

# KINGS POINT No. 2

The title block has been revised per comment

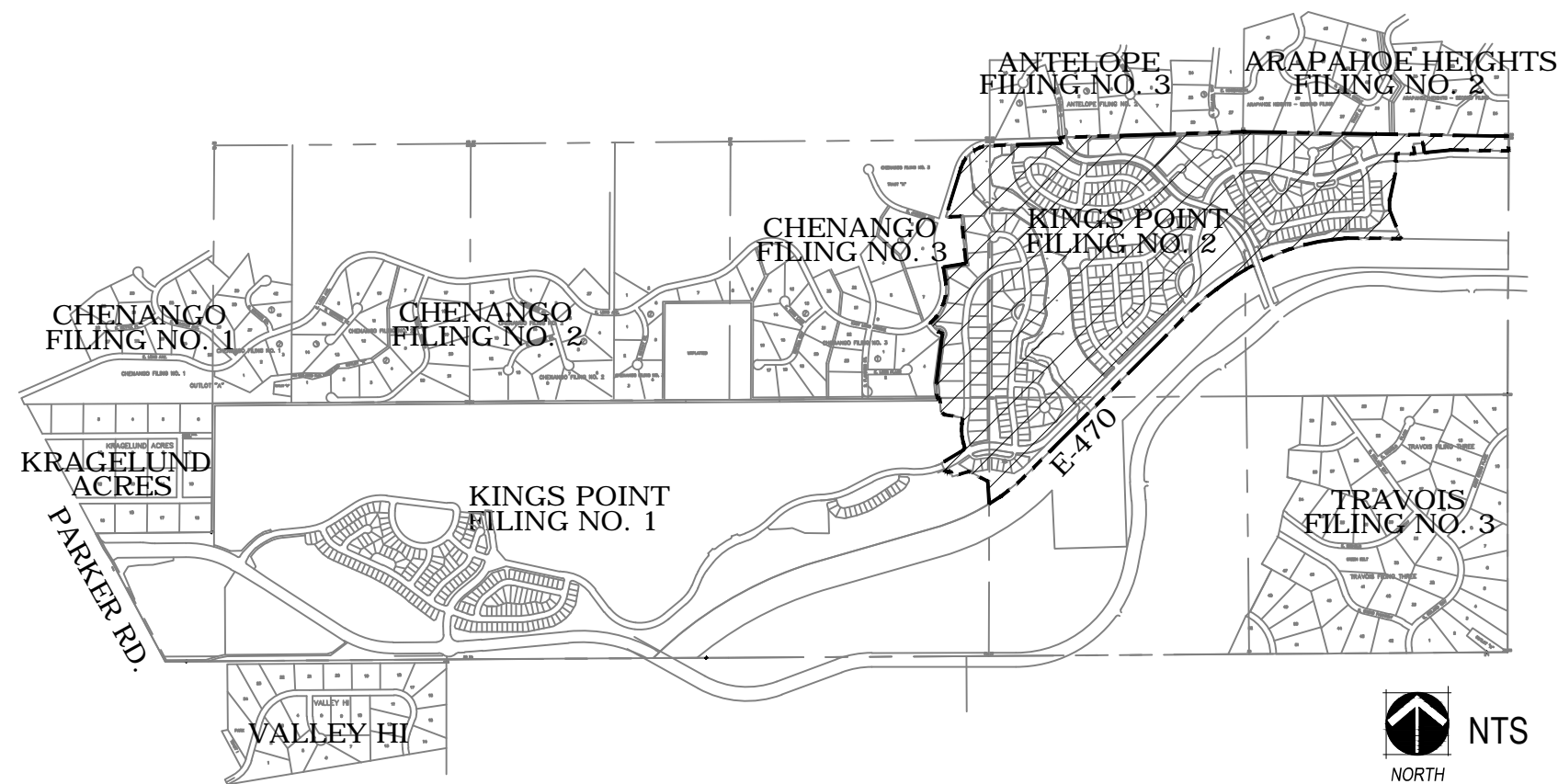
## CONTEXTUAL SITE PLAN With Waivers

AURORA, COLORADO

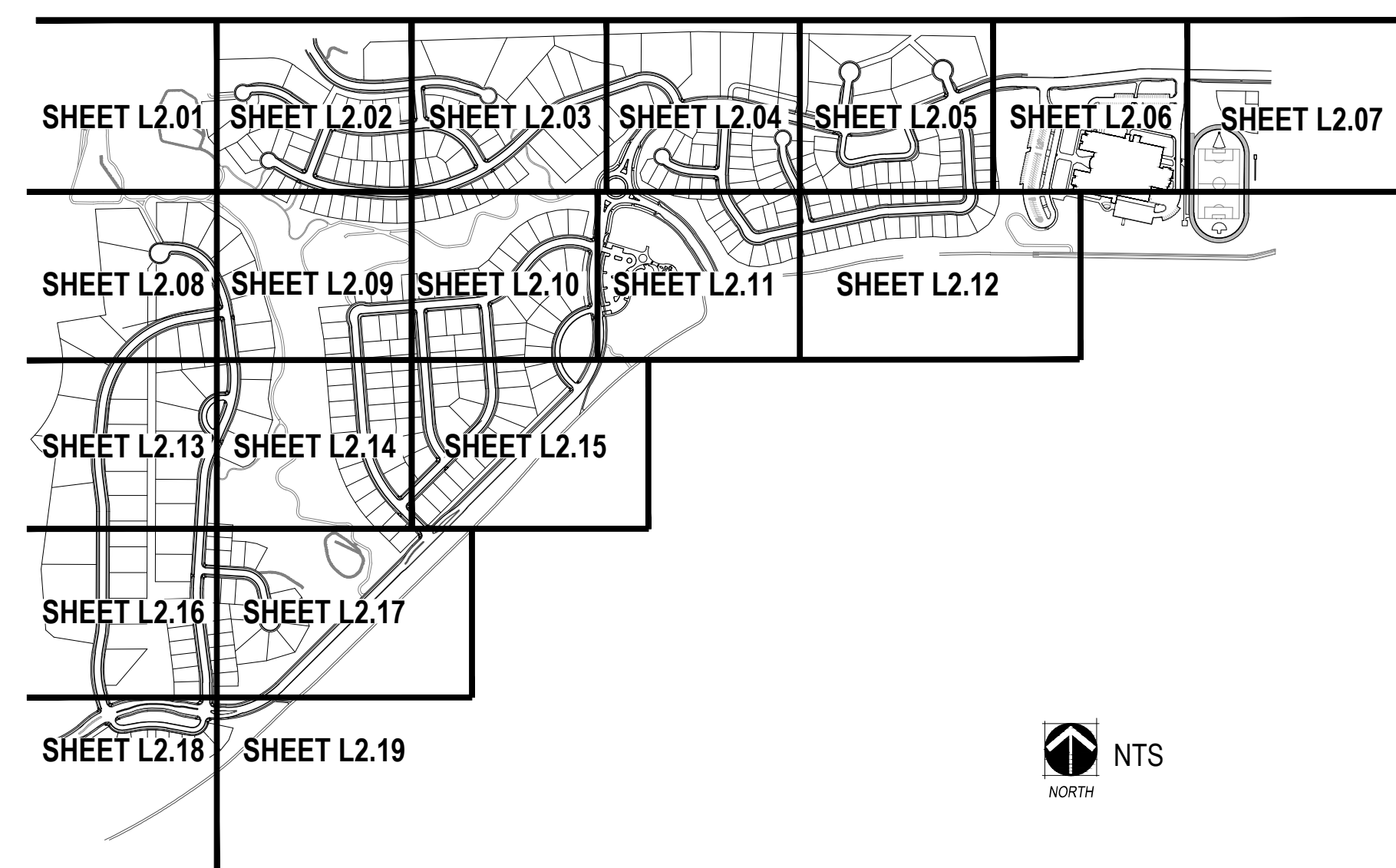
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### VICINITY MAP



### SHEET KEY MAP



### GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2:10.02.1, ~~PAGE 4-11~~ OF THE ROADWAY SPECIFICATIONS.
4. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. ~~NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.~~
6. THE OWNER/BUILDER IS RESPONSIBLE FOR ALL FRONT YARD 'ON LOT' LANDSCAPING FOR EACH PARCEL. THE LLC IS NOT RESPONSIBLE FOR ANY FRONT YARD 'ON LOT' LANDSCAPE AND THEREFORE IS NOT PART OF THIS SUBMITTAL.
7. ~~THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA 30% APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.~~

Notes revised per comment

### FRONT YARD LANDSCAPE

- TYPICAL LANDSCAPE FOR A STANDARD LOT:
- TURF: 30% MINIMUM AND 40% MAXIMUM
  - TREES: 1.2.5" CALIPER SHADE TREE AND EITHER 1.2" CALIPER ORNAMENTAL TREE OR 1.6' EVERGREEN TREE
  - SHRUBS: MINIMUM OF 16 - 5 GALLON CONTAINER SHRUBS

- NOTES:
1. ALL FRONT YARD LANDSCAPES SHALL MEET THE MINIMUM PLANT MATERIAL REQUIREMENTS SET BY CITY OF AURORA CODE IN SECTION 146-1450 AND LAID OUT IN TABLE 14.3A-14.3B IN THE LANDSCAPE ORDINANCE.

### CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS, SEE CIVIL PLANS FOR MORE INFORMATION.
3. THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE LIGHT BROOM FINISHED, STANDARD GRAY CONCRETE.
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 THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 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-FOOT 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' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH MINIMUM 3" DEPTH OF A BLEND OF 85% 1.5-3" RIVER ROCK AND 15% 5-12" COLORADO MULTI-RIVER COBBLE WHERE CALLED OUT ON THE PLANS. FOR AREAS SPECIFIED AS COBBLE, USE 5-12" COLORADO MULTI-RIVER COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
12. 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.
13. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
14. FIRE HYDRANTS MUST BE PLACED AT LEAST ONE (1) FOOT IN FRONT OF BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS.
15. ALL WALKS, TRAILS, DRIVES, AND PLAZAS SHALL BE CONCRETE EXCEPT FOR MAINTENANCE PATHS IN DETENTION AREAS. RE:CIVIL.

include detail for pole light in CSP set.

Per a conversation with Heather Lamboy, the ownership group is still evaluating street light providers and is not in a position to provide a light pole detail at this time. The note has been revised to read "ALL STREETLIGHTS SHALL BE CONSISTENT WITH THE CHARACTER OF THE FDP."

List landscape waivers, including columns, on this sheet

Waivers have been added per comment.

Asphalt streets?

Street material is covered in the engineering CSP.



PLANTING SCHEDULE

LEGEND ABBREV	QTY.	PLANT NAME (COMMON)	PLANT NAME (SCIENTIFIC)	SIZE & CONDITION (UNLESS OTHERWISE NOTED ON PLAN)		WATER USE
DECIDUOUS CANOPY TREES						
BOA	68	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B		LOW
GLI	88	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL. B&B		LOW
HAC	47	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B		LOW
KCT	12	KENTUCKY COFFEE TREE	GYMNOCLADIUS DIOICUS	2 1/2" CAL. B&B		LOW
MSS	94	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B		MODERATE
OBU	79	OHIO BUCKEYE	AESCULUS GLABRA	2 1/2" CAL. B&B		LOW
SHA	79	SHADEMASTER HONEYLOCUST	G.TRIACANTHOS INERMIS 'SHADEMASTER'	2 1/2" CAL. B&B		VERY LOW
CAL	29	WESTERN CATALPA	CATALPA SPECIOSA	2 1/2" CAL. B&B		LOW
EVERGREEN TREES						
ASE	68	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	6' MIN. HT.		MODERATE
AUS	507	AUSTRIAN PINE	PINUS NIGRA	6' MIN. HT.		LOW
BEM	70	EMERALD ARROW BOSNIAN PINE	PINUS LEUCODERMIS 'EMERALD ARROW'	6' MIN. HT.		MODERATE
CBS	264	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' MIN. HT.		MODERATE
PIN	153	PINON PINE	PINUS EDULIS	6' MIN. HT.		VERY LOW
PON	574	PONDEROSA PINE	PINUS PONDEROSA	6' MIN. HT.		VERY LOW
SWP	78	SOUTH WESTERN WHITE PINE	PINUS STROBIFORMUS	6' MIN. HT.		MODERATE
DECIDUOUS ORNAMENTAL TREES						
BRA	39	BRANDYWINE CRAB	MALUS 'BRANDYWINE'	2" CAL. B&B		MODERATE
CAN	28	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	2" CAL. B&B		VERY LOW
ECC	12	ENGLISH COLUMNAR OAK	QUERCUS ROBUR 'FASTIGIATA'	2 1/2" CAL. B&B		MODERATE
GFC	17	GINNALA MAPLE	ACER GINNALA 'FLAME'	CLUMP		VERY LOW
LTC	6	JAPANESE TREE LILAC	SYRINGA RETICULATA	CLUMP		VERY LOW
PHO	10	PYRAMIDAL EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2 1/2" CAL. B&B		MODERATE
PRF	47	PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	2" CAL. B&B		LOW
SBC	9	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	2" CAL. B&B		LOW
SPR	78	SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL. B&B		MODERATE
TCH	55	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B		VERY LOW
WAS	45	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL. B&B		VERY LOW
DECIDUOUS SHRUBS						
ACO	64	AUSTRIAN COPPER ROSE	ROSA FOETIDA 'BICOLOR'	# 5 CONT.		LOW
ALP	11	ALPINE CURRANT	RIBES ALPINUM	# 5 CONT.		MODERATE
APC	82	APACHE PLUME	FALLUGA PYGMAEA	# 5 CONT.		MODERATE
BBE	42	SILVER BUFFALO BERRY	SHEPHERDIA ARGENTNA	# 5 CONT.		LOW
BBU	33	BURNING BUSH	EUONYMUS ALATUS	# 5 CONT.		MODERATE
BMS	241	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	# 5 CONT.		LOW
CIS	43	CISTENA PLUM	PRUNUS X CISTENA	# 5 CONT.		MODERATE
CPL	1	COMMON LILAC	SYRINGA VULGARIS	# 5 CONT.		LOW
CRG	21	SIBERIAN PEASHRUB	CARAGANA ARBORESCENS	# 5 CONT.		LOW
DBB	98	BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	# 5 CONT.		MODERATE
DGM	72	GINNALA MAPLE	ACER GINNALA 'FLAME'	#5 CONT.		VERY LOW
DIH	54	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIL HALO'	# 5 CONT.		MODERATE
FOP	47	PINK FLOWERING QUINCE	CHAENOMELES JAPONICA 'CAMEO'	# 5 CONT.		MODERATE
FYE	246	YELLOW FLOWER CARPET ROSE	ROSA X 'NOALESA'	# 5 CONT.		MODERATE
GEL	24	GOLDEN ELDER	SAMBUCUS CANADENSIS 'AUREA'	# 5 CONT.		MODERATE
GFS	103	GOLDFLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	# 5 CONT.		MODERATE
GLS	24	GRO-LO SUMAC	RHUS AROMATICA 'GRO-LOW'	# 5 CONT.		LOW
LMS	155	LIMEMOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	# 5 CONT.		LOW
LPS	254	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	# 5 CONT.		MODERATE
MKL	49	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	# 5 CONT.		VERY LOW
MMC	13	CURL LEAF MAHOGANY	CERCOCARPUS LEDIFOLIUS	# 5 CONT.		LOW
NAJ	39	AMBER JUBILEE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'JEFAM'	# 5 CONT.		LOW
NMP	23	NEW MEXICO PRIVET	FORESTIERA 'NEOMEXICAN'	# 5 CONT.		LOW
ORB	232	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	# 5 CONT.		LOW
RDW	22	DWARF RABBITBRUSH	CHRYSOETHAMNUS VAR.	# 5 CONT.		VERY LOW
RGB	47	ROSY GLOW BARBERRY	BERBERIS THUNBERGII 'ROSY GLOW'	# 5 CONT.		MODERATE
RLR	44	RED LEAF ROSE	ROSA GLAUCA	# 5 CONT.		VERY LOW
RMG	13	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	# 5 CONT.		MODERATE
RSB	210	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	# 5 CONT.		VERY LOW
SRM	30	ROCKY MOUNTAIN SUMAC	RHUS GLABRA 'CISMONTANA'	# 5 CONT.		LOW
SSK	41	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	# 5 CONT.		LOW
STS	28	STAGHORN SUMAC	RHUS TYPHINA	# 5 CONT.		VERY LOW
VKS	7	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	# 5 CONT.		MODERATE
WSC	86	WESTERN SAND CHERRY	PRUNUS BESSEYI	# 5 CONT.		LOW
EVERGREEN SHRUBS						
BCH	116	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	# 5 CONT.		LOW
BPJ	52	BLUE PHITZER JUNIPER	JUNIPERUS X MEDIA 'PHITZERIANA GLAUCA'	# 5 CONT.		LOW
BRO	34	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	# 5 CONT.		LOW
BUF	136	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	# 5 CONT.		VERY LOW
CSC	278	COLUMNAR SCOTCH PINE	PINUS SYLVESTRIS 'FASTIGIATA'	# 5 CONT.		MODERATE
MBT	18	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	# 5 CONT.		LOW
MPA	259	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	# 5 CONT.		LOW
MWB	84	WHITE BUD MUGO PINE	PINUS MUGO 'WHITE BUD'	# 5 CONT.		LOW
RHM	15	R.H. MONTGOMERY SPRUCE	PICEA PUNGENS 'R.H. MONTGOMERY'	# 5 CONT.		LOW
SKR	226	SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	# 5 CONT.		VERY LOW
TAM	197	TAMMY JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	# 5 CONT.		LOW
YBE	82	BRIGHT EDGE YUCCA	YUCCA FLACCODA 'BRIGHT EDGE'	# 5 CONT.		LOW
YFI	201	ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA	# 5 CONT.		LOW
ORNAMENTAL GRASSES						
AVG	318	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	# 1 CONT.		LOW
FRG	733	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	# 1 CONT.		LOW
FRV	210	VARIEGATED FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	# 1 CONT.		MODERATE
HFB	78	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	# 1 CONT.		VERY LOW
HFG	551	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	# 1 CONT.		VERY LOW
LBC	168	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	# 1 CONT.		VERY LOW
MMH	137	JAPANESE SILVER GRASS	PENNISETUM ALOPECUROIDES 'MOUDRY'	# 1 CONT.		LOW
MOD	89	MOUDRY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'MOUDRY'	# 1 CONT.		MODERATE
PMG	167	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	# 1 CONT.		LOW
RSG	116	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	# 1 CONT.		LOW
PERENNIALS						
BBA		BEE BALM	MONARDA DIDYMA	# 1 CONT.		MODERATE
BES		BLACK EYED SUSAN	RUBBEKIA FULGIDA 'GOLDSTURM'	# 1 CONT.		MODERATE
BGO		BASKET OF GOLD	AURINA SAXATILIS 'GOLD BALL'	# 1 CONT.		LOW
CFL		CONEFLOWER	ECHINACEA PURPUREA	# 1 CONT.		LOW
CMT		CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	# 1 CONT.		LOW
CRP		CREEPING PHLOX	PHLOX SABULATA	# 1 CONT.		LOW
DDY		STELA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	# 1 CONT.		LOW
DSD		SHASTA DWARF DAISY	LEUCANTHEMUM X COMPACT 'SNOW LADY'	# 1 CONT.		LOW
FLB		BLUE FLAX	LINUM PERENNE	# 1 CONT.		LOW
HSU		SUNSET HYSSOP	AGASTACHE RUPESTRIS	# 1 CONT.		LOW
HYB		SEDUM STONECROP	SEDUM HYBRIDUM	# 1 CONT.		LOW
IRG		BEARDED IRIS, MIX	IRIS GERMANICA VAR.	# 1 CONT.		LOW
KIK		KINKINKINICK	ARCTOSAPHYLOS UVA-URSI	# 1 CONT.		LOW
LAM		LAMB'S EAR	STACHYS LANATA	# 1 CONT.		LOW
LUP		LUPINE, RUSSELL HYBRIDS	LUPINUS 'RUSSELL STRAIN'	# 1 CONT.		MODERATE
PCF		PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA 'RED'	# 1 CONT.		LOW
PES		ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	# 1 CONT.		LOW
POC		CALIFORNIA POPPY	ESCHSCHOLZIA CALIFORNICA	# 1 CONT.		LOW
POM		POPPY MALLOW	CALLIRHOE INVOLUCRATA	# 1 CONT.		LOW
PHR		PENSTEMON, HUSKER RED	PENSTEMON DIGITALIS 'HUSKER RED'	# 1 CONT.		MODERATE
SMN		SALVIA, MAY NIGHT	SALVIA SYLVESTRIS X MAINACHT	# 1 CONT.		LOW
YAY		YELLOW YARROW	ACHILLEA FILIPENDULA	# 1 CONT.		LOW

MANICURED TURF TYPE TALL FESCUE SOD (IRRIGATED)

"TEXAS HYBRID" BLUEGRASS SOD

This should be included in cool season grasses calcs.

Sod area has been included in the cool season grass calculation provided on L5.01.

NATIVE SEED MIX "A", WC LESS THAN 15" PPT.

W/C COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	30%	7.5 LBS.
C BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	20%	5.0 LBS.
W LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10%	2.5 LBS.
W BLUE GRAMA	BOUTELOUA GRACILIS	10%	2.5 LBS.
W BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	2.5 LBS.
C RED CLOVER	TRIFOLIUM PRATENSE	10%	2.5 LBS.
33% MAX COOL SEASON GRASSES		TOTAL	100%
			25.0 LBS.

Include min. Ht. too

Height has been provided per comment.

Show the math. Add to Hydro-zone table on Sheet L5.01

Chart has been revised and math has been provided on Sheet L5.01.

SITE AMENITY SCHEDULE



1 DESCRIPTION: BENCH

MANUFACTURER: ANOVA

MODEL: CR2780R

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL



2 DESCRIPTION: TRASH RECEPCTACLE

MANUFACTURER: ANOVA

MODEL: TR350T

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL



3 DESCRIPTION: BIKE RACK

MANUFACTURER: ANOVA

MODEL: CIRCLEBR2

COLOR / FINISH: STAINLESS STEEL

NOTES: OR APPROVED EQUAL



4 DESCRIPTION: PICNIC TABLE

MANUFACTURER: ANOVA

MODEL: BH1841R

COLOR / FINISH: TEXTURED PEWTER AND MAHOGANY

NOTES: OR APPROVED EQUAL



5 DESCRIPTION: SHADE SHELTER

MANUFACTURER: COVERWORX

MODEL: SQUARE 30 VT 612 EX

COLOR / FINISH: GALVALUME PLUS AND COLONIAL RED

NOTES: OR APPROVED EQUAL

TREE PROTECTION PLAN SUMMARY CHART

BLACK FOREST TREES:		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED BY MITIGATION
131"	0"	33 (8' HT. PONDEROSA PINE) = 131"
NON-BLACK FOREST TREES:		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED BY MITIGATION
365"	0"	39 (8' HT. PONDEROSA PINE) = 156" 42 (10' HT. PONDEROSA PINE) = 210" TOTAL INCHES = 366"

Note:  
1. Mitigation trees identified with "M" on landscape plans.  
2. Mitigation trees located in Tracts A, B, N, P and K.

Notes have been provided per comments.



