

CHECKED BY: CG, MT
DRAWN BY: BP, CG, LF, NP

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS CANOPY TREES						
CE OC	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL.	LOW
PO AN	2	POPULUS ANGUSTIFOLIA	NARROWLEAF COTTONWOOD	B & B	2" CAL.	LOW
EVERGREEN TREES						
JU SC	6	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6" HEIGHT	VERY LOW
PI BS	2	PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	B & B	8-10" HT. MIN	LOW
PI ED	11	PINUS EDULIS	PINYON PINE	B & B	8-10" HT. MIN	LOW
ORNAMENTAL TREES						
AC FL	8	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	1.5" CAL.	LOW
MA SS	5	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL.	MOD
PO TR	10	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	1.5" CAL.	MOD
QU GA	15	QUERCUS GAMBELII	GAMBEL OAK	B & B	1.5" CAL.	VERY LOW
DECIDUOUS SHRUBS						
AM SE	25	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW
CO AF	74	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5	LOW
CO AC	78	COTONEASTER ACUTIFOLIUS (LUCIDUS)	PEKING COTONEASTER	CONT.	#5	LOW
PH MO	133	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW
PO PB	108	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5	LOW
RH CI	58	RHUS GLABRA 'CISMONTANA'	WESTERN SMOOTH SUMAC	CONT.	#5	LOW
RH TR	70	RHUS TRILOBATA	SKUNKBUSH SUMAC	CONT.	#5	LOW
RI AU	154	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5	LOW
RO WO	178	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW
SY VU	96	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW
EVERGREEN SHRUBS						
JU BL	66	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5	LOW
JU BU	74	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	LOW
PI GL	48	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE GREEN SPRUCE	CONT.	#5	LOW
PI MO	9	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	LOW
ORNAMENTAL GRASSES						
AN GE	186	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	#1	LOW
SC SC	149	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW
PERENNIALS						
AC CO	155	ACHILLEA X 'CORONATION GOLD'	CORONATION GOLD YARROW	CONT.	#1	LOW
SA SU	40	SALVIA X SUPERBA	PERENNIAL SAGE	CONT.	#1	LOW
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	NOTES

REQUIREMENT CHARTS

Bicycle Parking					
	Minimum 2 Bicycle Parking Spots per Cottage Courtyard	Additional Short-Term Bicycle Parking Spots Required	Additional Long-Term Bicycle Parking Spots Required	Total Bicycle Parking Spots Required	Total Bicycle Parking Spots Provided
Cottage Court 1	2	2	1	5	6
Cottage Court 2	2	2	1	5	6
Cottage Court 3	2	3	2	7	10
Cottage Court 4	2	2	1	5	6
Cottage Court 5	2	3	2	7	12

NOTES:
1) SHORT-TERM BICYCLE PARKING - MIN. 2 PER MULTIFAMILY STRUCTURE OR 2 PER COTTAGE COURTYARD, PLUS 0.05 PER BEDROOM.
2) LONG-TERM BICYCLE PARKING - MIN. 2 PER MULTIFAMILY STRUCTURE OR 2 PER COTTAGE COURTYARD, PLUS 0.05 PER BEDROOM.
3) NO LONG-TERM BICYCLE PARKING REQUIRED FOR UNITS WITH PRIVATE GARAGE OR APPROPRIATELY SIZED LOCKED STORAGE UNIT.

Snow Storage		
Total Parking/Paving Area (sf)	Snow Storage Required (sf)	Snow Storage Provided (sf)
87,658	21,915	22,875

NOTES:
1) TOTAL SNOW STORAGE REQUIRED EQUAL TO 25% OF TOTAL PARKING/PAVING AREA.

Common Space			
	Cottage Court Area (acre)	Cottage Court Density (sf Gross Floor Area Per Acre)	Shared Private Common Space Area (sf)
Cottage Court 1	1.17	6,735	14%
Cottage Court 2	1.63	8,080	15%
Cottage Court 3	1.99	8,436	12%
Cottage Court 4	1.35	6,650	10%
Cottage Court 5	1.95	7,006	14%

NOTES:
1) MAXIMUM COTTAGE COURT PROJECT SIZE IS 2 ACRES.
2) MAXIMUM DENSITY IS 16,000 SQUARE FEET OF GROSS FLOOR AREA IN COTTAGE UNITS PER ACRE OF PROJECT SITE AREA.
3) SHARED PRIVATE COMMON SPACE CONTAINING AT LEAST 10% OF THE PROJECT AREA SHALL BE REQUIRED.

