

LEGAL DESCRIPTION:

PARCEL A:
LOTS 2 AND 4, IN FOUNTAIN SPRINGS FILING NO. 1, IN THE CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO

PARCEL B:
LOTS 1, 2, 3 AND 4 IN FOUNTAIN SPRINGS FILING NO. 2, IN THE CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO

PARCEL C:
NON-EXCLUSIVE UTILITY AND ACCESS EASEMENT OVER AND ACROSS VACATED TORIN
DRIVE APPURTENANT TO LOT 1 FOUNTAIN PLAZA FILING NO. 1 AS SET FORTH AND
RECORDED SEPTEMBER 18, 2002 UNDER RECEIPTION NO. 202165545.
UTILITY AND ACCESS EASEMENT RECORDED JUNE 12, 2002 UNDER
RECEIPTION NO. 202095675

PARCEL D:
NON-EXCLUSIVE EASEMENT FOR PRIVATE UTILITIES, TRAIL, VEHICULAR AND PEDESTRIAN
TRAFFIC, AND DRAINAGE PURPOSES OVER AND ACROSS LOT 1 FOUNTAIN SPRINGS FILING
NO. 1 AS SET FORTH AND DESCRIBED IN RECIPROCAL COVENANTS AND EASEMENTS
RECORDED SEPTEMBER 18, 2002 UNDER RECEIPTION NO. 202165545.
(Per Title Commitment Policy No. L71165072240.965247)

CONTAINING: 310,180 S.F. / 7.12 +/- ACRES, MORE OR LESS

PROJECT INFORMATION

ADDRESS: 1715 - 1795 TORIN POINT
TAX ID # 6426109059, 61, 62, 63, 64 & 65
MASTER PLAN: GATEWAY PARK

CURRENT ZONE: PBC/CR HR 40 (CONDITION OF RECORD
/HIGH RISE /AIRPORT OVERLAY)

PROPOSED NON-USE
VARIANCE REQUEST:
(CPC NV 19-00018)
DECREASE THE 25' BUILDING SETBACK ALONG
EAST PROPERTY LINE (ADJACENT TO
CONVENIENCE STORE) TO A 5' WIDTH AND A 15'
WIDTH ALONG THE SOUTH PROPERTY LINE OF
THE CONVENIENCE STORE LOT.

CONDITIONS OF RECORD:

1. MAXIMUM BUILDING HEIGHT - HIGH RISE: 187' (NOT TO EXCEED ELEVATION 632)
2. MAXIMUM BUILDING HEIGHT - NON HIGH RISE: 30 FEET
3. LANDSCAPE SETBACK: 50 FEET
4. MAXIMUM TOTAL SQUARE FOOTAGE IMPROVEMENTS: 425,000 S.F.
5. WITHIN HR OVERLAY: 1.0
6. MAXIMUM FLOOR AREA RATIO: 30%
7. MAXIMUM LOT COVERAGE: 75%
8. BUILDING AND PARKING: 75%
9. AVIATION EASEMENT (INCLUDING AD EXTERIOR LIGHTING RESTRICTIONS): 75%
10. NO MAN-MADE OBSTRUCTIONS BE ALLOWED TO PENETRATE THE 40' APPROACH SURFACE.

USE: MULTI FAMILY RESIDENTIAL
16.29 DUs / Ac (116 DU / 7.12 AC)

GENERAL DESIGN STANDARDS

THE FOLLOWING DESIGN STANDARDS ARE REQUIRED:

1. THE DEVELOPMENT WILL BE COMPRISED OF MULTI-FAMILY RESIDENTIAL DUPLEX UNITS.
2. ALL DRIVES AND PARKING LOT AREAS WITHIN THIS DEVELOPMENT ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY MANAGEMENT COMPANY.
3. FULL CUT OFF PARKING LOT AND SITE LIGHTING WILL BE USED THROUGHOUT THE PROJECT. SEE PHOTOMETRIC PLAN AND LIGHTING FIXTURE SCHEDULE INCLUDED AS PART OF THE DEVELOPMENT PLAN. LIGHTING SHALL BE INSTALLED BY THE DEVELOPER.
4. PRIVATE DRIVES AND PARKING LOT GRADES WILL BE IN ACCORDANCE WITH THE CITY'S SUBDIVISION ORDINANCE OVER LOT GRADING WILL BE USED TO ACHIEVE CONFORMANCE.
5. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL SIDEWALKS, PRIVATE DRIVES AND PARKING LOTS
6. PUBLIC IMPROVEMENT EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC SIDEWALKS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
7. PUBLIC UTILITY EASEMENTS ARE PROVIDED FOR UTILITY SERVICES. UTILITIES WILL BE INSTALLED PER CITY STANDARD AND SIZED ACCORDINGLY.
8. NO SIGNIFICANT NATURAL FEATURES EXIST ON THIS PROPERTY.
9. "STOP" SIGNS WILL BE PROVIDED AND INSTALLED BY THE DEVELOPER AND MEET MUTCD & TRAFFIC ENGINEERING DESIGN STANDARDS WHERE REQUIRED.
10. TRASH ENCLOSURE ARE PROVIDED FOR THE PROJECT. SEE SITE DETAILS.
11. TREE LAWNS SHALL BE A MINIMUM OF 75% LIVE GROUND PLANE COVERAGE, SUCH AS TURF, GROUND COVER AND SHRUBS.
12. ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETRIORATION, DAMAGED OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS SHALL BE REPAIRED OR REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.*
13. DETAILS, TYPE AND EXTENT OF PLAY STRUCTURES AND SITE STRUCTURES WILL BE PROVIDED TO STAFF PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY PROVIDED SAID AMENITIES REQUIRE BUILDING PERMITS.
14. ALL PRIVATE DRIVES WILL BE CONSTRUCTED TO MEET CSFD 2015 IFC - ACCESS AND LOADING STANDARDS (2015 IFC 90102.1) WHICH ARE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34,050 KG) WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS (12,247.2 KG).

DEVELOPMENT STANDARDS

LOT SIZE: 207,346 S.F. / 4.76 AC

MINIMUM SETBACKS:
FRONT: 50' ALONG FOUNTAIN BLVD. (CONDITION OF RECORD)
SIDES: 25'
SIDE: 5' (VARIANCE REQUEST (CPC NV 19-00018) ALONG EAST PROPERTY LINE AND 15' (VARIANCE REQUEST (CPC NV 19-00018) ALONG SOUTH SIDE OF LOT 1. (VARIANCE REQUEST (CPC NV 19-00018) TO GAB CONVENIENCE STORE).
REAR: 25'

MAXIMUM BUILDING LOT COVERAGE: 30%

LOT COVERAGE
(PROPOSED DEVELOPMENT)
TOTAL AREA: 310,180 S.F. / 7.12 AC
LOT COVERAGE: 62,668 S.F. (20%)
SIDEWALKS / PATIOS: 117,206 S.F. (38%)
DRIVES/ PARKING LOTS: 130,306 S.F. (42%)
PERVIOUS AREA: 310,180 S.F. / 7.12 AC
TOTAL AREA: 310,180 S.F. / 7.12 AC

PRIVATE OPEN SPACE REQUIREMENT

(200 S.F. PER BEDROOM)
TOTAL BEDROOMS: 134
REQ. PRIVATE OPEN SPACE: 26,800 S.F. (8% OF SITE)
(200 S.F. X 134 BEDROOMS)
COMMON OPEN SPACE PROVIDED: 130,206 S.F. (42% OF SITE)

COMMON OPEN SPACE & MAINTENANCE

ALL DESIGNATED PRIVATE OPEN SPACES SHALL BE MAINTAINED OWNER

ADA SITE ACCESSIBILITY:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS THE REQUIRED SITE ACCESSIBILITY REQUIREMENTS BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE U.S. DEPARTMENT OF JUSTICE, CIVIL RIGHTS DIVISION. THE DESIGN PROFESSIONAL FOR COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATION OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

BUILDING DATA

ALLOWABLE BUILDING HEIGHT: 45'

BUILDING TYPE: MODEL 1 - 1 STORY / 2 BEDROOM
2 UNITS PER STRUCTURE
9 STRUCTURES / 18 UNITS
FOOTPRINT AREA PER STRUCTURE: 1,624 SF
TOTAL (9 X 1,624 SF) 14,614 SF

BUILDING TYPE: MODEL 2 - 1 STORY / 1 BEDROOM
2 UNITS PER STRUCTURE
16 STRUCTURES / 32 UNITS
FOOTPRINT AREA PER STRUCTURE: 1,344 SF
TOTAL (16 X 1,344 SF) 21,504 SF

BUILDING TYPE: STUDIO - 1 STORY / BEDROOM / LIVING
20 STRUCTURES / 40 UNITS
FOOTPRINT AREA PER STRUCTURE: 897.5 SF
TOTAL (20 X 897.5 SF) 18,150 SF

BUILDING TYPE: MODEL 4 - 2 STORY
1 BEDROOM (LOWER LEVEL)
2 BEDROOM (UPPER LEVEL)
2 UNITS PER STRUCTURE
13 STRUCTURES / 26 UNITS
FOOTPRINT AREA PER STRUCTURE: 900 SF
TOTAL (13 X 900 SF) 11,700 SF

CLUB HOUSE / MANAGEMENT OFFICES
(ONE LEVEL 30X30')

TOTAL STRUCTURE FOOTPRINT: 900 S.F. 62,668 SF

UNIT TYPE	# OF UNITS	UNIT PARKING SPACE REQ.	PARKING SPACES REQ.
MODEL 1 2 BEDROOMS	18	1.7 PER UNIT	31 SPACES
MODEL 2 1 BEDROOM	32	1.5 PER UNIT	48 SPACES
STUDIO	40	1.1 PER UNIT	44 SPACES
MODEL 4 1 BEDROOM (1ST FLOOR)	13	1.5 PER UNIT	20 SPACES
2 BEDROOM (2ND FLOOR)	13	1.7 PER UNIT	22 SPACES
TOTAL	116		165 SPACES
SPACES PROVIDED			169 SPACES
HC SPACES			6 HC

FLOOD PLAIN INFORMATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY' FLOOD INSURANCE RATE MAP NO. 08041C0761G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN A NON FLOODPLAIN ZONE

AVIGATION EASEMENT:

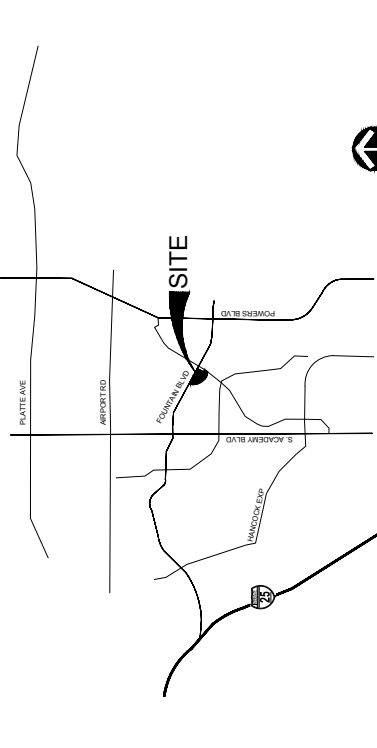
THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 207085438 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

LANDSCAPE MAINTENANCE

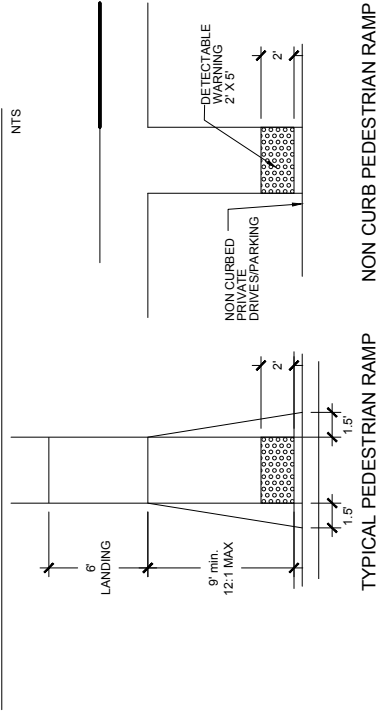
ALL LANDSCAPE ASSOCIATED WITH THIS PROJECT IS TO BE MAINTAINED BY THE MANAGEMENT COMPANY, ON BEHALF OF THE OWNER, INCLUDING ALL RIGHT-OF-WAY LANDSCAPE AND IRRIGATION MAINTENANCE.

