

# 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 DEPUT 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 PLAN 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.

## SITE DATA

### MINIMUM STRUCTURE SETBACKS:

PARKER ROAD	50.0 FEET
E. TUFTS DRIVE	50.0 FEET
E. TEMPLE DRIVE	50.0 FEET

MINIMUM DISTANCE BETWEEN BUILDINGS  
MAXIMUM ALLOWABLE BUILDING HEIGHT  
MINIMUM PARKING SETBACK  
EXISTING ZONING

LOT 1, BLOCK 1	R-3 AND C.O.D.
LOT 2, BLOCK 1	C.O.D.
LOT 3, BLOCK 1	C.O.D.

### PROPOSED ZONING

LOT 1, BLOCK 1	R-3
LOT 2, BLOCK 1	R-3
LOT 3, BLOCK 1	R-3

PERMITTED MAXIMUM SIGN AREA  
TYPE OF SIGN

96.0 SQUARE FEET  
FREE-STANDING

### PARKING STALLS

STANDARD AND CARPORT HANDICAP	9 FEET BY 18 FEET 8.5 FEET BY 18 FEET WITH ADJACENT 5.0 FEET, ACCESS RAMP
HANDICAP VAN	8.5 FEET BY 18 FEET WITH ADJACENT 8.0 FEET, ACCESS RAMP
PRIVATE DRIVES	26.0 FEET WIDE

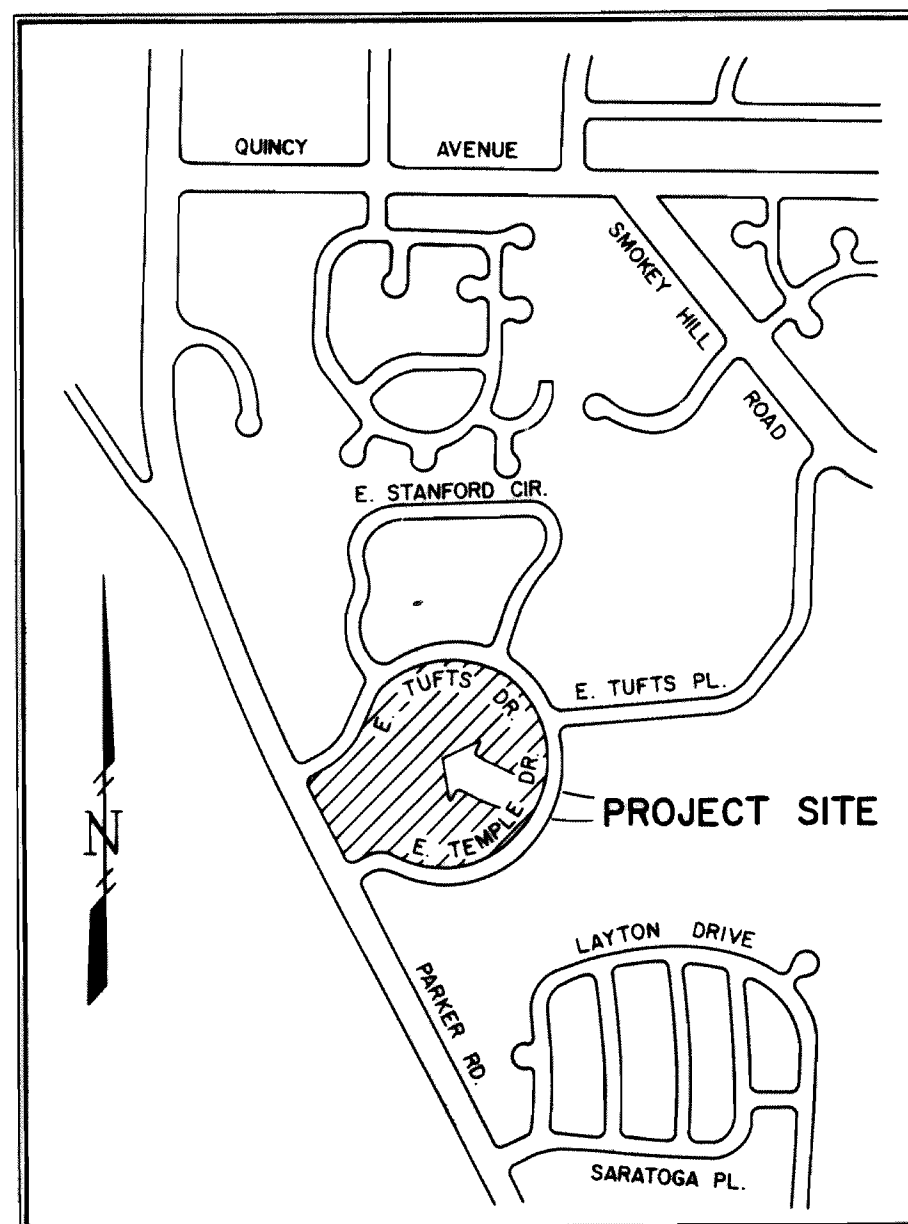
- THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL CONNECT THE EXTERIOR OPENABLE DOORS AND EXITS WITHIN SIX INCHES OF GRADE WITH THE ACCESSIBLE PARKING SPACES AND THE PUBLIC WAY. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS 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.
17. 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

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

### PARKING

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:

ONE-BEDROOM UNITS	64	X 1.5 =	96
TWO-BEDROOM UNITS	80	X 2.0 =	160
THREE-BEDROOM UNITS	64	X 2.0 =	128
	208		384

GUEST PARKING 10% OF 384 =

38

TOTAL PARKING REQUIRED

422

MINIMUM NO. OF HANDICAP SPACES

9

MINIMUM NO. OF HANDICAP VAN SPACES

1

TOTAL NUMBER OF SPACES PROVIDED:

STANDARD	325	76.5%
CARPORT	80	18.8%
HANDICAP	18	4.3%
HANDICAP VAN	2	0.4%
TOTAL	425	100%

### PROJECT UNIT MIX

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

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.		
1,2,4,7,15 (5 buildings)					
1st FLOOR	4	4		8	7310
2nd FLOOR	4	4		8	7310
TOTAL UNITS/BUILDING	8	8		16	14620
8,12 (2 buildings)					
1st FLOOR	4	4		8	7787
2nd FLOOR	4	4		8	7787
3rd FLOOR	4	4		8	7787
TOTAL UNITS/BUILDING	12	12		24	23361
3,5,9,10,11,14 (6 buildings)					
1st FLOOR			4	4	5148
2nd FLOOR			4	4	5148
TOTAL UNITS/BUILDING			8	8	10296
6,13 (2 building)					
1st FLOOR		4	4	8	9281
2nd FLOOR		4	4	8	9281
TOTAL UNITS/BUILDING		8	8	16	18562
RECREATION/LEASING BLDG	N.A.	N.A.	N.A.	N.A.	2566

6

11/16/23

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 THEREOF, PROPERTY TRUST OF AMERICA, A REAL ESTATE INVESTMENT TRUST, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 199\_\_.

BY Walter J. Jamin  
AS Vice President

STATE OF Colorado }  
COUNTY OF Arapahoe } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_ DAY OF January, 199\_\_, BY Walter J. Jamin 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. Wilson St.  
Aurora, CO 80017

## CITY OF AURORA APPROVALS

CITY ATTORNEY: St. Remy DATE 2-1-94  
PLANNING DIRECTOR: Walter J. Jamin DATE 2-4-94  
PLANNING COMMISSION: Walter J. Jamin DATE 4/14/94  
CHAIRMAN  
CITY COUNCIL: Walter J. Jamin DATE 2-7-94  
MAYOR  
ATTEST: Dan L. Young DATE 4-11-94  
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 \_\_\_\_\_, 199\_\_.

CLERK AND RECORDER

DEPUTY

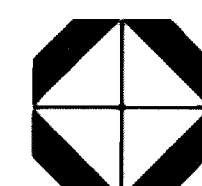
## PREPARED FOR

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

SHEET 1-7



# 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.

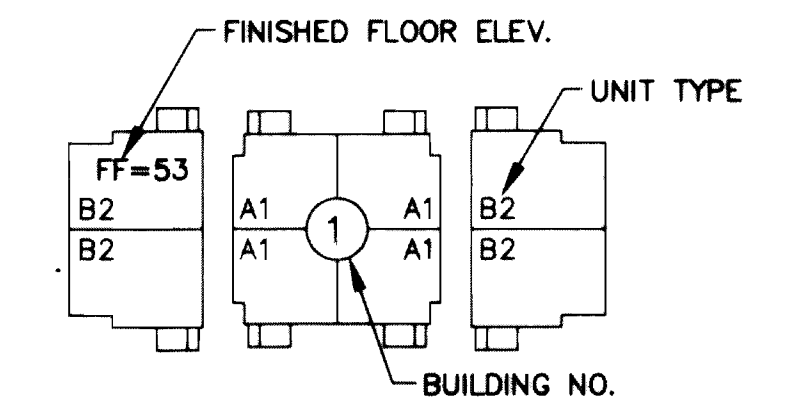
CONSTRUCT STORAGE BUILDING

Minor Amndmt - 8/20/2004 - 1993-4005-10

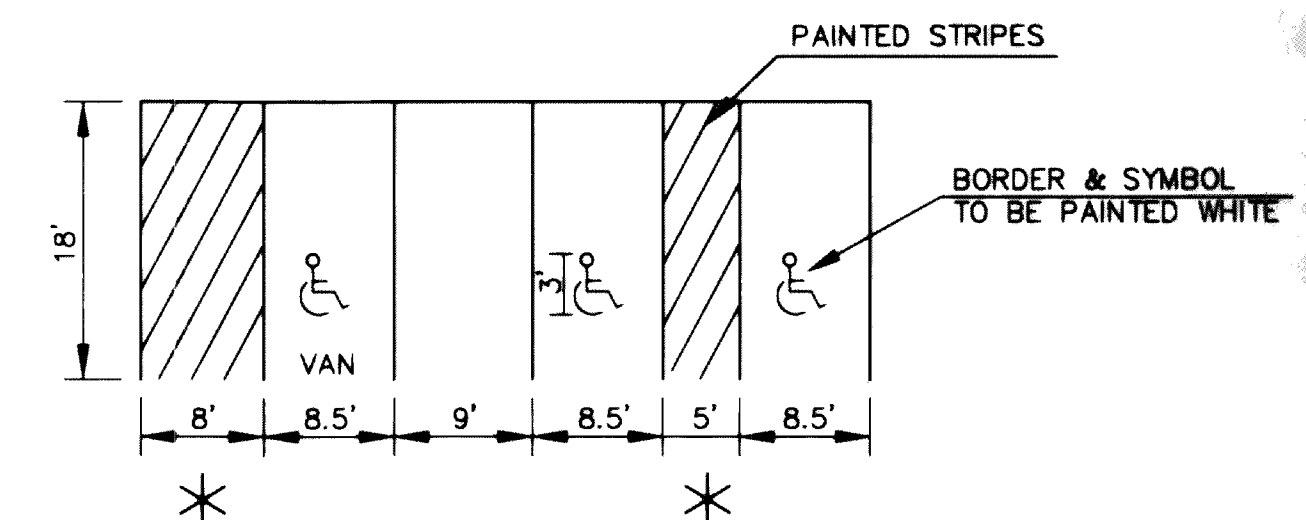
Renovate existing signs (2 locations) and add flagpoles behind sign on Parker Road (see paper files)

REFLECTIONS SUBDIVISION  
FILING NO. 2 LOT 1, BLOCK 1

PROPERTY TRUST OF AMERICA  
125 LINCOLN AVENUE  
SANTE FE, NM 85701



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

① EXISTING WATER, SANITARY SEWER AND STORM SEWER LOCATED ON SITE TO BE ABANDONED AND REMOVED.

### 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

$\Delta = 47^{\circ}30'00''$   
 $R = 120.00'$   
 $T = 52.80'$   
 $L = 99.48'$

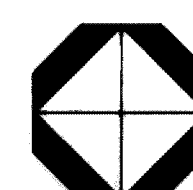
$\Delta = 139^{\circ}45'21''$   
 $R = 395.00'$   
 $T = 1078.10'$   
 $L = 963.48'$

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

$\Delta = 56^{\circ}19'50''$   
 $R = 160.00'$   
 $T = 85.67'$   
 $L = 157.30'$

REFLECTIONS SUBDIVISION  
FILING NO. 3 LOT 1, BLOCK 2

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

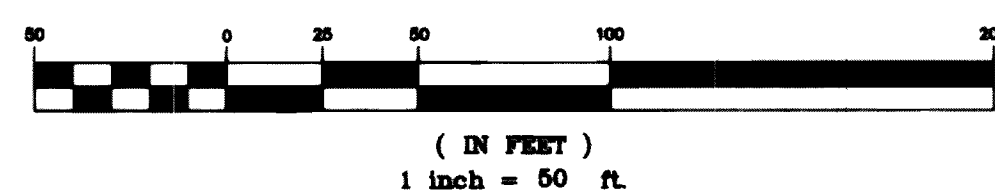


Carroll & Lange  
Professional Engineers & Land Surveyors  
165 South Union Blvd., Suite 156  
Lakewood, Colorado 80228  
(303) 980-0200

### UNPLATTED

DOUGLAS M. PERRY  
6065 IOLA WAY  
ENGLEWOOD, CO 80111

### GRAPHIC SCALE



REFLECTIONS SUBDIVISION  
FILING NO. 1  
LOT 1, BLOCK 1  
TRACT A

DOUGLAS M. PERRY  
6065 IOLA WAY  
ENGLEWOOD, CO 80111  
 $\Delta = 40^{\circ}00'00''$   
 $R = 195.00'$   
 $T = 70.97'$   
 $L = 136.14'$

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

$N 28^{\circ}24'56'' W$   
19.59'

### UNPLATTED

PARK PLACE DEVELOPMENT  
5720 SNOWMASS CREEK ROAD  
SNOWMASS, CO 81654

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

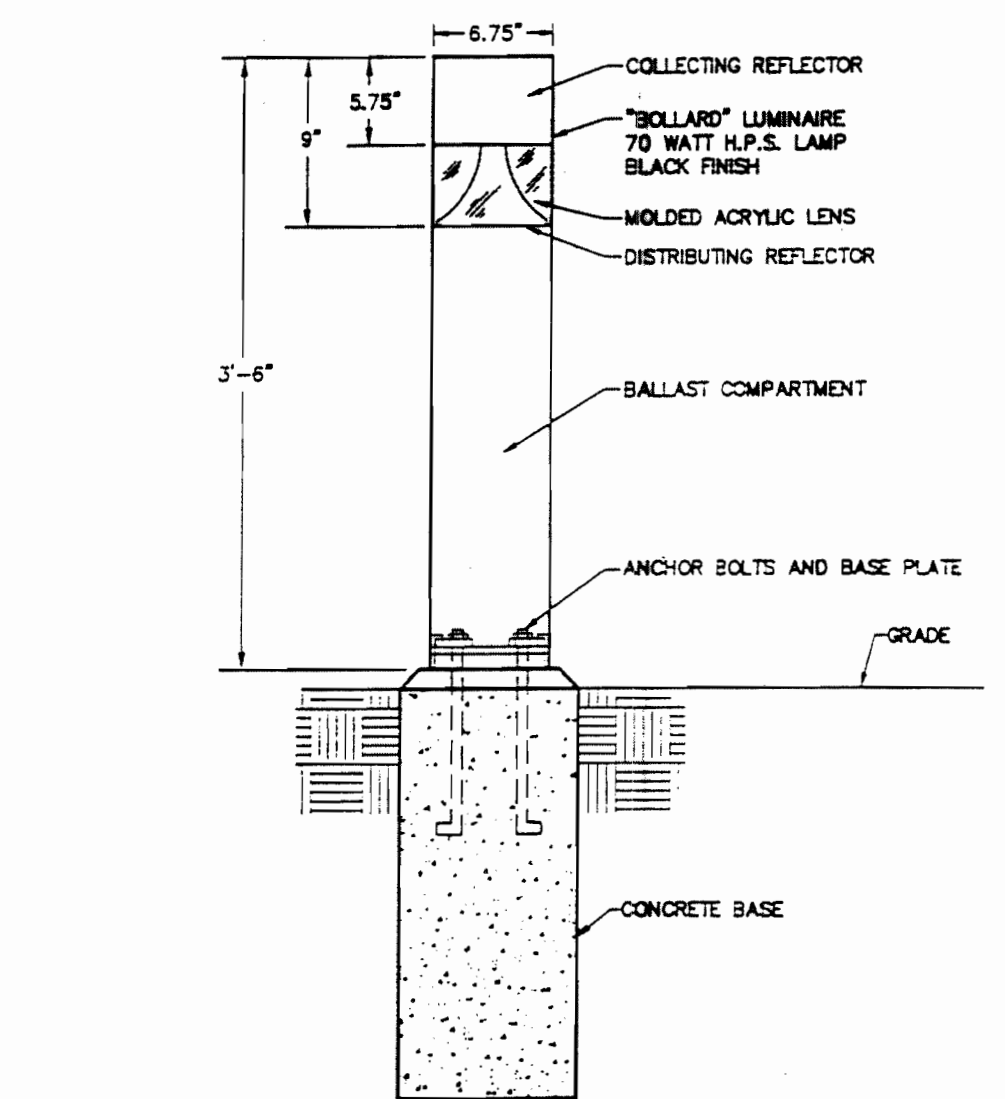
$S 61^{\circ}35'04'' W$   
0.03'

BENCHMARK  
CHISELED "C" NORTHWEST CORNER INLET 20' NORTH OF CURB  
RETURN AT NORTHWEST CORNER OF EAST TUFTS DRIVE AND  
PARKER COA = 5645.34 (1985 NGS)

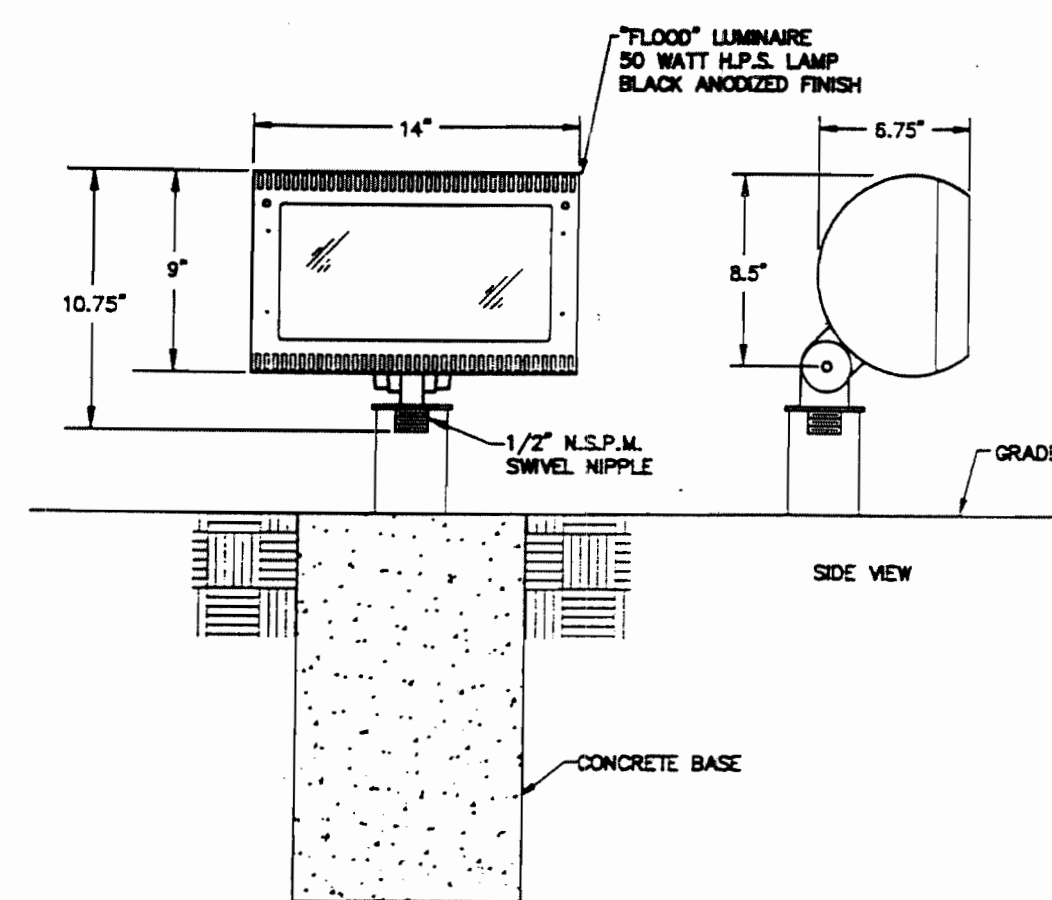


# APARTMENTS AT REFLECTIONS II

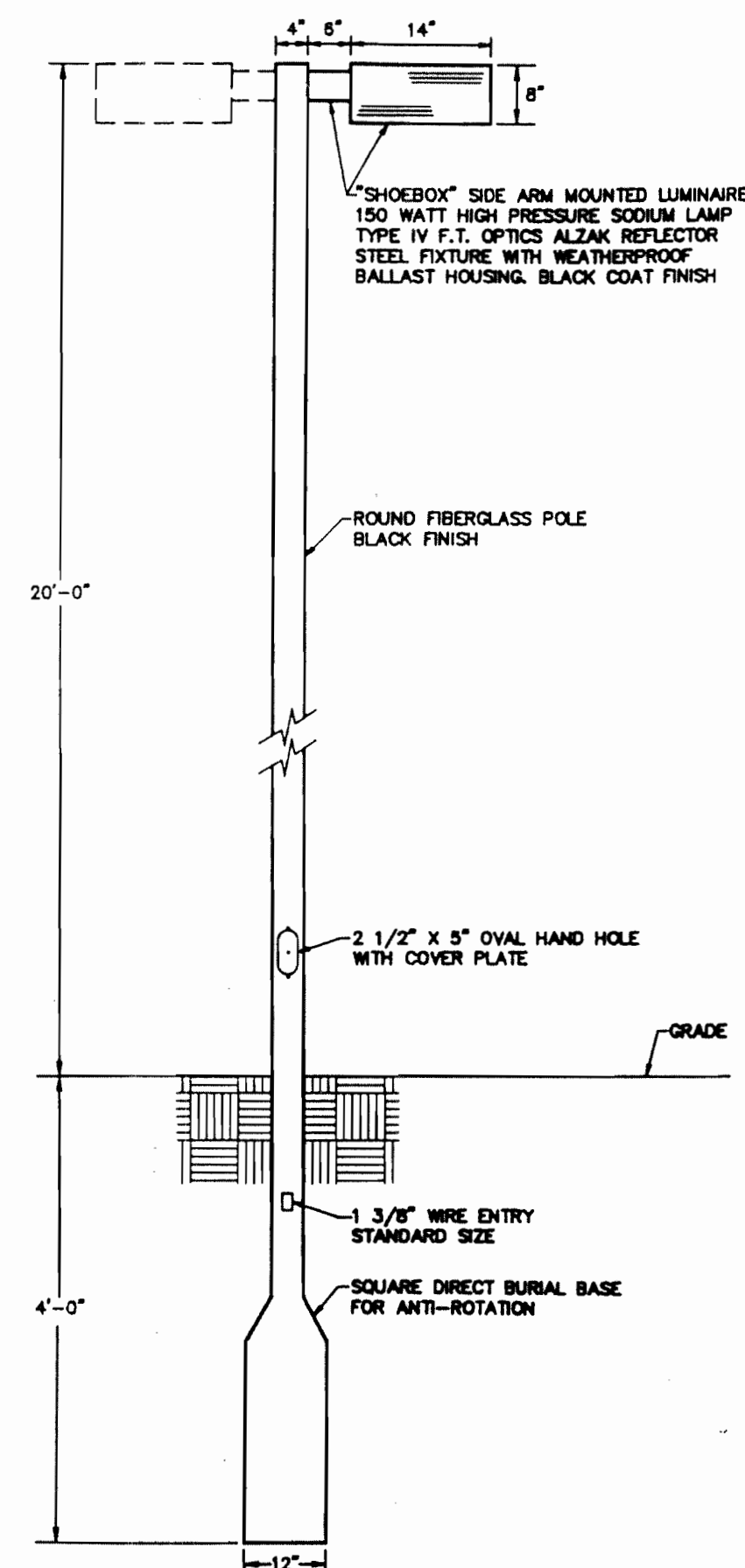
## SITE PLAN SHEET 3 OF 3



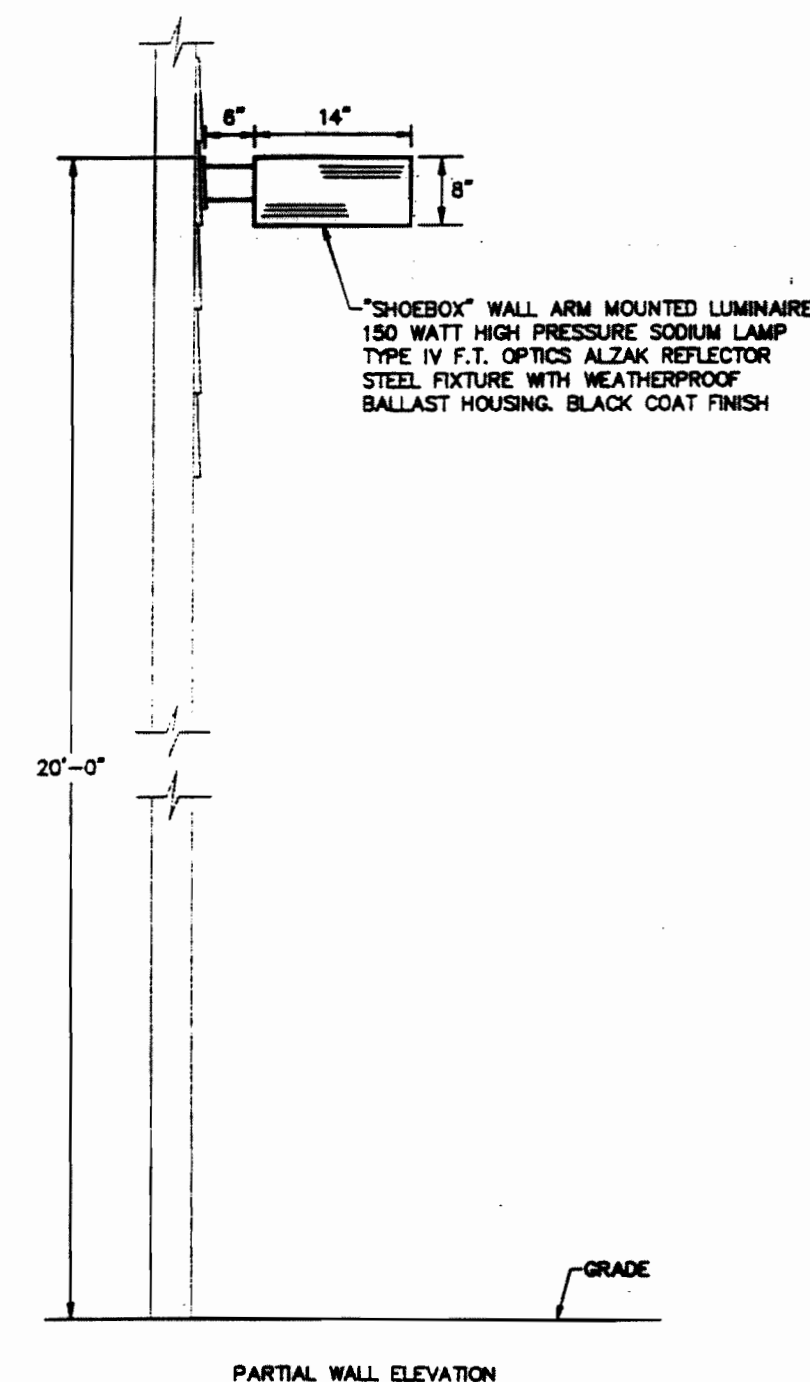
TYPE "BB1" LUMINAIRE DETAIL  
NOT TO SCALE



