

SIGNATURE BLOCK:

6TH & POTOMAC APARTMENTS, SITE PLAN

LEGAL DESCRIPTION

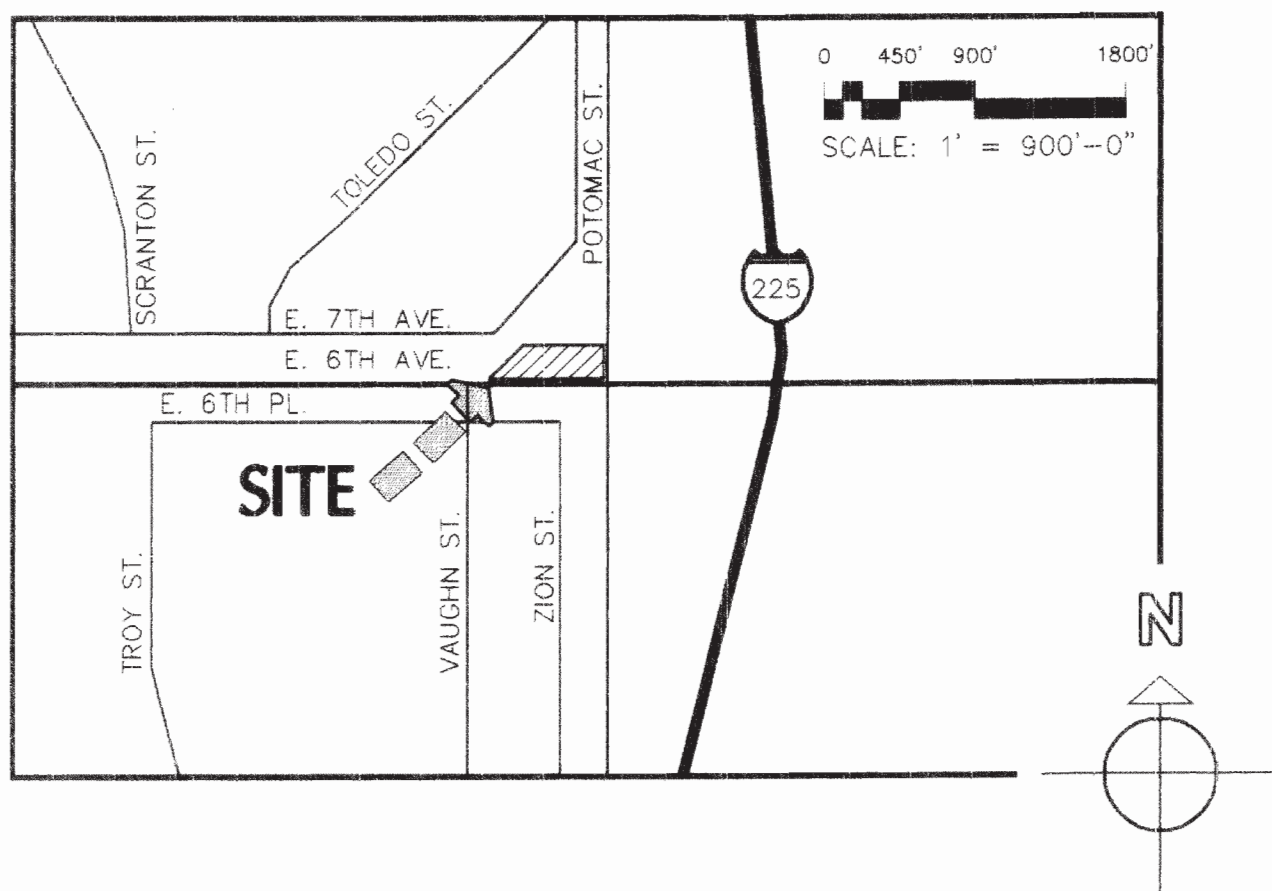
A PARCEL OF LAND SITUATED ON THE SE 1/4 OF SECTION 1, T4S, R67W OF THE 6TH P.M., ARAPAHOE COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1, AURORA HOUSING SUBDIVISION FILING NO. 1

CONTAINING 138,095 SQUARE FEET, 3.17 ACRES MORE OR LESS.

DRAWING INDEX

| | |
|----------|--|
| SHEET 1 | COVER SHEET |
| SHEET 2 | COVER SHEET |
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VICINITY MAP

SCALE: 1" = 900'

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, ITS SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY, AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS, AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL, OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF AURORA HOUSING AUTHORITY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF April AD 2001

BY Edward J. Biga AURORA HOUSING AUTHORITY
EDWARD J. BIGA, EXECUTIVE DIRECTOR

NOTARIAL:
STATE OF COLORADO)
COUNTY OF Arapahoe)

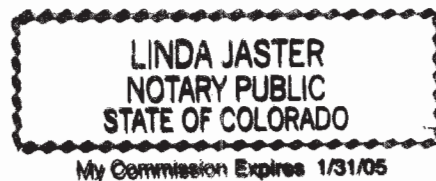
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd
DAY OF April AD 2001
BY Edward J. Biga EDWARD J. BIGA AS EXECUTIVE DIRECTOR OF AURORA HOUSING AUTHORITY

WITNESS MY HAND AND OFFICIAL SEAL

BY: Linda Jaster
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 1-31-05 NOTARY/BUSINESS ADDRESS:
1177-B So. Alton St
Denver, CO 80231

NOTARY
SEAL



RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
THE CITY OF AURORA, COLORADO AT _____ O'CLOCK _____ M, THIS _____
DAY OF _____ AD, 20 _____
CLERK AND RECORDER: _____
DEPUTY: _____

ADMINISTRATIVE AMENDMENTS

Lantz - Boggio Architects, P.C.
5650 DTC Parkway
Suite 200
Englewood, Colorado 80111

ISSUED FOR:
7/26/00 INITIAL REVIEW
9/19/00 SUBMITTAL
10/30/00 2ND SUBMITTAL
01/18/01 3RD SUBMITTAL
01/18/01 4TH SUBMITTAL

6TH & POTOMAC APARTMENTS

6th Ave. and Potomac Street
Aurora, Colorado

Project No.: 9942
Date: October 10, 2000
Sheet No.:
SHEET
1 OF 11

DATA:

| | | |
|-------------------------------------|--|---------------------------------------|
| LAND AREA WITHIN PROPERTY LINES: | 138,095 SQ. FT. | (3.17 ACRES) |
| NUMBER OF UNITS PROPOSED: | 68 UNITS | |
| NUMBER OF BUILDINGS PROPOSED: | (2) BLDGS. W/ CLUBHOUSE | |
| NUMBER OF STORIES: | 3-STORY APARTMENT BLDGS. | |
| TOTAL FLOOR AREA OF STRUCTURES: | (APARTMENT BLDGS.) | 25,456 SQ. FT. |
| TOTAL FLOOR AREA OF ACCESSORY USES: | (GARAGE/CLUBHOUSE) | 8,375 SQ. FT. |
| TOTAL BUILDING COVERAGE: | 33,831 SQ. FT. % OF SITE: | 24.5 % |
| TOTAL LANDSCAPE COVERAGE: | 62,399 SQ. FT. % OF LANDSCAPE: | 45.2 % |
| TOTAL HARD SURFACE AREA: | 41,865 SQ. FT. % OF HARD SURFACE: | 30.3 % |
| PRESENT ZONING CLASSIFICATION: | VACANT | |
| PROPOSED ZONING CLASSIFICATION: | R-3MH | |
| PROPOSED USES: | APARTMENTS | |
| PARKING REQUIREMENT CALCULATIONS: | 1-BED/1-BATH (10 UNITS) x 1.5= 15 SPACES 2-BED/2-BATH (46 UNITS) x 2 = 92 SPACES 3-BED/2-BATH (12 UNITS) x 2 = 24 SPACES TOTAL PARKING REQUIREMENT: | 131 SPACES |
| TOTAL SURFACE PARKING PROVIDED: | 101 101 | # COMPACT: 48 48 |
| TOTAL GARAGE PARKING PROVIDED: | 30 | |
| TOTAL PARKING SPACES PROVIDED: | 131 131 | |
| ACCESSIBLE PARKING PROVIDED: | 5 10 | ACCESSIBLE PARKING REQUIRED: 5 |
| ACCESSIBLE STANDARD PARKING: | 4 8 | ACCESSIBLE STANDARD PARKING: 4 |
| ACCESSIBLE GARAGE PARKING: | 0 | ACCESSIBLE VAN PARKING: 1 |
| ACCESSIBLE VAN PARKING: | 1 2 | |
| HEIGHT OF BUILDING: | 40 FEET MAXIMUM | (±40' PROPOSED) |
| PERMITTED MAXIMUM SIGN AREA: | 26 SQ. FT. PER SIGN FACE | |
| PROPOSED SIGN AREA: | 1 SIGN, 2 SIGN FACES | 15 SQ. FT. PER SIGN FACE |
| TYPE OF SIGN: | GROUND MOUNTED | (SEE DETAIL) |
| GROSS PARKING LOT AREA | 44,182 | S.F. X 5% EQUALS: |
| | 2,209 | S.F. PARKING LOT LANDSCAPING REQUIRED |
| | 2,745 | S.F. PARKING LOT LANDSCAPING PROVIDED |

SITE PLAN NOTES:

1. THE DEVELOPER, ITS SUCCESSOR AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR THEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" SHALL BE POSTED "NO PARKING - FIRE LANE".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPS. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO/ANSI 117.1.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREETS RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY AGREES TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTION 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT INTO PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETCETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. NO ARCHITECTURAL FEATURE(I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG BALCONIES, FOUNDATION, FOOTERS, CANTILEVERED WALLS, ETC.) IS ALLOWED TO ENCROACH INTO ANY EASEMENT.



Lantz Architects, P.C.
3650 DTC Parkway
Suite 200
Englewood, Colorado 80111

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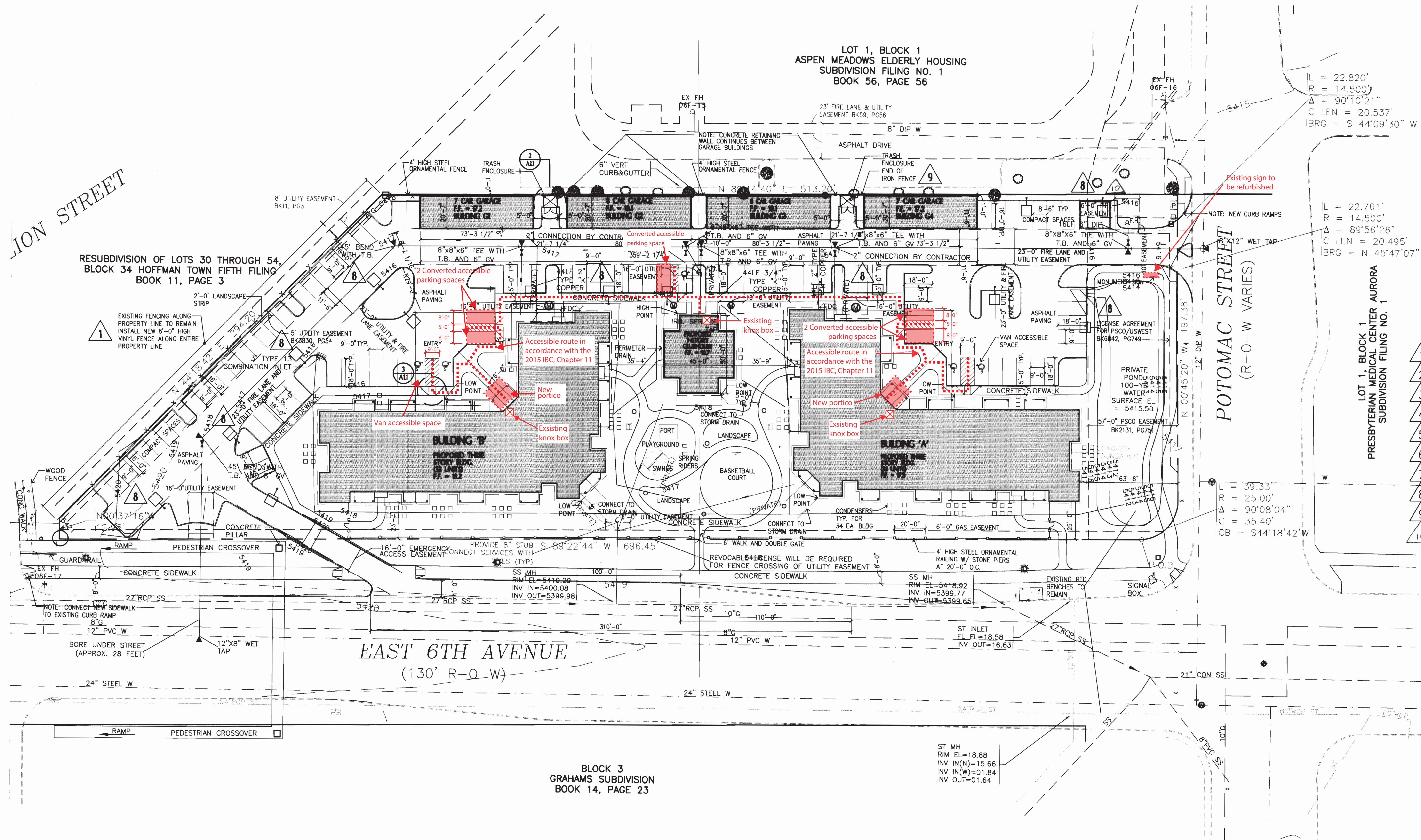
6TH & POTOMAC APARTMENTS

3th Ave. and Potomac Street
Aurora, Colorado

Project No.: 9942
Date: October 18, 2000
Sheet No.:

SHEET

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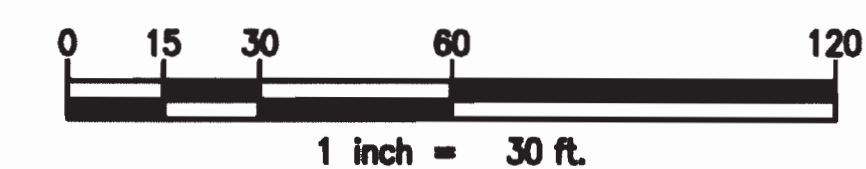
LEGEND

HANDICAP PARKING SIGN
RE: DETAIL 1/SHEET 6



SITE PLAN

SCALE 1" = 30'-0"



6TH & POTOMAC APARTMENTS

6th Ave. and Potomac Street
Aurora, Colorado

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| 04/10/02 | 6 | UPDATE COLOR & HEIGHT OF WROUGHT IRON FENCE |
| 04/10/02 | 7 | UPDATE NAME ON MONUMENT SIGN |
| 04/10/02 | 8 | REMOVE SHUTTERS |
| 04/10/02 | 9 | UPDATE WINDOWS & SLIDING GLASS DOORS |
| 04/10/02 | 10 | UPDATE COLOR OF DECORATIVE METAL RAILINGS |
| 04/10/02 | 11 | UPDATE COLOR OF COLUMNS |
| 04/10/02 | 12 | UPDATE FRONT GARAGE ELEVATIONS |
| 04/10/02 | 13 | ADDITION OF SITE LIGHTING |
| 04/10/02 | 14 | INDICATION OF END OF IRON FENCE |
| 01/10/04 | 15 | INSTALL CURB EQUIVALENT IN SIDE ENCLOSURE |

Lantz Architects, P.C.
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LOT 1, BLOCK 1
PRESBYTERIAN MEDICAL CENTER AURORA
SUBDIVISION FILING NO. 1

LOT 1, BLOCK 1
ASPEN MEADOWS ELDERLY HOUSING
SUBDIVISION FILING NO. 1
BOOK 56, PAGE 56

RESUBDIVISION OF LOTS 30 THROUGH 54,
BLOCK 34 HOFFMAN TOWN FIFTH FILING
BOOK 11, PAGE 3

BLOCK 3
GRAHAMS SUBDIVISION
BOOK 14, PAGE 23

6TH AVE & POTOMAC APTS

2000-4029-01

ZION STREET

VAUGHN STREET

RESUBDIVISION OF LOTS 30 THROUGH 54,
BLOCK 34 HOFFMAN TOWN FIFTH FILING
BOOK 11, PAGE 3

EAST 6TH AVENUE
(130' R-O-W)

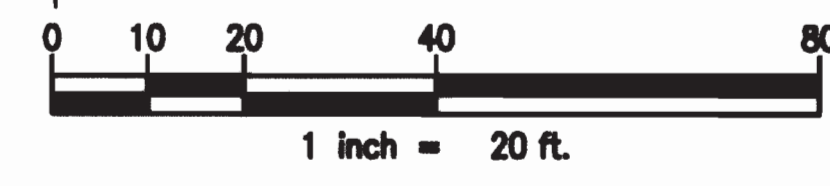
LEGEND

HANDICAP PARKING SIGN
RE: DETAIL 1/SHEET 6



SITE PLAN

SCALE 1" = 20'-0"



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| 04/10/02 | INDICATION OF END OF IRON FENCE |

6TH & POTOMAC APARTMENTS

6th Ave. and Potomac Street
Aurora, Colorado

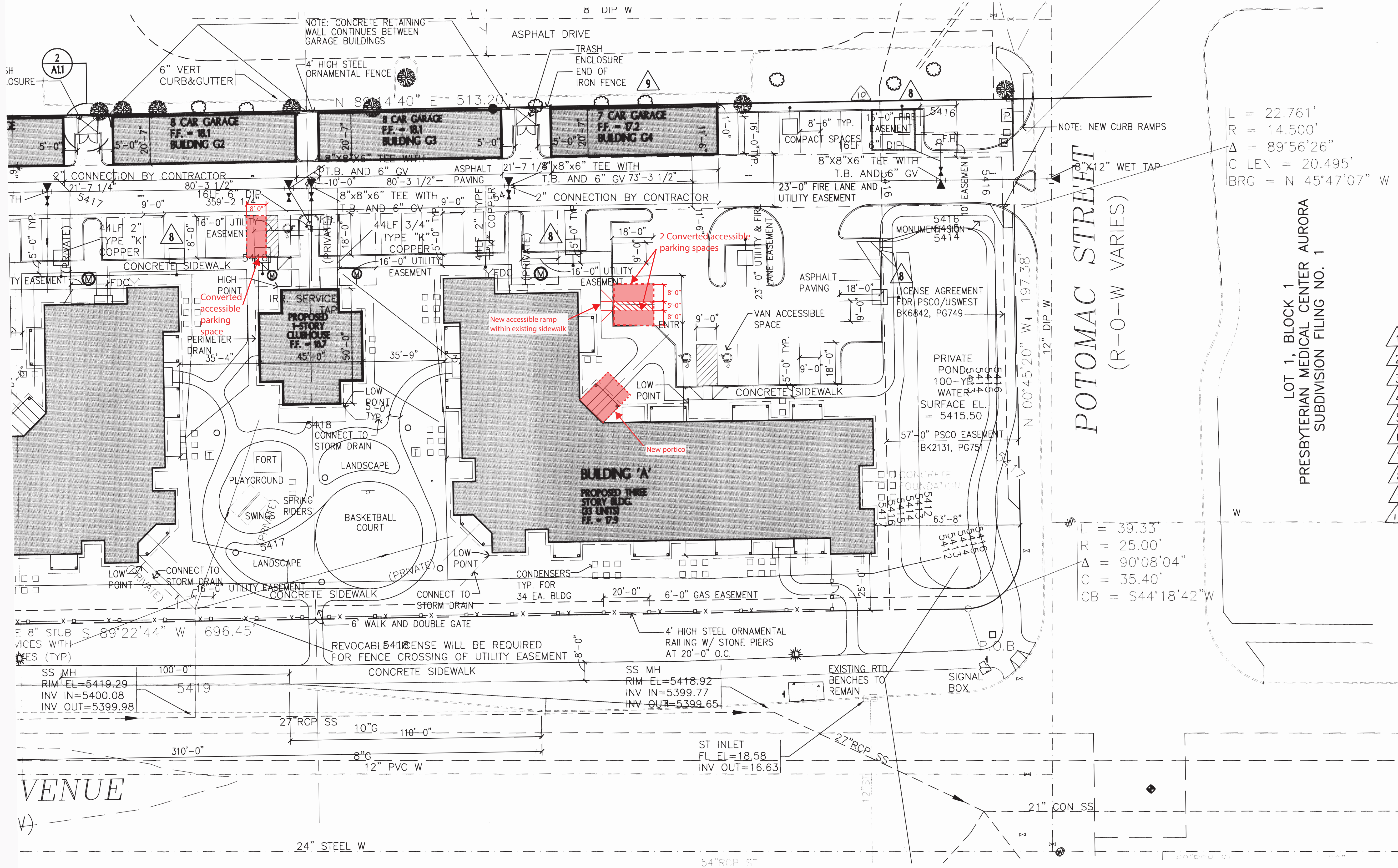
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5650 DTC Parkway
Suite 200
Englewood, Colorado 80111

