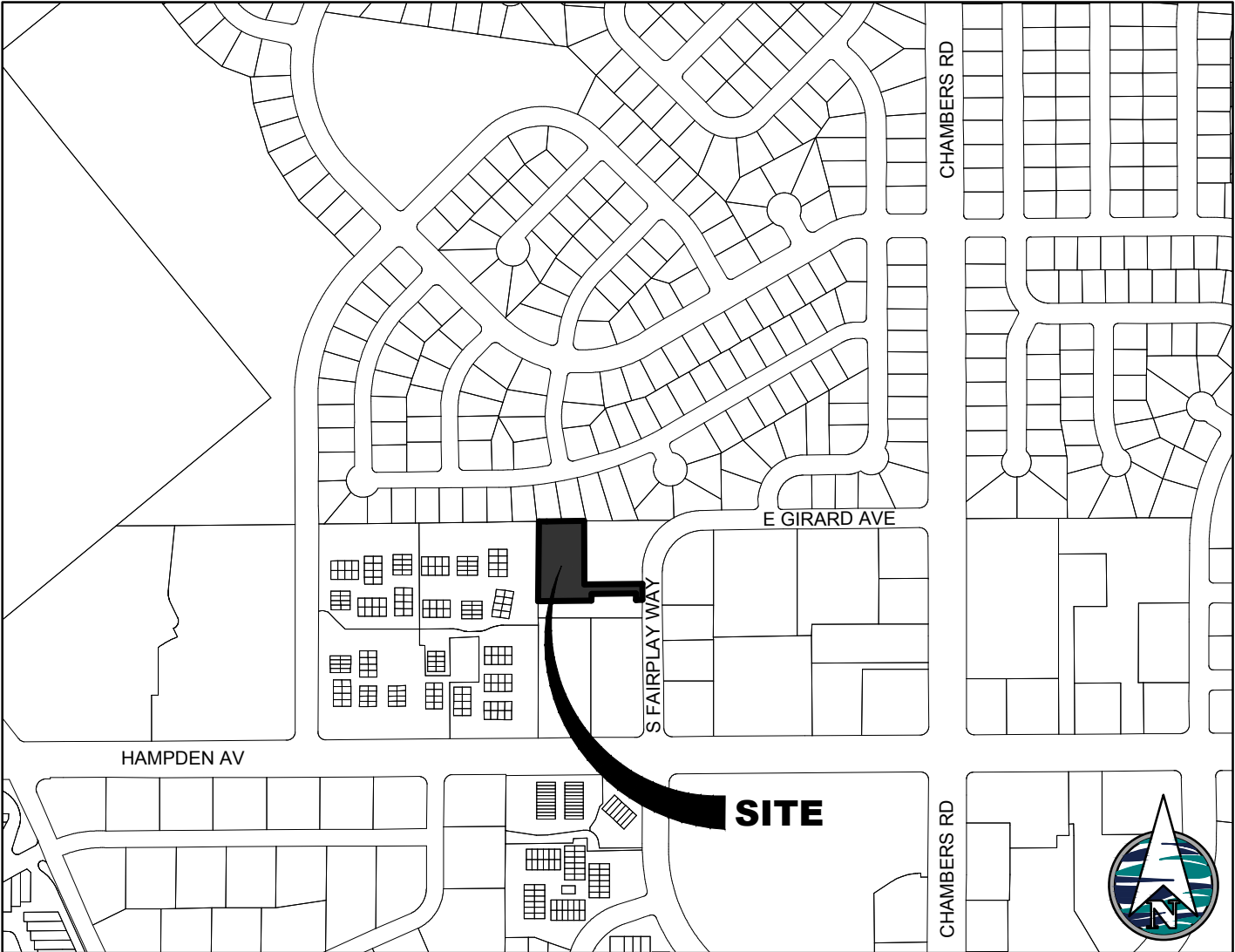


# 3411 FAIRPLAY

## SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### VICINITY MAP

SCALE: 1" = 500'

#### SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	PHOTOMETRIC PLAN
8	EXTERIOR ELEVATIONS

#### OWNER:

TYLER JONES  
PHONE: 303.371.3714

#### ENGINEER:

TERRA FORMA SOLUTIONS  
3465 SOUTH GAYLORD COURT, A304  
ENGLEWOOD, CO 80113

#### SURVEYOR:

AZTEC CONSULTANTS, INC.  
300 E MINERAL STREET, SUITE 1  
LITTLETON, CO 80122  
PHONE: 303.713.1898  
SHAUN LEE

#### LANDSCAPE ARCHTECT:

GALLOWAY  
5500 GREENWOOD PLAZA BLVD, SUITE 200  
GREENWOOD VILLAGE, CO 80111  
303.770.8884  
JONAH WEISS

#### RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF:

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

#### SITE DATA

LAND AREA	0.88 AC
SINGLE-FAMILY UNITS PROPOSED	9
SQUARE FOOTAGE OF BUILDINGS	1,920 SF
GROSS SQUARE FOOTAGE OF BUILDINGS	17,280 SF
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	30 FT
ACTUAL HEIGHT OF BUILDINGS	28' - 7 3/4"
CONSTRUCTION TYPE	V-B
2015 IRC OCCUPANCY CLASSIFICATION	R-3 (NON-SPRINKLERED)
HARD SURFACE AREA	0.46 AC - 52.3%
OPEN SPACE	0.17 AC - 19.3%
LANDSCAPE AREA	0.25 AC - 28.4%
ZONING CLASIFICATION	R-3
LOT AREA	0.39 AC
TRACT AREA	0.49 AC

#### PARKING COUNTS

PARKING TYPE	REQUIRED	PROVIDED
STANDARD PARKING	18 <sup>(1)</sup>	34 <sup>(2)</sup>
ACCESSIBLE PARKING	0	0
ACCESSIBLE VAN PARKING	0	0
TOTAL	18	34

#### PARKING COUNT NOTES:

- STANDARD PARKING REQUIRED COUNT  
- 2 SPACES / DU (SF ATTACHED DWELLING CLASSIFICATION - TABLE 4.6-1)
- STANDARD PARKING PROVIDED COUNT  
- EXISTING SHARED PARKING LOT STALLS (7)  
- 2 SPACES / DRIVEWAY (18)  
- 1 SPACE / GARAGE (9)

#### BENCHMARK:

CITY OF AURORA BENCHMARK NUMBER 5S6606NE001 BEING A CHISELED SQUARE LOCATED ON THE NORTHWEST CORNER OF AN INLET AT THE EAST PCR ON THE SOUTHEAST CORNER OF EAST HAMPDEN AVENUE AND EAST JEFFERSON AVENUE.

NAVD88 ELEV=5711.53'

#### OWNERS SIGNATURES:

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, THIER 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, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

STATE OF COLORADO ) SS  
 )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

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

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

#### LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF LOT 2 OF SPINNAKER SUBDIVISION FILING NO. 2, RECORDED UNDER BOOK 69, PAGE 74, RECEPTION NO. 2343666, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABJ70741851-7, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2021, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89°30'07" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 136.14 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SPINNAKER SUBDIVISION FILING NO 2;

THENCE SOUTH 00°14'35" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 190.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 89°39'41" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 178.10 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2;

THENCE NORTH 89°39'41" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 48.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH FAIRPLAY WAY;

THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF LOT 2, SOUTH 00°14'44" EAST A DISTANCE OF 48.00' TO A POINT, SAID POINT BEING ON THE NORTH LINE OF A 26' ACCESS EASEMENT, RECEPTION NO. B8057279;

THENCE ALONG THE SAID NORTH LINE OF SAID ACCESS EASEMENT SOUTH 88°49'24" WEST, A DISTANCE OF 18.53' TO A POINT;

THENCE NORTH 00°34'00" WEST, A DISTANCE OF 19.72' TO A POINT ON THE SOUTH LINE OF A DRAINAGE EASEMENT RECEPTION NO. B7015587;

