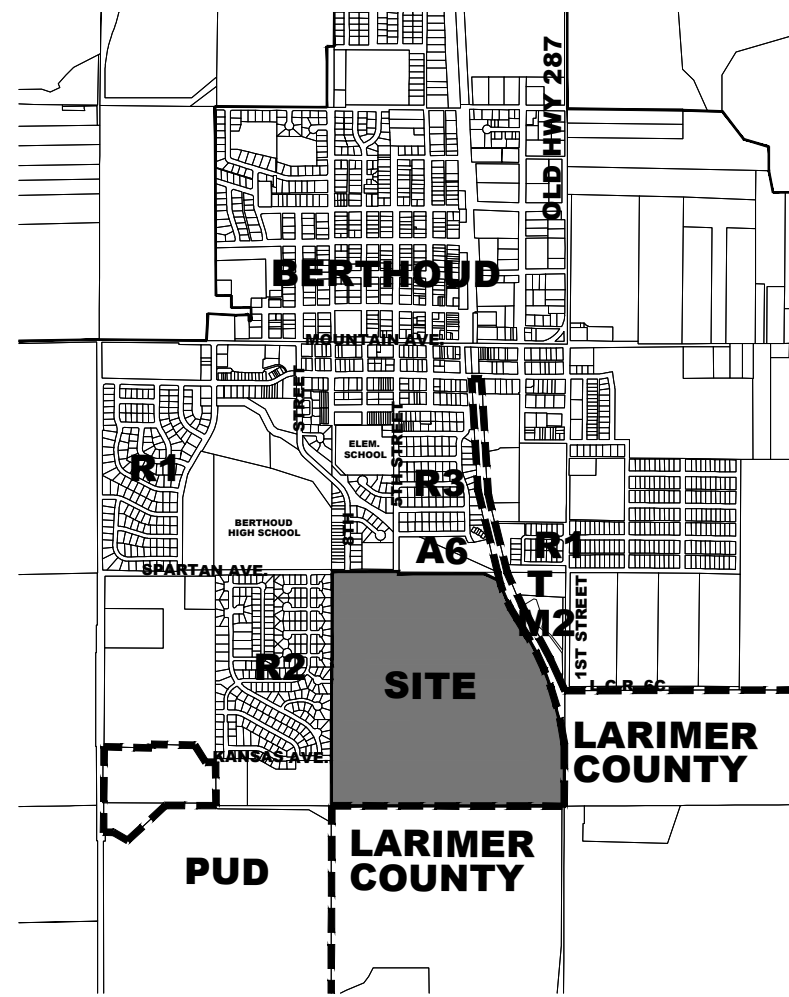


# HERITAGE RIDGE

## PRELIMINARY DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN

Prepared For:

Heritage Ridge I, LLC  
 4040 MacArthur Blvd.,  
 Ste. 250  
 Newport Beach, CA 92660



Overall Site and Landscape Plan:



**Legal Description:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23 AS BEARING NORTH 00° 18' 12" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 23; THENCE ALONG SAID WEST LINE, SOUTH 00° 18' 12" EAST, 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPARTAN AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE, NORTH 89° 35' 45" EAST, 757.50 FEET; THENCE, NORTH 00° 18' 23" WEST, 30.00 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE ALONG SAID NORTH LINE, NORTH 89° 35' 45" EAST, 185.81 FEET; THENCE, SOUTH 00° 24' 17" EAST, 406.72 FEET; THENCE, SOUTH 00° 23' 46" EAST, 49.58 FEET; THENCE, SOUTH 07° 54' 40" EAST, 73.01 FEET; THENCE, SOUTH 07° 13' 28" EAST, 10.00 FEET; THENCE, SOUTH 82° 46' 32" WEST, 158.51 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 92° 40' 18" WITH A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 6.09 FEET AND THE CHORD OF WHICH BEARS SOUTH 38° 28' 23" WEST, 7.23 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 20° 28' 53" WITH A RADIUS OF 949.00 FEET, AN ARC LENGTH OF 338.89 FEET AND THE CHORD OF WHICH BEARS SOUTH 20° 07' 12" EAST, 336.89 FEET; THENCE, SOUTH 30° 20' 39" EAST, 761.45 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 29° 59' 44" WITH A RADIUS OF 607.00 FEET, AN ARC LENGTH OF 317.78 FEET AND THE CHORD OF WHICH BEARS SOUTH 15° 20' 47" EAST, 314.16 FEET; THENCE, SOUTH 00° 20' 55" EAST, 808.14 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE ALONG SAID SOUTH LINE, SOUTH 89° 39' 04" WEST, 1370.67 FEET TO THE SOUTH QUARTER CORNER OF SECTION 23; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, NORTH 00° 18' 12" WEST, 2620.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 69.160 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW EXISTING OR OF RECORD.

**Right To Farm Statement:**

THE TOWN OF BERTHOUD HAS ADOPTED A "RIGHT TO FARM" POLICY. ALL NEW AND EXISTING RESIDENTS ARE EXPECTED TO READ AND UNDERSTAND THE POLICY. FOR A COPY OF THE POLICY PLEASE CONTACT THE TOWN OF BERTHOUD

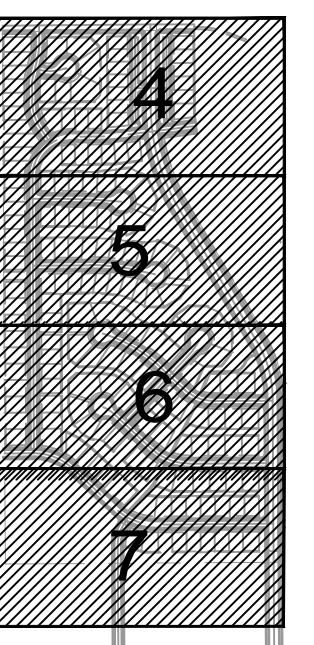
**Project Team:**

**DEVELOPER:**  
 HERITAGE RIDGE I, LLC  
 4040 MACARTHUR BOULEVARD, SUITE 250  
 NEWPORT BEACH, CA  
 970.585.1575  
 CONTACT: KEN MITCHELL

**PLANNER / LANDSCAPE ARCHITECT**  
 THE BIRDSALL GROUP, LLC  
 444 MOUNTAIN AVENUE  
 BERTHOUD, CO 80513  
 970.532.5891  
 970.532.5759 FAX  
 CONTACT: JIM BIRDSALL

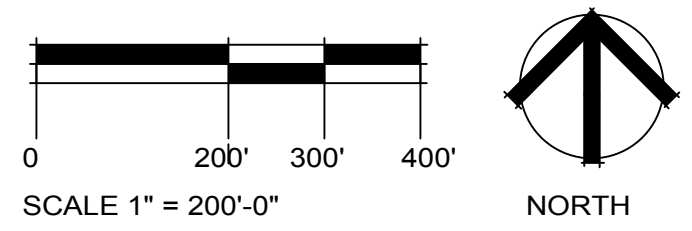
**CIVIL ENGINEER:**  
 NORTHERN ENGINEERING SERVICES INC.  
 200 SOUTH COLLEGE AVE, SUITE 100  
 FORT COLLINS, CO 80521  
 970.221.4158  
 970.221.4159 FAX  
 CONTACT: TIM KEMP

