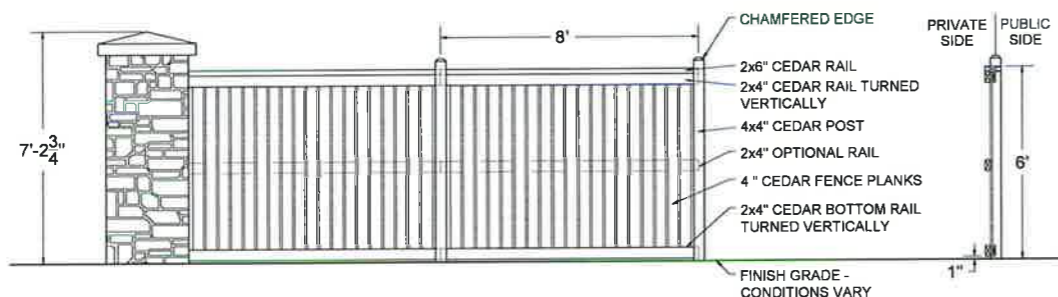


**1 THREE RAIL FENCE ADJACENT TO OPEN SPACE**

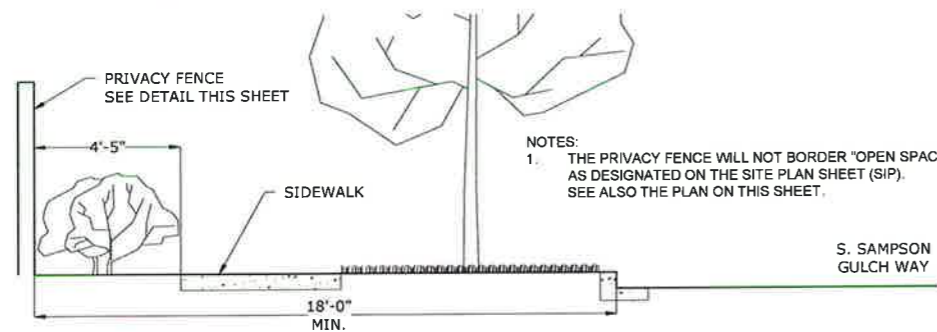
Scale: 3/8" = 1'-0"



- 6' PRIVACY FENCE**  
 NOTES:  
 1. ALL WOOD TO BE CEDAR, OR APPROVED MATERIAL FROM THE LANDSCAPE ARCHITECT, OWNER, OR OWNERS REP.  
 2. WOOD TO BE WEATHER AND ROT RESISTANT  
 3. PAINT OR STAIN TO BE DIAMOND VOGEL PAINTS - EXTERIOR STAIN - WELLINGTON BEIGE GS203  
 4. FENCING THAT ENCROACHES INTO EASEMENTS WILL REQUIRE A LICENCE AGREEMENT.  
 5. COLUMNS WILL BE SPACED AT A MAXIMUM INTERVAL OF 60' O.C.

**2 PRIVACY FENCE ADJACENT TO COLLECTOR ROADS**

Scale: 3/8" = 1'-0"

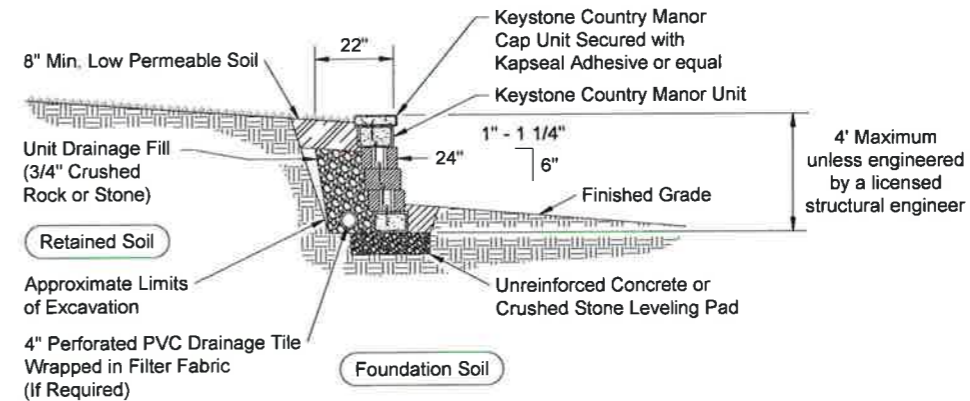


**3 FENCE SETBACK EXHIBIT FOR WAIVER REQUEST**

Scale: 3/8" = 1'-0"

