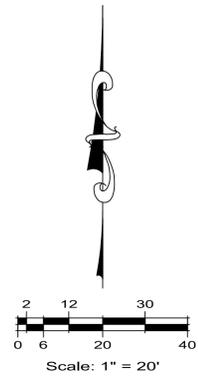


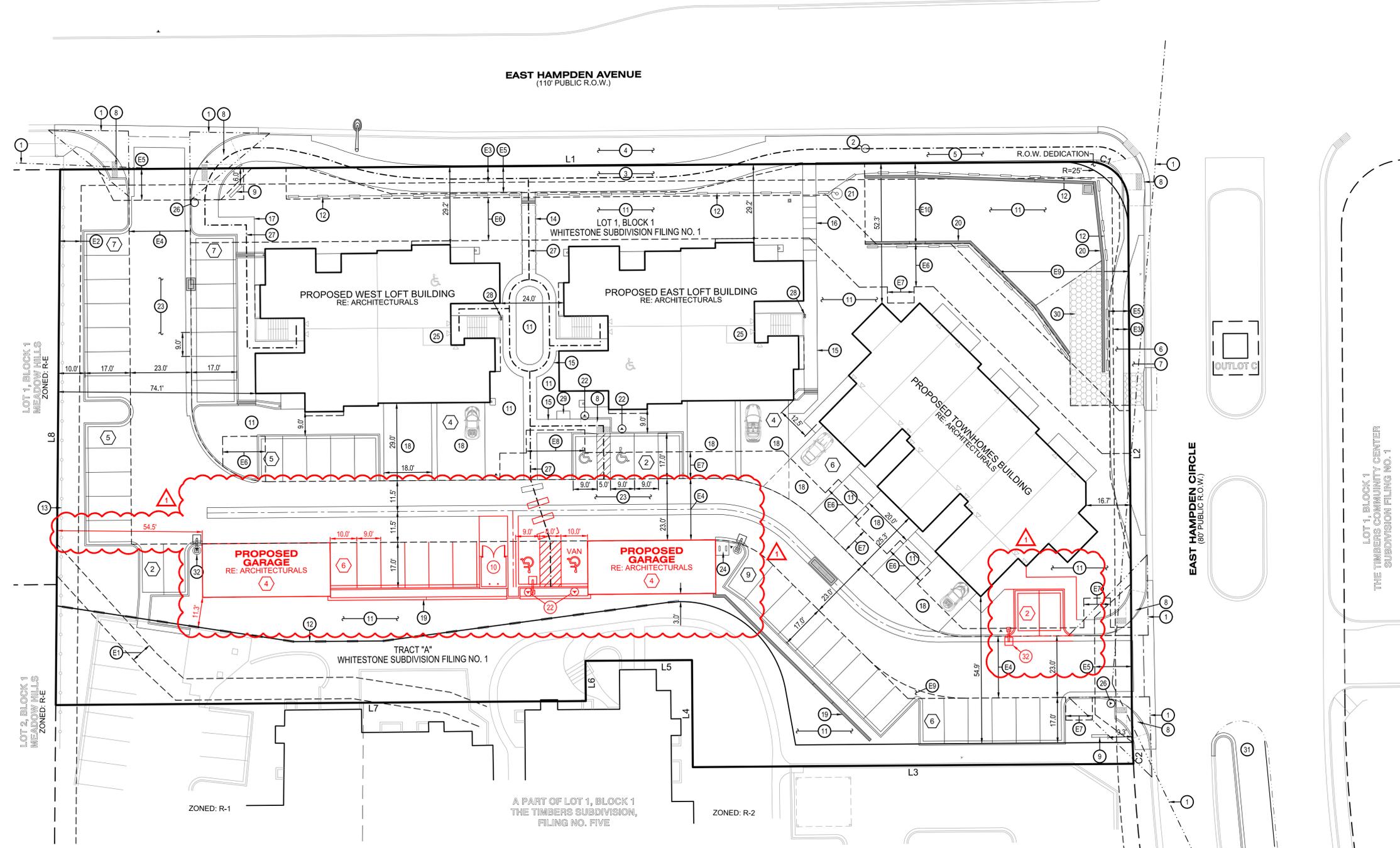
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



COURSE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	02°18'42"	540.00'	21.79'

COURSE	BEARING	LENGTH
L1	N89°34'12"E	385.86'
L2	S00°25'48"E	188.22'
L3	S89°34'12"W	165.44'
L4	N00°25'48"W	40.00'
L5	S89°34'12"W	40.00'
L6	S00°25'48"E	15.00'
L7	S89°34'12"W	199.00'
L8	N00°28'08"E	200.03'



SCHEDULE:

- | | |
|---|--|
| 1 PROPOSED SIGHT TRIANGLE | 12 PROPOSED 3FT. DECORATIVE FENCE, RE: ARCHITECTURALS |
| 2 EXISTING BUS STOP TO REMAIN | 13 EXISTING FENCE LINE TO REMAIN |
| 3 PROPOSED 10' DETACHED CONCRETE WALK | 14 PROPOSED 5' CONCRETE WALK W/ RAILING |
| 4 PROPOSED 10' TREE LAWN | 15 PROPOSED 5' CONCRETE WALK |
| 5 PROPOSED 10' CONCRETE WALK | 16 PROPOSED 5' CONCRETE STEPPED WALK |
| 6 PROPOSED 5' DETACHED CONCRETE WALK | 17 PROPOSED 6.5' CONCRETE WALK |
| 7 PROPOSED 8' TREE LAWN | 18 PROPOSED CONCRETE DRIVEWAY |
| 8 PROPOSED HANDICAP RAMP | 19 PROPOSED MODULAR BLOCK RETAINING WALL |
| 9 PROPOSED MONUMENT SIGN, RE: ARCHITECTURALS | 20 PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA |
| 10 PROPOSED TRASH ENCLOSURE, RE: ARCHITECTURALS | 21 PROPOSED FLAG POLE |
| 11 PROPOSED LANDSCAPING, RE: LANDSCAPE PLAN | 22 PROPOSED ACCESSIBLE PARKING SIGN, MUTCD R7-8 & R7-8P |

EASEMENT SCHEDULE:

- | |
|---|
| E1 EXISTING 8' UTILITY EASEMENT, (BK.2317-PG.481) APPROXIMATE LOCATION ONLY |
| E2 EXISTING 8' UTILITY EASEMENT, (REC. NO. 1411364) |
| E3 EXISTING 6' GAS EASEMENT, (REC. NO. 1411364) |
| E4 PROPOSED 23' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT |
| E5 PROPOSED SIDEWALK EASEMENT |
| E6 PROPOSED 16' UTILITY EASEMENT |
| E7 PROPOSED 10' UTILITY EASEMENT |
| E8 PROPOSED 22' UTILITY EASEMENT |
| E9 PROPOSED UTILITY EASEMENT |
| E10 PROPOSED DRAINAGE EASEMENT |

NOTES:

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- TRACT "A" CONTAINS EXISTING WALKS, DRIVE, PARKING, LANDSCAPING AND OTHER FEATURES TO REMAIN UNDER CONTROL OF THE CONDOMINIUM ASSOCIATION AT EAST HAMPDEN CIRCLE, INC. UNDER AN EASEMENT AGREEMENT RECORDED IN THE RECORDS OF ARAPAHOE COUNTY, COLORADO AT RECEPTION NO. _____.

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No.	Description	Date	By
1	PER CITY COMMENTS	03/11/2016	JDP
2	PER CITY COMMENTS	04/22/2016	JDP
3	PER CITY COMMENTS AND CLIENT CHANGES	10/26/2016	JDP

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ENGINEERING
SERVICE
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CENTENNIAL, COLORADO 80016
P 303.337.1388
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SITE PLAN
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Prepared For:
JUSTIN & DYLAN, LLC
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CENTENNIAL, COLORADO 80016
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Designed by: DRA

Drawn by: JDP

Checked by: DRA

Sheet No.:

CP-350

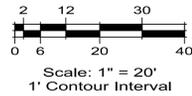
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Vert: N/A

S2

WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER

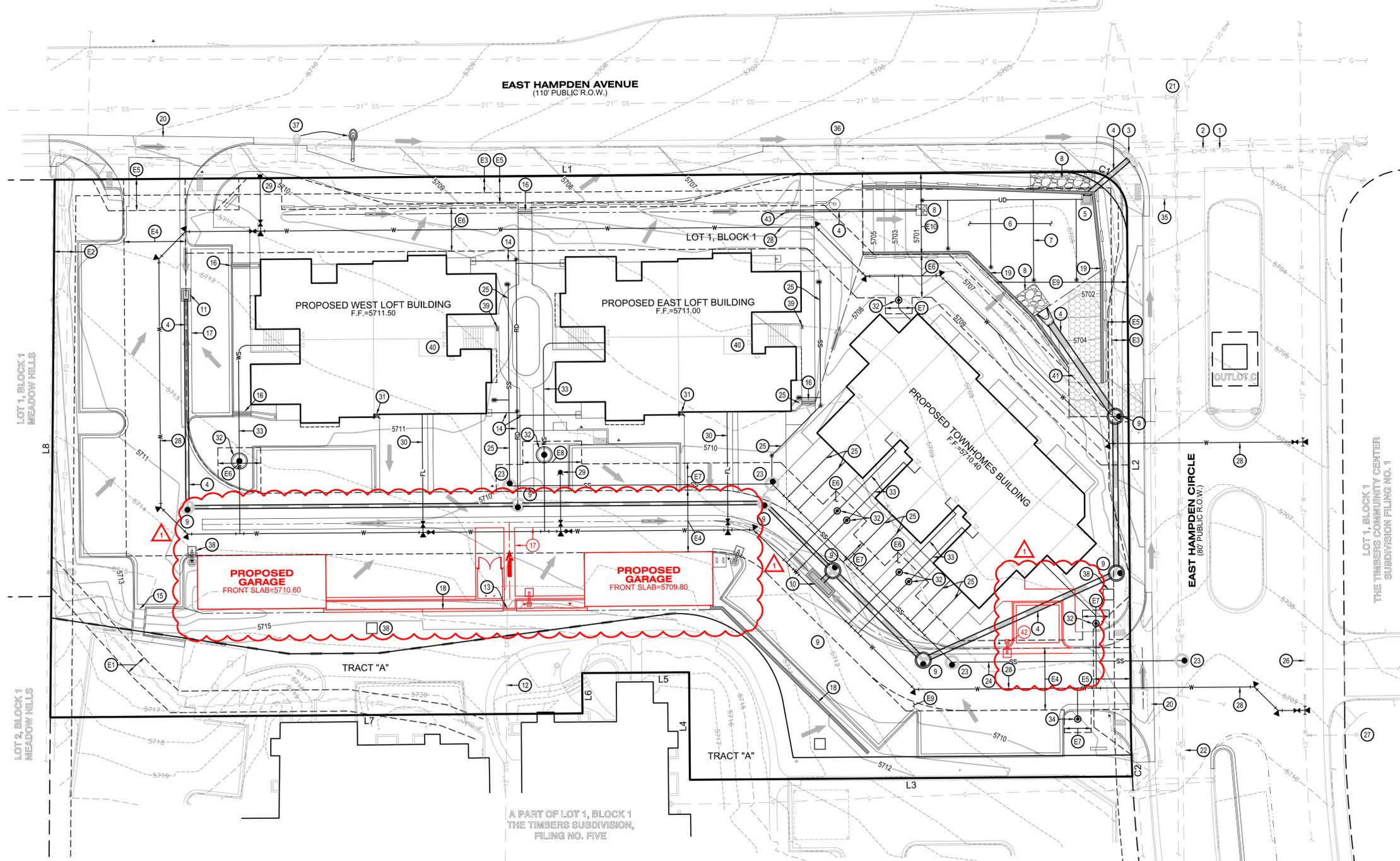
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



CURVE DATA TABLE			
COURSE	DELTA	RADIUS	LENGTH
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LINE DATA TABLE		
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L6	S00°25'48"E	15.00'
L7	S89°34'12"W	199.00'
L8	N00°28'08"E	200.03'

