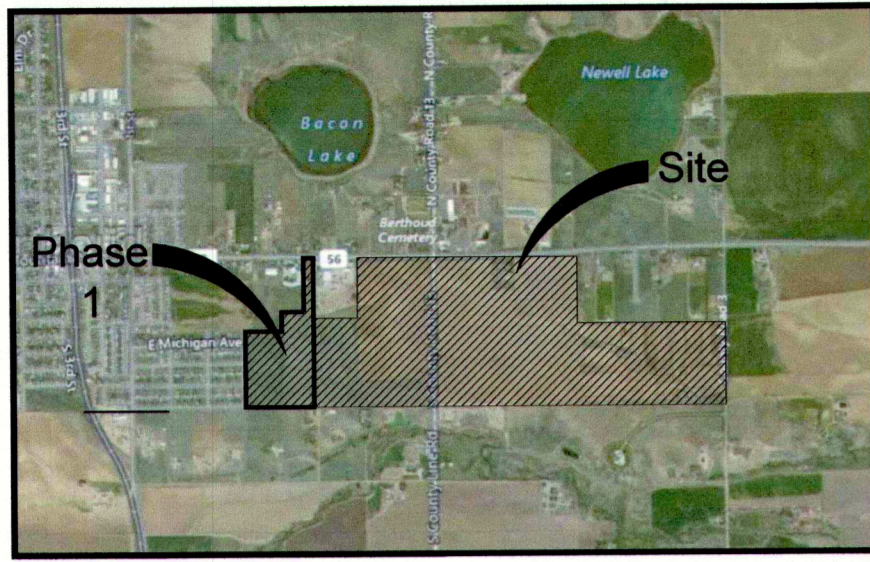


Vicinity Map:



General Notes:

- ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
- PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
- JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- ALL SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK PER THE NATIVE SEED MIX NOTES THIS SHEET.
- PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / TOWN.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- 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.

Landscape Notes

- LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. ALL NATIVE GRASS AREAS MAY NOT EXCEED 8" IN HEIGHT.
- 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 AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, FIVE (5) FEET FROM STORM SEWER LINES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- 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.
- ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. SUCH OBJECTS INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, OR TALL CROPS. MAILBOX CLUSTERS MUST BE INSTALLED A MINIMUM OF 2 FEET FROM BACK OF WALK AND NOT CAUSE ANY SIGHT OBSTRUCTION. IN NO CASE SHALL ANY PERMANENT OBJECT ENCR OACH INTO THE LINE-OF-SIGHT OF ANY PART OF THE SIGHT-DISTANCE TRIANGLE. STREET TREES REQUIRED ARE EXCEPTED FROM THIS REQUIREMENT. TREES ARE PERMITTED IF PRUNED UP TO 8 FEET. IN ADDITION TO THE SIGHT DISTANCE TRIANGLE REQUIREMENTS, A CLEAR SPACE ZONE IS REQUIRED WITHIN ALL CURB RETURNS (MEASURED FROM POINT OF CURB TO POINT OF CURB RETURN) WHERE NO TREES, SHRUBS, AESTHETIC STRUCTURES/FEATURES, MONUMENT SIGNS, OR OBJECTS THAT HAVE THE POTENTIAL TO HINDER DRIVER VISIBILITY, AND/OR PEDESTRIAN AND BICYCLE SAFETY, ARE ALLOWED. SEE LARIMER COUNTY URBAN AREA STREET STANDARDS SECTION 7.4.1.C. FOR ADDITIONAL INFORMATION.
- 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.
- PRIOR TO FINE GRADING, DURA-TURF TALL FESCUE SOD OR DURA-TURF TALL FESCUE SEEDED AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME CLASS I OR II, INCLUDING MANURE, SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS. / 1,000 SQ.FT.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARMS RECOMMENDATIONS.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN.
- CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED. SEE TREE PROTECTION NOTES SHEET 2.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL COBBLE AREA WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. 1/2" x 4" WITH ROUNDED TOP AND PLASTIC CAP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.
- LANDSCAPING WITHIN THE FRONT YARD SETBACK OF RESIDENTIAL PROPERTIES MUST BE INSTALLED WITHIN ONE (1) YEAR OF CERTIFICATION OF OCCUPANCY.
- MAINTENANCE OF ALL COMMON AREAS AND PUBLIC R.O.W. LANDSCAPING IS THE RESPONSIBILITY OF THE HOA.
- ALL TURF GRASSES PLANTED IN PUBLIC R.O.W. MUST BE SOD

Irrigation Notes

- ALL AREAS DISTURBED BY CONSTRUCTION WILL BE RE-VEGETATED AND IRRIGATED BY A PERMANENT UNDERGROUND IRRIGATION SYSTEM, WITH THE EXCEPTION OF FUTURE DEVELOPMENT TRACTS OR AS DEFINED BY THE DEVELOPMENT AGREEMENT.
- ENTIRE IRRIGATION SYSTEM AND ASSOCIATED IRRIGATION TAP(S) TO BE SIZED, 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. IF NECESSARY CONTACT THE WATER DISTRICT PRIOR TO BEGINNING DESIGN TO OBTAIN AVAILABLE PRESSURES.
- ALL INDICATED TURF GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. 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 IRRIGATED TURF GRASS AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
- IRRIGATION SYSTEM WITH SMART CONTROLLER, RAIN SENSOR 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.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
- FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
- ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- ALL IRRIGATION 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.

Native Grass Seed Mix

- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
- SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

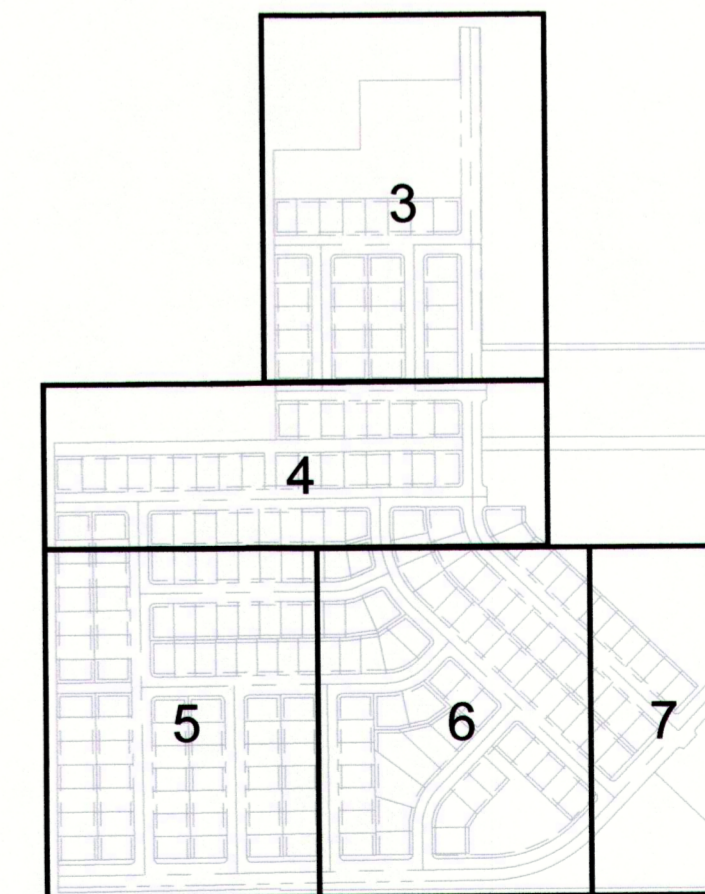
IRRIGATED FOOTHILLS MIX COMMON NAME	%	LBS P.L.S./ACRE
ANNUAL RYEGRASS	20%	
SLENDER WHEATGRASS	15%	
CRESTED WHEATGRASS	12%	
MOUNTAIN BROME	10%	
HARD FESCUE	10%	
CANADA BLUEGRASS	10%	
SIDE-OATS GRAMA	6%	
BIG BLUESTEM	5%	
BLUE GRAMA (COATED)	5%	
SAND DROPSEED	1%	

- DRILLED APPLICATION RATE: 25.0 LBS (PLS) PER ACRE (0.57 LBS / 1000 SF)
- ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK, OR BY OTHER ACCEPTABLE MEANS, WILL BE PROVIDED BY CONTRACTOR FOR THE WATERING, ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
- FOR ALL NATIVE GRASS MIX AREAS, THE DEVELOPER SHALL BE RESPONSIBLE FOR ESTABLISHMENT OF A COMPLETE, WEED FREE STAND OF GRASS PRIOR TO TURNING OVER MAINTENANCE TO THE WESTHAVEN METRO DISTRICT.

MULCH IN ALL NATIVE SEED AREAS:

- IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
- APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT TO THE SOIL. USE A DISC SUCH AS A MULCH TILLER WITH A FLAT SERRATED DISC AT LEAST 1/2" IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