Tract areas are not consistent with references on CSP plans. Please revise

Tracts areas match CSP

Example: CSP area is 128,445 sf

46 (20 T) NIC 19 M

Tract Landscape Table			# of Trees Required	# of Trees Provided	# of Re
A	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Tract A Total Area: 128,392 SF Example: CSP area is 128,445 sf	126,029 SF 2,363 SF	32 46 (20 T) NIC 19 M	67
B	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF)	Tract B Total Area: 54,280 SF	2,175 LF	55	168

Tract Landscape Table		Length/Area		# of Trees Required	# of Trees Provided	# of Retained	# of New
Area (Tract)	Description						
<b>A</b>		Tract A Total Area: 128,392 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)	Example: CSP area is 128,445 sf	126,029 SF 2,363 SF	32	46 (20 T) NIC 19 M	67	316
<b>B</b>		Tract B Total Area: 54,280 SF					
	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF)		2,175 LF	55		168	272
<b>C</b>		Tract C Total Area: 11,048 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)		11,048 SF	3		0	28
<b>D</b>		Tract D Total Area: 16,887 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)		16,887 SF	5		10	43
<b>E</b>		Tract E Total Area: 144,613 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)		122,779 SF	31		60	307
	E. Dry Creek Road Buffer* (1 Tree and 10 Shrubs per 40 LF)		10,529 SF / 183 LF	5		8	46
<b>F</b>		Tract F Total Area: 39,314 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)		39,314 SF	10		32	99
<b>G</b>		Tract G Total Area: 60,243 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)		57,002 SF	15		38	143
	E. Dry Creek Road Buffer* (1 Tree and 10 Shrubs per 40 LF)		97 LF	3	55	7	25
<b>H</b>		Tract H Total Area: 22,166 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)		19,752 SF	5		19	50
	E. Dry Creek Road Buffer* (1 Tree and 10 Shrubs per 40 LF)		2,414 SF/ 118 LF	3		5	30
<b>I</b>		Tract I Total Area: 186,553 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)		Open Space: 152,732 SF Drainage: 4,677 SF	39		82	382
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)		29,144 SF/ 420 LF	11	127 + 6 T	20	105
<b>J</b>		Tract J Total Area: 311,540 SF					
	E-470 Perimeter Buffer: (1 Tree 10 Shrubs per 30 LF)		289,010 SF/ 3,624 LF	121		242	1208
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)		22,530 SF	6		28	57
<b>K</b>		Tract K Total Area: 802,608 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)		Open Space: 407,758 SF Drainage: 394,850 SF	102		199	1,020
<b>L</b>		Tract L Total Area: 103,363 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)		Open Space: 100,006 SF Drainage: 3,357 SF	26		52	251
<b>N</b>		Tract N Total Area: 241,858 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF) (Drainage within 100 yr, no requirement)		Open Space: 240,601 SF Drainage: 1,257 SF	61		122	602
<b>O</b>		Tract O Total Area: 17,169 SF					
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)		14,823 SF	4		11	38
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)		2,346 SF/ 115 LF	3		6	29
<b>P</b>		Tract P Total Area: 184,514 SF					
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)		184,514 SF	47		110	462

Mitigation trees have been revised and are not being counted towards the tract requirements. Footnotes have been provided.

Q		Tract Q Total Area: 5,154 SF				
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	229 LF	6	9	58	34
R		Tract R Total Area: 54,178 SF				
	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	54,178 SF	14	31	136	96
S		Tract S Total Area: 18,400 SF				
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	914 LF	23	47	229	25
T		Tract T Total Area: 14,644 SF				
	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	10,126 SF/ 335 LF	9	25	84	20
U		Tract U Total Area: 307,462 SF				
	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF)	155,369 SF/ 4,311 LF	108	209	539	110
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Existing to Remain, no requirement)	Open Space: 46,901 SF Existing to Remain: 105,192 SF	12	19	118	53
V		Tract V Total Area: 37,839 SF				
	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	13,084 SF/ 349 LF	9	16	88	20
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	24,755 SF	7	24	62	21
W		Tract W Total Area: 50,459 SF				
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	28,625 SF/ 664 LF	17	35	166	59
ot	E. Jamison Dr. Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	4,908 SF/ 148 LF	4	8	37	0
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	16,926 SF	5	19	43	34
	X	Tract X Total Area: 52,569 SF				
		E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	34,484 SF/ 664 LF	17	32	166
	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	18,085 SF/ 151 LF	4	9	38	0
Y		Tract Y Total Area: 20,704 SF				
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	18,761 SF	5	20	47	0
Z		Tract Z Total Area: 43,061 SF				
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	43,061 SF	11	32	108	0
AA		Tract AA Total Area: 78,817 SF				
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF) (Existing to Remain, no requirement)	Open Space: 38,839 SF Existing to Remain: 39,978 SF	10	20	98	0
BB		Tract BB Total Area: 145,373				
	E.470 Perimeter Buffer (1 Tree 10 Shrubs per 30 LF)	1,444 LF	49	98	482	0
	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	22,529 SF/ 442 LF	12	22	111	22
CC		Tract CC Total Area: 22,877 SF				
	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	22,877 SF/ 199 LF	5	14	50	17
DD		Tract DD Total Area: 19,347 SF				
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	507 LF	13	25	127	27
FF		Tract FF Total Area: 55,805 SF				
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	55,805 SF	14	31	140	0
GG		Tract GG Total Area: 9,569 SF				
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	190 LF	5	13	48	14
HH		Tract HH Total Area: 2,317 SF				
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	144 LF	4	8	36	5
II		Tract II Total Area: 8,410 SF				
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	473 LF	12	23	119	15
JJ		Tract JJ Total Area: 42,794 SF				
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	40,416 SF	11	23	102	83
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	2,376 SF/ 148 LF	4	8	37	10
KK		Tract KK Total Area: 133,214 SF				
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	133,214 SF	34	107	333	196
LL		Tract LL Total Area: 1,839 SF				
	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	1,839 SF/ 280 LF	7	14	70	0
	Totals:		1,018	2,227	9,185	2,784

1) TRACTS NOT A PART OF THIS FILING: Tract M to be future developed as a Lift Station, and Tract EE to be future developed as NAC Phase II.

2) Tracts D, F, R, FF, and KK: Only landscapable area calculated for Open Space, Private Drive Square Footage is not included in this table.

3) 88 Deficient Street Trees Required within the R.O.W / Tree Lawn have been accommodated within the Open Space, Adjacent to the R.O.W. see the Transfers Column of the Street Tree Table to view their Tract Location. Transfer trees should be marked with a "T" similar to mitigation trees. Only 4 trees are identified for transfer in the table on L1.04

4) Open Space Tracts C and E are unable to meet Tree/Shrub requirements due to utilities. 6 TE have been moved from Tract C to Tract F. 20 TE have been moved from Tract E to Tract A. The math does not support 20 TE in Tract A

5) All Tracts deficient of shrub requirement have been accommodated by 1 Tree per every 10 deficient shrubs.

6) All Site Perimeter Buffers were planted based upon Agreements with Neighboring Communities (Chenango, Antelope, and Arapahoe Heights) set forth in the FDP. As well as meeting

7) Total Filing 2 Site Perimeter Landscape is over Code Requirements by: 201 Trees and 799 Shrubs

8) Mitigation trees provided in tracts A, B, N, P, and K.

9) Along E-470 buffer 50% of trees must be evergreen

10) Distances measured along E-470 R.O.W. frontage

11) Tract C is unable to be planted due to the IREA Easement, 6 trees were transferred to Tract I.

What does this mean?

This note conflicts with Note 4.

Transfer trees have been identified with a "T" and notes have been revised per comments.

Specify in the notes if it is shrubs or trees that are being used in the transfers.



STREET TREE TABLE

Street Tree Table					
	Street Tree Description	Length (ft)	# of Trees Required	# of Trees Provided	Transfers
	Street Trees: E. Dry Creek Rd (1 Street Tree per 40 LF)	10,350	259	260	
	Street Trees: S. Ireland Way (1 Street Tree per 40 LF)	2,357	59	63	
	Street Trees: S. Halifax Way (1 Street Tree per 40 LF)	495	13	11	2 TE to Tract E
	Street Trees: S. Himalaya Way (1 Street Tree per 40 LF)	573	15	15	
	Street Trees: E. Canyon Place (1 Street Tree per 40 LF)	121	4	4	
	Street Trees: S. Jebel Way (1 Street Tree per 40 LF)	17	1	1	
	Street Trees: E. Jamison Drive (1 Street Tree per 40 LF)	507	13	13	
	Street Trees: E. Jamison Place (1 Street Tree per 40 LF)	16	1	0	1 TE to Tract Z
	Street Trees: S. Maylaya Circle (1 Street Tree per 40 LF)	81	3	3	
	Street Trees: S. Nepal Way (1 Street Tree per 40 LF)	239	6	5	1 TE to Tract AA
	Street Trees: Bailey Court (1 Street Tree per 40 LF)	64	2	2	
	Street Trees: E. Irish Place (1 Street Tree per 40 LF)	77	2	2	
	Street Trees: Tralee Way (1 Street Tree per 40 LF)	52	2	2	
	Street Trees: S. Malta Court (1 Street Tree per 40 LF)	29	1	1	
	Totals:		381	382	

\*NOTES:

- 1.) 88 Deficient Street Trees Required within the R.O.W / Tree Lawn have been accommodated within the Open Space, Adjacent to the R.O.W.
- 2.) 2,002 Shrubs Not Required within the R.O.W / Tree Lawn have been added within the Tree Lawn Area.
- 3.) Due to the IREA Easement, 2 trees were transferred from Halifax Way to Tract E.
- 4.) Due to utility easements 1 tree was transferred from Nepal Way to Tract AA.
- 5.) Due to a utility easement, 1 tree was transferred from E. Jamison Pl. to Tract Z.
- 6.) Distances measured between tangent points, Intersecting Drives Excluded.

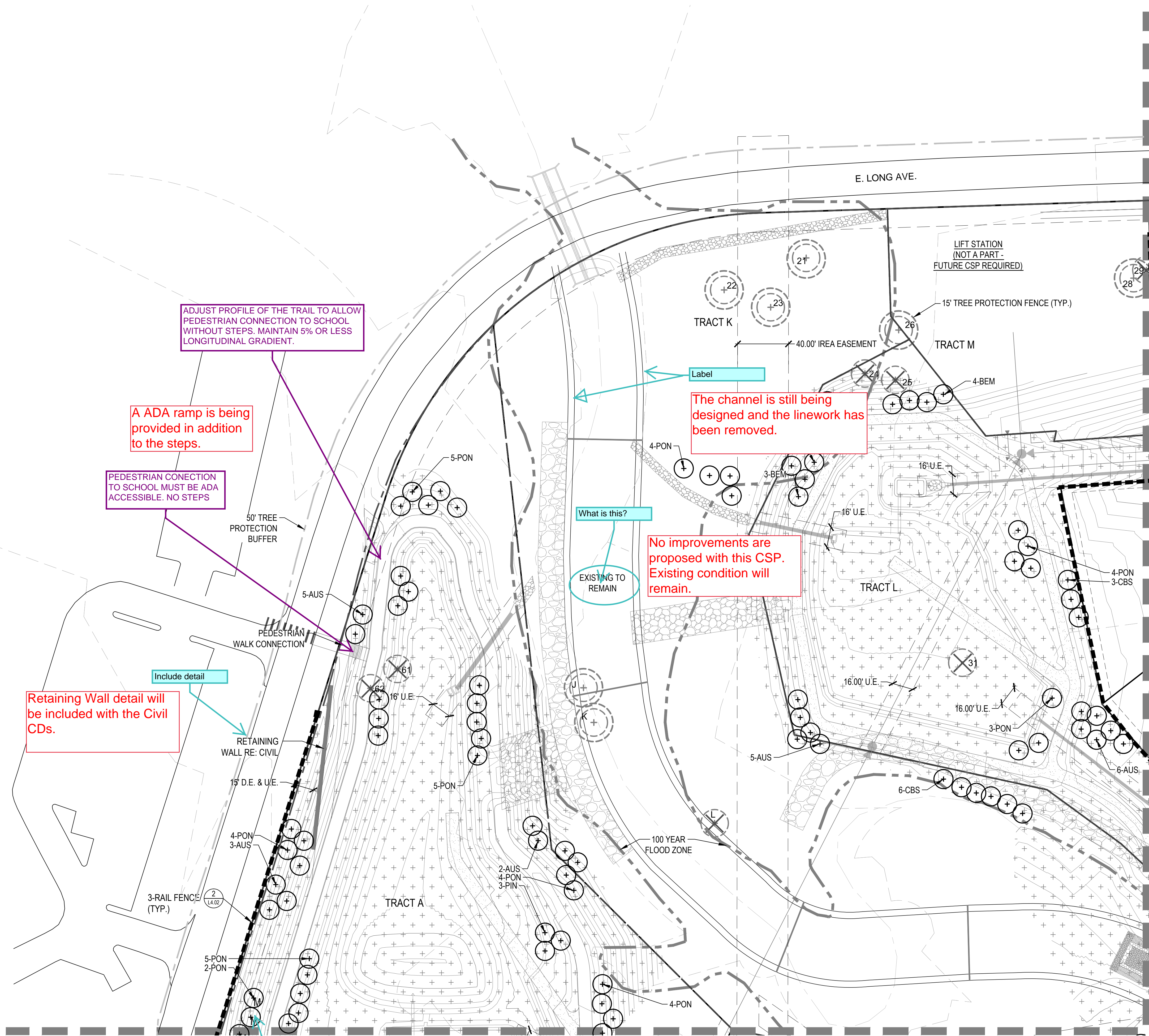
Why? Previous page transfers 20 TE from Tract E to Tract A

Chart has been revised.

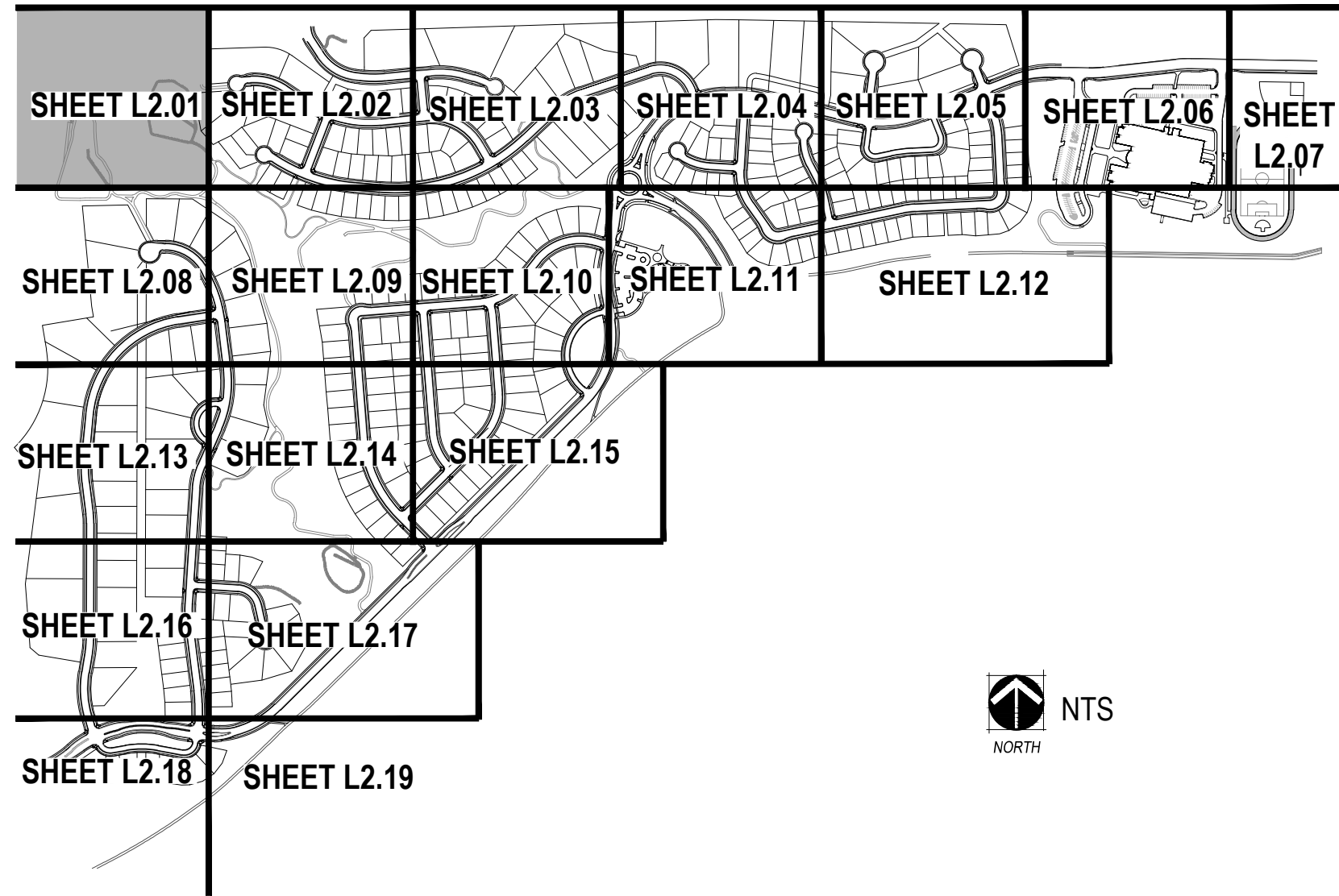
Trees are denoted with a "T" to denote transfers.

How are these identified to differentiate them from the required tract landscape?





KEYMAP

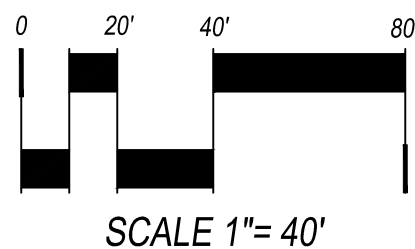
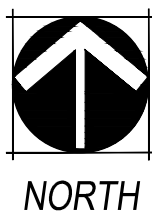


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- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
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- COLUMN (SHEET L3.01)
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- 6' SOLID WALL (SHEET L4.02, DETAIL 3)
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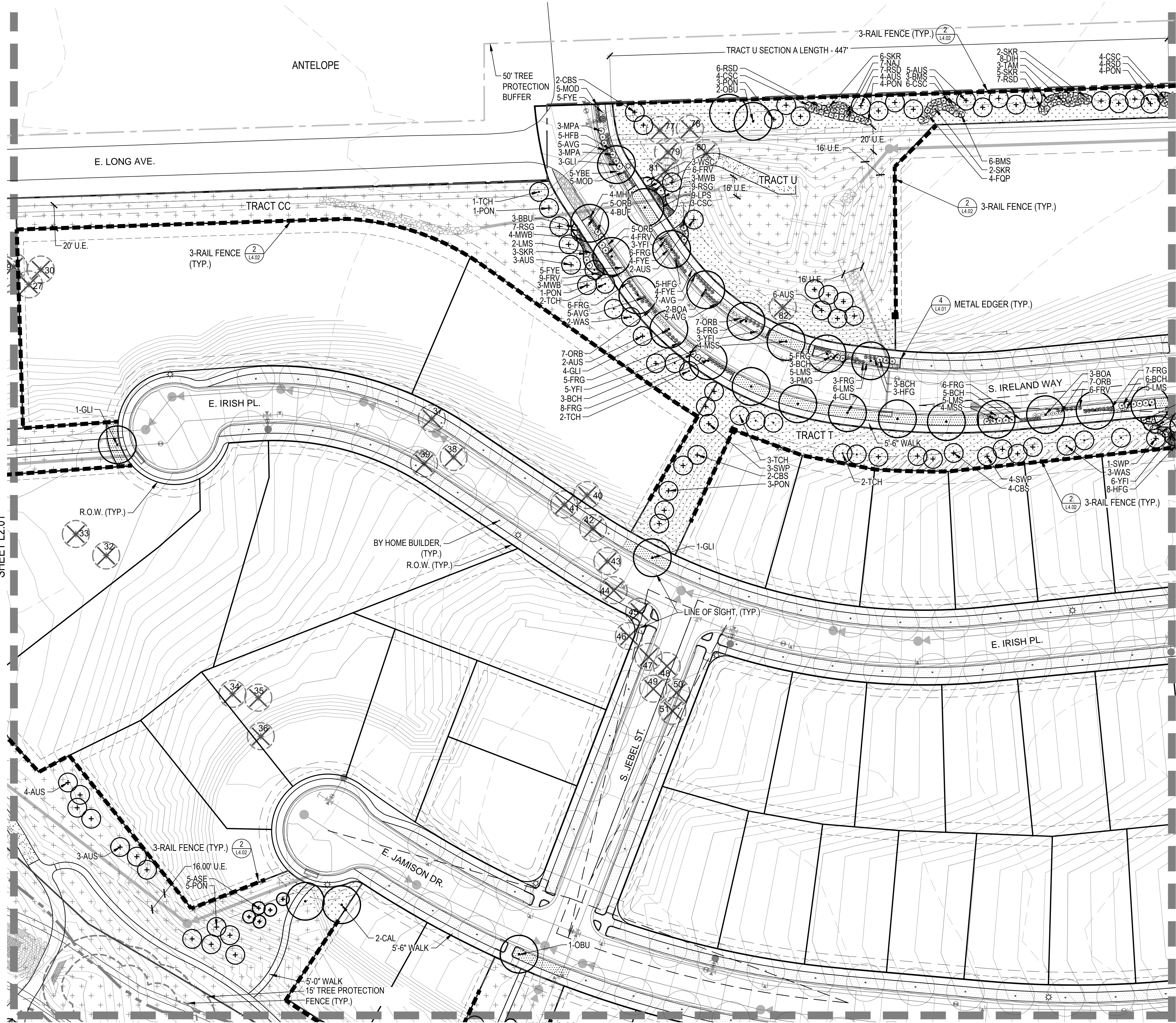
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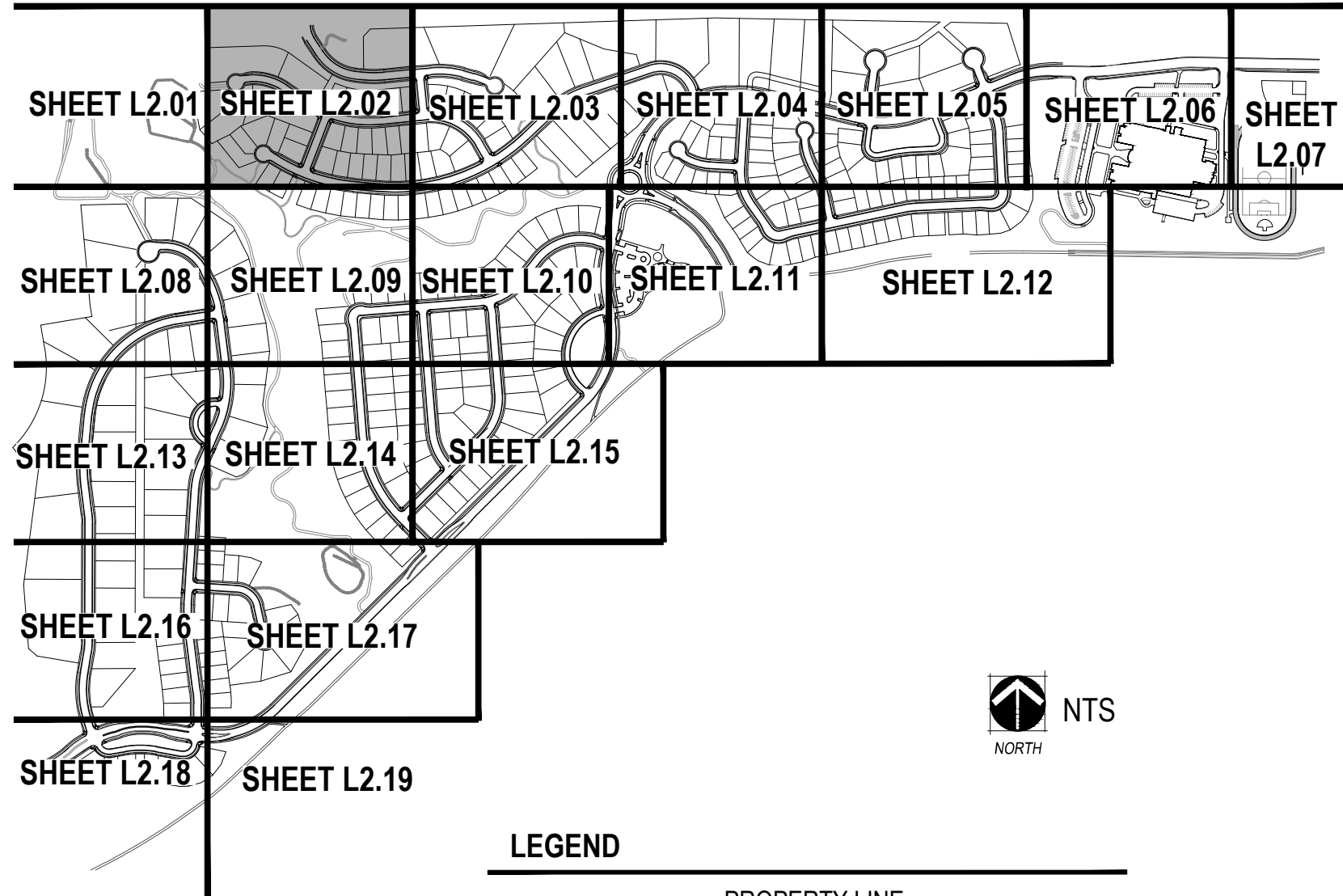