**Sheet Key:**



**Sheet Index:**

SHEET 1	COVER SHEET, OVERALL LANDSCAPE PLAN, VICINITY MAP, SHEET INDEX, GENERAL NOTES
SHEET 2	LANDSCAPE NOTES, DETAILS AND SCHEDULES
SHEET 3	ODF - PDR/PTP COMPARISON
SHEET 4	LANDSCAPE PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	LANDSCAPE PLAN
SHEET 7	LANDSCAPE PLAN



**Certificate of Ownership:**

KEN MITCHELL  
 4040 MACARTHUR BLVD, SUITE 250  
 NEWPORT BEACH, CA

OWNER'S SIGNATURE \_\_\_\_\_

THE OWNER'S SIGNATURE(S) SHALL BE ACKNOWLEDGED AS FOLLOWS:

STATE) \_\_\_\_\_

COUNTY) SS \_\_\_\_\_

CITY) \_\_\_\_\_

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**Approval Certificates:**

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

MAYOR \_\_\_\_\_

THE FOREGOING PLAN IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

**PUD Notes:**

1. ZONING IS PUD
2. ROW WILL BE MAINTAINED BY THE TOWN OF BERTHOUD - REMAINING AREAS WILL BE MAINTAINED PRIVATELY
3. FENCE AND/OR WALL TREATMENTS WILL BE CONSISTENT THROUGHOUT THE DEVELOPMENT AND IN ACCORDANCE WITH THE TOWN'S FENCING REGULATIONS
4. THE PUD WILL PROPOSE FENCE STANDARDS FOR AREAS ADJACENT TO OPEN SPACE, PARKS AND ROW WITH THE FDP
5. OPENSACE, CLUBHOUSE TRACT AND DETENTION AREAS SHALL BE MAINTAINED BY PROPOSED METROPOLITAN DISTRICT
6. THE TOWN OF BERTHOUD'S ARCHITECTURAL STANDARDS WILL BE FOLLOWED AS AMENDED
7. SPECIFIC PLANT TYPES, SIZES, QUANTITIES AND LOCATION WILL BE PROVIDED WITH THE FDP AND WILL BE CONSISTENT WITH THE TOWN OF BERTHOUD'S LANDSCAPE REQUIREMENTS.
8. ADJACENT PROPERTY OWNER OR HOA IS RESPONSIBLE FOR MAINTAINING ROW LANDSCAPING
9. ALL RAILROAD FRONTAGE SHALL INCLUDE A MINIMUM 50' LANDSCAPE BUFFER OR ENHANCED LANDSCAPING FOR ALTERNATIVE COMPLIANCE WITH THE TOWN OF BERTHOUD DEVELOPMENT CODE SEC. 30-6-11.

**Land Use Summary:**

USE	ACREAGE	% OF TOTAL
LOTS (170)	35.44 AC	24.29%
OPEN SPACE	14.77 AC	10.18%
ROW	18.93 AC	12.97%
FUTURE DEVELOPMENT	76.86 AC	52.42%
TOTAL	145.90 AC	100%

**General Notes:**

1. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
2. 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.
3. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
4. 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.
5. 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.
6. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
7. 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.
8. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, 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 WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
9. 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.

Project Title:

HERITAGE RIDGE

Preliminary Development  
 Plan / Final Development  
 Plan

Final  
 Landscape Plan

Berthoud, Colorado

Revisions: \_\_\_\_\_ Date: \_\_\_\_\_  
 Staff Comments 5.15.15  
 Staff Comments 6.22.15

Date:  
 MARCH 13, 2015

Sheet Title:  
 Cover, Overall  
 Landscape Plan,  
 Vicinity Map, Sheet  
 Index, General Notes

Sheet  
 Number: **1**

Of: 8



LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR MUST CONTACT TOWN OF BERTHOUD PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- 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.
- 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 / CITY.
- 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 OF BERTHOUD 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 WATER WAYS, 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 WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT CONTRACT.
- THE LANDSCAPE 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.
- 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, 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.
- NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT(8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
- 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.
- ALL 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 BY OWNER
- 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
- PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENED 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 MATERIAL. AFTER THAT TIME ORGANIC AMENDMENTS 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 TALL FESCUE GRASS SOD 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.
- SEEDED AREAS- IF APPLICABLE: ADEQUATE IRRIGATION WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.
- SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
- 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 OR 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 FORESTER.
- CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND WHAT IS 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 AND 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 SHREDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4' O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS SHALL BE HEAVY DUTY STEEL EDGER MIN. 14 GA. x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.

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:

NON-IRRIGATED FOOTHILLS MIX		DETENTION/WETLAND MIX	
COMMON NAME	%	COMMON NAME	%
ANNUAL RYEGRASS	20%	REED CANARY GRASS	45%
SLENDER WHEATGRASS	15%	MEADOW BROME	25%
CRESTED WHEATGRASS	12%	GARRISON CREEPING FOXTAIL (COATED)	25%
MOUNTAIN BROME	10%	CLIMAX TIMOTHY	5%
HARD FESCUE	10%		
CANADA BLUEGRASS	10%		
SIDEOATS GRAMA	6%		
BIG BLUESTEM	5%		
BLUE GRAMA (COATED)	5%		
SAND DROPSPEED	1%		

- DRILLED APPLICATION RATE: 25.0 LBS (PLS) PER ACRE ( 0.57 LBS / 1000 SF)
- 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 ROSE FARM ACRES HOA.

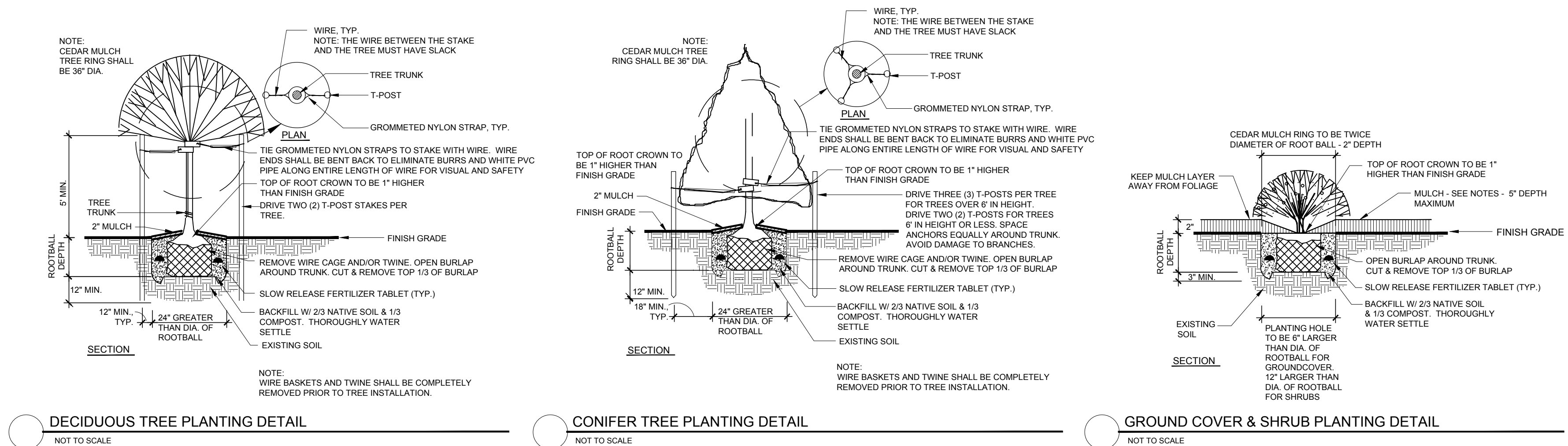
MULCH IN ALL NATIVE SEED AREAS:

