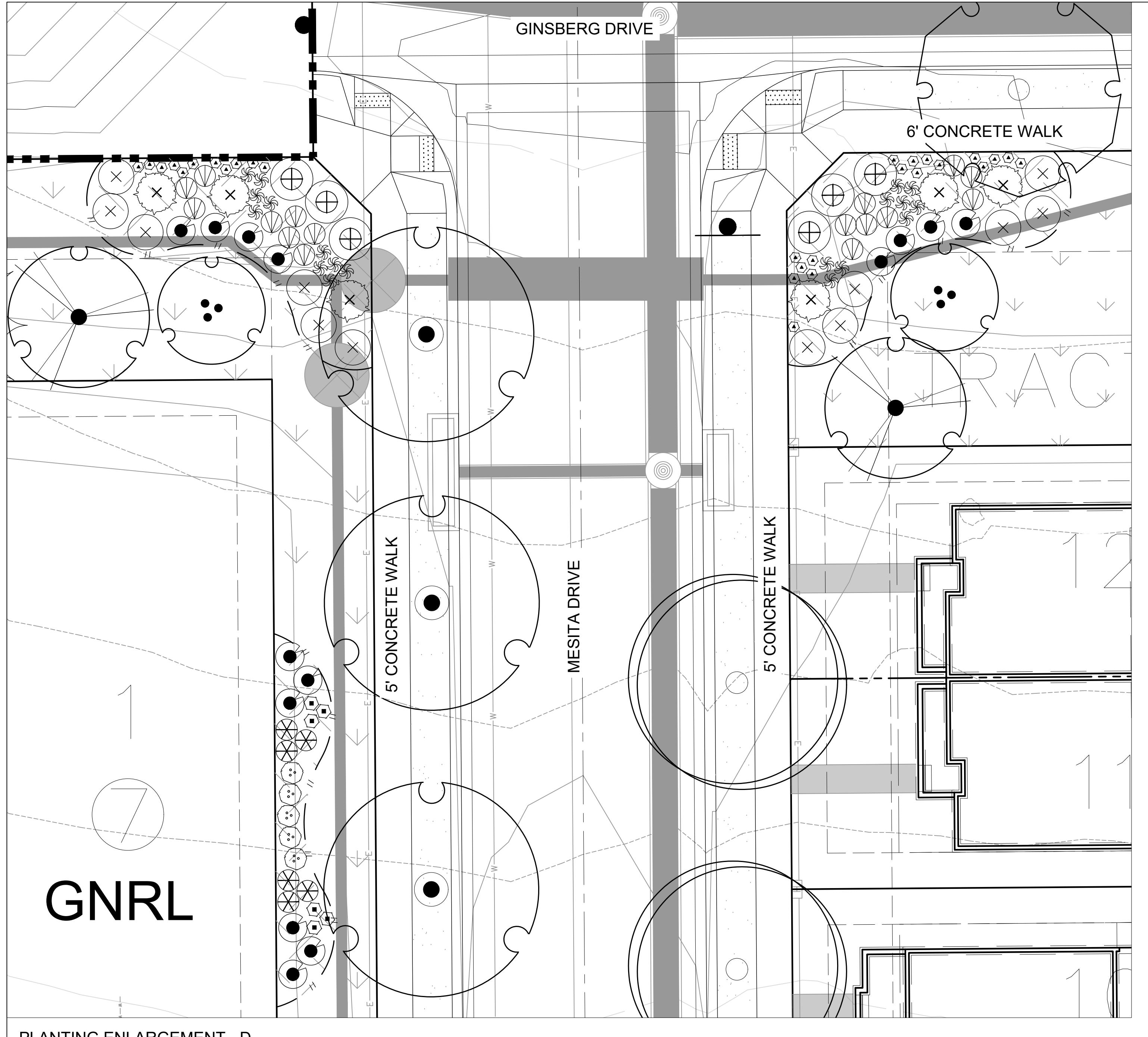
DATE
November 15, 2023

SHEET TITLE

PLANTING ENLARGEMENTS

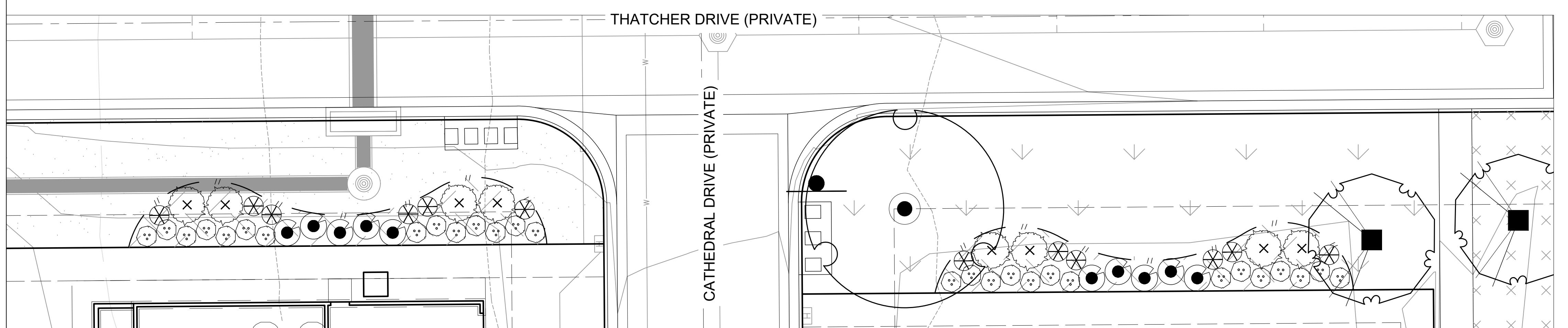
SHEET INFORMATION

Sheet Number: **LS 10**



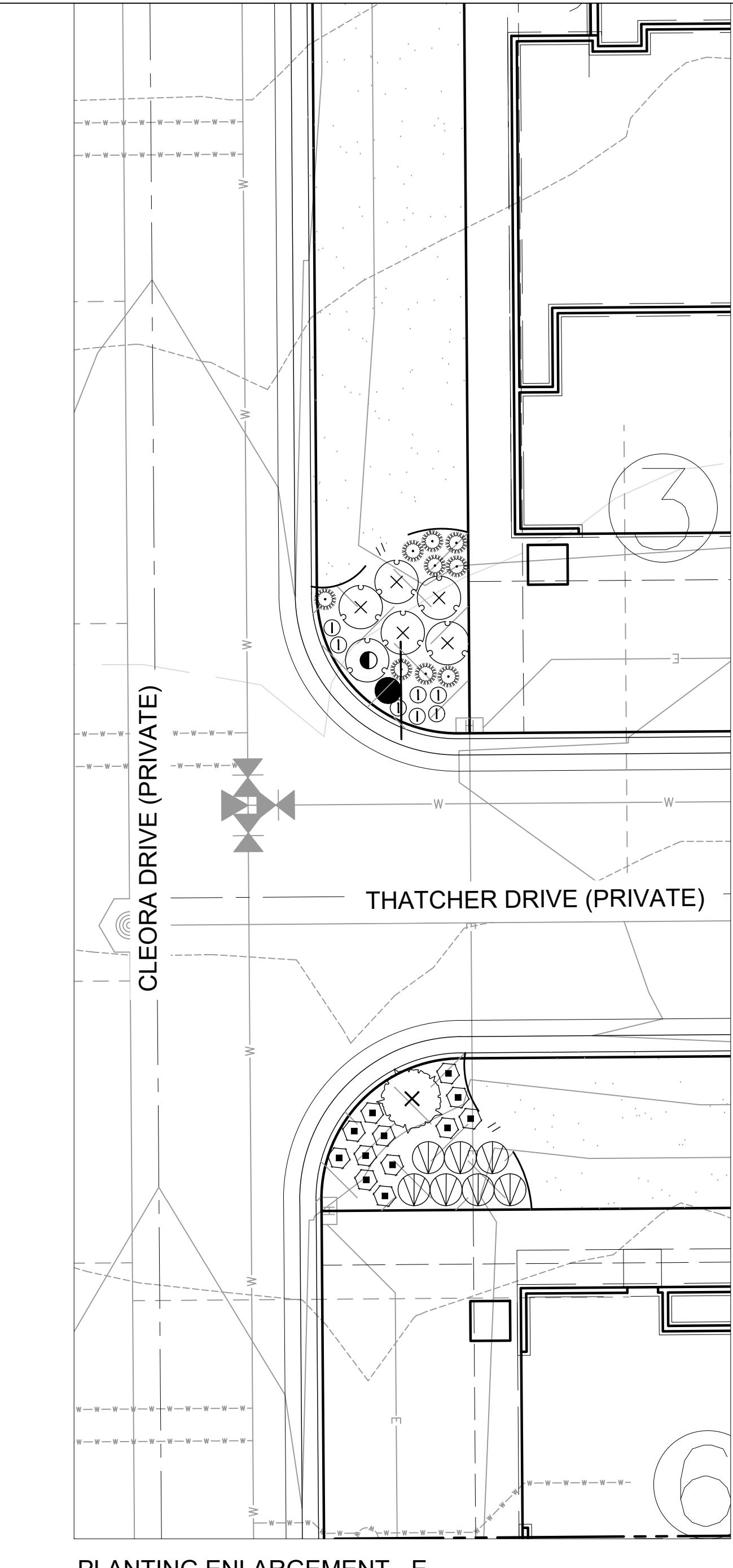
PLANTING ENLARGEMENT - D

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - F

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - E

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' Fanfare Citronella Blanketflower
	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

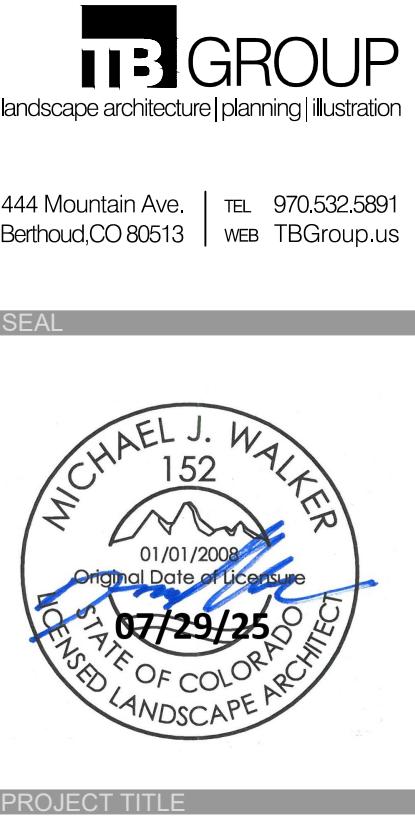
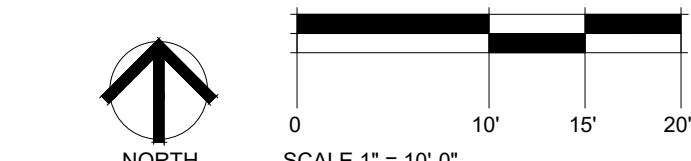
Materials Legend:

SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	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		
	8,777 sf	

■ ■ ■ PROPERTY BOUNDARY
 - - - EASEMENT
 - - - LANDSCAPE EDGING
 * 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.



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

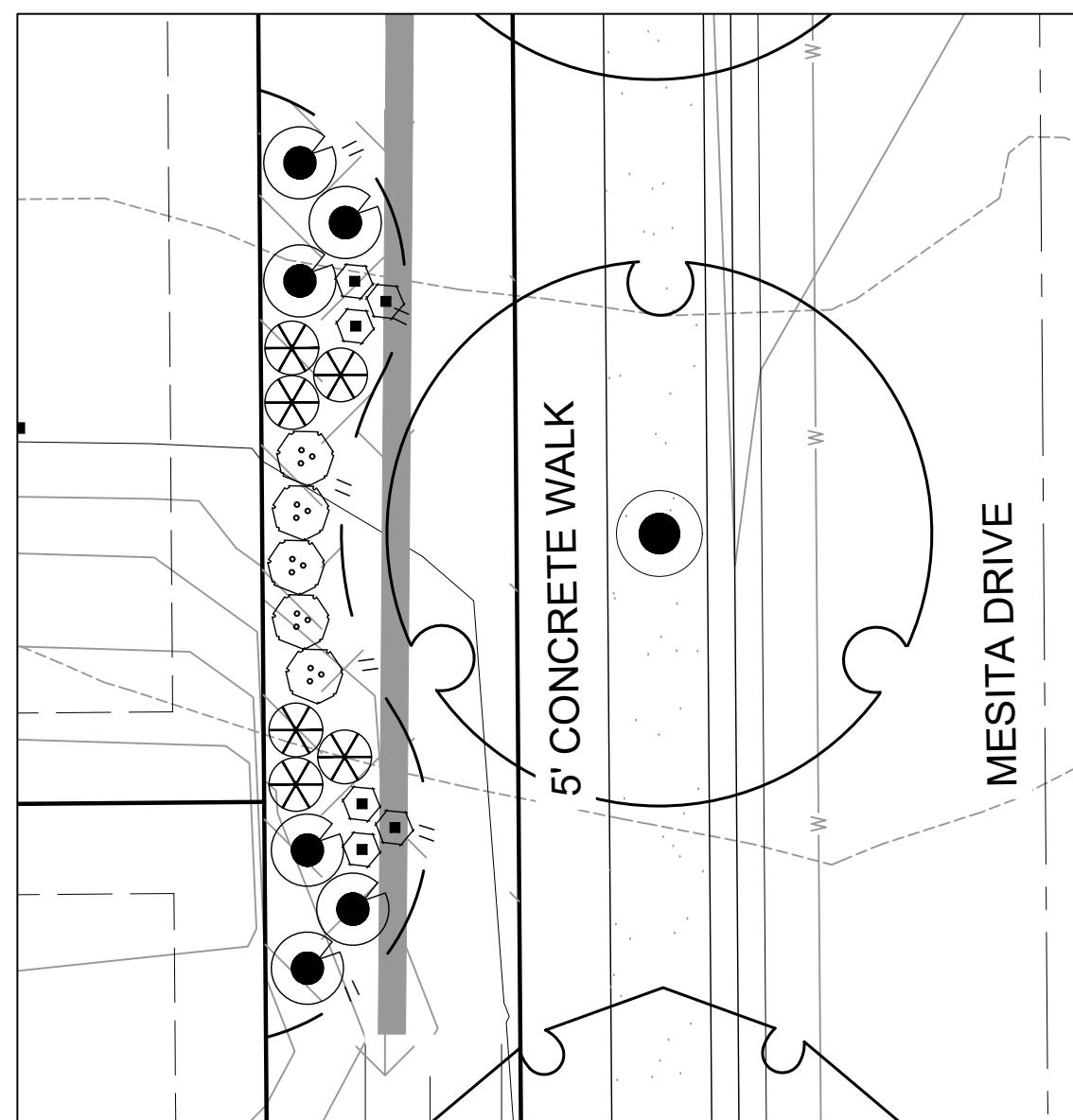
DATE
 November 15, 2023

SHEET TITLE

PLANTING ENLARGEMENTS

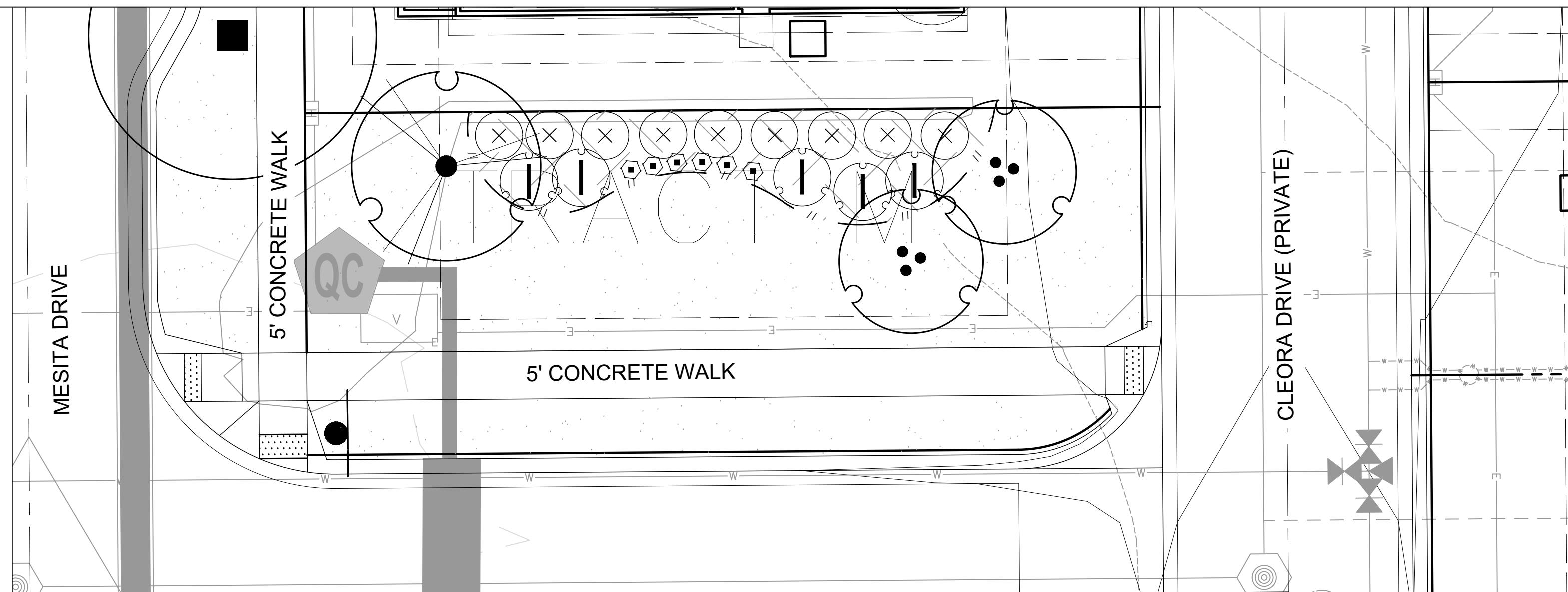
SHEET INFORMATION

Sheet Number: LS 11



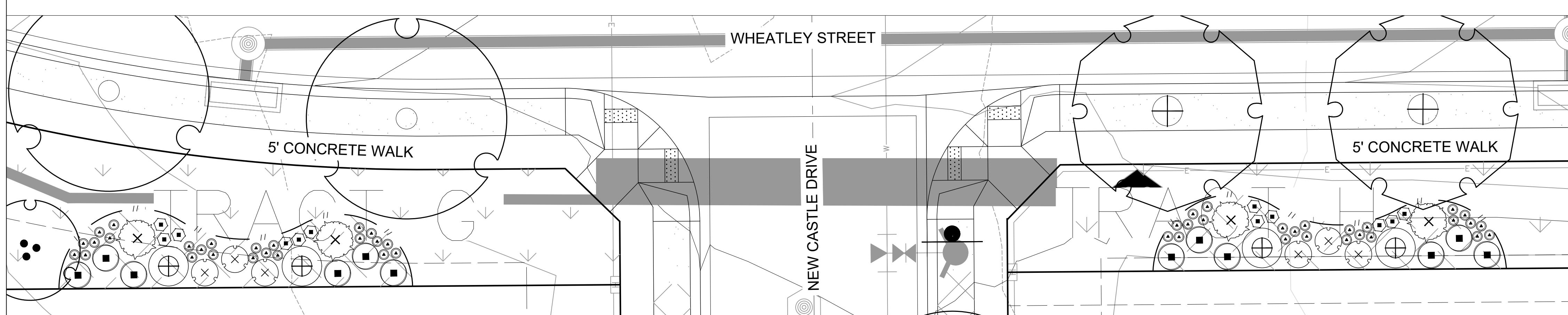
PLANTING ENLARGEMENT - G

SCALE 1" = 10'-0"



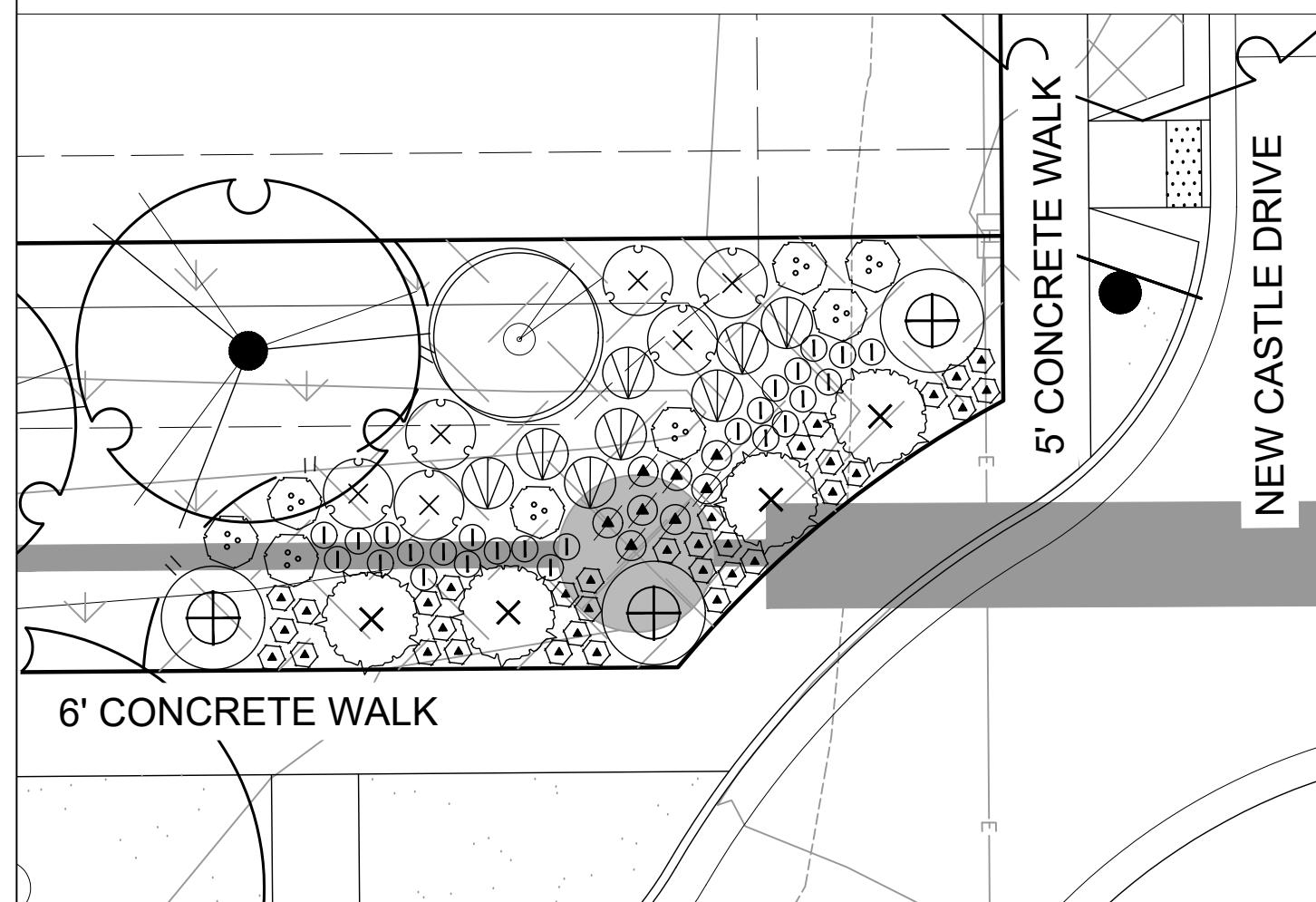
PLANTING ENLARGEMENT - H

SCALE 1" = 10'-0"



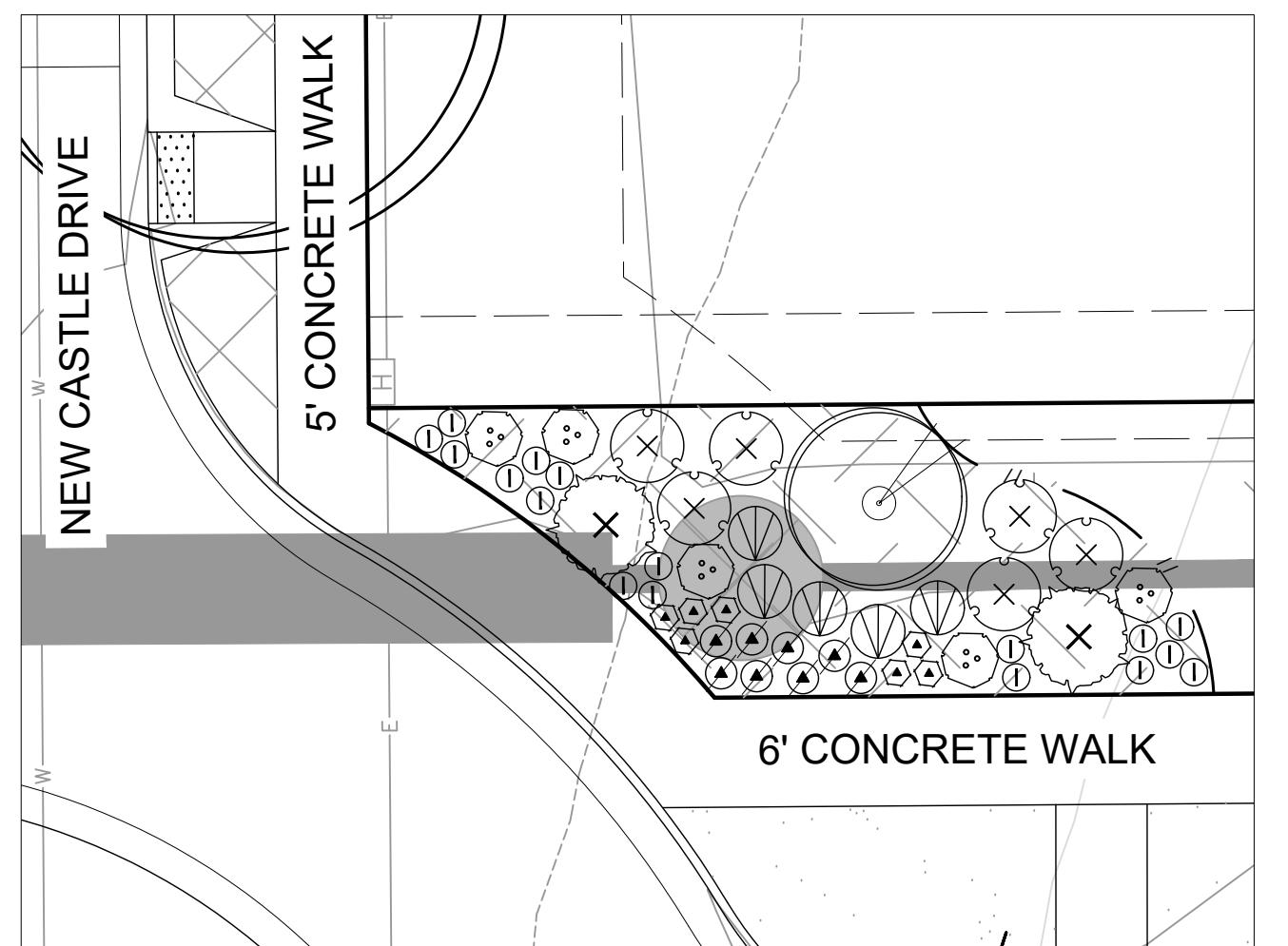
PLANTING ENLARGEMENT - I

SCALE 1" = 10'-0"