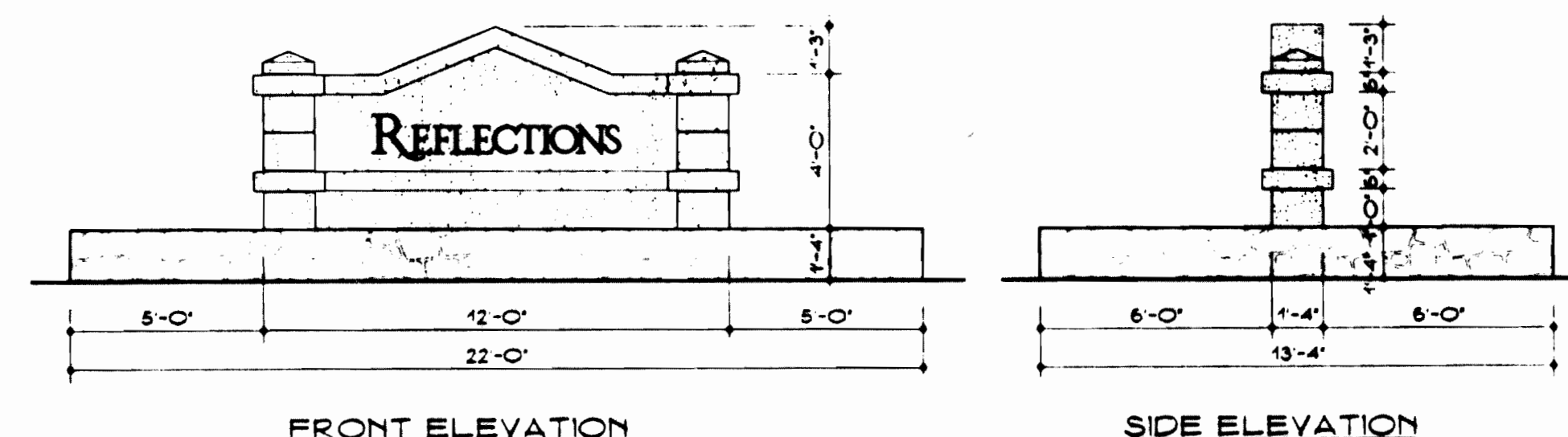
TYPE "CC1" LUMINAIRE DETAIL  
NOT TO SCALE



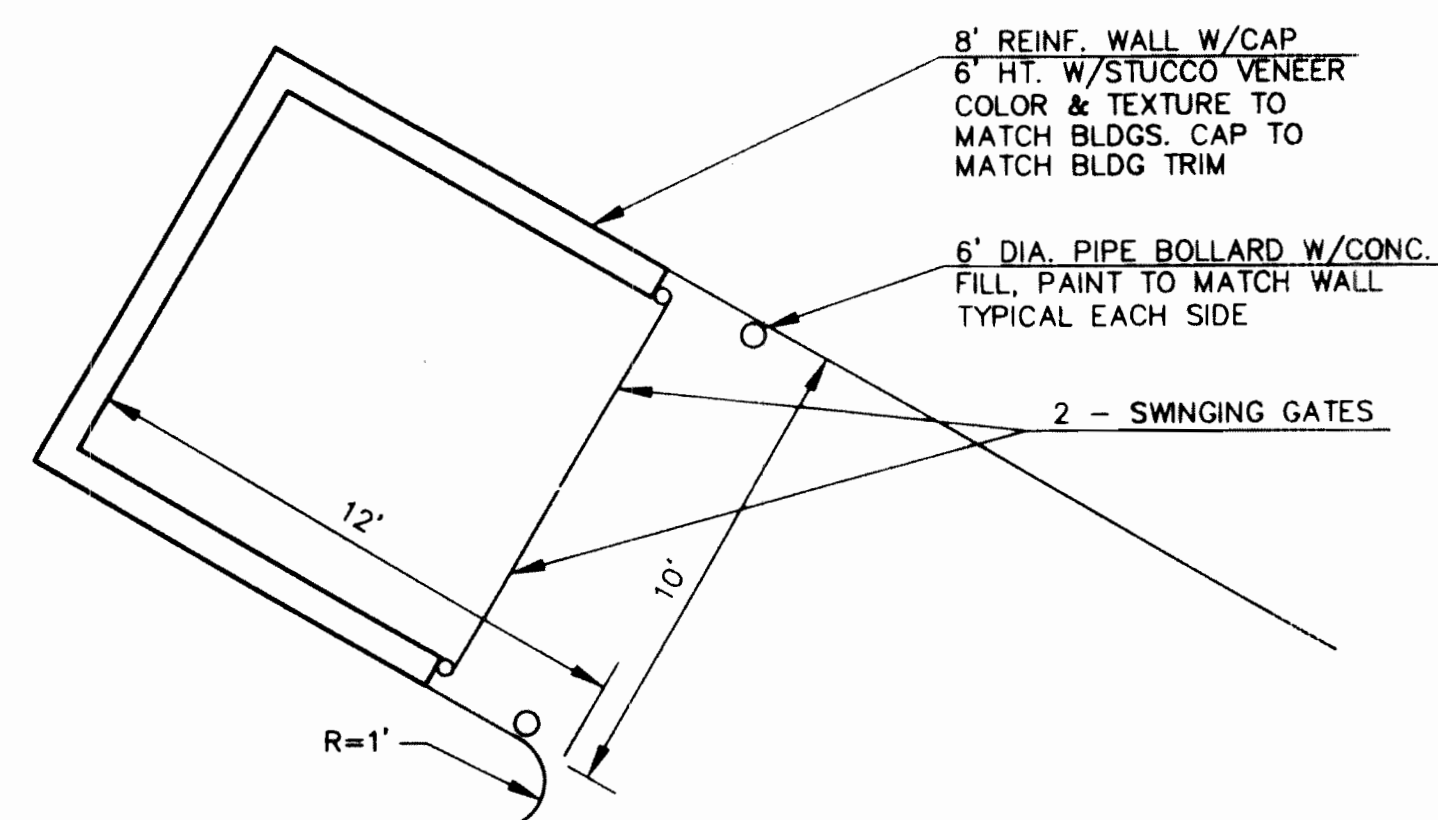
TYPES "AA1" AND "AA2"  
LUMINAIRE DETAIL  
NOT TO SCALE



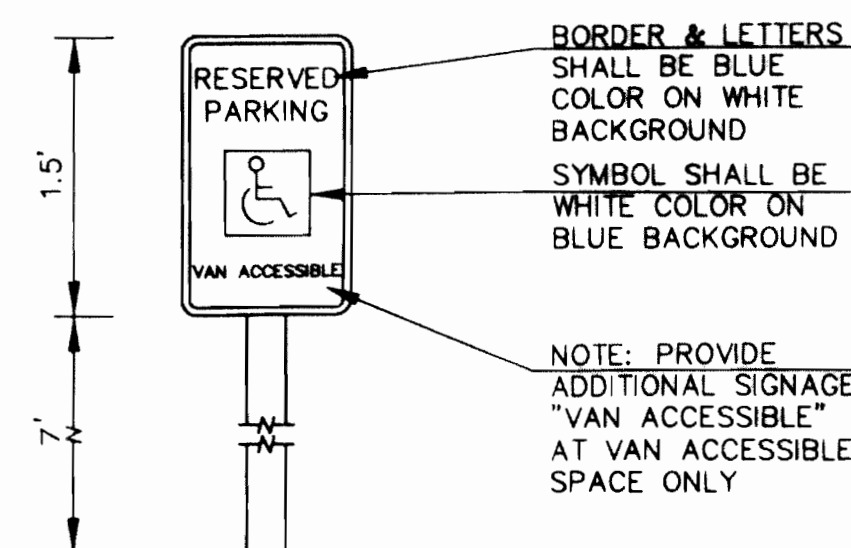
TYPE "AA" LUMINAIRE DETAIL  
NOT TO SCALE



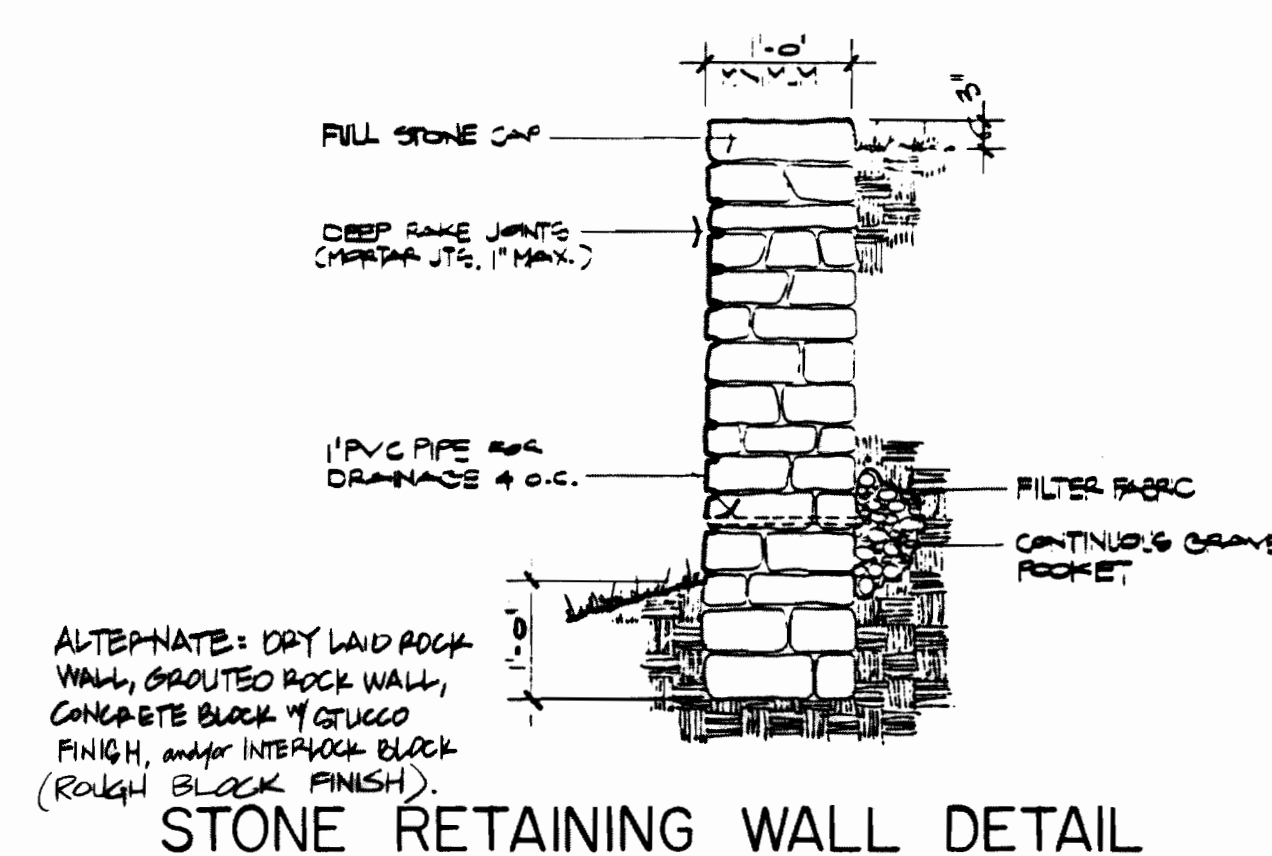
2 PROJECT SIGN ELEVATION  
1' 4" x 1'-0"



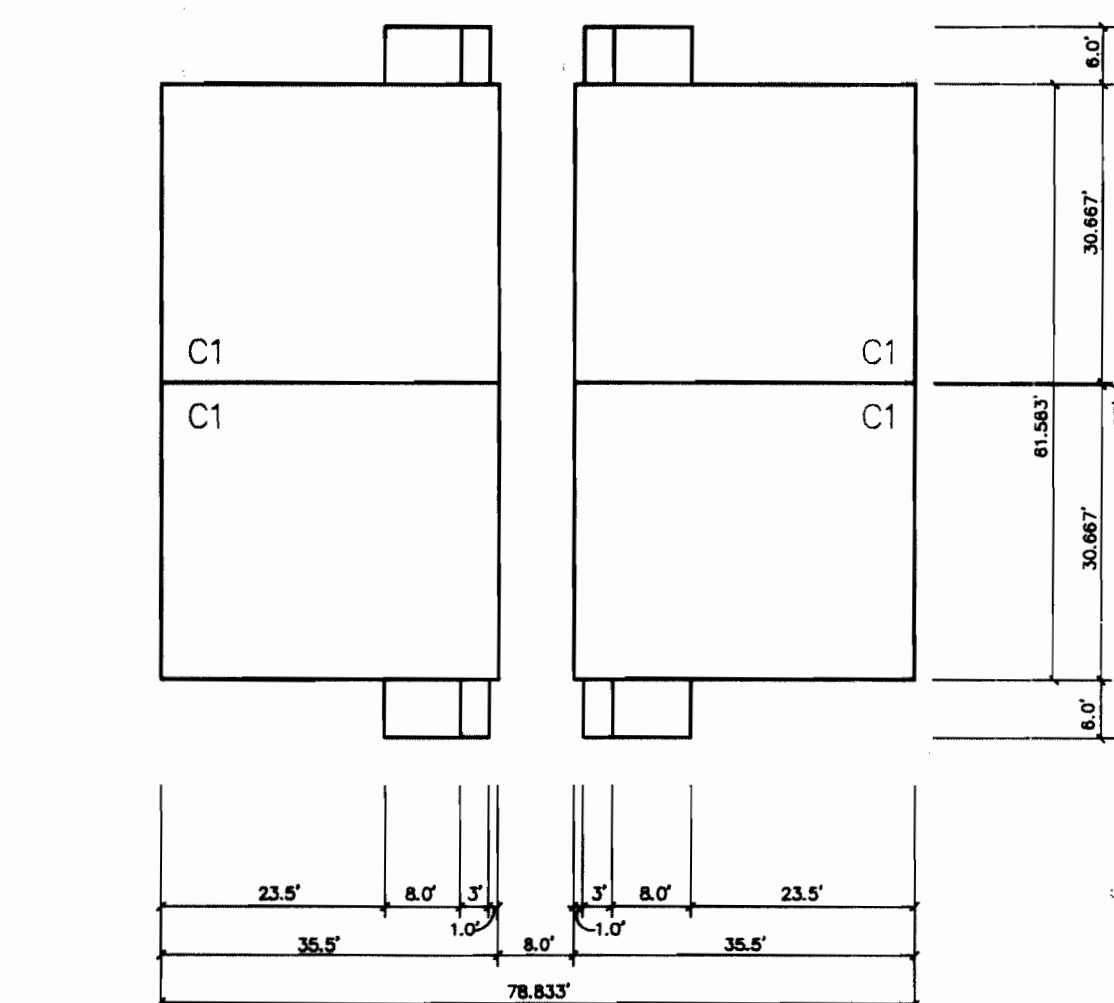
TRASH ENCLOSURE DETAIL



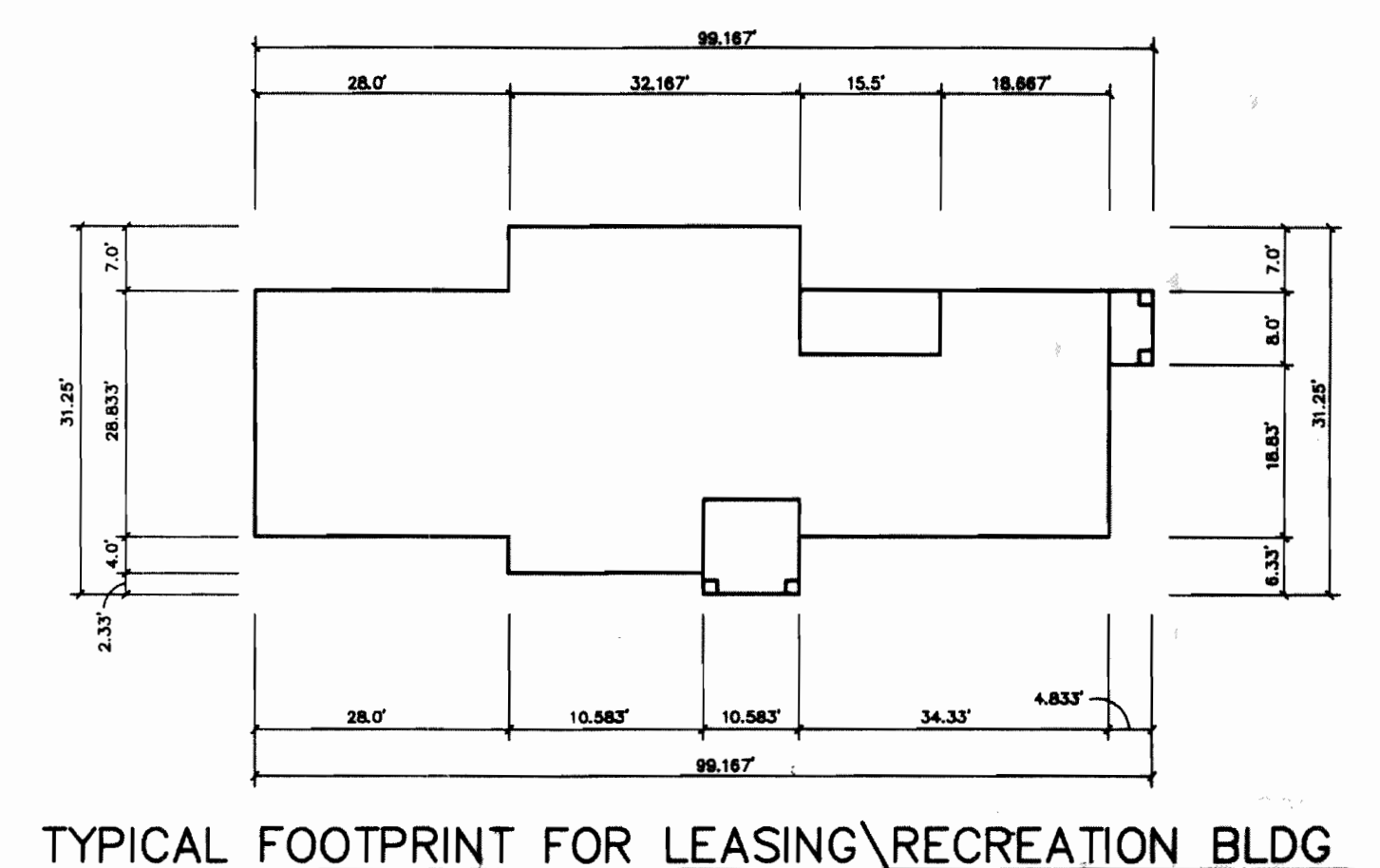
SIGN DETAIL



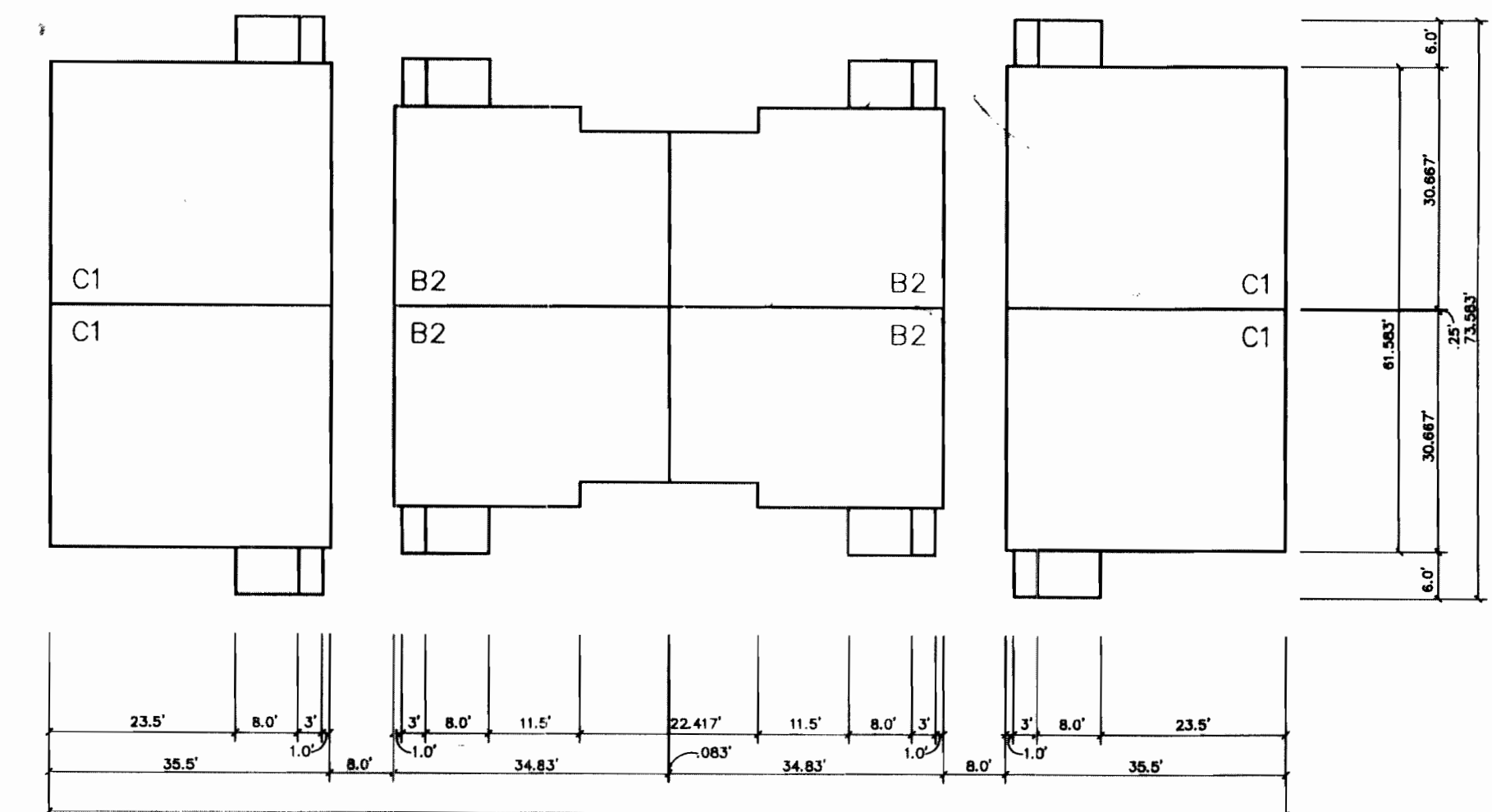
STONE RETAINING WALL DETAIL



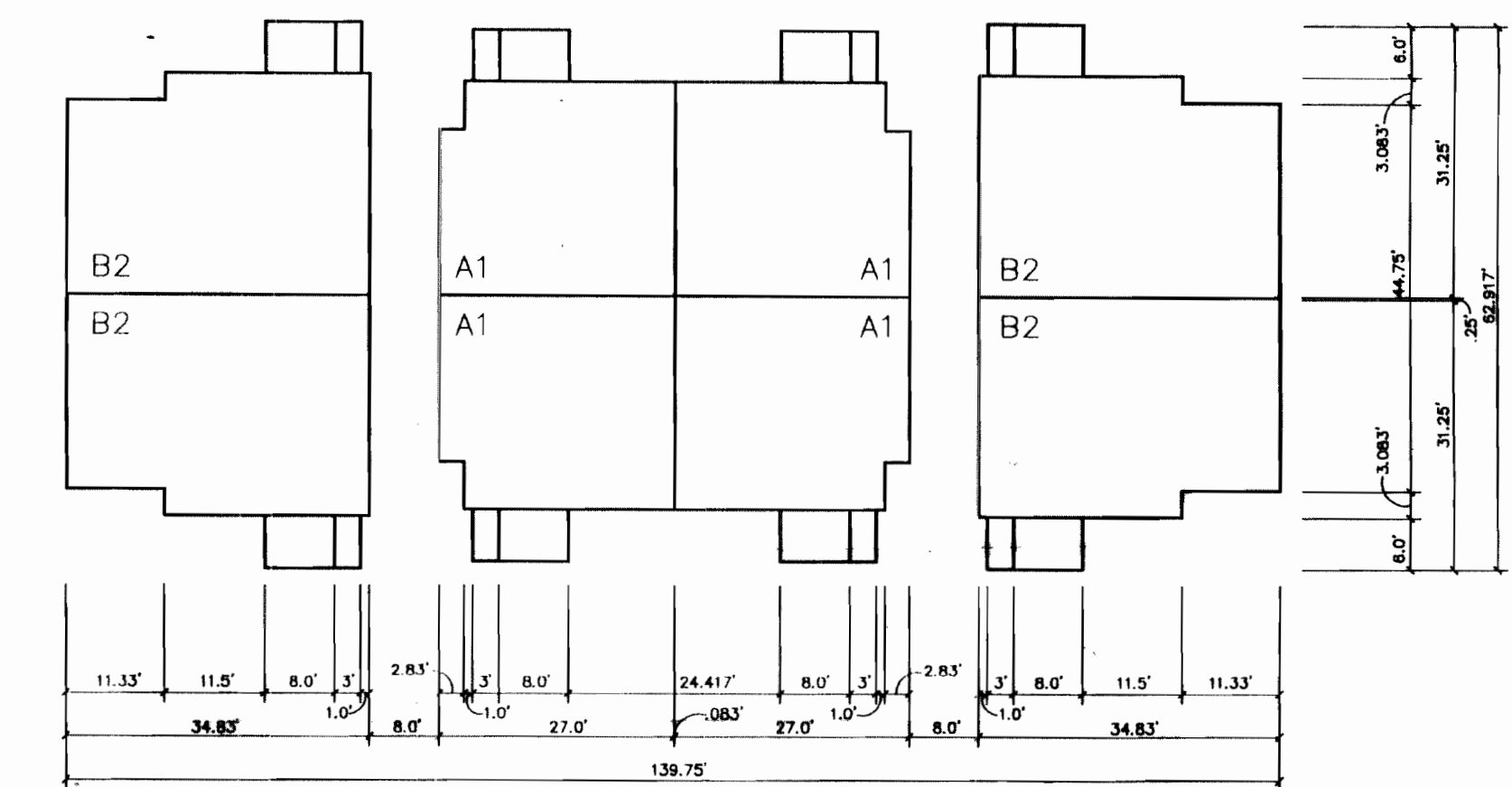
TYPICAL FOOTPRINT FOR BLDG'S 3,5,9,10,11,14