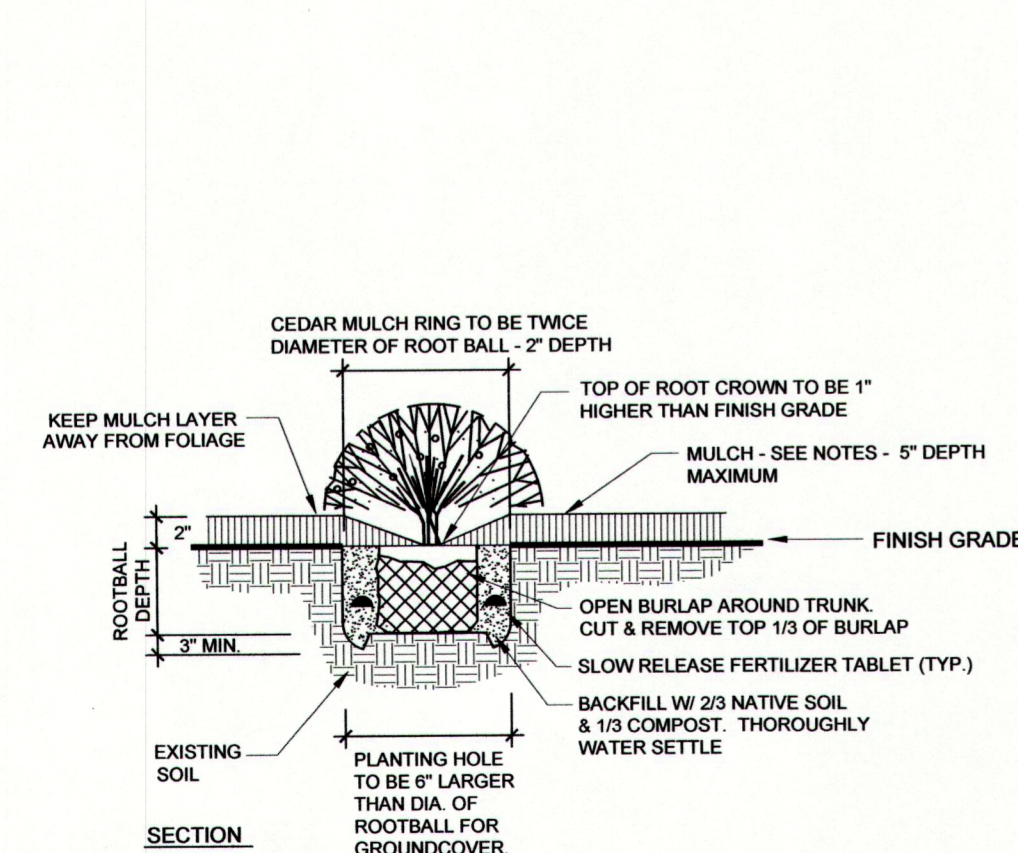
Plan Key Map



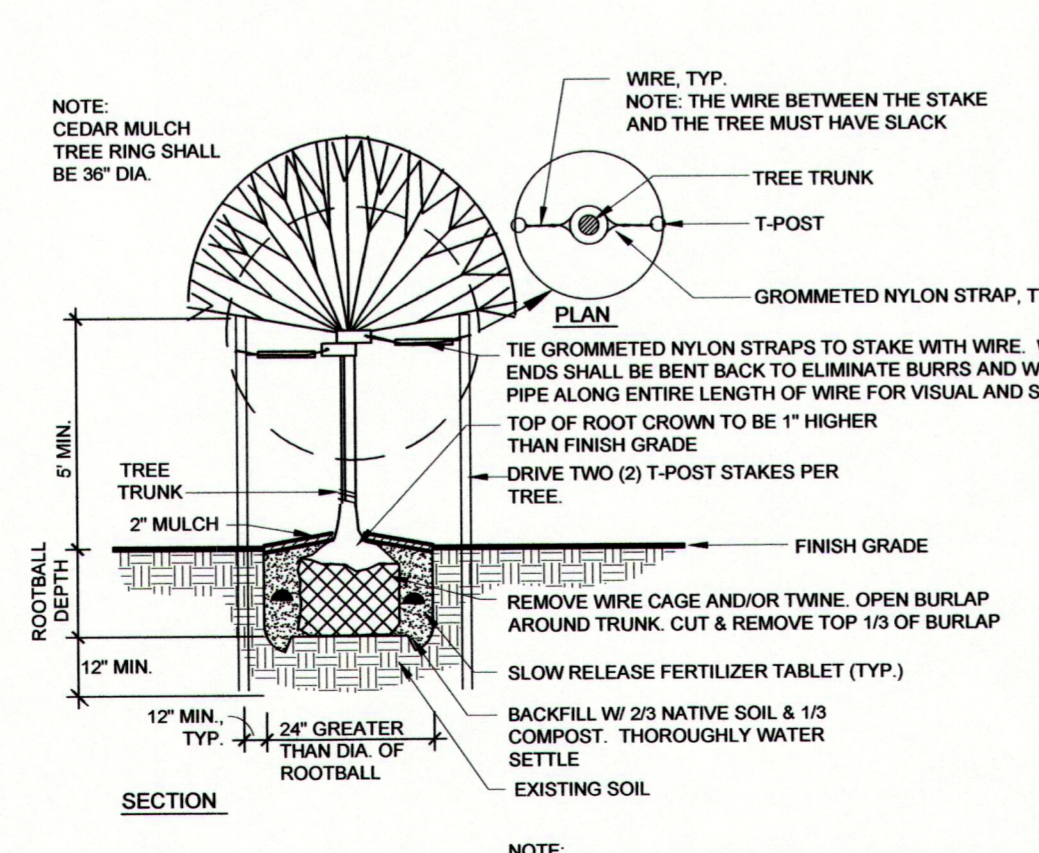
Landscape Sheet Index:

SHEET 1	COVER SHEET, NOTES AND DETAILS
SHEET 2	OVERALL LANDSCAPE & TREE MITIGATION PLAN
SHEET 3	LANDSCAPE PLAN
SHEET 4	LANDSCAPE PLAN
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SHEET 6	LANDSCAPE PLAN
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SHEET 8	HYDROZONE PLAN
SHEET 9	SITE DETAILS

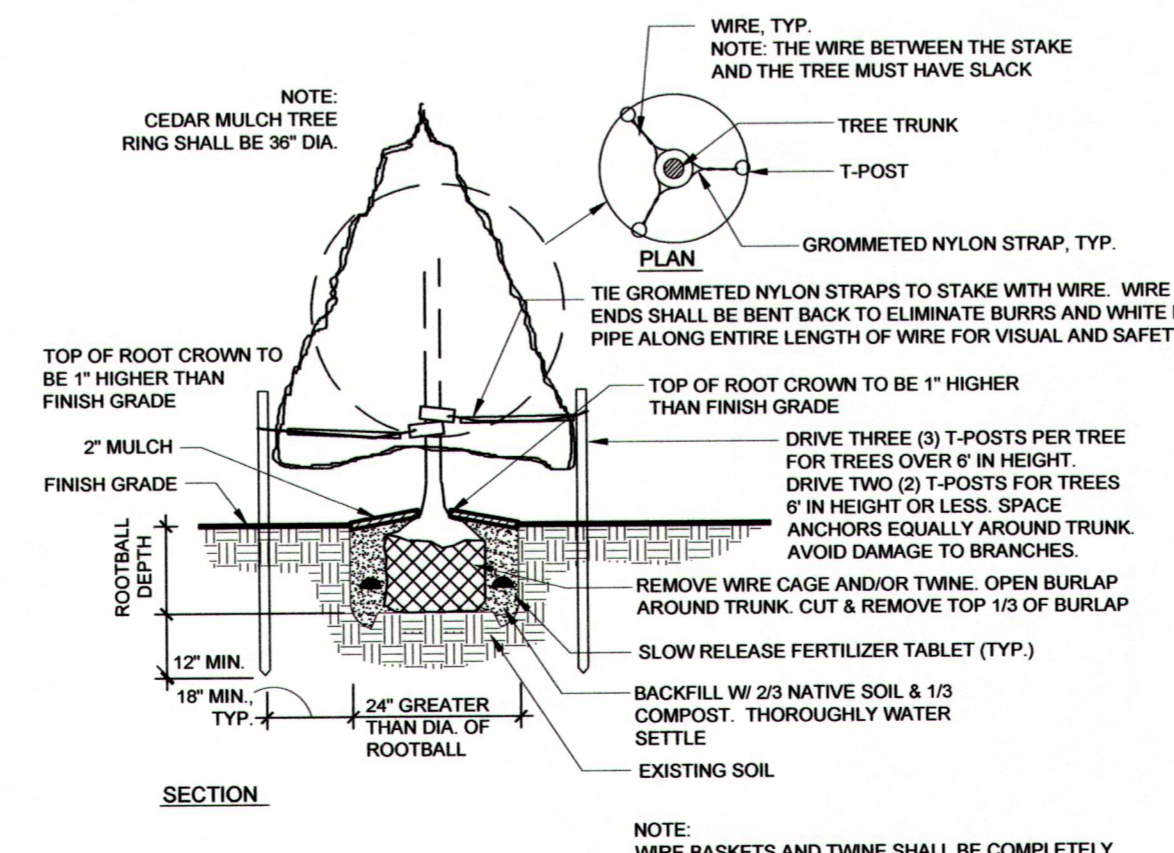
Planting Details



GROUND COVER & SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL

SEAL

APPROVED 3/19

PROJECT TITLE

THE FARMSTEAD

Final Landscape Plans

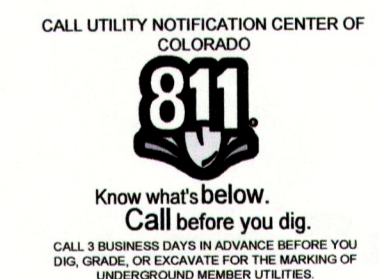
Berthoud, Colorado

PREPARED FOR

BERTHOUD HOMES LLC.

508 Shoshoni Street
 Cheyenne, WY 82009

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 FOR REVIEW ONLY



REVISIONS	DATE
Staff Comments	5.29.18
Staff Comments	6.29.18
Staff Comments	9.27.18
Staff Comments	2.14.19

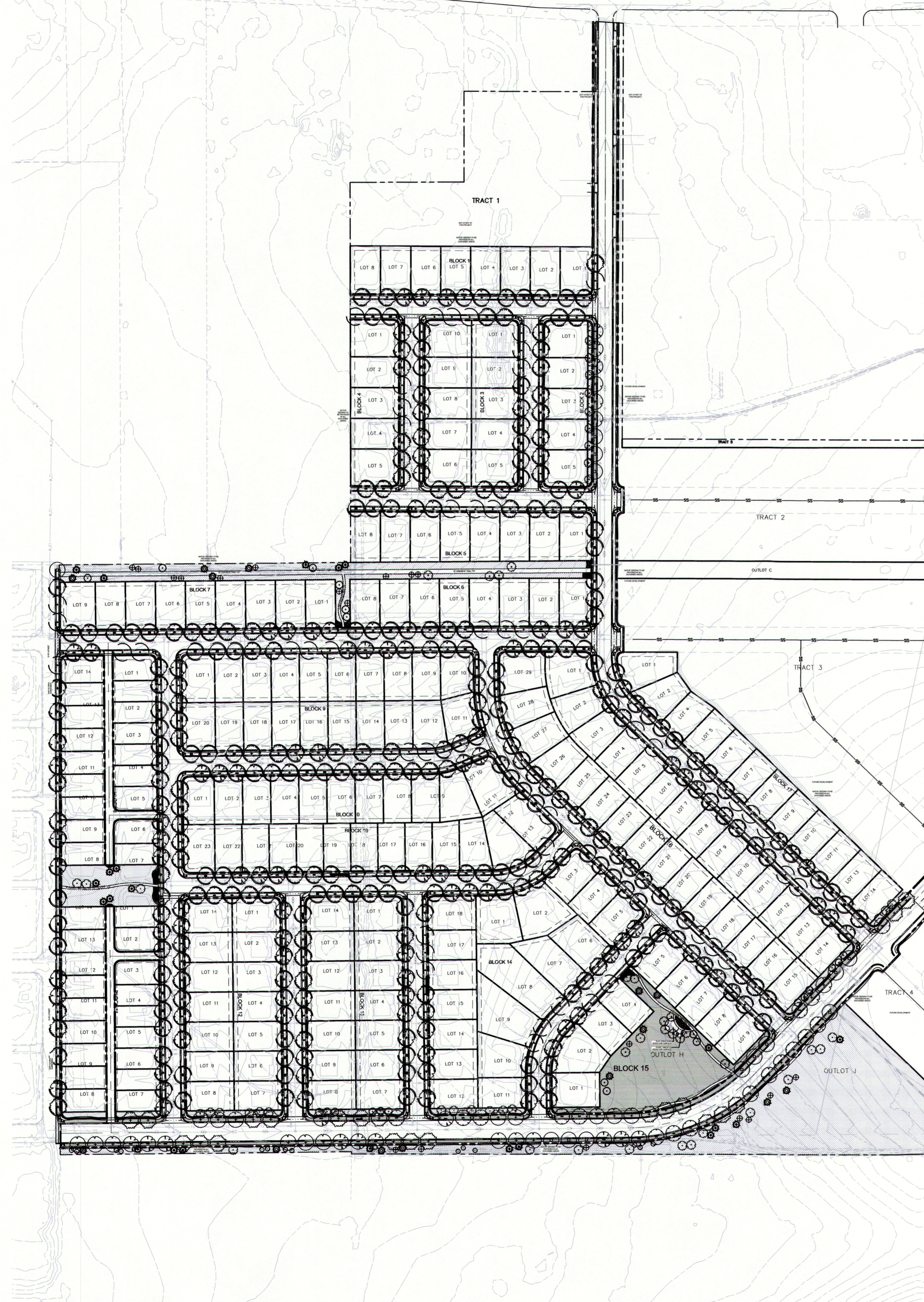
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MARCH 26, 2018