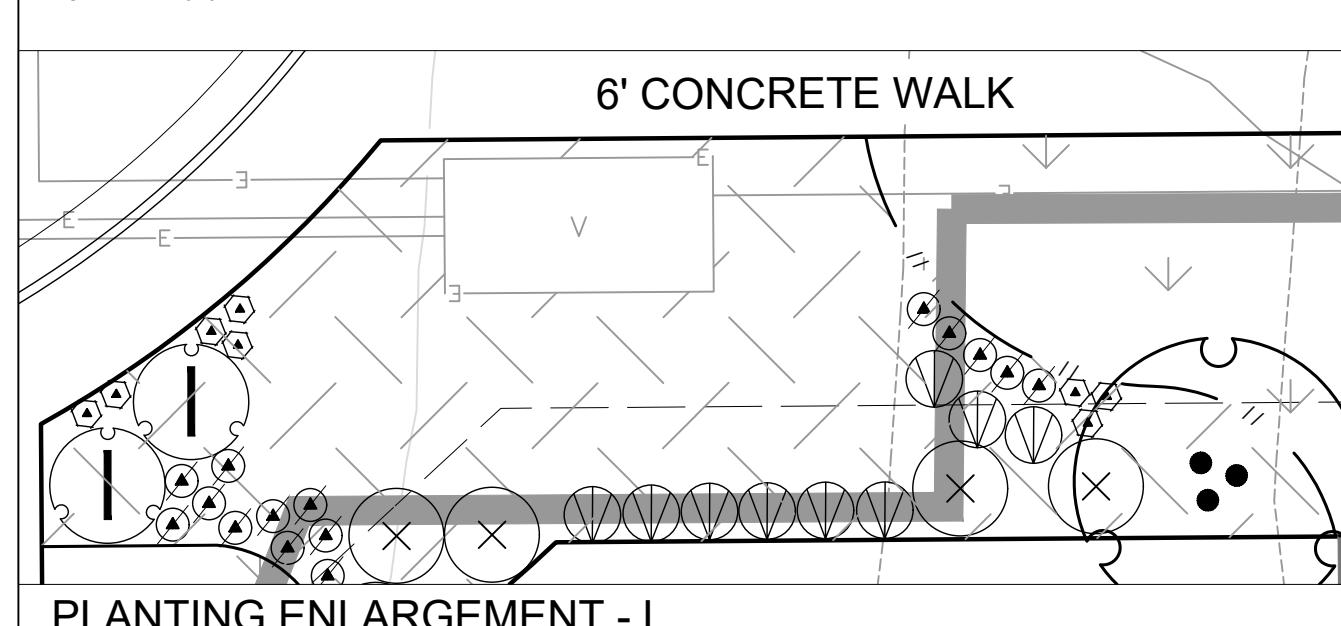
PLANTING ENLARGEMENT - J

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - K

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - L

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' Fanfare Citronella Blanketflower
	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:

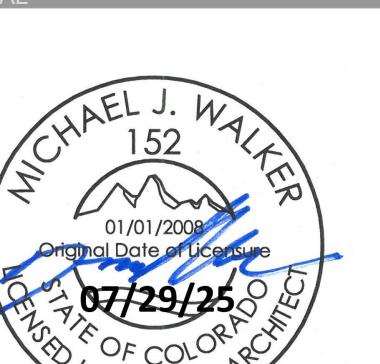
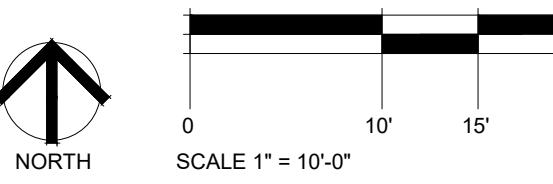
SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
	NON-IRRIGATED NATIVE SEED DETENTION/WETLAND/SWALE SEED MIX - ARKANSAS VALLEY (OR APPROVED EQUAL)	234,602 sf
	IRRIGATED TURF DURA-TURF FESCUE BLEND OR APPROVED EQUAL (TO BE INSTALLED AND MAINTAINED 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

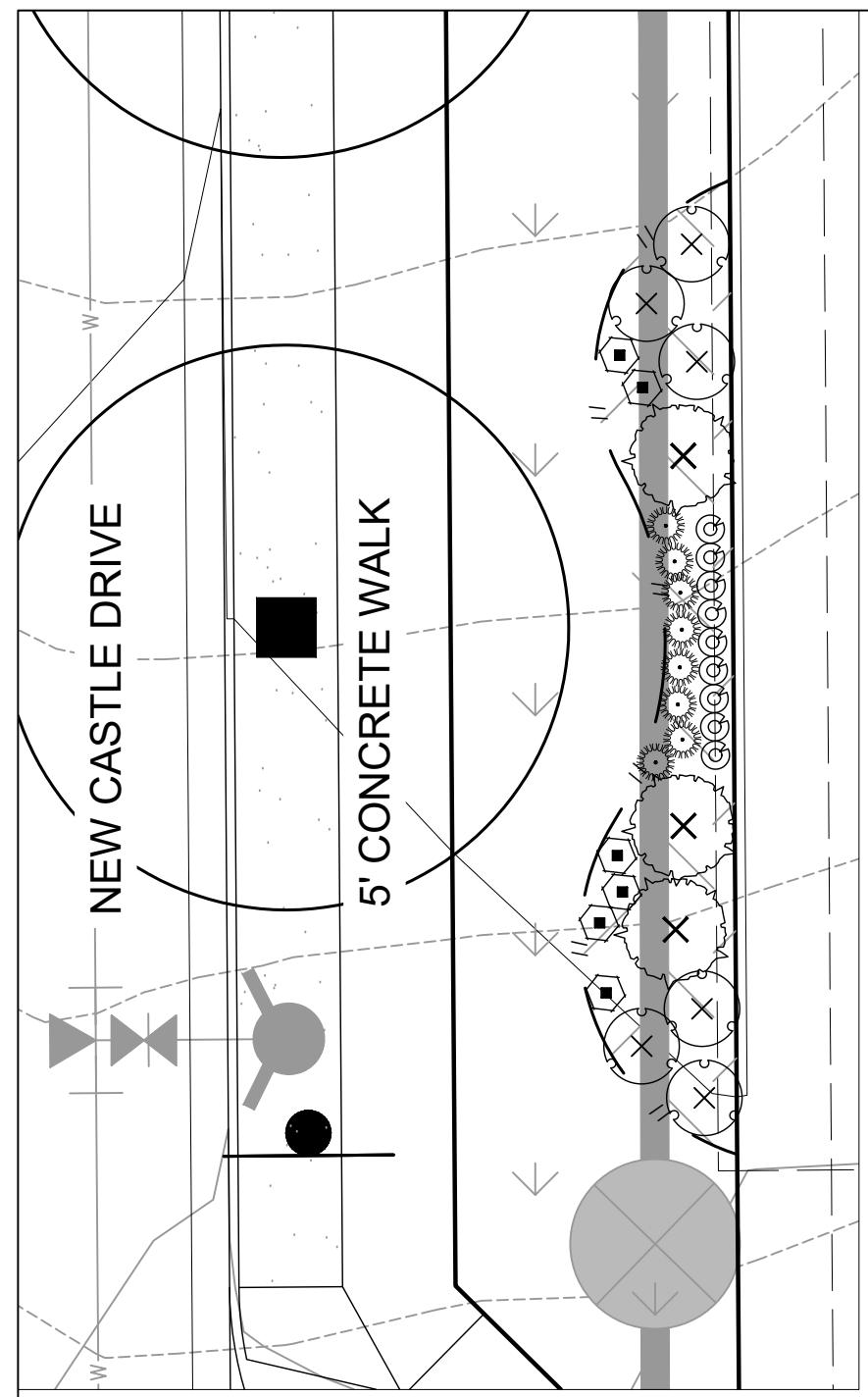
PROPERTY BOUNDARY
 EASEMENT
 LANDSCAPE EDGING
 MONUMENT SIGN *

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

NOTE:

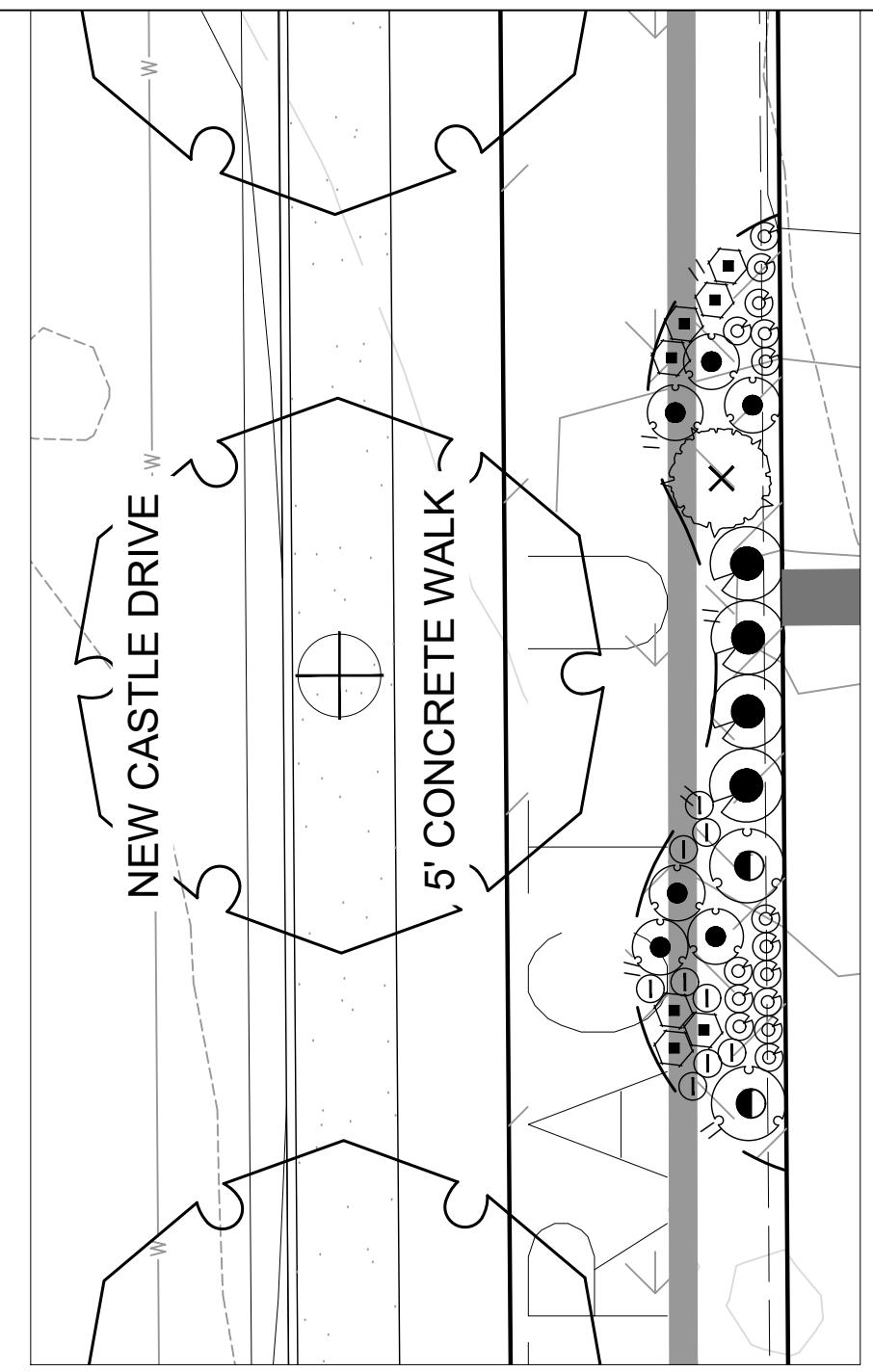
CONTRACTOR MAY ADJUST TREES LOCATED IN THE TREE LAWNS AS NECESSARY ONCE FINAL
DRIVeway LOCATIONS HAVE BEEN DETERMINED. ADJUSTED TREE LOCATIONS IN THE TREE LAWNS
MUST COMPLY WITH THE CITY OF LOVELAND TREE/UTILITY CLEARANCE REQUIREMENTS.
CONTRACTOR SHALL MAKE EVERY EFFORT TO INSTALL ALL TREES PER PLAN, 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.





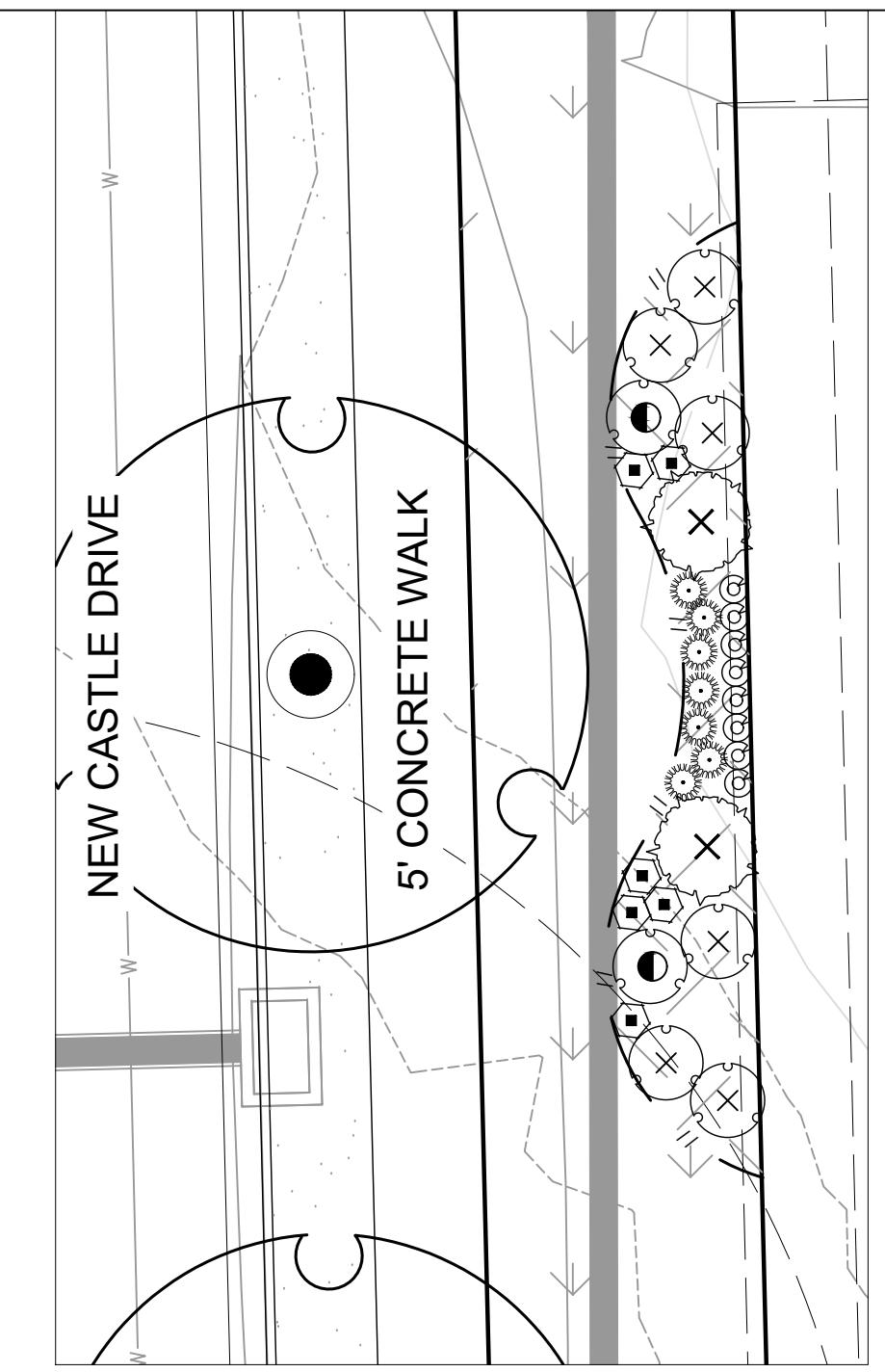
PLANTING ENLARGEMENT - M

SCALE 1" = 10'-0"



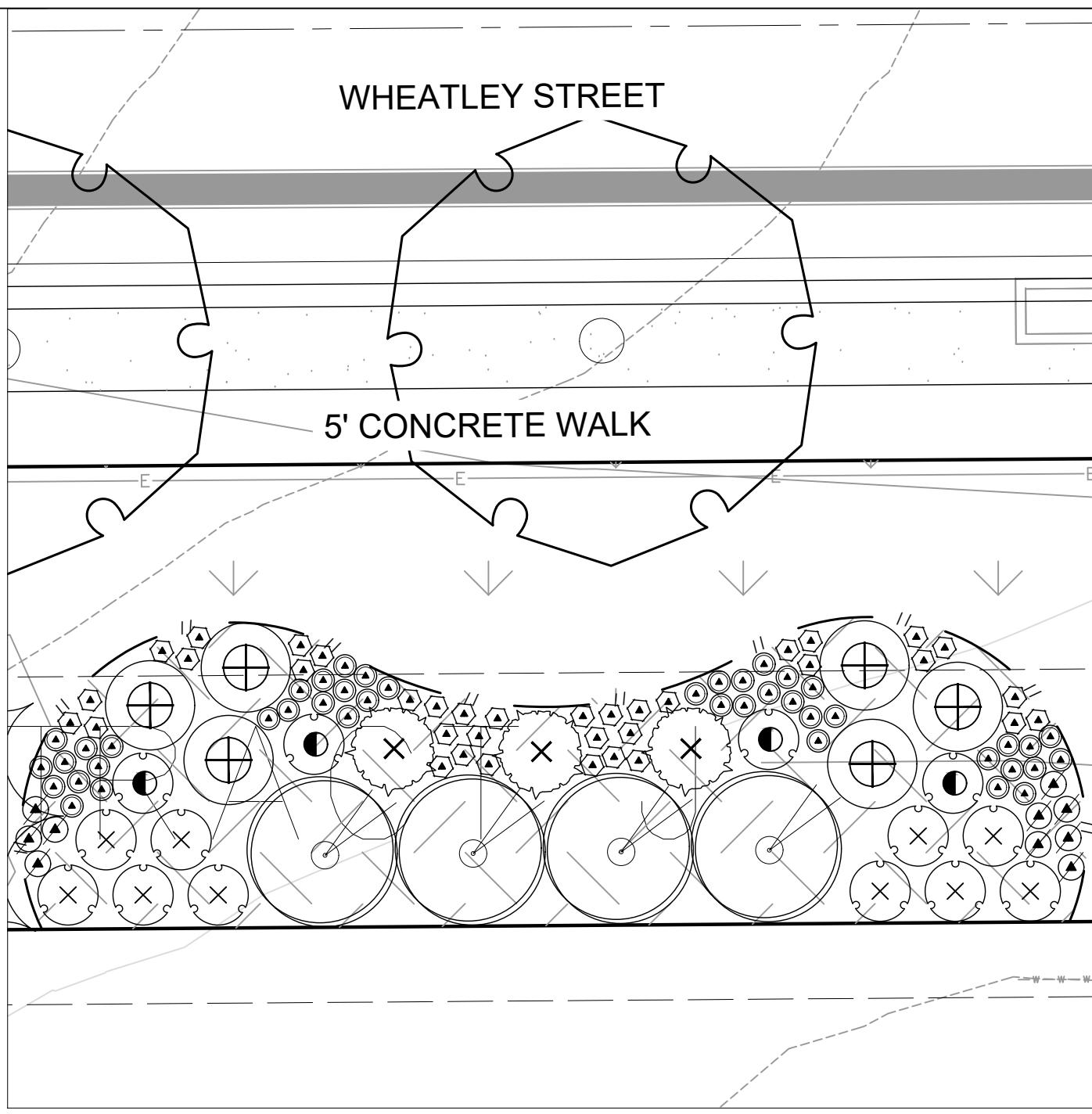
PLANTING ENLARGEMENT - N

SCALE 1" = 10'-0"



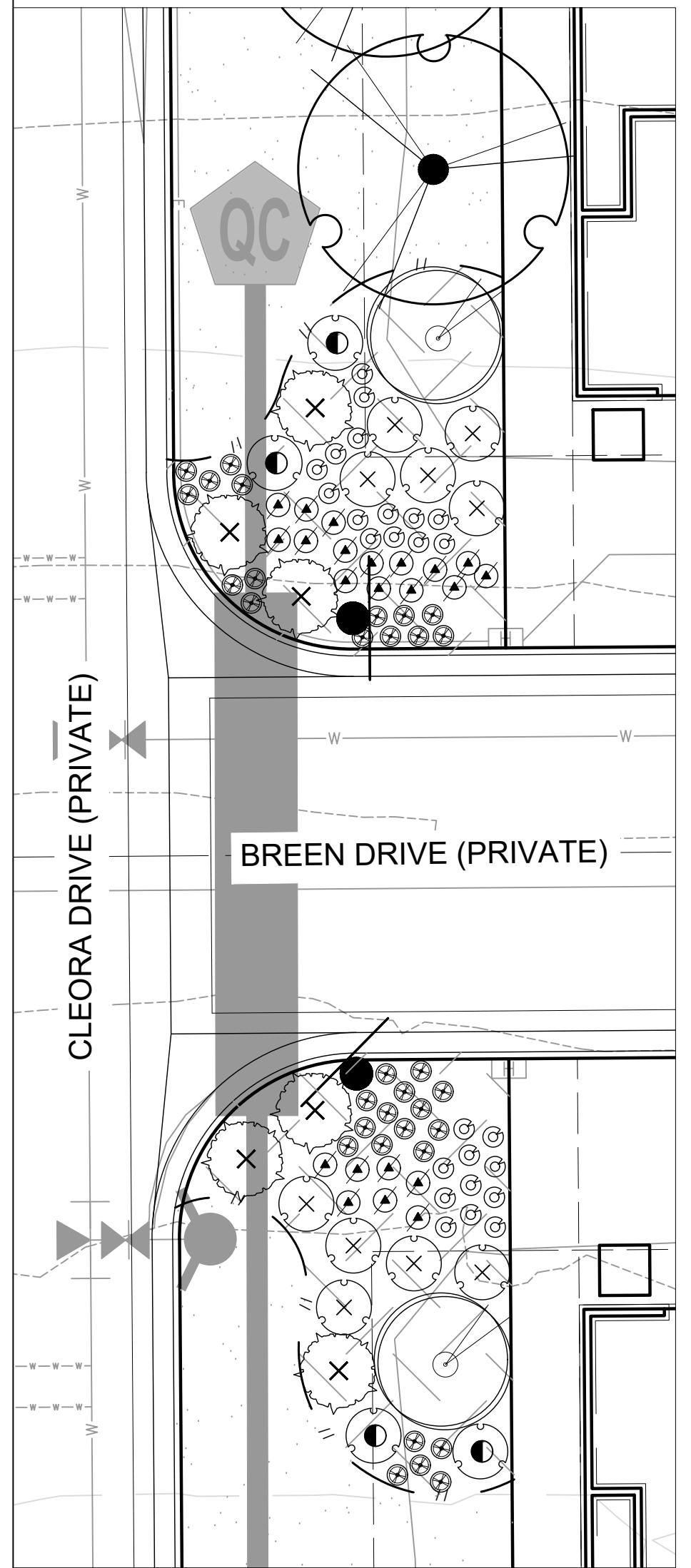
PLANTING ENLARGEMENT - O

SCALE 1" = 10'-0"



