

# THE POINT AT NINE MILE STATION - PLAZA

## SITE PLAN

TRACT A OF THE POINT AT NINE MILE STATION, SUBDIVISION FILING NO. 4.  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGAL DESCRIPTION

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE BETWEEN A WITNESS CORNER FOR THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 23519 WC 55 FT", AND AT THE EAST QUARTER CORNER OF SAID SECTION 36 BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LPI PLS 22103 1999", BEARING N 89°22'38" E FOR A DISTANCE OF 5233.88 FEET.

COMMENCING AT SAID CALCULATED POSITION OF THE WEST QUARTER CORNER OF SAID SECTION 36;  
THENCE S 87°19'29" E, A DISTANCE OF 4194.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;  
THENCE COINCIDENT WITH THE PERIMETER OF SAID LOT 1 THE FOLLOWING ELEVEN (11) COURSES:

- 1) N 89°32'17" E, A DISTANCE OF 255.21 FEET;
- 2) N 00°27'43" W, A DISTANCE OF 14.00 FEET;
- 3) N 89°32'17" E, A DISTANCE OF 252.05 FEET;
- 4) S 16°29'21" E, A DISTANCE OF 13.53 FEET;
- 5) S 00°27'43" E, A DISTANCE OF 257.34 FEET;
- 6) S 44°32'17" W, A DISTANCE OF 13.44 FEET;
- 7) S 89°32'17" W, A DISTANCE OF 109.45 FEET;
- 8) N 20°55'42" W, A DISTANCE OF 10.14 FEET;
- 9) N 00°27'43" W, A DISTANCE OF 1.50 FEET;
- 10) S 89°32'17" W, A DISTANCE OF 388.50 FEET;
- 11) N 00°27'43" W, A DISTANCE OF 254.84 FEET TO THE POINT OF BEGINNING.

## CITY OF AURORA SITE PLAN NOTES

1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11 AND ICC A117.1.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
8. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
11. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
12. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
15. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
16. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
20. THIS SITE PLAN WILL COMPLY WITH SECTION 146-411, PUBLIC ART PLAN. THE PUBLIC ART PLAN IS PROVIDED THROUGH THE POINT MASTER PLAN, DA-2061-00.

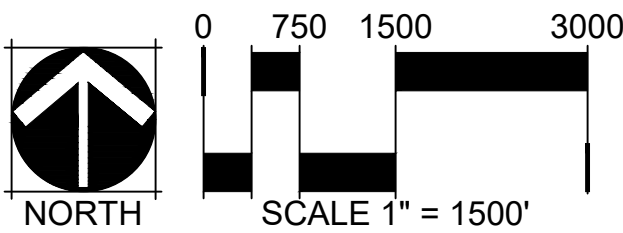
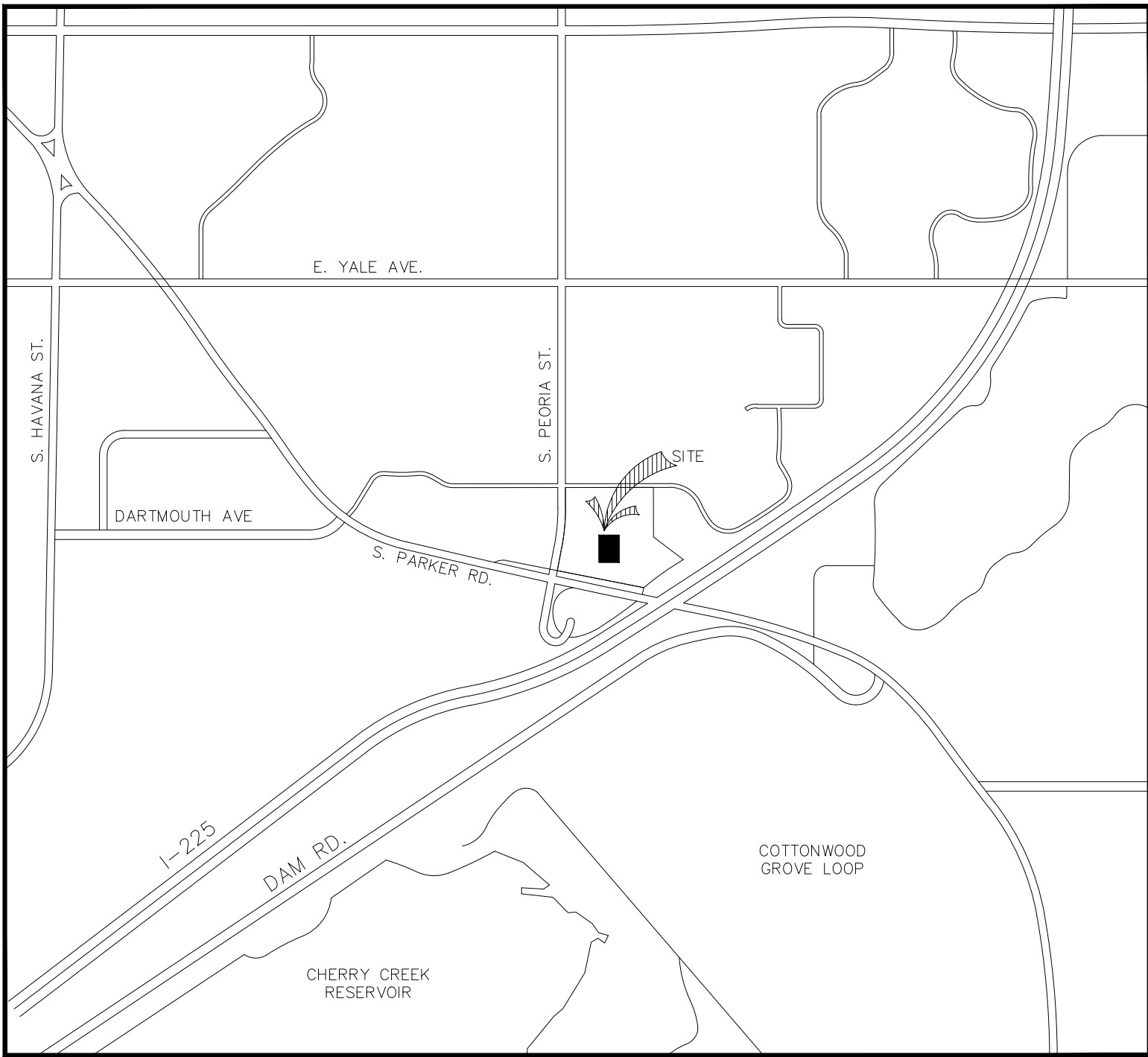
## PROJECT TEAM

OWNER / DEVELOPER:  
KOELBEL AND COMPANY  
5291 E YALE AVE  
DENVER, CO 80222  
(303) 758-3500

CIVIL ENGINEER / PHOTOMETRICS:  
KIMLEY-HORN  
11800 RIDGE PARKWAY, STE 200  
BROOMFIELD, CO 80021  
(303) 228-2336

PLANNER / LANDSCAPE ARCHITECT:  
NORRIS DESIGN  
1101 BANNOCK ST  
DENVER, CO 80204  
(303) 892-1166

## VICINITY MAP



## PROJECT DATA

LOT AREA	29,300 SQ. FT / 0.6726 ACRES	
NUMBER OF BUILDINGS	0	
HARDSCAPE COVERAGE (INCL. SIDEWALKS / PATIOS)	13,220 SF	45%
LANDSCAPE COVERAGE	16,080 SF	55%
PRESENT ZONING CLASSIFICATION	MU-TOD	
PROPOSED NUMBER OF SIGNS	0	
PARKING	<u>REQUIRED</u>	<u>PROVIDED</u>
TOTAL VEHICULAR PARKING SPACES:	-	N/A
BICYCLE PARKING SPACES:	-	6

## AMENDMENTS





**THE POINT - CENTRAL PLAZA**  
DARTMOUTH AVE & S QUARI ST  
AURORA, CO

OWNER:  
KOELBEL & CO

5291 E YALE AVE  
DENVER, CO  
3037583500

NOT FOR  
CONSTRUCTION

**DRAFT**

DATE:  
04/03/25 SITE PLAN 01

SHEET TITLE:  
SITE PLAN

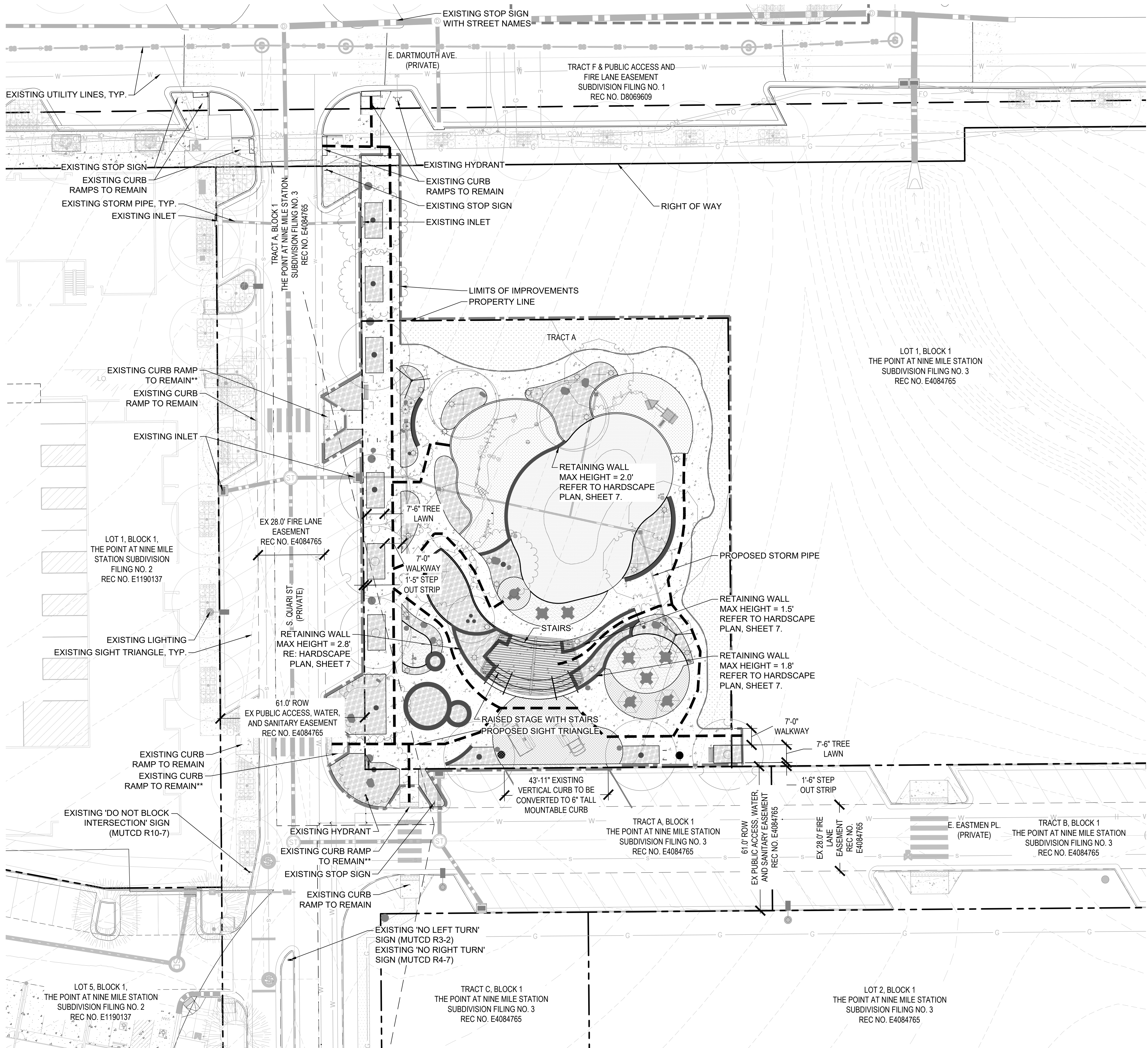
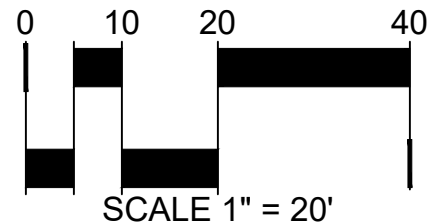
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**LEGEND**