LEGEND	
—CTV—	EXIST. CABLE TELEVISION LINE
—E—	EXIST. ELECTRICAL LINE
—FO—	EXIST. FIBER-OPTIC LINE
—G—	EXIST. GAS LINE
—SS—	EXIST. SANITARY SEWER LINE
—STS—	EXIST. STORM SEWER LINE
—T—	EXIST. TELEPHONE LINE
—W—	EXIST. WATER LINE
—	EXIST. OVERHEAD UTILITY LINE
—	PROP. STORM SEWER LINE (PRIVATE)
—FL—	PROP. FIRE LINE
—SS—	PROP. SANITARY SEWER LINE
—W—	PROP. WATER LINE
—WS—	PROP. WATER SERVICE LINE
—5700—	EXIST. CONTOUR LINE
—5700—	PROP. CONTOUR LINE
—	EXIST. FENCE LINE
—	PROP. 2" "CATCH" CURB AND GUTTER
—	PROP. 1" "SPILL" CURB AND GUTTER
▲	EXIST. FIRE HYDRANT
○	EXIST. MANHOLE
●	EXIST. POWER POLE
⊙	EXIST. STREET LIGHT
⊙	EXIST. TRAFFIC LIGHT
⊙	EXIST. TELEPHONE PEDESTAL
⊙	EXIST. WATER VALVE
●	PROP. FIRE HYDRANT
●	PROP. MANHOLE
●	PROP. WATER METER
●	PROP. WATER VALVE
→	DRAINAGE FLOW ARROW



SCHEDULE:

- | | | |
|---|--|---|
| 1 EXISTING 18" STORM SEWER LINE | 12 EXISTING 12" STORM SEWER TO REMAIN | 23 PROPOSED SANITARY MANHOLE |
| 2 EXISTING STORM MANHOLE | 13 DAYLIGHT EXISTING 12" STORM AT PROPOSED HEADWALL | 24 PROPOSED SANITARY SEWER MAIN |
| 3 EXISTING STORM INLET TO REMAIN | 14 PROPOSED ROOF DRAIN LINE | 25 PROPOSED SANITARY SERVICE LINE |
| 4 PROPOSED STORM SEWER LINE | 15 PROPOSED 4' CONCRETE CHANNEL | 26 EXISTING 12" WATER MAIN |
| 5 PROPOSED OUTLET STRUCTURE | 16 PROPOSED SIDEWALK CHASE, PER C.O.A. STD. S3 | 27 EXISTING FIRE HYDRANT #17H-40 |
| 6 PROPOSED DETENTION AND WATER QUALITY POND | 17 PROPOSED 4' CONCRETE PAN, PER C.O.A. STD. S7.6 | 28 PROPOSED WATER MAIN |
| 7 PROPOSED POND UNDERDRAIN LINE, TYPICAL | 18 PROPOSED MODULAR BLOCK RETAINING WALL | 29 PROPOSED FIRE HYDRANT |
| 8 PROPOSED RIPRAP | 19 PROPOSED STRUCTURAL MODULAR BLOCK RETAINING WALL IN POND AREA | 30 PROPOSED FIRE LINE (PRIVATE) |
| 9 PROPOSED STORM MANHOLE | 20 PROPOSED 8' CONCRETE CROSSPAN, PER C.O.A. STD. S4.1 | 31 PROPOSED F.D.C. (FIRE DEPARTMENT CONNECTION) W/ APPROVED KNOX CAPS |
| 10 PROPOSED TRIPLE DENVER TYPE 16 INLET | 21 EXISTING SANITARY MANHOLE | 32 PROPOSED WATER METER |
| 11 PROPOSED SINGLE DENVER TYPE 16 INLET | 22 EXISTING 8" SANITARY SEWER MAIN | 33 PROPOSED WATER SERVICE LINE |
| | | 34 PROPOSED IRRIGATE METER |
| | | 35 EXISTING TRAFFIC LIGHT TO REMAIN |
| | | 36 EXISTING STREET LIGHT TO REMAIN |
| | | 37 EXISTING STREET LIGHT TO BE RELOCATED |
| | | 38 PROPOSED TRANSFORMER - APPROXIMATE LOCATION ONLY, DESIGNED BY OTHERS |
| | | 39 PROPOSED KNOX BOX |
| | | 40 PROPOSED SPRINKLER RISER ROOM |
| | | 41 PROPOSED DETENTION POND ACCESS |
| | | 42 PROPOSED LIGHT POLE, TYPICAL RE: PHOTOMETRICS |
| | | 43 PROPOSED AREA DRAIN |

EASEMENT SCHEDULE:

- | |
|---|
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- ALL PROPOSED GRADING AND DRAINAGE PATTERNS AND PROPOSED UTILITY LINES SHOWN HEREON IS PRELIMINARY AND SHALL NOT BE RELIED UPON FOR CONSTRUCTION.

BENCHMARK:

CITY OF AURORA BM #SS660NE001
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3	10/26/2016	JDP	PER CITY COMMENTS AND CLIENT CHANGES

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F: 303.337.1389
www.escc.com
Cynthia S. Gifford, P.E., 1987
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PRELIMINARY GRADING & UTILITY PLAN
WHITESTONE LOFTS & HOMES SITE PLAN W/ WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Designed by: DRA
Drawn by: DRA
Checked by: JDP
Sheet No.: DRA

Drawer No.: CP-350
Date: 01/05/2016
Scale: Horiz: 1"=20'
Vert: N/A

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WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER

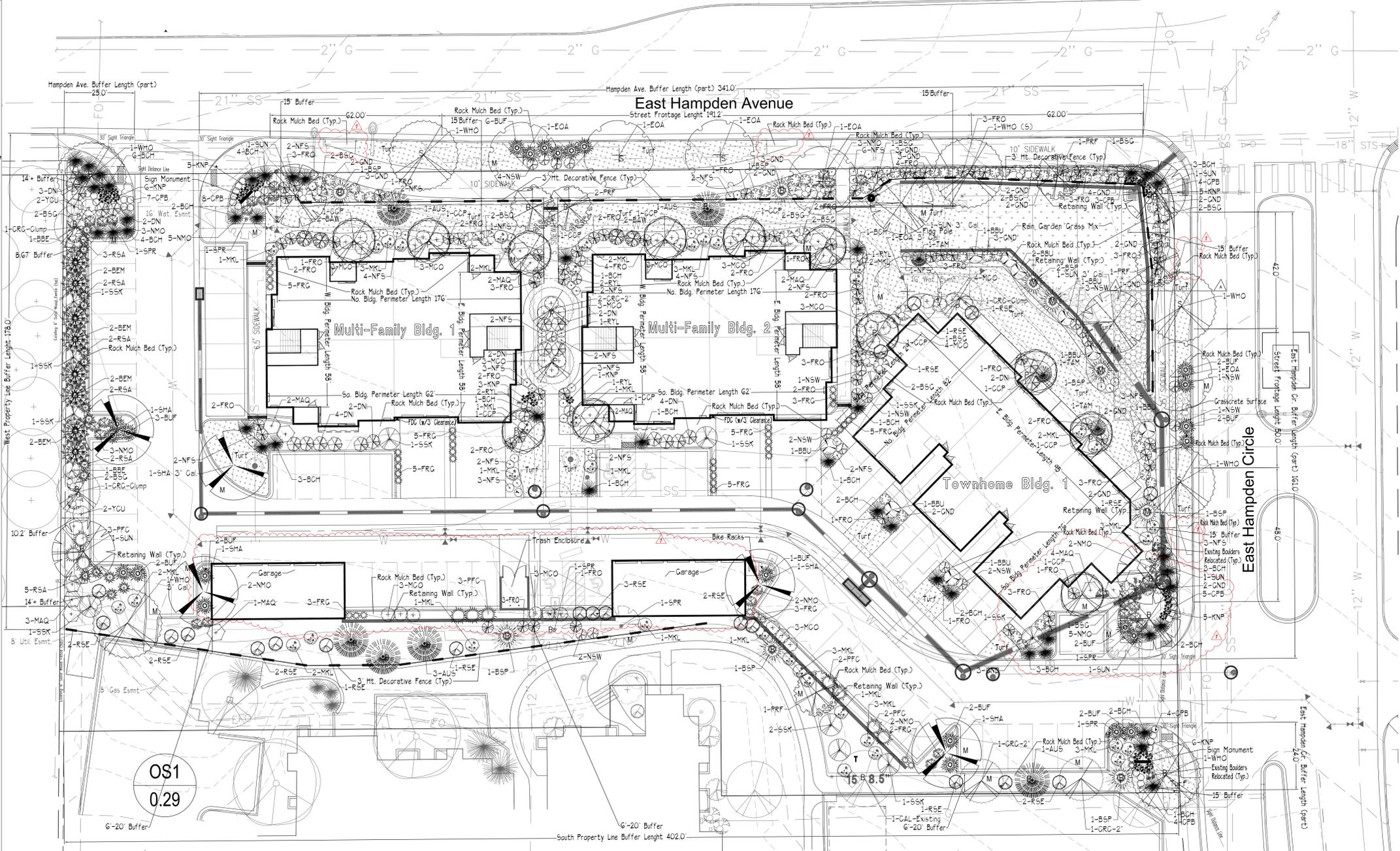
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT LEGEND - Existing

- CAL Crab Apple Large Existing 25'X20'

PLANT LEGEND - Proposed

- AUS 6'-8' Austrian Pine 50'X20'
- BEM 6' Bosnian Pine Emerald Arrow 25'X12'
- BSP 6'-8' Bakeri Spruce 30'X10'
- SHA Shademaster Honeylocust 2.5" & 3" 50'X35'
- SUN Sunburst Locust - 2.5" & 3" Cal. 35'X25'
- M = Mitigation Tree (see Mitigation Table)
- WHO White Oak-2.5" & 3" Cal. 45'X45'
- EOA English Oak-2.5" & 3" Cal. 50'X40'
- = STREET TREE DESIGNATION
- = BUFFER TREE DESIGNATION
- = BLDG. PERIMETER TREE DESIGNATION
- PRF Prairiefire Crab 2.0" Cal. 20'X20' & 6'-8' Clump B&B
- SPR Spring Snow Crab 2.0" 20'X15'
- CRC Canada Red Chokecherry 6'-8' Clump B&B 25'X20'
- CCP Chanticleer Pear 2.0" 35'X15'
- BAW Allgold Warminster Broom 6'x6'
- BSG Spanish Gold Broom 4'x6'
- MAQ Oregon Grape Holly 6' X 6'
- MCO Compact Oregon Grape Holly 3'X4'
- BCH Blue Chip Juniper 10"X6'
- BUF Buffalo Juniper 12"X6'
- TAM Tammy Juniper 3'X6'
- PFC Compact Pfitzer Juniper 4'x5'
- CPB Crimson Pygmy Barberry 2'X3'
- BBE Silver Buffaloberry 8'X6'
- BBU Burning Bush 8'X6'
- YCU Golden Current 6'X6'
- MKL Miss Kim Lilac 5 Gal. 5'x5'
- RYL Royalty Lilac 8'x4'
- GND Darts Gold Ninebark 4'X4'
- NMO Mountain Ninebark 3'X4'
- DNI Dwarf Ninebark 5'X5'
- NSW Summer Wine Ninebark 4' X 4'
- KNP Knockout Pink Rose 3'x3'
- RSA Russian Sage 4'X3'
- SSK Saskatoon Serviceberry 10' X 8'
- RSE Regent Serviceberry 6' X 5'
- NFS Neon Flash Spirea 3'X3'
- FRO Froebel Pink Spirea 4' X 4'
- FRG Feather Reed Grass 5-6'x24"

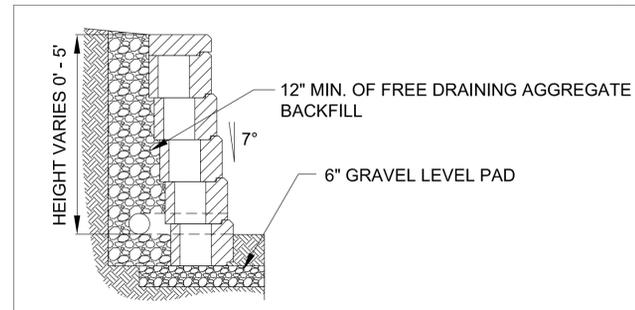


DETENTION POND WALL & 3' DECORATIVE FENCE TYPICAL SECTION - 'A' - 'A' SCALE: 1" = 4'

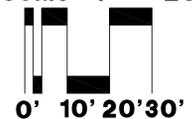


NOT FOR CONSTRUCTION

MODULAR BLOCK RETAINING WALL - TYPICAL DETAIL NOT TO SCALE



Scale: 1" = 20'