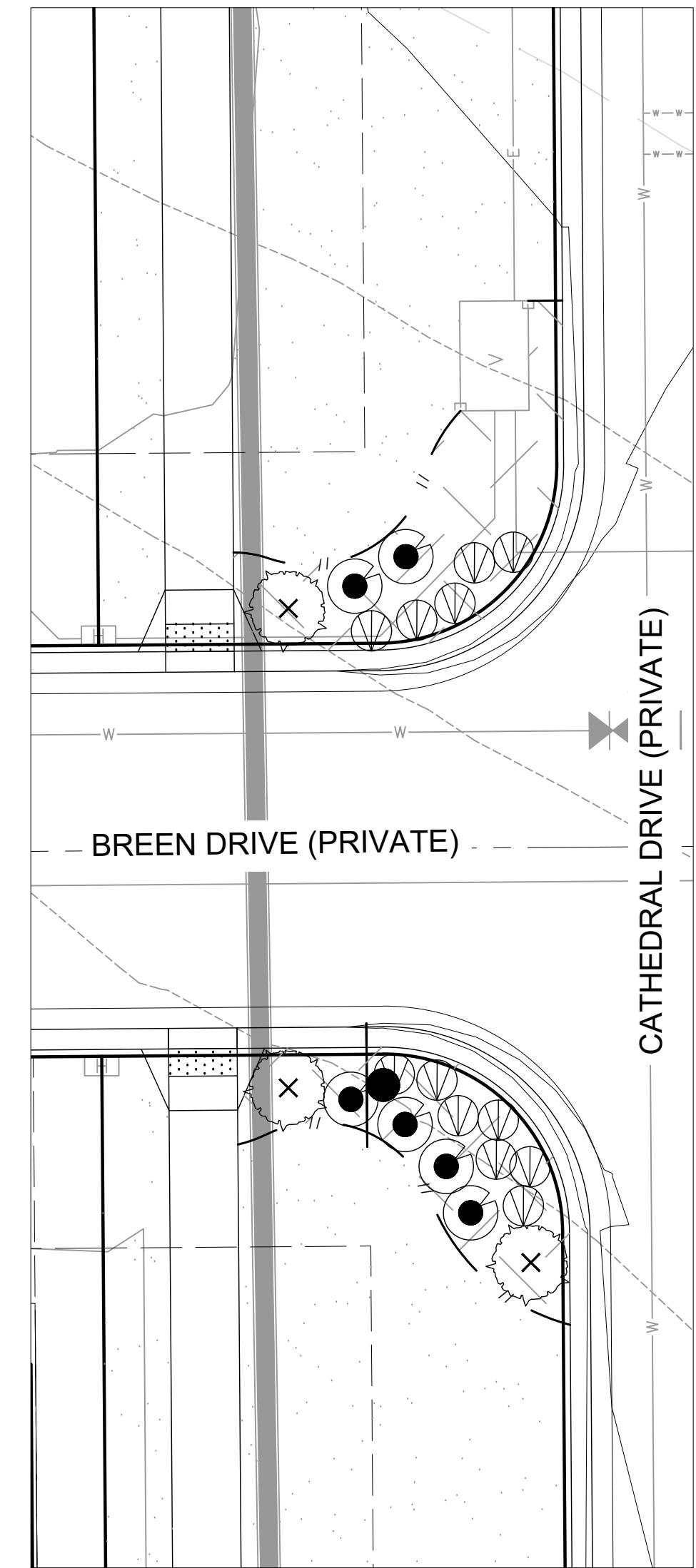
PLANTING ENLARGEMENT - P

SCALE 1" = 10'-0"



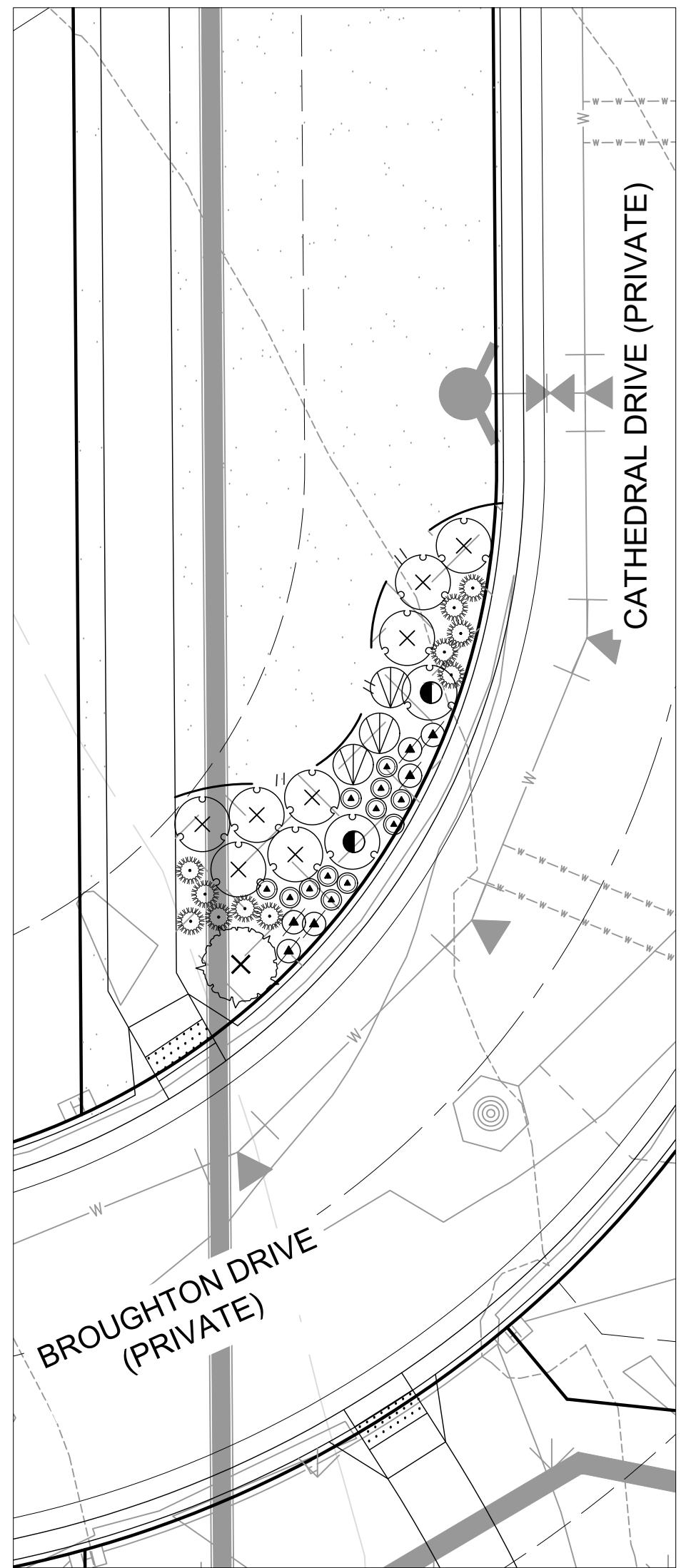
PLANTING ENLARGEMENT - Q

SCALE 1" = 10'-0"



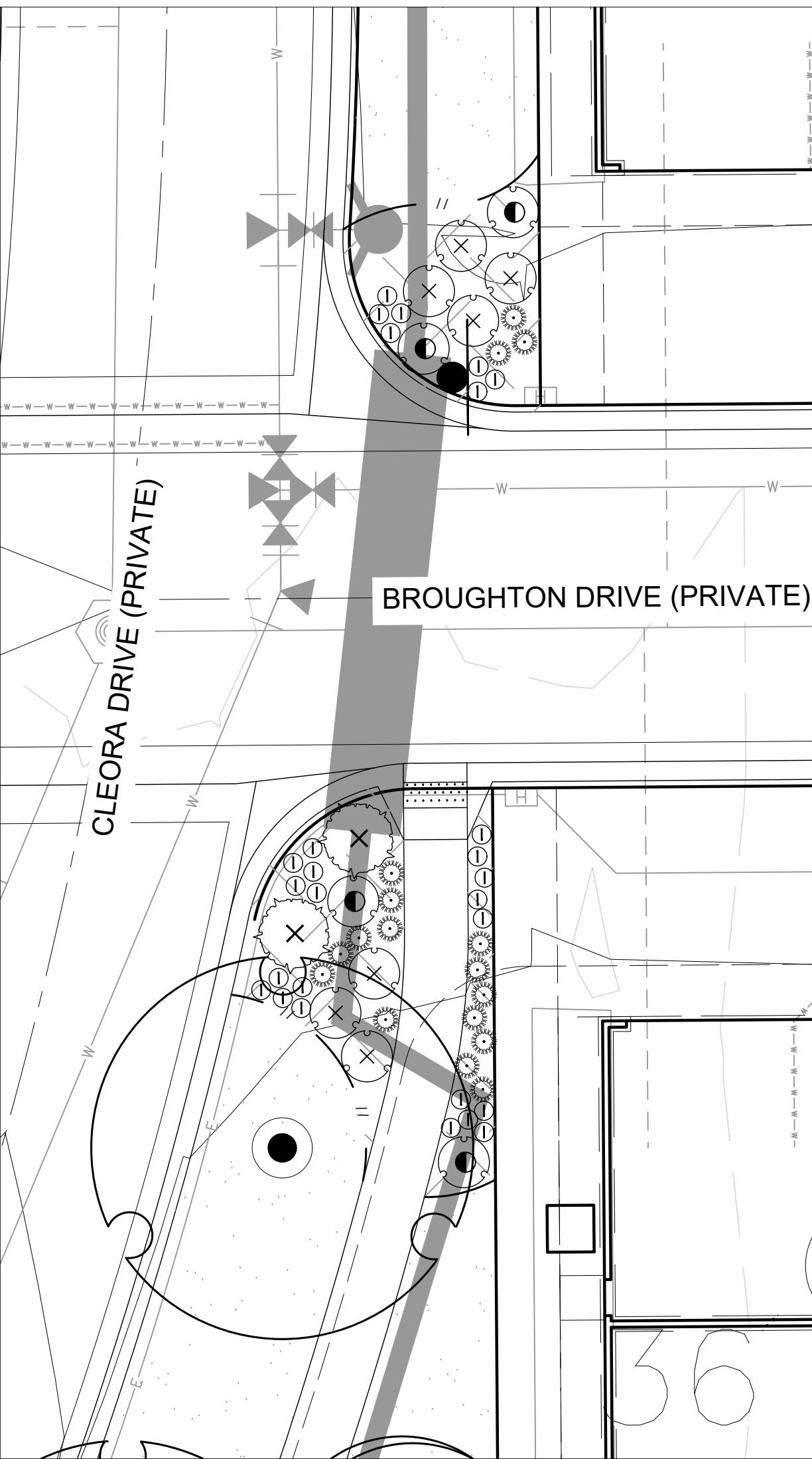
PLANTING ENLARGEMENT - R

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - S

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - T

SCALE 1" = 10'-0"

Landscape Schedule

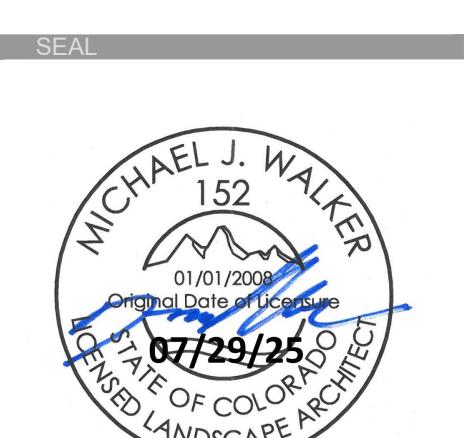
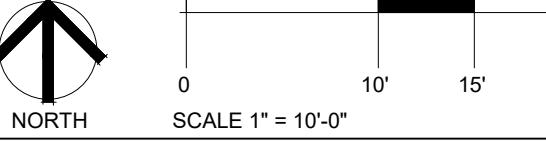
SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	29	Amelanchier utahensis Utah Serviceberry
	95	Chrysothamnus nauseosus albicaulis Rubber Rabbitbrush
	260	Perovskia atriplicifolia 'Little Spire' TM Little Spire Russian Sage
	90	Philadelphus microphyllus Littleleaf Mockorange
	45	Physocarpus monogynus 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 woodsi 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' Fanfare Citronella Blanketflower
	256	Geranium cinereum 'Balerina' Balerina 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
	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 FINE WITH HARDENER	8,772 sf
	PROPERTY BOUNDARY	
	EASEMENT	
	LANDSCAPE EDGING	
* 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.



LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

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

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

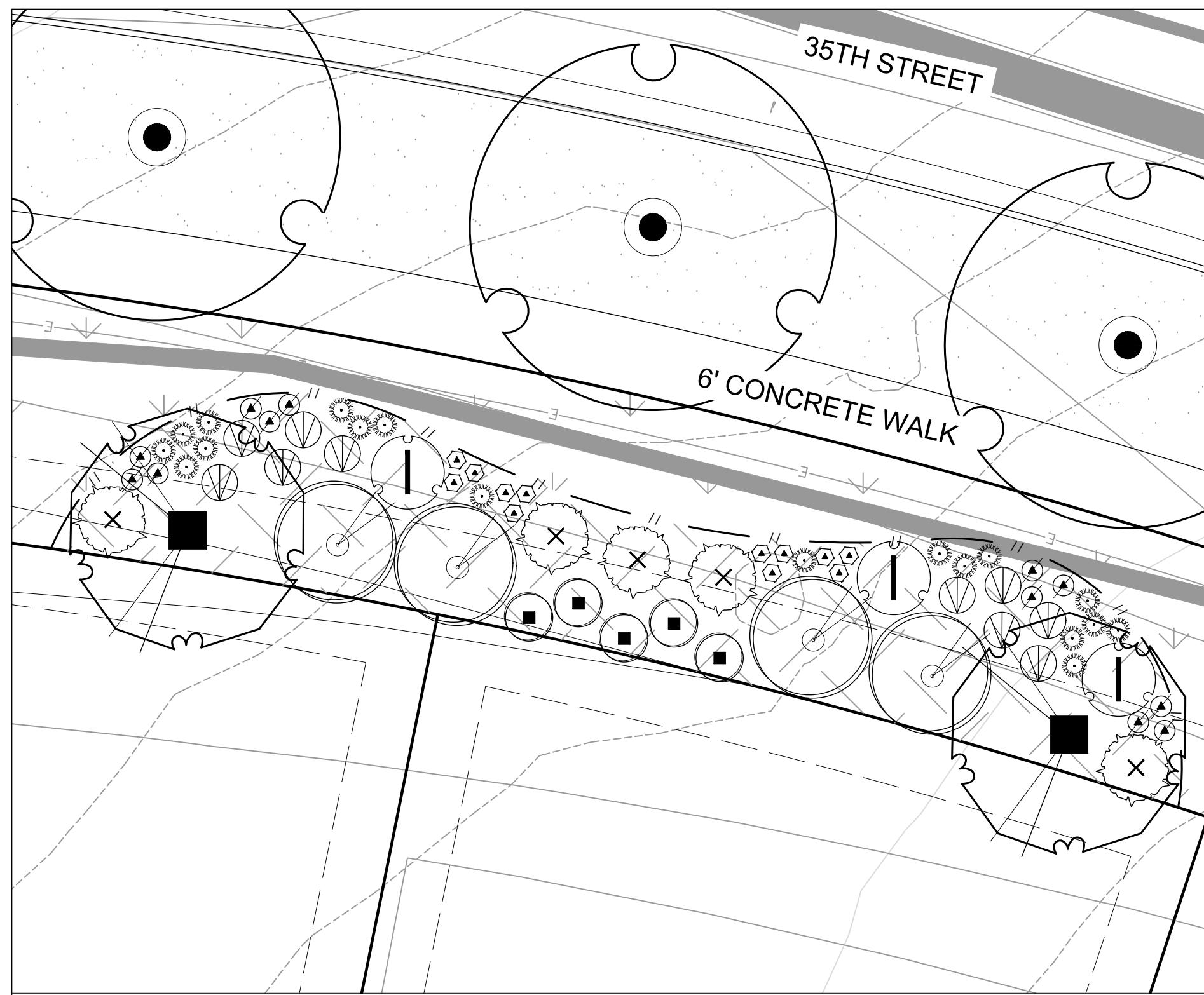
REVISIONS DATE
STAFF COMMENTS 11.20.23
STAFF COMMENTS 12.05.24
STAFF COMMENTS 04.18.25
STAFF COMMENTS 06.16.25
FINAL PLAN 07.29.25

DATE
November 15, 2023

SHEET TITLE
PLANTING ENLARGEMENTS

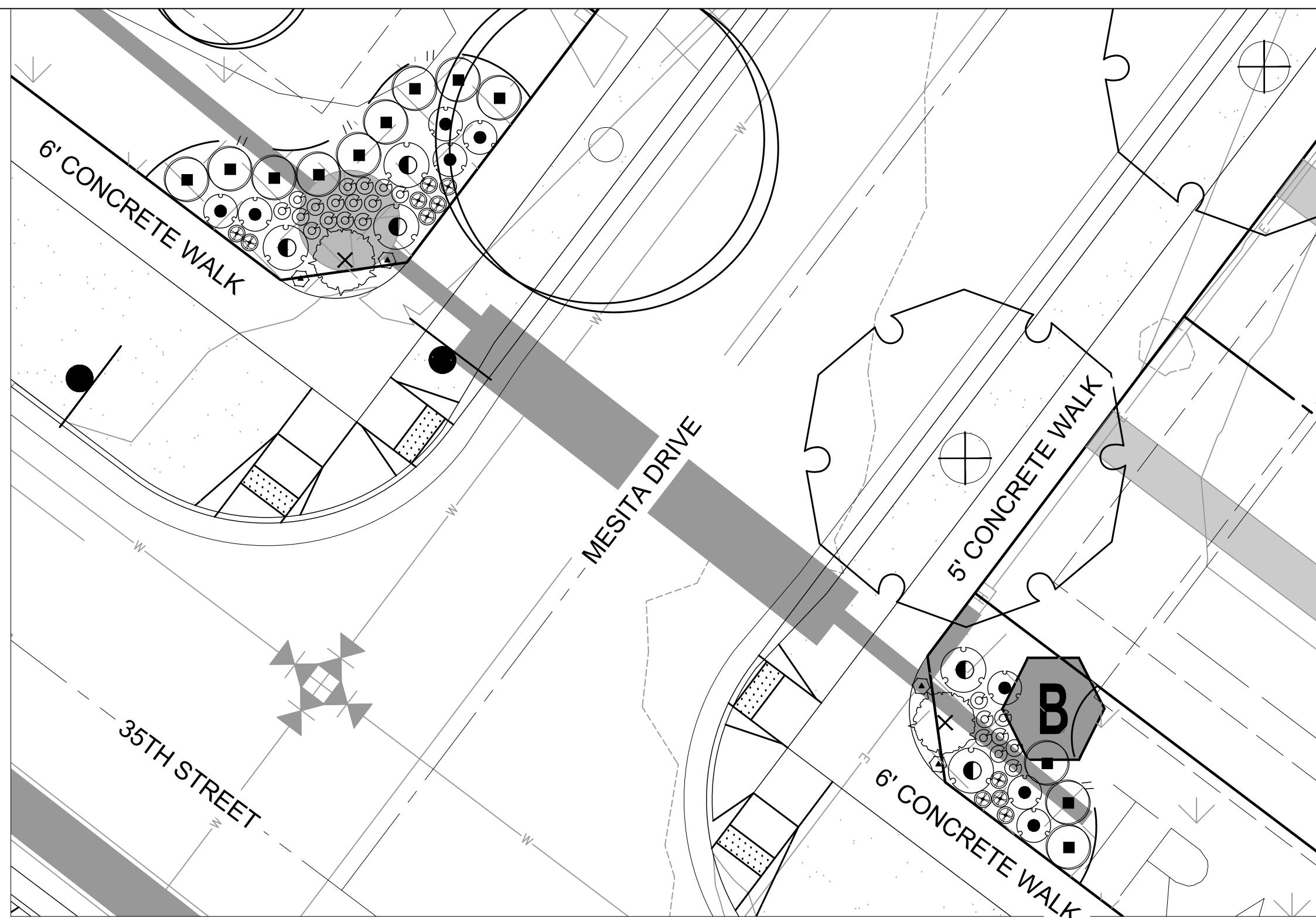
SHEET INFORMATION

Sheet Number: **LS 13**



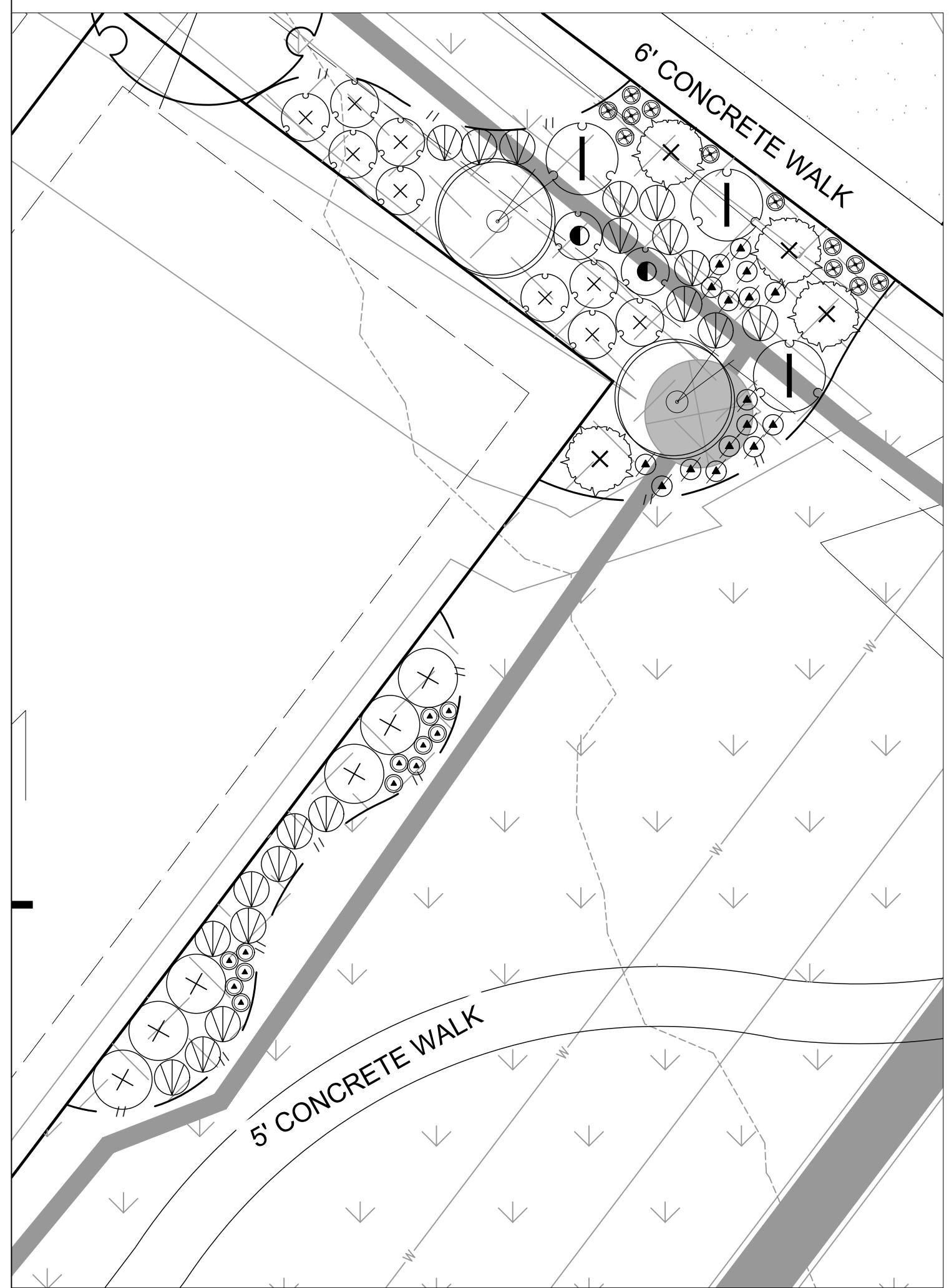
PLANTING ENLARGEMENT - U

SCALE 1" = 10'-0"



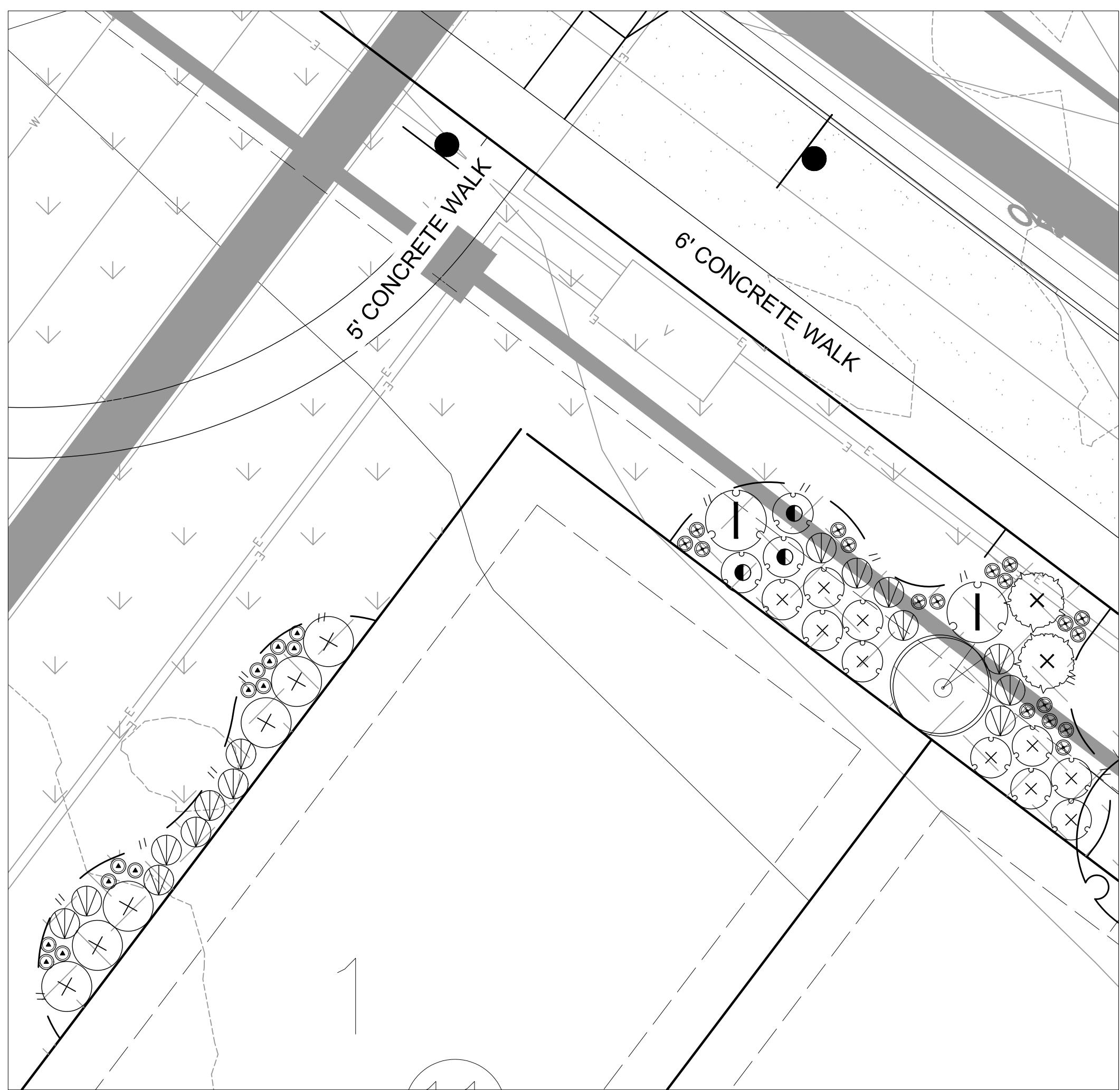
PLANTING ENLARGEMENT - V

SCALE 1" = 10'-0"