NOT FOR CONSTRUCTION

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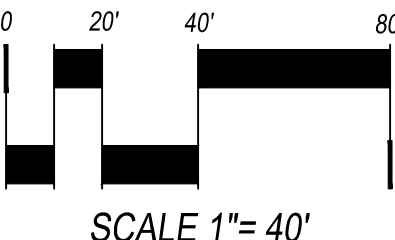
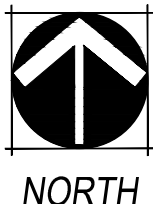
KEYMAP



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CSP-02 - 04/19/2017

SHEET TITLE:  
LANDSCAPE  
PLAN

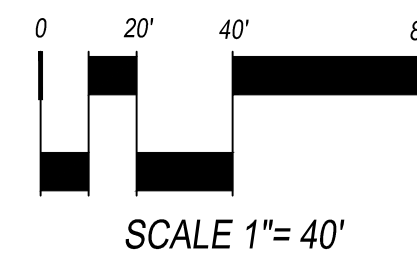
L2.02



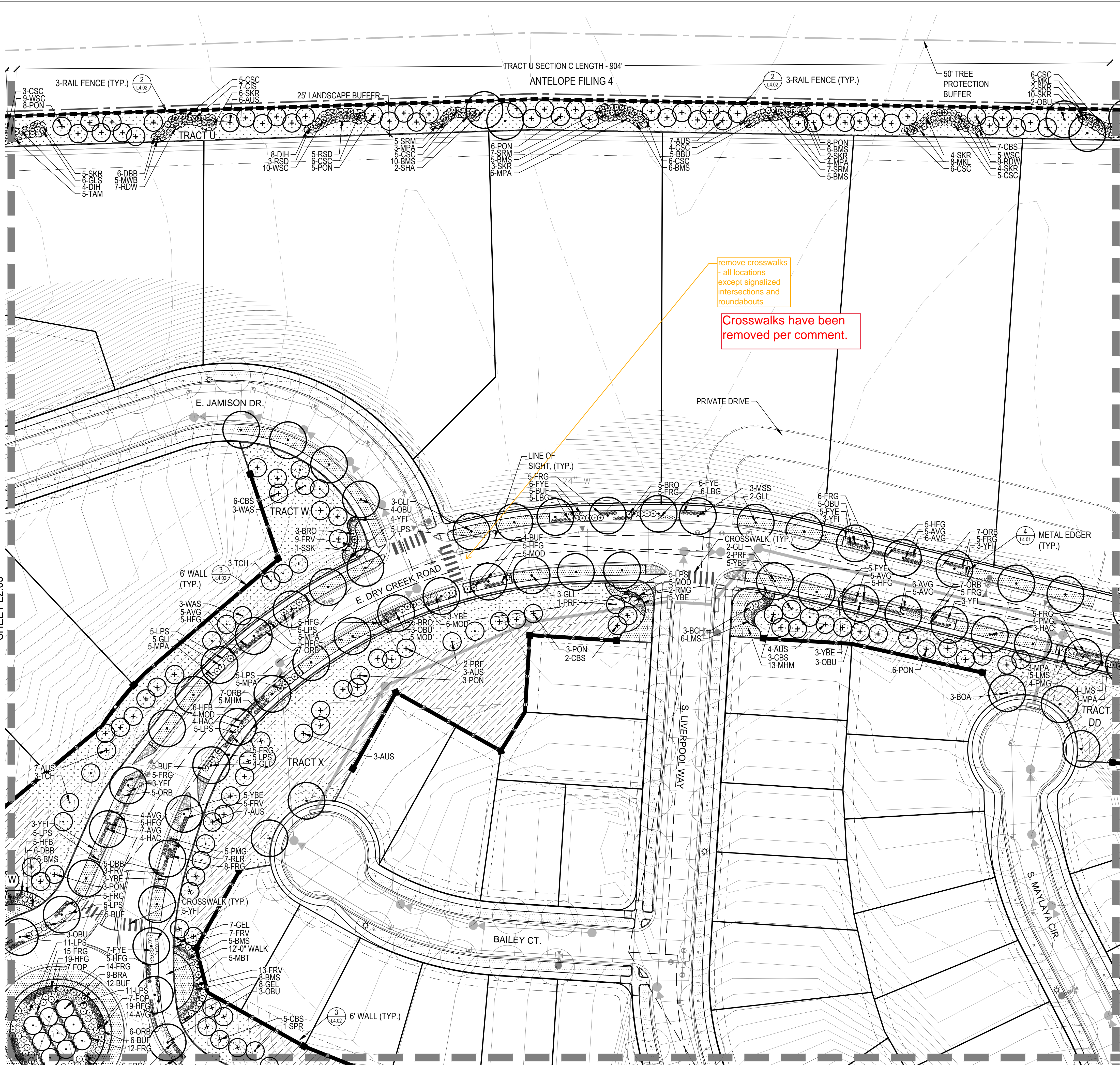


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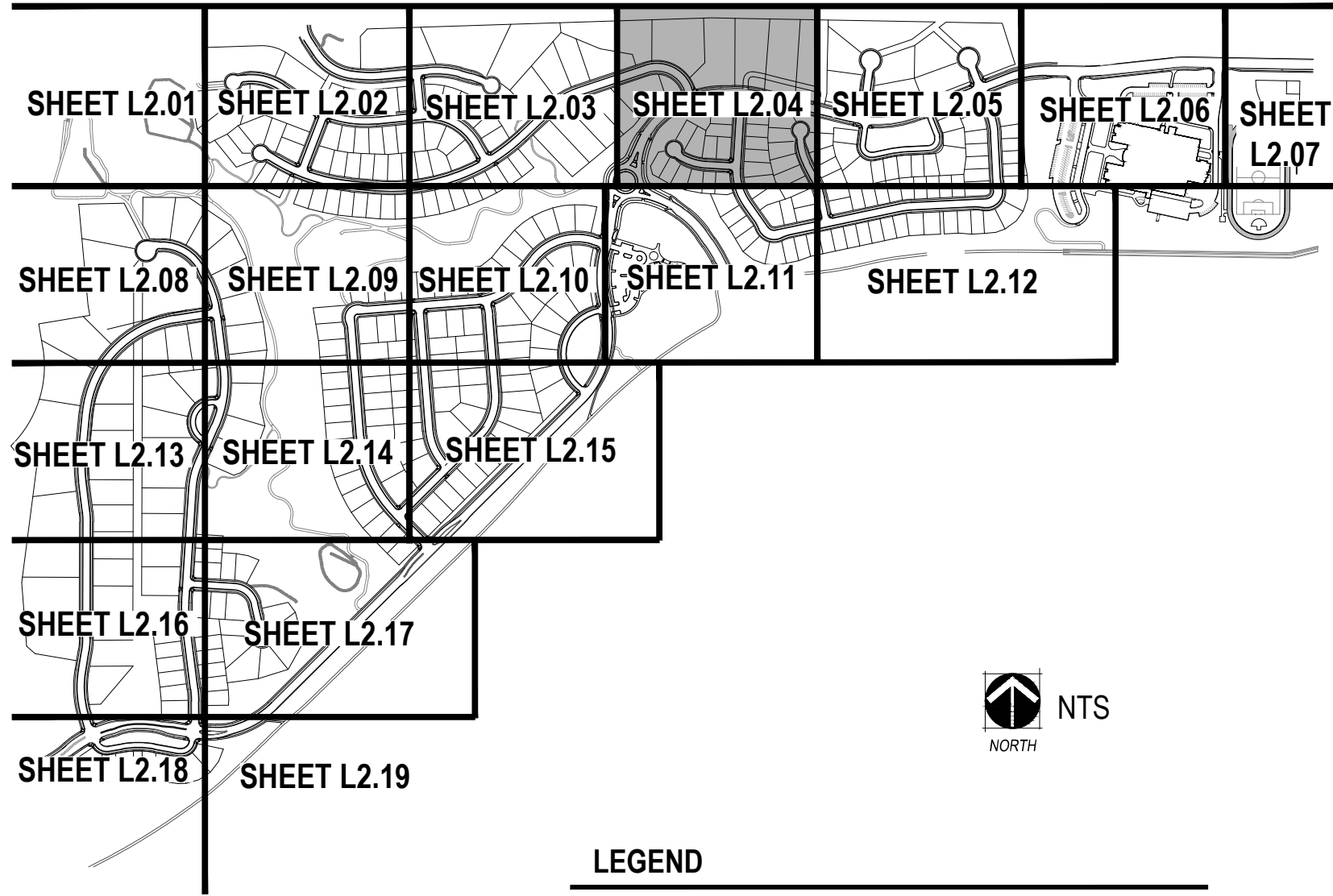
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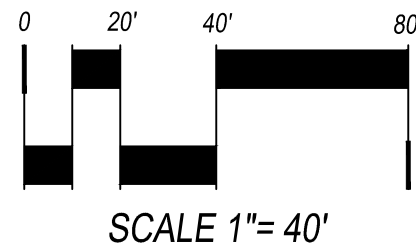


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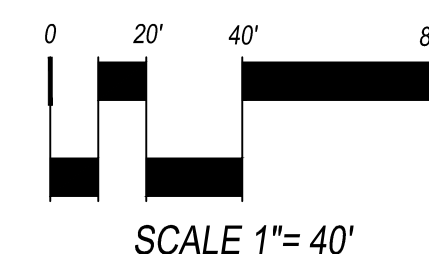
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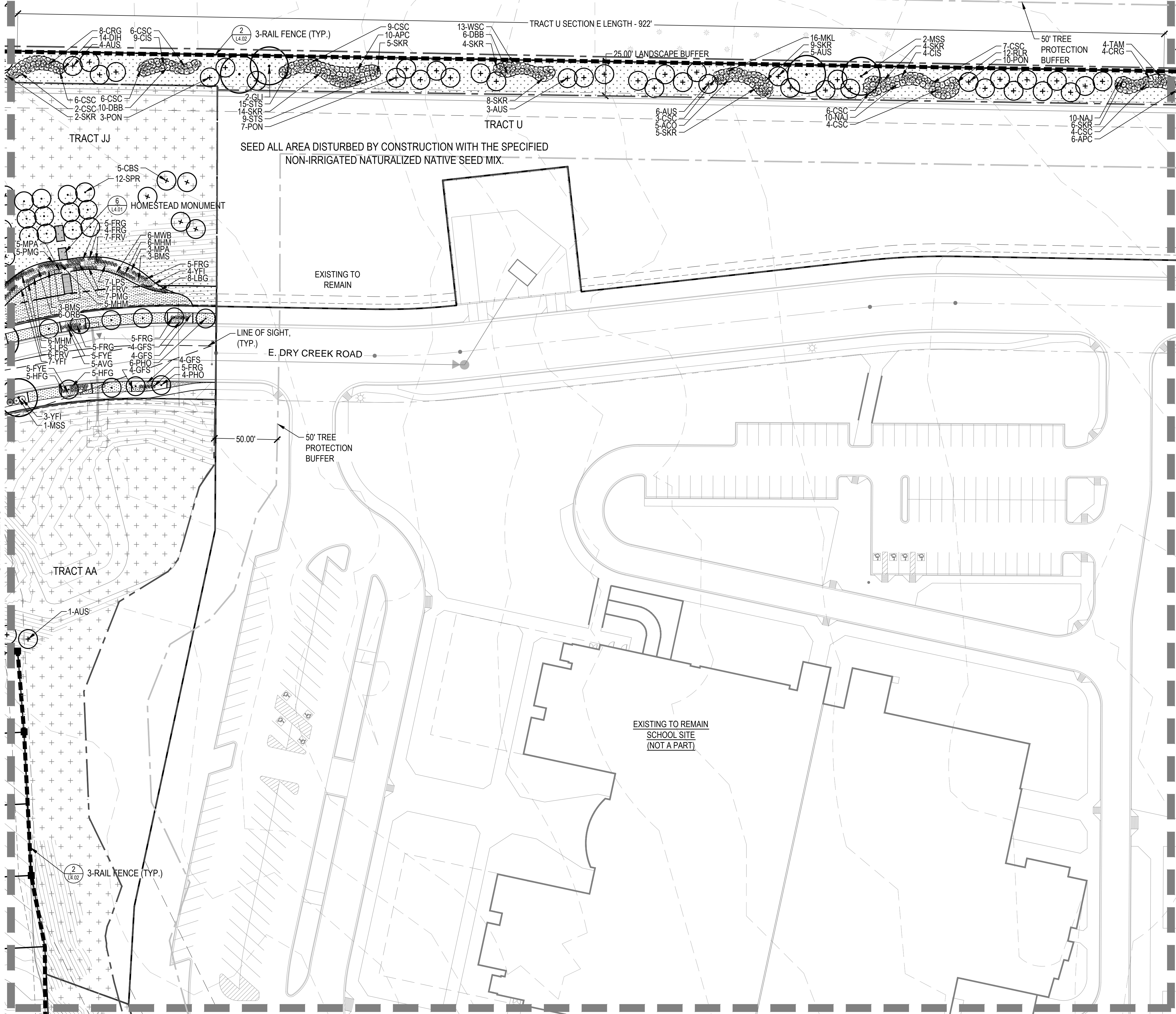




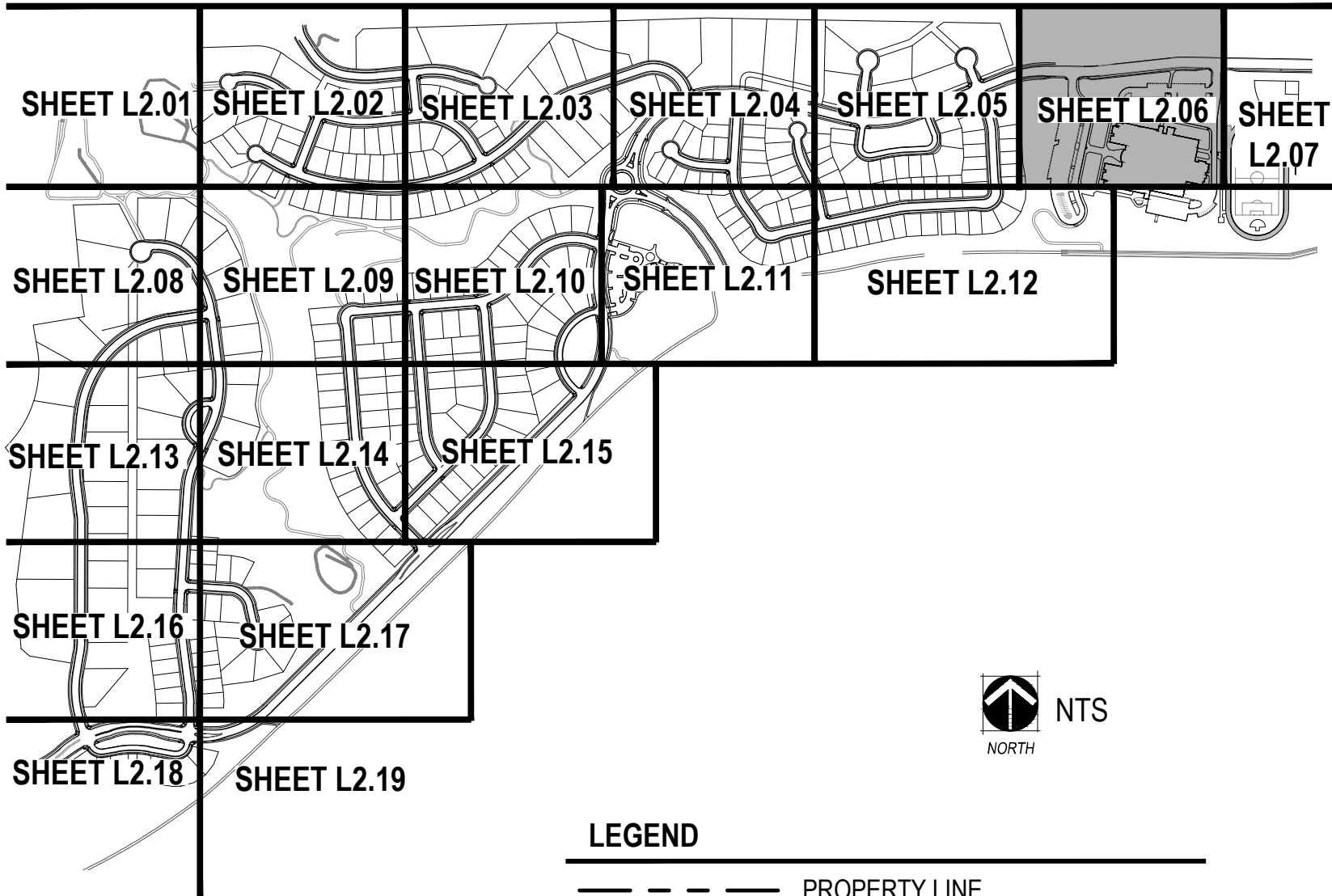
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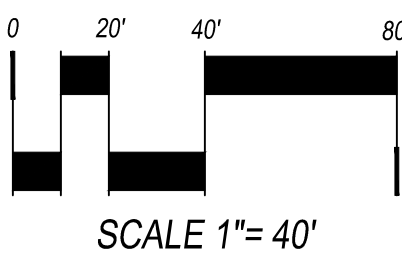
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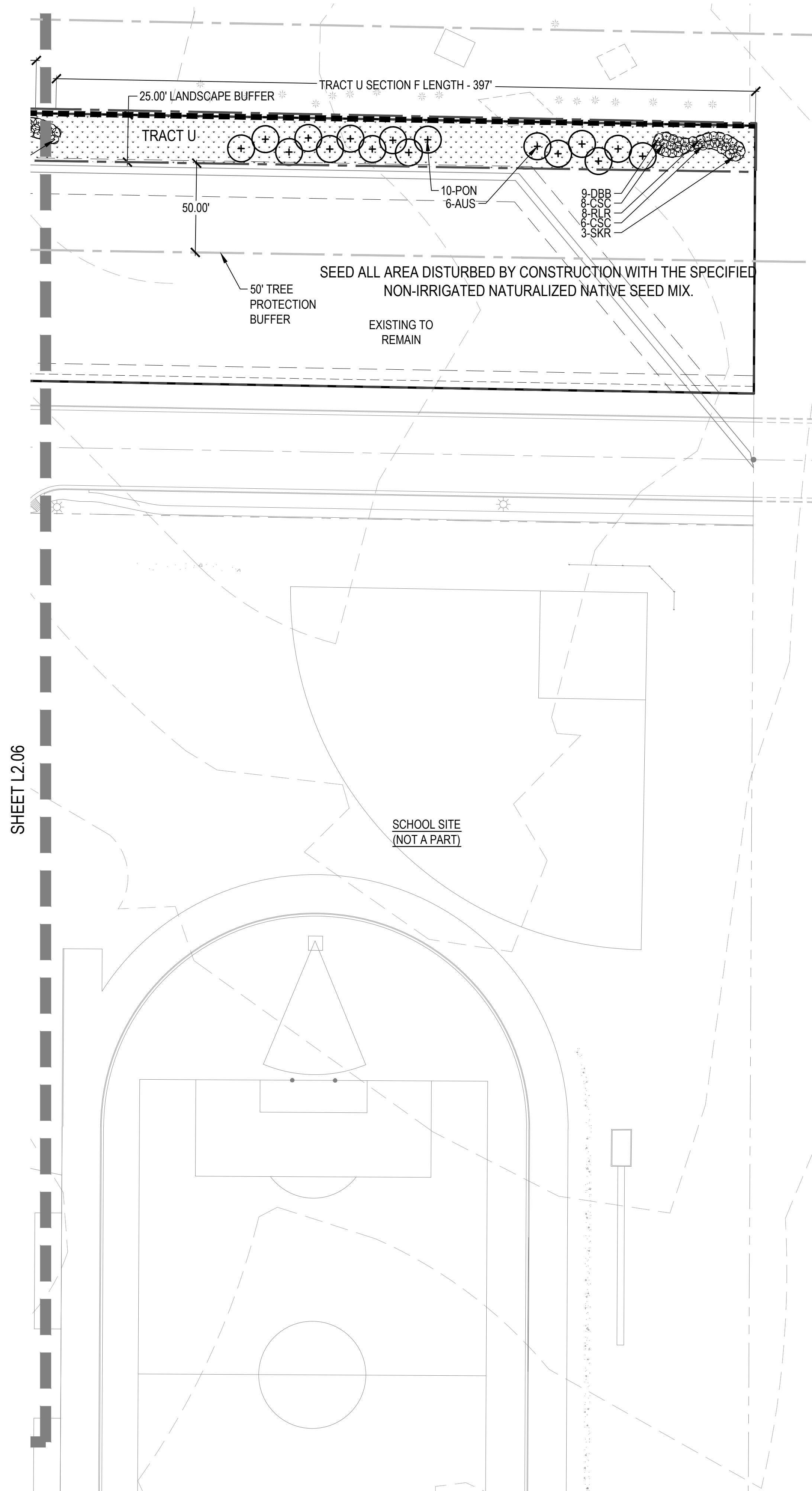
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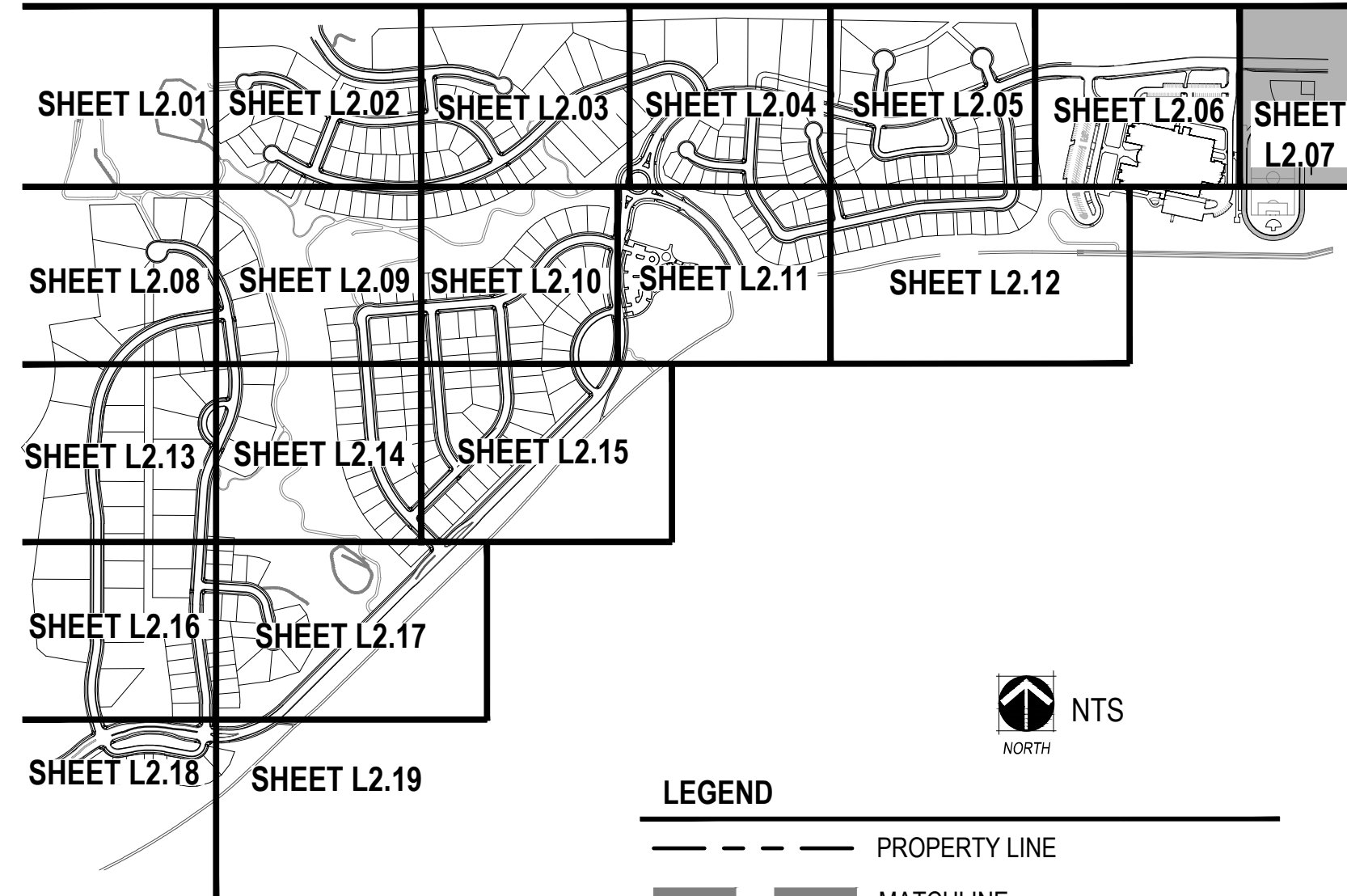


SCALE 1"= 40'





KEYMAP

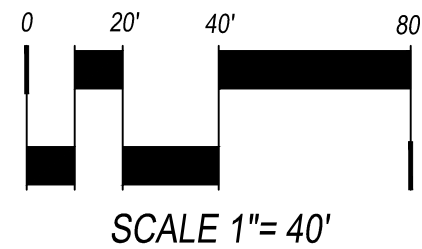


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- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:

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- SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.



