

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WITH STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATION STANDARDS INSTITUTE (ICC/ANSI) A117–2003.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS–OF–WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHT–OF–WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT–OF–WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS–OF–WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146–1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
18. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
19. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. COORDINATE INSTALLATION WITH XCEL ENERGY.
20. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ UNDER WORSE–CASE NOISE CONDITIONS.

ROCKINGHORSE POOL & ACTIVITY CENTER
CONTEXTUAL SITE PLAN NO. 5

PORTIONS OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST
AND SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 65 WEST, ALL OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 1, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°12'45" EAST, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE SOUTH 77°41'52" EAST, A DISTANCE OF 2229.05 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 39°16'57" EAST, A DISTANCE OF 471.20 FEET TO THE MOST WESTERLY CORNER OF LOT 5, BLOCK 5, ROCKINGHORSE SUBDIVISION FILING NO. 8, A PLAT RECORDED UNDER RECEPTION NO. 2019038878 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY;

THENCE ALONG THE SOUTHWESTERLY AND SOUTHERLY BOUNDARY OF SAID BLOCK 5 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 53°01'56" EAST, A DISTANCE OF 75.00 FEET;
2. SOUTH 50°44'30" EAST, A DISTANCE OF 75.06 FEET;
3. SOUTH 40°51'07" EAST, A DISTANCE OF 72.50 FEET;
4. SOUTH 10°22'07" EAST, A DISTANCE OF 70.67 FEET;
5. SOUTH 13°31'31" EAST, A DISTANCE OF 45.87 FEET;
6. SOUTH 74°40'45" EAST, A DISTANCE OF 120.00 FEET TO THE NORTHWESTERLY RIGHT–OF–WAY OF EAST GLIDDEN DRIVE AS DEDICATED ON THE PLAT OF ROCKINGHORSE SUBDIVISION FILING NO. 1, A PLAT RECORDED UNDER RECEPTION NO. 2006089033 IN SAID RECORDS;

THENCE ALONG SAID NORTHWESTERLY RIGHT–OF–WAY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 15°19'15" WEST, A DISTANCE OF 127.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 224.00 FEET;
2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'32", AN ARC LENGTH OF 34.89 FEET;

THENCE, DEPARTING SAID RIGHT–OF–WAY AND CONTINUING SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°46'47", AN ARC LENGTH OF 175.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 732.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°20'52", AN ARC LENGTH OF 183.30 FEET;

THENCE, NON–TANGENT TO SAID CURVE, NORTH 47°18'23" WEST, A DISTANCE OF 100.26 FEET;

THENCE NORTH 44°29'11" WEST, A DISTANCE OF 148.67 FEET;

THENCE NORTH 39°41'16" EAST, A DISTANCE OF 147.76 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.000 ACRES, (217,800 SQUARE FEET), MORE OR LESS.

PROJECT BENCHMARK:

BENCHMARK: CITY OF AURORA BENCHMARK NUMBER 5S6530SE002, BEING A 3 INCH DIAMETER BRASS CAP STAMPED "ZB 096". LOCATED IN THE TOP OF AN INLET BOX AT THE EASTERLY MOST CORNER OF EAST FREMONT DRIVE AND EAST GLASGOW DRIVE.

NAVD88 ELEV=5993.47'

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

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0003228141) – 2.984
PROJECT EASTING = (STATE PLANE EASTING * 1.0003228141) – 5.757

AMENDMENTS

1. REVISIONS TO PARKING LOT, POOL DECK AND LANDSCAPE AREAS
2. 2014–6036–02 ADDITION OF A GATHERING SPACE, PATIO AND SMALL SHELTER
3. 2014–6036–03 ADD A VOLLEYBALL COURT, TRAIL CONNECTIONS AND MODIFY LANDSCAPING
4. NEW COMMUNITY SERVICES CENTER BUILDING.

OWNER/DEVELOPER:

PUBLIC ALLIANCE, LLC
355 SOUTH TELLER ST., SUITE 200
LAKEWOOD, CO 80226
(720) 213–6421
CONTACT: A.J. BECKMAN

ENGINEER:

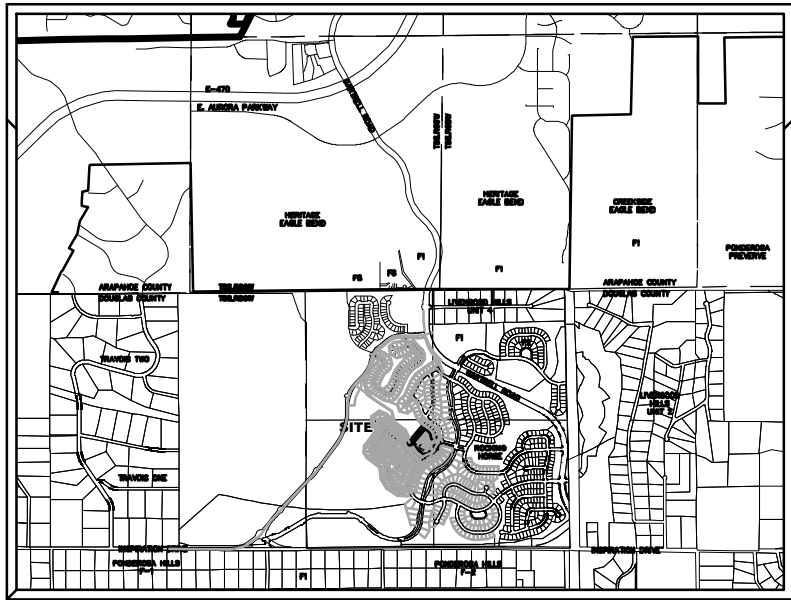
CALIBRE ENGINEERING, INC.
9090 SOUTH RIDGELINE BLVD., SUITE 105
HIGHLANDS RANCH, CO 80129
(303) 730–0434
CONTACT: ANDREA LOWERY, PE

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, CO 80122
(303) 713–1898
CONTACT: DANIEL DAVIS

ARCHITECT:

QUINTESSENCE DESIGN GROUP
1605 QUEBEC ST.
DENVER, CO 80220
(303) 883–1504
CONTACT: JENNIFER GRANT. AIA



VICINITY MAP
SCALE: 1" = 2000'

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SITE DATA:

LAND AREA WITHIN PROPERTY LINES	5.0 AC
TOTAL DISTURBED AREA (D.A.)	217,800 SF
NUMBER OF BUILDINGS PROPOSED	2
NUMBER OF STORIES	1
MAXIMUM BUILDING HEIGHT	38'–0"
PROPOSED BUILDING HEIGHT	20'–3"
CONSTRUCTION TYPE	V–B
OCCUPANCY CLASSIFICATION	SEPARATED MIXED OCCUPANCY
BUILDING OCCUPANT LOAD	98 OCC
SPRINKLERED	NO
BUILDING AREA	5,127 SF (2.4% OF D.A.)
HARD SURFACE AREA	49,057 SF (22.5% OF D.A.)
LANDSCAPE AREA	192,598 SF (88.4% OF D.A.)
PHASED NATIVE GRASS (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	R–1, LOW DENSITY RESIDENTIAL, SUBAREA C
PERMITTED MAXIMUM SIGN AREA	45 SF, 8" MAX. LETTERING HEIGHT
PROPOSED SIGN, TYPE, AND SQ. FT.	NEIGHBORHOOD DISTRICT IDENTIFICATION, 7.15 SF
PARKING SPACES REQUIRED	52*
PARKING SPACES PROVIDED	69
HANDICAP SPACES REQUIRED	3
HANDICAP SPACES PROVIDED	3
BICYCLE PARKING	6

* BASED ON AN AVERAGE OF ONE PARKING SPACE PER 900 SF OF OCCUPIABLE SPACE AT EXISTING COMPARABLE COMMUNITY REC CENTERS IN THE CITY OF AURORA. THIS COMMUNITY CENTER PROVIDES 46,650 SF OF OCCUPIABLE SPACE.

OWNERS SIGNATURES

ROCKINGHORSE POOL & ACTIVITY CENTER SITE PLAN

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ AD, _____ BY

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK M, THIS _____

DAY OF _____ 2023 A.D.

CLERK AND RECORDER: _____ DEPUTY: _____

OCCUPANT LOAD OF BUILDING:

OCC LOAD A3 – (15 NET) = 75 OCC
OCC LOAD B – (150 GROSS) = 8 OCC
OCC LOAD B – (50 GROSS) = 7 OCC
OCC LOAD S – (300 GROSS) = 2 OCC
OCC LOAD UTILITY – (200 GROSS) = 6 OCC
TOTAL OCC LOAD = 98 OCC

CONSTRUCTION TYPE OF BUILDING: TYPE V–B, 1 STORY

SPECIFIC OCCUPANCY CLASSIFICATION OF THE BUILDING:

SEPARATED MIXED OCCUPANCY

SPRINKLER REQUIREMENTS: NOT REQUIRED PER IBC
AND IFC

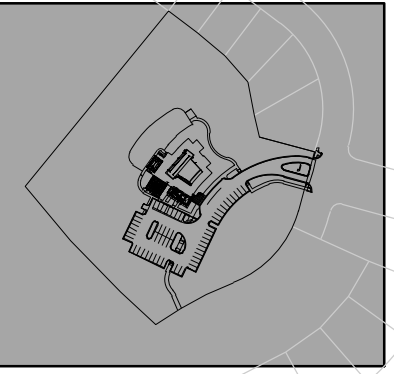
TITLE: TITLE SHEET

DATE: AUGUST 24, 2023

SHEET 1 OF 23

Calibre

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8822 South Ridgeline Boulevard, Suite 310
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KEYMAP

LEGEND

- ROW/PROPERTY LINE ---
PROPERTY BOUNDARY ---
EASEMENT ---
ACCESSIBLE ROUTE ---
U.E. - UTILITY EASEMENT
F.L.E. - FIRE LANE & ACCESS EASEMENT
1 PARKING COUNT

KEYNOTES

- 1 CURB RAMP
- 2 DIRECTIONAL RAMP
- 3 10' CROSSSPAN
- 4 ENTRY MONUMENT
- 5 6' SIDEWALK
- 6 8' SIDEWALK
- 7 5' SIDEWALK
- 8 SIDEWALK CHASE
- 9 SIGHT TRIANGLE
- 10 TRASH RECEPTICAL
- 11 SITE BENCH
- 12 BIKE RACK
- 13 TRASH ENCLOSURE
- 14 TRANSFORMER
- 15 R1-1 STOP SIGN
- 16 CURB CUT
- 17 KNOX BOX
- 18 MAILBOXES
- 19 DIRECTIONAL RAMP - SPECIAL
- 20 ZEBRA CROSSWALK STRIPING
- 21 VOLLEYBALL PIT
- 22 PET CARE STATION
- 23 ASPHALT PAVING
- 24 CONCRETE CURB AND GUTTER
- 25 CONCRETE FLATWORK PLAZA
- 26 SITE BOLLARD WITH INTERNAL LIGHT
- 27 LANDSCAPE LIGHT - TYPICAL
- 28 RELOCATED EX. SAND VOLLEYBALL COURT WITH RETAINING WALL/SCREEN WALL. REFER TO DETAIL ON LANDSCAPE PLANS.

NOTE:

A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION FOR BOTH THE RESTROOM BUILDING AND THE SHADE SHELTER.



1 inch = 40 ft. Horizontal

TITLE: SITE PLAN

DATE: AUGUST 24, 2025

SHEET 2 OF 23

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KEYMAP

LEGEND

ROW/PROPERTY LINE

PROPERTY BOUNDARY

EASEMENT

PR. MAJOR CONTOUR 5300

PR. MINOR CONTOUR

EX. MAJOR CONTOUR 5300

EX. MINOR CONTOUR

EX. WATERLINE

EX. SANITARY SEWER

PR. SWALE

EX. FIRE HYDRANT

EX. WATER VALVE

PR. WATER SERVICE

PR. SAN SERVICE

PR. IRRIGATION SERVICE

U.E. - UTILITY EASEMENT

F.L.E. - FIRE LANE & ACCESS EASEMENT

KEYNOTES

- ① SANITARY SEWER CLEANOUT
- ② DOMESTIC WATER METER
- ③ SIDEWALK CHASE
- ④ TRANSFORMER
- ⑤ IRRIGATION METER
- ⑥ Z-TAP IRRIGATION METER
- ⑦ GAS LINE
- ⑧ ELECTRIC LINE

NOTE:

1. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION FOR THE COMMUNITY SERVICES CENTER.
2. PIPING DOWNSTREAM OF WATER METER IS PRIVATE. BACKFLOW PREVENTERS ARE REQUIRED ON ALL WATER SERVICES, IRRIGATION LINES, AND FIRE SUPPRESSION LINES. SANITARY SEWER SERVICES ARE PRIVATE, INCLUDING ALL CLEANOUTS. ALL STORM INFRASTRUCTURE ON SITE IS PRIVATE, INCLUDING ANY PONDS OR WATER QUALITY/RETENTION DEVICES, ETC. ARE PRIVATE AND WILL BE MAINTAINED BY THE METRO DESTRUCT.

NOTE:

A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION FOR BOTH THE RESTROOM BUILDING AND THE SHADE SHELTER.



0 20 40 80

1 inch = 40 ft. Horizontal

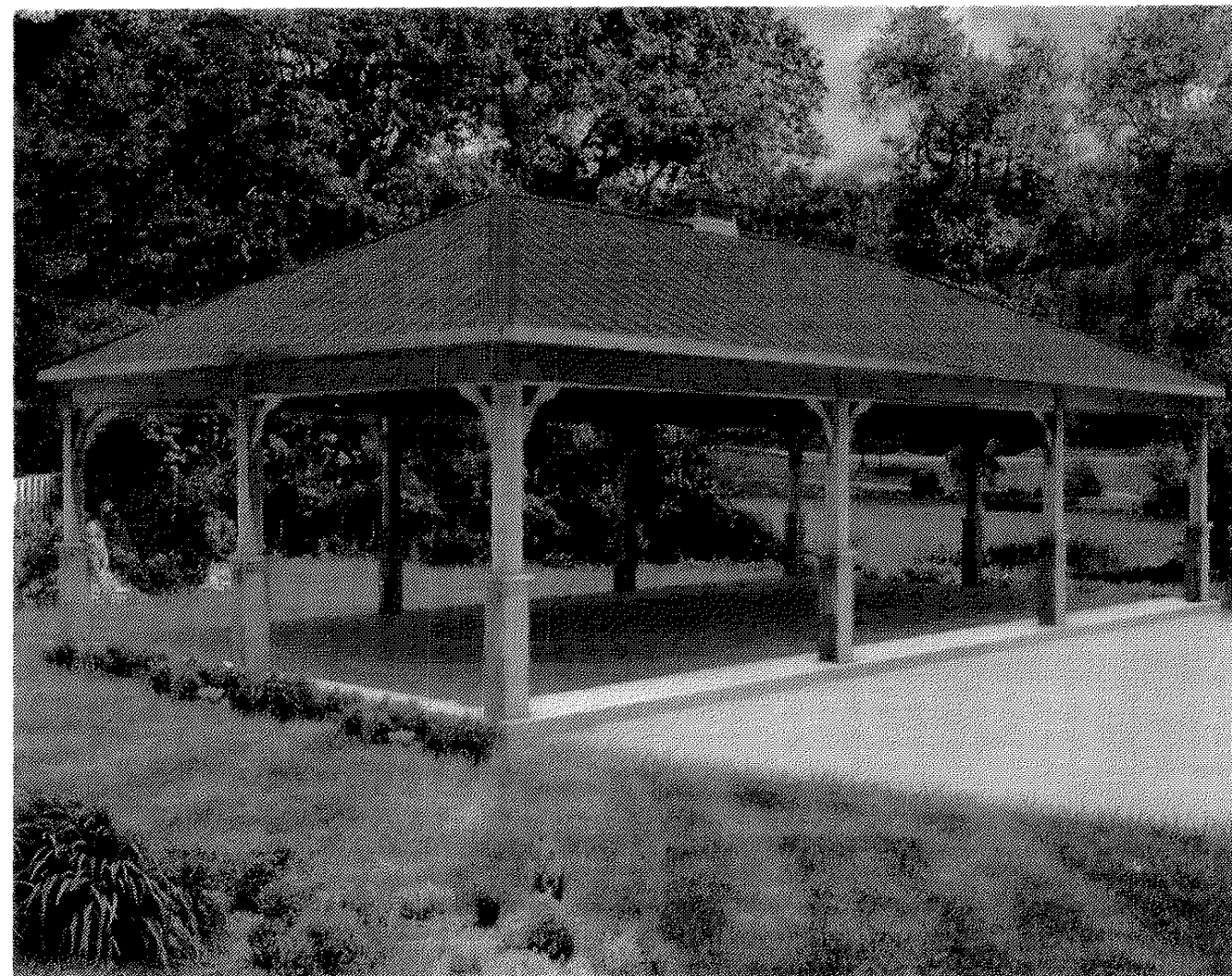
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DATE: AUGUST 24, 2023

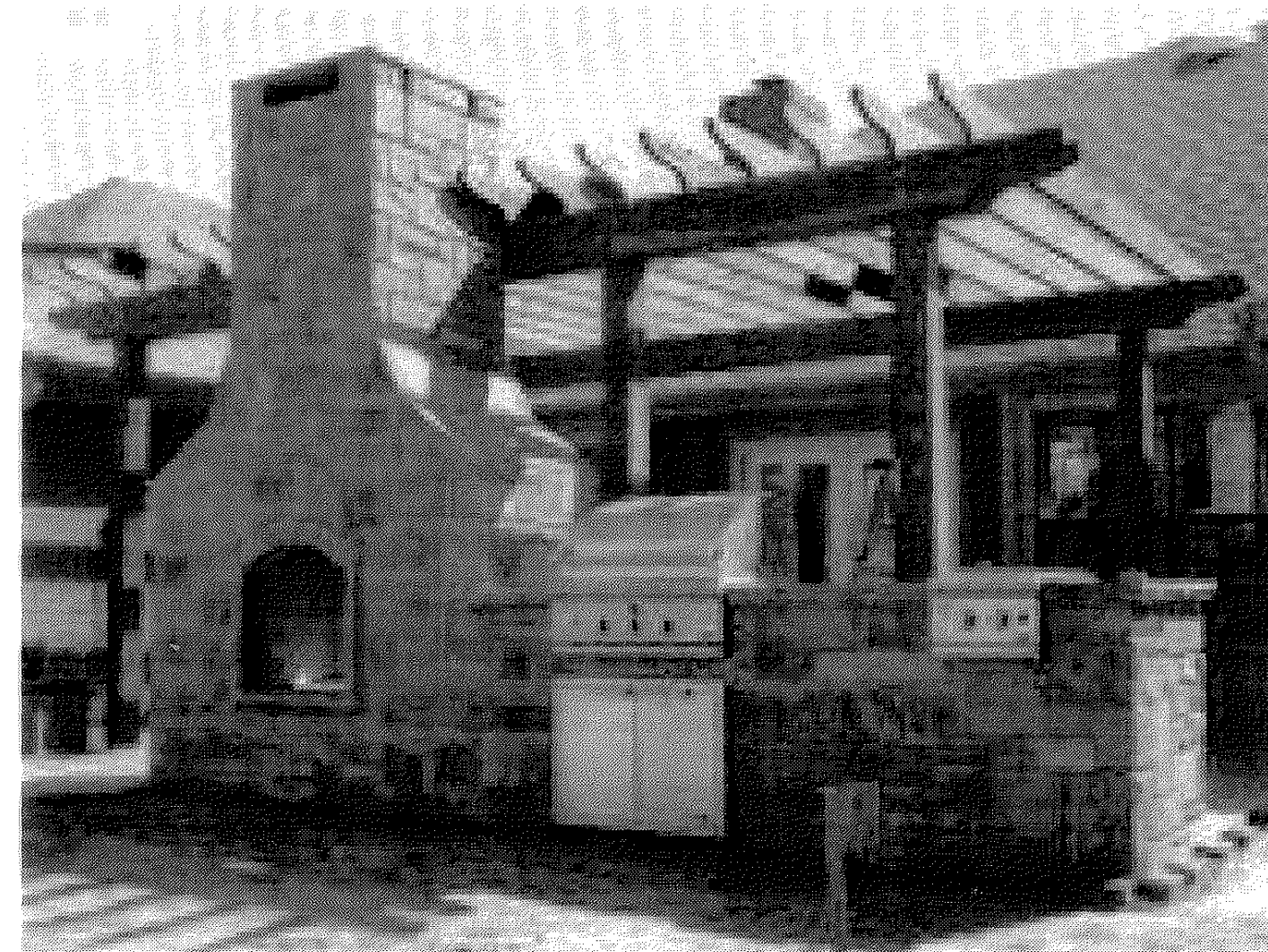
SHEET 3 OF 23

Calibre

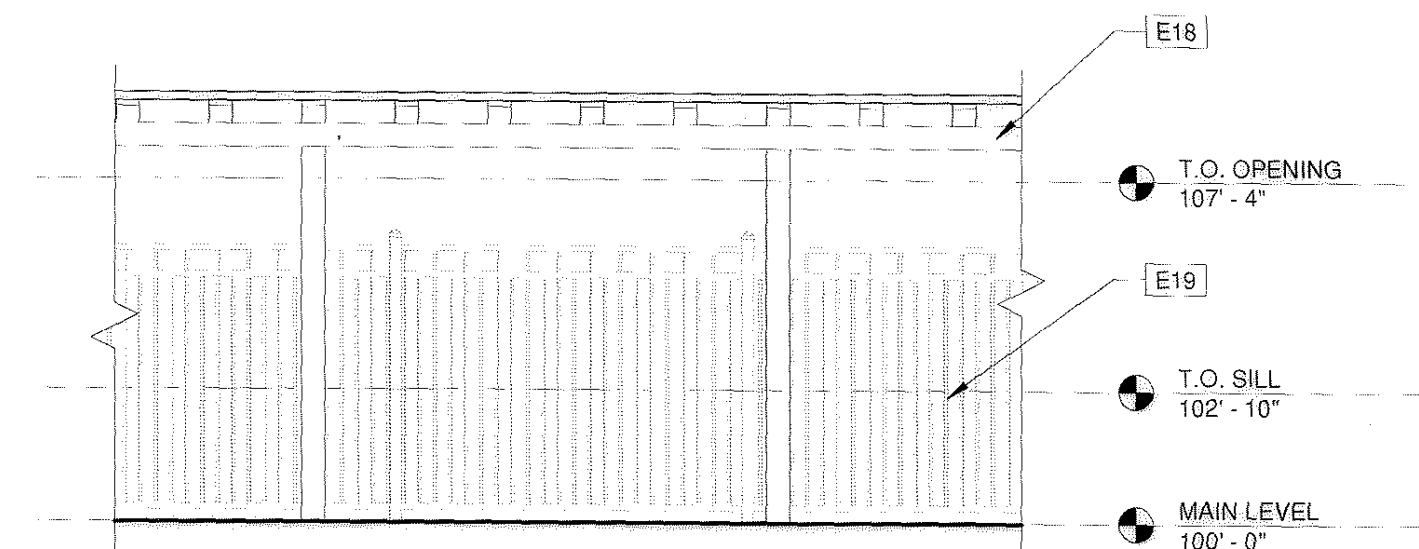
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1 20' x 30' PAVILION/SHADE STRUCTURE (OR EQUAL)
1/2" = 1'-0"

