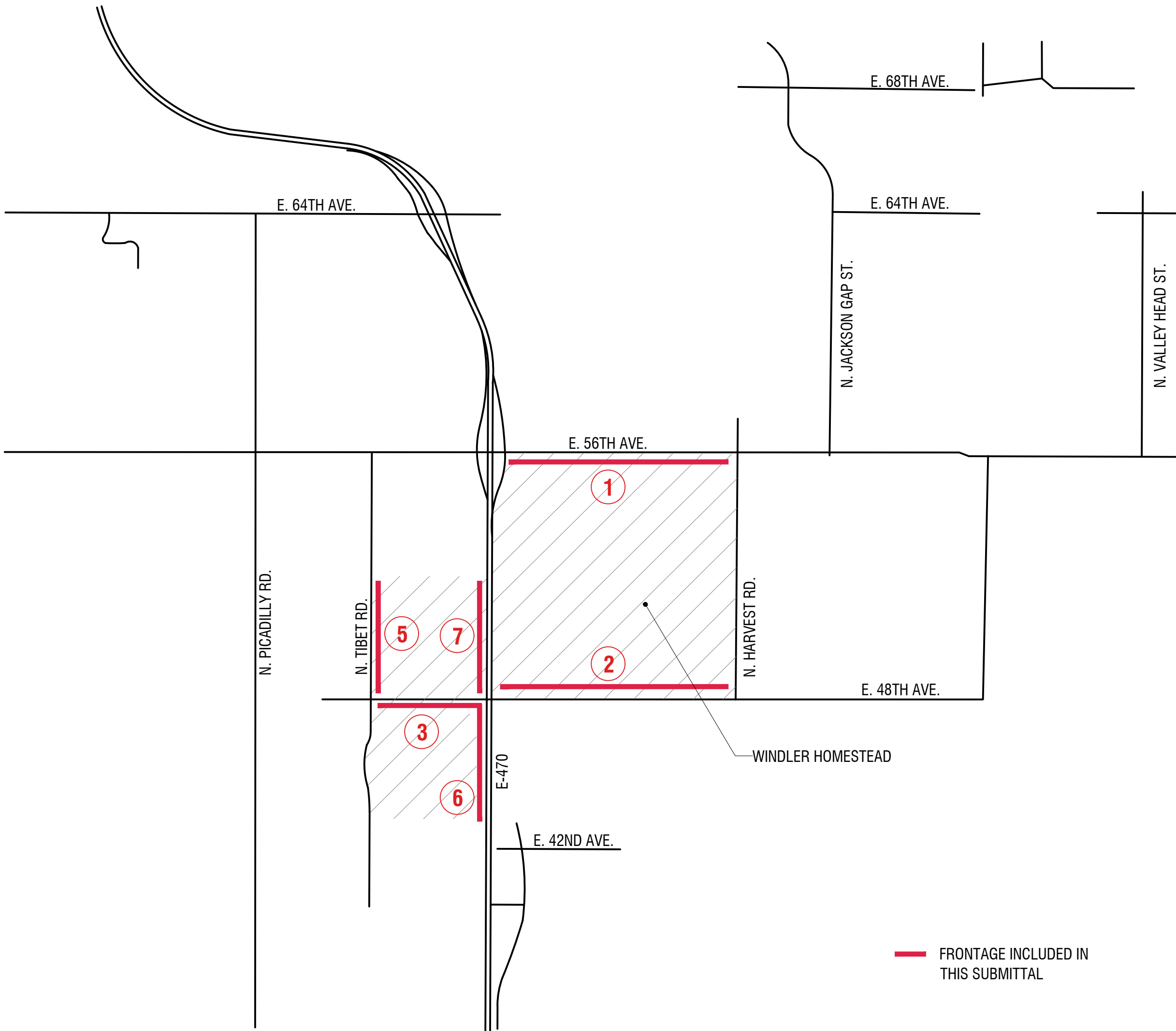


MONUMENT SIGNS DATA TABLE									
SIGN QUANTITY	ID	LOCATION	PYLON DIMENSI ONS		SIGN AREA				REMAINING ALLOWABLE SIGN AREA PER STREET FRONTAGE (SF)
			H	SF	MAX TOTAL SIGN AREA ALLOWED		SIGN AREA PROPOSE		
					PER STREET FRONTAGE (SF)	INDIVIDUAL SIGN (SF)	PER FACE (SF)	DOUBLE SIDED (SF)	
① E. 56TH AVE. FRONTAGE - SOUTH SIDE OF STREET									
1	1	E. 56TH AVE. AND E-470	30'	150	600	200	50.46	100.92	
1	2	E. 56TH AVE. AND N. CATAWBA ST.	18'	72			9.45	18.90	
1	3	E. 56TH AVE. AND N. DENALI ST.	20'	80			9.45	18.90	
1	5	E. 56TH AVE. AND N. HARVEST RD.	18'	72			9.45	18.90	
		SUBTOTAL		374	600	200	157.62	442.38	
② E. 48TH AVE. FRONTAGE, EAST OF E-470 - NORTH SIDE OF STREET									
1	10	E. 48TH AVE. AND N. HARVEST RD.	18'	72	600	200	9.45	18.90	
1	12	E. 48TH AVE. AND N. DENALI ST.	20'	80			9.45	18.90	
1	13	E. 48TH AVE. AND N. BUCHANAN ST.	18'	72			9.45	18.90	
		SUBTOTAL		224	600	200	56.70	543.30	
③ E. 48TH AVE. FRONTAGE, WEST OF E-470 - SOUTH SIDE OF STREET									
1	14	E. 48TH AVE. AND N. WENATCHEE ST.	18'	72	600	200	9.45	18.90	
1	15	E. 48TH AVE. AND N. TIBET RD.	18'	72			9.45	18.90	
		SUBTOTAL		144	600	200	37.80	562.20	
④ E. 48TH AVE. FRONTAGE, WEST OF E-470 - NORTH SIDE OF STREET									
0					600	200	0.00	600.00	
⑤ N. TIBET ROAD FRONTAGE									
1	16	N. TIBET RD. AND FUTURE INDUSTRIAL SITE	18'	72	600	200	9.45	18.90	
		SUBTOTAL		72	600	200	18.90	581.10	
⑥ E-470 FRONTAGE, SOUTH OF E-470 - WEST SIDE OF STREET									
1	17	E-470 SOUTH MONUMENT	30'	150	600	200	50.46	100.92	
		SUBTOTAL		150	600	200	100.92	499.08	
⑦ E-470 FRONTAGE, NORTH OF E-470 - WEST SIDE OF STREET									
1	18	E-470 AND FUTURE INDUSTRIAL SITE	30'	150	600	200	50.46	100.92	
		SUBTOTAL		150	600	200	100.92	499.08	
⑧ E-470 FRONTAGE - EAST SIDE OF STREET									
0					600	200	0.00	600.00	
							TOTAL 472.86		
WINDLER SIGNAGE SUMMARY									
		TOTAL SIGN FACE						472.86	
		MAXIMUM SIGN HEIGHT						30'-0"	
		TOTAL NUMBER OF SIGNS						12	
SITE DATA									
					SF		AC		
MASTER PLAN PLANNING AREAS		PA-1, PA-2, PA-5, PA-6, PA-7, PA-9, PA-11, PA-12, PA-13, PA-14, PA-23, PA-26, PA-28							
LAND AREA WITHIN PROPERTY LIMITS							71,828		1.65
PRESENT ZONING CLASSIFICATION		MU-R2, MUA							
LANDSCAPE AREA							71,828		1.65
LOT AREA		N/A							
TRACT/ OPEN SPACE AREA							71,828		1.65
TRACT/ OPEN SPACE PLANTING		PLANTING IN THIS SUBMITTAL IS WITHIN THE FUTURE PERIMETER PARK OPEN SPACE TRACT. THE PERIMETER PARK OPEN SPACE TRACT WILL SATISFY ALL LANDSCAPE PLANTING REQUIREMENTS.							
		THE PLANTING IN THIS SUBMITTAL WILL BE ABOVE AND BEYOND THE OPEN SPACE PLANTING REQUIREMENTS FOR THE PERIMETER PARK OPEN SPACE TRACT THAT THIS LIMIT OF WORK SITS WITHIN							

SITE PLAN - WINDLER MONUMENT SIGNAGE AND ENTRY LANDSCAPE

LOCATION IN SECTION 18 AND 24, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND 66 WEST, WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
1" = 2000'



BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "MK CENTENNIAL T3S R66W / R65W S13/S18/S24/S19 PLS 24313-1999", FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 13, BEING MONUMENTED BY A NO. 6 REBAR WITH 3-1/4" INCH ALUMINUM CAP STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2023 PLS 38004", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

JUSTIFICATIONS

MUCH OF THE MONUMENT SIGNAGE AND LANDSCAPE IS A HORIZONTAL EXPRESSION THAT CAPTURES THE GRAND SCALE OF THE WINDLER DEVELOPMENT. HOWEVER IN ORDER FOR THE MONUMENTS TO BE VISIBLE AND EYE-CATCHING THEY HAD TO EXCEED THE HEIGHT LIMIT SET FORTH BY THE CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE SEC. 4.10.5. THE TALLER MONUMENT SERIES MUST EXCEED THE 12' HEIGHT LIMIT AND OVERALL SQUARE FOOTAGE TO BE SEEN AT THE VEHICULAR SCALE FROM ARTERIALS AND E-470 HIGHWAY. DUE TO THE LARGE 75' MUE SETBACK FROM E-470, THE MONUMENT SIGN HEIGHT HAD TO BE INCREASED TO BE VISIBLE. FOR THESE REASONS, WE ASK FOR A WAIVER FROM THE UNIFIED DEVELOPMENT ORDINANCE.

SHEET INDEX

1	COVER MONUMENT SIGNAGE
2	LEGAL DESCRIPTION
3	MONUMENT SIGN LOCATION MAP
4	MONUMENT VIGNETTES
5	PLANT SCHEDULE
6-22	WINDLER ENTRY LAYOUT
23-39	WINDLER ENTRY PLANTING
40	LANDSCAPE DETAILS
41	LANDSCAPE WALL DETAILS
42	LANDSCAPE WALL DETAILS
43	LANDSCAPE WALL DETAILS
44	A1 PRIMARY ENTRY MONUMENT
45	A2 SECONDARY ENTRY MONUMENT
46	A2 - GLOW SECONDARY ENTRY MONUMENT
47	B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT
48	LIGHTING STRATEGY AND MATERIAL BOARD

DESIGN TEAM CONTACTS

DEVELOPER CONTACT
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SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
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PCS GROUP CO.
200 KALAMATH ST.
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EMAIL: JOHN@PCSGROUPCO.COM

PLANNER/LANDSCAPE ARCHITECT
CIVITAS
1200 BANNOCK ST.
DENVER, CO 80204
CONTACT: MERINA IRFANO
PHONE: (303) 818-8922
EMAIL: MIRFANO@CIVITASINC.COM

SIGNATURE BLOCKS

WINDLER MONUMENT SIGNAGE AND ENTRY LANDSCAPE Site Plan * (Official Project Name)

LEGAL DESCRIPTION:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS _____

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: _____

AMENDMENTS

CIVITAS

1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053
Fax 303 425.0438

people creating spaces
PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80223
Phone No. 303 531 4905

MONUMENT SIGNAGE
AND ENTRY LANDSCAPE

AURORA, COLORADO

WINDLER

GVP Windler, LLC
5750 DTC Parkway,
Suite 210
Greenwood Village 80111

Stamp:

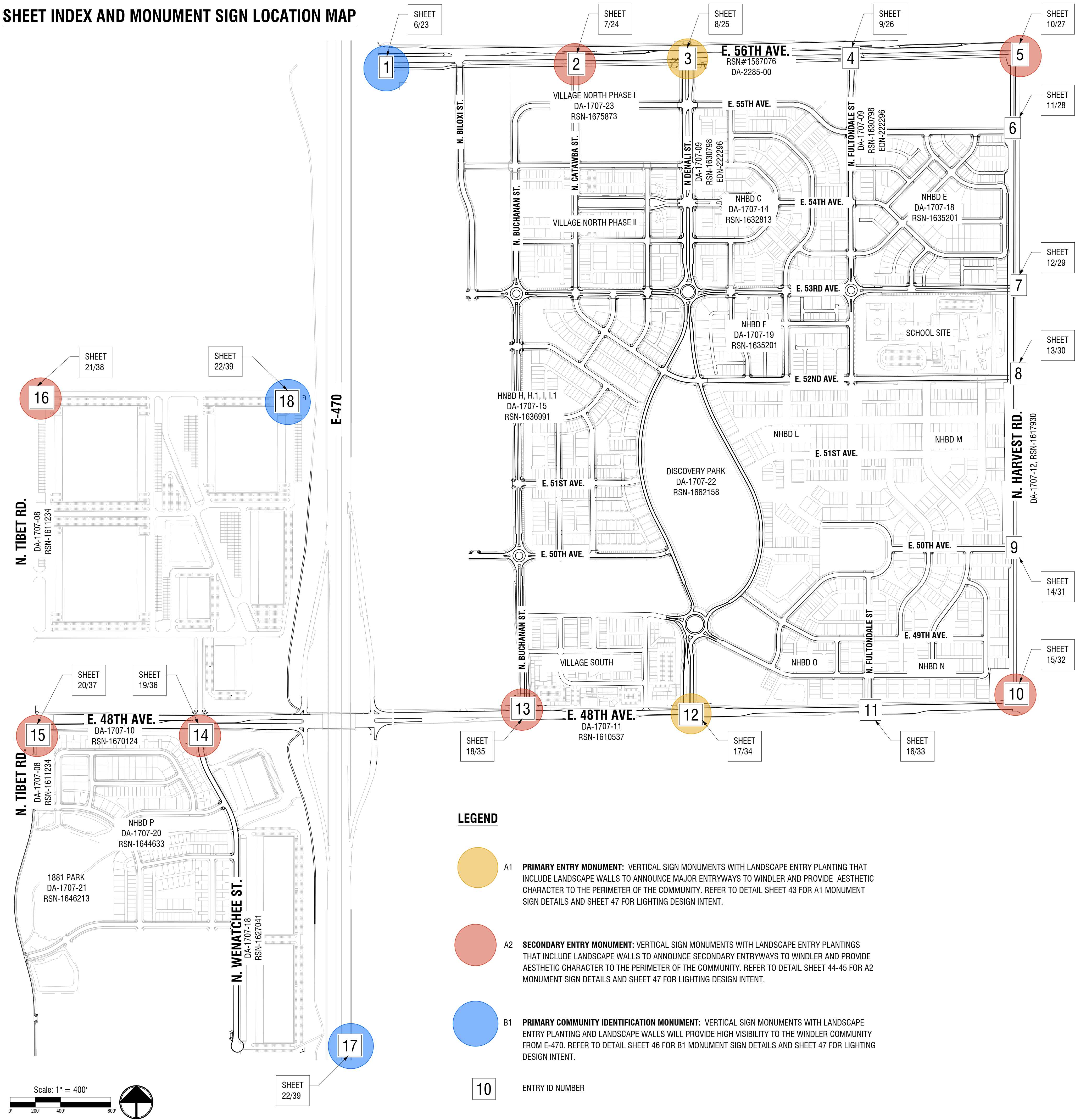
Issue Record: 7/12/24 AMENDMENT 1

Revisions: B1 SIGN SIZE UPDATE, TABLES UPDATED, INDEX UPDATED.