**GENERAL NOTES:**

- All interior fencing constructed at Whispering Pines shall be in conformance with the 'City of Aurora, Fence, Wall and Awning Ordinance' - Article 17, Chapter 146, Aurora Municipal Code, Ordinance Number 2004-78, Effective Date: 01/15/05
- Unless otherwise graphically depicted, no solid wood fences are permitted within 75' of the flowline along arterial and collector streets. Fences more than 75' from the flowline are exempt from this requirement.
- Side yard fences shall be set back a minimum of four feet from the back of adjacent sidewalks.
- Temporary fencing to be 4' high orange polyethelene mesh with 5' high steel T-bar posts, placed a minimum of 15' on center.

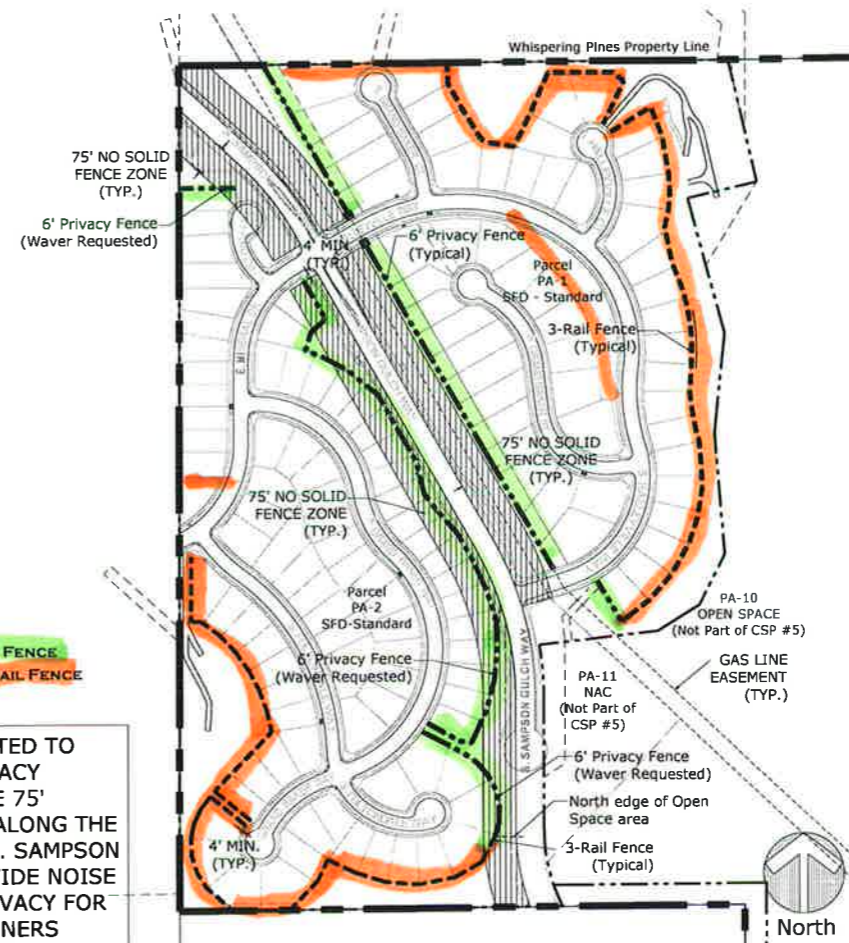


**4 TYPICAL GRAVITY WALL SECTION**

Scale: 1/2" = 1'-0"

**GENERAL NOTES:**

All retaining walls constructed at Whispering Pines shall be in conformance with the 'City of Aurora Landscape Ordinance' - Article 14 of the City of Aurora Zoning Code, Section 146-1432, Effective date: 10/16/04.



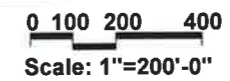
**LEGEND**

- PRIVACY FENCE
- THREE RAIL FENCE

A WAIVER IS REQUESTED TO PROVIDE SOLID PRIVACY FENCING WITHIN THE 75' LANDSCAPE BUFFER ALONG THE WESTERN EDGE OF S. SAMPSON GULCH WAY TO PROVIDE NOISE MITIGATION AND PRIVACY FOR ADJOINING HOMEOWNERS

**4 LANDSCAPE FENCING LAYOUT PLAN**

Scale: 1" = 200'

