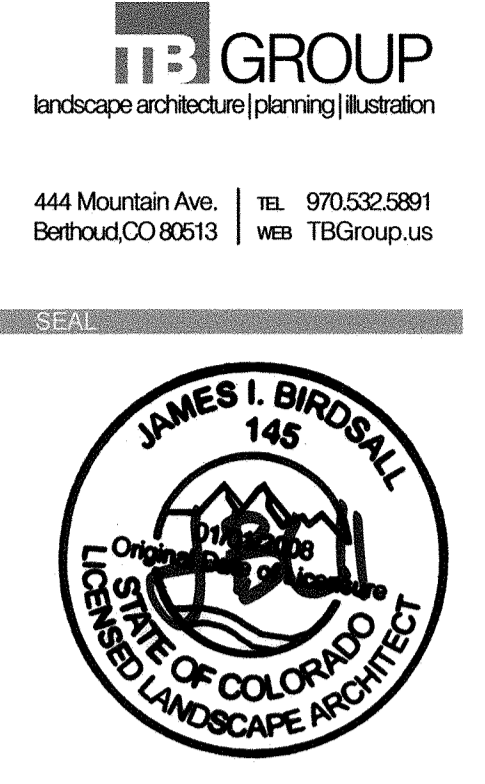


Landscape Schedule:

KEY	QTY	RATIO	COMMON NAME
SHADE / CANOPY TREES - 754			
○	92	7.2%	CATALPA
○	116	12.0%	COFFEETREE, KENTUCKY
○	59	4.6%	ELM, DISCOVERY
○	89	6.9%	HACKBERRY, WESTERN
○	103	8.0%	HONEYLOCUST, SHADEMASTER
○	85	6.6%	LINDEN, REDMOND
○	60	4.7%	LOCUST, PURPLE ROBE
○	76	5.9%	OAK, BUR
○	74	5.8%	OAK, ENGLISH
EVERGREEN TREES - 214			
☀	65	5.1%	PINE, AUSTRIAN
☀	109	8.5%	PINE, PONDEROSA
☀	21	1.6%	SPRUCE, BAKERI
☀	19	1.5%	SPRUCE, FASTIGIATE NORWAY
ORNAMENTAL TREES - 316			
+	64	3.7%	CRABAPPLE, ROYAL RAINDROPS
+	48	3.7%	LILAC, JAPANESE
+	80	6.2%	MAPLE, FLAME AMUR
+	55	4.3%	PEAR, CHANTICLEER
+	69	5.4%	SERVICEBERRY, AUTUMN BRILLIANCE
DECIDUOUS SHRUBS - 1395			
⊙	115	-	BUTTERFLY BUSH, COMPACT PURPLE
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⊙	208	-	DOGWOOD, REDTWIG
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⊙	210	-	LILAC, DWARF KOREAN
⊙	335	-	SAGE, RUSSIAN
⊙	147	-	SAND CHERRY, WESTERN PAWNEE BUTTES
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PERENNIALS / GRASSES - 1710			
•	213	-	DAYLILY, RED
•	581	-	GRASS, AVENA
•	622	-	GRASS, FEATHER REED
•	294	-	GRASS, HEAVY METAL BLUE SWITCH

Landscape Legend:

- 1,054,809 S.F. IRRIGATED TURF
- DURA TURF SOD
- 53,728 S.F. SMOOTH RIVER COBBLE
- SHRUB BED AREAS TO RECEIVE MINIMUM 4\"/>