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No.	Revisions	Description
1	PER CITY COMMENTS	
2	PER CITY COMMENTS	
3	PER REVISED TRANSFORMER LOCATIONS	
4	PER REVISED TRASH ENCLOSURE & PARKING LOCATIONS	
5	AMENDMENT TO PARKING AREA & TREE LAWN REVISIONS	

Prepared By:
Kirby Smith & Associates, Inc.
Land Surveyors
6301 So. Wadsworth Ct., Greenwood, CO 80121
(303) 694-8484 FAX (303) 694-9272

LANDSCAPE PLAN & KEY
WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JUSTIN & DYLAN, LLC
LANDSCAPE ARCHITECTS
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGAZADEH

Designed by:	Drawn by:	Scale:	Sheet No.:
KJS	KSA Job # 419.0	1" = 20'	S-4
Checked by:	Date:		
KJS	12/29/2015		

WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER

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Landscape Notes:

Landscape Notes



PLANT & MATERIALS SCHEDULE

QTY	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments	Water Zone*
EVERGREEN TREES						
6	AUS	Austrian Pine	Pinus nigra	6' Ht.	B&B	XXX
8	BEM	Bosnian Pine, Emerald Arrow	Pinus leucodermis 'Emerald Arrow'	6' Ht.	B&B	
9	BSP	Bakeri Spruce	Picea pungens 'Bakeri'	6' Ht.	B&B	+
DECIDUOUS TREES						
4	CRC	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	2.0" Cal.	B&B	XX
3	CRC	Canada Red Chokecherry	Prunus virginiana 'Canada Red'	6'-8" Clump	B&B multi-staked	XX
5	PRF	Prairiefire Crab	Malus ssp. 'Prairiefire'	2.0" Cal.	B&B	X
6	SPR	Spring Snow Crab	Malus x 'Spring Snow'	2.0" Cal.	B&B	X
1	SHA	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	3.0" Cal.	B&B	X
4	SHA	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2.5" Cal.	B&B	X
2	SUN	Sunburst Honeylocust	Gleditsia triacanthos inermis 'Sunburst'	3.0" Cal.	B&B	X
5	SUN	Sunburst Honeylocust	Gleditsia triacanthos inermis 'Sunburst'	2.5" Cal.	B&B	X
1	WHO	White Oak	Quercus Alba	3.0" Cal.	B&B	XX
6	WHO	White Oak	Quercus Alba	2.5" Cal.	B&B	XX
1	EOA	English Oak	Quercus robur	3.0" Cal.	B&B	XX
5	EOA	English Oak	Quercus robur	2.5" Cal.	B&B	XX
12	CCP	Chanticleer/Cleveland Select Pear	Pyrus calleryana	2.0" Cal.	B&B	XX
BROADLEAF EVERGREEN SHRUBS						
22	BSG	Broom, Spanish Gold	Cytisus purgan 'Spanish Gold'	5 Gal.	20"-24" Min. Ht.	XX
4	BAW	Broom, Algold Warminster	Cytisus praecox 'Algold'	5 Gal.	20"-24" Min. Ht.	XX
16	MAQ	Mahonia/Oregon Grape	Mahonia aquifolium 'Kings Ransom'	5 Gal.	20" Min. Ht.	X
38	MCO	Compact Mahonia/Oregon Grape	Mahonia aquifolium 'Compacta'	5 Gal.	20" Min. Ht.	X
EVERGREEN SHRUBS						
44	BCH	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 Gal.	18" Min. Spread	XX
24	BUF	Buffalo Juniper	Juniperus sabinia 'Buffalo'	5 Gal.	18" Min. Spread	XX
10	PFC	Compact Pfitzer Juniper	Juniperus x media 'Pfitzerana Compact'	5 Gal.	18" Min. Spread	XX
3	TAM	Tammy Juniper	Juniperus sabinia 'Tamariscifolia'	5 Gal.	18" Min. Spread	XX
DECIDUOUS SHRUBS						
36	CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Autopurpurea Nana'	5 Gal.	15" Min. Ht.	X
2	BBE	Silver Buffaloberry	Shepherdia argentea	5 Gal.	24" multi-staked	XXX
9	BBU	Burning Bush	Euonymus alatus	5 Gal.	24" multi-staked	
4	YCU	Golden Current	Ribes aureum	5 Gal.	24" multi-staked	XXX
7	RLY	Royalty Lilac	Syringa x prestoniae 'Royalty'	5 Gal.	24" multi-staked	X
39	MKL	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 Gal.	24" multi-staked	XX
21	DNI	Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	5 Gal.	20" multi-staked	XX
17	NSW	Summer Wine Ninebark	Physocarpus opulifolius 'Seward'	5 Gal.	20" multi-staked	XX
43	GND	Dart's Gold Ninebark	Physocarpus opulifolius 'Dart's Gold'	5 Gal.	24" multi-staked	XX
28	NMO	Mountain Ninebark	Physocarpus monogynus	5 Gal.	24" multi-staked	XX
16	RSA	Russian Sage	Perovskia atriplicifolia	5 Gal.	24" multi-staked	XX
31	KNP	Knockout Pink Rose	Rosa 'RADcon'	5 Gal.	24" multi-staked	X
19	RSE	Regent Serviceberry	Amelanchier alnifolia 'Regent'	5 Gal.	24" multi-staked	X
11	SSK	Saskatoon Serviceberry	Amelanchier alnifolia	5 Gal.	24" multi-staked	X
69	FRO	Frobel Spirea	Spirea japonica 'Frobelii'	5 Gal.	24" multi-staked	X
53	NFS	Neon Flash Spirea	Spirea japonica 'Neon Flash'	5 Gal.	24" multi-staked	X
GRASSES						
43	FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	1 Gal.	24"-30" o.c.	XX
DECORATIVE BOULDERS						
1		Existing Boulders	To Be Relocated	2'x3'	24"-30" Ht.	
4		Existing Boulders	To Be Relocated	3'x3'	24"-36" Ht.	
2		Existing Boulders	To Be Relocated	3'x4'	24"-36" Ht.	

*Water Zones: + = Require >1" water/wk; X= Require 1" of water/wk; XX= Require 1/2" water/wk; XXX= Require 1/2" water/2 wks.
M = Mitigation Tree – See Tree Mitigation Table.

