

KINGS POINT No. 2

The title block has been revised per comment

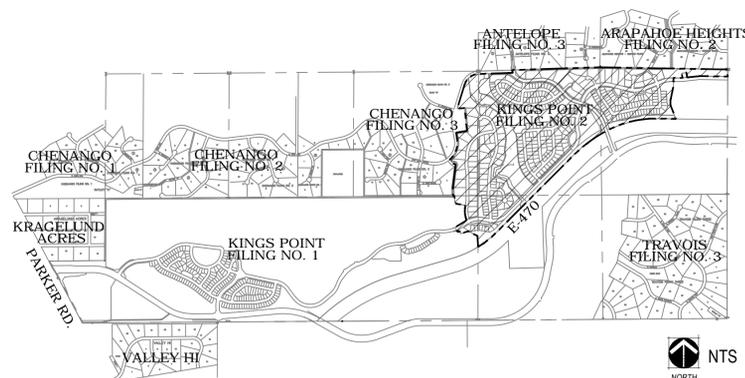
CONTEXTUAL SITE PLAN With Waivers

AURORA, COLORADO

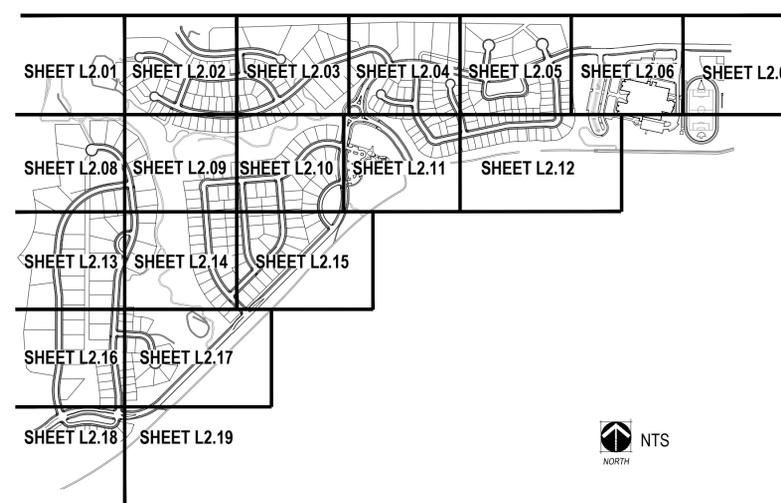
SHEET INDEX

L1.01	LANDSCAPE COVER SHEET	L2.12	LANDSCAPE PLAN
L1.02	LANDSCAPE NOTES & PLANT LIST	L2.13	LANDSCAPE PLAN
L1.03	LANDSCAPE TABLES	L2.14	LANDSCAPE PLAN
L1.04	LANDSCAPE TABLES	L2.15	LANDSCAPE PLAN
L2.01	LANDSCAPE PLAN	L2.16	LANDSCAPE PLAN
L2.02	LANDSCAPE PLAN	L2.17	LANDSCAPE PLAN
L2.03	LANDSCAPE PLAN	L2.18	LANDSCAPE PLAN
L2.04	LANDSCAPE PLAN	L2.19	LANDSCAPE PLAN
L2.05	LANDSCAPE PLAN	L2.20	NAC ENLARGEMENT
L2.06	LANDSCAPE PLAN	L2.21	NAC ENLARGEMENT
L2.07	LANDSCAPE PLAN	L3.01	MASTER FENCE PLAN
L2.08	LANDSCAPE PLAN	L4.01	LANDSCAPE DETAILS
L2.09	LANDSCAPE PLAN	L4.02	LANDSCAPE DETAILS
L2.10	LANDSCAPE PLAN	L4.03	LANDSCAPE DETAILS
L2.11	LANDSCAPE PLAN	L5.01	HYDRO-ZONE MAP

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 4-17 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 CODE 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" 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

Table with columns: LEGEND ABBREV, QTY, PLANT NAME (COMMON), PLANT NAME (SCIENTIFIC), SIZE & CONDITION (UNLESS OTHERWISE NOTED ON PLAN), WATER USE. Categories include DECIDUOUS CANOPY TREES, EVERGREEN TREES, DECIDUOUS ORNAMENTAL TREES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, and PERENNIALS.

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.

Table with columns: W/C COMMON NAME, SCIENTIFIC NAME, % OF TOTAL, PLS PER ACRE. Includes items like SIDE OATS GRAMA, BEARDLESS WHEATGRASS, LITTLE BLUESTEM, BLUE GRAMA, BUFFALOGRASS, RED CLOVER.

33% MAX COOL SEASON GRASSES TOTAL 100% 25.0 LBS.

Include min. Ht. too. Chart has been revised and math has been provided on Sheet L5.01.

SITE AMENITY SCHEDULE

Five amenity items with images and descriptions: 1. BENCH, 2. TRASH RECEPTACLE, 3. BIKE RACK, 4. PICNIC TABLE, 5. SHADE SHELTER. Each includes manufacturer, model, color/finish, and notes.

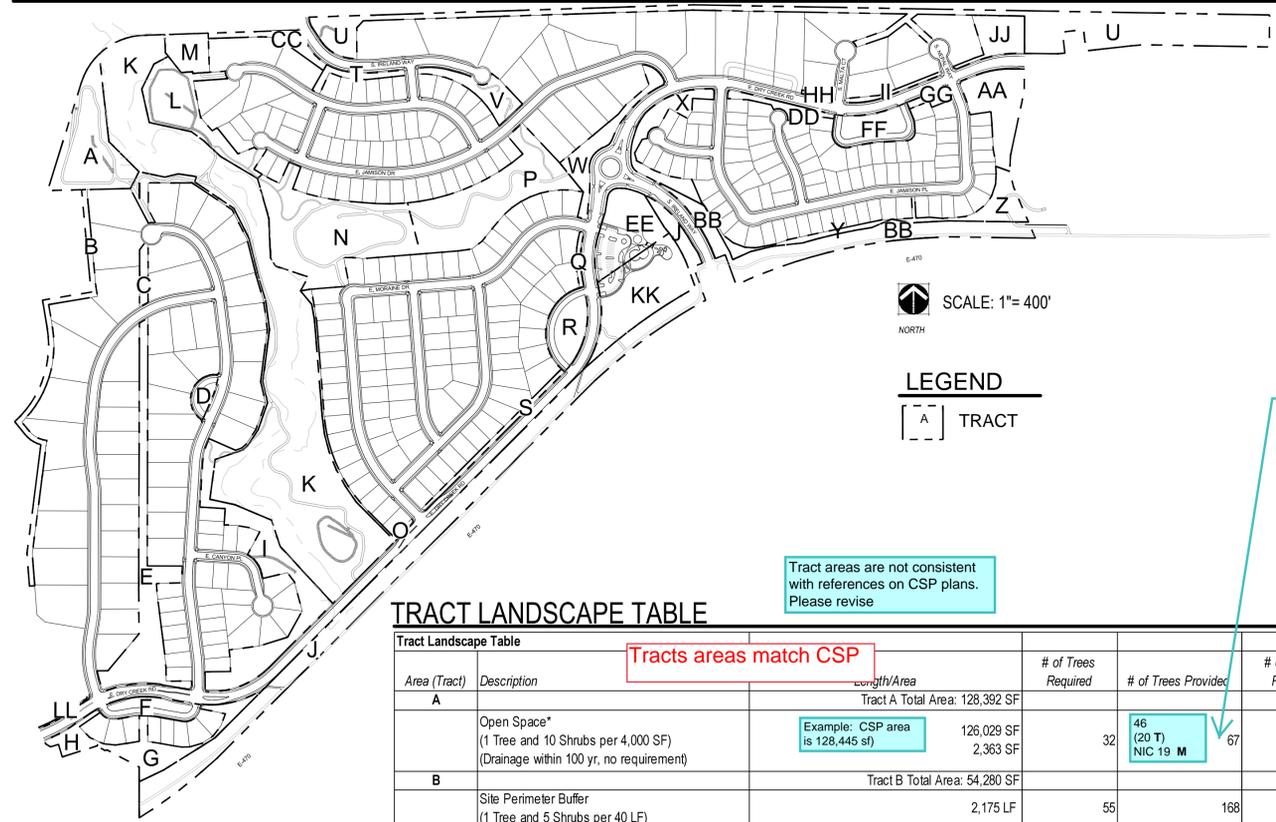
TREE PROTECTION PLAN SUMMARY CHART

Summary chart for BLACK FOREST TREES and NON-BLACK FOREST TREES. Columns: CALIPER INCHES REMOVED, CALIPER INCHES RELOCATED, CALIPER INCHES REPLACED BY MITIGATION.

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 LANDSCAPE KEY



LEGEND
 [---] TRACT

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

Tracts areas match CSP

Mitigation trees shall not be counted toward the landscape requirement. Clarify and revise. How are transfers being counted? Again, transfers cannot go toward the tract requirement of a different tract. Add footnote number to table with applicable reference.

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

TRACT LANDSCAPE TABLE

Area (Tract)	Description	Length/Area	# of Trees Required	# of Trees Provided	# of Ret
Tract Landscape Table					
Tract A Total Area: 128,392 SF					
A	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	32	46 (20 T) NIC 19 M	20
Tract B Total Area: 54,280 SF					
B	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF)	2,175 LF	55	168	501
Tract C Total Area: 11,048 SF					
C	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	11,048 SF	3	0	28
Tract D Total Area: 16,887 SF					
D	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	16,887 SF	5	10	43
Tract E Total Area: 144,613 SF					
E	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	122,779 SF	31	60	307
E	E. Dry Creek Road Buffer* (1 Tree and 10 Shrubs per 40 LF)	10,529 SF / 183 LF	5	8	46
Tract F Total Area: 39,314 SF					
F	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	39,314 SF	10	32	99
Tract G Total Area: 60,243 SF					
G	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	57,002 SF	15	38	143
G	E. Dry Creek Road Buffer* (1 Tree and 10 Shrubs per 40 LF)	97 LF	3	55	7
Tract H Total Area: 22,166 SF					
H	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	19,752 SF	5	19	50
H	E. Dry Creek Road Buffer* (1 Tree and 10 Shrubs per 40 LF)	2,414 SF / 118 LF	3	5	30
Tract I Total Area: 186,553 SF					
I	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	127 + 6 T	82
I	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	29,144 SF / 420 LF	11	20	105
Tract J Total Area: 311,540 SF					
J	E-470 Perimeter Buffer: (1 Tree 10 Shrubs per 30 LF)	289,010 SF / 3,624 LF	121	242	1208
J	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	22,530 SF	6	28	57
Tract K Total Area: 802,608 SF					
K	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
Tract L Total Area: 103,363 SF					
L	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
Tract N Total Area: 241,858 SF					
N	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
Tract O Total Area: 17,169 SF					
O	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	14,823 SF	4	11	38
O	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	2,346 SF / 115 LF	3	6	29
Tract P Total Area: 184,514 SF					
P	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	184,514 SF	47	110	462

Q	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	229 LF	6	9	58	34
Tract R Total Area: 54,178 SF						
R	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	54,178 SF	14	31	136	96
Tract S Total Area: 18,400 SF						
S	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	914 LF	23	47	229	25
Tract T Total Area: 14,644 SF						
T	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	10,126 SF / 335 LF	9	25	84	20
Tract U Total Area: 307,462 SF						
U	Site Perimeter Buffer (1 Tree and 5 Shrubs per 40 LF)	155,369 SF / 4,311 LF	108	209	539	1110
U	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
Tract V Total Area: 37,839 SF						
V	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	13,084 SF / 349 LF	9	16	88	20
V	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	24,755 SF	7	24	62	21
Tract W Total Area: 50,459 SF						
W	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	28,625 SF / 664 LF	17	35	166	59
W	E. Jamison Dr. Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	4,908 SF / 148 LF	4	8	37	0
W	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	16,926 SF	5	19	43	34
Tract X Total Area: 52,589 SF						
X	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	34,484 SF / 664 LF	17	32	166	59
X	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	18,085 SF / 151 LF	4	9	38	0
Tract Y Total Area: 20,704 SF						
Y	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	18,761 SF	5	20	47	0
Tract Z Total Area: 43,061 SF						
Z	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	43,061 SF	11	32	108	0
Tract AA Total Area: 78,817 SF						
AA	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
Tract BB Total Area: 145,373						
BB	E-470 Perimeter Buffer: (1 Tree 10 Shrubs per 30 LF)	1,444 LF	49	98	482	0
BB	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	22,529 SF / 442 LF	12	22	111	22
Tract CC Total Area: 22,877 SF						
CC	S. Ireland Way Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	22,877 SF / 199 LF	5	14	50	17
Tract DD Total Area: 19,347 SF						
DD	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	507 LF	13	25	127	27
Tract FF Total Area: 55,805 SF						
FF	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	55,805 SF	14	31	140	0
Tract GG Total Area: 9,569 SF						
GG	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	190 LF	5	13	48	14
Tract HH Total Area: 2,317 SF						
HH	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	144 LF	4	8	36	5
Tract II Total Area: 8,410 SF						
II	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	473 LF	12	23	119	15
Tract JJ Total Area: 42,794 SF						
JJ	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	40,416 SF	11	23	102	83
JJ	E. Dry Creek Road Perimeter Buffer (1 Tree and 10 Shrubs per 40 LF)	2,378 SF / 148 LF	4	8	37	10
Tract KK Total Area: 133,214 SF						
KK	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	133,214 SF	34	107	333	196
Tract LL Total Area: 1,839 SF						
LL	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

***NOTES:**

- 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.
- Tracts D, F, R, FF, and KK: Only landscapable area calculated for Open Space, Private Drive Square Footage is not included in this table.
- 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
- 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
- All Tracts deficient of shrub requirement have been accommodated by 1 Tree per every 10 deficient shrubs.
- 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
- Total Filing 2 Site Perimeter Landscape is over Code Requirements by: 201 Trees and 799 Shrubs
- Mitigation trees provided in tracts A, B, N, P, and K
- Along E-470 buffer 50% of trees must be evergreen
- Distances measured along E-470 R.O.W. frontage
- Tract C is unable to be planted due to the IREA Easement, 6 trees were transferred to Tract I. This note conflicts with Note 4.

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



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KINGS POINT
 CSP No. 2
 AURORA, COLORADO

OWNER:
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 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:
LANDSCAPE TABLES

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	

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.

***NOTES:**

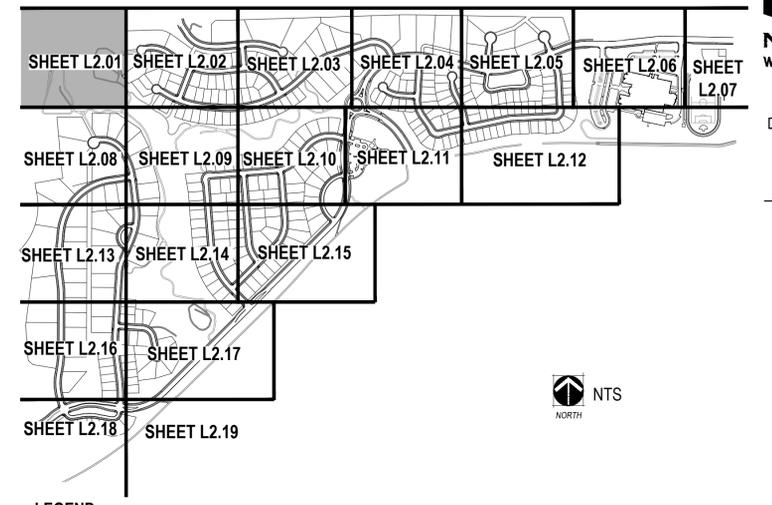
- 1.) 88 Deficient Street Trees Required within the R.O.W / Tree Lawn have been accommodated within the Open Space, Adjacent to the R.O.W.
- 2.) 2,002 Shrubs Not Required within the R.O.W / Tree Lawn have been added within the Tree Lawn Area.
- 3.) Due to the IREA Easement, 2 trees were transferred from 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.