SERRATOGA FALLS - SECOND FILING

FINAL LANDSCAPE PLAN
TIMNATH, CO
PREPARED FOR

Serratoga Falls, LLC

PO BOX 273180
FORT COLLINS, CO 80527

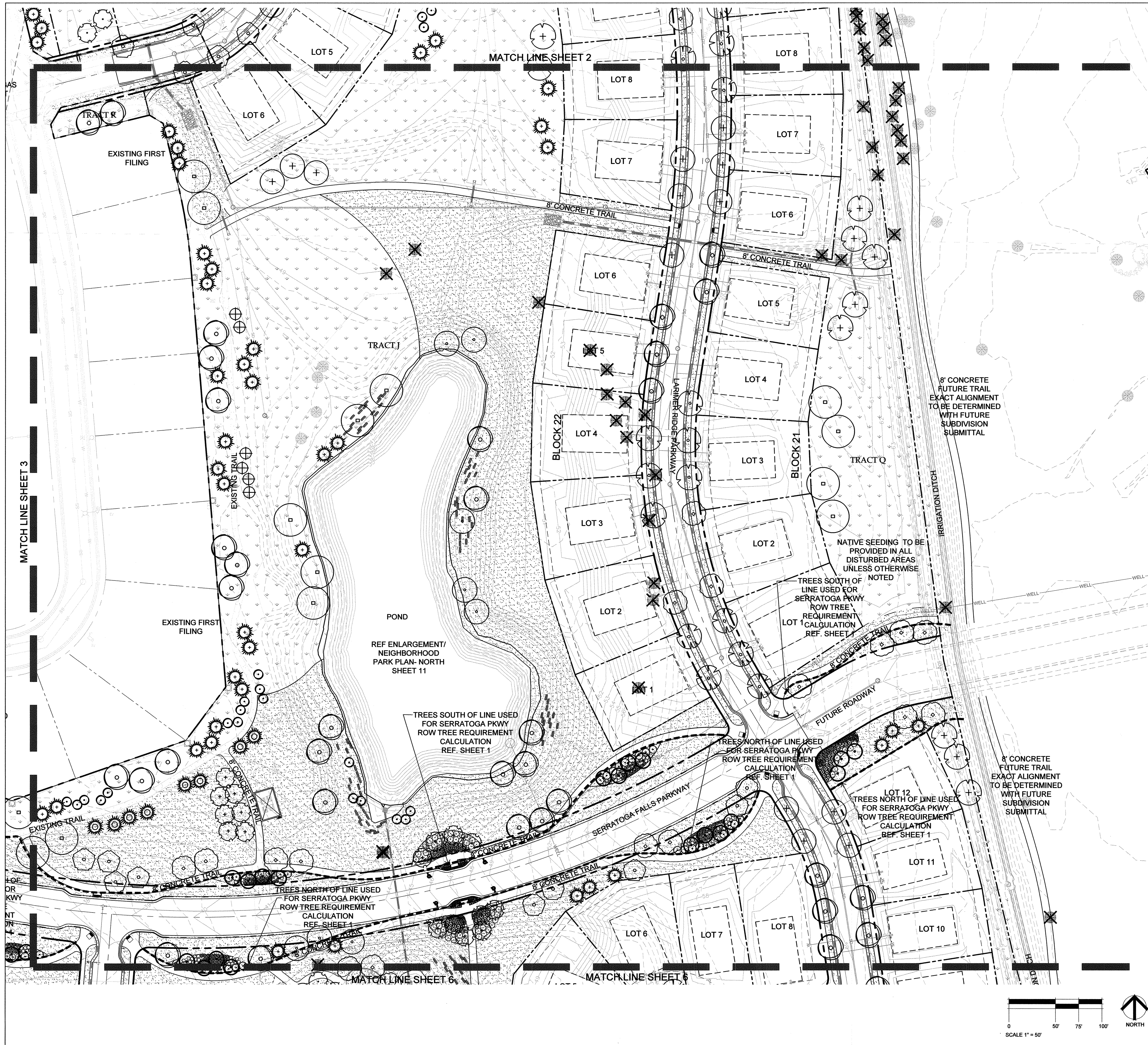
REVISIONS	DATE
Staff Comments	5.29.15
Staff Comments	7.7.15
Mylars	11.16.16

DATE
APRIL 3, 2015

SHEET TITLE
Landscape Plan

SHEET INFORMATION
Sheet Number: 2

Of: 13

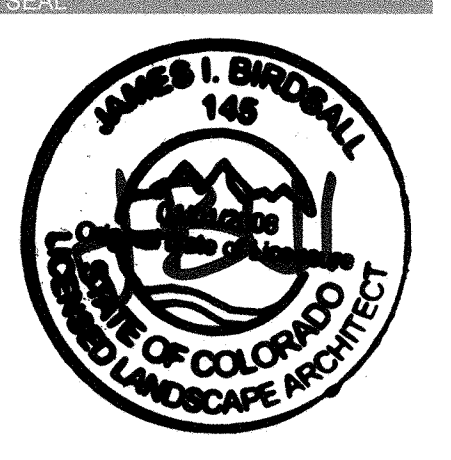
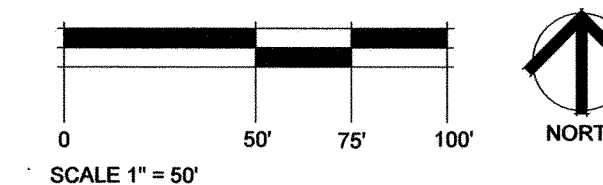


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- 1,942,121 S.F. NON-IRRIGATED NATIVE FOOTHILLS GRASS MIX, ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)
- STEEL EDGER, ROUNDED TOP
- EXISTING TREES
- MONUMENT SIGN
- TREE TO BE REMOVED
- BENCH
- STREET LIGHT



PROJECT TITLE
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FINAL LANDSCAPE PLAN
TIMNATH, CO
PREPARED FOR

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PO BOX 273180
FORT COLLINS, CO 80527

REVISIONS	DATE
Staff Comments	5.29.15
Staff Comments	7.7.15
Mylars	11.16.16

DATE
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SHEET TITLE
Landscape Plan

SHEET INFORMATION

Sheet Number: 4
Of 13

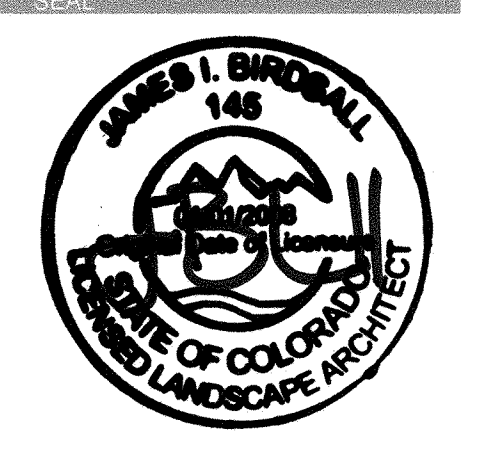


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SERRATOGA FALLS - SECOND FILING

