



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION
MAJOR SITE PLAN**

Applicant: Scott Chomiak, Arrowhead Winter Park Investors, LLC

Property Owner: Joe Malone, Arrowhead Winter Park Investors, LLC

Case Number: PLN26-015 Rendezvous River Clubhouse Major Site Plan

Physical Address of Property for Which the Application Approval is Requested: Located at the south of Ski Idlewild Road and west of River Road, Winter Park, CO

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: An application for a Major Site Plan for a 9,377 square foot amenity center that includes indoor and outdoor amenities such as: bar/dining room, fitness, meeting rooms, pool/spa, fire pit, fitness, and play lawn situated on 2.17 acres. The site plan includes a parking lot and trail connections.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-E-1.G. Major Site Plan

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:

[Planning Commission, Tuesday, June 23, 2026 at 8:00 A.M.](#)

Members of the public wishing to make comment regarding the application may do so at the scheduled meeting, or write to TJ Dlubac, AICPS, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or TDlubac@planstrategize.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

The Zoom link will be made available in the full agenda, which will be published by end of day the Friday before the hearing at:

<https://wpgov.com/our-government/agendas-minutes/>

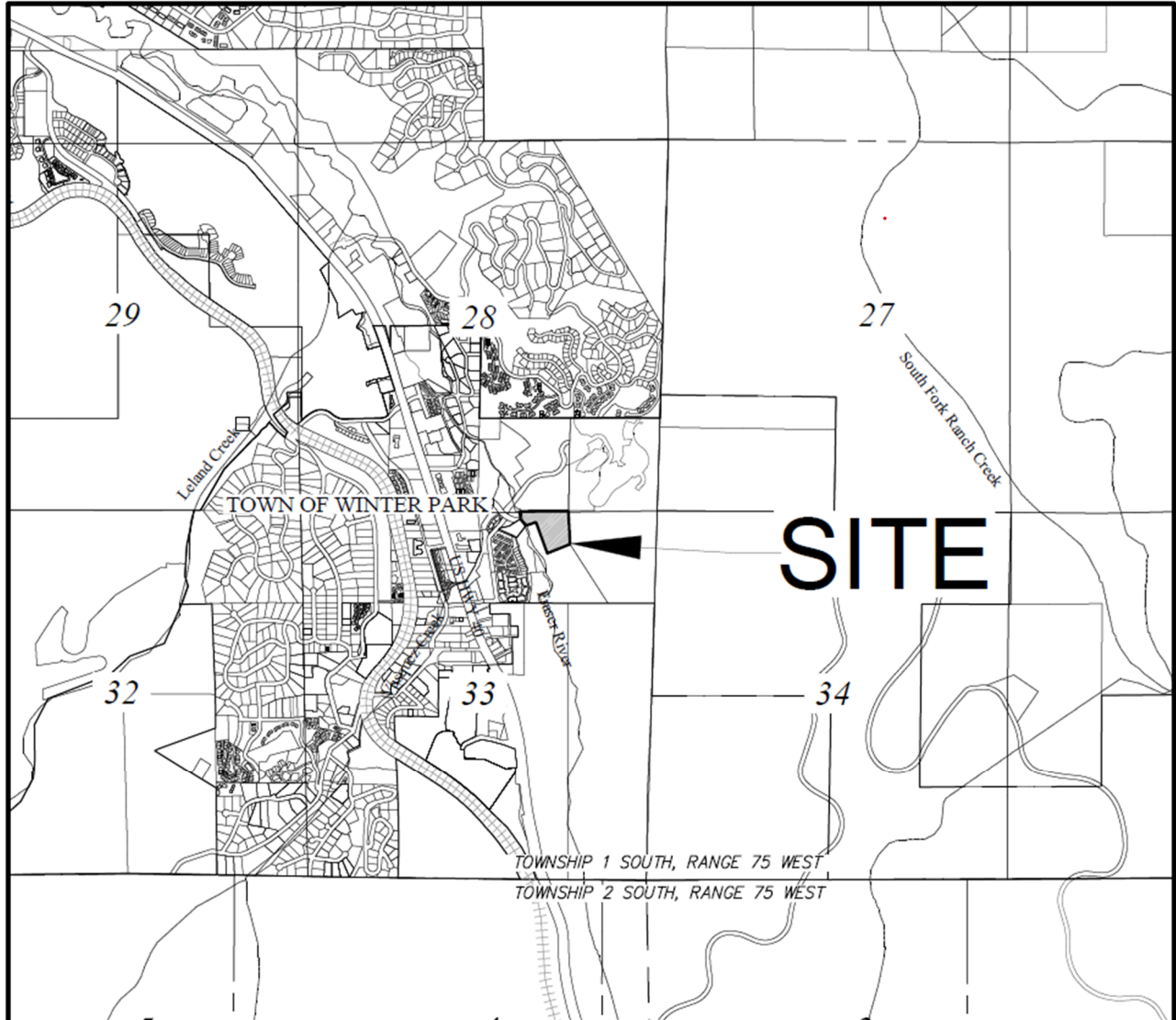
The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

Exhibit A – Legal Description and Location Map

Parcel A, Rendezvous at Winter Park, Filing 3, Minor Plat.

Also described as a parcel of land:

SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP VESTED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007004144





VOGEL & ASSOCIATES
Integrated Planning with Innovative Solutions

January 27, 2025

Mr. James Shockey, Director
Mr. Brian Kelly, Senior Planner
Town of Winter Park Community
Development
50 Vasquez Road
P.O. Box 3327
Winter Park, Colorado 80482

**Re: Rendezvous Filing 3 – River Club Community Amenity
Major Site Plan Application**

Dear James and Brian,

I am pleased to submit on behalf of Arrowhead Winter Park Investors, LLC., the Major Site Plan Application for the Rendezvous Filing 3 River Club Amenity Site Plan. The Rendezvous River Club is proposed to serve as a private community amenity for Rendezvous residents.

Rendezvous River Club is proposed to be constructed within Tract A of the Rendezvous at Winter Park, Filing 3 Minor Plat. Main access to the area will be provided via Rendezvous Way, Ski Idlewild Road and River Road. Both Ski Idlewild Road and River Road are currently constructed and connect with US 40.

Pedestrian access is provided via the existing sidewalks along Ski Idlewild Road and River Road. A relocatable easement is included within the plat with the intent to connect with the Fraser River Trail. These pedestrian routes also connect to the extensive Rendezvous trail and Idlewild trail system

A preliminary site plan, schematic architectural plans, floor plans, elevations and sections have been developed for the proposed River Club Community Amenity. The Club is proposed to be approximately 9,394 sf of conditioned space and 869 sf of non-conditioned recreation space that includes the proposed patio/attached pool terrace. Below is a list of proposed amenities within the River Club.

River Club Amenities:

- Meeting Room
- Bar/Dining Room (Private)
- Fitness Center

Outdoor Community Amenities

- Pool/Spa
- Firepit
- Fitness and play lawn
- Trail
- Bike Racks
- Trash enclosure

A. Project Name: Rendezvous Filing 3 – River Club

B. Street Address: RENDEZVOUS AT WINTER PARK, FILING 3, MINOR PLAT

C. Project Team:

Developer: Arrowhead Winter Park Investors, LLC.
5291 E. Yale Ave
Denver, CO. 80222

Applicant/
Land Planner: Jeff Vogel
Vogel & Associates
1151 Eagle Dr, Box 342
Loveland, CO. 80537
(303) 893-4288

Architects: Michael Noda
Neo Studio
3560 Walnut St., Unit A
Denver, CO. 80205
(303) 758-3800

Civil Engineer: Topknot Engineering (TKE)
Tony Krempin, Tony DePlata
998 County Road 553 (POB 2225)
Granby, CO. 80446
(970) 281-5280

Surveyor: Tim Shenk Land Surveying, Inc.
Timothy R. Shenk
Box 1670. Granby, CO. 80446
(970) 887-1046

D. Legal Description:

SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP VESTED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007004144

E. Zoning District: Existing Zoning – Rendezvous FDP (D-C) “Mixed-Use” designation

F. Lot Size:

MINOR PLAT, RENDEZVOUS AT WINTER PARK, FILNG 3
TRACT A: 143,604 Sf (3.30 Ac)

G. Proposed Uses: Private Community Recreation Amenity

H. Number of dwelling units:

N/A (No proposed Dwelling units at this time).

I. Number of bedrooms per dwelling unit:

N/A (No proposed Dwelling units at this time).

J. Size of residential and nonresidential space:

Residential Space: N/A

Nonresidential space: 9,394 Sf (Gross Building Area)
869 Sf (Outdoor/Pool/Deck)

K. Building Height: 33’ – 3 1/4” (Mid-point of roof)
38’ – 6” (Top of Gable)

L. Number of proposed off-street parking spaces:

The proposed community amenity center will serve private Rendezvous Residents only. This community amenity will be accessed utilizing a multi-modal approach including automobiles, transit, bicycle and pedestrian.

A parking ratio of 1:500 was established by the Town of Winter Park for a similar community amenity which would result in 19 required parking spaces. The site plan is proposed to include fifty-three (53) off-street parking spaces, 3 of which are ADA accessible.

M. Construction Schedule:

Estimated Construction Start: May 2026

Estimated Construction Completion: October 2027

Upon your review, we will be available to meet and provide additional information as required. We appreciate your assistance and look forward to working with you further on this project.

Sincerely,

Vogel & Associates, LLC

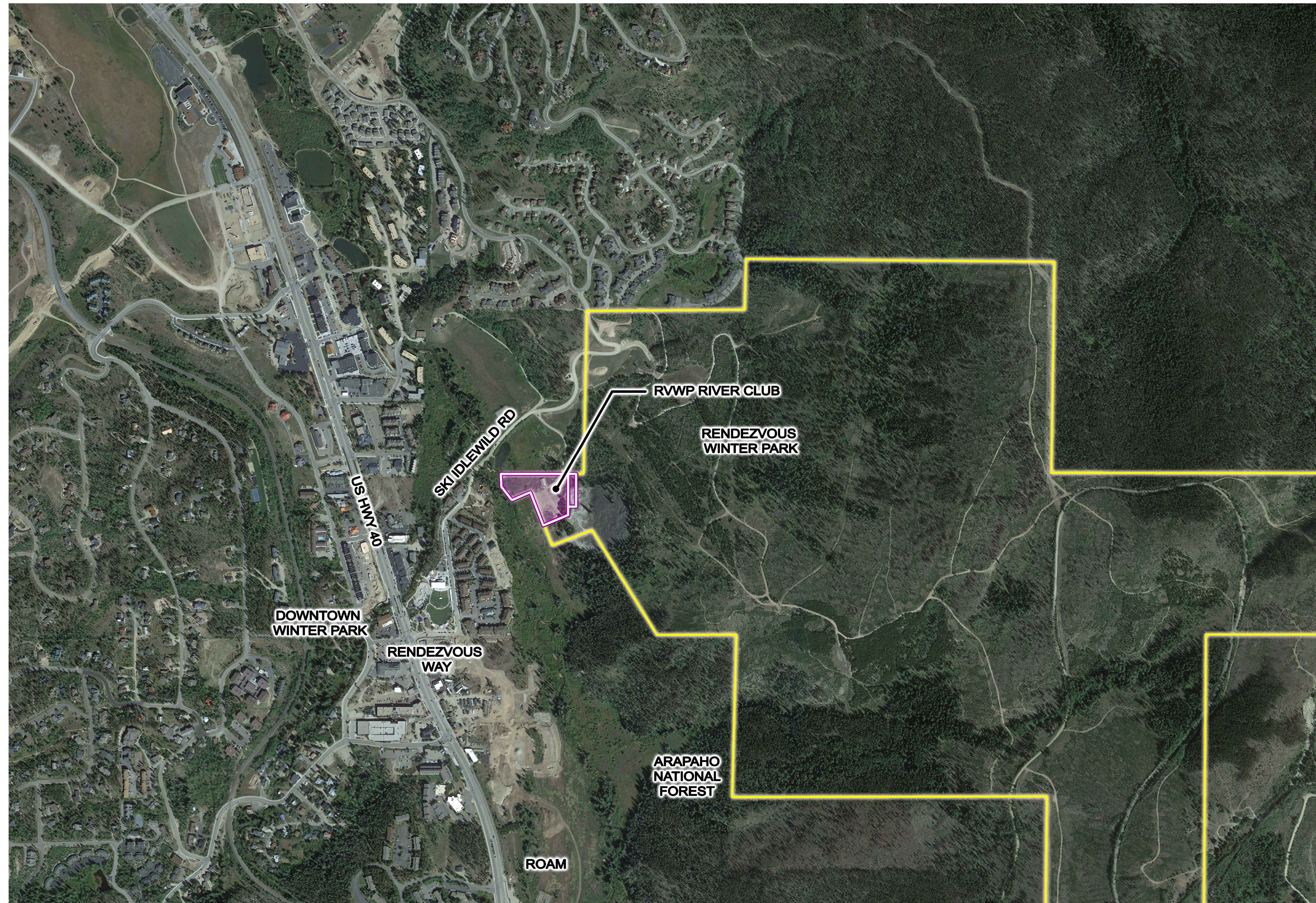
Jeffery Vogel, AICP

Principal

RENDEZVOUS- RIVER CLUB

MAJOR SITE PLAN APPLICATION

VICINITY MAP



SCALE: 1:500

LEGAL DESCRIPTION

SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO, OWNERSHIP VESTED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2007004144