SCALE 1"= 40'

KINGS POINT

CSP No. 2  
AURORA, COLORADO

OWNER:  
KINGSPPOINT LLC  
3033 E. FIRST AVE. #410  
DENVER, CO 80206  
TEL-303-394-5500  
FAX-303-394-5508  
CONTACT: BRUCE STOKES



Know what's below.  
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DATE:  
CSP-01 - 09/16/2016  
CSP-02 - 04/19/2017

SHEET TITLE:

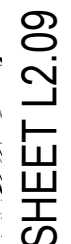
LANDSCAPE  
PLAN

L2.07

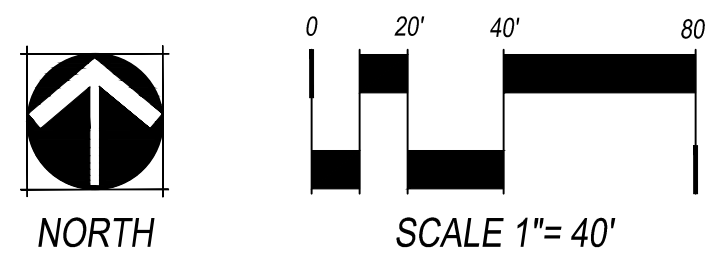


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Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186



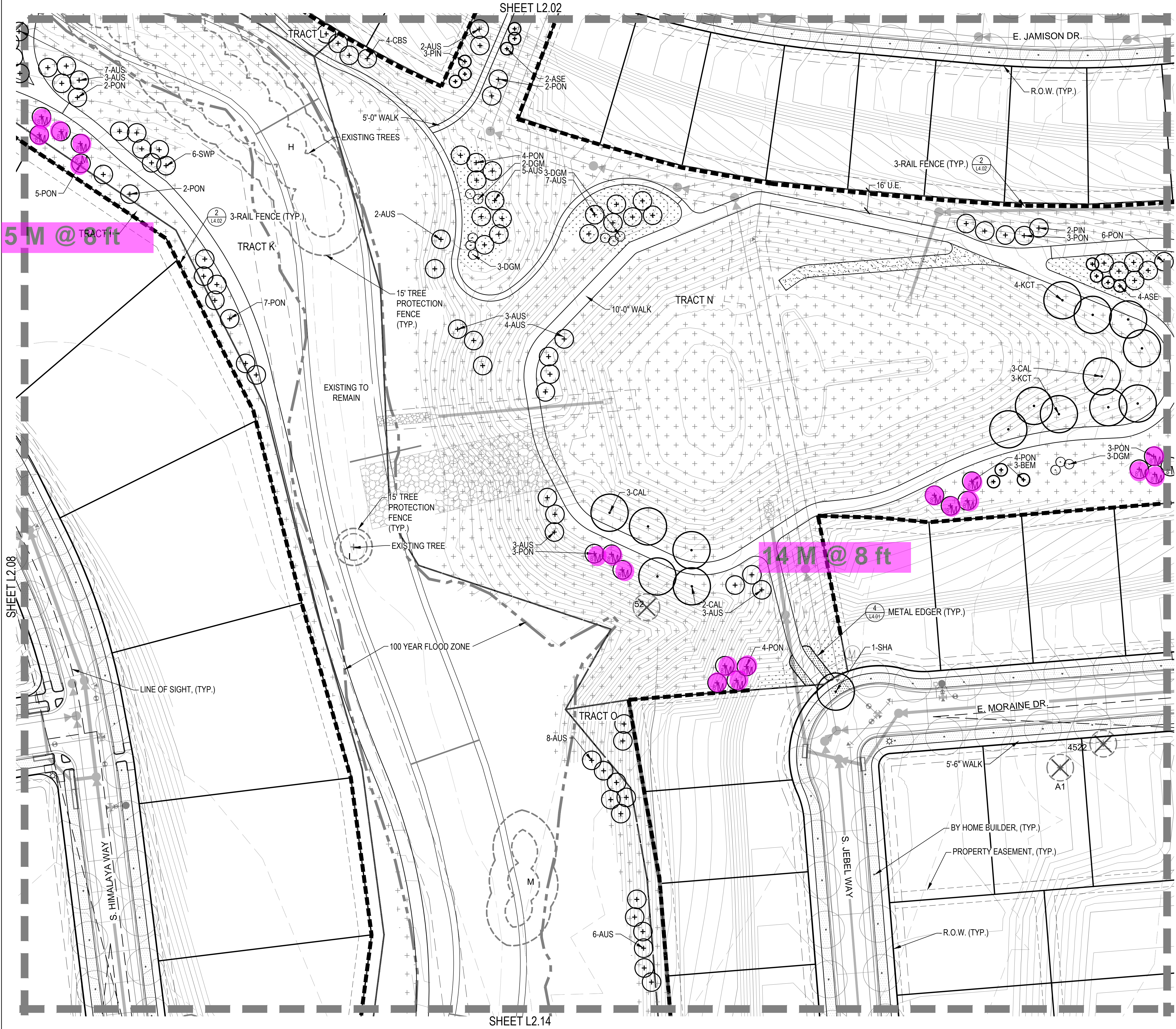


- NOTES:
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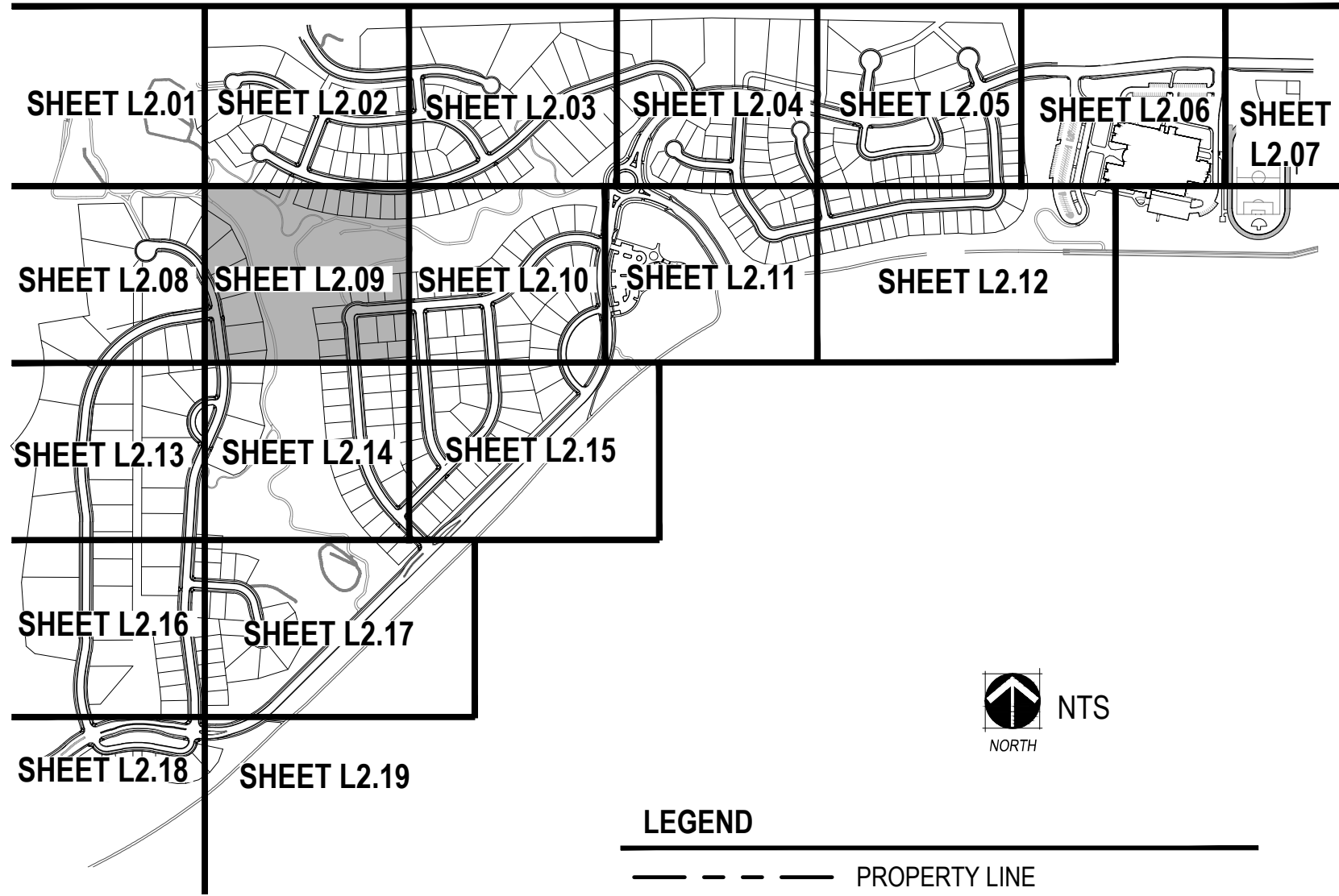




NOT FOR CONSTRUCTION



KEYMAP

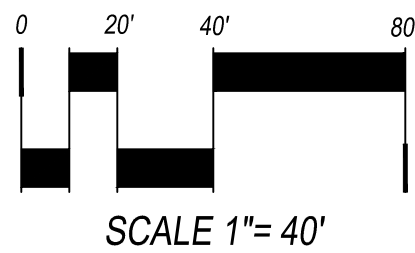


LEGEND

- PROPERTY LINE
- MATCHLINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' SOLID WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- MANICURED TURF
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- 4-6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
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- FIRE HYDRANT (REF CIVIL PLANS)
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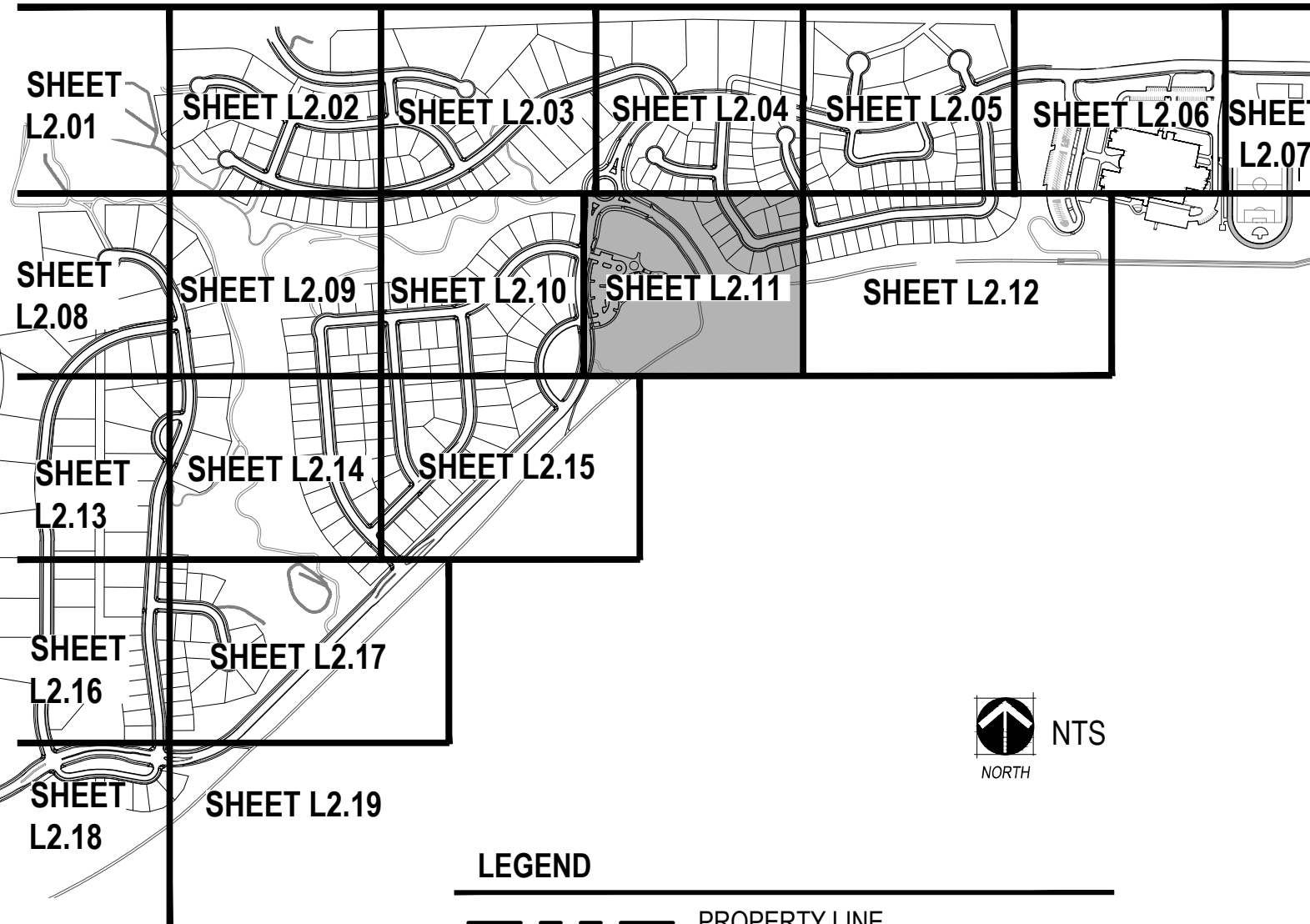






SHEET L2.04

KEYMAP



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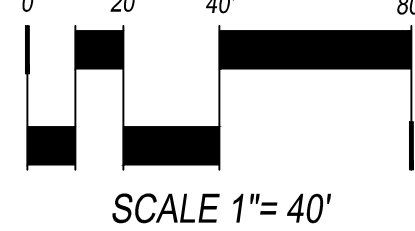


LEGEND

- PROPERTY LINE
- MATCHLINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
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- 6" SOLID WALL (SHEET L4.02, DETAIL 3)
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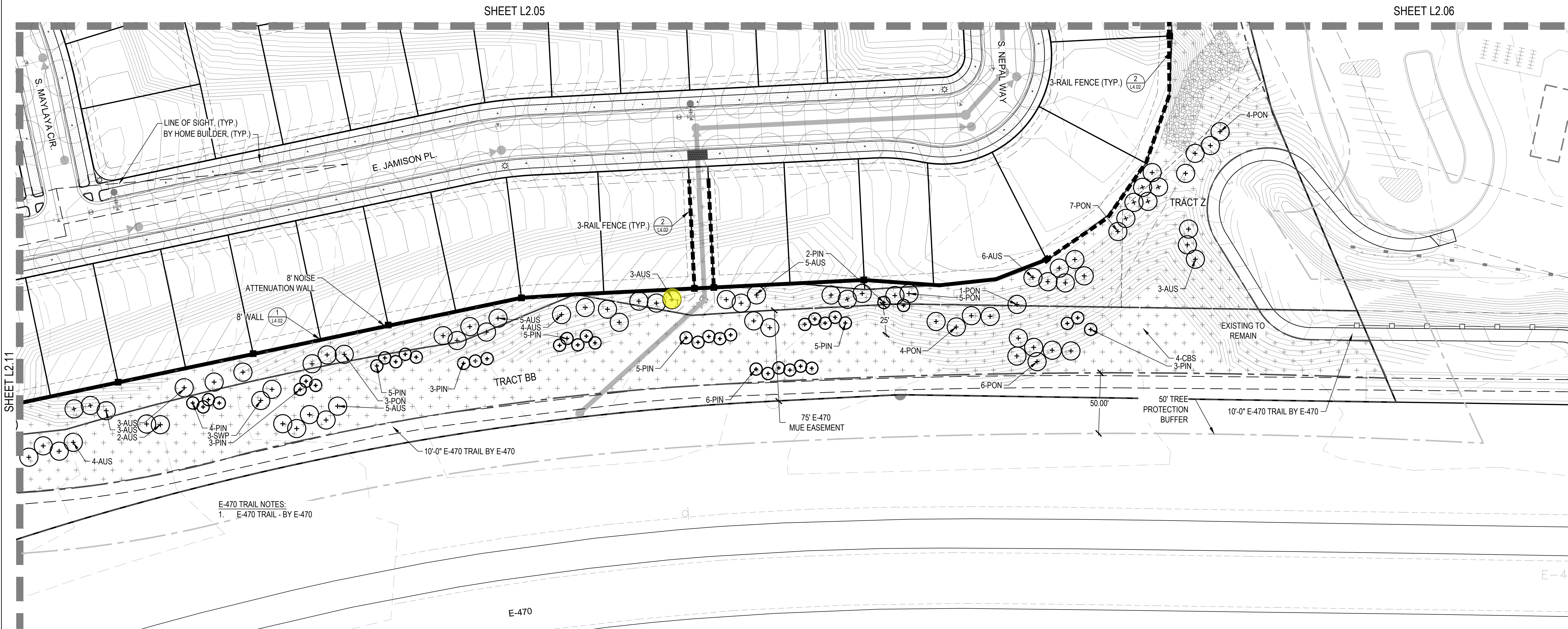


DATE:  
CSP-01 - 09/16/2016  
CSP-02 - 04/19/2017

SHEET TITLE:  
**LANDSCAPE PLAN**

L2.11



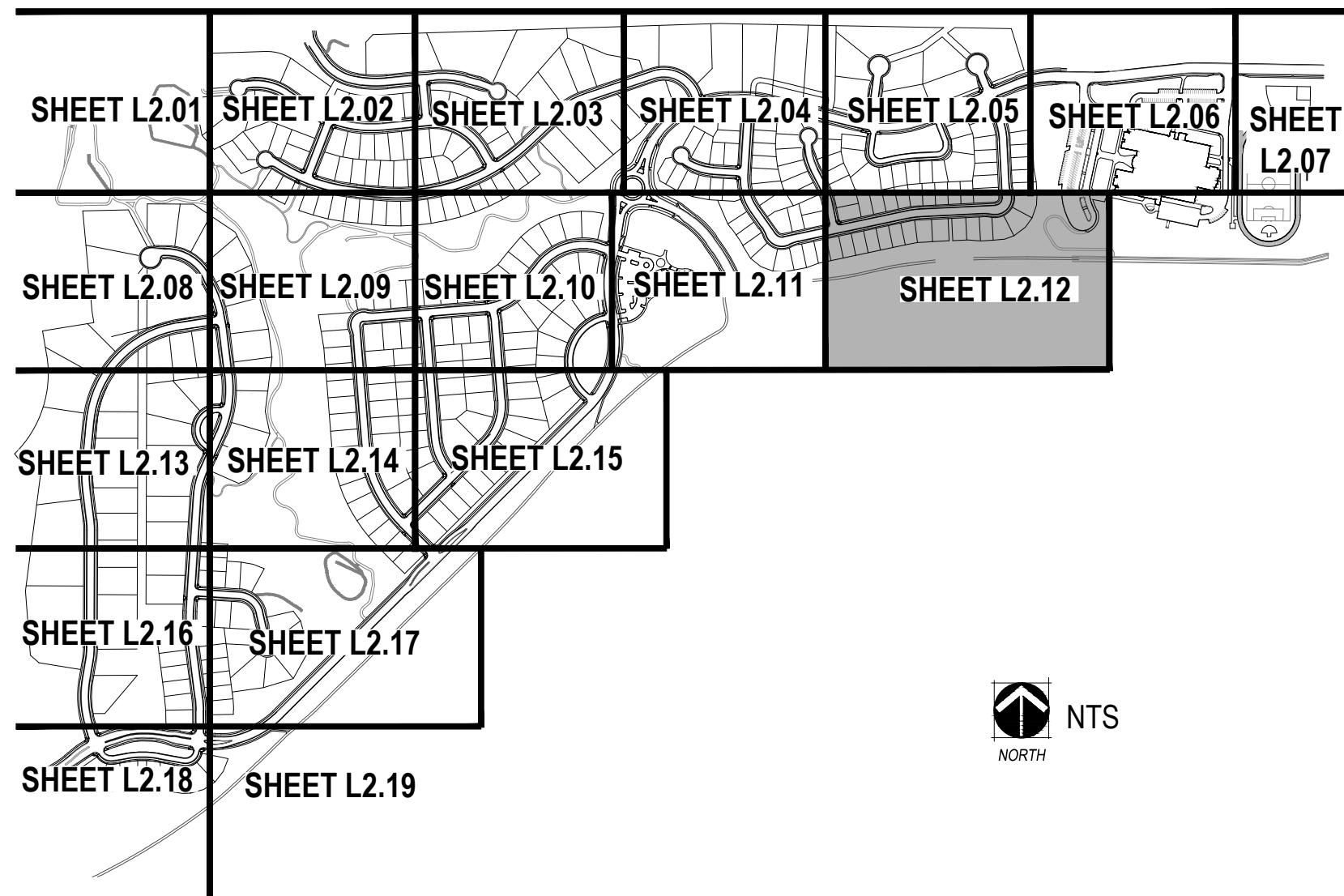


E-470 TRAIL NOTES:  
1. E-470 TRAIL - BY E-470

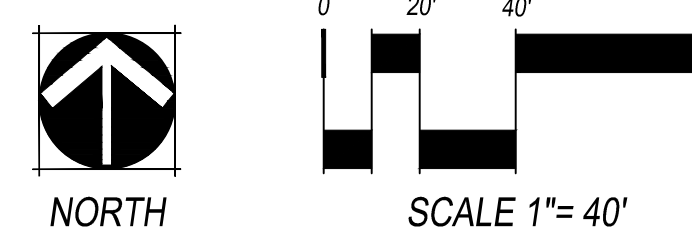
LEGEND

- |     |  |   |  |
|-----|--|---|--|
| --- | PROPERTY LINE  | ○ | DECIDUOUS CANOPY TREE<br>(SHEET L4.01, DETAIL 1)                               |
| --- | MATCHLINE  | ○ | HOME BUILDER DECIDUOUS CANOPY<br>TREE  |
| --- | LIMITS OF CONSTRUCTION                                   | ○ | ORNAMENTAL TREES<br>(SHEET L4.01, DETAIL 1)                                    |
| --- | STEEL EDGER (SHEET L4.01, DETAIL 4)                      | + | EVERGREEN TREES<br>(SHEET L4.01, DETAIL 1)                                     |
| --- | SPADE CUT EDGE (SHEET L4.01, DETAIL 5)                   | + | MITIGATION TREE<br>(SHEET L4.01, DETAIL 1) - 8' TALL<br>UNLESS OTHERWISE NOTED |
| --- | CONCRETE TRAIL   | + | DECIDUOUS SHRUBS   |
| ■   | COLUMN (SHEET L3.01)                                     | + | EVERGREEN SHRUBS   |
| --- | 3 RAIL FENCE (SHEET L4.02, DETAIL 2)                     | + | ORNAMENTAL GRASSES   |
| --- | 8' NOISE ATTENUATION WALL<br>(SHEET L4.02, DETAIL 1)     | + | EXISTING TREE<br>TO REMAIN   |
| --- | 6' SOLID WALL (SHEET L4.02, DETAIL 3)                    | + | EXISTING TREE<br>TO BE REMOVED   |
| --- | TREE PROTECTION FENCE                                    | + | FIRE HYDRANT (REF CIVIL PLANS)   |
| --- | 50' TREE PROTECTION BUFFER                               | + | STREETLIGHT (REF CIVIL PLANS)  |
| --- | MANICURED TURF   |   |  |
| --- | 100% IRRIGATED NATIVE GRASS<br>SEED MIX "A" DRILLED SEED |   |  |
| --- | ZTAP NATIVE GRASS SEED MIX "A"<br>DRILLED SEED           |   |  |
| --- | NON-IRRIGATED NATIVE GRASS<br>SEED MIX "A"               |   |  |
| --- | 4-6" COBBLE  |   |  |
| --- | HOME BUILDER TREE LAWN                                   |   |  |