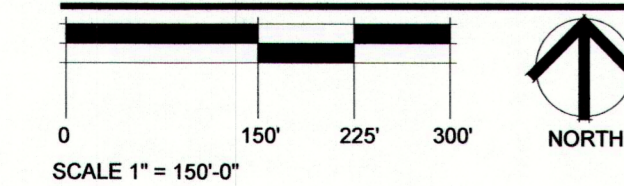
SHEET INFORMATION

Cover Sheet

SHEET 1 OF 9



Overall Landscape Plan

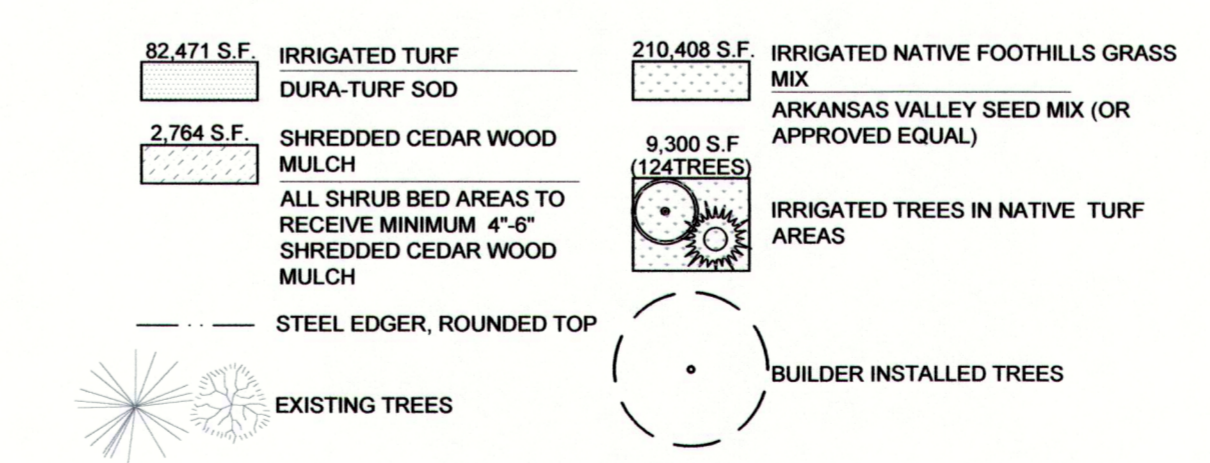


Plant List

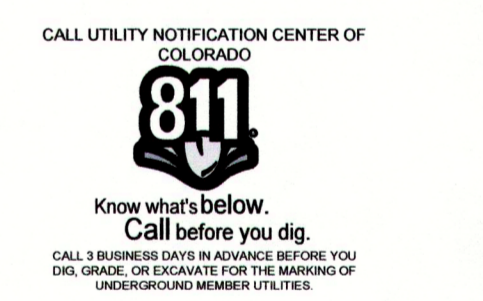
KEY	QTY	RATIO	SCIENTIFIC/Common NAME	HEIGHT	WIDTH	SIZE	NOTES
514 SHADE/CANOPY TREES -							
59	8.9%		<i>Gymnocladus dioica</i> COFFEETREE, KENTUCKY	60'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
82	12.4%		<i>Catalpa speciosa</i> CATALPA	60'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
94	14.2%		<i>Gleditsia triacanthos inermis</i> HONEYLOCUST, SHADEMASTER	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
92	13.9%		<i>Quercus shumardii</i> OAK, SHUMMARD	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
93	143.9%		<i>Tilia cordata</i> 'Greenspire' LINDEN, GREENSPIRE	40'	35'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
94	14.2%		<i>Ulmus x 'Accolade'</i> ELM, ACCOLADE	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
36 EVERGREEN TREES -							
14	2.1%		<i>Pinus nigra</i> PINE, AUSTRIAN	40'	40'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
22	3.3%		<i>Picea pungens</i> 'Bakeri' SPRUCE, BAKERI	35'	15'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
109 ORNAMENTAL TREES -							
21	3.1%		<i>Malus 'Prairie Fire'</i> CRABAPPLE, PRAIRIE FIRE	15'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
33	5.0%		<i>Syringa reticulata</i> LILAC, JAPANESE MAPLE	20'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
14	2.1%		<i>Acer ginnala</i> 'Flame' MAPLE, AMUR	15'	15'	Multi-Stem	FULL SPECIMEN, EVENLY AND WELL BRANCHED
22	3.3%		<i>Pyrus calleryana</i> 'Chanticleer' PEAR, CHANTICLEER	25'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
19	1.5%		<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE	25'	20'	Multi-Stem	FULL SPECIMEN, EVENLY AND WELL BRANCHED
56 DECIDUOUS SHRUBS -							
34	---		<i>Physocarpus opulifolius</i> Little Devil NINEBARK, LITTLE DEVIL	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
22	---		<i>Philadelphus x virginialis</i> 'Dwarf Snowflake' MOCKORANGE, DWARF SNOWFLAKE	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
306 PERENNIALS/GRASSES -							
116	---		<i>Calamagrostis acutiflora</i> 'Karl Foerster' GRASS, FEATHER REED	5'	2'	1 Gallon	WELL ROOTED
103	---		<i>Echinacea 'Cheyenne Spirit'</i> CONEFLOWER, MIXED COLORS	30"	20"	1 Gallon	WELL ROOTED
87	---		<i>Bouteloua gracilis</i> 'Blonde Ambition' GRASS, BLUE GRAMA 'BLONDE AMBITION'	3'	2'	1 Gallon	WELL ROOTED

NOTE: IN ANY INSTANCE WHERE THE PLANT LIST OR LANDSCAPE QUANTITIES DO NOT MATCH THE PLAN, REQUIRED PLANTS QUANTITIES SHALL BE PER THE PLAN. CONTRACTOR TO VERIFY QUANTITIES.

Legend



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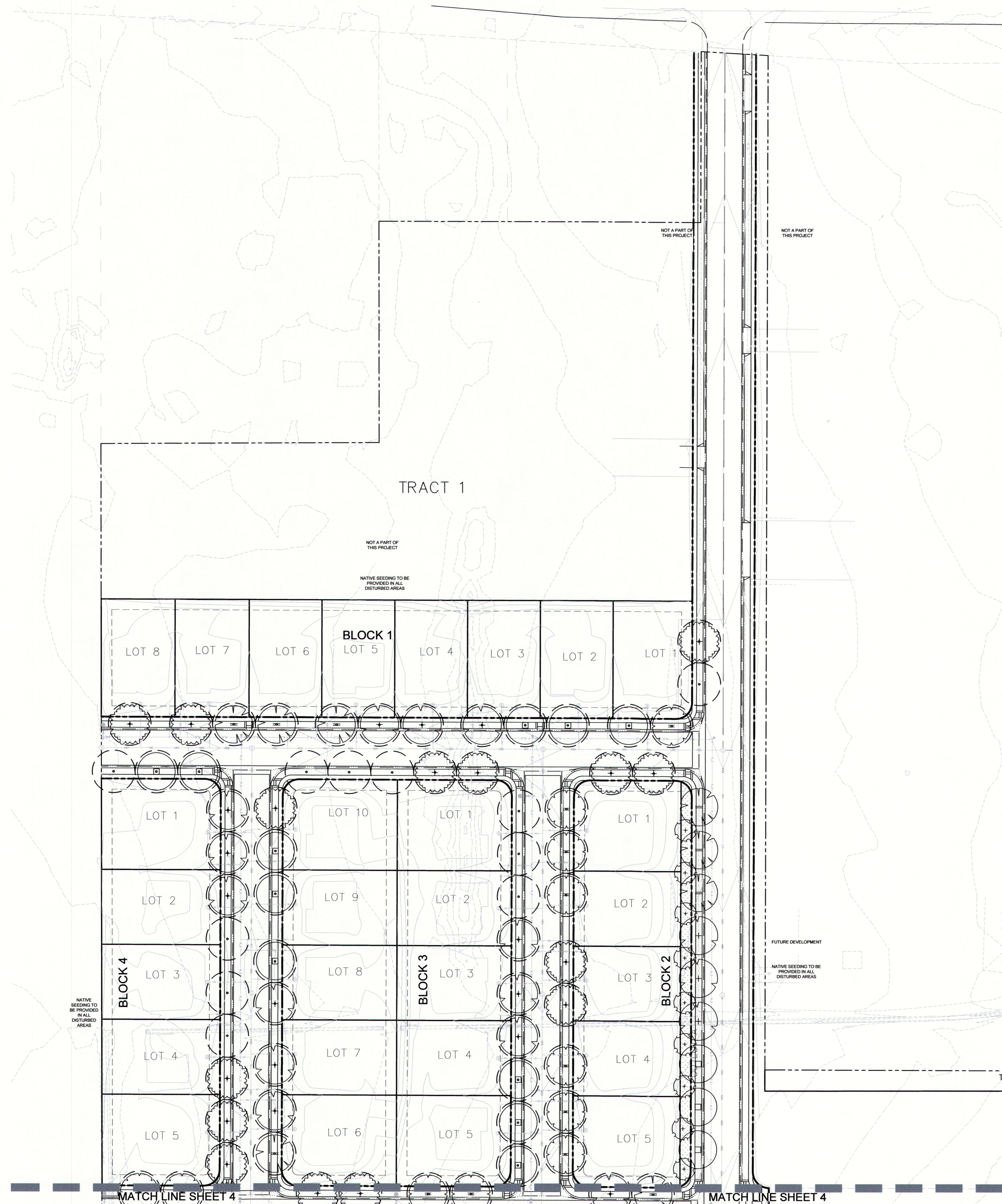


