NORRIS DESIGN

Denver, Colorado 80204 P 303.892.1166 www.norris-design.com

OWNER: GB CAPITAL, LLC

2993 SOUTH PEORIA STREET SUITE 105 AURORA, CO 80114

NOT FOR CONSTRUCTION

DATE:

04/14 (CSP 01)

05/14 (CSP 02) 06/14 (CSP 03)

08/14 (CSP 04)

09/16 (CSP 05)

03/17 (CSP 06)

07/20 (CSP 07)

01/21 (CSP 08)

EXISTING PONDEROSA PINE EXISTING DECIDUOUS TREE EXISTING PONDEROSA PINE TO BE REMOVED

EXISTING DECIDUOUS TREE TO BE REMOVED

SUBDIVISION

FILING NO. 1

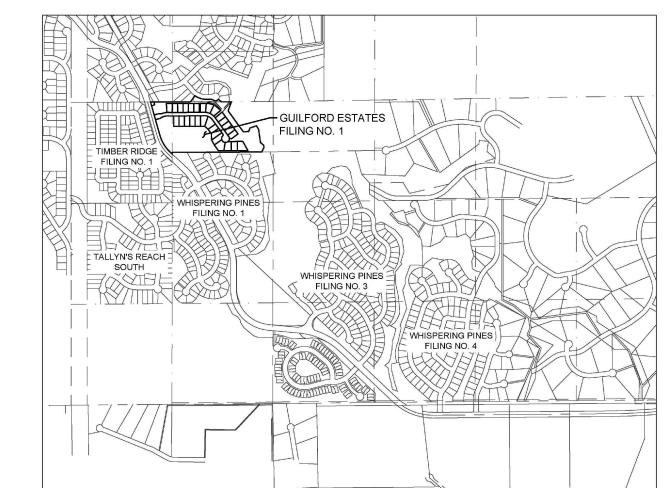
TREE MITIGATION LEGEND

EXISTING PONDEROSA PINE TO BE TRANSPLANTED FINAL LOCATION OF TRANSPLANTED TREES

TREE PROTECTION FENCE RETAINING WALL, REF.

PROPOSED CONTOURS **EXISTING CONTOURS**

VICINITY MAP (NTS)



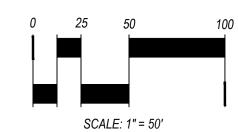
CITY OF AURORA APPROVALS THIS TREE PROTECTION PLAN IS APPROVED IN ACCORDANCE WITH THE CITY OF AURORA BLACK FOREST ORDINANCE DATE:_____ FORESTRY DIVISION: _____ RECORDER'S CERTIFICATE ACCEPTED FOR FILING IN THE CLERK AND RECORDER

REF. ENGINEER

OF ______ COLORADO, AT ____ O'CLOCK ___M, THIS _____ DAY OF ______AD, _____.

CLERK AND RECORDER: _____ DEPUTY: ______.





1. IN AREAS WHERE GRADING IS SHOWN WITHIN TREE PROTECTIO FENCING ALL GRADING SHALL BE PERFORMED BY HAND. NO GRADING IS ALLOWED IN THESE AREAS PRIOR TO AND ON-SITE PRE-CONSTRUCTION MEETING WITH AURORA FORESTRY.

2. NO SITE IMPROVEMENTS ARE ALLOWED WITHIN THE LIMITS OF THE TREE PROTECTION FENCING OTHER THAN HAND GRADING 3. BURLAP, OR OTHER ACCEPTABLE WATER MOISTENED COVERINGS, NEEDS TO BE ADDED TO THE BASE OF ANY EXPOSED SOIL BELOW ANY TREE THAT IS WITHIN THE LIMITS OF WALL CONSTRUCTION. COVERING TO BE MOISTENED WITH

Know what's below.

Call before you dig.