FINAL LANDSCAPE PLAN
TIMNATH, CO
PREPARED FOR

Serratoga Falls, LLC

PO BOX 273180
FORT COLLINS, CO 80527

REVISIONS

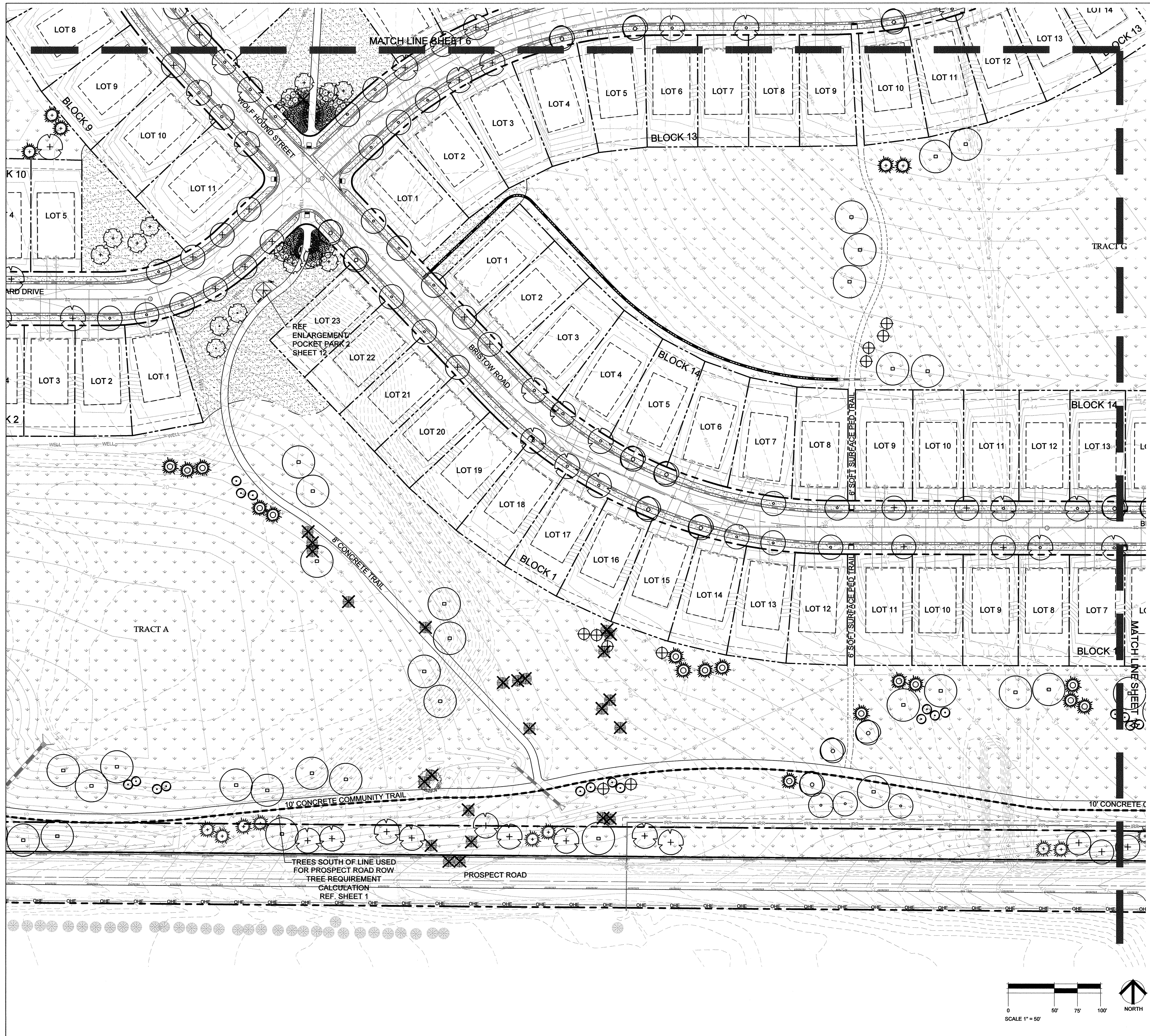
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5.29.15	Staff	Comments
7.7.15	Staff	Comments
11.16.16	Mylars	

DATE: APRIL 3, 2015

SHEET TITLE: Landscape Plan

SHEET INFORMATION: Sheet Number: 5

Of: 13



Landscape Schedule:

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Landscape Legend:

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○	EXISTING TREES
⊕	MONUMENT SIGN
⊗	TREE TO BE REMOVED
—	BENCH
□	STREET LIGHT

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave. | Tel: 970.532.5891
Boulder, CO 80513 | web: TBGroup.us

JAMES I. BIRDALL
145
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STATE OF COLORADO

