

THRAEMOOR "IN THE PARK" TOWNHOMES

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

AMENDED SITE PLAN

GENERAL NOTES:

SITE COMPLIANCE NOTE:

A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED BY THE CITY OF LAKEWOOD UNTIL ALL ON-SITE AND PUBLIC IMPROVEMENTS SUCH AS GRADING, PARKING, SIDEWALKS, LANDSCAPING, CURB AND GUTTER, SPECIALTY PAVING AND ALL OTHER FEATURES THAT APPEAR ON THE APPROVED SITE PLAN ARE COMPLETED. IN THE EVENT CONDITIONS PRECLUDE THE COMPLETION OF ANY REQUIRED ON-SITE OR PUBLIC IMPROVEMENTS THE PROVISIONS IN CHAPTER 14.202.040 OF THE LAKEWOOD MUNICIPAL CODE SHALL APPLY.

LIGHTING NOTE:

IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHERE IT ORIGINATES.

TRASH ENCLOSURE NOTE:

TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A HEIGHT OF 6 FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE:

ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

MAINTENANCE RESPONSIBILITY NOTE:

1. THE OWNER OF THE PROPERTY, HIS SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED SITE PLAN. THAT AREA SHALL BE DEEMED TO INCLUDE AND AREA AS MEASURED FROM THE BACK OF THE CURB LINE TO, AND INCLUDING ALL AREAS SUBJECT TO THE APPROVED SITE PLAN AND DRAINAGE REPORT.

2. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, A GROUND COVER MUST REPLACE A GROUND COVER, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.

3. ANY OFF SITE LANDSCAPING DISTURBED BY THE DEVELOPMENT OF THIS SITE WILL BE REPLACED TO ITS ORIGINAL CONDITION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SIGNAGE NOTE:

APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO SITE PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE SITE PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND UTILITY EASEMENTS. HOWEVER, THESE SIGNS WILL NOT BE APPROVED BY THE SITE PLAN REVIEW PROCESS OR APPROVAL OF THIS SITE PLAN.

DOWNSPOUT NOTE:

NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS OR ANY OTHER PEDESTRIAN ROUTE.

IMPERVIOUS AREA DATA CHART

JEFFCO. PARCEL #	LOT/PARCEL ADDRESS	PROPOSED USE	TOTAL IMPERVIOUS AREA (SF)	PUBLIC IMPERVIOUS AREA (SF)	NET IMPERVIOUS AREA (SF)
49-253-05-079	THRAEMOOR IN THE PARK TOWNHOMES 6733 WEST YALE AVE. LAKEWOOD CO 80227	MULTIFAMILY	104,046 S.F.	25,595 S.F.	77,451 S.F.
					104,046

SITE DATA CHART

LEGAL DESCRIPTION: _____ (SEE BELOW)

LAKEWOOD ZONE DISTRICT: _____ 4R WITH CONDITIONS

PROPOSED USE: _____ MULTIFAMILY

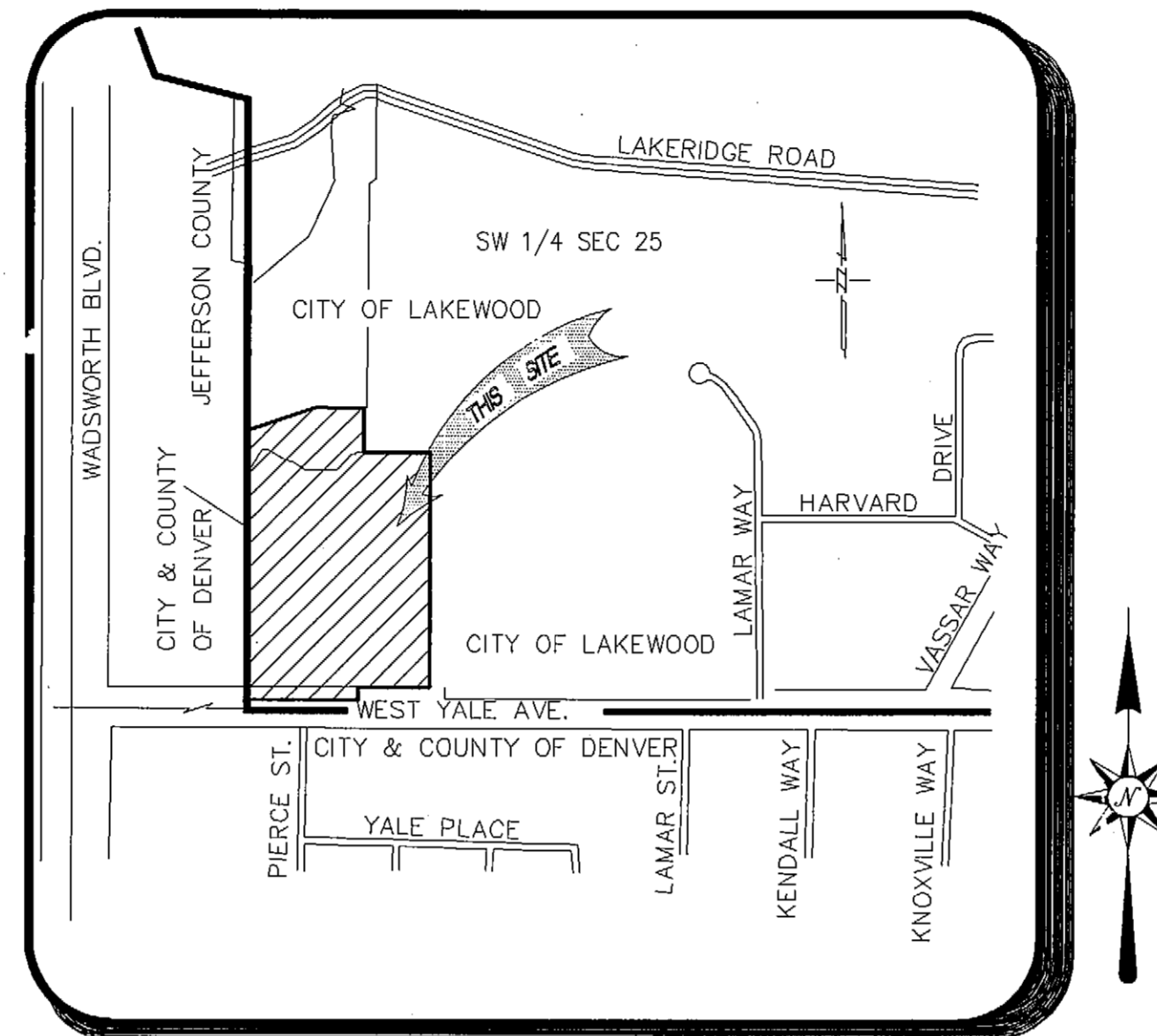
	SQUARE FEET	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY:	188,317 S.F.	4.32 AC	100%
TOTAL OPEN SPACE:	104,686 S.F.	2.40 AC	55.6%
TOTAL PARKING AND DRIVE COVERAGE:	32,469 S.F.	0.74 AC	17.2%
TOTAL BUILDING COVERAGE:	51,162 S.F.	1.17 AC	27.2%

LEGAL DESCRIPTION

BEING ALL OF LOT 2, THRAEMOOR "IN THE PARK" SUBDIVISION, AS RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY, COLORADO, IN PLAT BOOK 89 AT PAGE 36, RECEPTION NO. 86057242, TOGETHER WITH A PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

BENCHMARK

CITY OF LAKEWOOD DATUM BENCHMARK
W-2. NNE NUT ON FIRE HYDRANT AT SOUTHEAST
CORNER OF S. JOSLIN CT. AND YALE. ELEV. = 5447.79



VICINITY MAP

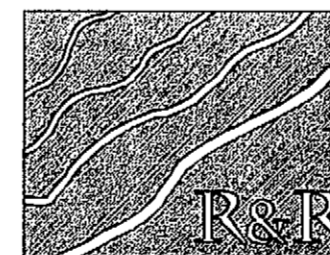
1" = 500'

FOR:

THRAEMOOR IN THE PARK TOWNHOMES

THRAEMOOR LAND CORPORATION
2649 W. 26TH AVENUE
DENVER, COLORADO 80211
CONTACT: GARY CLARK

PREPARED BY:



R&R ENGINEERS-SURVEYORS, INC.

1190 SOUTH COLORADO BOULEVARD
ANNEX BUILDING
DENVER, COLORADO 80246
PH: 303-753-6730
FX: 303-753-6568
www.RRENGINEERS.com
CONTACT: DOUGLAS S. DUNKIN, P.E.