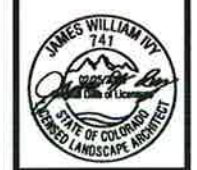


PREPARED FOR:  
 Ryland Homes  
 6161 S. Syracuse Way,  
 Suite 200  
 Greenwood Village, CO,  
 80111  
 tel 303.486.5000  
 fax 303.486.5050

LAND PLANNING  
**PCS**  
 GROUP Inc.  
 1001 16th St. B-180  
 Denver, CO 80265  
 tel 303.531.4905  
 fax 303.531.4908

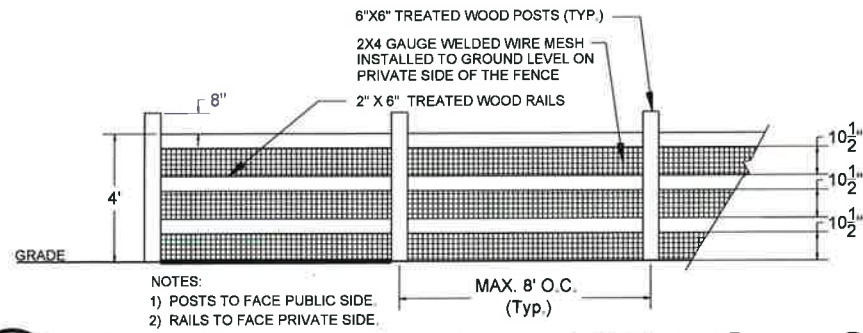
**Whispering Pines**  
 Aurora, Colorado  
**CSP #5 - LANDSCAPE PLAN**

Drawn by: JW  
 Checked by: JP  
 Issue Date: 8/23/13  
 Revision: 10/24/13  
 Revision: 12/18/13  
 Revision:



SHEET NAME  
**Landscape Details**

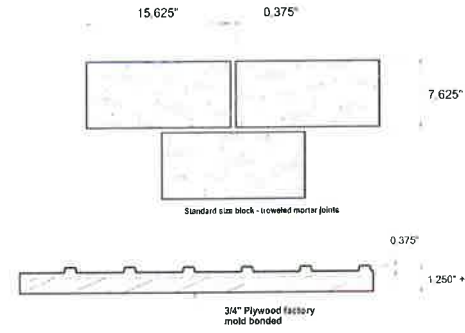
SHEET NUMBER  
**LD1**



NOTES:  
 1) POSTS TO FACE PUBLIC SIDE.  
 2) RAILS TO FACE PRIVATE SIDE.

**1 THREE RAIL FENCE ADJACENT TO OPEN SPACE**  
 Scale: 3/8" = 1'-0"

WALL NOTES:  
 To be used on cast in place concrete walls.  
 Color to match block retaining walls.



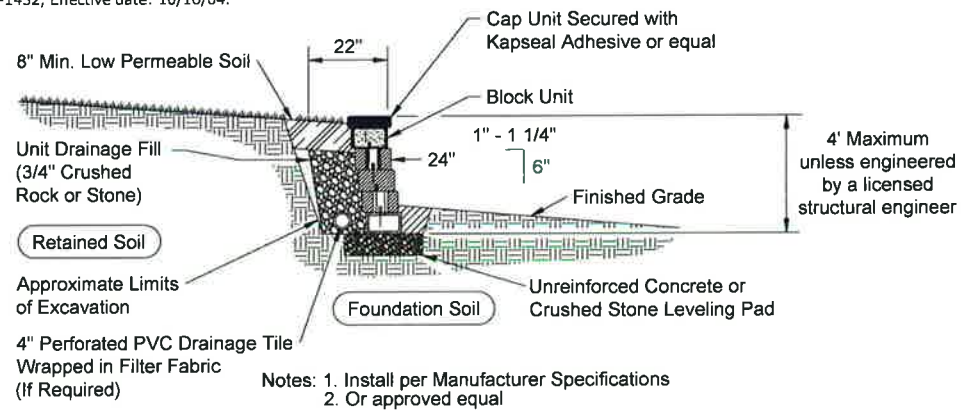
**3 CONCRETE FORMLINER**  
 Scale: NTS  
 OR APPROVED EQUAL

**GENERAL NOTES:**

1. All interior fencing constructed at Whispering Pines shall be in conformance with the 'City of Aurora, Fence, Wall and Awning Ordinance' - Article 17, Chapter 146, Aurora Municipal Code, Ordinance Number 2004-78, Effective Date: 01/15/05
2. Unless otherwise graphically depicted, no solid wood fences are permitted within 75' of the flowline along arterial and collector streets. Fences more than 75' from the flowline are exempt from this requirement.
3. Side yard fences shall be set back a minimum of four feet from the back of adjacent sidewalks.
4. Temporary fencing to be 4' high orange polyethylene mesh with steel T-bar posts.