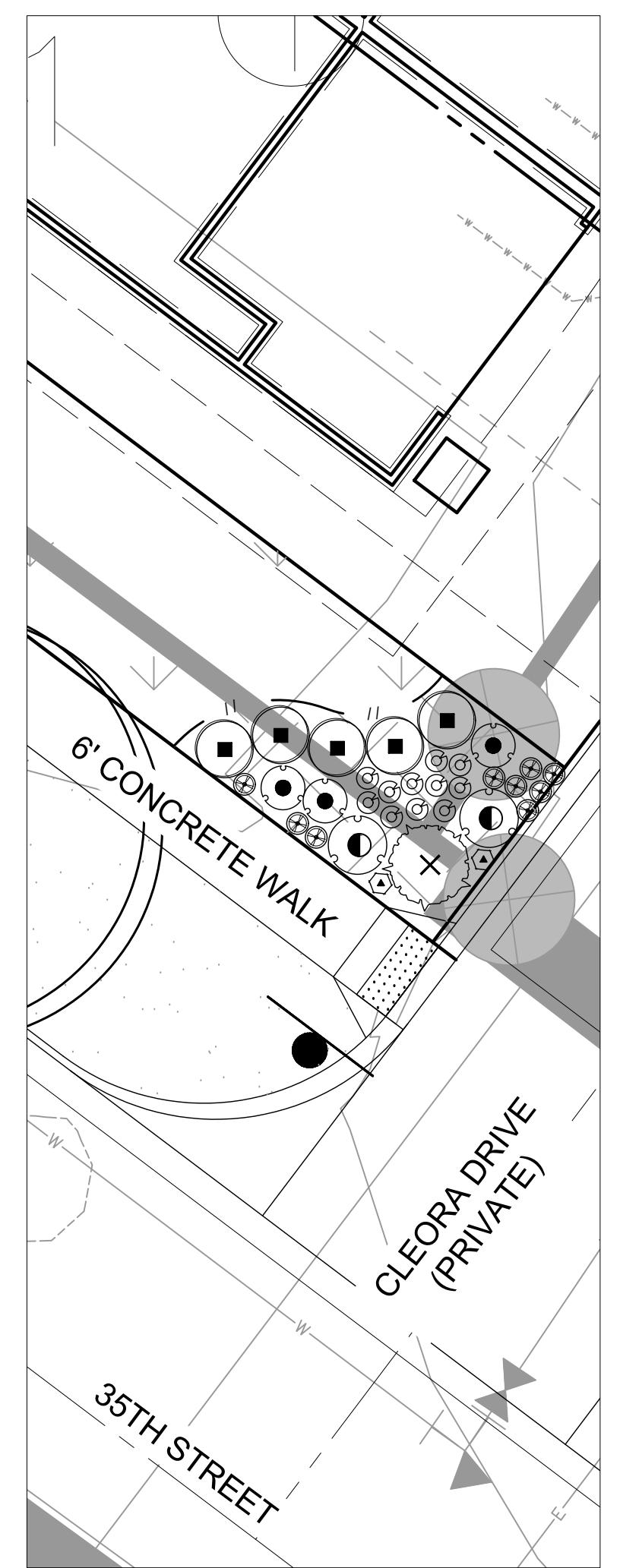
PLANTING ENLARGEMENT - W

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - X

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - Y

SCALE 1" = 10'-0"

Landscape Schedule

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	29	Amelanchier utahensis Utah Serviceberry
	95	Chrysothamnus nauseosus albicalyx 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 woodsi 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' Fanfare Citronella Blanketflower
	256	Geranium cinereum 'Balerina' Balerina 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

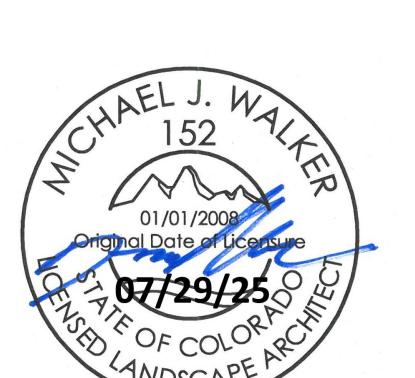
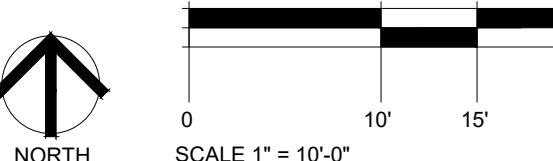
Materials Legend:

SYMBOL	DESCRIPTION	QTY
01 GROUND COVER		
.....	NON-IRRIGATED NATIVE SEED SEE DETAILS FOR SEED MIX	367,663 sf
.....	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 MONUMENT SIGN *
 EASEMENT LANDSCAPE EDGING * 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.



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

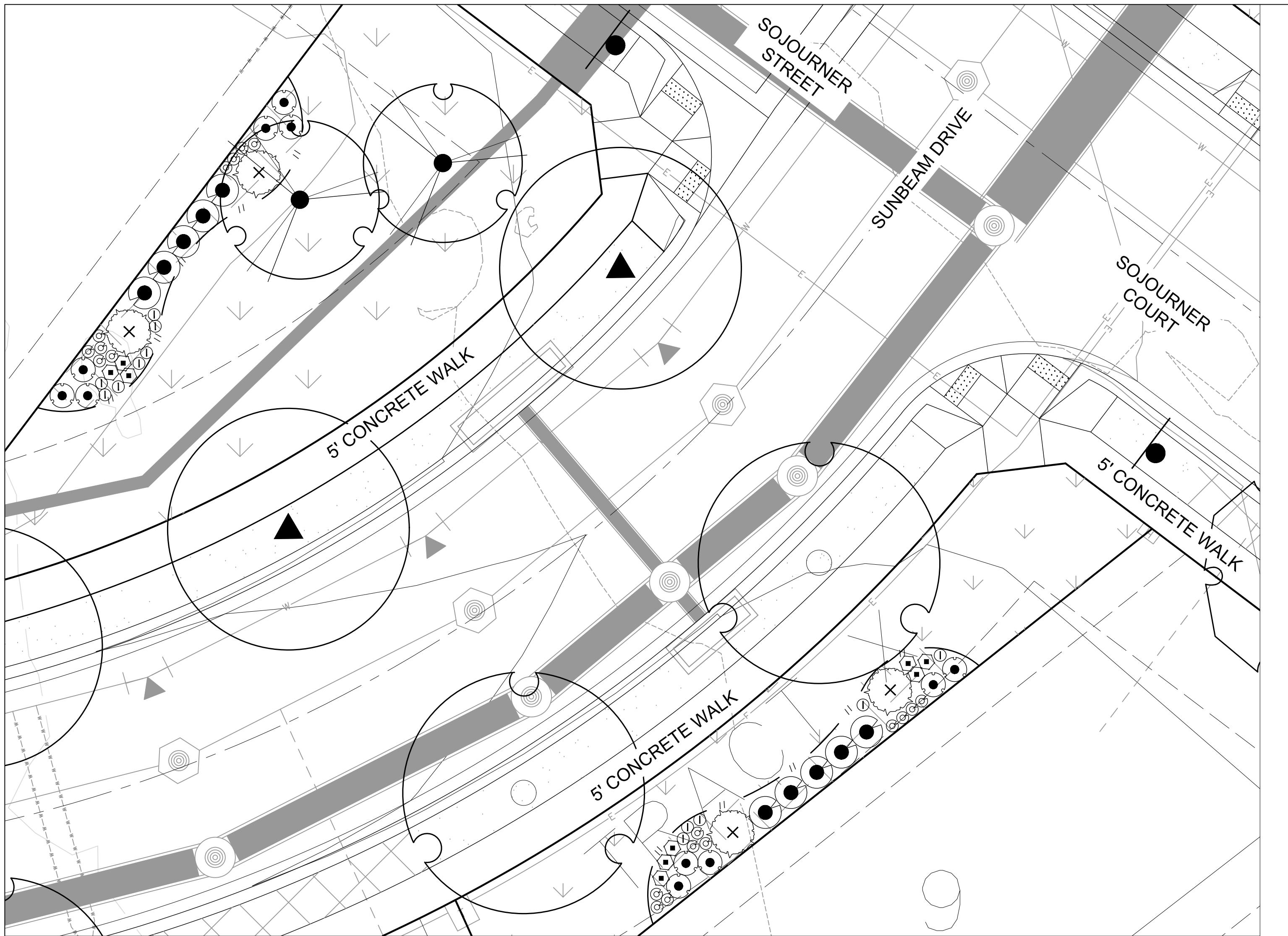
November 15, 2023

SHEET TITLE

PLANTING ENLARGEMENTS

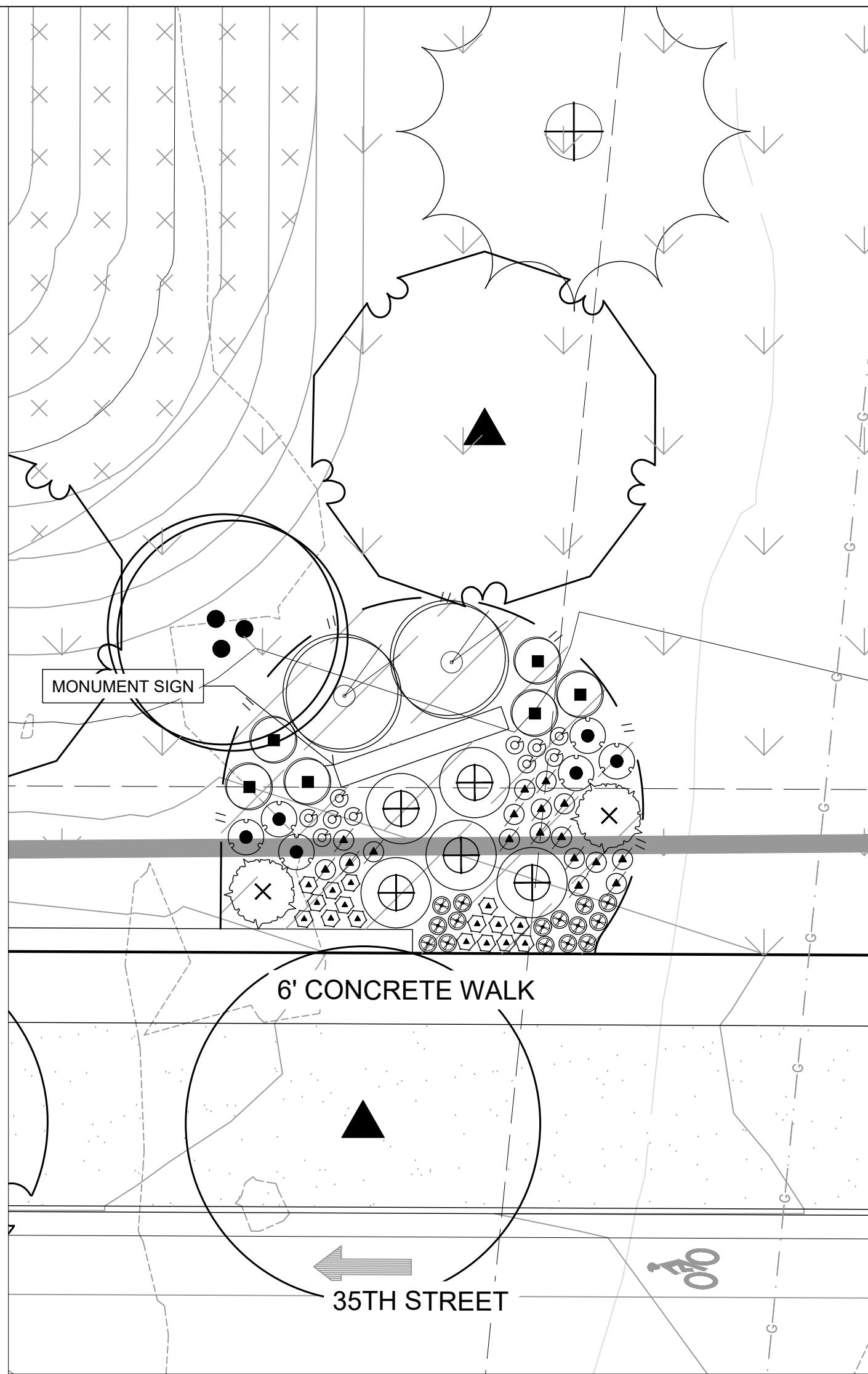
SHEET INFORMATION

Sheet Number: **LS 14**



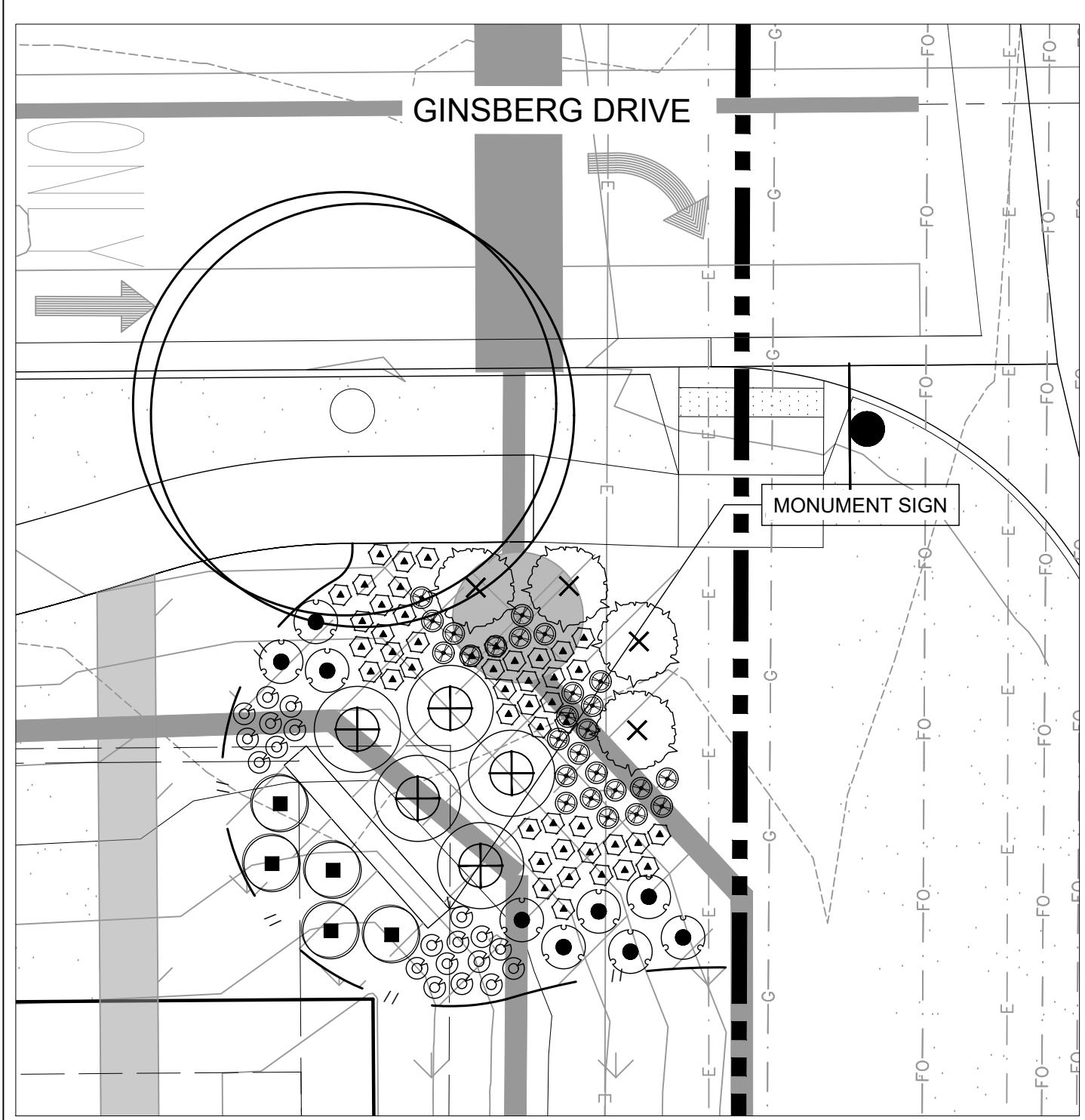
PLANTING ENLARGEMENT - Z

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - AA

SCALE 1" = 10'-0"



PLANTING ENLARGEMENT - BB

SCALE 1" = 10'-0"

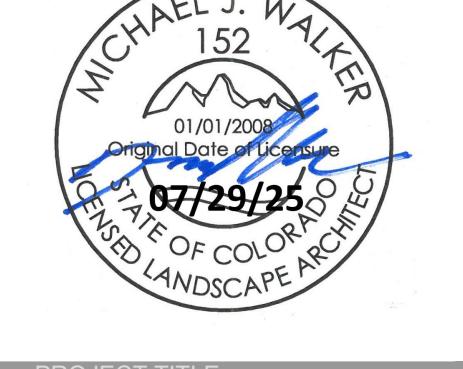
Landscape Schedule

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 woodsi 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' Fanfare Citronella Blanketflower
	256	Geranium cinereum 'Balerina' Balerina 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

TB GROUP
landscape architecture | planning | illustration

444 Mountain Ave. | TEL 970.532.5891
Berthoud, CO 80513 | WEB TBGroup.us

SEAL



LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

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

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

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 MONUMENT SIGN *
 EASEMENT LANDSCAPE EDGING

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

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

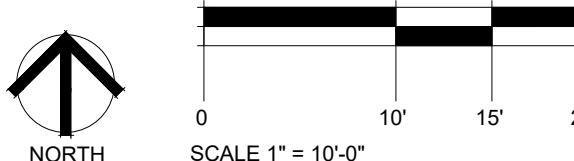
DATE
November 15, 2023

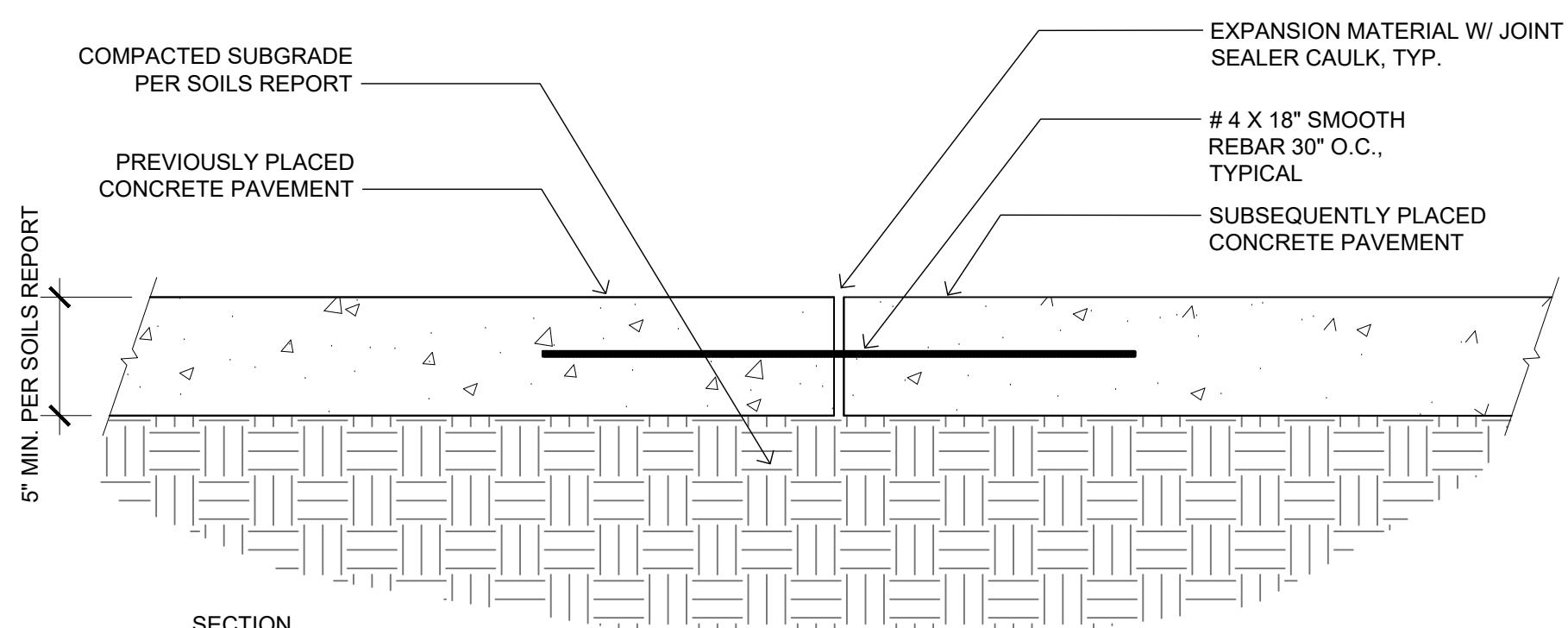
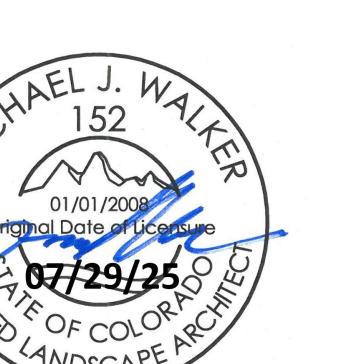
SHEET TITLE
PLANTING ENLARGEMENTS

SHEET INFORMATION
Sheet Number: LS 15

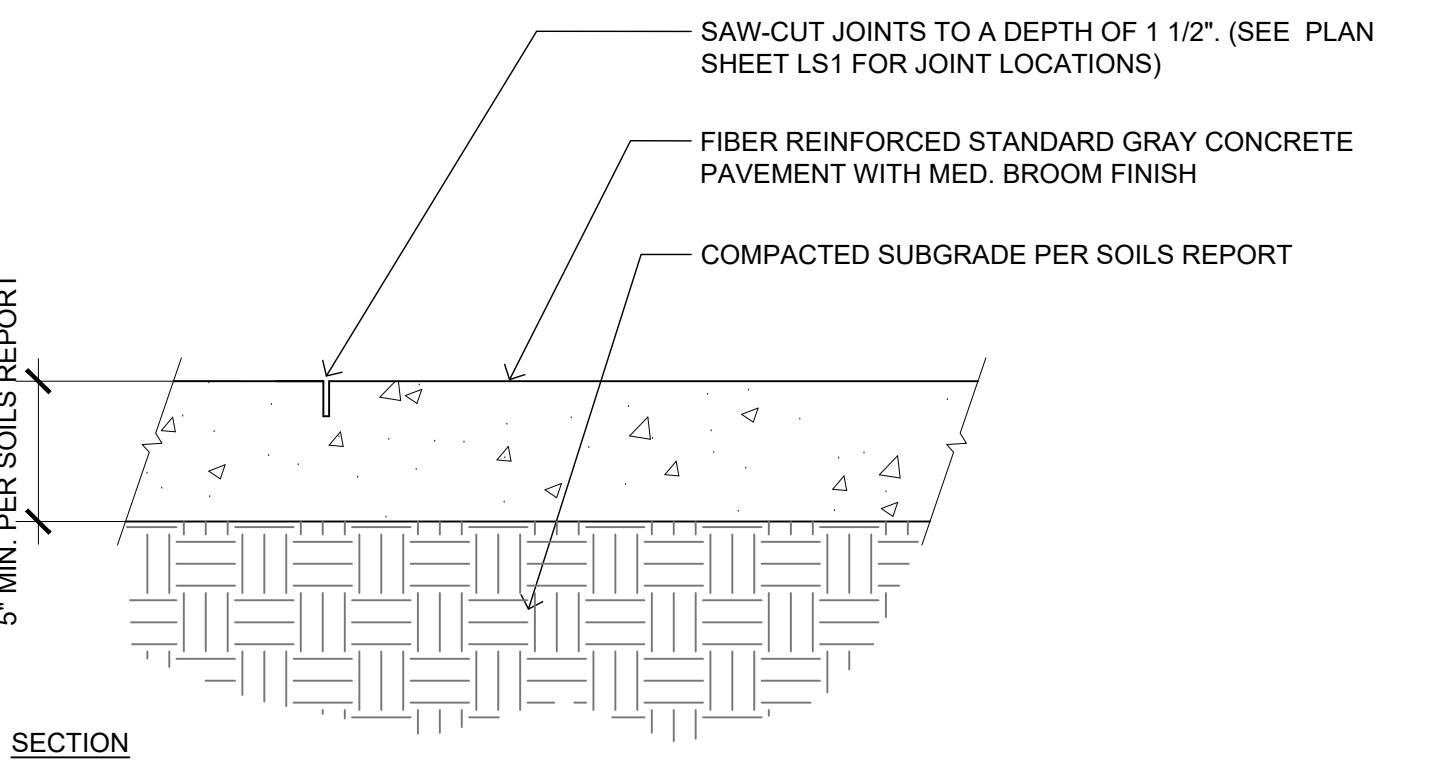
NOTE:

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.