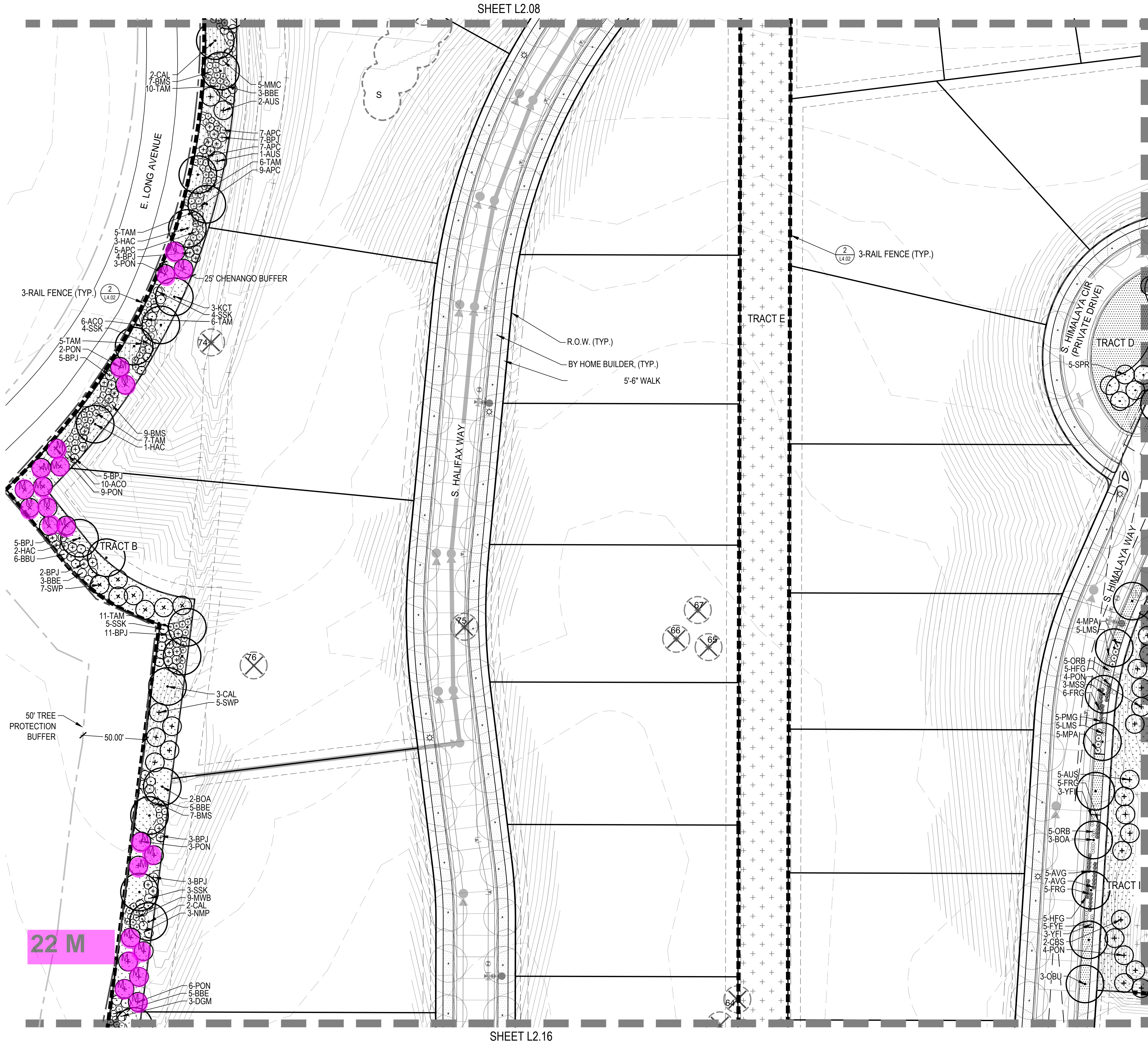
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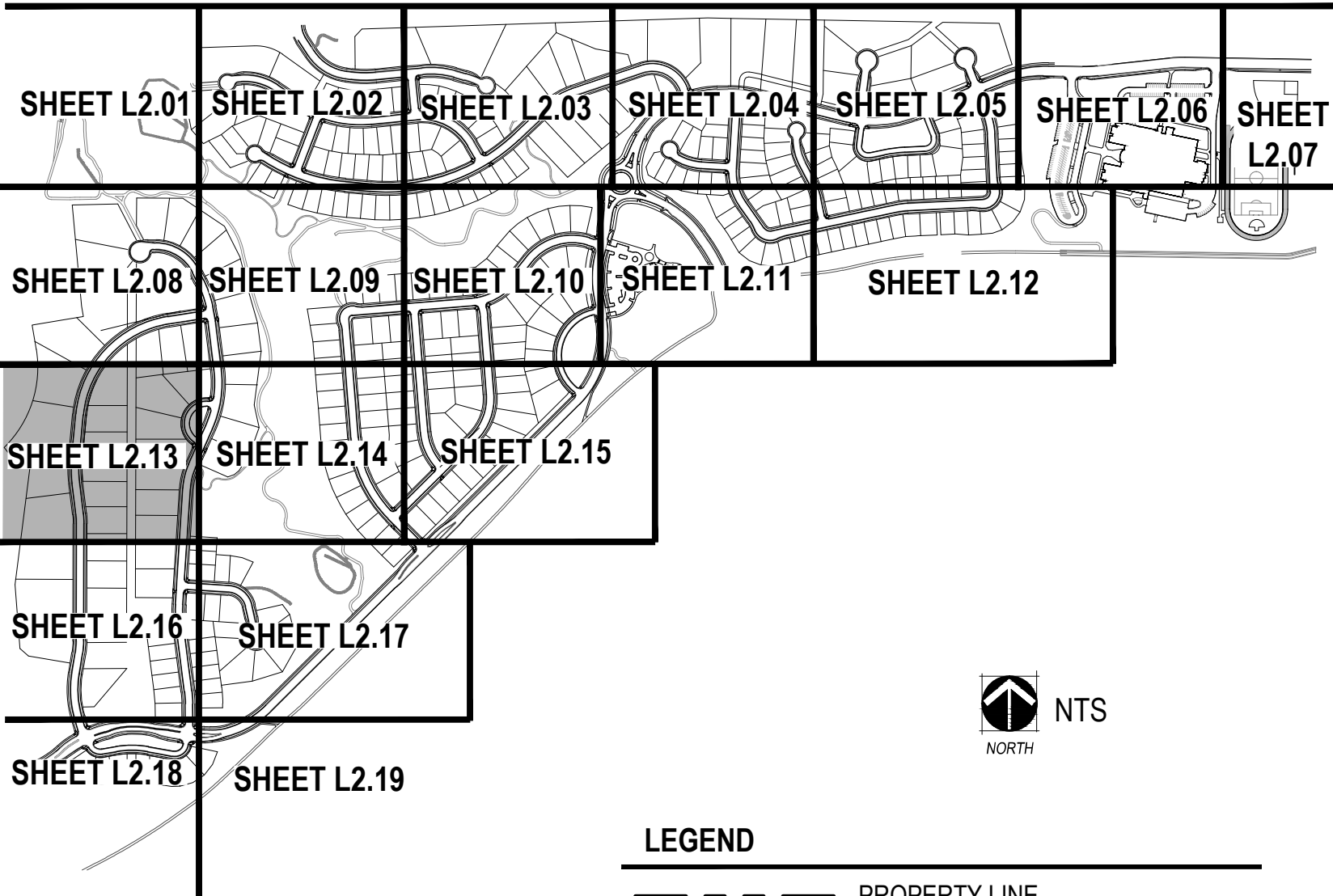
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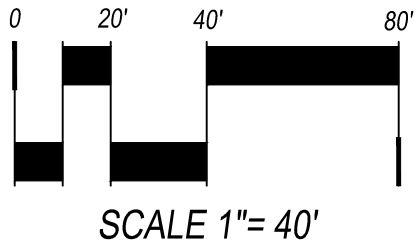
KEYMAP



LEGEND

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- MATCHLINE
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- STEEL EDGER (SHEET L4.01, DETAIL 4)
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KINGS POINT

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AURORA, COLORADO

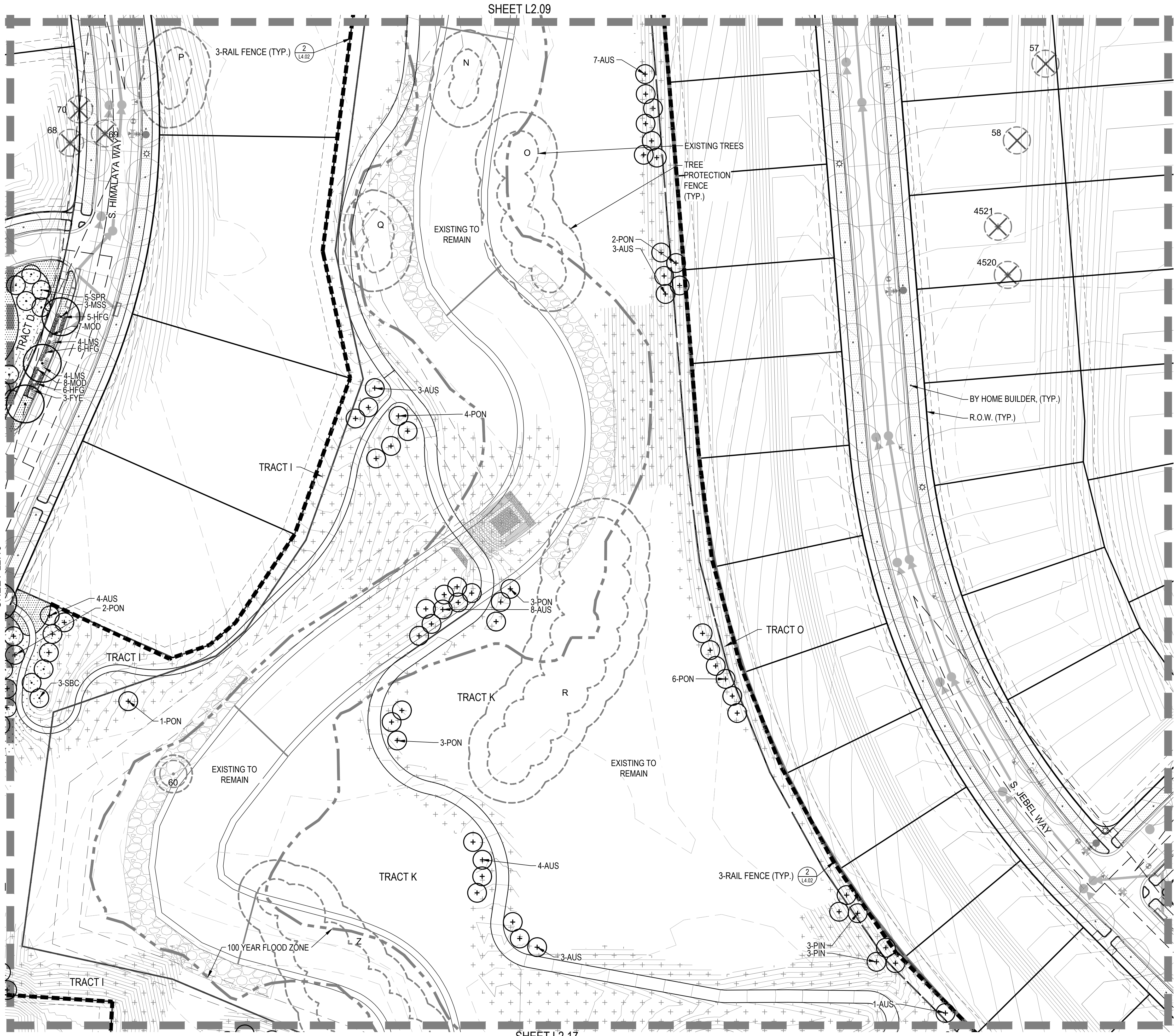
OWNER:  
KINGSPONT LLC  
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DENVER, CO 80206  
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CONTACT: BRUCE STOKES



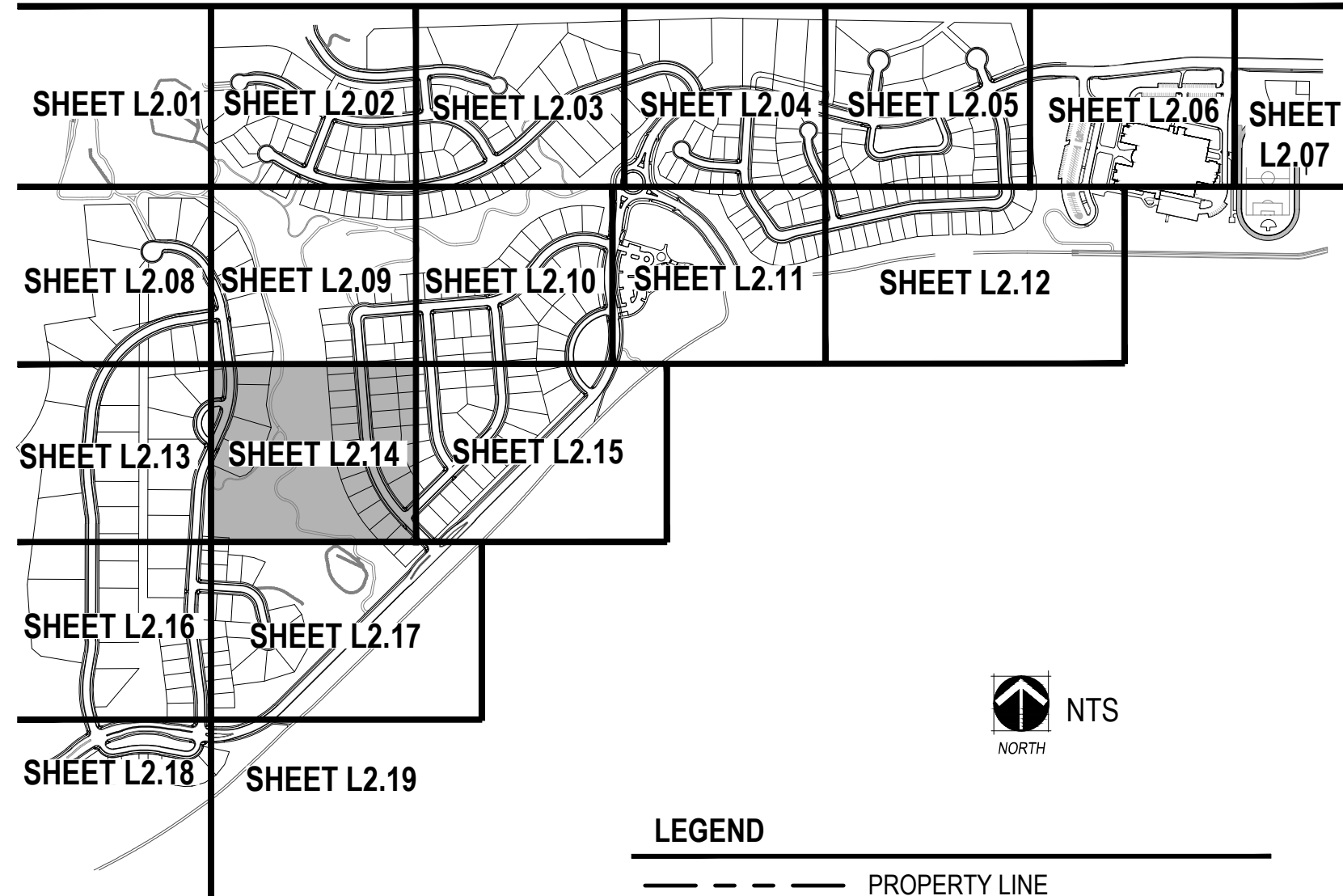
DATE:  
CSP-01 - 09/16/2016  
CSP-02 - 04/19/2017

SHEET TITLE:  
LANDSCAPE  
PLAN





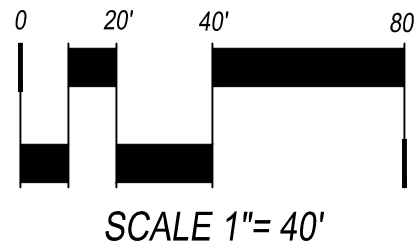
KEYMAP



LEGEND

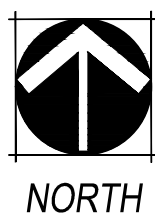
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CHECKED BY: JN/LV  
DRAWN BY: JW/KR



NTS

SHEET L2.01 SHEET L2.02 SHEET L2.03 SHEET L2.04 SHEET L2.05 SHEET L2.06 SHEET L2.07

SHEET L2.08 SHEET L2.09 SHEET L2.10 SHEET L2.11 SHEET L2.12

SHEET L2.13 SHEET L2.14 SHEET L2.15

SHEET L2.16 SHEET L2.17

SHEET L2.18 SHEET L2.19

NORTH NTS



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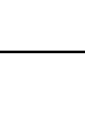
DATE:  
CSP 01 - 09/16/2016  
CSP-02 - 04/19/2017

SHEET TITLE:  
LANDSCAPE  
PLAN

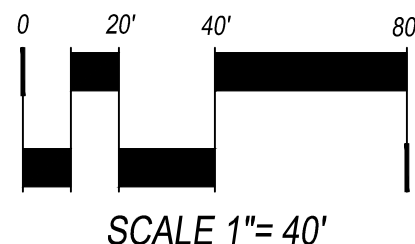
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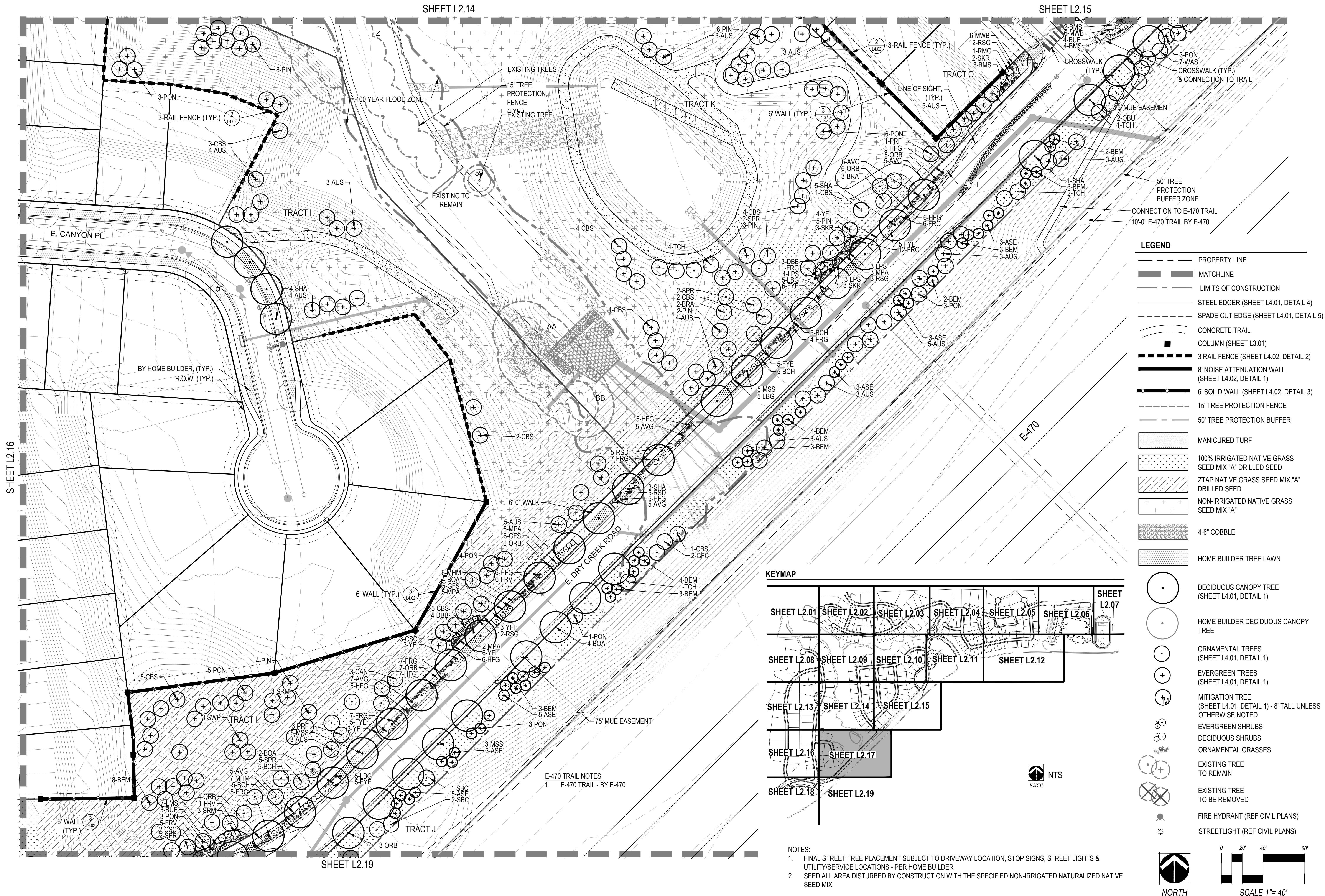


- |   |  |
|---|--|
|  | DECIDUOUS CANOPY TREE<br>(SHEET L4.01, DETAIL 1)                               |
|  | HOME BUILDER DECIDUOUS CANOPY<br>TREE  |
|  | ORNAMENTAL TREES<br>(SHEET L4.01, DETAIL 1)                                    |
|  | EVERGREEN TREES<br>(SHEET L4.01, DETAIL 1)                                     |
|  | MITIGATION TREE<br>(SHEET L4.01, DETAIL 1) - 8' TALL UNLESS<br>OTHERWISE NOTED |
|  | EVERGREEN SHRUBS   |
|  | DECIDUOUS SHRUBS   |
|  | ORNAMENTAL GRASSES   |
|  | EXISTING TREE<br>TO REMAIN   |
|  | EXISTING TREE<br>TO BE REMOVED   |
|  | FIRE HYDRANT (REF CIVIL PLANS)   |
|  | STREETLIGHT (REF CIVIL PLANS)  |