CVT Proj. #: _____
Drawn: NL
Checked: CV

COVER MONUMENT
SIGNAGE

SHEET INDEX AND MONUMENT SIGN LOCATION MAP



MONUMENT SIGNS									
ID	LOCATION	TYPE	PYLON DIMENSIONS			SIGN AREA			
			H	W	SF	MAX TOTAL SIGN AREA ALLOWED		SIGN AREA PROPOSE	
						PER STREET FRONTAGE (SF)	INDIVIDUAL SIGN (SF)	PER FACE (SF)	DOUBLE SIDED (SF)
E. 56TH AVE. FRONTAGE									
1	E. 56TH AVE. AND E-470	B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT	30'	6'	150	600	200	50.46	100.92
2	E. 56TH AVE. AND N. CATAWBA ST.	A2 GLOW SECONDARY ENTRY MONUMENT	18'	4'	72			9.45	18.90
3	E. 56TH AVE. AND N. DENALI ST.	A1 PRIMARY ENTRY MONUMENT	20'	4'	80			9.45	18.90
5	E. 56TH AVE. AND N. HARVEST RD.	A2 SECONDARY ENTRY MONUMENT	18'	4'	72			9.45	18.90
SUBTOTAL			374	600	200			144.54	
NORTH OF E. 48TH AVE. FRONTAGE EAST OF E-470									
10	E. 48TH AVE. AND N. HARVEST RD.	A2 SECONDARY ENTRY MONUMENT	18'	4'	72	600	200	9.45	18.90
12	E. 48TH AVE. AND N. DENALI ST.	A1 PRIMARY ENTRY MONUMENT	20'	4'	80			9.45	18.90
13	E. 48TH AVE. AND N. BUCHANAN ST.	A2 GLOW SECONDARY ENTRY MONUMENT	18'	4'	72			9.45	18.90
SUBTOTAL			224	600	200			56.70	
SOUTH OF E. 48TH AVE. FRONTAGE WEST OF E-470									
14	E. 48TH AVE. AND N. WENATCHEE ST.	A2 SECONDARY ENTRY MONUMENT	18'	4'	72	600	200	9.45	18.90
15	E. 48TH AVE. AND N. TIBET RD.	A2 GLOW SECONDARY ENTRY MONUMENT	18'	4'	72			9.45	18.90
SUBTOTAL			144	600	200			37.80	
N. TIBET ROAD FRONTAGE									
16	N. TIBET RD. AND FUTURE INDUSTRIAL SITE	A2 SECONDARY ENTRY MONUMENT	18'	4'	72	600	200	9.45	18.90
SUBTOTAL			72	600	200			18.90	
E-470 FRONTAGE									
17	E-470 SOUTH MONUMENT	B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT	30'	6'	150	600	200	50.46	100.92
18	E-470 AND FUTURE INDUSTRIAL SITE	B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT	30'	6'	150			50.46	100.92
SUBTOTAL			300	600	200			175.68	
TOTAL									472.86

CIVITAS

1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053
Fax 303 425.0438

people creating spaces

PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80223
Phone No. 303 531 4905

MONUMENT SIGNAGE
AND ENTRY LANDSCAPE

AURORA, COLORADO

WINDLER

GVP Windler, LLC
5750 DTC Parkway,
Suite 210
Greenwood Village 80111

Stamp:

Issue Record:
7/12/24 AMENDMENT 1

Revisions:
TABLE UPDATED TO DESIGN
CHANGE TO B1 MONUMENT
#13 A2-GLOW

CVT Proj. #: _____
Drawn: NL
Checked: CV

MONUMENT SIGN
LOCATION MAP AND
SHEET INDEX

SITE LIGHTING NOTES:

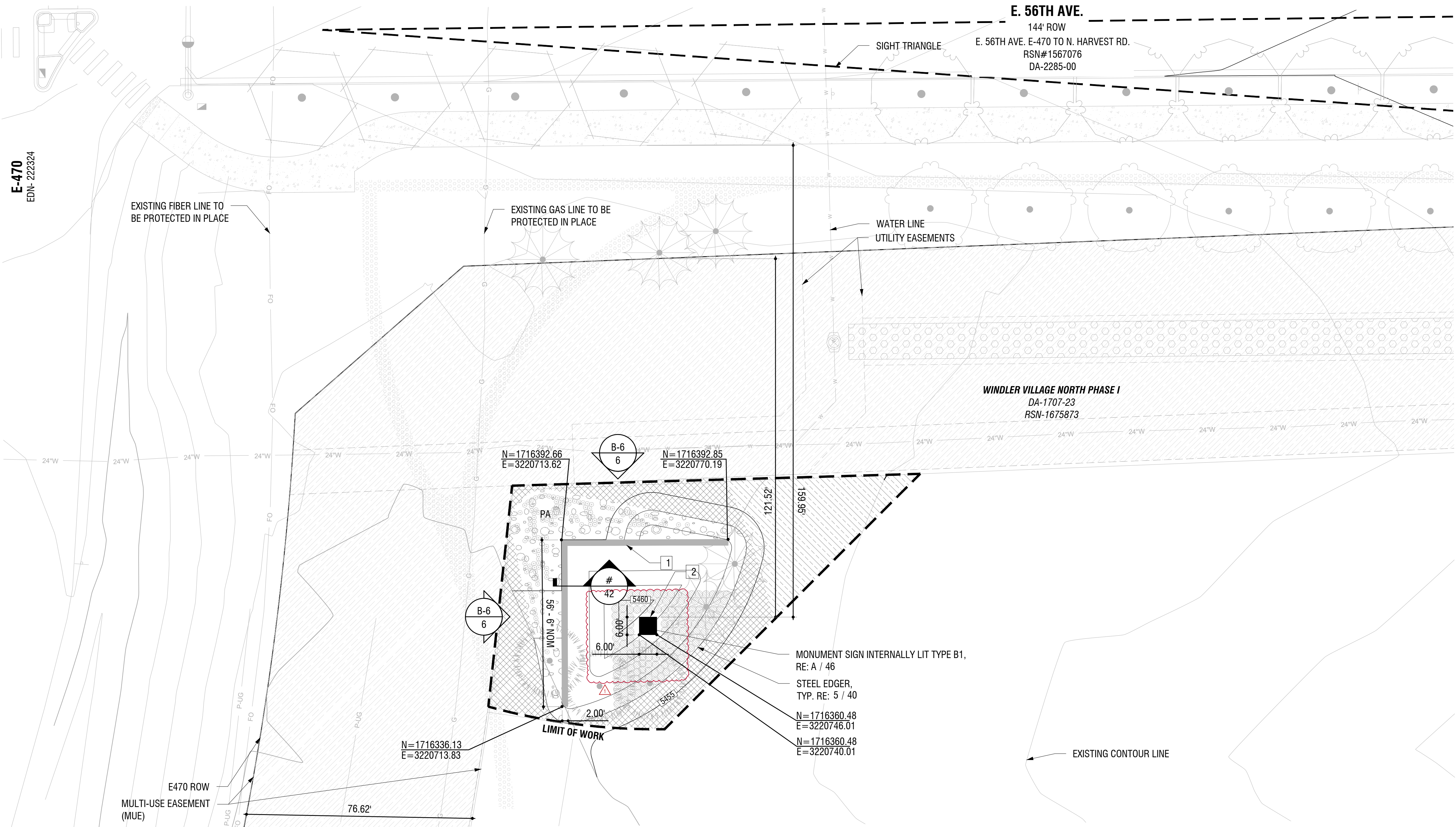
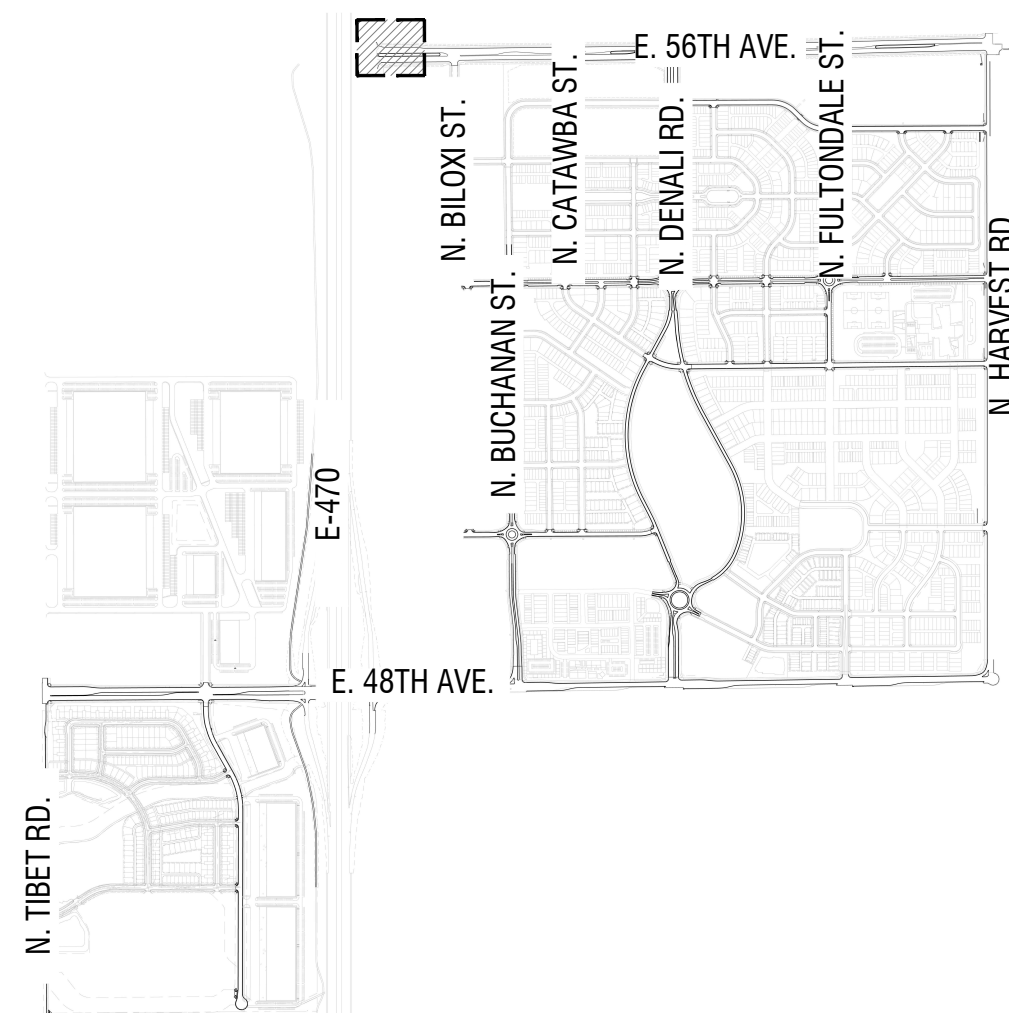
- 1 WALL LIGHTING - LANDSCAPE WALLS TO BE LIT WITH WALL WASHER LIGHTS AND WILL MEET CITY OF AURORA LIGHTING REGULATIONS RE: DETAIL SHEET DT.09, PAGE 47
- 2 MONUMENT SIGN - TO BE INTERNALLY LIT AND WILL FOLLOW CITY OF AURORA LIGHTING REGULATIONS AND E-470 LIGHTING REGULATIONS. RE: DETAIL SHEET DT.09, PAGE 47

LEGEND

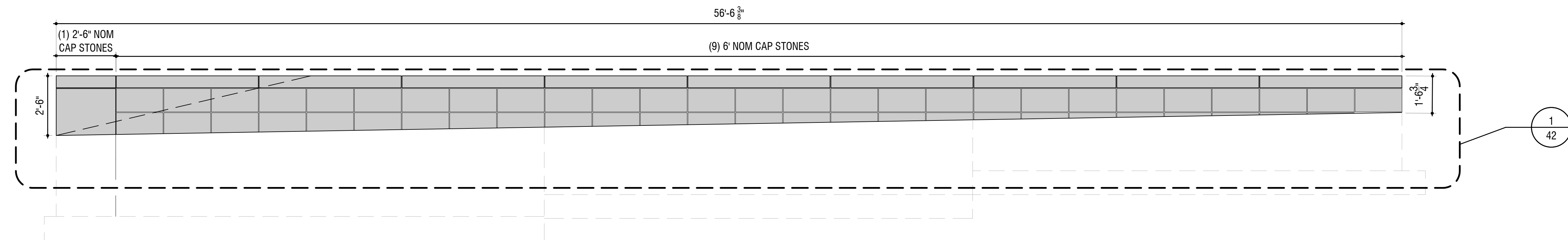
- MONUMENT SIGNAGE, RE: 43-47
- LANDSCAPE WALL, RE: 41-42
- STREETLIGHT, RE: CIVIL
- SIGHT TRIANGLE, RE: CIVIL
- MATCHLINE
- RIGHT OF WAY (ROW)
- LIMIT OF WORK
- DARK 3/4" ROCK MULCH
- LIGHT 3/4" ROCK MULCH
- CRUSHER FINES
- 3" SHREDDED CEDAR MULCH
- ELEVATION
- NORTH AND EASTING
- SECTION
- PA PLANTING AREA
- UE UTILITY EASEMENT

NOTE: PLANT SYMBOLS SHOWN ON LAYOUT PLANS FOR REFERENCE ONLY. REFER TO WINDLER ENTRY PLANTING SHEETS 23 - 39, FOR FULL LANDSCAPE LEGEND, PLANT MATERIAL, AND INDIVIDUAL PLAN NOTATIONS FOR EACH SPECIES.

KEY MAP



1 B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND E. 56TH AVE.



B-6 LANDSCAPE WALL ELEVATION
SCALE: 3/8"=1'-0" XREF

SITE LIGHTING NOTES:

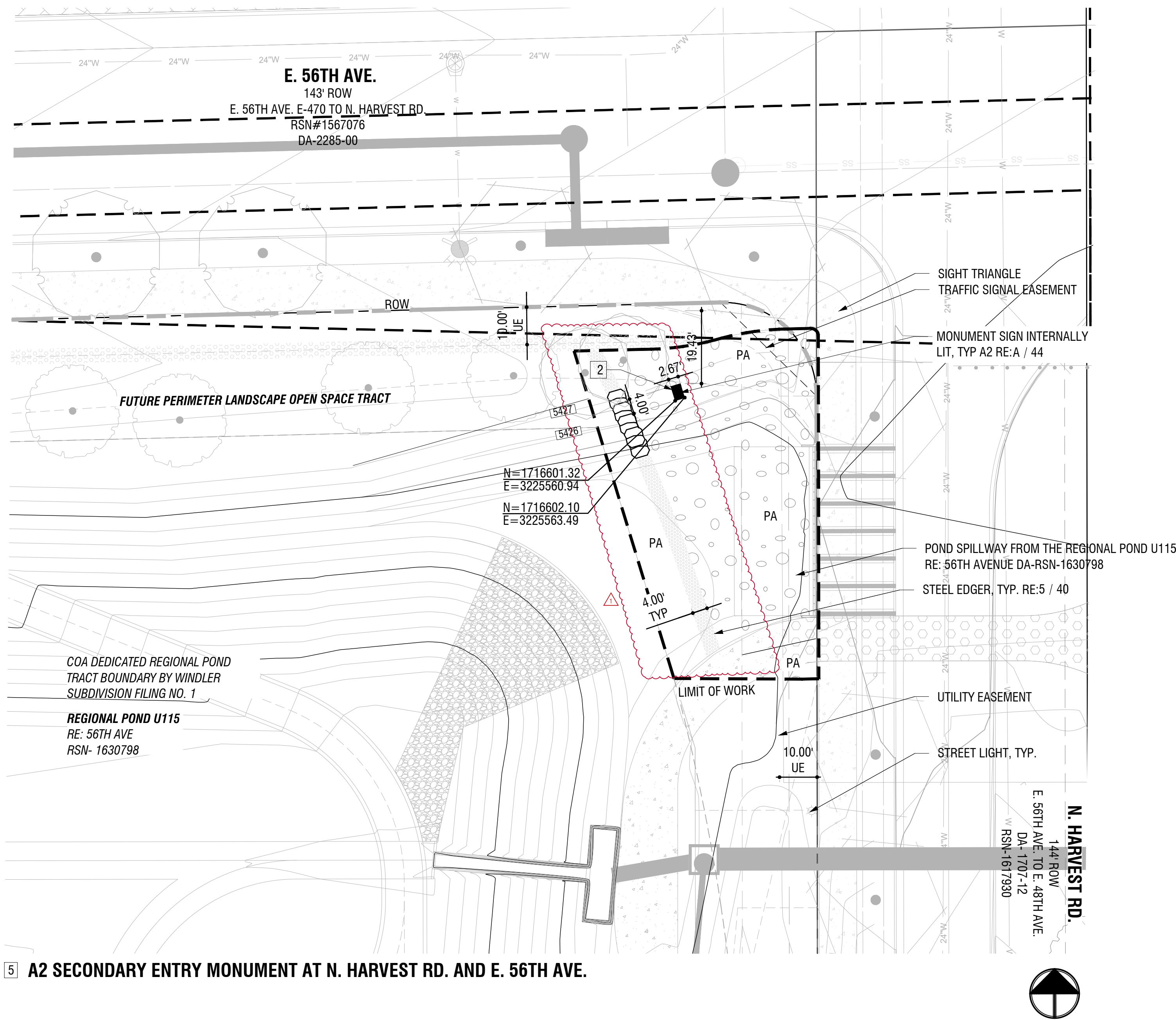
- 1 WALL LIGHTING - LANDSCAPE WALLS TO BE LIT WITH WALL WASHER LIGHTS AND WILL MEET CITY OF AURORA LIGHTING REGULATIONS RE: DETAIL SHEET DT.09, PAGE 47
- 2 MONUMENT SIGN - TO BE INTERNALLY LIT AND WILL FOLLOW CITY OF AURORA LIGHTING REGULATIONS AND E-470 LIGHTING REGULATIONS. RE: DETAIL SHEET DT.09, PAGE 47

LEGEND

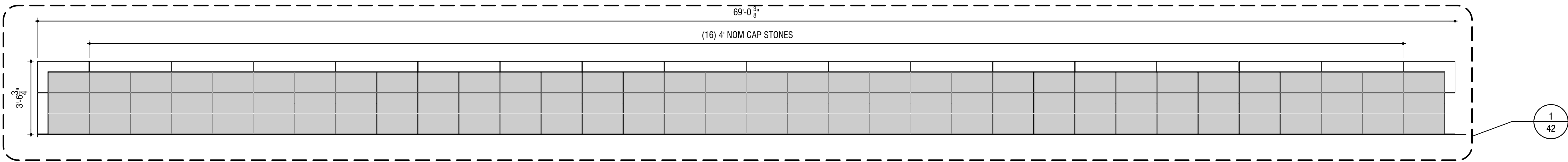
- MONUMENT SIGNAGE, RE: 43-47
- LANDSCAPE WALL, RE: 41-42
- STREETLIGHT, RE: CIVIL
- SIGHT TRIANGLE, RE: CIVIL
- MATCHLINE
- RIGHT OF WAY (ROW)
- LIMIT OF WORK
- DARK 3/4" ROCK MULCH
- LIGHT 3/4" ROCK MULCH
- CRUSHER FINES
- 3" SHREDDED CEDAR MULCH
- ELEVATION
- NORTH AND EASTING
- SECTION
- PA PLANTING AREA
- UE UTILITY EASEMENT

NOTE: PLANT SYMBOLS SHOWN ON LAYOUT PLANS FOR REFERENCE ONLY. REFER TO WINDLER ENTRY PLANTING SHEETS 23 - 39, FOR FULL LANDSCAPE LEGEND, PLANT MATERIAL, AND INDIVIDUAL PLAN NOTATIONS FOR EACH SPECIES.