ZONING & SETBACKS & NOTES

ZONING - RENDEZVOUS FDP D-C

PLANNING AREA 1

FRONT- 10' SETBACK
SIDE- 5' SETBACK
REAR- 10' SETBACK

BUILDING HEIGHT

PLANNING AREA 2:

MAXIMUM BUILDING HEIGHT- 40'

PROPOSED

RIVER CLUB(MID POINT OF ROOF)- 33' - 3 1/4"
TOP OF GABLE- 38 - 6"

SITE DATA CHART

RIVER CLUB - SITE AREA

TYPE	AREA SQ.FT.	AREA ACRES	% OF TOTAL
RIVER CLUB - NOTE 1	9,377	0.22	18.5%
HARSDACPE (ASPHALT AND CONCRETE WALK)	34,535	0.79	36.5%
LANDSCAPE AREA	50,619	1.16	53.5%
SUBTOTAL	94,531	2.17	100.0%

*NOTE 1: GROSS BUILDING SF, THIS AREA DOES NOT INCLUDE THE OUTDOOR DECK

SHEET INDEX

SITE PLAN

COVER SHEET C
SITE PLAN - EXISTING CONDITIONS S1
SITE PLAN S2

LANDSCAPE

LANDSCAPE PLAN L1
POOL PLANTER ENLARGEMENT L2
LANDSCAPE NOTES AND DETAILS L3

ARCHITECTURE

EXTERIOR ELEVATIONS DRB 1.0
EXTERIOR ELEVATIONS DRB 1.1
TRASH ENCLOSURE A2.10

DEVELOPER

ARROWHEAD WINTER PARK INVESTORS, LLC.
5291 E. YALE AVE
DENVER, CO 80222
CONTACT: JOE MALONE
PHONE: 303-300-8854

ARCHITECTS

NEO STUDIO
MICHAEL NODA - REGISTERED ARCHITECT
3560 WALNUT ST. UNIT A
DENVER, CO 80205
PHONE: 303-758-3800

PLANNER

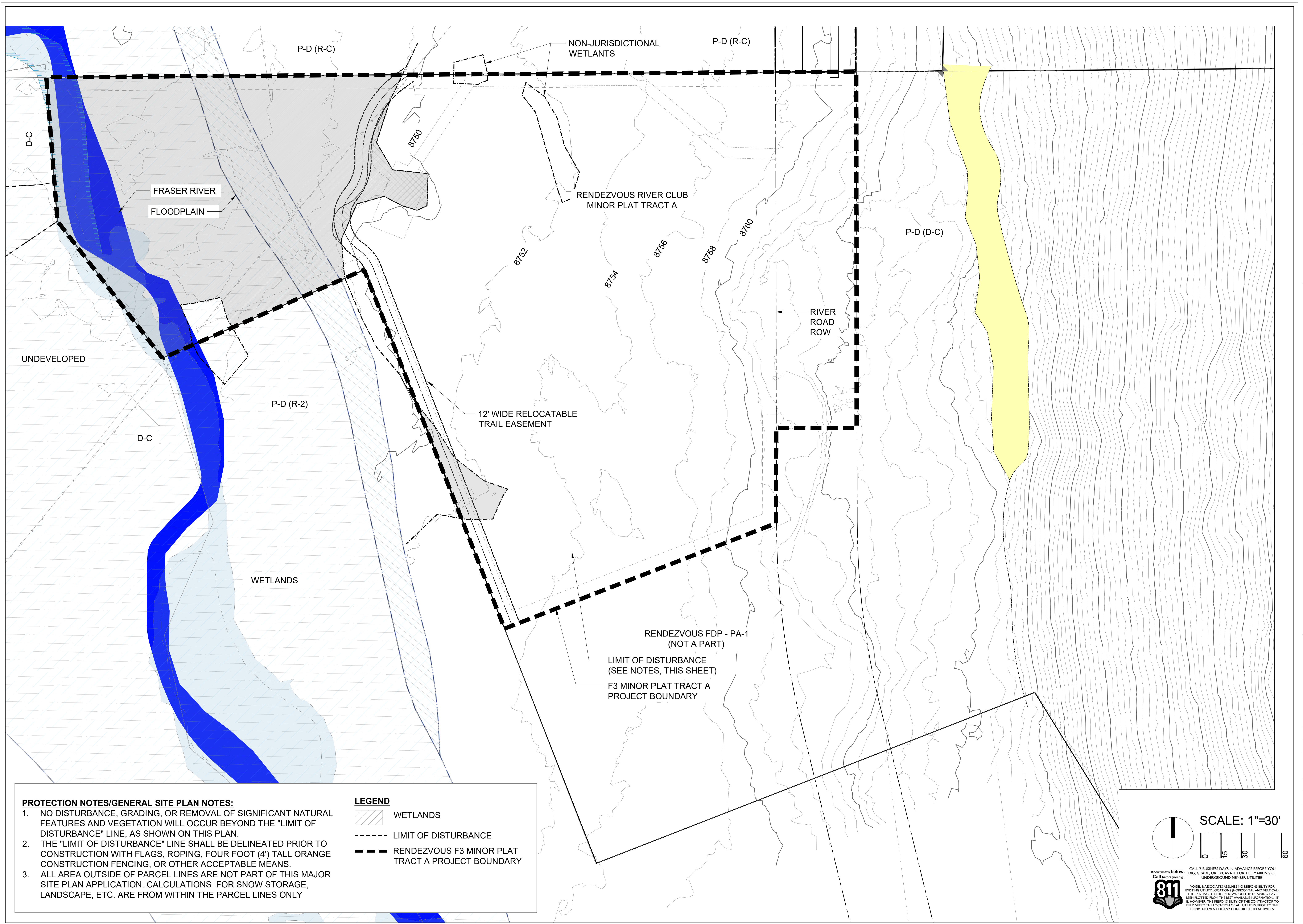
VOGEL & ASSOCIATES
1151 EAGLE DRIVE, BOX 342
LOVELAND, CO 80537
CONTACT: JEFF VOGEL
PHONE: 303-893-4288

CIVIL ENGINEER

TOPKNOT ENGINEERING (TKE)
TONY KREMPIN
998 COUNTY ROAD 553 (POB 2225)
GRANBY, CO 80446
PHONE: 970-281-5280

SURVEYOR


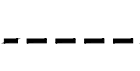

TIM SHENK LAND SURVEYING, INC.
TIMOTHY R. SHENK
BOX 1670, GRANBY, CO 80446
PHONE: 970-887-1046

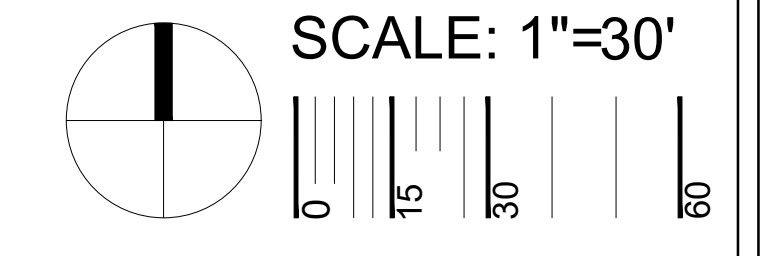


PROTECTION NOTES/GENERAL SITE PLAN NOTES:

1. NO DISTURBANCE, GRADING, OR REMOVAL OF SIGNIFICANT NATURAL FEATURES AND VEGETATION WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE, AS SHOWN ON THIS PLAN.
2. THE "LIMIT OF DISTURBANCE" LINE SHALL BE DELINEATED PRIOR TO CONSTRUCTION WITH FLAGS, ROPING, FOUR FOOT (4') TALL ORANGE CONSTRUCTION FENCING, OR OTHER ACCEPTABLE MEANS.
3. ALL AREA OUTSIDE OF PARCEL LINES ARE NOT PART OF THIS MAJOR SITE PLAN APPLICATION. CALCULATIONS FOR SNOW STORAGE, LANDSCAPE, ETC. ARE FROM WITHIN THE PARCEL LINES ONLY