Impervious Surface			
	Cottage Court Area (acre)	Total Impervious Coverage (acre)	Lot Coverage (percent)
Cottage Court 1	1.17	0.43	36%
Cottage Court 2	1.63	0.74	46%
Cottage Court 3	1.99	0.87	44%
Cottage Court 4	1.35	0.48	36%
Cottage Court 5	1.95	0.84	43%

NOTES:
1) RESIDENTIAL MULTI-FAMILY NOT TO EXCEED 80% IMPERVIOUS MATERIAL.

Labeled locations and calculations for amounts for all of the required landscaping. [Section 4.11.030.A]

Tables for all required locations and amounts have been added to plans. Additional sheets have been added to the landscape drawing set for clarity LP-403: Landscape Buffer Plan LP-404 Bicycle Parking Plan

Trees require a minimum caliper of three inches. Revise the tree species that meet this requirement. [Section 4.11.030.B.2]

Tree caliper has been revised to 3" for deciduous canopy and ornamental trees.

Cottage court labels have been revised to show lot numbers to match the proposed plat. Cottage Court areas have also been revised and updated to match.

Align the cottage court label with the lot number on the proposed plat. The cottage court area for Court 4 doesn't appear to align with the area any lot on the proposed plat.

Include turf sod/grass calculations in the landscape plan. The limit on turf for the proposed development will be determined by Table 4.11-1: Use of Turf Grass By Zone District for Residential Low and Medium. The limit is 2,500 square feet per unit.

Turf/sod has been removed from the plans.

Provide impervious coverage calculations for each lot that follow the definition of the LUDC, including driveways, buildings, decks, sidewalks, parking, streets, and paved areas.

Detailed impervious coverage calculations provided on civil drawing set to.

On the plans, note which plants are on the CSU Extension Office Landscape proposals. When using plant materials not on the CSU list, provide information in the plant/landscape notes describing how the proposed plant types are low-water, drought-tolerant, and FireWise. [Section 4.11.030; <https://extension.colostate.edu/resources/firewise-plant-materials/>].

