

# APARTMENTS AT REFLECTIONS II

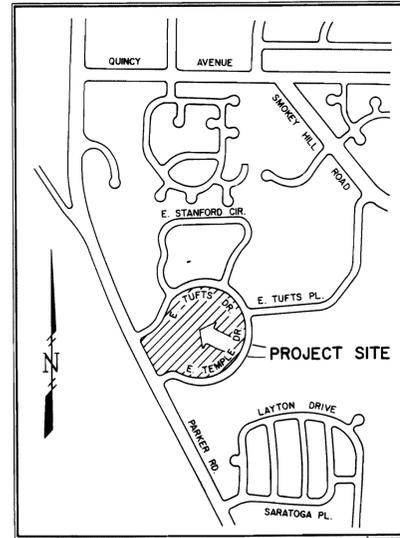
## SITE PLAN

### SHEET 1 OF 3

#### GENERAL NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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 NOT 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 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.
- 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 SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
- 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, ET CETERA 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- THE APPLICANT REQUESTS THAT A WAIVER BE GRANTED TO ALLOW FOR THE CONSTRUCTION OF A 26.0-FOOT FLOWLINE-TO-FLOWLINE STREET SECTION ON A 26.0-FOOT EASEMENT INSTEAD OF THE REQUIRED 36-FOOT FLOWLINE-TO-FLOWLINE WITH 60-FOOT EASEMENT.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

- THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL CONNECT THE EXTERIOR OPENABLE DOORS AND EXITS WITHIN SIX INCHES OF GRADE WITH THE ACCESSIBLE PARKING SPACES AND THE PUBLIC WAY. 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 AND SHALL BE PAINTED WITH WHITE STRIPES. THE "ACCESSIBLE ROUTE OF TRAVEL" MUST COMPLY WITH U.B.C. CHAPTER 31, APPENDIX 31 AND A.N.S.I. 117.1. THE FIRST FLOOR UNITS OF ALL BUILDINGS ARE ACCESSIBLE.
- MAINTENANCE OF ONSITE DETENTION POND TO BE THE RESPONSIBILITY OF THE MANAGEMENT ASSOCIATION. THE OWNERSHIP OF THE POND IS TO BE HELD BY THE OWNER OF THE PROPERTY.
- THE PROPERTY OWNER, SUCCESSORS AND ASSIGNS AGREE TO ESCROW 25% OF THE COST OF THE TRAFFIC SIGNAL AT TEMPLE DRIVE AND PARKER ROAD FOR A PERIOD OF FIVE YEARS PRIOR TO OR AT THE TIME OF THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE FIRST APARTMENT BUILDING ON THE SITE.
- NOISE MITIGATION DESIGN METHODS  
LOCATION: ALL BUILDINGS UNLESS NOTED OTHERWISE.  
CONSTRUCTION METHODS AND MATERIALS:
  - ALL PENETRATIONS OF WALLS AND ROOFS BY PIPES, DUCTS OR CONDUIT TO BE SEALED WITH NON-SHRINK, NON-HARDENING SEALANT.
  - DOOR AND WINDOW OPENINGS IN EXTERIOR WALLS SHALL BE FLASHED WITH A VAPOR BARRIER AND SEALED IN AN AIRTIGHT MANNER.
  - BASE PLATES TO BE SEALED AT SLAB.
  - EXTERIOR WALL ASSEMBLY TO BE STUCCO OR SIDING ON 1/2-INCH GYPSUM SHEATHING ON 2 X 6 WOOD STUDS AT 16-INCH O.C., R-13 FIBERGLASS BATT INSULATION, 5/8-INCH GYPSUM BOARD ON RESILIENT CHANNELS AT BUILDING 1 ONLY. OMIT RESILIENT CHANNELS AT OTHER BUILDINGS.
  - UNITS TO BE MECHANICALLY AIR-CONDITIONED.
  - UNITS DO NOT HAVE FIREPLACES.
  - ROOF/CEILING ASSEMBLY TO BE COMPOSITION SHINGLES ON FELT ON 1/2-INCH PLYWOOD DECK ON WOOD TRUSSES. ATTIC SPACE, R-30 FIBERGLASS BATT INSULATION, 5/8-INCH GYPSUM CEILING BOARD ON RESILIENT CHANNELS AT BUILDING 1 ONLY. OMIT RESILIENT CHANNELS AT OTHER BUILDINGS.
  - WINDOWS TO BE SINGLE-HUNG DOUBLE GLAZED WITH AIR SPACE. REFER TO AURORA ZONING CODE, CHAPTER 9, TABLE 9-3, WINDOW TYPE G11 OR G34.
  - OUTSIDE TO INSIDE NOISE REDUCTION MINIMUM 25 DBa FOR BUILDING NO. 1.
- ATTENTION BUILDING DIVISION: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE NOVEMBER, 1992, PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS (EXHIBIT 1) WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH AN OUTSIDE-TO-INSIDE MINIMUM NOISE REDUCTION OF 25 DBa UNDER WORST-CASE NOISE CONDITIONS FOR BUILDING NO. 1 ONLY (I.E., THE CLOSEST APARTMENT BUILDING TO PARKER ROAD).



VICINITY MAP  
N.T.S.

#### LAND USE SUMMARY

LAND USE	ACRES	PERCENT
TOTAL ACREAGE	11.35	
TOTAL NO. OF UNITS	208	
GROSS DENSITY	18.3 DU/ACRE	
BUILDING COVERAGE	2.33	20.5%
PARKING AND STREET COVERAGE	3.71	32.7%
OPEN SPACE COVERAGE	5.31	46.8%
<b>TOTAL</b>	<b>11.35</b>	<b>100%</b>

PARKING	SPACES	PERCENT
PARKING RATIO	1.5 SPACES PER 1 BEDROOM UNIT 2.0 SPACES PER 2 BEDROOM UNIT 2.0 SPACES PER 3 BEDROOM UNIT	

NUMBER OF SPACES REQUIRED:	UNITS	REQUIREMENTS	TOTAL
ONE-BEDROOM UNITS	64	X 1.5 =	96
TWO-BEDROOM UNITS	80	X 2.0 =	160
THREE-BEDROOM UNITS	64	X 2.0 =	128
<b>TOTAL</b>	<b>208</b>		<b>384</b>

PROVIDED	PERCENT
GUEST PARKING 10% OF 384	38
TOTAL PARKING REQUIRED	422
MINIMUM NO. OF HANDICAP SPACES	9
MINIMUM NO. OF HANDICAP VAN SPACES	1
<b>TOTAL NUMBER OF SPACES PROVIDED:</b>	<b>425</b>
STANDARD CARPORT	325 (76.5%)
HANDICAP VAN	80 (18.8%)
HANDICAP	18 (4.3%)
<b>TOTAL</b>	<b>425 (100%)</b>

PROJECT UNIT MIX	NO. OF UNITS	MIX (%)
A-1 (ONE BEDROOM)	64	31%
B-2 (TWO BEDROOM)	80	38%
C-1 (THREE BEDROOM)	64	31%
<b>TOTAL</b>	<b>208</b>	<b>100%</b>

BUILDING DESIGNATION	UNIT TYPE			TOTAL UNITS PER BLDG.	TOTAL S.F. PER FLOOR
	A1 649 S.F.	B2 849 S.F.	C1 1091 S.F.		
<b>1,2,4,7,15 (5 buildings)</b>					
1st FLOOR	4	4		8	7310
2nd FLOOR	4	4		8	7310
<b>TOTAL UNITS/BUILDING</b>	<b>8</b>	<b>8</b>		<b>16</b>	<b>14620</b>
<b>8,12 (2 buildings)</b>					
1st FLOOR	4	4		8	7787
2nd FLOOR	4	4		8	7787
3rd FLOOR	4	4		8	7787
<b>TOTAL UNITS/BUILDING</b>	<b>12</b>	<b>12</b>		<b>24</b>	<b>23361</b>
<b>3,5,9,10,11,14 (6 buildings)</b>					
1st FLOOR			4	4	5148
2nd FLOOR			4	4	5148
<b>TOTAL UNITS/BUILDING</b>			<b>8</b>	<b>8</b>	<b>10296</b>
<b>6,13 (2 building)</b>					
1st FLOOR		4	4	8	9281
2nd FLOOR		4	4	8	9281
<b>TOTAL UNITS/BUILDING</b>		<b>8</b>	<b>8</b>	<b>16</b>	<b>18562</b>
RECREATION/LEASING BLDG	N.A.	N.A.	N.A.	N.A.	2566

11/16/23  
6 Adding two EV chargers in the parking area south of the facility, and associated utility equipment

#### SHEET INDEX

- 1 OF 3 COVER SHEET
- 2 OF 3 SITE PLAN
- 3 OF 3 SITE DETAILS

#### LEGAL DESCRIPTION

LOT 1, BLOCK 1, REFLECTIONS SUBDIVISION FILING NO. 5, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 11.34 ACRES, MORE OR LESS

SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFOR, 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, REQUIREMENT, 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 WHEREOF, PROPERTY TRUST OF AMERICA, A REAL ESTATE INVESTMENT TRUST, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

BY Mark N. Tennison  
AS Vice President  
STATE OF Colorado } SS  
COUNTY OF Arapahoe }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997, BY Mark N. Tennison AS Vice President OF PROPERTY TRUST OF AMERICA, A REAL ESTATE INVESTMENT TRUST.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES June 1997  
James M. Sabatky  
NOTARY PUBLIC  
ADDRESS 1401 So. Wilbur St. Aurora CO 80017

#### CITY OF AURORA APPROVALS

CITY ATTORNEY: Ed Rupp DATE 2-1-97  
PLANNING DIRECTOR: Greg Blawie DATE 2-3-97  
PLANNING COMMISSION: Ray Jan DATE 4/14/97  
CHAIRMAN  
CITY COUNCIL: Mark N. Tennison DATE 2-7-97  
MAYOR  
ATTEST: Danna L. Young DATE 4-11-97  
CITY CLERK

#### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1997.

CLERK AND RECORDER \_\_\_\_\_  
DEPUTY \_\_\_\_\_

#### PREPARED FOR

SECURITY CAPITAL (SW) MULTIFAMILY INCORPORATED  
125 LINCOLN AVENUE  
SANTA FE, NEW MEXICO 87501  
ATTN: MARK N. TENNISON, VICE PRESIDENT  
(505) 982-9292

#### PREPARED BY

**Carroll & Lange**  
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
303/980-0200

# APARTMENTS AT REFLECTIONS II

SITE PLAN  
SHEET 2 OF 3

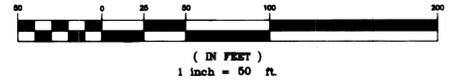
- ADM. ADMT. 4-24-95  
CONSTRUCT 12 CARPORTS W/4 CARS EACH TOTAL 48 COVERED SPACES
- ADM. ADMT. 9-14-95  
REVISIONS TO SIDEWALK LAYOUT/RETAINING WALLS  
POOL FENCE, RELOCATE PROJECT ID SIGN
- ADM. ADMT. 3-4-98  
CONSTRUCT 3 GARAGE BUILDINGS FOR 6 CARS EA.
- CONSTRUCT STORAGE BUILDING
- Minor Amndmt - 8/20/2004 - 1993-4005-10  
Renovate existing signs (2 locations) and add flagpoles behind sign on Parker Road (see paper files)

REFLECTIONS SUBDIVISION  
FILING NO. 2 LOT 1, BLOCK 1  
PROPERTY TRUST OF AMERICA  
125 LINCOLN AVENUE  
SANTE FE, NM 85701

REFLECTIONS SUBDIVISION  
FILING NO. 1 LOT 1, BLOCK 1  
APPLETREE EAST CONDOMINIUM ASSOC.  
C/O CONDOMINIUM CARE  
6450 S. QUEBEC STREET, UNIT 558  
ENGLEWOOD, CO 80111

UNPLATTED  
DOUGLAS M. PERRY  
6065 IOLA WAY  
ENGLEWOOD, CO 80111

GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.



REFLECTIONS SUBDIVISION  
FILING NO. 1  
LOT 1, BLOCK 1  
TRACT A  
DOUGLAS M. PERRY  
6065 IOLA WAY  
ENGLEWOOD, CO 80111  
 $\Delta = 40^{\circ}00'00''$   
R = 195.00'  
T = 70.97'  
L = 136.14'

N 61°35'04" E  
45.05'

$\Delta = 90^{\circ}00'00''$   
R = 25.00'  
T = 25.00'  
L = 39.27'

N 28°24'56" W  
19.59'

N 28°24'56" W  
50.06'

UNPLATTED

PARK PLACE DEVELOPMENT  
5720 SNOWMASS CREEK ROAD  
SNOWMASS, CO 81654

$\Delta = 90^{\circ}00'00''$   
R = 25.00'  
T = 25.00'  
L = 39.27'

S 61°35'04" W  
0.03'

REFLECTIONS SUBDIVISION  
FILING NO. 3 LOT 1, BLOCK 2

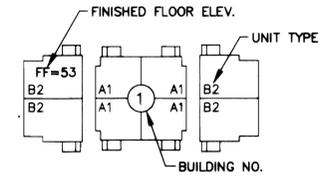
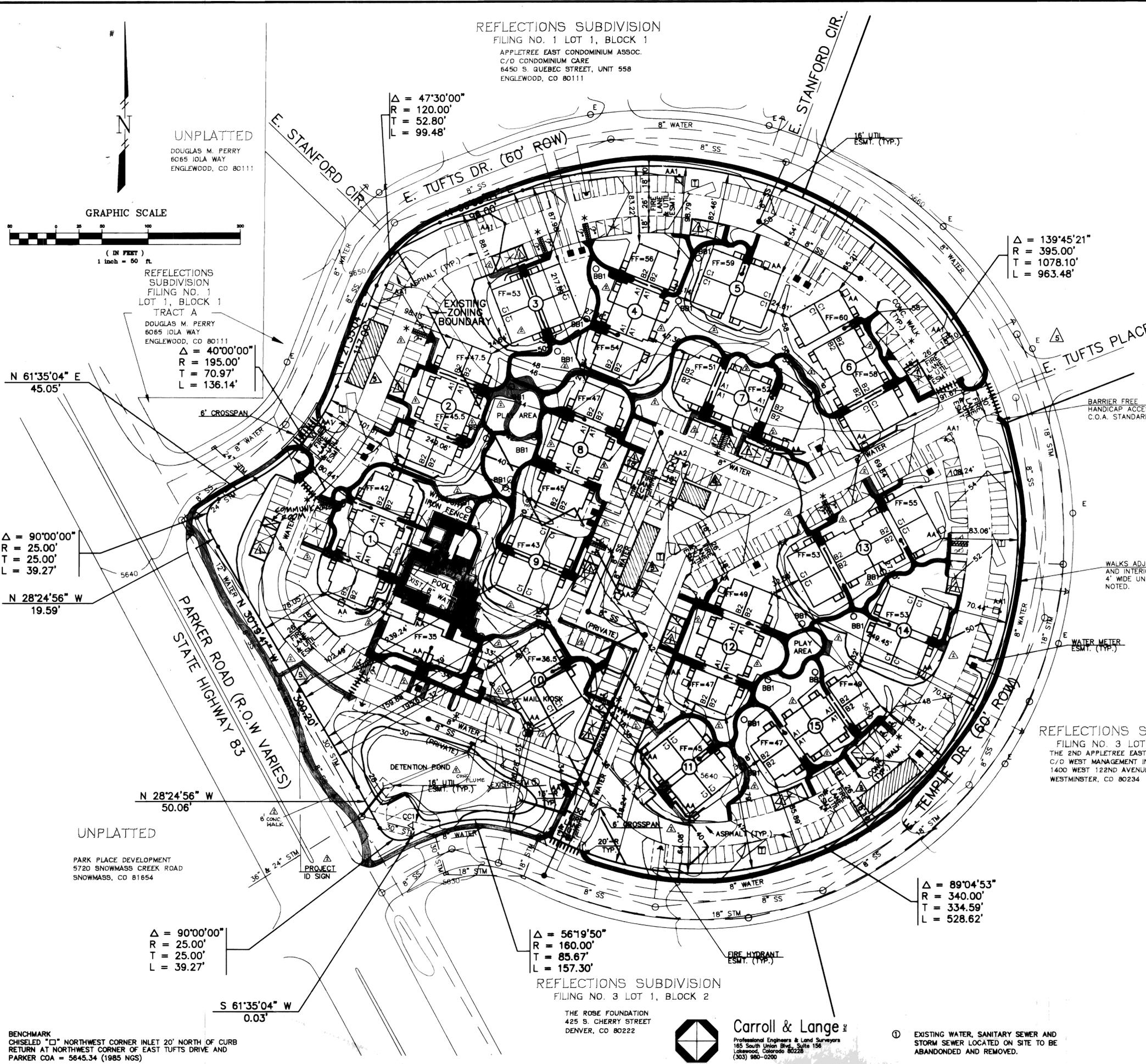
THE ROSE FOUNDATION  
425 S. CHERRY STREET  
DENVER, CO 80222