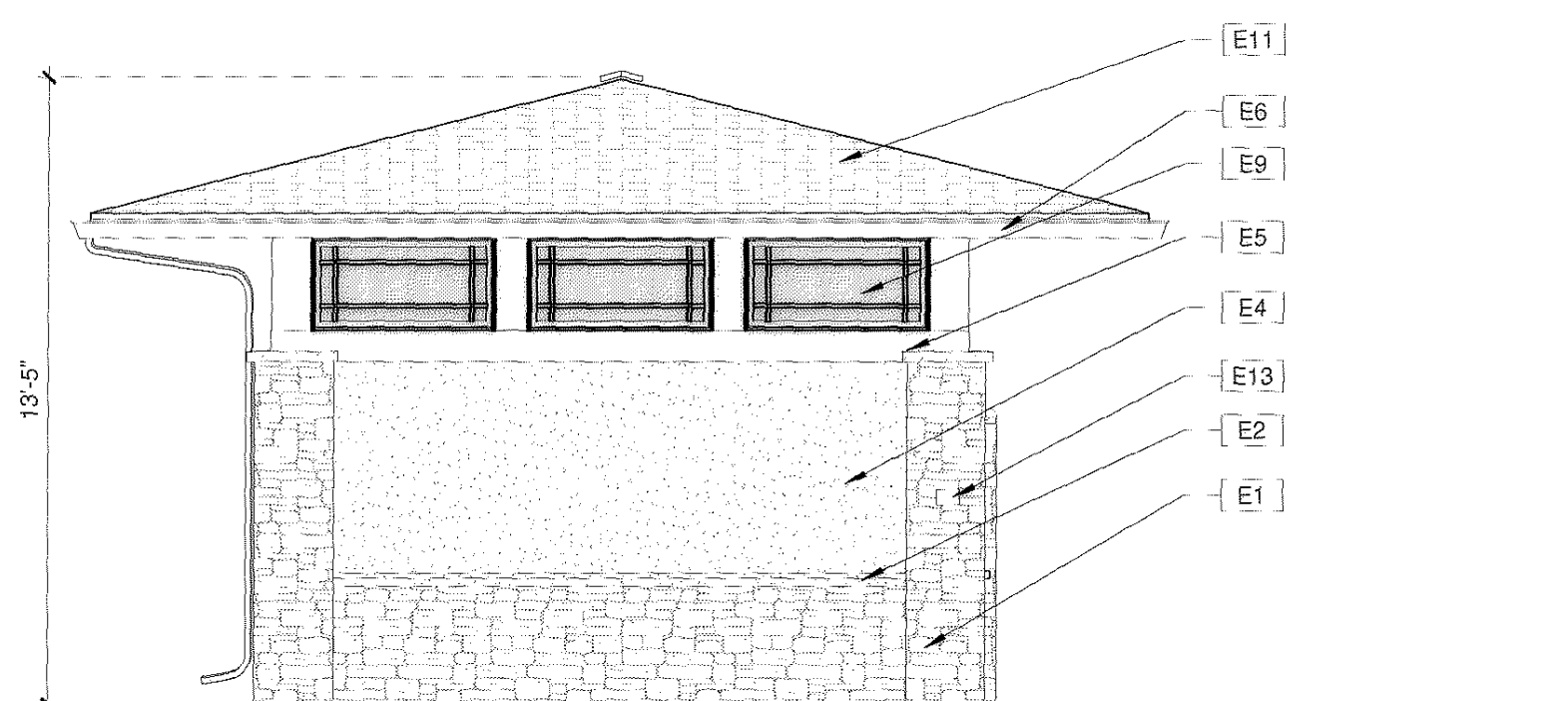


2 FIREPLACE/GRILL COMBO UNIT (OR EQUAL)
1/2" = 1'-0"

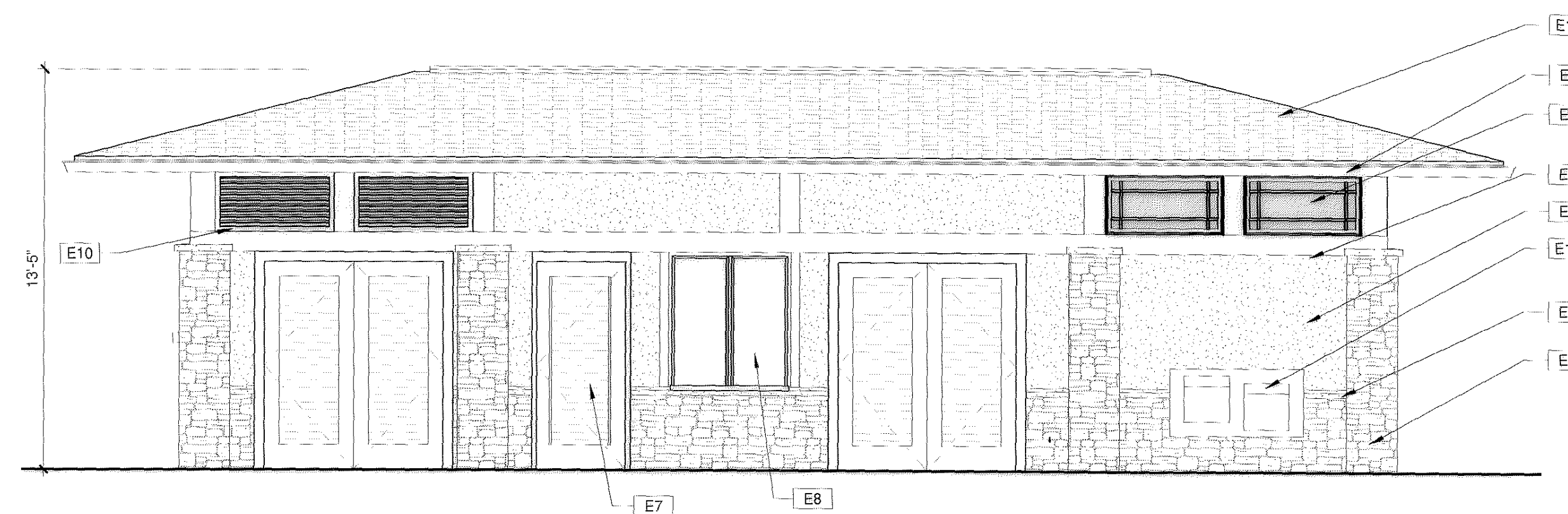


3 TYPICAL POOL CABANA/SHADE STRUCTURE
1/4" = 1'-0"

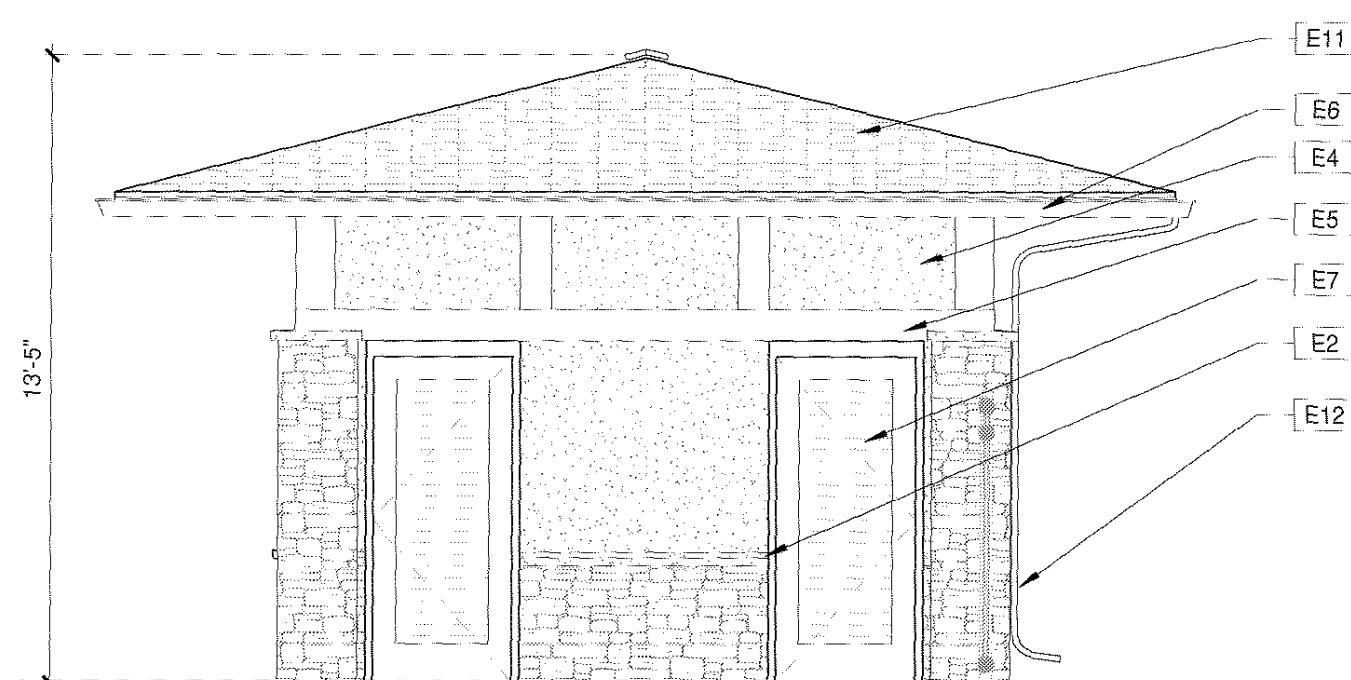
KEYNOTE LEGEND	
Key Value	Keynote Text
E1	MANUFACTURED STONE VENEER; SUNSET STONE; KANSAS LEDGE STONE
E2	MANUFACTURED STONE WAINSCOT CAP; SUNSET STONE; COLOR: NATURAL
E4	3 COAT STUCCO WITH DECORATIVE FINISH - VARIANCE SPECIALTY FINISHES BY PAREX - DISTRESSED; COLOR TO MATCH BENJAMIN MOORE SPICE GOLD #0140
E5	FIBERCEMENT BOARD TRIM; JAMES HARDIE; HARDITRIM BOARDS 4/4 RUSTIC - PRIMED FOR PAINT; PAINT COLOR: BENJAMIN MOORE #0108-10 JAVA
E6	4"X4" PREFINISHED METAL GUTTER; COLOR: BENJAMIN MOORE BAKED CLAY #035
E7	HOLLOW METAL DOOR WITH LOUVER; COLOR: BENJAMIN MOORE SPICE GOLD #0140
E8	CLAD BIFOLD INSWING WINDOW WITH U CHANNEL SILL AND GRANITE COUNTERTOP; SIERRA PACIFIC; COLOR: BLACK 023
E9	FIXED CLAD AWNING WINDOW WITH FROSTED GLAZING; SIERRA PACIFIC; COLOR: BLACK 023
E10	METAL LOUVER - RE: MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION; SIZE: 2'-0" X 4'-0"; COLOR: TO MATCH SIERRA PACIFIC BLACK 023
E11	TRIPLE LAMINATE ASPHALT SHINGLES; CERTANTEED; LANDMARK TL; COLOR: MAX DEF SHENANDOAH
E12	3"X4" RECTANGULAR PREFINISHED METAL DOWNSPOUT; COLOR: BENJAMIN MOORE BAKED CLAY #035
E13	KNOX BOX
E14	DUAL DRINKING FOUNTAIN WITH BACKPLATE - FURROUT BACKPLATE SO THAT FACE ALIGNS WITH FACE OF STONE - WRAP EXPOSED SIDES IN STAINLESS STEEL TO MATCH BACKPLATE; RE: PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
E18	PAINTED TUBE STEEL CABANA STRUCTURE WITH FABRIC ROOF
E19	FENCING BEYOND



4 POOL BUILDING ELEVATION - E.
1/4" = 1'-0"



5 POOL BUILDING ELEVATION - N.
1/4" = 1'-0"



6 POOL BUILDING ELEVATION - W.
1/4" = 1'-0"



7 POOL BUILDING ELEVATION - S.
1/4" = 1'-0"

TITLE: BUILDING ELEVATIONS

DATE: 2/24/2015

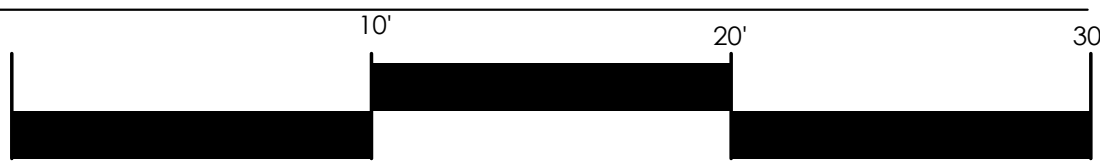
SHEET 4 of 23

STUDIO DH
architecture
1300 JACKSON STREET SUITE 200 GOLDEN, CO 80401
303.458.9600 fax: 303.458.9666

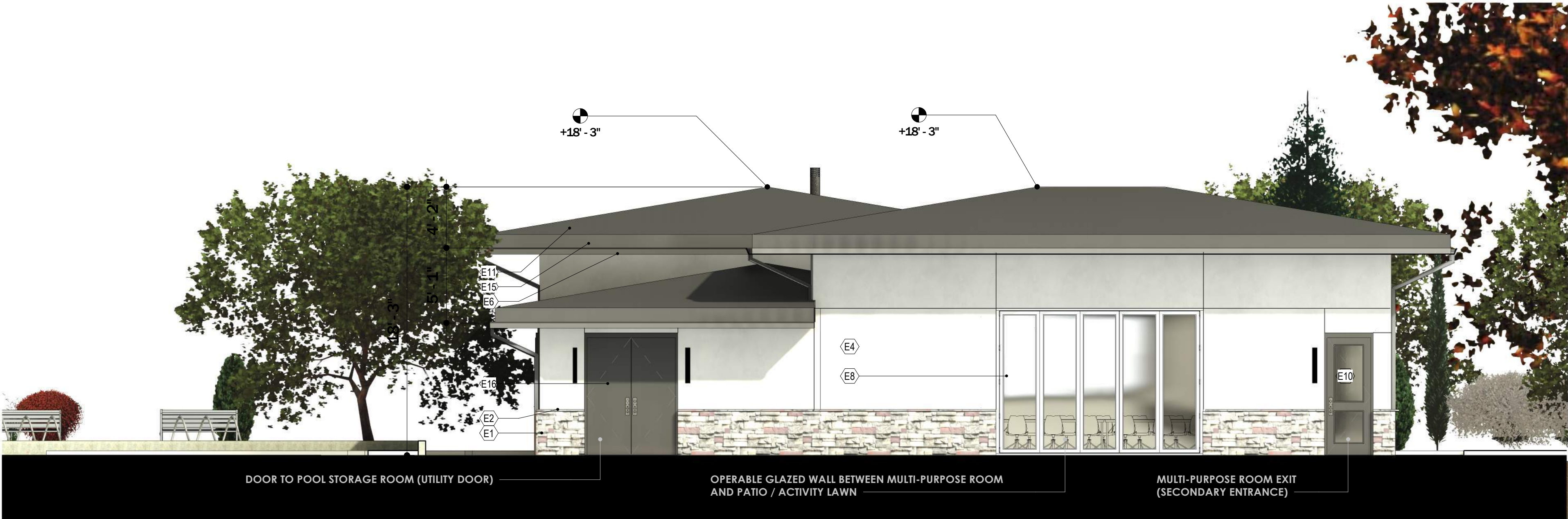


1 WEST FACING ELEVATION

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



- ① THE INSIDE OF THIS WALL IS THE VEHICLE STORAGE ROOM
- ② THE INSIDE OF THIS WALL IS THE MEDIA WALL IN THE COMMUNITY MULTI-PURPOSE ROOM
- ③ WE HAVE ADDED WINDOWS TO THIS ELEVATION, BUT KEPT THEM HIGH CLERESTORY WINDOWS THAT PROVIDE DAYLIGHT BUT ALLOW FOR PRIVACY, BECAUSE THIS BUILDING ELEVATION FACES THE NEIGHBORING HOUSES TO THE WEST.



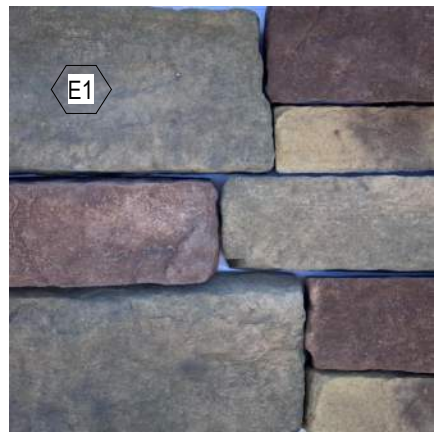
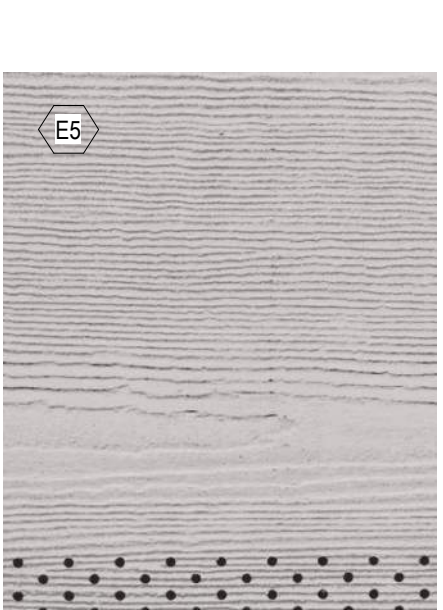
2 EAST FACING ELEVATION

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

+ EXTERIOR MATERIALS + KEYED NOTES

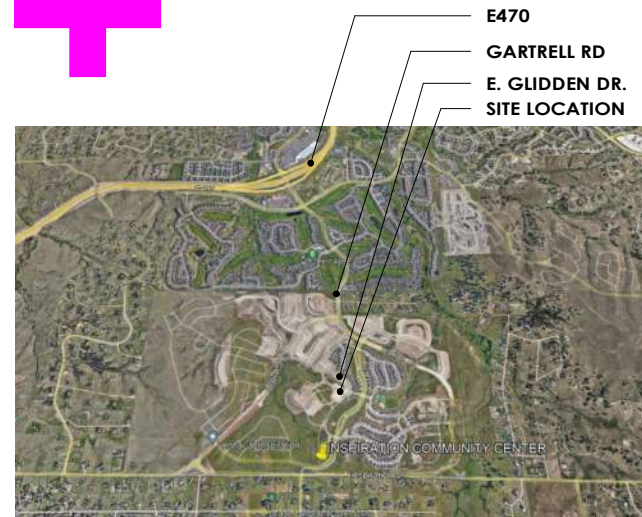


GAF ASPHALT SHINGLE
CHARCOAL



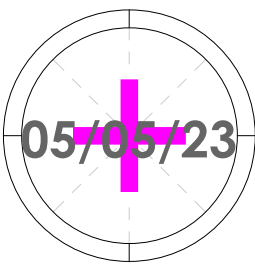
- E1 MANUFACTURED STONE VENEER; ENVIRONMENTAL STONE; TUDOR MOUNTAIN LEDGE
- E2 MANUFACTURED STONE WAINSCOT CAP; ENVIRONMENTAL STONE; TUDOR MOUNTAIN LEDGE
- E4 3 COAT STUCCO WITH DECORATIVE FINISH; SPECIALTY FINISHES BY PAREX - DISTRESSED; COLOR DOVE 3003L (53)
- E5 FIBERCEMENT BOARD TRIM; JAMES HARDIE; HARDITRIM BOARDS 4/4 RUSTIC - PRIMED FOR PAINT; PAINT COLOR: SHERWIN WILLIAMS DOVETAIL SW 7018
- E6 4" X 4" FIELD PAINTED METAL GUTTER; COLOR: SHERWIN WILLIAMS; PAINT COLOR: PEPPERCORN SW7674
- E7 HOLLOW METAL DOOR WITH LOUVRE; COLOR: SHERWIN WILLIAMS; PAINT COLOR: PEPPERCORN SW7674
- E8 OPERABLE ACCORDIAN GLAZED EXTERIOR WALL; LA CANTINA OPEN SPACES COLLECTION THERMALLY BROKEN ALUMINUM SYSTEM.
- E9 THERMALLY BROKEN STOREFRONT EXTERIOR GLAZING SYSTEM; MANKO 2450 XPT 4 1/2" CENTERSET 1"
- E10 THERMALLY BROKEN EXTERIOR GLAZED ENTRANCE SYSTEM; MANKO 135I SERIES MEDIUM STYLE STOREFRONT DOOR (2" DEPTH)
- E11 TRIPLE LAMINATE ASPHALT SHINGLES; GAF; TIMBERLINE UDH WITH DUAL SHADOW LINE; CHARCOAL
- E12 NOT USED
- E13 3" X 4" RECTANGULAR FIELD PAINTED METAL DOWNSPOUT; COLOR: SHERWIN WILLIAMS; PAINT COLOR: PEPPERCORN SW7674
- E14 NOT USED
- E15 12" FIBERCEMENT FASCIA TRIM; JAMES HARDIE; PRIMED FOR PAINT; PAINT COLOR: SW7674 PEPPERCORN
- E16 PAINTED HOLLOW METAL DOUBLE DOOR WITH HOLLOW METAL FRAME; COLOR: COLOR: SHERWIN WILLIAMS; PAINT COLOR: PEPPERCORN SW7674
- E17 OVERHEAD SECTIONAL DOOR; THE OVERHEAD DOOR COMPANY; ALUMINUM GLASS DOORS 52IS SERIES WITH FROSTED LITES. GLASS TO BE TRANSLUCENT, NOT TRANSPARENT
- E18 FABRICATED BLACK WROUGHT IRON GATE WITH HEAVY DUTY HARDWARE, MECHANICALLY LOCKING LEVER AND SPRING CLOSER
- E19 PAINTED HOLLOW METAL SINGLE DOOR WITH HOLLOW METAL FRAME; COLOR: COLOR: SHERWIN WILLIAMS; PAINT COLOR: PEPPERCORN SW7674
- E20 FIRE DEPARTMENT KNOX BOX
- E21 SECURITY CAMERA ELECTRICAL ROUGH-IN LOCATIONS (BY OWNER SECURITY VENDOR)
- E22 ROOF MOUNTED EXHUAUST VENT FAN
- E23 EXTERIOR WINDOWS SHALL HAVE MULTI-PANE APPEARANCE

+ VICINITY MAP



ROCKINGHORSE
POOL & ACTIVITY CENTER
CONCEPTUAL SITE PLAN NO. 5
23392 E. GUDDEN DR. AURORA, CO

Project No. 2206



Revisions

REVISION 1 - 5-5-23

REVISION 2 - 7-5-23

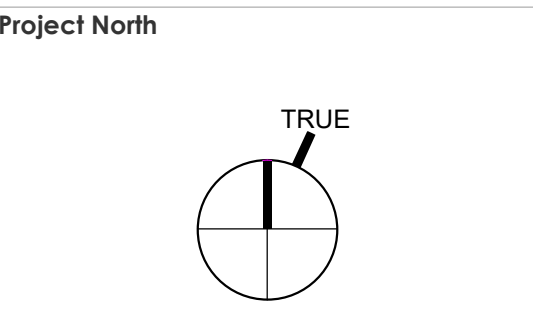
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CONCEPTUAL SITE PLAN

Scale As indicated

BUILDING
ELEVATIONS -
AMENDMENT 4

5 of 23

NOT FOR CONSTRUCTION

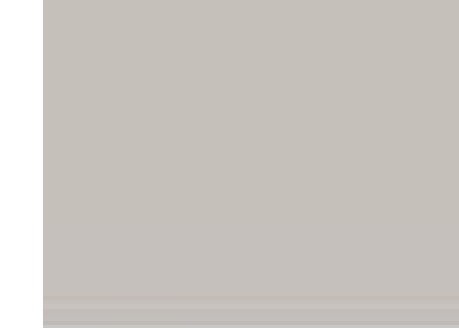
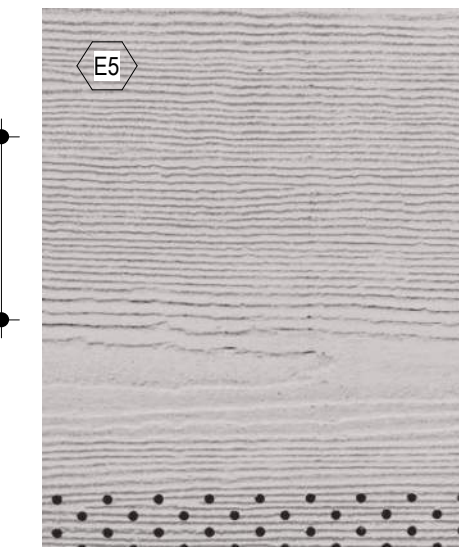
EXTERIOR MATERIALS



E11
GAF ASPHALT SHINGLE
CHARCOAL



E16
SW 7674
Peppercorn
Interior / Exterior
Locator Number: 236-C7



KEYED NOTES

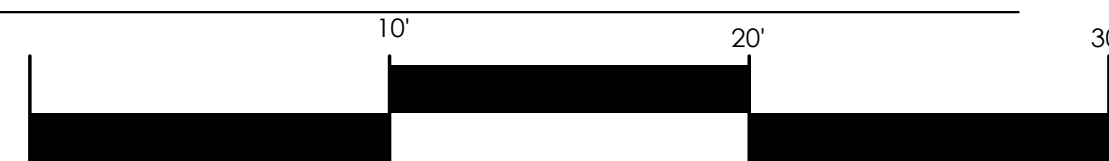
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VICINITY MAP

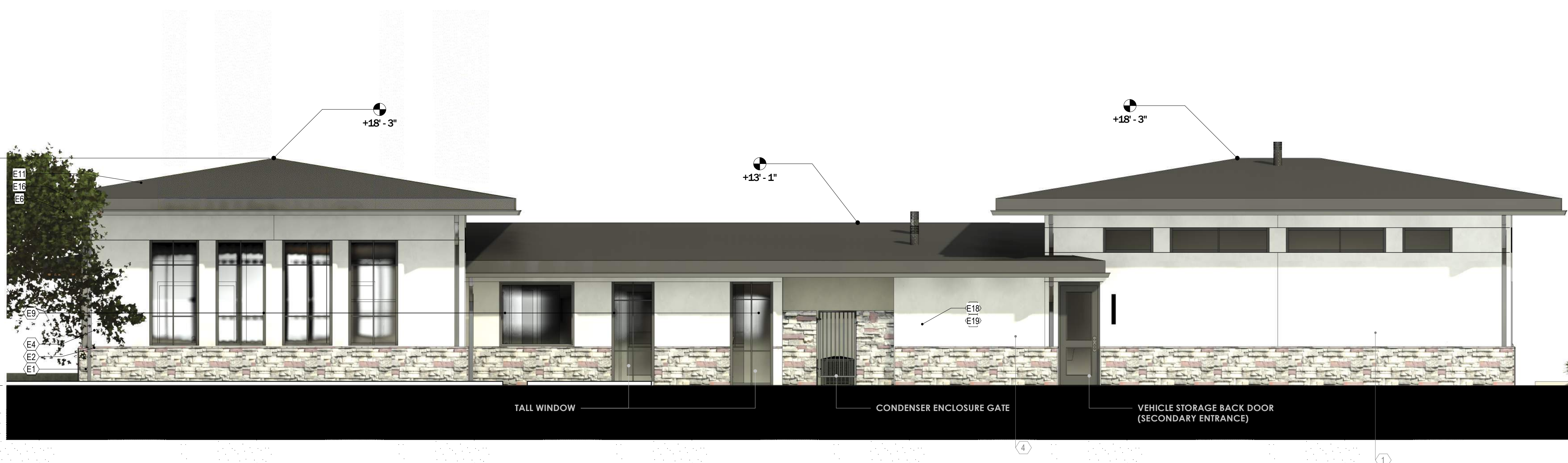


SOUTH FACING ELEVATION

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



- 1 THE VEHICLE STORAGE ROOM IS BEHIND THIS WALL
- 2 THE BATHROOM AREA IS BEHIND THIS WALL
- 3 THE POOL STORAGE ROOM IS BEHIND THIS WALL.
- 4 THE MECHANICAL ROOM IS BEHIND THIS WALL



NORTH FACING ELEVATION

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

NOT FOR CONSTRUCTION

ROCKINGHORSE POOL & ACTIVITY CENTER VICINITY MAP

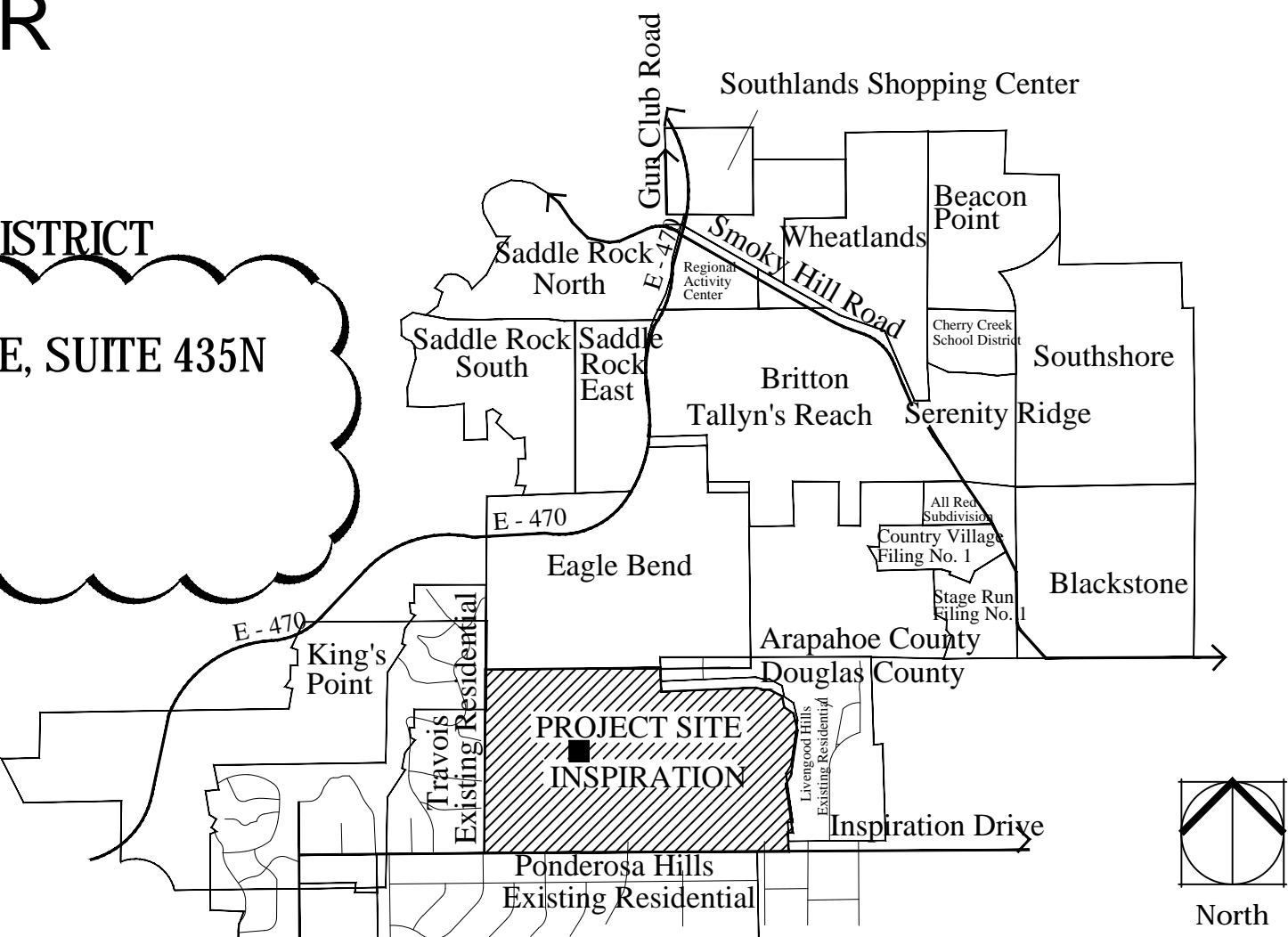
CONTEXTUAL SITE PLAN #5
ADDRESS: AURORA, COLORADO
PREPARED FOR: ROCKINGHORSE METRO DISTRICT
OWNER: NEWLAND COMMUNITIES
OWNER ADDRESS: 6312 FIDDLER'S GREEN CIRCLE, SUITE 435N
GREENWOOD VILLAGE, CO 80111
OWNER PHONE: 303-604-5447
CONTACT: SANDI THOMAS

2

SHEET INDEX

- L-01 COVER SHEET
- L-02 NOTES
- L-03 PLANT LIST
- L-04 LANDSCAPE PLAN
- LD-1 LANDSCAPE DETAILS-1
- LD-2 LANDSCAPE DETAILS-2
- LD-3 LANDSCAPE DETAILS-3
- H2M HYDRO ZONE MAP

2



WATER USE TABLE

AREA NAME	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)	ZTAP AREAS	NON-IRRIGATED AREA (INCLUDING NON-IRRIGATED NATIVE SEED AREAS)	TOTAL AREA
FILING 9 N.A.C.	20,131 SF	27,890 SF	31,352 SF	138,975 SF	218,348 SF

2

BUFFER TABLE

TRACT	DESCRIPTION	LENGTH/AREA /UNIT	WIDTH RE/PR*	TREES RE/PR*	SHRUBS RE/PR*	TOTAL TREES RE/PR*	TOTAL SHRUBS RE/PR*
TRACT E	STREETSCAPE BUFFER	LENGTH: 37 FT	8 FT/ 8 FT	1/1	NOT REQUIRED	1/1	NOT REQUIRED
TRACT E	STREET PERIMETER BUFFER	LENGTH: 462 FT	20 FT/ 100 FT	12/21	120/115	12/21	120/115
TRACT E	PRIVATE OPEN SPACE (INCLUDES PARKING LOT SCREENING	AREA: 175,121 SF		44/42***	440/550	44/42	440/550
TRACT E	SITE PERIMETER BUFFER (SP: 1)	LENGTH: 460 FT	20 FT/20 FT	18/18	80/0**		
TRACT E	SITE PERIMETER BUFFER (SP: 2)	LENGTH: 397 FT	20 FT/20 FT	16/13**	80/0**	34/31	170/0
TRACT E	BUILDING PERIMETER BUFFER: ELEVATION (A) FACING PARKING LOT	LENGTH: 48 FT	20 FT/20 FT	1/2	TALL SHRUBS: 2/5 OTHER SHRUBS: 9/17		
TRACT E	BUILDING PERIMETER BUFFER: ELEVATION (B) FACING STREET	LENGTH: 15 FT	20 FT/20 FT	1/2	TALL SHRUBS: 1/2 OTHER SHRUBS: 2/17		
TRACT E	BUILDING PERIMETER BUFFER: ELEVATION (C) FACING POOL AREA	LENGTH: 48 FT	20 FT/20 FT	1/0	TALL SHRUBS: 2/0 OTHER SHRUBS: 9/0		
TRACT E	BUILDING PERIMETER BUFFER: ELEVATION (D) PLAYGROUND AREA	LENGTH: 15 FT	20 FT/20 FT	1/2	TALL SHRUBS: 1/6 OTHER SHRUBS: 2/0	4/5	28/47
TRACT E	PARKING LOT ISLANDS:	QUANTITY: 6		7/7	MULCH/PLANTING	6/6	NOT SPECIFIED
GRAND TOTAL:						102/108	758/698

* REQUIRED/PROVIDED
**SOME SITE PERIMETER BUFFER TREES AND SHRUBS FROM BOTH SITE PERIMETER LINES WERE MOVED TO OTHER LOCATIONS IN THE OPEN SPACE TO BETTER SCREEN THE PARKING LOT AND THE ACTIVITY CENTER FROM ADJACENT RESIDENTIAL PROPERTY.
***SOME OPEN SPACE TREES WERE MOVED TO OTHER LOCATIONS IN THE STREET PERIMETER BUFFER TO BETTER SCREEN THE PARKING LOT AND THE ACTIVITY CENTER FROM ADJACENT RESIDENTIAL PROPERTY.
****SOME OPEN SPACE TREES WERE RELOCATED WITHIN THE OPEN SPACE TO ACCOMMODATE IMPROVEMENTS TO THE NEIGHBORHOOD ACTIVITY CENTER IN AMENDMENT 2 BUT THE QUANTITY OF TREES DID NOT CHANGE.

