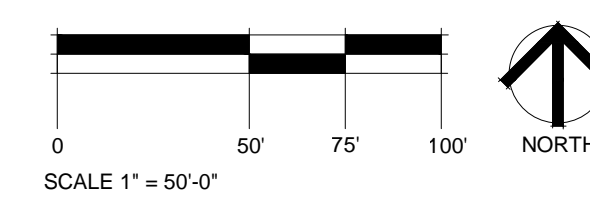
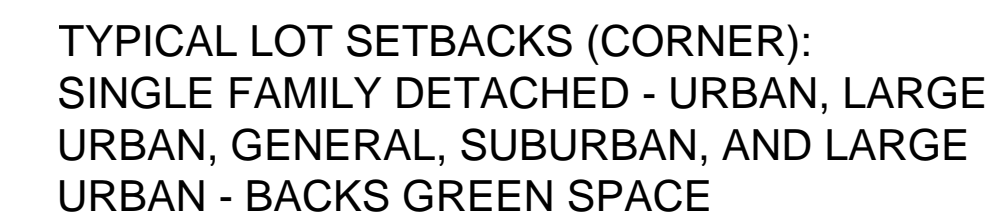
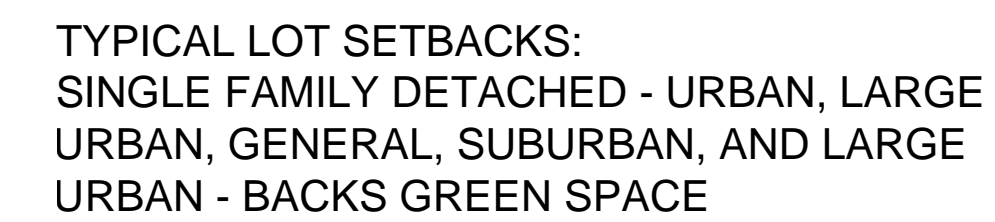






TYPICAL LOT SETBACKS:  
SINGLE FAMILY DETACHED - URBAN,  
LARGE URBAN, GENERAL, SUBURBAN,  
AND LARGE URBAN

[illegible]

SHEET SP 01

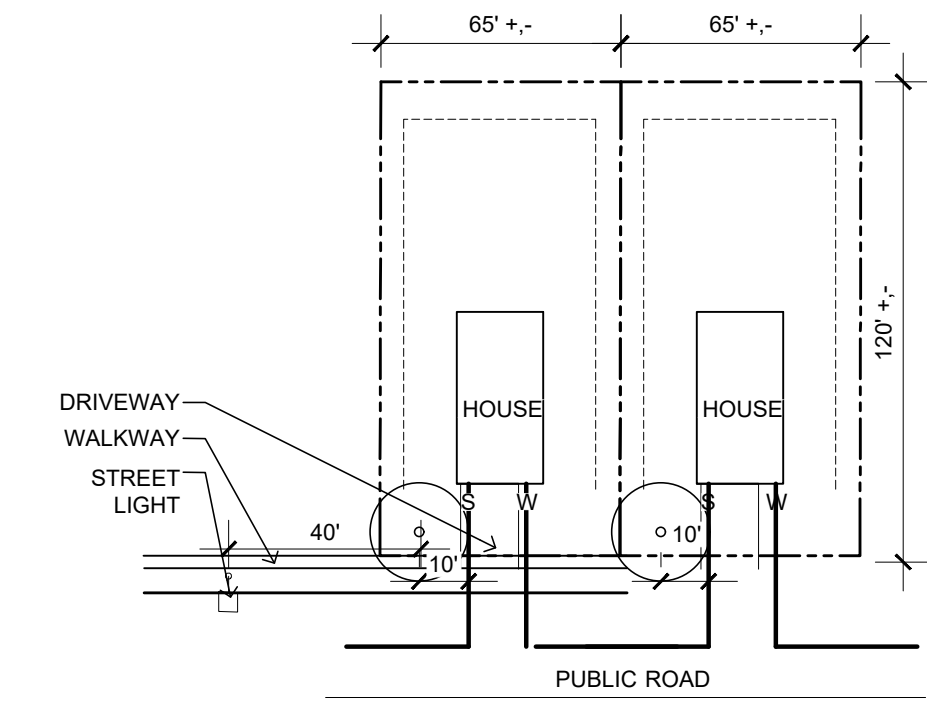




# HUNTERS RUN WEST - TRACT H

## Sketch Plat - Landscape

TYPICAL LOT LANDSCAPE AND UTILITY LAYOUT



LEGEND:

