

TALL GRASS PARK LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES

LEGAL DESCRIPTION

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO. TRACT 1, SADDLE ROCK HIGHLANDS FILING NO.3 COUNTY OF ARAPAHOE, STATE OF COLORADO.

BASIS OF BEARINGS

GRID BEARINGS OF THE NAD83 STATE PLANE COORDINATE SYSTEM, COLORADO CENTRAL ZONE, AS REFERENCED BY THE CHORD BETWEEN 30' RANGE LINE MONUMENTS IN EAST OXFORD AVENUE AS SHOWN HEREON WHICH BEARS S48°04'12"W.

BENCHMARK

BENCHMARK: CITY OF AURORA BENCHMARK NO. 55S6602SW001 BEING A CHISELED SQUARE IN THE NORTHWEST CORNER OF AN INLET LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST QUINCY AVENUE AND SOUTH HIMALAYA STREET. ELEVATION 5714.96', NAVD88 DATUM

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE LOCATION AND EXTENT PLAN KNOWN AS TALL GRASS PARK, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATION SIN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ON YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN THE INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THEY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.:CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY MULLER ENGINEERING. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ARAPAHOE COUNTY OPEN SPACES GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ARAPAHOE COUNTY OPEN SPACES AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF MULLER ENGINEERING DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT OF THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTION CONNECTIONS SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF

THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES:

REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA

THIS DEVELOPMENT IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARILY REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRED FEES, PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION, TO BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UP ON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES, THE REGION BOUNDARIES, THE REGIONAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES, AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PLANNING COMMISSION APPROVAL

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D., 20____.
CHAIR: _____

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS TALL GRASS PARK, CASE NO. LE25-004.

TREE SURVEY CERTIFICATE

I, _____, A LICENSED OR CERTIFIED (LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST) IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE PLAN WAS MADE UNDER MY SUPERVISION AND THAT THIS ACCURATELY REPRESENTS THE EXISTING TREES ON THE SUBJECT PROPERTY.

NAME: _____
DATE: _____

LOCATION MAP



1" = 2000"



SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE LANDSCAPE PLAN
3 - 5	SITE DETAILS

ARAPAHOE COUNTY
CASE NO. LE25-004

CONTACTS

OWNER
DELOS SEARLE
TRAILS PARK AND RECREATION DISTRICT
16799 E LAKE AVE.,
CENTENNIAL, CO 80016
303.269.8415

PRIME CONSULTANT/LANDSCAPE ARCHITECT
PAUL THOMAS
STREAM DESIGN, LLC
899 LOGAN ST., STE. 500
DENVER, CO 80203
720.663.7352

CIVIL ENGINEERING
CHRISTOPHER KROEGER
MULLER ENGINEERING COMPANY
7245 W ALASKA DR., STE. 300
LAKEWOOD, CO 80226
303.988.4939

SURVEY
JOHNNY BAYER
R. W. BAYER & ASSOCIATES, INC.
12170 TEJON ST, UNIT 700
WESTMINSTER, CO 80234
303.452.4433

IRRIGATION DESIGN
MICHELL PETERSON
MPI DESIGNS LLC
P.O. Box 369
Ault, CO 80610
970.83401129

TALL GRASS PARK
DATE: MARCH 17, 2026
SHEET 1 OF 05

stream
landscape architecture + planning
A LIMITED LIABILITY COMPANY
899 LOGAN STREET, STE. 500
DENVER, CO 80203
720.663.7352

FILE MANAGEMENT:

FILE NAME: S:\TPRD Tall Grass Park\2 DESIGN\05 CAD\Sheet Files\L&E Sheets\SLA-TGP-Cover-L&E.dwg
PCP FILE: STREAM\dlpeters.PCP
PLOT DATE: February 27, 2026
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

TALL GRASS PARK

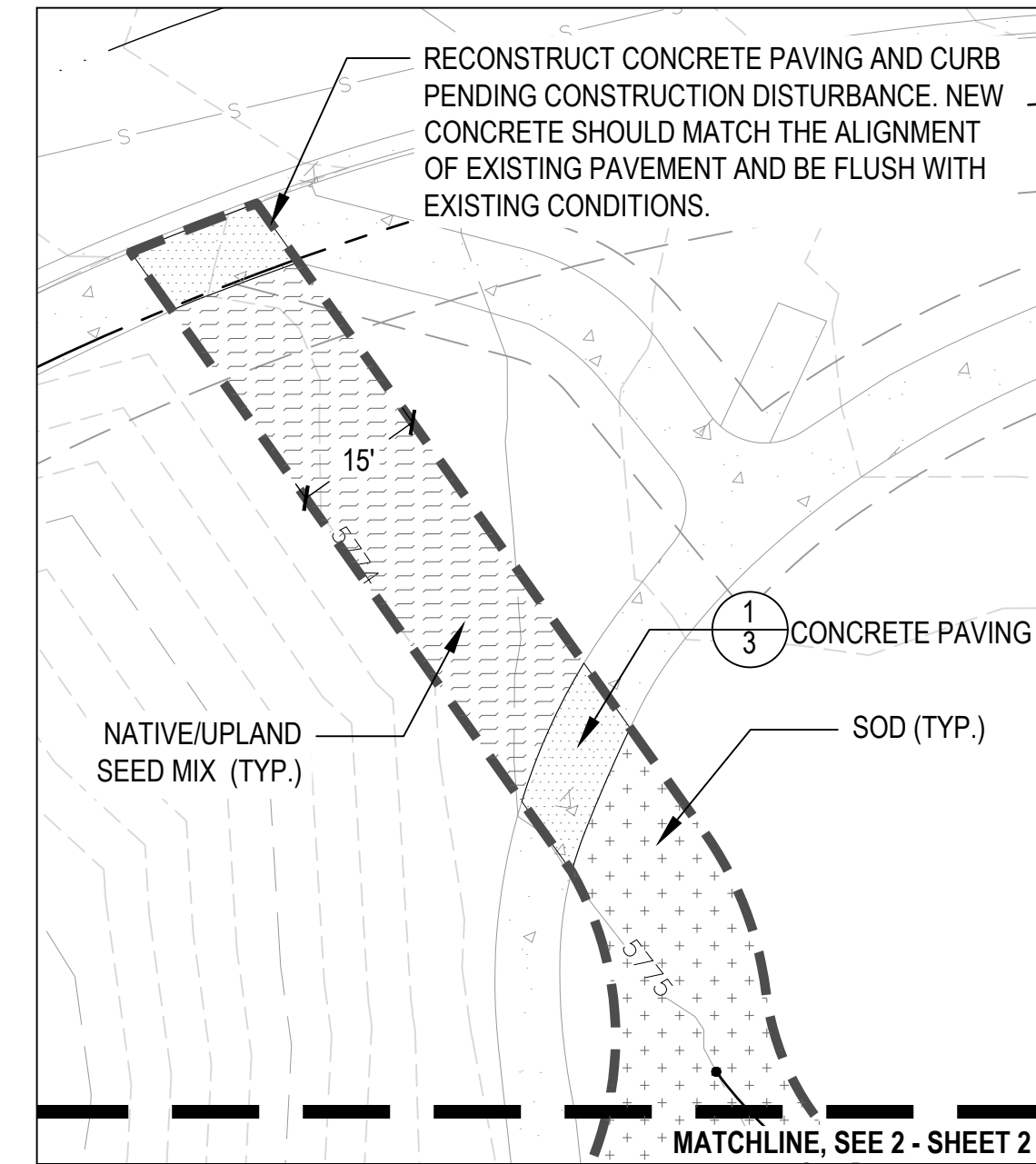
LOCATION AND EXTENT PLAN

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NOTES:

1. ALL ITEMS PROPOSED UNLESS NOTED AS EXISTING.
2. MAXIMUM LONGITUDINAL SLOPE FOR CONCRETE WALKS AND CRUSHER FINES TRAILS SHALL BE 4.8%, MAXIMUM CROSS SLOPE FOR ALL WALKS SHALL NOT BE GREATER THAN 2%.

SITE INFORMATION	
TOTAL ACREAGE:	9.17 acres
IMPROVEMENT AREA ACREAGE:	.95 acres
ZONING:	MU
LAND USE:	Recreation
BUILDING HEIGHT (MAX)	N/A



1 CONSTRUCTION ACCESS ROUTE TO SITE IMPROVEMENTS
1" = 20'

PLANTING SCHEDULE

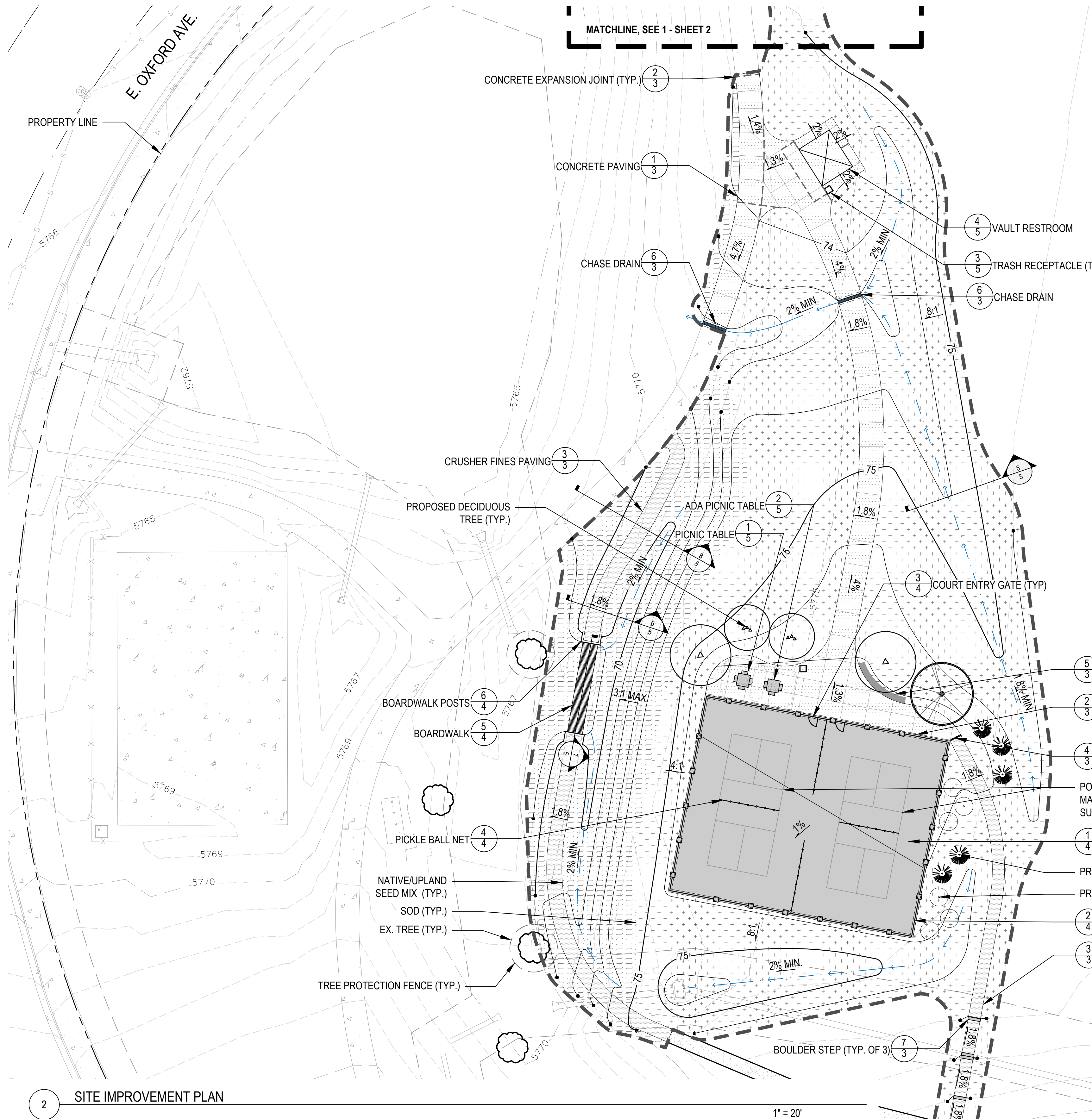
TREES - DECIDUOUS				
ABBV./SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY
ACSA / <i>Acer saccharum</i>	SUGAR MAPLE	2" CAL PER 888	PER PLAN	2
TITO / <i>Tilia tomentosa</i> 'Sterling Silver'	STERLING SILVER LINDEN	2" CAL PER 888	PER PLAN	1
	TOTAL			3

TREES - EVERGREEN				
ABBV./SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY
PIPLU / <i>Picea pungens</i> 'Fastigata'	FASTIGIATE SPRUCE	6-8' HEIGHT	PER PLAN	5
	TOTAL			5

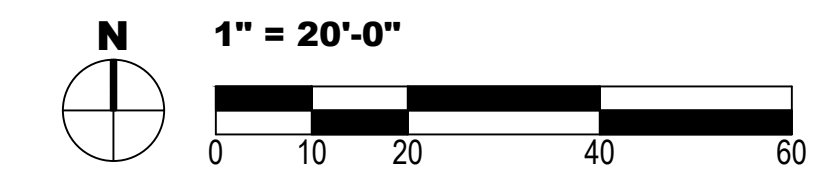
TREES/SHRUBS - ORNAMENTAL				
ABBV./SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AMCA / <i>Amelanchier canadensis</i>	SHADBLOW SERVICEBERRY	MULTI-STEM, 6' HEIGHT	PER PLAN	2
AMAL / <i>Amelanchier alnifolia</i> 'Regent'	REGENT SERVICEBERRY		PER PLAN	6
	TOTAL			8

UPLAND SEED MIX					
SCIENTIFIC NAME	COMMON NAME	PLS lbs/ac	% of Seed Mix by Wgt	PLS sq ft	% of PLS/sq ft
GRAMINOIDS					
<i>Koeleria macrantha</i>	PRAIRIE JUNEGRASS	3.42	9.80	15	20
<i>Bouteloua dactyloides</i>	BUFFALOGRASS	11.67	33.44	15	20
<i>Bouteloua gracilis</i>	BLUE GRAMA	0.79	2.27	15	20
<i>Pascopyron smithii</i>	WESTERN WHEAT GRASS	5.94	17.02	15	20
<i>Sporobolus cryptandrus</i>	SAND DROPSSEED	0.12	0.35	15	20
	GRAMINOID TOTAL	22	63	75	100
FORBS					
<i>Asclepias tuberosa</i>	BUTTERFLY MILKWEED	0.96	2.74	2	3
<i>Dalea purpurea</i>	PURPLE PRAIRIE CLOVER	0.78	2.23	4	5
<i>Helianthella uniflora</i>	ANNUAL SUNFLOWER	1.68	4.80	2	3
<i>Lupinus argenteus</i>	SILVER LUPINE	8.92	25.58	4	5
<i>Ratibida columnifera</i>	UPRIGHT PRAIRIE CONEFLOWER	0.22	0.64	4	5
	FORB TOTAL	13	33	14	21
SUB-SHRUBS					
<i>Artemisia frigida</i>	FRINGED SAGE	0.03	0.08	3	4
<i>Artemisia ludoviciana</i>	LOUISIANA SAGEWORT	0.36	1.04	4	5
	SUB-SHRUB TOTAL	0.39	1.12	6.75	9.00
	MIX TOTAL	34.89	97	95	130

ARAPAHOE COUNTY
CASE NO. LE25-004



- ### SITE PLAN LEGEND
- CONCRETE PAVING
 - CRUSHER FINES SURFACING
 - POST-TENSIONED CONCRETE COURT
 - CONCRETE THICKENED EDGE
 - EXPANSION JOINT
 - SAWCUT CONTROL JOINT 8' O.C. MAX
 - CONCRETE SEATWALL
 - PICNIC TABLE
 - TRASH RECEPTACLE
 - EXISTING TREES TO REMAIN
 - TREE PROTECTION FENCE
 - CHASE DRAIN
 - BOARDWALK
 - BOULDER STEPS
 - VAULT RESTROOM
 - SWALE CENTERLINE
 - PROPERTY LINE
 - LIMIT OF WORK
 - SOD
 - NATIVE/UPLAND SEED MIX
 - DECIDUOUS TREES
 - EVERGREEN TREES
 - SHRUBS
 - EX. TREE



SITE LANDSCAPE PLAN

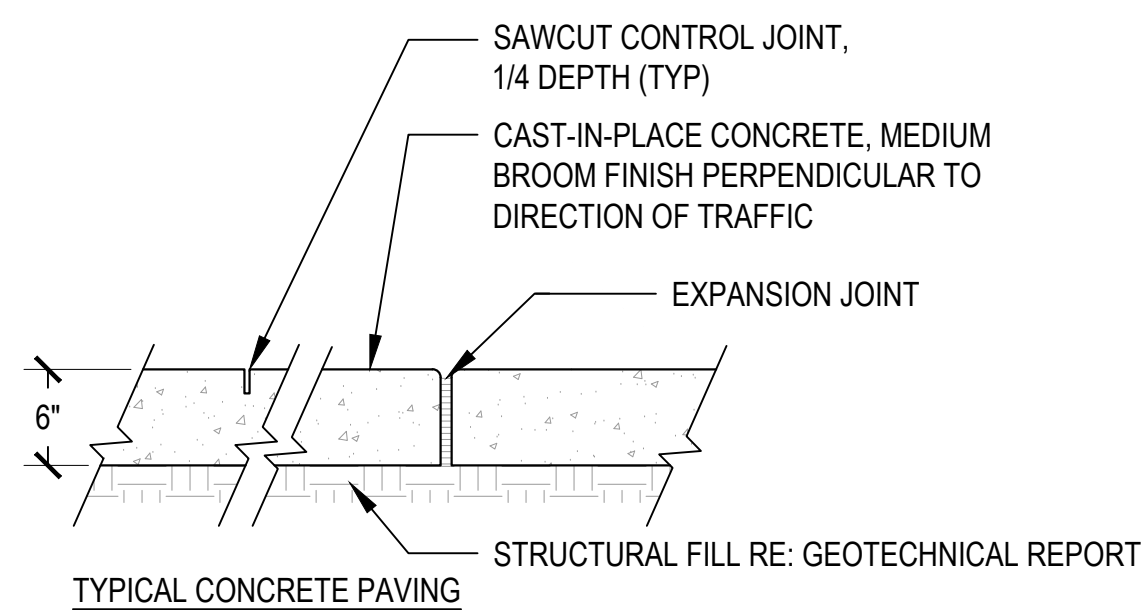
TALL GRASS PARK
DATE: MARCH 17, 2026
SHEET 2 OF 05

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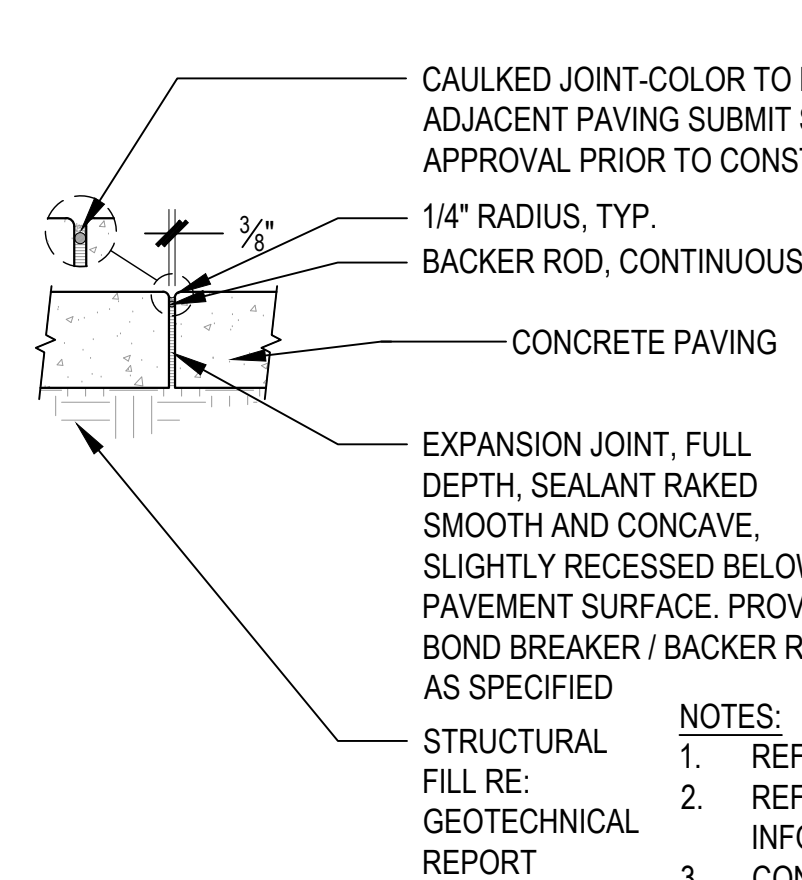
2 SITE IMPROVEMENT PLAN

TALL GRASS PARK LOCATION AND EXTENT PLAN

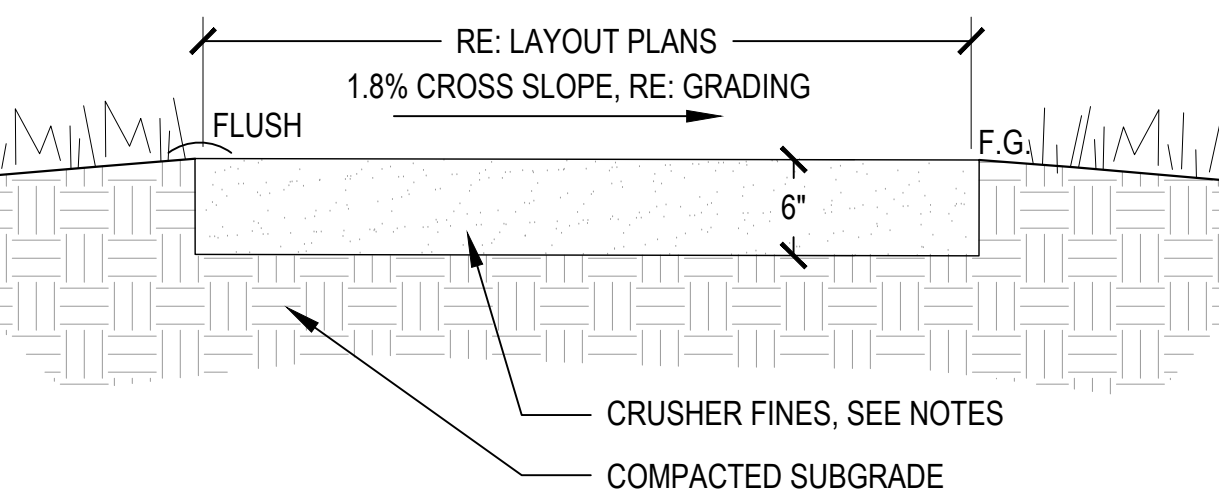
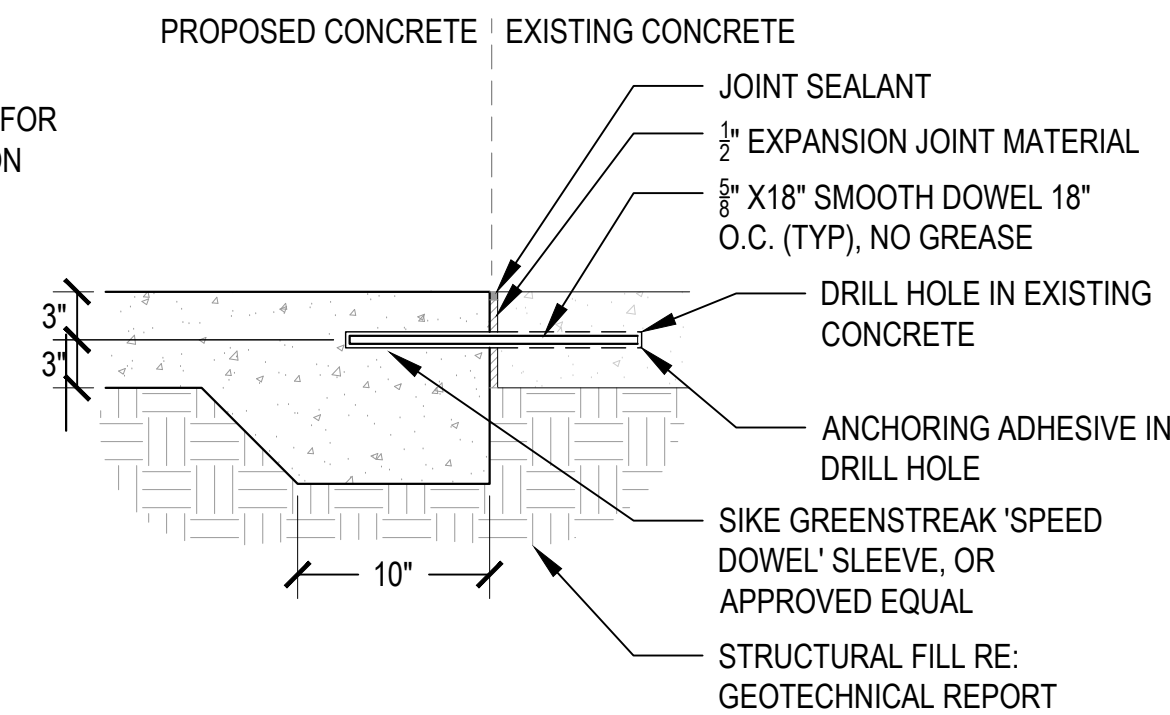
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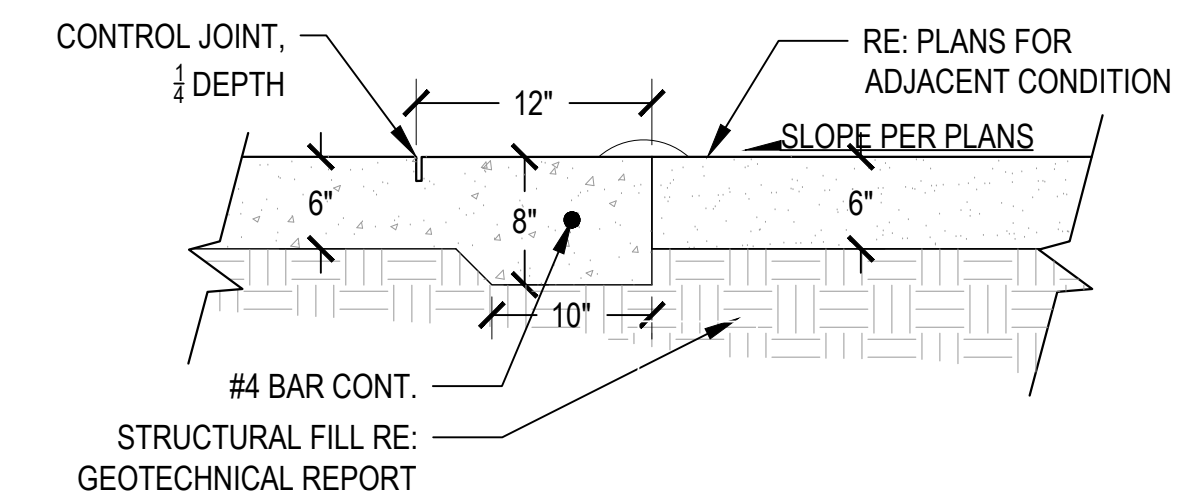
- NOTES:**
- REFER TO SPECIFICATIONS FOR FINISHES AND MORE INFORMATION.
 - PROVIDE 1/2" RADIUS EDGES AT ALL TOOLED EDGES AND EXPANSION JOINTS.
 - PROVIDE CONTROL JOINTS NOT MORE THAN 8'-0" O.C., 10' MAX, OR AS INDICATED ON THE PLANS.
 - ALL WALKS TO HAVE A MAXIMUM 1.8% CROSS SLOPE.
 - CONTRACTOR SHALL VERIFY ELEVATIONS, PRODUCTS, AND TECHNICAL DATA WITH PROJECT MANAGER PRIOR TO CONSTRUCTION.
 - CONTROL JOINT TO BE 1/4 DEPTH OF SLAB THICKNESS, 1.5" MAXIMUM.
 - CONTROL JOINTS SHALL BE SAWCUT, NOT TOOLED.



- NOTES:**
- REFER TO SPECIFICATIONS FOR MORE INFORMATION.
 - REFER TO LAYOUT AND GRADING SHEETS FOR LAYOUT INFORMATION AND ELEVATIONS.
 - CONTRACTOR SHALL VERIFY ELEVATIONS, PRODUCTS, AND TECHNICAL DATA WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - PROVIDE EXPANSION JOINTS EVERY 120' MAX, OR AS INDICATED ON THE PLANS.



- NOTES:**
- CRUSHER FINES PAVING SHALL BE PLACED IN (2) 3" LIFTS MIN.
 - REFER TO SPECIFICATIONS FOR FINISHES OR COLORS.
 - INSTALL CRUSHER FINES PAVING FLUSH WITH ADJACENT HARDSCAPE, TYP.
 - CRUSHER FINES IN AREAS STEEPER THAN 3% SHALL BE STABILIZED, REFER TO SPECIFICATIONS FOR MORE INFORMATION.
 - ALL WALKS TO HAVE A 1.8% CROSS SLOPE UNLESS OTHERWISE INDICATED ON PLANS.



1 CONCRETE PAVING

NOT TO SCALE

2 CONCRETE EXPANSION JOINT

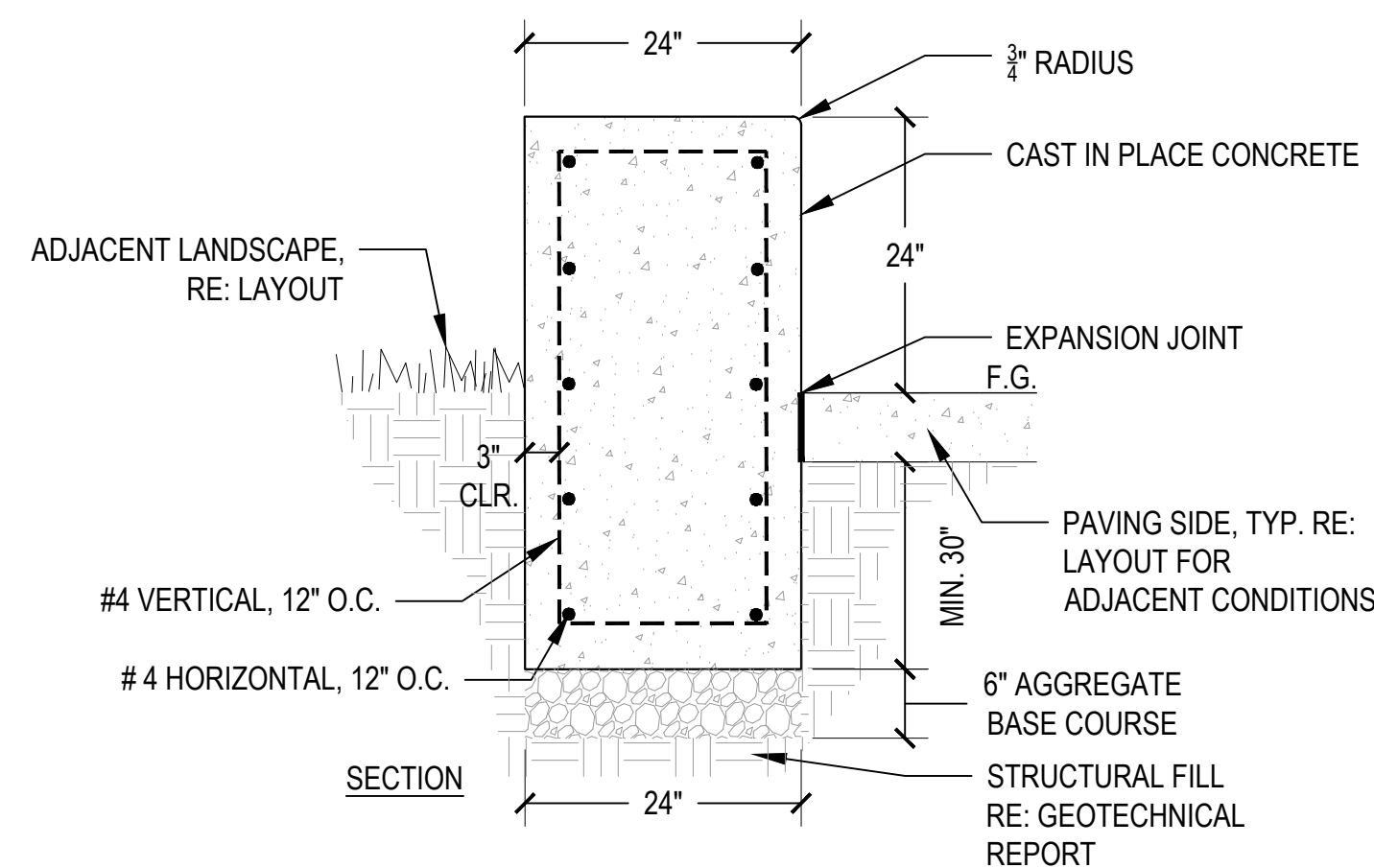
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3 CRUSHER FINES PAVING

NOT TO SCALE

4 CONCRETE THICKENED EDGE

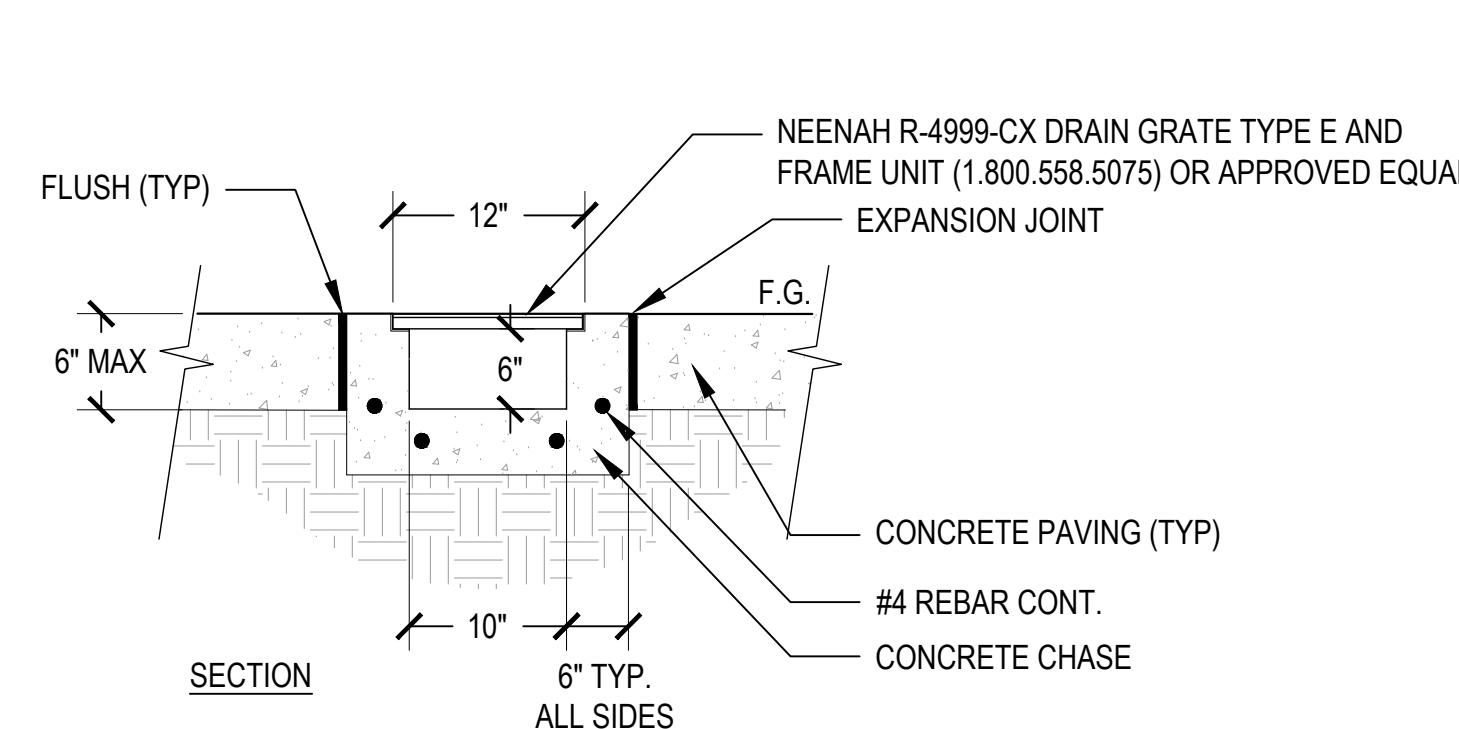
NOT TO SCALE



- NOTES:**
- STANDARD GRAY CONCRETE FINISH SHALL BE EXPOSED AGGREGATE 'SAND FINISH', ALL SIDES.
 - USE 'V' NOTCH JOINT AND DOUBLE ON TOP OF SEATWALL.
 - CONTRACTOR SHALL PROVIDE A MOCKUP FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
 - 1/2" VERTICAL CHAMFER-SAWN CONTROL JOINTS SHALL BE PLACED AT NO MORE THAN 6' O.C. ALONG FACE AND TOP OF WALL AT EQUAL INCREMENTS. ALL CONTROL JOINT SPACING SHALL BE RE-COORDINATED WITH OWNERS OR AGENT OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

5 CONCRETE SEAT WALL

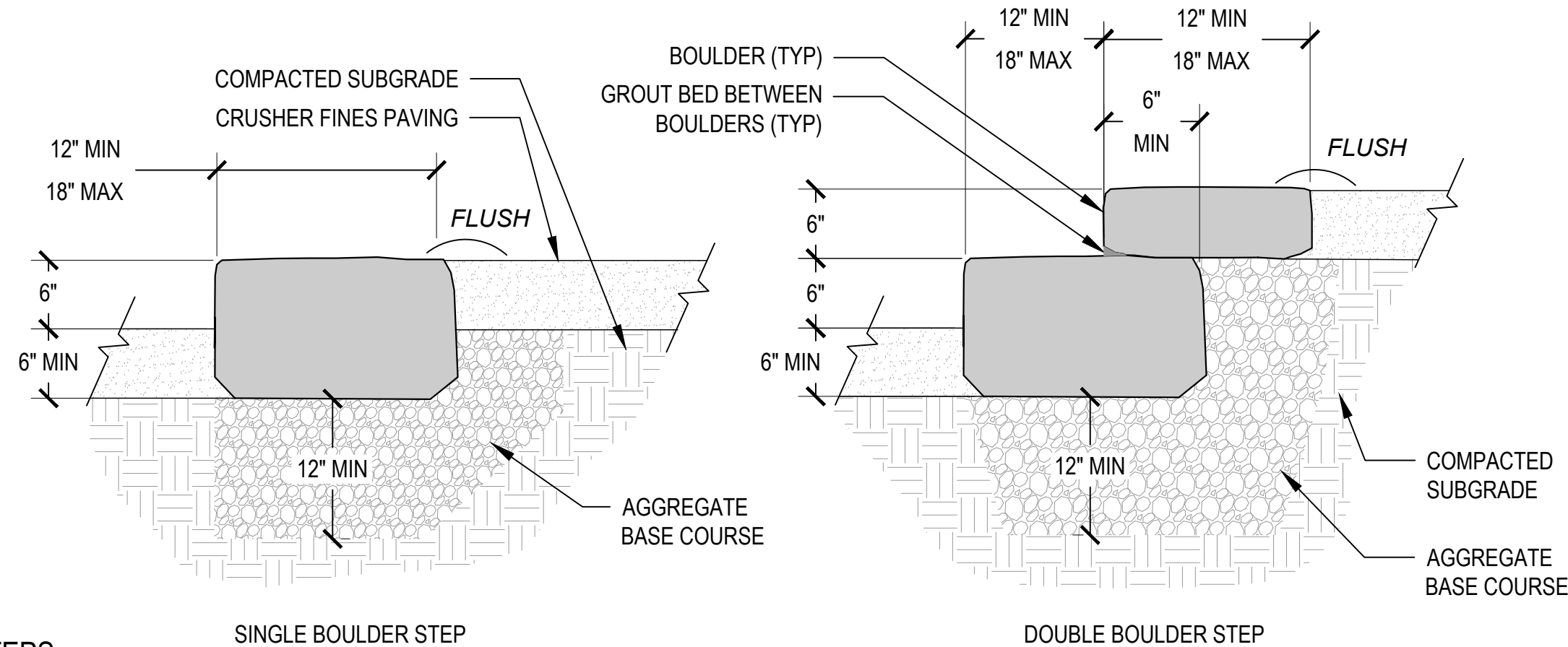
NOT TO SCALE



- NOTES:**
- CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.
 - SLOPE CONCRETE CHASE TO MATCH ADJACENT SIDEWALK CROSS SLOPES.
 - ASSURE POSITIVE DRAINAGE OUT FROM CHASE.

6 CHASE DRAIN

NOT TO SCALE



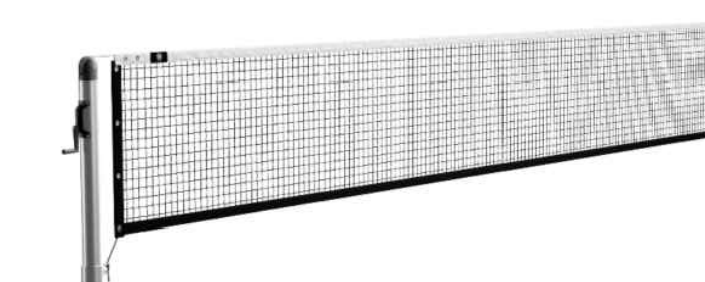
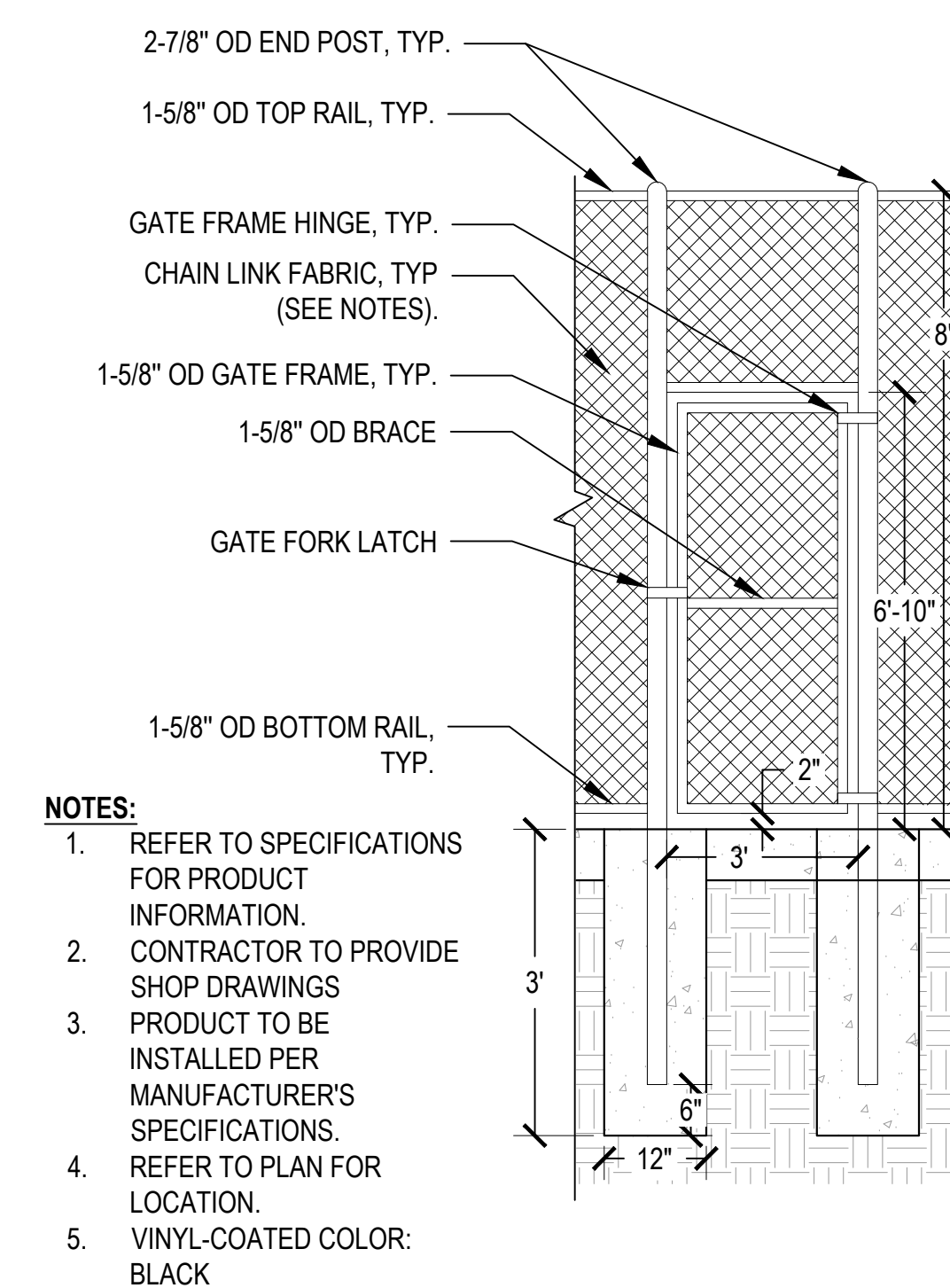
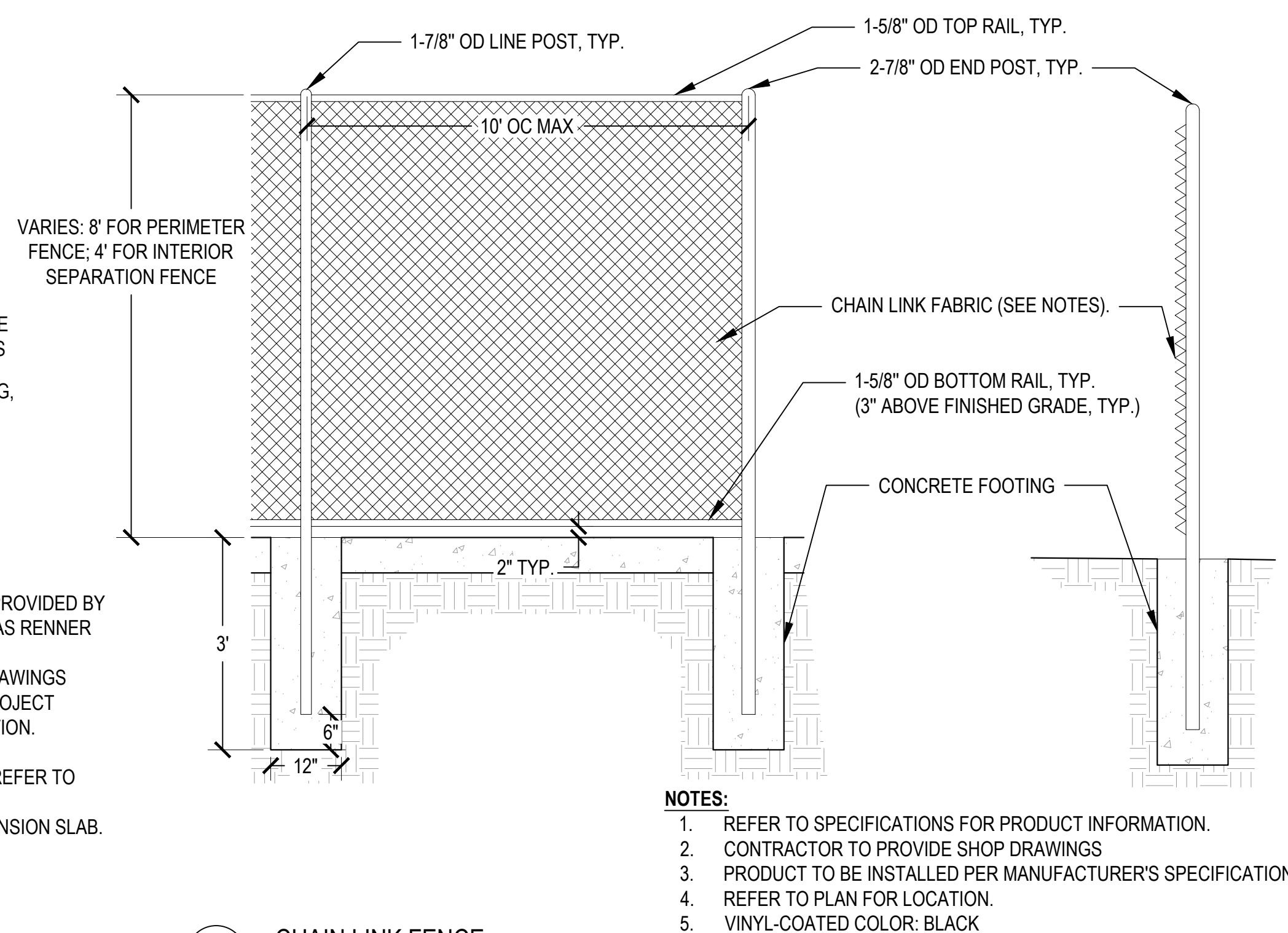
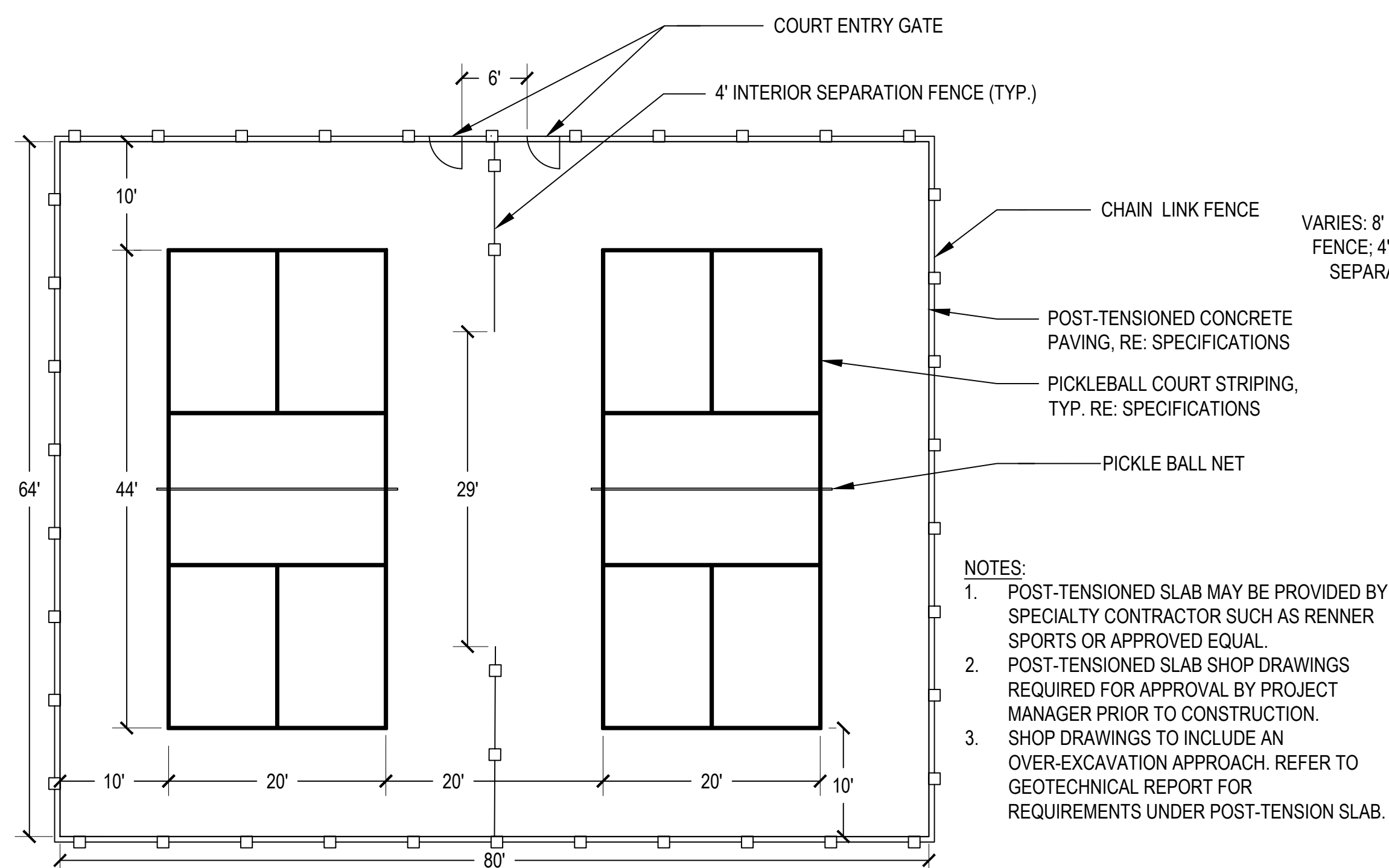
- NOTES:**
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - CONTRACTOR SHALL FIELD FIT STONES.
 - REFER TO GRADING PLAN FOR ELEVATIONS.
 - CONTRACTOR SHALL REMOVE ANY ORGANIC MATERIAL PRIOR TO PLACING FILL/BASE COURSE OR STONES.
 - CONTRACTOR SHALL STAKE LAYOUT OF BOULDERS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

7 BOULDER STEPS

NOT TO SCALE

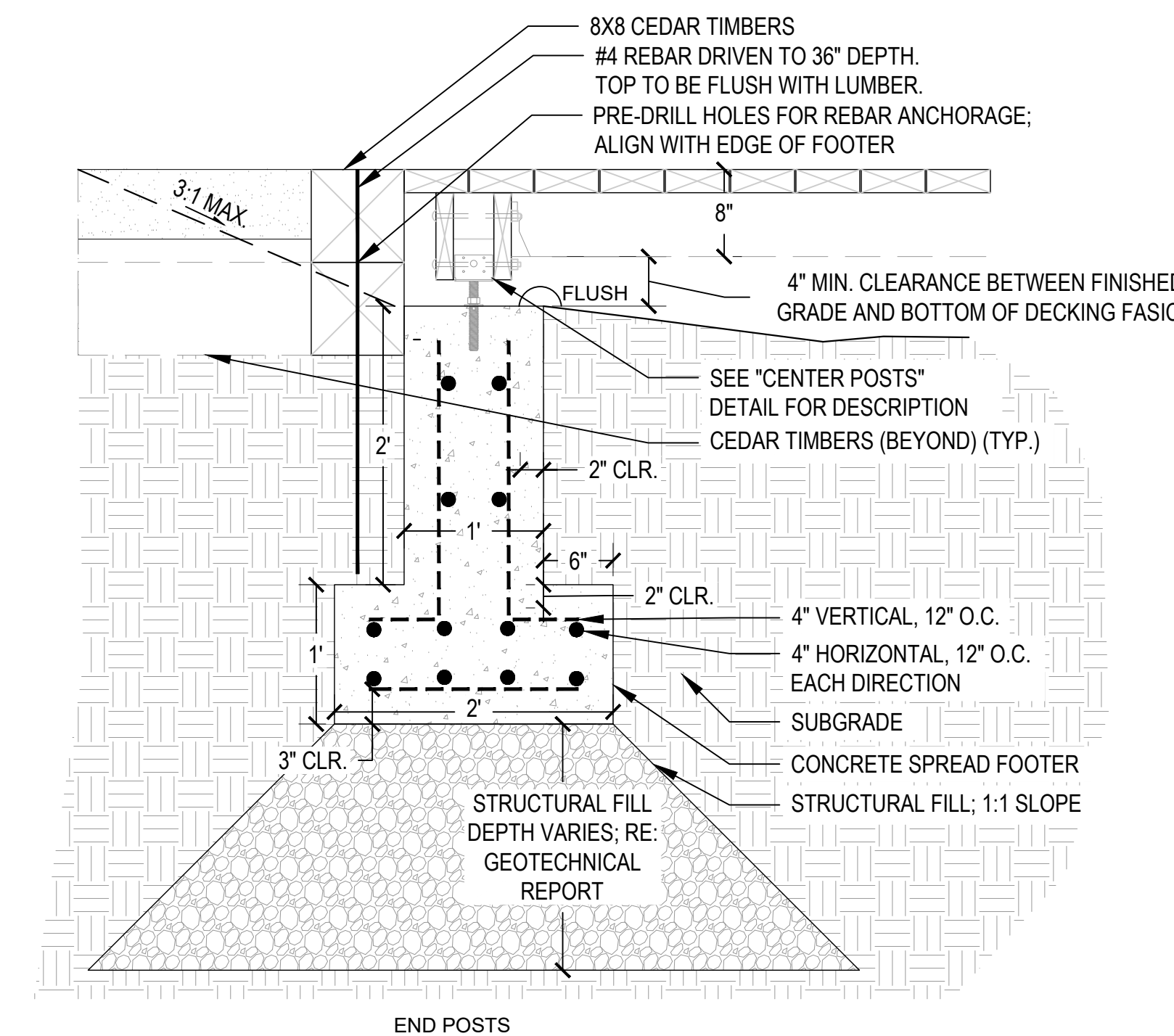
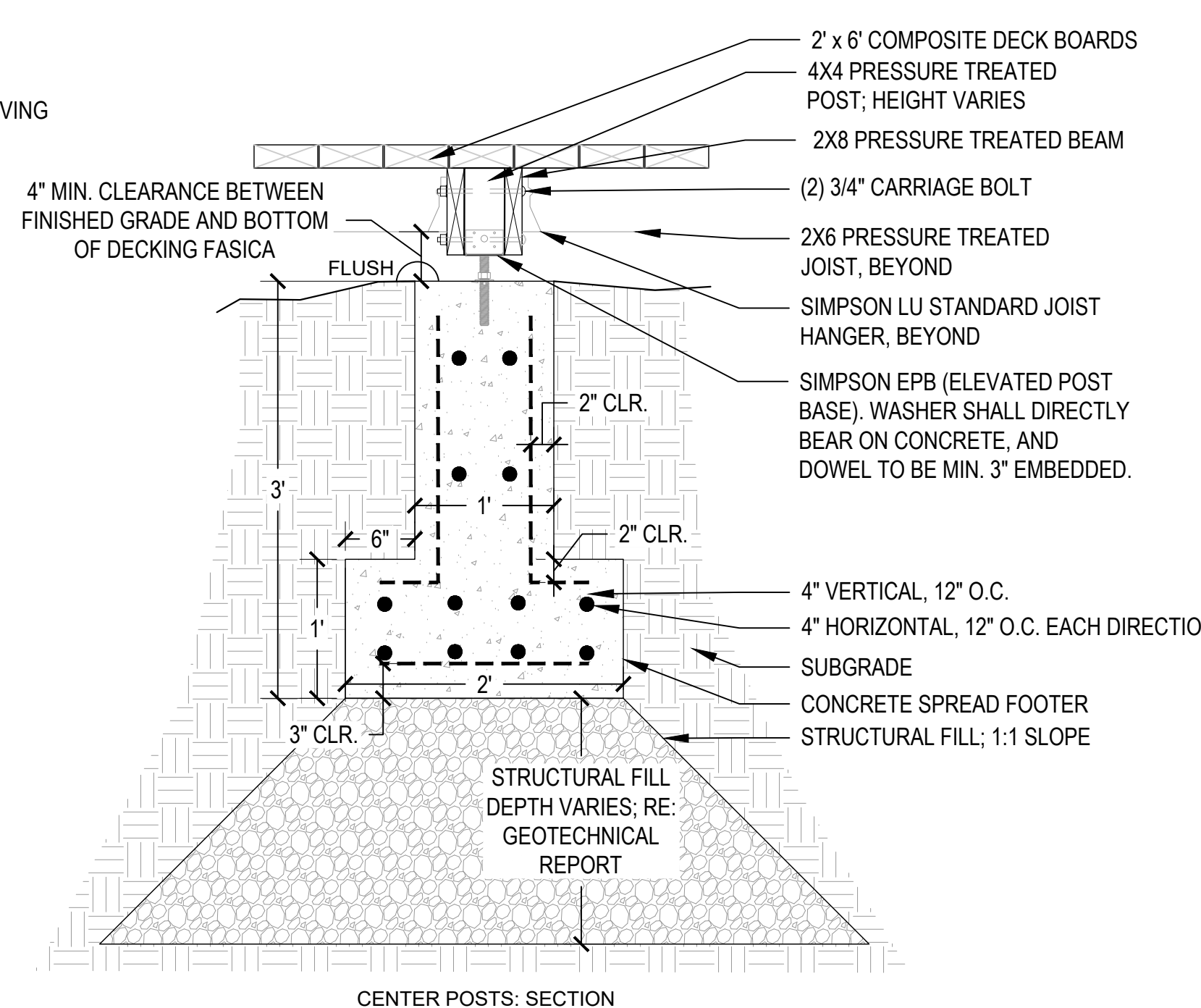
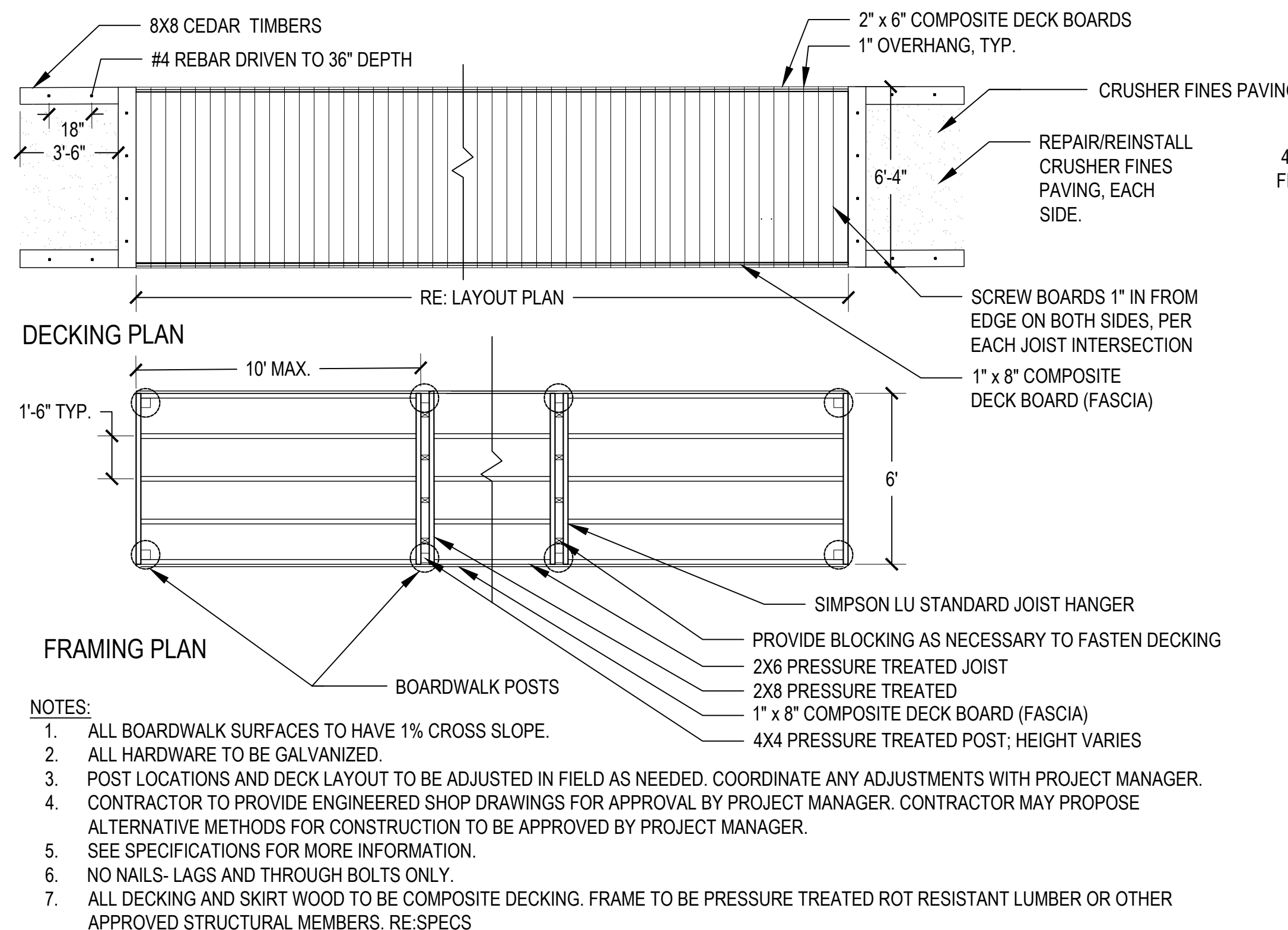
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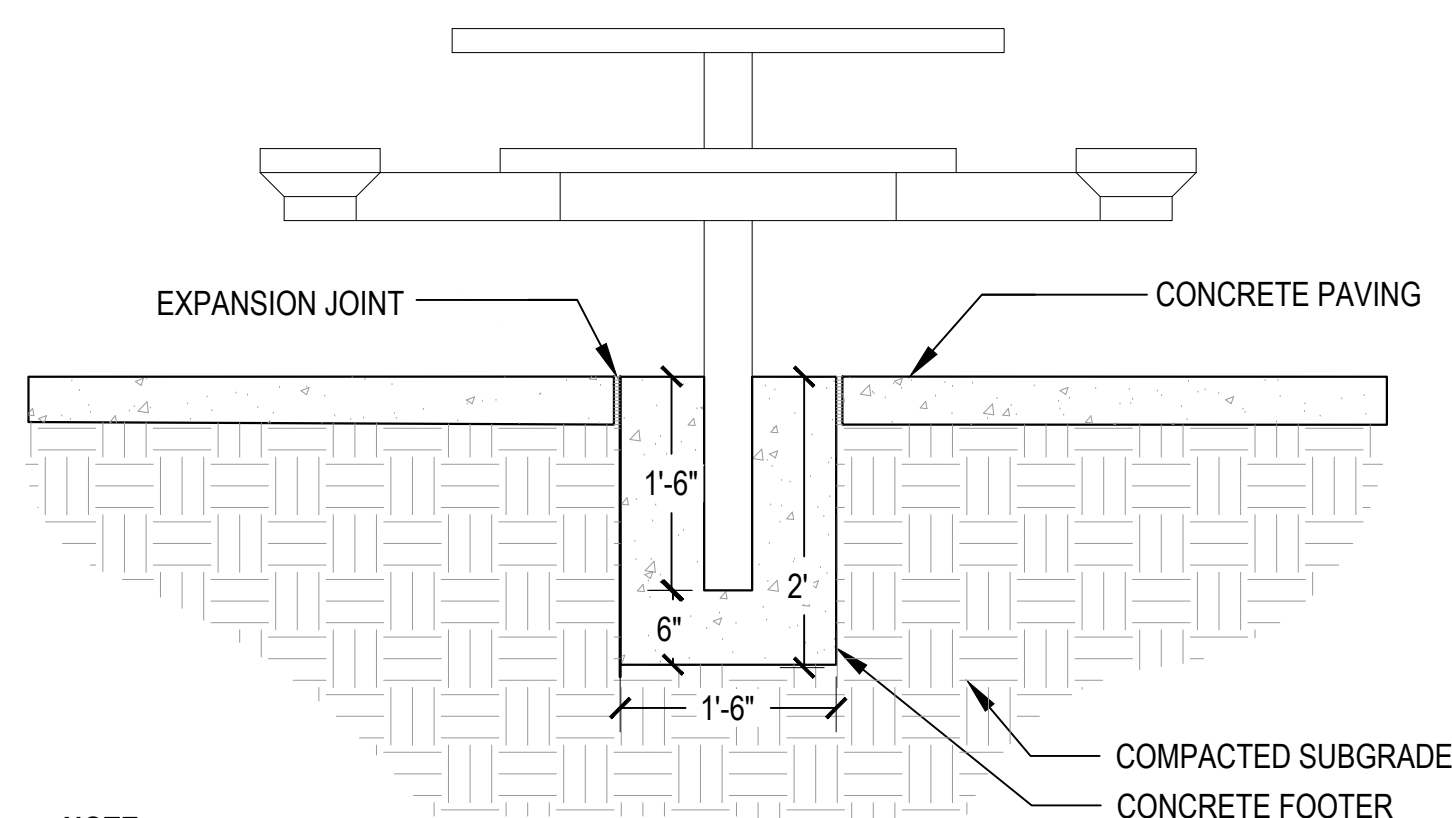
MANUFACTURER: PRACTICE SPORTS
MODEL: IN-GROUND PICKLEBALL POSTS AND NETS SYSTEM
SKU: xPB-IGx

- NOTE:**
1. PRODUCT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 2. REFER TO PLAN FOR NET LOCATION.



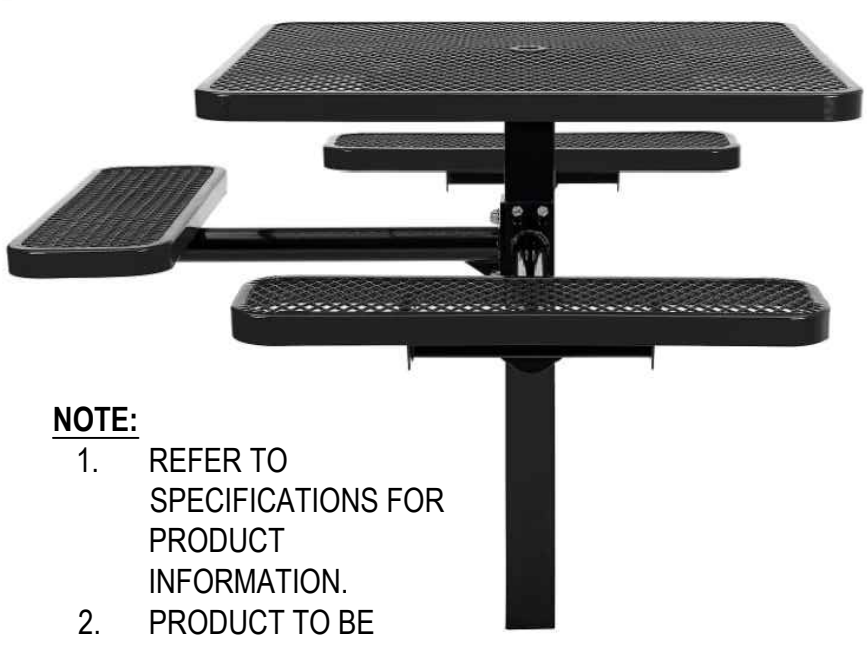
TALL GRASS PARK LOCATION AND EXTENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



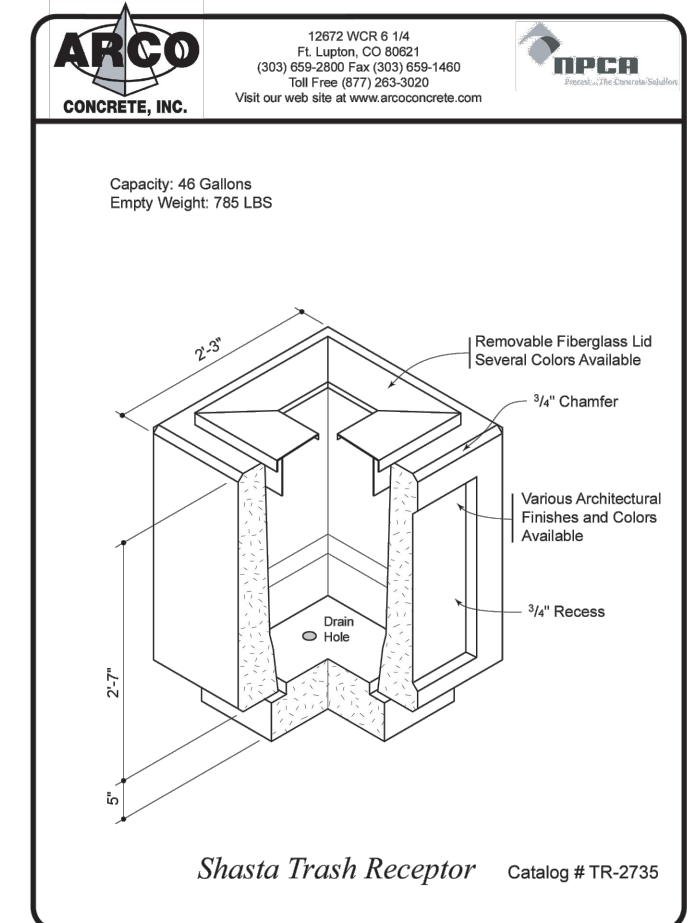
- NOTE:**
1. REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
 2. PRODUCT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 3. REFER TO PLAN FOR TABLE LOCATION.

1 PICNIC TABLE NOT TO SCALE



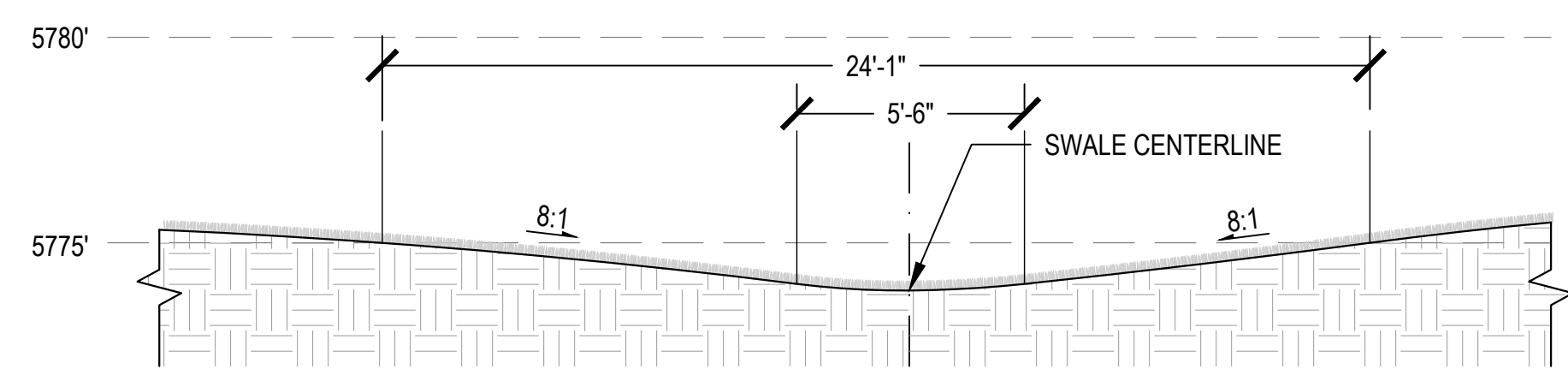
- NOTE:**
1. REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
 2. PRODUCT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 3. REFER TO PLAN FOR TABLE LOCATION.

2 ADA PICNIC TABLE NOT TO SCALE



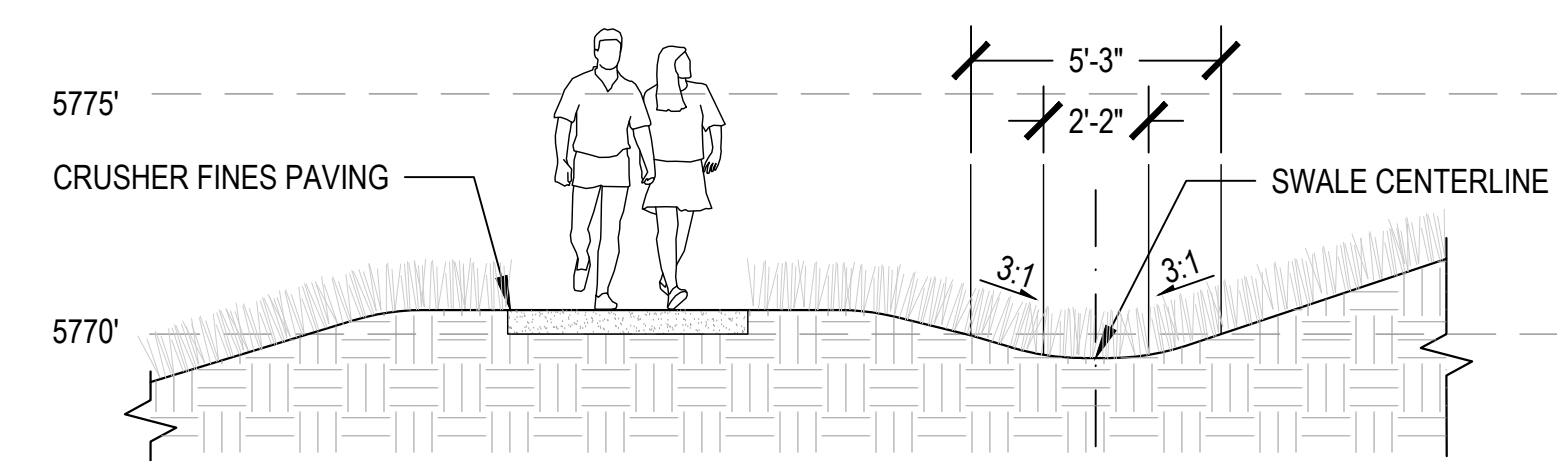
- NOTE:**
1. REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
 2. PRODUCT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 3. REFER TO PLAN FOR TRASH RECEPTACLE LOCATION.

3 TRASH RECEPTACLE NOT TO SCALE



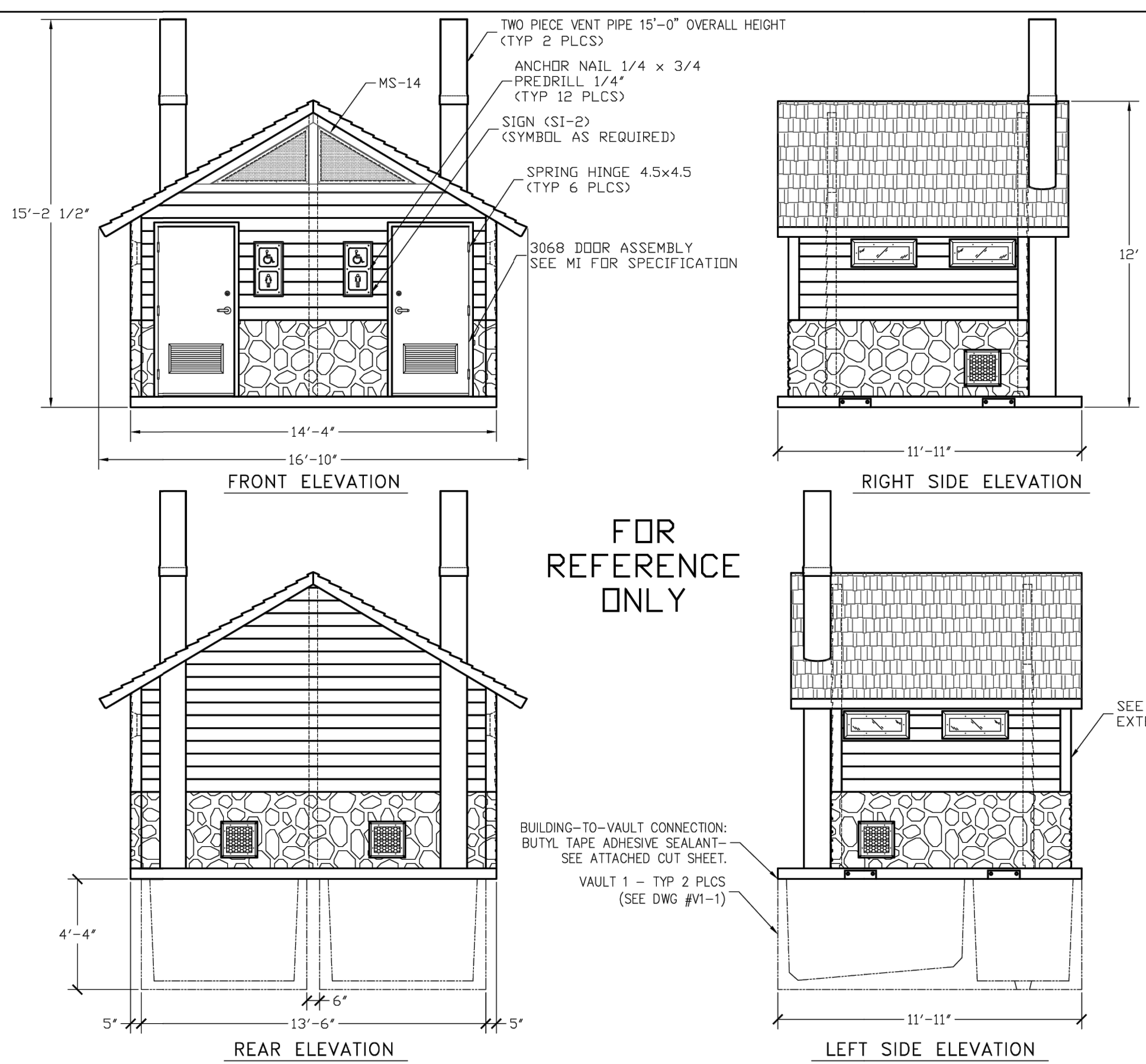
- NOTE:**
1. REFER TO PLANS FOR LONGITUDINAL SLOPE OF SWALES.

5 SOD SWALE (TYP.) NOT TO SCALE



- NOTE:**
1. REFER TO PLANS FOR LONGITUDINAL SLOPE OF SWALES.

6 SEEDED SWALE (TYP.) NOT TO SCALE



FOR REFERENCE ONLY

ITEM	QTY	ITEM	QTY
MS-14	2	ANCHOR NAIL 1/4" x 3/4"	2
PRE DRILL 1/4"	2	ANCHOR NAIL 1/4" x 3/4"	2
3069 DOOR ASSEMBLY	2	ANCHOR NAIL 1/4" x 3/4"	2
MS-14	1	ANCHOR NAIL 1/4" x 3/4"	2
ANCHOR NAIL 1/4" x 3/4"	12	ANCHOR NAIL 1/4" x 3/4"	2
SPRING HINGE 4.5x4.5	6	ANCHOR NAIL 1/4" x 3/4"	2
ANCHOR NAIL 1/4" x 3/4"	2	ANCHOR NAIL 1/4" x 3/4"	2

CXT Precast Products

DOUBLE ROCKY MTN
CXT STANDARD BUILDING

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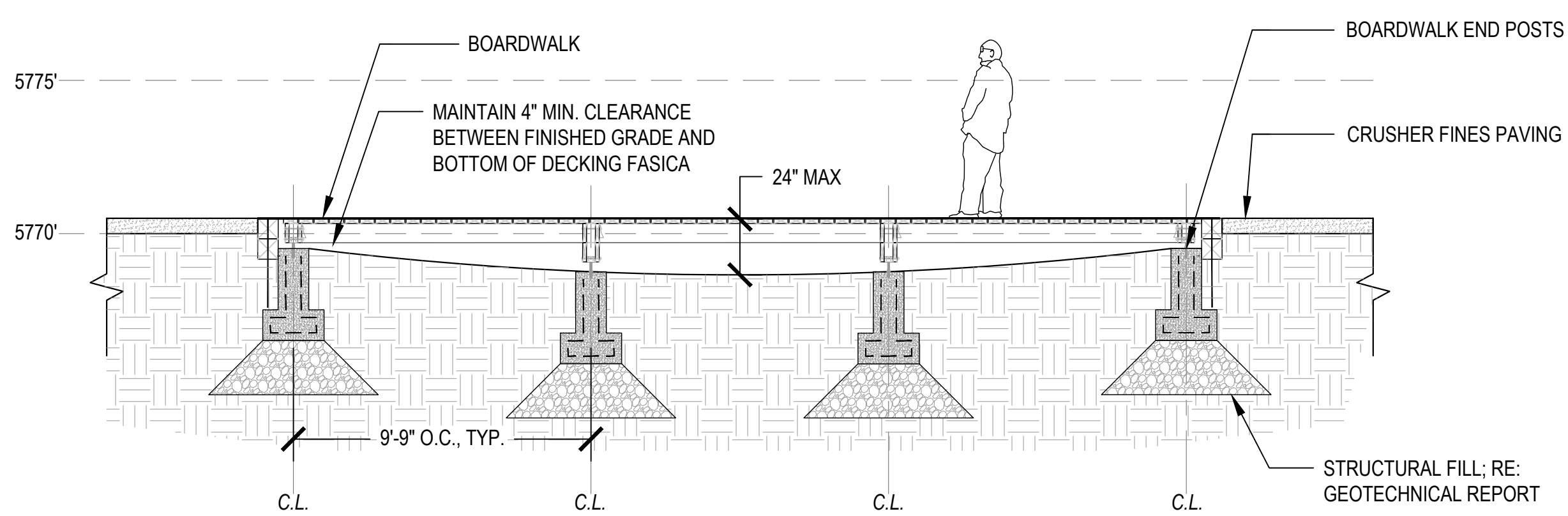
CXT Incorporated

REV.	DESCRIPTION	DATE
1	SCALE 1/4"=1'-0"	07-19-16
2	DATE	07-19-16
3	FILE NO.	PD-DRM02
4	PROJECT	45

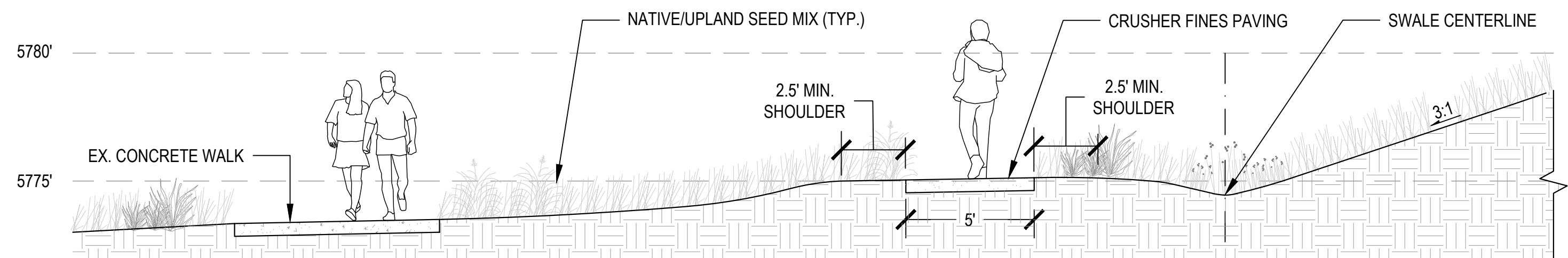
DRM-02

- NOTE:**
1. REFER TO SPECIFICATIONS FOR PRODUCT INFORMATION.
 2. PRODUCT TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 3. REFER TO PLAN FOR VAULT RESTROOM LOCATION.

4 VAULT RESTROOM NOT TO SCALE



7 BOARDWALK NOT TO SCALE



8 PATHWAY NORTH OF BOARDWALK NOT TO SCALE