THENCE ALONG THE SAID SOUTH LINE OF SAID DRAINAGE EASEMENT SOUTH 89°30'41" WEST, A DISTANCE OF 136.03' TO A POINT;

THENCE SOUTH 00°38'39" EAST, A DISTANCE OF 19.57' TO A POINT ON THE NORTH LINE OF SAID ACCESS EASEMENT;

THENCE ALONG SAID NORTH LINE OF SAID ACCESS EASEMENT SOUTH 89°33'42" WEST, A DISTANCE OF 159.17' TO A POINT ON THE EAST LINE OF SUNFLOWER CONDOMINIUMS SUBDIVISION, BOOK 3415, PAGE 672;

THENCE ALONG SAID EAST LINE OF SUNFLOWER CONDOMINIUMS SUBDIVISION NORTH 00°22'31" WEST, A DISTANCE OF 238.80' TO THE POINT OF BEGINNING,  
CONTAINING 38,397 SQUARE FEET OR 0.8815 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO 9 LOTS AND 2 TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 3411 FAIRPLAY WAY SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

#### BASIS OF BEARINGS

THE NORTH LINE OF LOT 2, SPINNAKER SUBDIVISION FILING 2, BEARS N89°30'07"E (ASSUMED), SAID LINE IS MONUMENTED AS SHOWN HEREON.

#### PROJECT CONTROL STATEMENT:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING \* 1.0002869451) - 1,000,000.00  
PROJECT EASTING = (STATE PLANE EASTING \* 1.0002869451) - 3,000,000.00

#### CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

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

DATABASE APPROVAL DATE: \_\_\_\_\_

MAHAL HOLDINGS LLC

3411 FAIRPLAY  
COVER SHEET

E HAMPDEN AVENUE AND S CHAMBERS ROAD  
AURORA, COLORADO

PROJ NO: FAIRPLAY

ENG: \_\_\_\_\_

DATE: 09/09/2022

SHEET NUMBER

C1

1 OF 8





# 3411 FAIRPLAY

## SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### CITY OF AURORA REQUIRED SITE PLAN NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. 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.
- 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 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."
- ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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 STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS 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.
- 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 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, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) 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 PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE 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.
- 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, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.
- 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 THE CITY ENGINEER.

20. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.

### IMPLEMENTATION PLAN:

2015 - IBC, SECTION 1107.6.2.3 AND TABLE 1107.6.1.1.	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS:	TOTAL ACCESSIBLE DWELLING UNITS:
TYPE A AND B UNITS REQUIRED:	POINTS REQUIRED:
TYPE A AND B UNITS PROVIDED:	POINTS PROVIDED:

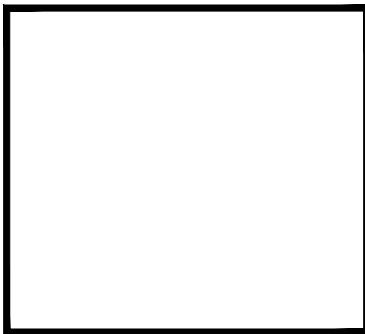


REV. NO.	DESCRIPTION	DATE
1	1ST REVIEW COMMENT REVISIONS	09/06/2022

MAHAL HOLDINGS LLC

3411 FAIRPLAY  
GENERAL NOTES

E HAMPDEN AVENUE AND S CHAMBERS ROAD  
AURORA, COLORADO



PROJ NO: FAIRPLAY

ENG :

DATE 09/09/2022

SHEET NUMBER

GN1

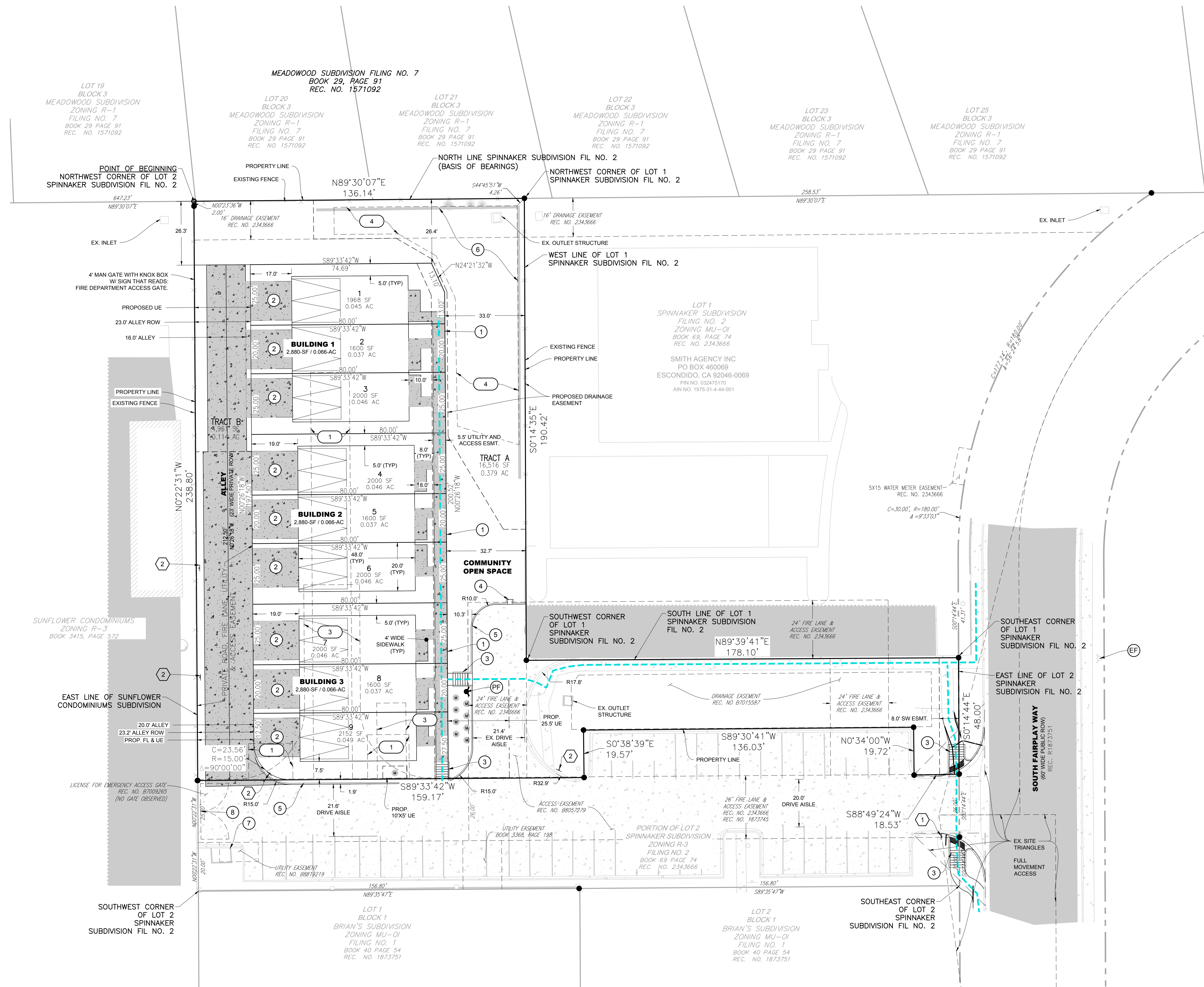
2 OF 8



# 3411 FAIRPLAY

## SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### SITE PLAN NOTES:

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOT NOTED ON THESE PLANS, USE CITY OF AURORA STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENT. THE FIRE LANE EASEMENT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS AND MARKINGS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR DEPARTMENT AND EMERGENCY USE.