APPROXIMATE SCHEDULE OF DEVELOPMENT

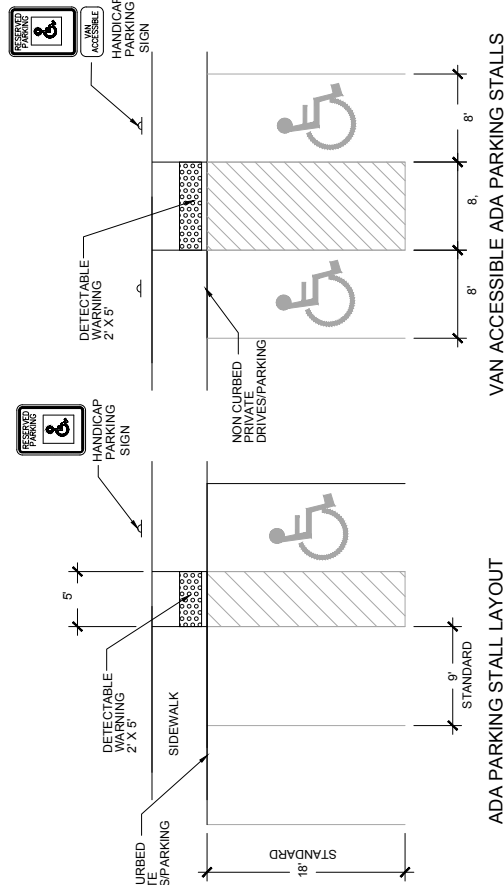
FALL 2019



VICINITY MAP:

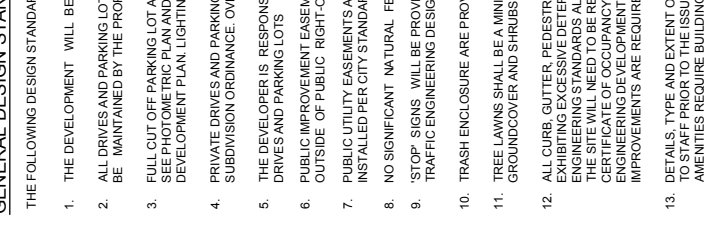
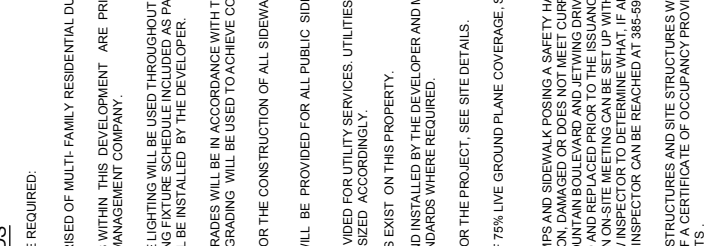
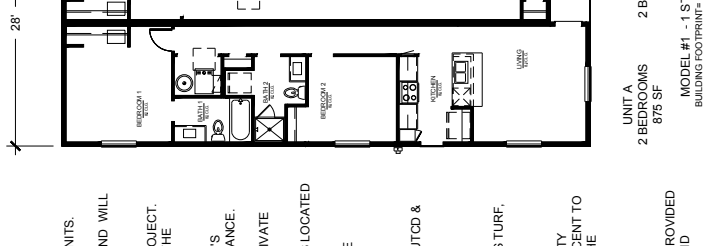
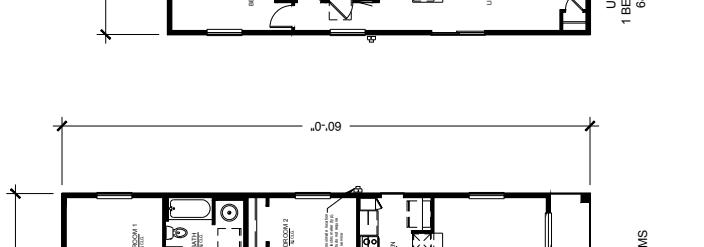
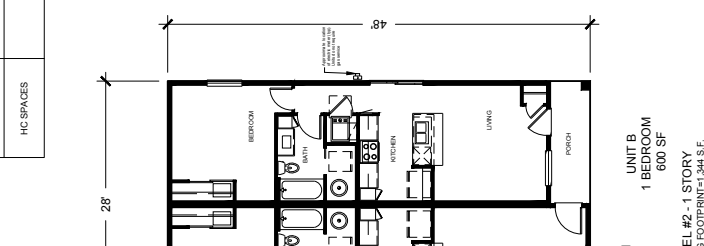
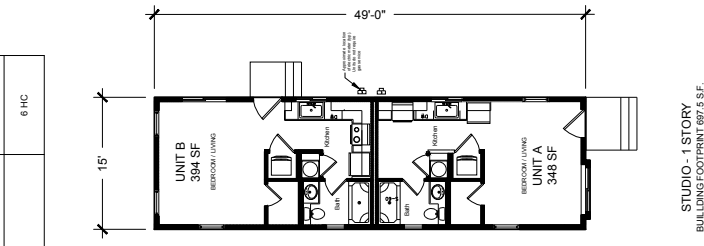
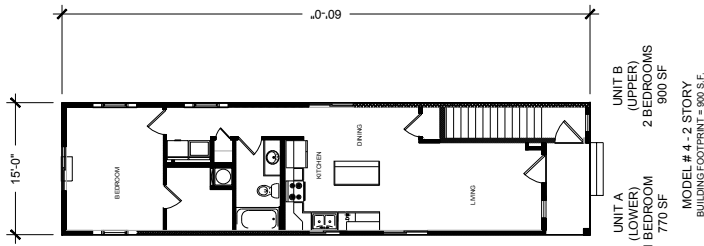


ADA PARKING STALL LAYOUT



SHEET INDEX:

SHEET INDEX:	COVER / DP NOTES	PREPARED BY:
DP-1	COVER / PLAN / ADA ACCESSIBLE ROUTE	Land Patterns, Inc PO Box 60112 Colorado Springs, CO 80960
DP-2	COVER / PLAN / ADA ACCESSIBLE ROUTE	Calamount Engineering 11115 US Hwy 24 Suite 20 Divide, CO 80818
DP-3	SITE DETAILS / AMENITIES	OWNERSHIP: GK Development 8605 Explorer Drive, #250 Colorado Springs, CO 80921
GR-1	PRELIMINARY GRADING PLAN	
UT-1	PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN	
LS-1	LANDSCAPE PLAN	
LS-2	HYDROZONE & PLANTING NOTES	
LS-3	SCAPE DETAILS & PLANT SCHEDULE	
A-1	ARCHITECTURAL ELEVATIONS CLUBHOUSE / MODEL #1	
A-2	ARCHITECTURAL ELEVATIONS MODEL #2	
A-3	ARCHITECTURAL ELEVATIONS STUDIO	
A-4	ARCHITECTURAL ELEVATIONS PHOTO METRIC PLAN	
P-1	PHOTOMETRIC PLAN	
P-2	PHOTOMETRIC PLAN	



NO.	DATE	DESCRIPTION	BY
		BENCHMARK DATA(ELEV.)	
		(DATUM)	
		(DESCRIPTION/LOCATION)	

CLIENT/OWNER: **GOODWIN-KNIGHT**
8605 Explore Drive #250
Colorado Springs, CO 80902

PREPARED BY: **Land Patterns, Inc.**
Landscape Architecture & Planning
750 Pte. Blvd. Suite 200
Colorado Springs, CO 80902
TEL: 719.575.1111
WWW.LANDPATTERNS.COM

COTTAGES AT TORIN POINT FOR RENT RESIDENTIAL DEVELOPMENT
FOUNTAIN SPRINGS FILING NO. 3
DEVELOPMENT PLAN
DP-1 / COVER

DESIGNED BY: SCALE: DATE ISSUED: SHEET NO. 1 OF 14 SHEETS
DRAWN BY: HORIZ: VERT:
CHECKED BY:

CITY FILE NO. CFC CU 19-00017
CITY APPROVAL STAMP

FIGURE 3

OCICrIao

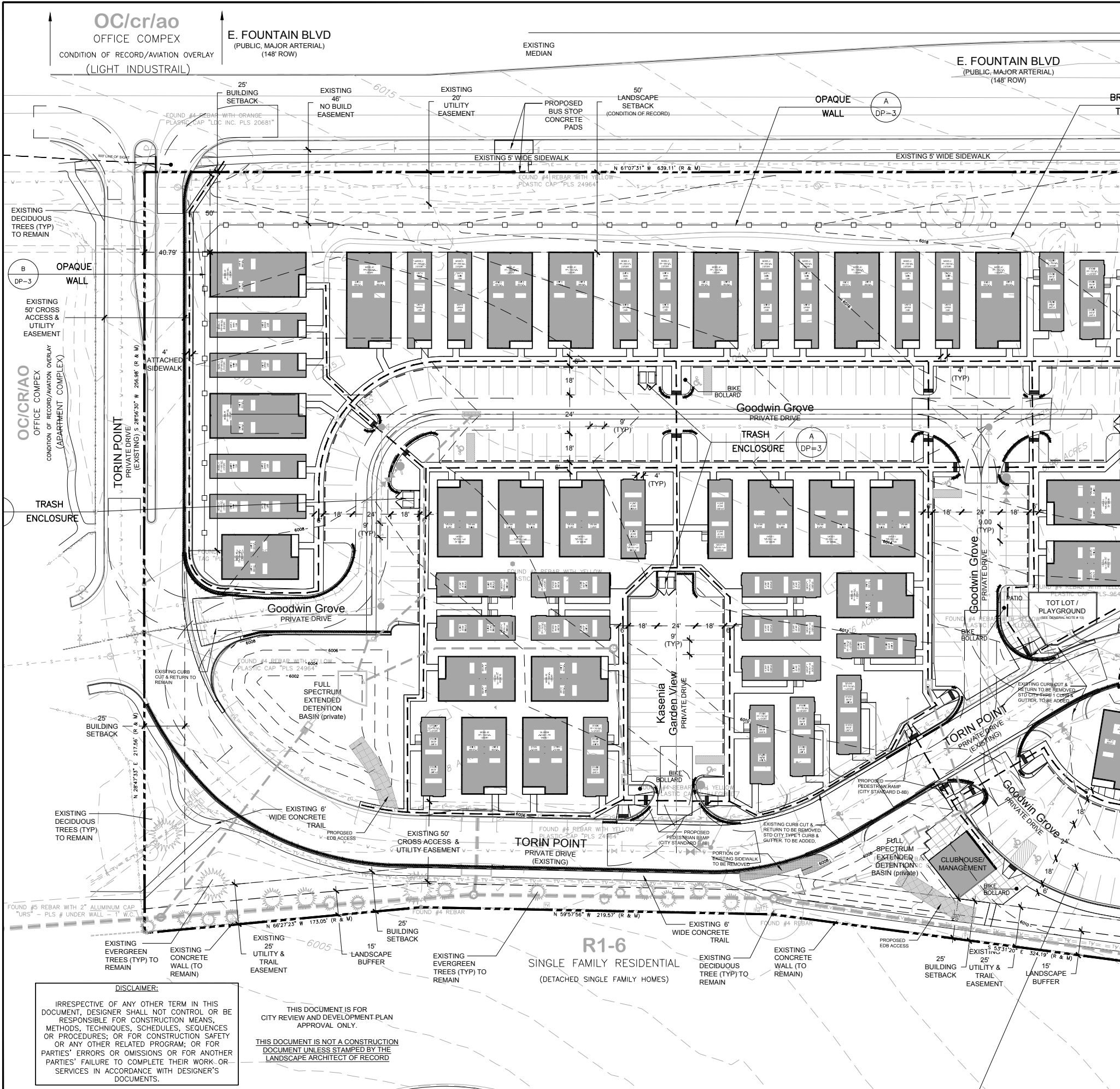
OFFICE COMPLEX

CONDITION OF RECORD/AVIATION OVERLAY
(LIGHT INDUSTRIAL)

E. FOUNTAIN BLVD
(PUBLIC, MAJOR ARTERIAL)
(148' ROW)

EXISTING
MEDIAN

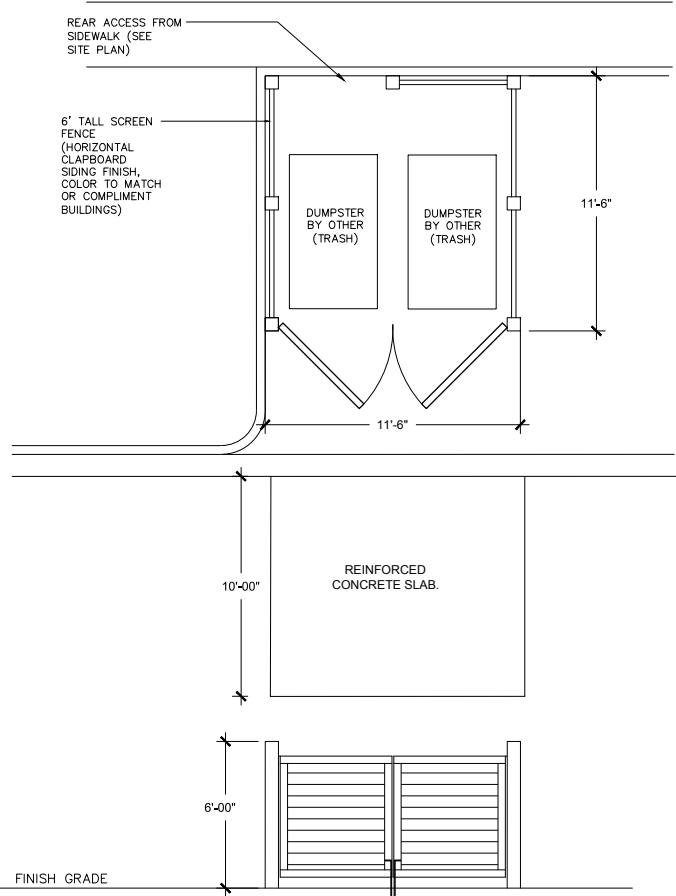
E. FOUNTAIN BLVD
(PUBLIC, MAJOR ARTERIAL)
(148' ROW)



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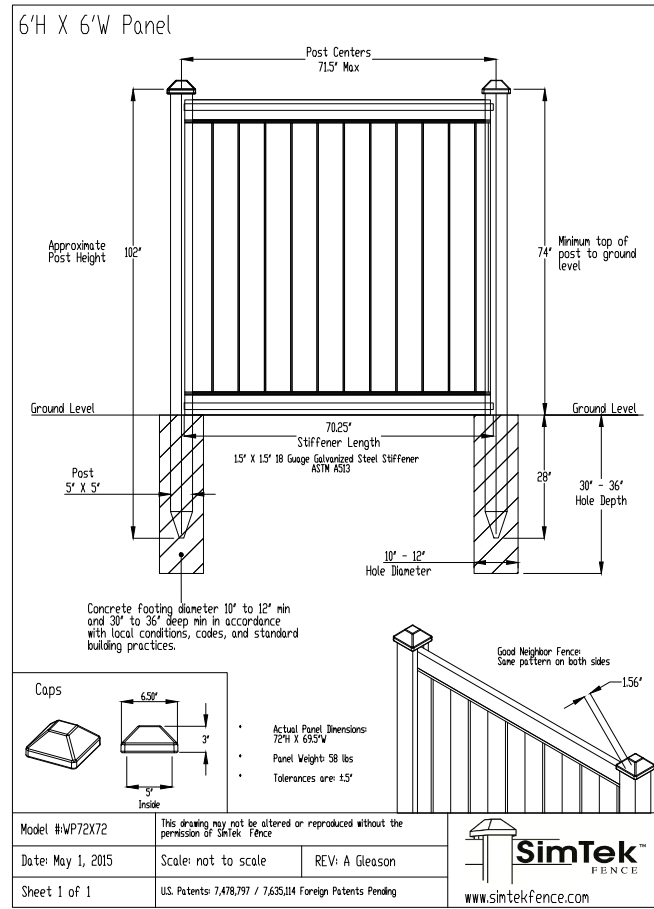
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DOCUMENT UNLESS STAMPED BY THE
LANDSCAPE ARCHITECT OF RECORD

R1-6
SINGLE FAMILY RESIDENTIAL
(DETACHED SINGLE FAMILY HOMES)

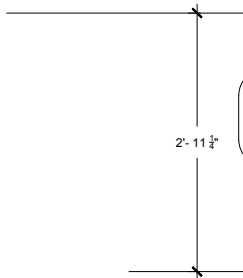


- NOTES FOR TRASH ENCLOSURE:
1. ALL STEEL CONSTRUCTION, SHALLOW STEEL RIB SIDING EXTERIOR FINISH IN COLOR COMPLIMENTARY TO BUILDINGS.
 2. DOORS TO BE MISSION STYLE DOORS WITH COLOR COMPLIMENTARY TO BUILDINGS.
 3. BOX-STYLE TOP RAIL.
 4. HIP-STYLE CAP.