- PROPERTY BOUNDARY
- EASEMENTS
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- TREES TO BE INSTALLED BY LOT OWNER

SCALE 1" = 50'-0"

NORTH

LEGEND:

01 GROUND COVER	
IRRIGATED TURF	35,360 sf
NATIVE SEED MIX	90,413 sf

LANDSCAPE NOTES

- TREE LOCATIONS AND QUANTITIES ARE CONCEPTUAL. LOCATIONS AND QUANTITIES MAY CHANGE TO ACCOMMODATE STREET LIGHTS, FIRE HYDRANTS, UTILITY SEPARATIONS, SITE DISTANCE TRIANGLES ETC. FINAL LOCATIONS, SPECIES AND QUANTITIES TO BE DETERMINED AT FINAL PLAT.
- A POTABLE WATER SYSTEM WILL BE USED FOR IRRIGATION OF PRIVATE LANDSCAPE.
- WHERE REQUIRED TREES IN THE TREE LAWNS ARE PARALLEL TO PUBLIC STORM SEWERS THAT ARE LOCATED WITHIN THE STREETS. ROOT BARRIERS MAY BE USED TO LOWER ROOT SPREAD TO AN ELEVATION THAT IS BELOW THE STORM SEWERS, IF APPROPRIATE SEPARATIONS CAN NOT BE MAINTAINED OTHERWISE.

landscape architecture | planning | illustration

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

SEAL

PROJECT TITLE

VANGUARD-FAMLEC SEVENTEENTH SUBDIVISION

SKETCH PLAT

Loveland CO

PREPARED FOR

TOLL WEST INC

7100 E BELLEVUE AVE.  
SUITE 200,  
GREENWOOD VILLAGE,  
COLORADO 80111

PHONE: 303-653-8039

CONTACT: TIM WESTBRC

REVISIONS

DATE

Sketch Plat Plans

09/02/25

DATE

September 02, 2025

SHEET TITLE

Sketch Plat Landscape Plan

SHEET INFORMATION

SHEET LP 01



C:\RICK\Projects\ND\_CEN\L\1030\_HuntersRunWest\1030D\_Tol\_Tract\_H\Civil\PlanSets\Sketch Plan\1030D-SP-CV-01.dwg - plotted by ndesouza ON 2025-10-24 @ 10:16 - ctb:-:-:- - ©2025 Rick Engineering Company