KEY MAP

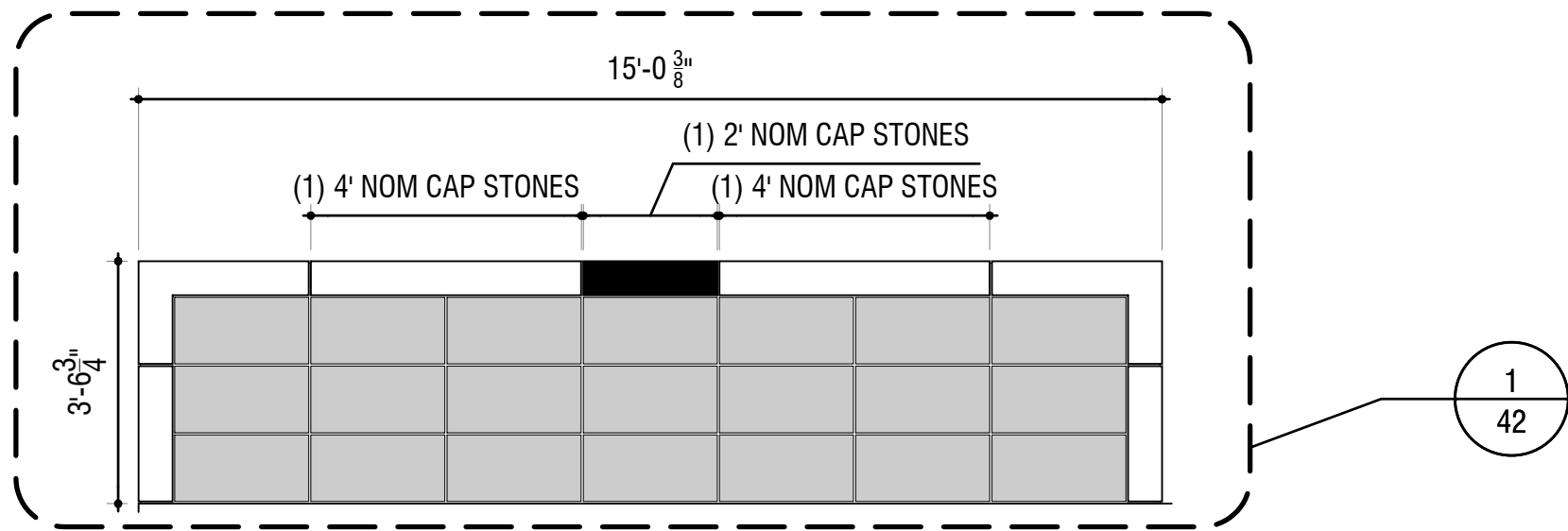


5 A2 SECONDARY ENTRY MONUMENT AT N. HARVEST RD. AND E. 56TH AVE.



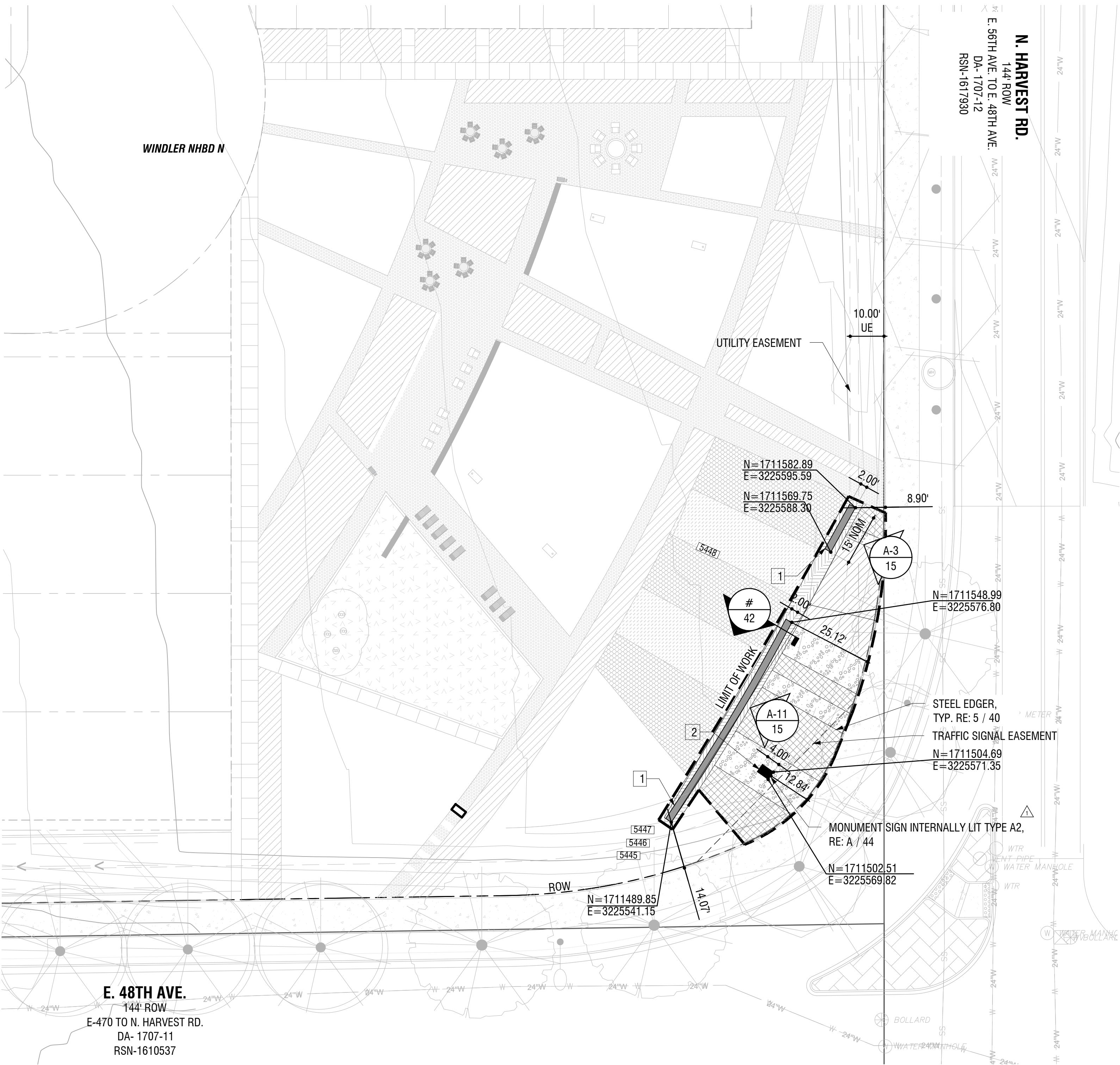
A-11 LANDSCAPE WALL ELEVATION

SCALE: 3/8"=1'-0" XREF

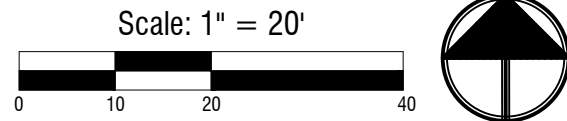


A-3 LANDSCAPE WALL ELEVATION

SCALE: 3/8"=1'-0" XREF



10. A2 SECONDARY ENTRY MONUMENT AT E. 48TH AVE. AND N. HARVEST RD.



LEGEND

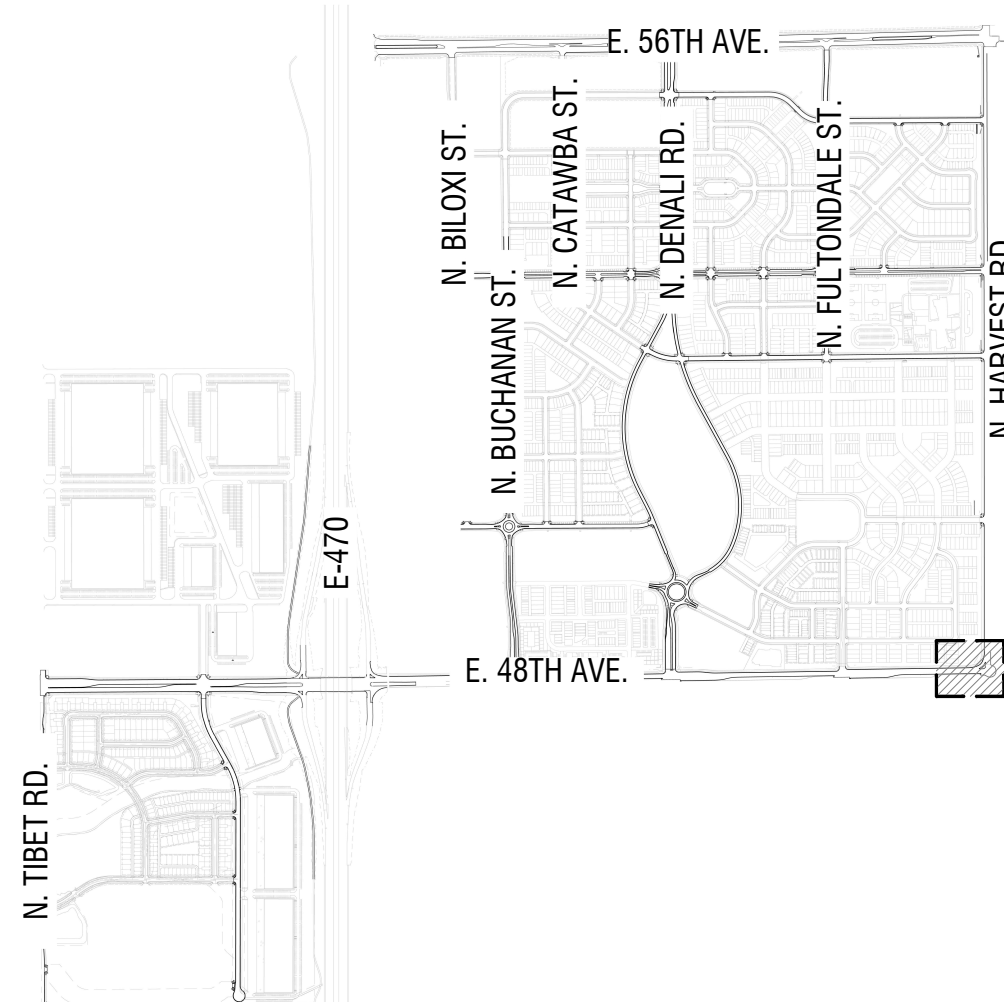
- MONUMENT SIGNAGE, RE: 43-47
- LANDSCAPE WALL, RE: 41-42
- STREETLIGHT, RE: CIVIL
- SIGHT TRIANGLE, RE: CIVIL
- MATCHLINE
- RIGHT OF WAY (ROW)
- LIMIT OF WORK
- DARK 3/4" ROCK MULCH
- LIGHT 3/4" ROCK MULCH
- CRUSHER FINES
- 3" SHREDDED CEDAR MULCH
- ELEVATION
- NORTH AND EASTING
- SECTION
- PA PLANTING AREA
- UE UTILITY EASEMENT

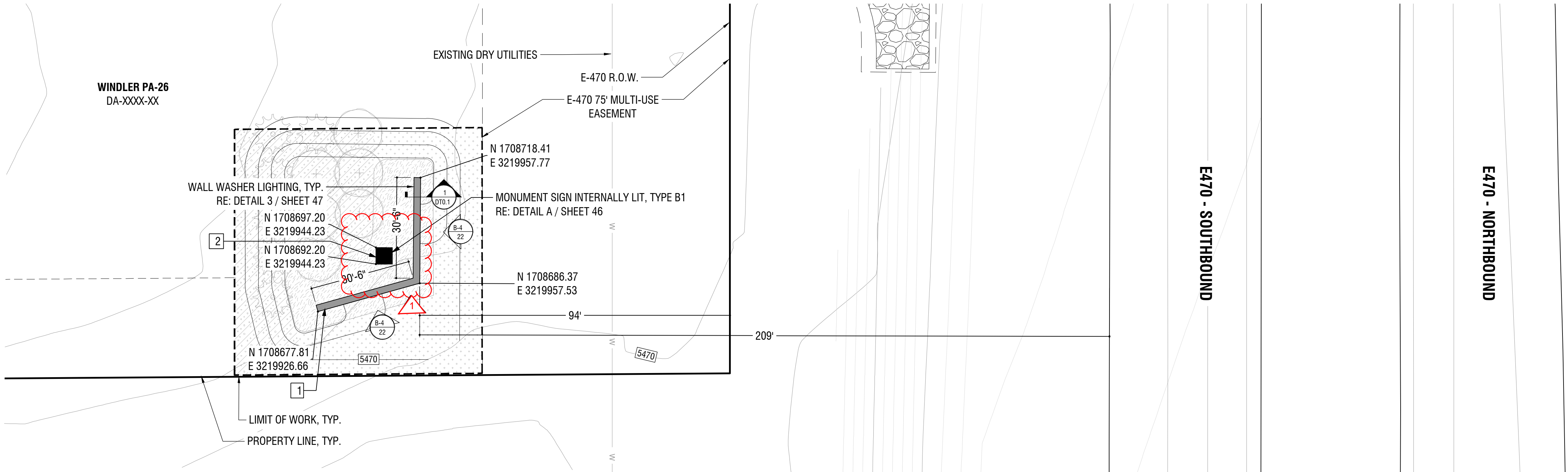
NOTE: PLANT SYMBOLS SHOWN ON LAYOUT PLANS FOR REFERENCE ONLY. REFER TO WINDLER ENTRY PLANTING SHEETS 23 - 39, FOR FULL LANDSCAPE LEGEND, PLANT MATERIAL, AND INDIVIDUAL PLAN NOTATIONS FOR EACH SPECIES.