2

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24X36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION NOR IS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- 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.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- 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.

LANDSCAPE ARCHITECT

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ENGINEER

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9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
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Construction Management Civil Engineering Surveying

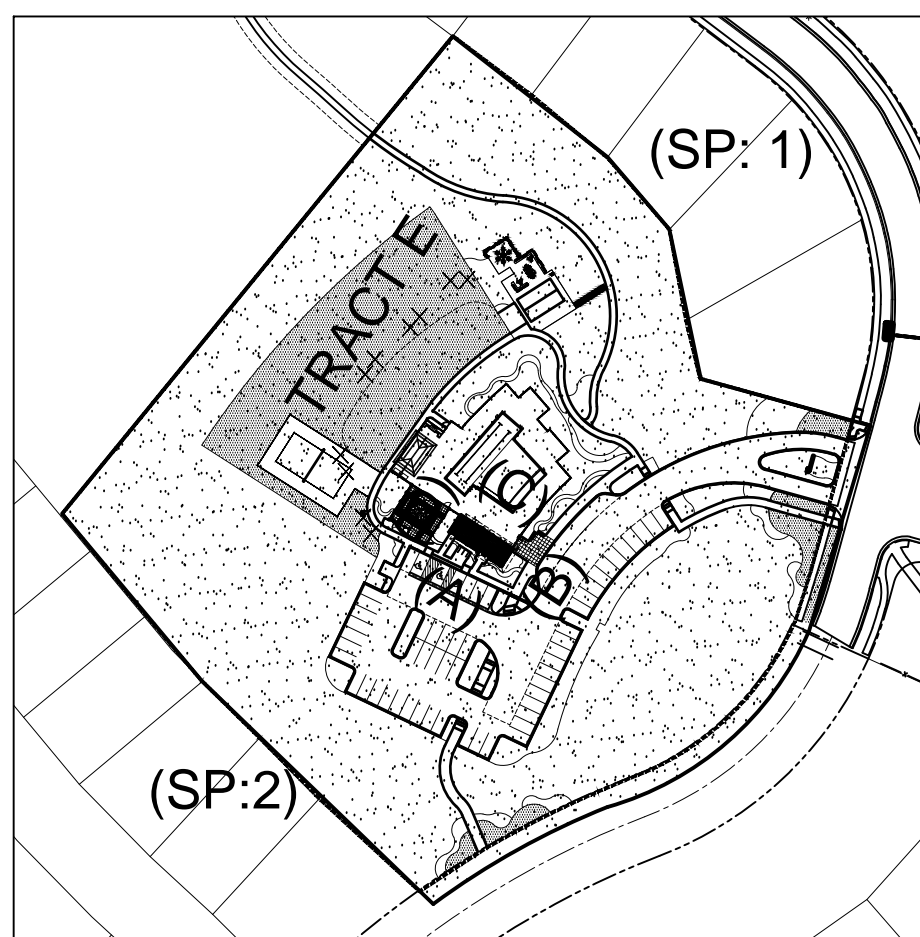
TREE MITIGATION TABLE

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
20"	16"	4"

*NOTE:
1. ALL EXISTING TREES LOCATED WITHIN THE LIMITS OF WORK FOR CSP 5, FILING 9, INSPIRATION CLUB WERE A PART OF THE ORIGINAL PROPOSED CSP. NO EXISTING TREES WERE ON SITE AT TIME OF ORIGINAL DEVELOPMENT.
2. TEN OF THE TREES PLANTED AT TIME OF ORIGINAL CSP APPROVAL WILL BE RELOCATED/MITIGATED FOR THIS CSP AMENDMENT, TWO OF WHICH ARE AUSTRIAN PINES.
2. ALL EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED IN COMPLIANCE WITH THE CURRENT CITY OF AURORA PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.

2

TRACT KEY MAP



Know what's below.
Call before you dig.

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

7 of 23

DATE: JULY 13th, 2020



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
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NOT FOR CONSTRUCTION

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
6. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
7. THE CONTRACTOR SHALL INSTALL OR COORDINATE INSTALLATION OF SLEEVING FOR IRRIGATION AND UTILITY IMPROVEMENTS PRIOR TO INSTALLING ALL PAVING. REFER TO IRRIGATION AND UTILITY PLANS FOR SIZE AND LOCATIONS.
8. CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SUB-GRADE COMPACTION UNDER PAVED AREAS. REFER TO PLANS, DETAILS, SPECIFICATIONS OR GEOTECHNICAL REPORTS WHICH IDENTIFY COMPACTION REQUIREMENTS. COORDINATE ALL COMPACTION TESTING WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF ANY PAVING THAT CRACKS OR MOVES RESULTING FROM IMPROPER COMPACTION.
9. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES, ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL COORDINATE A FORM INSPECTION WITH THE OWNER'S REPRESENTATIVE NO LESS THAN 24 HOURS PRIOR TO PLACEMENT OF ANY SURFACING SHOWN IN LANDSCAPE PLANS.
11. CONCRETE EDGES, SAW CUTS AND/OR TROWELED SCORE JOINTS SHALL BE CRISP, CLEAN, COMPLETE AND NEAT IN APPEARANCE. LOCATE ALL JOINTS AS IDENTIFIED ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
12. ALL EXPOSED PAVING SHALL BE FINISHED PER DETAILS AND SPECIFICATIONS.
13. CONTRACTOR SHALL PROVIDE ALL PROTECTION AND FACILITIES NECESSARY TO INSURE PROPER CURING AND FINISH OF PAVING.
14. DIMENSIONS PROVIDED ON PLANS ARE FOR REFERENCE ONLY. UTILIZE SURVEY FOR HORIZONTAL AND VERTICAL CONTROL.
15. LOT LINES ARE FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE AS EACH NEIGHBORHOOD IS DEVELOPED.

CITY OF AURORA NOTES

1. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" STEEL EDGER OR SPADE DUG EDGE. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, OR WALKS.
2. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH OF 1 1/2" TAN RIVER ROCK TO MATCH EXISTING, UNLESS OTHERWISE NOTED. IF NOTED FOR WOOD MULCH USE GORILLA HAIR RED CEDAR MULCH WITH NO FABRIC. IF NOTED FOR COBBLE USE 6-8" WHITE RIVER ROCK COBBLE.
3. ALL GROUNDCOVER BEDS, PERENNIAL FLOWER BEDS AND SHRUB BEDS IN NATURALIZED AREAS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED.
4. ALL AREAS INCLUDING SOD, DRYLAND AND BED AREAS, TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION TILLED INTO ROUGH GRADES TO A DEPTH OF 6". (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.)
5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND UNPLANTED ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT. ALL TREE PLANTING SHALL BE OFFSET FROM UTILITY LINES A MINIMUM OF 8'.
6. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-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- 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.
8. ALL TREES AND SHRUBS IN NATIVE SEEDED AREAS SHALL RECEIVE A MULCH RING AT ITS BASE, EQUAL TO THREE INCHES IN DEPTH AND A WIDTH THAT EQUALS TWICE THE WIDTH OF THE PLANTING PIT. DO NOT REMOVE SAUCER, OR BERM, AROUND PLANTS IN NATIVE AREAS WHEN MULCHING.
9. NO-MOW LINE INDICATES THE LIMIT OF REGULAR MOWING. NATIVE SEED AREAS LOCATED PAST THIS LINE WILL BE KEPT IN ITS NATURALIZED STATE. TO FACILITATE ESTABLISHMENT OF TREES AND SHRUBS IN NATURALIZED AREAS THE PLANTS SHALL BE MULCHED AS STATED ABOVE.
10. FRONT YARD LANDSCAPES WILL BE INSTALLED BY THE BUILDER PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY. STREET TREES AND TURF IN TREE LAWNS SHALL BE INSTALLED AT TIME OF FRONT YARD LANDSCAPING. REQUIREMENTS ARE FOUND IN SEC 146-1450 AND TABLES 14.3a AND 14.3b.
11. PLANTING OF ROCKY MOUNTAIN JUNIPER, COTTONWOOD TREE SPECIES AND YUCCA SPECIES SHALL BE RESERVED FOR AREAS WHERE LITTLE FOOT TRAFFIC OCCURS, SUCH AS MEDIANS AND REMOTE OPEN SPACE TRACTS.
12. ALL PARKS, OPEN SPACE AND MEDIANS SHALL BE OWNED AND MAINTAINED BY THE ROCKINGHORSE METRO DISTRICT.
13. LANDSCAPES SHALL BE COMPLETED PER PHASING AS SHOWN ON COVER SHEET.
14. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
15. 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 DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
16. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
17. DEAD-END WATER LINES SUPPLYING FIRE HYDRANTS MUST MAINTAIN A MINIMUM AVAILABLE RESIDUAL PRESSURE OF 20 PSI FOR FIREFIGHTING PURPOSES. ONLY ONE FIRE HYDRANT (OR FIRE SUPPRESSION LINE) IS ALLOWED ON A DEAD-END WATER LINE EXTENSION AND MUST BE SUPPLIED FROM A LOOPED SYSTEM. ANY DEAD-END WATER LINE SUPPLYING A FIRE HYDRANT THAT EXCEEDS 150 FEET WILL REQUIRE AN EVALUATION BY THE UTILITY DEPARTMENT THAT ENSURES THAT THE 20-PSI MINIMUM RESIDUAL WATER PRESSURE IS AVAILABLE.
18. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
19. COORDINATE TREE AND STREET LIGHT LOCATIONS AND PLACE TREES AT LEAST 15' AWAY FROM A EXISTING OR A PROPOSED STREET LIGHT LOCATION.
20. VERIFY ALL LANDSCAPING WITHIN THE SIGHT VISIBILITY LINES (TE-15) ARE LESS THAN 26" HIGH.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY G-5@0914-CFC1 : <MCC03B981C'589D14 C : 11'x4'5B8'5A9B898 D9F QD97+ 7514CB7'
10. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
11. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
12. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
13. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
14. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
15. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE WOOD MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
16. A SPADE DUG EDGER SHALL BE USED TO SEPARATE BEDS FROM SEEDED AREAS UNLESS OTHERWISE IDENTIFIED ON THE PLANS.
17. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
18. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
19. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
20. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
21. K<9B'7CAD00D25@: F589CG:5@09K44-B71'41C : 4G<98: F589G5GG:CKBCB14-9D265G'
22. CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.
23. SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, BETWEEN A HEIGHT OF 30 AND 96 INCHES.
24. REFER TO ENGINEERS EROSION CONTROL PLAN FOR SEEDING OF AREAS OUTSIDE THE RIGHT-OF-WAY.
25. 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.

TREE PROTECTION PLAN SUMMARY

	PRESERVED TREES		REMOVED AND MITIGATED TREES	RELOCATED TREES
TOTAL TREES	TREES PRES.	ESCROW TREES	TREES REMOVED	TREES RELOCATED
0	0	0	0	0
% OF TOTAL	0%		0%	0%
		ESCROW VALUE	MITIGATION INCHES	
		\$0	0"	
			REPLACEMENT TREES	
			0	

*NOTE:

1. THERE ARE NO EXISTING TREES WITHIN THE LIMITS OF WORK FOR CSP 5, FILING 9, INSPIRATION CLUB

SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, 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 LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES.
3. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
4. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
5. STREETLIGHT INSTALLATION COST IS FUNDED BY DEVELOPER/OWNER. COORDINATE INSTALLATION W/EXCELL ENERGY AT1-800-628-2121.
6. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
7. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
8. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
9. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
10. UPON APPROVAL OF THIS SITE PLAN, ANY MINOR REVISIONS TO THE PLAN MAY BE AMENDED ADMINISTRATIVELY BY THE PLANNING DIRECTOR, SUCH AS CHANGES TO THE BUILDING FOOTPRINTS, ARCHITECTURAL REVISIONS, AND SETBACKS.
11. LANDSCAPING AND IRRIGATION INSTALLATION IS TYPICALLY REQUIRED WITH DEVELOPMENT. IN THIS CASE, SINCE THE ROADWAY IS TO BE INSTALLED IN ADVANCE OF DEVELOPMENT, NO LANDSCAPING OR WATER LINE IS REQUIRED WITH THE FC587CB0E1F1 714CB' 4B4F546514CB 75B 69889: 9FF981 BF4089J94CDA9BHC771 FG14-91D 0097 41DFCJ9A9B1D465B (PIP) WILL REFLECT THIS INTENT. LANDSCAPING AND WATER MAY BE INSTALLED WITH ROAD CONSTRUCTION ID DESIRED BY THE DEVELOPER. IN EITHER CASE, SITE PLANNING FOR THIS CASE REQUIRES A LANDSCAPE PLAN AND AN APPROVED IRRIGATION PLAN PRIOR TO RECORDATION OF THE SITE PLAN AND ISSUANCE OF A PERMIT.
- %A98-6B 65B8G75D0G5F91C' 69A5-B15-B98 6MCKB9F""74MC: 51 FCF5BCHF9QDCBG609: CF'A5-B19B5B79"
13. LOT LINES ARE FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE AS EACH NEIGHBORHOOD IS DEVELOPED.



Know what's below.
Call before you dig.

SHEET TITLE:

NOTES

SHEET NUMBER:

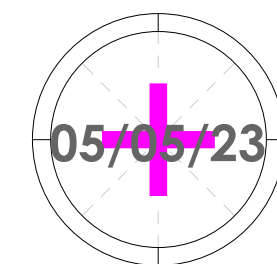
8 of 23

DATE: JUNE 17, 2015



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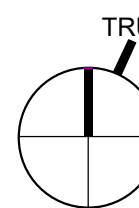
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Revisions
REVISION 1 - 5-5-23
REVISION 2 - 7-5-23

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Project North



CONCEPTUAL SITE PLAN
Scale As indicated
LANDSCAPE NOTES & DETAILS - AMENDMENT 4

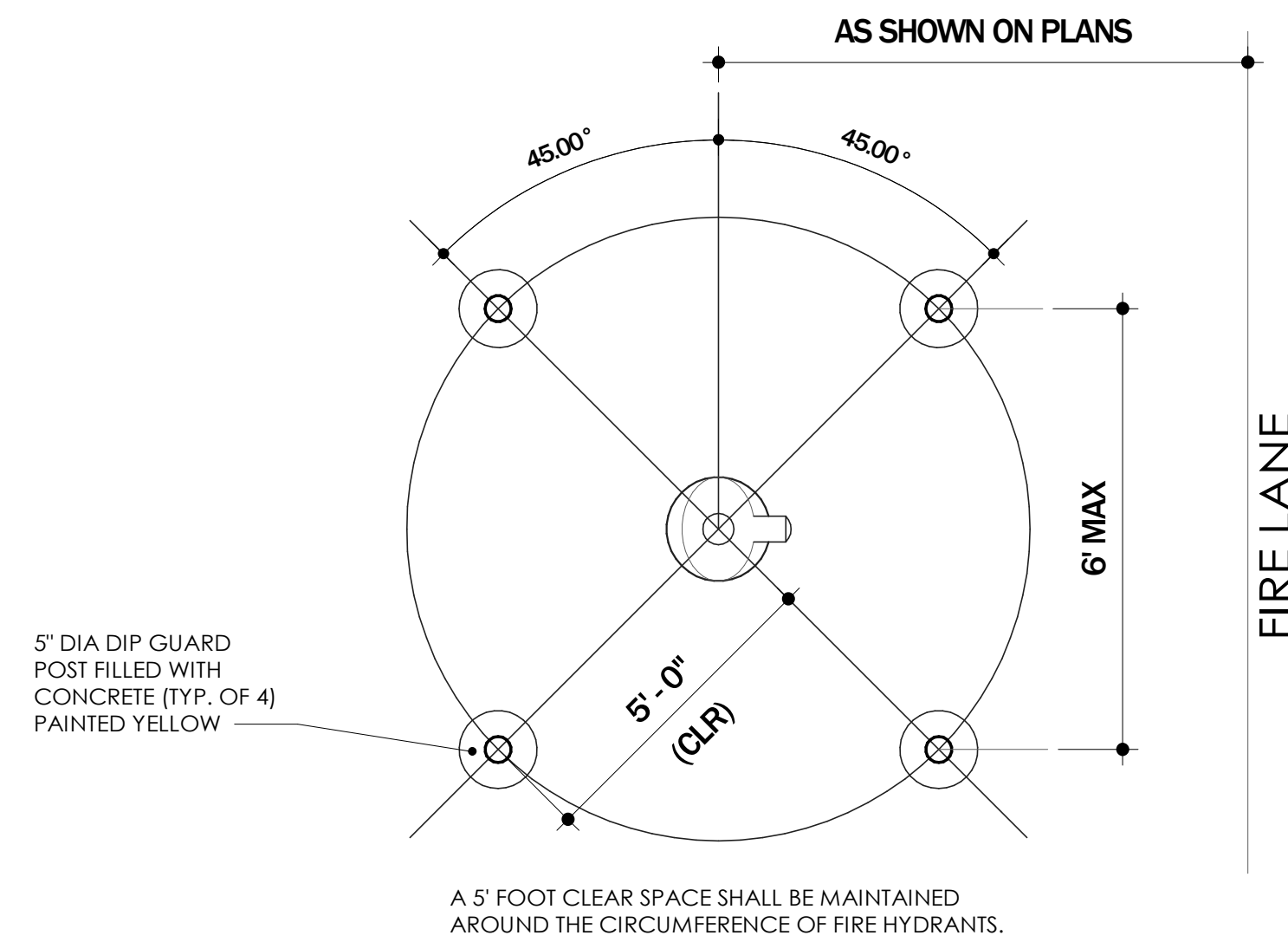


CITY OF AURORA NOTES

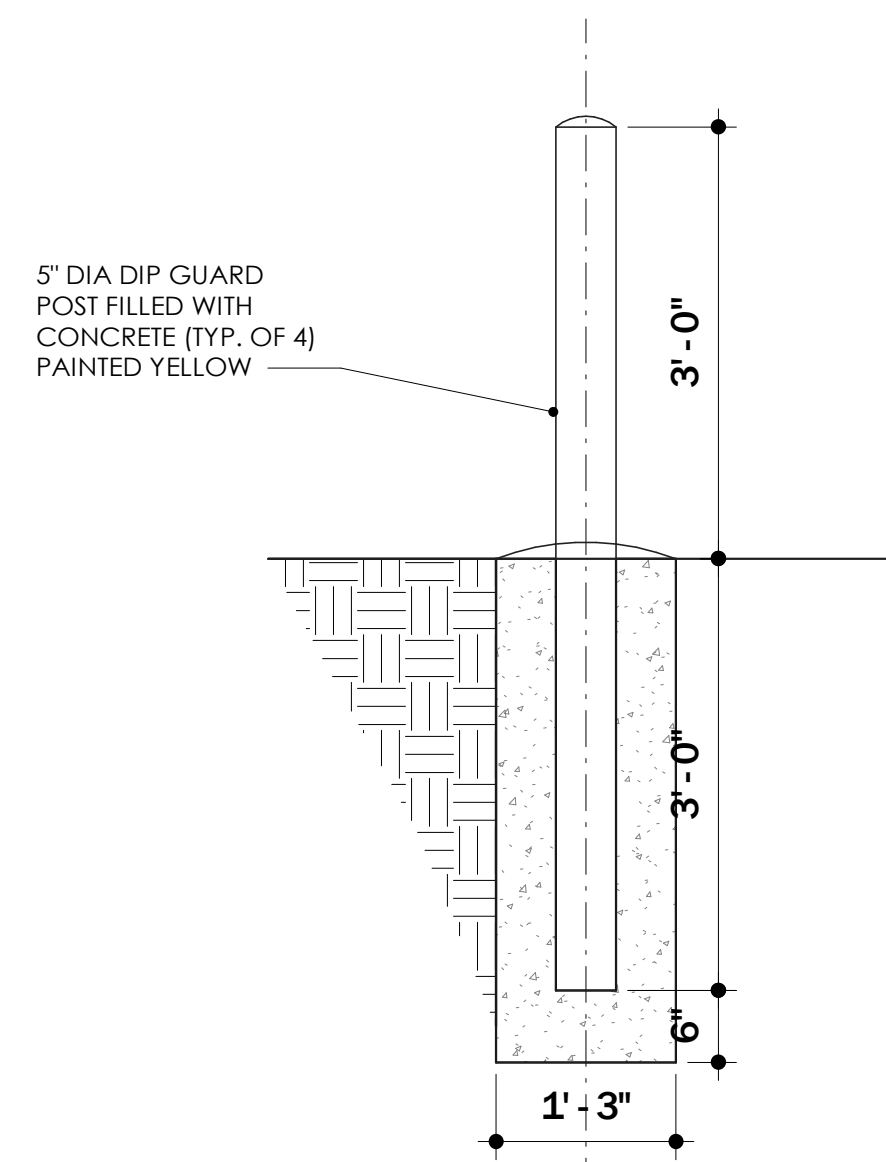
- 1) ALL LANDSCAPED AREAS TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CU. YD. / 1,000 SF.
- 2) FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS AND PEDESTRIAN PATH LIGHTS.
- 3) THE SURFACE MATERIAL OF SIDEWALK PAVEMENT TO BE ENHANCED GREY CONCRETE - LIGHT BROOM FINISHED WITH SAWCUT JOINTS.
- 4) ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 5) THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 6) ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 7) ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 8) 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.
- 9) A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- 10) LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LAND EASEMENTS (OR CORRIDORS).
- 11) ALL PLANTING SHALL RECIEVE WESTERN RED CEDAR SHREDDED WOOD MULCH AT 3" DEPTH, OR SIMILAR PRODUCT.
- 12) ALL EDGING MATERIAL SHALL BE 1/8" LOCKING STEEL EDGER, USED AT AREAS BETWEEN PLANTING AND GRASS SEED / TURF.
- 13) ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 14) ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREE TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

FIRE HYDRANT NOTES

- 1) ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'). FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
- 2) PROVIDE BOLLARD PROTECTION FOR FIRE HYDRANTS WHERE INDICATED PER STANDARD 208-2 OF THE STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER, AND STORM DRAINAGE INFRASTRUCTURE MANUAL.