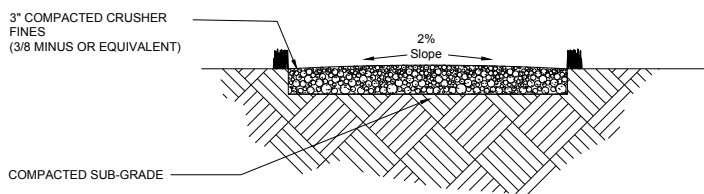
A
DP-3
TRASH ENCLOSURE
NTS



B
DP-3
6' HIGH LANDSCAPE OPAQUE SCREEN WALL
NTS

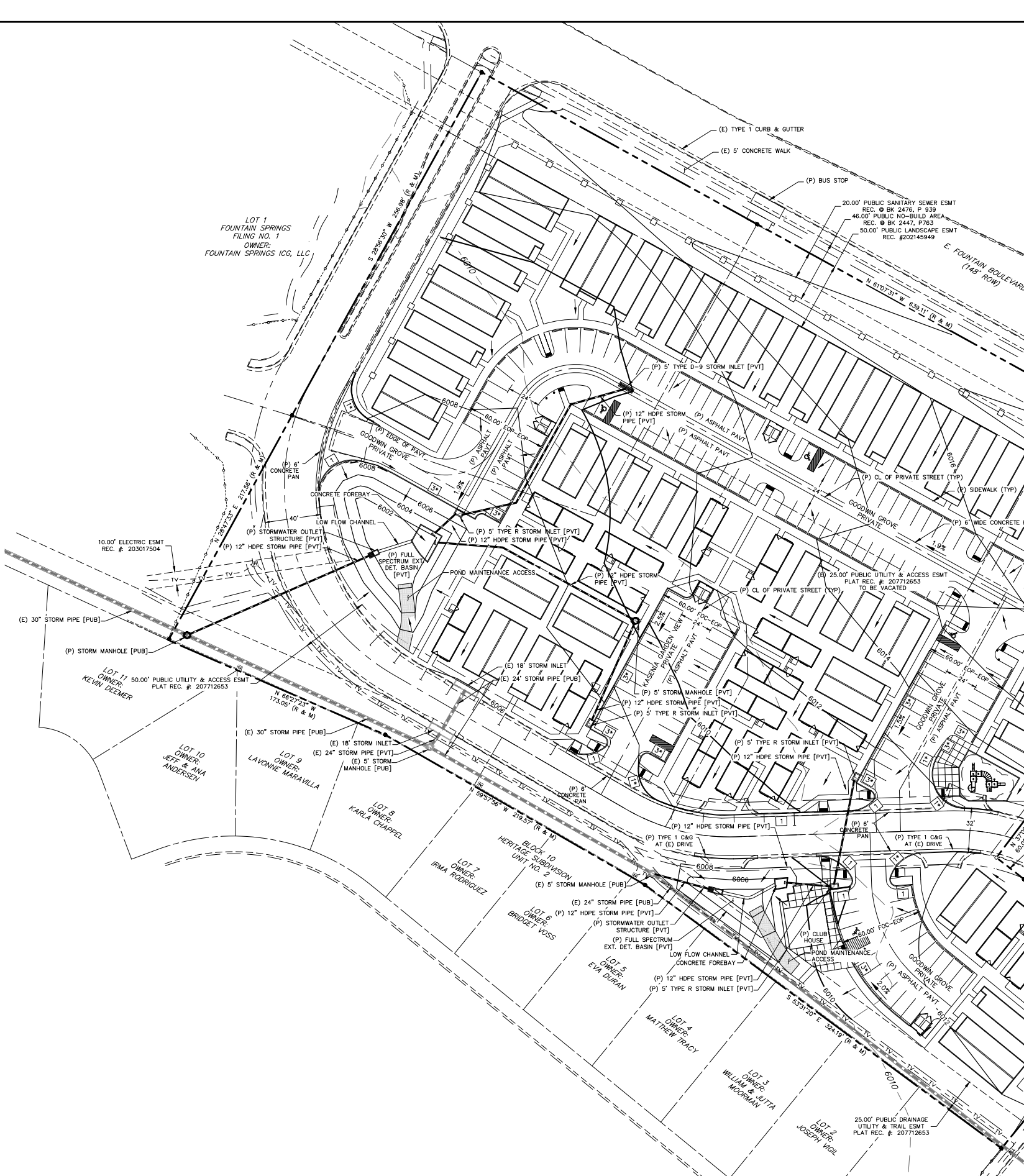


C
DP-4



- NOTES:
1. PATH TO BE EXCAVATED TO DEPTH OF 3".
 2. FOLLOWING EXCAVATION, SUBSOIL TO BE COMPACTED TO FORM SMOOTH SURFACE.
 3. 3/8" MINUS CRUSHER FINES, OR EQUIVALENT TO BE FILLED IN EXCAVATION UNTIL EDGES ARE FLUSH WITH ADJACENT TOPSOIL.
 4. PATH SHALL HAVE A SLIGHT CROWN TO DRAIN.

D
DP-3
BREEZE TRAIL
NTS



REV.	DESCRIPTION	DATE

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 For more details visit:
www.call811.com

PREPARED FOR:
 GOODWIN KNIGHT
 13530 NORTHGATE ESTATES DRIVE
 COLORADO SPRINGS, CO 80921
 (719) 598-5191

**NOT FOR
 CONSTRUCTION**

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SCHEMATIC LANDSCAPE DIAGRAM

Submitted in conformance with Policy 311


NAME OF PROJECT:
COTTAGES AT TORIN POINT FOR RENT RESIDENTIAL DEVELOPMENT
 DATE:
JANUARY 25, 2019

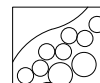
CLIMATE ZONE
 (from Figure 4 of Landscape Policy Manual) - circle one:
 FOOTHILLS **FOOTHILLS & PLAINS** PLAINS

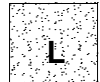
PLANT COMMUNITIES
 (to be labeled by number(s) on diagram):
 1 --- Semi-arid Shrublands
 2 --- Pinon-Juniper Woodlands
 3 --- Prairie
 4 --- Lower Elevation Riparian
 5 --- Foothill Shrublands
 6 --- Ponderosa Pine Forest
 7 --- Upper Elevation Riparian
 8 --- Douglas Fir Forest

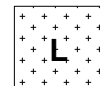
HYDROZONES
 (supplemental water - to be labeled by letter(s) on diagram):
 V (D) - Very Low (0 to 7 inches per year)
 L (A) - Low (7 to 15 inches per year)
 M (S) - Moderate (15 to 25 inches per year)
 H (W) - High (more than 25 inches per year)

HYDROZONE MAP LEGEND:

 **S**
 SOD: INDICATES IRRIGATED SOD AREAS. SEE SHEET LS-4 SOD TYPE.
 AREA: 5,594 S.F.

 **2-8 D/L/S**
 SHRUB BEDS: INDICATES SHRUB BEDS WITH ROCK MULCH. SHRUBS IN BEDS ARE TO HAVE AN 18" DIAMETER (OR 1 1/2" X ROOT BALL) WOOD MULCH RING AT THE BASE OF THE PLANT. TREES IN BEDS ARE TO HAVE A 3-4" DIAMETER (OR 2" X ROOT BALL) WOOD MULCH RING AT THE BASE OF THE TREE. SEE SHEET LS-4&5 FOR DETAILS AND SPECIFICATIONS OF WOOD & ROCK MULCH MATERIALS.
 NOTE: NO IRRIGATION WITHIN A 2' WIDTH AREA ADJACENT TO BUILDINGS.
 AREA: 81,500 S.F.

 **L**
 NATIVE SEED AREAS: INDICATES NATIVE SEED AREAS. IRRIGATED FOR ESTABLISHMENT PURPOSES ONLY. SEE SHEET LS-4 FOR NATIVE SEED MIX.
 AREA: 25,578 S.F.

 **L**
 WARM/COOL SEASON CITY PARKS SEED MIX: INDICATES IRRIGATED CITY PARKS WARM/COOL SEED SEASON MIX. SEE SHEET LS-3 FOR SEED MIX.
 AREA: 17,634 S.F.

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 AN IRRIGATION PLAN TO BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Site Category Calculations									
Project Name: Torin for Rent Residential Development									
Date	1/22/2019			Climate Zone			Foothills & Plains		
Project Number	18023			Property Zoned			PBC/CR/HRAO		
Landscape Setbacks (Code Section / Policy 320 & 317 (pp. 31 & 36))									
Plant Label Code	Street Name / Zone Boundary	Street Classification	Width (in ft.)	Linear Footage	Tree / Foot	No. Trees	Required	Provided	
FBSB	Fountain Blvd	Major Arterial	25'	50'	639	1/20	32	24	
	Jet Wing Drive	Non Arterial	10	(see buffer requirement below)					
Shrub Substitutes		Om. Grass Subst.	Setback Plant Abbr.	% Ground Plane Veg					
Required	Provided	Required	Provided	Denoted on Plan	Required	Provided			
80	80				75%	75%			
FBSB									
Motor Vehicle Lots (Code Section / Policy 321 & 317 (pp. 31 & 36))									
Plant Label Code	No. of Vehicle Spaces Provided	Shade Trees (1/15 sp)	Vehicle Lot Frontage(s)	Length of Frontage (ft.) (excluding driveway)	2/3 Length of Frontage (ft.)				
P	169	11	11						
Min. 3" Screen Plants		Evergreen Plants Req. (50%)	Length of Screening Wall or Berm Provided	Vehicle Lot Abbr. on Plan	% Ground Plane Veg				
Required	Provided	Required	Provided	Denoted on Plan	Required	Provided			
					75%	75%			
Internal Landscaping (Code Section / Policy 322 & 317 (pp. 31 & 40))									
Plant Label Code	Net Site Area (± ft.) (less Public ROW)	Percent Minimum Internal Area (%)	Internal Area (± ft.)	Internal Trees (1/500 ± ft.)					
I	310,180	15%	46,527	93	72				
Shrub Substitutes		Om. Grass Subst.	Internal Plant Abbr.	% Ground Plane Veg					
Required	Provided	Required	Provided	Denoted on Plan	Required	Provided			
I	210	210			75%	75%			
Landscape Buffers & Screens (Code Section / Policy 323 & 317 (pp. 31 & 41))									
Plant Label Code	Street Name or Property Line	Width (in ft.)	Linear Footage	Buffer Trees (1/20)	Evergreen Trees				
B-SPL	South Property Line	15	15	717	36	36	18	33	
B-NPL	Northeast Property	15	5'	286	14	14	7	7	
B-SET	Southeast-Torin	15	15	138	7	7	4	4	
B-SEJW	Southeast-Jet Wing	15	15	163	8	8	4	4	
Length of Op. Struct.		Buffer Tree Abbr.	% Ground Plane Veg						
Required	Provided	Denoted on Plan	Required	Provided					
			75%	75%					
Additional Plants									
Plant Label Code									
X	INDICATES EXTRA PLANT MATERIAL ABOVE THE REQUIREMENTS								
*	INDICATES ALTERNATIVE COMPLIANCE REQUEST								
GP	INDICATES PLANTS MEETING GROUND PLAIN REQUIREMENTS								

CONTRACTOR RESPONSIBILITY:

CONSTRUCTION DOCUMENTS INCLUDE CONSTRUCTION PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PRIOR TO COMMENCING INSTALLATION (INCLUDING CITY INSTALLATION AND PLANTING GENERAL NOTES REQUIREMENTS).

CONTRACTOR IS RESPONSIBLE FOR CONTACTING PROJECT LANDSCAPE ARCHITECT OR IRRIGATION DESIGNER WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT. REQUEST FOR SUBSTITUTIONS OR RELOCATION OF MATERIALS MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT OF RECORD.

MATERIAL INSPECTIONS:

1. LANDSCAPE INSPECTION AND APPROVAL:

PRE-DELIVERY INSPECTION: ALL PLANT MATERIALS SHALL BE AVAILABLE AT ONE SITE FOR VISUAL INSPECTION. OTHER REQUIREMENTS ARE NOT WAIVED EVEN THROUGH VISUAL INSPECTION RESULTS IN APPROVAL. PLAN RIGHT OF REJECTION AT THE SITE. REJECTED PLANTS AND OTHER MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE.
 THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE.

2. IRRIGATION INSPECTIONS: NOTIFICATION FOR IRRIGATION SYSTEM INSPECTION WHILE TRENCH IS OPEN SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT.

AFFIDAVIT INSPECTIONS:

1. LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD SHALL BE NOTIFIED AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF IRRIGATION SYSTEM INSTALLATION, VERIFICATION AND DEFERRAL -CODE SECTION 309 - (THIS SHEET)

GENERAL PLANTING NOTES:

1. Exact locations, elevations and configurations of utilities, structures, existing plants and other site conditions shall be the responsibility of the user and shall be field verified prior to any work, including material orders, be exercised during all field work: surveying, locators, hand digging, pilot holes and/or other appropriate methods be required for subsurface work. Contact local utilities locating services at least 2 business days (not counting the actual notice) prior to excavation work. Utility Notification Center of Colorado 12600 W. Colfax B-310, Lakewood, CO 80215 (800)-922-1987.

2. TOPSOIL STOCKPILING: See Grading Plan for stockpiling, mound soil no higher than 1.3 m (4 feet) high and 1 year and preferably less than 6 months. Cover (SEE NATIVE SEED MIX) to prevent soil erosion and compacted soils.

3. WEED CONTROL: Apply pre/post emergent herbicides per manufactures recommendations (see specific manufactures products). Prepare all sod areas and planting beds before planting by applying herbicide in directions to weed or grass growth in planting areas on site. Do not proceed with landscape installation until weed control has been completed.

4. SOIL AMENDMENTS:

Spread the following amendments to ALL landscape areas. Amendments are per the submitted soils report by the City.

