

\\s01\cadd\plan\14-102\14-102-COVERSHEET.dwg 3/17/2016 5:48 PM DESERT RIVER

LEGEND			
	PROPERTY BOUNDARY		PROPOSED STORM
	PROPOSED RIGHT-OF-WAY		EXISTING STORM
	EXISTING RIGHT-OF-WAY		PROPOSED WATER
	PROPOSED LOT LINE		EXISTING WATER
	EXISTING LOT LINE		PROPOSED WATER SERVICE
	PROPOSED CURB & GUTTER		PROPOSED HYDRANT
	EXISTING CURB & GUTTER		EXISTING HYDRANT
	PROPOSED SIDEWALK		PROPOSED WATER VALVE
	EXISTING SIDEWALK		EXISTING STREET LIGHT
	EXISTING SECTION LINE		FDC WITH APPROVED KNOX
	PROPOSED EASEMENT		HARDWARE
	EXISTING EASEMENT		KNOX BOX
	PROPOSED CONTOURS		MAIL KIOSKS
	EXISTING CONTOURS		ACCESSIBLE ROUTE
	PROPOSED SANITARY		FIRE SPECIFICATION ASPHALT
	EXISTING SANITARY		SEE PLANS FOR LOCATION
	PROPOSED SANITARY SERVICE		