TYPICAL FOOTPRINT FOR LEASING/RECREATION BLDG



TYPICAL FOOTPRINT FOR BLDG'S 6,13

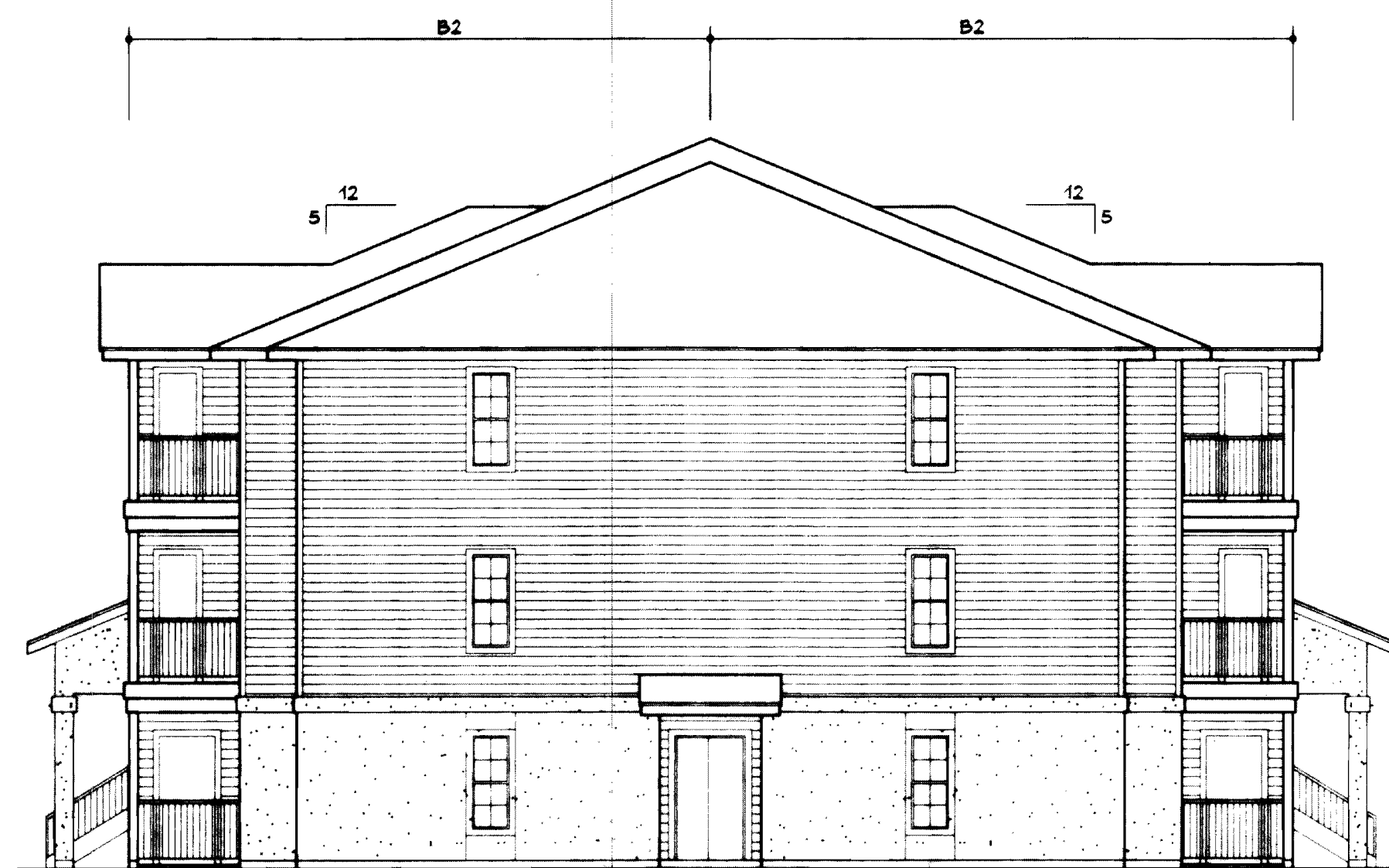


TYPICAL FOOTPRINT FOR BLDG'S 1,2,4,7,15  
BLDG'S 8,12 (3 STORY)



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





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

BUILDINGS 8, 12



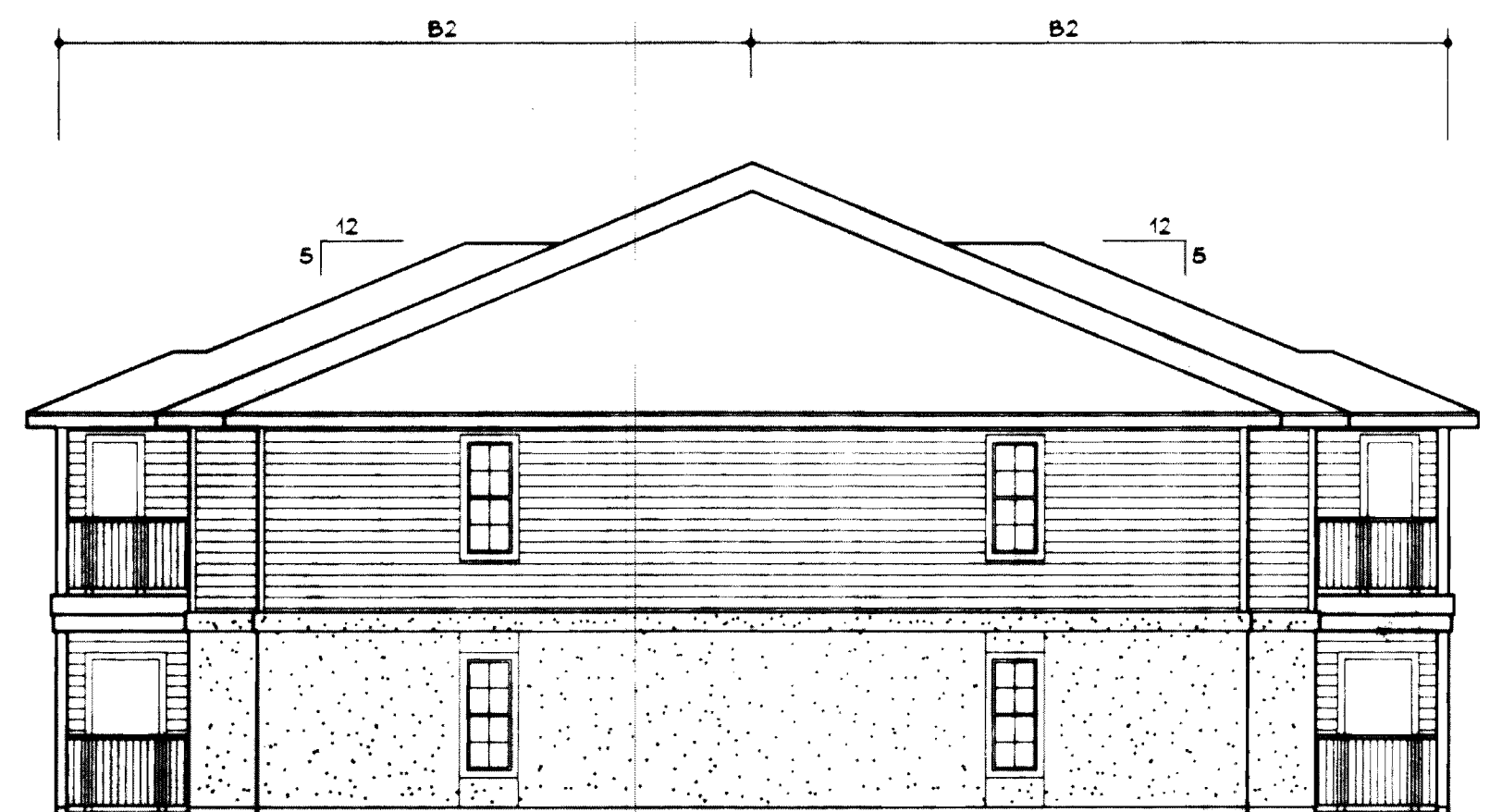
4 FRONT ELEVATION  
1/8" = 1'-0"

BUILDINGS 8, 12



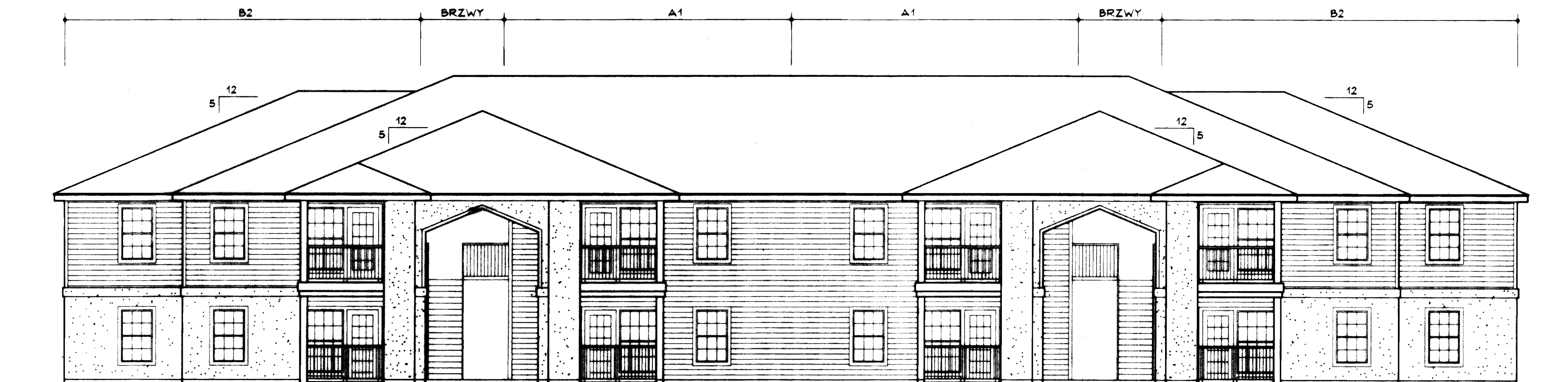
3 FRONT ELEVATION  
1/8" = 1'-0"

BUILDINGS 2, 4, 7, 15



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

BUILDINGS 1, 2, 4, 7, 15



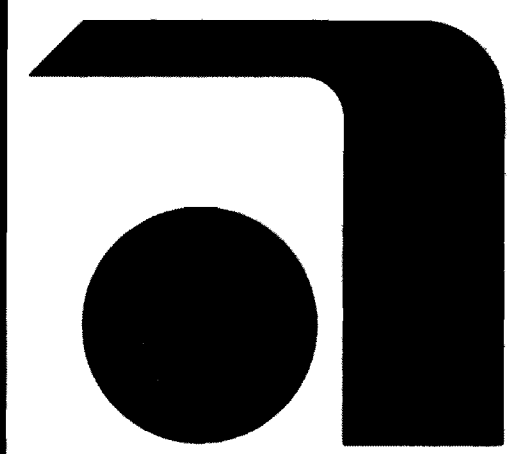
1 FRONT ELEVATION  
1/8" = 1'-0"

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 817/288-0781

DATE 14 SEP. 94

PROJECT 9311

SHEET 4-7

93-4005-1

© Archon 94

ADP ADMT. 9-19-94.  
This drawing is an instrument of service and remains the property of ARCHON CORPORATION. It may be used only for the purpose issued and may not be reproduced either in whole or in part without the written authorization of an Officer of ARCHON CORPORATION.

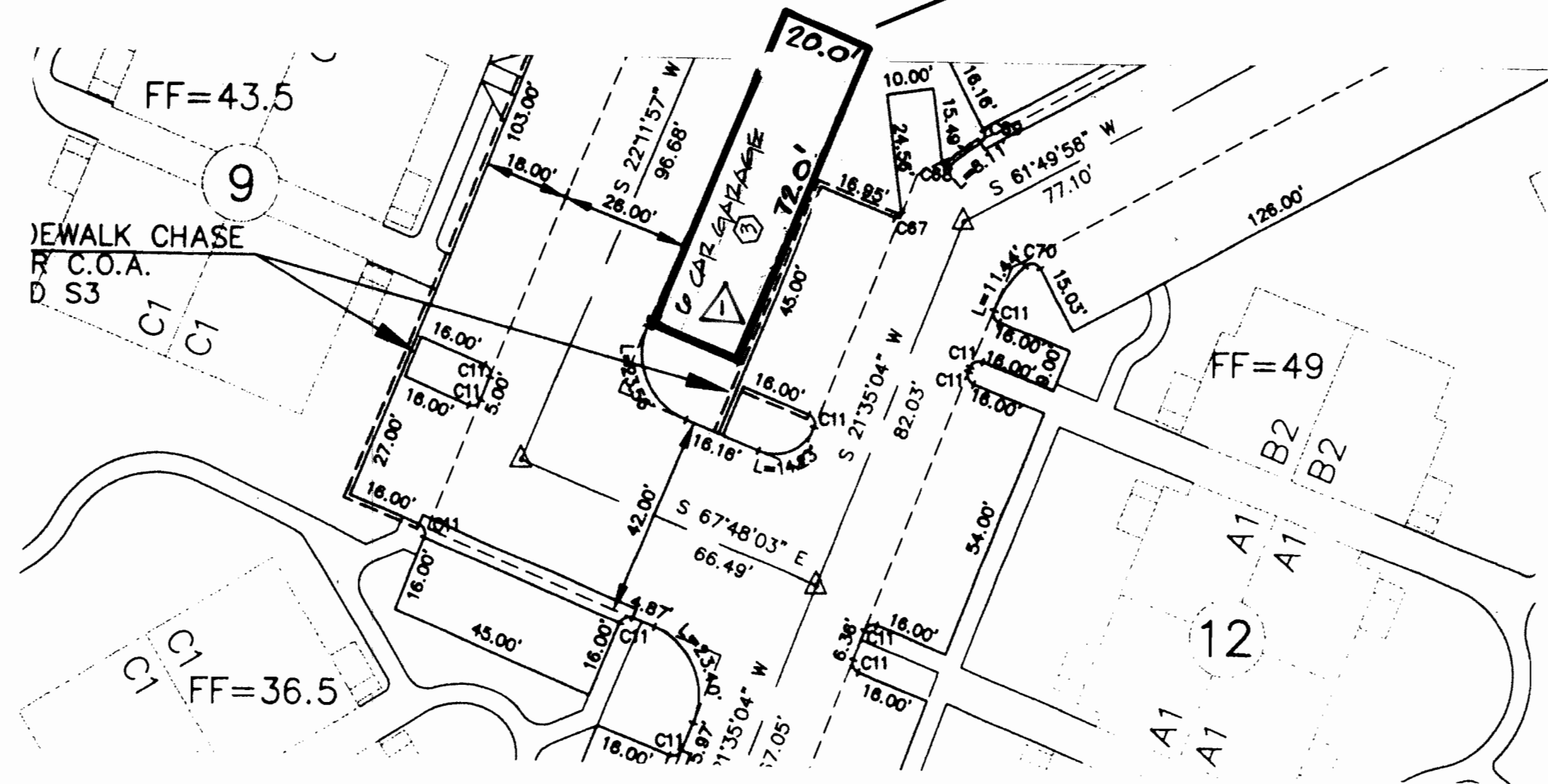
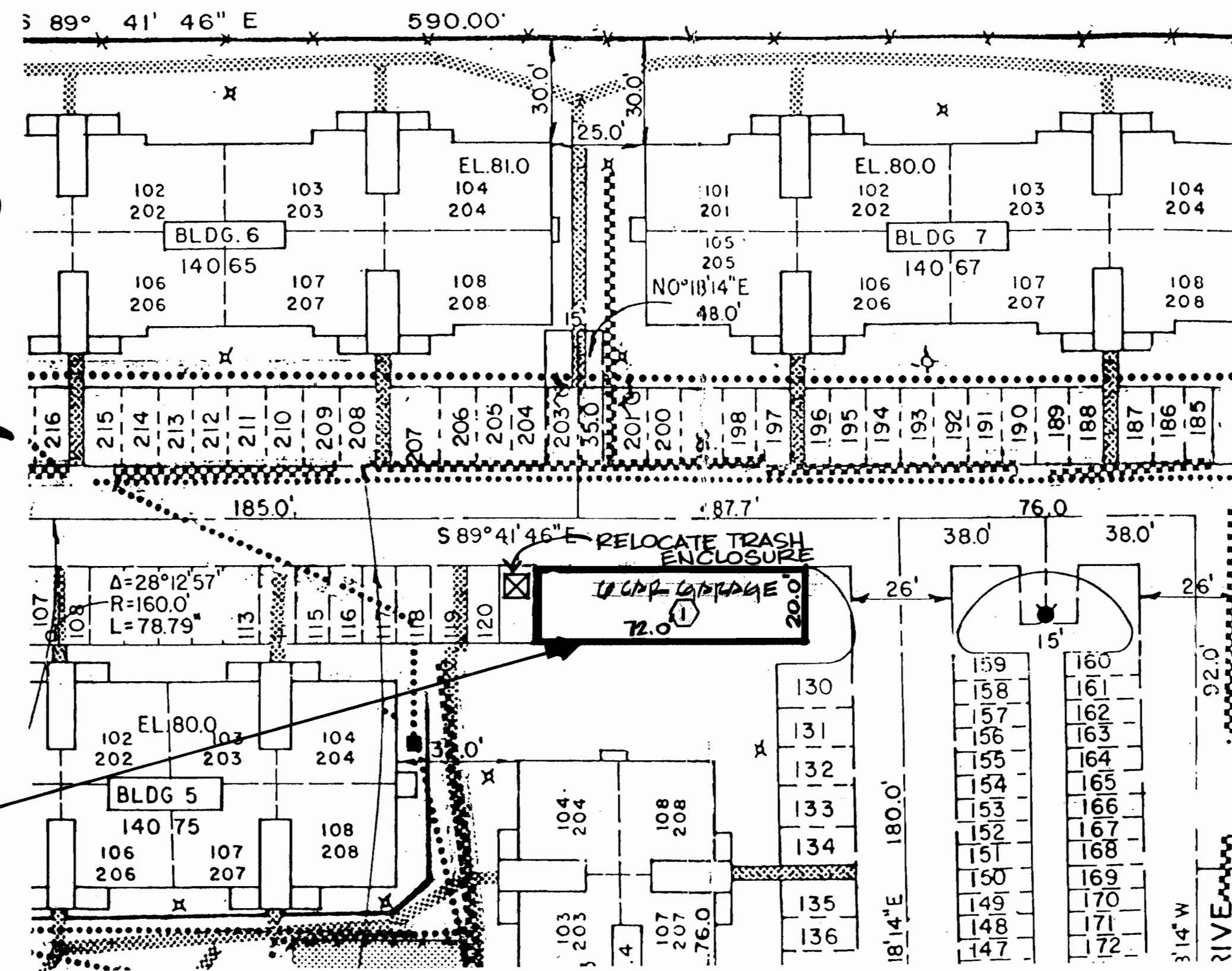
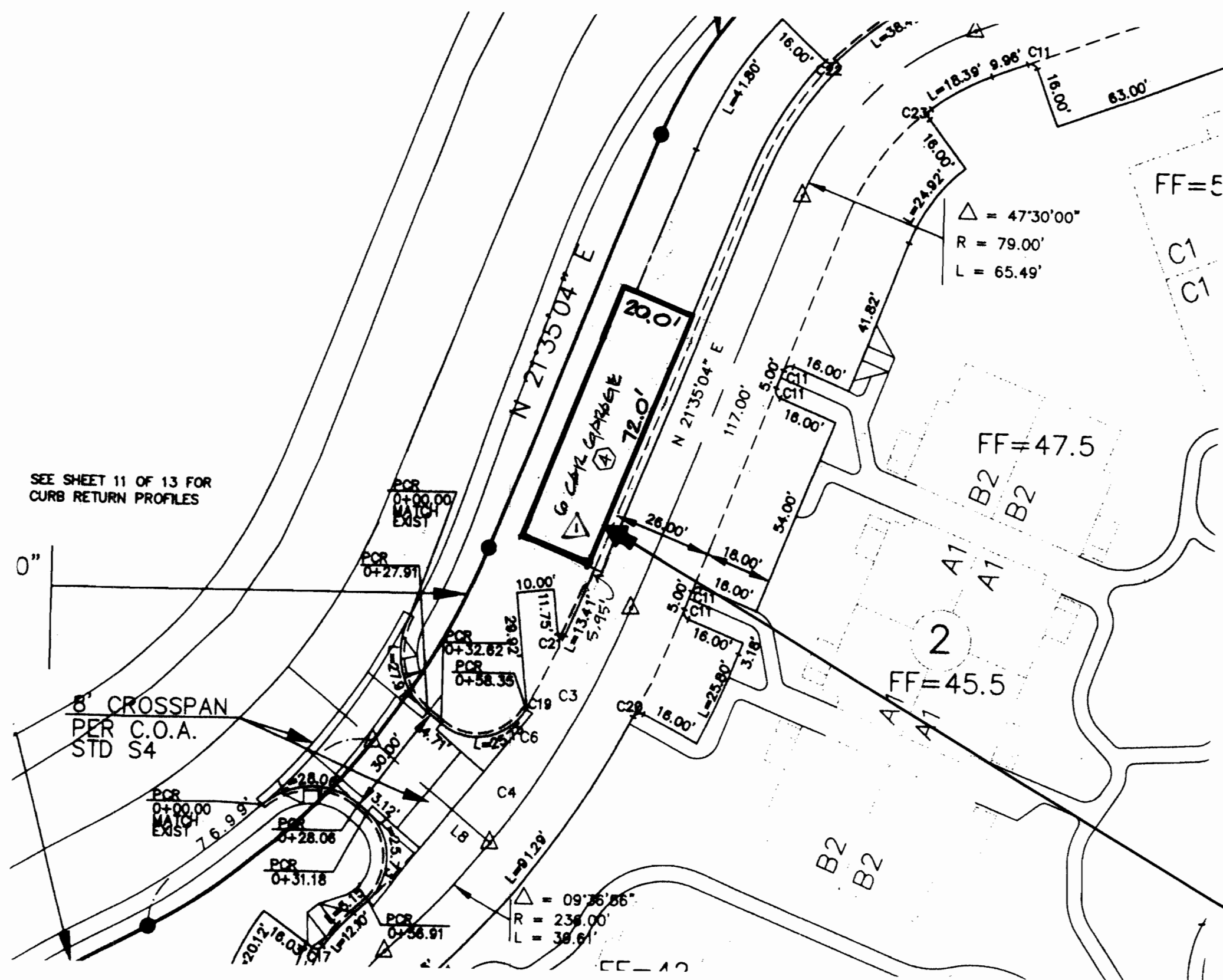


revision		
no.	date	by
1	1.14.98	SO
2	2.16.98	SO

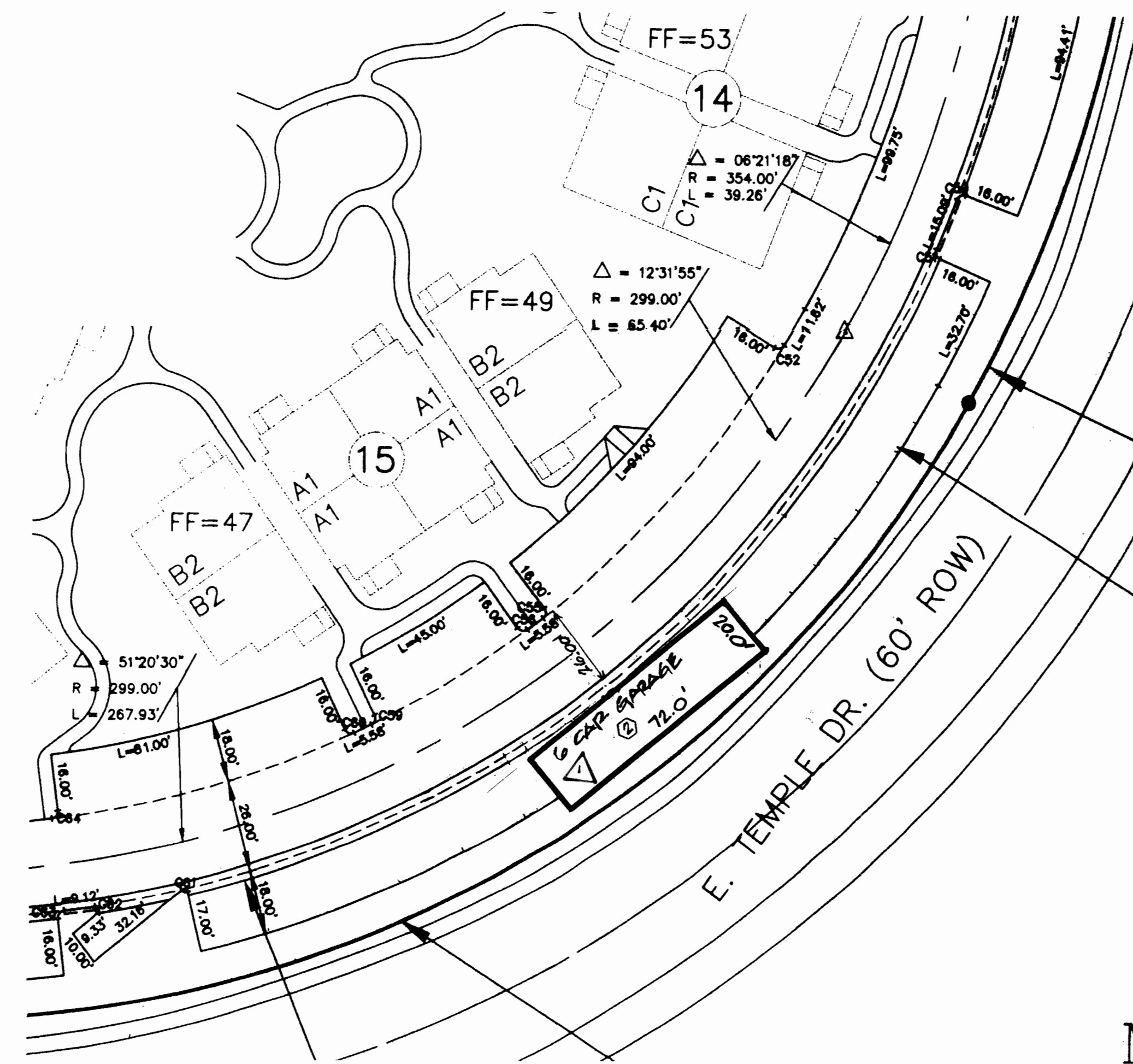
WAGNER  
ARCHITECTURAL TEAM, LTD.  
10730 E. BETTANY DR., #113  
DENVER, CO 80231  
(303) 331-4414

