

GROUP

landscape architecture | planning | illustration

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



SERRATOGA FALLS - SECOND FILING

FINAL LANDSCAPE PLAN TIMNATH, CO

Serratoga Falls, LLC

PO BOX 273180 FORT COLLINS, CO 80527

Staff Comments 5,29
Staff Comments 7.7.
Mylars 11.10

APRIL 3, 2015

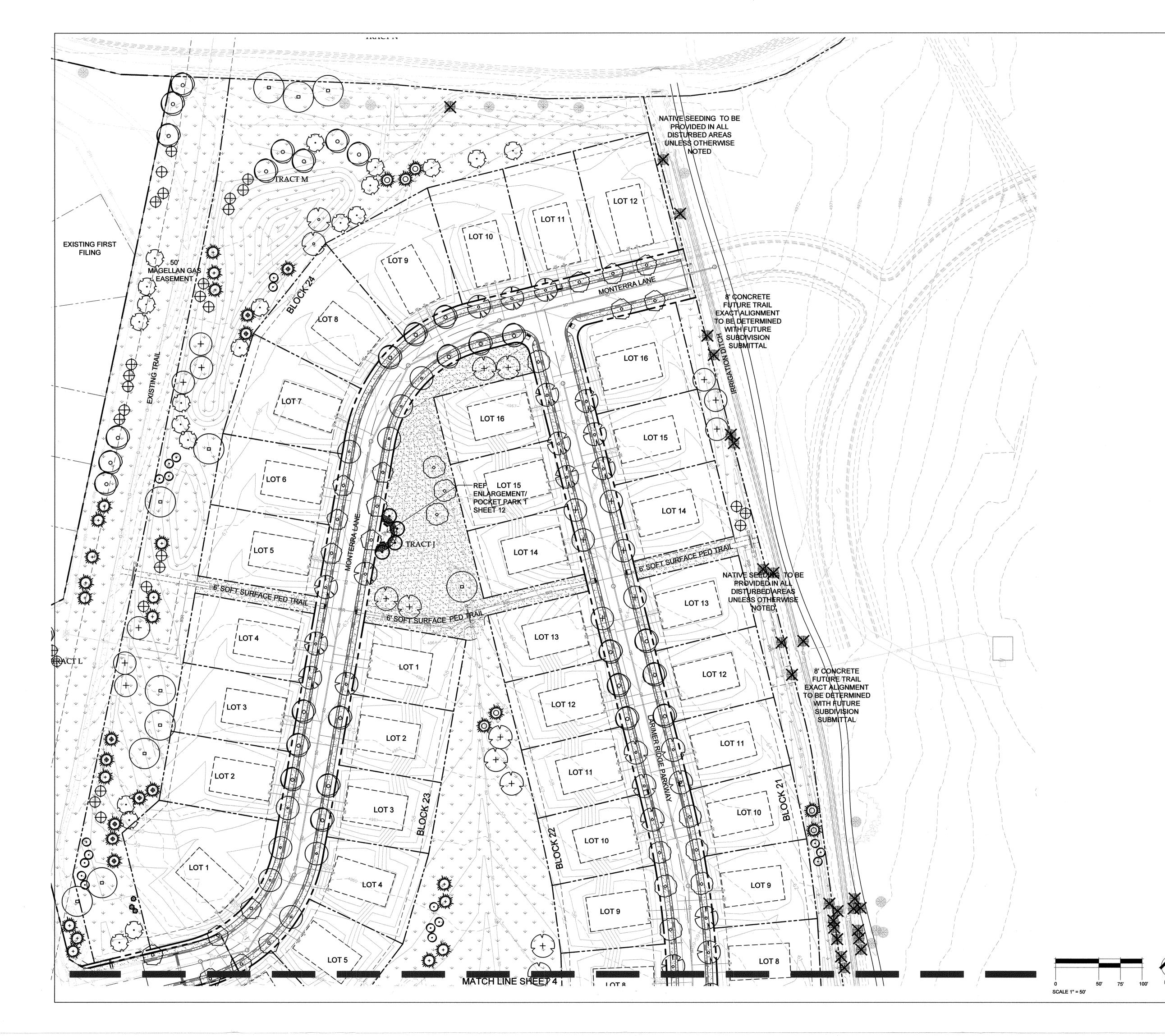
SHEETTILE

Landscape Plan

SHEET INFORMATION

Sheet Number:

