

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND THE EAST HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, AND UNINCORPORATED COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE WEST LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30 BEARS NORTH 00°13'45" WEST, A DISTANCE OF 1,324.09 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 05°44'15" EAST, A DISTANCE OF 312.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF GUN CLUB ROAD AS DESCRIBED IN RESOLUTION ACCEPTING WARRANTY DEED RECORDED IN BOOK 2804, AT PAGE 820, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE, AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 90°00'00" WEST, A DISTANCE OF 101.91 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1,751.62 FEET;

THENCE NORTH 02°04'05" EAST, A DISTANCE OF 43.34 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,679.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°30'00" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°02'00", AN ARC LENGTH OF 440.54 FEET TO THE EASTERLY RIGHT-OF-WAY OF GUN CLUB ROAD AS DESCRIBED IN RESOLUTION ACCEPTING WARRANTY DEED RECORDED IN BOOK 2804, PAGE 832, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE PREVIOUSLY DESCRIBED EASTERLY RIGHT-OF-WAY SOUTH 00°13'45" EAST, A DISTANCE OF 2,224.59 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 4.607 ACRES, (200,697 SQUARE FEET), MORE OR LESS.

AND

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, AND UNINCORPORATED COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, WHENCE THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 BEARS SOUTH 00°13'45" EAST, A DISTANCE OF 2,648.17 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 05°44'15" EAST, A DISTANCE OF 312.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF GUN CLUB ROAD AS DESCRIBED IN RESOLUTION ACCEPTING WARRANTY DEED RECORDED IN BOOK 2804, AT PAGE 820, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, SAID COUNTY AND STATE, AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF GUN CLUB ROAD AS DESCRIBED IN RESOLUTION ACCEPTING WARRANTY DEED RECORDED IN BOOK 2804, AT PAGE 817, IN SAID OFFICIAL RECORDS, SOUTH 00°13'45" EAST, A DISTANCE OF 1,682.72 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE DEPARTING SAID LAST DESCRIBED EASTERLY RIGHT-OF-WAY, ALONG SAID NORTHERLY LINE, NORTH 89°37'52" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF E-470 PARCEL TK-103 AS DESCRIBED IN RULE AND ORDER RECORDED IN BOOK 5006, AT PAGE 30;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL TK-103, SOUTH 00°13'45" EAST, A DISTANCE OF 614.30 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL TK-103;

THENCE SOUTH 89°37'52" WEST, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF THE SAID SOUTHWEST QUARTER;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°30'26" WEST, A DISTANCE OF 81.10 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2,297.90 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 101.91 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.758 ACRES, (250,832 SQUARE FEET), MORE OR LESS.

CITY OF AURORA REQUIRED SITE PLAN NOTES:

- THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- ALL SIGNS MUST COMPLY TO THE CITY OF AURORA CITY CODE.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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 LANDSCAPE WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE 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 AND/OR PRIVATE UTILITIES.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN 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, ETC., 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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. LIKEWISE, 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.
- 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.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS, STREET NAMES, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- TRAFFIC SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAV MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

BASIS OF BEARINGS:

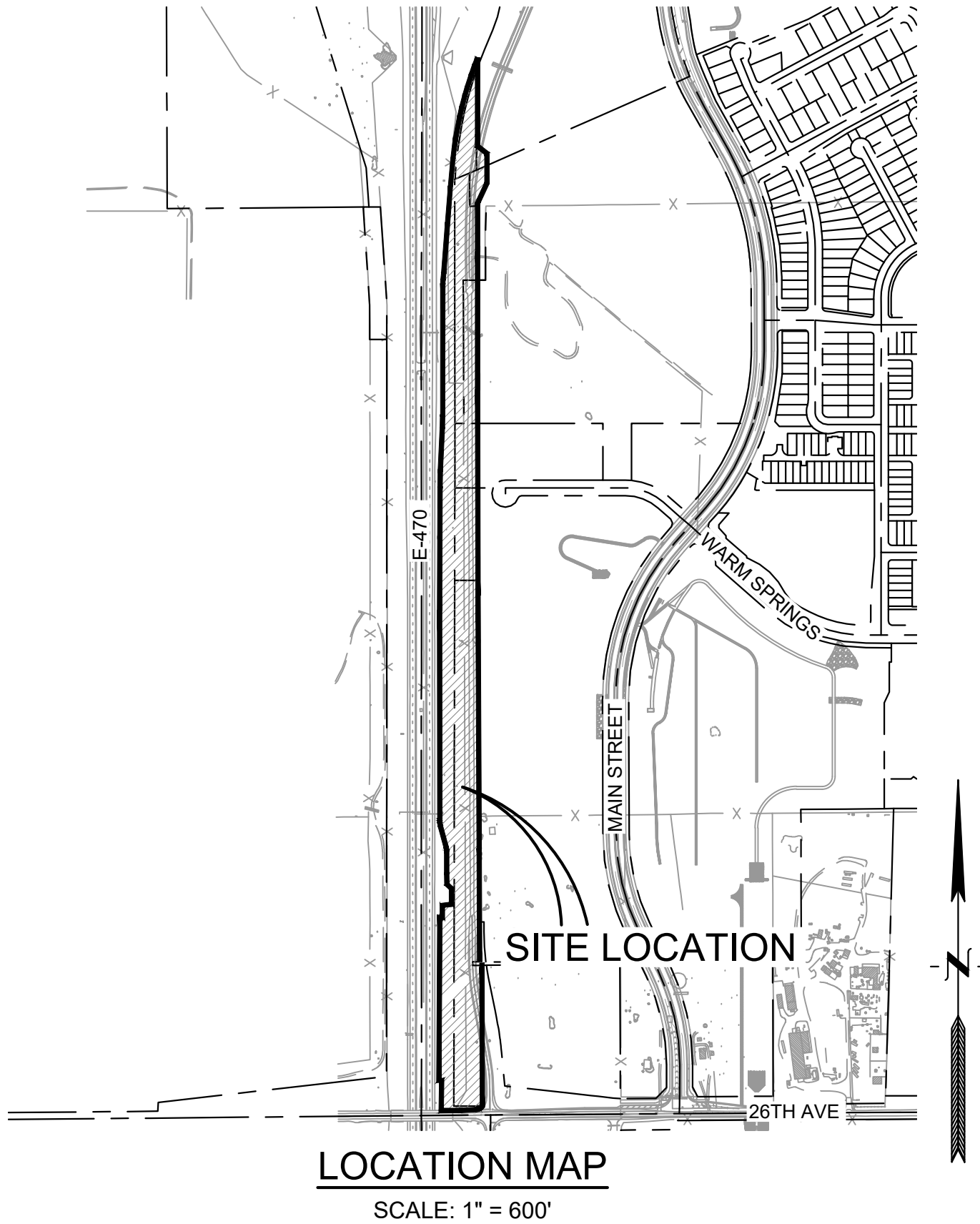
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERRED TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 TAKEN TO BEAR NORTH 06°32'14" WEST, A DISTANCE OF 1,017.25 FEET, BEING MONUMENTED BY A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED PLS NO. 38668 AT THE NORTHERLY CORNER AND A FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED PLS NO. 38668 AT THE SOUTHERLY CORNER AND MONUMENTED AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BENCHMARK:

CITY OF AURORA BENCHMARK 3S8636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B. ELEVATION = 5521.54 (NAVDD88)

THE AURORA HIGHLANDS
E-470 LANDSCAPE
SITE PLAN

SITUATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND THE EAST HALF OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



SITE PLAN DATA BLOCK	
SITE DATA	
LAND AREA WITHIN PROPERTY LINES	710,946
PORTION OF PARCEL COUNTED AS PARK CREDIT	N/A
TOTAL NUMBER OF UNITS PROPOSED	0
NUMBER OF STORIES	N/A
MAXIMUM HEIGHT OF BUILDINGS	N/A
PRESENT ZONING CLASSIFICATION	MU-R
2021 IRC & 2021 IECC CONSTRUCTION TYPE & CLASSIFICATION R3, SINGLE FAMILY DETACHED (NON-SPRINKLERED)	N/A
AVERAGE RESIDENTIAL DENSITY	N/A
LOT AREA	N/A
TRACT/OPEN SPACE AREA	
ROAD/ROW AREA	251,231 SQ FT
LANDSCAPE AREA	648,900 SQ FT
HARDSCAPE AREA	46,726 SQ FT

OWNERS SIGNATURES

THE AURORA HIGHLANDS E-470 LANDSCAPE, LEGAL DESCRIPTION: SEE THIS SHEET THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR 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.

OWNER

IN WITNESS THEREOF,

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD

BY: MATT HOPPER, PRESIDENT

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD _____

BY: _____

NAME: _____

ITS: _____

STATE OF: _____

COUNTY OF: _____

ACKNOWLEDGES BEFORE ME ON _____, 2024 BY MATT HOPPER, PRESIDENT OF THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD, A POLITICAL SUBDIVISION AND PUBLIC CORPORATION OF THE STATE OF COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING: _____ DATE: _____

COMMISSION (CHAIRPERSON) _____
CITY COUNCIL: _____ DATE: _____
(MAYOR)
ATTEST: _____ DATE: _____
(CITY CLERK)
DATABASE APPROVAL DATE: _____

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LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP
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CONTACT: THOMAS KOPF, PLA, ASLA
THOMAS_KOPF@MATRIXDESIGNGROUP.COM

PROJECT APPLICANT

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CIVIL ENGINEER

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
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303-572-0200
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JEFF.KILLIAN@MATRIXDESIGNGROUP.COM

OWNER

THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD
8390 EAST CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
CONTACT: MATT HOPPER, PRESIDENT

DEVELOPER

AURORA HIGHLANDS, LLC
CARLO FERREIRA
250 S PILOT ROAD
LAS VEGAS, NV 89119

E-470 LANDSCAPE SITE PLAN

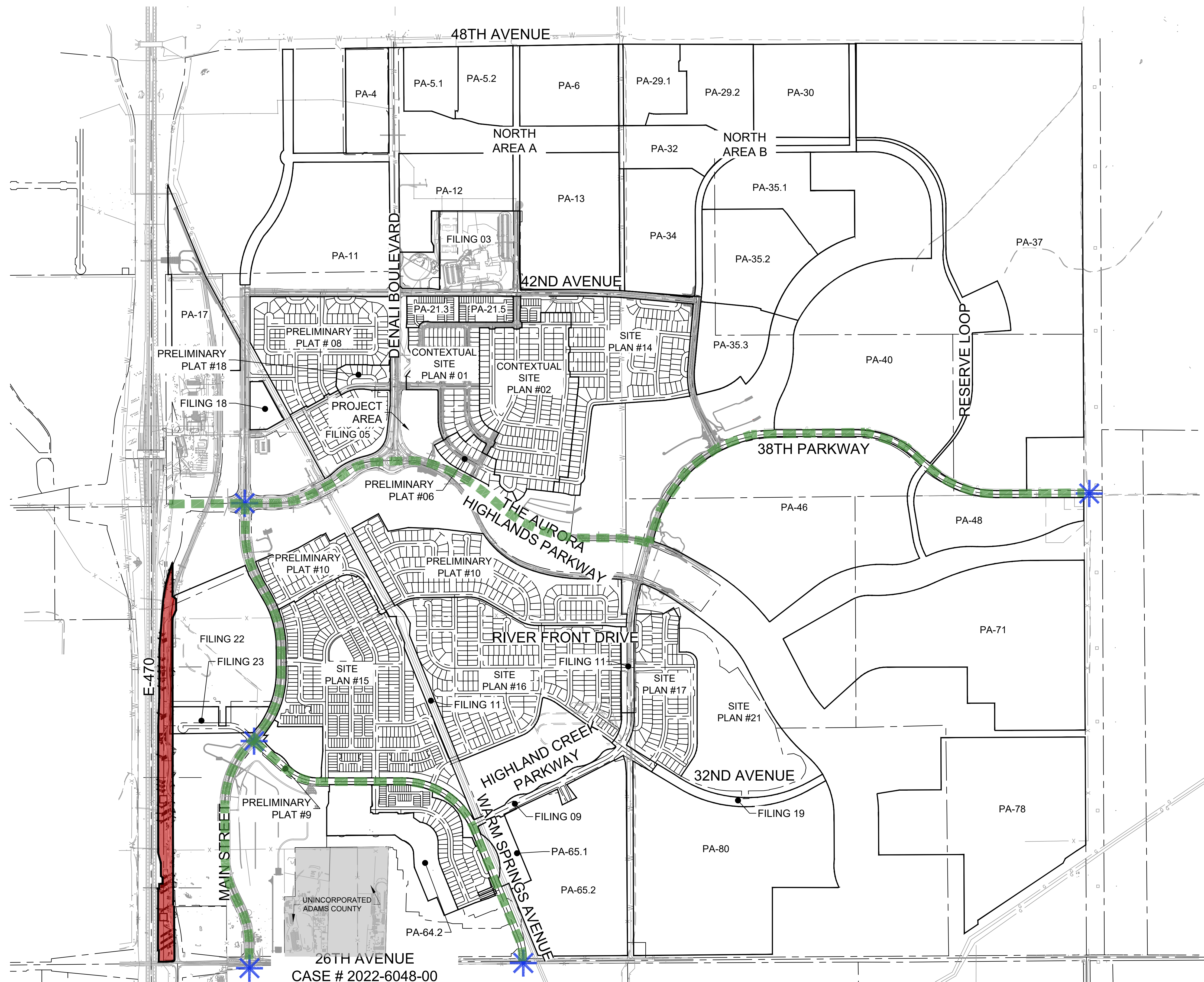
TITLE: COVER SHEET

DATE: SEPTEMBER 25

PREPARED BY:

 **Matrix**
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
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26TH AVENUE
CASE # 2022-6048-00

REQUIRED INFRASTRUCTURE NOTES:

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT:

- WATER:
1. ONSITE WATER LINES AND FIRE HYDRANTS
- SANITARY SEWER:
1. ONSITE SANITARY SEWER LINES
- STORM DRAINAGE:
1. ONSITE INLETS AND STORM SEWER.
2. REFERENCE GRADING & UTILITY PLANS FOR OFFSITE STORM SEWER REQUIRED.
- ROADWAY:
1. ONSITE AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT.




THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

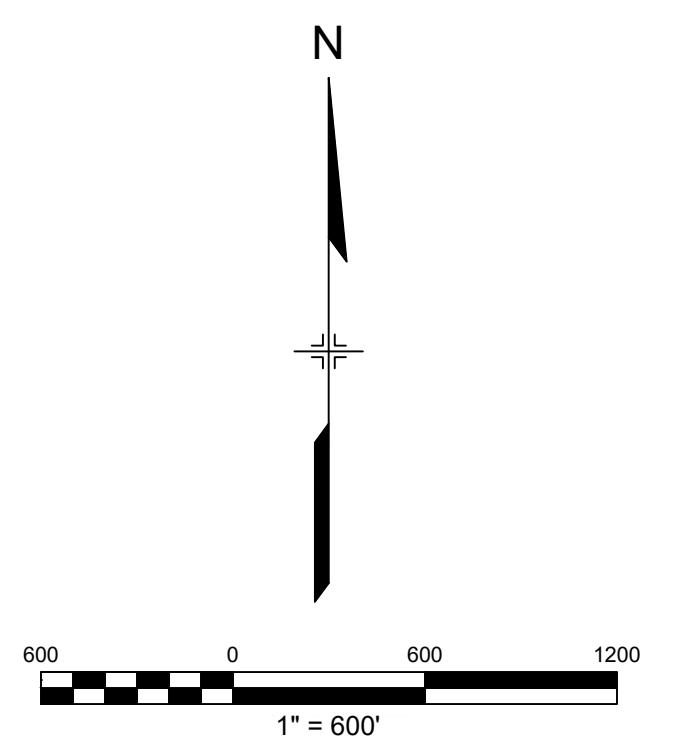
- WATER:
1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- SANITARY SEWER:
1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- STORM DRAINAGE:
1. OFFSITE INFRASTRUCTURE:
- REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.
- ROADWAY:
1. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY, AND 2 POINTS OF ACCESS TO THE ASSOCIATED PLANNING AREA.

ADDITIONAL NOTES:

1. CONVEYANCE OF ALL RIGHT-OF-WAY AND EASEMENTS NEEDED TO ACCOMMODATE THE REFERENCED PUBLIC IMPROVEMENTS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. INFRASTRUCTURE INITIALLY ACCEPTED BY THE CITY INDICATES THE INFRASTRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY'S PUBLISHED DESIGN CRITERIA AND THE CITY HAS APPROVED THE DESIGN AND ACCEPTED THE CONSTRUCTED INFRASTRUCTURE.
3. THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

LEGEND:

- DEVELOPMENT ACCESS LOCATIONS 
- EXISTING INFRASTRUCTURE 
- SITE LOCATION 



E-470 LANDSCAPE SITE PLAN

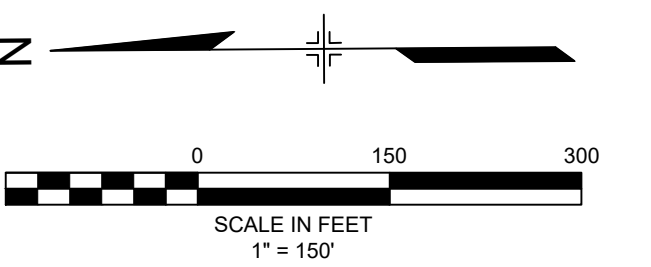
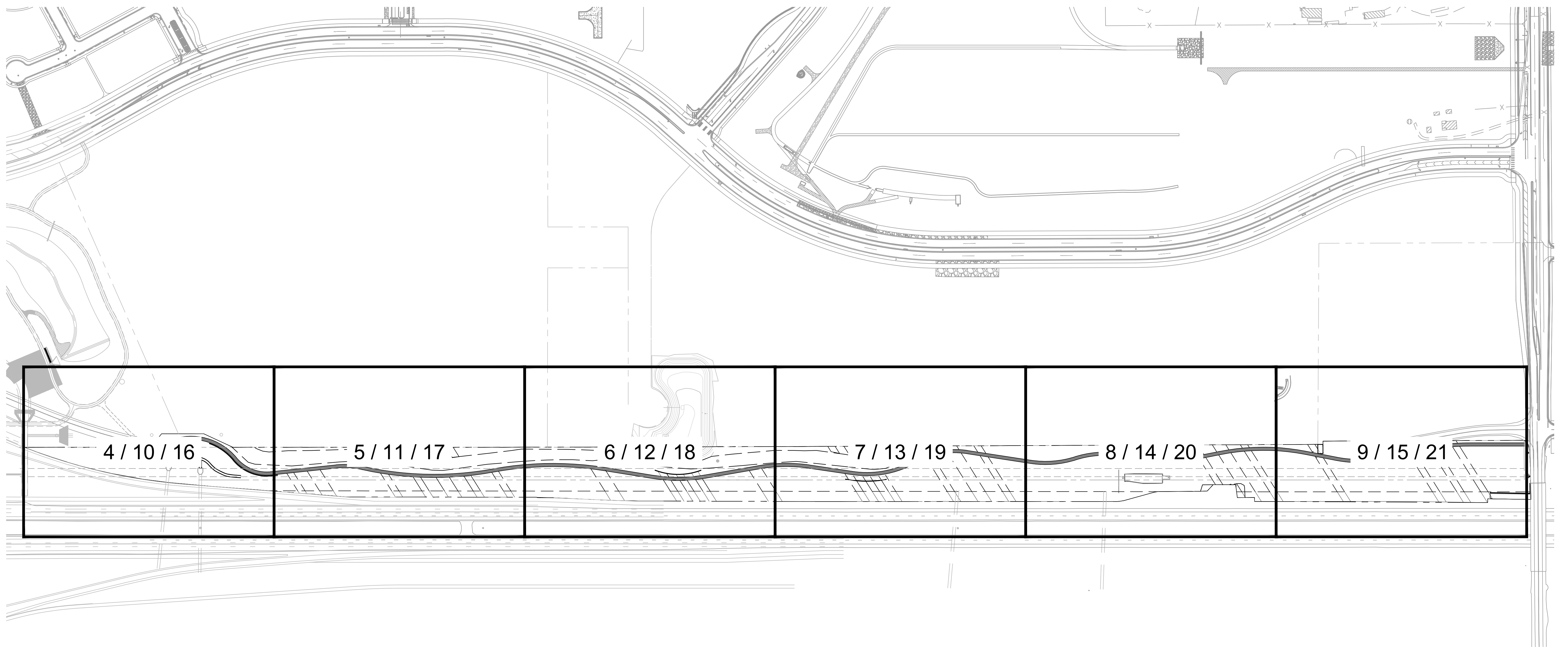
TITLE: CONTEXT MAP

DATE: SEPTEMBER 25

PREPARED BY:


Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com





E-470 LANDSCAPE SITE PLAN

TITLE: PLAN INDEX

DATE: SEPTEMBER 25

PREPARED BY:

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Denver, Colorado 80202
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NOT FOR CONSTRUCTION