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MARCH 26, 2018

SHEET TITLE
Overall Site/Landscape

SHEET INFORMATION



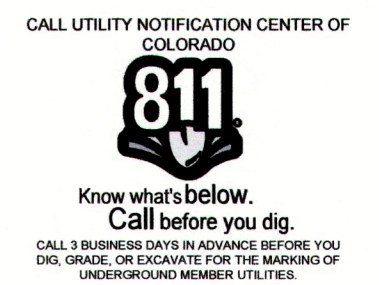
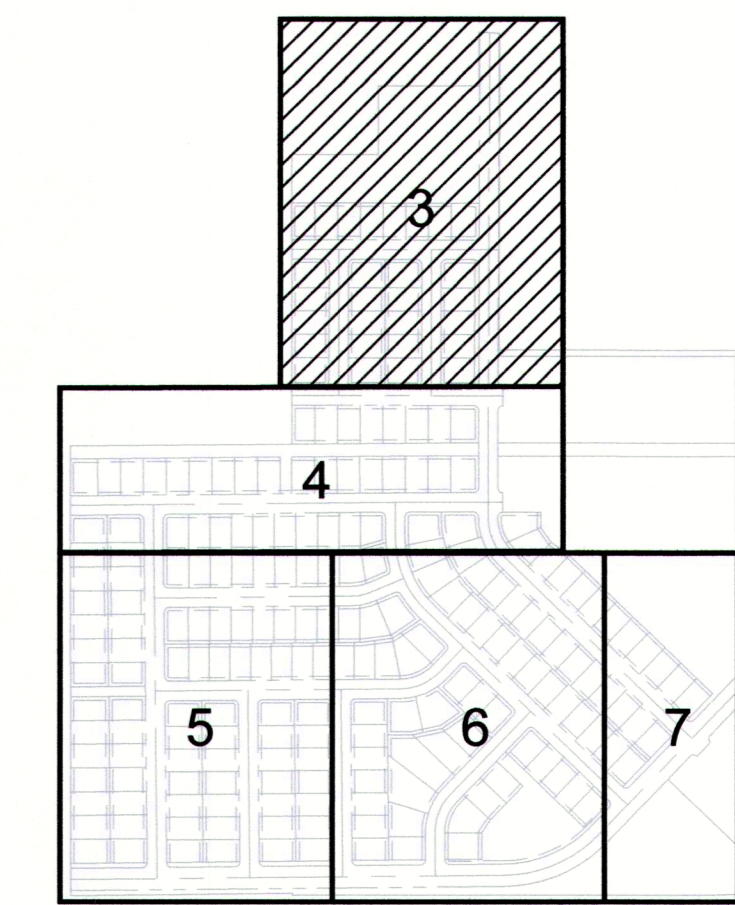
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EVERGREEN TREES -				
14	2.1%		<i>Pinus nigra</i> PINE, AUSTRIAN	
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22	-		<i>Philadelphus x virginalis</i> 'Dwarf Snowflake' MOCKORANGE, DWARF SNOWFLAKE	
PERENNIALS/GRASSES -				
116	-		<i>Calamagrostis acutiflora</i> 'Karl Foerster' GRASS, FEATHER REED	
103	-		<i>Echinacea</i> 'Cheyenne Spirit' CONEFLOWER, MIXED COLORS	
87	-		<i>Bouteloua gracilis</i> 'Blonde Ambition' GRASS, BLUE GRAMA 'BLONDE AMBITION'	

Legend

82,471 S.F.	IRRIGATED TURF DURA-TURF SOD	210,408 S.F.	IRRIGATED NATIVE FOOTHILLS GRASS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)
2,784 S.F.	SHREDDED CEDAR WOOD MULCH	9,300 S.F. (124 TREES)	IRRIGATED TREES IN NATIVE TURF AREAS
	ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH		BUILDER INSTALLED TREES
	STEEL EDGER, ROUNDED TOP		
	EXISTING TREES		

Plan Key Map



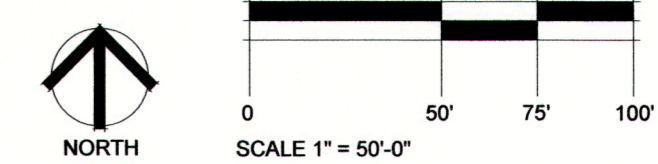
REVISIONS	DATE
Staff Comments	5.29.18
Staff Comments	6.29.18
Staff Comments	9.27.18
Staff Comments	2.14.19

DATE
MARCH 26, 2018

SHEET TITLE
Landscape Plan

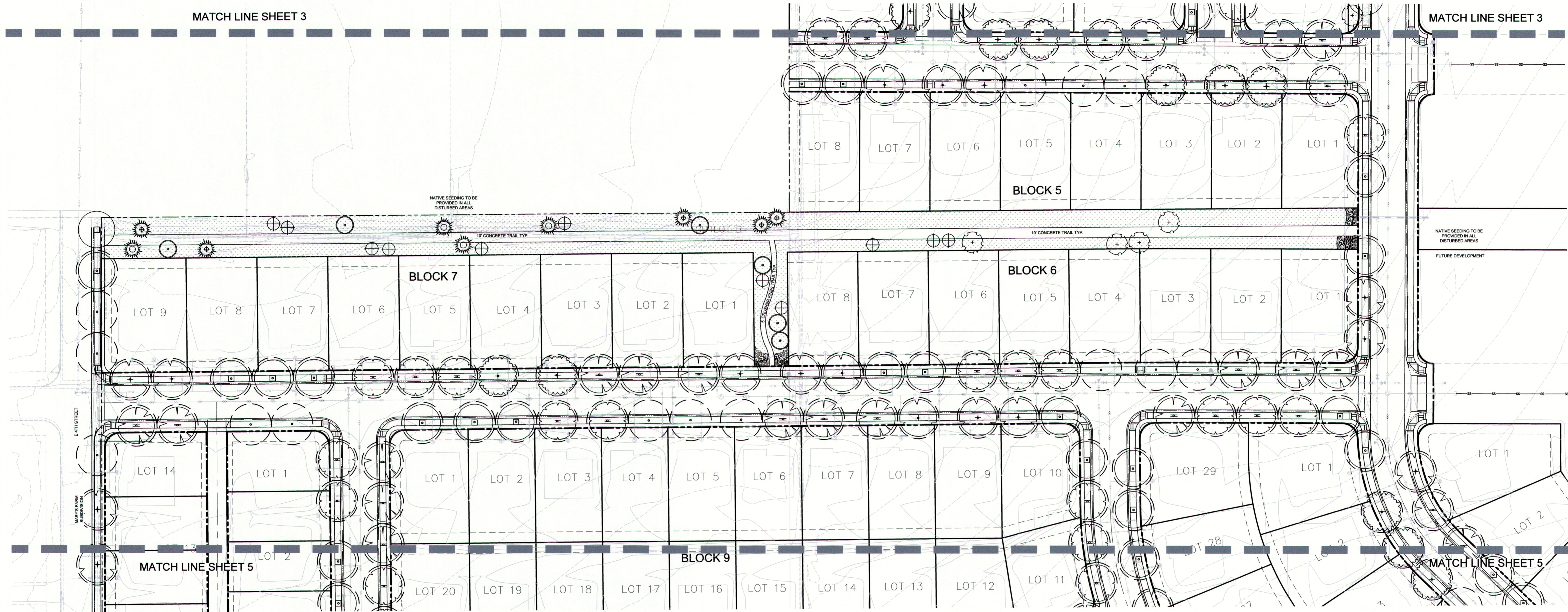
SHEET INFORMATION

SHEET **3** OF 9





Staff Comments	5.29.18
Staff Comments	6.29.18
Staff Comments	9.27.18
Staff Comments	2.14.19