PRELIMINARY CIVIL CONSTRUCTION PLANS FOR:  
VANGUARD - FAMLECO SEVENTEENTH SUBDIVISION

TRACT H

(HUNTERS RUN WEST - FILING 2)  
LOVELAND, COLORADO

ENGINEER

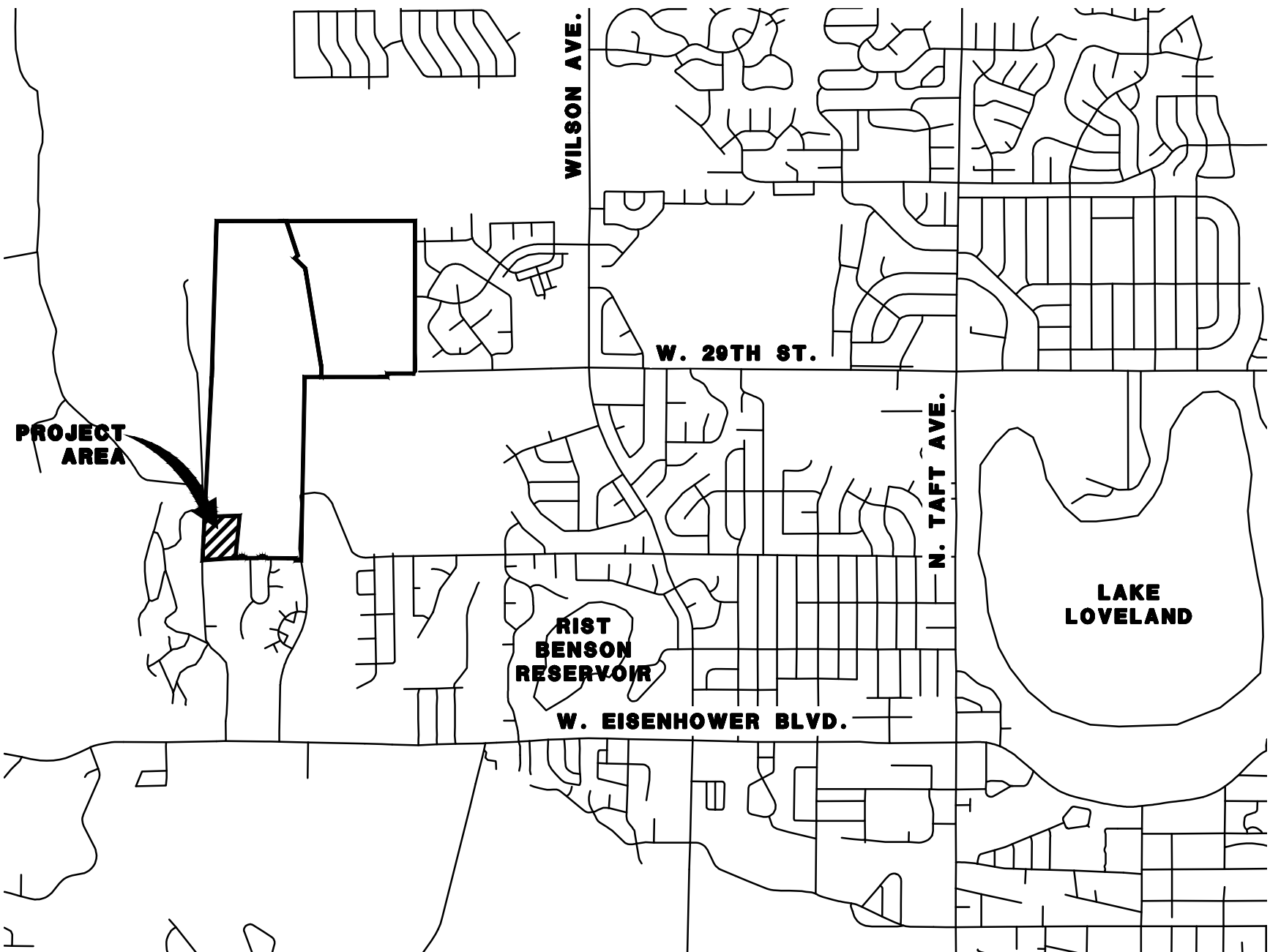
RICK ENGINEERING COMPANY, INC.  
8678 CONCORD CENTER DR  
ENGLEWOOD, CO 80112  
PHONE: 303-565-8080  
CONTACT: TROY BALES, P.E.

