

HIGH PLAINS METROPOLITAN DISTRICT

Special Meeting (via Teleconference)
Wednesday, June 3, 2020, at 6:00 p.m.

www.highplainsmetro.org

Shawn McGoff, President	Term to May 2022
Diane Kelly, Vice President	Term to May 2023
Josie O'Neill, Treasurer	Term to May 2022
Jill Shadwell, Secretary	Term to May 2023
Maria Elena Daniels, Assistant Secretary	Term to May 2022

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconferencing and can be joined through the directions below:

<https://zoom.us/j/94744617935?pwd=Mm5LWjdaTVhKUncwNEQ4ZmtTRWNiZz09>

Call in Number: 720-707-2699

Meeting ID: 947 4461 7935

Password: 696125

NOTICE OF SPECIAL MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/ Conflict of Interest Disclosures
3. Approval of Agenda
4. Consider Approval of May 21, 2020 Special Meeting Minutes
5. Capital Improvements
 - a. Discuss Park Signs and Consider Proposal from Architerra
 - b. Discuss Survey Results for Park Names
 - c. Discuss Entryway Paving (Blakstone)
6. Landscape Maintenance
 - a. Discuss Tree Master Plan and Consider Approval of Work Order from Cox Landscaping
7. Facilities Management/District Operations
 - a. Update on Community Events (Garage Sale, Dumpster Day, Shredding, Electronics Recycling, etc.)
 - b. Discuss Updated Residential Improvement Guidelines
 - c. Discuss Violation for Flags in Garage Windows
 - d. Discuss Sports Courts in Backyards and Consider Adoption of Guidelines
8. Discuss Board Communication
 - a. Welcome Letter
 - b. Email Blasts
 - c. Website Updates
 - d. Social Media
 - e. Community Survey(s)

9. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up.
10. Director Items/Other Business
 - a. Discuss Committees
 - b. Discuss Teleconference Meeting Options
 - c. Consider Scheduling of Work Session
11. Adjournment

2020 Regular Meetings	Meeting Location
Third Thursday of each month at 6:00 p.m.	Blackstone Country Club 7777 S. Country Club Parkway Aurora, CO 80016

MINUTES OF A SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

HIGH PLAINS METROPOLITAN DISTRICT

Held: Thursday, May 21, 2020, at 6:00 p.m. via
Teleconference.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Health and Environment (CDPHE), and the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

Attendance

A special meeting of the Board of Directors of the High Plains Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Shawn McGoff
Diane Kelly
Jill Shadwell
Josie O'Neill
Maria Elena Daniels

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Carrie Bartow, CliftonLarsonAllen, LLP, District Accountant; Irene Borisov, Summit Management and Consulting, District Manager; Kevin Cox and Jerry Maness, Cox Landscaping Inc.; Kara Scheetz and Mark Taylor, Architerra; and homeowners.

Call to Order

Director McGoff noted that a quorum of the Board was present and called the meeting to order.

Declaration of Quorum/Director
Qualification/Reaffirmation of
Disclosures

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had

any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as amended.

Consider Election of Officers

The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director McGoff as President, Director O’Neill as Treasurer, Director Kelly as Vice President, Director Shadwell as Secretary and Director Daniels as Assistant Secretary.

Consider Approval of Resolution Extending Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings

Mr. Waldron reviewed the Resolution Extending Emergency Procedures and Authorizing Teleconferencing for Regular and Special Meetings with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Consent Agenda

The Board reviewed the items on the consent agenda. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- April 16, 2020 Special Meeting Minutes
- Claims Listing in the Amount of \$376,268.04
- Change Order No. 2 from Arrow – J Landscape & Design, Inc.
- Pay Application No. 7 from Arrow – J Landscape & Design, Inc.
- Pay Application No. 1 from Cox Professional Landscape Services LLC

Capital Improvements

Update on Park and Monument Sign Construction and Schedule

Ms. Murphy provided an update to the Board on the status of the Park and Monument Sign construction and schedule and Ms. Scheetz responded to questions from the Board.

Update on Entryway Project Construction and Schedule

Mr. Cox provided an update to the Board on the Entryway Project Construction and Schedule noting that the project is a redesign of the hardscaped aspects of the entryway off E. Smokey Hill Pkwy, and includes the addition of more colorful plants. Ms. Murphy noted that Ms. Hendrickson with Consilium Design conducts onsite visits to confirm construction is proceeding according to plan and Mr. Waldron noted that the roundabouts have been removed from the initial plan.

Consider Approval of Proposal from Creative Visions for Park Sign

Mr. Waldron reviewed the park sign options with the Board. Following discussion, the Board requested a proposal and estimate from Architerra for two rules signs and a larger park sign.

Discuss Park Names

Ms. Borisov reviewed the community responses for the park name with the Board. The Board determined the Board will provide additional name options and Ms. Borisov will send a survey to the community.

Landscape Maintenance Matters

Landscape Maintenance Report

Mr. Cox reviewed the Landscape Maintenance Report with the Board. Director Kelly inquired about the ornamental grasses in the community and Director Shadwell noted that there has been discussion with the landscape committee about the medians and ornamental grasses planted in the community.

The Board directed Ms. Borisov to send a letter to thank a homeowner for allowing Cox to use the homeowner's power supply.

Mr. Cox noted that the mainline that connects to median irrigation was damaged in the roundabout on E Mineral Drive and S Blackstone Parkway that they are waiting on repairs to turn the irrigation back on to that area.

Discuss, Review and Approve Work Orders/Proposals

Review Proposal for Tree Planting per Master Plan and Relocating Existing Trees

Ms. Borisov reviewed Proposal No. 1197 in the amount of \$115,400 for 2020 tree replacement and relocation of existing trees. The Board engaged in general discussion regarding the tree map and installation schedule. Mr. Cox noted that Cox Landscaping provides dead tree replacement. Director McGoff asked what was budgeted for, and Ms. Bartow confirmed that \$100,000 was budgeted. The Board

requested the matter be tabled until they had time to review the master plan and discuss the proposal with Mr. Howey.

Other Landscape Maintenance None.

Facilities Management/District Operations

District Manager's Report

Ms. Borisov reviewed the District Manager's Report with the Board. The Board requested a summary of all outstanding projects for the Board's review.

Ms. Borisov discussed adding solar lights to mail box kiosks. The Board requested Ms. Borisov provide a proposal for review.

Ms. Borisov reviewed proposals from Cox Landscaping and Emerald Isle for COVID-19 disinfectant services in common areas. The Board engaged in general discussion and determined to hold-off for now.

Ms. Borisov discussed solicitation within the community. The Board discussed signage and enforcement, as the District does not govern the streets and sidewalks. No action taken.

Ms. Borisov discussed the use of community email accounts. Director McGoff requested individual emails for each Director on the District's own server, and that Board member bios and pictures be added to the website.

Covenant Enforcement/Architectural Review Matters

Ms. Borisov reviewed the issues of flags in garage windows as there is no guidance in the declarations. Mr. Waldron requested this item be tabled until the next meeting to allow legal counsel to review. Deferred.

Ms. Borisov reviewed a homeowner request to install a basketball hoop and patio in the backyard. Mr. Waldron noted that he would recommend creating a clear standard in the new design guidelines. Director Shadwell motioned to approve the variance. With no second, the motion failed. The Board directed Ms. Borisov to work with Ms. Lee for specific guidance on this item. Deferred.

Update on Landscape Maintenance within Filing 3 (including the Lennar Park)

Ms. Borisov noted that Lennar will continue providing maintenance to the park through the summer.

Other Facilities Management

Director Shadwell inquired about the District hosting a dumpster and a shredding event. Ms. Borisov noted that the District is hosting a garage sale, and then on Sunday Waste Management provides 2 dumpsters under the current contract. Mr. Waldron recommended that the dumpster be monitored and taken away the same day. Ms. Borisov will obtain a proposal for shredding.

Mr. Waldron noted that he would follow up with the City on the liability exposure when the District conducts snow removal on City property.

Legal Matters

Discuss Status of Turnover of Lennar Park to District

Mr. Waldron noted that the turnover has been put on hold until all the landscaping was out of dormancy, and the District can meet with a Lennar representative to walk the park and observe vegetation and erosion. Mr. Waldron also noted that there is no legal obligation to accept the park, but if the Board wants to control how it looks it will need to be accepted by the District. For now, Lennar has responsibility to fix the park prior to acceptance.

Consider Appointment to SARIA Board

Mr. Waldron provided background on the SARIA to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director McGoff to the SARIA Board and requested a presentation from the City regarding outstanding projects.

Consider Appointment to Wheatlands Park and Recreation Authority Board

Mr. Waldron provided background on the Wheatlands Park and Recreation Authority to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Director Kelly to the Wheatlands Park and Recreation Authority Board.

Other Legal Matters

None.

Financial Report/Financial Matters

Review and Consider Acceptance of April 30 Unaudited Financial Statements

Ms. Bartow reviewed the April 30, 2020 unaudited financial statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the April 30, 2020 unaudited financial statements. Director McGoff requested a separate report that shows budget from last year as part of the variance report.

Review and Consider Approval of 2019 Audit Ms. Bartow reviewed the 2019 Audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the audit subject to an unqualified opinion from the auditor.

The Board engaged in general discussion regarding outstanding Lennar/MS Realto obligations. Director Shadwell requested that the investment section be discussed in more detail at a later meeting.

Other Financial Matters None.

Public Comment Ms. Hamilton, a homeowner serving on the Landscape Committed, engaged in general discussion regarding water tank hill. She also noted that on the Entryway Project, the grey stamped concrete was the least liked item and there was a lot of anxiety about the brick color, but that the committee deferred to the professional design team. Ms. Hamilton encouraged the Board to give the project some time before changing the plans.

Directors Items/Other Business

Distribution of Meeting Packets Director Shadwell noted that meeting packets are public documents and people should be allowed to look if they want. Following discussion, upon a motion duly made and seconded, the Board unanimously directed legal counsel to post meeting packets to the website.

Distribution of Meeting Minutes Director McGoff, Director O'Neill and Director Kelly requested final minutes be made available and posted on the District website. Following discussion, upon a motion duly made and seconded, the Board determined to post minutes in final form. Director Shadwell voted no and noted that waiting for final minutes is a much longer process and suggested the Board consider posting draft meeting minutes.

Adjourn There being no further business to be conducted, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved on the 3rd day of June, 2020.



ARCHITERRA GROUP
 5881 south deframe st.
 littleton, colorado 80127
 office 303.948.0766
 www.architerragroup.com

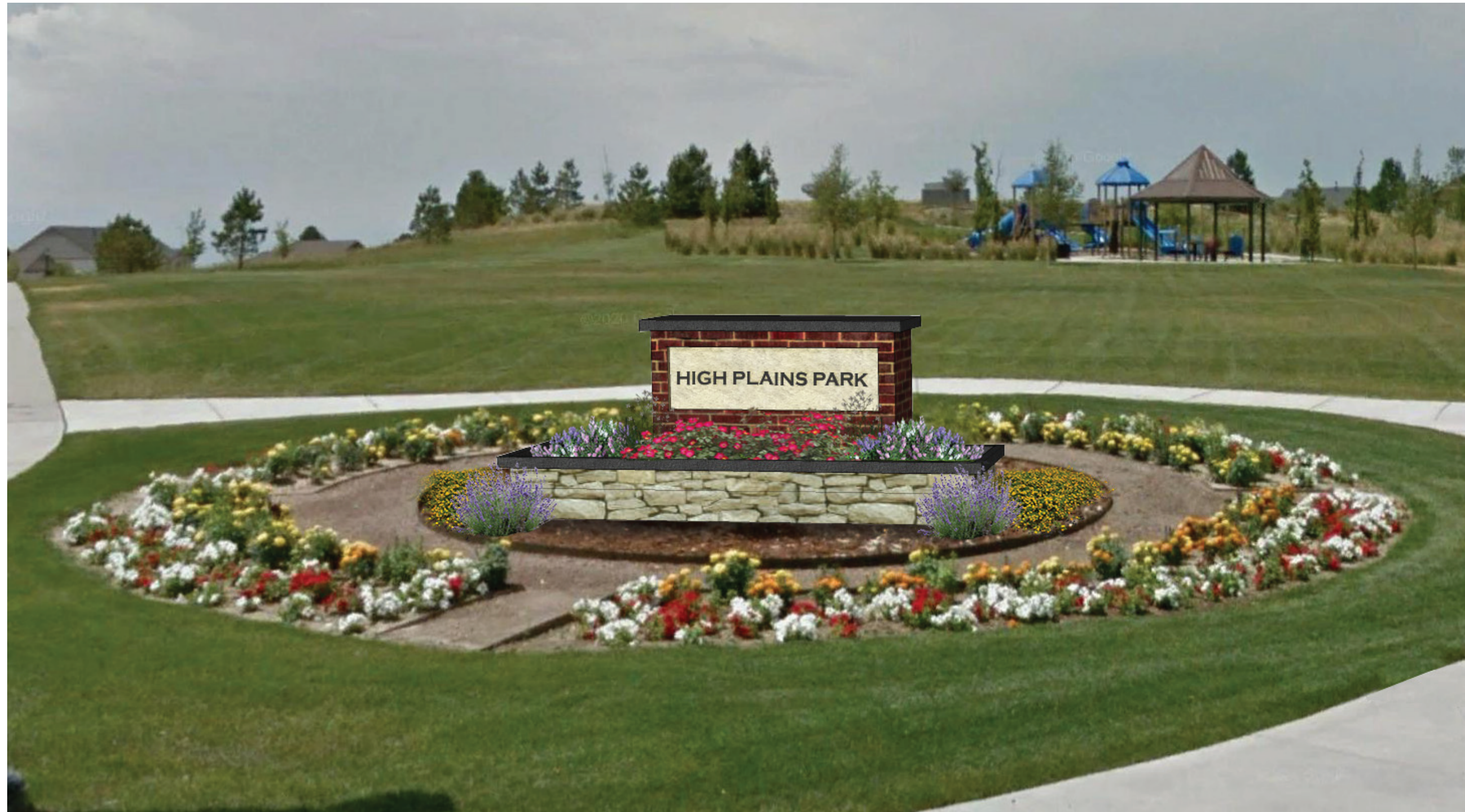
High Plains Park
High Plains Metropolitan District
Task and Fee Proposal
May 29, 2020

Task	Principal in Charge	Project Manager	Project Designer	Expenses	Total
Personnel					
Billing Rate	\$150/hr	\$110/hr	\$85/hr		
Park Entry Sign					
Develop preliminary sign design	4	4	8		
Develop estimate of construction cost	2		4		
Revise sign based on Board comment	1	1	8		
Prepare construction details	12	6	20		
Structural Engineering (Otegui Structural Services)				\$1,000.00	
Revise estimate of construction cost	1		4		
Coordinate bid/change order with contractor		2	2		
Construction administration	6		24		
Miscellaneous coordination and expenses	2	2	6	\$200.00	
Subtotal park entry sign hours	28	15	76		
Subtotal park entry sign cost	\$4,200.00	\$1,650.00	\$6,460.00	\$1,200.00	\$13,510.00
Park Entry Sign - City Coordination					
Coordinate and attend pre-submittal conference		4	4		
Prepare site plan amendment plans		2	6		
Prepare CSP update		4	6		
Submit plans for review			2		
Obtain comments from planning department			2		
Revise site plan amendment and CSP plans		4	8		
Submit plans for approval			2		
Miscellaneous coordination and expenses		2	4	\$150.00	
Subtotal city coordination hours	0	16	34		
Subtotal city coordination cost	\$0.00	\$1,760.00	\$2,890.00	\$150.00	\$4,800.00
Rules Sign					
Preliminary sign design and structure details		4	8		
Review with Board		2	2		
Finalize sign design and structure details	1	4	6		
Prepare fabrication art		1	2		
Subtotal rules sign hours	1	11	18		
Subtotal rules sign cost	\$150.00	\$1,210.00	\$1,530.00	\$0.00	\$2,890.00
Total park entry sign, city coordination, rules sign					\$21,200.00
Total park entry sign and rules sign - no City coordination					\$16,400.00









OPTION A



OPTION B



High Plains Park

Sales Representative



Equipment Manufacturer



POST & COMPONENT	ROTOMOLD PLASTIC	2-COLOR PLASTIC	ECO-ARMOR
Beige	Blue	Blue-Sand	Brown
Chartreuse	Teal	ROPE, BOULDERS & SHADE	
Teal		Green	Blue



High Plains Park

19-0464B

Sales Representative



Equipment Manufacturer





High Plains Park

Sales Representative



Equipment Manufacturer





High Plains Park

Sales Representative



Equipment Manufacturer





High Plains Park

Sales Representative
STAR Playgrounds
stellar design and installation

Equipment Manufacturer

PLAYWORLD
The world needs play.



LEGEND

 HIGH PLAINS METROPOLITAN DISTRICT

**2017
As Built**

***NOTE: THIS EXHIBIT IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY. DEPICTED OWNERSHIP IS BASED ON INFORMATION PROVIDED BY LENNAR AND ARAPAHOE COUNTY'S ONLINE PARCEL DATABASE AS OF 07/01/10.**



NOLTE
 BEYOND ENGINEERING
 8000 S. Chester Street, Suite 200 Centennial, CO 80112
 303.220.6400 TEL. 303.220.9001 FAX WWW.NOLTE.COM

BLACKSTONE COUNTRY CLUB
 HIGH PLAINS METROPOLITAN DISTRICT
 DISTRICT OWNED PROPERTY EXHIBIT
 PREPARED FOR: LENNAR COLORADO, LLC DATE SUBMITTED: JULY 2010

SHEET NUMBER	1
OF 1 SHEETS	
JOB NUMBER	DVB0125

SMOKY HILL ROAD



COUNTY LINE ROAD

LEGEND

 HIGH PLAINS METROPOLITAN DISTRICT

2018 As Built

***NOTE: THIS EXHIBIT IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY. DEPICTED OWNERSHIP IS BASED ON INFORMATION PROVIDED BY LENNAR AND ARAPAHOE COUNTY'S ONLINE PARCEL DATABASE AS OF 07/01/10.**



NTS

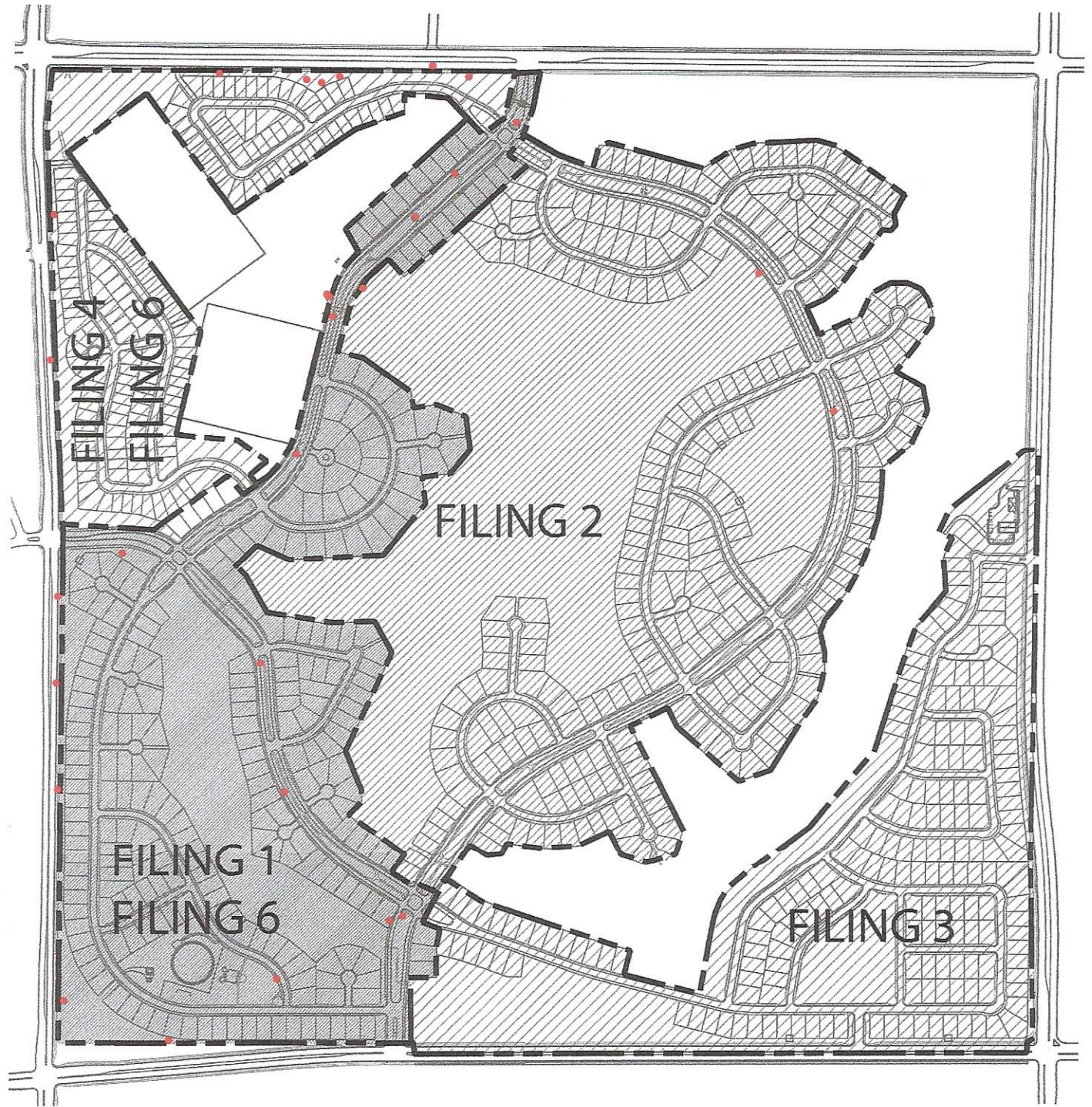


8000 S. Chester Street, Suite 200 Centennial, CO 80112
303.220.6400 TEL. 303.220.9001 FAX WWW.NOLTE.COM

BLACKSTONE COUNTRY CLUB HIGH PLAINS METROPOLITAN DISTRICT DISTRICT OWNED PROPERTY EXHIBIT

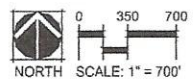
PREPARED FOR: LENNAR COLORADO, LLC DATE SUBMITTED: JULY 2010

SHEET NUMBER	1
OF 1 SHEETS	
JOB NUMBER	DVB0125



Blackstone

Filing Map





High Plains Metropolitan District 5 Year Tree Planting Plan – 1/20/20

High Plains Urban Forest Overview:

The current High Plains streetscape tree plantings were all planted in the last 15 years. There has been some attrition/plant loss and re-plantings over the years. Over the past 8 years, on average of 38 trees have been replanted (there are roughly 1000 trees). Overall this replanting appear to have been generally good and well intended, but there has been some randomness and missed or mis-planting that has occurred during the time; the result is that there are areas where mixed and non-uniform plantings exist versus the originally intended design with varying “blocks” or groupings of the same trees planted together. There are also currently gaps where trees are missing or in poor condition where replacement trees are needed.

Please refer to the numbered Planting Maps/Sheets and Planting Lists for each street as well as the 5 Year Tree Planting Plan Budget page provided. The Planting Maps were created and marked on the original landscape plans that were provided from/for Filings #1 & 2.

Tree Planting Plan – Background/Approach:

- Maintain and stay, for the most part, true to the original planting design, quantities, locations, and intent and correct deviations or randomness where possible.
- Trying to correct and bring back the original design intent with tree “blocks” or groupings to attain a more consistent and uniform look to the High Plains Metropolitan District trees and landscaping.
- Practice Diversifying the Tree Planting: expand on the original planting varieties where needed or appropriate.
- Avoid overplanting and over reliance on certain tree species even on those that are currently successful and thriving (i.e. Swamp White Oaks).
- **Challenges:**
 - Harsh Conditions: weather extremes – especially sudden freeze events-like in Oct. ‘19 and early/late snows as well as poor soils and water that are less than conducive to healthy tree growth.
 - Emerald Ash Borer and other possible serious insects and diseases.
 - Improper Planting
 - Inadequate Care – Winter watering, tree wrap, consistent irrigation, fertilization, pest control, and pruning.

List of Current and Originally Planted Tree Species:

Ash: Patmore, Marshall Seedless

Maple: Autumn Blaze, Tartarian

Oak: Swamp White, Northern Red, Burr, Crimson Spire, Chinkapin

Hackberry

Honeylocust: Skyline, Shademaster

Linden: Littleleaf, American



Pine: Austrian, Scotch, and Pinion

Spruce: Blue

Fir: White

Crabapple: Radiant, Spring Snow

Hawthorn: Cockspur Thornless

Chokecherry: Red Canada

- The above list represents the major tree species plantings of 10 or more trees from the original design and there are some other limited tree plantings of smaller quantities.
- The specified types of trees were planted/installed initially, but the planting did not always follow the locations that were/are shown on the landscape plans and since the original installation planting, further changes have also occurred. In some cases, entire blocks of trees were changed and in other cases, random or single trees were changed/planted.

Discussion of the Dominant High Plains Tree Species (as of 1/20/20):

- *common tree names are used here, but scientific names can be provided if needed.*

Shade Trees:

Ash: The Patmore and Marshall Seedless Ash have overall been good performing trees for High Plains and the entire front range urban forests, but the local outbreak of Emerald Ash Borer (EAB) has changed the equation. As a clear sign of the problem, Ash trees for replanting are no longer available in our local nurseries and some cities have banned altogether the planting of Ash trees. So, this High Plains Tree Planting Plan is scheduling for all Ash trees to be removed over the next five years due to Emerald Ash Borer. This lethal pest is steadily making its way South across the metro area and is expected to be an issue for the High Plains Ash trees in the next 2-4 years. When these insects are present, the Ash trees would require regular, ongoing insecticide treatments to keep this pest from otherwise killing the trees. Emerald Ash Borer activity will kill an affected tree, not just injure it. The less problematic, but still damaging Ash Lilac Borer already exists and is being treated at High Plains, but it is less damaging and also much simpler and cheaper to effectively control than Emerald Ash Borer. It is possible to treat the 240+ Ash trees for Emerald Ash Borer, but it would be conservatively \$8500/year to do so and this cost will grow steadily at 10-20% per year as the trees grow and treatment costs increase. The current annual treatment costs for Ash Lilac Borer will also go away when the Ash trees are removed (the treatments could be stopped as soon as this plan is adopted).

Autumn Blaze Maples: There are significant numbers of Autumn Blaze Maples planted primarily in or near entrance streets to High Plains (Blackstone). Some of these have died off and been replaced with either more Autumn Blaze, other Maples, or other trees. Autumn Blaze Maples are a hybrid between Silver Maple and Red Maple and were a very popular tree for planting from about 1995-2010, they grow quickly, have nice form, have nice Fall color and initially they are a great tree. The issues come after 10 years or so when the trees have achieved a pretty good size and then often run into iron chlorosis issues due to our generally high soil alkalinity (high soil pH levels, which ties up and inhibits Iron and other essential micronutrients absorption).



When this occurs, the tree foliage become yellowed and eventually bleached out, and is unable to manufacture chlorophyll and properly photosynthesize. The chlorosis affected trees will progressively yellow, decline and eventually die out. To be clear, this is not always an issue, it depends on the area and local soil conditions, but it is quite common, so is now or may be an issue at High Plains in the future. It is treatable too, but similar to EAB, it requires ongoing treatments, with costly trunk injections to retain these trees and this is generally not a logical or sustainable approach. We asked Cox about iron chlorosis as being an issue with the High Plains Autumn Blaze Maples and were told that it was or had not been, but we did not observe the trees in leaf due to the Fall/Winter timing of this project. So, at this point, we have elected to continue to use and retain the Autumn Blaze Maples in the areas where they currently exist. If the Autumn Blaze Maples are deemed to have this issue, then consideration should be given to no new Autumn Blaze Maple plantings and these areas, like the Ash, should be migrated over to other tree species.

Oaks: The original planting plan included Swamp White Oaks and Burr Oaks and recently some Chinkapin Oaks have been randomly added in as well. The Oaks have performed quite well at High Plains and a number of been added in areas where other trees have died out. The replanted Oaks have included all three species, but primarily Swamp White Oak. Swamp White Oaks have done very well at High Plains and are probably the single best and most numerous species. While it is encouraging that these trees have done so well, we believe it is important to not add new block plantings of these since there are already so many planted. It is still fine to use these to finish or fill in around existing plantings of Swamp White Oaks, but no new groupings are planned. Additional plantings of Burr, Chinkapin, or other species of oak trees could be good in the future, but in this Tree Planting Plan, we are looking at mainly fill ins with these where appropriate.

Honeylocusts: Skyline and Shademaster varieties were originally planted mainly along Mineral, County Club, and Blackstone and these have performed fairly well as they generally do. These should be and are being used more in the new plantings where Ash are being removed.

Lindens: Littleleaf, Greenspire and American Lindens, Redmond were originally planted along all of the streets. Overall these also have performed well as they generally do. Japanese Beetle is a pest for these trees; they favor Lindens and are becoming more common issue locally. These beetles are not generally lethal for Lindens though and can be treated. We are still recommending fill in plantings be made with these where needed.

Western Hackberry: These were originally planted along Blackstone and have done well. These are hardy trees, though they are not as attractive or handsome as some. We are recommending these in some areas as replanting for Ash trees.

Hybrid Elms: The variety Accolade has already been used, but other varieties, i.e. Princeton and New Horizon, or others could be considered while still also being consistent. Elms were not



apart of the original planting plans, but these newer varieties are now less pest prone and fairly robust and we are recommending their use for replanting where Ash are removed in some areas.

Kentucky Coffeetrees: These were not apart of the original planting plans, but these are hardy, interesting trees to add to the planting palette and we are recommending their use for replanting where Ash are removed in some areas. The common Kentucky Coffeetree seems fine to use, but there are also some newer varieties that could also be considered.

Pears: Chanticleer. We are recommending their use for replanting where some of the Ash trees are removed in some areas. These will provide fall color and generally perform well in our climate.

Ornamental Trees:

There are/were a small number of ornamental trees planted in the original designs and these have performed fairly well as a group.

Crabapples: Radiant and Spring Snow were included in the original planting plans and these have done well. Additional plantings of these could potentially be used, but for now just fill in plantings are planned.

Hawthorn: Cockspur Thornless were included in the original planting plans and these have done well though they have not grown much. Additional plantings of these could potentially be used, but for now just fill in plantings are planned.

Chokecherry: Red Canda Cherry were included in the original planting plans and these have done generally well though they are not long lived and not one of our favorites. Additional plantings of these could potentially be used, but for now just a few fill in plantings are planned where one or two are missing.

Eastern Redbud: These were included in the original planting plans mainly along Country Club and these have done generally okay. Additional plantings of these could potentially be used, but for now just fill in plantings are planned.

Maples: Amur and Tartarian: a small number were included in the original planting plans mainly along Blackstone, these have done generally well. Additional plantings of these could potentially be used, but for now just fill in plantings are planned.

Evergreens:

Evergreens are beneficial for their year round greenery, but they are somewhat challenging as street trees due to their visual density and impediment and space limitations.

Pines: Some Austrian Pines were included in the original planting plans and these have done generally well. Additional plantings of these could potentially be used, but for now, mainly fill in



plantings are planned. There is at least one Scotch Pine planted on Blackstone that seems to be doing well. We have included replanting with some Bosnian Pines, mainly where Blue Spruce have declined or been removed, these are hardy, smaller in scale and a bit more refined than Austrian Pines. There are no Ponderosa Pines planted; these likely would do well so long as they are not overwatered since they do exist as native trees in the immediate area. Pinion Pines would be likewise though they are not native to the immediate area, a few of these have been planted on Blackstone as fill ins. Both the Ponderosa and Pinion Pines could be useful in the more native, non-streetscape, non-tree lawn plantings if High Plains was interested in plantings for these areas.

Spruce: Blue Spruce trees were included in the original planting plans and these have not generally performed real well though there are a few exceptions. They most likely struggle due to the combination of tough growing conditions at High Plains. There are just a few that have performed well or adequately and these are being retained. Additional plantings of these could potentially be used, but for now just a few fill in plantings are planned.

Firs: A few White Fir trees were included in the original planting plans and these also have not generally done very well most likely due to the combination of the tougher conditions at High Plains. Additional plantings of these could potentially be used, but for now no new or fill in plantings are planned with these.

New Plantings:

Though there will be fill in plantings of the tree varieties that are already planted, we are adding significant plantings and diversification of species with the following new additions to the High Plains planting pallet: mainly Kentucky Coffeetree, Pear, and Hybrid Elms. These along with Honeylocusts will largely be used where Ash trees are being phased out and replaced. Other possibilities for consideration or substitution are: Western Catalpa, Hawthorns, Serviceberry, and other Pines: Scotch, Ponderosa, Pinion, and Foxtail Pines, though these are not currently included in our replanting list. In our recommendations, we are trying to balance the known, proven, “tried and true” varieties with some new plantings that are not “experimental” or unproven while also diversifying the High Plains urban forest. The tree selections can be discussed further if desired or needed.

Tree Planting Scope/Inclusions:

Planting will include: pre-marking/numbering the planting locations, removal and disposal of existing trees and stumps, if any, the selected tree (2 to 2-1/2” caliper), planting labor, planting per industry standards (short cuts will not be permitted), staking and stake removal after 1 season, tree wrapping/unwrapping each winter – first two winters, six (6) winter waterings: three (3) per winter for the first two (2) winters, and an extended two (2) year warranty. Winter watering is deemed essential especially for newly planted trees. Reworking of irrigation is included for those trees that have drip irrigation, if this is not needed, the scope and cost for this work can be removed. These tasks and services are all deemed important and necessary to the



success and establishment of newly planted trees. Any existing trees to be removed can be transplanted or spaded if desired by the contractor and they will still be paid for the cost of a new tree; the transplanted tree will still be under the same, two year warranty as a new tree. There are quite a few newer trees that are good candidates for transplanting or relocation, but their re-use will be left to the contractors decision. We do not like to remove live trees and we have left many in place under this Planting Plan, but it is deemed necessary to move or remove some to restore the look, aesthetics, and consistency of the High Plains tree plantings.

Planting Timing:

Preferably the new plantings will occur either in the Spring (April/May) or late Summer (mid-August/mid-September) with the goal and intent of getting the trees planted and started in establishment before the more stressful summer and winter seasons. If the planting happens outside of this timing, it is less preferable, but the trees will still be under full warranty.

Planting Budget:

See attached budget sheet for an estimate of probable costs based on the tree quantities planned for each planting year. There are a number of variables that are included in the Tree Planting scope listed above, some of these costs could be shifted to occur at the time of the actual post planting service being provided, if desired.

Planting Priorities/Schedule:

There is no one best way to prioritize which trees to replant and when, so we elected to replant the areas that will have the broadest and most general impact first and then to focus on tree planting for separate streets in a given year. This will be easiest to manage and still provide for timely replanting of all areas/streets. Year #1 will focus on the community entrances: South Blackstone – Mineral to County Line, West Mineral – Powathon to Country Club inc. South Country Club, North Country Club, and the corner of Powathon and County Line. Year #1 will also include some selected replantings – mainly where 1-2 trees are missing in an otherwise complete planting. Years #2 through 5 are targeted to specific streets: Year #2: Smoky Hill and County Line and the South Park and Irish, Year #3: Country Club and Mineral, Year #4 Powathon, and Year #5 Blackstone. The planting orders for these streets/years #2-5 can be switched around if desired. See the attached Planting Budget sheet for the planting quantities and associated costs for each year of the Plan. The total number of trees to be replanted is 462 over the 5 Years with 246 of these trees being where Ash trees are being transitioned out.

This completes the 2020 High Plains Metropolitan District 5 Year Tree Planting Plan, dated 1/20/20, please contact us if you have any question and/or would like to arrange for further tree planting program management, planning, supervision, and inspections.

-END-



High Plains Metropolitan District 5 Year Tree Planting Plan Budget – 1/20/19

The following High Plains Tree Planting Budget is based on the 5 Year HP Tree Planting Plan and Budget and the quantities shown. This budget can be changed based on the quantity of trees being planted and the scope of the tree planting work that is included.

Basic Tree Replanting Cost:

The basic tree planting cost includes: utility locates as needed, removal, new or transplanted tree (2 to 2-1/2” caliper deciduous or 7 foot evergreen) with materials including staking and first two years of tree wrap, installation labor, a two year guarantee/warranty, and three (3) winter waterings per winter for the first two (2) winters following installation.

Trees to be installed in a complete and proper fashion to industry standards (see original planting plans and/or ALCC or C.S.U. or A.N.SI. tree planting standards).

Estimated Cost for Removal and Replanting of New Trees

Removal of Old Tree or Stump:	\$120
New Tree and Planting:	700
Reworking of Irrigation, if drip:	80
Tree Wrap:	60
<u>Winter Waterings - 6x/2 years:</u>	<u>150</u>
Total Planting Cost per New Tree =	\$1,110*

** This total tree cost can be divided or reworked in a number of ways, but we have attempted to provide an all-inclusive cost for replanting. These costs may vary if changes to the planting scope are made. No provision has been made for potential cost increases which may occur over the expected five year planting period.*

High Plains Metropolitan District - 5 Year Tree Planting Plan

Planting Year	# of Trees to be Planted	Total Estimated Cost
2020	104	\$115,400
2021	96	106,560
2022	124	137,640
2023	87	96,570
2024	51	56,610
5 Year Totals	462	\$512,820

High Plains Tree Planting: Recommended Annual Tree Planting Management and Inspections - \$1,840/season based on the above planting schedule. Annual Tree Planting Follow up Inspections – 3 inspections and short reports - \$1,350/season.

High Plains Metropolitan District Tree Planting Plan

Blackstone Parkway - 1/20/2020

Tree #	Tree Type	Planting Year	Notes	Other
1	ABM	5	R/R HL, newer	
2	LL	5	R/R SWO	
3	LL	5	R/R SWO	
4	LL	5	R/R HE, newer	
5	LL	5	R/R SWO	
6	LL	1	Missing	
7	ABM	1	Missing	
8	ABM	5	R/R LL, weak	
9	ABM	5	R/R LL, weak	
10	AP	5	R/R AP, weak	
11	AP	5	R/R HE, newer	
12	RC	5	R/R ABM	
13	SWO	5	R/R Ash	
14	SWO	5	R/R Ash	
15	SWO	1	Missing	
16	SWO	5	R/R LL	
17	SWO	5	R/R LL	
18	SWO	5	R/R ABM	
19	SWO	5	R/R HL, newer	
20	HE	5	R/R Ash	
21	HE	5	R/R SWO	
22	HE	5	R/R Ash	
23	SWO	5	R/R Ash	
24	SWO	5	R/R Ash	
25	SWO	5	R/R Ash	
26	SWO	5	R/R Ash	
27	SWO	5	R/R Ash	
28	SWO	5	R/R LL	
29	SWO	5	R/R LL	
30	HB	5	R/R ABM	
31	HB	5	R/R Ash	
32	HB	5	R/R LL	
33	KCT	5	R/R Ash	
34	KCT	5	R/R Ash	
35	KCT	5	R/R Ash	
36	KCT	5	R/R Ash	
37	SWO	5	R/R Ash	
38	SWO	5	R/R Ash	
39	SWO	5	R/R Ash	
40	SWO	5	R/R Ash	
41	BO	5	R/R BO, weak	
42	AP	5	R/R BS, 9', spade	
43	BO	5	R/R HL, newer	
44	ABM	5	R/R HL	
45	BO	5	R/R WH	
46	BO	5	R/R WH	
47	CP	5	New	

High Plains Metropolitan District Tree Planting Plan Blackstone Parkway - 1/20/2020

48 CP	5 R/R Ash
49 CP	5 R/R Ash
50 CP	5 R/R Ash
51 ABM	1 R/R RCC
52 SSC	1 R/R RC
53 AP	1 R/R AP, weak
54 AP	1 R/R PP
55 AP	1 R/R SWO
56 AP	1 Missing
57 SWO	5 R/R LL
58 RC	5 R/R SSC
59 ABM	5 R/R LL
60 RCC	1 R/R BS
61 SP	1 R/R WF, dead
62 AP	1 Missing
63 SP	1 Missing
64 BS	1 R/R BS, weak - see #42
65 BS	1 Missing
66 ABM	1 R/R NM
67 ABM	1 R/R NM-Columnar
68 ABM	1 R/R HB, newer
69 ABM	1 R/R NM-Columnar
70 ABM	1 R/R ABM, dead
71 ABM	1 R/R SWO
72 ABM	1 R/R NM-Columnar
73 ABM	1 R/R BO
74 ABM	1 R/R SB
75 ABM	1 R/R SWO
76 ABM	1 R/R NM-Columnar
77 ABM	1 R/R SWO

High Plains Metrodistrict Tree List - Original, Replants, & New

Shade Trees

ABM-Autumn Blaze Maple, NM-Norway Maple, CNM-Columnar Norway Maple, BO-Burr Oak, CO-Chinkapin Oak, CSO-Crimson Spire Oak, SWO-Swamp White Oak, HE-Hybrid Elm Accolade or other, AL-American Linden, LL - Littleleaf Linden, HB-Hackberry, CP-Chanticleer Pear, HL-Honeylocust Skyline or Shademaster, KCT-Kentucky Coffeetree

Ornamental Trees

RC-Radiant Crabapple, SSC-Spring Snow Crabapple, CTH-Cockspur Thornless Hawthorn
RCC-Red Canada Chokecherry, RB-Redbud, SB-Serviceberry

Evergreens

AP-Austrian Pine, SP-Scotch Pine, PP-Pinon Pine, BP-Bosnian Pine, BS-Blue Spruce, WF-White Fir

High Plains Metropolitan District Tree Planting Plan

Country Club Parkway - 1/20/2020

Tree #	Tree Type	Planting Year	Notes	Other
1	BP		1 Decent 10'BS, could spade	
2	BP		1 R/R	
3	BP		1 R/R	
4	CSO		1 R/R SWO	
5	RO		1 R/R ABM, larger	
6	RO		1 R/R ABM, larger	
7	RB		3 R/R Elm - newer, relocate?	
8	RB		3 Missing	
9	RB		3 R/R ABM, newer	
10	RB		3 R/R - CTH	
11	AL		3 R/R - SWO, newer	
12	AL		3 R/R - SWO, newer	
13	AL		3 R/R - weak Linden	
14	AL		3 Missing	
15	CTH		3 Missing	
16	CTH		3 R/R RB	
17	CTH		3 R/R RB	
18	CTH		3 R/R TM	
19	CTH		3 R/R HB	
20	x	x	x, NA-leave as is	
21	HB		3 R/R Ash	
22	HB		3 R/R Ash	
23	HB		3 R/R Ash	
24	HB		3 R/R Ash	
25	HB		3 R/R Ash	
26	HB		3 R/R Ash	
27	HB		3 R/R Ash	
28	HB		3 R/R Ash	
29	HB		3 R/R Ash	
30	SWO		3 R/R BO, newer	
31	SWO		3 R/R AL	
32	SWO		3 R/R Elm - newer, relocate?	
33	RO		3 R/R HL	
34	RO		3 R/R ABM	
35	CSO		3 R/R RPO	
36	LL		3 Missing	
37	LL		3 R/R weak LL	
38	LL		3 R/R weak LL	
39	HE		3 R/R Ash	
40	HE		3 R/R Ash	
41	HE		3 R/R Ash	
42	HE		3 R/R Ash	
43	HE		3 R/R Ash	
44	HE		3 Missing	
45	HE		3 R/R Ash	
46	HE		3 R/R Ash	
47	KCT		3 R/R Ash	

High Plains Metropolitan District Tree Planting Plan Country Club Parkway - 1/20/2020

48 KCT	3 R/R Ash	
49 KCT	3 R/R Ash	
50 KCT	3 R/R Ash	
51 KCT	3 R/R Ash	
52 KCT	3 R/R Ash	
53 KCT	3 R/R Ash	
54 KCT	3 R/R Ash	
55 KCT	3 R/R Ash	
56 KCT	3 R/R Ash	
57 KCT	3 R/R Ash	
58 KCT	3 R/R Ash	
59 BP	3 Missing	
60 BP	3 R/R SWO, newer	
61 BP	3 R/R weak Spruce	
62 ABM	3 R/R BO	
63 ABM	3 R/R SWO	
64 ABM	3 R/R weak ABM	
65 ABM	3 R/R weak ABM	
66 BP	3 R/R AL	
67 BP	3 R/R Spruce	
68 BP	3 R/R weak Spruce	
69 KCT	3 R/R Ash	
70 KCT	3 R/R Ash	
71 KCT	3 R/R Ash	
77 KCT	3 R/R Ash	
73 KCT	3 R/R Ash	
74 KCT	3 R/R Ash	
75 KCT	3 R/R Ash	
76 KCT	3 R/R Ash	
77 HE	3 R/R Ash	
78 HE	3 R/R Ash	
79 HE	3 R/R Ash	
80 HE	3 R/R Ash	
81 HE	3 R/R Ash	
82 RCC	1 R/R weak RCC	
83 KCT	1 R/R Ash	Possibly no replant/TBD
84 KCT	1 R/R Ash	Possibly no replant/TBD
85 KCT	1 R/R Ash	Possibly no replant/TBD
86 KCT	1 R/R Ash	Possibly no replant/TBD
87 KCT	1 R/R Ash	Possibly no replant/TBD
88 CP	1 R/R Ash	
89 CP	1 R/R Ash	
90 CP	1 R/R Ash	
91 CP	1 R/R Ash	
92 CP	1 R/R Ash	
93 CP	1 R/R Ash	
94 CP	1 R/R Ash	
95 CP	1 R/R Ash	
96 CP	1 R/R Ash	

High Plains Metropolitan District Tree Planting Plan Country Club Parkway - 1/20/2020

High Plains Metrodistrict Tree List - Original, Replants, & New

Shade Trees

ABM-Autumn Blaze Maple, NM-Norway Maple, CNM-Columnar Norway Maple, BO-Burr Oak, CO-Chinkapin Oak, CSO-Crimson Spire Oak, SWO-Swamp White Oak, HE-Hybrid Elm Accolade or other, AL-American Linden, LL - Littleleaf Linden, HB-Hackberry, CP-Chanticleer Pear, HL-Honeylocust Skyline or Shademaster, KCT-Kentucky Coffeetree

Ornamental Trees

RC-Radiant Crabapple, SSC-Spring Snow Crabapple, CTH-Cockspur Thornless Hawthorn RCC-Red Canada Chokecherry, RB-Redbud, SB-Serviceberry

Evergreens

AP-Austrian Pine, SP-Scotch Pine, PP-Pinon Pine, BP-Bosnian Pine, BS-Blue Spruce, WF-White Fir

High Plains Metropolitan District Tree Planting Plan

County Line Road - 1/20/2020

Tree #	Tree Type	Planting Year	Notes	Other
1	CP		1 Missing	
2	CP		1 Missing	
3	CP		1 Missing	
4	CP		1 Missing	
5	LL		1 R/R ABM	
6	LL		1 Missing	
7	CP		1 Missing	
8	CP		1 R/R BO	
9	CP		1 R/R HB	
10	LL		2 R/R RCC	
11	LL		2 Missing	
12	LL		2 R/R RCC	
13	LL		2 R/R ABM	
14	LL		2 R/R Ash	
15	LL		2 R/R Ash	
16	LL		2 Missing	
17	HL		2 R/R Ash	
18	HL		2 Missing	
19	HL		2 R/R Ash	
20	HB		2 R/R ABM	
21	HB		2 R/R HE, newer	
22	LL		2 R/R SWO	
23	LL		2 R/R LL, weak	
24	LL		2 R/R SWO	
25	LL		2 R/R RCC	
26	LL		2 R/R LL, weak	
27	KCT		2 R/R RCC	
28	KCT		2 R/R Ash	
29	KCT		2 R/R Ash	
30	KCT		2 R/R Ash	
31	LL		2 R/R Ash	
32	KCT		2 R/R Ash	
33	KCT		2 R/R Ash	
34	KCT		2 Missing	
35	KCT		2 R/R Ash	
36	KCT		2 R/R LL, weak	
37	SWO		2 R/R Ash	
38	SWO		2 R/R Ash	
39	SWO		2 R/R Ash	

High Plains Metropolitan District Tree Planting Plan County Line Road - 1/20/2020

High Plains Metrodistrict Tree List - Original, Replants, & New

Shade Trees

ABM-Autumn Blaze Maple, NM-Norway Maple, CNM-Columnar Norway Maple, BO-

Ornamental Trees

RC-Radiant Crabapple, SSC-Spring Snow Crabapple, CTH-Cockspur Thornless

Evergreens

AP-Austrian Pine, SP-Scotch Pine, PP-Pinon Pine, BP-Bosnian Pine, BS-Blue Spruce,
WF-White Fir

High Plains Metropolitan District Tree Planting Plan Mineral Drive - 1/20/2020

Tree #	Tree Type	Planting Year	Notes	Other
1	ABM		1 R/R NM, weak	
2	ABM		1 R/R NM, weak	
3	HB		1 R/R ABM, weak	
4	HB		1 R/R ABM	
5	ABM		1 R/R ABM, weak	
6	CTH		1 R/R CTH, weak	
7	AP		1 R/R BS, weak	
8	AP		1 R/R BS, weak	
9	BS		1 R/R BS, weak	
10	AP		1 R/R BS, weak	
11	AP		1 R/R BS, weak	
12	BS		1 New	
13	BS		1 R/R BS, weak	
14	HL		1 SWO	
15	HL		1 R/R LL	
16	LL		3 R/R Ash	
17	LL		3 R/R Ash	
18	LL		3 R/R Ash	
19	LL		3 R/R Ash	
20	CP		3 R/R Ash	
21	CP		3 R/R Ash	
22	CP		3 R/R Ash	
23	CP		3 R/R Ash	
24	CP		3 R/R Ash	
25	CP		3 R/R Ash	
26	CP		3 R/R Ash	
27	CP		3 R/R Ash	
28	CP		3 R/R Ash	
29	CP		3 R/R Ash	
30	KCT		3 R/R Ash	
31	KCT		3 R/R Ash	
32	KCT		3 R/R Ash	
33	KCT		3 R/R Ash	
34	BS		3 R/R ABM	
35	HB		3 R/R SWO, newer	
36	HB		1 Missing	
37	HE		3 R/R Ash	
38	HE		3 R/R Ash	
39	HE		3 R/R Ash	
40	HE		3 R/R Ash	
41	HE		3 R/R Ash	
42	HE		3 R/R Ash	
43	HL		3 R/R Ash	
44	HL		3 R/R Ash	
45	HL		3 R/R Ash	
46	HL		3 R/R Ash	
47	LL		3 R/R SWO, newer	

High Plains Metropolitan District Tree Planting Plan Mineral Drive - 1/20/2020

48 LL	3 R/R Ash
49 LL	3 R/R Ash
50 LL	3 R/R Ash
51 CSO	3 R/R NM, columnar
52 LL	1 Missing
53 LL	3 R/R Ash
54 LL	3 R/R Ash
55 LL	3 R/R HL, newer
56 LL	3 R/R Ash
57 BO	3 R/R LL
58 BP	1 R/R BS, weak
59 BP	1 Missing
60 BP	1 Missing
61 HB	3 R/R Ash
62 HB	3 R/R SWO, newer
63 HB	3 R/R Ash
64 SWO	3 R/R Ash

High Plains Metrodistrict Tree List - Original, Replants, & New

Shade Trees

ABM-Autumn Blaze Maple, NM-Norway Maple, CNM-Columnar Norway Maple, BO-Burr Oak, CO-Chinkapin Oak, CSO-Crimson Spire Oak, SWO-Swamp White Oak, HE-Hybrid Elm Accolade or other, AL-American Linden, LL - Littleleaf Linden, HB-Hackberry, CP-Chanticleer Pear, HL-Honeylocust Skyline or Shademaster, KCT-Kentucky Coffeetree

Ornamental Trees

RC-Radiant Crabapple, SSC-Spring Snow Crabapple, CTH-Cockspur Thornless Hawthorn, RCC-Red Canada Chokecherry, RB-Redbud, SB-Serviceberry

Evergreens

AP-Austrian Pine, SP-Scotch Pine, PP-Pinon Pine, BP-Bosnian Pine, BS-Blue Spruce, WF-White Fir

High Plains Metropolitan District Tree Planting Plan

Powhatan Road - 1/20/2020

Tree #	Tree Type	Planting Year	Notes	Other
1	SWO		1 Missing	
2	SWO		1 Missing	
3	SWO		1 R/R HL, newer	
4	SWO		1 Missing	
5	CP		4 R/R Ash	
6	CP		1 Missing	
7	CP		4 R/R Ash	
8	CP		4 R/R Ash	
9	HE		4 R/R Ash	
10	HE		4 R/R Ash	
11	HE		4 R/R Ash	
12	HE		4 R/R Ash	
13	HE		4 R/R Ash	
14	HE		4 R/R Ash	
15	HE		4 R/R Ash	
16	HE		4 R/R Ash	
17	CP		4 R/R Ash	
18	CP		4 R/R Ash	
19	CP		4 R/R Ash	
20	CP		4 R/R Ash	
21	LL		4 R/R HE, newer	
22	LL		4 R/R HL	
23	LL		1 Missing	
24	HL		1 Missing	
25	HL		1 Missing	
26	HL		4 R/R SWO, newer	
27	HL		1 Missing	
28	HB		4 R/R Ash	
29	HB		4 R/R Ash	
30	HB		4 R/R Ash	
31	HB		4 R/R Ash	
32	HB		4 R/R Ash	
33	HB		4 R/R Ash	
34	HB		4 R/R Ash	
35	HB		4 R/R Ash	
36	HL		4 R/R Ash	
37	HL		4 R/R Ash	
38	HL		1 Missing	
39	HB		4 R/R SWO, newer	
40	HL		4 R/R LL, weak	
41	HB		4 R/R EO	
42	HL		4 R/R SWO, newer	
43	HE		1 Missing	
44	HE		1 Missing	
45	HE		1 Missing	
46	HE		1 Missing	
47	HE		4 R/R Ash	

High Plains Metropolitan District Tree Planting Plan Powhatan Road - 1/20/2020

48 HE	1 Missing
49 HE	4 R/R Ash
50 HE	4 R/R Ash
51 HL	4 R/R Ash
52 HL	4 R/R Ash
53 HL	4 R/R Ash
54 HL	4 R/R Ash
55 SWO	4 R/R Ash
56 SWO	4 R/R Ash
57 SWO	4 R/R CO, newer
58 HL	4 R/R HB
59 HL	1 Missing
60 HL	4 SWO, newer
61 CO	1 Missing, see #53
62 RO	4 Trunk wound, may be ok
63 RO	4 Trunk wound, may be ok
64 CO	1 Missing
65 CO	1 Missing
66 SWO	1 Missing
67 SWO	1 Missing
68 SWO	1 Missing
69 RO	4 R/R RO, weak
70 RO	4 R/R HL
71 LL	4 R/R HB
72 LL	4 R/R LL, weak
73 LL	4 R/R LL, weak
74 LL	4 Missing
75 LL	4 R/R Ash
76 LL	4 R/R Ash
77 LL	4 R/R Ash
78 HL	4 R/R, RO weak
79 HL	4 R/R Ash
80 KCT	4 R/R Ash
81 KCT	4 R/R Ash
82 KCT	4 R/R Ash
83 KCT	4 R/R Ash
84 KCT	4 R/R Ash
85 HL	4 R/R Ash
86 HL	4 R/R BO, move
87 KCT	4 R/R ABM
88 KCT	4 R/R LL
89 SWO	4 R/R LL, weak
90 SWO	4 R/R ABM
91 SWO	4 R/R ABM
92 HB	4 R/R Ash
93 HB	4 R/R SWO, newer, see #83
94 LL	4 R/R BO, weak
95 LL	4 R/R ABM
96 LL	4 R/R HE, newer

High Plains Metropolitan District Tree Planting Plan Powhaton Road - 1/20/2020

97 HB	4 R/R Ash
98 HB	1 Missing
99 HB	4 R/R Ash
100 HB	4 R/R ABM
101 HB	4 R/R SWO, newer
102 HB	4 R/R Ash
103 BO	4 R/R Ash
104 BO	4 R/R Ash
105 KCT	4 R/R BO, move
106 KCT	4 R/R Ash
107 KCT	4 R/R Ash
108 KCT	4 R/R Ash
109 SWO	4 R/R Ash
110 CP	1 R/R CO, see #60
111 CP	1 Missing
112 CP	1 Missing
113 CP	1 R/R ABM
114 HE	1 R/R HL
115 HE	1 R/R Ash
116 CP	1 R/R Ash
117 CP	1 R/R HL
118 CP	1 R/R Ash

High Plains Metrodistrict Tree List - Original, Replants, & New

Shade Trees

ABM-Autumn Blaze Maple, NM-Norway Maple, CNM-Columnar Norway Maple, BO-Burr Oak,

Ornamental Trees

RC-Radiant Crabapple, SSC-Spring Snow Crabapple, CTH-Cockspur Thornless Hawthorn

Evergreens

AP-Austrian Pine, SP-Scotch Pine, PP-Pinon Pine, BP-Bosnian Pine, BS-Blue Spruce, WF-White Fir

High Plains Metropolitan District Tree Planting Plan

Smoky Hill Road - 1/20/20

Tree #	Tree Type	Planting Year Notes	Other
1	HB	2 Missing	
2	HB	2 Missing	
3	HB	2 R/R Ash	
4	HB	2 R/R Ash	
5	HB	2 R/R Ash	
6	HB	2 R/R Ash	
7	HB	2 R/R Ash	
8	HB	2 R/R Ash	
9	KCT	2 R/R Ash	
10	KCT	2 R/R Ash	
11	KCT	2 R/R Ash	
12	HB	2 R/R Ash	
13	HB	2 R/R Ash	
14	KCT	2 R/R Ash	
15	KCT	2 R/R Ash	
16	KCT	2 R/R Ash	
17	KCT	2 R/R Ash	
18	KCT	2 Missing	
19	LL	2 Missing	
20	LL	2 Missing	
21	SWO	2 Missing	
22	SWO	2 R/R Ash	
23	SWO	2 R/R Ash	
24	SWO	2 R/R Ash	
25	SWO	2 R/R Ash	
26	SWO	2 R/R Ash	
27	HL	2 R/R Ash	
28	HL	2 R/R Ash	
29	HL	2 R/R Ash	
30	HL	2 R/R Ash	
31	HL	2 R/R Ash	
32	HL	2 R/R Ash	
33	HL	2 R/R Ash	
34	LL	2 Missing	
35	LL	2 Missing	
36	LL	2 Missing	
37	LL	2 R/R BO, newer	
38	LL	2 R/R HL, newer	
39	LL	2 R/R BO, newer	
40	LL	2 R/R HL, newer, relocate	
41	HB	2 R/R Ash	
42	HB	2 R/R Ash	
43	HB	2 R/R CO, relocate	
44	HB	2 R/R Ash	
45	KCT	2 R/R Ash	
46	KCT	2 R/R Ash	
47	KCT	2 R/R Ash	

High Plains Metropolitan District Tree Planting Plan

Smoky Hill Road - 1/20/20

48 KCT	2 R/R Ash
49 KCT	2 R/R Ash
50 KCT	2 R/R HL, newer, relocate
51 KCT	2 Missing
52 KCT	2 R/R Ash
53 HB	2 R/R Ash
54 HB	2 Missing
55 HB	2 R/R Ash
56 HB	2 R/R Ash

High Plains Metrodistrict Tree List - Original, Replants, & New

Shade Trees

ABM-Autumn Blaze Maple, NM-Norway Maple, CNM-Columnar Norway Maple, BO-Burr Oak,

Ornamental Trees

RC-Radiant Crabapple, SSC-Spring Snow Crabapple, CTH-Cockspur Thornless Hawthorn

Evergreens

AP-Austrian Pine, SP-Scotch Pine, PP-Pinon Pine, BP-Bosnian Pine, BS-Blue Spruce, WF-White Fir

**High Plains Metropolitan District
2020 Tree Planting Plan
1/20/20**

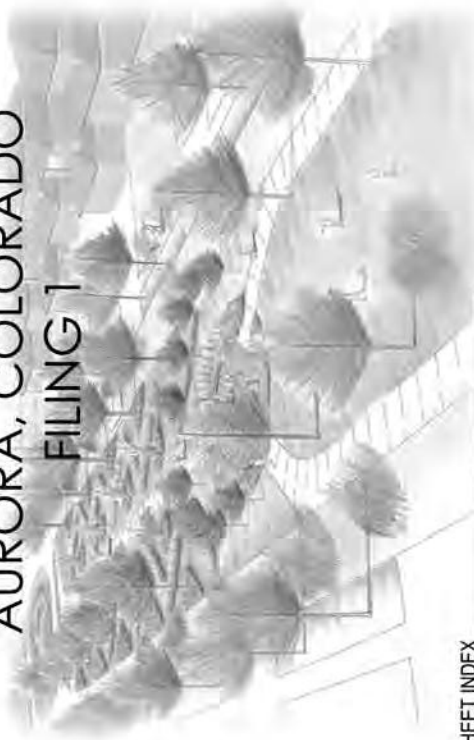
**Numbered Tree Planting Locations
Site Maps/Sheets**

Prepared by: Tree Analysis Group, LLC

The following pages show the numbered tree planting locations for the High Plains Tree Planting Plan dated 1/20/20. The original landscape plan sheets were used to provide an accurate basis for the tree planting plan and some of the original plan sheets were also left for site, design, and planting reference.

BLACKSTONE COUNTRY CLUB AURORA, COLORADO

FILING 1



SHEET INDEX

COVER	IRRIGATION SCHEDULE & NOTES
LC-1	IRRIGATION PLAN
LC-2	IRRIGATION PLAN
LC-3	IRRIGATION PLAN
L-1	IRRIGATION PLAN
L-2	IRRIGATION PLAN
L-3	IRRIGATION PLAN
L-4	IRRIGATION PLAN
L-5	IRRIGATION PLAN
L-6	IRRIGATION PLAN
L-7	IRRIGATION PLAN
L-8	IRRIGATION PLAN
L-9	IRRIGATION PLAN
L-10	IRRIGATION PLAN
L-11	IRRIGATION PLAN
L-12	IRRIGATION PLAN
L-13	IRRIGATION PLAN
L-14	IRRIGATION PLAN
L-15	IRRIGATION PLAN
L-16	IRRIGATION PLAN
L-17	IRRIGATION PLAN
L-18	IRRIGATION PLAN
L-19	IRRIGATION PLAN
L-20	IRRIGATION PLAN
L-21	IRRIGATION PLAN
DTL-1	DETAILS



BLACKSTONE C.C.
Aurora, Colorado
LANDSCAPE CONSTRUCTION DOCUMENTS

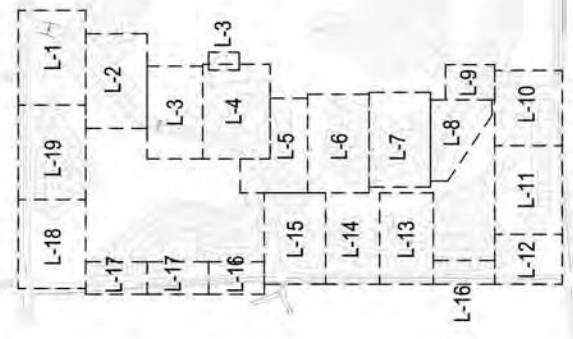
NORRIS DULLEA
Planning
Landscape Architecture
710 West Colfax
Denver, Colorado 80202
Tel: 303.892.1188
Fax: 303.892.1186

Owner:
EAST PLAINS
METROPOLITAN
DISTRICT

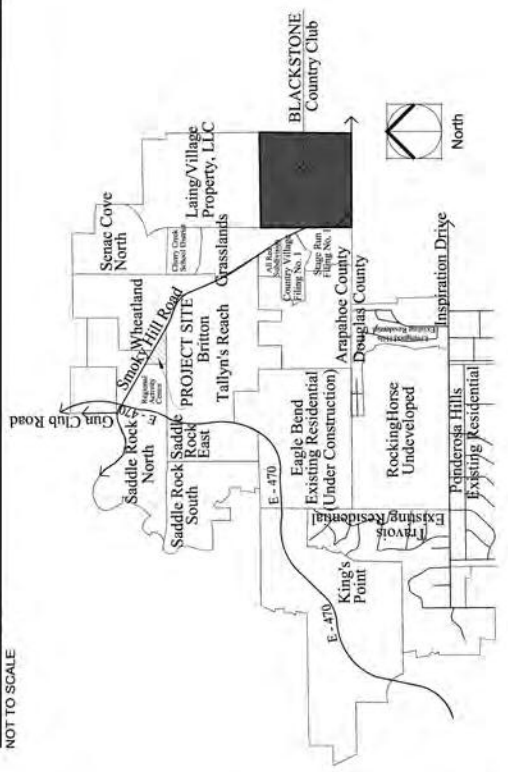
Issue Date
CSP: APRIL 11, 2003
REVISED: JULY 9, 2003
REVISED: AUG. 26, 2003
FINAL RECORDING
CSP: OCTOBER 6, 2004
Revision Date
BID SET 11-15-04




Sheet Title
COVER SHEET
Sheet Number
LC-1

LANDSCAPE/IRRIGATION KEY
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

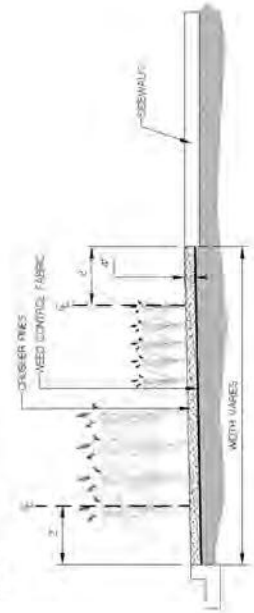


<p>ENGINEER:</p>  <p>Stantec 2125 South Cherry St. Denver, CO 80222 Tel: 303.758.4528 Fax: 303.758.4528</p> <p>CONTACT: PAUL SOBANIA</p>	<p>IRRIGATION DESIGN:</p>  <p>HydroSystems, Inc. 300 Union Boulevard, Suite 500 Louisville, Colorado, 80239 (800) 303-9900-5084</p>
<p>PLANNING / L.A.:</p>  <p>NORRIS DULLEA 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 PHONE: 303.892.1188 FAX: 303.892.1186 CONTACT: JD SAX</p>	<p>OWNER:</p> <p>EAST PLAINS METROPOLITAN DISTRICT 7000 S. YOSEMITE SUITE 200 ENGLEWOOD COLORADO 80112 PHONE: 303.220.1001 FAX: 303.220.9001 CONTACT: JOE CULKIN</p>

LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLANS VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- NOTION: THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRIGATION PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL VARIETY THE PLANT MATERIAL, WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR.
- WHERE "STEEL EDGER" IS NOTED ON PLAN, BED SHALL BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE STEEL EDGER PAINTED GREEN (RYSEKON OF APPROVED EQUAL).
- ALL FENCING REQUIRED FOR THE CITY OF AURORA WATER TANK AND BOOSTER PUMP STATION, TRACT V, SHALL CONFORM WITH THE APPROVED HIGH PLANS C.C. FOR COMMUNITY DESIGN STANDARDS.
- ALL AREAS TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION TILLED INTO ROUGH GRACES TO A DEPTH OF 6" MINIMUM RATE OF 5 CUB YD OF ORGANIC MATTER PER 1000 S.F.
- ALL TREES ARE TO BE STAKED AND GUIDED PER DETAILS FOR A PERIOD OF ONE YEAR.
- THE DEVELOPER, HIS SUCCESSORS AND AGENTS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FENCING AND LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED CONTEXTUAL SITE PLAN AND LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- REFER TO PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION REGARDING LANDSCAPE AND IRRIGATION INSTALLATION.
- ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME SPECIES AT CONTRACTOR'S EXPENSE.
- CALL FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
- ALL SANITARY SEWER SERVICES CROSSING THE MODIFIED COLLECTOR MEDIAN SHALL BE SLEEVED WHERE TREES ARE PLANTED WITHIN THE UTILITY EASEMENT AS SHOWN ON PLAN.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC RAIN SHUT-OFF SENSORS SHALL ALSO BE UTILIZED IN THE IRRIGATION SYSTEM.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA, ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-WAY. THE OWNER, THEIR SUCCESSORS AND AGENTS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL PLANT SIZES IN SCHEDULE ARE SHOWN AS MINIMUM SIZES. OWNER RESERVES THE RIGHT TO UPGRADE PLANT MATERIAL TO LARGER SIZES, DURING INSTALLATION.
- ALL TREES AND SHRUBS IN NATIVE SEEDED AREAS SHALL RECEIVE A MULCH RING AT ITS BASE, EQUAL TO THREE INCHES IN DEPTH AND A WIDTH THAT EQUALS TWICE THE WIDTH OF THE PLANTING PIT. DO NOT REMOVE SAUCEUR, OR BERM, AROUND PLANTS IN NATIVE AREAS WHEN MULCHING.
- NATIVE SEED AREAS LOCATED PAST THIS LINE WILL BE KEPT IN ITS NATURALIZED STATE. REGULAR MOWING AND FORMAL PLANT BEDS WITH STEEL EDGER WILL NOT BE ALLOWED. ALL NEWLY PLANTED MATERIALS IN NATURALIZED AREAS SHALL BE MARKED WITH A 2" TALL WOODEN STAKE.
- FRONT YARD LANDSCAPES WILL BE INSTALLED BY THE HOMEOWNER AND SHALL CONFORM TO THE CITIES STANDARD.
- ALL WALKS AS IDENTIFIED ON PLANS ARE CONSTRUCTED OF CONCRETE, UNLESS OTHERWISE NOTED ON PLAN.
- "TEMPORARY LANDSCAPING" WHERE NOTED, SHALL CONSIST OF IRRIGATED 500 TURF OR NATIVE SEED MIX AS SPECIFIED HERE IN. TEMPORARY LANDSCAPING SHALL ONLY BE LOCATED OUTSIDE R.O.W. WHERE FUTURE GOLF OR DEVELOPMENT IS TO OCCUR.
- PLANTING BOUNDARY HAS BEEN OFFSET 10' FROM BACK OF LOT FOR GRAPHIC PURPOSES ONLY.
- ALL SANITARY SEWER SERVICE CROSSING THE MODIFIED COLLECTOR MEDIAN SHALL BE SLEEVED WHERE TREES ARE PLANTED WITHIN THE UTILITY EASEMENT AS SHOWN ON THE LANDSCAPE PLAN.

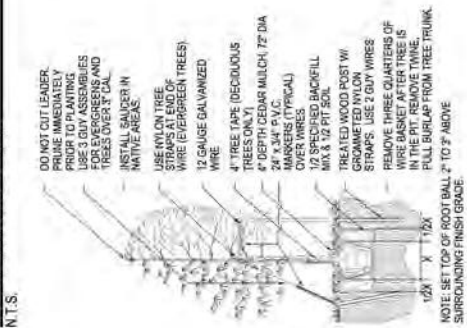
CRUSHER FINES DETAIL
 N.T.S.



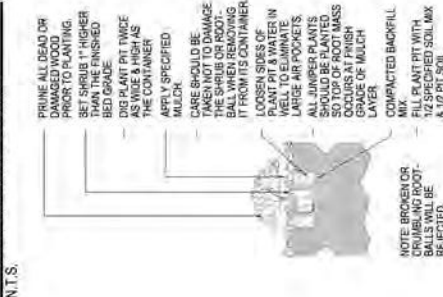
DROUGHT RESPONSE

- THE SEVEN BASIC PRINCIPLES OF XERISCAPE HAVE AND WILL BE IMPLEMENTED: PLANNING AND DESIGN, SOIL IMPROVEMENT, ZONING OF PLANTS, PRACTICAL TURF AREAS, EFFICIENT IRRIGATION, MULCHING AND APPROPRIATE MAINTENANCE.
- ALL AREAS LEFT BARE DUE TO CURRENT DROUGHT CONDITIONS OR WATER RESTRICTIONS, SHALL BE PROTECTED FROM WIND AND WATER EROSION WITH WEED FREE STRAW CRUMPS IN PLACE.
- ALL TREES AND SHRUBS IN FUTURE TURF OR NATURALIZED AREAS SHALL INCLUDE A 7" DIAMETER RING OF SHREDED WOOD MULCH AROUND THE TRUNK. A SEPARATE DRIP IRRIGATION ZONE WILL BE PROVIDED FOR TREES IN TURF AREAS.
- AREAS TO BE PLANTED SHALL BE PREPARED BY PLACING SOIL PREPARATION ON THE GROUND SURFACE AND ROTOTILLING TO A DEPTH OF 6 INCHES.

TREE PLANTING DETAIL
 N.T.S.



SHRUB PLANTING DETAIL
 N.T.S.



LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Lamp	Lumens	LF	Watts
AS	51	ANTIQUE BL130-L33	100-Watt Metal Halide	-	-	-

LEGEND

IRRIGATED BLUEGRASS SOD (REFER TO SPECS FOR MIX)

IRRIGATED NATURALIZED DRYLAND SEED AREAS

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	25%	
BLUE GRAMA	BOUTELOUA GRACILIS	25%	
BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	
GREEN NEEDLEGRASS	BOUTELOUA GRACILIS	20%	
SIDECAST GRAMA	BOUTELOUA CURTIPENDULA	20%	
TOTAL		100%	22.0 LBS.

WETLAND SEED MIX (WHERE SPECIFIED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	PASCOPYRUM SMITHII VAR. ARBERA	29%	6.4 LBS.
WOOLY SEDGE	CAREX LAUNGHOSA	3%	0.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS VAR. LOVINGTON	5%	1.0 LBS.
NEBRASKA SEDGE	CAREX NEBRASKENSIS	9%	0.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM VAR. BLACKWELL	26%	5.5 LBS.
INLAND SALTGRASS	DISTICHLIS STRICTA	5%	1.0 LBS.
CREeping SPINERUSH	ELEOCHARIS PALUSTRIS	9%	0.2 LBS.
BALTIC RUSH	JUNCUS BALTICUS	4%	0.9 LBS.
HARDSTEM BULRUSH	SCRIPUS ACUTUS	4%	0.9 LBS.
PRAIRIE COROGRASS	SPARTINA PECTINATA	20%	4.3 LBS.
SAND DROPSSEED	SPOROBOOLUS CRYPTANTHORUS	4%	0.9 LBS.
TOTAL			21.5 LBS./ACRE

PLANTING SCHEDULE

SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER REQ.	SYM.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
		DECIDUOUS CANOPY TREES								
ALL		AMERICAN LINDEN	TILIA AMERICANA	2 1/2" CAL. BAB				COMPACT AMER. CRANBERRY	VIBURNUM TRILBUM 'COMPACTUM'	5 GAL.
BDA		BURR OAK	QUERCUS MACROCARPA	2 1/2" CAL. BAB				BANANA YUCCA	YUCCA BACCATA	5 GAL.
EDA		COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2 1/2" CAL. BAB				CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL.
LLL		LITTLE LEAF LINDEN	TILIA CORDATA	2 1/2" CAL. BAB				LODENSE PRIVET	LIGUSTRIUM VULGARE 'LODENSE'	5 GAL.
HAC		WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. BAB				RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.
MAR		MARSHALL'S SEEDLESS ASH	FRAAX PENN. 'MARSHALL'S SEEDLESS'	2 1/2" CAL. BAB				DWARF BURNING BUSH	ELEONORUS ALATUS 'COURACTA'	5 GAL.
PMA		FATMORSE ASH	FRAAX PENN. 'FATMORSE'	2 1/2" CAL. BAB				BLUE WEST SPICEA	CARYOPTENSIS X CLANDONENSIS	5 GAL.
RCA		NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL. BAB						
SKY		SKYLINE LOCUST	GLEDTSIA TRIACANTHOS INERMIS 'SKYLINE'	2 1/2" CAL. BAB						
		EVERGREEN TREES								
COS		COLORADO SPRUCE	PICEA PUNGENS	AS SHOWN ON PLAN, BAB				DWARF KOREAN LILAC	SYRINGA MEYERI	5 GAL.
CBS		COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA	AS SHOWN ON PLAN, BAB				APACHE PLUME	FALLUGIA PARADOXA	5 GAL.
PON		PONDEROSA PINE	PINUS PONDEROSA	AS SHOWN ON PLAN, BAB				ISANTI DOGWOOD	CORNUS STOLONIFERA 'ISANTI'	5 GAL.
PN		PINON PINE	PINUS EDULIS	AS SHOWN ON PLAN, BAB				WESTERN SANDCHERRY	PRUNUS BESSEYI	5 GAL.
AUS		AUSTRIAN PINE	PINUS NIGRA	AS SHOWN ON PLAN, BAB						
DDF		WHITE FIR	ABIES CONCOLOR	AS SHOWN ON PLAN, BAB						
		DECIDUOUS ORNAMENTAL TREES								
GMT		AMUR MAPLE	ACER GINMALA	2" CAL. BAB				RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	5 GAL.
ERB		EASTERN REDBUD	CERCIS CANADENSIS	2" CAL. BAB				AMERICAN PLUM	PRUNUS AMERICANA	5 GAL.
TCH		THORNLESS COCKSPUR Hawthorn	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. BAB				PURPLE SMOKE TREE	COTINUS COGGYGRIA	5 GAL.
NEW		NEWPORT PLUM	PRUNUS GERASIFERA 'NEWPORT'	2" CAL. BAB				COMMON PURPLE LILAC	SYRINGA VULGARIS	5 GAL.
ABS		AUTUMN BRILLIANCE SERVICEBERRY	AMELANDIER 'AUTUMN BRILLIANCE'	2" CAL. BAB						
CAN		CANADA RED CHERRY	PRUNUS VIRGINIANA MELANOCARPA 'SHUBERT'	2" CAL. BAB						
		LOW GROWING EVERGREEN SHRUBS								
BKO		BROADMOOR JUNIPER	JUNIPERUS SQUAMATA 'BROADMOOR'	5 GAL.						
HUG		HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.						
		LARGE EVERGREEN SHRUBS								
SKR		SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	6" MIN.						
		PERENNIALS								
DSH		ALASKA SHASTA DAISY	LEUCANTHEMUM X SUPERBUM 'ALASKA'	1 GAL.				FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	1 GAL.
MAY		MAY NIGHT SALVA	SALVA SYLVESTRIS 'MAYNIGHT'	1 GAL.				FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'OVERDAM'	1 GAL.
		ANNUALS								
PET		PETUNIA	PETUNIA HYBRIDA	4" POT				HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL.
		SMALL ORNAMENTAL GRASSES (O.G.)								
								PURPLE MAIDEN GRASS	MISCANTHUS SINEENSIS 'PURPURASCENS'	1 GAL.
								MORNING LIGHT MISCANTHUS	MISCANTHUS SINEENSIS 'MORNING LIGHT'	1 GAL.
		SMALL ORNAMENTAL GRASSES (O.G.)								
AVG		BLUE AVEA GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.						
HFG		HARDY FOUNTAIN GRASS	PENWISSETUM ALOPECUROIDES 'HAMELN'	1 GAL.						
JBG		JAPANESE BLOOD GRASS	IMPERATA CYLINDRICA 'RED BARON'	1 GAL.						

BLACKSTONE C.C.
Aurora, Colorado
LANDSCAPE CONSTRUCTION DOCUMENTS

Owner: EAST PLAINS METROPOLITAN DISTRICT

Issue Date: CSPP - APRIL 11, 2003
REV CSPP - JULY 2, 2003
REV CSPP - AUG 28, 2003

FINAL RECORDING: CSPP - OCTOBER 6, 2004

Revision Date: BID SET 11-15-04

Sheet Title: LANDSCAPE PLANT LIST

Sheet Number: LC-3

NOVUS DULLEA
Norwalk, Connecticut
Landscape Architecture

10/10/04/04
Client: Community
File: 30105110
Phone: 833.883.1188

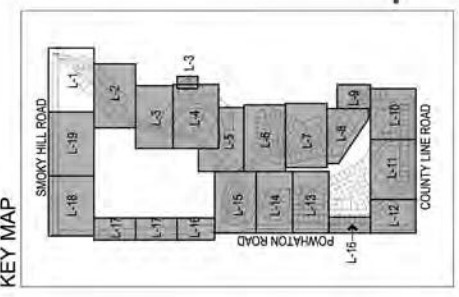
**Smoky Hill (SH)
Trees #1-56 West
to East**

**SH55 SH53
SH52 SH51 SH50 SH49
SH54
SH56
SH41 SH42 SH43 SH44 SH45 SH46 SH47 SH48**

**Country Club (CC)
Trees #1-96
North to South**

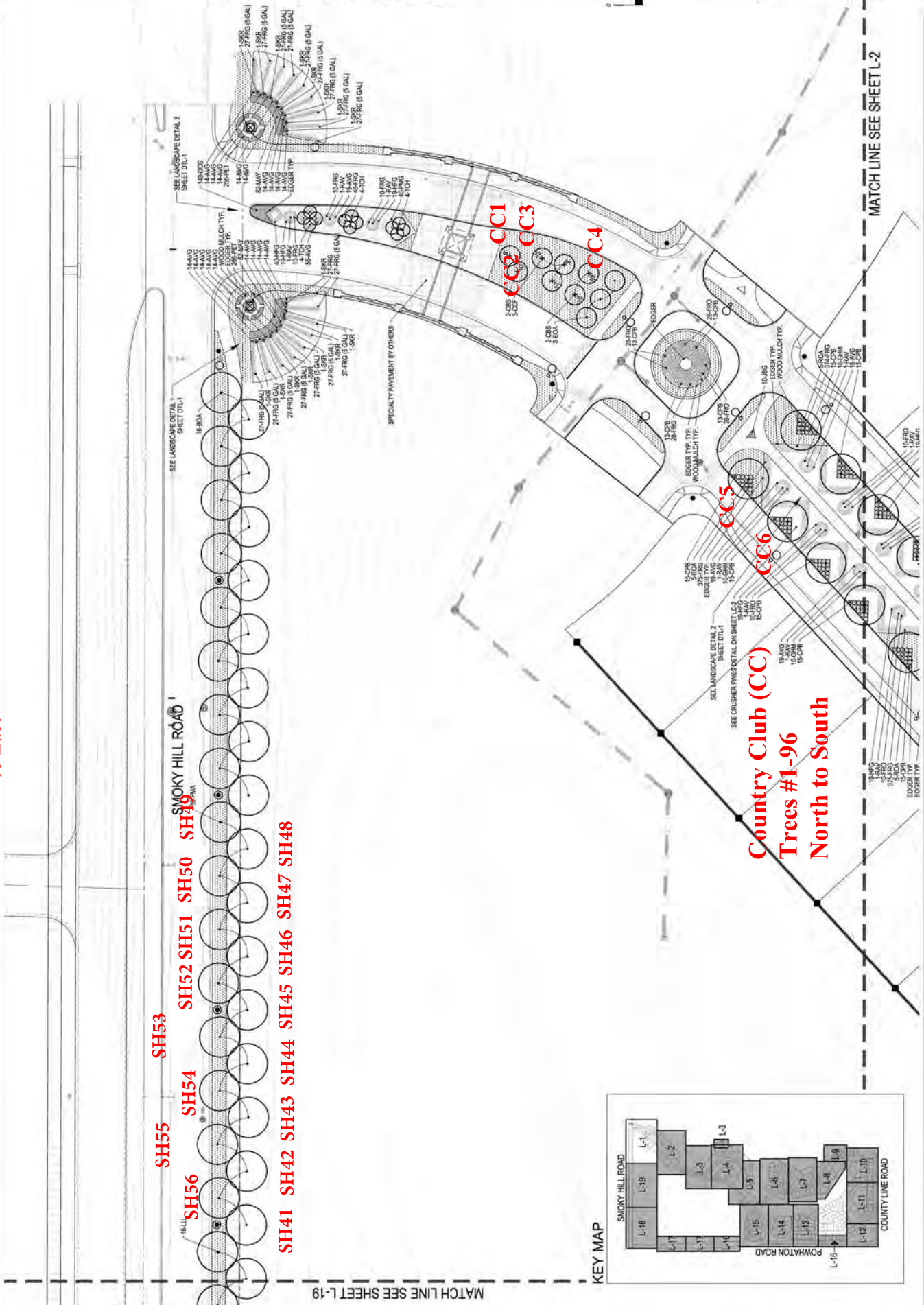
**CC1
CC2
CC3
CC4**

**CC5
CC6**



Issue Date

CSP: APRIL 11, 2003
TRD: JULY 3, 2003
30 CSP: AUG. 20, 2003
FINAL RECORDING CSP: OCTOBER 6, 2004
Revision Date
BID SET 11-15-04

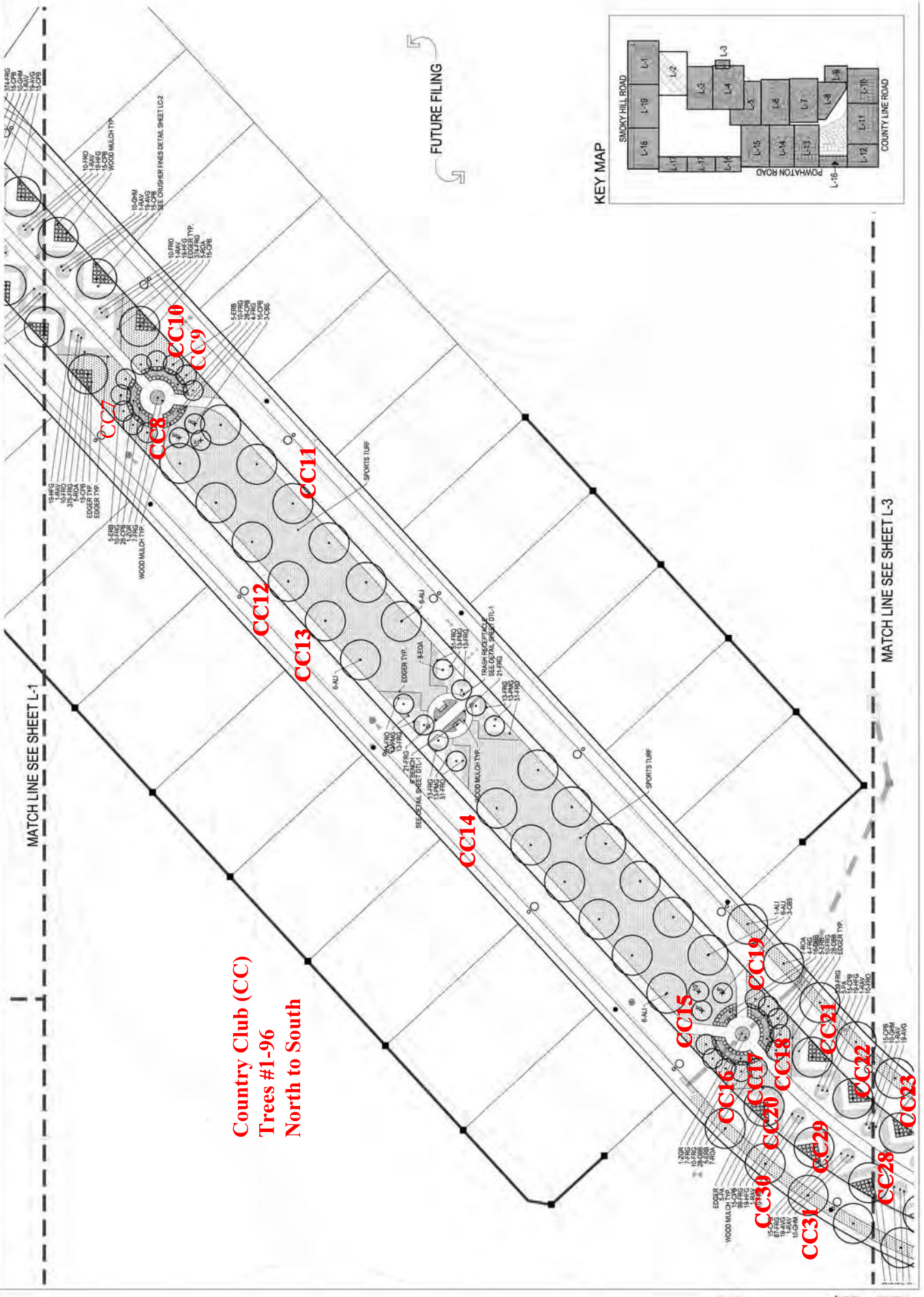


MATCH LINE SEE SHEET L-2

MATCH LINE SEE SHEET L-19

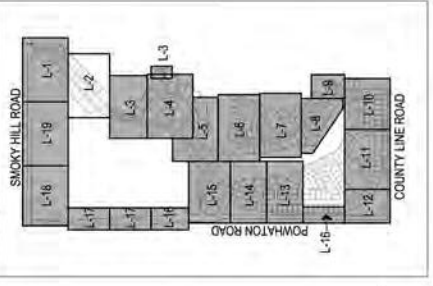


Issue Date
CSP: APRIL 11, 2003
2ND CSP: JULY 3, 2003
3RD CSP: AUG. 28, 2003
FINAL RECORDING CSP: OCTOBER 6, 2004
Revision Date
BID SET: 11-15-04



**Country Club (CC)
 Trees #1-96
 North to South**

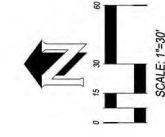
KEY MAP



MATCH LINE SEE SHEET L-1

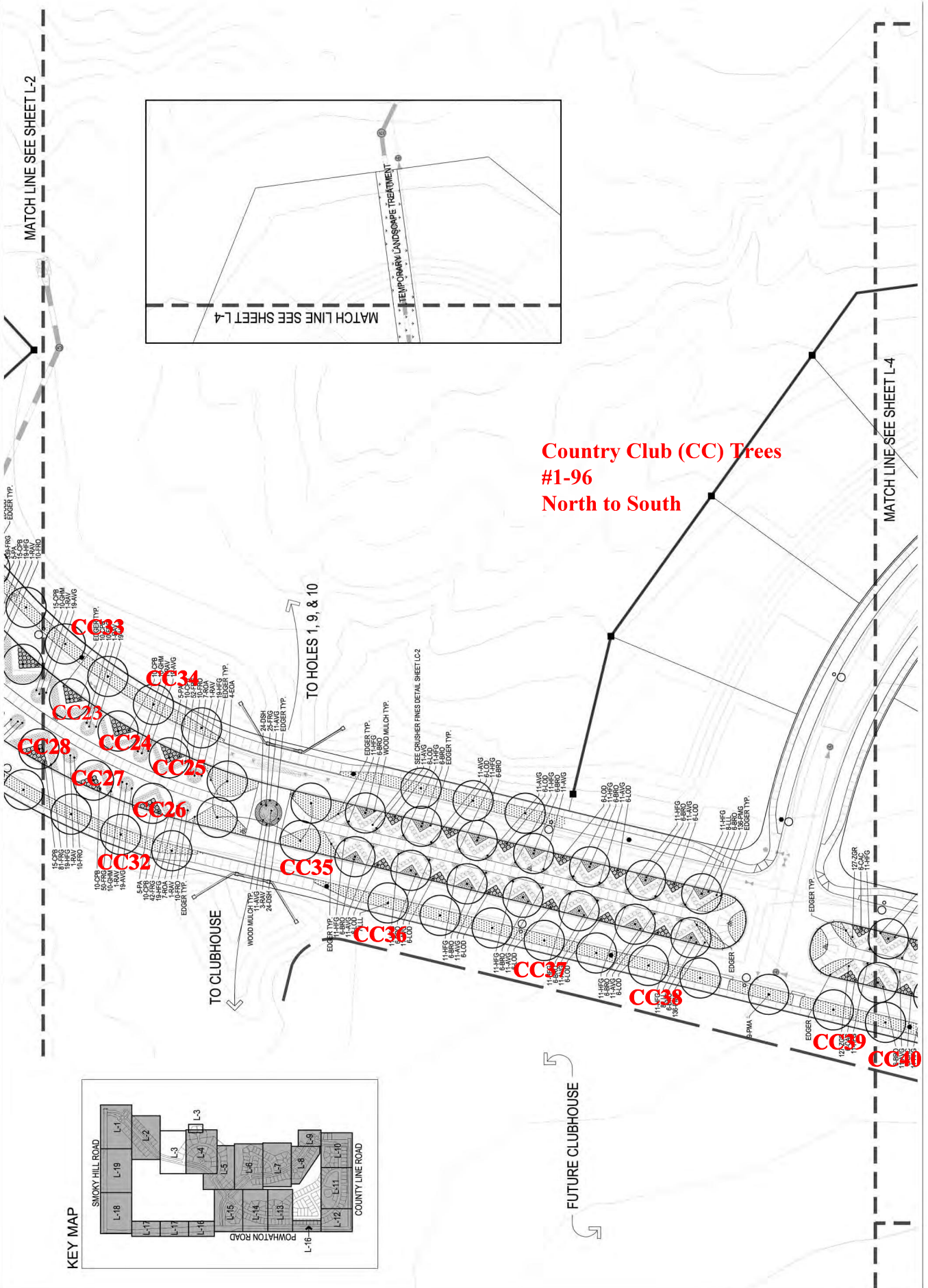
MATCH LINE SEE SHEET L-3

FUTURE FILING

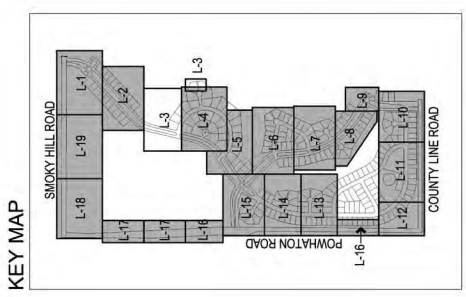


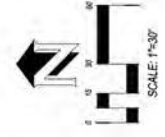
Issue Date
CSP: APRIL 11, 2003
2nd CSP: JULY 8, 2003
3rd CSP: AUG 28, 2003
FINAL RECORDING
CSP: OCTOBER 6, 2004
Revision Date
BID SET: 11-15-04

Sheet Title	LANDSCAPE PLAN
Sheet Number	L-3



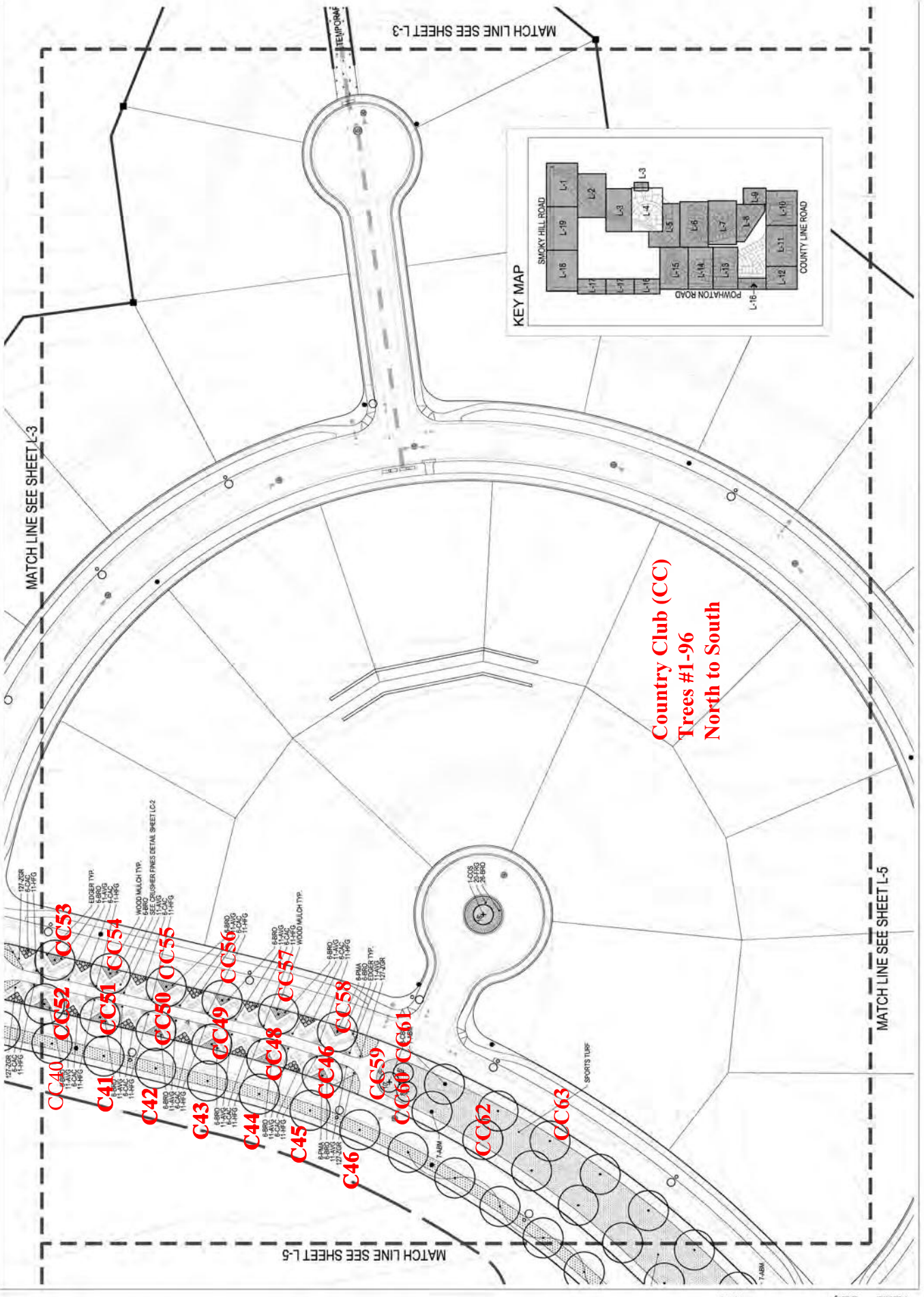
**Country Club (CC) Trees
 #1-96
 North to South**





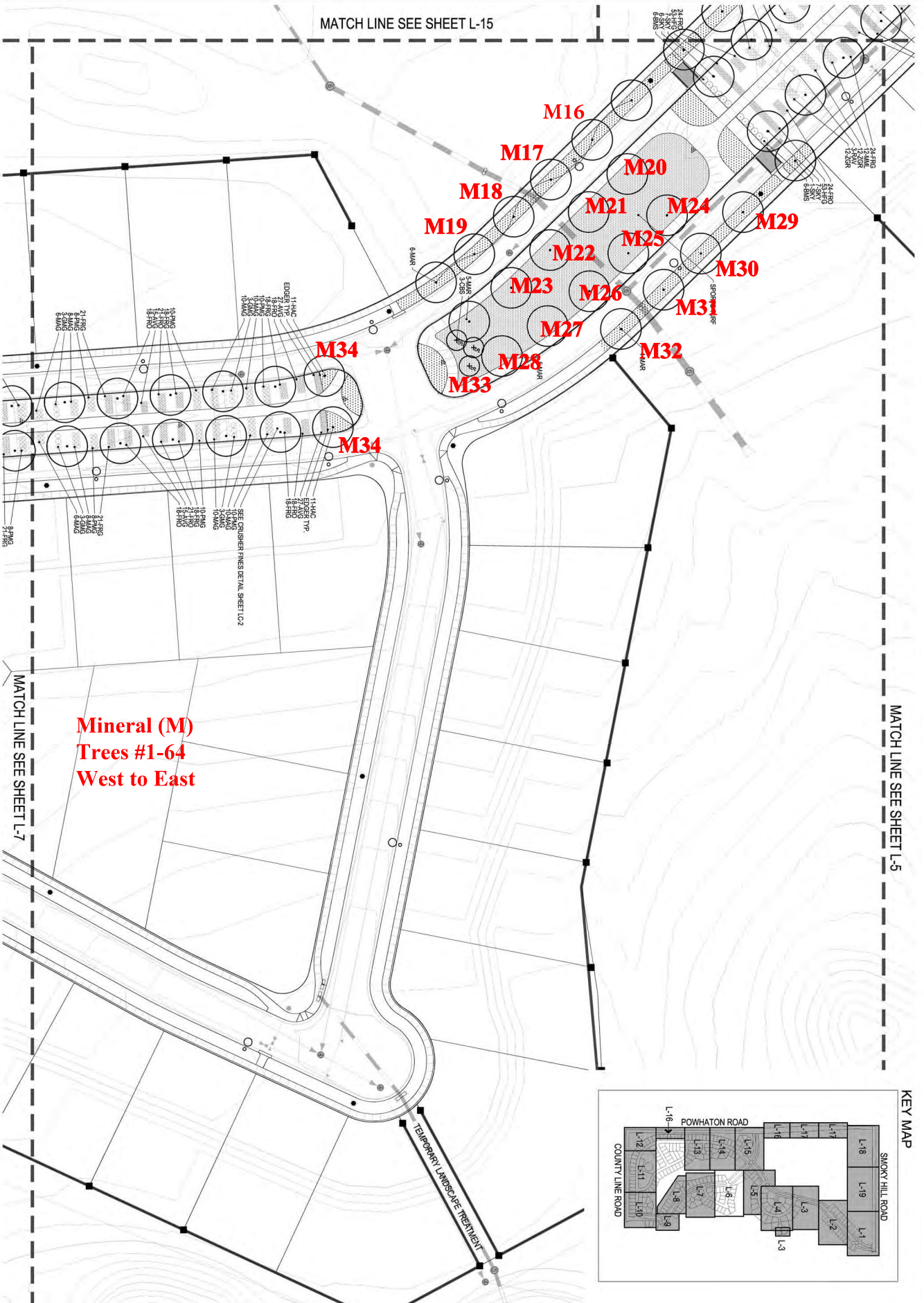
Issue Date

CSP: APRIL 11, 2003
PRO: JULY 3, 2003
30 CSP: AUG 28, 2003
FINAL RECORDING CSP: OCTOBER 6, 2004
Revision Date
BID SET 11-15-04



**Country Club (CC)
 Trees #1-96
 North to South**

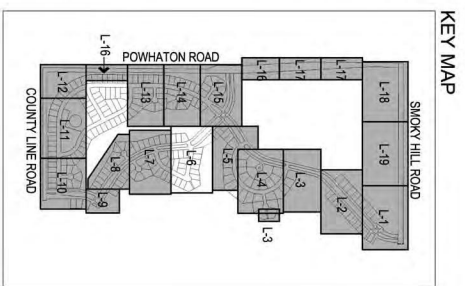
MATCH LINE SEE SHEET L-15



**Mineral (M)
 Trees #1-64
 West to East**

MATCH LINE SEE SHEET L-7

MATCH LINE SEE SHEET L-5



KEY MAP



Issue Date
 CSP - APRIL 11, 2003
 2nd CSP - JULY 3, 2003
 3rd CSP - AUG. 26, 2003
 FINAL RECORDING
 CSP - OCTOBER 6, 2004
 Revision Date
 BID SET 11-15-04

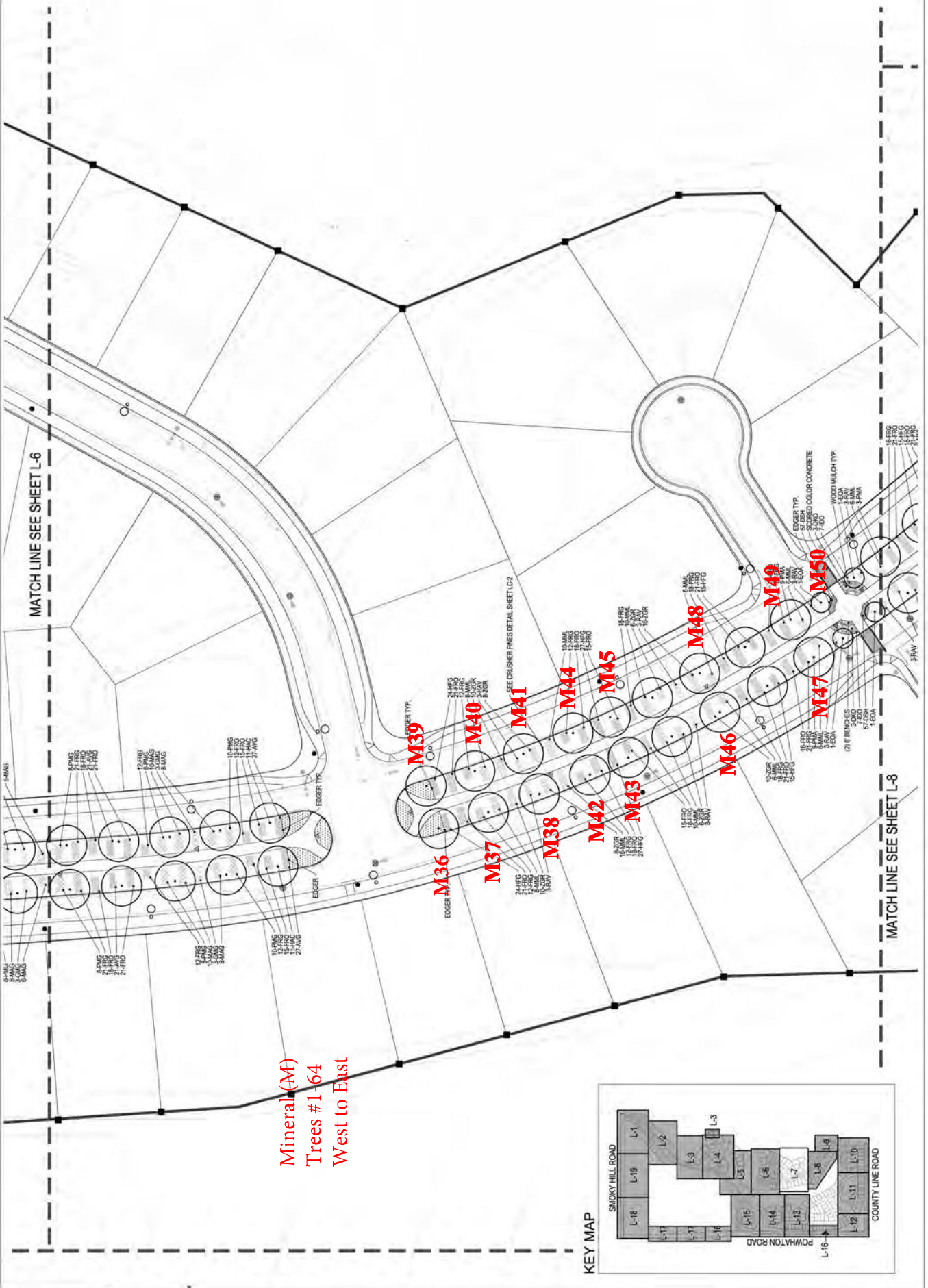
Sheet Title
**LANDSCAPE
 PLAN**
 Sheet Number
L-6

Owner:
 EAST PLAINS
 METROPOLITAN
 DISTRICT

BLACKSTONE C.C.
 Aurora, Colorado
 LANDSCAPE CONSTRUCTION DOCUMENTS

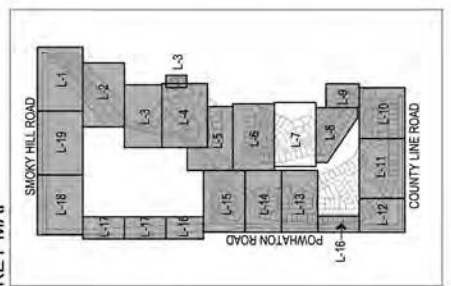
770 West Colfax
 Denver, Colorado 80204
 Fax: 303.862.1166
 Phone: 303.862.1166

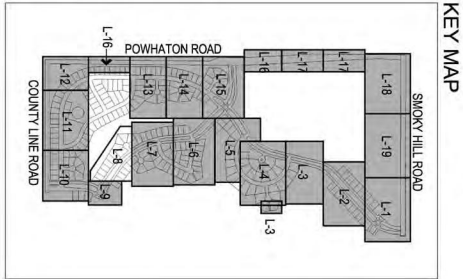
NORRIS DILLIA
 Planning
 Landscape Architecture



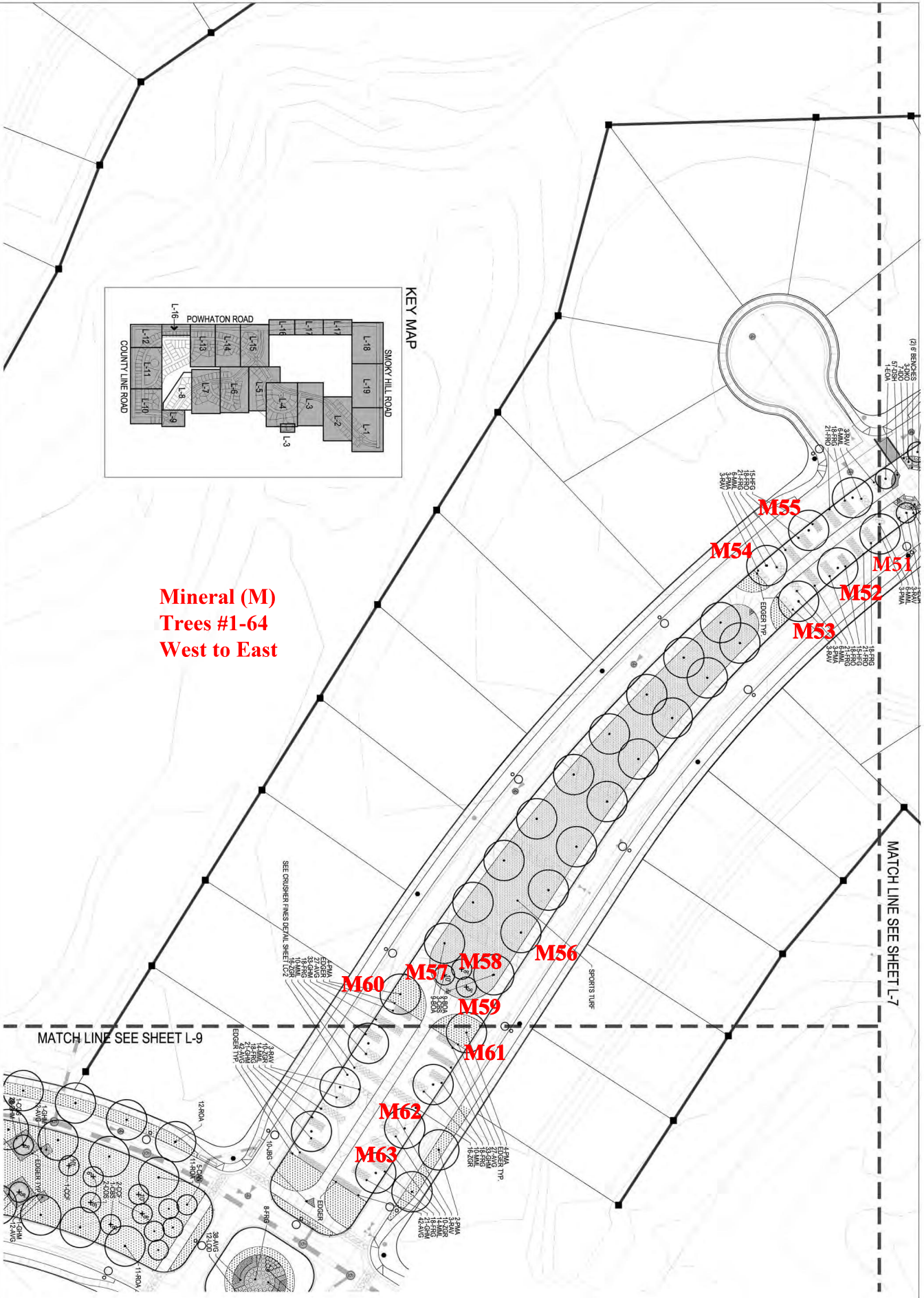
**Mineral (M)
 Trees #1-64
 West to East**

KEY MAP



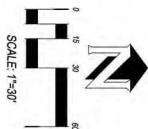


**Mineral (M)
 Trees #1-64
 West to East**



MATCH LINE SEE SHEET L-9

MATCH LINE SEE SHEET L-7



Issue Date
 CSP - APRIL 11, 2003
 2ND CSP - JULY 3, 2003
 3RD CSP - AUG 26, 2003
 FINAL RECORDED
 CSP - OCTOBER 6, 2004
 Revision Date
 BID SET 11-15-04

LANDSCAPE
 PLAN

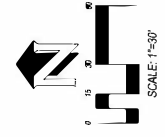
Stanger

Owner:
 EAST PLAINS
 MET. DIST. INC.

BLACKSTONE C.C.
 Aurora, Colorado
 LANDSCAPE CONSTRUCTION DOCUMENTS

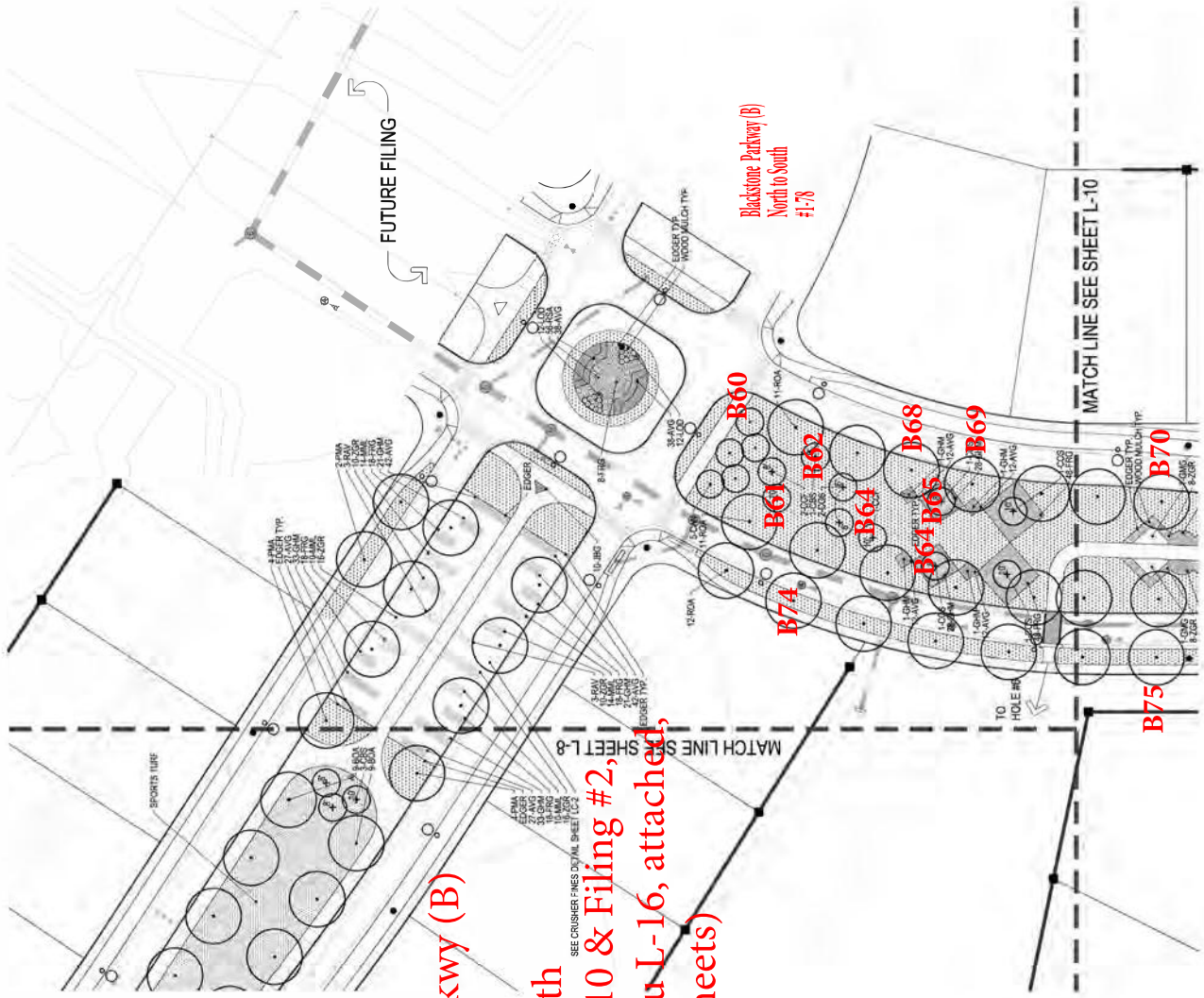
1710 Walnut Creek
 Denver, Colorado 80202
 Fax: 303.882.1186
 Phone: 303.882.1188



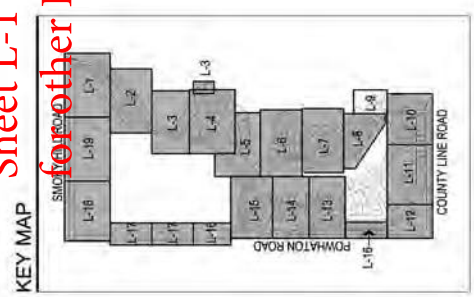


Issue Date	Revision Date
CSP: APRIL 11, 2003	
2nd CSP: JULY 3, 2003	
3rd CSP: AUG. 26, 2003	
FINAL RECORDING CSP: OCTOBER 6, 2004	
	BID SET 11:15:04

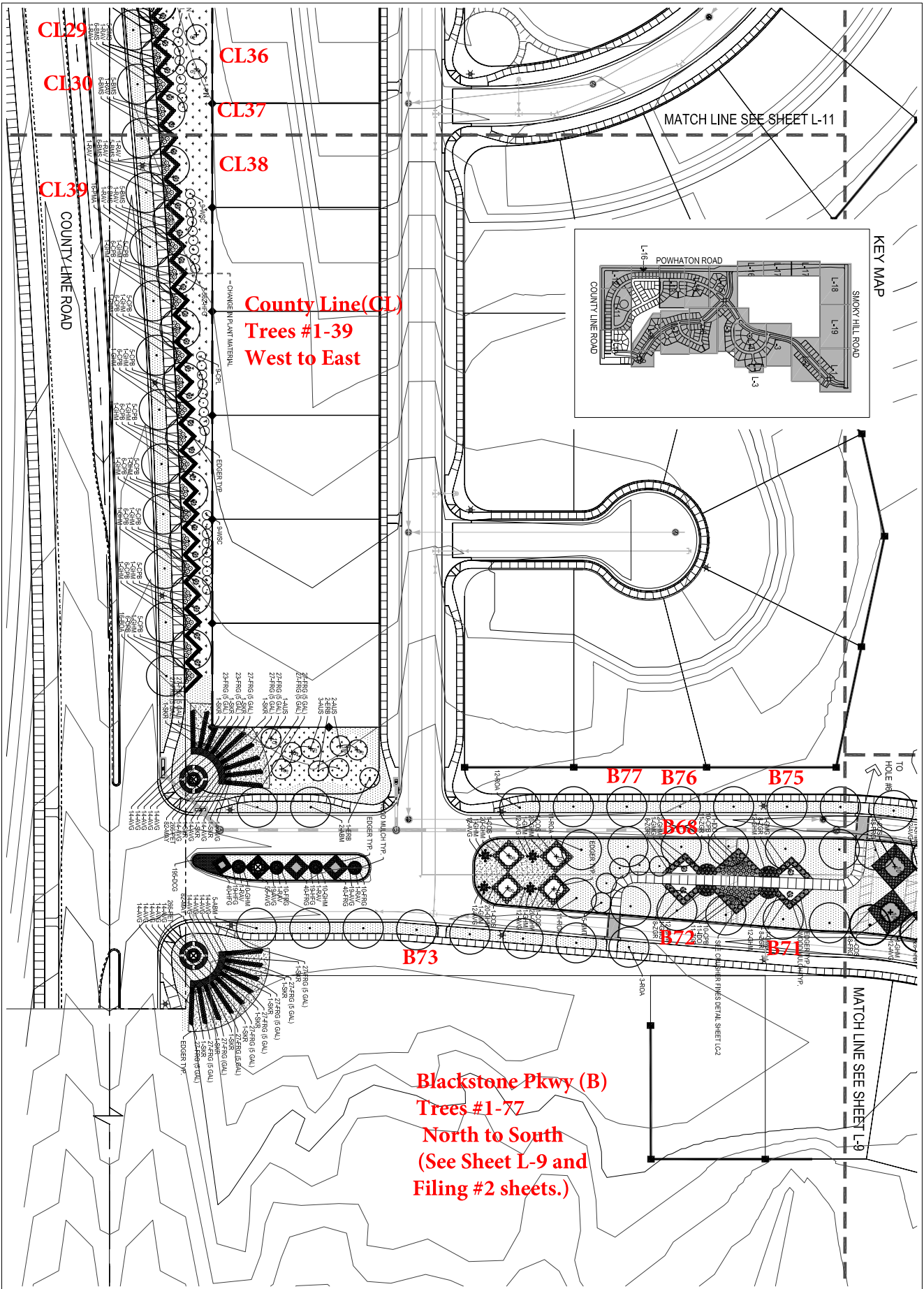
Sheet Title
**LANDSCAPE
 PLAN**
 Sheet Number
L-9



**Blackstone Pkwy (B)
 Trees #1-77
 North to South
 (see Sheet L-10 & Filing #2,
 Sheet L-1 thru L-16, attached,
 for other B sheets)**



B67

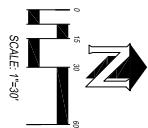


Issue Date
 2nd CSP - APRIL 11, 2003
 3rd CSP - JULY 3, 2003
 4th CSP - AUG. 26, 2003

FINAL RECORDINGS
 CSP - OCTOBER 6, 2004

Revision Date
 BID SET 11-15-04

Sheet Title
 LANDSCAPE
 PLAN
 Sheet Number
 L-10

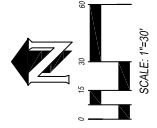


Owner
 EAST PLAINS
 METROPOLITAN
 DISTRICT

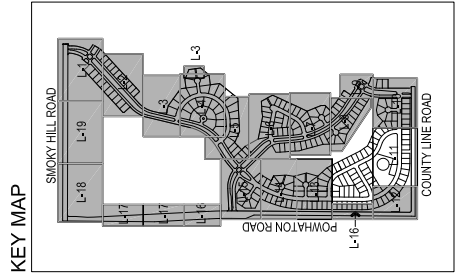
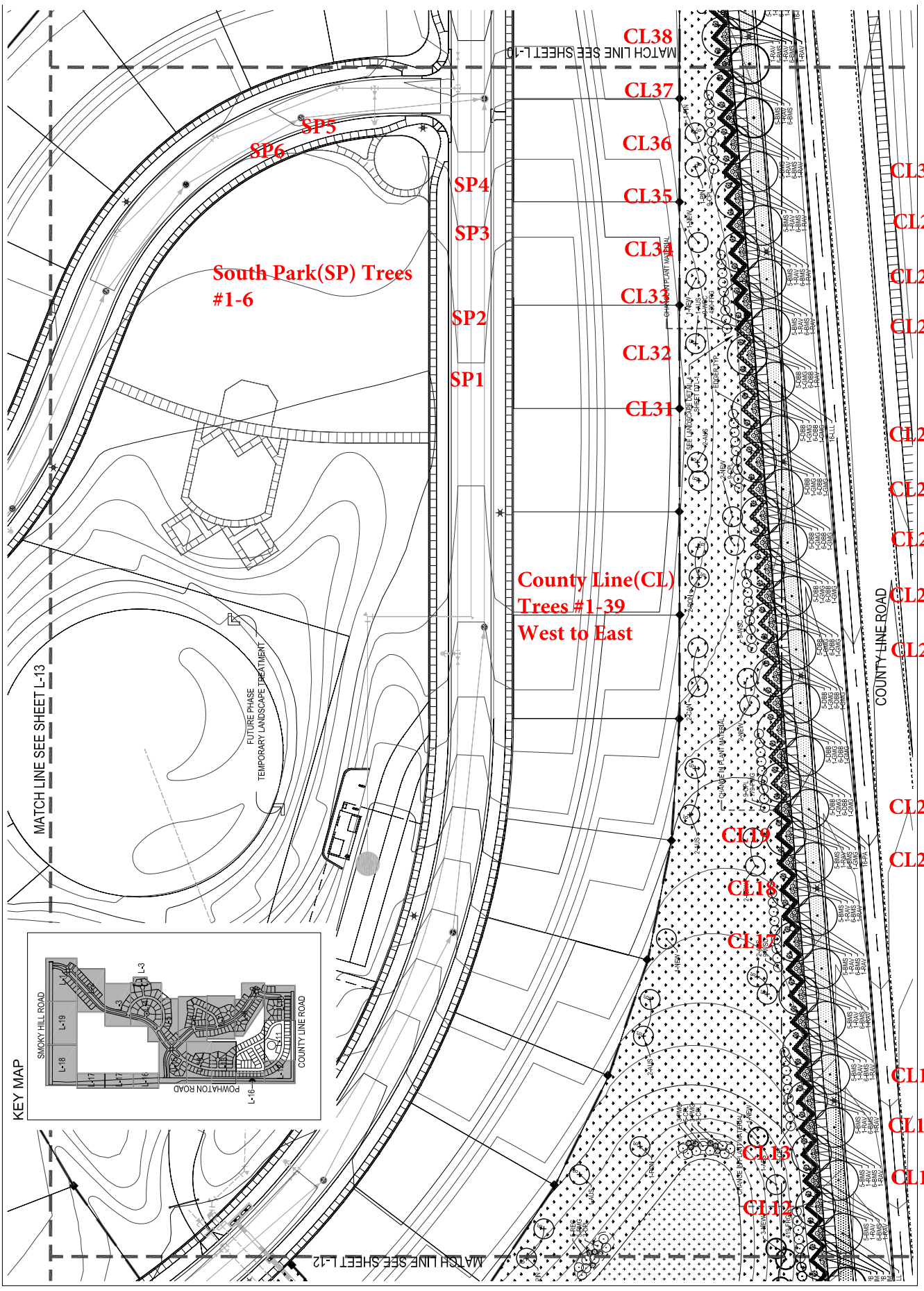
BLACKSTONE C.C.
 Aurora, Colorado
 LANDSCAPE CONSTRUCTION DOCUMENTS

770 West Colfax
 Denver, Colorado 80202
 Fax: 303.862.1188
 Phone: 303.862.1186

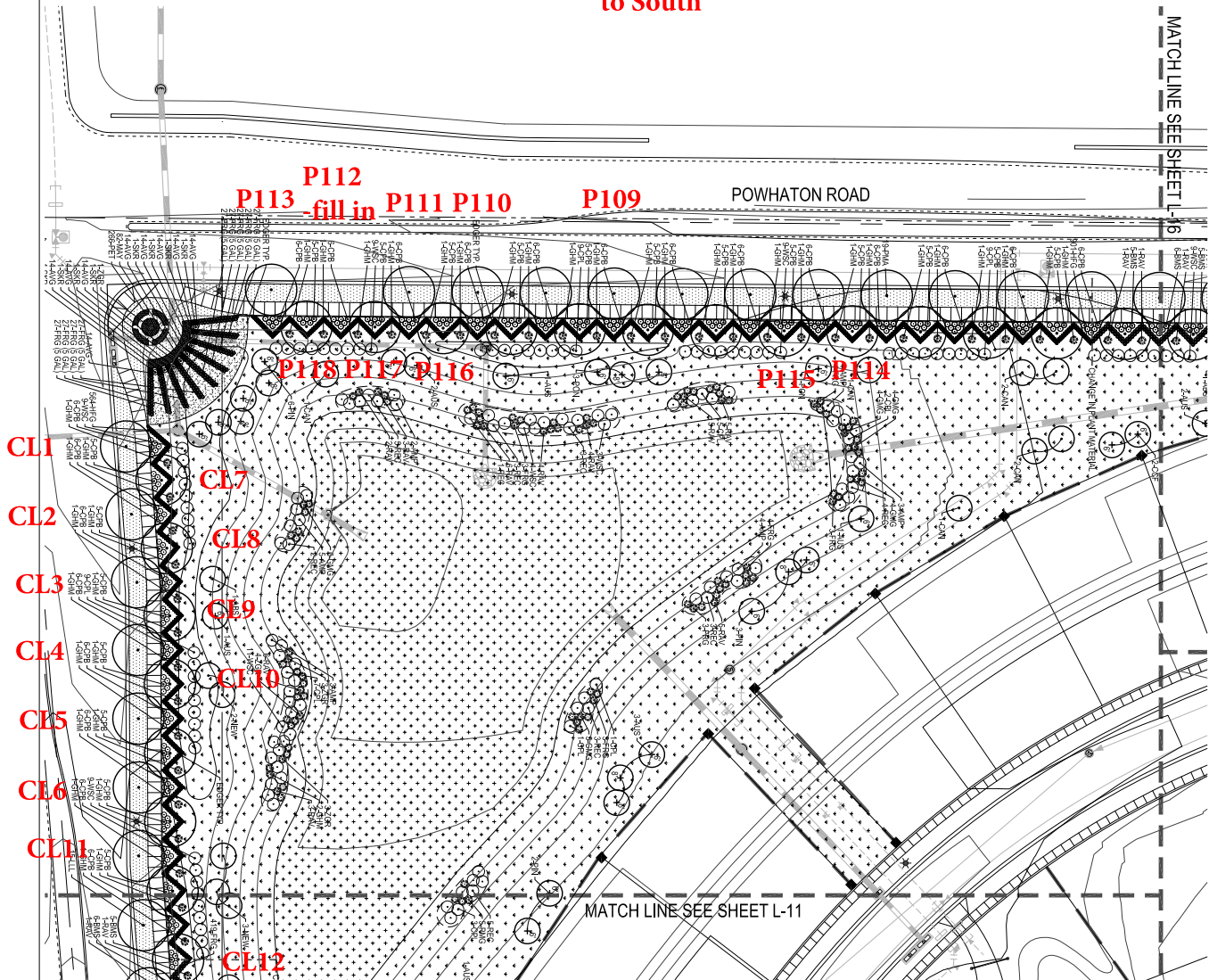
Blair/Blair
 Landscape Architecture
NORRIS DILLON



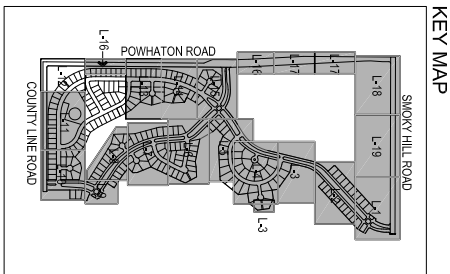
Issue Date	2003
CSP: APRIL 11, 2003	
2nd CSP: JULY 2, 2003	
3rd CSP: AUG. 26, 2003	
FINAL RECORDING	
CSP: OCTOBER 6, 2004	
Revision Date	
BID SET 11-L-11A	
Sheet Title	LANDSCAPE PLAN
Sheet Number	L-11



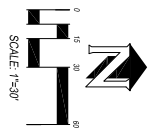
**Pow(P) Trees
 #1-118 North
 to South**



**County Line(CL)
 Trees #1-39
 West to East**



Issue Date
 CSP - APRIL 11, 2003
 2ND CSP - JULY 3, 2003
 3RD CSP - AUG. 28, 2003
 FINAL RECORDING
 CSP - OCTOBER 6, 2004
 Revision Date
 BID SET 11-15-04

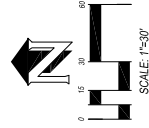


Owner:
 EAST PLAINS
 METROPOLITAN
 DISTRICT

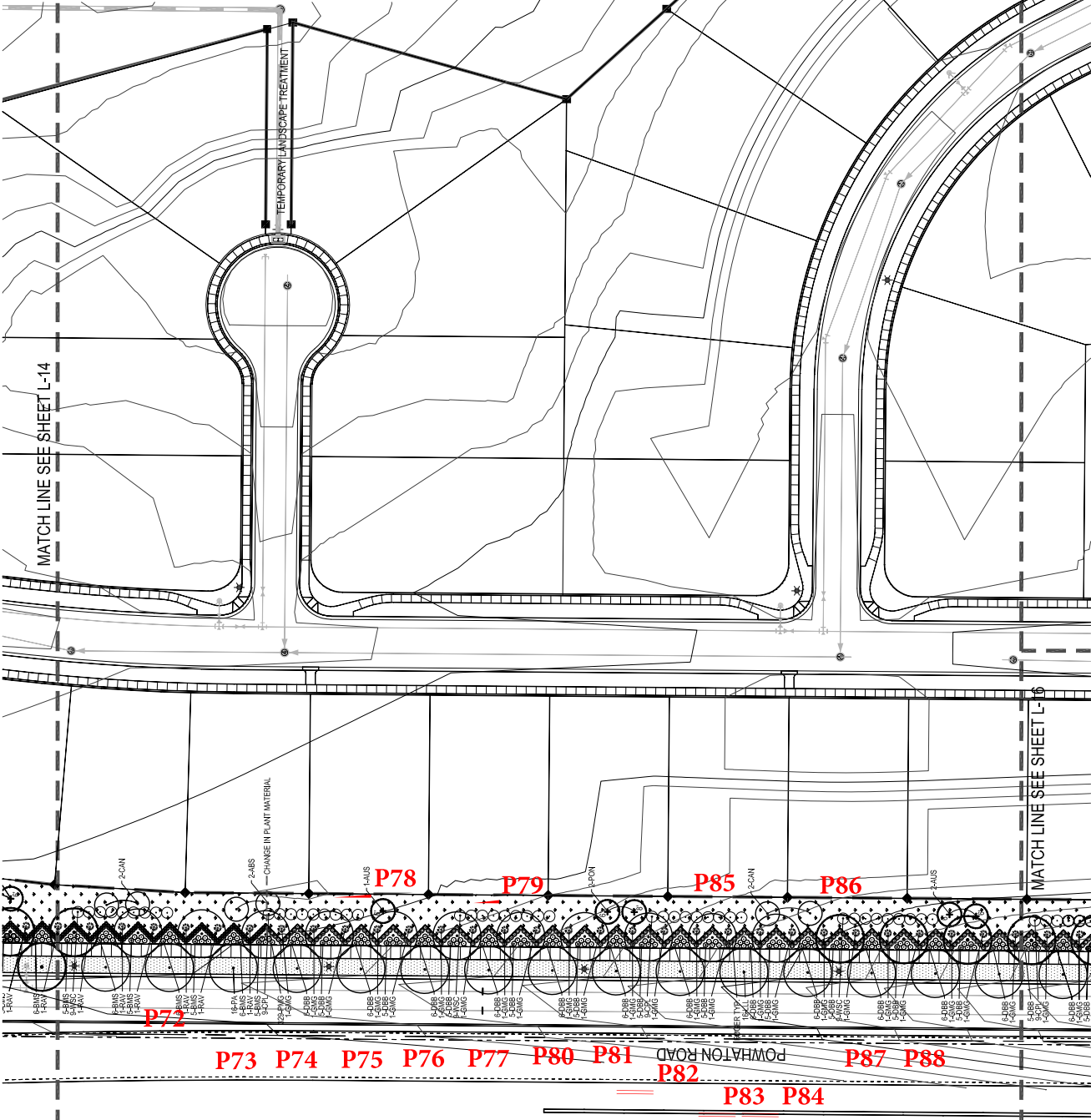
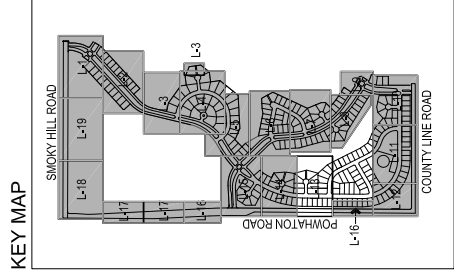
BLACKSTONE C.C.
 Aurora, Colorado
 LANDSCAPE CONSTRUCTION DOCUMENTS

770 West Colfax
 Denver, Colorado 80202
 Fax: 303.862.1188
 Phone: 303.862.1188

Project:
 Landscape Architecture
NORRIS DUELL

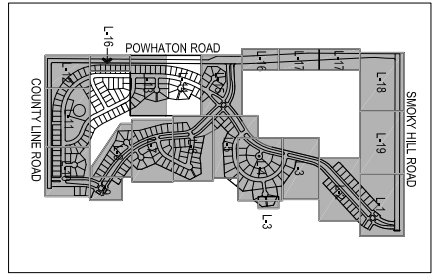
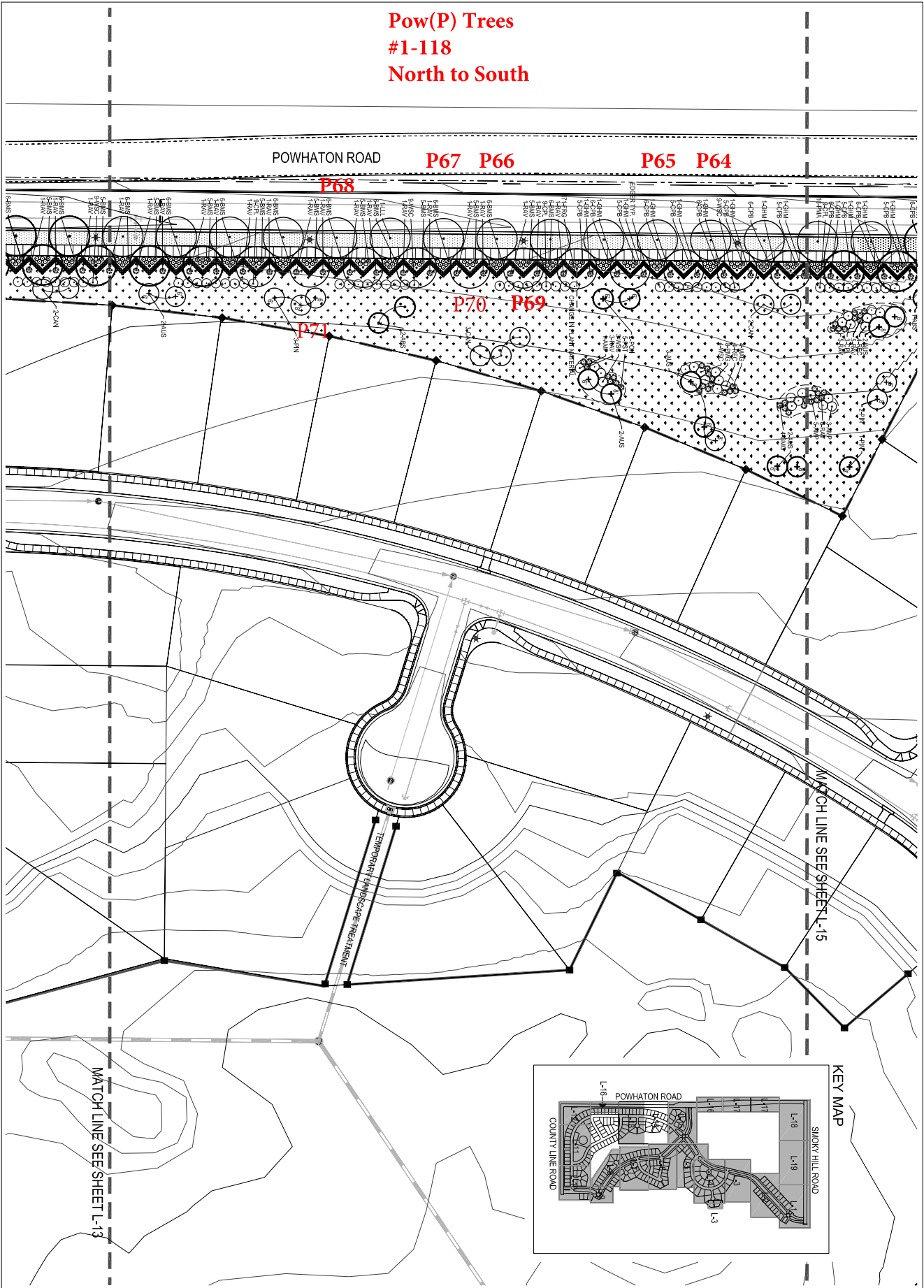


Issue Date
CSP: APRIL 11, 2003
2nd CSP: JULY 3, 2003
3rd CSP: AUG. 26, 2003
Revision Date
FINAL RECORDING CSP: OCTOBER 6, 2004
BID SET 11-15-04
Sheet Title LANDSCAPE PLAN
Sheet Number L-13



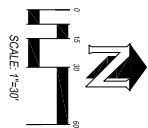
**Pow(P) Trees
 #1-118
 North to South**

**Pow(P) Trees
 #1-118
 North to South**



KEY MAP

Issue Date	CSP - APRIL 11, 2003
2nd CSP - JULY 3, 2003	
3rd CSP - AUG. 26, 2003	
FINAL RECORDING CSP - OCTOBER 6, 2004	
Revision Date	
BID SET 11-15-04	
Sheet Title	LANDSCAPE PLAN
Sheet Number	L-14

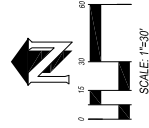


Owner:
 EAST PLAINS METROPOLITAN DISTRICT

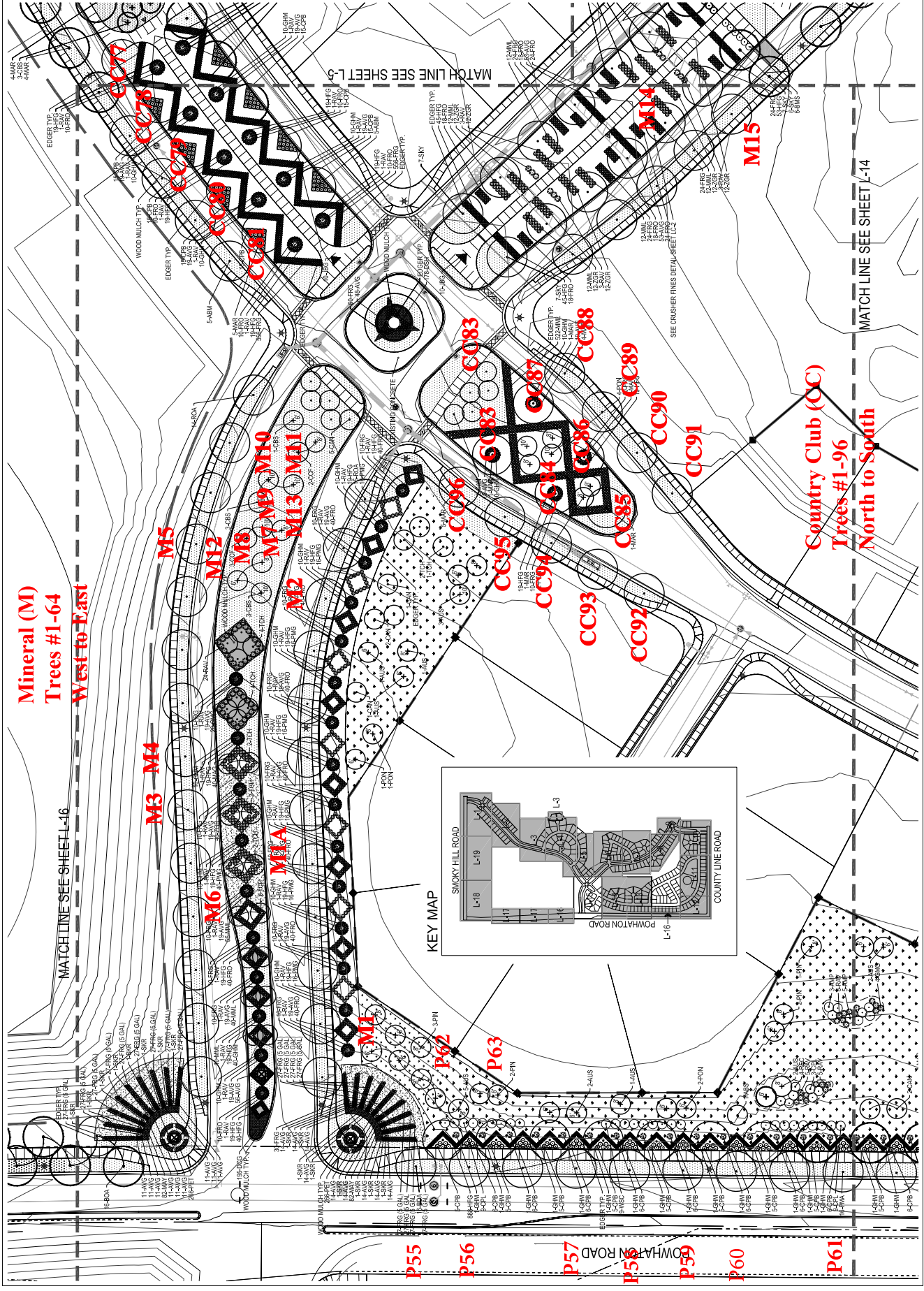
BLACKSTONE C.C.
 Aurora, Colorado
 LANDSCAPE CONSTRUCTION DOCUMENTS

770 West Colfax
 Denver, Colorado 80202
 Fax: 303.892.1188
 Phone: 303.892.1188





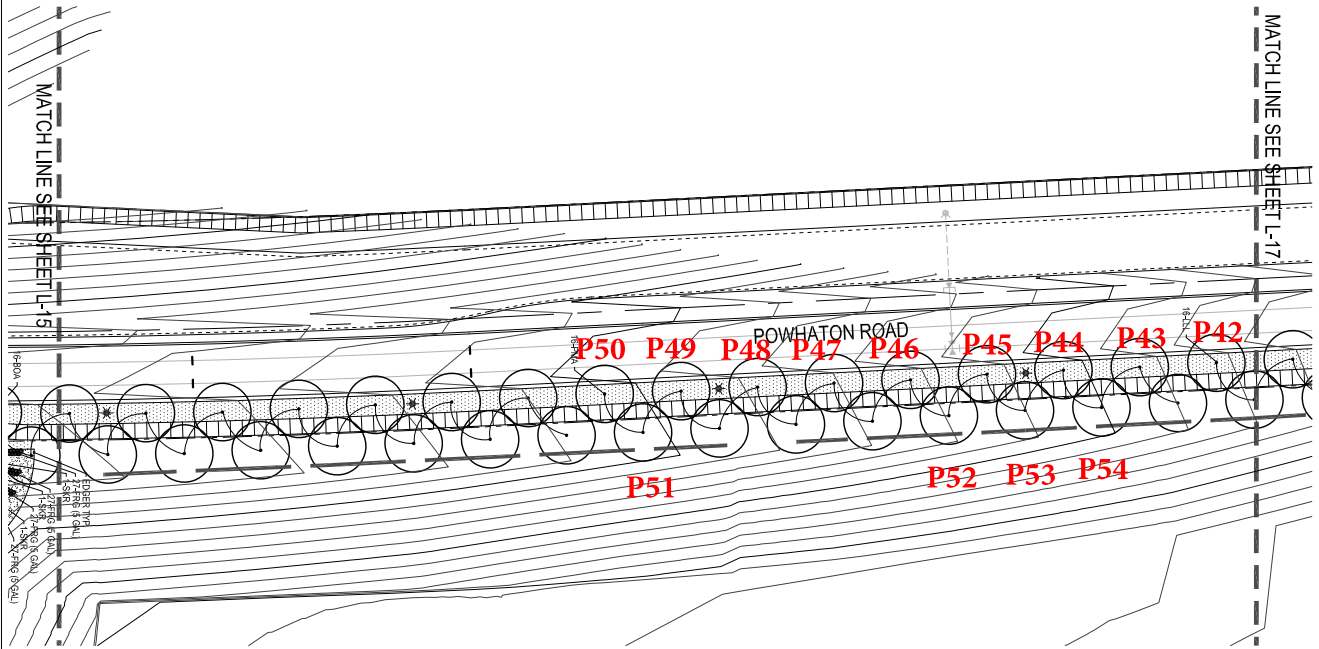
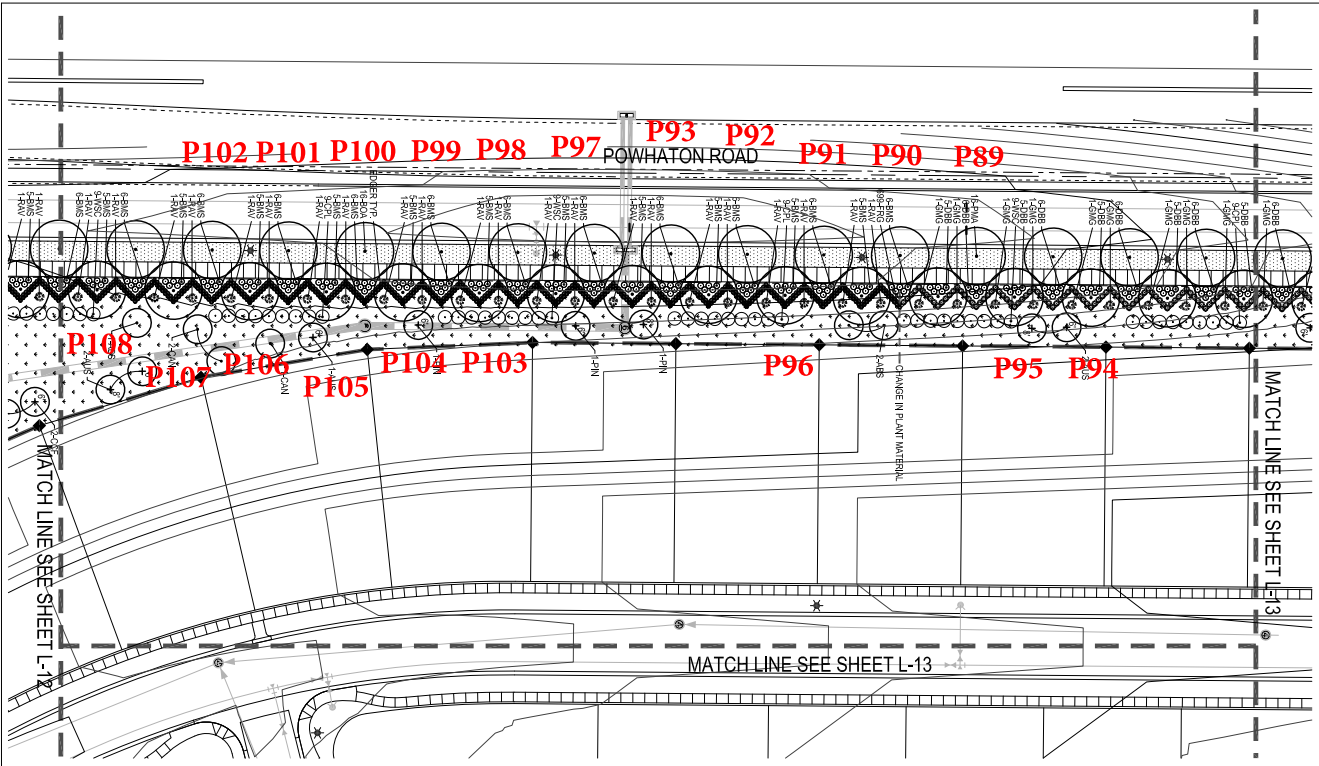
Issue Date	
CSP: APRIL 11, 2003	
2nd CSP: JULY 3, 2003	
3rd CSP: Aug. 26, 2003	
FINAL RECORDING CSP: OCTOBER 6, 2004	
Revision Date	
BID SET 11-15-04	
Sheet Title	LANDSCAPE PLAN
Sheet Number	L-15



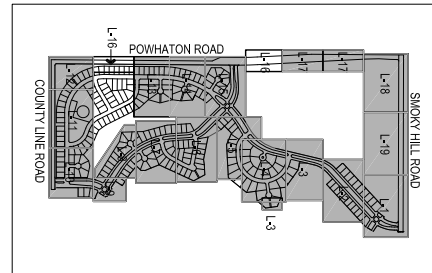
**Pow(P) Trees
 #1-118
 North to South**

**Mineral (M)
 Trees #1-64
 West to East**

**Country Club (CC)
 Trees #1-96
 North to South**

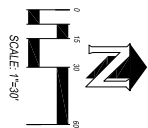


**Pow(P) Trees
 #1-118
 North to South**



KEY MAP

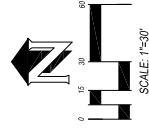
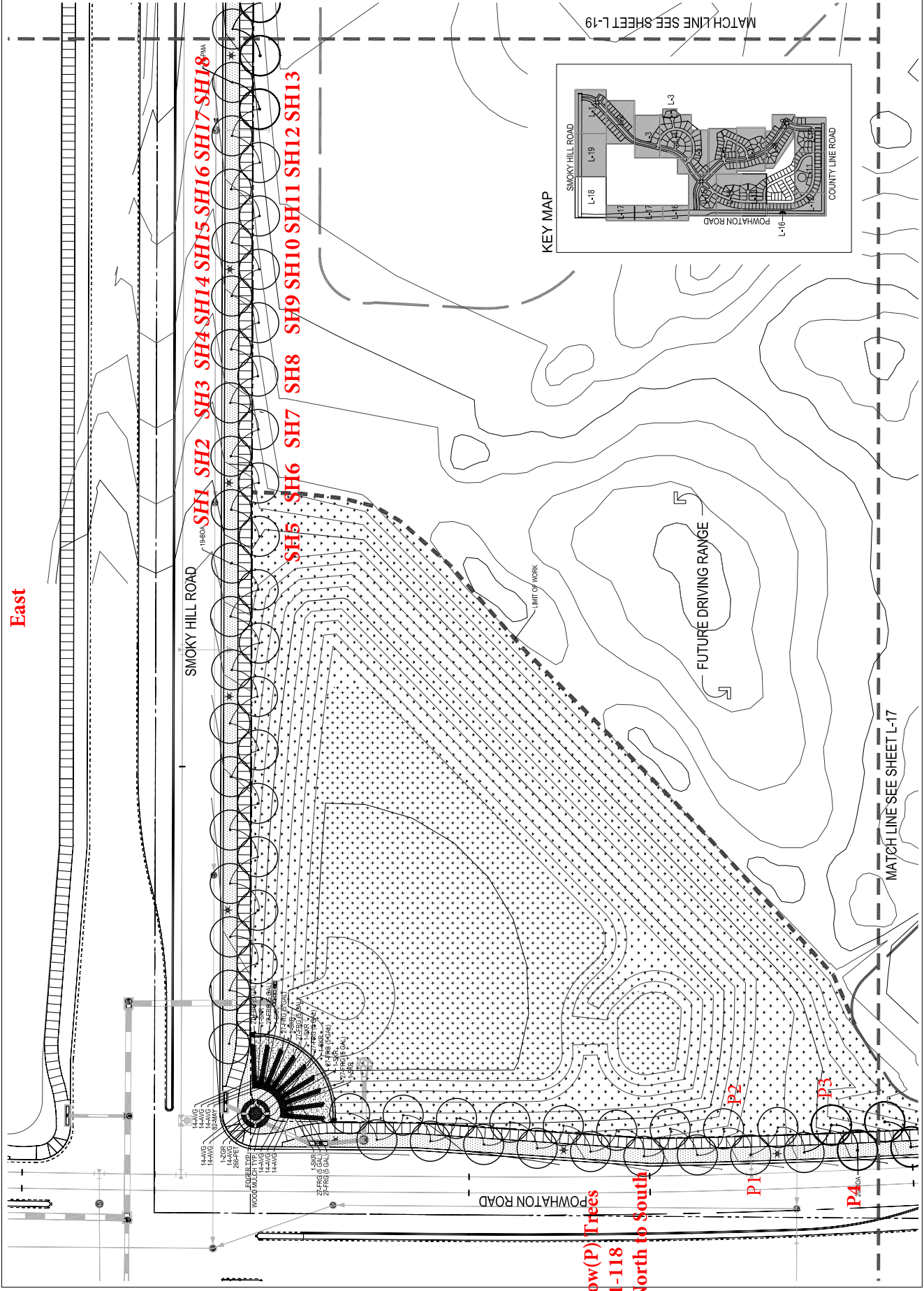
Issue Date	CSP - APRIL 11, 2003
2nd CSP - JUL 3, 2003	3rd CSP - AUG 26, 2003
FINAL RECORDING CSP - OCTOBER 6, 2004	Revision Date
BID SET 11-15-04	
Sheet Title	LANDSCAPE PLAN
Sheet Number	L-16



BLACKSTONE C.C.
 Aurora, Colorado
 LANDSCAPE CONSTRUCTION DOCUMENTS

NORRIS DUELL
 Landscape Architects
 770 West Colfax
 Denver, Colorado 80202
 Fax: 303.862.1188
 Phone: 303.862.1199

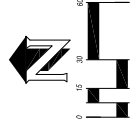
**SH: Trees
#1-56
West to
East**



Issue Date	Revision Date
CSP: APRIL 11, 2003	CSP: APRIL 11, 2003
2nd CSP: JULY 3, 2003	2nd CSP: JULY 3, 2003
3rd CSP: AUG. 26, 2003	3rd CSP: AUG. 26, 2003
FINAL RECORDING	FINAL RECORDING
CSP: OCTOBER 6, 2004	CSP: OCTOBER 6, 2004
BID SET 11-15-04	BID SET 11-15-04
Sheet Title	Sheet Title
LANDSCAPE PLAN	LANDSCAPE PLAN
Sheet Number	Sheet Number
L-18	L-18

BLACKSTONE C.C.
Aurora, Colorado
LANDSCAPE CONSTRUCTION DOCUMENTS

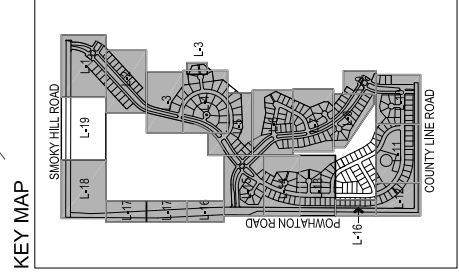
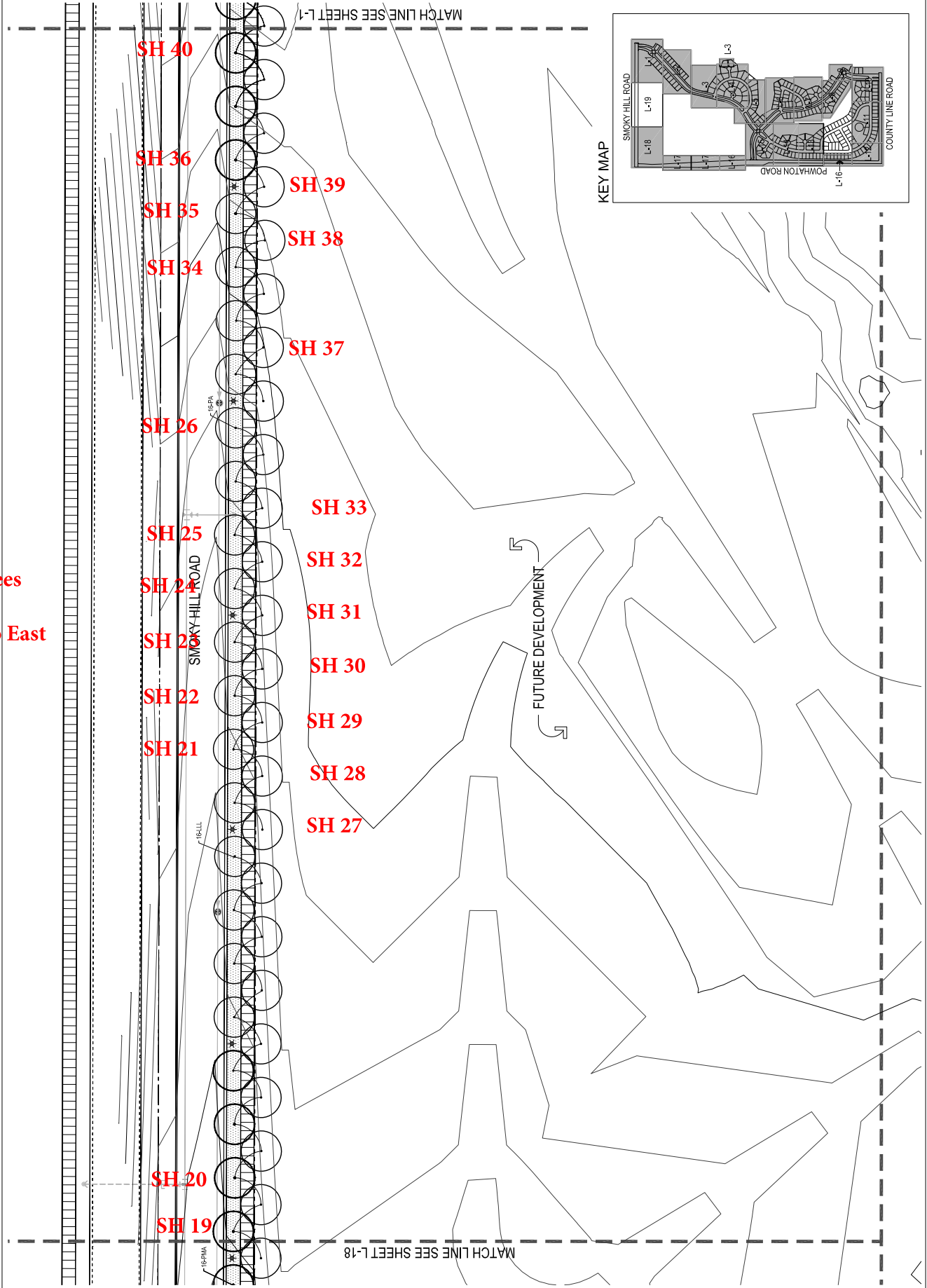
NONUS DULLEA
Rinkley
Landscape Architecture
710 West Colfax
Denver, Colorado 80204
Fax: 303 882 1186
Phone: 303 882 1188



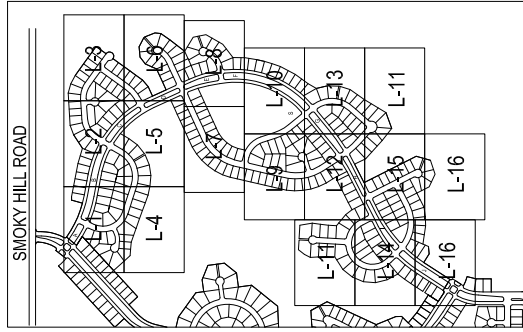
Issue Date
CSP: APRIL 11, 2003
2nd CSP: JULY 3, 2003
3rd CSP: AUG. 26, 2003
FINAL RECORDING CSP: OCTOBER 6, 2004
Revision Date
BID SET 11-15-04

Sheet Title
LANDSCAPE PLAN
Sheet Number
L-19

**SH: Trees
 #1-56
 West to East**



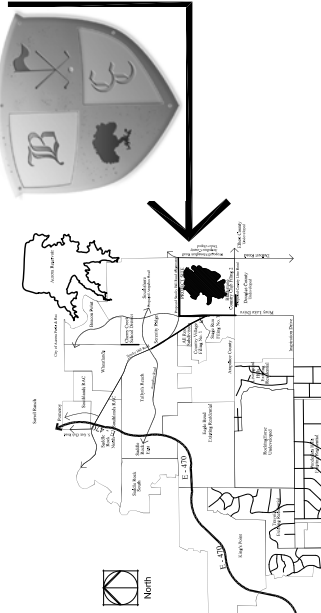
KEY MAP



SHEET INDEX

- LC-1 LANDSCAPE CALCULATIONS
- LC-2 LANDSCAPE NOTES
- LC-3 LANDSCAPE PLANT LIST
- PL-1 FENCING PLAN
- PL-2 FENCING DETAILS
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE PLAN
- L-4 LANDSCAPE PLAN
- L-5 LANDSCAPE PLAN
- L-6 LANDSCAPE PLAN
- L-7 LANDSCAPE PLAN
- L-8 LANDSCAPE PLAN
- L-9 LANDSCAPE PLAN
- L-10 LANDSCAPE PLAN
- L-11 LANDSCAPE PLAN
- L-12 LANDSCAPE PLAN
- L-13 LANDSCAPE PLAN
- L-14 LANDSCAPE PLAN
- L-15 LANDSCAPE PLAN
- L-16 LANDSCAPE PLAN

VICINITY MAP



SITE CALCULATIONS

AREA DESCRIPTION	AREA/LENGTH	REQUIRED BUFFER WIDTH	PROVIDED BUFFER WIDTH	# OF TREES REQUIRED	# OF SHRUBS REQUIRED	# OF TREES PROVIDED	# OF SHRUBS PROVIDED
TRACT A	13,951 SF	N.A.	N.A.	103,500 SF=4 240 LF=10	103,500 SF 40	10	232
TRACT B	55,160 SF	N.A.	N.A.	103,500 SF=16 240 LF=41	103,500 SF 138	47	289
TRACT C	27,601 SF	N.A.	N.A.	103,500 SF=8 240 LF=21	103,500 SF 70	28	303
TRACT D	19,776 SF	N.A.	N.A.	103,500 SF=6 240 LF=21	103,500 SF 57	18	340
TRACT E	22,709 SF	N.A.	N.A.	103,500 SF=7 240 LF=19	103,500 SF 65	23	233
TRACT F	66,406 SF	N.A.	N.A.	103,500 SF=20 240 LF=50	103,500 SF 196	53	586
TRACT G	34,499 LF	N.A.	N.A.	103,500 SF=10 240 LF=26	103,500 SF 99	33	680
TRACT H	19,606 SF	N.A.	N.A.	103,500 SF=6 240 LF=21	103,500 SF 50	22	483
TRACT I	28,555 SF	N.A.	N.A.	103,500 SF=9 240 LF=30	103,500 SF 90	29	427
TRACT J	40,956 SF	N.A.	N.A.	103,500 SF=12 240 LF=30	103,500 SF 117	35	274
TRACT K	3,688,721 SF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TRACT L	484,924 SF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TRACT M	2,242 SF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TRACT N	2,020 SF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TRACT O	9,772 SF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TRACT P	2,169 SF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TRACT Q	9,688 SF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TRACT R	2,024 SF	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
TRACT S	60,984 SF	N.A.	N.A.	103,500 SF=18 140 LF=36	103,500 SF 174	32	308
TOTAL	4,453,789 SF	N.A.	N.A.	388	1,131	346	4,135

LANDSCAPE IRRIGATION TRACT AREA CALCULATIONS

FILING 1	Non-Water Conserving Irrigation (GOOD AND NATURALIZED DRYLAND SEED)	Water Conserving Irrigation (SHRUB BEDS)	Non-Irrigated Area (SIDEWALKS AND TRAILS)	Total Tract Area (FROM PLAN)
TRACT 'A'	736 SF	11,154 SF	2,061 SF	13,951 SF
TRACT 'B'	33,099 SF	8,543 SF	13,518 SF	55,160 SF
TRACT 'C'	11,512 SF	9,485 SF	6,604 SF	27,601 SF
TRACT 'D'	1,972 SF	14,021 SF	3,783 SF	19,776 SF
TRACT 'E'	11,450 SF	5,842 SF	5,417 SF	22,709 SF
TRACT 'F'	23,549 SF	31,849 SF	12,908 SF	68,406 SF
TRACT 'G'	11,493 SF	16,367 SF	34,499 SF	66,367 SF
TRACT 'H'	3,633 SF	11,527 SF	4,556 SF	19,706 SF
TRACT 'I'	10,973 SF	11,092 SF	7,500 SF	29,565 SF
TRACT 'J'	23,759 SF	7,763 SF	9,394 SF	40,956 SF
TRACT 'K'	N.A.	N.A.	N.A.	3,688,721 SF
TRACT 'L'	N.A.	N.A.	N.A.	423,950 SF
TRACT 'M'	2,242 SF	0	0	2,242 SF
TRACT 'N'	2,020 SF	0	0	2,020 SF
TRACT 'O'	9,772 SF	0	0	9,772 SF
TRACT 'P'	2,169 SF	0	0	2,169 SF
TRACT 'Q'	9,688 SF	0	0	9,688 SF
TRACT 'R'	2,024 SF	0	0	2,024 SF
TRACT 'S'	49,099 SF	6,907 SF	4,980 SF	60,984 SF
TOTAL	209,120 SF	134,640 SF	77,360 SF	4,453,789 SF

OWNER:

9900 Park Meadows Drive
 Lone Tree, CO 80124
 Phone: (303) 754-4058
 CONTACT: DAVID SNOW

PLANNING / L.A.:

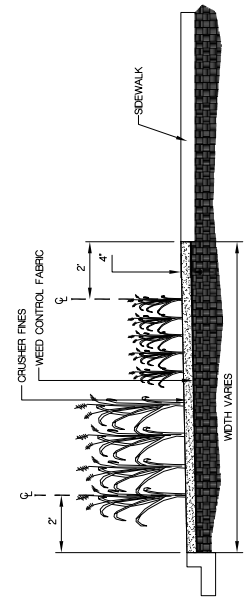
710 WEST COLFAX AVENUE
 DENVER, COLORADO 80204
 PHONE: 303.892.1166
 FAX: 303.892.1186
 CONTACT: JD SAX

ENGINEER:

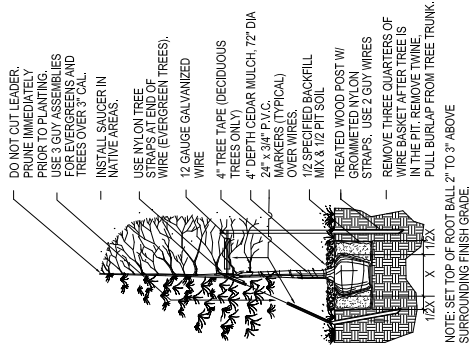
Stantec Consulting Inc.
 Suite 310
 Cherry St.
 Denver, CO
 Tel: 303.758.4058
 Fax: 303.758.4828
 CONTACT: PAUL SOBANIA

LANDSCAPE NOTES

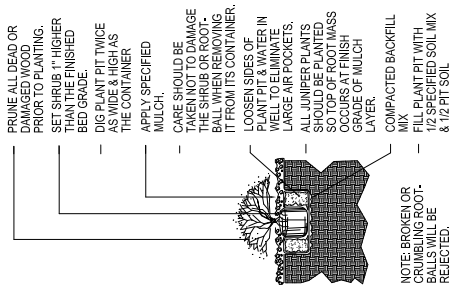
- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLANS VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR.
- WHERE "STEEL EDGER" IS NOTED ON PLAN, BED SHALL BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE STEEL EDGER PAINTED GREEN (RYERSON OF APPROVED EQUAL).
- ALL SHRUB, ORNAMENTAL GRASS, AND ANNUAL/PERENNIAL BEDS ARE TO BE MULCHED AS NOTED ON PLAN OR AS SPECIFIED IN THE ENLARGEMENT DETAILS.
- ALL AREAS TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION TILLED INTO ROUGH GRADES TO A DEPTH OF 6" (MINIMUM RATE OF 5 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FENCING AND LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED CONTEXTUAL SITE PLAN AND LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- REFER TO PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION REGARDING LANDSCAPE AND IRRIGATION INSTALLATION.
- ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME SPECIES AT CONTRACTOR'S EXPENSE.
- CALL FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
- ALL SANITARY SEWER SERVICES CROSSING THE MODIFIED COLLECTOR MEDIAN SHALL BE SLEEVED WHERE TREES ARE PLANTED WITHIN THE UTILITY EASEMENT AS SHOWN ON PLAN.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL EXCEPT FOR NONIRRIGATED NATIVE, RESTORATIVE, AND DRY TOLERANT GRASSES SHALL BE IRRIGATED EXCEPT FOR THOSE SPECIFICALLY NOTED OTHERWISE. AND MAINTENANCE SHALL CONFORM TO REGULATIONS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS (NOT ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS, AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA, ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS AWAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- ALL PLANT SIZES IN SCHEDULE ARE SHOWN AS MINIMUM SIZES. OWNER RESERVES THE RIGHT TO UPGRADE PLANT MATERIAL TO LARGER SIZES DURING INSTALLATION.
- ALL TREES AND SHRUBS IN NATIVE SEEDED AREAS SHALL RECEIVE A MULCH RING AT ITS BASE, EQUAL TO THREE INCHES IN DEPTH AND A WIDTH THAT EQUALS TWICE THE WIDTH OF THE PLANTING PIT. DO NOT REMOVE SAUCER, OR BERM, AROUND PLANTS IN NATIVE AREAS WHEN MULCHING.
- NOMOW LINE INDICATES THE LIMIT OF REGULAR MOWING. NATIVE SEED AREAS LOCATED PAST THIS LINE WILL BE KEPT IN ITS NATURALIZED STATE. REGULAR MOWING AND FORMAL PLANT BEDS WITH STEEL EDGER WILL NOT BE ALLOWED. ALL NEWLY PLANTED MATERIALS IN NATURALIZED AREAS SHALL BE MARKED WITH A Z TALL WOODEN STAKE.
- FRONT YARD LANDSCAPES WILL BE INSTALLED BY THE HOMEOWNER AND SHALL CONFORM TO THE CITY'S STANDARD.
- ALL WALKS AS IDENTIFIED ON PLANS ARE TO BE CONSTRUCTED OF CONCRETE, UNLESS OTHERWISE NOTED ON PLAN.
- ORNAMENTAL GRASSES INDICATED ON PLAN AS (O.G.)
- "TEMPORARY LANDSCAPING" WHERE NOTED, SHALL CONSIST OF IRRIGATED SOD TURF OR NATIVE SEED MIX AS SPECIFIED HERE IN. TEMPORARY LANDSCAPING SHALL ONLY BE LOCATED OUTSIDE R.O.W. WHERE FUTURE GOLF OR DEVELOPMENT IS TO OCCUR.
- FILING/PLAT BOUNDARY HAS BEEN OFFSET 10' FROM BACK OF LOT FOR GRAPHIC PURPOSES ONLY.
- ALL SANITARY SEWER SERVICE CROSSING THE MODIFIED COLLECTOR/MEDIAN SHALL BE SLEEVED WHERE TREES ARE PLANTED WITHIN THE UTILITY EASEMENT AS SHOWN ON THE LANDSCAPE PLAN.



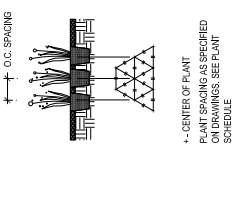
TREE PLANTING DETAIL
 N.T.S.



SHRUB PLANTING DETAIL
 N.T.S.



GALLON MATERIAL PLANTING DETAIL
 N.T.S.



DROUGHT RESPONSE

- THE SEVEN BASIC PRINCIPLES OF XERISCAPE HAVE AND WILL BE IMPLEMENTED: PLANNING AND DESIGN, SOIL IMPROVEMENT, ZONING OF PLANTS, PRACTICAL TURF AREAS, EFFICIENT IRRIGATION, MULCHING AND APPROPRIATE MAINTENANCE.
- ALL AREAS LEFT BARE DUE TO CURRENT DROUGHT CONDITIONS OR WATER RESTRICTIONS, SHALL BE PROTECTED FROM WIND AND WATER EROSION WITH WEED FREE STRAW CRIMPED IN PLACE.
- ALL TREES AND SHRUBS IN FUTURE TURF OR NATURALIZED AREAS SHALL INCLUDE A 72\"/>

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Lamp	Lumens	LF	Watts
★	91	KING LUMINAIRE K94-ENCLIP-100	100-watt HPS	•	•	•
▲	61	ANTIQUE BL130 L533	100-watt Metal Halide	•	•	•

LEGEND

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
REGREEN	TRITICUM AESTIVUM	27%	8.0 LBS.
WESTERN WHEATGRASS	AGROPYRON SMITHII	21%	6.2 LBS.
BIG BLUESTEM	ANDROPOGON GRACILIS	21%	6.2 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	7%	2.2 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	4%	1.2 LBS.
SWITCHGRASS	PANICUM VIRGATUM	7%	2.2 LBS.
INDIANGRASS	SORGHASTRUM NUTANS	7%	2.2 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	6%	1.8 LBS.
TOTAL	100%	30.0 LBS.	

IRRIGATED BLUEGRASS SOD (REFER TO SPECS FOR MIX)	A34 SPORTS TURF
IRRIGATED NATURALIZED DRYLAND SEED AREAS	ANNUAL / PERENNIAL BED
	WOOD MULCH
	CRUSHER FINES (UNLESS OTHERWISE SPECIFIED)

HOME YARD LANDSCAPING-TURF OPTION

PLANT QUALITY AND TYPE	REQUIREMENTS
TURF: AT CORNER LOTS WITH A SIDE YARD VISIBLE TO PUBLIC VIEW, TURF AREAS SHALL INCLUDE BOTH FRONT AND SIDE YARD AREAS.	**SMALL LOT: 40% MIN. / 50% MAX. STANDARD LOT: 30% MIN. / 40% MAX. LARGE LOT: 25% MIN. / 40% MAX. ESTATE LOT: 25% MIN. / 40% MAX.
1 SHADE TREE, AND EITHER 1 ORNAMENTAL TREE OR 1 EVERGREEN TREE	2" CALIPER 6' HEIGHT
FRONT YARD SHRUBS PER LOT SIZE:	*SHRUBS: 5 GALLON CONTAINER MIN. (PLANT MATERIAL SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z66.1)
**SMALL LOT: 8 STANDARD LOT: 16 LARGE LOT: 26 ESTATE LOT: 36	FABRIC MAY BE OMITTED UNDER ANNUALS, PERENNIALS, AND GROUNDCOVERS.
SIDE YARDS	USE A VARIETY OF SHRUBS AND PLANT MATERIALS THAT WILL PROVIDE VISUAL INTEREST DURING ALL SEASONS.
INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW *	NO PLANT MATERIAL IS REQUIRED, BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
EXTERNAL SIDE YARDS ON CORNER LOTS, EXPOSED TO PUBLIC VIEW *	MULCHES ARE REQUIRED FOR SOIL STABILITY. SHRUBS AND TREES AT THE RATE OF THREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD.
REAR YARDS	TURF OR XERIC LANDSCAPING IS NOT REQUIRED. THE USE OF NATURAL TURF SHALL BE LIMITED TO 45% OF THE AREA TO BE LANDSCAPED. REAR YARDS AT CORNER LOTS EXPOSED TO PUBLIC VIEWS SHALL BE LANDSCAPED WITH TURF OR XERIC LANDSCAPING.

* PERENNIALS AND ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR SHRUBS AT 3 ONE GALLON PERENNIAL OR ORNAMENTAL GRASS SPECIES PER 1 FIVE GALLON SHRUB.

** SMALL LOT: 3,700SF-6,960SF STANDARD LOT: 6,000SF-8,960SF LARGE LOT: 9,000SF-14,960SF ESTATE LOT: 15,000SF AND GREATER

HOMEOWNER INSTALLED FRONT YARD LANDSCAPES

THE APPLICANT MUST APPLY TO THE DIRECTOR OF PLANNING FOR A WAIVER PERMITTING CUSTOM FRONT YARD LANDSCAPING INSTALLED BY THE OWNER. THE APPLICANT MUST SHOW ON THE PANS THE FOLLOWING:

1. THE BUILDER SHALL ESTABLISH A DESIGN REVIEW COMMITTEE TO REVIEW EACH CUSTOM LANDSCAPE PACKAGE PROPOSED BY THE OWNER.
2. THE LANDSCAPING SHALL BE COMPLETED WITHIN 180 DAYS AFTER CLOSING ON THE PROPERTY IF THE CLOSING OCCURS DURING A GROWING SEASON (APRIL 1 - OCTOBER 1 IN THE SAME YEAR) OR DURING THE NEXT GROWING SEASON IF THE PROPERTY CLOSURES OUTSIDE OF THIS CYCLE. IF THE HOMEOWNER FAILS TO INSTALL THE LANDSCAPING, THE BUILDER SHALL INSTALL CODE-COMPLIANT LANDSCAPING DURING THE CURRENT GROWING SEASON OR THE NEXT SEASON IF THE VIOLATION OCCURS OUTSIDE OF THIS CYCLE.

HOME YARD LANDSCAPING-XERIC OPTION

FRONT YARD	REQUIREMENTS
TURF	NO TURF IS REQUIRED
REQUEST AND LANDSCAPE PLAN	SUBMIT REQUEST IN WRITING TO DIRECTOR OF PLANNING ACCOMPANIED WITH LANDSCAPE PLAN AT A MINIMUM SCALE OF ONE INCH EQUALS 10 FEET.
ROCK AND INORGANIC MULCHES	30% OF THE AREA TO NOT MORE THAN 2" CALIPER 50% OF ALL ROCK AND OTHER MULCH AREAS SHALL BE COVERED WITH LIVING PLANT MATERIAL
*PLANT MATERIALS	ALL PLANT MATERIALS SHALL COMPLY WITH REQUIREMENT'S FOUND IN SEC. 146-142B PLANT MATERIAL REQUIREMENTS.
*PAVERS	BRICK PAVERS, ASPHALT PAVERS, AND NATURAL STONE LIMITED TO NOT MORE THAN 40% OF THE LANDSCAPED AREA.
FEATURES	ONE OF THE FOLLOWING FEATURES SHALL BE INCORPORATED: A. WALL - 12.5" HIGH DECORATIVE NATURAL STONE, STUCCO, OR APPROVED CMU WALL. B. FENCE - IN ACCORDANCE WITH ART. 17 FENCE. C. BERMS - 1-LOW EARTH-BERM 2.5' TALL MAX. SLOPES NOT TO EXCEED 1:1 RISE FOR EACH 4' OF RUN. D. NATURAL Boulders - 3' (2x3' MIN).
1 SHADE TREE, AND EITHER 1 ORNAMENTAL TREE OR 1 EVERGREEN TREE	2" CALIPER 6' HEIGHT
** SHRUBS	SHRUBS: 5 GALLON CONTAINER MIN. (PLANT MATERIAL SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z66.1)
	FABRIC MAY BE OMITTED UNDER ANNUALS, PERENNIALS, AND GROUNDCOVERS.
	USE A VARIETY OF SHRUBS AND PLANT MATERIALS THAT WILL PROVIDE VISUAL INTEREST DURING ALL SEASONS.
SIDE YARDS	NO PLANT MATERIAL IS REQUIRED, BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW *	MULCHES ARE REQUIRED FOR SOIL STABILITY.
EXTERNAL SIDE YARDS ON CORNER LOTS, EXPOSED TO PUBLIC VIEW *	VISIBLE SIDE AND FRONT YARD AREAS AND APPLIED FRONT YARD STANDARDS.
REAR YARDS	TURF OR XERIC LANDSCAPING IS NOT REQUIRED. THE USE OF NATURAL TURF SHALL BE LIMITED TO 45% OF THE AREA TO BE LANDSCAPED. REAR YARDS AT CORNER LOTS EXPOSED TO PUBLIC VIEWS SHALL BE LANDSCAPED WITH TURF OR XERIC LANDSCAPING.

* AT CORNER LOTS WITH A SIDE YARD VISIBLE TO PUBLIC VIEW, FRONT AND SIDE YARD AREAS SHALL BE COVERED FOR CALCULATION OF XERIC REQUIREMENTS.

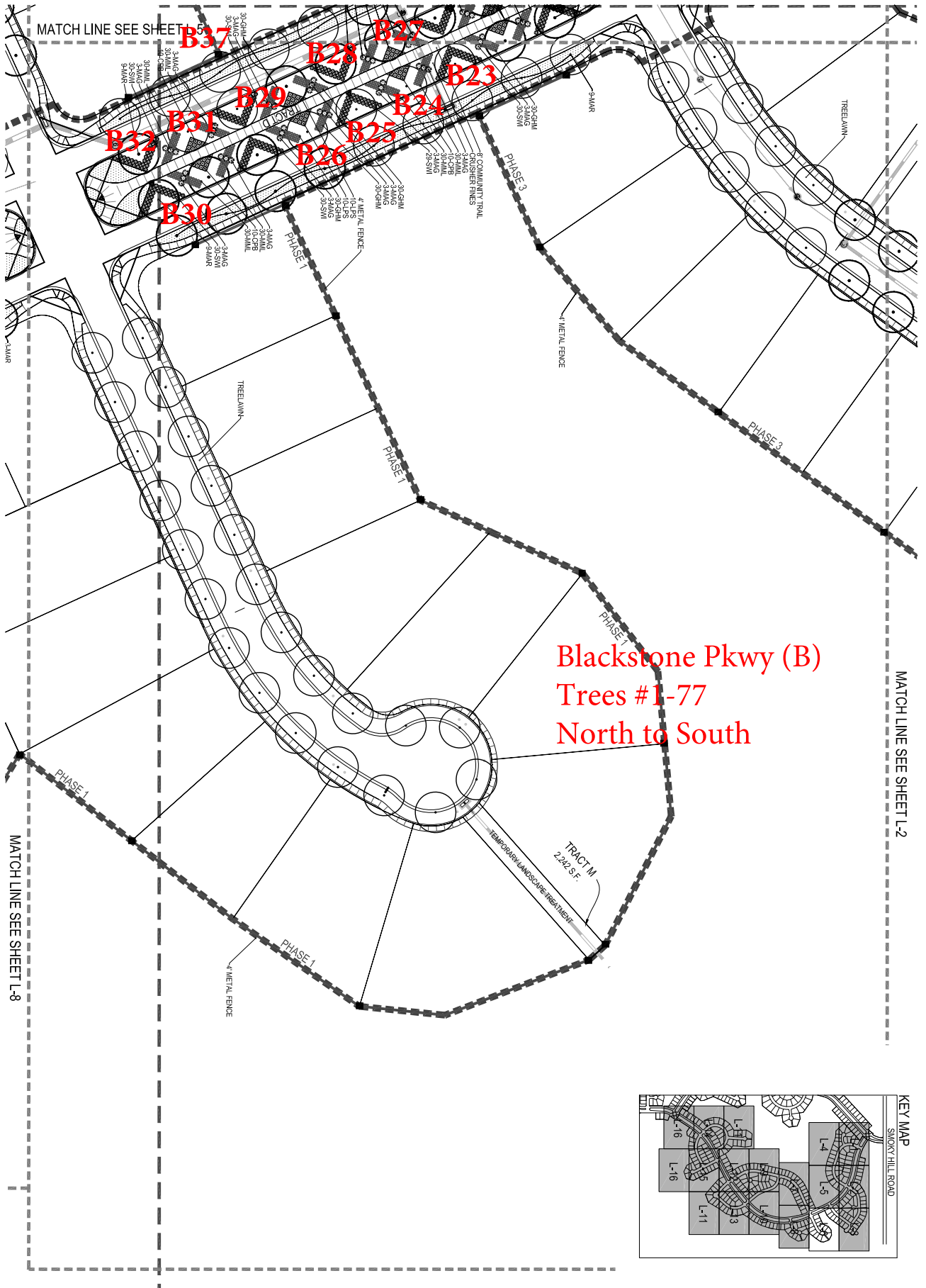
** PERENNIALS AND ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR SHRUBS AT 3 ONE GALLON PERENNIAL OR ORNAMENTAL GRASS SPECIES PER ONE FIVE GALLON SHRUB.

PLANTING SCHEDULE

SYMB.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES			
58	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL., 88B.
22	LITTLE LEAF LINDEN	TILIA CORDATA	2 1/2" CAL., 88B.
34	MARSHALL'S SEEDLESS ASH	FRAX. PENN. MARSHALL'S SEEDLESS	2 1/2" CAL., 88B.
46	SKYLINE OAK	QUERCUS RUBRA	2 1/2" CAL., 88B.
46	SKYLINE OAK	QUERCUS RUBRA	2 1/2" CAL., 88B.
18	COMMON HACKBERRY	CETIS. OCCIDENTALIS	2 1/2" CAL., 88B.
36	SHADEMASTER LOCUST	GLEDITSIA TRICANTHOS NERMIS SHADEMASTER	2 1/2" CAL., 88B.
238	(80% DROUGHT TOLERANT)		
EVERGREEN TREES			
30	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN., 88B.
30	(100% DROUGHT TOLERANT)		
DECIDUOUS ORNAMENTAL TREES			
18	AMUR MAPLE	ACER GINMILA	2" CAL., 88B.
20	RADIANT CRAB	MALUS X 'RADIANT'	2" CAL., 88B.
22	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	2" CAL., 88B.
60	(100% DROUGHT TOLERANT)		
LOW GROWING EVERGREEN SHRUBS			
120	CALGARY CARPET JUNIPER	JUNIPERUS SABINA MONIA	5 GAL.
120	(100% DROUGHT TOLERANT)		
DECIDUOUS SHRUBS			
174	COMPACT AMER. CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	5 GAL.
149	NEON FLASH SPIREA	SPRAEA JAPONICA 'NEON FLASH'	5 GAL.
116	LITTLE PRINCESS SPIREA	SPRAEA JAPONICA 'LITTLE PRINCESS'	5 GAL.
196	KEL PEASHRUB	CORNUS SERICEA 'KELSEY'	5 GAL.
284	GLOBE PEASHRUB	CARAGANA 'GLOBE'	5 GAL.
180	ROYAL GOLD YEW/NOYAXEN	BENETA 'TINCITORA ROYAL GOLD'	5 GAL.
198	ELDMORNING BUSH/BLACKBERRY	ELDMORNING BUSH/BLACKBERRY	5 GAL.
96	ROSY GLOW BARBERRY	BERBERIS THUNBERGII 'ROSY GLOW'	5 GAL.
162	BLUE WIST SPIREA	SYRINGA VULGARIS	5 GAL.
2	COMMON PURPLE LILAC	SYRINGA VULGARIS	5 GAL.
1,367	(87% DROUGHT TOLERANT) *2,666 = 76% DROUGHT TOLERANT) ←		
ORNAMENTAL GRASSES (O.G.)			
96	MADEN GRASS	MISCANTHUS SINENSIS 'GRACILIMUS'	1 GAL.
147	HARDY PAMPAS PLUME GRASS	SACCHARUM RAVANNAE	1 GAL.
1,060	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'YARL FOERSTER'	1 GAL.
912	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'OVERDAM'	1 GAL.
1,768	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 GAL.
108	RED SWITCH GRASS	PANICUM VIRGATUM 'ROSTRAHLBUSCH'	1 GAL.
1,598	PURPLE WILDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	1 GAL.
1,647	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL.
663	UPRIGHT SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	1 GAL.
7,999	(100% DROUGHT TOLERANT) (**7,999 GRASSES) (3 = 2,666 SHRUBS)		
PERENNIALS			
114	ALASKA SHASTA DASY	LELICANTHEMUM SUPERBUM 'ALASKA'	1 GAL.
22	SNOW IN SUMMER	CERASTIUM TOMENTOSUM	1 GAL.
12	PURPLE ICE PLANT	DELOSPERMA COOPERI	1 GAL.
148	(100% DROUGHT TOLERANT)		

GRAND TOTAL: 10,182 (90% DROUGHT TOLERANT AS SHOWN ON THE CITY OF AURORA'S RECOMMENDED XERISCAPE PLANT LIST)

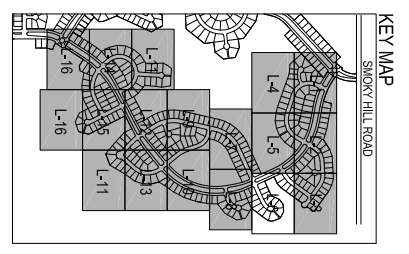
*CITY OF AURORA RECOMMENDED XERISCAPE PLANT LIST
*SEC. 146-142(B) OF THE CITY OF AURORA LANDSCAPE ORDINANCE STATES THAT THREE ONE-GALLON ORNAMENTAL GRASSES ARE EQUIVALENT TO ONE FIVE-GALLON SHRUB.



**Blackstone Pkwy (B)
 Trees #1-77
 North to South**

MATCH LINE SEE SHEET L-8

MATCH LINE SEE SHEET L-2



Revision Date	Issue Date
CSP - 12/04/04	
CSP - 3/10/05	
CSP - 6/20/05	

Sheet Title: LANDSCAPE PLAN
 Sheet Number: L-5



LENNAR
 Owner

7700 North Central
 Aurora, Colorado 80014
 Phone: 303.882.1199
 Fax: 303.882.1198
 Website: www.lennar.com

BLACKSTONE C.C.
 Aurora, Colorado
 Filing 2

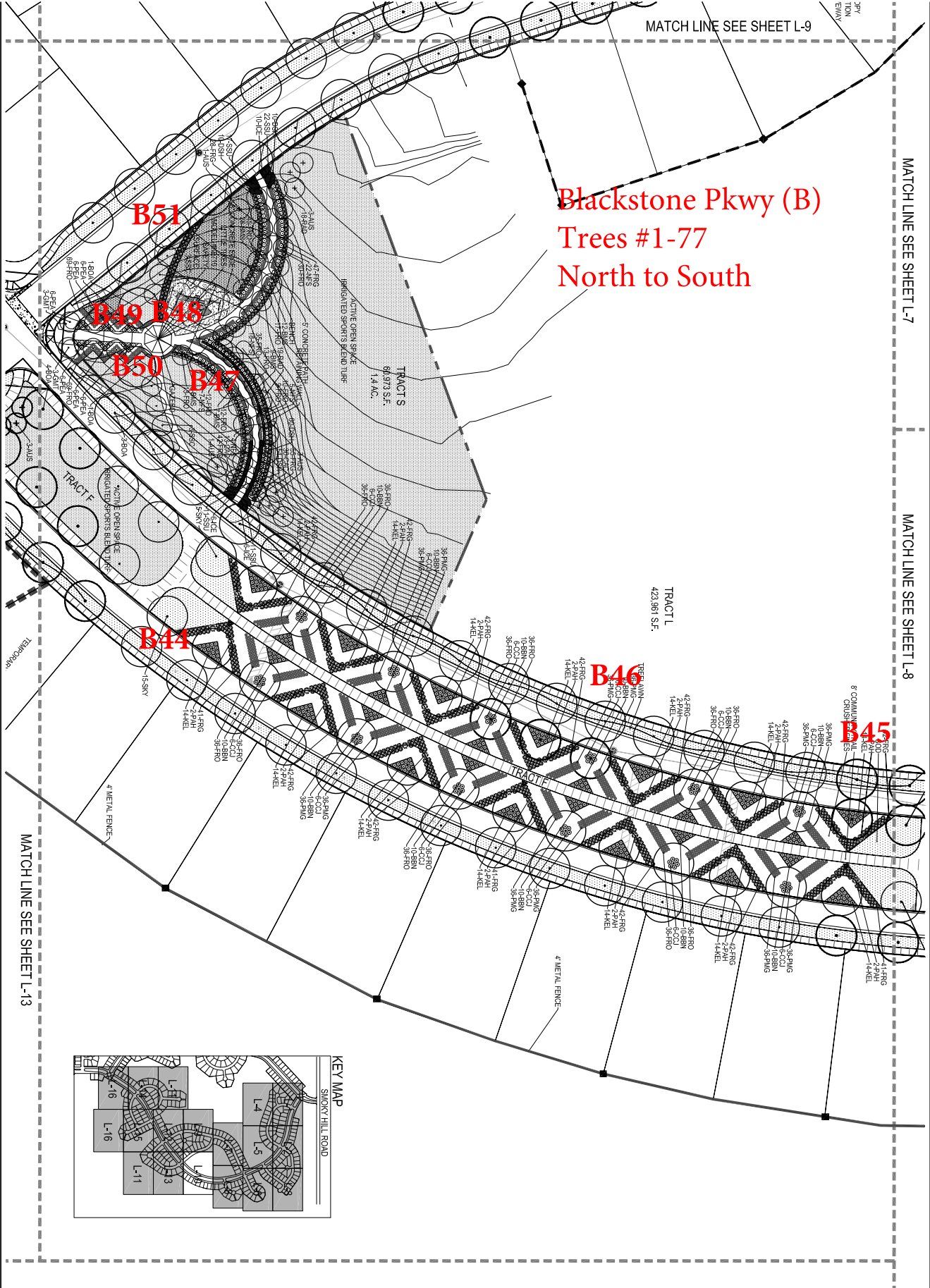
NORRIS DUELL
 Landscape Architecture
 7710 North Central
 Denver, Colorado 80204
 Phone: 303.882.1199
 Fax: 303.882.1198

MATCH LINE SEE SHEET L-9

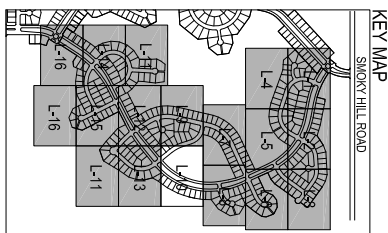
MATCH LINE SEE SHEET L-7

MATCH LINE SEE SHEET L-8

Blackstone Pkwy (B)
Trees #1-77
North to South



MATCH LINE SEE SHEET L-13



1000' Scale
 1" = 100'
 1" = 30'



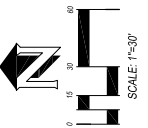
Owner
 Lennar

1000' Scale
 1" = 100'
 1" = 30'

BLACKSTONE C.C.
 Aurora, Colorado
 Filing 2

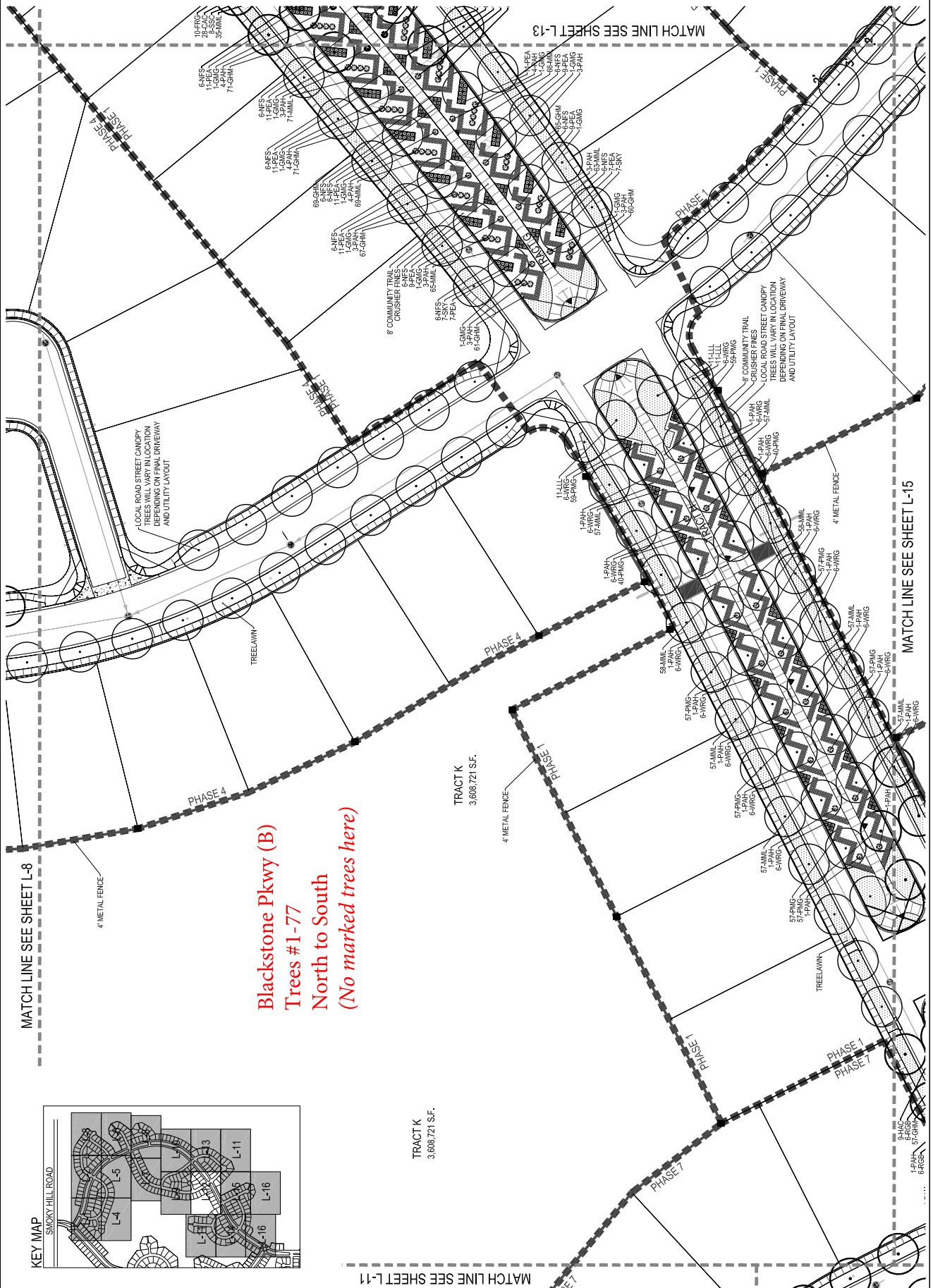
NOVUS DUTRA
 Planning
 Landscape Architecture
 710 West Colfax
 Denver, Colorado 80204
 Fax: 303.867.1188
 Phone: 303.867.1186

Issue Date	CSP - 12/04
Revision Date	CSP - 3/14/05
	CSP - 6/20/05
Revision Date	LENNAR 6/27/07
	LENNAR 10/10/07
Sheet Title	LANDSCAPE PLAN
Sheet Number	L-10

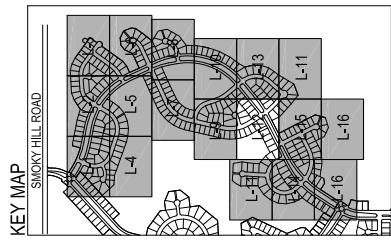


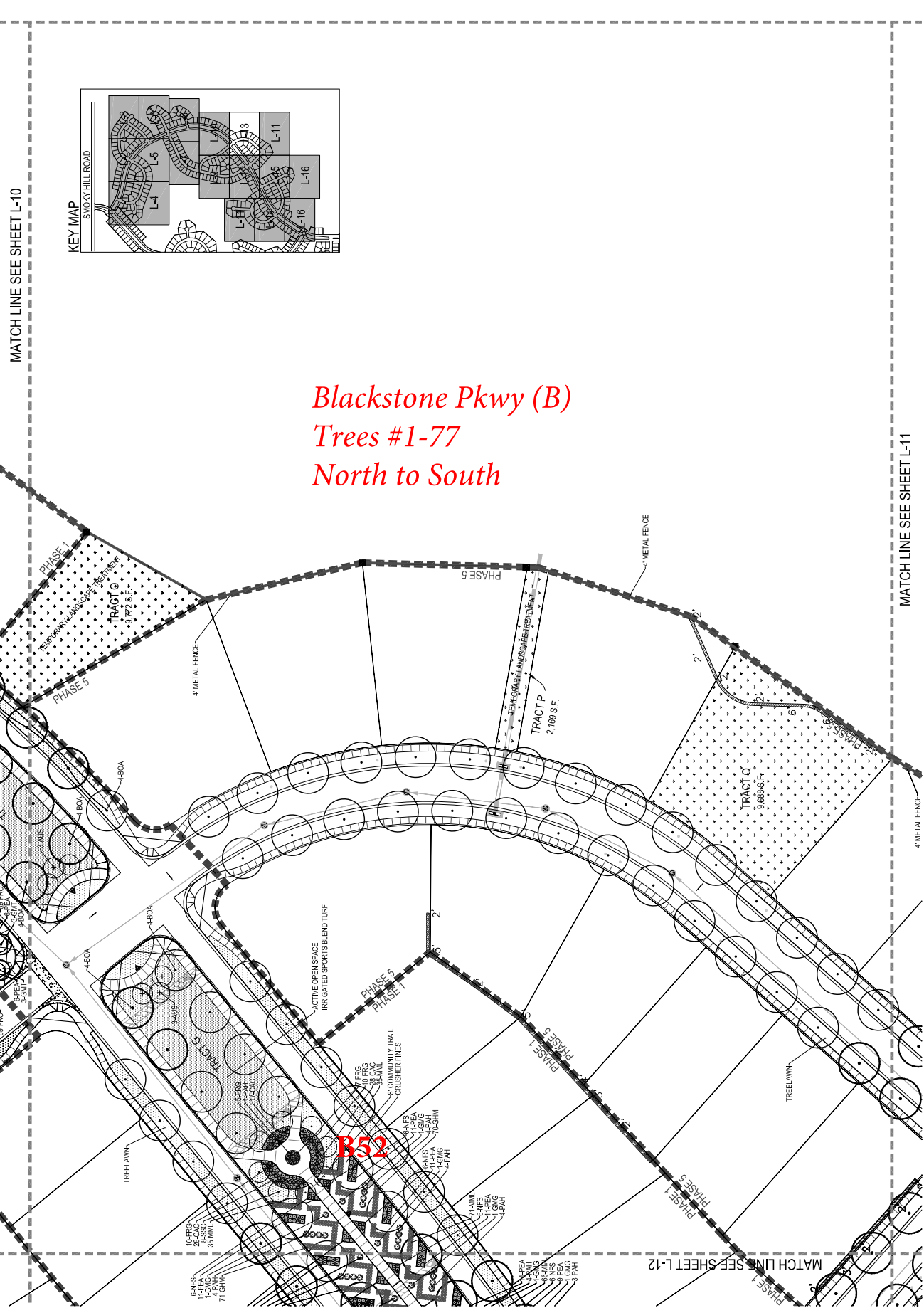
Issue Date	
CSP: 12/03/04	
CSP: 3/14/05	
CSP: 6/20/05	
Revision Date	

Sheet Title
LANDSCAPE PLAN
 Sheet Number
L-12

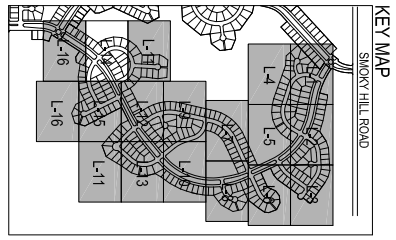


Blackstone Pkwy (B)
Trees # 1-77
North to South
(No marked trees here)





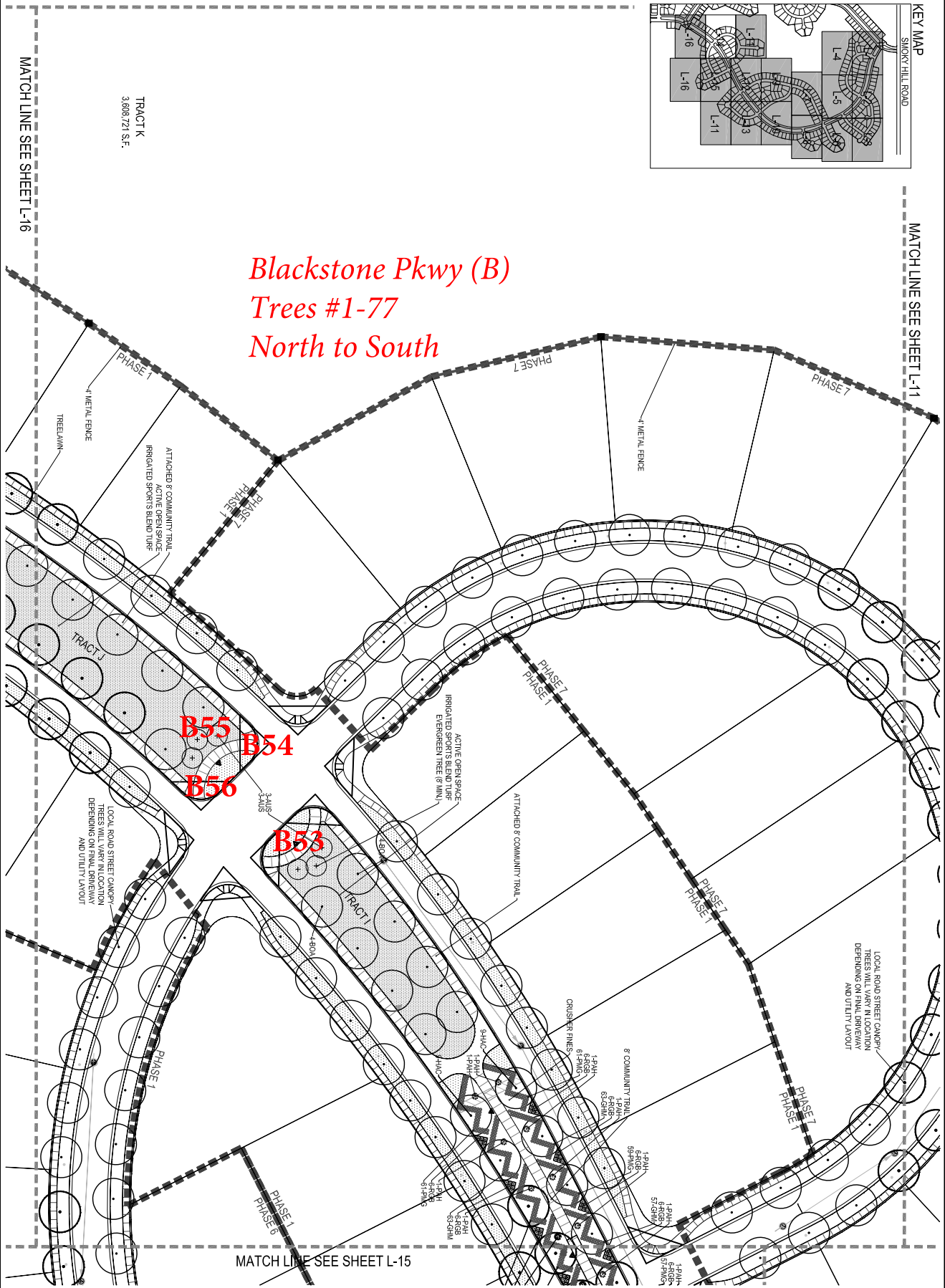
*Blackstone Pkwy (B)
 Trees #1-77
 North to South*



KEY MAP
SMOCKY HILL ROAD

MATCH LINE SEE SHEET L-11

*Blackstone Pkwy (B)
Trees #1-77
North to South*



MATCH LINE SEE SHEET L-16

TRACT K
3,808,721 SF.

MATCH LINE SEE SHEET L-15

LOCAL ROAD STREET CANOPY
TREES WILL VARY IN LOCATION
DEPENDING ON FINAL DRIVEWAY
AND UTILITY LAYOUT

LOCAL ROAD STREET CANOPY
TREES WILL VARY IN LOCATION
DEPENDING ON FINAL DRIVEWAY
AND UTILITY LAYOUT

Issue Date	CSP - 12/04
Issue Date	CSP - 3/14/05
Issue Date	CSP - 6/20/05
Revision Date	



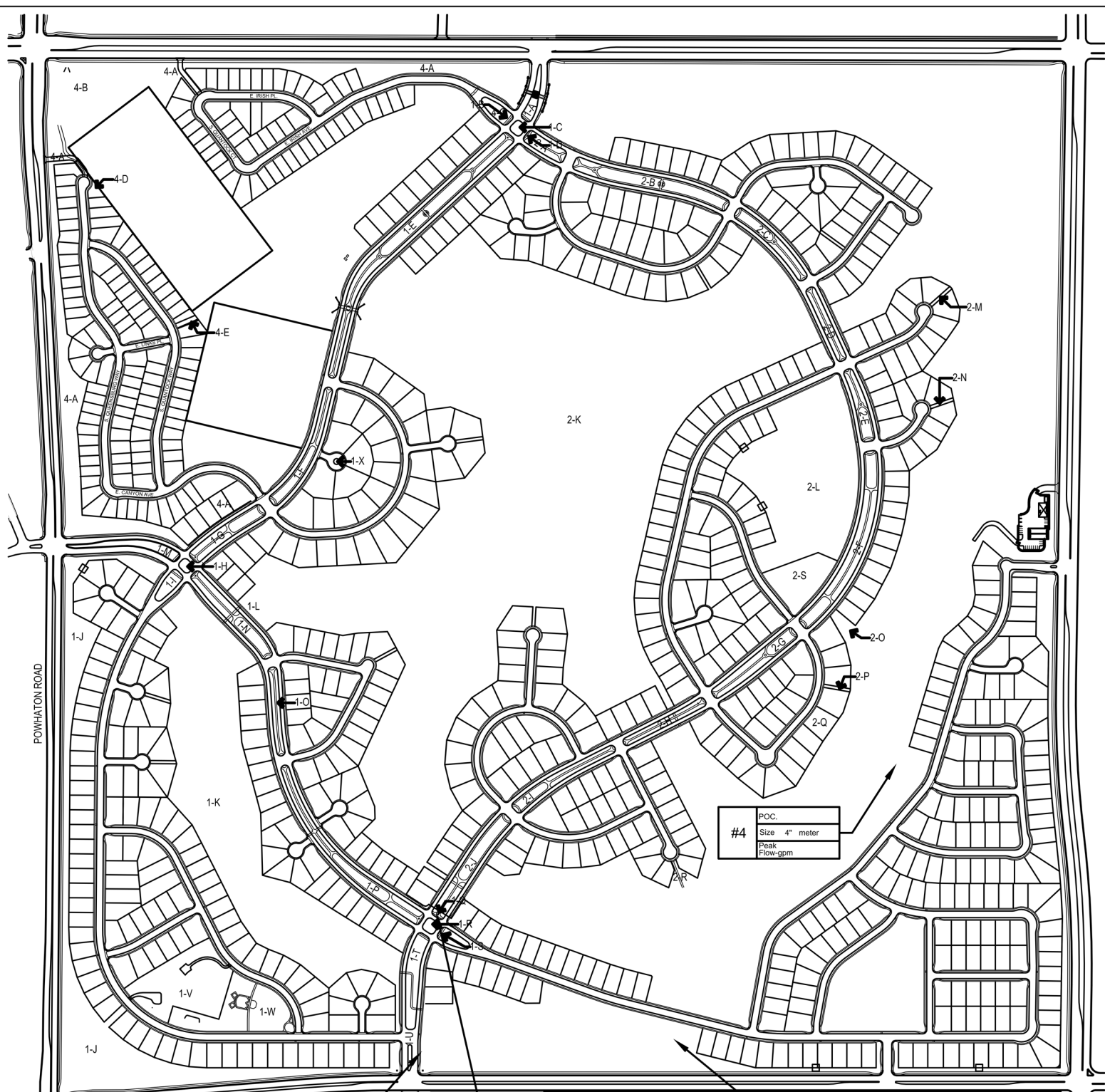
Owner:

BLACKSTONE C.C.
Aurora, Colorado
Filing 2

710 West Coker
Denver, Colorado 80204
Fax: 303.887.1188
Phone: 303.882.1186

Project:
Landscape Architecture

NORRIS DUELL

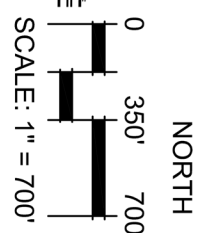


#2	POC.
	Size meter
	Peak Flow-gpm

#1	POC.
	Size meter
	Peak Flow-gpm

#3	POC.
	Size 4" meter
	Peak Flow-gpm

#4	POC.
	Size 4" meter
	Peak Flow-gpm



Sheet Number	TAP 101
Revision Number	
Revision Date	
Issue Date	
Drawn By	
Checked By	
Approved By	

BEACON POINT
Aurora, Colorado

Cox Professional Landscape Services LLC

14051 E Davies Avenue Unit A
Centennial, CO 80112

Estimate

Date	Estimate #
5/15/2020	1197

Name / Address
High Plains Metro District c/o Summit Management & Consulting 4950 S Yosemite St, F2-506 Greenwood Village, CO 80111

Ship To

Project
2020 Enhancements

Description	Qty	U/M	Total
<p>5 Year Tree Planting Plan-Year One. Total number of trees is per Tree Analysis Group. Numbers do not include any new dead trees discovered in the 2020 tree audit.</p> <p>Trees to be spaded and transplanted will vary by size of caliper. Generally \$350.00-\$700.00 each.</p> <p>Tree Planting--104 total trees (various pieces deciduous and evergreen trees).</p>	104		115,400.00
<p>The basic tree planting cost includes: utility locates as needed, removal, new or transplanted tree (2" caliper deciduous or 7 foot evergreen) with materials including staking and first two years of tree wrap, installation labor, a two year guarantee/warranty, and three (3) winter waterings per winter for the first two (2) winters following installation.</p>			
<p>This proposal and estimate is good for thirty (30) days from the date of issue.</p> <p>Acceptance of Contract</p> <p>By my signature below I do hereby accept this proposal dated _____ as presented.</p> <p>Signature: _____ Date _____</p> <p>_____</p> <p>Please Print Name</p>			
Total			\$115,400.00

Phone #
303.693.6878

Email:
coxoffice@coxprolandscape.com

**MANAGEMENT REPORT
HIGH PLAINS METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING**

The next Metro Board of Directors meeting will be on **Wednesday, June 3, 2020 at 6:00 p.m.** via
Teleconference.

1. ITEMS COMPLETED

- A. 3rd Quarter 2020 statements will be sent out to owners/builders this month.
- B. The semi-monthly community/covenant drives have been completed for May by management for property inspections; outstanding property issues will be sent to COX landscaping.
- C. All submitted DRC's were reviewed and sent out to Rachel Lee with Lee Design Group for processing for May and 1st half of June.
- D. Monthly status letter requests for closings have been completed and title paperwork has been updated per outstanding requests.
- E. Monthly streetlight requests were sent in to xcel to have them fixed and the smaller median lights were repaired by Full Spectrum Lighting as reported by Management.
- F. All emails, phone calls and correspondence from owners has been acknowledged and returned.
- G. **Emerald Isle Landscaping:** This landscape company is offering communities a Sanitizing service for Pet Stations, Mail Kiosks, Park Benches, Trash Cans, etc. They have provided a proposal in the amount of \$3,752 (May/June) if the Board is interested in this service. [The Board decided not to go with this or the Cox proposal at this time.](#)
- H. **Landscaping Proposals:** The previous Board asked for management to get RFP's for landscaping and snow removal services. The Board decided to stay with Cox at this time – but would revisit this in the Fall 2020 for future consideration. Mngt. To discuss further at the meeting with the Board. [Management sent these to Clint's office for uploading to the share drive.](#)
- I. **Creative Visions:** Vendor has provided the Board with the requested signage proposal for the refurbished park on County Club & Clifton. Proposal is included for the Board to review and Discuss. [Board asked legal to get numbers from the existing vendor that is working on the park renovation for costs and pricing.](#)
- J. **DRC Variance Request:**
 - None
- H. **Cox Proposal:**
 - None approved/denied
- K. **Covenant Enforcement:** None
- I. **Management Directives:** All Completed

II. ITEMS PENDING

- A. **Rules & Regulations Document:** Management will be revising this document shortly. Xeriscape Language will be added per recommendations from Rachel Lee who is the DRC architect has provided some guidelines to “xeriscape” for owners within the community. If the Board is okay with this, I will have it added to the rewrite that I am working on regarding “rules & regulations”. [In Progress – 1st draft has been provided to the Board for their review.](#)
- B. **Owner(s) Request:** We have received several requests from owners to ask the Board to consider adding some lighting to the mail kiosks throughout the community. It gets dark in the fall and wintertime when people come home and want to get their mail. [Management has a few options being tested at a few other communities and if they work, will provide information and cost to the Board. In progress.](#)

III. ITEMS TABLED

- A. **Community Email:** Since Pascal is no longer on the Board – who would like to take over the monitoring of the community website – Board members usually trade off every few months. [Management to provide Board options for community emails.](#)
- B. **Naming the Park:** Management sent out an email blast asking for owners to come up with creative names for the parks within the community. Two emails were received with name options (included) and one owner responded stating that the Board should consider having names just put out there and let owners vote on which ones they like better. [Management has sent out a survey to the community with names as provided by the Board and several owners.](#)
- C. **Community Soliciting:** An owner has requested that the Board consider creating a District policy that deals with community soliciting, and then add signage at the entrances that this is a “soliciting free” community. [Board will discuss this further.](#)
- D. **Cox Proposal:**
 - **Phase 1 Tree Planting Proposal** – [Cox will send this to the Board for review.](#)
- E. **Cox Proposals: Tabled to project list.**
 - **Estimate 121:** Cobble Border in Streetscapes: 5 areas totaling **\$194K**
 - **Estimate 201:** Streetscape Xeriscape: Ranges between **\$127K – \$168K** depending on option chosen along all Powhatan (**Possibly use ARI Funds**).
- F. **ET Controllers & Management:** Management has received 2 bids for these systems, one from COX landscaping for \$85K and another from ET Management Specialists for \$80K. Bids are included in your packet for review, discussion at the meeting. [Tabled to project list.](#)
- G. **Reserve Study:** Management has requested 3 bids; We have received one, waiting to get a few more. No formal reserve study has been done for this District per PCMS. [Tabled to project list.](#)
- H. **Street/Tree Lawn Areas:** The Board asked management to contact the city to see if there were any other options that the Board has with these areas along Powhatan as the trees and grass are constantly having to be replaced due to snow and ice melt coming off the streets during plowing season. [Tabled to project list.](#)
- I. **Xeriscape options for Powhatan Street Lawn area:** In progress (\$100K clarification). [Tabled to project list.](#)
- J. **Pulling edger in common areas throughout community:** The Board decided to wait to see what everything looks like when the dead plant material is pulled before deciding if they want to go this route. [Tabled to project list.](#)

IV. ITEMS REQUIRING BOARD DISCUSSION OR DECISION

- A. **Security Proposal:** Discussion at meeting
- B. **Management Items:**
 - Welcome Packet
 - Board Emails
 - Committees
 - Survey Update
 - Website Updates/Email Blasts/Communication
- C. **DRC Variance Request/Violation:**
 - Flags in Garage Windows
 - Sport Court Variance
- D. **Cox Proposal:**
 - **None.**

V. **CURRENT CONTRACTS**

The following is a list of the current contracts:

High Plains Metro District Contracts

SERVICE	COMPANY	RATE	EXPIRATION	OUT CLAUSE
Snow Removal	Cox Landscape	Included	04/30/20	30 Day
Landscape	Cox Landscape	\$118,597yr	12/31/20	30 Day
Holiday Lighting	Cox Landscape	Included	12/31/20	30 Day
Trash/Recycling	Waste Management	\$11.63 per home	01/01/23	180 Day
HPMD Domain Name	Go daddy	\$63.85 (5yr)	08/10/20	30 Day
HPMD BOD E-mails	Office 365	\$309yr	08/09/20	30 Day
Playground Inspections/Repairs	Playground Solutions	T&M	12/31/20	30 Day
Pooper Scooper Services	Pet Scoop Services	\$240 per month	12/31/20	30 Day
Lighting Services	Full Spectrum Lighting	T&M & Monthly	12/31/20	30 Day
Handyman Services	@ Yur Service	T&M & Proposal	12/31/20	30 Day
Handyman Services	Harpster Maintenance	T&M & Proposal	12/31/20	30 Day
DRC Review Services	Rachel Lee	T&M	12/31/20	30 Day
District Management	SMAC	\$4.50 home/mo.	12/31/20	30 Day
District Council	WBA	T&M	12/31/20	30 Day
District CPA	CLA	\$17Kyr + T&M	12/31/20	30 Day

Please let me know if you have any questions or additional agenda items. I look forward to seeing you at the meeting.

Sincerely,
Irene Borisov, CMCA®, AMS®, CAM®
(District Manager)

**Summit Management and Blackstone Board of Directors
Security Patrol Proposal for Blackstone Golf Community**

I am a proud Blackstone homeowner with 25 years of high-level security experience.

I know the recent overnight vehicle break-ins in our community (and many communities) in the area have caused much concern for me and my fellow neighbors. I am proposing that you hire me as an employee and leverage my experience for evening/oversight security patrol.

I would use my newer black SUV to patrol the Blackstone neighborhood from 10pm to 5am Monday night thru Saturday morning.

As an employee of Summit Management, I propose the following (which is significantly less than hiring a security company):

- \$18.00/hour (\$32,760 annually, plus mileage) plus \$65 per year to cover car insurance increase
- \$0.054 cents per mile during patrols to cover gas and wear/tear on my vehicle
- 2 weeks paid vacation/year
- Federal holidays off/paid

I strongly believe that if there is overnight security in Blackstone that our families would feel safer.

My extensive security experience includes 10 years as Director of Security at the Hilton Hotel in Bellevue, WA that was located directly next to a busy highway (I-405). During my tenure, I had a 4-year record of zero vehicle break-ins under my watch. In addition, my experience includes providing security for luxury homes and hotels.

I have a knack for “keeping the bad guys out”. It would be an honor and privilege to work for the highly regarded and beautiful Blackstone Golf community.

My resume is attached. References available upon request.

I appreciate your consideration and look forward to hearing from you.

Don Myers

[REDACTED]
[REDACTED]

DON A. MYERS

8015 S Vandriver Way, Aurora, CO



PROFESSIONAL EXPERIENCE

Security Officer, Advantage Security, Inc., Aurora, Colorado. 2018 – 2020.

Client assignments:

- Cherry Hills III oversight Security Officer. Duties include gatehouse access control for 175 luxury condominiums.
- Manager of Landmark Towers overnight security. Duties included monitoring of all security cameras and respond to emergencies.

Manager of Overnight Operations and Security, Newcastle Golf Club, Newcastle, Washington. 2016 – 2018.

- Protected 350 acres, including two golf courses
- Secured 44,000 square foot clubhouse including restaurants, banquet/meeting space, and retail
- Monitored property with state of the art video surveillance system
- Mobile patrol of property and confront trespassers
- Document and provide written reports of all security incidents
- Supervised overnight custodial crew, banquet and kitchen staff, and all early morning deliveries
- Awards include: Employee of the Month Award (September 2016), Most Caring Employee Award (October 2016), Second place for Employee of the Year (2016)

Corrections Officer, Washington State Department of Health and Social Services Correctional Facility, Kirkland, Washington. 2015.

- Supervised up to 17 inmates during various shifts
- Provided security for administration, visitors, inmates and building facility
- Securely transported inmates on a daily basis

Director of Security, Hilton Hotel, Bellevue, Washington. 2004 - 2014.

- Managed 353 room hotel and staff during 3rd shift
- Co-executive host for the Seattle Seahawks during their training camp stay over three consecutive years
- Worked with U.S. Secret Service to assist with security for President Obama during his visit to the hotel, including one month of pre-visit preparation
- Patrol hotel property and ensure hotel guest, visitor, and employee safety
- Monitor surveillance video system
- Provide first response to all hotel emergencies
- Responsible for miscellaneous guest services including engineering and bellman
- Document and provide written reports of all security incidents
- Awards: 2011 Employee of the Year, 2008 Employee of the Quarter, 2004 Employee of the Month

**PROFESSIONAL
EXPERIENCE**
(continued)

Assistant Chief of Security, Glenmoor Country Club, Cherry Hills Village, Colorado. 1998 - 2004.

- Control entry access for all home owners and visitors
- Document all community entry via computer and paper reports
- Patrol country club and housing community

Chief of Security, Hotel Boulderado, Boulder, Colorado. 1994 - 1998.

- Provided security for 162 room property including three restaurants, three bars, conference center and other banquet functions
- Supervise the day to day activities of ten bouncers and doormen
- Involved in front desk duties including telephone and computer functions
- Provide bell man, concierge and valet services

Security and Patrol Officer, Colorado Security Systems, Boulder, Colorado. 1993 - 1994.

- Provided security for miscellaneous business clients including Ball Aerospace, IBM and Boulder Medical Center.

Room Service Waiter & Supervisor, The Mirage, Las Vegas, Nevada. 1989 - 1993.

- Acted as room service waiter in a 3,000 room hotel
- Supervised the kitchen and food service for the Salon Prive high stakes gambling room

Room Service Assistant, Caesar's Palace, Las Vegas, Nevada. 1989.

- Assisted in all room service duties
- Provided personal service to V.I.P. hotel guests

EDUCATION

Mesa State College, Grand Junction, Colorado. 1988.

Completed one semester of business and psychology courses

Boulder High School, Boulder, Colorado. 1987. G.P.A.: 3.6/4.0.

Boulder Vo-Tech Center, Boulder, Colorado. Classes concentrating on business. 1987. G.P.A.: 4.0/4.0.

Career Development Center, Longmont, Colorado. Cooking school with management concentration. 1986. G.P.A.: 4.0/4.0.

REFERENCES

Available upon request

BLACKSTONE
High Plains Metro District

RESIDENTIAL IMPROVEMENT
GUIDELINES FOR ALL LOTS

First Draft 5.26.2020

TABLE OF CONTENTS

1. INTRODUCTION
 - 1.01 Basis for Guidelines
 - 1.02 Contents for Guidelines
 - 1.03 Architectural Advisory Committee
 - 1.04 Committee Address and Phone
 - 1.05 Effect of Community and Supplemental Declarations
 - 1.06 Effect of Governmental and Other Regulations
 - 1.07 Interference with Utilities
 - 1.08 Goal of Guidelines
 - 1.09 Completion of Landscaping

2. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES
 - 2.01 General
 - 2.02 Accessory Buildings
 - 2.03 Additions and Expansions
 - 2.04 Address Numbers
 - 2.05 Advertising
 - 2.06 Air Conditioning Equipment
 - 2.07 Antennae
 - 2.08 Awnings
 - 2.09 Balconies
 - 2.10 **Barbecue/Gas Grills**
 - 2.11 Basketball Backboards
 - 2.12 Birdbaths
 - 2.13 Birdhouses and Bird Feeders
 - 2.14 Carports
 - 2.15 Clothes Lines and Hangers
 - 2.16 Cloth or Canvas Overhangs
 - 2.17 Compost
 - 2.18 Decks
 - 2.19 Dog House
 - 2.20 Dog Runs
 - 2.21 Doors
 - 2.22 Drainage
 - 2.23 Driveways
 - 2.24 Evaporative Coolers
 - 2.25 Exterior Lighting
 - 2.26 Fences
 - 2.27 Firewood Storage
 - 2.28 Flagpoles

- 2.29 Garbage Containers and Storage Areas
- 2.30 Gardens-Flower or Vegetable
- 2.31 Gazebos
- 2.32 Grading and Grade Changes
- 2.33 Greenhouses
- 2.34 Hanging of Clothes
- 2.35 Hot Tubs and Jacuzzis
- 2.36 Irrigation Systems
- 2.37 Jacuzzis
- 2.38 Kennels
- 2.39 Landscaping
- 2.40 Latticework
- 2.41 Lights and Lighting
- 2.42 Microwave Dishes
- 2.43 Overhangs/Awnings-Cloth or Canvas
- 2.44 Painting
- 2.45 Patio Covers
- 2.46 Patio-Enclosed
- 2.47 Patio-Open
- 2.48 Paving
- 2.49 Pipes
- 2.50 Play Structures and Sports Equipment
- 2.51 Playhouses
- 2.52 Poles
- 2.53 Pools
- 2.54 Radio Antennae
- 2.55 Rooftop Equipment
- 2.56 Roofing Materials
- 2.57 Satellite Dishes
- 2.58 Saunas
- 2.59 Screen Doors
- 2.60 Seasonal Decorations
- 2.61 Sewage Disposal Systems
- 2.62 Sheds
- 2.63 Exterior Shutters
- 2.64 Siding
- 2.65 Signs
- 2.66 Skylights
- 2.67 Solar Energy Devices
- 2.68 Spas
- 2.69 Sprinkler Systems
- 2.70 Statues and Fountains
- 2.71 Storage Sheds
- 2.72 Sunshades
- 2.73 Swamp coolers
- 2.74 Swing Sets

- 2.75 Television Antenna
 - 2.76 Temporary Structures
 - 2.77 Trash Containers, Enclosures, and Pickup
 - 2.78 Tree Houses
 - 2.79 Underground Installations
 - 2.80 Utility Equipment
 - 2.81 Vanes
 - 2.82 Vents
 - 2.83 Walls
 - 2.84 Walls-Retaining
 - 2.85 Weather Vanes and Directional
 - 2.86 Wood Storage
 - 2.87 Work Involving Common Areas
3. PROCEDURES FOR COMMITTEE APPROVAL
- 3.01 General
 - 3.02 Drawings or Plans
 - 3.03 Submittal Requirement
 - 3.04 Review Fee
 - 3.05 Action by Committee
 - 3.06 Prosecution of Work
 - 3.07 Rights of Appeal.
 - 3.08 Questions
4. LANDSCAPING SUGGESTIONS
- 4.01 General
 - 4.02 Slopes
 - 4.03 Soils/Drainage/Grading
 - 4.04 Soil Preparation
 - 4.05 Retaining Walls
 - 4.06 Climate
 - 4.07 Screening Views and Directing Winds
 - 4.08 Rockscapes
 - 4.09 Irrigation
 - 4.10 Paved Areas
 - 4.11 Shade
 - 4.12 Landscape Materials
 - 4.13 Mulches
 - 4.14 Landscape Maintenance
 - 4.15 Suggested Plant List

5. ~~SECTION V~~

- Attachment A: Fence Details
- Attachment B: Architectural Review Request Form
- Attachment C: Dead or Dying Trees

I. **INTRODUCTION.**

1.01 **Basis for Guidelines.** These Residential Improvement Guidelines are intended to assist homeowners living in **the Blackstone Community** in implementing landscaping and other home improvements to their property. The Declaration of Covenants, Conditions and Restrictions of the **Blackstone High Plains Metro District** as amended, requires prior approval from the Board of Directors before the construction, installation, erection, or alteration of any structure, attachment to any structure, or landscaping of any lot in **Blackstone** shall be made. For instance, any change to existing landscaping, new landscaping, or change to the final grade of property; the construction or installation of any accessory building, patio, deck, pool, or hot tub; the demolition or removal of any building or other improvement including changing paint colors must be submitted for prior approval. In order to assist homeowners, the Architectural Review Committee intends to establish certain pre-approved designs for several types of improvements and to exempt certain improvements from the requirement for approval. This booklet contains the guidelines established by the Board of Directors with respect to residential property.

1.02 **Contents of Guidelines.** In addition to the introductory material, these Guidelines contain (A) a listing of specific types of improvements which homeowners might wish to make with specific information as to each of these types of improvements; (B) a summary of procedures for obtaining approval from the Architectural Review Committee; (C) Some helpful landscaping ideas and information.

1.03 **Architectural Review Committee.** The Architectural Review Committee consists of at least three (3) members, all of whom are appointed by the Board of Directors of the High Plains Metro District and are to review requests for architectural approval.

1.04 **Committee Address and Phone.** The address of the Committee will be same as the address of the Management Company.

COMPANY NAME	OFFICE	FACSIMILE	E-MAIL
Summit Management 4950 S. Yosemite St. F2-506 Greenwood Village, CO 80111	303-459-4919	303-484-9742	kathleen@sammgt.com (Submittals need to be accompanied with payment)

1.05 **Effect of Community and Supplemental Declarations.** The Declaration of Covenants, Conditions and Restrictions for the High Plains Metro District is a document governing property within **Blackstone**. Particular areas or groups of lots become part of the Community Association by annexation pursuant to a document entitled Annexation of Additional Land. Copies of the Declaration

including amendments are delivered to new home buyers when they purchase their homes and are available at any time from the High Plains Metro District. Each homeowner should review and become familiar with the Declaration including amendments. Nothing in these Guidelines can supersede or alter the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration as amended will control.

- 1.06 **Effect of Governmental and Other Regulations.** Use of property and any improvements must comply with applicable building codes and other governmental requirements and regulations. For general information about the City of Aurora requirements, homeowners may contact the City of Aurora Building Department at: 15151 E. Alameda Parkway, Aurora, Colorado 80012, (303) 739-7420, www.auroragov.org.

Approval by the Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required from applicable governmental bodies.