6TH AVE & POTOMAC APTS 2000-4029-01



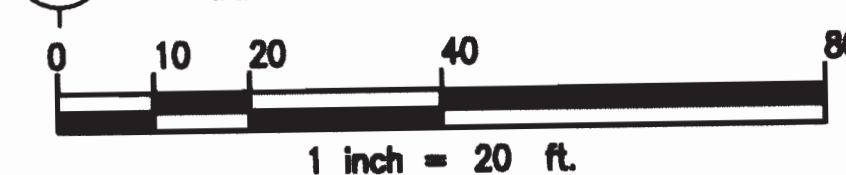
LEGEND

HANDICAP PARKING SIGN
RE: DETAIL 1/SHEET 6



SITE PLAN

SCALE 1" = 20'-0"



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| 04/10/02 | INDICATION OF END OF IRON FENCE |
| 5/11/01 | INSTALL GATES |

6TH & POTOMAC APARTMENTS

6th Ave. and Potomac Street
Aurora, Colorado

Project No.: 9942

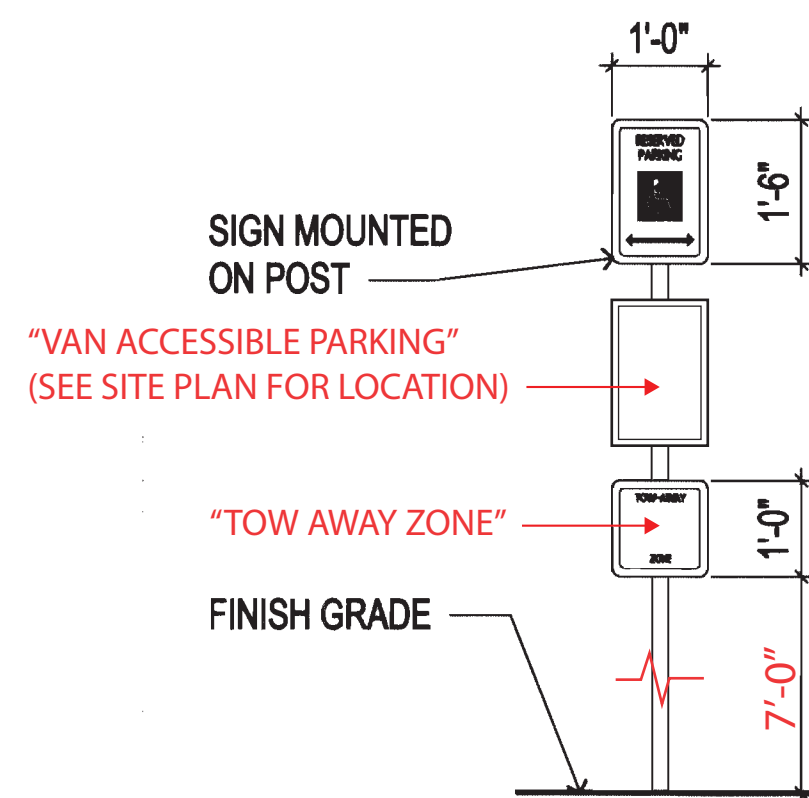
Date: October 18, 2000

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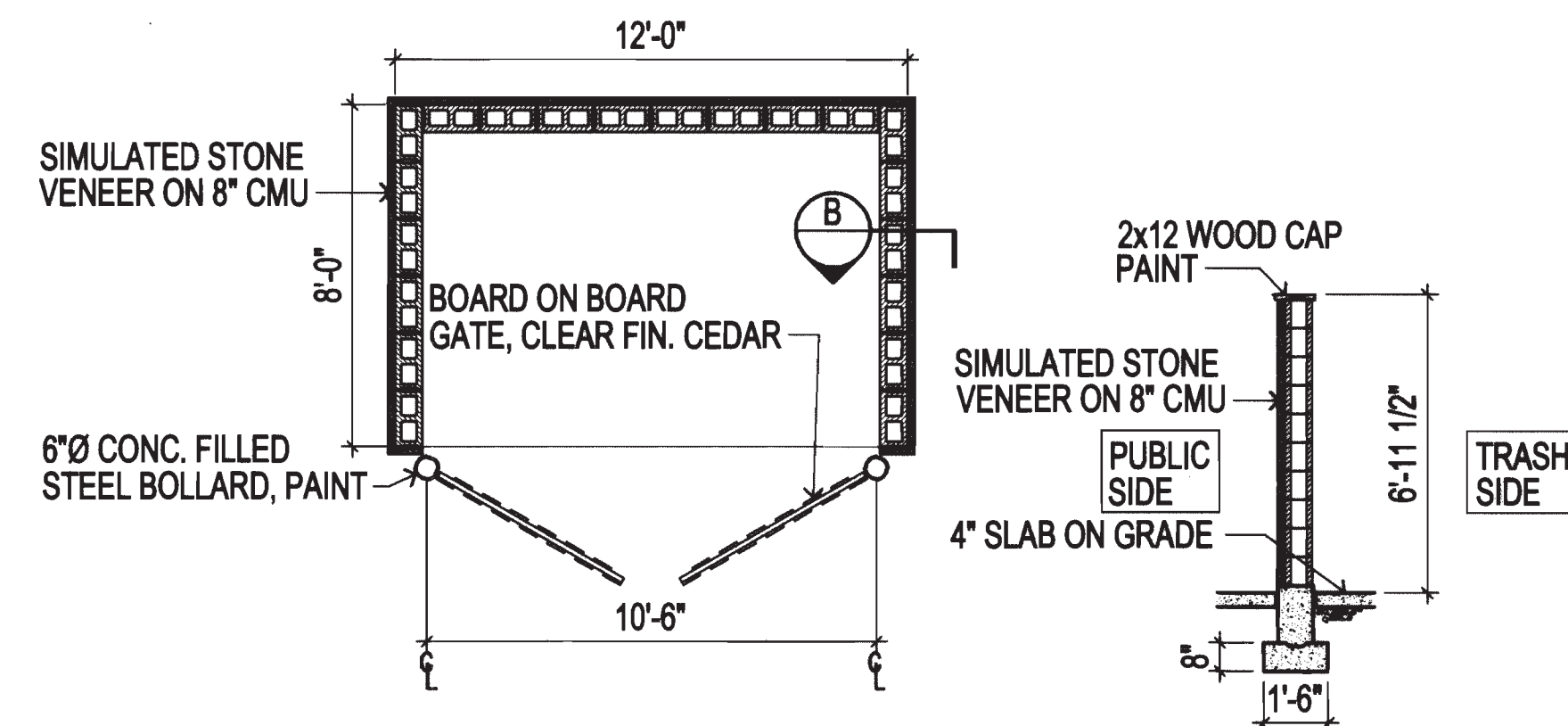
SHEET

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6TH AVE & POTOMAC ARTS 2000-4029-01

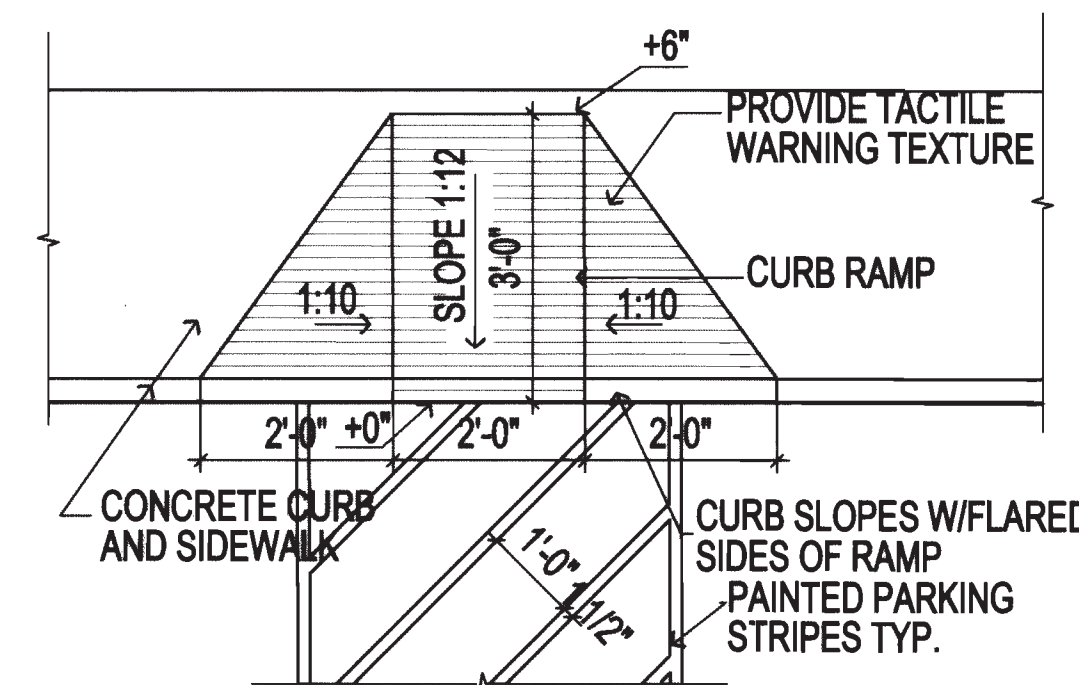


1 HANDICAP SIGN DETAIL
SCALE: 1/2" = 1'-0"

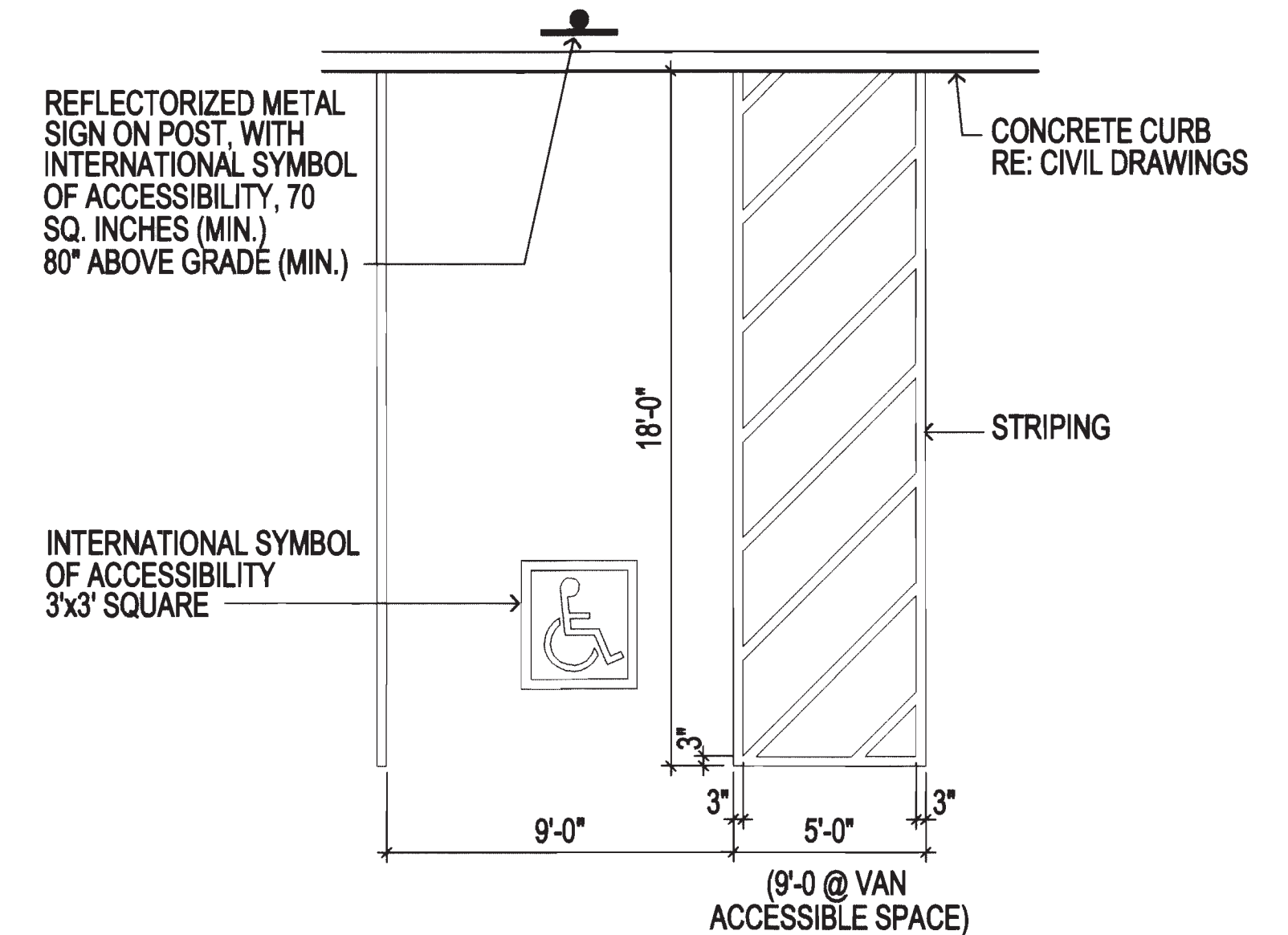


A TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

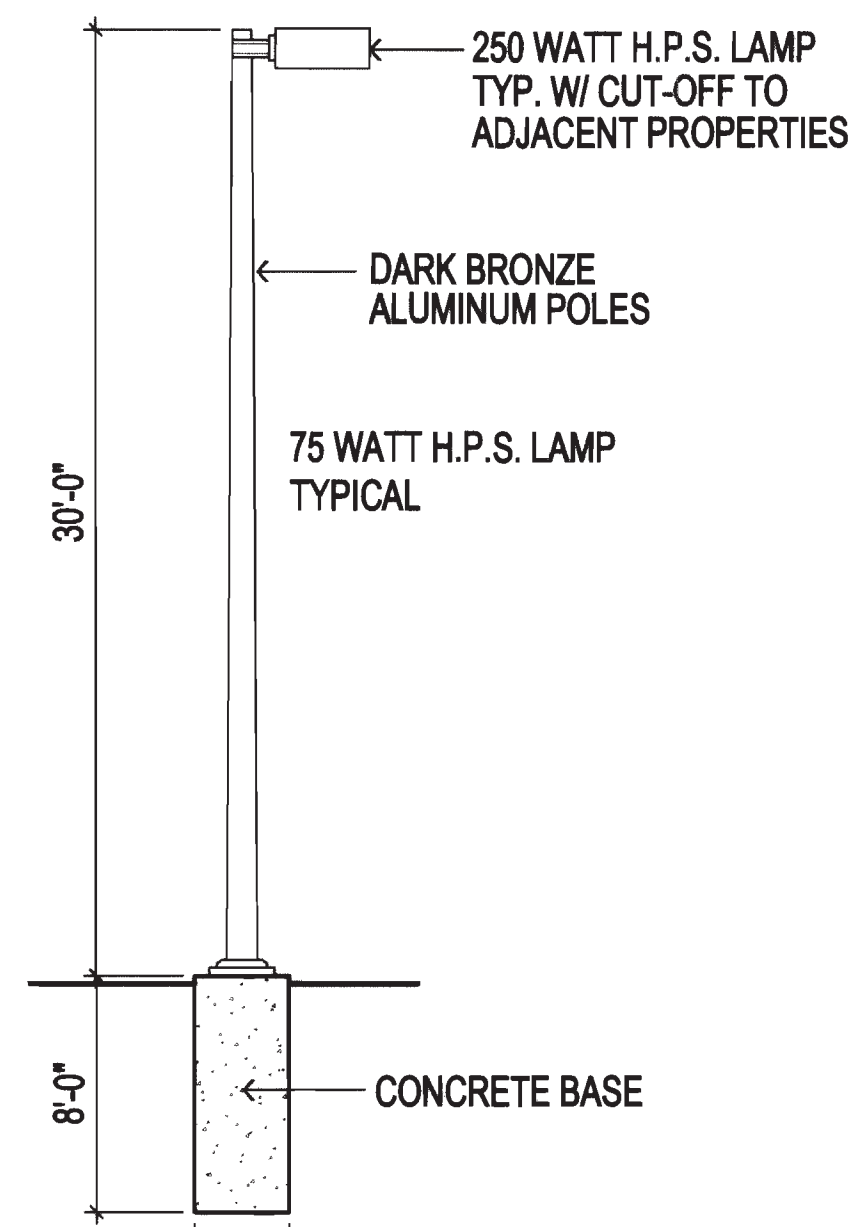
B ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



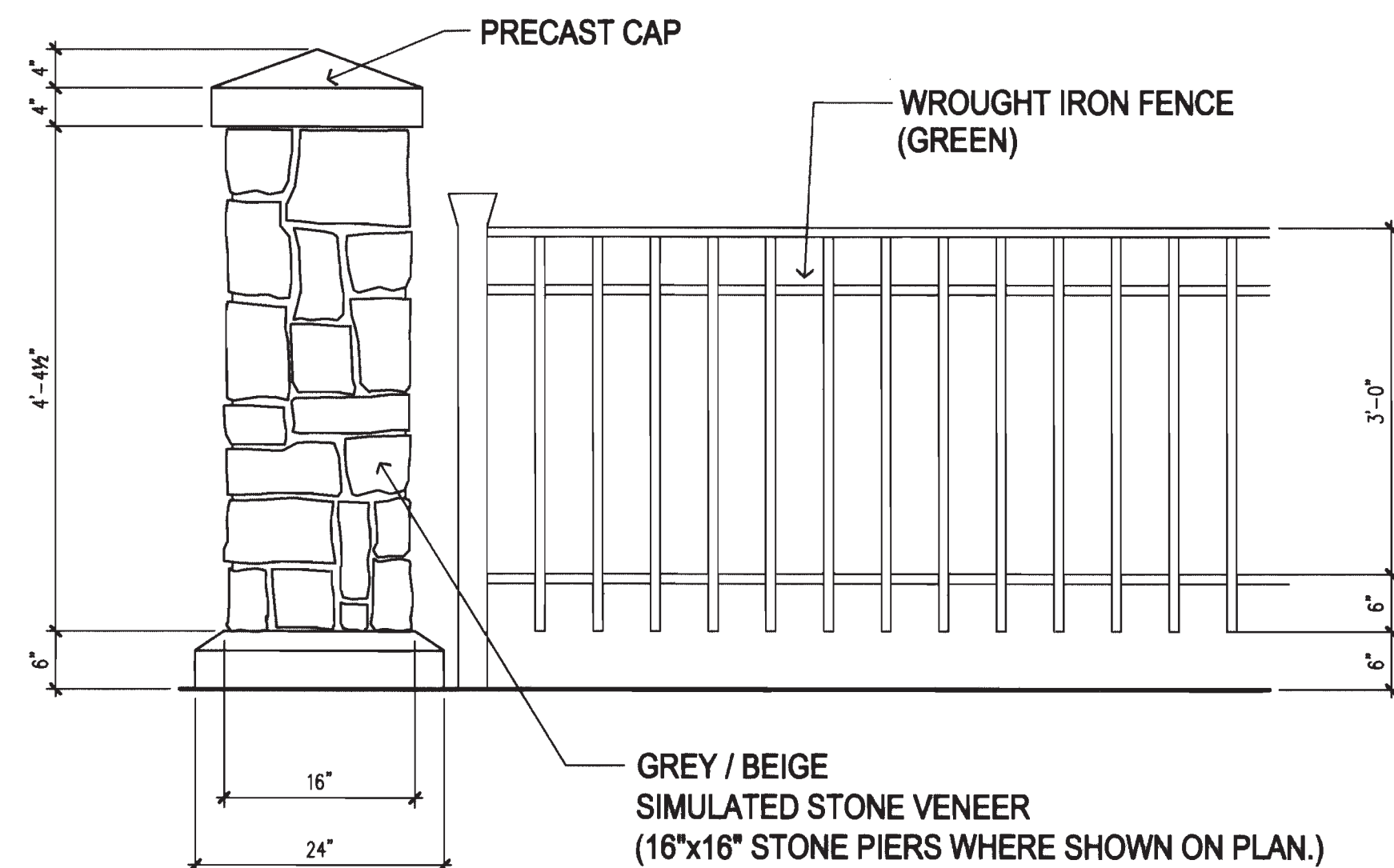
3 H.C. CURB RAMP
SCALE: 1/2" = 1'-0"