PLAN VIEW



SECTION

2

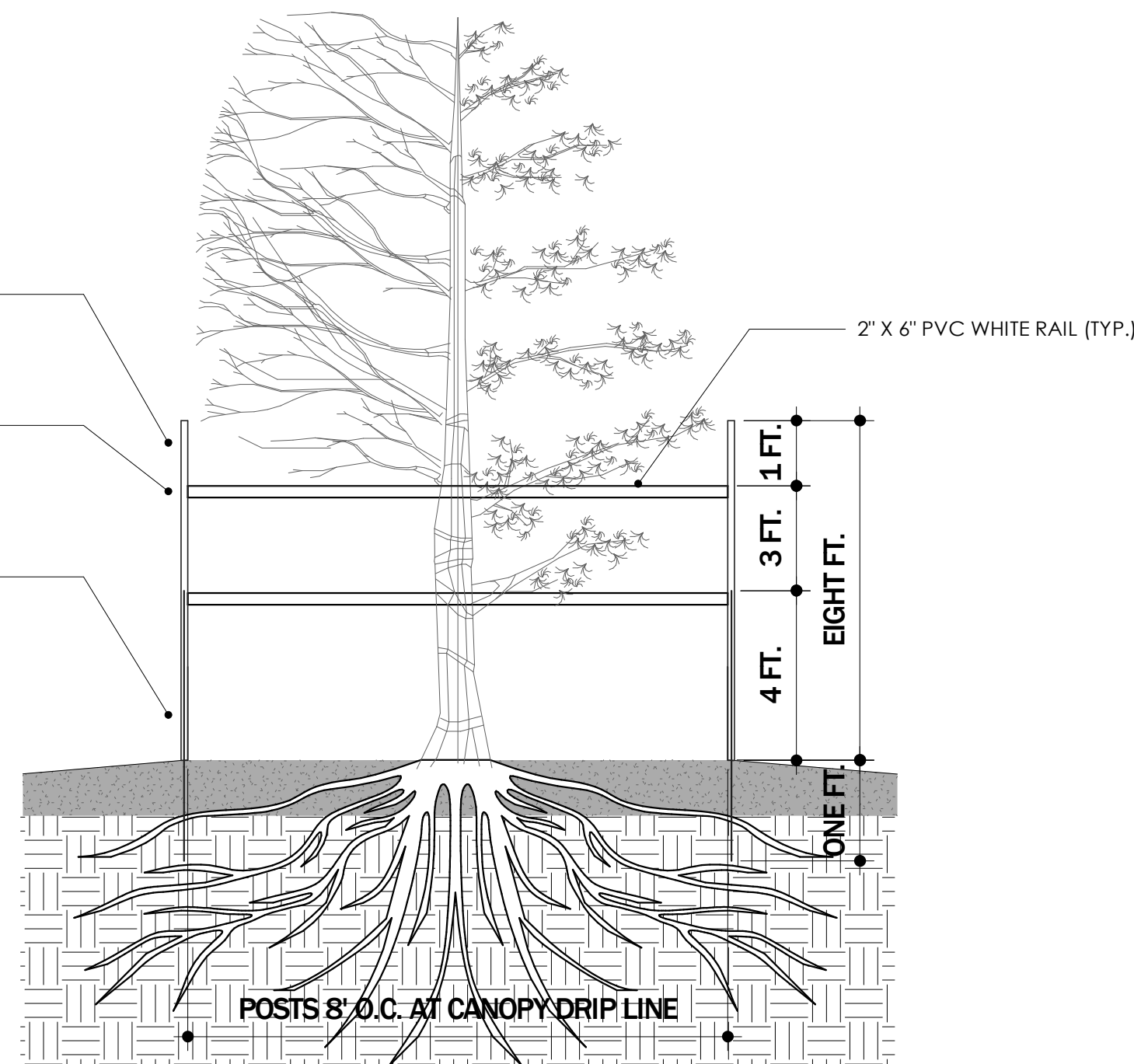
FIRE HYDRANT BOLLARDS

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

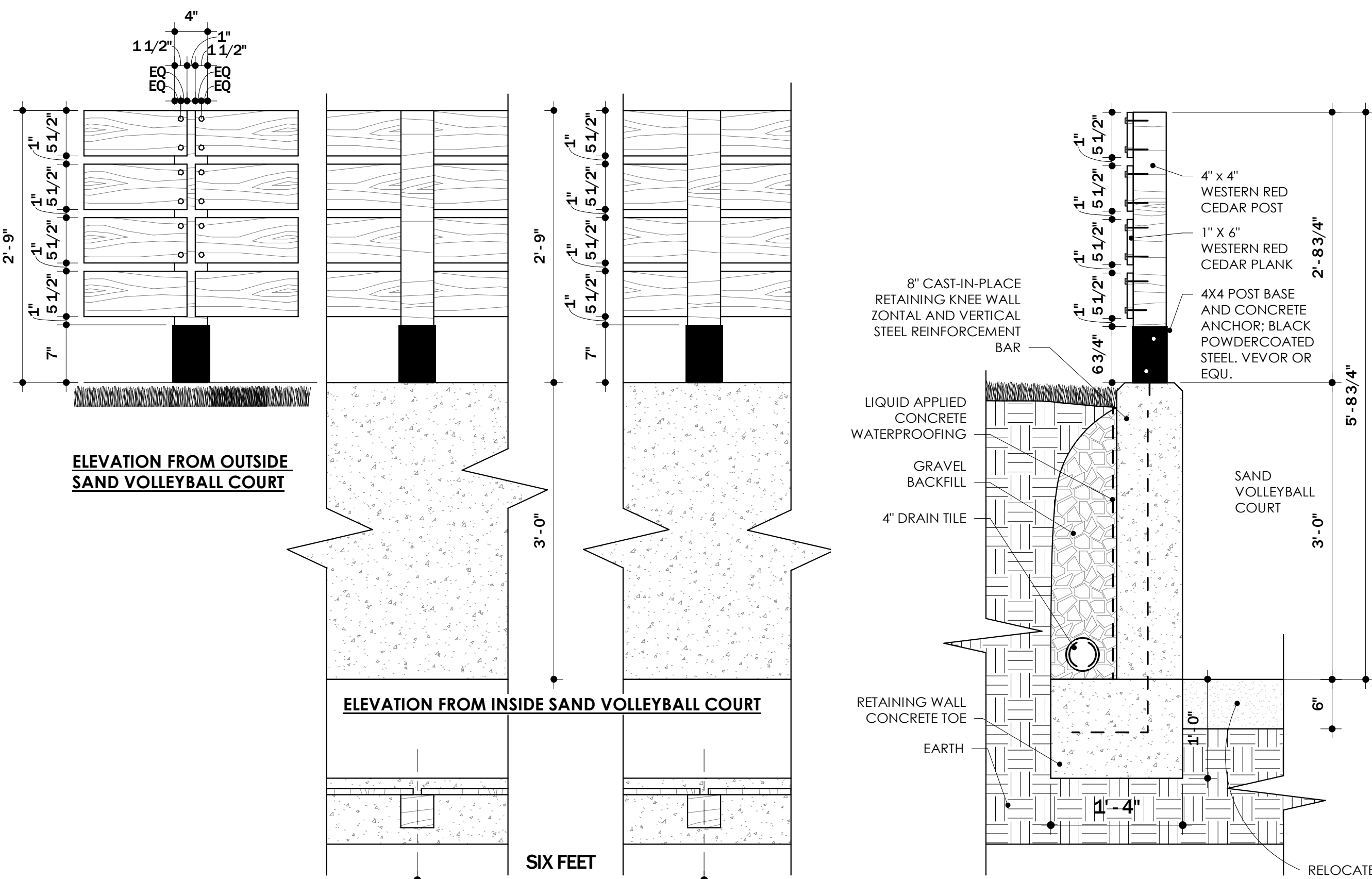
4

TREE PROTECTION FENCE DETAIL

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



- NOTES:
1. ALL TREE PROTECTION BY CONTRACTOR (INCLUDES INSTALLATION, MAINTENANCE AND REMOVAL). MODIFICATION OR REMOVAL OF FENCE IS NOT PERMITTED WITHOUT OWNER APPROVAL.
 2. TREES DESIGNATED TO REMAIN SHALL BE PROTECTED FROM THE CANOPY DRIPLINE TO THE TRUNK AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. CONTRACTOR TO REMOVE ALL FENCING COMPONENTS UPON CONSTRUCTION COMPLETION.



TYPICAL PLAN

TYPICAL SECTION

1

SCREEN WALL DETAIL

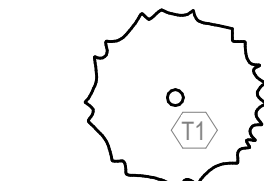
SCALE: 1" = 1'-0"

NOT FOR CONSTRUCTION

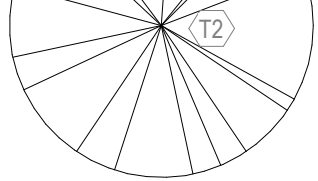
PLANT VARIETALS

GC NOTE: ALL LANDSCAPE MATERIALS HAVE BEEN SELECTED BASED ON DRAUGHT TOLERANCE, SUITABILITY IN COLORADO AND COMPLIANCE WITH AURORA GUIDELINES. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND SHALL BE EVALUATED ON THE SAME OWNER STANDARDS AND JURISDICTIONAL REQUIREMENTS.

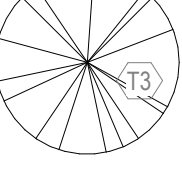
TREES



T1 COLORADO BLUE SPRUCE
(PICEA PUNGENS GLAUCA)
MATURE SIZE: 60' HIGH, 20' WIDE
EXPOSURE: FULL SUN TO PARTIAL SHADE
HARDINESS ZONE: 2-8
SIZE AND CONDITION: 6' MIN HT. (SPECIMEN)
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 2



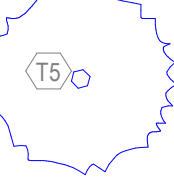
T2 AUTUMN BLAZE RED MAPLE
(ACER X FREEMANII 'JEFFERSRED')
MATURE SIZE: 45' HIGH, 35' WIDE
EXPOSURE: FULL SUN
HARDINESS ZONE: 3-8
SIZE AND CONDITION: 3" CAL. B&B
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 1



T3 PRAIRIEFIRE CRABAPPLE (PINK)
(MALUS PRAIRIEFIRE)
MATURE SIZE: 20' HIGH, 20' SPREAD
EXPOSURE: FULL SUN
BLOOM TIME: SPRING
HARDINESS ZONE: 4-8
SIZE AND CONDITION: 3" CAL. B&B
WATER NEEDS: HIGHLY DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 3



T4 CAPITAL FLOWERING PEAR (WHITE)
(PYRUS CALLERYANA 'CAPITAL')
MATURE SIZE: 35' HIGH, 10' SPREAD
EXPOSURE: FULL SUN
BLOOM TIME: SPRING
HARDINESS ZONE: 5-9
SIZE AND CONDITION: 2 1/2" CAL. B&B
WATER NEEDS: MEDIUM
QTY: 4



RELOCATED SCOTCH PINE
(PINUS SYLVESTRIS)
MATURE SIZE: 65' HIGH, 35' SPREAD
EXPOSURE: FULL SUN
BLOOM TIME: N/A
HARDINESS ZONE: 3-7
SIZE AND CONDITION: EXISTING
WATER NEEDS: DRAUGHT TOLERANT
QTY: 9

SHRUBS



S1 GLOBE SPRUCE
(PICEA PUNDGENS GLOBOSA)
MATURE SIZE: 4' HIGH, 5' WIDE
EXPOSURE: FULL SUN
PARTIAL SUN
HARDINESS ZONE: 3-8
SIZE AND CONDITION: 5 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 4



S2 COLOR CRUSH BUTTERFLY BUSH
(BUDDLEIA PODARASN GA 1)
MATURE SIZE: 42" HIGH, 30" WIDE
EXPOSURE: FULL SUN
HARDINESS ZONE: 5-9
BLOOM TIME: MID SUMMER TO EARLY FALL
SIZE AND CONDITION: 5 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 8



S3 BURNING BUSH
(EUONYMUS ALATUS)
MATURE SIZE: 6' HIGH, 6' WIDE
EXPOSURE: FULL SUN
BLOOM TIME: LATE SUMMER, EARLY FALL
SIZE AND CONDITION: 5 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 7

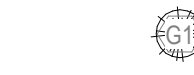


S4 SNOWMOUND SPIREA
(SPIREA NIPPONICA)
MATURE SIZE: 4' HIGH, 4' WIDE
EXPOSURE: FULL SUN TO PARTIAL SHADE
HARDINESS ZONE: 4-8
BLOOM TIME: LATE SPRING INTO SUMMER
SIZE AND CONDITION: 5 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 10



S5 ARBORVETEA
(THUJA OCCIDENTALIS)
MATURE SIZE: 15' HIGH, 4' WIDE
EXPOSURE: FULL SUN TO PARTIAL SHADE
HARDINESS ZONE: 3-8
SIZE AND CONDITION: 5 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 18

GRASSES



G1 KARL FOERSTER FEATHER REED GRASS
(CALAMAGROTIS ACUTIFLORA 'KARL FOERSTER')
MATURE SIZE: 4' HIGH, 2' WIDE
EXPOSURE: FULL SUN TO PARTIAL SHADE
HARDINESS ZONE: 4-8
SIZE AND CONDITION: 5 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 132



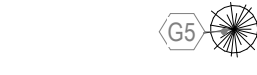
G2 BLUE OATGRASS
(HELCOTOTRICHON SEMPERVIRENS)
MATURE SIZE: 30" HIGH, 30" WIDE
EXPOSURE: FULL SUN
HARDINESS ZONE: 4-9
SIZE AND CONDITION: 2 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 48



G3 ELIJAH BLUE FESCUE
(FESCUE GLAUCA ELIJAH BLUE)
MATURE SIZE: 10" HIGH, 10" WIDE
EXPOSURE: FULL SUN
HARDINESS ZONE: 4-11
SIZE AND CONDITION: 1 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 21

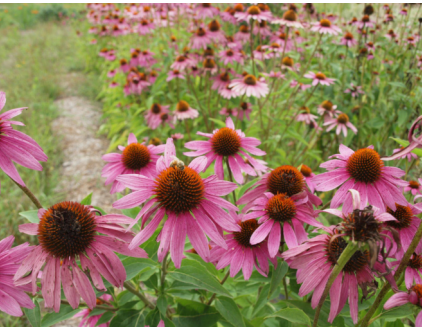


G4 PRIMA ANGELINA SEDUM GROUNDCOVER
(SEDUM RUPESTRE PRIMA ANGELINA)
MATURE SIZE: 6" HIGH, 10" WIDE
EXPOSURE: FULL SUN
HARDINESS ZONE: 4-9
SIZE AND CONDITION: 1 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 67

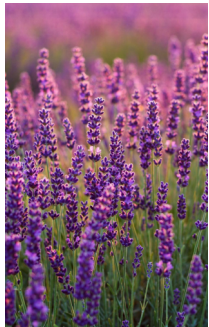


G5 BLUE SPRUCE CREEPING SEDUM GROUNDCOVER
(SEDUM REFLEXUM)
MATURE SIZE: 8" HIGH, 24" WIDE
EXPOSURE: FULL SUN; MORNING SUN AFTERNOON SHADE
HARDINESS ZONE: 4-9
SIZE AND CONDITION: 1 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 17

PERINNIALS



P1 PURPLE CONEFLOWER
(ECHINACEA PURPUREA)
MATURE SIZE: 3' HIGH, 2' WIDE
EXPOSURE: FULL SUN, PARTIAL SHADE
HARDINESS ZONE: 4-8
BLOOM TIME: JUNE - AUGUST
SIZE AND CONDITION: 1 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 17



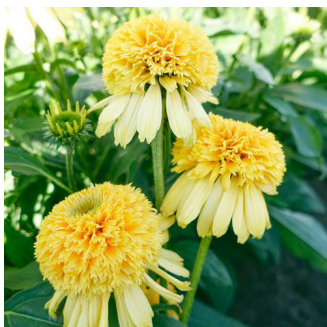
P2 LAVENDER
(LAVENDULA ANGUSTIFOLIA)
MATURE SIZE: 2' HIGH, 2' WIDE
EXPOSURE: FULL SUN
HARDINESS ZONE: 4-8
BLOOM TIME: SUMMER
SIZE AND CONDITION: 1 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 7



P3 SASSY SUMMER TAFFY YARROW
(ACHILLEA 'SASSY SUMMER TAFFY')
MATURE SIZE: 32" HIGH
EXPOSURE: FULL SUN
HARDINESS ZONE: 4-8
BLOOM TIME: SUMMER
SIZE AND CONDITION: 1 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 15



P4 NEPETA PURRSIAN BLUE
(NEPETA FAASENII 'PURRSIAN BLUE')
MATURE SIZE: 16" HIGH
EXPOSURE: FULL SUN
HARDINESS ZONE: 3-8
BLOOM TIME: EARLY FALL
SIZE AND CONDITION: 1 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 58



P5 CONEFLOWER LEMON DROP
(ECHINACEA 'LEMON DROP')
MATURE SIZE: 16" HIGH
EXPOSURE: FULL SUN TO PART SHADE
HARDINESS ZONE: 3-9
BLOOM TIME: JUNE TO AUGUST
SIZE AND CONDITION: 1 GAL. CONT.
WATER NEEDS: DRAUGHT TOLERANT ONCE ESTABLISHED: WATER CONSERVING
QTY: 18

PLANT SCHEDULE (NEW PLANTINGS)

TYPE	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	MATURE SIZE	SPECIMEN SIZE	DESCRIPTION	WATER USAGE
TREE	T1	2	COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	60' HIGH X 20' WIDE	6' MIN. HT. (SPECIMEN)	EVERGREEN	W2
	T2	1	AUTUMN BLAZE RED MAPLE	ACER X FREEMANII JEFFERSRED	45' HIGH X 35' WIDE	3" CAL B&B	DECIDUOUS	W2
	T3	3	PRAIRIEFIRE CRABAPPLE (PINK)	MALUS PRAIRIEFIRE	20' HIGH X 20' WIDE	3" CAL B&B	DECIDUOUS	W2
	T4	4	CAPITAL FLOWERING PEAR (WHITE)	PYRUS CALLERYANA 'CAPITAL'	35' HIGH X 10' WIDE	2 1/2" CAL B&B	DECIDUOUS	W2
	T5	9	RELOCATED EXISTING SCOTCH PINE	PINUS SYLVESTRIS	65' HIGH X 35' WIDE	EXISTING	EVERGREEN	W1

TYPE	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME			DESCRIPTION	WATER USAGE
SHRUB	S1	4	GLOBE BLUE SPRUCE	PICEA PUNGENS GLOBOSA	4' HIGH X 5' WIDE	5 GAL CONTAINER	EVERGREEN SHRUB	W2
	S2	7	COLOR CRUSH BUTTERFLY BUSH	BUDDLEIA PODARASN GA 1	42" HIGH X 30" WIDE	5 GAL CONTAINER	DECIDIOUS SHRUB	W2
	S3	7	BURNING BUSH	EUONYMUS ALATUS	6' HIGH X 6' WIDE	5 GAL CONTAINER	DECIDIOUS SHRUB	W2
	S4	10	SNOWMOUND SPIREA	SPIREA NIPPONICA	4' HIGH X 4' WIDE	5 GAL CONTAINER	DECIDIOUS SHRUB	W2
	S5	17	ARBORVETEA	THUJA OCCIDENTALIS	15' HIGH X 4' WIDE	5 GAL CONTAINER	EVERGREEN SHRUB	W2

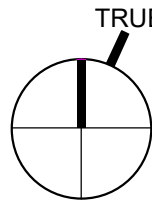
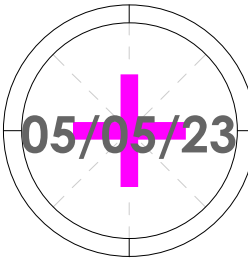
TYPE	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME			DESCRIPTION	WATER USAGE
GRASS	G1	126	KARL FOERSTER FEATHER REED GRASS	CALAMAGROTIS ACUTIFLORA 'KARL FOERSTER'	4' HIGH X 2' WIDE	5 GAL CONTAINER	ORNAMENTAL GRASS	W2
	G2	46	BLUE OATGRASS	HELCOTOTRICHON SEMPERVIRENS	30" HIGH X 30" WIDE	2 GAL CONTAINER	ORNAMENTAL GRASS	W2
	G3	23	ELIJAH BLUE FESCUE	FESCUE GLAUCA ELIJAH BLUE	10" HIGH X 10" WIDE	1 GAL CONTAINER	ORNAMENTAL GRASS	W2

TYPE	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME			DESCRIPTION	WATER USAGE
GROUND COVER	G4	70	PRIMA ANGELINA SEDUM	SEDUM RUPESTRE PRIMA ANGELINA	6" HIGH X 10" WIDE	1 GAL CONTAINER	GROUNDCOVER	W2
	G5	23	BLUE SPRUCE CREEPING SEDUM	SEDUM REFLEXUM	8" HIGH X 24" WIDE	1 GAL CONTAINER	GROUNDCOVER	W2

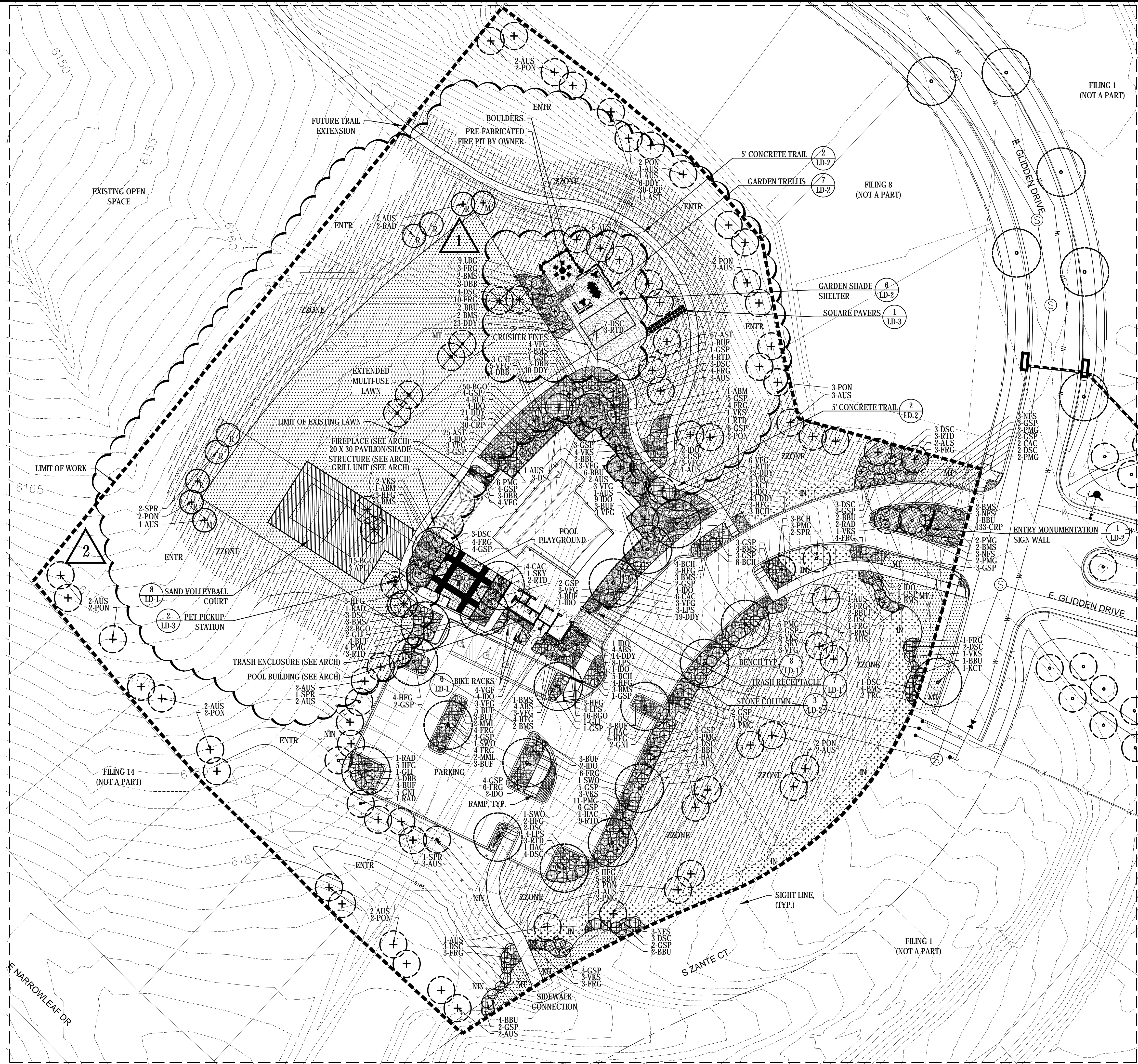
TYPE	SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME			DESCRIPTION	WATER USAGE
PERENNIAL	P1	18	PURPLE CONEFLOWER	ECHINACEA PURPUREA	3' HIGH X 2' WIDE	1 GAL CONTAINER	PERENNIAL	W2
	P2	7	LAVENDER	LAVENDULA ANGUSTIFOLIA	2' HIGH X 2' WIDE	1 GAL CONTAINER	PERINNIAL	W2
	P3	15	SASSY SUMMER TAFFY YARROW	ACHILLEA 'SASSY SUMMER TAFFY'	32" HIGH	1 GAL CONTAINER	PERINNIAL	W2
	P4	58	NEPETA PURSIAN BLUE	NEPETA FAASENII 'PURRSIAN BLUE'	16" HIGH	1 GAL CONTAINER	PERINNIAL	W2
	P5	18	CONEFLOWER LEMON DROP	ECHINACEA 'LEMON DROP'	16" HIGH	1 GAL CONTAINER	PERINNIAL	W2

WATER USAGE KEY

W1	HIGHLY TROUGHT TOLERANT ONCE ESTABLISHED; NON-WATER, Z TAP
W2	TROUGHT TOLERANT ONCE ESTABLISHED; WATER CONSERVING



NOT FOR CONSTRUCTION



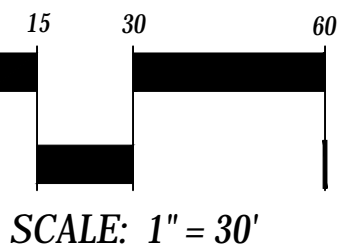
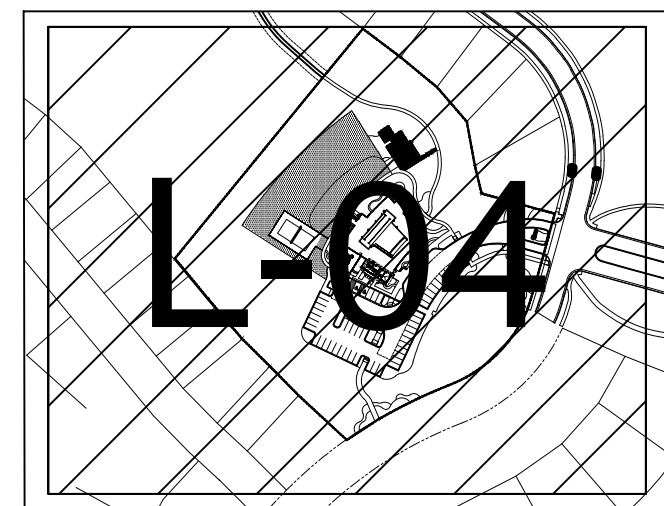
LEGEND

- ENTRY SIGN WALL
- STEEL EDGER (SHEET LD-1, DETAIL 4)
- CONCRETE TRAIL (SHEET LD-2, DETAIL 2)
- LIMITS OF WORK
- MATCHLINE
- SHRUB BED: GORILLA HAIR CEDAR MULCH
- SHRUB BED: ROCK MULCH
- CRUSHER FINES
- DRY CREEK BED
- MT MANICURED TURF
- ZTAP Z-TAP NATIVE GRASS SEED, MIX "A" DRILLED SEED
- IN 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NIN NON-IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- NIN ANNUALS, BY OWNER
- ENTR EXISTING NATIVE TO REMAIN THE SAME
- DECIDUOUS CANOPY TREE (SHEET LD-1, DETAIL 1)
- ORNAMENTAL TREES (SHEET LD-1, DETAIL 1)
- EVERGREEN TREES (SHEET LD-1, DETAIL 1)
- EXISTING TREES TO BE PRESERVED
- EXISTING TREES TO BE REMOVED
- MITIGATED TREES
- RELOCATED TREES
- DECIDUOUS SHRUBS (SHEET LD-1, DETAIL 2)
- EVERGREEN SHRUBS (SHEET LD-1, DETAIL 2)
- ORNAMENTAL GRASSES (SHEET LD-1, DETAIL 2)
- FIRE HYDRANT
- SAND VOLLEYBALL COURT
- VOLLEYBALL COURT EDGER
- POOL FENCE AND GATE (DETAIL 4 & 5, SHEET LD-2)



NORTH

KEY MAP



SCALE: 1" = 30'

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER:

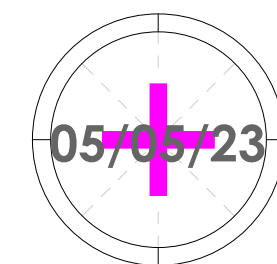
811 12 of 23

Know what's below.
Call before you dig.