SITE LIGHTING NOTES:

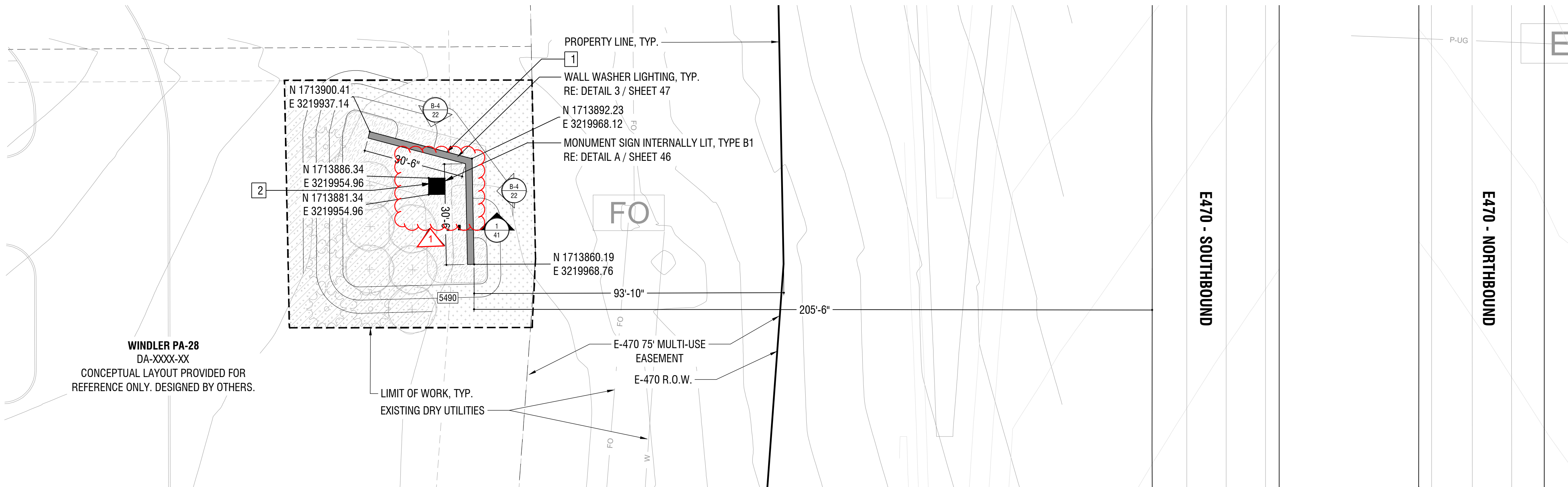
- WALL LIGHTING - LANDSCAPE WALLS TO BE LIT WITH WALL WASHER LIGHTS AND WILL MEET CITY OF AURORA LIGHTING REGULATIONS RE: DETAIL SHEET DT.09, PAGE 47
- MONUMENT SIGN - TO BE INTERNALLY LIT AND WILL FOLLOW CITY OF AURORA LIGHTING REGULATIONS AND E-470 LIGHTING REGULATIONS. RE: DETAIL SHEET DT.09, PAGE 47

KEY MAP

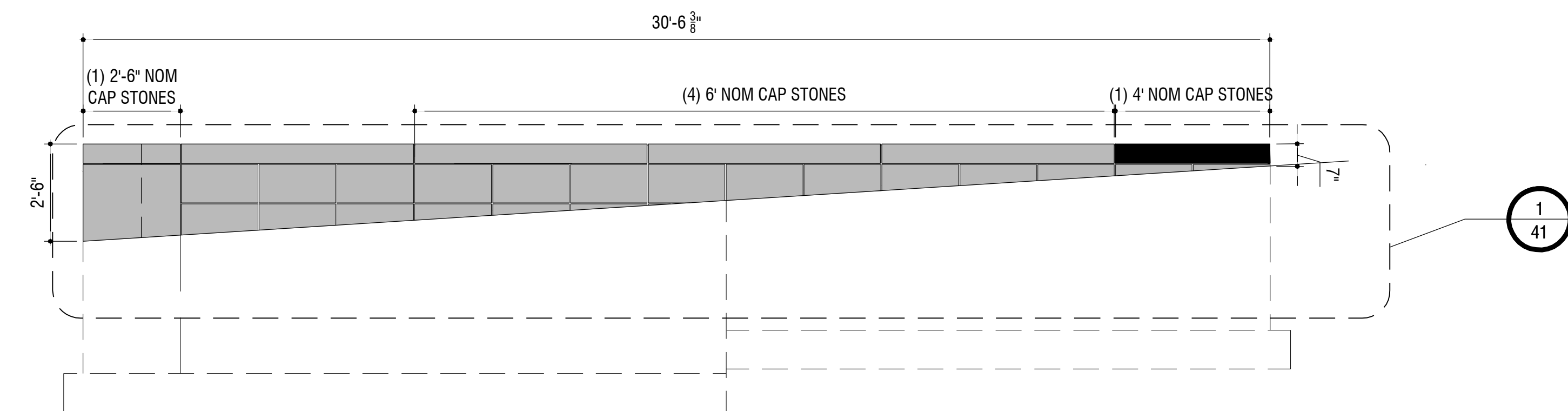




17 B1 - PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND PA-26



18 B1 - PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND PA-28



B-4 LANDSCAPE WALL ELEVATION
SCALE: 3/8" = 1'-0"

SITE LIGHTING NOTES:

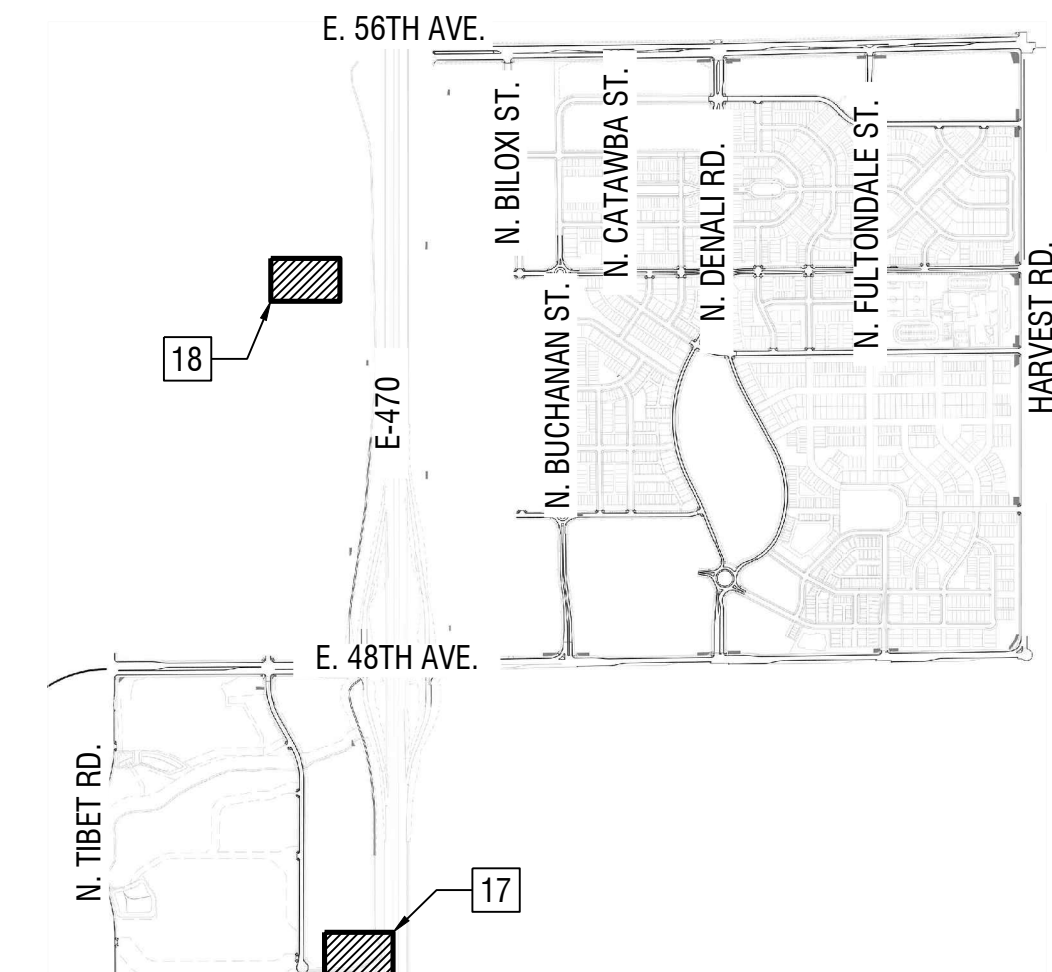
- WALL LIGHTING - LANDSCAPE WALLS TO BE LIT WITH WALL WASHER LIGHTS AND WILL MEET CITY OF AURORA LIGHTING REGULATIONS RE: DETAIL SHEET 47
- MONUMENT SIGN - TO BE INTERNALLY LIT AND WILL FOLLOW CITY OF AURORA LIGHTING REGULATIONS AND E-470 LIGHTING REGULATIONS. RE: DETAIL SHEET 47

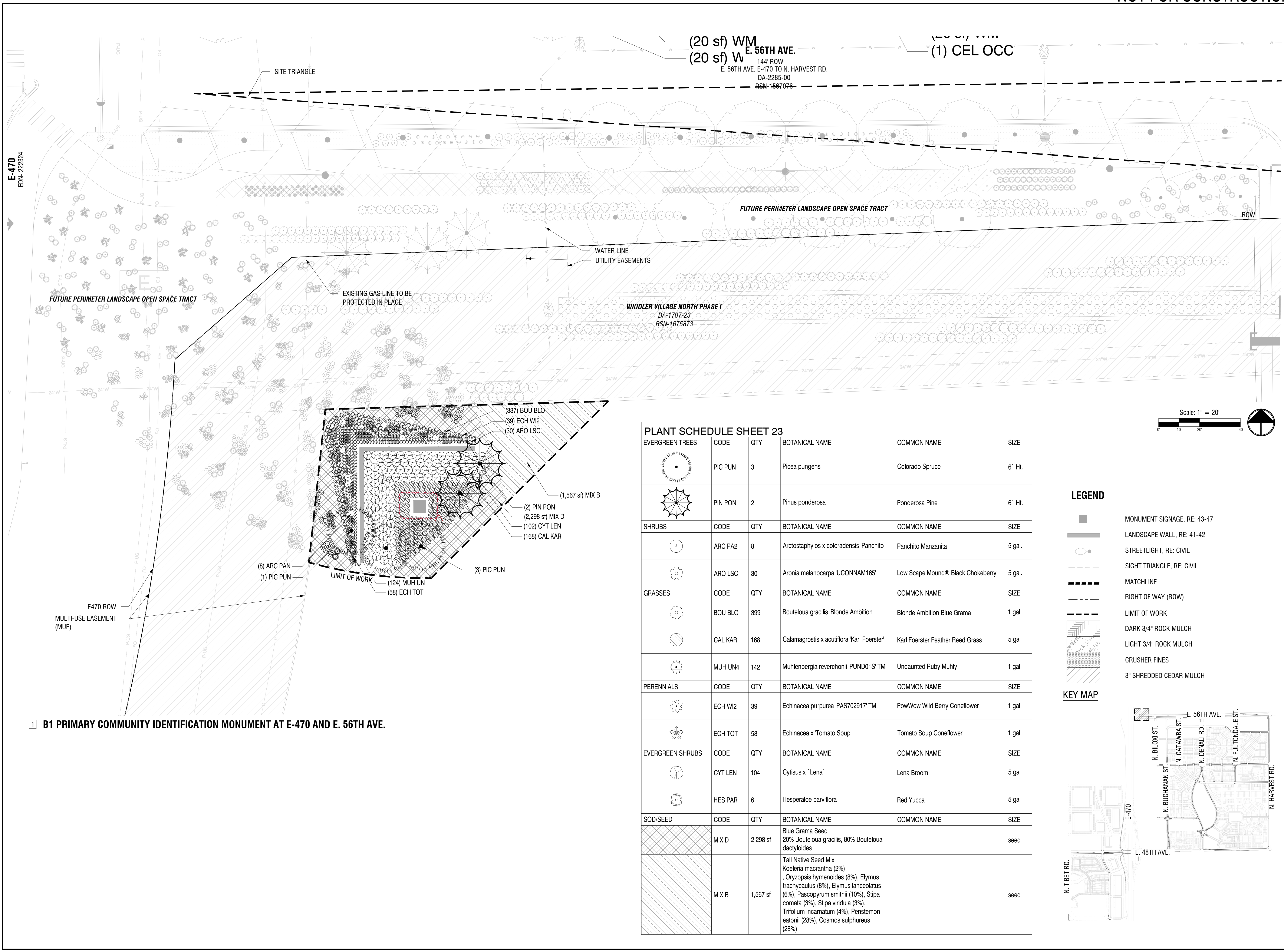
LEGEND

- MONUMENT SIGNAGE PYLON, RE: SHEET 43 - 47
- LANDSCAPE WALL, RE: SHEET 41 - 42
- STREETLIGHT, RE: CIVIL
- SIGHT TRIANGLE, RE: CIVIL
- RIGHT OF WAY (ROW)
- LIMIT OF WORK
- DARK 3/4" ROCK MULCH
- LIGHT 3/4" ROCK MULCH
- CRUSHER FINES
- 3" SHREDDED CEDAR MULCH
- ELEVATION
- NORTH AND EASTING
- SECTION

NOTE: PLANT SYMBOLS SHOWN ON LAYOUT PLANS FOR REFERENCE ONLY. REFER TO PLANTING PLANS, SHEETS 23 - 39, FOR FULL LANDSCAPE LEGEND, PLANT MATERIAL, AND INDIVIDUAL PLAN NOTATIONS FOR EACH SPECIES.

