

## ENLARGEMENT 'A' PROPOSED PLAYGROUND

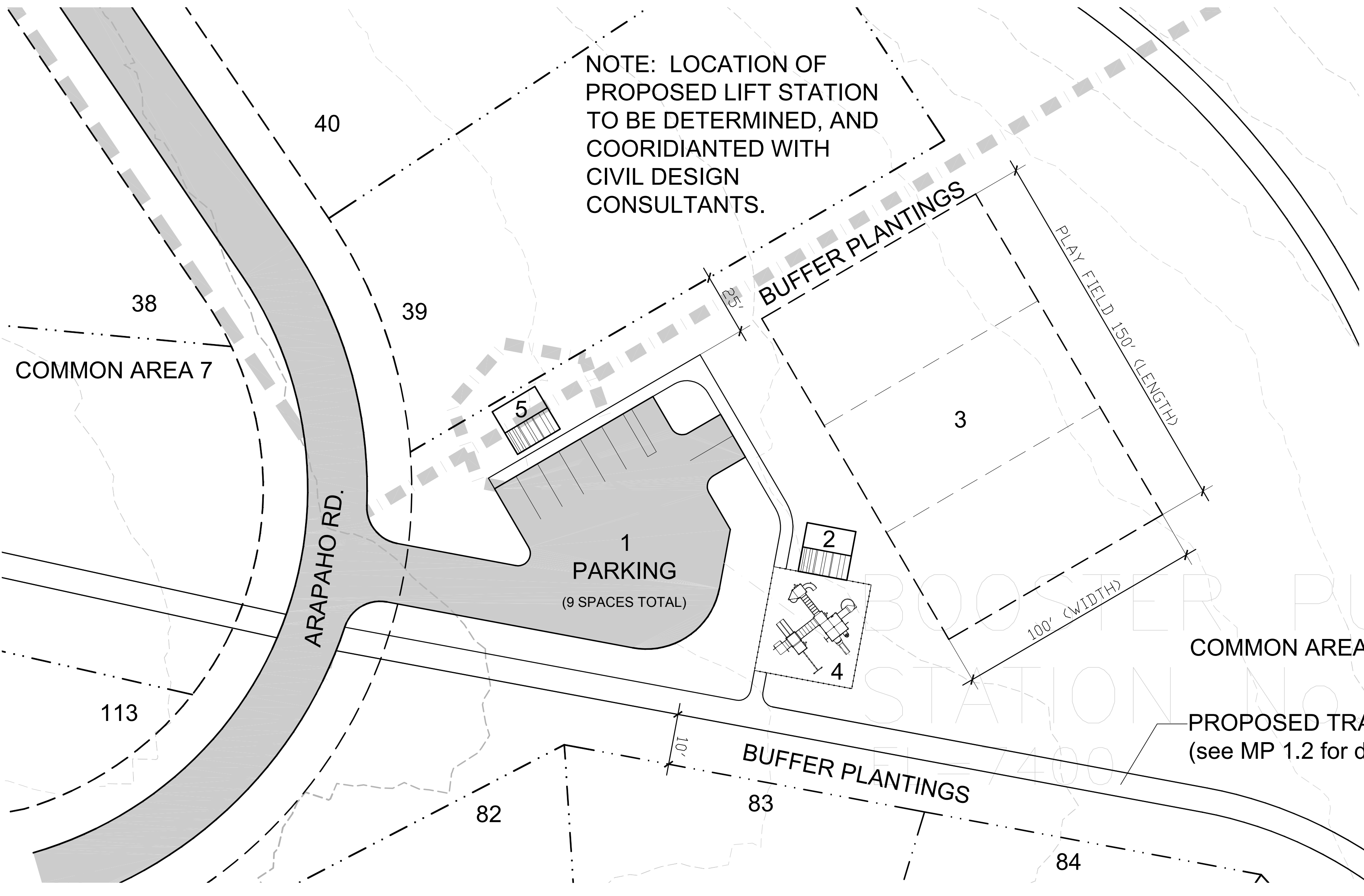
- NOTE: PROPOSED SITE IMPROVEMENTS
- 1 - ASPHALT PARKING AREA (09 TOTAL SPACES)
  - 2 - RUSTIC WOOD PAVILION (SEE SAMPLE IMAGES)
  - 3 - PLAY FIELD (MAINTAINED AND IRRIGATED GRASS)
  - 4 - PLAY STRUCTURE (ADA ACCESSIBLE)
  - 5 - SANITATION LIFT STATION (SEE CIVIL DESIGN CONSULTANTS DRAWINGS)