### KEYNOTES & LEGEND:

- 5' SIDEWALK
- 18' WIDE DRIVEWAY
- CURB RAMP
- 2' CURB CUT
- 6" VERTICAL CURB AND GUTTER
- EXISTING RETAINING WALL (TO REMAIN)
- EXISTING TRASH ENCLOSURE (TO REMAIN)
- PROPOSED (2) 13' MANUAL SWINGING GATES WITH KNOX HARDWARE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PARKING COUNT
- ACCESSIBLE PARKING SPACE

- ACCESSIBLE ROUTE
- EXISTING ASPHALT
- EXISTING CONCRETE PAVING
- PROPOSED CONCRETE PAVING
- EXISTING LIGHT POLE
- FIRE HYDRANT
- PROPOSED WATER METER

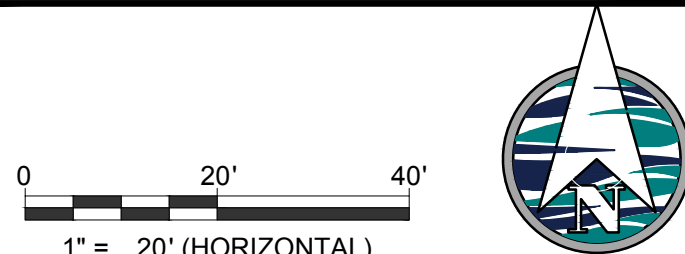
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- FL = FIRE LANE
- EA = EMERGENCY ACCESS

### EX EASEMENTS TO BE VACATED:

- UTILITY EASEMENT REC. NO. B7015585
- FIRE EASEMENT REC. NO. B7015586
- UTILITY EASEMENT REC. NO. 2343666 BOOK 3506, PG 446
- DRAINAGE EASEMENT REC. NO. B7015587

### SIGN & STRIPING LEGEND:

- R-1 STOP SIGN
- R-7-1 FIRE LANE - NO PARKING SIGN
- R-7-8 ACCESSIBLE PARKING SIGN



CALL BEFORE YOU DIG  
811  
OR  
1-800-922-1987  
UTILITY NOTIFICATION  
CENTER OF COLORADO



DATE	09/06/2022
DESCRIPTION	1ST REVIEW COMMENT REVISIONS
REV. NO.	1

MAHAL HOLDINGS LLC  
**3411 FAIRPLAY**  
SITE PLAN  
E HAMPTON AVENUE AND S CHAMBERS ROAD  
AURORA, COLORADO

PROJ NO: FAIRPLAY  
ENG:  
DATE: 09/09/2022

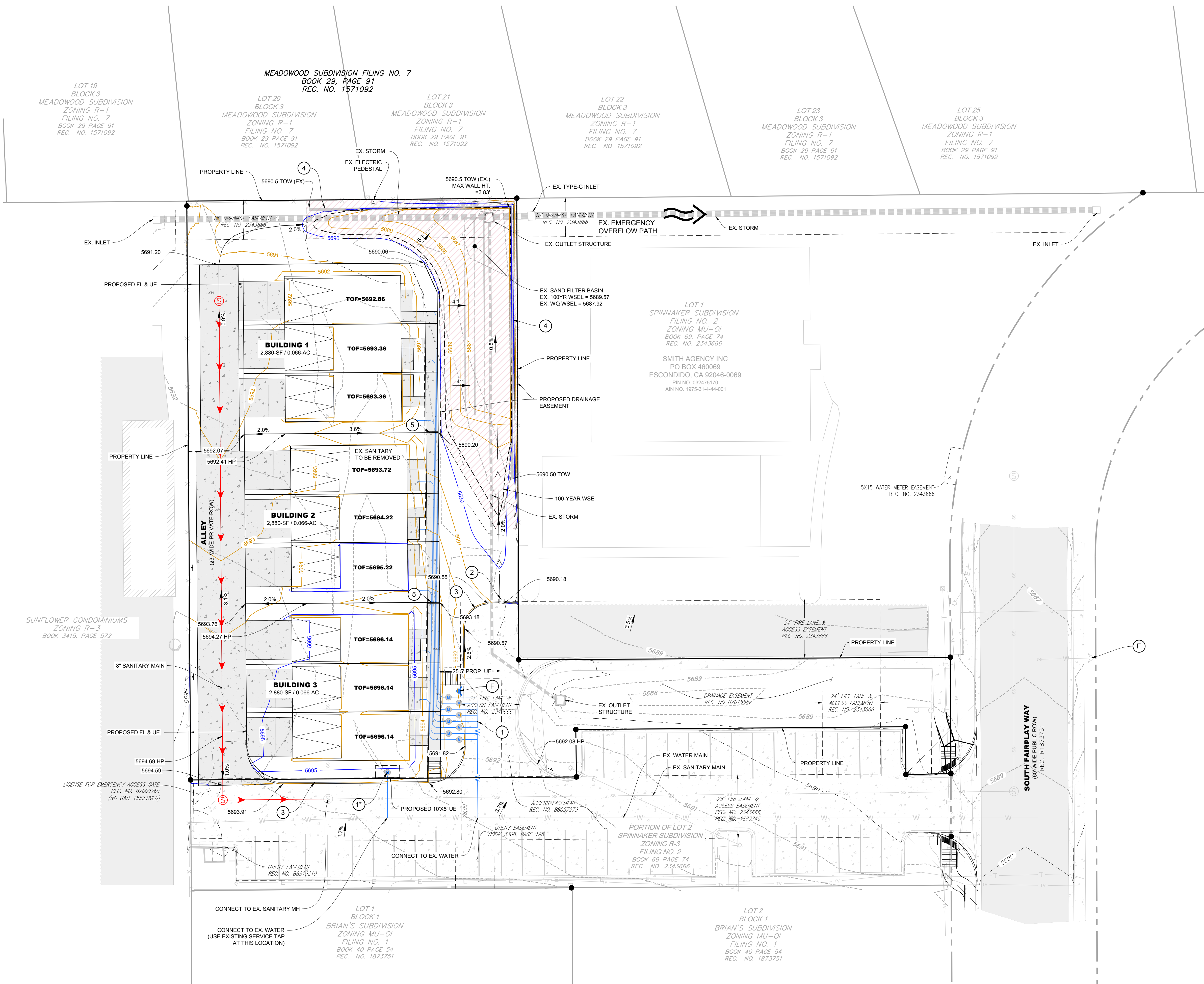
SHEET NUMBER  
**SP1**  
3 OF 8



# 3411 FAIRPLAY

## SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### KEYNOTES:

- 1 WATER METER (\* RESET EXISTING METER AT THIS LOCATION)
- 2 2' CURB CUT
- 3 6" VERTICAL CURB AND GUTTER
- 4 EXISTING RETAINING WALL (TO REMAIN)
- 5 PR. 1' SIDEWALK CHASE

- EF EX. FIRE HYDRANT  
PF PR. FIRE HYDRANT

### LEGEND:

- UTILITY EASEMENT (UE)  
EX. WATER MAIN  
PR. WATER MAIN  
EX. SANITARY SEWER  
PR. SANITARY SERVICE  
EX. STORM SEWER  
PR. STORM SEWER  
UG ELECTRIC LINE  
TELECOM LINE  
GAS LINE  
UG CABLE LINE  
SPOT ELEVATION  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
PROPOSED SWALE  
DRAINAGE FLOW ARROW  
PROPOSED RIDGE

### GRADING ABBREVIATIONS

- HP HIGH POINT  
LP LOW POINT  
TOF TOP OF FOUNDATION  
TOW TOP OF WALL

### NOTES:

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
2. PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.
3. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.