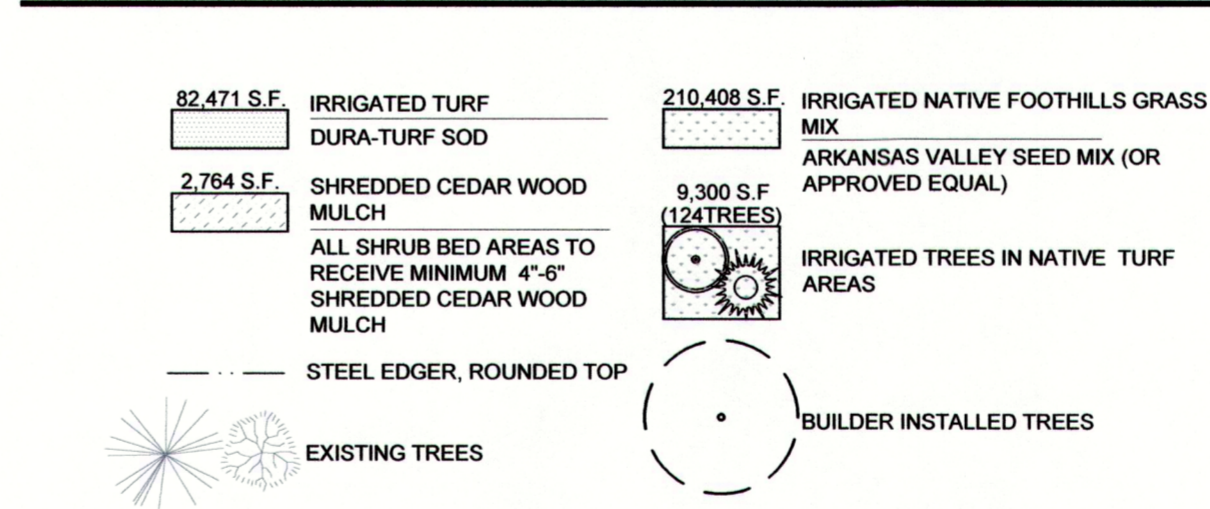


Plant List

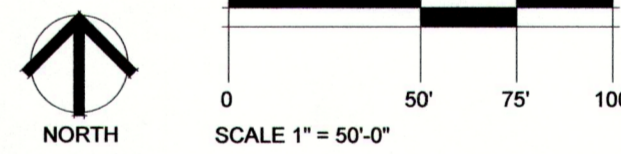
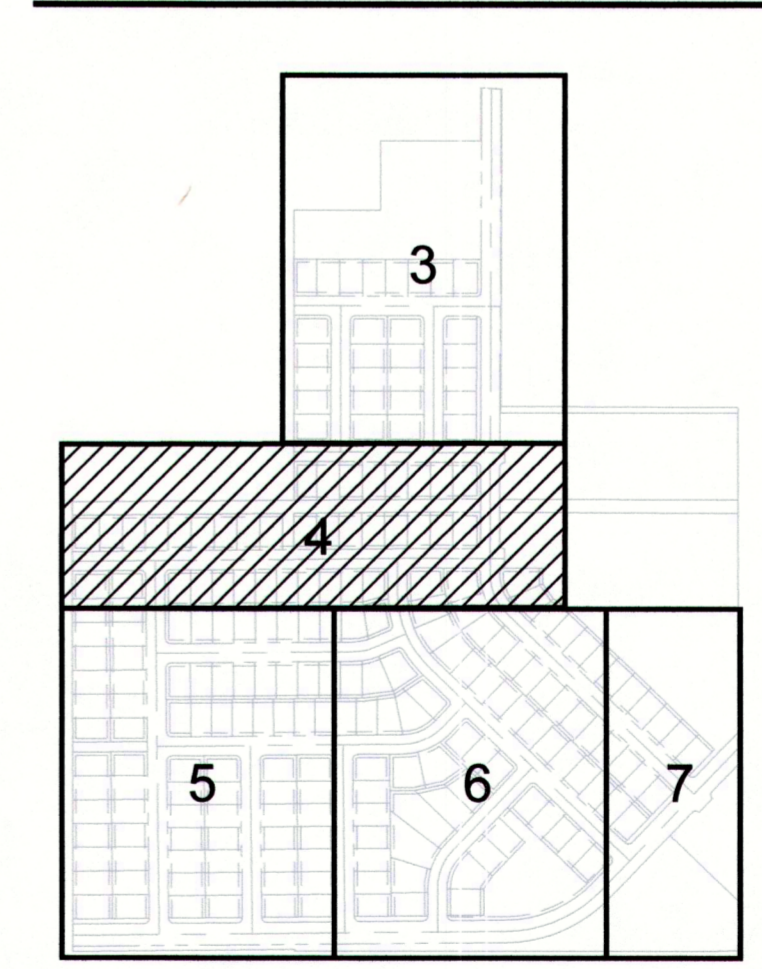
KEY	QTY	RATIO	SCIENTIFIC/Common NAME
	514		SHADE/CANOPY TREES -
	59	8.9%	<i>Gymnocladus dioica</i> COFFEETREE, KENTUCKY
	82	12.4%	<i>Catalpa speciosa</i> CATALPA
	94	14.2%	<i>Gleditsia triacanthos inermis</i> Shademaster HONEYLOCUST, SHADEMASTER
	92	13.9%	<i>Quercus shumardi</i> OAK, SHUMMARD
	93	143.9%	<i>Tilia cordata</i> 'Greenspire' LINDEN, GREENSPIRE
	94	14.2%	<i>Ulmus</i> x 'Accolade' ELM, ACCOLADE
	36		EVERGREEN TREES -
	14	2.1%	<i>Pinus nigra</i> PINE, AUSTRIAN
	22	3.3%	<i>Picea pungens</i> 'Baker' SPRUCE, BAKER
	109		ORNAMENTAL TREES -
	21	3.1%	<i>Malus</i> 'Prairie Fire' CRABAPPLE, PRAIRIE FIRE
	33	5.0%	<i>Syringa reticulata</i> LILAC, JAPANESE MAPLE
	14	2.1%	<i>Acer ginnala</i> 'Flame' MAPLE, AMUR
	22	3.3%	<i>Pyrus calleryana</i> 'Chanticleer' PEAR, CHANTICLEER
	19	1.5%	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
	56		DECIDUOUS SHRUBS -
	34		<i>Physocarpus opulifolius</i> Little Devil NINEBARK, LITTLE DEVIL
	22		<i>Philadelphus x virginialis</i> 'Dwarf Snowflake' MOCKORANGE, DWARF SNOWFLAKE
	306		PERENNIALS/GRASSES -
	116		<i>Calamagrostis acutiflora</i> 'Karl Foerster' GRASS, FEATHER REED
	103		<i>Echinacea</i> 'Cheyenne Spirit' CONEFLOWER, MIXED COLORS
	87		<i>Bouteloua gracilis</i> 'Blonde Ambition' GRASS, BLUE GRAMA 'BLONDE AMBITION'

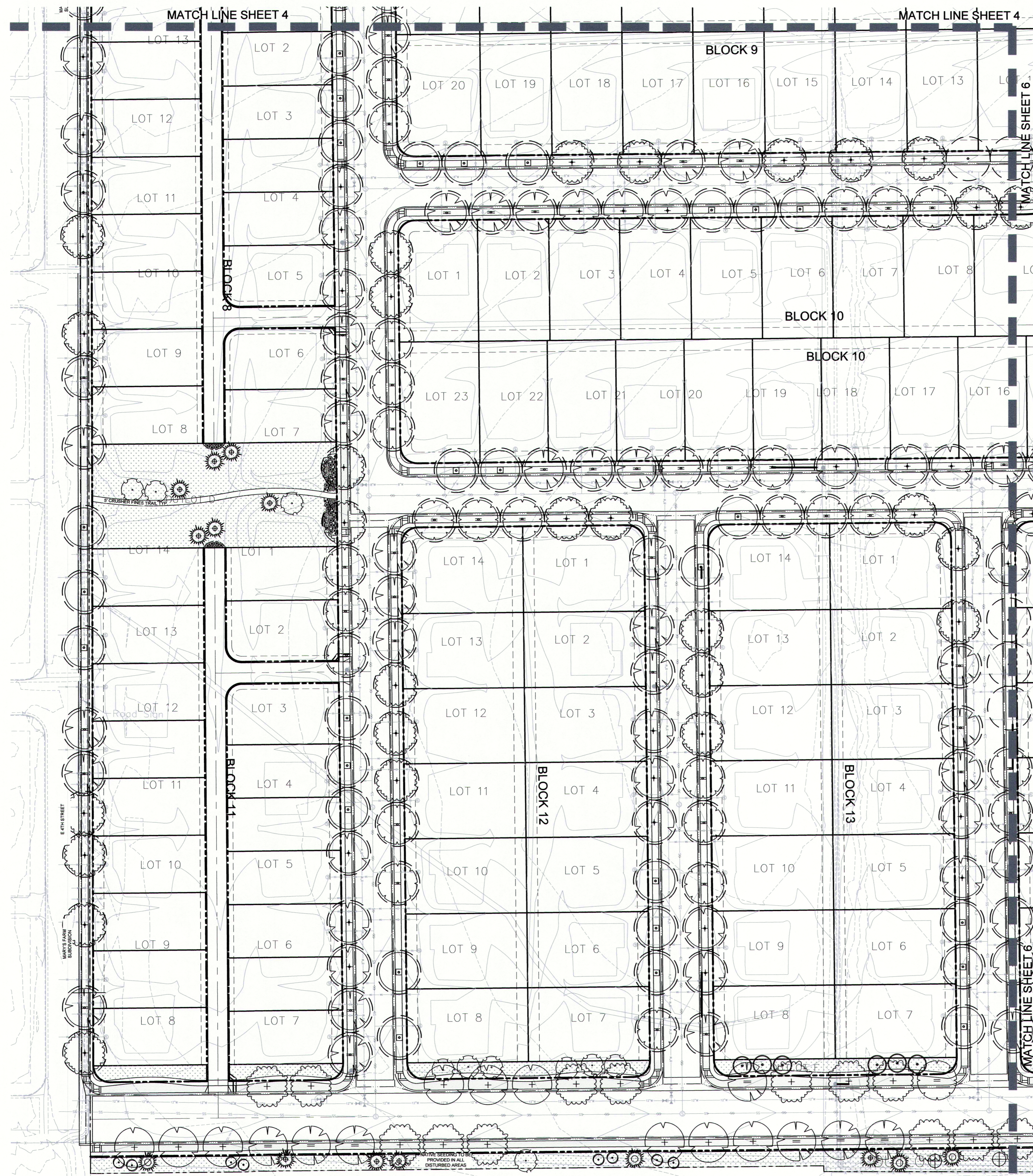
NOTE: IN ANY INSTANCE WHERE THE PLANT LIST OR LANDSCAPE QUANTITIES DO NOT MATCH THE PLAN, REQUIRED PLANTS/QUANTITIES SHALL BE PER THE PLAN. CONTRACTOR TO VERIFY QUANTITIES.

Legend



Plan Key Map



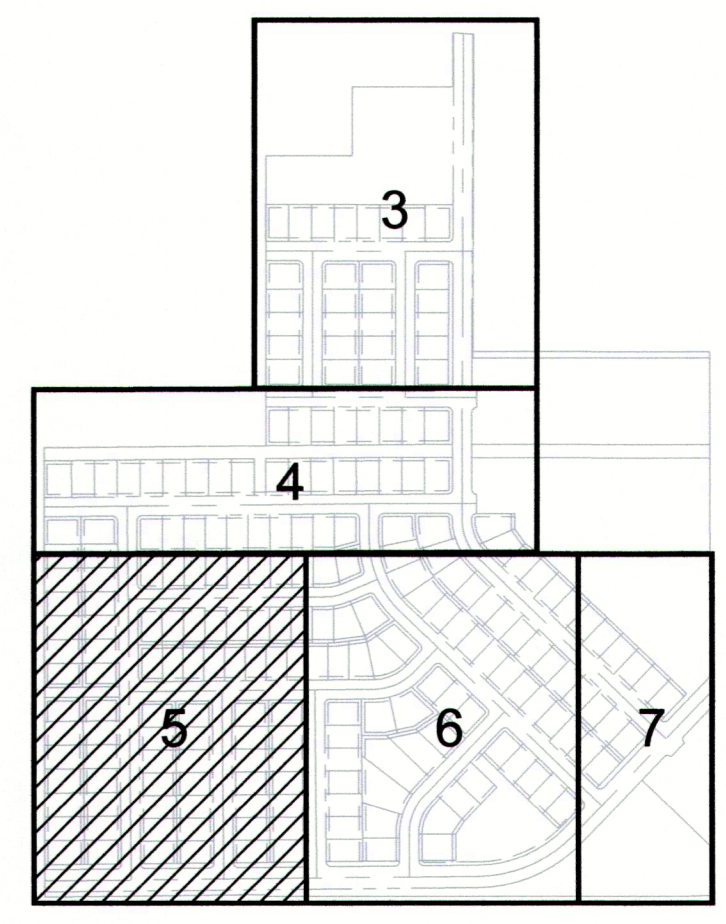


Plant List

KEY	QTY	RATIO	SCIENTIFIC/Common NAME	F
SHADE/CANOPY TREES -				
514	8.9%		Gymnocladus dioica COFFEETREE, KENTUCKY	
82	12.4%		Catalpa speciosa CATALPA	
94	14.2%		Gleditsia triacanthos inermis Shademaster HONEYLOCUST, SHADEMASTER	
92	13.9%		Quercus shumardi OAK, SHUMMARD	
93	143.9%		Tilia cordata 'Greenspire' LINDEN, GREENSPIRE	
94	14.2%		Ulmus x 'Accolade' ELM, ACCOLADE	
EVERGREEN TREES -				
14	2.1%		Pinus nigra PINE, AUSTRIAN	
22	3.3%		Picea pungens 'Bakeri' SPRUCE, BAKERI	
ORNAMENTAL TREES -				
21	3.1%		Malus 'Prairie Fire' CRABAPPLE, PRAIRIE FIRE	
33	5.0%		Syringa reticulata LILAC, JAPANESE MAPLE	
14	2.1%		Acer ginnala 'Flame' MAPLE, AMUR	
22	3.3%		Pyrus calleryana 'Chanticleer' PEAR, CHANTICLEER	
19	1.5%		Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE	
DECIDUOUS SHRUBS -				
34	-		Physocarpus opulifolius Little Devil NINEBARK, LITTLE DEVIL	
22	-		Philadelphus x virginialis 'Dwarf Snowflake' MOCKORANGE, DWARF SNOWFLAKE	
PERENNIALS/GRASSES -				
116	-		Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED	
103	-		Echinacea 'Cheyenne Spirit' CONEFLOWER, MIXED COLORS	
87	-		Bouteloua gracilis 'Blonde Ambition' GRASS, BLUE GRAMA 'BLONDE AMBITION'	