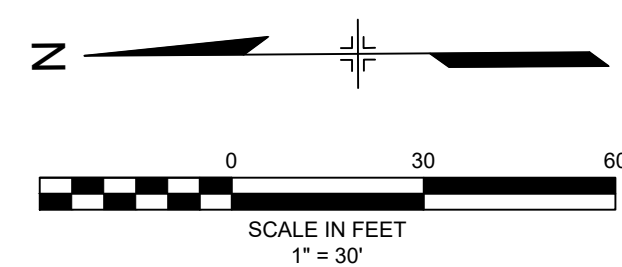
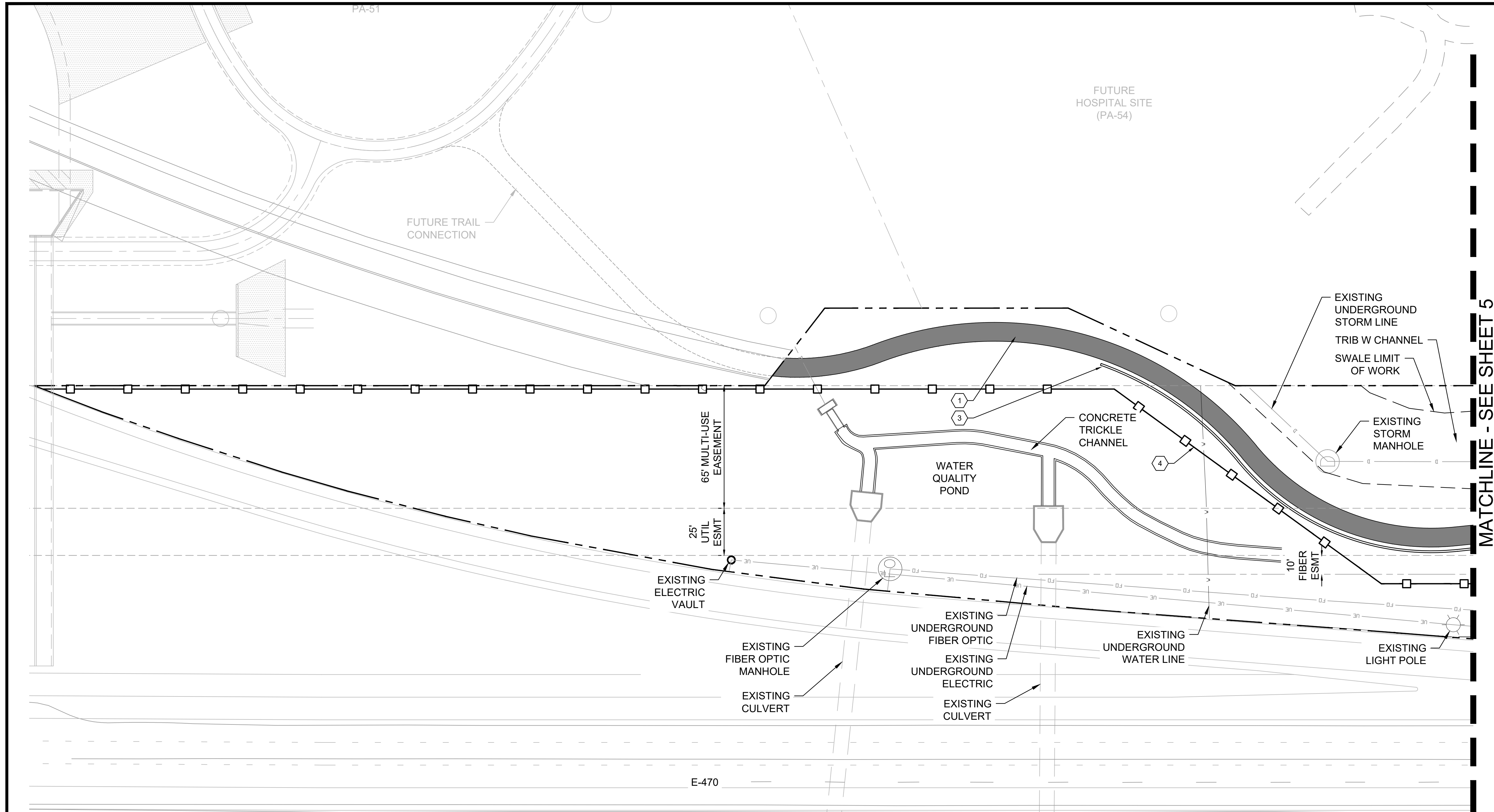
SHEET: 3 OF 22

LEGEND

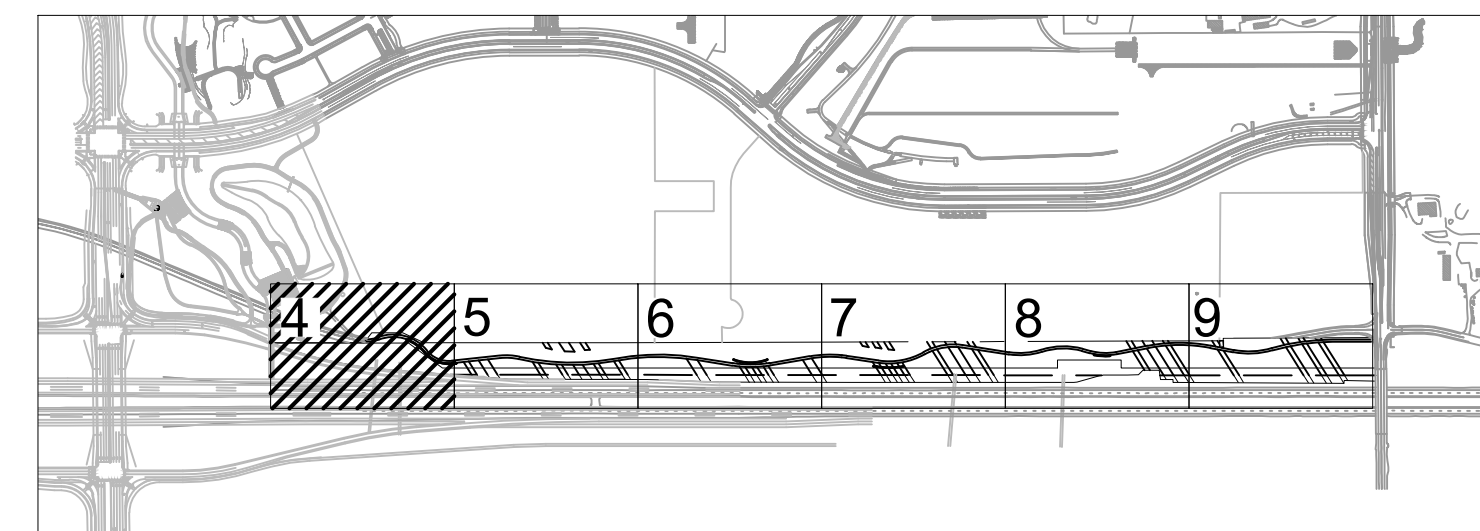
---	SITE LIMIT OF WORK
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING UNDERGROUND WATER LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND SANITARY LINE
⊙	EXISTING STORM MANHOLE
---	EXISTING SWALE FLOW LINE
□	METAL FENCE WITH MASONRY COLUMN
█	PROPOSED CONCRETE SIDEWALK
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
█	DECORATIVE ROCK
+	DECORATIVE ROCK

KEY NOTES	
DESCRIPTION	REFERENCE
1 CONCRETE WALK	DETL 1 / SHT 22
2 LANDSCAPE EDGER	DETL 9 / SHT 22
3 STACKED STONE RETAINING WALL	DETL 8 / SHT 22
4 METAL FENCE WITH MASONRY COLUMN	DETL 7 / SHT 22

- GENERAL NOTES**
- LIMIT OF WORK SHALL BE COINCIDENT WITH BOUNDARY LINE EXCEPT WHERE SHOWN DIFFERENTLY ON PLAN.
 - ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.



E-470 LANDSCAPE SITE PLAN



KEYMAP
SCALE: 1"=800'

TITLE: SITE PLAN
DATE: SEPTEMBER 25
PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
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www.matrixdesigngroup.com

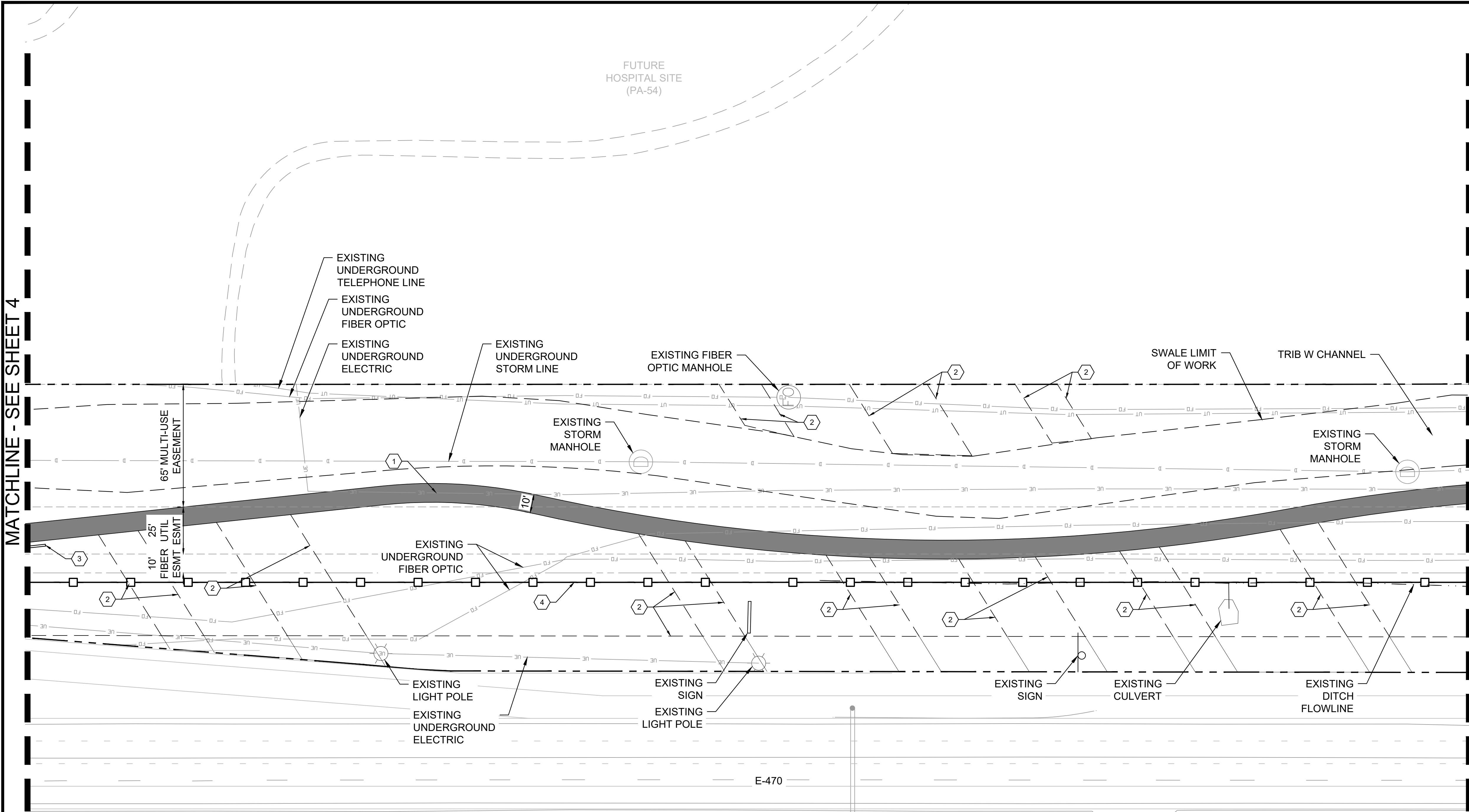


NOT FOR CONSTRUCTION

SHEET: 4 OF 22

MATCHLINE - SEE SHEET 4

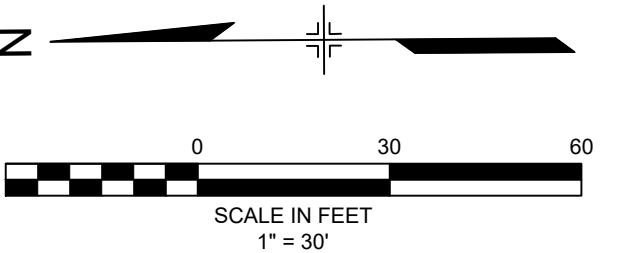
MATCHLINE - SEE SHEET 6



LEGEND	
	SITE LIMIT OF WORK
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND SANITARY LINE
	EXISTING STORM MANHOLE
	EXISTING SWALE FLOW LINE
	METAL FENCE WITH MASONRY COLUMN
	PROPOSED CONCRETE SIDEWALK
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	DECORATIVE ROCK
	DECORATIVE ROCK

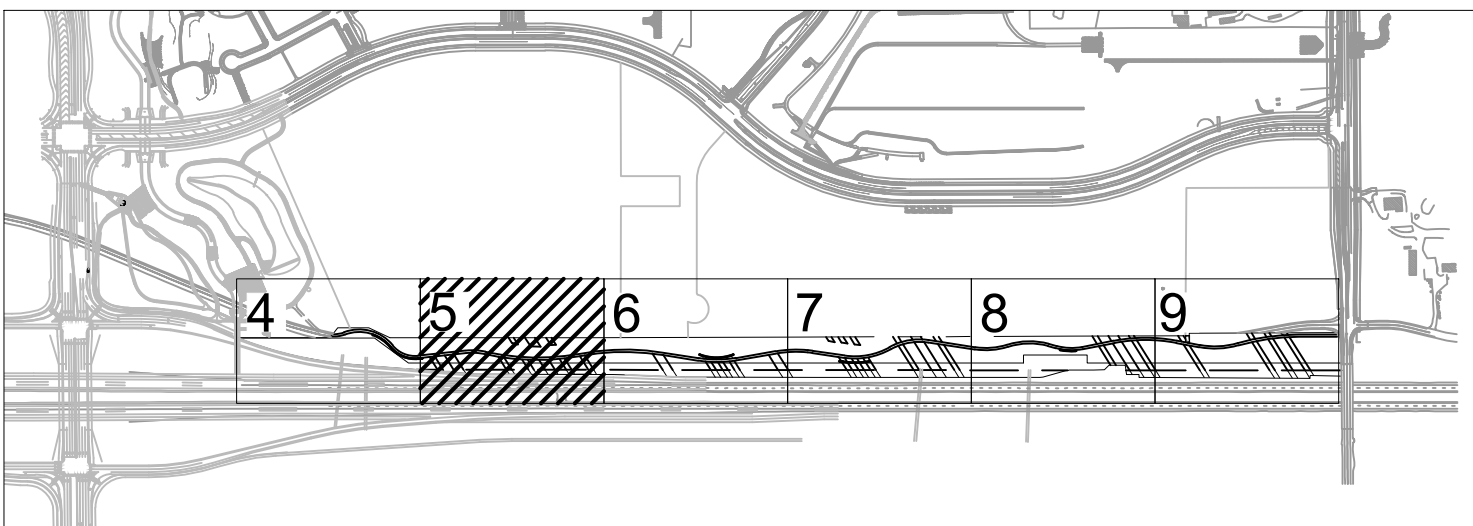
KEY NOTES	
DESCRIPTION	REFERENCE
1 CONCRETE WALK	DETL 1 / SHT 22
2 LANDSCAPE EDGER	DETL 9 / SHT 22
3 STACKED STONE RETAINING WALL	DETL 8 / SHT 22
4 METAL FENCE WITH MASONRY COLUMN	DETL 7 / SHT 22

- GENERAL NOTES**
- LIMIT OF WORK SHALL BE COINCIDENT WITH BOUNDARY LINE EXCEPT WHERE SHOWN DIFFERENTLY ON PLAN.
 - ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.



E-470 LANDSCAPE SITE PLAN

TITLE: SITE PLAN
DATE: SEPTEMBER 25
PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

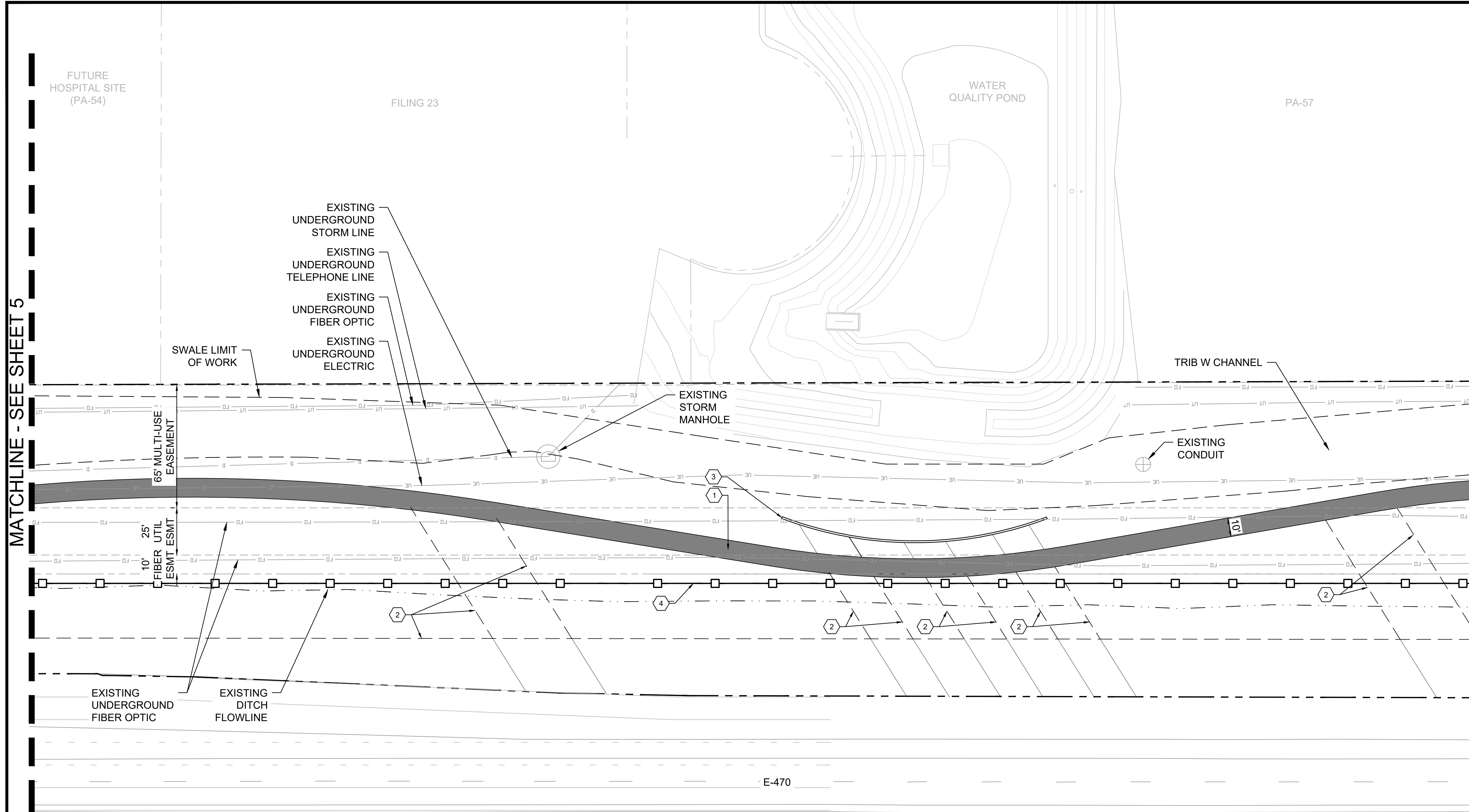


KEYMAP
SCALE: 1"=800'

NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7



LEGEND

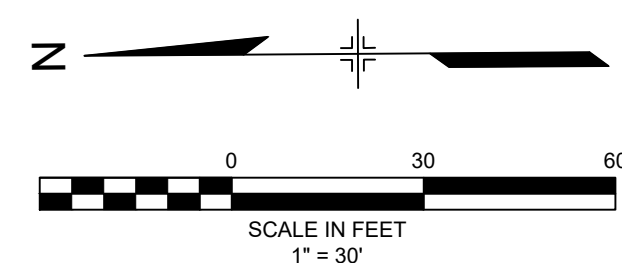
---	SITE LIMIT OF WORK
-G-	EXISTING UNDERGROUND GAS LINE
-W-	EXISTING UNDERGROUND WATER LINE
-UE-	EXISTING UNDERGROUND ELECTRIC
-SS-	EXISTING UNDERGROUND SANITARY LINE
⊕	EXISTING STORM MANHOLE
- - -	EXISTING SWALE FLOW LINE
⊕	METAL FENCE WITH MASONRY COLUMN
█	PROPOSED CONCRETE SIDEWALK
-5500-	EXISTING 5' CONTOUR
-5500-	EXISTING 1' CONTOUR
-5500-	PROPOSED 5' CONTOUR
-5498-	PROPOSED 1' CONTOUR
█	DECORATIVE ROCK
⊕	DECORATIVE ROCK

KEY NOTES

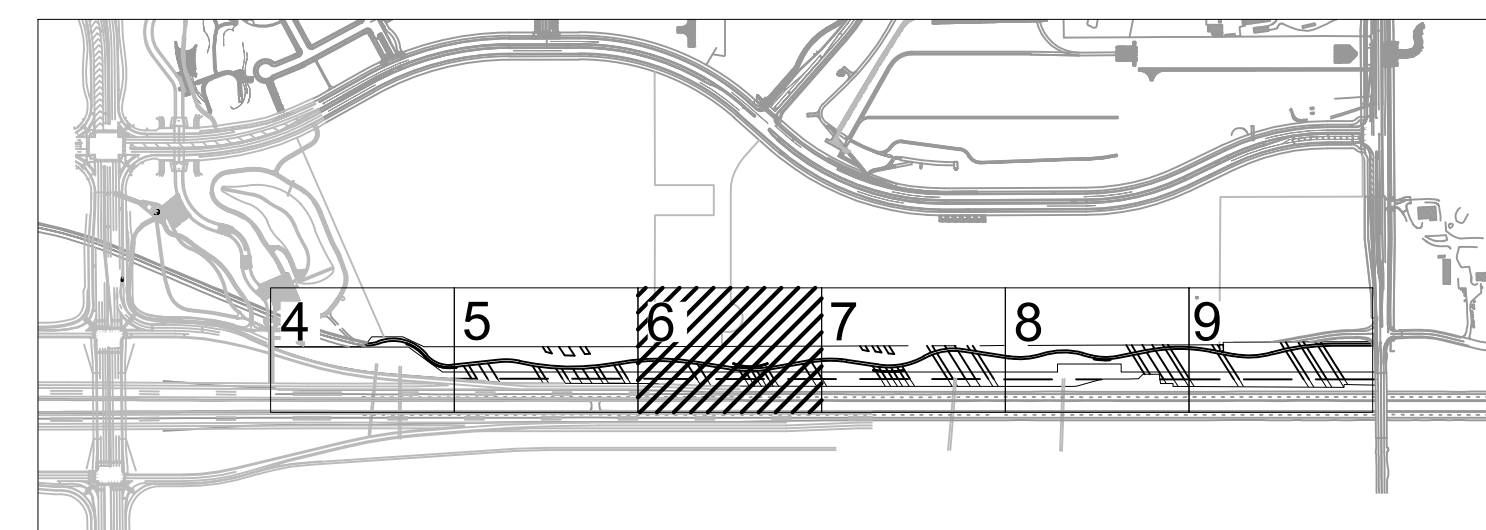
DESCRIPTION	REFERENCE
1 CONCRETE WALK	DETL 1 / SHT 22
2 LANDSCAPE EDGER	DETL 9 / SHT 22
3 STACKED STONE RETAINING WALL	DETL 8 / SHT 22
4 METAL FENCE WITH MASONRY COLUMN	DETL 7 / SHT 22