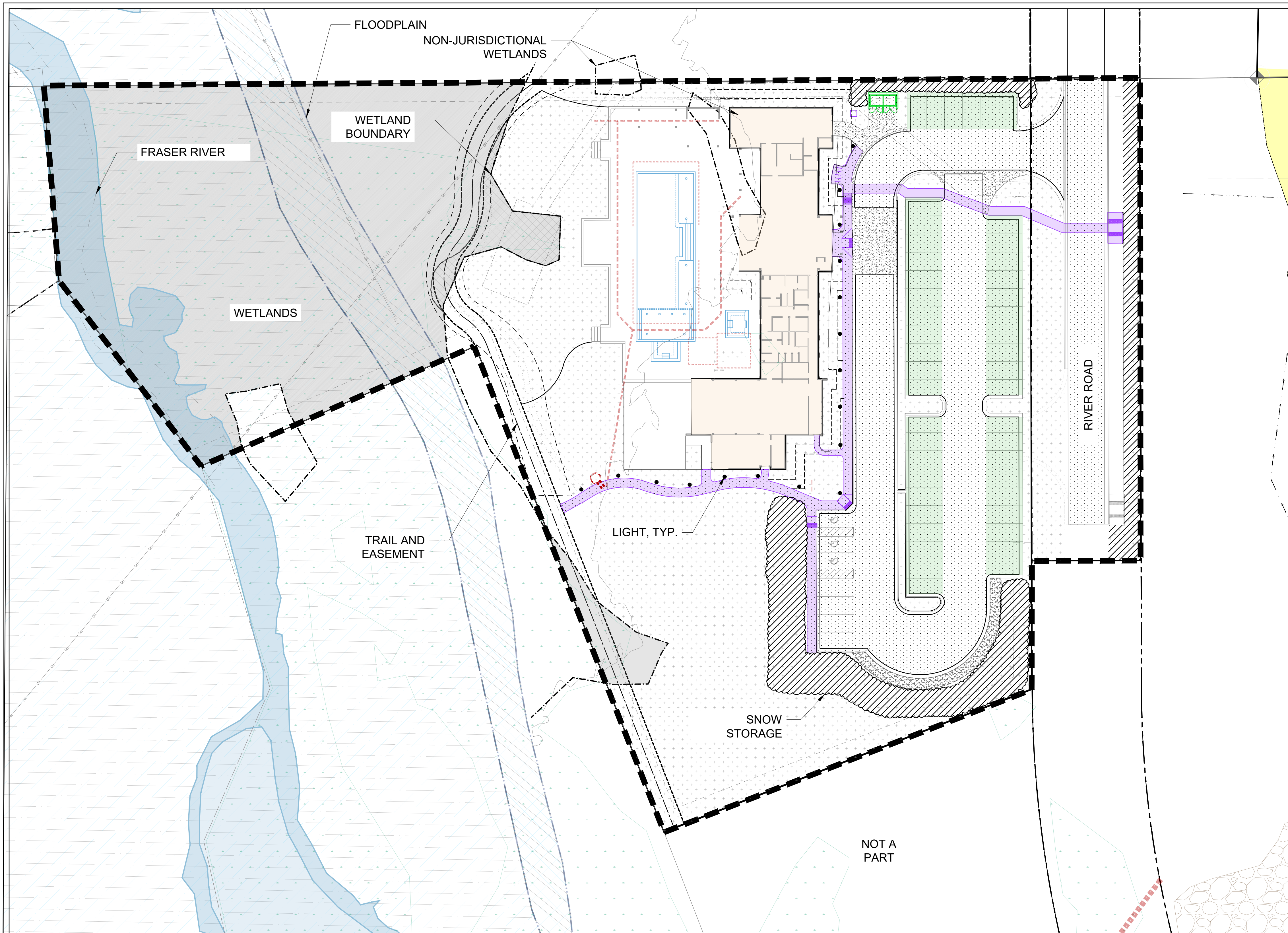
LEGEND

-  WETLANDS
-  LIMIT OF DISTURBANCE
-  RENDEZVOUS F3 MINOR PLAT TRACT A PROJECT BOUNDARY

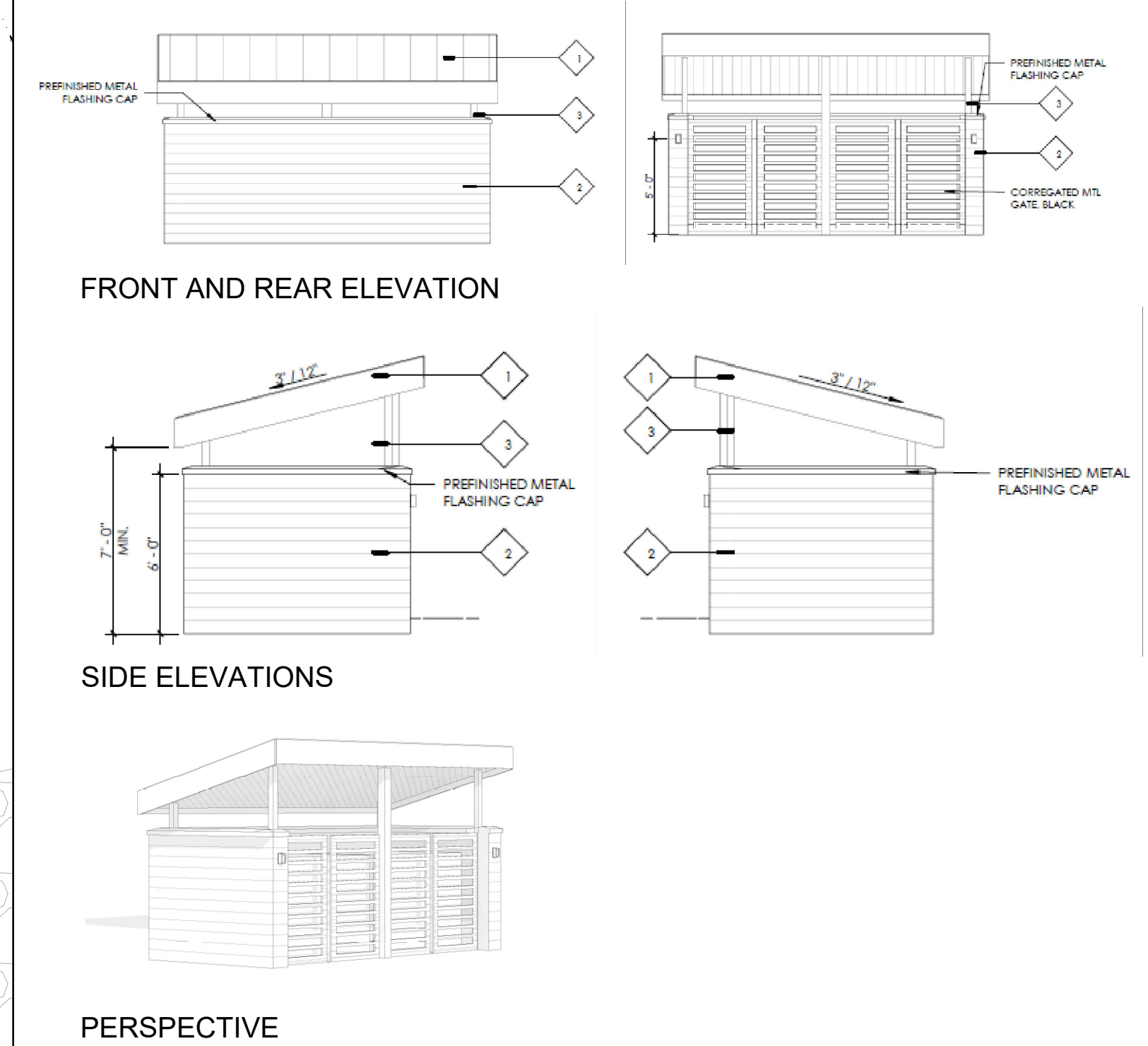


Know what's below. Call before you dig. **811** CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

DOCUMENT SET	ISSUE DATE
SUBMITTAL SET	02/27/2026
CONSTRUCTION SET	
DWN. BY:	MT
REVISIONS:	



TRASH ENCLOSURE ELEVATION - DWGS BY ARCH, SEE TRASH ENCLOSURE ELEVATIONS, A2.10



LEGEND

- LANDSCAPE AREA
- SNOW STORAGE
- HARDSCAPE (PARKING AND WALKS)
- RIVER CLUB PARKING (53 SPACES TOTAL, 3 ADA)
- SITE PLAN APPLICATION BOUNDARY

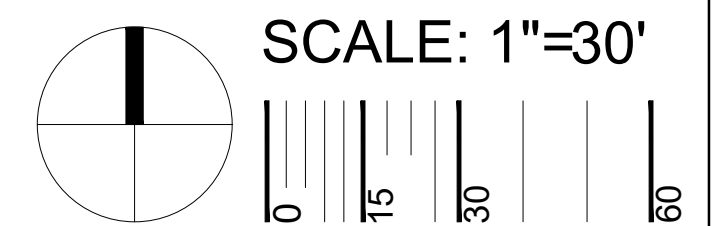
SNOW STORAGE - TOWP UDC 3-H-5

REQUIRED:
 HARDSCAPE : 34,535 SQ. FT.
 25% = 8,634 SQ. FT SNOW STORAGE
PROVIDED:
 25% = 8,889 SQ. FT. SNOW STORAGE

SITE LIGHT, SEE ARCHITECTURE FOR LIGHT DETAIL AND SUBMITTED PHOTOMETRIC PLAN

PARKING NOTES:

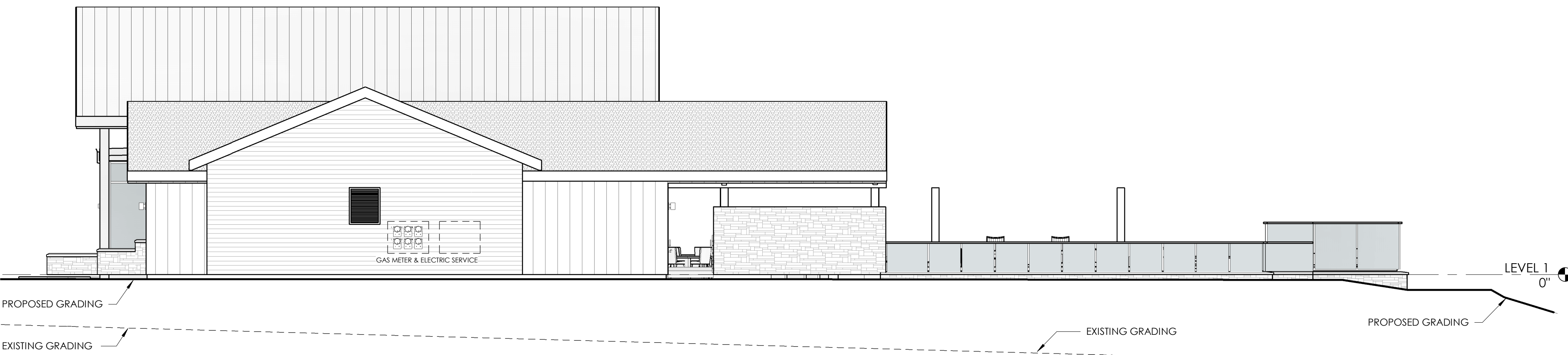
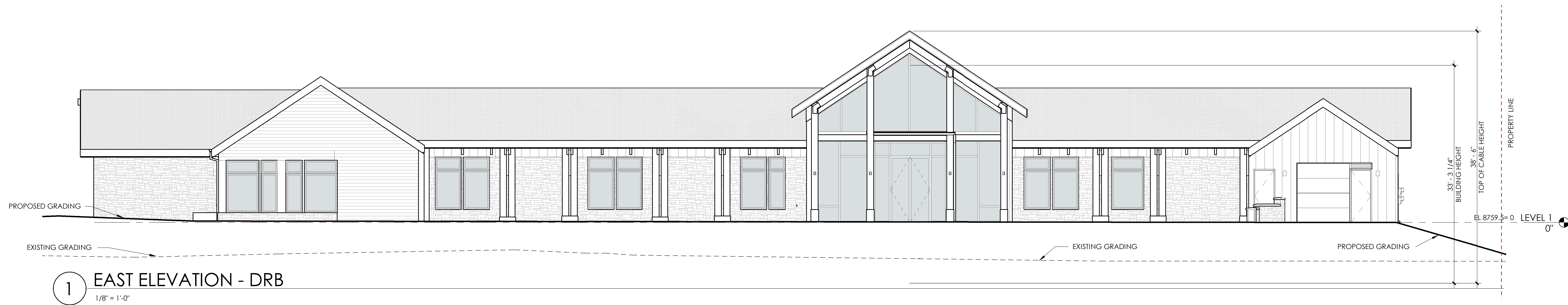
1. THE PROPOSED RIVER CLUB WILL SERVE RENDEZVOUS RESIDENTS ONLY. THE RIVER CLUB IS DESIGNED TO INCLUDE FIFTY TWO (53) SURFACE PARKING SPACES. THIS INCLUDES 50 STANDARD AND 3 ADA PARKING SPACES.



Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



EAST ELEVATION - RENDERING



MATERIAL LEGEND				
		MATERIAL NAME: STANDING SEAM METAL ROOF - ZEE - LOCK PANEL MFR: BERRIDGE COLOR: CHARCOAL GREY		FASCIA AND RAKE MATERIAL: COMPOSITE BOARD TEXTURE: SMOOTH COLOR: SW 3022 BLACK ALDER
		HORIZONTAL SMOOTH CEMENTITIOUS SIDING EXPOSURE: 6" TEXTURE: SMOOTH COLOR: SW 3513 SPICE CHEST		MATERIAL NAME: VERTICAL METAL SIDING MFR: BERRIDGE COLOR: CHARCOAL GRAY
		HEAVY TIMBER COLUMNS AND RAFTERS TEXTURE: SMOOTH COLOR: SW 3513 SPICE CHEST		LANAI RAILING GLASS & BLACK POWDER COATED SUPPORTS
		ALUMINUM STOREFRONT COLOR: BLACK GLASS COLOR: CLEAR		POOL SIDE BUILDING LIGHTS JETT OUTDOOR WALL SCNCE SKU 01242 COLOR: BLACK DARK SKY INTERNATIONAL COMPLIANT
		MATERIAL NAME: STONE VENEER MFR: LOCAL SCREE STONE COLOR:		LANDSCAPE SITE BOLLARDS JETT OUTDOOR WALL SCNCE SKU 01242 COLOR: BLACK DARK SKY INTERNATIONAL COMPLIANT
		GARAGE DOOR FLAT PANEL GARAGE DOOR COLOR: CHARCOAL GREY		

OUTDOOR LIGHTING TABULATION

FIXTURE NAME	PROPOSED # OF FIXTURES	PROPOSED # LUMENS	PROPOSED CCT (IN KELVIN)
JETT WALL SCNCE	4	975	2700 K
PRAGUE BOLLARD	16	1660	2700 K

RV RIVER CLUB

WINTER PARK, COLORADO

PROJ. NO. 23-04
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: 09/25/2025
REVISIONS

ISSUED FOR:
PRICING SET

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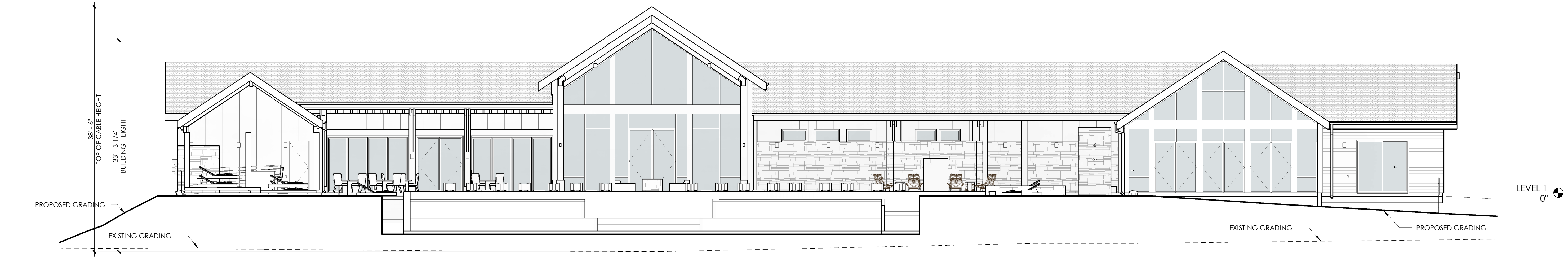
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SHEET TITLE:
EXTERIOR ELEVATIONS

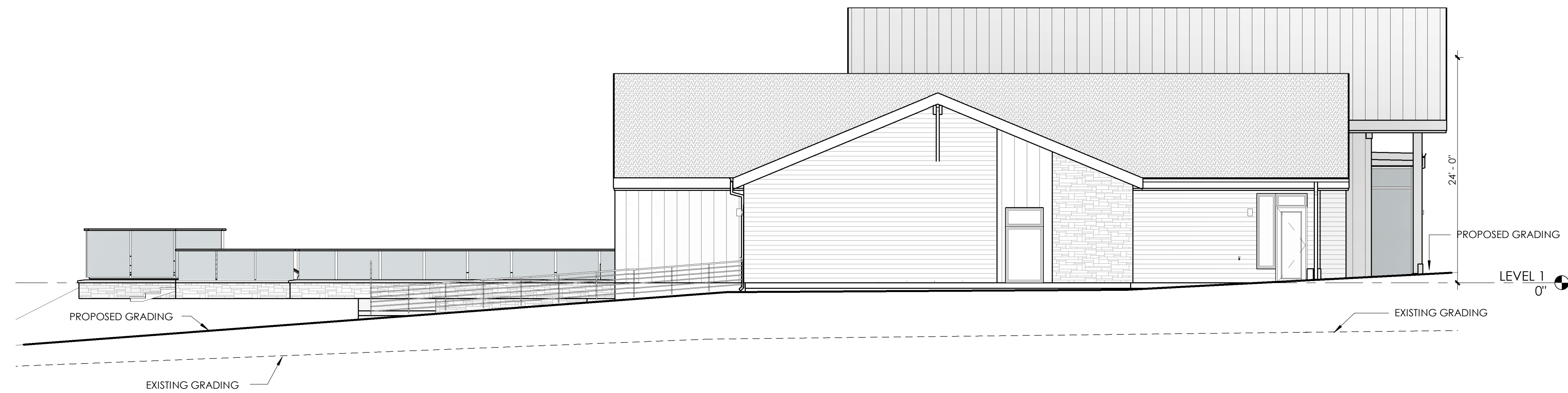
DRB 1.0



WEST ELEVATION - RENDERING



1 WEST ELEVATION - DRB
1/8" = 1'-0"



2 SOUTH ELEVATION - DRB
1/8" = 1'-0"

MATERIAL LEGEND			
		MATERIAL NAME: STANDING SEAM METAL ROOF - ZEE - LOCK PANEL MFR: BERRIDGE COLOR: CHARCOAL GREY	FASCIA AND RAKE MATERIAL: COMPOSITE BOARD TEXTURE: SMOOTH COLOR: SW 3022 BLACK ALDER
		HORIZONTAL SMOOTH CEMENTITIOUS SIDING EXPOSURE: 6" TEXTURE: SMOOTH COLOR: SW 3513 SPICE CHEST	MATERIAL NAME: VERTICAL METAL SIDING MFR: COLOR: CHARCOAL GRAY
		HEAVY TIMBER COLUMNS AND RAFTERS TEXTURE: SMOOTH COLOR: SW 3513 SPICE CHEST	LANAI RAILING GLASS & BLACK POWDER COATED SUPPORTS
		ALUMINUM STOREFRONT COLOR: BLACK GLASS COLOR: CLEAR	POOL SIDE BUILDING LIGHTS JETT OUTDOOR WALL SCNCE SKU 01242 COLOR: BLACK DARK SKY INTERNATIONAL COMPLIANT
		MATERIAL NAME: STONE VENEER MFR: LOCAL SCREE STONE COLOR:	LANDSCAPE SITE BOLLARDS JETT OUTDOOR WALL SCNCE SKU 01242 COLOR: BLACK DARK SKY INTERNATIONAL COMPLIANT
		GARAGE DOOR FLAT PANEL GARAGE DOOR COLOR: CHARCOAL GREY	

