

FISH CAMP CIRCLE
50' R.O.W.
URBAN RESIDENTIAL LOCAL

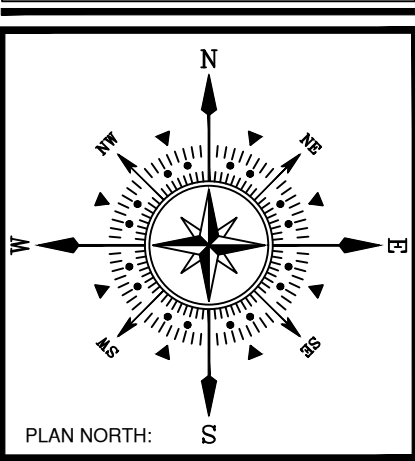
Waterbury

Filing No. 1 - Final Plat

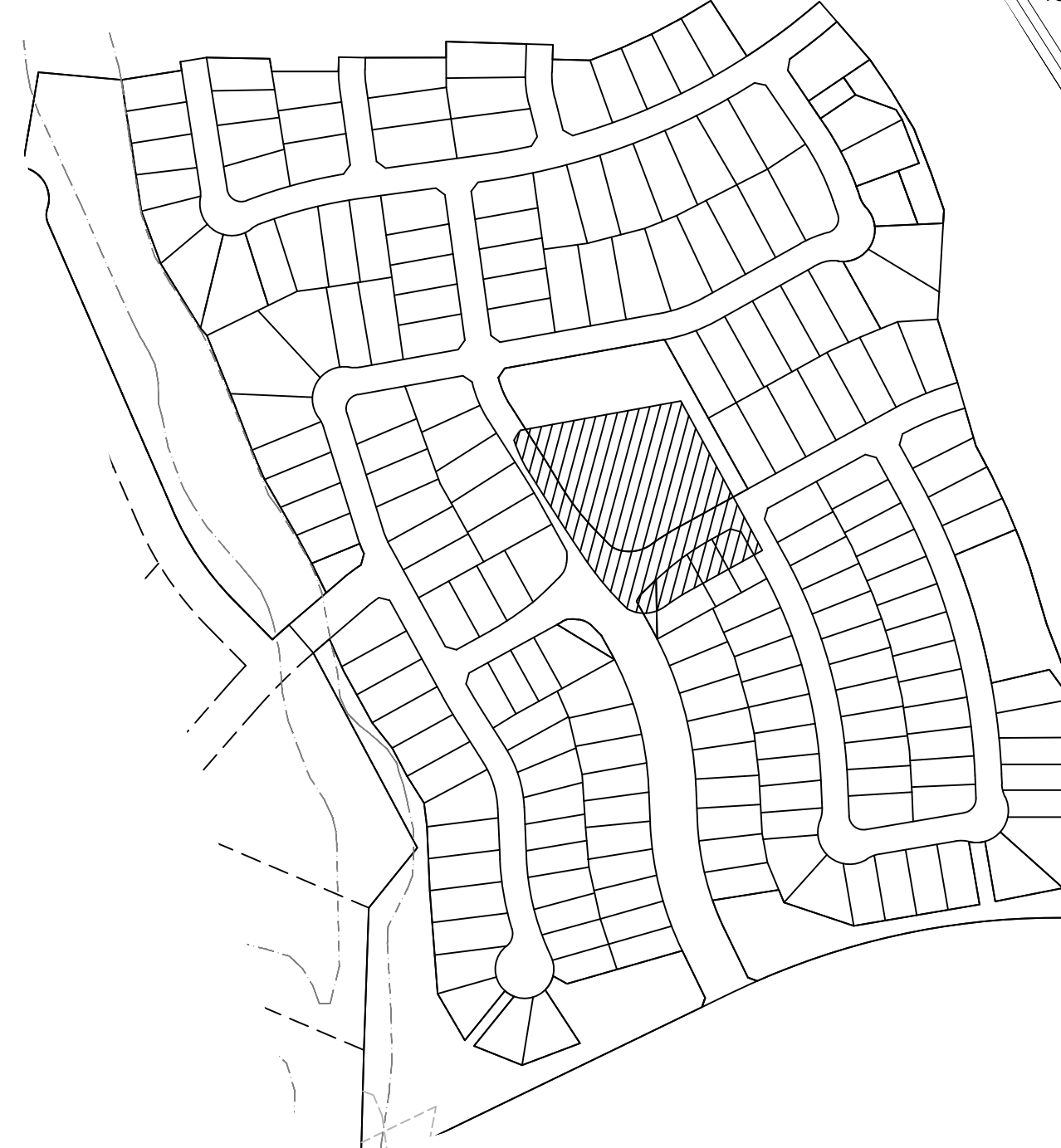