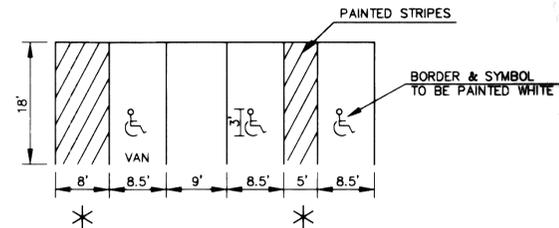
Carroll & Lange  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
Lafayette, Colorado 80228  
(303) 990-0200

$\Delta = 89^{\circ}04'53''$   
R = 340.00'  
T = 334.59'  
L = 528.62'

EXISTING WATER, SANITARY SEWER AND STORM SEWER LOCATED ON SITE TO BE ABANDONED AND REMOVED.



TYP. FLOOR PLAN  
(SEE SHEET 3 FOR TYP. BLDG. DIM.)



PARKING SPACE DETAIL

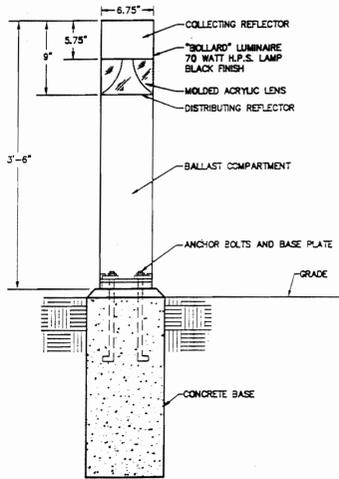
REFLECTIONS SUBDIVISION  
FILING NO. 3 LOT 1, BLOCK 1  
THE 2ND APPLETREE EAST CONDOMINIUM ASSOC.  
C/O WEST MANAGEMENT INC.  
1400 WEST 122ND AVENUE  
WESTMINSTER, CO 80234

### LEGEND

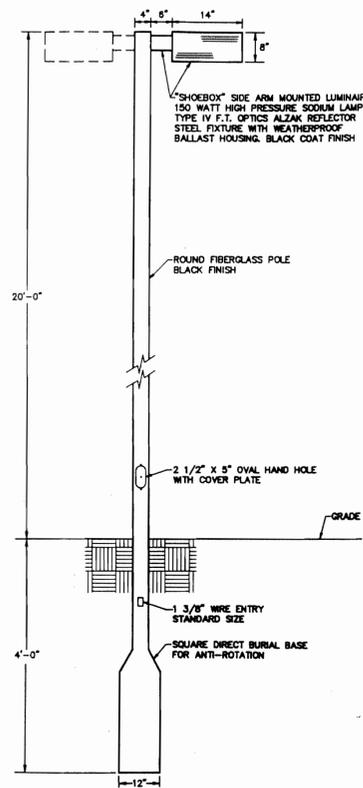
	TRASH ENCLOSURE		STORM SEWER (EXISTING)
	HANDICAP PARKING		STORM INLET (PROPOSED)
	HANDICAP VAN PARKING		STORM INLET (EXISTING)
	CARPORTS		MANHOLE (PROPOSED)
	PROPOSED CONTOURS		MANHOLE (EXISTING)
	STONE RETAINING WALL (SEE DETAIL ON SHEET 3)		WATER (PROPOSED)
	WATER METER PIT (PROPOSED)		WATER (EXISTING)
	FIRE HYDRANT (PROPOSED)		SANITARY SEWER (PROPOSED)
	FIRE HYDRANT (EXISTING)		SANITARY SEWER (EXISTING)
	STORM SEWER (PROPOSED)		HANDICAP ACCESS ROUTE
	TYPE AA LUMINAIRE		TYPE BB1 LUMINAIRE
	TYPE AA1 LUMINAIRE		TYPE CC1 LUMINAIRE
	TYPE AA2 LUMINAIRE		EXISTING LUMINAIRE
			PROPOSED CROSSWALK

# APARTMENTS AT REFLECTIONS II

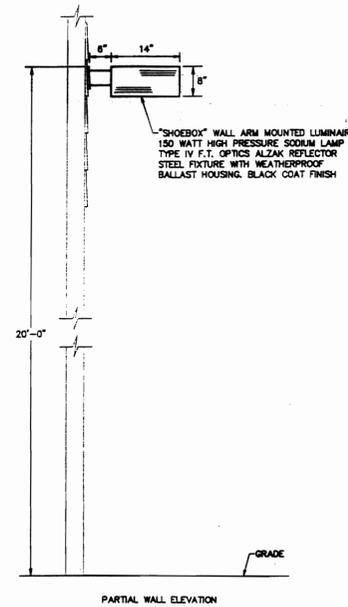
SITE PLAN  
SHEET 3 OF 3



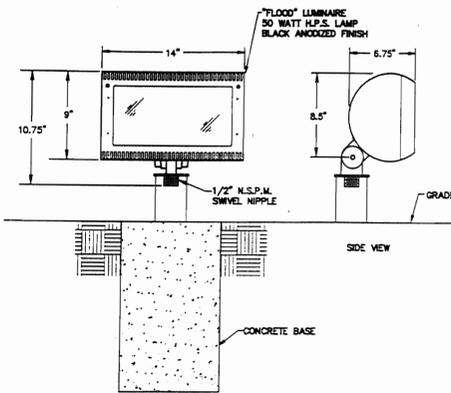
**TYPE "BB1" LUMINAIRE DETAIL**  
NOT TO SCALE



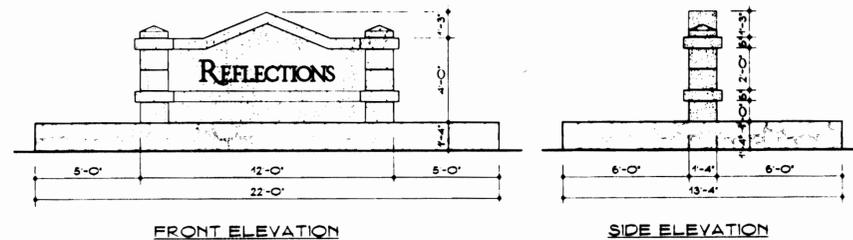
**TYPES "AA1" AND "AA2" LUMINAIRE DETAIL**  
NOT TO SCALE



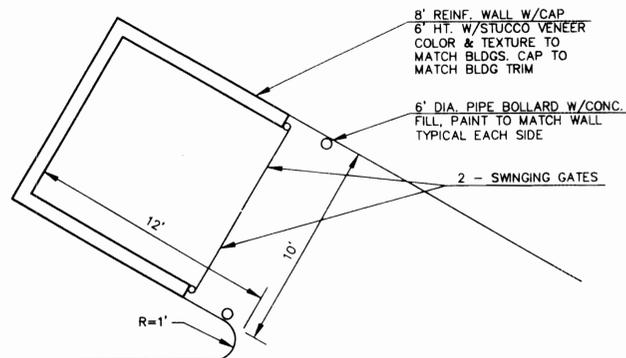
**TYPE "AA" LUMINAIRE DETAIL**  
NOT TO SCALE



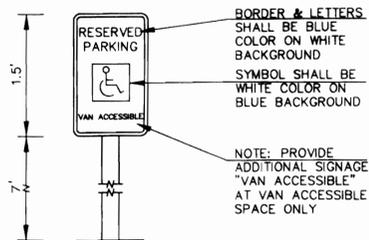
**TYPE "CC1" LUMINAIRE DETAIL**  
NOT TO SCALE



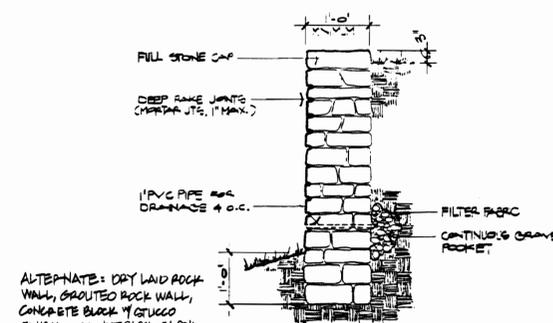
**PROJECT SIGN ELEVATION**



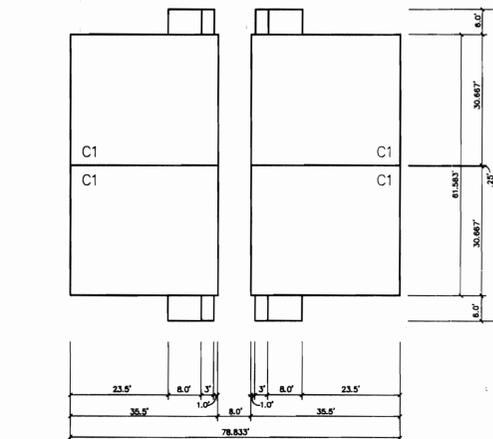
**TRASH ENCLOSURE DETAIL**



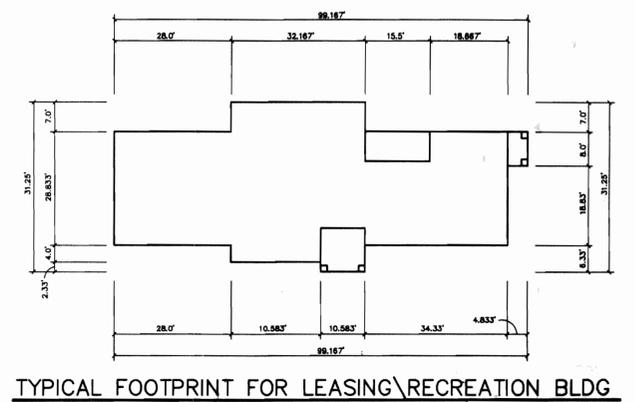
**SIGN DETAIL**



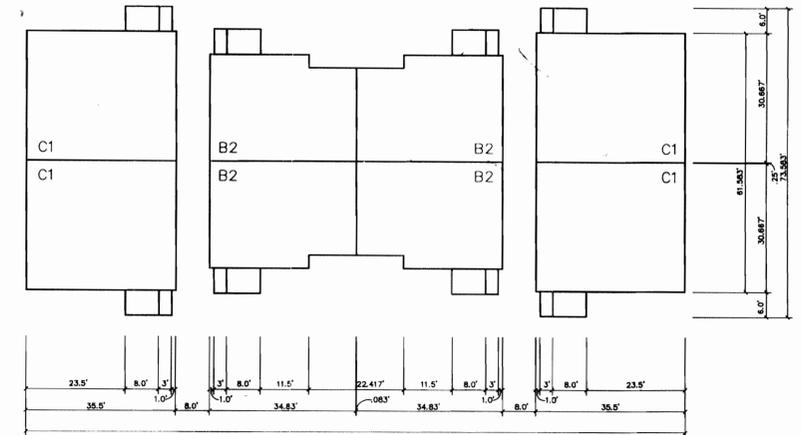
**STONE RETAINING WALL DETAIL**



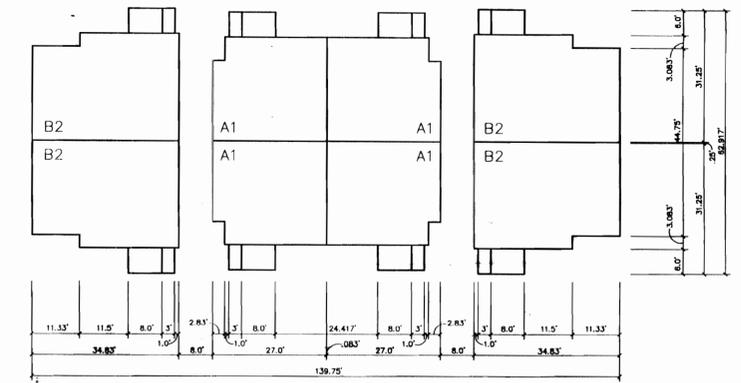
**TYPICAL FOOTPRINT FOR BLDG'S 3,5,9,10,11,14**



**TYPICAL FOOTPRINT FOR LEASING/RECREATION BLDG**



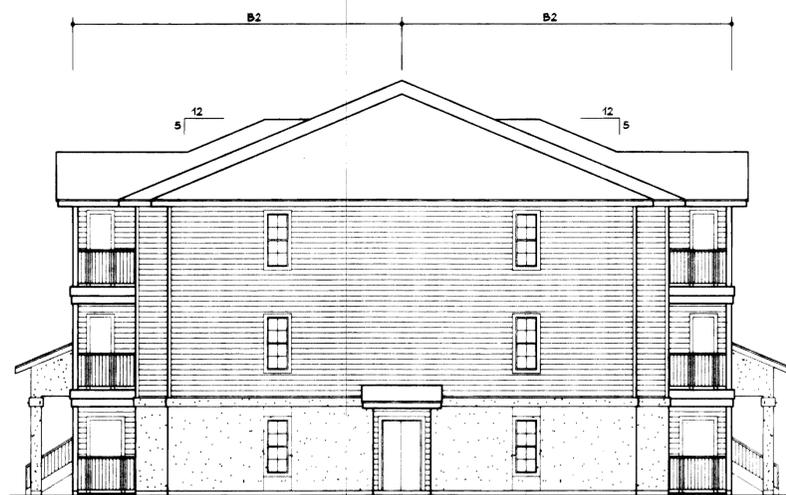
**TYPICAL FOOTPRINT FOR BLDG'S 6,13**



**TYPICAL FOOTPRINT FOR BLDG'S 1,2,4,7,15 BLDG'S 8,12 (3 STORY)**



**Carroll & Lange**  
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
303/980-0200



5 SIDE ELEVATION  
1/8" = 1'-0"

BUILDINGS 8, 12



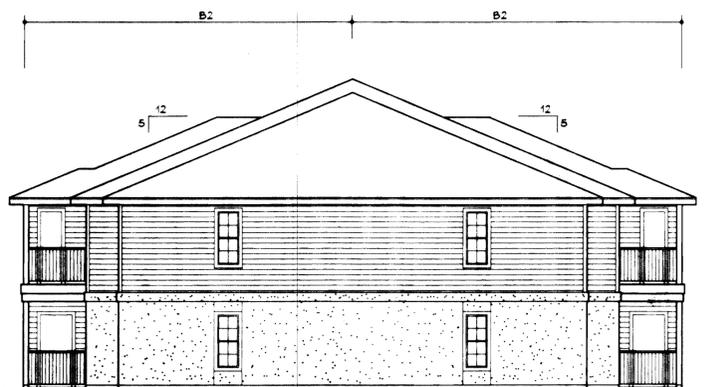
4 FRONT ELEVATION  
1/8" = 1'-0"