SERRATOGA FALLS - SECOND FILING

FINAL LANDSCAPE PLAN
TIMNATH, CO
PREPARED FOR

Serratoga Falls, LLC

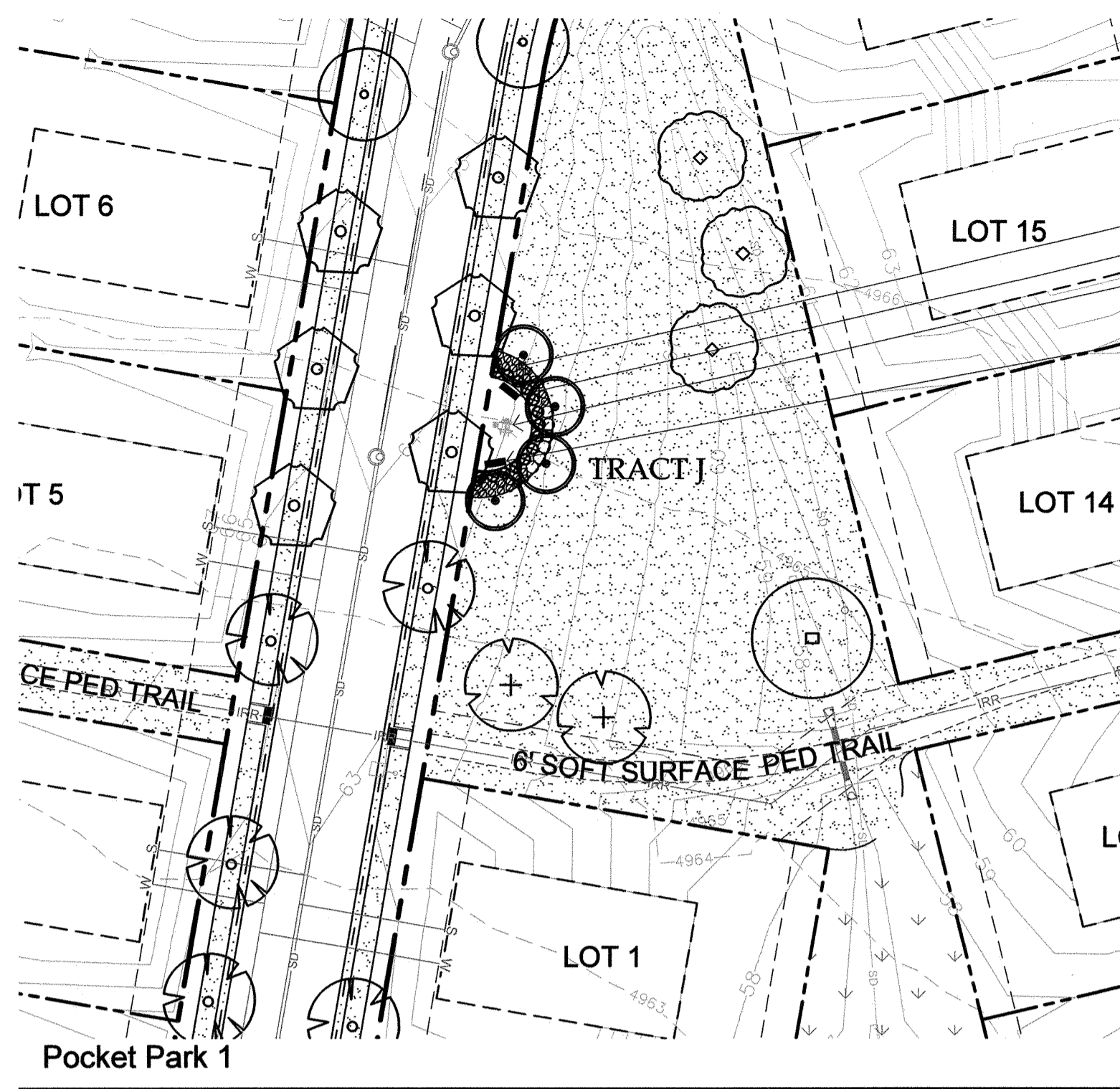
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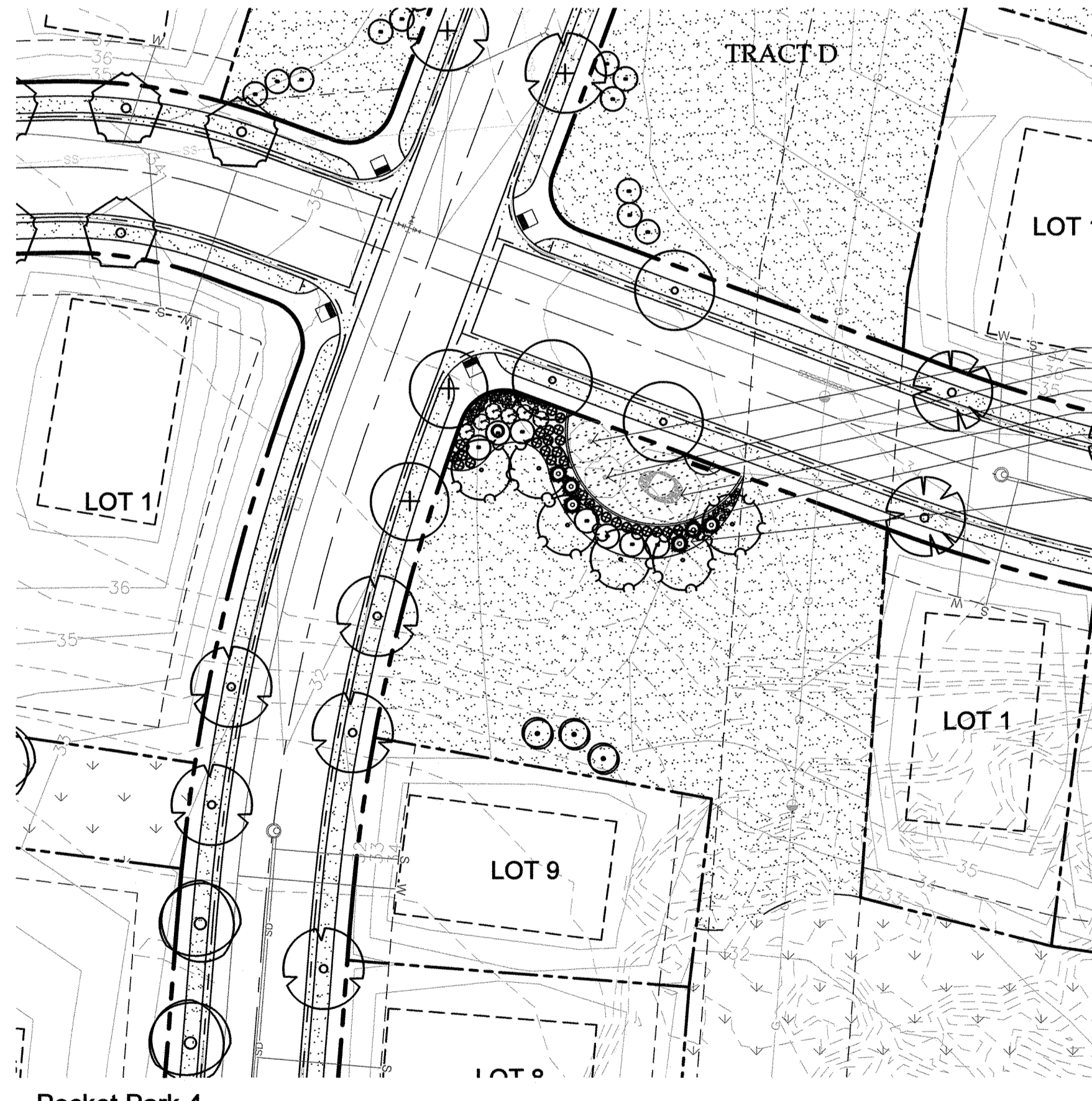