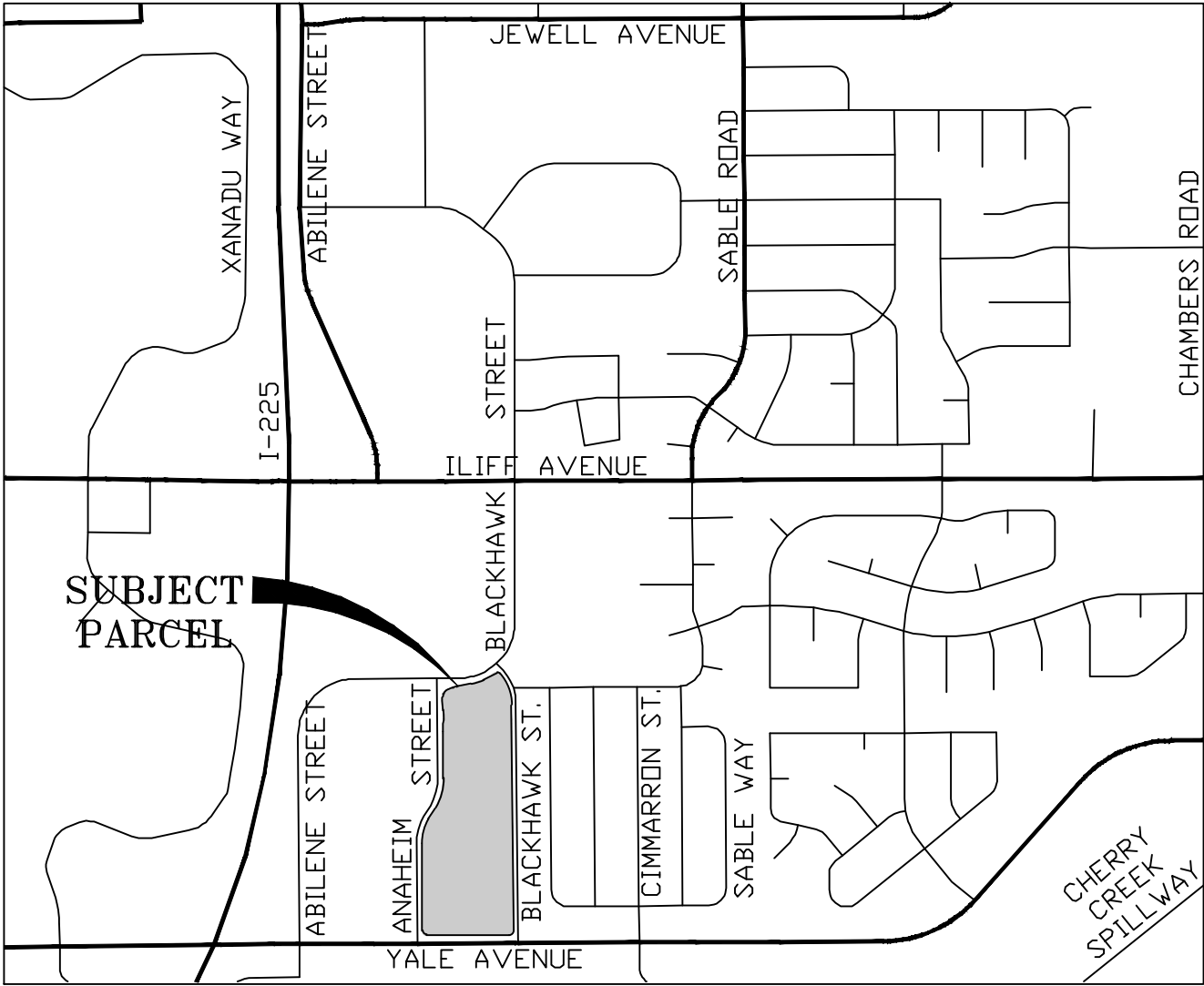
GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE. BACKLIT OR INTERNALLY LIT AWNINGS WILL NOT BE UTILIZED ON THIS PROJECT. INTERNALLY LIT SIGNAGE WILL NOT BE UTILIZED ON THIS PROJECT. ALL SIGNAGE & AWNINGS WILL BE LIGHTED WITH WALL-MOUNTED DOWNCAST LOW WATTAGE LIGHTS, THESE LIGHTS WILL BE MINIMIZED ON THE BUILDINGS' BACK & SIDE ELEVATIONS.
3. RIGHT OF WAY FOR INGRESS & EGRESS FOR SERVICE & EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON & THROUGH ANY & ALL PRIVATE ROADS & WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, & THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY & UTILITY EASEMENTS" & SHALL BE POSTED "NO PARKING WITHIN DESIGNATED FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING & ACCESSIBLE PASSENGER LOADING ZONES & PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING & ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK; NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 & HANDRAILS. GROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" & SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, & THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117.1-2009. SITES CONTAINING SEVEN FOR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS & STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE & OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS & 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 SYSTEMS OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS & BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED & APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT & 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 MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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 & 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 & ACCEPTS THE TERMS, CONDITIONS & REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES & AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; & IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. 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.
15. ALL REPRESENTATIONS & COMMITMENTS MADE BY APPLICANTS & PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, & ITS HEIRS, SUCCESSORS, & ASSIGNS.
16. 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.
17. THIS SITE PLAN & ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA & RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS & ASSIGNS. THIS PLAN SHALL LIMIT & CONTROL THE APPROVAL OF ALL FUTURE SITE PLANS, & SHALL RESTRICT & LIMIT THE LOCATION, USE, OCCUPANCY, OPERATION AND/OR DESIGN OF ALL LAND & STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS & LIMITATIONS SET FORTH HEREIN. THIS PLAN SHALL OTHERWISE BE SUBJECT TO ANY & ALL CITY STANDARDS AND/OR REGULATIONS AT THE TIME OF DEVELOPMENT, EXCEPT FOR ANY EXPRESS WAIVERS OR STANDARDS SHOWN HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL BY THE CITY OF AURORA.
18. LANDSCAPING WITHIN SIGHT TRIANGLES IS RESTRICTED TO LESS THAN 26" IN HEIGHT.
19. NEW STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC STREETS. THE DEVELOPER SHALL FUND THE INSTALLATION, PLACEMENT, QUANTITIES & STREET LIGHT STYLE TO BE COORDINATED WITH XCEL ENERGY. STREET LIGHTS WILL BE OPERATING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. SEE LANDSCAPE PLANS FOR FENCE DESIGN, HEIGHT & SPECIFIC LOCATIONS.
21. ALL STORM SEWER IS PRIVATE, UNLESS NOTED OTHERWISE.
22. THE DEVELOPER/BUILDER, SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION MAINTENANCE & REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
23. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
24. PER THE 2009 IFC SECTION 510, ALL INTERIOR AND EXTERIOR PORTIONS OF A BUILDING ARE REQUIRED TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE PRIOR TO ISSUANCE OF C OF O.
25. RESIDENTIAL GARAGES SHALL BE USED FOR THE PARKING OF RESIDENT'S VEHICLES ONLY AND SHALL NOT BE USED FOR THE STORAGE OF FURNITURE, APPLIANCES OR OTHER ITEMS THAT WOULD PREVENT THE GARAGE SPACE FROM BEING UTILIZED FOR PARKING.
26. A DEVELOPMENT SIGNAGE PLAN WILL BE CREATED BY THE PROPERTY OWNERSHIP GROUP AT A LATER DATE AND WILL BE SUBMITTED TO THE CITY FOR APPROVAL. ONCE APPROVED BY THE CITY, THIS SITE PLAN WILL BE AMENDED TO REFLECT THE PROPOSED SIGNAGE PLAN.
27. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENT OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1-1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: STEELWAVE, LLC.