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Plan Key Map



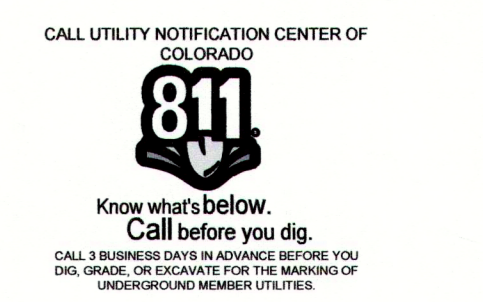
PROJECT TITLE
THE FARMSTEAD
Final Landscape Plans

Berthoud, Colorado

PREPARED FOR
BERTHOUD HOMES LLC.

506 Shoshoni Street
Cheyenne, WY 82009

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



REVISIONS	DATE
Staff Comments	5.29.18
Staff Comments	6.29.18
Staff Comments	9.27.18
Staff Comments	2.14.19

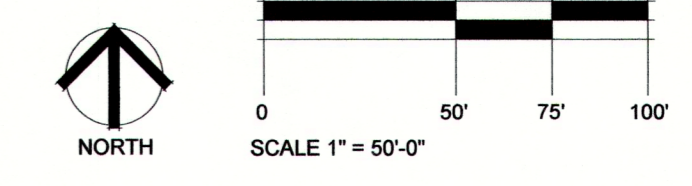
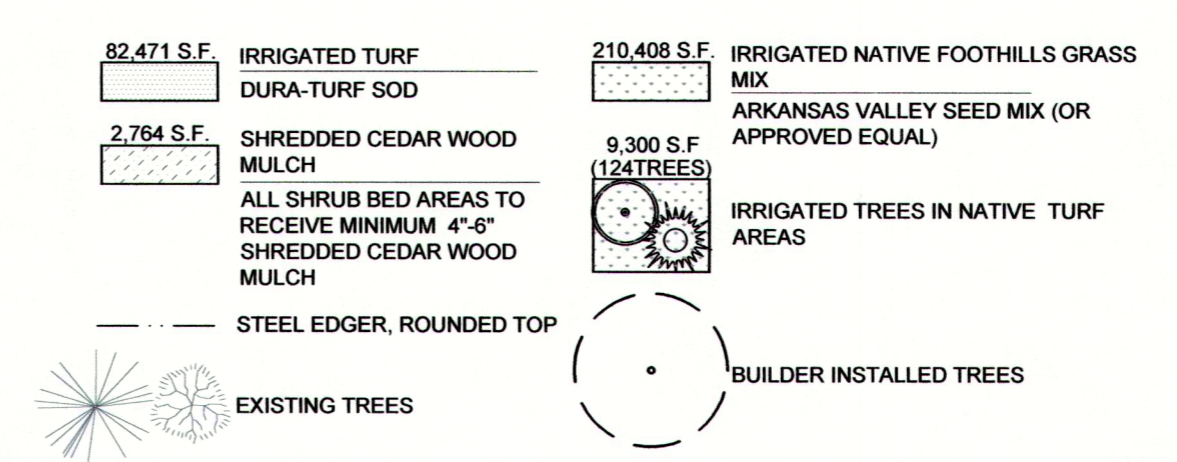
DATE
MARCH 26, 2018

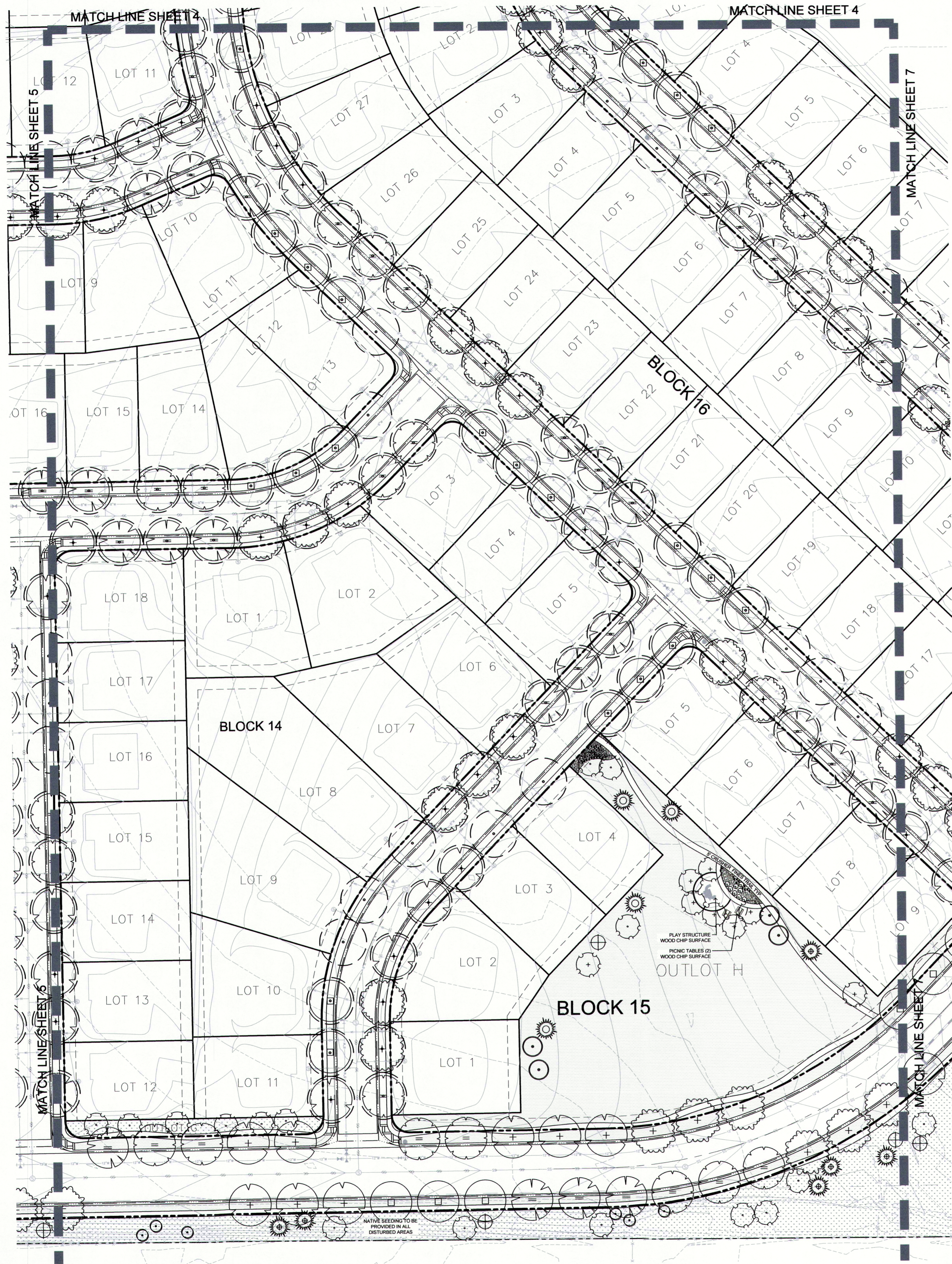
SHEET TITLE
Landscape Plan

SHEET INFORMATION

SHEET **5** OF 9

Legend



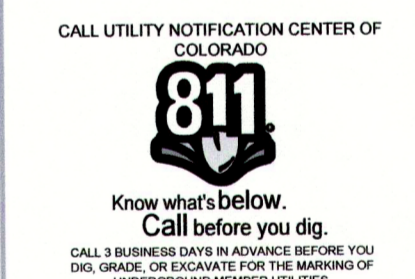
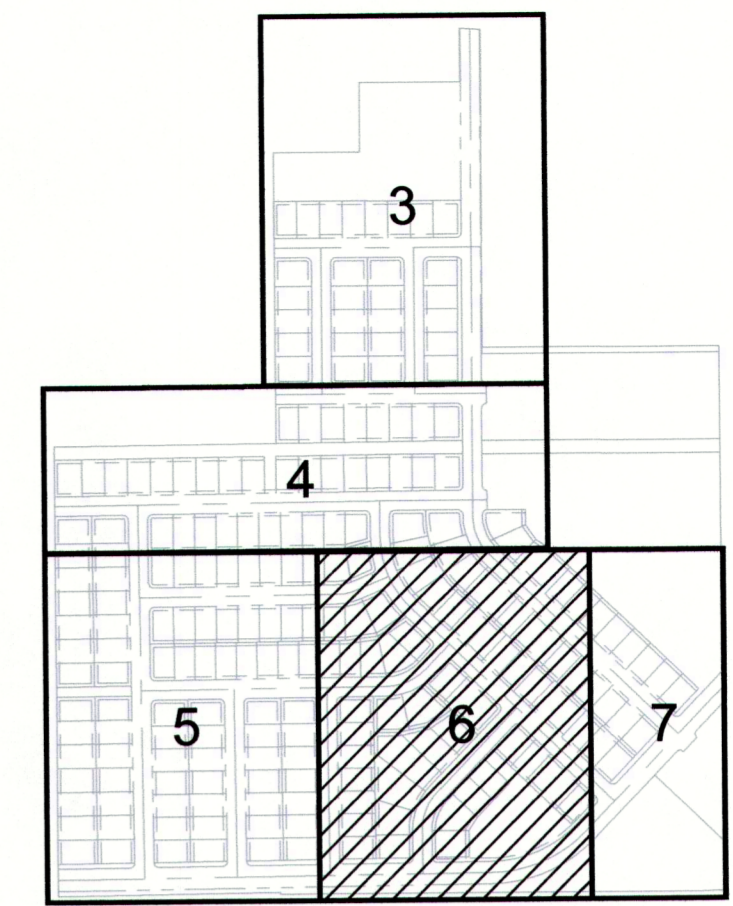