SHEET INDEX

- 1 COVER SHEET
- 2 FINAL SITE PLAN
- 3 CONTOUR PLAN
- 4 WALL PLAN
- L1.1 LANDSCAPE PLAN
- L1.2 LANDSCAPE DETAILS

OWNER'S ACKNOWLEDGMENT

THE UNDERSIGNED IS OWNER (OR HIS/HER) AUTHORIZED AGENT OF THIS PROPERTY AND HAS REVIEWED AND APPROVED THIS SITE PLAN. THE OWNER, HIS/HER SUCCESSORS, HEIRS, AND ASSIGNS ARE RESPONSIBLE TO MAINTAIN THE SITE AS APPROVED AND KEEP ALL LANDSCAPING IN LIVING CONDITION IN THE QUANTITIES APPROVED ON THE SITE PLAN AS NOTED IN SECTION 17-15-07 OF THE LAKEWOOD ZONING ORDINANCE.

OWNER'S SIGNATURE: [Signature] DATE: 9-1-2005
 Thraemoor Homeowners Association
 [Signature] - Declarant
 PRINT OWNER'S NAME: GARY CLARK

CITY OF LAKEWOOD

ARTICLE 15 SITE PLAN REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH ARTICLE 15 OF THE CITY OF LAKEWOOD ZONING ORDINANCE.

APPROVED FOR THE CITY OF LAKEWOOD BY: [Signature] DATE: 9/8/05
 NAME: [Signature] DATE: 9/8/05
 NAME: [Signature] DATE: 9-2-05



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 1190 SOUTH COLORADO BOULEVARD
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 WWW.RRENGINEERS.COM

COVER SHEET

SITE: THRAEMOOR IN THE PARK
LAKEWOOD, COLORADO
6733 WEST YALE AVENUE
 FOR: THRAEMOOR LAND CORPORATION
2649 W. 26TH AVENUE
DENVER, COLORADO 80211

REVISIONS

09/01/05 CITY COMMENTS

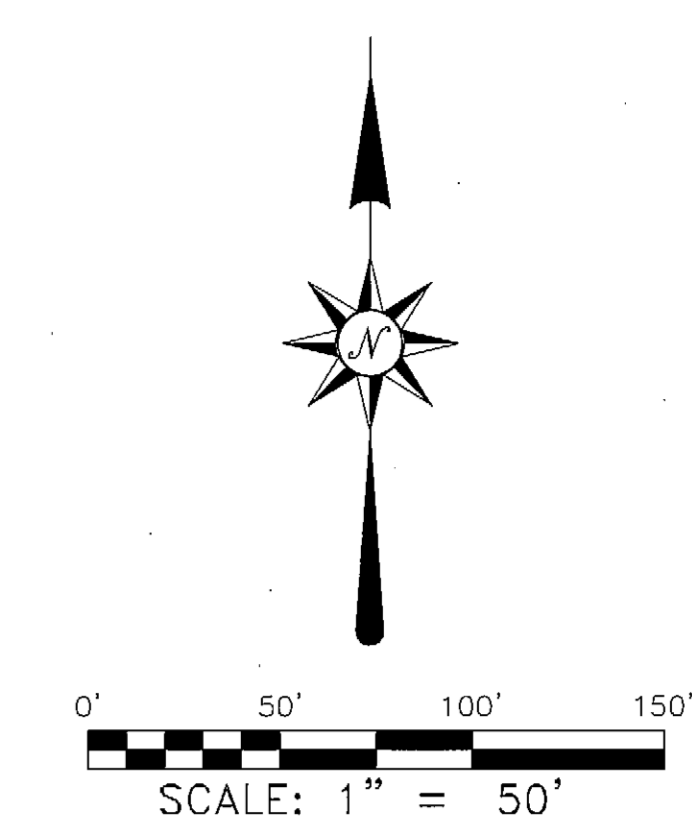
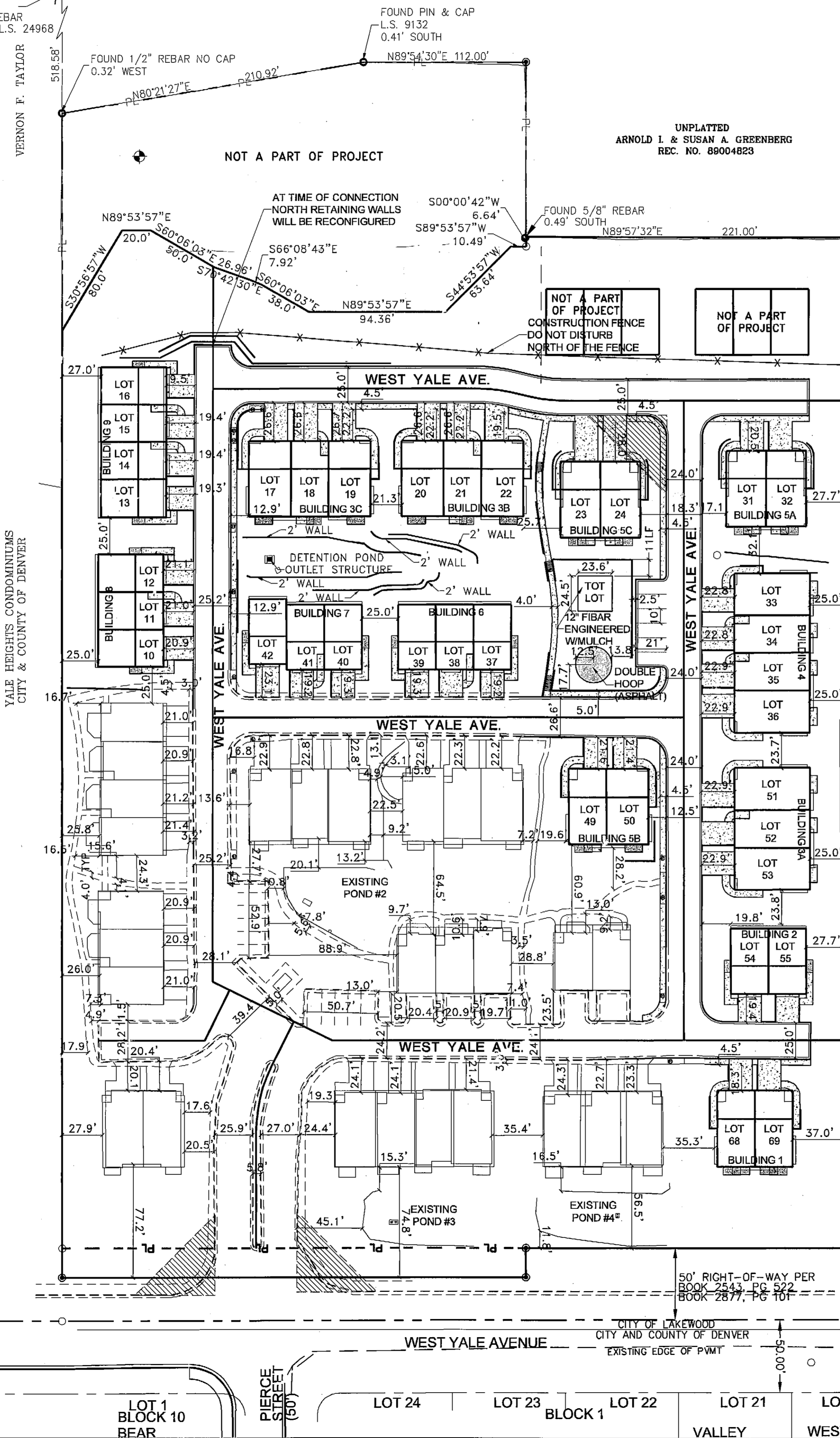
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Plot Date	9/1/05
Date	06/30/05
Drawn	CJD
Checked	BSD
Job No.	
SP05040	of 6

THRAEMOOR "IN THE PARK" TOWNHOMES

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

AMENDED SITE PLAN

NW COR, SW 1/4, SW 1/4, SECTION 25
FOUND 1 1/2" YELLOW CAP
L.S. 18475
REPLACED W/ 3/4" X 30" REBAR
W/ 2 1/2" ALUMINUM CAP L.S. 24968



LEGEND

- NEW CURB
- NEW FLOW LINE
- NEW PAN/LIP
- EXISTING CURB
- EXISTING FLOW LINE
- EXISTING PAN/LIP (IF APPLICABLE)
- NEW CONCRETE
- 55' SIGHT TRIANGLE

* NOTE: SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

NOTE: LOT LINE IS SAME AS BUILDING ENVELOPE



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FINAL SITE PLAN

SITE: THRAEMOOR IN THE PARK
LAKEWOOD, COLORADO
6733 WEST YALE AVENUE
FOR: THRAEMOOR LAND CORPORATION
2649 W. 26TH AVENUE
DENVER, COLORADO 80211