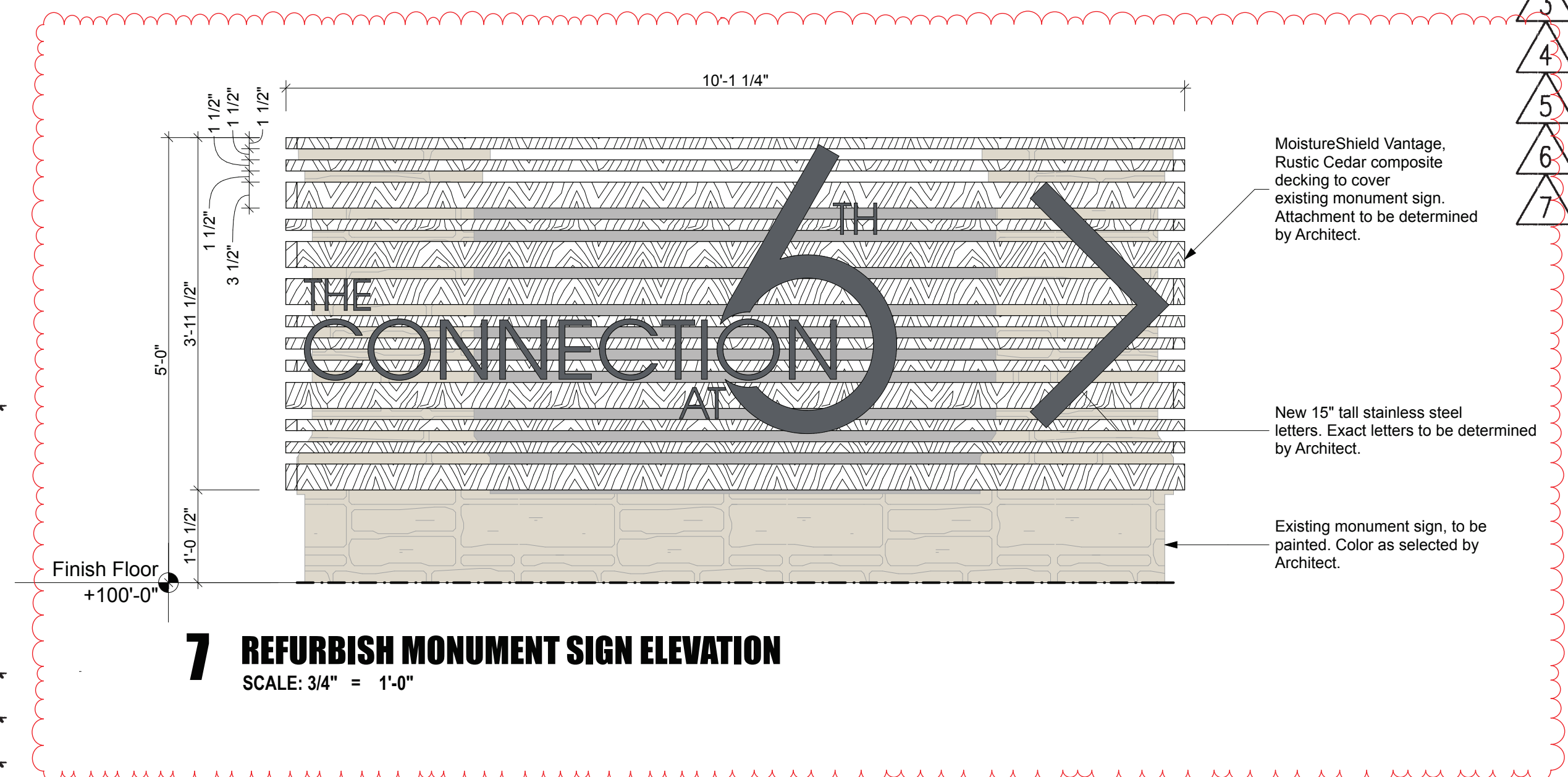
4 H.C. PARKING STALL
SCALE: 1/4" = 1'-0"



A PARKING LIGHTING
SCALE: BELOW



2 STEEL FENCE DETAIL
SCALE: 3/4" = 1'-0"



7 REFURBISH MONUMENT SIGN ELEVATION
SCALE: 3/4" = 1'-0"

5 SITE LIGHTING FIXTURES
SCALE: 1/4" = 1'-0"

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6TH & POTOMAC APARTMENTS

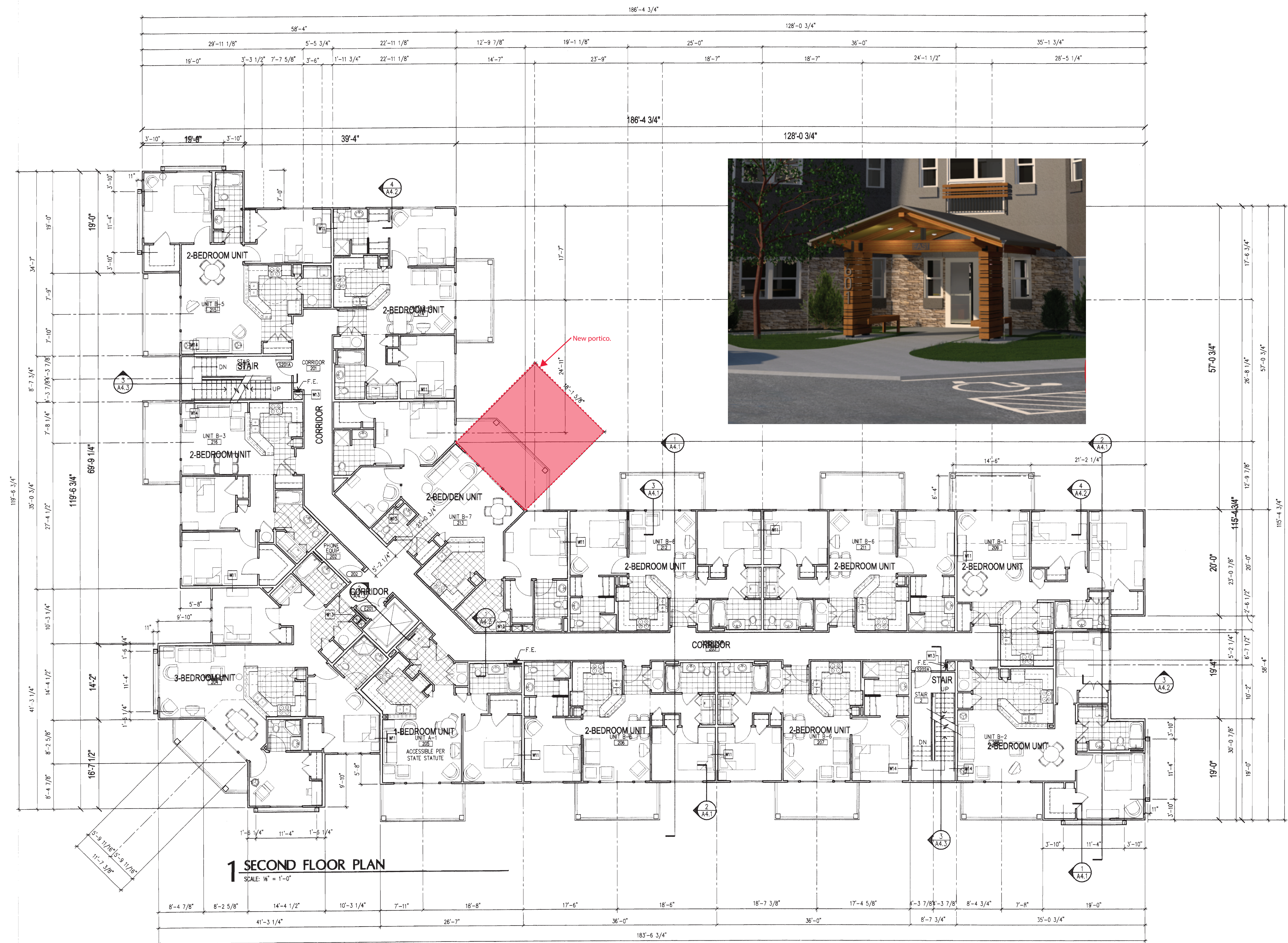
6th Ave. and Potomac Street
Aurora, Colorado

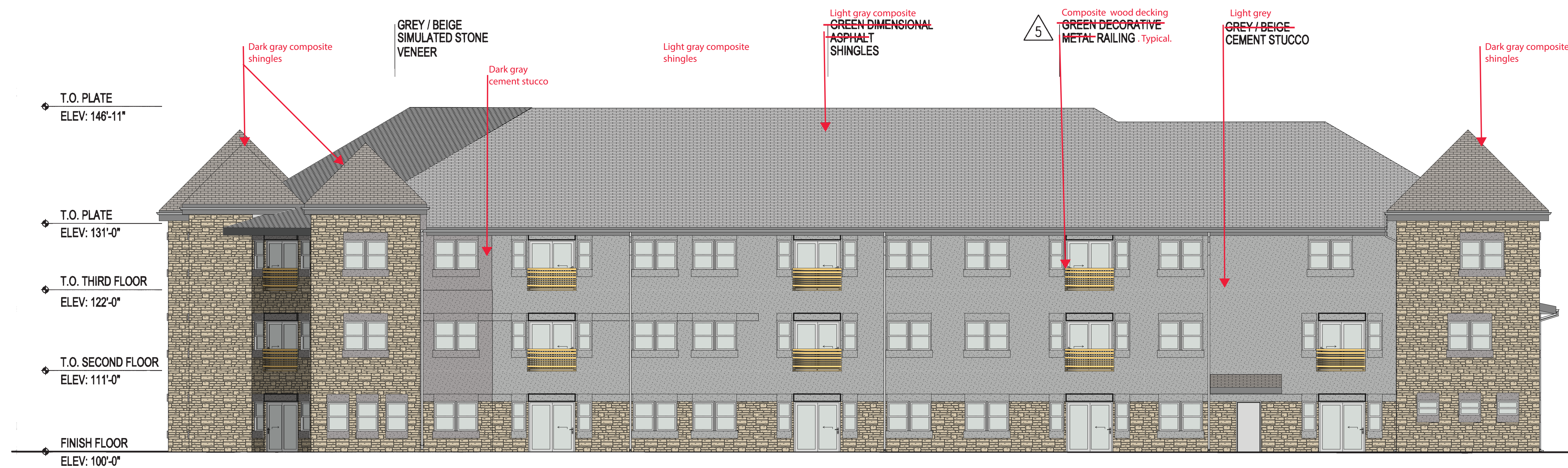
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6TH AVE & POTOMAC APTS 2000-4029-01

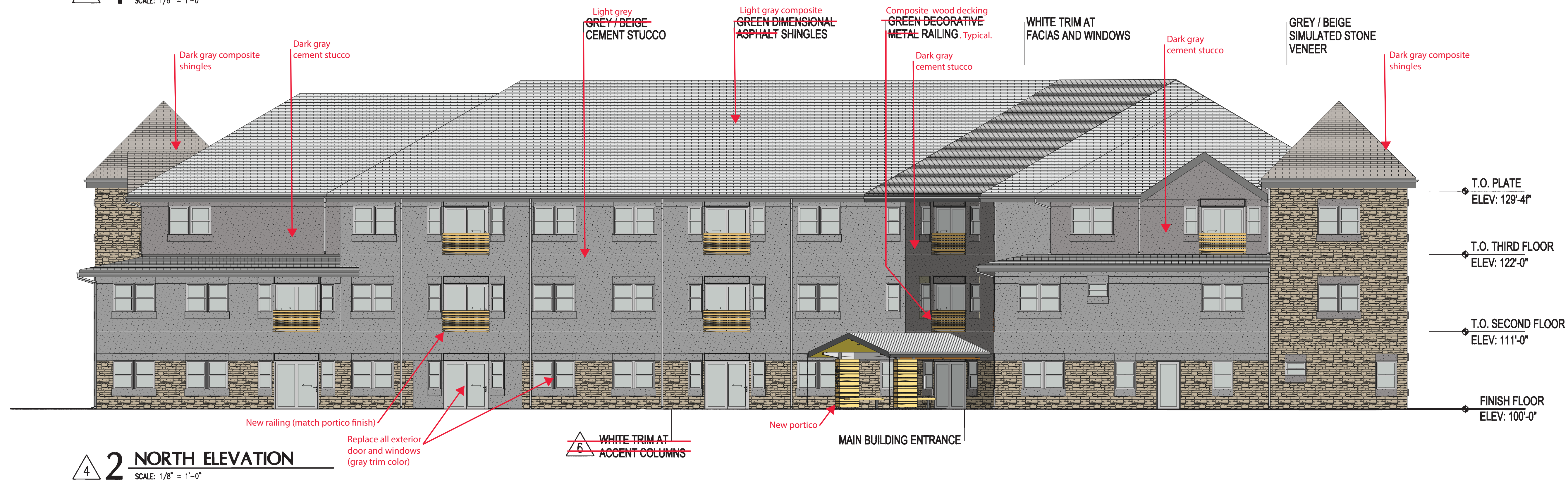


Lantz Bogard Architects, P.C.
5650 DTC Parkway
Suite 200
Englewood, Colorado 80111





1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

| EXTERIOR WALL MATERIALS | |
|-------------------------|------|
| STONE: | 44% |
| STUCCO: | 56% |
| TOTAL: | 100% |



Lantz Boggio Architects, P.C.

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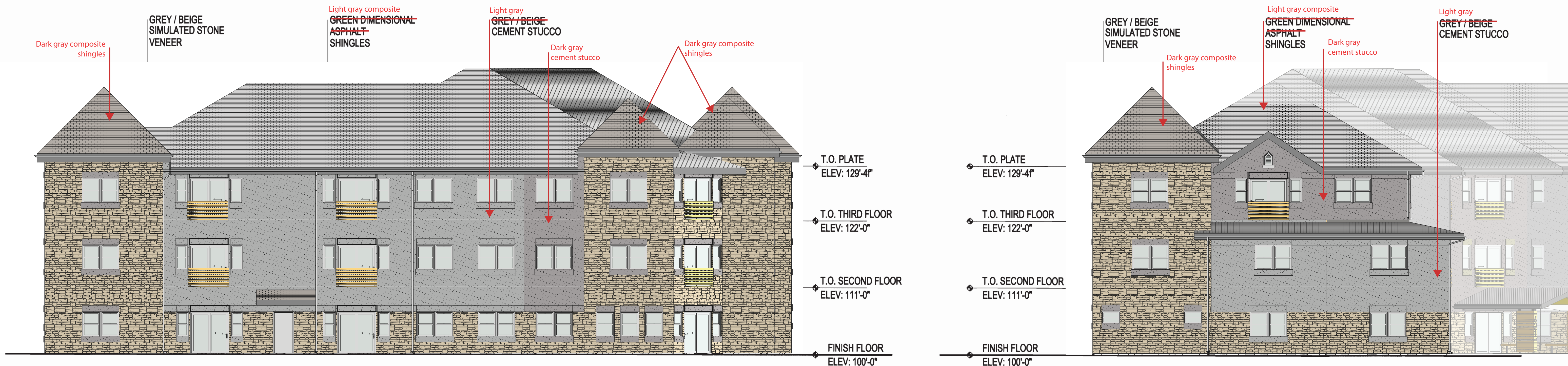
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6TH & POTOMAC APARTMENTS

6th Ave. and Potomac Street
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6TH AVE & POTOMAC APTS 2000-4029-01

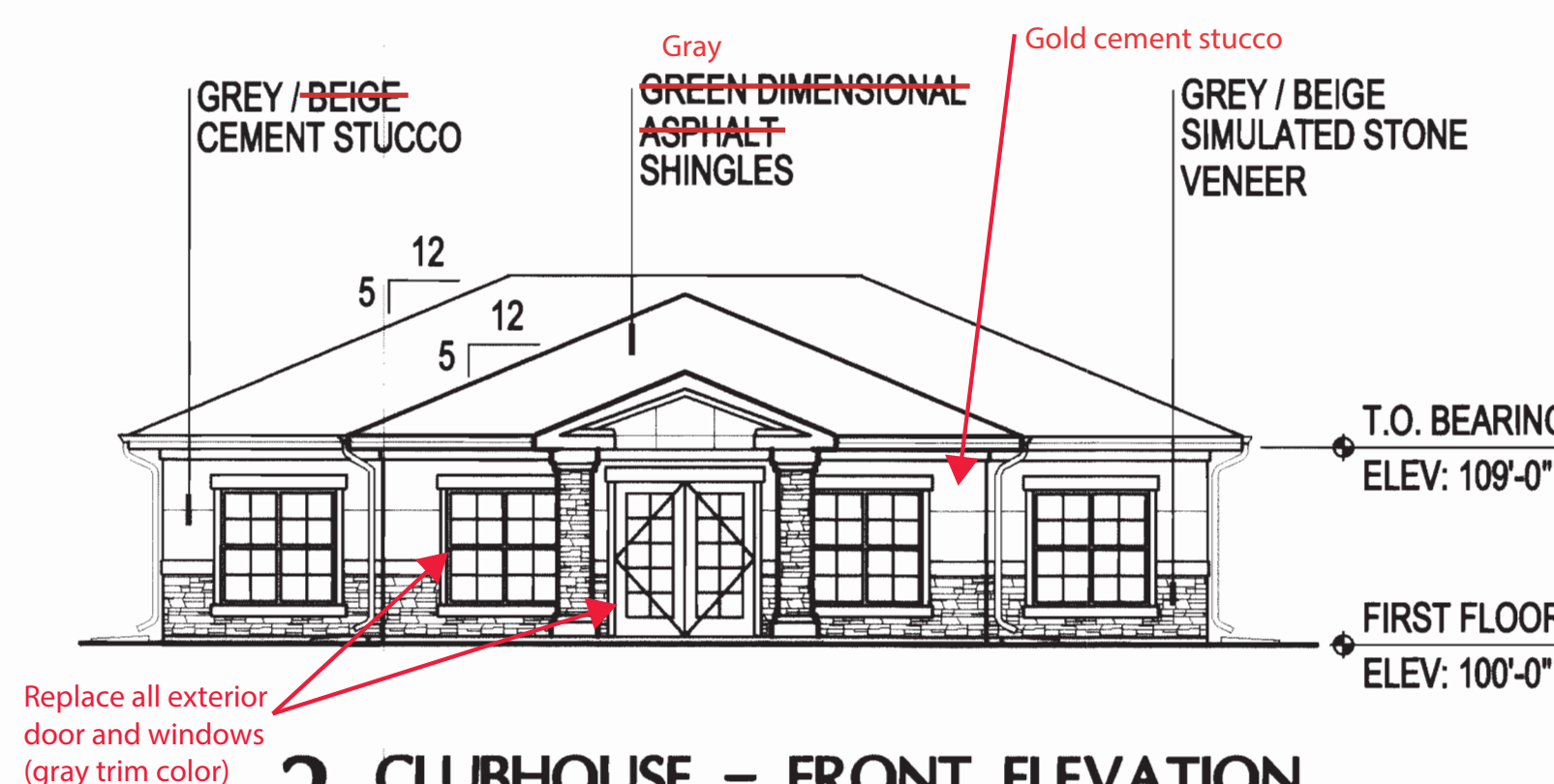


1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

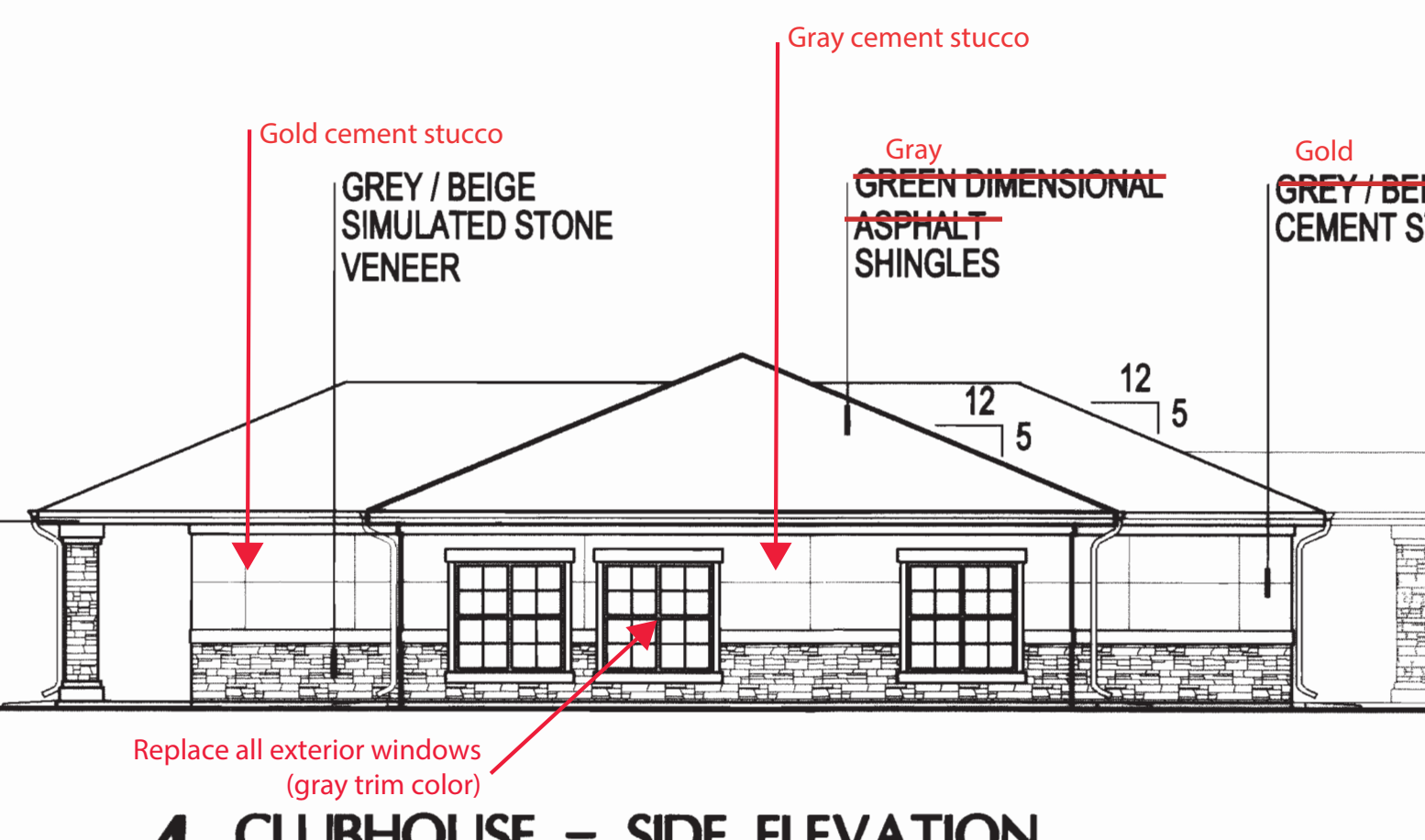
2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