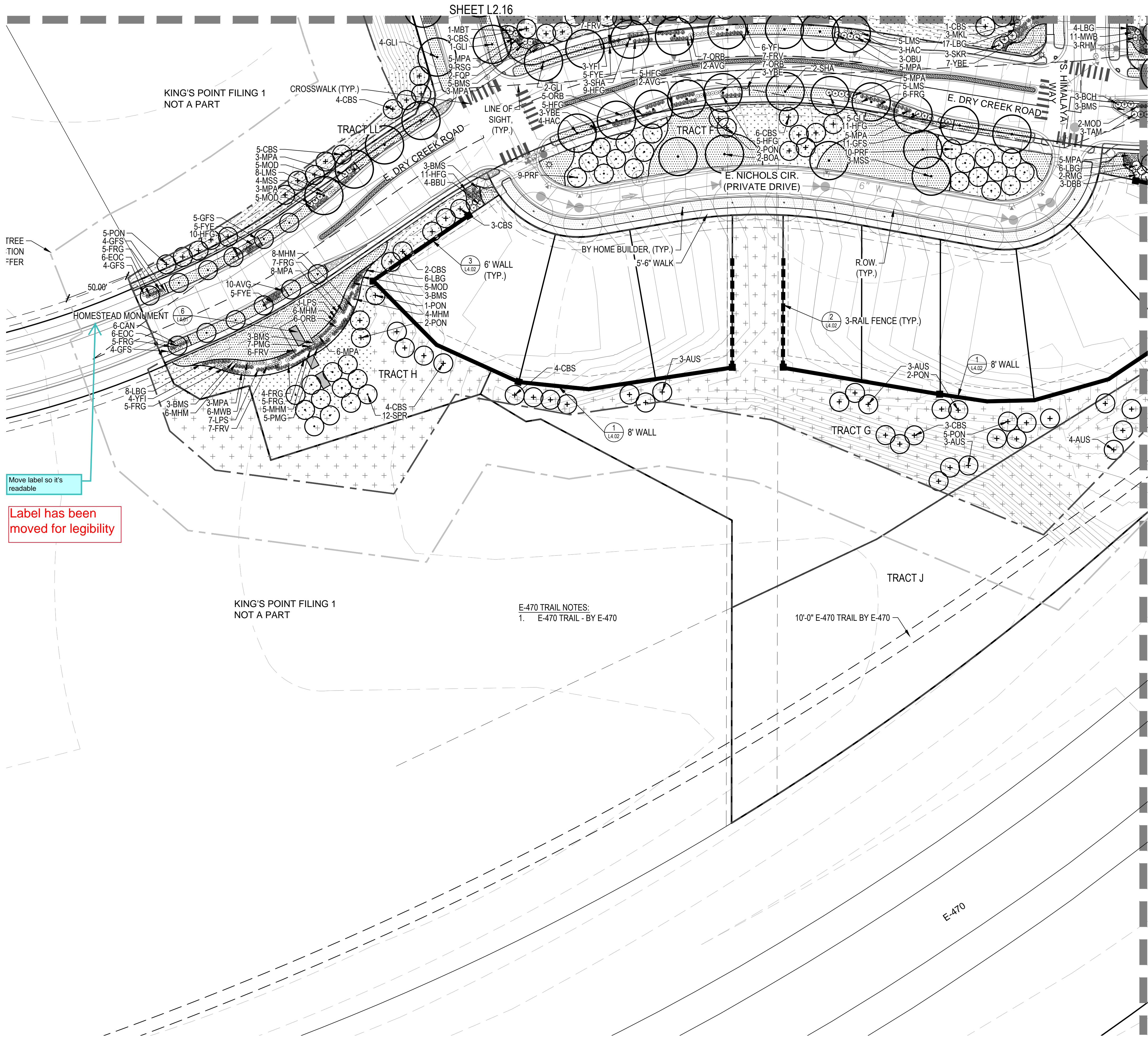
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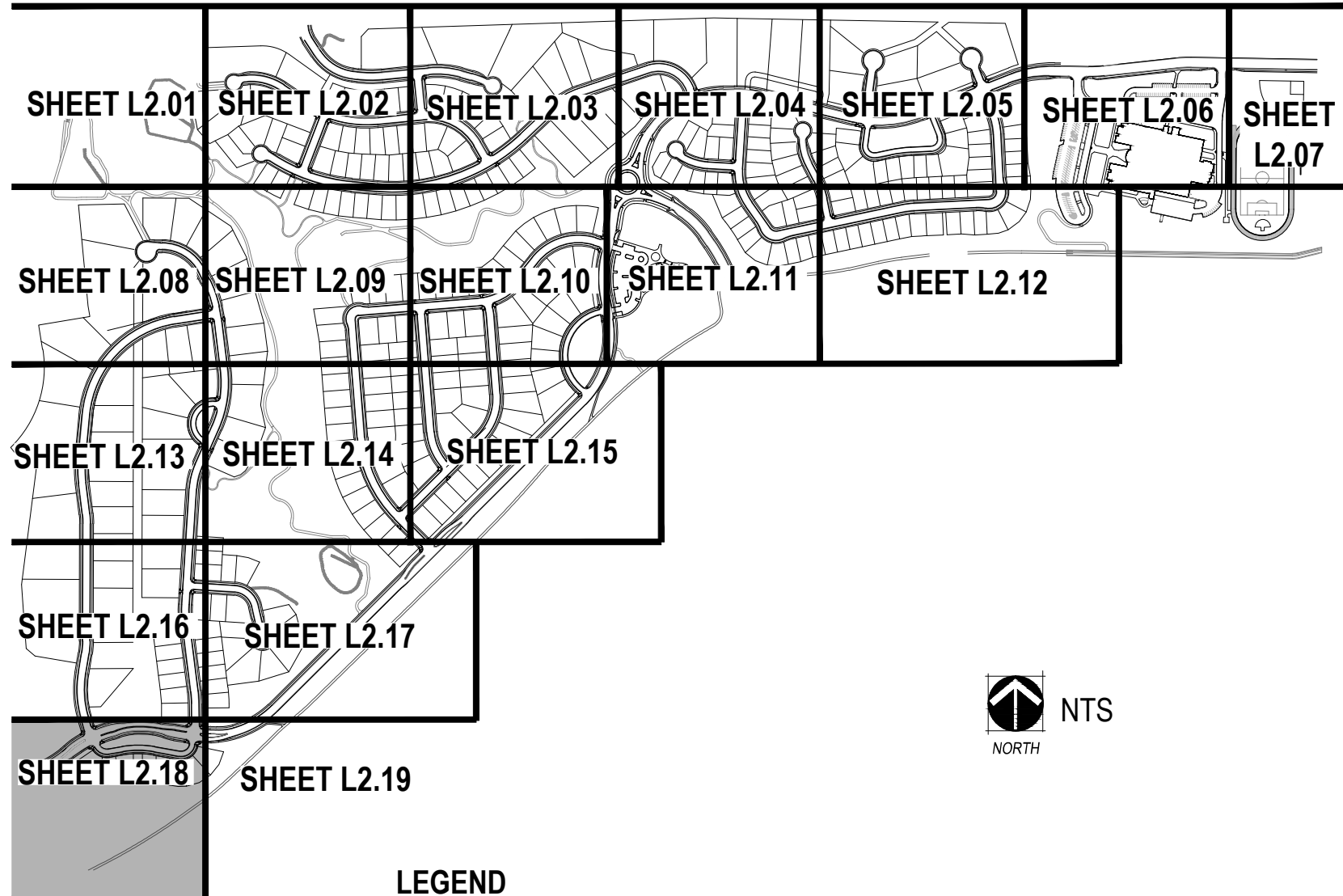








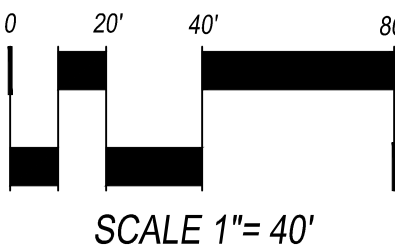
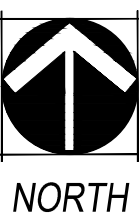
KEYMAP



LEGEND

- PROPERTY LINE
- MATCHLINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
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KINGS POINT

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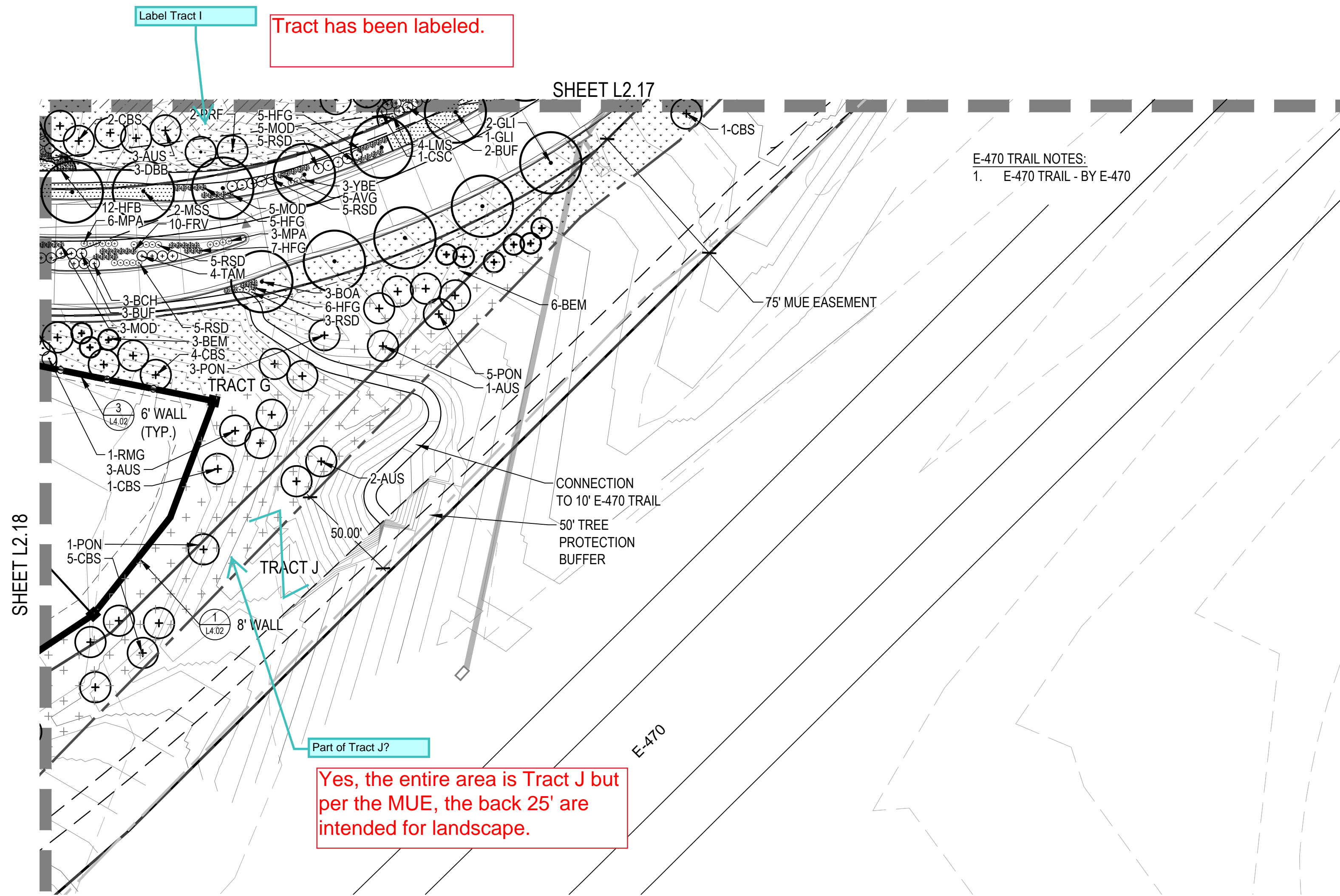
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CSP-02 - 04/19/2017

SHEET TITLE:  
LANDSCAPE  
PLAN

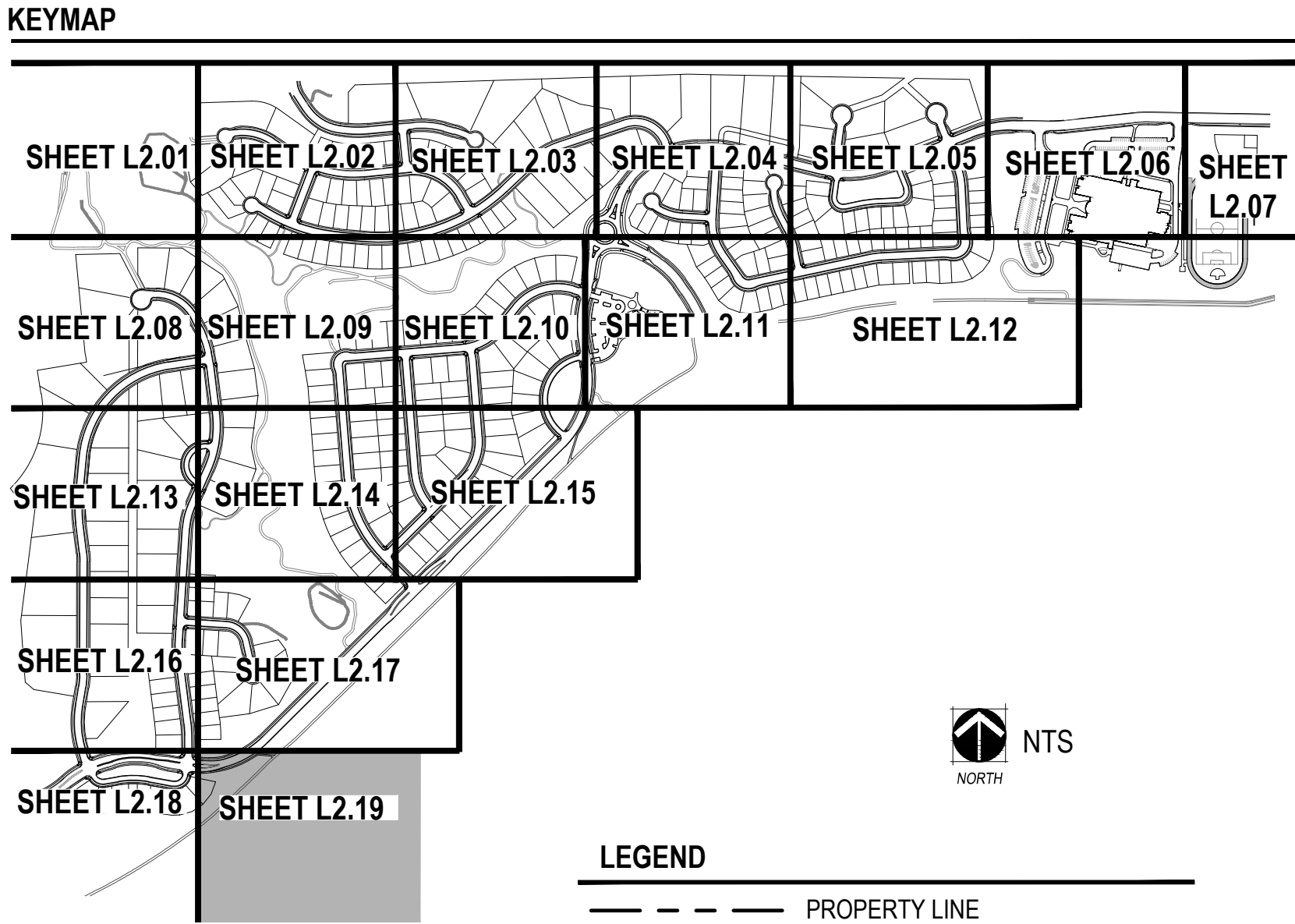




Tract has been labeled.

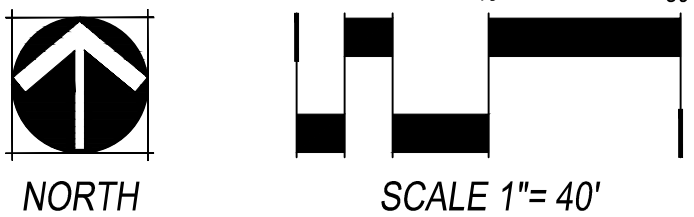
Yes, the entire area is Tract J but per the MUE, the back 25' are intended for landscape.

Part of Tract J?

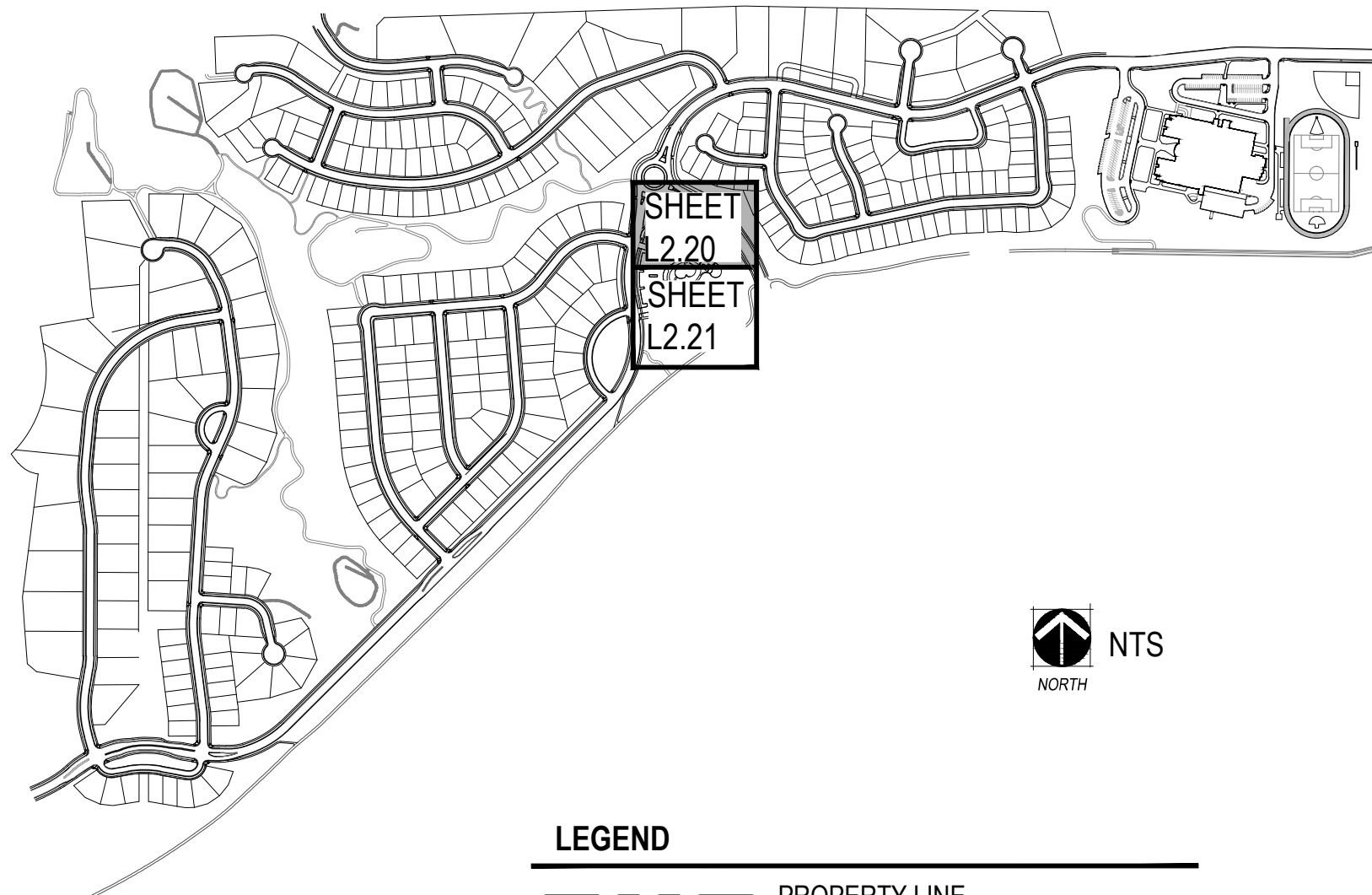


- LEGEND**
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  - HOME BUILDER DECIDUOUS CANOPY TREE
  - ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
  - EVERGREEN TREES (SHEET L4.01, DETAIL 1)
  - MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
  - EVERGREEN SHRUBS
  - DECIDUOUS SHRUBS
  - ORNAMENTAL GRASSES
  - EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - FIRE HYDRANT (REF CIVIL PLANS)
  - STREETLIGHT (REF CIVIL PLANS)

- NOTES:**
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER
  - SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.



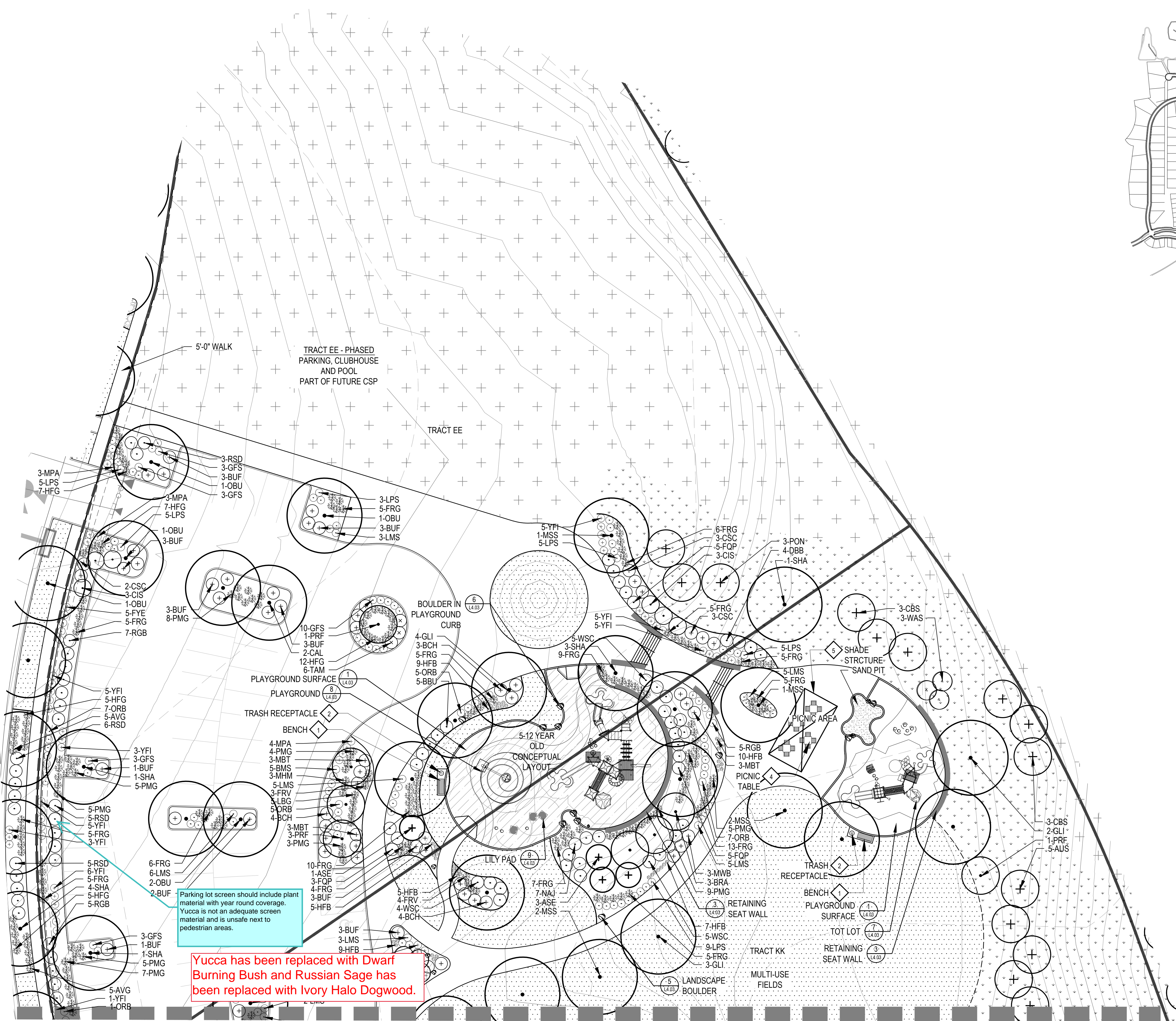
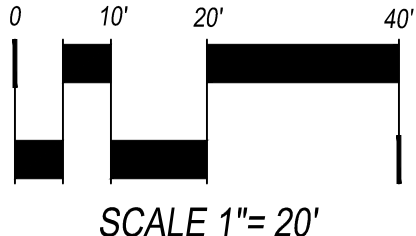
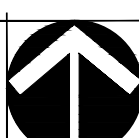




LEGEND

- PROPERTY LINE
- MATCHLINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8' NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6' SOLID WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- MANICURED TURF
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- 4-6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
- MITIGATION TREE (SHEET L4.01, DETAIL 1) - 8' TALL UNLESS OTHERWISE NOTED
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

- NOTES:
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER
  - SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.