GENERAL NOTES

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E-470 LANDSCAPE SITE PLAN



KEYMAP

SCALE: 1"=800'

NOT FOR CONSTRUCTION

SHEET: 6 OF 22

TITLE: SITE PLAN

DATE: SEPTEMBER 25

PREPARED BY:

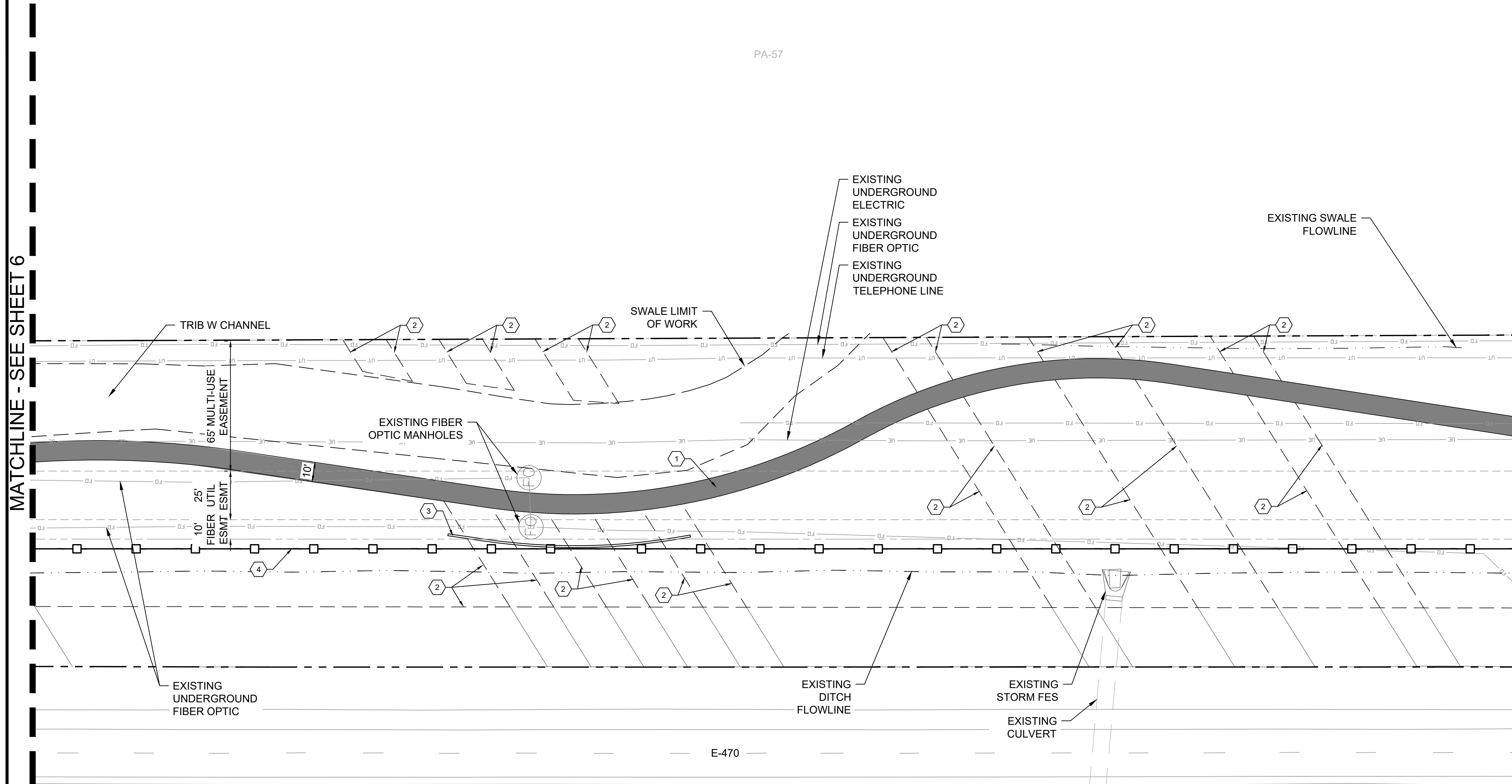
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MATCHLINE - SEE SHEET 6

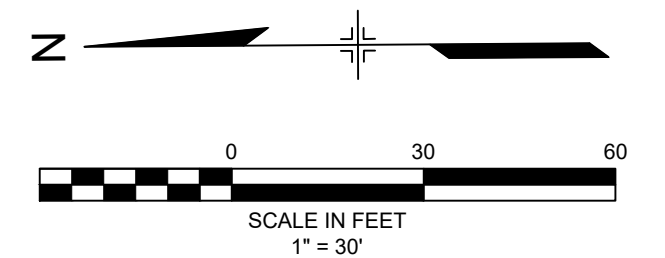
MATCHLINE - SEE SHEET 8



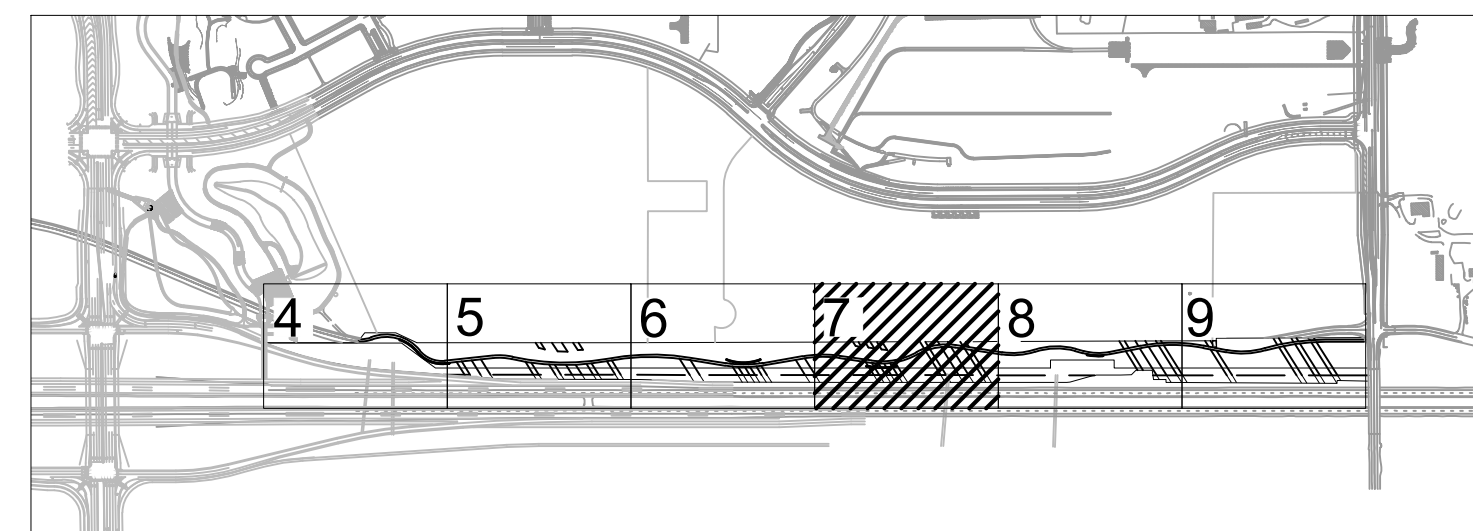
LEGEND	
	SITE LIMIT OF WORK
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND SANITARY LINE
	EXISTING STORM MANHOLE
	EXISTING SWALE FLOW LINE
	METAL FENCE WITH MASONRY COLUMN
	PROPOSED CONCRETE SIDEWALK
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	DECORATIVE ROCK
	DECORATIVE ROCK

KEY NOTES	
DESCRIPTION	REFERENCE
1 CONCRETE WALK	DETL 1 / SHT 22
2 LANDSCAPE EDGER	DETL 9 / SHT 22
3 STACKED STONE RETAINING WALL	DETL 8 / SHT 22
4 METAL FENCE WITH MASONRY COLUMN	DETL 7 / SHT 22

- GENERAL NOTES**
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E-470 LANDSCAPE SITE PLAN



KEYMAP
SCALE: 1"=800'

NOT FOR CONSTRUCTION

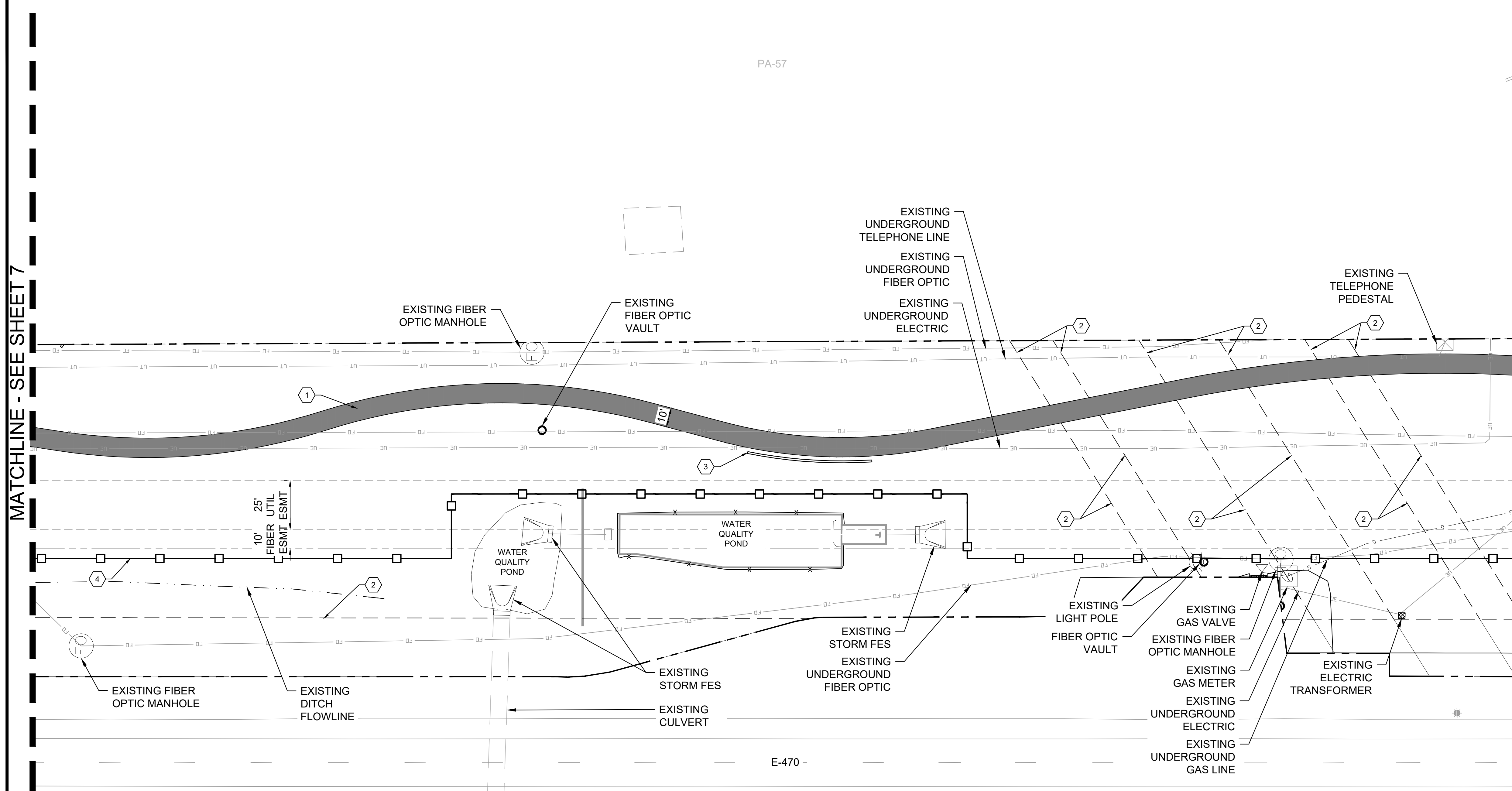
SHEET: 7 OF 22

TITLE: SITE PLAN
DATE: SEPTEMBER 25
PREPARED BY:
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Excellence by Design
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Denver, Colorado 80202
P 303.572.0200
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MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 9



LEGEND

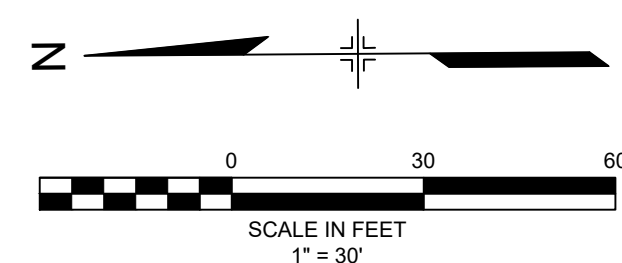
---	SITE LIMIT OF WORK
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING UNDERGROUND WATER LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND SANITARY LINE
---	EXISTING STORM MANHOLE
---	EXISTING SWALE FLOW LINE
---	METAL FENCE WITH MASONRY COLUMN
---	PROPOSED CONCRETE SIDEWALK
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	DECORATIVE ROCK
---	DECORATIVE ROCK

KEY NOTES

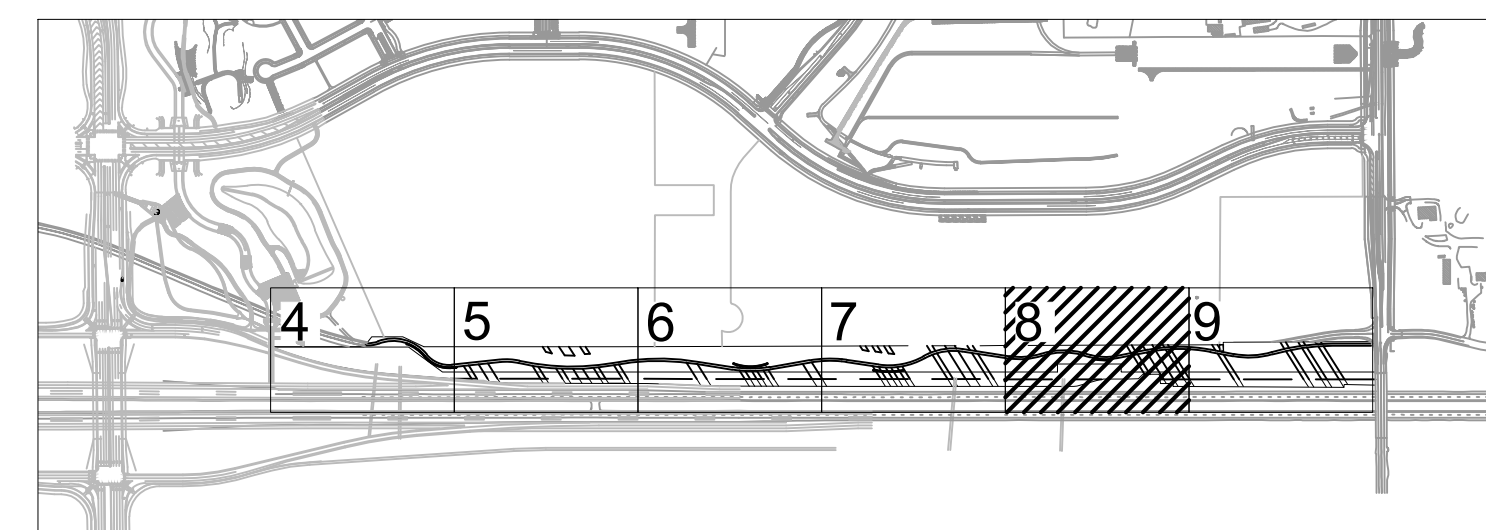
DESCRIPTION	REFERENCE
1 CONCRETE WALK	DETL 1 / SHT 22
2 LANDSCAPE EDGER	DETL 9 / SHT 22
3 STACKED STONE RETAINING WALL	DETL 8 / SHT 22
4 METAL FENCE WITH MASONRY COLUMN	DETL 7 / SHT 22

GENERAL NOTES

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E-470 LANDSCAPE SITE PLAN



KEYMAP

SCALE: 1"=800'

NOT FOR CONSTRUCTION

TITLE: SITE PLAN

DATE: SEPTEMBER 25

PREPARED BY:

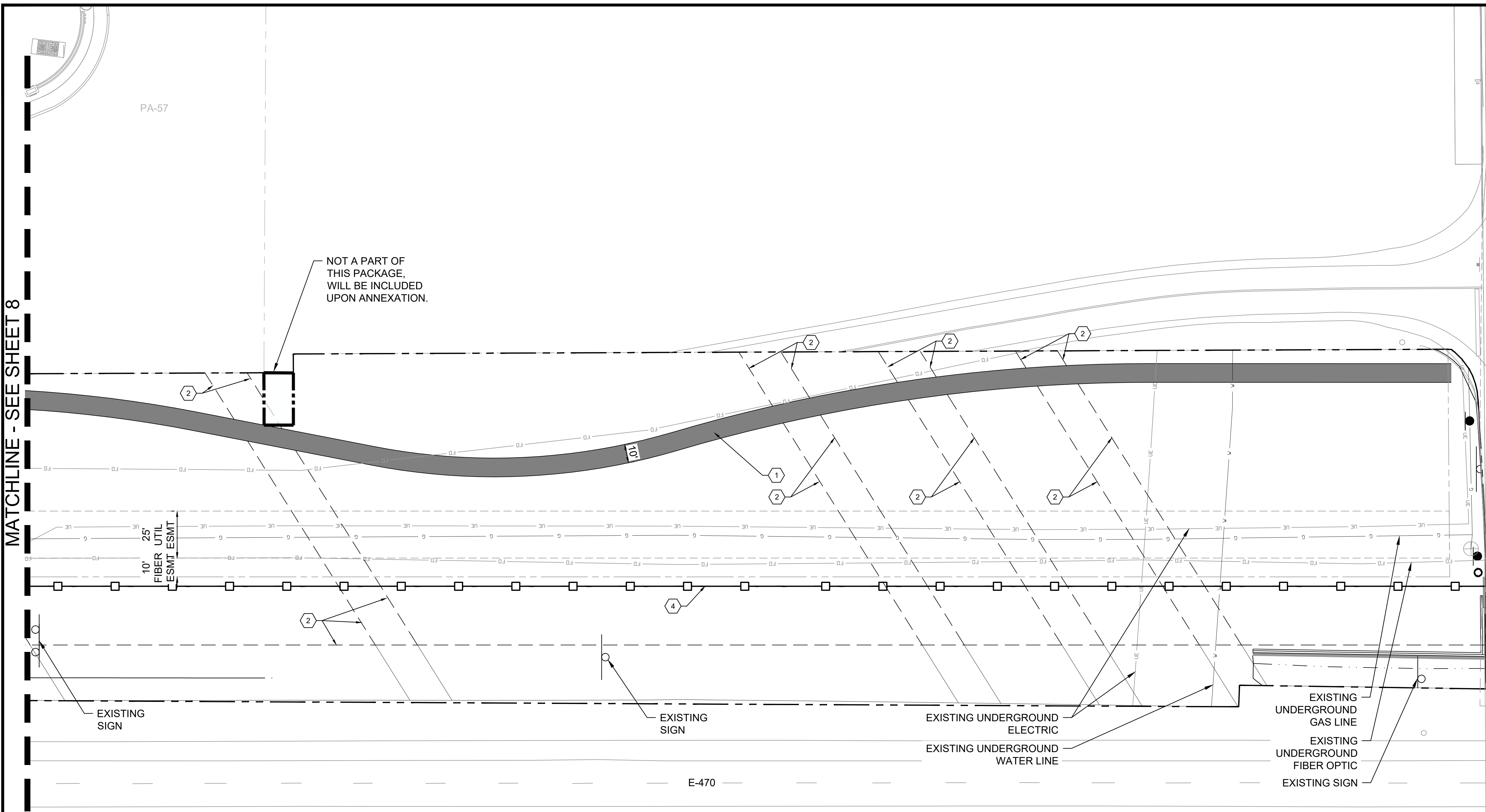
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SHEET: 8 OF 22

MATCHLINE - SEE SHEET 8

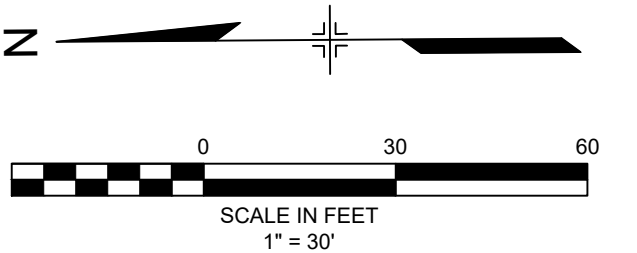


- LEGEND**
- SITE LIMIT OF WORK
 - G --- EXISTING UNDERGROUND GAS LINE
 - W --- EXISTING UNDERGROUND WATER LINE
 - UE --- EXISTING UNDERGROUND ELECTRIC
 - SS --- EXISTING UNDERGROUND SANITARY LINE
 - ⊙ EXISTING STORM MANHOLE
 - - - EXISTING SWALE FLOW LINE
 - METAL FENCE WITH MASONRY COLUMN
 - █ PROPOSED CONCRETE SIDEWALK
 - - - 5500 - - - EXISTING 5' CONTOUR
 - - - 5500 - - - EXISTING 1' CONTOUR
 - 5500 - - - PROPOSED 5' CONTOUR
 - 5498 - - - PROPOSED 1' CONTOUR
 - █ DECORATIVE ROCK
 - █ DECORATIVE ROCK

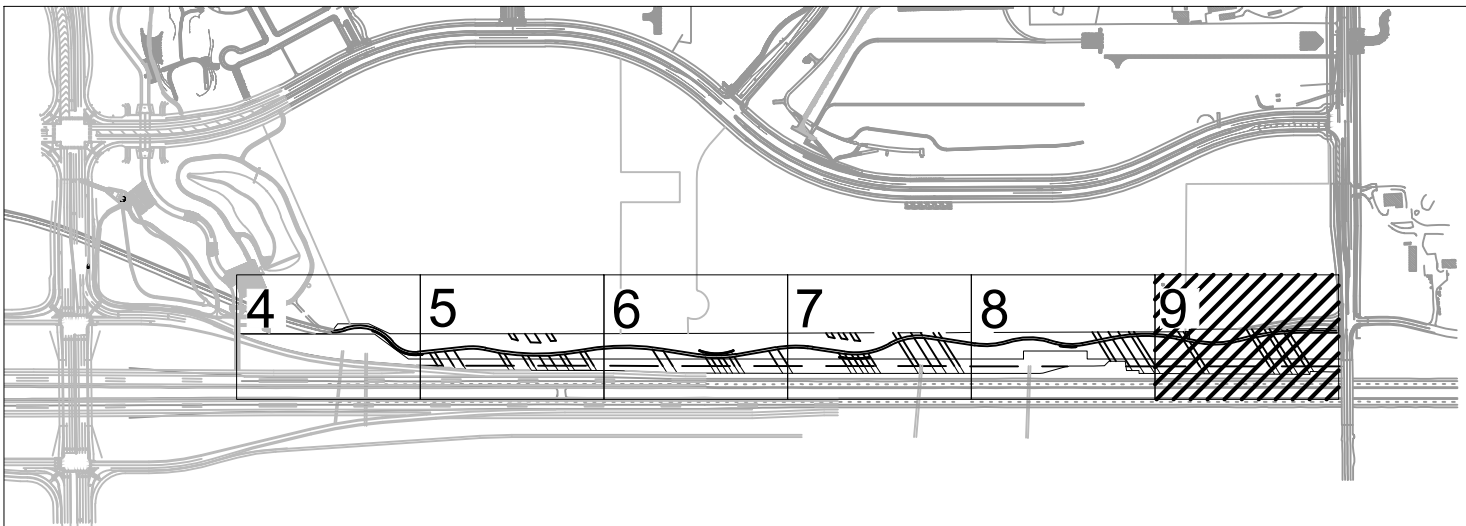
KEY NOTES

DESCRIPTION	REFERENCE
1 CONCRETE WALK	DETL 1 / SHT 22
2 LANDSCAPE EDGER	DETL 9 / SHT 22
3 STACKED STONE RETAINING WALL	DETL 8 / SHT 22
4 METAL FENCE WITH MASONRY COLUMN	DETL 7 / SHT 22

- GENERAL NOTES**
- LIMIT OF WORK SHALL BE COINCIDENT WITH BOUNDARY LINE EXCEPT WHERE SHOWN DIFFERENTLY ON PLAN.
 - ALL UTILITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.