DATE	09/06/2022
REV. NO.	1
DESCRIPTION	1ST REVIEW COMMENT REVISIONS

MAHAL HOLDINGS LLC  
**3411 FAIRPLAY**  
GRADING AND UTILITY PLAN  
E HAMPTON AVENUE AND S CHAMBERS ROAD  
AURORA, COLORADO

PROJ NO: FAIRPLAY  
ENG:  
DATE: 09/09/2022

SHEET NUMBER  
**GU1**  
4 OF 8



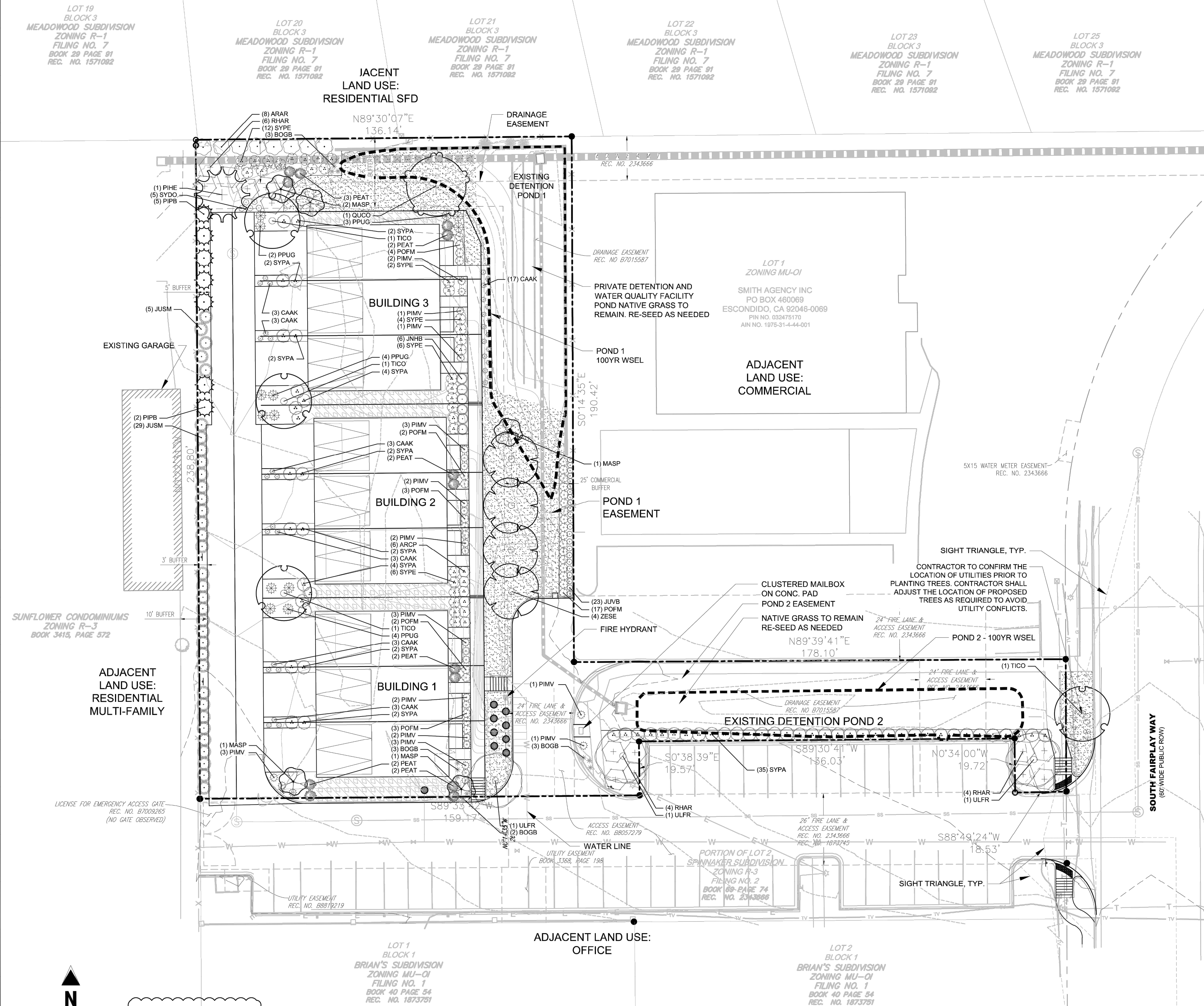
CALL BEFORE YOU DIG  
811  
OR  
1-800-922-1987  
UTILITY NOTIFICATION  
CENTER OF COLORADO



# 3411 FAIRPLAY

## SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



### BUILDING PERIMETER LANDSCAPING

PERIMETER	LENGTH	NO REQUIRED	NO PROVIDED
BUILDING 1 PERIMETER	156.5'	40	
5% TREES		2	2
15% TALL SHRUBS		6	6
80% OTHER SHRUBS		32	32
BUILDING 2 PERIMETER	156.5'	40	
5% TREES		2	2
15% TALL SHRUBS		6	6
80% OTHER SHRUBS		32	32
BUILDING 3 PERIMETER	156.5'	40	
5% TREES		2	2
15% TALL SHRUBS		6	6
80% OTHER SHRUBS		32	32

SITE PERIMETER - COMMERCIAL 191' (EAST) REQ./PROVD.  
TREES (ONE 3" CAL. PER 25') 8 / 5  
SHRUBS (5 PER 25') 40 / 40  
\* DUE TO EXISTING DETENTION POND, REQUIRED PLANTS ARE PROVIDED ALONG THE NORTH / WEST BUFFER

SITE PERIMETER - RESIDENTIAL 136' (NORTH) 287' (WEST)  
TREES (ONE 2" CAL. PER 40') REQ./PROVD. REQ./PROVD.  
SHRUBS (5 PER 40') 3 / 4 7 / 9  
36 / 36

#### ADDITIONAL PLANTS PROVIDED ALONG DETENTION PONDS:

	POND 1	POND 2
100YR SURFACE AREA:	3,896 SF	2,219 SF
DETENTION AREA:	4,960 SF	3,330 SF
AREA OUTSIDE OF 100YR:	1,264 SF	1,111 SF

POND: REQ/PROVD TREES (1/1000SF) 2/2  
POND: REQ/PROVD SHRUBS (10/1000SF) 24/59

STREET TREES 1 TREE PER 40'  
STREET FRONTAGE 48'  
REQ./PROVD. 1 / 1

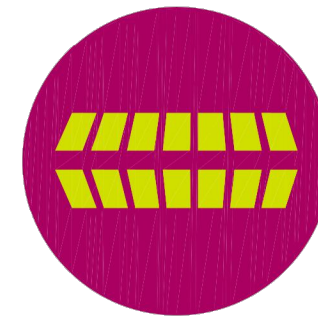
### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL. / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
+	QUCO	1	SCARLET OAK	QUERCUS COCCINEA	B&B	3" CAL.	40'X30'	MODERATE	SUN
+	TICO	4	LITTLELEAF LINDEN	TILIA CORDATA	B&B	3" CAL.	40'X30'	MODERATE	SUNPART SHADE
+	ULFR	3	FRONTIER ELM	ULMUS X FRONTIER	B&B	3" CAL.	40'X30'	MODERATE	SUN
+	ZESC	4	GREEN VASE SAWLEAF ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	B&B	3" CAL.	40'X30'	MODERATE	SUNPART SHADE
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL. / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
+	PIPB	7	BAKER COLORADO SPRUCE	PICEA PLANSERENS BAKERI	B&B	8" HT	30'X10'	MODERATE	SUN
+	PHE	1	BOSNIAN PINE	PINUS HELDREICHII	B&B	8" HT	30'X30'	LOW	SUNPART SHADE
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL. / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.
+	MASP	5	SPRING SNOW CHABAPPLE	MALUS X 'SPRING SNOW'	B&B	2.5" CAL.	20'X15'	LOW	SUNPART SHADE
UPRIGHT JASMINE	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
+	JUSM	34	MEDORA JASMINE	JUNIPERUS SCOPULORUM 'MEDORA'	#5 CONT.	10'X5'	VERY LOW	SUN	
+	JUNB	23	BLUE ARROW EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'BLUE ARROW'	#5 CONT.	10'X2'	VERY LOW	SUNPART SHADE	
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
+	ANAR	8	BRIGHT RED CHOKEBERRY	ARONIA ARBURTIFOLIA 'BRIGHT RED'	#5 CONT.	7'X8'	VERY LOW	SUNPART SHADE	
+	PEAT	1	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA	#5 CONT.	4'X4'	VERY LOW	SUN	
+	POFM	31	MCKAY'S WHITE BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	#5 CONT.	2'X3'	LOW	SUN	
+	RHAR	14	GRD LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRD. LOW'	#5 CONT.	3'X8'	LOW	SUN	
+	SYDO	5	CANEY SNOWBERRY	SYMPHORICARPOS X DOORENBOSHI 'KOLMANT TM'	#5 CONT.	2'X2'	LOW	SUNPART SHADE	
+	SYVA	67	MBS KM KOREAN L. AC	SYRINGA PATULA 'MBS KM'	#5 CONT.	6'X6'	VERY LOW	SUNPART SHADE	
+	SYPE	30	BLOOMERAS PURPLE LLAC	SYRINGA X 'PINKY TM'	#5 CONT.	4'X4'	MODERATE	SUNPART SHADE	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
+	ARCP	6	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	#5 CONT.	2'X4'	MODERATE	SUNPART SHADE	
+	JNHB	6	BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	#5 CONT.	6'X6'	VERY LOW	SUNPART SHADE	
+	PPUG	13	DWARF GLOBE BLUE SPRUCE	PICEA PLANSERENS 'GLOBE'	#5 CONT.	3'X4'	LOW	SUNPART SHADE	
+	PBIV	26	VALLEY CUSHION MUDDO PINE	PARUS MUDDO VALLEY CUSHION	#5 CONT.	2'X3'	MODERATE	SUNPART SHADE	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.	
+	BOGB	11	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	2'X2'	LOW	SUNPART SHADE	
+	CAAK	35	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	#1 CONT.	5'X2'	LOW	SUN	
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE				
+	RHAR	6,554 SF	3/4"-1" ROCK COBBLE MULCH	3/4"-1" ROCK COBBLE MULCH	MULCH				
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE				
+	SEED	4,500 SF	RTY (RHIZOMATOUS TALL FESCUE)	TALL FESCUE SEED	SEED				