WATER UNTIL GRADING IS COMPLETED BEHIND WALLS (TYP) SHEET TITLE: TREE PROTECTION PLAN

1 | PP | 12 | 30 | 110 | 0.8 |

2 | PP | 17 | 50 | 120 | 0.8

3 PP 16 50 120 0.8

4 | PP | 14 | 50 | 120 | 0.8 |

5 | PP | 14 | 45 | 110 | 0.8

7 | PP | 14 | 50 | 120 | 0.8

8 | PP | 8 | 25 | 100 | 0.8

9 | PP | 15 | 50 | 110 | 0.8 |

10 PP 8 18 100 0.8

11 | PP | 19 | 50 | 130 | 0.8

13 | PP | 7 | 18 | 50 | 0.8

14 PP 9 16 50 0.8

15 | PP | 8 | 13 | 50 | 0.8

16 PP 9 18 50 0.8

17 PP 9 22 50 0.8

18 PP 24 60 140 0.8

19A | PP | 27 | 60 | 140 | 0.8

19B | PP | 13 | 18 | 100 | 0.8

21 | PP | 7 | 12 | 50 | 0.8

23 PP 8 18 55 0.8

24 | PP | 8 | 18 | 55 | 0.8

25 PP 8 18 55 0.8

26 | PP | 8 | 18 | 55 | 0.8

27 | PP | 7 | 18 | 50 | 0.8

32 | PP | 8 | 18 | 55 | 0.8

35 | PP | 9 | 20 | 55 |

36 | PP | 13 | 30 | 70 |

39 | PP | 9 | 18 | 60 |

40 | PP | 12 | 35 | 70 | 0.8

41 | PP | 12 | 40 | 80 | 0.8

43 | PP | 14 | 40 | 80 | 0.8

44 PP 12 35 75 0.8

45 | PP | 15 | 50 | 90 | 0.8

46 | PP | 10 | 20 | 60 | 0.8

47 PP 12 25 70 0.8

48 | PP | 10 | 22 | 60 | 0.8

49 | PP | 8 | 15 | 60 | 0.8 |

50 | PP | 17 | 55 | 130 | 0.8

51 PP 17 55 0 0.8

52 PP 17 50 130 0.8

53 PP 13 40 0 0.8

54 PP 15 55 120 0.8

55 PP 12 50 110 0.8

56 PP 15 55 120 0.8

57 PP 17 55 120 0.8

58 PP 8 25 100 0.8

59 PP 15 55 120 0.8

60 PP 17 55 120 0.8

61A PP 11 25 80 0.8

61B PP 9 22 80 0.8

62 PP 16 50 120 0.8

64 PP 10 35 80 0.8

65 PP 10 35 80 0.8

67 PP 10 35 80 0.8

68 PP 13 45 90 0.8

70 PP 14 45 90 0.8

71 PP 8 40 80 0.8

72 PP 15 40 110 0.8

73 PP 8 18 70 0.8

74 PP 12 35 80 0.8

75 PP 14 50 90 0.8

76 PP 12 40 85 0.8

77 PP 10 30 75 0.8

78 | PP | 12 | 40 | 85 | 0.8

79 PP 14 50 90 0.8

80 PP 21 60 120 0.8

81 | PP | 18 | 60 | 120 | 0.8

82 | PP | 18 | 60 | 120 | 0.8

83 PP 0 45 110 0.8

84 PP 18 60 120 0.8

86 PP 17 60 120 0.8

87 PP 18 50 120 0.8

89 PP 24 65 130 0.8

90 | PP | 18 | 65 | 120 | 0.8

91B PP 14 60 120 0.8

92 | PP | 9 | 18 | 90 | 0.8

93 PP 20 65 130 0.8

95 PP 14 40 90 0.8

96 PP 12 30 80 0.8

PP 14 40 90 0.8

11 30 80 0.8

91A PP 16 65 120 0.8

PP 14 45 90 0.8

PP 33 70 140 0.8

PP 8 20 70 0.8

PP 11 30 80 0.8

PP 14 40 90 0.8

20 PP 20 50 130

12 | PP | 24 | 50 | 140 | 0.8 |

PP | 12 | 35 | 100 | 0.8

TREE # Species DBH HGT AGE Spec. % Loc. % Cond. % Mitigation Inches VALUE

0.7

0.7

0.7

0.7 0.1

0.7 0.3

0.7 0.1

0.7 0.8

0.7 0.3

0.7 0.1

0.7 0.1

0.7 0.6

0.7

0.7 0.5

0.7 0.5

0.7 0.5

0.7 0.5

0.7 0.5

0.7

0.7

8.0

8.0

0.6

0.1

0.1

0.5

0.5

0.5

0.3

0.5 0.5

0.5

0.5

0.3

0.3

0.5

0.5

0.3

0.5

0.5

0.5

0.5

0.4

0.2

0.5

0.3

0.5

0.3

0.3

0.3

0.3

0.7 0.5

0.7 0.3

0.7 0.3

0.7 0

0.7 0.2

0.7 0

0.7 0.4

0.7 0.4

0.7 0.4 0.7 0.2

0.7 0.2

0.7 0.5

0.7 0.4

0.7 0.5

0.7 0.5

0.7 0.3

0.7 0.3

0.7 0.5

0.7 0.5

0.7 0.5

0.7 0.3

0.7 0

0.7 0.3

0.7 0.2

0.7 0.1

0.7 0.1

0.7 0.4

0.7 0.1

0.7 0.1

0.7

0.7 0.5

0.7 0.5

0.5

0.5 TOTAL

0.7

5.1

4.8

4.2

1.4

1.2

11.2

8.0

4.5

0.8

1.9

2.4

5.4

2.4

5.4

7.2

2.7

1.3

3.5

3.5

4.5

2.4

4.5

4.5

6.5

2.7

7.5

2.4

5.1

4.8

6.8

8.0

3.4

2.2

1.8

3.3

8.0

4.5

2.4

3.6

3.6

6.3

5.4

5.4

5.4

4.2

3.3

2.4

7.2

0.9

405.7

Comments

\$ 269.92 Thin foliage, poor site

\$ 1,386.12 one sided, inside group

\$ 1,077.36 one sided, inside group

\$ 359.12 overtopped, suppressed

\$ 269.92 overtopped, suppressed

\$ 132.70 not spadable, overtopped, suppressed

\$ 1,226.59 one sided, inside group, root damage

\$ 132.70 | not spadable, overtopped, suppressed

\$ 1,010.94 lightning damage, shallow roots

\$ 398.10 partially overtopped, spadable

\$ 3,032.82 | mature, thin foliage, girdling roots? \$ 1,273.38 | turpentine beetles, lightning damage

\$ 312.81 girdled by 19A, overtopped

\$ 2,127.13 spadable, low quality \$ 534.85 spadable, low quality

\$ 534.85 spadable, low quality

\$ 663.50 spadable, low quality

\$ 320.91 spadable, low quality

\$ 663.50 spadable, low quality

\$ 809.30 spadable, low quality \$ 1,166.70 spadable, low quality \$ 398.10 spadable, low quality

\$ 663.50 spadable, low quality

\$ 809.30 spadable, low quality

\$ 663.50 | spadable, low quality

\$ 1,349.62 spadable, low quality

\$ 1,349.62 spadable, low quality

\$ 1,795.60 spadable, low quality

\$ 1,349,62 spadable, low quality \$ 2,044.32 spadable, low quality

\$ 972.25 spadable, low quality

\$ 1,349.62 spadable, low quality

\$ 972.25 spadable, low quality

\$ 398.10 | spadable, low quality

\$ 1,037.29 shallow roots, thin foliage

- dead

\$ 1,635.46 inside group

\$ 1.079.70 inside group

\$ 1,635.46 inside group

\$ 2,074.58 outside of group

\$ 1,564,04 on slope, spadable, low quality

\$ 485.58 on slope, spadable, low quality

\$ 809.77 overtopped, spadable, low quality

\$ 1,555.93 | shallow roots, one sided, thin foliage

\$ 132.70 not spadable, overtopped, suppressed

\$ 460.94 included bank at 1, spadable, low quality

\$ 323.72 included bark at 1, spadable, low quality

\$ 777.80 porcupine damage, spadable, low quality

\$ 132.70 not spadable, overtopped, suppressed

\$ 1,226.59 mature, thin foliage, poor site

\$ 398.10 bark damage, spadable, low quality

\$ 809.77 bark damage, spadable, low quality

\$ 809.77 porcupine damage, spadable, low quality

\$ 1,795.60 porcupine damage, spadable, low quality

\$ 1,736.04 | inside group, one sided with lean

\$ 1,736.04 inside group, one sided with lean

\$ 1,736.04 defect at 3', one sided with lean

\$ 1,157.36 partially overtopped, one sided, with 86

\$ 1,077.36 not spadable, shallow roots

\$ 1,890.90 lightning damage

\$ 1,010.94 | dead top, one sided \$ 2,314.72 one sided with lean to SW

\$ 462.04 included bark at 3'