- 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 / CRUMPER. 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 INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS ¾ INCH 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.

Planting Schedule

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
<b>SHADE / CANOPY TREES - 476</b>								
☉	56	8.4%	CATALPA	Catalpa speciosa	60'	50'	2' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	63	9.5%	COFFEETREE, KENTUCKY	Gynostegia dioica	60'	50'	2' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	44	6.6%	ELM, TRIUMPH	Ulmus x Triumph	50'	40'	2' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	88	13.3%	HONEYLOCUST, SKYLINE	Gleditsia triacanthos inermis 'Skyline'	50'	40'	2' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	47	7.1%	LINDEN, REDMOND	Tilamencana 'Redmond'	50'	40'	2' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	49	7.4%	MAPLE, FAIRVIEW	Acer platanoides 'Fairview'	40'	30'	2' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	69	10.4%	OAK, CRIMSON SPIRE	Quercus crimson spire	60'	20'	2' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	60	9.0%	OAK, BUR	Quercus macrocarpa	60'	60'	2' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN TREES - 81</b>								
☉	27	4.1%	SPRUCE, COLORADO	Picea pungens 'glauca'	60'	30'	6'-8' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
☉	28	4.2%	PINE, PINON	Pinus edulis	30'	20'	6'-8' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
☉	26	3.9%	SPRUCE, BLACK HILLS	Picea glauca 'Denata'	30'	25'	6'-8' BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
<b>ORNAMENTAL TREES - 107</b>								
☉	35	5.3%	CRABAPPLE, PRAIRIE FIRE	Malus spp 'Prarie Fire'	25'	20'	1.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	30	4.5%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	27	4.1%	HAWTHORN, WASHINGTON	Crataegus phaenopynum	25'	25'	1.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	8	1.2%	OAK, GAMBLE	Quercus gambeli	20'	12'	1.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
☉	7	1.1%	SERVICEBERRY, AUTUMN BRILLIANCE	Amelanchier grandiflora 'Autumn Brilliance'	20'	20'	1.5' cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN SHRUBS - 126</b>								
●	47	-	JUNIPER, BROADMOOR	Juniperus sabina 'Broadmoor'	18"	8"	5 Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	78	-	JUNIPER, WILTON CARPET	Juniperus horizontalis 'Wiltoni'	6"	8"	5 Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<b>DECIDUOUS SHRUBS - 609</b>								
●	36	-	BUTTERFLY BUSH, COMPACT PURPLE	Buddleja davidi nanhoensis Petite Plum	5'	5'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	56	-	CHOKEBERRY, BRILLIANT RED	aronia arbutifolia 'Brilliantissim'	6'	6'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	90	-	DOGWOOD, REDTWIN	Cornus bella	4'	4'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	26	-	EUCONYMUS, COMPACT BURNING BUSH	Euconymus alatus compacta	7'	7'	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	20	-	HYDRANGEA, PEE OEE	Hydrangea paniculata 'Grandiflora'	6'	6'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	35	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibari'	4'	4'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	125	-	MOCKORANGE, DWARF MINNESOTA SNOWFLAKE	Philadelphus x virginialis 'Dwf Minn. Snowflake'	3'	3'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	69	-	NINEBARK, SUMMER WINE	Physocarpus opulifolius 'Summer Wine'	4'	4'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
●	62	-	SPIREA, BLUE MIST	Caryopteris x clandnonensis 'Blue Mist'	4'	3'	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<b>PERENNIALS / GRASSES - 672</b>								
●	213	-	DAYLILY, RED	Hemerocallis 'Autumn Red'	24"	24"	1 Gallon	WELL ROOTED AND ESTABLISHED
●	182	-	GRASS, DWARF FOUNTAIN	Pennisetum alopecuroides 'Hameln'	2'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
●	84	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
●	113	-	GRASS, PRAIRIE DROPSPEED	Sporobolus heterolepis	30"	24"	1 Gallon	WELL ROOTED AND ESTABLISHED

Planting Details:



Prepared For:

Heritage Ridge I, LLC  
 4040 MacArthur Blvd.,  
 Ste. 250  
 Newport Beach, CA 92660

Project Title:

HERITAGE RIDGE

Preliminary Development Plan/ Final Development Plan

Final Landscape Plan

Revisions: \_\_\_\_\_ Date: \_\_\_\_\_

Staff Comments 5.15.15 \_\_\_\_\_

Staff Comments 6.22.15 \_\_\_\_\_

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Berthoud, Colorado

Date: MARCH 13, 2015

Sheet Title:  
 Landscape Notes, Details and Schedules



**APPROVED ODP**

ODP PARCEL #1 MULTI-FAMILY RESIDENTIAL =	64 UNITS
ODP PARCEL #2 SINGLE FAMILY RESIDENTIAL =	146 UNITS
ODP PARCEL #3 SINGLE FAMILY RESIDENTIAL =	284 UNITS
<b>TOTAL =</b>	<b>494 UNITS</b>

**FDP:PHASE 1**

PHASE 1 SINGLE FAMILY RESIDENTIAL =	170 UNITS
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**FUTURE DEVELOPMENT**

SINGLE FAMILY RESIDENTIAL =	260 UNITS
MULTI-FAMILY RESIDENTIAL =	64 UNITS
<b>TOTAL =</b>	<b>324 UNITS</b>

\* DENSITY MAY SHIFT BETWEEN DEVELOPMENT AREAS BUT IN NO CASE WILL THE TOTAL DENSITY EXCEED THE APPROVED ODP DENSITY OF 494 UNITS.