of: 13





92		QTY		COMMON NAME
116	SHADE (CANO	PY TREES -	754	
59 4.6% ELM, DISCOVERY 89 6.9% HACKBERRY, WESTERN 103 8.0% HONEYLOCUST, SHADEMASTER 85 6.6% LINDEN, REDMOND 60 4.7% LOCUST, PUPLE ROBE 100 74 5.8% OAK, BUR 101 1.5% SPRUCE, BAKERI 102 1.6% SPRUCE, BAKERI 103 1.5% SPRUCE, FASTIGIATE NORWAY 104 3.7% CRABAPPLE, ROYAL RAINDROP 105 4.3% PEAR, CHANTICLEER 106 5.4% BERVICEBERRY, AUTUMN BRILLANCE 107 115 - BUTTERFLY BUSH, COMPACT PURPLE 108 1.5% SPRUCE, BAKERI 109 1.5% SPRUCE, FASTIGIATE NORWAY 110 1.5% SPRUCE, FASTIGIATE NORWAY 111 1.5% SPRUCE, FASTIGIATE NORWAY 112 1.6% SPRUCE, FASTIGIATE NORWAY 113 1.5% SPRUCE, FASTIGIATE NORWAY 114 1.5% SPRUCE, FASTIGIATE NORWAY 115 1.5% SPRUCE, FASTIGIATE NORWAY 116 1.5% SPRUCE, FASTIGIATE NORWAY 117 1.5% SPRUCE, FASTIGIATE NORWAY 118 1.5% SPRUCE, BAKERI 119 1.5% SPRUCE, BAKERI 110 1.5% SPRUCE, BAKERI 111 1.5% SPRUCE, BAKERI 111 1.5% SPRUCE, BAKERI 112 1.5% SPRUCE, BAKERI 113 1.5% SPRUCE, BAKERI 114 1.5% SPRUCE, BAKERI 115 1.5% SPRUCE, BAKERI 116 1.5% SPRUCE, BAKERI 116 1.5% SPRUCE, BAKERI 116 1.5% SPRUCE, BAKERI 118 1.5% SPRUCE, BAKERI 1		92	7.2%	CATALPA
89 6.9% HACKBERRY, WESTERN	\bigcirc	116	12.0%	COFFEETREE, KENTUCKY
103	200	59	4.6%	ELM, DISCOVERY
85 6.6% LINDEN, REDMOND 60 4.7% LOCUST, PUPLE ROBE + 76 5.9% OAK, BUR 74 5.8% OAK, ENGLISH EVERGREEN TREES - 214 109 8.5% PINE, PONDEROSA 21 1.6% SPRUCE, BAKERI 19 1.5% SPRUCE, FASTIGIATE NORWAY ORNAMENTAL TREES - 316 48 3.7% CRABAPPLE, ROYAL RAINDROP 48 3.7% CRABAPPLE, ROYAL RAINDROP 48 3.7% LILAC, JAPANESE 69 5.4% SERVICEBERRY, AUTUMN BRILLANCE DECIDUOUS SHRUBS - 1395 115 - BUTTERFLY BUSH, COMPACT PURPLE 2233 - CHOKEBERRY, BRILLIANT RED 69 15.4% SERVICEBERRY, BRILLIANT RED 69 210 - LILAC, DWARF KOREAN 69 210 - LILAC, DWARF KOREAN 69 335 - SAGE, RUSSIAN 69 147 - SAND CHERRY, WESTERN PAWNEE BUTTES 60 105 - SPIREA BLUE MIST PERENNIALS / GRASSES - 1710 6 213 - DAYLILY, RED 6 294 - GRASS, HEAVY METAL BLUE		89	6.9%	HACKBERRY, WESTERN
15% LINDEN, REDIMOND 60	+	103	8.0%	HONEYLOCUST, SHADEMASTER
+ 76 5.9% OAK, BUR 74 5.8% OAK, ENGLISH EVERGREEN TREES - 214 65 5.1% PINE, AUSTRIAN 65 5.1% PINE, PONDEROSA 21 1.6% SPRUCE, BAKERI 21 1.6% SPRUCE, FASTIGIATE NORWAY ORNAMENTAL TREES - 316 + 64 3.7% CRABAPPLE, ROYAL RAINDROP 48 3.7% LILAC, JAPANESE ○ 80 6.2% MAPLE, FLAME AMUR ○ 55 4.3% PEAR, CHANTICLEER 69 5.4% SERVICEBERRY, AUTUMN BRILLANCE DECIDUOUS SHRUBS - 1395 ○ 115 - BUTTERFLY BUSH, COMPACT PURPLE ○ 233 - CHOKEBERRY, BRILLIANT RED ○ 105 - DOGWOOD, REDTWIG ■ 208 - DOGWOOD, REDTWIG ■ 209 - LILAC, DWARF KOREAN ○ 335 - SAGE, RUSSIAN ○ 336 - SAGE, RUSSIAN ○ 337 - DAYLILY, RED ■ 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 • 213 - DAYLILY, RED • 622 - GRASS, FEATHER REED © GRASS, HEAVY METAL BLUE		85	6.6%	LINDEN, REDMOND
0	(\(\rightarrow \)	60	4.7%	LOCUST, PUPLE ROBE
EVERGREEN TREES - 214	(+)	76	5.9%	OAK, BUR
109 8.5% PINE, PONDEROSA 21 1.6% SPRUCE, BAKERI 21 1.6% SPRUCE, BAKERI 21 1.5% SPRUCE, FASTIGIATE NORWAY 21 1.5% SPRUCE, FASTIGIATE NORWAY 22 1.5% SPRUCE, FASTIGIATE NORWAY 23 16 11 1.5% SPRUCE, FASTIGIATE NORWAY 24 2.5% MAPLE, FLAME AMUR 25 4.3% PEAR, CHANTICLEER 36 5.4% SERVICEBERRY, AUTUMN BRILLANCE 37 20 115 - BUTTERFLY BUSH, COMPACT PURPLE 233 - CHOKEBERRY, BRILLIANT RED 240 - DOGWOOD, REDTWIG 250 115 - BUTTERFLY BUSH, COMPACT PURPLE 260 147 - BUSH 27 28 - DOGWOOD, REDTWIG 28 - DOGWOOD, REDTWIG 29 147 - SAGE, RUSSIAN 315 - SAGE, RUSSIAN 316 - SAGE, RUSSIAN 317 - SAND CHERRY, WESTERN PAWNEE BUTTES 318 - SAGE, RUSSIAN 319 147 - SAND CHERRY, WESTERN PAWNEE BUTTES 310 147 - SAND CHERRY, WESTERN PAWNEE BUTTES 310 147 - SAND CHERRY, WESTERN PAWNEE BUTTES 311 - DAYLILY, RED 312 - DAYLILY, RED 313 - DAYLILY, RED 314 - GRASS, AVENA 315 - GRASS, FEATHER REED 316 - GRASS, HEAVY METAL BLUE	(0)	74	5.8%	OAK, ENGLISH
109 8.5% PINE, PONDEROSA 21 1.6% SPRUCE, BAKERI 19 1.5% SPRUCE, FASTIGIATE NORWAY ORNAMENTAL TREES - 316	EVERGREEN TI	REES -	214	
19 1.5% SPRUCE, BAKERI 19 1.5% SPRUCE, FASTIGIATE NORWAY ORNAMENTAL TREES - 316 48 3.7% CRABAPPLE, ROYAL RAINDROP 48 3.7% LILAC, JAPANESE 80 6.2% MAPLE, FLAME AMUR 55 4.3% PEAR, CHANTICLEER 69 5.4% SERVICEBERRY, AUTUMN BRILLANCE DECIDUOUS SHRUBS - 1395 115 - BUTTERFLY BUSH, COMPACT PURPLE 233 - CHOKEBERRY, BRILLIANT RED 40 208 - DOGWOOD, REDTWIG O 42 - EUONYMUS, COMPACT BURNING BUSH O 42 - EUONYMUS, COMPACT BURNING BUSH O 210 - LILAC, DWARF KOREAN O 335 - SAGE, RUSSIAN O 147 - SAND CHERRY, WESTERN PAWNEE BUTTES 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 O 213 - DAYLILY, RED O 622 - GRASS, FEATHER REED GRASS, HEAVY METAL BLUE	TO SE	65	5.1%	PINE, AUSTRIAN
ORNAMENTAL TREES - 316	The state of the s	109	8.5%	PINE, PONDEROSA
ORNAMENTAL TREES - 316	A STANKE	21	1.6%	SPRUCE, BAKERI