\$ 161.86 not spadable, overtopped by 93

\$ 1,795.60 porcupine damage, spadable, low quality

\$ 359.12 included bark at 3'

\$ 709.04 lightning damage

\$ 1,349.62 spadable, forked top

\$ 1.795.60 spadable, fork at 10'

\$100,452.98

\$ 1,152.36 on side slope, spadable

\$ 691.42 inside group, spadable, low quality

\$ 1,635.46 shallow roots, inside group

\$ 1,037.29 | lightning damage, thin foliage

\$ 462.04 lightning defect, thin foliage \$ 663.50 spadable, low quality

\$ 972.25 spadable, low quality

\$ 777.80 spadable, low quality

\$ 1,564.04 spadable, low quality

\$ 1,795.60 spadable, low quality

\$ 1,795.60 spadable, low quality

\$ 1,349.62 spadable, low quality

\$ 972.25 spadable, low quality

\$ 1,795.60 forked top

\$ 2,338.12

\$ - dead

\$ - dead

485.58 spadable, low quality

\$ 809.30 spadable, low quality

\$ 2,872.96 Large spade tree

\$ 642.15 shallow girdling roots

\$ 971.16 spadable, thin foliage

\$ 971.16 spadable, low quality

\$ - dead

\$ 1,294.88 spadable

\$ 1,555.93 | mature, poor site, one sided

REE #	•			AGE	Spec. %			Mitigation Inches		VALUE	Comments
22A	CW	22	65		0.7	0.5	0.3	6.6	\$,	decay and dieback present
22B	CW	15	65		0.7	0.5	0.3	4.5	\$	746.14	decay and dieback present
22C	CW	20	65		0.7	0.5	0.3	6.0	\$	1,308.98	decay and dieback present
22D	CW	22	65		0.7	0.5	0.3	6.6	\$	1,579.14	decay and dieback present
23	CW	12	55		0.7	0.5	0.3	3.6	\$	485.63	decay and dieback present
24	CW	18	60		0.7	0.5	0.3	5.4	\$	1,064.55	decay and dieback present
25	CW	7	40		0.7	0.5	0.1	0.9	\$	60.03	decay and dieback present
26	CW	9	50		0.7	0.5	0.3	6.3	\$	283.01	decay and dieback present
27	CW	21	65		0.7	0.5	0.3	1.5	\$	1,440.84	fork at 15', decay and dieback
28	CW	5	35		0.7	0.5	0.1	0.6	\$	34.30	severe decay and dieback
29A	CW	6	45		0.7	0.5	0.3	1.2	\$	138.28	decay and dieback present
29B	CW	4	20		0.7	0.5	0.3	1.5	\$	73.95	decay and dieback present
29C	CW	5	35		0.7	0.5	0.3	1.5	\$	102.90	
29D	CW	5	35		0.7	0.5	0.3	2.4	_	102.90	decay and dieback present
									\$		decay and dieback present
29E	CW	8	45		0.7	0.5	0.3	0.0	\$	228.33	decay and dieback present
30	CW	8	55		0.7	0.5	0.3	2.4	\$	228.33	decay and dieback present
31A	CW	15	60		0.7	0.5	0.3	4.5	\$	746.14	decay and dieback present
31B	CW	8	50		0.7	0.5	0.3	2.4	\$	228.33	decay and dieback present
32	CW	21	65		0.7	0.5	0.3	6.3	\$	•	decay and dieback present
33	CW	14	65		0.7	0.5	0.3	4.2	\$	652.87	decay and dieback present
34	CW	16	65		0.7	0.5	0.3	4.8	\$	845.84	decay and dieback present
35	CW	16	65		0.7	0.5	0.3	4.8	\$	845.84	decay and dieback present
36A	CW	22	65		0.7	0.5	0.1	2.2	\$	526.38	included bark, decay/dieback
36B	CW	18	65		0.7	0.5	0.1	1.8	\$	354.85	included bark, decay/dieback
37	CW	8	50		0.7	0.5	0.1	0.8	\$	76.11	severe decay and dieback
38A	CW	9	60		0.7	0.5	0.3	2.7	\$	283.01	decay and dieback present
38B	CW	11	60		0.7	0.5	0.3	3.3	\$	411.66	decay and dieback present
38C	CW	7	55		0.7	0.5	0.3	2.1	\$	180.09	
									_		decay and dieback present
39	CW	5	40		0.7	0.5	0.3	1.5	\$	102.90	decay and dieback present
40	CW	8	55		0.7	0.5	0.3	2.4	\$	228.33	decay and dieback present
41	CW	8	50		0.7	0.5	0.3	2.4	\$	228.33	decay and dieback present
42	CW	11	55		0.7	0.5	0.1	0.8	\$	137.22	severe decay and dieback
43A	CW	9	55		0.7	0.5	0.3	3.3	\$	283.01	decay and dieback present
43B	CW	9	55		0.7	0.5	0.3	2.7	\$	283.01	decay and dieback present
44	CW	8	50		0.7	0.5	0	0.0	\$	-	dead
45A	CW	5	45		0.7	0.5	0	0.0	\$	-	dead
45B	CW	6	40		0.7	0.5	0.3	1.5	\$	138.28	decay and dieback present
45C	CW	8	50		0.7	0.5	0.3	1.8	\$	228.33	decay and dieback present
45D	CW	6	45		0.7	0.5	0.3	2.4	\$	138.28	decay and dieback present
45E	CW	8	50		0.7	0.5	0.3	1.8	\$	228.33	decay and dieback present
45F	CW	9	50		0.7	0.5	0.3	2.4	\$	283.01	decay and dieback present
45G	CW	6	45		0.7	0.5	0.3	2.7	\$	138.28	,
									-		decay and dieback present
45H	CW	9	55		0.7	0.5	0.3	1.8	\$	283.01	decay and dieback present
46	CW	9	50		0.7	0.5	0.1	0.9	\$	94.34	on slope, decay and dieback
47A	CW	8	50		0.7	0.5	0.1	0.9	\$	76.11	on slope, decay and dieback
47B	CW	10	50		0.7	0.5	0.1	0.8	\$	114.70	on slope, decay and dieback
48A	CW	4	30		0.7	0.5	0.1	1.0	\$	24.65	on slope, decay and dieback
48B	CW	4	30		0.7	0.5	0.1	0.4	\$	24.65	on slope, decay and dieback
49	CW	6	40		0.7	0.5	0	0.0	\$	-	dead
50A	CW	14	55		0.7	0.5	0.3	4.2	\$	652.87	decay and dieback present
50B	CW	6	30		0.7	0.5	0.1	0.6	\$	46.09	decay and dieback present
51A	CW	5	35		0.7	0.5	0.3	1.5	\$	102.90	decay and dieback present
51B	CW	7	40		0.7	0.5	0.3	2.1	\$	180.09	decay and dieback present
51C	CW	8	40		0.7	0.5	0.3	2.4	\$	228.33	decay and dieback present
51D	CW	6	40		0.7	0.5	0.3	1.8	\$	138.28	decay and dieback present
52	CW	9	55		0.7	0.5	0.3	2.7	\$	283.01	decay and dieback present
53	CW	7	30		0.7	0.5	0.3	0.0	\$	ZUU.U I	decay and dieback present
54	CW	11	55		0.7	0.5	0.3	3.3	\$	411.66	
									-		decay and dieback present
55 56C	CW	13	55		0.7	0.5	0	0.0	\$	120.20	dead
56C	CW	6	40		0.7	0.5	0.3	1.8	\$	138.28	decay and dieback present
56D	CW	10	55		0.7	0.5	0.3	3.0	\$	344.11	decay and dieback present
58H	CW	5	30		0.7	0.5	0	0.0	\$	-	dead
581	CW	10	55		0.7	0.5	0.3	0.9	\$	344.11	decay and dieback present
66A	CW	9	55		0.7	0.5	0.3	4.2	\$	283.01	decay and dieback present
66B	CW	7	40		0.7	0.5	0.3	2.7	\$	180.09	decay and dieback present
66C	CW	12	55		0.7	0.5	0.3	2.1	\$	485.63	decay and dieback present
66D	CW	4	25		0.7	0.5	0.3	3.6	\$	73.95	decay and dieback present
66E	CW	4	30		0.7	0.5	0.3	1.2	\$	73.95	decay and dieback present
66F	CW	14	55		0.7	0.5	0.3	1.2	\$	652.87	bacterial wetwood, dieback and decay
67	CW	10	55		0.7	0.5	0	0.0	\$	-	dead
68A	CW	6	30		0.7	0.5	0.3	3.0	\$	138.28	bacterial wetwood, dieback and decay
68B	CW	12	55		0.7	0.5	0.0	0.0	\$	-	dead
68C	CW	12	55		0.7	0.5	0.3	3.6	\$	485.63	5.00 5.00 5.00 5.00
					17.5				_		bacterial wetwood, dieback and decay
68D	CW	11	55		0.7	0.5	0	0.0	\$	-	dead
68E	CW	4	35		0.7	0.5	0	0.0	\$	-	dead
68F	CW	11	55		0.7	0.5	0	0.0	\$	-	dead
83	willow	10	30		0.7	0.5	0.1	1.0	\$	114.70	severe dieback and decay
0.4	willow	10	30		0.7	0.5	0.1	1.0	\$	114.70	severe dieback and decay
84		200.00				0.5	0.4	1.0	•	254.05	2 8 22 14 14 1
85	CW	18	55		0.7	0.5	0.1	1.8	\$	354.85	included bark at base, in ravine
	CW	18 15	55 55		0.7	0.5	0.1	1.8	\$	248.71	included bark at base, in ravine included bark at base, in ravine