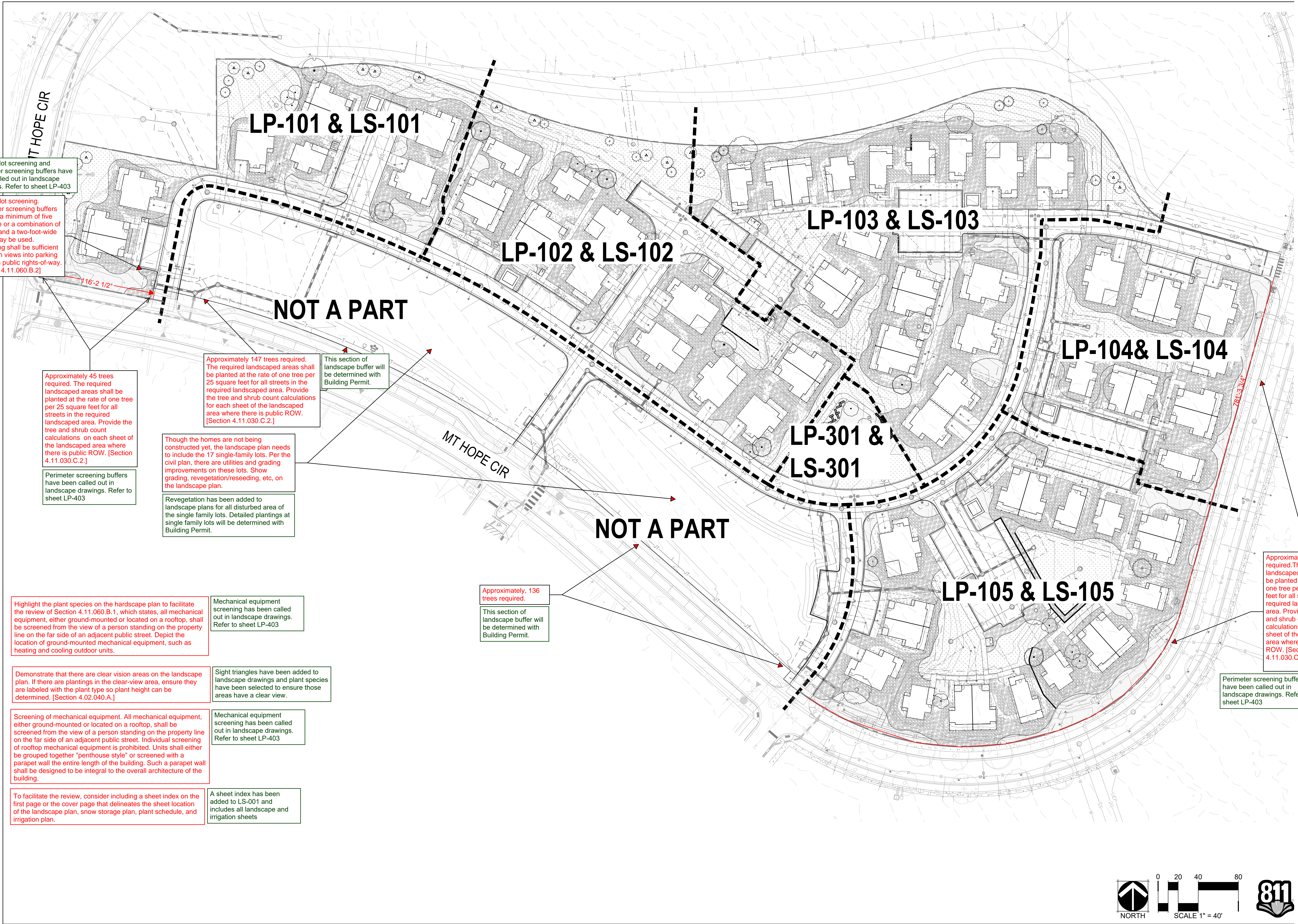
We have been working with an ecologist to finalize a plant list that utilizes a diverse range of species to meet the intent of these requirements. We have added water use, drought-tolerant and Firewise compliance information to the plant schedule.

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	WOOD MULCH	CASCADE CEDAR MULCH	SITEONE OR APPROVED EQUAL	BUMU-0131	NATURAL	SEE PLANS FOR AREA	1 / LP-501 2 / LP-501 3 / LP-501	TO BE PLACED IN TREE PLANTING RINGS AND PERENNIAL/ORNAMENTAL GRASS AREAS AT 3" MIN. DEPTH. WEED BARRIER NOT REQUIRED
M-02	COBBLE MULCH	BULK RIVER ROCK LOCAL (COLORADO)	SITEONE OR APPROVED EQUAL	DAGG-5320-TN	NATURAL COLORADO	1-1/2"	N/A	TO BE PLACED IN AREAS INDICATED ON PLAN AT 4" MIN. DEPTH OVER WEED BARRIER. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES
M-03	CRUSHER FINES	BULK TAN BREEZE	SITEONE OR APPROVED EQUAL	CAGG-0224	TAN	SEE PLANS	7 / LP501	4" MIN. DEPTH OVER COMPACTED SUBGRADE, STABILIZER TO BE ADDED
M-04	DECORATIVE ROCK MULCH	BULK PIONEER BLUE	SITEONE OR APPROVED EQUAL	DAGG-5196	BLUES AND GREYS	1-1/2"	N/A	TO BE PLACED IN AREAS INDICATED ON PLAN AT 4" MIN. DEPTH OVER WEED BARRIER. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES
M-05	METAL EDGER	METAL EDGER	DURAEDGE OR APPROVED EQUAL	ROLLED TOP EDGE	POWDER COAT GREEN	4" X 14 GAUGE	6 / LP501	TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. REFER TO GENERAL LANDSCAPE NOTES
M-06	LANDSCAPE BOULDERS	SILOAM STONE, MIX	SILOAM STONE INC. OR APPROVED EQUAL	N/A	NATURAL	MIX OF 3'-5' DIA.	1/LP-502	REFER TO DETAIL
M-07	STONE SLAB	STONE SLABS	SILOAM STONE INC. OR APPROVED EQUAL	N/A	NATURAL	18" W X 24" H X 4' L	3/LP-502	REFER TO DETAIL