BUILDINGS 8, 12



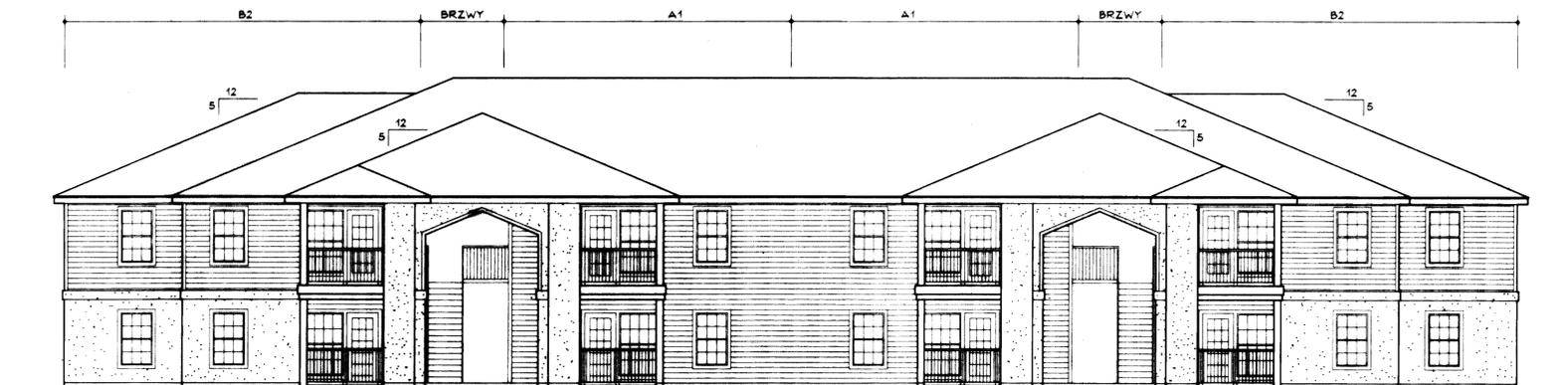
3 FRONT ELEVATION  
1/8" = 1'-0"

BUILDINGS 2, 4, 7, 15



2 SIDE ELEVATION  
1/8" = 1'-0"

BUILDINGS 1, 2, 4, 7, 15



1 FRONT ELEVATION  
1/8" = 1'-0"

BUILDING 1

REVISED CONCEPTUAL ELEVATIONS

APARTMENTS AT REFLECTIONS - PHASE 2

DON E. LEWIS C/O



ARCHON CORPORATION  
ARCHITECTS / PLANNERS  
8710 OAK LAWN AVENUE  
SUITE 101 DALLAS, TEXAS  
75218 814/288-0781

DATE 14 SEP. 94

PROJECT 9311

SHEET 4-7

93-4005-1

© Archon 94

ADD ADMT. 9-19-94

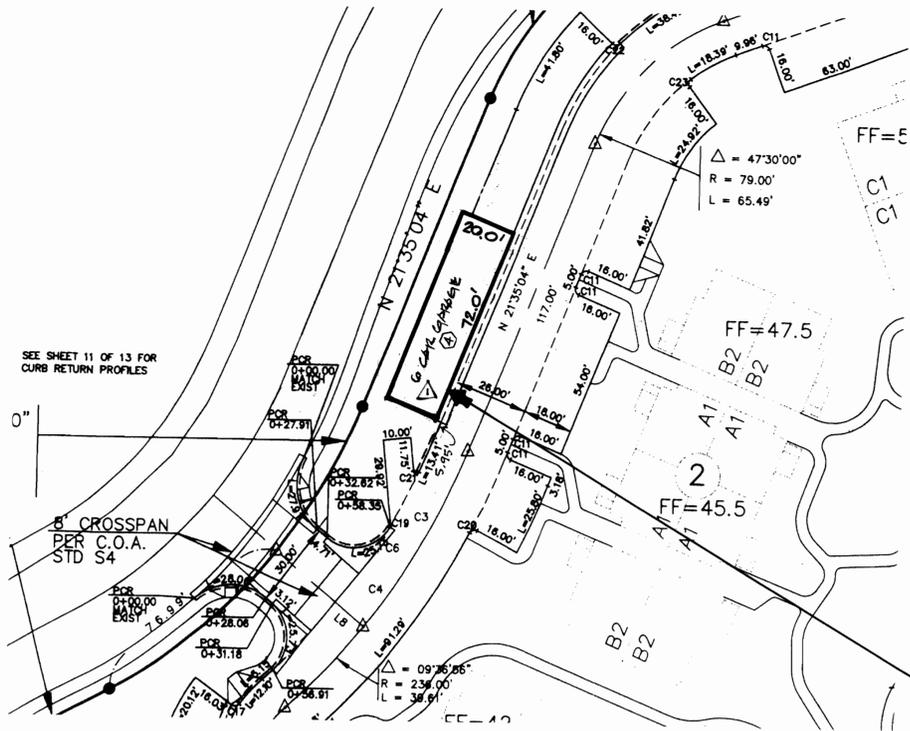
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revision		
no.	date	by
1	1.14.98	SO
2	2.16.98	SO

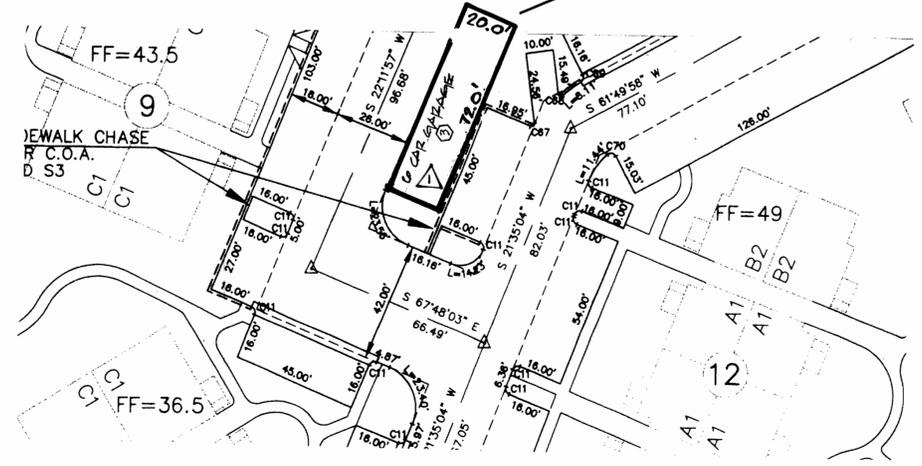
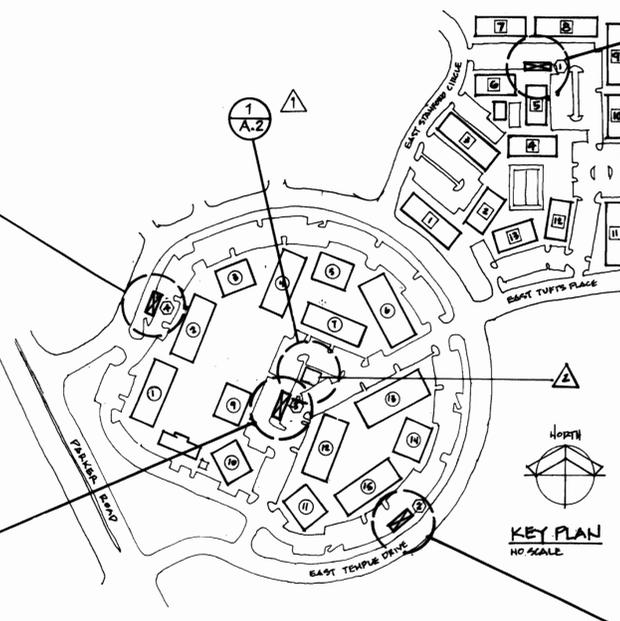
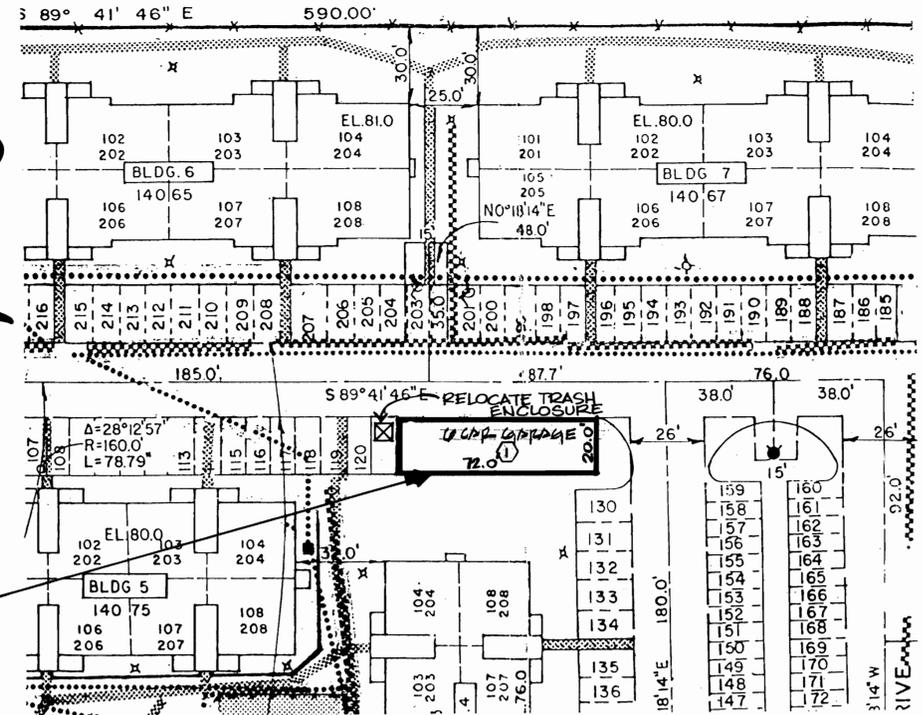
WAGNER  
ARCHITECTURAL TEAM, LTD.  
10720 E. BETTINGER DR., #113  
ARAPAHOE CO., CO 80114  
(303) 537-4144

**REFLECTIONS**  
GARAGES  
ARAPAHOE COUNTY OF DENVER, COLORADO  
FOR  
SECURITY CAPITAL GROUP/SMITH

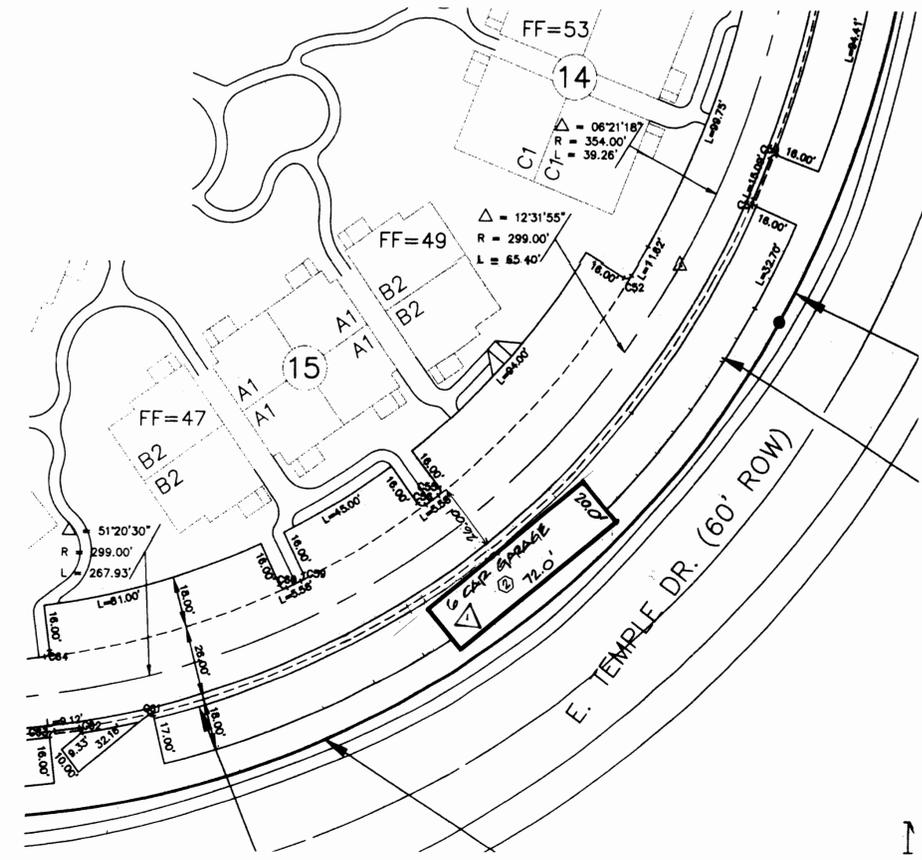
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date  
**12/04/97**  
drawn  
**BPS**  
checked  
**DRW**  
sheet  
**SD-1**  
sheet 5-7