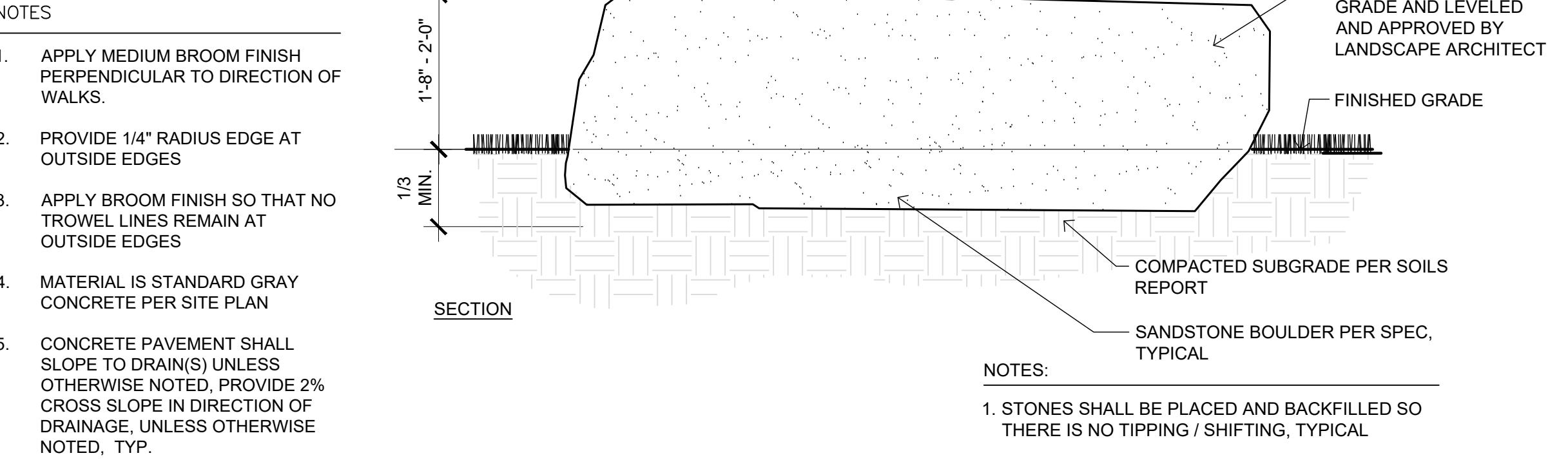




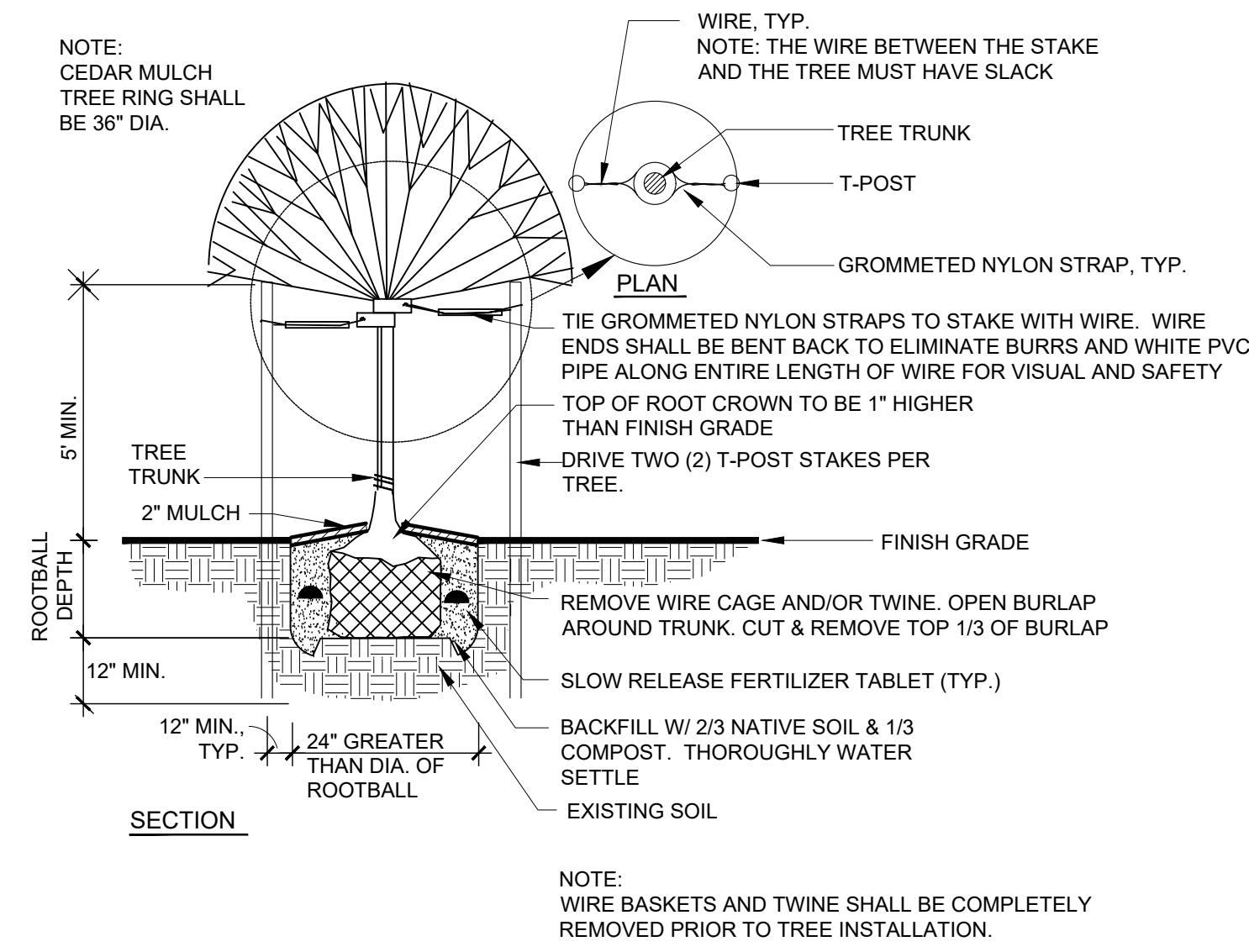
A TYPICAL CONCRETE COLD JOINT



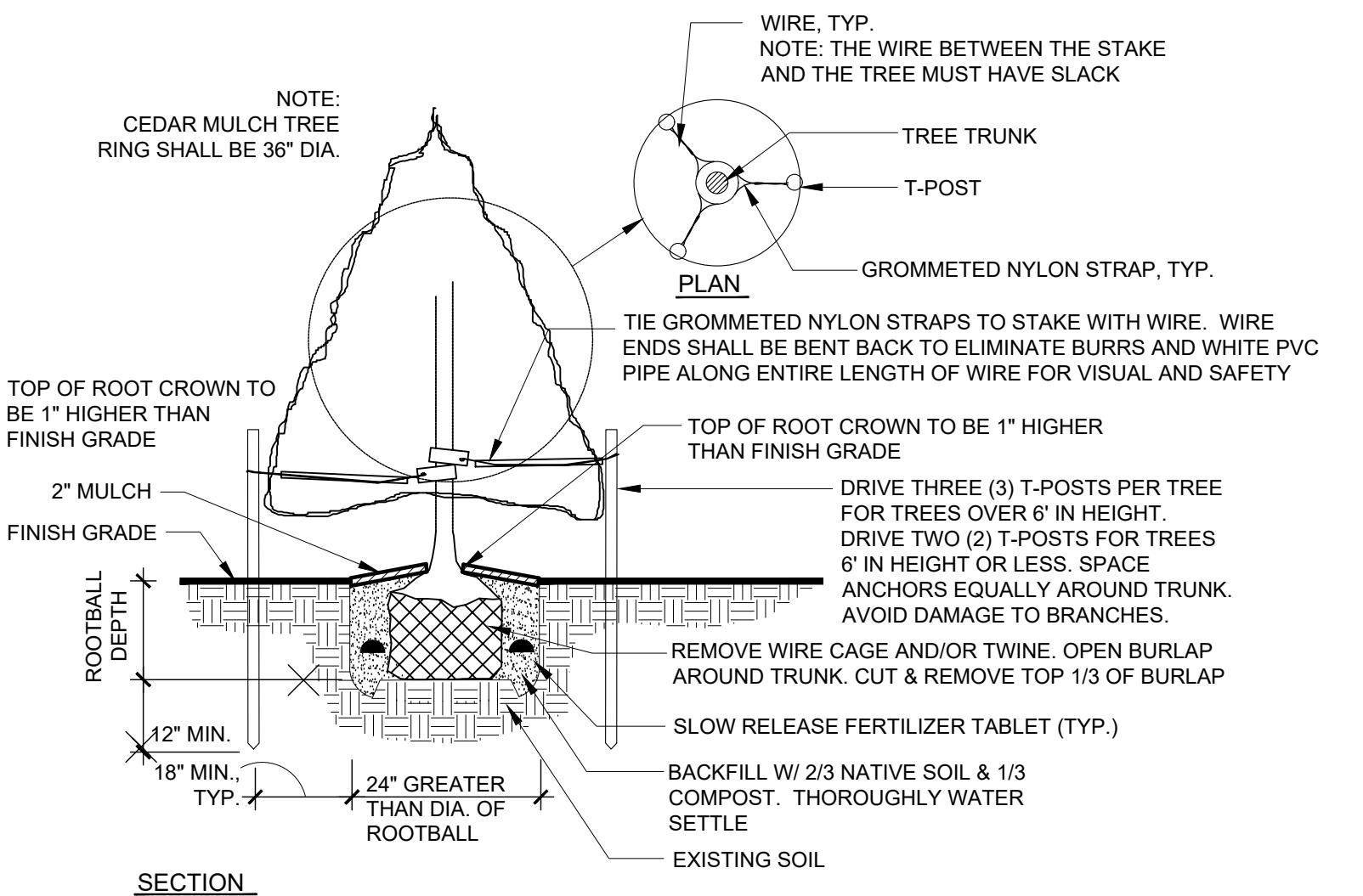
B TYPICAL CONCRETE SAW CUT



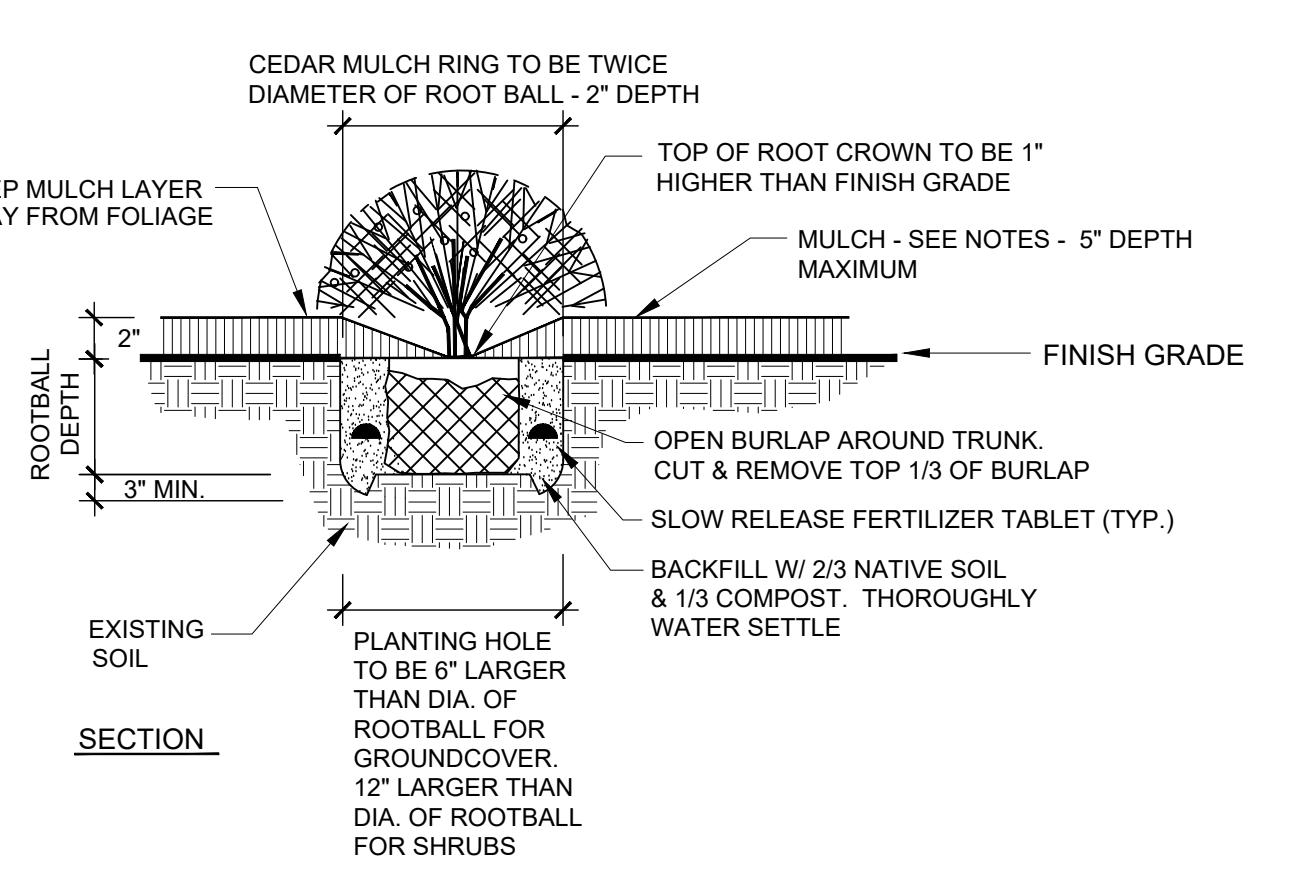
C SANDSTONE BOULDER



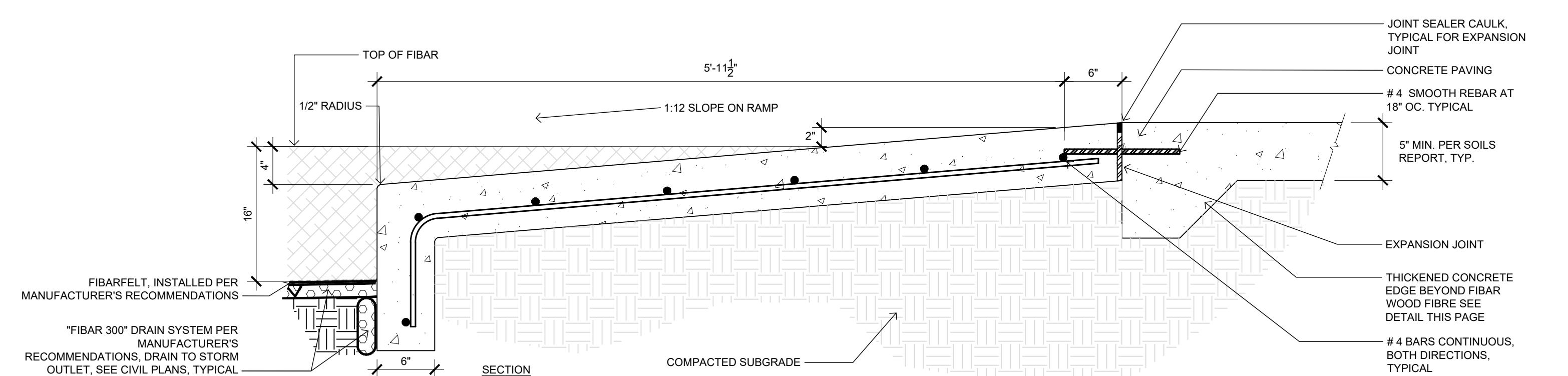
D DECIDUOUS TREE PLANTING DETAIL



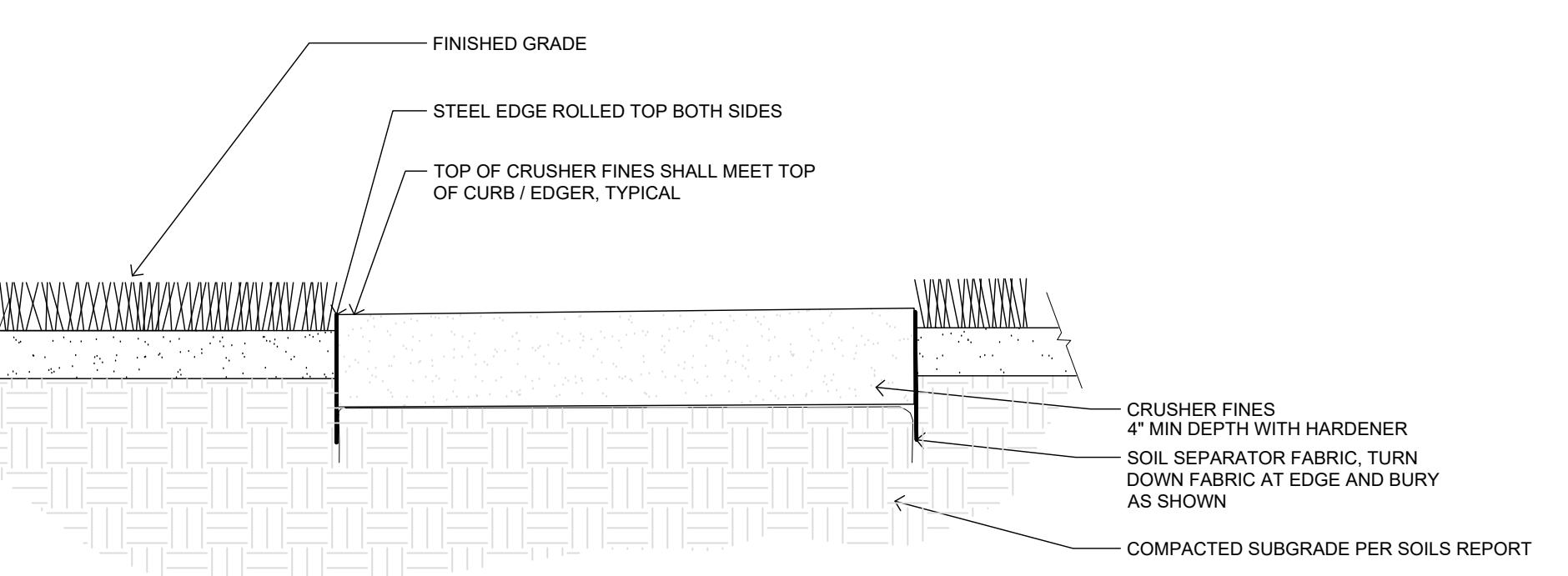
E CONIFER TREE PLANTING DETAIL



F GROUND COVER & SHRUB PLANTING DETAIL



G TYPICAL CONCRETE PLAYGROUND RAMP



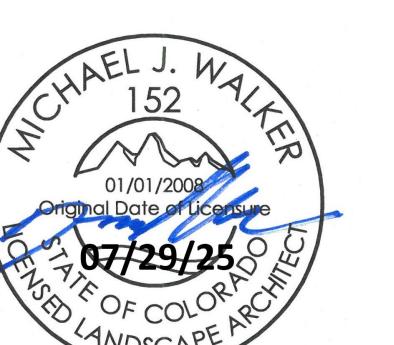
H SOFT SURFACE TRAIL

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

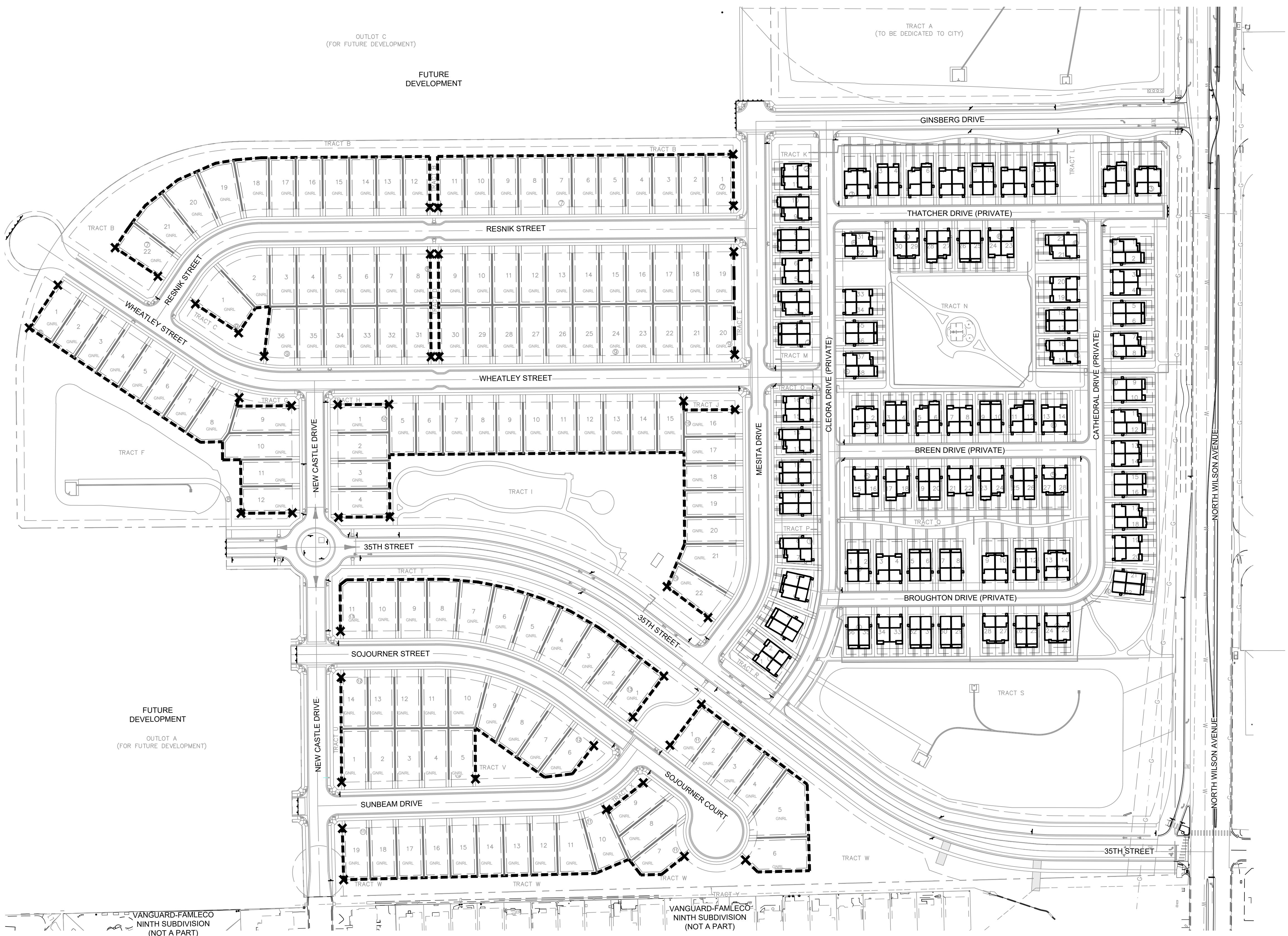
SHEET TITLE
LANDSCAPE DETAILS

SHEET INFORMATION
Sheet Number: LS 16

LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

PREPARED FOR

OWNER:
DR-HORTON
d/b/a Melody Homes Inc.9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

FENCING LEGEND

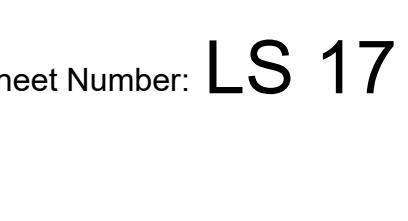
- VINYL SIDE/REAR YARD PRIVACY FENCE (NOT ADJACENT TO OPEN SPACE)
- - - VINYL SPLIT RAIL FENCE
- ✖ FENCE COLUMN

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

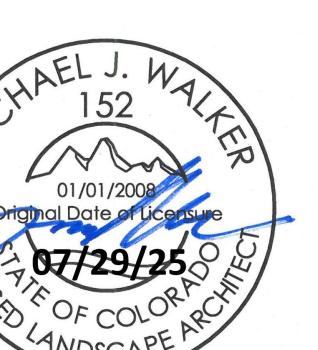
SHEET INFORMATION
Sheet Number: LS 17



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.
7. PRIOR TO ANY EXCAVATION OR FENCING INSTALLATION.
8. FENCING IS NOT ALLOWED WITHIN UTILITY EASEMENTS.
9. ALL FENCING HARDWARE TO BE APPROVED BY THE METROPOLITAN DISTRICT OR HOA ARCHITECTURAL REVIEW COMMITTEE PRIOR TO INSTALLATION.
10. 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.
11. 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.
12. 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.
13. COMMON SPACE SHALL BE SET BACK A MINIMUM OF 15' FROM THE ROW, OR AS SPECIFIED BY THE CITY OF LOVELAND.
14. 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.
15. ALL FENCING ADJACENT TO GREENBELT / COMMON OPEN SPACE WILL BE INSTALLED BY BUILDER. ALL OTHER FENCING MAY BE INSTALLED BY HOMEOWNER.
16. FENCING COLOR TO BE PER THE COVENANTS OF THE HOA OR METROPOLITAN DISTRICT.
17. CHAIN LINK FENCING SHALL NOT BE PERMITTED.
18. 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.
19. ALL FENCES SHALL BE APPROVED BY THE METROPOLITAN DISTRICT OR

20. 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.
21. WIRE MESH IS OPTIONAL FOR ALL OPEN RAIL FENCING.
22. ALL REAR/SIDE YARD FENCES THAT ARE ADJACENT TO COMMON AREAS SHALL BE 4'.
23. SIDE YARD FENCING AND REAR LOT FENCING FOR LOTS ADJACENT TO ANOTHER LOT ARE OPTIONAL. PRIVACY FENCING IS PERMITTED IN THESE LOCATIONS.
24. ALL FENCING SHALL MEET THE REQUIREMENTS OF THE LFRA WUI FENCING STANDARDS.

LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

PREPARED FOR
OWNER:
DR-HORTON
d/b/a Melody Homes Inc.9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

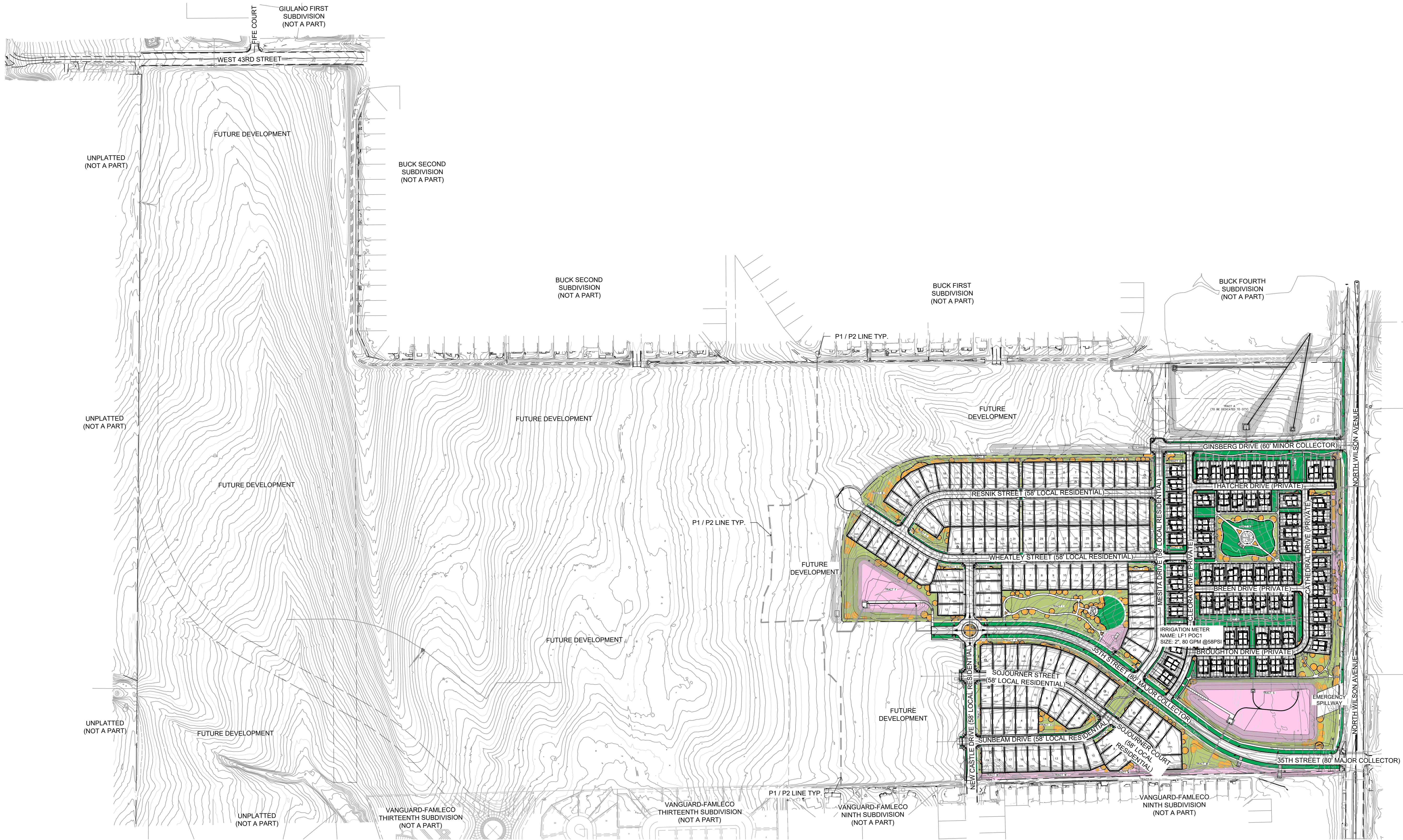
REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	06.16.25
FINAL PLAN	07.29.25

DATE
November 15, 2023

SHEET TITLE
OVERALL HYDROZONE
PLAN

SHEET INFORMATION

Sheet Number: LS 19



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)

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

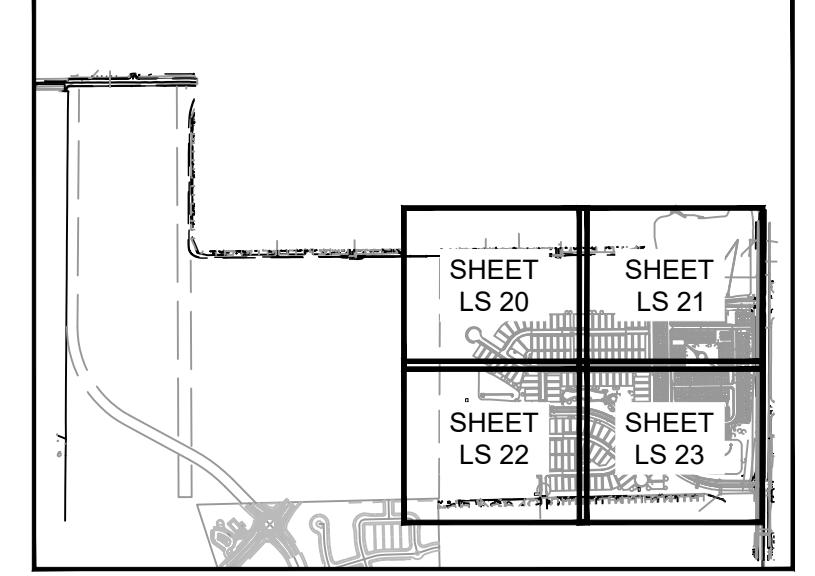
LEGEND

	PROPERTY BOUNDARY
	EASEMENT

HYDROZONE NOTES

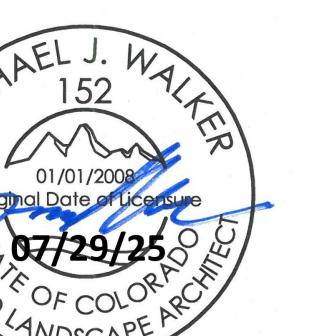
1. SOIL AMENDMENTS (PER THE PARTICULAR HYDROZONE PLAN AND NATIVE SOILS) ARE REQUIRED TO BE INSTALLED, UNLESS WAIVED. A SIGNED AND NOTARIZED SOIL AMENDMENT AFFIDAVIT MUST BE SUBMITTED PRIOR TO THE ACTIVATION OF A HYDROZONE IRRIGATION METER.
2. A HYDROZONE AGREEMENT MUST BE EXECUTED BETWEEN THE CITY AND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

SHEET KEY



SCALE 1" = 200'-0"
0 200' 300' 400' NORTH

SEAL

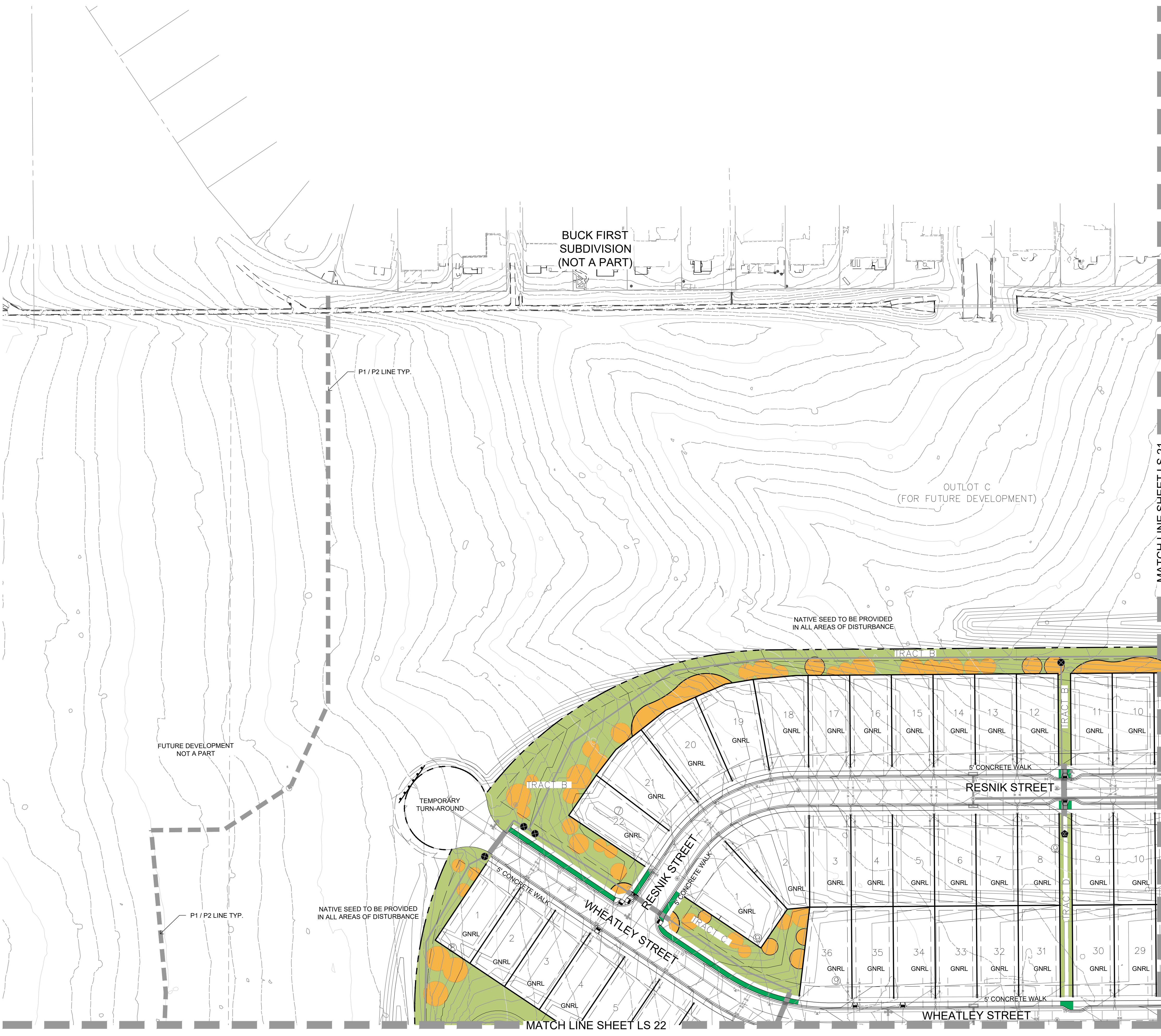


PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

LOVELAND, CO

PREPARED FOR

OWNER:
DR-HORTON
d/b/a Melody Homes Inc.9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

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)

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

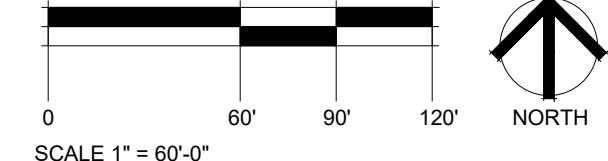
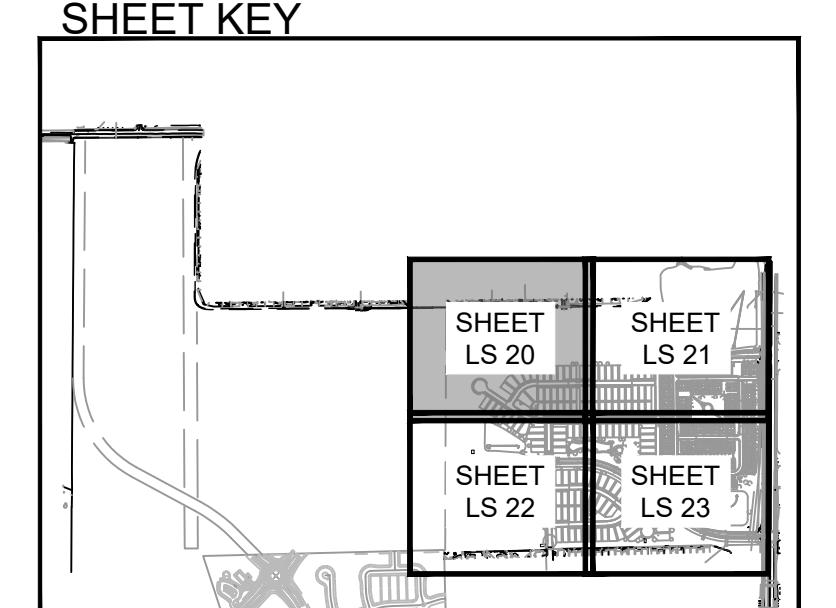
DATE
November 15, 2023

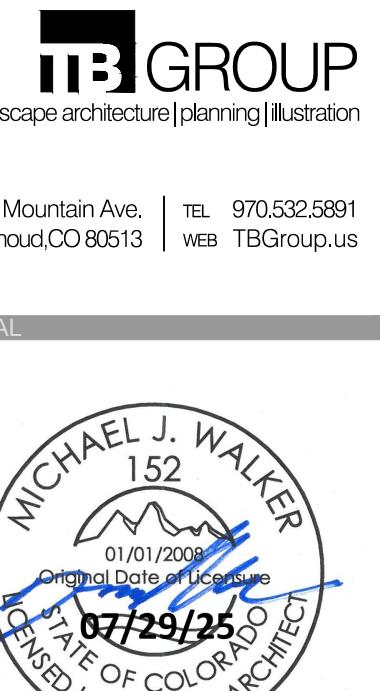
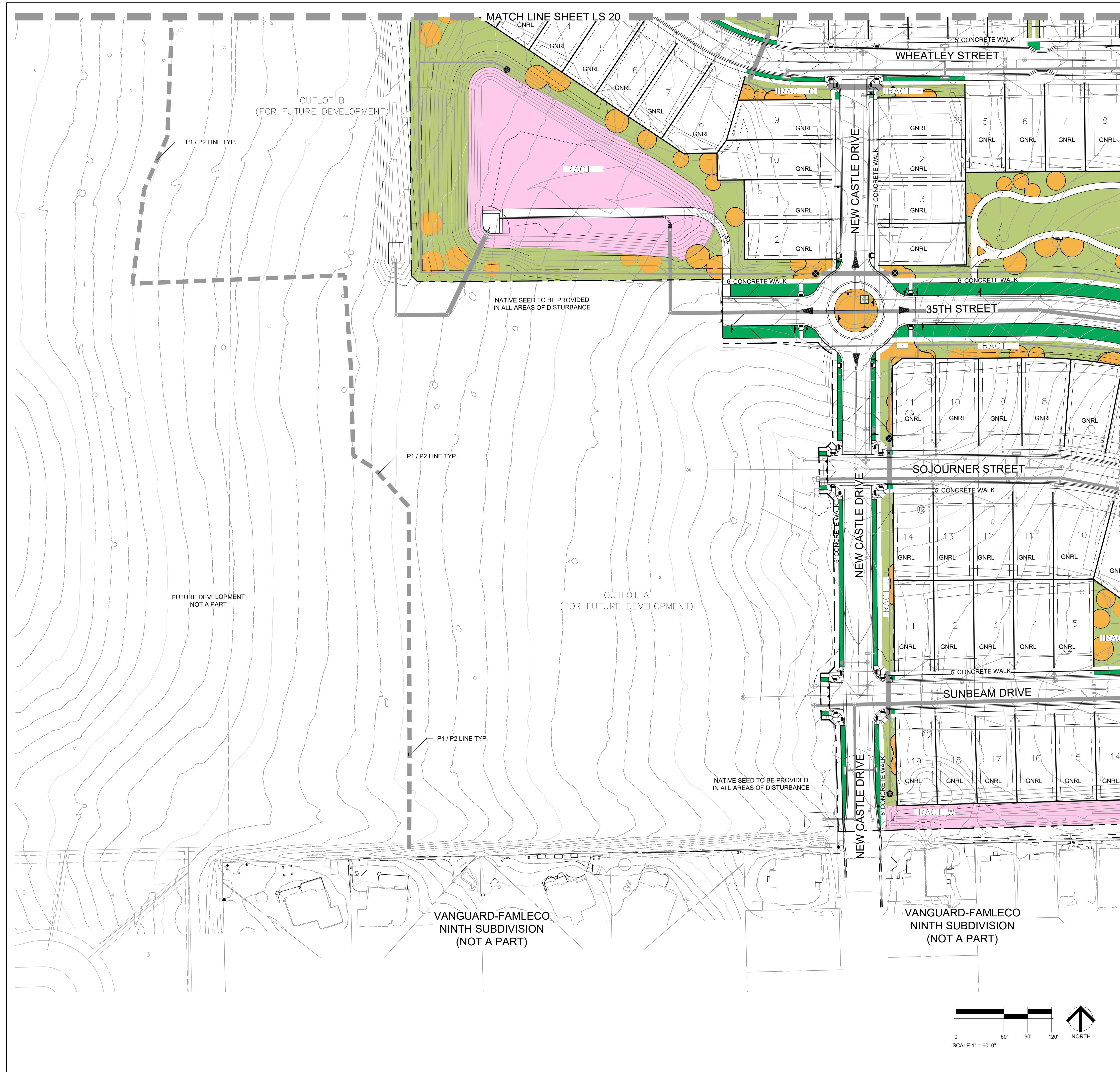
SHEET TITLE

HYDROZONE PLAN

SHEET INFORMATION

Sheet Number: LS 20





REE FARM FIRST SUBDIVISION

OVFLAND CO

OWNER:
DR-HORTON

o/a Melody Homes Inc.

55 S. KINGSTON STREET
INGLEWOOD, 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)

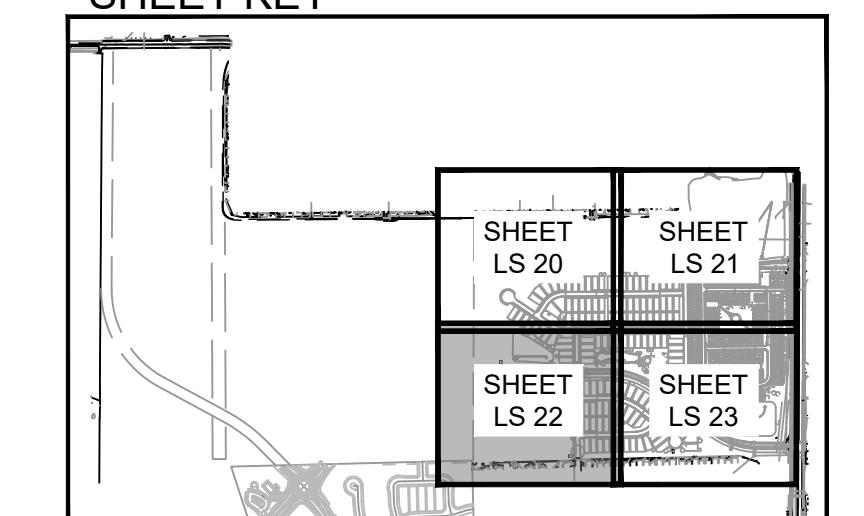
[REDACTED] PROPERTY BOUNDARY SUB LOT TYPE = SUBURBAN
[REDACTED] EASEMENT CNRL LOT TYPE = GENERAL

Y SUB LOT TYPE = SUBURBAN
CNBL LOT TYPE = GENERAL

— MONUMENT SIGN *

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

SHEET KEY



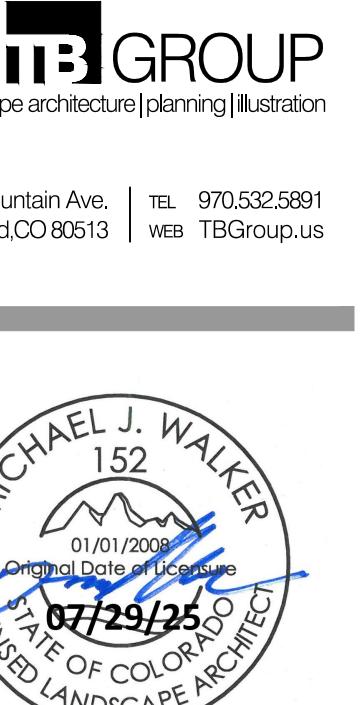
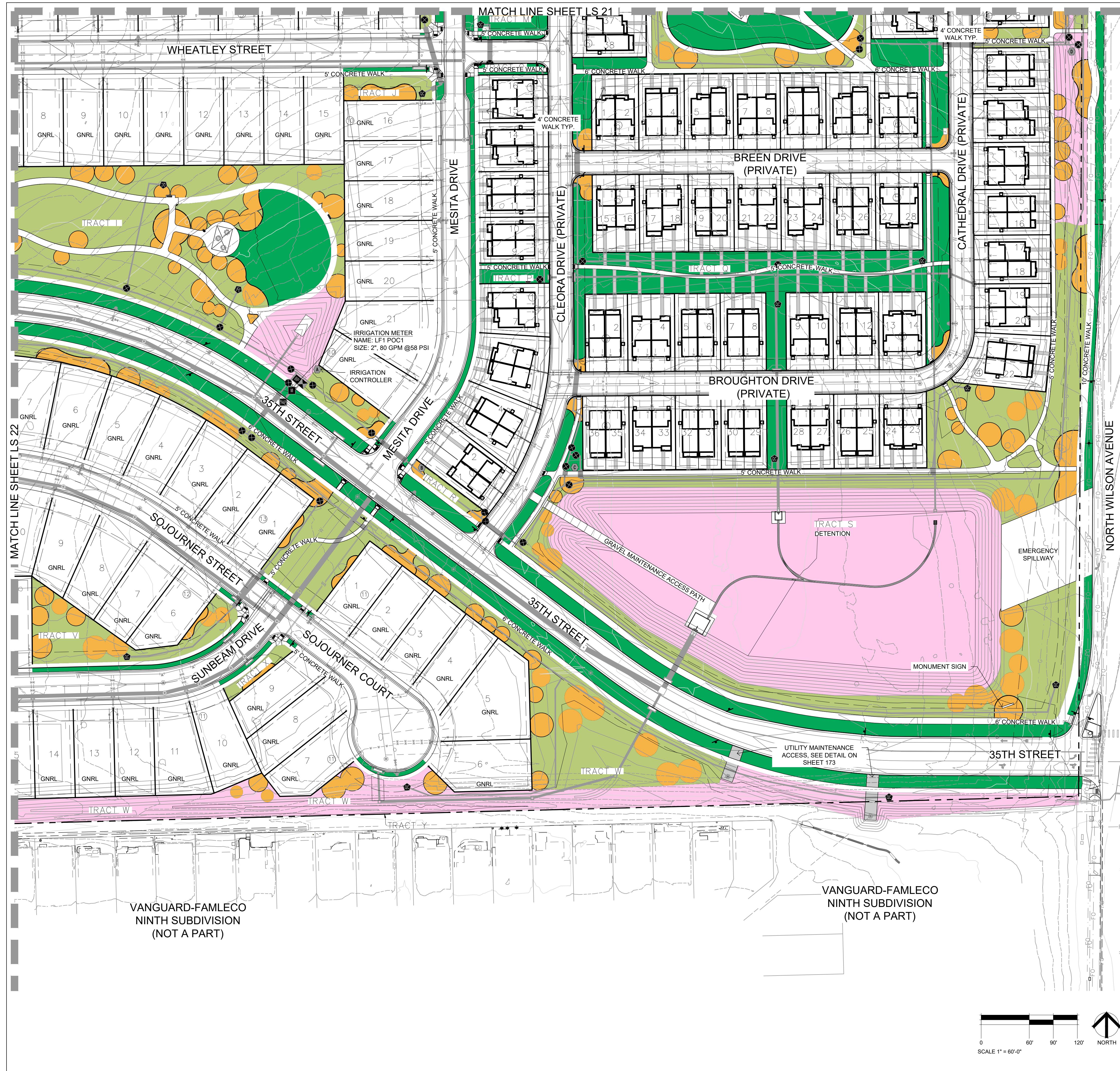
EDITIONS	DATE
STAFF COMMENTS	<u>11.20.23</u>
STAFF COMMENTS	<u>12.05.24</u>
STAFF COMMENTS	<u>04.18.25</u>
STAFF COMMENTS	<u>06.16.25</u>
FINAL PLAN	<u>07.29.25</u>

November 15, 2023

MEET THE TEAM

HYDROZONE PLAN

Sheet Number: LS 22



THE FARM FIRST SUBDIVISION

ELAND, CO

ARED FOR
ER:
-HORTON

S. KINGSTON STREET
EWOOD, 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)

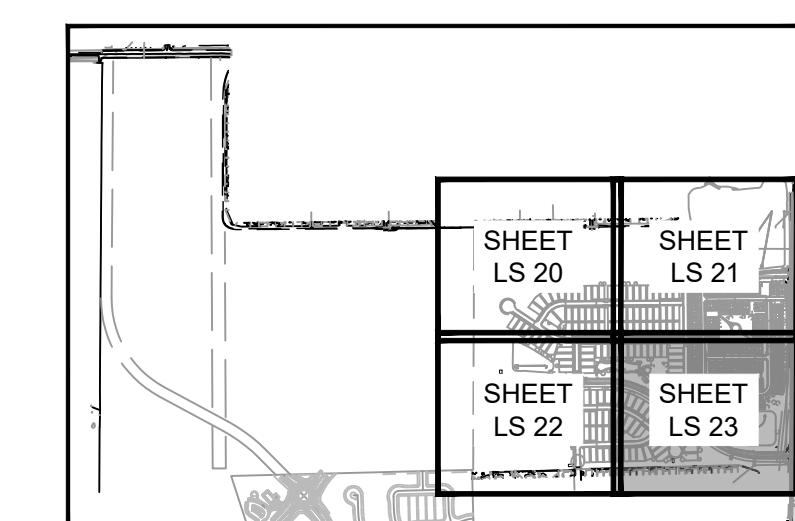
IONS	DATE
<u>F COMMENTS</u>	<u>11.20.23</u>
<u>F COMMENTS</u>	<u>12.05.24</u>
<u>F COMMENTS</u>	<u>04.18.25</u>
<u>F COMMENTS</u>	<u>06.16.25</u>
<u>PLAN</u>	<u>07.20.25</u>

