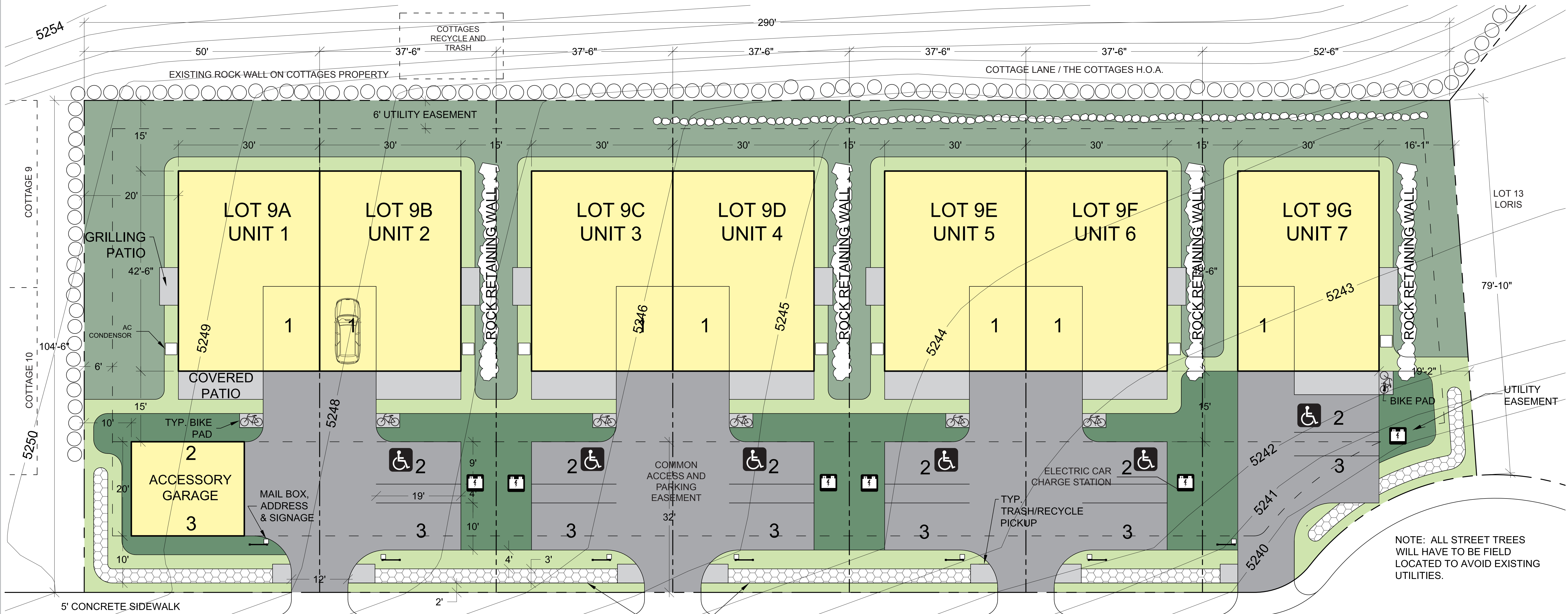


# FOREST PARK BUNGALOWS LIVE AND/OR WORK - SITE PLAN

P.U.D. AMENDMENT, ARCHITECTURE REVIEW, SITE PLAN AND RE-SUBDIVISION INTO SEVEN (7) LOTS WITH SEVEN (7) UNITS FOR SINGLE FAMILY RESIDENTIAL AND/OR WORK  
 LOTS 9A - 9G, BLOCK 2 FOREST PARK SUBDIVISION

COLUMBINE LAND RESOURCES, INC.  
 DOUG TIEFFEL  
 PRESIDENT  
 P.O. BOX 17130  
 BOULDER, CO 80308  
 E-MAIL: DOUGTIEFFEL@GMAIL.COM  
 OFFICE: 303-465-9390  
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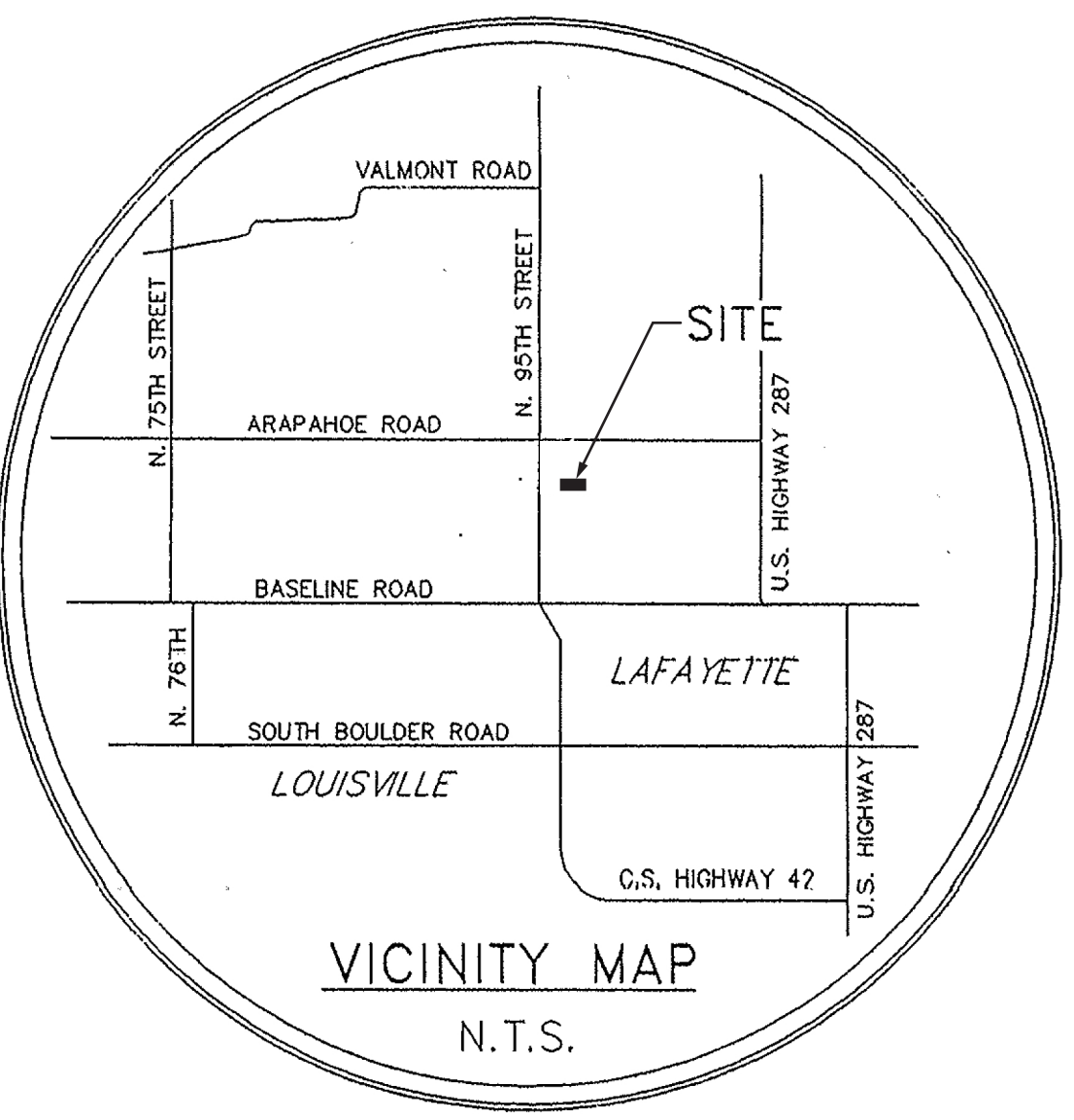


NOTE: ALL STREET TREES WILL HAVE TO BE FIELD LOCATED TO AVOID EXISTING UTILITIES.

- NOTES:
- 1.) THE SIDE YARD SETBACKS ARE REDUCED FROM 10' TO 0' BETWEEN LOTS 9A AND 9B, 9C AND 9D, AND 9E AND 9F.
  - 2.) THE SIDE YARD SETBACKS ARE REDUCED FROM 10' TO 7.5' BETWEEN LOTS 9B AND 9C, 9D AND 9E, AND 9F AND 9G.
  - 3.) THE REAR YARD SETBACKS ARE REDUCED FROM 25' TO 15' FOR LOTS 9A-9G.
  - 4.) THE PARKING REQUIREMENT IS REDUCED FOR OFFICE USE TO ONE (1) SPACE PER 332 SF FOR OFFICE USES ON LOTS 9A-9G.
  - 5.) THERE IS A MINIMUM LOT AREA OF 3,900 S.F. ON LOT 9G.
  - 6.) THE LANDSCAPE BUFFER BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES IS REDUCED FROM 25' TO 15' BETWEEN LOTS 9A-9G AND THE RESIDENTIAL PROPERTY TO THE NORTH.

PROPOSED LAND USE LEGEND		
LAND USE	SQ. FT.	% OF TOTAL
BUILDINGS	9,405	31%
NATIVE GRASS	6,177	21%
IRRIGATED GRASS	2,520	9%
IRRIGATED DRIP	3,759	12%
ASPHALT	6,275	21%
CONCRETE	1,168	4%
ROCK WALL	704	2%
<b>TOTAL</b>	<b>30,008</b>	<b>100%</b>

LOT SQUARE FOOTAGES		
LOT	SQ. FT.	% OF TOTAL
LOT 9A	5,239	18%
LOT 9B	3,919	13%
LOT 9C	3,919	13%
LOT 9D	3,919	13%
LOT 9E	3,919	13%
LOT 9F	3,919	13%
LOT 9G	5,175	17%
<b>TOTAL:</b>	<b>30,008</b>	<b>100%</b>



NOTE: TOPOGRAPHY IS BASED ON THE AS-BUILT FOREST PARK CONSTRUCTION DRAWING

REVISIONS

1.)	9/12/11 - LOT LINES
2.)	10/19/11 - PARKING, SCREEN WALL, & NOTES

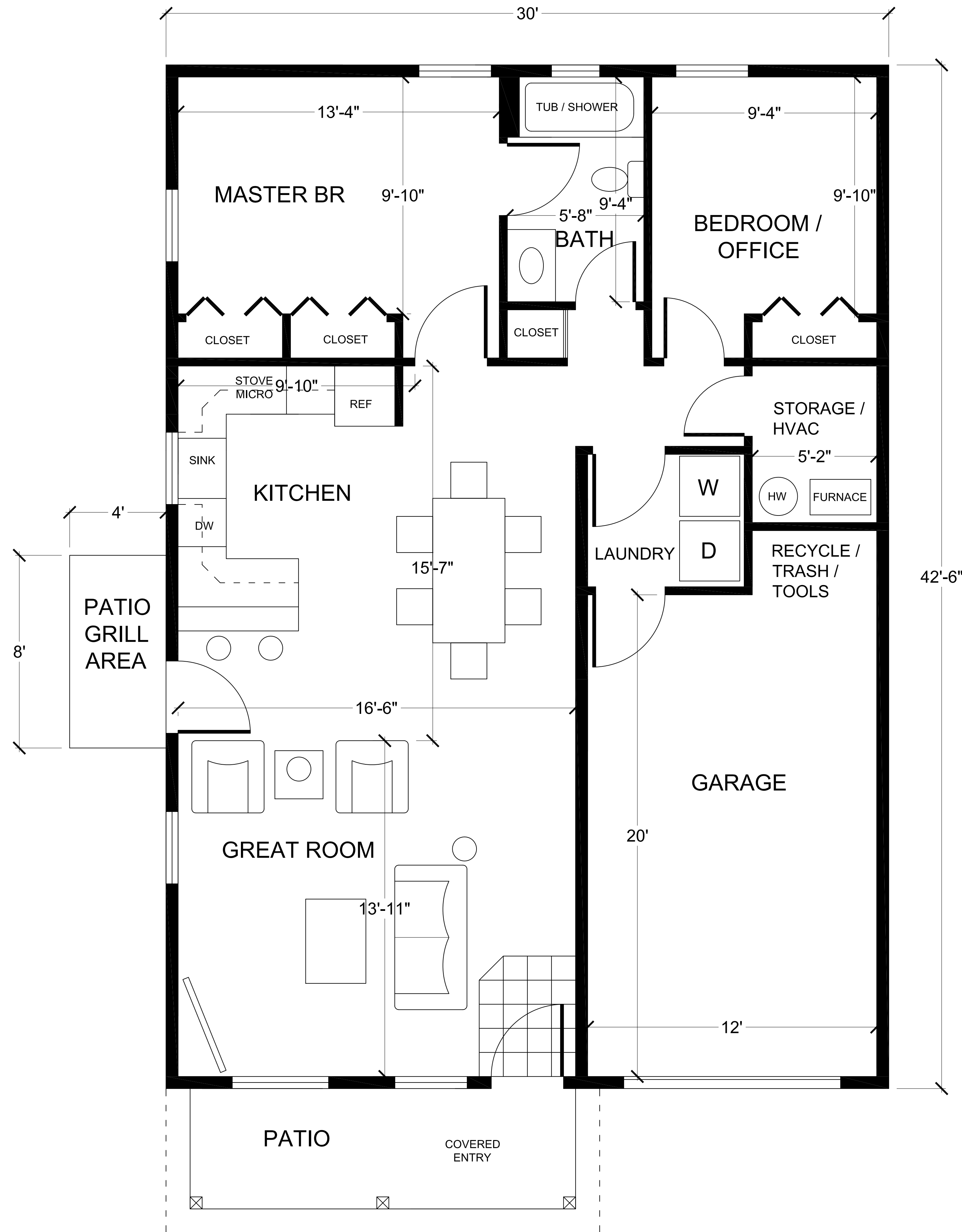
SHEET TITLE  
 P.U.D. AMENDMENT, ARCHITECTURE REVIEW, SITE PLAN AND RE-SUBDIVISION INTO SEVEN (7) LOTS WITH SEVEN (7) UNITS FOR SINGLE FAMILY RESIDENTIAL AND/OR WORK

DATE: 6/9/2011  
 DRAWN BY: MAK  
 SCALE: 1" = 10'-0"

SHEET NO. A1

FOREST PARK BUNGALOWS LIVE AND WORK  
 LOTS 9A - 9G, BLOCK 2 FOREST PARK  
 2595 TRAILRIDGE DR. EAST  
 LAFAYETTE, CO 80026

**FOREST PARK BUNGALOWS LIVE AND/OR WORK**  
 ARCHITECTURE REVIEW, FLOORPLAN FOR A RESIDENTIAL UNIT  
 LOTS 9A - 9G, BLOCK 2 FOREST PARK SUBDIVISION



FLOORPLAN SUMMARY		
AREA	SQ. FT.	% OF TOTAL
USEABLE AREA	996	78%
GARAGE	279	22%
<b>TOTAL</b>	<b>1,275</b>	<b>100%</b>

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**FOREST PARK BUNGALOWS LIVE AND WORK**  
 LOTS 9A - 9G, BLOCK 2 FOREST PARK  
 2595 TRAILRIDGE DR. EAST  
 LAFAYETTE, CO 80026

REVISIONS  
 9/12/11 - SF

SHEET TITLE  
 ARCHITECTURE  
 REVIEW, FLOORPLAN  
 FOR A RESIDENTIAL  
 UNIT

DATE: 5/5/2010 SHEET NO:  
 DRAWN BY: MAK A2  
 SCALE: 3/8" = 1'-0"









# FOREST PARK BUNGALOWS LIVE AND/OR WORK - ELEVATIONS

ARCHITECTURE REVIEW, ELEVATIONS FOR DUPLEX UNITS  
 LOTS 9A - 9F, BLOCK 2 FOREST PARK SUBDIVISION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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PROJECT

FOREST PARK BUNGALOWS LIVE AND WORK  
 LOTS 9A - 9F, BLOCK 2 FOREST PARK  
 2595 TRAILRIDGE DR. EAST  
 LAFAYETTE, CO 80026

REVISIONS

9/12/11 - FINISHES

SHEET TITLE

ARCHITECTURE  
 REVIEW, ELEVATIONS  
 FOR DUPLEX UNITS

DATE: 6/14/2011 SHEET NO:  
 DRAWN BY: MAK A4  
 SCALE: NO SCALE



# FOREST PARK BUNGALOWS LIVE AND/OR WORK - ELEVATIONS

ARCHITECTURE REVIEW, ELEVATIONS FOR A SINGLE UNIT  
 LOT 9G, BLOCK 2 FOREST PARK SUBDIVISION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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PROJECT