A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
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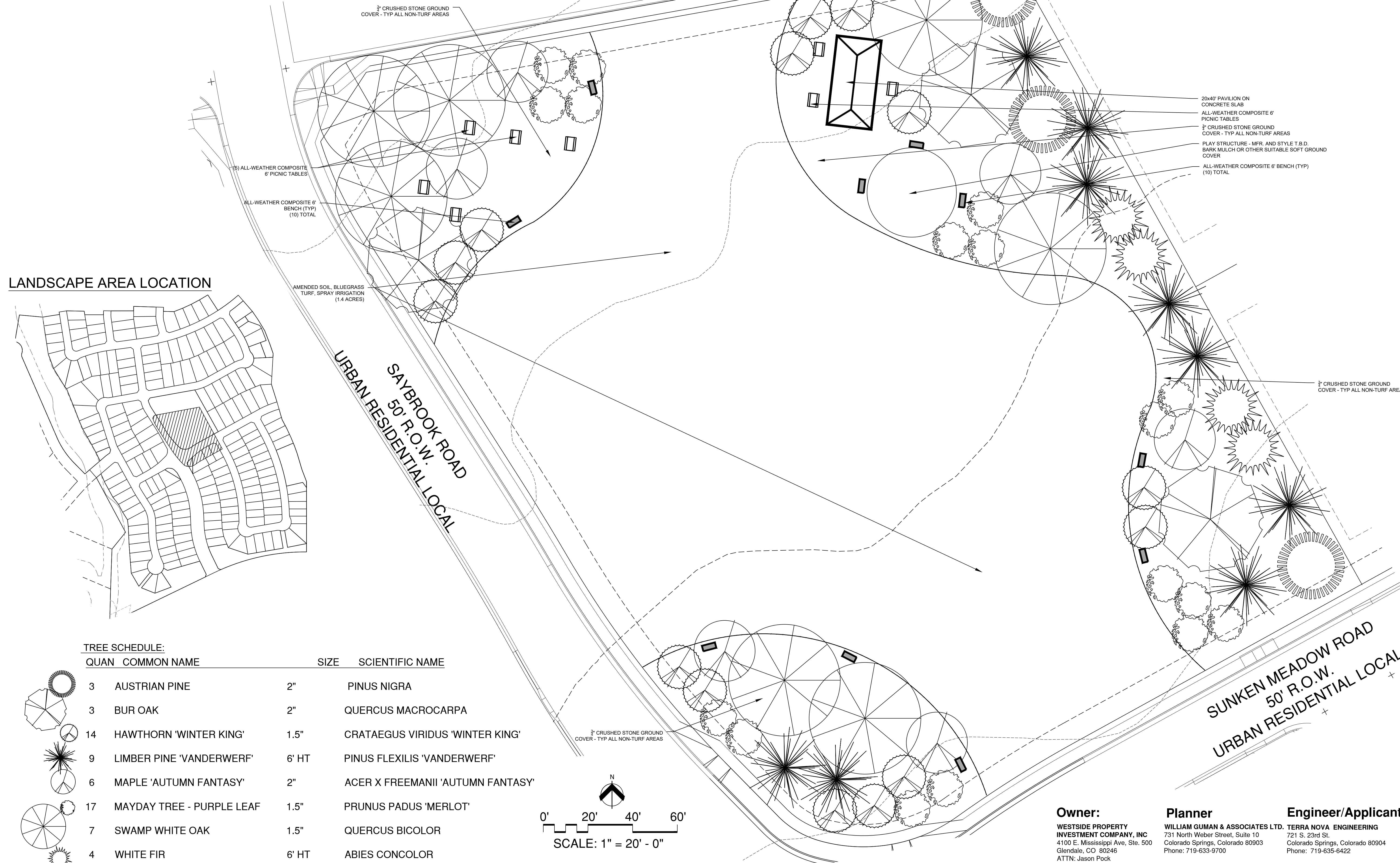
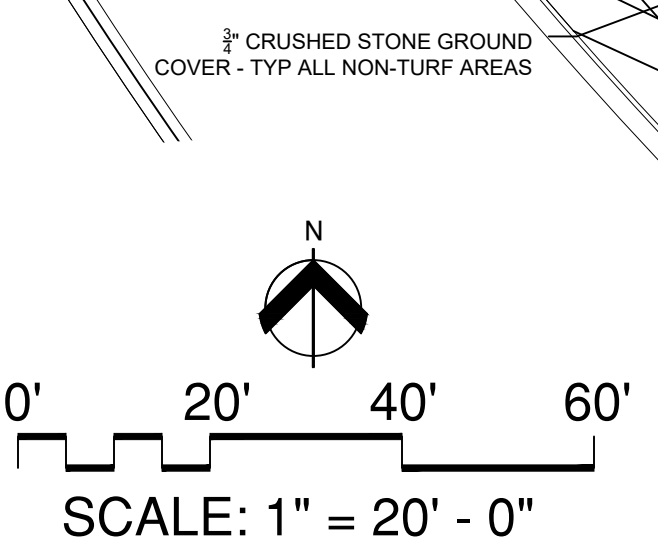