AS SHOWN, THE PROPOSED IMPROVEMENTS ON COMMON AREA 5 WOULD REQUIRE SIGNIFICANT EARTH WORK, AND MAY REQUIRE RETAINING WALLS. THE SKETCH SHOWN ABOVE IS CONCEPTUAL IN NATURE, AND WILL REQUIRE ADDITIONAL STUDY AND DESIGN TO COMPLETE.

THE OVERALL SITE GRADE IS: 10%



IMAGE ABOVE: TYPICAL WOOD OUTDOOR AMENITIES STRUCTURE WITH CONCRETE PAD. THIS PAVILION SERVES THE SIMPLE PURPOSE OF PROVIDING SHADE AND COVER FROM THE ELEMENTS FOR RECREATIONAL USERS. PICNIC TABLES SHALL BE LOCATED HERE TO PROVIDE SEATING, AND SHALL BE CONSTRUCTED OF THE SAME BUILDING MATERIAL AS THE PAVILION. ADDITIONAL AMENITIES TO BE LOCATED IN THIS AREA: COMMUNITY INFORMATION BOARD, BENCHES, AND REFUSE CONTAINERS.



### SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EXISTING 100' CONTOUR INTERVAL
- EXISTING 10' CONTOUR INTERVAL
- WATER LEVEL - VISUAL REFERENCE ONLY
- EXISTING 60' WIDE EASEMENT
- EXISTING EDGE OF GRAVEL ROAD
- PROPOSED SEWER MAIN ROUTING
- PROPOSED WATER MAIN ROUTING

NOTE: WATER AND SEWER ROUTES PER CIVIL DESIGN CONSULTANTS ORIGINAL DRAWINGS. THESE ROUTES ARE SHOWN FOR REFERENCE ONLY. SEE CIVIL DESIGN CONSULTANTS DRAWINGS FOR ACTUAL ROUTES.

WHERE CONFLICTS OCCUR BETWEEN FUTURE WATER AND SEWER IMPROVEMENTS, AND THE LANDSCAPE MASTER PLAN, TRAIL ROUTING, AND/OR ANY OTHER PROPOSED SITE IMPROVEMENTS, COORDINATION DURING CONSTRUCTION WILL BE NECESSARY.



IMAGE LEFT: SAMPLE BENCH 'A' DECORATIVE WOOD BENCH WITH BACK. BENCHES TO BE LOCATED IN STRATEGIC POSITIONS ALONG THE PROPOSED RECREATION TRAIL. LOCATIONS TO BE DETERMINED IN THE FIELD, BUT GENERALLY LOCATED AT THE TOP OF STEEP SECTIONS WHERE PLANTINGS ARE UTILIZED TO PROVIDE SHADE. ADDITIONAL BENCHES TO BE LOCATED IN THE PROPOSED PLAYGROUND, AND AT ANY VISTA POINT ALONG THE TRAIL. ALL BENCHES TO BE FIRMLY SECURED WITH A PERMANENT BASE.



IMAGE LEFT: SAMPLE BENCH 'B' SIMPLE BENCH WITHOUT BACK. COMPOSED OF WEATHER RESISTANT MATERIALS, THIS BENCH IS WEATHER RESISTANT, AND REQUIRES LESS YEARLY MAINTENANCE AVAILABLE IN DIFFERENT COLORS AND TEXTURES. BENCH STYLE CHOSEN TO BE COORDINATED WITH CONSTRUCTION MATERIALS UTILIZED THROUGHOUT THE PROJECT.

IMAGE RIGHT: SAMPLE PAVILION THIS PAVILION IS A MORE ELABORATE EXAMPLE OF THE STRUCTURE SHOWN ABOVE. THIS STRUCTURE IS CERTAINLY MORE EXPENSIVE, BUT PROVIDES FOR A MORE DRAMATIC APPEARANCE, AND IS VISUALLY MORE ATTRACTIVE. THE MATERIALS USED IN THE CONSTRUCTION OF THE PAVILION SHOULD BE COORDINATED, AND COMPOSED OF THE SAME MATERIALS UTILIZED ELSEWHERE IN THE PROJECT. WHEN POSSIBLE, LOCAL BUILDING PRODUCTS TO BE UTILIZED TO MAINTAIN THE RURAL CONTEXT OF THE NEIGHBORHOOD.



