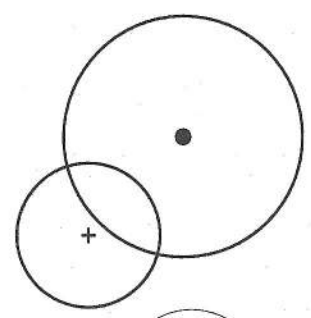
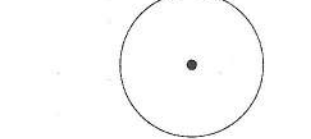
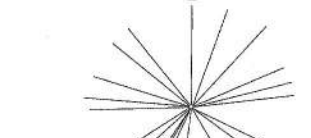



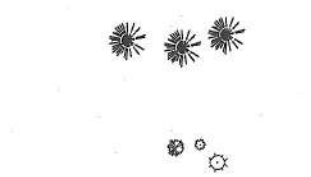


WEST LINE VILLAGE SITE PLAN

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69
WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

- HOMEOWNER RESPONSIBILITY
- CITY OF LAKEWOOD PROPERTY, METRO DISTRICT RESPONSIBILITY
- METRO DISTRICT LANDSCAPING RESPONSIBILITY
- CITY OF LAKEWOOD RESPONSIBILITY

PLANTING LEGEND:







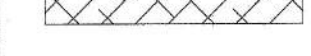
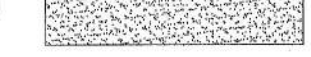
-  DECIDUOUS SHADE TREE
-  ORNAMENTAL TREE
-  EXISTING TREE
-  EVERGREEN SHRUB
-  DECIDUOUS SHRUB
-  ORNAMENTAL GRASS
-  PERENNIALS

PLANTING SCHEDULE:

KEY	COMMON NAME
DECIDUOUS SHADE TREES	
ACL	Accolade Elm
CSM	Crimson Sentry Maple
CSO	Crimson Spire Oak
ENO	English Oak
IHL	Imperial Honeylocust
KCT	Kentucky Coffeetree
NRO	Northern Red Oak
RML	Redmond Linden
SSM	State Street Maple
SWO	Swamp White Oak
ORNAMENTAL TREES	
CSP	Cleveland Select Pear
JPT	Japanese Tree Lilac Ivory Silk
EVERGREEN SHRUBS	
MZT	Panchito Manzanita
DECIDUOUS SHRUBS	
AWS	Anthony Waterer Spirea
DAW	Dwarf Arctic Willow
DGM	Dwarf Ginnala Maple
DKL	Dwarf Korean Lilac
DKS	Dark Knight Blue Mist Spirea
GLS	Gro-Low Sumac
KSV	Koreanspice Viburnum
NFS	Neon Flash Spirea
PBS	Pawnee Buttes Sandcherry