ALL PLANTING BEDS SHALL USE ROCK MULCH AS SPECIFIED IN THE LANDSCAPE NOTES AND LEGEND.

### LANDSCAPE MATERIAL SCHEDULE

SYMBOL	ATHLETIC DESCRIPTION	QTY	
	A.O1 ARTIFICIAL TURF	1,633 SF	
SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	L.O1 STEEL EDGER	420 LF	SEE NOT



DATE	DESCRIPTION
08/15/2022	1ST REVIEW COMMENT REVISIONS

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

PROJ NO: FAIRPLAY  
ENG:  
DATE: 07/25/2022



# 3411 FAIRPLAY

## SITE PLAN

A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

### IRRIGATION CONCEPT

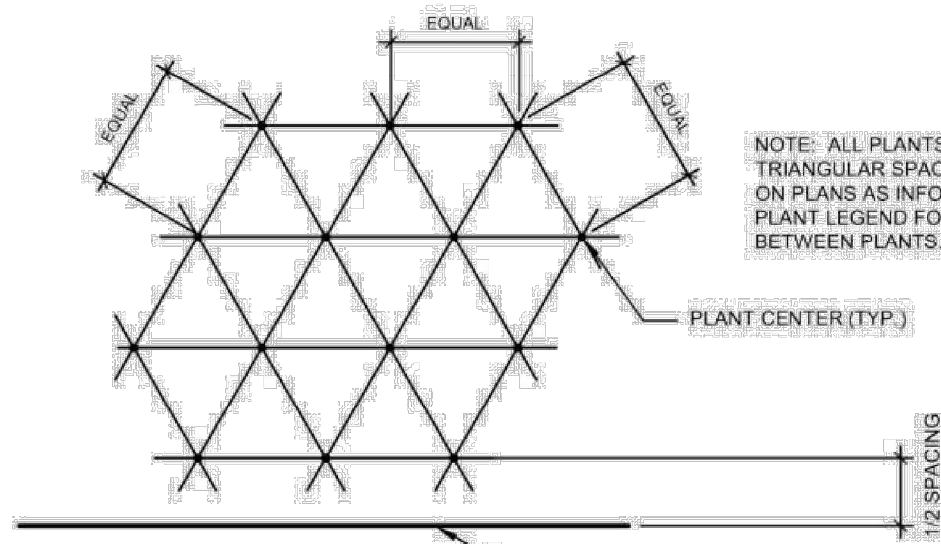
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOI/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

### LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

### TREE PROTECTION NOTES:

1. USE THE CITY OF AURORA'S TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA, NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
3. "TEMPORARY MULCH": TO ALLEViate SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 3"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
  - A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
  - B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
  - C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
  - D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
  - A. REMOVE ALL DEAD WOOD.
  - B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
  - C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
  - D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
  - E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
  - F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
  - A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10" FROM THE TRUNK.
  - B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.



1 PLANT SPACING  
SCALE: NOT TO SCALE

### PLANTING NOTES

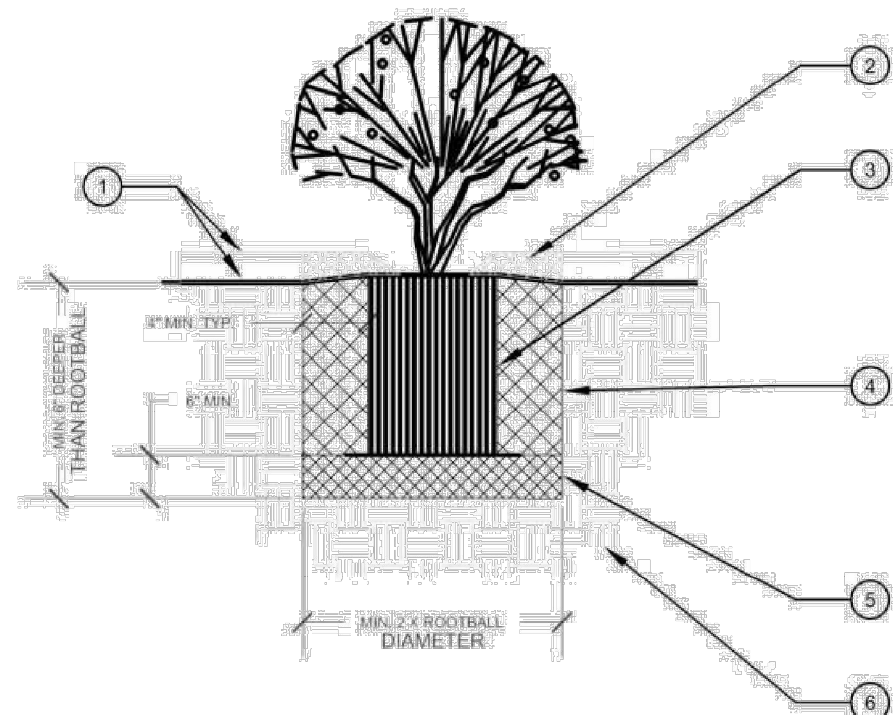
- GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
  2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
  3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
  4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
  5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN", ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
  6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
  7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
  8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
  9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
  10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
  11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
  12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
  14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
  16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

### PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS

### UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS' ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



2 SHRUB AND PERENNIAL DETAIL  
SCALE: NOT TO SCALE

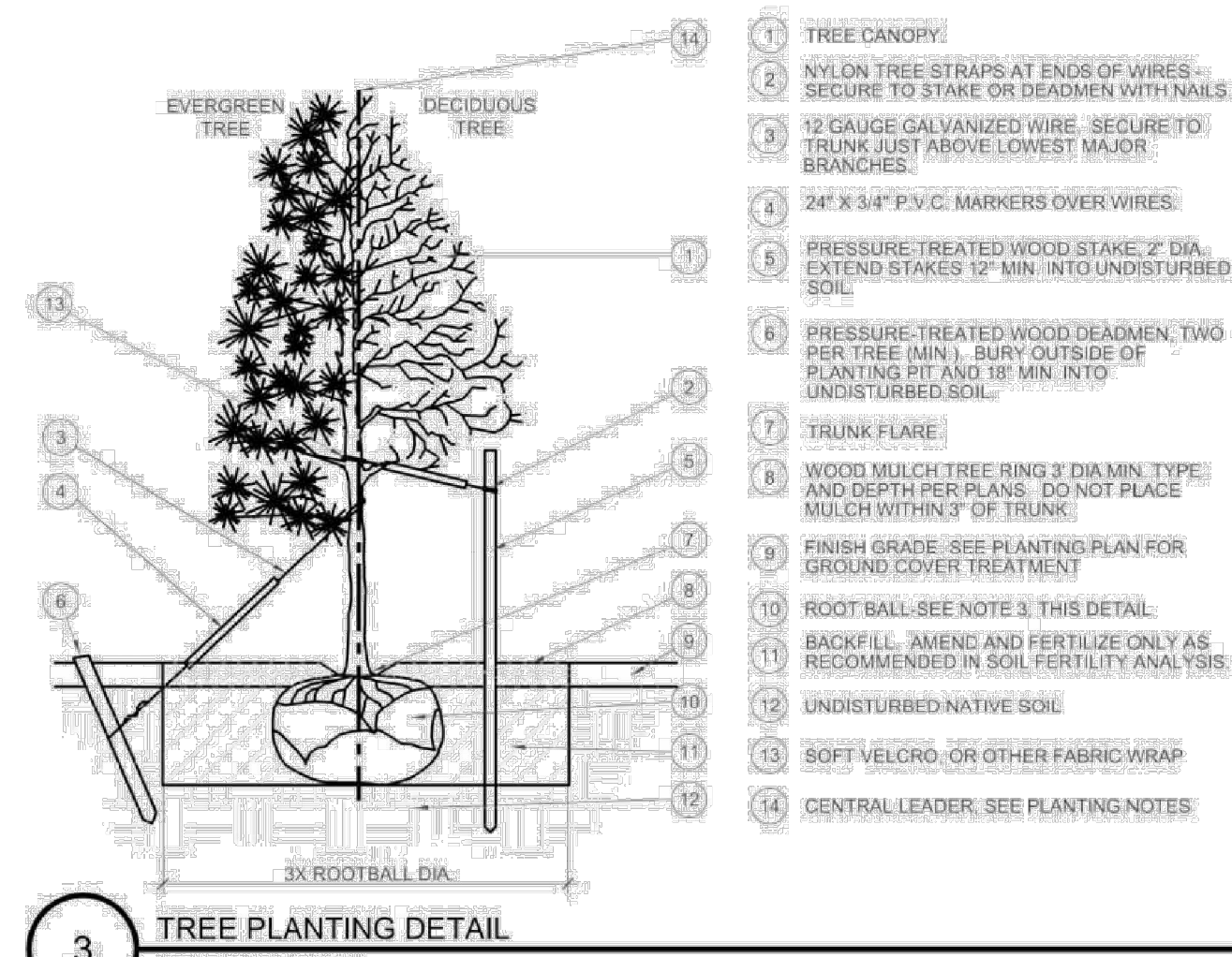
- APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
  20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
  21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
  23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
  24. ALL PLANT BEDS SHALL BE CONTAINED WITH PERFORATED STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
  25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
  26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
  27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.

### MULCHING

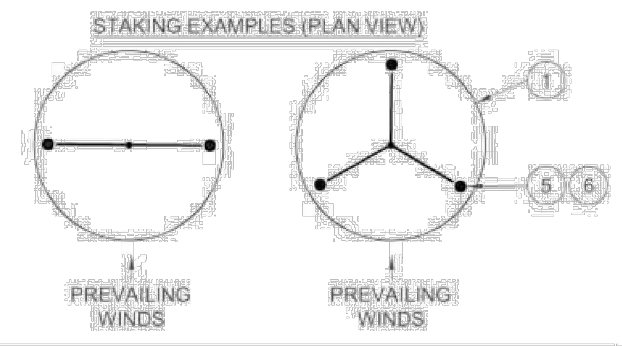
28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.



4 CLUSTERED MAILBOX (12 - UNIT)  
OR EQUAL SCALE: NTS



- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL AND THE ROOT FLARE IS 3\"/>



3 TREE PLANTING DETAIL  
SCALE: NOT TO SCALE

CITY OF AURORA NOTES:  
1. ALL LANDSCAPE AREA ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU. YDS / 1,000 SF.

2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE POLE MOUNTED. FIXTURES PER THE PHOTOMETRIC PLANS AND DETAILS.

3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE MEDIUM BROOM FINISHED STANDARD GRAY CONCRETE AND COLORED CONCRETE WITH SAND FINISH. VEHICULAR DRIVES AND PARKING LOTS ARE TO BE CONCRETE AND ASPHALT (REFER TO CIVIL PLANS).

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

5. THE OWNER / DEVELOPER, HIS 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

7. 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

8. A 5-FT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

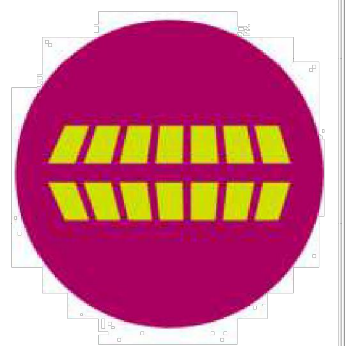
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

10. TREES MAY NOT BE PLACED WITHIN 8 FT OF ANY PUBLIC UTILITY.

11. SHRUB BEDS VISIBLE FROM THE STREET SHALL BE MULCHED WITH 3 IN DEPTH SHREDDED GORILLA HAIR MULCH. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3 IN DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.

12. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26 IN. IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.

13. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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.