SHEET L2.21



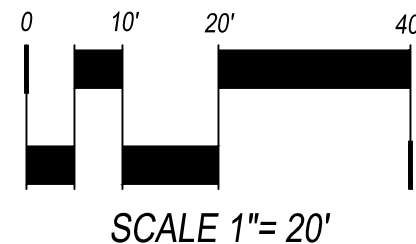
KEYMAP



LEGEND

- PROPERTY LINE
- MATCHLINE
- LIMITS OF CONSTRUCTION
- STEEL EDGER (SHEET L4.01, DETAIL 4)
- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
- CONCRETE TRAIL
- COLUMN (SHEET L3.01)
- 3 RAIL FENCE (SHEET L4.02, DETAIL 2)
- 8" NOISE ATTENUATION WALL (SHEET L4.02, DETAIL 1)
- 6" SOLID WALL (SHEET L4.02, DETAIL 3)
- 15' TREE PROTECTION FENCE
- 50' TREE PROTECTION BUFFER
- MANICURED TURF
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- ZTAP NATIVE GRASS SEED MIX "A" DRILLED SEED
- NON-IRRIGATED NATIVE GRASS SEED MIX "A"
- 4-6" COBBLE
- HOME BUILDER TREE LAWN
- DECIDUOUS CANOPY TREE (SHEET L4.01, DETAIL 1)
- HOME BUILDER DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES (SHEET L4.01, DETAIL 1)
- EVERGREEN TREES (SHEET L4.01, DETAIL 1)
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- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

- NOTES:
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER
  - SEED ALL AREA DISTURBED BY CONSTRUCTION WITH THE SPECIFIED NON-IRRIGATED NATURALIZED NATIVE SEED MIX.



KINGS POINT  
CSP No. 2  
AURORA, COLORADO

OWNER:  
KINGSPPOINT LLC  
3033 E. FIRST AVE. #410  
DENVER, CO 80206  
TEL-303-394-5500  
FAX-303-394-5508  
CONTACT: BRUCE STOKES



DATE:  
CSP-01 - 09/16/2016  
CSP-02 - 04/19/2017

SHEET TITLE:

NAC  
ENLARGEMENT

L2.21



label

Monuments have been labeled.

FENCE TRANSITION

BEGINNING OF 8' NOISE ATTENUATION WALL

10' TRAIL CONNECTION

E DRY CREEK ROAD

E-470

FENCE TRANSITION

FENCE TRANSITION

FENCE TRANSITION

FENCE TRANSITION

E-470 MUE

FENCE TRANSITION

**LEGEND**

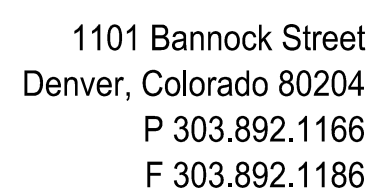
- LIMITS OF WORK
- 3 RAIL FENCE
- 8' NOISE ATTENUATION WALL
- 6' SOLID WALL
- 6' COLUMN (L4.02, DETAIL 2)
- 8' METAL CAP COLUMN (L4.02, DETAIL 1)
- 10' E-470 TRAIL (BY OTHERS)
- 10' OPEN SPACE TRAIL
- 5' TRAIL
- BIKE LANE (BOTH DIRECTIONS)

**\*E-470 TRAIL NOTES:**

- E-470 TRAIL - BY E-470

NORTH

SCALE 1"= 200'



**KINGS POINT**  
CSP No. 2  
AURORA, COLORADO

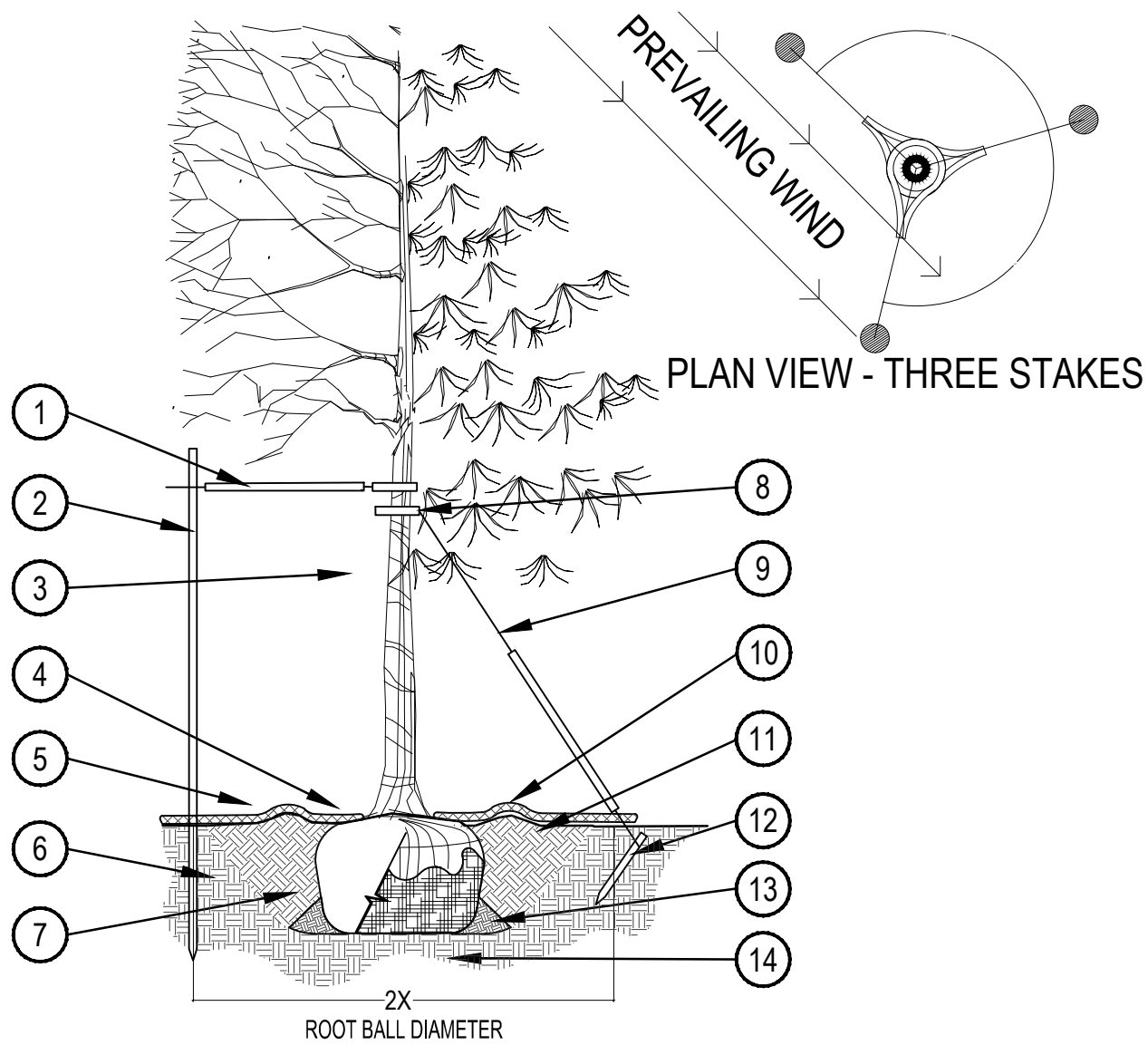
**OWNER:**  
KINGSPPOINT LLC  
3033 E. FIRST AVE. #410  
DENVER, CO 80206  
TEL-303-394-5500  
FAX-303-394-5508  
CONTACT: BRUCE STOKES



DATE:  
CSP 01 - 09/16/2016  
CSP-02 - 04/19/2017

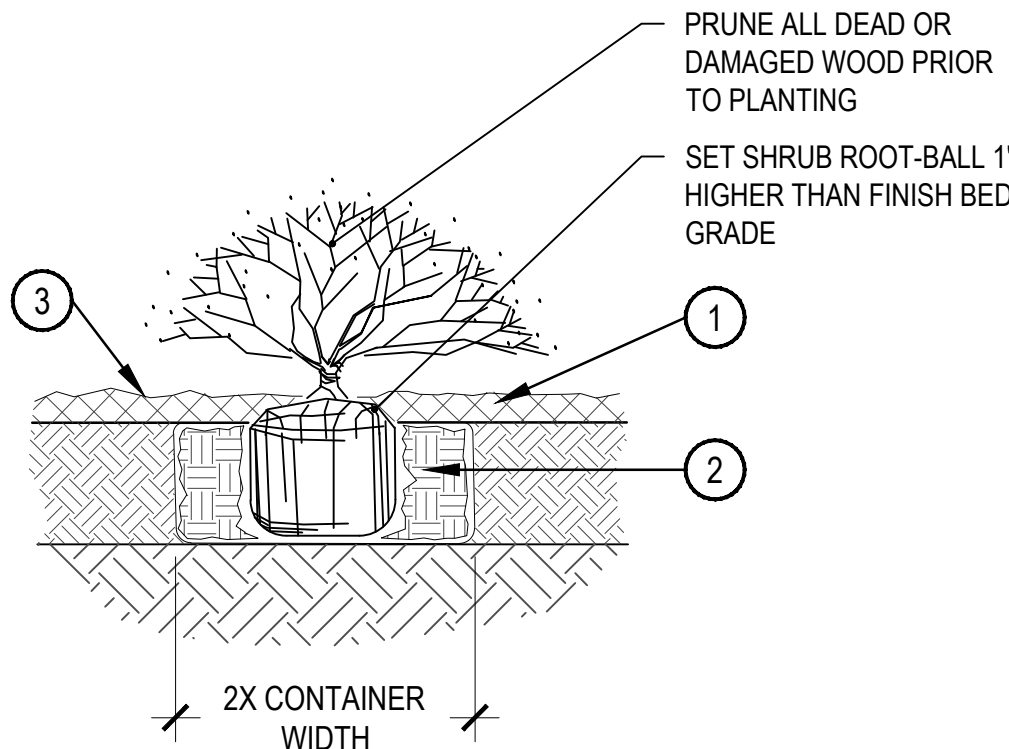
SHEET TITLE:  
MASTER FENCE  
PLAN





- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:**
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1.1 1-3/4" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1.2 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- 1 PLACE MIN. 3/4" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 2 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- 4 PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 5 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- 7 REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 12 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



- 1 SPECIFIED MULCH
- 2 AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- 3 FINISH GRADE (TOP OF MULCH)

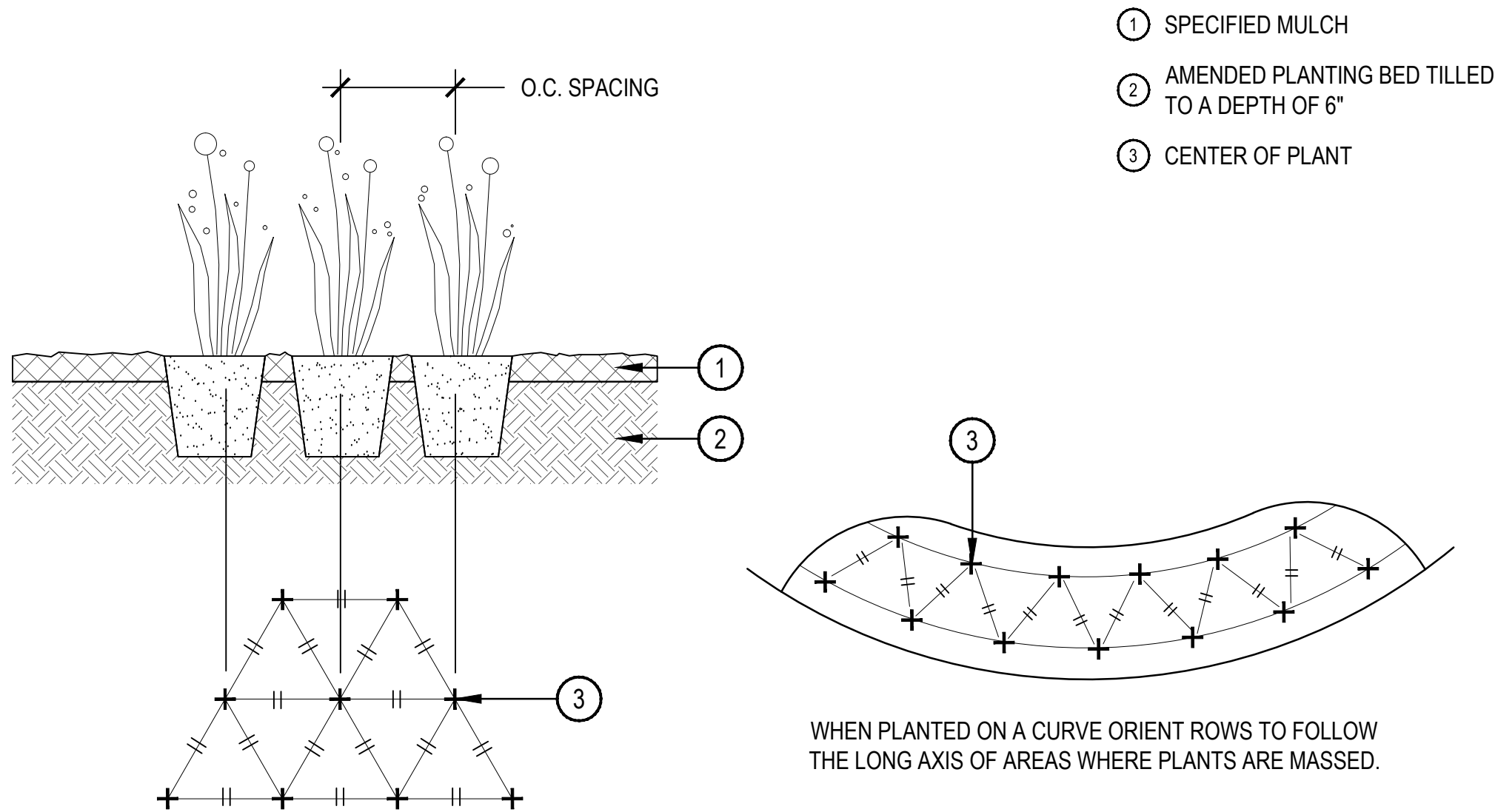
- NOTE:**
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
  2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
  3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
  4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

## 1 TREE PLANTING DETAIL

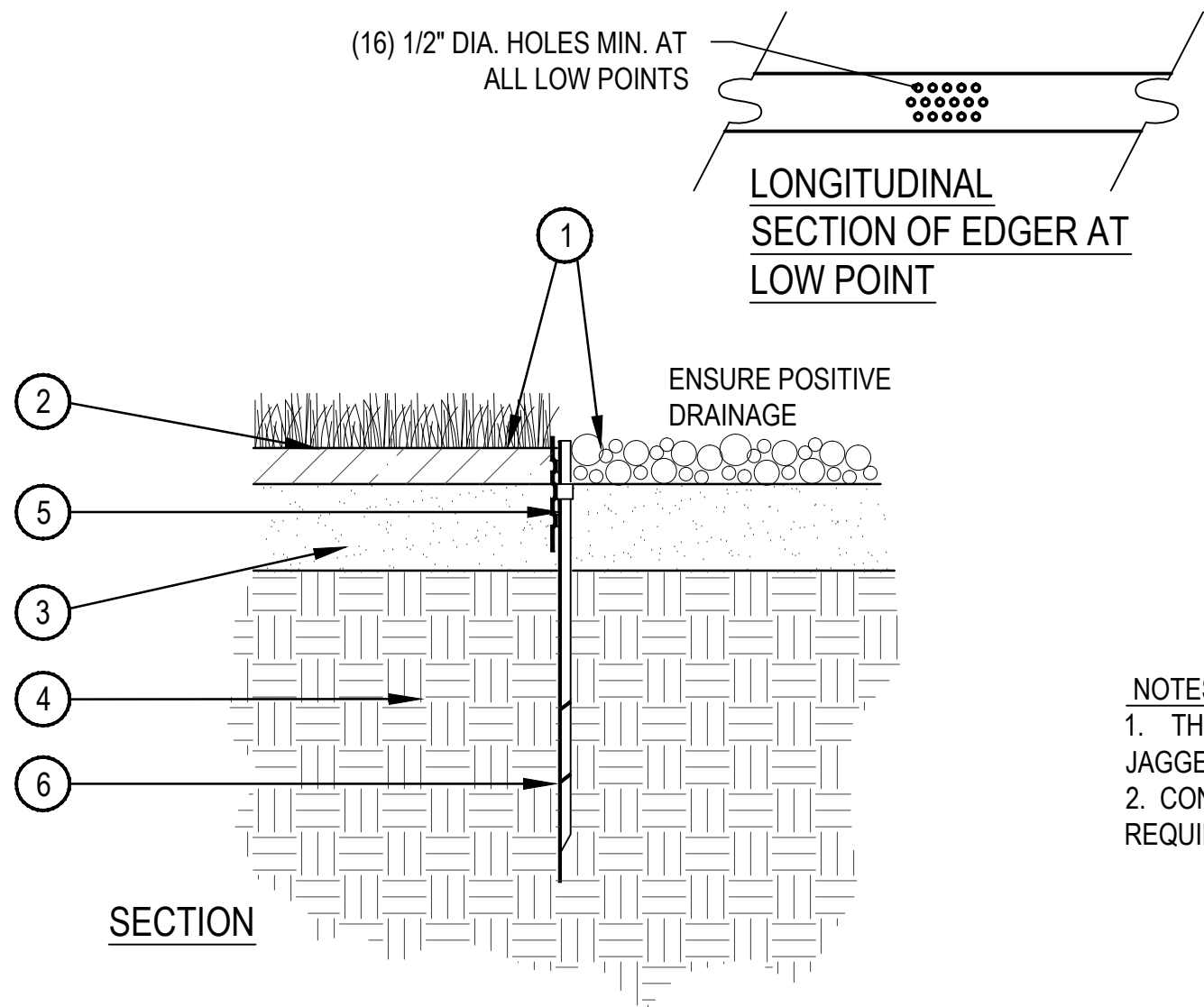
SCALE: 3/16" = 1'-0"

## 2 SHRUB PLANTING

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

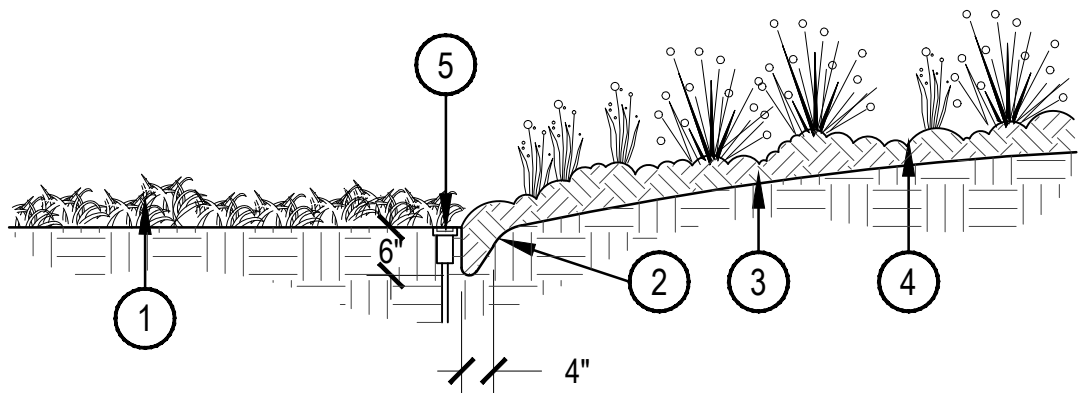


- 1 SPECIFIED MULCH
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 1 TURF THATCH
  - 2 AMENDED SOIL PER SPECIFICATIONS
  - 3 SUBGRADE
  - 4 METAL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
  - 5 EDGER STAKE

- NOTES:**
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
  2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.



- 1 TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
- 2 VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
- 3 SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
- 4 PLANTING BED
- 5 IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

## 3 PERENNIAL PLANT LAYOUT

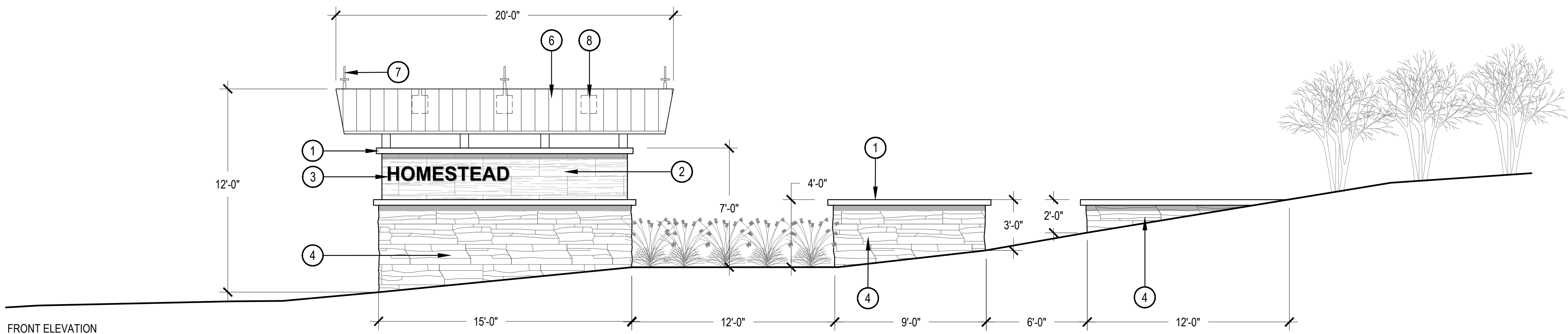
SCALE: 1" = 1'-0"

## 4 METAL EDGER

SCALE: 1" = 1'-0"