[REDACTED] PROPERTY BOUNDARY
[REDACTED] EASEMENT

SUB LOT TYPE = SUBURBAN
GNBL LOT TYPE = GENERAL

*** MONUMENT SIGN**

SHEET KEY



ember 15, 2023

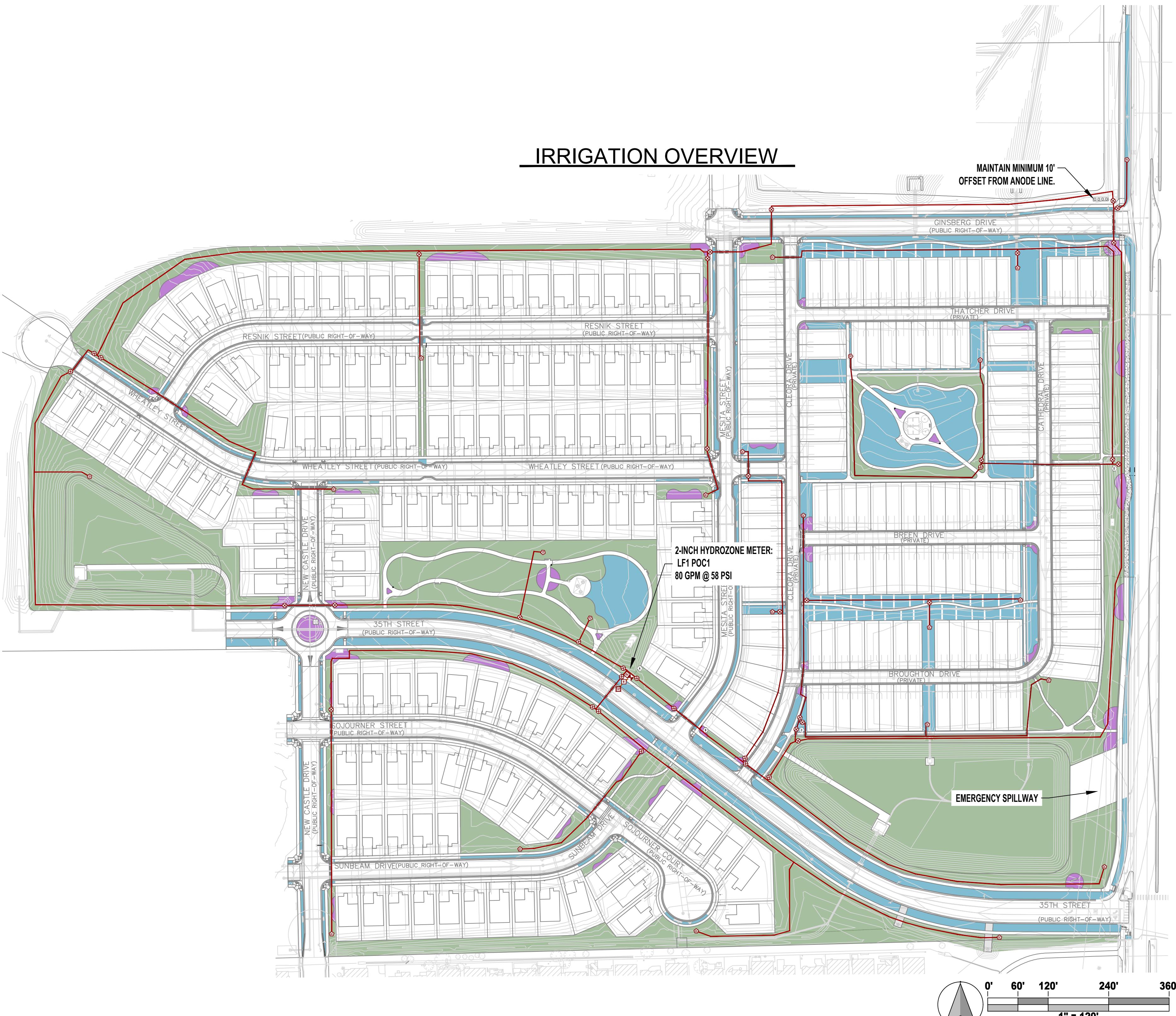
10 TITLE

ROZONE PLAN

Information

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 HARDCAPE 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 HARDCAPE.
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 ACROBAT (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 OVERVIEW

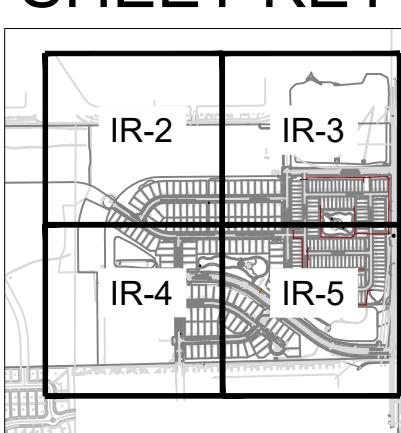
IRRIGATION METHODS LEGEND

- 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



LEE FARM 1ST SUBDIVISION PRELIMINARY IRRIGATION

LOVETLAND CO.

PREPARED FOR

DATE

SHEET TITLE

IRRIGATION NOTES AND OVERVIEW

Sheet Number:

10

IR-1



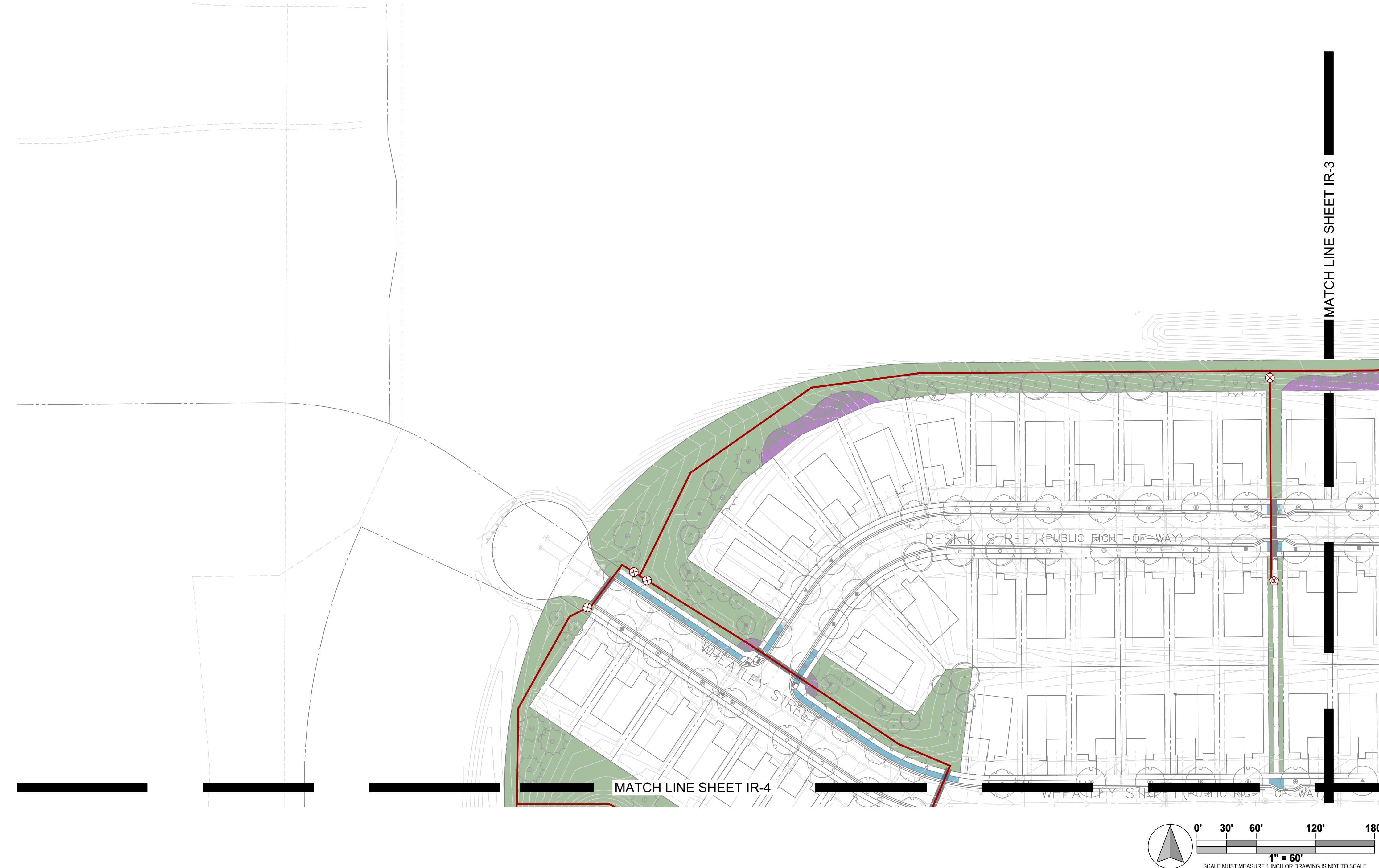
PROJECT TITLE
**LEE FARM 1ST
 SUBDIVISION
 PRELIMINARY
 IRRIGATION**

LOVELAND, CO

PREPARED FOR

REVISIONS DATE
 STAFF COMMENTS 11.20.23
 STAFF COMMENTS 12.05.24
 STAFF COMMENTS 04.18.25
 STAFF COMMENTS 08.18.25
 FINAL PLANS 07.29.25

DATE
 JULY 28, 2025



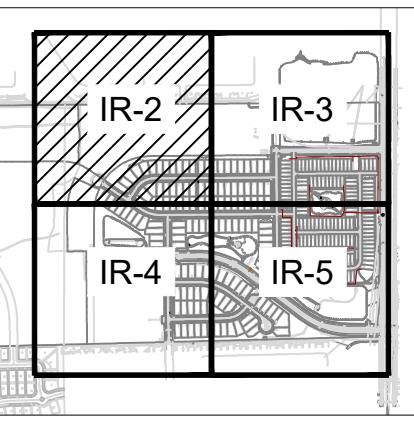
IRRIGATION METHODS LEGEND

- 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 : 2 NOMINAL 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



SHEET TITLE

IRRIGATION PLAN

SHEET INFORMATION
 Sheet Number:

IR-2



LEE FARM 1ST SUBDIVISION PRELIMINARY IRRIGATION

LOVELAND, CO

PREPARED FOR

MATCH LINE SHEET IR-2

MAINTAIN 6' CLEARANCE FROM ELECTRICAL VAULT.

MAINTAIN MINIMUM 10' OFFSET FROM ANODE LINE.

IRRIGATION ADJACENT TO TRAIL SHALL NOT OVER SPRAY ONTO 10' WIDE CONCRETE TRAIL ALONG WILSON AVE.

RESNIK STREET (PUBLIC RIGHT-OF-WAY)

CLEORA DRIVE (PRIVATE)

GINSBERG DRIVE (PUBLIC RIGHT-OF-WAY)

THATCHER DRIVE (PRIVATE)

CATHEDRAL DRIVE (PRIVATE)

MATCH LINE SHEET IR-5

IRRIGATION METHODS LEGEND

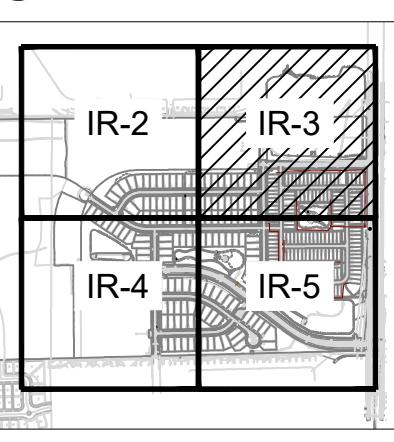
- IRRIGATED TURF.
PERMANENT SPRINKLER IRRIGATION.
- IRRIGATED PLANTING BEDS.
PERMANENT DRIP IRRIGATION.
- IRRIGATED NATIVE SEED.
TEMPORARY SPRINKLER IRRIGATION
PERMANENT DRIP TO TREES.

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



SHEET TITLE

IRRIGATION PLAN

SHEET INFORMATION

Number:



The Irrigation

Engineers

2727 Alan St.

Ft. Collins, CO 80524
970.221.2222



PROJECT TITLE

LEE FARM 1ST SUBDIVISION PRELIMINARY IRRIGATION

OVERLAND CO

PREPARED FOR

This architectural site plan illustrates a detailed urban layout, specifically Match Line Sheets IR-2 and IR-5. The plan features a complex network of streets and roads, including **WHEATLEY STREET (PUBLIC RIGHT-OF-WAY)**, **35TH STREET (PUBLIC RIGHT-OF-WAY)**, **SOJOURNER STREET (PUBLIC RIGHT-OF-WAY)**, **SUNBEAM DRIVE (PUBLIC RIGHT-OF-WAY)**, and **NEW CASTLE DRIVE (PUBLIC RIGHT-OF-WAY)**. The plan includes a mix of green spaces, such as parks and landscaped areas, and building footprints. A prominent red line, labeled **MATCH LINE SHEET IR-2**, runs vertically along the left side of the plan. Another red line, labeled **MATCH LINE SHEET IR-5**, runs vertically along the right side. A scale bar at the bottom right indicates **1" = 60'**.

JULY 28, 2025

SHEET TITLE

IRRIGATION PLAN

SHEET INFORMATION

IR-4

IRRIGATION METHODS LEGEND

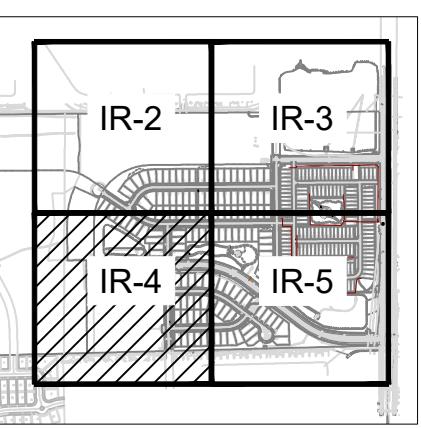
- IRRIGATED TURF.
PERMANENT SPRINKLER IRRIGATION.
- IRRIGATED PLANTING BEDS.
PERMANENT DRIP IRRIGATION.
- IRRIGATED NATIVE SEED.
TEMPORARY SPRINKLER IRRIGATION
PERMANENT DRIP TO TREES

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

TAP
M
BP
QC
×
A

SHEET KEY



IRRIGATION PLAN

SHEET INFORMATION

IR-4



LEE FARM 1ST SUBDIVISION PRELIMINARY IRRIGATION

LOVELAND, CO

PREPARED FOR

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>	06.18.25
<u>FINAL PLANS</u>	07.20.25

DATE

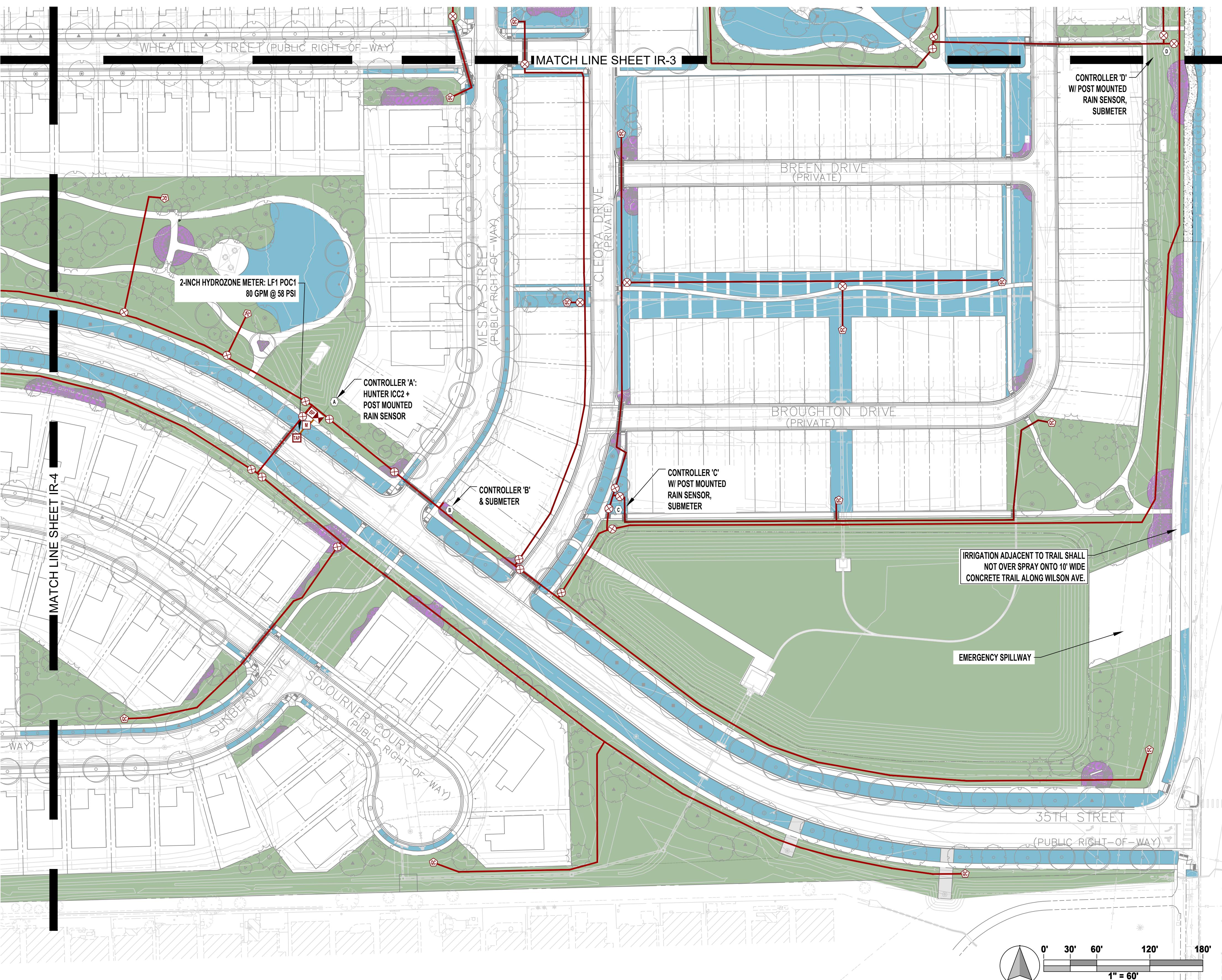
SHEET TITLE

IRRIGATION PLAN

Sheet Number:

ID 5

IR-5



IRRIGATION METHODS LEGEND

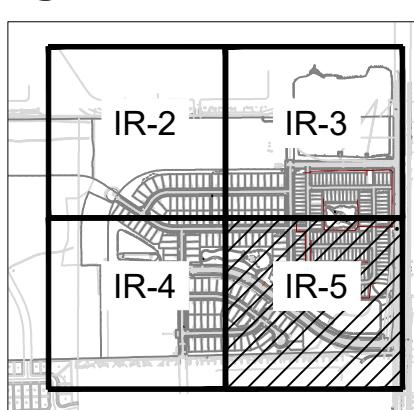
- IRRIGATED TURF.
PERMANENT SPRINKLER IRRIGATION.
- IRRIGATED PLANTING BEDS.
PERMANENT DRIP IRRIGATION.
- IRRIGATED NATIVE SEED.
TEMPORARY SPRINKLER IRRIGATION
PERMANENT DRIP TO TREES

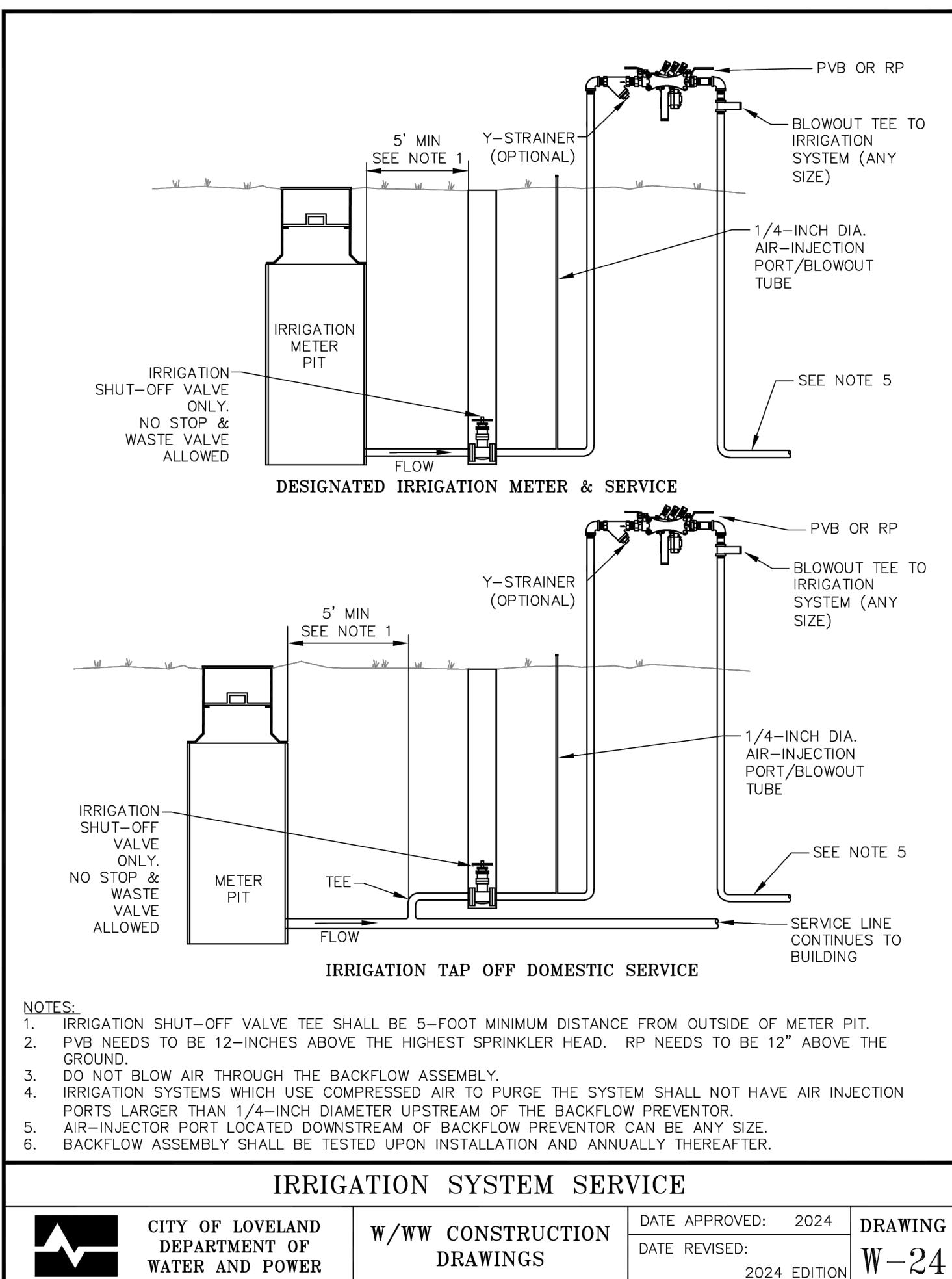
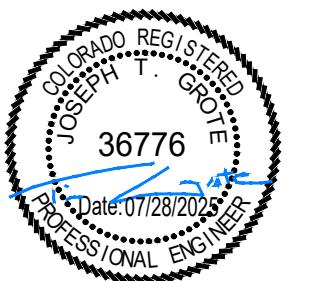
IRRIGATION LEGEND