DATE	08/15/2022
DESCRIPTION	1ST REVIEW COMMENT REVISIONS
REV. NO.	1

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

PROJ. NO.: FAIRPLAY  
ENG.:  
DATE: 07/25/2022



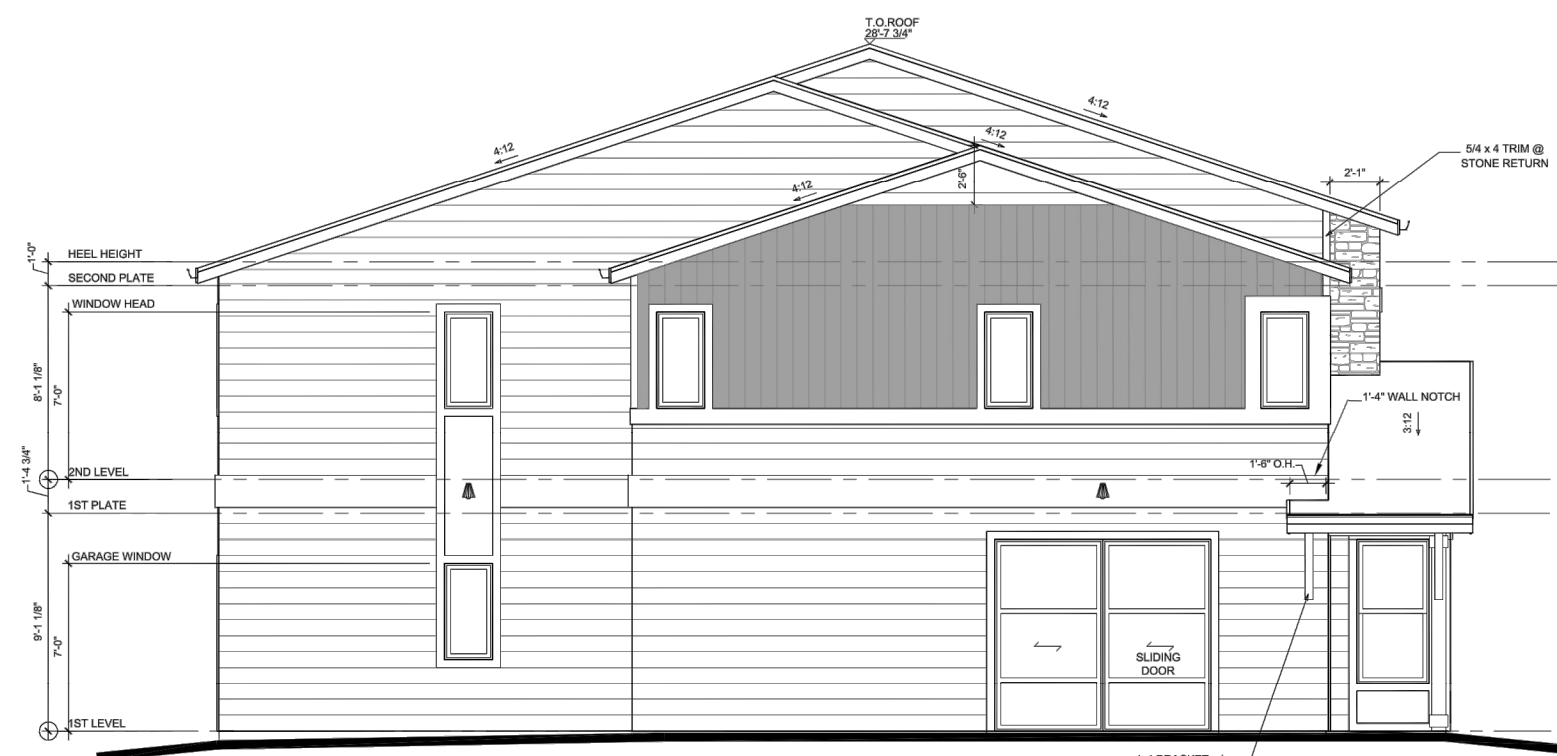




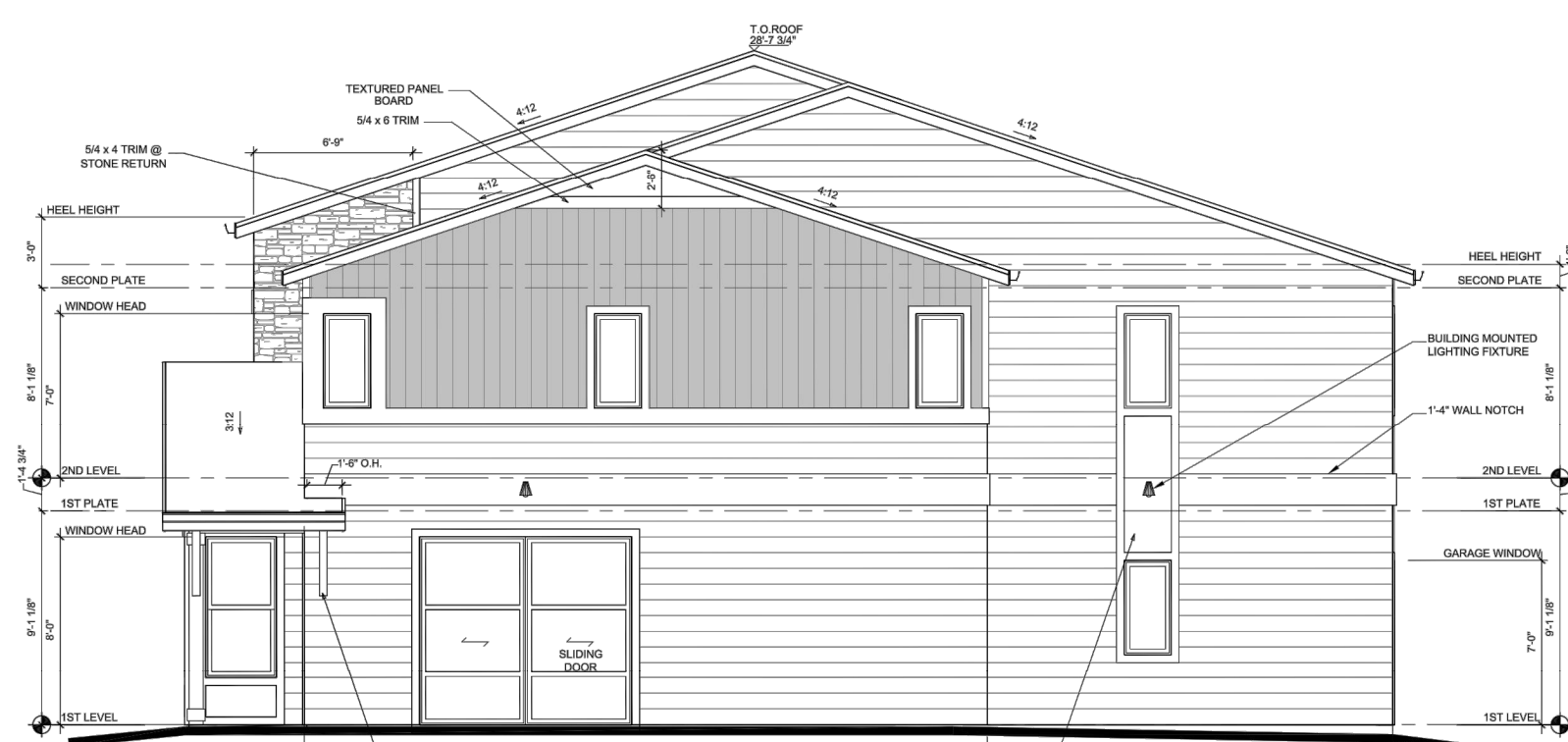
3411 FAIRPLAY

SITE PLAN

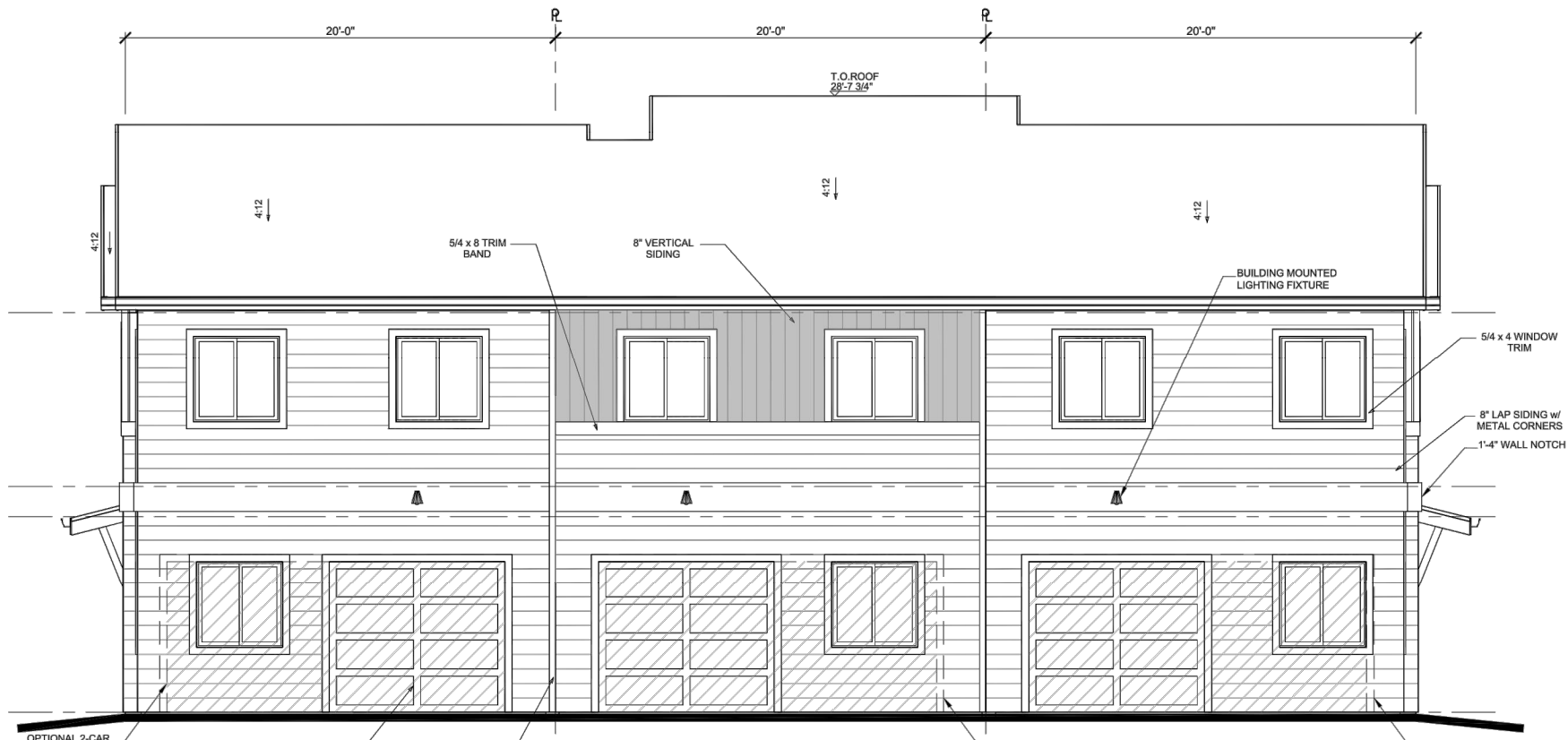
A PORTION OF LOT 2, SPINNAKER SUBDIVISION FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 66 WEST  
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