ILIFF STATION MULTI-FAMILY

SITE PLAN

W. 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
CASE NO.: 2015-4005-00



VICINITY MAP
SCALE: 1" = 1,000'

Sheet List Table	
SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
C-2	OVERALL SITE & UTILITY PLAN
C-3	OVERALL GRADING PLAN
C-4	SECTIONS A & B
L1.01-L1.03	NOTE & SCHEDULE
L1.04	PLANT LIST
L2.01-L2.06	LANDSCAPE PLAN
L3.01-L3.02	LANDSCAPE ENLARGMENTS
L4.01-L4.03	LANDSCAPE DETAILS
L5.01	HYDROZONE MAP
L6.01	SITE TREE INVENTORY MAP
L6.02	SITE TREE INVENTORY TABLE
A-1	BLDG E, G, L & N ELEVATION (STYLE A)

A-2	BLDG F, H, & M ELEVATION (STYLE B)
A-3	BLDG B & C ELEVATION (STYLE B)
A-4	BLDG A & D ELEVATION (STYLE A)
A-5	BLDG K-ELEVATION (STYLE A)
A-6	BLDG Q & S ELEVATION (STYLE A)
A-7	BUILDING P & R-ELEVATION (STYLE B)
A-8	BUILDING T ELEVATION
A-9	BUILDING J - CLUBHOUSE
A-10	TRASH ENCLOSURE
E-1	SITE PHOTOMETRIC PLAN - SOUTH
E-2	SITE PHOTOMETRIC PLAN - NORTH
E-3	SITE LIGHTING CUT SHEETS
E-4	ILIFF STATION STREET LIGHTS
E-5	ILIFF STATION STREET LIGHTS

IMPLEMENTATION TABLE					
PHASE	BUILDING NO.	NO. TOTAL UNITS	NO. ADA UNITS	TYPE A	TYPE B
1	RECREATION CENTER				
2	K	10	0	0	2
3	N	18	0	0	4
4	H	18	1	1	3
5	A	37	0	0	7
6	B	27	1	1	4
7	G	18	0	0	4
8	F	18	1	1	4
9	C	27	1	1	4
10	D	37	0	0	7
11	E	18	0	0	4
12	L	18	1	1	3
13	M	18	0	0	4
14	P	18	1	1	3
15	Q	12	0	0	4
16	S	12	0	0	4
17	R	18	1	1	3
18	T	100	2	2	98
		TOTAL UNITS	TOTAL ADA	%ADA	TOTAL TYPE B
		424	9	0.02	162

THIS SIGNATURE PAGE TO THE ILIFF STATION MULTI-FAMILY SITE PLAN (THE "SITE PLAN") IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF DELETING THE SIGNATURE BLOCK FOR THE PLANNING COMMISSION CHAIRPERSON WHICH IS NOT A REQUIRED SIGNATURE, AND TO ADD THE SIGNATURE OF THE CITY CLERK THAT WAS MISTAKENLY LEFT OFF THE APPROVED SITE PLAN AS RECORDED ON MARCH 18, 2016 IN BOOK 481, PAGE 53 AT RECEPTION NO. D6027822. THE SITE PLAN AS RECORDED ON MARCH 18, 2016 REMAINS IN FULL FORCE AND EFFECT AS OF THE DATE IT WAS ORIGINALLY RECORDED.