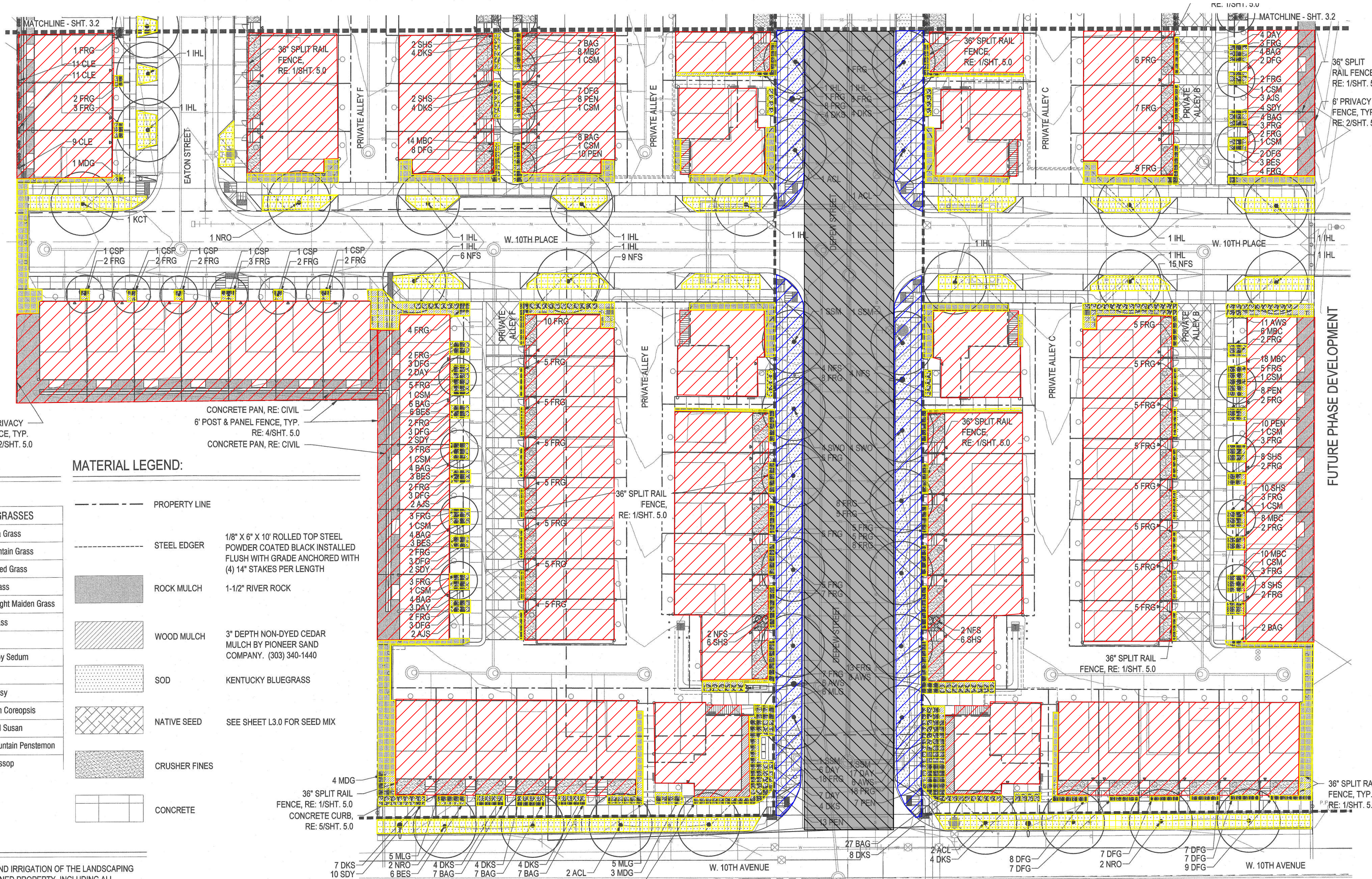
ORNAMENTAL GRASSES	
BAG	Blue Avena Grass
DFG	Dwarf Fountain Grass
FRG	Feather Reed Grass
MDG	Maiden Grass
MLG	Morning Light Maiden Grass
SWG	Switch Grass
PERENNIALS	
AJS	Autumn Joy Sedum
DAY	Daylily
SDY	Shasta Daisy
MBC	Moonbeam Coreopsis
BES	Black Eyed Susan
PEN	Rocky Mountain Penstemon
SHS	Sunset Hyssop

MATERIAL LEGEND:

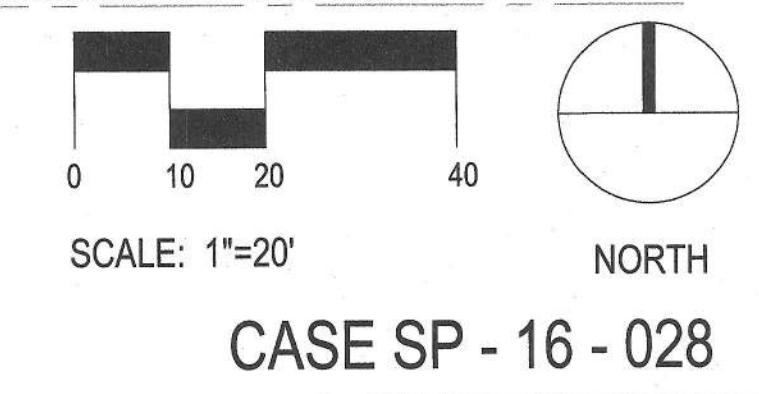
-  PROPERTY LINE
-  STEEL EDGER 1/8" X 6" X 10' ROLLED TOP STEEL POWDER COATED BLACK INSTALLED FLUSH WITH GRADE ANCHORED WITH (4) 1/4" STAKES PER LENGTH
-  ROCK MULCH 1-1/2" RIVER ROCK
-  WOOD MULCH 3" DEPTH NON-DYED CEDAR MULCH BY PIONEER SAND COMPANY. (303) 340-1440
-  SOD KENTUCKY BLUEGRASS
-  NATIVE SEED SEE SHEET L3.0 FOR SEED MIX
-  CRUSHER FINES
-  CONCRETE

NOTES:

MAINTENANCE AND IRRIGATION OF THE LANDSCAPING ON THE CITY OWNED PROPERTY, INCLUDING ALL TREES AND SHRUBS, IS THE RESPONSIBILITY OF THE DISTRICT.



1 LANDSCAPE PLAN
SCALE: 1"=20'



CLIENT:
SHERIDAN STATION
TRANSIT VILLAGE, LLC
2295 SOUTH LIPAN STREET
DENVER, CO 80223

CONSULTANT:
OXBOW DESIGN COLLAB., LTD.
802 E. 19TH AVENUE, UNIT A
DENVER, CO 80218
720.465.6168
WWW.OXBOWCBC.COM

WEST LINE VILLAGE
NEC / NWC 10TH AVENUE & DEPEW STREET
LAKEWOOD, COLORADO 80204

REV.	DATE	DESCRIPTION
01	02-17-17	2ND SITE PLAN SUB.
02	06-12-17	3RD SITE PLAN SUB.
03	08-28-17	4TH SITE PLAN SUB.
04	09-20-17	FINAL SITE PLAN

PROJECT NUMBER: 16-013

LANDSCAPE PLAN

SHEET NUMBER:

SHT. 3.1

CASE SP - 16 - 028

WEST LINE VILLAGE SITE PLAN

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



CLIENT:
SHERIDAN STATION
TRANSIT VILLAGE, LLC
2295 SOUTH LIPAN STREET
DENVER, CO 80223

CONSULTANT:
OXBOW DESIGN COLLAB., LTD.
802 E. 19TH AVENUE, UNIT A
DENVER, CO 80218
720.465.6168
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WEST LINE VILLAGE
NEC / NWC 10TH AVENUE & DEPEW STREET
LAKEWOOD, COLORADO 80204

REV.	#	DATE	DESCRIPTION	SUB.
	01	02-17-17	2ND SITE PLAN SUB.	
	02	06-12-17	3RD SITE PLAN SUB.	
	03	08-28-17	4TH SITE PLAN SUB.	
	04	09-20-17	FINAL SITE PLAN	
	05	05-25-18	SITE PLAN AMEND.	
	06	08-06-18	SITE PLAN AMEND.	
	07	09-05-18	SITE PLAN AMEND.	