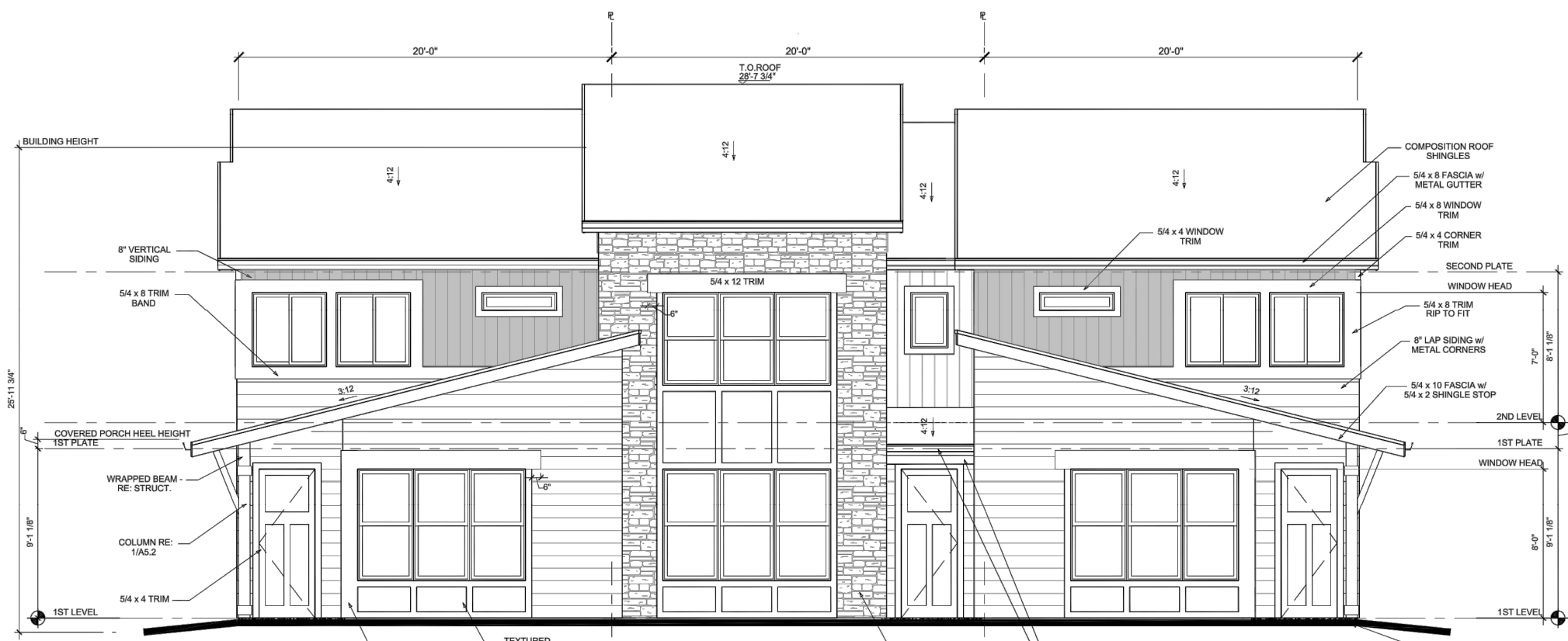
2 SOUTH ELEVATION - 3-PLEX  
1/4" = 1'-0"



4 NORTH ELEVATION - 3-PLEX  
1/4" = 1'-0"

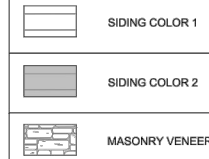


1 WEST ELEVATION - 3-PLEX  
1/4" = 1'-0"



3 EAST ELEVATION - 3-PLEX  
1/4" = 1'-0"

FINISH LEGEND



ELEVATIONS

SC:1/4" = 1'-0"

ELEVATION NOTES

2015 INTERNATIONAL RESIDENTIAL CODE

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON ELEVATIONS.
- REFER TO BUILDING SECTIONS FOR ADDITIONAL WALL CONSTRUCTION, PLATE HEIGHTS, AND NOTES.
- REFER TO PLANS AND DETAILS FOR FIRE RATED ASSEMBLY LOCATIONS, PER LOT SPECIFIC CONDITION.
- THE ANNULAR SPACE BETWEEN PENETRATIONS OF PIPES AND SIMILAR AND ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR, OR CEILING ASSEMBLY SHALL BE SEALED PER 2015 IRC SECTION P2606. WHERE APPLICABLE, PENETRATIONS IN FIRE-RATED

- ASSEMBLIES SHALL BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRC.
- WATERPROOFING OF OPENINGS AT THE ROOF, AROUND VENT PIPES, AND AT EXTERIOR WALLS SHALL BE MADE WATER TIGHT PER 2015 IRC SECTION P2607.
  - PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
  - SCUPPERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER. DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT, OR, WHERE APPLICABLE, CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM. REFER TO CIVIL DRAWINGS FOR DETAILS AND LOCATIONS.
  - EXTERIOR COVERING PER 2015 IRC SECTION R703: EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE

- BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE AND SHALL INCLUDE FLASHING PER R703.4. DETAILS FOR ADDITIONAL INFORMATION. HEIGHT ABOVE FINISHED GRADE (FOUNDATIONS): FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4" WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6" ELSEWHERE PER 2015 IRC SECTION R404.
- CLEARANCE TO GRADE PER 2015 IRC SECTION R703: UNLESS NOTED OTHERWISE OR WHEN DIRECTED PER MANUFACTURER'S INSTALLATION REQUIREMENTS, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE A MINIMUM OF 4" FOR BEARING AND ADHERED MASONRY VENEERS AND A MINIMUM OF 6" FOR OTHER WALL CLADDINGS. EXTERIOR WALL CLADDINGS SHALL BE ELEVATED

FROM ADJACENT FLATWORK OR ROOF SURFACES A MINIMUM OF 2".

TYPICAL WINDOW HEAD HEIGHT, U.N.O.  
MAIN LEVEL: 8'-0"  
UPPER LEVEL: 7'-0"

MAHAL HOLDINGS LLC

3411 FAIRPLAY  
EXTERIOR ELEVATIONS

E HAMPDEN AVENUE AND S CHAMBERS ROAD  
AURORA, COLORADO

PROJ NO: FAIRPLAY  
ENG :  
DATE: 09/09/2022

SHEET NUMBER

EE1

8 OF 8

REV. NO.	DESCRIPTION	DATE
1	1ST REVIEW COMMENT REVISIONS	09/06/2022