REVISIONS

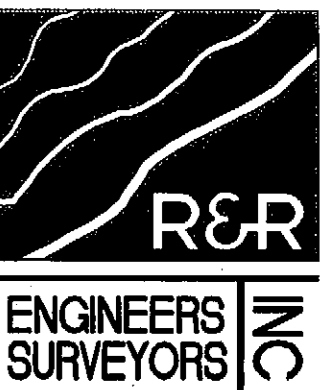
09/01/05 CITY COMMENTS

File Name: KC05010-SITE
Plot Date: 9/1/2005
Date: 05/30/05 Sheet: 2
Drawn: C.D.
Checked: DSD
Job No.:
SP05040 of 6

THRAEMOOR "IN THE PARK" TOWNHOMES

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

AMENDED SITE PLAN



R&R ENGINEERS-SURVEYORS, INC.
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
(P): 303-753-6730 (F): 303-753-6568

WWW.RRENGINEERS.COM

LANDSCAPE PLAN

SITE: THRAEMOOR IN THE PARK
LAKEWOOD, COLORADO
6733 WEST YALE AVENUE
FOR: THRAEMOOR LAND CORPORATION
2649 W. 26TH AVENUE
DENVER, COLORADO 80211

REVISIONS

09/01/05 CITY COMMENTS
01/08/08 LANDSCAPE CHANGES IN POND

File Name: KC05010-SITE

Plot Date: 1/8/08

Date: 06/30/05 Sheet: L1.1

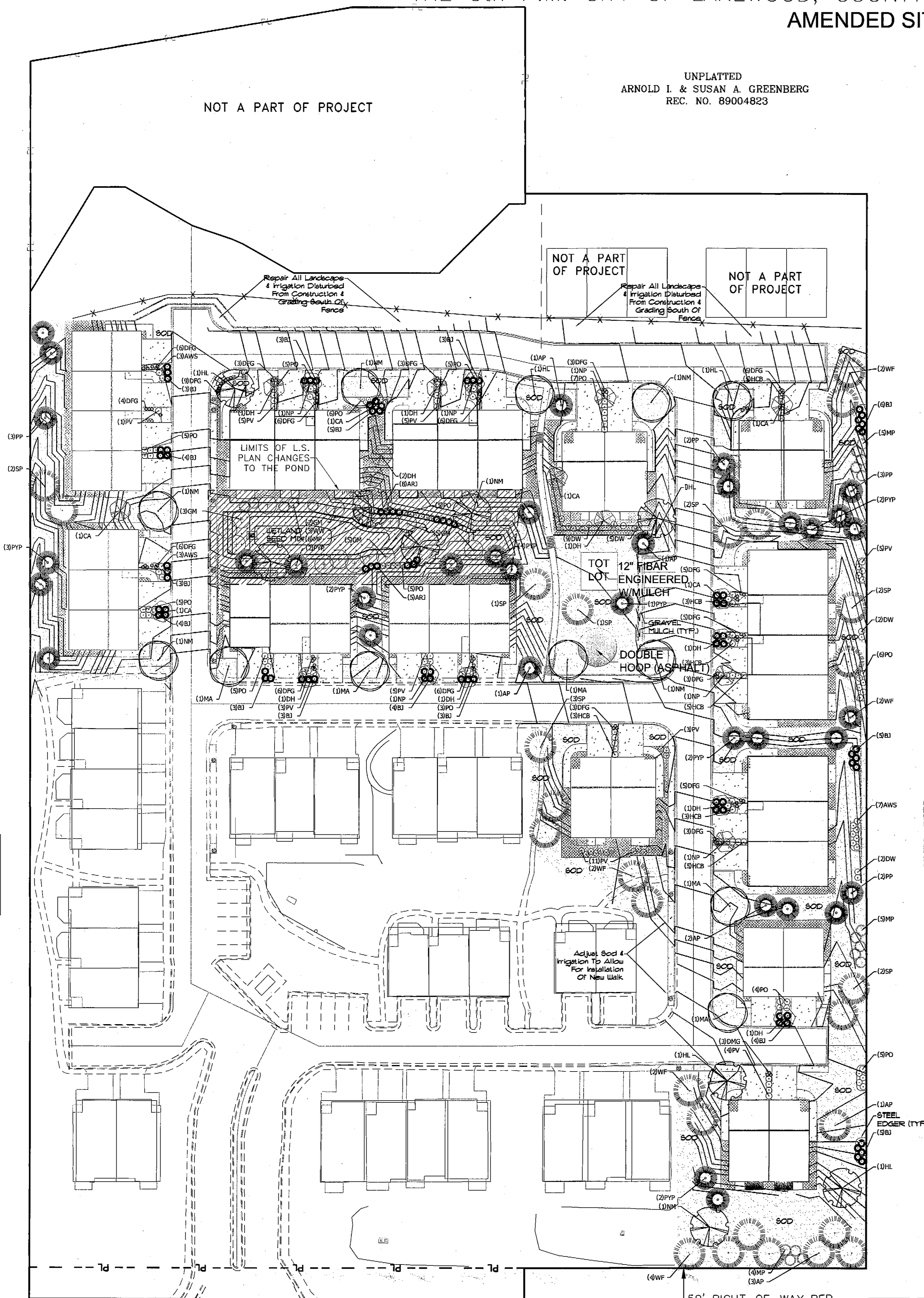
Drawn: CJD

Checked: DSD

Job No.: SP05040 of 6

VERNON F. TAYLOR

YALE HEIGHTS CONDOMINIUMS
CITY & COUNTY OF DENVER



UNPLATTED
ARNOLD I. & SUSAN A. GREENBERG
REC. NO. 89004823

PLANT LIST

TYPE	SYM	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION	QUANTITY
Deciduous Trees	MP	Norway Maple	Acer plantoides	3" cal. B & B	7
	MA	Marshall Seedless Ash	Fraxinus pennsylvanica 'Marshall's Ash'	3" cal. B & B	5
	HL	Shademaster Honeylocust	Cleditsia triacanthos inermis 'Skyline'	3" cal. B & B	6
	WW	Weeping Willow	Salix alba 'Tristis'	3" cal. B & B	3
Ornamental Trees	CA	Crabapple	Maalus sp.	2" cal. B & B	5
	NP	Newport Plum	Prunus american 'Newport'	2" cal. B & B	6
	DH	Downey Hawthorn	Cratesus phaenopyrum	2" cal. B & B	10
	GM	Ginnala Maple	Acer ginnala	15 gal. cont.	15
Evergreen Shrubs	AP	Austrian Pine	Pinus nigra	6' B&B	9
	PYP	Pinyon Pine	Pinus edulis	6' B&B	18
	WF	White Fir	Abies concolor	6' B&B	12
	PP	Ponderosa Pine	Pinus ponderosa	6' B&B	10
	SP	Spruce	Pinus sylvestria	6' B&B	13
	Evergreen Shrubs	MP	Mugho Pine	Pinus mugho 'mughus'	5 gal. cont.
BJ		Broadmoor Juniper	Juniperus sabinia 'Broadmoor'	5 gal. cont.	58
ARJ		Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal. cont.	13
Deciduous Shrubs	PO	Potentilla	Potentilla fruticosa	5 gal. cont.	66
	PV	Privet	Ligustrum sp.	5 gal. cont.	42
	DW	Dogwood	Cornus sericea 'Isanti'	5 gal. cont.	18
	AWS	Anthony Waterer Spirea	S. japonica 'Anthony Waterer'	5 gal. cont.	13
Ornamental Grass	HCB	Hancock Coralberry	Symphoricarpos x chenault 'Hancock'	5 gal. cont.	27
	DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal. cont.	86

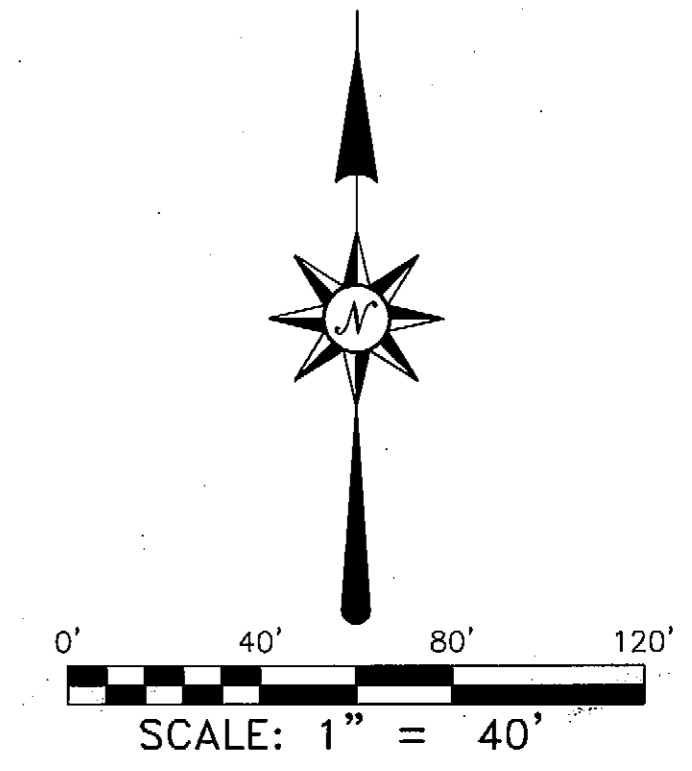
1 1/2" MOUNTAIN GRAVEL MULCH OR SIMILAR AT A MINIMUM DEPTH OF 3" OVER LANDSCAPE FILTER FABRIC.