PLANNER

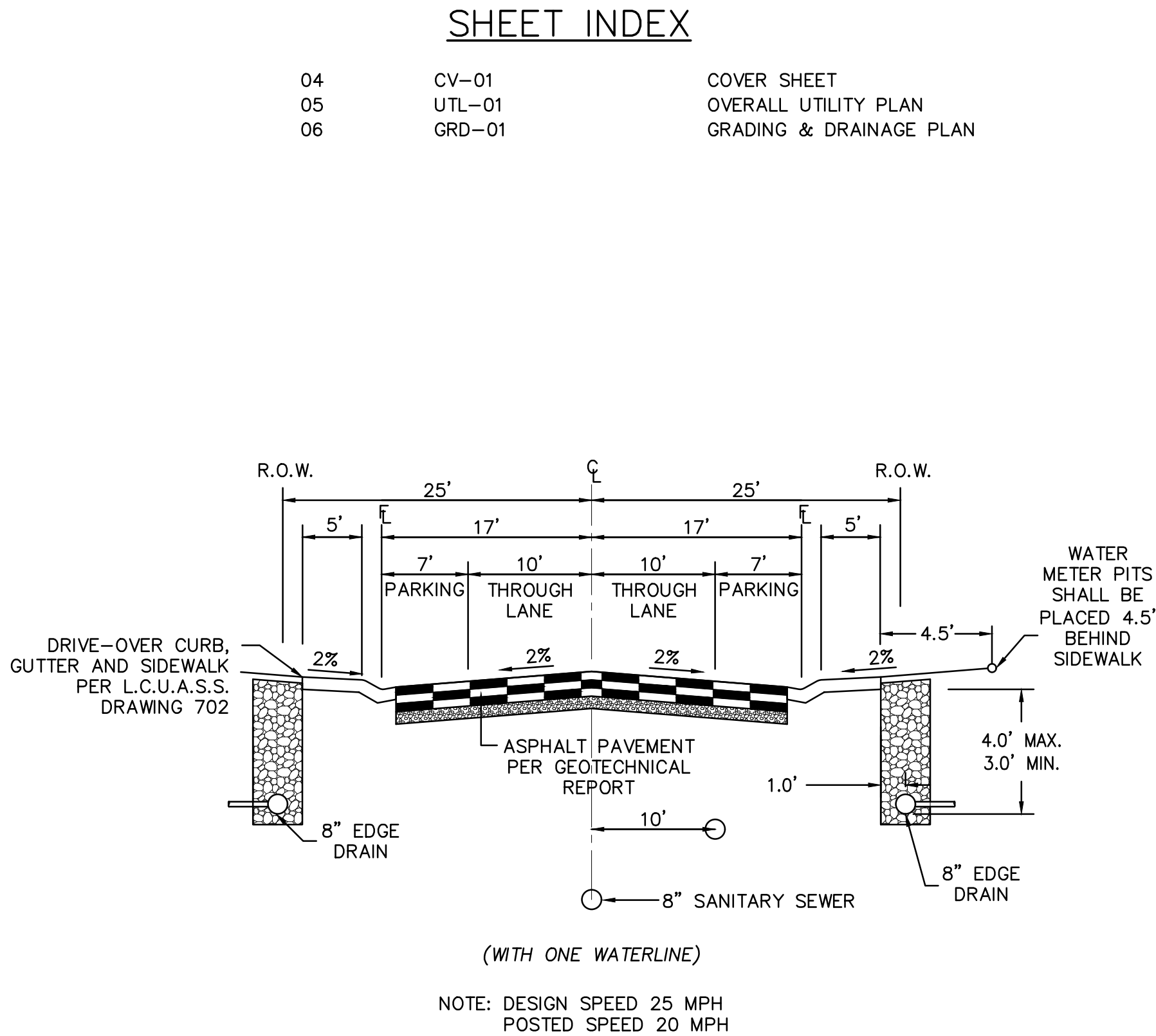
THE BIRDSALL GROUP, LLC  
444 MOUNTAIN AVENUE  
BERTHOD, CO 80513  
PHONE: 970-532-5891  
FAX: 970-532-5759  
CONTACT: MIKE WALKER, PLA

LANDSCAPE ARCHITECTURE

THE BIRDSALL GROUP, LLC  
444 MOUNTAIN AVENUE  
BERTHOD, CO 80513  
PHONE: 970-532-5891  
FAX: 970-532-5759  
CONTACT: MIKE WALKER, PLA  
EMAIL: mike@tbgroup.us



VICINITY MAP  
SCALE: 1"=2000'



SHEET INDEX

04	CV-01	COVER SHEET
05	UTL-01	OVERALL UTILITY PLAN
06	GRD-01	GRADING & DRAINAGE PLAN

PRELIMINARY SKETCH PLANS PREPARED FOR:  
**HUNTERS RUN WEST**

FILING 2  
**TRACT H**

LOVELAND, COLORADO

**COVER SHEET**



DRAWING NO.  
**CV-01**  
SHEET NO. 04 OF 06

303-537-8020  
rickengineering.com



8678 CONCORD CENTER DR #200  
ENGLEWOOD, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO  
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: 001030D  
DATE: 10/24/2025  
DRAWN/DESIGNED BY: ND  
CHECKED BY: TB