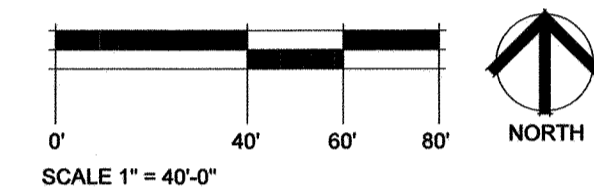
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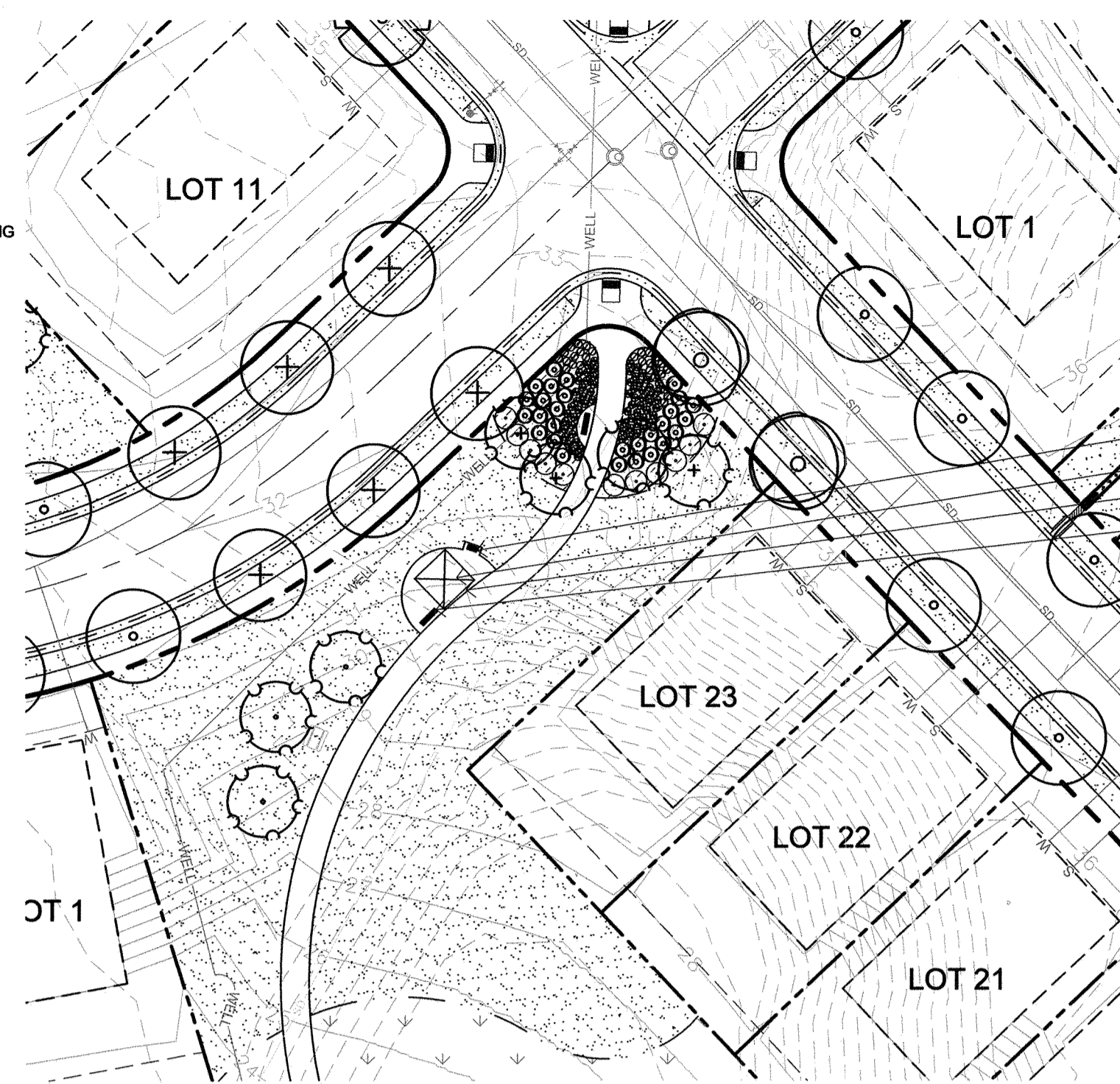
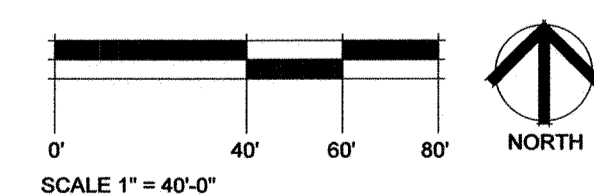
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Of: 13