87A CW 6 30

87B CW 4 20

0.7

0.7

0.5 0.1

0.5 0.1

TOTAL

0.4

174.6

\$ 25,230.01

\$ 46.09 in partial fill at bottom of ravine

\$ 24.65 in partial fill at bottom of ravine

SITE TREE INVENTORY - DECIDUOUS TREE SURVEY	

188	TREE #	Species	DBH	HGT	AGE	Spec. %	Loc. %	Cond. %	Mitigation Inches	VALUE	Comments
100									•		
101 PP 14 36 39 0.8 0.7 0.5 7 \$1.756 0.0 watehole, not average 102 PP 17 56 120 0.8 0.7 0.5 8.5 2.596 2.5 watehole, not average 103 PP 8 20 60 0.8 0.7 0.5 8 \$1.306 2.5 watehole, two quality 104 PP 16 55 100 0.8 0.7 0.5 8 \$1.306 2.5 watehole, two quality 105 PP 16 55 100 0.8 0.7 0.8 12.8 \$3.966 2.5 watehole, two quality 107 PP 15 50 170 0.8 0.7 0.8 1.12 \$2.9128 ox watehole, two quality 107 PP 15 50 170 0.8 0.7 0.8 0.7 0.5 \$7.5 \$2.044.32 whereover 2.5 watehole, two quality 103 35 0.8 0.7 0.8 0.8 0.7 0.8 0.8 \$1.2161.59 oxod condition speakede 109 PP 11 30 35 0.8 0.7 0.8 0.4 \$1.0615.99 oxod condition speakede 110 PP 8 18 40 0.8 0.7 0.8 0.4 \$1.0615.99 oxod condition speakede 111 PP 8 18 40 0.8 0.7 0.6 0.4 \$1.0615.99 oxod condition speakede 111 PP 8 18 40 0.8 0.7 0.5 4 \$8.053.50 watehole, two quality speake here 111 PP 8 20 50 0.8 0.7 0.5 4 \$8.053.50 watehole, two quality speake here 111 PP 8 20 50 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, two quality speake here 111 PP 8 20 50 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, two quality speake here 111 PP 7 20 50 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, two quality speake here 111 PP 7 20 50 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, two quality speake here 111 PP 7 20 50 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, touchaughtenole 111 PP 5 18 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, touchaughtenole 111 PP 5 18 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, touchaughtenole 111 PP 5 18 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, touchaughtenole 111 PP 3 18 0.8 0.7 0.5 3.5 \$3.5 \$3.458 watehole, touc											overtopped, suppressed
100 PP		71 71									
1933 PP											
1946 PP											
195											
107	105	PP			100	0.8			12.8		
1988 PP	106	PP			77 17	0.8	0.7		(7) 10 700 71	\$ 2,872.96	OK
1999 PP		141 70									
110		1 77	-								
1111 PP											
1113											
114	112	PP	9	20	40	8.0	0.7	0.6	5.4	\$ 971.16	fair condition, poor quality spade tree
115											fair condition, poor quality spade tree
116											
111		111 11									
118											
119	14141-14	711 77							•		
PP										(6)	
122											clustered together
123											
124											
126											-
126											
128			6								
129											overtopped
130		- 11 11									
131											
132		10.00									
133										*	
135		PP	5	16		0.8					
136		76. 77								100	good condition
137 PP											
138				-							
139											
140							77.7				
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163 PP 6 22 0.8 0.7 0.8 4.8 \$ 677.36 good condition											=
TOTAL 240.9 \$43,420.39	163	PP	6	22		8.0	0.7		4.8	\$ 677.36	
								TOTAL	240.9	\$43,420.39	