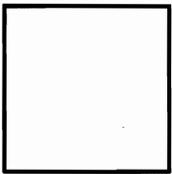
See 78-4030  
Sht 2 of 4



**ADMINISTRATIVE AMENDMENTS**  
ADM. AMDT. 2-4-98  
▲ ADD 3 GARAGE BLDG. 6 CARS EACH  
ELEVATIONS TO SHEET 6 OF 7  
▲ ADD 1 STORAGE BLDG.  
DETAILS ON SUBSET 7 OF 7



revision		
no.	date	by
1	2/17/98	MDA

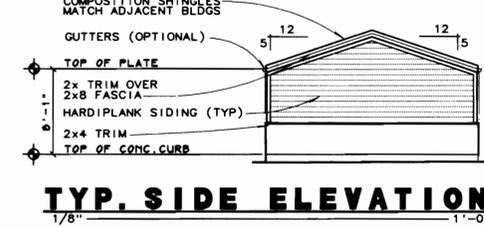
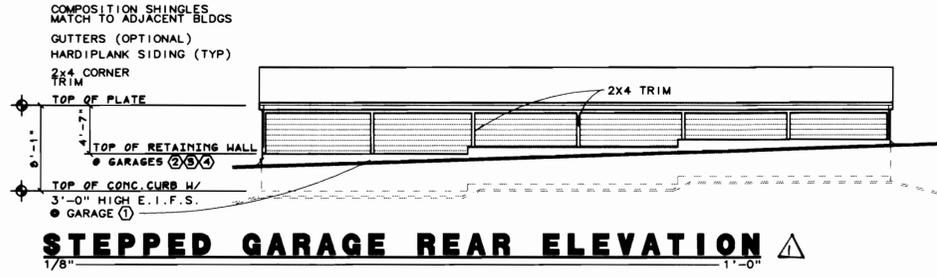
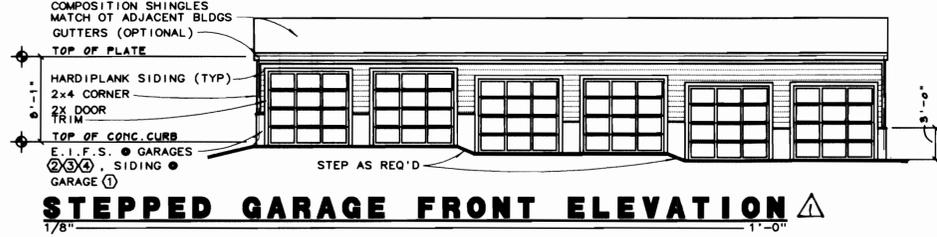
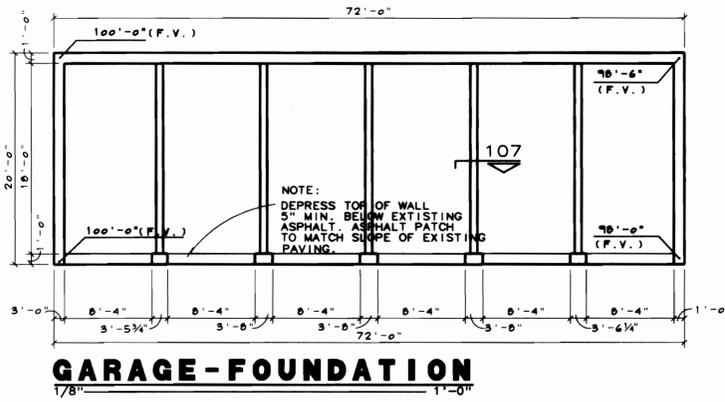
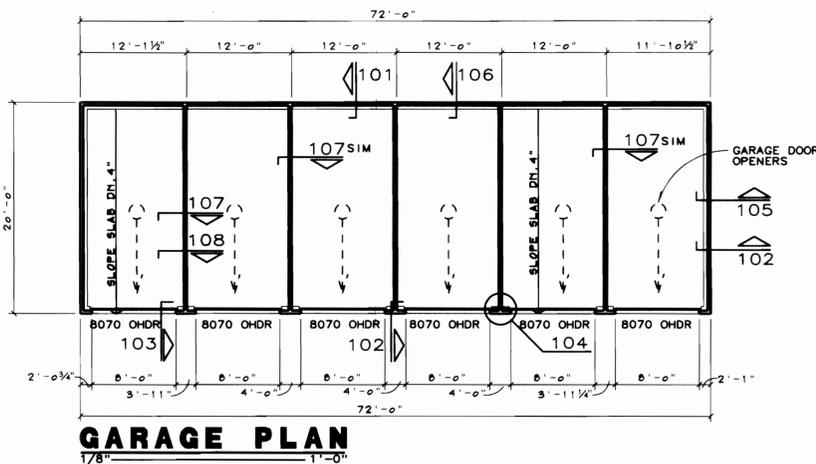


WAGNER ARCHITECTURAL TEAM, LTD.  
 10730 E. BEAUMONT DR. #412  
 DENVER, CO 80231  
 PHONE (303) 337-8144

**REFLECTIONS**  
 GARAGES  
 ARAPAHOE COUNTY OF DENVER, COLORADO  
 FOR  
 SECURITY CAPITAL GROUP/SMITH

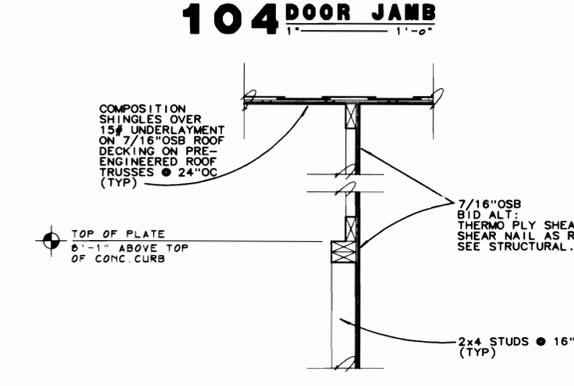
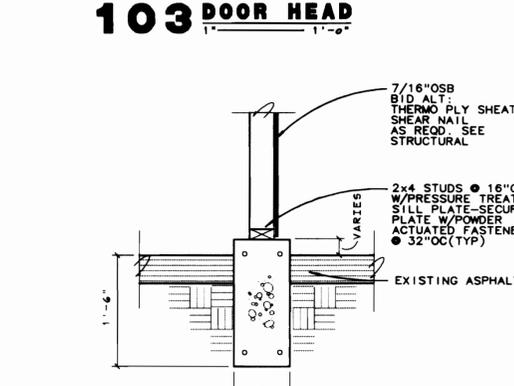
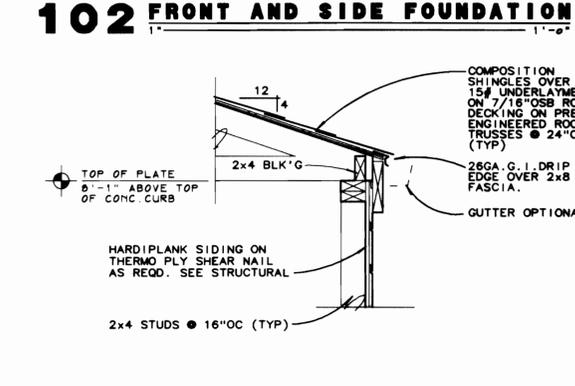
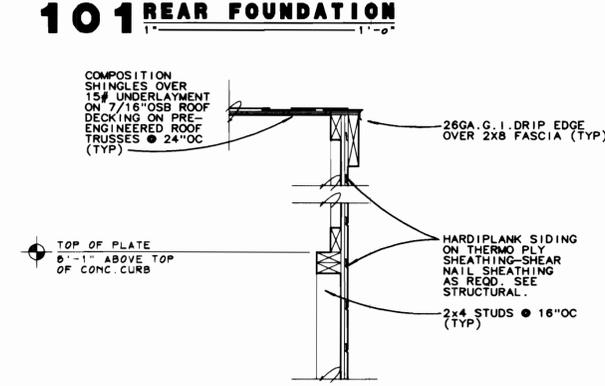
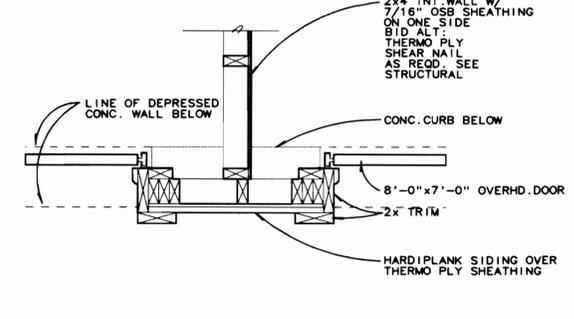
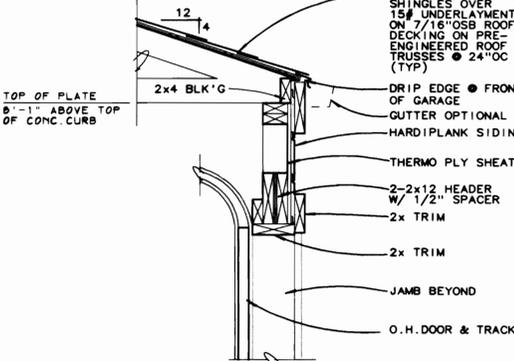
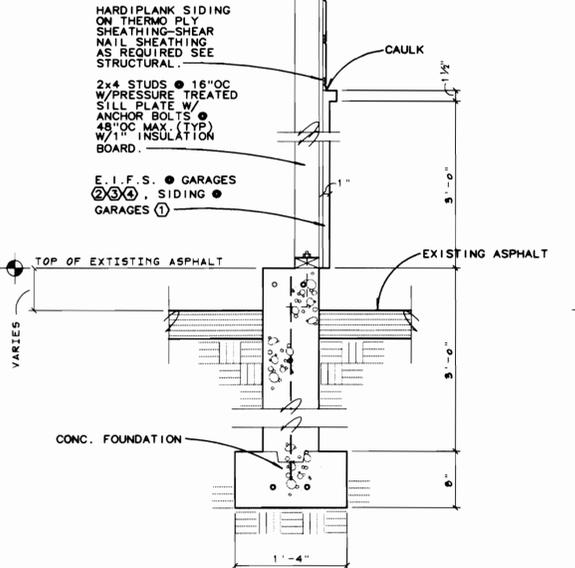
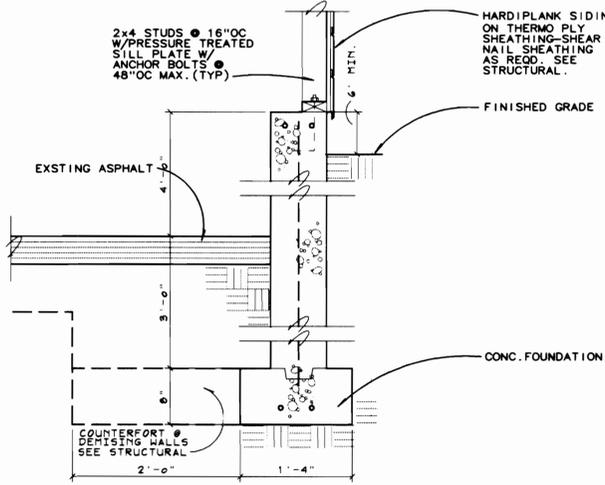
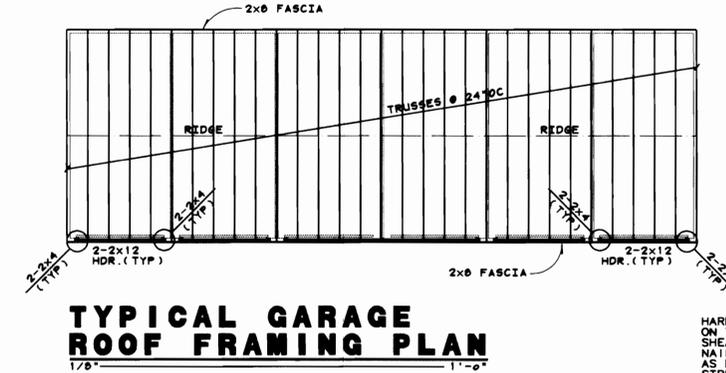
GARAGES-  
 PLANS, ELEVATIONS,  
 & DETAILS

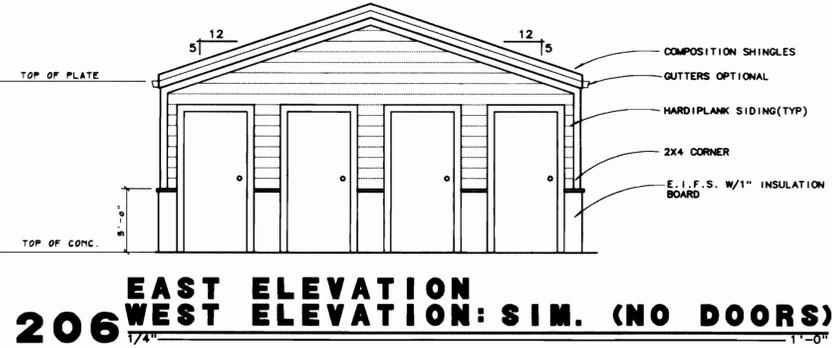
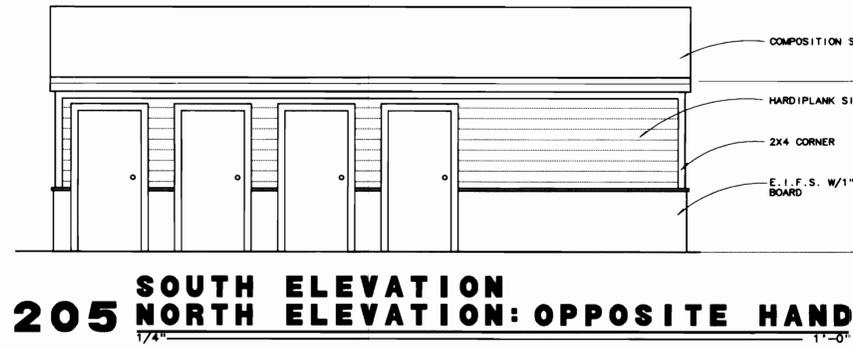
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 date 12/04/97  
 drawn MDA  
 checked JM-L  
 sheet A-1  
 sheet 6-7



**ADMINISTRATIVE AMENDMENTS**  
 ADM. AMDT. 3-4-98  
 ADD 3 GARAGE BLDG.  
 FOR LOCATIONS 988 SHEETS  
 2/7 AND 5/7

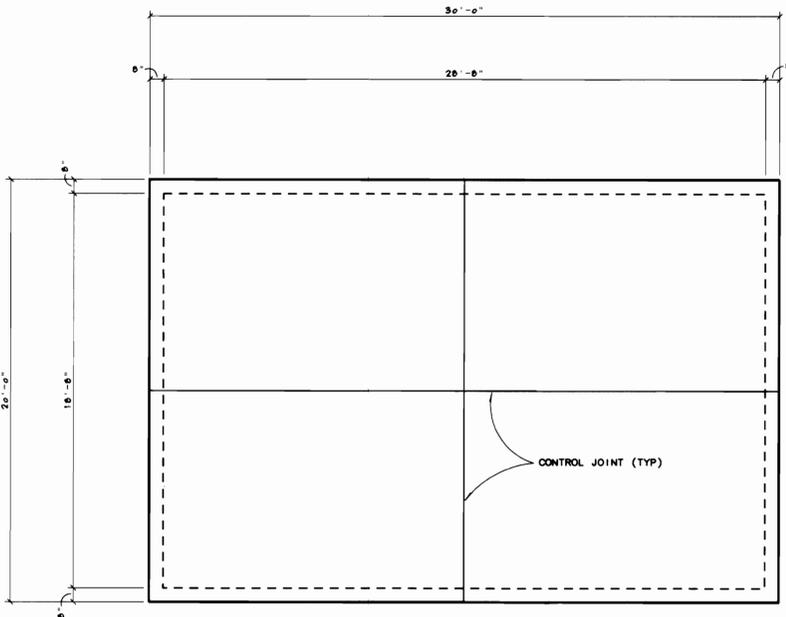
- GENERAL NOTES:**
1. THESE DRAWINGS ARE MEANT FOR DIMENSIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR ALL REINFORCING, DETAILS, AND WALL DEPTHS.
  2. WALL HEIGHTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WALL HEIGHTS WITH FIELD CONDITIONS, MAINTAINING 6" CLEARANCE FROM GRADE TO TOP OF FOUNDATION, AND DETERMINING STEPS TO MATCH STREET GRADES.
  3. 1994 U.B.C. OCCUPANCY U-1 CONSTRUCTION TYPE V NON RATED ALLOWABLE S.F. 3000 ACTUAL S.F. 1200 S.F.