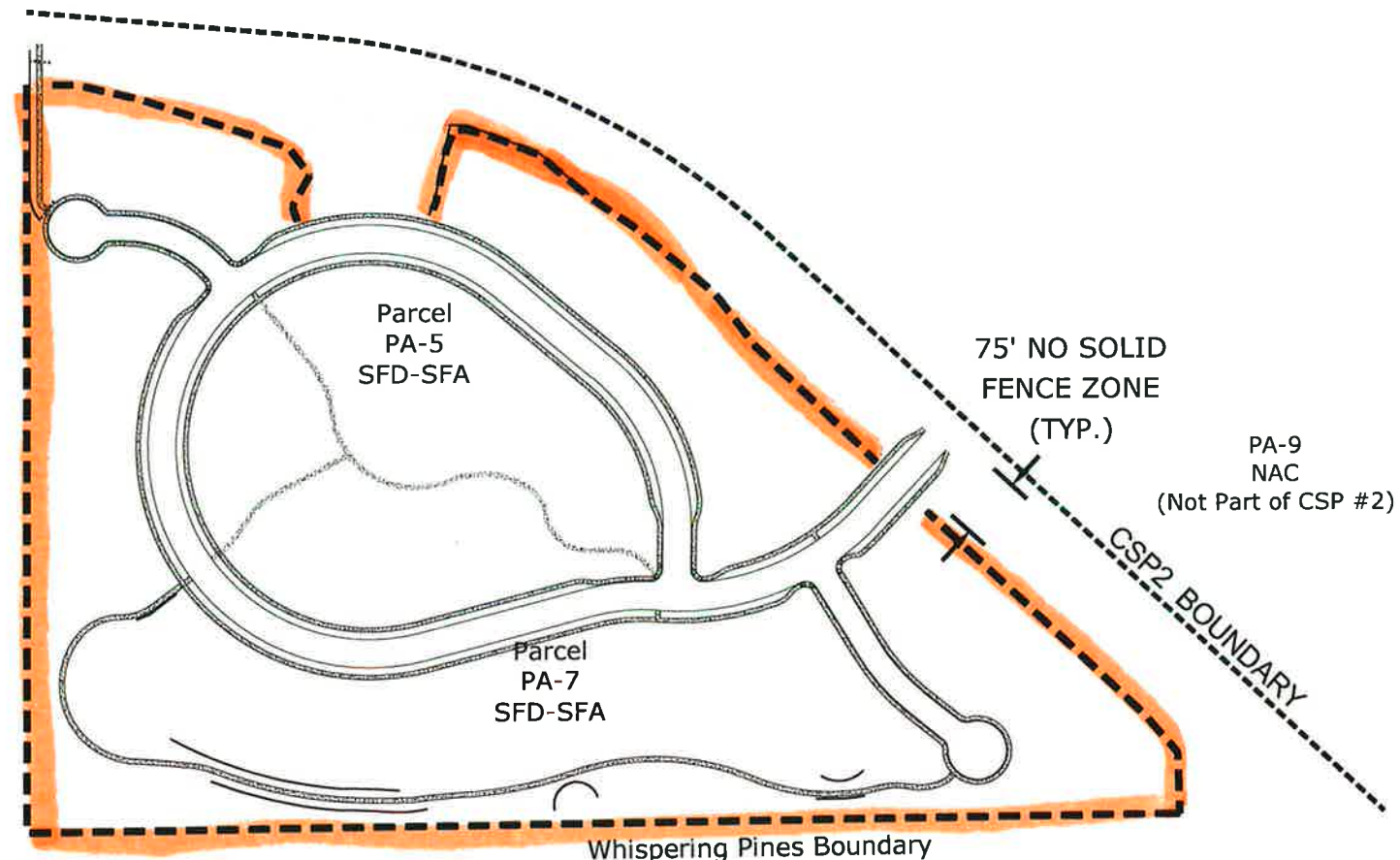
WALL NOTES:

All retaining walls constructed at Whispering Pines shall be in conformance with the 'City of Aurora Landscape Ordinance' - Article 14 of the City of Aurora Zoning Code, Section 146-1432, Effective date: 10/16/04.