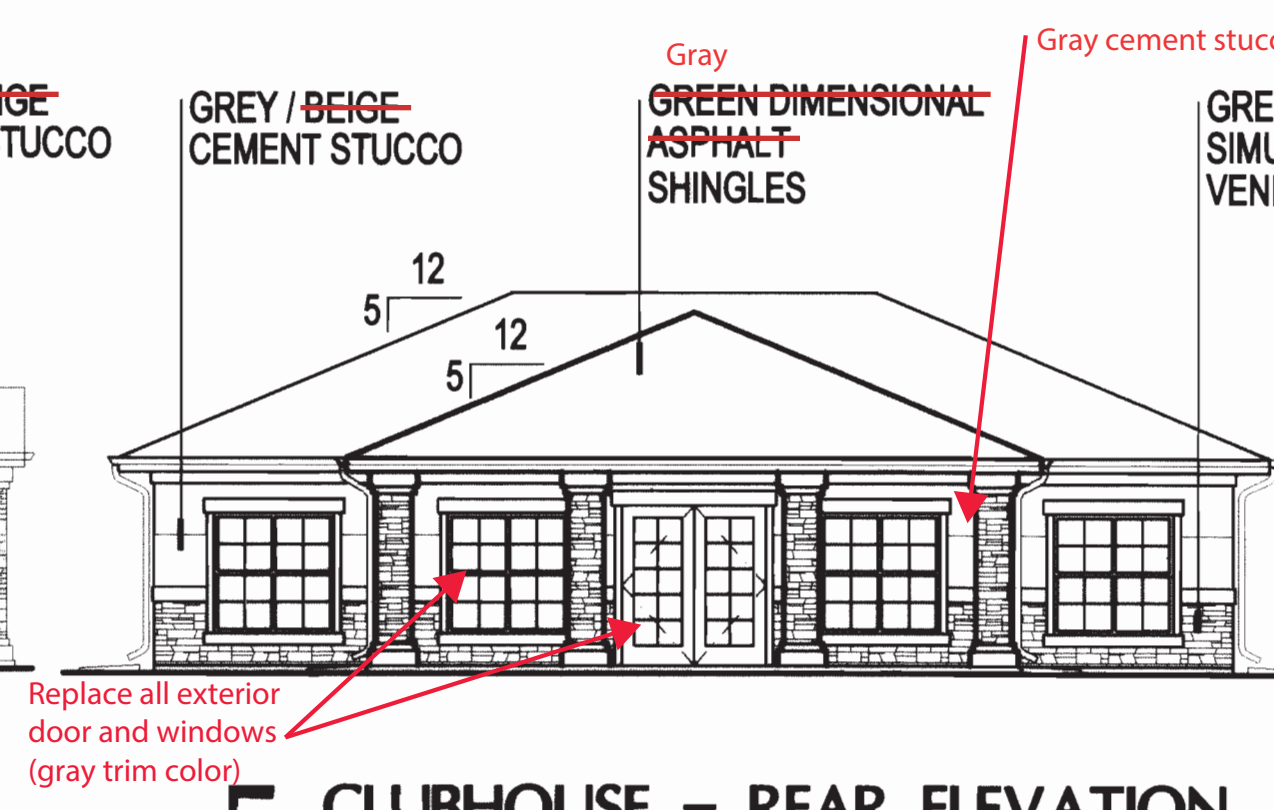
3 CLUBHOUSE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



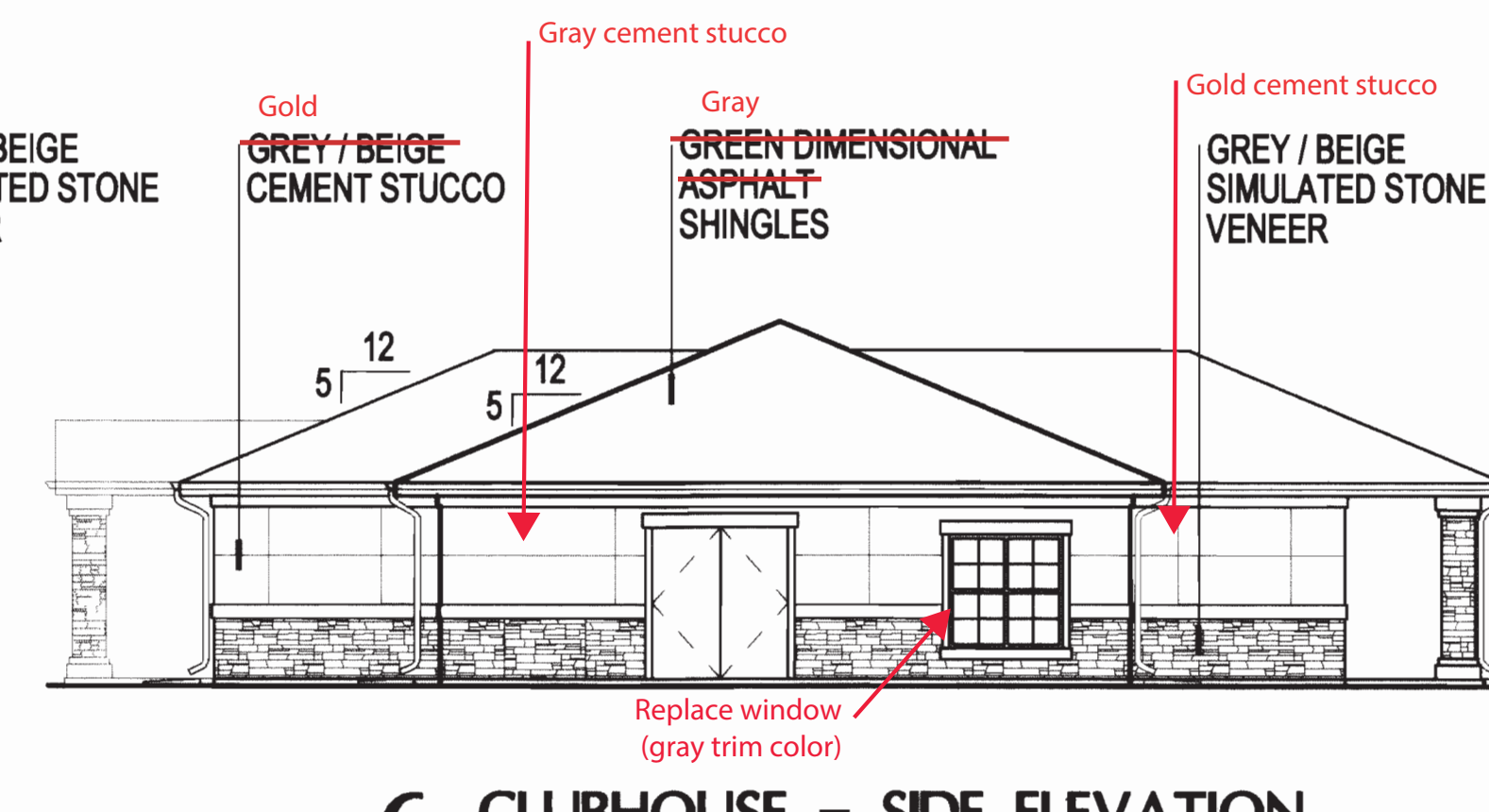
4 CLUBHOUSE - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



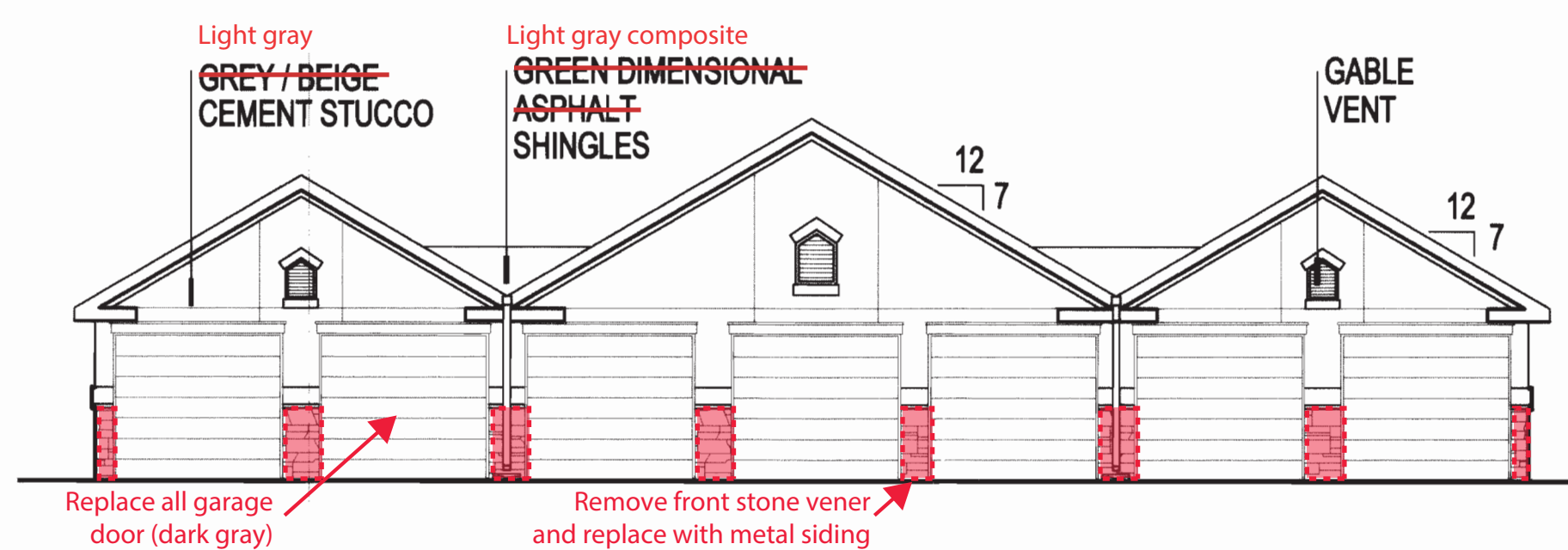
5 CLUBHOUSE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



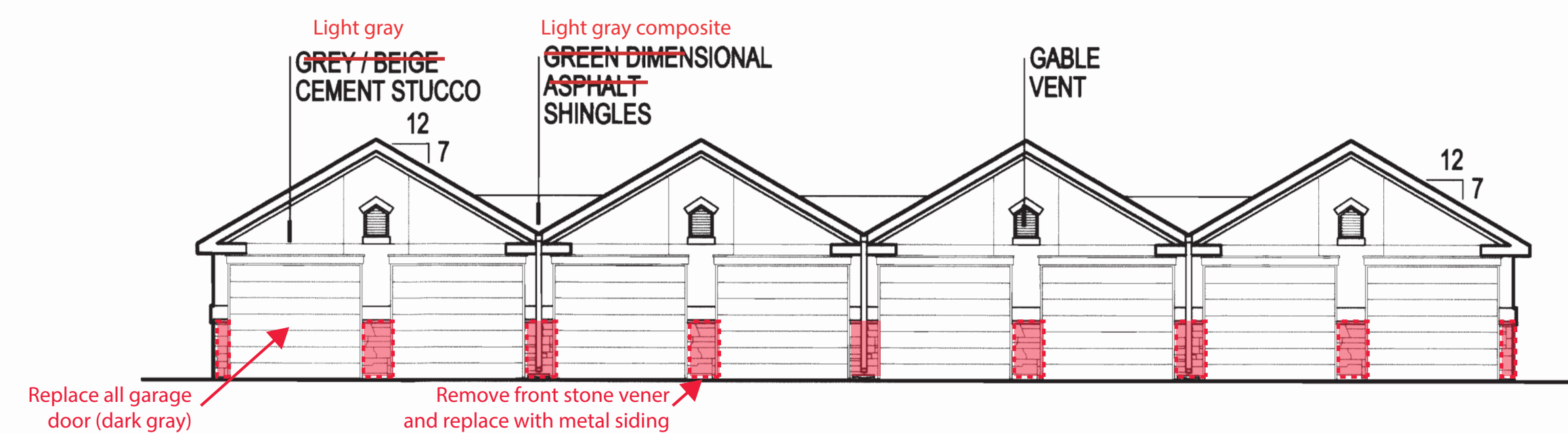
6 CLUBHOUSE - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



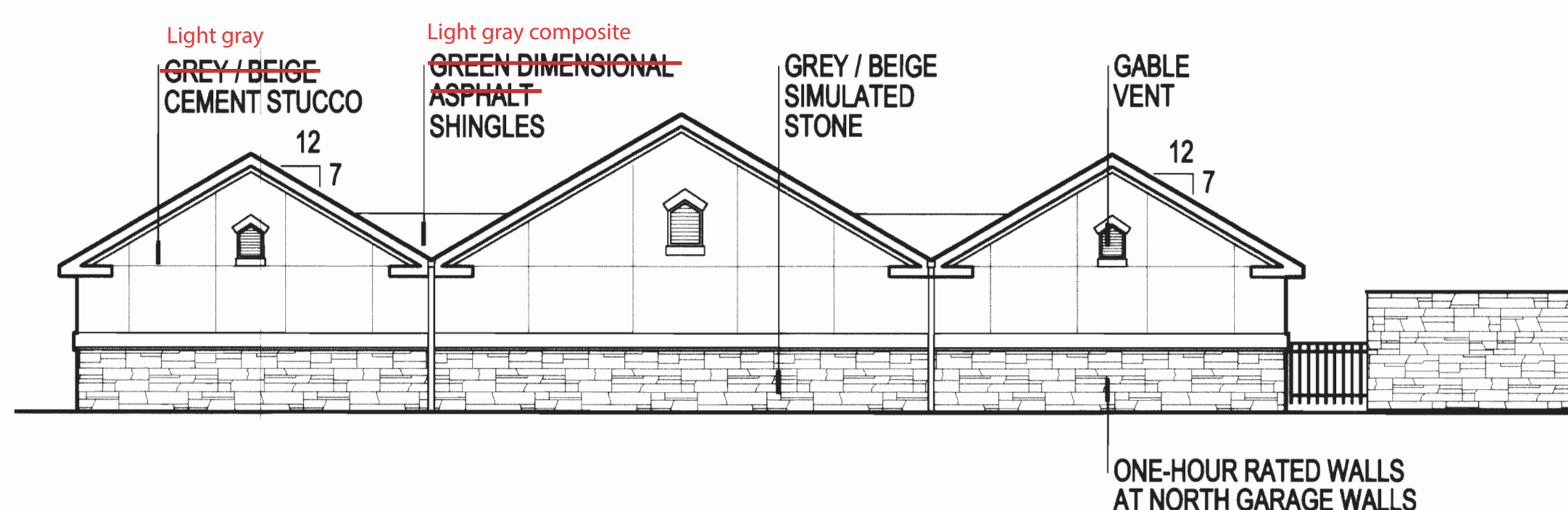
7 7 CAR GARAGE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



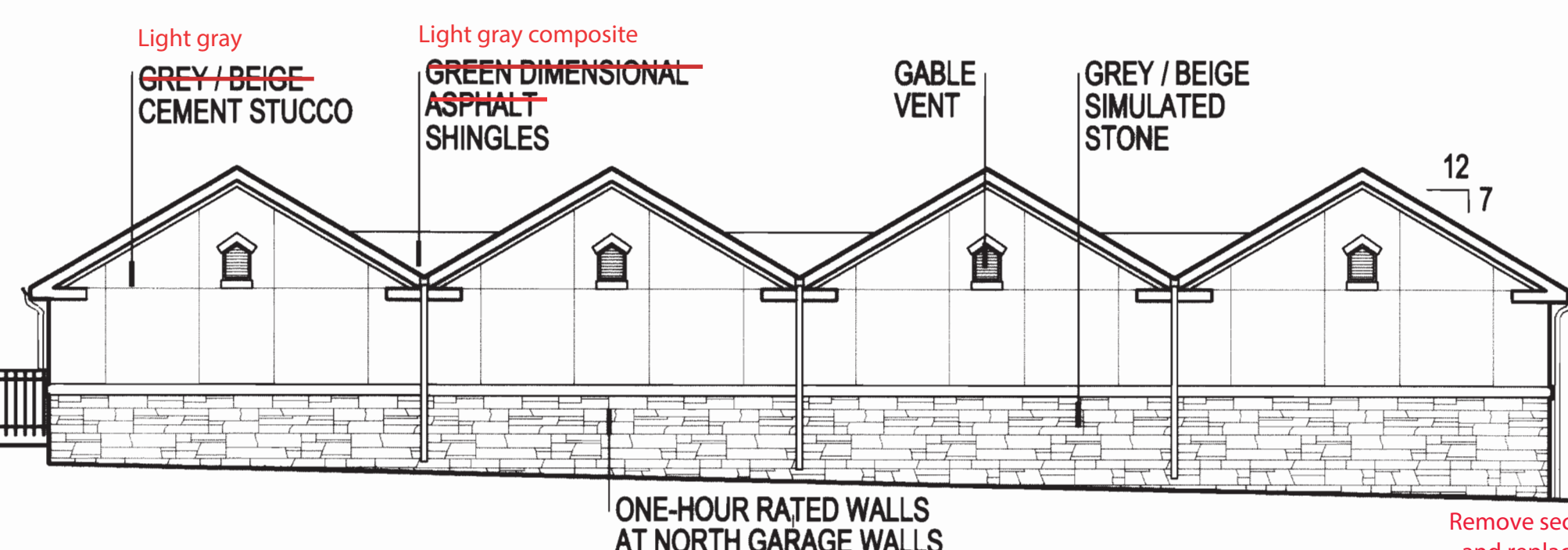
8 8 CAR GARAGE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



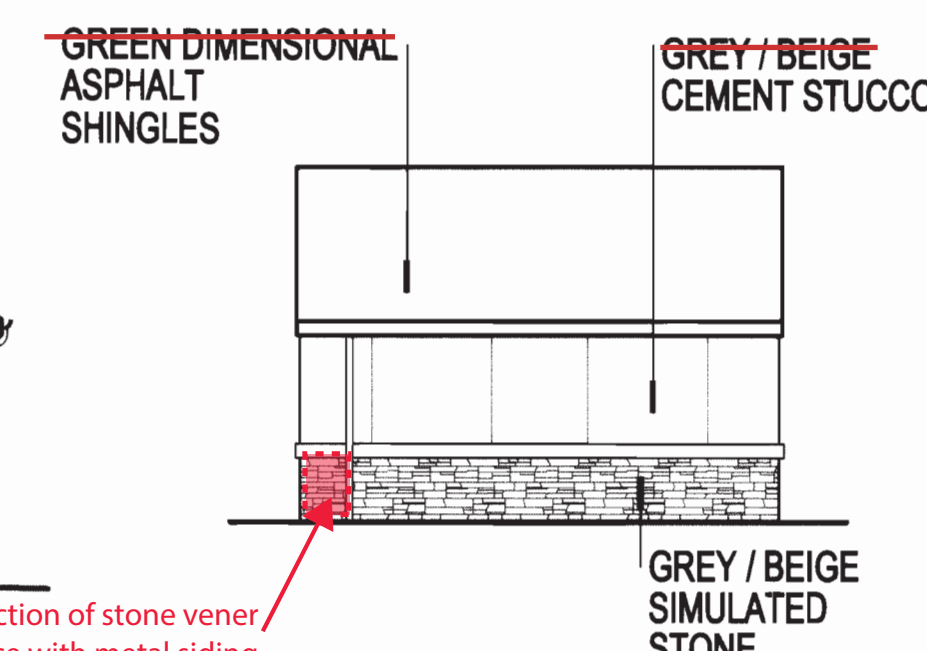
9 7 CAR GARAGE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