- 1.07 **Interference with Utilities.** In making improvements to property, homeowners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for any damage to any utility lines. All underground utility lines and easements can be located by contacting:

Utility Notification Center of Colorado
8-1-1 or 1-800-922-1987

- 1.08 **Goal of Guidelines.** Compliance with these Guidelines and the provisions of the Declaration of Covenants, Conditions, and Restrictions of **Blackstone High Plains Metro District**, as amended, will help preserve the inherent architectural and aesthetic quality of Blackstone. It is important that the improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the Architectural Review Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and obtaining prior written approval for improvements to property from the Committee, homeowners will be protecting their financial investment and will help insure that improvements to property are compatible with standards established for Blackstone. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the Architectural Review Committee interpretation thereof shall be final and binding.
- 1.09 **Completion of Landscaping.** The Owner of each Lot (other than Developer or a Builder) shall install landscaping on such Lot within 90 days after acquisition of such Lot by such Owner if said acquisition occurs between March 1 and June

30; if such acquisition does not occur between such dates, then such landscaping shall be installed by such Owner by the following May 31. See Landscaping Section IV.

II. SPECIFIC TYPES OF IMPROVEMENTS-GUIDELINES.

2.01 **General.** The following is a listing, in alphabetical order, of a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted in duplicate to the Architectural Review Committee to the Property Management Company. All applications will be forwarded to the Architectural Review Committee and written approval of the Committee obtained before the improvements are made.** In some cases, where it is specifically so noted, a homeowner may proceed with the improvements without advance approval if the homeowner follows the stated guideline. In some cases, where specifically stated, some types of improvements are prohibited. If you have in mind an improvement not listed below, architecture review and approval is required.

2.02 **Accessory Buildings.** Will not be permitted. **Accessory buildings include items such as sheds and carports. See Sheds Section 2.62**

2.03 **Additions and Expansions.** Approval is required. **Additions or expansions of the home are an increase in the size of the building or a change to the exterior. All additions and expansions must be constructed with materials that match or closely resemble the materials used in construction of the exterior of the home and be a natural extension of the house.** ~~Additions or expansions must be constructed of wood, Masonite, glass, brick, stone, or other materials resembling the material used in construction of the exterior of the home.~~ The design must be the same or generally recognized as a complimentary architectural style and meet all Blackstone/**High Plains Architectural** General Development Plan guidelines as may be applicable. The colors must be the same as that of the residence.

2.04 **Address Numbers.** Approval is required to replace or relocate existing address numbers. **The style of all new address numbers or number plates shall coordinate with the architectural character of the house and be appropriate in size.**

2.05 **Advertising.** All trade signs, which includes, but not limited to, landscaping, painting, and roofing, may only be displayed while work is in progress and must be removed upon completion of the job. Realty signs, etc. **See Signs. Section 2.65.**

2.06 **Air Conditioning Equipment.** Approval is required for all air conditioning equipment including evaporative coolers (swamp coolers) and attic ventilators. No heating, air conditioning, air movement (e.g. swamp coolers) or refrigeration equipment shall be placed or installed on rooftops, or extended from windows. **Evaporative coolers require committee approval and considerations will include, but**

are not limited to location and screening. See Evaporative Coolers, Section 2.24.

2.07 **Antennae.** The High Plains Metro District has adopted the following rules, regulations and restrictions for the installation and maintenance of exterior antennas in the community in compliance with the FCC Rule, which became effective October 4, 1996:

A. Notification

1. **Satellite dishes larger than one (1) meter in size are not permitted.** Before installation of any DBS (direct broadcast satellite) satellite dish that is one (1) meter or less in diameter, MMDS (multi-channel multi-point distribution service wireless cable) antenna that is one meter or less in diameter or diagonal measurement, or television (TBS) antenna (collectively referred to as an "antenna") is permitted, the Owner of the property where the antenna is being installed must notify the High Plains Metro District in writing using an Architectural Request Form.

B. Antenna Location

1. The primary installation location for a DBS satellite dish and MMDS antenna shall be in a location in the backyard that is shielded from view from the street(s) and adjacent residences, provided such location does not preclude reception of an acceptable quality signal.

Arbors and Pergolas. An arbor is a free standing arch and a pergola is a feature with an open lattice roof that may or may not be attached to a building. Both features provide shade and or aesthetics with or without climbing plants. Arbors and pergolas shall be located in rear yards or corner lot side yards. An arbor or pergola is permitted that is approved by the ARC which meets these guidelines:

- a. constructed on the individual property at a max height of 10 feet,
- b. compliments the house color and materials,
- c. is treated to prevent weathering.

2.08 **Awnings.** See Overhangs/Awnings- Cloth or Canvas Section 2.43.

2.09 **Balconies.** See Decks Section 2.18.

2.10 **Barbecue/Gas Grills.** All barbecue grills, smokers, etc must be maintained in the rear yard or within an enclosed structure, not visible from the front of the home. Any applicable governmental fire/smoke bans shall be adhered.

2.11 **Basketball Backboards.** No basketball backboards shall be attached to the garage. Only portable basketball backboards shall be allowed and do not require approval if the following guidelines are met:

- a. Portable units cannot be placed in the public right of ways, streets, or sidewalks.
- b. The location must be at least half of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location or stored out of sight.
- c. Removable sleeved or bold-mounted backboards are considered portable and shall be stored seasonally.
- d. No backboards may be located in rear yards due to noise concerns.
- e. All backboard posts must be black and the backboards must be clear.

2.12 **Birdbaths.** Approval is not required if placed in the “rear” yard and if finished height is not greater than five (5) feet including any pedestal. Placement in “front” or “side” yard is not allowed. **See Statutes and Fountains. Section 2.70.**

2.13 **Birdhouses and Bird Feeders.** Approval is not required if installed in the rear yard and the size is limited to one foot by two feet. No more than three in number, of each, shall be installed on any lot. A birdhouse or bird feeder, which is mounted on a pole, may not exceed six (6) feet in height.

2.14 **Carports.** Will not be permitted.

2.15 **Clothes Lines and Hangers.** ~~Will not be permitted.~~ Retractable clotheslines are permitted. They shall be located on the rear of the home and shall remain retracted unless in use. Retractable clotheslines may not be mounted or attached to lot fencing.

2.16 **Cloth or Canvas Overhangs.** See Overhangs/Awnings- Cloth or Canvas Section

2.17 **Compost.** Approval is required. Container must not be immediately visible to adjacent properties, completely enclosed on all sides, and odor must be controlled. Underground composting is not allowed.

2.18 **Decks.** Approval is required. The deck must be constructed of redwood or composite type decking products approved by the High Plains Metro District. ~~Maintenance free (composite) decking products may be used if the decking material is consistent throughout the front, side or rear elevation of the building. The decking material must be either redwood in color or of a color that identically matches one of the exterior paint colors or the masonry on the home.~~ The deck should be located so as not to obstruct or greatly diminish the view or create an unreasonable level of noise for adjacent property owners.

All decks with railings must have 24" pilasters at each corner and as applicable, 8' on center consisting of the same masonry material as the home. All deck columns located on the front of the house or on elevations facing a public open space, shall have a minimum cross-section of 5 ½". Decking that extends no greater than thirty (30") inches above grade of the lot, may utilize a lattice

skirting provided the skirting is made of redwood minimum one-half (½") inches thick boards and stained or painted to match the remaining portion of the deck. Decks may not be more than 25% of the entire rear lot of the home. Construction shall not occur over easements, beyond the side plane of the home and must be set back a minimum of ten (10) feet from the property line. No decks with abutting rear lots lines shall be within 30 feet of each other at any point (Refer to the City of Aurora code for any additional requirements). Construction of decks over a sloped area is discouraged.

Homeowners are reminded that as with redwood, some types of maintenance free decking products may also require periodic maintenance for proper care and to retain the products aesthetic conformity, including but not limited to, fading, warping, etc. Decks may be finished with clear semi-transparent sealer, stained to match a Cedar tone, an oil-based wood finish or a similar product that matches. The deck may also be painted to match the body or trim color of the home.

2.19 **Dog Houses.** Approval is required. Doghouses are restricted to ten (10) square feet and must be located in a fenced back yard or dog run. Doghouses must be installed at ground level, and must not be visible above the fence. **Doghouses** must match the exterior **colors** of home (~~wood, brick, stone, etc.~~) Limit of one doghouse per home/lot.

2.20 **Dog Runs.** Committee approval is required. Dog Runs must be located in the rear or side yard, abutting the home, and be substantially screened from view by planting fast-growing or mature trees or shrubs. Dog runs will be limited to 200 square feet ~~and cannot be higher than 4 feet 6 inches.~~ Fencing materials for dog runs shall match the ~~standard~~ **approved** fencing options in the guidelines. ~~The dog run may be painted to match the house, or left natural if sealed to prevent weathering.~~ In some cases, written consent from adjacent neighbors may be requested. Tarpaulins and chain-link will not be permitted. **Dog runs must be maintained at all times to include timely clean up/removal of dog waste and elimination of odors.**

2.21 **Doors.** Approval is not required for **the replacement of** an already existing main entrance door to a home or an accessory building if the material matches or is similar to existing doors on the house and if the color is generally accepted as a complimentary color to that of existing doors on the house. Complementary colors would be the body **or trim** color of the house or white. **Committee approval is required for the following:**

- 1 **Storm Doors.** Approval is required for storm doors. Colors to be utilized should be Antique Almond, White, Dirty Penny or a color that identically matches the body **or trim** color of the home. In all cases the color should be complementary with the color scheme of the home.
- 2 **Security Doors and Windows.** All security or security-type doors and

windows must be approved prior to installation.

- 3 **Garage Doors.** Garage doors shall reflect the architectural style of the home (i.e. Craftsman style garage doors on a Craftsman style home). The design of the garage doors shall integrate with the overall design of the home. If windows are present in a garage door the style of the window shall match the character of the windows on the house.
- 4 **Pet Doors.** Pet doors are only permitted to be installed at a ground level, back door that opens to an enclosed fenced area in the back yard. Pet doors are prohibited in the front of the house or above ground level.
- 5 **Main Entrance Door.** Approval is required for the replacement of main entrance doors that do not match the existing doors on the house. The style of the main entrance door shall reflect the architectural style of the house as specified in the Blackstone/High Plains Architectural guidelines. The color must coordinate with the exterior color scheme of the residence.

2.22 **Drainage.** The Declaration requires that there be no interference with the established drainage pattern over any property. The established drainage pattern means the drainage pattern as engineered and constructed by the homebuilder prior (or in some cases, immediately following) conveyance of title from the homebuilder to the homeowner. When installing your landscaping, it is very important to insure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The Committee may require a report from a drainage engineer as part of landscaping or improvement plan approval. Landscaping should conform to the established drainage pattern. Sump pump drainage should be vented a reasonable distance from the property line, on the owners property, to allow for absorption. Adverse affects to adjacent properties will not be tolerated.

2.23 **Driveways.** Changes/Alterations will not be permitted; this includes pull-off areas to the side of the driveway.

2.24 **Evaporative Coolers.** Approval is required. No rooftop or window mount installations are allowed. **See Air Conditioning Equipment, Section 2.06.**

2.25 **Exterior Lighting.** See **Lights and Lighting, Section 2.41.**

2.26 **Fences.** ~~Lots along the golf course, with the 4' metal fence along the rear property line, must utilize the 4' metal fence design. All other lots must utilize the 5' metal fence design. All fencing must match the approved fence details in Section V. Transitions between a 4' fence and 5' fence must comply with the Side Yard Fencing Detail in Section V.~~ Fences are not permitted in the front yards of lots. Prior to installing any fence on the back or side yard of a lot, the homeowner must first submit plans for such fence to obtain

approval and must comply with the specific fence detail for the community. The Board of Directors may issue, from time to time, design guidelines, which address fencing requirements, including without limitation, approved types, heights, materials, locations, and other criteria governing fencing. Submission of a plan for a fence does not guarantee that a homeowner will obtain approval of such fence. If fence is approved, conditions may be imposed upon such approval relating to the design, location, or other matters.

Fences. Approval is required. Prior to installing any fence on the back or side yard of a lot, the homeowner must first submit plans for such fence to obtain approval and must comply with the specific fence detail for the community. The Board of Directors may issue, from time to time, design guidelines, which address fencing requirements, including without limitation, approved types, heights, materials, locations, and other criteria governing fencing. Submission of a plan for a fence does not guarantee that a homeowner will obtain approval of such fence. If fence is approved, conditions may be imposed upon such approval relating to the design, location, or other matters. **All fencing must comply with the following:**

- a. Lots along the golf course, with the 4' metal fence along the rear property line, must utilize the 4' metal fence.
- b. All lots that do not abut the golf course must utilize the 5' metal fence.
- c. All fencing must match the appropriate approved fence detail from Attachment A.
- d. Transitions between a 4' fence and 5' fence must comply with the Side Yard Fencing Detail in Attachment A.
- e. Fences may not extend past the front corners of the house as fences are not permitted in the front yards of lots.
- f. Gates may not be installed in fencing owned by the Metro District.
- g. Fencing along corner lots must be set back from the property line in accordance with City of Aurora standards.
- h. Wire mesh (16 gauge only) 1"x1", 2"x2", or 2"x4" may be used provided it is installed on the inside of the fence and cannot be higher than 3-feet. The wire mesh shall blend with the pre-existing fence and be black. Consult with adjacent property owners if wire mesh is to be installed on any portion of fencing that was installed by the neighbors.

Fire Pits and Outdoor Fireplaces (permanent). Approval is required for all permanent installations. Gas fueled fire pits are recommended and must be installed and operated in accordance with all applicable local and state safety standards and guidelines. If the gas fire pit utilizes natural gas, all applicable permits for the installation of the natural gas line must be obtained from the City of Aurora.

Fire Pits and Chimeneas (portable). Approval is not required for portable non-permanent fire pits. In all cases, portable fire pits and chimeneas must not create an unreasonable amount of smoke. Wood-fired fires shall not be located on decks and shall be no less than fifteen feet (15') from the home or any flammable materials. Wood fires shall be extinguished after use and shall not be allowed to smolder. All applicable

governmental fire/smoke bans shall be adhered. Fire pits or fire tables utilizing propane tanks do not require approval.

2.27 **Firewood Storage.** See Wood Storage, Section 2.86.

2.28 **Flagpoles and Flags.** Approval is required.

a. Flagpoles: Only portable freestanding flagpoles are allowed. Under no circumstance may the height of the flagpole exceed the height of the roof of the residence. Approval is not required for flagpoles mounted to the front of the residence if they are temporary in nature and are only displayed on holidays or in celebration of specific events.

b. Seasonal Flags: Flag size cannot exceed five (5) feet in length and three (3) feet in width. No flag shall exceed 15 square feet in surface area. The flag must not be placed earlier than thirty-five days (35) prior to the start of the particular holiday/event or celebration and must be removed no later than thirty (30) days following the particular holiday/event or celebration.

c. American Flags: owners shall be permitted to display an American Flag in accordance with the Federal Flag Code and as follows:

i. The flag shall be no larger than 3'x5'.

ii. The American flag may be displayed in a window or from a flagpole projecting horizontally from a location on the front of the dwelling.

iii. The owner shall replace the flag and/or flagpole as necessary in order to prevent wear and tear.

iv. Flags may not be illuminated without prior written approval of the Committee. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb owners of neighboring lots.

2.29 **Garbage Containers and Storage Areas.** See Trash Containers, Enclosures and Pickup Section 2.77.

2.30 **Gardens- Flower or Vegetable.** Approval is not required for flower or vegetable gardens that do not exceed one hundred (100) total square feet. All flower gardens must be weeded, cared for, and maintained. Vegetable gardens shall be located in the rear or side yard and screened from view of adjacent homeowners. Permitted materials for raised garden beds shall be wood timbers, brick, or decorative interlocking concrete block. Approval is not required for planting annual or perennial flowers in

pots or in existing planting beds. The addition of any other perennials, such as shrubs, grasses, and trees, requires approval.

2.31 **Gazebos.** Approval is required. A gazebo must be an integral part of the rear yard landscape plan and must not obstruct the adjacent property owner's view. Gazebos must be located within the established building setbacks for the lot. A gazebo must be similar in material and design to the residence and the color must be generally accepted as a complementary color to the exterior of the residence. Timber frame or metal structures are permitted.

2.32 **Grading and Grade Changes.** See Drainage. Section 2.22.

2.33 **Greenhouses.** Approval is required. Generally, greenhouses will be discouraged due to the extensive maintenance required. Approval will be based upon but not limited to general aesthetics, quality and permanence of materials used. Adequate screening will be required. (Do we want to permit greenhouses???)

2.34 **Hanging of Clothes.** See Clotheslines and Hangers, Section 2.15.

2.35 **Hot Tubs and Jacuzzis.** Approval is required. Hot tubs must be located within the established building setbacks for the lot, and must be an integral part of the deck or patio and the rear yard landscaping. Hot tubs must be installed in such a way that they are not immediately visible to adjacent property owners and that they do not create an unreasonable level of noise for adjacent property owners. Additional privacy barriers using plant material and/or screens around the hot tub, will be required if visibility is a concern. See Gazebos. Section 2.31

2.36 **Irrigation Systems.** Underground automatic irrigation systems will not require approval. All homes must have an underground automatic irrigation system installed with the landscape. For recommended irrigation system treatment, See Irrigation Section 4.09

2.37 **Jacuzzis.** See Hot Tubs and Jacuzzis Section 2.35

2.38 **Kennels.** Breeding or maintaining animals for a commercial purpose is prohibited. See Dog Runs. Section 2.20.

2.39 **Landscaping.** Approval is required. Each Lot shall install landscaping within 90 days after acquisition of such Lot by such Owner if said acquisition occurs between March 1 and June 30; if such acquisition does not occur between such dates, then such landscaping shall be installed by such Owner by the following May 31. All landscape plan submittals must clearly and professionally demonstrate, to scale, the proposed landscape installation. The plot plan of the residence and yard must be provided. All organic materials (plants, shrubs, trees, etc.), building materials (stone, wood, edging, etc.), must be clearly labeled in detail.

I. **Irrigation**. All landscaping shall include automatic irrigation. See Irrigation Sect. 2.36 and Sect. 4.09

II. **Plant Material Location and Sizes** - Landscaping shall consist of trees, shrubs, ground covers, annual and perennial flowers, turf grasses, mulches and automatic irrigation. **In the case of shade or ornamental trees (deciduous), plantings cannot be installed closer than 6 feet (6') from the property line. In the case of evergreen trees (conifer), plantings cannot be installed closer than 10 feet (10') from the property line.**

A list of recommended plant material, for Blackstone, can be found in **Section 4.15**. Select a variety of plant species including deciduous and evergreen trees and shrubs. All plant material shall be installed in the following minimum sizes:

- a. Shade trees - 2½" caliper

- b. Ornamental trees - 2" caliper
- c. Evergreen trees - 6' height minimum
- d. All shrubs - 5 gallon container
- e. Groundcover, annuals, and perennials - no restrictions

III. Turf and Plant Material Regulations – Refer to Table A for **Turf Option Landscaping Requirements** and Table B for **Xeric Option Landscaping Requirements**. As an alternative to traditional landscaping, xeriscaping is water conservation planning through creative landscaping. Please remember that xeriscaping requires as much ~~or more~~ maintenance as traditional landscaping. All xeriscape plans must incorporate the installation of a properly functioning irrigation system to help maintain the plantings.

IV. Artificial Turf Regulations - Approval is required. Artificial turf is approved to be located in rear yards only. The use of artificial turf shall be governed by the following standards:

- a. **Materials**. Allowable face weight (pile weight) must be a minimum of 60 ounces per square yard. The pile height of the artificial turf shall be minimum of 1 inch, not to exceed 1 ¾ inches. Artificial turf shall be of a type known as cut pile infill and shall be manufactured from polypropylene, polyethylene, or a blend of polypropylene and polyethylene fibers stitched onto a polypropylene or polyurethane meshed or hole-punched backing. Hole-punched backings shall have holes spaced in a uniform grid pattern with spacing not to exceeding four inches by six inches on center.
- b. **Installation**. Artificial turf must be professionally installed. Artificial turf shall be installed over a compacted and porous road base material and shall be anchored at all edges and seams. Seams shall be glued and not sewn. An infill medium consisting of ground rubber, ground coal slag, clean washed sand and ground rubber, or other approved mixture shall be brushed into the fibers to insure that the fibers remain in an upright position and to provide ballast that will help hold the turf in place and provide a cushioning effect.
- c. **Slope Restrictions**. The installation of artificial turf on slopes greater than 6.6% shall require the approval of the city engineer and shall meet requirements of the City of Aurora Public Works Department.
- d. **General Appearance**. Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The Master Board of Directors reserves the right to require removal/replacement of any area of artificial turf which does not meet the standards set forth by these guidelines.

Table A: Turf Option for Single-Family Front, Side and Rear Yard Landscaping Requirements

FRONT YARDS

	Plant Materials and Quantity	Requirements
1.	<u>Turf</u>	<u>Minimum and Maximum Turf per Lot Size:</u> Small (3,700-5,999 SF) - 40% min. & 50% max. Standard (6,000-8,999 SF) - 30% min. & 40% max. Large (9,000-14,999 SF) - 25% min. and 40% max. Estate (15,000 plus SF) - 25% min. and 40% max.
2.	<u>Trees - Minimum of two:</u> (1 Shade tree and either 1 ornamental tree or 1 evergreen tree)	<u>Minimum Sizes:</u> 2½ inch caliper – shade tree 2 inch caliper – ornamental tree 6 foot height - evergreen tree
3.	<u>Shrubs* per lot size:</u> Small (3,700-5,999 SF) – 8 shrubs Standard (6,000-8,999 SF) – 16 shrubs Large (9,000-14,999 SF) – 26 shrubs Estate (15,000 plus SF) – 36 shrubs *Thorny plants shall not be located within 20 feet of public sidewalks. Note: Perennials and ornamental grasses may be substituted for shrubs at 3 one-gallon perennial or ornamental grasses per one five-gallon shrub.	Shrubs - 5 gallon container Min. - Plant material shall conform with <u>American Standard for Nursery Stock, Ansi Z60.1</u> , current addition. Planting beds should be separated from turf by edging. All shrubs and ground covers shall be located within planting beds. Landscape fabric may be omitted under annuals, perennials and groundcovers.

SIDE YARDS

Internal Side Yards – May be rocked, no plant material is required but mulches are needed for stability.

External Side Yards - On corner lots exposed to public view, they shall be landscaped with turf, shrubs and trees at the rate of one tree and 10 shrubs per 40 linear feet of side yard.

REAR YARDS

In rear yards the use of turf shall be limited to no more than 45% of the area to be landscaped. Rear yards at corner lots exposed to public view shall be landscaped according to Table A.

Artificial turf is permitted in rear yards only. The artificial turf must be maintained and repaired so it has a new appearance. Refer to Section 2.39.XXX for artificial turf standards.

Table B: Xeric Option for Single-Family Front, Side and Rear Yard Landscaping Requirements

FRONT YARDS

	Plant Materials and Quantity	Requirements
1.	Turf	No turf is required.
2.	Features:	One of the following is required: a. Wall - 1' - 2.5' max. high natural stone, stucco or decorative CMU wall. b. Berms - low earth berm 2.5' max. height, slopes not to exceed 25%. c. Natural Boulders - 2' x 3' min. size, total of 3.
3.	Rock and inorganic mulches:	Rock mulch is limited to no more than 50% of the area to be landscaped.
4.	Plant materials:	Living plants must cover 50% of all rock and other mulch areas. Note: Plant materials include: shrubs, perennials, ornamental grasses and ground covers. Thorny plants shall not be located within 20 feet of public sidewalks.
5.	Pavers:	Brick and natural stone pavers are limited to not more than 40% of the landscaped area.
6.	Trees - Minimum of two: (1 Shade tree and either 1 ornamental tree or 1 evergreen tree)	Minimum Sizes: 2½ inch caliper – shade tree 2 inch caliper – ornamental tree 6 foot height - evergreen tree

SIDE YARDS

Internal Side Yards – May be rocked, no plant material is required but mulches are needed for stability.

External Side Yards - On corner lots exposed to public view, they shall be landscaped by combining visible side and front yard areas to comply with the front yard xeric requirements (50% living plant coverage).

REAR YARDS

Turf grass is not required. The requirements for xeric landscaping shall apply in that the rear yard must contain 50% living plant materials.

Artificial turf is permitted in rear yards only. The artificial turf must be maintained and repaired so it has a new appearance. Refer to Section 2.39 XXX for artificial turf standards.

V. **Treescapes** *(The area between the sidewalk and the street)* - In accordance with the City of Aurora ordinances, homeowners are responsible for the landscaping within their treescape area. If a tree in the treescape dies, it must be replaced in a timely manner. In some instances the builder is required to install the "street trees". However, these trees are the property and maintenance responsibility of the homeowner. There are two landscaping options for treescape areas:

a. **Traditional** - The area between the sidewalk and street shall be planted with Kentucky bluegrass and have a deciduous canopy tree planted every thirty feet (30').

b. **Xeric** - The area between the sidewalk and street shall be planted with one deciduous canopy tree planted every thirty feet (30'). Fifty percent (50%) of the ground surface area in the treescape shall be landscaped with living plant materials. The plants may not exceed a height of twenty-four inches (24").

VI. **Soil Prep/Mulch** -

a. **Compost** - For landscaped areas being completed with sod/turf, soil preparation should be with a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manures.

b. **Mulch** - Organic mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporation loss and weed growth, and slow erosion. Organic mulches are typically bark chips, wood grindings or pole peelings. The suggested minimum depth for mulch is three inches. Place mulch directly on the soil or on breathable fabric. Avoid using sheet plastic in planting areas. It is important to note that mulch should be covered by living plants - typically trees, shrubs, and groundcover beds. The use of berms and/or various non-living materials to break up larger planting bed areas is encouraged. Inorganic mulches include rock and various gravel products. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable. Note the following minimum landscaping requirements:

VII. **Maintenance** - All residential properties must meet certain minimum landscape requirements. Once installed, the landscaping must be maintained in a neat and attractive condition, including periodic pruning, removal of weeds

and debris, and the replacement of any dead or dying landscaping.

- a. Homeowners are responsible for the maintenance of their sidewalks and treescapes (area between sidewalk and street adjacent to the lot).

- b. For the maintenance of plant beds, they shall be separated from turf and other areas by edging. All shrubs, ornamental grasses, perennials, and groundcovers shall be located within plant beds. Plants shall be mulched by either rock or wood mulch or a combination of both. Shredded cedar is the preferred mulch treatment around all plant material as it has moisture retention qualities unlike rock mulch that retains and radiates heat around plants.

2.40 **Latticework.** Approval is required for any type of trellis or latticework. A latticework trellis is an upright structure that is made for screening purposes or to support climbing plants. Trellises are permitted that do not exceed 6-feet in height. If installing on the property line, homeowners must obtain adjacent property owners approval and supply the ARC with a letter from the adjacent property owner. Trellises shall be compatible with the color and materials of other structures on the lot. Trellises may not be attached to Metro District owned fencing.

2.41 **Lights and Lighting.** Approval is required for the use of motion detector spotlights, high-wattage spotlights or floor lights, ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.). Owners may not install security spotlights and floodlights unless activated by a motion detector. One spotlight or floodlight may be installed on the front elevation and one on the rear elevation of the house. The security lights shall be adjusted to point in a down directional manner and remain in that position. Approval is not required for exterior lighting if it is installed in accordance with the guidelines listed below. For holiday lighting, **See Seasonal Decorations Section 2.60.**

- a. Exterior lights must be conservative in design and be as small in size as reasonably practical.
- b. Exterior lighting should be directed toward the ground.
- c. Exterior lights shall be of low wattage to minimize the glare to neighbors and other homeowners.

2.42 **Microwave Dishes. See Antennae. Section 2.08.**

2.43 **Overhangs/Sunshades/Awnings- Cloth or Canvas.** Approval is required. An overhang, sunshade, or awning should be an integral part of the house or patio design and are only permitted on the side and rear of the home. Overhangs, awnings or sunshades shall be professionally installed and the color must be the same as, or generally recognized as, a complementary color to the exterior of the residence. No metal or plastic awnings are permitted. A swatch of material to be used should be provided. Mechanical sunshades should only be down when patio is in use. The

sunshade should be installed on the inside of the patio roof beam and out of site. A mechanism may be needed to anchor shades when extended. The shade and hardware must not be visible when shades are not in use. **See also, Patio Covers Section 2.45.**

2.44 **Painting.** Approval is not required if color and/or color combinations are identical to the original color established on the home. Any changes to the color scheme or color changes must be submitted for approval and must conform to the general scheme of the community. **In accordance with the architectural building requirements, exterior colors shall be selected from historical, colonial, or earth toned color palettes.**

If you choose to use a different color on your home, you will need to submit the Architectural Request Form with your color samples painted on a hard surface at least 12" x 12" , with a general description of the colors of the house on either side of your home to the Architectural Advisory Committee. **Additionally, provide pictures of your current home color, pictures of the proposed color samples painted on the garage door, and an explanation of how the colors fit in with the neighborhood.** (Garage doors must be painted to match the body or trim color not the accent color??). (No red or yellow houses ??)

2.45 **Patio Covers.** Approval is required. Patio covers must be constructed of material consistent with the home and be similar or generally recognized as complementary in color to the colors on the house. Freestanding patio covers may be permitted as well as extensions of the roof. ~~No "California" style covers are permitted.~~

2.46 **Patios-Enclosed.** **See Additions and Expansions Section 2.03.**

2.47 **Patios-Open.** Approval is required. Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements, beyond the side plane of the home and must be set back a minimum of five (5) feet from the property lines. **In some instances, additional plant material, around the patio, may be required for screening purposes.**

2.48 **Paving.** Approval is required, for all walks, patio areas, or other purposes and for all materials used, including concrete, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete pavers. Asphalt will not be allowed. **See Driveways Section 2.23.**

~~2.49 **Pipes.** **See Utility Equipment Section 2.80.**~~

2.50 **Play Structures, Trampolines, Sport Courts, and Sports Equipment.** Approval is required. Consideration will be given to adjacent properties ~~(a minimum 5 foot setback from the property line, is required for trampolines, swing sets, play structures, etc.)~~ so as

not to create an undue disturbance. In some instances, additional landscaping may be required around play equipment for screening purposes.

a. Play Structures: All play structures must be located in the rear yard and must be setback a minimum of five feet from all property lines. All play structures shall be constructed with wood or composite products with a wood appearance. ~~Wood structures should be constructed of pressure treated or other weather resistant materials.~~ Play structures must be maintained in a good and sightly manner. The use of rainbow colored cloth/canvas tarps is discouraged. Play structure height shall not exceed 12-feet. If visibility is a concern, the play structure may require additional screening with approved plant materials.

b. Trampolines: All trampolines must be located in the rear yard and must be set back a minimum of five feet from all property lines. Trampolines must be firmly anchored to the ground for wind protection. Trampoline and netting height shall not exceed 12-feet. It is a recommendation that the trampoline be sunken to ground level. Above ground trampolines are permitted but may require additional screening with approved plant materials. Safety and liability are the homeowner's responsibility.

c. Sport Courts: Sport courts are not permitted in rear yards. OR Sport courts may only be located in the rear yard and must be setback a minimum of five feet from the property lines. Sport courts may cover no more than 30% of the rear yard area. Sport court surfacing materials shall be standard concrete or colored concrete. No bright or intense court colors are permitted. Sport courts shall be located and used in accordance to not create an unreasonable level of noise, and only portable backboards shall be permitted. Owners may be required to install additional plant materials to screen sport courts from adjacent lots. Temporary netting shall be reviewed on a case-by-case basis but if approved, it must be stored seasonally, have a maximum height of 12-feet, and kept well maintained.

2.51 **Playhouses.** Committee approval is required if a structure is more than 24 square feet and/or over six feet high. The colors should match the house.

2.52 **Poles.** See **Flagpoles, Section 2.28 and Utility Equipment, Section 2.80.**

2.53 **Pools.** Approval is required. Pools must be placed in the rear yard and be an integral part of the deck or patio area. They should be located in such a way that they are not immediately visible to adjacent property owners (i.e. screened with plant material). Above ground pools are prohibited. **See Hot Tubs and Jacuzzis. Section 2.35.**

2.54 **Radio Antennae.** See **Antennae. Section 2.07.**

Radon Mitigation. Approval is required. Radon mitigation systems shall comply with local building requirements. All external components must be painted to match the color scheme of the house.

Railings. Approval is required. Railings for front porches, steps, decks, and patios shall comply with the City of Aurora requirements for height and baluster spacing. All railings shall be either black or bronze metal or wood materials that match the architectural style of the house and trim color.

2.55 **Rooftop Equipment.** Approval is required.

2.56 **Roofing Materials.** Approval is required. All buildings constructed on the properties should be roofed with the same or greater quality than originally used by the Declarant or participating builder. Other materials require prior approval. Any change in roof color must coordinate with the exterior color palette of the home and be shades of black, grey or brown. Shingles in the colors red, blue, green, and silver are not permitted. Repairs to an existing roof with the same building material that exist on the home, do not require prior approval.

2.57 **Satellite Dishes.** See **Antennae.** Section 2.07.

2.58 **Saunas.** See **Accessory Buildings.** Section 2.02.

2.59 **Screen Doors.** See **Doors.** Section 2.21.

2.60 **Seasonal Decorations.** Approval is not required if installed on a lot provided that one is keeping with the Community standards and that the decorations are removed within thirty (30) days of the holiday. The installation of seasonal decorations on any property owned and/or managed by the High Plains Metro District must first have written consent of the High Plains Metro District. Consideration for consent will be based upon, but not limited to the distance of where the seasonal decorations are being considered to be installed in relationship to the owners lot, potential access concerns and making sure the seasonal decorations keep with the Community standards.

2.61 **Sewage Disposal Systems.** Will not be permitted.

2.62 **Sheds.** Not permitted.

2.63 **Exterior Shutters.** Approval is required. Shutters should be of a similar material and of a color and design generally accepted as complementary to the exterior of the house.

2.64 **Siding.** Approval is required.

2.65 **Signs.** Approval is required for most signs. Without Board of Directors approval, one temporary sign advertising a property for sale or lease which is no more than five (5) square feet in aggregate, and which is discreet in color and style may be placed in one, but not both of the following locations:

Option 1. Sign may be placed in the front or side elevation window of the property, as long as the elevation it is placed on is not adjacent to the golf course. If this option is chosen, one temporary outdoor marketing brochure box, maximum size of fourteen inches (14") high, ten inches (10") wide and three inches (3") deep, may be placed on a maximum size four foot (4') high, three inch (3") wide and deep stake or post, black, green, white or brown in color only, in the front of the lot on the property that is for sale or lease. It must be installed within three (3) feet of the residential portion of the homes foundation (not the garage foundation) parallel with the street for which the address of the home is identified.

Option 2. Sign may be installed within three (3) feet of the residential portion of the homes foundation (not the garage foundation) parallel with the street for which the address of the home is identified. If this option is chosen, an outdoor marketing brochure box with the dimensions described above, may be attached to the post supporting the sign, only.

The sign and any marketing brochure box must be removed immediately after closing.

All other signs, including address numbers and name plate signs must be approved. No lighted sign will be permitted unless utilized by the Developer and/or a Builder. Political signs during an election season may be placed in the front yard of the lot, no more than thirty (30) days prior to the election date. All political signs must be removed within 48 hours of said election. No signs may be placed on any common or limited common property without the written consent of the Master High Plains Metro District. No trade signs of any kind are allowed on the lot or home, which include, but are not limited to: landscaping, painting, construction and roofing. Notwithstanding the foregoing, reasonable signs, advertising, or billboards used by the Master Declarant in connection with the sale or rental of the lots, or otherwise in connection with development of or construction on the Lots, shall be permissible.

2.66 **Skylights.** Approval is required. Large bubble type skylights will be prohibited. Solar tube style skylights and parallel mounted skylights are permitted.

2.67 **Solar Panels.** Approval is required. Solar Panel Systems are used to absorb sunlight for electricity, or heat, as a component of a building's or home's overall energy system and a method of conserving energy. Solar PV Systems must be specifically approved by the ARC prior to installation and meet the guidelines below:

- a. **Professional Installation** - All Solar PV Systems must be designed and installed by a professional licensed contractor. The solar panel submittal needs to be accompanied by a plan from the licensed contractor who will be installing the system.
- b. **Mounting** - Solar PV Systems array must be flush mounted, that is, match the existing plane of the roof (parallel to roof line).
- c. **Colors** - Any component of the Solar PV System must integrate into the design of the homes. The color of the Solar PV System components should generally conform to the color of the roof shingles to the extent practical.
- d. **Balance of Systems** - Inverters and DC safety disconnects are typically mounted in the basement, garage, or near the electrical meter on the outside of a home. The safety disconnects are usually required by the local utility to be mounted next to the electrical meter. The Owner is required to obtain any City permits and electrical inspections required in connection with the Solar PV System. Conduit should be installed near a drain pipe or other existing runs from the roof to hide the conduit as much as possible.

2.68 **Spas.** See Hot Tubs and Jacuzzis. Section 2.35.

2.69 **Sprinkler Systems.** See Irrigation Systems, Section 2.36 and Irrigation, Section 4.09.

2.70 **Statues or Fountains.** Approval is not required if they are installed in the rear yard and are not greater than five (5) feet in height, including any pedestal. If the statue or fountain is proposed for the front yard approval is required, and the statue or fountain location should be close to the front or main entrance of the house.

2.71 **Storage Sheds.** See Sheds, Section 2.62

2.72 **Sunshades.** See Overhangs/Awnings- Cloth or Canvas, Sect. 2.43 and Patio Covers, Sect. 2.45.

2.73 **Swamp Coolers.** Not permitted.

2.74 **Swing Sets.** See Play Structures, Sect. 2.50.

2.75 **Television Antennae.** See Antennae, Section 2.07.

2.76 **Temporary Structures.** The Declaration states that no structure of a temporary character, including, but not limited to, a house trailer, tent, shack, storage shed, or outbuilding shall be placed or erected upon any lot. However, during the actual construction, alteration, repair or remodeling of a structure or other improvements,

necessary temporary structures for storage of materials may be erected and maintained by the Declarant or a Person doing such work. The work of constructing, altering, or remodeling any structure or other Improvements shall be prosecuted diligently from the commencement thereof until the completion thereof. **For permanent sheds, See Sheds Section 2.62.**

2.77 **Trash Containers, Enclosures and Pickup.** Approval is required for any trash container enclosure. **Trash container enclosures require approval and will be reviewed on a case-by-case basis. In order for trash containers to be stored outdoors, they must be screened from view with a masonry, brick, or stucco wall that matches the exterior of the house and is a maximum of 12-inches higher than the containers. The containers shall be enclosed on three sides and accessed with a gate. The trash containers shall not be visible from the front yard or street.** Refuse, garbage, trash, lumber, grass, shrub or tree clippings, plant waste, compost, metal, bulk materials, scrap, refuse or debris of any kind may not be kept, stored or allowed to accumulate on any lot except in sanitary containers or approved enclosures. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner (except that a container for such materials may be placed outside at such times as may be necessary to permit garbage or trash pickup.) Trash may be placed on the street for pickup after 5:00 a.m. on the day that such trash is to be picked up. Trash containers must be properly stored the evening of pickup. **See Compost, Section 2.17.**

2.78 **Tree Houses.** Will not be permitted.