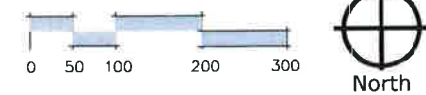
Notes: 1. Install per Manufacturer Specifications  
 2. Or approved equal

**2 TYPICAL GRAVITY WALL SECTION**  
 Scale: 1/2" = 1'-0"



**LEGEND**  
 --- THREE RAIL FENCE

**4 LANDSCAPE FENCING LAYOUT PLAN**  
 Scale: 1" = 100'



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 6161 S. Syracuse Way,  
 Suite 200  
 Greenwood Village, CO.  
 80111  
 tel 303.486.5000

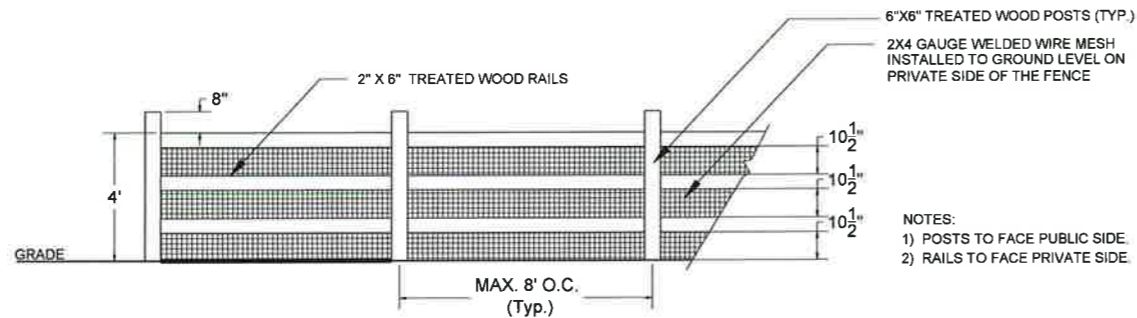
LAND PLANNING  
**PCS**  
 GROUP Inc.  
 1001 16th St. B-180  
 Denver, CO 80265  
 tel 303.531.4905

**Whispering Pines**  
 Aurora, Colorado  
**CSP #2 - LANDSCAPE PLAN**

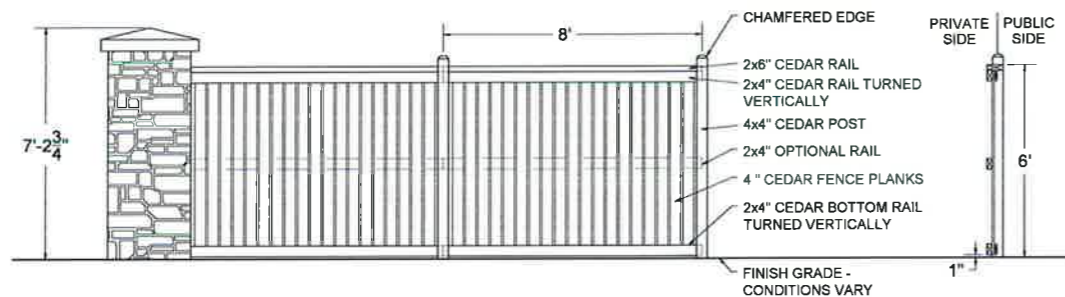
Drawn by: JW  
 Checked by: JP  
 Issue Date: 3.11.15  
 Revision: 6.03.15  
 Revision: 7.24.15  
 Extension:

SHEET NAME  
**Landscape Details**

SHEET NUMBER  
**LD1**



**1 THREE RAIL FENCE ADJACENT TO OPEN SPACE**  
Scale: 3/8" = 1'-0"



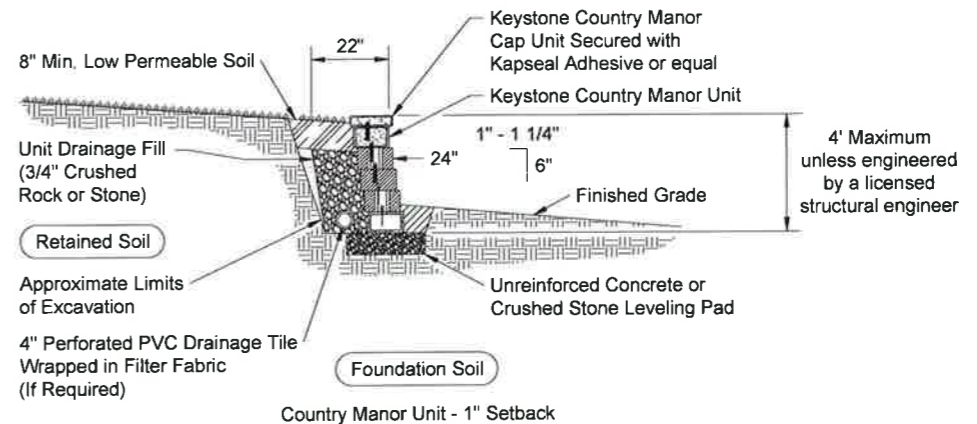
**2 PRIVACY FENCE ADJACENT TO COLLECTOR ROADS**  
Scale: 3/8" = 1'-0"