10 8 CAR GARAGE - REAR ELEVATION

SCALE: 1/8" = 1'-0"



11 7 & 8 CAR GARAGES - SIDE ELEVATION (TYPICAL)

SCALE: 1/8" = 1'-0"

| ISSUED FOR: | |
|-------------|---|
| 7/26/00 | INITIAL REVIEW |
| 8/19/00 | SUBMITTAL |
| 10/30/00 | 2ND SUBMITTAL |
| 01/18/01 | 3RD SUBMITTAL |
| 04/10/02 | 4TH SUBMITTAL |
| 04/10/02 | ADJUST HEIGHT OF VINYL FENCE |
| 04/10/02 | UPDATE COLOR & HEIGHT OF WROUGHT IRON FENCE |
| 04/10/02 | UPDATE NAME ON MONUMENT SIGN |
| 04/10/02 | REMOVE SHUTTERS, UPDATE WINDOWS & SLIDING GLASS DOORS |
| 04/10/02 | UPDATE COLOR OF DECORATIVE METAL RAILINGS |
| 04/10/02 | UPDATE COLOR OF COLUMNS |
| 04/10/02 | UPDATE FRONT GARAGE ELEVATIONS |
| 04/10/02 | ADDITION OF SITE LIGHTING |
| 04/10/02 | INDICATION OF END OF IRON FENCE |

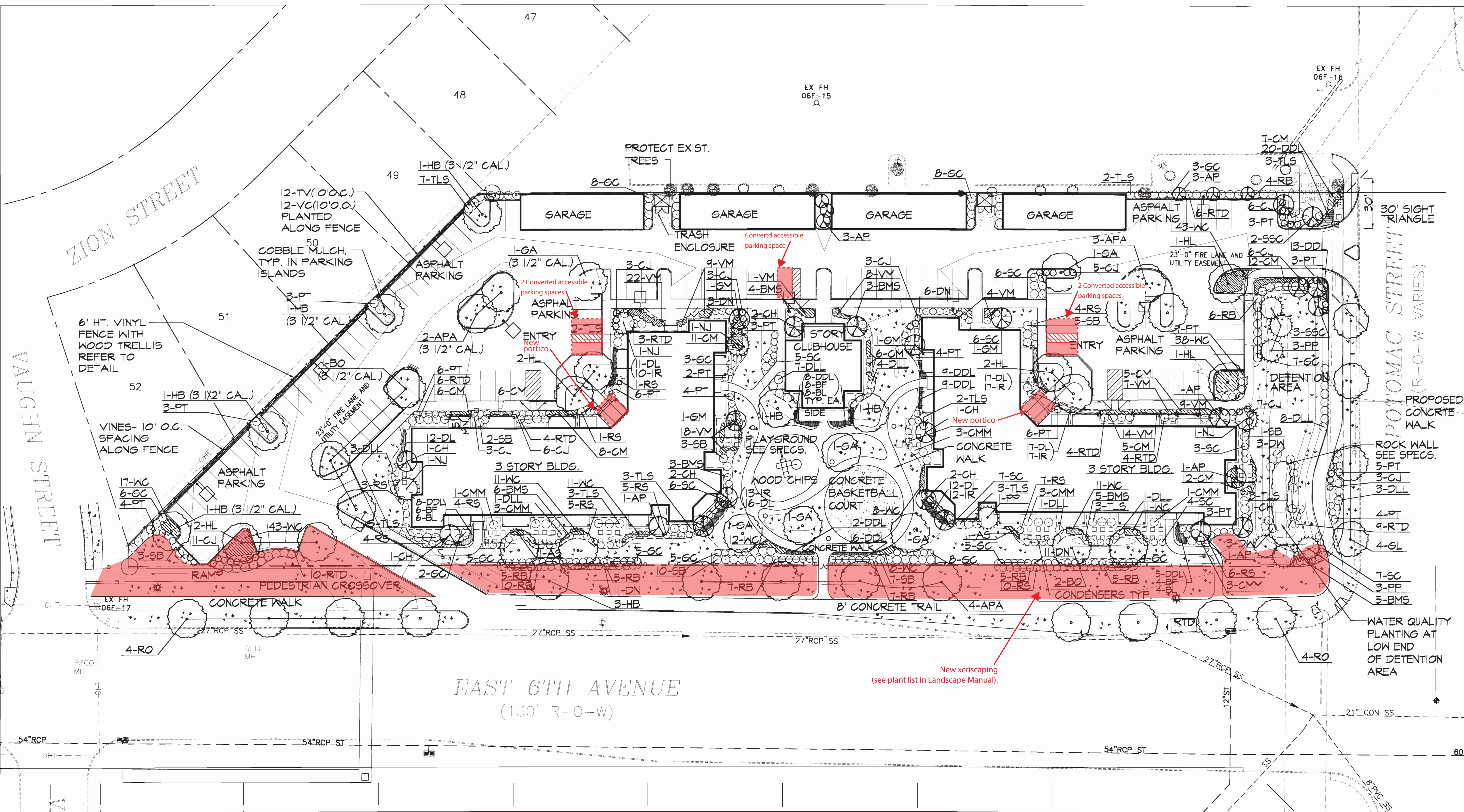
6TH & POTOMAC APARTMENTS

6th Ave. and Potomac Street
Aurora, Colorado

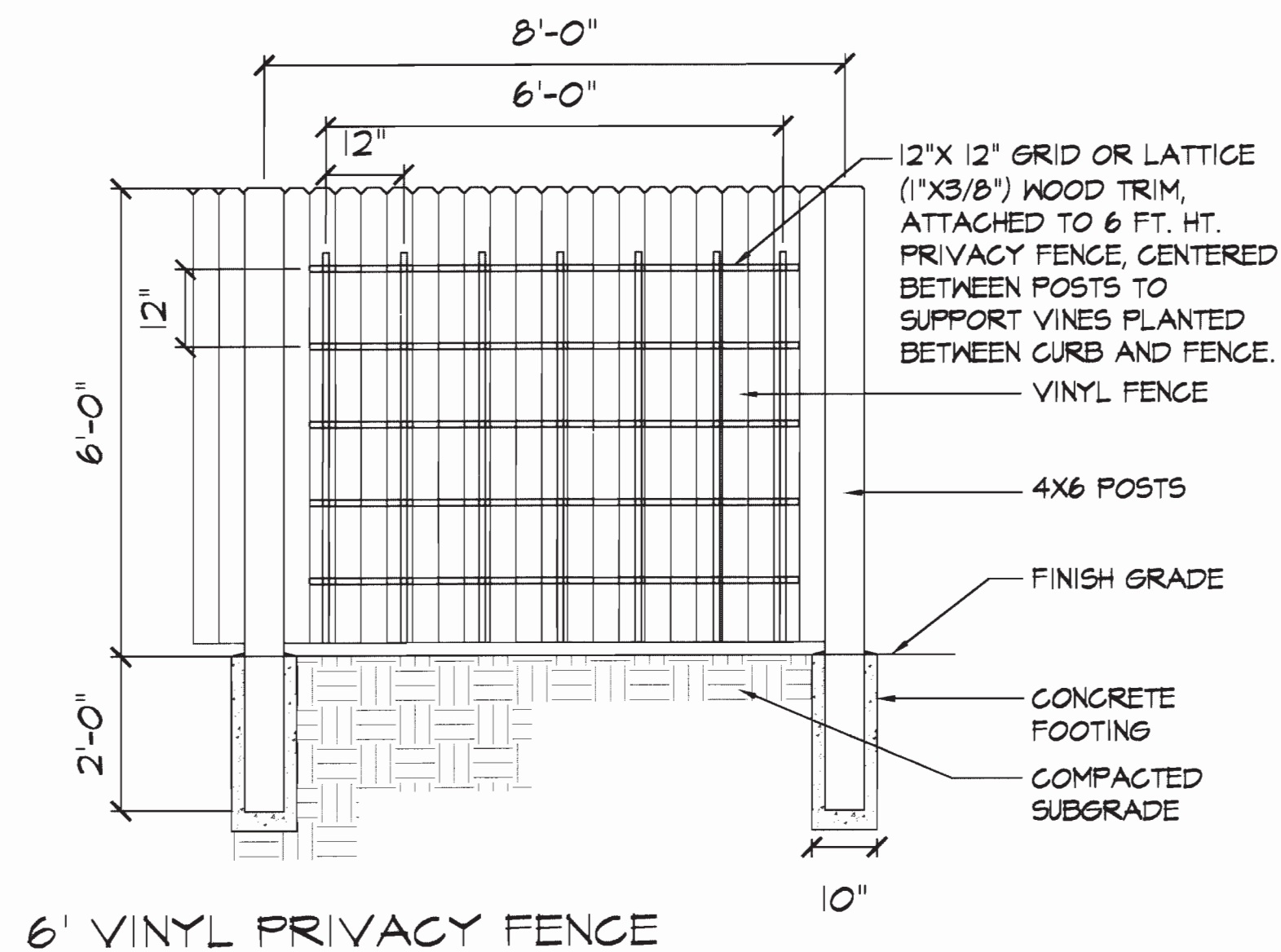
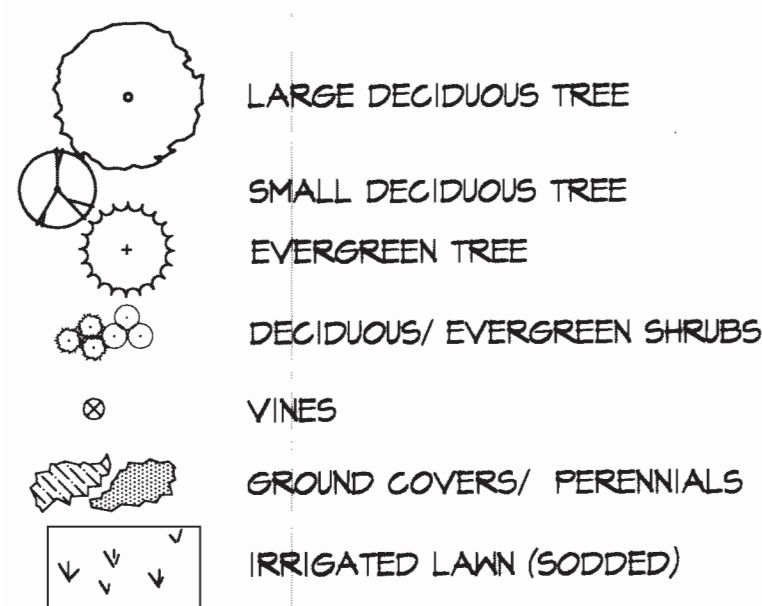
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| Project No.: | 9942 |
| Date: | October 18, 2000 |
| Sheet No.: | SHEET |
| | 9 OF 11 |

6TH AVE & POTOMAC APARTMENTS

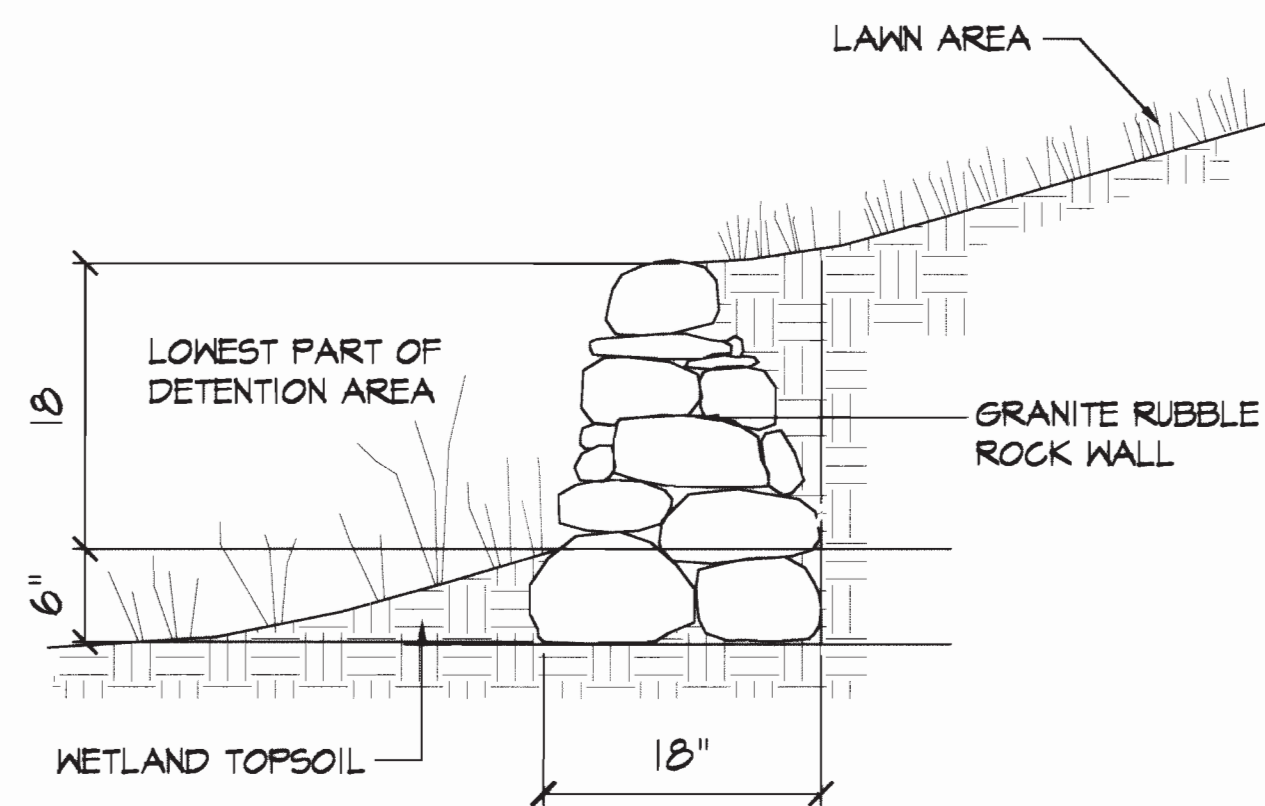
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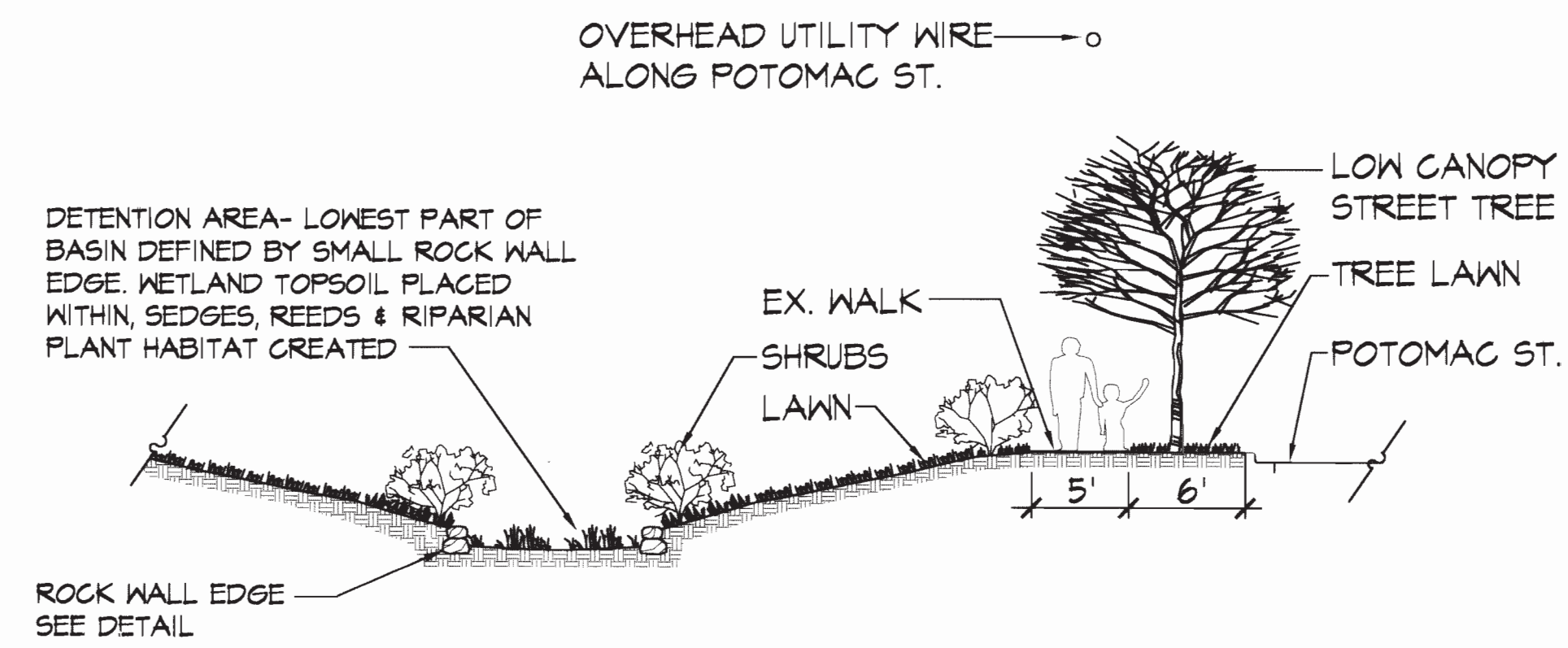
KEY TO PLANT SYMBOLS



N.T.S.



N.T.S.



SCALE: 1/8"=1'-0"
6TH AVE. & POTOMAC APTS. 2000-4029-1

Lantz Boggio Architects, P.C.
5650 DTC Parkway
Suite 200
Englewood, Colorado 80111

FRANK MILTENBERGER
LANDSCAPE ARCHITECT
1178 South Rose Street
Englewood, Colorado 80110
(303) 722-7563

ISSUED FOR:
1/18/01 CITY SUBMITTAL

6TH & POTOMAC APARTMENTS
OWNER OR DEVELOPER
ADDRESS 1
ADDRESS 2

Project No.: 9942
Date: 3/29/01
Sheet No.:

SHEET
10 OF 11

LANDSCAPE NOTES
1. **EXISTING LANDSCAPE** AT THIS SITE CONSISTS OF GRASSES AND FORBS, BOTH NATIVE AND NON NATIVE. THERE ARE 3-5 EXISTING 10-15 INCH CAL. CRAB APPLE TREES ALONG THE NORTH PROPERTY LINE. PRECISE LOCATION IS UNDETERMINED. THERE IS ALSO ONE 12 INCH CAL. SIBERIAN ELM (ULMUS PUMILA) ON THE EAST CENTRAL PORTION OF THE SITE. AT THIS TIME IT APPEARS THAT ALL OF THESE EXISTING TREES WILL NEED TO BE REMOVED FOR THE NEW PROJECT.

2. **OPEN WROUGHT IRON FENCING WITH INFORMAL HEDGEROW PLANTING** WILL BE USED ALONG THE 6TH AVE AND POTOMAC FRONTAGES. A SMALL 2-3 FT HIGH LANDSCAPE BERM AND SHRUB BED WILL BE USED WITH THE FENCE TO CREATE SOME VISUAL SEPARATION FROM THE STREET.

3. **LANDSCAPE WILL BE PLANTED AND MAINTAINED** IN A NEAT CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS INCLUDES ADJACENT LANDSCAPE INSTALLED WITHIN THE RIGHT OF WAY AND REQUIRED PLANT REPLACEMENTS. ALL LANDSCAPE AREAS, RETENTION PONDS, BUFFERS, AND STREETSCAPES WILL BE MAINTAINED BY THE OWNER.

4. **IRRIGATION STRATEGY** - WITH THE EXCEPTION OF THE WATER QUALITY PLANTINGS IN DETENTION AREAS ALL OF THE NEW LANDSCAPE ON THIS SITE WILL BE IRRIGATED. BECAUSE OF EXPANSIVE SOILS ON THIS SITE, NO IRRIGATION HEADS WILL BE LOCATED WITHIN 10 FT. OF BUILDING. SHRUB BEDS ADJACENT TO BUILDING WILL EITHER BE DRIP IRRIGATED OR RECEIVE OVERSPRAY FROM OUTSIDE OF THE 10 FT. ZONE. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND SHALL CONSIST OF THE FOLLOWING: LAWN AREAS- SPRAY IRRIGATED WITH HEAD TO HEAD COVERAGE. SHRUB BEDS- EITHER SPRAY OR DRIP IRRIGATED GROUND COVER BEDS- SPRAY IRRIGATED BACKFLOW PREVENTION- SHALL BE IN ACCORDANCE WITH LOCAL AND STATE LAWS SPRAY HEADS - WILL BE ADJUSTED AND TIMED TO MINIMIZE CONFLICTS WITH PEDESTRIANS.