**205 SOUTH ELEVATION**  
**205 NORTH ELEVATION: OPPOSITE HAND**  
 1/4" 1'-0"

**206 EAST ELEVATION**  
**206 WEST ELEVATION: SIM. (NO DOORS)**  
 1/4" 1'-0"



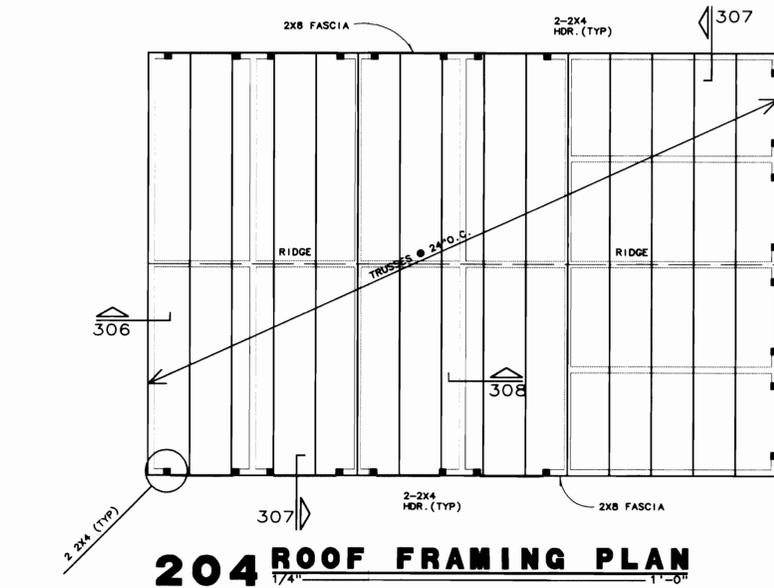
**203 SLAB PLAN**  
 1/4" 1'-0"

**GENERAL NOTES:**

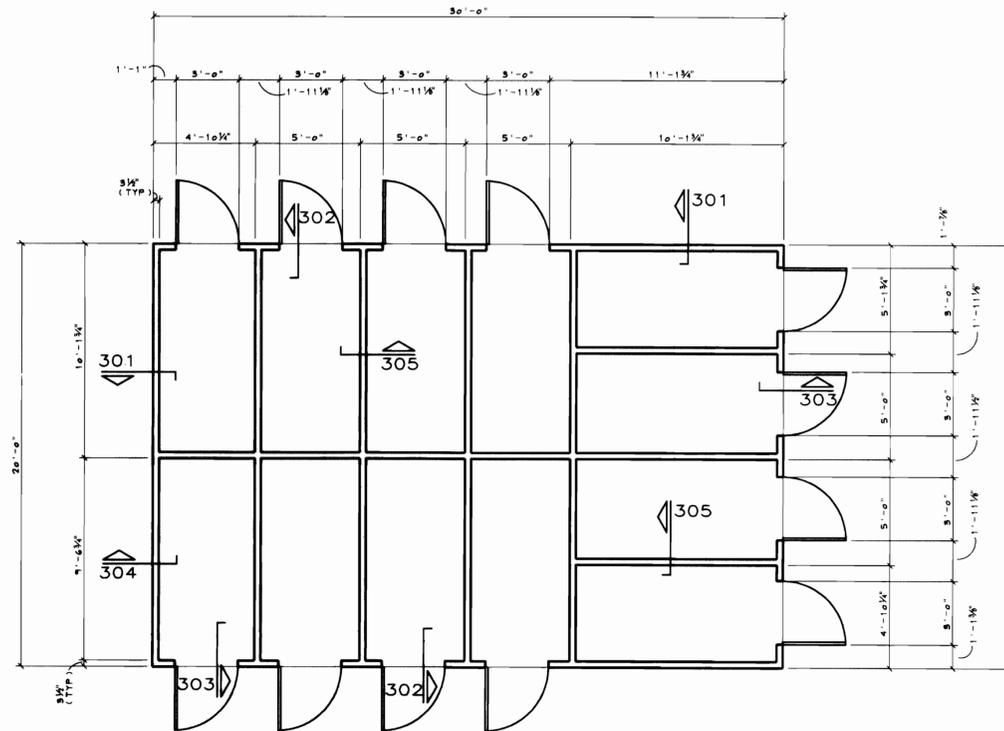
1. THESE DRAWINGS ARE MEANT FOR DIMENSIONAL PURPOSES ONLY. CONTRACTOR SHALL REFER TO STRUCTURAL FOUNDATION DRAWINGS FOR ALL REINFORCING, DETAILS, AND WALL DEPTHS.
2. WALL HEIGHTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WALL HEIGHTS WITH FIELD CONDITIONS, MAINTAINING 6" CLEARANCE FROM GRADE TO TOP OF FOUNDATION, AND DETERMINING STEPS TO MATCH STREET GRADES.
3. 1994 U.B.C. OCCUPANCY S-2 CONSTRUCTION TYPE V NOW RATED ALLOWABLE S.F. 12,000 ACTUAL S.F. 600 S.F.

**ADMINISTRATIVE AMENDMENTS**

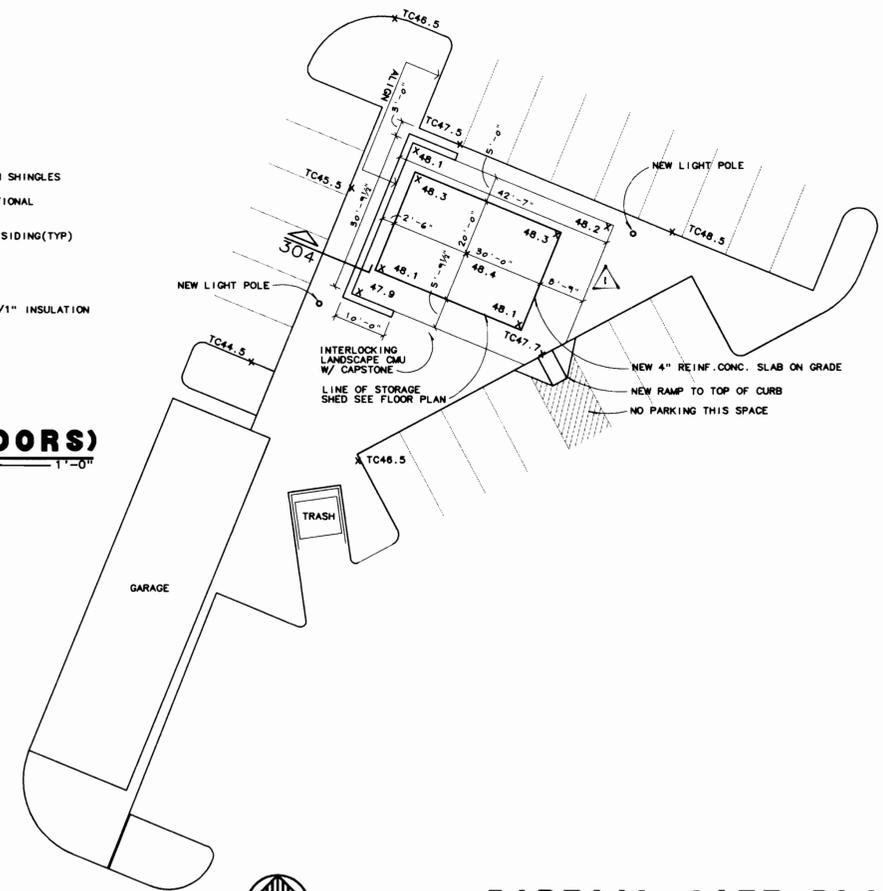
- ADM. AMBNDT. 3-4-98  
 ▲ ADD STORAGE BLDG. FOR LOCATION SEE SHOTS 2/7 AND 5/7.



**204 ROOF FRAMING PLAN**  
 1/4" 1'-0"



**202 FLOOR PLAN**  
 1/4" 1'-0"



**201 PARTIAL SITE PLAN**  
 1/16" 1'-0"

revision no.	date	by
1	2/17/98	MDA

WAGNER ARCHITECTURAL TEAM, LTD.  
 10750 E. BETHANY DR. #113  
 AURORA, CO 80014  
 (303) 337-4144

REFLECTIONS  
 ▲ STORAGE SHED  
 ARAPHOE COUNTY OF DENVER, COLORADO  
 FOR SECURITY CAPITAL GROUP/SMITH

PART SITE PLAN  
 FLOOR PLANS  
 ELEVATIONS

project no.	97245
date	1/23/98
drawn	MDA
checked	SO
sheet	7-7

**A-2**

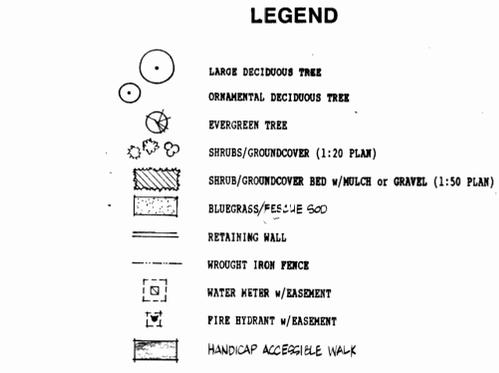
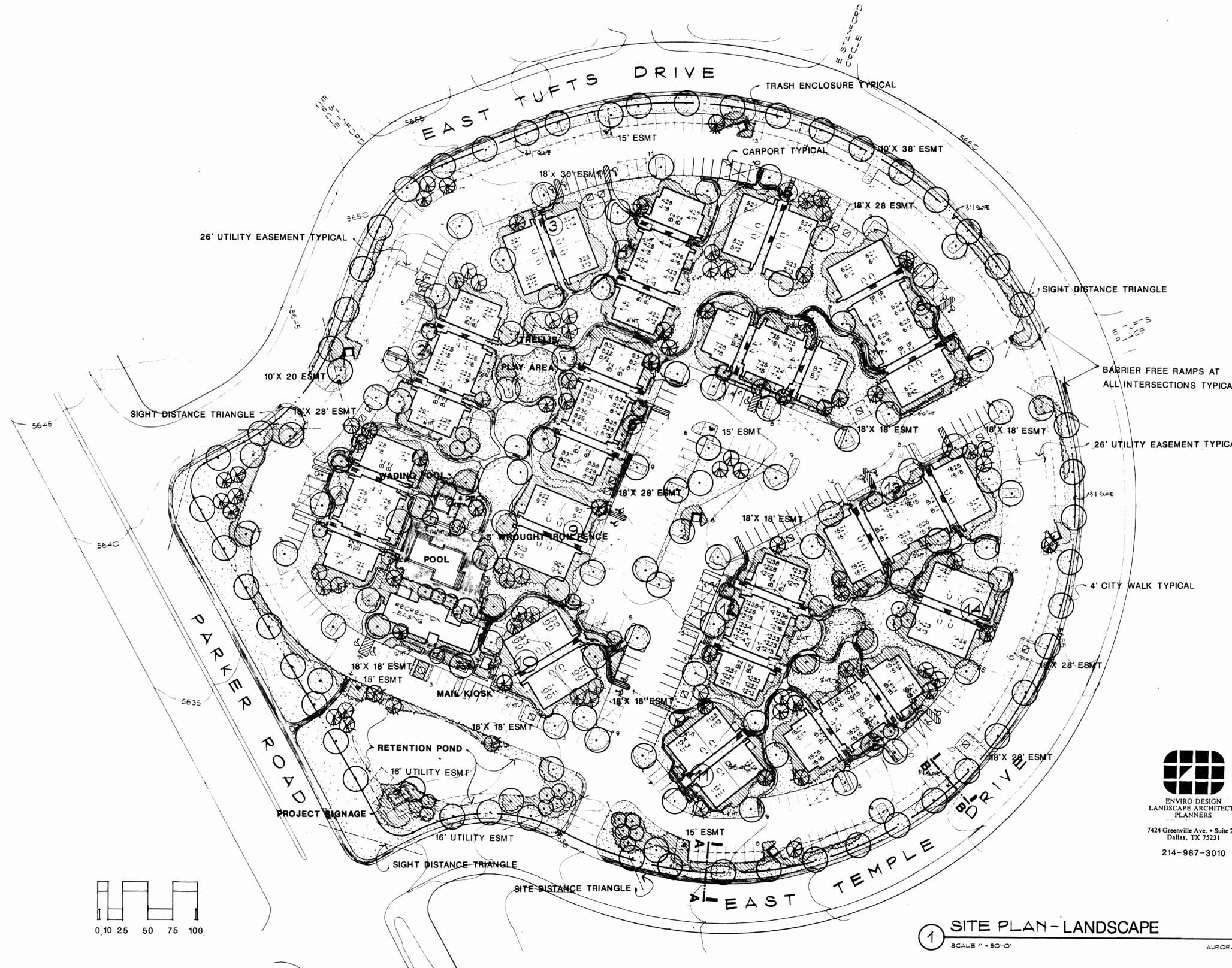
NOTE: FINAL LOCATION AND CONFIGURATION OF WALKS, WALLS, POOL AREA, WADING POOL, PLAY AREAS, MAIL KIOSK, RETENTION POND, SIGNAGE AREA, ETC. AND THE FINAL LAYOUT OF SHRUB/GROUNDCOVER BEDS IS TO BE DETERMINED BY FINAL GRADES AND SITE CONSTRAINTS. ALL CITY OF AURORA LANDSCAPE REQUIREMENTS SHALL BE MET ON FINAL LANDSCAPE PLANS UNLESS APPROVED OTHERWISE BY THE CITY.

**TABULATION CHART**

TOTAL SITE AREA	494,275 SF
OPEN SPACE AREA REQUIRED (45%)	222,423 SF
OPEN SPACE AREA PROVIDED (46.5% +/-)	229,837 SF
PARKING LOT AREA	160,559 SF
PARKING LOT LANDSCAPE AREA REQUIRED (5%)	8,036 SF
PARKING LOT LANDSCAPE AREA PROVIDED (9%)	14,758 SF