OUTDOOR LIGHTING TABULATION			
FIXTURE NAME	PROPOSED # OF FIXTURES	PROPOSED # LUMENS	PROPOSED CCT (IN KELVIN)
JETT WALL SCNCE	4	975	2700 K
PRAGUE BOLLARD	16	1660	2700 K

RV RIVER CLUB

WINTER PARK, COLORADO

PROJ. NO. 23-04
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DATE: 09/25/2025
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ISSUED FOR:
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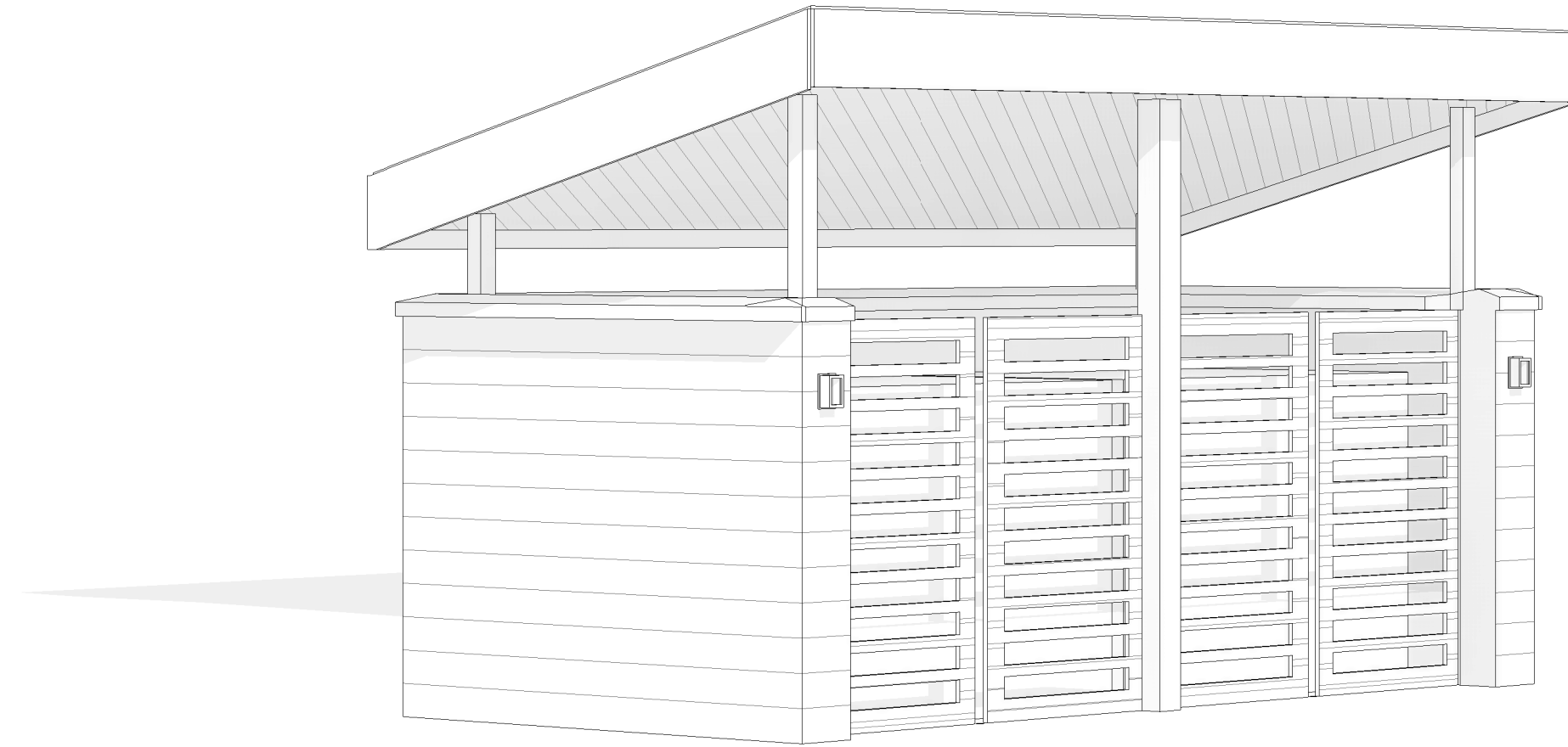
© NEO STUDIO

SCALE: As indicated

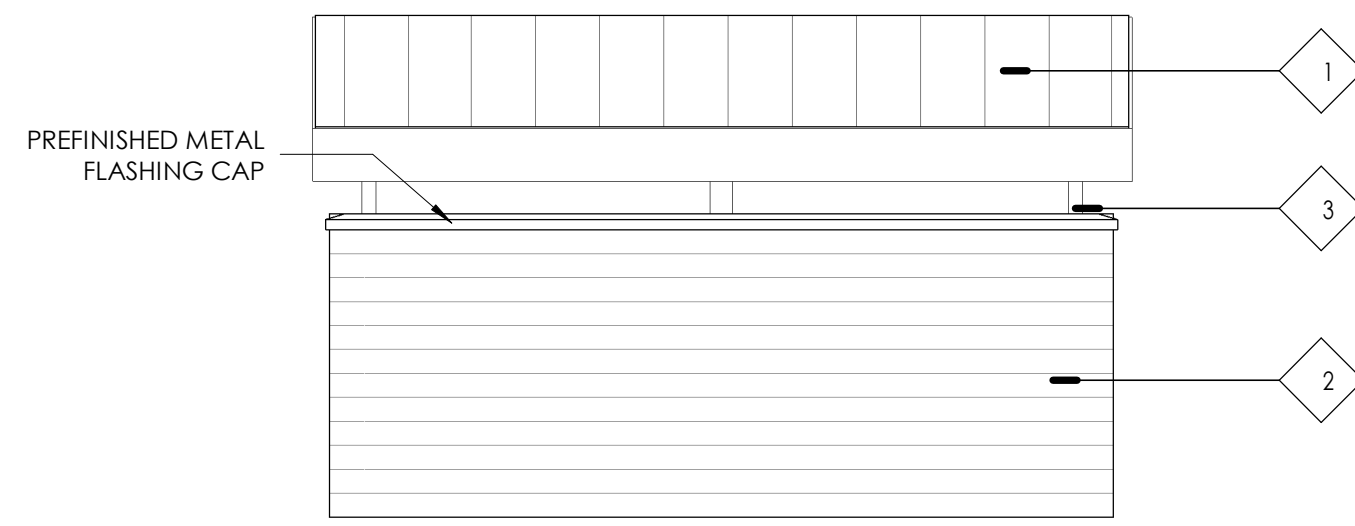
SHEET TITLE:
EXTERIOR ELEVATIONS

DRB 1.1

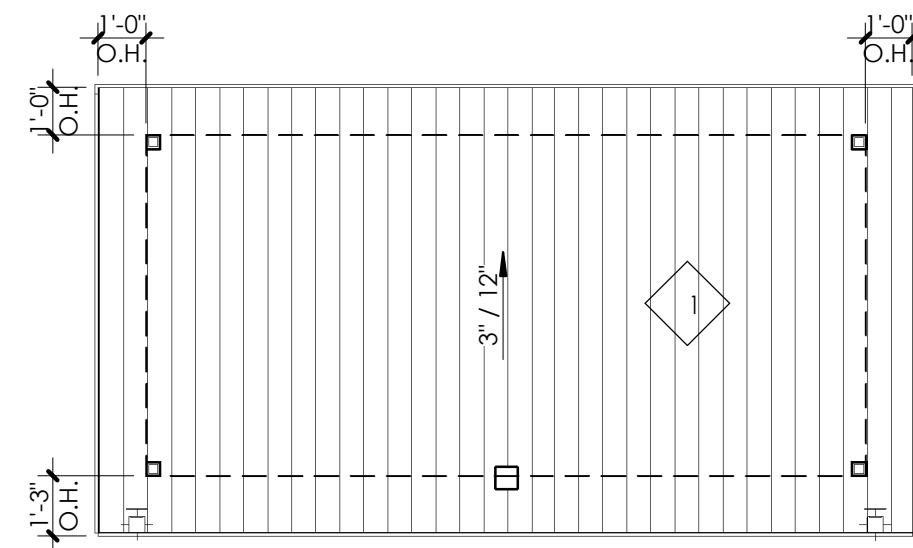
MATERIAL LEGEND		
1		MATERIAL NAME: STANDING SEAM METAL ROOF - ZEE - LOCK PANEL MFR: BERRIDGE COLOR: CHARCOAL GREY
2		HORIZONTAL SMOOTH CEMENTITIOUS SIDING EXPOSURE: 6" TEXTURE: SMOOTH COLOR: SW 3513 SPICE CHEST
3		HEAVY TIMBER COLUMNS AND RAFTERS TEXTURE: SMOOTH COLOR: SW 3513 SPICE CHEST
4		ALUMINUM STOREFRONT COLOR: BLACK GLASS COLOR: CLEAR
5		MATERIAL NAME: STONE VENEER MFR: LOCAL STONE COLOR:
6		FASCIA AND RAKE MATERIAL: COMPOSITE BOARD TEXTURE: SMOOTH COLOR: SW 3022 BLACK ALDER
7		MATERIAL NAME: VERTICAL METAL SIDING MFR: BLACK COLER: CHARCOAL GRAY
8		ASPHALT SHINGLES MFR: TAMKO-TITAN COLOR: NATURAL TIMBER