WETLAND SEED MIX

50% Reed Canary Grass
25% Newhy Wheatgrass
20% Garrison Foxtail
5% Climax Timothy
Seeding Rate:
Broadcast 15lbs/acre
Drilled 10lbs/acre
Available From Arkansas Valley Seed Solutions.
(877)95SEEDS.

NOTE:
PLEASE SEE SHEET L1.2 FOR POND AREA LANDSCAPE CHANGES

UNPLATTED LIABILITY COMPANY
YALE AVE LTD. REC. NO. 90109262



50' RIGHT-OF-WAY PER BOOK 2543, PG. 522

THRAEMOOR "IN THE PARK" TOWNHOMES

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

AMENDED SITE PLAN

LANDSCAPE STANDARDS

ALL OPEN AREAS NOT COVERED BY PAVING, BUILDINGS OR OTHER STRUCTURES SHALL BE LANDSCAPED.

NO ARTIFICIAL TREES, SHRUBS, TURF OR PLANTS SHALL BE USED TO FULFILL THE MINIMUM REQUIREMENTS FOR LANDSCAPING AS REQUIRED BY ARTICLE 15.

MINIMUM SIZE FOR LANDSCAPING MATERIAL AS MEASURED AT THE TIME OF PLANTING SHALL BE:

(A) DECIDUOUS TREES: THREE (3) INCH CALIPER, MEASURE ONE (1) FOOT ABOVE THE GROUND; HOWEVER, THREE (3) INCH CALIPER TREES ARE REQUIRED IN THE PERIMETER LANDSCAPE AREA ALONG ALAMEJA PARKWAY. (AS AMENDED BY 0-85-31.)

(B) ORNAMENTAL AND FLOWERING TREES: TWO (2) INCH CALIPER MEASURED ONE (1) FOOT ABOVE THE GROUND, EXCEPT THAT A MULTI-STEMMED SPECIMEN SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE HALF (1-1/2) INCHES AS MEASURED ONE (1) FOOT ABOVE THE GROUND.

(C) EVERGREEN TREES: FIVE (5) FEET IN HEIGHT; HOWEVER, TREES A MINIMUM OF EIGHT (8) FEET IN HEIGHT ARE REQUIRED IN THE PERIMETER LANDSCAPE AREA ALONG YALE AVENUE.

(D) FLOWERING AND EVERGREEN SHRUBS AND HEDGES SHALL BE OF FIVE (5) GALLON SIZE. IF IN BALL AND BURLAP, THE MINIMUM SIZE SHALL BE FIFTEEN (15) INCHES IN DIAMETER.

(E) ALL SHRUB BEDS TO BE MULCHED WITH 3" DEPTH OF 1.5" RIVER ROCK OVER APPROVED WEED BARRIER. ALL PLANTING BEDS TO BE SEPARATED BY STEEL EDGER.

(F) ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.

(G) WETLAND SEED MIX AVAILABLE FROM ARKANSAS SEED COMPANY.

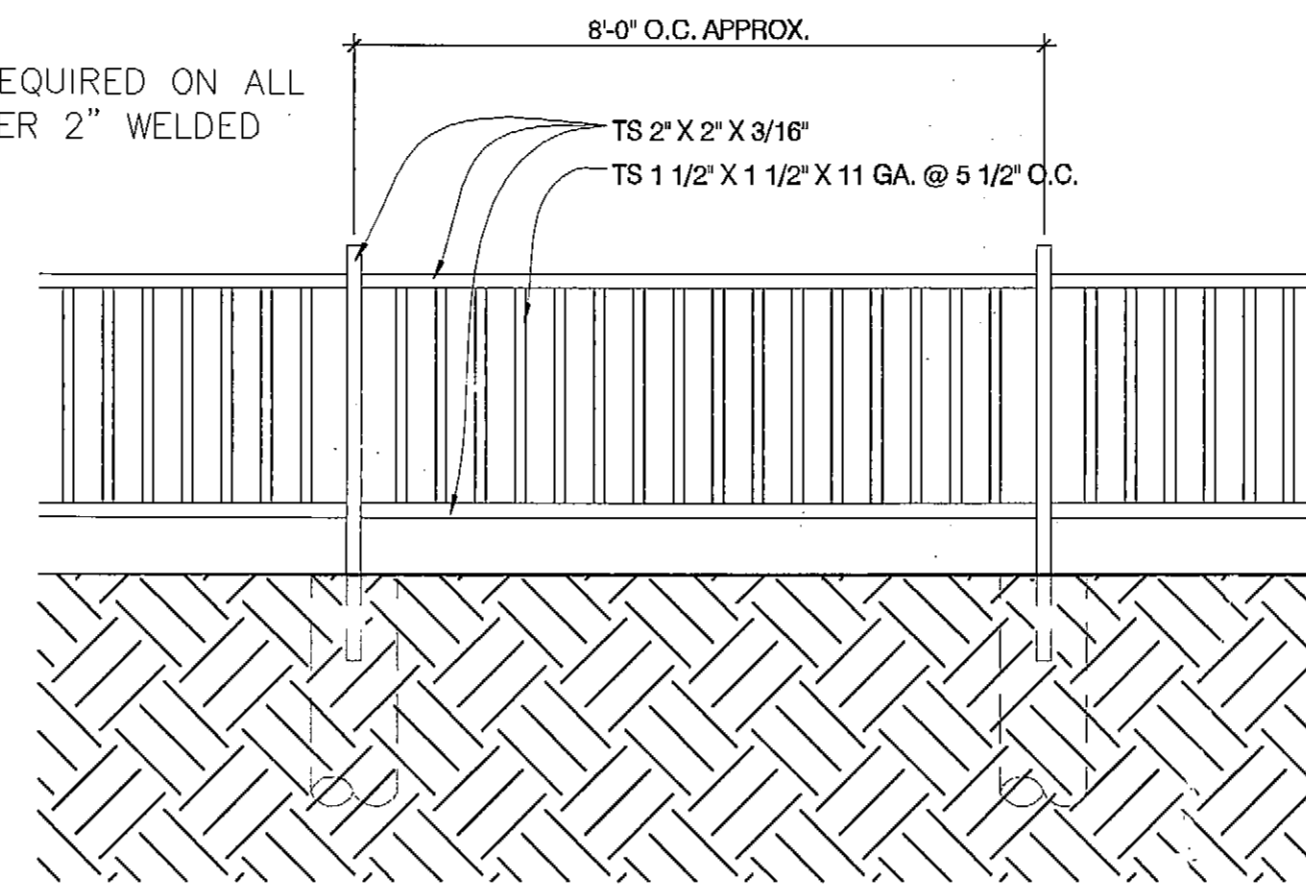
(H) ALL IRRIGATED LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AMENDMENTS CONSISTING OF COMPOST AT 4 C.Y. / 1000 S.F. AND TILLED TO A DEPTH OF 6".

(I) TOT LOT TO HAVE "FIBAR" BRAND ENGINEERED FIBER MULCH. CONSULT PLAY EQUIPMENT REPRESENTATIVE FOR PROPER DEPTH AND PLACEMENT OF PLAY EQUIPMENT FOR PROPER FALL DISTANCES.

(J) PLANT MATERIAL SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES.

NO LIVING TREE WHICH EXCEEDS FOUR (4) INCHES CALIPER SHALL BE REMOVED FROM THE PROPERTY EXCEPT IN ACCORDANCE WITH AN APPROVED SITE PLAN.