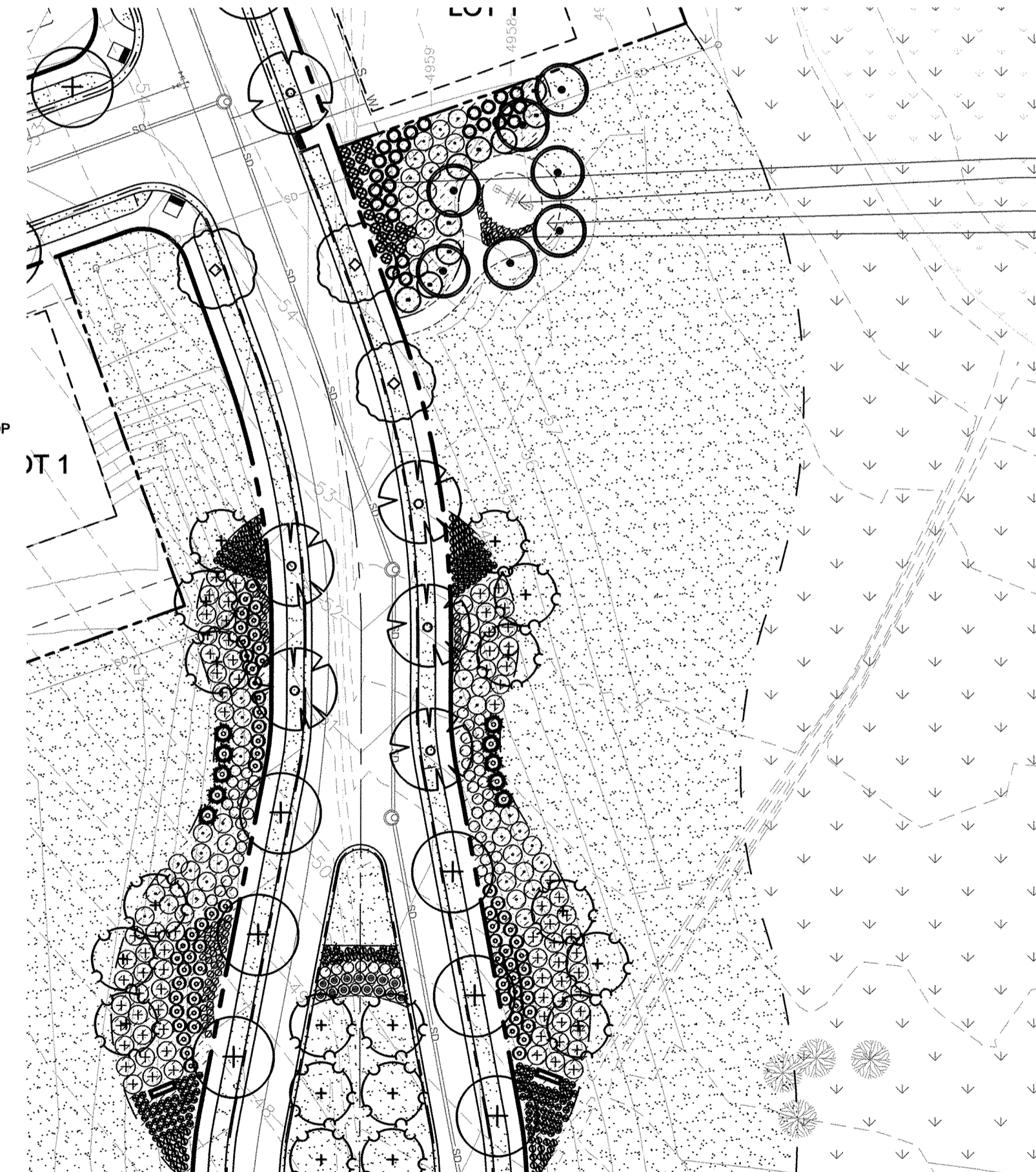
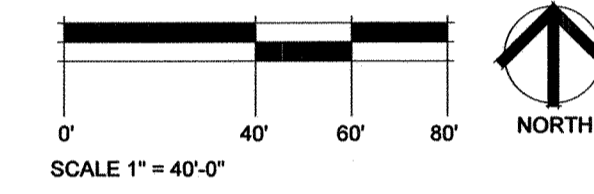
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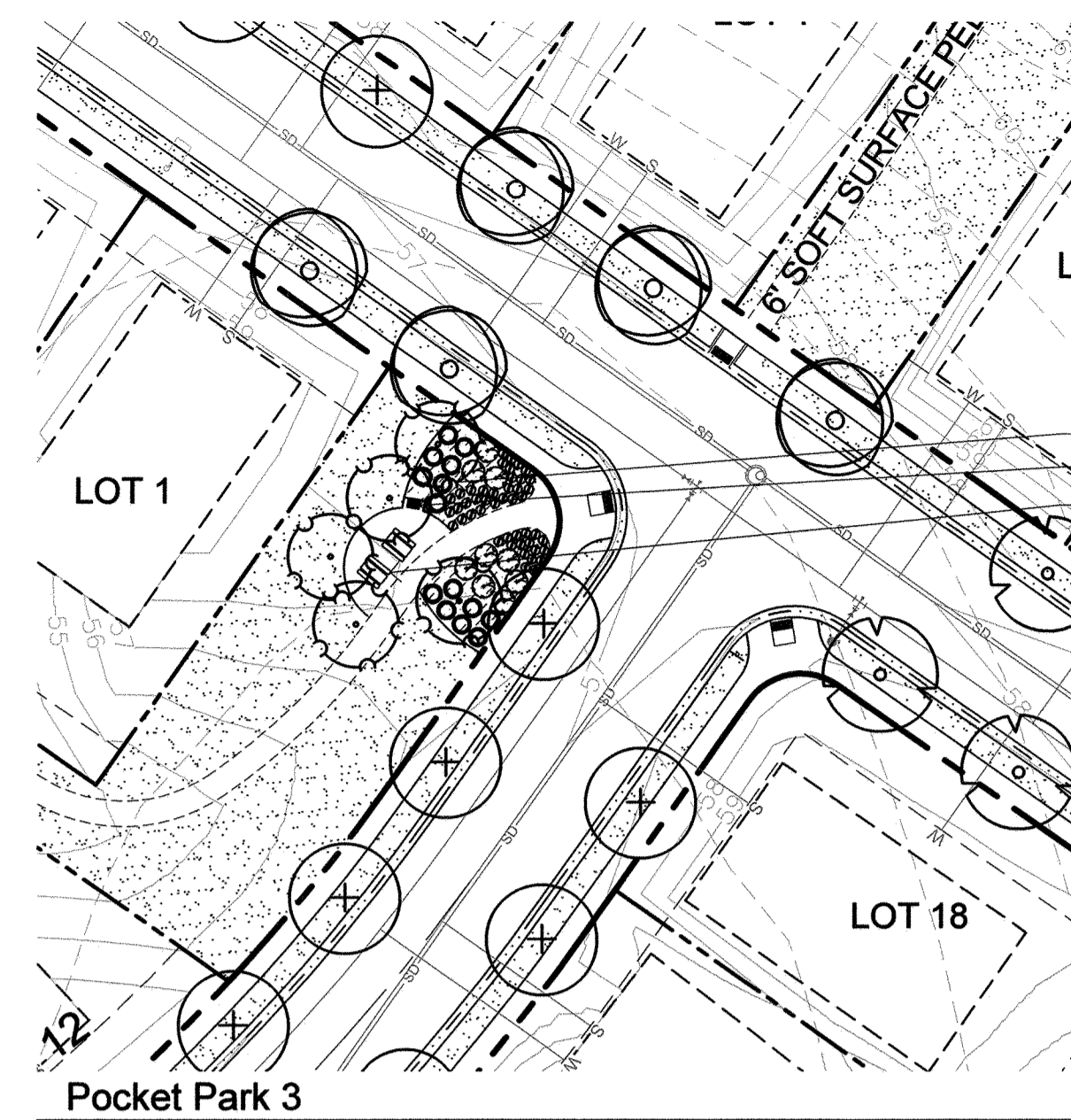
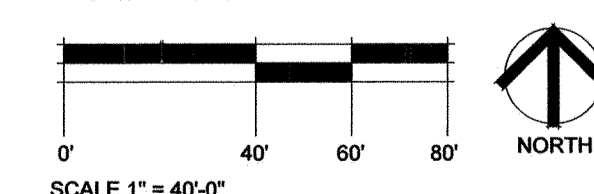
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