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

project no.  
97245  
date  
12/04/97  
drawn  
BPS  
checked  
DRW  
sheet  
SD-1  
SHEET 5-7



ADMINISTRATIVE AMENDMENTS  
ADM. AMDT. 3-4-98  
ADD 3 GARAGE BLDG. 6 CARS EACH  
ELEVATIONS 100' SHEET 6 OF 7  
ADD 1 STORAGE BLDG.  
DETAILS ON SHEET 7 OF 7

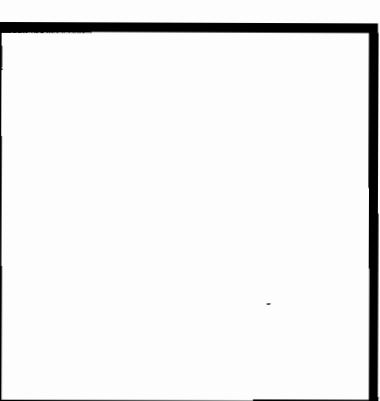


ADM. AMDT. 3-4-98

APARTMENTS AT REFLECTIONS - PHASE II 93-4003-1



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

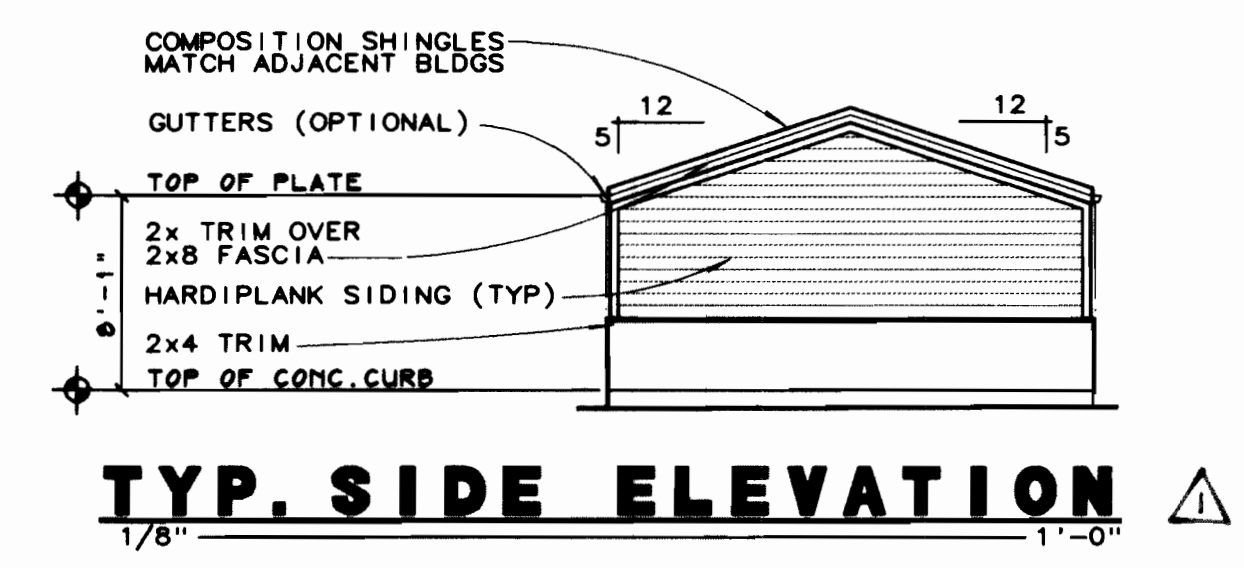
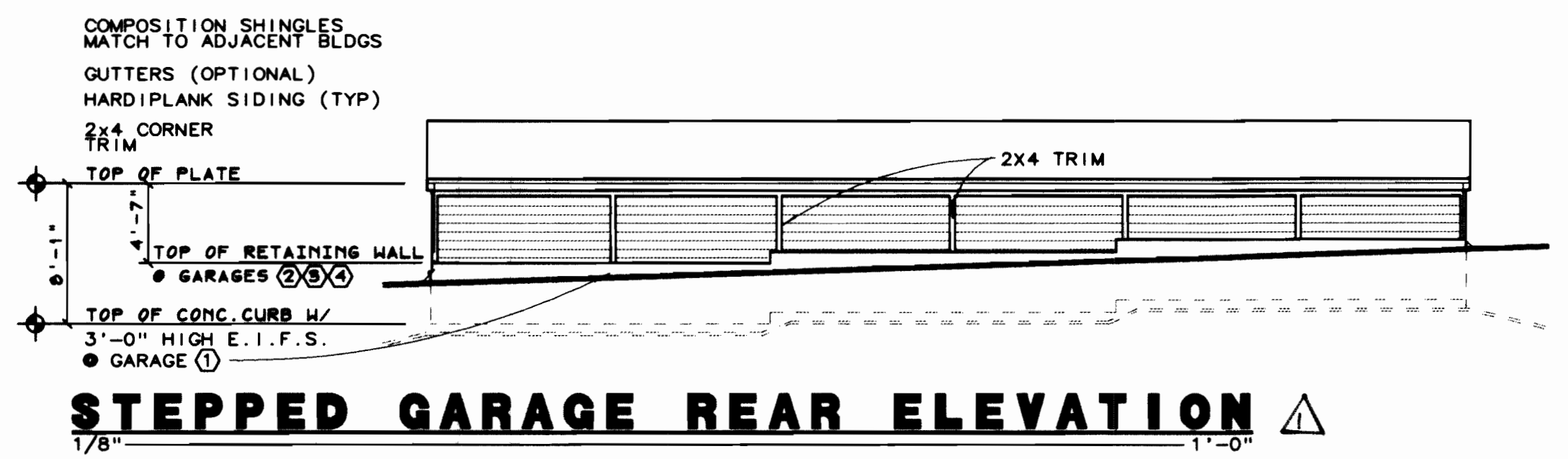
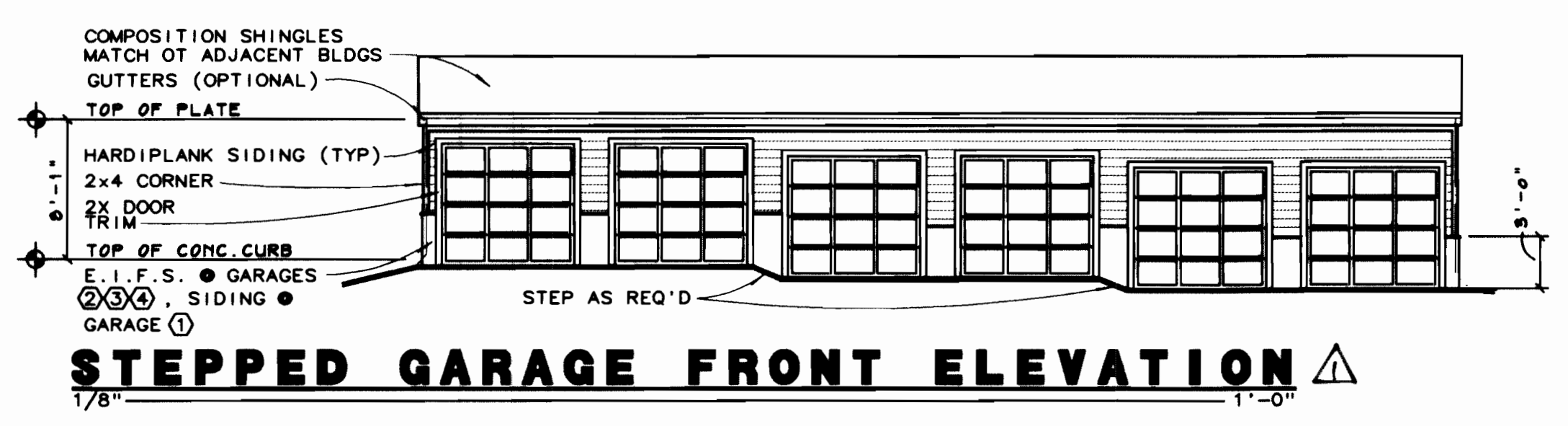
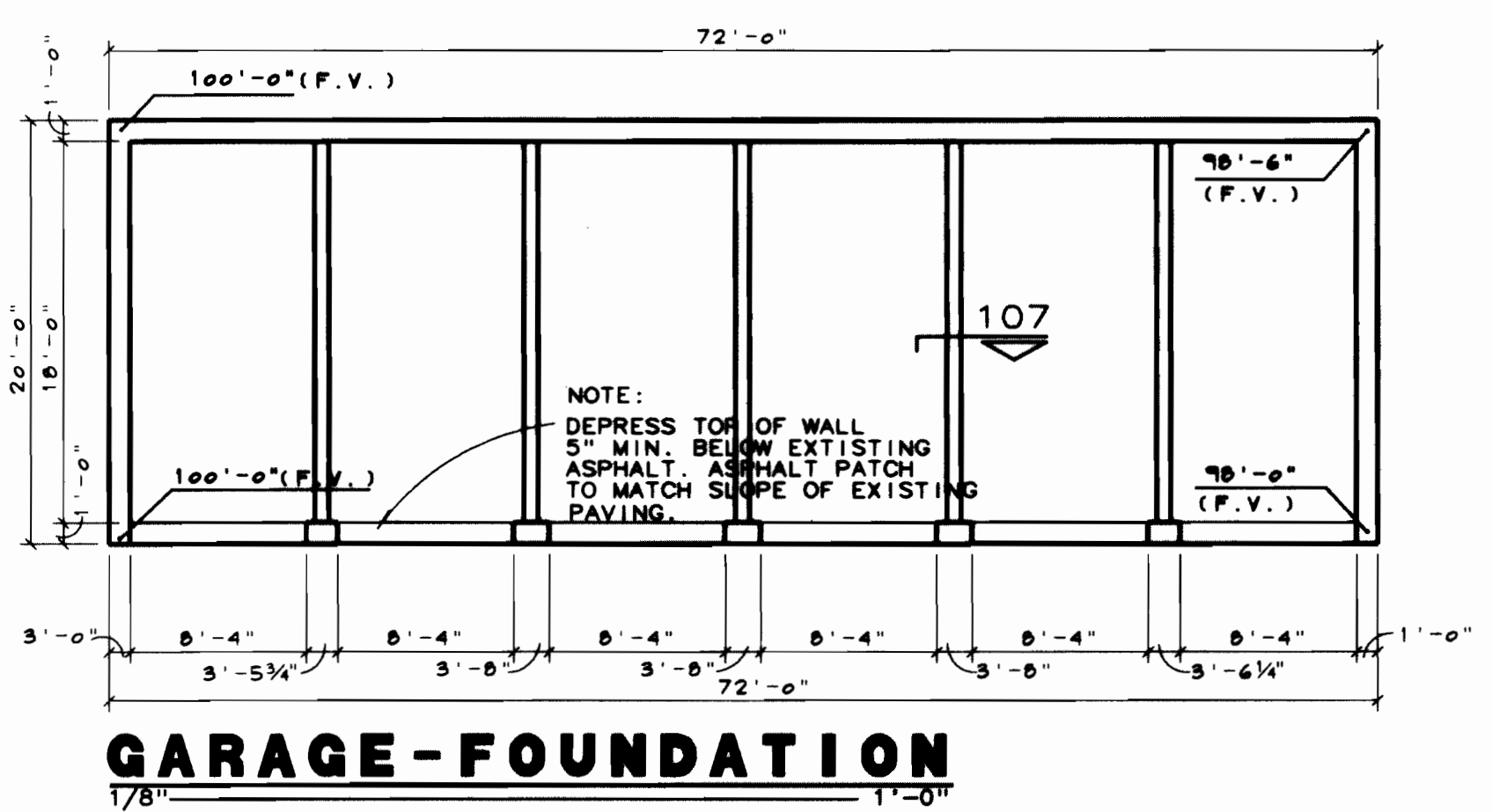
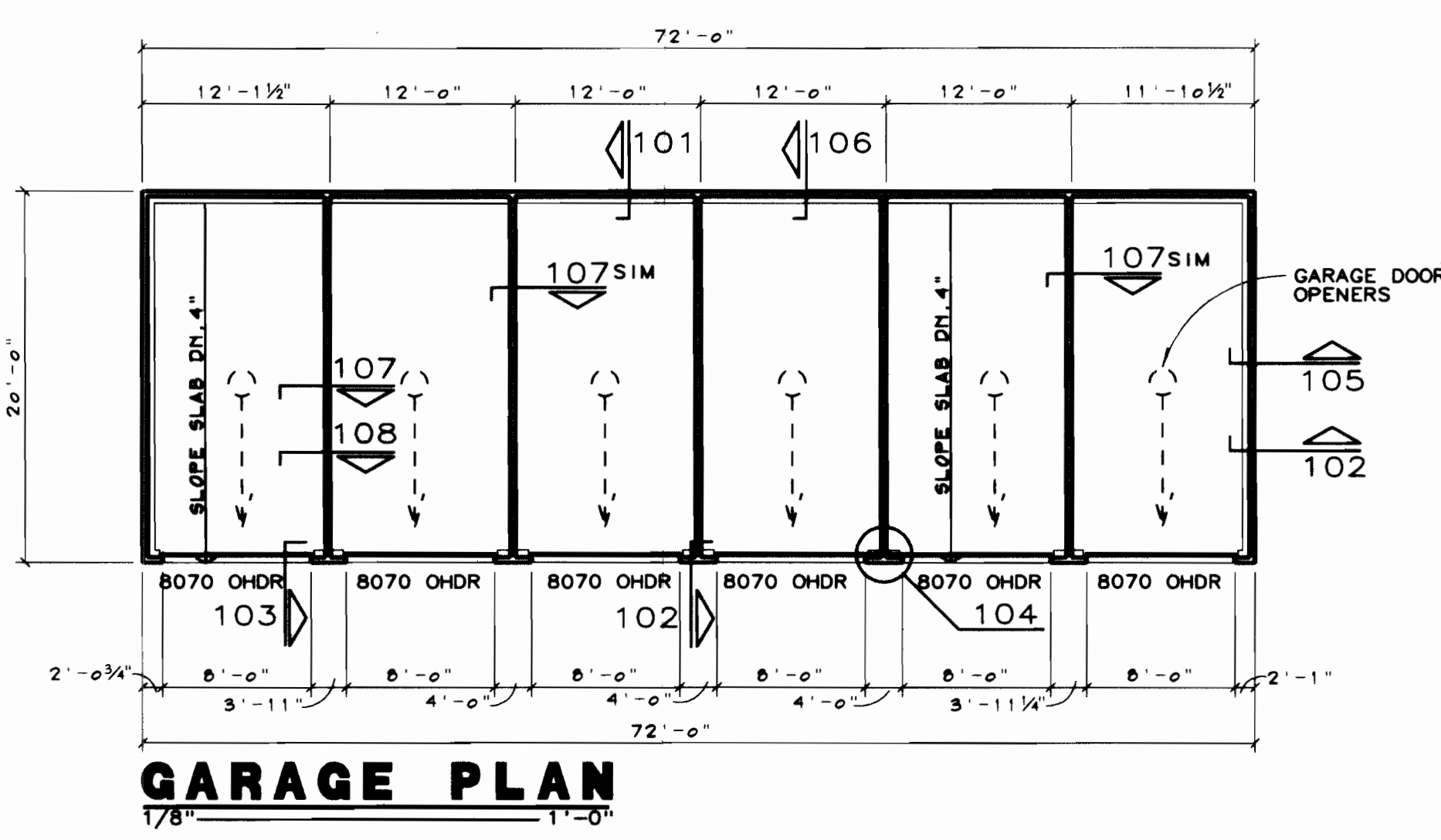