NOTE: HANDRAILS REQUIRED ON ALL WALLS 30" OR HIGHER 2" WELDED STEEL TUBING (TYP) COLOR: BLACK

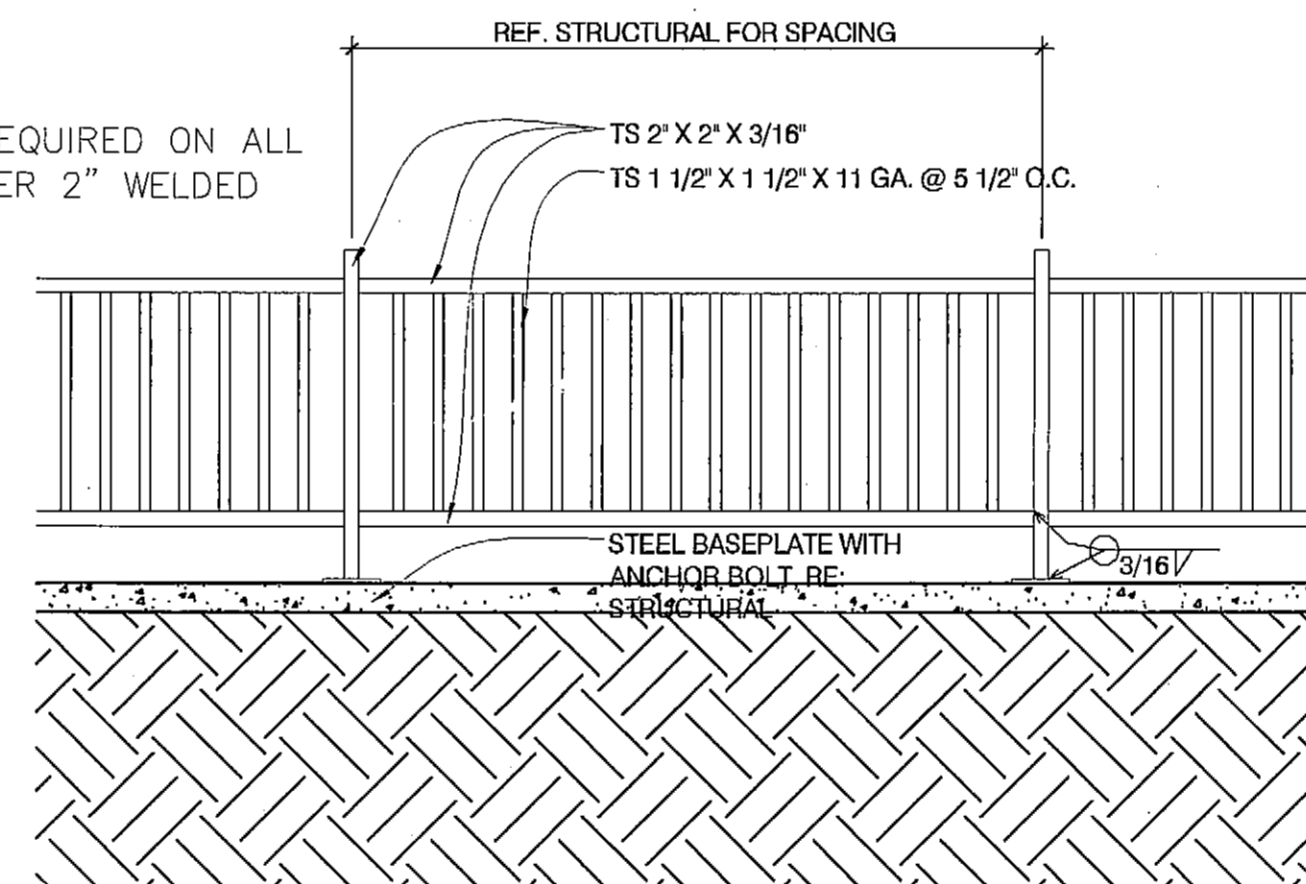


GENERAL NOTE: PAINT ALL EXPOSED STEEL, WELD AND GRIND SMOOTH ALL CONNECTIONS

SPACING OF ANCHORED VERTS	BASE RL	BOLTS	BASE CONDITION
4'-0"	R. 3/8 X 8 X 8	(4) 1/2" KWIK-BOLT	CAISSON ONLY EMBED 3 1/2"
6'-0"	R. 3/8 X 7 X 7	(4) 3/8" KWIK-BOLT	CAISSON OR S.O.G. EMBED 2 1/2"
8'-0"	R. 1/4 X 6 X 6	(4) 3/8" KWIK-BOLT	S.O.G. EMBED 2 1/2"

GUARDRAIL DETAIL BY ARCHITECT AT RETAINING WALL N.T.S.

NOTE: HANDRAILS REQUIRED ON ALL WALLS 30" OR HIGHER 2" WELDED STEEL TUBING (TYP) COLOR: BLACK



GENERAL NOTE: PAINT ALL EXPOSED STEEL, WELD AND GRIND SMOOTH ALL CONNECTIONS

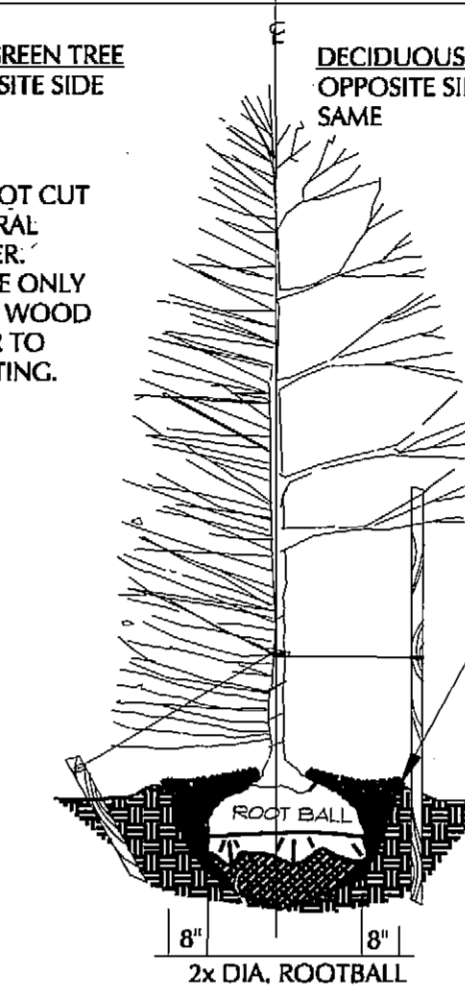
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6'-0"	R. 3/8 X 7 X 7	(4) 3/8" KWIK-BOLT	CAISSON OR S.O.G. EMBED 2 1/2"
8'-0"	R. 1/4 X 6 X 6	(4) 3/8" KWIK-BOLT	S.O.G. EMBED 2 1/2"

GUARDRAIL DETAIL BY ARCHITECT AT SLAB ON GRADE N.T.S.

PLANTING DETAIL

EVERGREEN TREE OPPOSITE SIDE SAME

DO NOT CUT CENTRAL LEADER. PRUNE ONLY DEAD WOOD PRIOR TO PLANTING.



DECIDUOUS TREE OPPOSITE SIDE SAME

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH APPROVED TREE WRAP (FROM NOV. 1ST TO MAY 1ST ONLY). SECURE AT 2' INTERVALS. DO NOT WRAP POPULUS SPECIES. SUPPORT WIRE TO BE GALVANIZED. ATTACH TO TREE WITH 2" CLOTH BAND OR APPROVED EQUAL.

TREES SHALL 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.

STAKE DECIDUOUS TREES AS SHOWN WITH 2-6' LONG STEEL OR PEELED POLE STAKES STAKES AT 180 DEGREES. EXTEND STAKE 24" - 30" INTO GROUND. STAKE EVERGREEN TREES AS SHOWN WITH 3-2' LONG STEEL STAKES AT 120 DEGREES. USE ONLY GALVANIZED WIRE.

REMOVE ALL WIRE BASKETS, NYLON TIES, TWINE, ROPE AND BURLAP FROM TOP AND SIDES OF ROOT BALL. REMOVE UNNECESSARY PACKING MATERIAL.