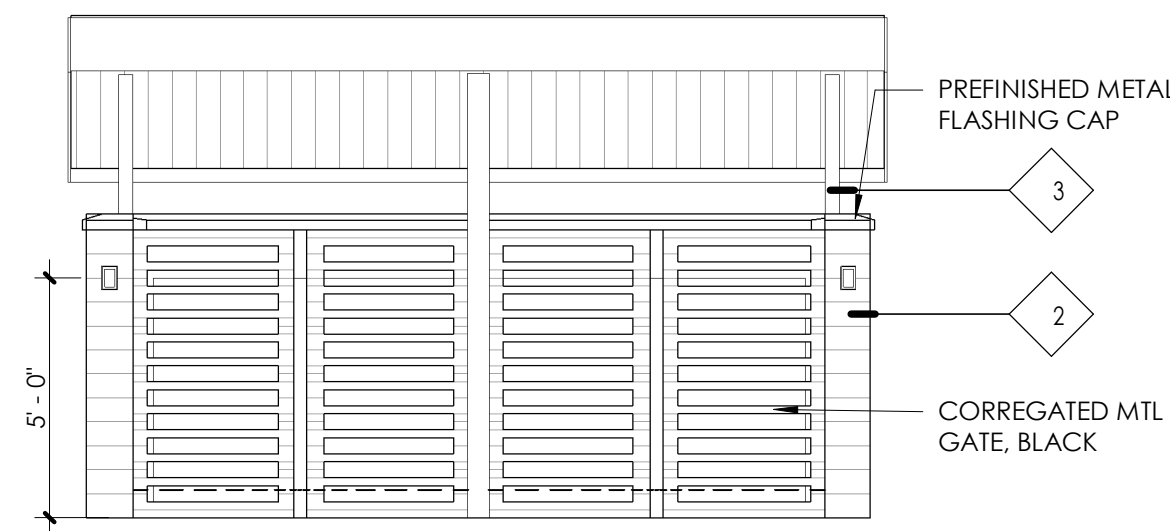
7 3D PERSPECTIVE - TRASH ENCLOSURE



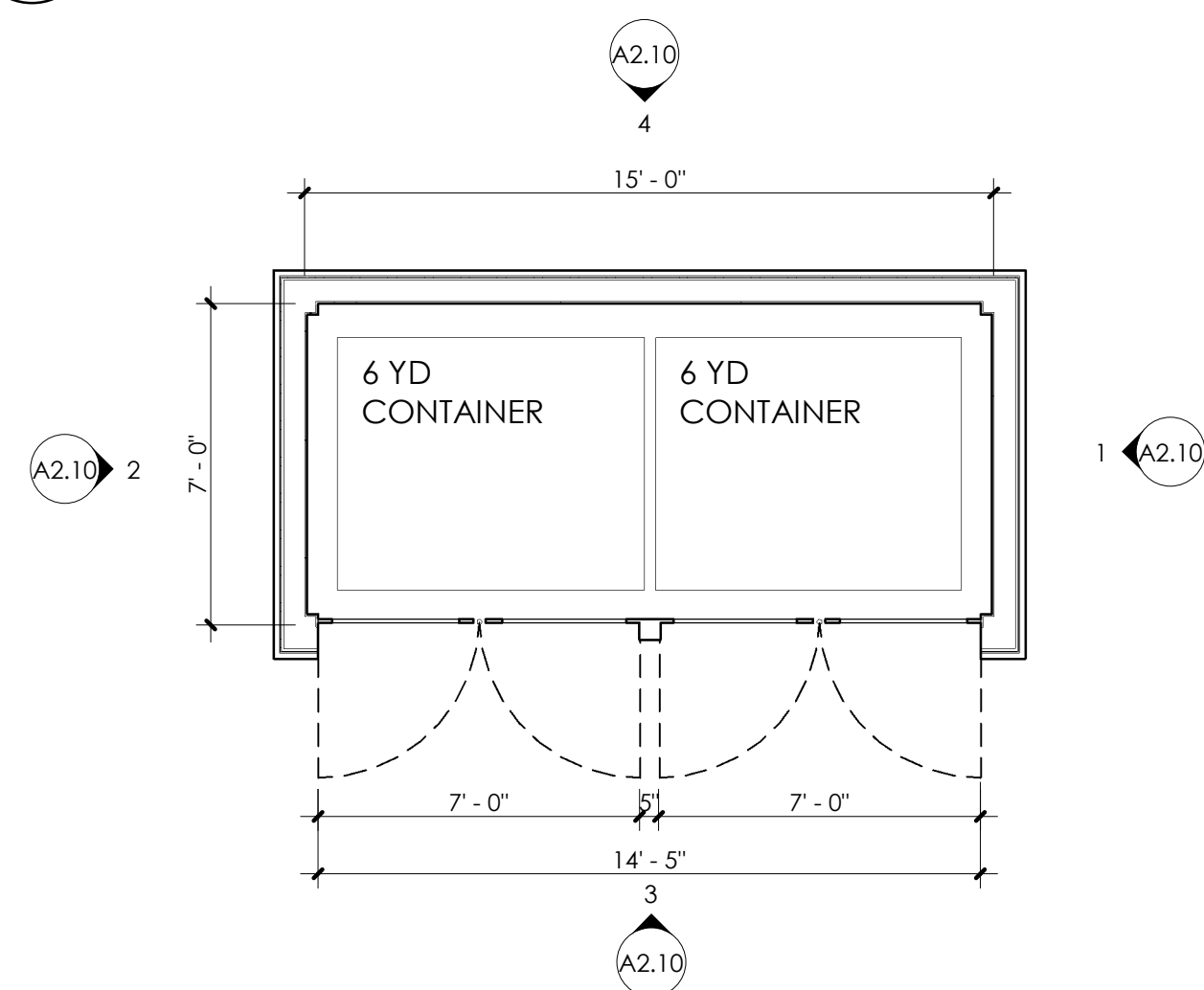
4 TRASH ENCLOSURE -- REAR ELEVATION
1/4" = 1'-0"



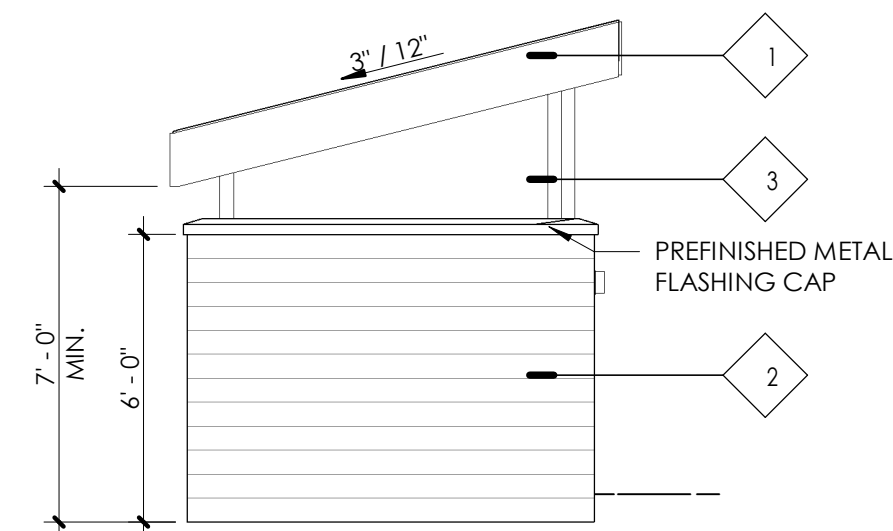
6 ROOF PLAN -- TRASH ENCLOSURE
1/4" = 1'-0"



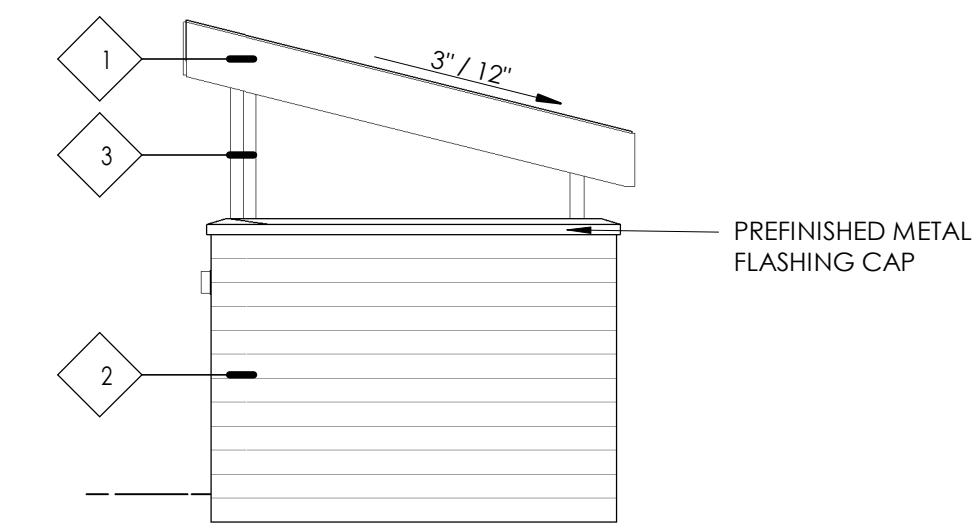
3 TRASH ENCLOSURE -- FRONT ELEVATION
1/4" = 1'-0"



5 LEVEL 1 FLOOR PLAN -- TRASH ENCLOSURE
1/4" = 1'-0"



2 TRASH ENCLOSURE -- LEFT ELEVATION
1/4" = 1'-0"



1 TRASH ENCLOSURE -- RIGHT ELEVATION
1/4" = 1'-0"

RV RIVER CLUB
WINTER PARK, COLORADO

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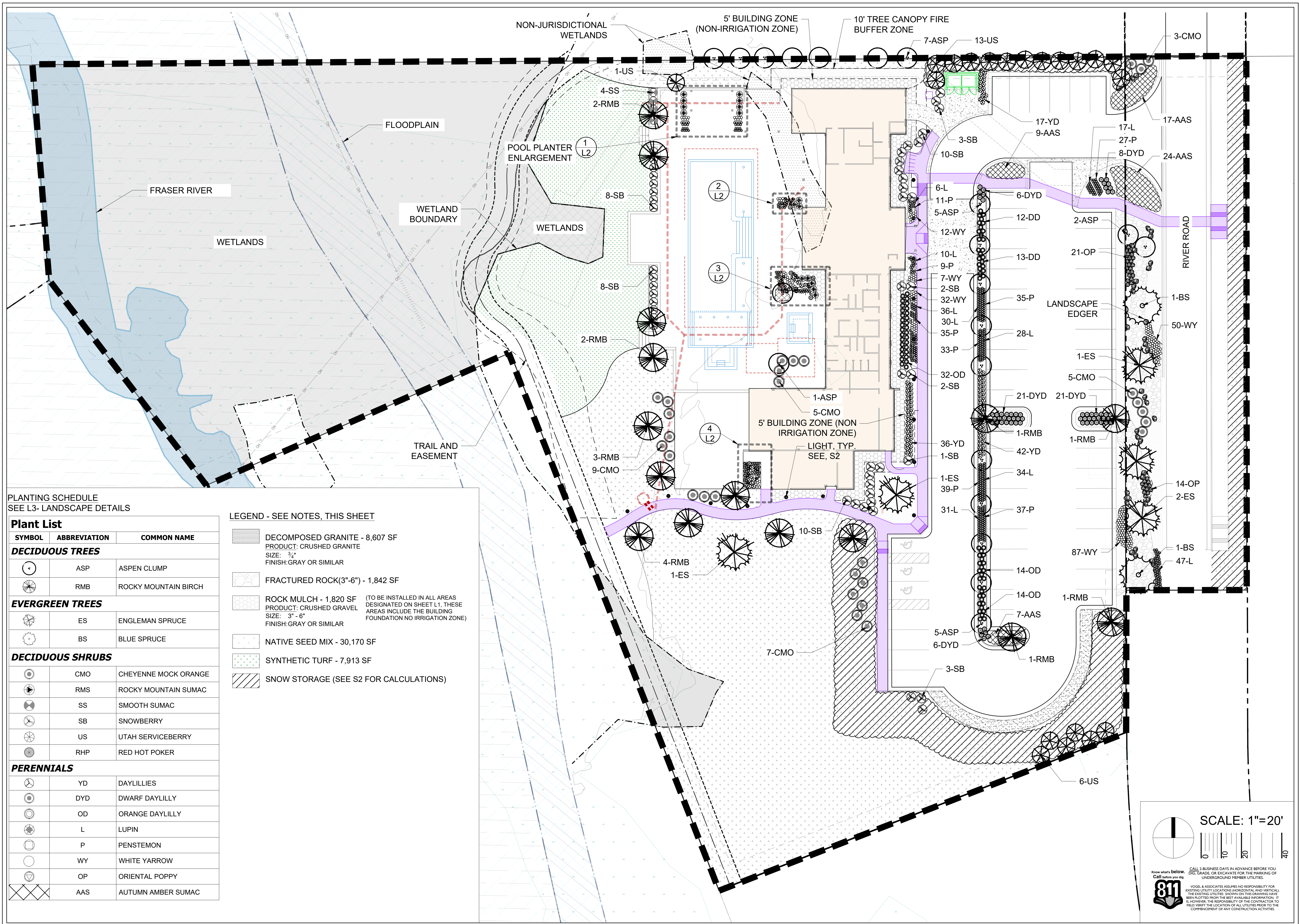
SCALE: 1/4" = 1'-0"

SHEET TITLE:
TRASH ENCLOSURE

A2.10

**RENDEZVOUS WINTER PARK
 RIVER CLUB SITE PLAN
 WINTER PARK, CO 80482**

DOCUMENT SET	ISSUE DATE
SUBMITTAL SET	02/27/2026
CONSTRUCTION SET	
DWN. BY:	MT & RL
REVISIONS:	