WAGNER  
ARCHITECTURAL TEAM, LTD.  
10330 E. BEATTY DR. #113  
DENVER, CO 80231  
(303) 337-8144

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

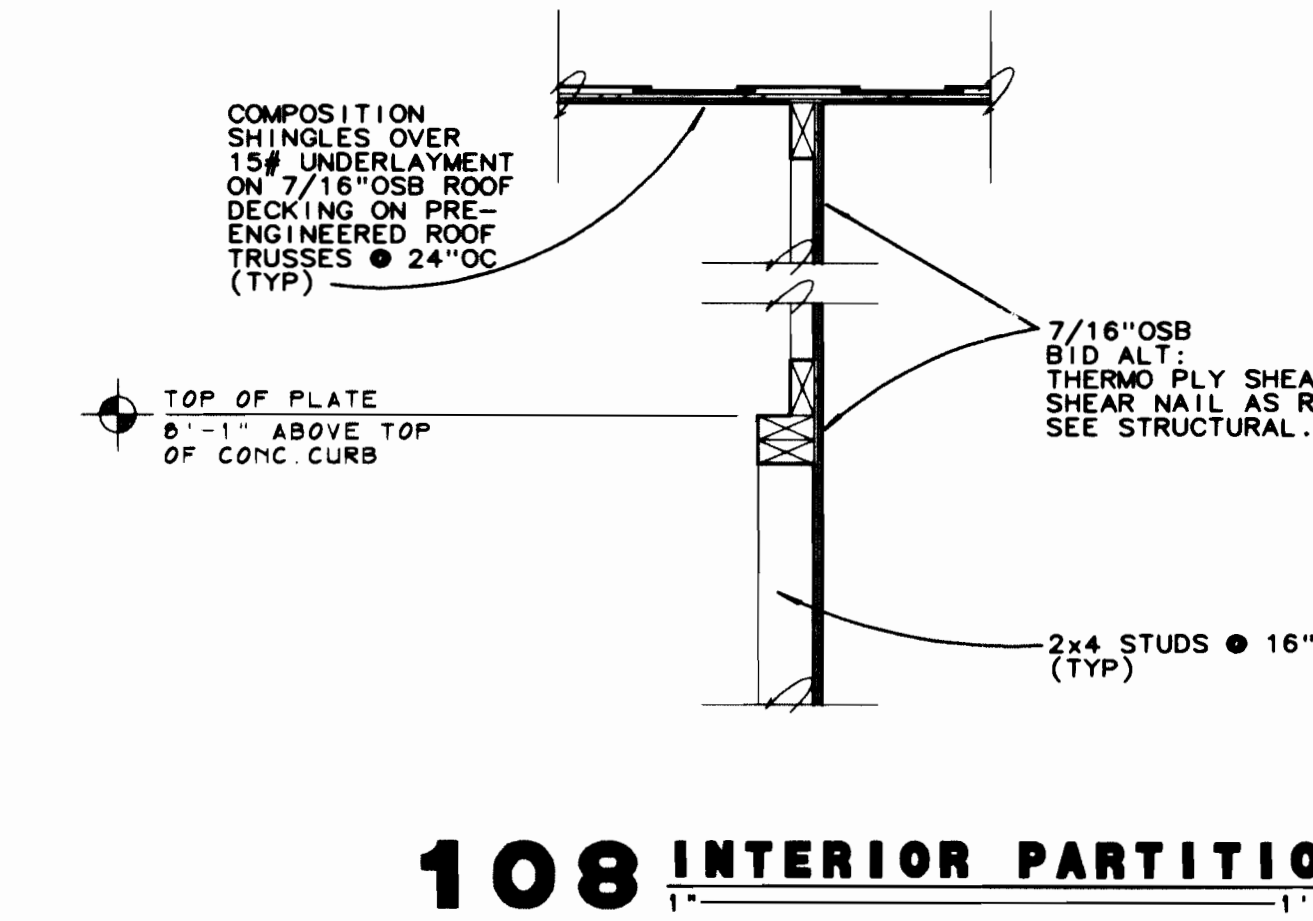
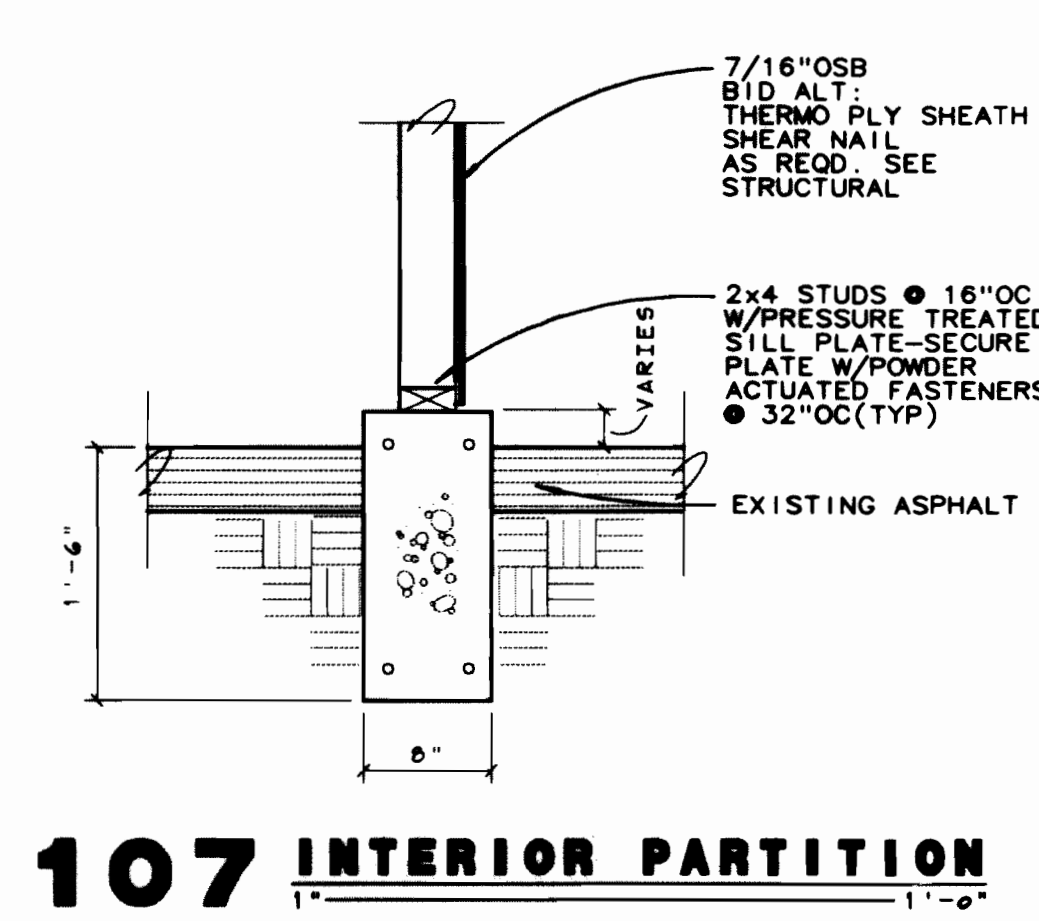
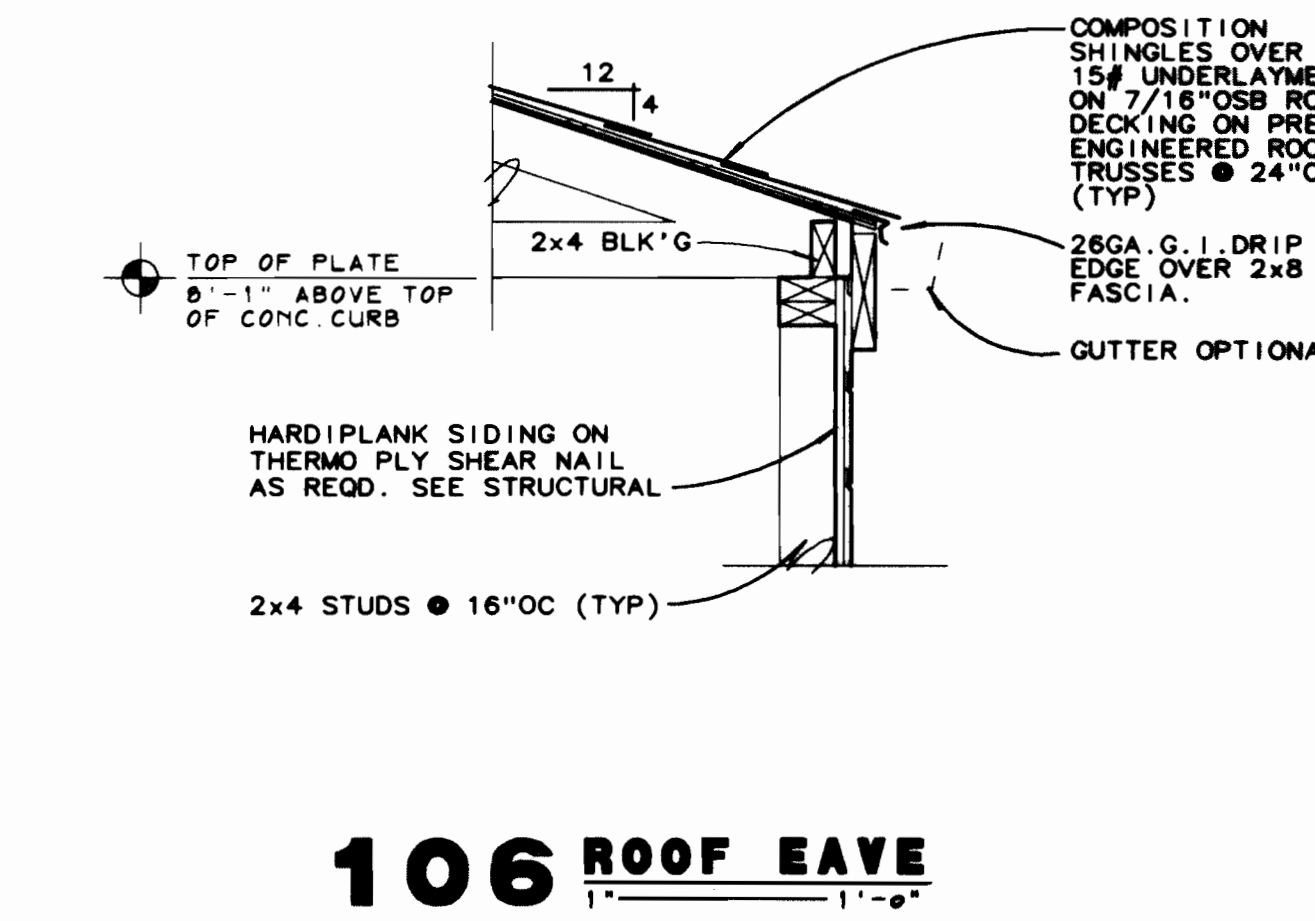
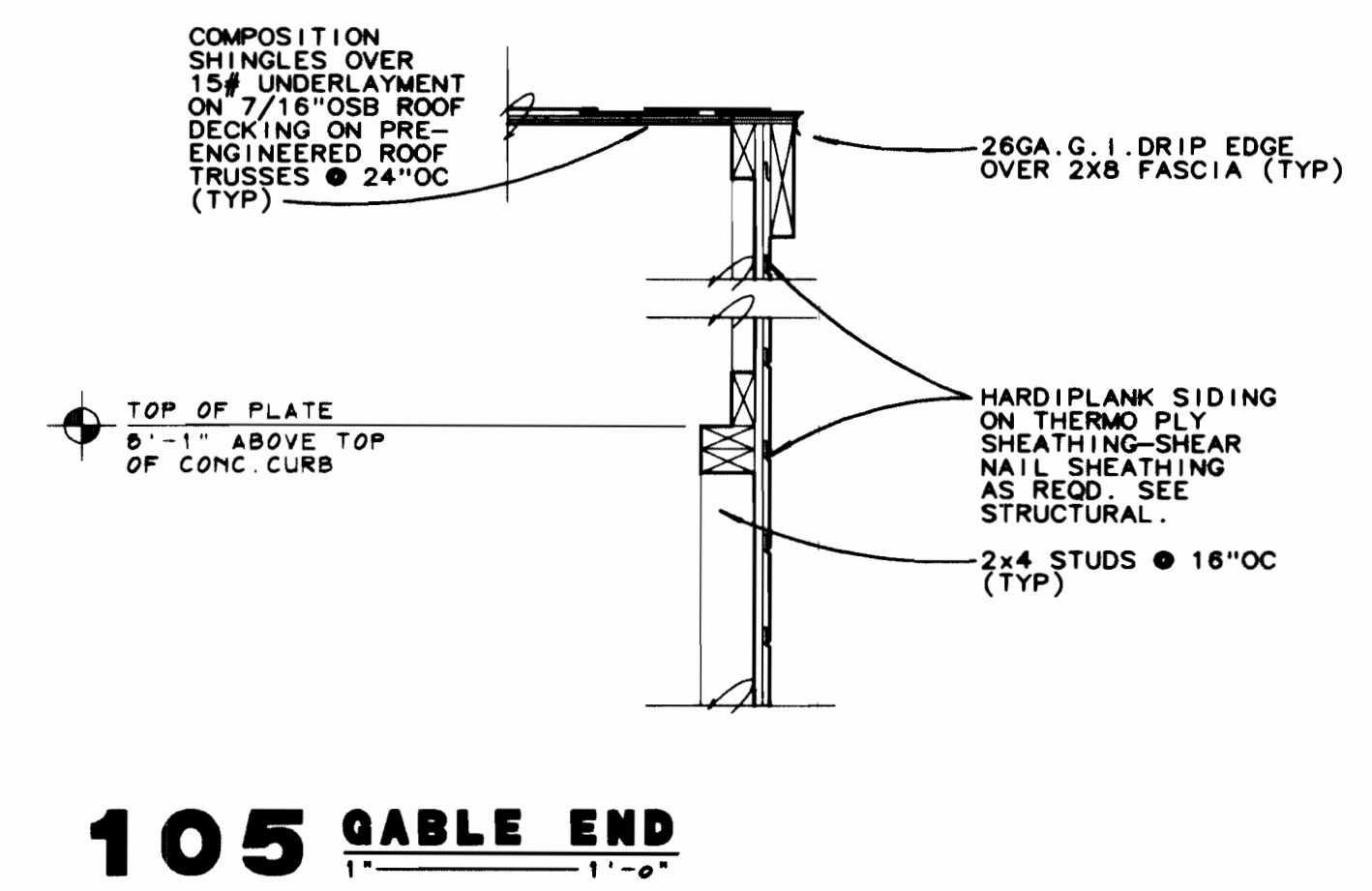
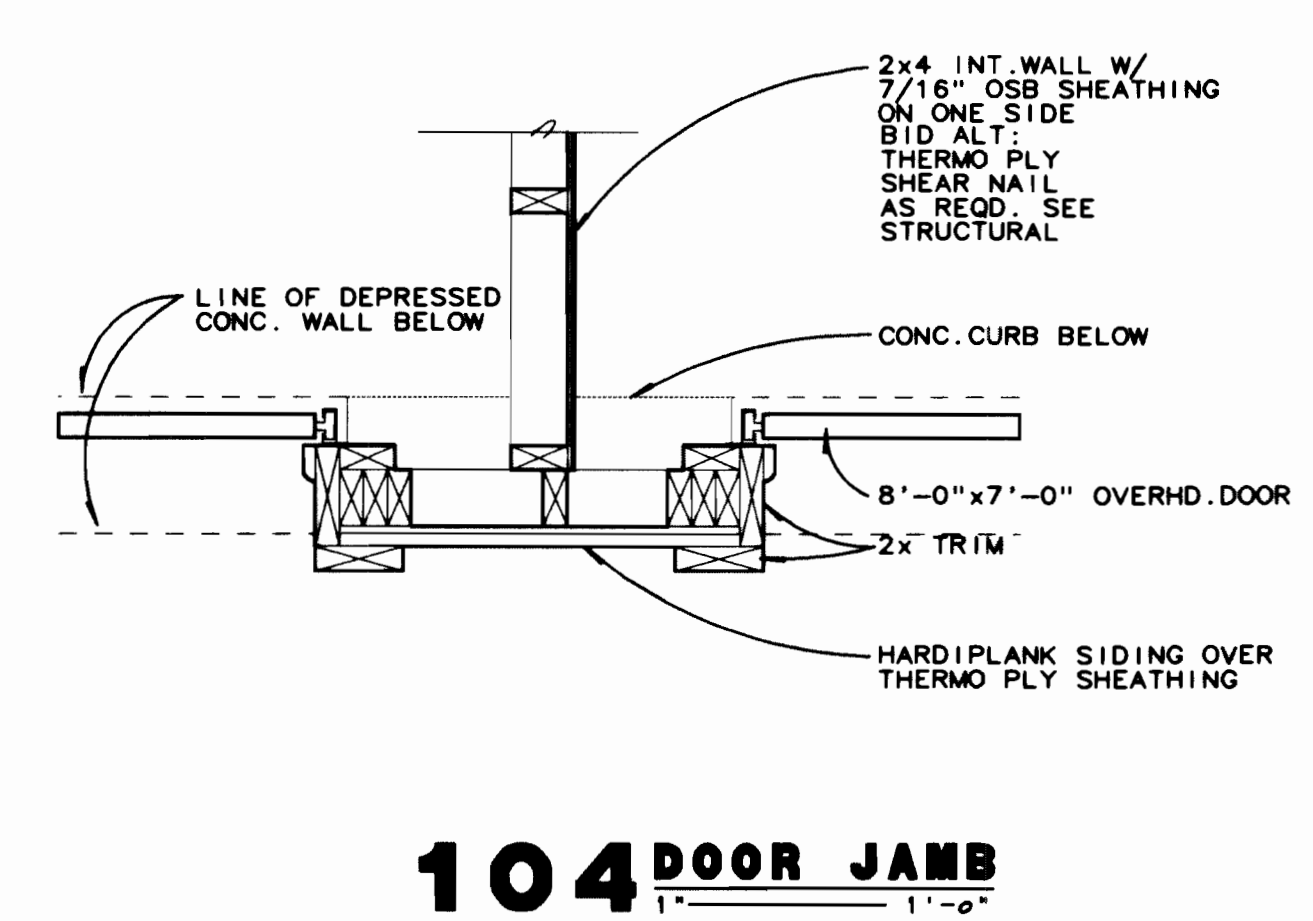
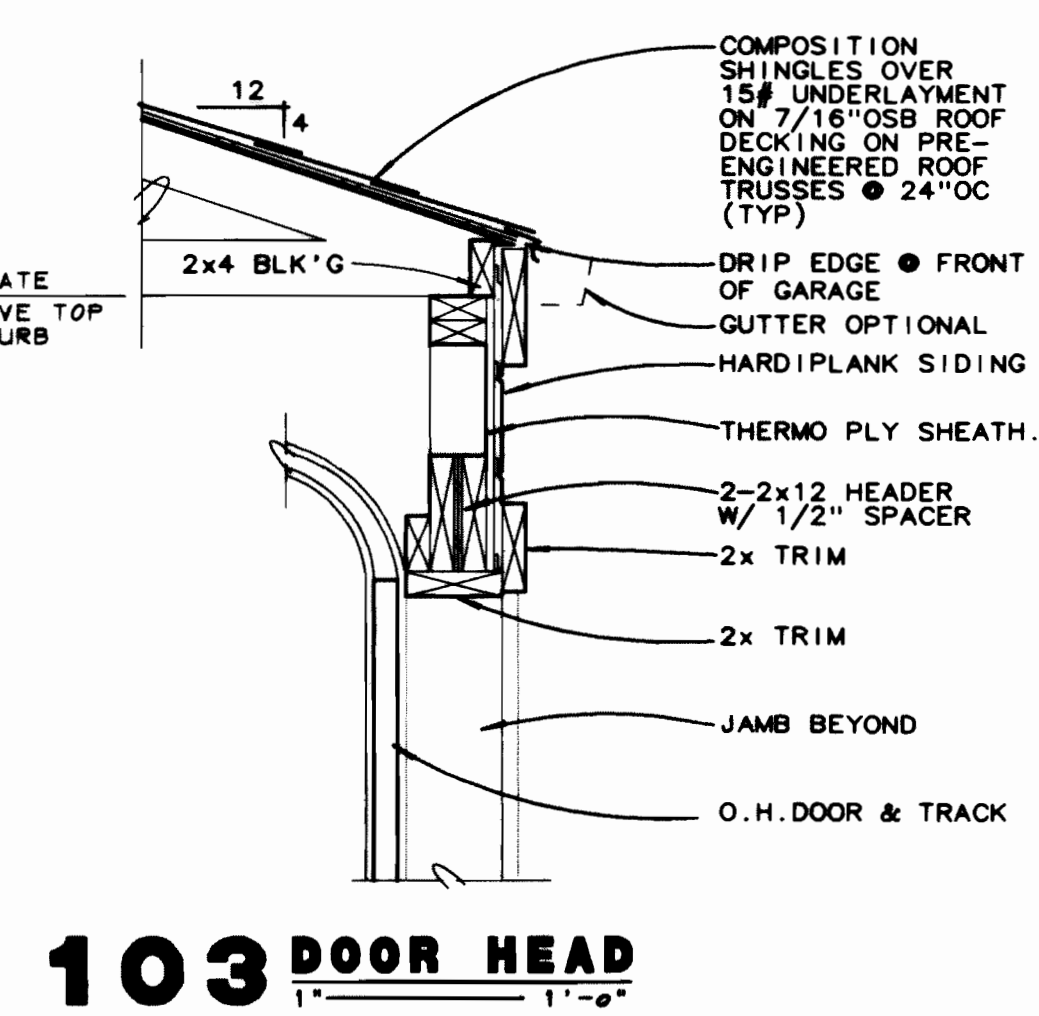
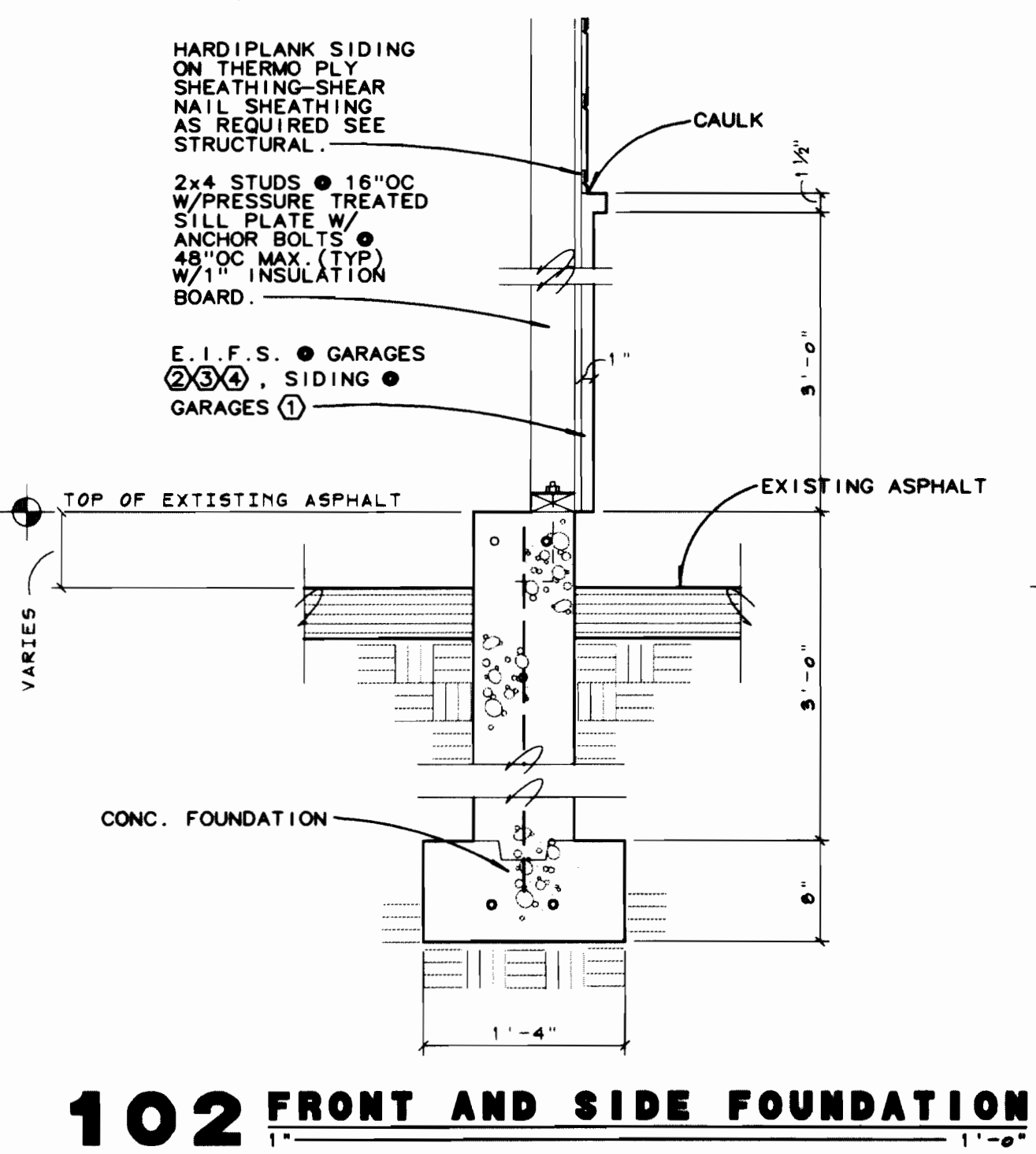
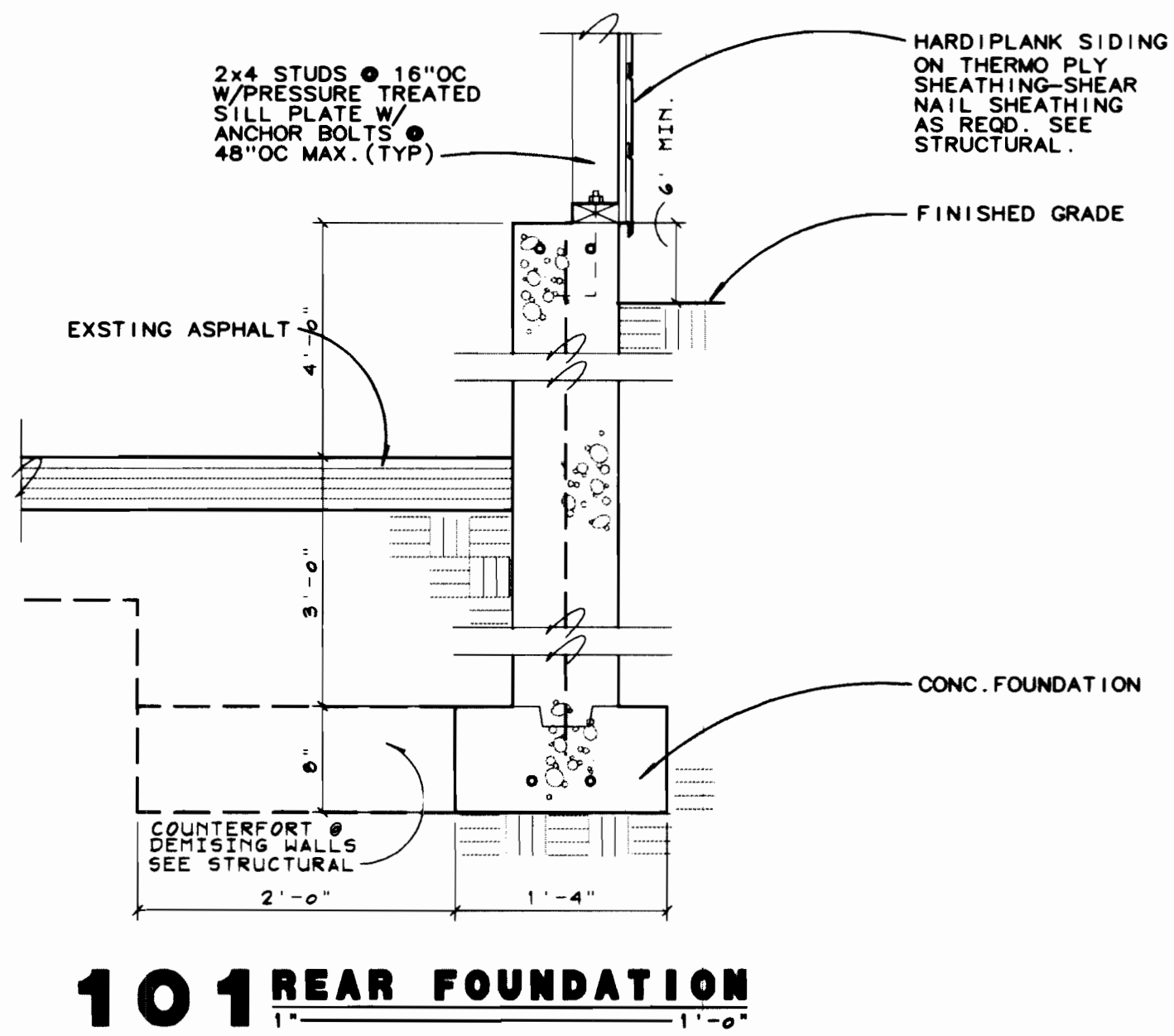
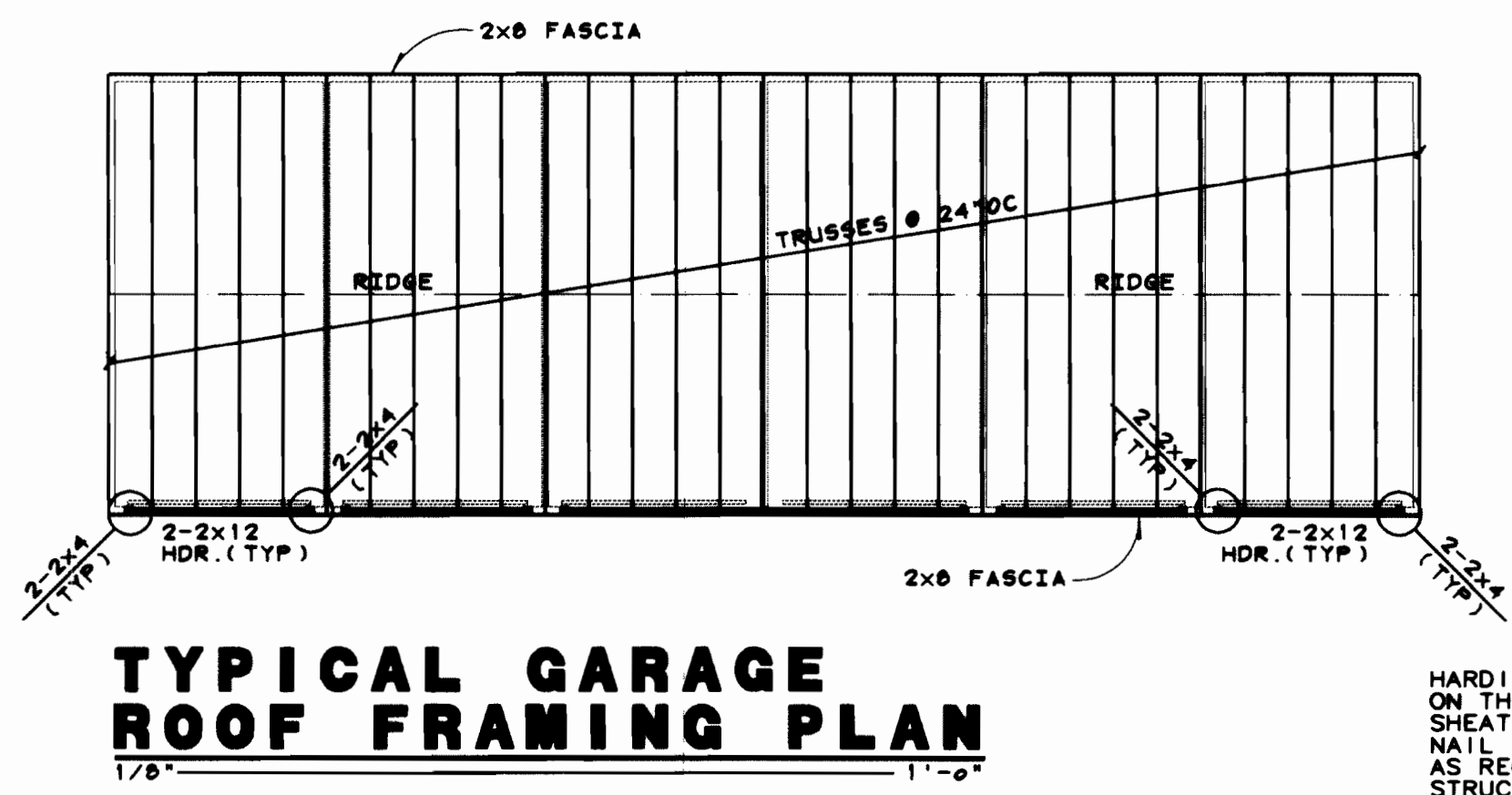
GARAGES-  
PLANS, ELEV.  
& DETAILS