1101 Bannock Street Denver, Colorado 80204 P 303.892.1166 www.norris-design.com

OWNER: GB CAPITAL, LLC

2993 SOUTH PEORIA STREET SUITE 105 AURORA, CO 80114

NOT FOR CONSTRUCTION

DATE: 04/14 (CSP 01) 05/14 (CSP 02) 06/14 (CSP 03) 08/14 (CSP 04) 09/16 (CSP 05) 03/17 (CSP 06) 07/20 (CSP 07) 01/21 (CSP 08)

SHEET TITLE:

TREE PROTECTION **TABLES**

Know what's below.

Call before you dig.

	11010	<i>7</i>	L SUM	IVI/ALA I					
TREE #	Species	DBH	Cond. %	Mitigation Inches	TREE #	Species	DBH	Cond. %	Mitigation Inches
TR13	PP	7	0	0.0	CW32	CW	21	0.3	6.3
TR47	PP	12	0.5	6.0	CW33	CW	14	0.3	4.2
TR48	PP	10	0.5	5.0	CW34	CW	16	0.3	4.8
TR51	PP	17	0	0.0	CW35	CW	16	0.3	4.8
TR53	PP	13	0	0.0	GP36A	CW	22	0.1	2.2
TR68	PP	13	0.5	6.5	GP36B	CW	18	0.1	1.8
TR69	PP	14	0.5	7.0	CW37	CW	8	0.1	0.8
TR73	PP	8	0.3	2.4	GP38A	CW	9	0.3	2.7
TR78	PP	12	0.3	3.6	GP38B	CW	11	0.3	3.3
TR79	PP	14	0.5	7.0	GP38C	CW	7	0.3	2.1
TR80	PP	21	0.3	6.3	CW39	CW	5	0.3	1.5
TR81	PP	18	0.3	5.4	CW40	CW	8	0.3	2.4
TR82	PP	18	0.3	5.4	CW41	CW	8	0.3	2.4
TR83	PP	0	0	0.0	CW42	CW	11	0.1	0.8
TR84	PP	18	0.3	5.4	GP43A	CW	9	0.3	3.3
TR85	PP	14	0.3	4.2	GP43B	CW	9	0.3	2.7
TR86	PP	17	0.0	0.0	CW44	CW	8	0.0	0.0
TR88	PP	33	0.1	3.3	GP45A	CW	5	0	0.0
TR89	PP	24	0.1	2.4	GP45B	CW	6	0.3	1.5
TR90	PP	18	0.1	7.2	GP45C	CW	8	0.3	1.8
TR91A	PP	16	0.4	1.6	GP45D	CW	6	0.3	2.4
TR91B	PP	14	0.1	1.4	GP45E	CW	8	0.3	1.8
TR92	PP	9	0.1	0.9	GP45F	CW	9	0.3	2.4
TR93	PP	20	0.1	2.0	GP45G	CW	6	0.3	2.7
TR94	PP	11	0.5	5.5	GP45H	CW	9	0.3	1.8
TR95	PP	14	0.5	7.0	CW46	CW	9	0.1	0.9
TR96	PP	12	0.5	6.0	GP47A	CW	8	0.1	0.9
TR97	PP	14	0.5	7.0	GP47B	CW	10	0.1	0.8
TR98	PP	11	0.2	2.2	GP48A	CW	4	0.1	1.0
TR99	PP	8	0.1	0.8	GP48B	CW	4	0.1	0.4
TR100	PP	19	0.5	9.5	CW49	CW	6	0	0.0
TR101	PP	14	0.5	7.0	CW50*	CW			4.8
TR103	PP	8	0.5	4.0	GP51A	CW	5	0.3	1.5
TR104	PP	12	0.5	6.0	GP51B	CW	7	0.3	2.1
TR105	PP	16	8.0	12.8	GP51C	CW	8	0.3	2.4
TR106	PP	14	8.0	11.2	GP51D	CW	6	0.3	1.8
TR108	PP	8	8.0	6.4	GP66A	CW	9	0.3	4.2
TR109	PP	11	0.4	4.4	GP66B	CW	7	0.3	2.7
TR111	PP	8	8.0	6.4	GP66C	CW	12	0.3	2.1
TR131	PP	5	0.5	2.5	GP66D	CW	4	0.3	3.6
TR132	PP	5	0.8	4.0	GP66E	CW	4	0.3	1.2
TR138	PP	4	0.5	2.0	GP66F	CW	14	0.3	1.2
TR139	PP	9	0.5	4.5	GP67	CW	10	0	0.0
TR140	PP	6	0.5	3.0	GP68A	CW	6	0.3	3.0
TR141	PP	6	0.8	4.8	GP68B	CW	12	0	0.0
TR143	PP	4	0.8	3.2	GP68C	CW	12	0.3	3.6
TR145	PP	4	0.8	3.2	GP68D	CW	11	0.0	0.0
TR147	PP	4	0.8	3.2	GP68E	CW	4	0	0.0
TR146	PP	4	0.8	3.2	GP68F	CW	11	0	0.0
TR148	PP	4	0.5	2.0	CW83	willow	10	0.1	1.0
TR149	PP	4	0.5	2.0	CW84	willow	10	0.1	1.0
TR161	PP	3	0.5	2.0	CW85	CW	18	0.1	1.8
TR162	PP		0.5	1.5	CW86	CW	15	0.1	1.5
			OTAL	220.3	CW87A	CW	6	0.1	0.6
KEFER	TO NOTE 3	5.			CW87B	CW	4	0.1	0.4
					I		T	OTAL	105.0