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



Know what's below.
Call before you dig.

KEYMAP

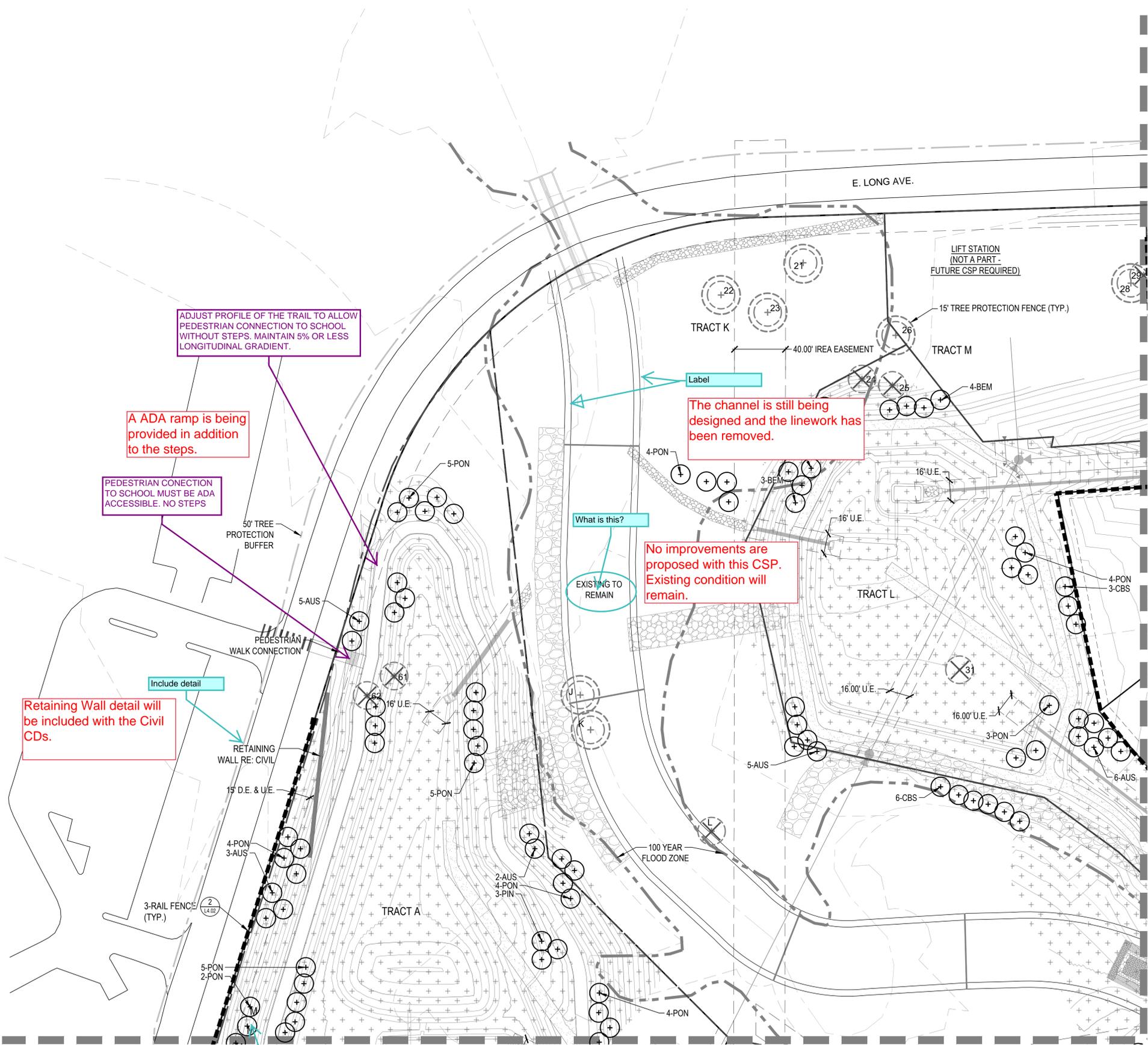
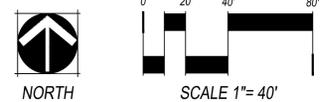


LEGEND

- 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
- EXISTING TREE TO BE REMOVED
- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:

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



ADJUST PROFILE OF THE TRAIL TO ALLOW PEDESTRIAN CONNECTION TO SCHOOL WITHOUT STEPS. MAINTAIN 5% OR LESS LONGITUDINAL GRADIENT.

A ADA ramp is being provided in addition to the steps.

PEDESTRIAN CONNECTION TO SCHOOL MUST BE ADA ACCESSIBLE. NO STEPS

The channel is still being designed and the linework has been removed.

No improvements are proposed with this CSP. Existing condition will remain.

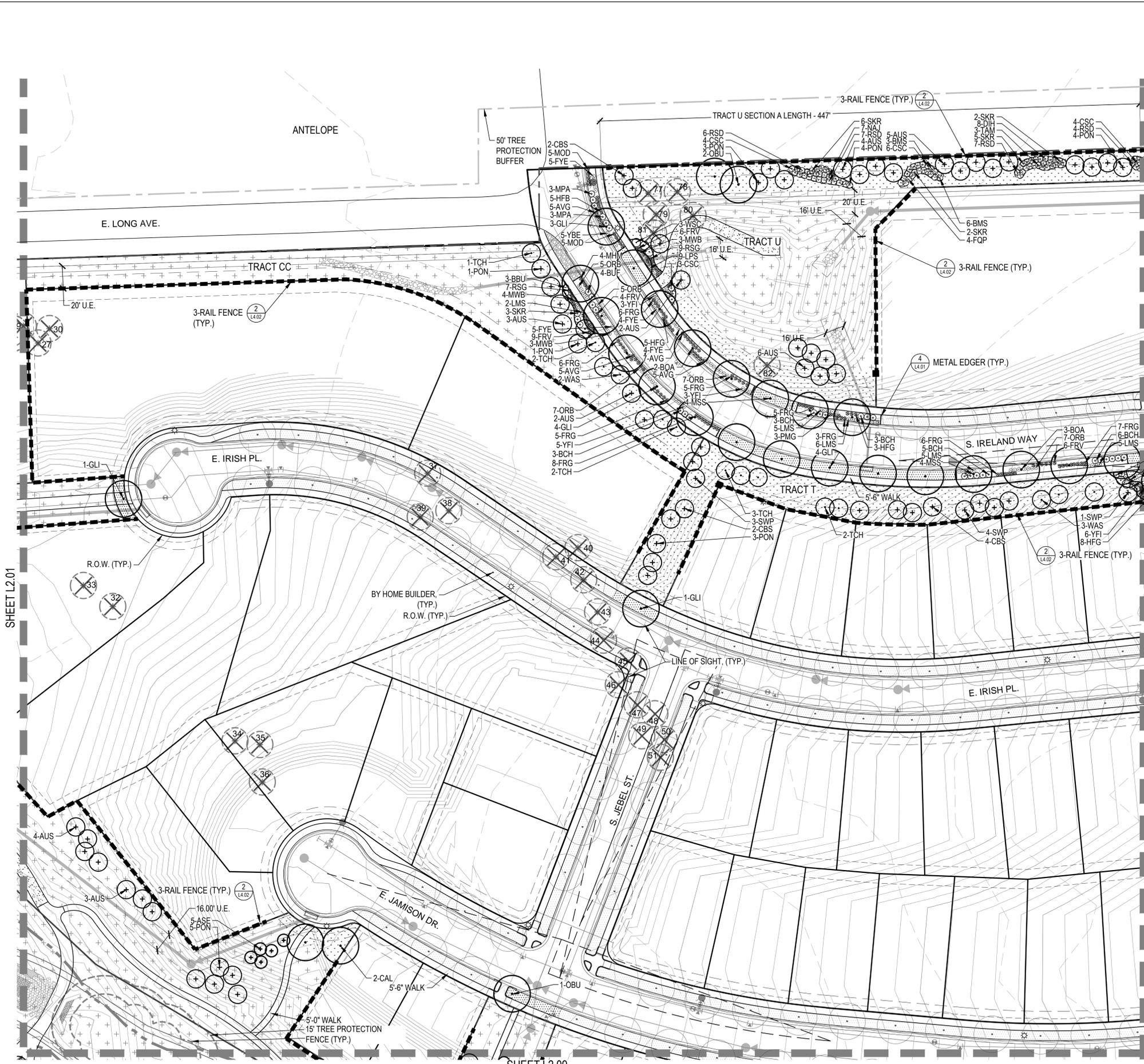
Retaining Wall detail will be included with the Civil CDs.

Mitigation trees cannot be counted toward the landscape requirement. Clarify.

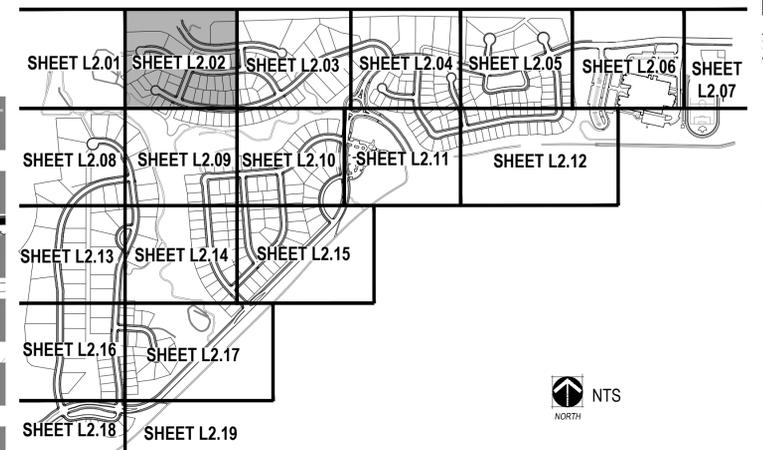
Mitigation trees are not being counted towards tract requirements.



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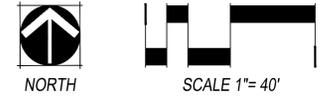
KEYMAP



LEGEND

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



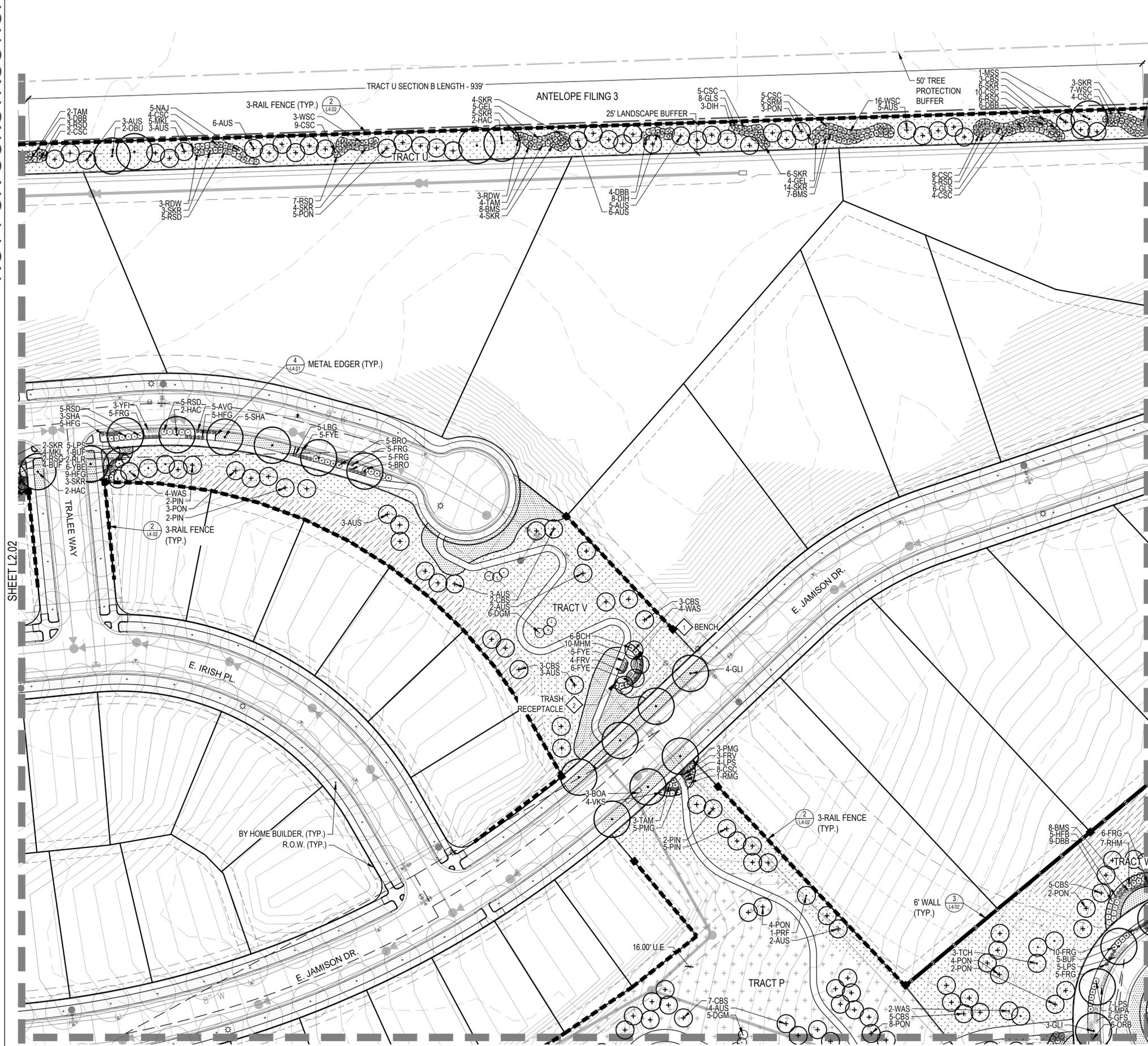
DATE:
CSP-01 - 09/16/2016
CSP-02 - 04/19/2017

SHEET TITLE:
LANDSCAPE PLAN

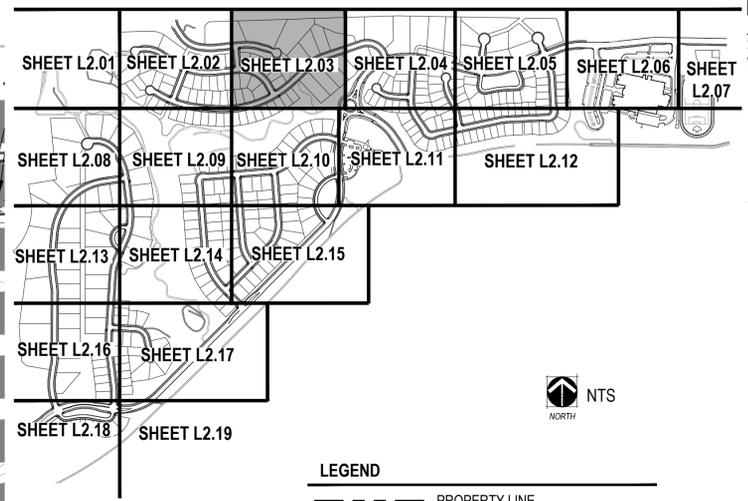
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KEYMAP