- PROPERTY LINE / RIGHT OF WAY
- LIMIT OF WORK
- EASEMENT
- TEMPORARY CONDITIONS ZONE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING FIBER LINE
- EXISTING SANITARY LINE
- SITE DISTANCE TRIANGLE
- EXISTING TOPO
- PROPOSED TOPO
- ACCESSIBLE PATH
- EXISTING HYDRANTS
- EXISTING PEDESTRIAN LIGHTING
- PROPOSED PEDESTRIAN LIGHTING
- PROPOSED BOLLARD LIGHTING
- SHRUB BED AREA
- TEMP. IRRIGATED NATIVE SEED
- ARTIFICIAL TURF
- CRUSHER FINES
- ENHANCED PAVING
- MOUNTABLE CURB
- SOD

**NOTES:**

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- A PHOTOMETRIC ANALYSIS OF THE EXISTING PRIVATE STREET LIGHTS ALONG E DARTMOUTH AVENUE, S QUARI STREET AND E EASTMAN PLACE SHALL BE SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2025 ROADWAY MANUAL, AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
- EXISTING CURB RAMPS LABELED AS "EXISTING CURB RAMP TO REMAIN" WILL BE VERIFIED TO BE ADA COMPLIANT THROUGH SURVEY AND CHECKED FOR CONFORMANCE DURING THE CIVIL PLAN SUBMITTAL. THESE CURB RAMPS WILL BE UPDATED IF NON-COMPLIANT, AND THE DESIGN SHALL BE SHOWN ON THE CIVIL PLANS IF REQUIRED.
- PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
- ANY IMPROVEMENTS SHOWN ON EDN 220209 AND EDN 218100 THAT ARE ADJACENT TO THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 4 LOT 1 AND TRACT A, ARE A REQUIREMENT PRIOR TO TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY FOR THIS SITE.





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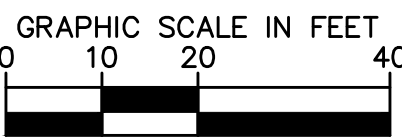
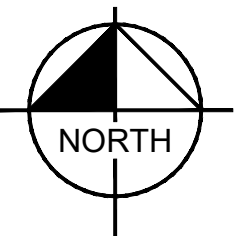
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DATE:  
04/03/25 SITE PLAN 01

SHEET TITLE:  
PRELIMINARY  
GRADING PLAN

- GRADING LEGEND**
- PROPERTY LINE
  - LIMITS OF IMPROVEMENTS
  - EXISTING EASEMENT
  - AR ACCESSIBLE ROUTE
  - EXISTING LIGHT POLE (REFER TO PHOTOMETRIC PLANS)
  - PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLANS)
  - PROPOSED INLET
  - PROPOSED STORM PIPE
  - EXISTING INLET
  - EXISTING STORM PIPE
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - 1.50% FLOW ARROW
  - PROPOSED SPOT ELEVATION

- GRADING NOTES**
- ALL IMMEDIATELY ADJACENT CIVIL INFRASTRUCTURE (ROADWAY + UTILITIES) COMPLETED WITHIN EDN 220209. ALL CIVIL INFRASTRUCTURE WITHIN DARTMOUTH COMPLETED WITHIN EDN 218100.
  - ALL OFF-SITE STORM SEWER COMPONENTS ARE PRIVATELY OWNED AND MAINTAINED, AND DESIGNED FOR 100-YEAR EVEN UNLESS OTHERWISE NOTED.
  - ALL ON-SITE STORM SEWER COMPONENTS ARE PRIVATELY OWNED AND MAINTAINED.
  - PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
  - ANY IMPROVEMENTS SHOWN ON EDN 220209 AND EDN 218100 THAT ARE ADJACENT TO THE POINT AT NINE MILE STATION SUBDIVISION FILING NO. 4 LOT 1 AND TRACT A, ARE A REQUIREMENT PRIOR TO TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY FOR THIS SITE.
  - A PHOTOMETRIC ANALYSIS OF THE EXISTING PRIVATE STREET LIGHTS ALONG E. DARTMOUTH AVENUE, S. QUARI STREET, AND E. EASTMAN PLACE SHALL BE SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2024 ROADWAY MANUAL, AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.
  - THE THREE EXISTING CURB RAMPS SERVING THE SITE WILL BE ANALYZED DURING CIVIL CDS TO CONFIRM COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS.





THE POINT - CENTRAL PLAZA

DARTMOUTH AVE & S QUARI ST

AURORA, CO

OWNER:

KOELBEL & CO

5291 E YALE AVE

DENVER, CO

3037583500

NOT FOR

CONSTRUCTION

DRAFT

DATE:

04/03/25 SITE PLAN 01

SHEET TITLE:

PRELIMINARY

UTILITY PLAN

LEGEND

- PROPERTY LINE
- - -

LIMITS OF IMPROVEMENTS
- - -

EXISTING EASEMENT
- - -

ACCESSIBLE ROUTE
- EXISTING LIGHT POLE (REFER TO PHOTOMETRIC PLANS)
- PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLANS)
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING INLET
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN

UTILITY NOTES

1. ALL IMMEDIATELY ADJACENT CIVIL INFRASTRUCTURE (ROADWAY + UTILITIES) COMPLETED WITHIN EDN 220209. ALL CIVIL INFRASTRUCTURE WITHIN DARTMOUTH COMPLETED WITHIN EDN 218100.
2. ALL OFF-SITE STORM SEWER COMPONENTS ARE PRIVATELY OWNED AND MAINTAINED, AND DESIGNED FOR 100-YEAR EVEN UNLESS OTHERWISE NOTED.
3. ALL OFF-SITE SANITARY SEWER AND WATER MAINS ARE PUBLIC. ALL RESIDE WITHIN EXISTING EASEMENTS.

CHECKED BY:

MMM

DRAWN BY:

RUG



LANDSCAPE NOTES

1.

THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
3.

THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4.

THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5.

THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6.

REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7.

LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9.

PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE MATERIAL SCHEDULE AND/OR TECHNICAL SPECIFICATIONS.
11.

TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12.

THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13.

ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14.

ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15.

ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16.

ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS CONTAINING SPECIFIED WOOD MULCH; REFER TO MATERIAL SCHEDULE. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17.

PLANTING BEDS ARE TO BE CONTAINED BY SPECIFIED EDGER; REFER TO MATERIAL SCHEDULE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18.

PLANTING BEDS TO BE MULCHED WITH SPECIFIED MULCH; REFER TO MATERIAL SCHEDULE.
19.

AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20.

EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21.

CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22.

ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23.

WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24.

SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH SPECIFIED METAL EDGER; REFER TO MATERIAL SCHEDULE.
25.

WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.
26.

PRIOR TO THE PLACEMENT OF MULCH AND WEED BARRIER FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
27.

THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
28.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

CITY OF AURORA LANDSCAPE NOTES

1.

ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
2.

ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3.

THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN.
4.

THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
5.

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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.
6.

ALL UTILITY EASEMENT SHALL REMAIN UNOBSRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7.

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

LANDSCAPE MATERIAL SCHEDULE									
CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	SHRUB BED AREA	ROCK MULCH	COLORADO MATERIALS, INC. OR APPROVED EQUAL	WWW.COLORADOMATERIALSINC.COM	TBD	TBD	3/4" ROCK, MIN. 3" DEPTH		TO BE PLACED IN SHRUB AREAS AT 3" MIN. DEPTH OVER WEED BARRIER
M-02	TEMP. IRRIGATED NATIVE SEED	COA TEMPORARY SEED MIX	ARKANSAS VALLEY SEEDS OR APPROVED EQUAL		N/A	N/A	SEE PLANS		REFER TO PLANT SCHEDULE, SHEET 6
M-03	ARTIFICIAL TURF	PLAYGROUND GRASS	FOREVERLAWN MILE HIGH		QUEST	MULTICOLOR GREEN	1 1/4" HEIGHT		INSTALL PER MANUFACTURER SPECIFICATIONS. INSTALL WITH 2" SAFETYFOAM PRO PADDING. REFER TO GENERAL LANDSCAPE NOTES
M-04	CRUSHER FINES	BREEZE	PIONEER OR APPROVED EQUAL		N/A	GRAY	SEE PLANS	7/ SHEET 10	
M-05	ENHANCED PAVING	INTEGRAL COLOR CONCRETE	COLORADO HARDSCAPES OR APPROVED EQUAL		TBD	TBD	MIN. 4" DEPTH, RE: CIVIL CDS		INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-06	MOUNTABLE CURB	TBD	TBD			STANDARD GRAY			REFER TO CIVIL PLANS
M-07	METAL EDGER	METAL EDGER	DURAEDGE OR APPROVED EQUAL		ROLLED TOP EDGE	POWDER COAT BLACK	4" X 14 GAUGE	5 / SHEET 10	TO BE INSTALLED PER MANUFACTUER SPECIFICATIONS. REFER TO GENERAL LANDSCAPE NOTES
M-08	WEED BARRIER FABRIC	MIRASCAPE E OR APPROVED EQUAL	MIRAFI		N/A	N/A	N/A	N/A	TO BE PLACED AS NOTED IN THIS SCHEDULE
M-09	SOIL AMENDMENT	BIOCOMP	A-1 ORGANICS OR APPROVED EQUAL		CLASS I	N/A	N/A	N/A	REFER TO GENERAL LANDSCAPE NOTES.

AMENITY SCHEDULE									
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-01	LANDSCAPE BOULDER	LANDSCAPE BOULDER	COLORADO MATERIALS, INC	WWW.COLORADOMATERIALSINC.COM	TBD	TBD	REFER TO DETAIL FOR SIZES AND PLANS FOR LOCATIONS	3 / SHEET 10	INSTALL PER DETAIL.
S-02	WASTE RECEPTACLE	ESPLANADE WASTE BASKET	EQUIPARC OR APPROVED EQUAL	EQUIPARC.COM	EP 3990	JATOBA	21" X 12" X 40"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-03	UMBRELLA	CYGNUS SOLSTICE UMBRELLA	LANDSCAPE FORMS OR APPROVED EQUAL	WWW.LANDSCAPEFORMS.COM	N/A	TBD	89.5" DIAMETER		PERFORATED ALUMINUM. INSTALL PER MANUFACTURER SPECIFICATIONS
S-04	BENCH	DIMANCHE BENCH WITH BACKREST	EQUIPARC OR APPROVED EQUAL	WWW.EQUIPARC.COM	EP 1930	TBD	71" X 23" X 33.5"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-05	PICNIC TABLE - STANDARD	HEXAGONAL TABLE	EQUIPARC OR APPROVED EQUAL	WWW.EQUIPARC.COM	EPA 2851	JATOBA	83" X 83" X 31"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-06	PICNIC TABLE- ADA	HEXAGONAL TABLE	EQUIPARC OR APPROVED EQUAL	WWW.EQUIPARC.COM	EPA 2851	JATOBA	83" X 83" X 31"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-07	BIKE RACK	DELTA 2 PLACE BIKE RACK	EQUIPARC OR APPROVED EQUAL	EQUIPARC.COM	EP 5950	JATOBA	7" X 8.5" X 30"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-08	BIKE REPAIR STATION	FIXIT PLUS WITH AIR KIT PRIME	DERO OR APPROVED EQUAL	WWW.DERO.COM	N/A	GALVANIZED	10.6" X 56"		AIR KIT PRIME ATTACHED. INSTALL PER MANUFACTURER SPECIFICATIONS
S-09	FREESTANDING PLANTER	ROUGH AND READY FREE FORM TREE ISLES	STREETLIFE	WWW.STREETLIFE.NL	N/A	POWDER COATED	SEE PLANS		INSTALL PER MANUFACTURER SPECIFICATIONS
S-10	FREESTANDING PLANTER	ROUGH AND READY FREE FORM TREE ISLES	STREETLIFE	WWW.STREETLIFE.NL	N/A	POWDER COAT / 20" HARDWOOD SEATING ALUMINUM	SEE PLANS		INSTALL PER MANUFACTURER SPECIFICATIONS
S-11	PET WASTE STATION	MODERN DOG KIT	PET PICK UPS	WWW.PETPICKUPS.COM	N/A		19.4"X9.1"X72.4"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-12	2-5 YEAR PLAY EQUIPMENT	ROBINIA MARSH	KOMPAN	WWW.SUMMITRECREATION.COM	NRO934609	TBD	SEE PLANS		INSTALL PER MANUFACTURER SPECIFICATIONS
S-13	5-12 YEAR PLAY EQUIPMENT	DINO JUNGLE, BALANCE POLES, SPINNER PLATE	KOMPAN	WWW.SUMMITRECREATION.COM	NRO931753-ASTM_2D, NRO817-XX01, NRO110-XX01	TBD	SEE PLANS		INSTALL PER MANUFACTURER SPECIFICATIONS
S-14	SHADE STRUCTURE- STAGE	KOKOMO AMPLITHEATER	POLIGON	WWW.POLIGON.COM	60361	TBD	25' X 44'		INSTALL PER MANUFACTURER SPECIFICATIONS

NOTE: PRODUCTS / MODEL NUMBERS, AND / OR MANUFACTURERS ARE SUBJECT TO CHANGE.