## ENLARGEMENT 'B' PROPOSED ENTRY FEATURE

NOTE: THE EXISTING EDGE OF THE GRAVEL ROAD (UNCOMPAHGRE ROAD) IS LOCATED OUTSIDE OF THE PLATTED 60' WIDE ROAD EASEMENT (VERIFY BEFORE CONSTRUCTION WITH A COMPREHENSIVE SITE SURVEY).

IT IS PROPOSED THAT UNCOMPAHGRE ROAD BE REALIGNED TO ACCOMMODATE A DESIGN SIMILAR TO THE ONE BELOW, UTILIZING THE FULL WIDTH OF THE EXISTING 60' WIDE ROAD EASEMENT. ADDITIONAL EASEMENTS ON MORRISON CREEK METROPOLITAN WATER & SANITATION DISTRICT PROPERTY, AND UPPER YAMPA WATER CONSERVATION DISTRICT PROPERTY (PARCEL B), WOULD ALLOW FOR A MORE EFFICIENT AND FUNCTIONAL DESIGN.

IT IS RECOMMENDED THAT A NEW ENTRY FEATURE BE CREATED AT THIS LOCATION BY CREATING A VERTICAL STRUCTURE (I.E. BUILDING, RANCH GATES), OR WOODEN BRIDGE OVER MORRISON CREEK.

AS SHOWN, THE PROPOSED IMPROVEMENTS WOULD REQUIRE SIGNIFICANT EARTH WORK, AND MAY REQUIRE RETAINING WALLS. THE SKETCH SHOWN ABOVE IS CONCEPTUAL IN NATURE, AND WILL REQUIRE ADDITIONAL STUDY AND DESIGN TO COMPLETE.