**SUGGESTED PLANT MATERIALS**

COMMON NAME	BOTANICAL NAME	MINIMUM SIZE
<b>DECIDUOUS TREES 150 INDICATED*</b>		
NORWAY MAPLE	ACER PLATANOIDES	2-2 1/2" CALIPER, B&B
RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2-2 1/2" CALIPER, B&B
MARSHALL'S SEEDLESS ASH	FRAXINUS PENNSYLVANICA LANCEOLATA "MARSHALL'S"	2-2 1/2" CALIPER, B&B
AUTUMN PURPLE ASH	FRAXINUS AMERICANA "AUTUMN PURPLE"	2-2 1/2" CALIPER, B&B
REDMOND LINDEN	TILIA AMERICANA "REDMOND"	2-2 1/2" CALIPER, B&B
LITTLE LEAF LINDEN	TILIA CORDATA "GREENSPIRE"	2-2 1/2" CALIPER, B&B
KENTUCKY COFFEE TREE	GEOCLOLUS DIOICUS	2-2 1/2" CALIPER, B&B
THORNLESS HONEYLOCUST	GLEDITSIA TRIANCANTHOS INERMIS	2-2 1/2" CALIPER, B&B
NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	2-2 1/2" CALIPER, B&B
<b>ORNAMENTAL TREES 39 INDICATED*</b>		
WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUS	1 1/2-2" CALIPER, B&B or 6-8' HEIGHT, B&B
SPRING SNOW CRABAPPLE	MALUS SP. "SPRING SNOW"	1 1/2-2" CALIPER, B&B or 6-8' HEIGHT, B&B
BECHTEL CRABAPPLE	MALUS SP. "KUEHNS BECHTEL"	1 1/2-2" CALIPER, B&B or 6-8' HEIGHT, B&B
NEWPORT PLUM	PRUNUS CERASIFERA "NEWPORT"	1 1/2-2" CALIPER, B&B or 6-8' HEIGHT, B&B
QUAKING ASPEN	POPULUS TREMULOIDES	1 1/2-2" CALIPER, B&B or 6-8' HEIGHT, B&B
RUSSIAN OLIVE	ELAAGNUS ANGUSTIFOLIA	1 1/2-2" CALIPER, B&B or 6-8' HEIGHT, B&B
<b>EVERGREEN TREES 93 INDICATED* (33% OF TOTAL)</b>		
PONDEROSA PINE	PINUS PONDEROSA	6-8' HEIGHT, B&B
PINTON PINE	PINUS EDULIS	6-8' HEIGHT, B&B
AUSTRIAN PINE	PINUS NIGRA	6-8' HEIGHT, B&B
COLORADO BLUE SPRUCE	PICEA PUNGENS "GLAUCA"	6-8' HEIGHT, B&B
SCOTCH PINE	PINUS SILVESTRIS	6-8' HEIGHT, B&B
WHITE FIR	ABIES CONCOLOR	6-8' HEIGHT, B&B
<b>SHRUBS QUANTITY TO BE DETERMINED</b>		
BUFFALO JUNIPER	JUNIPERUS SABINA "BUFFALO"	5 GALLON
HUGHES JUNIPER	JUNIPERUS HORIZONTALIS "HUGHES"	5 GALLON
TAM JUNIPER	JUNIPERUS SABINA "TAMARTICPOLIA"	5 GALLON
SEA GREEN JUNIPER	JUNIPERUS CHINENSIS "SEA GREEN"	5 GALLON
REDLEAF BARBERRY	BERBERIS THUNBERGII ATROPURPUREA	5 GALLON
DWARF BURNINGBUSH	EUONYMUS ALATUS COMPACTA	5 GALLON
CRANBERRY COTONEASTER	COTONEASTER APICULATA	5 GALLON
ALPINE CURRANT	RIBES ALPIMUM	5 GALLON
MUGO PINE	PINUS MUGO MUGUS	5 GALLON
SNOWMOUND SPIREA	SPIRAEA NIPPONICA	5 GALLON
COMPACT OREGON GRAPE	MARONIA AQUIFOLIUM COMPACTA	5 GALLON
DWARF CRANBERRY VIBURNUM	VIBURNUM OPULUS COMPACTA	5 GALLON
GOLD DROP POTENTILLA	POTENTILLA FRUTICOSA "GOLD DROP"	5 GALLON
ISANTI DOGWOOD	CORNUS STOLONIFERA ISANTI	5 GALLON
<b>GROUNDCOVER QUANTITY TO BE DETERMINED</b>		
ENGLISHMAN IVY	PARTHENOCISSUS QUINQUEFOLIA "ENGLISHMAN IVY"	1 QUART, 15-18" O.C.
CREeping MARONIA	MARONIA REPENS	1 QUART, 15-18" O.C.
PURPLE WINTERCREEPER	EUONYMUS FORTUNEI "COLORATUS"	1 QUART, 15-18" O.C.
<b>TURF QUANTITY TO BE DETERMINED (114,910 SF MAXIMUM)</b>		



**REFLECTIONS APARTMENTS**  
AURORA, COLORADO

SECURITY CAPITAL GROUP

**LANDSCAPE PLAN**

22 NOVEMBER 1993

SHEET 1 of 2



ENVIRO DESIGN  
LANDSCAPE ARCHITECTS  
PLANNERS  
7424 Greenville Ave. • Suite 200  
Dallas, TX 75231  
214-987-3010

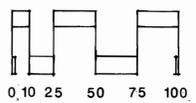
1 SITE PLAN - LANDSCAPE  
SCALE 1" = 80'-0"

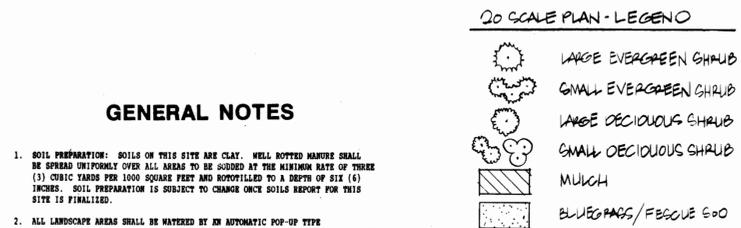
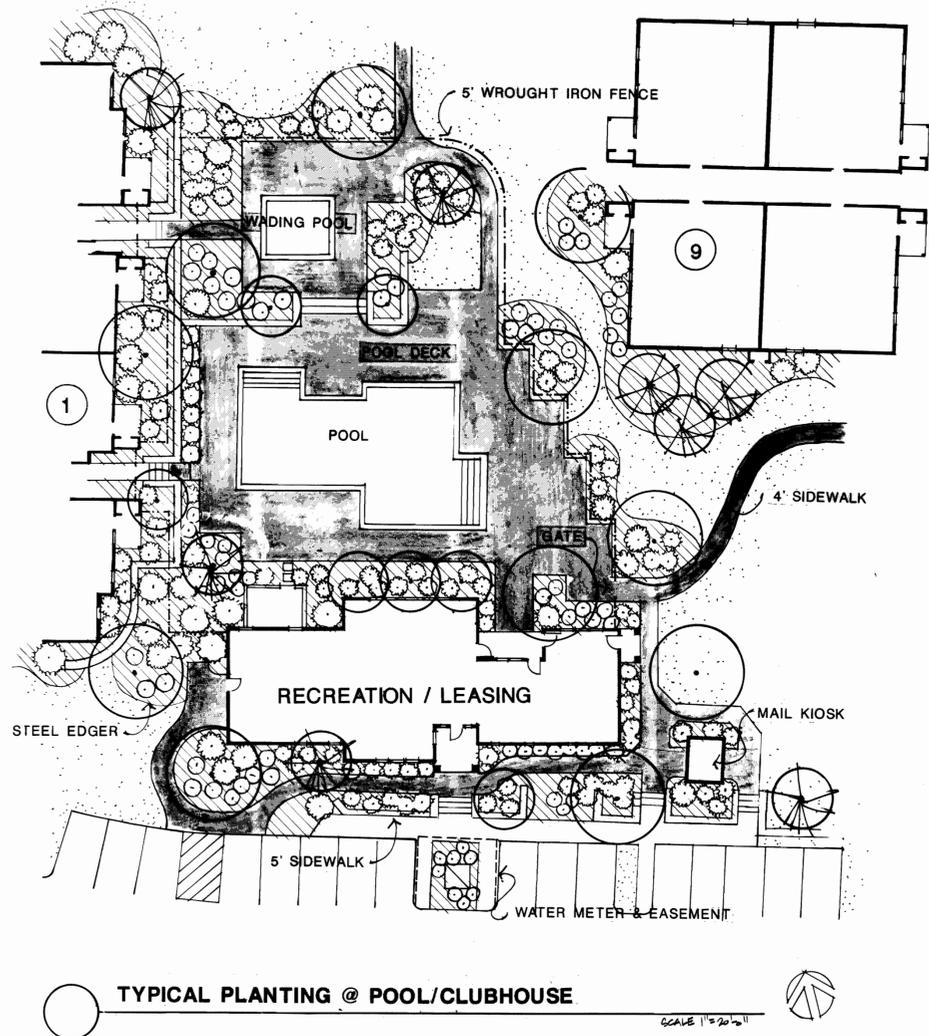
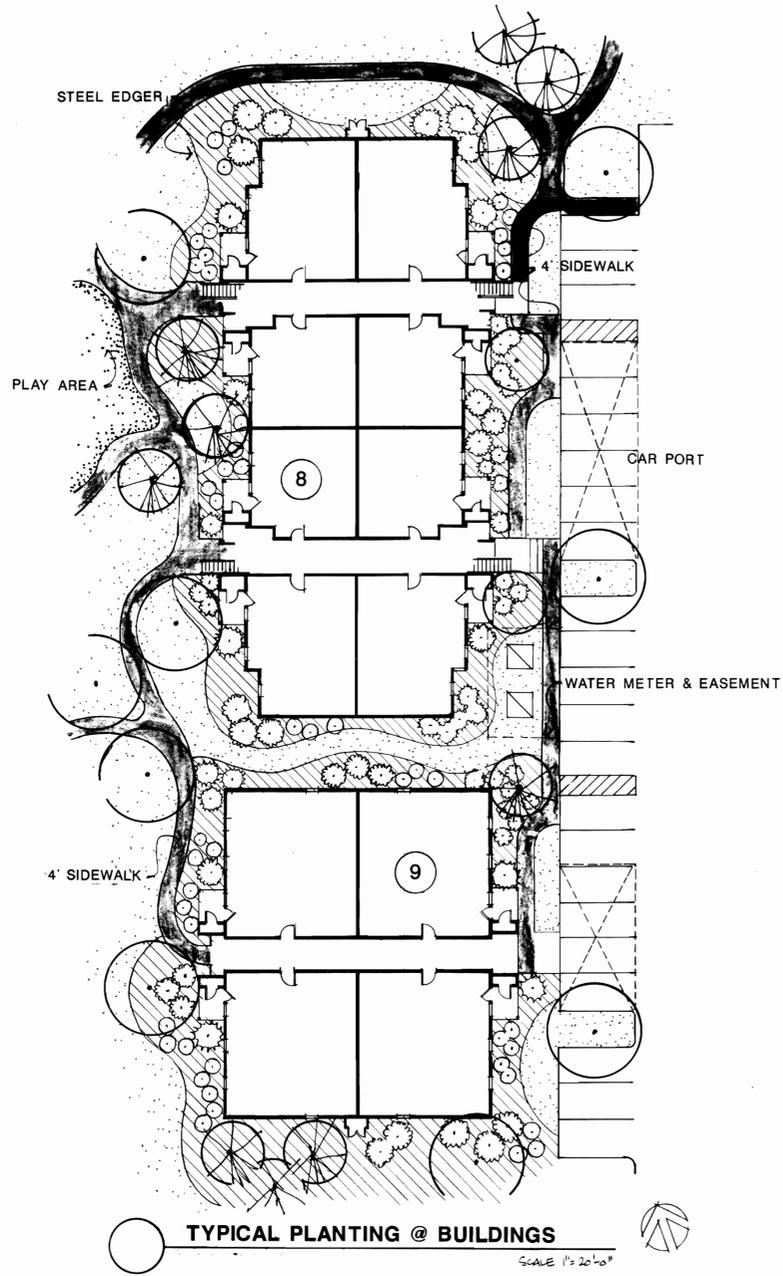


AURORA, COLORADO

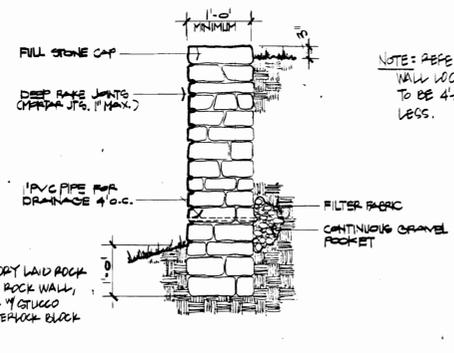
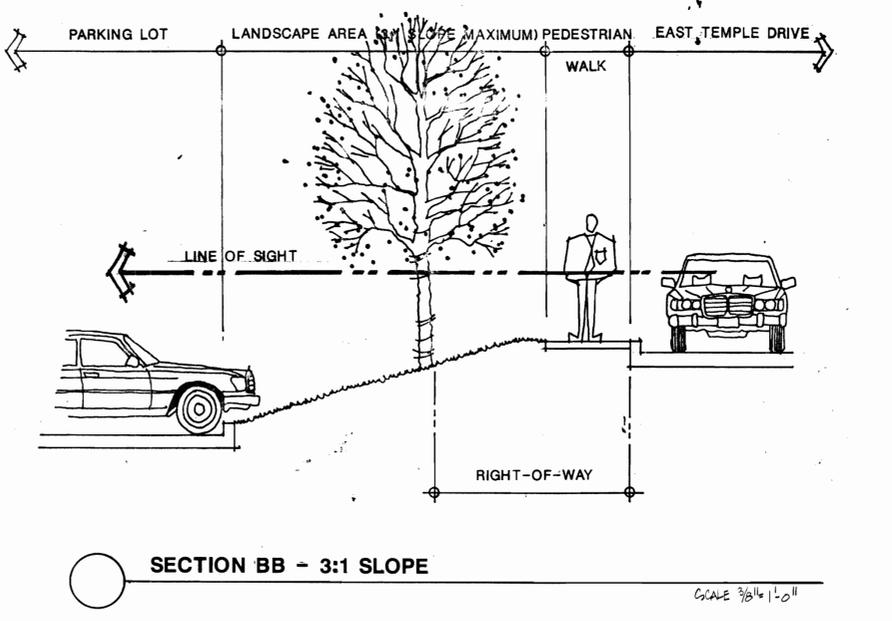
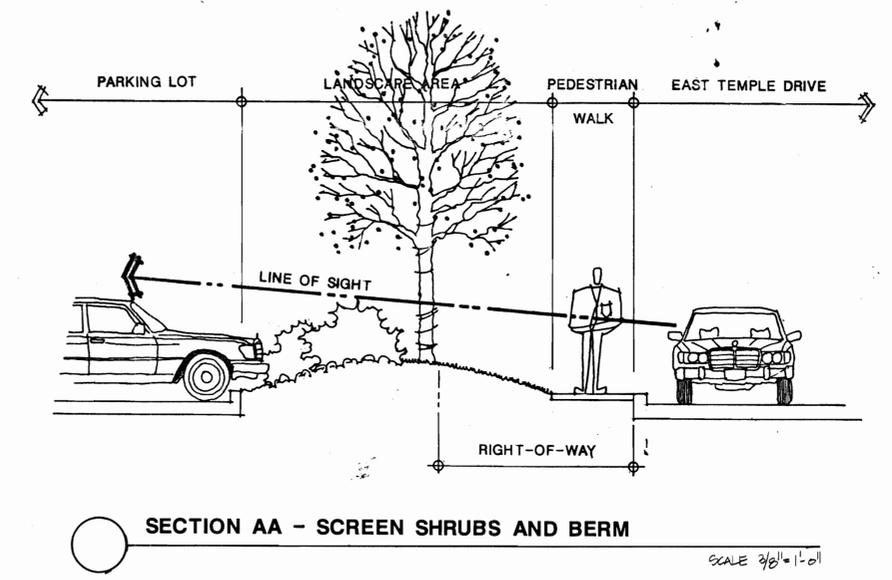
REVISED 30 NOVEMBER 93  
REVISED 22 DECEMBER 93  
REVISED 03 JANUARY 94

APARTMENTS AT REFLECTIONS II 97-4005-1





- GENERAL NOTES**
1. SOIL PREPARATION: SOILS ON THIS SITE ARE CLAY. WELL ROTTED MANURE SHALL BE SPREAD UNIFORMLY OVER ALL AREAS TO BE SODDED AT THE MINIMUM RATE OF THREE (3) CUBIC YARDS PER 1000 SQUARE FEET AND ROTOTILLED TO A DEPTH OF SIX (6) INCHES. SOIL PREPARATION IS SUBJECT TO CHANGE ONCE SOILS REPORT FOR THIS SITE IS FINALIZED.
  2. ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC POP-UP TYPE UNDERGROUND IRRIGATION SYSTEM. GROUCHCOVER AND GROUND BEDS SHALL BE IRRIGATED USING A DRIP OR BUBBLER SYSTEM AND TURF AREAS SHALL BE IRRIGATED BY A ROTOR AND SPRAY HEAD SYSTEM.
  3. REFERENCE LIGHTING PLANS FOR DESCRIPTION OF FREE STANDING LIGHTS AND ADDITIONAL LIGHTING INFORMATION.
  4. PEDESTRIAN WALKS SHALL BE BRUSH FINISH CONCRETE OR EXPOSED AGGREGATE CONCRETE. POOL DECK AND TERRACE SHALL BE SELECTED FROM COLORED AND SCORED CONCRETE, EXPOSED AGGREGATE CONCRETE, STAMPED CONCRETE OR INTERLOCKING PAVERS. VEHICULAR DRIVES AND PARKING LOTS SHALL BE NATURAL CONCRETE OR ASPHALT.
  5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
  6. LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
  7. NO EXISTING NATURE AND DESIRABLE TREES ARE LOCATED ON THIS SITE.
  8. TRASH DUMPSTERS SHALL BE SCREENED FROM ALL STREETS AND ADJACENT PROPERTY BY AN OPAQUE TRASH ENCLOSURE (REFERENCE ARCHITECTURAL PLANS), LANDSCAPING and/or BERMS.
  9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN OR FILE IN THE PLANNING DEPARTMENT.
  10. THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING AND MAINTAINING PUBLIC RIGHTS-OF-WAY ADJACENT TO THIS PROJECT.
  11. PLANT MATERIAL LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL NOT EXCEED TWENTY-SIX (26) INCHES IN NATURE HEIGHT. TREES SHALL BE TRIMMED UP TO SEVEN (7) FEET IN HEIGHT.
  12. 1/2" x 4" STEEL LANDSCAPE EDGING, OR SIMILAR, SHALL BE INSTALLED BETWEEN MULCH OR GRAVEL AND SOIL. OPENINGS SHALL BE PROVIDED AT DRAINAGE POINTS SO AS NOT TO RESTRICT THE FLOW OF WATER AWAY FROM BUILDINGS.
  13. ALL TREES SHALL BE PLANTED A MINIMUM OF EIGHT (8) FEET FROM WATER AND OTHER LINES.
  14. REFERENCE ARCHITECTURAL PLANS FOR CONCEPTUAL STORAGE DETAILS.