+ 64 3.7% CRABAPPLE, ROYAL RAINDROP 48 3.7% LILAC, JAPANESE ● 80 6.2% MAPLE, FLAME AMUR ● 55 4.3% PEAR, CHANTICLEER 69 5.4% SERVICEBERRY, AUTUMN BRILLANCE DECIDUOUS SHRUBS - 1395 ● 115 - BUTTERFLY BUSH, COMPACT PURPLE ● 233 - CHOKEBERRY, BRILLIANT RED ● 208 - DOGWOOD, REDTWIG O 42 - EUONYMUS, COMPACT BURNING BUSH ● 210 - LILAC, DWARF KOREAN ● 210 - LILAC, DWARF KOREAN ● 335 - SAGE, RUSSIAN ● 347 - SAND CHERRY, WESTERN PAWNEE BUTTES ● 105 - SPIREA BLUE MIST PERENNIALS / GRASSES - 1710 • 213 - DAYLILY, RED • 581 - GRASS, AVENA □ 622 - GRASS, FEATHER REED © GRASS, HEAVY METAL BLUE	•	19	1.5%	SPRUCE, FASTIGIATE NORWAY
48 3.7% LILAC, JAPANESE ● 80 6.2% MAPLE, FLAME AMUR ● 5.4% SERVICEBERRY, AUTUMN BRILLANCE DECIDUOUS SHRUBS - 1395 ● 115 - BUTTERFLY BUSH, COMPACT PURPLE ● 233 - CHOKEBERRY, BRILLIANT RED ● 208 - DOGWOOD, REDTWIG ● 208 - DOGWOOD, REDTWIG ■ 10 - LILAC, DWARF KOREAN ● 210 - LILAC, DWARF KOREAN ● 335 - SAGE, RUSSIAN ● 347 - SAND CHERRY, WESTERN PAWNEE BUTTES ■ 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 ■ 213 - DAYLILY, RED ■ 581 - GRASS, AVENA ■ 622 - GRASS, FEATHER REED ● 622 - GRASS, FEATHER REED	ORNAMENTAL	TREES -	316	
● 80 6.2% MAPLE, FLAME AMUR ● 55 4.3% PEAR, CHANTICLEER 69 5.4% SERVICEBERRY, AUTUMN BRILLANCE DECIDUOUS SHRUBS - 1395 ● 115 - BUTTERFLY BUSH, COMPACT PURPLE ○ 233 - CHOKEBERRY, BRILLIANT RED ● 208 - DOGWOOD, REDTWIG O 42 - EUONYMUS, COMPACT BURNING BUSH Ø 210 - LILAC, DWARF KOREAN ○ 335 - SAGE, RUSSIAN ○ 335 - SAGE, RUSSIAN ○ 335 - SAGE, RUSSIAN ○ 147 - SAND CHERRY, WESTERN PAWNEE BUTTES ■ 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 • 213 - DAYLILY, RED • 581 - GRASS, AVENA ② 622 - GRASS, FEATHER REED Ø 294 - GRASS, HEAVY METAL BLUE	(+)	64	3.7%	CRABAPPLE, ROYAL RAINDROP
● 5.4% PEAR, CHANTICLEER 69 5.4% SERVICEBERRY, AUTUMN BRILLANCE DECIDUOUS SHRUBS - 1395 ● 115 - BUTTERFLY BUSH, COMPACT PURPLE ○ 233 - CHOKEBERRY, BRILLIANT RED ● 208 - DOGWOOD, REDTWIG ■ 100 - LILAC, DWARF KOREAN ○ 335 - SAGE, RUSSIAN ○ 335 - SAGE, RUSSIAN ○ 335 - SAGE, RUSSIAN ○ 147 - SAND CHERRY, WESTERN PAWNEE BUTTES ■ 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 ■ 213 - DAYLILY, RED ■ 581 - GRASS, AVENA □ 622 - GRASS, FEATHER REED © 294 - GRASS, HEAVY METAL BLUE	$\left\langle \cdot \right\rangle$	48	3.7%	LILAC, JAPANESE
69 5.4% SERVICEBERRY, AUTUMN BRILLANCE	\odot	80	6.2%	MAPLE, FLAME AMUR
DECIDUOUS SHRUBS - 1395	\odot			
 ● 115 - BUTTERFLY BUSH, COMPACT PURPLE ● 233 - CHOKEBERRY, BRILLIANT RED ● 100 - DOGWOOD, REDTWIG ● 210 - LILAC, DWARF KOREAN ● 335 - SAGE, RUSSIAN ● 147 - SAND CHERRY, WESTERN PAWNEE BUTTES ● 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 ● 213 - DAYLILY, RED ● 581 - GRASS, AVENA Ø 622 - GRASS, FEATHER REED Ø 623 - GRASS, HEAVY METAL BLUE 		69	5.4%	
 → PURPLE → 233 - CHOKEBERRY, BRILLIANT RED → 208 - DOGWOOD, REDTWIG → EUONYMUS, COMPACT BURNING BUSH → LILAC, DWARF KOREAN → 335 - SAGE, RUSSIAN → 147 - SAND CHERRY, WESTERN PAWNEE BUTTES → 105 - SPIREA, BLUE MIST → PERENNIALS / GRASSES - 1710 → 581 - GRASS, AVENA → 622 - GRASS, FEATHER REED → GRASS, HEAVY METAL BLUE 	DECIDUOUS SH	IRUBS -	1395	
 ⊕ 208 - DOGWOOD, REDTWIG O 42 - EUONYMUS, COMPACT BURNING BUSH Ø 210 - LILAC, DWARF KOREAN ○ 335 - SAGE, RUSSIAN ⓒ 147 - SAND CHERRY, WESTERN PAWNEE BUTTES ⑥ 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 ⑥ 213 - DAYLILY, RED ⑥ 581 - GRASS, AVENA Ø 622 - GRASS, FEATHER REED Ø 624 - GRASS, HEAVY METAL BLUE 	0	115		
O 42 - EUONYMUS, COMPACT BURNING BUSH O 210 - LILAC, DWARF KOREAN ○ 335 - SAGE, RUSSIAN ○ 147 - SAND CHERRY, WESTERN PAWNEE BUTTES ○ 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 • 213 - DAYLILY, RED • 581 - GRASS, AVENA ○ 622 - GRASS, FEATHER REED O GRASS, HEAVY METAL BLUE	\odot	233	<u>-</u>	CHOKEBERRY, BRILLIANT RED
● 210 - LILAC, DWARF KOREAN ○ 335 - SAGE, RUSSIAN ○ 147 - SAND CHERRY, WESTERN PAWNEE BUTTES ● 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 • 213 - DAYLILY, RED • 581 - GRASS, AVENA Ø 622 - GRASS, FEATHER REED Ø 294 - GRASS, HEAVY METAL BLUE	\oplus	208		DOGWOOD, REDTWIG
O 335 - SAGE, RUSSIAN O 147 - SAND CHERRY, WESTERN PAWNEE BUTTES ■ 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 DAYLILY, RED TO 581 - GRASS, AVENA DESCRIPTION OF THE PRENCH OF THE PREN	•	42	-	EUONYMUS, COMPACT BURNING BUSH
 3	©	210	-	LILAC, DWARF KOREAN
● 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 • 213 - DAYLILY, RED • 581 - GRASS, AVENA Ø 622 - GRASS, FEATHER REED • GRASS, HEAVY METAL BLUE	0	335	. <u>-</u>	SAGE, RUSSIAN
● 105 - SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 • 213 - DAYLILY, RED • 581 - GRASS, AVENA Ø 622 - GRASS, FEATHER REED • GRASS, HEAVY METAL BLUE	9	147		
 DAYLILY, RED DAYLILY, RED S81 - GRASS, AVENA 622 - GRASS, FEATHER REED GRASS, HEAVY METAL BLUE 	⊚	105		
DAYLILY, RED 581 - GRASS, AVENA 622 - GRASS, FEATHER REED GRASS, HEAVY METAL BLUE	PERENNIALS /	GRASSES -	1710	
 • 581 - GRASS, AVENA ø 622 - GRASS, FEATHER REED • GRASS, HEAVY METAL BLUE 	•	213		DAYLILY, RED
⊗ 294 - GRASS, HEAVY METAL BLUE		581		m in minima na mana waka waka waka maka waka maka ka maka waka w
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ent a comment t	Ø	622	· -	OKAGO, I LATTILIX IXLLD