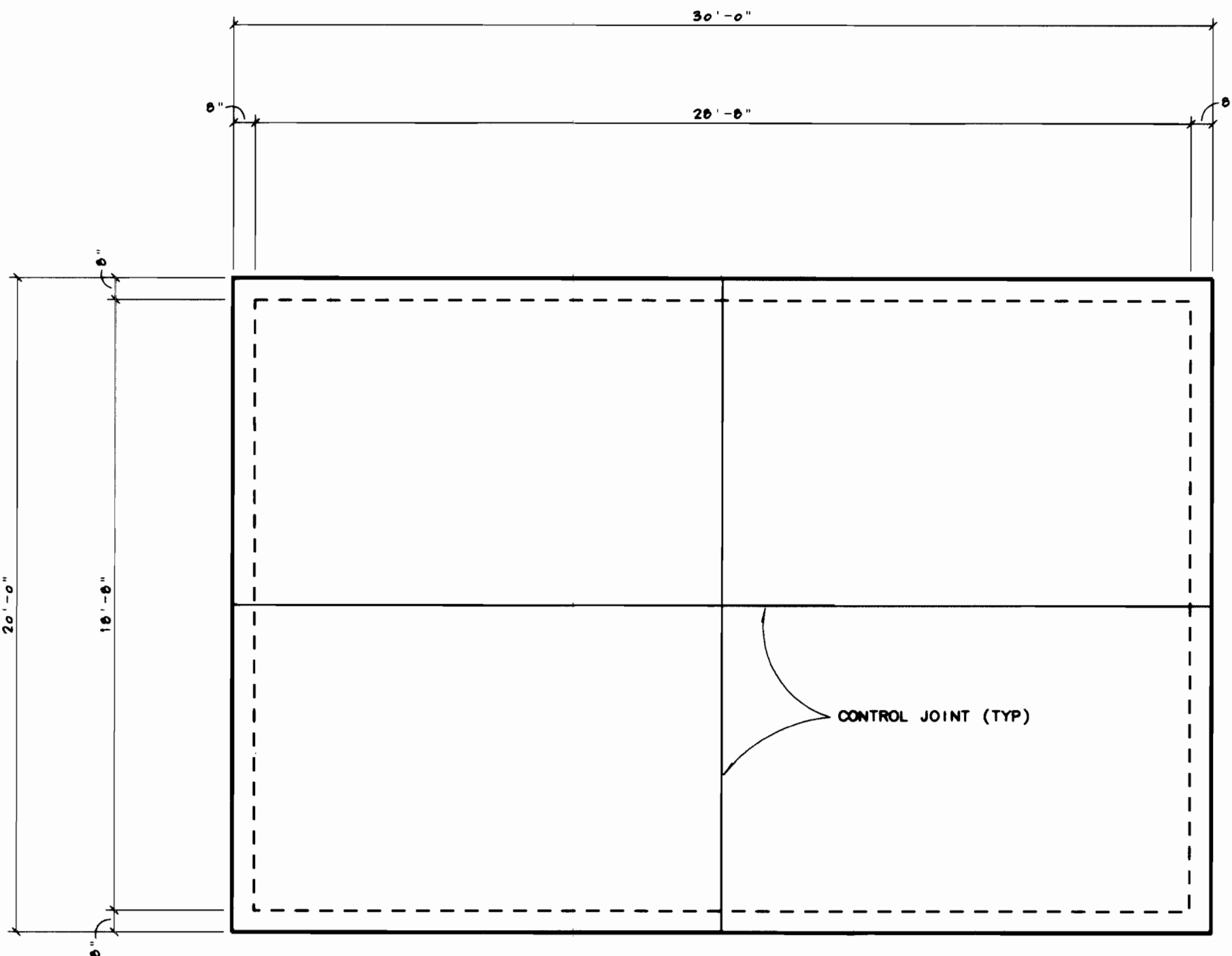
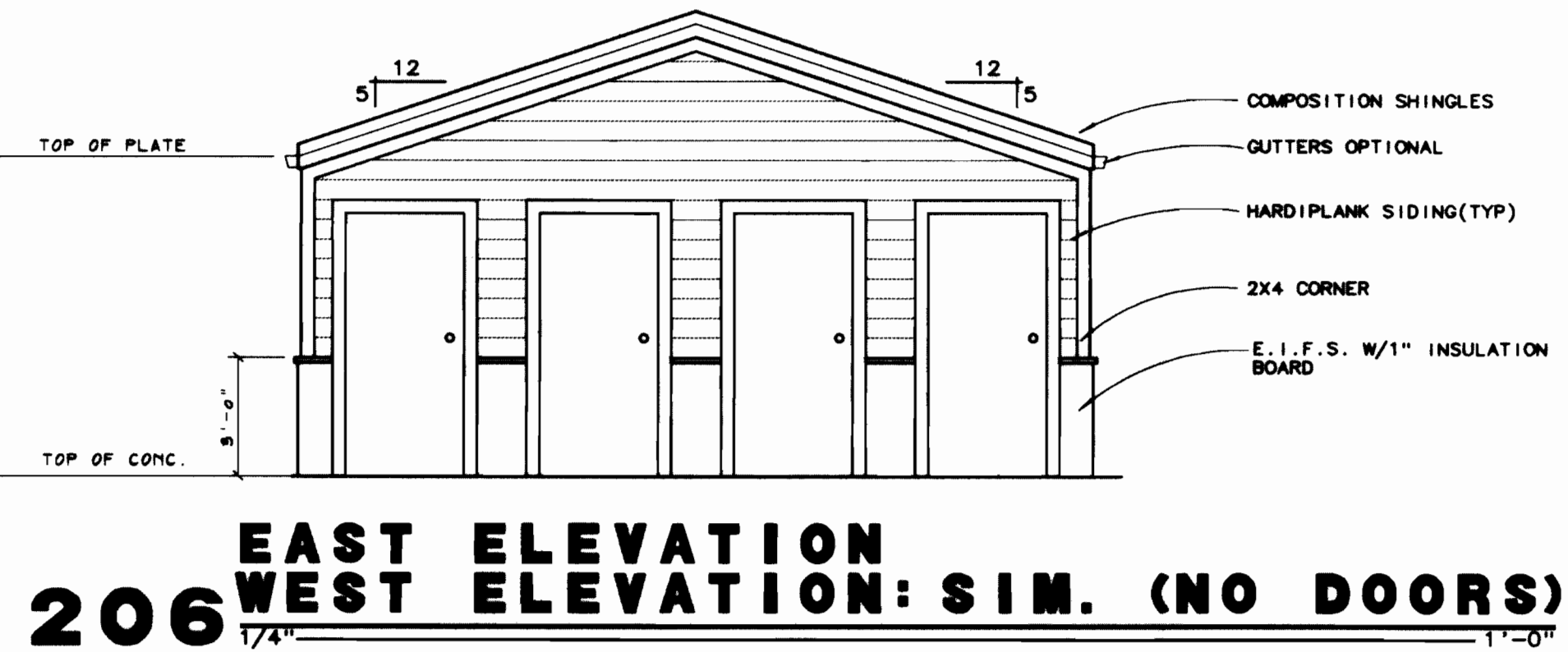
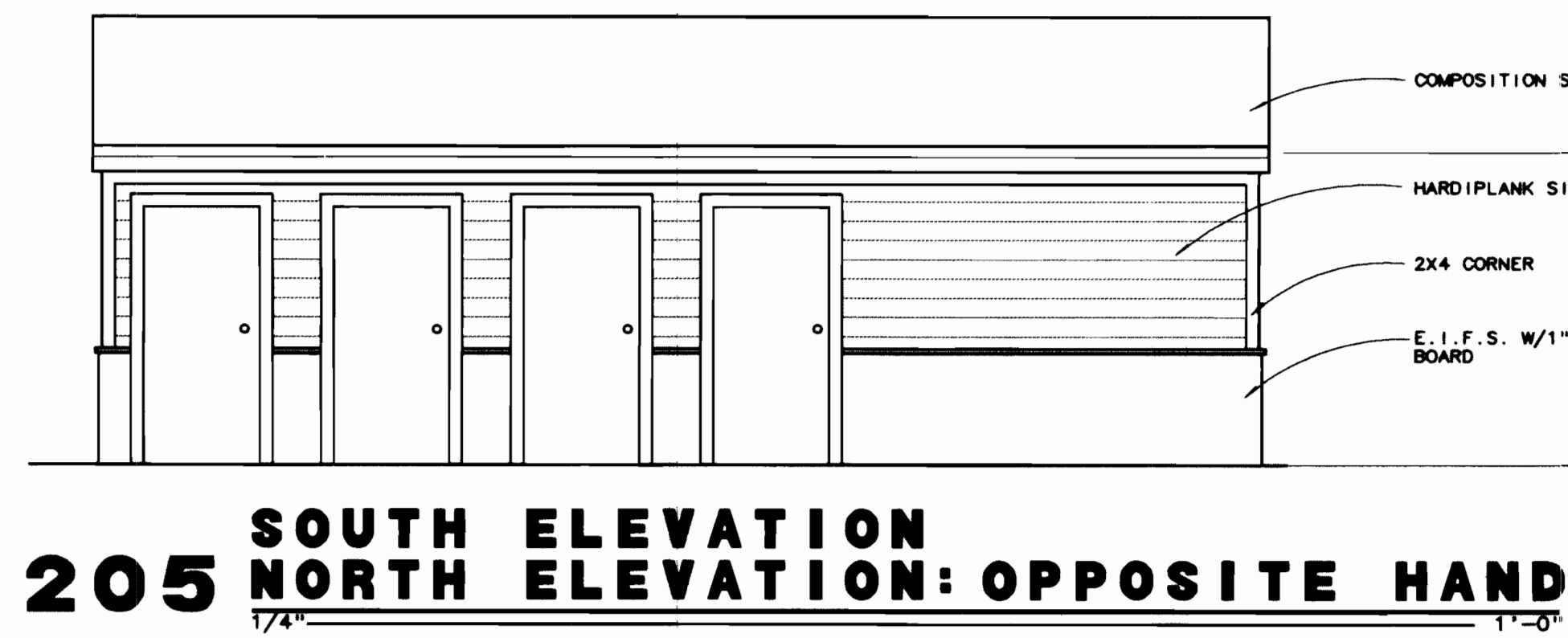
project no.  
97245  
date  
12/04/97  
drawn  
MDA  
checked  
JM-L  
sheet  
**A-1**  
Sheet 6-7



**ADMINISTRATIVE AMOUNTS**  
ADM. AMT. 3-4-98  
ADD 3 GARAGE BLDG.  
FOR LOCATIONS 308 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.





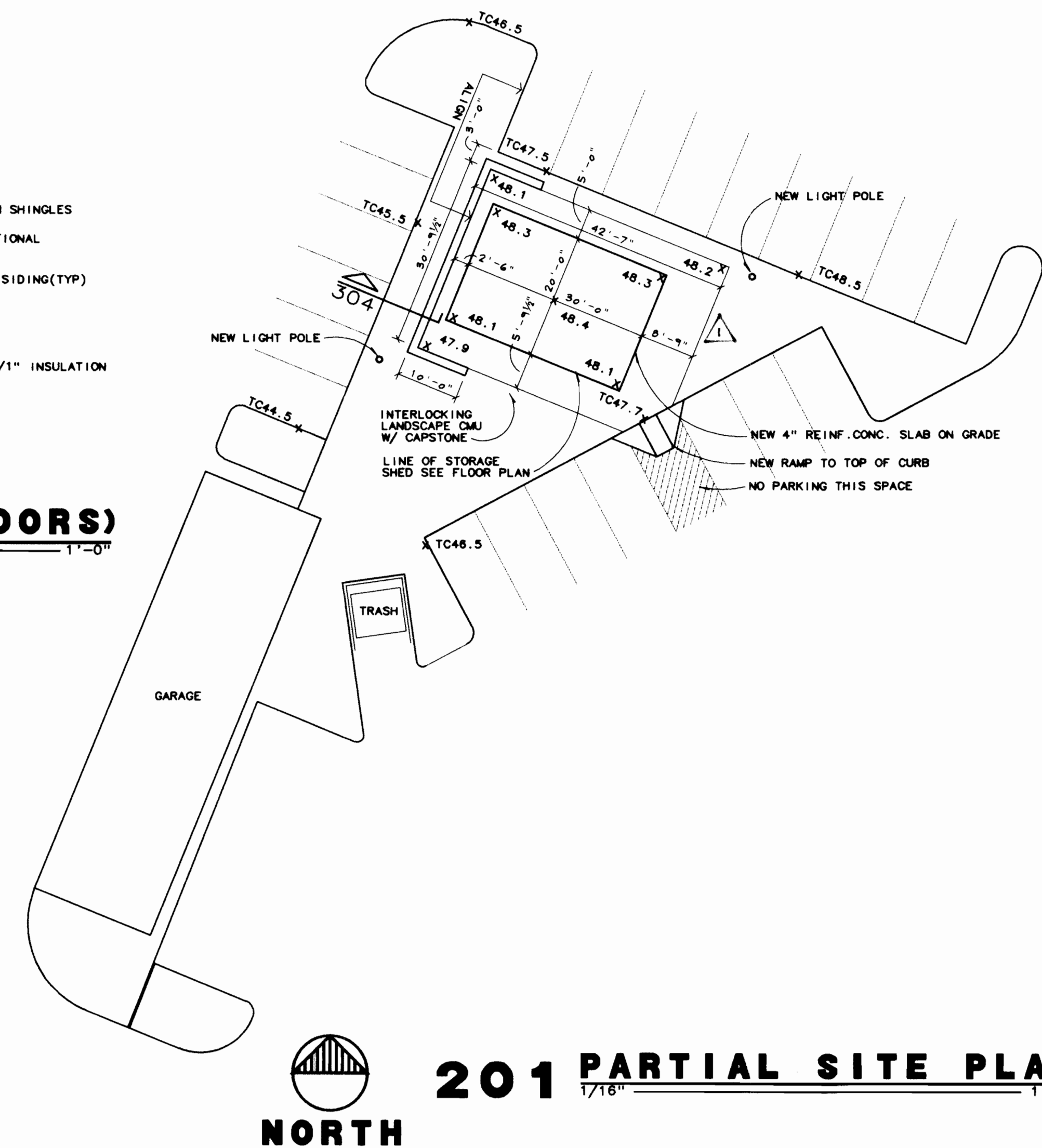
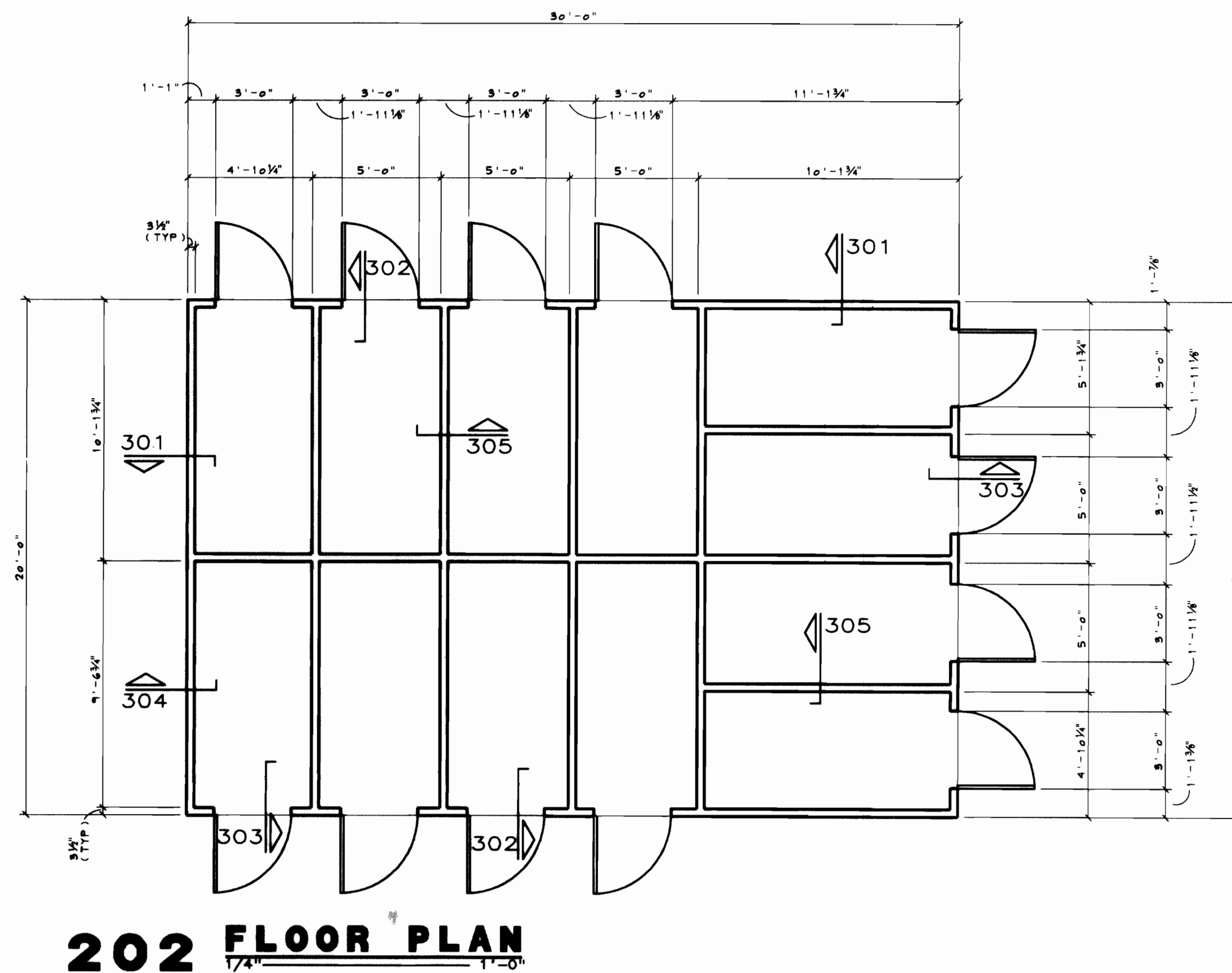
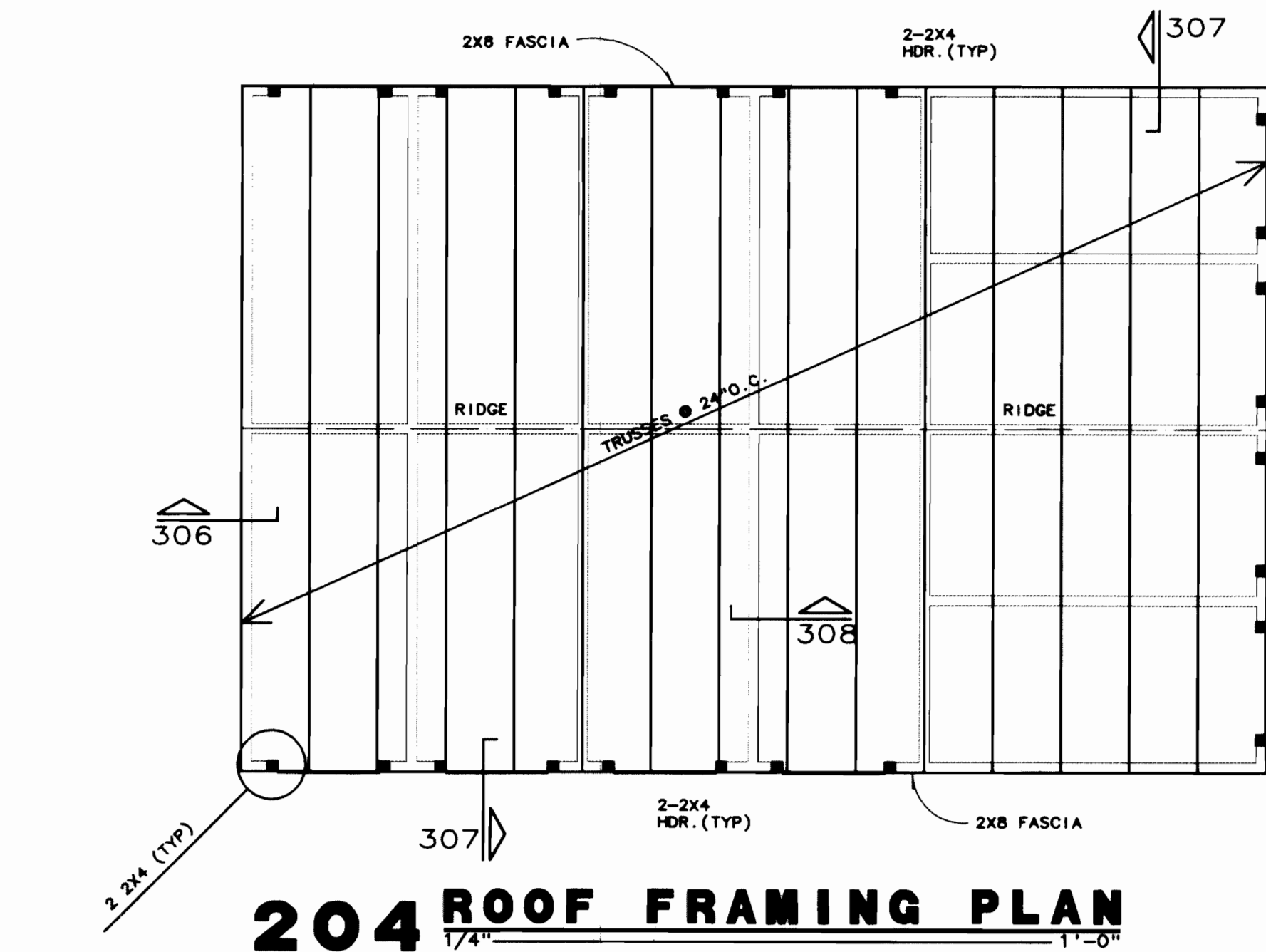
GENERAL NOTES:

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 TO MAINTAINING 6\"/>
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.



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	COEGLAUDUS DIOICUS	2-2 1/2" CALIPER, B&B
THORNLESS HONEYLOCUST	GLEDITSIA TRIANCANTYROS 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. "KUBERS BECHTEL"	1 1/2-2" CALIPER, B&B or 6-8" HEIGHT, B&B
WENPORT PLUM	PRUNUS CERASIFERA "WENPORT"	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	PIBUS PONDEROSA	6-8" HEIGHT, B&B
PINTON PINE	PIBUS EDULIS	6-8" HEIGHT, B&B
AUSTRIAN PINE	PIBUS NIGRA	6-8" HEIGHT, B&B
COLORADO BLUE SPRUCE	PICEA PUNGENS "GLAUCA"	6-8" HEIGHT, B&B
SCOTCH PINE	PIBUS SYLVESTRIS	6-8" HEIGHT, B&B
WHITE FIR	ABIES CONCOLOR	6-8" HEIGHT, B&B

SHRUBS QUANTITY TO BE DETERMINED

BUFFALO JUNIPER	JUNIPERUS SABINA "BUFFALO"	5 GALLON
HUGHES JUNIPER	JUNIPERUS HORIZONTALIS "HUGHES"	5 GALLON
TAM JUNIPER	JUNIPERUS SABINA "YAMARTSCIPOLIA"	5 GALLON
SEA GREEN JUNIPER	JUNIPERUS CHIRENSIS "SEA GREEN"	5 GALLON
REDLEAF BARBERRY	BERBERIS THUNBERGII ATROPURPUREA	5 GALLON
DWARF BURNINGBUSH	EGONYMUS ALATUS COMPACTA	5 GALLON
CRANBERRY COTONEASTER	COTONEASTER APICULATA	5 GALLON
ALPINE CURRANT	RIBES ALPINUM	5 GALLON
MUGO PINE	PIBUS MUGO MUGUS	5 GALLON
SNOWMOUND SPIREA	SPIRAEA NIPPONICA	5 GALLON
COMPACT OREGON GRAPE	MAHONIA 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

GROUNDCOVER QUANTITY TO BE DETERMINED

ENGELMANN IVY	PARTHENOCISSUS QUINQUEFOLIA "ENGELMANNI"	1 QUART, 15-18" O.C.
CREeping MAHONIA	MAHONIA REPENS	1 QUART, 15-18" O.C.
PURPLE WINTERCREPPER	EGONYMUS FORTUNEI "COLORATUS"	1 QUART, 15-18" O.C.

TURF QUANTITY TO BE DETERMINED (114,910 SF MAXIMUM)

ALL LANDSCAPE AREAS NOT MULCHED, GRAVELED OR OTHERWISE PLANTED WITH LANDSCAPE PLANT MATERIAL ARE TO BE SODED WITH BLUEGRASS/PESCUE. QUANTITY OF BLUEGRASS/PESCUE SOE SHALL NOT EXCEED 50% OF THE OPEN SPACE AREA AS STATED IN THE CITY OF AURORA APPLICATION FORM GUIDEBOOK.

LEGEND

	LARGE DECIDUOUS TREE
	ORNAMENTAL DECIDUOUS TREE
	EVERGREEN TREE
	SHRUBS/GROUNDCOVER (1:20 PLAN)
	SHRUB/GROUNDCOVER BED w/MULCH or GRAVEL (1:50 PLAN)
	BLUEGRASS/PESCUE SOD
	RETAINING WALL
	WROUGHT IRON FENCE
	WATER METER w/EASEMENT
	FIRE HYDRANT w/EASEMENT
	HANDICAP ACCESSIBLE WALK

REFLECTIONS APARTMENTS

AURORA, COLORADO

SECURITY CAPITAL GROUP

LANDSCAPE PLAN

22 NOVEMBER 1993

SHEET 1 of 2

REVISED 30 NOVEMBER 93

REVISED 22 DECEMBER 93

REVISED 03 JANUARY 94

97-4005-1



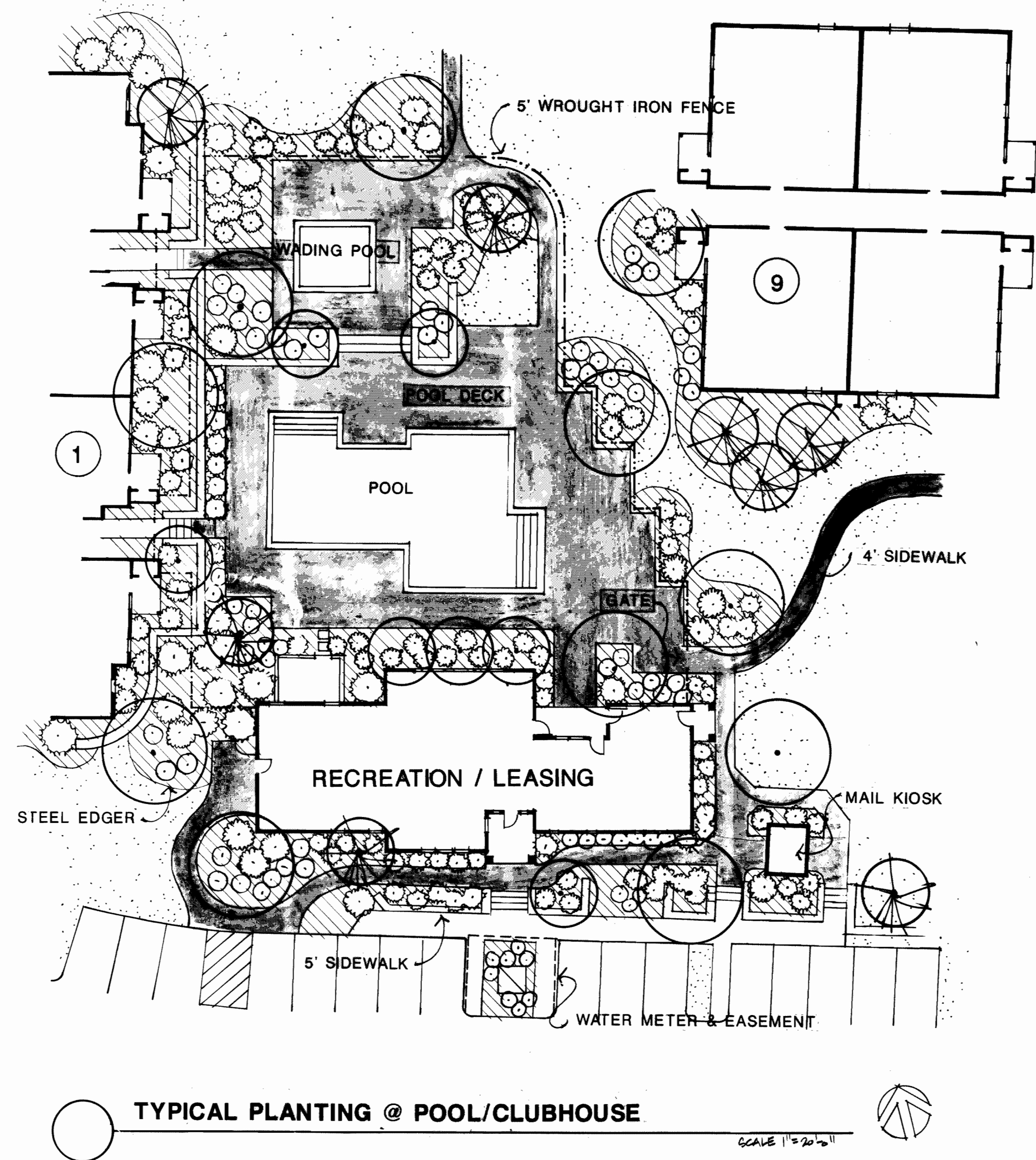
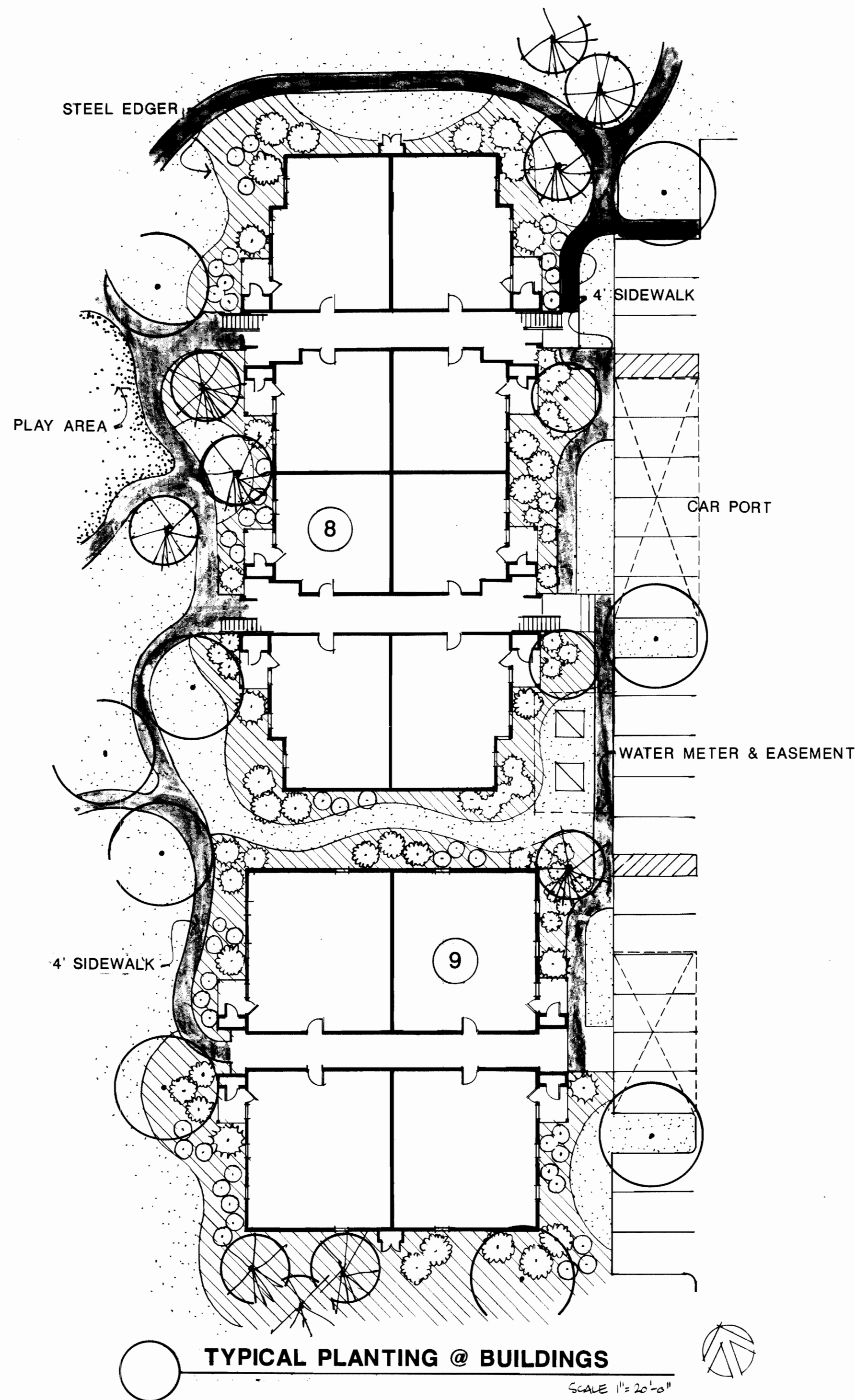
1 SITE PLAN - LANDSCAPE