FOREST PARK BUNGALOWS LIVE AND WORK  
 LOT 9G, BLOCK 2 FOREST PARK  
 2595 TRAILRIDGE DR. EAST  
 LAFAYETTE, CO 80026

REVISIONS

9/12/11 - FINISHES

SHEET TITLE

ARCHITECTURE  
 REVIEW, ELEVATIONS  
 FOR A SINGLE UNIT

DATE	6/14/2011	SHEET NO.	A5
DRAWN BY	MAK		
SCALE	NO SCALE		

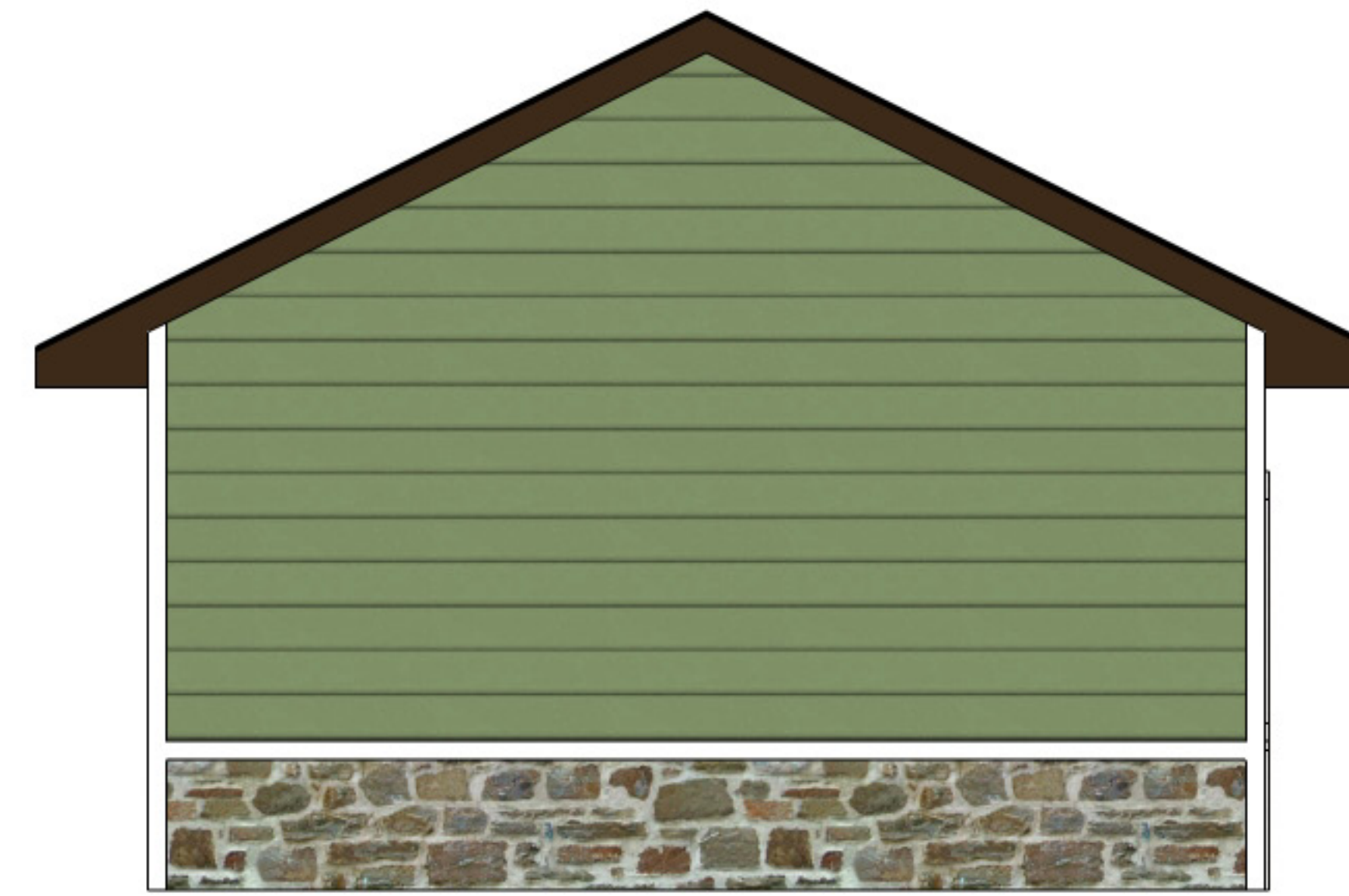


# FOREST PARK BUNGALOWS LIVE AND/OR WORK - ELEVATIONS

ARCHITECTURE REVIEW, ELEVATIONS FOR ACCESSORY GARAGE  
 LOT 9A, BLOCK 2 FOREST PARK SUBDIVISION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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FOREST PARK BUNGALOWS LIVE AND WORK  
 LOT 9A, BLOCK 2 FOREST PARK  
 2595 TRAILRIDGE DR. EAST  
 LAFAYETTE, CO 80026

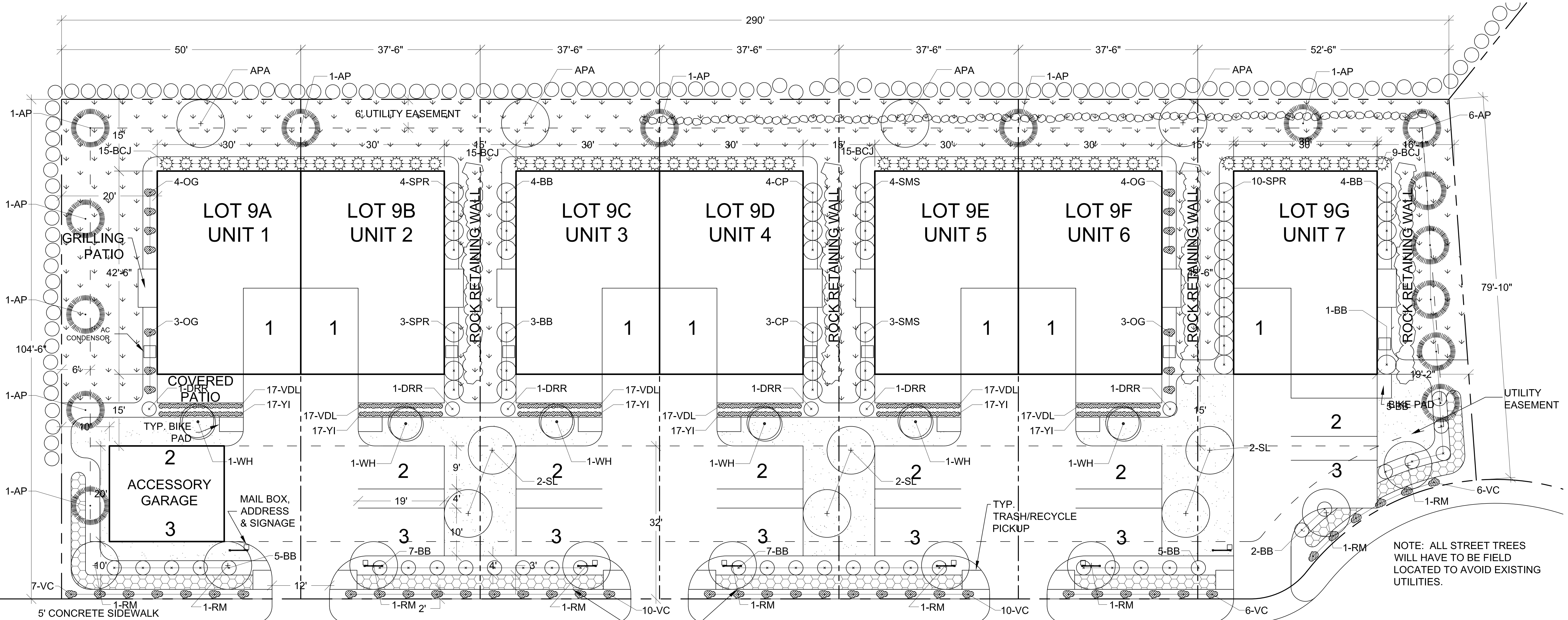
REVISIONS


SHEET TITLE  
 ARCHITECTURE  
 REVIEW, ELEVATIONS  
 FOR ACCESSORY  
 GARAGE

DATE	6/14/2011	SHEET NO.	A6
DRAWN BY	MAK		
SCALE	NO SCALE		



# FOREST PARK BUNGALOWS LIVE AND/OR WORK - LANDSCAPE PLAN



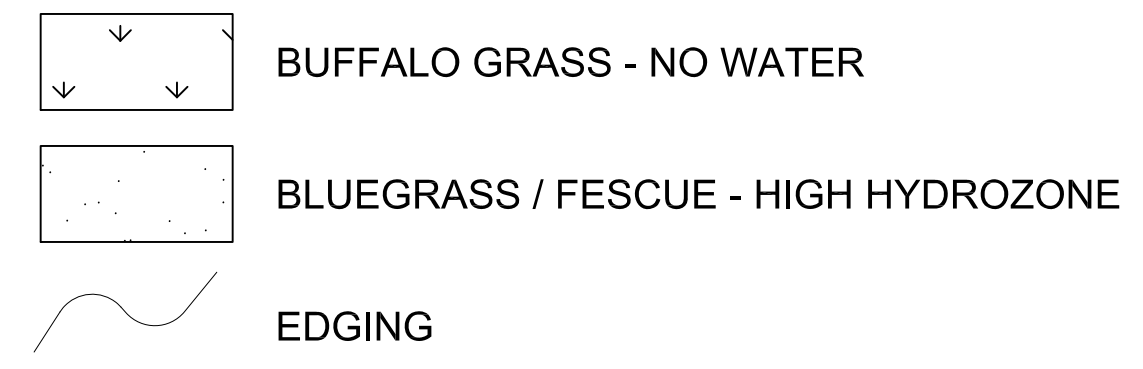
LOT 9 FOREST PARK  
MASTER PLANT LIST (MEDIUM WATER REQUIREMENTS)

KEY	BOTANICAL NAME	COMMON NAME	QTY.	CALIPER	SPACING	WATER USE
<b>SHADE TREES</b>						
RM	Acer rubrum 'Red Sunset'	Sunset Red Maple	9	2"	As Shown	M-H
WC	Calceola speciosa	Western Catalpa	2	"	As Shown	M-H
APA	Fraxinus americana 'Autumn Purple'	Autumn Purple American Ash	4	2"	As Shown	M-H
SL	Crataegus hi. 'nervosa 'Sourbest'	Sourbest Highbush	0	2"	As Shown	M-H
SWO	Quercus bicolor	Swamp White Oak	0	2"	As Shown	M-H
TOTAL QTY.: 19						
<b>ORNAMENTAL TREES</b>						
FAM	Acer ginnala 'Flame'	Flame Amur Maple	0	1.5"	As Shown	M
WH	Crataegus phaenopynum	Washington Hawthorn	0	1.5"	As Shown	M-H
SC	Malus Snowdrift	Snowdrift Crab	0	1.5"	As Shown	M-H
TOTAL QTY.: 6						
<b>EVERGREEN TREES</b>						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	HEIGHT	SPACING	WATER USE
CSB	Prinos bursaria	Colorado Blue Spruce	0	6'	As Shown	M
PPS	Pinus ponderosa	Ponderosa Pine	0	6'	As Shown	M-H
AP	Abies pins	Austrian Pine	0	6'	As Shown	M
TOTAL QTY.: 16						
<b>EVERGREEN SHRUBS</b>						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	WATER USE
BKJ	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	0	5 gal	As Shown	M
BCJ	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	54	5 gal	As Shown	M
POW	Juniperus horizontalis 'Prince of Wales'	Prince of Wales Juniper	0	5 gal	As Shown	M
TJ	Juniperus sabina 'Tamariscifolia'	Tam Juniper	0	5 gal	As Shown	M
TOTAL QTY.: 54						
<b>DECIDUOUS SHRUBS</b>						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	WATER USE
SMS	Colonydora x chloroneura	Blue Mist Spirea	0	5 gal	As Shown	M
CC	Cotoneaster spicatus	Cariberry Cotoneaster	17	5 gal	As Shown	M
SPB	Cotoneaster divaricatus	Spreading Cotoneaster	0	5 gal	As Shown	M
MB	Cytisus scoparius 'Moonlight'	Moonlight Broom	0	5 gal	As Shown	M
EB	Eurythia alata 'Flaming Light'	Flaming Light Malven Pinkie	43	5 gal	As Shown	M
CP	Liquidum vilgosa 'Chryseum'	Chryseum Philae	8	5 gal	As Shown	M
EMH	Lonicera x 'Honey Suade'	Emerald Honey Honey Suade	0	5 gal	As Shown	M
MOC	Philadelphus lewisii	Lewis Mockorange	0	5 gal	As Shown	M
QBP	Quercus prinus 'Gold Drop'	Gold Drop Prunella	0	5 gal	As Shown	M
VFC	Ribes rubrum	Yellow Flowering Currant	0	5 gal	As Shown	M
AC	Ribes alpinum	Alpine Currant	0	5 gal	As Shown	M
EDR	Rosa x 'Medallard'	Double White Shrub Rose	0	5 gal	As Shown	M
PSR	Rosa x 'Pink Medallard'	Pink Shrub Rose	0	5 gal	As Shown	M
DRS	Rosa x 'Scarlet Medallard'	Double Red Shrub Rose	0	5 gal	As Shown	M
AWIS	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	0	5 gal	As Shown	M
SMS	Spiraea japonica	Snowmound Spirea	7	5 gal	As Shown	M
HC	Symphoricarpos x 'chamaeli 'Hancock'	Hancock Carabany	0	5 gal	As Shown	M
DKS	Syringa repens	Dwarf Korean Lilac	0	5 gal	As Shown	M
KS	Viburnum dentatum	Arrowwood Viburnum	0	5 gal	As Shown	M
TOTAL QTY.: 73						
<b>PERENNIAL / GRASSES</b>						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	WATER USE
SQ	Antennaria dioica	Kent Bluebell	14	2-1/4" pots	12" O.C.	M
PPT	Antennaria dioica 'Rubra'	Putty Rose, Pink	0	2-1/4" pots	12" O.C.	M
OSB	Chrysanthemum 'Apricot'	Yellow Moonstone	0	2-1/4" pots	12" O.C.	M
YI	Dalekseria nudicaulis	Yellow Healy heparant	102	2-1/4" pots	12" O.C.	M
FLP	Diarrhiza indica 'Flaming Light'	Flaming Light Malven Pinkie	0	2-1/4" pots	12" O.C.	M
ZR	Diarrhiza indica 'Zing Rose'	Zing Rose Malven Pinkie	0	2-1/4" pots	12" O.C.	M
PZB	Echinacea purpurea	Purple Coneflower	0	2-1/4" pots	12" O.C.	M
CSA	Echinacea purpurea 'Virgawa Pink'	Cranesbill Pink Geranium	0	2-1/4" pots	12" O.C.	M
DLC	Geranium sanguineum 'Sirloin's Double'	Double Lavender Cranesbill	0	2-1/4" pots	12" O.C.	M
BLV	Geranium sanguineum	Bloody Cranesbill	0	2-1/4" pots	12" O.C.	M
VDL	Hemerocallis 'Hyperion'	Yellow Daffy	102	2-1/4" pots	12" O.C.	M
EC	Hebe sempervirens	Evergreen Candytuft	0	2-1/4" pots	12" O.C.	M
WI	Hebe x germanica 'Vimontalia'	White Repeat Iris	0	2-1/4" pots	12" O.C.	M
BI	Hebe x germanica 'Stellar Light'	Blue Repeat Iris	0	2-1/4" pots	12" O.C.	M
PP	Penstemon 'Ellen Pink'	Pink Penstemon	0	2-1/4" pots	12" O.C.	M
PLP	Penstemon confertus	Pink Leaf Penstemon	0	2-1/4" pots	12" O.C.	M
RCP	Penstemon strictus	Red Creeping Phlox	0	2-1/4" pots	12" O.C.	M
RCP	Phlox subulata 'Autocolor'	Red Creeping Phlox	0	2-1/4" pots	12" O.C.	M
RCP	Phlox subulata 'Emerald Cushion Blue'	Blue Creeping Phlox	0	2-1/4" pots	12" O.C.	M
WCP	Phlox subulata 'White Carpet'	White Creeping Phlox	0	2-1/4" pots	12" O.C.	M
RCS	Sedum spumum 'Red Carpet'	Red Carpet Sedum	0	2-1/4" pots	12" O.C.	M
RSS	Sedum tetrapetrum 'Tidde Carpet'	Red Carpet Snow Sedum	0	2-1/4" pots	12" O.C.	M
BBS	Veronica 'Sunny Blue Border'	Sunny Blue Border Speedwell	0	2-1/4" pots	12" O.C.	M
BWS	Veronica perfoliata	Blue Wavy Speedwell	0	2-1/4" pots	12" O.C.	M
BWS	Veronica perfoliata	Blue Wavy Speedwell	0	2-1/4" pots	12" O.C.	M
VC	Virginia Creeper	Virginia Creeper	39	2-1/4" pots	12" O.C.	M
TOTAL QTY.: 297						

WATER USE CALCULATION

LOT	LAND USE	SF	GAL. / SF / SEASON	TOTAL GAL.
9A	BLUEGRASS	381	20	7,620
	BUFFALO GRASS	1,461	0	0
	SHRUB BEDS	687	10	6,870
<b>LOT TOTAL</b>				<b>15,010</b>
9B	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>12,990</b>
9C	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>12,990</b>
9D	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>12,990</b>
9E	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>12,990</b>
9F	BLUEGRASS	348	20	6,960
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>14,310</b>
9G	BLUEGRASS	559	20	11,180
	BUFFALO GRASS	1,421	0	0
	SHRUB BEDS	727	10	7,270
<b>LOT TOTAL</b>				<b>17,670</b>
<b>TOTAL - BLUEGRASS</b>		<b>2,520</b>		<b>50,400</b>
<b>TOTAL - BUFFALO GRASS</b>		<b>6,177</b>		<b>0</b>
<b>TOTAL - SHRUB BED</b>		<b>3,759</b>		<b>37,590</b>
<b>GRAND TOTAL</b>		<b>12,456</b>		<b>87,990</b>
<b>AVERAGE GAL./SF: 7.1</b>				

- NOTES:
- 1.) THE SIDE YARD SETBACKS ARE REDUCED FROM 10' TO 0' BETWEEN LOTS 9A AND 9B, 9C AND 9D, AND 9E AND 9F.
  - 2.) THE SIDE YARD SETBACKS ARE REDUCED FROM 10' TO 7.5' BETWEEN LOTS 9B AND 9C, 9D AND 9E, AND 9F AND 9G.
  - 3.) THE REAR YARD SETBACKS ARE REDUCED FROM 25' TO 15' FOR LOTS 9A-9G.
  - 4.) THE PARKING REQUIREMENT IS REDUCED FOR OFFICE USE TO ONE (1) SPACE PER 332 SF FOR OFFICE USES ON LOTS 9A-9G.
  - 5.) THERE IS A MINIMUM LOT AREA OF 3,900 S.F. ON LOT 9G.
  - 6.) THE LANDSCAPE BUFFER BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES IS REDUCED FROM 25' TO 15' BETWEEN LOTS 9A-9G AND THE RESIDENTIAL PROPERTY TO THE NORTH.