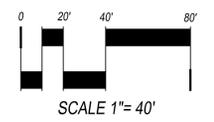


LEGEND

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- 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)
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- MANICURED TURF
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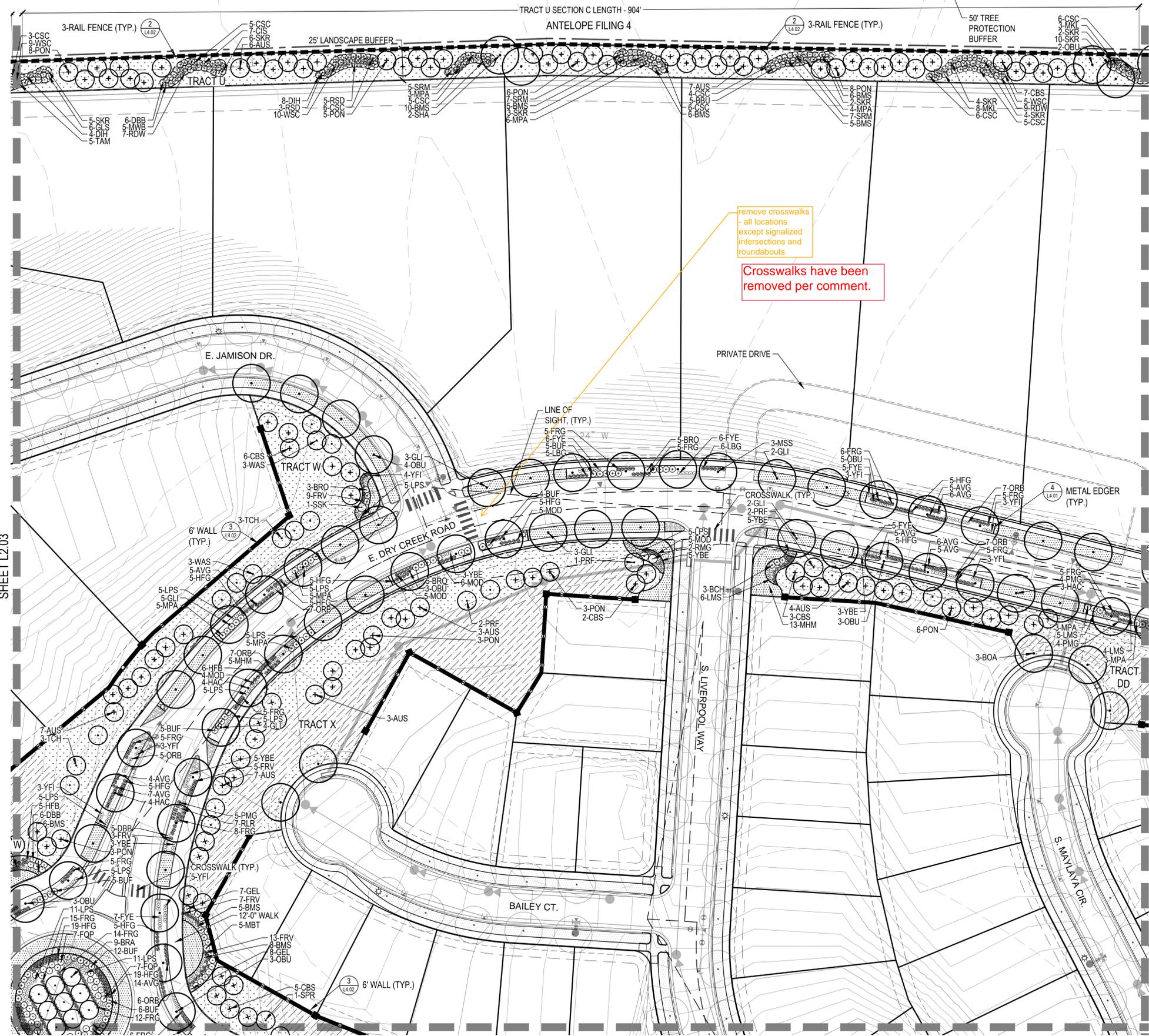


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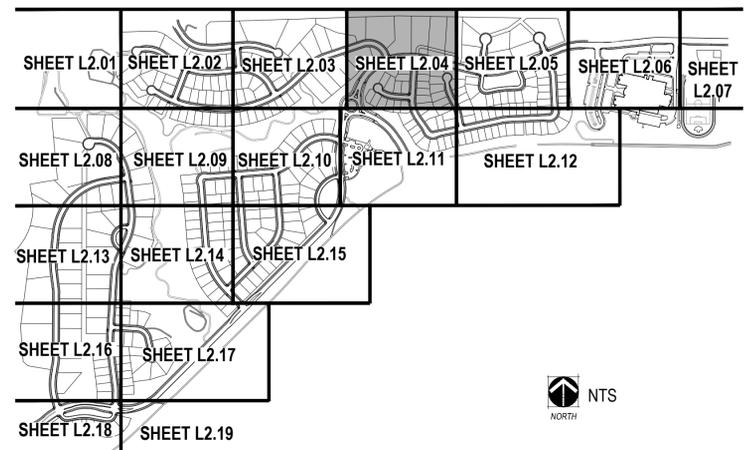
SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: JNLV
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NOT FOR CONSTRUCTION



KEYMAP



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remove crosswalks
- all locations
except signalized
intersections and
roundabouts

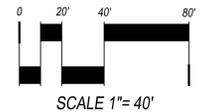
Crosswalks have been
removed per comment.

LEGEND

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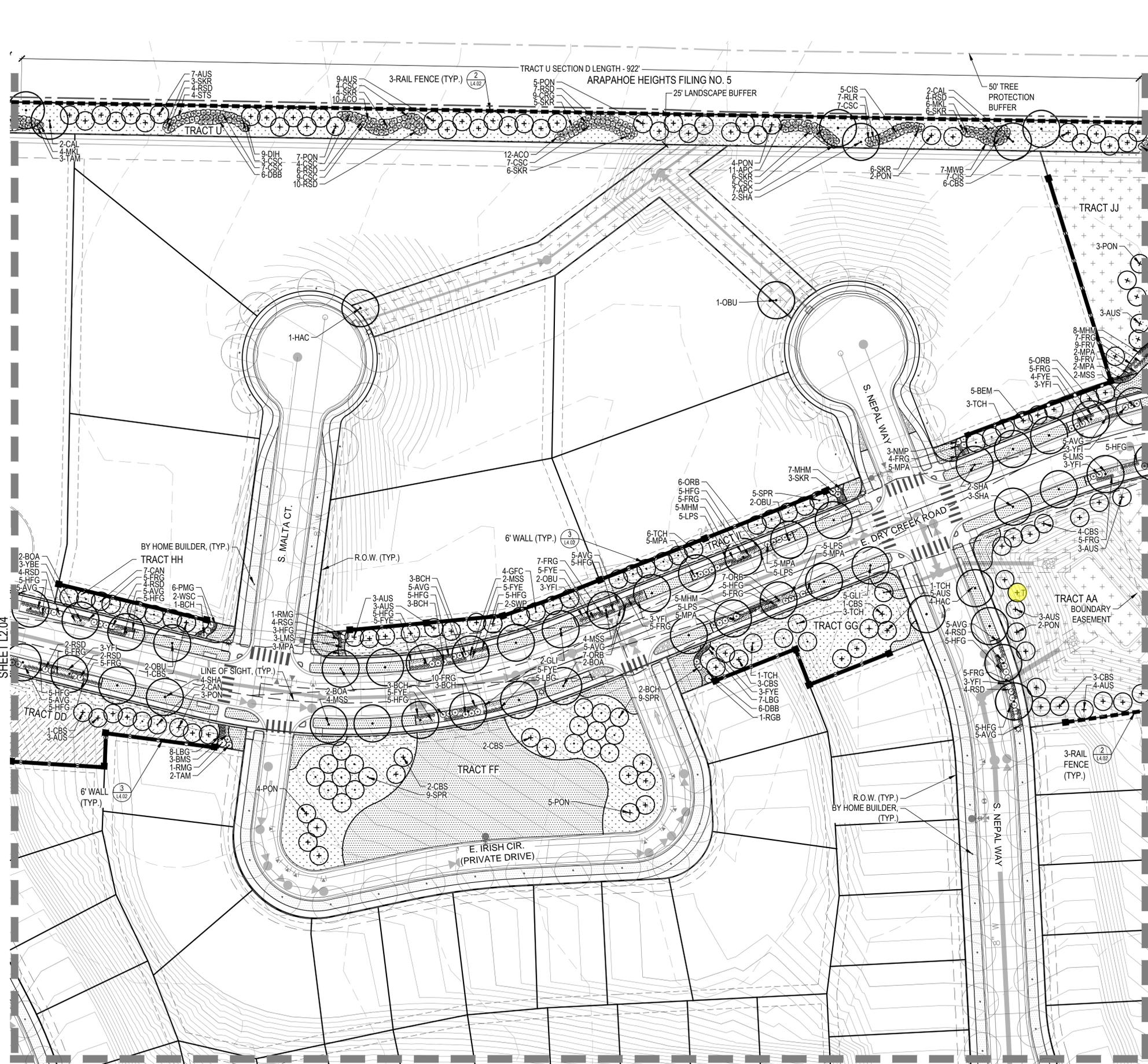
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SHEET TITLE:
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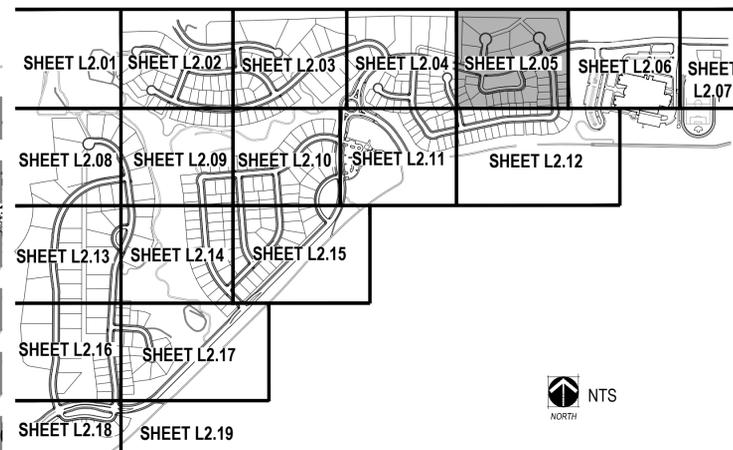
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KEYMAP



NTS

LEGEND

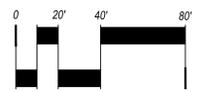
- PROPERTY LINE
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- SPADE CUT EDGE (SHEET L4.01, DETAIL 5)
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NORTH



SCALE 1"= 40'



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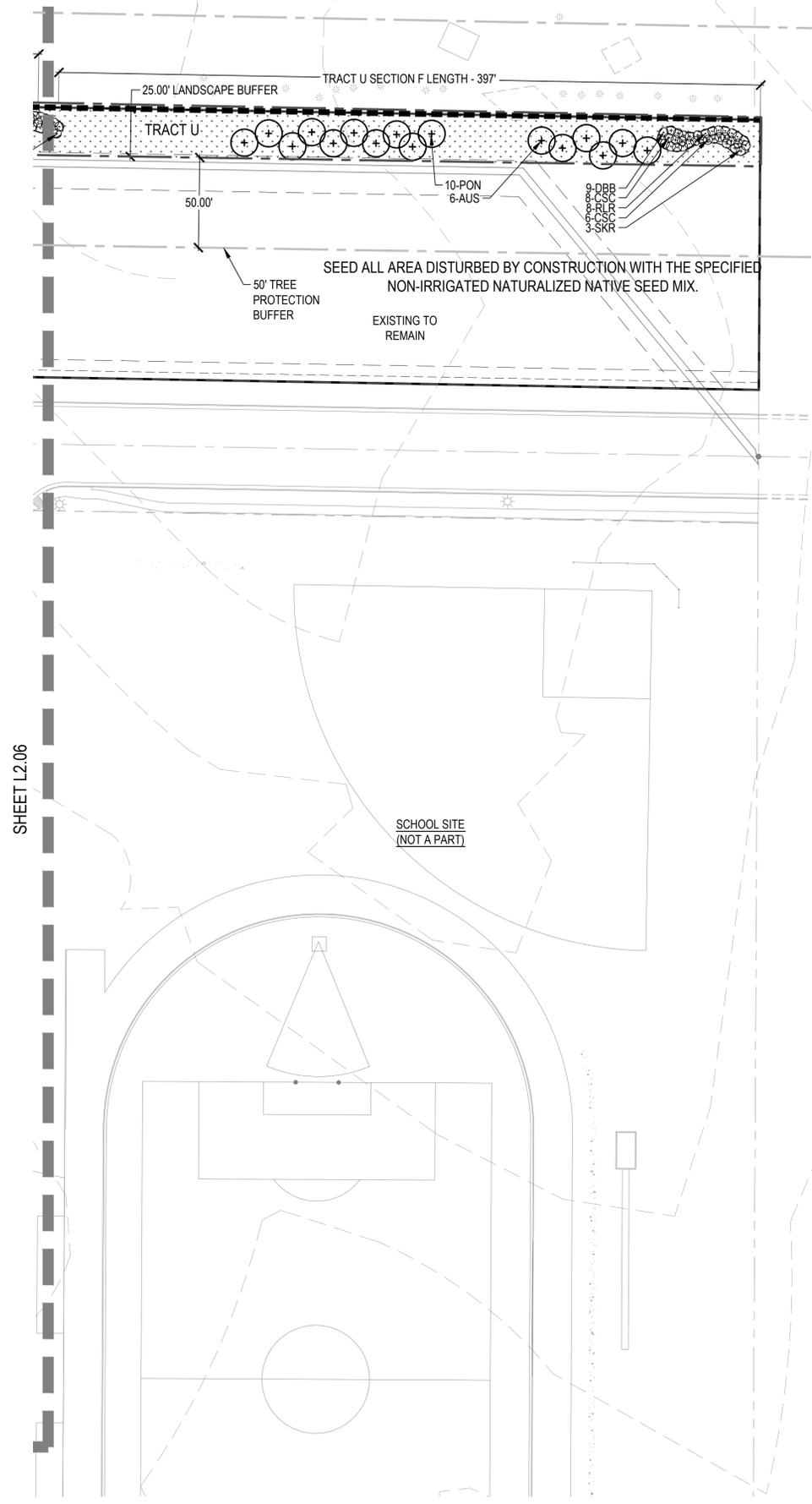
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 CSP-02 - 04/19/2017

SHEET TITLE:
 LANDSCAPE PLAN

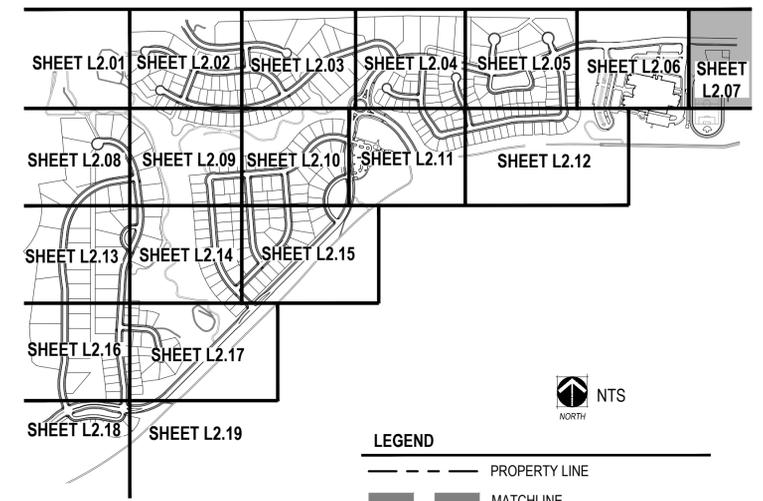
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 DRAWN BY:
 JNLV
 JMKR