SCALE 1" = 50'-0"

AURORA, COLORADO

APARTMENTS AT REFLECTIONS II



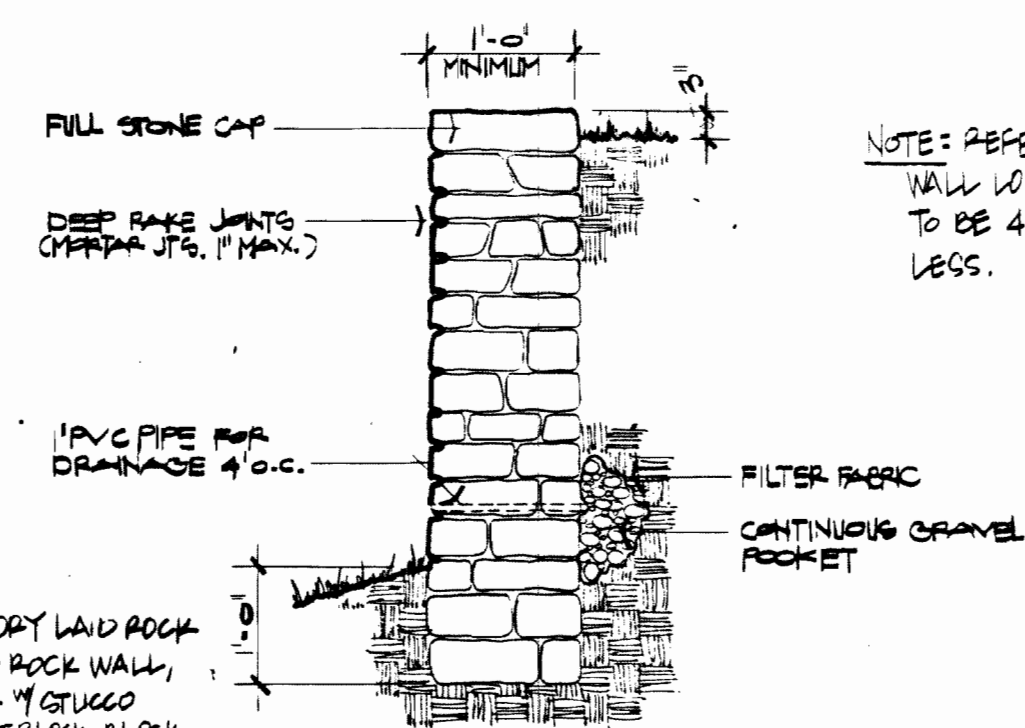
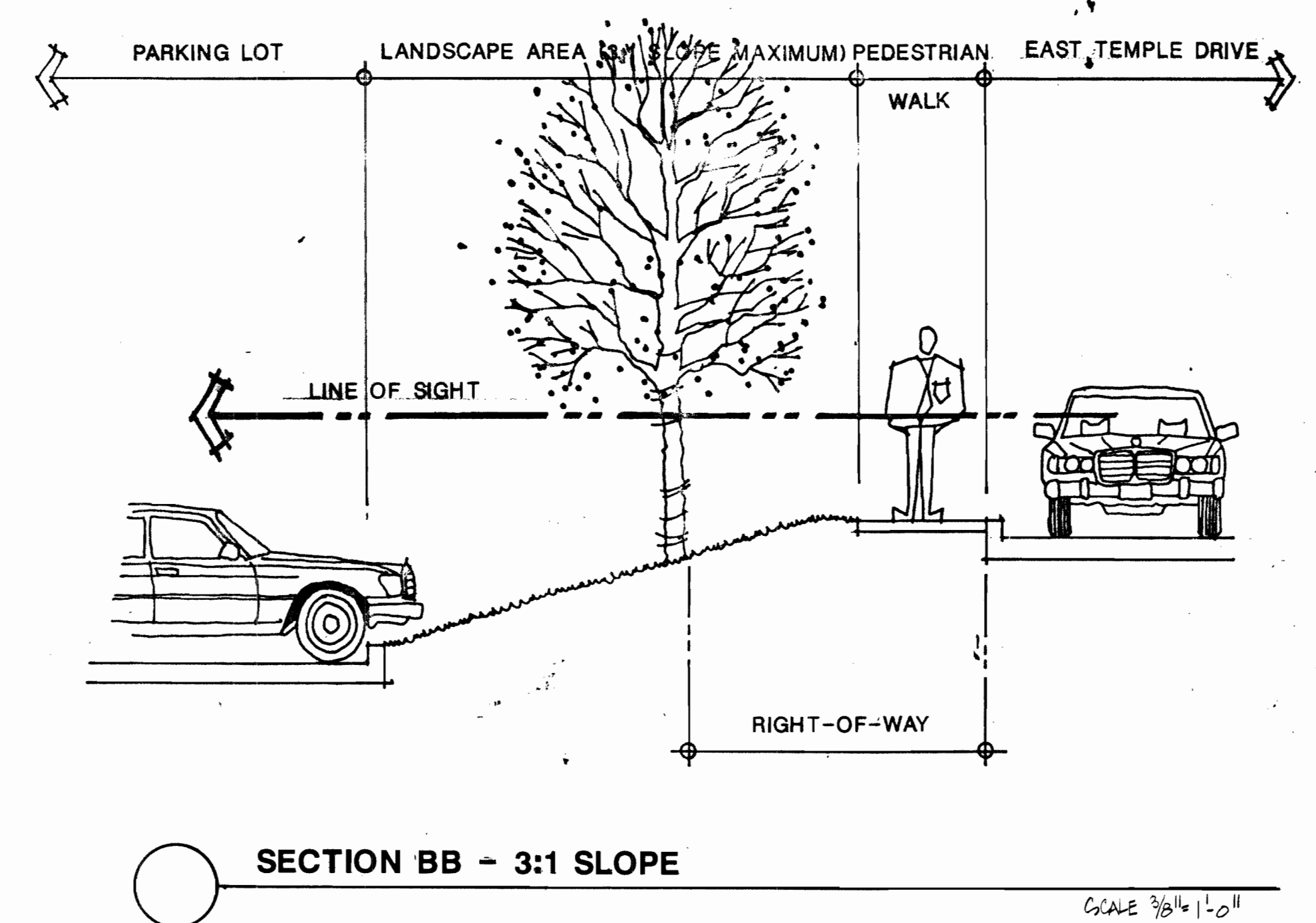
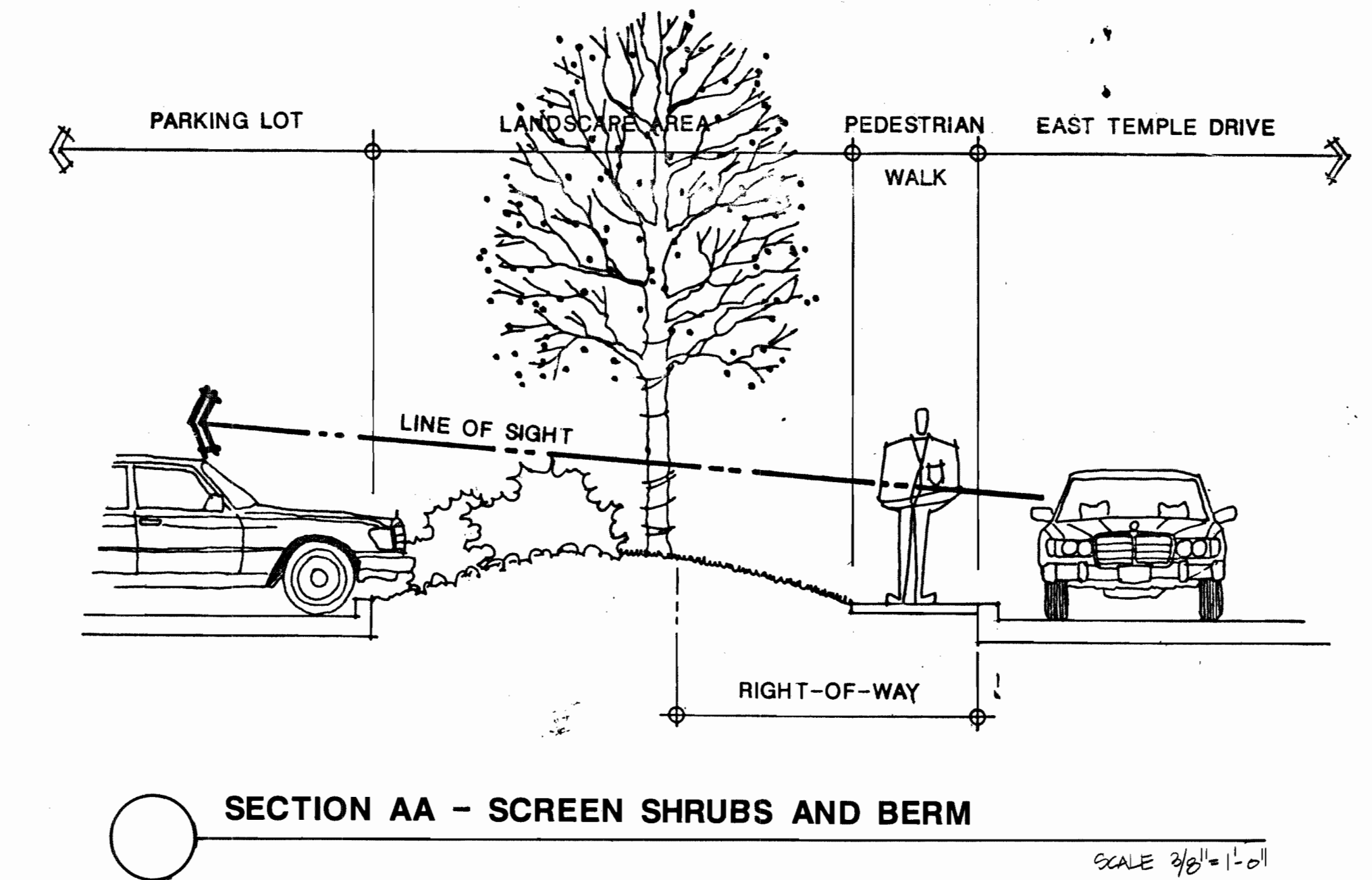


### GENERAL NOTES

- 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.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC POP-UP TYPE UNDERGROUND IRRIGATION SYSTEM. GROUNDCOVER AND GRASS BEDS SHALL BE IRRIGATED USING A DRIP OR BUBBLER SYSTEM AND TURF AREAS SHALL BE IRRIGATED BY A ROTOR AND SPRAY HEAD SYSTEM.
- REFERENCE LIGHTING PLANS FOR DESCRIPTION OF FREE STANDING LIGHTS AND ADDITIONAL LIGHTING INFORMATION.
- 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.
- ALL UTILITY BASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NO EXISTING NATURE AND DESIRABLE TREES ARE LOCATED ON THIS SITE.
- TRASH DUMPSTERS SHALL BE SCREENED FROM ALL STREETS AND ADJACENT PROPERTY BY AN OPAQUE TRASH ENCLOSURE (REFERENCE ARCHITECTURAL PLANS), LANDSCAPING and/or BERMS.
- 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 ON FILE IN THE PLANNING DEPARTMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING AND MAINTAINING PUBLIC RIGHTS-OF-WAY ADJACENT TO THIS PROJECT.
- PLANT MATERIAL LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL NOT EXCEED TWENTY-SIX (26) INCHES IN NATURAL HEIGHT. TREES SHALL BE TRIMMED UP TO SEVEN (7) FEET IN HEIGHT.
- 1/2" x 4" STEEL LANDSCAPE EDGING, OR SIMILAR, SHALL BE INSTALLED BETWEEN MULCH OR GRAVEL AND SOO. OPENINGS SHALL BE PROVIDED AT DRAINAGE POINTS SO AS NOT TO RESTRICT THE FLOW OF WATER AWAY FROM BUILDINGS.
- ALL TREES SHALL BE PLANTED A MINIMUM OF EIGHT (8) FEET FROM WATER AND OTHER LINES.
- REFERENCE ARCHITECTURAL PLANS FOR CONCEPTUAL SIGNAGE DETAILS.

### 20 SCALE PLAN - LEGEND

- LARGE EVERGREEN SHRUB
- SMALL EVERGREEN SHRUB
- LARGE DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- MULCH
- BLUEGRASS/FESCUE 500



### CONCEPTUAL STACKED STONE WALL

NO SCALE



## REFLECTIONS APARTMENTS

AURORA, COLORADO

SECURITY CAPITAL GROUP

### LANDSCAPE PLAN

22 NOVEMBER 1993

SHEET 2 of 2

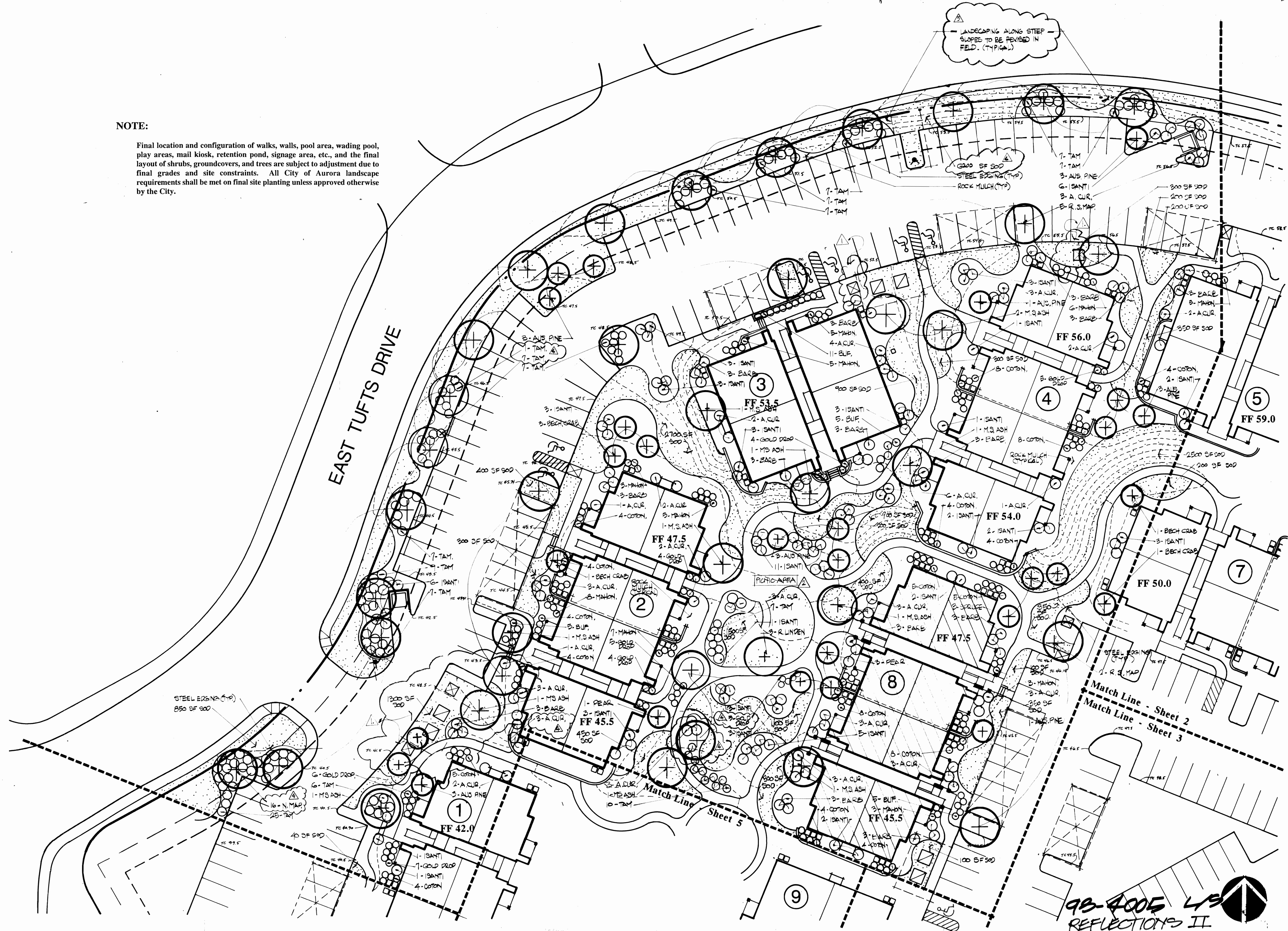
REVISED 30 NOVEMBER 93  
REVISED 22 DECEMBER 93  
REVISED 03 JANUARY 94

APARTMENTS AT REFLECTIONS II

93-4005-1 4/5



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.



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

**SCALE**  
**1" = 20'-0"**

DATE  
21 SEPT 94

TITLE  
LANDGRAPE

**SHEET**  
**1L**

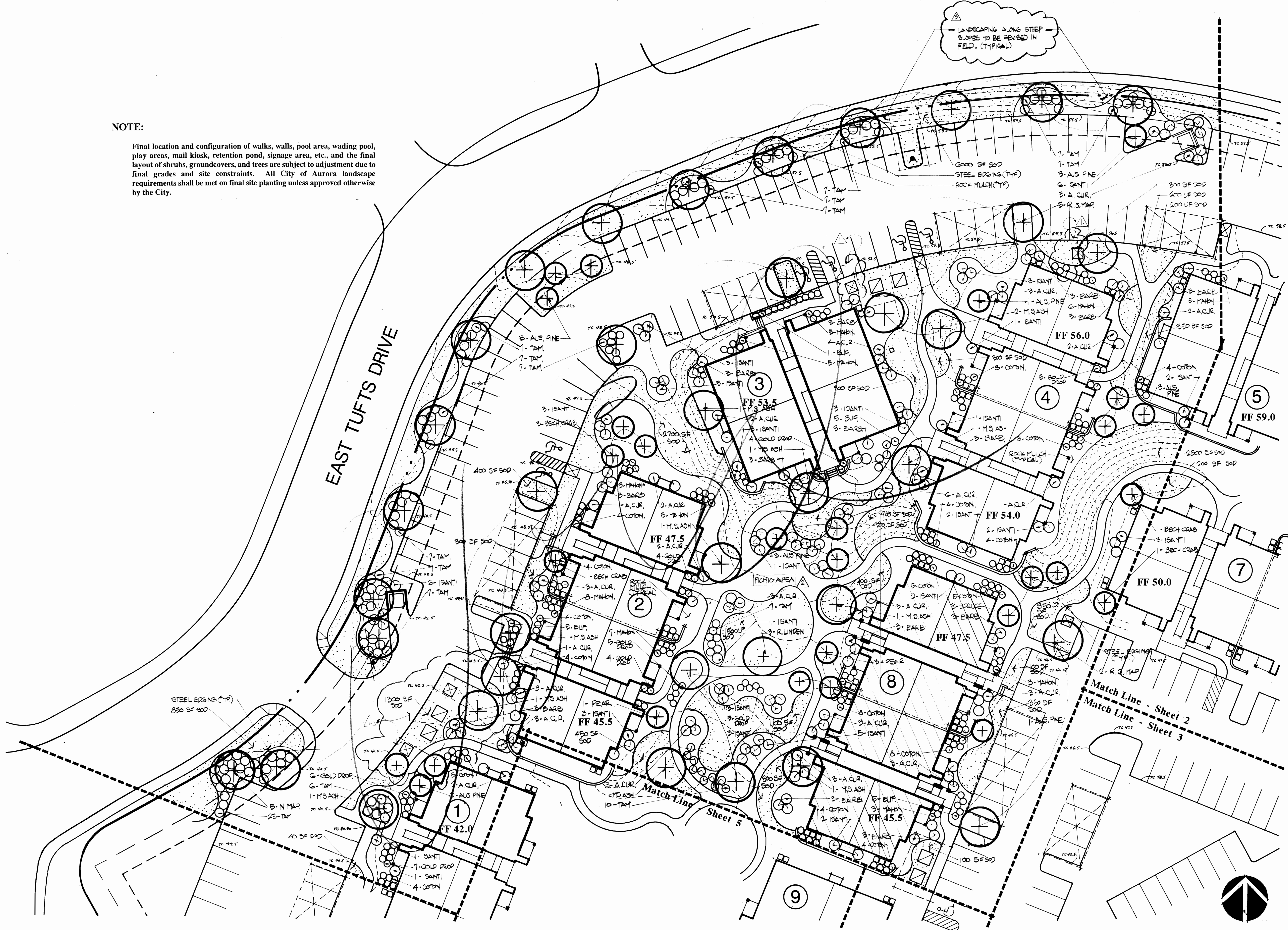
ADMIN. AMEND. 14 SEPT. 95

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

93-4045-1



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.



REFLECTIONS II 73-4005-1

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

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

## REVISIONS

1. 24-OCT-94  
TRANSFORMER

2. 29-NOV-94  
PICKNIC AREA

3. 20-JUNE-95  
NOTE

**SCALE**

1° = 20'-0"

DATE \_\_\_\_\_

21 SEPT 9

**TITLE**

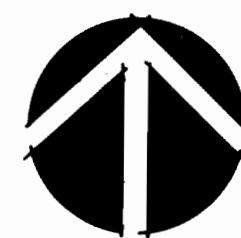
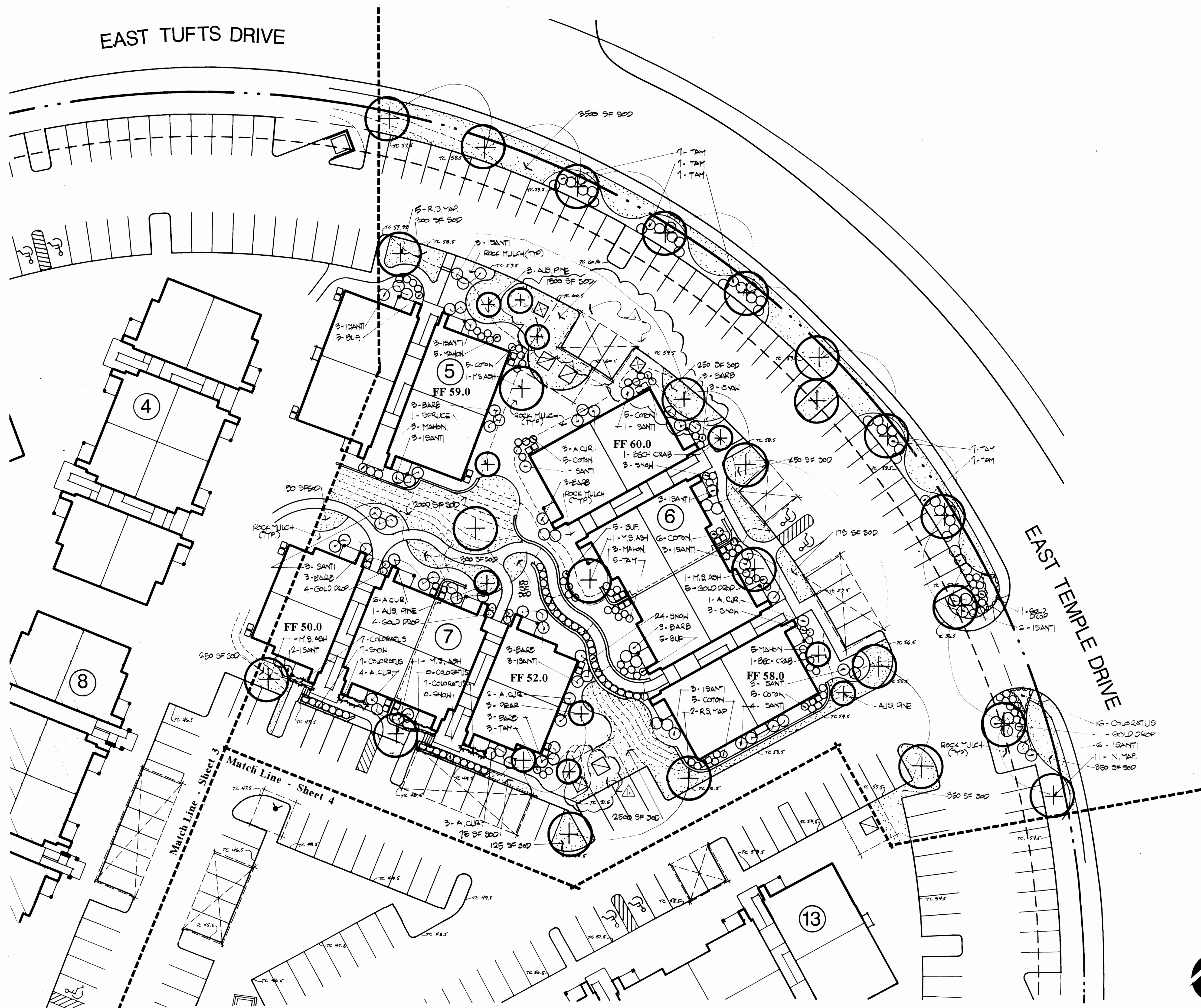
## LANDSCAPE