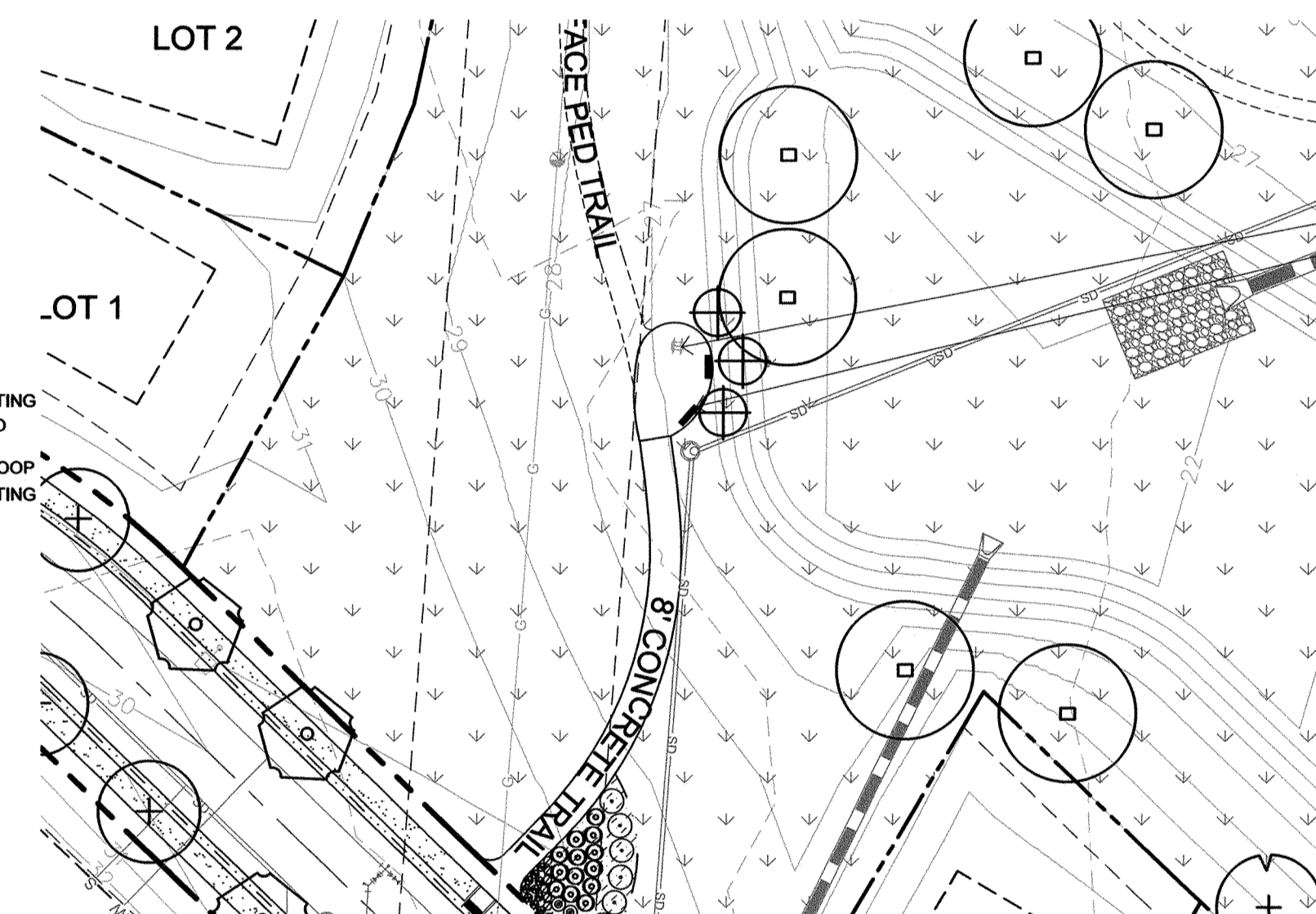
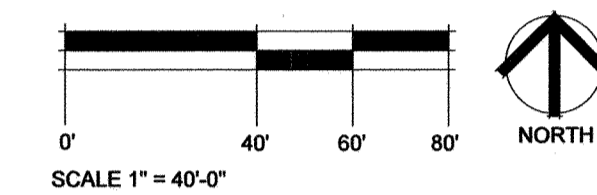
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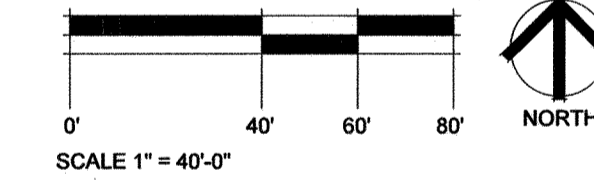
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Pocket Park 3