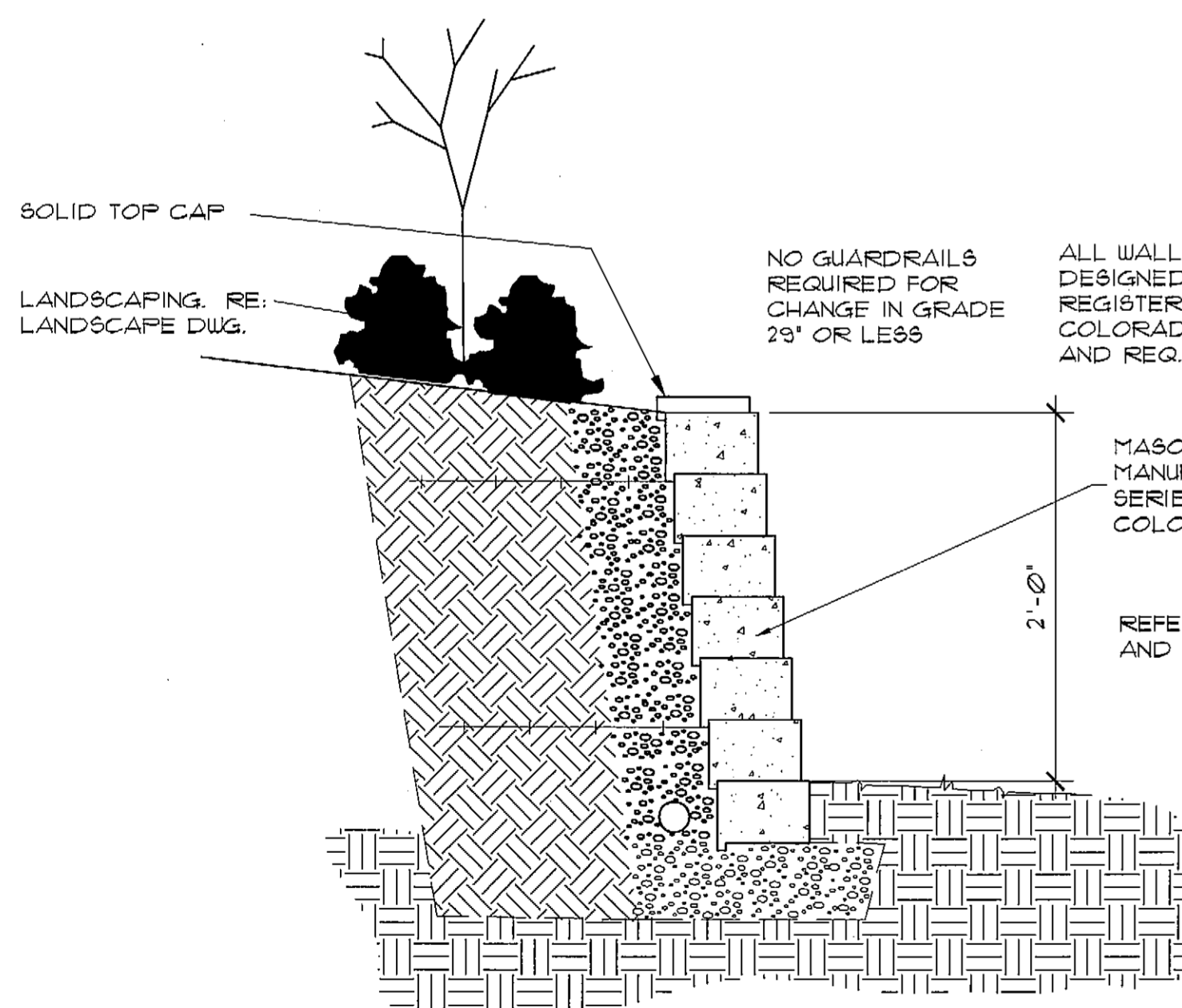
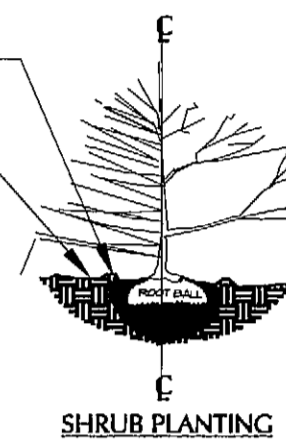
2'-0" RADIUS MULCH COLLAR WHEN TREES ARE PLANTED IN SOD. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

4IN. HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

1'-0" RADIUS MULCH COLLAR WHEN SHRUBS ARE NOT PLANTED IN A MULCHED BED.

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

POSITION OF STAKES SHALL BE ORIENTATED WITH REGARD TO PREVAILING WINDS.



NO GUARDRAILS REQUIRED FOR CHANGE IN GRADE 2' OR LESS

ALL WALLS OVER 30" MUST BE DESIGNED BY A LICENSED ENGINEER REGISTERED IN THE STATE OF COLORADO, APPROVED BY LAKEWOOD AND REQ. SEPARATE PERMIT.

MASONRY DRY LAND RETAINING WALLS MANUFACTURER: PAVESTONE SERIES: ANCHOR DIAMOND BEVEL COLOR: TERRA COTTA

REFER TO SOILS REPORT FOR CONSTRUCTION AND DESIGN SPECIFICATIONS.

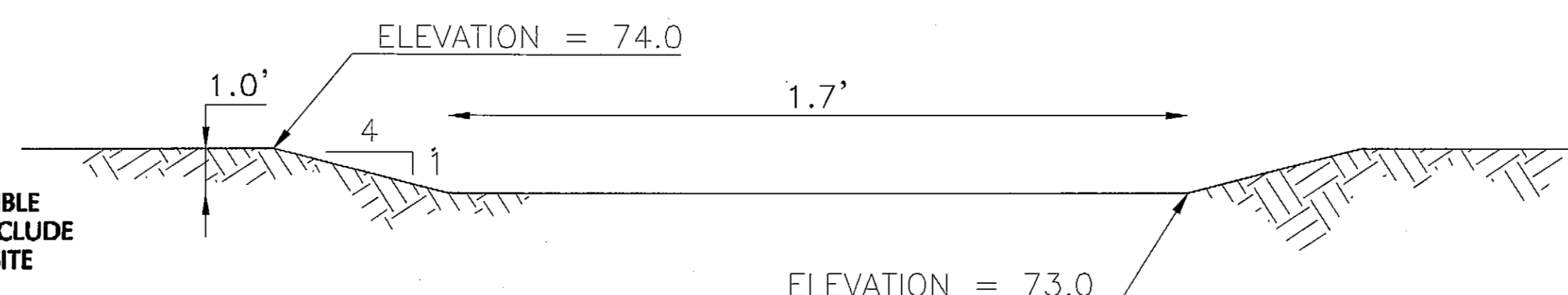
RETAINING WALL

NO SCALE

MAINTENANCE RESPONSIBILITY

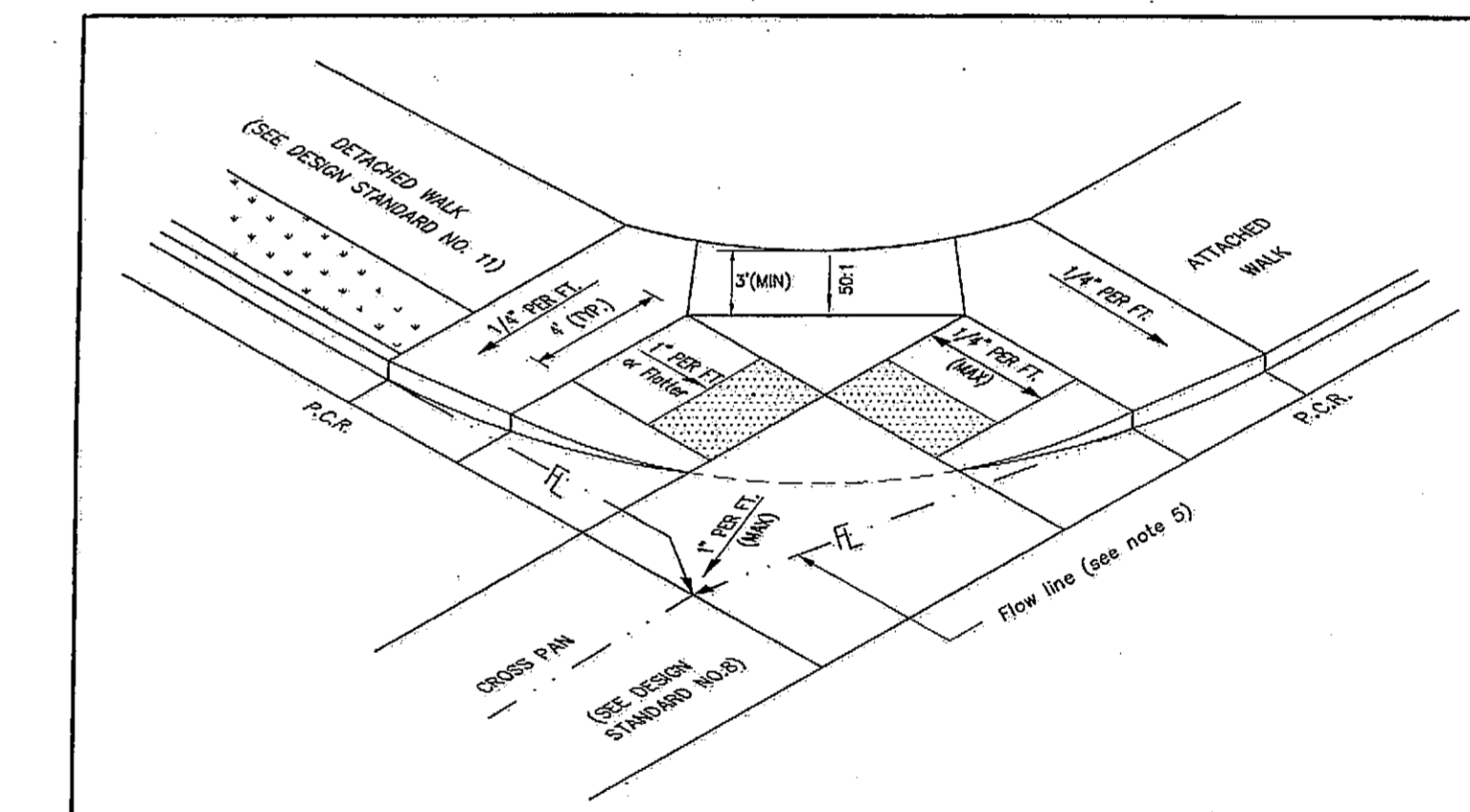
THE OWNER OF THE PROPERTY, HIS SUCCESSORS, HEIRS, ASSIGNS AND HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED SITE PLAN. THAT AREA SHALL BE DEEMED TO INCLUDE AN AREA AS MEASURED FROM THE BACK OF THE CURB LINE TO, AND INCLUDING ALL AREAS SUBJECT TO THE APPROVED SITE PLAN.

LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, A GROUND COVER MUST REPLACE A GROUND COVER, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.



OVERFLOW WEIR DETAIL

N.T.S.



NOTES:

- Horizontal geometry of the back of walk varies depending on the curb radius and pre-existing physical obstructions. Provide a 3' minimum width route behind the ramp with an aesthetically pleasing appearance.
- For ramp cross section, see design standard No.13G.
- All ramps shall have detectable warnings including truncated domes and color contrast. The detectable warning areas shall start 6 to 8 inches from the flow line of the curb and shall extend 2 feet up the ramp area. See design standard No.13H.
- The wings shall be textured with a coarse broom finish and shall not be steeper than 12:1 or 1" per ft.
- Apron concrete shall be finished with the flow line separated from the ramp area by a minimum of 6". (see Design Standard No. 8.)
- Centerlines of opposing ramps and intervening crosswalk shall coincide.
- Three feet long landing required at top of ramp, landing width equal to ramp width, no landing slope steeper than 50:1 or 1/4" per ft.

APPROVED	CITY OF LAKEWOOD, COLORADO	REVISIONS
DIRECTOR OF PUBLIC WORKS	DEPARTMENT OF PUBLIC WORKS	12/97
APPROVED	DIVISION OF ENGINEERING	04/03
CITY ENGINEER	CURB RAMP TYPE 3	05/03
		DESIGN STANDARD NO
		13C

LANDSCAPE DETAILS

SITE: THRAEMOOR IN THE PARK
LAKEWOOD, COLORADO
6733 WEST YALE AVENUE

FOR: THRAEMOOR LAND CORPORATION
2649 W. 28TH AVENUE
DENVER, COLORADO 80211

REVISIONS

09/01/05 CITY COMMENTS

File Name: KC05010-SITE
Plot Date: 9/1/05
Date: 06/30/05 Sheet
Drawn: [Signature] L1.2
Checked: [Signature]
Job No.

SP05040 of 6



R&R ENGINEERS-SURVEYORS, INC.
1190 SOUTH COLORADO BOULEVARD
ANNEX BUILDING
DENVER, COLORADO 80246
PH 303-753-6730 FX 303-753-6568
WWW.RRENENGINEERS.COM

THRAEMOOR "IN THE PARK" TOWNHOMES

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6th P.M. CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO.

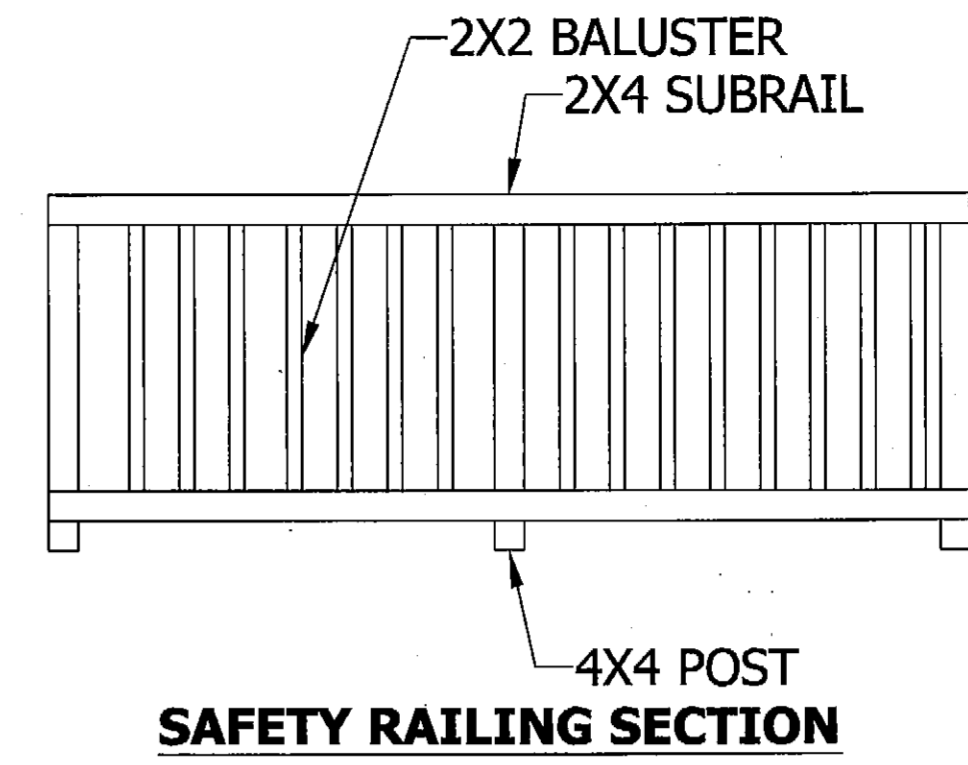
AMENDED SITE PLAN

PLANT LIST

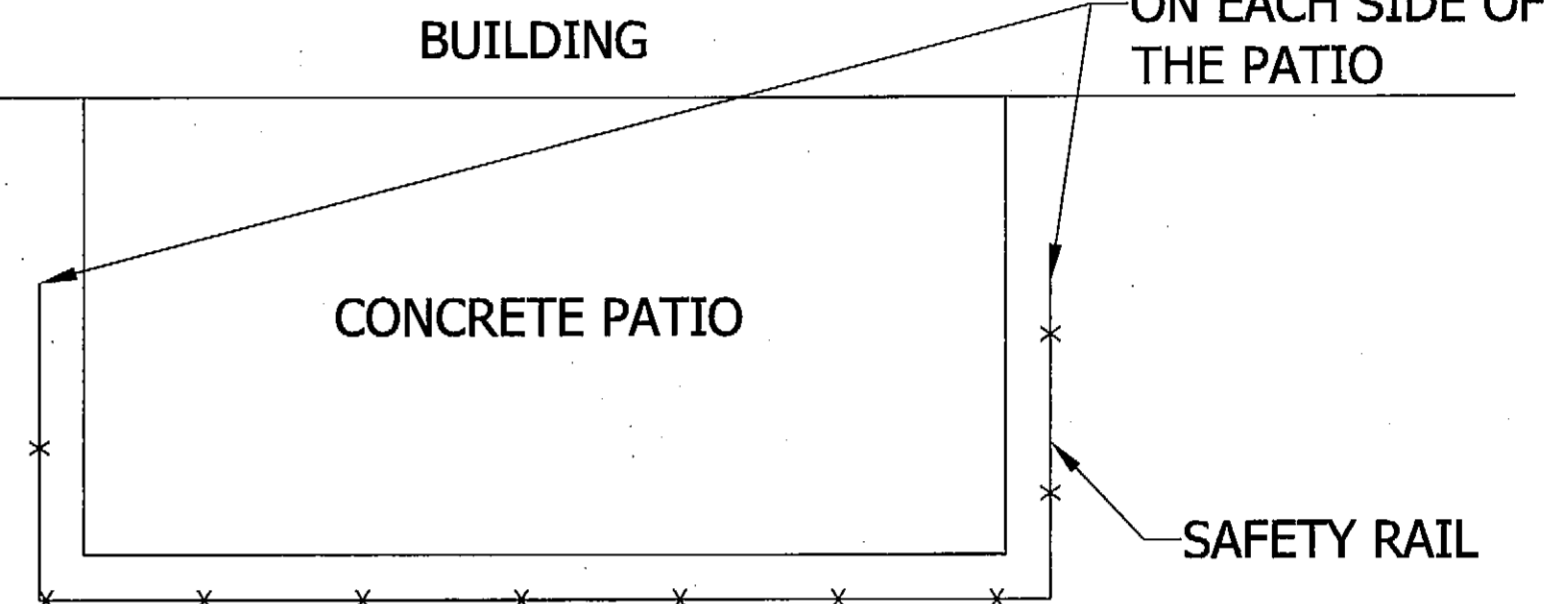
TYPE	SYM	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION	QUANTITY
Deciduous Trees	NM	Norway Maple	Acer plantoides	3" cal. B & B	1
	WW	Weeping Willow	Salix alba 'Tristis'	3" cal. B & B	3
Ornamental Trees	GM	Ginnala Maple	Acer ginnala	15 gal. cont.	5
Evergreen Shrubs	AP	Austrian Pine	Pinus nigra	6' B&B	9
	PYP	Pinyon Pine	Pinus edulis	6' B&B	3
	WF	White Fir	Abies concolor	6' B&B	0
	PP	Ponderosa Pine	Pinus ponderosa	6' B&B	0
	SP	Spruce	Pinus sylvestria	6' B&B	0
Evergreen Shrubs	MP	Mugho Pine	Pinus mugho 'mughus'	5 gal. cont.	6
	BJ	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	5 gal. cont.	0
	ARJ	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal. cont.	27
Deciduous Shrubs	PO	Potentilla	Potentilla fruticosa	5 gal. cont.	19
	PV	Privet	Ligustrum sp.	5 gal. cont.	0
	DW	Dogwood	Cornus sericea 'Isanti'	5 gal. cont.	0
	AWS	Anthony Waterer Spirea	S. japonica 'Anthony Waterer'	5 gal. cont.	0
	HCB	Hancock Coralberry	Symphoricarpos x chenault 'Hancock'	5 gal. cont.	0
Ornamental Grass/Vine	DFC	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal. cont.	AS-NEEDED
	EI	Engleman Ivy/Virginia Creeper	Parthenocissus quinquefolia engelmannii	1 gal. cont.	AS-NEEDED