5. **SOIL PREPARATION**- IT IS DESIRABLE TO SALVAGE THE EXISTING 'A' SOIL HORIZON FROM EXISTING MEADOW /PRAIRIE FOR RE-APPLICATION TO NEW LANDSCAPE AREAS. ALL NEW LANDSCAPE AREAS WILL HAVE THE SOILS AMENDED WITH SALVAGED TOPSOIL, 3 CUBIC YARDS APPROVED ORGANIC MATTER AND 5 LBS TRIPLE PHOSPHATE FERTILIZER PER 1000 SF OF LANDSCAPE AREA. NO IMPORTED TOPSOIL OTHER THAN THAT SALVAGED FROM EARTHWORK OPERATIONS IS RECOMMENDED.

6. **SHRUB BEDS** SHOWN CONSIST OF BOTH LARGE AND SMALL SHRUBS, GROUND COVERS, AND EITHER ANNUAL OR PERENNIAL FLOWERS AT ENTRIES. EDGING WILL BE EITHER HAND SPADED OR STEEL, DEPENDING ON LOCATION. SHRUBS AND GROUND COVER SPECIES ARE INTENDED TO SPREAD AND THICKEN NATURALLY BY ROOTS AND STOLONS, FOR THIS AND OTHER REASONS WEED BARRIER FABRIC IS NOT RECOMMENDED.

7. **MULCH** FOR SHRUB BEDS SHALL BE OF A 3 INCH MIN. SETTLED DEPTH OF BROKEN TWIG WOOD MULCH CONSISTING OF WOOD BRANCH PIECES, 3- 6" IN LENGTH AND CAPABLE OF MATTING AND ABLE TO RESIST SCATTERING BY WIND.

8. **THE CONTRACTOR** IS TO FURNISH AND INSTALL PLANT MATERIALS AS NOTED ON THIS PLAN. ALL PLANT MATERIAL MUST EQUAL OR EXCEED THE CODE OF STANDARDS RECOMMENDED BY THE COLORADO NURSERY ACT, AND IS SUBJECT TO APPROVAL OF THE OWNER .

9. **WARRANTY**- THIS LANDSCAPE INSTALLATION INCLUDING THE IRRIGATION SYSTEM WILL BE WARRANTED FOR ONE FULL YEAR AFTER FINAL ACCEPTANCE OF INSTALLATION.

10. **NO TREES SHALL BE PLANTED DIRECTLY OVER OR UNDER UTILITY LINES** . LANDSCAPE CONTRACTOR SHALL VERIFY ULTIMATE INSTALLED UTILITY LOCATIONS AND ENSURE THAT TREES ARE PLACED AT LEAST 8 FT FROM LINES. SMALLER, LOWER CANAOPY TREES ARE BEING RECOMMENDED FOR THE POTOMAC ST. FRONTAGE TO AVOID INTERFERENCE WITH OVERHEAD WIRES DIRECTLY OVER THE TREE LAWN AREA.

11. NO LANDSCAPE OR FENCING WILL BE ALLOWED WITHIN 3 FT. OF **FIRE HYDRANTS**.

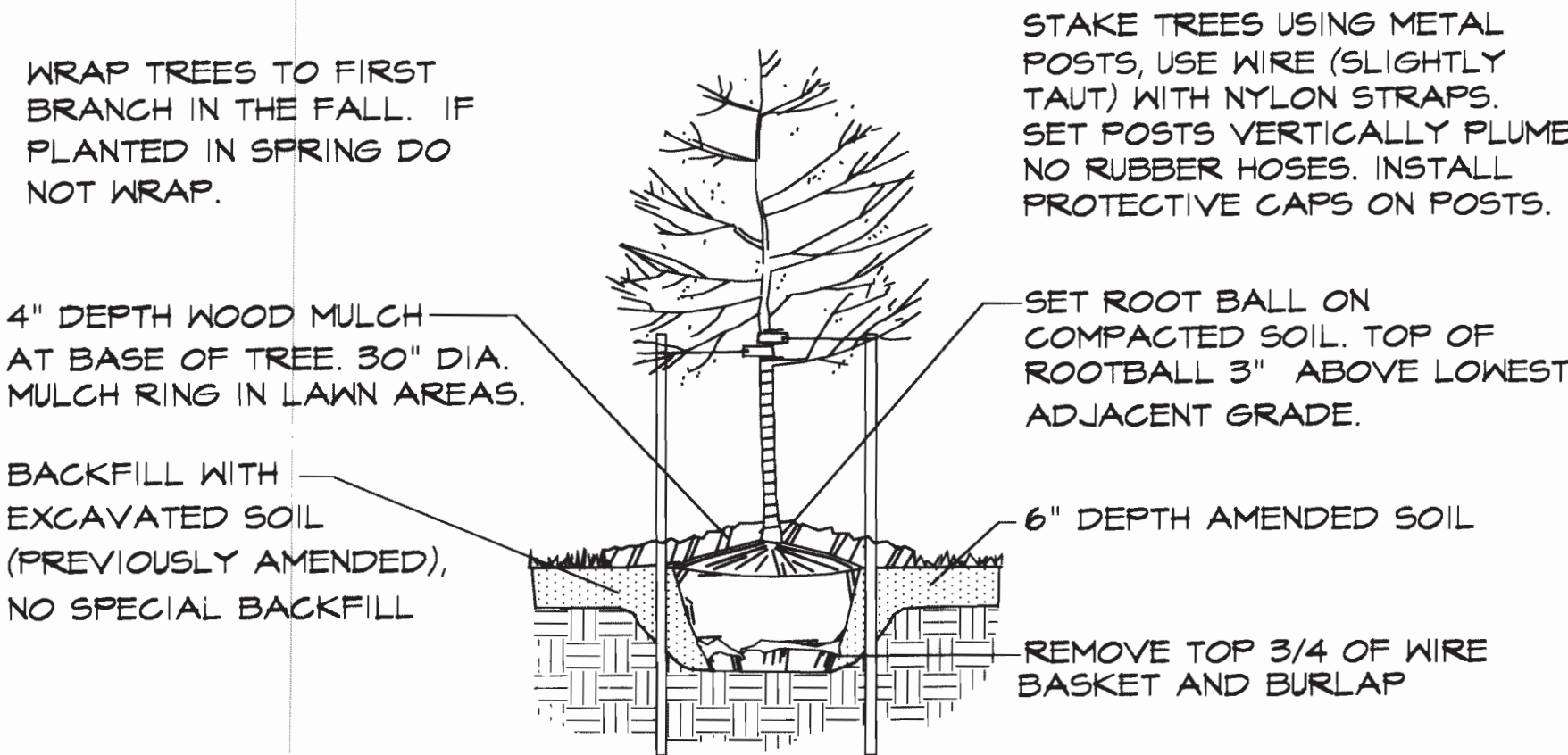
12. SEE SPECIFICATIONS FOR SUPPLEMENTAL NOTES ON : PLAYGROUND, BASKETBALL COURT, ROCK WALL AT DETENTION AREA AND EXISTING TREES ALONG NORTH PROPERTY.

13. **WALKWAYS** CONNECTING BUILDINGS SHALL BE 5 FT WIDE CONCRETE. DRIVEWAY AND PLAZA AREAS SHALL BE ASPHALT SURFACED.

14. **ALL UTILITY EASEMENTS** SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

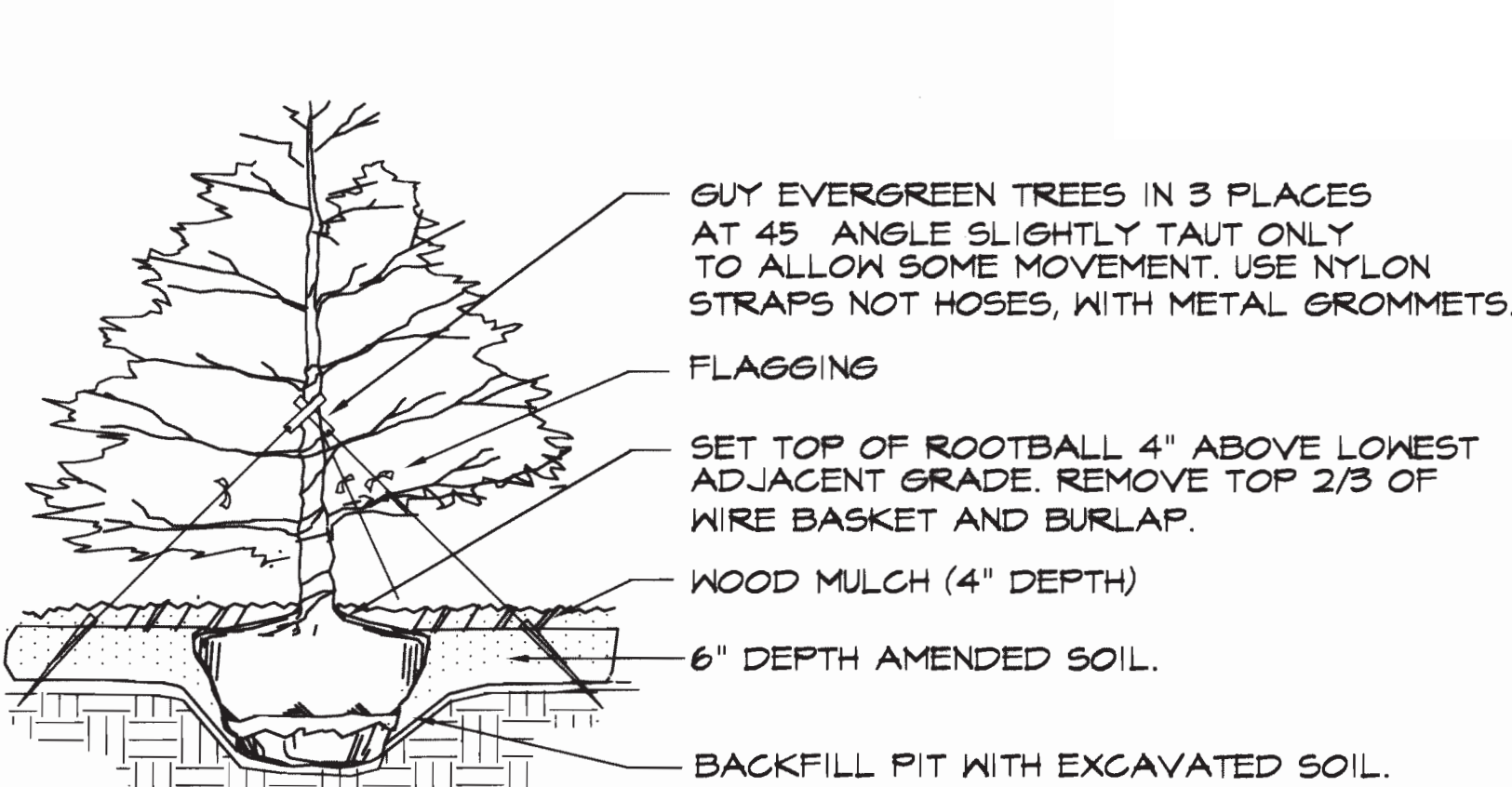
15. **THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS**, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIAL SHOWN OR INDICATED ON THE APPROVE SITE OR LANDSCAPE PLAN. ALL LANDSCAPE WILL BE INSTALLED AS DELINEATED ON THE PLANS PRIOR TO ASSURANCE OF A CERTIFICATE OF OCCUPANCY.

16. A PERMIT WILL BE REQUIRED FROM CDOT FOR TREE PLANTING IN THE 6TH AVENUE RIGHT OF WAY.



DECIDUOUS TREE PLANTING DETAIL

N.T.S.

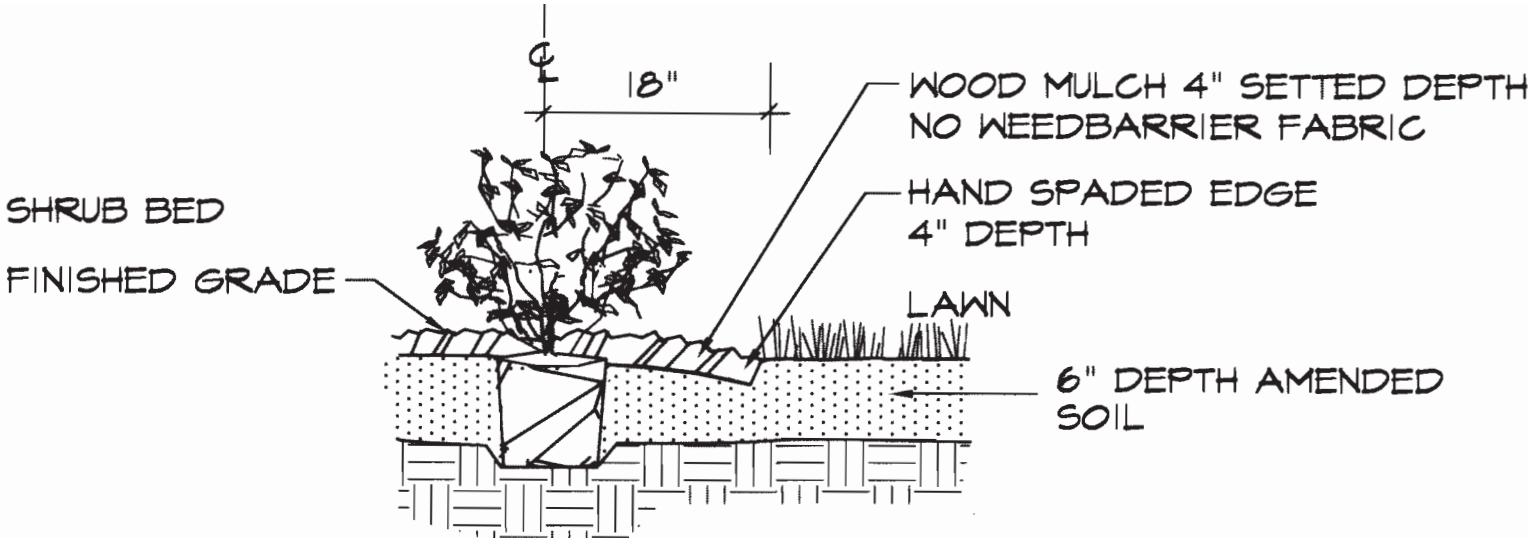


EVERGREEN TREE PLANTING DETAIL

N.T.S.

PLANT LEGEND

| ABBR. | QTY | BOTANICAL NAME/COMMON NAME | SIZE | COMMENTS | WATER REQ. |
|---------------------------|-----|--|-----------|-----------------|------------|
| DECIDUOUS TREES | | | | | |
| CO | 3 | CELTIS OCCIDENTALIS HACKBERRY | 2.5" CAL. | B&B STAKE + GUY | LOW |
| DECIDUOUS SHRUBS | | | | | |
| CCL | 14 | CARYOPTERIS CLANDONENSIS 'BLUEMIST' | #5 | CONTAINER | LOW |
| PAF | 8 | PEROVSKIA ATRIPLICIFOLIA | #5 | CONTAINER | LOW |
| VLM | 8 | VIBURNUM LANTANA 'MOHICAN' | #5 | CONTAINER | LOW |
| RUR | 7 | RIBES AUREUM | #5 | CONTAINER | LOW |
| SPA | 10 | SYMPHORICARPOS ALBUS | #5 | CONTAINER | LOW |
| ORNAMENTAL GRASSES | | | | | |
| CAK | 15 | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | #1 | CONTAINER | LOW |
| HSE | 14 | HELICTOTRICHON SEMPERVIRENS | #1 | CONTAINER | LOW |
| MSY | 13 | MISCANTHUS SINENSIS 'YAKU JIMA' | #1 | CONTAINER | LOW |
| GROUNDCOVERS / PERENNIALS | | | | | |
| AUU | 31 | ARCTOSTAPHYLOS UVA-URSI | #1 | CONTAINER | LOW |
| OBS | 39 | OENOTHERA BERLANDIERI 'SISKIYOU' | #1 | CONTAINER | LOW |
| CVM | 22 | MEXICAN EVENING PRIMROSE | #1 | CONTAINER | LOW |
| | | COREOPSIS VERTICILLATA 'MOONBEAM' | #1 | CONTAINER | LOW |
| | | MOONBEAM COREOPSIS | | | |



SPADED TURF / SHRUB BED EDGE

N.T.S.

LANDSCAPE NOTES

6TH AVE. & POTOMAC APTS. 2000-4029-1

Lantz-Boggio Architects, P.C.

5650 DTC Parkway
Suite 200
Englewood, Colorado 80111

FRANK MILTENBERGER
LANDSCAPE ARCHITECT

1178 South Race Street
Denver, Colorado 80210
(303) 733-1985

ISSUED FOR:

1/18/01 CITY SUBMITTAL

6TH & POTOMAC APARTMENTS

OWNER OR DEVELOPER

ADDRESS 1

ADDRESS 2

Project No.: 9942

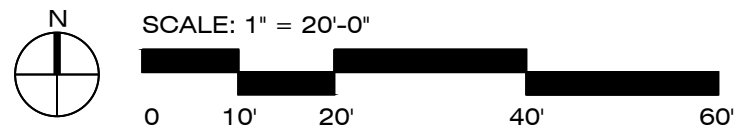
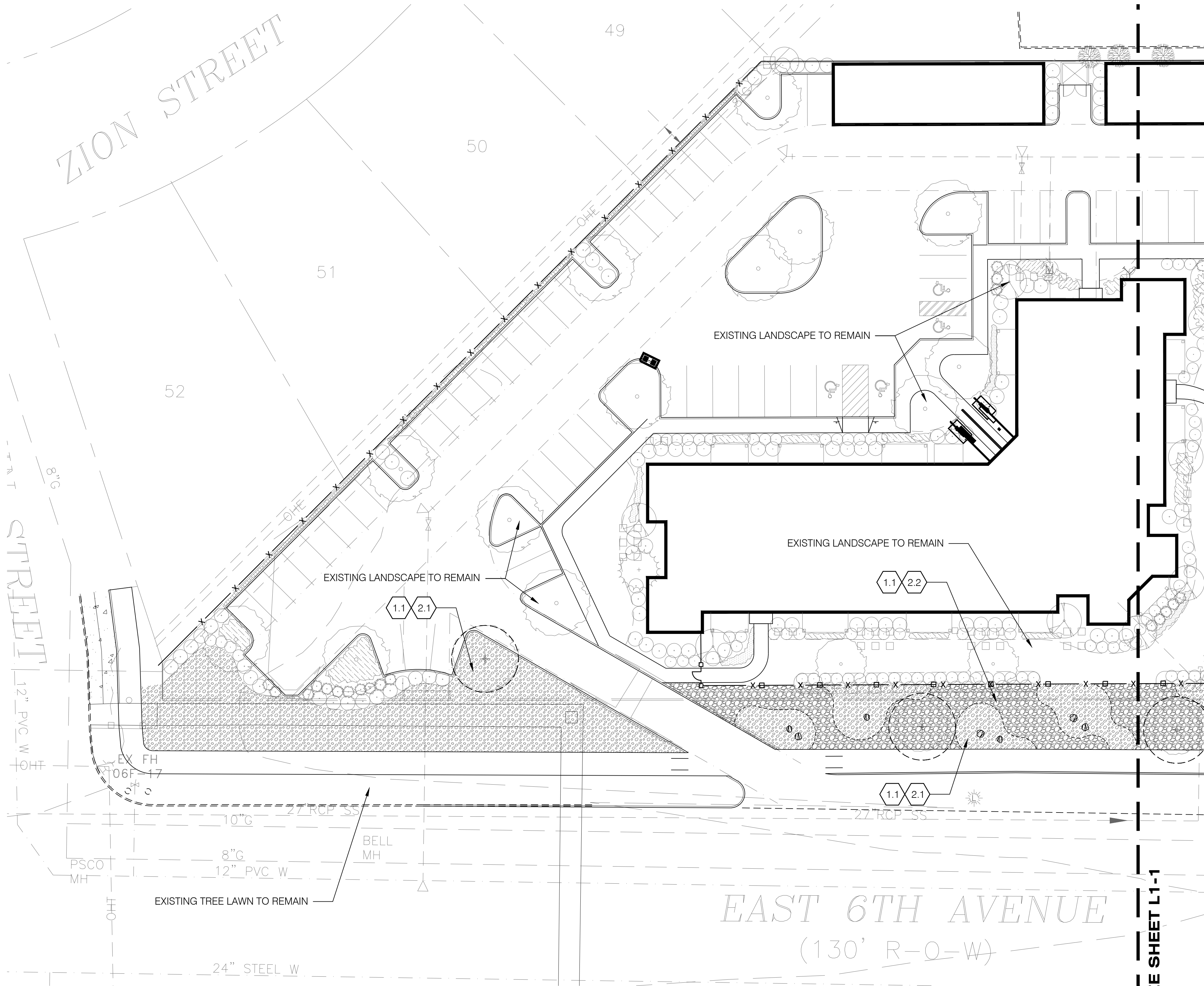
Date: 3/29/01

Sheet No.: SHEET 11 OF 11

IN THE CITY OF AURORA, STATE OF COLORADO



6TH & PTOTMAC APARTMENTS 2000-4029-01



MATERIAL KEYNOTES

- DEMOLITION NOTES
- 1.1 REMOVE EXISTING SOD & REPLACE WITH ROCK MULCH OR ROCK COBBLE
 - 1.2 REMOVE EXISTING LANDSCAPE

- HARDSCAPE MATERIALS
- 2.1 1.5" ROCK MULCH ON WEED BARRIER FABRIC, 3" DEPTH, COLOR: T.B.D.
 - 2.2 2'-4" ROCK COBBLE ON WEED BARRIER FABRIC, 4" DEPTH, COLOR: T.B.D.