PROJECT CONTACTS:

OWNER:
STEELWAVE, LLC
2050 MAIN STREET
IRVINE, CA 92614
CONTACT: DENNIS CAVALLARI
PH:(946) 916-1444

PLANNER/LS ARCH
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: LESLIE LEE, ALCP
PH:(303) 575-4577

ARCHITECT:
KTYG GROUP, INC
820 16TH STREET, SUITE 500
DENVER, CO 80202
CONTACT: NATHAN SCIARRA, AIA
PH:(303) 825-6400

CIVIL ENGINEER:
ATWELL
143 UNION BLVD., SUITE 700
LAKEWOOD, CO 80228
CONTACT: JEFF FRENCH, PE
PH:(303) 462-1100

SITE DATA	
LAND AREA WITHIN PROPERTY LINES (AC.)	15.08 AC (656,884 SQ. FT.)
NUMBER OF UNITS PROPOSED	424
NUMBER OF BUILDINGS	18
NUMBER OF STORIES	1,3 AND 4
MAXIMUM HEIGHT OF BUILDINGS	60'
GROSS FLOOR AREA (SQ. FT.)	588,687
TOTAL BUILDING COVERAGE (SQ. FT.)	194,444
HARD SURFACE AREA (SQ. FT.)	378,159
LANDSCAPE AREA (SQ. FT.)	140,277
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	TOD MULTI-FAMILY RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA (SQ. FT.)	384
PROPOSED SIGN, TYPE AND SQ. FT.	SEE DATA TABLE ON SHEET C-2
PARKING SPACES REQUIRED	212
PARKING SPACES PROVIDED	628
ACCESSIBLE SPACES REQUIRED	20
ACCESSIBLE SPACES PROVIDED	20
VAN ACCESSIBLE SPACES REQUIRED	4
VAN ACCESSIBLE SPACES PROVIDED	4

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
PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ AD. ____.

ILIFF STATION FEE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO _____)SS
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____
_____, AD, _____ BY _____

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: _____

CITY CLERK: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

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: _____

LEGAL DESCRIPTION

LOTS 1 & 2 & TRACTS A, B, & C
BLOCK 1, ILIFF STATION SUBDIVISION
FILING NO. 1

BENCHMARK:

NGS CONTROL POINT "F 407" BEING A STRE EEL PIN WITH A CENTER PUNCH IN A RANGE BOX AT THE INTERSECTION OF CHAMBERS ROAD AND YALE AVENUE AND AS DESCRIBED BY NGS IN 1984.
ELEVATION = 5615.94 FEET (NAVD '88 DATUM)



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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STEELWAVE, LLC	2050 MAIN STREET	IRVINE, CA 92614	DENNIS CAVALLARI
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STEELWAVE, LLC	ILIFF STATION APARTMENTS LOT 1, BLOCK 2 SOUTHEAST CROSSING	COVER SHEET
----------------	--	-------------

DATE 03/04/16

8" W/LAR 2 DELTA 1 - REVISIONS
8" W/LAR 2 DELTA 2 - REVISIONS
08-18-2017
8" W/LAR 2 DELTA 3 - REVISIONS
03-08-2018

REVISIONS

DR. NTA	CH. --
P.M. BG	
BOOK	--
JOB	14.102
SHEET NO.	C-1

CAD FILE: 14-102-COVERSHEET



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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 LAKEWOOD, CO 80228
 303.462.1100



STEELWAVE, LLC

DEC MAIN STREET

530 MAIN STREET

ENNIS CAVALLARI

STEEL WAVE 11C

SILVERWAVE, LLC
TATION APARTMENTS

OT 1, BLOCK 2

CLIENT

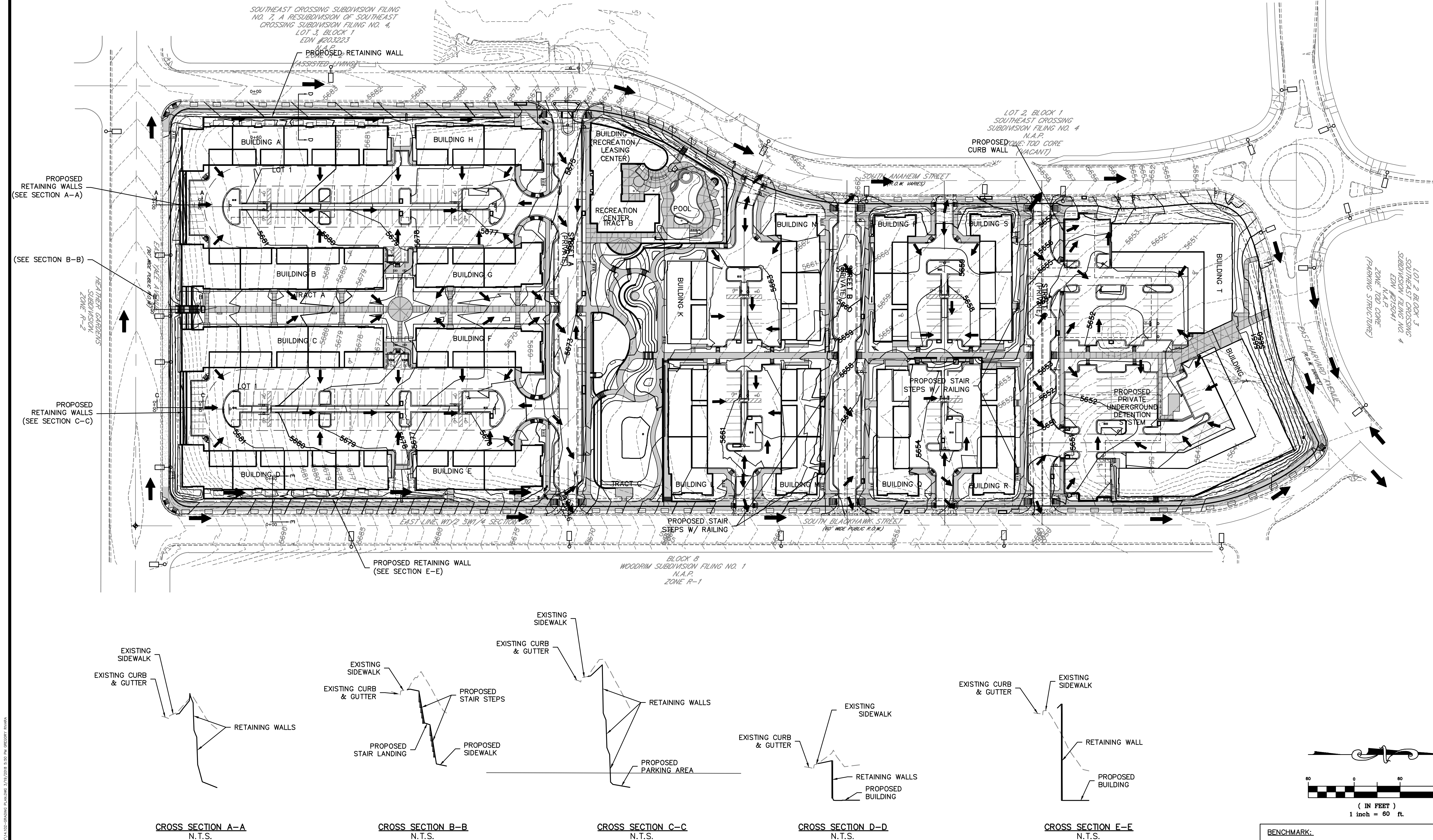
DATE 03/04/16

SP MYLAR 2 DELTA 1 - REVISIONS
SP MYLAR 2 DELTA 2 - REVISIONS
08-18-2017