SHEET L2.12



KEYMAP

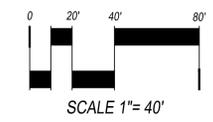


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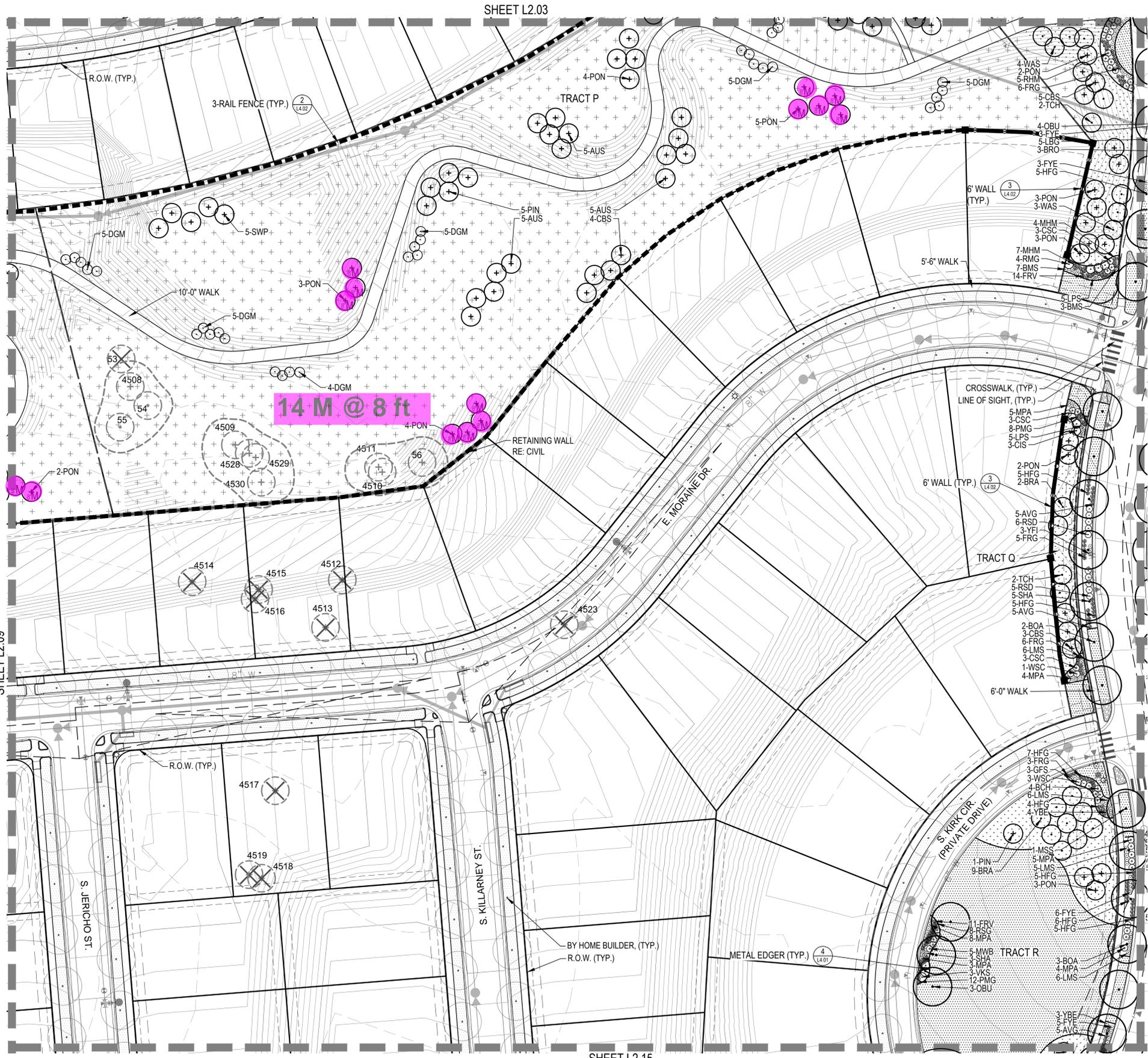
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811
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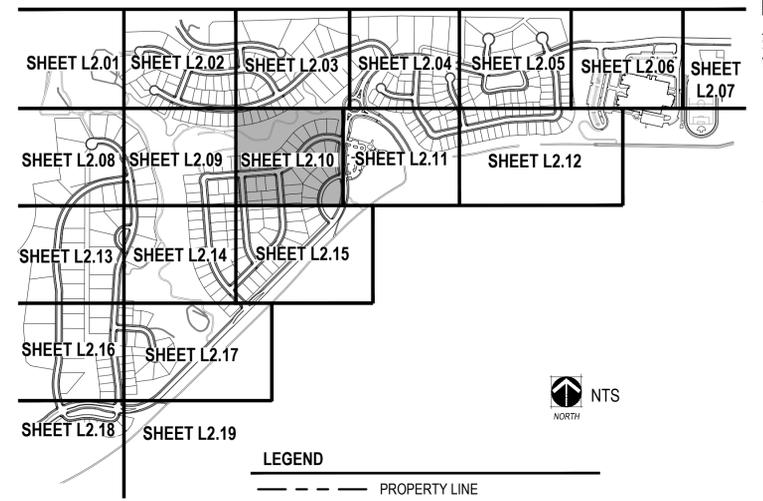
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LANDSCAPE PLAN

NOT FOR CONSTRUCTION



KEYMAP

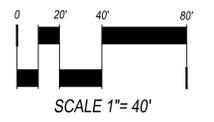


LEGEND

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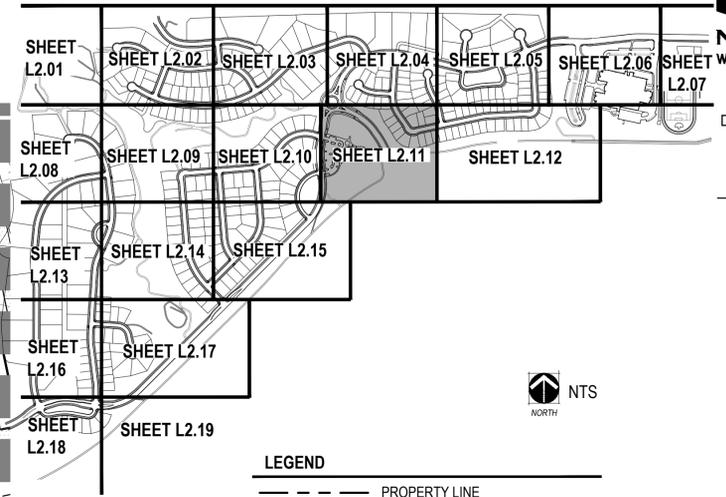
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LANDSCAPE PLAN

L2.10

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KEYMAP

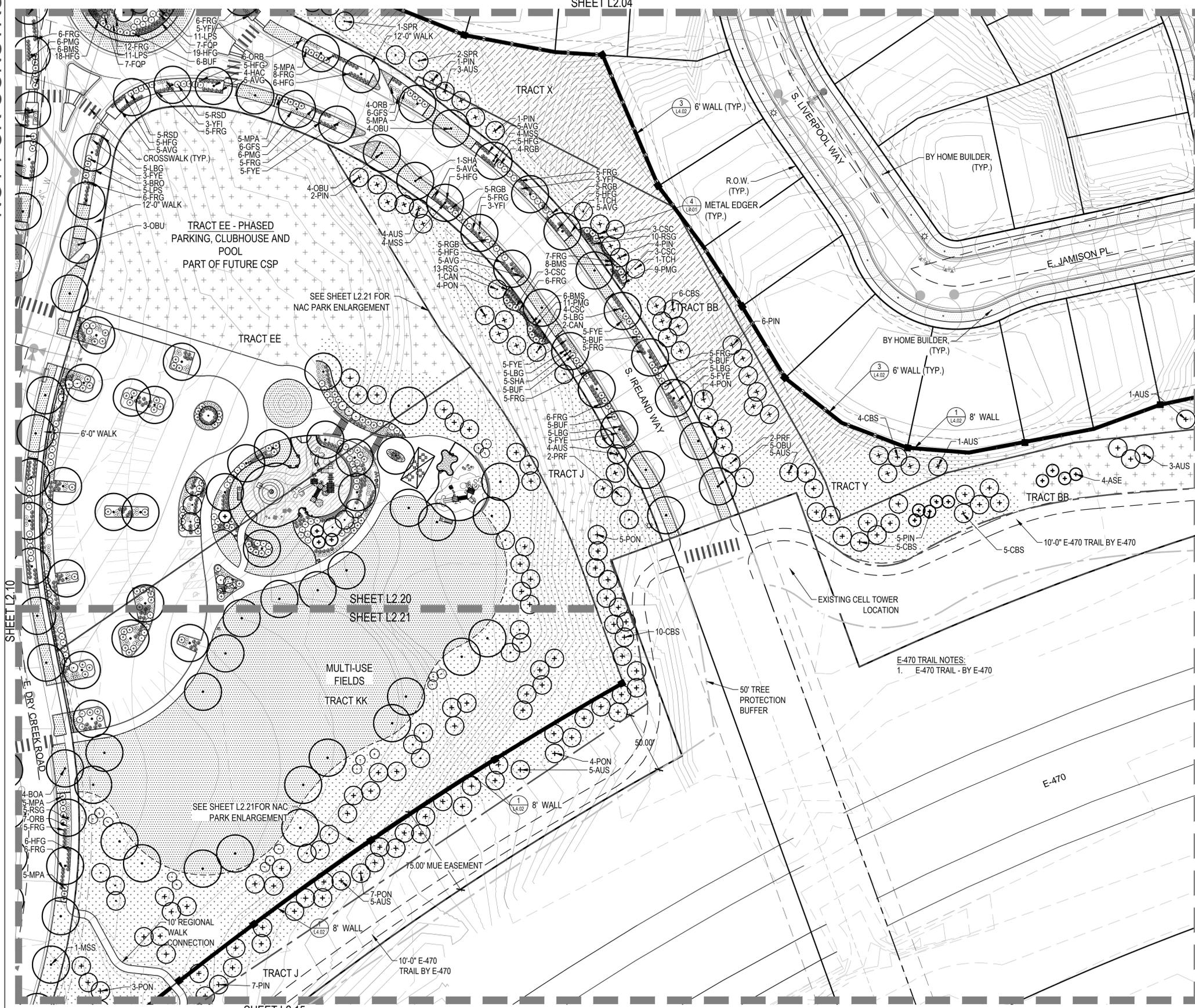
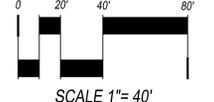


LEGEND

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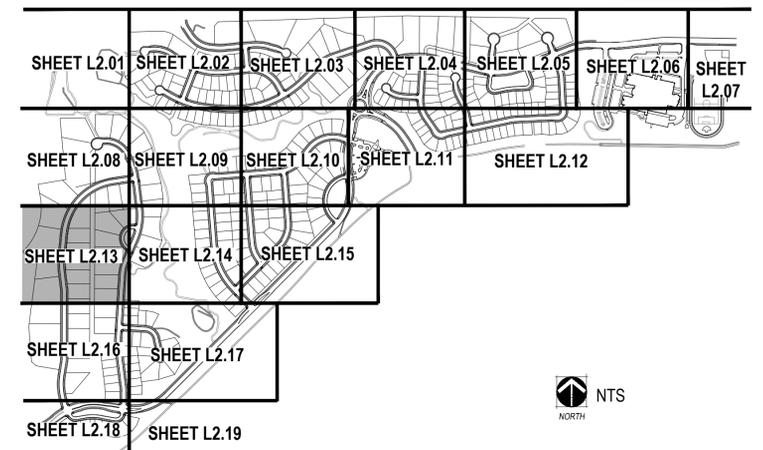


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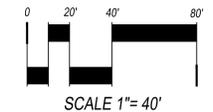


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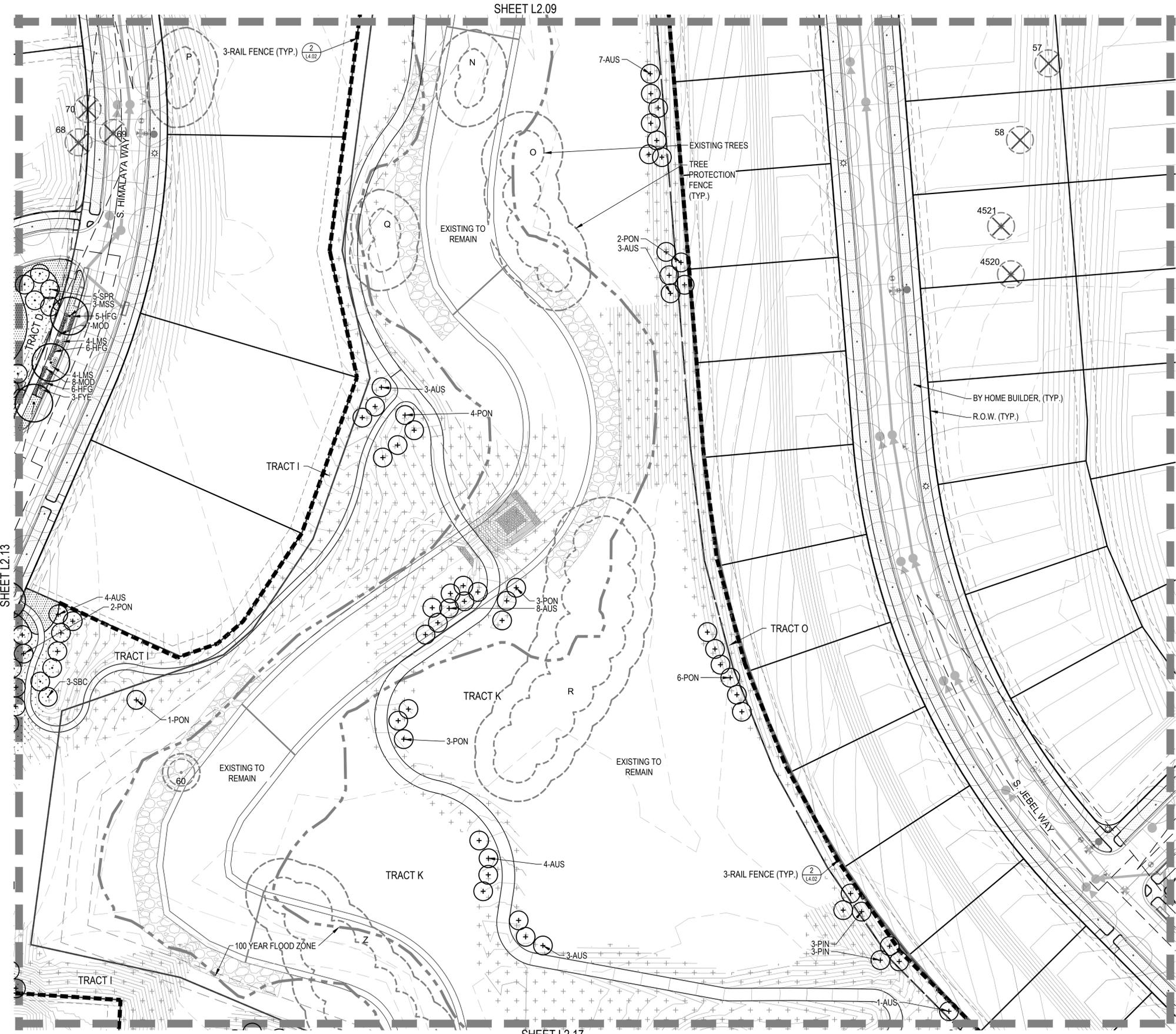