KEY NOTES		
CODE	DESCRIPTION	DETAIL
N-01	EXISTING CONTOURS, TYP.	
N-02	PROPOSED CONTOURS, TYP.	
N-03	BOLLARD LIGHTING, TYP. RE: PHOTOMETRIC PLANS	
N-04	ADA CLEAR SPACE FOR SEATING	
N-05	FREESTANDING SEAT WALL	
N-06	MONOLITHIC PLAYGROUND CURB	
N-07	FREESTANDING CONCRETE PLAYGROUND CURB	6/ SHEET 10 1/ SHEET 11

2/ SHEET 11

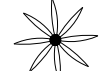
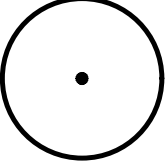
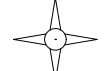
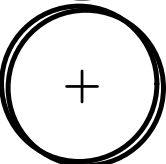

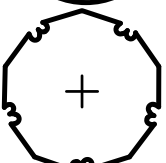

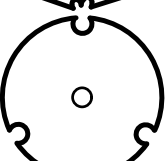

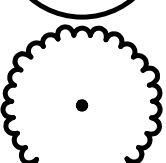
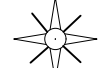
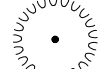







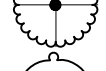









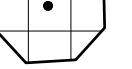






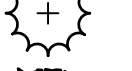



WATER USE

Water Use Table					
Area	Water Conserving Irrigation (Shrub Bed) (SF)	Non-Conserving Irrigation (Sod) (SF)	Z-Zone (Temporarily Irrigated Native Seed) (SF)	Non-Irrigated Landscape Area/ Pavement (SF)	Total Area (SF)
Site	10,667 (34%)	7,762 (24%)	4,054 (13%)	9,204 (29%)	31,687 (100%)





PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATI	ORNAMENTAL GRASSES							
DECIDUOUS CANOPY TREES									AC HY	50	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1	LOW
	AC AB	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE® FREEMAN MAPLE	B & B	2" CAL	MOD		AN WI	5	ANDROPOGON GERARDII 'WINDWALKER'	WINDWALKER BIG BLUE STEM	CONT.	#1	LOW
	GL SH	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2" CAL	LOW		BO BA	27	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY
	GY DI	5	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL	LOW		CA BR	34	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1	LOW
	QU RO	3	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL	MOD		CA KF	68	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW
	UL PR	5	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	B & B	2" CAL			DE CA	67	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	CONT.	#1	MOD
									MU RE	85	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT.	#1	MOD
								PERENNIALS							
									AC CO	12	ACHILLEA X 'CORONATION GOLD'	CORONATION GOLD YARROW	CONT.	#1	LOW
									AL MO	24	ALCHEMILLA MOLLIS	LADY'S MANTLE	CONT.	#1	MOD
									AR FI	43	ARTEMISIA LUDOVICIANA 'VALERIE FINNIS'	VALERIE FINNIS SAGEBRUSH	CONT.	#1	VERY
									BA AU	3	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	CONT.	#1	LOW
									CE TO	24	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	CONT.	#1	LOW
									CO MO	34	COREOPSIS X 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	#1	LOW
									EC PU	11	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW
									GA AR	16	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW
									HE PU	50	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CREVICE ALUMROOT	CONT.	#1	MOD
									PE HU	11	PENSTEMON DIGITALIS 'HUSKER RED'	HUSKER RED BEARDTONGUE	CONT.	#1	LOW
									SE SI	17	SEDUM SIEBOLDII	SIEBOLD STONECROP	CONT.	#1	LOW
									TH PS	31	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	CONT.	#1	LOW
DECIDUOUS SHRUBS															
	AR LS	51	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	#5	LOW								
	CH MI	6	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	CONT.	#5	VER*								
	FR SC	2	FRANGULA ALNUS 'RON WILLIAMS'	FINE LINE® ALDER BUCKTHORN	CONT.	#5	LOW								
	SA EV	3	SAMBUCUS NIGRA 'EVA'	BLACK LACE® ELDERBERRY	CONT.	#5	MOD								
	SP ME	6	SPIRAEA THUNBERGII 'OGON'	MELLOW YELLOW™ SPIREA	CONT.	#5	LOW								
	SY AL	8	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	CONT.	#5	LOW								
EVERGREEN SHRUBS															
	AR CO	13	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	LOW								
	EP EQ	14	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	CONT.	#5	LOW								
	EU BL	20	EUONYMUS FORTUNEI 'BLONDY'™	BLONDY EUNONYMUS	CONT.	#5	MOD								
	EU EG	25	EUONYMUS FORTUNEI 'EMERALD GAIETY'™	EMERALD GAIETY EUONYMUS	CONT.	#5	MOD								
	JU CH	3	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	CONT.	#5	LOW								
	JU BL	7	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	CONT.	#5	LOW								
	JU BR	6	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	LOW								
	JU BL	8	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	CONT.	#5	LOW								
	PI BI	5	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5	LOW								
	PI WH	12	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5	LOW								

IRRIGATED TURF GRASS BLEND: SOD

HEAT RESISTANT TEXAS BLUEGRASS BLEND BY BITTERSWEET TURF FARMS, INC., OR APPROVED EQUAL.		% OF TOTAL
		100%

NATIVE SEED MIX- TEMPORARILY IRRIGATED

COMMON NAME	% OF TOTAL	PLS#/1000 ACRE
WESTERN WHEATGRASS	53.6%	15.0
INDIAN RICEGRASS	17.9%	5.0
ANNUAL RYEGRASS	17.9%	5.0
SIDEOATS GRAMA	10.7%	3.0
TOTAL	100%	28 PLS#/1000 ACRE

NORRIS  
DESIGN

PEOPLE + PLACEMAKING

1101 BANNOCK STREET  
DENVER, CO 80204  
P 303.892.1166

NORRIS-DESIGN.COM

THE POINT - CENTRAL PLAZA

DARTMOUTH AVE & S QUARI ST  
AURORA, CO

OWNER:  
KOELBEL & CO

5291 E YALE AVE  
DENVER, CO  
3037583500

NOT FOR  
CONSTRUCTION

DRAFT

DATE:  
04/03/25 SITE PLAN 01

SHEET TITLE:  
LANDSCAPE  
NOTES & SCHEDULES





THE POINT - CENTRAL PLAZA  
DARTMOUTH AVE & S QUARI ST  
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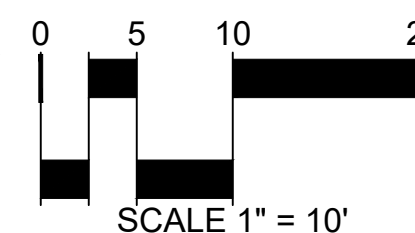
DRAFT

DATE:  
04/03/25 SITE PLAN 01

SHEET TITLE:  
HARDSCAPE  
PLAN

7 OF 13

LEGEND	
	PROPERTY LINE / RIGHT OF WAY
	LIMIT OF WORK
	EASEMENT
	MATCH LINE
	TEMPORARY CONDITIONS ZONE
	EXISTING STORM LINE
	PROPOSED STORM LINE
	EXISTING WATER LINE
	SITE DISTANCE TRIANGLE
	EXISTING TOPO
	PROPOSED TOPO
	EXISTING HYDRANTS
	EXISTING PEDESTRIAN LIGHTING
	PROPOSED PEDESTRIAN LIGHTING
	PROPOSED BOLLARD LIGHTING
SYMBOL	DESCRIPTION
	[M-01] SHRUB BED AREA
	[M-02] TEMP. IRRIGATED NATIVE SEED
	[M-03] ARTIFICIAL TURF
	[M-04] CRUSHER FINES
	[M-05] ENHANCED PAVING
	[M-06] MOUNTABLE CURB
	[M-07] SOD
	[M-07] METAL EDGER
SYMBOL	DESCRIPTION
	[S-01] LANDSCAPE BOULDER
	[S-02] WASTE RECEPTACLE
	[S-03] UMBRELLA
	[S-04] BENCH
	[S-05] PICNIC TABLE - STANDARD
	[S-06] PICNIC TABLE- ADA
	[S-07] BIKE RACK
	[S-08] BIKE REPAIR STATION
	[S-09] FREESTANDING PLANTER
	[S-10] FREESTANDING PLANTER BENCH
	[S-11] PET WASTE STATION
	[S-12] 2-5 YEAR PLAY EQUIPMENT
	[S-13] 5-12 YEAR PLAY EQUIPMENT
SYMBOL	DESCRIPTION
	[N-01] EXISTING CONTOURS, TYP.
	[N-02] PROPOSED CONTOURS, TYP.
	[N-03] BOLLARD LIGHTING, TYP. RE: PHOTOMETRIC PLANS
	[N-04] ADA CLEAR SPACE FOR SEATING
	[N-05] FREESTANDING SEAT WALL DETAIL 6 / SHEET 10
	[N-06] MONOLITHIC PLAYGROUND CURB DETAIL 1 / SHEET 11
	[N-07] FREESTANDING CONCRETE PLAYGROUND CURB DETAIL 2 / SHEET 11



MATCHLINE, SEE  
LEFT, THIS SHEET

LIMIT OF WORK  
PROPERTY LINE

PROPERTY LINE  
LIMIT OF WORK

MATCHLINE, SEE  
RIGHT, THIS SHEET

S. QUARI ST.

E. EASTMEN PL.

RETAINING CONCRETE  
SEATWALL, RE:  
GRADING PLANS AND  
LANDSCAPE DETAIL 3,  
SHEET 11

make fern bush

SHADE  
STRUCTURE -  
STAGE

RAISED PLANTER, RE: GRADING  
PLANS AND LANDSCAPE DETAIL  
3, SHEET 11

replace indigo  
w/ white bud  
and add taller  
grass, and  
coneflower,  
pennstemon  
hunker red

PUBLIC  
ART  
LOCATI

SITE DISTANCE TRIANGLE

FOOD TRUCK PLAZA

E. EASTMEN PL.





THE POINT - CENTRAL PLAZA

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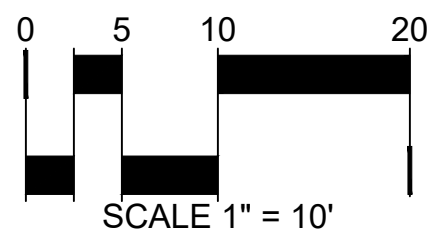
SHEET TITLE:  
PLANTING PLAN

LEGEND

- PROPERTY LINE / RIGHT OF WAY  
LIMIT OF WORK  
EASEMENT  
MATCH LINE  
TEMPORARY CONDITIONS ZONE  
EXISTING STORM LINE  
PROPOSED STORM LINE  
EXISTING WATER LINE  
SITE DISTANCE TRIANGLE  
EXISTING TOPO  
PROPOSED TOPO

- EXISTING HYDRANTS  
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PROPOSED PEDESTRIAN LIGHTING  
PROPOSED BOLLARD LIGHTING

- | SYMBOL | DESCRIPTION                 |
|--------|-----------------------------|
| M-01   | SHRUB BED AREA              |
| M-02   | TEMP. IRRIGATED NATIVE SEED |
| M-03   | ARTIFICIAL TURF             |
| M-04   | CRUSHER FINES               |
| M-05   | ENHANCED PAVING             |
| M-06   | MOUNTABLE CURB              |
|        | SOD                         |



MATCHLINE, SEE  
LEFT, THIS SHEET

LIMIT OF WORK  
PROPERTY LINE

MATCHLINE, SEE  
RIGHT, THIS SHEET

PLANT SCHEDULE

CODE	BOTANICAL NAME
DECIDUOUS CANOPY TREES	
AC AB	ACER X FREEMANII 'AUTUMN BLAZE'
GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM
GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'
QU RO	QUERCUS ROBUR
UL PR	ULMUS WILSONIANA 'PROSPECTOR'

EVERGREEN TREES	
JU WO	JUNIPERUS SCOPULORUM 'WOODWARD'
PI IS	PICEA PUNGENS 'ISELI FASTIGIATE'

ORNAMENTAL TREES	
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
KO PA	KOELREUTERIA PANICULATA
MA PR	MALUS X 'PRAIRIFIRE'

DECIDUOUS SHRUBS	
AR LS	ARONIA MELANOCARPA 'UCONNAN165'
CH MI	CHAMAEBATIARIA MILLEFOLIUM
FR SC	FRANGULA ALNUS 'RON WILLIAMS'
SA EV	SAMBUCUS NIGRA 'EVA'
SP ME	SPIRAEA THUNBERGII 'OGON'
SY AL	SYMPHORICARPOS ALBUS

EVERGREEN SHRUBS	
AR CO	ARCTOSTAPHYLOS X COLORADOENSIS
EP EQ	EPHEDRA EQUISETINA
EU BL	EUONYMUS FORTUNEI 'BLONDY' TM
EU EG	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM
JU CH	JUNIPERUS CHINENSIS 'ARMSTRONGII'
JU BL	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
JU BR	JUNIPERUS SABINA 'BROADMOOR'
JU BL	JUNIPERUS SQUAMATA 'BLUE STAR'
PI BI	PINUS MUGO 'BIG TUNA'
PI WH	PINUS MUGO 'WHITE BUD'

ORNAMENTAL GRASSES	
AC HY	ACHNATHERUM HYMENOIDES
AN WI	ANDROPOGON GERARDII 'WINDWALKER'
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
CA BR	CALAMAGROSTIS BRACHYTRICHA
CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
DE CA	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'
MU RE	MUHLENBERGIA REVERCHONI 'UNDAUNTED'

PERENNIALS	
AC CO	ACHILLEA X 'CORONATION GOLD'
AL MO	ALCHEMILLA MOLLIS
AR FI	ARTEMISIA LUDOVICIANA 'VALERIE FINNIS'
BA AU	BAPTISIA AUSTRALIS
CE TO	CERASTIUM TOMENTOSUM
CO MO	COREOPSIS X 'MOONBEAM'
EC PU	ECHINACEA PURPUREA
GA AR	GAILLARDIA ARISTATA
HE PU	HEUCHERA MICRANTHA 'PALACE PURPLE'
PE HU	PENSTEMON DIGITALIS 'HUSKER RED'
SE SI	SEDUM SIEBOLDII
TH PS	THYMUS PSEUDOLANUGINOSUS



THE POINT - CENTRAL PLAZA  
DARTMOUTH AVE & S QUARI ST  
AURORA, CO

OWNER:  
KOELBEL & CO

5291 E YALE AVE  
DENVER, CO  
3037583500

NOT FOR  
CONSTRUCTION

DRAFT

DATE:  
04/03/25 SITE PLAN 01

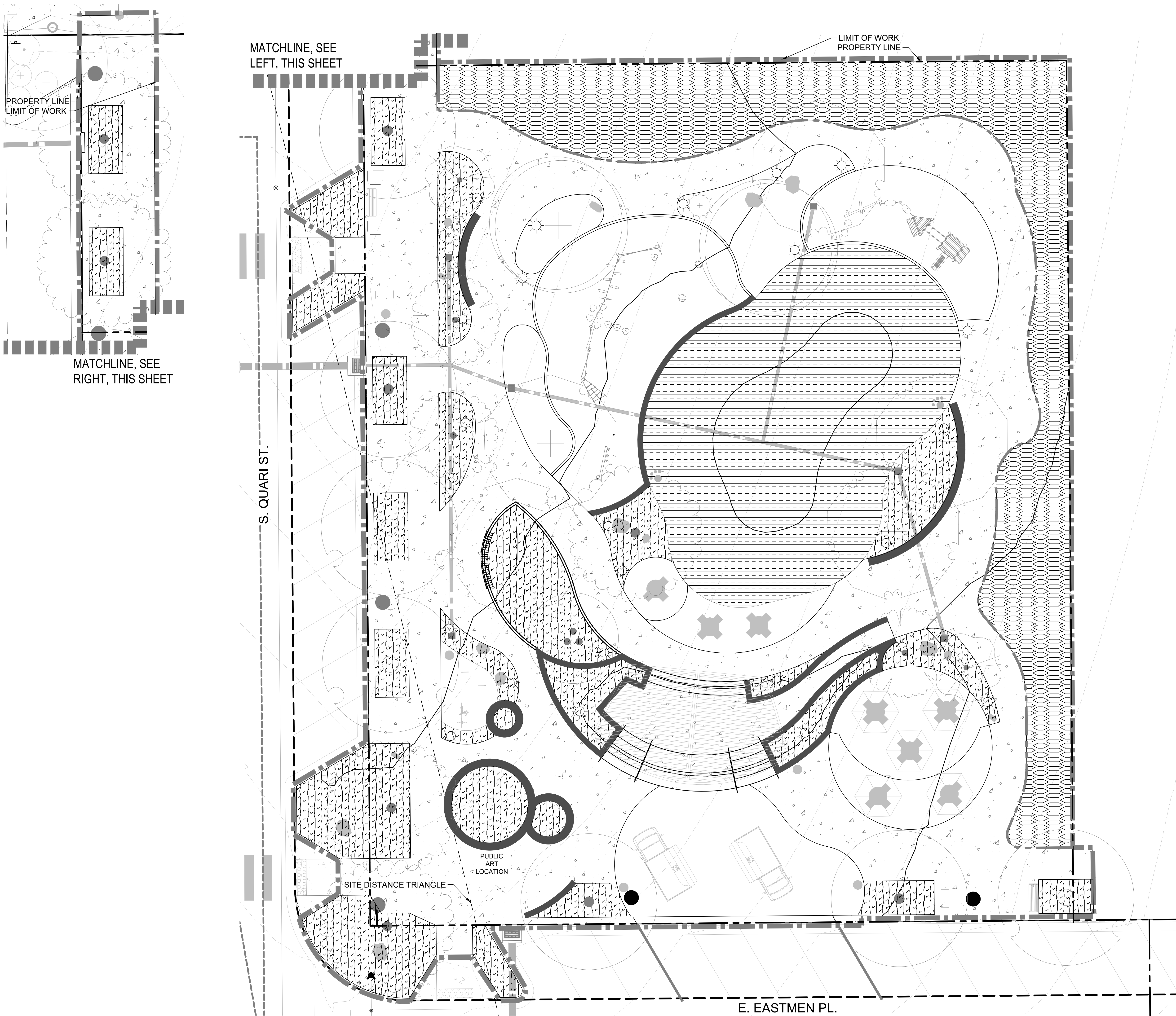
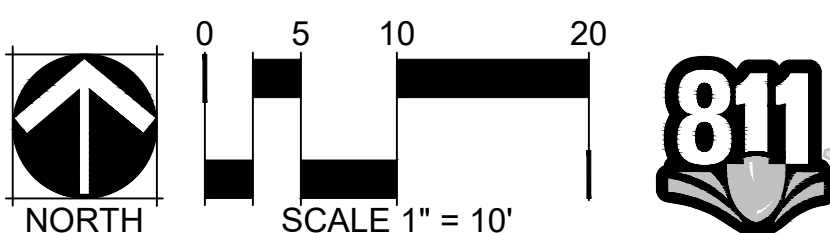
SHEET TITLE:  
HYDROZONE  
PLAN

LEGEND

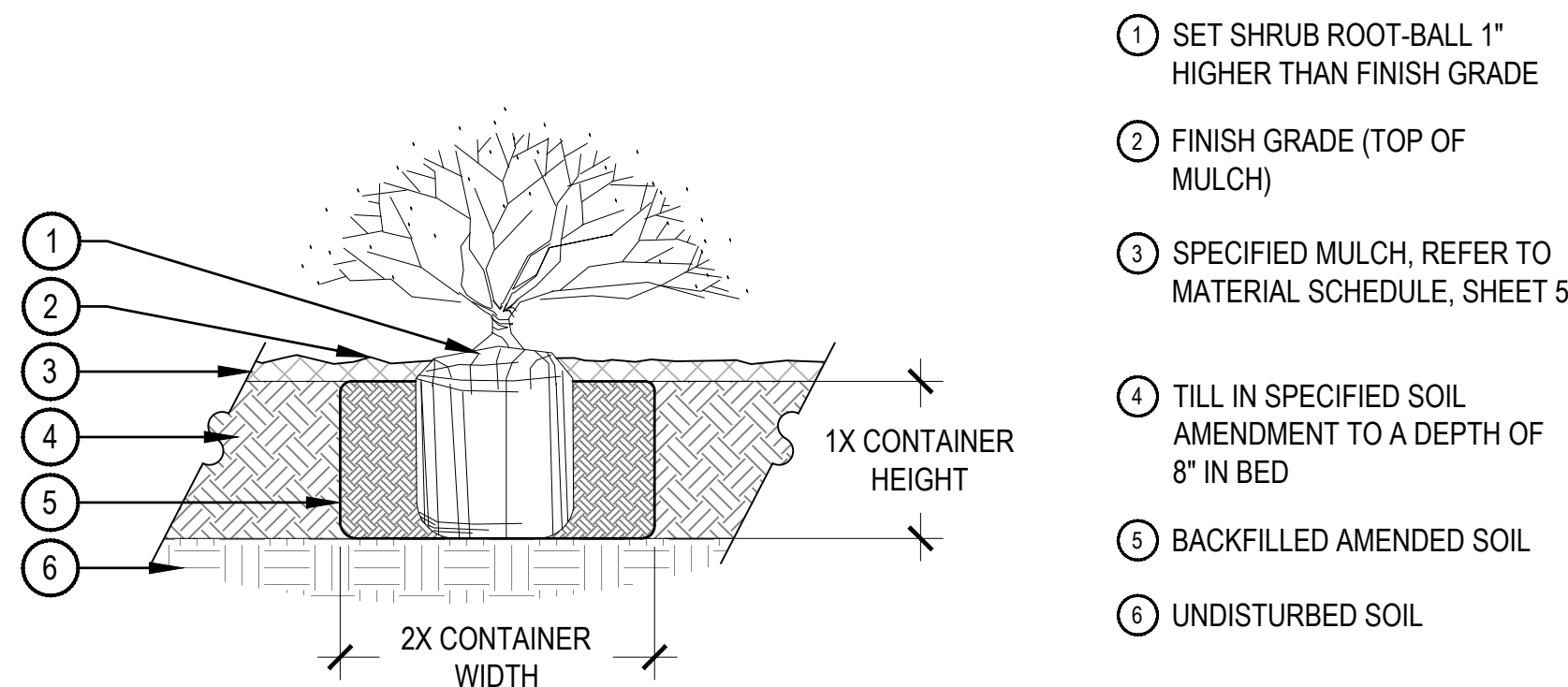
- PROPERTY LINE / RIGHT OF WAY
- LIMIT OF WORK
- EASEMENT
- MATCH LINE
- TEMPORARY CONDITIONS ZONE
- EXISTING STORM LINE
- PROPOSED STORM LINE
- EXISTING WATER LINE
- SITE DISTANCE TRIANGLE
- EXISTING TOPO
- PROPOSED TOPO
- EXISTING HYDRANTS
- EXISTING PEDESTRIAN LIGHTING
- PROPOSED PEDESTRIAN LIGHTING
- PROPOSED BOLLARD LIGHTING

HYDROZONE TABLE

	HYDROZONE	AREA (SF)
	HIGH WATER USE: SOD	7,762
	LOW WATER USE: SHRUB BED	10,667
	Z TAP ZONE: NATIVE SEED	4,054
TOTAL IRRIGATED AREA (SF)		22483



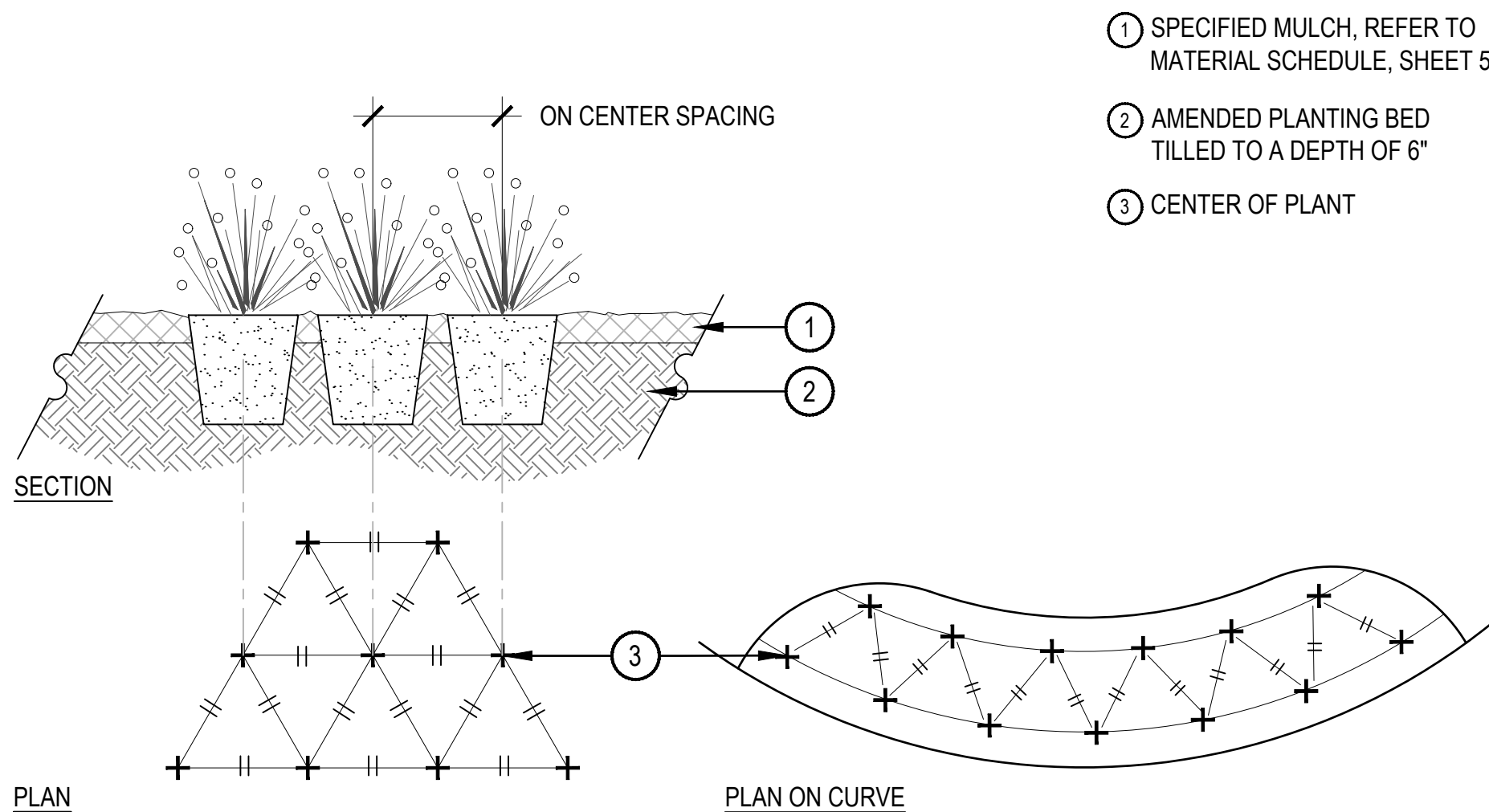




- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
  - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
  - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

## 1 SHRUB PLANTING

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

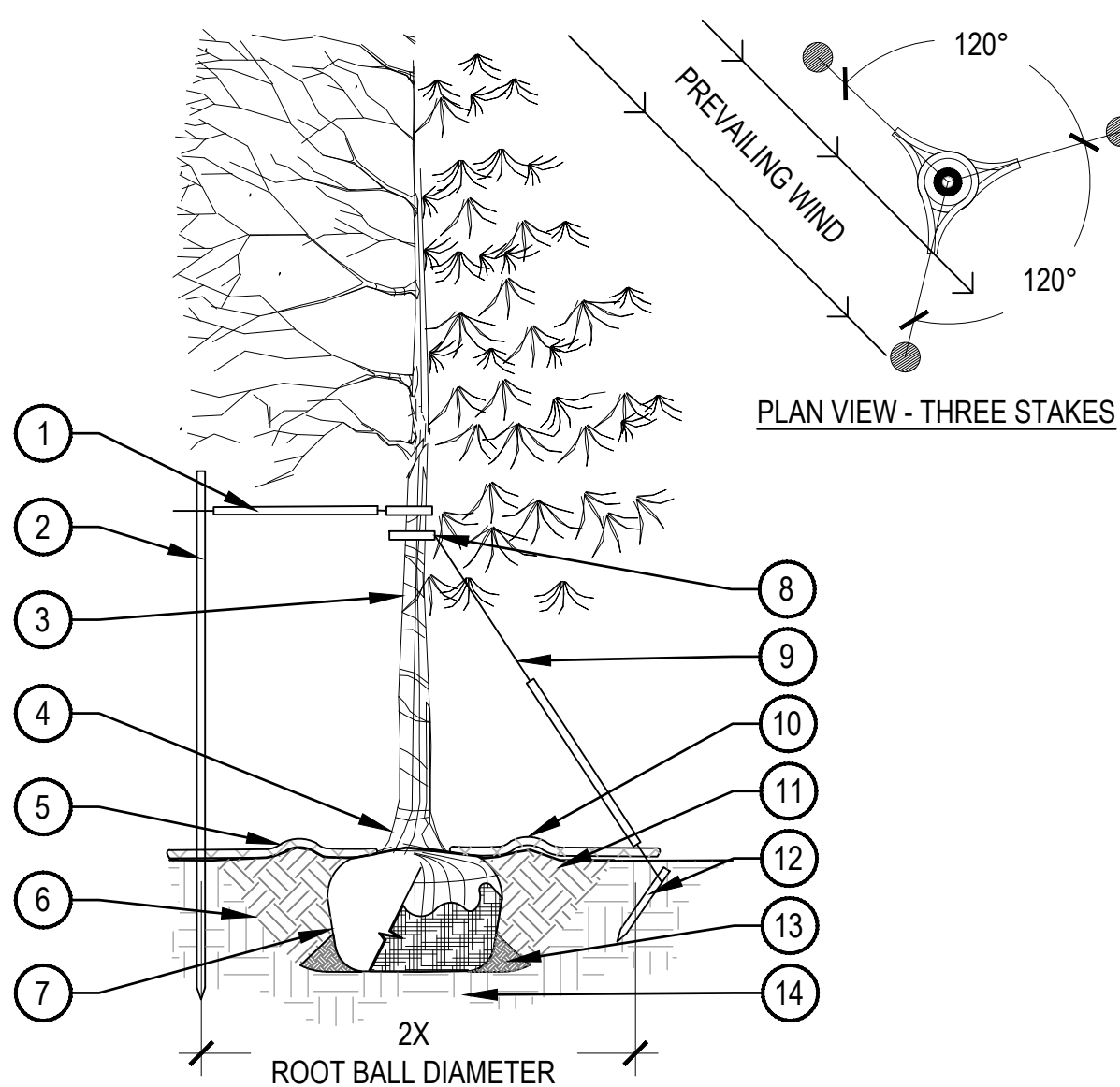


- NOTES:
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

## 2 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

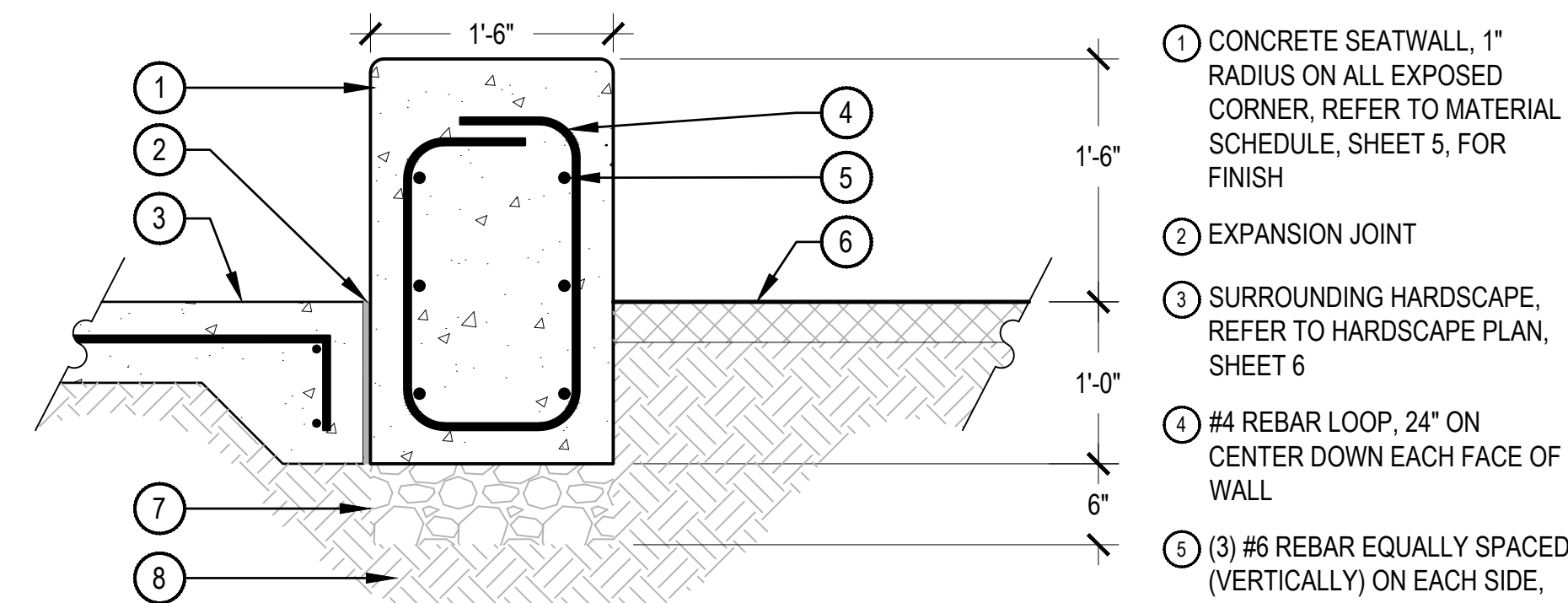
- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
    - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
    - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
  - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

## 4 TREE PLANTING DETAIL

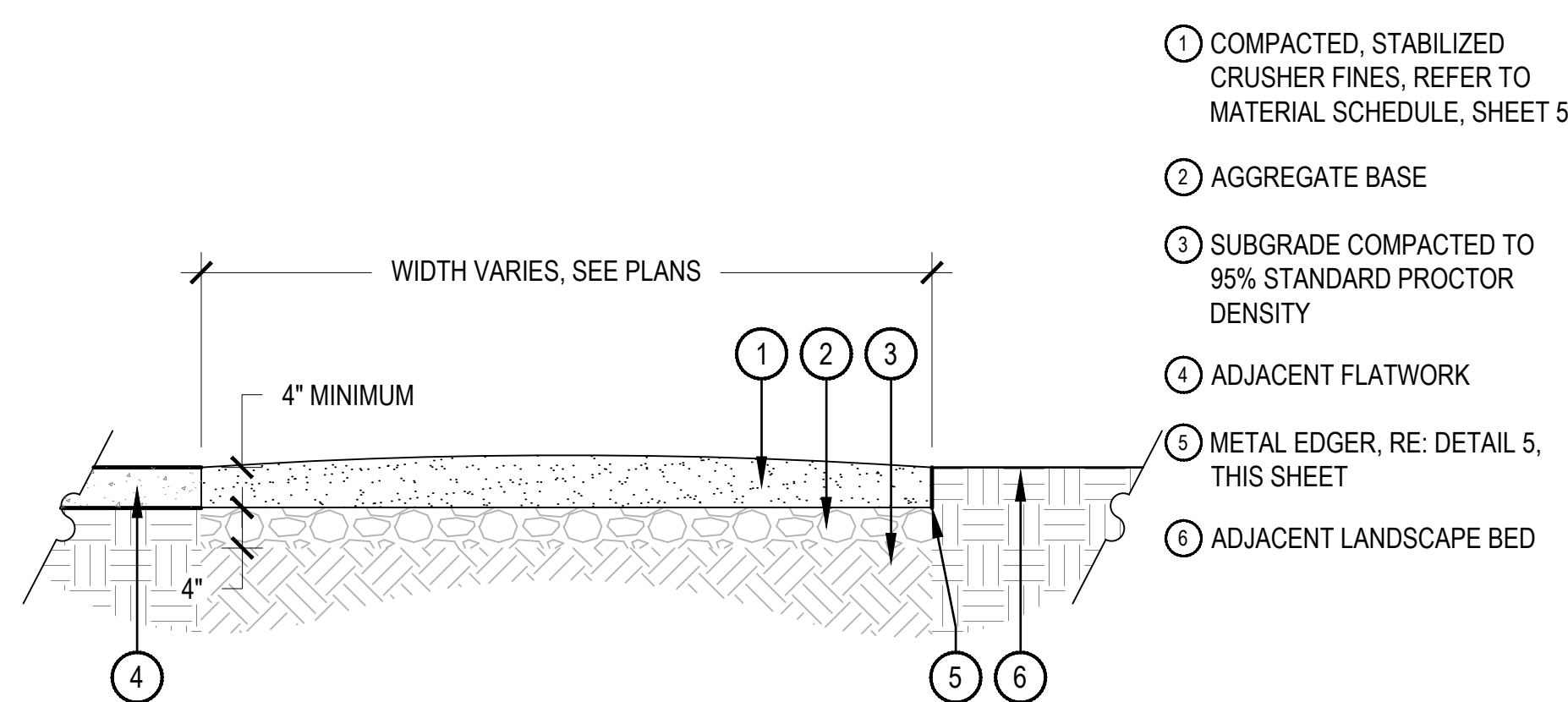
SCALE: 3/16" = 1'-0"



- NOTES:
- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE, THIS DETAIL HAS NOT BEEN ENGINEERED.
  - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
  - MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".
  - VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
  - VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF THE WALL.
  - SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.

## 6 FREESTANDING CONCRETE SEATWALL

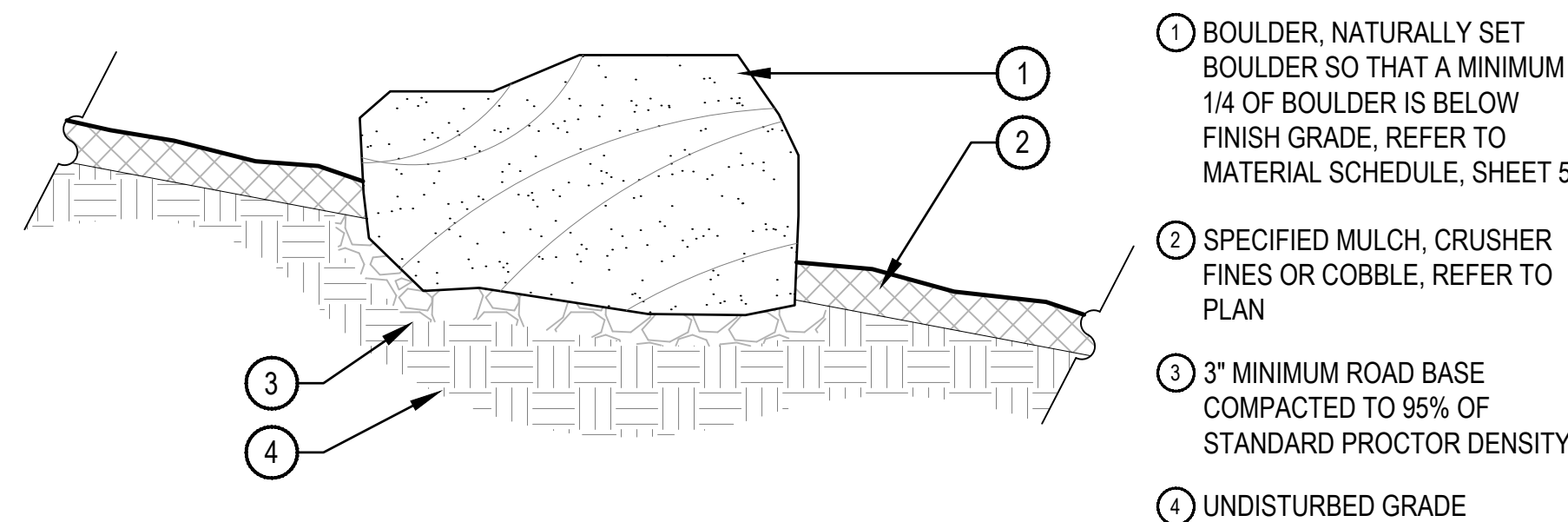
SCALE: 1" = 1'-0"



- NOTES:
- COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
  - USE A SMALL 4" RIDING ROLLER TO COMPACT AREA IN MINIMUM 2 EQUAL LIFTS.
  - CROWN OF 2% IN FLAT AREAS AS SHOWN.
  - APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

## 7 CRUSHER FINES AREA

SCALE: 3/4" = 1'-0"

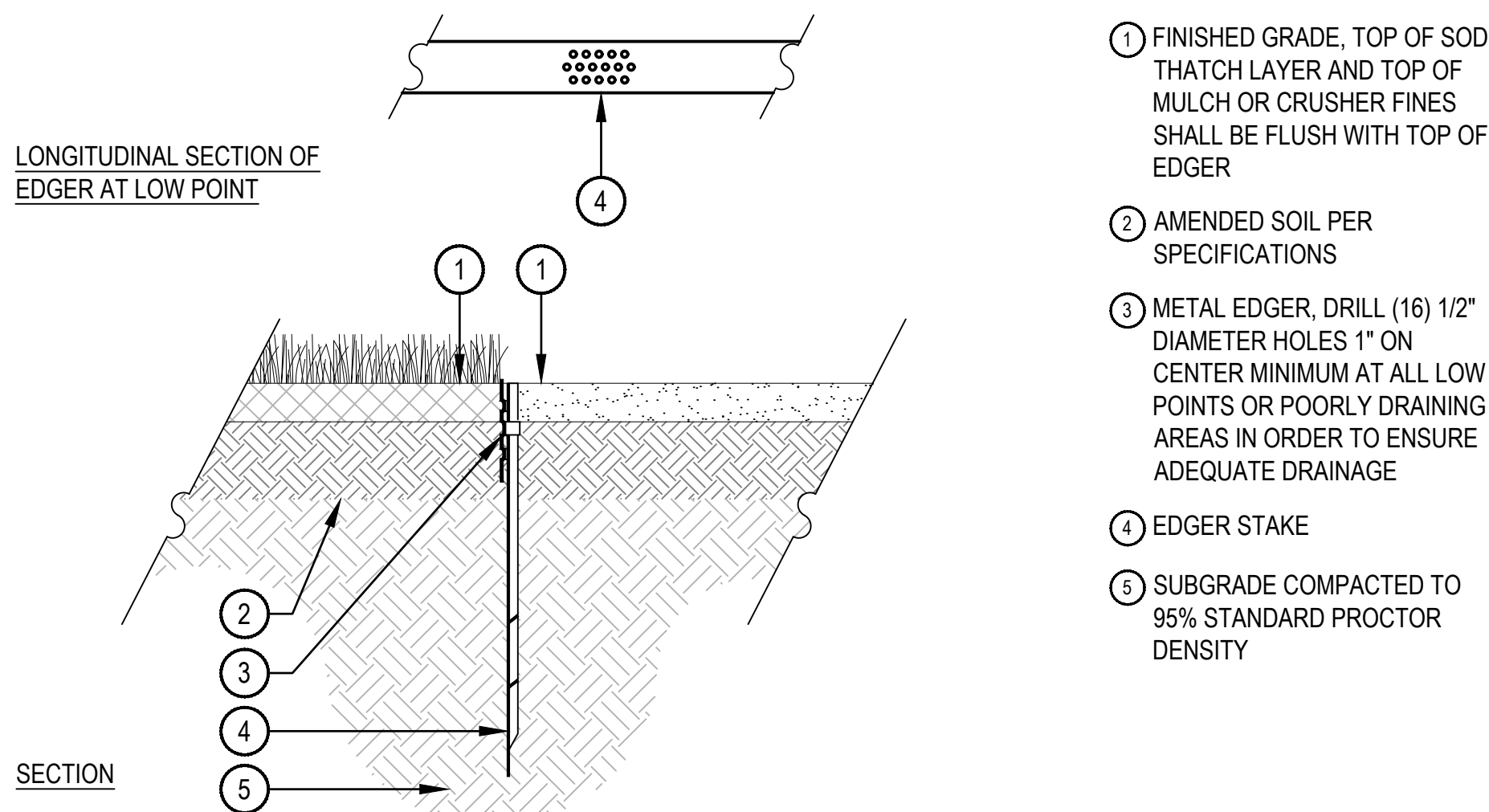


BOULDER SIZES		
QTY.	ITEM	SIZE
TBD	A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
TBD	B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
TBD	C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

- NOTES:
- THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
  - THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
  - CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

## 3 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



- NOTES:
- THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
  - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
  - ENSURE POSITIVE DRAINAGE.

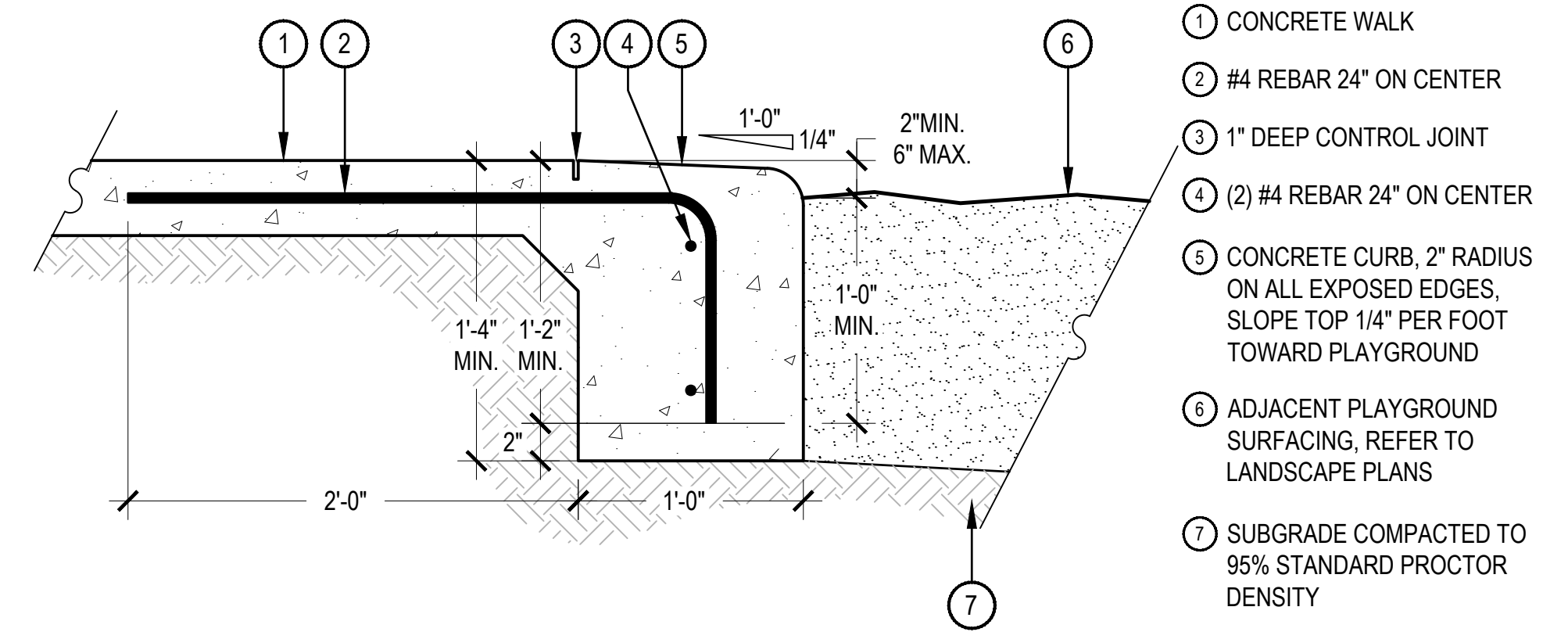
## 5 METAL EDGER

SCALE: 1" = 1'-0"

- FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- AMENDED SOIL PER SPECIFICATIONS
- METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



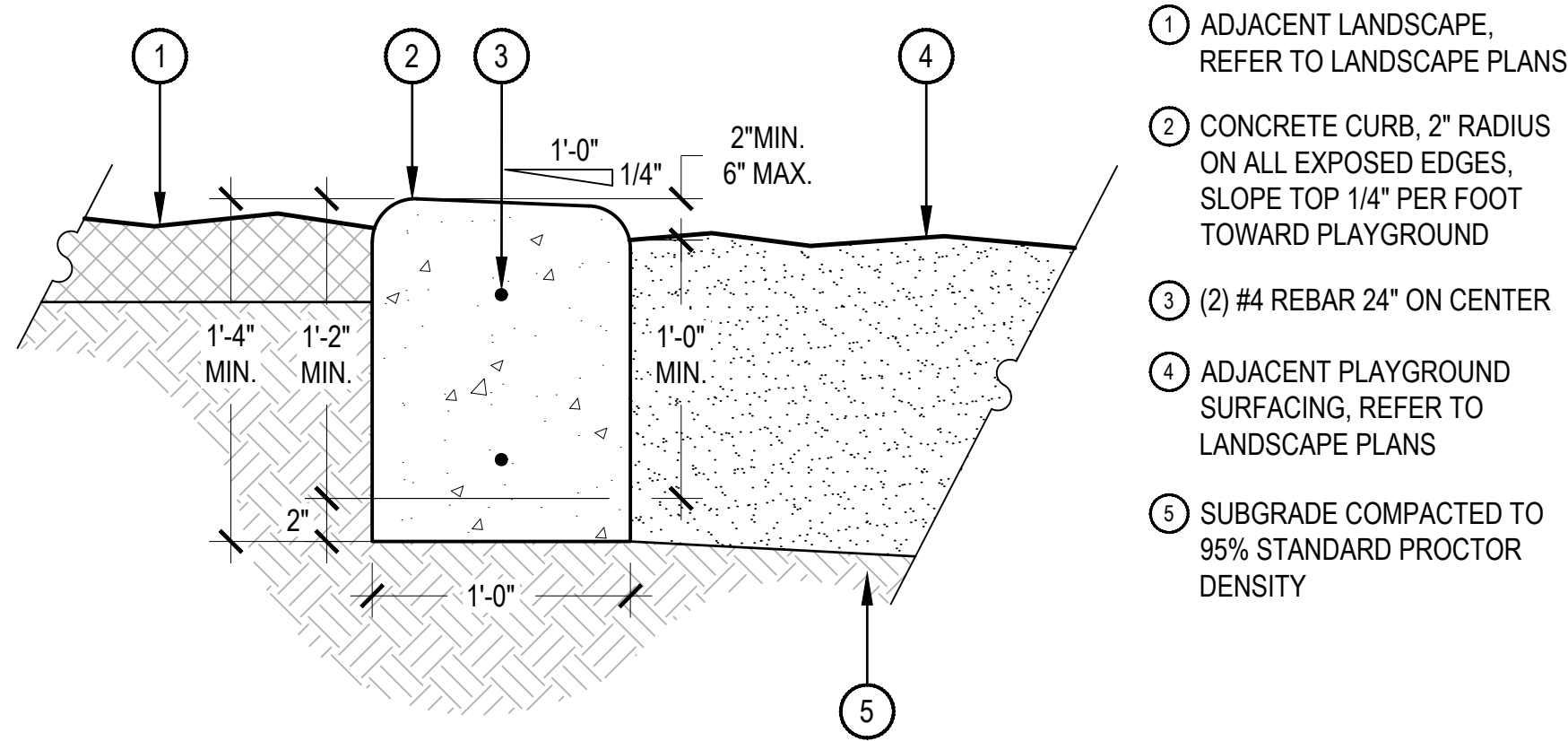
CHECKED BY: PH, LB  
DRAWN BY: LB, KD



- NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
  2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
  3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
  4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

## 1 MONOLITHIC CONCRETE PLAYGROUND CURB

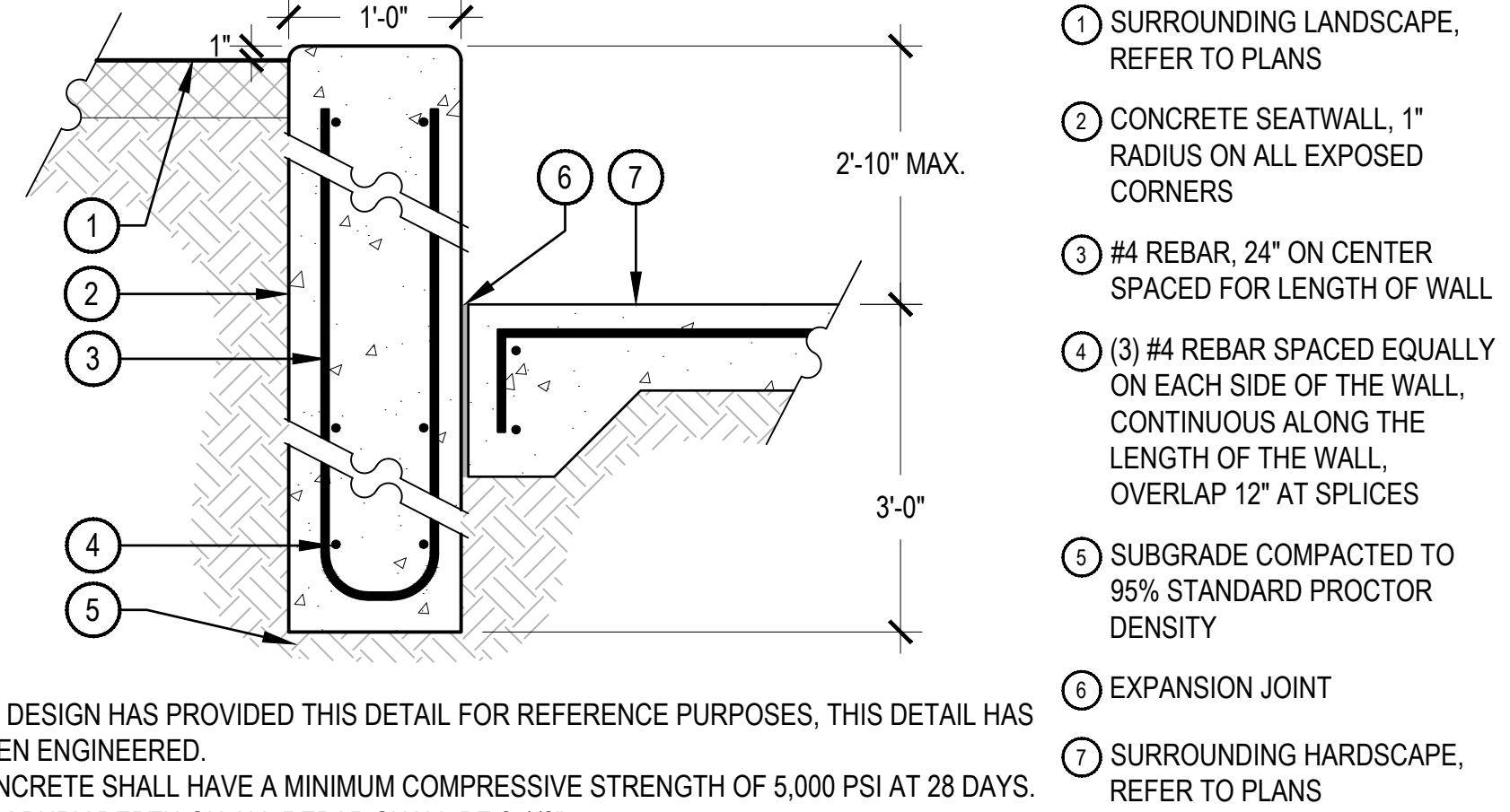
SCALE: 1 1/2" = 1'-0"



- NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
  2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
  3. SCORE JOINTS SHALL BE SPACES 5'-0" ON CENTER AND RUN THROUGH TOP AND SIDES OF CURB.
  4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

## 2 FREE STANDING CONCRETE PLAYGROUND CURB

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



- NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED.
  2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
  3. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".
  4. VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
  5. VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF THE WALL.
  6. SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.

## 3 RETAINING CONCRETE SEATWALL / RAISED PLANTER

SCALE: 1" = 1'-0"

OWNER:  
KOELBEL & CO

5291 E YALE AVE  
DENVER, CO  
3037583500

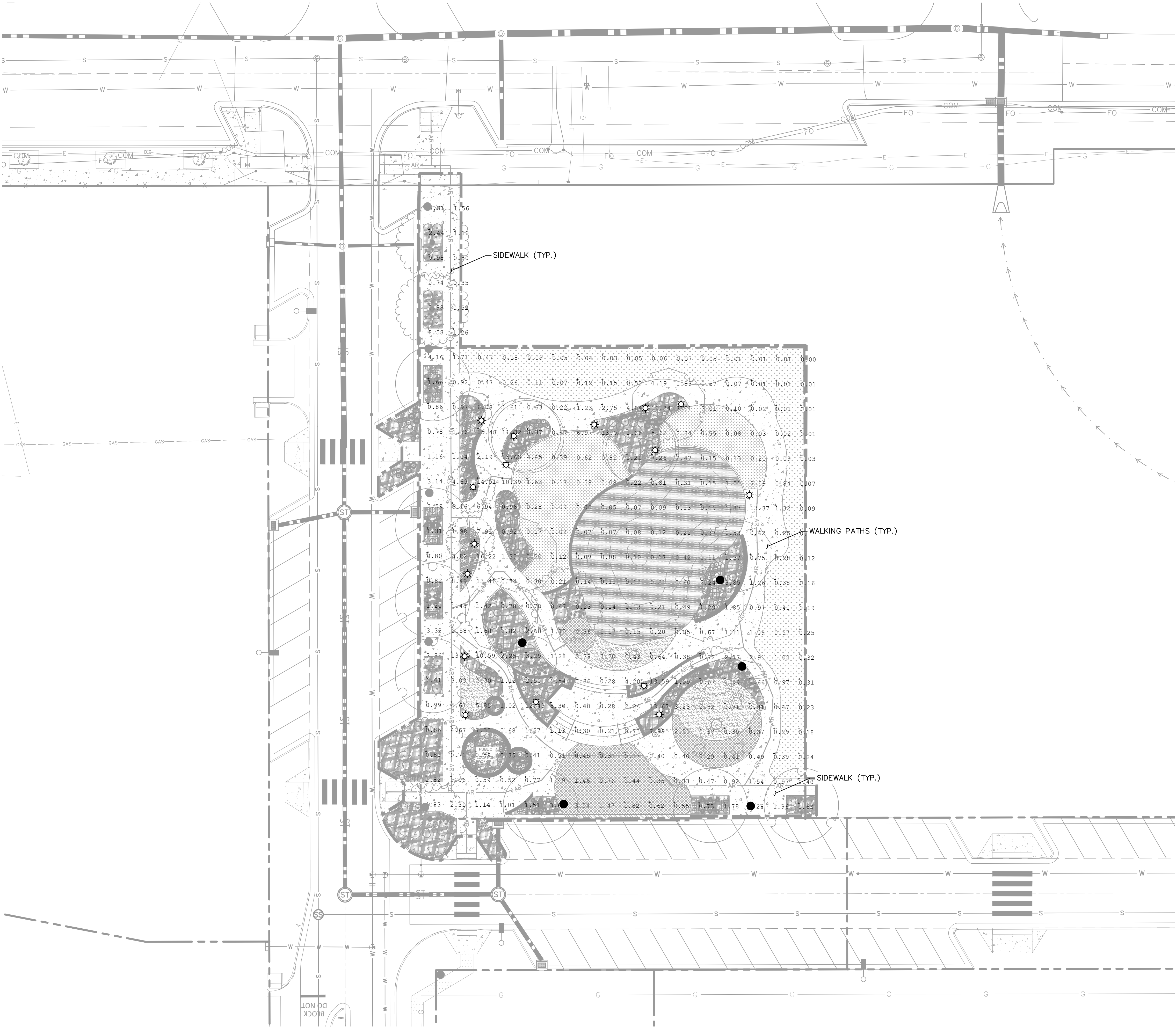
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DRAFT

DATE:  
04/03/25 SITE PLAN 01

SHEET TITLE:  
LANDSCAPE  
DETAILS





LEGEND		
QTY		
16		PROPOSED BOLLARD LIGHT
5		PROPOSED PL1 LIGHT
6		EXISTING PL1 LIGHT
4		EXISTING STREET LIGHT

LIGHTING SUMMARY TABLE					
AREA	MAXIMUM (FC)	MINIMUM (FC)	AVERAGE (FC)	UNIFORMITY (AVG/MIN)	UNIFORMITY (MAX/MIN)
SIDEWALK	13.65	0.35	2.21	6.31	39.00
WALKING PATHS	13.59	0.02	2.63	131.50	679.50

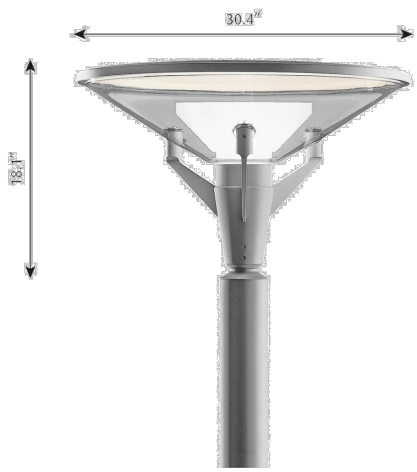
- NOTES
- PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.
  - A PHOTOMETRIC ANALYSIS OF THE EXISTING PRIVATE STREET LIGHTS ALONG E. DARTMOUTH AVENUE, S. QUARI STREET, AND E. EASTMAN PLACE SHALL BE SUBMITTED WITH STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. DURING THE CIVIL PLAN SUBMITTAL THE EXISTING STREET LIGHT PHOTOMETRICS WILL BE CHECKED FOR COMPLIANCE WITH THE 2024 ROADWAY MANUAL, AND ADDITIONAL LIGHTS WILL BE ADDED AS REQUIRED.





## KIPP POST

Designed by Alfred Homann



### Technical specifications

**Materials**  
Diffuser: Injection molded white opal acrylic. Top shade: Black or white, injection molded ASA. Enclosure: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum.

**Finishes**  
Black or natural painted aluminum, powder coated.

**Mounting**  
Post top: Mounts onto round straight aluminum (RSA-4.5IN) pole with provided tenon. Electrical equipment resides within pole top to depth of 18IN. For mounting instructions, see download section on the product detail page.

**Information**  
Electrical:  
System Wattage: 41W or 82W  
LED Wattage: 38 W or 75 W  
Delivered lumens: 3,011 - 6,888  
Efficacy: 73.4 lm/W - 84.0 lm/W

**Certifications:**  
cULus, Wet Location  
Protection class IP65  
IK class 10  
BUG Rating: B2-UG-G2  
Controllability: 0-10V Dimming  
Min.-Max. Ambient Temp: -40°C to +70°C  
Color Rendering: Ra>80  
Wind Load EPA: 1.7 sq ft

Please contact Louis Poulsen for 2700K and more info about supported Light Management Systems. For the E-socket product variants, bulbs are not included. LED light source is part of the product.

**SPECIFICATION NOTES**  
a. BUG U-2 only available with lower Wattage variants.

Showroom

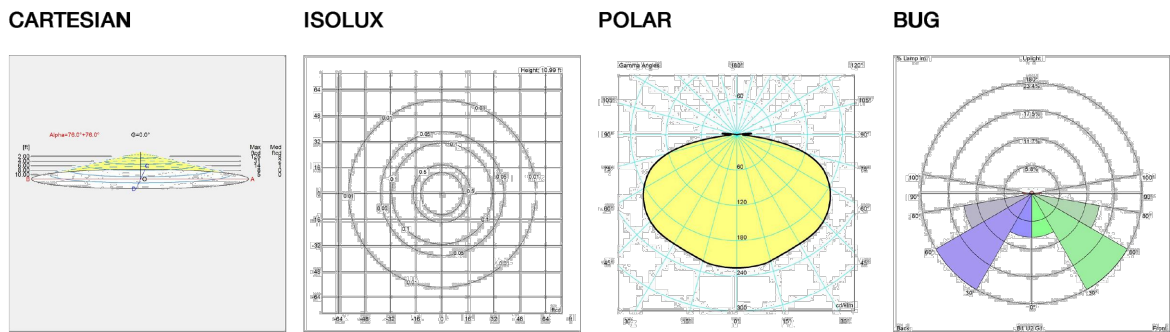
louis poulsen

Light source guide

## KIPP POST

Designed by Alfred Homann

### Light distribution diagrams



### Variant Options

For particular variant options, please check our online Product Variants Configurator on the product detail page.

VARIANT NO.	LIGHT SOURCE	VOLTAGE/FREQ	LUMEN	FEATURES	CABLE
5747912964	LED 3000K 30W	120-277V/60HZ	2217	Dim 0-10v II	-
5747912977	LED 4000K 30W	120-277V/60HZ	2286	Dim 0-10v II	-
5747912980	LED 3000K 30W	120-277V/60HZ	2217	Dim 0-10v II	-
5747912993	LED 4000K 30W	120-277V/60HZ	2286	Dim 0-10v II	-
5747915709	LED 3000K 42W	120-277V/60HZ	2816	Dim 0-10v II	-
5747915712	LED 4000K 42W	120-277V/60HZ	2909	Dim 0-10v II	-
5747915725	LED 3000K 42W	120-277V/60HZ	2816	Dim 0-10v II	-
5747915738	LED 4000K 42W	120-277V/60HZ	2909	Dim 0-10v II	-
5747920655	LED 3000K 82W	120-277V/60HZ	7472	Dim 0-10v HI	-
5747920668	LED 4000K 82W	120-277V/60HZ	7664	Dim 0-10v HI	-
5747920671	LED 3000K 82W	120-277V/60HZ	7472	Dim 0-10v HI	-
5747920684	LED 4000K 82W	120-277V/60HZ	7664	Dim 0-10v HI	-

Showroom

louis poulsen

Light source guide



Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Type: \_\_\_\_\_

## Mirada Bollard (MRB)

Low Level Lighting



OVERVIEW	
Lumen Package	1,000 - 3,000
Wattage Range	23 - 38
Efficacy Range (LPW)	72 - 84
Weight lbs (kg)	40 (18)

### QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

### FEATURES & SPECIFICATIONS

#### Construction

- Precision 2pc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" thick) with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347-480 Vac input available.
- LSI Calculated Life: >100K Hours calculated @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F). Cold-weather emergency battery backup rated for -20°C minimum ambient.
- Power factor: >.90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

- Optional 120v-277v integral emergency battery pack is available. The 90- minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.
- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.
- Listings
  - Listed to UL 1598 and UL 8750.
  - RoHS Compliant.
  - Meets Buy American Act requirements.
  - Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- IDA compliant: with 3000K or 2700K color temperature selection.



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com  
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Page 3/3 Rev. 06/02/22  
SPEC.1113.A.1121



Type: \_\_\_\_\_

Mirada Bollard MRB

Back to Quick Links

### ORDERING GUIDE

TYPICAL ORDER EXAMPLE: MRB LED 25L ACR S UNV DIM 40 PC120 BLK

Prefix	Technology	Lumen Package	Lens	Distribution	Voltage	Driver	Color Temp	CRI	Controls	Battery Backup	Finish	Options
MRB Mirada Bollard	LED	25L - 2,500 lm 30L - 3,000 lm	ACR - Acrylic S - Symmetric	A - Asymmetric S - Symmetric	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DM - 0-10V Dimming (0% - 100%) AM - Phosphor Converted Amber	30 - 3,000K 27 - 2,700K	80 - 5,000K 40 - 4,000K 90 - 9,000K	PC120 - 120V PC347 - 347V	BB - Battery Backup Weather Battery Backup	BLK - Black BRZ - Bronze GRY - Gun Metal GRY - Gunmetal MET - Metallic SLV - Silver PLP - Platinum SVP - Satin Verde GRN - Green WHT - White	H - XX (Specify Height) GPR - GPR Upset LAP - Lens Anchor BOL - Bolts RM - Roughneck Heavy Duty Mg Flare

### Accessory Ordering Information

Description	Part Number
IES - IESNA Site Shield	609103
Galvanized anchor Bolt Kit	265503

**FOOTNOTES:**  
1 - Consult Factory for availability.  
2 - Standard height is 44". Non-Standard heights are available in 6" increments. Minimum height is 26". 52" with battery backup option. Maximum height is 62".  
3 - Accessories are shipped separately and field installed.  
4 - Not available in HV Voltage.  
5 - Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

### PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*		AMB CCT		2700K CCT		3000K CCT		4000K CCT		5000K CCT	
Lumen Package	Distribution	CRI	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Wattage
25L	S	70	1713	56	2242	74	2156	71	2487	82	30.5
30L	S	70	2110	55	2791	72	2655	69	3063	80	38.4
25L	A	70	1327	58	1736	76	1670	73	1926	84	23.0
30L	A	70	1634	56	2138	74	2056	71	2372	82	29.1

\*LED Chips are frequently updated therefore values are nominal.

ELECTRICAL DATA (Amps)*		120V	208V	240V	277V	347V	480V
Lumen Package	Distribution						
25L	S	0.25	0.15	0.13	0.11	0.09	0.06
30L	S	0.32	0.18	0.16	0.14	0.11	0.08
25L	A	0.19	0.11	0.10	0.08	0.07	0.05
30L	A	0.24	0.14	0.12	0.10	0.08	0.06

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

Recommended Lumen Maintenance¹		AMBIENT TEMP C	INITIAL²	25K HP³	50K HP³	75K HP³	100K HP³
0 C	100%	98%	98%	98%	98%	98%	98%
10 C	100%	98%	98%	98%	98%	98%	98%
20 C	100%	98%	98%	98%	98%	98%	91%
25 C	100%	98%	98%	98%	98%	98%	91%
30 C	98%	96%	96%	96%	96%	96%	88%
40 C	89%	91%	91%	91%	88%	88%	85%
50 C	80%	84%	84%	84%	84%	84%	80%

1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.  
2- In accordance with IESNA TM-21-11. Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.  
3- In accordance with IESNA TM-21-11. Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing



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## LUMINAIRE SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER AND MODEL	VOLTAGE	WATTAGE	LUMENS	FINISH	POLE MANUFACTURER	POLE MODEL	POLE FINISH	MOUNTING HEIGHT	NOTES
☀	3'-8" BOLLARD LUMINAIRE	LSI MIRADA BOLLARD MRB-LED-25L-ACR-S-UNV-DIM-40-PC120-H-44	120-277 V	31 W	2,487 LUMENS	COORDINATE WITH OWNER	N/A	N/A	N/A	3'-8"	PROVIDE FOUNDATION PER MANUFACTURER RECOMMENDATION
● ●	PL1 - POST TOP STYLE LUMINAIRE PER COA 4.10.4.07.1	LOUIS POULSEN KIPP KIP-PT/82W LED/3000K/120-277V/NAT PAINT ALU/T-RSA-4.5IN/DIM 0-10V/5747920655	120-277V	44 W	7,472 LUMENS	GREY	LOUIS POULSEN	RSA-4.5/14FT/NAT PAINT ALU/7035020	GREY	12'-0"	PROVIDE FOUNDATION PER COA DETAILS L4.1 AND L5.1
○ — ■	EXISTING SITE LIGHT	GARDCO GULLWING GL18-1-3-200LA-9670-NW-UNV-BLP	120-277 V	200 W	20,296 LUMENS	BLACK	N/A	N/A	BLACK	25'-0"	