REVISION

DATE

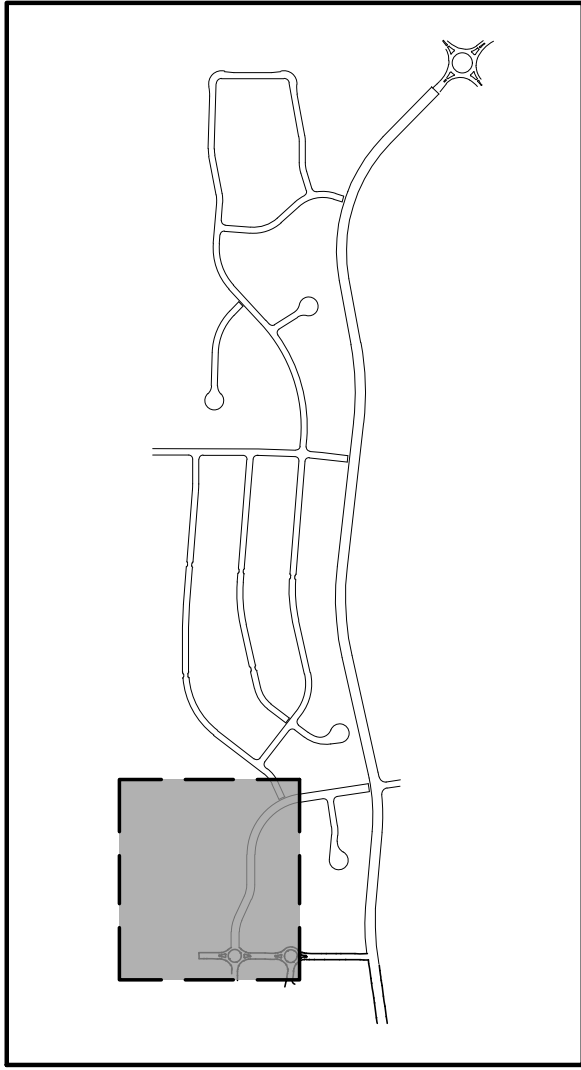
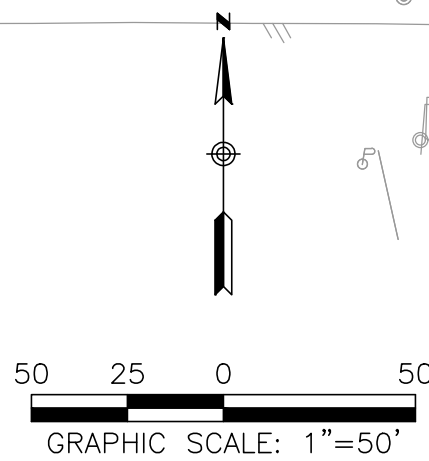
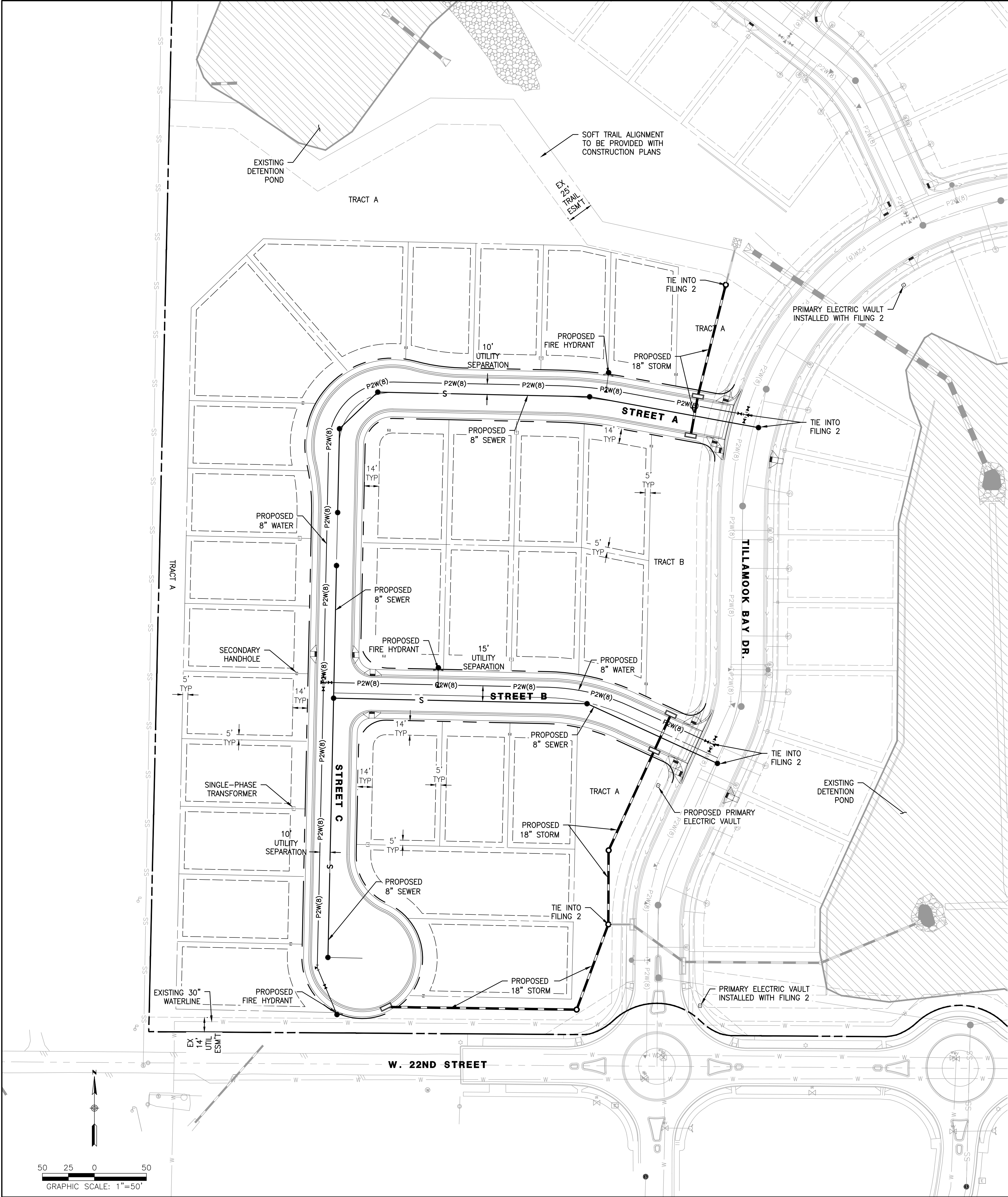
BY