- PLANTING
- 3.1 DECIDUOUS TREE: 2" CALIPER, B&B
 - 3.2 DECIDUOUS SHRUB, 5 GALLON
 - 3.3 ORNAMENTAL GRASS, 1 GALLON
 - 3.4 PERENNIAL / GROUNDCOVER, 1 GALLON

- SITE FEATURES
- 4.1 LANDSCAPE BOULDER, 1 TON, COLOR: T.B.D.

MATERIAL LEGEND

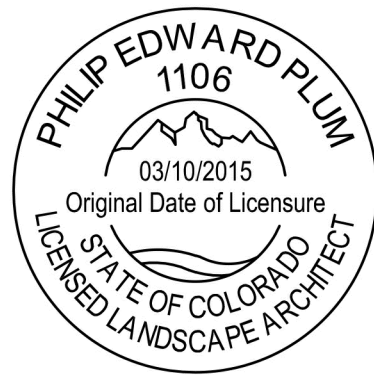
- DECIDUOUS SHADE TREE PLANTING
2" CAL., B&B
- DECIDUOUS SHRUBS
5 GALLON
- ORNAMENTAL GRASSES
1 GALLON
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- LANDSCAPE BOULDERS,
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- 1.5" ROCK MULCH ON WEED BARRIER FABRIC,
3" DEPTH
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4" DEPTH
- EDGE OF ROCK MULCH
(NO LANDSCAPE EDGER)

SITE CALCULATIONS

| | |
|------------------------------------|-----------|
| NEW LANDSCAPE AREA (16,495 SF) | |
| REQUIRED LIVING COVERAGE (60%): | 8,248 SF |
| ACTUAL LIVING COVERAGE: | 10,811 SF |
| 2.5" CAL. SHADE TREE - 5 @ 625 SF: | 3,125 SF |
| EXISTING TREES - 6 @ 625 SF: | 3,750 SF |
| TALL PLANTS - 10 @ 64 SF: | 640 SF |
| MEDIUM PLANTS - 7 @ 32 SF: | 224 SF |
| SMALL PLANTS - 192 @ 16 SF: | 3,072 SF |

PLANT LEGEND

| ABBR. | QTY | BOTANICAL NAME/COMMON NAME | SIZE | COMMENTS | WATER REQ. |
|---------------------------|-----|--|----------------|--------------------|------------|
| DECIDUOUS TREES | | | | | |
| CO | 5 | CELTIS OCCIDENTALIS HACKBERRY | 2.5" CAL. | B&B STAKE + GUY | LOW |
| -- | 6 | EXISTING TREES TO REMAIN | | | |
| DECIDUOUS SHRUBS | | | | | |
| CCL | 15 | CARYOPTERIS CLANDONENSIS 'BLUEMIST' | #5 36" O.C. | CONTAINER | LOW |
| PAF | 10 | BLUE MIST SPIREA | #5 36" O.C. | CONTAINER | LOW |
| VLM | 10 | PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE | #5 36" O.C. | CONTAINER | LOW |
| RUR | 7 | VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM | #5 84" O.C. | CONTAINER | LOW |
| SPA | 14 | RIBES AUREUM YELLOW FLOWERING CURRANT | #5 60" O.C. | CONTAINER | LOW |
| | | SYMPHORICARPOS ALBUS WHITE SNOWBERRY | #5 48" O.C. | CONTAINER | LOW |
| ORNAMENTAL GRASSES | | | | | |
| CAK | 19 | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | #1 24" O.C. | CONTAINER | LOW |
| HSE | 14 | FEATHER REED GRASS | #1 24" O.C. | CONTAINER | LOW |
| MSY | 16 | HELIOTOTRICHON SEMPERVIRENS BLUE AVENA GRASS | #1 24" O.C. | CONTAINER | LOW |
| | | MISCANTHUS SINEENSIS 'YAKU JIMA' YAKU JIMA MAIDEN GRASS | #1 36" O.C. | CONTAINER | LOW |
| GROUNDCOVERS / PERENNIALS | | | | | |
| AUU | 34 | ARCTOSTAPHYLOS UVA-URSI KINKINNICK | #1 12" O.C. | CONTAINER | LOW |
| OBS | 44 | OENOTHERA BERLANDIERI 'SISKIYOU' MEXICAN EVENING PRIMROSE | #1 12" O.C. | CONTAINER | LOW |
| CVM | 26 | COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS | #1 | CONTAINER | LOW |



THE CONNECTION AT 6TH AVENUE

Clubhouse Rehabilitation

621 Potomac Street Aurora, Colorado 80011

NOT FOR CONSTRUCTION

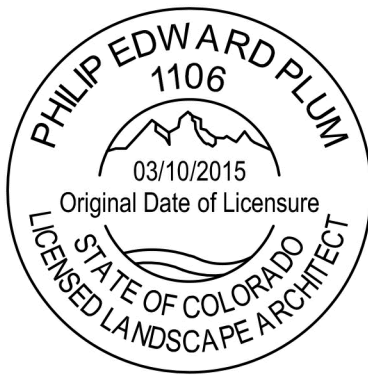
August 25, 2017
PUD SUPPLEMENT

REVISIONS

| | |
|------------|-------------------------------|
| 01/30/2017 | Schematic Set |
| 02/27/2017 | 75% DD Set |
| 03/20/2017 | 100% DD Set |
| 07/10/2017 | PUD Supplement |
| 09/06/2017 | PUD Supplement Revision #1 |
| 10/05/2017 | PUD Supplement Revision #2 |

DEMOLITION & MATERIALS PLAN

L1-0



THE CONNECTION AT 6TH AVENUE
Clubhouse Rehabilitation
621 Potomac Street Aurora, Colorado 80011

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- 4.1 LANDSCAPE BOULDER, 1 TON, COLOR: T.B.D.

MATERIAL LEGEND

- DECIDUOUS SHADE TREE PLANTING
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NOT FOR CONSTRUCTION

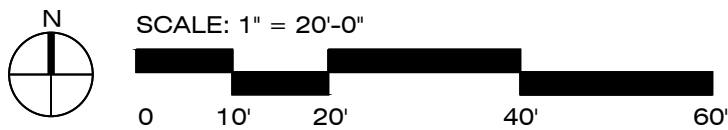
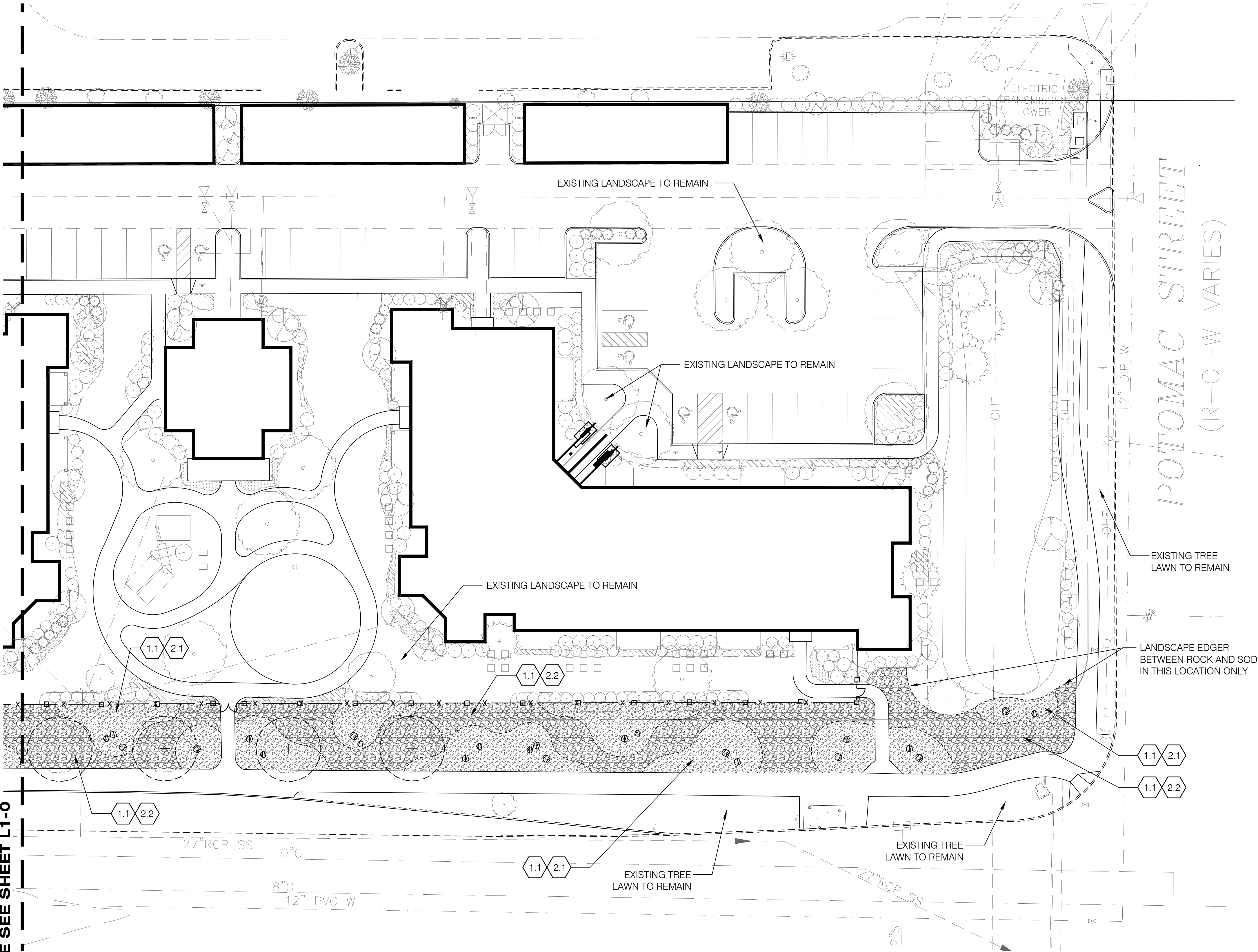
August 25, 2017
PUD SUPPLEMENT

REVISIONS

| | |
|------------|-------------------------------|
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| 02/27/2017 | 75% DD Set |
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DEMOLITION &
MATERIALS PLAN

L1-1



THE CONNECTION AT 6TH AVENUE
Clubhouse Rehabilitation
621 Potomac Street Aurora, Colorado 80011

MATERIAL KEYNOTES

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- DECIDUOUS SHRUBS
5 GALLON
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1 GALLON
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1 GALLON
- LANDSCAPE BOULDERS,
1 TON COLOR: T.B.D.
- 1.5" ROCK MULCH ON WEED BARRIER FABRIC,
3" DEPTH
- 2' - 4" ROCK COBBLE ON WEED BARRIER FABRIC,
4" DEPTH
- EDGE OF ROCK MULCH
(NO LANDSCAPE EDGER)

SITE CALCULATIONS

| | |
|------------------------------------|-----------|
| NEW LANDSCAPE AREA (16,495 SF) | |
| REQUIRED LIVING COVERAGE (60%): | 8,248 SF |
| ACTUAL LIVING COVERAGE: | 10,811 SF |
| 2.5" CAL. SHADE TREE - 5 @ 625 SF: | 3,125 SF |
| EXISTING TREES - 6 @ 625 SF: | 3,750 SF |
| TALL PLANTS - 10 @ 64 SF: | 640 SF |
| MEDIUM PLANTS - 7 @ 32 SF: | 224 SF |
| SMALL PLANTS - 192 @ 16 SF: | 3,072 SF |

NOT FOR CONSTRUCTION

August 25, 2017
PUD SUPPLEMENT

REVISIONS

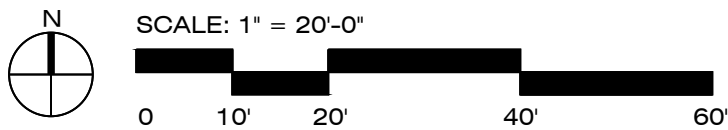
| | |
|------------|-------------------------------|
| 01/30/2017 | Schematic Set |
| 02/27/2017 | 75% DD Set |
| 03/20/2017 | 100% DD Set |
| 07/10/2017 | PUD Supplement |
| 09/06/2017 | PUD Supplement Revision #1 |
| 10/05/2017 | PUD Supplement Revision #2 |

LANDSCAPE PLAN

L2-0

PLANT LEGEND

| ABBR. | QTY | BOTANICAL NAME/COMMON NAME | SIZE | COMMENTS | WATER REQ. |
|---------------------------|-----|---|-----------|-----------------|------------|
| DECIDUOUS TREES | | | | | |
| CO | 5 | CELTIS OCCIDENTALIS HACKBERRY | 2.5" CAL. | B&B STAKE + GUY | LOW |
| -- | 6 | EXISTING TREES TO REMAIN | | | |
| DECIDUOUS SHRUBS | | | | | |
| CCL | 15 | CARYOPTERIS CLANDONENSIS 'BLUEMIST' | #5 | CONTAINER | LOW |
| PAF | 10 | BLUE MIST SPIREA | 36" O.C. | CONTAINER | LOW |
| VLM | 10 | PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE | #5 | CONTAINER | LOW |
| RUR | 7 | VIBURNUM LANTANA 'MOHICAN' MOHICAN VIBURNUM | 84" O.C. | CONTAINER | LOW |
| SPA | 14 | RIBES AUREUM YELLOW FLOWERING CURRANT | #5 | CONTAINER | LOW |
| | | SYMPHORICARPOS ALBUS WHITE SNOWBERRY | 60" O.C. | CONTAINER | LOW |
| ORNAMENTAL GRASSES | | | | | |
| CAK | 19 | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | #1 | CONTAINER | LOW |
| HSE | 14 | FEATHER REED GRASS | 24" O.C. | CONTAINER | LOW |
| MSY | 16 | HELIOTOTRICHON SEMPERVIRENS BLUE AVENA GRASS | #1 | CONTAINER | LOW |
| | | MISCANTHUS SINENSIS 'YAKU JIMA' YAKU JIMA MAIDEN GRASS | 36" O.C. | CONTAINER | LOW |
| GROUNDCOVERS / PERENNIALS | | | | | |
| AUU | 34 | ARCTOSTAPHYLOS UVA-URSI KINKINNICK | #1 | CONTAINER | LOW |
| OBS | 44 | CENOTHERA BERLANDIERI 'SISKIYOU' MEXICAN EVENING PRIMROSE | #1 | CONTAINER | LOW |
| CVM | 26 | COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS | 12" O.C. | CONTAINER | LOW |



MATCHLINE SEE SHEET L2-1

MATERIAL KEYNOTES

DEMOLITION NOTES

- 1.1 REMOVE EXISTING SOD & REPLACE WITH ROCK MULCH OR ROCK COBBLE
- 1.2 REMOVE EXISTING LANDSCAPE

HARDSCAPE MATERIALS

- 2.1 1.5" ROCK MULCH ON WEED BARRIER FABRIC, 3" DEPTH, COLOR: T.B.D.
- 2.2 2'-4" ROCK COBBLE ON WEED BARRIER FABRIC, 4" DEPTH, COLOR: T.B.D.

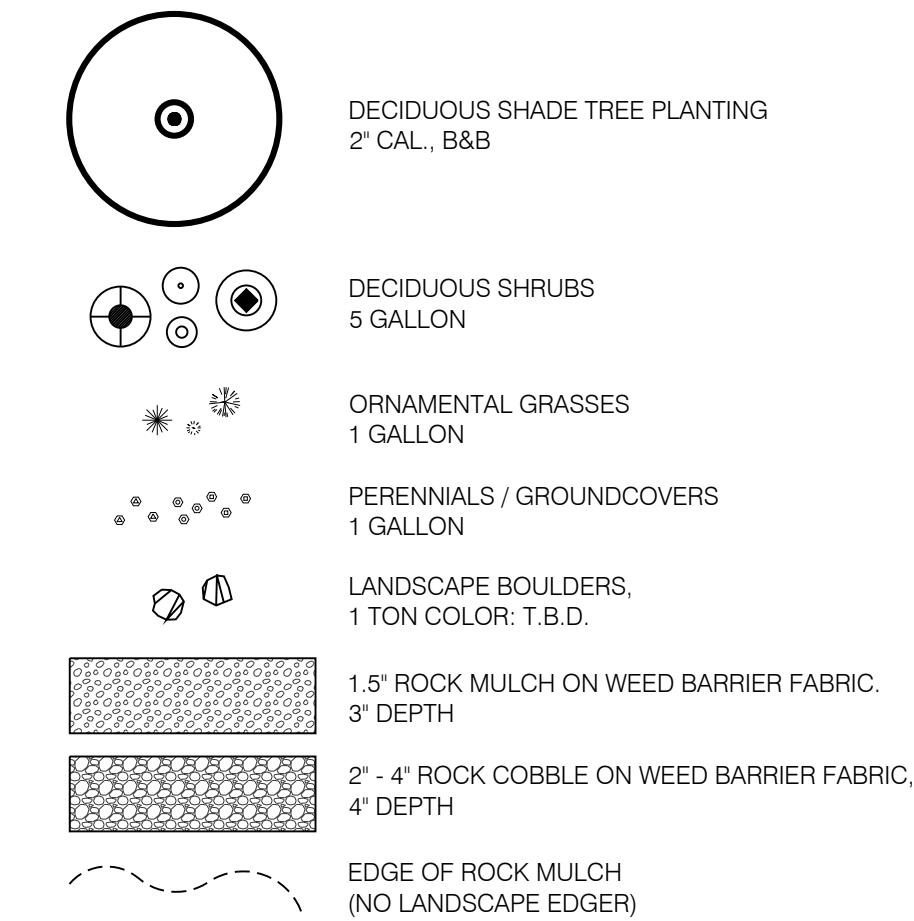
PLANTING

- 3.1 DECIDUOUS TREE: 2" CALIPER, B&B
- 3.2 DECIDUOUS SHRUB, 5 GALLON
- 3.3 ORNAMENTAL GRASS, 1 GALLON
- 3.4 PERENNIAL / GROUNDCOVER, 1 GALLON

SITE FEATURES

- 4.1 LANDSCAPE BOULDER, 1 TON, COLOR: T.B.D.