DATE: JULY 13th, 2020



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Revisions
REVISION 1 - 5-5-23
REVISION 2 - 7-5-23

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Project North

CONCEPTUAL SITE PLAN

Scale As indicated

LANDSCAPE PLAN -
AMENDMENT 4

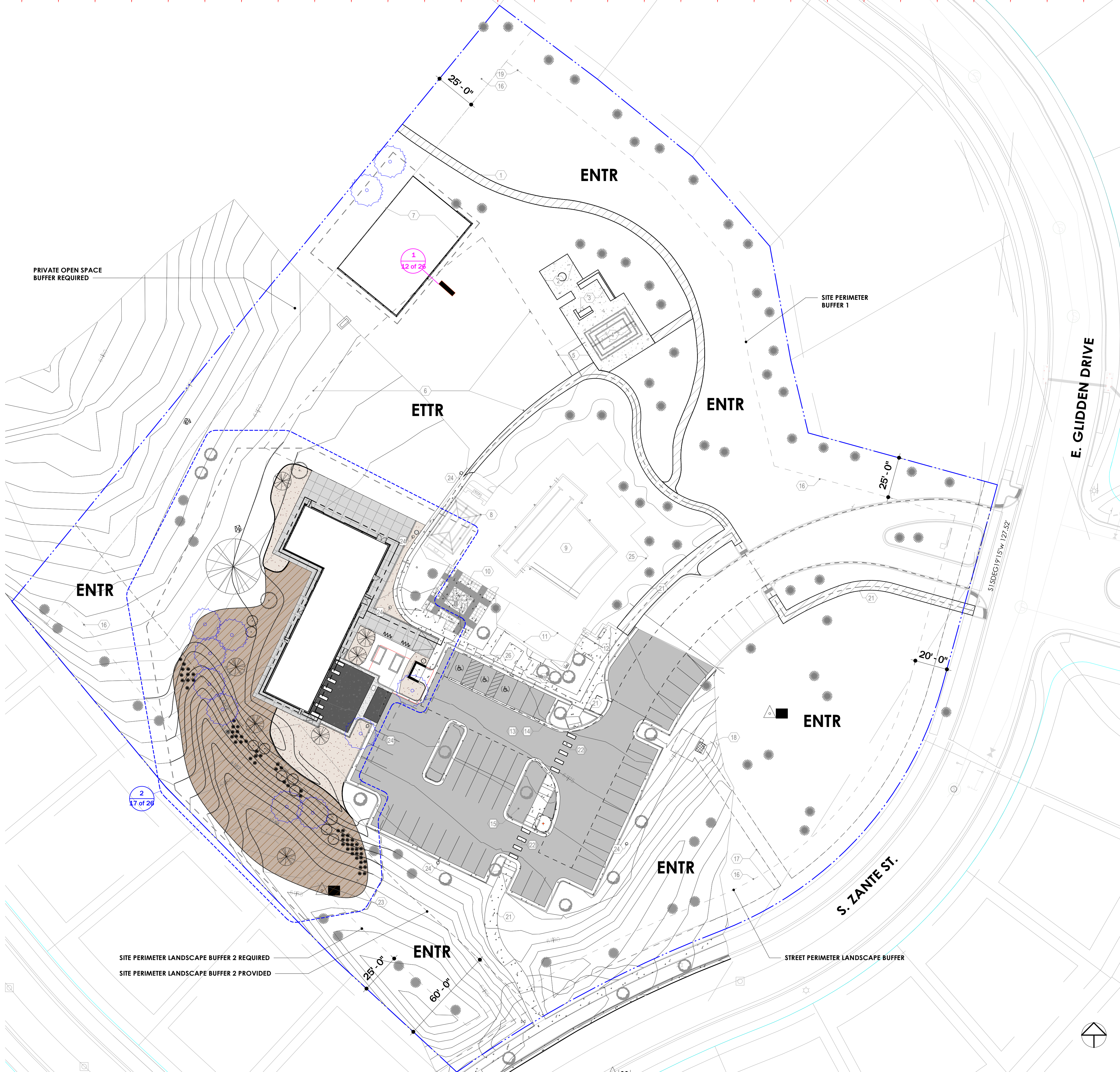
KEYED NOTES

- EXISTING TRAIL CONNECTIONS TO REMAIN
- EXISTING COMMUNITY FIRE PIT TO REMAIN
- EXISTING COMMUNITY HOPS HARDEN TO REMAIN
- EXISTING COMMUNITY GARDEN SHADE SHELTER TO REMAIN
- EXISTING MULTI-USE PAD TO REMAIN
- EXISTING MULTI-PURPOSE ACTIVITY FIELD TO REMAIN
- SAND VOLLEYBALL COURT TO BE RELOCATED IN NEW LOCATION
- EXISTING BBQ PAVILION TO REMAIN
- EXISTING POOL TO REMAIN
- EXISTING PLAY STRUCTURE TO REMAIN
- EXISTING POOL HOUSE TO REMAIN
- EXISTING SITE FURNITURE TO REMAIN
- EXISTING ASPHALT PAVING TO REMAIN, TYP.
- EXISTING CURB AND GUTTER TO REMAIN, TYP.
- NEW FIRE HYDRANT WITH PROTECTIVE BOLLARDS: RE: CIVIL UTILITY PLAN
- PROPERTY SETBACK
- EXISTING UTILITY EASEMENT TO REMAIN
- EXISTING TRANSFORMER TO REMAIN
- REQUIRED LANDSCAPE BUFFER DEPTH
- PROVIDED LANDSCAPE BUFFER DEPTH
- EXISTING CONCRETE FLATWORK TO REMAIN
- NEW CROSSWALK STRIPING
- NEW LANDSCAPE BERM
- EXISTING POLE MOUNTED LIGHTING: FIXTURE TO REMAIN
- EXISTING METAL SECURITY GATE / FENCE TO REMAIN
- EXISTING ACCESSIBLE PARKING SIGN TO REMAIN

SYMBOL LEGEND

- STEEL EDGER (SHEET L4.0)
- NEW CONTOUR (RE: GRADING PLAN)
- DEMO CONTOUR (RE: GRADING PLAN)
- EXISTING CONTOUR TO REMAIN (RE: GRADING PLAN)
- PROPERTY LINE
- WORK LIMIT LINE
- UNDERGROUND UTILITY TRENCH WITH WATER, GAS, ELECTRICAL AND SANITARY SEWER PIPES
- FIRE EASEMENT
- EXISTING ACCESSIBLE ROUTE TO REMAIN
- PROPOSED ACCESSIBLE ROUTE
- NEW SHRUB BED: GORILLA HAIR CEDAR MULCH
- NEW, NON IRRIGATED Z-TAP NATIVE GRASS SEED, MIX A DRILLED SEED
- NEW ASPHALT PARKING; RE: CIVIL ENGINEERING CONSTRUCTION DOCUMENTS
- NEW CONCRETE FLATWORK SIDEWALK AND PLAZA; RE: CIVIL ENGINEERING CONSTRUCTION DOCUMENTS

- ENTR** EXISTING NATIVE GRASS TO REMAIN THE SAME
- ETTR** EXISTING IRRIGATED MANICURED TURF GRASS TO REMAIN THE SAME
- ESBTR** EXISTING PLANTED SHRUB BED TO REMAIN THE SAME
- EXISTING TREE TO REMAIN THE SAME
- EXISTING TREE TO REMAIN THE SAME
- RELOCATED 4" CAL. EXISTING SCOTCH PINE TREE. RE: TREE MITIGATION PLAN
- NEW DECIDUOUS TREE RE: SD.L1.0 / PLANT LIST
- NEW CONIFER EVERGREEN TREE RE: SD.L1.0 / PLANT LIST
- NEW LANDSCAPE LIGHT
- NEW FIRE HYDRANT: RE: UTILITY PLAN



GENERAL NOTES

- 1) REFER TO LANDSCAPE NOTES
- 2) ALL NEW TREES TO HAVE MULCH RINGS, STAKING AND GUYING PER LANDSCAPE NOTES
- 3) ALLOW FOR A ZERSCAPE DEMONSTRATION SIGN IN EACH SHRUB OR FLOWER BED

SITE DATA

	AREA (SF)	% TOTAL
LAND AREA WITHIN PROPERTY LINES	5.0 AC (217,800 SF)	
TOTAL DISTURBED AREA	28,982 SF	100% OF D.A.
BUILDING AREA	4,500 SF	15.5% OF D.A.
HARD SURFACE AREA	6,003 SF	20.7% OF D.A.
LANDSCAPED AREA	18,479 SF	63.8% OF D.A.

BUFFER TABLES

NOTE: LANDSCAPING IN REQUIRED BUFFERS WAS INSTALLED DURING THE PREVIOUS SITE DEVELOPMENT APPLICATION PROJECT. LANDSCAPING SHOWN BELOW IS EXISTING. (E) INDICATES EXISTING, (R) INDICATES RELOCATED, (N) INDICATES NEW.

BUFFER TYPE	LENGTH/ AREA	WIDTH RE/PR	TREES RE/PR	SHRUBS RE/PR	NOTES
SITE PERIMETER BUFFER 1	460 LF	25FT/25FT	18/20(E)	90/0	Approved in Contextual Site Plan No. 5, FILING 9
SITE PERIMETER BUFFER 2	397 LF	25FT/60FT	16/16 10 (E), 5(R), 1(N)	80/80	
STREET PERIMETER	462 LF	20FT/20FT	12/25	120/120	Approved in Contextual Site Plan No. 5, FILING 9
PRIVATE OPEN SPACE	175,121 SF	25FT/25FT	44/45	440/440	Approved in Contextual Site Plan No. 5, FILING 9

BUILDING PERIMETER

ELEVATION	LENGTH	TREE EQU. REQUD.	TREES PROVD.	LOCATION SYMBOL	REQUIRED
SOUTHEAST	120 LF	3	3	(SE)	5% TREES = 4 15% TALL SHRUBS = 11 80% OTHER SHRUBS = 56
NORTHEAST	63 LF	2	2	(NE)	TREES = 9 15% TALL SHRUBS = 13 80% OTHER SHRUBS (PERENNIALS AND GRASSES) = 218
NORTHWEST	120 LF	3	3	(NW)	
SOUTHWEST	40 LF	1	1	(SW)	

NON-IRRIGATED NATIVE SEED MIX-A - Z-TAP		
SIDE OATS GRAMA	BOUTELOUA CURTIPENULA	35%
BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA	35%
BLUE GRAMA	BOUTELOUA GRACILIS	10%
BUFFALO GRASS	BUCHLOE DACTYLOIDES	10%
RED CLOVER	TRIFOLIUM PRATENSE	10%
45% MAX COOL SEASON GRASSES 25 LBS OF SEED PER ACRE		

KEYED NOTES

- 1

NEW TRASH RECEPTACLE
- 2

EXISTING CONCRETE FLATWORK
- 3

NEW CONCRETE PLAZA
- 4

NEW BIKE LOCKS
- 5

NEW ASPHALT PAVING
- 6

NEW LANDSCAPE BERM
- 7

NEW CARPOOL SPACE SIGN
- 8

EXISTING POLE MOUNTED LIGHTING
FIXTURE TO REMAIN
- 9

EXISTING MASONRY TRASH ENCLOSURE
WITH STEEL GATE TO REMAIN

10

EXISTING ASPHALT PAVING TO REMAIN

11

EXISTING CURB AND GUTTER TO REMAIN

12

NEW FIRE HYDRANT: RE: CIVIL UTILITY PLAN

13

RELOCATED SAND VOLLEYBALL COURT

14

PROPERTY SETBACK

15

EXISTING UTILITY EASEMENT TO REMAIN

16

NEW CURB AND GUTTER: RE: CIVIL
ENGINEERING CONSTRUCTION DOCUMENTS

17

EXISTING TRANSFORMER TO REMAIN

18

REQUIRED LANDSCAPE BUFFER DEPTH

19

PROVIDED LANDSCAPE BUFFER DEPTH

20

NEW SITE ATTACHED BENCH

PLANT SCHEDULE

SYMBOL	QTY	VARIETY	SYMBOL	QTY	VARIETY
T1	2	COLORADO BLUE SPRUCE	G1	126	KARL FOERSTER FEATHER REED GRASS
T2	1	AUTUMN BLAZE RED MAPLE	G2	46	BLUE OATGRASS
T3	3	PRAIRIEFIRE CRABAPPLE (PINK)	G3	23	ELIJAH BLUE FESCUE
T4	4	CAPITAL FLOWERING PEAR (WHITE)	G4	70	PRIMA ANGELINA SEDUM
T5	9	RELOCATED EXISTING SCOTS PINE	G5	23	BLUE SPRUCE CREEPING SEDUM
S1	4	GLOBE BLUE SPRUCE	P1	18	PURPLE CONEFLOWER
S2	7	COLOR CRUSH BUTTERFLY BUSH	P2	7	LAVENDER
S3	7	BURNING BUSH	P3	18	SASSY SUMMER TAFFY YARROW
S4	10	SNOWMOUND SPIREA	P4	58	NEPETA PURSIAN BLUE
S5	17	ARBORVETEA	P5	18	CONEFLOWER LEMON DROP

VICINITY MAP



CONCEPTUAL SITE PLAN
Scale As indicated

ENLARGED
LANDSCAPE PLANS -
AMENDMENT 4

14 of 23

Sheet No. QUINTESSENCE®2023
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Revisions

REVISION 1 - 5-5-23

REVISION 2 - 7-5-23

TECHNICAL - 8-24-23

Project Team

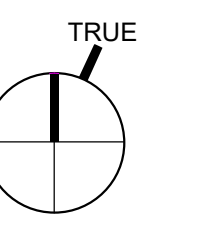
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303.883.1504

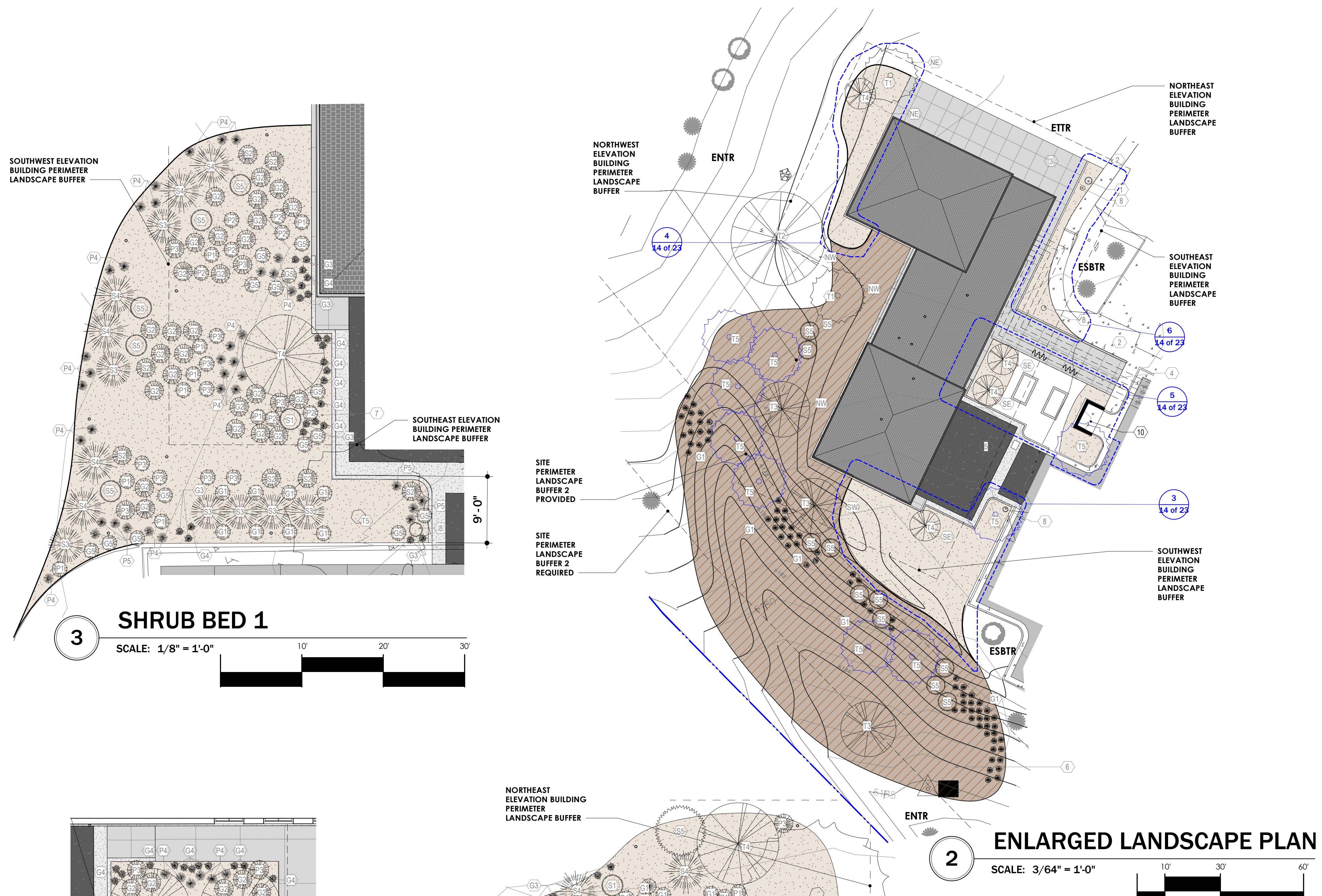
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Project North



NOT FOR CONSTRUCTION



2 ENLARGED LANDSCAPE PLAN
SCALE: 3/64" = 1'-0"

SYMBOL LEGEND

- STEEL EDGER (SHEET L4.0)
- NEW CONTOUR (RE: GRADING PLAN)
- DEMO CONTOUR (RE: GRADING PLAN)
- EXISTING CONTOUR TO REMAIN
(RE: GRADING PLAN)
- PROPERTY LINE
- WORK LIMIT LINE
- UNDERGROUND UTILITY TRENCH
WITH WATER, GAS, ELECTRICAL
AND SANITARY SEWER PIPES
- NEW SHRUB BED: GORILLA
HAIR CEDAR MULCH
- NEW, NON IRRIGATED Z-
TAP NATIVE GRASS SEED,
MIX A DRILLED SEED
- NEW ASPHALT PARKING; RE:
CIVIL ENGINEERING
CONSTRUCTION DOCUMENTS
- NEW CONCRETE FLATWORK
SIDEWALK AND PLAZA; RE:
CIVIL ENGINEERING
CONSTRUCTION DOCUMENTS
- NEW STABILIZED
DECOMPOSED GRANITE

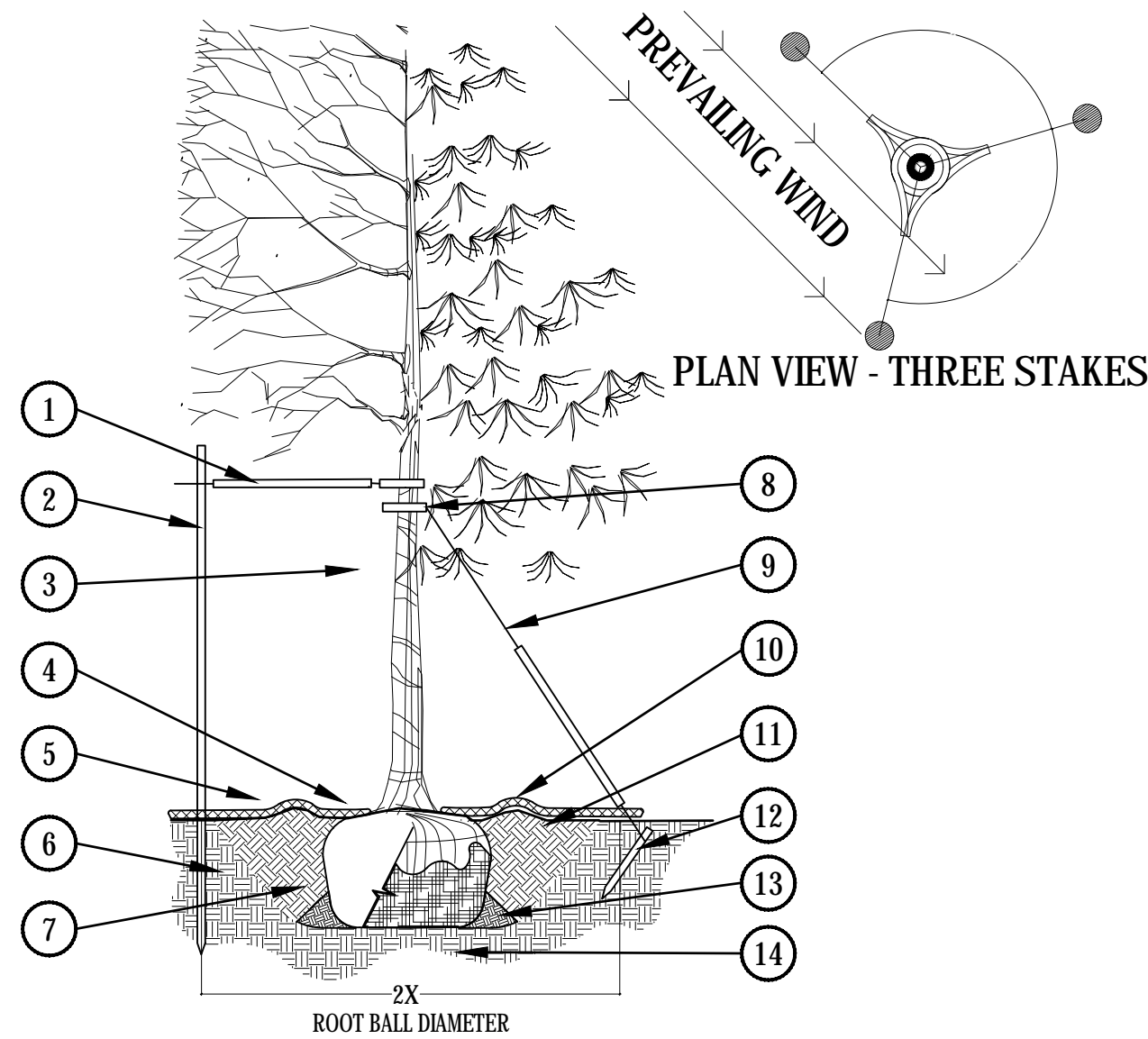
ENTRETTREXISTING NATIVE GRASS
TO REMAIN THE SAMEEXISTING IRRIGATED TURF
GRASS TO REMAIN THE SAMEEXISTING PLANTED SHRUB
BED TO REMAIN THE SAMEEXISTING TREE TO REMAIN
THE SAMERELOCATED 4" CAL. EXISTING
SCOTCH PINE TREE. RE: TREE
MITIGATION PLANNEW DECIDUOUS TREE
RE: 14 of 25 / PLANT LISTNEW CONIFER EVERGREEN TREE
RE: 14 of 25 / PLANT LISTNEW LANDSCAPE LIGHT

3 SHRUB BED 1
SCALE: 1/8" = 1'-0"

4 SHRUB BED 2
SCALE: 1/8" = 1'-0"

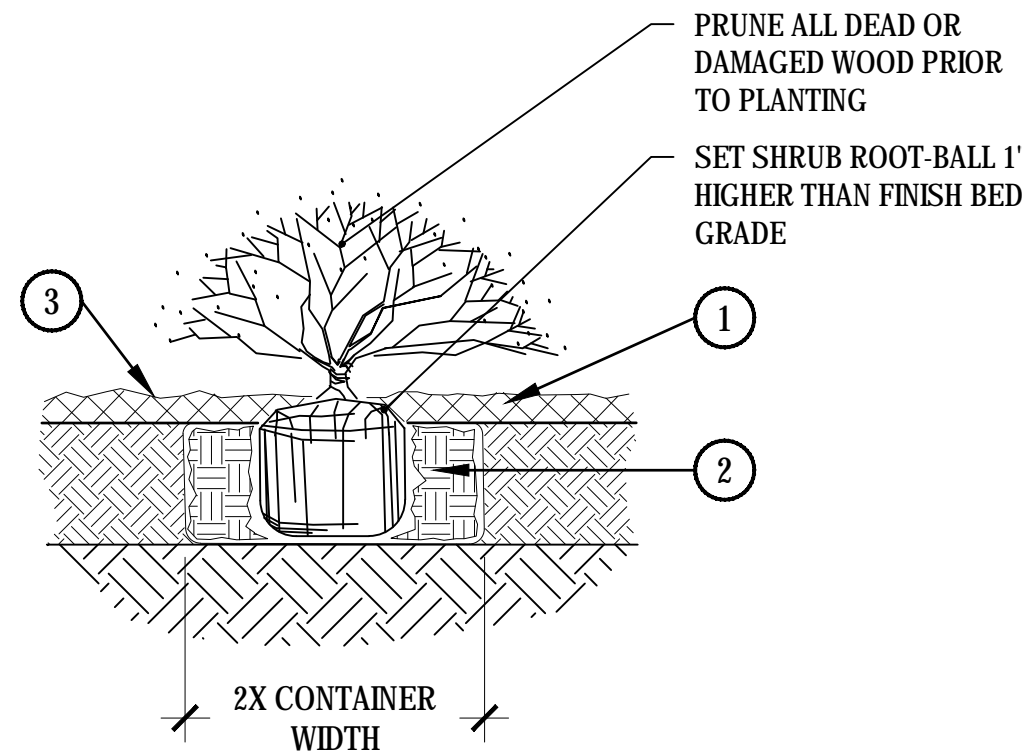
5 SHRUB BED 4
SCALE: 1/8" = 1'-0"

6 FLOWER BED 1
SCALE: 1/8" = 1'-0"



- 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 1/2" 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.