NO.

PRELIMINARY SKETCH PLAN - FILING 2



C:\RICK\Projects\ND\_CEN\L\1030\_HuntersRunWest\10300\_Toll\_Tract\_H\Civil\PlanSets\Sketch Plan\10300-SP-UTL-01.dwg - plotted by: ndsouza ON 2025-10-24 @ 10:16 - ctbrec\_ncs\_v2.ctb - © 2025 Rick Engineering Company





**KEY MAP**  
SCALE 1"=1000'

**LEGEND**

- P2W(8) — PROPOSED ONSITE WATER MAIN
- - - P2W(8) - - - EXISTING WATER MAIN
- - - PROPOSED RIGHT OF WAY
- - - PROPOSED LOT LINE
- - - PROPERTY BOUNDARY
- - - PROPOSED FIRE HYDRANT
- - - PROPOSED EASEMENT
- - - PROPOSED CONTOURS
- - - EXISTING CONTOURS
- - - PROPOSED ONSITE SANITARY SEWER
- - - EXISTING SANITARY SEWER
- - - PROPOSED STORM DRAIN
- - - EXISTING STORM DRAIN
- - - EXISTING DETENTION BASIN

**NOTES:**

- POWER LAYOUT TO BE PROVIDED WITH CIVIL CONSTRUCTION PLANS.
- EDGE DRAIN LAYOUT TO BE PROVIDED WITH CIVIL CONSTRUCTION PLANS, IF NECESSARY, PER GEOTECHNICAL RECOMMENDATION.
- EASEMENTS ARE PROVIDED AS FOLLOWS:  
FRONT: 14 -FT POSTAL & UTILITY EASEMENT  
SIDE: 5' UTILITY AND DRAINAGE EASEMENT  
REAR: 5' UTILITY EASEMENT

PRELIMINARY SKETCH PLANS PREPARED FOR:		NO.		DATE		REVISION	
HUNTERS RUN WEST							
FILING 2							
TRACT H							
LOVELAND, COLORADO							
OVERALL UTILITY PLAN							
 <b>RICK</b> 303-537-8020 rickengineering.com 8678 CONCORD CENTER DR #200 ENGLEWOOD, CO 80112		PROJECT NO: 001030D DATE: 10/24/2025 DRAWN/DESIGNED BY: ND CHECKED BY: TB		SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER SAN LUIS OBISPO			
 Know what's below. Call before you dig.		DRAWING NO.		SHEET NO. 05 OF 06			
UTL-01							