ESCROW SUMMARY

TREE #	Species	DBH	HGT	AGE	Spec. %	Loc. %	Cond. %	VALUE
TR30	PP	10	18	55	8.0	0.7	0.6	\$1,166.70
TR102	PP	17	55	120	8.0	0.7	0.5	\$2,593.22
TR107	PP	15	50	120	0.8	0.7	0.5	\$2,044.32
TR112	PP	9	20	40	8.0	0.7	0.6	\$ 971.16
TR150	PP	4	16		8.0	0.7	8.0	\$ 402.91
TR151	PP	4	16		0.8	0.7	0.3	\$ 151.09
				_		TO	TAL	\$7,329.40

<u>NOTI</u>

TREES WITHIN LOTS WILL BE PRESERVED DURING INITIAL DEVELOPMENT STAGES, BUT WILL BE MITIGATED IN CASE THEY REQUIRE REMOVAL DURING THE BUILDING PHASE.

TRANSPLANT SUMMARY

TREE #	Species	DBH	Cond. %	Mitigation Inche
TR142	PP	4	0.8	3.2
TR144	PP	4	0.8	3.2
,		Т	OTAL	6.4

NOTE:

TREE PROTECTION FENCING WILL BE ERECTED ON SITE PRIOR TO TREE TRANSPLANT. ONCE TREES HAVE BEEN TRANSPLANTED, ADDITIONAL TREE PROTECTION FENCING WILL BE ERECTED FOR THEIR PROTECTION.

TREE PROTECTION NOTES

- 1. THE TREE INVENTORY PROVIDED BY THE FORESTER DID NOT INCLUDE A DESIGNATION OF TR37.
- 2. THE TREE INVENTORY PROVIDED BY THE FORESTER MISLABELS TREE TR17 AS TR7. THE LABEL HAS BEEN CORRECTED IN SUBMITTED PLANS.
- 3. THE TREE INVENTORY PROVIDED BY THE FORESTER LABELS A TREE AS CW50 ON THE SURVEY, BUT AS TWO TREES ON THE SURVEY CHARTS (50A AND 50B). IN THE TREE REMOVAL SUMMARY, BOTH TREE 50A AND 50B WILL BE COMBINED INTO CW50 AND THEIR MITIGATION INCHES TOTALED.
- 4. REPLACEMENT PONDEROSA PINES ARE TO BE A MINIMUM OF 8' TALL.
- 5. THE TREE REMOVAL SUMMARY DICTATES WHICH EXISTING TREES MAY BE REMOVED FROM THE SITE.
- 6. EXISTING PONDEROSA PINES DESIGNATED TR A TR Q ARE PART OF THE TIMBER RIDGE TPP. THESE TREES ARE NOT REPRESENTED IN THE TREE PROTECTION TABLES. THEY SHALL CARRY THE SAME PROTECTION AND PENALTIES AFFORDED TO OTHER EXISTING PONDEROSA PINES ON THE GUILFORD PROPERTY. THEIR REMOVAL IS PROHIBITED.

50' BUFFER SUMMARY

TREE #	Species	DBH	HGT	AGE	Spec. %	Loc. %	Cond. %	VALUE
TR1	PP	12	30	110	0.8	0.7	0.1	\$ 269.92
TR2	PP	17	50	120	0.8	0.7	0.3	\$1,555.93
TR3	PP	16	50	120	8.0	0.7	0.3	\$1,386.12
TR4	PP	14	50	120	0.8	0.7	0.3	\$1,077.36
TR5	PP	14	45	110	0.8	0.7	0.1	\$ 359.12
TR6	PP	12	35	100	8.0	0.7	0.1	\$ 269.92
TR7	PP	14	50	120	8.0	0.7	8.0	\$2,872.96
TR8	PP	8	25	100	0.8	0.7	0.1	\$ 132.70
TR9	PP	15	50	110	8.0	0.7	0.3	\$1,226.59
TR10	PP	8	18	100	0.8	0.7	0.1	\$ 132.70
TR11	PP	19	50	130	8.0	0.7	0.1	\$ 642.15
TR14	PP	9	16	50	8.0	0.7	0.6	\$ 971.16
TR15	PP	8	13	50	8.0	0.7	0.3	\$ 398.10
TR21	PP	7	12	50	8.0	0.7	0.5	\$ 534.85
TR22	PP	7	15	50	0.8	0.7	0.5	\$ 534.85
TR23	PP	8	18	55	0.8	0.7	0.5	\$ 663.50
TR24	PP	8	18	55	8.0	0.7	0.5	\$ 663.50
TR25	PP	8	18	55	0.8	0.7	0.5	\$ 663.50
TR26	PP	8	18	55	8.0	0.7	0.5	\$ 663.50
TR27	PP	7	18	50	8.0	0.7	0.3	\$ 320.91
TR28	PP	8	20	55	8.0	0.7	0.5	\$ 663.50
TR29	PP	9	20	55	8.0	0.7	0.5	\$ 809.30
TR31	PP	8	15	55	0.8	0.7	0.3	\$ 398.10
TR32	PP	8	18	55	8.0	0.7	0.5	\$ 663.50
TR33	PP	9	20	55	8.0	0.7	0.5	\$ 809.30
TR34	PP	8	15	55	0.8	0.7	0.5	\$ 663.50
TR35	PP	9	20	55	0.8	0.7	0.5	\$ 809.30
TR36	PP	13	30	70	8.0	0.7	0.5	\$1,564.04
TR38	PP	9	25	60	8.0	0.7	0.3	\$ 485.58
TR39	PP	9	18	60	0.8	0.7	0.3	\$ 485.58
TR40	PP	12	35	70	8.0	0.7	0.5	\$1,349.62
TR41	PP	12	40	80	8.0	0.7	0.5	\$1,349.62
TR42	PP	12	35	75	0.8	0.7	0.3	\$ 809.77
TR43	PP	14	40	80	0.8	0.7	0.5	\$1,795.60
TR44	PP	12	35	75	8.0	0.7	0.5	\$1,349.62
TR45	PP	15	50	90	8.0	0.7	0.5	\$2,044.32
TR46	PP	10	20	60	0.8	0.7	0.5	\$ 972.25
TR49	PP	8	15	60	0.8	0.7	0.3	\$ 398.10
TR61A	PP	11	25	80	8.0	0.7	0.2	\$ 460.94
TR61B	PP	9	22	80	0.8	0.7	0.2	\$ 323.72
TR63	PP	8	20	70	8.0	0.7	0.5	\$ 663.50
TR64	PP	10	35	80	0.8	0.7	0.5	\$ 972.25

