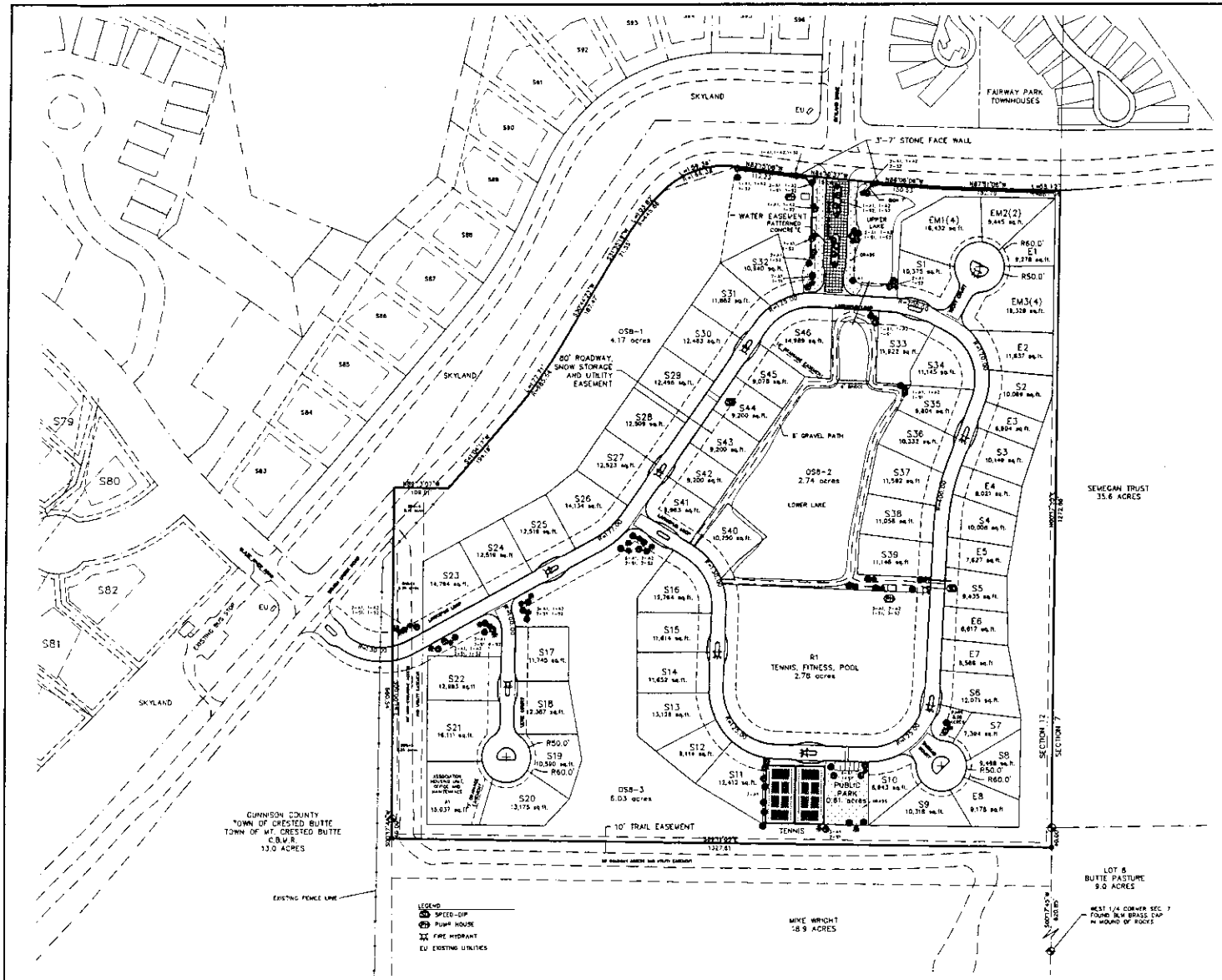

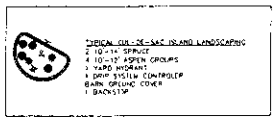

LANDSCAPING LEGEND

A1 ASPEN TREE 10-12'
A2 ASPEN TREE 12-18'
S1 SPRUCE TREE 8-12'
S2 SPRUCE TREE 12-18'
YH YARD HYDRANT

1. IRRIGATED AREA = 15,000 SF
2. ALL TREES ARE DRIP IRRIGATED

BUILDING SETBACKS	
FRONT LOT (ALL) (FROM ROADWAY EASEMENT)	10 FEET
SIDE LOT (ALL)	10 FEET
REAR (TYPICAL)	15 FEET
REAR (LOTS S33-S46)	20 FEET

DEVELOPMENT SUMMARY	
TOTAL ACREAGE	35.6 ACRES
SINGLE FAMILY LOTS (UNRESTRICTED)	46
ESSENTIAL SINGLE HOUSING LOTS (RESTRICTED)	8
ESSENTIAL 4-UNIT HOUSING LOTS (RESTRICTED)	2 (8 UNITS)
ESSENTIAL 2-UNIT HOUSING LOTS (RESTRICTED)	1 (2 UNITS)
H.O.A EMPLOYEE, MAINTENANCE AND OFFICE	1
RECREATION LOT	2.78
OPEN SPACE / PARKS	14.35 ACRES (40.3%)

N

100 50 0 100 200

SCALE: 1" = 100'

LARKSPUR NEIGHBORHOOD
GUNNISON COUNTY, COLORADO

PRELIMINARY
SITE AND LANDSCAPING PLAN

Prepared By:
NCW & Associates
P.O. Box 3688
272 Coren St.
Crested Butte
Colorado 81224
(970) 349-6384
Fax (970) 349-6297

PROJECT: 5075.00 | DWG.: 5075-BM SITE
DATE: 3/13/06 | SHEET 1 OF 1