LANDSCAPE AREA LOCATION



TREE SCHEDULE:

QUAN	COMMON NAME	SIZE	SCIENTIFIC NAME
3	AUSTRIAN PINE	2"	PINUS NIGRA
3	BUR OAK	2"	QUERCUS MACROCARPA
14	HAWTHORN 'WINTER KING'	1.5"	CRATAEGUS VIRIDUS 'WINTER KING'
9	LIMBER PINE 'VANDERWERF'	6' HT	PINUS FLEXILIS 'VANDERWERF'
6	MAPLE 'AUTUMN FANTASY'	2"	ACER X FREEMANII 'AUTUMN FANTASY'
17	MAYDAY TREE - PURPLE LEAF	1.5"	PRUNUS PADUS 'MERLOT'
7	SWAMP WHITE OAK	1.5"	QUERCUS BICOLOR
4	WHITE FIR	6' HT	ABIES CONCOLOR



PROJECT NAME: WATERBURY - Filing No. 1
PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80831
PROJECT DESCRIPTION: FINAL PLAT

DATE: 01/04/2024
DESIGNED: CA
CHECKED: WFS

REVISIONS:

DATE	BY	DESCRIPTION

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: COMMUNITY PARK LANDSCAPE

SHEET NO. 1
1 OF 3 SHEETS
FILE NO. SF237

Owner: WESTSIDE PROPERTY INVESTMENT COMPANY, INC
731 North Weber Street, Suite 10
Glendale, CO 80246
ATTN: Jason Pock
jpock@westsideinv.com
(303) 984-9800

Planner: WILLIAM GUMAN & ASSOCIATES LTD.
731 North Weber Street, Suite 10
Colorado Springs, Colorado 80903
Phone: 719-633-9700

Engineer/Applicant: TERRA NOVA ENGINEERING
721 S. 23rd St.
Colorado Springs, Colorado 80904
Phone: 719-635-6422

ROUNDBOUT PLANT SCHEDULE:

QUANT	COMMON NAME	SIZE	SCIENTIFIC NAME
9	GRASS - BIG BLUESTEM	#1	ANDROPOGON GERARDII 'WINDWALKER'
7	GRASS - GIANT SACATON	#1	SPOROBOLUS WRIGHTII
6	GROW-LOW SUMAC	#5	RHUS AROMATICA 'GRO - LOW'
51	SPREADING JUNIPER	#5	JUNIPERUS HORIZONTALIS 'HUGHES'
8	NINEBARK 'SUMMER WINE'	#5	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'
15	POTENTILLA 'McKAY'S WHITE'	#5	POTENTILLA FRUTICOSA 'McKAY'S WHITE'
15	HAWTHORN 'TOBA'	2"	CRATAEGUS X MORDENSIS 'TOBA'