**SINGLE FAMILY DETACHED DEVELOPMENT STANDARDS**

	SINGLE FAMILY DETACHED
MINIMUM LOT SIZE	6,600 S.F.
MINIMUM LOT WIDTH	50' 60' ON CORNER LOTS, 50' ON CUL-DE-SACS AT BUILDING SETBACK, 70' FOR 3-CAR GARAGES
MAX. BUILDING HEIGHT	35', ACCESSORY STRUCTURES 20'
FRONT SETBACK	16', 20' TO GARAGE
REAR SETBACK	20', 5' FOR ACCESSORY STRUCTURES AND DETACHED GARAGES
SIDE YARD	5', 15' ON STREET SIDE OF CORNER LOTS
GARAGE ENTRANCE AT ALLEY	16', 3' IF ENTRANCE DOES NOT FACE ALLEY
GARAGE - SIDE LOADED	16'
MIN. DIST. BETWEEN BUILDINGS	10'
DEVELOPMENT PROPERTY BMDRY	N/A
MIN. OFFSITE PARKING SPACES	2



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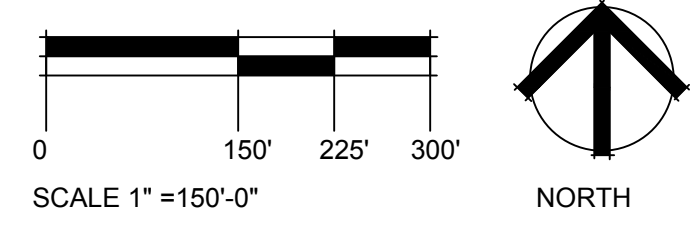
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 ODP - PDP/FDP  
 Comparison





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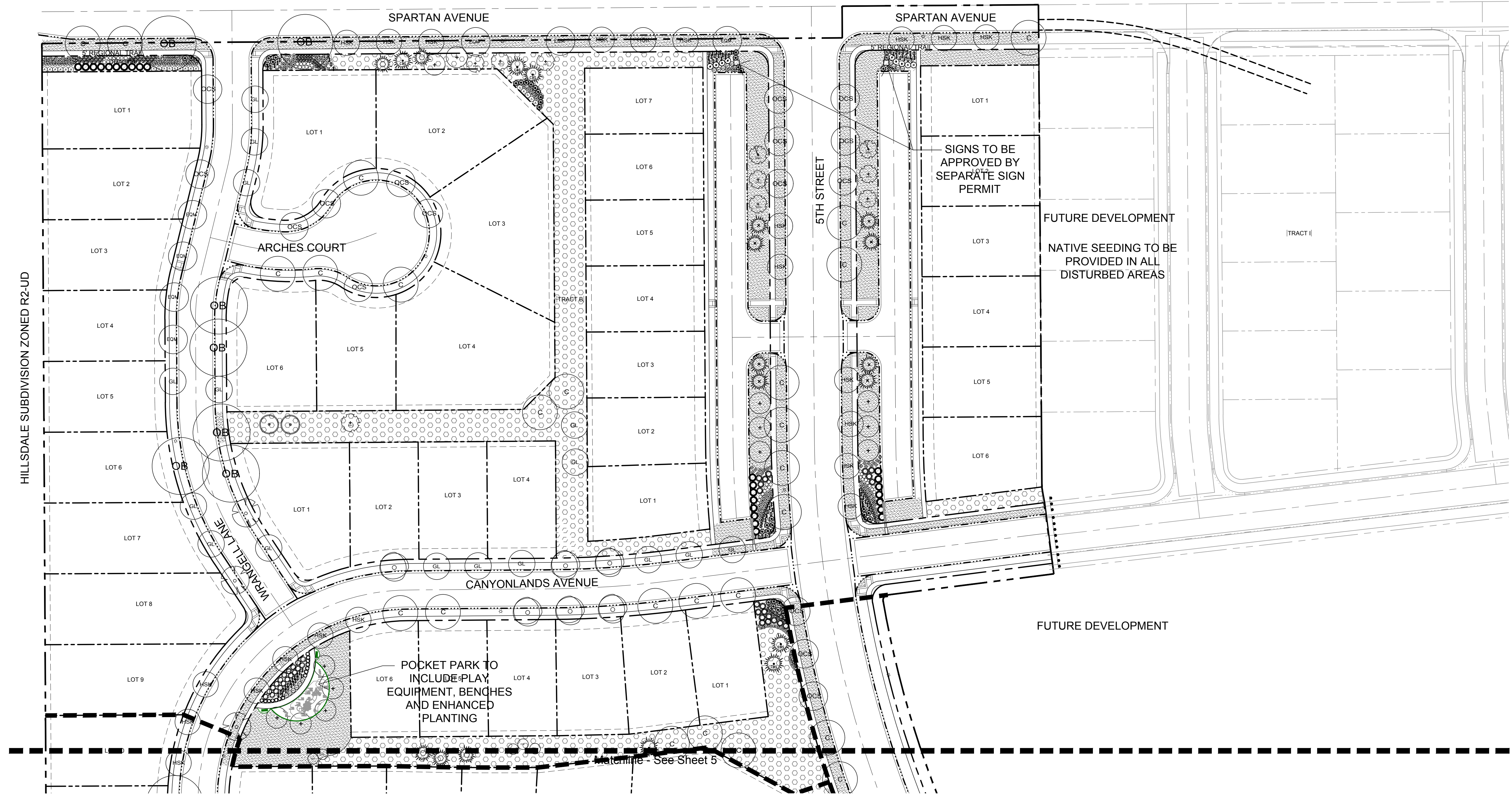
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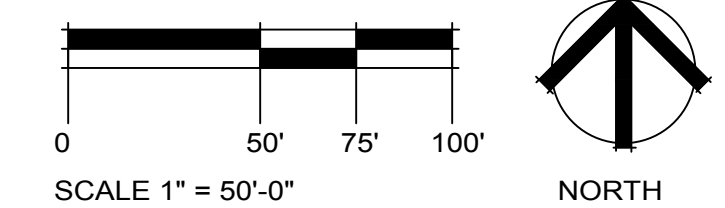
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Of: 8

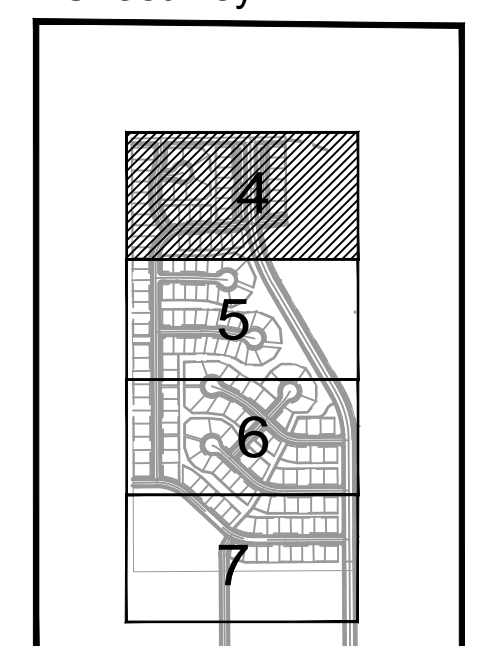


Legend:

- |  |  |
|--|--|
| 86,344 S.F. IRRIGATED TURF DURA-TURF SOD                               | 27,801 S.F. TEMPORARY NON-IRRIGATED NATIVE FOOTHILLS GRASS MIX                           |
| 19,676 S.F. SHREDDED CEDAR WOOD MULCH (IRRIGATED)                      | ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)   |
| ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH | 592,331 S.F. IRRIGATED NATIVE FOOTHILLS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL) |
| STEEL EDGER, ROUNDED TOP   | 27,519 S.F. IRRIGATED DETENTION & WETLANDS SEED MIX                                      |
| EXISTING TREES   | ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)   |
|  | 24,648 S.F. IRRIGATED NATIVE FOOTHILLS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)  |
|  | BANKS OF DETENTION AREAS   |



Sheet Key:





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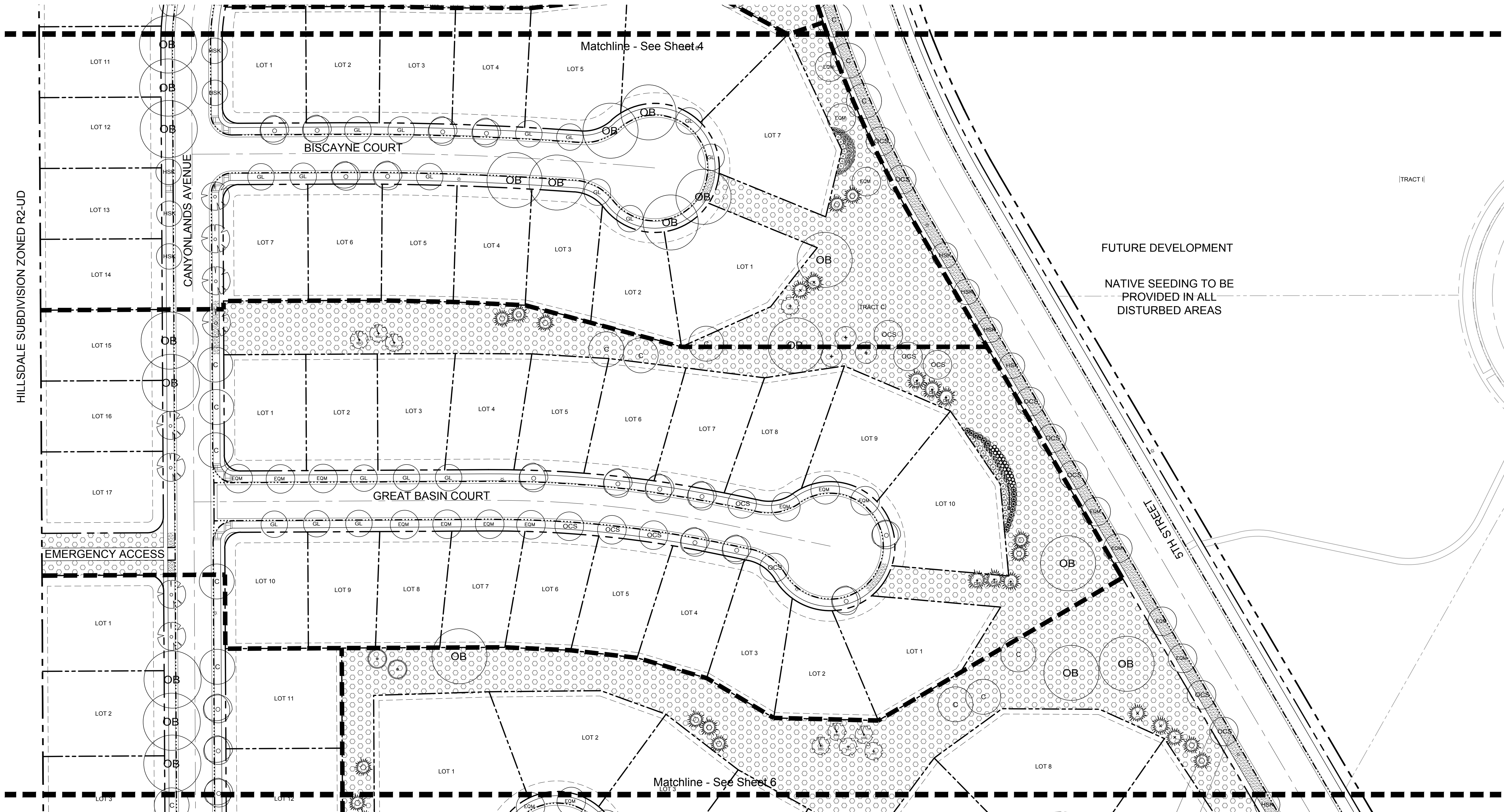
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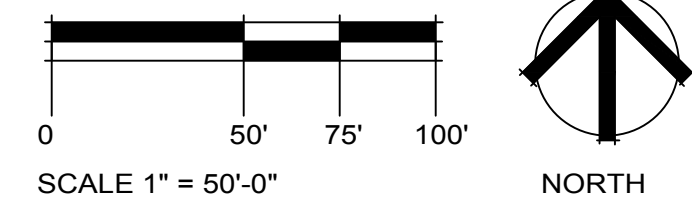
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Of: 8

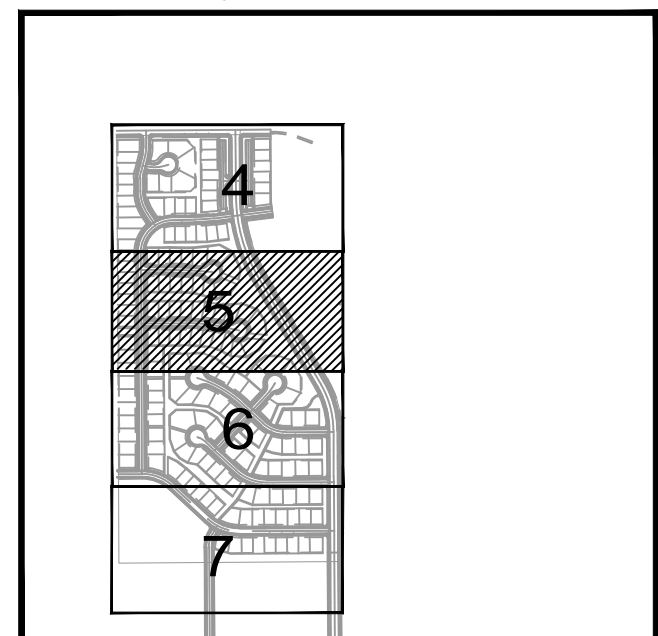


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86,344 S.F.	IRRIGATED TURF DURA-TURF SOD	27,801 S.F.	TEMPORARY NON-IRRIGATED NATIVE FOOTHILLS GRASS MIX
19,676 S.F.	SHREDDED CEDAR WOOD MULCH (IRRIGATED) ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH	592,331 S.F.	IRRIGATED NATIVE FOOTHILLS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)
	STEEL EDGER, ROUNDED TOP EXISTING TREES	27,519 S.F.	IRRIGATED DETENTION & WETLANDS SEED MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)
		24,648 S.F.	IRRIGATED NATIVE FOOTHILLS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL) BANKS OF DETENTION AREAS