- Add 3 cu. yds. Premium Compost III (an A-1 Organics Product or an approved equal) per 1,000 s.f.
- Add 3 lb. Nitrogen (N) per 1,000 s.f.
- Add 3 lbs. Phosphorus (P) per 1,000 s.f.

Prior to spreading amendments rip (till) ALL existing soil to a depth of eight (8) inches minimum (see specifications). All parking lot islands shall be tilled and soil amendments added to a depth of 30" (see specifications).

Spread and till soil amendments to a depth of 8" in all landscape areas

5. TREE & SHRUB PIT BACKFILL MIXTURE: shall be 70% native soil and 30% organic mix.

6. IRRIGATION: An automatic irrigation shall be installed. All trees and shrubs in planting beds shall be Fescue Sod and native seed areas are to be irrigated by pop-up and/or spray heads. Native seed areas are irrigated for establishment purposes only. Rain sensors will be required.

AN IRRIGATION PLAN SHALL BE SUBMITTED BY A QUALIFIED IRRIGATION DESIGNER FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

7. PLANT LIST: Codes for the species (scientific name), size, and quantity required to complete the project and indicated by symbol in the drawings. In the event discrepancies occur between information indicated on the schedule and information indicated by symbol on the drawings, the information indicated by symbol on the drawings shall govern.

8. FORM: All plants shall conform to the ANSI Z60.1, and Colorado Nursery Act. Provide plant material true to species or variety, free from injuries and disfigurement, unless otherwise approved by the Landscape Architect. Trees shall be fully branched in proportion to width and height. Trees, both deciduous and evergreen, relatively straight trunks and one central leader (trees shall not be "poled"), unless otherwise approved by the Landscape Architect. Shrubs shall be provided that have the height and number of primary stems as recommended by the manufacturer. An acceptable plant shall be well shaped with sufficient well-spaced side branches recognized by the American Nurserymen and Landscaper Association) as typical for the variety grown in the region.

9. HEALTH: Provide healthy plant material. Plant material shall be free from disease, defects such as knots, sunscald, windburn or bark abrasions, infestations or injury and have a vigorous root system. Free of weeds. If necessary, spray plant material at time of installation and periodically as required to infestation until final acceptance.

10. SIZE: The minimum acceptable sizes of plants measured before pruning with branches in normal position shall conform to measurements as specified in the plant list furnished. Height and spread dimensions refer to plant and not from branch or root tip to tip. Measure trees and shrubs with branches in normal position trunk caliper 6" above ground up to and including 4" caliper size and 12" above ground for larger size plants. Identified are minimum sizes; plant material smaller than specified is unacceptable. Plants larger than specified, if approved, at no additional cost.

11. PRUNING: All plants shall not have been pruned after selection by the Landscape Architect or Contractor at the supplier's nursery or the Contractor's work site, except as otherwise provided herein, (See Specs).

12. IDENTIFICATION: All plant materials shall be identified by means of a grower's label affixed to the plant and the grower's label shall give the data necessary to indicate conformance to specifications. Use durable water-resistant ink which will remain legible for at least 60 days.

13. SUBSTITUTIONS: No substitutions accepted, except with the written permission of the Landscape Architect or Contractor's authorized representative.

14. STEEL EDGER: All edger shall be 14 gauge - 4" high by 3/8" thick by 10' lengths. Color shall be brown.

14. TREE STAKES & GUYS: For deciduous trees: Lodgepole Pine 1-1/2" - 2" diameter post, 8 ft. long, end pencil pointed. For evergreen trees, steel "T" posts, 30" bottom portion with anchor intact. Material: ArborTie manufactured by Deep Root Partners, L.P. (800) 458-7668 or approved equal. Sample to Owner's Authorized Representative for approval a minimum of two (2) weeks prior to installation. Color: Green. Remove stakes and guy wires within 12-18 months of planting.

15. TREE WRAP: Standard nursery crepe tape not less than 4" wide, designed to prevent sun-scald. Secured every 24" by taping. Do not use duct tape.

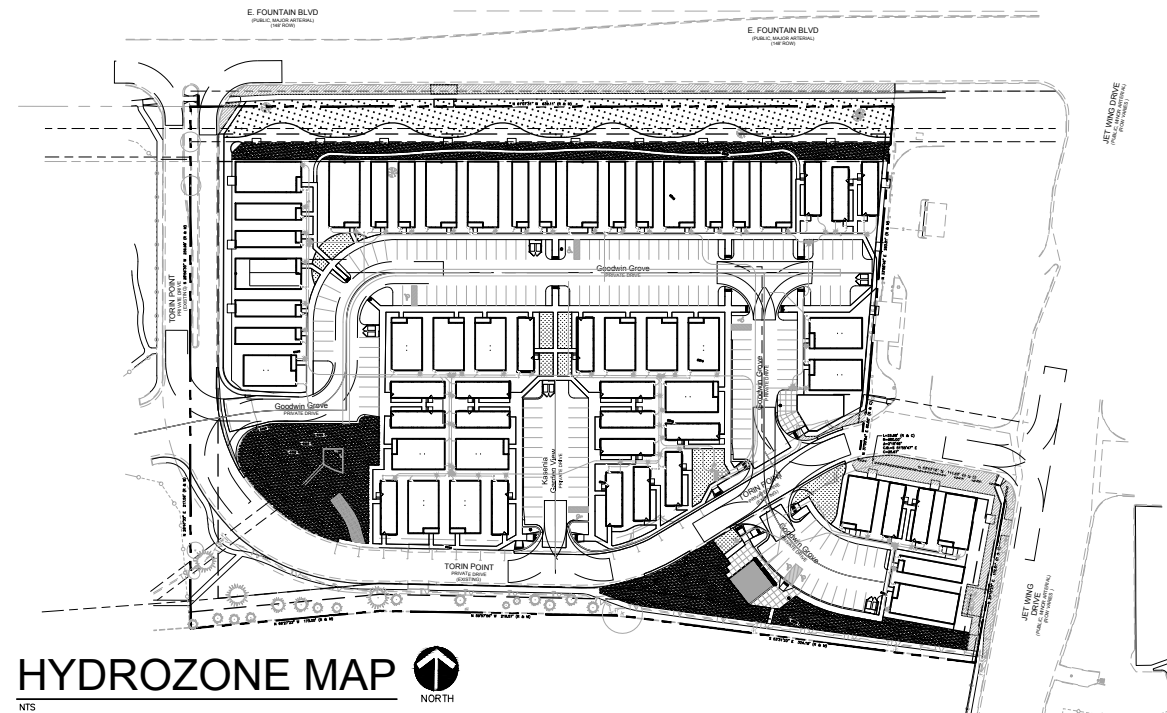
16. ROCK MULCH: In areas noted as ROCK MULCH, apply 1 1/2" size of granite rock as indicated on drawing over geo-textile fabric layer. Place rock in entire designated area to minimum depth of 3"-4".

17. COBBLE MULCH: In areas noted as COBBLE MULCH, apply 2"-4" size of cobble/river rock as indicated on drawing over geo-textile fabric layer. Place cobble in entire designated area to minimum depth of 12" (see specifications).

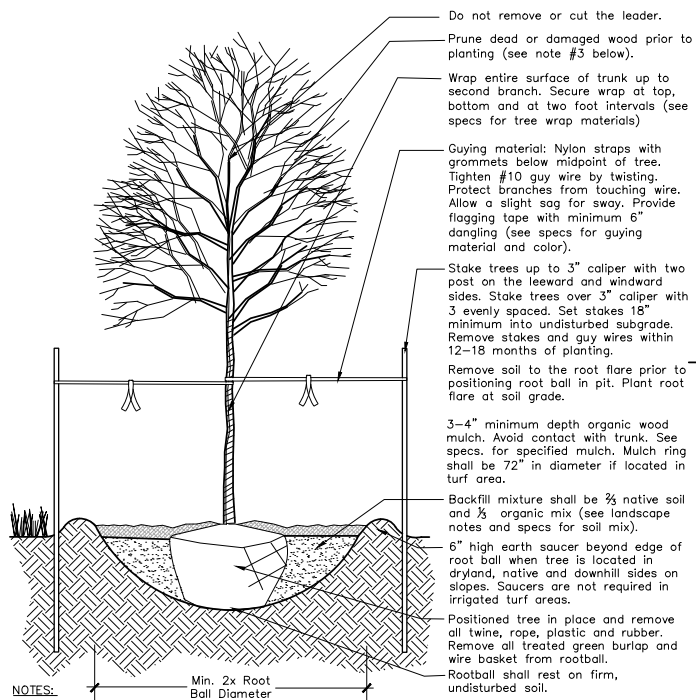
Individual trees installed in cobbled shrub beds shall have a wood mulch ring 3' to 4' in diameter. Shrubs installed in cobbled shrub beds shall have a wood mulch ring 1 1/2' the size of the shrub.

18. WOOD MULCH: Where indicated on the plans for areas designated to receive WOOD MULCH, including individual plant wood mulch rings shall be mulched with three inches (3"-4") of shredded cedar mulch. Cedar mulch shall be a fibrous material, not chipped or chunks, (see specifications), and watered in after installation.

17. BOULDERS: Landscape Boulders shall be Granite Cottonwood Boulders, 4'-6' in diameter as supplied by Contractor or approved equal.