- Irrigated Turf Areas: Approx. 8,412 square feet total - To be seeded or sodded with Turf Type Tall Fescue (dwarf hybrids mix, see notes), or approved equal.
- Rain Garden Native Area: Approx. 2,357 square feet total - To be seeded with UDFCD recommended seed mix for bioretention areas (see notes), or UDFCD approved equal.
- Rock Mulch Beds: Approx. 18,323 square feet total – Tan River Rock 1-1/2", or owner approved equal. Minimum 3" depth for all designated planting beds.
- Cedar Mulch Beds: Approx. 100 square feet total – Washington/Cascade Cedar, or owner approved equal. Minimum 4" depth for all tree rings in turf areas.
- Steel Edger: Approx. 1220 linear feet – Rolled top, 14 gage, green painted Dura-edge, or owner approved equal.

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. SEE ARCHITECTURAL & ENGINEERING PLANS FOR INFORMATION REGARDING BUILDINGS, DRIVEWAYS, SIDEWALKS, FREESTANDING LIGHTS, FENCES AND WALLS.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE POP-UP SPRAY SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR SHRUB POP-UP MICRO-SPRAY HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- RERER TO SOILS REPORT FOR PLANT PLACEMENT ADJACENT TO BUILDINGS (I.E. TREES MIN. 5' FROM FOUNDATION)
- ALL TREES IN TURF OR DRYLAND GRASS AREAS MUST HAVE 48" DIAMETER MULCHED TREE RINGS. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED CEDAR/WOOD MULCH, OR 3" LAYER OF SPECIFIED ROCK MULCH, OVER DUPONT 'TYPAR' WEED BARRIER, OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL NOT BE USED IN GROUND COVER AREAS OR IN TREE RING AREAS.
- ALL DECIDUOUS AND EVERGREEN TREE RINGS SHALL BE MULCHED WITH 4" SPECIFIED CEDAR/WOOD MULCH.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH SPECIFIED STEEL EDGER (NOT REQUIRED AT CURB, WALLS, OR BUILDING).
- ALL TURF AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC., DENVER) OR EQUIVALENT, PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS FOR SHRUB BEDS SHALL BE AS ABOVE, WITH 3.0 CUBIC YARDS 'SUPREME ORGANICS' COMPOST PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER PER 1000 S.F.
- PLANT BACKFILL MIX SHALL BE: 1/3 'SUPREME ORGANICS', OR APPROVED EQUAL; 2/3 ON SITE SOIL.
- IRRIGATED TURF AREAS SHALL BE SEEDED OR SODDED (COLORADO GROWN SOD) WITH A BLEND OF 90% CERTIFIED IMPROVED TURF TYPE TALL FESCUE (2 VARIETIES MINIMUM), AND IMPROVED KENTUCKY BLUEGRASS VARIETIES.
- PREPARE RAIN GARDEN PER ENGINEER'S SPECIFICATIONS. SEED INFILTRATION AREA WITH MIX BELOW. PER UDFCD URBAN STORM DRAINAGE CRITERIAL MANUAL VOLUME 3, SEC. T-3 BIORETENTION. MIX SEED WELL AND BROADCAST, AT A RATE OF 28.9 LBS. PER ACRE, FOLLOWED BY HAND RAKING TO COVER SEED AND THEN MULCHED. HYDROMULCHING CAN ALSO BE USED.

URBAN DRAINAGE & FLOOD CONTROL DISTRICT RECOMMENDED NATIVE SEED MIX FOR RAIN GARDENS:			
GRASS SEED	LBS. P.L.S./ACRE	GRASS SEED	LBS. P.L.S./ACRE
SAND BLUESTEM (GARDEN)	3.5	WESTERN WHEATGRASS (ARRIBA)	3.0
SIDE-OATS GRAMA (BUTTE)	3.0	LITTLE BLUESTEM (PATURA)	3.0
PRAIRIE SANDREED (GOSHEN)	3.0	ALKALI SACATON	3.0
INDIAN RICEGRASS (PALOMA)	3.0	SAND DROPS EED	3.0 = 27.5
SWITCHGRASS (BLACKWELL)	4.0		
WILDFLOWER SEED	OUNCES PER ACRE	WILDFLOWER SEED	OUNCES PER ACRE
PASTURE SAGE	2.0	PRAIRIE CONEFLOWER	4.0
BLUE ASTER	4.0	PURPLE PRAIRIECLOVER	4.0 = 22.0
BLANKET FLOWER	8.0		

- 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. MAINTENANCE SHALL INCLUDE PROPER PRUNING, MOWING, AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSERVATION. THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES, AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

GREENSTONE MULTI-FAMILY – LANDSCAPE DATA

Total Property Area (including ROW):	81,465 sq. ft.
Overall Site Landscape Area:	29,092 sq. ft. = 35.7% of Total Property Area
Overall Site Turf Areas:	8,412 sq. ft. = 29.0% of Overall Site Landscape Area
Overall Site Rain Garden Native Areas:	2,357 sq. ft. = 8.1% of Overall Site Landscape Area
Overall Site Planting Bed Areas:	18,232 sq. ft. = 62.9% of Overall Site Landscape Area

TREE PROTECTION NOTES

- 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.
- 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.
- 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 INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- 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.
- 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 FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

Know what's below.
Call before you dig.
811
CALL 811
FOR ALL CALLS
TO REPORT
UNDERGROUND
UTILITIES
1-800-932-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR
EQUIVALENT FOR THE RECORDS OF UNDERGROUND UTILITIES.