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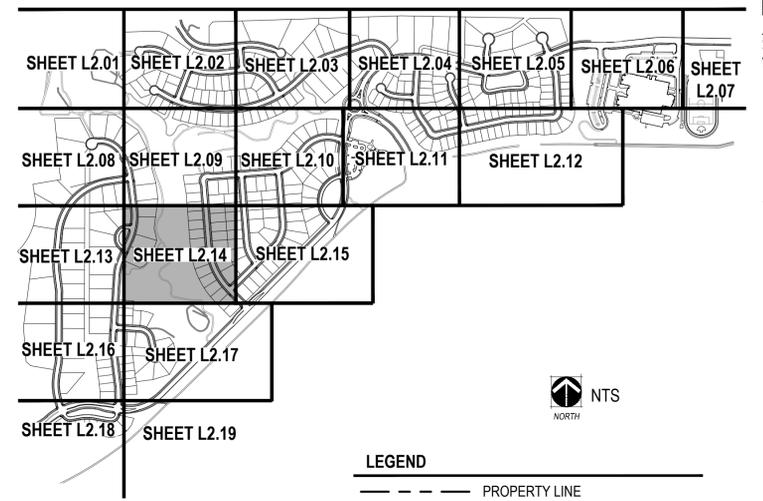
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LANDSCAPE PLAN

CHECKED BY: JN/IV
DRAWN BY: JMK/R

NOT FOR CONSTRUCTION



KEYMAP

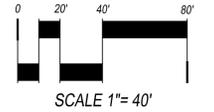


LEGEND

- 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)
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- 6" SOLID WALL (SHEET L4.02, DETAIL 3)
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- MANICURED TURF
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- FIRE HYDRANT (REF CIVIL PLANS)
- STREETLIGHT (REF CIVIL PLANS)

NOTES:

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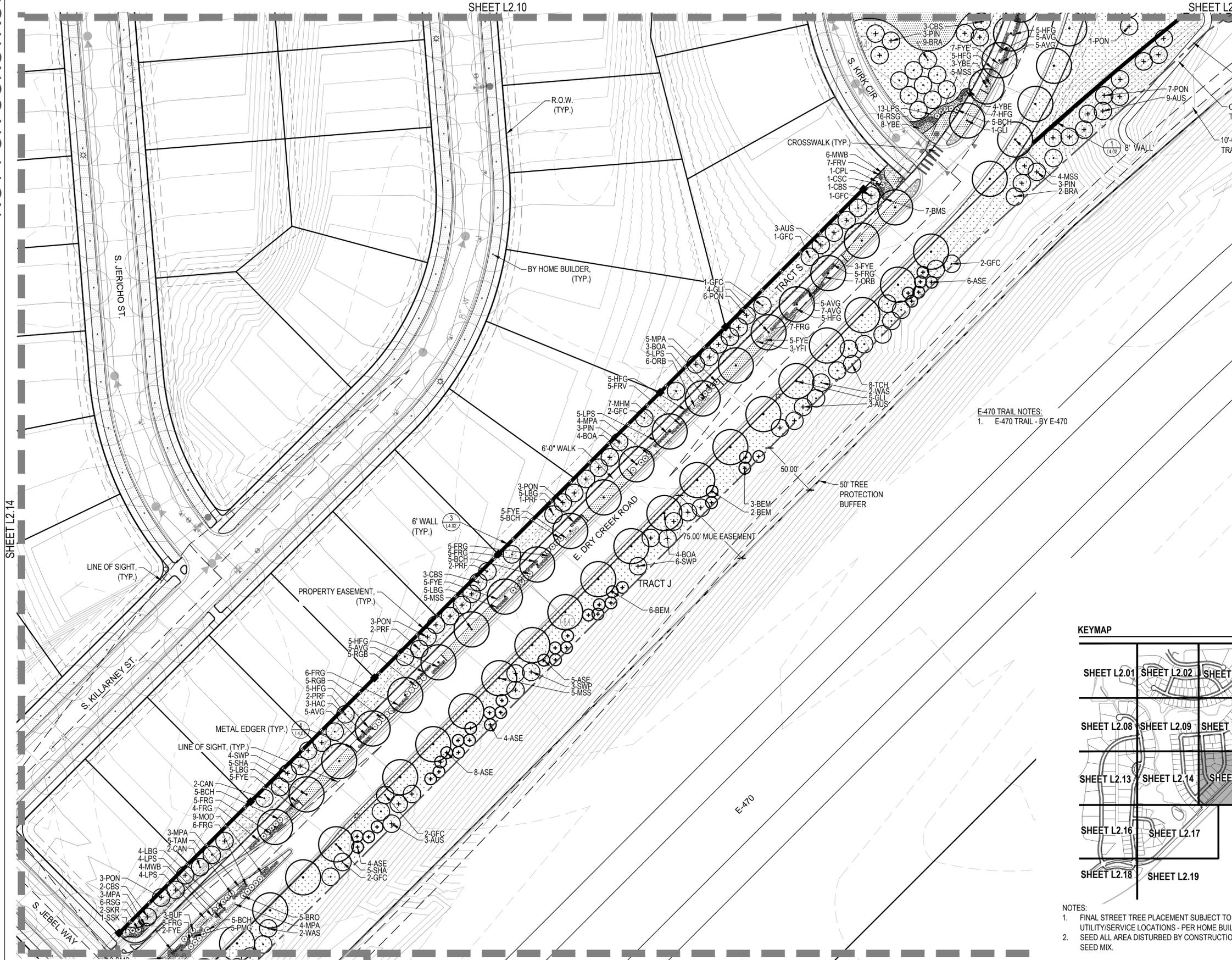
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SHEET TITLE:
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L2.14

CHECKED BY: JNLV
DRAWN BY: JMKR

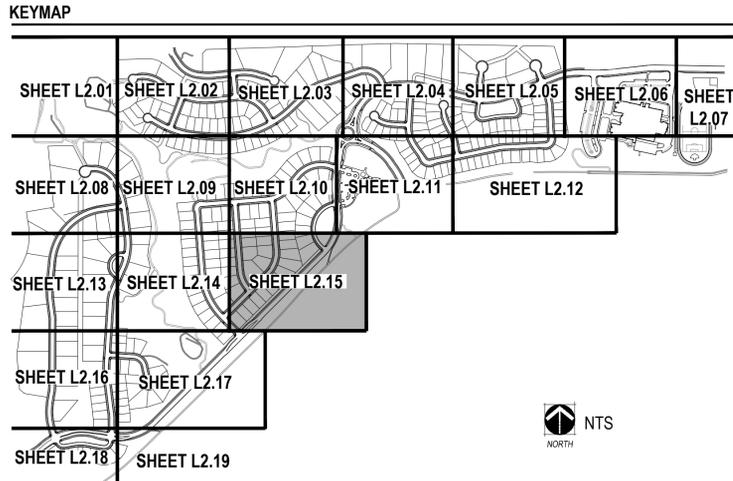
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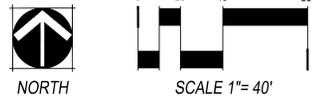
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E-470 TRAIL NOTES:
 1. E-470 TRAIL - BY E-470



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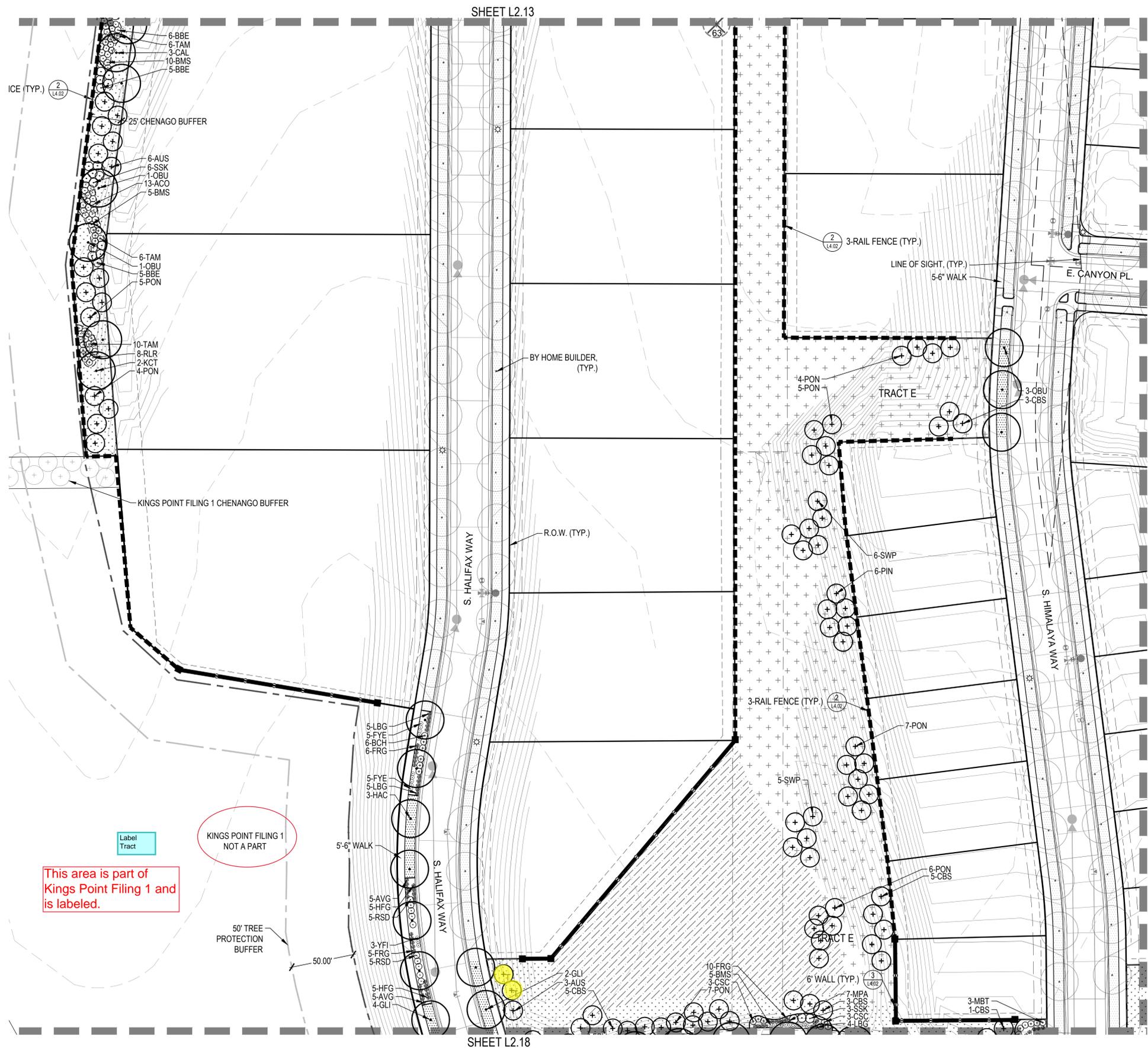
811
 Know what's below.
 Call before you dig.

DATE:
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SHEET TITLE:
 LANDSCAPE PLAN

CHECKED BY: JNLV
 DRAWN BY: JMKR

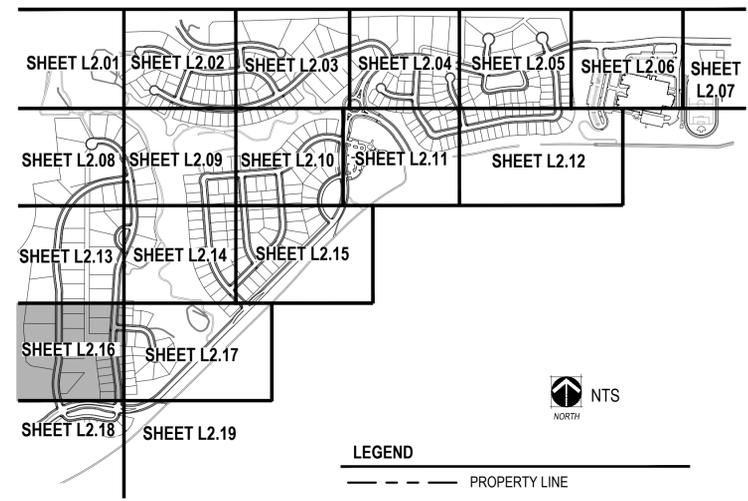
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This area is part of Kings Point Filing 1 and is labeled.

KINGS POINT FILING 1 NOT A PART

KEYMAP

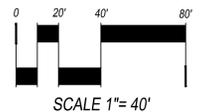


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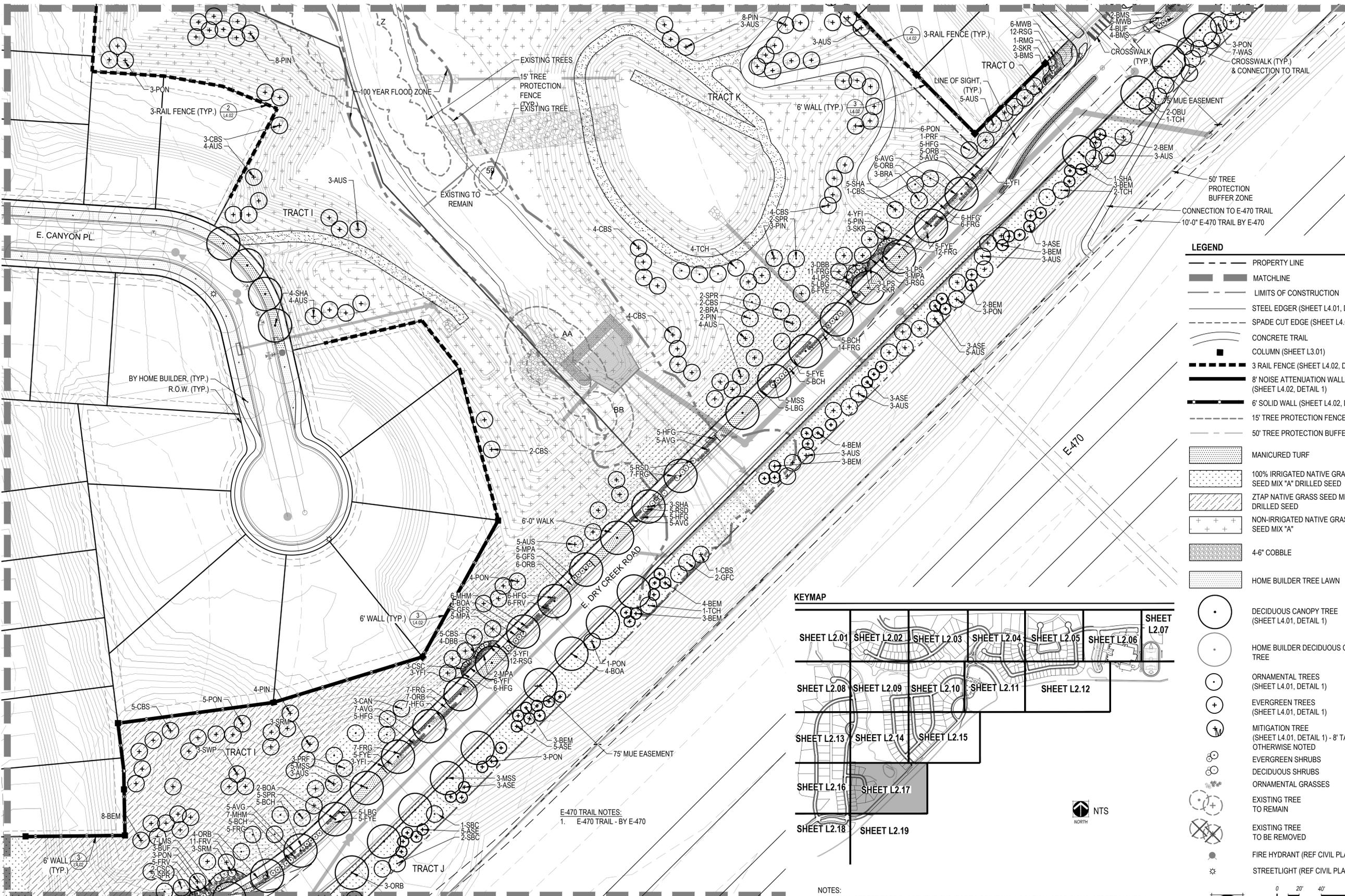
CHECKED BY:
DRAWN BY:
JNLV
JMKR