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

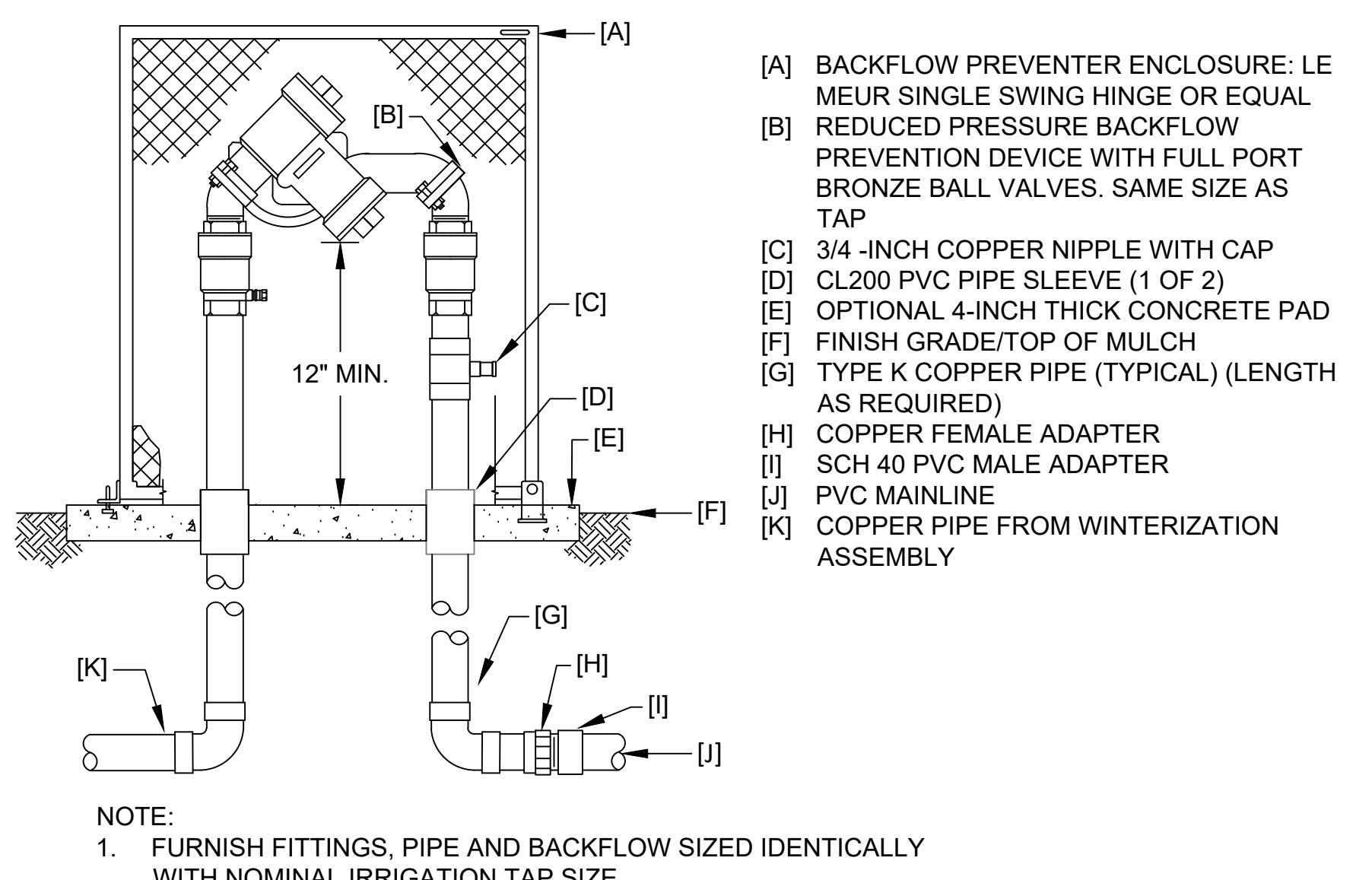


SHEET KEY

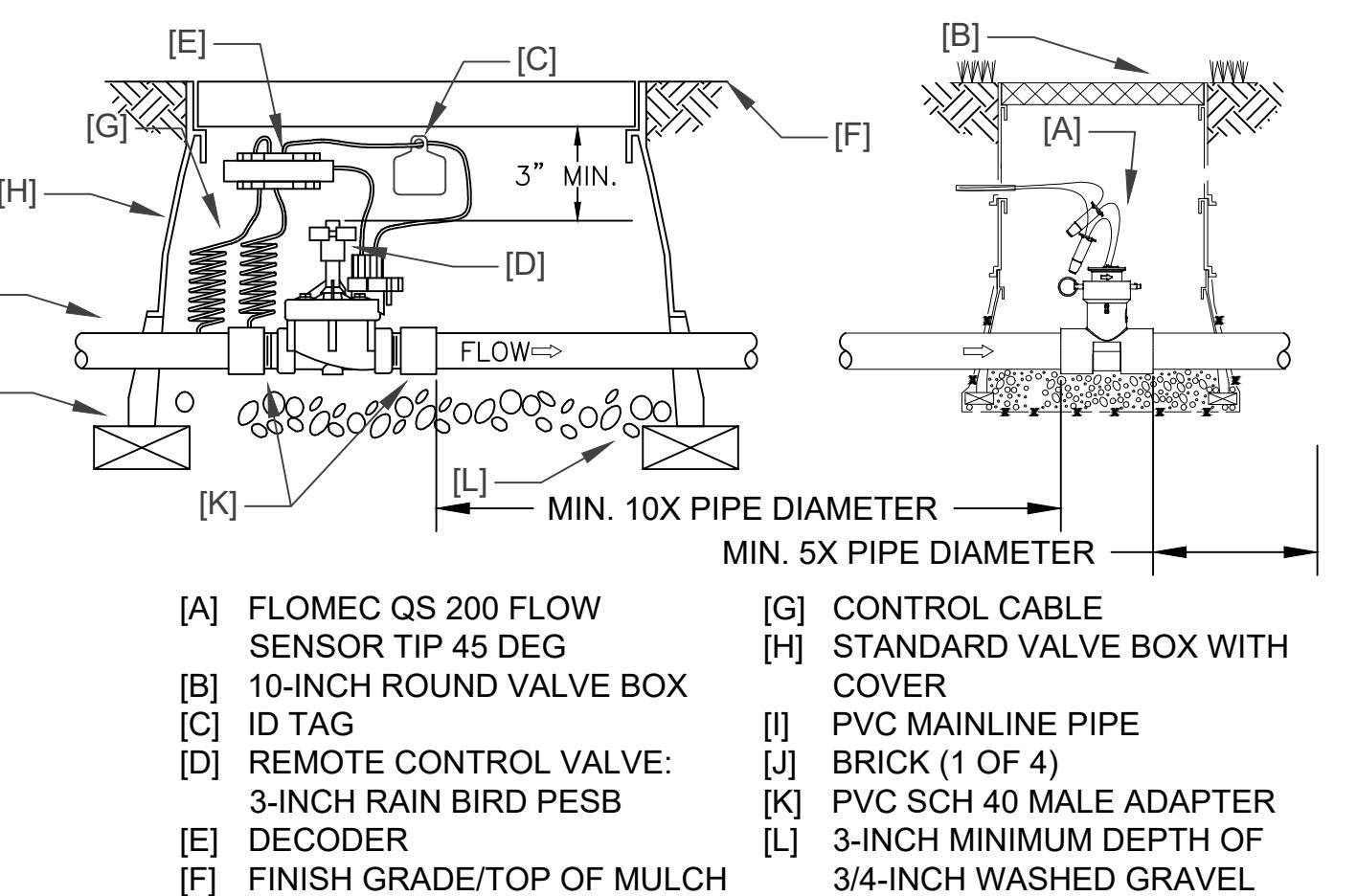




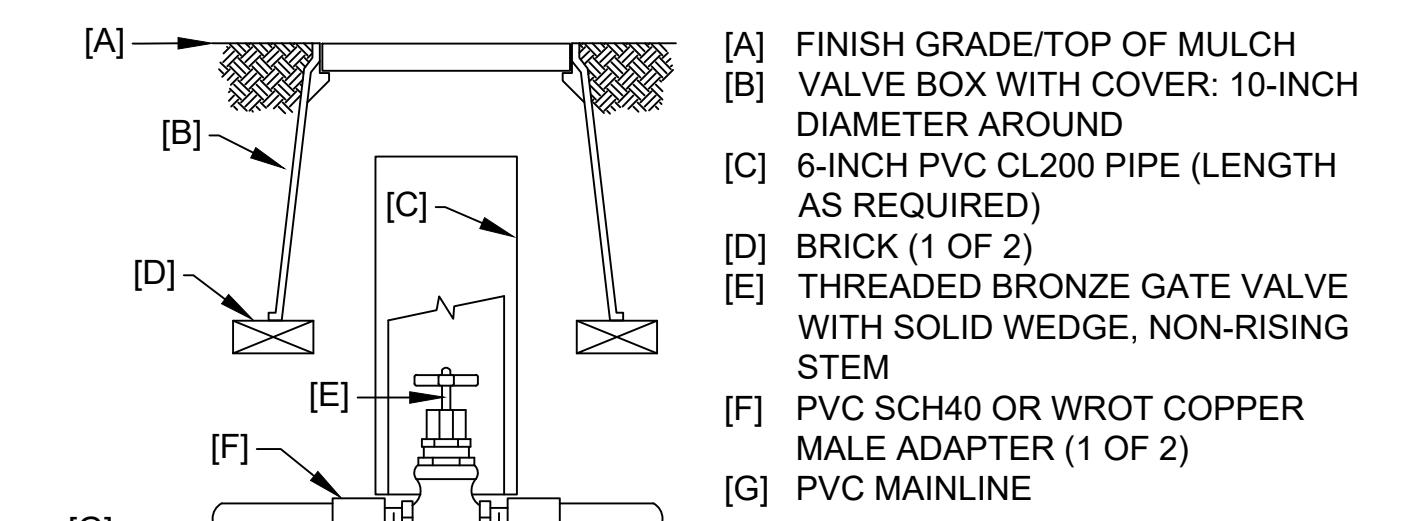
1 LOVELAND IRRIGATION SERVICE
DETAIL W-24



2 BACKFLOW PREVENTION ASSEMBLY

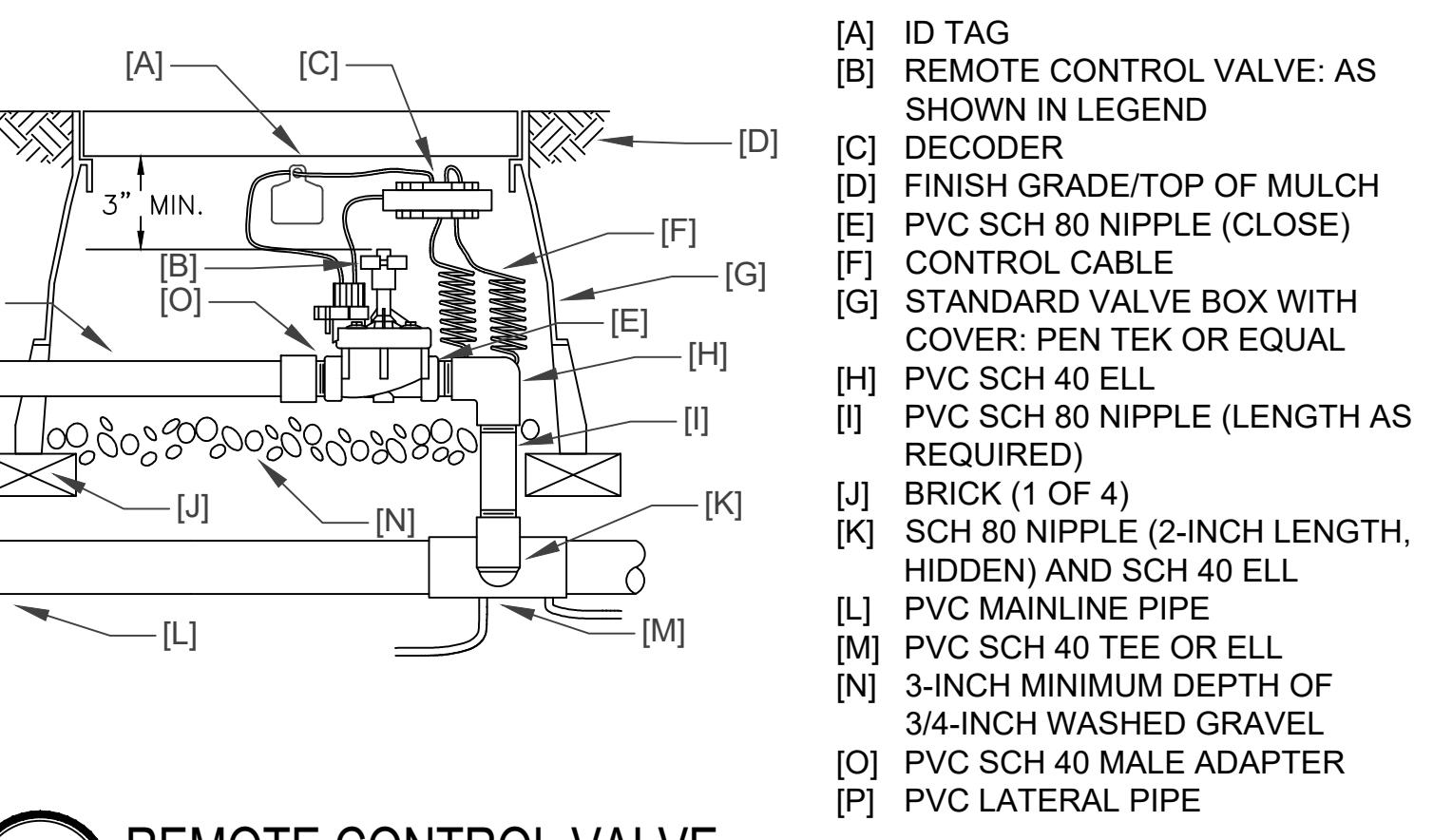


3 MASTER VALVE +
FLOW SENSOR ASSEMBLY



NOTE:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

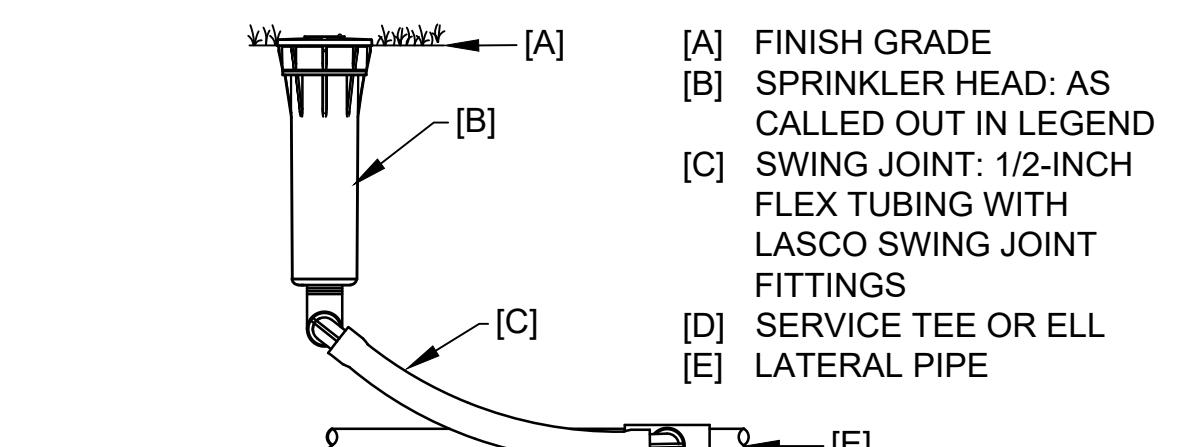
4 ISOLATION GATE VALVE
ASSEMBLY



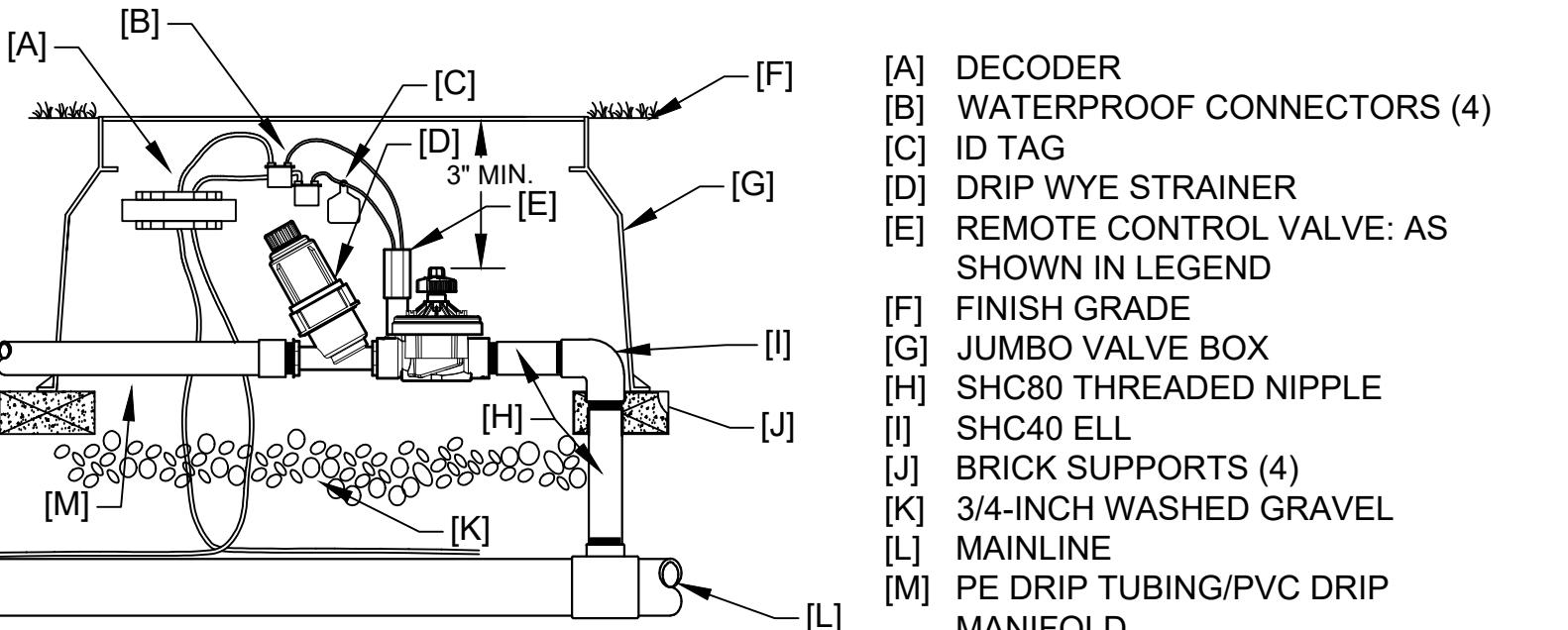
5 REMOTE CONTROL
VALVE
ASSEMBLY

[A] ID TAG
[B] REMOTE CONTROL VALVE: AS SHOWN IN LEGEND
[C] DECODER
[D] FINISH GRADE/TOP OF MULCH
[E] PVC SCH 80 NIPPLE (CLOSE)
[F] CONTROL CABLE
[G] STANDARD VALVE BOX WITH COVER: PEN TEK OR EQUAL
[H] PVC SCH 40 ELL
[I] PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
[J] BRICK (1 OF 4)
[K] SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
[L] PVC MAINLINE PIPE
[M] PVC SCH 40 TEE OR ELL
[N] 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
[O] PVC SCH 40 MALE ADAPTER
[P] PVC LATERAL PIPE
3" MIN.

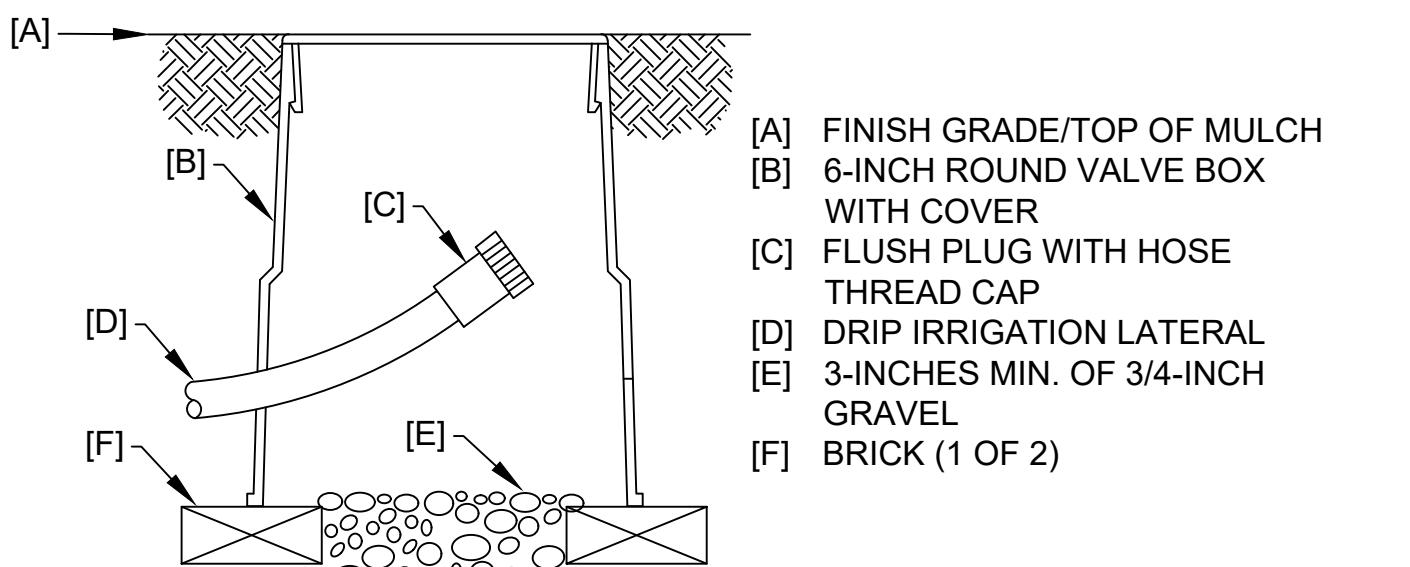
6 SPRINKLER
ASSEMBLY



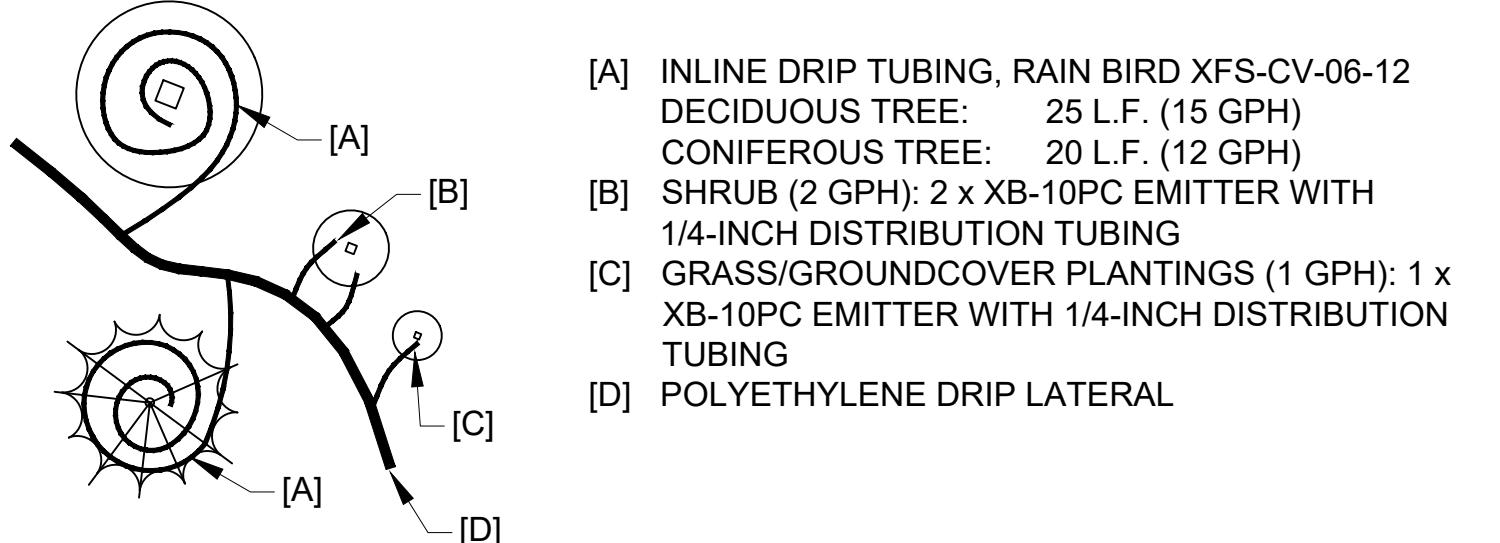
NOTE: FOR SPRINKLERS OVER 5 GPM USE PREFABRICATED PVC SWING JOINT SIZED TO MATCH SPRINKLER INLET



7 Drip Remote Control
VALVE ASSEMBLY

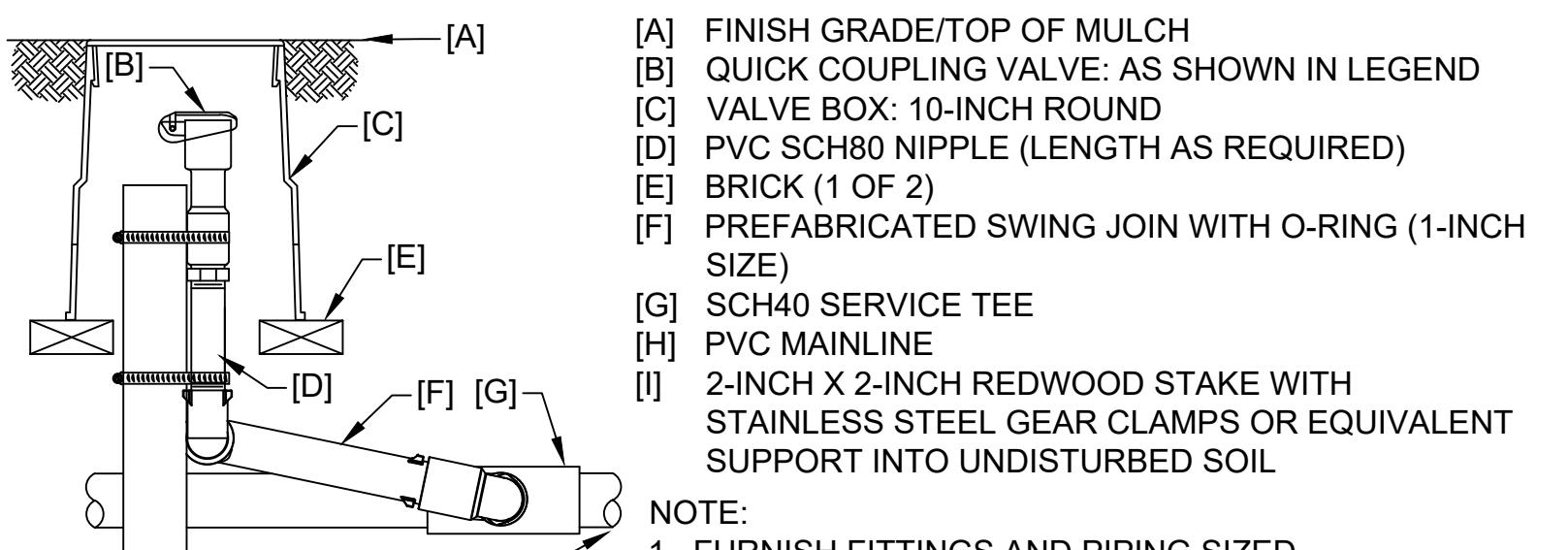


9 Drip Flush Cap
ASSEMBLY



NOTE:
1. MAXIMUM LENGTH OF 1/4" DISTRIBUTION TUBING IS 5 FEET
2. STAKE ENDS OF DISTRIBUTION TUBING ON UPHILL SIDE OF PLANT.

8 Drip Emitter Schedule
& TYPICAL PLACEMENT



NOTE:
1. FURNISH FITTINGS AND PIPING SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

10 Quick Coupling Valve
ASSEMBLY

REVISIONS	DATE
STAFF COMMENTS	11.20.23
STAFF COMMENTS	12.05.24
STAFF COMMENTS	04.18.25
STAFF COMMENTS	08.18.25
FINAL PLANS	07.29.25

DATE
JULY 28, 2025

SHEET TITLE
IRRIGATION DETAILS

SHEET INFORMATION
Sheet Number: