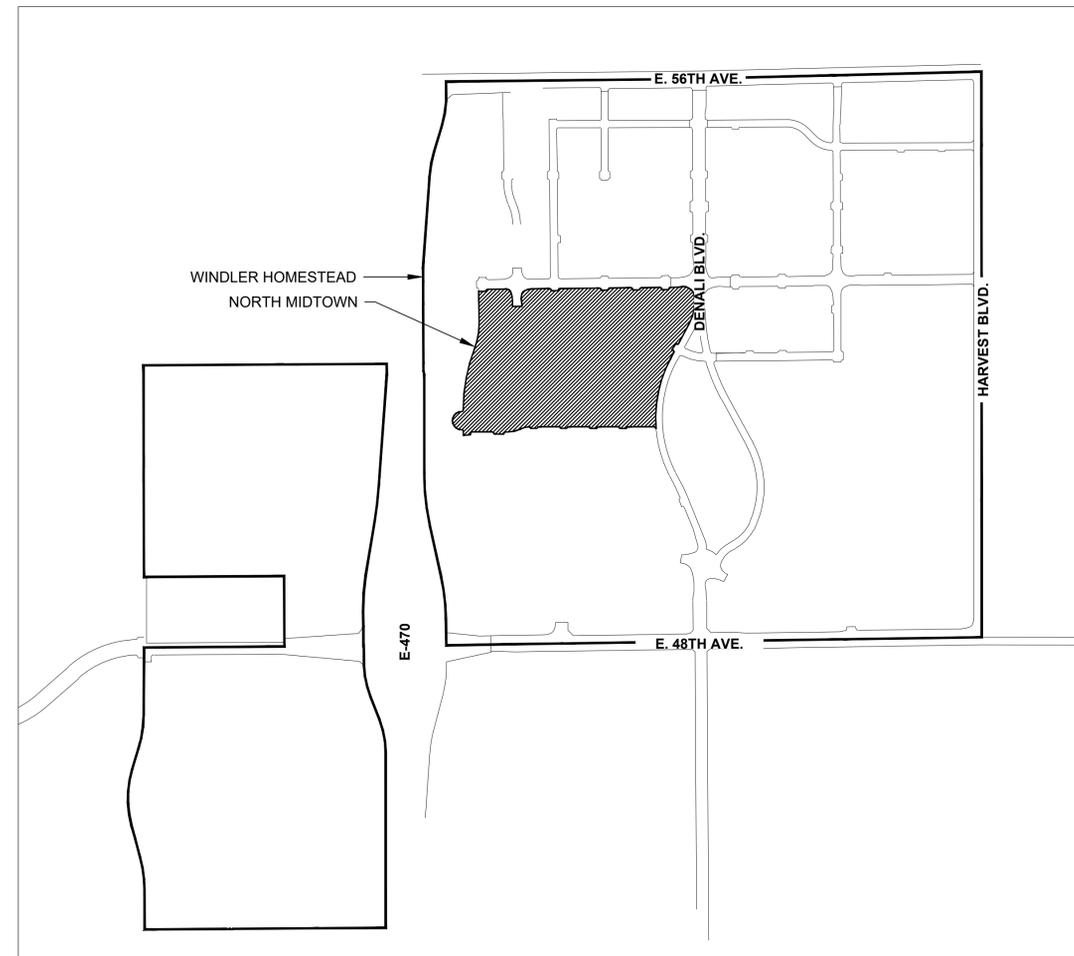


WINDLER - MIDTOWN PHASE 1 LANDSCAPE & LIGHTING PLANS

100% CONSTRUCTION DOCUMENTS
OCTOBER 2024

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VICINITY MAP

DESIGN TEAM CONTACTS:

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CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

ENGINEERING:

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303-431-6100 MARTINMARTIN.COM

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REVISIONS:

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SHEET INFO:

**WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE**

DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

COVERSHEET

L0.0

MIDTOWN - NORTH PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.						
DECIDUOUS TREES											
AF2	43	Acer rubrum 'Frank Jr.'	Redpointe® Maple	B & B	2.5"Cal	AH	16	Arctostaphylos x coloradoensis	Manzanita Colorado		5 gal
CS	4	Catalpa speciosa	Northern Catalpa	B & B	2.5"Cal	BI	5	Buxus sinica 'Wintergreen'	Wintergreen Littleleaf Boxwood		5 gal
G12	54	Gleditsia triacanthos inermis 'Skyline' TM	Skyline Thornless Honey Locust	B & B	2.5"Cal	CI	40	Cytisus x 'Lena'	Broom		5 gal
GD	18	Gymnocladia dioica 'Espresso'	Kentucky Coffeetree	B & B	2.5"Cal	EC	58	Euryonymus fortunei 'Colorata'	Purple-leaf Winter Creeper		5 gal
PD2	11	Populus deltoides 'Stouland'	Eastern Cottonwood Stouland	B & B	2.5"Cal	SGJ	17	Juniperus chinensis 'Sea Green'	Sea Green Juniper		5 gal
QBO	21	Quercus buckleyi	Buckley Oak	B & B	2.5"Cal	JAB	15	Juniperus communis 'Alpine Carpet'	Alpine Carpet Juniper		5 gal
QM2	49	Quercus muehlenbergii	Chinkapin Oak	B & B	2.5"Cal	JUB	142	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper		5 gal
SPEC TR	3	Specimen Tree	To Be Determined	B & B	TBD	JH	40	Juniperus horizontalis 'Hughes'	Hughes Juniper		5 gal
TR	31	Styphnolobium japonicum	Japanese Pagodatre	B & B	2.5"Cal	MLJ	35	Juniperus horizontalis 'Mother Lode'	'Mother Lode' Juniper		5 gal
TL	3	Tilia americana 'Redmond'	Redmond American Linden	B & B	2.5"Cal	JW	16	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper		5 gal
GL	1	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5"Cal	PC2	38	Pinus mugo 'Valley Cushion'	Valley Cushion Mugo Pine		5 gal
UE	2	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	B & B	2.5"Cal						
AE	29	Ulmus x 'Frontier'	Frontier Elm	B & B	2.5"Cal						
UP2	66	Ulmus x 'Morton Glossy' TM	Triumph Elm	B & B	2.5"Cal						
EVERGREEN TREES											
JSP	90	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	6' Ht			Cool Season Drought Resistant Sod / Colorado Hyper Blue -			
PCS	58	Picea pungens	Colorado Spruce	B & B	6' Ht			CRUSHER FINES	CRUSHER FINES - GREY		
SPE	3	Pinus heldreichii	Austrian Black Pine	B & B	6' Ht			8,376 sf	ENGINEERED WOOD FIBER		
ABP	10	Pinus nigra	Austrian Black Pine	B & B	6' Ht			7,938 sf	NATIVE SEED MIX A	Bouteloua dactyloides (30%) Bouteloua gracilis (70%)	
PSS	22	Pinus strobiformis	Southwestern White Pine	B & B	6' Ht			53,961 sf	PEA GRAVEL	3/8" Pea Gravel	
ORNAMENTAL TREES											
AC2	27	Amelanchier 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2"Cal			89,583 sf	NATIVE SEED MIX B	Flowering Seed Mix Koeleria macrantha (2%), Onyzopsis hymenoides (8%), Elymus trachycalus (8%), Elymus lanceolatus (6%), Pascopyrum smithii (10%), Stipa comata (3%), Stipa viridula (3%), Trifolium incarnatum (4%), Penstemon eatonii (28%), Cosmos sulphureus (28%)	
CA	24	Crataegus ambigua	Russian Hawthorn	B & B	2"Cal						
MI	29	Malus x 'Indian Magic'	Indian Magic Crab Apple	B & B	2"Cal						
ORNAMENTAL GRASSES											
BB	144	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama		1 gal						
FRG	35	Calamagrostis 'Karl Foerster'	Feather Reed Grass		1 gal						
ET	284	Eragrostis tichodes	Sand Lovegrass		1 gal						
BOG	51	Helictotrichon sempervirens	Blue Oat Grass		1 gal						
DMG	77	Miscanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass		1 gal						
NP	131	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass		1 gal						
PH	559	Panicum virgatum 'Heavy Metal'	Blue Switch Grass		1 gal						
PV	28	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		1 gal						
PG	16	Pennisetum alopecuroides	Fountain Grass		1 gal						
PA	182	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass		1 gal						
RAG	24	Saccharum ravennae	Ravenna Grass		1 gal						
SS	94	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem		1 gal						
SIS	47	Sorghastrum nutans 'Indian Steel'	Indian Grass		1 gal						
SH	32	Sporobolus heterolepis	Prairie Dropseed		1 gal						
SW	102	Sporobolus wrightii	Big Sacaton		1 gal						
DECIDUOUS SHRUBS											
AMA	289	Amelanchier alnifolia	Serviceberry		5 gal.						
ARB	107	Aronia arbutifolia 'Brilliantissima'	Brilliantissima Red Chokeberry		5 gal						
AM	149	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry		5 gal						
BP	50	Buddleia davidii 'Purple Haze'	Purple Haze Butterfly Bush		5 gal						
DBB	87	Buddleia x 'Blue Chip'	Blue Chip Butterfly Bush		5 gal						
BSP	179	Caryopteris incana	Common Bluebeard Spirea		5 gal						
CM	63	Chamaebatia millefolium	Desert Sweet		5 gal						
RB	17	Chrysothamnus nauseosus	Rabbitbrush		5 gal						
CI	176	Cornus sericea 'Isanti'	Isanti Redosier Dogwood		5 gal						
CA2	177	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood		5 gal						
ES	65	Ericameria nauseosa speciosa	Dwarf Blue Rabbitbrush		5 gal						
RSA	19	Perovskia atriplicifolia	Russian Sage		5 gal						
PL	10	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage		5 gal						
LMO	78	Philadelphus lewisii 'Cheyenne'	Lewis Mock Orange		5 gal						
DGN	212	Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark		5 gal						
MIN	40	Physocarpus opulifolius 'Diablo'	Diablo Ninebark		5 gal						
PL2	76	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark		5 gal						
PN3	13	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark		5 gal						
PD	12	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla		5 gal						
PJ	150	Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla		5 gal						
SGP	68	Potentilla fruticosa 'Sutters Gold'	Sutter's Gold Potentilla		5 gal						
PIB	130	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla		5 gal						
RAP	12	Potentilla fruticosa 'Red Ace' TM	Red Ace Bush Cinquefoil		5 gal						
PB2	30	Prunus besseyi	Western Sand Cherry		5 gal						
PPB	115	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry		5 gal						
PC3	38	Prunus x cistena	Purple Leaf Sand Cherry		5 gal						
QG2	44	Quercus gambelii	Gambel Oak		5 gal						
RG	428	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac		5 gal						
TL5	23	Rhus trilobata	Three-leaf Sumac		5 gal						
RAA	102	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac		5 gal						
RG2	38	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant		5 gal						
FMR	15	Rosa Meidland series 'Fire'	Fire Meidland Rose		5 gal						
RD	166	Rosa x 'Morden Sunrise'	Morden Sunrise Rose		5 gal						
R3	275	Rosa x 'Nearly Wild'	Nearly Wild Rose		5 gal						
PKR	21	Rosa x 'Pink Knockout'	Rose		5 gal						
RXN	67	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose		5 gal						
GFS	20	Spiraea japonica 'Goldflame'	Goldflame Spirea		5 gal						
SS2	31	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea		5 gal						
SS2	292	Spiraea x bumalda 'Wabum'	Magic Carpet Spirea		5 gal						
SO	10	Symphoricarpos occidentalis	Western Snowberry		5 gal						
SC	16	Symphoricarpos x chenautilii 'Hancock'	Hancock Chenautil Coralberry		5 gal						
SM	151	Syringa meyeri 'Palibin'	Dwarf Korean Lilac		5 gal						

* Specimen Trees to be owner-procured and installed
 ** All Curbside grasses shall be 5 Gal. minimum

SYMBOLS & ABBREVIATIONS

AC. = ACRE	E.P. = EDGE OF PAVING	N.T.S. = NOT TO SCALE	NOTE IDENTIFICATION
APPROXIMATE = APPROX.	EXP. = EXPANSION	O.C. = ON CENTER	DEMOLITION NOTE
B&B = BALL AND BURLAP	E.W. = EACH WAY	O.D. = OUTSIDE DIAMETER	CONSTRUCTION NOTE
BOC = BACK OF CURB	F.F. = FINISH FLOOR	P.O.B. = POINT OF BEGINNING	ELEVATION IDENTIFICATION
B.M. = BENCH MARK	F.G. = FINISH GRADE	P.O.C. = POINT OF CONNECTION	5280.10 SPOT ELEVATION
BLDG. = BUILDING	FIN. = FINISH	P.V.C. = POLYVINYL CHLORIDE PIPE	5280.10 ELEVATION
B.S. = BOTTOM OF STAIR	F.H. = FIRE HYDRANT	PL. = PROPERTY LINE	DETAIL IDENTIFICATION
B.W. = BOTTOM OF WALL	FL. = FLOW LINE	R. = RADIUS	DETAIL NUMBER
CAL. = CALIPER	FTG. = FOOTING	R.C.P. = REINFORCED CONCRETE PIPE	DETAIL NAME
C.B. = CATCH BASIN	FT. = FEET	R.O.W. = RIGHT OF WAY	SHEET NUMBER
CL. CATCH BASIN CENTER LINE	GA. = GAUGE	REINF. = REINFORCED	
C.O. = CLEANOUT	GALV. = GALVANIZED	SHT. = SHEET	
COL. = COLUMN	H.W. = HEAD WALL	SPEC. = SPECIFICATIONS	
CONC. = CONCRETE	H.P. = HIGH POINT	SQ. = SQUARE	
CONT. = CONTINUOUS	HT. = HEIGHT	S.F. = SQUARE FEET	
CONTR. = CONTRACTOR	HORIZ. = HORIZON	S.Y. = SQUARE YARD	
C.F. = CUBIC FEET	I.D. = INNER DIAMETER	S.S. = STAINLESS STEEL	
C.Y. = CUBIC YARD	IN. = INCH	T.C. = TOP OF CURB	
DET. = DETAIL	INV. = INVERT	T.S. = TOP OF STAIR	
DIM. = DIMENSION	L.P. = LOW POINT	T.W. = TOP OF WALL	
DIA. = DIAMETER	L.F. = LINEAR FEET	TYP. = TYPICAL	
DWG. = DRAWING	MAX. = MAXIMUM	VERT. = VERTICAL	
EA. = EACH	M.H. = MAN HOLE	W/O. = WITH OUT	
ELEV. = ELEVATION	MIN. = MINIMUM	W.W.M. = WOVEN WIRE MESH	
EXIST. = EXISTING	MISC. = MISCELLANEOUS		
	N.I.C. = NOT IN CONTRACT		

DETAIL SECTION IDENTIFICATION	
DETAIL NUMBER	12
SHEET NUMBER	12

	A	a
SECTION DESIGNATION		

GENERAL LAYOUT NOTES

ALL EXISTING GRADING, CURB LAYOUT, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS, AND ARE SHOWN FOR INFORMATION ONLY.

ALL PROPOSED UTILITIES, STREET LAYOUT AND GRADING INFORMATION WAS PREPARED BY OTHERS, AND ARE SHOWN FOR INFORMATION ONLY. REFER TO CIVIL DRAWING PACKAGE FOR FURTHER INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO CONSTRUCTION.

STREET LIGHTING WILL BE PROVIDED ON SITE PER CIVIL CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY LOCATIONS IN FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.

ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, CENTERLINE OF ARCHITECTURAL COLUMN, AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

COORDINATE PROPOSED WALKS AND RAMPS WITH EXISTING CONDITIONS. LAYOUT OF ARCS TO BE SMOOTH AND CONTINUOUS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.

UNLESS OTHERWISE NOTED, FOR ALL ATTACHED AND DETACHED CITY SIDEWALKS, ACCESSIBLE RAMPS AND CURB & GUTTER WITHIN RIGHT-OF-WAY, REFER TO CIVIL CONTRACTOR SHALL VERIFY ALL WALK WIDTHS, GRADES AND ADJACENT CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES.

DRAWING AND PLAN NOTES REPRESENT FINISHED, BUILT CONDITIONS. ALL BRACING, TEMPORARY SUPPORTS AND SHORING NECESSARY FOR CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

REFER TO IRRIGATION DRAWINGS FOR GENERAL NOTES REGARDING IRRIGATION SYSTEM CONSTRUCTION.

ALL QUANTITIES ARE PROVIDED FOR REFERENCE. CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL QUANTITIES AND NOTIFYING THE DISTRICT ENGINEER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

SITE PLAN NOTES:

REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF AURORA STANDARDS AT THE CONTRACTOR'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ALL VERTICAL CONCRETE SHALL BE A MINIMUM OF 4000 PSI AND SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING CODES. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED. LANDSCAPE ARCHITECT TO PROVIDE CONTRACTOR WITH DIGITAL FILES FOR LAYING OUT WALLS, PLANTERS, WALKS, AND JOINTS, TO BE REVIEWED IN THE FIELD PRIOR TO POURING.

GENERAL LANDSCAPE NOTES

REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.

CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.

PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.

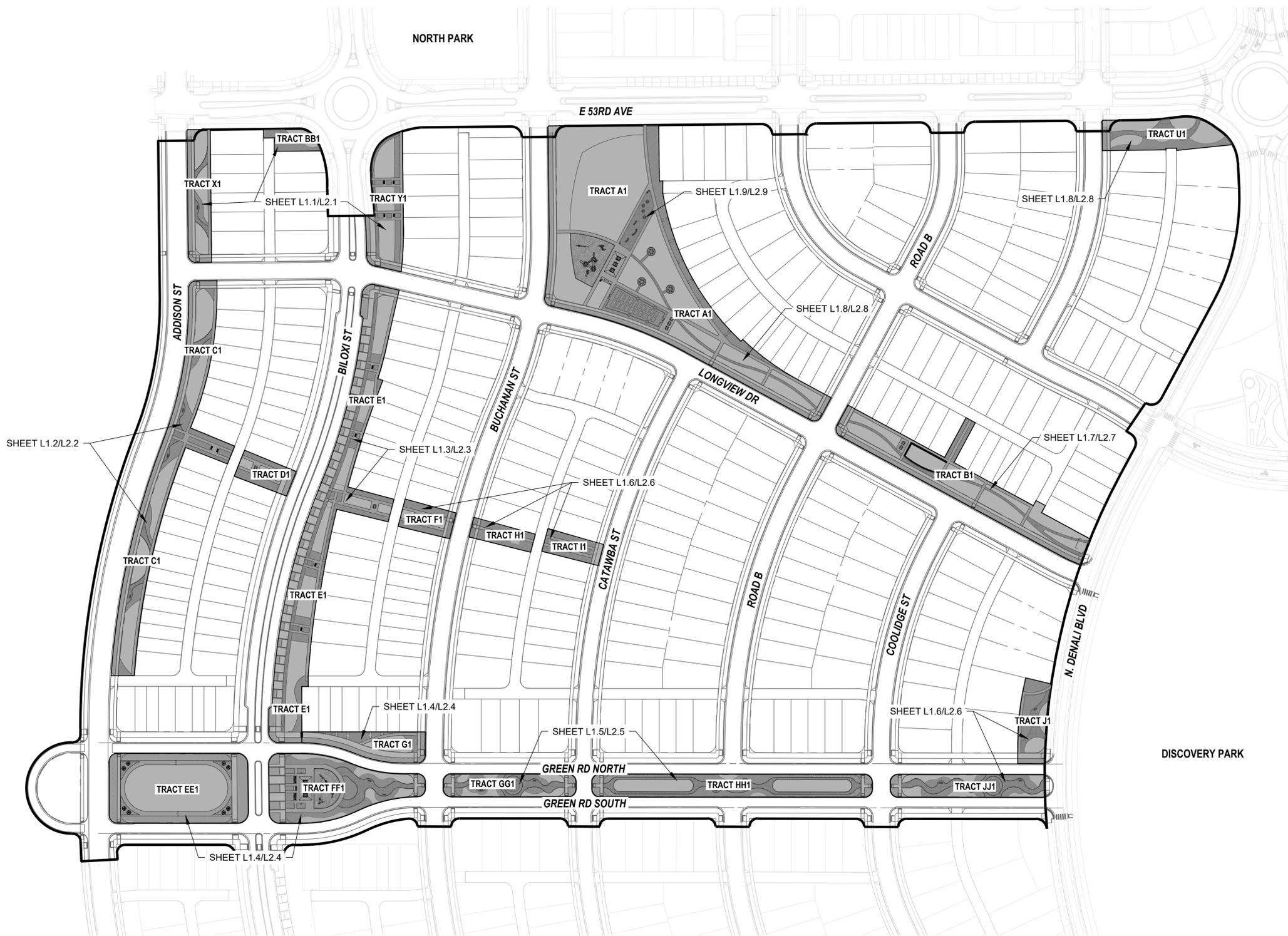
TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.

PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.

FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER. EDGER INSTALLED ADJACENT TO TURF SHALL MAINTAIN A MAXIMUM FINISHED HEIGHT 1/2 INCH ABOVE ROOTING AREA.

LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS. FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.



REVISIONS:

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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

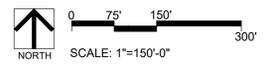
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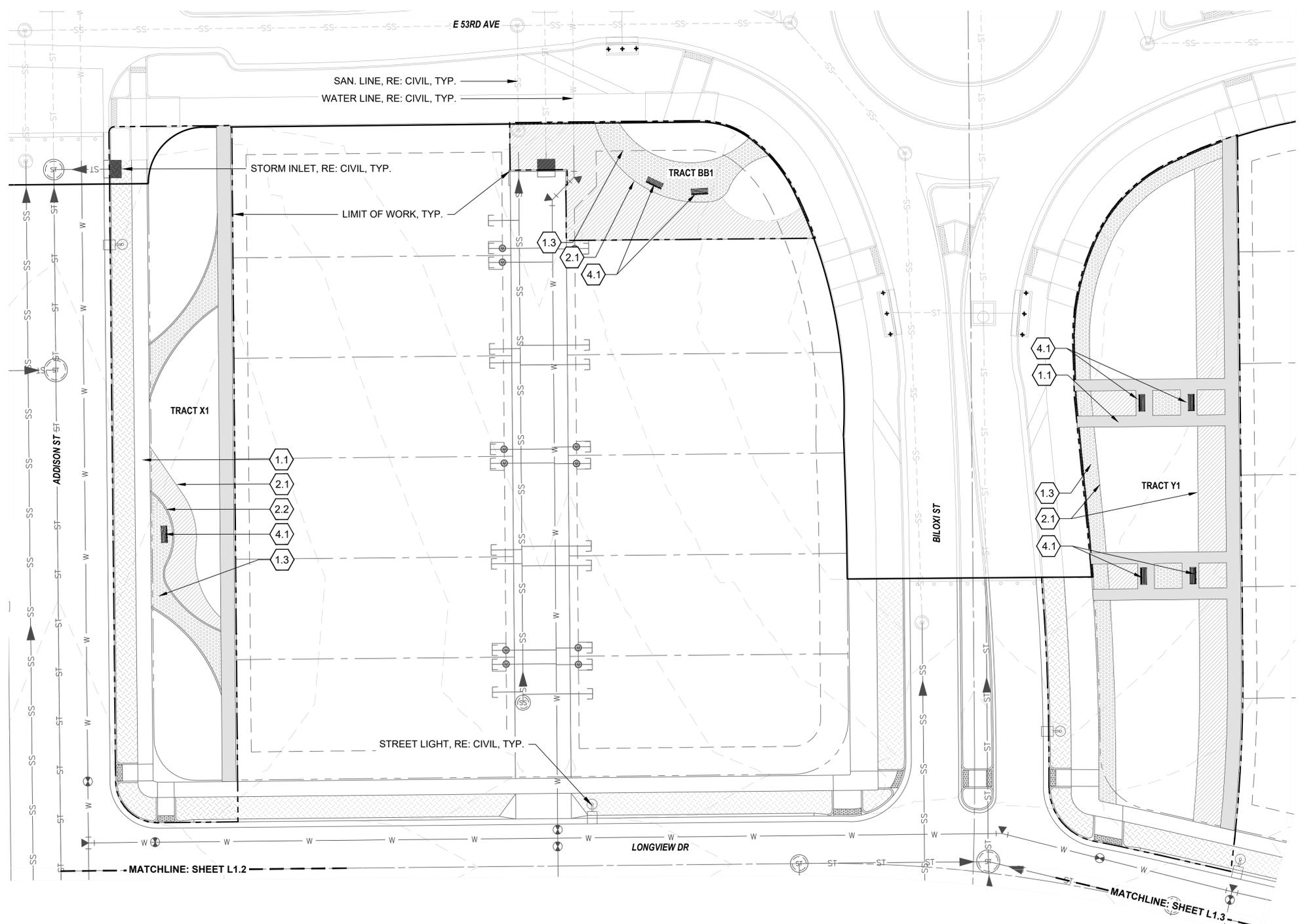
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11/15/2024

**OVERALL MAP &
 SHEET INDEX**

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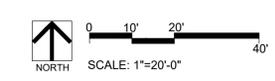
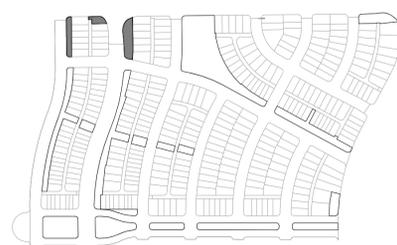


LAYOUT PLAN L1.1

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
 - 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
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 - 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
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 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
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 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
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 - 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
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 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)

KEYMAP



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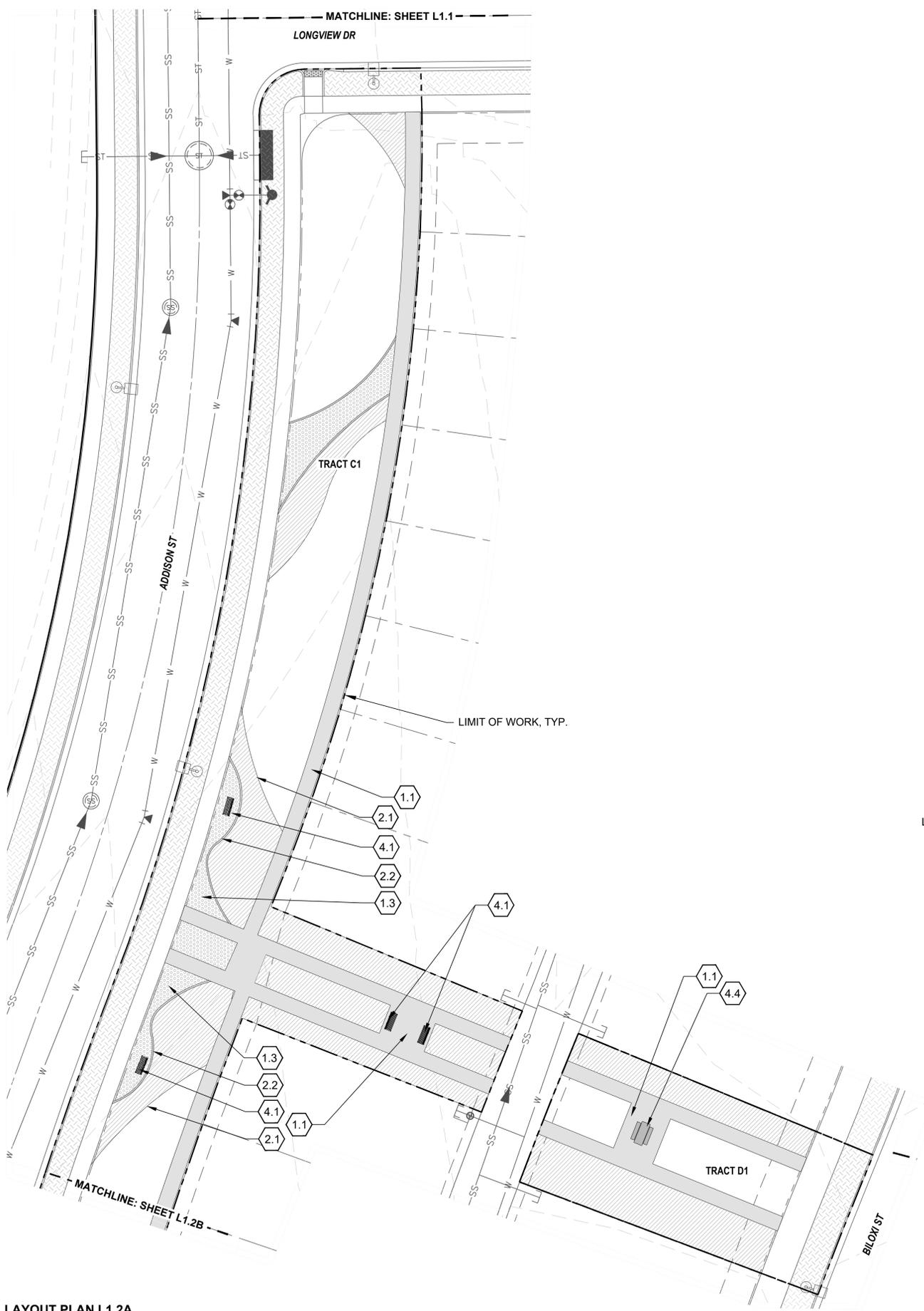
WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE LANDSCAPE

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PCS STAFF

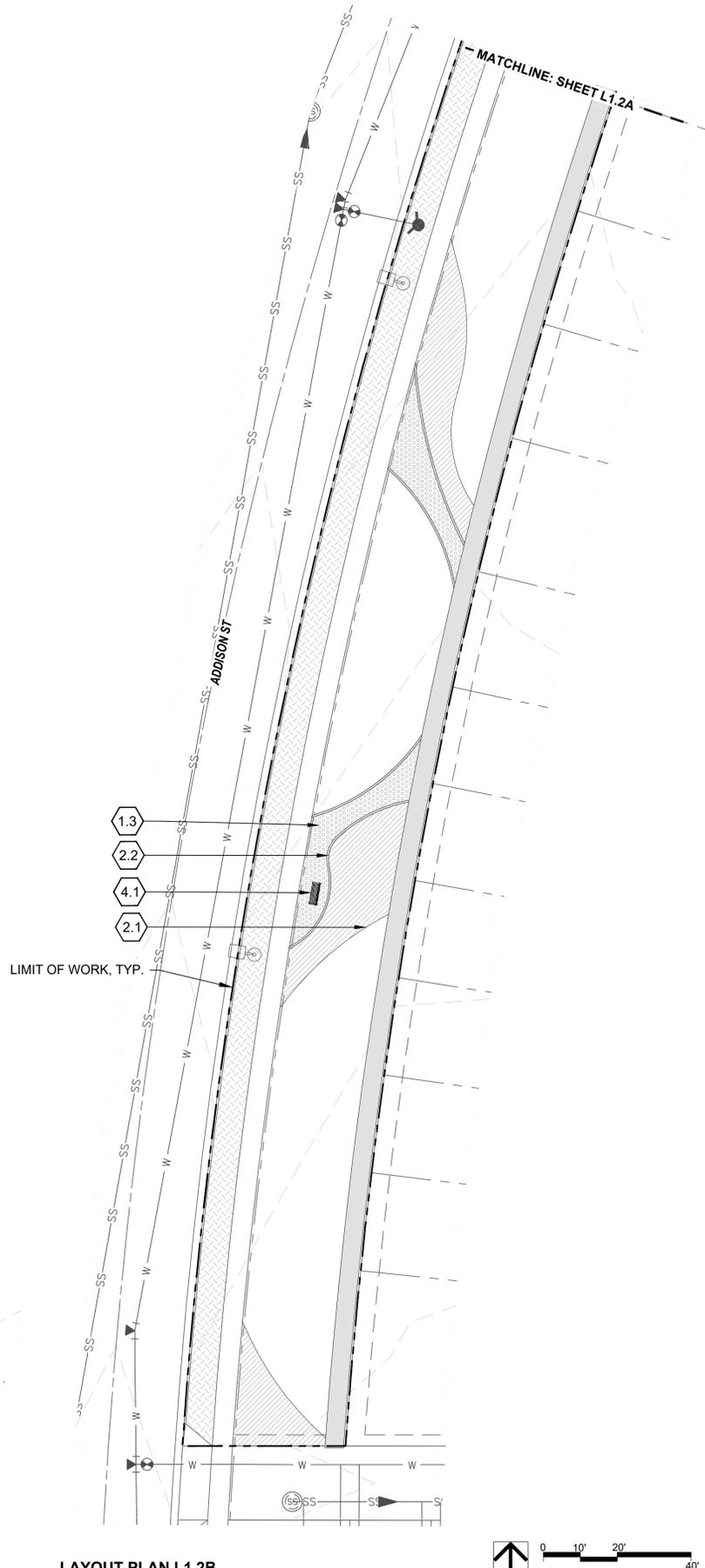
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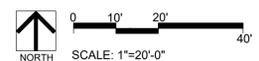
LAYOUT & MATERIALS PLAN



LAYOUT PLAN L1.2A

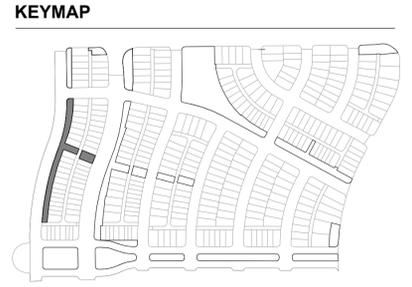


LAYOUT PLAN L1.2B



KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
 - 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 2.0 CURBS, EDGERS, & DRAINAGE**
 - 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
 - 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
 - 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
 - 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



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SHEET INFO:

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**LAYOUT &
 MATERIALS PLAN**

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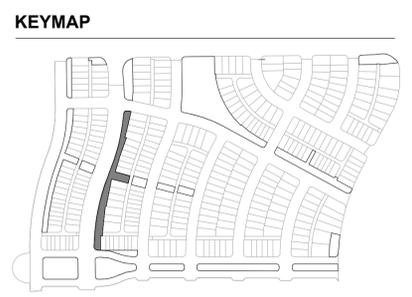
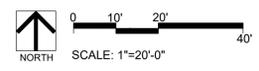
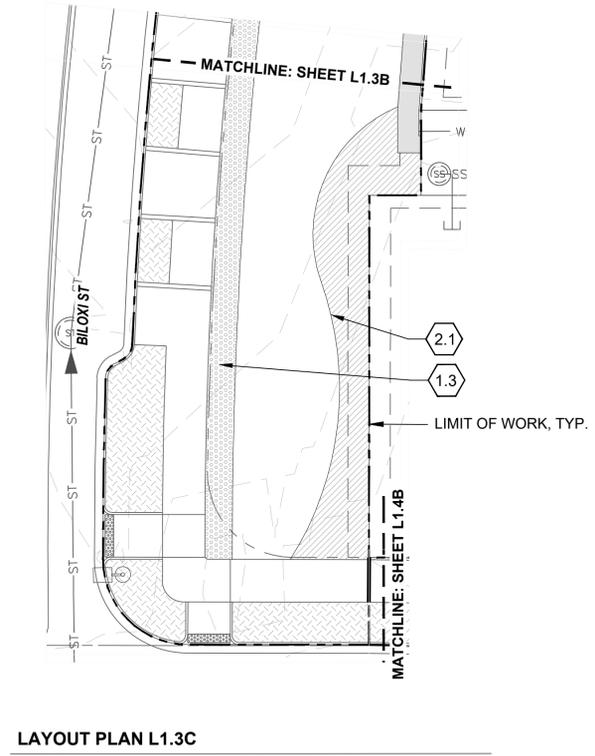
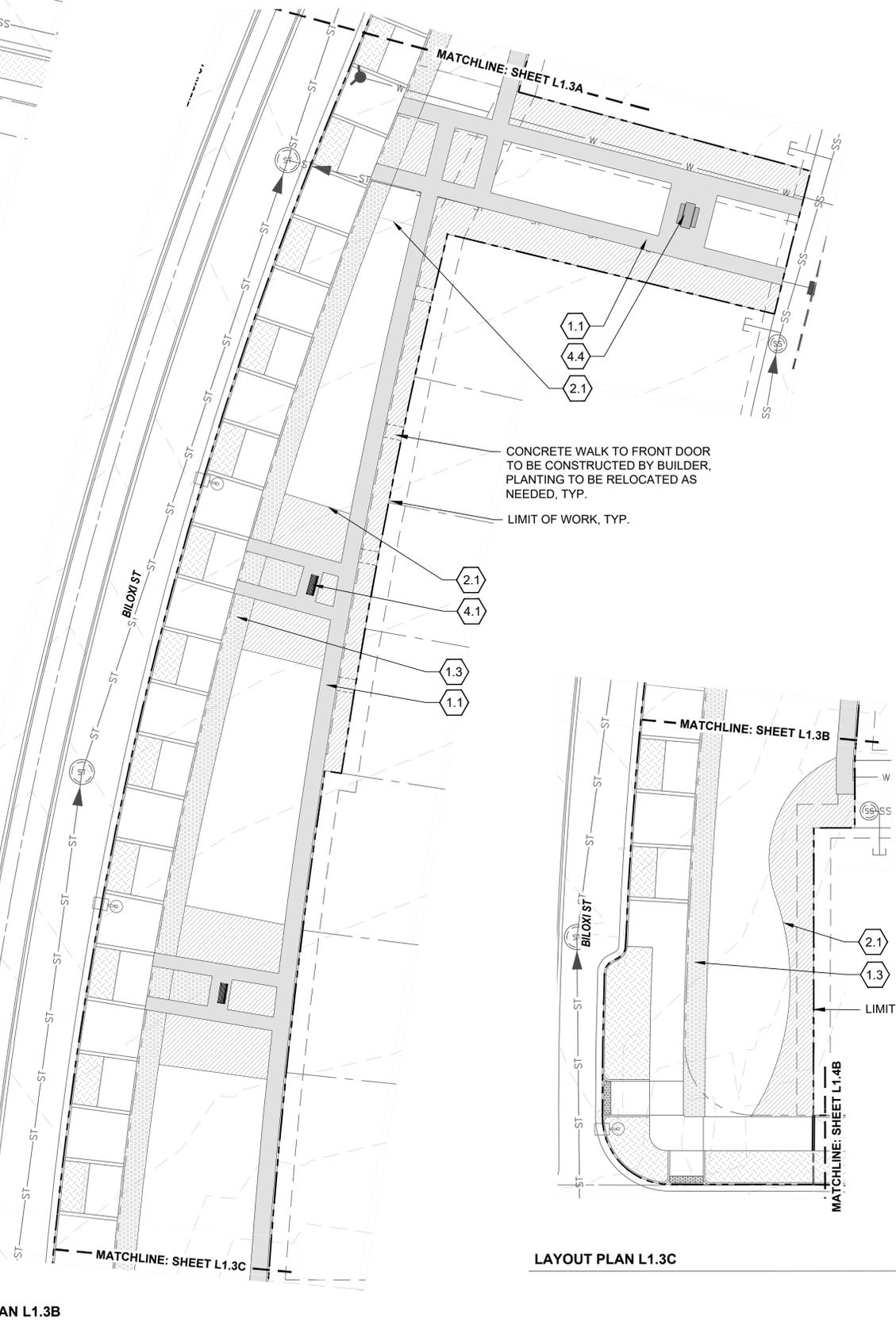
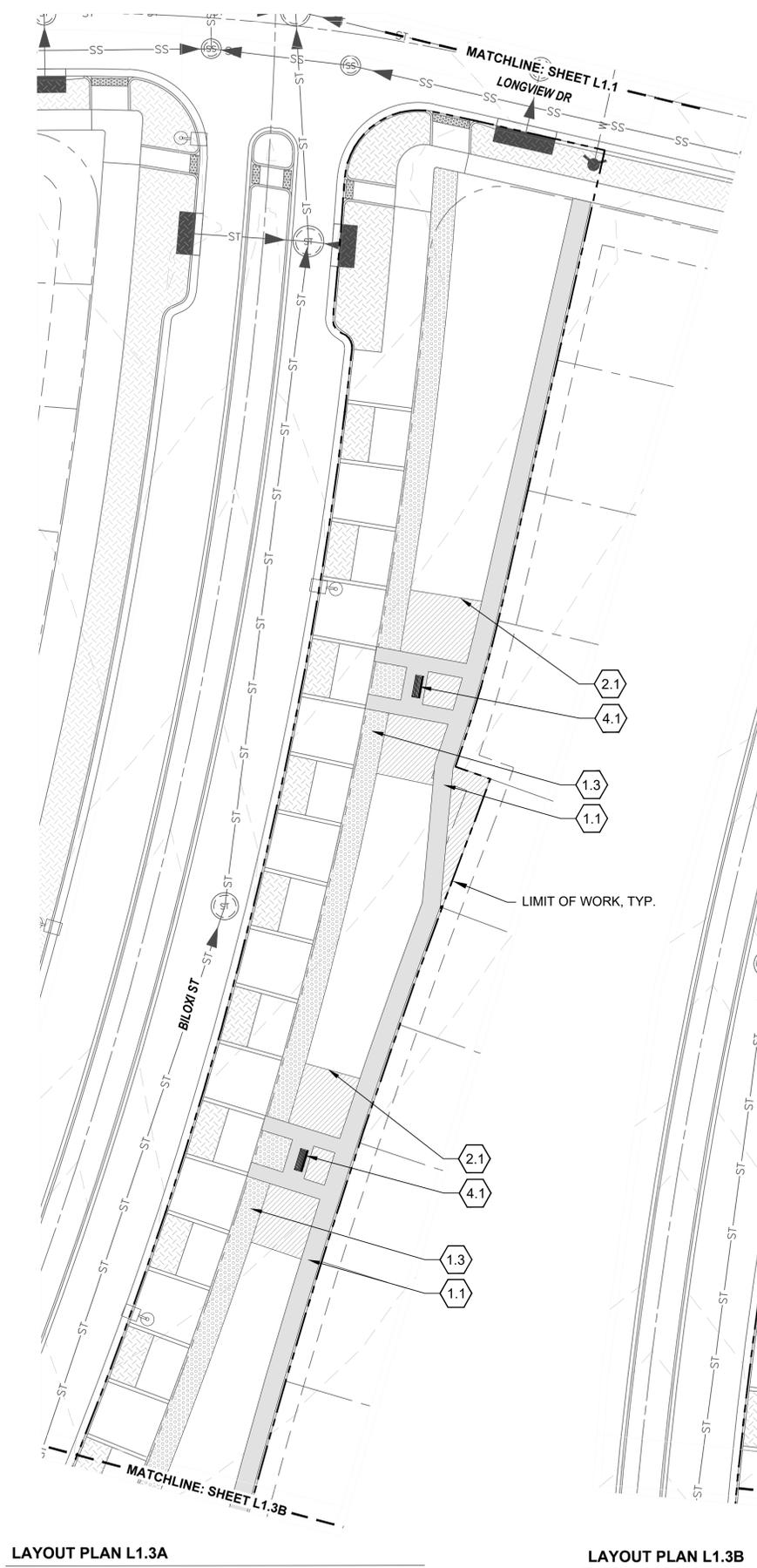
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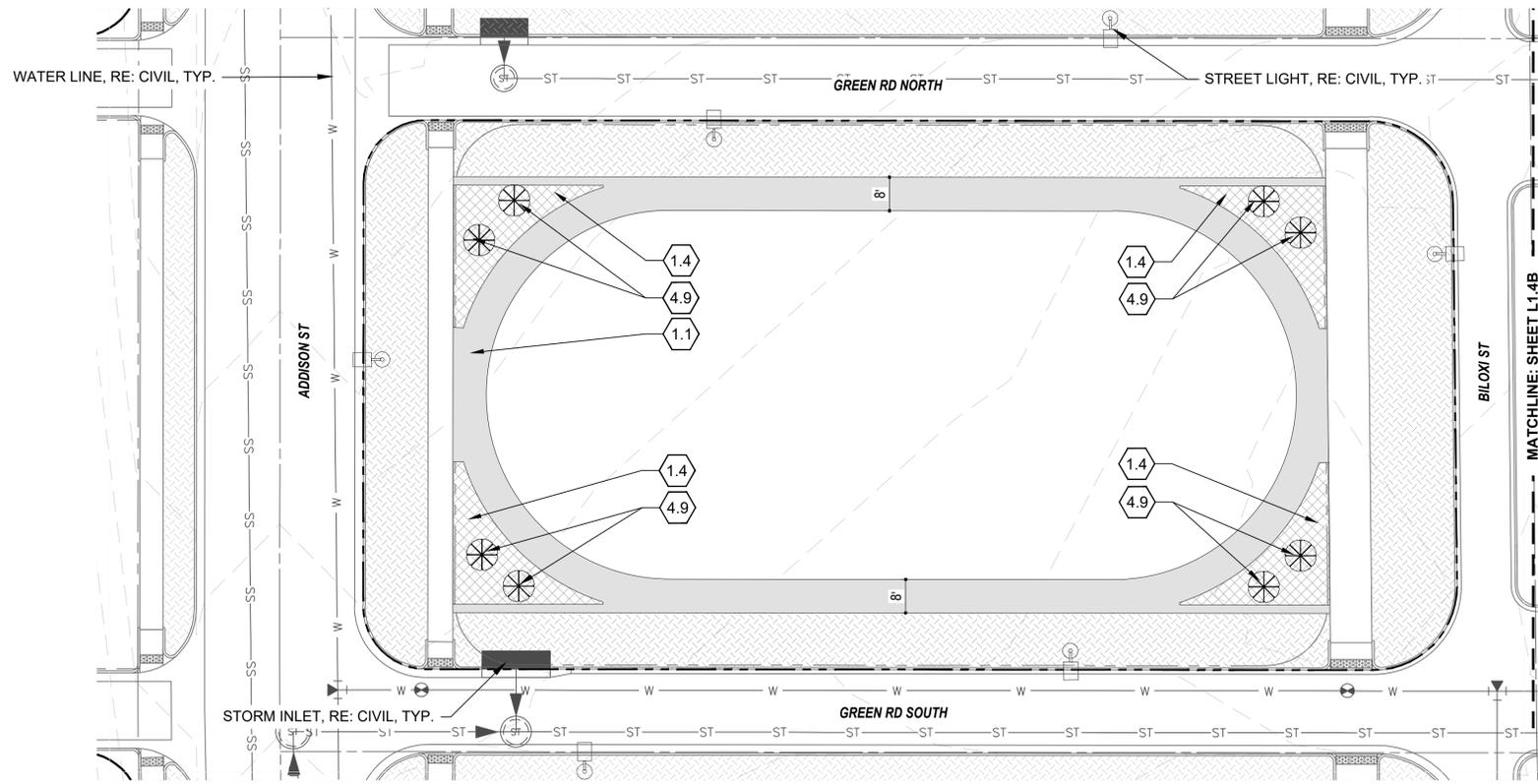
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**LAYOUT &
 MATERIALS PLAN**

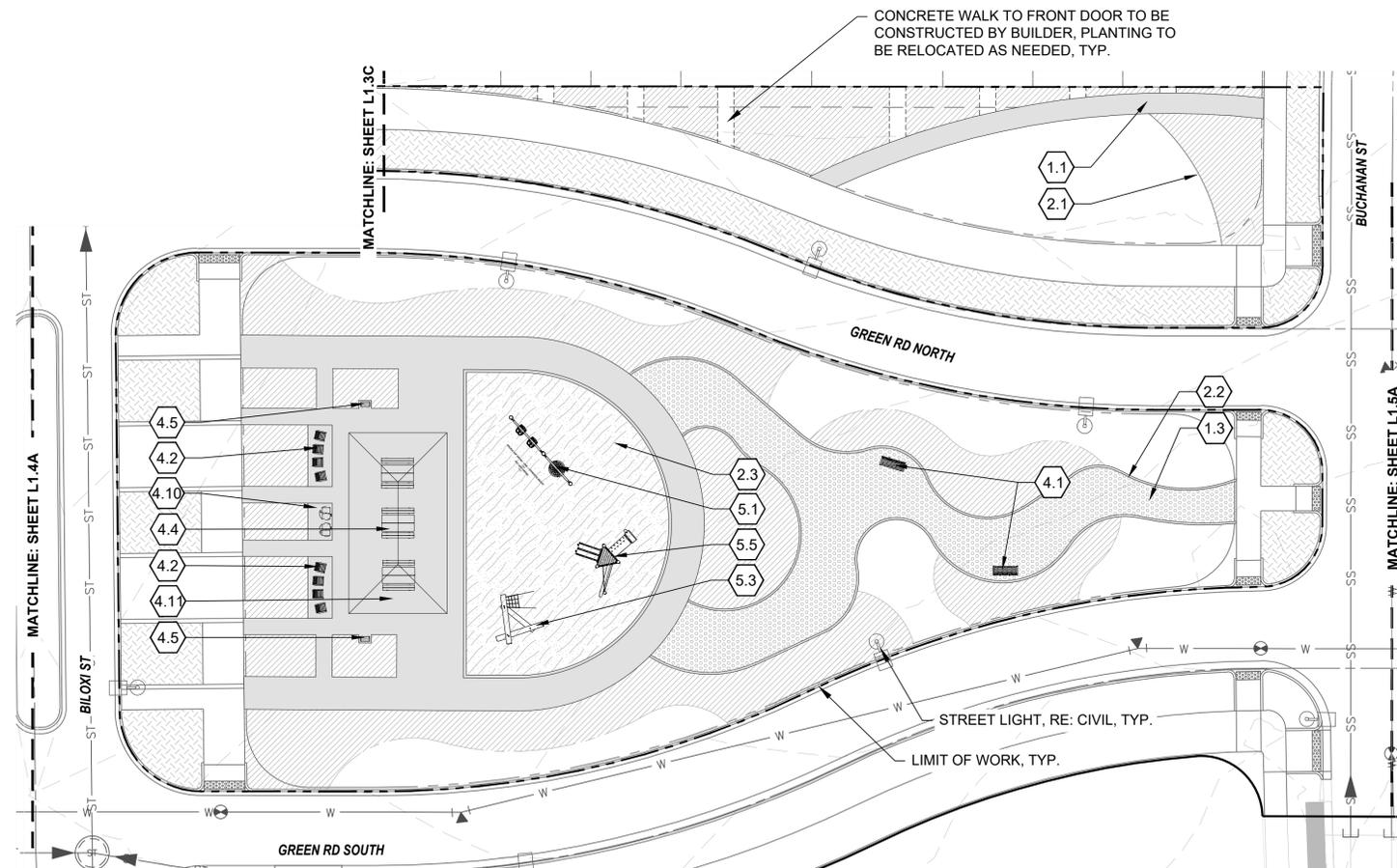
KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)





LAYOUT PLAN L1.4A

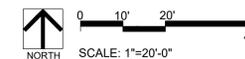
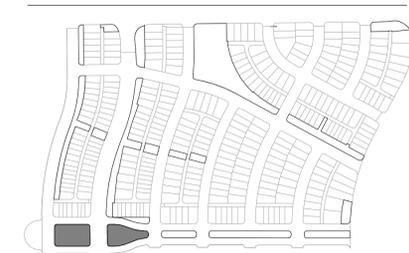


LAYOUT PLAN L1.4B

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
 - 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
 - 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
 - 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
 - 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
 - 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)

KEYMAP



REVISIONS:

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**LAYOUT &
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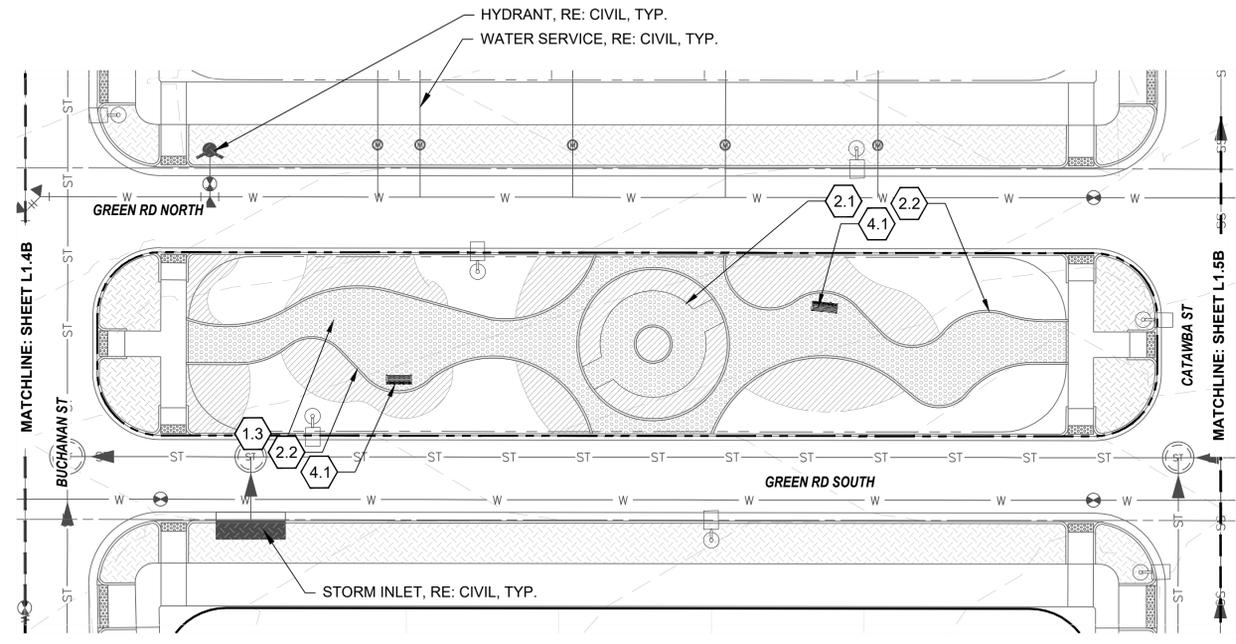
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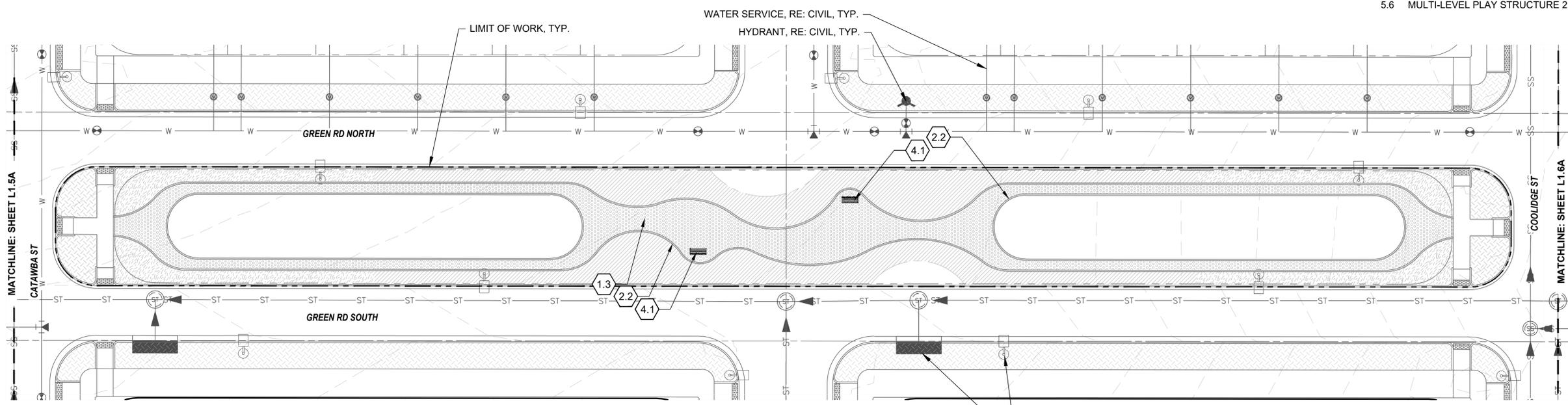
**LAYOUT &
 MATERIALS PLAN**

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.4 DRAINAGE CLEANOUT (1, L3.5)
 - 2.5 PLAYGROUND DRAIN (2, L3.5)
 - 2.6 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)

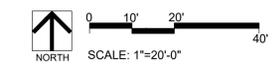


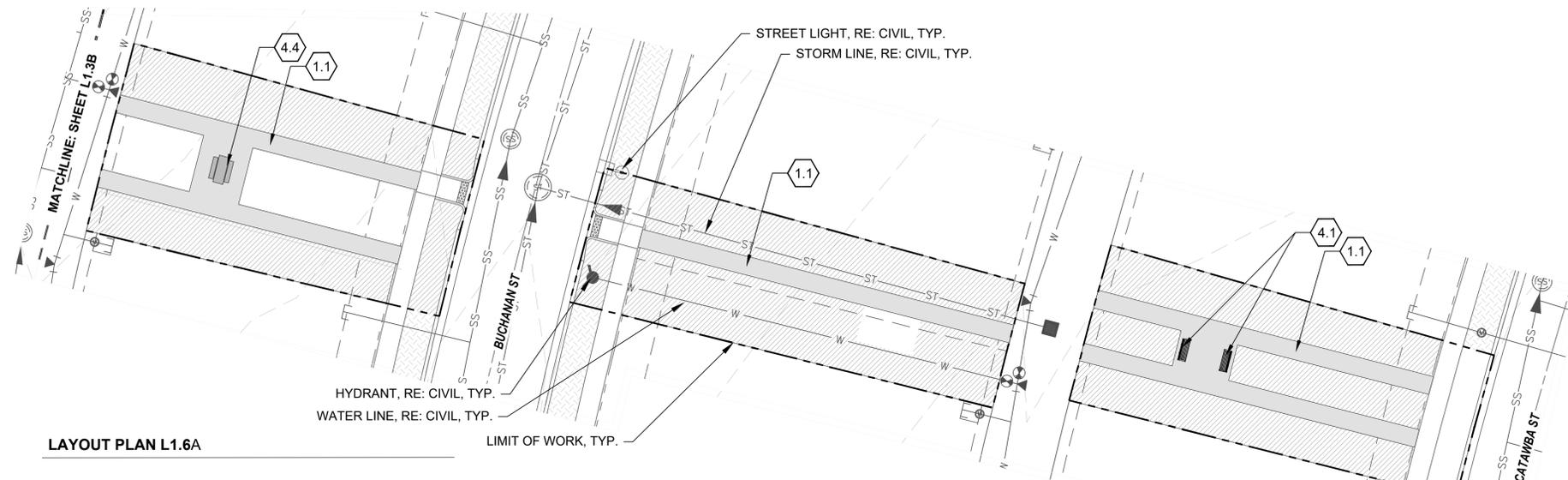
LAYOUT PLAN L1.5A



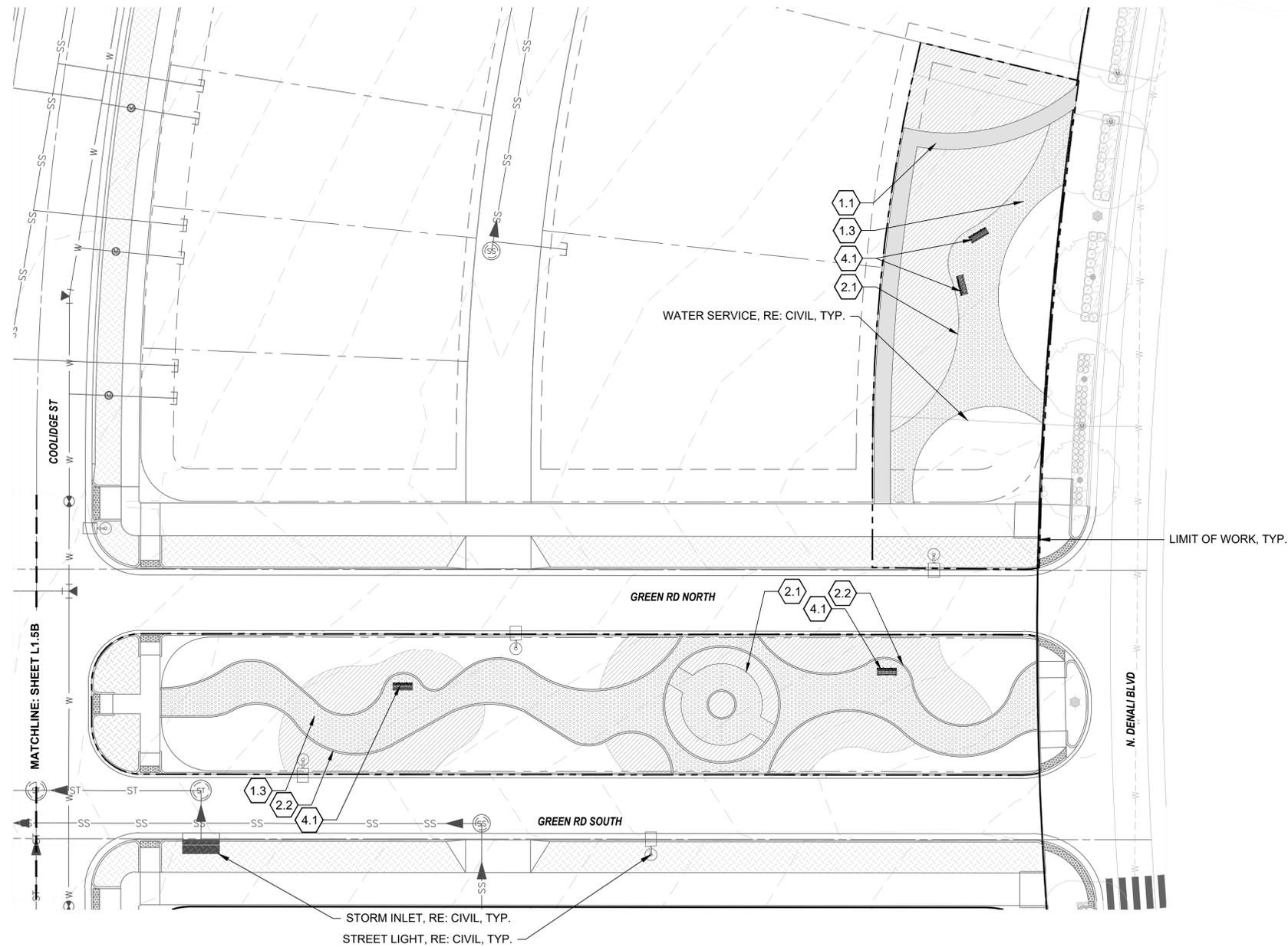
LAYOUT PLAN L1.5B

KEYMAP





LAYOUT PLAN L1.6A

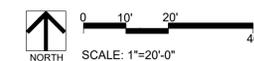
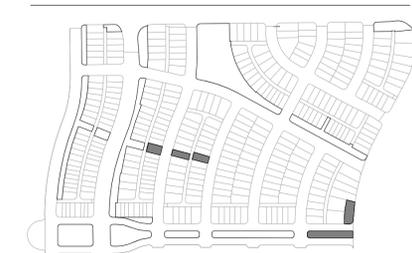


LAYOUT PLAN L1.6B

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
 - 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
 - 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
 - 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
 - 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
 - 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)

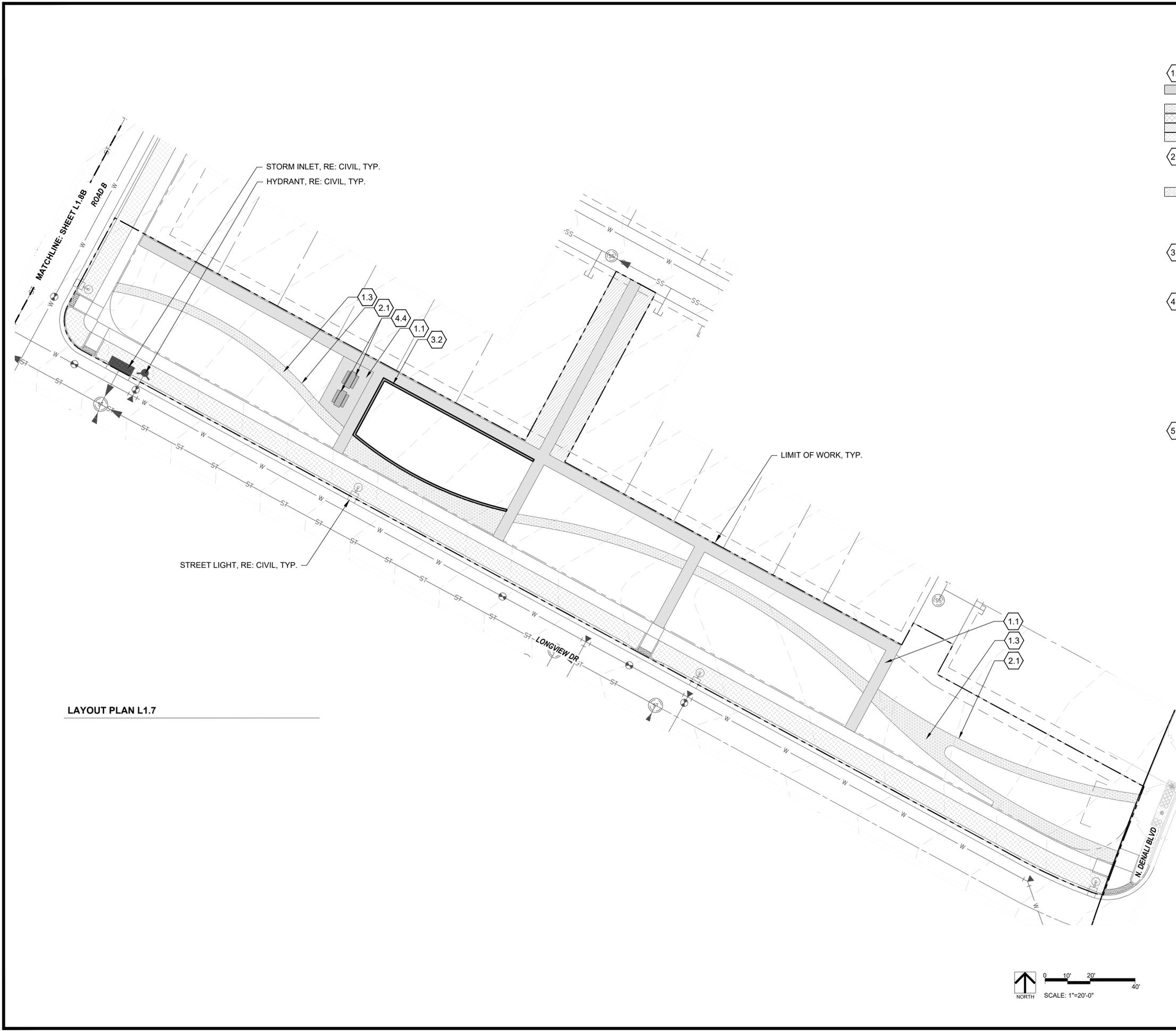
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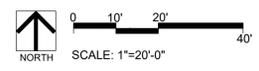
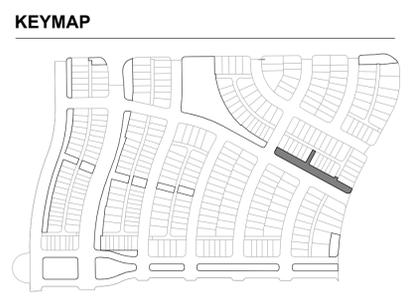
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WINDLER MIDTOWN
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 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE



KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
 - 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 2.0 CURBS, EDGERS, & DRAINAGE**
 - 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
 - 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
 - 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
 - 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



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LAYOUT & MATERIALS PLAN

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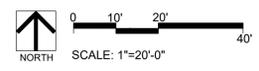
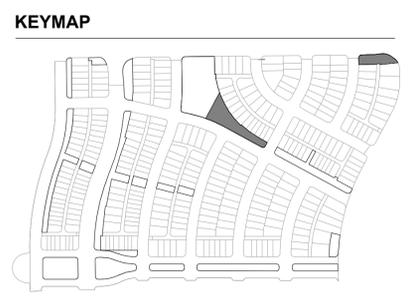
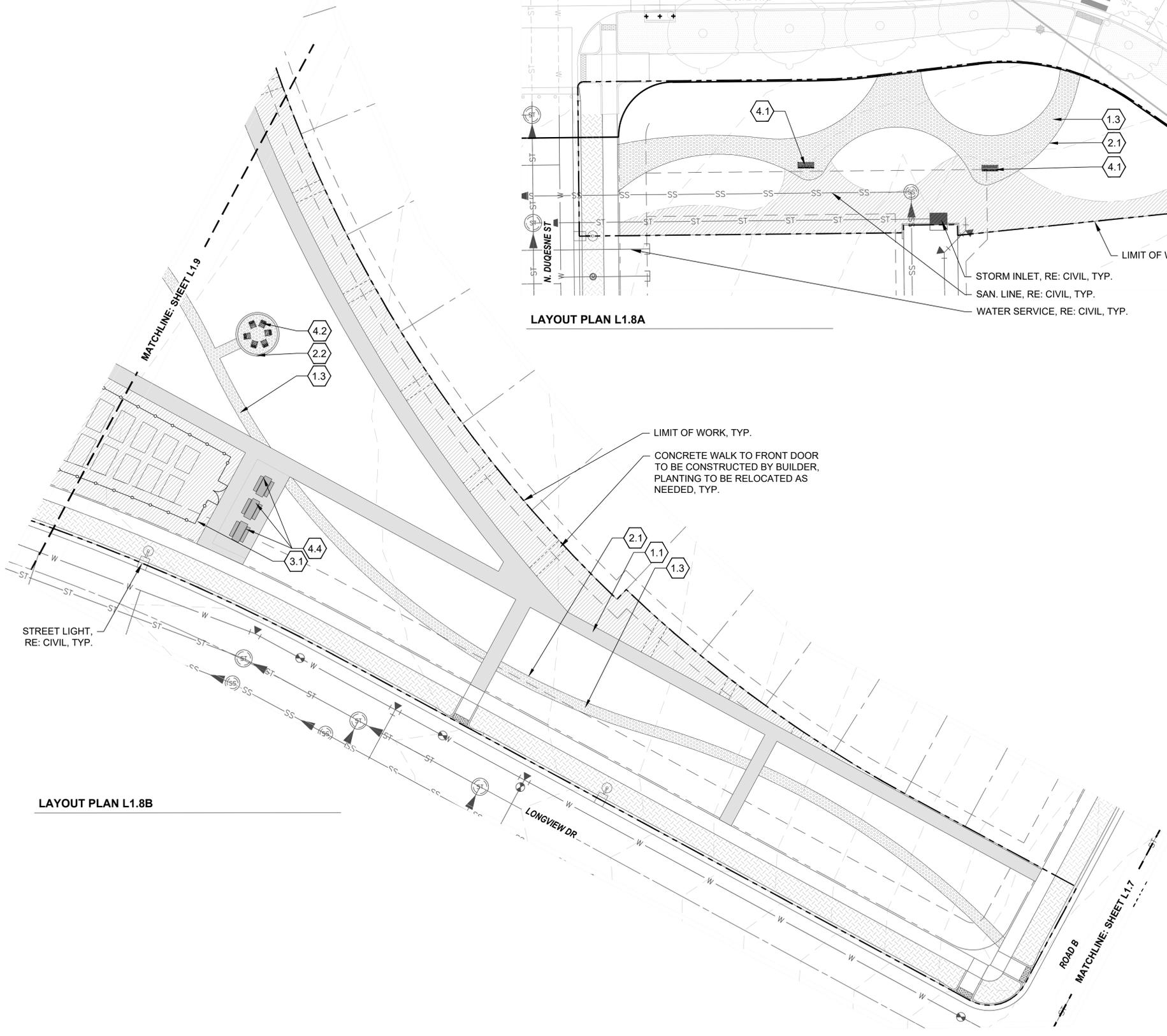
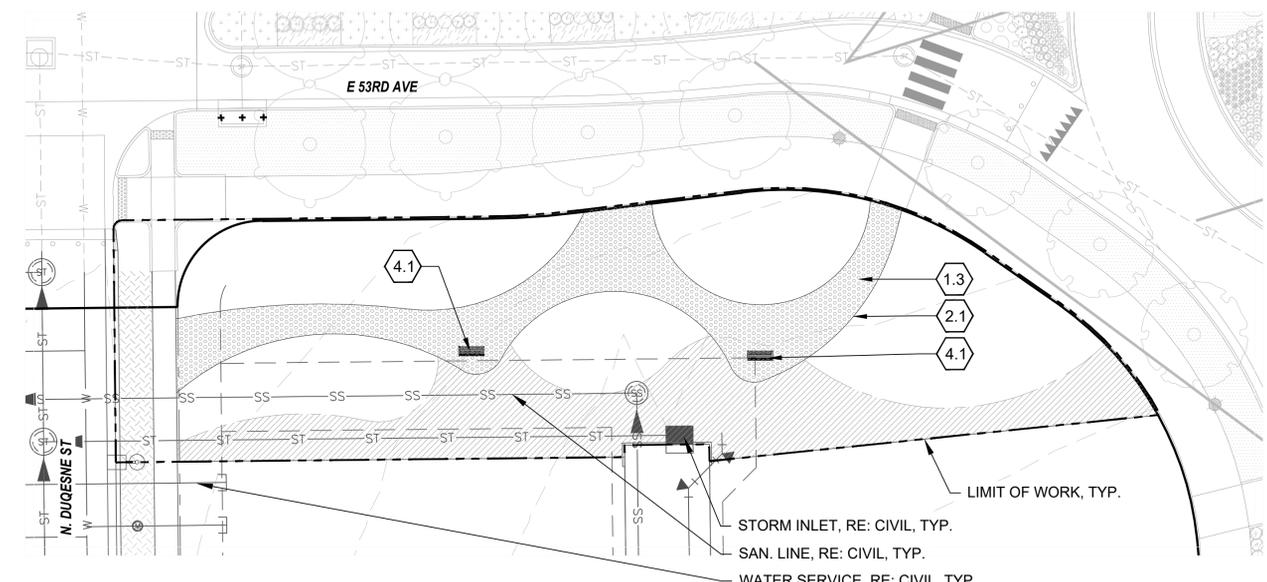
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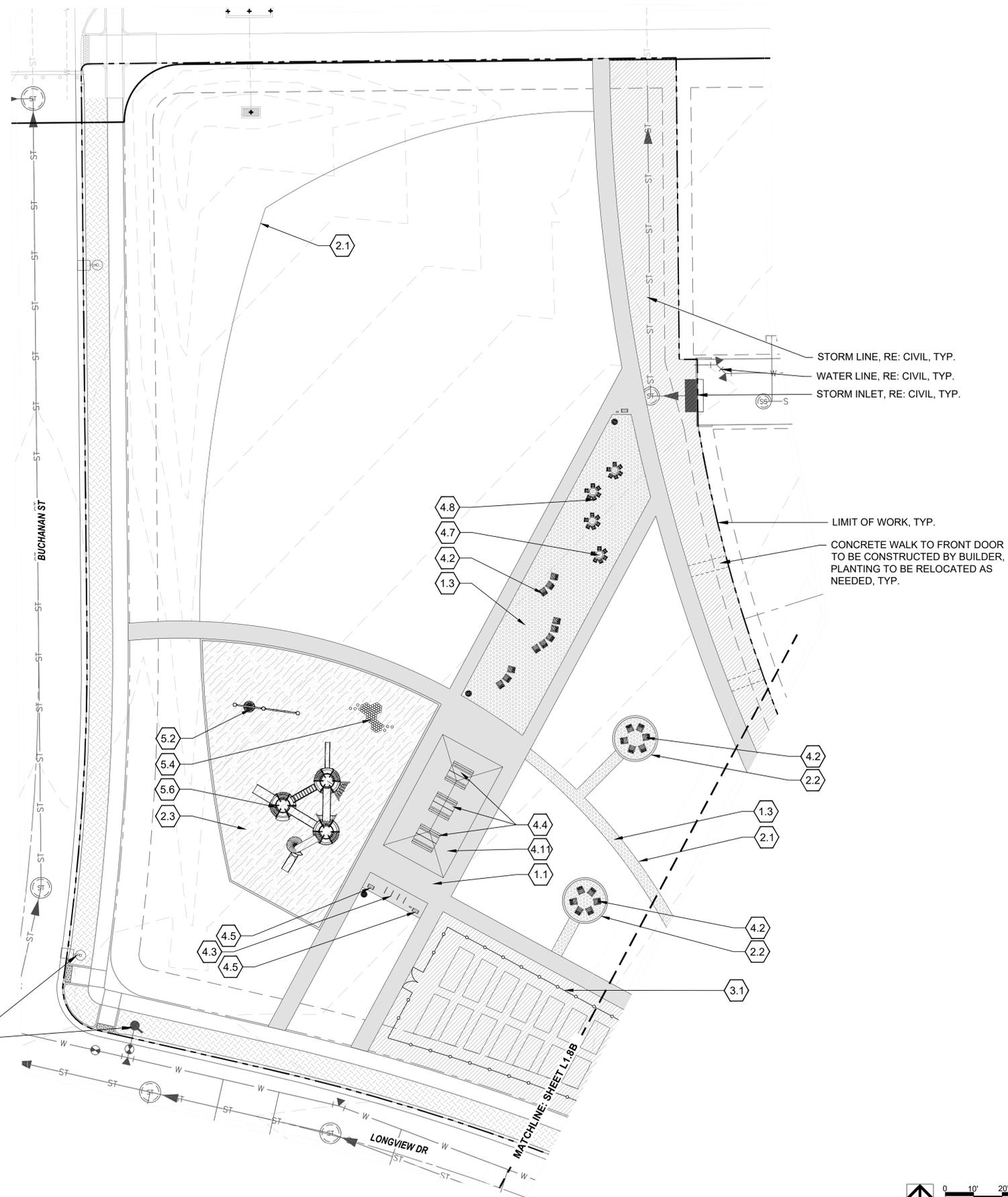
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**LAYOUT &
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KEYNOTES

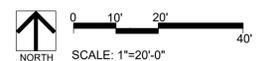
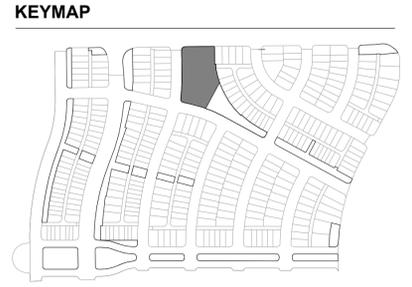
- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)





KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



LAYOUT PLAN L1.9

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
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SHEET INFO:

WINDLER MDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**LAYOUT &
 MATERIALS PLAN**

REVISIONS:

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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

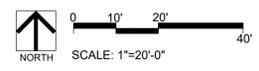
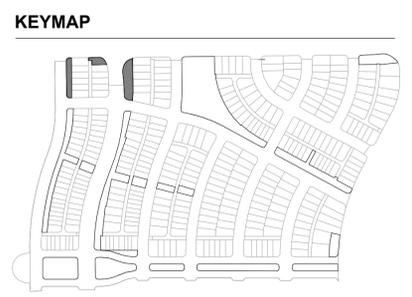
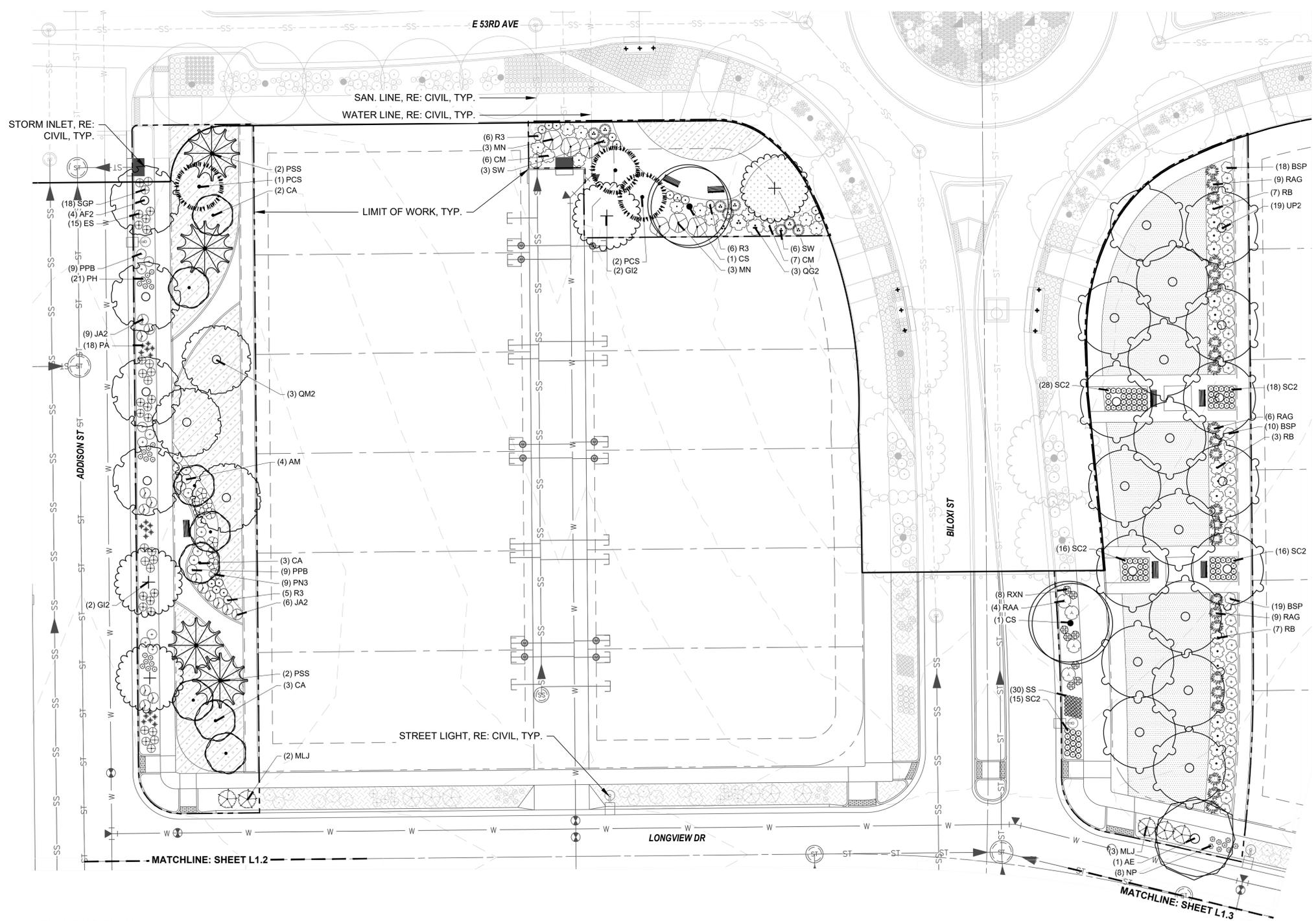
PLANTING PLAN

KEYNOTES

- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

DECIDUOUS TREES	Buckley Oak Chinkapin Oak Eastern Cottonwood Emerald Sunshine Elm Frontier Elm Greenspire Littleleaf Linden Japanese Pagodatree Kentucky Coffeetree Northern Catalpa Redmond American Linden Redpointe Maple Skyline Thornless Honey Locust Triumph Elm	DECIDUOUS SHRUBS	Arctic Fire Dogwood Autumn Amber Sumac Blue Chip Butterfly Bush Brilliantissima Red Chokeberry Common Bluebeard Spirea Diablo Ninebark Dwarf Blue Rabbitbrush Dwarf Korean Lilac Dwarf Ninebark Fire Meiland Rose Flower Carpet Red Groundcover Rose Gambel Oak Gold Drop Potentilla Goldflame Spirea Green Mound Alpine Currant Gro-Low Fragrant Sumac Hancock Chenaunt Coralberry Iroquois Beauty™ Black Chokeberry Isanti Redosier Dogwood Jackman's Potentilla Lewis Mock Orange Little Princess Japanese Spirea Little Spire Russian Sage Magic Carpet Spirea Morden Sunrise Rose Nearly Wild Rose Pawnee Buttes Sand Cherry Pink Beauty Potentilla Purple Haze Butterfly Bush Purple Leaf Sand Cherry Rabbitbrush Red Ace Bush Cinquefoil Rose Russian Sage Serviceberry Summer Wine Ninebark Sutter's Gold Potentilla Three-leaf Sumac Western Sand Cherry Yellow Ninebark
EVERGREEN TREES	Austrian Black Pine Bosnian Pine Colorado Spruce Southwestern White Pine Spartan Juniper	ORNAMENTS	'Autumn Brilliance' Serviceberry Indian Magic Crab Apple Russian Hawthorn
ORNAMENTAL TREES		ORNAMENTAL GRASSES	Big Sacaton Blonde Ambition Blue Grama Blue Oat Grass Blue Switch Grass Dwarf Fountain Grass Dwarf Maiden Grass Feather Reed Grass Fountain Grass Indian Grass Mexican Feathergrass Prairie Dropseed Ravenna Grass Sand Lovegrass Shenandoah Switch Grass Standing Ovation Little Bluestem



PLANTING PLAN L2.1

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WINDLER MIDTOWN
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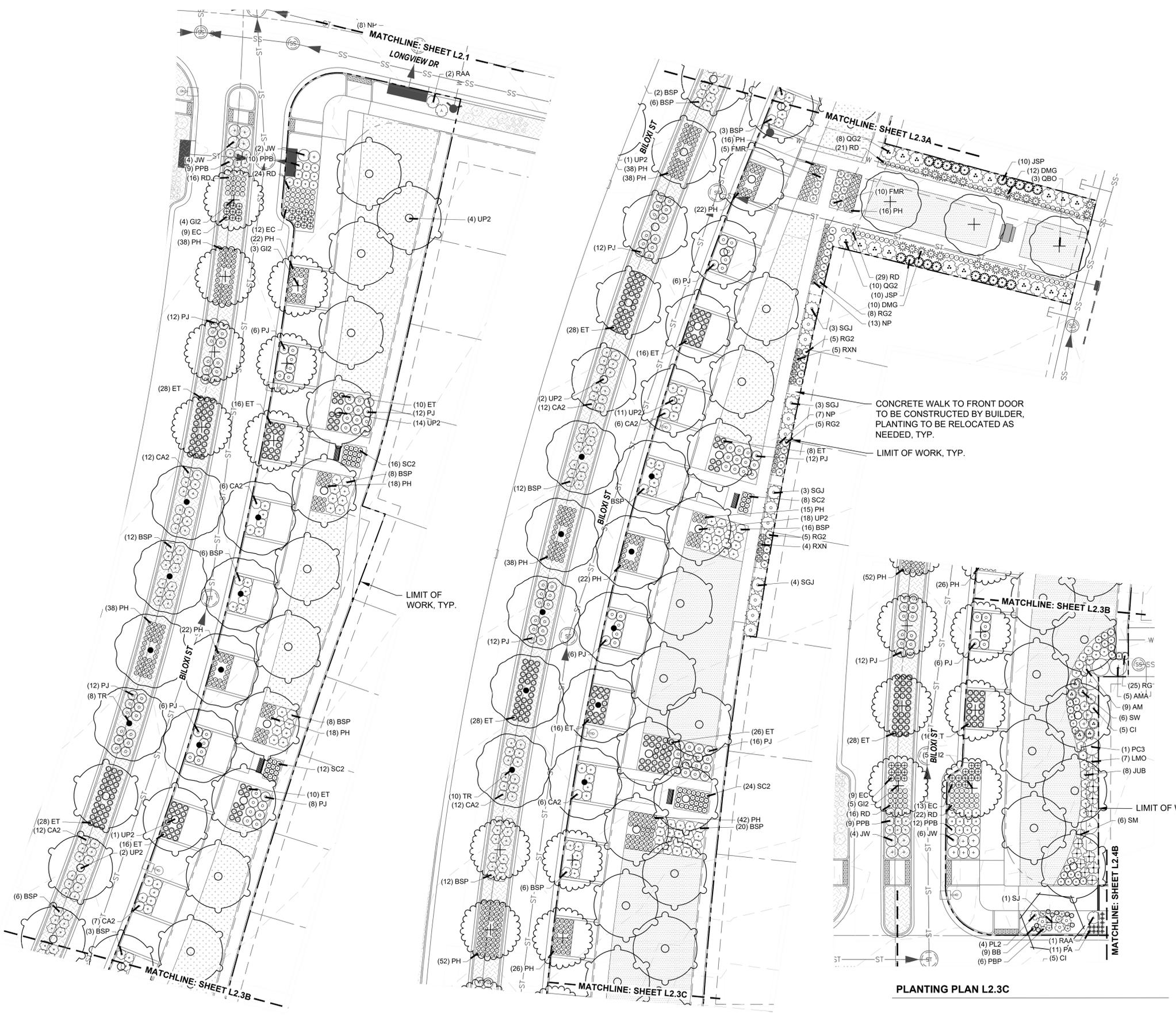
PLANTING PLAN

KEYNOTES

- 6.0 **PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

DECIDUOUS TREES	Buckley Oak Chinkapin Oak Eastern Cottonwood Emerald Sunshine Elm Frontier Elm Greenspire Littleleaf Linden Japanese Pagodatree Kentucky Coffeetree Northern Catalpa Redmond American Linden Redpointe® Maple Skyline Thornless Honey Locust To Be Determined Triumph Elm	DECIDUOUS SHRUBS	Arctic Fire Dogwood Autumn Amber Sumac Blue Chip Butterfly Bush Brilliantissima Red Chokeberry Common Bluebeard Spirea Desert Sweet Diablo Ninebark Dwarf Blue Rabbitbrush Dwarf Korean Lilac Dwarf Ninebark Fire Meiland Rose Flower Carpet Red Groundcover Rose Gambel Oak Gold Drop Potentilla Goldflame Spirea Green Mound Alpine Currant Gro-Low Fragrant Sumac Hancock Chenaunt Coralberry Iroquois Beauty™ Black Chokeberry Isanti Redosier Dogwood Jackman's Potentilla Lewis Mock Orange Little Princess Japanese Spirea Little Spire Russian Sage Magic Carpet Spirea Morden Sunrise Rose Nearly Wild Rose Pawnee Buttes Sand Cherry Pink Beauty Potentilla Purple Haze Butterfly Bush Purple Leaf Sand Cherry Rabbitbrush Red Ace Bush Cinquefoil Rose Russian Sage Serviceberry Summer Wine Ninebark Sutter's Gold Potentilla Three-leaf Sumac Western Sand Cherry Western Snowberry Yellow Ninebark
EVERGREEN TREES	Austrian Black Pine Bosnian Pine Colorado Spruce Southwestern White Pine Spartan Juniper	ORNAMENTAL TREES	'Autumn Brilliance' Serviceberry Indian Magic Crab Apple Russian Hawthorn
ORNAMENTAL GRASSES	Big Sacaton Blonde Ambition Blue Grama Blue Oat Grass Blue Switch Grass Dwarf Fountain Grass Dwarf Maiden Grass Fountain Grass Indian Grass Mexican Feathergrass Prairie Dropseed Ravenna Grass Sand Lovegrass Shenandoah Switch Grass Standing Ovation Little Bluestem	EVERGREEN SHRUBS	'Mother Lode' Juniper Alpine Carpet Juniper Blue Chip Juniper Blue Rug Juniper Broom Hughes Juniper Manzanita Colorado Purple-leaf Winter Creeper Sea Green Juniper Valley Cushion Mugo Pine Wintergreen Littleleaf Boxwood



CONCRETE WALK TO FRONT DOOR
 TO BE CONSTRUCTED BY BUILDER,
 PLANTING TO BE RELOCATED AS
 NEEDED, TYP.

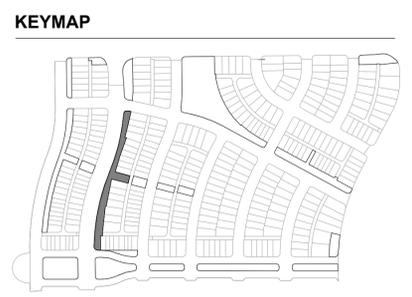
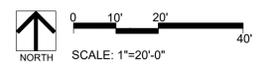
LIMIT OF WORK, TYP.

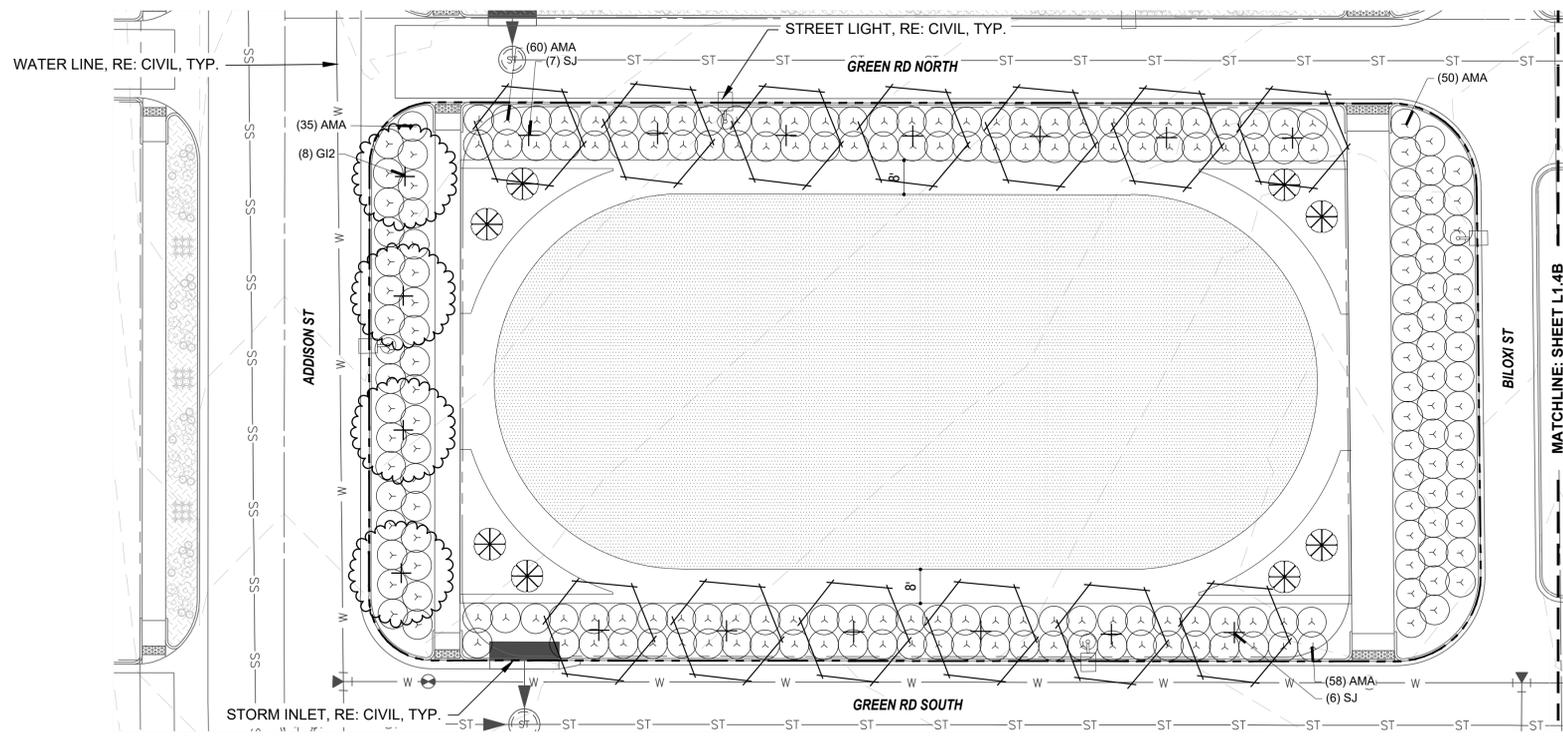
LIMIT OF WORK, TYP.

PLANTING PLAN L2.3C

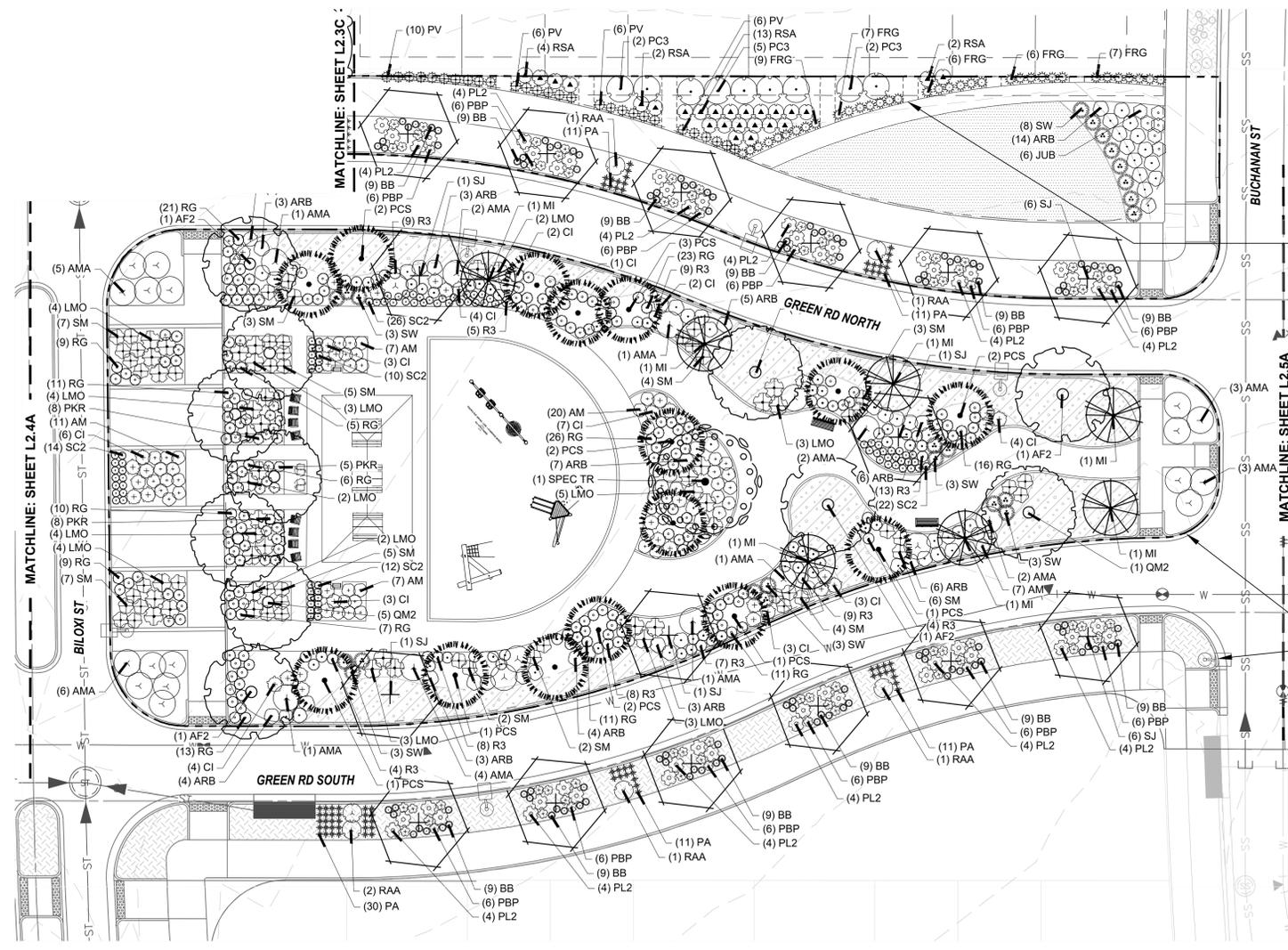
PLANTING PLAN L2.3A

PLANTING PLAN L2.3B





PLANTING PLAN L2.4A



PLANTING PLAN L2.4B

KEYNOTES

- 6.0 PLANTING
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

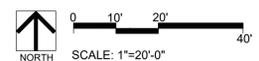
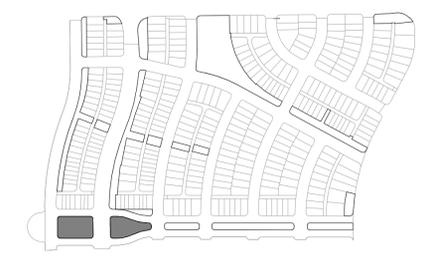
PLANT SCHEDULE

DECIDUOUS TREES	DECIDUOUS SHRUBS
GM2 Buckley Oak	CAZ Arctic Fire Dogwood
PD2 Chinkapin Oak	RAA Autumn Amber Sumac
UE Eastern Cottonwood Siouland	DBB Blue Chip Butterfly Bush
AE Emerald Sunshine Elm	ARB Brilliantissima Red Chokeberry
GL Frontier Elm	BSP Common Bluebeard Spirea
SJ Greenpire Littleleaf Linden	GM Desert Sweet
GD Japanese Pagodatree	MN Diablo Ninebark
CS Kentucky Coffeetree	ES Dwarf Blue Rabbitbrush
TR Northern Catalpa	SM Dwarf Korean Lilac
AF2 Redmond American Linden	PL2 Dwarf Ninebark
SPEC TR Redpoint Maple	FMR Fire Meiland Rose
UP2 To Be Determined	PXM Flower Carpet Red Groundcover Rose
	QG2 Gambel Oak
	PD Gold Drop Potentilla
	GFS Goldflame Spirea
	RG2 Green Mound Alpine Currant
	RS Gro-Low Fragrant Sumac
	SC Hancock Chenault Coralberry
	AM Iroquois Beauty™ Black Chokeberry
	CI Isanti Redosier Dogwood
	PJ Jackman's Potentilla
	LMO Lewis Mock Orange
	SS2 Little Princess Japanese Spirea
	PL Little Spire Russian Sage
	SC2 Magic Carpet Spirea
	RD Morden Sunrise Rose
	R3 Nearly Wild Rose
	PBP Pawnee Buttes Sand Cherry
	BP Pink Beauty Potentilla
	PC3 Purple Haze Butterfly Bush
	RB Purple Leaf Sand Cherry
	RAB Rabbitbrush
	RAP Red Ace Bush Cinquefoil
	PKR Rose
	RSA Russian Sage
	AMA Serviceberry
	PN3 Summer Wine Ninebark
	SGP Sutter's Gold Potentilla
	TLS Three-leaf Sumac
	PB2 Western Sand Cherry
	SO Yellow Snowberry
	DGN Yellow Ninebark
ORANGE TREES	EVERGREEN SHRUBS
AG2 'Autumn Brilliance' Serviceberry	MLJ 'Mother Lode' Juniper
MI Indian Magic Crab Apple	JA2 Alpine Carpet Juniper
CA Russian Hawthorn	JUB Blue Chip Juniper
	JW Blue Rug Juniper
	CL Broom
	JH Hughes Juniper
	AH Manzanita Colorado
	EC Purple-leaf Winter Creeper
	SGJ Sea Green Juniper
	PC2 Valley Cushion Mugo Pine
	BI Wintergreen Littleleaf Boxwood
ORNAMENTAL GRASSES	
SW Big Sacaton	
BB Blonde Ambition Blue Grama	
BOG Blue Oat Grass	
PH Blue Switch Grass	
PA Dwarf Fountain Grass	
DMG Dwarf Maiden Grass	
FRG Feather Reed Grass	
PS Fountain Grass	
SIS Indian Grass	
NP Mexican Feathergrass	
SH Prairie Dropseed	
RAG Ravenna Grass	
ET Sand Lovegrass	
PV Shenandoah Switch Grass	
SS Standing Ovation Little Bluestem	

CONCRETE WALK TO FRONT DOOR TO BE CONSTRUCTED BY BUILDER, PLANTING TO BE RELOCATED AS NEEDED, TYP.

LIMIT OF WORK, TYP.
STREET LIGHT, RE: CIVIL, TYP.

KEYMAP



REVISIONS:

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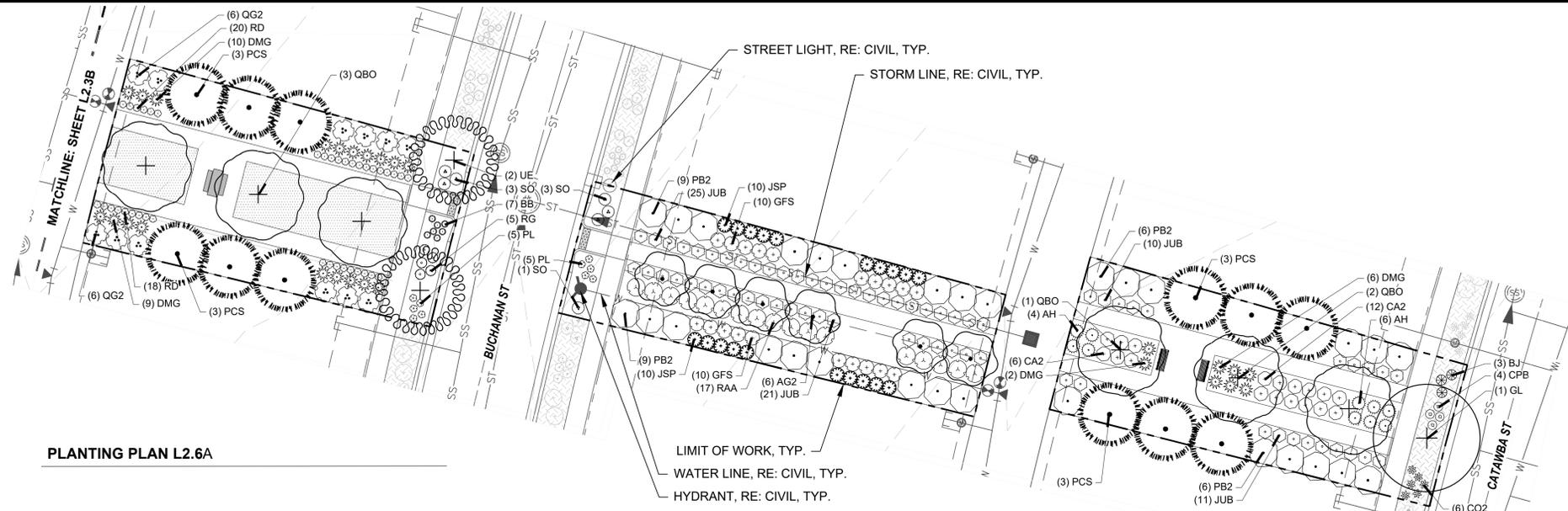
WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

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PCS STAFF
DESIGNED BY:
PCS STAFF

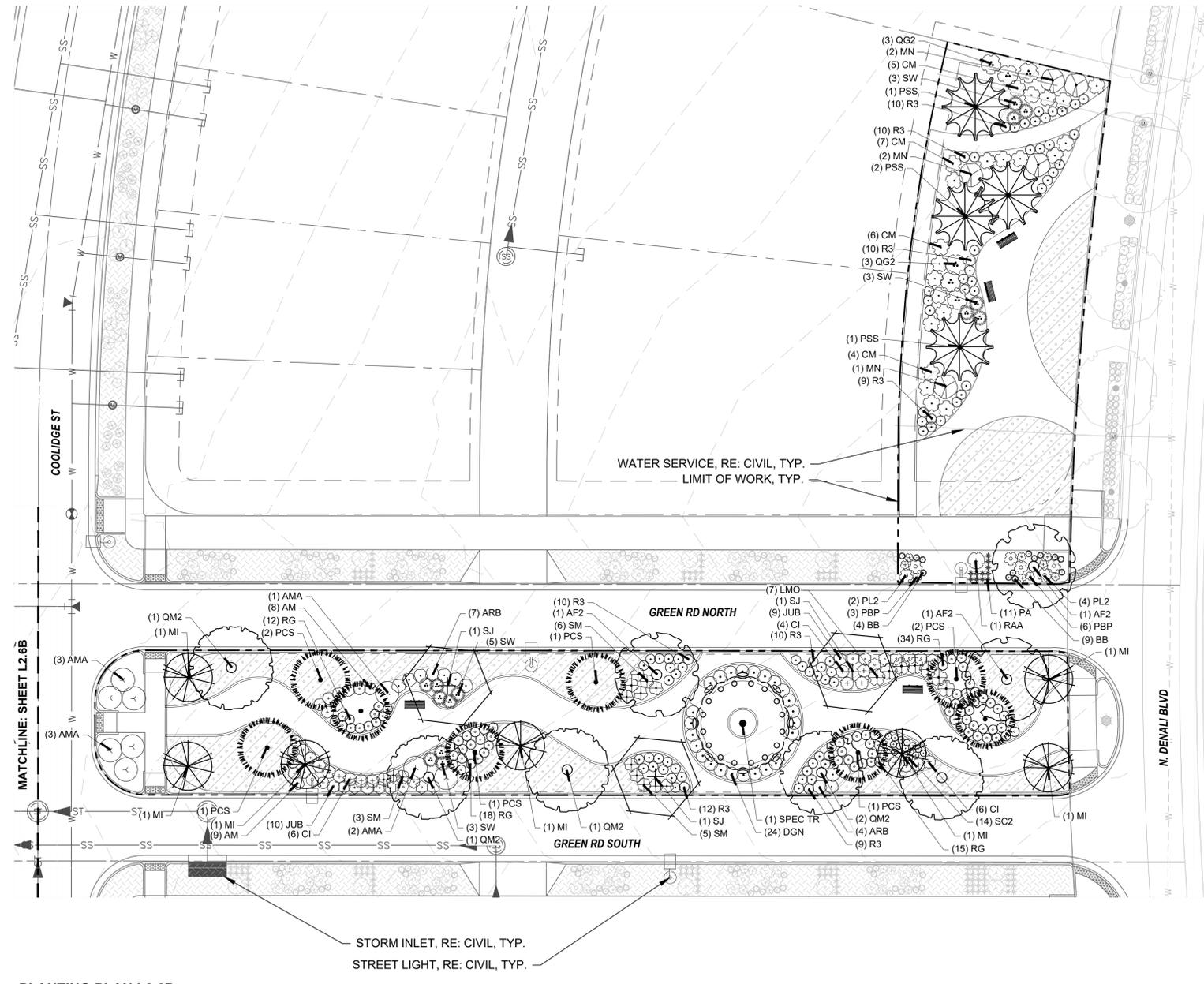
SCALE:
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ISSUED:
11/15/2024

PLANTING PLAN



PLANTING PLAN L2.6A



PLANTING PLAN L2.6B

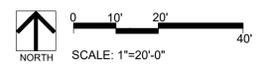
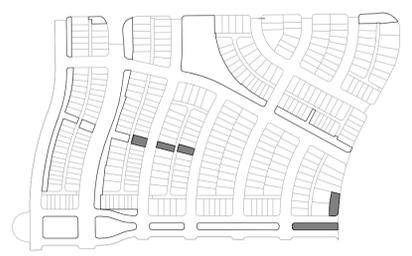
KEYNOTES

- 6.0 PLANTING
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

DECIDUOUS TREES		DECIDUOUS SHRUBS	
QBO	Buckley Oak	CA2	Arctic Fire Dogwood
QM2	Chinkapin Oak	RAA	Autumn Amber Sumac
PD2	Eastern Cottonwood Stouland	DBB	Blue Chip Butterfly Bush
UE	Emerald Sunshine Elm	ARB	Brilliantissima Red Chokeberry
AE	Frontier Elm	BSP	Common Bluebeard Spirea
GL	Greenspire Littleleaf Linden	CM	Desert Sweet
SJ	Japanese Pagodtree	MN	Diablo Ninebark
GD	Kentucky Coffeetree	ES	Dwarf Blue Rabbitbrush
CS	Northern Catalpa	SM	Dwarf Korean Lilac
TR	Redmond American Linden	PL2	Dwarf Ninebark
AF2	Redpointe® Maple	FMR	Fire Meidland Rose
GI2	Skyline Thornless Honey Locust	RXN	Flower Carpet Red Groundcover Rose
SPEC TR	To Be Determined	QG2	Gambel Oak
UP2	Triumph Elm	PD	Gold Drop Potentilla
		GFS	Goldflame Spirea
		RG2	Green Mound Alpine Currant
		RG	Gro-Low Fragrant Sumac
		SC	Hancock Chenaut Coralberry
		AM	Iroquois Beauty™ Black Chokeberry
		CI	Isanti Redosier Dogwood
		PJ	Jackman's Potentilla
		LMO	Lewis Mock Orange
		SS2	Little Princess Japanese Spirea
		PL	Little Spire Russian Sage
		SC2	Magic Carpet Spirea
		RD	Morden Sunrise Rose
		R3	Nearly Wild Rose
		PPB	Pawnee Buttes Sand Cherry
		PBP	Pink Beauty Potentilla
		BP	Purple Haze Butterfly Bush
		PC3	Purple Leaf Sand Cherry
		RB	Rabbitbrush
		RAP	Red Ace Bush Cinquefoil
		PKR	Rose
		RSA	Russian Sage
		AMA	Serviceberry
		PN3	Summer Wine Ninebark
		SGP	Sutter's Gold Potentilla
		TLS	Three-leaf Sumac
		PB2	Western Sand Cherry
		SO	Western Snowberry
		DGN	Yellow Ninebark
			EVERGREEN SHRUBS
		MLJ	'Mother Lode' Juniper
		JAZ	Alpine Carpet Juniper
		JUB	Blue Chip Juniper
		JW	Blue Rug Juniper
		CL	Broom
		JH	Hughes Juniper
		AH	Manzanilla Colorado
		EC	Purple-leaf Winter Creeper
		SGJ	Sea Green Juniper
		PC2	Valley Cushion Mugo Pine
		BI	Wintergreen Littleleaf Boxwood

KEYMAP



REVISIONS:

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SHEET INFO:

WINDLER MDTOWN
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PCS STAFF
 DESIGNED BY:
PCS STAFF

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PLANTING PLAN

REVISIONS:

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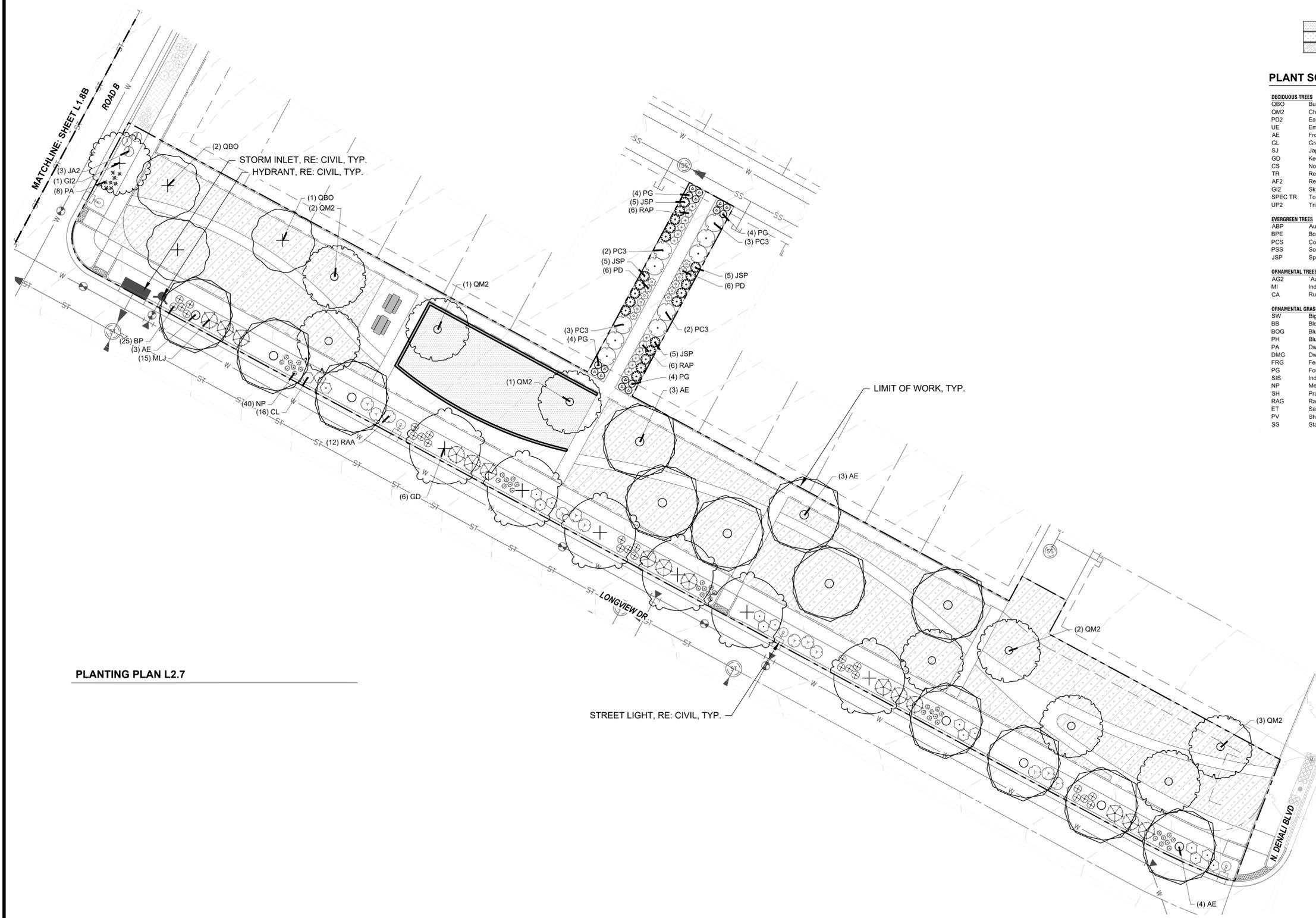
PLANTING PLAN

KEYNOTES

- 6.0 PLANTING
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

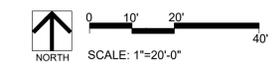
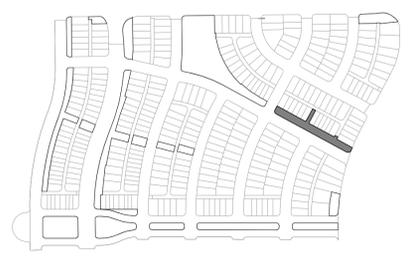
PLANT SCHEDULE

DECIDUOUS TREES	Buckley Oak	CAZ	Arctic Fire Dogwood
QM2	Chinkapin Oak	RAA	Autumn Amber Sumac
PD2	Eastern Cottonwood	DBB	Blue Chip Butterfly Bush
UE	Emerald Sunshine Elm	ARB	Brilliantissima Red Chokeberry
AE	Frontier Elm	BSP	Common Bluebeard Spirea
GL	Greenspire Littleleaf Linden	GM	Desert Sweet
SJ	Japanese Pagodatree	MN	Diablo Ninebark
GD	Kentucky Coffeetree	ES	Dwarf Blue Rabbitbrush
CS	Northern Catalpa	SM	Dwarf Korean Lilac
TR	Redmond American Linden	PL2	Dwarf Ninebark
AF2	Redpointe Maple	FMR	Fire Meiland Rose
GIZ	Skyline Thornless Honey Locust	PXM	Flower Carpet Red Groundcover Rose
SPEC TR	To Be Determined	QG2	Gambel Oak
UP2	Triumph Elm	PD	Gold Drop Potentilla
		GFS	Goldflame Spirea
EVERGREEN TREES	Austrian Black Pine	RG2	Green Mound Alpine Currant
ABP	Bosnian Pine	RS	Gro-Low Fragrant Sumac
BPE	Colorado Spruce	SC	Hancock Chenaault Coralberry
PCS	Southwestern White Pine	AM	Iroquois Beauty™ Black Chokeberry
PSS	Spartan Juniper	CI	Isanti Redosier Dogwood
JSP		PJ	Jackman's Potentilla
		LMO	Lewis Mock Orange
ORNAMENTAL TREES	'Autumn Brilliance' Serviceberry	SS2	Little Princess Japanese Spirea
AG2	Indian Magic Crab Apple	PL	Little Spire Russian Sage
MI	Russian Hawthorn	SC2	Magic Carpet Spirea
CA		RD	Morden Sunrise Rose
		R3	Nearly Wild Rose
ORNAMENTAL GRASSES	Big Sacaton	PFB	Pawnee Buttes Sand Cherry
SW	Blonde Ambition Blue Grama	PBP	Pink Beauty Potentilla
BB	Blue Oat Grass	BP	Purple Haze Butterfly Bush
BOG	Blue Switch Grass	PC3	Purple Leaf Sand Cherry
PH	Dwarf Fountain Grass	RB	Rabbitbrush
PA	Dwarf Maiden Grass	RAP	Red Ace Bush Cinquefoil
DMG	Fountain Grass	PKR	Rose
FRG	Feather Reed Grass	RSA	Russian Sage
PG	Indian Grass	AMA	Serviceberry
SIS	Mexican Feathergrass	PN3	Summer Wine Ninebark
NP	Prairie Dropseed	SGP	Sutter's Gold Potentilla
SH	Ravenna Grass	TLS	Three-leaf Sumac
RAG	Sand Lovegrass	PB2	Western Sand Cherry
ET	Shenandoah Switch Grass	SO	Western Snowberry
PV	Standing Ovation Little Bluestem	DGN	Yellow Ninebark
SS			
		EVERGREEN SHRUBS	'Mother Lode' Juniper
		MLJ	Alpine Carpet Juniper
		JA2	Blue Chip Juniper
		JUB	Blue Rug Juniper
		JW	Broom
		CL	Hughes Juniper
		JH	Manzanita Colorado
		AH	Purple-leaf Winter Creeper
		EC	Sea Green Juniper
		SGJ	Valley Cushion Mugo Pine
		PC2	Wintergreen Littleleaf Boxwood
		BI	



PLANTING PLAN L2.7

KEYMAP



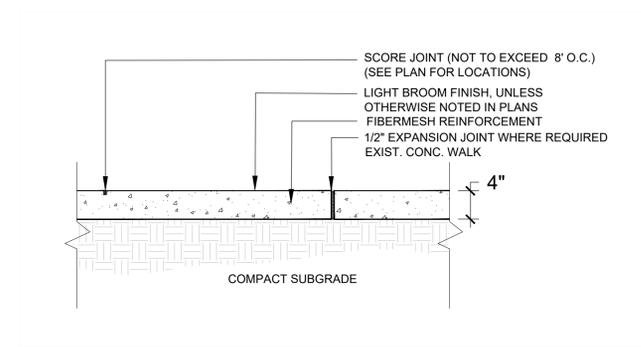
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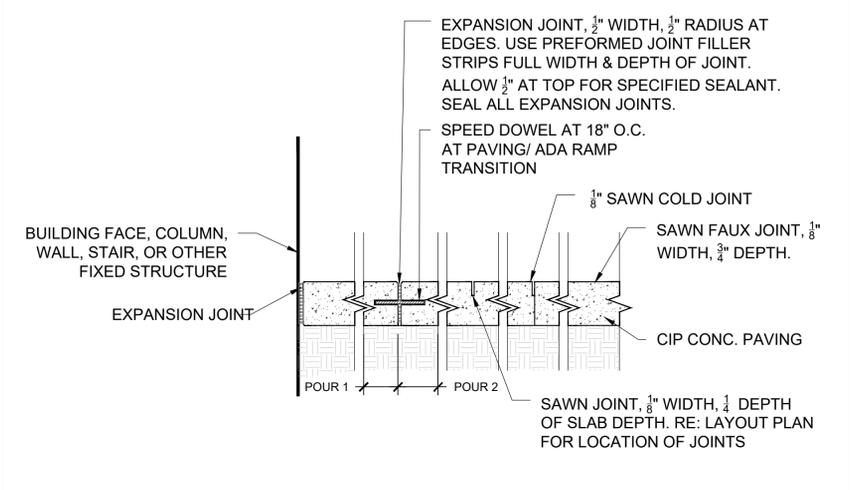
SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

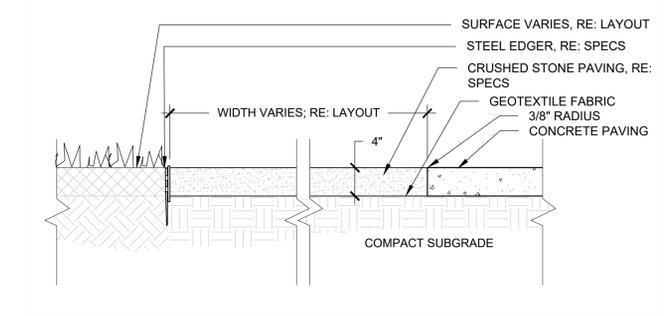
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF
 SCALE:
AS SHOWN
 ISSUED:
11/15/2024
 SITE DETAILS



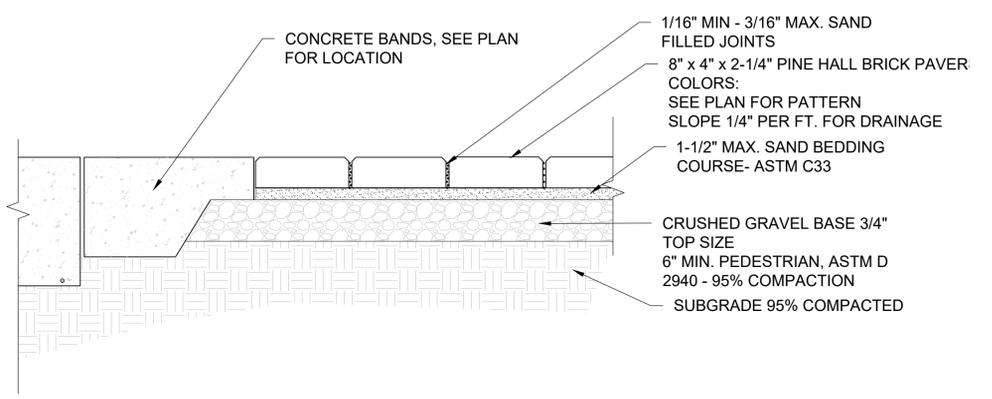
1 4" CONCRETE PAVING NOT TO SCALE



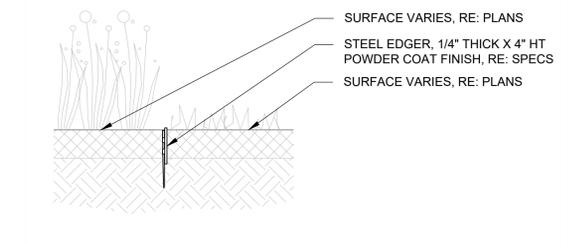
2 CONCRETE PAVING JOINTS NOT TO SCALE



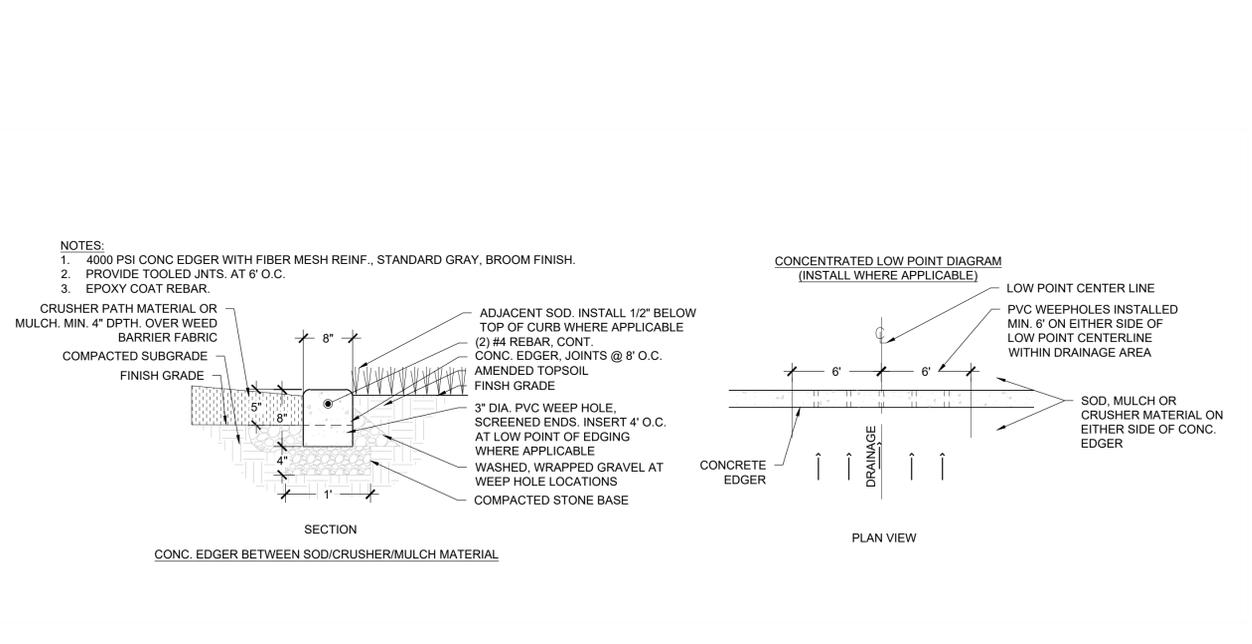
3 CRUSHED STONE PAVING NOT TO SCALE



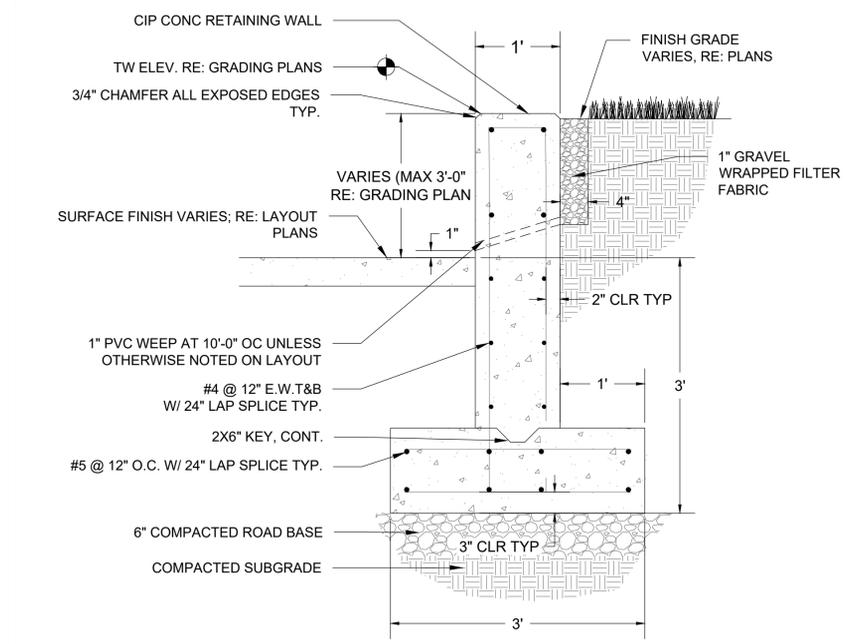
4 UNIT CONCRETE PAVERS NOT TO SCALE



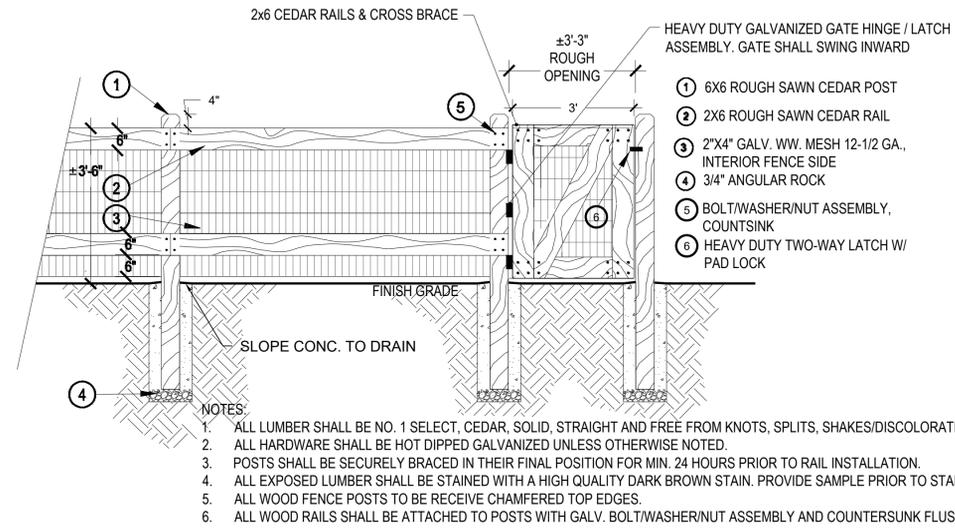
5 STEEL EDGER NOT TO SCALE



6 CONCRETE CURB NOT TO SCALE



7 CONCRETE RETAINING WALL NOT TO SCALE



1 COMMUNITY GARDEN FENCING

NOT TO SCALE



2 SHADE STRUCTURE

NOT TO SCALE

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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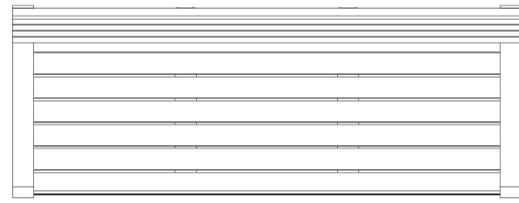
WINDLER MIDTOWN
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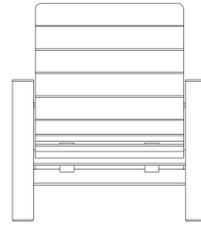
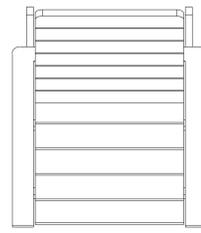
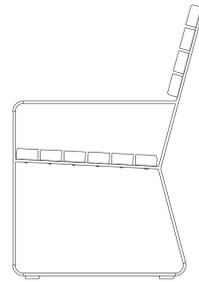
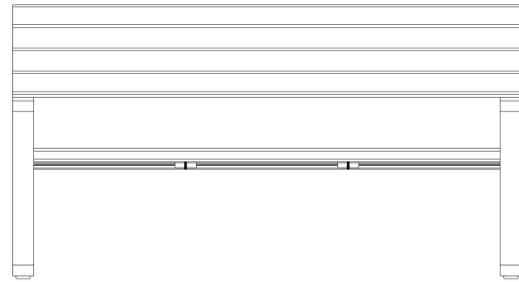
SCALE:
AS SHOWN

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11/15/2024

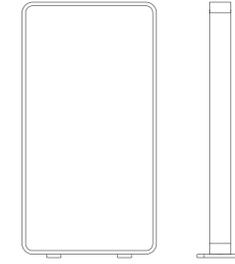
SITE DETAILS



- NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
 - 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLE FOR SURFACE MOUNTING
 - THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
 - SITE PIECES RECOMMENDS STAINLESS STEEL
 - DROP-IN ANCHORS W/ FLAT HEAD
 - SHIPS FULLY ASSEMBLED



- NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
 - THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
 - FREESTANDING OR SURFACE MOUNT
 - SITE PIECES RECOMMENDS STAINLESS STEEL
 - DROP-IN ANCHORS W/ FLAT HEAD FOR SURFACE MOUNT APPLICATIONS
 - SHIPS FULLY ASSEMBLED



- NOTES:
- ALL ALUMINUM CONSTRUCTION
 - 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
 - SITE PIECES RECOMMENDS STAINLESS STEEL
 - FLAT HEAD DROP-IN ANCHORS
 - SHIPS FULLY ASSEMBLED



1 BENCH

MANUFACTURER: SITE PIECES
 PRODUCT NAME: MONOLINE BENCH
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

2 ADIRONDACK CHAIR

MANUFACTURER: SITE PIECES
 PRODUCT NAME: MONOLINE ALPINE CHAIR
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

3 BIKE RACK

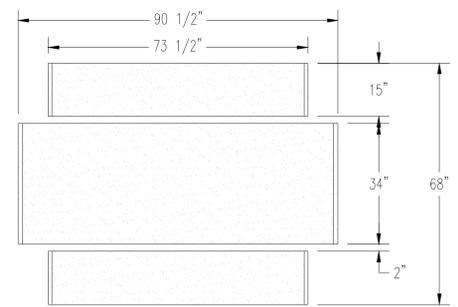
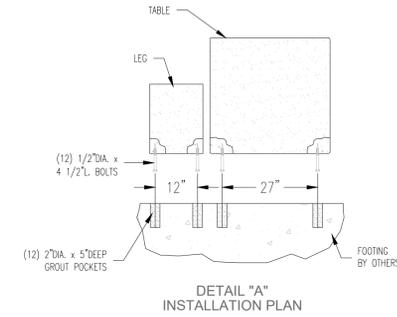
MANUFACTURER: SITE PIECES
 PRODUCT NAME: ML - DUO BIKE RACK
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

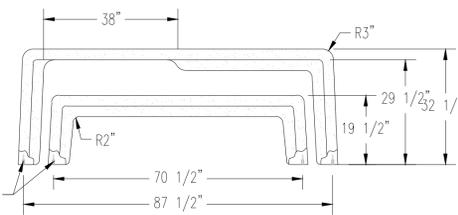
SEALER: PERMASHIELD 4200 SEALER

GENERAL PRODUCT NOTES:
 E = EXPOSED FINISHED SURFACE
 INSTALLATION IS REQUIRED BY OTHERS.
 ALL EDGES TO BE EASED.
 MANUFACTURING TOLERANCE ±1/4"

NOTE:
 ANCHORING REQUIRED AS SHOWN ON DETAIL "A"



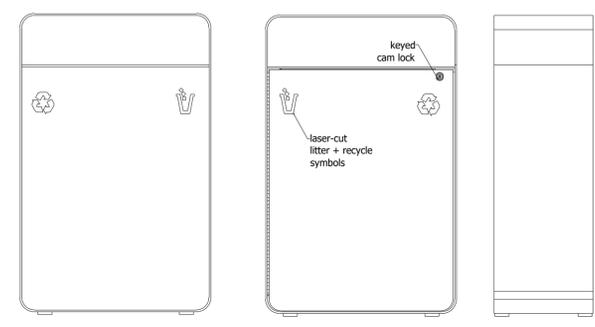
PLAN VIEW



ELEVATION VIEW

HARDWARE LIST	
QTY	TYPE
4	1/2" DIA. X 2 3/4" L. (FX-5) INSERTS PER PIECE (TYP.)

- NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
 - 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
 - SITE PIECES RECOMMENDS STAINLESS STEEL
 - DROP-IN ANCHORS W/ FLAT HEAD
 - SHIPS FULLY ASSEMBLED



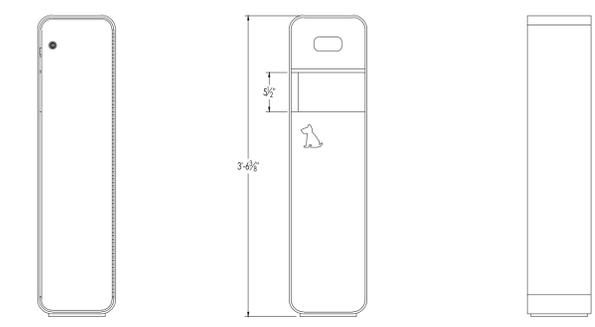
BACK

FRONT

5 WASTE BIN

MANUFACTURER: SITE PIECES
 PRODUCT NAME: ML-LG LITTER BIN
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE



BACK

FRONT

6 DOG WASTE BIN

MANUFACTURER: SITE PIECES
 PRODUCT NAME: MONOLINE DOG WASTE BIN
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

REVISIONS:

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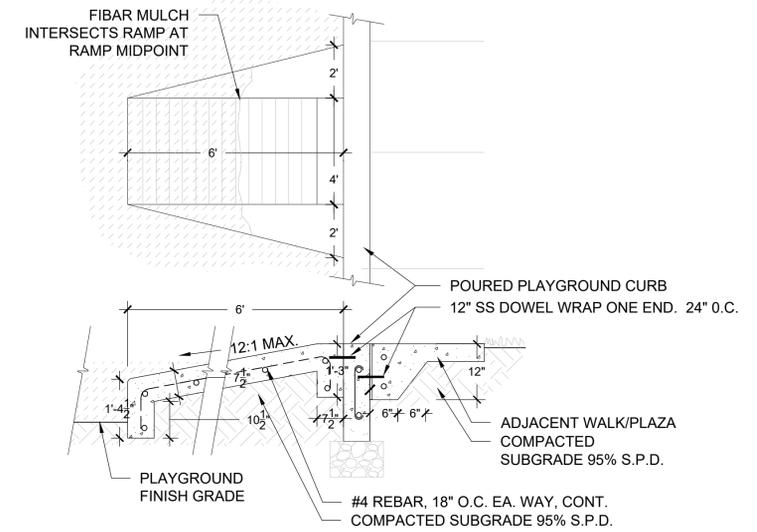
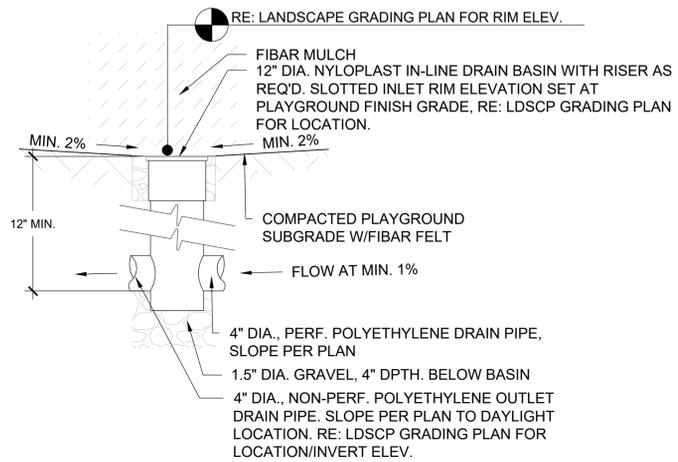
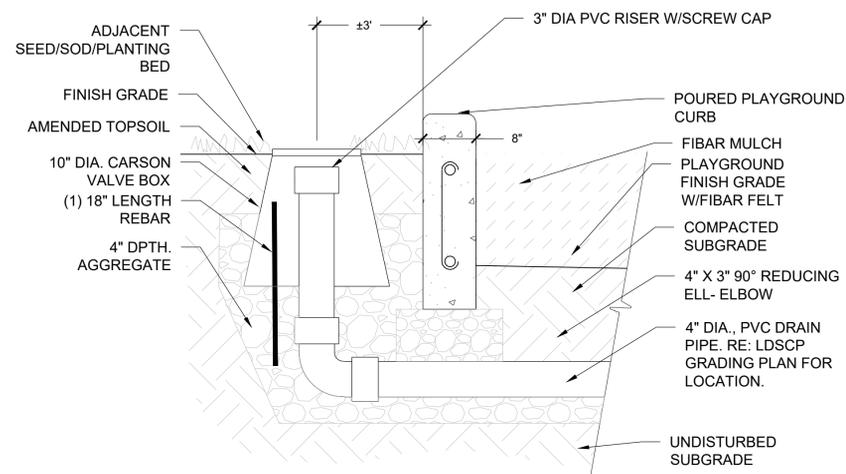
WINDLER MIDTOWN
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 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
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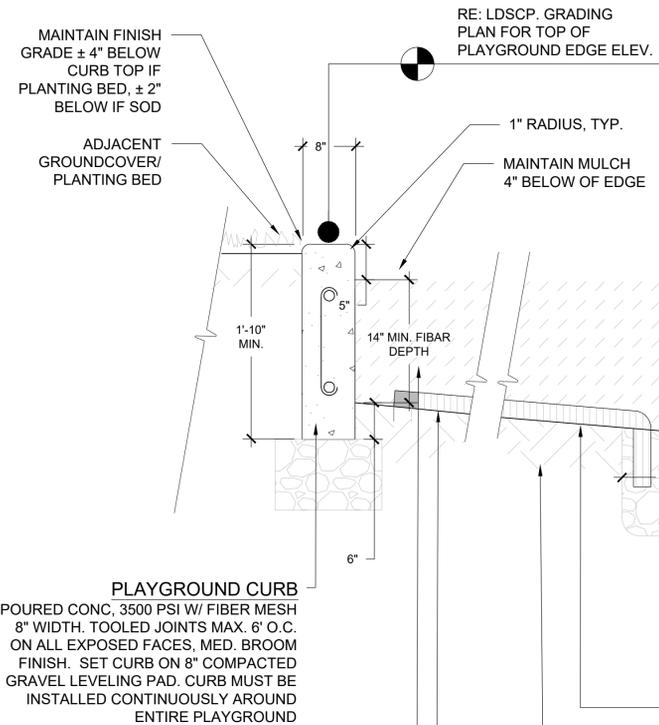
ISSUED:
11/15/2024

SITE DETAILS



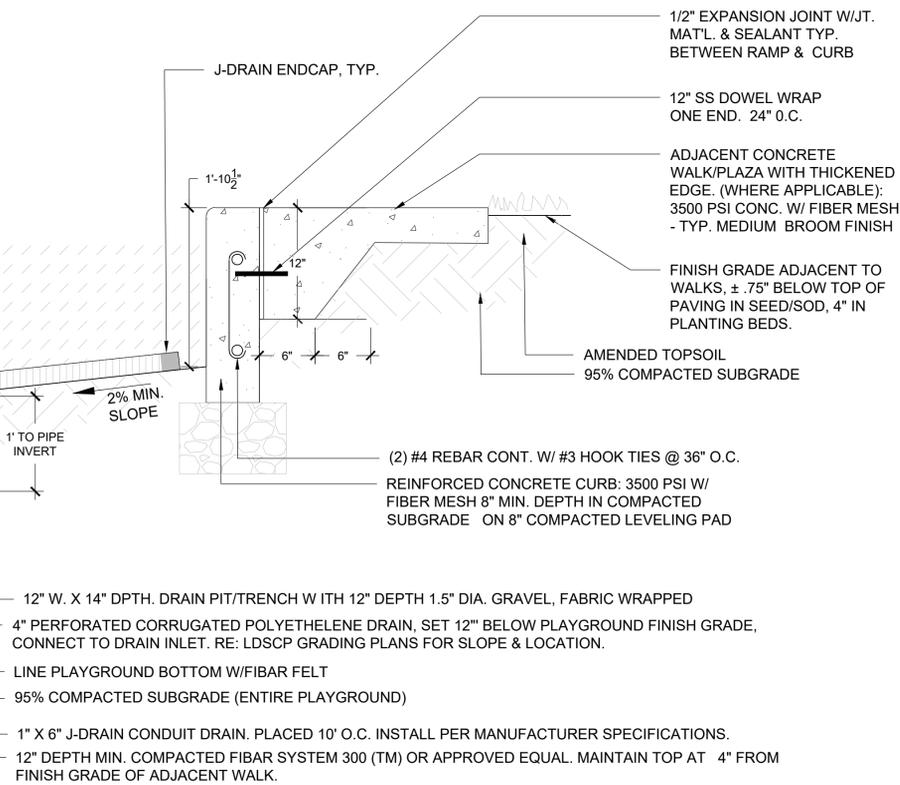
1 CLEANOUT

SCALE: NTS



2 PLAYGROUND DRAIN

SCALE: NTS



3 ADA PLAYGROUND RAMP

SCALE: NTS



4 EWF PLAYGROUND CURB, SURFACE & DRAINAGE

SCALE: NTS



REVISIONS:

NO.	DATE	REVISION DESCRIPTION
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 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

SITE DETAILS



1 DOUBLE BAY SWING 1

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: DOUBLE BAY SWING - ALL-USER + BASKET
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

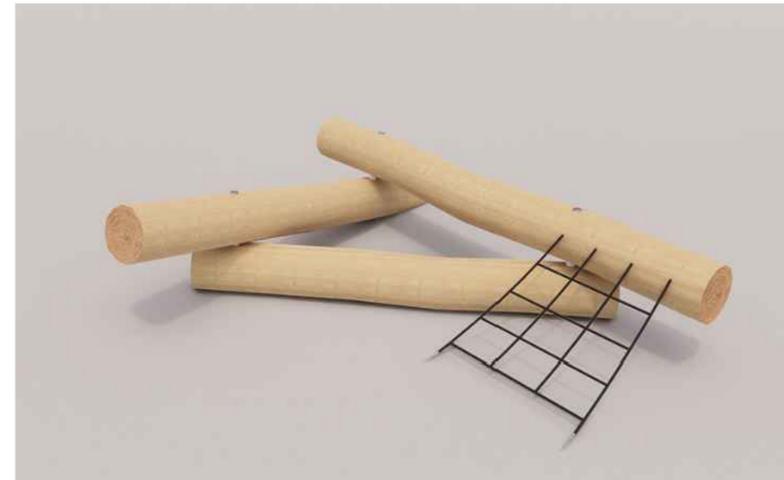
SCALE: NTS



2 DOUBLE BAY SWING 2

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: DOUBLE BAY SWING - BELT-BASKET
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SCALE: NTS



3 LOG PILE 1

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: LOG PILE 3.2
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SCALE: NTS



4 LOG PILE 2

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: MOKU YAMA 4.1
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

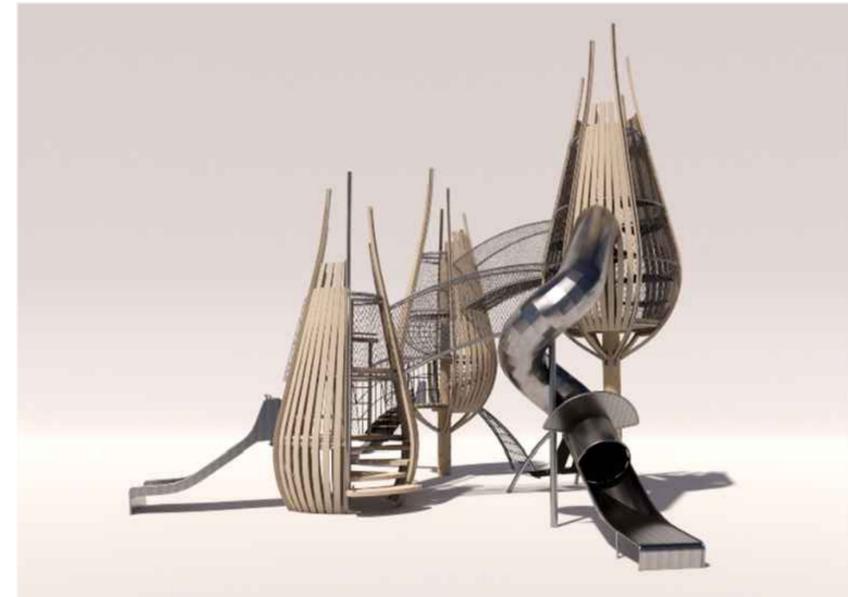
SCALE: NTS



5 MULTI-LEVEL PLAY STRUCTURE 1

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: SLIDE PLATFORM 900
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SCALE: NTS



6 MULTI-LEVEL PLAY STRUCTURE 2

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: FOREST TOWER TRIO
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SCALE: NTS

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

SITE DETAILS

REVISIONS:

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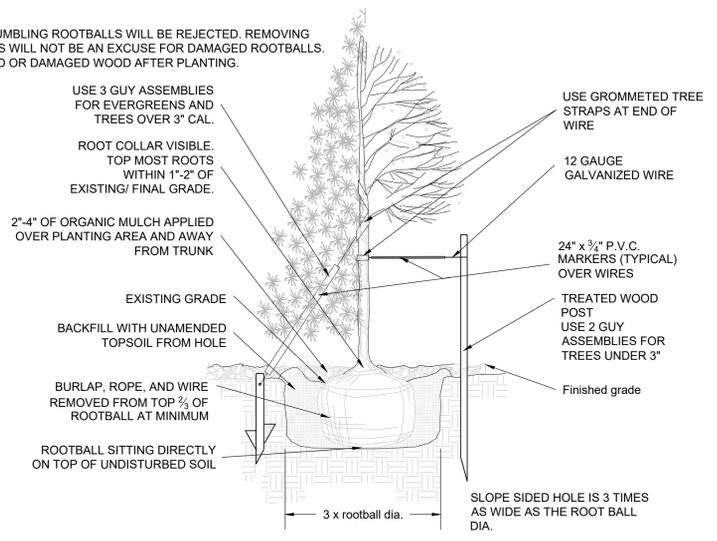
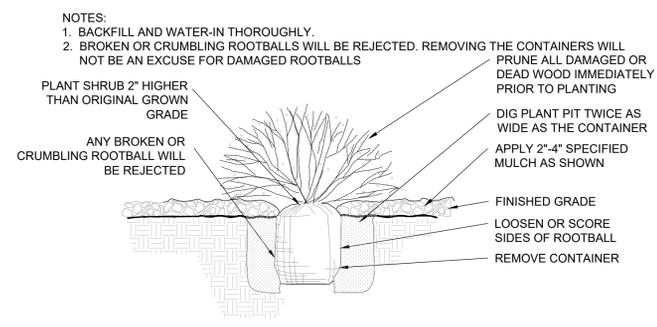
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**PLANTING
 DETAILS**

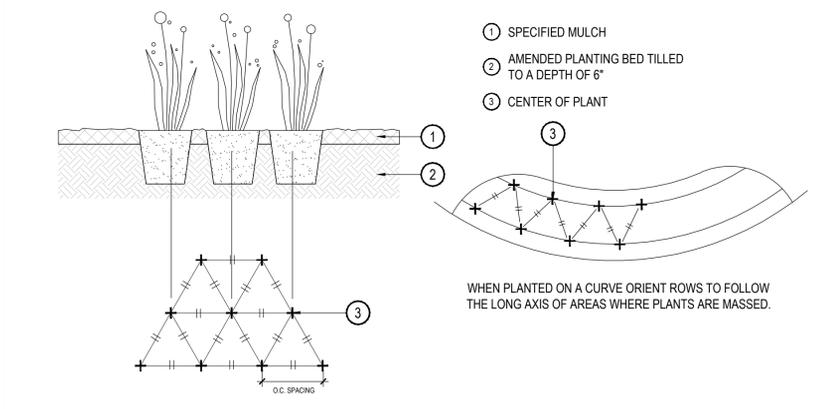
- NOTES:
 1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



- NOTES:
 1. ALL WORK TO BE DONE AT TIME OF PLANTING
 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 4. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 5. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 6. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 7. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 8. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 9. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

1 SHRUB PLANTING SCALE: NTS

2 TREE PLANTING SCALE: NTS



3 PERENNIAL OR GRASS PLANTING SCALE: NTS

GENERAL NOTES:

1. THE SUBMISSION OF A BID BY THE CONTRACTOR IS NOTIFICATION THAT THE CONTRACTOR HAS TOTALLY FAMILIARIZED HIMSELF WITH THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS AND HAS AGREED TO PROVIDE THE NECESSARY LABOR AND MATERIAL FOR THE COMPLETE INSTALLATION OF EACH SYSTEM IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY AND IN COMPLIANCE WITH ALL AUTHORITIES HAVING JURISDICTION.
2. THESE DRAWINGS ARE PRESENTED TO THE CONTRACTOR WITH THE UNDERSTANDING THAT THE CONTRACTOR IS AN EXPERT AND COMPETENT IN THE PREPARATION OF CONTRACT BID PRICES ON THE BASIS OF INFORMATION SUCH AS IS CONTAINED IN THESE DOCUMENTS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION AND IN COMPLETE CONFORMANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS. MINOR ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT MANIFESTLY NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE VARIOUS SYSTEMS, SHALL BE INCLUDED IN THE WORK AND IN THE PROPOSAL THE SAME AS IF SPECIFIED OR SHOWN ON THE DRAWINGS. IF ANY DEPARTURES FROM THE DRAWINGS ARE DEEMED NECESSARY, DETAILS OF SUCH DEPARTURES AND THE REASONS THEREFORE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. NO DEPARTURES SHALL BE MADE WITHOUT PRIOR APPROVAL.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
4. THE DRAWINGS INDICATE ARRANGEMENTS AND APPROXIMATE SIZES AND RELATIVE LOCATIONS OF PRINCIPAL APPARATUS, EQUIPMENT, DEVICES, AND SERVICES TO BE PROVIDED. DRAWINGS ARE DIAGRAMMATIC AND ARE A GRAPHIC REPRESENTATION OF CONTRACT REQUIREMENTS BASED ON THE INFORMATION PROVIDED BY THE MANUFACTURER IDENTIFIED IN THE EQUIPMENT SCHEDULE AT THE SCALE INDICATED.
5. LAYOUT OF EQUIPMENT INDICATED ON THE DRAWINGS SHALL BE CHECKED AND COMPARED AGAINST ALL DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND EXACT LOCATIONS DETERMINED USING APPROVED SHOP DRAWINGS OF SUCH EQUIPMENT. WHERE PHYSICAL INTERFERENCES OCCUR, CONSULT WITH THE OWNER AND PREPARE DATED, DIMENSIONED DRAWINGS COORDINATED WITH ALL OTHER TRADES WORKING IN THIS AREA AND CORRECTING SUCH INTERFERENCE.
6. THE CONTRACTOR SHALL SCHEDULE THEIR WORK IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE SO THAT ALL OF THEIR WORK CAN BE INSTALLED WITHOUT DELAYING THE PROJECT. ALL WORK RELATED TO SHUTDOWN OF EXISTING SERVICES SHALL BE PERFORMED AT THE HOURS DESIGNATED BY THE OWNER WITH ALL ASSOCIATED COSTS BORNE BY THE CONTRACTOR AT NO COST TO THE OWNER. PROVIDE ANY TEMPORARY FACILITIES REQUIRED TO PERMIT OWNER'S USE OF EXISTING FACILITIES AND SYSTEMS TO REMAIN UNDISTURBED. COORDINATE ALL WORK, INCLUDING ALL SHUTDOWNS THAT AFFECT SYSTEMS AND/OR PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION, WITH OWNER.
7. THE CONTRACTOR SHALL SECURE AND PAY ALL FEES, LICENSES, INSPECTIONS, AND PERMITS PERTAINING TO THE CONTRACT. SUBMIT TO OWNER DUPLICATE CERTIFICATES OF INSPECTION FROM APPROVED INSPECTION AGENCY.
8. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMEN'S IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING, AND PROTECTION OF MATERIALS. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT. ALL EQUIPMENT INSTALLED SHALL BEAR THE LABEL OF AN APPROVED AGENCY.
11. THE CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT, AND TRANSFER TO POINT OF INSTALLATION FOR ALL FURNISHED ITEMS.
12. WHERE CONDUIT, CABLES, DUCTWORK, OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE PENETRATION SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE UL LISTED FIRE RATING OF THE PENETRATED WALL OR FLOOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLAB OPENINGS, WALL OPENINGS, BEAM PENETRATIONS, AND CORING AS IT RELATES TO THEIR WORK. THE CONTRACTOR SHALL SUBMIT SIZE AND LOCATION FOR REVIEW AND APPROVAL.
14. ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED, AND SEALED WITH A HIGH QUALITY SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.
15. THE CONTRACTOR SHALL SUBMIT SCHEDULE OF SUBMITTALS PRIOR TO SUBMITTING ANY SHOP DRAWINGS, ETC. TO BE SUBMITTED FOR THIS PROJECT, INCLUDING THE ANTICIPATED DATE OF EACH SUBMISSION. CONTRACTORS SHALL SUBMIT AN ELECTRONIC COPY OF THE COMPLETE SHOP DRAWINGS AND CATALOG CUTS, WIRING DIAGRAMS AND ASSOCIATED DATA TO THE OWNER FOR APPROVAL PRIOR TO PURCHASING EQUIPMENT OR STARTING ANY WORK. ANY WORK INSTALLED OR EQUIPMENT PURCHASED PRIOR TO RECEIPT OF OWNER APPROVED SUBMITTALS SHOP DRAWINGS THAT REQUIRES CHANGES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. SUBMIT CATALOG INFORMATION, FACTORY ASSEMBLY DRAWINGS AND FIELD INSTALLATION DRAWINGS AS REQUIRED FOR A COMPLETE EXPLANATION AND DESCRIPTION OF ALL ITEMS TO BE PROVIDED. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS. NO SUBMISSION WILL BE ACCEPTED WITHOUT THE SIGNED APPROVAL OF THE CONTRACTOR. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS.
17. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE OWNER WITH (3) COMPLETE BOUND COPIES OF ALL OWNER APPROVED SUBMITTALS AND ALL OPERATION AND MAINTENANCE MANUALS
18. ALL WORK FURNISHED UNDER THE CONTRACT SHALL BE GUARANTEED AGAINST ANY AND ALL DEFECTS IN WORKMANSHIP AND/OR MATERIALS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS, AND ANY DEFECTS OF WORKMANSHIP DEVELOPING DURING THIS PERIOD SHALL BE REMEDIED AND ANY DEFECTIVE MATERIAL REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.
19. INSTALLED SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT SOUND OR VIBRATION THAT IS OBJECTABLE TO THE OWNER, OBJECTABLE SOUND OR VIBRATION CONDITIONS DUE TO WORKMANSHIP SHALL BE CORRECTED IN APPROVED MANNER BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
20. THE CONTRACTOR SHALL SIMILARLY NOTIFY OWNER OF COMPLETION OF ALL WORK, INDICATING THE CONTRACTOR IS READY FOR THE OWNER TO PERFORM THE FINAL PUNCHLIST INSPECTION.
21. UPON COMPLETION OF ALL UNFINISHED OR FAULTY WORK NOTED IN THE OWNER'S FINAL PUNCH LIST, THE CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING A LETTER OF COMPLETION CERTIFYING THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ALL AS-BUILTS, MANUALS, ETC. HAVE BEEN SUBMITTED.
22. SHOULD A CONTRACTOR REQUIRE REMOVAL, RELOCATION, OR REROUITING OF ANOTHER TRADE'S WORK THAT IS NOT INDICATED ON DRAWINGS, THE CONTRACTOR REQUIRING SUCH WORK SHALL BE RESPONSIBLE FOR THAT WORK, AND PAY ALL REQUIRED COSTS.
23. ALL WORK INVOLVING ALTERATIONS TO EXISTING SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE REVIEWED WITH THE OWNER BEFORE BEGINNING WORK.
24. DEFINITION: UNLESS OTHERWISE NOTED, ALL WORK SPECIFIED HEREIN OR NOTED ON DRAWINGS, SHALL BE BY THE CONTRACTOR. THE TERM "PROVIDE" WHENEVER ENCOUNTERED ON DRAWINGS OR IN THESE SPECIFICATIONS, SHALL MEAN "FURNISH AND INSTALL."
25. CODES AND STANDARDS: ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS AND FIRE INSURANCE CARRIER'S REQUIREMENTS.
26. MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.
27. OUTLET AND SWITCH BOXES: PROVIDE AND INSTALL OUTLET BOXES OF PROPER TYPE AND SIZE AS REQUIRED AT ALL OUTLETS WHERE SHOWN. SECURED FIRMLY IN PLACE AND SET TRUE AND SQUARE AND FLUSH WITH THE FINISHED SURFACE.
28. WIRING: WIRES SHALL BE COPPER AND RATED FOR THE LOCATIONS IN WHICH THEY ARE INSTALLED. ALL RACEWAYS ARE SHOWN DIAGRAMMATICALLY, EXACT LOCATION TO BE DETERMINED ON THE JOB. CONTRACTOR SHALL ARRANGE ALL NEW CIRCUITS IN PANELS SO AS TO BALANCE THE LOAD ON ALL PHASES.
29. A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.
30. GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.
31. DEMONSTRATION OF COMPLETE ELECTRICAL SYSTEMS: UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF APPROVAL FROM THE

- RESPECTIVE INSPECTION AGENCIES. CONTRACTOR SHALL NOTIFY AND MAKE ALL THE NECESSARY ARRANGEMENTS WITH THE INSPECTING AGENCY AND LOCAL AUTHORITIES SO THAT INSPECTION MAY BE CARRIED OUT AT THE PROPER TIME.
- ENCLOSURES: INSTALL ENCLOSURES AND BOXES PLUMB. ANCHOR SECURELY TO WALL OR STRUCTURAL SUPPORTS AT EACH CORNER. USE MANUFACTURER RECOMMENDED ANCHOR BOLTS FOR VARIOUS STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE THE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND FOR REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION SO THAT THE LOCATION OF UNDERGROUND UTILITIES CAN BE MARKED.
- EXISTING GAS LINES ARE LOCATED IN THE RIGHT-OF-WAY. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE POTENTIALLY SHALLOW LINES. CONTACT ATMOS PRIOR TO CONSTRUCTION IN VICINITY OF EXISTING GAS LINE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DETAILS AND TECHNICAL SPECIFICATIONS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION AT ALL TIMES. NO SEPARATE PAY.
- ALL DISTURBED AREAS SHALL BE SOLID SODDED UNLESS OTHERWISE NOTED. AREAS THAT ARE HYDROMULCHED AND/OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. RESTORED AREAS SHALL BE WATERED, FERTILIZED, AND HYDROMULCHED AND/OR RESODDED, IF NECESSARY.
- ALL IRRIGATION SYSTEMS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN. ALL MODIFICATIONS SHALL BE COMPLETED BY LICENSED IRRIGATOR. NO SEPARATE PAY.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGES TO EXISTING IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PAVEMENT, IRRIGATION, LANDSCAPE, GRASS, AND TREES, AT NO ADDITIONAL COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AMOUNT. ALL ADJACENT PROPERTY DAMAGED BY THE PROPOSED CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN, NO SEPARATE PAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE OWNER'S RECORDS. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER FULL SIZE MARKUPS THAT RECORD ALL CONSTRUCTION DEVIATING FROM THE PLANS AND ALL EXISTING PRIVATE UTILITIES ENCOUNTERED, BOTH HORIZONTALLY AND VERTICALLY.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR AS APPROVED BY THE OWNER. NO SEPARATE PAY.
- WHERE APPLICABLE, THE CONTRACTOR SHALL PROTECT EXISTING PAVEMENT BY PLACING RUBBER MATS OR EARTH ON THE PAVEMENT TO PROTECT IT FROM TRACK MARKS AND/OR CRACKING DURING CONSTRUCTION (NON-PAY ITEM).
- THE CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS IN ADVANCE OF THE INSTALLATION OF ANY CONDUIT IN ORDER TO ALLOW FOR ADEQUATE TIME FOR REQUIRED RELOCATIONS FOR ADJUSTMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DELAYS RESULTING FROM HIS FAILURE TO IDENTIFY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH OWNER'S STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES AS APPLICABLE.
- CONTRACTOR IS TO MAINTAIN A CLEAN PROJECT AREA, FREE FROM WORKMAN TRASH AND REFUSE, AT ALL TIMES.
- EXCAVATION / TRENCHING AND BACKFILLING OPERATIONS SHALL BE COORDINATED SUCH THAT NO MORE THAN 200 LINEAR FEET OF TRENCH IS OPEN AT ANY ONE TIME. ALL OPEN EXCAVATIONS SHALL BE PROPERLY LIGHTED AND BARRICADED DURING HOURS CONTRACTOR IS NOT ON SITE.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MANHOLES AT ALL TIMES DURING CONSTRUCTION. NO STORAGE LOCATIONS SHALL OBSTRUCT ACCESS.
- NO EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED IN LOW AREAS OR ALONG NATURAL DRAINAGE WAYS, WITHOUT WRITTEN PERMISSION FROM THE LOCAL JURISDICTION. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN AREAS WITHOUT WRITTEN PERMISSION, HE SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST IF THE OWNER SO DIRECTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL EXCESS EXCAVATION. THE CONTRACTOR SHALL SUBMIT A "STOCKPILE PLAN" THAT SHOULD DESIGNATE LOCATIONS FOR TEMPORARY STORAGE OF THE EXCAVATED SOIL. THIS STOCKPILE PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOT BE ALLOWED TO STRING PIPE, FITTINGS, OR APPURTENANCES ALONG THE PROJECT.
- THE CONTRACTOR SHALL NOT BE ALLOWED TO STAGE OR STOCKPILE ANY SPOILS, EXCAVATED MATERIAL, OR FILL MATERIAL WITHIN PROJECT LIMITS WITHOUT PRIOR APPROVAL OF THE OWNER. CONTRACTOR SHALL BE REQUIRED TO TRANSPORT (IN/OUT) SPOILS AND FILL MATERIAL AS NECESSARY. CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH THE OWNER IF HE INTENDS TO STOCKPILE OR DELIVER SPOILS AT OR TO ANY LOCATION WITHIN THE PROPERTY.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS. REVEGETATION SHALL BE PERFORMED IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS UNLESS OTHERWISE DIRECTED. REVEGETATION SHALL BE ACCEPTABLE WHEN VEGETATION GROWTH ACHIEVES ONE INCH IN HEIGHT, WITH 85% COVERAGE, AND LESS THAN 10 SQUARE FEET BARE. LANDSCAPING SHALL BE REPLACED EQUAL OR BETTER THAN EXISTING CONDITIONS. REVEGETATION SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT COST AND REFLECTED IN THE UNIT BID PRICES FOR THE VARIOUS ITEMS LISTED IN THE PROPOSAL.
- AT PROJECT COMPLETION, THE CONTRACTOR SHALL CLEAN UP AND RESTORE THE AREA OF OPERATIONS TO A CONDITION AS GOOD OR BETTER THAN THAT WHICH EXISTED PRIOR TO INSTALLATION OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING THE FINISHED GRADE ELEVATIONS TO THE SAME ELEVATIONS THAT EXISTED PRIOR TO INSTALLATION OR TO THOSE SHOWN ON THE PLANS. A FINAL INSPECTION AND APPROVAL BY THE OWNER'S ON-SITE REPRESENTATIVE SHALL BE SECURED BEFORE THE CONTRACTOR MAY DEMOBILIZE THE JOB SITE. FOR CONCRETE PAVEMENT REPAIR, THE CONTRACTOR SHALL NEATLY SAWCUT SURFACES AT THE NEAREST JOINT PRIOR TO EXCAVATION. CONTRACTOR SHALL REMOVE AND REPAIR FULL PANELS. ANY ADDITIONAL DAMAGE TO PAVEMENT AND/OR CURB AND GUTTER SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

ENGINEERING:

Kimley  **Horn**

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NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

DRAWN BY:

WRP

DESIGNED BY:

WRP

SCALE:

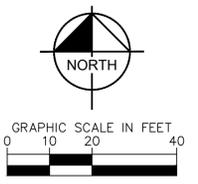
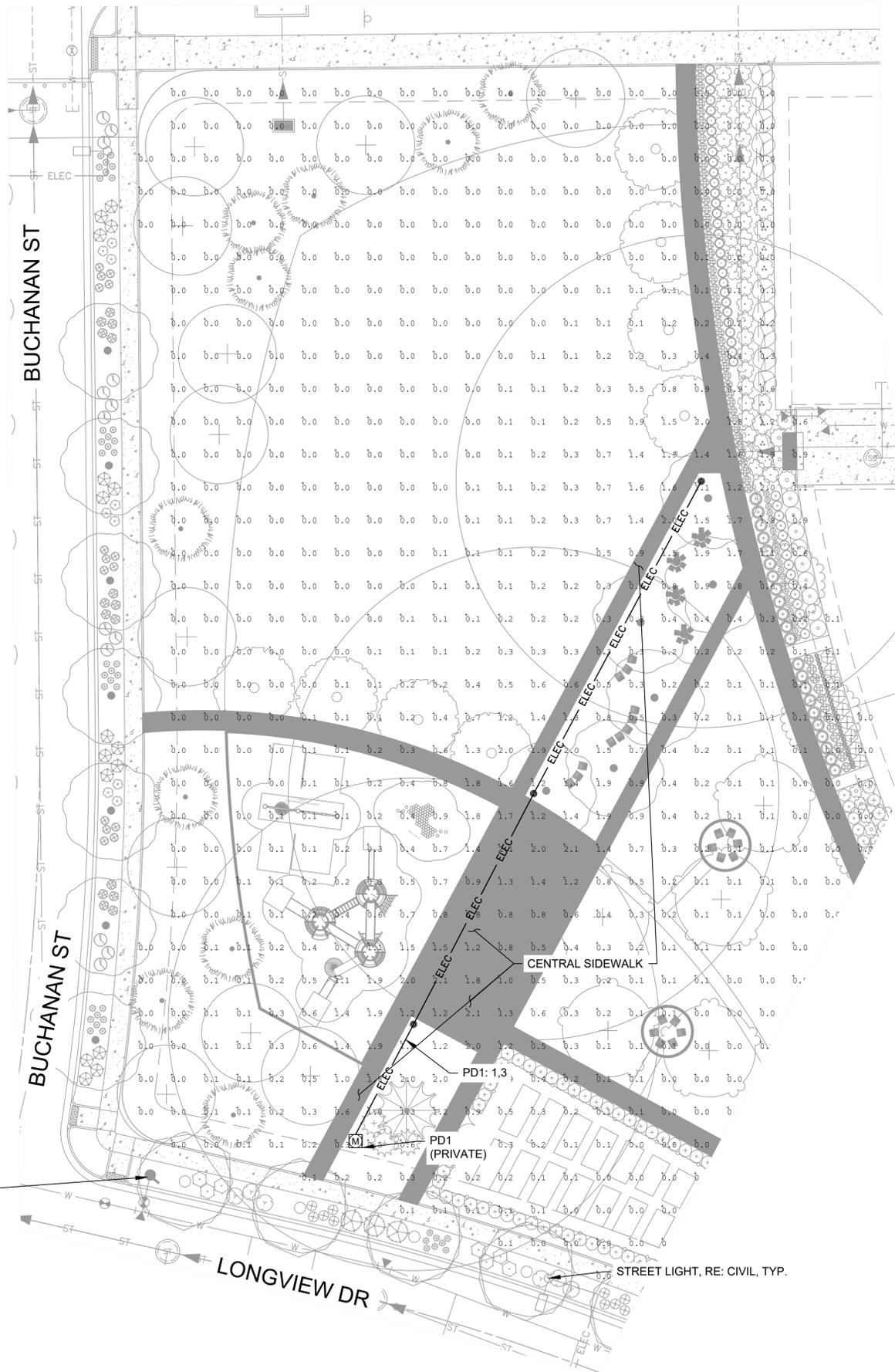
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ISSUED:

11/15/2024

ELECTRICAL
NOTES

E1.0



LEGEND		
QTY	Symbol	Description
3EA	⊙	PRIVATE POST TOP LIGHT
1EA	M	METER/PEDESTAL
225LF	— ELEC —	ELECTRICAL CONDUIT

- NOTES:
1. ALL CONDUCTORS SHALL BE (2) #8 AWG CU + (1) #8 GND IN 1" CONDUIT, UNLESS OTHERWISE NOTED.
 2. ALL CONDUIT ROUTING IS DIAGRAMMATICAL IN NATURE. CONTRACTOR SHALL COORDINATE EXACT CONDUIT LOCATIONS WITH UTILITIES.
 3. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

LIGHTING SUMMARY TABLE			
MIDTOWN POCKET PARK			
AREA	AVG. ILLUMINANCE (FC)	UNIFORMITY (AVE/MIN)	MIN. ILLUMINANCE (FC)
CENTRAL SIDEWALK	1.02	10.20	0.10

ENGINEERING:
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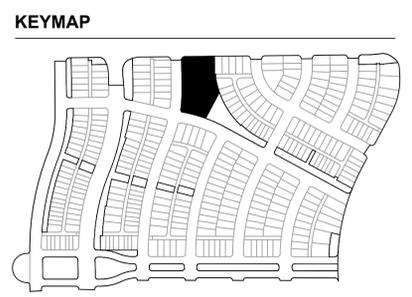
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 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE



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WRP

SCALE:
AS SHOWN

ISSUED:
11/15/2024

ELECTRICAL PLAN

HYDRANT, RE: CIVIL, TYP.

STREET LIGHT, RE: CIVIL, TYP.

REVISIONS:

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WINDLER MIDTOWN
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 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

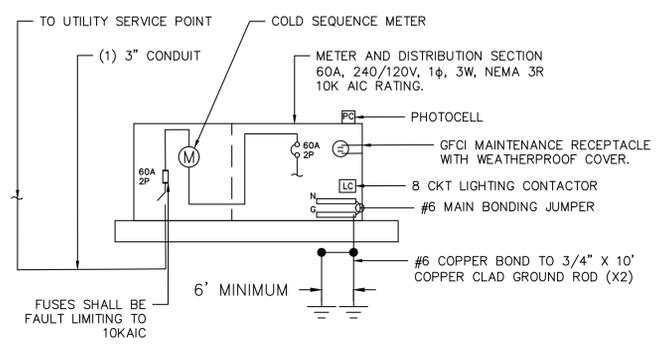
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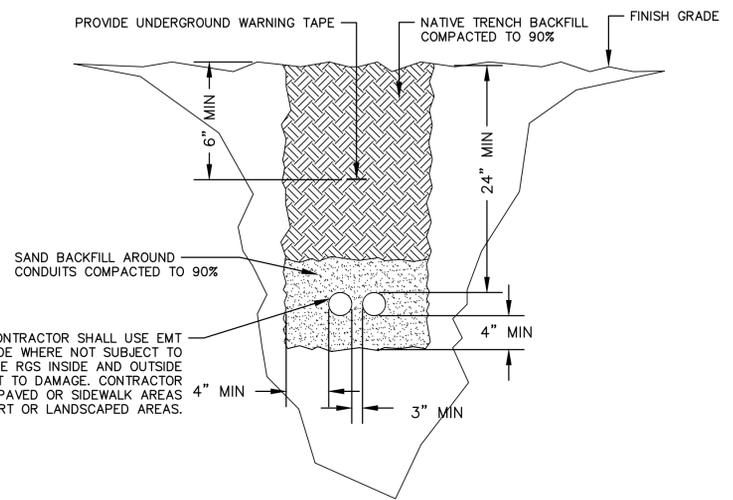
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ELECTRICAL
DETAILS

E2.2

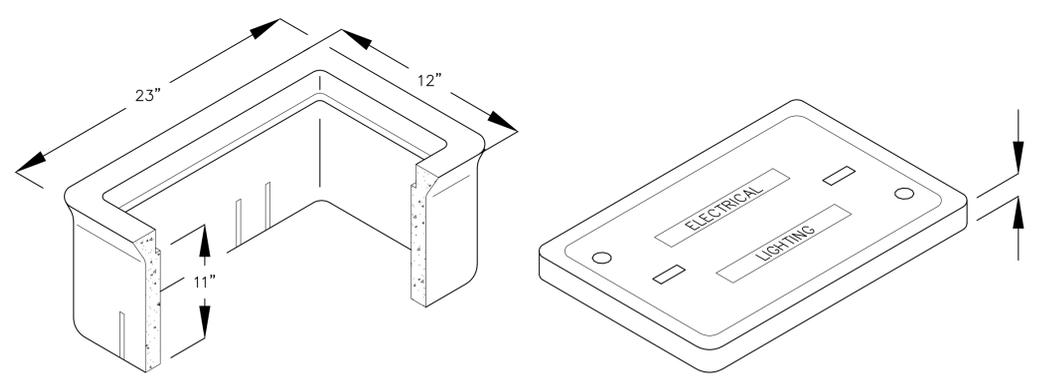


1 PEDESTAL DETAIL (TYP.)
SCALE: NTS



2 TRENCH DETAIL
SCALE: NTS

TYPICAL: POWER CONDUIT, CONTRACTOR SHALL USE EMT INSIDE AND OUTSIDE ABOVE GRADE WHERE NOT SUBJECT TO DAMAGE. CONTRACTOR SHALL USE RGS INSIDE AND OUTSIDE ABOVE GRADE WHERE SUBJECT TO DAMAGE. CONTRACTOR SHALL USE PVC SCH 80 UNDER PAVED OR SIDEWALK AREAS AND PVC SCHEDULE 40 IN DIRT OR LANDSCAPED AREAS.



3 GROUND BOX DETAIL
SCALE: NTS

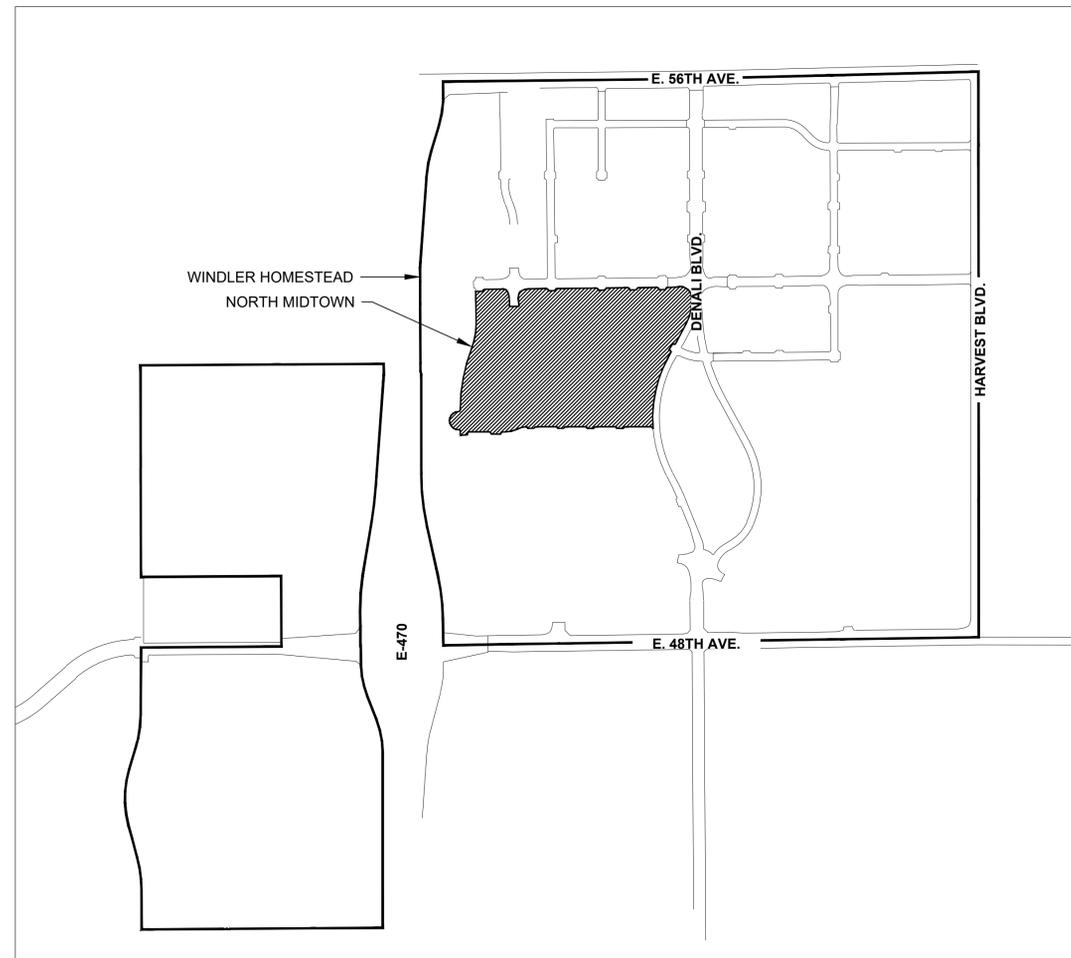
NEW PANEL		PANEL NAME: PD1 (PRIVATE)											
LOCATION: POCKET PARK		VOLTS: 120/240V		AIC RATING: 10K		MAINS TYPE: MCB		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL	
SUPPLY FROM: UTILITY		PHASES: 1		MAINS RATING: 60 A		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL	
ENCLOSURE: NEMA 3R		WIRES: 3		MCB RATING: 60 A		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL	
CKT	CIRCUIT DESCRIPTION	LOAD TYPE	TRIP	POLES	A (VA)	B (VA)	POLES	TRIP	LOAD TYPE	CIRCUIT DESCRIPTION	CKT		
1	PATHWAY LIGHTING	L	20	2	129	500				IRRIGATION CONTROLLER	2		
3	SPACE	L	20	2		129				SPACE	4		
5	SPACE									SPACE	6		
7	SPACE									SPACE	8		
TOTAL LOAD:					629 VA	129 VA							
TOTAL AMPS:					5.2 A	1.1 A							

NOTE: THE DESIGN PRESENTED HERON IS PROVIDED FOR INFORMATION ONLY. ELECTRICAL WORK IS UNDER THE AUTHORITY OF THE COA BUILDING DEPARTMENT AND WILL BE SUBMITTED FOR REVIEW AND APPROVAL AS PART OF THE PERMITTING PROCESS FOR THE PUBLIC STREET LIGHTS.

4 PANEL SCHEDULES
SCALE: NTS

WINDLER - MIDTOWN PHASE 1 CURBSIDE LANDSCAPE PLANS

100% CONSTRUCTION DOCUMENTS
OCTOBER 2024



VICINITY MAP

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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

CURBSIDE COVER SHEET

LCO.0

MIDTOWN - NORTH BUILDER-CURBSIDE PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
DECIDUOUS TREES					
AF2	37	Acer rubrum 'Frank Jr.'	Redpointe® Maple	B & B	2.5"Cal
CS	18	Catalpa speciosa	Northern Catalpa	B & B	2.5"Cal
CO	34	Celtis occidentalis	Common Hackberry	B & B	2.5"Cal
GI2	47	Gleditsia triacanthos inermis 'Skyline' TM	Skyline Thornless Honey Locust	B & B	2.5"Cal
GD	38	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	B & B	2.5"Cal
QBO	21	Quercus buckleyi	Buckley Oak	B & B	2.5"Cal
SJ	33	Styphnolobium japonicum	Japanese Pagodatree	B & B	2.5"Cal
TR	30	Tilia americana 'Redmond'	Redmond American Linden	B & B	2.5"Cal
GL	14	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5"Cal
UE	45	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	B & B	2.5"Cal
AE	17	Ulmus x 'Frontier'	Frontier Elm	B & B	2.5"Cal
UP2	6	Ulmus x Morton Glossy TM	Triumph Elm	B & B	2.5"Cal

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ORNAMENTAL GRASSES				
BB	400	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	5 gal
CO2	107	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	5 gal
ET	329	Eragrostis trichodes	Sand Lovegrass	5 gal
BOG	302	Helictotrichon sempervirens	Blue Oat Grass	5 gal
NP	418	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	5 gal
PH	343	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	5 gal
PA	382	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	5 gal
SS	30	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	5 gal
SH	88	Sporobolus heterolepis	Prairie Dropseed	5 gal

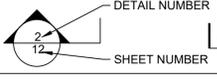
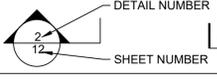
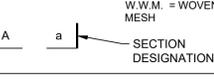
DECIDUOUS SHRUBS				
CPB	72	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal
BP	239	Buddleia davidii 'Purple Haze'	Purple Haze Butterfly Bush	5 gal
BSP	38	Caryopteris incana	Common Bluebeard Spirea	5 gal
CD	83	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Shrub	5 gal
CA2	40	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal
ES	129	Ericameria nauseosa speciosa	Dwarf Blue Rabbitbrush	5 gal
PL	130	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	5 gal
PL2	228	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	5 gal
PJ	46	Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla	5 gal
SGP	322	Potentilla fruticosa 'Sutters Gold'	Sutter's Gold Potentilla	5 gal
PBP	308	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	5 gal
PPB	257	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal
RG	126	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RAA	120	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal
RD	48	Rosa x 'Morden Sunrise'	Morden Sunrise Rose	5 gal
RXN	68	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal
SC2	15	Spiraea x burmalda 'Walbuma'	Magic Carpet Spirea	5 gal
SO	76	Symphoricarpos occidentalis	Western Snowberry	5 gal
SC	54	Symphoricarpos x chenaultii 'Hancock'	Hancock Chenault Coralberry	5 gal

EVERGREEN SHRUBS				
BI	125	Buxus sinica 'Wintergreen'	Wintergreen Littleleaf Boxwood	5 gal
CL	42	Cytisus x 'Lena'	Broom	5 gal
EC	101	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	5 gal
JA2	116	Juniperus communis 'Alpine Carpet'	Alpine Carpet Juniper	5 gal
JUB	106	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal
MLJ	52	Juniperus horizontalis 'Mother Lode'	'Mother Lode' Juniper	5 gal
JW	86	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 gal
BJ	51	Juniperus sabinia 'Buffalo'	Buffalo Juniper	5 gal
PC2	42	Pinus mugo 'Valley Cushion'	Valley Cushion Mugo Pine	5 gal

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
	122,186 sf	PEA GRAVEL	3/8" Pea Gravel

SYMBOLS & ABBREVIATIONS

<p>AC. = ACRE APPROXIMATE = APPROX. B&B = BALL AND BURLAP BOC = BACK OF CURB B.M. = BENCH MARK BLDG. = BUILDING B.S. = BOTTOM OF STAIR B.W. = BOTTOM OF WALL CAL. = CALIPER C.B. = CATCH BASIN CL. CATCH BASIN CENTER LINE C.O. = CLEANOUT COL. = COLUMN CONC. = CONCRETE CONT. = CONTINUOUS CONTR. = CONTRACTOR C.F. = CUBIC FEET C.Y. = CUBIC YARD DET. = DETAIL DIM. = DIMENSION DIA. = DIAMETER DWG. = DRAWING EA. = EACH ELEV. = ELEVATION EXIST. = EXISTING</p>	<p>E.P. = EDGE OF PAVING EXP. = EXPANSION E.W. = EACH WAY F.F. = FINISH FLOOR F.G. = FINISH GRADE FIN. = FINISH F.H. = FIRE HYDRANT FL. = FLOW LINE FTG. = FOOTING FT. = FEET GA. = GAUGE GALV. = GALVANIZED H.W. = HEAD WALL H.P. = HIGH POINT HT. = HEIGHT HORIZ. = HORIZON I.D. = INNER DIAMETER IN. = INCH INV. = INVERT L.P. = LOW POINT L.F. = LINEAR FEET L.S.Y. = LINEAR SQUARE YARD L.S. = LINEAR SQUARE M.H. = MAN HOLE MIN. = MINIMUM MISC. = MISCELLANEOUS N.I.C. = NOT IN CONTRACT</p>	<p>N.T.S. = NOT TO SCALE O.C. = ON CENTER O.D. = OUTSIDE DIAMETER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF CONNECTION P.V.C. = POLYVINYL CHLORIDE PIPE PL. = PROPERTY LINE R. = RADIUS R.C.P. = REINFORCED CONCRETE PIPE R.O.W. = RIGHT OF WAY REQD. = REQUIRED REINF. = REINFORCED SHT. = SHEET SPEC. = SPECIFICATIONS SQ. = SQUARE S.F. = SQUARE FEET S.Y. = SQUARE YARD S.S. = STAINLESS STEEL T.C. = TOP OF CURB T.S. = TOP OF STAIR T.W. = TOP OF WALL TYP. = TYPICAL VERT. = VERTICAL W/O = WITH OUT W.W.M. = WOVEN WIRE MESH</p>	<p>NOTE IDENTIFICATION</p> <p> DEMOLITION NOTE</p> <p> CONSTRUCTION NOTE</p> <p>ELEVATION IDENTIFICATION</p> <p> 5280.10 SPOT ELEVATION</p> <p> 5280.10 ELEVATION</p> <p>DETAIL IDENTIFICATION</p> <p> DETAIL NUMBER</p> <p> DETAIL NAME</p> <p> SHEET NUMBER</p>
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<p>DETAIL SECTION IDENTIFICATION</p> <p> DETAIL NUMBER</p> <p> SHEET NUMBER</p>	<p> SECTION DESIGNATION</p>
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GENERAL LAYOUT NOTES

ALL EXISTING GRADING, CURB LAYOUT, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS, AND ARE SHOWN FOR INFORMATION ONLY.

ALL PROPOSED UTILITIES, STREET LAYOUT AND GRADING INFORMATION WAS PREPARED BY OTHERS, AND ARE SHOWN FOR INFORMATION ONLY. REFER TO CIVIL DRAWING PACKAGE FOR FURTHER INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO CONSTRUCTION.

STREET LIGHTING WILL BE PROVIDED ON SITE PER CIVIL CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY LOCATIONS IN FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.

ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, CENTERLINE OF ARCHITECTURAL COLUMN, AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

COORDINATE PROPOSED WALKS AND RAMPS WITH EXISTING CONDITIONS. LAYOUT OF ARCS TO BE SMOOTH AND CONTINUOUS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.

UNLESS OTHERWISE NOTED, FOR ALL ATTACHED AND DETACHED CITY SIDEWALKS, ACCESSIBLE RAMPS AND CURB & GUTTER WITHIN RIGHT-OF-WAY, REFER TO CIVIL CONTRACTOR SHALL VERIFY ALL WALK WIDTHS, GRADES AND ADJACENT CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES.

DRAWING AND PLAN NOTES REPRESENT FINISHED, BUILT CONDITIONS. ALL BRACING, TEMPORARY SUPPORTS AND SHORING NECESSARY FOR CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

REFER TO IRRIGATION DRAWINGS FOR GENERAL NOTES REGARDING IRRIGATION SYSTEM CONSTRUCTION.

ALL QUANTITIES ARE PROVIDED FOR REFERENCE. CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL QUANTITIES AND NOTIFYING THE DISTRICT ENGINEER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

SITE PLAN NOTES:

REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF AURORA STANDARDS AT THE CONTRACTOR'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ALL VERTICAL CONCRETE SHALL BE A MINIMUM OF 4000 PSI AND SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING CODES. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED. LANDSCAPE ARCHITECT TO PROVIDE CONTRACTOR WITH DIGITAL FILES FOR LAYING OUT WALLS, PLANTERS, WALKS, AND JOINTS, TO BE REVIEWED IN THE FIELD PRIOR TO POURING.

GENERAL LANDSCAPE NOTES

REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.

CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.

PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.

TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.

PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.

FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER. EDGER INSTALLED ADJACENT TO TURF SHALL MAINTAIN A MAXIMUM FINISHED HEIGHT 1/2 INCH ABOVE ROOTING AREA.

LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

TREES WITHIN THE TREE LAWN AND IN SIGHT TRIANGLES SHALL BE LIMBED UP TO 6' TO MEET SIGHT VISIBILITY REQUIREMENTS.

SOIL PREPARATION: LIST TYPE AND QUANTITY OF AMENDMENT(S) TO BE APPLIED. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.

ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

GENERAL GRADING/EARTHWORK NOTES:

PROPOSED SPOT ELEVATIONS AND CONTOURS ARE BASED ON OVERLOT GRADING BASE FILES AND EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENSING WORK AND SHALL VERIFY ACCURACY OF AS-BUILT GRADING WITH PROPOSED DESIGN AND NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.

MAXIMUM SLOPES IN LANDSCAPE AREAS SHALL NOT EXCEED 4:1 UNLESS OTHERWISE NOTED AND MINIMUM SLOPES IN LANDSCAPE AREAS SHALL BE 2% UNLESS OTHERWISE NOTED ON THE DRAWINGS.

MAXIMUM CROSS SLOPE ON ALL CONCRETE WALKS SHALL NOT EXCEED 2%; MAXIMUM SLOPE ALONG LENGTH OF WALKS SHALL NOT EXCEED 4.99%, UNLESS OTHERWISE NOTED.

PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED ON THE DRAWINGS.

TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING

CONTRACTOR SHALL ESTABLISH ROUGH GRADES TO WITHIN ONE-TENTH OF A FOOT AND ESTABLISH FINAL GRADES PER PLANS. GRADES REPRESENTED HERE ARE FINISH SURFACE GRADES, INCLUDING ANY TOPSOILS, AMENDMENTS, MULCHES, PAVING, ETC.

FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SEEDING/SODDING OR PLANTING.

CONTRACTOR TO GRADE AND REPAIR ALL DISTURBED AREAS IN ORDER TO CREATE A SMOOTH TRANSITION FROM NEW GRADE TO EXISTING GRADE, INCLUDING HARDSCAPE AND SOFTSCAPE AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

GRADING NOT SHOWN ALONG TREE LAWN/CURBSIDE LANDSCAPE AREA. CONTRACTOR SHALL MEET ADJACENT CONDITIONS AND AS PROVIDED IN CIVIL GRADING PLANS, AVAILABLE UPON REQUEST FROM THE DISTRICT ENGINEER.

ENGINEERING:



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80223
303.431.6100 MARTIN.MARTIN.COM

LAND PLANNING:



pcs group inc. www.pcsgruopco.com
200 Kiplington St
denver co 80223
1.303.531.4905

PREPARED FOR:

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVE. STE. 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
1			
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

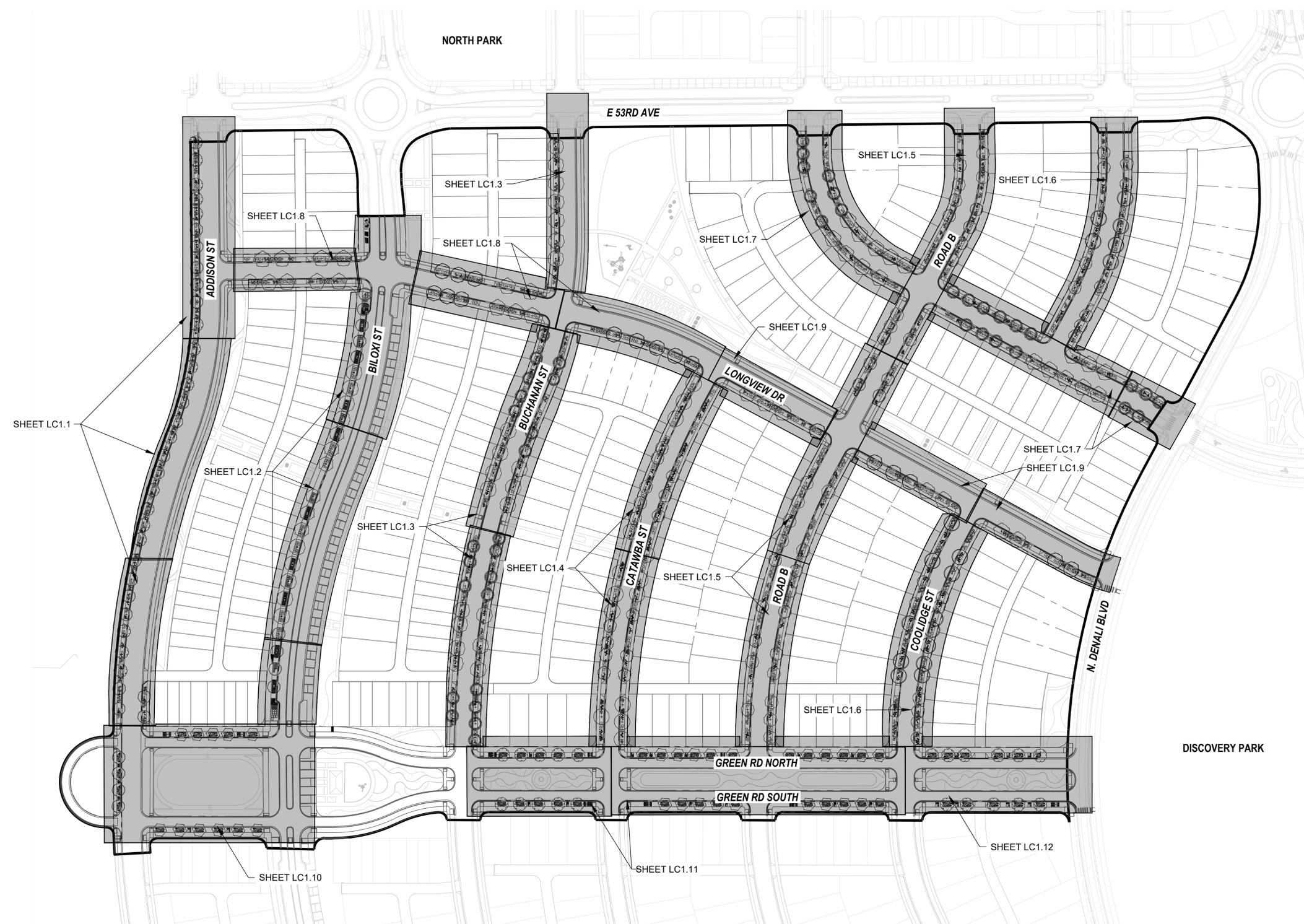
DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

CURBSIDE LANDSCAPE NOTES & PLANT SCHEDULE

LCO.1



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

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100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

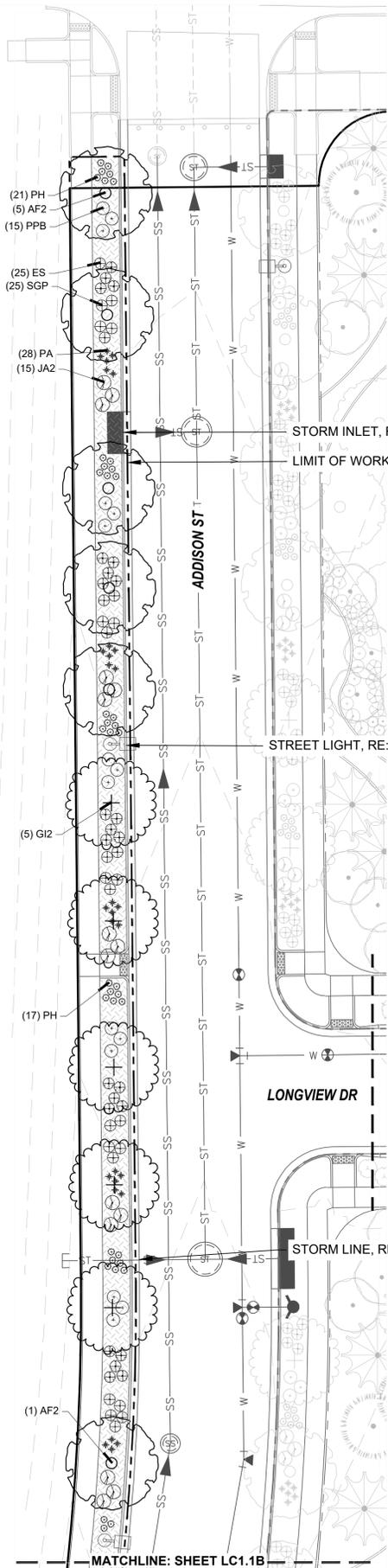
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PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

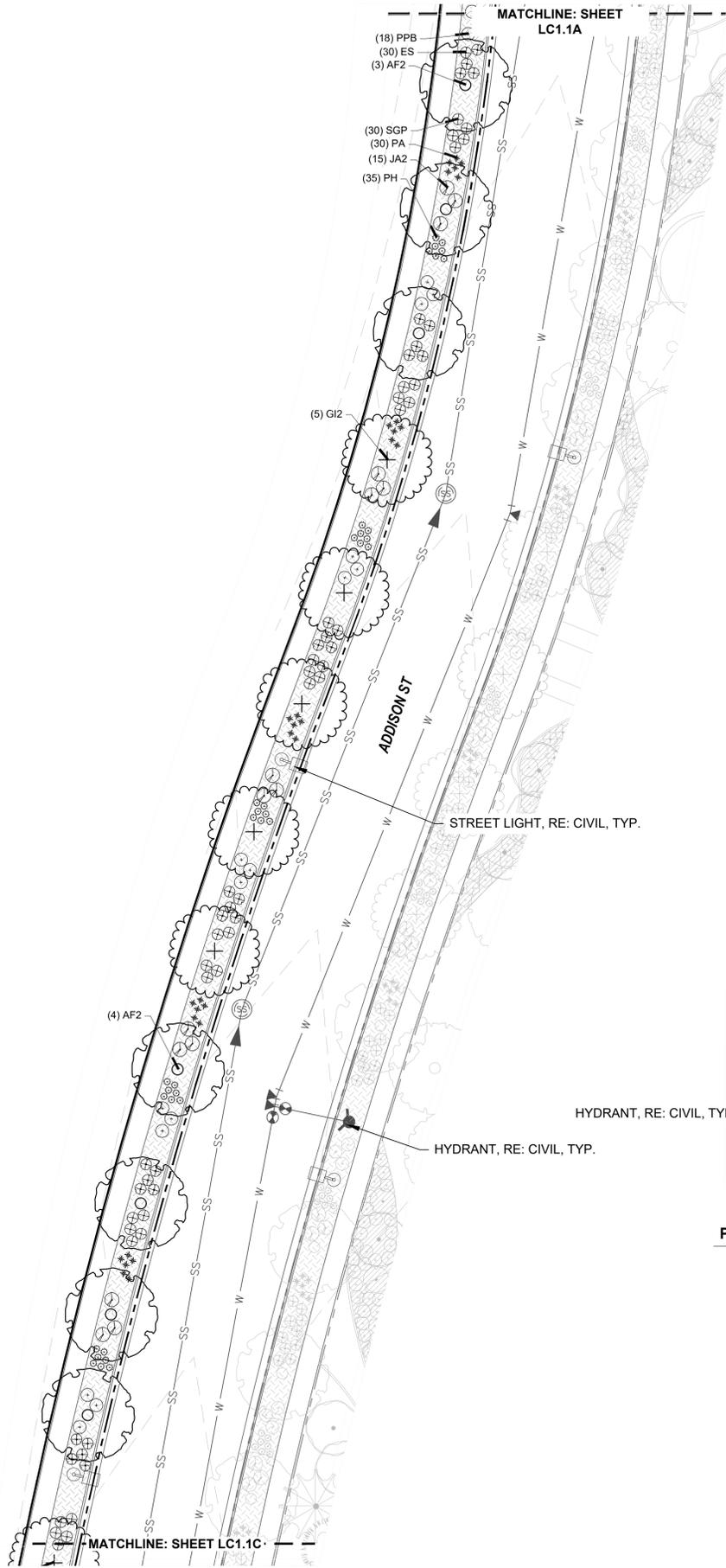
ISSUED:
11/15/2024

**CURBSIDE
 OVERALL PLAN &
 SHEET INDEX**

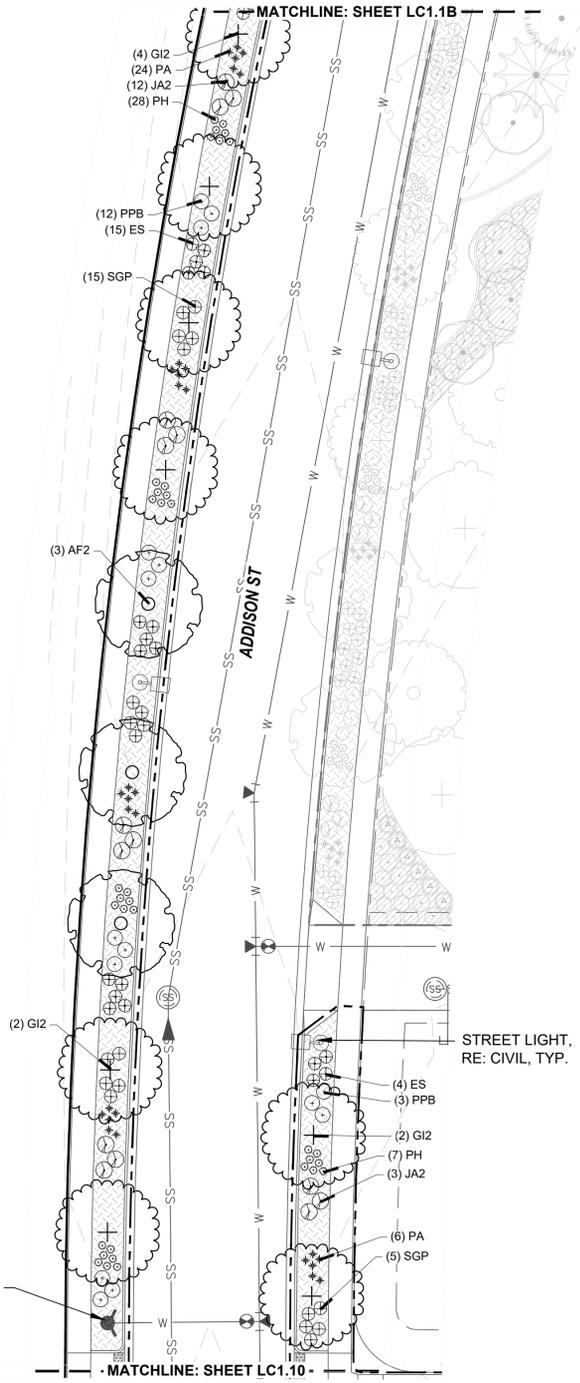
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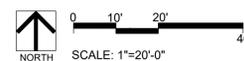
PLANTING PLAN LC1.1A



PLANTING PLAN LC1.1B



PLANTING PLAN LC1.1C

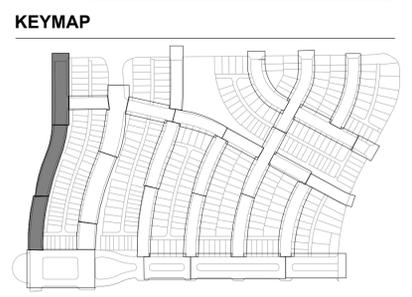


KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

- DECIDUOUS TREES**
- QBO Buckley Oak
 - CO Common Hackberry
 - UE Emerald Sunshine Elm
 - AE Frontier Elm
 - QL Greenspire Littleleaf Linden
 - SJ Japanese Pagodatree
 - GD Kentucky Coffeetree
 - CS Northern Catalpa
 - TR Redmond American Linden
 - AF2 Redpointe® Maple
 - GI2 Skyline Thornless Honey Locust
 - UP2 Triumph Elm
- ORNAMENTAL GRASSES**
- BB Blonde Ambition Blue Grama
 - BOG Blue Oat Grass
 - PH Blue Switch Grass
 - PA Dwarf Fountain Grass
 - NP Mexican Feathergrass
 - CO2 Overdam Feather Reed Grass
 - SH Prairie Dropseed
 - ET Sand Lovegrass
 - SS Standing Ovation Little Bluestem
- DECIDUOUS SHRUBS**
- CA2 Arctic Fire Dogwood
 - RAA Autumn Amber Sumac
 - CD Blue Mist Shrub
 - BSP Common Bluebeard Spirea
 - CPB Crimson Pygmy Barberry
 - ES Dwarf Blue Rabbitbrush
 - PL2 Dwarf Ninebark
 - RXN Flower Carpet Red Groundcover Rose 1-2T, 2-3W
 - RG Gro-Low Fragrant Sumac
 - SC Hancock Chenault Coralberry
 - PJ Jackman's Potentilla
 - PL Little Spire Russian Sage
 - SC2 Magic Carpet Spirea
 - RD Morden Sunrise Rose
 - PPB Pawnee Buttes Sand Cherry
 - PBP Pink Beauty Potentilla
 - BP Purple Haze Butterfly Bush
 - SGP Sutter's Gold Potentilla
 - SO Western Snowberry
- EVERGREEN SHRUBS**
- MLJ Mother Lode® Juniper
 - JA2 Alpine Carpet Juniper
 - JUB Blue Chip Juniper
 - JW Blue Rug Juniper
 - CL Broom
 - BJ Buffalo Juniper
 - EC Purple-leaf Winter Creeper
 - PC2 Valley Cushion Mugo Pine
 - BI Wintergreen Littleleaf Boxwood
- SYMBOL COMMON NAME**
- GROUND COVERS**
- 3/8" Pea Gravel



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**CURBSIDE
 PLANTING PLAN**

LC1.4

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
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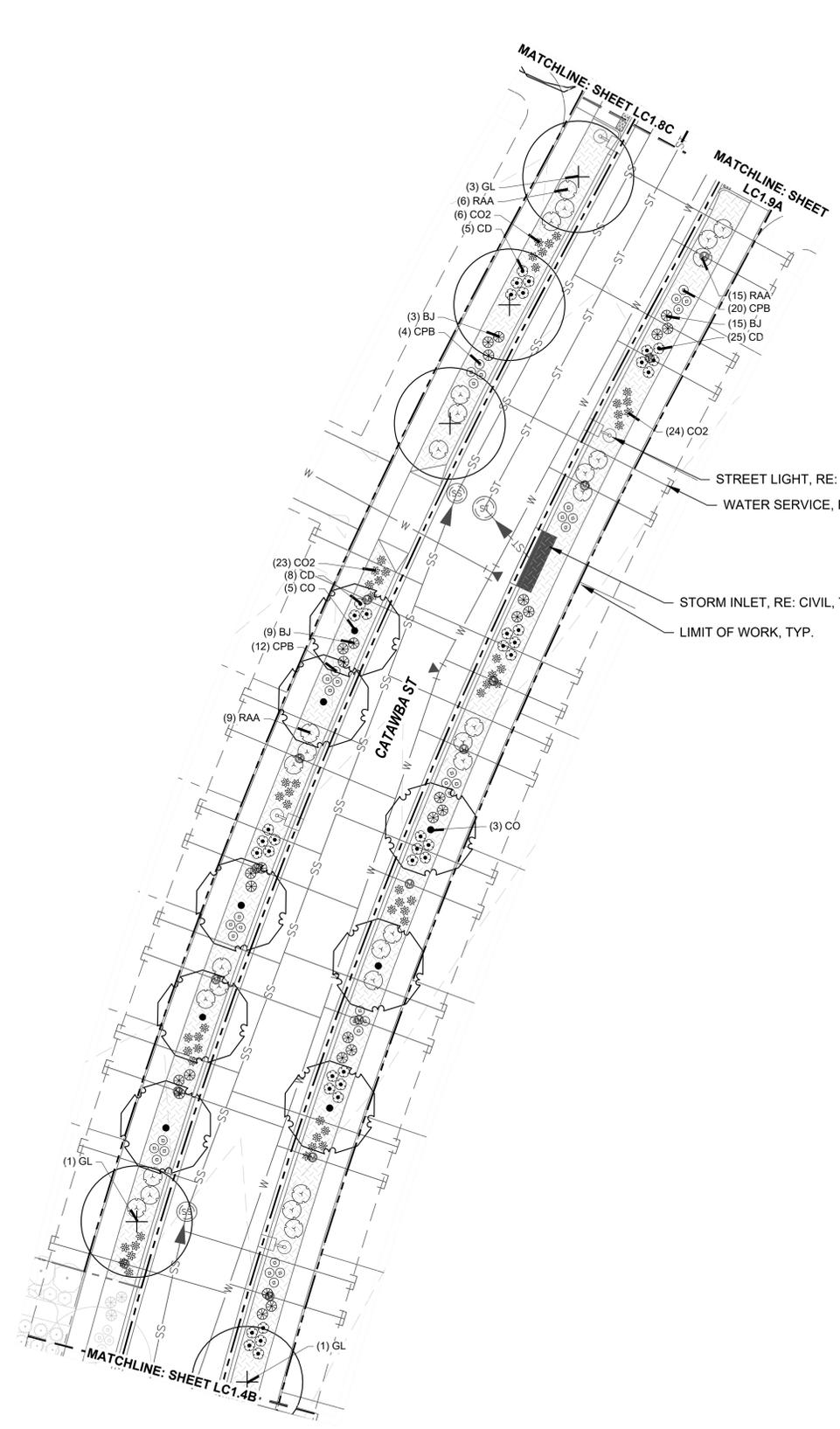
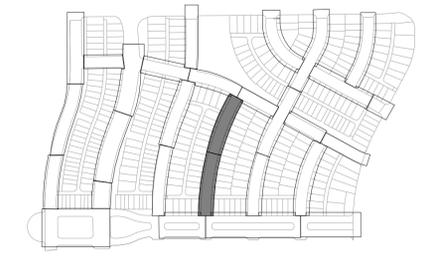
PLANT SCHEDULE

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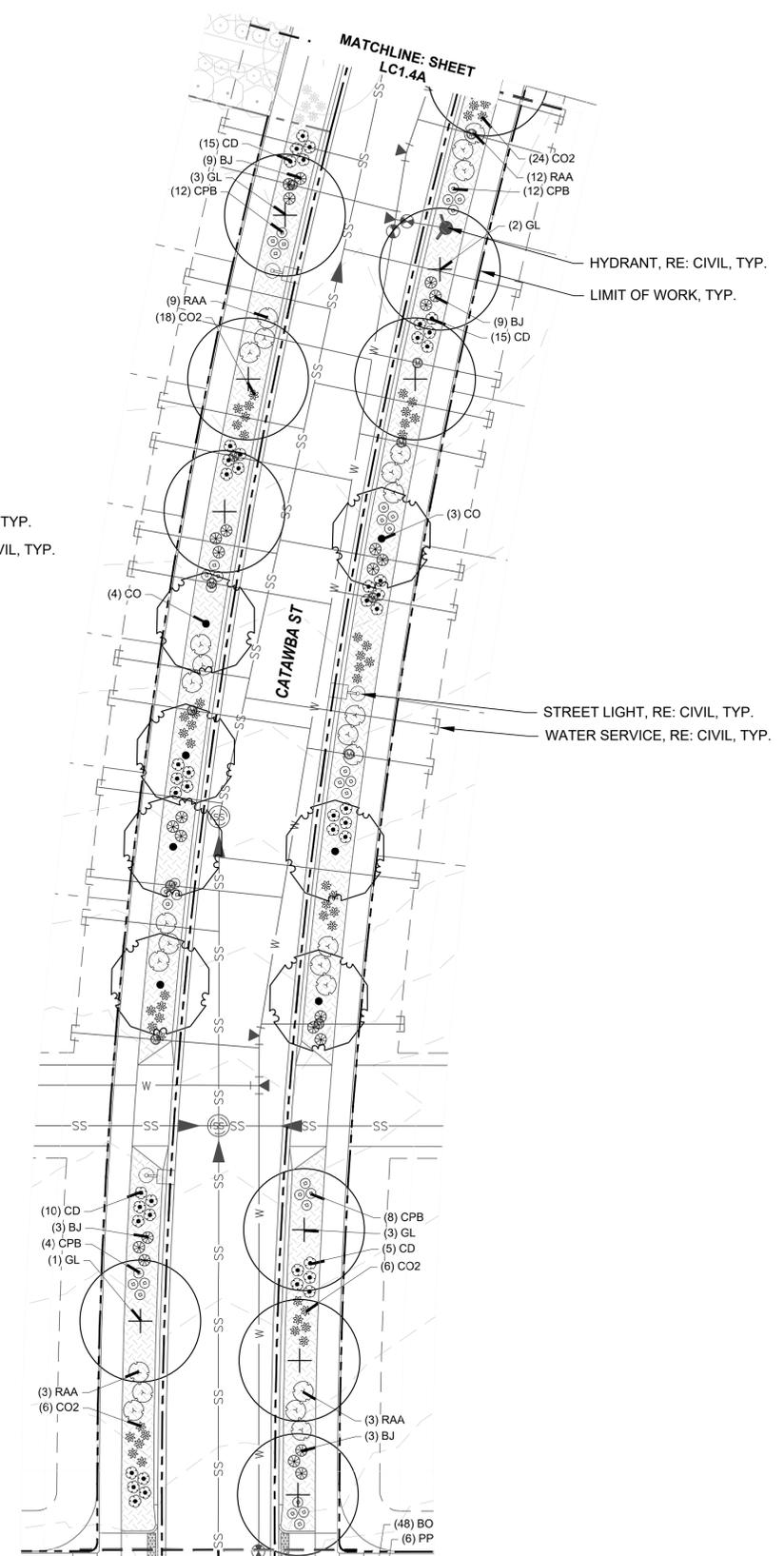
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- 3/8" Pea Gravel

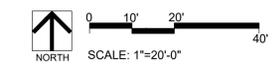
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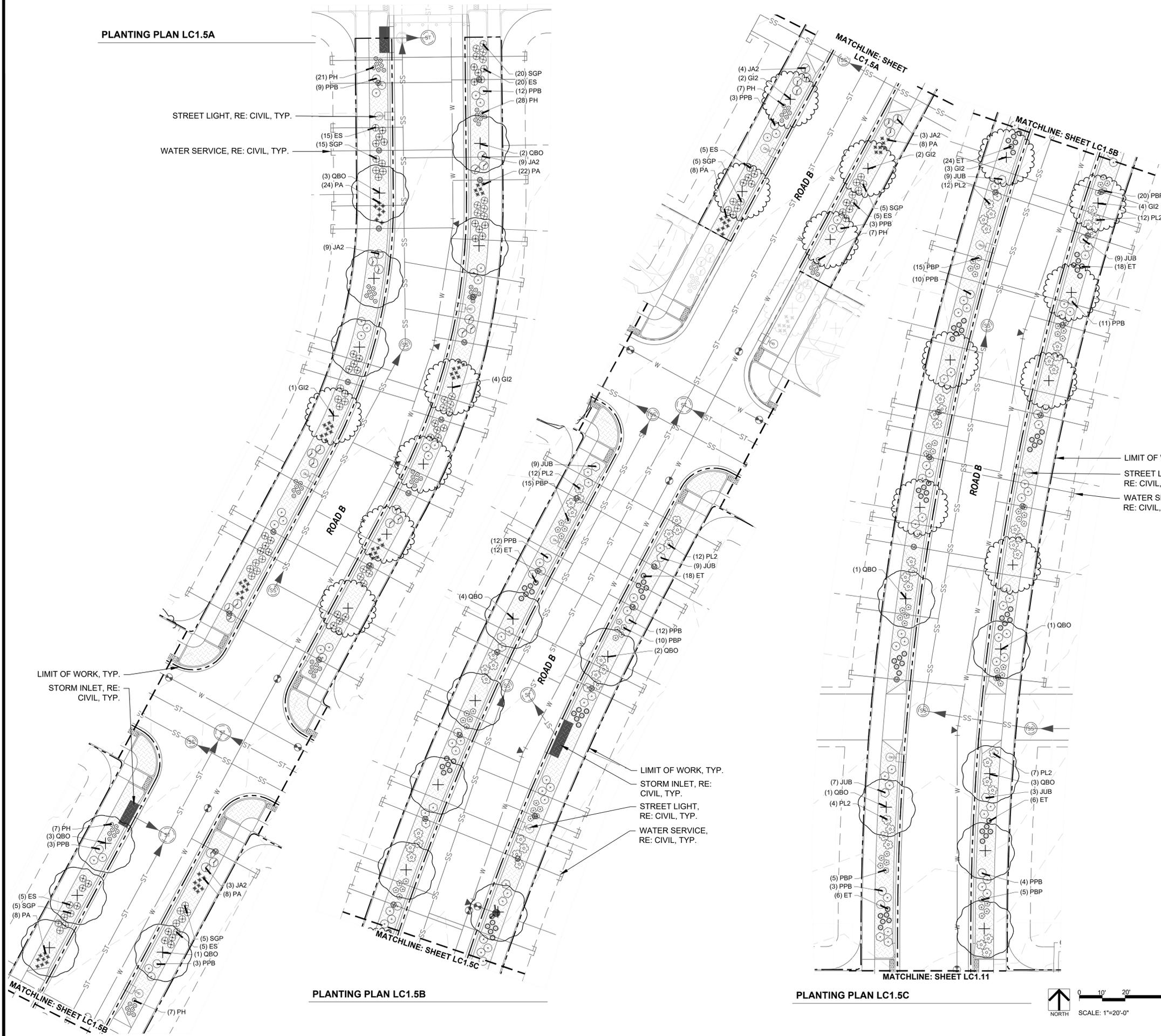
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PLANTING PLAN LC1.4B



PLANTING PLAN LC1.5A



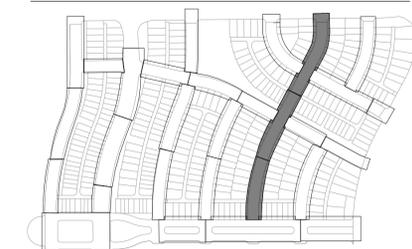
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- 3/8" Pea Gravel

KEYMAP



REVISIONS:

NO.	DATE	REVISION DESCRIPTION	BY
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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

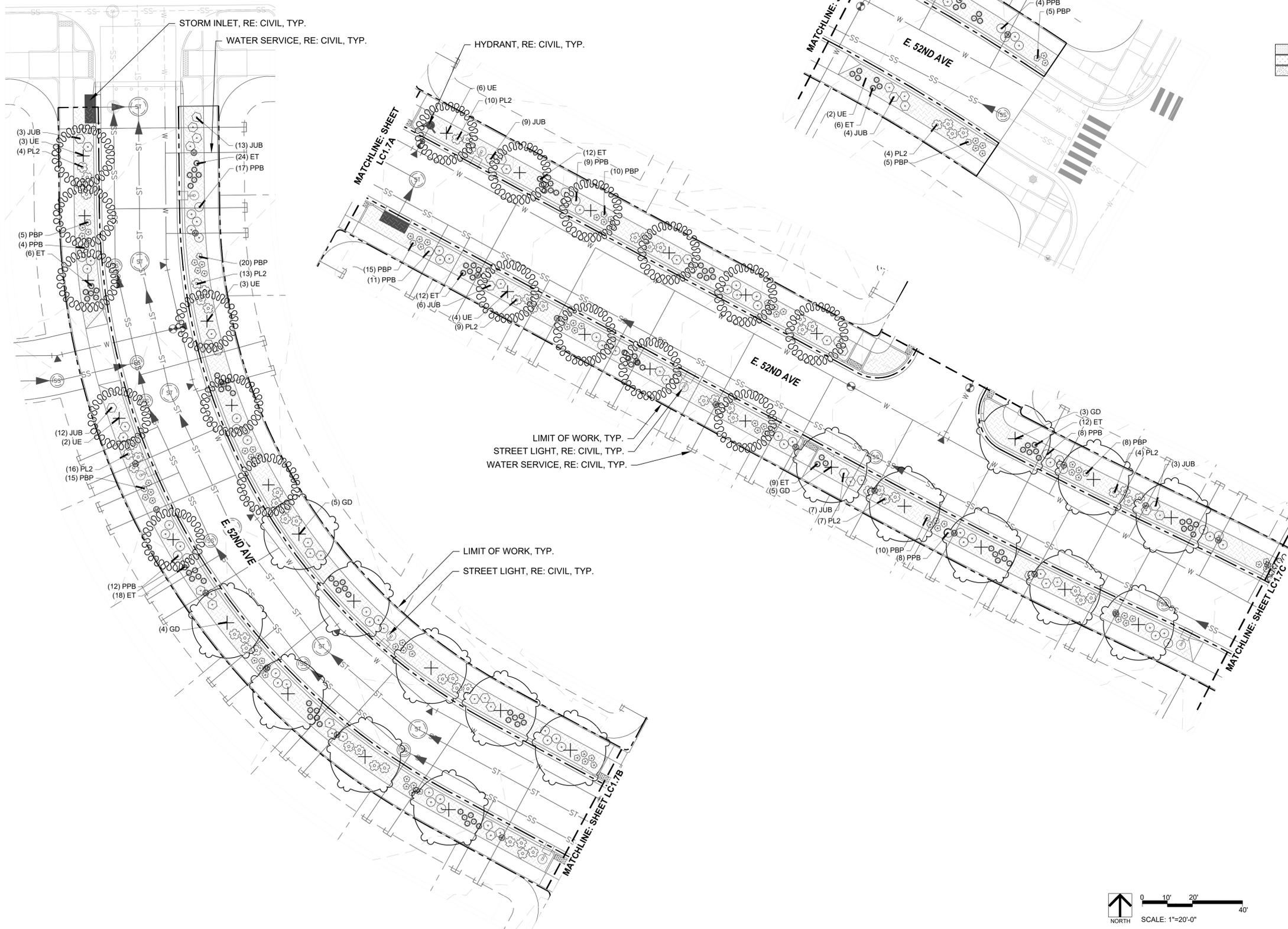
**CURBSIDE
 PLANTING PLAN**

LC1.5

PLANTING PLAN LC1.7C

PLANTING PLAN LC1.7A

PLANTING PLAN LC1.7B



KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

DECIDUOUS TREES	
QBO	Buckley Oak
CO	Common Hackberry
UE	Emerald Sunshine Elm
AE	Frontier Elm
QL	Greenspire Littleleaf Linden
SJ	Japanese Pagodatre
GD	Kentucky Coffeetree
CS	Northern Catalpa
TR	Redmond American Linden
AF2	Redpointe® Maple
GI2	Skyline Thornless Honey Locust
UP2	Triumph Elm

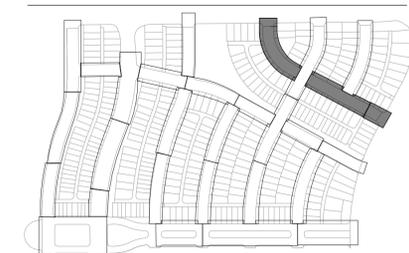
ORNAMENTAL GRASSES	
BB	Blonde Ambition Blue Grama
BOG	Blue Oat Grass
PH	Blue Switch Grass
PA	Dwarf Fountain Grass
NP	Mexican Feathergrass
CO2	Overdam Feather Reed Grass
SH	Prairie Dropseed
ET	Sand Lovegrass
SS	Standing Ovation Little Bluestem

DECIDUOUS SHRUBS	
CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
BSP	Common Bluebeard Spirea
CPB	Crimson Pygmy Barberry
ES	Dwarf Blue Rabbitbrush
PL2	Dwarf Ninebark
RXN	Flower Carpet Red Groundcover Rose
	1-2T, 2-3W
RG	Gro-Low Fragrant Sumac
SC	Hancock Chenault Coralberry
PJ	Jackman's Potentilla
PL	Little Spire Russian Sage
SC2	Magic Carpet Spirea
RD	Morden Sunrise Rose
PPB	Pawnee Buttes Sand Cherry
PBP	Pink Beauty Potentilla
BP	Purple Haze Butterfly Bush
SGP	Sutter's Gold Potentilla
SO	Western Snowberry

EVERGREEN SHRUBS	
MLJ	Mother Lode® Juniper
JA2	Alpine Carpet Juniper
JUB	Blue Chip Juniper
JW	Blue Rug Juniper
CL	Broom
BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

SYMBOL	COMMON NAME
[Pattern]	GROUND COVERS
[Pattern]	3/8" Pea Gravel

KEYMAP



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 BUILDER CURBSIDE LANDSCAPE

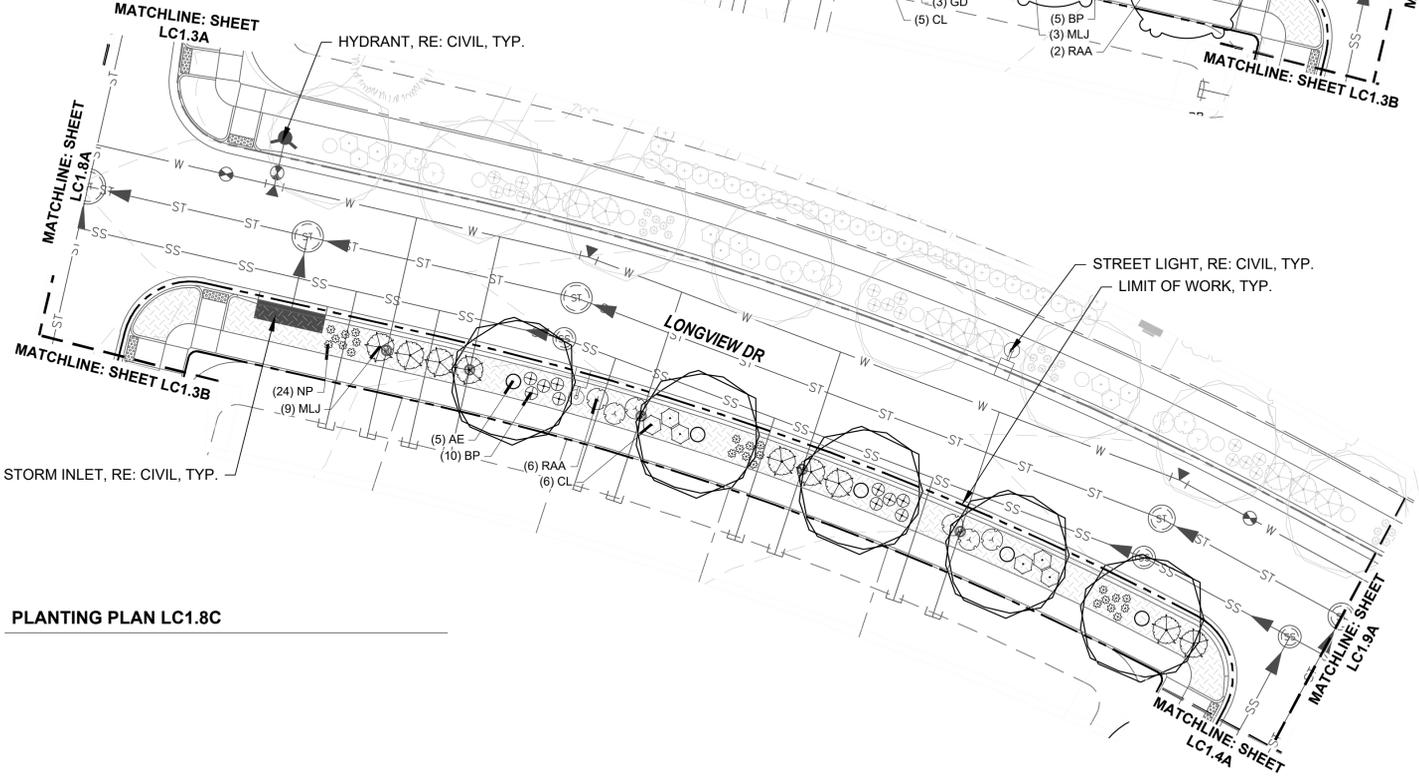
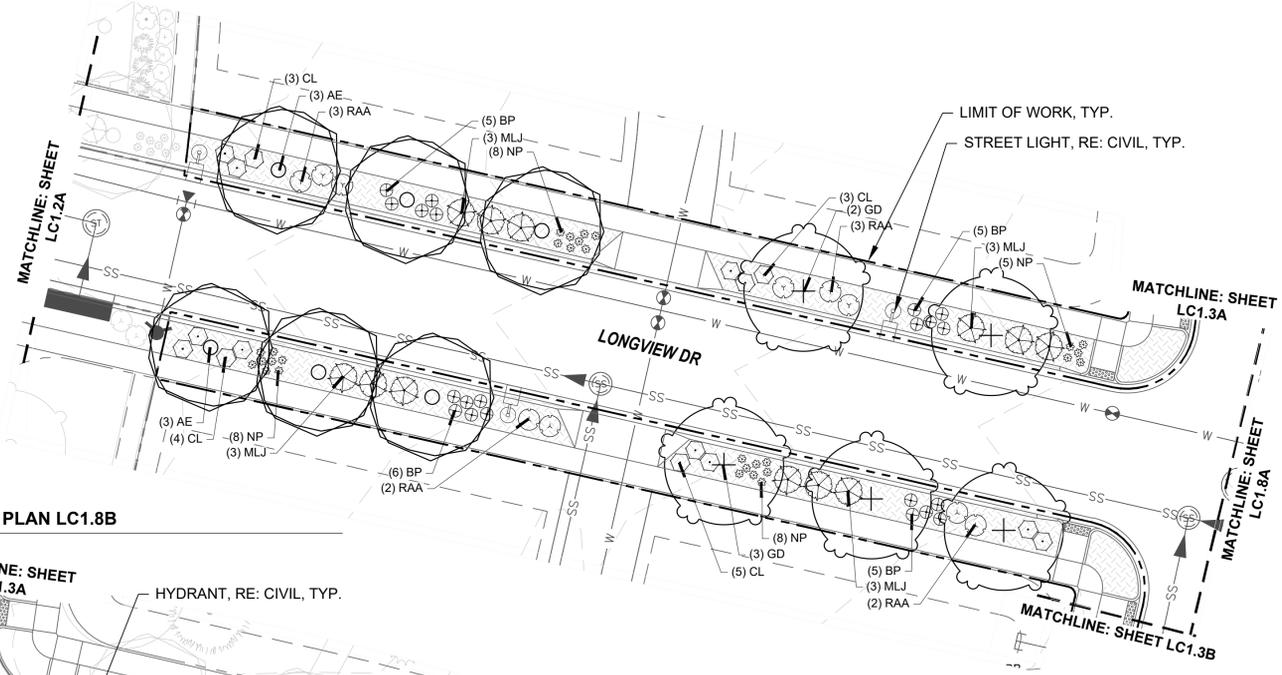
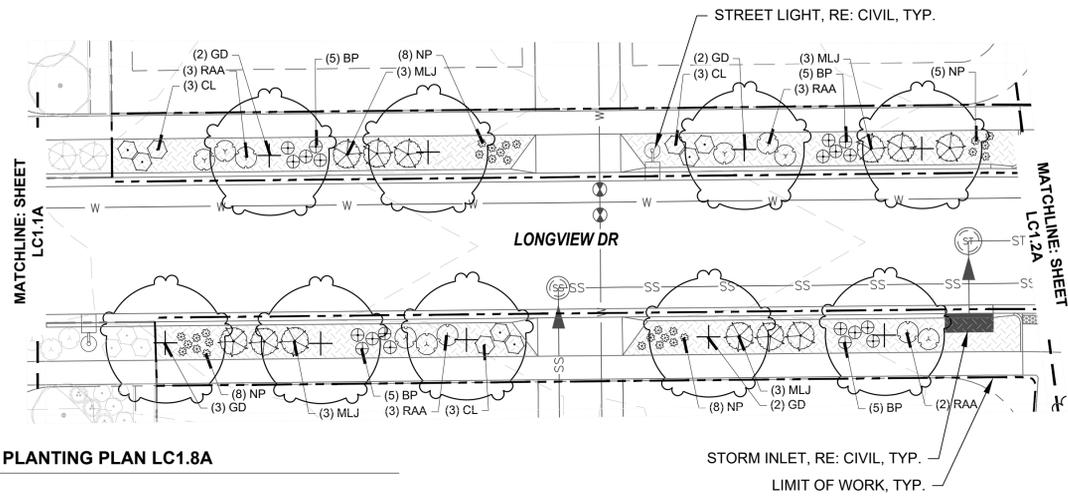
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**CURBSIDE
 PLANTING PLAN**

LC1.7



KEYNOTES

1.0 PAVING/ SURFACE/ EDGE SECTIONS

1.1	CONCRETE PAVING	(1, L3.1)
1.2	CONCRETE PAVING JOINTS	(2, L3.1)
1.3	CRUSHED STONE PAVING	(3, L3.1)
1.4	UNIT CONCRETE PAVERS	(4, L3.1)
1.5	CEDAR MULCH	-
1.6	PEA GRAVEL	-

6.0 PLANTING

6.1	SHRUB PLANTING	(1, L5.6)
6.2	TREE PLANTING	(2, L5.6)
6.3	TREE PLANTING ON A SLOPE	(3, L5.6)
6.4	PERENNIAL & GRASS PLANTING	(4, L5.6)
6.5	SOD	-
6.6	SEED MIX A	-
6.7	SEED MIX B	-

PLANT SCHEDULE

DECIDUOUS TREES

QBO	Buckley Oak
CO	Common Hackberry
UE	Emerald Sunshine Elm
AE	Frontier Elm
QL	Greenspire Littleleaf Linden
SJ	Japanese Pagodatree
GD	Kentucky Coffeetree
CS	Northern Catalpa
TR	Redmond American Linden
AF2	Redpointe® Maple
GI2	Skyline Thornless Honey Locust
UP2	Triumph Elm

ORNAMENTAL GRASSES

BB	Blonde Ambition Blue Grama
BOG	Blue Oat Grass
PH	Blue Switch Grass
PA	Dwarf Fountain Grass
NP	Mexican Feathergrass
CO2	Overdam Feather Reed Grass
SH	Prairie Dropseed
ET	Sand Lovegrass
SS	Standing Ovation Little Bluestem

DECIDUOUS SHRUBS

CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
BSP	Common Bluebeard Spirea
CPB	Crimson Pygmy Barberry
ES	Dwarf Blue Rabbitbrush
PL2	Dwarf Ninebark
RXN	Flower Carpet Red Groundcover Rose
	1-2T, 2-3W
RG	Gro-Low Fragrant Sumac
SC	Hancock Chenaunt Coralberry
PJ	Jackman's Potentilla
PL	Little Spire Russian Sage
SC2	Magic Carpet Spirea
RD	Morden Sunrise Rose
PPB	Pawnee Buttes Sand Cherry
PBP	Pink Beauty Potentilla
BP	Purple Haze Butterfly Bush
SGP	Sutter's Gold Potentilla
SO	Western Snowberry

EVERGREEN SHRUBS

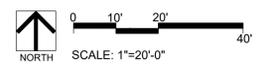
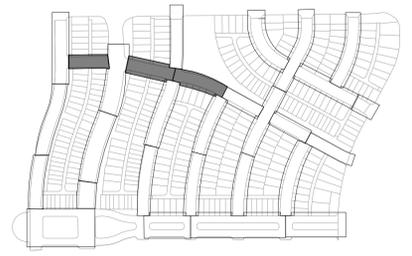
MLJ	Mother Lode® Juniper
JA2	Alpine Carpet Juniper
JUB	Blue Chip Juniper
JW	Blue Rug Juniper
CL	Broom
BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

SYMBOL COMMON NAME

GROUND COVERS

[Symbol]	3/8" Pea Gravel
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KEYMAP



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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
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 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

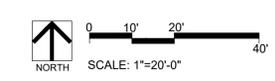
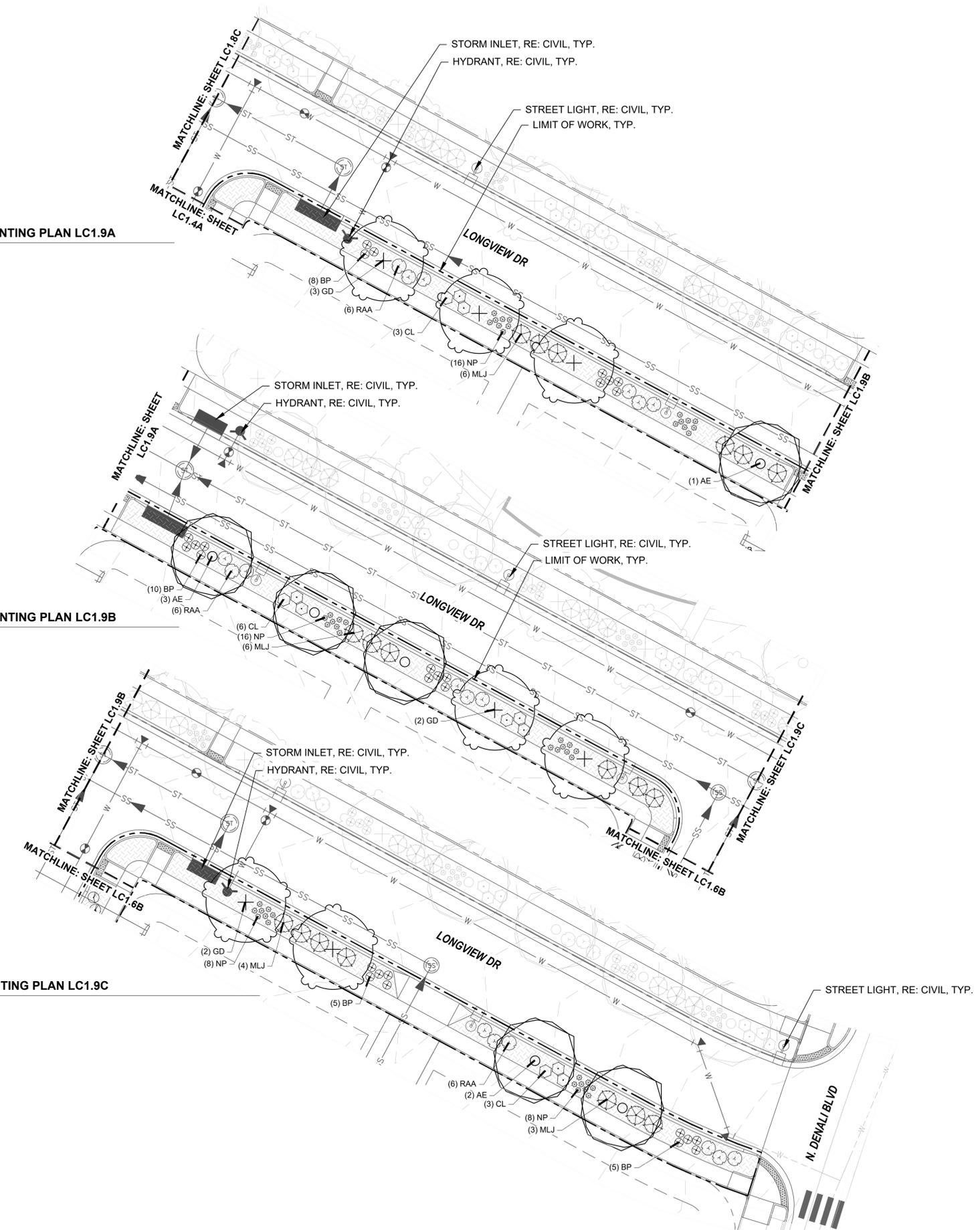
ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

PLANTING PLAN LC1.9A

PLANTING PLAN LC1.9B

PLANTING PLAN LC1.9C



KEYNOTES

1.0 PAVING/ SURFACE/ EDGE SECTIONS

1.1	CONCRETE PAVING	(1, L3.1)
1.2	CONCRETE PAVING JOINTS	(2, L3.1)
1.3	CRUSHED STONE PAVING	(3, L3.1)
1.4	UNIT CONCRETE PAVERS	(4, L3.1)
1.5	CEDAR MULCH	-
1.6	PEA GRAVEL	-

6.0 PLANTING

6.1	SHRUB PLANTING	(1, L5.6)
6.2	TREE PLANTING	(2, L5.6)
6.3	TREE PLANTING ON A SLOPE	(3, L5.6)
6.4	PERENNIAL & GRASS PLANTING	(4, L5.6)
6.5	SOD	-
6.6	SEED MIX A	-
6.7	SEED MIX B	-

PLANT SCHEDULE

DECIDUOUS TREES

QBO	Buckley Oak
CO	Common Hackberry
UE	Emerald Sunshine Elm
AE	Frontier Elm
QL	Greenspire Littleleaf Linden
SJ	Japanese Pagodatree
GD	Kentucky Coffeetree
CS	Northern Catalpa
TR	Redmond American Linden
AF2	Redpointe® Maple
GI2	Skyline Thornless Honey Locust
UP2	Triumph Elm

ORNAMENTAL GRASSES

BB	Blonde Ambition Blue Grama
BOG	Blue Oat Grass
PH	Blue Switch Grass
PA	Dwarf Fountain Grass
NP	Mexican Feathergrass
CO2	Overdam Feather Reed Grass
SH	Prairie Dropseed
ET	Sand Lovegrass
SS	Standing Ovation Little Bluestem

DECIDUOUS SHRUBS

CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
BSP	Common Bluebeard Spirea
CPB	Crimson Pygmy Barberry
ES	Dwarf Blue Rabbitbrush
PL2	Dwarf Ninebark
RXN	Flower Carpet Red Groundcover Rose 1-2T, 2-3W
RG	Gro-Low Fragrant Sumac
SC	Hancock Chenault Coralberry
PJ	Jackman's Potentilla
PL	Little Spire Russian Sage
SC2	Magic Carpet Spirea
RD	Morden Sunrise Rose
PPB	Pawnee Buttes Sand Cherry
PBP	Pink Beauty Potentilla
BP	Purple Haze Butterfly Bush
SGP	Sutter's Gold Potentilla
SO	Western Snowberry

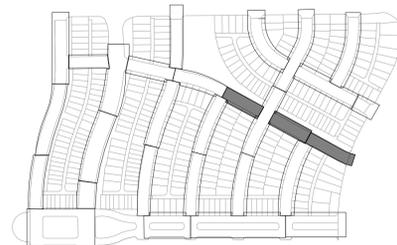
EVERGREEN SHRUBS

MLJ	Mother Lode® Juniper
JA2	Alpine Carpet Juniper
JUB	Blue Chip Juniper
JW	Blue Rug Juniper
CL	Broom
BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

GROUND COVERS

3/8"	Pea Gravel
------	------------

KEYMAP



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SHEET INFO:

WINDLER MIDTOWN
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BUILDER CURBSIDE LANDSCAPE

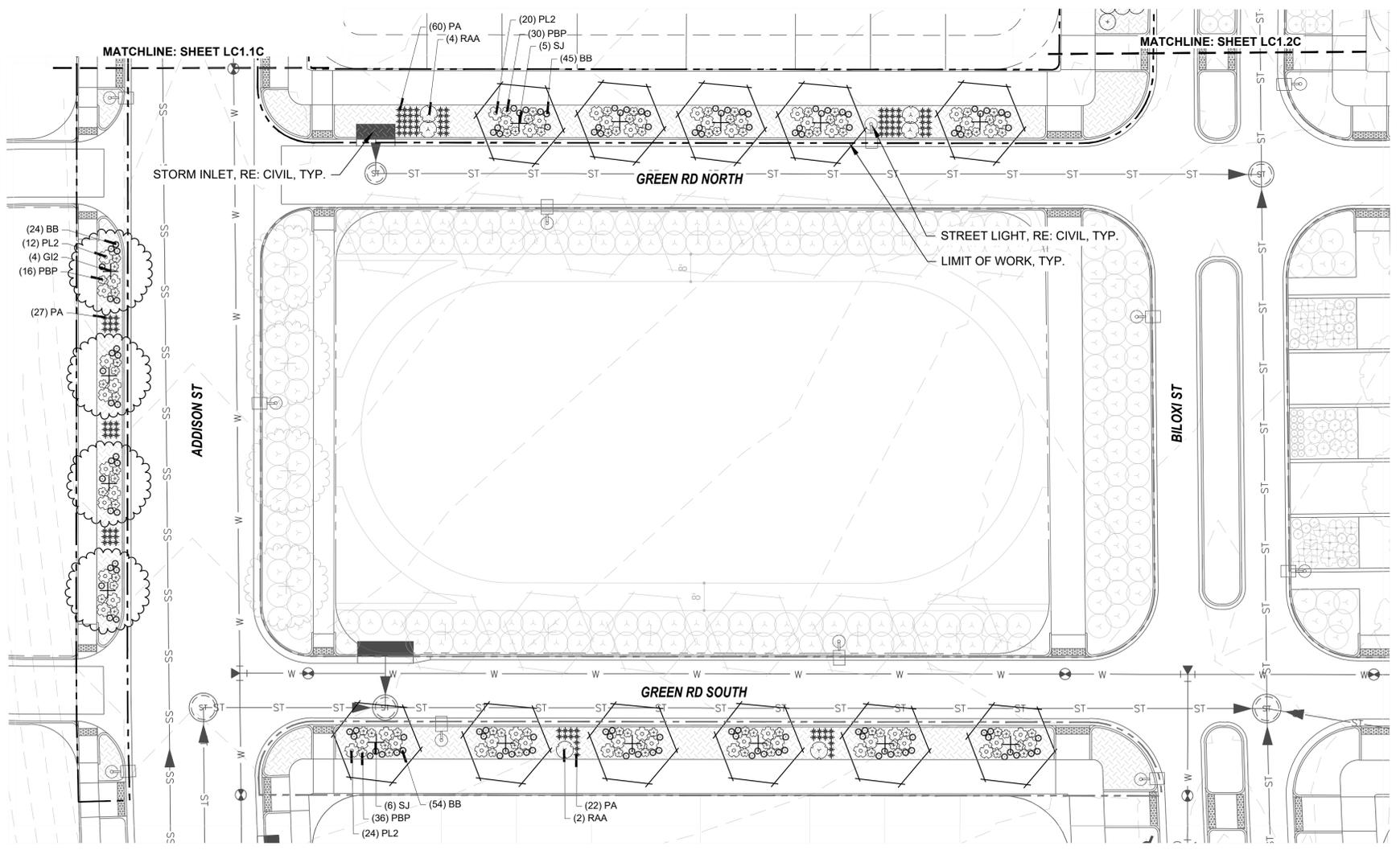
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PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

LC1.9



PLANTING PLAN LC1.10

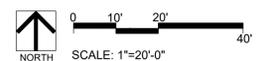
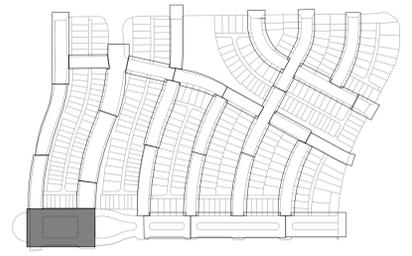
KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

- DECIDUOUS TREES**
- QBO Buckley Oak
 - CO Common Hackberry
 - UE Emerald Sunshine Elm
 - AE Frontier Elm
 - QL Greenspire Littleleaf Linden
 - SJ Japanese Pagodatre
 - GD Kentucky Coffeetree
 - CS Northern Catalpa
 - TR Redmond American Linden
 - AF2 Redpointe® Maple
 - G12 Skyline Thornless Honey Locust
 - UP2 Triumph Elm
- ORNAMENTAL GRASSES**
- BB Blonde Ambition Blue Grama
 - BOG Blue Oat Grass
 - PH Blue Switch Grass
 - PA Dwarf Fountain Grass
 - NP Mexican Feathergrass
 - CO2 Overdam Feather Reed Grass
 - SH Prairie Dropseed
 - ET Sand Lovegrass
 - SS Standing Ovation Little Bluestem
- DECIDUOUS SHRUBS**
- CA2 Arctic Fire Dogwood
 - RAA Autumn Amber Sumac
 - CD Blue Mist Shrub
 - BSP Common Bluebeard Spirea
 - CPB Crimson Pygmy Barberry
 - ES Dwarf Blue Rabbitbrush
 - PL2 Dwarf Ninebark
 - RXN Flower Carpet Red Groundcover Rose
 - 1-2T, 2-3W
 - RG Gro-Low Fragrant Sumac
 - SC Hancock Chenaunt Coralberry
 - PJ Jackman's Potentilla
 - PL Little Spire Russian Sage
 - SC2 Magic Carpet Spirea
 - RD Morden Sunrise Rose
 - PPB Pawnee Buttes Sand Cherry
 - PBP Pink Beauty Potentilla
 - BP Purple Haze Butterfly Bush
 - SGP Sutter's Gold Potentilla
 - SO Western Snowberry
- EVERGREEN SHRUBS**
- MLJ Mother Lode® Juniper
 - JA2 Alpine Carpet Juniper
 - JUB Blue Chip Juniper
 - JWB Blue Rug Juniper
 - CL Broom
 - BJ Buffalo Juniper
 - EC Purple-leaf Winter Creeper
 - PC2 Valley Cushion Mugo Pine
 - BI Wintergreen Littleleaf Boxwood
- SYMBOL COMMON NAME**
- GROUND COVERS**
- 3/8" Pea Gravel

KEYMAP



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WINDLER MIDTOWN
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BUILDER CURBSIDE LANDSCAPE

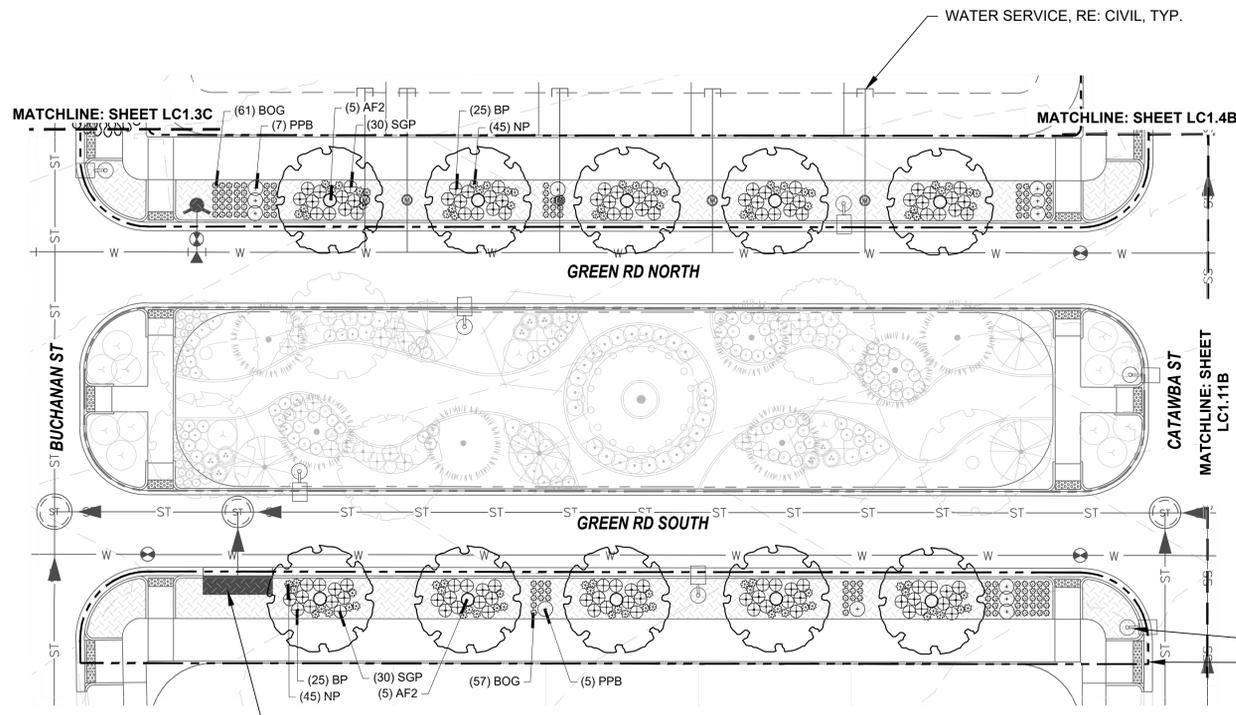
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

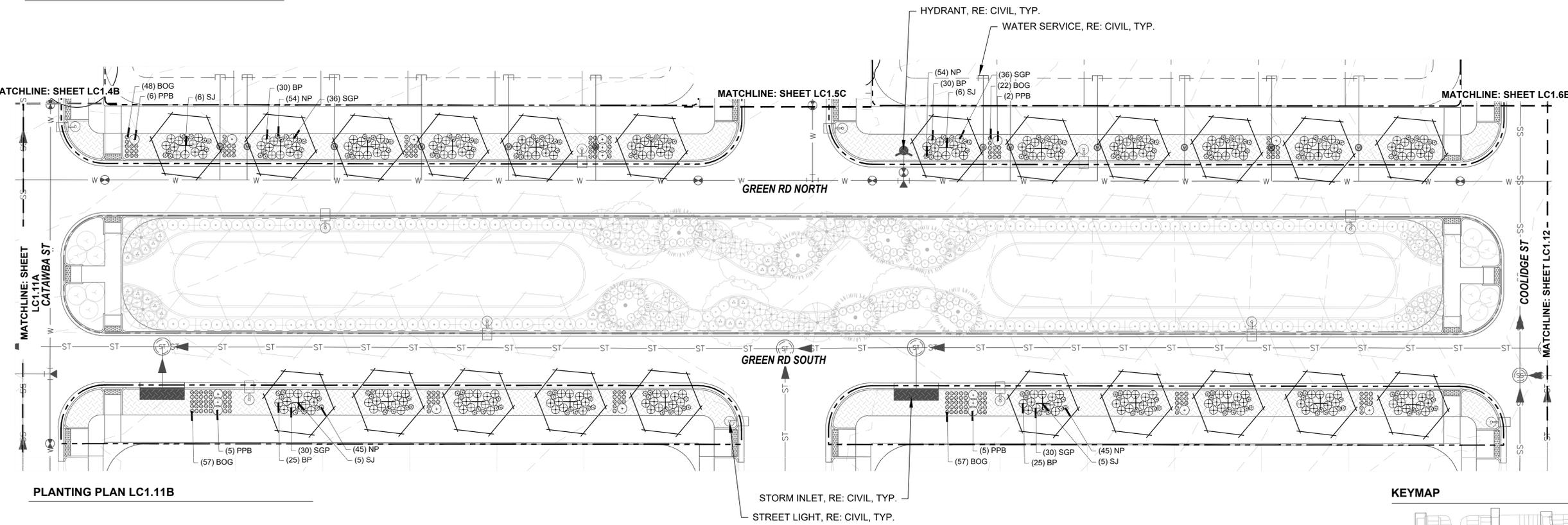
ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

LC1.10



PLANTING PLAN LC1.11A



PLANTING PLAN LC1.11B

PLANT SCHEDULE

- DECIDUOUS TREES**
- QBO Buckley Oak
 - CO Common Hackberry
 - UE Emerald Sunshine Elm
 - AE Frontier Elm
 - GL Greenspire Littleleaf Linden
 - SJ Japanese Pagodatree
 - GD Kentucky Coffeetree
 - CS Northern Catalpa
 - TR Redmond American Linden
 - AF2 Redpoint® Maple
 - GI2 Skyline Thornless Honey Locust
 - UP2 Triumph Elm
- ORNAMENTAL GRASSES**
- BB Blonde Ambition Blue Grama
 - BOG Blue Oat Grass
 - PH Blue Switch Grass
 - PA Dwarf Fountain Grass
 - NP Mexican Feathergrass
 - CO2 Overdam Feather Reed Grass
 - SH Prairie Dropseed
 - ET Sand Lovegrass
 - SS Standing Ovaton Little Bluestem
- DECIDUOUS SHRUBS**
- CA2 Arctic Fire Dogwood
 - RAA Autumn Amber Sumac
 - CD Blue Mist Shrub
 - BSP Common Bluebeard Spirea
 - CPB Crimson Pygmy Barberry
 - ES Dwarf Blue Rabbitbrush
 - PL2 Dwarf Ninebark
 - RXN Flower Carpet Red Groundcover Rose 1-2T, 2-3W
 - RG Gro-Low Fragrant Sumac
 - SC Hancock Chenaault Coralberry
 - FJ Jackman's Potentilla
 - PL Little Spire Russian Sage
 - SC2 Magic Carpet Spirea
 - RD Morden Sunrise Rose
 - PPB Pawnee Buttes Sand Cherry
 - PBP Pink Beauty Potentilla
 - BP Purple Haze Butterfly Bush
 - SGP Sutter's Gold Potentilla
 - SO Western Snowberry
- EVERGREEN SHRUBS**
- MLJ Mother Lode® Juniper
 - JA2 Alpine Carpet Juniper
 - JUB Blue Chip Juniper
 - JW Blue Rug Juniper
 - CL Broom
 - BJ Buffalo Juniper
 - EC Purple-leaf Winter Creeper
 - PC2 Valley Cushion Mugo Pine
 - BI Wintergreen Littleleaf Boxwood
- SYMBOL COMMON NAME**
- GROUND COVERS**
- 3/8" Pea Gravel

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

REVISIONS:

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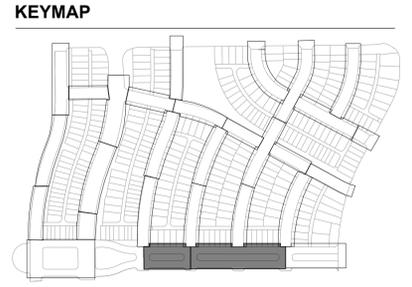
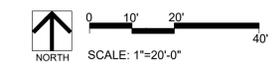
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 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

LC1.11



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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WINDLER MIDTOWN
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BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**CURBSIDE
 PLANTING PLAN**

LC1.12

KEYNOTES

1.0 PAVING/ SURFACE/ EDGE SECTIONS

1.1	CONCRETE PAVING	(1, L3.1)
1.2	CONCRETE PAVING JOINTS	(2, L3.1)
1.3	CRUSHED STONE PAVING	(3, L3.1)
1.4	UNIT CONCRETE PAVERS	(4, L3.1)
1.5	CEDAR MULCH	-
1.6	PEA GRAVEL	-

6.0 PLANTING

6.1	SHRUB PLANTING	(1, L5.6)
6.2	TREE PLANTING	(2, L5.6)
6.3	TREE PLANTING ON A SLOPE	(3, L5.6)
6.4	PERENNIAL & GRASS PLANTING	(4, L5.6)
6.5	SOD	-
6.6	SEED MIX A	-
6.7	SEED MIX B	-

PLANT SCHEDULE

DECIDUOUS TREES

QBO	Buckley Oak
CO	Common Hackberry
UE	Emerald Sunshine Elm
AE	Frontier Elm
QL	Greenspire Littleleaf Linden
SJ	Japanese Pagodatree
GD	Kentucky Coffeetree
CS	Northern Catalpa
TR	Redmond American Linden
AF2	Redpointe® Maple
GI2	Skyline Thornless Honey Locust
UP2	Triumph Elm

ORNAMENTAL GRASSES

BB	Blonde Ambition Blue Grama
BOG	Blue Oat Grass
PH	Blue Switch Grass
PA	Dwarf Fountain Grass
NP	Mexican Feathergrass
CO2	Overdam Feather Reed Grass
SH	Prairie Dropseed
ET	Sand Lovegrass
SS	Standing Ovation Little Bluestem

DECIDUOUS SHRUBS

CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
BSP	Common Bluebeard Spirea
CPB	Crimson Pygmy Barberry
ES	Dwarf Blue Rabbitbrush
PL2	Dwarf Ninebark
RXN	Flower Carpet Red Groundcover Rose 1-2T, 2-3W
RG	Gro-Low Fragrant Sumac
SC	Hancock Chenaunt Coralberry
PJ	Jackman's Potentilla
PL	Little Spire Russian Sage
SC2	Magic Carpet Spirea
RD	Morden Sunrise Rose
PPB	Pawnee Buttes Sand Cherry
PBP	Pink Beauty Potentilla
BP	Purple Haze Butterfly Bush
SGP	Sutter's Gold Potentilla
SO	Western Snowberry

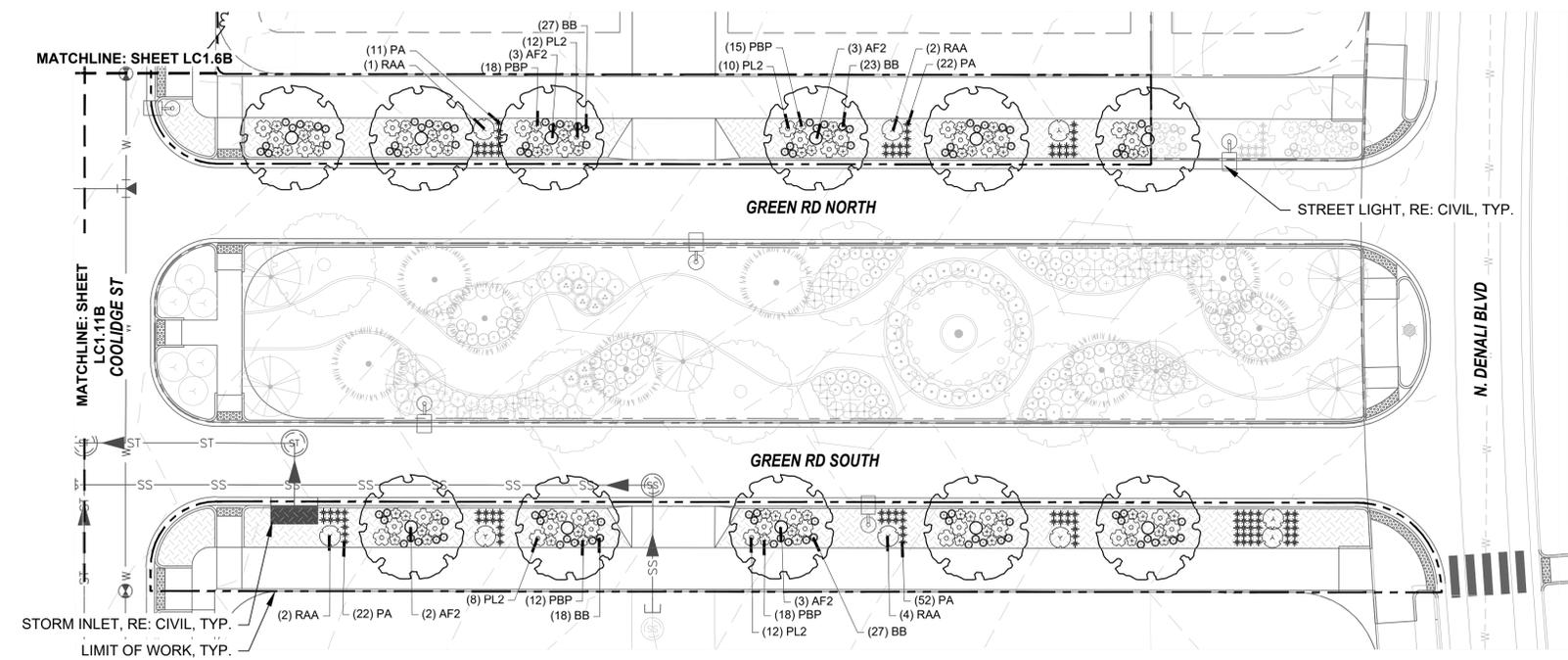
EVERGREEN SHRUBS

MLJ	Mother Lode® Juniper
JA2	Alpine Carpet Juniper
JUB	Blue Chip Juniper
JW	Blue Rug Juniper
CL	Broom
BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

SYMBOL COMMON NAME

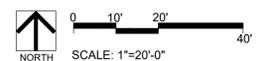
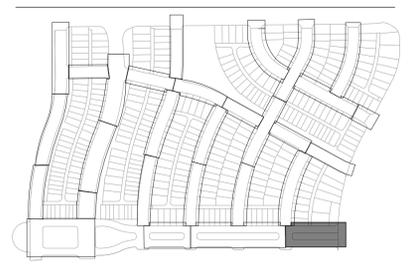
GROUND COVERS

	3/8" Pea Gravel
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PLANTING PLAN LC1.12

KEYMAP



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

WINDLER MIDTOWN
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 BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

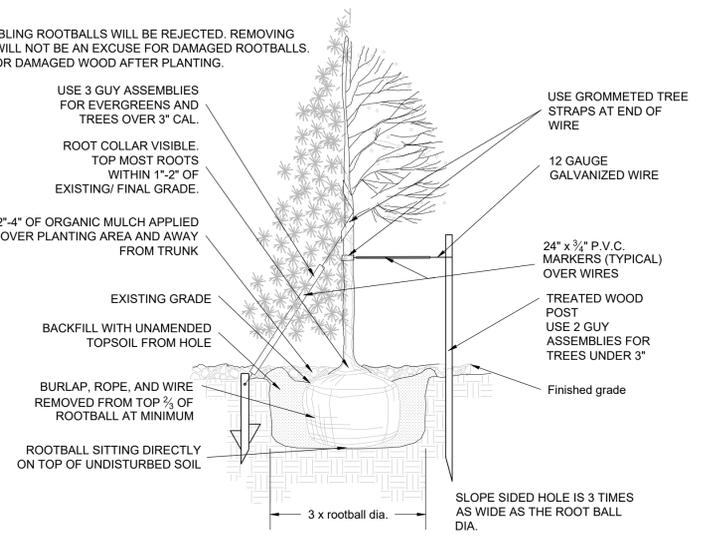
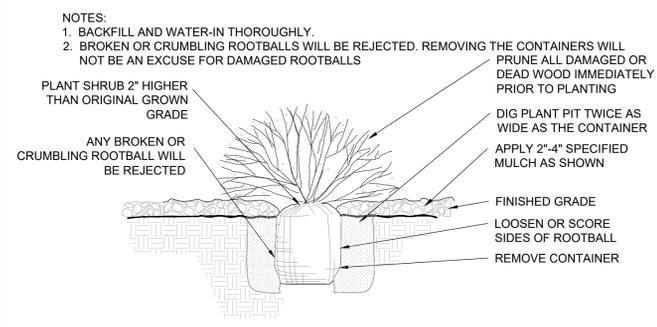
SCALE:
AS SHOWN

ISSUED:
11/15/2024

**CURBSIDE
 PLANTING
 DETAILS**

LC2.1

- NOTES:
 1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



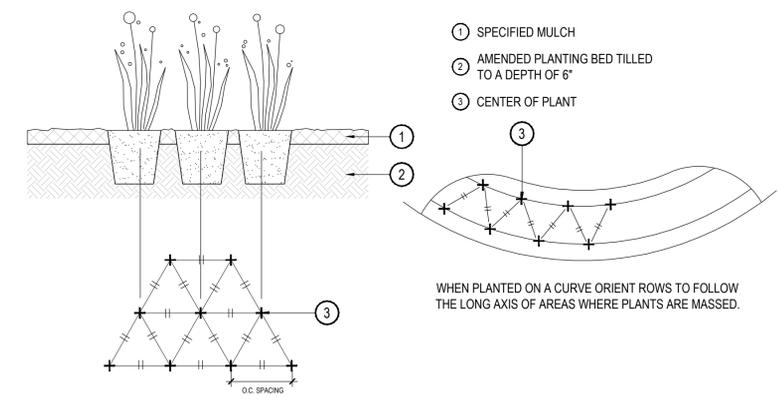
- NOTES:
 1. ALL WORK TO BE DONE AT TIME OF PLANTING
 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 4. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 5. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 6. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 7. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 8. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 9. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

1 SHRUB PLANTING

SCALE: NTS

2 TREE PLANTING

SCALE: NTS



3 PERENNIAL OR GRASS PLANTING

SCALE: NTS