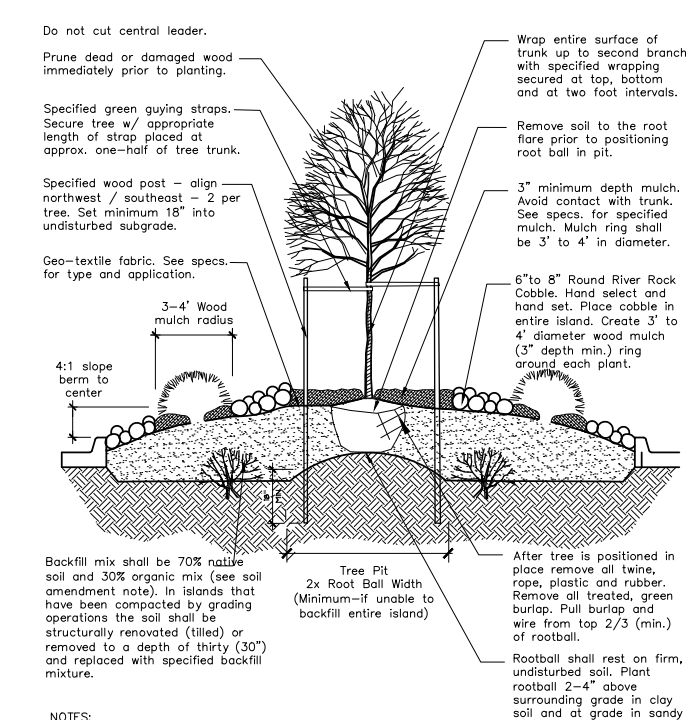


HYDROZONE MAP



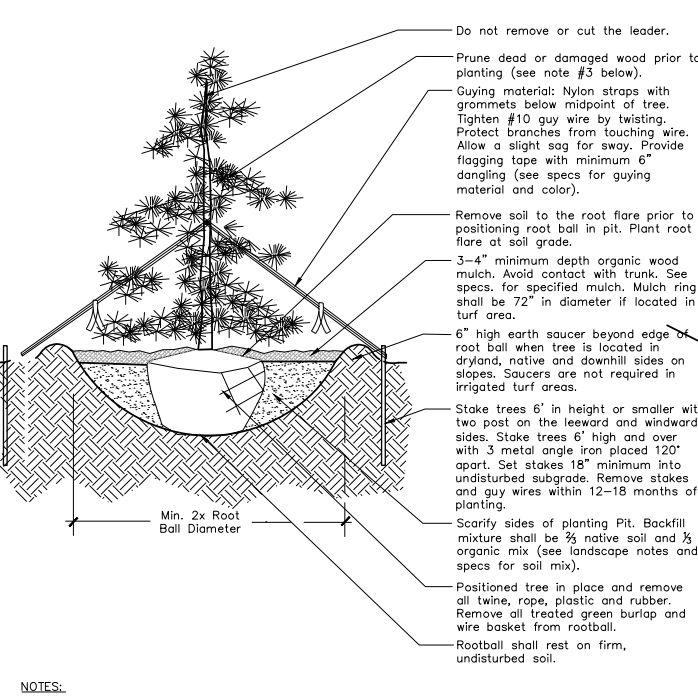
- NOTES:**
1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the top of the rootball.
 2. Before delivery to the site assure nursery has marked the North side of all trees. At time of installation rotate tree so the mark is facing North.
 3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove the terminal buds or branches that extend to the edge of the crown.
 4. Structural Pruning should
 5. Do not fertilize for at least one growing season.
 6. Keep plants moist and shaded until planted.

A DECIDUOUS TREE PLANTING DETAIL
LS-5 NOT TO SCALE



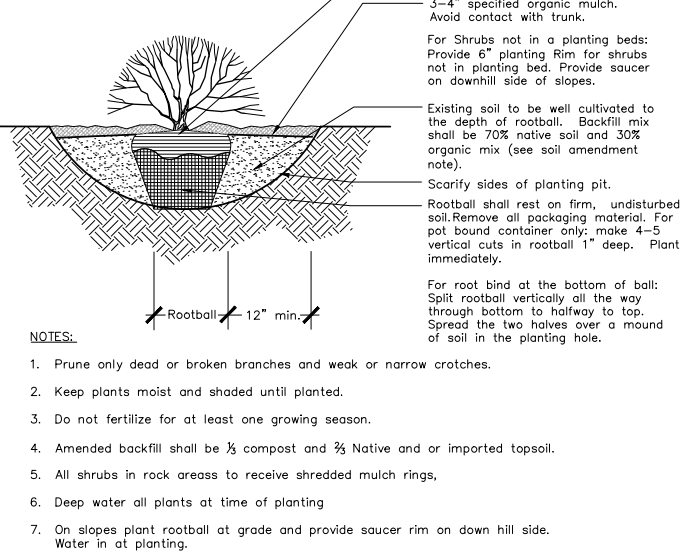
- NOTES:**
1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the top of the rootball.
 2. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove lower limbs and sprouts for at least two growing seasons.
 3. Do not fertilize for at least one growing season.
 4. Keep plants moist and shaded until planted.

B PLANTING FOR PARKING LOT ISLANDS & SHRUB BEDS w/ COBBLE & WOOD MULCH RINGS
LS-5 NTS



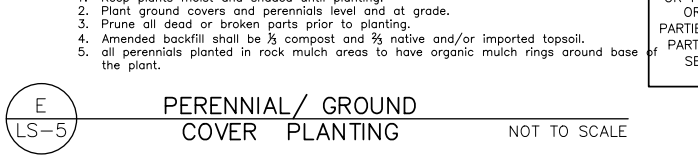
- NOTES:**
1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the top of the rootball.
 2. Before delivery to the site assure nursery has marked the North side of all trees. At time of installation rotate tree so the mark is facing North.
 3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove the terminal buds or branches that extend to the edge of the crown.
 4. Structural Pruning should
 5. Do not fertilize for at least one growing season.
 6. Keep plants moist and shaded until planted.

C EVERGREEN TREE PLANTING DETAIL
LS-5 NOT TO SCALE



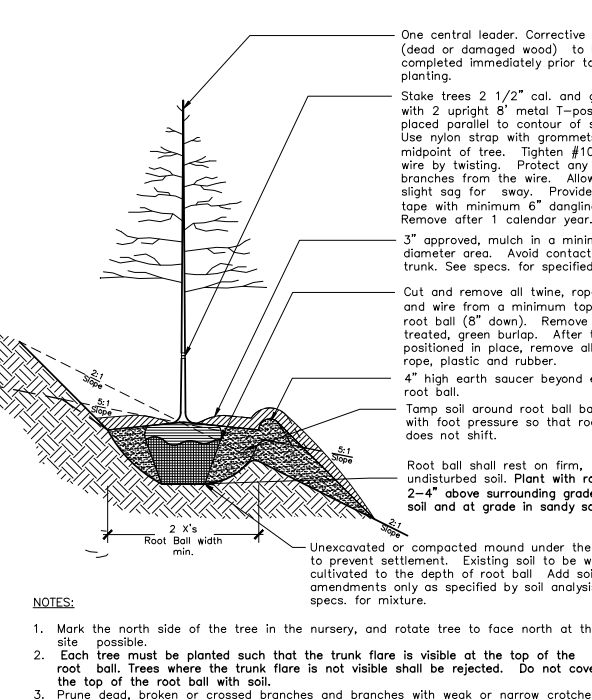
- NOTES:**
1. Prune only dead or broken branches and weak or narrow crotches.
 2. Keep plants moist and shaded until planted.
 3. Do not fertilize for at least one growing season.
 4. Amended backfill shall be 2/3 compost and 1/3 Native and or imported topsoil.
 5. All shrubs in rock areas to receive shredded mulch rings.
 6. Deep water all plants at time of planting
 7. On slopes plant rootball at grade and provide saucer rim on down hill side. Water in at planting.

D SHRUB PLANTING DETAIL
LS-5 NOT TO SCALE



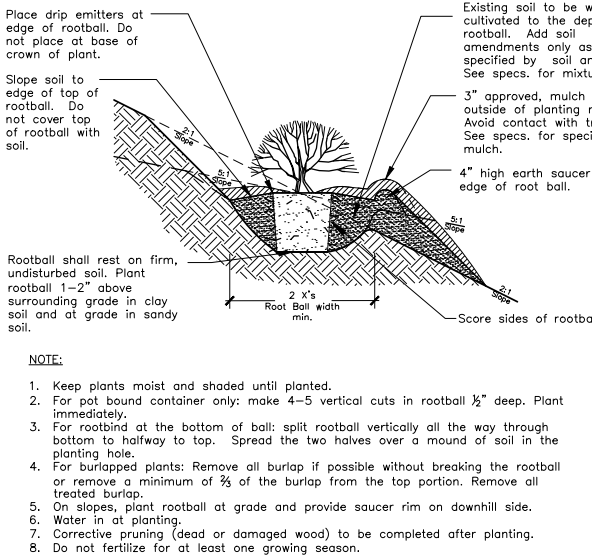
- NOTES:**
1. Keep plants moist and shaded until planting.
 2. Plant ground covers and perennials level and at grade.
 3. Prune all dead or broken parts prior to planting.
 4. Amended backfill shall be 2/3 compost and 1/3 native and/or imported topsoil.
 5. all perennials planted in rock mulch areas to have organic mulch rings around base of the plant.

E PERENNIAL/ GROUND COVER PLANTING
LS-5 NOT TO SCALE



- NOTES:**
1. Mark the north side of the tree in the nursery, and rotate tree to face north at the site possible.
 2. Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.
 3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove lower limbs and sprouts for at least two growing seasons.
 4. Stake only when necessary. Stake trees 2" cal. and smaller with metal post on prevailing wind side.
 5. Do not wrap trunk unless required on exposed sites for species with thin bark. Use electrical tape, not duct tape. Do not use twine. Wrap in November and remove in spring.
 6. Do not fertilize for at least one growing season.
 7. Keep plants moist and shaded until planted.

F TREE PLANTING ON SLOPE
LS-5 NTS

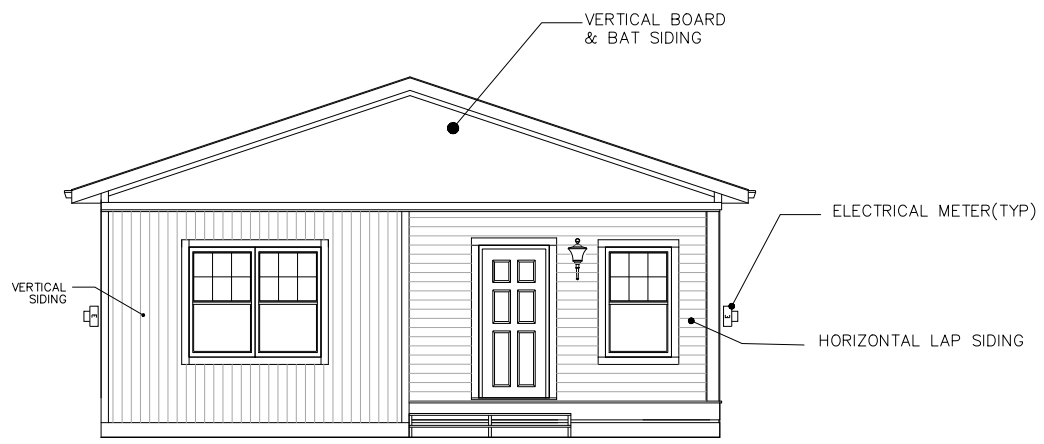


- NOTE:**
1. Keep plants moist and shaded until planted.
 2. For pot bound container only: make 4-5 vertical cuts in rootball 1/2" deep. Plant immediately.
 3. For rootbind at the bottom of ball: split rootball vertically all the way through bottom to halfway to top. Spread the two halves over a mound of soil in the planting hole.
 4. For burlapped plants: Remove all burlap if possible without breaking the rootball or remove a minimum of 2/3 of the burlap from the top portion. Remove all treated burlap.
 5. On slopes, plant rootball at grade and provide saucer rim on downhill side.
 6. Water in at planting.
 7. Corrective pruning (dead or damaged wood) to be completed after planting.
 8. Do not fertilize for at least one growing season.