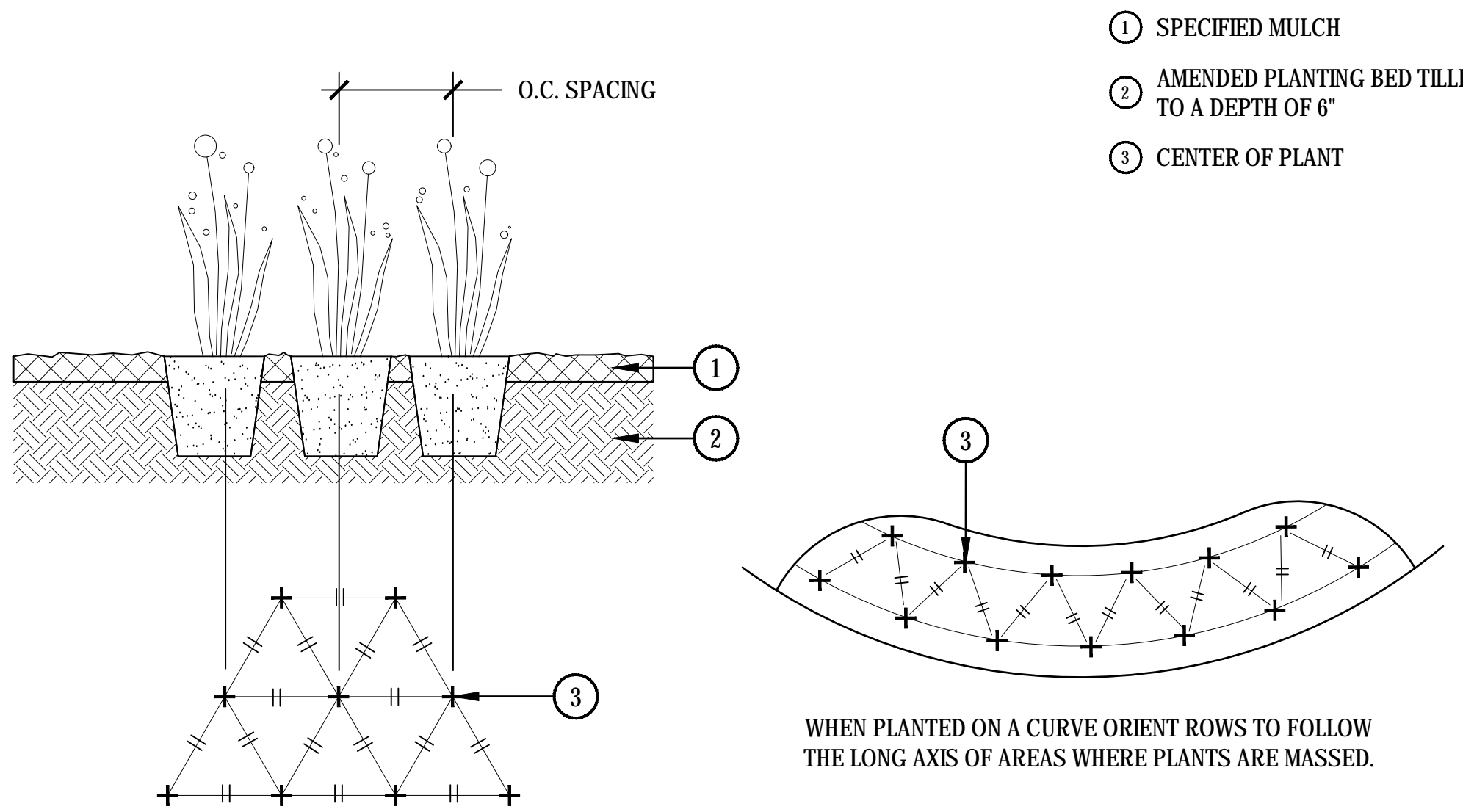


- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

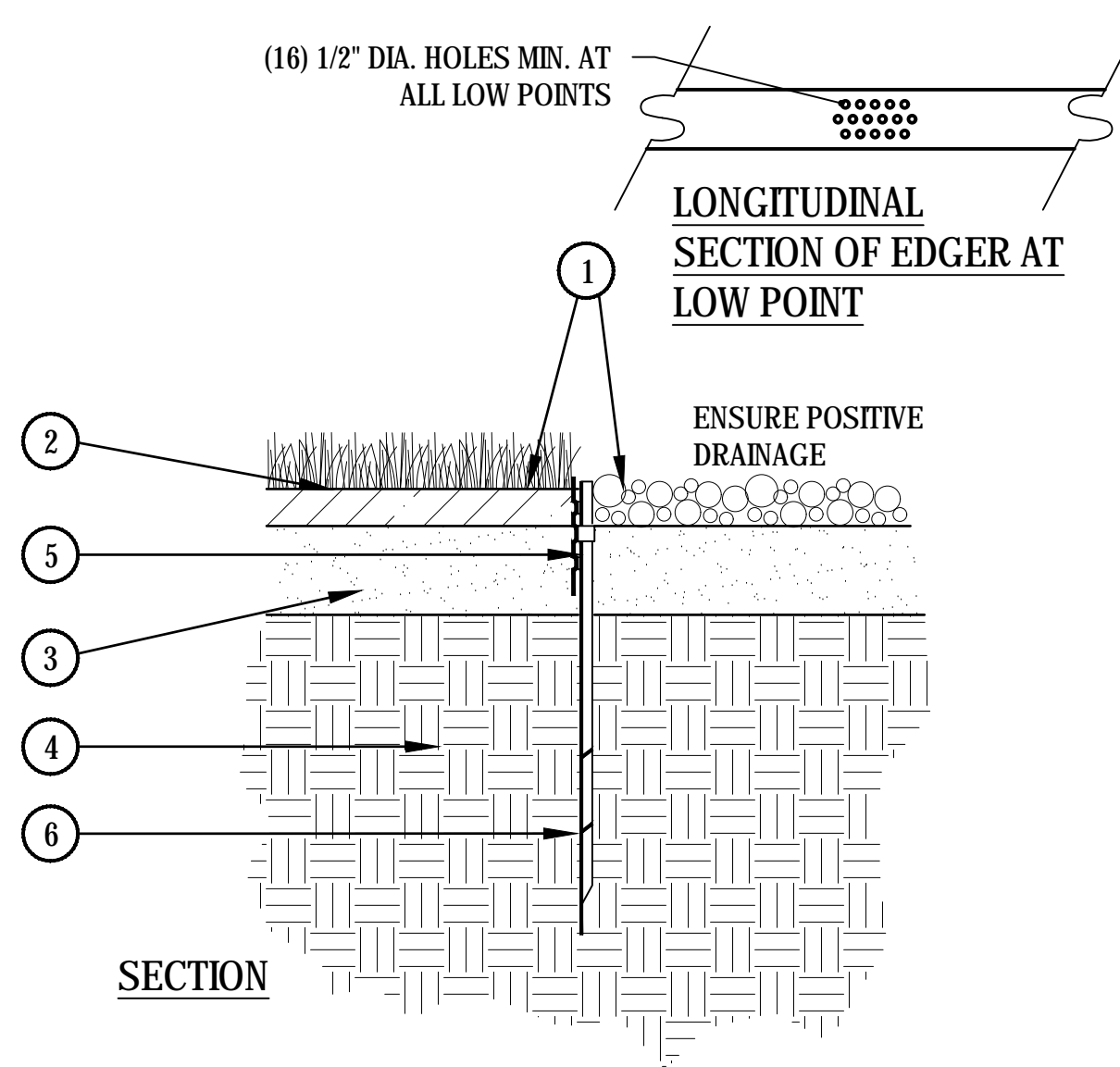
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 - DIG PLANT PIT TWICE AS WIDE AND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



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- STEEL 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.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

4 STEEL EDGER

SCALE: 1" = 1'-0"



ANOVA FURNISHINGS, CONTACT: ROB COLONDER 720-539-0997

DESCRIPTION: CIRCLE STAINLESS STEEL BIKE RACK WITH SURFACE MOUNT - CIRCLEBRS2

SIZE: 5.5" WIDTH X 32.25" HEIGHT X 36" LENGTH, WEIGHT 35 LBS

MATERIALS: .50" THICK FORMED STEEL ARM RESTS AND LEGS, 2"x4" RECYCLED PLASTIC PLANKS.

FINISH AND COLOR: PREMIUM STAINLESS STEEL FINISH

BIKE RACK TO BE SURFACE MOUNTED

WEBSITE: <http://anovafurnishings.com/product.aspx?id=CIRCLEBRS2&nid=5>



ANOVA FURNISHINGS, CONTACT: ROB COLONDER 720-539-0997

DESCRIPTION: WOODWIND 35 GALLON RECYCLED PLASTIC RECEPTACLE WITH OPEN TOP, TR35OT

SIZE: BASE - 31.57" HEIGHT, 23.9" DIAMETER

MATERIALS: 12-GAUGE STEEL SIDE PANELS WITH 5"x2.5" RECYCLED PLASTIC PLANKS, FEET ARE RUBBER AND LINER IS HIGH-DENSITY POLYETHYLENE PLASTIC, TOP IS 16-GAUGE GALVANNEALED STEEL WITH 15" DIAMETER OPENING. FINISH AND COLOR: POWDER COATED STEEL IN PEWTER, CEDAR COLORED RECYCLED PLASTIC PLANKS

WEBSITE: <http://anovafurnishings.com/product.aspx?id=TR35OT&nid=3>

6 BIKE RACK

SCALE: NTS

7 TRASH RECEPTACLE

SCALE: NTS

5 BENCH

SCALE: NTS



8 SAND VOLLEYBALL COURT

SCALE: NTS

POP-BAZOOKA VOLLEYBALL SYSTEM BY VOLLEYBALL USA FOR POSTS, NET AND HARDWARE OR APPROVED EQUAL

COURT TO BE DIMENSIONS SHOWN ON PLAN, USE VOLLEYBALL USA 2" PRO ADJUSTABLE BOUNDARY LINES AND WHITE VOLLEYBALL PLAY SAND FROM PIONEER SAND OR APPROVED EQUAL

COURT EDGER TO BE EDGE GUARD HIGH DENSITY POLYETHYLENE PLASTIC EDGE BY VOLLEYBALL USA OR APPROVED EQUAL

SAND TO BE HUTCHESON V SAND - DOUBLE WASHED VOLLEYBALL SAND MIX FREE OF SILICA DUST, SILT, AND CLAY, COLOR TAN, .5 - 1 MM SIZE PARTICULATES, OR APPROVED EQUAL

ANOVA FURNISHINGS, CONTACT: ROB COLONDER 720-539-0997

DESCRIPTION: MADISON 6' CONTOUR BENCH WITH RECYCLED PLASTIC SEAT AND BACK PLANKS - RCPMC6

SIZE: 27.57" WIDTH X 35.11" HEIGHT X 72.25" LENGTH, 79.25" WITH ARM RESTS.

MATERIALS: .50" THICK FORMED STEEL ARM RESTS AND LEGS, 2"x4" RECYCLED PLASTIC PLANKS. FINISH AND COLOR: POWDER COATED STEEL IN PEWTER, CEDAR RECYCLED PLASTIC PLANKS.

WEBSITE: <http://anovafurnishings.com/product.aspx?id=RCPMC6&nid=1>

BENCH TO BE SURFACE MOUNTED



Know what's below. Call before you dig.

SHEET TITLE: LANDSCAPE DETAILS-1

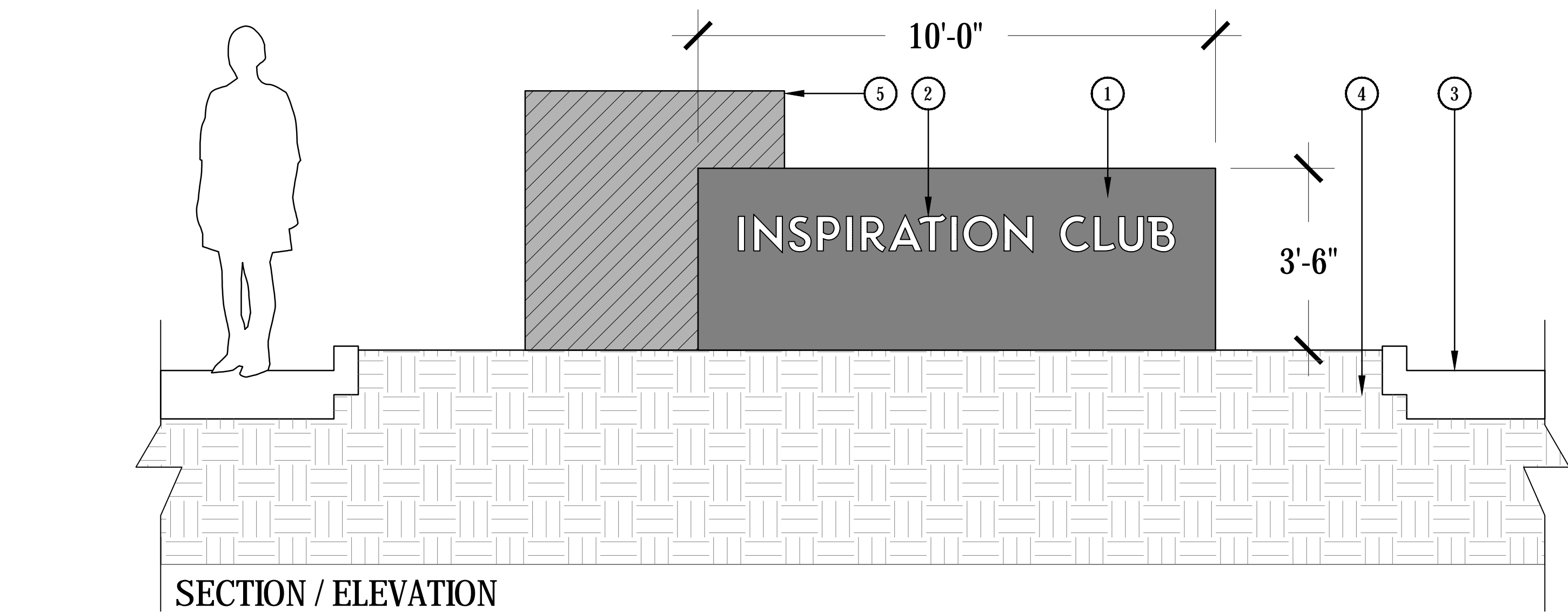
SHEET NUMBER:

15 of 23

DATE: JULY 13th, 2020

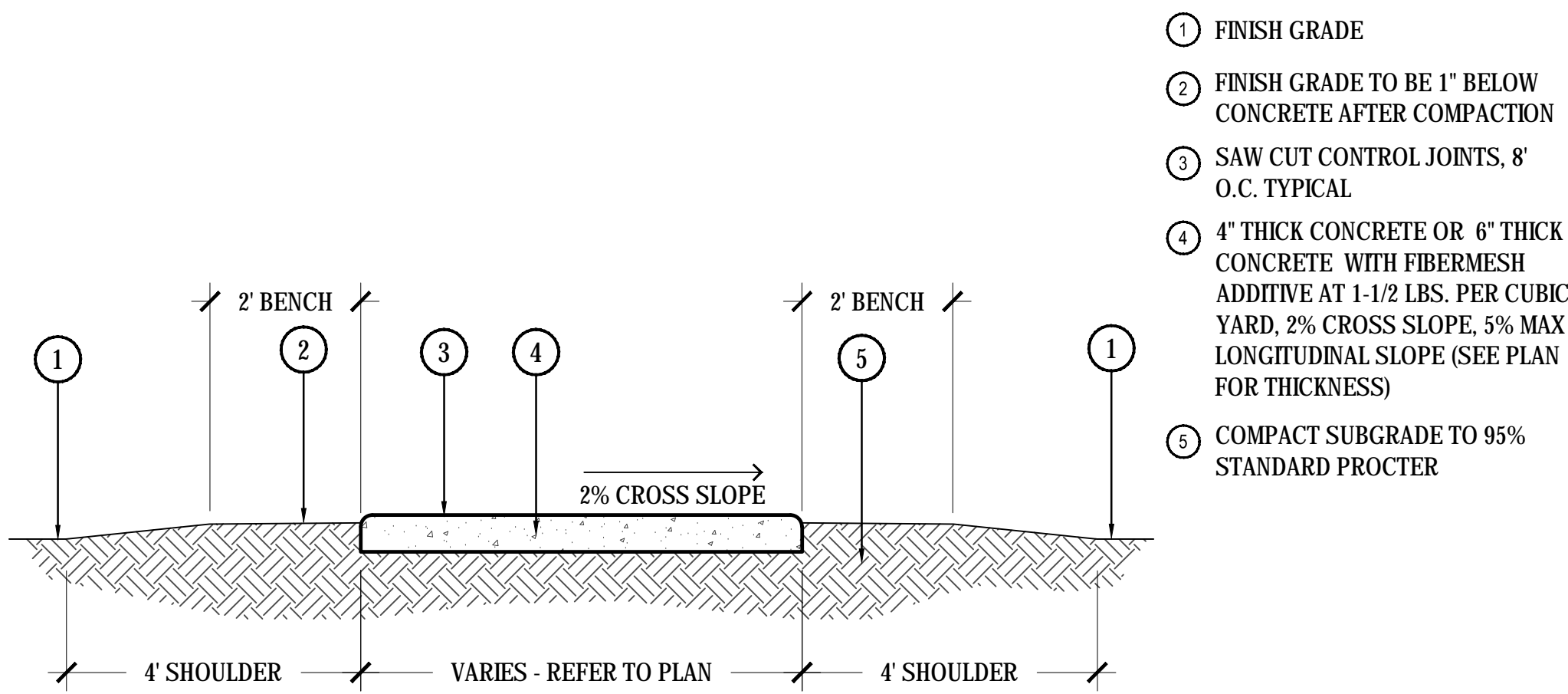


1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186



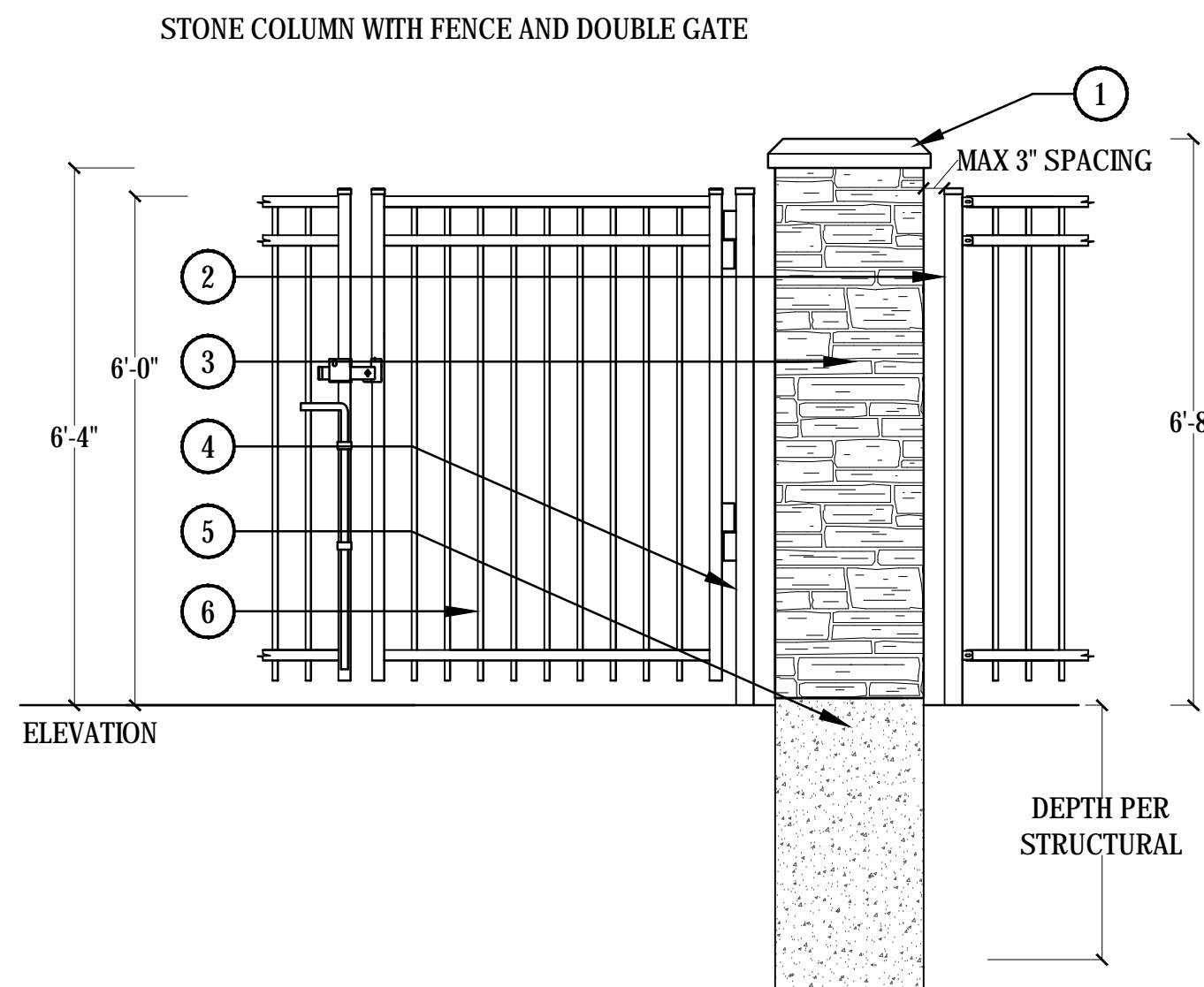
1 ENTRY MONUMENTATION SIGN WALL

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



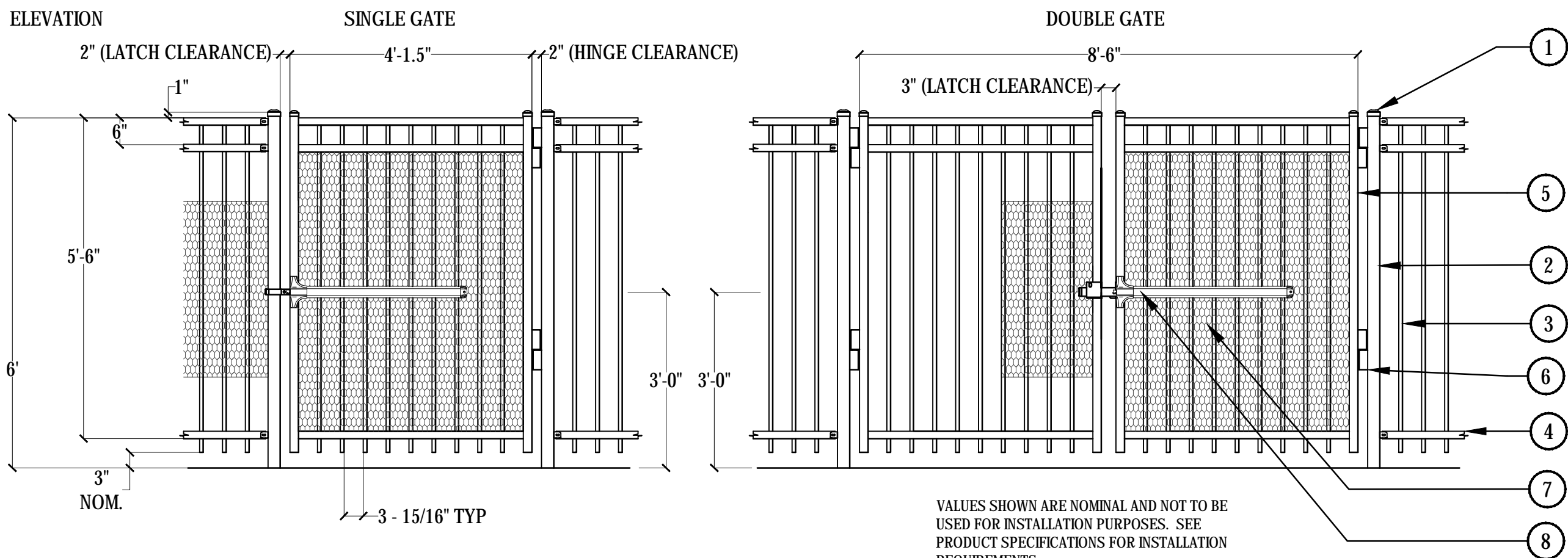
2 CONCRETE WALK OR TRAIL

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



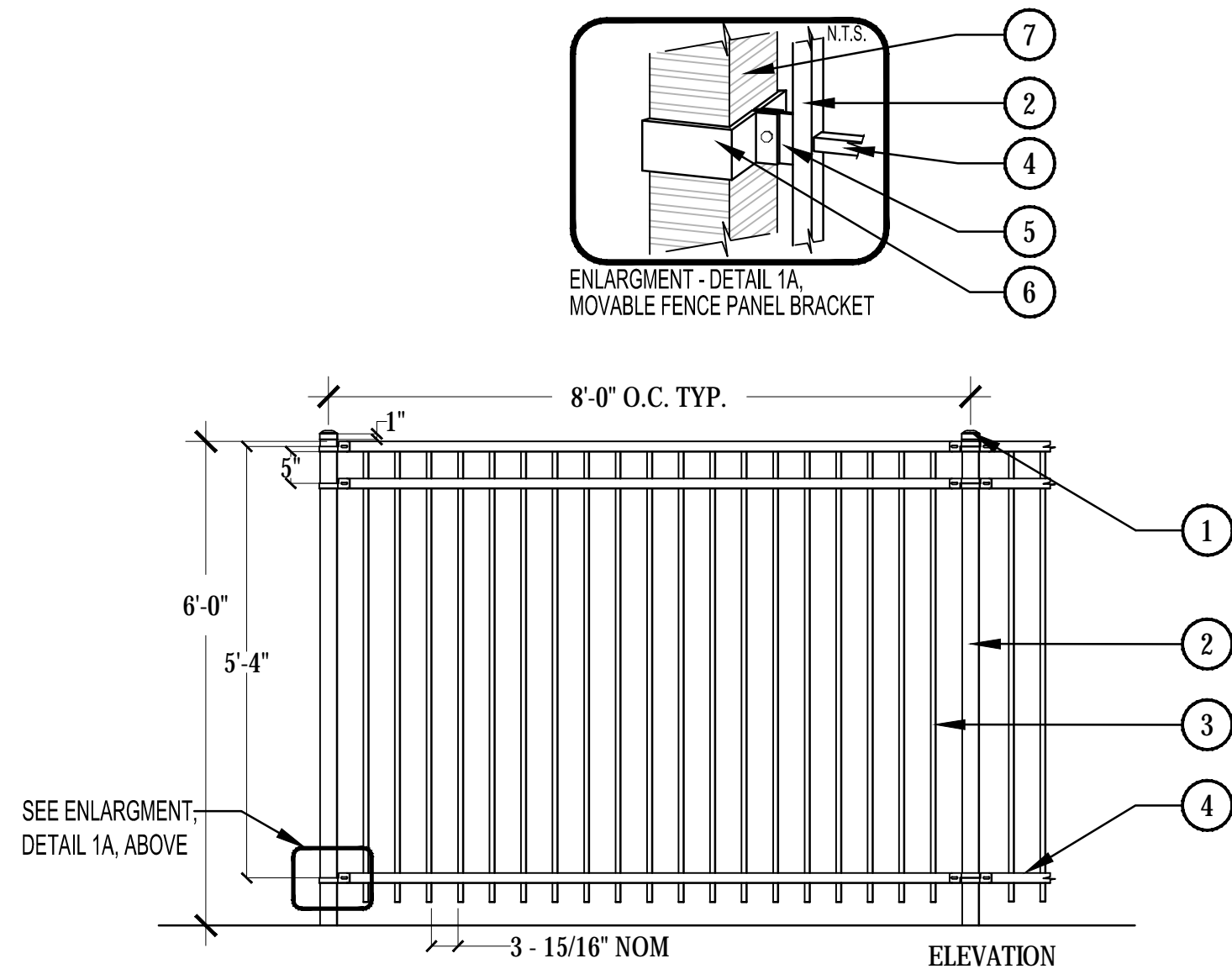
3 STONE COLUMN

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



4 POOL GATE

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



5 POOL FENCE

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

NOTES:

1. AMERISTAR FENCE: MONTAGE PLUS MAJESTIC 2/3-RAIL GATE
2. ELECTRODE POSITION COATING (E-COAT) COLOR: BLACK
3. CONTRACTOR TO PROVIDE PANIC BAR AS WELL AS FOB SELF LOCKING MECHANISM FOR GATES



SHEET TITLE:
LANDSCAPE
DETAILS-2

SHEET NUMBER:

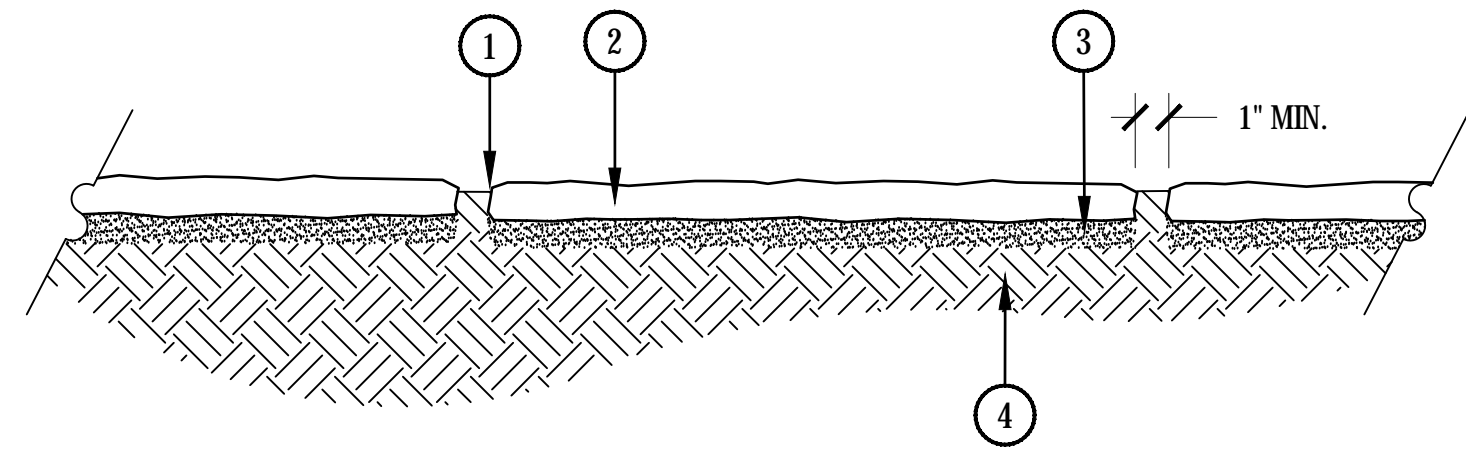
16 of 23

DATE: JUNE 17, 2015



1101 Bannock Street
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F 303.892.1186

2



1 SQUARE PAVER

SCALE: 1" = 1'-0"