E-470 LANDSCAPE SITE PLAN



KEYMAP
SCALE: 1"=800'

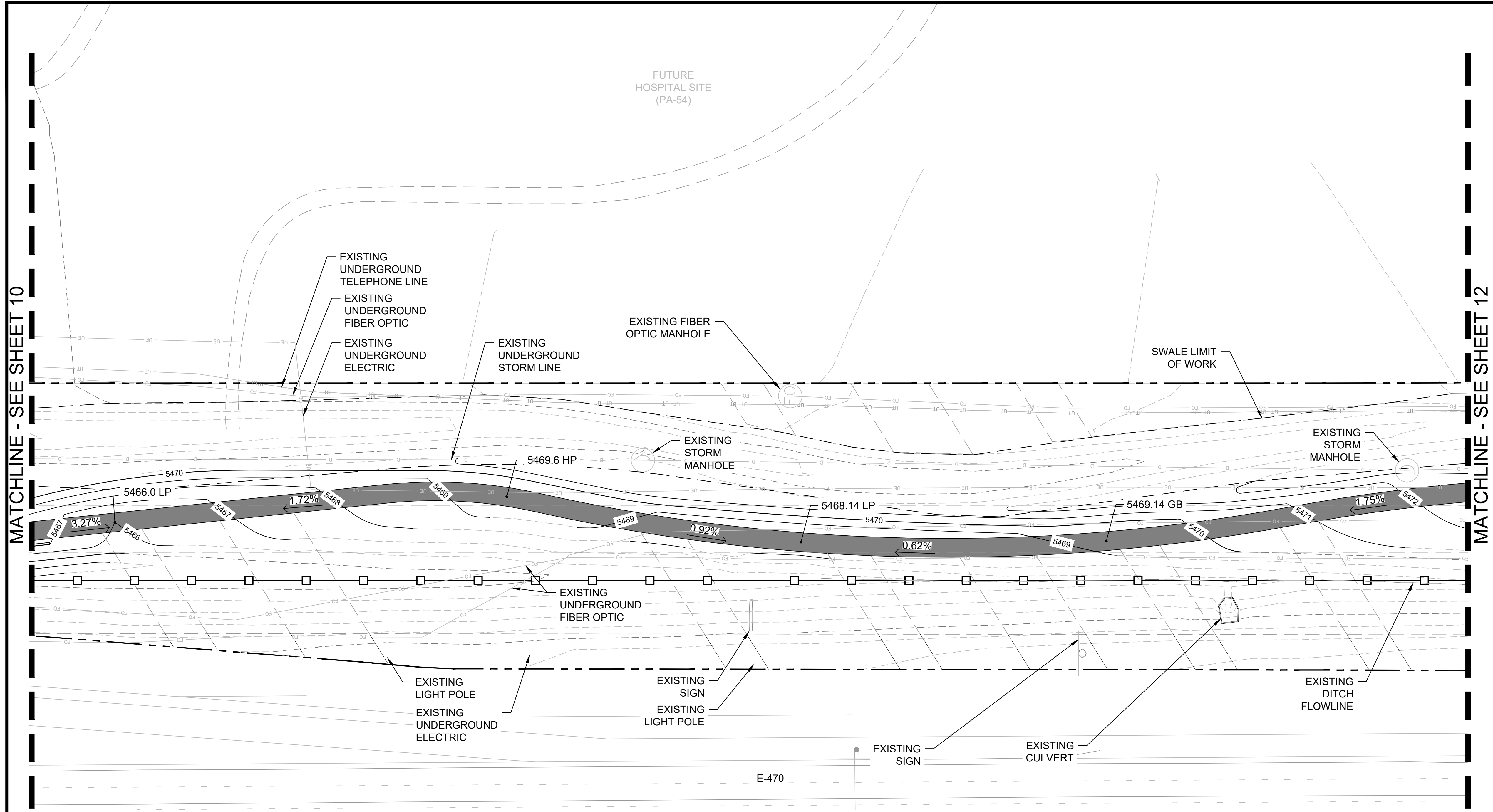
TITLE: SITE PLAN
DATE: SEPTEMBER 25
PREPARED BY:
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Excellence by Design
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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

MATCHLINE - SEE SHEET 10

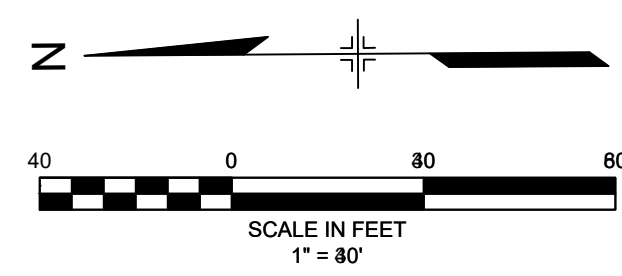
MATCHLINE - SEE SHEET 12



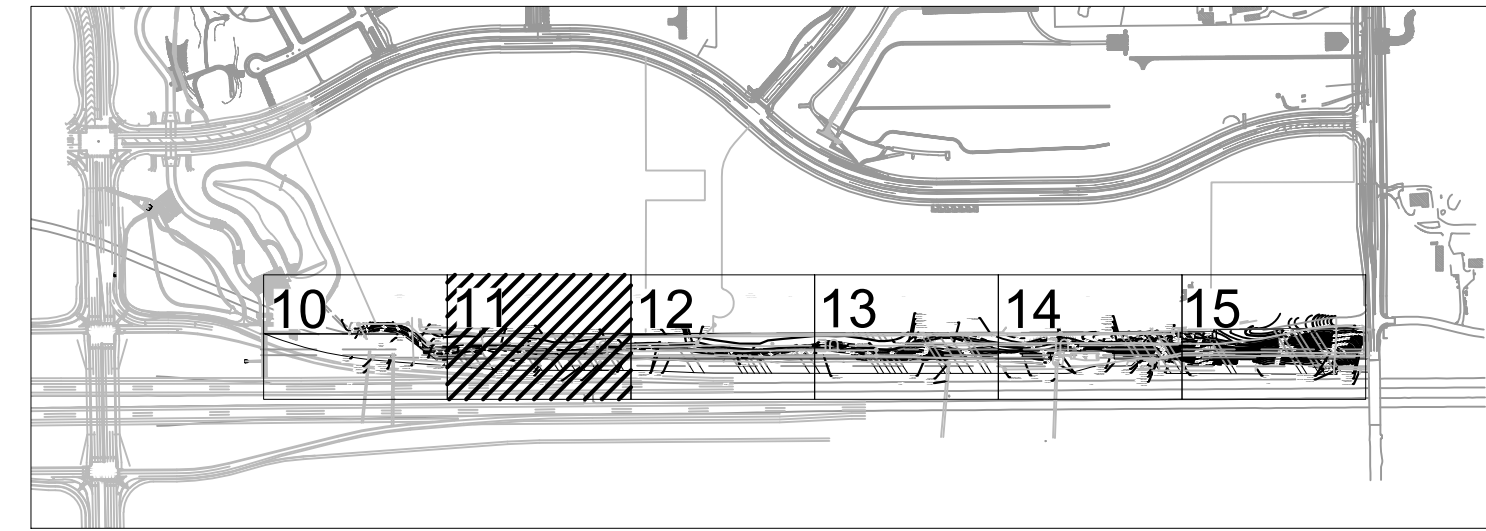
- LEGEND**
- SITE LIMIT OF WORK
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING UNDERGROUND WATER LINE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND SANITARY LINE
 - EXISTING STORM MANHOLE
 - EXISTING SWALE FLOW LINE
 - METAL FENCE WITH MASONRY COLUMN
 - PROPOSED CONCRETE SIDEWALK
 - EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - PROPOSED 1' CONTOUR

- GRADING NOTES**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 2. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
 3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 4. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

- UTILITY NOTES**
1. THERE ARE NO PROPOSED UTILITIES FOR E-470. UTILITY EASEMENTS ARE SHOWN FOR PROPOSED UTILITIES TO E-470. REF. E-470 SITE PLAN FOR PROPOSED E-470 UTILITIES THAT CROSS OVER E-470.
 2. THE IRRIGATION FOR E-470 IS ON ONE SYSTEM, WITH THE METER IN THE LOCATION AS SHOWN ON E-470 SITE. REF. E-470 SITE PLAN FOR ASSOCIATED EASEMENTS.



E-470 LANDSCAPE SITE PLAN



KEYMAP
SCALE: 1"=800'

TITLE: GRADING & UTIL PLAN
DATE: SEPTEMBER 25
PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
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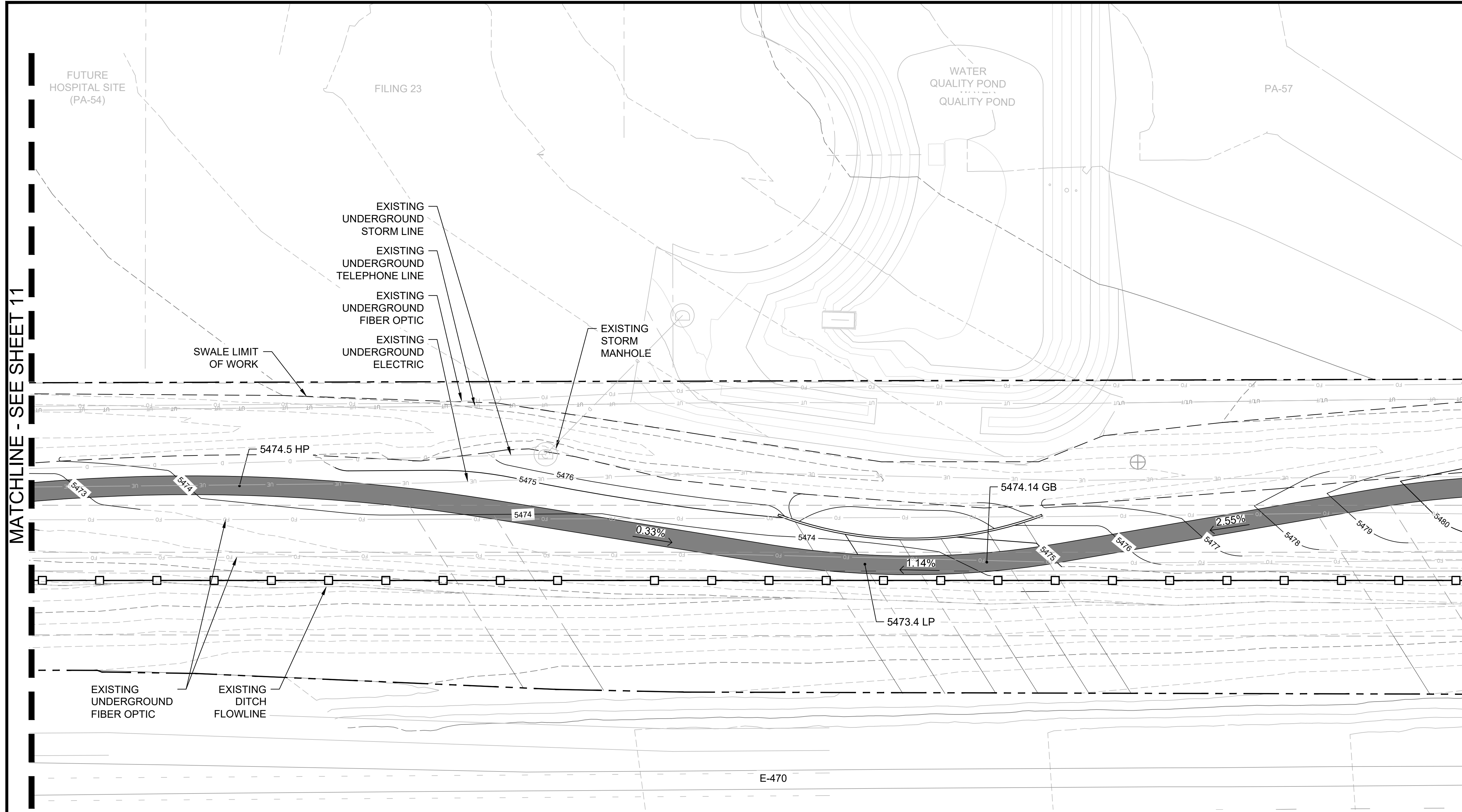


NOT FOR CONSTRUCTION

SHEET: 11 OF 22

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

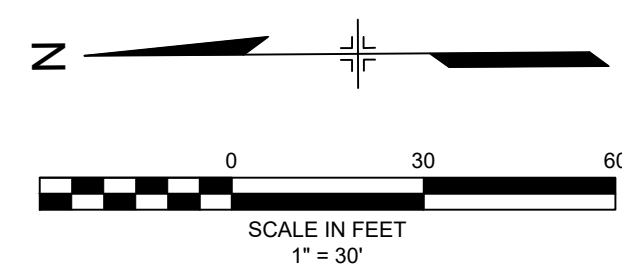


LEGEND

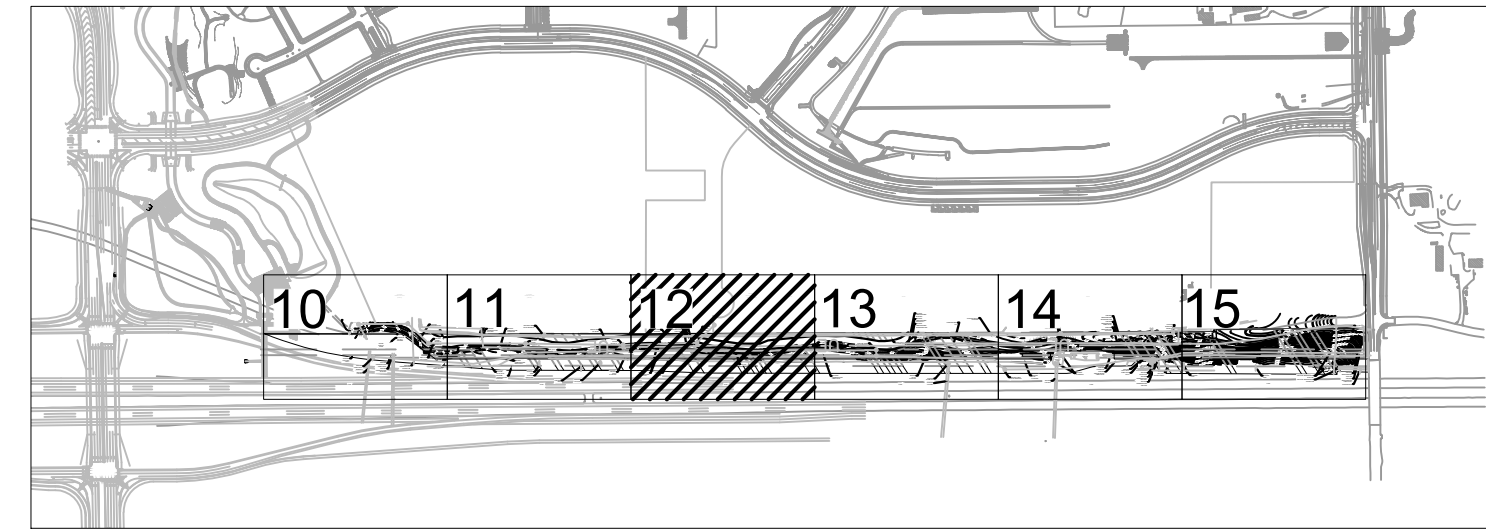
- SITE LIMIT OF WORK
- G- EXISTING UNDERGROUND GAS LINE
- W- EXISTING UNDERGROUND WATER LINE
- UE- EXISTING UNDERGROUND ELECTRIC
- SS- EXISTING UNDERGROUND SANITARY LINE
- ⊕ EXISTING STORM MANHOLE
- - - EXISTING SWALE FLOW LINE
- METAL FENCE WITH MASONRY COLUMN
- █ PROPOSED CONCRETE SIDEWALK
- 5500- EXISTING 5' CONTOUR
- 5500- EXISTING 1' CONTOUR
- 5500- PROPOSED 5' CONTOUR
- 5496- PROPOSED 1' CONTOUR

- GRADING NOTES**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 2. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
 3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 4. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

- UTILITY NOTES**
1. THERE ARE NO PROPOSED UTILITIES FOR E-470. UTILITY EASEMENTS ARE SHOWN FOR PROPOSED UTILITIES TO E-470. REF. E-470 SITE PLAN FOR PROPOSED E-470 UTILITIES THAT CROSS OVER E-470.
 2. THE IRRIGATION FOR E-470 IS ON ONE SYSTEM, WITH THE METER IN THE LOCATION AS SHOWN ON E-470 SITE. REF. E-470 SITE PLAN FOR ASSOCIATED EASEMENTS.



E-470 LANDSCAPE SITE PLAN



KEYMAP
SCALE: 1"=800'

TITLE: GRADING & UTIL PLAN
DATE: SEPTEMBER 25
PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



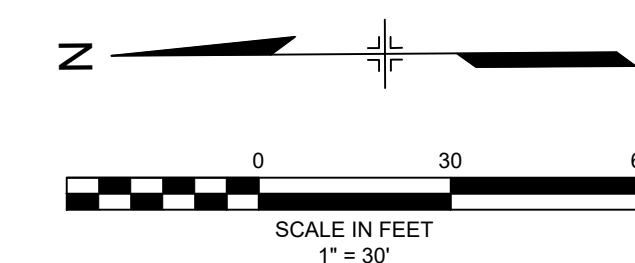
MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 15

- LEGEND**
- SITE LIMIT OF WORK
 - G- EXISTING UNDERGROUND GAS LINE
 - W- EXISTING UNDERGROUND WATER LINE
 - UE- EXISTING UNDERGROUND ELECTRIC
 - SS- EXISTING UNDERGROUND SANITARY LINE
 - ⊙ EXISTING STORM MANHOLE
 - - - EXISTING SWALE FLOW LINE
 - METAL FENCE WITH MASONRY COLUMN
 - █ PROPOSED CONCRETE SIDEWALK
 - - - 5500 EXISTING 5' CONTOUR
 - - - 5500 EXISTING 1' CONTOUR
 - - - 5500 PROPOSED 5' CONTOUR
 - - - 5496 PROPOSED 1' CONTOUR

- GRADING NOTES**
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
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E-470 LANDSCAPE SITE PLAN

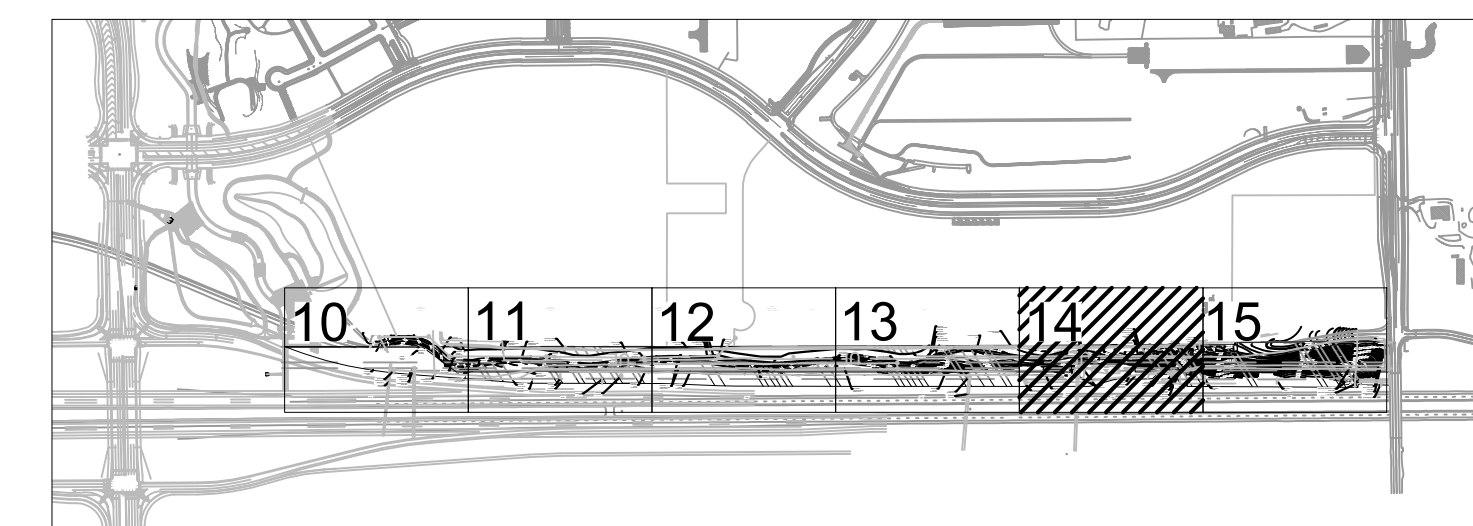
TITLE: GRADING & UTIL PLAN

DATE: SEPTEMBER 25

PREPARED BY:

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707 17th Street, Suite 3150
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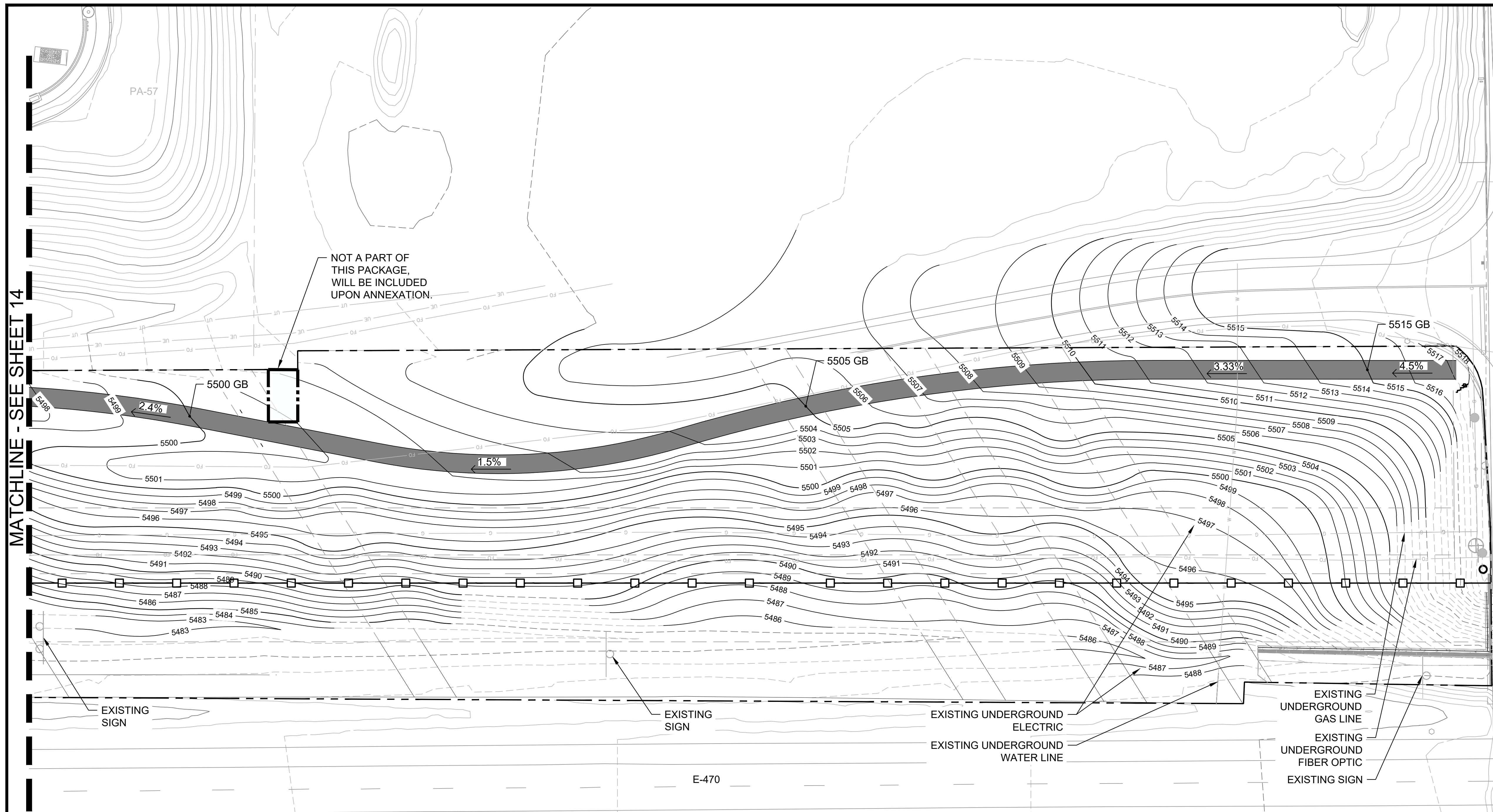


KEYMAP
SCALE: 1"=800'

NOT FOR CONSTRUCTION

SHEET: 14 OF 22

MATCHLINE - SEE SHEET 14



LEGEND

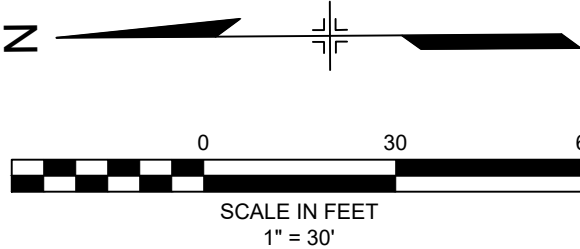
- SITE LIMIT OF WORK
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND SANITARY LINE
- EXISTING STORM MANHOLE
- EXISTING SWALE FLOW LINE
- METAL FENCE WITH MASONRY COLUMN
- PROPOSED CONCRETE SIDEWALK
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR

GRADING NOTES

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E-470 LANDSCAPE SITE PLAN

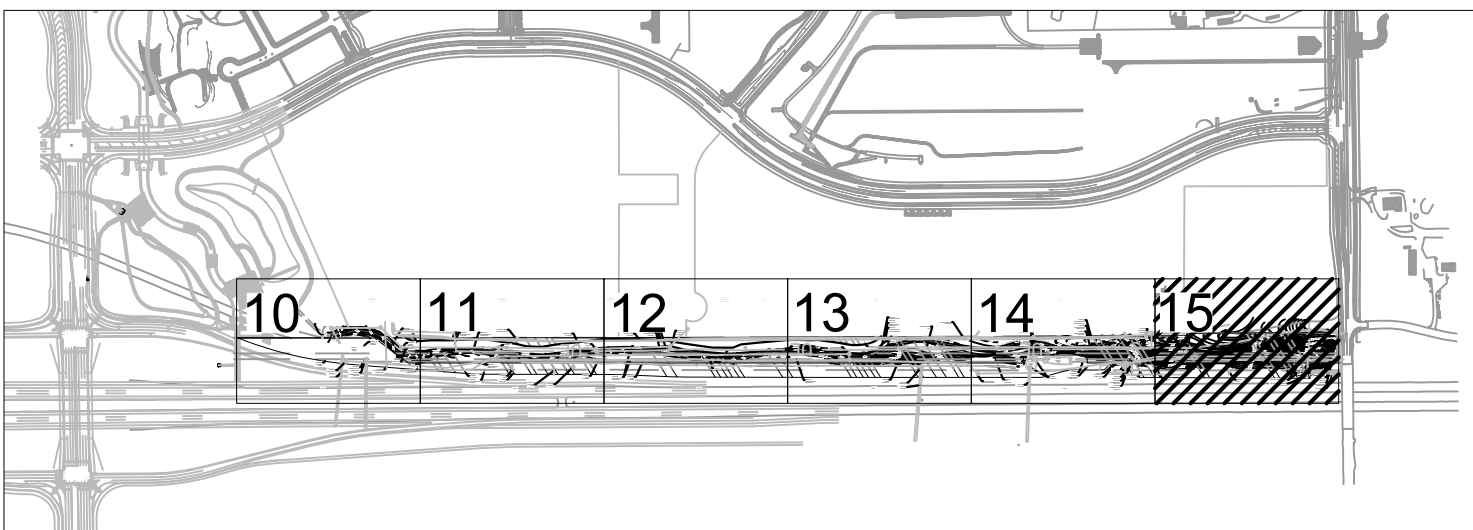
TITLE: GRADING & UTIL PLAN

DATE: SEPTEMBER 25

PREPARED BY:

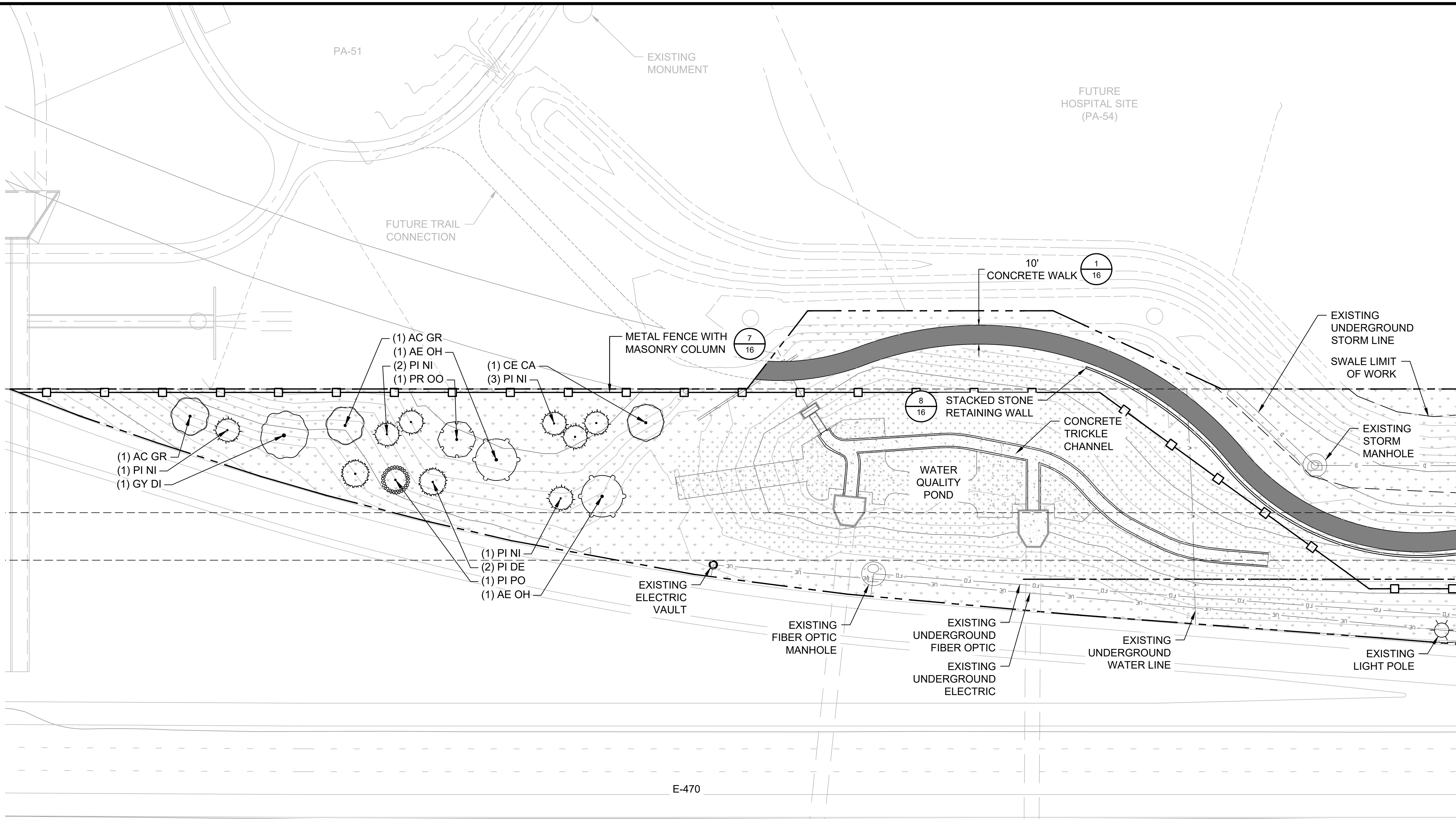
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P 303.572.0200
www.matrixdesigngroup.com



KEYMAP

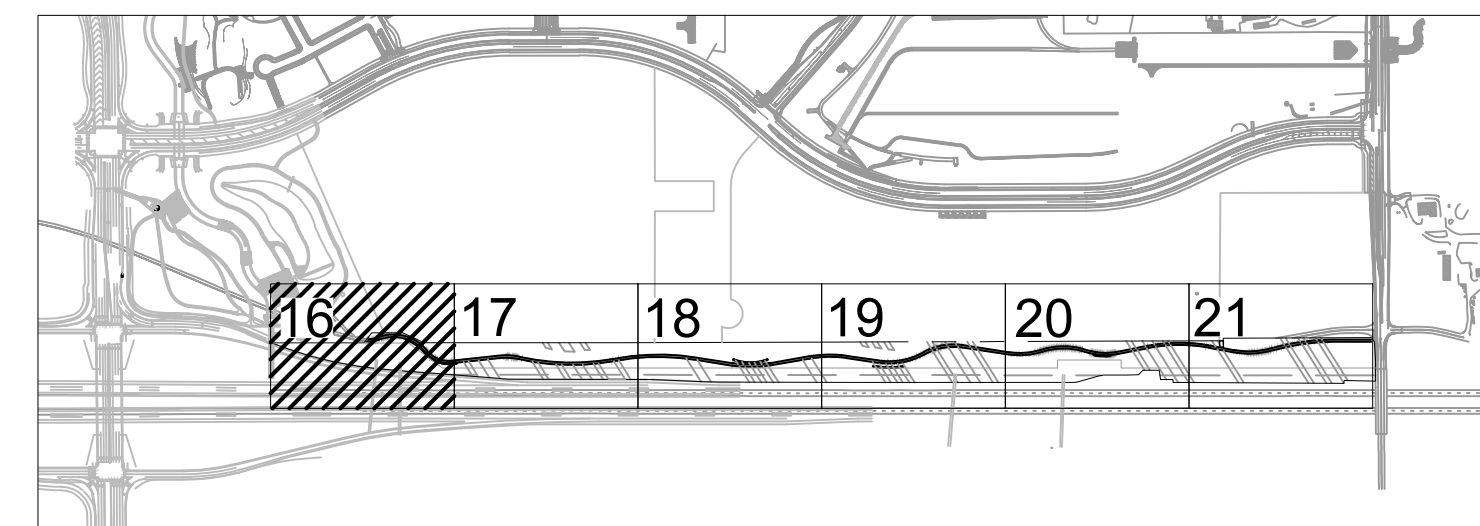
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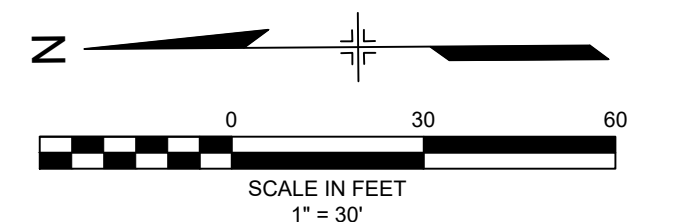
LEGEND	
	SITE LIMIT OF WORK
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND SANITARY LINE
	EXISTING STORM MANHOLE
	EXISTING SWALE FLOW LINE
	METAL FENCE WITH MASONRY COLUMN
	PROPOSED CONCRETE SIDEWALK
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	LANDSCAPE EDGER
	DECORATIVE ROCK
	DECORATIVE ROCK

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS TREES				
	AE OH	7	AESCLUS GLABRA OHIO BUCKEYE	2.5" CAL.
	GY DI	10	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL.
	QU BI	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.
ORNAMENTAL TREES				
	AC GR	5	ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE	2" CAL.
	CE CA	12	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.
	CR AM	7	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" CAL.
	MA AU	8	MALLUS ANGUSTIFOLIA CRABAPPLE	2" CAL.
	PR OO	4	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY	2" CAL.
	XA PS	6	XANTHOCERAS SORBIFOLIUM 'PSGAN' CLEAR CREEK GOLDEN YELLOWHORN	2" CAL.
EVERGREEN TREES				
	PI DE	7	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6" HT.
	PI G2	6	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE	6" HT.
	PI NI	66	PINUS NIGRA AUSTRIAN PINE	6" HT.
	PI PO	5	PINUS PONDEROSA PONDEROSA PINE	6" HT.
DECIDUOUS SHRUBS				
	AME OBE	81	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION® SERVICEBERRY	5 GAL.
	BUD AGN	22	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	5 GAL.
	COR B25	38	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	5 GAL.
	COR FL2	86	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	5 GAL.
	FOR SPR	30	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	5 GAL.
	PHI CHN	40	PHILADELPHUS LEWISII 'PWY01S' CHEYENNE® MOCK ORANGE	5 GAL.
	PRU PAW	124	PRUNUS BESSEYI 'PW11S' PAWNEE BUTTES® SAND CHERRY	5 GAL.
	SYR PRE	45	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC	5 GAL.
	VIB RHY	5	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM	5 GAL.
EVERGREEN SHRUBS				
	ARC PAN	79	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	5 GAL.
	JUN B15	54	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5 GAL.
	JUN BL3	54	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL.
	MAH REP	120	MAHONIA REPENS CREEPING MAHONIA	5 GAL.
	PIC G21	64	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.
ORNAMENTAL GRASSES				
	BOU BLO	149	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	5 GAL.
	CAL BCY	180	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS	5 GAL.
	CAL KAR	1,062	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL.
	MIS SIN	129	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS	5 GAL.
	PEN ALO	194	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	5 GAL.
	SPO HET	90	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSSEED	5 GAL.
	SPO WRI	106	SPOROBOLUS WRIGHTII BIG SACATON	5 GAL.
MULCH				
	RIV HKV	17,817 SF	DECORATIVE ROCK	---
	RIV OIE	76,790 SF	DECORATIVE ROCK	---
SEED MIX				
	DET ETP	35,693 SF	DETENTION POND SEED MIX	---
	NAT SMI	470,873 SF	NATIVE SEED MIX	---

MATCHLINE - SEE SHEET 17



KEYMAP
SCALE: 1"=800'



E-470 LANDSCAPE SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: SEPTEMBER 25

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

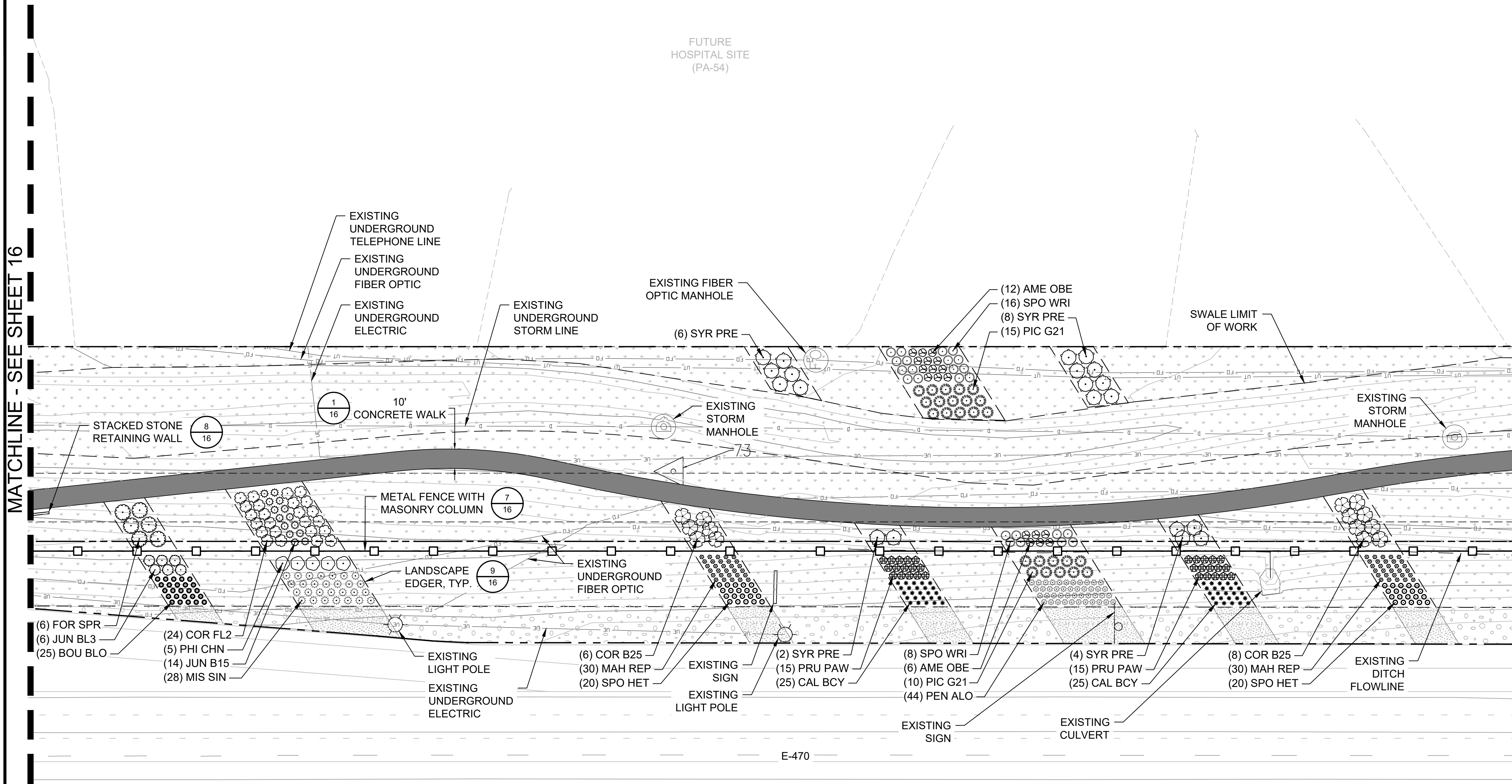


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SHEET: 16 OF 22

MATCHLINE - SEE SHEET 16

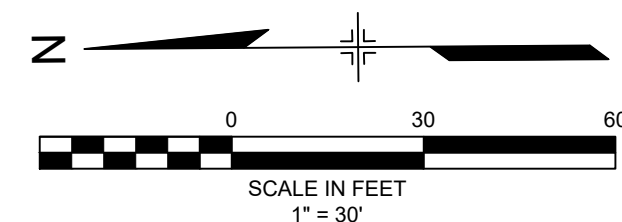
MATCHLINE - SEE SHEET 18



LEGEND

- SITE LIMIT OF WORK
- G --- G --- EXISTING UNDERGROUND GAS LINE
- W --- W --- EXISTING UNDERGROUND WATER LINE
- UE --- UE --- EXISTING UNDERGROUND ELECTRIC
- SS --- SS --- EXISTING UNDERGROUND SANITARY LINE
- ⊙ EXISTING STORM MANHOLE
- - - EXISTING SWALE FLOW LINE
- METAL FENCE WITH MASONRY COLUMN
- █ PROPOSED CONCRETE SIDEWALK
- - - 5500 EXISTING 5' CONTOUR
- - - 5500 EXISTING 1' CONTOUR
- - - 5500 PROPOSED 5' CONTOUR
- - - 5496 PROPOSED 1' CONTOUR
- - - LANDSCAPE EDGER
- █ DECORATIVE ROCK
- █ DECORATIVE ROCK