KEY MAP





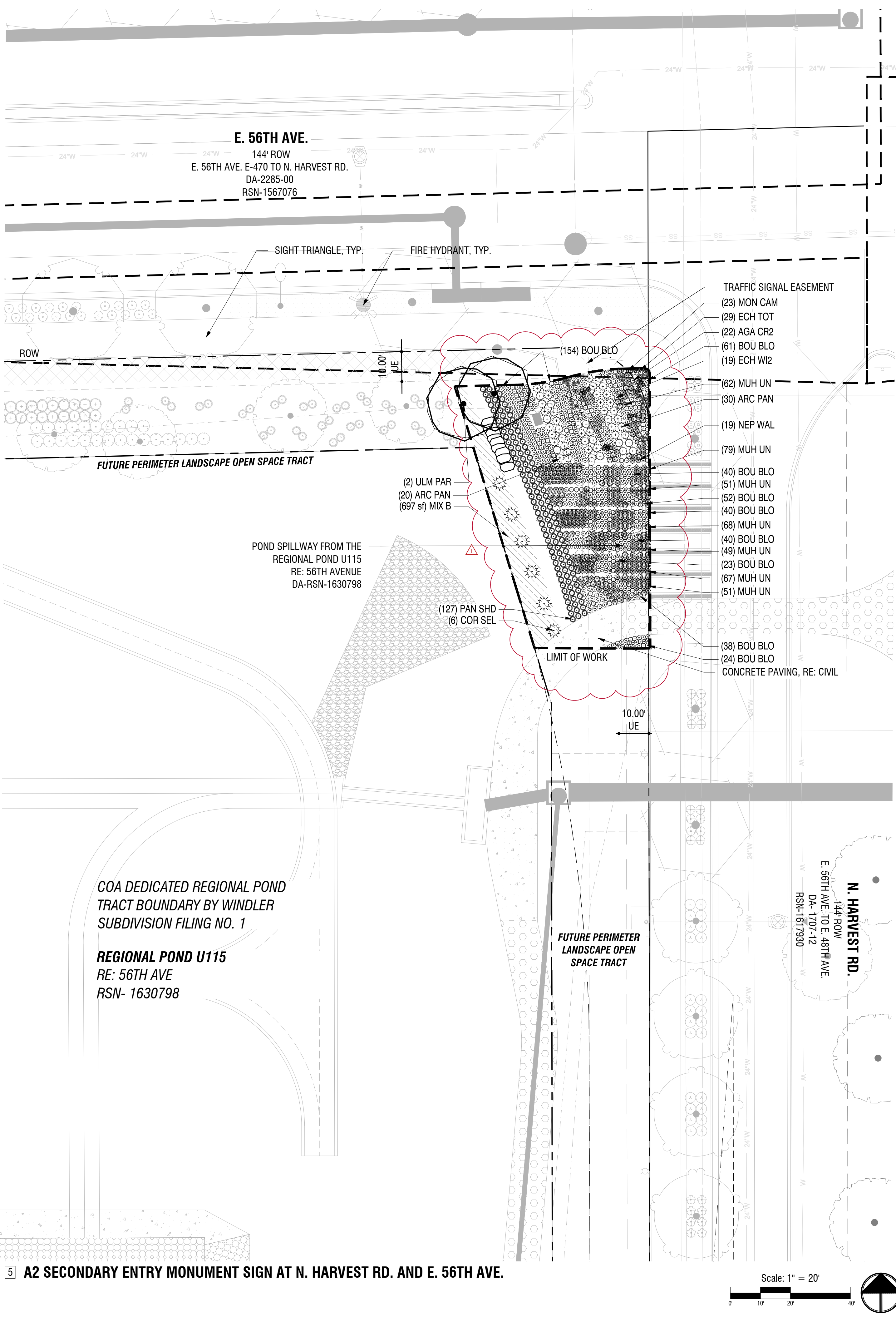
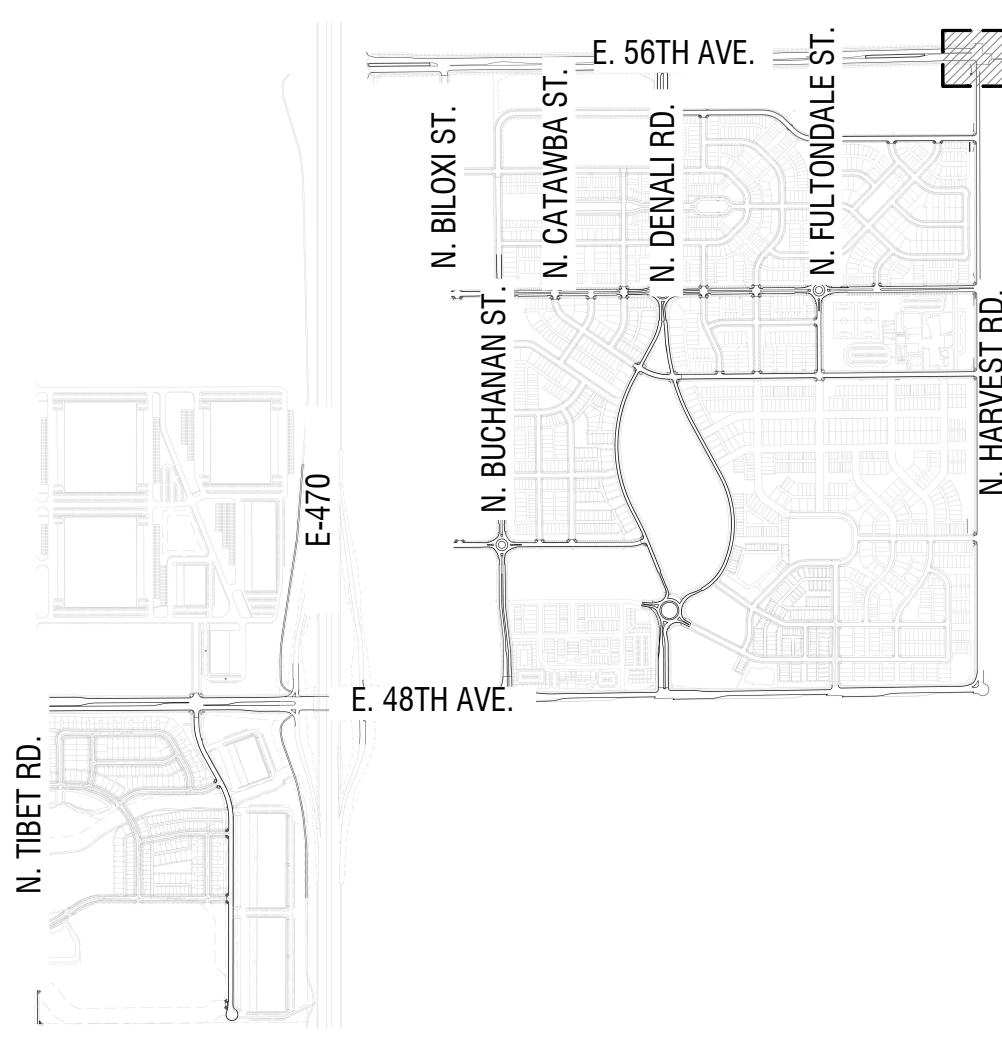
PLANT SCHEDULE SHEET 27

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
	ULM PAR	2	Ulmus parvifolia / Lacebark Elm	2.5" Cal.	B&B
SHRUBS					
	ARC PAN	50	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal	Pot
GRASSES					
	BOU BLO	472	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal	Pot
	COR SEL	6	Cortaderia selloana / Pampas Grass	1 gal	Pot
	MUH UN	427	Muhlenbergia reverchonii 'PUND01S' TM / Undaunted Ruby Muhly	1 gal	Pot
	PAN SHD	127	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal	Pot
PERENNIALS					
	AGA CR2	22	Agastache aurantiaca 'Coronado' / Coronado Giant Hyssop	1 gal	Pot
	ECH W12	19	Echinacea purpurea 'PAS702917' TM / PowWow Wild Berry Coneflower	1 gal	Pot
	ECH TOT	29	Echinacea x 'Tomato Soup' / Tomato Soup Coneflower	1 gal	Pot
	MON CAM	23	Monarda x 'Cambridge Scarlet' / Cambridge Scarlet Bee Balm	1 gal	Pot
	NEP WAL	19	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.	Pot
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
SOD/SEED					
	MIX B	697 sf	Tall Cool Native With Forbs Koeleria macrantha (2%), Oryzopsis hymenoides (8%), Elymus trachycaulus (8%), Elymus lanceolatus (6%), Pascopyrum smithii (10%), Stipa comata (3%), Stipa viridula (3%), Trifolium incarnatum (4%), Penstemon eatonii (28%), Cosmos sulphureus (28%)	seed	

LEGEND

- MONUMENT SIGNAGE, RE: 43-47
- LANDSCAPE WALL, RE: 41-42
- STREETLIGHT, RE: CIVIL
- SIGHT TRIANGLE, RE: CIVIL
- MATCHLINE
- RIGHT OF WAY (ROW)
- LIMIT OF WORK
- DARK 3/4" ROCK MULCH
- LIGHT 3/4" ROCK MULCH
- CRUSHER FINES
- 3" SHREDDED CEDAR MULCH

KEY MAP



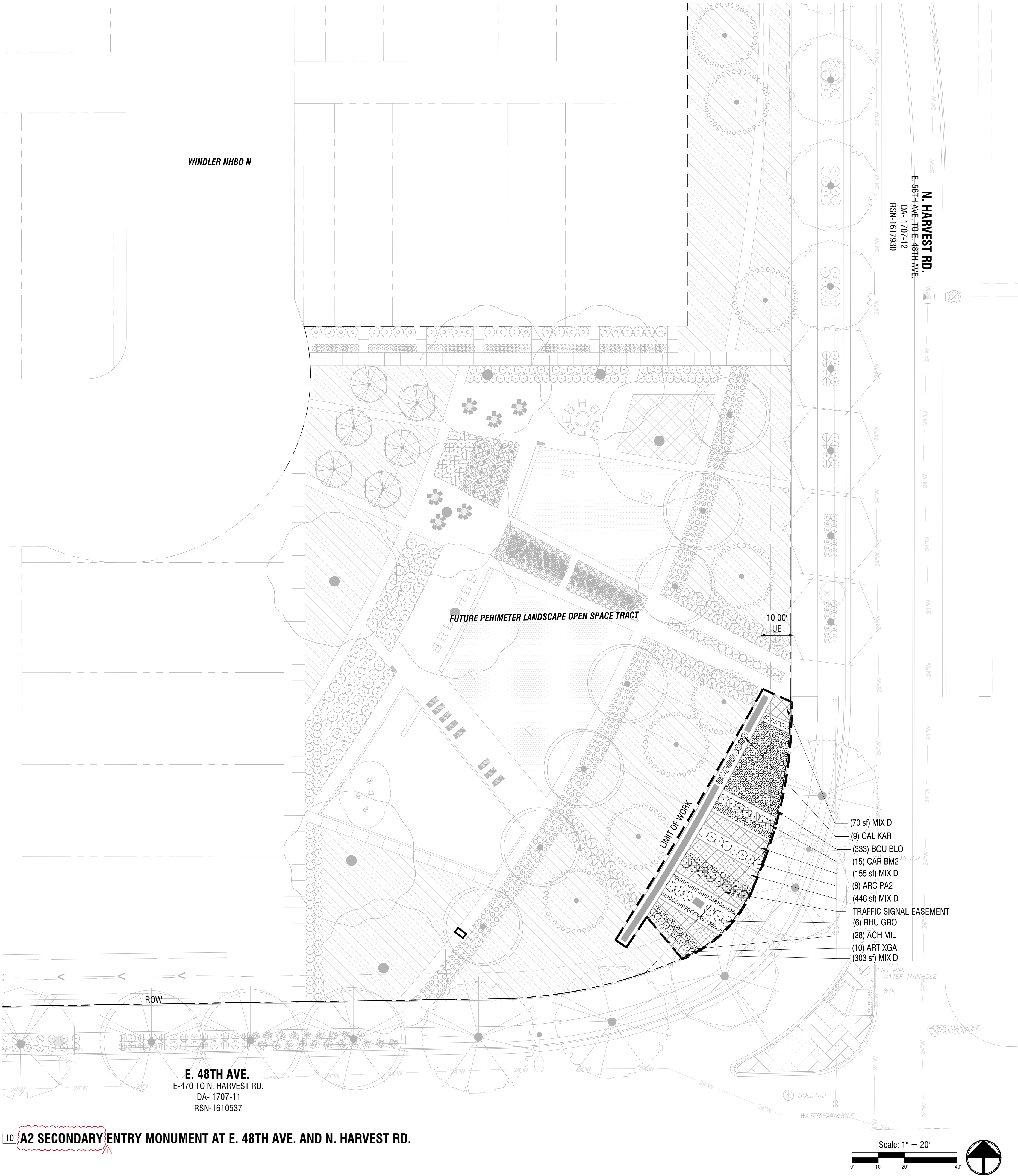
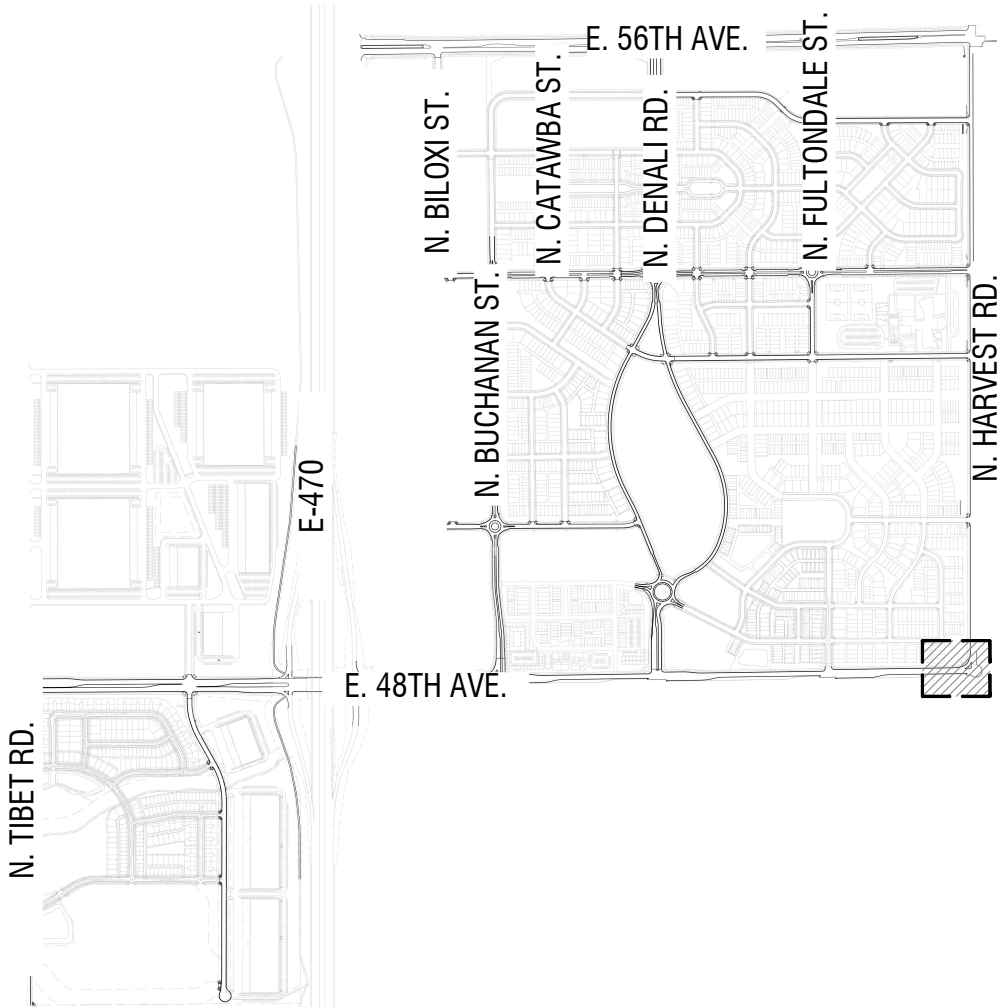
5 A2 SECONDARY ENTRY MONUMENT SIGN AT N. HARVEST RD. AND E. 56TH AVE.

PLANT SCHEDULE SHEET 32					
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ARC PA2	8	Arctostaphylos x coloradensis 'Panchito'	Panchito Manzanita	5 gal.
	ART XGA	10	Artemisia x 'G18123'	GardenGhost™ Artemisia	5 gal.
	RHU GRO	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	BOU BLO	333	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.
	CAL KAR	9	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ACH MIL	28	Achillea millefolium	Common Yarrow	1 gal.
	CAR BM2	15	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Bluebeard	1 gal.
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	MIX D	974 sf	Blue Grama Seed 20% Bouteloua gracilis, 80% Bouteloua dactyloides		seed

LEGEND

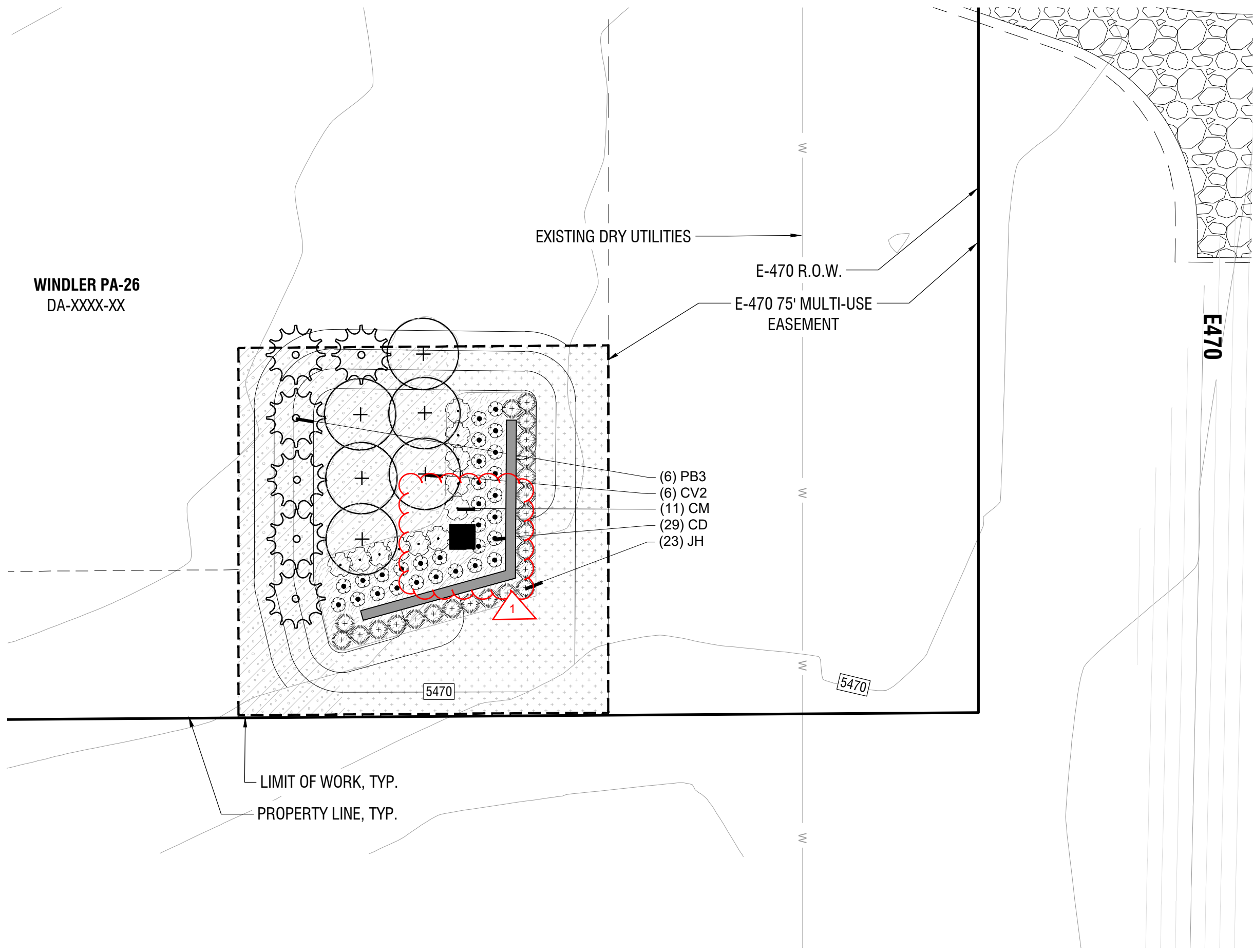
- MONUMENT SIGNAGE, RE: 43-47
- LANDSCAPE WALL, RE: 41-42
- STREETLIGHT, RE: CIVIL
- SIGHT TRIANGLE, RE: CIVIL
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- 3" SHREDDED CEDAR MULCH

KEY MAP



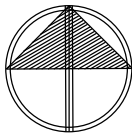
10 A2 SECONDARY ENTRY MONUMENT AT E. 48TH AVE. AND N. HARVEST RD.