WETLAND SEED MIX
 50% Reed Canary Grass
 25% Newhy Wheatgrass
 20% Garrison Foxtail
 5% Climax Timothy
 Seeding Rate:
 Broadcast 15lbs/acre
 Drilled 10lbs/acre
 Available From Arkansas
 Valley Seed Solutions.
 (877)95SEEDS.

1 1/2" MOUNTAIN GRAVEL MULCH OR SIMILAR AT A MINIMUM DEPTH OF 3" OVER LANDSCAPE FILTER FABRIC. SOD WETLAND SEED MIX

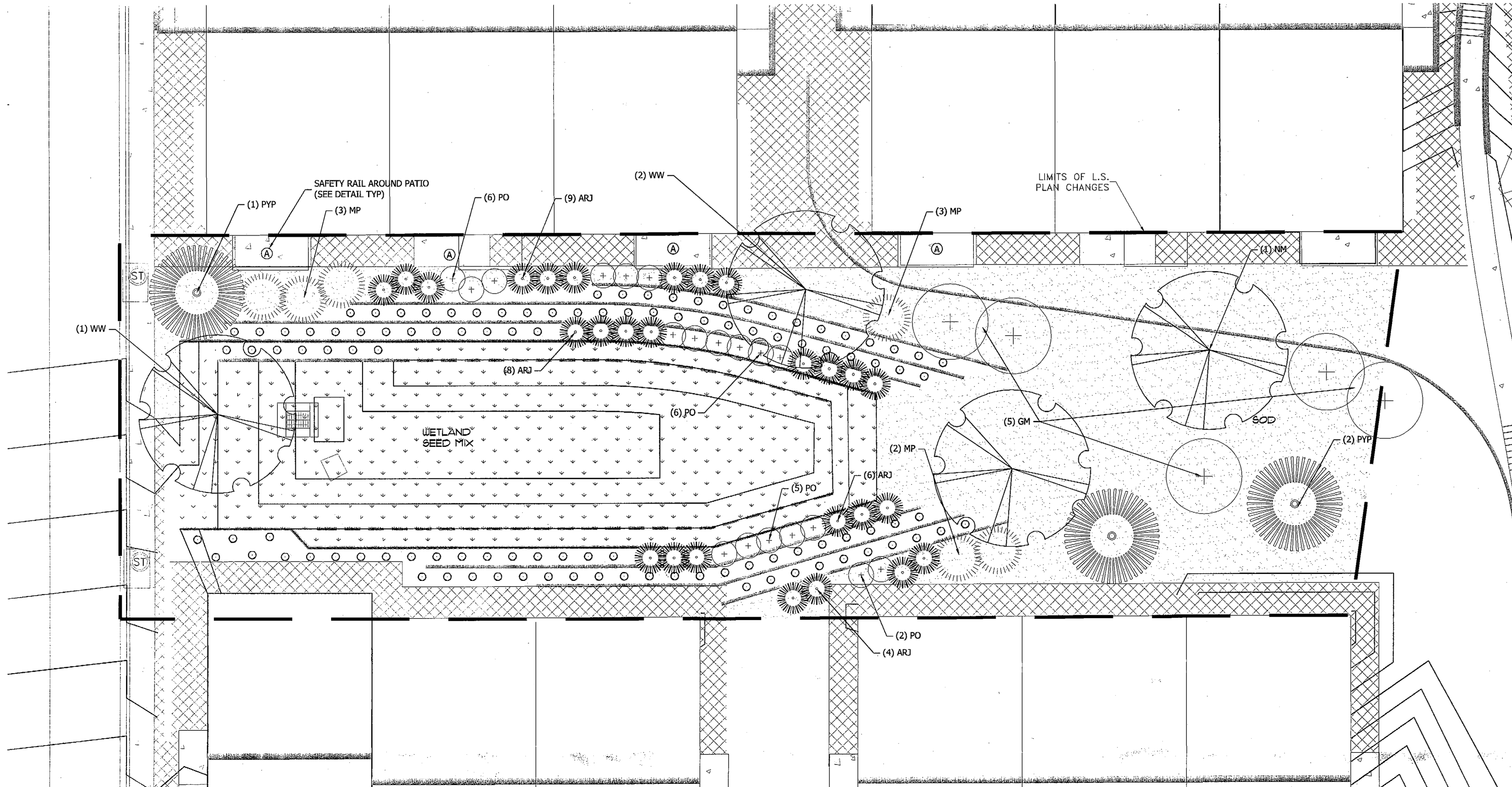


SAFETY RAILING SECTION

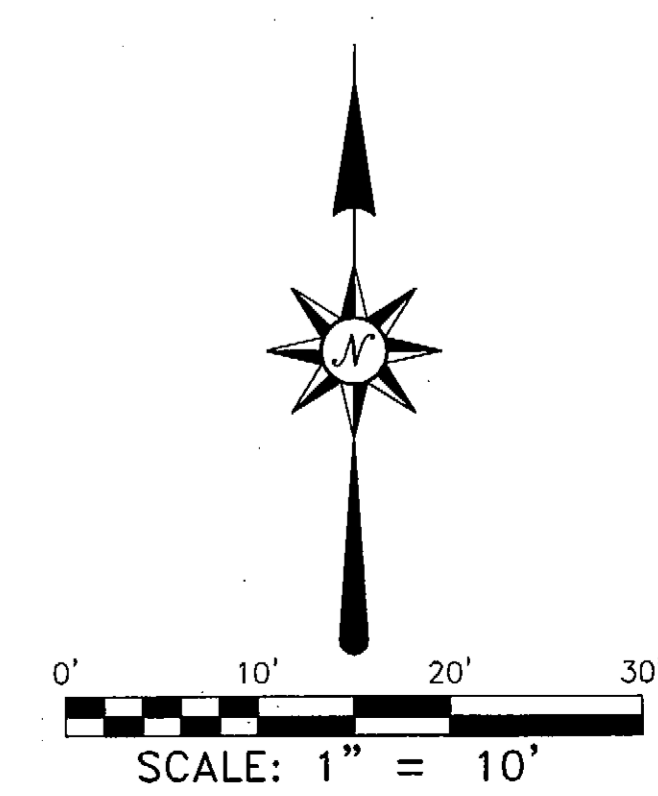


SAFETY RAILING PLAN VIEW

** (A) ALL PATIOS AROUND THE POND AREA SHALL HAVE A SAFETY RAIL **



NOTE:
PLEASE SEE L1.1 FOR AREAS OUTSIDE OF THE LIMITS OF THIS DRAWING



ENGINEERS SURVEYORS

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LANDSCAPE PLAN

SITE:
THRAEMOOR IN THE PARK
LAKEWOOD, COLORADO
6733 WEST YALE AVENUE
FOR:
THRAEMOOR LAND CORPORATION
2849 W. 26TH AVENUE
DENVER, COLORADO 80211

REVISIONS

09/01/05	CITY COMMENTS
01/08/08	LANDSCAPE CHANGES IN POND

File Name	KC05010-SITE
Plot Date	1/8/08
Date	06/30/05
Drawn	CJD
Checked	DSJ
Job No.	

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