ORNAMENTAL SHRUBS AND GRASSES WITH DRIP IRRIGATION - SEE LEGEND THIS SHEET

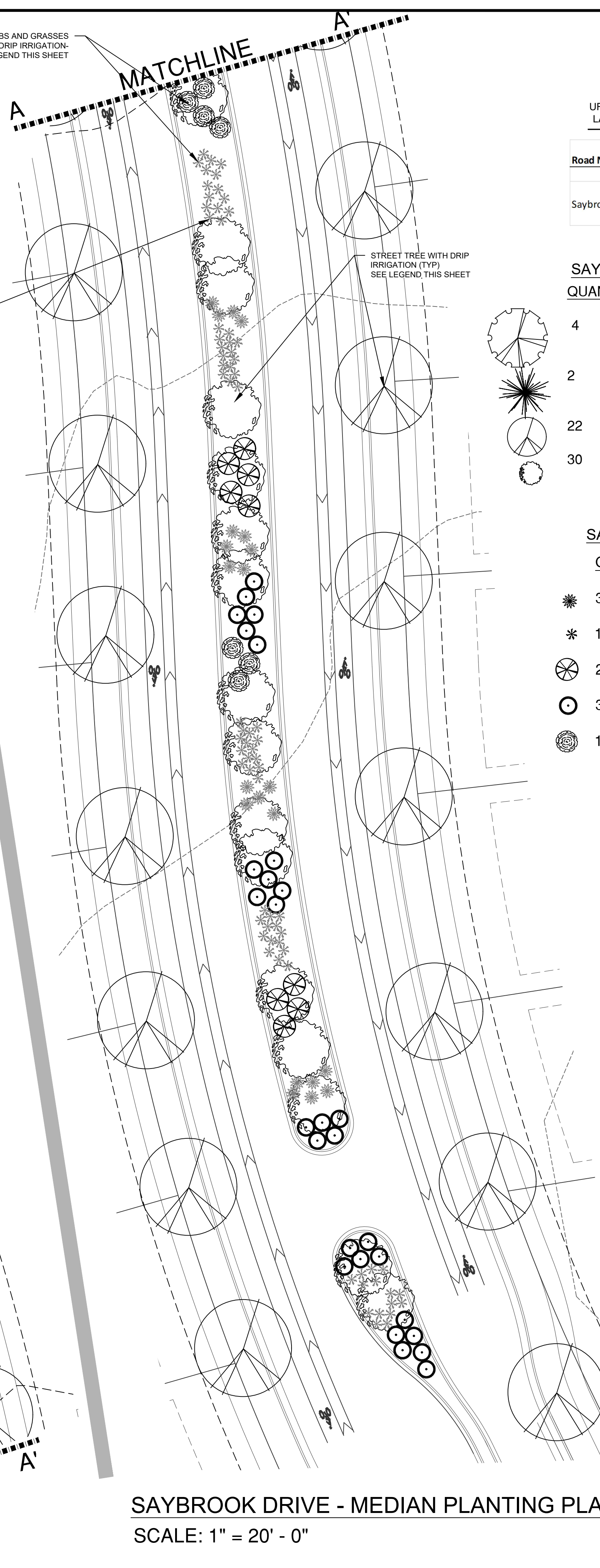
ORNAMENTAL BOULDERS - 2'4" (TYP)

MEDIAN AND ROUND-ABOUT MULCHED WITH 2-4" BLUE-GRAY RIVER ROCK

ROUNDBOUT TREES AND SHRUBS WITH DRIP IRRIGATION (TYP) SEE LEGEND

STREET TREE WITH DRIP IRRIGATION (TYP) SEE LEGEND

ORNAMENTAL SHRUBS WITH DRIP IRRIGATION - SEE LEGEND THIS SHEET



Waterbury

Filing No. 1 Final Plat

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

URBAN RESIDENTIAL COLLECTOR - LANDSCAPING CODE REQUIREMENTS AND PROVIDED LANDSCAPE ELEMENTS

Road Name	Classification	L.F.	Req'd LS width	Provided LS Width	Req'd trees 1 tree/251.f. (both sides)	Provided trees	additional plants
Saybrook Rd. to roundabout	urban residential collector	760	20'	30' (median + 2 sides)	61	61 (two sides + median)	76 shrubs + 147 grasses + 8 add'l trees