**SHEET**

11-953

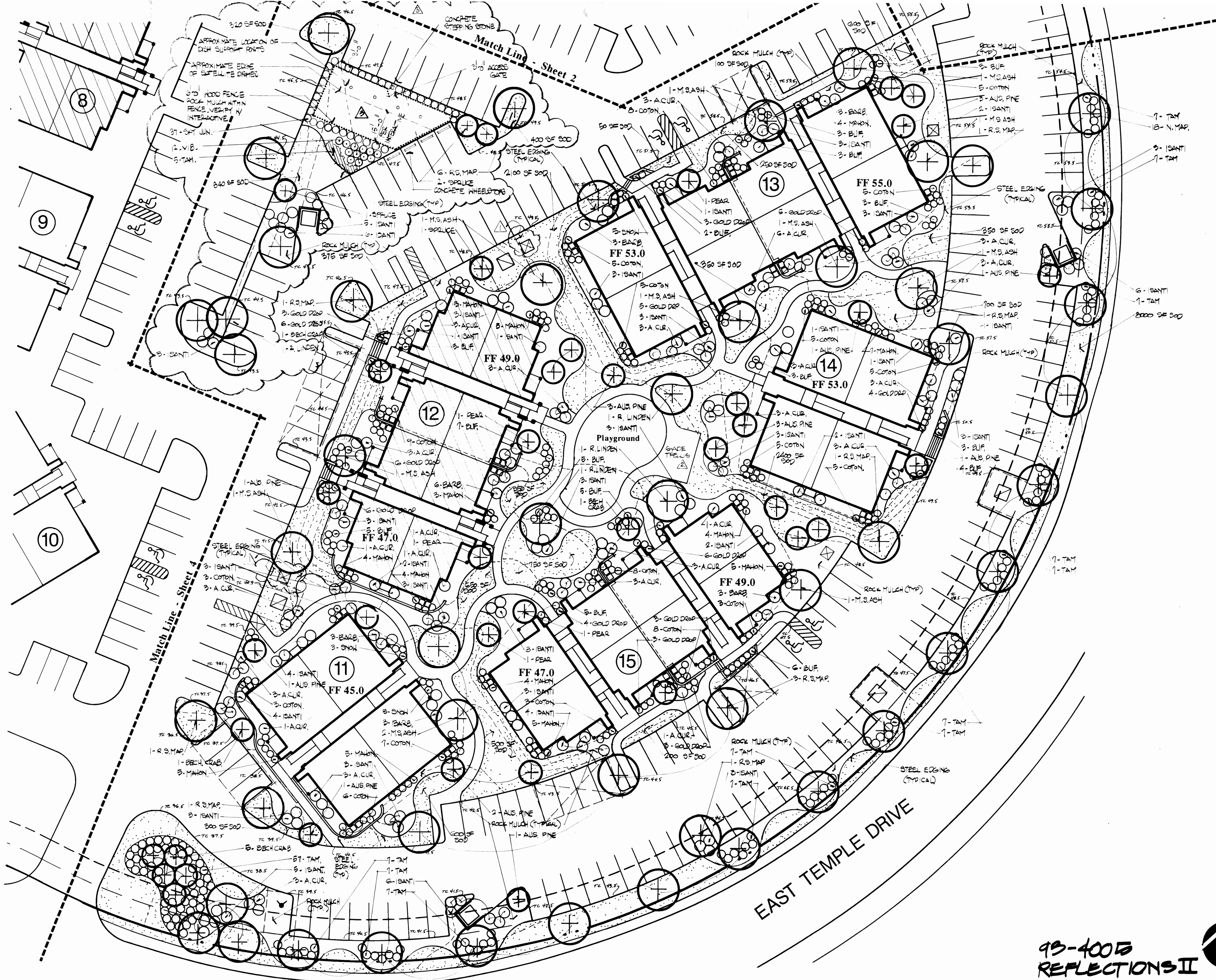


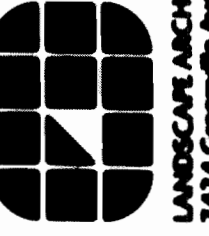
EAST TUFTS DRIVE



**NOTE: Fire sprinkler box locations**







DANIELA DESIGN  
LANDSCAPE ARCHITECTURE - SITE PLANNING  
7424 Colorado Ave., Suite 200, Dallas, TX 75231 (214) 987-3010

**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

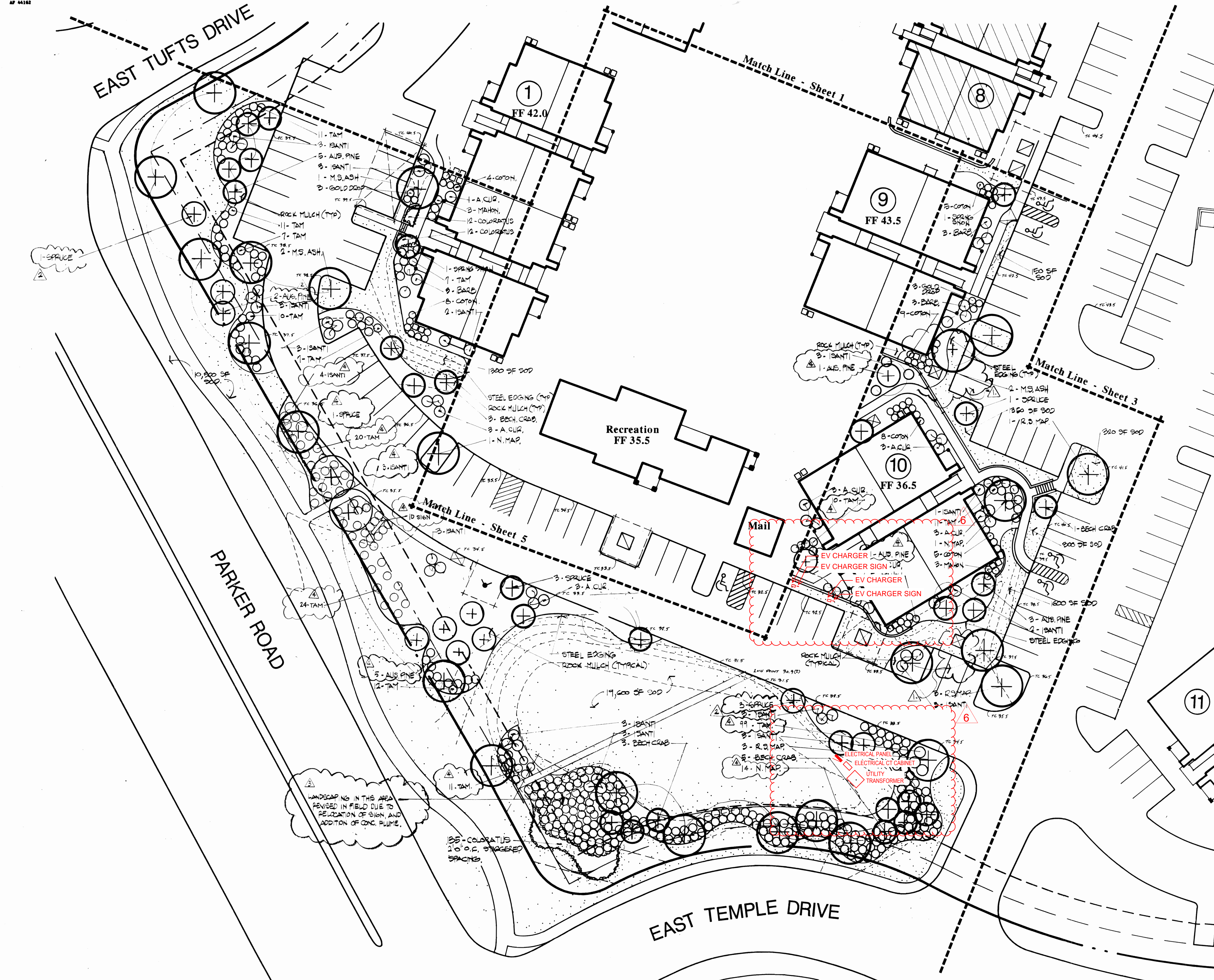
**SHEET**  
3L OF 7A

**93-4005**  
**REFLECTIONS II**

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

**93-4005-1**





ADMIN. AMEND. 14. SEPT. 95

REFLECTIONS II 93-400544/5

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

**REVISIONS**

- 24-SEP-94 TRANSFERRED(S)
- 29-NOV-94 WALK, ELEVATIONS
- 20-JUNE-95 NOTE
- 12-SEPT-95 RELOCATE PLANTS
- RELOCATE 10 SIGN

**REFLECTIONS II**

PROPERTY TRUST OF AMERICA

AURORA, COLORADO

**SCALE**

1" = 20'-0"

**DATE**

21 SEPT 94

**TITLE**

LANDSCAPE

**SHEET**

4L OF 7



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

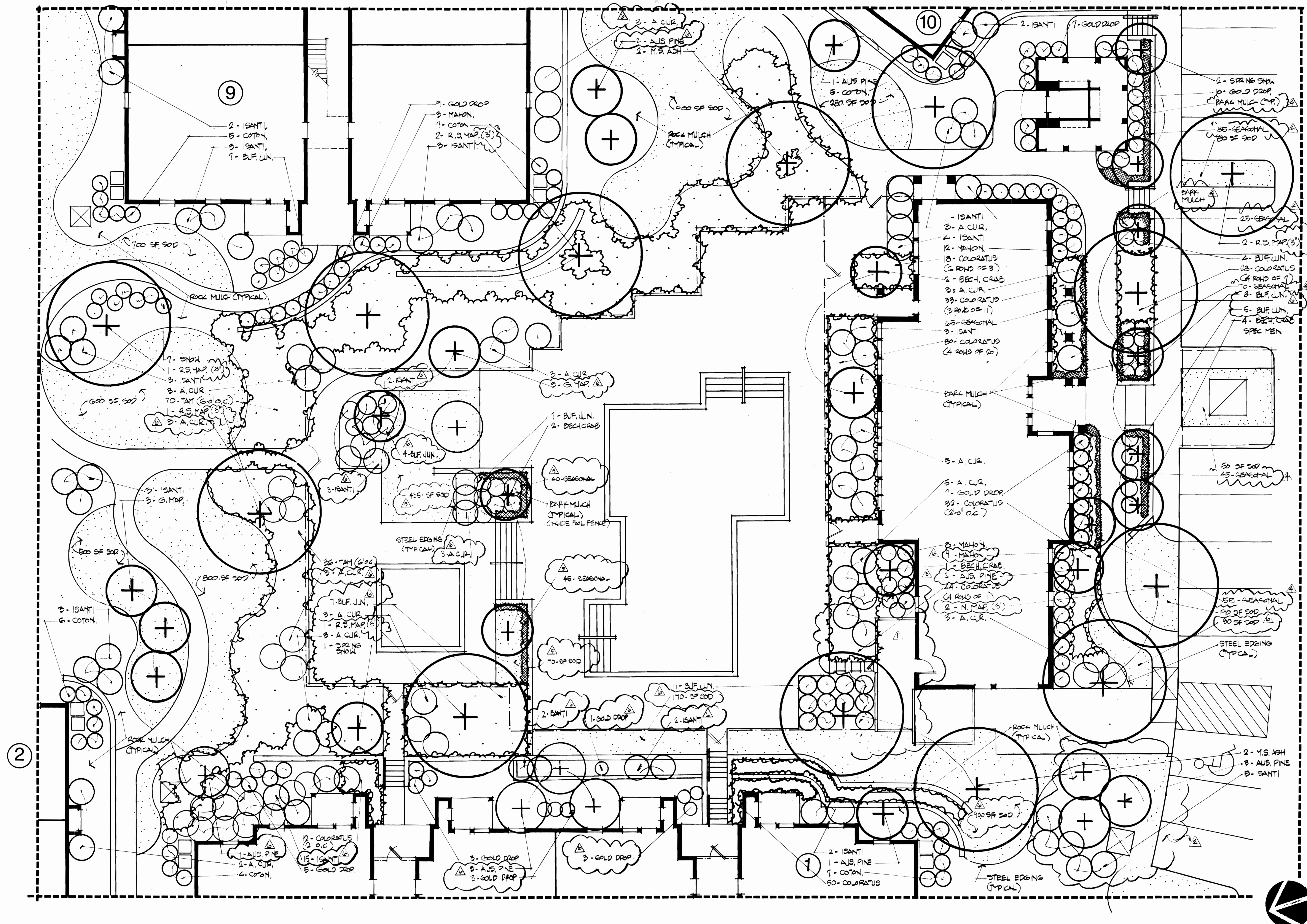
REFLECTIONS II  
PROPERTY TRUST OF AMERICA  
AURORA, COLORADO

SCALE  
1/8" = 1'-0"

DATE  
21 SEPT 94

TITLE  
LANDSCAPE

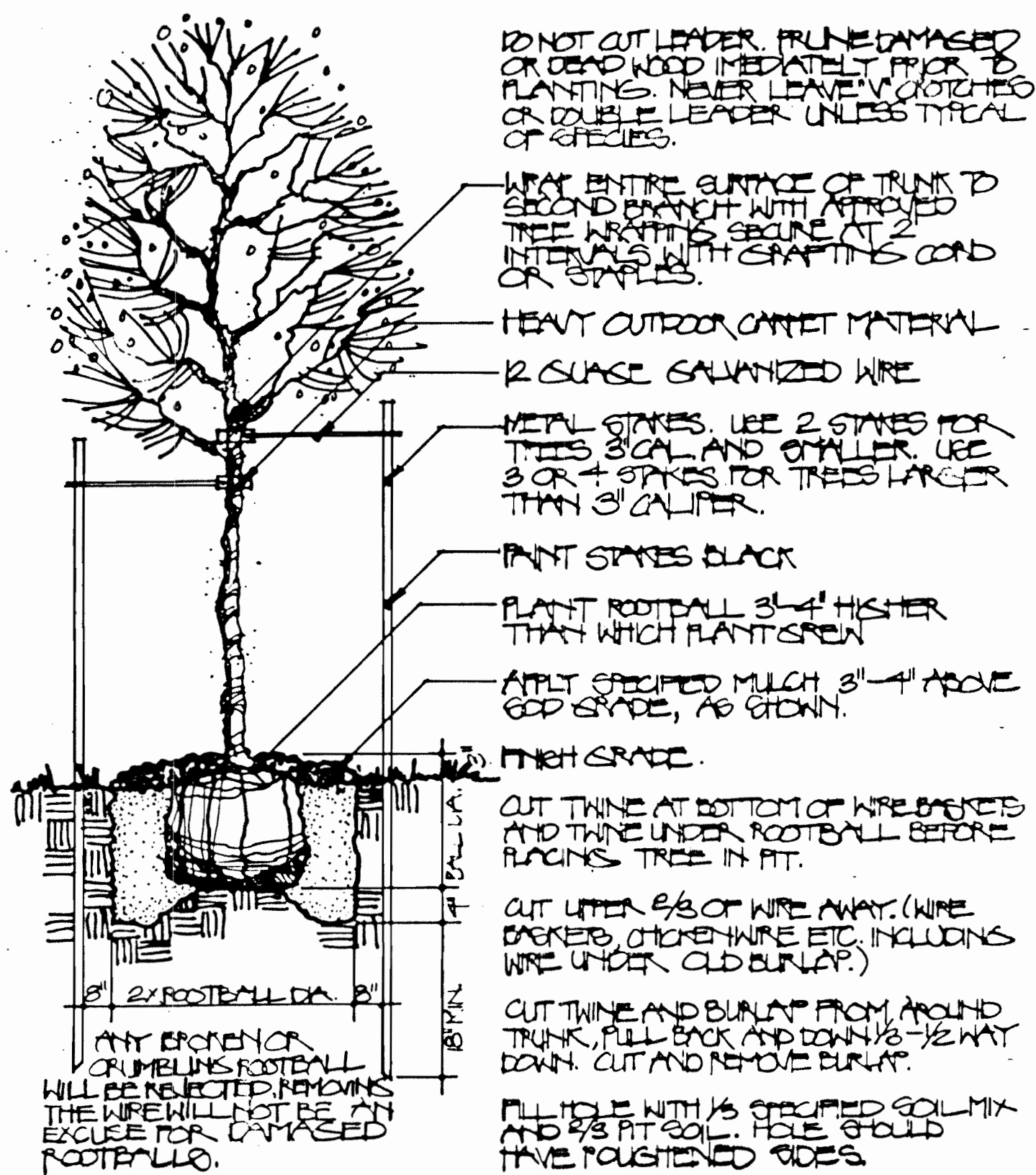
SHEET  
5L OF 7



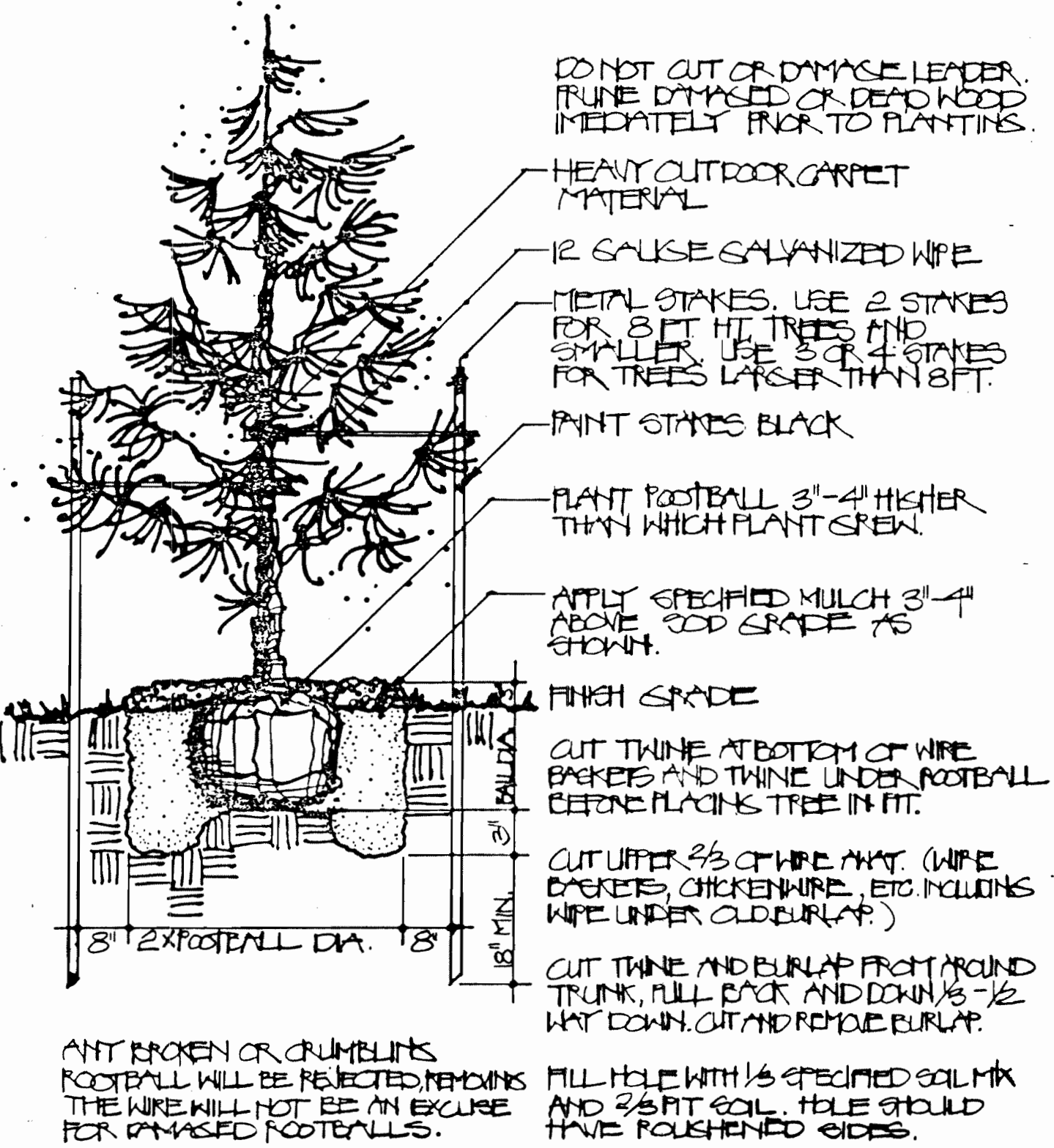
REFLECTIONS II 93-4005-14/S

ADMIN. AMEND. 14 SEPT. 95

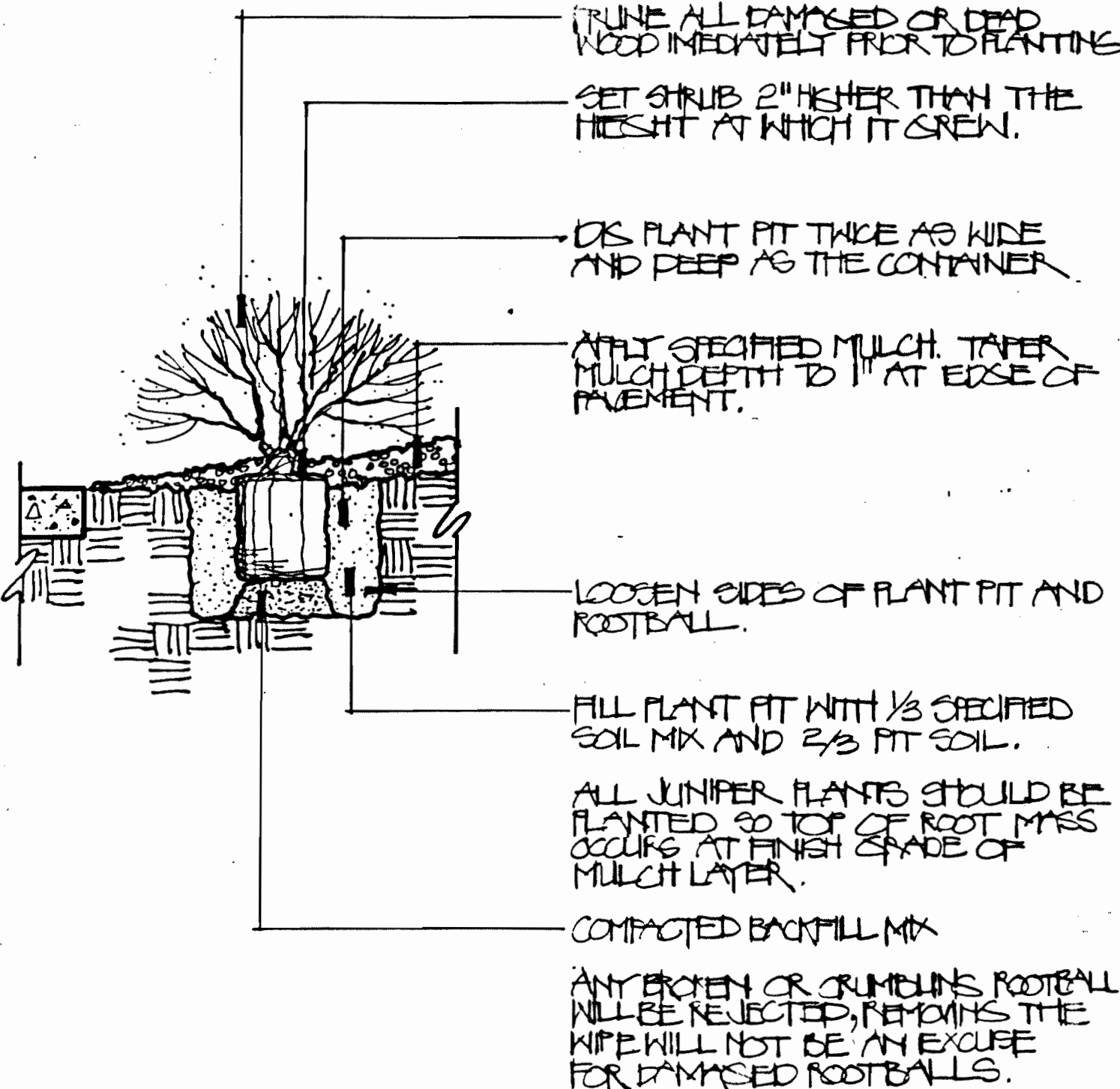




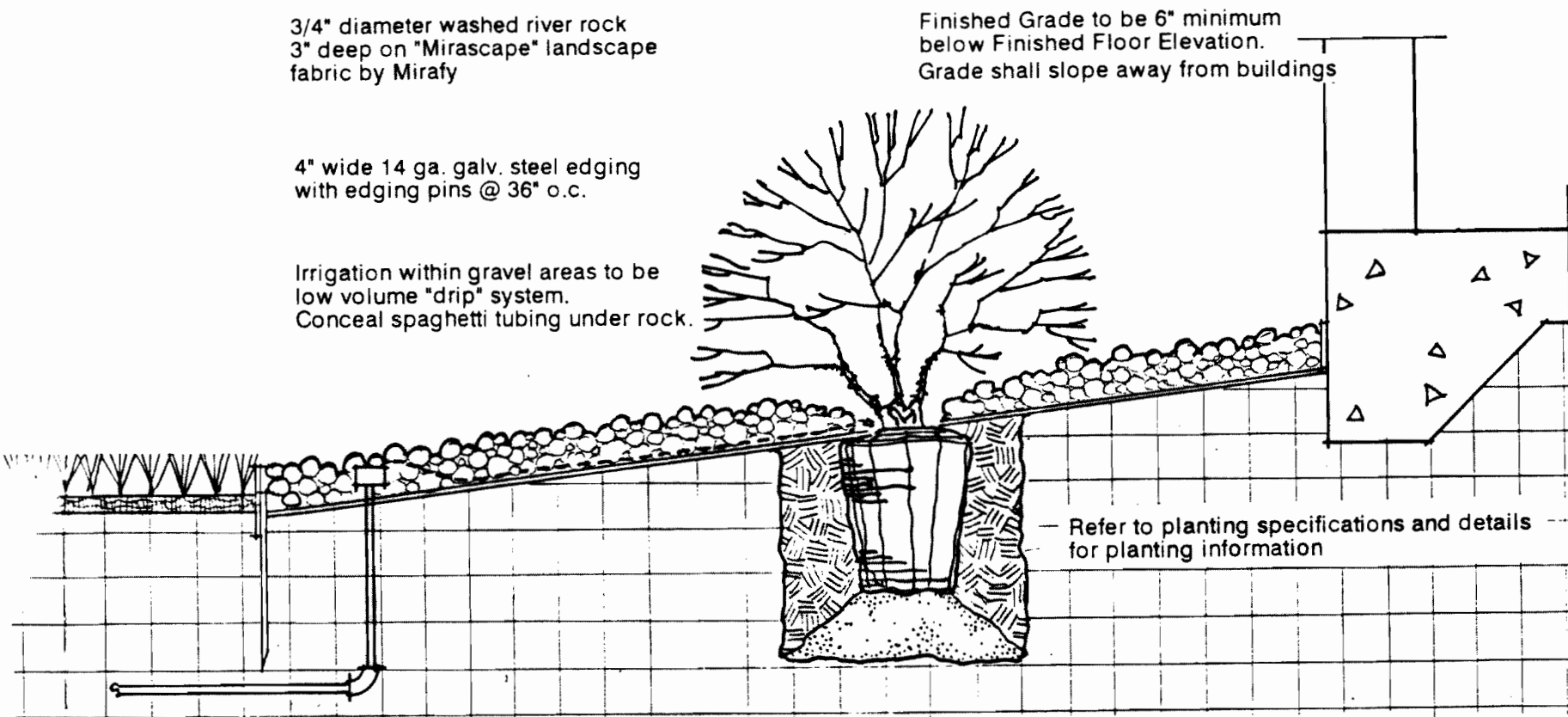
DECIDUOUS TREE PLANTING



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	60-80	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 inch (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.