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS TREES				
⊙	AE OH	7	AESCULUS GLABRA OHIO BUCKEYE	2.5" CAL.
⊙	GY DI	10	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL.
⊙	QU BI	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.
ORNAMENTAL TREES				
⊙	AC GR	5	ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE	2" CAL.
⊙	CE CA	12	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.
⊙	CR AM	7	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" CAL.
⊙	MA AU	8	MALLUS ANGUSTIFOLIA CRABAPPLE	2" CAL.
⊙	PR OO	4	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY	2" CAL.
⊙	XA PS	6	XANTHOCERAS SORBIFOLIUM 'PSGAN' CLEAR CREEK GOLDEN YELLOWHORN	2" CAL.
EVERGREEN TREES				
⊙	PI DE	7	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT.
⊙	PI G2	6	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE	6' HT.
⊙	PI NI	66	PINUS NIGRA AUSTRIAN PINE	6' HT.
⊙	PI PO	5	PINUS PONDEROSA PONDEROSA PINE	6' HT.
DECIDUOUS SHRUBS				
⊙	AME OBE	81	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION® SERVICEBERRY	5 GAL.
⊙	BUD AGN	22	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	5 GAL.
⊙	COR B25	38	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	5 GAL.
⊙	COR FL2	86	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	5 GAL.
⊙	FOR SPR	30	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	5 GAL.
⊙	PHI CHN	40	PHILADELPHUS LEWISII 'PWY01S' CHEYENNE® MOCK ORANGE	5 GAL.
⊙	PRU PAW	124	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	5 GAL.
⊙	SYR PRE	45	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC	5 GAL.
⊙	VIB RHY	5	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM	5 GAL.
EVERGREEN SHRUBS				
⊙	ARC PAN	79	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	5 GAL.
⊙	JUN B15	54	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5 GAL.
⊙	JUN BL3	54	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL.
⊙	MAH REP	120	MAHONIA REPENS CREEPING MAHONIA	5 GAL.
⊙	PIC G21	64	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.
ORNAMENTAL GRASSES				
⊙	BOU BLO	149	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	5 GAL.
⊙	CAL BCY	180	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS	5 GAL.
⊙	CAL KAR	1,062	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL.
⊙	MIS SIN	129	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS	5 GAL.
⊙	PEN ALO	194	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	5 GAL.
⊙	SPO HET	90	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSIED	5 GAL.
⊙	SPO WRI	106	SPOROBOLUS WRIGHTII BIG SACATON	5 GAL.
MULCH				
█	RIV HKV	17,817 SF	DECORATIVE ROCK	---
█	RIV OIE	76,790 SF	DECORATIVE ROCK	---
SEED MIX				
█	DET ETP	35,693 SF	DETENTION POND SEED MIX	---
█	NAT SMI	470,873 SF	NATIVE SEED MIX	---



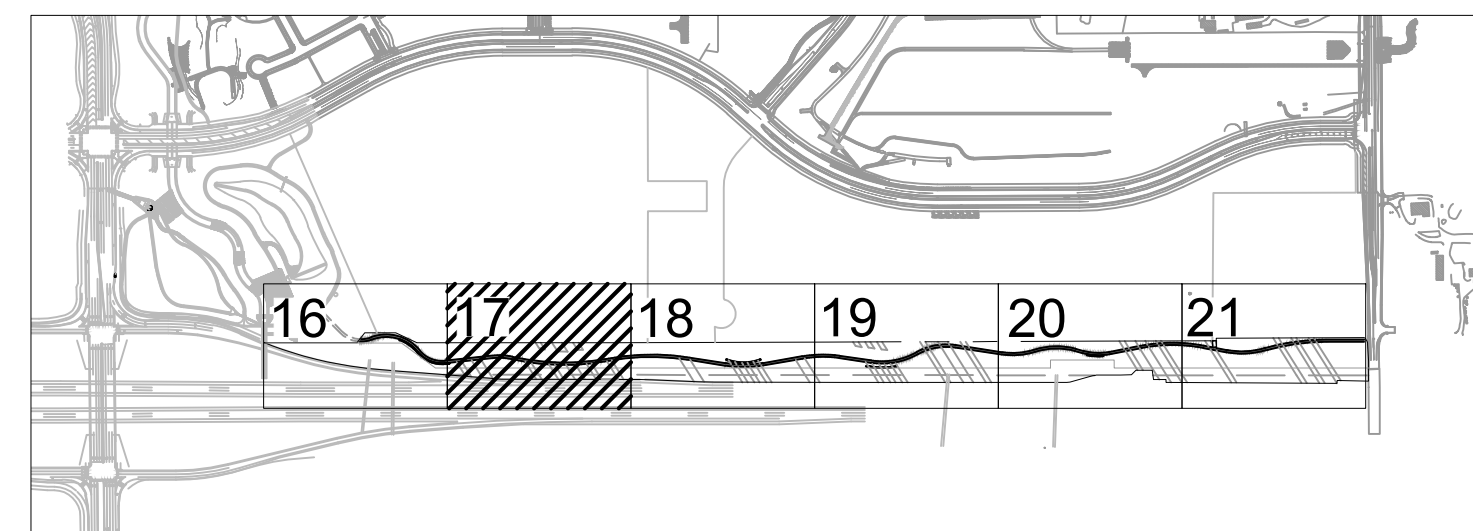
E-470 LANDSCAPE SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: SEPTEMBER 25

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



KEYMAP

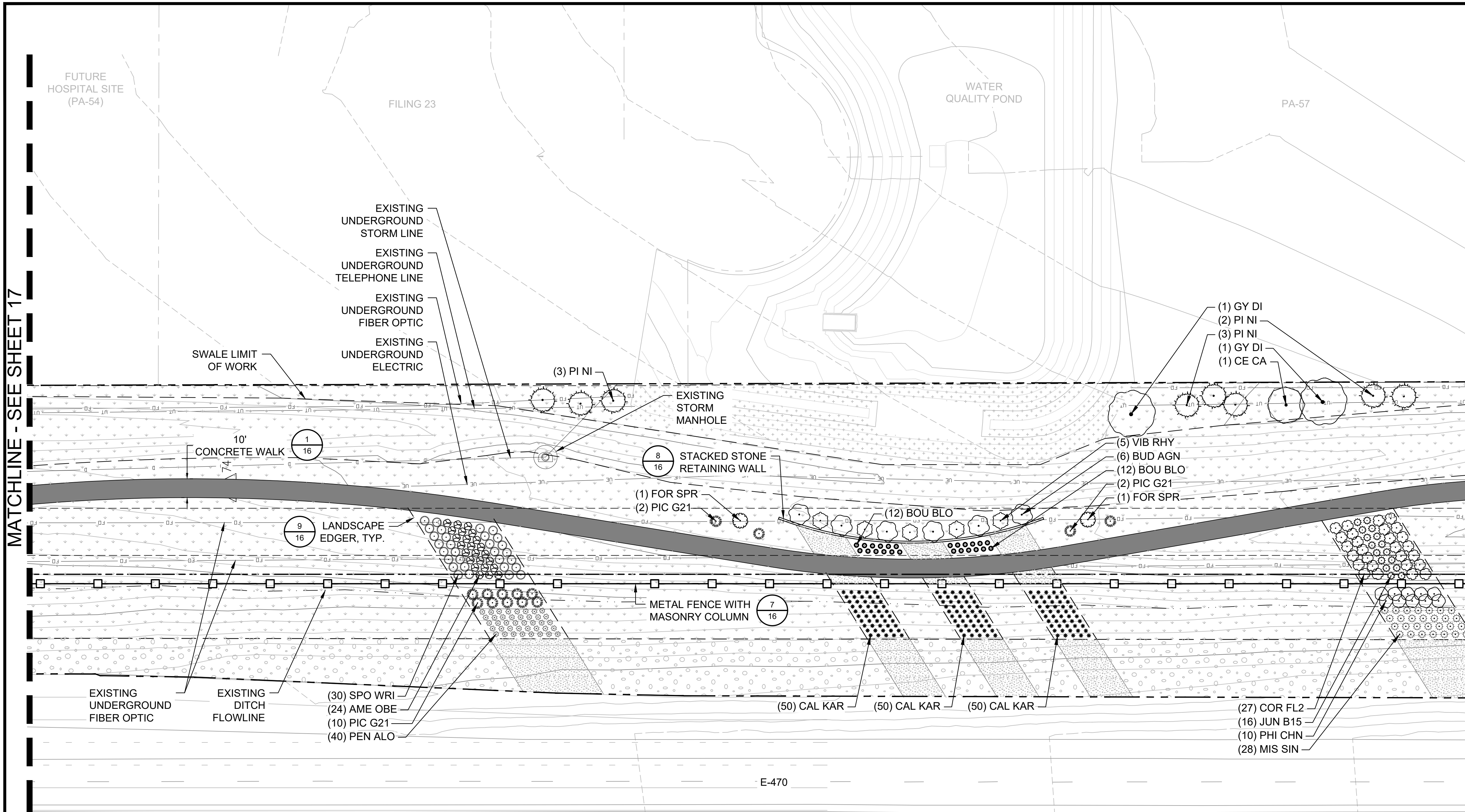
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SHEET: 17 OF 22

MATCHLINE - SEE SHEET 17

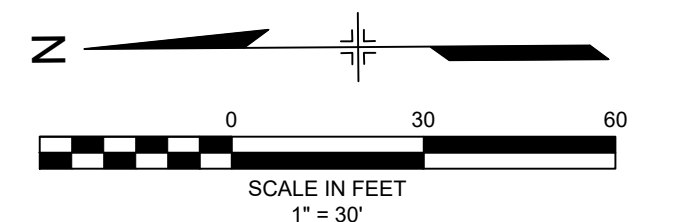
MATCHLINE - SEE SHEET 19



LEGEND

- SITE LIMIT OF WORK
- G --- G --- EXISTING UNDERGROUND GAS LINE
- W --- W --- EXISTING UNDERGROUND WATER LINE
- UE --- UE --- EXISTING UNDERGROUND ELECTRIC
- SS --- SS --- EXISTING UNDERGROUND SANITARY LINE
- ⊙ EXISTING STORM MANHOLE
- EXISTING SWALE FLOW LINE
- METAL FENCE WITH MASONRY COLUMN
- █ PROPOSED CONCRETE SIDEWALK
- - - 5500 EXISTING 5' CONTOUR
- - - 5500 EXISTING 1' CONTOUR
- - - 5500 PROPOSED 5' CONTOUR
- - - 5496 PROPOSED 1' CONTOUR
- LANDSCAPE EDGER
- █ DECORATIVE ROCK
- █ DECORATIVE ROCK

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS TREES				
⊙	AE OH	7	AESCULUS GLABRA OHIO BUCKEYE	2.5" CAL.
⊙	GY DI	10	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL.
⊙	QU BI	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.
ORNAMENTAL TREES				
⊙	AC GR	5	ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE	2" CAL.
⊙	CE CA	12	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.
⊙	CR AM	7	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" CAL.
⊙	MA AU	8	MALLUS ANGUSTIFOLIA CRABAPPLE	2" CAL.
⊙	PR OO	4	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY	2" CAL.
⊙	XA PS	6	XANTHOCERAS SORBIFOLIUM 'PSGAN' CLEAR CREEK GOLDEN YELLOWHORN	2" CAL.
EVERGREEN TREES				
⊙	PI DE	7	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT.
⊙	PI G2	6	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE	6' HT.
⊙	PI NI	66	PINUS NIGRA AUSTRIAN PINE	6' HT.
⊙	PI PO	5	PINUS PONDEROSA PONDEROSA PINE	6' HT.
DECIDUOUS SHRUBS				
⊙	AME OBE	81	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION® SERVICEBERRY	5 GAL.
⊙	BUD AGN	22	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	5 GAL.
⊙	COR B25	38	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	5 GAL.
⊙	COR FL2	86	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	5 GAL.
⊙	FOR SPR	30	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	5 GAL.
⊙	PHI CHN	40	PHILADELPHUS LEWISII 'PWY01S' CHEYENNE® MOCK ORANGE	5 GAL.
⊙	PRU PAW	124	PRUNUS BESSEYI 'FY011S' PAWNEE BUTTES® SAND CHERRY	5 GAL.
⊙	SYR PRE	45	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC	5 GAL.
⊙	VIB RHY	5	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM	5 GAL.
EVERGREEN SHRUBS				
⊙	ARC PAN	79	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	5 GAL.
⊙	JUN B15	54	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5 GAL.
⊙	JUN BL3	54	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL.
⊙	MAH REP	120	MAHONIA REPENS CREEPING MAHONIA	5 GAL.
⊙	PIC G21	64	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.
ORNAMENTAL GRASSES				
⊙	BOU BLO	149	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	5 GAL.
⊙	CAL BCY	180	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS	5 GAL.
⊙	CAL KAR	1,062	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL.
⊙	MIS SIN	129	KARL FOERSTER FEATHER REED GRASS MISCANTHUS SINENSIS 'ADAGIO'	5 GAL.
⊙	PEN ALO	194	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	5 GAL.
⊙	SPO HET	90	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSSEED	5 GAL.
⊙	SPO WRI	106	SPOROBOLUS WRIGHTII BIG SACATON	5 GAL.
MULCH				
█	RIV HKV	17,817 SF	DECORATIVE ROCK	---
█	RIV OIE	76,790 SF	DECORATIVE ROCK	---
SEED MIX				
█	DET ETP	35,693 SF	DETENTION POND SEED MIX	---
█	NAT SMI	470,873 SF	NATIVE SEED MIX	---



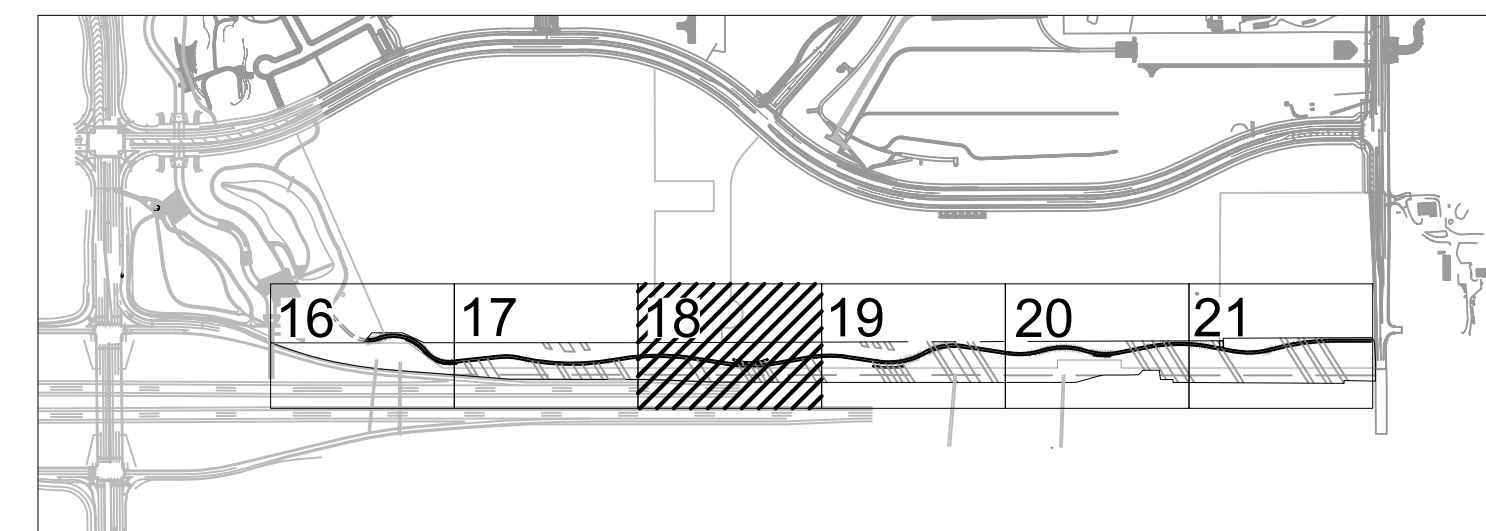
E-470 LANDSCAPE SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: SEPTEMBER 25

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



KEYMAP
SCALE: 1"=800'

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SHEET: 18 OF 22

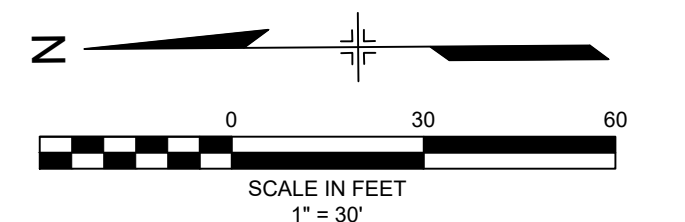
MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 20

LEGEND

	SITE LIMIT OF WORK
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND SANITARY LINE
	EXISTING STORM MANHOLE
	EXISTING SWALE FLOW LINE
	METAL FENCE WITH MASONRY COLUMN
	PROPOSED CONCRETE SIDEWALK
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	LANDSCAPE EDGER
	DECORATIVE ROCK
	DECORATIVE ROCK

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS TREES				
	AE OH	7	AESCLUS GLABRA OHIO BUCKEYE	2.5" CAL.
	GY DI	10	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL.
	QU BI	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.
ORNAMENTAL TREES				
	AC GR	5	ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE	2" CAL.
	CE CA	12	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.
	CR AM	7	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" CAL.
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	PR OO	4	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY	2" CAL.
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EVERGREEN TREES				
	PI DE	7	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6" HT.
	PI G2	6	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE	6" HT.
	PI NI	66	PINUS NIGRA AUSTRIAN PINE	6" HT.
	PI PO	5	PINUS PONDEROSA PONDEROSA PINE	6" HT.
DECIDUOUS SHRUBS				
	AME OBE	81	AMELANCHER ALNIFOLIA 'OBE LISK' STANDING OVATION® SERVICEBERRY	5 GAL.
	BUD AGN	22	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	5 GAL.
	COR B25	38	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	5 GAL.
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	FOR SPR	30	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	5 GAL.
	PHI CHN	40	PHILADELPHUS LEWISII 'PWY01S' CHEYENNE® MOCK ORANGE	5 GAL.
	PRU PAW	124	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	5 GAL.
	SYR PRE	45	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC	5 GAL.
	VIB RHY	5	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM	5 GAL.
EVERGREEN SHRUBS				
	ARC PAN	79	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	5 GAL.
	JUN B15	54	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5 GAL.
	JUN BL3	54	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL.
	MAH REP	120	MAHONIA REPENS CREEPING MAHONIA	5 GAL.
	PIC G21	64	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.
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	SPO HET	90	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSSEED	5 GAL.
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	RIV HKV	17,817 SF	DECORATIVE ROCK	---
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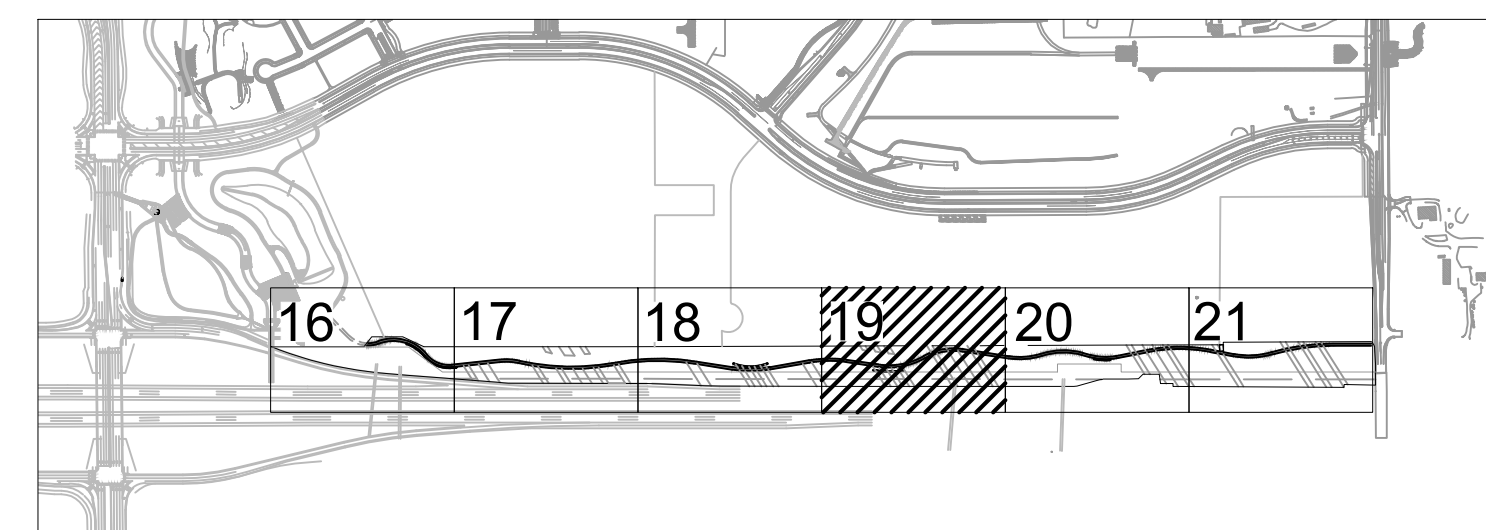
E-470 LANDSCAPE SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: SEPTEMBER 25