**CONCEPTUAL STACKED STONE WALL**  
NO SCALE

ENVIRO DESIGN  
LANDSCAPE ARCHITECTS  
PLANNERS  
7424 Greenville Ave., Suite 200  
Dallas, TX 75231  
214-987-3010

**REFLECTIONS APARTMENTS**  
AURORA, COLORADO  
SECURITY CAPITAL GROUP  
LANDSCAPE PLAN  
22 NOVEMBER 1993

SHEET 2 of 2

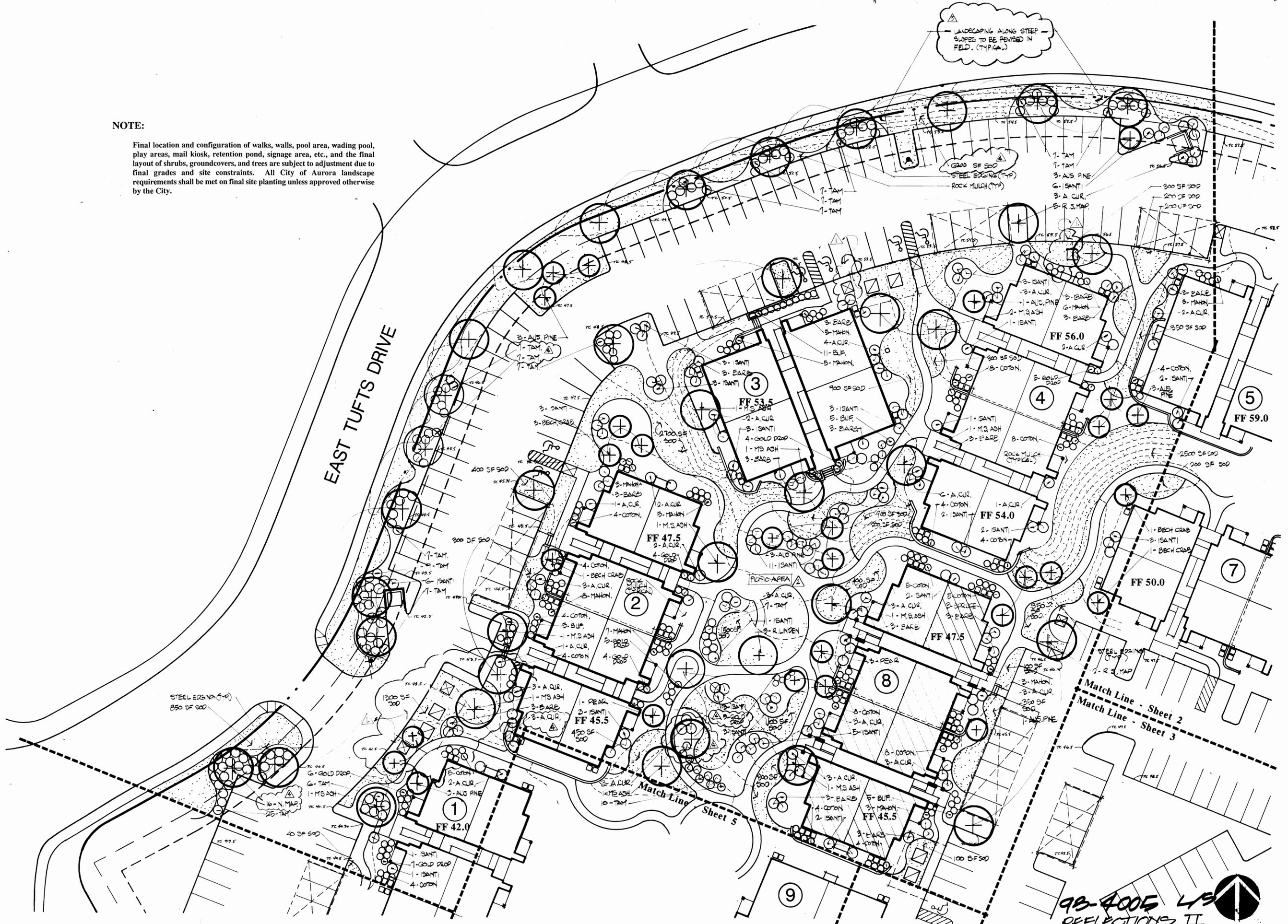
REVISED 30 NOVEMBER 93  
REVISED 22 DECEMBER 93  
REVISED 03 JANUARY 94

APARTMENTS AT REFLECTIONS II

93-4005-1 4/5

NOTE:

Final location and configuration of walks, walls, pool area, wading pool, play areas, mail kiosk, retention pond, signage area, etc., and the final layout of shrubs, groundcovers, and trees are subject to adjustment due to final grades and site constraints. All City of Aurora landscape requirements shall be met on final site planting unless approved otherwise by the City.



LANDSCAPING ALONG STEEP SLOPES TO BE REVISED IN FIELD. (TYPICAL)

EAST TUFTS DRIVE

93-4005 LPS  
REFLECTIONS II

ENVIRONMENTAL DESIGN  
LANDSCAPE ARCHITECTURE & SITE PLANNING  
1400 Colorado Ave., Suite 200 • Aurora, CO 80012 • Tel: 753-1111 • Fax: 753-1112

REVISIONS

24-OCT-94	TRANSFORMATIONS
29-NOV-94	PELIC AREA
20-JUNE-95	NOTE
12-SEPT-95	RELOCATE PLANTS

REFLECTIONS II  
PROPERTY TRUST OF AMERICA  
AURORA, COLORADO

SCALE  
1" = 20'-0"

DATE  
21 SEPT 94

TITLE  
LANDSCAPE

SHEET  
1L

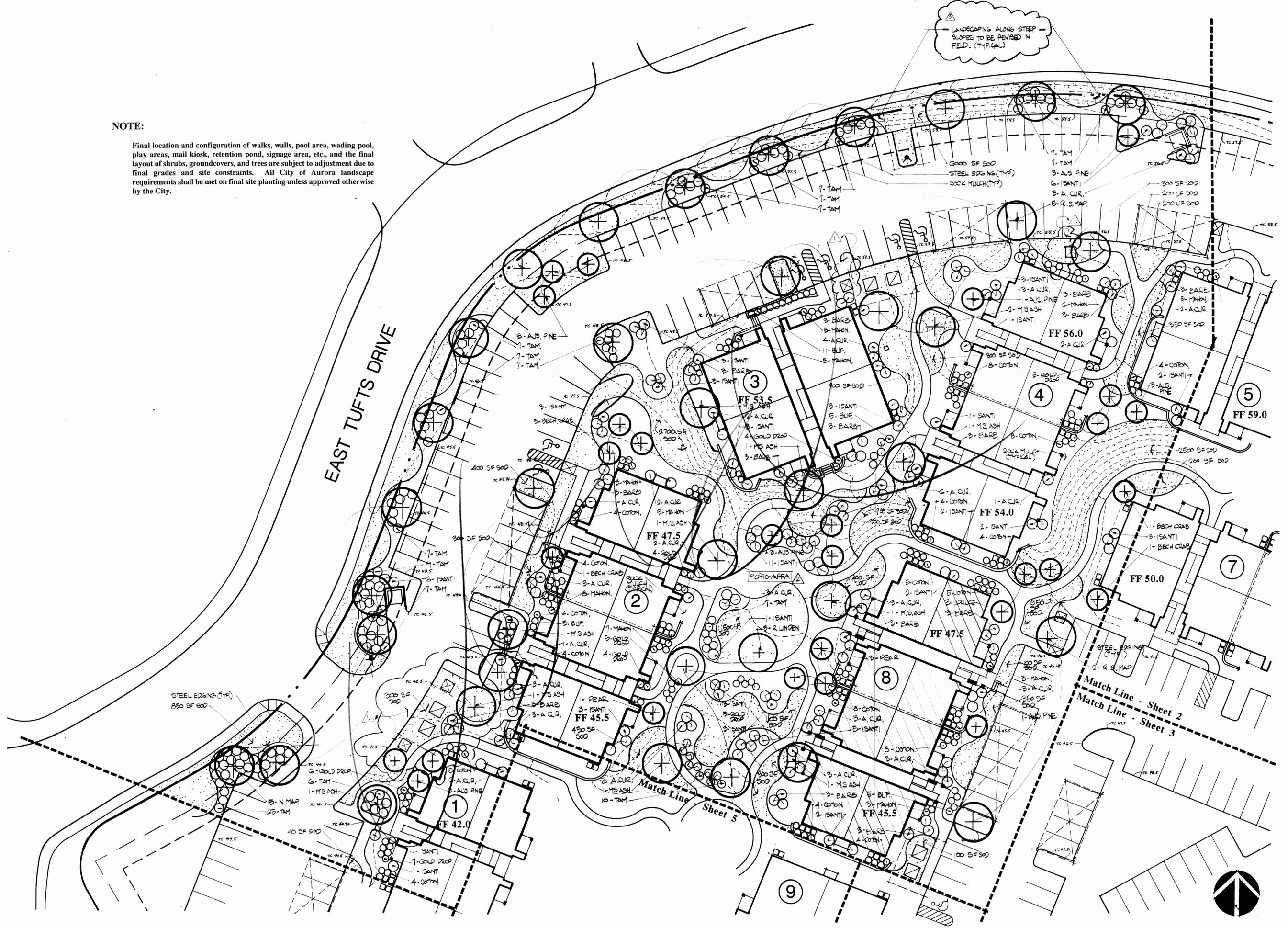
NOTE: Fire sprinkler box locations in this plan are unconfirmed.

ADMIN. AMEND. 14. SEPT. 95

93-4005-1

**NOTE:**

Final location and configuration of walks, walls, pool area, wading pool, play areas, mail kiosk, retention pond, signage area, etc., and the final layout of shrubs, groundcovers, and trees are subject to adjustment due to final grades and site constraints. All City of Aurora landscape requirements shall be met on final site planting unless approved otherwise by the City.



LANDSCAPING ALONG STEEP SLOPES TO BE REVISED IN FIELD. (TYPICAL)



**REVISIONS**

24-CUT-94	TRANSFORMER(S)
24-NOV-94	PLANT AREA
20-JUNE-95	NOTE

**REFLECTIONS II**  
PROPERTY TRUST OF AMERICA  
AURORA, COLORADO

SCALE  
1" = 20'-0"

DATE  
21 SEPT 94

TITLE  
LANDSCAPE

SHEET  
1L OF 7

REFLECTIONS II 73-4025  
NOTE: Fire sprinkler box locations are unconfirmed.



REVISIONS

24-OCT-94	TRANSFORMER(S)
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**REFLECTIONS II**  
PROPERTY TRUST OF AMERICA  
AURORA, COLORADO

SCALE  
1" = 20'-0"

DATE  
21 SEPT 94

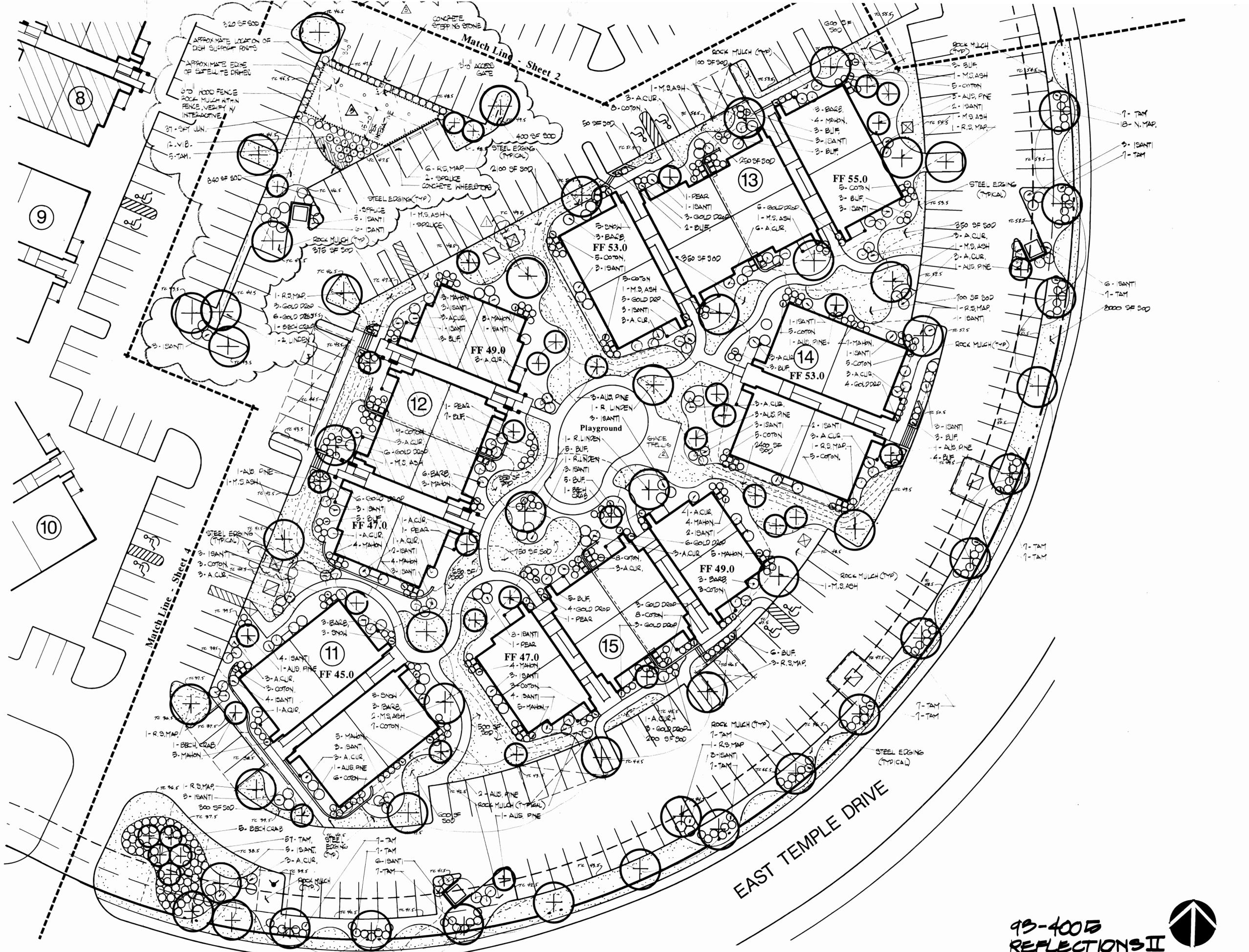
TITLE  
LANDSCAPE

SHEET  
2L OF 7

NOTE: Fire sprinkler box locations in the plan are indicated.