- 6" PRIVACY FENCE**  
NOTES:  
1. ALL WOOD TO BE CEDAR, OR APPROVED MATERIAL FROM THE LANDSCAPE ARCHITECT, OWNER, OR OWNERS REP.  
2. WOOD TO BE WEATHER AND ROT RESISTANT  
3. PAINT OR STAIN TO BE DIAMOND VOGEL PAINTS - EXTERIOR STAIN - WELLINGTON BEIGE GS203  
4. FENCING THAT ENCRONES INTO EASEMENTS WILL REQUIRE A LICENCE AGREEMENT.  
5. COLUMNS WILL BE SPACED AT A MAXIMUM INTERVAL OF 60' O.C.

A WAIVER IS REQUESTED TO PROVIDE SOLID PRIVACY FENCING WITHIN THE 75' LANDSCAPE BUFFER ALONG THE EASTERN EDGE OF S. SAMPSON GULCH WAY TO PROVIDE NOISE MITIGATION AND PRIVACY FOR ADJOINING HOMEOWNERS

**GENERAL NOTES:**

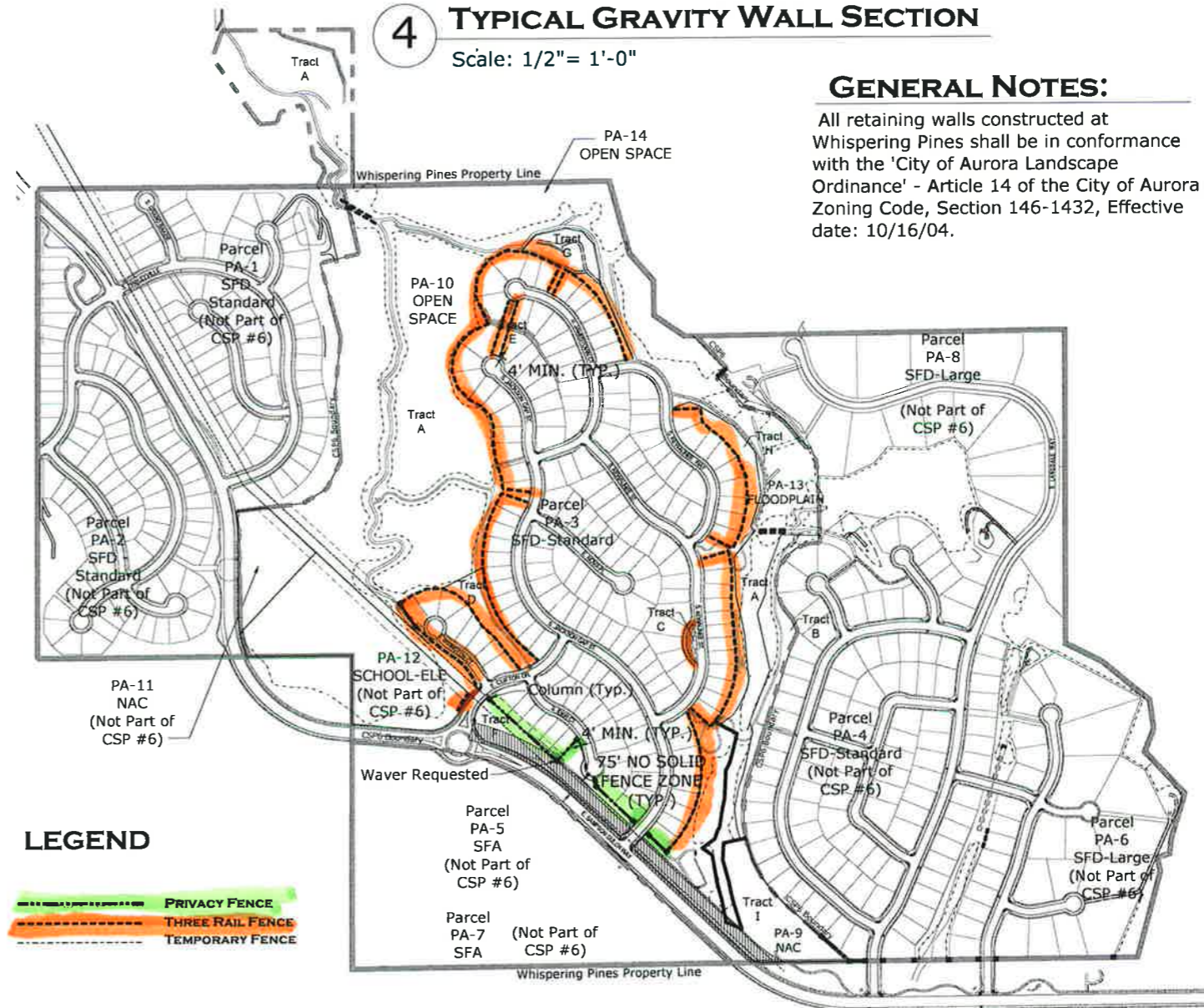
- All interior fencing constructed at Whispering Pines shall be in conformance with the 'City of Aurora, Fence, Wall and Awning Ordinance' - Article 17, Chapter 146, Aurora Municipal Code, Ordinance Number 2004-78, Effective Date: 01/15/05
- Unless otherwise graphically depicted, no solid wood fences are permitted within 75' of the flowline along arterial and collector streets. Fences more than 75' from the flowline are exempt from this requirement.
- Side yard fences shall be set back a minimum of four feet from the back of adjacent sidewalks.
- Temporary fencing to be 4' high orange polyethelene mesh with 5' high steel T-bar posts, placed a minimum of 15' on center.