SHEET L2.14

SHEET L2.15

SHEET L2.16

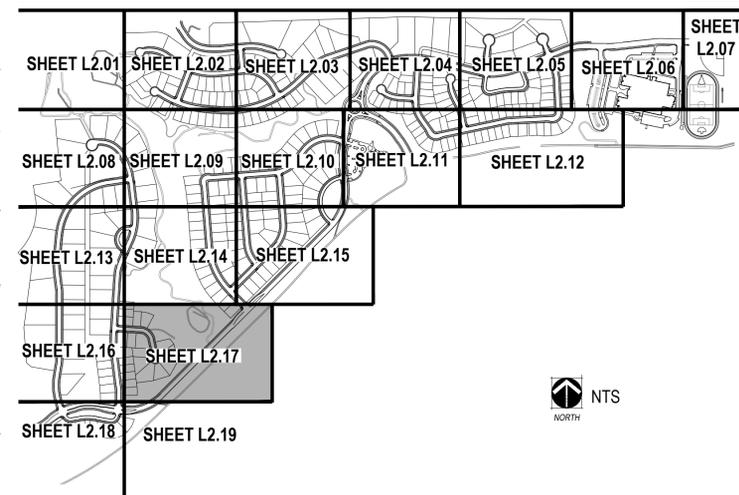
SHEET L2.19



LEGEND

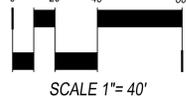
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KEYMAP

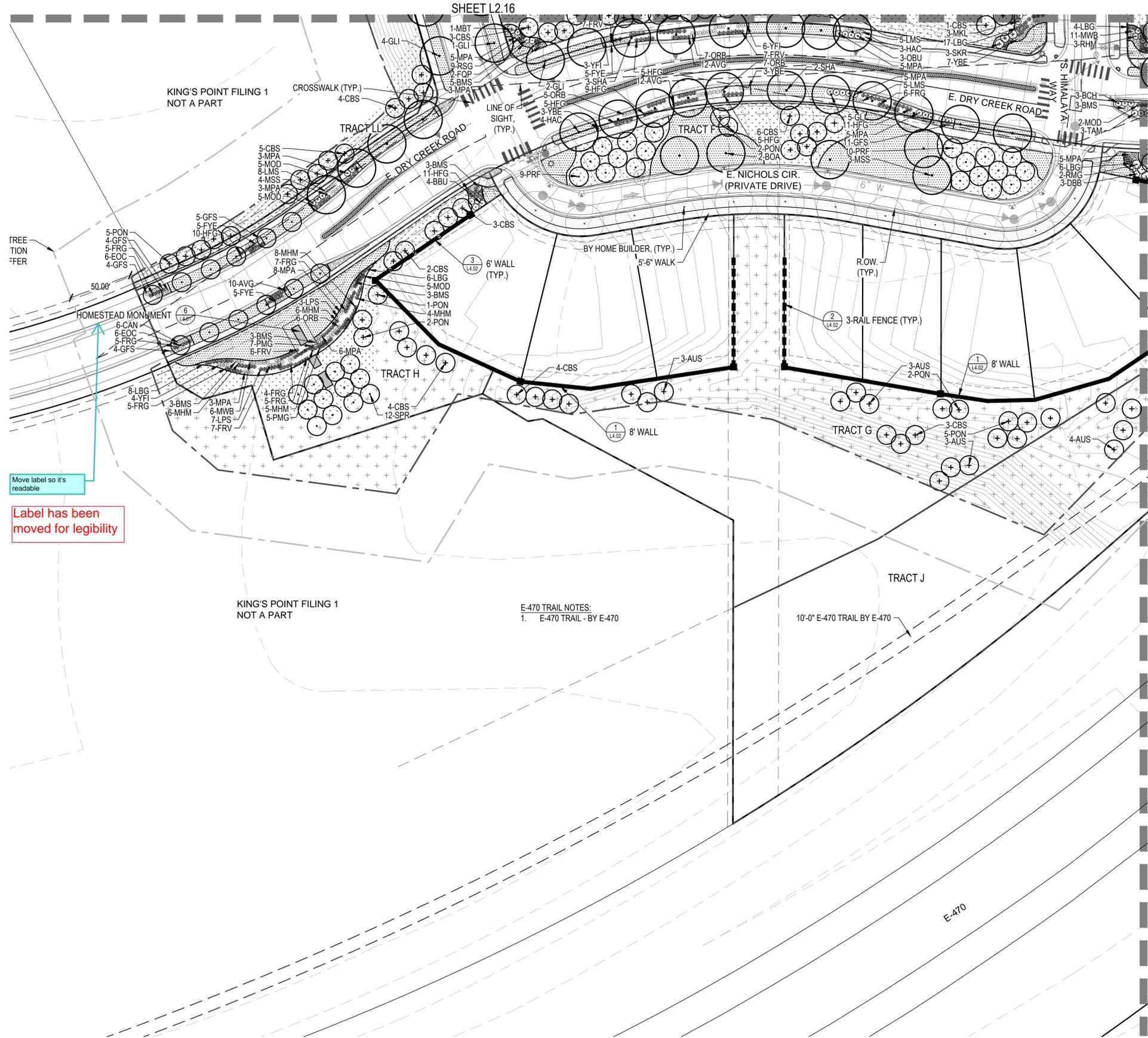


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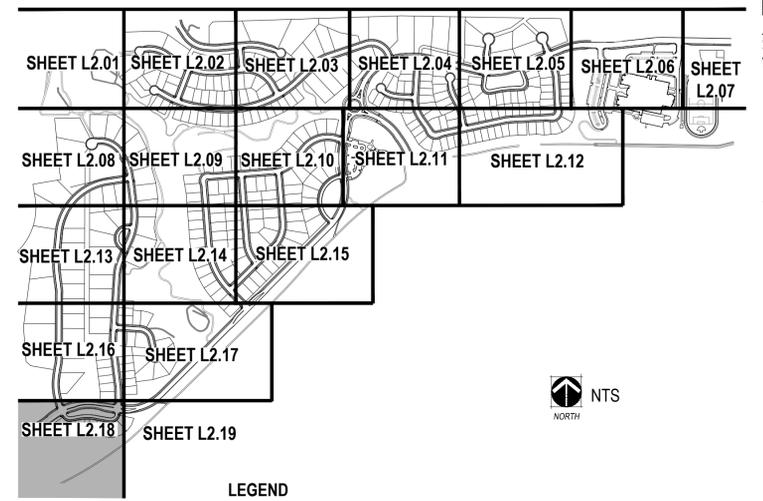
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Move label so it's readable

Label has been moved for legibility

KEYMAP

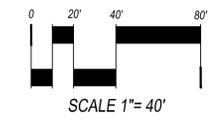


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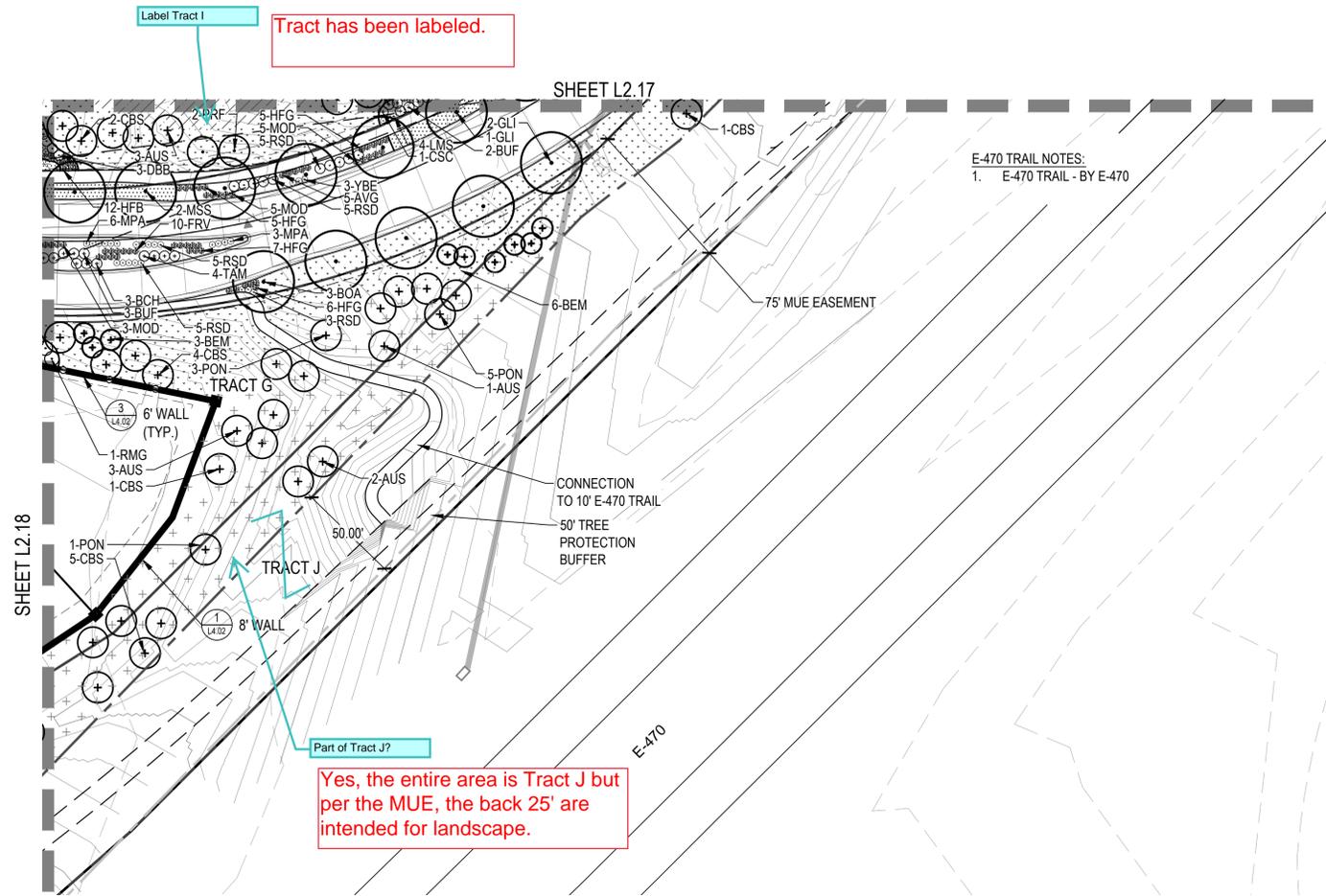
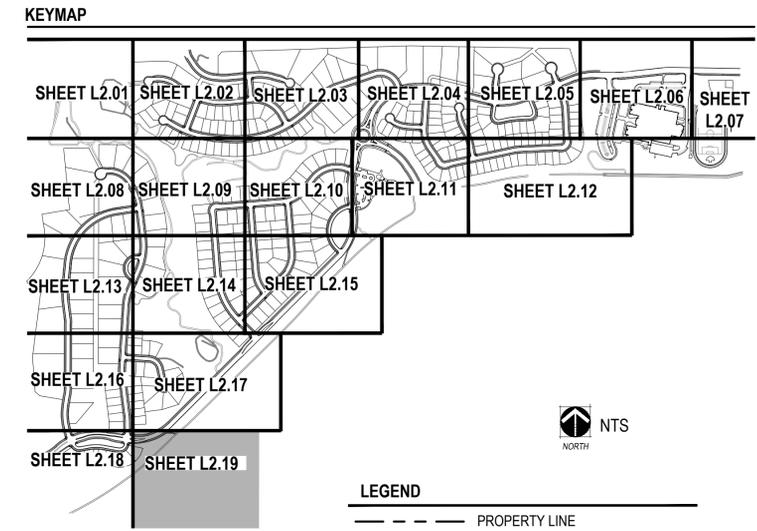
OWNER:
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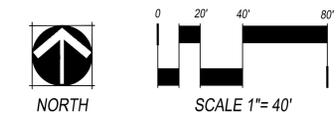
SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: JNLV
DRAWN BY: JMKR



- LEGEND**
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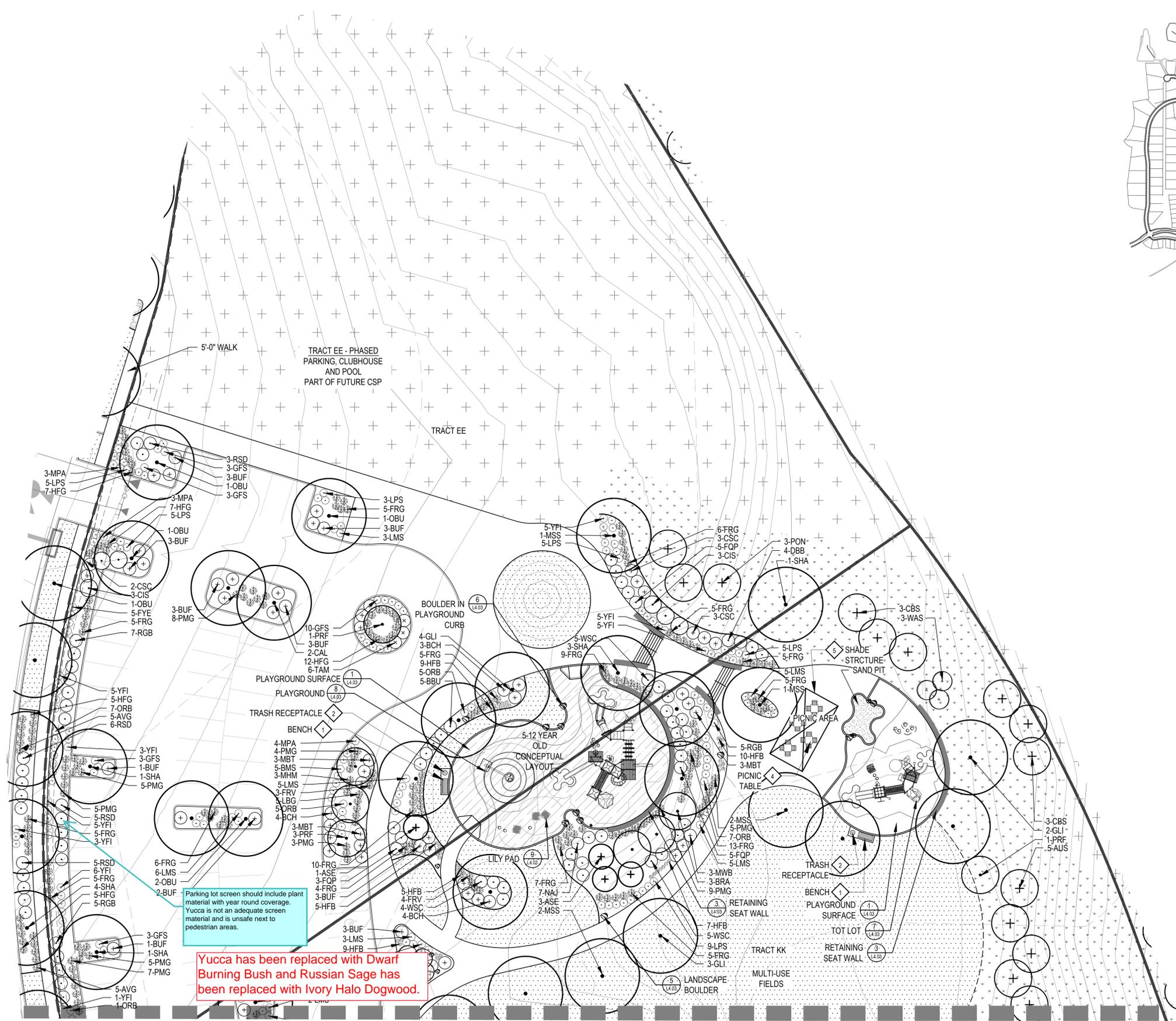


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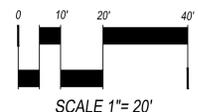
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Parking lot screen should include plant material with year round coverage. Yucca is not an adequate screen material and is unsafe next to pedestrian areas.