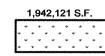
1,054,809 S.F. 53,728 S.F.

IRRIGATED TURF

DURA TURF SOD

SMOOTH RIVER COBBLE

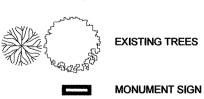
SHRUB BED AREAS TO RECEIVE MINIMUM
4"- 6" COBBLE OVER WEED BARRIER FABRIC



NON-IRRIGATED NATIVE FOOTHILLS GRASS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)



STEEL EDGER, ROUNDED TOP



MONUMENT SIGN

TREE TO BE REMOVED

BENCH

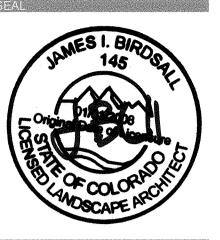
BENCH

STREET LIGHT

GROUP

landscape architecture | planning | illustration

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SERRATOGA FALLS - SECOND FILING

FINAL LANDSCAPE PLAN TIMNATH, CO

Serratoga Falls, LLC

PO BOX 273180 FORT COLLINS, CO 80527

Staff Comments
Staff Comments
Mylars

11.16.1

Landscape Plan

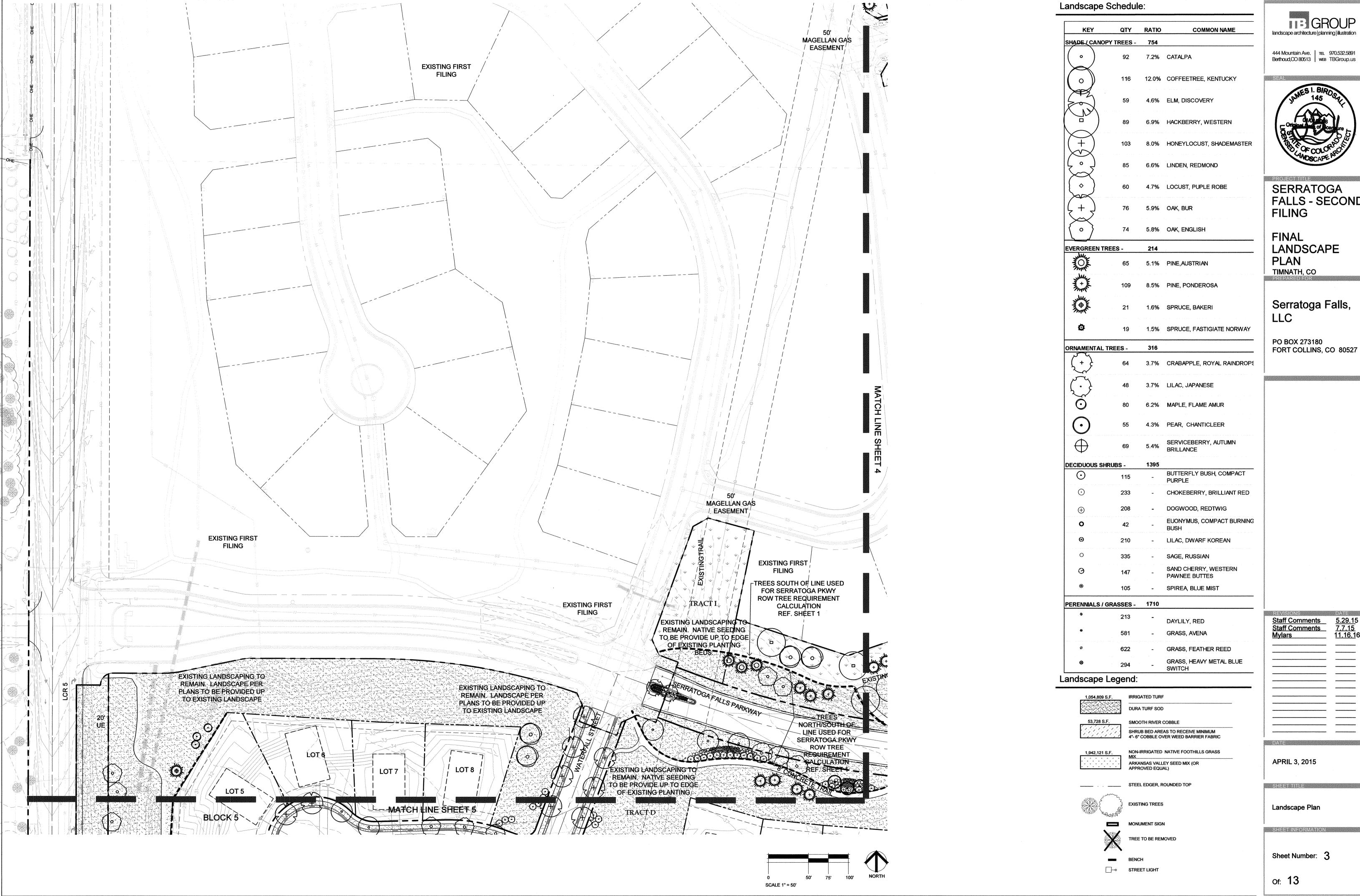
APRIL 3, 2015

SHEETTITLE

Sheet Number: 2

of: 13

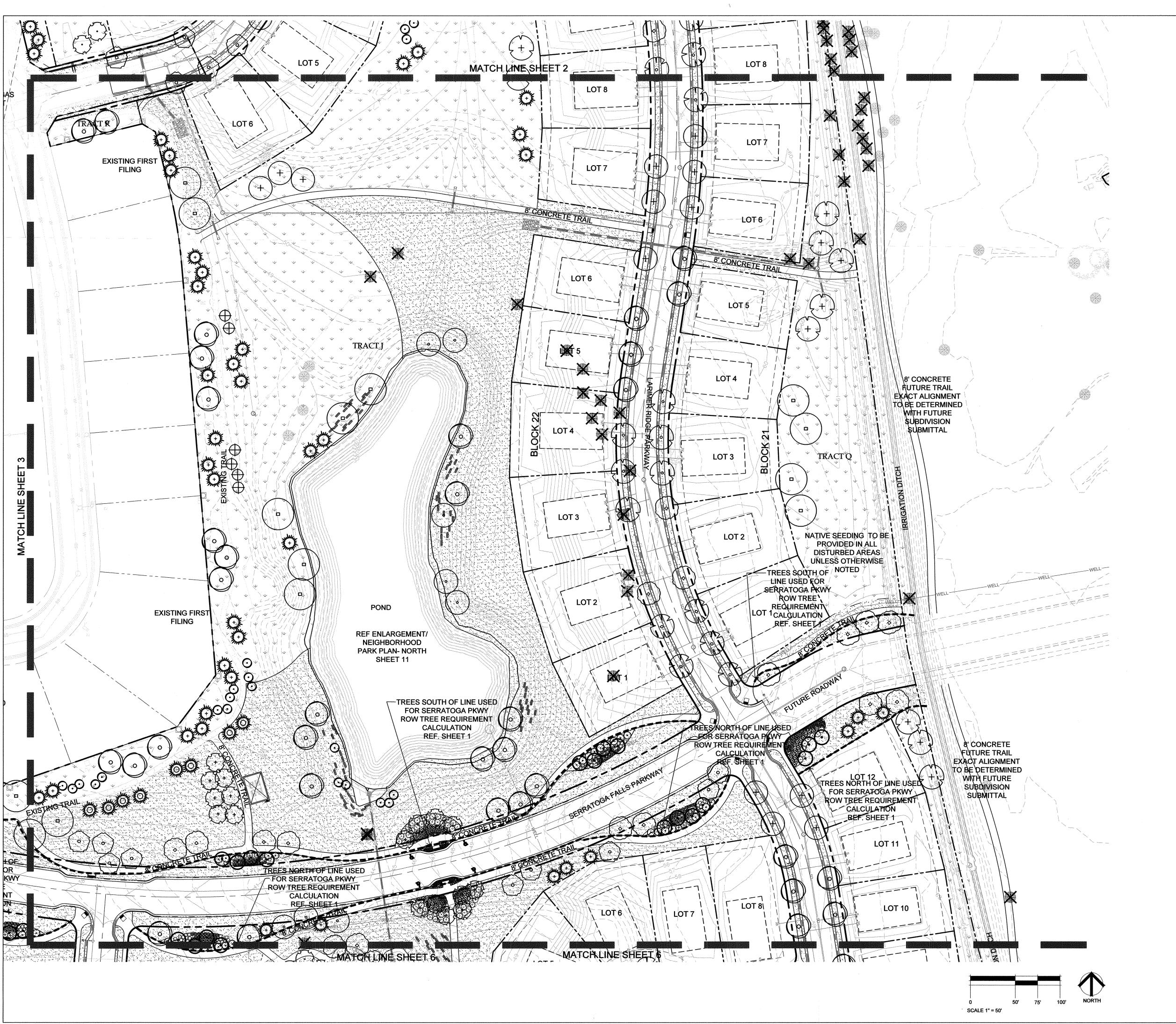
SHEET INFORMATION





FALLS - SECOND

5.29.15 7.7.15 11.16.1



Landscape Schedule:

KEY HADE (CANOPY			COMMON NAME
°)			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, PUPLE ROBE
+ }	76		OAK, BUR
·	74	5.8%	OAK, ENGLISH
VERGREEN TRE	<u>ES - </u>	214	···
MINING THE PROPERTY OF	65	5.1%	PINE,AUSTRIAN
million + the	109	8.5%	PINE, PONDEROSA
AND THE STATE OF T	21	1.6%	SPRUCE, BAKERI
Ø	19	1.5%	SPRUCE, FASTIGIATE NORWAY
RNAMENTAL TR	EES -	316	
(+)	64	3.7%	CRABAPPLE, ROYAL RAINDROPS
$\langle \cdot \rangle$	48	3.7%	LILAC, JAPANESE
Õ	80	6.2%	MAPLE, FLAME AMUR
\odot	55	4.3%	PEAR, CHANTICLEER
\bigoplus	69	5.4%	SERVICEBERRY, AUTUMN BRILLANCE
ECIDUOUS SHRU	JBS -	1395	DIFFERENCE
	115	-	BUTTERFLY BUSH, COMPACT PURPLE
\odot	233	-	CHOKEBERRY, BRILLIANT RED
\oplus	208	•	DOGWOOD, REDTWIG
0	42	- -	EUONYMUS, COMPACT BURNING BUSH
•	210	-	LILAC, DWARF KOREAN
0	335		SAGE, RUSSIAN
9	147		SAND CHERRY, WESTERN PAWNEE BUTTES
©	105		SPIREA, BLUE MIST
ERENNIALS / GR	ASSES -	1710	
•	213	-	DAYLILY, RED
•	581	-	GRASS, AVENA
Ø	622		GRASS, FEATHER REED
⊗	294		GRASS, HEAVY METAL BLUE
ndscape Le		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	SWITCH
1,054,809 S.F.	IRRIG	SATED TURF	
1,054,809 S.F.	M —	GATED TURF A TURF SOD	
1,054,809 S.F. 53,728 S.F.	DUR	-	

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 REMO

TREE TO BE REMOVED

BENCH

→ STREET LIGHT

Sheet Number: 4

Of: 13

APRIL 3, 2015

Landscape Plan

SHEET INFORMATION

GROUP

landscape architecture | planning | illustration

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



SERRATOGA FALLS - SECOND FILING

INAL ANDSCAPE LAN MNATH, CO

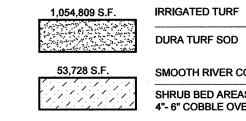
Serratoga Falls,

D BOX 273180 DRT COLLINS, CO 80527

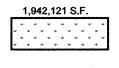


Landscape Schedule:

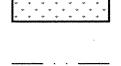
KEY	QTY	RATIO	COMMON NAME
SHADE (CANOP	Y TREES -	754	
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Market Harris	109	8.5%	PINE, PONDEROSA
Anna Anna Anna Anna Anna Anna Anna Anna	21	1.6%	SPRUCE, BAKERI
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\odot	55	4.3%	PEAR, CHANTICLEER
\bigoplus	69	5.4%	SERVICEBERRY, AUTUMN BRILLANCE
DECIDUOUS SHI	•	1395	BUTTERFLY BUSH, COMPACT
\odot	115 233	- -	PURPLE CHOKEBERRY, BRILLIANT RED
	208		DOGWOOD, REDTWIG
•	42		EUONYMUS, COMPACT BURNING BUSH
©	210	-	LILAC, DWARF KOREAN
0	335	-	SAGE, RUSSIAN
(147	· 	SAND CHERRY, WESTERN PAWNEE BUTTES
	105	***	SPIREA, BLUE MIST
PERENNIALS / G	RASSES -	1710	
Φ	213	-	DAYLILY, RED
•	581	-	GRASS, AVENA
ø •	622 294	- 	GRASS, FEATHER REED GRASS, HEAVY METAL BLUE
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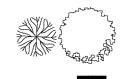
SMOOTH RIVER COBBLE SHRUB BED AREAS TO RECEIVE MINIMUM 4"- 6" COBBLE OVER WEED BARRIER FABRIC



1,942,121 S.F. NON-IRRIGATED NATIVE FOOTHILLS GRASS ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)



STEEL EDGER, ROUNDED TOP





☐→ STREET LIGHT

TREE TO BE REMOVED

landscape architecture | planning | illustration

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FINAL LANDSCAPE PLAN TIMNATH, CO