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
S-01	PICNIC TABLES	MIDVALE PICNIC TABLE	THOMAS STEEL OR APPROVED EQUAL	MVT-8HCS-WI-P	MATERIAL: IPE; POWDER COAT: BEIGE GRAY	8' ADA	SURFACE MOUNT, INSTALL PER MANUFACTURERS SPECIFICATIONS
S-02	BIKE RACK	U BIKE RACK	MADRAX OR APPROVED EQUAL	U190-IG-ES	BEIGE GRAY POWDER COAT	1-7/8"	IN GROUND MOUNTED; INSTALL PER MANUFACTURERS SPECIFICATIONS
S-03	PERGOLA	TOSA PERGOLA	STURDESIGN OR APPROVED EQUAL	TOSA E	PURLINS: WOOD GRAIN ALUMINUM, POWDER COAT: DARK TAUPE SATIN	10' W X 18' L X 8' H	INSTALL PER MANUFACTURERS SPECIFICATIONS



WILDFLOWER COTTAGES AT HAYMEADOW
EAGLE, COLORADO

OWNER:
ABRIKA PROPERTIES, LLC
8250 SW 27TH AVE
OCALA FL, 34476
352.854.7753

NOT FOR
CONSTRUCTION

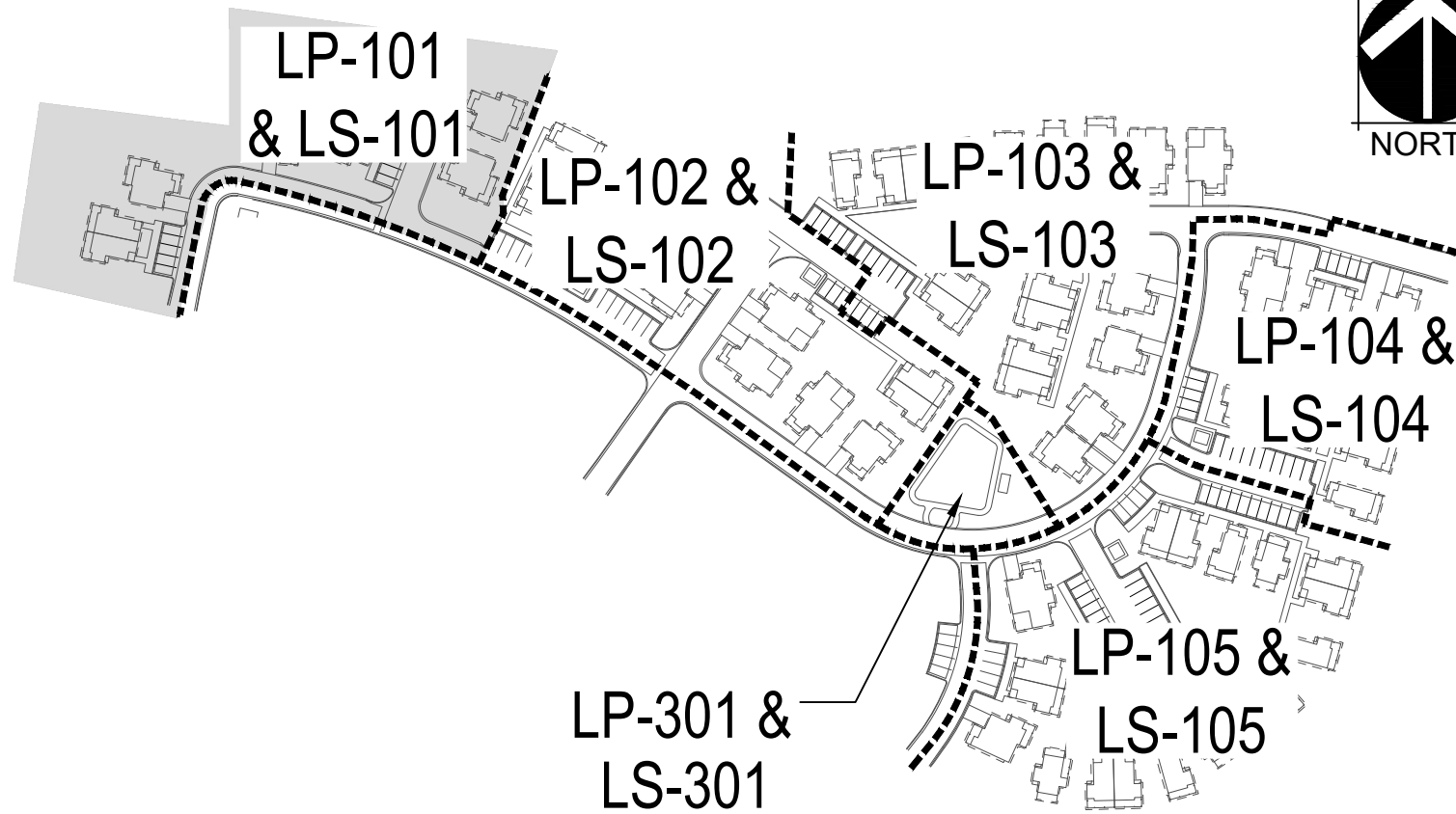
DATE:
08/01/25 MAJOR
DEVELOPMENT PLAN

SHEET TITLE:
HARDSCAPE
PLAN

LS-101

KEY MAP

N.T.S.

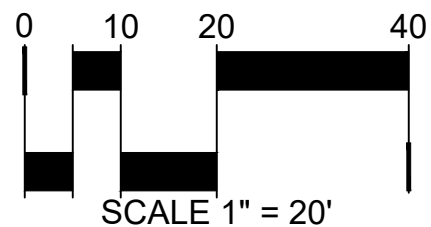
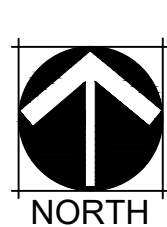


LEGEND

SYMBOL	CODE	DESCRIPTION
		LOT LINES
		MATCHLINES
		LIMIT OF WORK
		EASEMENTS
		MOW LINE
	M-01	WOOD MULCH
	M-02	COBBLE MULCH
	M-03	CRUSHER FINES
	M-04	DECORATIVE ROCK MULCH
	M-05	METAL EDGER
	M-06	LANDSCAPE BOULDERS
	M-07	STONE SLAB
		TURF SOD
		IRRIGATED NATIVE SEED
SYMBOL	CODE	DESCRIPTION
	S-01	PICNIC TABLES
	S-02	BIKE RACK
	S-03	PERGOLA