ADMIN. AMEND. 14-SEPT-95

REFLECTIONS II 93-4005-1



**REVISIONS**

▲	24 OCT. 94	THIN FRAME(S)
▲	29 NOV. 94	SHADE TRELLIS
▲	24 AUG. 95	SATELLITE DISH AREA

**REFLECTIONS II**  
 PROPERTY TRUST OF AMERICA  
 AURORA, COLORADO

SCALE  
1" = 20'-0"

DATE  
21 SEPT 94

TITLE  
LANDSCAPE

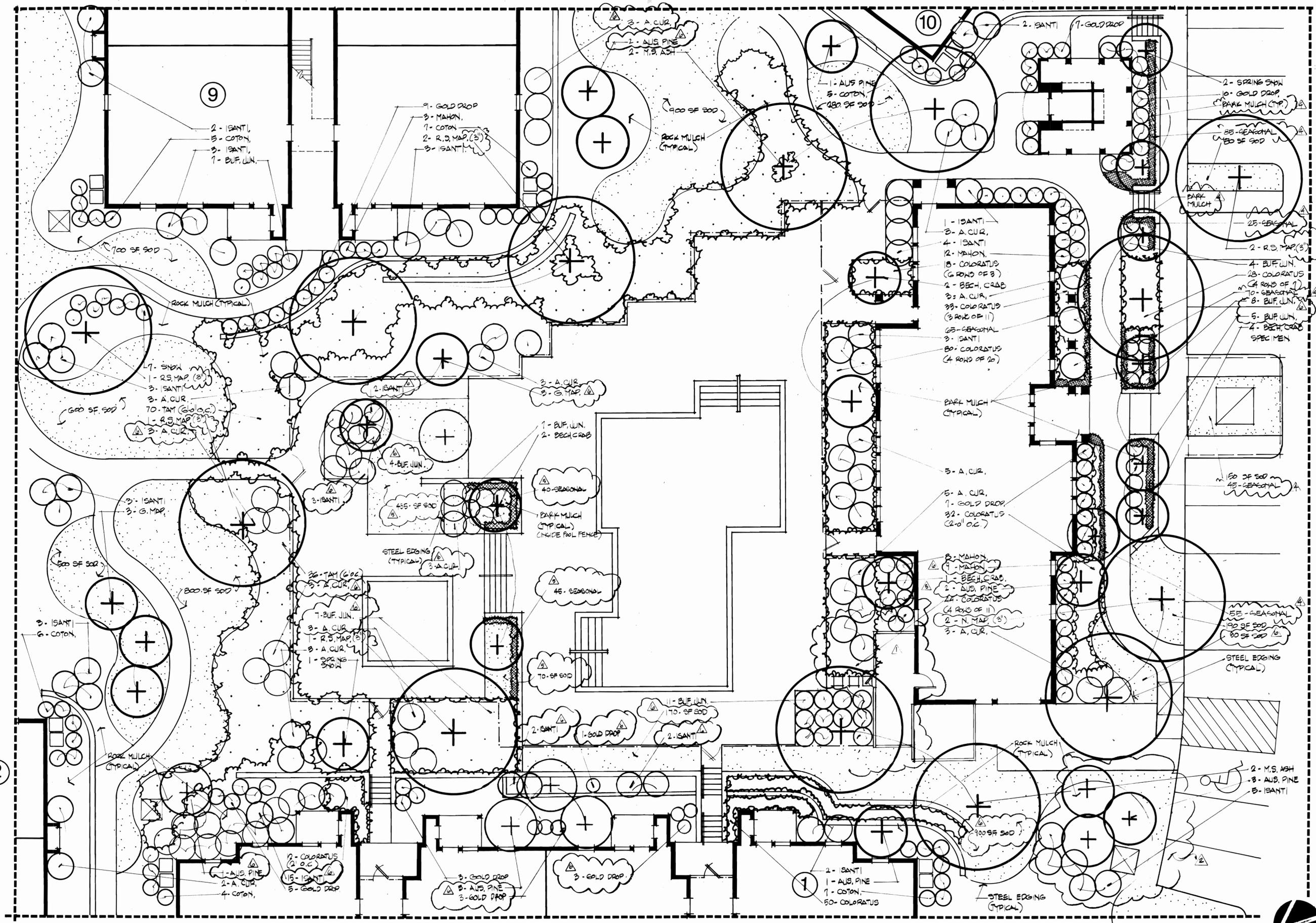
SHEET  
3L OF 7A

99-4005  
**REFLECTIONS II**


NOTE: Fire sprinkler box locations  
 in the plan are unconfirmed.  
**99-4005-1**

ADMIN. AMEND 24.AUG.95, 14 SEPT. 95





REVISIONS

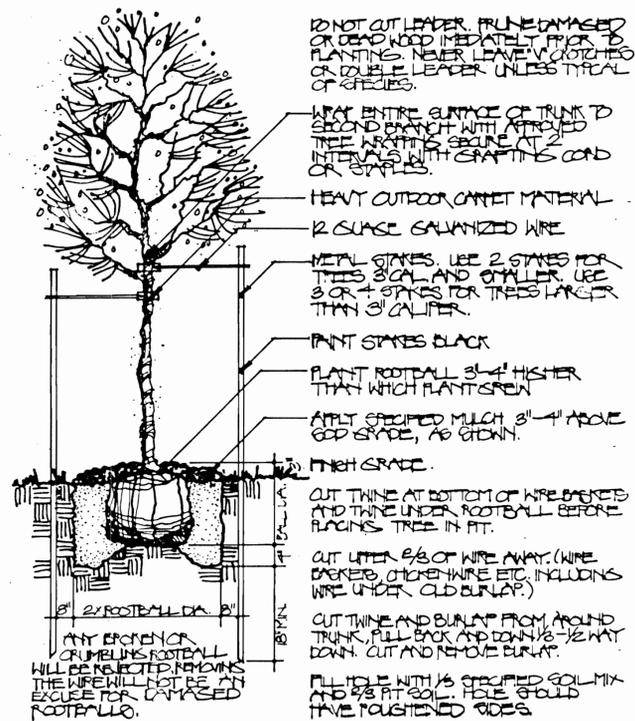
11-OCT-94	EQUIP. BLAD.
24-OCT-94	TRANSFORMER(S)
14-NOV-94	MAPLES, MULCH
29-NOV-94	SEASONAL, MULCH
20-JUNE-95	PER OWNER
12-SEPT-95	RELOCATE PLANTS

**REFLECTIONS II**  
 PROPERTY TRUST OF AMERICA  
 AURORA, COLORADO

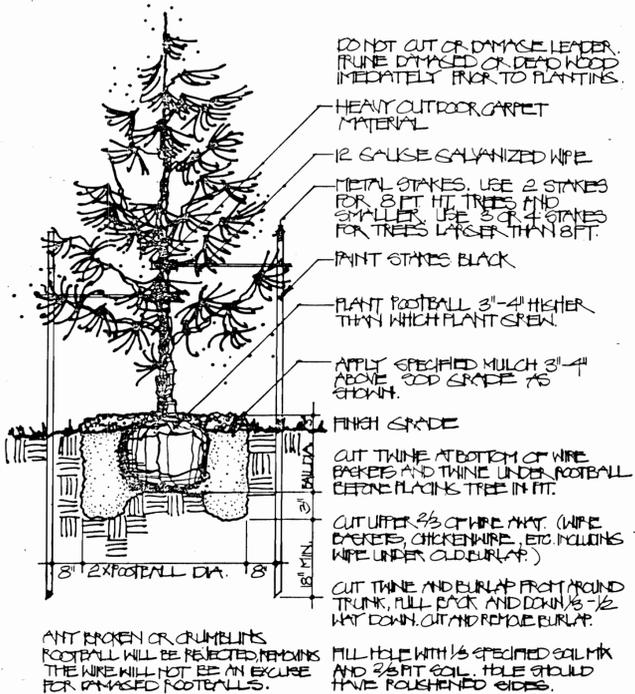
SCALE	1/8" = 1'-0"
DATE	21 SEPT 94
TITLE	LANDSCAPE
SHEET	5L OF 7

REFLECTIONS II 93-4005-14/S

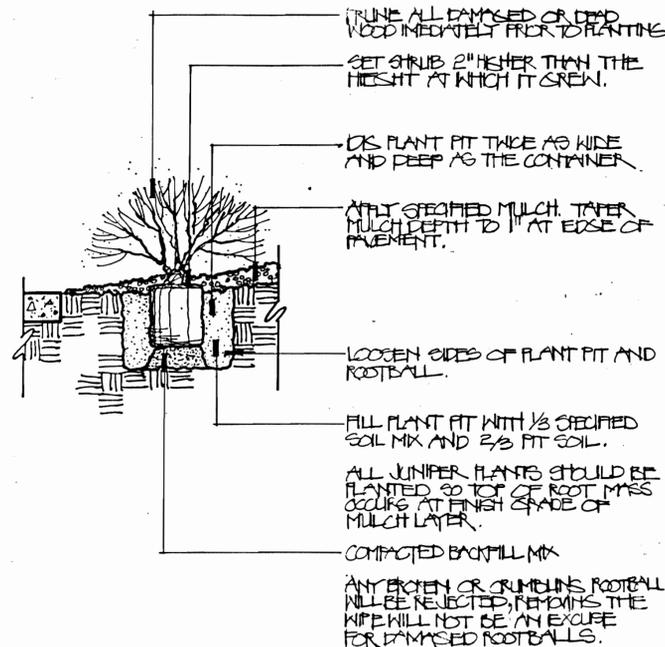
ADMIN. AMEND. 14-SEPT. 95



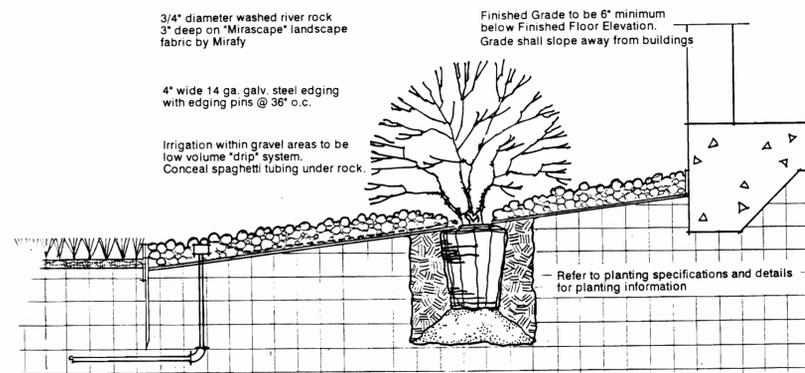
**DECIDUOUS TREE PLANTING**



**EVERGREEN TREE PLANTING**



**SHRUB PLANTING**



**SECTION @ GRAVEL MULCH BED**

**SOIL PREPARATION**

Soil preparation shall be provided on all areas to be seeded, sodded or otherwise planted.

Rough mulch for soil preparation shall be a mixture of 25% ground aged manure and 75% mountain peat, and shall contain a minimum of 50% organic matter. The mixture shall be free from clay subsoil, stones, lumps, plants or their roots, sticks, weed stolons and seeds, high salt content and other materials harmful to plant life. The manure and peat shall be coarsely ground and thoroughly mixed together to ensure an even composition. The mix shall have an acidity in the range of pH 5.5 to pH 8.5, and shall meet the following mechanical analysis:

	% PASSING	% RETAINED
2" screen	100	0
1" screen	90-100	0-10
1/2" screen	50-80	20-50
#100 mesh sieve	0-15	85-100

Upon the request of the OWNER, the following information shall be provided:

- specific locations from which the manure and mountain peat were obtained
- present owners of those properties
- approximate amounts of material available
- test results showing mixture composition and analysis

If testing is required, it shall be by a qualified soils laboratory, in accordance with accepted soils amendments testing procedures, and testing shall be at the Contractor's expense.

The soil amendments shall be incorporated in the following manner:

Upon establishment of proper grades, the soil surface shall be loosened by rototilling to a minimum depth of four inches (4"), and all materials over two inches (2") in diameter shall be removed. The manure and peat mixture shall be evenly spread over the area at the rate of five cubic yards per thousand square feet, and shall be mixed thoroughly into the soil surface to a depth of four inches (4") by means of a rototiller, soil mixer or similar. The surface shall then be finish graded to the appropriate elevations and compaction.

Prior to seeding or sodding, treble super-phosphate (0-46-0) shall be spread evenly over the surface at the rate of fifteen (15) pounds per thousand square feet. This concludes soil preparation.

Topsoiling is not considered a portion of the ordinary soil preparation operations as described in these specifications. However, the use of good topsoil is highly desirable, and may equal the value of soil amendments in reducing water consumption and encouraging plant growth.

When topsoil exists on the project site, the Contractor is urged to strip and stockpile the topsoil, and to redistribute the topsoil over the open space areas after overall grading, in accordance with these specifications. The OWNER has the prerogative of deleting all or a portion of the soil preparation requirements when topsoil is provided, depending on topsoil quality and quantity.

Topsoil shall generally be a fertile sandy loam topsoil, taken from a well-drained site, and free from clay subsoil, stones, lumps, plants or their roots, sticks, weed stolons and seeds, high salt content and other materials harmful to plant life. The topsoil shall have an acidity in the range of pH 5.5 to pH 8.5, and shall be screened and meet the following mechanical analysis:

	% PASSING	% RETAINED
1" screen	100	0
1/2" screen	97-100	0-3
#100 mesh sieve	60-40	40-60

Upon the request of the OWNER, the following information shall be provided:

- specific location from which topsoil will be (or was) stripped
- present owner of that property
- approximate amount of topsoil available
- test results showing topsoil composition and analysis.

If soil testing is required, it shall be by a qualified soils laboratory, in accordance with "Methods of Soils Analysis - Agronomy #9" as published by the American Society of Agronomy, and testing will be at Contractor's expense.

When topsoiling is required by the Official Development Plan and/or appropriate construction drawings, or when the Contractor opts to provide topsoil, it shall be incorporated in the following manner. Upon establishment of the proper grade, the subsoil surface shall be loosened to a minimum depth of four inches (4") by tilling, and all objects over two inches (2") in diameter shall be removed. The topsoil shall be spread over the area to a minimum four (4") compacted depth, and mixed lightly into the subsoil by means of a rototiller, soil mixer or similar. The surface layer shall then be finish graded to the appropriate elevations and compaction.