TREE #	Species	DBH	HGT	AGE	Spec. %	Loc. %	Cond. %	VALUE
TR65	PP	10	35	80	8.0	0.7	0.4	\$ 777.80
TR66	PP	11	30	80	0.8	0.7	0.3	\$ 691.42
TR67	PP	10	35	80	8.0	0.7	0.4	\$ 777.80
TR70	PP	14	45	90	8.0	0.7	0.5	\$ 1,795.60
TR71	PP	8	40	80	8.0	0.7	0.1	\$ 132.70
TR72	PP	15	40	110	8.0	0.7	0.3	\$ 1,226.59
TR74	PP	12	35	80	0.8	0.7	0.3	\$ 809.77
TR75	PP	14	50	90	0.8	0.7	0.5	\$ 1,795.60
TR76	PP	12	40	85	0.8	0.7	0.5	\$ 1,349.62
TR77	PP	10	30	75	0.8	0.7	0.5	\$ 972.25
TR87	PP	18	50	120	0.8	0.7	0.2	\$ 1,157.36
TR107	PP	15	50	120	0.8	0.7	0.5	\$ 2,044.32
TR113	PP	6	18		0.8	0.7	0.5	\$ 423.35
TR119	PP	5	18		0.8	0.7	0.5	\$ 329.01
TR120	PP	4	18		0.8	0.7	0.5	\$ 251.82
TR121	PP	5	18		0.8	0.7	0.5	\$ 329.01
TR122	PP	4	18		0.8	0.7	0.5	\$ 251.82
TR130	PP	4	15		0.8	0.7	8.0	\$ 402.91
TR133	PP	5	16		0.8	0.7	0.5	\$ 329.01
TR134	PP	6	16		0.8	0.7	0.5	\$ 423.35
TR135	PP	5	16		0.8	0.7	0.8	\$ 526.42
TR136	PP	4	12		0.8	0.7	0.5	\$ 251.82
TR137	PP	4	12		0.8	0.7	0.5	\$ 251.82
TR142	PP	4	16		0.8	0.7	0.8	\$ 402.91
TR144	PP	4	16		0.8	0.7	0.8	\$ 402.91
TR152	PP	4	16		0.8	0.7	0.5	\$ 251.82
TR153	PP	4	16		0.8	0.7	0.5	\$ 251.82
TR154	PP	4	16		0.8	0.7	0.5	\$ 251.82
TR155	PP	4	10		0.8	0.7	0.3	\$ 151.09
TR159	PP	6	22		0.8	0.7	0.5	\$ 423.35
TR160	PP	6	22		0.8	0.7	0.5	\$ 423.35
TR163	PP	6	22		0.8	0.7	0.8	\$ 677.36
				•		TO	TAL	\$55,717.95

NOTE:

1. EXISTING PONDEROSA PINES DESIGNATED TR A - TR Q
ARE PART OF THE TIMBER RIDGE TPP. TREES TR B, TR
C, TR D, TR E, TR G, TR H, AND TR I ARE WITHIN THE 50'
BUFFER AND SHALL CARRY THE SAME PROTECTION
AND PENALTIES AFFORDED TO OTHER EXISTING
PONDEROSA PINES ON THE GUILFORD PROPERTY.
THEIR REMOVAL IS PROHIBITED.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

GUILFORD ESTATE:
AURORA, COLORADO

OWNER: GB CAPITAL, LLC

2993 SOUTH PEORIA STREET SUITE 105 AURORA, CO 80114

NOT FOR CONSTRUCTION

DATE:
04/14 (CSP 01)
05/14 (CSP 02)
06/14 (CSP 03)
08/14 (CSP 04)
09/16 (CSP 05)
03/17 (CSP 06)
07/20 (CSP 07)
01/21 (CSP 08)

SHEET TITLE:
TREE PROTECTION
TABLES

TREE PROTECTION NOTES

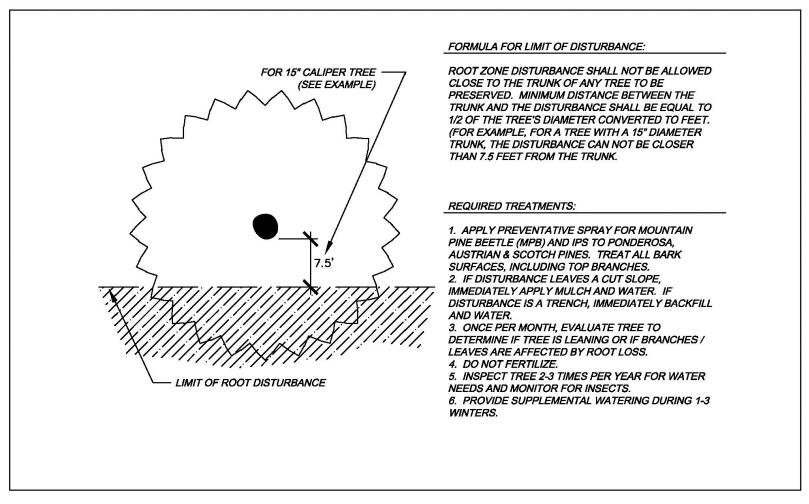
- 1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS.
- 2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- 3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- 4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- 5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS
- 6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- 7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.