NOTE: 1.) IF A SPECIFIC SPECIES IS NOT AVAILABLE, A SIMILAR SPECIES SHALL BE PLANTED.  
2.) TOTAL QTYS. ARE LISTED AS AN ACCUMULATIVE FOR LOTS 9A-9G. THERE SHALL BE NO MORE THAN THE MAXIMUM OF 25 OF ANY SPECIES ON ANY SINGLE LOT.

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PROJECT  
FOREST PARK BUNGALOWS LIVE AND WORK  
LOTS 9A - 9G, BLOCK 2 FOREST PARK  
2595 TRAILRIDGE DR. EAST  
LAFAYETTE, CO 80026

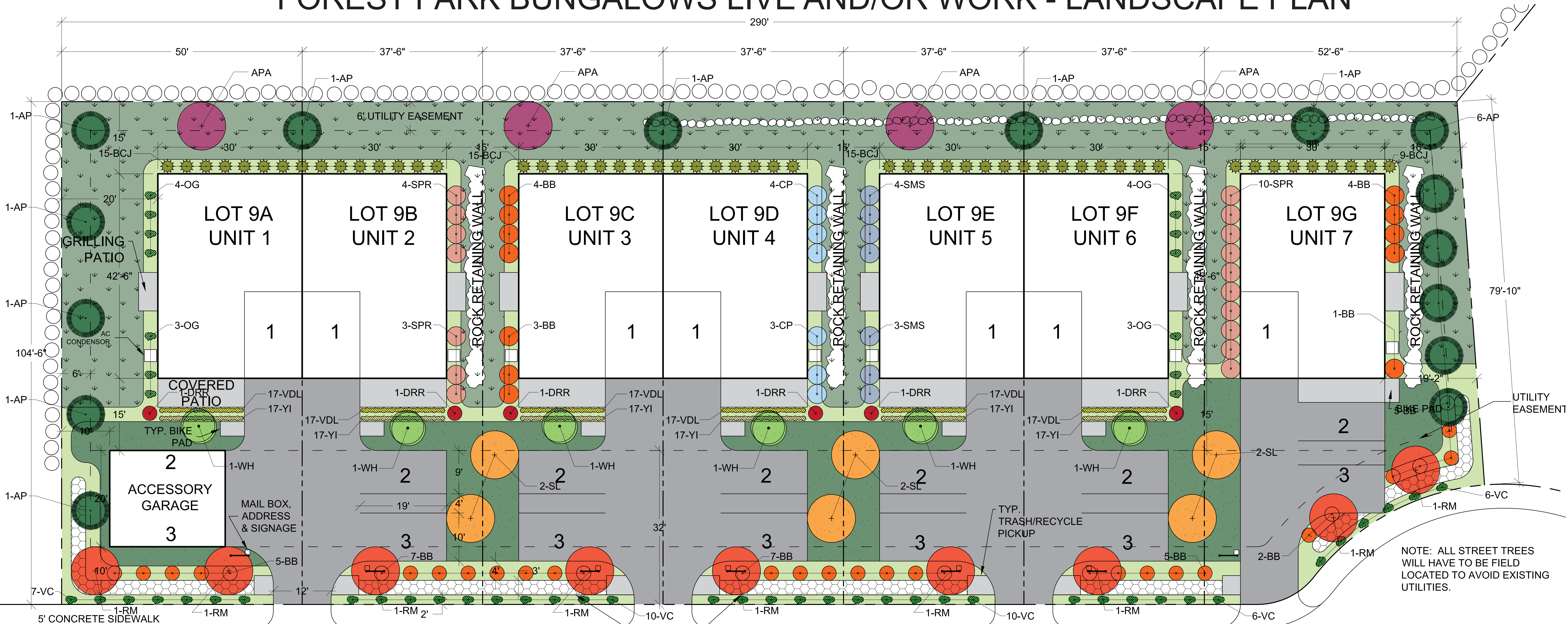
REVISIONS  
1.) 9/12/11 - LOT LINES  
2.) 10/19/11 - PARKING, SCREEN WALL, & NOTES

SHEET TITLE  
LANDSCAPE PLAN

MATE 6/9/2011 SHEET NO. L1  
DRAWN BY MAK  
SCALE 1" = 10'-0"



# FOREST PARK BUNGALOWS LIVE AND/OR WORK - LANDSCAPE PLAN



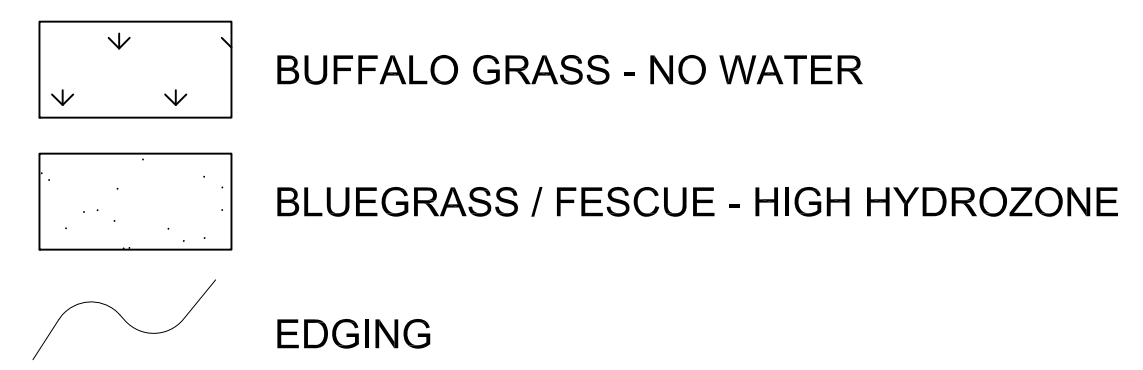
NOTE: ALL STREET TREES WILL HAVE TO BE FIELD LOCATED TO AVOID EXISTING UTILITIES.

LOT 9 FOREST PARK  
MASTER PLANT LIST (MEDIUM WATER REQUIREMENTS)

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WATER USE
<b>SHADE TREES</b>						
AP	Aster alpinus 'Red Sunset'	Sunset Red Aster	3	2"	As Shown	M-L
VC	Calluna ssp. 'Calluna'	Western Calluna	0	2"	As Shown	M
AP	Fraxinus americana 'Autumn Purple'	Autumn Purple American Ash	4	2"	As Shown	M-L
SL	Gleditsia triacanthos 'Sunburst'	Sunburst Locust	0	2"	As Shown	M
SWO	Quercus bicolor	Swamp White Oak	0	2"	As Shown	M-L
<b>TOTAL QTY.: 19</b>						
<b>ORNAMENTAL TREES</b>						
AP	Aster alpinus 'Red Sunset'	Sunset Red Aster	3	2"	As Shown	M-L
WH	Crataegus phaenopynum	Washington Hawthorn	0	1.5"	As Shown	M-L
SC	Milium 'Snowflakes'	Snowflake Crab	0	1.5"	As Shown	M-L
<b>TOTAL QTY.: 6</b>						
<b>EVERGREEN TREES</b>						
CBS	Picea pungens 'grauca'	Colorado Blue Spruce	0	6"	As Shown	M
PRF	Pinus ponderosa	Ponderosa Pine	0	6"	As Shown	M-L
AP	Austrius pinus	Austrian Pine	15	6"	As Shown	M
<b>TOTAL QTY.: 15</b>						
<b>EVERGREEN SHRUBS</b>						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WATER USE
BJU	Juniperus horizontalis 'Star Harbor'	Star Harbor Juniper	0	5 gal	As Shown	M
BCJ	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	54	5 gal	As Shown	M
POW	Juniperus horizontalis 'Prince of Wales'	Prince of Wales Juniper	0	5 gal	As Shown	M
TJ	Juniperus salicina 'Tamanishiki'	Tan Juniper	0	5 gal	As Shown	M
<b>TOTAL QTY.: 54</b>						
<b>DECIDUOUS SHRUBS</b>						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WATER USE
BMS	Calamagrostis x acutiflora	Blue Mist Spirea	0	5 gal	As Shown	M
CC	Coloniae ssp. 'spicata'	Cherry Cotoneaster	0	5 gal	As Shown	M
SPR	Coloniae ssp. 'divaricata'	Spreading Cotoneaster	17	5 gal	As Shown	M
PLP	Chrysanthemum maximum 'Aglaya'	Yellow Hardy Ageratum	102	12"	O.C.	M
BB	Eurostylis alata 'Compacta'	Deer Bunting Bush	43	5 gal	As Shown	M
CP	Liquidambar styraciflua	Chinese Sweetgum	0	5 gal	As Shown	M
EMH	Lonicera xylosteum 'opposita'	Emerald Hound Honey Suckle	0	5 gal	As Shown	M
MOC	Philadelphus lewisii	Lewis Mockorange	0	5 gal	As Shown	M
GDP	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	0	5 gal	As Shown	M
VFC	Ribes aurum	Yellow Flowering Currant	0	5 gal	As Shown	M
AC	Ribes aurum	Alpine Currant	0	5 gal	As Shown	M
DWR	Rosa x 'Medallard'	Double White Shrub Rose	0	5 gal	As Shown	M
FSR	Rosa x 'Fris Medallard'	Pink Shrub Rose	0	5 gal	As Shown	M
DMS	Rosa x 'Scalet Medallard'	Double Red Shrub Rose	0	5 gal	As Shown	M
AMS	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	0	5 gal	As Shown	M
JRS	Spiraea nipponica	Strombosund Spirea	7	5 gal	As Shown	M
HC	Symphoricarpos x 'chevalii' 'Hancock'	Hancock Cowslayer	0	5 gal	As Shown	M
DKL	Syringa meyeri	Deer Kawan Lilac	0	5 gal	As Shown	M
VS	Viburnum dentatum	Arrowwood Viburnum	0	5 gal	As Shown	M
<b>TOTAL QTY.: 73</b>						
<b>PERENNIAL / GRASSES</b>						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WATER USE
DO	Calliopsis x acutiflora	Karl Foerster	14	2-1/4" pots	12" O.C.	M
PRY	Aster alpinus 'Red Sunset'	Sunset Red Aster	0	2-1/4" pots	12" O.C.	M
DSD	Chrysanthemum maximum 'Aglaya'	Yellow Hardy Ageratum	0	2-1/4" pots	12" O.C.	M
YH	Dianthus barbatus 'Zing Light'	Yellow Hardy Ageratum	102	12"	O.C.	M
PLP	Dianthus barbatus 'Zing Light'	Flashing Lights Maiden Pink	0	2-1/4" pots	12" O.C.	M
ZR	Dianthus barbatus 'Zing Light'	Zing Rose Maiden Pink	0	2-1/4" pots	12" O.C.	M
PCF	Erinacea purpurea	Purple Coneflower	0	2-1/4" pots	12" O.C.	M
CDL	Geranium endressii 'Vanguard Pink'	Candlestick Pink Geranium	0	2-1/4" pots	12" O.C.	M
DLC	Geranium endressii 'Bleed-Through'	Double Lavender Candlestick	0	2-1/4" pots	12" O.C.	M
BLF	Geranium sanguineum	Bloody Cranebill	0	2-1/4" pots	12" O.C.	M
YDL	Hemerocallis 'Yellow Duality'	Yellow Duality	102	12"	O.C.	M
EC	Hebe sarramevensis	Evergreen Candytuft	0	2-1/4" pots	12" O.C.	M
WH	Hebe sarramevensis	White Repeat Iris	0	2-1/4" pots	12" O.C.	M
BI	Iris x germanica 'Steier Light'	Blue Repeat Iris	0	2-1/4" pots	12" O.C.	M
PLP	Parthenocissus vitacea	Pink Leaf Parthenocissus	0	2-1/4" pots	12" O.C.	M
PLP	Parthenocissus vitacea	Rocky Mountain Parthenocissus	0	2-1/4" pots	12" O.C.	M
RCP	Phlox subulata 'Autumn Purple'	Red Creeping Phlox	0	2-1/4" pots	12" O.C.	M
RCP	Phlox subulata 'Emerald Cushion Blue'	Blue Creeping Phlox	0	2-1/4" pots	12" O.C.	M
RCP	Phlox subulata 'White Delight'	White Creeping Phlox	0	2-1/4" pots	12" O.C.	M
RCS	Scilla sibirica 'White Delight'	Red Carpet Scilla	0	2-1/4" pots	12" O.C.	M
RSS	Scilla sibirica 'Indian Chief'	Russet Snowy Stormcrop	0	2-1/4" pots	12" O.C.	M
RSS	Veronica 'Sunny Blue Border'	Sunny Blue Border Speedwell	0	2-1/4" pots	12" O.C.	M
BWS	Veronica pectinata	Blue Wooley Speedwell	0	2-1/4" pots	12" O.C.	M
VC	Parthenocissus quinquefolia	Virginia Creeper	39	2-1/4" pots	12" O.C.	M
<b>TOTAL QTY.: 257</b>						

WATER USE CALCULATION

LOT	LAND USE	SF	GAL. / SF / SEASON	TOTAL GAL.
9A	BLUEGRASS	381	20	7,620
	BUFFALO GRASS	1,461	0	0
	SHRUB BEDS	667	10	6,670
<b>LOT TOTAL</b>				<b>15,010</b>
9B	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>12,990</b>
9C	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>12,990</b>
9D	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>12,990</b>
9E	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>12,990</b>
9F	BLUEGRASS	348	20	6,960
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
<b>LOT TOTAL</b>				<b>14,310</b>
9G	BLUEGRASS	559	20	11,180
	BUFFALO GRASS	1,421	0	0
	SHRUB BEDS	727	10	7,270
<b>LOT TOTAL</b>				<b>17,670</b>
<b>TOTAL - BLUEGRASS</b>		<b>2,520</b>		<b>50,400</b>
<b>TOTAL - BUFFALO GRASS</b>		<b>6,177</b>		<b>0</b>
<b>TOTAL - SHRUB BED</b>		<b>3,759</b>		<b>37,590</b>
<b>GRAND TOTAL</b>		<b>12,456</b>		<b>87,990</b>
<b>AVERAGE GAL./SF: 7.1</b>				



NOTE: 1.) IF A SPECIFIC SPECIES IS NOT AVAILABLE, A SIMILAR SPECIES SHALL BE PLANTED.  
2.) TOTAL QTYS. ARE LISTED AS AN ACCUMULATIVE FOR LOTS 9A-9G. THERE SHALL BE NO MORE THAN THE MAXIMUM OF 25 OF ANY SPECIES ON ANY SINGLE LOT.

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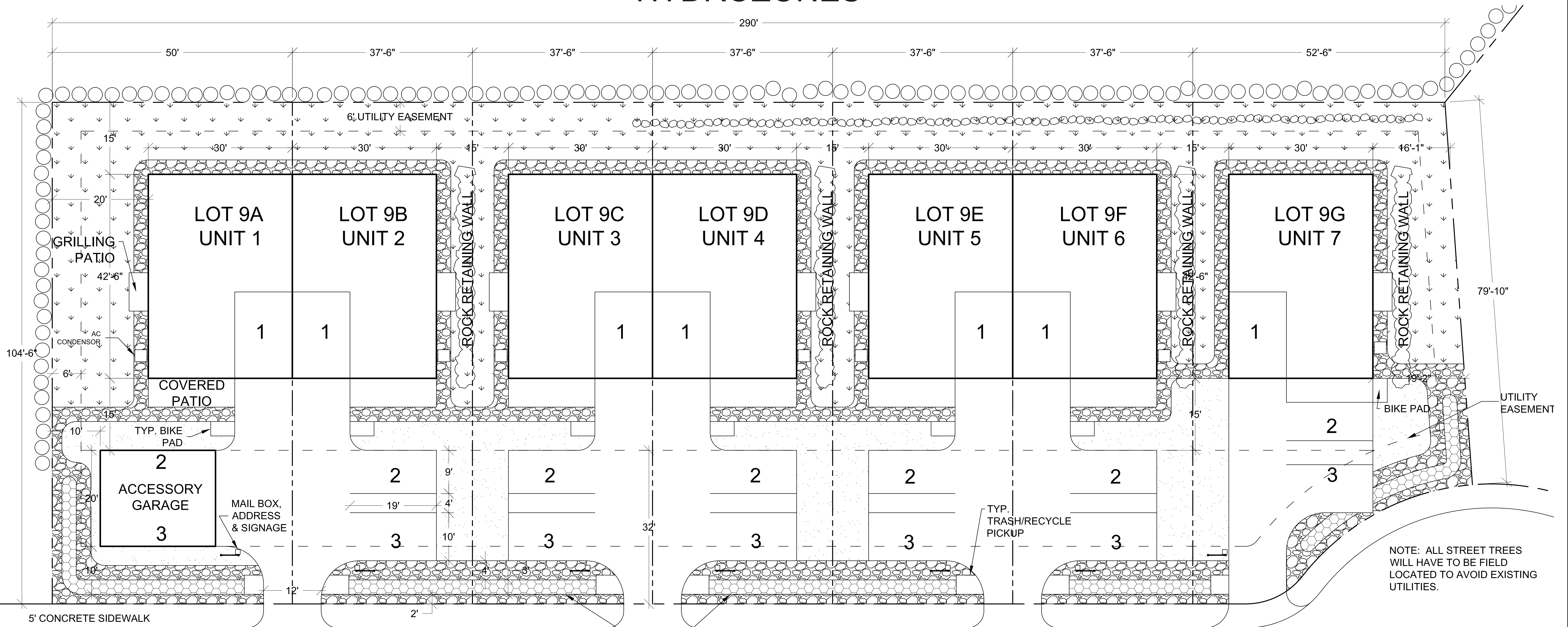
FOREST PARK BUNGALOWS LIVE AND WORK  
LOT 9, BLOCK 2 FOREST PARK  
2895 TRAILRIDGE DR. EAST  
LAFAYETTE, CO 80026

REVISIONS  
1.) 9/12/11 - LOT LINES  
2.) 10/19/11 - PARKING, SCREEN WALL, & NOTES

SHEET TITLE  
LANDSCAPE PLAN  
DATE: 6/9/2011  
DRAWN BY: MAK  
SCALE: 1" = 10'-0"  
SHEET NO.: L2

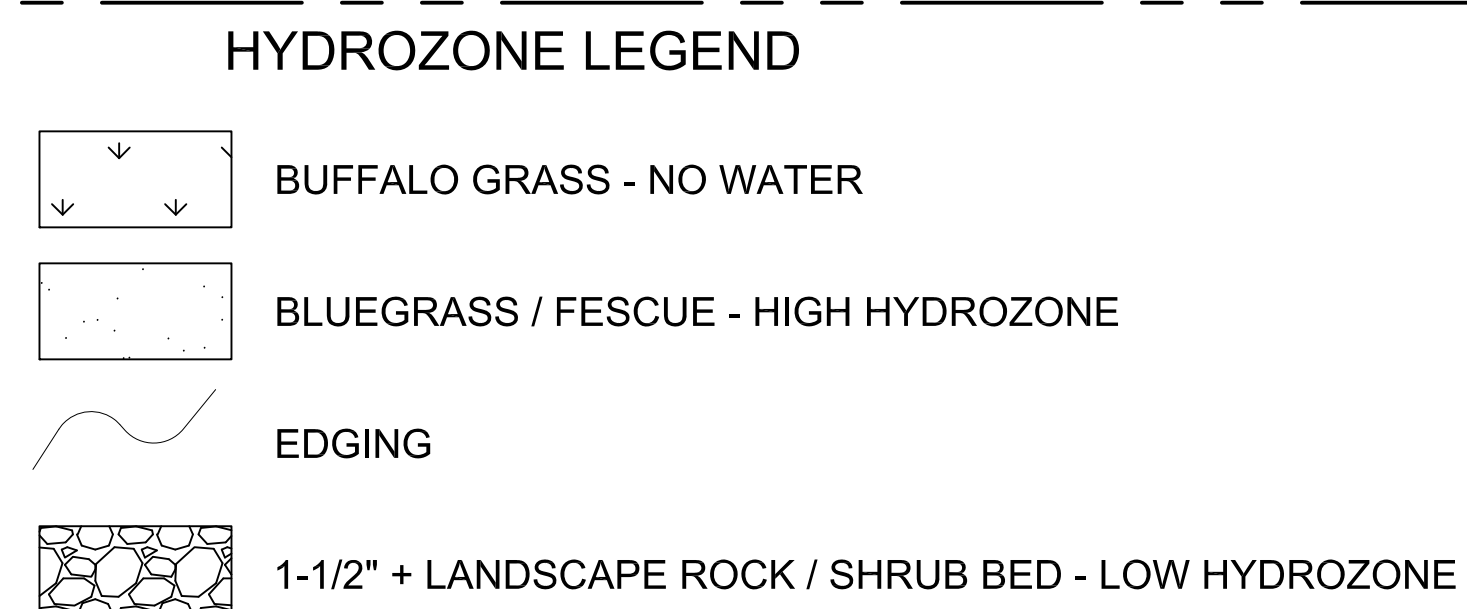


# FOREST PARK BUNGALOWS LIVE AND/OR WORK - LANDSCAPE PLAN HYDROZONES



WATER USE CALCULATION				
LOT	LAND USE	SF	GAL. / SF / SEASON	TOTAL GAL.
9A	BLUEGRASS	381	20	7,620
	BUFFALO GRASS	1,461	0	0
	SHRUB BEDS	687	10	6,870
	LOT TOTAL			15,010
9B	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			12,990
9C	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			12,990
9D	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			12,990
9E	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			12,990
9F	BLUEGRASS	348	20	6,960
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			14,310
9G	BLUEGRASS	559	20	11,180
	BUFFALO GRASS	1,421	0	0
	SHRUB BEDS	727	10	7,270
	LOT TOTAL			17,670
TOTAL - BLUEGRASS		2,520		50,400
TOTAL - BUFFALO GRASS		6,177		0
TOTAL - SHRUB BED		3,759		37,590
GRAND TOTAL		12,456		87,990
AVERAGE GAL./SF:		7.1		

- NOTES:
- 1.) THE SIDE YARD SETBACKS ARE REDUCED FROM 10' TO 0' BETWEEN LOTS 9A AND 9B, 9C AND 9D, AND 9E AND 9F.
  - 2.) THE SIDE YARD SETBACKS ARE REDUCED FROM 10' TO 7.5' BETWEEN LOTS 9B AND 9C, 9D AND 9E, AND 9F AND 9G.
  - 3.) THE REAR YARD SETBACKS ARE REDUCED FROM 25' TO 15' FOR LOTS 9A-9G.
  - 4.) THE PARKING REQUIREMENT IS REDUCED FOR OFFICE USE TO ONE (1) SPACE PER 332 SF FOR OFFICE USES ON LOTS 9A-9G.
  - 5.) THERE IS A MINIMUM LOT AREA OF 3,900 S.F. ON LOT 9G.
  - 6.) THE LANDSCAPE BUFFER BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES IS REDUCED FROM 25' TO 15' BETWEEN LOTS 9A-9G AND THE RESIDENTIAL PROPERTY TO THE NORTH.



NOTE: ALL STREET TREES WILL HAVE TO BE FIELD LOCATED TO AVOID EXISTING UTILITIES.

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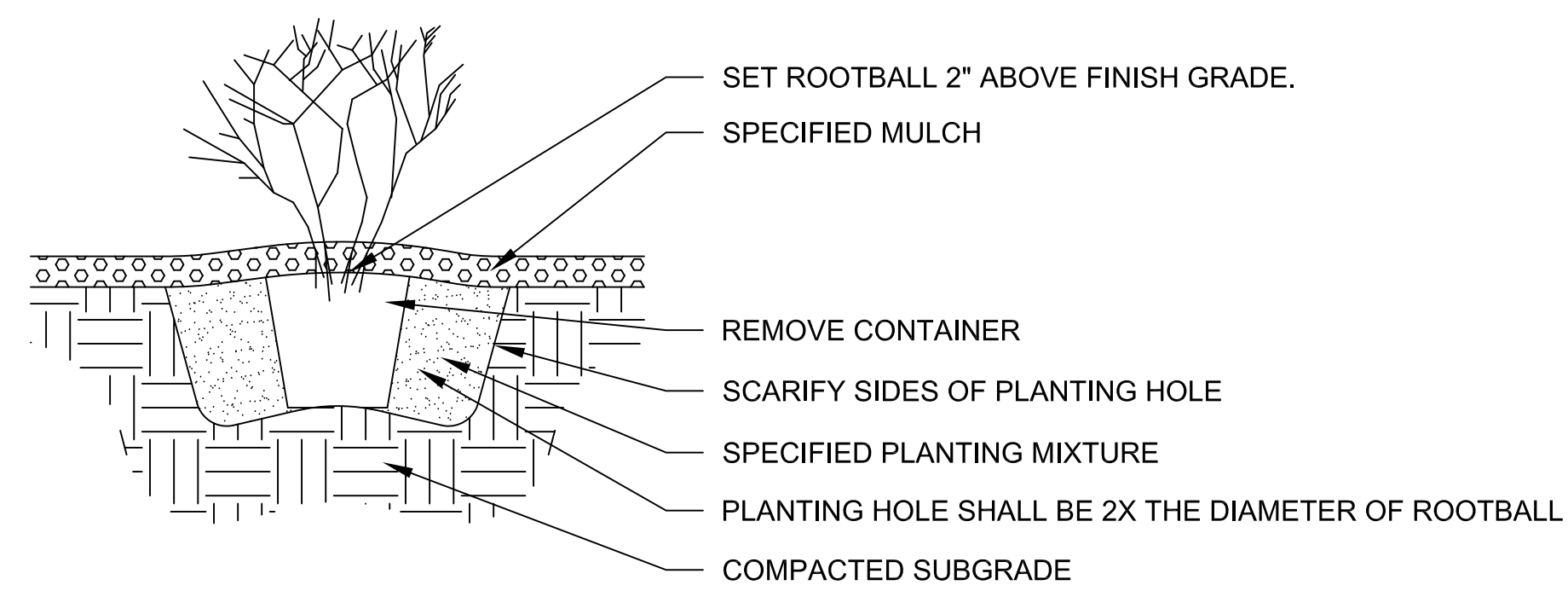
FOREST PARK BUNGALOWS LIVE AND WORK  
LOTS 9A - 9G, BLOCK 2 FOREST PARK  
2595 TRAILRIDGE DR. EAST  
LAFAYETTE, CO 80026

REVISIONS  
1.) 9/12/11 - LOT LINES  
2.) 10/19/11 - PARKING, SCREEN WALL, & NOTES

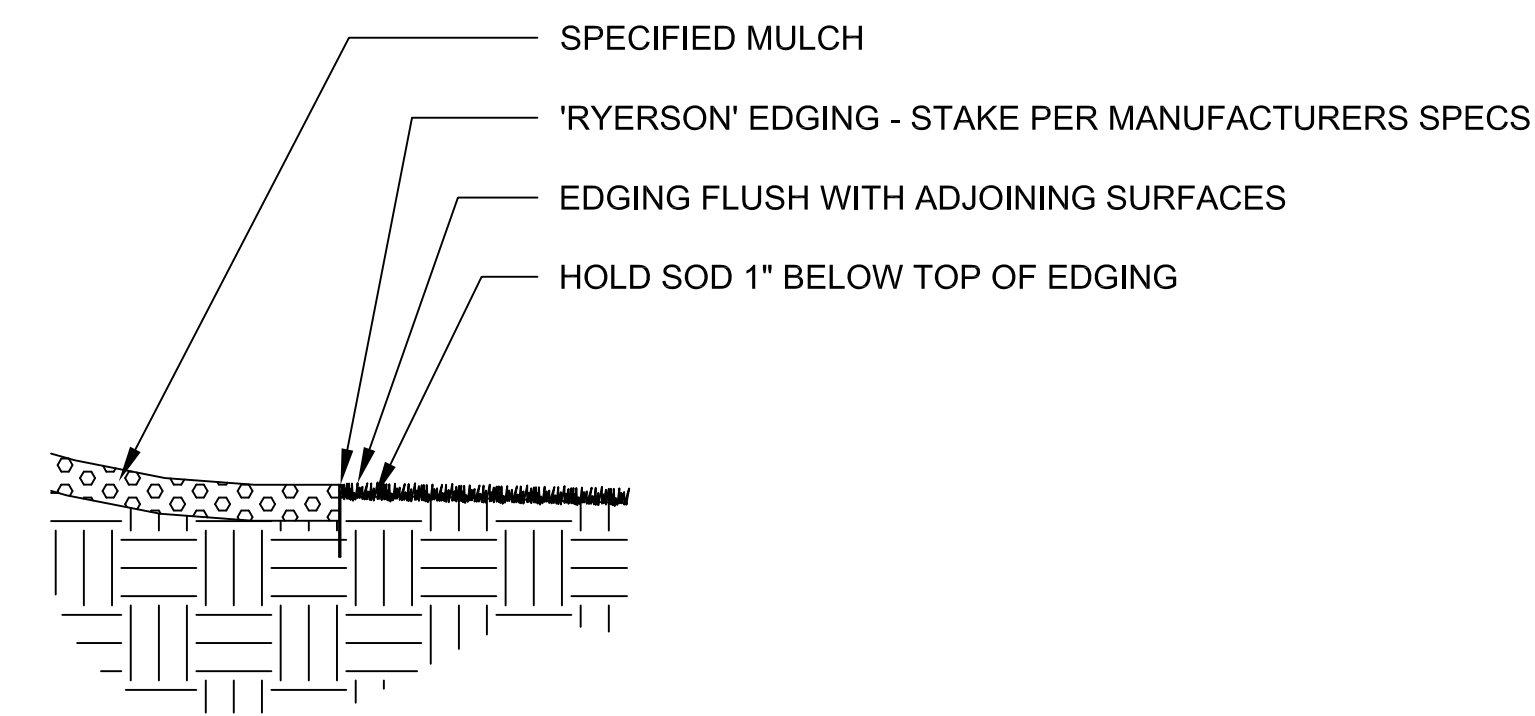
SHEET TITLE  
**LANDSCAPE PLAN  
HYDROZONES**  
DATE: 6/9/2011  
DRAWN BY: MAK  
SCALE: 1" = 10'-0"  
SHEET NO.: L3



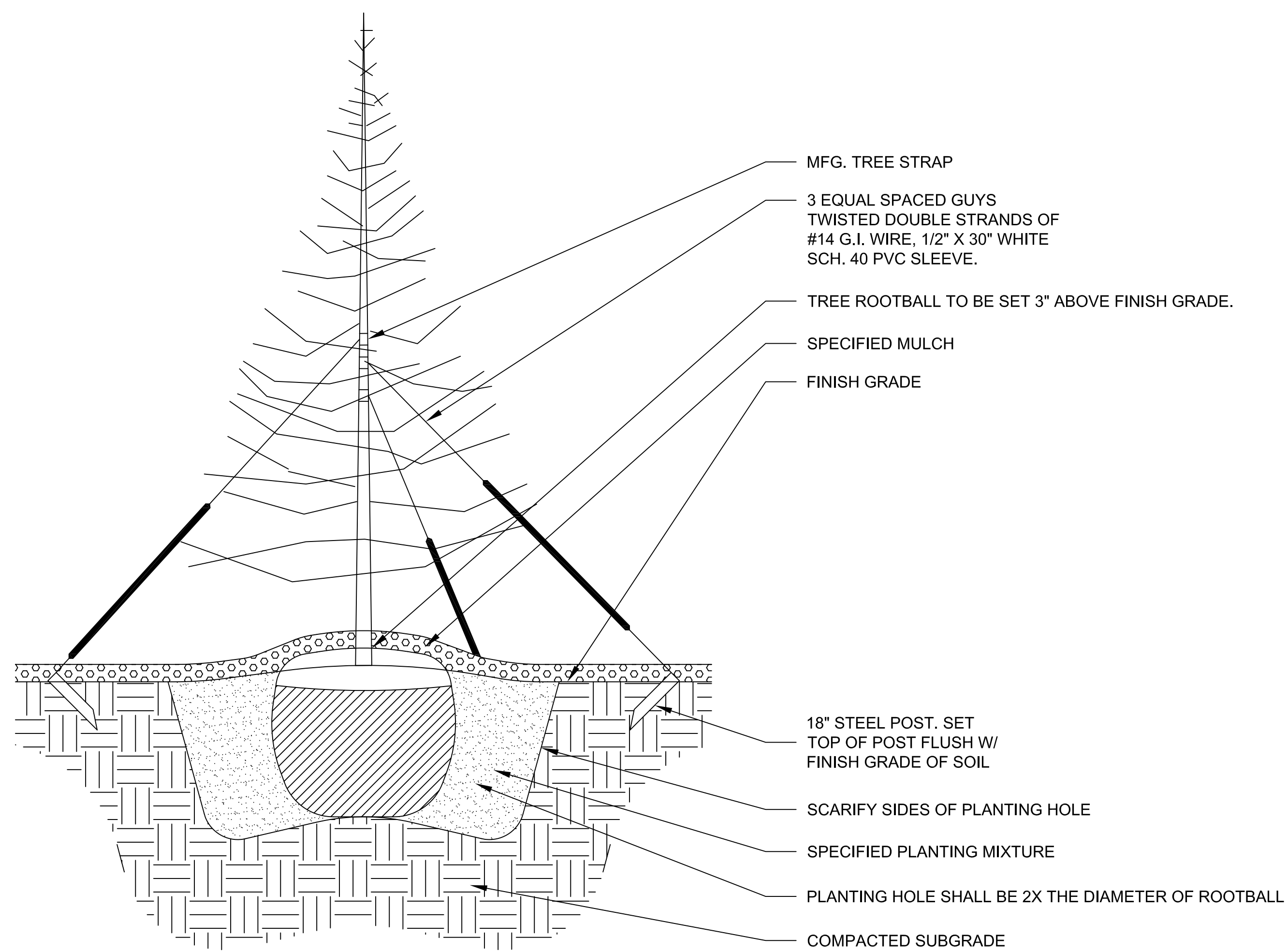
# FOREST PARK BUNGALOWS LIVE AND/OR WORK - PLANTING DETAILS



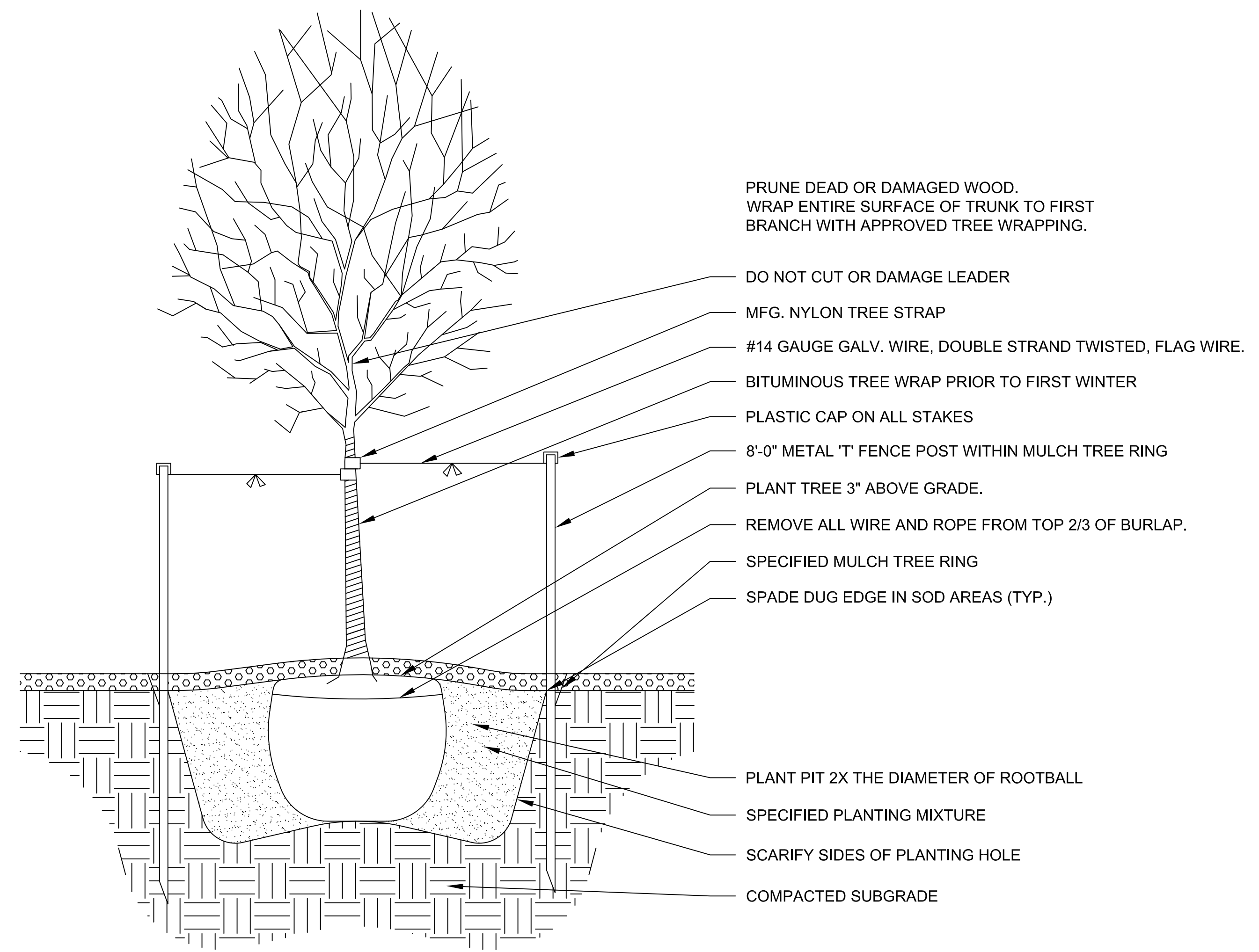
SHRUB DETAIL



METAL EDGER DETAIL



EVERGREEN TREE DETAIL



DECIDUOUS TREE DETAIL

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FOREST PARK BUNGALOWS LIVE AND WORK  
LOTS 9A - 9G, BLOCK 2 FOREST PARK  
2595 TRAILRIDGE DR. EAST  
LAFAYETTE, CO 80026