PROJECT NUMBER: 16-013

LANDSCAPE
PLAN

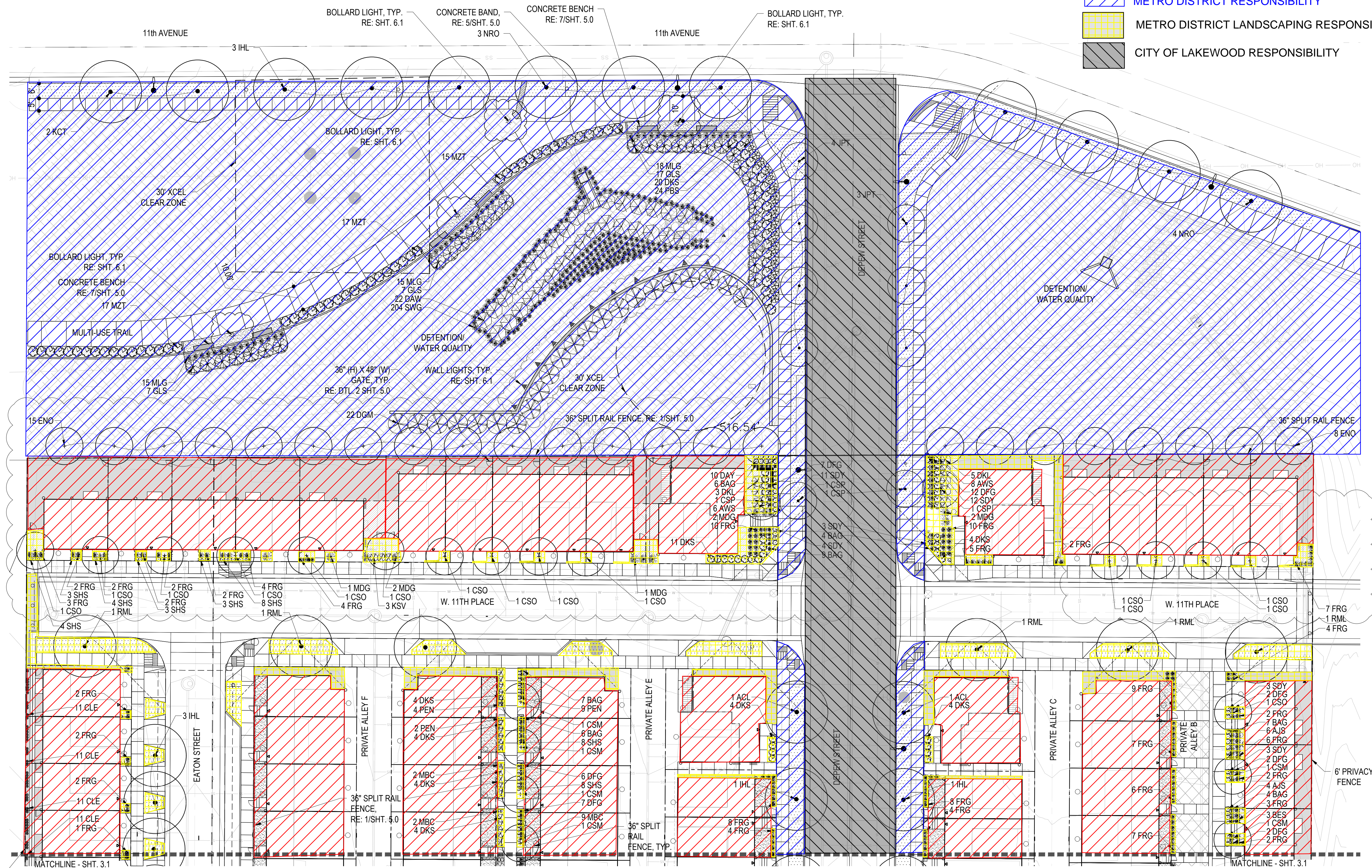
SHEET NUMBER:

SHT. 3.2A

- HOMEOWNER RESPONSIBILITY
- CITY OF LAKEWOOD PROPERTY, METRO DISTRICT RESPONSIBILITY
- METRO DISTRICT LANDSCAPING RESPONSIBILITY
- CITY OF LAKEWOOD RESPONSIBILITY

PLANTING SCHEDULE:

KEY	COMMON NAME
DECIDUOUS SHADE TREES	
ACL	Accolade Elm
CSM	Crimson Sentry Maple
CSO	Crimson Spire Oak
ENO	English Oak
IHL	Imperial Honeylocust
KCT	Kentucky Coffeetree
NRO	Northern Red Oak
RML	Redmond Linden
SSM	State Street Maple
SWO	Swamp White Oak
ORNAMENTAL TREES	
CSP	Cleveland Select Pear
JPT	Japanese Tree Lilac Ivory Silk
EVERGREEN SHRUBS	
MZT	Panchito Manzanita
DECIDUOUS SHRUBS	
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DAW	Dwarf Arctic Willow
DGM	Dwarf Ginnala Maple
DKL	Dwarf Korean Lilac
DKS	Dark Knight Blue Mist Spirea
GLS	Gro-Low Sumac
KSV	Koreanspice Viburnum
NFS	Neon Flash Spirea
PBS	Pawnee Buttes Sandcherry
ORNAMENTAL GRASSES	
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DFG	Dwarf Fountain Grass
FRG	Feather Reed Grass
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MLG	Morning Light Maiden Grass
SWG	Switch Grass
PERENNIALS	
AJS	Autumn Joy Sedum
DAY	Daylily
SDY	Shasta Daisy
MBC	Moonbeam Coreopsis
BES	Black Eyed Susan
PEN	Rocky Mountain Penstemon
SHS	Sunset Hyssop
VINES	
CLE	Clematis



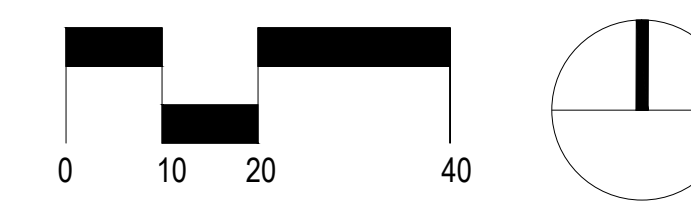
NOTES:

MAINTENANCE AND IRRIGATION OF THE LANDSCAPING ON THE CITY OWNED PROPERTY, INCLUDING ALL TREES AND SHRUBS, IS THE RESPONSIBILITY OF THE DISTRICT.

1

LANDSCAPE PLAN

SCALE: 1"= 20'



SCALE: 1"=20'