Serratoga Falls, LLC

PO BOX 273180 FORT COLLINS, CO 80527

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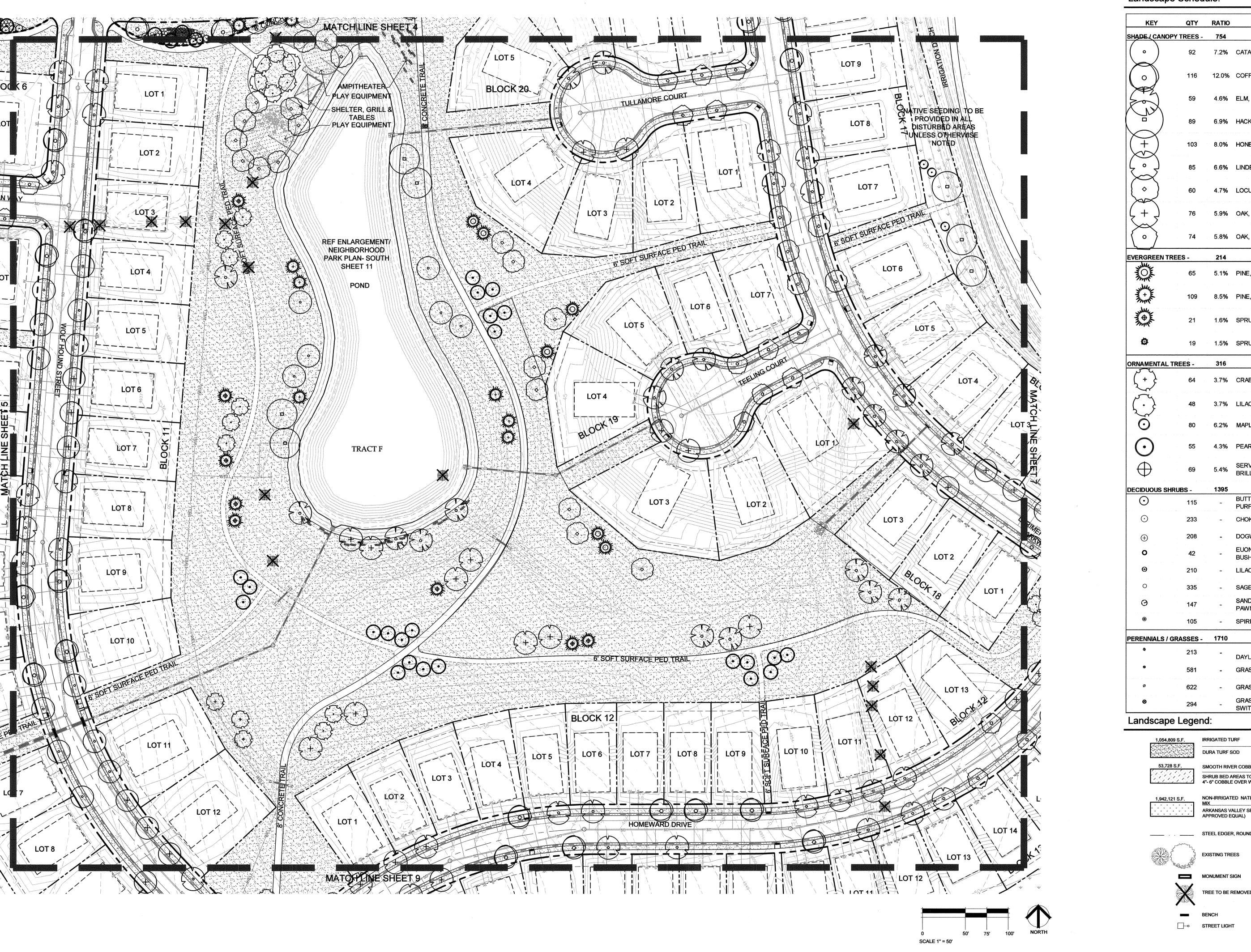
SHEETTILE

Landscape Plan

SHEET INFORMATION

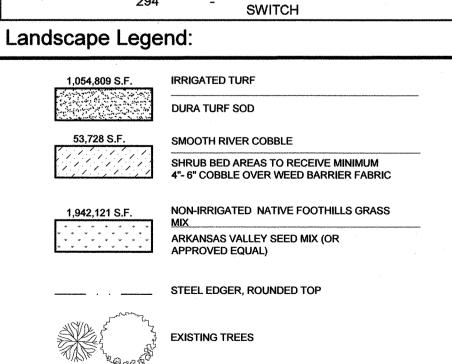
Sheet Number: 5

of: 13



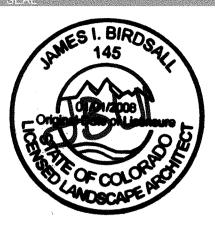
Landscape Schedule:

	QTY		COMMON NAME
SHADE (CANOP			
(°)	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
(\diamage)	60	4.7%	LOCUST, PUPLE ROBE
+	76	5.9%	OAK, BUR
(•)	74	5.8%	OAK, ENGLISH
EVERGREEN TR	EES -	214	
A COMPANY	65	5.1%	PINE, AUSTRIAN
A HARMAN	109	8.5%	PINE, PONDEROSA
A MARIE	21	1.6%	SPRUCE, BAKERI
Ø	19	1.5%	SPRUCE, FASTIGIATE NORWAY
ORNAMENTAL T	REES -	316	
+	64	3.7%	CRABAPPLE, ROYAL RAINDROP
	48	3.7%	LILAC, JAPANESE
\odot	80	6.2%	MAPLE, FLAME AMUR
	55	4.3%	PEAR, CHANTICLEER
	69	5.4%	SERVICEBERRY, AUTUMN BRILLANCE
DECIDUOUS SHE		1395	BUTTERFLY BUSH, COMPACT
\odot	115 233	<u>.</u> 	PURPLE CHOKEBERRY, BRILLIANT RED
		-	•
(208 42	-	DOGWOOD, REDTWIG EUONYMUS, COMPACT BURNING BUSH
©	210		LILAC, DWARF KOREAN
0	335	- -	SAGE, RUSSIAN
0	147		SAND CHERRY, WESTERN PAWNEE BUTTES
©	105	•••	SPIREA, BLUE MIST
PERENNIALS / G	RASSES -	1710	
•	213	-	DAYLILY, RED
•	581	-	GRASS, AVENA
Ø	622	· · · · · · · · · · · · · · · · · · ·	GRASS, FEATHER REED



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SERRATOGA FALLS - SECOND **FILING**

FINAL LANDSCAPE PLAN TIMNATH, CO

Serratoga Falls, LLC

PO BOX 273180 FORT COLLINS, CO 80527

APRIL 3, 2015

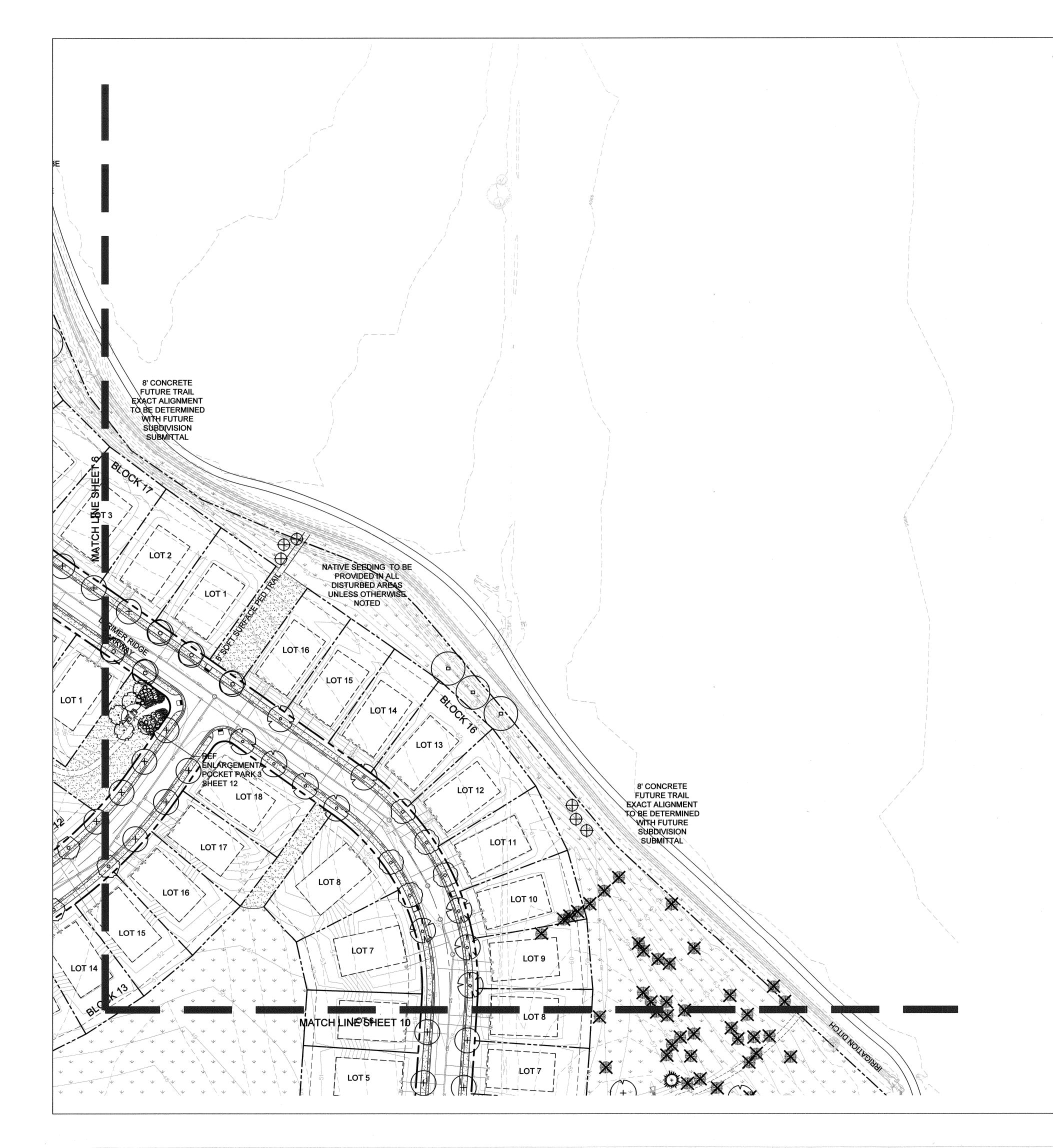
SHEETTILE

Landscape Plan

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Landscape Legend:

IRRIGATED TURF 1,054,809 S.F. DURA TURF SOD SMOOTH RIVER COBBLE SHRUB BED AREAS TO RECEIVE MINIMUM 4"- 6" COBBLE OVER WEED BARRIER FABRIC 1,942,121 S.F. NON-IRRIGATED NATIVE FOOTHILLS GRASS ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL) STEEL EDGER, ROUNDED TOP

EXISTING TREES

MONUMENT SIGN TREE TO BE REMOVED

☐→ STREET LIGHT

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 XX 85 6.6% LINDEN, REDMOND 60 4.7% LOCUST, PUPLE ROBE 76 5.9% OAK, BUR 0 74 5.8% OAK, ENGLISH

EVERGREEN TREES -65 5.1% PINE, AUSTRIAN 21 1.6% SPRUCE, BAKERI

ORNAMENTAL TREES - 316

48 3.7% LILAC, JAPANESE 80 6.2% MAPLE, FLAME AMUR

SERVICEBERRY, AUTUMN BUTTERFLY BUSH, COMPACT PURPLE CHOKEBERRY, BRILLIANT RED DOGWOOD, REDTWIG EUONYMUS, COMPACT BURNING LILAC, DWARF KOREAN

GRASS, AVENA GRASS, FEATHER REED GRASS, HEAVY METAL BLUE Staff Comments

FALLS - SECOND

LANDSCAPE

Serratoga Falls,

FORT COLLINS, CO 80527

FILING

FINAL

PLAN

TIMNATH, CO

PO BOX 273180

APRIL 3, 2015

Landscape Plan

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SCALE 1" = 50'

landscape architecture | planning | illustration 444 Mountain Ave. | тв. 970.532.5891 Berthoud,CO 80513 | wв ТВGroup.us 103 8.0% HONEYLOCUST, SHADEMASTER SERRATOGA