Date:	Description:
03/11/2016	PER CITY COMMENTS
04/22/2016	PER CITY COMMENTS
05/20/2016	PER CITY COMMENTS
06/02/2016	PER REVISED TRANSPORTER LOCATIONS
11/02/2016	PER REVISED TRASH ENCLOSURE & PARKING LOCATIONS
05/02/2017	AMENDMENT T - PARKING AREA & TREE LAWN REVISIONS

Prepared By:
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Land
8201 St. Vrain, Ft. Collins, CO 80521
(957) 694-8844 FAX (957) 694-9972

LANDSCAPE NOTES & PLANT LIST
WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JUSTIN & DYLAN, LLC
CENTENNIAL, COLORADO 80016
PHONE: (303) 297-7750
ATTN: MOSTAFA KARGAZADEH

Designed by:	Drawn by:	Scale:
KJS	KJS	1" = 20'
Checked by:	Date:	
KJS	12/29/2015	
Sheet No.:		

WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER

Landscape Notes & Details

LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Landscape Notes:

Landscape Planting Details:

PRUNE BRANCHES BACK
1/3. RETAIN FORM

PLANT ROOTBALL AT SAME
GRADE AS WHICH SHRUB GREW

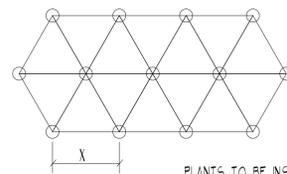
FORM SAUCER WITH
3" CONTINUOUS RIM

3" MULCH (SEE NOTES)

SPECIFIED PLANTING
MIX. WATER + TAMP
TO REMOVE AIR
POCKETS

SCARIFY PIT SIDES

REMOVE CONTAINER, IF B+B -
REMOVE TOP 1/3 OF BURLAP
AND ALL WIRES + TIES



PLANTS TO BE INSTALLED
IN TRIANGULAR PATTERN
UNLESS NOTED OTHERWISE

DIMENSION 'x' AS NOTED
PLANT SPACING AS PER PLAN

2" MULCH INSTALLED
BEFORE PLANTING

PREPARE BED AS PER
WRITTEN SPECIFICATION

SHRUB PLANTING

SCALE: NOT TO SCALE

PLANT SO THAT TOP OF ROOT
BALL IS EVEN WITH THE
FINISHED GRADE. REMOVE BURLAP
FROM TOP 1/3 OF BALL AND ALL
TAGS/WIRES

DO NOT PRUNE OR DAMAGE
LEADER. PRUNE BRANCHES BACK
1/3. RETAIN FORM. REMOVE ALL
WIRES AND TAGS

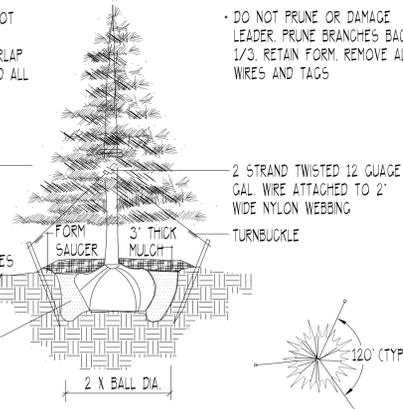
PAIN ALL CUTS OVER 1" DIA.

30" METAL STAKES
DRIVEN AT ANGLE FIRMLY
INTO SUBGRADE PRIOR
TO BACKFILLING

2 STRAND TWISTED 12 GAUGE
GAL. WIRE ATTACHED TO 2"
WIDE NYLON WEBBING

STAKE ABOVE FIRST BRANCHES
OR AS NECESSARY FOR FIRM
SUPPORT

SPECIFIED PLANTING MIX
WATER + TAMP TO
REMOVE AIR POCKETS



GROUND COVER PLANTING DETAIL

SCALE: NOT TO SCALE

PLANT SO THAT TOP OF ROOT
BALL IS 1" TO 2" ABOVE
FINISHED GRADE. REMOVE BURLAP
FROM TOP 1/3 OF BALL AND ALL
TAGS/WIRES/WIRE BASKETS

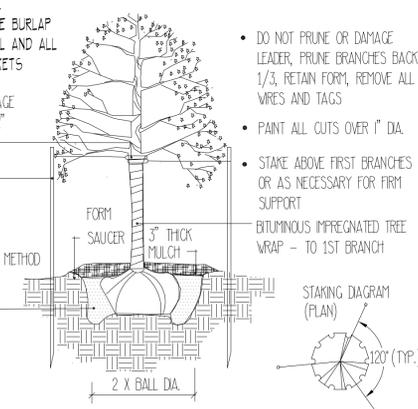
DO NOT PRUNE OR DAMAGE
LEADER. PRUNE BRANCHES BACK
1/3. RETAIN FORM. REMOVE ALL
WIRES AND TAGS

STAKE ABOVE FIRST BRANCHES
OR AS NECESSARY FOR FIRM
SUPPORT

2 STRAND TWISTED 12 GAUGE
GAL. WIRE ATTACHED TO 2"
WIDE NYLON WEBBING

HARDWOOD STAKES
1-3 STAKES 2" X 2"
DRIVEN (MIN. 18") FIRMLY
INTO SUBGRADE PRIOR
TO BACKFILLING (USE GUY METHOD
FOR TREES OVER 4" CAL.)

SPECIFIED PLANTING MIX
WATER + TAMP TO
REMOVE AIR POCKETS



EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE

DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

Street Frontage Table (Street Tree Requirements):

Street	Frontage Length	Notes	# Trees Required	# Trees Provided
E. Hampden Ave. Pub. St.	191.2'	Excluding Driveway	5 (4.78)	5
E. Hampden Cir. Pub. St.	50.0'	Excluding Driveway	2 (1.25)	2

Landscape Coverage Area

Plant Material	Coverage Value	x	Number of Plants	=	Total Coverage
2" Cal. Ornamental Tree	144 sf	x	18	=	2,592
2.5" Cal. Shade Tree	625 sf	x	39	=	24,375
6'-10' Evergreen Tree	200 sf	x	23	=	4,600
Dec. & Evergreen Shrubs:					
<4' Spread	16 sf	x	136	=	2,176
4'-6' Spread	32 sf	x	415	=	13,280
6'> Spread	64 sf	x	11	=	640
Grand Total Coverage				=	47,663
Total Landscape Area			29,092 sf		1.64%

Table of Street Frontage and Non-Street Frontage Buffer Landscape Requirements:

Buffer Description /Length/Adj. Land Use	Standard Buffer Width /Buffer Width Provided	Buffer Reduction Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
E. Hampden Ave. / 366' / Pub. St.	20' / 15'	Xeriscape Design	10	92	10*	132
E. Hampden Cir. / 185' / Pub. St.	20' / 15'	Xeriscape Design	5	47	5*	67
South Prop. Line / 402' / MF Res.	10' / 6'-20'+	Xeriscape Design	10	50	10*	65
West Prop. Line / 178' / SF Res.	25'/8.5'-10.75'-14'+ w/Waiver**	Xeriscape Design	8	36	8*	50
TOTAL			33	225	33	314

*Additional mitigation trees & shrubs are also located with these buffer areas. Total= +14 Trees +95=9.5 Trees
**Requesting waiver of buffer width, with additional trees and shrubs within buffer (also adjacent lot has a deep setback, and numerous trees in rear yard for screening). Also see West Property Buffer Mitigation Table.