REVISIONS

SHEET TITLE

PLANTING  
DETAILS

DATE: 6/1/2011 SHEET NO:  
DRAWN BY: MAK L4  
SCALE: NO SCALE



# FOREST PARK BUNGALOWS LIVE AND/OR WORK - SITE DETAILS

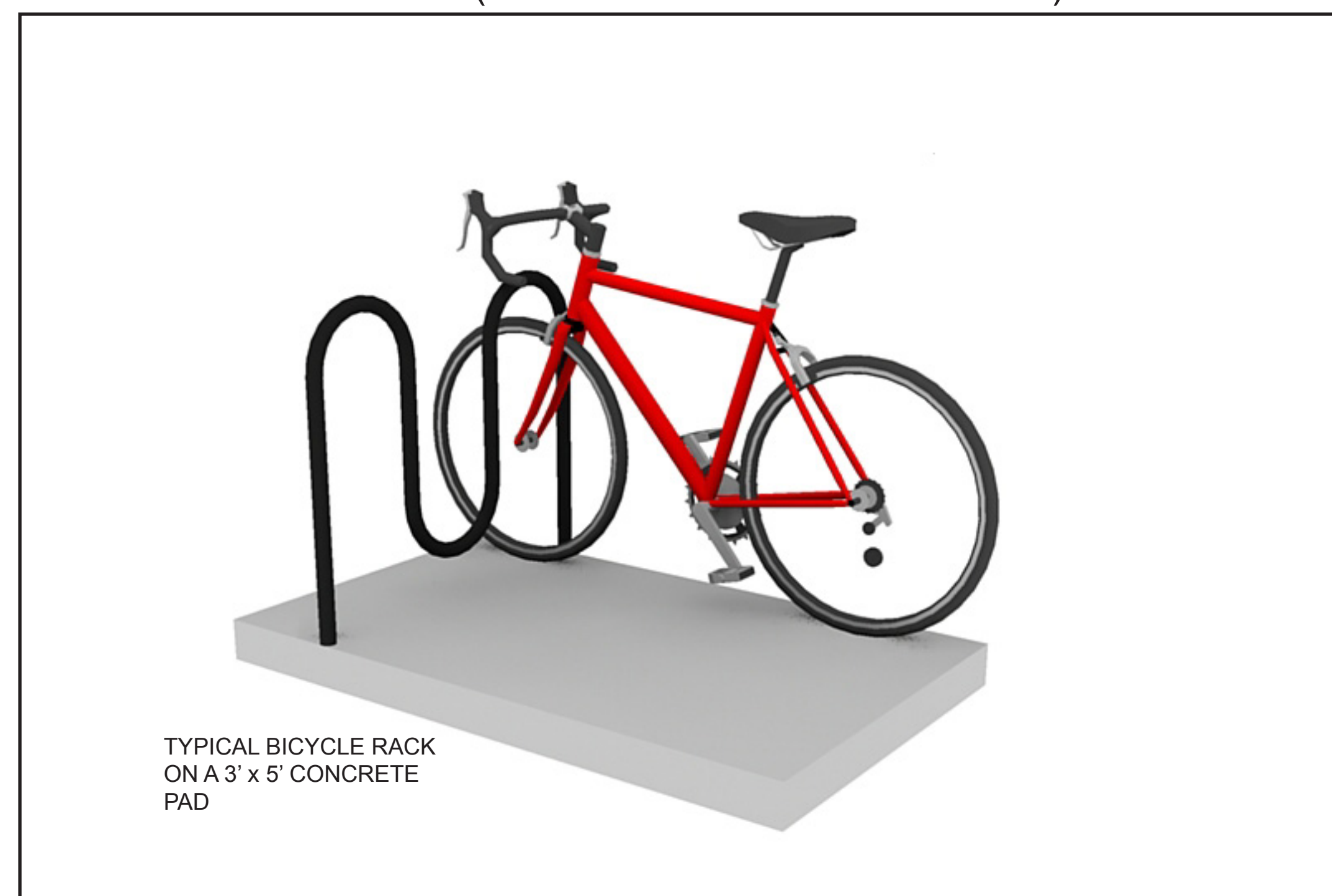
## ADDRESS, SIGNAGE, & MAIL BOX (NEAR STREET)



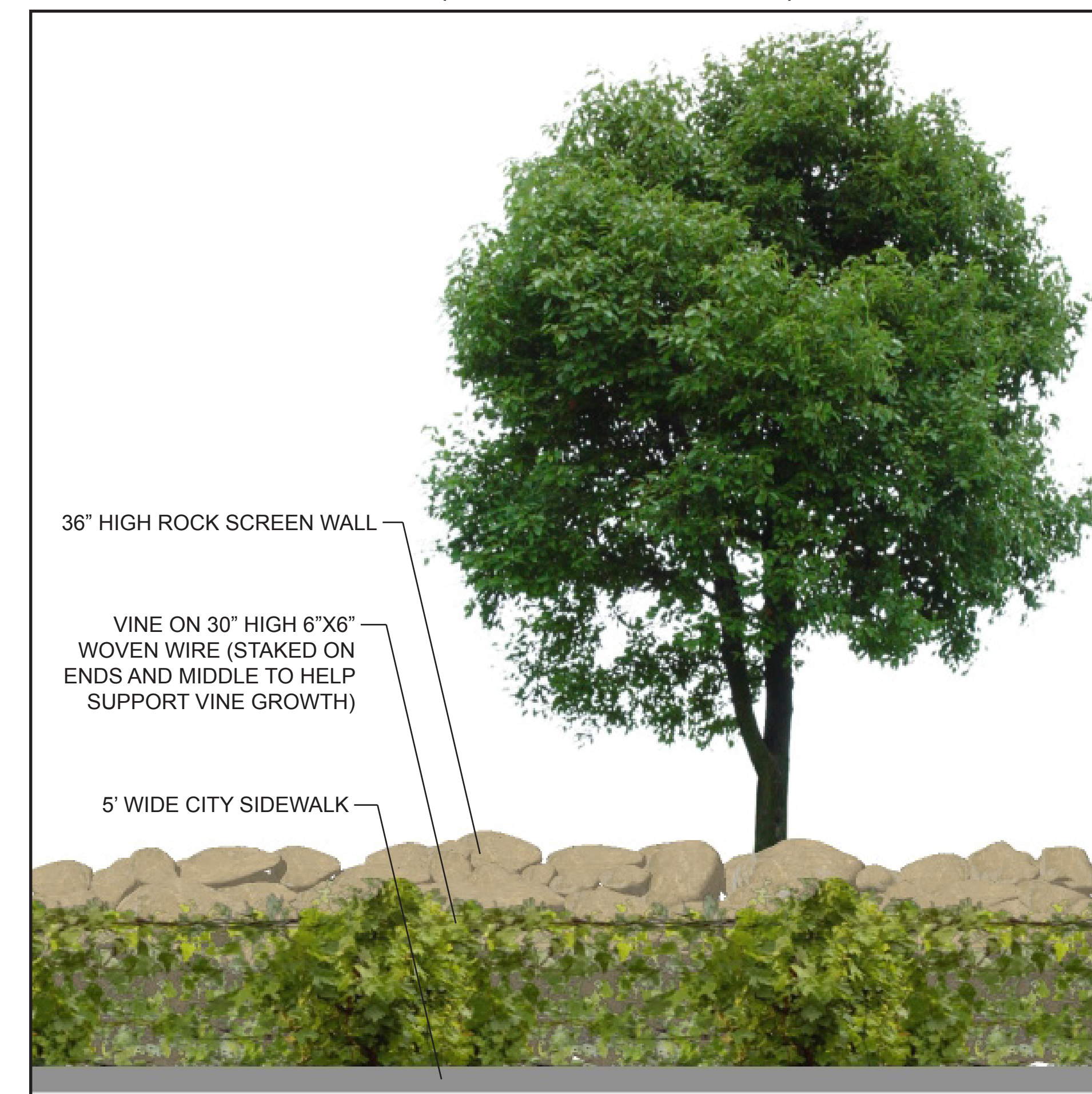
## BUILDING ENTRANCE (WITH DOWN LIGHTING AND ADDRESS)



## BICYCLE RACK (NEAR BUILDING ENTRANCES)



## SCREEN WALL (SOUTH ELEVATION)



PROJECT

REVISIONS

1.) 10/27/11 - WALL ELEV.

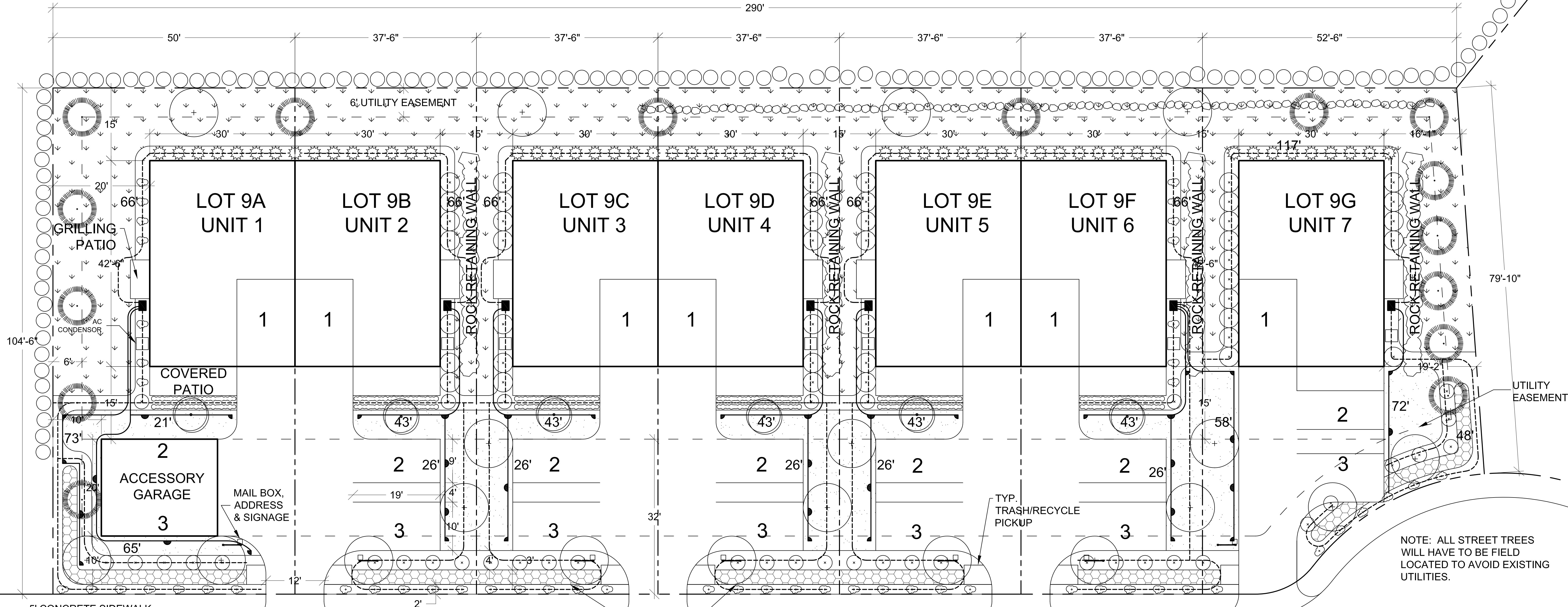
SHEET TITLE

MAIL AND ADDRESS ROCK

DATE: 10/21/2011  
 DRAWN BY: MAK  
 SCALE: NO SCALE  
 SHEET NO: L5



# FOREST PARK BUNGALOWS LIVE AND/OR WORK - IRRIGATION PLAN

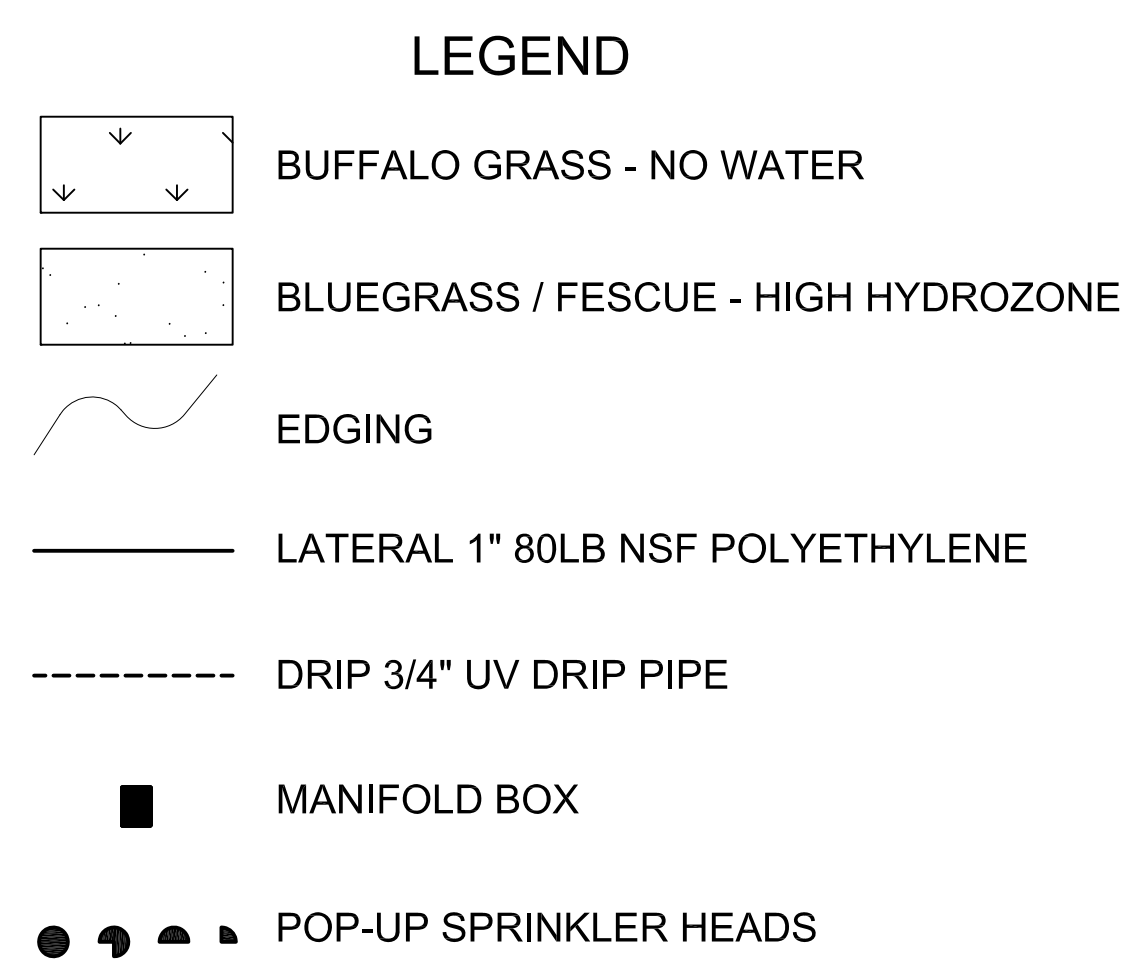


NOTE: ALL STREET TREES WILL HAVE TO BE FIELD LOCATED TO AVOID EXISTING UTILITIES.

- NOTES:
- 1.) THE SIDE YARD SETBACKS ARE REDUCED FROM 10' TO 0' BETWEEN LOTS 9A AND 9B, 9C AND 9D, AND 9E AND 9F.
  - 2.) THE SIDE YARD SETBACKS ARE REDUCED FROM 10' TO 7.5' BETWEEN LOTS 9B AND 9C, 9D AND 9E, AND 9F AND 9G.
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  - 5.) THERE IS A MINIMUM LOT AREA OF 3,900 S.F. ON LOT 9G.
  - 6.) THE LANDSCAPE BUFFER BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USES IS REDUCED FROM 25' TO 15' BETWEEN LOTS 9A-9G AND THE RESIDENTIAL PROPERTY TO THE NORTH.

WATER USE CALCULATION				
LOT	LAND USE	SF	GAL. / SF / SEASON	TOTAL GAL.
9A	BLUEGRASS	381	20	7,620
	BUFFALO GRASS	1,461	0	0
	SHRUB BEDS	687	10	6,870
	LOT TOTAL			15,010
9B	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			12,990
9C	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			12,990
9D	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			12,990
9E	BLUEGRASS	308	20	6,160
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			12,990
9F	BLUEGRASS	348	20	6,960
	BUFFALO GRASS	659	0	0
	SHRUB BEDS	469	10	4,690
	LOT TOTAL			14,310
9G	BLUEGRASS	559	20	11,180
	BUFFALO GRASS	1,421	0	0
	SHRUB BEDS	727	10	7,270
	LOT TOTAL			17,670
TOTAL - BLUEGRASS		2,520		50,400
TOTAL - BUFFALO GRASS		6,177		0
TOTAL - SHRUB BED		3,759		37,590
GRAND TOTAL		12,456		87,990
AVERAGE GAL./SF: 7.1				

- IRRIGATION NOTES:
1. THE IRRIGATION SYSTEM UTILIZES A COMBINATION OF 4" POPUP HEADS AND DRIP SYSTEM.
  2. IRRIGATION WATER IS SUPPLIED FROM A 3/4" STUB OFF THE BUILDING SERVICE.
  3. THE BACKFLOW PREVENTER SHALL BE OF THE REDUCED PRESSURE TYPE.
  4. MAINLINE SHALL BE DRAINABLE AND THE ENTIRE SYSTEM SHALL BE BLOWNOUT PRIOR TO WINTER TEMPERATURES.
  5. THE MAXIMUM ZONE SHALL NOT EXCEED 7 GALLONS PER MINUTE (GPM).
  6. SYSTEM DESIGNED FOR 600 PSI STATIC PRESSURE. PRESSURE SHALL BE VERIFIED PRIOR TO START OF IRRIGATION CONSTRUCTION.
  7. SYSTEM SHALL UTILIZE A RAIN SENSOR TO OVERRIDE AUTOMATIC SCHEDULING.
  8. DRIP SYSTEM SHALL BE SEPARATED BY EXPOSURE AND PLANT HYDROZONE TYPE.
  9. THE DRIP SYSTEM SHALL CONSIST OF ONE 1 GPH EMITTER PER 1 GALLON SHRUB, TWO 1 GPH EMITTERS FOR EACH 5 GALLON SHRUB AND FOUR TO SIX 1 GPH EMITTERS FOR EACH TREE DEPENDING ON SIZE AND TYPE.



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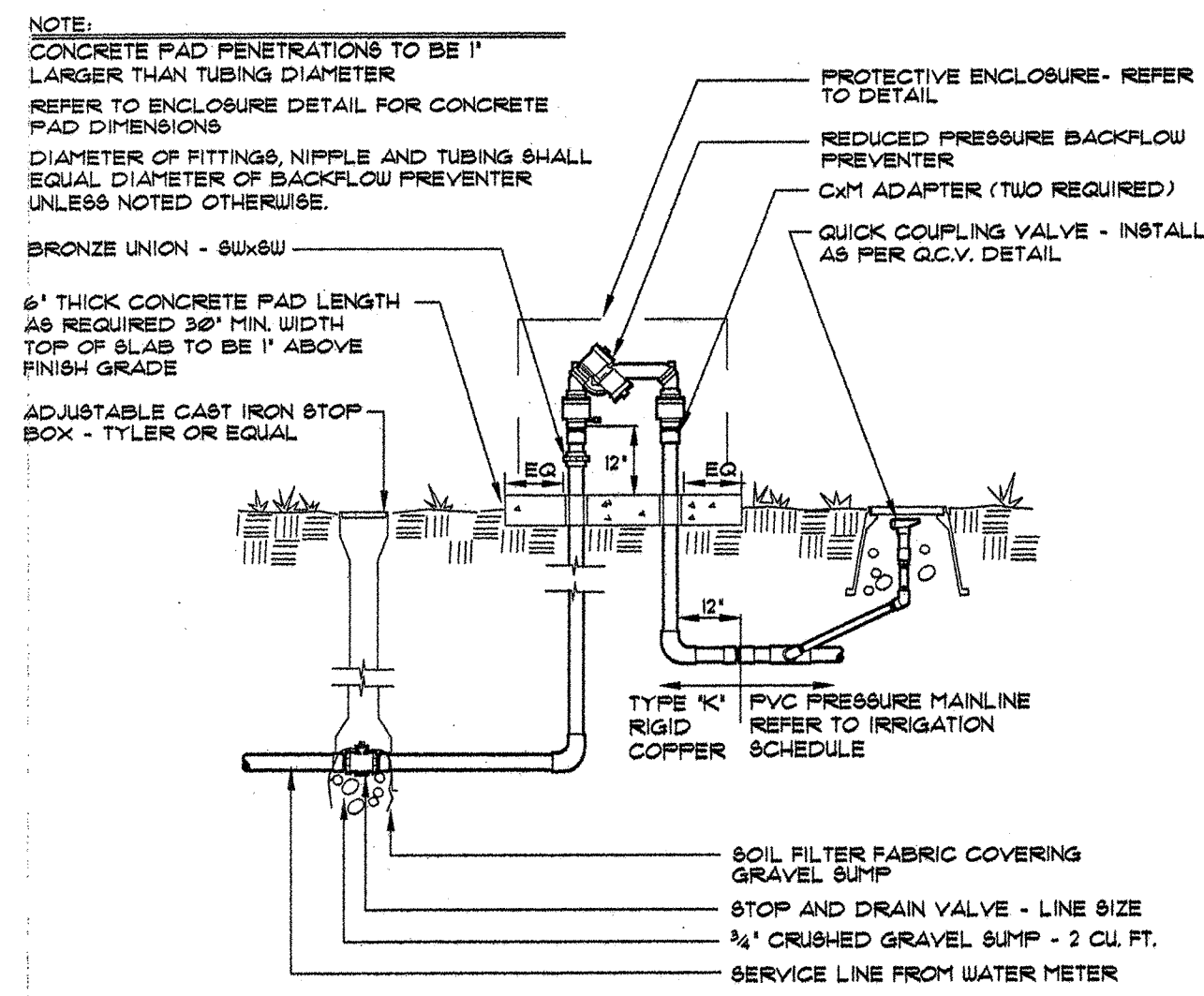
FOREST PARK BUNGALOWS LIVE AND WORK  
LOTS 9A - 9G, BLOCK 2 FOREST PARK  
2595 TRAILRIDGE DR. EAST  
LAFAYETTE, CO 80026

REVISIONS  
1.) 9/12/11 - LOT LINES  
2.) 10/19/11 - PARKING, SCREEN WALL, & NOTES

DATE: 6/9/2011 SHEET NO. I-1  
DRAWN BY: MAK  
SCALE: 1" = 10'-0"

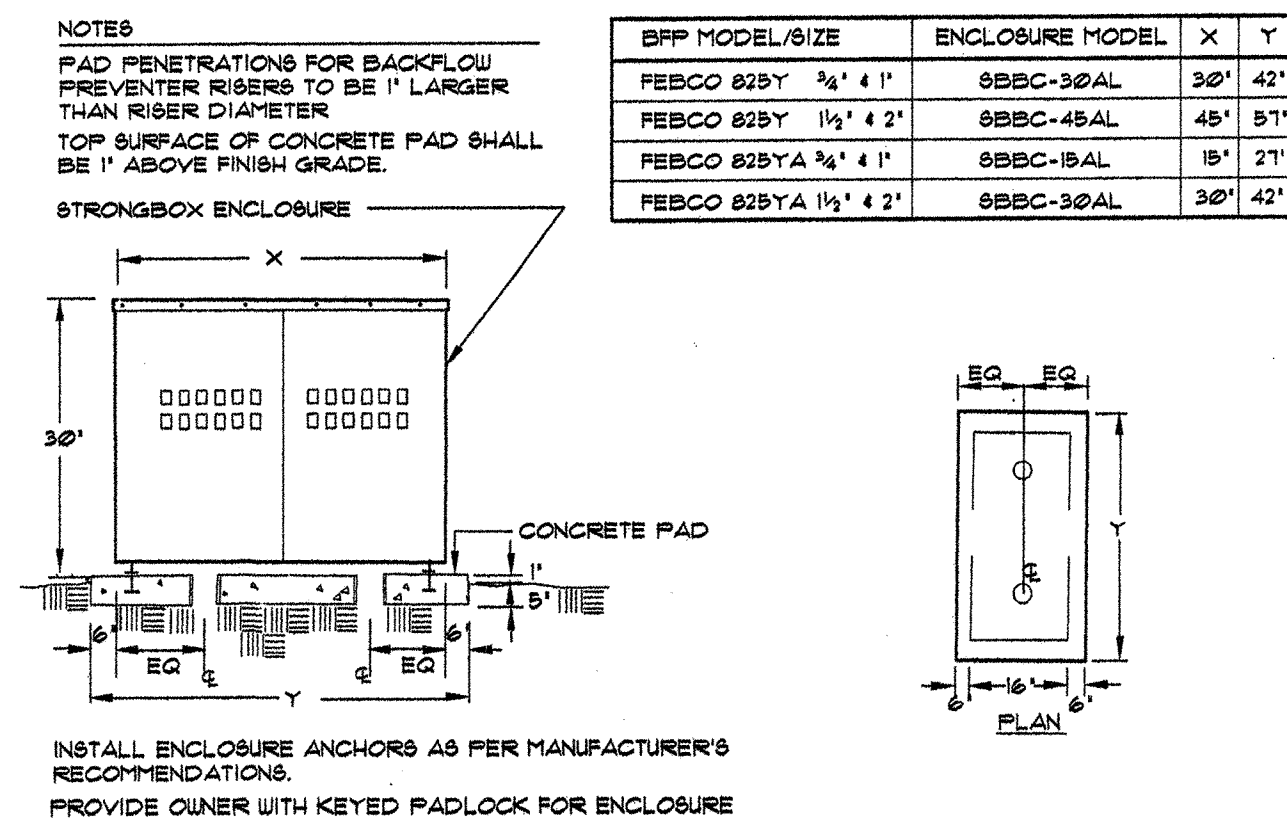


# FOREST PARK BUNGALOWS LIVE AND/OR WORK - IRRIGATION DETAILS



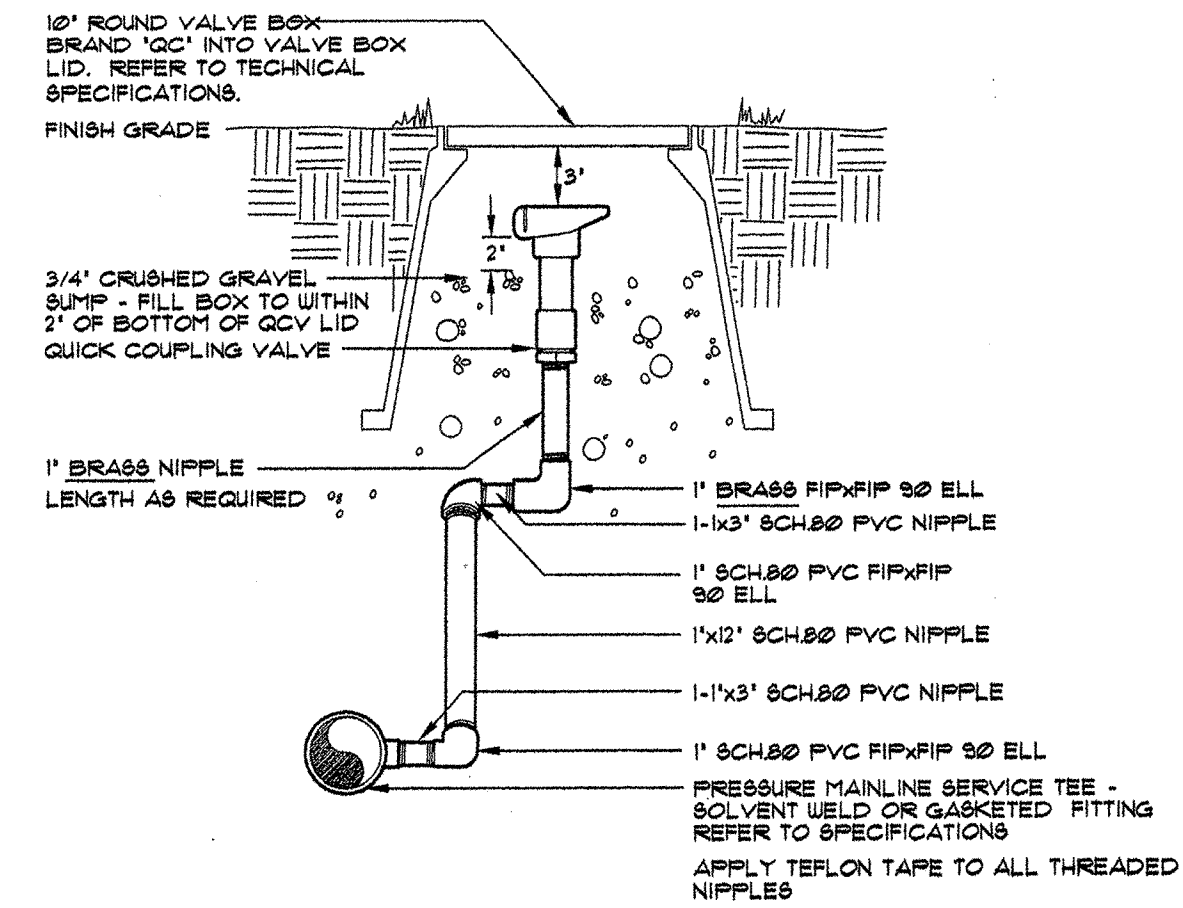
**BACKFLOW PREVENTER**

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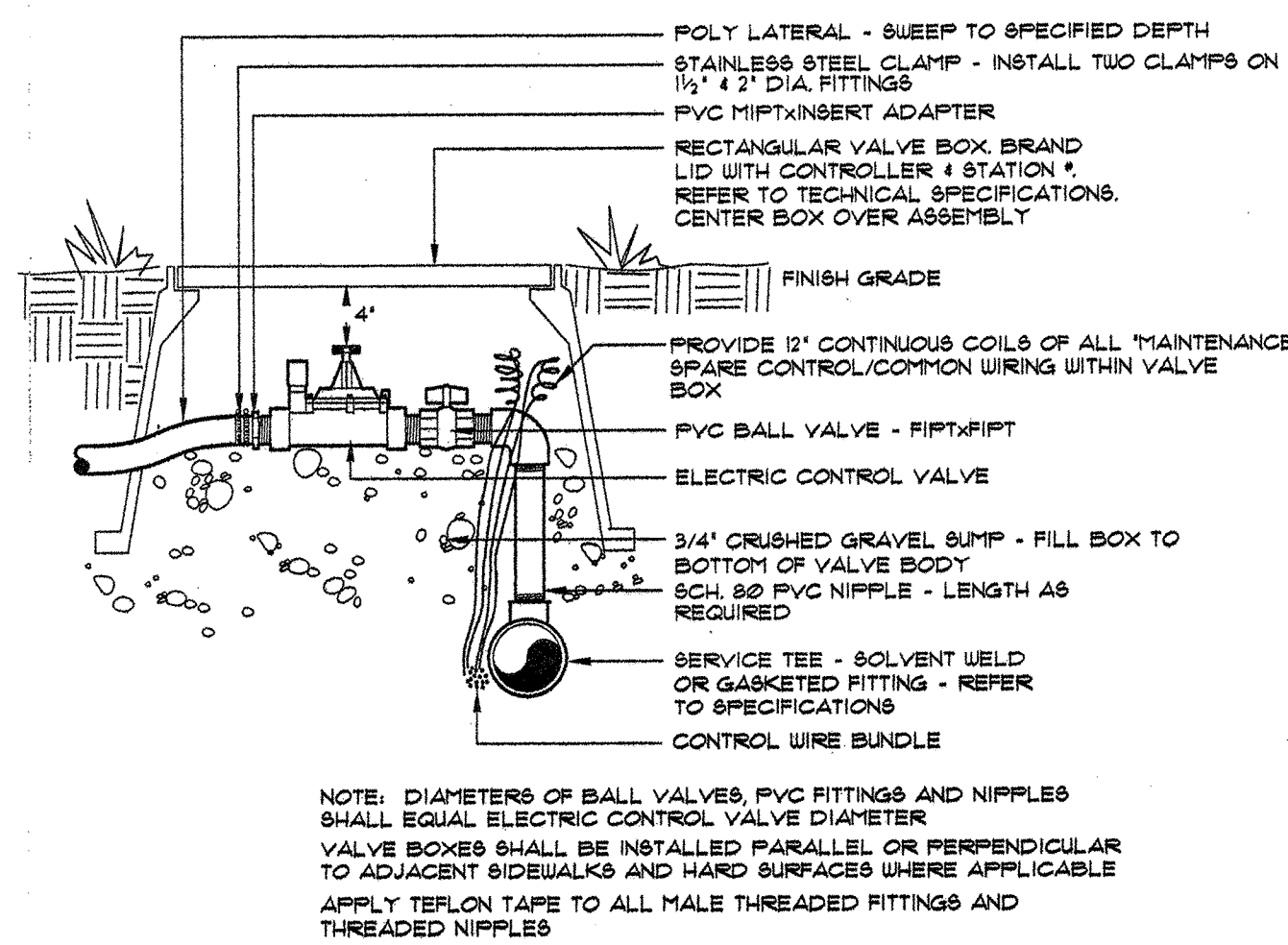
**BACKFLOW ENCLOSURE**

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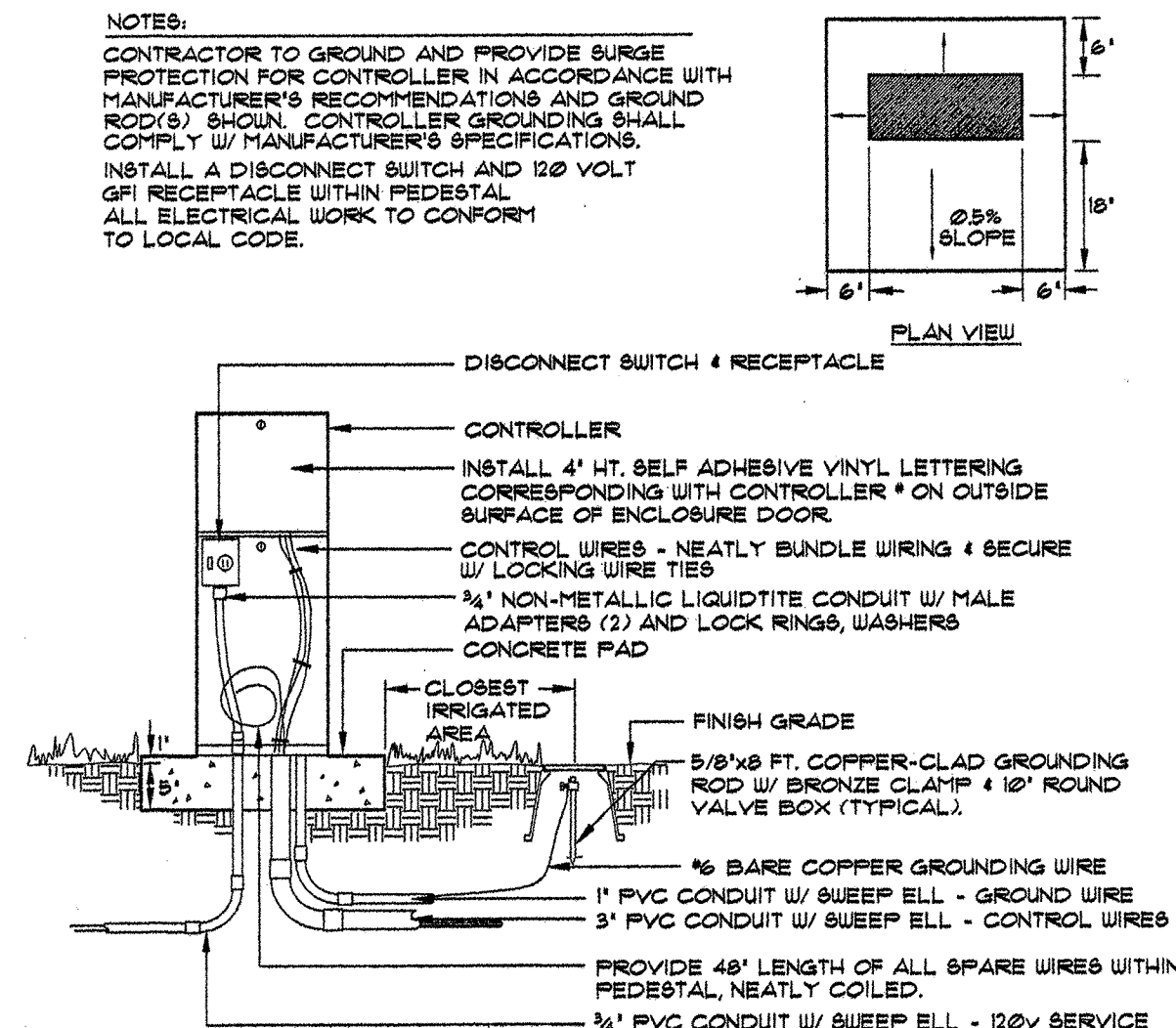
**QUICK COUPLING VALVE**

3



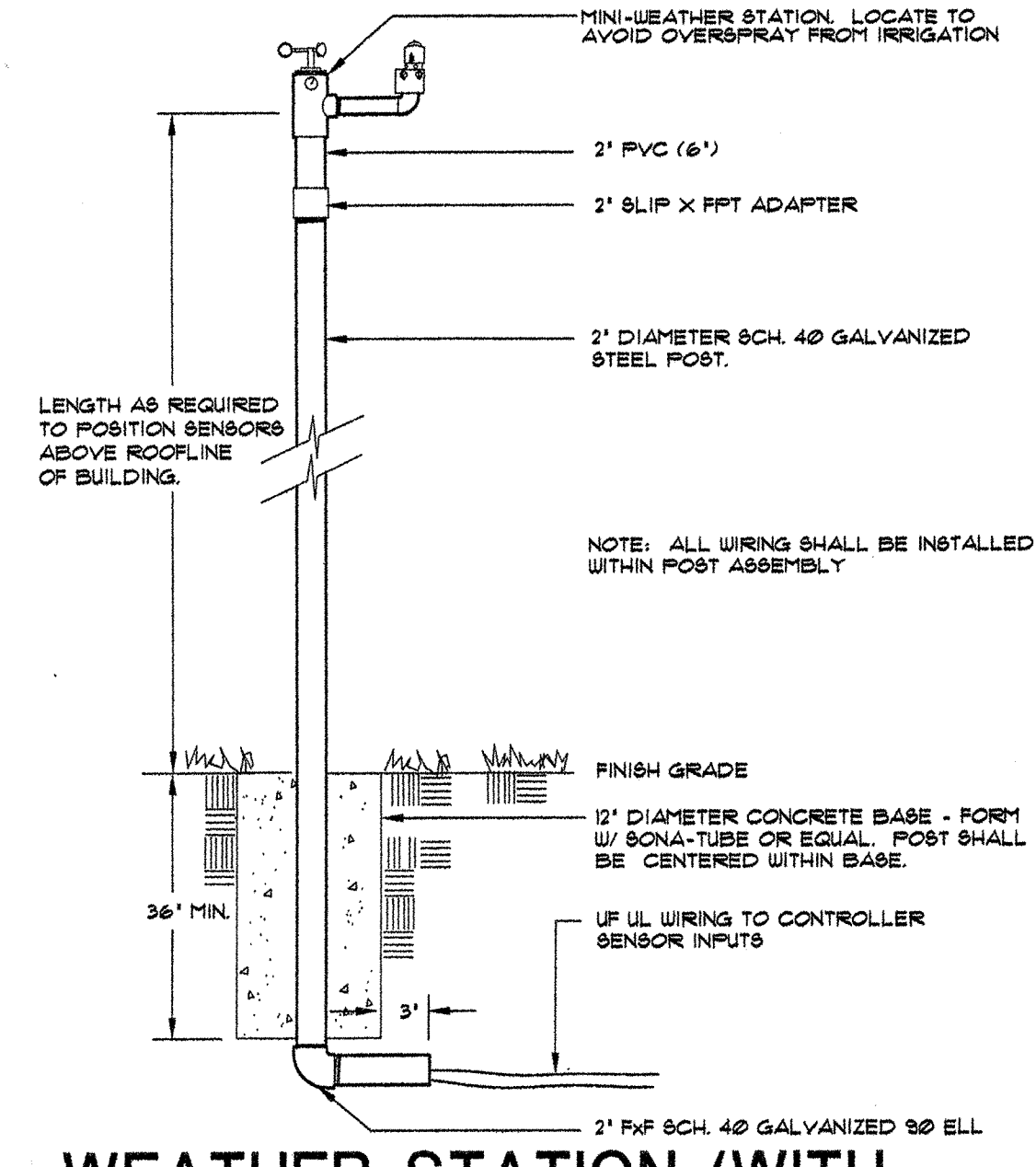
**ELECTRIC CONTROL VALVE**

4



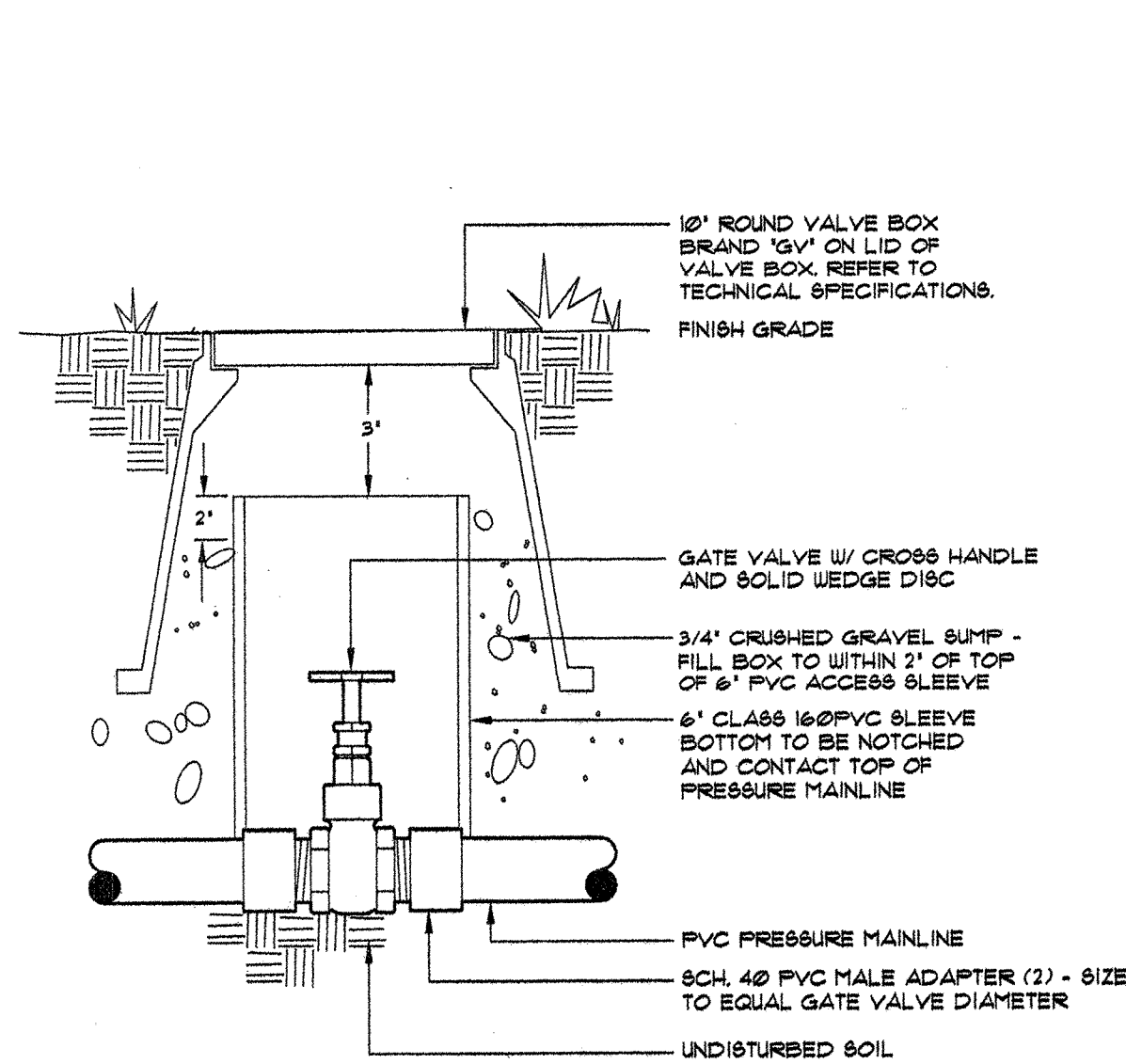
**ELECTRIC CONTROLLER**

5



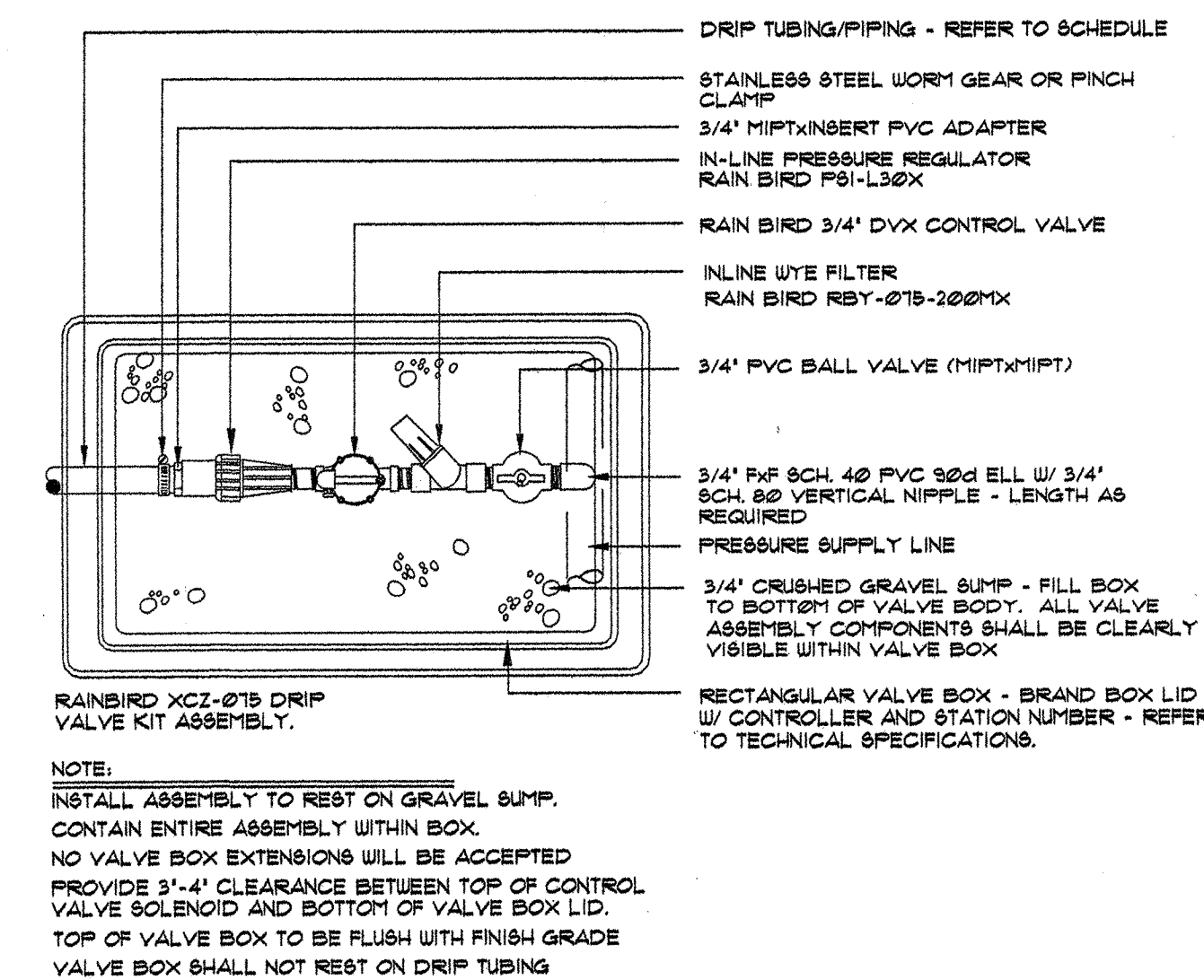
**WEATHER STATION (WITH WIND AND RAIN SENSORS)**