PLANTING SCHEDULE
 SEE L3- LANDSCAPE DETAILS

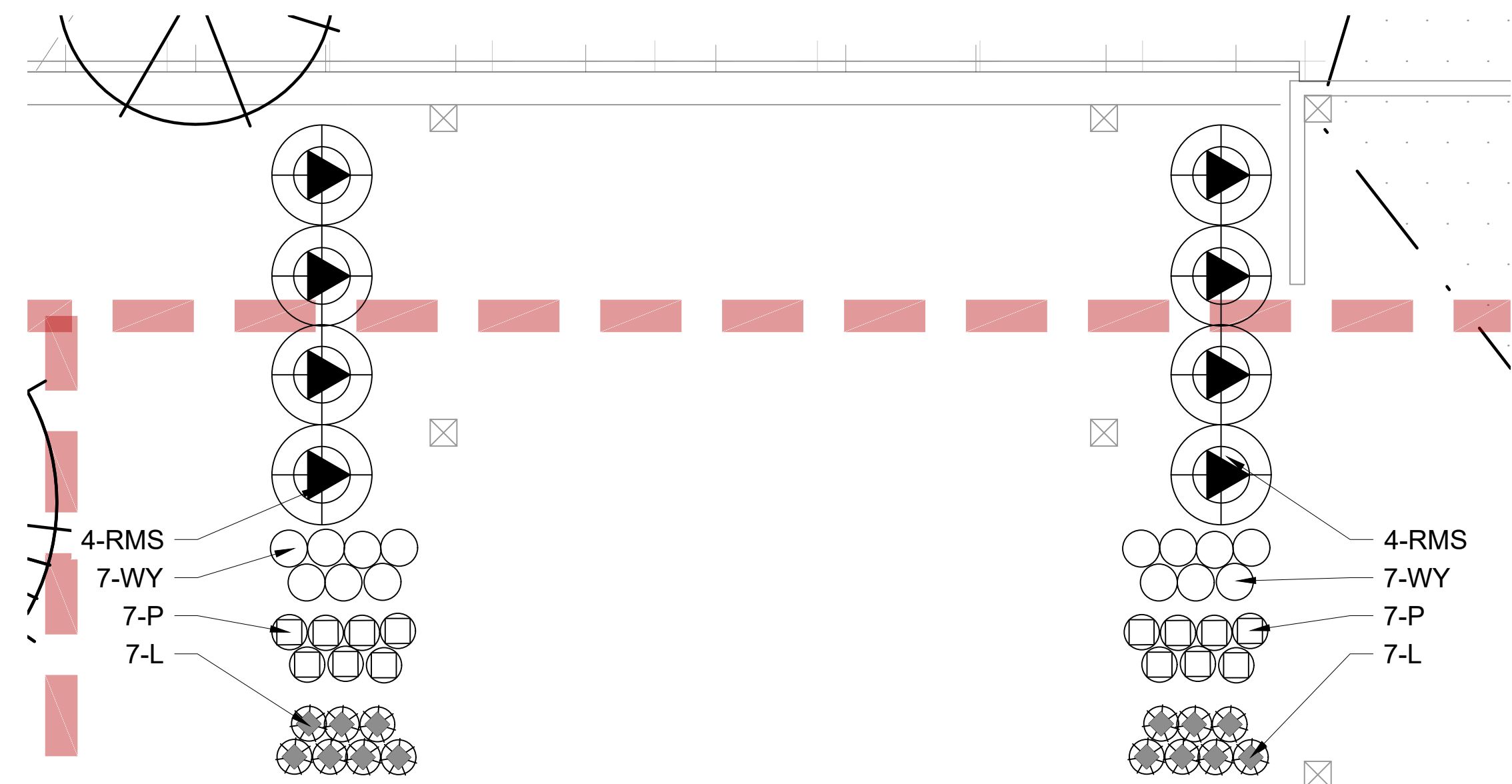
SYMBOL	ABBREVIATION	COMMON NAME
DECIDUOUS TREES		
(Symbol)	ASP	ASPEN CLUMP
(Symbol)	RMB	ROCKY MOUNTAIN BIRCH
EVERGREEN TREES		
(Symbol)	ES	ENGLEMAN SPRUCE
(Symbol)	BS	BLUE SPRUCE
DECIDUOUS SHRUBS		
(Symbol)	CMO	CHEYENNE MOCK ORANGE
(Symbol)	RMS	ROCKY MOUNTAIN SUMAC
(Symbol)	SS	SMOOTH SUMAC
(Symbol)	SB	SNOWBERRY
(Symbol)	US	UTAH SERVICEBERRY
(Symbol)	RHP	RED HOT POKER
PERENNIALS		
(Symbol)	YD	DAYLILLIES
(Symbol)	DYD	DWARF DAYLILLY
(Symbol)	OD	ORANGE DAYLILLY
(Symbol)	L	LUPIN
(Symbol)	P	PENSTEMON
(Symbol)	WY	WHITE YARROW
(Symbol)	OP	ORIENTAL POPPY
(Symbol)	AAS	AUTUMN AMBER SUMAC

LEGEND - SEE NOTES, THIS SHEET

(Symbol)	DECOMPOSED GRANITE - 8,607 SF PRODUCT: CRUSHED GRANITE SIZE: 3/4" FINISH: GRAY OR SIMILAR
(Symbol)	FRACTURED ROCK(3"-6") - 1,842 SF
(Symbol)	ROCK MULCH - 1,820 SF (TO BE INSTALLED IN ALL AREAS DESIGNATED ON SHEET L1, THESE AREAS INCLUDE THE BUILDING FOUNDATION NO IRRIGATION ZONE) PRODUCT: CRUSHED GRAVEL SIZE: 3" - 6" FINISH: GRAY OR SIMILAR
(Symbol)	NATIVE SEED MIX - 30,170 SF
(Symbol)	SYNTHETIC TURF - 7,913 SF
(Symbol)	SNOW STORAGE (SEE S2 FOR CALCULATIONS)

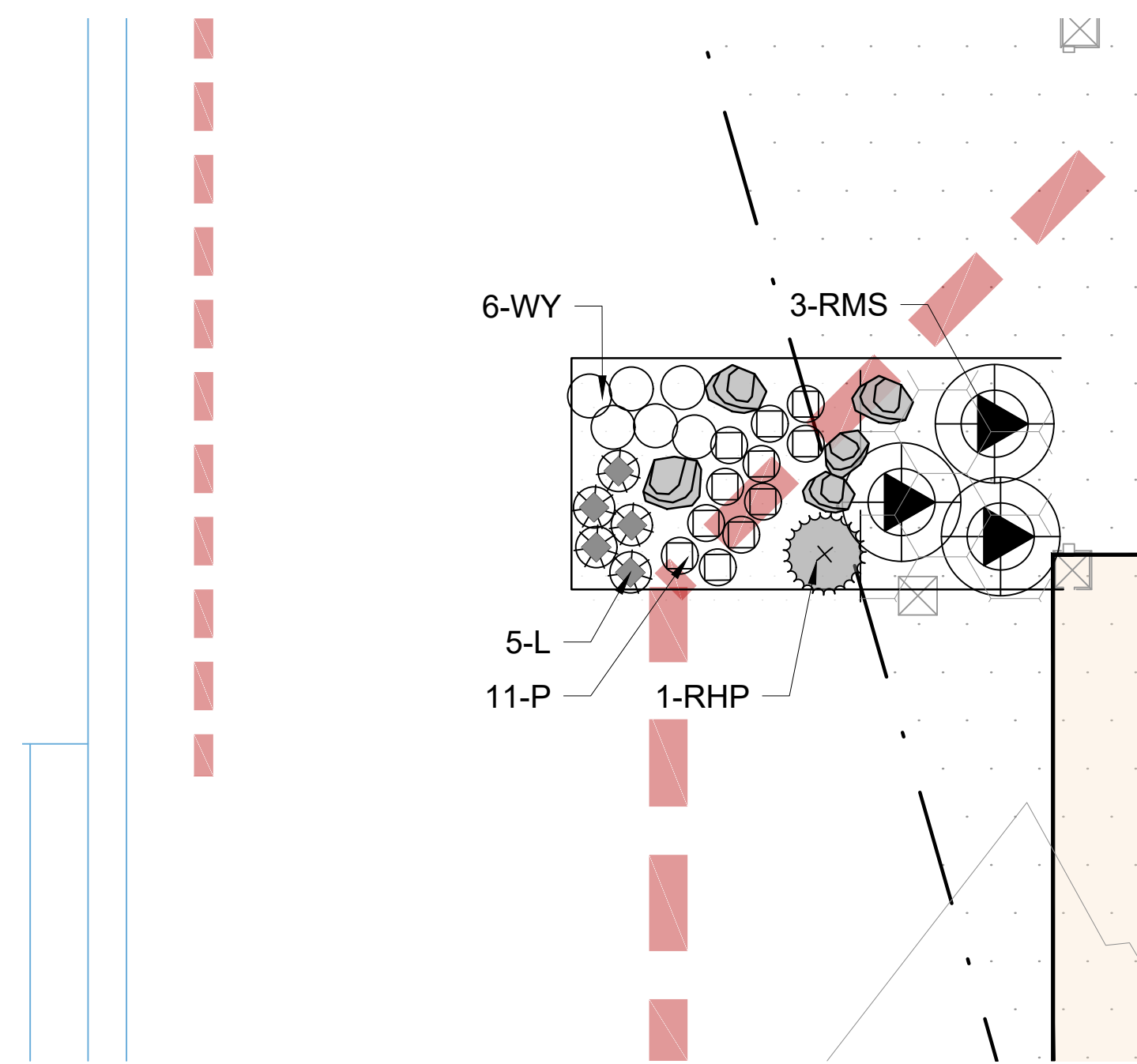
SCALE: 1"=20'

811
 Know what's below. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAZE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