G SHRUB PLANTINGS ON SLOPES
LS-5 NTS

DISCLAIMER:
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM; OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

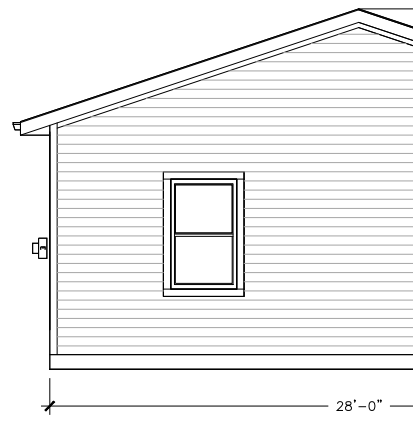
THIS DOCUMENT IS FOR CITY REVIEW AND DEVELOPMENT PLAN APPROVAL ONLY.
THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD
AN IRRIGATION PLAN TO BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



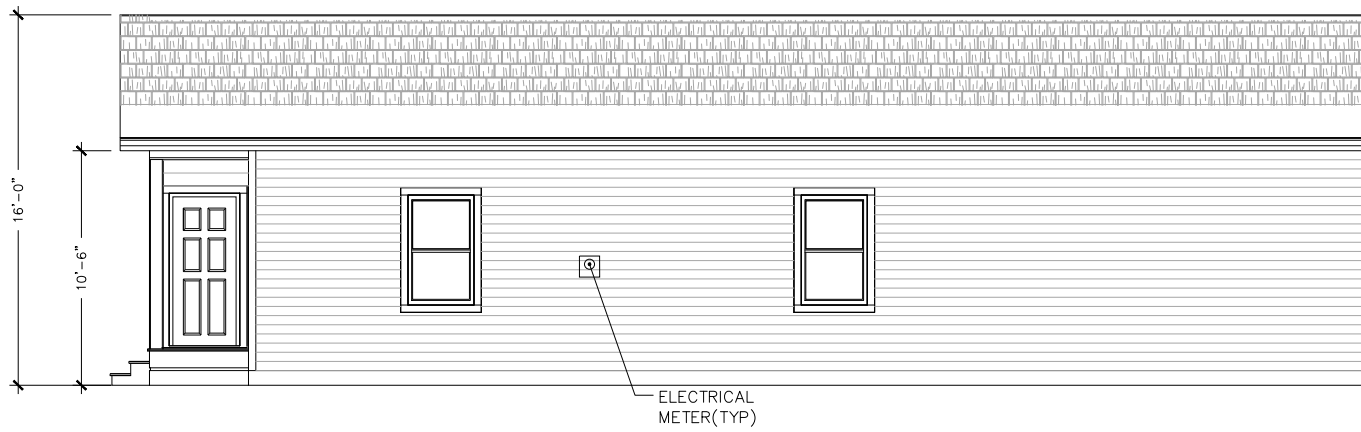
FRONT ELEVATIONS

TRADITIONAL

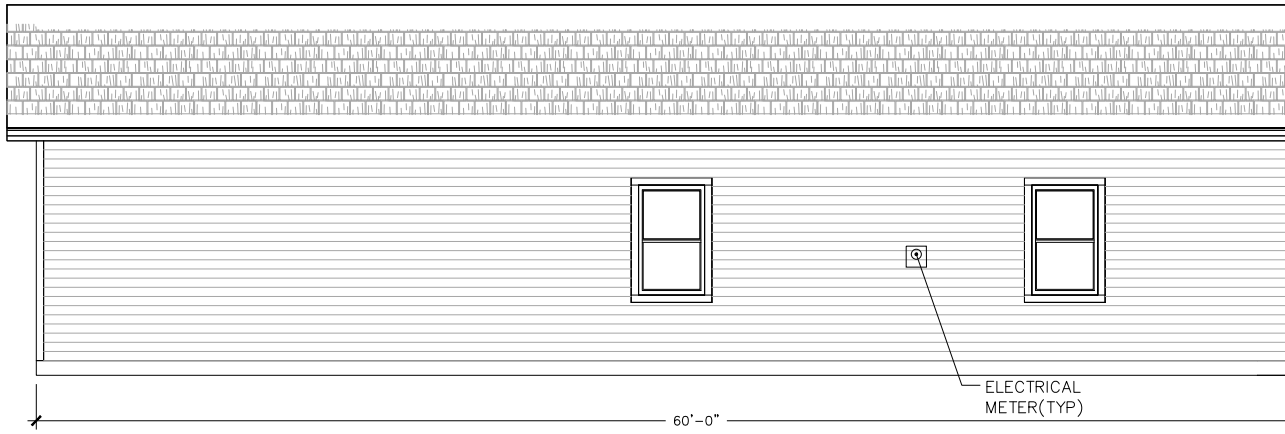
SCALE 1/4" = 1'-0"



REAR ELEVATION

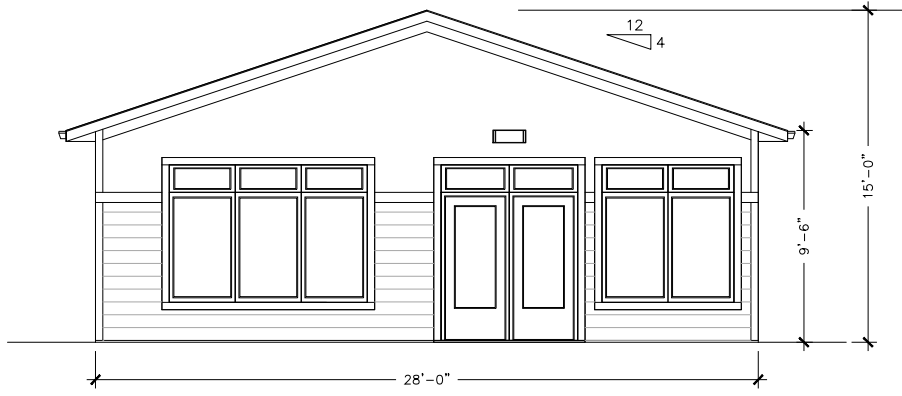


RIGHT ELEVATION



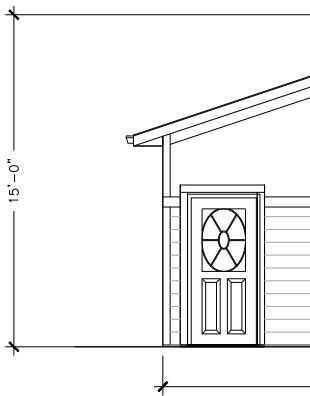
LEFT ELEVATION

Model #1



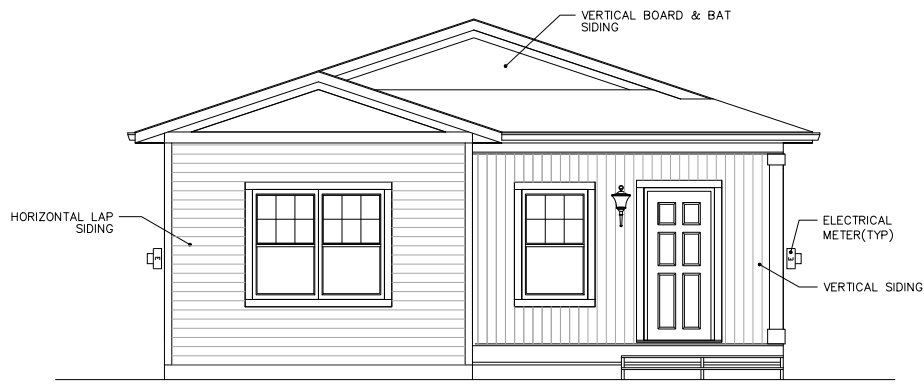
CLUBHOUSE FRONT ELEVATION

SCALE 1/4" = 1'-0"



CLUBHOUSE

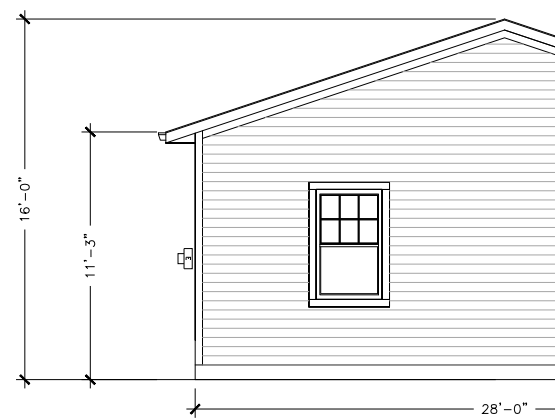
CLUBHOUSE / RENTAL MANAGEMENT



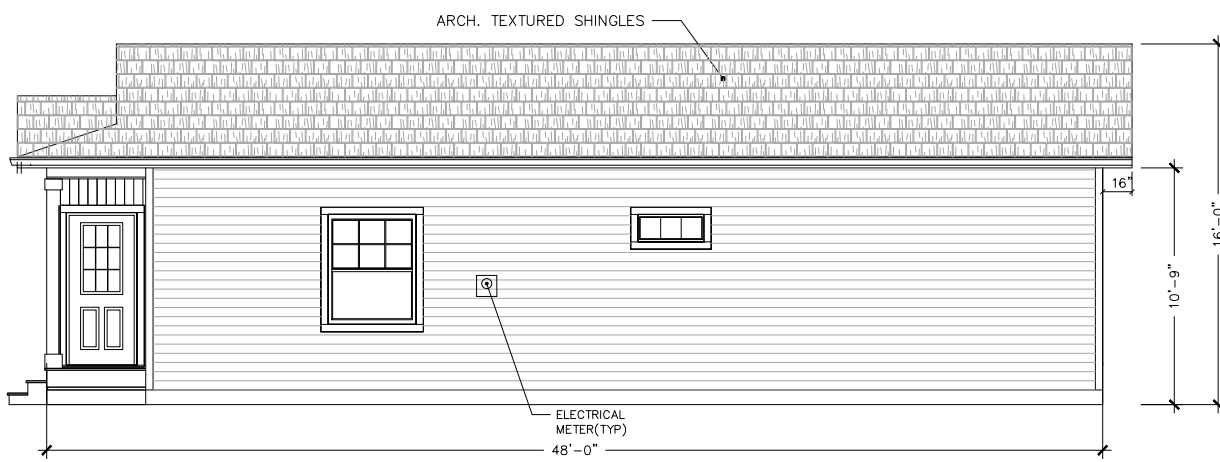
FRONT ELEVATIONS

TRADITIONAL

SCALE 1/4" = 1'-0"