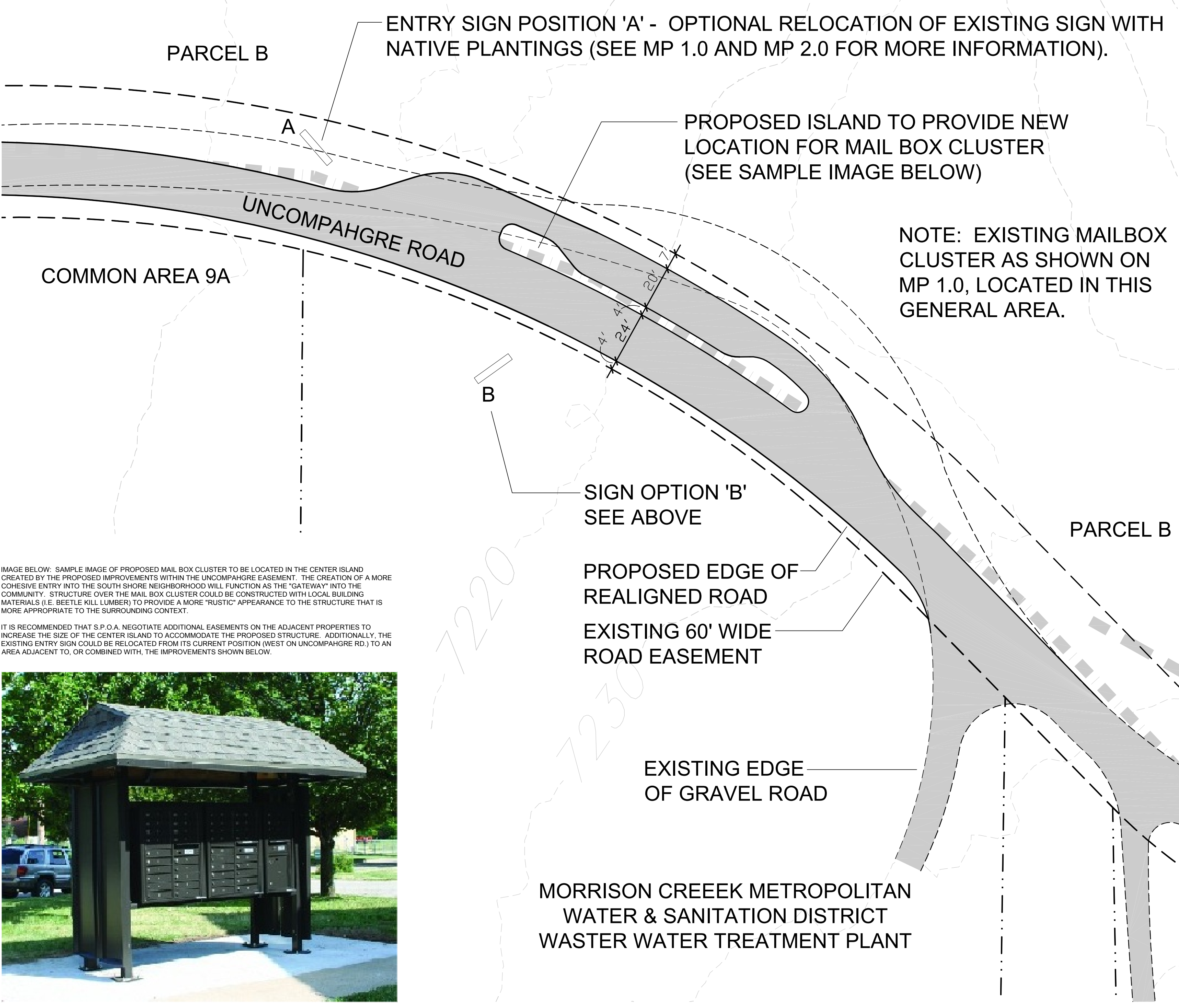


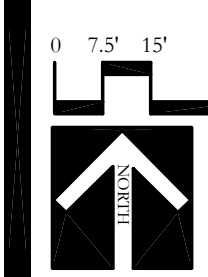
IMAGE BELOW: SAMPLE IMAGE OF PROPOSED MAIL BOX CLUSTER TO BE LOCATED IN THE CENTER ISLAND CREATED BY THE PROPOSED IMPROVEMENTS WITHIN THE UNCOMPAHGRE EASEMENT. THE CREATION OF A MORE COHESIVE ENTRY INTO THE SOUTH SHORE NEIGHBORHOOD WILL FUNCTION AS THE "GATEWAY" INTO THE COMMUNITY. STRUCTURE OVER THE MAIL BOX CLUSTER COULD BE CONSTRUCTED WITH LOCAL BUILDING MATERIALS (I.E. BEETLE KILL LUMBER) TO PROVIDE A MORE "RUSTIC" APPEARANCE TO THE STRUCTURE THAT IS MORE APPROPRIATE TO THE SURROUNDING CONTEXT.

IT IS RECOMMENDED THAT S.P.O.A. NEGOTIATE ADDITIONAL EASEMENTS ON THE ADJACENT PROPERTIES TO INCREASE THE SIZE OF THE CENTER ISLAND TO ACCOMMODATE THE PROPOSED STRUCTURE. ADDITIONALLY, THE EXISTING ENTRY SIGN COULD BE RELOCATED FROM ITS CURRENT POSITION (WEST ON UNCOMPAHGRE RD.) TO AN AREA ADJACENT TO, OR COMBINED WITH, THE IMPROVEMENTS SHOWN BELOW.



# SOUTH SHORE AT STAGECOACH LANDSCAPE AND RECREATION MASTER PLAN

IDW Job #: 001-07



SCALE: 1" = 30' 0"

NOTE: THIS DRAWING IS A COMPILATION OF SEVERAL DRAWINGS AND IMAGES. IT IS INTENDED TO BE USED SOLELY AS A REFERENCE FOR PLANNING AND DECISION MAKING. ORIGINAL DRAWINGS PROVIDED BY CIVIL DESIGN CONSULTANTS OF STEADFAST SPRINGS, COLORADO.

SCALE:	1" = 30' 0"
DATE:	12/10/07
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	04/26/08
FILE NAME:	001-07 Base MapR2.dwg
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SHEET NAME:	ENLARGEMENTS OF PROPOSED IMPROVEMENTS



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Integrated Design Workshop  
Landscape Architecture & Site Planning Services  
118 E. Main Street, Suite 107  
PO Box 209, Oak Creek, CO 80467  
970.736.2214 (office) 970.846.0117 (cell)