SAYBROOK DRIVE TREE SCHEDULE:

QUAN	COMMON NAME	SIZE	SCIENTIFIC NAME
4	KENTUCKY COFFEE TREE - SEEDLESS	2"	GYMNOCLADUS DIOICUS 'ESPRESSO'
2	LIMBER PINE 'VANDERWERF'	6' HT	PINUS FLEXILIS 'VANDERWERF'
22	MAPLE 'AUTUMN FANTASY'	2"	ACER X FREEMANII 'AUTUMN FANTASY'
30	MAYDAY TREE - PURPLE LEAF	1.5"	PRUNUS PADUS 'MERLOT'

SAYBROOK DRIVE SHRUB SCHEDULE:

QUANT	COMMON NAME	SIZE	SCIENTIFIC NAME
30	GRASS - GIANT SACATON	#1	SPOROBOLUS WRIGHTII
105	GRASS - SWITCHGRASS	#1	PANICUM VIRGATUM 'SHENANDOAH'
20	GROW-LOW SUMAC	#5	RHUS AROMATICA 'GRO - LOW'
37	SPREADING JUNIPER	#5	JUNIPERUS HORIZONTALIS 'HUGHES'
13	RED-LEAVED ROSE	#5	ROSA GLAUCA

LANDSCAPE AREA LOCATION

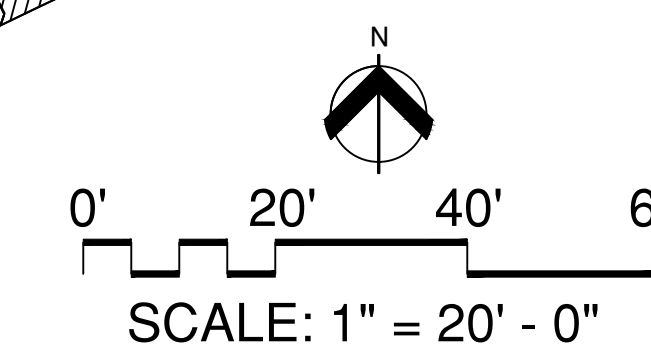


SAYBROOK DRIVE - ROUND-ABOUT AND MEDIAN

SCALE: 1" = 20' - 0"

SAYBROOK DRIVE - MEDIAN PLANTING PLAN

SCALE: 1" = 20' - 0"

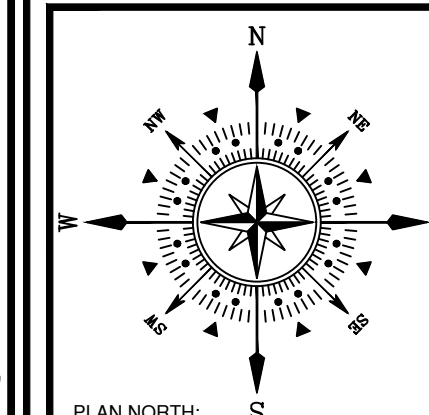


William Guman & Associates, Ltd.
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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



PROJECT NAME: **WATERBURY - Filing No. 1**
 PROJECT ADDRESS: **1000 EASTONVILLE ROAD PEYTON, CO 80831**
 PROJECT DESCRIPTION: **FINAL PLAT**

DATE: 01/04/2024
 DESIGNED: GA
 CHECKED: WFG

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 20' (OR AS NOTED ON PLAN)