PRELIMINARY SKETCH PLAN - FILING 2

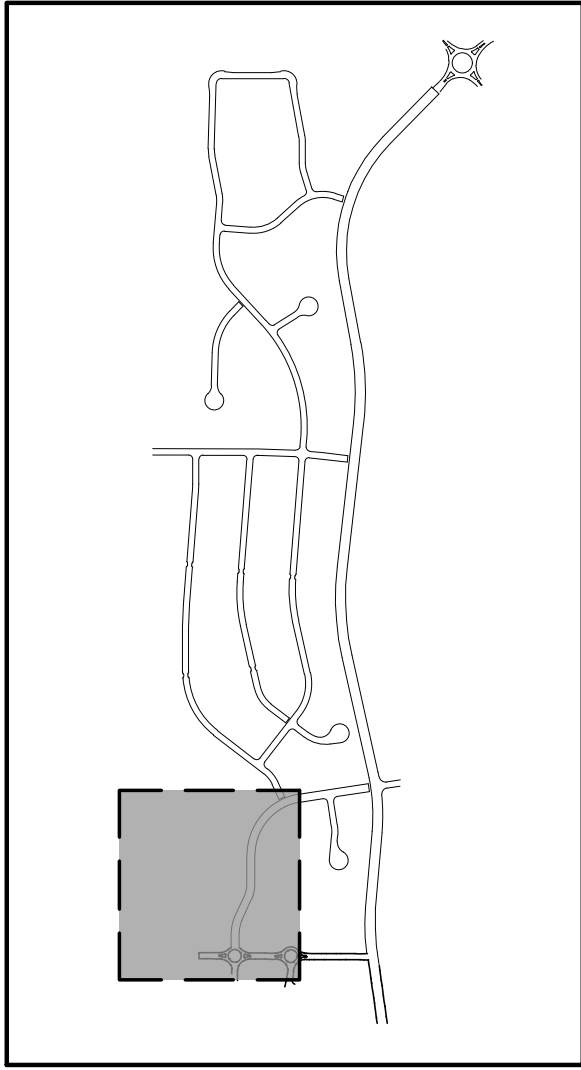


C:\RICK\Projects\ND\_CEN\L\1030\_HuntersRunWest\10300\_Tol\_Tract\_H\Civil\PlanSets\Sketch Plan\10300-SP-GRD-01.dwg - plotted by: ndsouza ON 2025-10-24 @ 10:16 - ctbreec\_ncs\_v2.ctb - © 2025 Rick Engineering Company