MATERIAL LEGEND



SITE CALCULATIONS

| | |
|------------------------------------|-----------|
| NEW LANDSCAPE AREA (16,495 SF) | |
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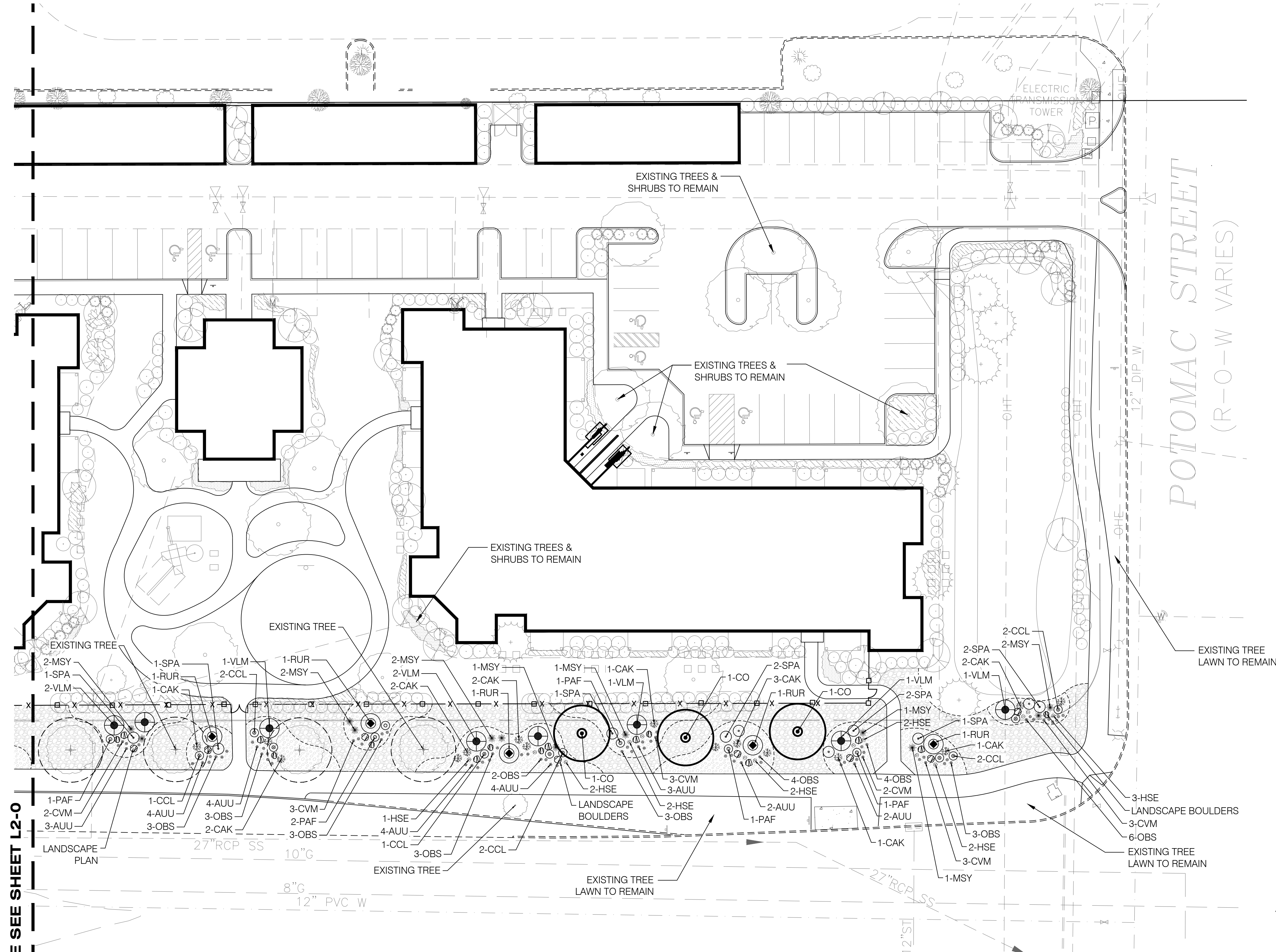
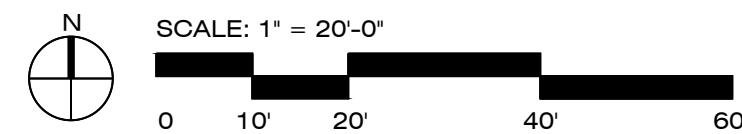
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LANDSCAPE PLAN

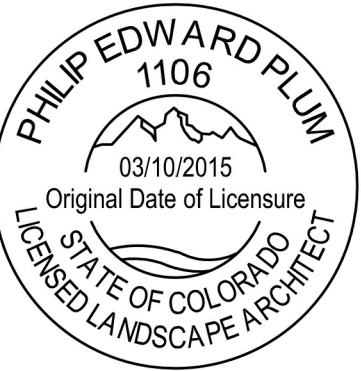
L2-1

PLANT LEGEND

| ABBR. | QTY | BOTANICAL NAME/COMMON NAME | SIZE | COMMENTS | WATER REQ. |
|---------------------------|-----|---|-----------|-----------------|------------|
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| | | SYMPHORICARPOS ALBUS WHITE SNOWBERRY | 60" O.C. | CONTAINER | LOW |
| | | | 48" O.C. | | |
| ORNAMENTAL GRASSES | | | | | |
| CAK | 19 | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | #1 | CONTAINER | LOW |
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| GROUNDCOVERS / PERENNIALS | | | | | |
| AUU | 34 | ARCTOSTAPHYLOS UVA-URSI KINKINNICK | #1 | CONTAINER | LOW |
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| CVM | 26 | COREOPSIS VERTICILLATA 'MOONBEAM' MOONBEAM COREOPSIS | 12" O.C. | CONTAINER | LOW |

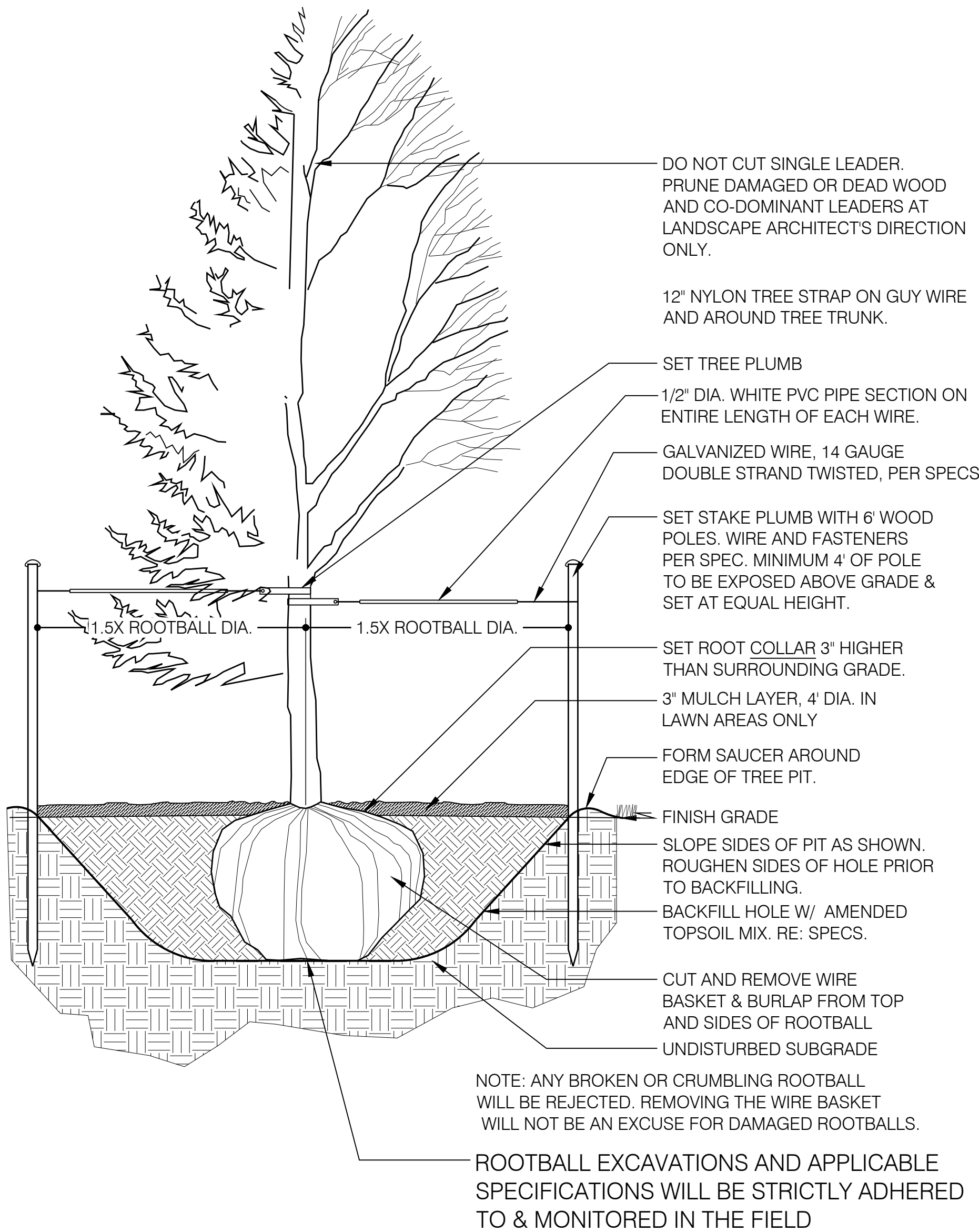


MATCHLINE SEE SHEET L2-0

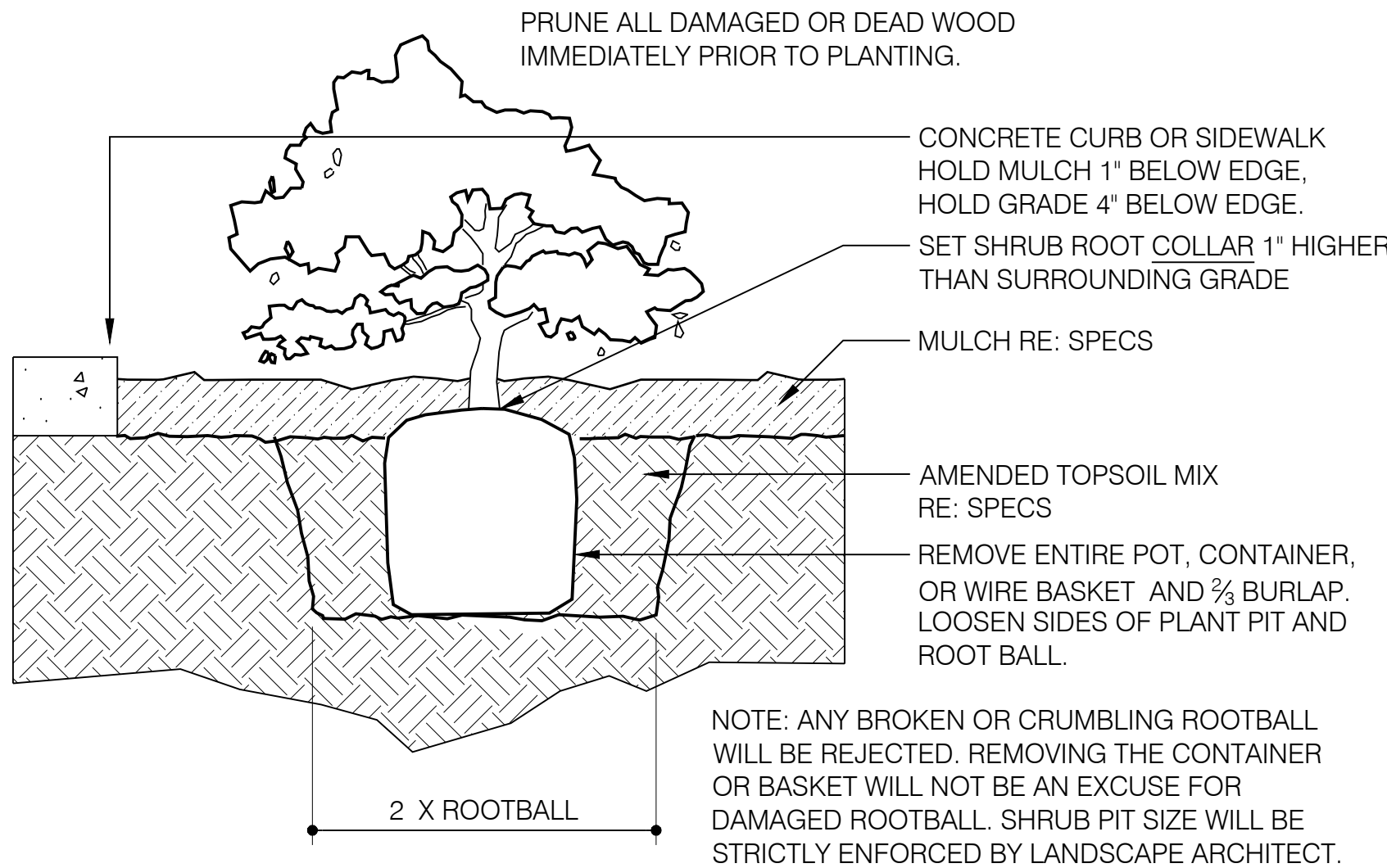


PLANTING NOTES

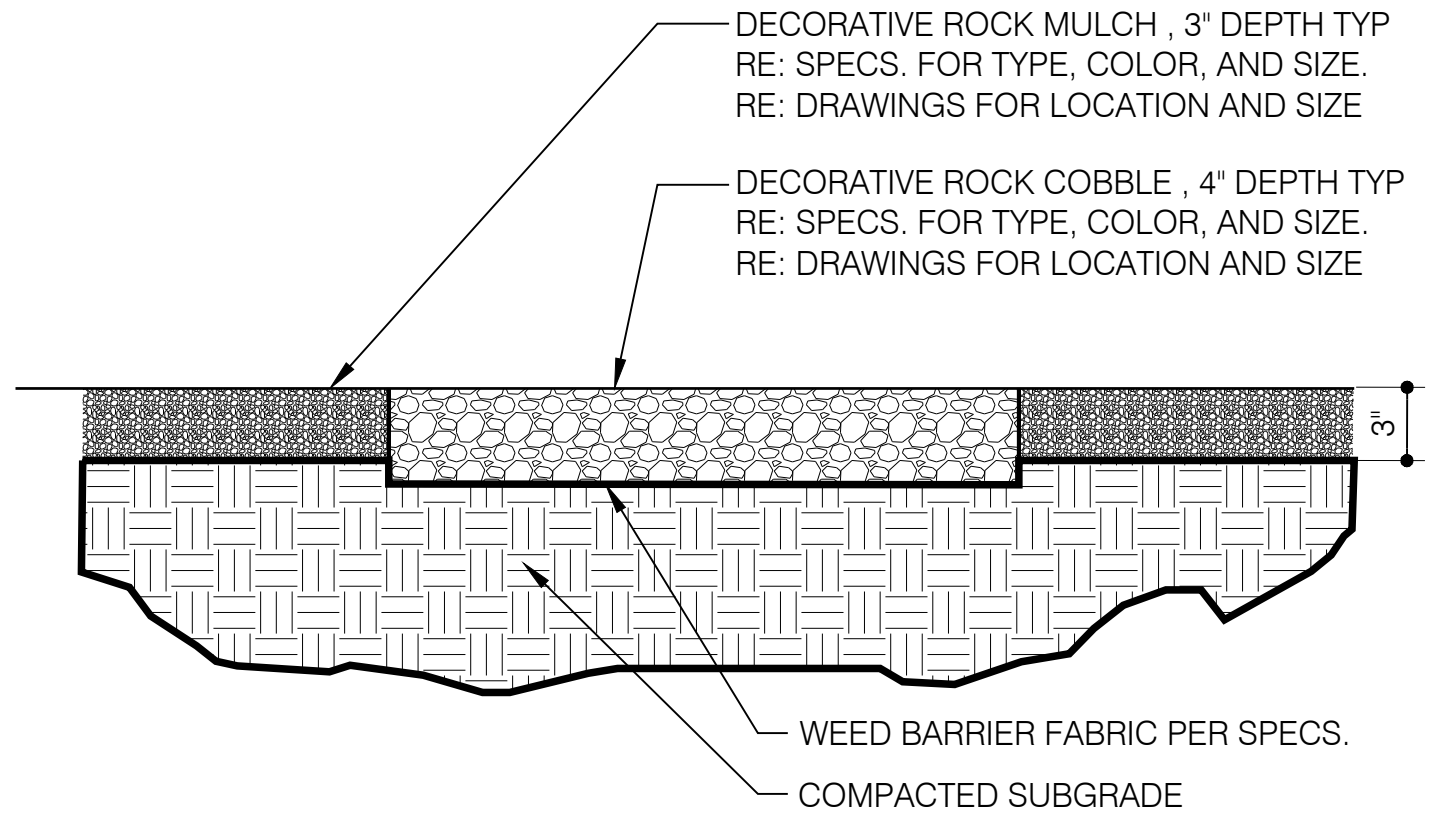
1. FIELD STAKE ALL TREE AND SHRUB LOCATIONS BASED UPON THESE PLANS. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING.
2. PROVIDE MATCHING SIZES AND FORMS FOR EACH TREE TO BE INSTALLED.
3. PLANT MATERIAL TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN.
5. ALL ROOT WRAPPING MADE OF SYNTHETIC OR PLASTIC MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.
6. ALL PLANT MATERIAL SHALL BE SELECTED AT THE NURSERIES BY THE PROJECT LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
7. ALL PLANT AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND PLANT SPACING.
10. ALL DECIDUOUS TREES SHALL BE WRAPPED. REFER TO SPECIFICATIONS FOR WRAP TYPE AND TIMING.
11. PLANT AND EDGING LAYOUT SHALL TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH ACCEPTED PLANT AND EDGING LAYOUT SHALL BE MOVED TO A LOCATION BETWEEN PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. REFER TO SPECIFICATION 02930.
13. PROJECT INCLUDES EXTENSIVE IRRIGATION AND UTILITY SYSTEMS, MANY OF WHICH ARE CLOSE TO THE FINISHED SURFACE. VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS SHALL BE RESOLVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
14. ALL SHRUB AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS.
15. PERFORM PERCOLATION TEST ON ALL TREE HOLES AND PLANTING BEDS PRIOR TO PLANTING. INFORM LANDSCAPE ARCHITECT OF RESULTS. REFER TO CONTRACT SPECIFICATIONS FOR FURTHER INFORMATION.
16. REFER TO LAYOUT DRAWINGS FOR STEEL EDGER LAYOUT. STAKE AND REVIEW LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
17. STREET TREES AND ON-SITE TREES SHALL BE PLACED SO THAT THEY DO NOT BLOCK LIGHT COMING FROM STREETLIGHT FIXTURES AND INTERNAL LIGHT FIXTURES. A MINIMAL DISTANCE OF 15 FEET FOR ORNAMENTAL TREES AND 20 FEET FOR SHADE TREES FROM THE NEAREST LIGHT FIXTURE (OTHER THAN PEDESTRIAN-SCALE LIGHTING) MUST BE MAINTAINED.
18. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
19. A FIVE (5) FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
20. LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS)



1 TREE PLANTING
SCALE: NTS



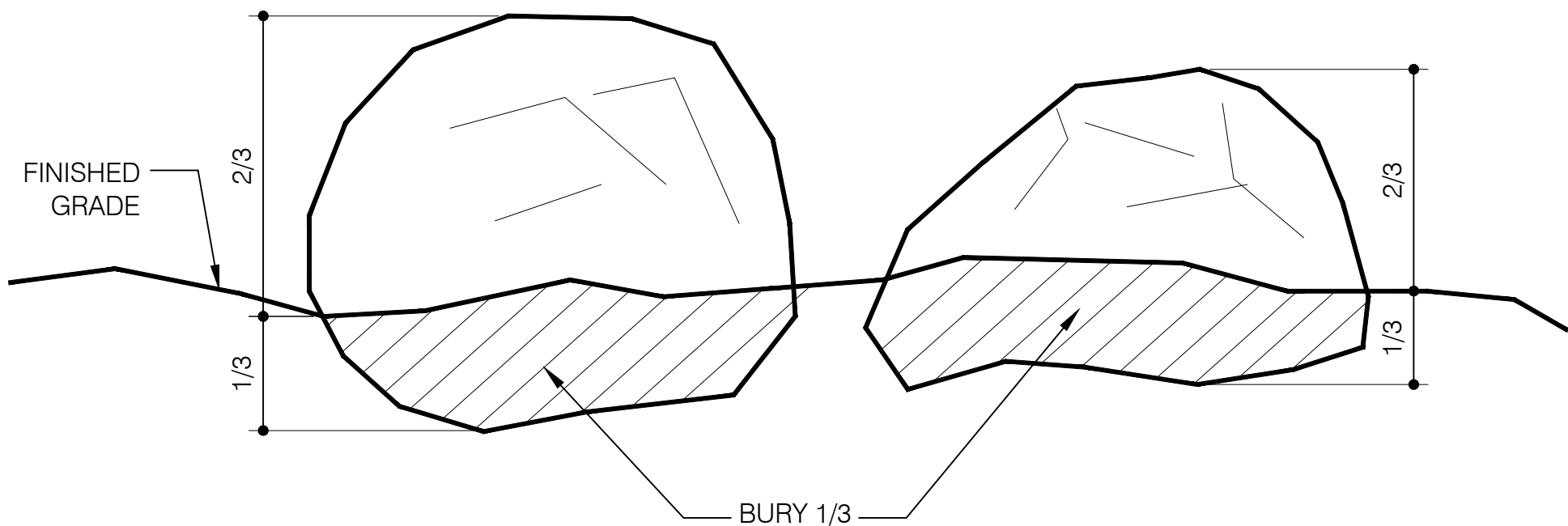
2 SHRUB PLANTING
SCALE: NTS



3 ROCK MULCH & ROCK COBBLE DETAIL
SCALE: NTS

GENERAL NOTES:

1. ALL BOULDERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ANY SCARRED BOULDERS SHALL BE REJECTED.
2. ALL BOULDERS SHALL BE PLACED CAREFULLY WITH A PADDED BUCKET. DIRECT DUMPING IS NOT ALLOWED FOR PLACEMENT.
3. BOULDERS SHALL BE BURIED 1/3 HT. AS SHOWN. PITS MUST BE DUG. FILLING AROUND UNACCEPTABLE.



4 LANDSCAPE BOULDER DETAIL
SCALE: NTS

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LANDSCAPE
DETAILS

L3-0