Plant List

KEY	QTY	RATIO	SCIENTIFIC/Common NAME
SHADE/CANOPY TREES -			
514			SHADE/CANOPY TREES -
59	8.9%		Gymnocladus dioica COFFEETREE, KENTUCKY
82	12.4%		Catalpa speciosa CATALPA
94	14.2%		Gleditsia triacanthos inermis Shademaster HONEYLOCUST, SHADEMASTER
92	13.9%		Quercus shumardi OAK, SHUMMARD
93	143.9%		Tilia cordata 'Greenspire' LINDEN, GREENSPIRE
94	14.2%		Ulmus x 'Acolade' ELM, ACCOLADE
EVERGREEN TREES -			
36			EVERGREEN TREES -
14	2.1%		Pinus nigra PINE, AUSTRIAN
22	3.3%		Picea pungens 'Baker' SPRUCE, BAKERI
ORNAMENTAL TREES -			
109			ORNAMENTAL TREES -
21	3.1%		Malus 'Prairie Fire' CRABAPPLE, PRAIRIE FIRE
33	5.0%		Syringa reticulata LILAC, JAPANESE MAPLE
14	2.1%		Acer ginnala 'Flame' MAPLE, AMUR
22	3.3%		Pyrus calleryana 'Chanticleer' PEAR, CHANTICLEER
19	1.5%		Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
DECIDUOUS SHRUBS -			
56			DECIDUOUS SHRUBS -
34			Physocarpus opulifolius Little Devil NINEBARK, LITTLE DEVIL
22			Philadelphus x virginialis 'Dwarf Snowflake' MOCKORANGE, DWARF SNOWFLAKE
PERENNIALS/GRASSES -			
306			PERENNIALS/GRASSES -
116			Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED
103			Echinacea 'Cheyenne Spirit' CONEFLOWER, MIXED COLORS
87			Bouteloua gracilis 'Blonde Ambition' GRASS, BLUE GRAMA 'BLONDE AMBITION'

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Plan Key Map



REVISIONS	DATE
Staff Comments	5.29.18
Staff Comments	6.29.18
Staff Comments	9.27.18
Staff Comments	2.14.19

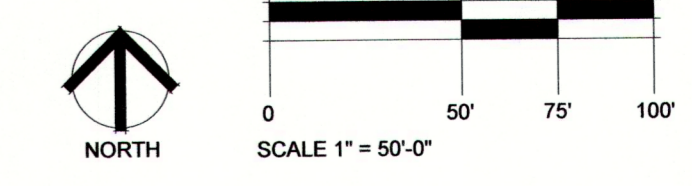
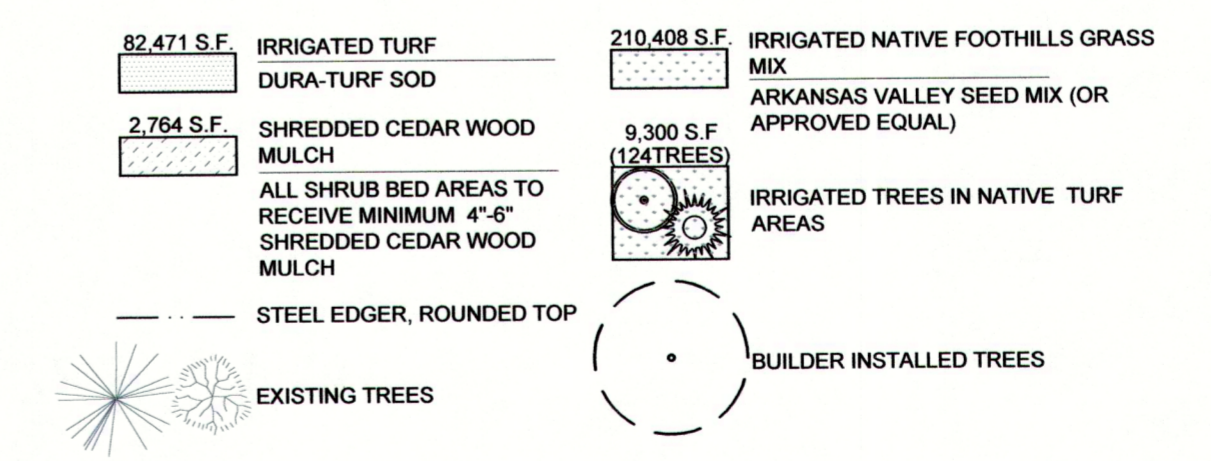
DATE
MARCH 26, 2018