1 B1 MONUMENT SIGHT SIZE CHANGED TO 6'X6'.



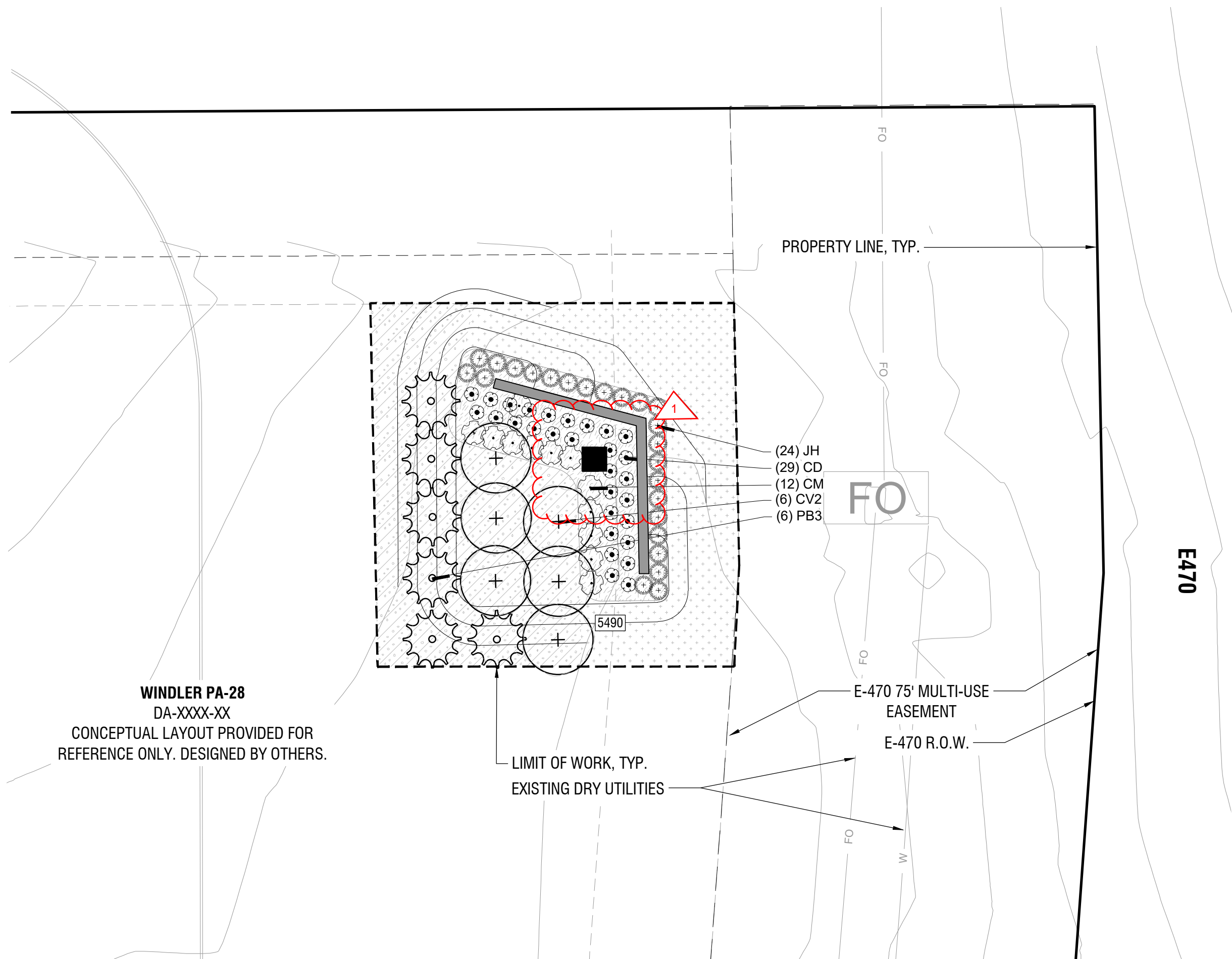
17 B1 - PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND PA-26

Scale: 1" = 20'



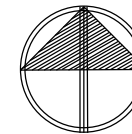
PLANT SCHEDULE SHEET 39 - MONUMENT 17

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT
EVERGREEN TREES				
	PB3	6	Picea glauca densata / Black Hills Spruce	B & B
ORNAMENTAL TREES				
	CV2	6	Crataegus viridis 'Winter King' / 'Winter King' Hawthorn	B & B
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS				
	CD	29	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	5 gal
	CM	11	Chamaebatiaria millefolium / Desert Sweet	5 gal
EVERGREEN SHRUBS				
	JH	23	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 gal
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	MIX A	2,001 sf	Native Seed Mix Bouteloua dactyloides (30%) Bouteloua gracilis (70%)	seed
	MIX B	2,284 sf	Tall Native Seed Mix	seed
	WM	1,157 sf	Wood Mulch / Shredded Cedar	mulch



18 B1 - PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND PA-28

Scale: 1" = 20'



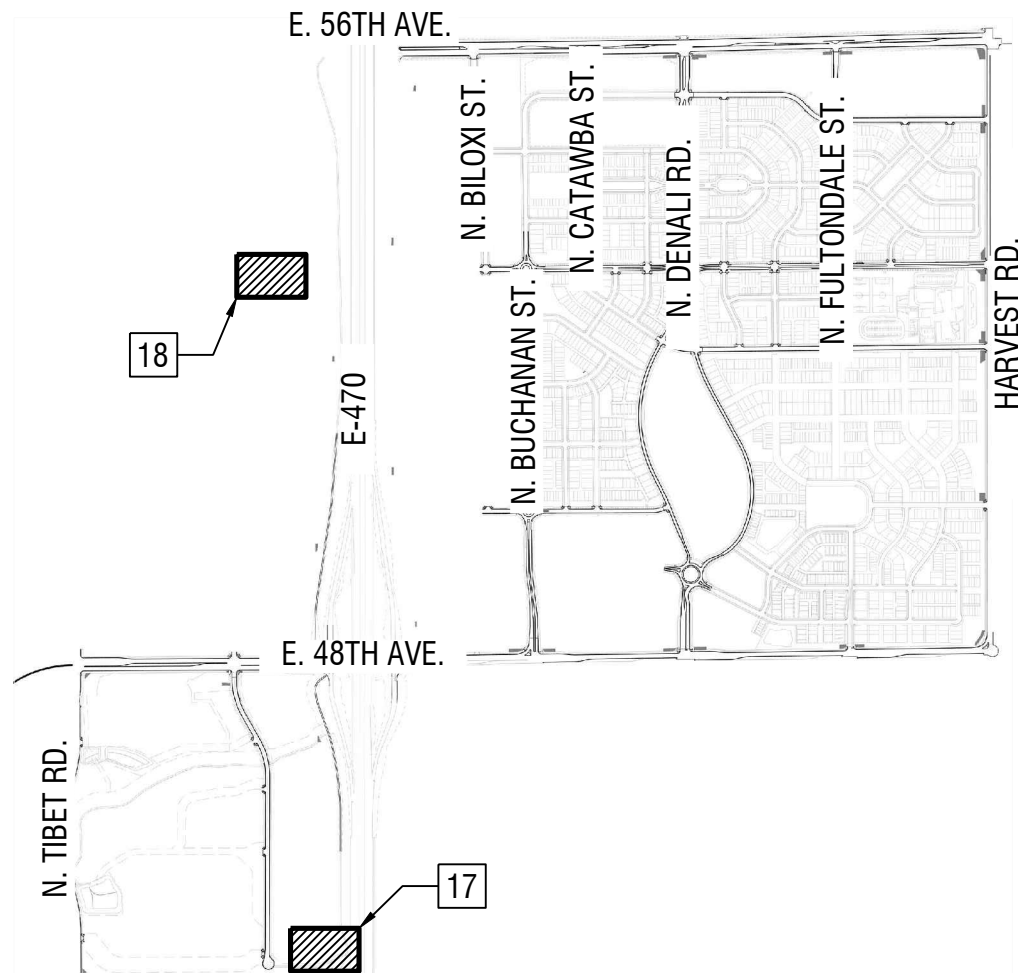
PLANT SCHEDULE SHEET 39 - MONUMENT 18

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT
EVERGREEN TREES				
	PB3	6	Picea glauca densata / Black Hills Spruce	B & B
ORNAMENTAL TREES				
	CV2	6	Crataegus viridis 'Winter King' / 'Winter King' Hawthorn	B & B
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS SHRUBS				
	CD	29	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	5 gal
	CM	12	Chamaebatiaria millefolium / Desert Sweet	5 gal
EVERGREEN SHRUBS				
	JH	24	Juniperus horizontalis 'Hughes' / Hughes Juniper	5 gal
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	MIX A	1,917 sf	Native Seed Mix Bouteloua dactyloides (30%) Bouteloua gracilis (70%)	seed
	MIX B	2,385 sf	Tall Native Seed Mix	seed
	WM	1,157 sf	Wood Mulch / Shredded Cedar	mulch

LEGEND

	MONUMENT SIGNAGE PYLON, RE: SHEET 43 - 47
	LANDSCAPE WALL, RE: SHEET 41 - 42
	STREETLIGHT, RE: CIVIL
	SIGHT TRIANGLE, RE: CIVIL
	RIGHT OF WAY (ROW)
	LIMIT OF WORK
	DARK 3/4" ROCK MULCH
	LIGHT 3/4" ROCK MULCH
	CRUSHER FINES
	3" SHREDDED CEDAR MULCH

KEY MAP



CIVITAS

1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053
Fax 303 425.0438



PCS GROUP, INC.
www.pcsgroupco.com

MONUMENT SIGNAGE
AND LANDSCAPE

AURORA, COLORADO

WINDLER

Consultants:
LANDSCAPE ARCHITECTURE

PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80223
Phone No. 303.531.4905

Stamp:

Issue Record:

7/12/24 AMENDMENT 1

Revisions:

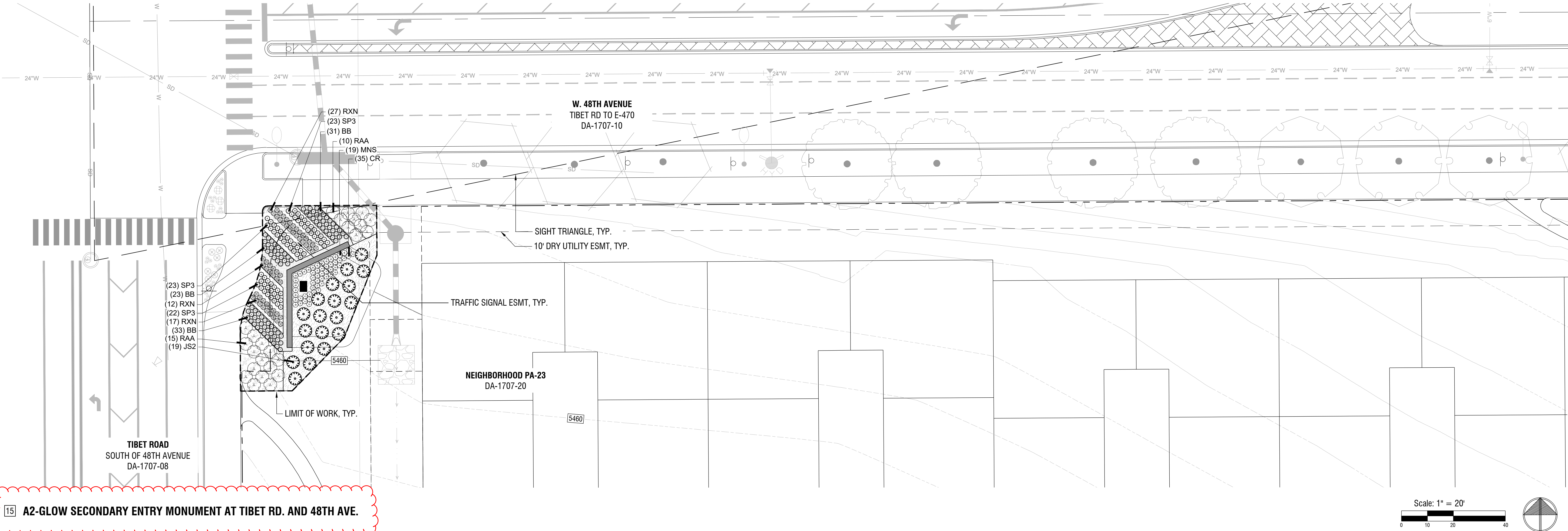
B1 SIZE CHANGE

CVT Proj. #:

Drawn:

Checked:

WINDLER ENTRY
PLANTING



15 A2-GLOW SECONDARY ENTRY MONUMENT AT TIBET RD. AND 48TH AVE.

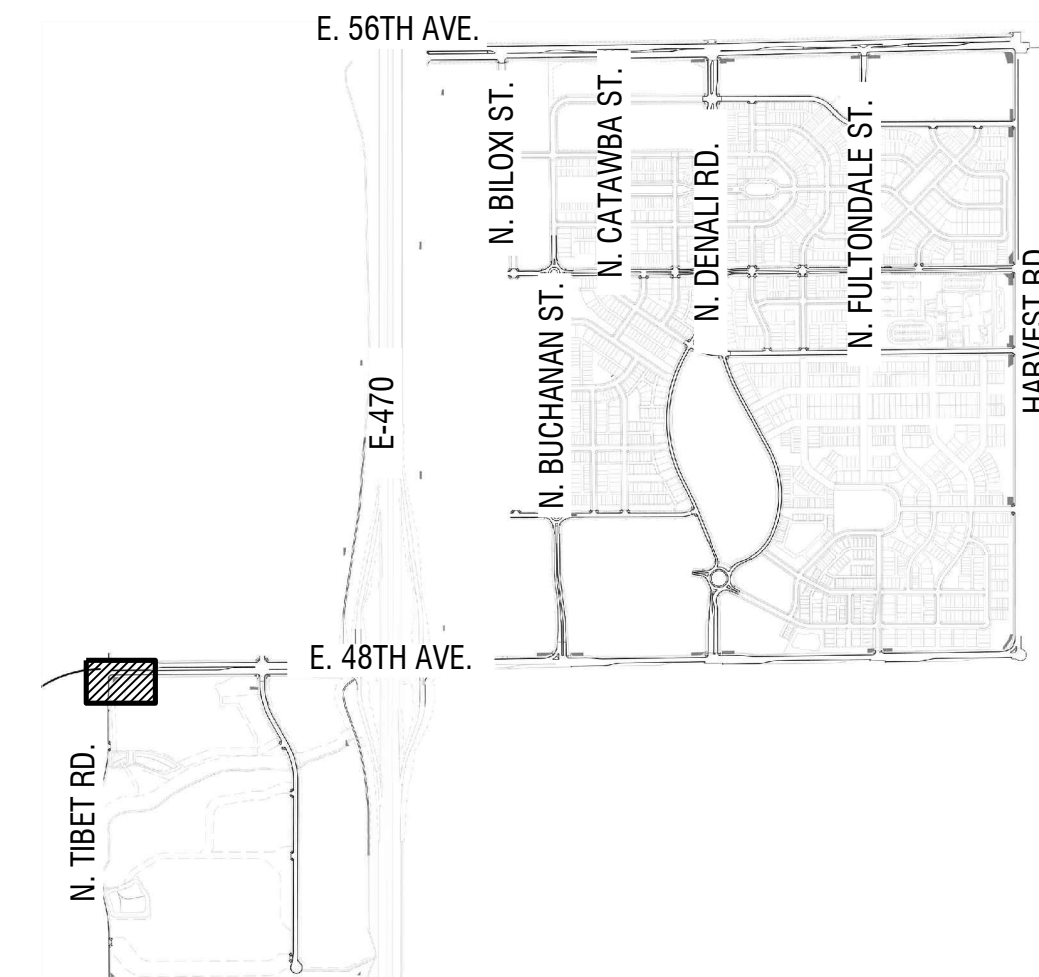
PLANT SCHEDULE SHEET 37

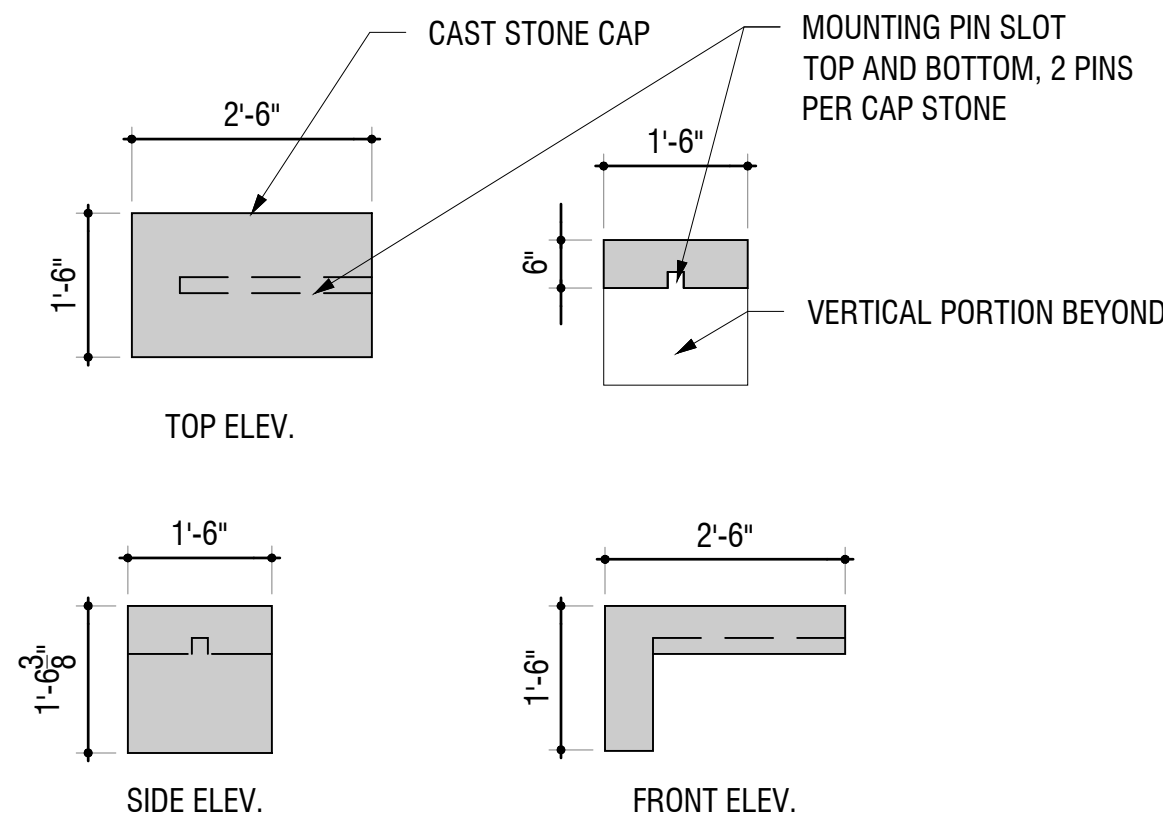
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT
EVERGREEN TREES				
	JS2	19	Juniperus chinensis 'Spartan' / Spartan Juniper	B & B
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
ORNAMENTAL GRASSES				
	BB	87	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal
DECIDUOUS SHRUBS				
	RAA	25	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal
	RXN	56	Rosa x 'Noare' TM / Flower Carpet Red Groundcover Rose 1-2'T, 2-3'W	5 gal
PERENNIALS / GROUNDCOVERS				
	CR	35	Centranthus ruber / Red Valerian	1 gal
	SP3	68	Salvia pachyphylla / Mojave Sage	1 gal
	MNS	19	Salvia x sylvestris 'May Night' / May Night Salvia	1 gal
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	DRM 3/4	457 sf	Dark 3/4" Rock Mulch	mulch
	LRM 3/4	1,098 sf	Light 3/4" Rock Mulch	mulch
	WM	1,104 sf	Wood Mulch / Shredded Cedar	mulch

LEGEND

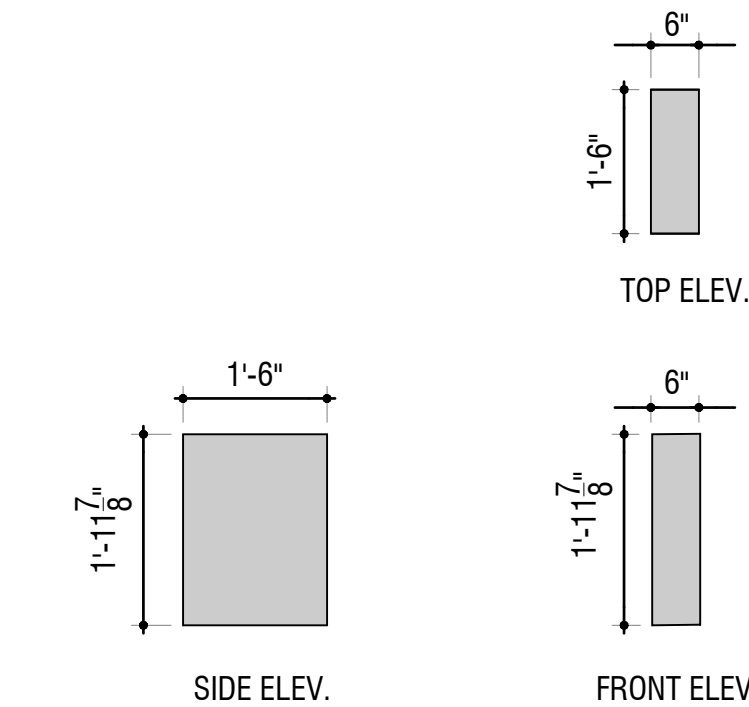
- MONUMENT SIGNAGE PYLON, RE: SHEET 43 - 47
- LANDSCAPE WALL, RE: SHEET 41 - 42
- STREETLIGHT, RE: CIVIL
- SIGHT TRIANGLE, RE: CIVIL
- RIGHT OF WAY (ROW)
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- CRUSHER FINES
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KEY MAP

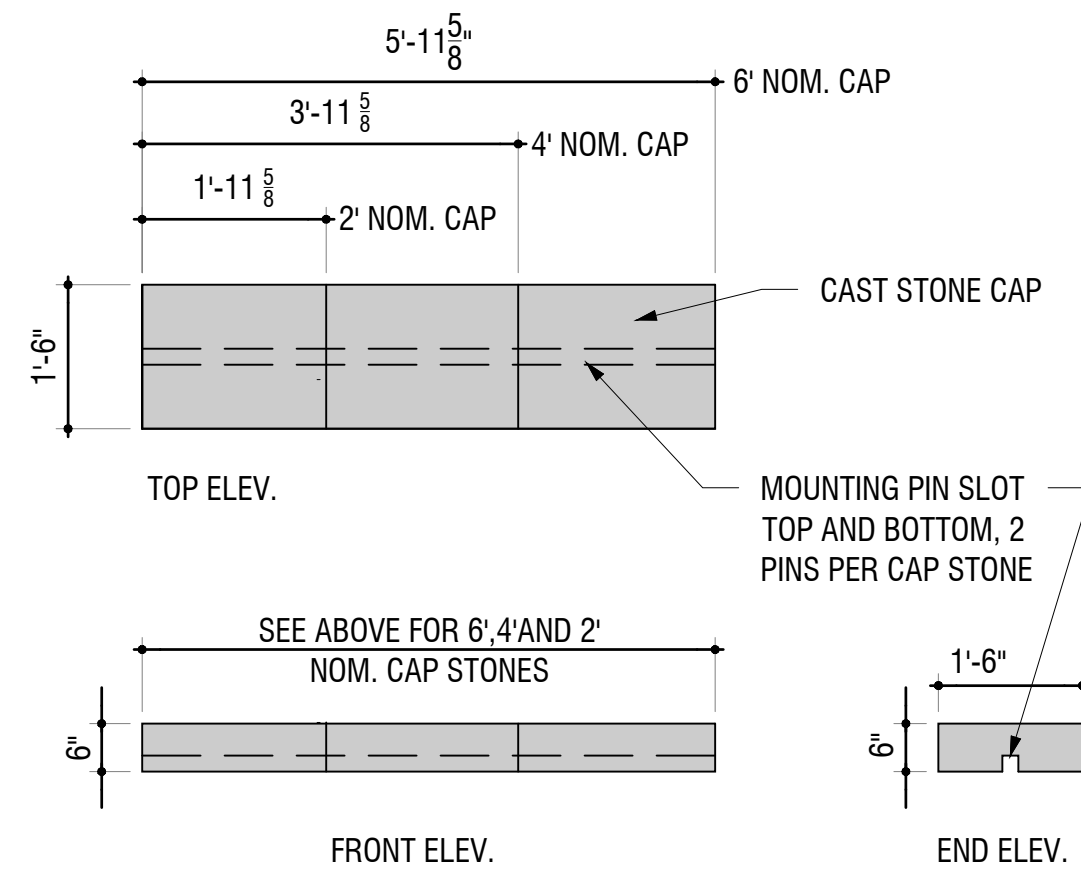




A. CORNER CAP STONE
BID OPTIONS A, B, AND C



B. VERTICAL CAP STONE
BID OPTIONS A, B, AND C



C TYP. 6" CAP STONE
TYP BID OPTIONS A, B, AND C

4 WALL CAP - CAST STONE OR PRECAST CONCRETE DETAILS TYP

BID OPTIONS

THESE PLANS INCLUDE (3) BASIC BID OPTIONS FOR HOW THE WALLS ARE VENEERED AND CAPPED. IT IS THE BIDDERS RESPONSIBILITY TO PROVIDE BIDS FOR ALL (3) SYSTEMS WITH ITEMIZED AND SEPARATE BID NUMBERS FOR EACH WALL AS LABELED ON THE PLANS. REFER TO SHEET 42, DETAILS 1, 2 AND 3 FOR THE THREE CONDITIONS DESCRIBED BELOW.

THE WALL CONSTRUCTION OPTIONS ARE AS FOLLOWS:

BID OPTION A: WALL TYPE A - TILE

CAST STONE CAPS WITH THE SPECIFIED PORCELAIN TILE VENEER.

- CAST STONE CAP: PROVIDED BY HADDONSTONE (USA) LTD., 32207 UNITED AVENUE, PUEBLO CO 81001, P: 719-948-4554. COLOR: WHEAT
- PORCELAIN TILE: DAL TILE, 12X24 NOTABLE BEIGE DR09 OR APPROVED EQUAL

BID OPTION B: WALL TYPE B - CAST STONE

BOTH THE CAP STONES AND VENEER PANELS TO BE CAST STONE AS PROVIDED BY HADDONSTONE

- CAPS AND VENEER STONES, COLOR: WHEAT TO BE PROVIDED BY HADDONSTONE (USA) LTD., 32207 UNITED AVENUE, PUEBLO CO 81001, P: 719-948-4554. COLOR: WHEAT

BID OPTION C: WALL TYPE C - PRECAST CONCRETE

BOTH THE CAP STONES AND VENEER PANELS TO BE PRECAST CONCRETE BY QCP OR DURA ART STONE

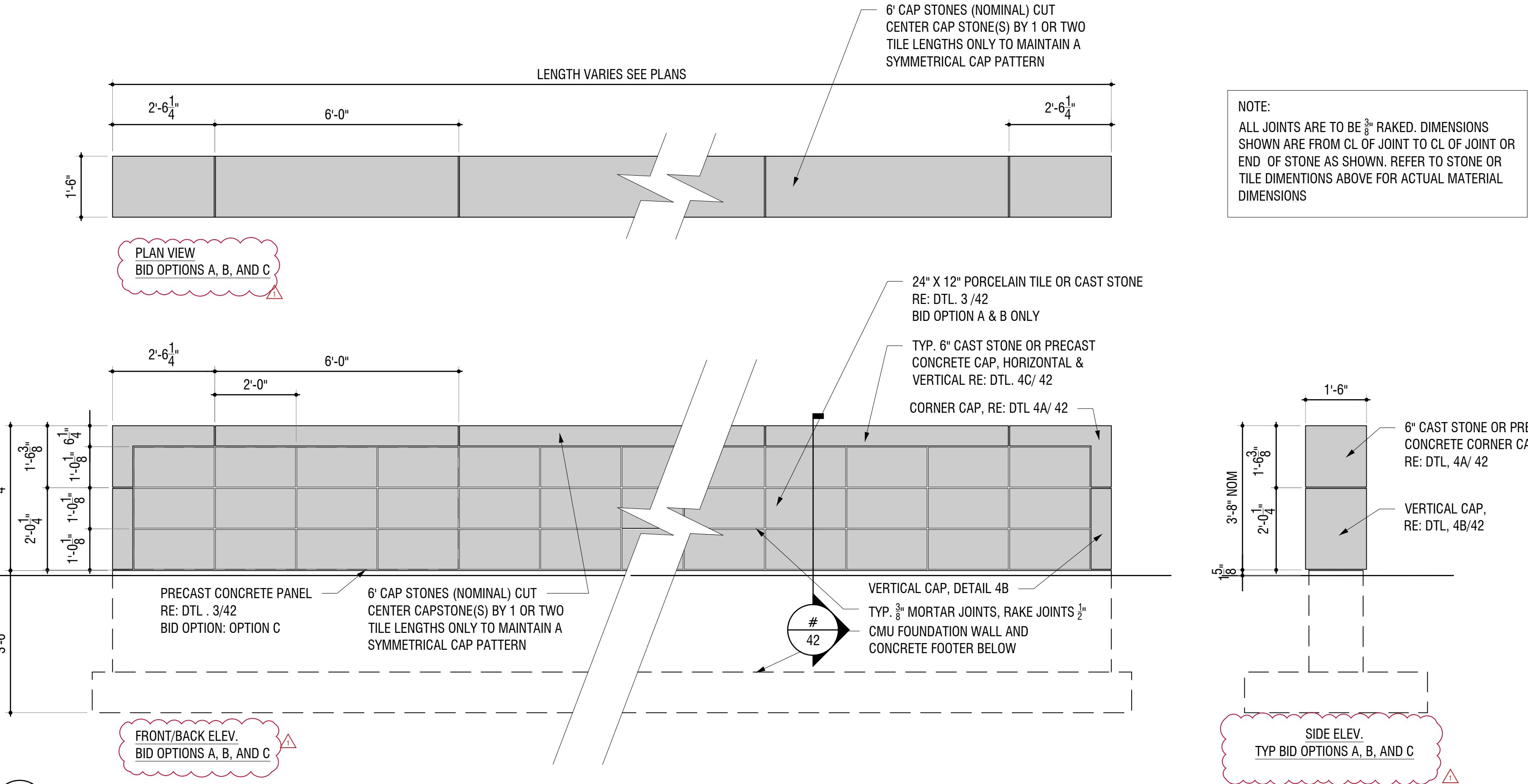
- CAPS AND VENEER STONES, COLOR: LATTE, TO BE FURNISHED BY: QCP, QCP P.O. BOX 639 731 PARKRIDGE AVENUE NORCO, CALIFORNIA, P: 866-703-3434 OR
- CAPS AND VENEER STONES, COLOR: TAN, TO BE FURNISHED BY: DURA ART STONE, P.O. BOX 5419 PLEASANTON, CA. 94566, P: 800-821-1120

BID OPTION D: WALL TYPE D - CAST IN PLACE CONCRETE

NO CAP STONE

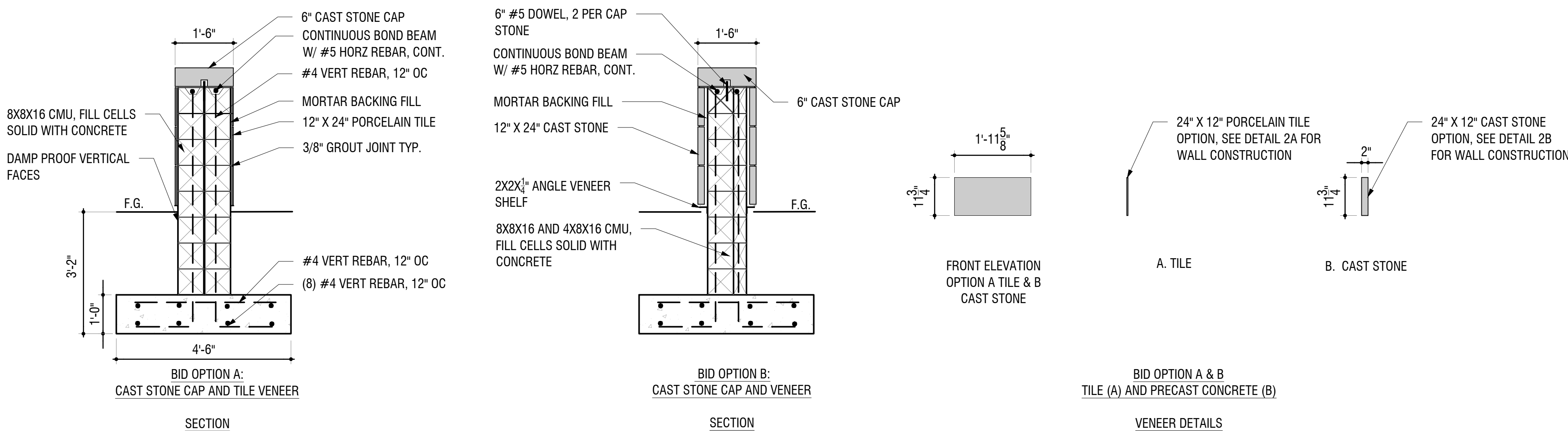
BIDDERS PROVIDE ITEMIZED BID NUMBERS FOR EACH WALL AS A SEPARATE LINE ITEM AS NUMBERED ON THE LAYOUT SHEETS.