**4 TYPICAL GRAVITY WALL SECTION**  
Scale: 1/2" = 1'-0"

**GENERAL NOTES:**

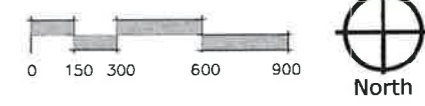
All retaining walls constructed at Whispering Pines shall be in conformance with the 'City of Aurora Landscape Ordinance' - Article 14 of the City of Aurora Zoning Code, Section 146-1432, Effective date: 10/16/04.



**LEGEND**

- PRIVACY FENCE
- THREE RAIL FENCE
- TEMPORARY FENCE

**5 LANDSCAPE FENCING LAYOUT PLAN**  
Scale: 1" = 300'



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Suite 200  
Greenwood Village, CO,  
80111  
tel 303.486.5000

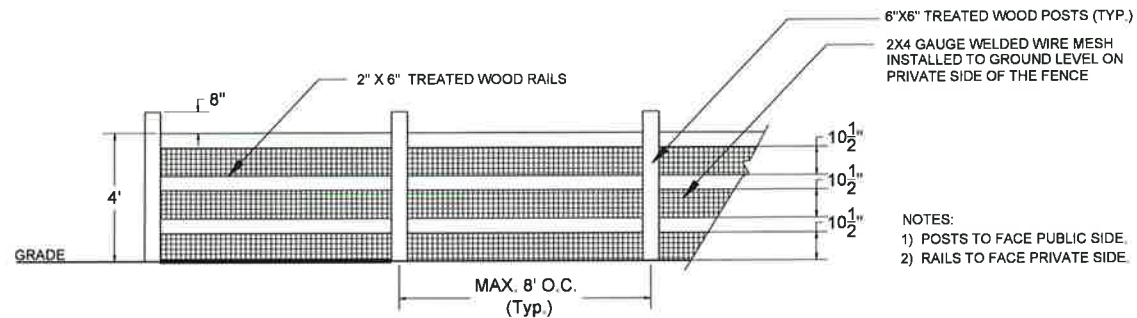
LAND PLANNING  
**PCS**  
GROUP Inc.  
1001 16th St. B-180  
Denver, CO 80265  
tel 303.531.4905