SP MYLAR 2 DELTA 3 - REVISIONS
03-08-2018

REVISIONS

1

DR.	NTA	CH.	--
P.M. BG			
BOOK		--	
JOB		14.102	
SHEET NO.			
C-3			



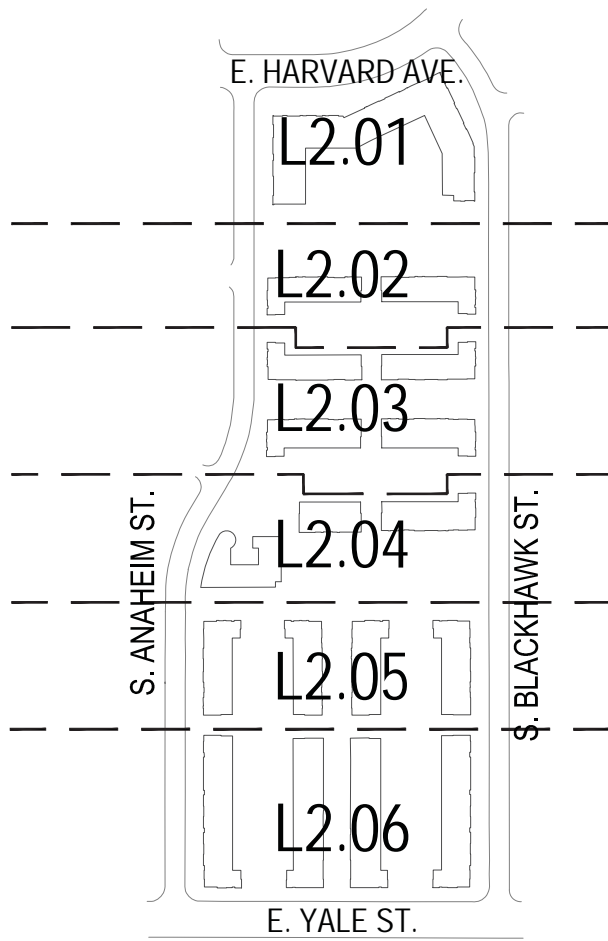
BENCHMARK:

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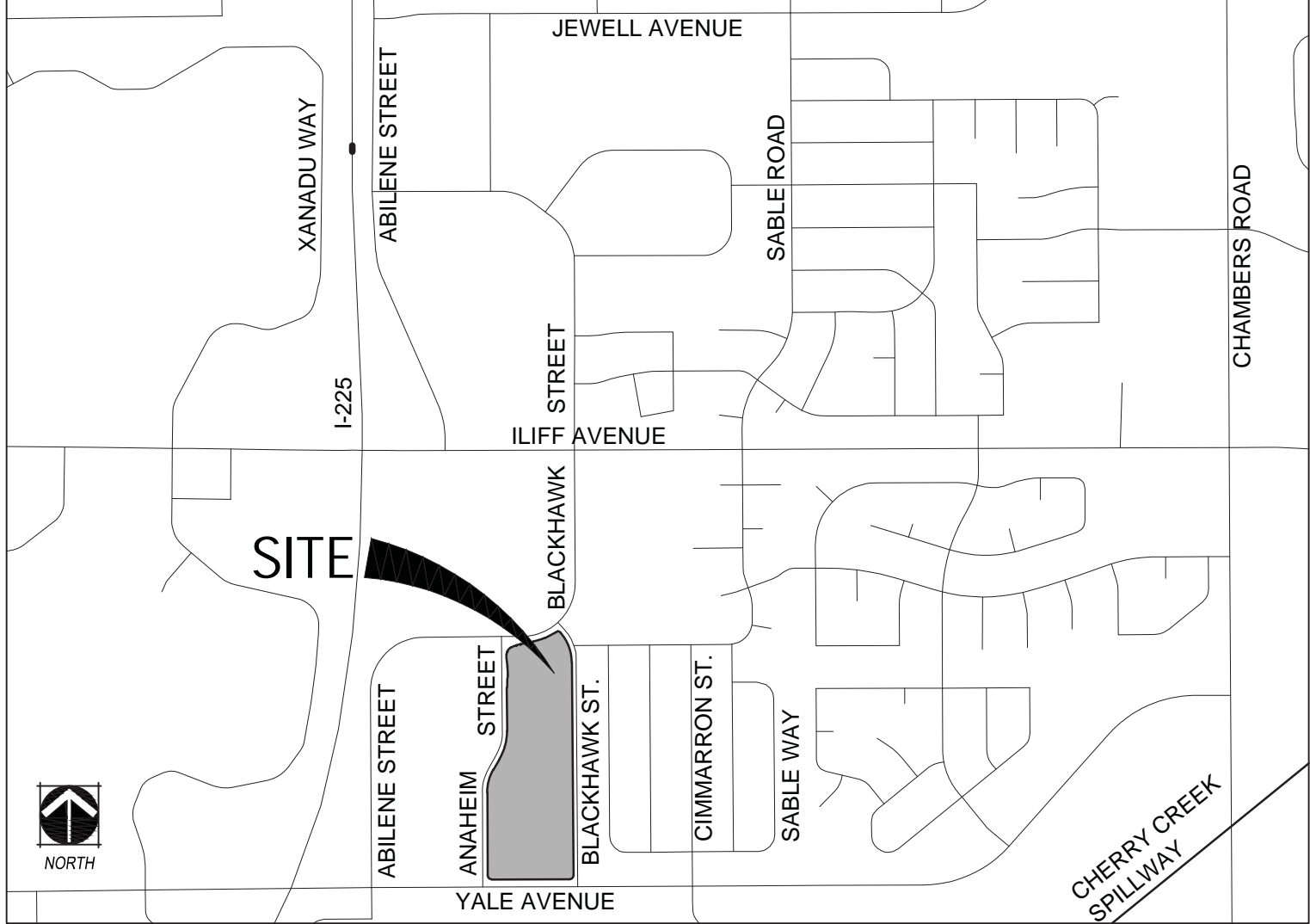
SHEET INDEX