109 8.5% PINE, PONDEROSA

19 1.5% SPRUCE, FASTIGIATE NORWAY

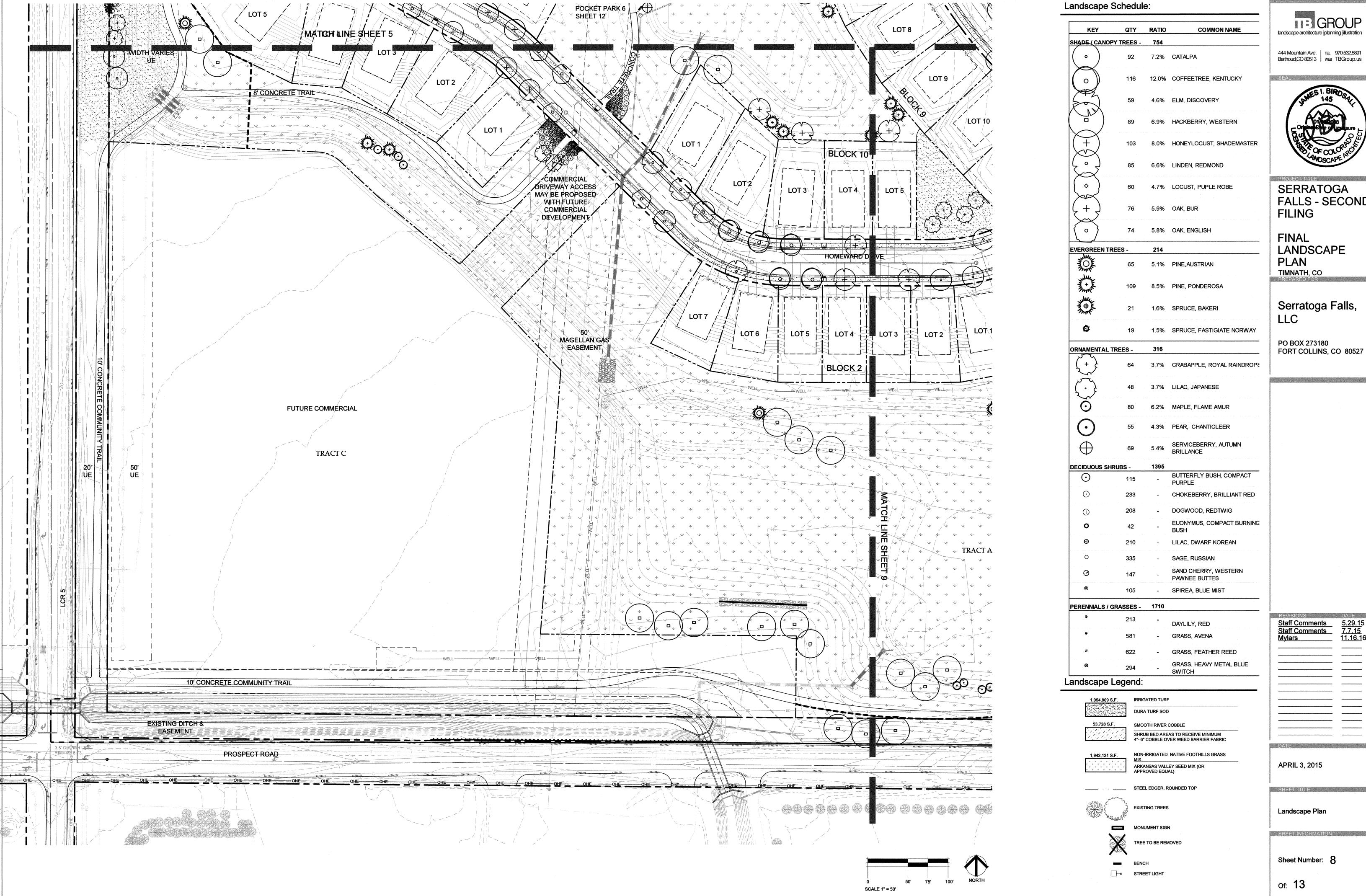
64 3.7% CRABAPPLE, ROYAL RAINDROPS

55 4.3% PEAR, CHANTICLEER

DECIDUOUS SHRUBS -

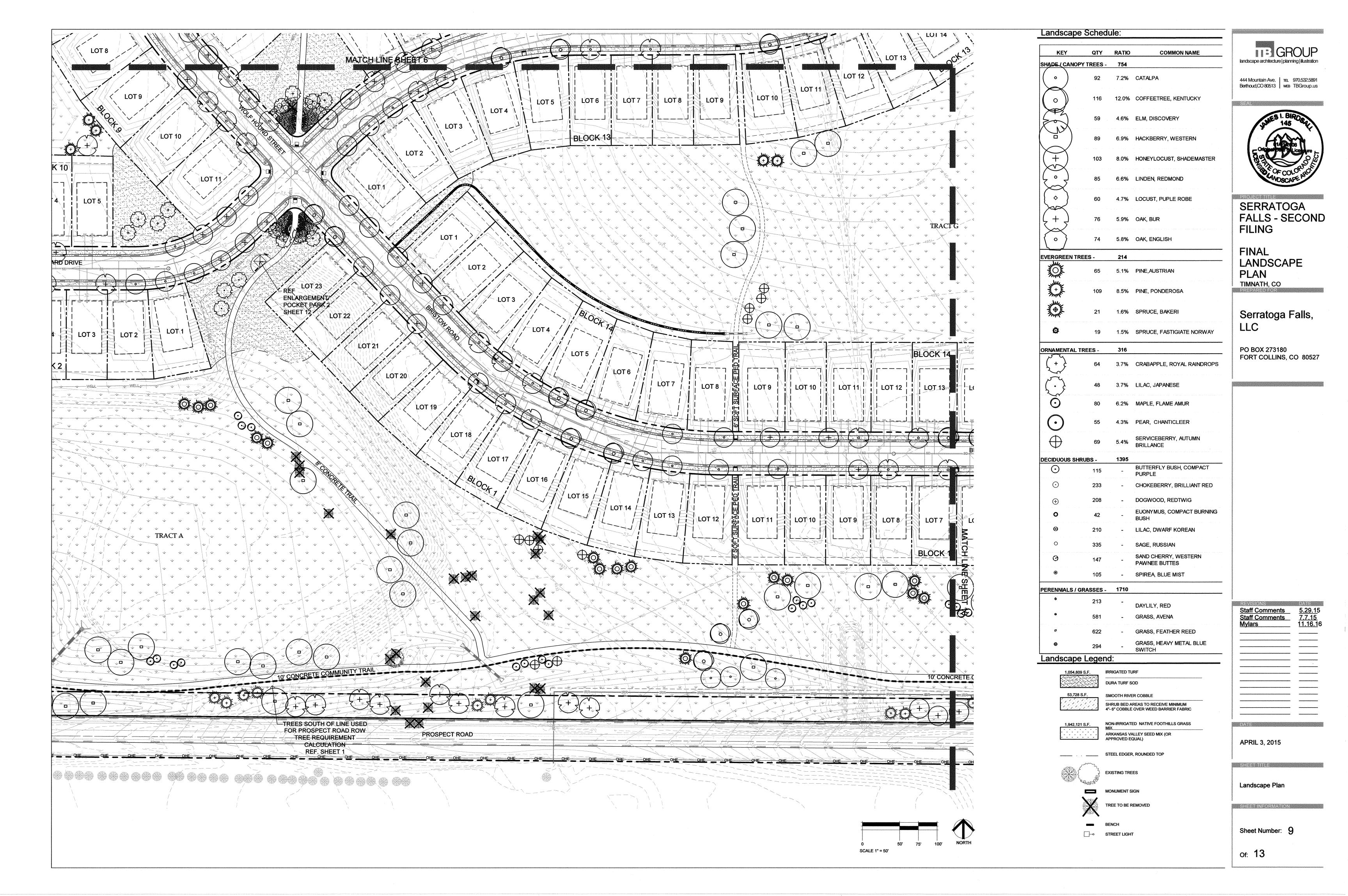
PAWNEE BUTTES

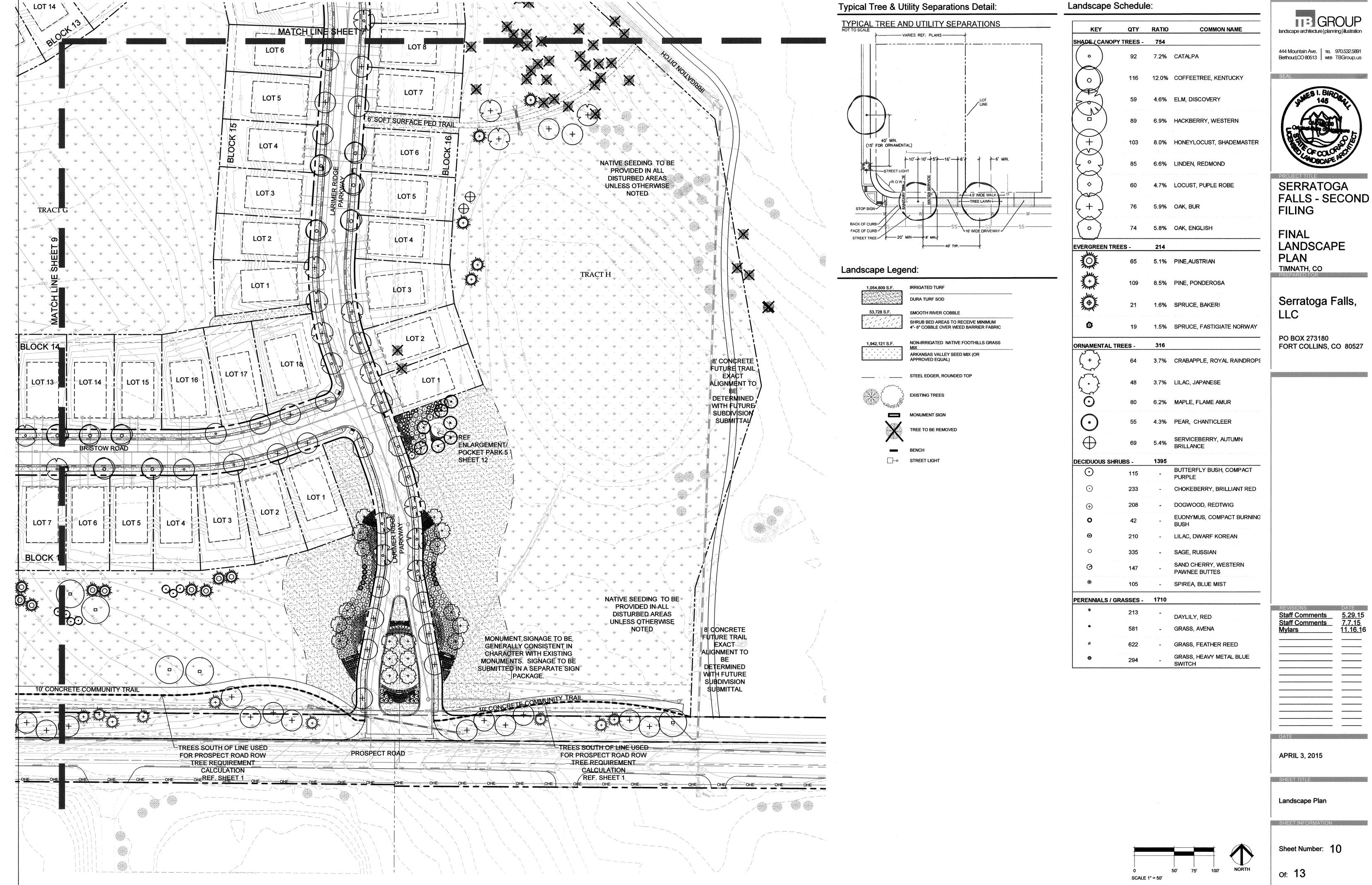
 SPIREA, BLUE MIST PERENNIALS / GRASSES - 1710 DAYLILY, RED





FALLS - SECOND



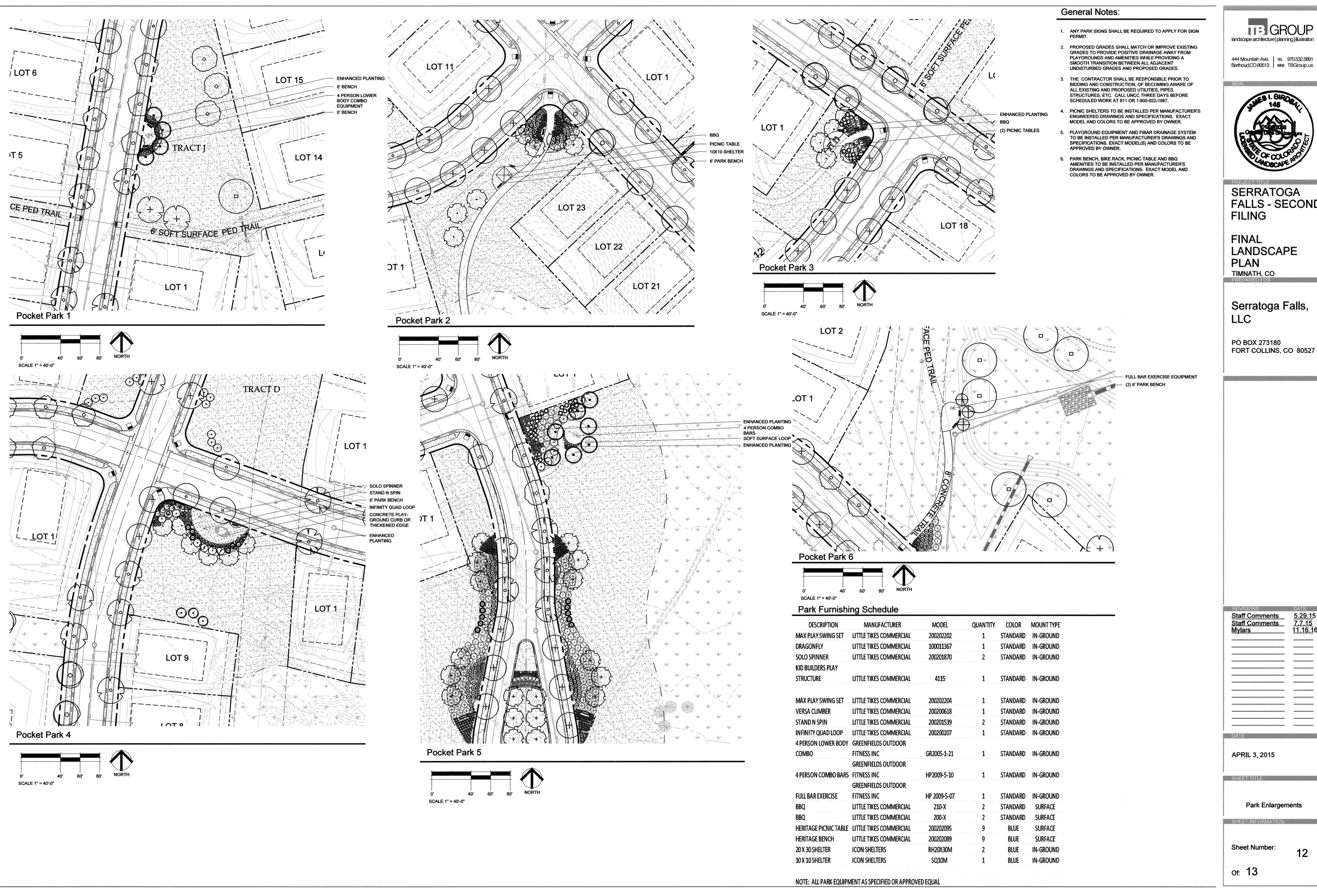






FALLS - SECOND

FORT COLLINS, CO 80527





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FINAL LANDSCAPE **PLAN** TIMNATH, CO