FOR OPTION C: WALL TYPE C, BIDDERS ARE WELCOME TO PRICE ONE OR BOTH QCP AND DURA ART STONE OPTION.



1 FREE STANDING WALL (BID OPTIONS ABC) DETAILS TYP

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



SECTION

SECTION

VENEER DETAILS

BID OPTION C:
PRECAST PANEL

VENEER DETAILS

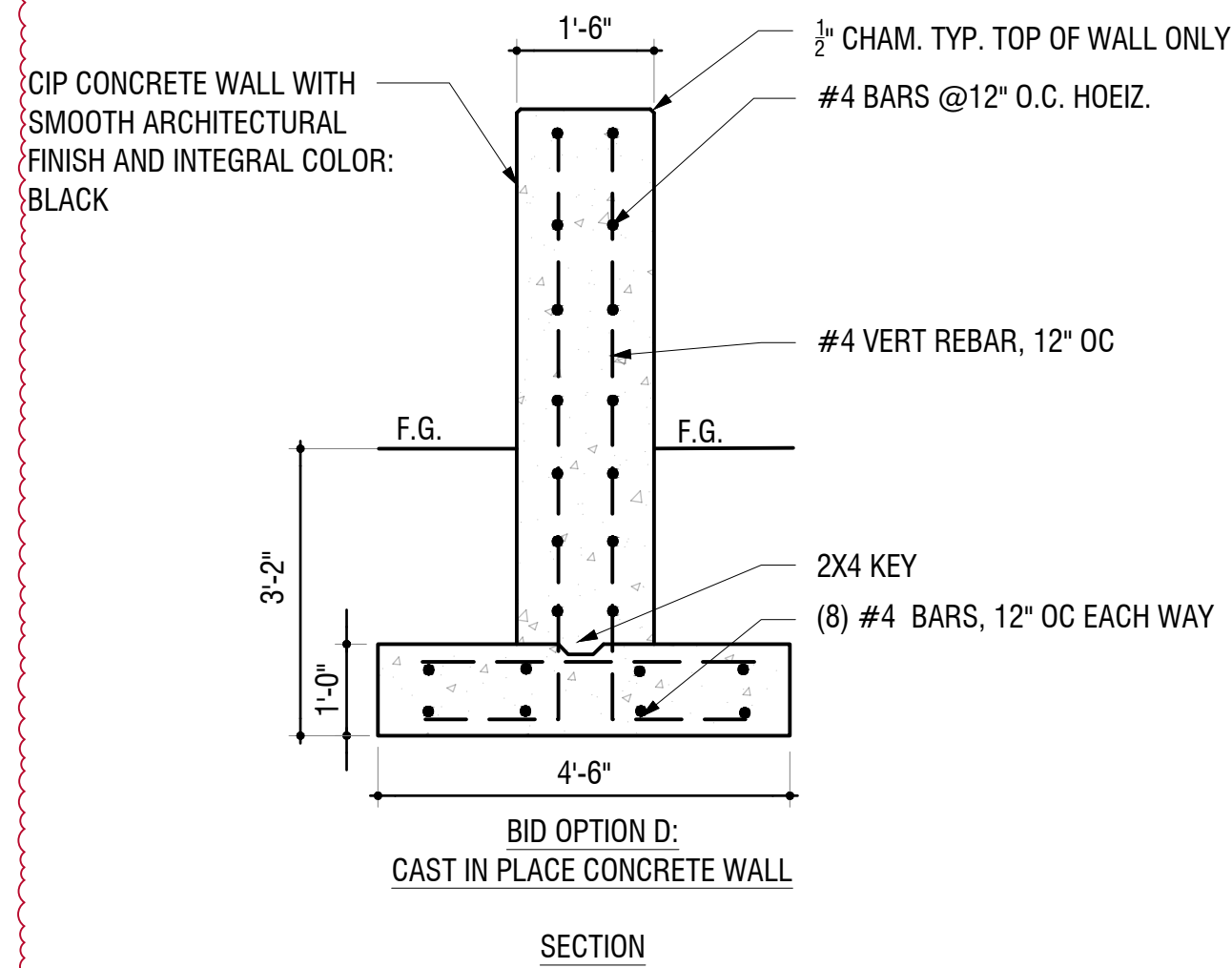
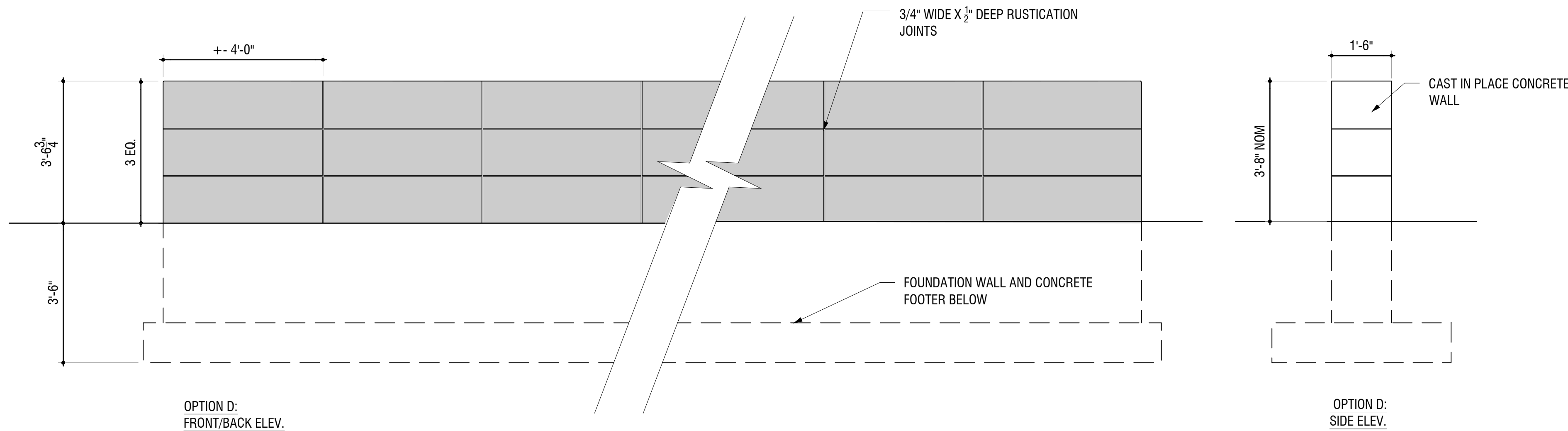
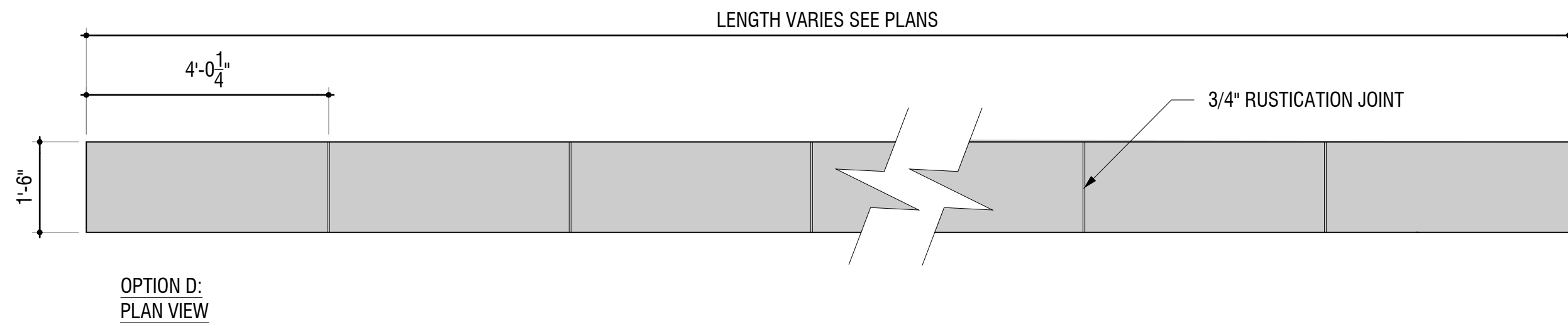
2 FREE STANDING WALL SECTIONS TYP

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

3 FREE STANDING WALL VENEER & PRECAST PANEL DETAILS

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

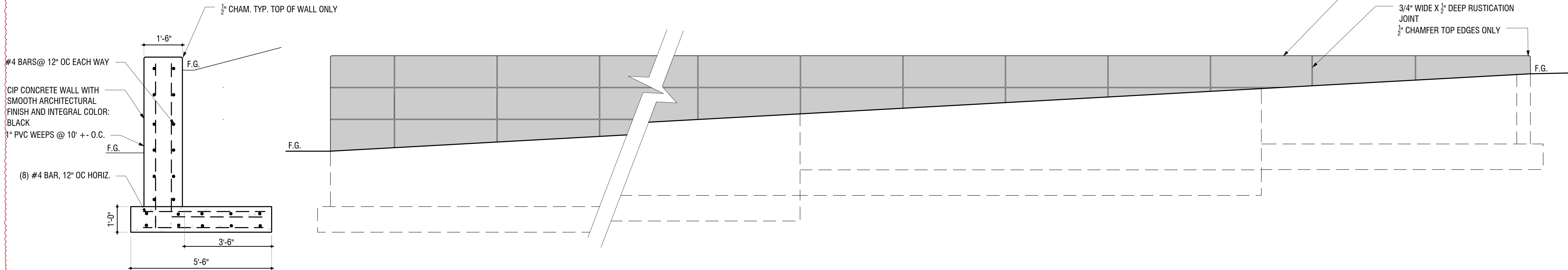
NOTE:
THE DESIGN INTENT IS TO SHIFT FROM A MASONRY WALL
CONSTRUCTION TO CAST IN PLACE CONCRETE WITH INTEGRAL
COLOR. THE WALL LENGTHS AT EACH SITE REMAIN THE SAME
AND WITH THE SAME GRADE CONDITIONS AS BID OPTIONS A,B,C



1 OPTION D: FREESTANDING WALL

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

NOTE:
THE DESIGN INTENT IS TO SHIFT FROM A MASONRY WALL
CONSTRUCTION TO CAST IN PLACE CONCRETE WITH INTEGRAL
COLOR. THE WALL LENGTHS AT EACH SITE REMAIN THE SAME
AND WITH THE SAME GRADE CONDITIONS AS BID OPTIONS A,B,C.



2 OPTION D: CORNER WALL WITH SLOPED GRADE DETAIL

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

MONUMENT SIGNAGE AND ENTRY LANDSCAPE

AURORA, COLORADO

WINDLER

14/2023

JP Windler, LLC
50 DTC Parkway,
Suite 210
Greenwood Village 80111

mp:

ue Record:

12/24 AMENDMENT 1

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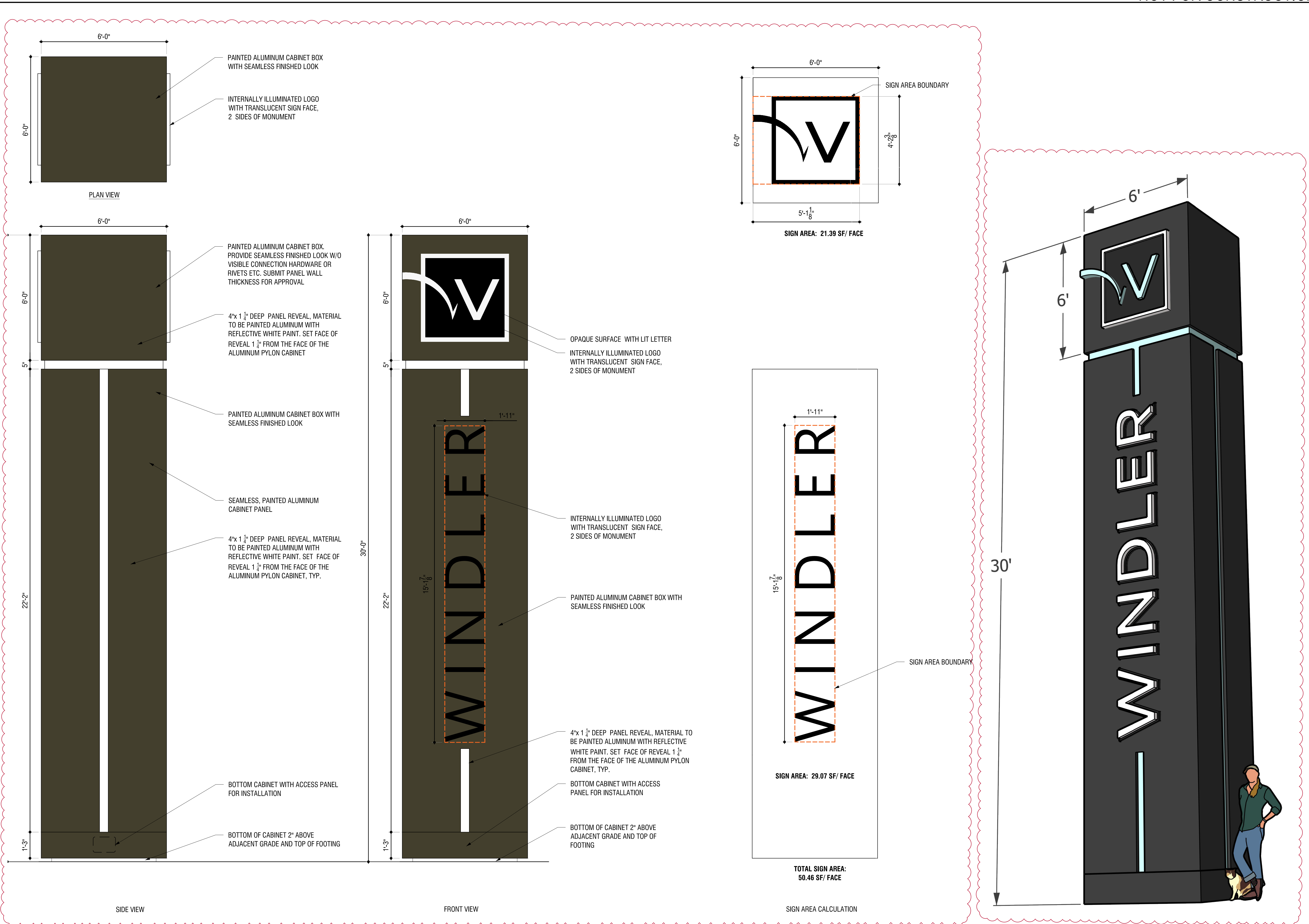
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Checked: C

31 PRIMARY COMMUNITY IDENTIFICATION MONUMENT

.6

PAGE 46 OF 47



A

B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT ELEVATION WITH WORDMARK

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

B

B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT - 3D MODEL

SCALE: NOT TO SCALE