Yucca has been replaced with Dwarf Burning Bush and Russian Sage has been replaced with Ivory Halo Dogwood.

SHEET L2.21



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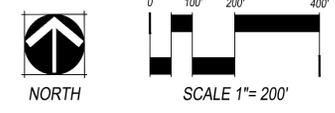
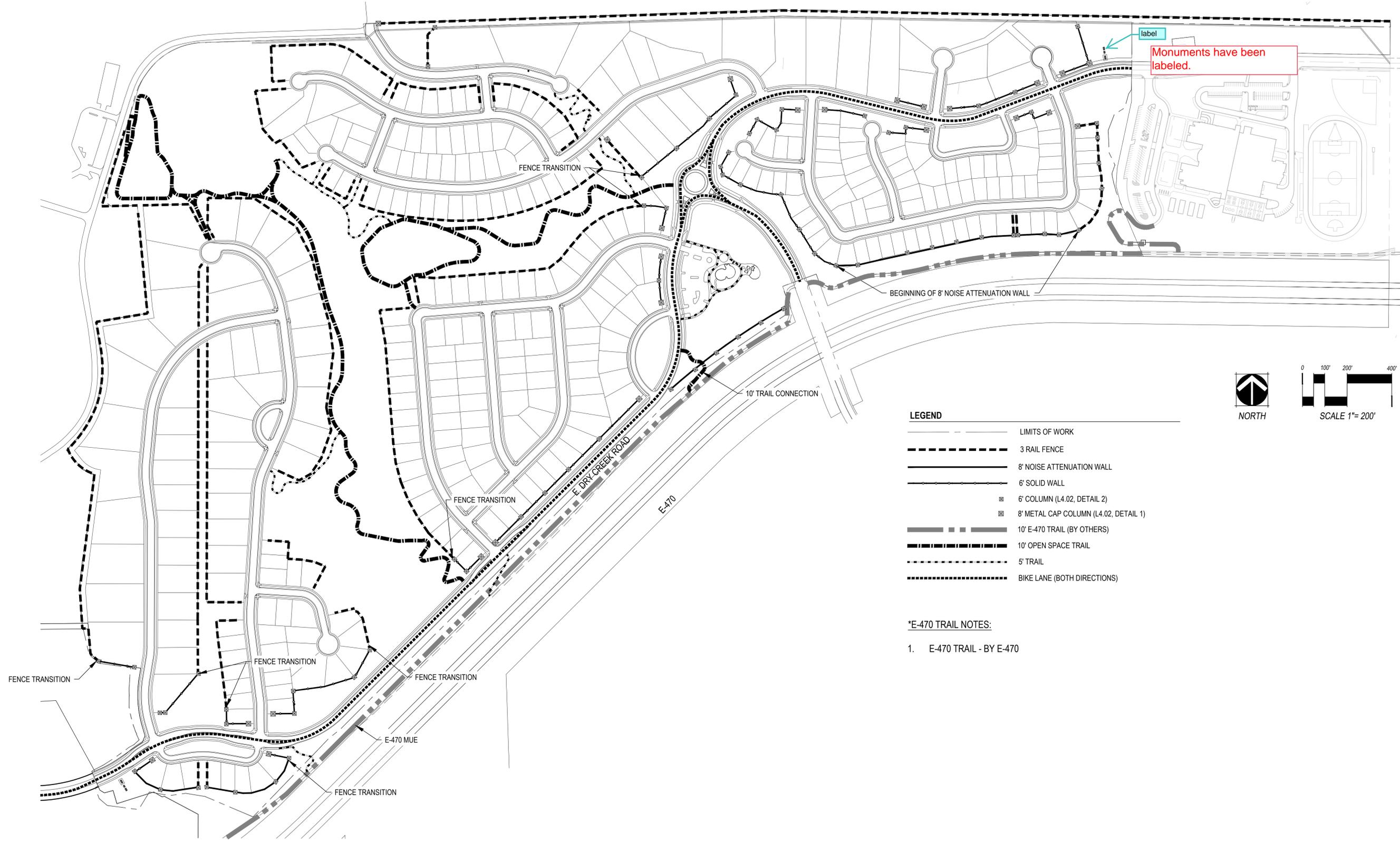
DATE:
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CSP-02 - 04/19/2017

SHEET TITLE:
NAC
ENLARGEMENT

L2.20

NOT FOR CONSTRUCTION

MASTER FENCE & TRAILS PLAN



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:**

1. E-470 TRAIL - BY E-470

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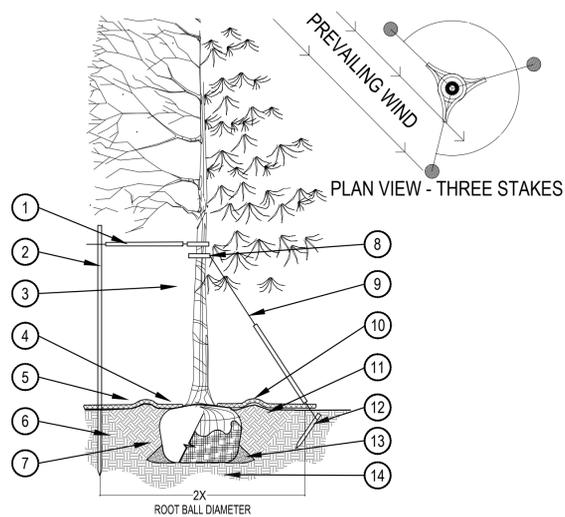
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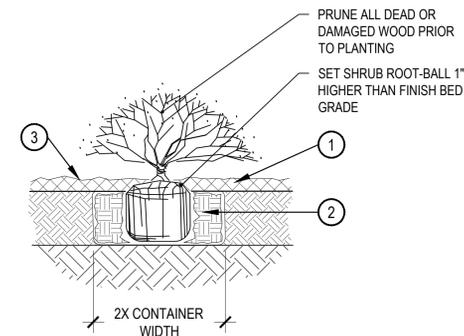
SHEET TITLE:
MASTER FENCE
PLAN

CHECKED BY:
DRAWN BY:
JNLV
JMKR



- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - 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:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-3" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 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)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 - 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.

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

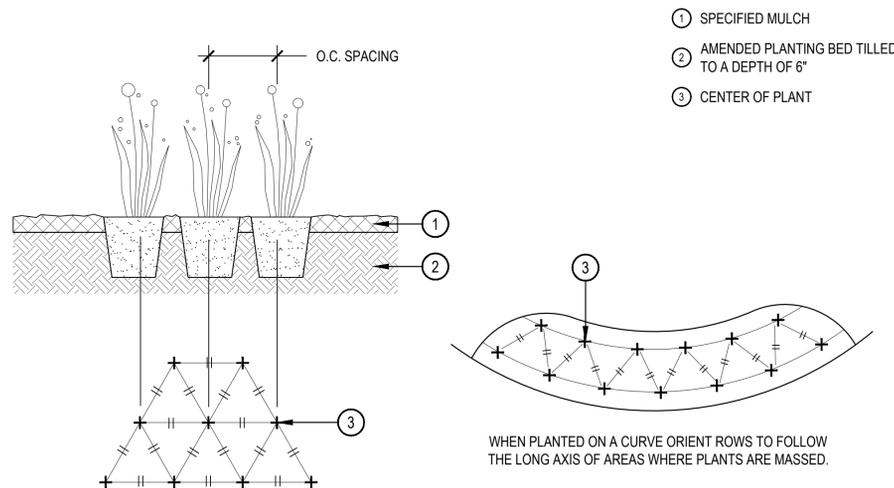


- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

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

1 TREE PLANTING DETAIL

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

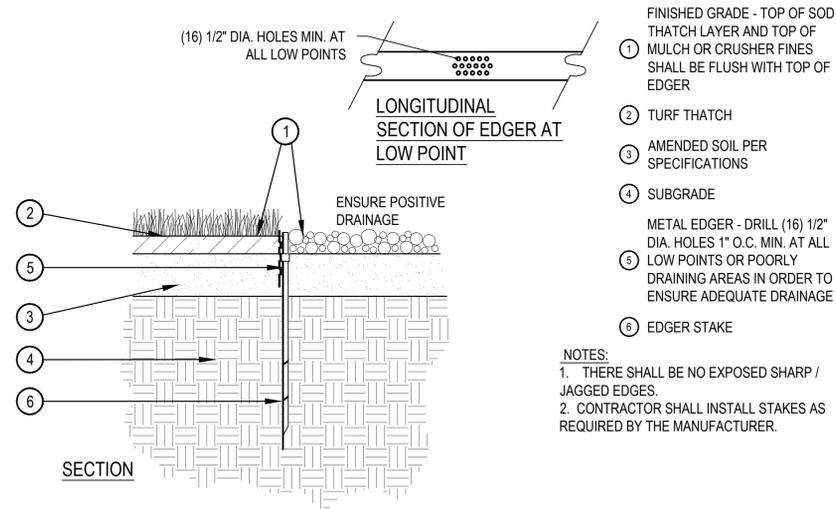


- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
 - AMENDED SOIL PER SPECIFICATIONS
 - SUBGRADE
 - 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
 - EDGER STAKE

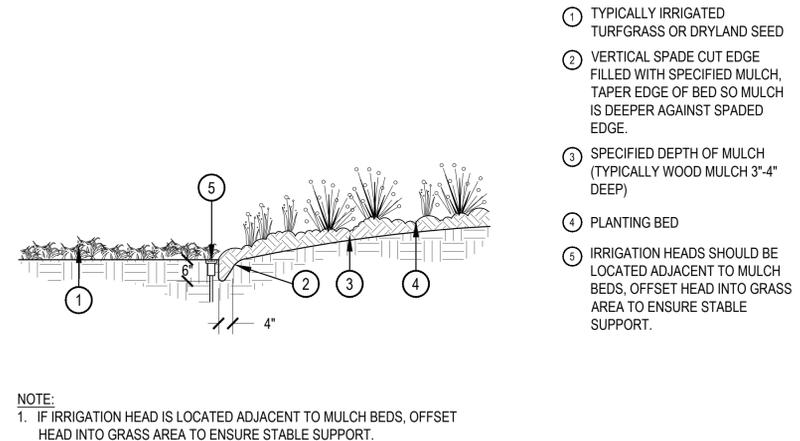
- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 METAL EDGER

SCALE: 1" = 1'-0"

2 SHRUB PLANTING

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

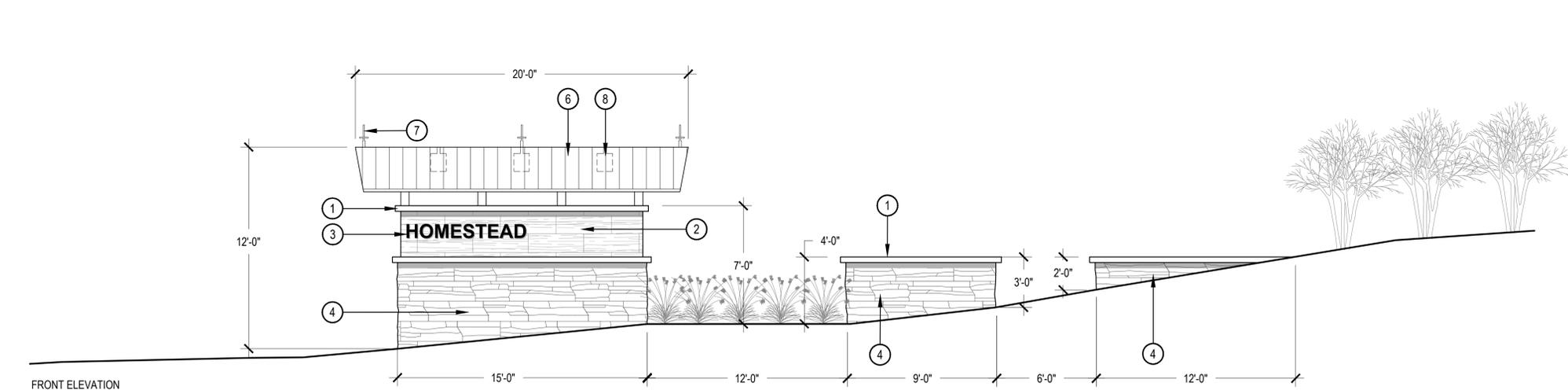


- TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
- VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
- SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
- PLANTING BED
- IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET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

- NOTE:**
- IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

5 SPADE CUT EDGE

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



- 4" PRECAST CONCRETE CAP
- WOOD TILE VENEER
- PIN MOUNTED 10" LETTERING
- STONE BASE
- METAL TRUSS SUPPORT FOR ROOF
- CORRUGATED STEEL ROOF
- METAL FINIAL
- "LANTERN" LIGHT FEATURE

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

Note has been revised per comment.

Add colors. Provide materials board.

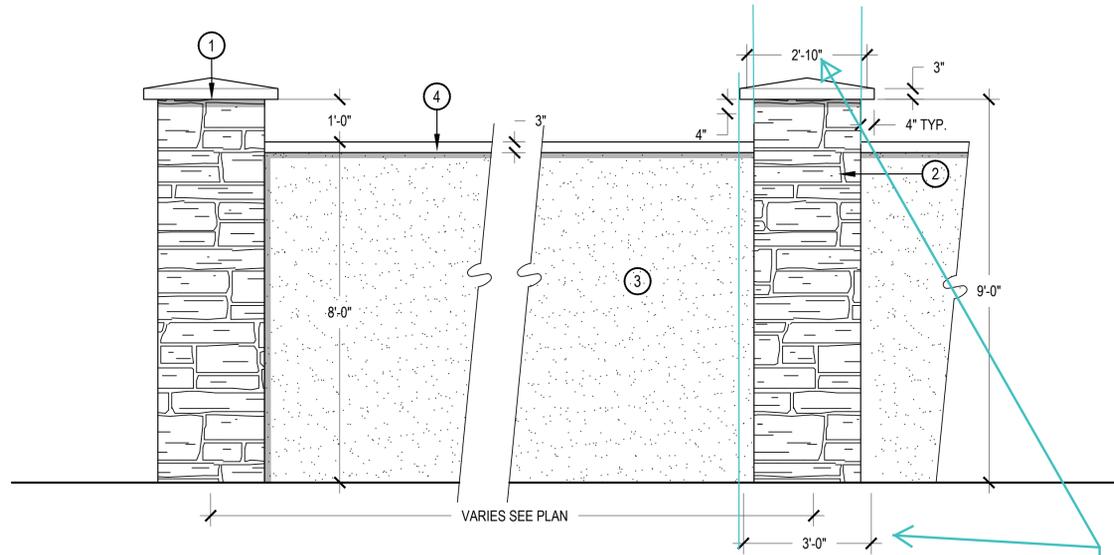
This level of details is more appropriate for the CDs. A note has been added that states "Final monument colors, finished and letter/logo style shall be determined at time of CDs."