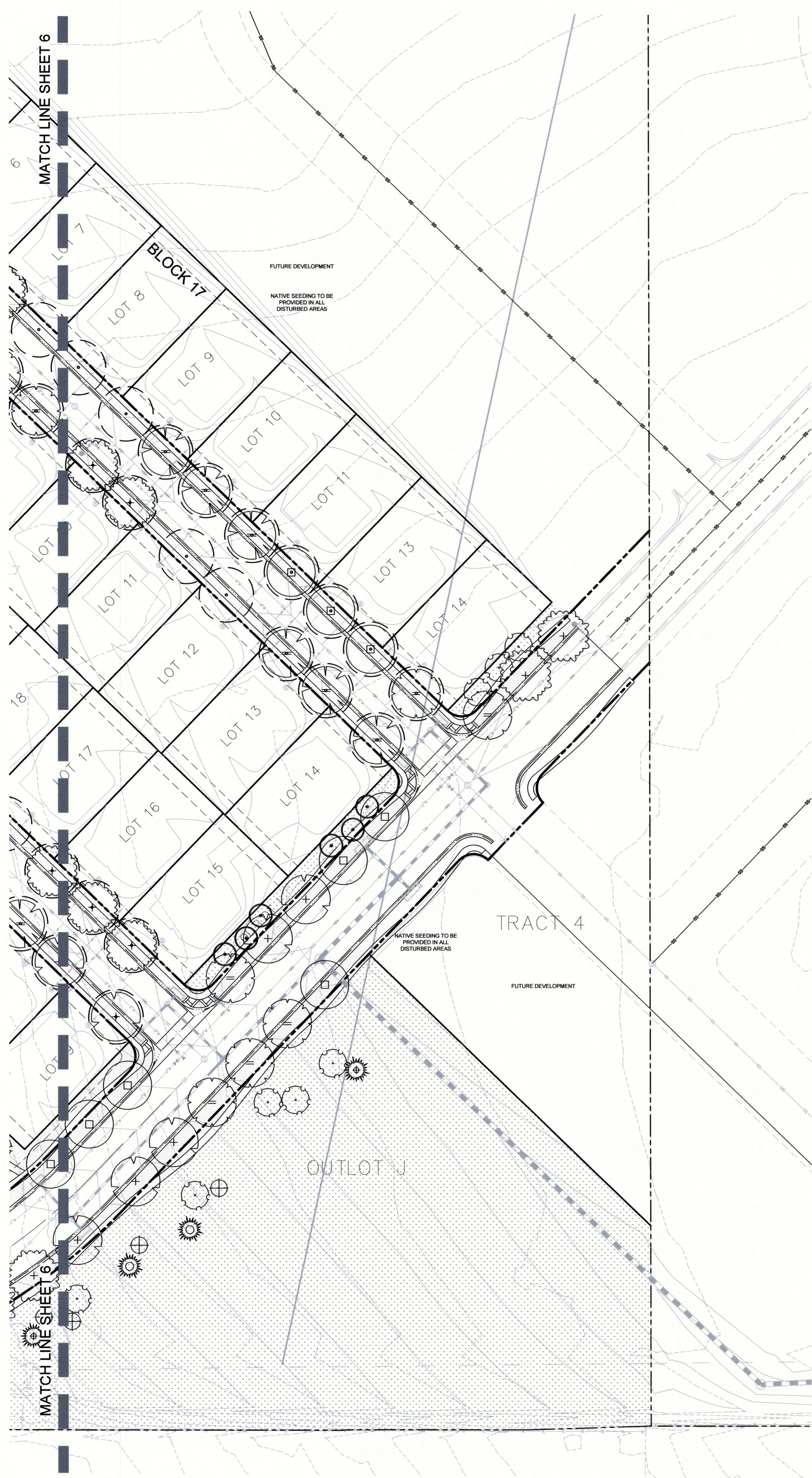
SHEET TITLE
Landscape Plan

SHEET INFORMATION

SHEET **6** OF 9

Legend



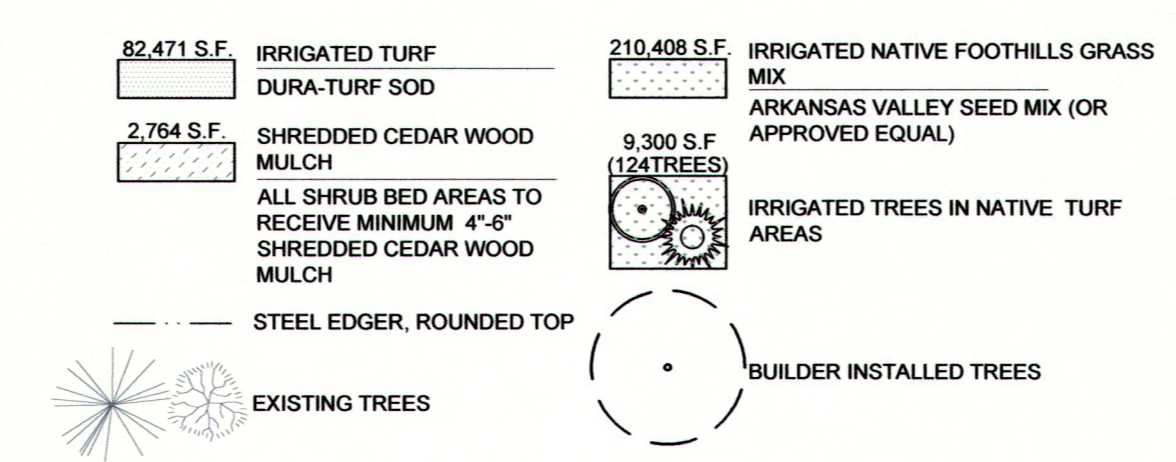


Plant List

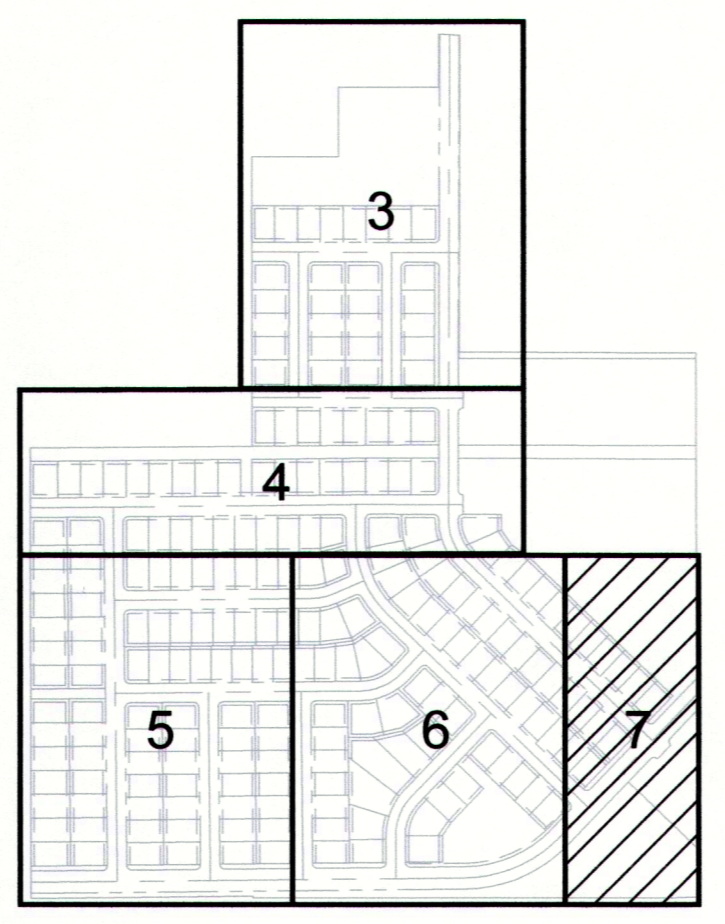
KEY	QTY	RATIO	SCIENTIFIC/Common NAME
SHADE/CANOPY TREES -			
514			SHADE/CANOPY TREES -
59	8.9%		Gymnocladus dioica COFFEETREE, KENTUCKY
82	12.4%		Catalpa speciosa CATALPA
94	14.2%		Gleditsia triacanthos inermis Shademaster HONEYLOCUST, SHADEMASTER
92	13.9%		Quercus shumardi OAK, SHUMMARD
93	143.9%		Tilia cordata 'Greenspire' LINDEN, GREENSPIRE
94	14.2%		Ulmus x 'Accolade' ELM, ACCOLADE
EVERGREEN TREES -			
14	2.1%		Pinus nigra PINE, AUSTRIAN
22	3.3%		Picea pungens 'Bakeri' SPRUCE, BAKERI
ORNAMENTAL TREES -			
21	3.1%		Malus 'Prairie Fire' CRABAPPLE, PRAIRIE FIRE
33	5.0%		Syringa reticulata LILAC, JAPANESE MAPLE
14	2.1%		Acer ginnala 'Flame' MAPLE, AMUR
22	3.3%		Pyrus calleryana 'Chanticleer' PEAR, CHANTICLEER
19	1.5%		Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE
DECIDUOUS SHRUBS -			
34			Physocarpus opulifolius Little Devil NINEBARK, LITTLE DEVIL
22			Philadelphus x virginialis 'Dwarf Snowflake' MOCKORANGE, DWARF SNOWFLAKE
PERENNIALS/GRASSES -			
116			Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED
103			Echinacea 'Cheyenne Spirit' CONEFLOWER, MIXED COLORS
87			Bouteloua gracilis 'Blonde Ambition' GRASS, BLUE GRAMA 'BLONDE AMBITION'

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Legend



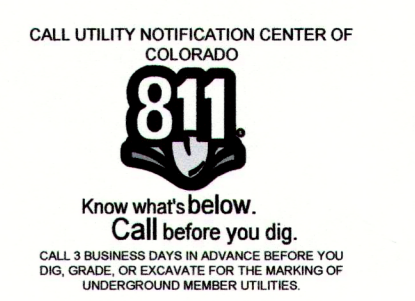
Plan Key Map



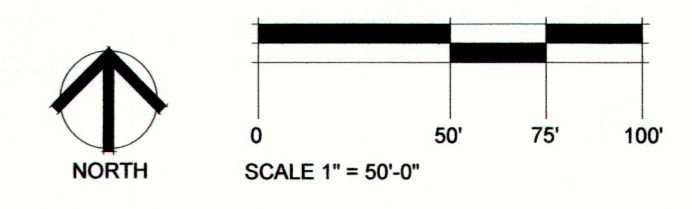
Model No. B502253R0	Components	Henderson Providing Playground Fun
<small>Plastic 1/2" High Clearer Acoustic Lintel Rosa Andromeda Plastic 1/2" Cobalt HDPE Plastic 1/2" Green White Green HDPE Plastic 1/2" Green White Green</small>	<small>1. Swing Platform 2. Platform 3. Platform 4. Platform 5. Platform 6. Platform 7. Platform 8. Platform 9. Platform 10. Platform</small>	<small>CSA IPEMA ISO 9001</small>

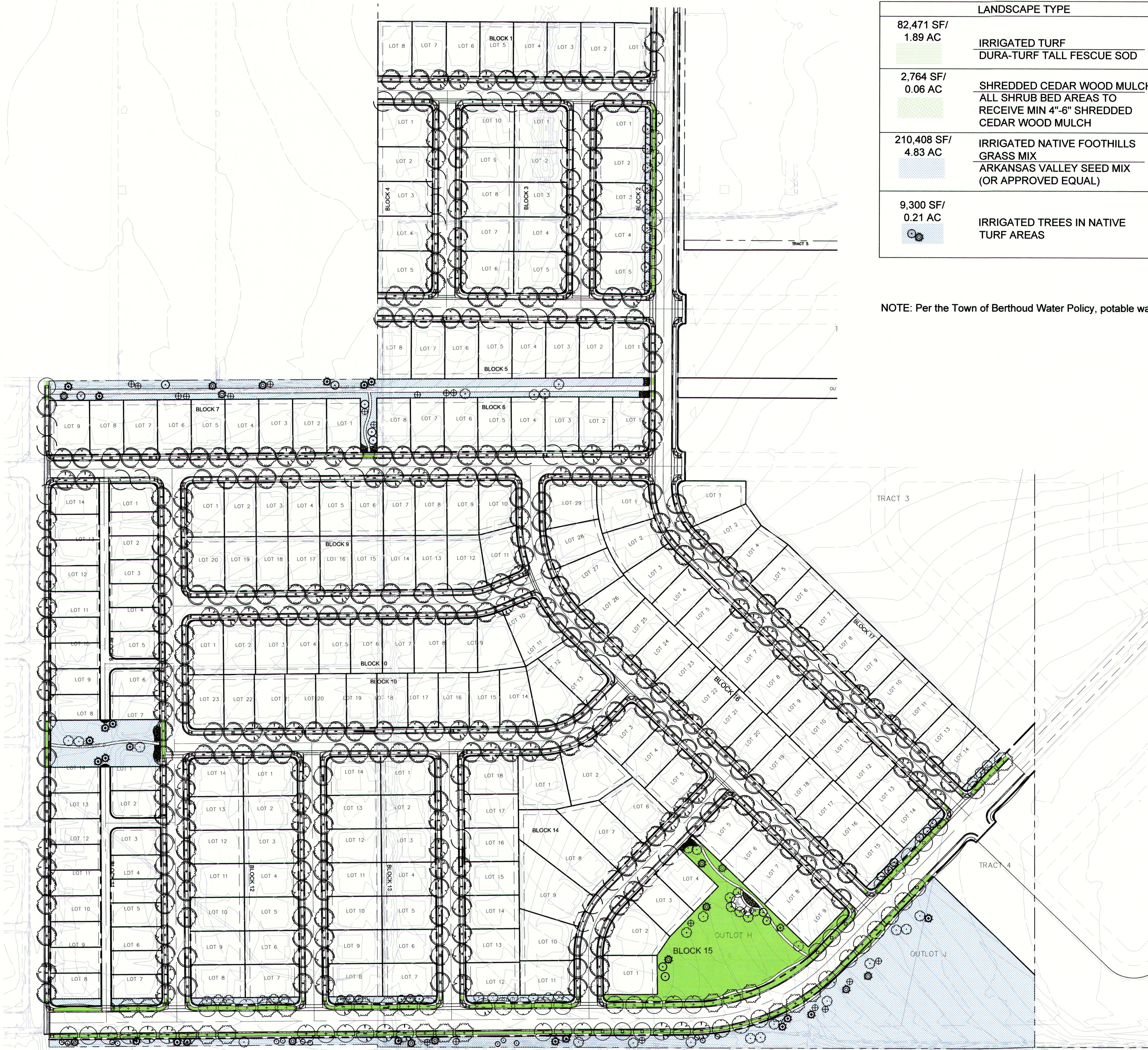
NOTES:

1. PLAY EQUIPMENT PER PLANS OR APPROVED EQUAL.
2. COLORS TO BE SELECTED BY DEVELOPER.



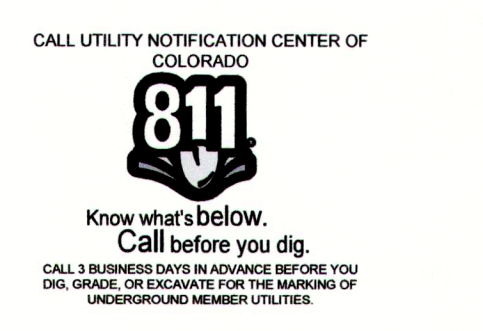
REVISIONS	DATE
Staff Comments	5.29.18
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LANDSCAPE TYPE	WATER REQUIRED/ACRE	AF REQUIRED x \$12,500/AF	WATER REQUIRED
82,471 SF/ 1.89 AC IRRIGATED TURF DURA-TURF TALL FESCUE SOD	3 ACRE FEET/ACRE	1.89AC x 3 AF=5.67AF (5.67 AF/0.4AC) x \$12,500 =	\$177,187.50
2,764 SF/ 0.06 AC SHREDDED CEDAR WOOD MULCH ALL SHRUB BED AREAS TO RECEIVE MIN 4"-6" SHREDDED CEDAR WOOD MULCH	1.33 ACRE FEET/ACRE	0.06 AC x 1.33 AF=0.07 AF (0.07 AF/0.4AC) x \$12,500 =	\$2,187.50
210,408 SF/ 4.83 AC IRRIGATED NATIVE FOOTHILLS GRASS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)	.8 ACRE FEET/ACRE	4.83AC x 0.8 AF=3.86AF (3.86 AF/0.4AC) x \$12,500 =	\$120,625.00
9,300 SF/ 0.21 AC IRRIGATED TREES IN NATIVE TURF AREAS	1.33 ACRE FEET/ACRE	0.21 AC x 1.33 AF=0.27 AF (0.27 AF/0.4AC) x \$12,500 =	\$8,437.50
TOTAL = \$308,437.50			

NOTE: Per the Town of Berthoud Water Policy, potable water for supplemental irrigation = \$12,500/SFE. SFE = 0.4 AC



REVISIONS	DATE
Staff Comments	5.29.18
Staff Comments	6.29.18
Staff Comments	9.27.18
Staff Comments	2.14.19

DATE
MARCH 26, 2018

SHEET TITLE
Hydrozone Plan

SHEET INFORMATION

SHEET **8** OF 9