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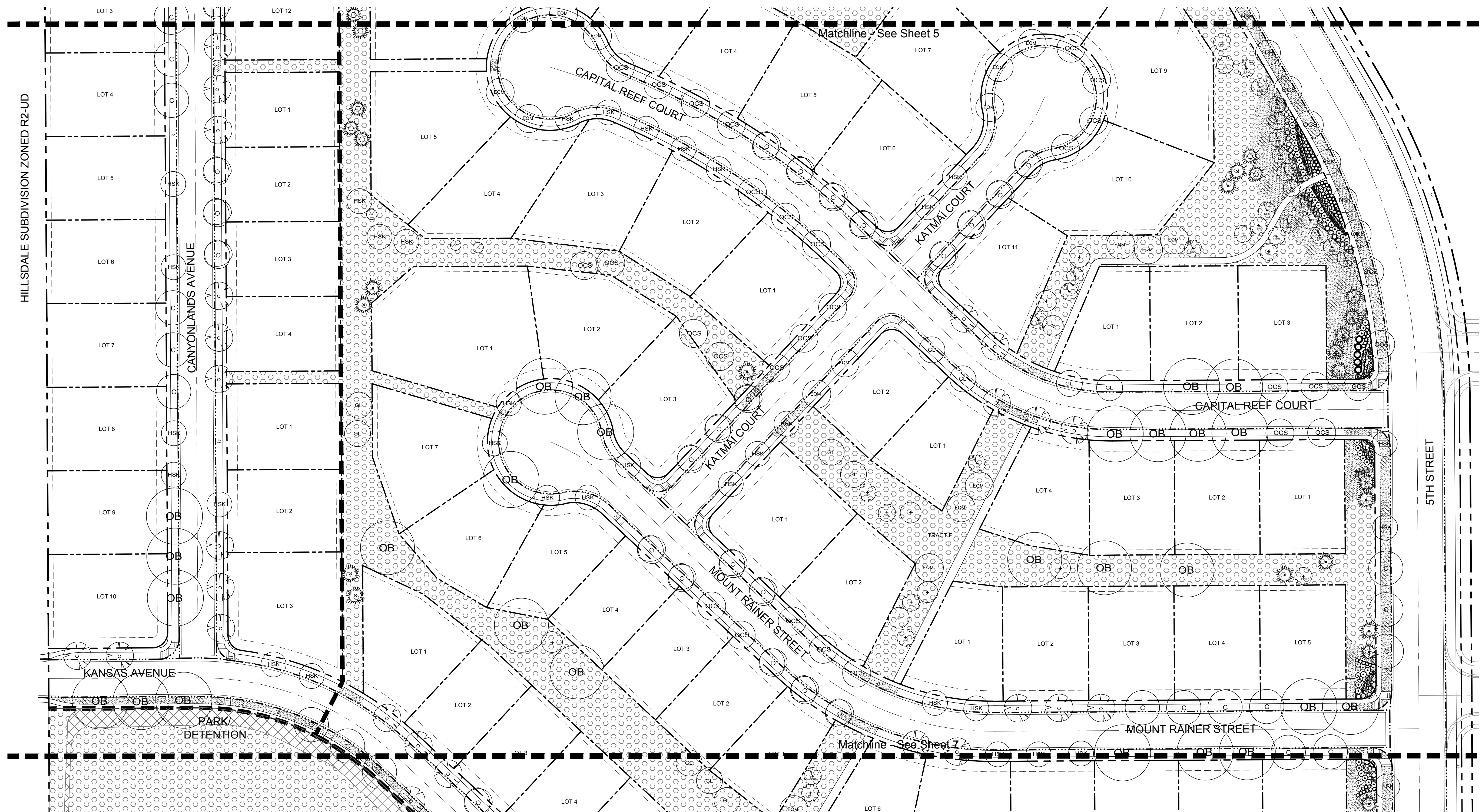
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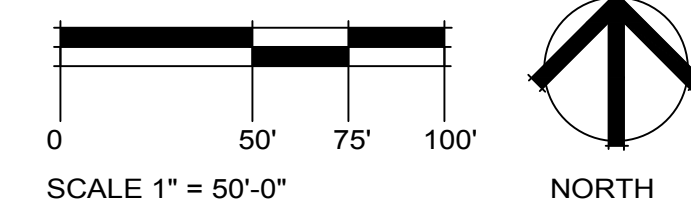
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Of: 8

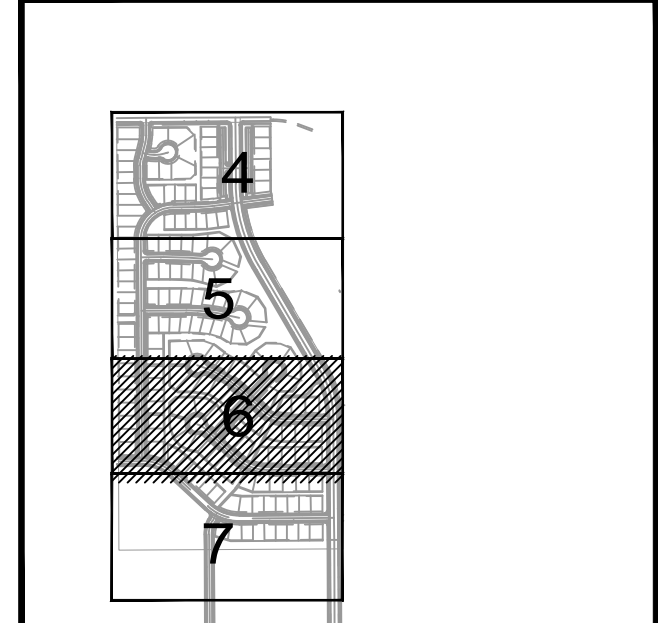


Legend:

- |             |   |              |   |
|-------------|---|--------------|---|
| 86,344 S.F. | IRRIGATED TURF<br>DURA-TURF SOD   | 27,801 S.F.  | TEMPORARY NON-IRRIGATED<br>NATIVE FOOTHILLS GRASS MIX<br>ARKANSAS VALLEY SEED MIX (OR<br>APPROVED EQUAL)      |
| 19,676 S.F. | SHREDDED CEDAR WOOD<br>MULCH (IRRIGATED)<br>ALL SHRUB BED AREAS TO<br>RECEIVE MINIMUM 4"-6"<br>SHREDDED CEDAR WOOD<br>MULCH | 592,331 S.F. | IRRIGATED NATIVE FOOTHILLS MIX<br>ARKANSAS VALLEY SEED MIX (OR<br>APPROVED EQUAL)                             |
|             | STEEL EDGER, ROUNDED TOP  | 27,519 S.F.  | IRRIGATED DETENTION & WETLANDS<br>SEED MIX<br>ARKANSAS VALLEY SEED MIX (OR<br>APPROVED EQUAL)                 |
|             | EXISTING TREES  | 24,648 S.F.  | IRRIGATED NATIVE FOOTHILLS MIX<br>ARKANSAS VALLEY SEED MIX (OR<br>APPROVED EQUAL)<br>BANKS OF DETENTION AREAS |