SHEET TITLE:
DETAILS

6 HOMESTEAD MONUMENT

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

1 8' WALL



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

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

Add colors

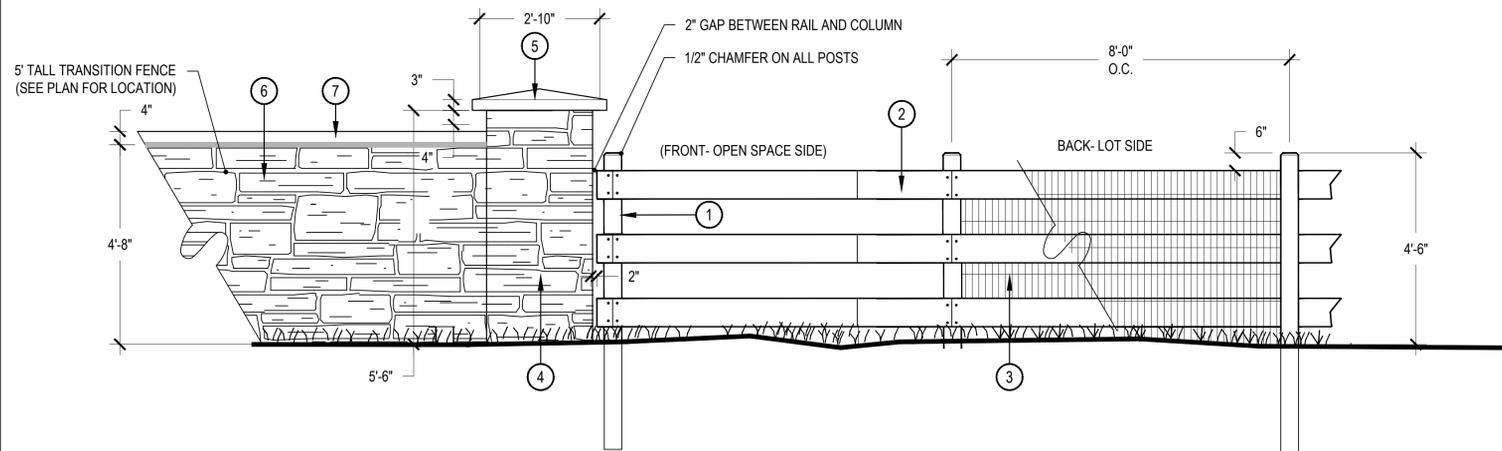
This level of details is more appropriate for the CDs. A note has been added that states "Walls colors shall be determined at time of CDs."

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 CHANGES TO A 3-RAIL FENCE OR VICE VERSA.

Add waiver description and justification to this sheet

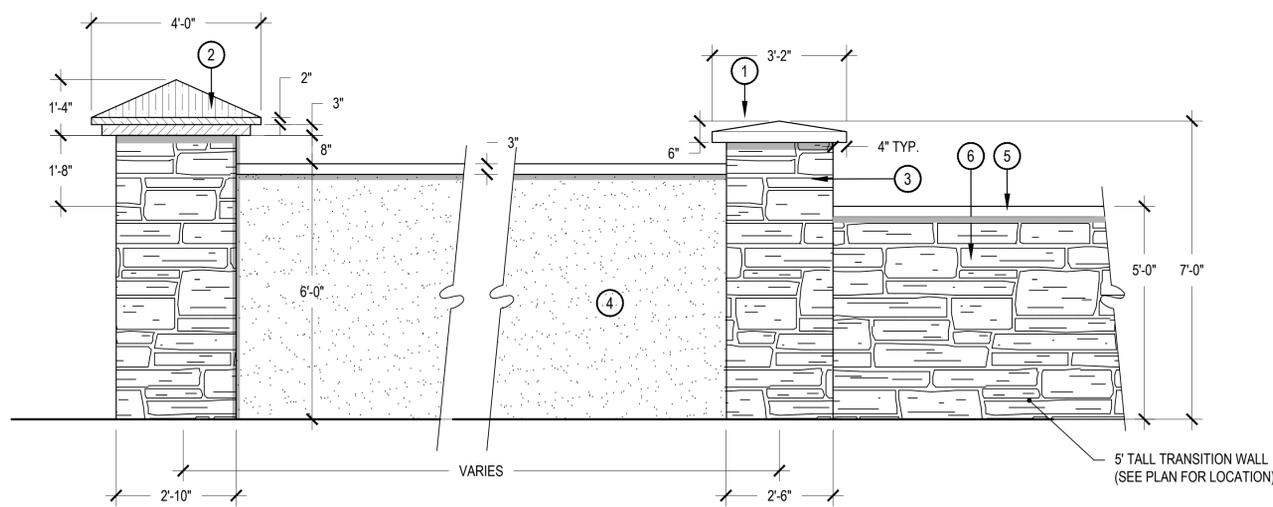
Waiver Language has been added to this sheet.

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"

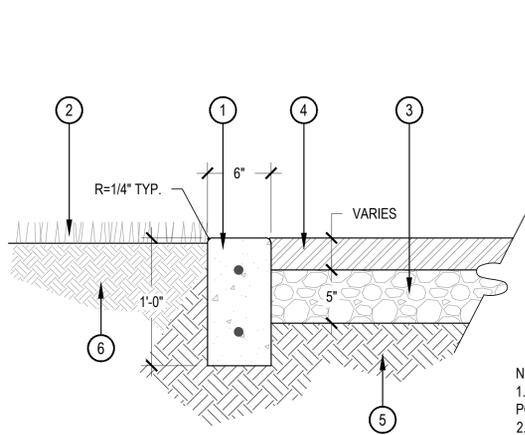
3 6' WALL



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

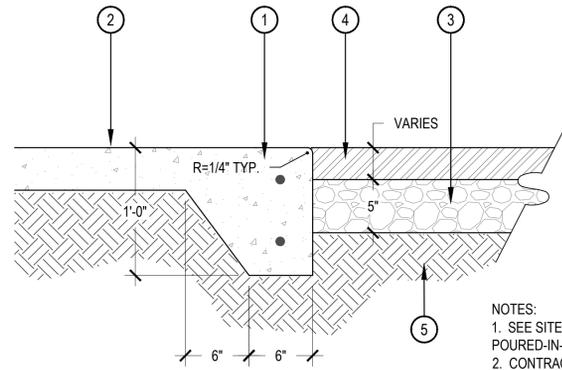
NOTES:
1. TRANSITION WALL SECTION IS 16' LONG AND OCCURS WHERE A 6' WALL CHANGES TO A 3-RAIL FENCE OR VICE VERSA.

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



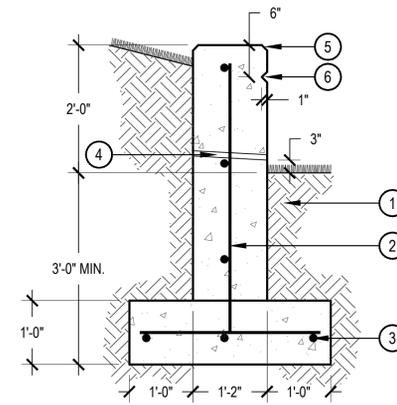
- ① CONCRETE CURB W/ (2) #4 REBAR CONTINUOUS. 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE SCORE JOINTS ON TOP AND SIDES OF CURB 3'-0" O.C.
- ② SOD OR SHRUB BED, SET 1/2" LOWER THAN CURB
- ③ 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS
- ④ POURED-IN-PLACE 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 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.

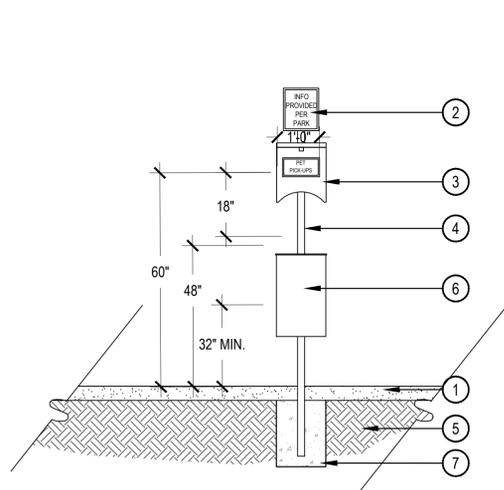


- ① COMPACTED SUBGRADE
- ② #4 CONTINUOUS REBAR, 18" O.C. EW. ALTERNATE HOOKS ON VERTICAL
- ③ #4 CONTINUOUS REBAR (BOTTOM)
- ④ 1" SCHEDULE 60 PVC WEEPHOLE, MESH SCREEN ON FIELD SIDE, SPACE 4'-6" O.C. TYPICAL
- ⑤ 1" CHAMFER ON ALL EXPOSED EDGES
- ⑥ 1" CHAMFER RELIEF ON ALL EXPOSED SIDES

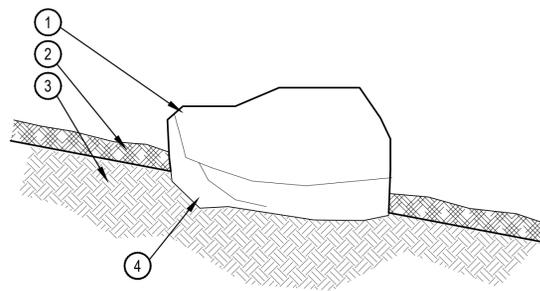
1 POURED IN PLACE SURFACING AT FREE STANDING CURB SCALE: 1-1/2" = 1'-0"

2 POURED IN PLACE SURFACING AT MONOLITHIC CURB SCALE: 1-1/2" = 1'-0"

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



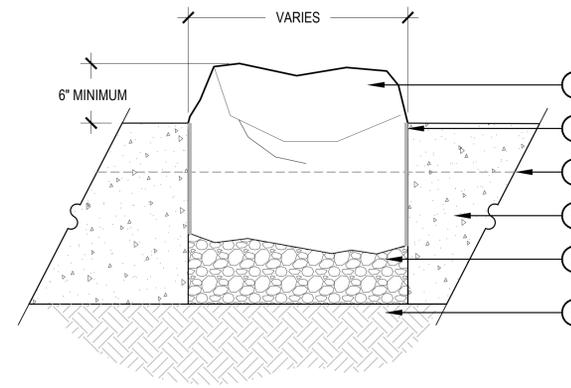
- ① CRUSHER FINES OR PLANTING BED REF: PLANS
 - ② REFLECTIVE ALUMINUM SIGN
 - ③ TRASH BAG DISPENSER
 - ④ SQUARE TUBING
 - ⑤ COMPACTED SUBGRADE
 - ⑥ PET WASTE RECEPTACLE
 - ⑦ SECURE POST IN FOOTING PER MANUFACTURER'S RECOMMENDATIONS
- MANUFACTURER: LIVIN THE DOG LIFE
MODEL: PET WASTE STATION
COLOR: NATURAL
OR APPROVED EQUAL



- 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.



- 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.
2. BOULDERS SHOULD BE SET PRIOR TO PLAYGROUND CURB.

4 PET WASTE STATION SCALE: 1/2" = 1'-0"

5 LANDSCAPE BOULDER SCALE: 3/4" = 1'-0"

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



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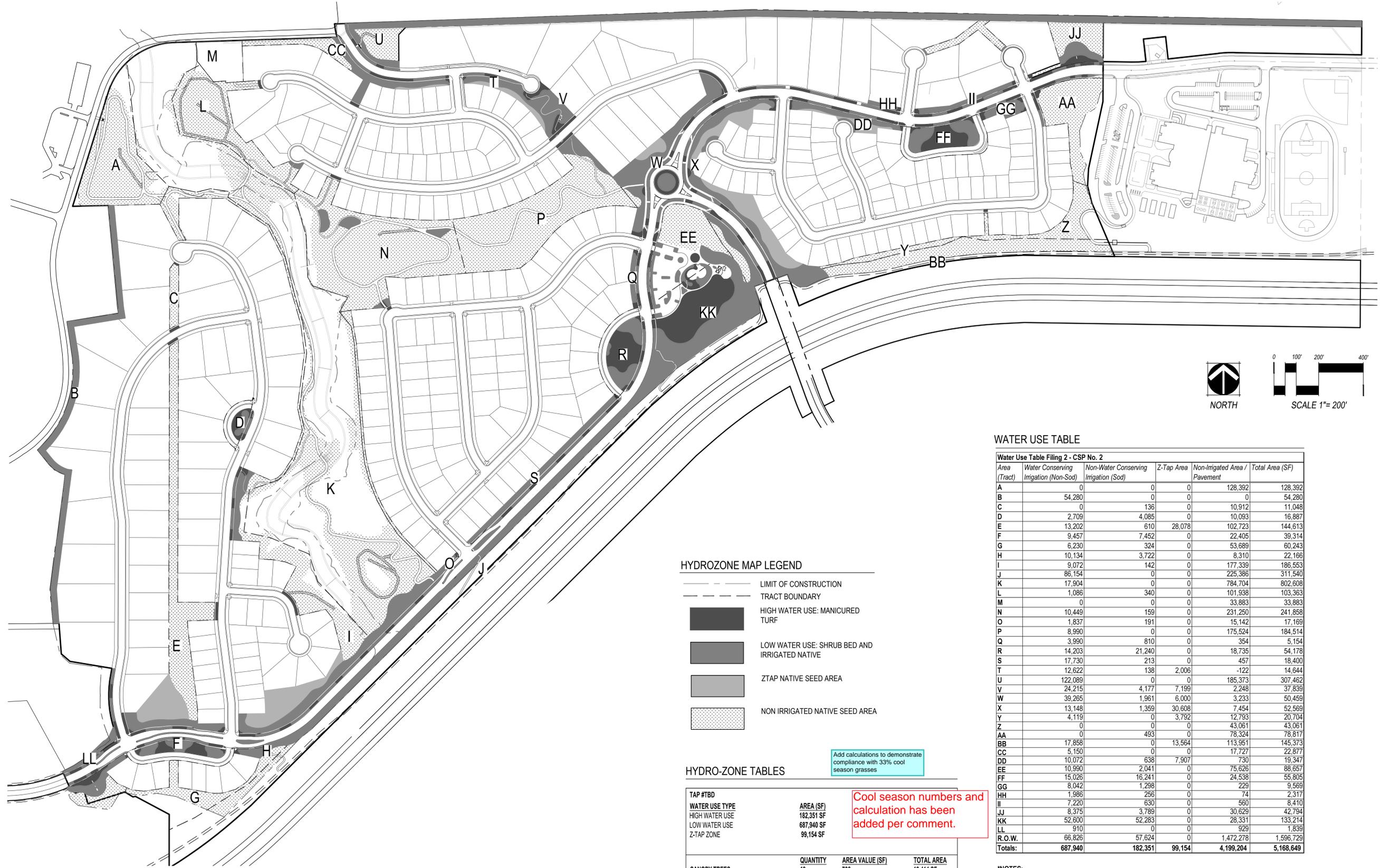
7 TOT LOT PLAYGROUND N.T.S.

8 5-12 YEAR OLD PLAYGROUND N.T.S.

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)	AREA VALUE (\$)	TOTAL AREA
WATER USE TYPE	182,351 SF	706	13,414 SF
HIGH WATER USE	687,940 SF	177	123,015 SF
LOW WATER USE			
Z-TAP ZONE	99,154 SF		
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	1,296	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:

- 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.
- Drainage Areas not a part of this calculation
- Pavement within Tracts and the Right of Way is included in the "Non-Irrigated" Column



Know what's below.
Call before you dig.

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

SHEET TITLE:

HYDRO-ZONE
MAP