Serratoga Falls, LLC

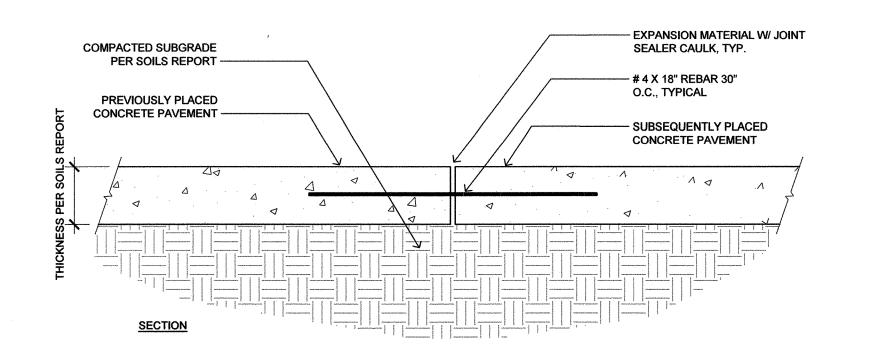
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Park Enlargements

Sheet Number:

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SAW-CUT JOINTS TO A DEPTH OF 1 1/2". (SEE PLAN SHEET LS1 FOR JOINT LOCATIONS)

FIBER REINFORCED STANDARD GRAY CONCRETE PAVEMENT WITH MED. BROOM FINISH

COMPACTED SUBGRADE PER SOILS REPORT

SECTION

TYPICAL CONCRETE SAW CUT

13

APPLY MEDIUM BROOM FINISH
 PERPENDICULAR TO DIRECTION OF
 WALKS.

2. PROVIDE 1/4" RADIUS EDGE AT OUTSIDE EDGES

3. APPLY BROOM FINISH SO THAT NO TROWEL LINES REMAIN AT OUTSIDE EDGES

MATERIAL IS COLORED <u>OR</u>
STANDARD GRAY CONCRETE PER
SITE PLAN AND CONCRETE
SCHEDULE

5. CONCRETE PAVEMENT SHALL
SLOPE TO DRAIN(S) UNLESS
OTHERWISE NOTED, PROVIDE 2%
CROSS SLOPE IN DIRECTION OF
DRAINAGE, UNLESS OTHERWISE

5. ALL CONCRETE SUB-GRADES ARE TO BE PROPERLY COMPACTED TO CONCRETE MANUFACTURER'S SPECIFIED TOLERANCES.

3. EXPANSION JOINTS SHALL BE CAULKED AND LOCATED AT ALL NEW POURS OR EVERY 100'.

4. ALL CONCRETE EDGES TO BE TOOLED ROUND UNLESS OTHERWISE NOTED DIFFERENTLY.

1. ALL CONCRETE TO BE FORMED-IN-PLACE AT MINIMUM 4000 PSI FIBER REINFORCED PER MANUFACTURER'S

2. ALL NEW CONCRETE POURS ADJACENT TO EXISTING CONCRETE SHALL HAVE EXPANSION MATERIAL AND CAULKED

General Concrete Notes:

ALONG THESE TRANSITIONS.

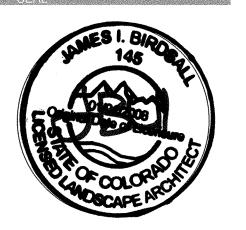
OTHERWISE NOTED DIFFERENTLY.

6. CONTRACTOR TO PROPERLY DISPOSE OF ALL EXCAVATED AND WASTE MATERIALS OFF-SITE PER LOCAL REGULATIONS AND CODES.

7. ALL CONCRETE TO BE MINIMUM 5" THICK W/ MEDIUM BROOM FINISH PERPENDICULAR TO WALKWAY UNLESS

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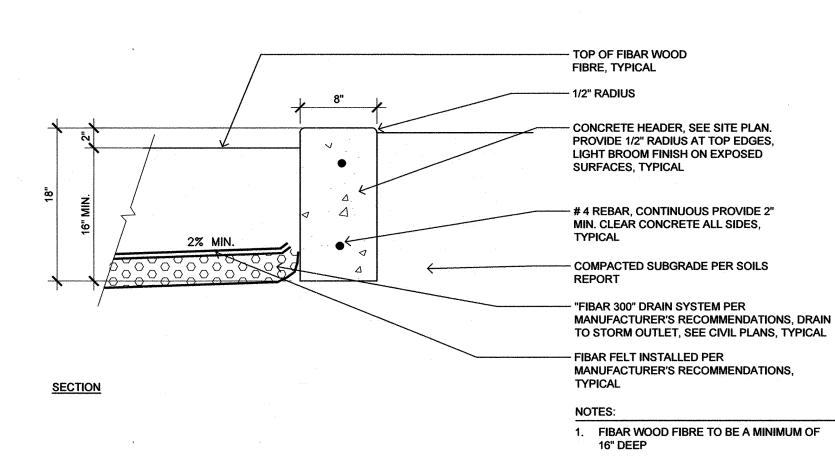


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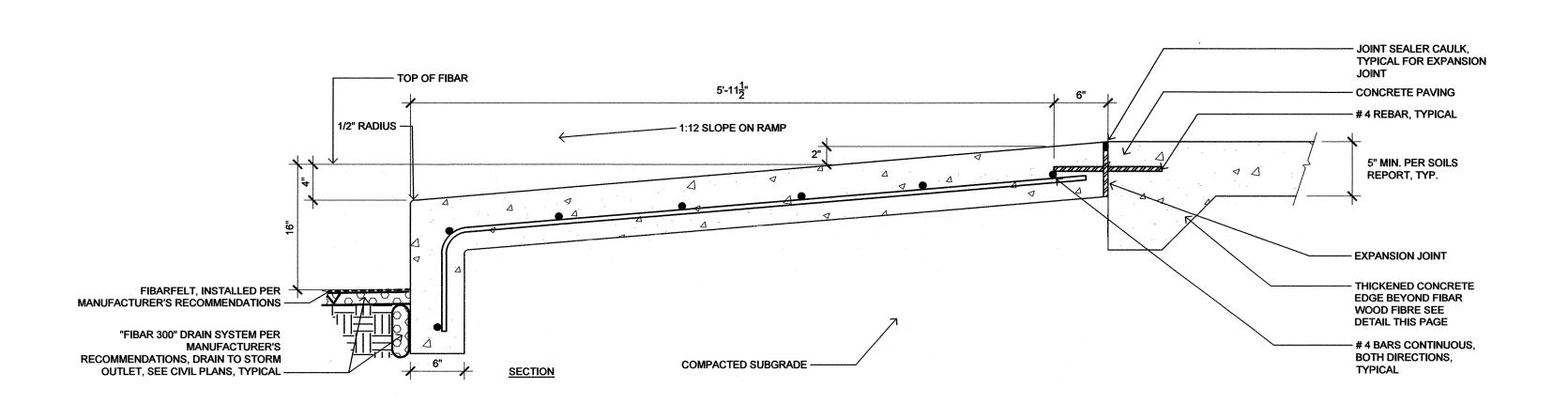


3 TYPICAL CONCRETE THICKENED EDGE

TYPICAL CONCRETE COLD JOINT

13

TYPICAL CONCRETE PLAYGROUND CURB
13



TOP OF FIBAR WOOD FIBAR

"FIBAR 300" DRAIN SYSTEM

COMPACTED SUBGRADE

1. FIBAR WOOD TO BE A MINIMUM OF

PER SOILS REPORT

CONCRETE WALK AND THICKENED

#4 REBAR CONT.

EDGE

- FIBARFELT

NOTES:

SECTION

A1-0* MIN. LENGTH

BOULDER TO BE SET IN GRADE
AND LEVELLED AND APPROVED BY
LANDSCAPE ARCHITECT
FINISHED GRADE

COMPACTED SUBGRADE PER SOILS
REPORT

SANDSTONE BOULDER PER SPEC,
TYPICAL

1. STONES SHALL BE PLACED AND BACKFILLED SO
THERE IS NO TIPPING / SHIFTING, TYPICAL

2. STONES TO BE ANGULAR, BUFF COLORED,
MASONVILLE SANDSTONE FROM CARTER LAKE
INDUSTRIES, SIZE AND LOCATION PER PLAN AND
DETAILS

TYPICAL CONCRETE PLAYGROUND RAMP

13

SANDSTONE BOULDER

SANDSTONE BOOLE

Staff Comments
Staff Comments
Staff Comments
Mylars

11.16.16

APRIL 3, 2015

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