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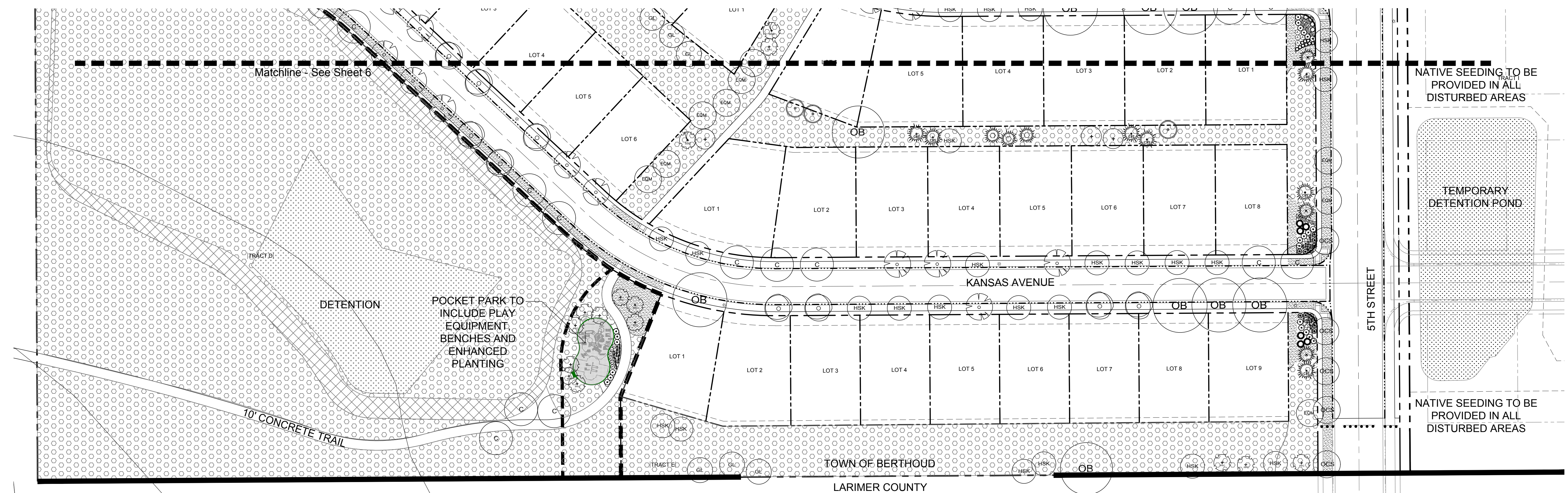
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 Landscape Plan