LAND USE TABLE	
LAND USE	AREA (AC)
ROW	1.64
LOTS (28)	5.57
TRACTS	2.89
TOTALS	
FILING 2 TRACT H AREA	10.1

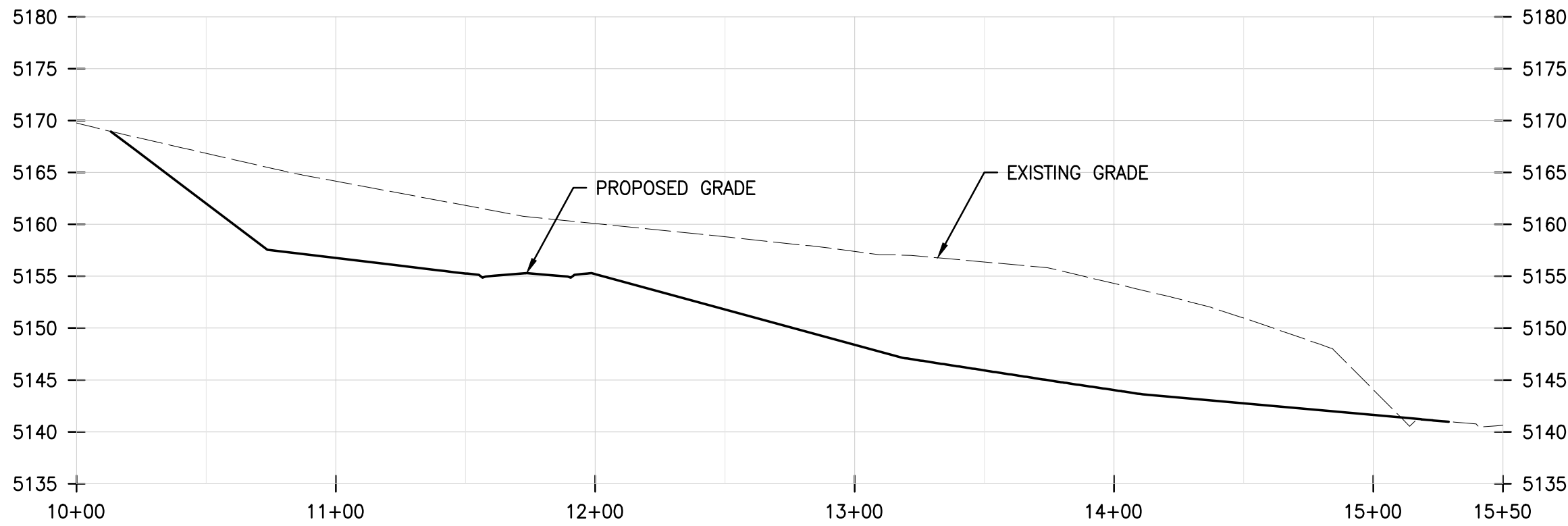
TRACT	PURPOSE	OWNERSHIP
A	OPEN SPACE, LANDSCAPE, BLANKET UTILITY EASEMENT	HOA / METRO
B	OPEN SPACE, LANDSCAPE, BLANKET UTILITY EASEMENT	HOA / METRO



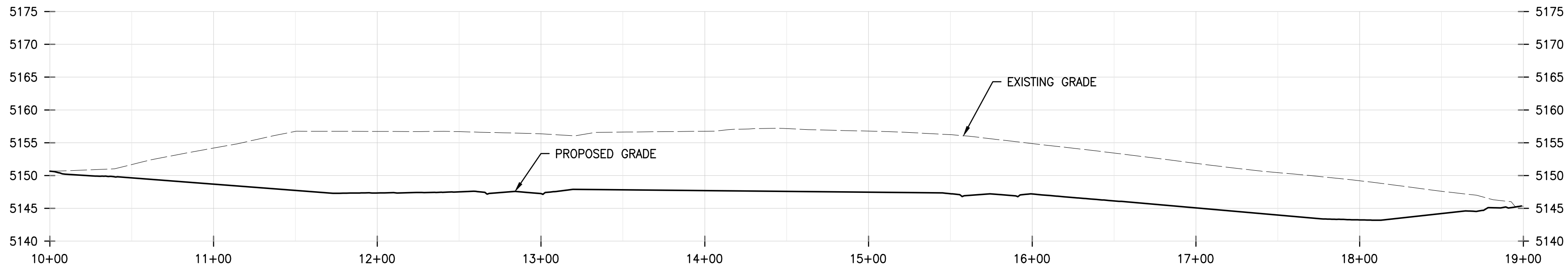
KEY MAP  
SCALE 1"=1000'

LEGEND

- P2W(8) PROPOSED ONSITE WATER MAIN
- P2W(8) EXISTING WATER MAIN
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPERTY BOUNDARY
- PROPOSED FIRE HYDRANT
- PROPOSED EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- PROPOSED ONSITE SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING DETENTION BASIN



A SECTION 1  
SCALE 1"=50'



A SECTION 2  
SCALE 1"=50'

PRELIMINARY SKETCH PLANS PREPARED FOR:  
**HUNTERS RUN WEST**  
FILING 2  
TRACT H  
LOVELAND, COLORADO

**RICK**  
ENGINEERING

303-537-8020  
rickengineering.com  
8676 CONCORD CENTER DR #200  
ENGLEWOOD, CO 80112

PROJECT NO: B01030D  
DATE: 10/24/2025

DRAWN/DESIGNED BY: ND  
CHECKED BY: TB

DRAWING NO.  
**GRD-01**

SHEET NO. 06 OF 06

PRELIMINARY SKETCH PLAN - FILING 2