2 PET PICKUP STATION

SCALE: NTS

- 1 TOP OF PAVER SHALL BE SET SLIGHTLY ABOVE THE TOP OF ADJACENT CRUSHER FINES
- 2 PAVER - 24"x24" x 2" THICK
- 3 2" SAND SETTING LAYER
- 4 COMPACTED SUBGRADE, 95% STANDARD PROCTOR DENSITY
- 5 MANUFACTURER: STONEBILT OR APPROVED EQUAL
- 6 COLOR: DARK BUFF SANDSTONE
- 7 REFER TO LANDSCAPE PLANS FOR LAYOUT

PET PICKUP STATION
DESCRIPTION: MINI DOG WASTE STATION
MODEL: #7409R
COLOR: FOREST GREEN
REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION



SHEET TITLE:
LANDSCAPE
DETAILS-3

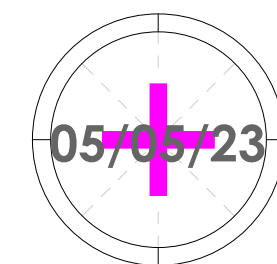
SHEET NUMBER:

17 of 23

DATE: JULY 13th, 2020



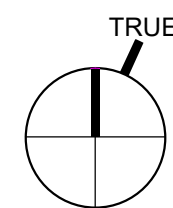
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Revisions
REVISION 1 - 5-5-23
REVISION 2 - 7-5-23

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Project North

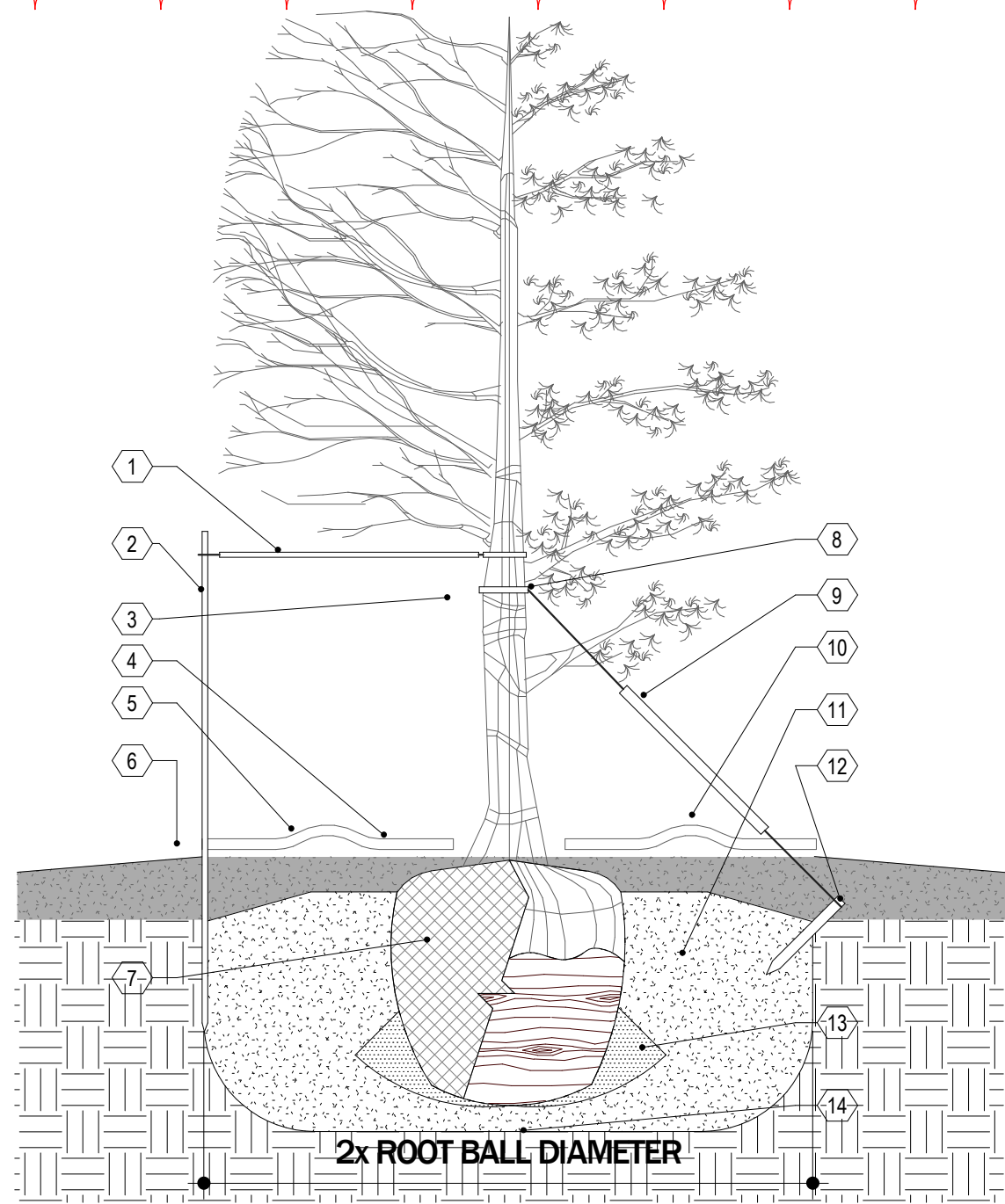


CONCEPTUAL SITE PLAN
Scale As indicated

LANDSCAPE DETAILS
- AMENDMENT 4

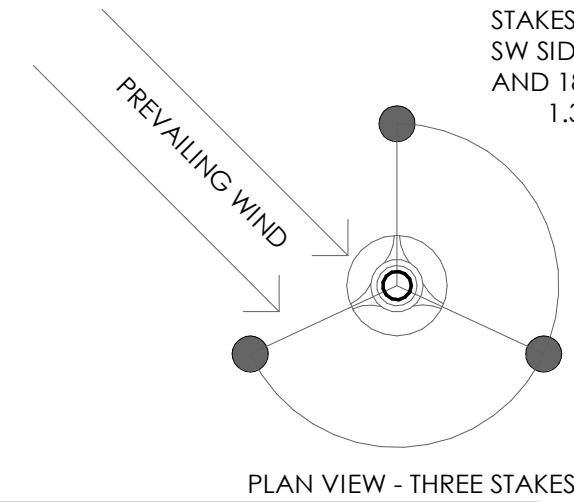


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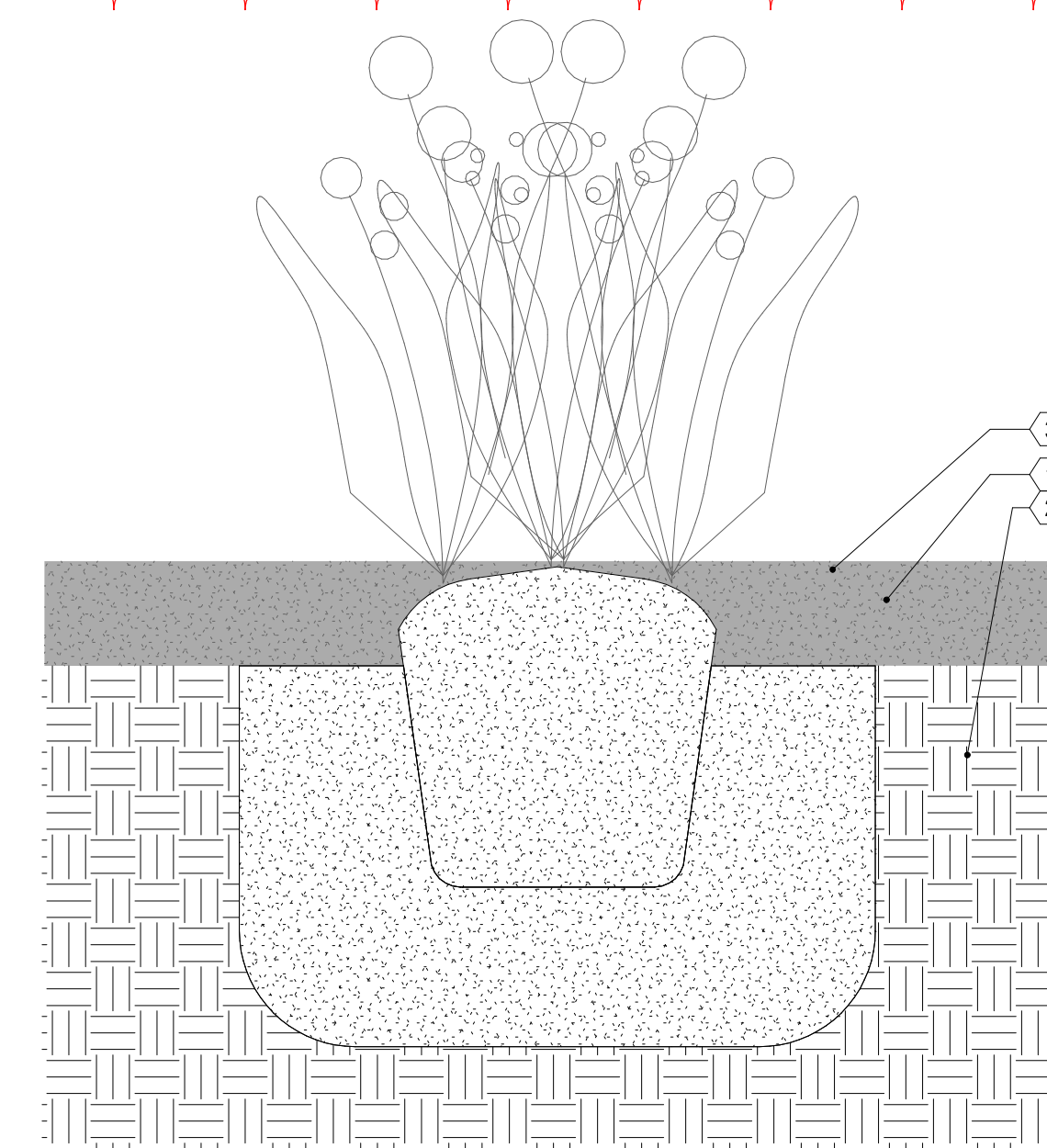
6 TREE PLANTING DETAIL

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



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 FIRST GROWING SEASON.
1.1 1 1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY NW SIDE)
1.2 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON NW SIDE, ONE ON SW SIDE (OR PREVAILING WIND SIDE AND 180 DEGREES FROM THAT SIDE).
1.3

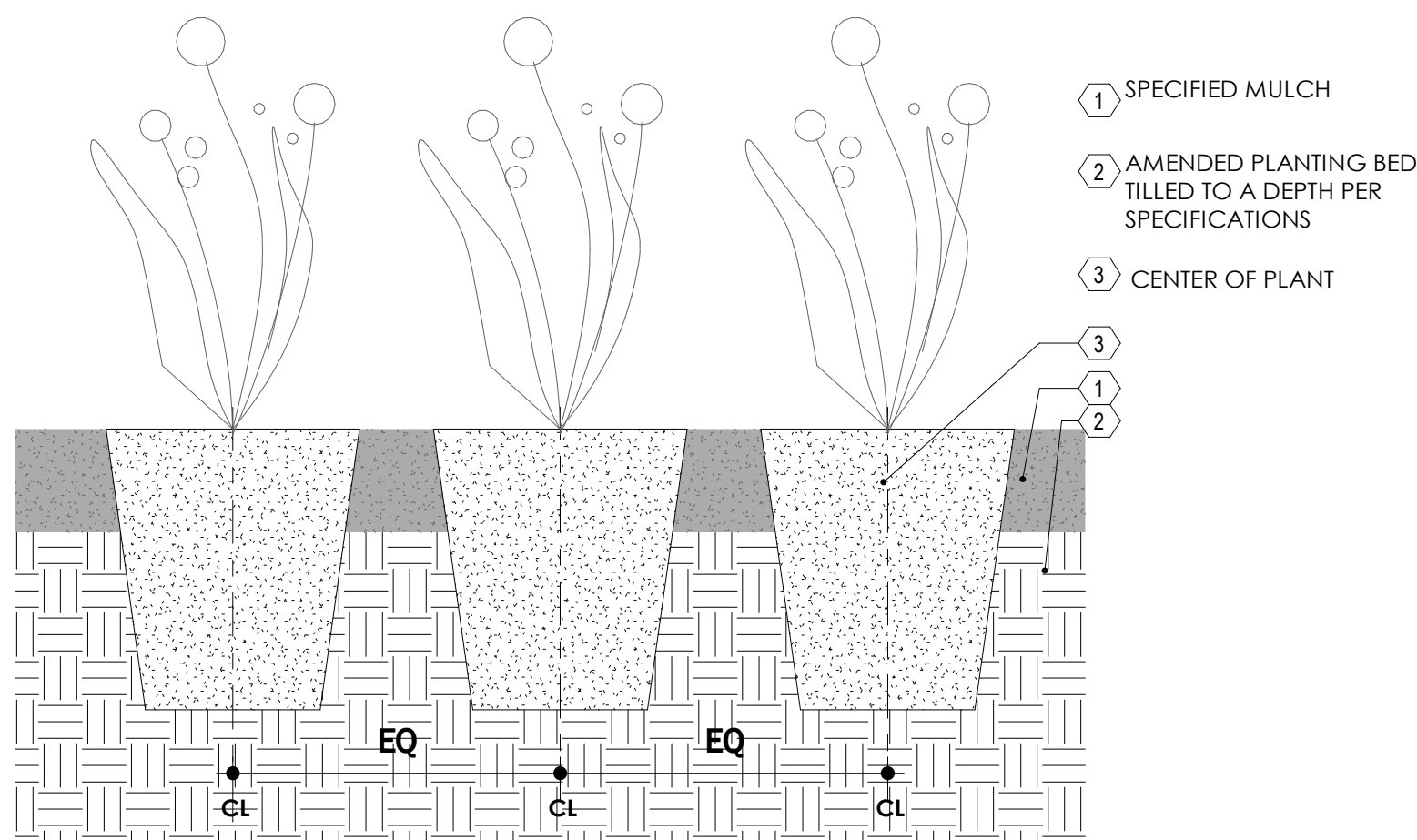
1. PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 TF. UNTREATED WOOD POST (MIN 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1" -2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4FT. IM DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1: SLOPES 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 A BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
12. 2FT. 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.



NOTE:
1. BROKEN OR CRULGING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL SHEN REMOVING IT FROM ITS CONTAINER
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER

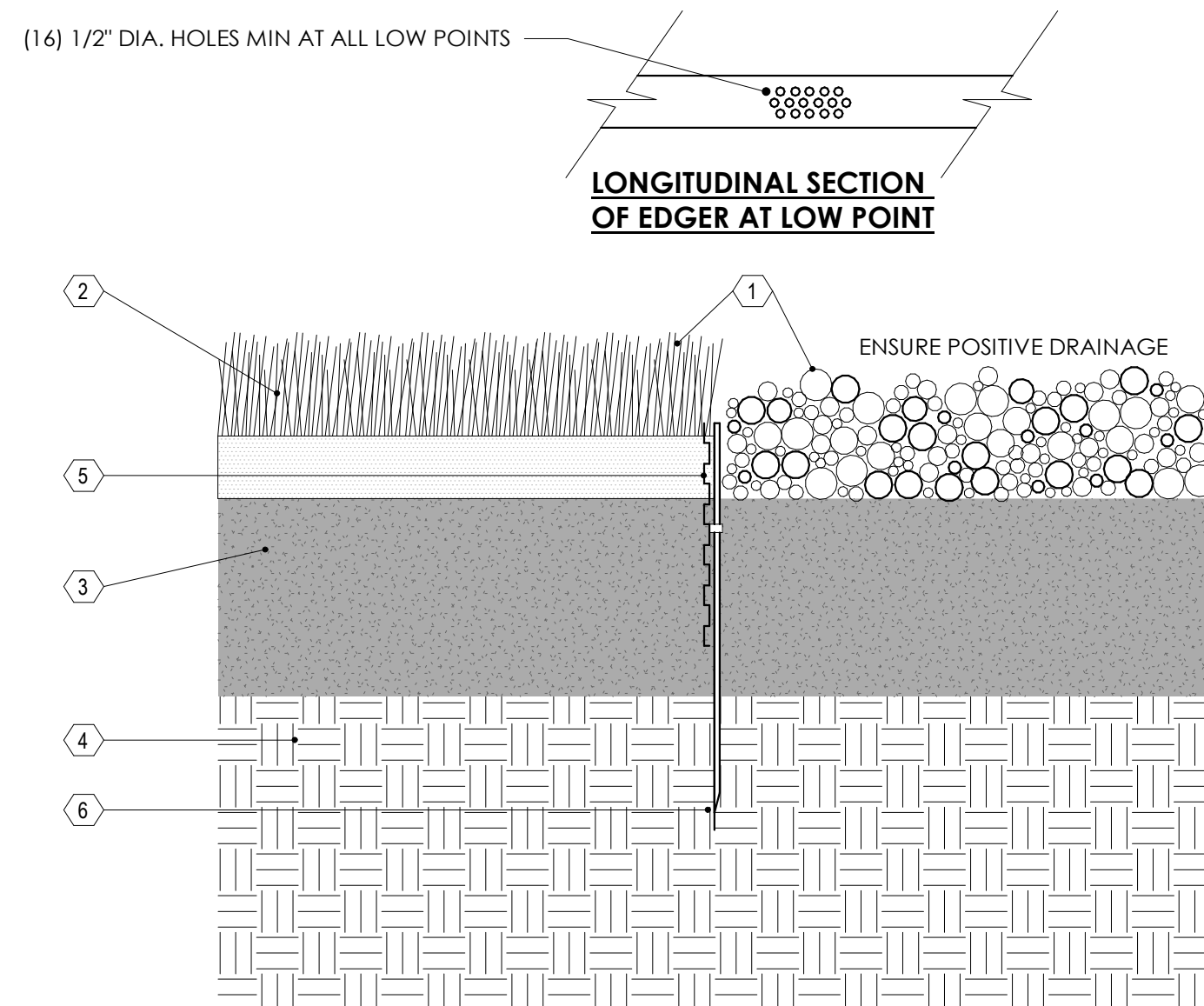
5 SHRUB PLANTING

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



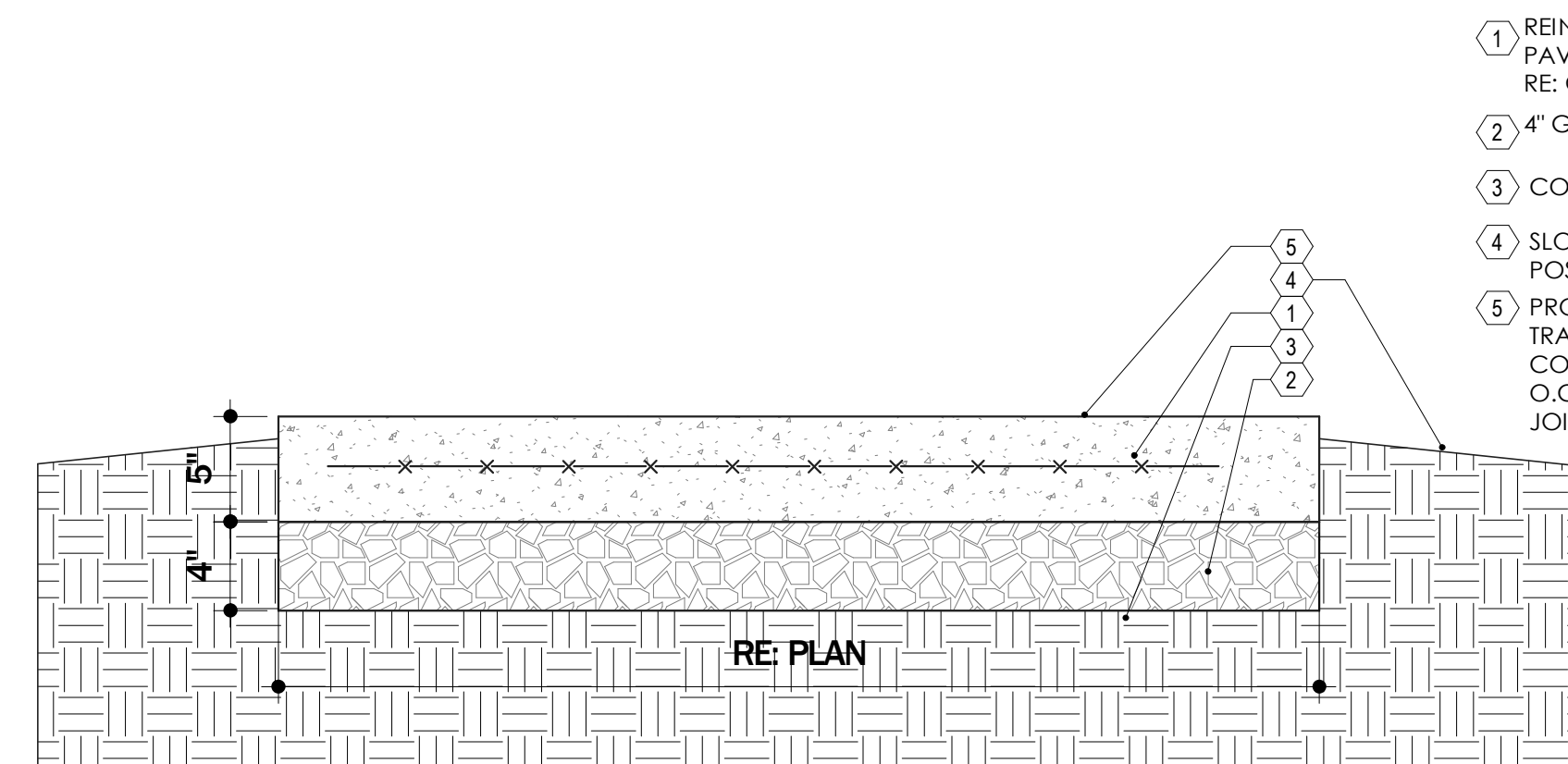
4 PERENNIAL PLANT LAYOUT

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



3 STEEL EDGER DETAIL

SCALE: 3" = 1'-0"



7 CONCRETE WALK OR TRAIL

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



ANOVA FURNISHINGS, CONTACT:
ROB COLONDER 720.539.0997

DESCRIPTION: MTANDEM
STAINLESS STEEL BIKE RACK,
SURFACE MOUNT
ITEM# CIRCLEBR52

SIZE: 5.5" WIDTH X 32.25" HEIGHT X
36" LENGTH, WEIGHT 35 LBS

MATERIALS: .50" THICK FORMED
STEEL ARM RESTS AND LEGS, 2" X
4" RECYCLED PLASTIC PLANKS

FINISH: PREMIUM STAINLESS STEEL
FINISH

BIKE RACK TO BE SURFACE-
MOUNTED

WEBSITE:
HTTP://ANOVAFURNISHINGS.COM



TR35AT
TT35AT

ANOVA FURNISHINGS, CONTACT:
ROB COLONDER 720.539.0997

DESCRIPTION: MADISON 35
GALLON RECYCLED PLASTIC
RECEPTACLE WITH OPEN TOP,
TR35AT.

SIZE: HEIGHT - 31.5", BASE: 23.9"
DIA.

MATERIALS: 12-GA STEEL SIDE
PANELS WITH 5" X 2.5" RECYCLED
PLASTIC PLANKS, FEET ARE RUBBER
AND LINER IS HIGH-DENSITY
POLYETHYLENE PLASTIC, TOP IS 16-
GA GALVANIZED STEEL WITH 15"
DIAMETER OPENING

FINISH AND COLOR: POWDER
COATED STEEL IN PEWTER, CEDAR
COLORED RECYCLED PLASTIC
PLANKS.