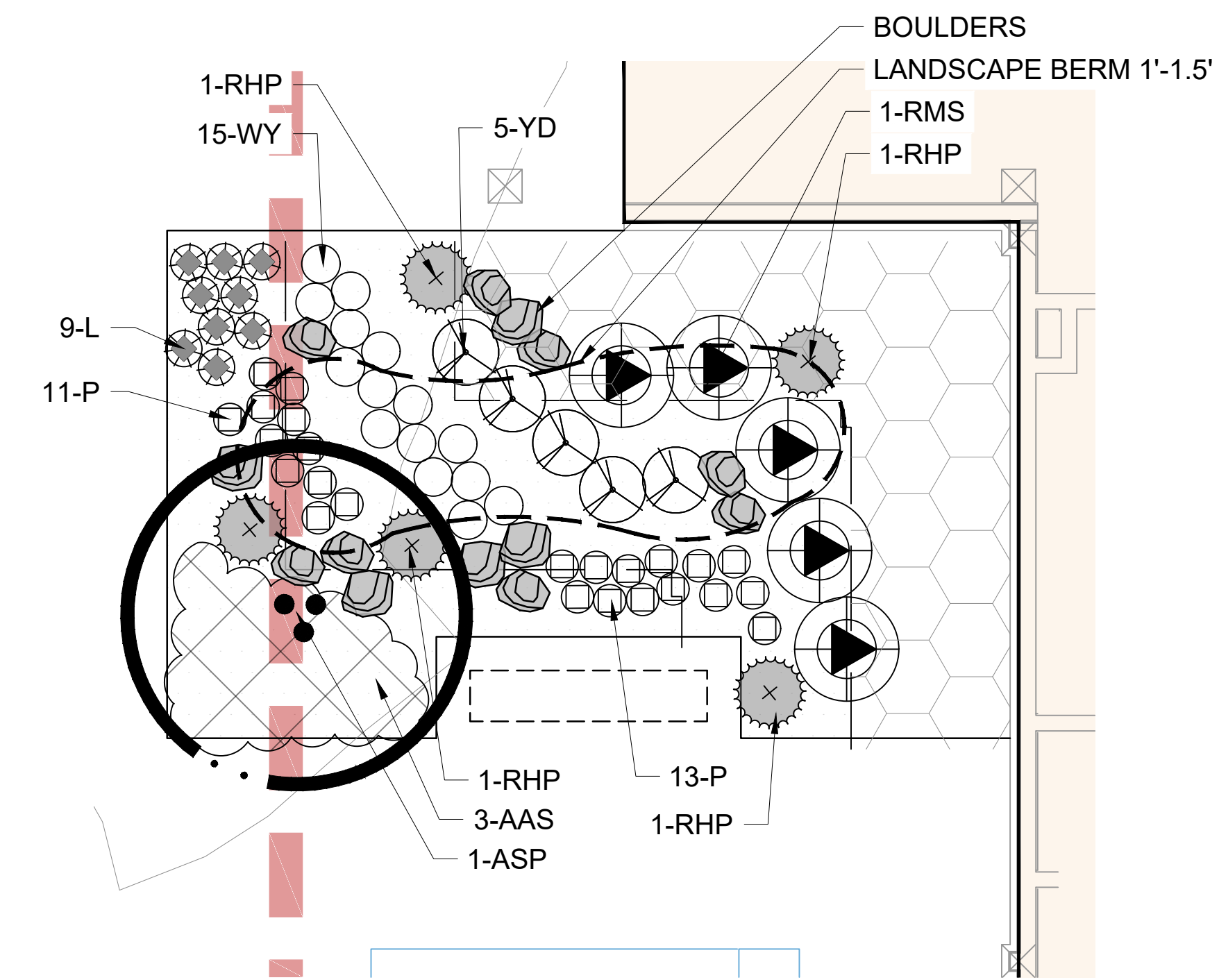
1 POOL PLANTER ENLARGEMENT - AREA 1
 L2

NOT TO SCALE



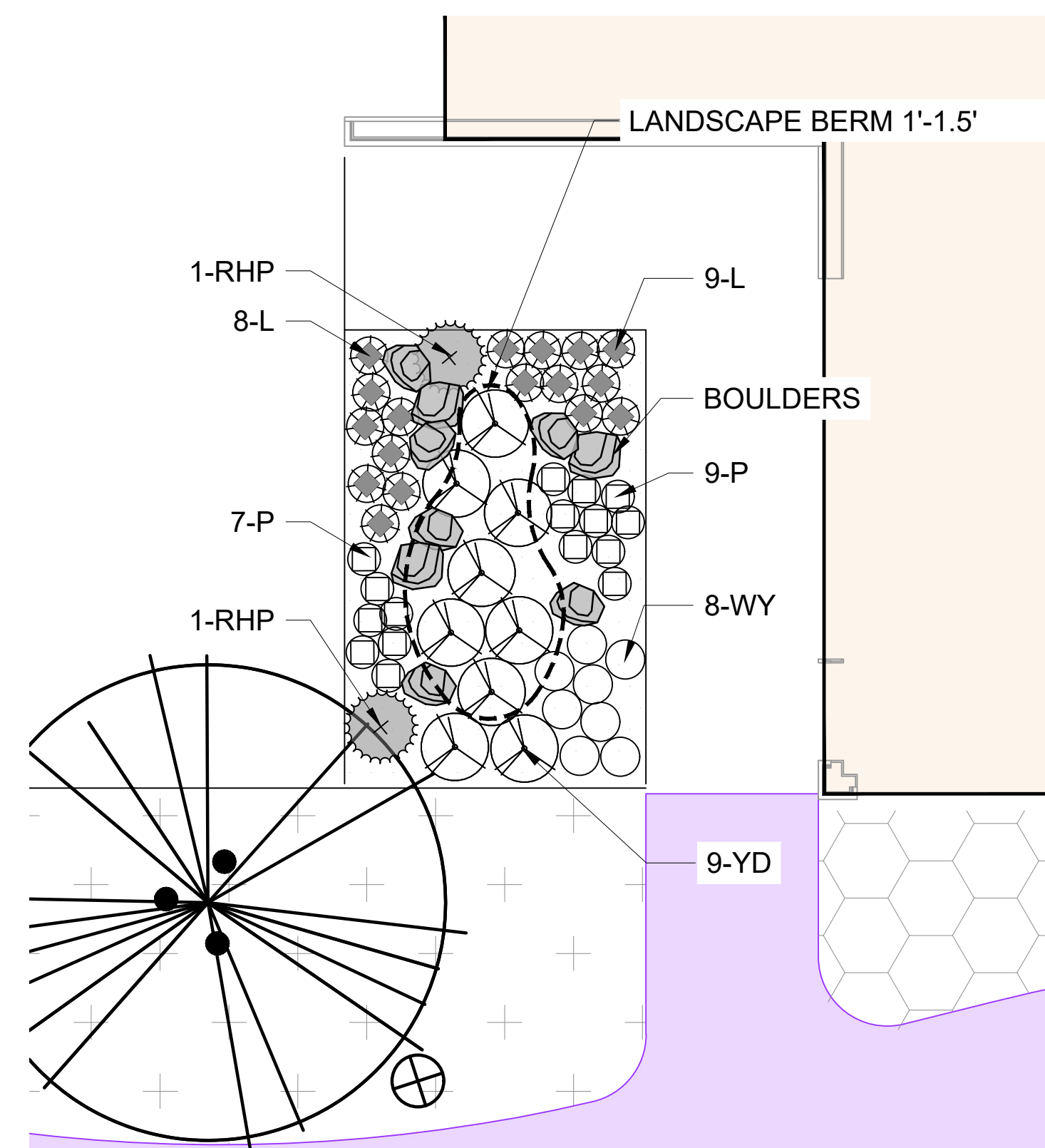
2 POOL PLANTER ENLARGEMENT - AREA 2
 L2

NOT TO SCALE



3 POOL PLANTER ENLARGEMENT - AREA 3
 L2

NOT TO SCALE



4 POOL PLANTER ENLARGEMENT - AREA 4
 L2

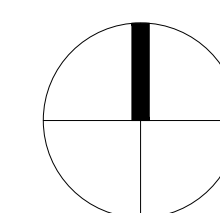
NOT TO SCALE

PLANTING SCHEDULE
 SEE L3- LANDSCAPE DETAILS

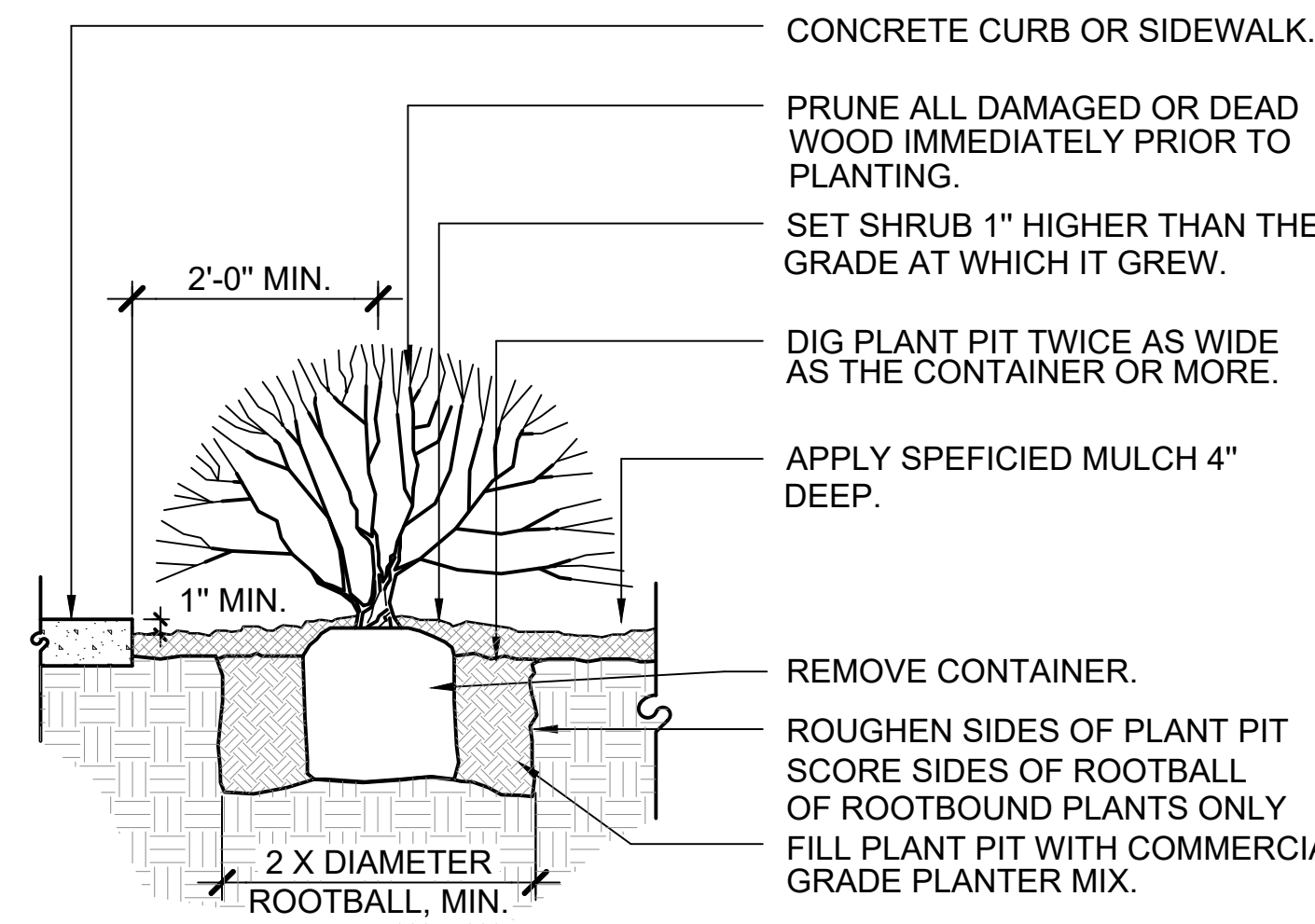
Plant List		
SYMBOL	ABBREVIATION	COMMON NAME
DECIDUOUS TREES		
(Symbol)	ASP	ASPEN CLUMP
(Symbol)	RMB	ROCKY MOUNTAIN BIRCH
EVERGREEN TREES		
(Symbol)	ES	ENGLEMAN SPRUCE
(Symbol)	BS	BLUE SPRUCE
DECIDUOUS SHRUBS		
(Symbol)	CMO	CHEYENNE MOCK ORANGE
(Symbol)	RMS	ROCKY MOUNTAIN SUMAC
(Symbol)	SS	SMOOTH SUMAC
(Symbol)	SB	SNOWBERRY
(Symbol)	RHP	RED HOT POKER
(Symbol)	US	UTAH SERVICEBERRY
PERENNIALS		
(Symbol)	YD	DAYLILLIES
(Symbol)	DYD	DWARF DAYLILLY
(Symbol)	OD	ORANGE DAYLILLY
(Symbol)	L	LUPIN
(Symbol)	P	PENSTEMON
(Symbol)	WY	WHITE YARROW
(Symbol)	OP	ORIENTAL POPPY
(Symbol)	AAS	AUTUMN AMBER SUMAC

LEGEND - SEE NOTES, THIS SHEET

- (Symbol) DECOMPOSED GRANITE - 8,607 SF
 PRODUCT: CRUSHED GRANITE
 SIZE: 3/4"
 FINISH: GRAY OR SIMILAR
- (Symbol) FRACTURED ROCK(3"-6") - 1,842 SF
- (Symbol) ROCK MULCH - 1,820 SF
 PRODUCT: CRUSHED GRAVEL
 SIZE: 3" - 6"
 FINISH: GRAY OR SIMILAR
(TO BE INSTALLED IN ALL AREAS DESIGNATED ON SHEET L1, THESE AREAS INCLUDE THE BUILDING FOUNDATION NO IRRIGATION ZONE)
- (Symbol) NATIVE SEED MIX - 30,170 SF
- (Symbol) SYNTHETIC TURF - 7,913 SF
- (Symbol) SNOW STORAGE (SEE S2 FOR CALCULATIONS)



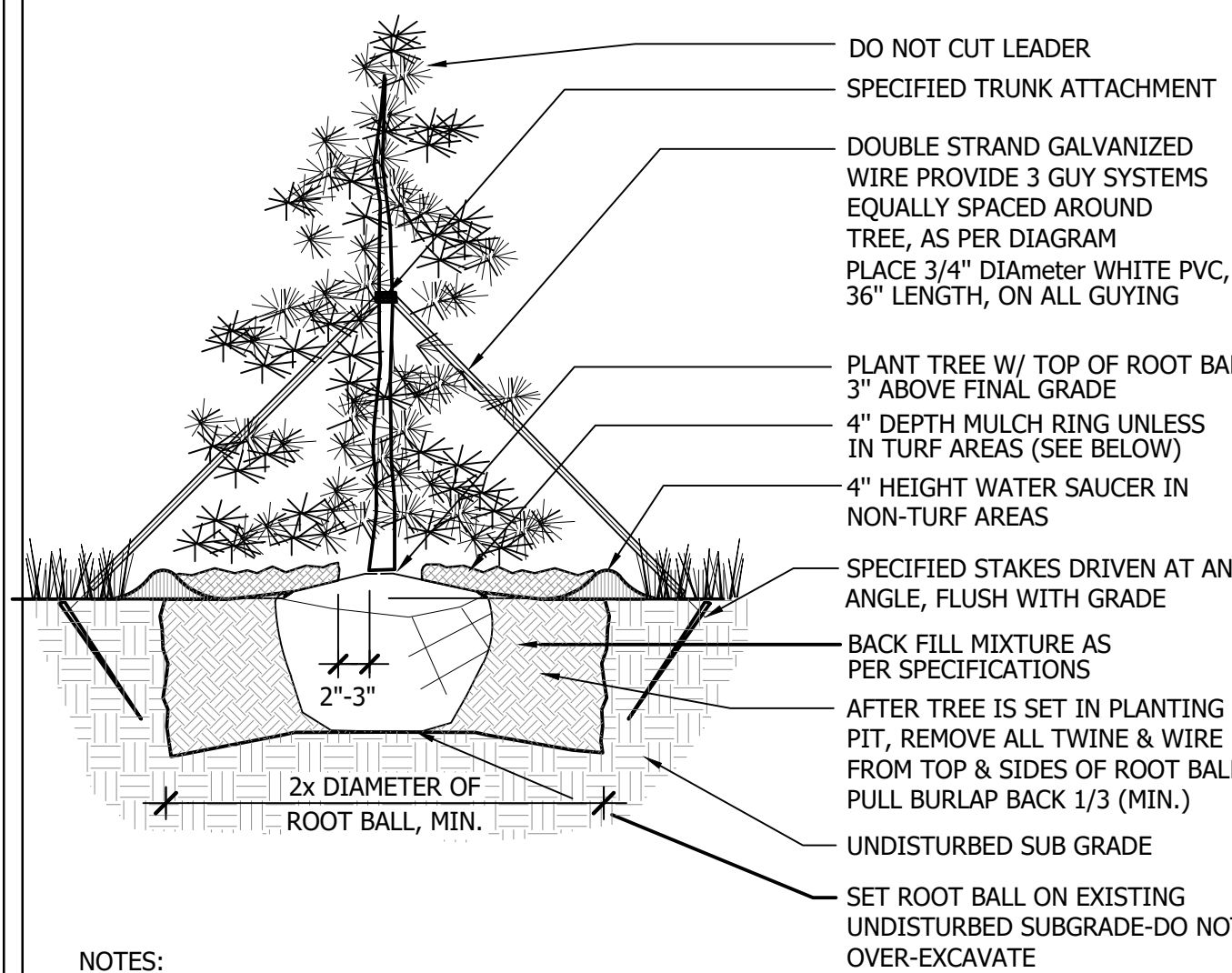
Know what's below.
Call before you dig.
811
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 VOGEL & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THE DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