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 - L1.02 NOTES AND SCHEDULE
 - L1.03 NOTES AND SCHEDULE
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 - L4.01 LANDSCAPE DETAILS
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 - L4.03 LANDSCAPE DETAILS (MONUMENTS)
 - L5.01 HYDRO-ZONE MAP
 - L6.01 SITE TREE INVENTORY MAP
 - L6.02 SITE TREE INVENTORY TABLE

SHEET KEY MAP



VICINITY MAP



GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENT'S SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

WATER USE TABLE

AREA NAME	WATER CONSERVING IRRIGATION (NON-SOD)	NON-WATER CONSERVING IRRIGATION (SOD)	NON-IRRIGATED AREA	TOTAL AREA
SITE	97,116 SF	47,551 SF	512,158 SF	656,825 SF



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AURORA, COLORADO

OWNER:
DENNIS CAVALLARI

400 E. THIRD AVE. SUITE 500
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DATE:
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03/04/16 - SP TECH 3
03/15/16 - SP MYLAR
08/18/17 - SP MYLAR 2
DELTA 1 - REVISIONS
01/09/18 - SP MYLAR 3
•03/16/18 - SP MYLAR 3
DELTA 2 - REVISIONS

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LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
5. LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
6. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
7. THE CONTRACTOR SHALL INSTALL OR COORDINATE INSTALLATION OF SLEEVING FOR IRRIGATION AND UTILITY IMPROVEMENTS PRIOR TO INSTALLING ALL PAVING. REFER TO IRRIGATION AND UTILITY PLANS FOR SIZE AND LOCATIONS.
8. CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SUB-GRADE COMPACTION UNDER PAVED AREAS. REFER TO PLANS, DETAILS, SPECIFICATIONS OR GEOTECHNICAL REPORTS WHICH IDENTIFY COMPACTION REQUIREMENTS. COORDINATE ALL COMPACTION TESTING WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF ANY PAVING THAT CRACKS OR MOVES RESULTING FROM IMPROPER COMPACTION.
9. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL COORDINATE A FORM INSPECTION WITH THE OWNER'S REPRESENTATIVE NO LESS THAN 24 HOURS PRIOR TO PLACEMENT OF ANY SURFACING SHOWN IN LANDSCAPE PLANS.
11. CONCRETE EDGES, SAW CUTS AND/OR TROWELED SCORE JOINTS SHALL BE CRISP, CLEAN, COMPLETE AND NEAT IN APPEARANCE. LOCATE ALL JOINTS AS IDENTIFIED ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
12. ALL EXPOSED PAVING SHALL BE FINISHED PER DETAILS AND SPECIFICATIONS.
13. CONTRACTOR SHALL PROVIDE ALL PROTECTION AND FACILITIES NECESSARY TO INSURE PROPER CURING AND FINISH OF PAVING.
14. DIMENSIONS PROVIDED ON PLANS ARE FOR REFERENCE ONLY. UTILIZE SURVEY FOR HORIZONTAL AND VERTICAL CONTROL.
15. LOT LINES ARE FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE AS EACH NEIGHBORHOOD IS DEVELOPED.