TRASH RECEPTACLE TO BE
SURFACE-MOUNTED

WEBSITE:
HTTP://ANOVAFURNISHINGS.COM

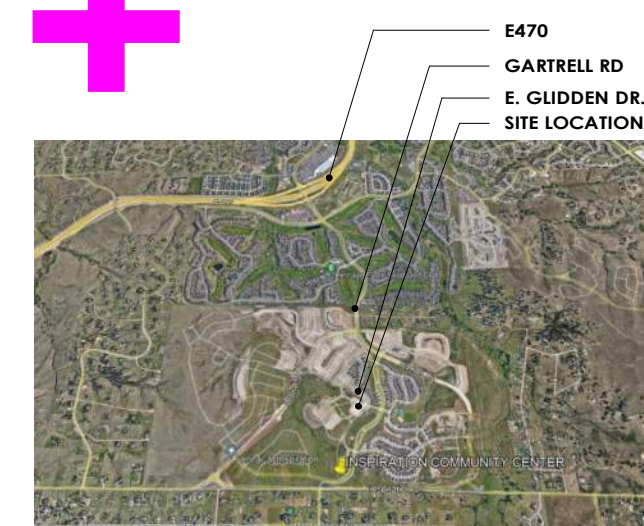
2 BIKE LOCK

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

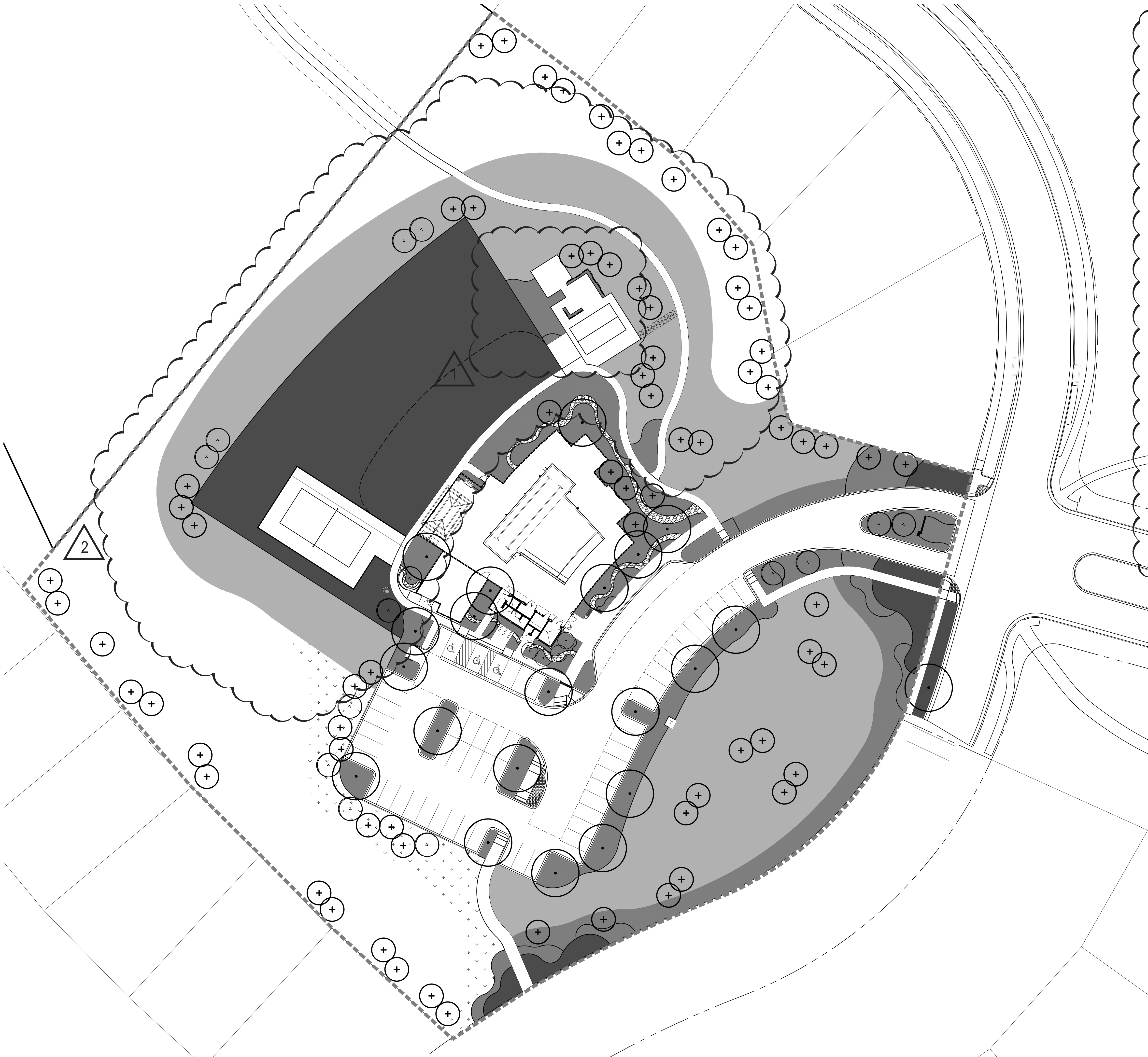
1 TRASH RECEPTACLE

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

VICINITY MAP



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LEGEND

- LIMITS OF WORK
- HIGH WATER USE: MANICURED TURF
27,663 SF
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
20,131 SF
- ZZONE NATIVE SEED AREA
57,419 SF
- NON-IRRIGATED NATIVE SEED AREA
- NON-IRRIGATED COBBLE BED
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES
- EVERGREEN TREES

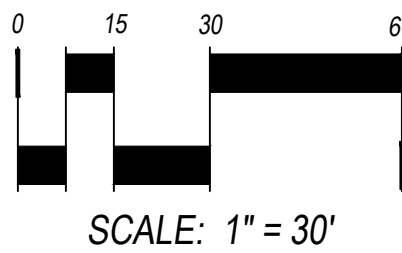
HYDRO-ZONE TABLE

TAP #19			
WATER USE TYPE		AREA (SF)	
HIGH WATER USE		27,663 SF	
LOW WATER USE		20,131 SF	
Z-ZONE (TAP TBD)		57,419 SF	
		QUANTITY	AREA VALUE (SF)
CANOPY TREES		0	706
EVERGREEN/ORNAMENTAL TREES		38	177
TOTAL IRRIGATED AREA TAP #19		111,939 SF	

SHEET TITLE:
HYDRO-ZONE
MAP

SHEET NUMBER:

19 of 23



SCALE: 1" = 30'

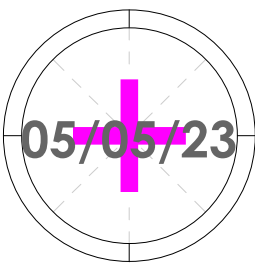


Know what's below.
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1101 Bannock Street
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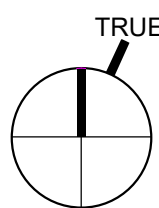
DATE: MAY 1ST, 2020



Revisions
REVISION 1 - 5-5-23
REVISION 2 - 7-5-23

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Project North



CONCEPTUAL SITE PLAN
Scale As indicated
HYDROZONE MAP - AMENDMENT 4



SYMBOL LEGEND

- WORK LIMIT LINE
- EXISTING ACCESSIBLE ROUTE TO REMAIN
- PROPOSED ACCESSIBLE ROUTE
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE
2,579 SF
- NON-IRRIGATED NATIVE SEED AREA
11,581 SF
- EXISTING TREE TO REMAIN THE SAME
- EXISTING TREE TO REMAIN THE SAME
- RELOCATED 4" CAL. EXISTING SCOTCH PINE TREE IN NON IRRIGATED AREAS
- NEW DECIDUOUS TREE SHALL BE PROVIDED WITH DRIP IRRIGATION FOR FIRST YEAR UNTIL ESTABLISHED
- NEW CONIFER TREE SHALL BE PROVIDED WITH DRIP IRRIGATION FOR FIRST YEAR UNTIL ESTABLISHED

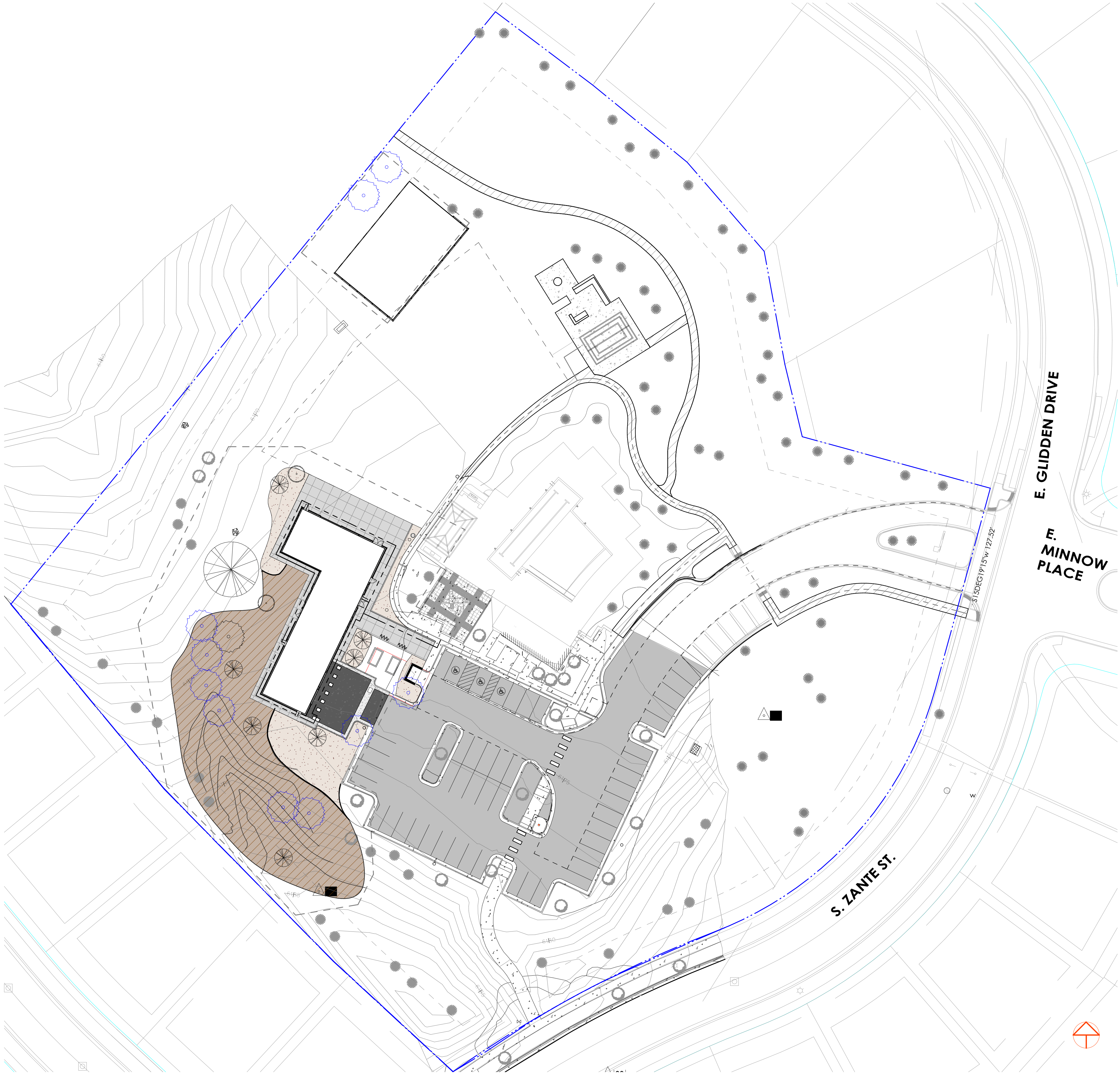
HYDRO-ZONE TABLES

HYDRO-ZONE	AREA (SF)	\$/SF:	TAP FEE
WATER CONSERVING	2,579 SF	\$2.42	\$6,241.18
Z-ZONE	11,581 SF	\$0	\$0
TOTAL	14,160 SF		\$6,241.18

TREE TAP FEES

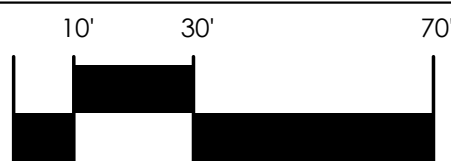
TREE TYPE IN NON-IRRIGATED Z-TAP AREA	# OF TREES (SF) PER EACH AND TOTAL	\$/SF: OF TOTAL TREES	TREE TAP FEE
CANOPY TREE	5 AT 725 EA. = 3,625 SF	\$1.47	\$5,328.75
ORNAMENTAL TREE	4 AT 177 SF EA. = 708 SF	\$1.47	\$1,040.76
EVERGREEN TREE	5 AT 177 SF / EA = 885 SF	\$1.47	\$1,300.95
TOTAL			\$7,670.46

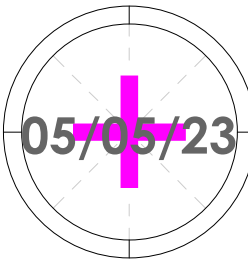
VICINITY MAP



HYDROZONE PLAN

SCALE: 1/32" = 1'-0"





Revisions

REVISION 1 - 5-5-23

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TECHNICAL - 8-24-23

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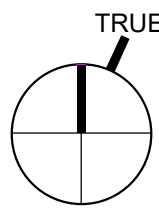
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Project North



CONCEPTUAL SITE PLAN

ScaleAs indicated

TREE MITIGATION
PLAN - AMENDMENT
4

KEYED NOTES

- 1

TYPICAL: EXISTING PLANTING TO REMAIN
- 2

RELOCATE EXISTING 4" CALIPER SCOTCH PINE TO LOCATION INDICATED
-
- EXISTING ACCESSIBLE ROUTE TO REMAIN

PROPOSED ACCESSIBLE ROUTE

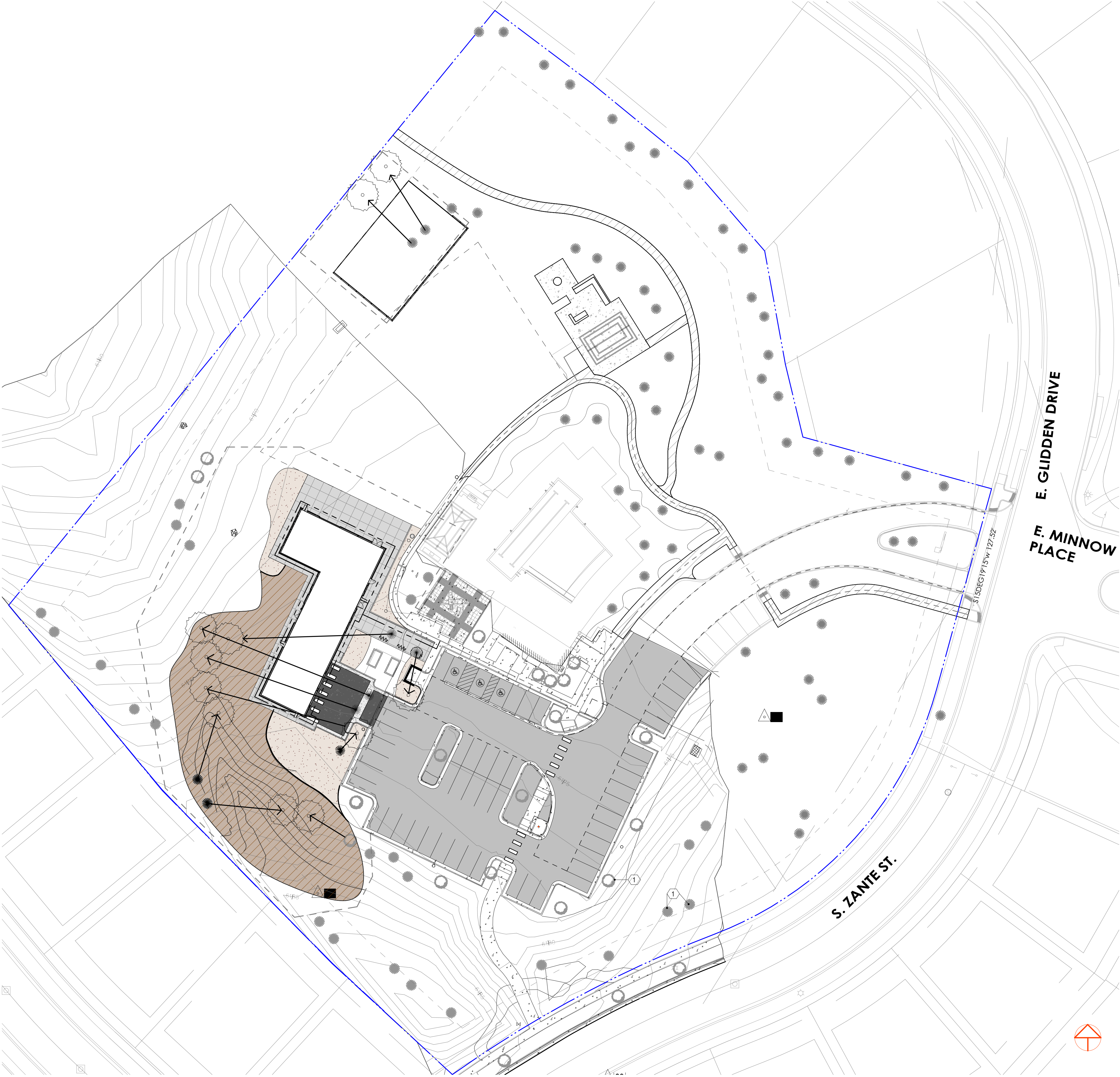
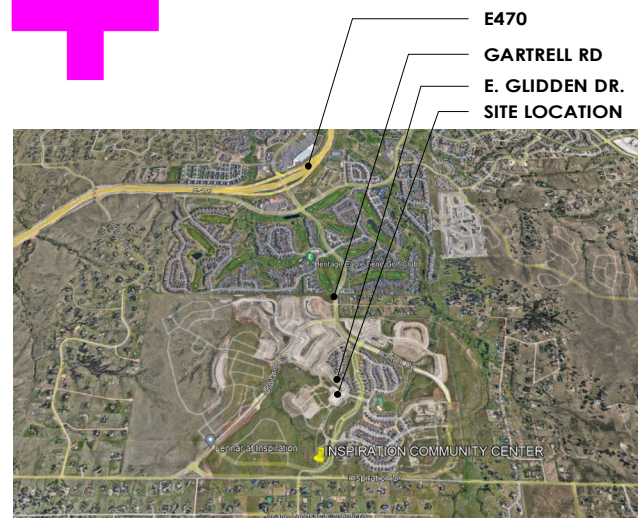
GENERAL NOTES

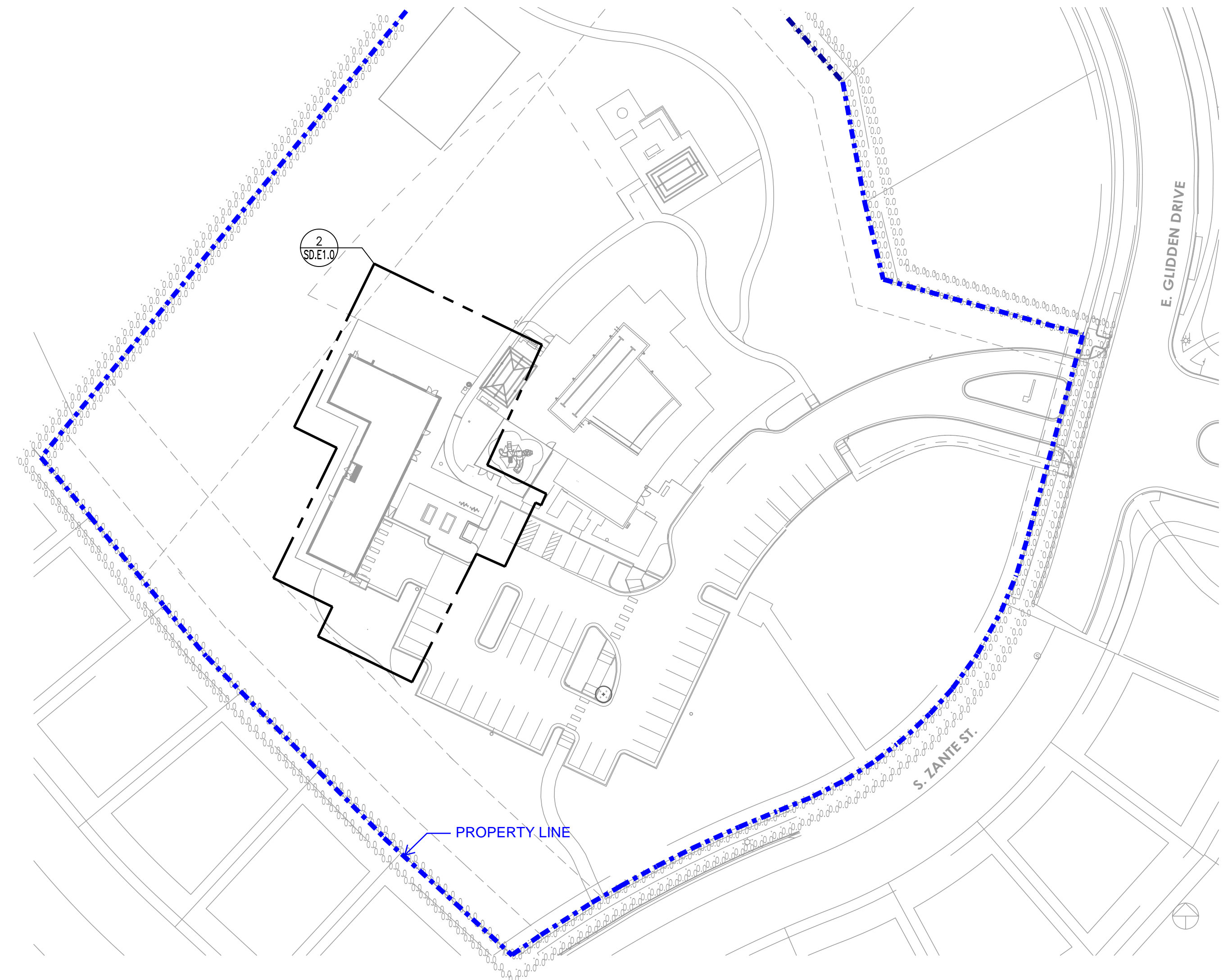
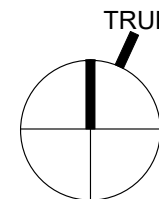
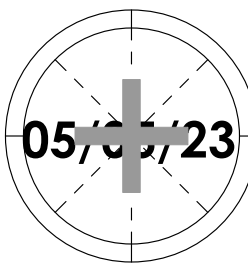
- 1) PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
- 2) ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- 3) IF ROOTS GREATER THAN 1" IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3" DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3" OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNER.
- 4) LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- 5) DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACCROSS THE TREE PROTECTION ZONE.
- 6) NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- 7) NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- 8) THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
- 9) EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.
- 10) TREE LOCATION SHALL BE PERFORMED BY A PROFESSIONAL FORESTER OR NURSERYMAN. ALL AVAILABLE MEASURES SHALL BE TAKEN TO ENSURE THE LIFE AND GOOD HEALTH OF THE TREES
- 11) EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.

TREE PROTECTION SUMMARY

PRESERVED TREES		REMOVED OR RELOCATED TREES	
TOTAL TREES IN D.A. AREA	TREES PRESERVED	TREES REMOVED	TREES RELOCATED
120	109	0	11 (4" CAL. EA.)
100% OF TOTAL	90%	9%	9%

VICINITY MAP





1 Overall Exterior Lighting Plan
1" = 50'

GENERAL NOTES:

- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 – MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AVERAGE AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".
- THE NEW "ACCESSIBLE ROUTE" (SHOWN AS A HEAVY DASHED LINE) ON THE SITE INCLUDES PHOTOMETRIC ANALYSIS POINTS ROUGHLY 5' WIDE ALONG THE ENTIRE LENGTH.
- ALL SITE LIGHTING SHALL BE DOWNCAST AND FULL CUTOFF.

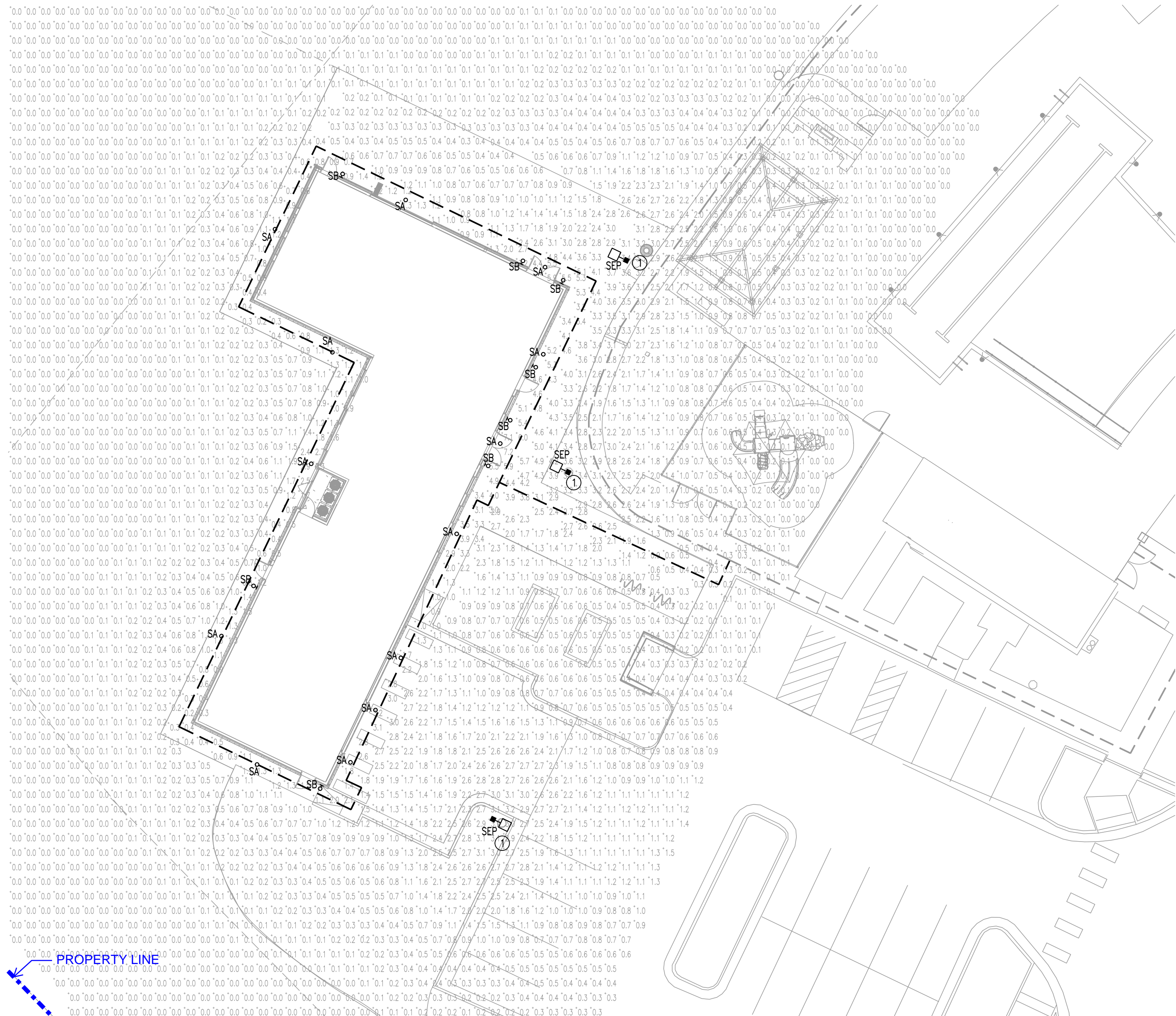
KEYED NOTES:

- EXISTING POLE-MOUNTED LUMINAIRE, SHOWN ON THIS PLAN TO JUSTIFY FOOT-CANDLE CONTRIBUTION TO NEWLY BUILT SITE ELEMENTS. NO CHANGES TO EXISTING SITE LIGHTING ARE PROPOSED AS A PART OF THIS NEW PROJECT.

ACCESSIBLE ROUTE NOTE:

THE PHOTOMETRIC PLAN ON THIS SHEET "2/ENLARGED EXTERIOR LIGHTING PLAN" SHOWS THE PROPOSED NEW ACCESSIBLE ROUTE AND WHERE IT CONNECTS TO THE EXISTING ACCESSIBLE ROUTE WHICH TERMINATES AT A PUBLIC WAY. THE NEW LIGHTING THAT WILL BE INSTALLED IS ONLY PROPOSED AT THE NEW ACCESSIBLE ROUTE. THE EXISTING ACCESSIBLE ROUTE WAS ALREADY APPROVED AND CONSTRUCTED AND IS ILLUMINATED PER THE AURORA REQUIREMENTS.

- EXISTING ACCESSIBLE ROUTE TO REMAIN
--- NEW ACCESSIBLE ROUTE



2 Enlarged Exterior Lighting Plan
1/16" = 1'-0"

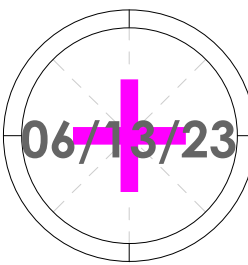
LUMINAIRE SCHEDULE									
TYPE	MOUNTING	DESCRIPTION	MANUFACTURER/ CATALOG #	LAMPS		WATTS/ VOLTS	LOCATION	NOTES	
				QTY	TYPE				
SA	SURFACE UNDER SOFFIT	LED SURFACE 5" DOWNLIGHT, FULL CUTOFF, WET LOCATION LISTED, BLACK FINISH, 1100 LUMENS, 3000K	KUZCO TRENTON EC18705-BK	INCL	LED	15W 120V	EXTERIOR SOFFITS	1	
SB	APPROX +8'-9" ABOVE FINISHED GRADE	LED WALL SCONCE, FULL CUTOFF, WET LOCATION LISTED, BLACK FINISH, 581 DELIVERED LUMENS, 3000K	TECH LIGHTING WINDFALL 7000VWIND-B-LED	INCL	LED	20W 120V	EXTERIOR DOORS	1	
SEP	POLE-MTD	EXISTING POLE-MOUNTED AREA LIGHT	EXISTING						

NOTES:
1. ALL LUMINAIRES SHALL BE UL LISTED.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
10' Beyond Prop Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	
Building Perimeter	+	1.9 fc	7.2 fc	0.2 fc	36.0:1	9.5:1	
Sidewalk	+	1.7 fc	4.4 fc	0.1 fc	44.0:1	17.0:1	
New Accessible Route	+	1.1 fc	5.1 fc	0.1 fc	51.0:1	11.0:1	
Ratio	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	
Property Line	+	0.4 fc	5.7 fc	0.0 fc	N/A	N/A	
Site to Zero	+	0.4 fc	5.7 fc	0.0 fc	N/A	N/A	

ROCKINGHORSE
POOL & ACTIVITY CENTER
CONCEPTUAL SITE PLAN NO. 5
23392 E. GLIDDEN DR. AURORA, CO

Project No. 2206

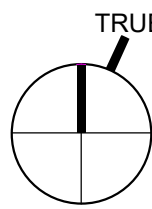


Revisions	
REVISION 1	5-5-23
REVISION 2	7-5-23

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CONCEPTUAL SITE PLAN
Scale 1" = 30'-0"

PHASING PLAN -
AMENDMENT 4