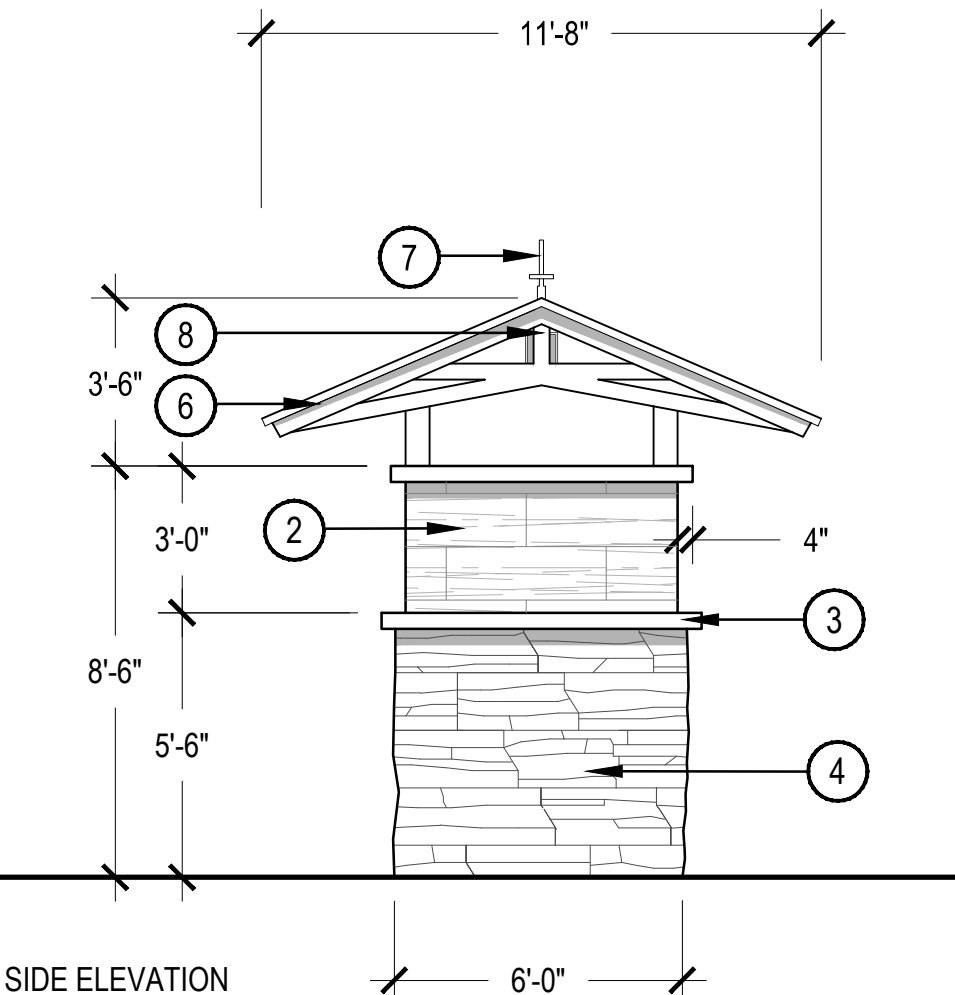
## 5 SPADE CUT EDGE

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



## 6 HOMESTEAD MONUMENT

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



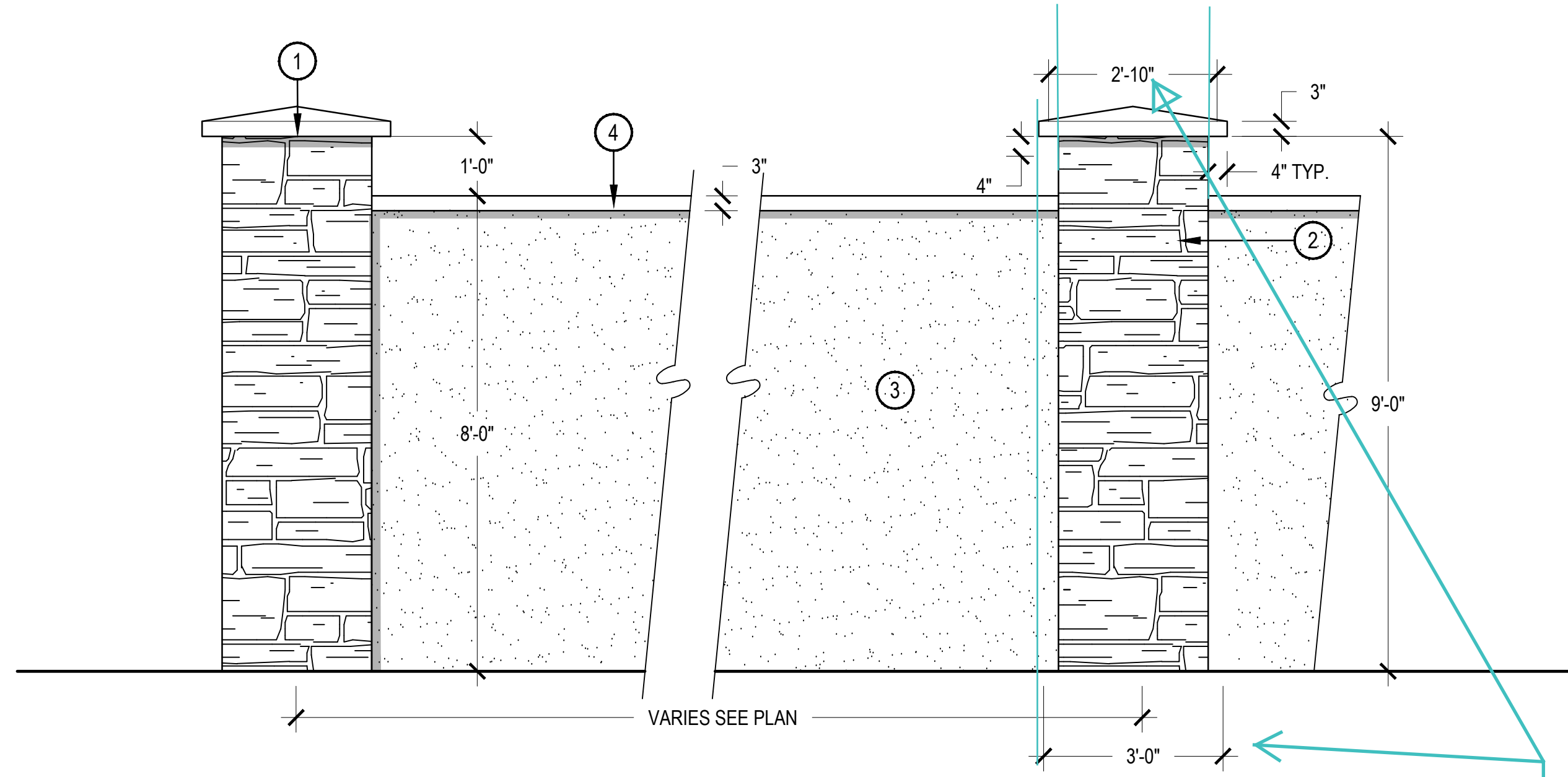
- 1 4" PRECAST CONCRETE CAP
- 2 WOOD TILE VENEER
- 3 PIN MOUNTED 10" LETTERING
- 4 STONE BASE
- 5 METAL TRUSS SUPPORT FOR ROOF
- 6 CORRUGATED STEEL ROOF
- 7 METAL FINIAL
- 8 "LANTERN" LIGHT FEATURE

- NOTES:**
1. THE MONUMENT SIGN LOCATED WITHIN 200' OF THE ANTELOPE PROPERTY LINE SHALL ~~NOT BE~~ **BE NON-ILLUMINATED**

Note has been revised per comment.



1 8' WALL



- NOTES:  
1. COLUMNS TO BE LOCATED AS SHOWN ON PLANS

- 1 PRE CAST CONCRETE CAP  
2 LEDGE STONE VENEER  
3 STUCCO  
4 PRECAST CONCRETE WALL CAP

Add colors

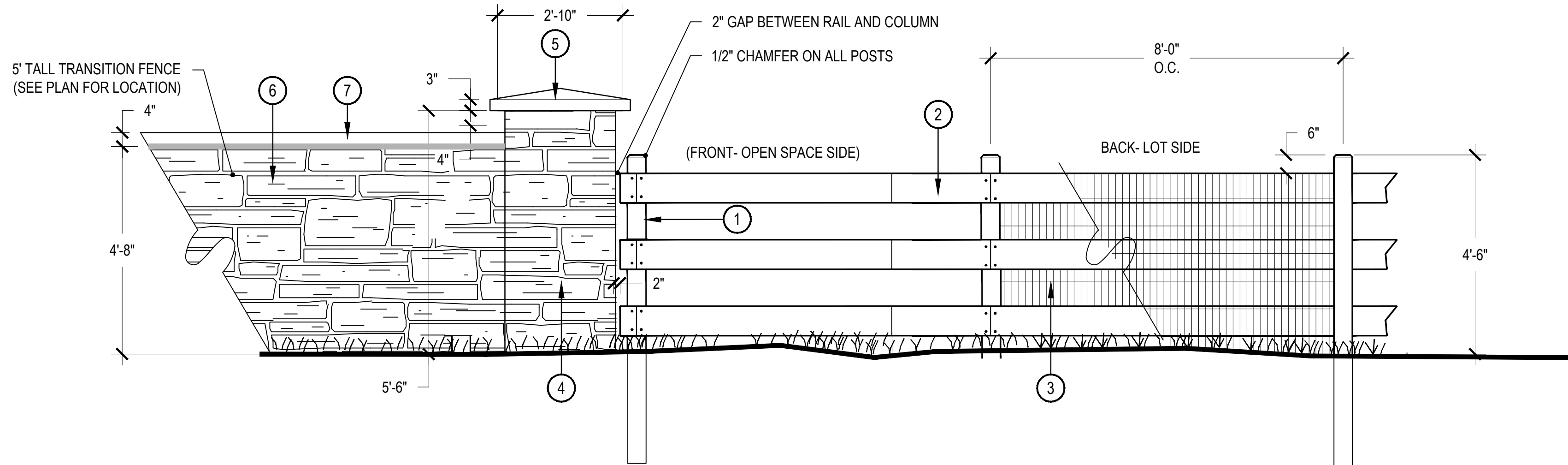
This level of details is more appropriate for the CDs. A note has been added that states "Walls colors shall be determined at time of CDs."

Dimensions have been fixed.

What is being dimensioned?

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

2 3-RAIL FENCE AND COLUMN DETAIL



- 1 6" X 6" X 7' TREATED WOOD POSTS - SET IN CONCRETE  
2 2" X 8" WOOD RAILS  
3 48" TALL 14 GAUGE WELDED WIRE WITH 2" X 4" OPENING  
4 LEDGE STONE VENEER  
5 PRECAST CONCRETE CAP  
6 LEDGE STONE TRANSITION FENCE  
7 PRECAST CONCRETE WALL CAP

- NOTES:  
1. WIRE MESH TO BE INSTALLED BY THE HOME BUILDER ON RAIL FENCES THAT ABUT THE OPEN SPACE  
2. COLUMN AT ARTERIAL AND COLLECTOR STREETS ONLY- REF TO LANDSCAPE PLANS FOR LOCATIONS  
3. TRANSITION WALL SECTION IS 16' LONG AND OCCURS WHERE A 6' WALL TO A 3-RAIL FENCE OR VERSA.

Add waiver description and justification to this sheet

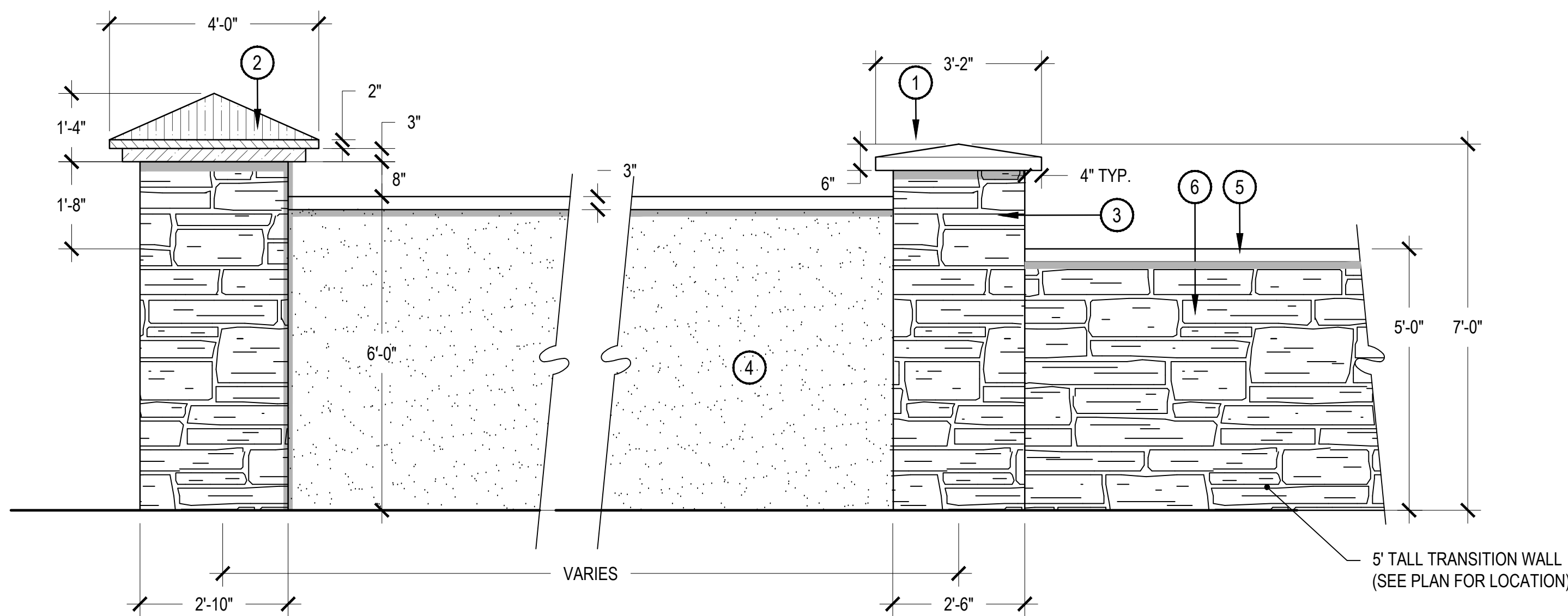
Waiver Language has been added to this sheet.

identify colors, typ.

This level of details is more appropriate for the CDs. A note has been added that states "Walls colors shall be determined at time of CDs."

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

3 6' WALL



- 1 PRECAST CONCRETE CAP  
2 METAL CAP  
3 LEDGE STONE VENEER  
4 STUCCO  
5 PRECAST CONCRETE WALL CAP  
6 LEDGE STONE TRANSITION FENCE

- NOTES:  
1. TRANSITION WALL SECTION IS 16' LONG AND OCCURS WHERE A 6' WALL CHANGES TO A 3-RAIL FENCE OR VICE VERSA.

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



1 CONCRETE CURB W/ (2) #4 REBAR CONTINUOUS. 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE SCORE JOINTS ON TOP AND SIDES OF CURB 3'-0" O.C.

2 SOD OR SHRUB BED, SET 1/2" LOWER THAN CURB

3 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS

4 POURED-IN-PLACE SURFACING - DEPTH VARIES DEPENDING ON PLAYGROUND EQUIPMENT, TO BE FLUSH WITH ADJACENT CURB.

5 COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)

6 PLANTING SOIL

NOTES:  
1. SEE SITE AMENITIES SCHEDULE FOR POURED-IN-PLACE PRODUCT INFORMATION.  
2. CONTRACTOR SHALL COORDINATE REQUIRED DEPTHS OF POURED-IN-PLACE SURFACING WITH PLAYGROUND EQUIPMENT REPRESENTATIVE.  
3. CONTRACTOR SHALL ABIDE BY POURED-IN-PLACE SPECIFICATIONS.  
4. THE FULL WARRANTEE MUST BE VALID.

**1 POURED IN PLACE SURFACING AT FREE STANDING CURB**

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

1 CRUSHER FINES OR PLANTING BED REF: PLANS

2 REFLECTIVE ALUMINUM SIGN

3 TRASH BAG DISPENSER

4 SQUARE TUBING

5 COMPACTED SUBGRADE

6 PET WASTE RECEPTACLE

7 SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS

MANUFACTURER: LIVIN THE DOG LIFE  
MODEL: PET WASTE STATION  
COLOR: NATURAL

OR APPROVED EQUAL

**4 PET WASTE STATION**

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

1 MANUFACTURER: RECREATION PLUS

2 REFER TO MANUFACTURER WEBSITE FOR INSTALLATION

3 CONTACT: CATHY WEISSBERG

4 PHONE: (303)278-1455

**7 TOT LOT PLAYGROUND**

N.T.S.

1 CONCRETE CURB W/ (2) #4 REBAR CONTINUOUS. 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE SCORE JOINTS ON TOP AND SIDES OF CURB

2 ADJACENT CONCRETE FLATWORK

3 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS

4 POURED-IN-PLACE SURFACING - DEPTH VARIES DEPENDING ON PLAYGROUND EQUIPMENT, TO BE FLUSH WITH ADJACENT CURB.

5 COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)

NOTES:  
1. SEE SITE AMENITIES SCHEDULE FOR POURED-IN-PLACE PRODUCT INFORMATION.  
2. CONTRACTOR SHALL COORDINATE REQUIRED DEPTHS OF POURED-IN-PLACE SURFACING WITH PLAYGROUND EQUIPMENT REPRESENTATIVE.  
3. CONTRACTOR SHALL ABIDE BY POURED-IN-PLACE SPECIFICATIONS.  
4. THE FULL WARRANTEE MUST BE VALID.

**2 POURED IN PLACE SURFACING AT MONOLITHIC CURB**

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

1 BROWN MOSS ROCK BOULDERS RELOCATED FROM ON-SITE OR FROM NEARBY QUARRY. BOULDER SHOULD BE SIMILAR TO ROCK FOUND THROUGHOUT SITE. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.

2 SPECIFIED MULCH OR COBBLE, RE: PLAN

3 AMENDED TOPSOIL

4 PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

REQUIRED BOULDERS:  
(15) - 1 TON BOULDERS  
(8) - 1 1/2 TON BOULDERS  
(3) - 2 TON BOULDERS

- REFER TO PLANS FOR LOCATIONS.  
- THESE NUMBERS ARE FOR FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGN AND INTERPRETIVE SIGN ARE NOT INCLUDED IN THIS COUNT.

**5 LANDSCAPE BOULDER**

SCALE: 3/4" = 1'-0"

1 MANUFACTURER: RECREATION PLUS

2 REFER TO MANUFACTURER WEBSITE FOR INSTALLATION

3 CONTACT: CATHY WEISSBERG

4 PHONE: (303)278-1455

**8 5-12 YEAR OLD PLAYGROUND**

N.T.S.

1 SILOAM STONE BOULDER, CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL. PARTIALLY BURY BOULDER (24" MINIMUM) FOR NATURAL APPEARANCE.

2 EXPANSION JOINT

3 PLAYGROUND PLAY SURFACE

4 CONCRETE PLAYGROUND CURB

5 COMPACTED ROAD BASE

6 COMPACTED SUBGRADE

NOTES:  
1. REFER TO PLAN FOR BOULDER LOCATIONS. BOULDERS SHOULD BE SET PRIOR TO PLAYGROUND CURB.

**3 CONCRETE SEATWALL**

SCALE: 3/4" = 1'-0"

1 SILOAM STONE BOULDER, CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL. PARTIALLY BURY BOULDER (24" MINIMUM) FOR NATURAL APPEARANCE.

2 EXPANSION JOINT

3 PLAYGROUND PLAY SURFACE

4 CONCRETE PLAYGROUND CURB

5 COMPACTED ROAD BASE

6 COMPACTED SUBGRADE

NOTES:  
1. REFER TO PLAN FOR BOULDER LOCATIONS. BOULDERS SHOULD BE SET PRIOR TO PLAYGROUND CURB.

**6 BOULDER IN PLAYGROUND CURB**

SCALE: 3/4" = 1'-0"

1 MANUFACTURER: RECREATION PLUS

2 REFER TO MANUFACTURER WEBSITE FOR INSTALLATION

3 CONTACT: CATHY WEISSBERG

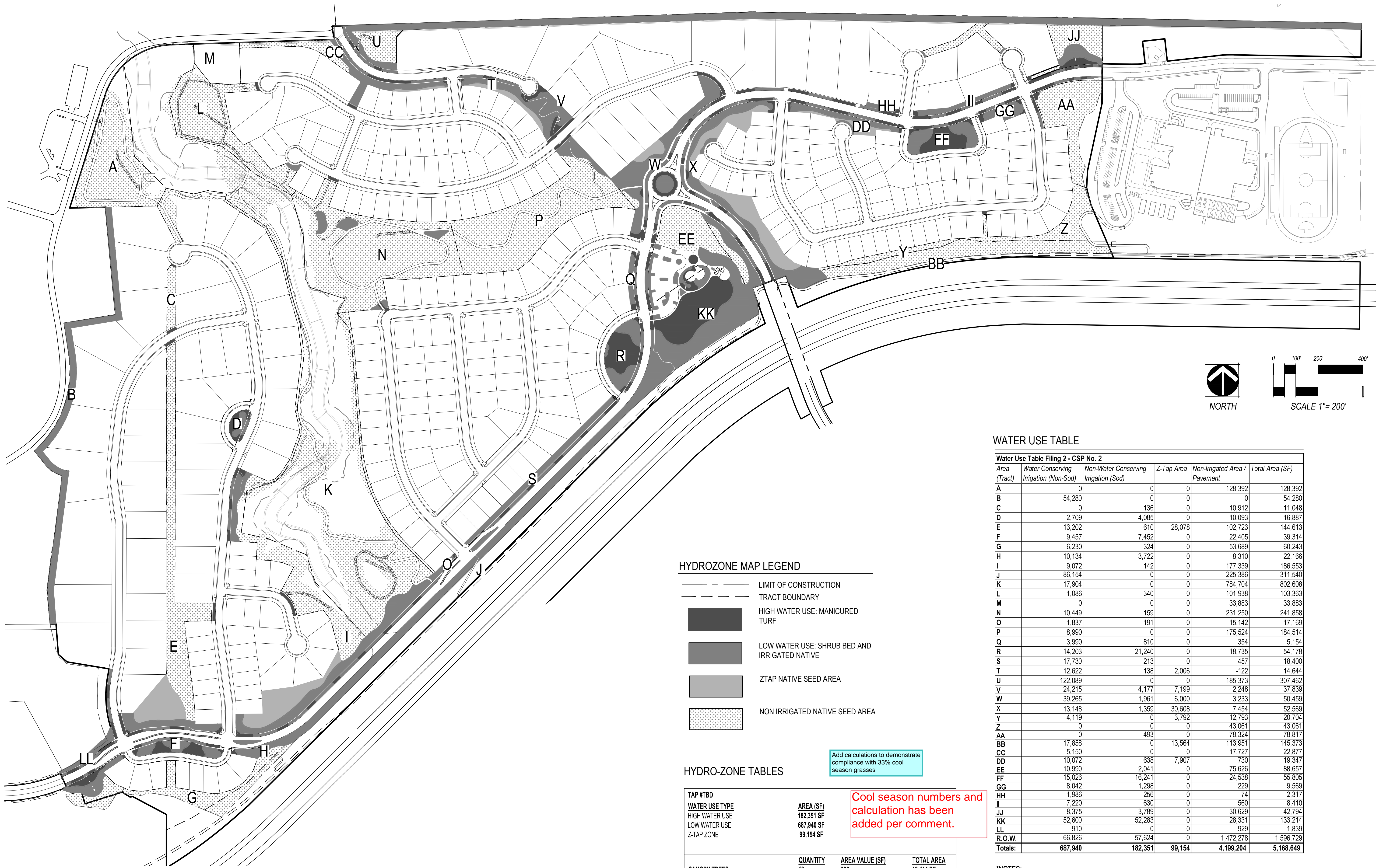
4 PHONE: (303)278-1455

**9 CUSTOM LILY PAD PLAY SET**

N.T.S.



HYDROZONE MAP



**HYDROZONE MAP LEGEND**

- LIMIT OF CONSTRUCTION
- - - TRACT BOUNDARY
- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
- ZTAP NATIVE SEED AREA
- NON IRRIGATED NATIVE SEED AREA

HYDRO-ZONE TABLES

TAP #TBD		AREA (SF)	
WATER USE TYPE		182,351 SF	
HIGH WATER USE		687,940 SF	
LOW WATER USE		99,154 SF	
Z-TAP ZONE			
CANOPY TREES		QUANTITY	AREA VALUE (SF)
EVERGREEN/ORNAMENTAL TREES		19	706
		695	177
TOTAL		1,105,874 SF	136,424 SF

Add calculations to demonstrate compliance with 33% cool season grasses

Cool season numbers and calculation has been added per comment.

WATER USE TABLE

Water Use Table Filing 2 - CSP No. 2					
Area (Tract)	Water Conserving Irrigation (Non-Sod)	Non-Water Conserving Irrigation (Sod)	Z-Tap Area	Non-Irrigated Area / Pavement	Total Area (SF)
A	0	0	0	128,392	128,392
B	54,280	0	0	0	54,280
C	0	136	0	10,912	11,048
D	2,709	4,085	0	10,093	16,887
E	13,202	610	28,078	102,723	144,613
F	9,457	7,452	0	22,405	39,314
G	6,230	324	0	53,689	60,243
H	10,134	3,722	0	8,310	22,166
I	9,072	142	0	177,339	186,553
J	86,154	0	0	225,386	311,540
K	17,904	0	0	784,704	802,608
L	1,086	340	0	101,938	103,363
M	0	0	0	33,883	33,883
N	10,449	159	0	231,250	241,858
O	1,837	191	0	15,142	17,169
P	8,990	0	0	175,524	184,514
Q	3,990	810	0	354	5,154
R	14,203	21,240	0	18,735	54,178
S	17,730	213	0	457	18,400
T	12,622	138	2,006	-122	14,644
U	122,089	0	0	185,373	307,462
V	24,215	4,177	7,199	2,248	37,839
W	39,285	1,961	6,000	3,233	50,459
X	13,148	1,359	30,608	7,454	52,569
Y	4,119	0	3,792	12,793	20,704
Z	0	0	0	43,061	43,061
AA	0	493	0	78,324	78,817
BB	17,858	0	13,564	113,951	145,373
CC	5,150	0	0	17,727	22,877
DD	10,072	638	7,907	730	19,347
EE	10,990	2,041	0	75,625	88,657
FF	15,026	16,241	0	24,538	55,805
GG	8,042	1,298	0	229	9,569
HH	1,986	256	0	74	2,317
II	7,220	630	0	560	8,410
JJ	8,375	3,789	0	30,629	42,794
KK	52,600	52,283	0	28,331	133,214
LL	910	0	0	929	1,839
R.O.W.	66,826	57,624	0	1,472,278	1,596,729
Totals:	687,940	182,351	99,154	4,199,204	5,168,649

- \*NOTES:**
- 1.) TRACTS NOT A PART OF THIS FILING: Tract M to be future developed as a Lift Station, and Tract EE to be future developed as a NAC.
  - 2.) Drainage Areas not a part of this calculation
  - 3.) Pavement within Tracts and the Right of Way is included in the "Non-Irrigated" Column