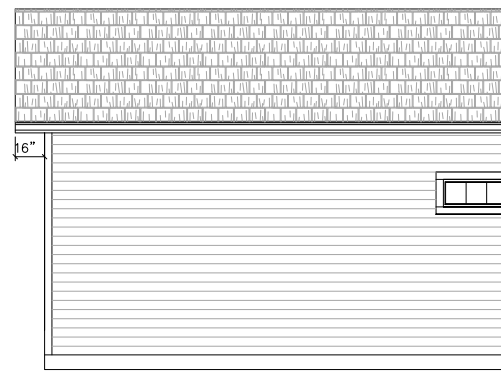


REAR ELEVATION



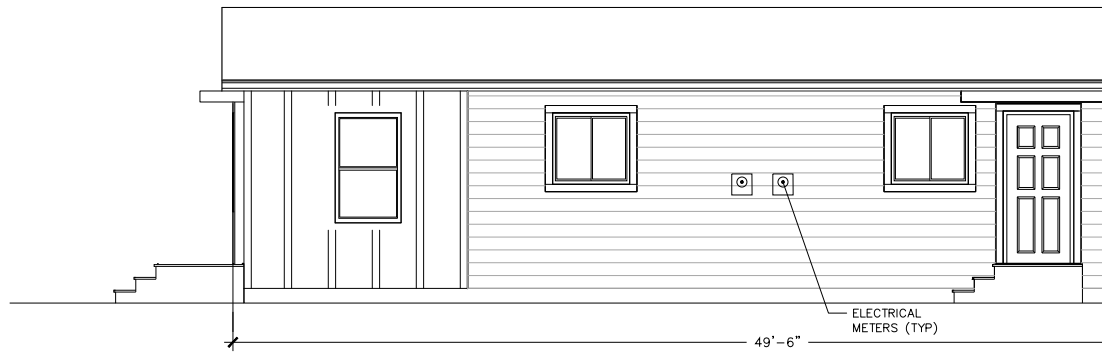
RIGHT ELEVATION

SCALE 1/4" = 1'-0"

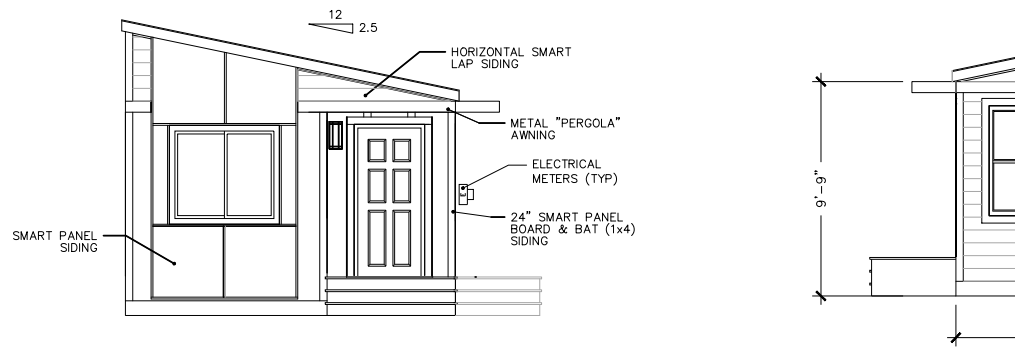


LEFT ELEVATION

Model #2

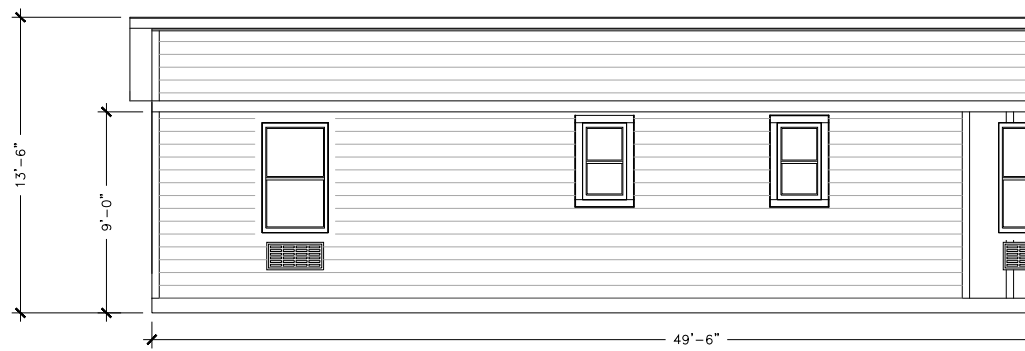


FRONT ELEVATION



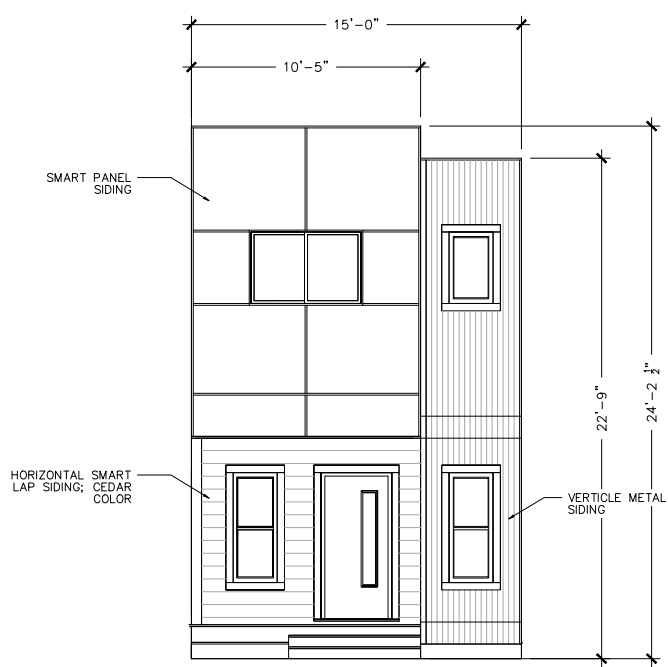
LEFT ELEVATION

RIGHT ELEVATION

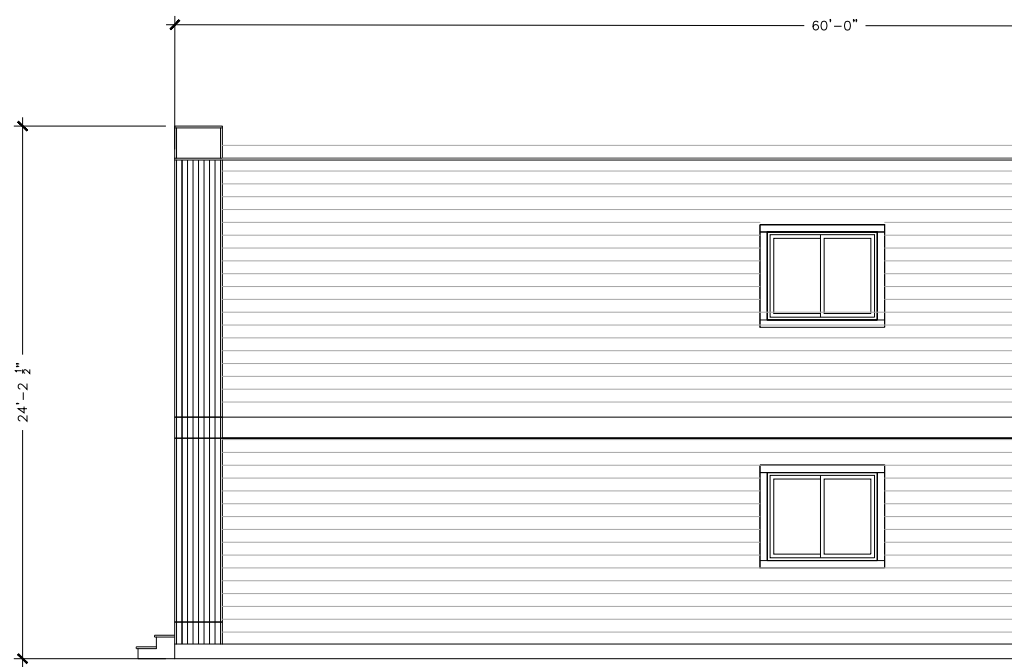


REAR ELEVATION

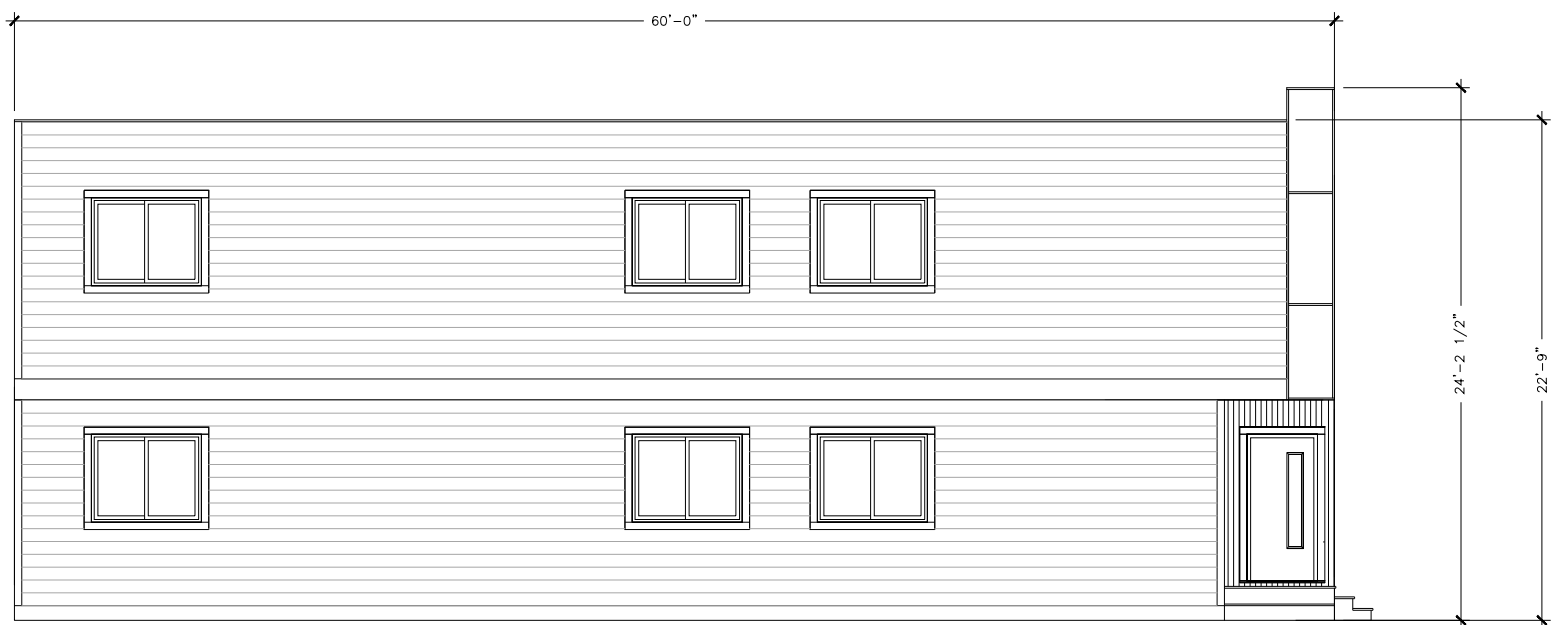
Studio Unit



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



RIGHT ELEVATION



LEFT ELEVATION

SCALE 1/4" = 1'-0"

MODEL #4