City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006

TREE PROTECTION

P&OS TP-1.0

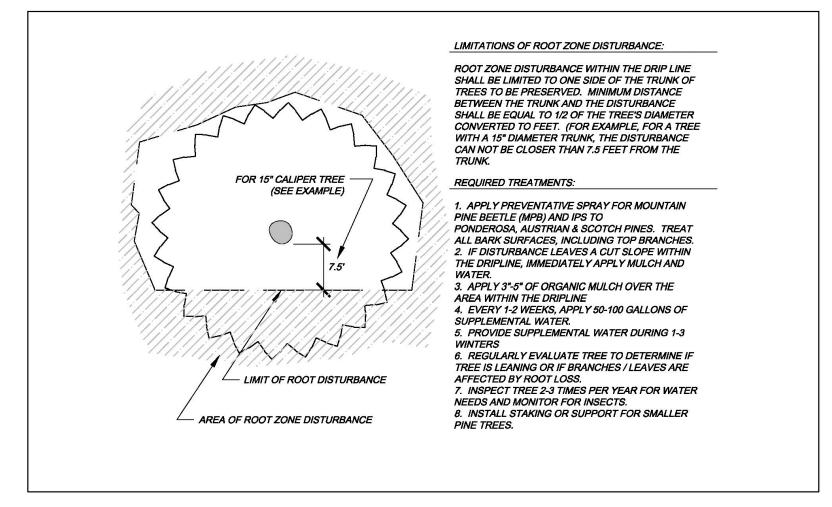




City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006

TREE PRESERVATION MEASURES -- 1 SIDE

P&OS TP-2.0

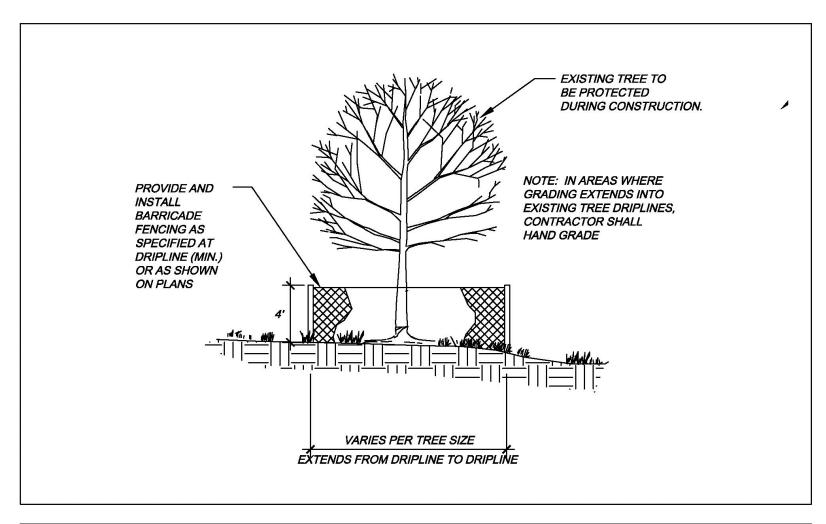




City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006

TREE PROTECTION MEASURES -- 2+ SIDES

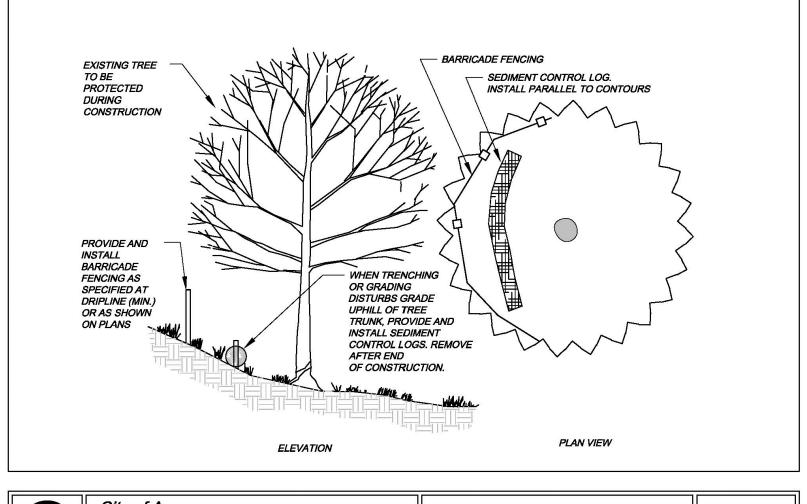
P&OS TP-2.1





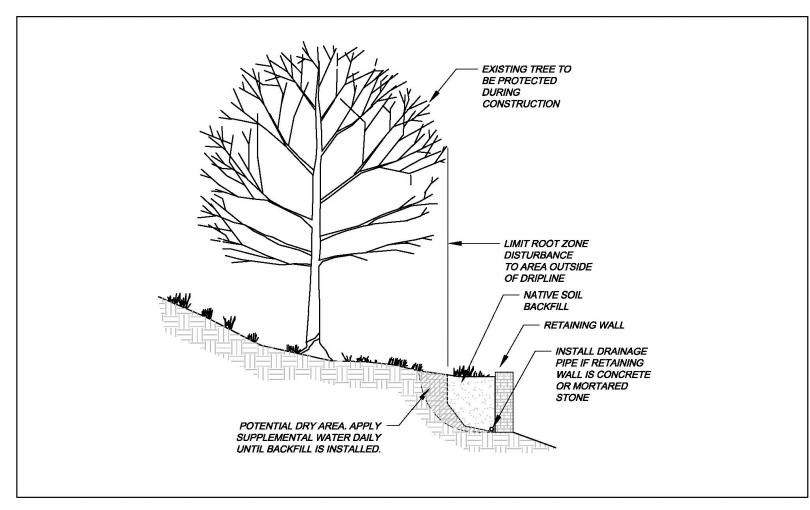
TREE PROTECTION **FENCING**

P&OS TP-3.0



	City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006	TR
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	City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: August 1, 2006
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RETAINING WALL AT EXISTING TREE

DATE:
04/14 (CSP 01)
05/14 (CSP 02)
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08/14 (CSP 04)
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SHEET TITLE: TREE PROTECTION **DETAILS**

Know what's below.

Call before you dig.

TP-3.2

P&OS