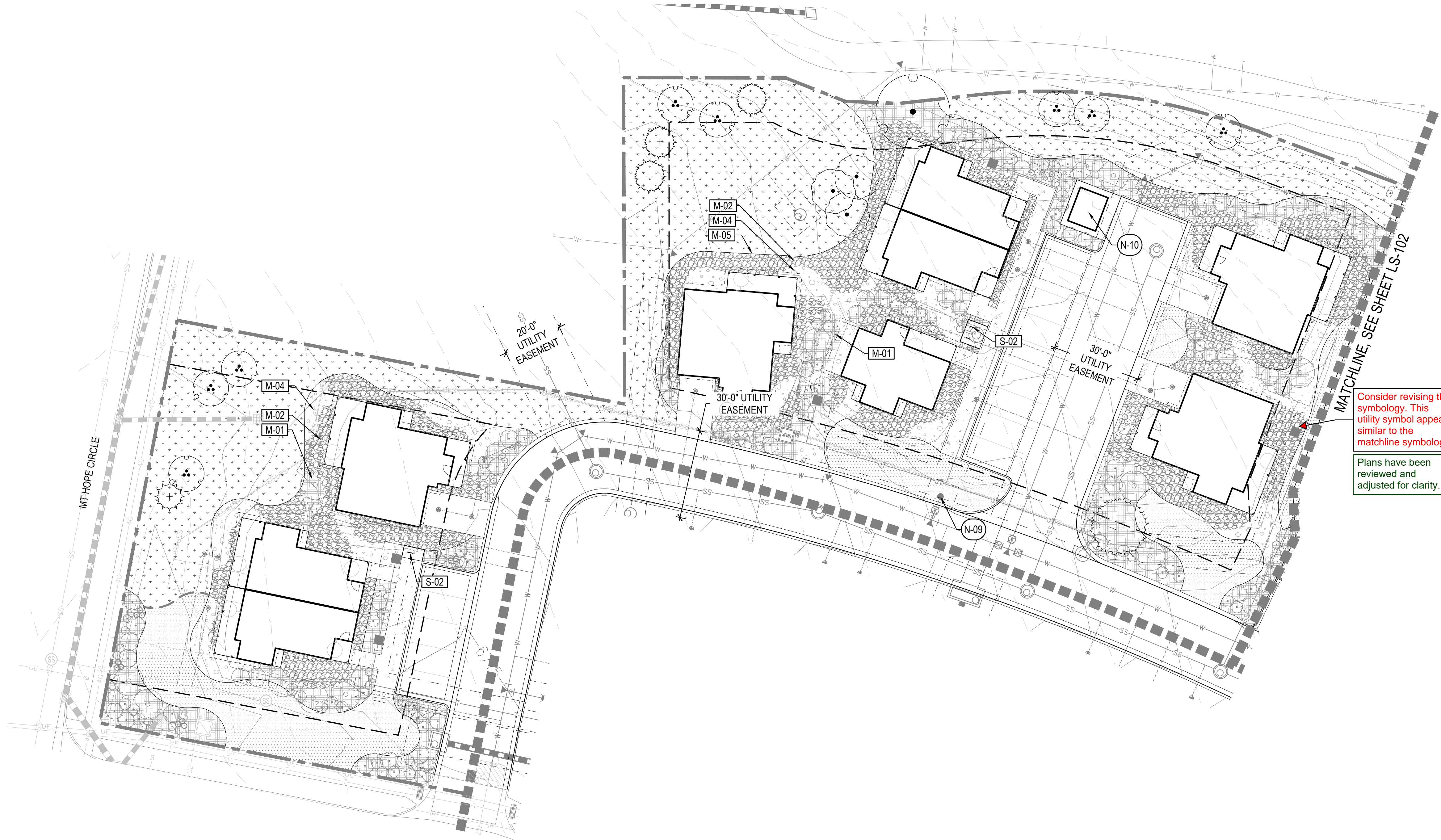
KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	PEDESTRIAN LIGHT	RE: PHOTOMETRICS
N-02	BOULDER RETAINING WALL	2 / LP-502
N-03	TREE PLANTING	1 / LP-501
N-04	SHRUB PLANTING	2 / LP-501
N-05	TREE PLANTING ON SLOPE	3 / LP-501
N-07	PROPOSED UTILITIES, TYP.	RE: CIVIL
N-08	SIGHT TRIANGLES, TYP.	RE: CIVIL
N-09	FIRE HYDRANT, TYP.	RE: CIVIL
N-10	TRASH ENCLOSURE	RE: ARCH
N-11	CIP RETAINING WALL	RE: CIVIL



Consider revising the symbology. This utility symbol appears similar to the matchline symbology.

Plans have been reviewed and adjusted for clarity.