SHEET TITLE: **PLANTING PLAN SAYBROOK**

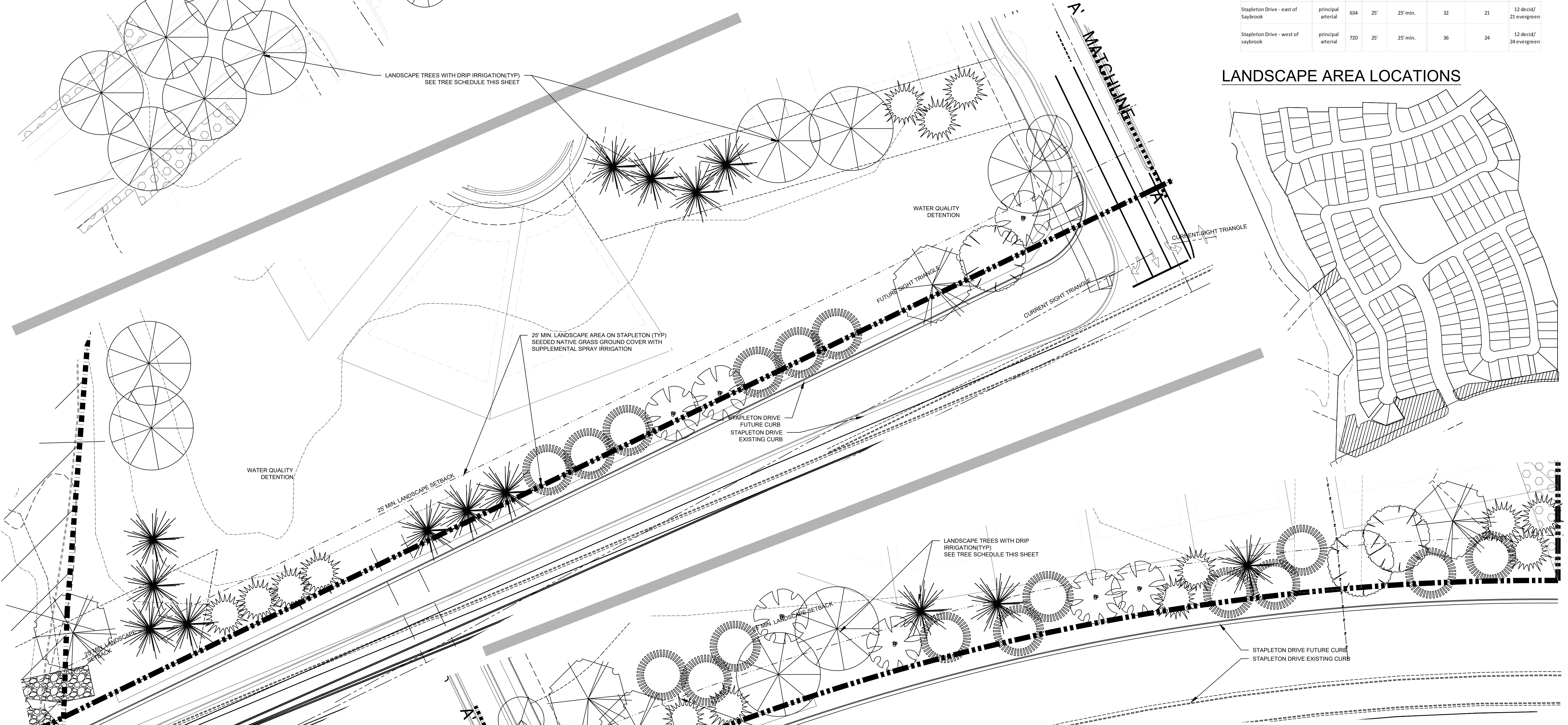
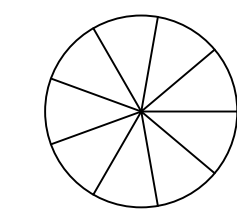
SHEET NO. **2**
 2 OF 3 SHEETS

FILE NO. **SF237**

GILBERT DRIVE ENTRY LANDSCAPE

SCALE: 1" = 30' - 0"