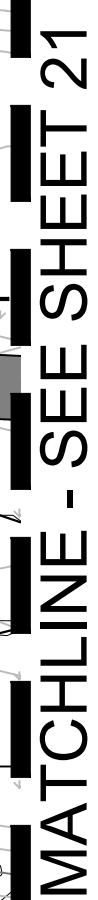
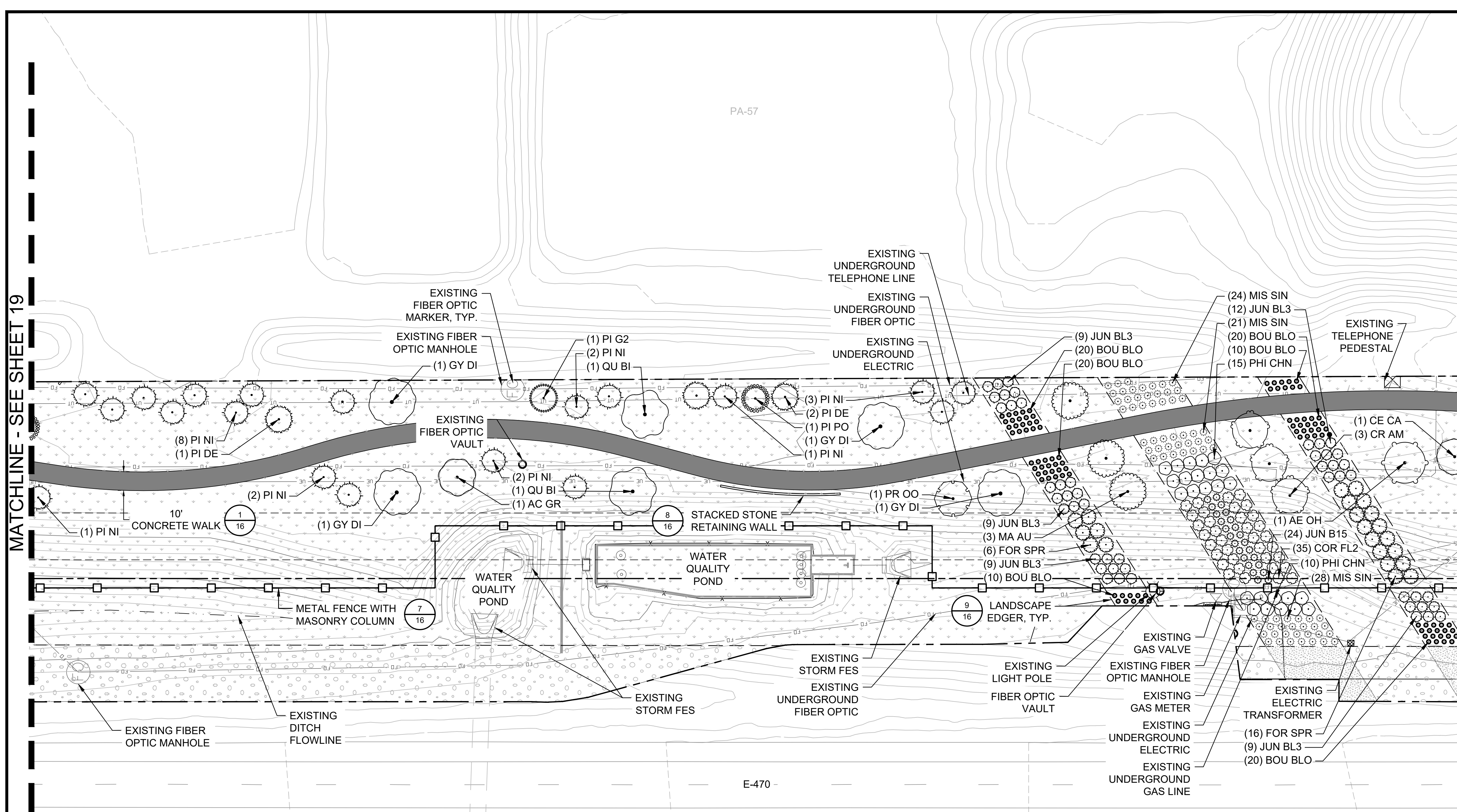
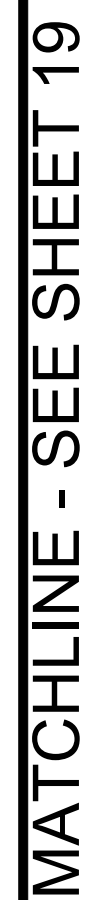
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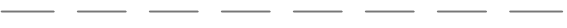




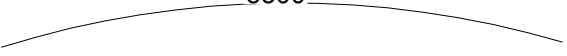

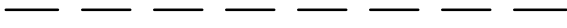
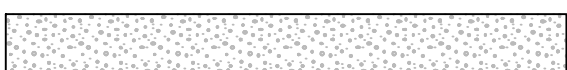

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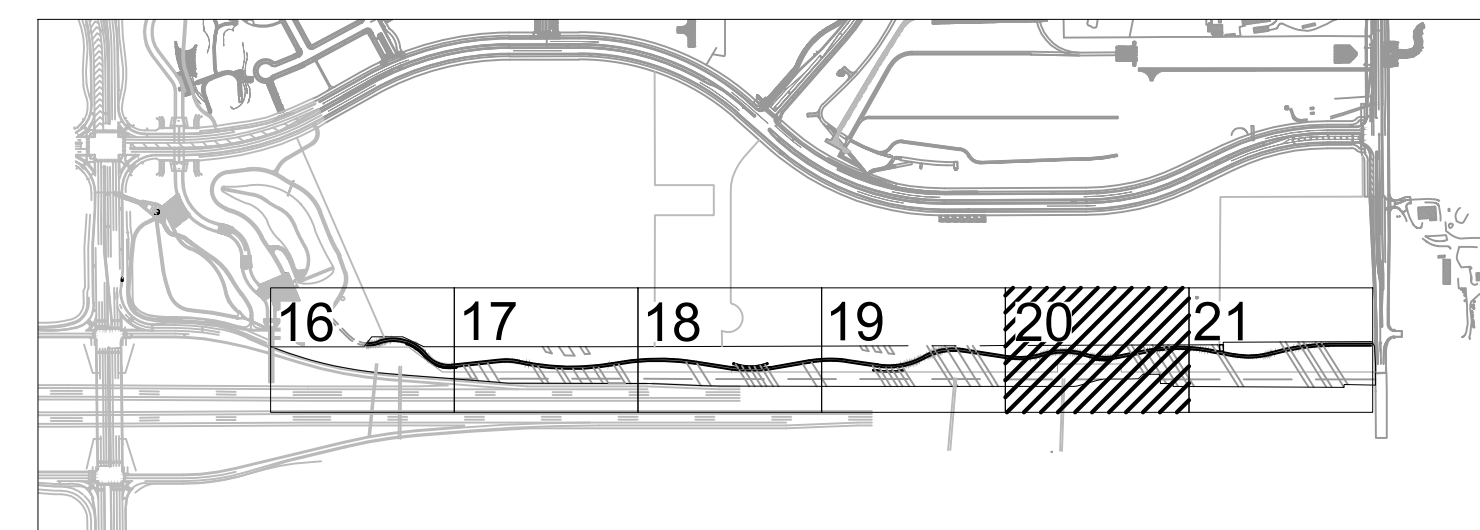
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PLANT SCHEDULE					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME		PLANT SIZE
DECIDUOUS TREES					
	AE OH	7	AESCULUS GLABRA OHIO BUCKEYE		2.5" CAL.
	GY DI	10	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEE TREE		2.5" CAL.
	QU BI	5	QUERCUS BICOLOR SWAMP WHITE OAK		2.5" CAL.
ORNAMENTAL TREES					
	AC GR	5	ACER TATARICUM 'GARANY' HOT WINGS® TATARIAN MAPLE		2" CAL.
	CE CA	12	CERCIS CANADENSIS EASTERN REDBUD		2" CAL.
	CR AM	7	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN		2" CAL.
	MA AU	8	MALUS ANGUSTIFOLIA CRABAPPLE		2" CAL.
	PR OO	4	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		2" CAL.
	XA PS	6	XANTHOCERAS SORBIFOLIUM 'PSGAN' CLEAR CREEK GOLDEN YELLOWHORN		2" CAL.
EVERGREEN TREES					
	PI DE	7	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		6' HT.
	PI G2	6	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE		6' HT.
	PI NI	66	PINUS NIGRA AUSTRIAN PINE		6' HT.
	PI PO	5	PINUS PONDEROSA PONDEROSA PINE		6' HT.
DECIDUOUS SHRUBS					
	AME OBE	81	AMELANCHIER ALNIFOLIA 'OBELISK' STANDING OVATION™ SERVICEBERRY		5 GAL.
	BUD AGN	22	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH		5 GAL.
	COR B25	38	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD		5 GAL.
	COR FL2	86	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD		5 GAL.
	FOR SPR	30	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA		5 GAL.
	PHI CHN	40	PHILADELPHUS LEWISII 'PRIMOIS' CHEYENNE® MOCK ORANGE		5 GAL.
	PRU PAW	124	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY		5 GAL.
	SYR PRE	45	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC		5 GAL.
	VIB RHY	5	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANA PHYLLOID LILAC		5 GAL.
EVERGREEN SHRUBS					
	ARC PAN	79	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA		5 GAL.
	JUN B15	54	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER		5 GAL.
	JUN BL3	54	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER		5 GAL.
	MAH REP	120	MAHONIA REPENS CREEPING MAHONIA		5 GAL.
	PIC G21	64	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE		5 GAL.
ORNAMENTAL GRASSES					
	BOU BLO	149	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA		5 GAL.
	CAL BCY	180	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS		5 GAL.
	CAL KAR	1,062	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS		5 GAL.
	MIS SIN	129	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS		5 GAL.
	PEN ALO	194	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS		5 GAL.
	SPO HET	90	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSSEED		5 GAL.
	SPO WRI	106	SPOROBOLUS WRIGHTII BIG SACATON		5 GAL.
MULCH					
	RIV HKV	17,817 SF	DECORATIVE ROCK		---
	RIV OIE	76,790 SF	DECORATIVE ROCK		---
SEED MIX					
	DET ETP	35,693 SF	DETENTION POND SEED MIX		---
	NAT SMI	470,873 SF	NATIVE SEED MIX		---

LEGEND

	SITE LIMIT OF WORK
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND SANITARY LINE
	EXISTING STORM MANHOLE
	EXISTING SWALE FLOW LINE
	METAL FENCE WITH MASONRY COLUMN
	PROPOSED CONCRETE SIDEWALK
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	LANDSCAPE EDGER
	DECORATIVE ROCK
	DECORATIVE ROCK



KEYMAP
SCALE: 1"=800'

NOT FOR CONSTRUCTION

SHEET: 20OF 22

E-470 LANDSCAPE SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: SEPTEMBER 25

PREPARED BY:



Matrix
Excellence by Design
 707 17th Street, Suite 3150
 Denver, Colorado 80202
 P 303.572.0200
www.matrixdesigngroup.com

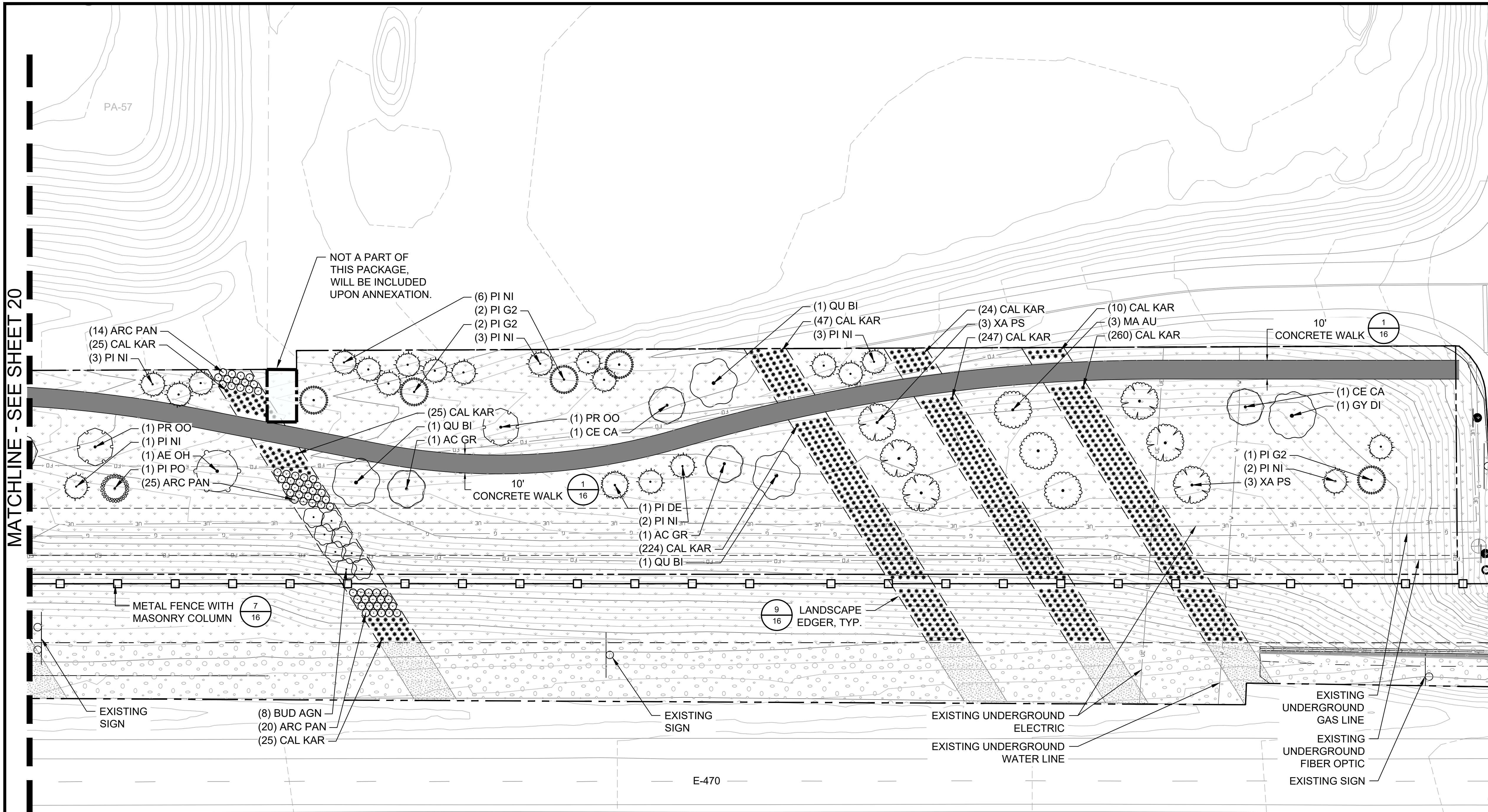
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SLUETT-20

SHEET: 20



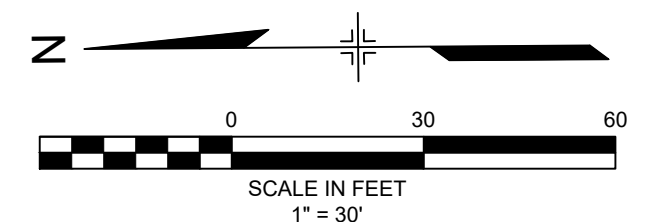
MATCHLINE - SEE SHEET 20



LEGEND

---	SITE LIMIT OF WORK
G	EXISTING UNDERGROUND GAS LINE
W	EXISTING UNDERGROUND WATER LINE
UE	EXISTING UNDERGROUND ELECTRIC
SS	EXISTING UNDERGROUND SANITARY LINE
D	EXISTING STORM MANHOLE
---	EXISTING SWALE FLOW LINE
□	METAL FENCE WITH MASONRY COLUMN
█	PROPOSED CONCRETE SIDEWALK
-5500-	EXISTING 5' CONTOUR
-5500-	EXISTING 1' CONTOUR
5500	PROPOSED 5' CONTOUR
5496	PROPOSED 1' CONTOUR
---	LANDSCAPE EDGER
█	DECORATIVE ROCK
█	DECORATIVE ROCK

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE
DECIDUOUS TREES				
●	AE OH	7	AESCLUS GLABRA OHIO BUCKEYE	2.5" CAL.
●	GY DI	10	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL.
●	QU BI	5	QUERCUS BICOLOR SWAMP WHITE OAK	2.5" CAL.
ORNAMENTAL TREES				
●	AC GR	5	ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE	2" CAL.
●	CE CA	12	CERCIS CANADENSIS EASTERN REDBUD	2" CAL.
●	CR AM	7	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	2" CAL.
●	MA AU	8	MALUS ANGUSTIFOLIA CRABAPPLE	2" CAL.
●	PR OO	4	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY	2" CAL.
●	XA PS	6	XANTHOCERAS SORBIFOLIUM 'PSGAN' CLEAR CREEK GOLDEN YELLOWHORN	2" CAL.
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●	PI DE	7	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6' HT.
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●	PI NI	66	PINUS NIGRA AUSTRIAN PINE	6' HT.
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●	COR FL2	86	CORNUS SERICEA 'FLAVIRAMEA' YELLOW TWIG DOGWOOD	5 GAL.
●	FOR SPR	30	FORSYTHIA X INTERMEDIA 'SPRING GLORY' SPRING GLORY FORSYTHIA	5 GAL.
●	PHI CHN	40	PHILADELPHUS LEWISII 'PWY01S' CHEYENNES MOCK ORANGE	5 GAL.
●	PRU PAW	124	PRUNUS BESSERII 'P011S' PAWNEE BUTTES® SAND CHERRY	5 GAL.
●	SYR PRE	45	SYRINGA X PRESTONIAE 'DONALD WYMAN' DONALD WYMAN LILAC	5 GAL.
●	VIB RHY	5	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY® LANTANAPHYLLUM VIBURNUM	5 GAL.
EVERGREEN SHRUBS				
●	ARC PAN	79	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	5 GAL.
●	JUN B15	54	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5 GAL.
●	JUN BL3	54	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	5 GAL.
●	MAH REP	120	MAHONIA REPENS CREEPING MAHONIA	5 GAL.
●	PIC G21	64	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	5 GAL.
ORNAMENTAL GRASSES				
●	BOU BLO	149	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	5 GAL.
●	CAL BCY	180	CALAMAGROSIS BRACHYTRICHA KOREAN FEATHER REED GRASS	5 GAL.
●	CAL KAR	1,062	CALAMAGROSIS X ACUTIFLORA 'KARL' FOERSTER	5 GAL.
●	MIS SIN	129	MISCANTHUS SINENSIS 'ADAGIO' ADAGIO EULALIA GRASS	5 GAL.
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●	SPO HET	90	SPOROBOLUS HETEROLEPIS PRAIRIE DROPSIDE	5 GAL.
●	SPO WRI	106	SPOROBOLUS WRIGHTII BIG SACATON	5 GAL.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
MULCH				
█	RIV HKV	17,817 SF	DECORATIVE ROCK	---
█	RIV OIE	76,790 SF	DECORATIVE ROCK	---
SEED MIX				
█	DET ETP	35,693 SF	DETENTION POND SEED MIX	---
█	NAT SMI	470,873 SF	NATIVE SEED MIX	---



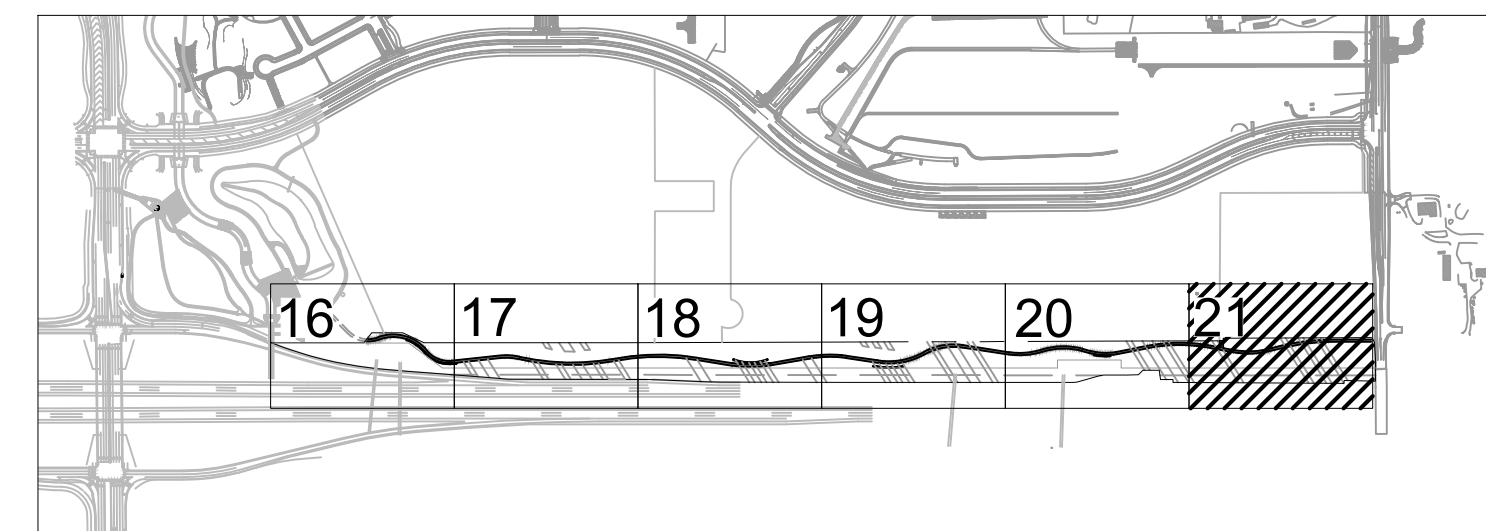
E-470 LANDSCAPE SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: SEPTEMBER 25

PREPARED BY:

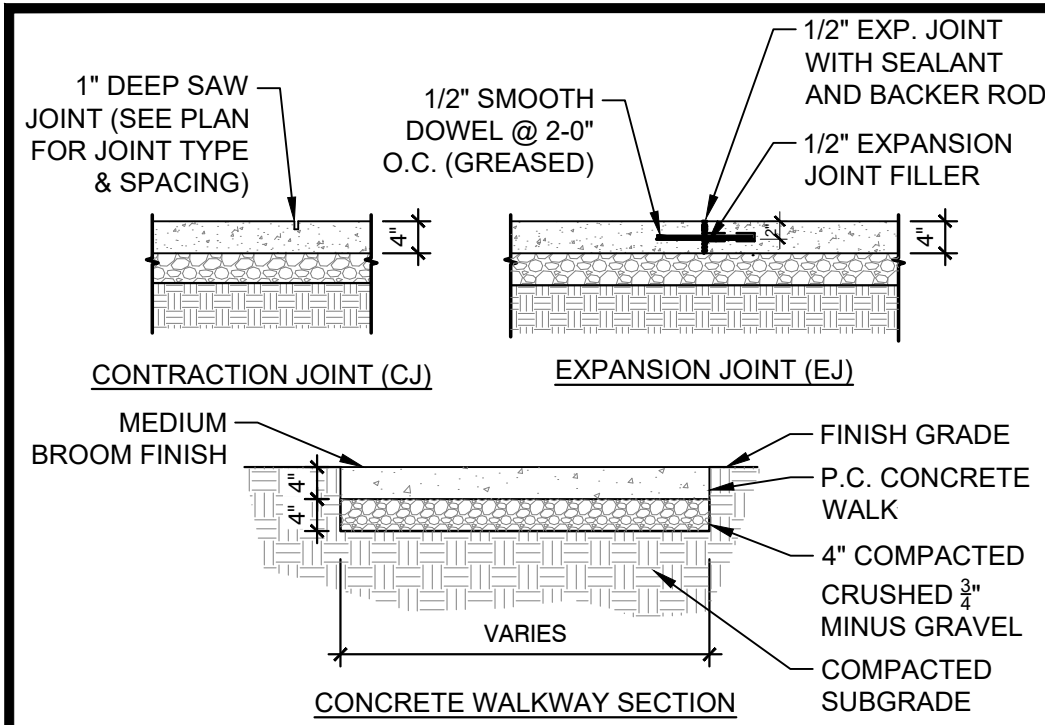
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