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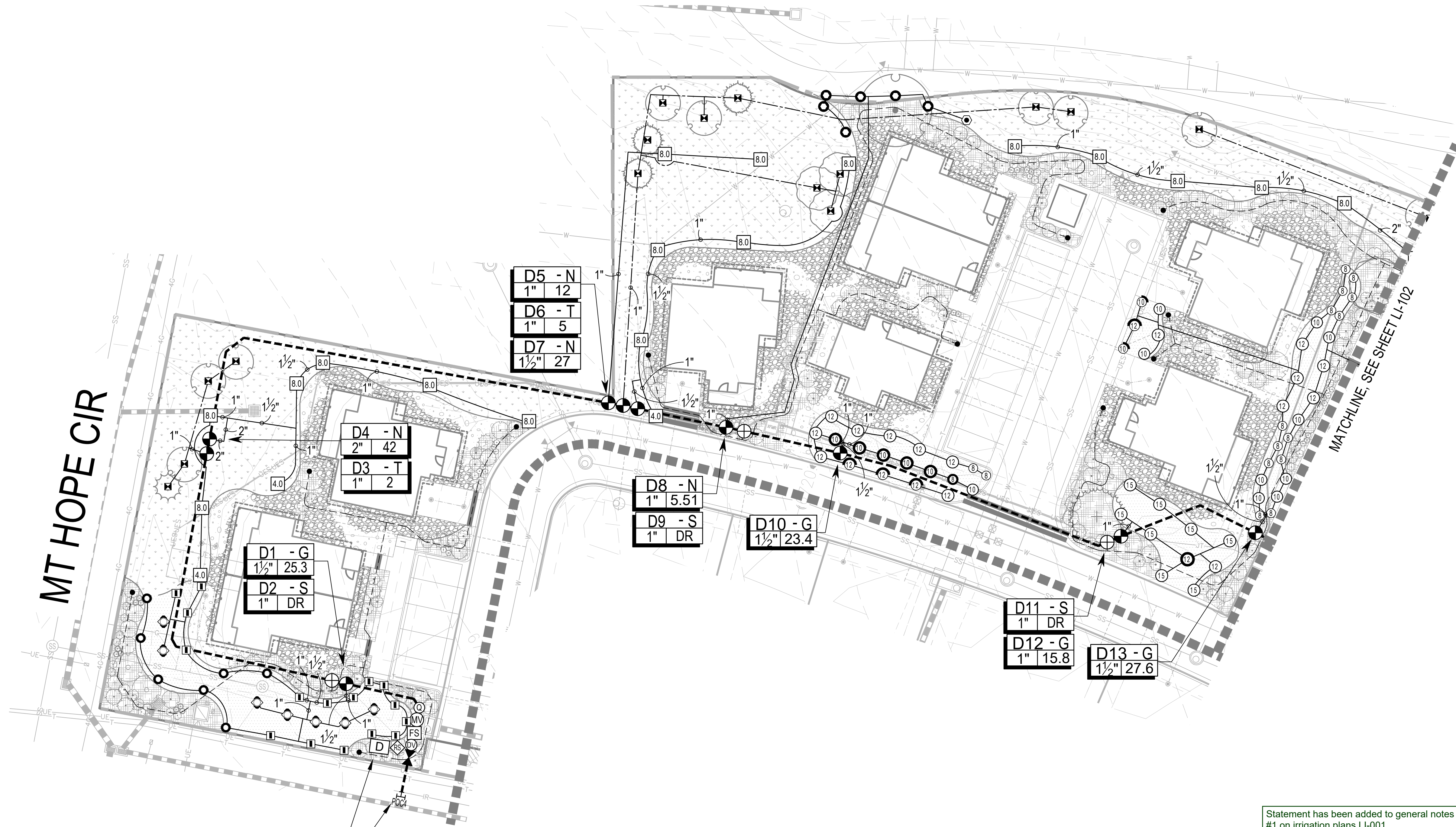
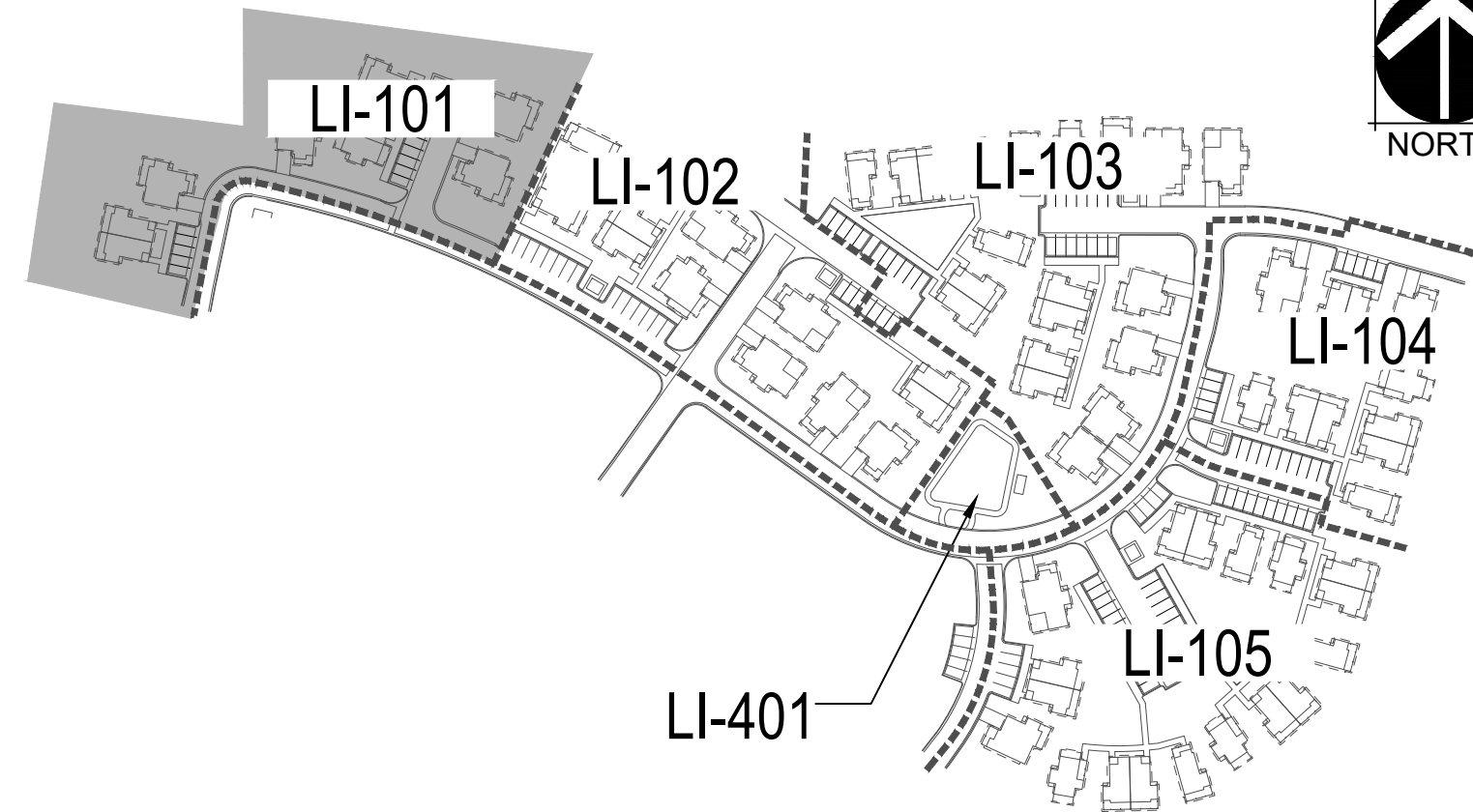
NOT FOR
CONSTRUCTION

DATE:
08/01/25 MAJOR
DEVELOPMENT PLAN

SHEET TITLE:
IRRIGATION
PLAN

LI-101

KEY MAP



CONTROLLER D
120 VAC REQUIRED
POC #4
SIZE: 2-INCH
FLOW: 50 GPM
PRESSURE: TBD PSI

Statement has been added to general notes
#1 on irrigation plans LI-001

The Haymeadow PUD states, the
Haymeadow Metropolitan District will own and
operate the raw water irrigation system
serving the development. Add this statement
to the landscape plan Key notes and indicate
on the plan that development will utilize a raw
water irrigation system.

IRRIGATION KEY NOTES

① IRRIGATION EQUIPMENT IS SHOWN HERE FOR GRAPHIC CLARITY. ALL MAINLINES, LATERALS, VALVES ETC SHALL BE LOCATED WITHIN PLANTING AREAS.