QUAN	COMMON NAME	SIZE	SCIENTIFIC NAME
6	SWAMP WHITE OAK	1.5"	QUERCUS BICOLOR



Waterbury

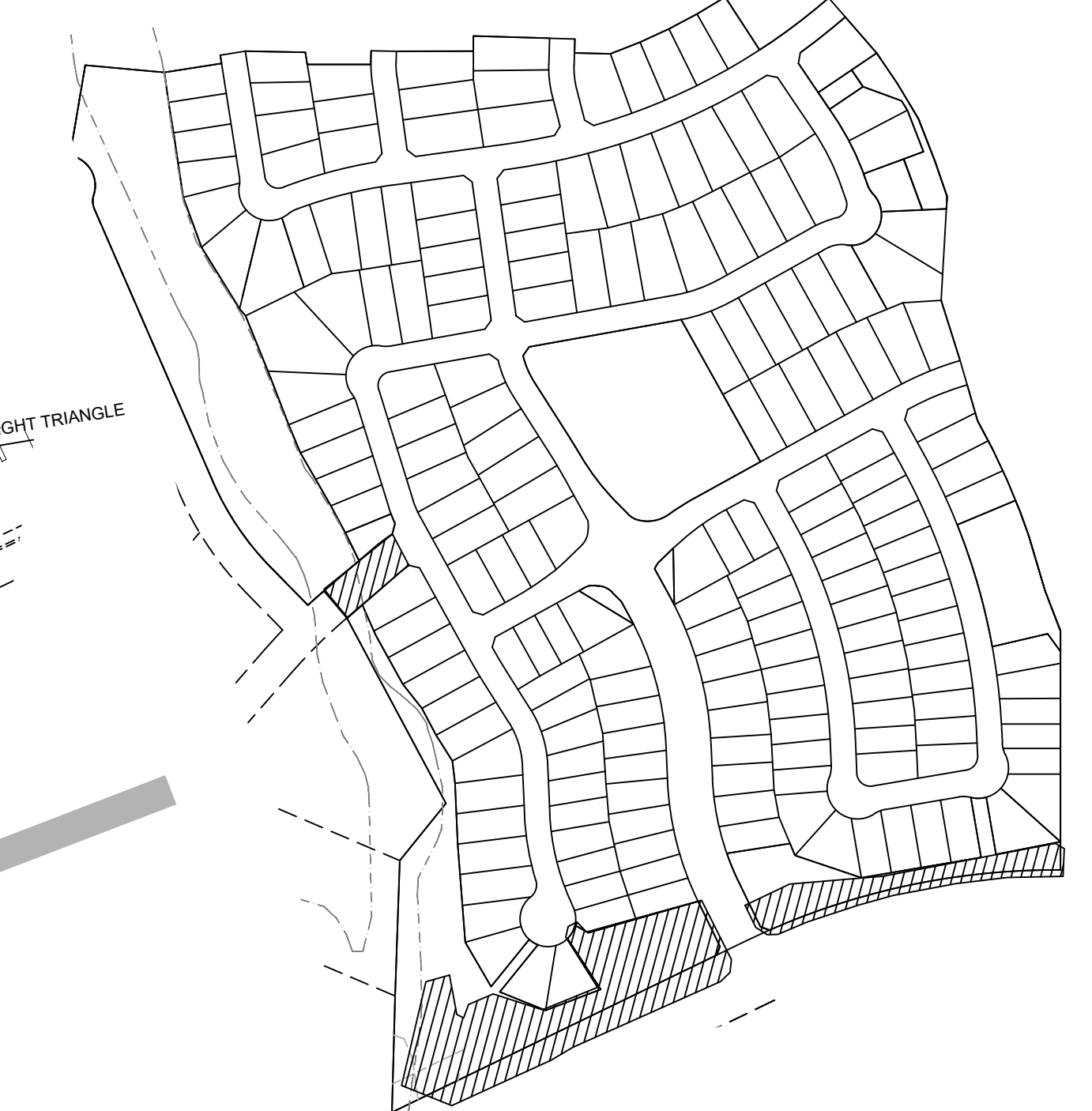
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MAJOR ARTERIAL LANDSCAPING CODE REQUIREMENTS AND PROVIDED LANDSCAPE ELEMENTS

Road Name	Classification	L.F.	Req'd LS width	Provided LS Width	Req'd trees 1 tree/201.f.	Req'd Evergreen (2/3 of total)	Provided trees
Stapleton Drive - east of Saybrook	principal arterial	634	25'	25' min.	32	21	12 decid/ 21 evergreen
Stapleton Drive - west of saybrook	principal arterial	720	25'	25' min.	36	24	12 decid/ 24 evergreen