KEYMAP
SCALE: 1"=800'

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SHEET: 21 OF 22

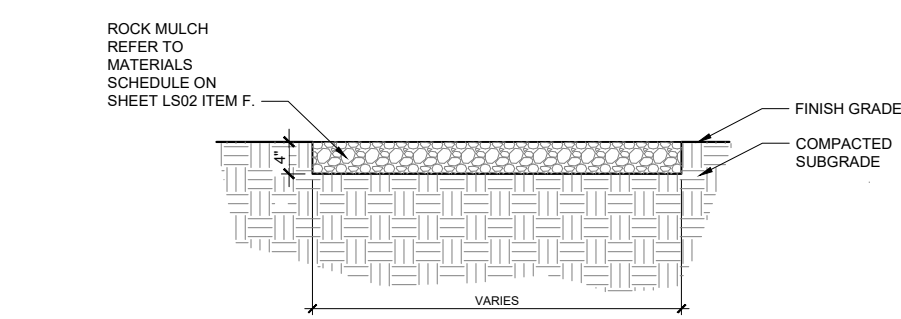


- NOTES:
1. PROVIDE EXPANSION JOINTS EVERY 60' MAXIMUM OR WHEN ABUTTING ADJACENT STRUCTURES OR EXISTING PAVEMENT
 2. PROVIDE CONTRACTION JOINTS AT A MAXIMUM OF 8' O.C.
 3. REFER TO MATERIAL SCHEDULE, SHEET LS02 ITEM A, FOR FINISH INFORMATION

1 CONCRETE WALKWAY

SCALE: 1/2" = 1'-0"

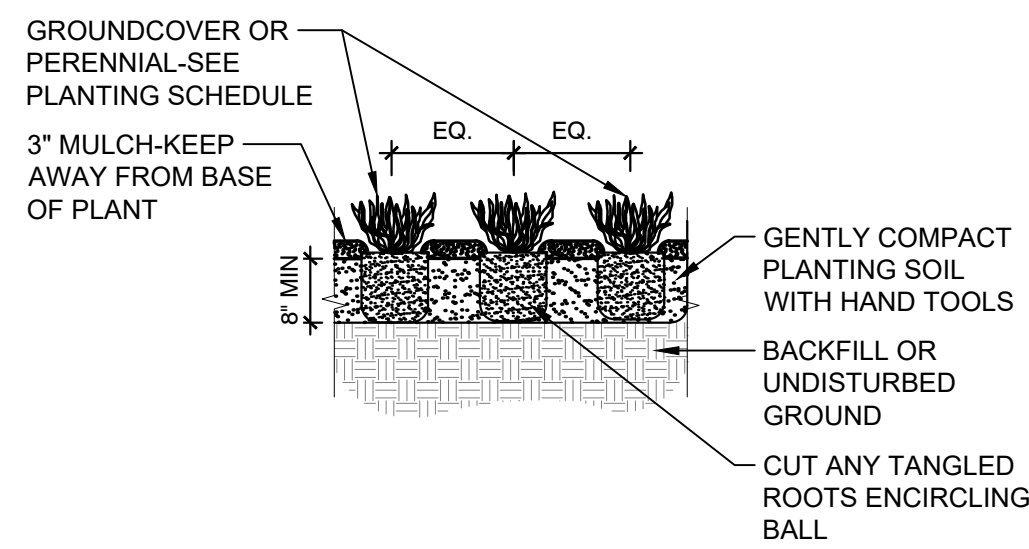
MD-AU-01



2 ROCK MULCH

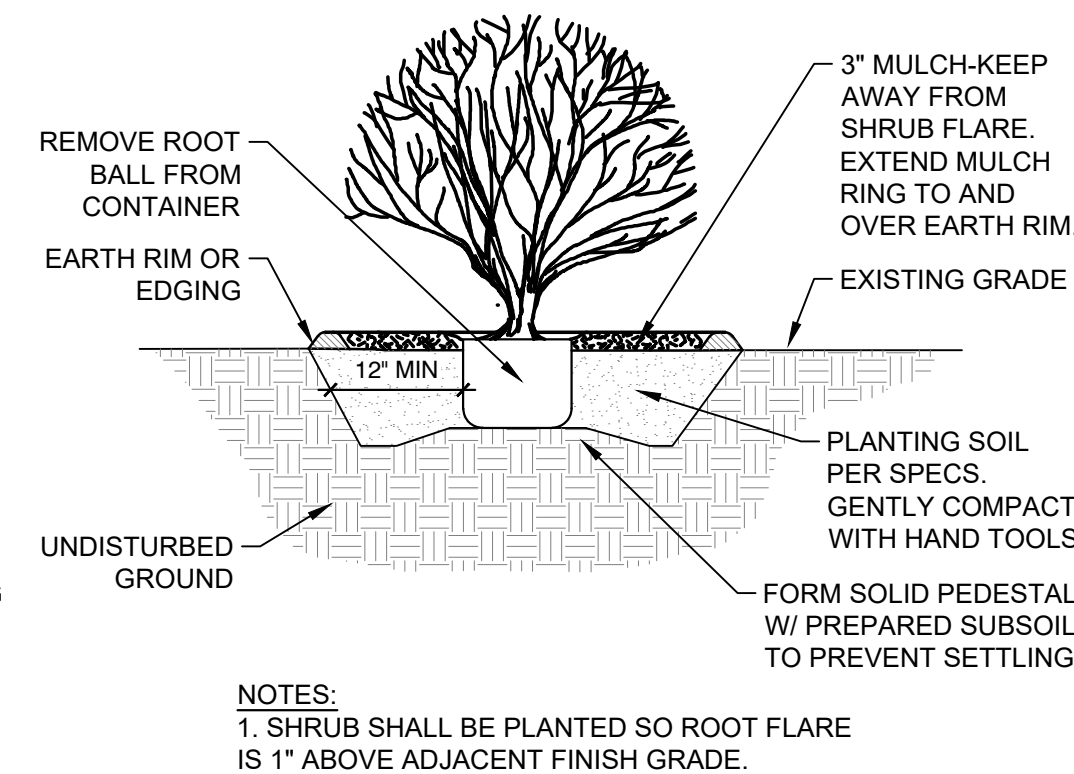
NTS

MD-AU-14



3 PERENNIALS AND GRASSES

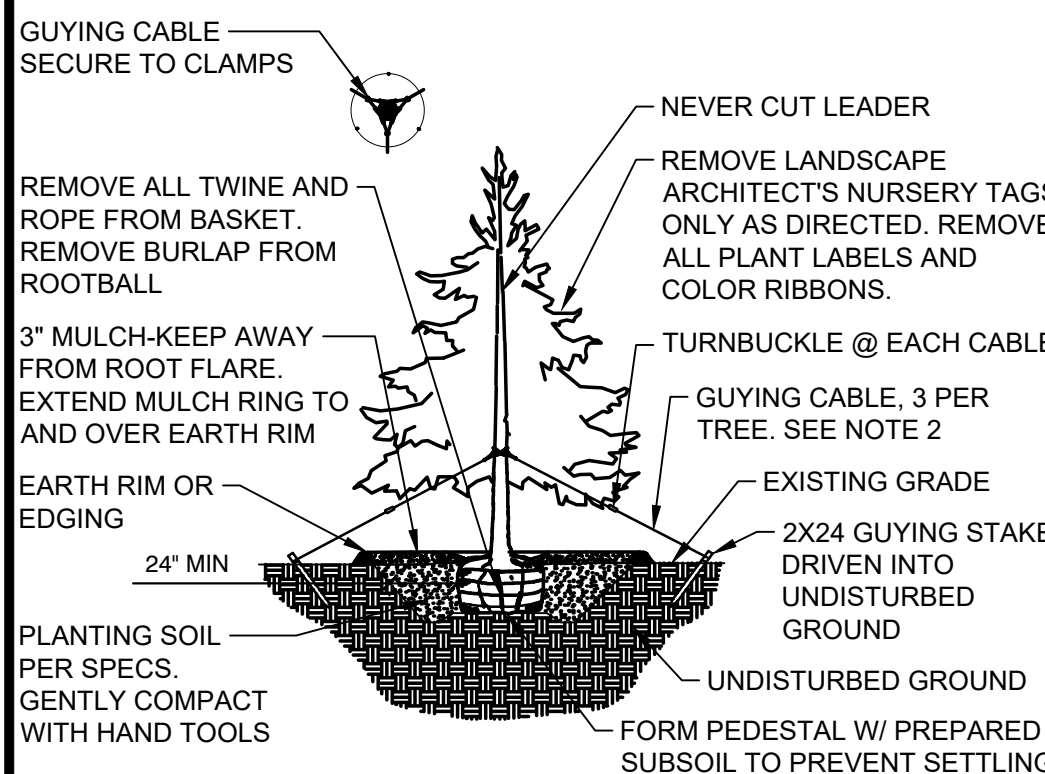
SCALE: 1/2" = 1'-0"



4 SHRUBS

SCALE: 3/8" = 1'-0"

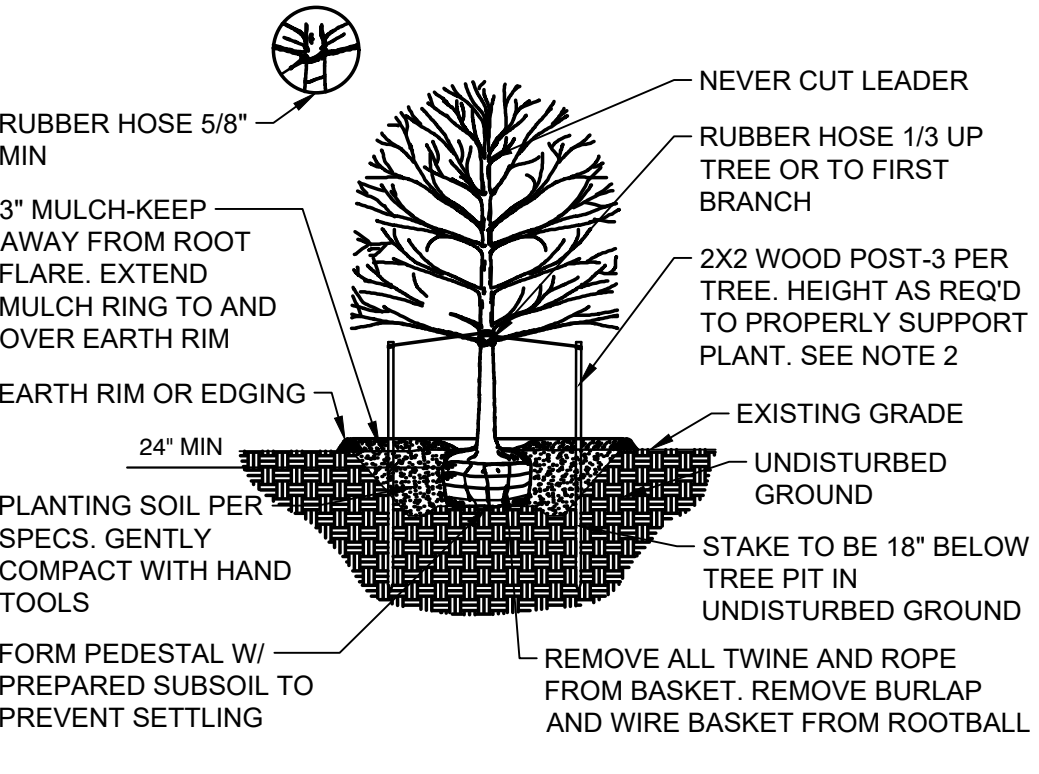
MD-AU-34



- NOTES:
1. TREE SHALL BE PLANTED SO ROOT FLARE IS 2" ABOVE FINISH GRADE.
 2. GUY CONIFEROUS TREES 4' TALL AND OVER.
 3. COMPLETELY REMOVE WIRE BASKETS FROM ROOT BALL

5 EVERGREEN TREE

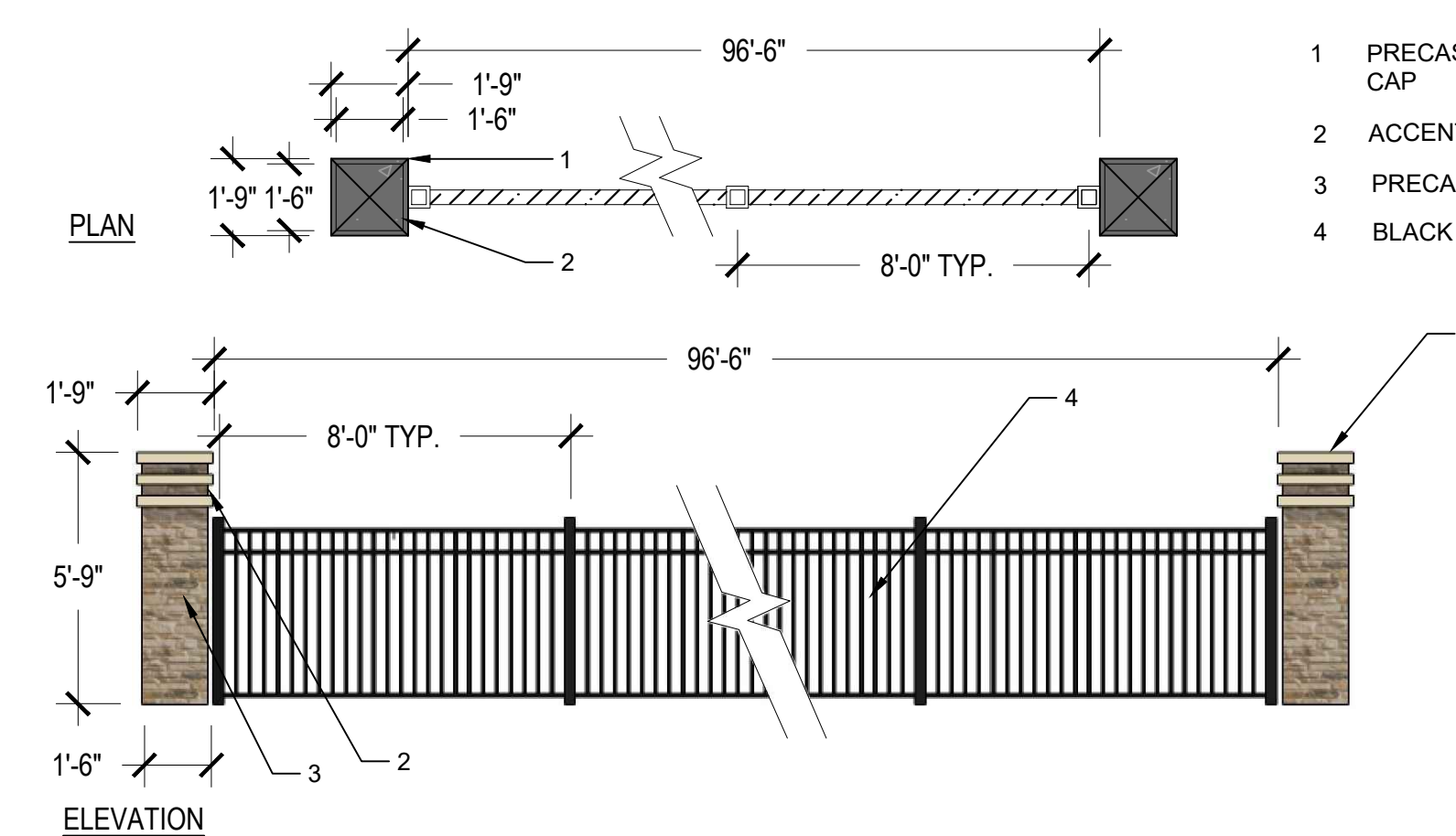
SCALE: 1/8" = 1'-0"



- NOTES:
1. TREE SHALL BE PLANTED SO ROOT FLARE IS 2" ABOVE FINISH GRADE.
 2. STAKE DECIDUOUS TREES UNDER 2" CAL. GUY TREES 2" AND OVER.
 3. COMPLETELY REMOVE WIRE BASKETS FROM ROOT BALL

6 DECIDUOUS TREE

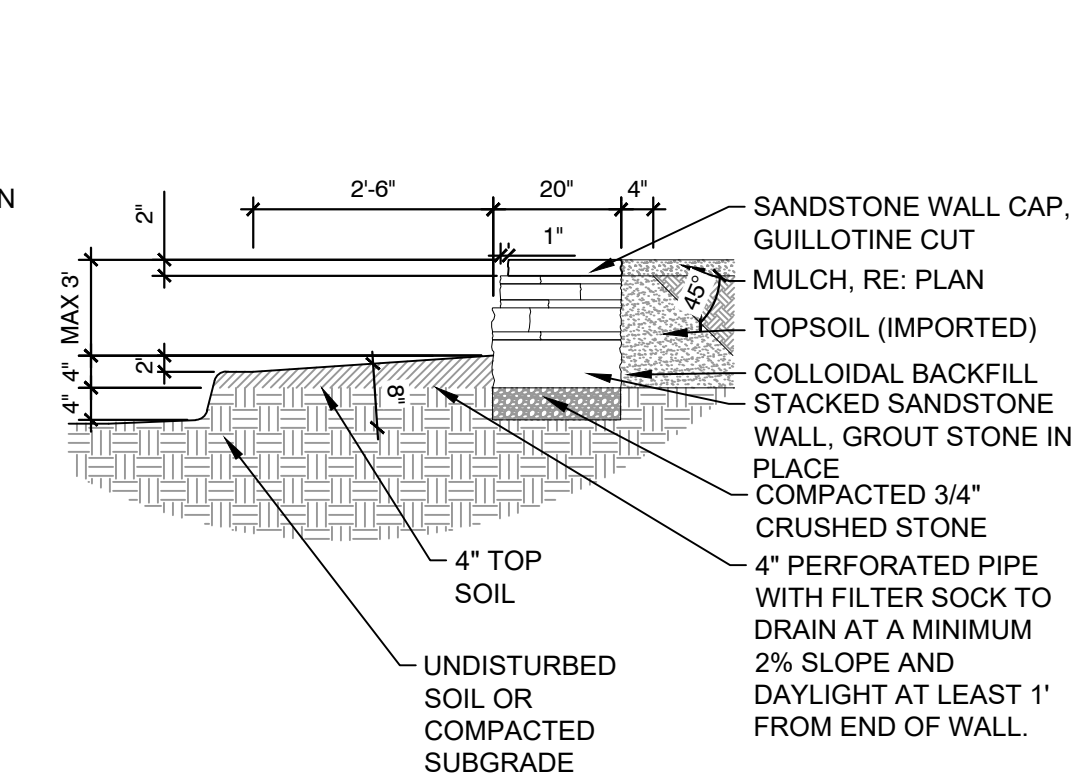
SCALE: 1/8" = 1'-0"



7 METAL FENCE WITH MASONRY COLUMN

NTS

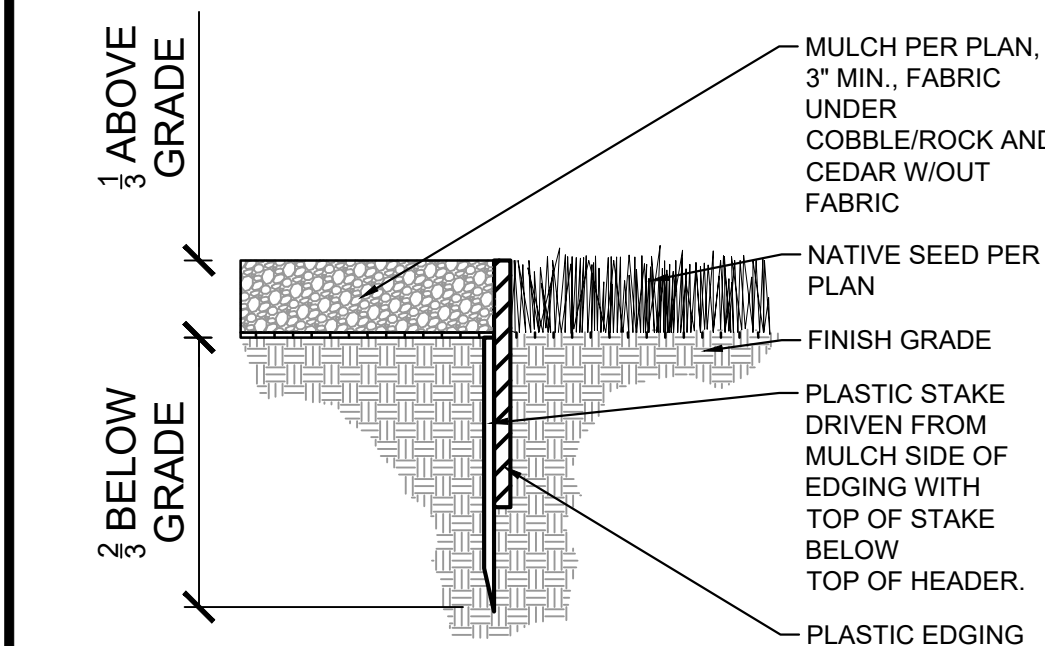
MD-06



8 STACKED STONE RETAINING WALL

1/2" = 1'-0"

MD-04



- PLASTIC EDGING (MULCH/ OR SEED)

9 LANDSCAPE EDGING

NTS

E-470 LANDSCAPE SITE PLAN

TITLE: SITE DETAILS

DATE: SEPTEMBER 25

PREPARED BY:

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