2.79 **Underground Installations.** Approval is required.

2.80 **Utility Equipment.** Installation of utilities or utility equipment requires approval. Under the Declaration, pipes, wires, poles, utility facilities must be kept and maintained, to the extent reasonably possible, underground or within an enclosed structure.

2.81 **Vanes.** See **Weather Vanes and Directional Section 2.85.**

2.82 **Vents.** See **Rooftop Equipment, Section 2.55 and Air Conditioning Equipment, Section 2.06.**

2.83 **Walls.** See **fences, Section 2.26.**

2.84 **Walls-Retaining.** Approval is required. **Walls that were not part of the original design of the community can negatively affect the established grading and drainage plan. Accordingly no one shall alter, add, or change walls throughout the community or on their individual yards without prior approval.** All proposed retaining walls shall be constructed with materials that coordinate with the exterior of the house, and **rock, brick or interlocking modular units are the preferred materials.** Creosote treated timber railroad ties are prohibited. **The construction and installation of retaining walls shall not alter the established drainage pattern of the lot.** **See Retaining Walls, Section 4.05.**

2.85 **Weather Vanes and Directionals.** Approval is required. Weather Vanes and Directionals shall be reviewed on a case-by-case basis. The dimensions, location, and height of the weather vane/directional must be submitted. Distances from the home and property lines shall also be included.

Window Coverings. Interior window coverings do not require approval but must comply with the following standards:

- a. Temporary window coverings such as sheets, poster board, or cardboard are not permitted.
- b. Window coverings must be materials designed for windows including drapes, shades, blinds, shutters, etc. All window coverings shall be hung even and neat.
- c. Window coverings located within a garage shall show white on the front elevation.
- d. All Windows and coverings shall be kept cleaned, uncluttered, and well maintained.

Window Replacement. Approval is required. All new windows and window frame color shall match the existing architectural character of the windows and frame color existing on the house. Windows shall be trimmed with the same materials and design of the existing window trim. The window trim color must match the approved trim color of the house.

2.86 **Wood Storage.** Will not be permitted.

2.87 **Work Involving Common Areas.** Generally, driving vehicles including wheelbarrows across Common Areas, including the golf course, is not permitted. However, when circumstances warrant, the Board of Directors will consider requests provided that prior approval is obtained and the homeowner advances funds as may be reasonably required by the Board of Directors to repair any damage. The actual restoration of the Common Area will be done by the High Plains Metro District.

III. PROCEDURES FOR COMMITTEE APPROVAL.

3.01 **General.** As indicated in the listing of specific types of improvements, there are some cases in which advance written approval is not required if the guidelines with respect to that specific type of improvement are followed. In a few cases, as indicated in the listing, a specific type of improvement is not permitted under any circumstances.

In all other cases, including improvements not included in the listing, advance or prior written approval is required before and "Improvement to Property" is commenced. This section of the Guidelines explains how such approval can be obtained.

3.02 **Drawings or Plans.** Homeowners are required to submit complete plans and specifications prior to commencement of any work on any improvement (said plans and specification to show exterior design, height, materials, color, location of the

structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information as may be required). In most cases, the materials to be submitted will not have to be professionally prepared by an architect, a landscape architect or draftsman and a simple drawing and description will be sufficient. In the case of major improvements, such as room additions, structural changes, or accessory building construction, detailed plans and specifications, prepared by a licensed architect, may be required. Whether done by you or professionally, the following guidelines should be followed in preparing drawings or plans.

1. In some instances, elevation drawings of the proposed improvement will be required. The elevation drawings should indicate materials. The drawing or plan should be done to scale and should depict the property lines of your lot, all recorded easements and the outside boundary lines of the home as located on the lot. If you have a copy of an improvement location certificate (survey) of your lot obtained when you purchased it, this survey would be an excellent base from which to draw.
2. Existing improvements, in addition to your home, should be shown on the drawing or plan and identified or labeled. Such existing improvements include driveways, fencing, walks, decks, trees, bushes, etc.
3. The proposed improvements should be shown on the plan and labeled. Either on the plan or on an attachment, there should be a brief description of the proposed improvement, including the materials to be used and the colors. (Example: Redwood deck, 10 feet by 12 feet with 2 inch by 4 inch decking. Natural stain.)
4. The plan or drawing and other materials should show the name of the homeowner, the address of the home and a telephone number where the homeowner can be reached.
5. The proposed improvements must take into consideration the easements, building location restrictions and sight distance at intersections.
6. Homeowners should be aware that many improvements require a permit from the City of Aurora Building Department. The Board of Directors reserves the right to require a copy of such permit as a condition of its approval.

3.03 Submittal Requirements. Once a landscape plan has been developed, ~~three copies of an 18" x 24" (minimum acceptable size 11" x 17") plan~~ shall be submitted to the Community Manager. ~~AAC. No copies will be returned. Plans not submitted in this format will be rejected.~~ The plan must contain the following information:

1. Project Approval Request Form (**Architectural Request Form**)
2. Lot, Block, Filing Number and Owner's name, address, and telephone number.
3. Designer's name, address, and telephone number (if applicable).
4. Scale of 1 inch = 10 feet and north arrow.
5. All existing conditions including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, property lines, and any easements.

6. All proposed landscape planting improvements and landscape features such as walls, patios, structures, hot tubs, gazebos, water features, shrubs, trees, perennial and annual beds.

3.04 **Review Fee.** The Declaration authorizes the Architectural Review Committee to collect a fee for review the plans of proposed improvements. The Board of Directors reserves the right to charge a fee to cover the cost of any engineering consulting or other fees reasonably incurred by the High Plains Metro District in reviewing any proposed improvement.

3.05 **Action by Board of Directors/Architectural Review Committee.** The Board of Directors or its designated representative will regularly review all plans submitted for approval. The Board of Directors/Architectural Review Committee may require submission of additional material and may postpone action until all required materials have been submitted. The Committee will contact you by phone, if possible, if the Committee feels additional materials are necessary or if it needs additional information or has any suggestions for change.

3.06 **Prosecution of Work.** A proposed improvement to property should be accomplished as promptly and diligently as possible in accordance with the approved plans and description. The work must be completed, in any event, within six months. The Board of Directors reserves the right to inspect the work and the right to file a notice of noncompliance where warranted.

3.07 **Variance Requests and Rights of Appeal.** A homeowner may appeal to the Board of Directors in the event **a submittal request has been denied**, ~~of adverse action by the designated representative provided such appeals are submitted within thirty days after the applicant received notice of such adverse action.~~ **Homeowners have the right to appeal a denial by preparing a variance request. Variance requests are a written document that explains the necessity for non-compliance with the design guidelines. Variances shall be submitted to the community manager and will be forwarded to the board of directors for review. Homeowners will be notified of the boards findings after a determination has been made.**

3.08 **Questions.** If you have any questions about the foregoing procedures, feel free to call its representative at the phone number and address listed in the introductory part of these guidelines.

IV. LANDSCAPING SUGGESTIONS.

4.01 **General.** The purpose of this section of the Guidelines is to help you prepare an appropriate landscaping plan for your homesite. Careful landscape planning and design of your site will greatly enhance the ultimate appearance of the community. The information set forth in this section is suggestive only and not mandatory.

4.02 **Slopes.** In some cases, there may be relatively steep slopes on an owner's property. It is important to note that if slopes are not landscaped severe erosion and silting may occur. Therefore, it is recommended that the homeowner landscape slopes as soon as possible after moving in. Slopes and banks should be planted with drought tolerant plants. Terracing, or surfacing with stone or other free draining materials can lessen erosion of slopes. Loose aggregate or wood chips are not recommended on slopes unless measures are taken to prevent erosion or displacement by wind and/or water. Slopes can also be seeded with ground covers, shrubs, and bushes to prevent erosion. Rock gardens are another technique to help prevent slope erosion and create a landscape amenity. Slopes given proper design treatment can become an attractive, interesting part of the landscape.

4.03 **Soils/Drainage/Grading.** Your home may be constructed on "expansive soils". The prime characteristic of expansive soils is that they swell when water is introduced. The soil, in essence, acts as a sponge. When this expansion takes place, extreme pressures are exerted on foundations and other man-made structures, which are placed in the ground. The result can be severe structural damage to your home.

It is our intent to remind you that a potential hazard exists when proper drainage is not maintained and/or when water is introduced to these "expansive soils" adjacent to your foundation.

Residents should investigate the existing drainage conditions and preserve and accommodate the drainage situation, which exists on their particular site at the time they purchased their home from the builder or other previous homeowner. See guidelines under "Drainage" in the listings of specific types of improvements. Minor drainage modifications may be made to your lot providing you do not alter the engineered drainage pattern of the lot existing at the time the lot was conveyed to you from the builder or the previous homeowner. Grading can be used to create berm, slopes and swales which can define space, screen undesirable views, noise and high winds. It is suggested that berm slopes not exceed 3 feet of horizontal distance to 1 foot of rise or vertical height (3 to 1 slopes) in order to permit greater ease of mowing and general maintenance.

4.04 **Soil Preparation.** Soil conditions may vary throughout the project. Individual soil testing is suggested for each lot to determine the exact nature of the soil and the desired level of amendment needed such as mulch, sand and fertilizer to optimize plant growth. Local nurseries may offer assistance in determining the proper quantity and type of soil amendment. A general guide for amendment of all turf area soils is a minimum of three (3) cubic yards per one thousand (1,000) square feet, and ten (10) pounds per one thousand (1,000) square feet of lawn area. These materials are to be tilled to a depth of six (6) to eight (8) inches into the soil. Acceptable organic matters include aged compost, wood humus from soft/non-toxic trees, sphagnum moss (excluding that from Colorado origin), or aged/treated manure's. Topsoil is not

considered an acceptable organic matter.

4.05 **Retaining Walls.** New or old creosote treated timber railroad ties are prohibited. **Rock, brick or interlocking modular units, that complement the color of the house, are preferred materials for the walls.** Retaining walls may be used to accommodate or create abrupt changes in grade. Such walls should be properly anchored to withstand overturning forces. Stonewalls should be made thicker at the bottom than at the top to achieve stability. To avoid destructive freeze-thaw action, all retaining walls should incorporate weep holes into the wall design to permit water trapped behind them to be released. Walls should **not** be located so as to alter the existing drainage patterns, and should provide for adequate drainage over or through (by means of weep holes) the wall structure.

4.06 **Climate.** Typical climatic conditions of this area include low precipitation, low average humidity, variable winds, and a fairly wide temperature range.

4.07 **Screening Views and Directing Winds.** Plant materials can frame pleasant vistas such as views of the mountains. Less desirable views of adjacent land (e.g. highways) can be screened with dense coniferous plantings, earth mounds, fences or walls. High velocity winds can be effectively directed by dense planting.

4.08 **Rocksapes.** Boulders and cobbles present an attractive alternative landscape element if used sensitively within the overall landscape composition. Large expanses of rock mulch without substantial shrub or groundcover plantings are unacceptable. Stone or gravel mulch with harsh, unnatural or high contrast colors shall be prohibited, including the use of black granite, white marble and lava rock.

4.09 **Irrigation.** The semi-arid climate makes watering necessary. It is recommended that watering be done in the early morning or evening. One of the most common tendencies is to over-saturate your lot. We urge each homeowner to conserve water and as a result minimize problems on their own lots as well as on adjacent property owner's lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the course of the day.

Several systems can be used to water your lawn: automatic sprinkler systems and portable sprinklers. The following are some facts to consider in selecting the type and location of the sprinkler system you are going to use: A) Size and shape of areas to be watered. B) Type of turf or ground cover. C) Available water supplies and pressure. D) Environment of the area-wind, rain, temperature, exposure, and grades. E) Low spraying irrigation devices may help to minimize wasted water due to wind. F) Installation of an irrigation system directly adjacent to front sidewalks may eventually cause undermining and deterioration to concrete and paved areas. G) Type of soil and its ability to accept water. Local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems. H) Drip irrigation systems are recommended for tree and shrub areas.

4.10 **Paved Areas.** Paving may be used to define areas of intense activity and circulation patterns, such as patios, walks, and steps. Materials that can be used to create attractive patterns and textures are brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate concrete paver. These materials are often more desirable than asphalt or poured concrete. It is suggested that paving materials be earth tones colors. Sufficient slope should be maintained in all paved areas to insure proper drainage. Asphalt is not permitted.

4.11 **Shade.** Shade trees should be placed relatively close to the house where they can shade walls or outdoor activity areas. Avoid shading a solar collector, or inhibiting the effectiveness of passive solar design measures. For example, broad-leaved deciduous trees screen out the intense summer sun, but allow winter warmth to

penetrate. Trees and shrubs in general should not be planted within existing drainage swales so as to block designated drainage patterns.

4.12 **Landscape Materials.** Deciduous trees, ~~such as cottonwood,~~ and evergreen trees, ~~such as pinion pines,~~ provide summer shade or can be used as a windbreak. Evergreens provide good backdrops for displaying ornamental trees and contrasting flowers as well as providing a visual screen.

- Shrubs such as junipers may be used as specimens or in masses. Shrubs can also be used in combination with trees as windbreaks or to add color and texture to the landscape. Low growing, spreading shrubs may be used as groundcover treatment and present an attractive method of reducing water consumption.
- Ornamental trees such as flowering crabapples provide accent, color, and additional interest to the residential landscape and may be a more appropriate scale for small areas of a lot.
- Groundcovers such as creeping mahonia play an important role in consolidating the surface of fine-grained soils to prevent erosion and sedimentation. They may be useful in place of a lawn, especially on steep banks where they will also require less water than turfgrass.
- Vines may be used as a groundcover or as a shading element over a trellis or as a screen when planted adjacent to a fence.
- Garden flowers may be used as elements of seasonal color. Perennials and annuals should be considered.
- Vegetable gardens may be integrated with planting beds and used ornamentally.

4.13 **Mulches.** Mulches modify the extremes of soil temperature and improve soil by producing humus, and reducing evaporation loss. Suggested minimum depth for mulches is three inches. Mulches are typically used in shrubs and groundcover beds and may consist of a variety of organic materials such as ground bark, wood chips, pole peelings or chipper chips. Natural wood mulch has environmental advantages to plant material and its use is strongly encouraged.

4.14 **Landscape Maintenance.** Good consistent maintenance is essential for healthy plant materials. The following are some suggested maintenance considerations and ways of minimizing maintenance problems: A) Plant with regard to climate. Consider ultimate size, shape, and growth rate of species. B) Locate plants and irrigation heads out of the way of pedestrian-bicycle traffic and car bumpers. C) Provide simple guying systems for trees for a minimum of two years and wrap trees most susceptible to sun

scald with burlap or paper during fall or winter months. D) Make provisions for efficient irrigation; drain and service sprinkler systems on regular basis and conduct operational checks on a weekly basis to insure proper performance of the system. E) Provide good soil mixes with sufficient organic material, 30% per tilled depth is desirable. F) Use mulch at least three inches deep to hold soil moisture and to help prevent weeds and soil compaction. G) Provide required fertilization, weed and pest controls etc., as required for optimum plant growth. H) Prune woody plants when needed. Never prune more than 1/3 of foliage. I) Space groves of trees or single trees to allow for efficient mowing. J) Locate plants with similar water, sun and space requirements together.

4.15 **Suggested Plant List.** For your convenience, the following list of shrubs, trees, flowers and grasses is provided below. **In accordance with City of Aurora regulations, the following trees shall be prohibited from being planted: Russian Olive, Aspen, Cottonwood, Tamarisk, and Ash species.**

**** These are the Blackstone community “character” plants and the use of them is highly encouraged.**

Deciduous Trees

- Autumn Blaze Maple
- Burr Oak
- Canada Red Cherry
- Chanticleer Pear
- Crabapple species
- Crimson Spire Oak
- Downy Hawthorn
- Ginnala Maple
- Hackberry
- Honeylocust
- Kentucky Coffeetree
- Linden, American, or Littleleaf
- Maple
- Red Oak
- Redbud
- Rocky Mountain Maple
- Russian Hawthorn
- Serviceberry
- Shademaster Honey Locust
- Sunburst Honey Locust
- Western Catalpa

Evergreen Trees

- Austrian Pine
- Bristlecone Pine

- Colorado Spruce
- Juniper Species
- Limber Pine
- Pinon Pine
- **Ponderosa Pine

****Grasses**

- Big Bluestem
- Blue Avena Grass
- Blue Grama Grass
- Buffalo Grass
- Feather Reed Grass
- Fescue
- Fountain Grass
- Indian Grass
- Little Bluestem
- Maiden Grass
- Muhly Grass
- Prairie Dropseed
- Red Switchgrass

Shrubs

- Agastache Plume
- American Plum
- Artic Blue Willow
- Bar Harbor Juniper

Broadmoor Juniper
Buffalo Juniper
Buffaloberry
Blue Chip Juniper
Blue Mist Spirea
Blue Stern Willow
Butterfly Bush
**Chokeberry
Compact American Cranberry
Creeping Mahonia
Curl-Leaf Mountain Mahogany
Hughes Juniper
Gambel Oak
Golden Currant
Gooseberry, Whitestem
Great Plains Leadplant
Grow-Low Sumac
Isanti Dogwood
Kelsey's Dogwood
Mountain Box
Mountain Ninebark
Mugho Pine
**Native Potentilla
Ninebark
**Rabbitbrush
Red Coralberry
Red Twig Dogwood

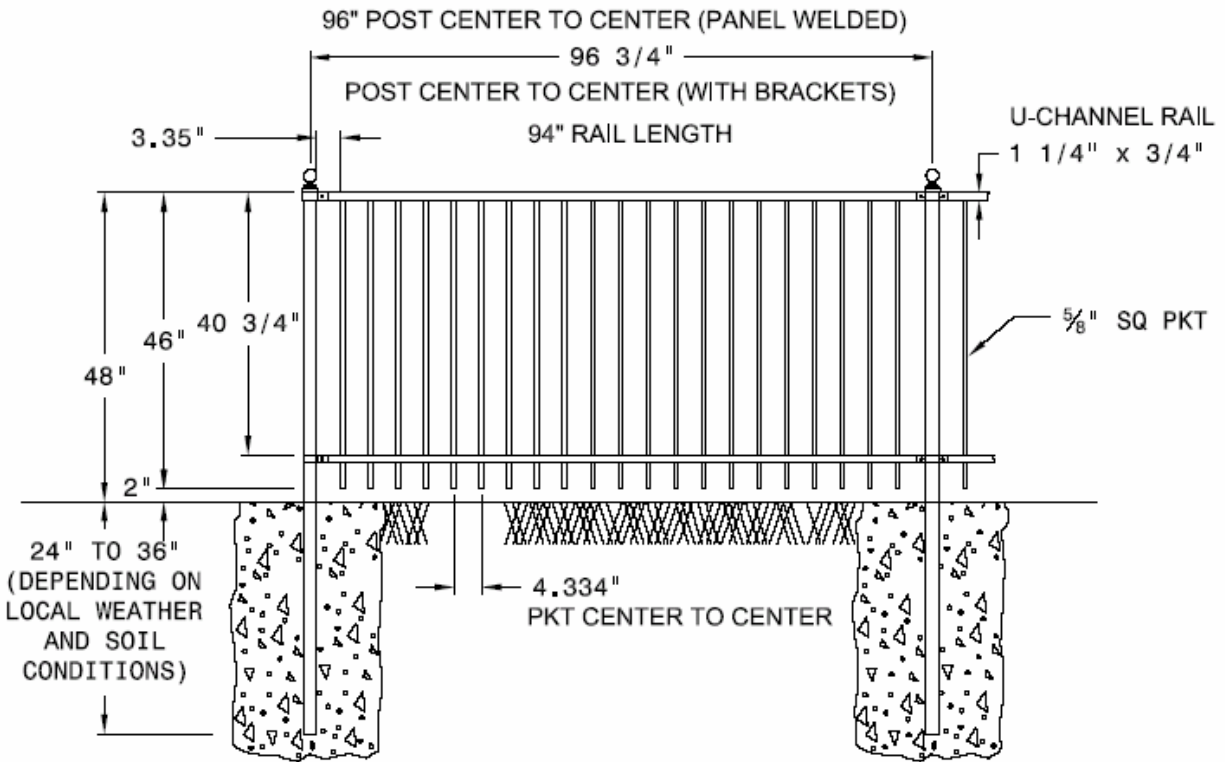
Rhus Aromatica
Rock Spirea
Sagebrush
**Saskatoon Serviceberry
Tam Juniper
Threeleaf Sumac
Viburnum Lantana 'Mohican'
Waxflower
**Yucca varieties

Perennials

Bee Balm
Black-eyed-Susan
Colorado Penstemon
Coneflower
Coreopsis, Moonbeam
Daylily, Stella D'oro
Gaillardia
Hyssop
Iceplant
May Nigh Salvia
Sedum, Autumn Joy
Shasta Daisy
Veronica
Yarrow
Yucca

ATTACHMENT A

FENCE DETAILS

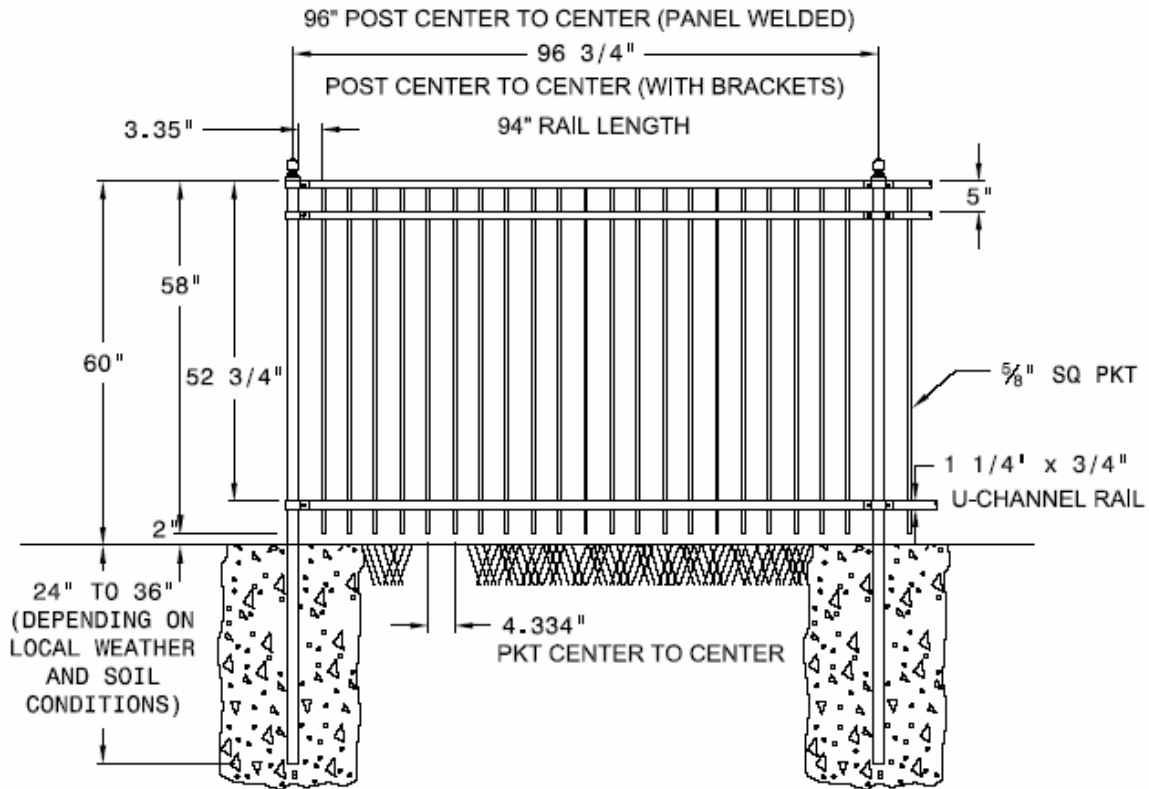


AMERISTAR®

1555 N. Mingo
 Tulsa, OK 74116
 1-800-321-8724
 www.ameristarfence.com

4' METAL FENCE

NOTE: THE 4' FENCE CAN ONLY BE USED ON LOTS ALONG THE GOLF COURSE THAT HAVE A 4' FENCE ON THE REAR PROPERTY LINE.

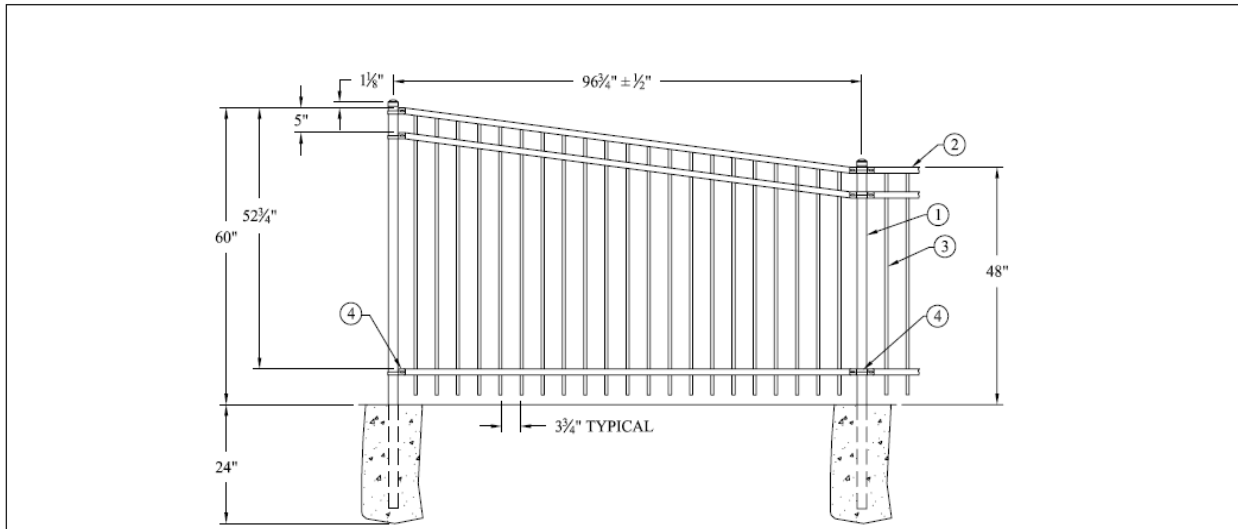





AMERISTAR®

1555 N. Mingo
 Tulsa, OK 74116
 1-800-321-8724
 www.ameristarfence.com

5' METAL FENCE

NOTE: THE 5' FENCE WILL BE PERMITTED ON ALL LOTS OTHER THAN THE LOTS ALONG THE GOLF COURSE WITH THE 4' HIGH FENCING REQUIREMENTS.



PANEL BRACKET OPTIONS		POST TO POST
	BX104 LINE BRACKET	*96 3/4" ± 1/2"
	BX101 FLAT MOUNT BRACKET	*96 3/4" ± 1/2"
	BX103 SWIVEL BRACKET**	*96 3/4" ± 1/2"


**NOTE: When using swivel brackets on either or both ends of a panel installation, care must be taken to ensure the spacing between post and adjoining pickets meets applicable codes. This may require trimming one or both ends of the panel as needed.

POST NOTE: In locations subject to freezing, where posts are grouted into concrete-filled holes, a 2" diameter hole should be drilled in the post approximately 2" above elevation to allow for drainage of rainfall/ground water. The drilled hole must be wiped clean and dry and sprayed with AMERISTAR® zinc-rich primer and AMERISTAR® color match finish.

POST SETTING: Post depth shows a minimum recommendation. In some cases local restrictions or freezing weather conditions may require a greater depth.

PANEL SLOPING: Drawing shows fence panel at level ground elevation; for installations that must be subject to follow sloping grades, the post spacing dimension shown must be measured along the grade.

- ① 2" ∅ x 16ga. POST
- ② RIBBED CHANNEL RAIL
3/4" x 1 1/4" x 14ga.
- ③ 5/8" ∅ x 18ga PICKET
- ④ BX102 END BRACKET

Title: MONTAGE ATF MAJESTIC 3 RAIL 60 IN TALL 8 FT LONG PANEL			
Drawing Number: RMX358-PP000			
DR: LZN	SH . 1 of 1	SCALE: Do Not Scale	
CK: CS	Date 7-17-06	REV: a	
			1555 N. Mingo Tulsa, OK 74116 1-888-333-3422

5' FENCE TRANSITION TO 4' FENCE

ATTACHMENT B

DESIGN REVIEW REQUEST FORM

ATTACHMENT C



Signs That a Tree is Dying. The signs that a tree is dying are many and differ greatly depending on their type. A lack of leaves or a reduction in the number of leaves produced on all or part of the tree is a sure sign. Other signs include the bark becoming brittle and falling off the tree, limbs dying and falling off, or the trunk becoming spongy or brittle. Look for signs of a dying tree in the following areas:

a. Leaves: Deciduous trees lose all their leaves each winter as opposed to evergreen trees who never lose all their leaves at once. Deciduous trees may be dying if they drop their leaves or if their leaves turn brown and brittle during the growing season. If an evergreen tree is dying it will start to show red or brown needles, and once the top third of the plant has needles that are red or brown the tree is dying.

b. Branches: A branch that has lost all of its bark means that that branch is dead. A branch that starts to lose its bark is dying. Branches will break off when dead in extreme cases, and the tree will die when too many of its branches break off.

c. Bark: Bark becomes loose and starts to fall off of a dying tree. Brittle bark is also a bad sign.

d. Roots: When a tree is dying its roots may turn slimy and host fungus and insects or it may become brittle and break, allowing the tree to fall over.

Note: For Sport Courts see Section 2.76.

2.55 **Play and Sports Equipment and Trampolines.** Committee approval is required if equipment/trampoline is more than seven (7) feet in height, or has a footprint of more than 100 square feet. Play equipment may not be attached to a deck or main structure. Consideration should be given to adjacent properties, so as not to create an undue disturbance. The following must be taken into consideration - setback from property lines, with a two foot minimum, visual “screening”, and for lots adjacent to open space, see View and Solar Obstructions, Section 2.86. Other play equipment is to be stored out of view when not in use, particularly in the “front” yard. For playhouses, refer to Section 2.56.

2.76 **Sport Courts.** Committee approval is required. Considerations will be subject to, but are not be limited to the following criteria:

- A. Sports courts on interior lots which back to or adjoin another residential property will not be approved unless the total “rear” yard area is 5,000 square feet or more and the sport court takes up no more than 20% of the total “rear” yard area.
- B. No more than three colors will be approved; colors must be submitted and approved by the Committee prior to construction.
- C. There shall be a minimum of seven (7) feet from all property lines to edge of court.
- D. Proximity to neighbor’s indoor living area will be a primary consideration.
- E. A landscape plan showing entire rear yard including proposed placement of the sports court with dimensions to property lines, screening of court from adjacent lots and open space, and the location and size of all other elements within the yard, i.e. decks, patios, firepits, sheds, play structures etc.
- F. A maximum of one goal per lot is allowed.
- G. Sport courts shall not be illuminated in such a way that will interfere with neighboring properties and are subject to Committee approval.
- H. A “rear” yard or “side” yard installation of sports equipment, e.g. portable basketball goal, will be considered a sport court and is subject to the sport court considerations above.

Allison L. Hanson

From: Irene Borisov <irene@sammgt.com>
Sent: Wednesday, May 27, 2020 8:04 PM
To: Diane Kelly; Jill Shadwell; Josette O'neill; M. Elena Sepulveda Daniels; McGoff, Shawn; Clint C. Waldron; Megan J. Murphy
Subject: High Plains Welcome Packet
Attachments: Welcome Letter - Updated.pdf; HPMD - ACH Application.pdf; New Homeowner Questionnaire.pdf; HPMD- Who Does What.docx

Hi there,

Sorry for the delay - just trying to get caught up with everything...

Please see the attached:

Welcome Letter: This is the one that comes out of the system with all the owner information once we get the deed from the title company. Please note: Sometimes we get deeds within a week or two, other times, it has taken 3/4+ weeks. So we are not aware of any new owners until we get everything from the title company and they all work differently.

Homeowner Questionnaire: We ask for owners to fill this out and send in so that I can get as much contact information on them and I can add this to all of the different systems that we use. I say that we probably maybe get 2/3 out of every 10 that we send out.

ACH Form: We include this as well so that owners have the option to have us pull their quarterly District operations fee from their account. They can still pay online or through their bank if they want, but this is an easier option for them if they want it.

Operations Fee Statement: I do not have this attached as this is generated when we enter new owners into the system based on what the title company collects. If they do what we ask and collect the 1st quarter, then we will send them out a statement when we send all the rest out at the beginning of every quarter. If they don't, then we will send them a statement with what is owed as of their closing.

Who Does What: I just created this last month and was going to get it finalized to include in future packets and place on the website - I wanted to add more detail to it.

Thank you,

Irene Borisov, CMCA , AMS

District/Association Manager &
COO of Community Development & Management

Summit Management & Consulting

9101 E. Kenyon Ave., #1200
Denver, CO. 80237
(303) 459-4919 office
(303) 484-9742 Fax

WELCOME TO THE HIGH PLAINS METRO DISTRICT

May 27, 2020

[Recipient]

Property Address: [UnitAddress1], [UnitCity], [UnitState] [UnitZip]

Account#: [CouponAccountNum]

Hello new homeowner! We are pleased to welcome you to the High Plains Metropolitan District (Blackstone Country Club) and to the Summit Management & Consulting Family.

Some Items of importance:

You should have received copies of the District's Governing Documents at the closing of your home. If not, please register on the community website which will allow you to download everything that you need or contact our office for further information.

Website: <https://www.highplainsmetro.org/>. Scroll to the middle of the web page, click on the sign up in the stay informed box. Enter the requested information to stay connected to the District.

Waste Management is the contractor for trash & recycling; **Trash day is Thursday and recycling is the same day just every other week.** If the previous owners did not leave you with a trash container or a recycling bin, please contact **Waste Management at (303) 797-1600.** The account number is: **020-012216-0178-9.** Please specify that you are part of the "HIGH PLAINS METRO DISTRICT". Let them know that you are a new owner in the community, and they should deliver these to you directly. The first set is paid for by the HOA. If you have any problems, let management know.

Blackstone Country Club: Each owner within the High Plains Metro District is a mandatory member of the Blackstone County Club. You will need to contact the Membership Director below to make the arrangements for your mandatory monthly club fee and to receive any further club information:

Irene Skrondahl - Membership Director

Blackstone Country Club: 720-330-7087 or irene.skrondahl@clubcorp.com

Enclosed you will find a homeowner questionnaire which requires completion. This allows management to confirm all information is up to date and accurate. If you could please complete the form as soon as possible and return at your earliest convenience, it would be greatly appreciated. 4950 S Yosemite St., F2-506, Greenwood Village CO 80111, or by fax to: 303-484-9742.

**** High Plains Metro District** collects operation fees quarterly (January, April, July, October). The quarterly operation fees are \$165.00. We will send you an invoice before your next payment is due, beginning . Please take a moment to review the various payment options to ensure timely payment.

Checks:

You must send a separate check for each unit you own. If you would like to pay your quarterly operation fees by check, make checks payable to: [ClientLegalName], and mail checks to: 4950 S. Yosemite St., F2-506, Greenwood Village, CO 80111. Make sure your account number is on the check in the memo section.

WELCOME TO THE HIGH PLAINS METRO DISTRICT

On-Line at Paylease.com:

Payments can also be made online through www.sammgt.com, click on 'Pay dues/Assessments', go to #4, click on the PayLease link and follow the directions they provide. You must have your account number in order to utilize this feature. This can take up to 3 business days to post to your account. There is no fee for e-checks but there is a convenience fee for credit cards.

ACH (Direct Debit) through Summit Management:

You may set up automatic withdrawal by completing the enclosed form and including a voided check. There is no fee for this service. We have included the ACH form in this packet. Please contact Kathleen Gregory at Kathleen@sammgt.com with questions.

Management Team

The following staff is available to assist you with any questions you may have.

Association Manager: Irene Borisov, Irene@sammgt.com, 303-459-4919

Administrative Assistant:

Accounting Department: Kathleen Gregory, Kathleen@sammgt.com, 303-459-4919

Company Addresses:

Physical Office Location:

9101 E. Kenyon Ave. #1200
Denver, CO 80237

Mailing Address:

4950 S. Yosemite St. F2-506
Greenwood Village, CO 80111

Company Phone Number: 303-459-4919

Company Fax: 303-484-9742

Company Website: www.sammgt.com

High Plains Metro District Community Website: <https://www.highplainsmetro.org/>

Sincerely,

Irene Borisov, CMCA, AMS, CAM
District Manager

High Plains Metro District (Blackstone Community)

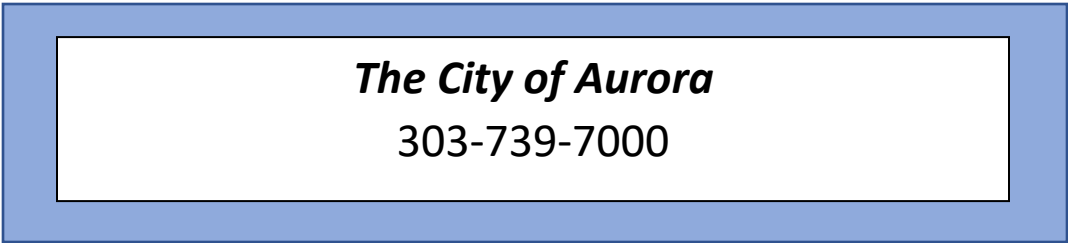
“Who is responsible for...?”



The district is responsible for trash/recycle collection, common area landscaping, median lighting, mail kiosks, doggie stations (within District common areas), community parks, architectural review (DRC), and covenant enforcement.



The country club is responsible for the pool, tennis courts, use of the clubhouse facility, golf course, as well as your social membership fee.



The city is responsible for the street lights, streets (including on-street parking), and sidewalks.

High Plains Metro District – Owner Questionnaire

OWNER’S PROPERTY INFORMATION

MAILING/OFF-SITE ADDRESS

Name(s):	<input type="checkbox"/> Check if same as property address; If not the same, please fill in mailing address.
Property Address:	
Home Phone:	
Cell Phone:	
Work Phone:	
E-mail Address:	
Emergency Contact Name:	
Emergency Contact Telephone Number:	

RENTER INFORMATION:

If you are leasing your unit, please provide a copy of the lease to the management office for your file.

Are you leasing your unit? ___ Yes ___ No
Lessee’s Name:
Lessee’s Telephone Number:

Owner’s Signature

Date

Owner’s Signature

Date

Dear High Plains Metropolitan District Homeowner,

This form will set up your quarterly dues to automatically be debited from the account of your choice. Please complete it and mail/fax/email back to us. A **voided check** from the account is **required**.

Authorization Agreement for Direct Deposit (ACH Debit)

Month to begin Debit _____

I (we) hereby authorize **High Plains Metropolitan District**, hereinafter called COMPANY, to initiate Debit entries to my/our () Checking () Savings account (**select one**) indicated below at the depository financial institution named below, hereinafter called DEPOSITORY, and to Debit the same to such account. I (we) acknowledge that the origination of ACH transactions to my/our account must comply with the provisions of U.S law.

Bank Name _____

Bank Account Number _____

Routing Number _____

This authorization is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it.

NAME(S) _____ HOA ACCT # _____

DATE _____ SIGNED _____ SIGNED _____

Contact Phone Number () - _____

Email Address _____ @ _____

Unit Address _____

**If you prefer quarterly invoices, please contact us to request them.