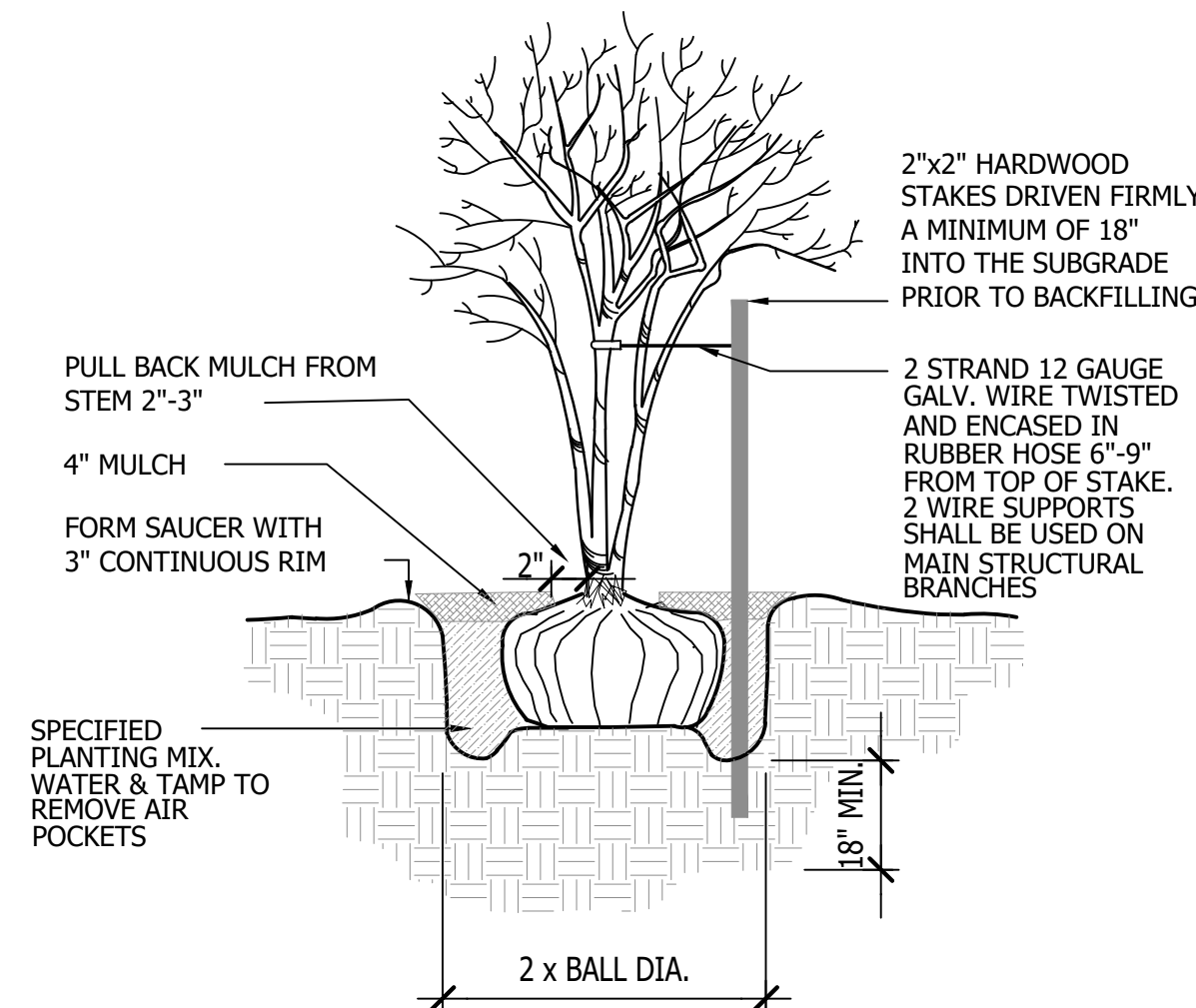
NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

1 SHRUB PLANTING DETAIL NOT TO SCALE



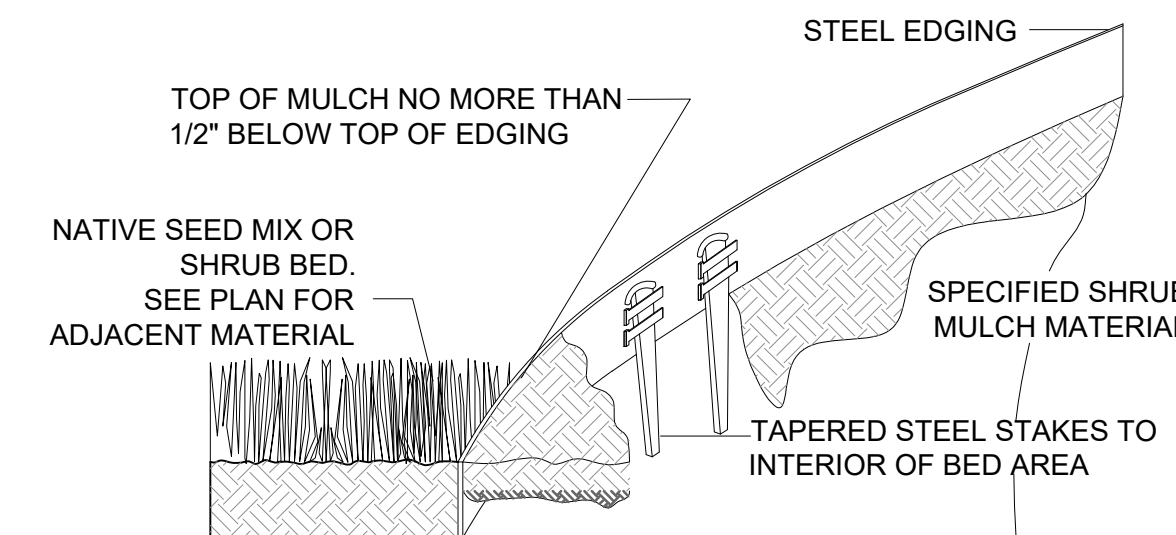
- NOTES:
- PULL MULCH BACK 2" TO 3" FROM TRUNK OF TREE
 - INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
 - DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING NOT TO SCALE



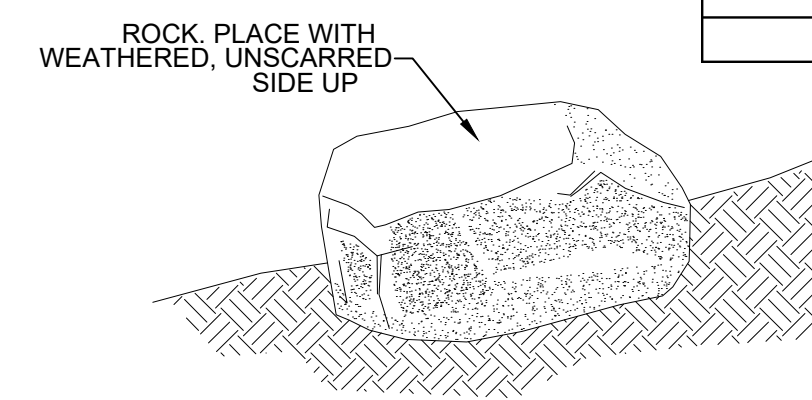
- NOTES:
- STAKE TO FIRST BRANCHES AS NECESSARY FOR SUPPORT
 - WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

3 MULTI-TRUNK ASPEN TREE STAKING NOT TO SCALE



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

4 STEEL LANDSCAPE EDGING NOT TO SCALE



- NOTES:
- PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
 - BURY ROCK 1/3 OF TOTAL DEPTH.
 - WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
 - ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
 - DO NOT FRACTURE ROCK DURING PLACEMENT. SUCH ACTION WILL BE CAUSE FOR REJECTION.
 - CHOOSE AND PLACE ROCKS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
 - BOULDERS SHALL BE SOUND IMPORTED NATURAL STONE WITH EXPOSED SIDES FREE OF DAMAGE, CHIPS, OR SCARING. SIZES SHALL VARY AS FOLLOWS: 50% AT 0.5 TON, 25% AT .25 TON, AND 25% AT 1.0 TON (SEE BOULDER SCHEDULE, THIS SHEET)

5 LANDSCAPE BOULDERS NOT TO SCALE

PLANTING NOTES

- LANDSCAPE PLAN AND DETAILS TO BE USED IN CONJUNCTION WITH THE CIVIL PLANS TO FORM COMPLETE INFORMATION REGARDING SITE WORK.
- CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANNING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR IS THE RESPONSIBILITY OF THE CONTRACTOR.
- INSTALL FIR FIBER MULCH RING AROUND TREES AS SHOWN ON PLANTING DETAILS BELOW.
- NATIVE GRASS AREAS SHALL BE PREPARED WITH ASPEN RICH COMPOST OR AN APPROVED EQUAL AT A RATE OF 3 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL TREES, AND OTHER PLANT MATERIALS ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY AND AGAIN AFTER DELIVERY TO SITE. ANY PLANT NOT MEETING APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
- ALL PLANT MATERIAL LOCATIONS ARE TO BE STAKED BY THE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, WALLS AND/OR OTHER EXISTING STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL PLANT QUANTITIES AS SHOWN ON THE LANDSCAPE PLANS.
- ALL AREAS DISTURBED BY GRADING OR CONSTRUCTION ACTIVITIES AND NOT INDICATED TO BE SURFACED OTHERWISE SHALL BE SEEDED WITH THE SPECIFIED NATIVE SEED MIX.
- THE CONTRACTOR SHALL HAVE ALL GRADING APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL AND NATIVE SEED
- THE CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION TO REMAIN DURING CONSTRUCTION.
- SEE CIVIL EROSION CONTROL PLAN.
- ALL TREES TO BE DEEP WATERED BY HAND OR TRUCK AT TIME OF PLANTING AND CONTINUE UNTIL IRRIGATION SYSTEM IS OPERATING.
- ALL TREES WILL BE IRRIGATED WITH TEMPORARY DRIP IRRIGATION SYSTEM FOR TWO GROWING SEASONS.
- SHRUB BEDS TO INCLUDE 4" OF FIR FIBER MULCH OR AS SPECIFIED BY THE OWNERS REPRESENTATIVE.
- ALL FIR FIBER MULCH MUST BE TREATED WITH FLAME STOP II, PER MANUFACTURES INSTRUCTIONS.
MANUFACTURER:
FLAME STOP INC.
924 BLUE MOUND ROAD
FT.WORTH, TX 76131
1-877-397-7867
WWW.FLAMESTOP.COM
- ALL PLANT MATERIAL TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT UTILIZES SMART WATER TECHNOLOGY. SHRUBS AND GROUNDCOVERS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION DRIP SYSTEM. NATIVE SEED AREAS EXCEPT AS NOTED WILL NOT BE IRRIGATED.
- FILTER FABRIC TO BE INSTALLED UNDER ALL GRAVEL AND CRUSHER FINES TRAIL PER MANUFACTURES INSTRUCTIONS.
- ALL BASE INFORMATION WAS PROVIDED BY TOP KNOT ENGINEERING.

NATIVE SEED NOTES*

Native Grass Seed	% of mix	PLS
Mountain Brome grass, Bromar	10%	5.0
Canada Bluegrass, Talon	5%	2.5
Big Bluegrass, Sherman	5%	5.0
Sheep Fescue, Covar	20%	10.0
Slender Wheatgrass	20%	10.0
Pubescent Wheatgrass, Luna	25%	12.5
Cicer Milkvetch	2%	1.0
Annual Ryegrass, Gulf	5%	2.5
Woods Rose	8%	4.0

SEED APPLICATION: DRILL SEED 0.25"-0.5" INTO THE SOIL. IN AREAS NOT ACCESSIBLE TO A DRILL HAND BROADCAST AT DOUBLE THE ABOVE RATE AND RAKE 0.25"-0.5" INTO THE SOIL. ON SLOPES STEEPER THAN 2:1 HYDROSEED AT DOUBLE THE RATE.

SOIL AMENDMENTS: PREPARE SOIL WITH SAND BASED GRANULAR HUMATE AT THE RATE OF 435 LBS. PER ACRE.

FERTILIZER APPLICATION: APPLY BIOSOL ALL NATURAL ORGANIC FERTILIZER AT THE RATE OF 1800 LBS. PER ACRE IN ALL SEEDING AREAS.

HYDOMULCH APPLICATION: HYDOMULCH SHALL CONSIST OF CELLULOSE FIBER MULCH AND MULCH TACKIFIER AND SHALL BE APPLIED AT THE RATES OF 2,000 LBS PER ACRE AND 100 LBS. PER ACRE CONSECUTIVELY.

LANDSCAPE BOULDERS	
SIZE	QUANTITY
1/2 Ton	16
3/4 Ton	33
1 Ton	16
TOTAL	65

PLANTING SCHEDULE SEE L3- LANDSCAPE DETAILS

Plant List					
SYMBOL	ABBREVIATION	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
DECIDUOUS TREES					
⊙	ASP	ASPEN CLUMP	POPULUS TREMULOIDES	2" CAL.	21
⊙	RMB	ROCKY MOUNTAIN BIRCH	BETULA OCCIDENTALIS		15
EVERGREEN TREES					
⊙	ES	ENGLEMAN SPRUCE	PICEA ENGELMANNII	10'-12' HT	5
⊙	BS	BLUE SPRUCE	PICEA PUNGENS	8'-10' HT	2
DECIDUOUS SHRUBS					
⊙	CMO	CHEYENNE MOCK ORANGE	PHILADELPHUS LEWISII		29
⊙	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA 'CISMONTANA'		16
⊙	US	UTAH SERVICEBERRY	AMELANCHIER ALNIFOLIA V. UTAHENSIS		20
⊙	SS	SMOOTH SUMAC	RHUS GLABRA		5
⊙	SB	SNOWBERRY	SYMPHORICARPOS ALBUS		47
⊙	RHP	RED HOT POKER	KNIPHOFIA UVARIA		8
PERENNIALS/GROUNDCOVER					
⊙	YD	DAYLILLIES	HEMEROCALLIS SP.		109
⊙	DYD	DWARF DAYLILLY	HEMEROCALLIS MINOR		62
⊙	OD	ORANGE DAYLILLY	HEMEROCALLIS FULVA		84
⊙	L	LUPINE	LUPINUS SPP.		284
⊙	P	PENSTEMON	PENSTEMON NITIDUS		291
⊙	WY	WHITE YARROW	ACHILLEA MILLEFOLIUM		253
⊙	OP	ORIENTAL POPPY	PAPAVER ORIENTALE		34
⊙	AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'		57

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