West Property Buffer Mitigation Table:

Buffer Description	Buffer Width Provided	Buffer Features	# Trees Required	# Shrubs Required	# Trees Provided	# Shrubs Provided
West Prop. Line	8.5'-10.75'-14'+	Xeriscape	8	36	12	50
Additional percentage of trees and shrubs provided:					150%	138%

Tree Mitigation Table - Living Trees Over 4" Cal. Located On-Site (*T.B.D. Per City Forester's Comment Memo 3/10/16)

Tree Key #	Common Name	Size Cal Inches*	Condition	Remove = R Remain = RE	Mitigation Inches* / Value	Notes
1	Green Ash	14"	Fair	R	5.0	To be mitigated with new trees
2	Green Ash	27" 3 stems	Fair/Good	R	7.0	To be mitigated with new trees
3	Honeylocust	13.5" 4 stems	Fair/Good	R	5.0	To be mitigated with new trees
4	Colorado Spruce	9.5"	Dead	R	0.0	No mitigation required
5	Colorado Spruce	10"	Dead	R	0.0	No mitigation required
6	Silver Maple	33" 4 stems	Poor	R	3.0	To be mitigated with new trees
7	Colorado Spruce	19"	Fair/Poor	R	9.0	To be mitigated with new trees
8	Chinese Elm	4"-5" 6 stems	Dead	R	0.0	No mitigation required
9	Colorado Spruce	16.5"	Poor	R	2.0	To be mitigated with new trees
10	Green Ash	20"	Fair/Good	R	10.0	To be mitigated with new trees
11	Pinion Pine	8" 2 stems	Poor	R	3.0	To be mitigated with new trees
12	Green Ash	15" 5 stems	Poor	R	2.0	To be mitigated with new trees
13	Green Ash	8" 6 stems	Poor	R	1.0	To be mitigated with new trees
14	Crab Apple	16" 9 stems	Good	R	6.0	To be mitigated with new trees
15	Crab Apple	14.5" 5 stem	Good	RE	N/A	To Remain - Some pruning may be needed
16	Crab Apple	16" 7 stems	Good	R	10.0	To be mitigated with new trees
17	Green Ash	6"	Good	R	3.0	To be mitigated with new trees
18	Aspen	5"	Good	R	2.0	To be mitigated with new trees
19	Aspen	5"	Good	R	3.0	To be mitigated with new trees
20	Chokecherry	3" multi stems	Good	R	0.0	No mitigation required
	Total Inches				71.0	Mitigation Trees: 4 new 2.5" cal. Trees; 5 new 3.0" cal. Trees; 11 new 2" cal. Trees; and 8 new 6' ht. evergreen trees on plan
In Median						
21	Ponderosa Pine	14"	NearDead	R	\$592.11	To be mitigated with cash payment
22	Pinion Pine	10"	Fair/Poor	R	\$528.46	To be mitigated with cash payment
23	Honeylocust	10"	Good	R	\$947.65	To be mitigated with cash payment
24	Honeylocust	14.5"	Good	R	\$1960.75	To be mitigated with cash payment
	Total Cash Payment				\$4028.97	

Note: Total caliper inches to be removed = ± 270.5"; Total caliper inches to remain = ± 14.5".

Tree Preservation Table

Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation and/or Amount Paid to "Tree Planting Fund"
270.5"	0"	71.0" Replaced with new trees on site \$4028.97 (for median trees) to be paid to Tree Planting Fund

Residential Building Elevation Landscaping Information:

Building	Building Perimeter/ Total # of Plants	# Trees Required/ Provided	# Tall Shrubs Required/Provide	# Other Shrubs Required/Provided
MF-1: North	100 / 25	1 / 2	4 / 4	20 / 23
East	58 / 15	1 / 1	2 / 3	12 / 18
South	62 / 15	1 / 1	2 / 3	12 / 12
West	58 / 14	1 / 0	2 / 0	11 / 2
Sub-Total:	278 / 69	4 / 4	10 / 10	55 / 55
MF-2: North	100 / 25	1 / 2	4 / 4	20 / 22
East	58 / 15	1 / 0	2 / 0	12 / 14
South	62 / 15	1 / 1	2 / 3	12 / 12
West	58 / 14	1 / 1	2 / 3	11 / 18
Sub-Total:	278 / 69	4 / 4	10 / 10	55 / 66
TH-1: North	82 / 20	1 / 1	3 / 3	16 / 16
East	95 / 24	1 / 3	4 / 3	19 / 16
South	76 / 19	1 / 0	3 / 5	15 / 15
West	29 / 8	1 / 0	1 / 3	7 / 15
Sub-Total:	282 / 71	4 / 4	11 / 14	57 / 62
TOTAL	838 / 209	12 / 12	31 / 34	167 / 183
Diff. - Apply to other tree or buffer mitigation requirements		+3 = 0.3 Trees	+16 = 1.6 Trees	

NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.

CALL 811
FOR UTILITY LOCATION
1-800-922-1987

Date:	Description:
03/11/2016	PER CITY COMMENTS
04/22/2016	PER CITY COMMENTS
05/20/2016	PER CITY COMMENTS
06/02/2016	PER REVISED TRANSFORMER LOCATIONS
11/29/2016	PER REVISED TRASH ENCLOSURE & PARKING LOCATIONS
05/02/2017	AMENDMENT T - PARKING AREA & TREE LAWN REVISIONS

Prepared By:
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Land Surveyors
801 St. Nathan St., Loveland, CO 80531
(303) 694-8844 FAX (303) 694-9972

LANDSCAPE NOTES & PLANT DETAILS
WHITESTONE LOFTS & HOMES SITE PLAN W/WAIVER
LOT 1, BLOCK 1 AND TRACT "A", WHITESTONE SUBDIVISION FILING NO. 1
SITUATED IN THE NE 1/4 OF SECTION 6, T.5S., R.66W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Designed by: KJS
Drawn by: KJS
Checked by: KJS
Scale: 1" = 20'
Date: 12/29/2015
Sheet No.: S-6