NORTH

CASE SP - 16 - 028

WEST LINE VILLAGE FILING NO. 4 SITE PLAN

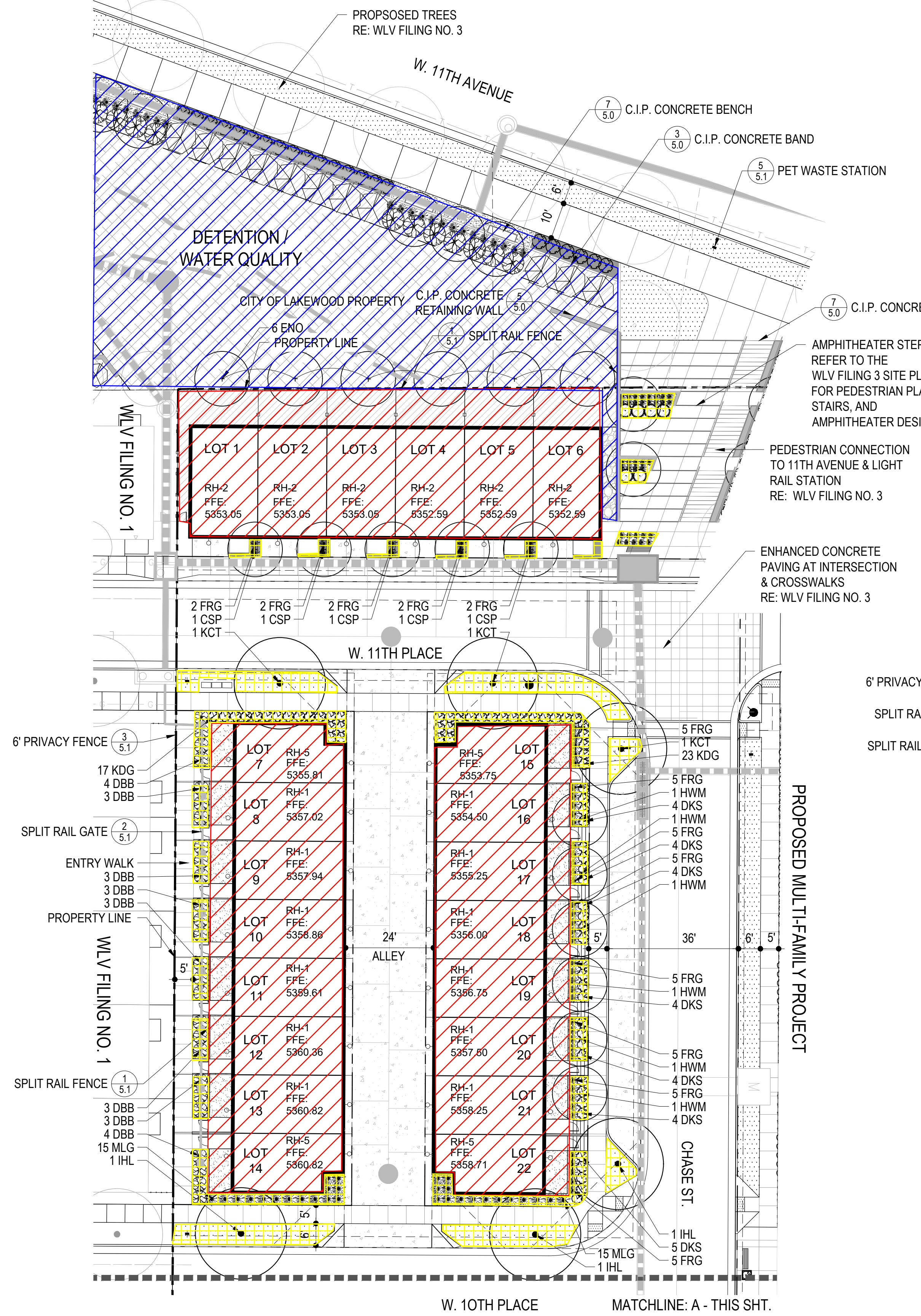
A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69
WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO



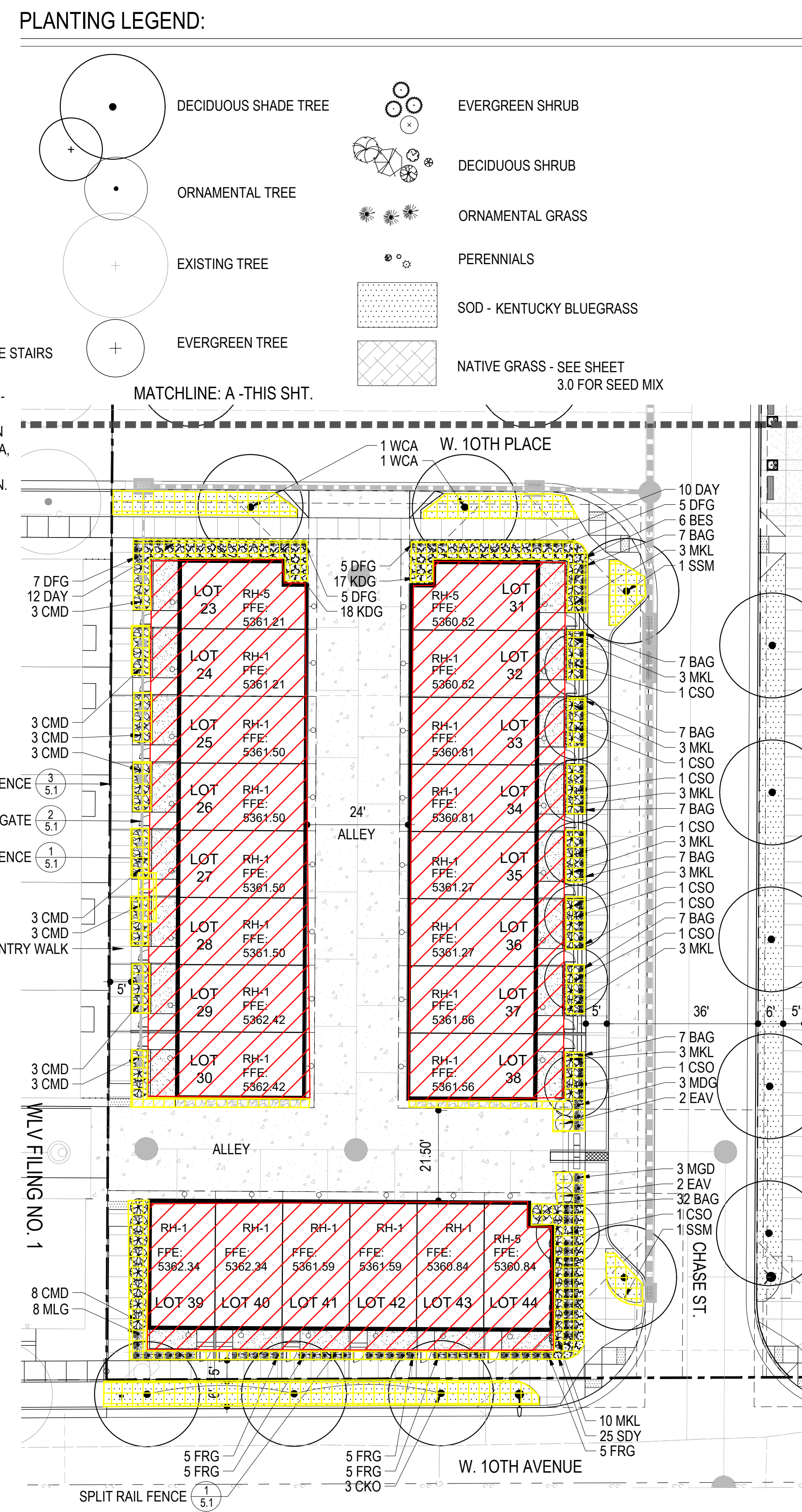
CLIENT:
SSTV LAND INVESTMENT, LLC
802 E. 19TH AVENUE, UNIT B
DENVER, CO 80218

CONSULTANT:
OXBOW DESIGN COLLAB., LTD.
802 E. 19TH AVENUE, UNIT A
DENVER, CO 80218
720.465.6168
WWW.OXBOWDBC.COM

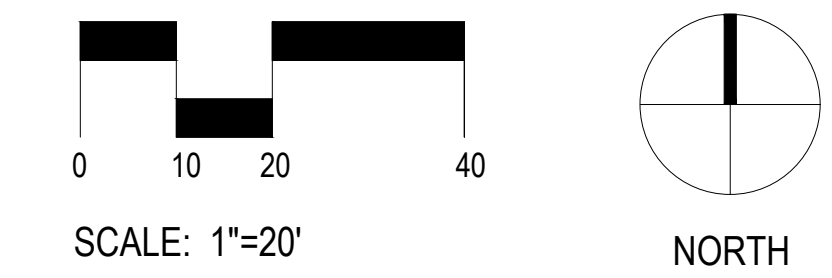
WEST LINE VILLAGE FILING NO. 4
10TH & 11TH AVENUE AT CHASE ST.
LAKEWOOD, COLORADO, 80204



1 LANDSCAPE PLAN - NORTH
3.1 SCALE: 1" = 20'



2 LANDSCAPE PLAN - SOUTH
3.1 SCALE: 1" = 20'



CASE SP - 19- 010

ISSUE DATE:	04-01-2019	
DRAWN:	REVIEWED:	
REV: #	DATE	DESCRIPTION
02	06-14-2019	2ND CITY SUB.
03	10-10-2019	3RD CITY SUB.
04	11-07-2019	4TH CITY SUB.

PROJECT NUMBER: 18-026

LANDSCAPE PLAN

SHEET NUMBER:
SHT. 3.1