6



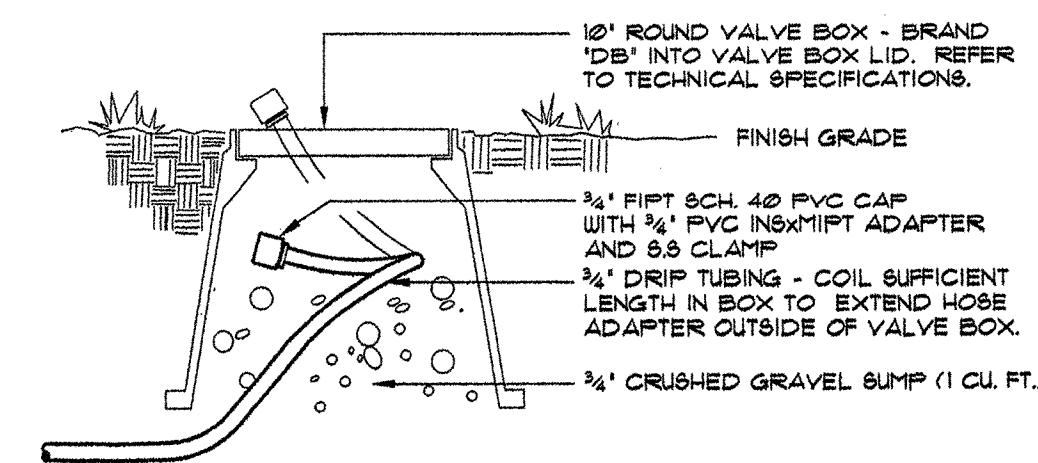
**GATE VALVE**

7



**DRIP VALVE ASSEMBLY**

8



**DRIP LINE BLOW-OUT STUB**

9

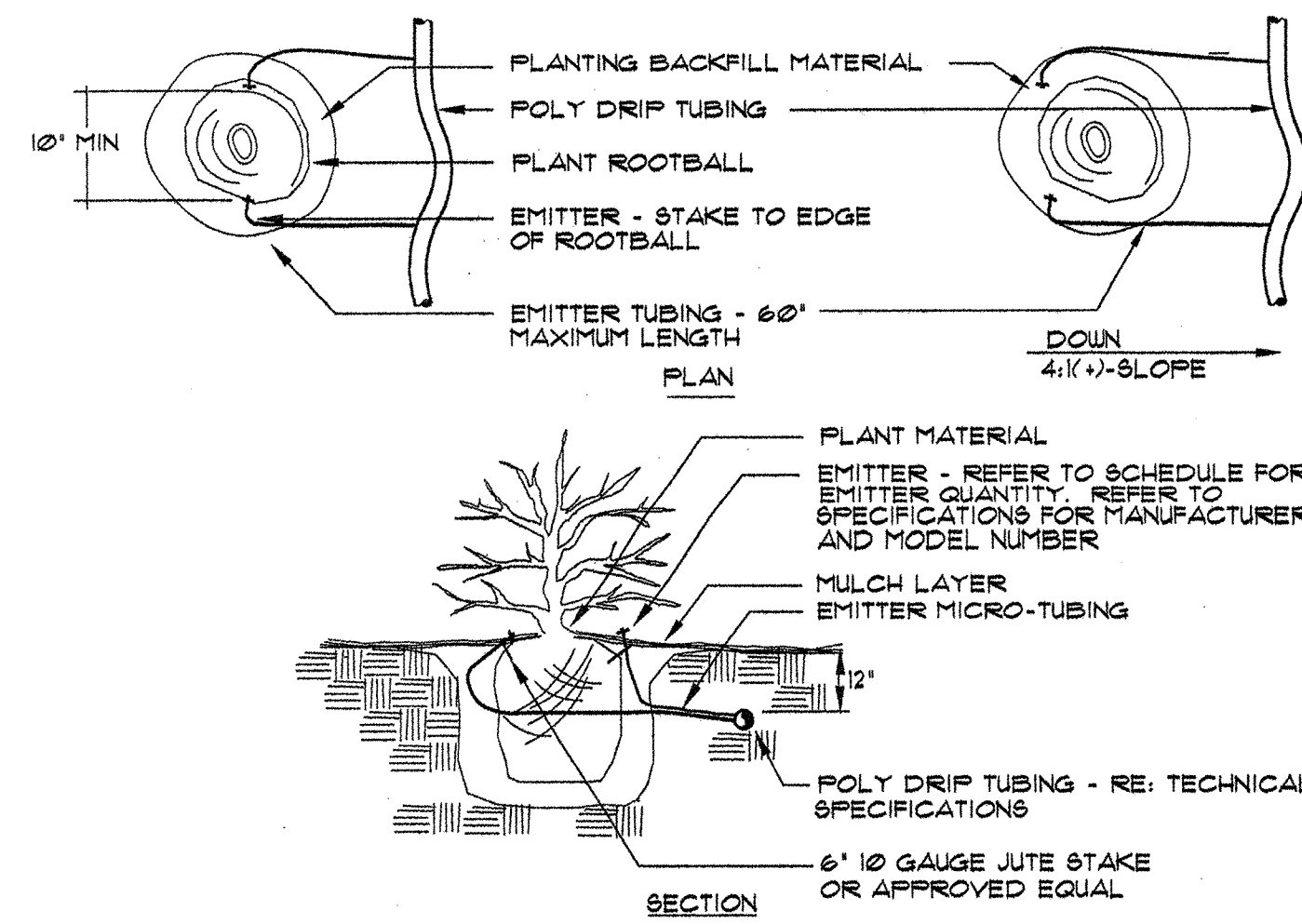
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2595 TRAILRIDGE DR. EAST  
LAFAYETTE, CO 80026

REVISIONS  
DATE: 6/2/2011 SHEET NO:  
DRAWN BY: MAK I-2  
SCALE: NO SCALE



# FOREST PARK BUNGALOWS LIVE AND/OR WORK - IRRIGATION DETAILS



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

**NOTES:**

INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".

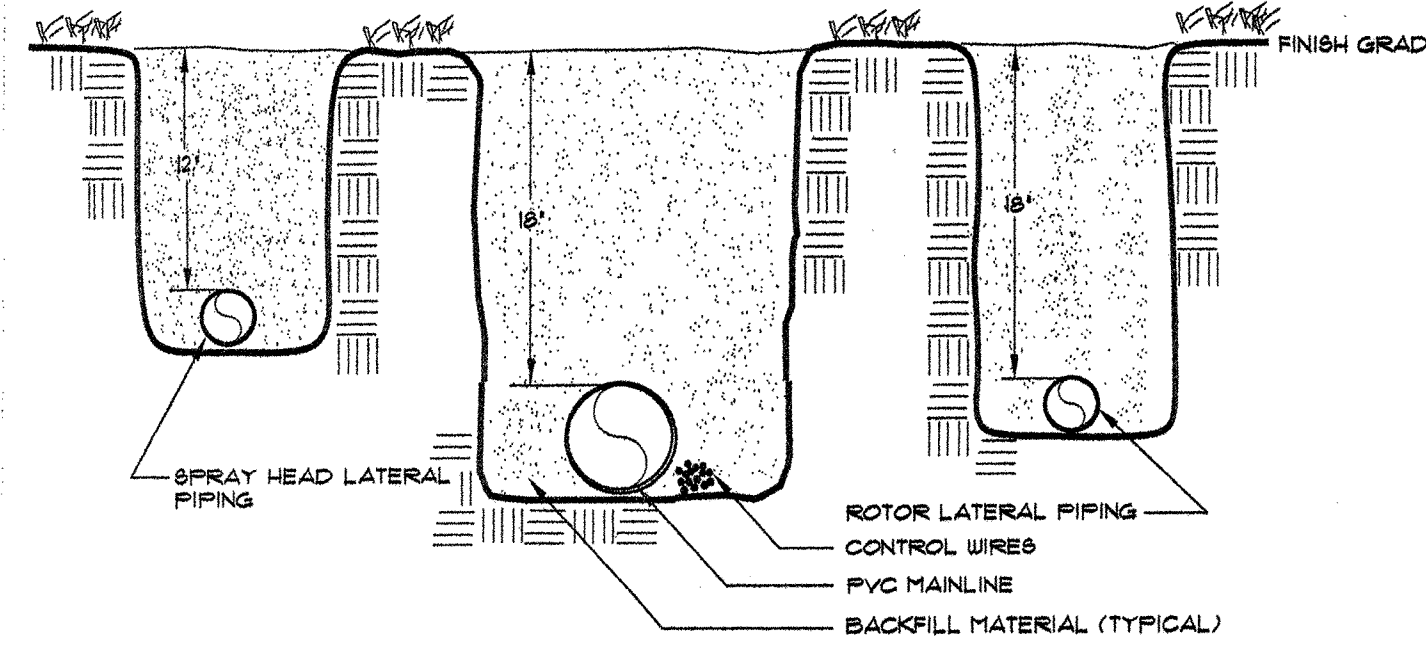
FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.

IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.

EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

## DRIP EMITTER

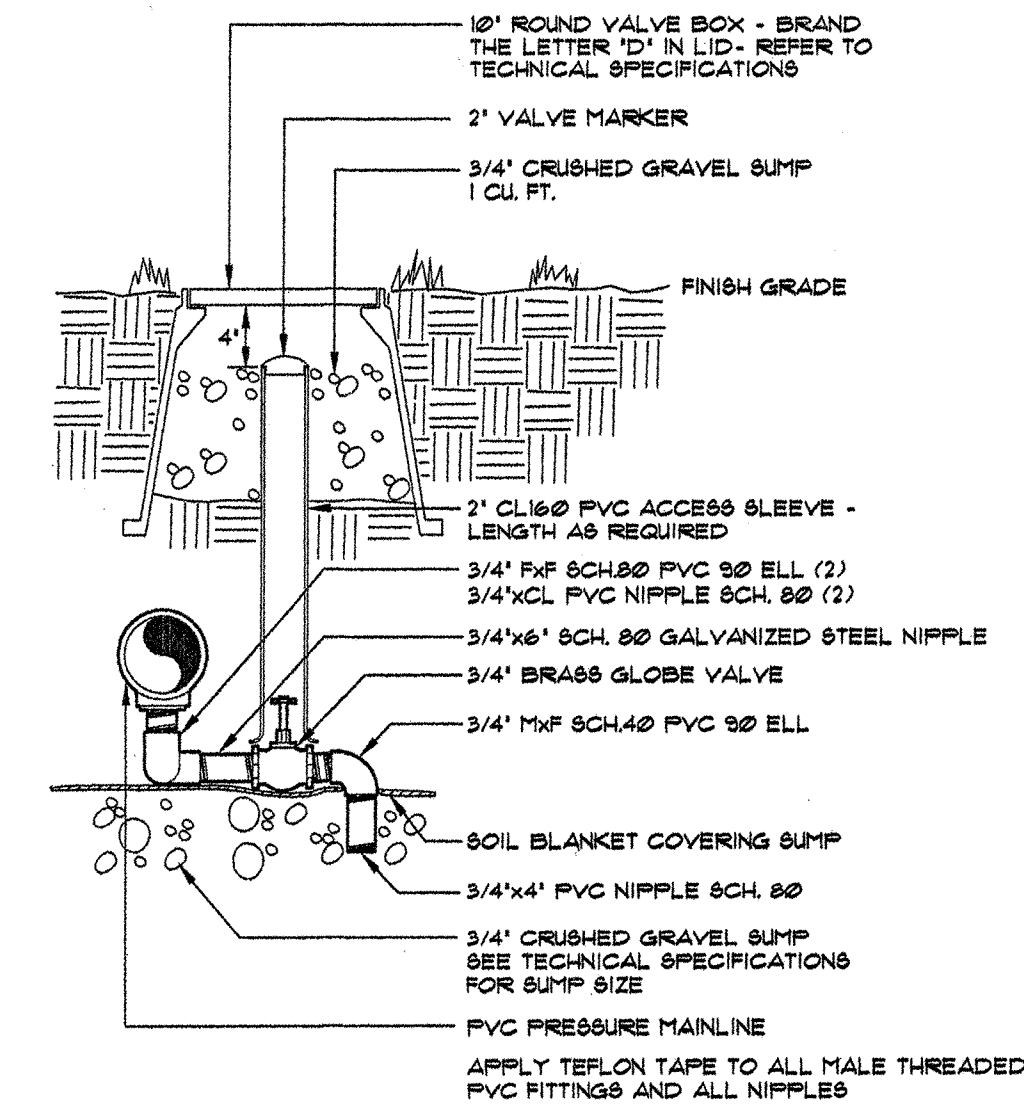
10



NOTE: REFER TO TECHNICAL SPECIFICATIONS FOR MINIMUM TRENCH WIDTHS.

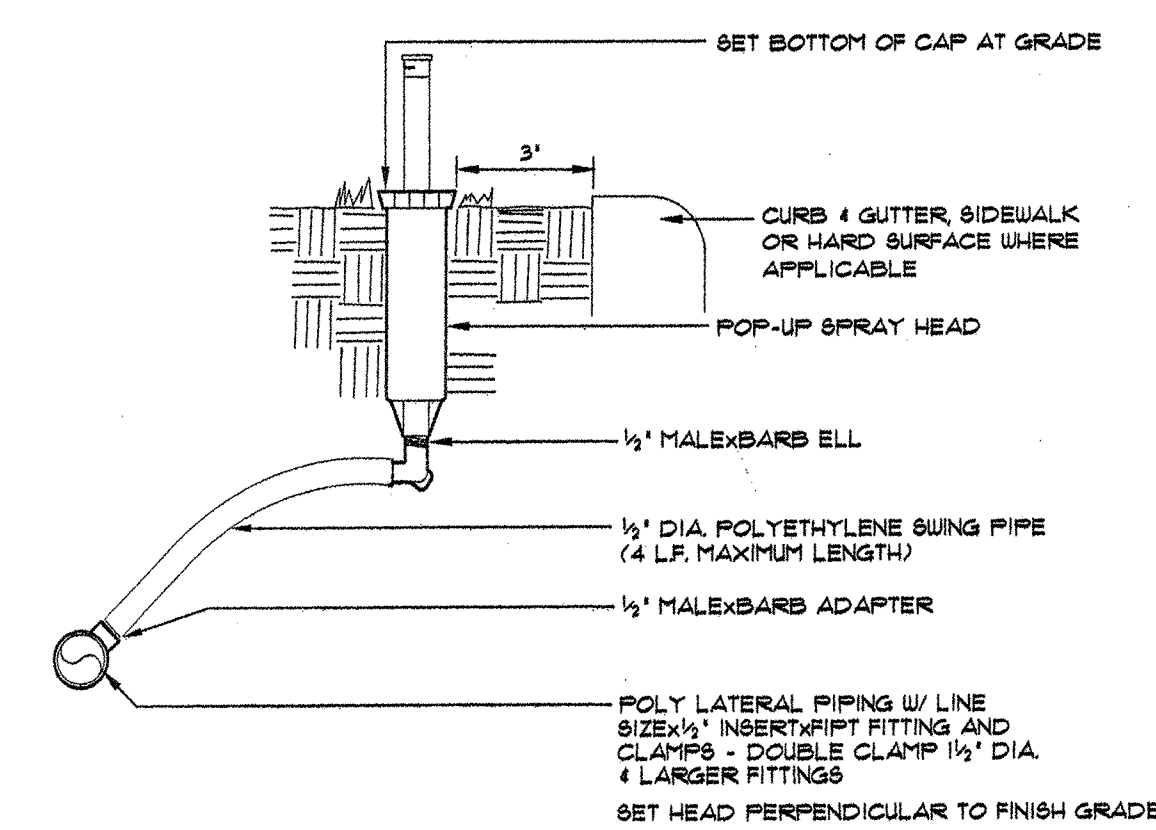
## TRENCH

11



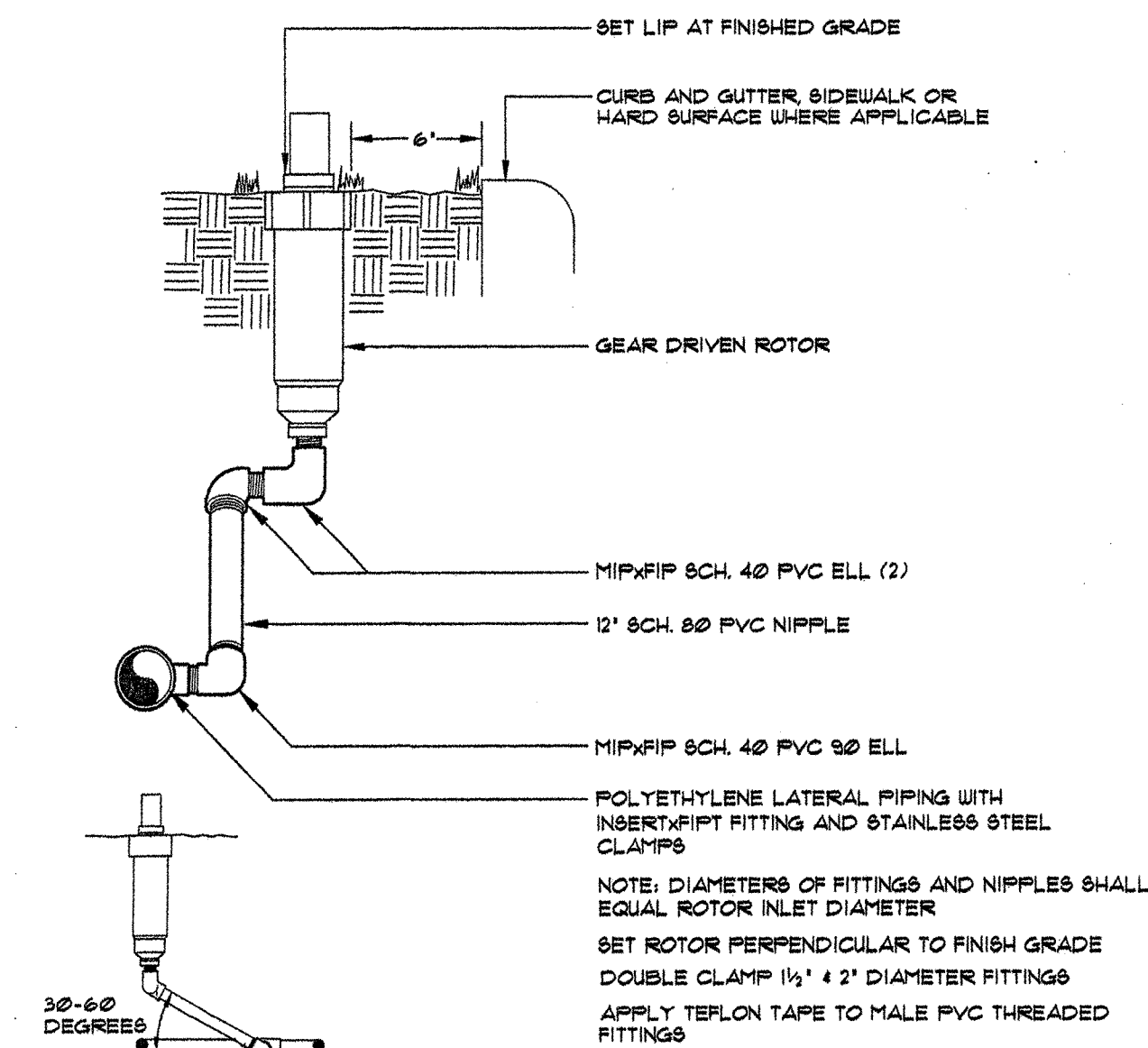
## MANUAL DRAIN VALVE

12



## POP-UP SPRAY HEAD

13



## GEAR DRIVEN ROTOR

14

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REVISIONS

SHEET TITLE

IRRIGATION  
DETAILS

DATE: 6/2/2011  
DRAWN BY: MAK  
SCALE: NO SCALE  
SHEET NO: I-3