LANDSCAPE AREA LOCATIONS

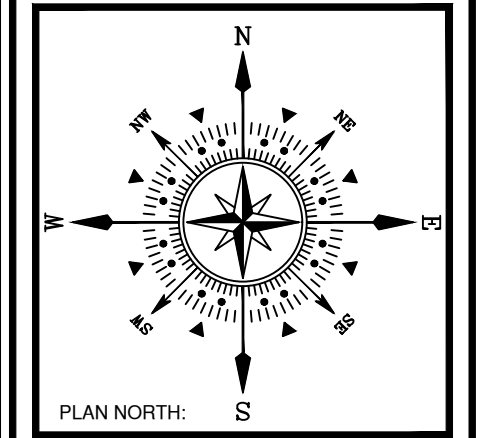


William Guman & Associates, Ltd.
 URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
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PROJECT NAME: WATERBURY - Filing No. 1
 PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80831
 PROJECT DESCRIPTION: FINAL PLAT

DATE: 019/4/2024
 DESIGNED: CA
 CHECKED: WFG

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 30'

SHEET TITLE: **PLANTING PLAN STAPLETON**

SHEET NO. **3** OF 3 SHEETS

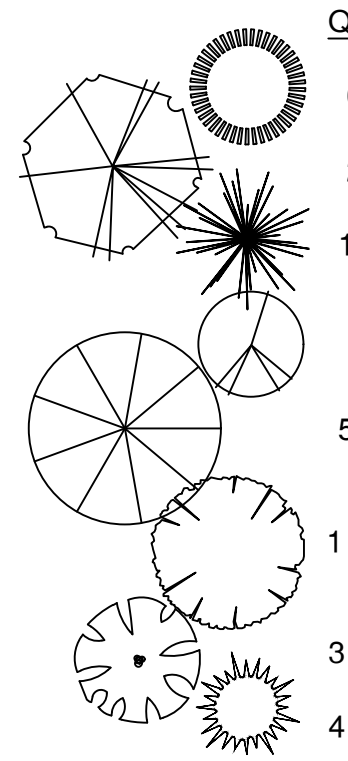
FILE NO. SF237

STAPLETON DRIVE - SETBACK LANDSCAPE WEST

SCALE: 1" = 30' - 0"

TREE SCHEDULE - WEST

QUAN	COMMON NAME	SIZE	SCIENTIFIC NAME
6	AUSTRIAN PINE	2"	PINUS NIGRA
2	HONEYLOCUST - THORNLESS	2"	GLEDISTIA TRIACANTHOS INERMIS 'SHADEMASTER'
11	LIMBER PINE 'VANDERWERF'	6' HT	PINUS FLEXILIS 'VANDERWERF'
1	MAPLE 'AUTUMN FANTASY'	2"	ACER X FREEMANII 'AUTUMN FANTASY'
5	SWAMP WHITE OAK	1.5"	QUERCUS BICOLOR
1	WESTERN CATALPA	1.5"	CELTIS OCCIDENTALIS
3	WESTERN HACKBERRY 'CHICAGOLAND'	1.5"	CELTIS OCCIDENTALS 'CHICAGOLAND'
4	WHITE FIR	6' HT	ABIES CONCOLOR



STAPLETON DRIVE - SETBACK LANDSCAPE EAST

SCALE: 1" = 30' - 0"

TREE SCHEDULE - EAST

QUAN	COMMON NAME	SIZE	SCIENTIFIC NAME
11	AUSTRIAN PINE	2"	PINUS NIGRA
3	HONEYLOCUST - THORNLESS	2"	GLEDISTIA TRIACANTHOS INERMIS 'SHADEMASTER'
3	LIMBER PINE 'VANDERWERF'	6' HT	PINUS FLEXILIS 'VANDERWERF'
1	MAPLE 'AUTUMN FANTASY'	2"	ACER X FREEMANII 'AUTUMN FANTASY'
2	SWAMP WHITE OAK	1.5"	QUERCUS BICOLOR
2	WESTERN CATALPA	1.5"	CELTIS OCCIDENTALIS
4	WESTERN HACKBERRY 'CHICAGOLAND'	1.5"	CELTIS OCCIDENTALS 'CHICAGOLAND'
7	WHITE FIR	6' HT	ABIES CONCOLOR