**Whispering Pines**  
Aurora, Colorado  
**CSP #6 - LANDSCAPE PLAN**

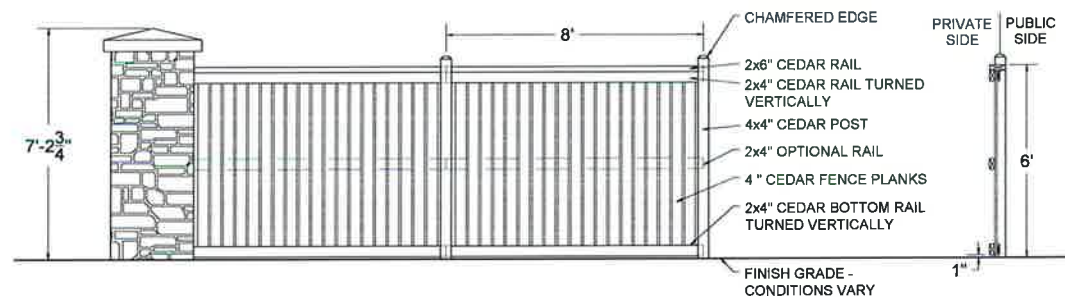
Drawn by: JW  
Checked by: JP  
Issue Date: 5.23.14  
Revision: 7.25.14  
Revision: 9.5.14  
Extension: 12.2.14

SHEET NAME  
**Landscape Details**

SHEET NUMBER  
**LD1**



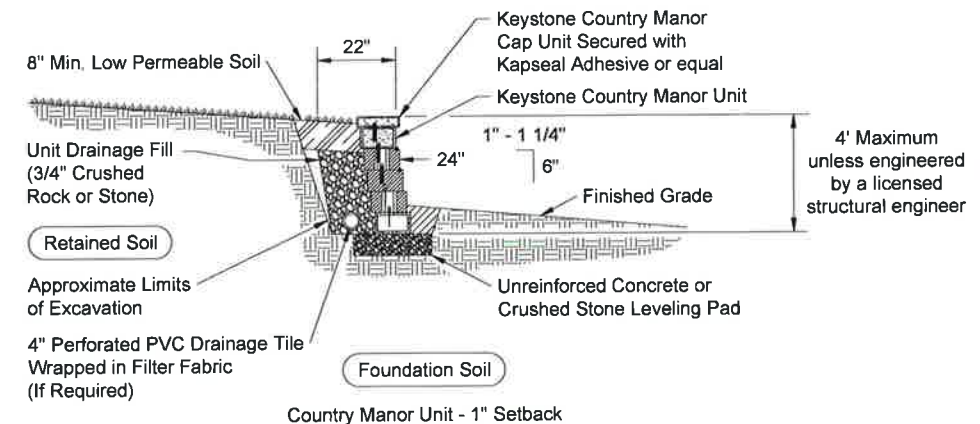
**1 THREE RAIL FENCE ADJACENT TO OPEN SPACE**  
Scale: 3/8" = 1'-0"



**2 PRIVACY FENCE ADJACENT TO COLLECTOR ROADS**  
Scale: 3/8" = 1'-0"

**GENERAL NOTES:**

1. All interior fencing constructed at Whispering Pines shall be in conformance with the 'City of Aurora, Fence, Wall and Awning Ordinance' - Article 17, Chapter 146, Aurora Municipal Code, Ordinance Number 2004-78, Effective Date: 01/15/05
2. Unless otherwise graphically depicted, no solid wood fences are permitted within 75' of the flowline along arterial and collector streets. Fences more than 75' from the flowline are exempt from this requirement.
3. Side yard fences shall be set back a minimum of four feet from the back of adjacent sidewalks.
4. Temporary fencing to be 4' high orange polyethelene mesh with steel T-bar posts.



**4 TYPICAL GRAVITY WALL SECTION**  
Scale: 1/2" = 1'-0"

**GENERAL NOTES:**

All retaining walls constructed at Whispering Pines shall be in conformance with the 'City of Aurora Landscape Ordinance' - Article 14 of the City of Aurora Zoning Code, Section 146-1432, Effective date: 10/16/04.



**3 LANDSCAPE FENCING LAYOUT PLAN**  
Scale: 1" = 300'



PREPARED FOR:  
Ryland Homes  
6161 S. Syracuse Way,  
Suite 200  
Greenwood Village, CO,  
80111  
tel 303.486.5000

LAND PLANNING  
**PCS**  
GROUP Inc.  
1001 16th St. B-180  
Denver, CO 80265  
tel 303.531.4905

**Whispering Pines**  
Aurora, Colorado  
**CSP #7 - LANDSCAPE PLAN**

Drawn by: JW  
Checked by: JP  
Issue Date: 5.23.14  
Revision: 7.25.14  
Revision: 9.5.14  
Extension: 12.2.14

SHEET NAME  
**Landscape Details**

SHEET NUMBER  
**LD1**