Sheet  
 Number: **7**  
 Of: 8



TRAIL TO CONNECT TO FUTURE TO EXISTING TRAIL IN HILLSDALE SUBDIVISION

FEMA SFHAs ZONE A

FEMA SFHAs ZONE A

NATIVE SEEDING TO BE PROVIDED IN ALL DISTURBED AREAS

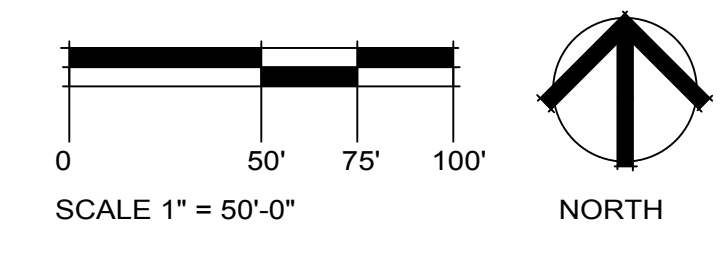
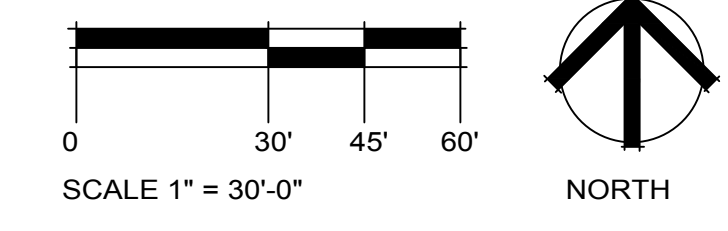
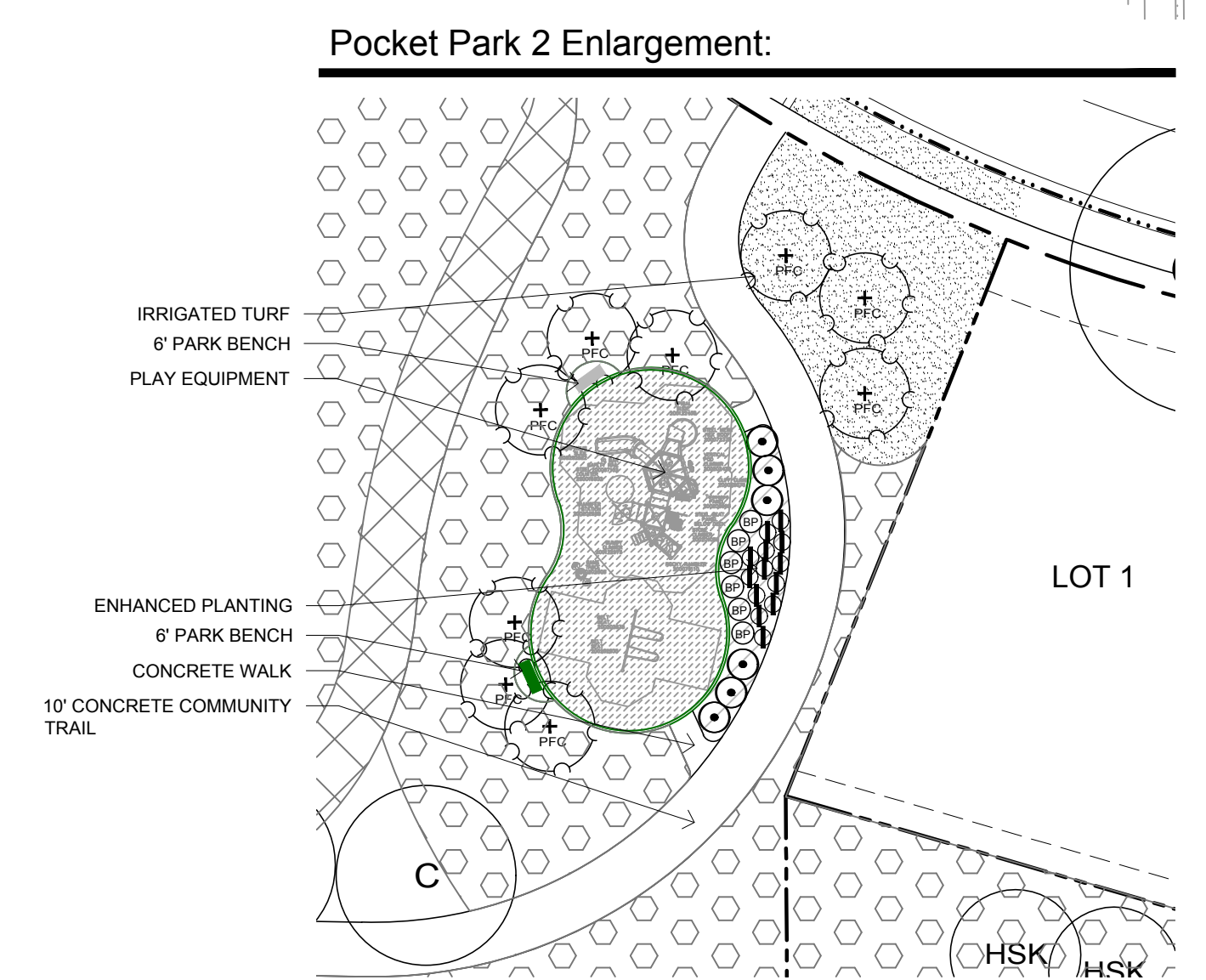
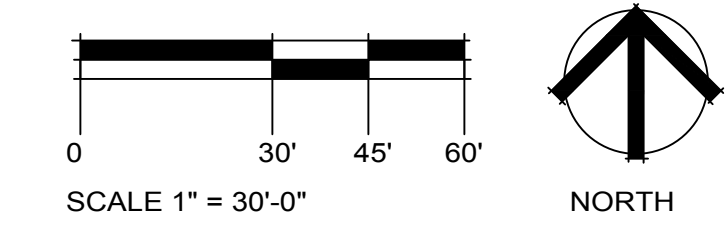
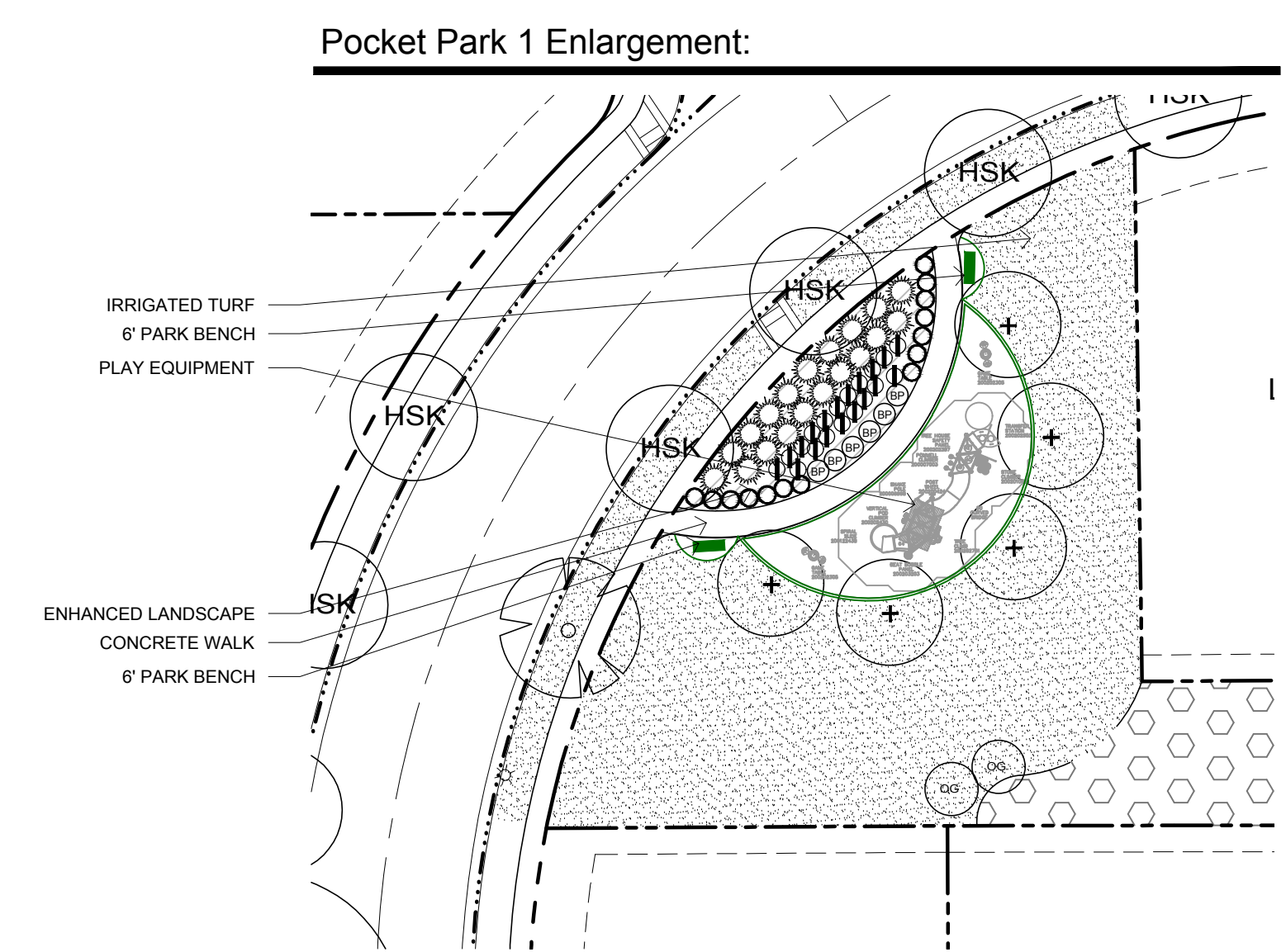
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**Park Furnishings Schedule:**

DESCRIPTION	MANUFACTURER	QUANTITY	MOUNT TYPE
NU-EDGE PLAY STRUCTURE NE-515	LITTLE TIKES COMMERCIAL	1	IN-GROUND
GAME TABLES 200202305	LITTLE TIKES COMMERCIAL	3	IN-GROUND
KID BUILDER PLAY STRUCTURE KB-615	LITTLE TIKES COMMERCIAL	1	IN-GROUND
MAY PLAY SWING SET 200202202	LITTLE TIKES COMMERCIAL	1	IN-GROUND
HERITAGE BENCH 200202089	LITTLE TIKES COMMERCIAL	4	SURFACE

\* EQUIPMENT COLORS: TAN POSTS, FOREST GREEN ACCENTS & ROOF, DARK RED SLIDES  
 \*\*SUBSTITUTIONS REQUIRE OWNER APPROVAL



**Sheet Key:**