Pocket Park 6



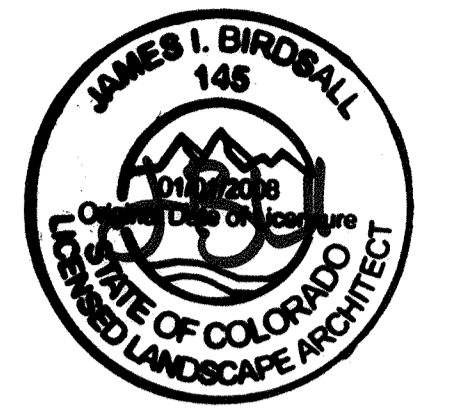
Park Furnishing Schedule

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	COLOR	MOUNT TYPE
MAX PLAY SWING SET	LITTLE TIKES COMMERCIAL	200202202	1	STANDARD	IN-GROUND
DRAGONFLY	LITTLE TIKES COMMERCIAL	100011367	1	STANDARD	IN-GROUND
SOLO SPINNER	LITTLE TIKES COMMERCIAL	200201870	2	STANDARD	IN-GROUND
KID BUILDERS PLAY STRUCTURE	LITTLE TIKES COMMERCIAL	4115	1	STANDARD	IN-GROUND
MAX PLAY SWING SET	LITTLE TIKES COMMERCIAL	200202204	1	STANDARD	IN-GROUND
VERSA CLIMBER	LITTLE TIKES COMMERCIAL	200200618	1	STANDARD	IN-GROUND
STAND N SPIN	LITTLE TIKES COMMERCIAL	200201539	2	STANDARD	IN-GROUND
INFINITY QUAD LOOP	LITTLE TIKES COMMERCIAL	200200207	1	STANDARD	IN-GROUND
4 PERSON LOWER BODY COMBO	FITNESS INC	GR2005-1-21	1	STANDARD	IN-GROUND
4 PERSON COMBO BARS	FITNESS INC	HP2009-5-10	1	STANDARD	IN-GROUND
FULL BAR EXERCISE	FITNESS INC	HP 2009-5-07	1	STANDARD	IN-GROUND
BBQ	LITTLE TIKES COMMERCIAL	210-X	2	STANDARD	SURFACE
BBQ	LITTLE TIKES COMMERCIAL	200-X	2	STANDARD	SURFACE
HERITAGE PICNIC TABLE	LITTLE TIKES COMMERCIAL	200202095	9	BLUE	SURFACE
HERITAGE BENCH	LITTLE TIKES COMMERCIAL	200202089	9	BLUE	SURFACE
20 X 30 SHELTER	ICON SHELTERS	RH20X30M	2	BLUE	IN-GROUND
10 X 10 SHELTER	ICON SHELTERS	SQ10M	1	BLUE	IN-GROUND

NOTE: ALL PARK EQUIPMENT AS SPECIFIED OR APPROVED EQUAL

General Notes:

- ANY PARK SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
- PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM PLAYGROUNDS AND AMENITIES WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.
- PICNIC SHELTERS TO BE INSTALLED PER MANUFACTURER'S ENGINEERED DRAWINGS AND SPECIFICATIONS. EXACT MODEL AND COLORS TO BE APPROVED BY OWNER.
- PLAYGROUND EQUIPMENT AND FIBER DRAINAGE SYSTEM TO BE INSTALLED PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. EXACT MODEL(S) AND COLORS TO BE APPROVED BY OWNER.
- PARK BENCH, BIKE RACK, PICNIC TABLE AND BBQ AMENITIES TO BE INSTALLED PER MANUFACTURER'S DRAWINGS AND SPECIFICATIONS. EXACT MODEL AND COLORS TO BE APPROVED BY OWNER.



SERRATOGA FALLS - SECOND FILING

FINAL LANDSCAPE PLAN

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Park Enlargements

Sheet Number: 12

Of: 13