CITY OF AURORA NOTES

1. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" STEEL EDGER OR SPADE DUG EDGE. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, OR WALKS.
2. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH OF 1 1/2" BLACK GRANITE ROCK MULCH, UNLESS OTHERWISE NOTED. IF SPECIFIED COBBLE, MULCH SPECIFIED AREA WITH 4-6" COLORADO BUFF RIP RAP OR APPROVED EQUAL. IF NOTED FOR WOOD MULCH USE GORILLA HAIR RED CEDAR MULCH WITH NO FABRIC.
3. ALL GROUNDCOVER BEDS, PERENNIAL FLOWER BEDS AND SHRUB BEDS IN NATURALIZED AREAS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED.
4. ALL PARKING LOT MEDIAN AREAS AND PARKING LOT ISLAND AREAS TO BE MULCHED WITH SPECIFIED ROCK MULCH.
5. ALL AREAS, INCLUDING SOD AND BED AREAS, TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION TILLED INTO ROUGH GRADES TO A DEPTH OF 6". (MINIMUM RATE OF 4 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.).
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND UNPLANTED ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT. ALL TREE PLANTING SHALL BE OFFSET FROM UTILITY LINES A MINIMUM OF 8'.
7. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
8. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS -WAY. THE OWNER, 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.
9. THE 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 PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. 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.
11. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
12. DEAD-END WATER LINES SUPPLYING FIRE HYDRANTS MUST MAINTAIN A MINIMUM AVAILABLE RESIDUAL PRESSURE OF 20 PSI FOR FIREFIGHTING PURPOSES. ONLY ONE FIRE HYDRANT (OR FIRE SUPPRESSION LINE) IS ALLOWED ON A DEAD-END WATER LINE EXTENSION AND MUST BE SUPPLIED FROM A LOOPED SYSTEM. ANY DEAD-END WATER LINE SUPPLYING A FIRE HYDRANT THAT EXCEEDS 150 FEET WILL REQUIRE AN EVALUATION BY THE UTILITY DEPARTMENT THAT ENSURES THAT THE 20-PSI MINIMUM RESIDUAL WATER PRESSURE IS AVAILABLE.
13. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
14. COORDINATE TREE AND STREET LIGHT LOCATIONS AND PLACE TREES AT LEAST 15' AWAY FROM A EXISTING OR A PROPOSED STREET LIGHT LOCATION.
15. VERIFY ALL LANDSCAPING WITHIN THE SIGHT VISIBILITY LINES (TE-15) ARE LESS THAN 26" HIGH.

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 TAKES 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. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. ALL TREES IN TURF AREAS SHALL RECEIVE WOOD MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
16. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
17. 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.
18. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
19. CONTRACTOR SHALL PRUNE ALL DEAD BRANCHES FROM ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK SHOWN ON THE LANDSCAPE PLANS. CONTRACTOR SHALL ALSO REMOVE ANY DEAD SHRUBS WITHIN THE SAME LIMITS.
20. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.



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SITE PLAN - SUBMITTAL
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LANDSCAPE TABLES:

Open Space Landscape Table									
Area (Tract)	Description	Length/Area	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Total TE Req./Provided	Transfers	Mitigation Inches
All Open Space	Total Open Space Area Total: 38,534 SF						Tract A TE Total: 20/174		
	Open Space* (1 Tree and 10 Shrubs per 4,000 SF)	38,534	10	83	97	951	(+154)		170.0
	Totals:		10	83	97	951	151	0 TE Transferred	170.0

*NOTES:
1.) 14 Deficient Street Trees Required within the Parking Lot Island have been accommodated within the Open Space.
2.) 53 Trees are provided over the Required Number of Trees for the Open Space Table, the inches from these trees will go towards Tree Mitigation Inches, quantity depends on type and size of extra Tree. Also, there is .5 inches per provided tree going towards Tree Mitigation Inches due to upsizing. See Mitigation Inches column for more detail.

Street Tree Table							
	Street Tree Description	Length (LF)	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Transfers
	Street Trees: East Harvard Avenue* (1 Street Tree per 40 LF)	321	9	10	Not Required	0	7.5
	Street Trees: South Blackhawk Street* (1 Street Tree per 40 LF)	1,315	33	42	Not Required	256	40
	Street Trees: South Anaheim Street* (1 Street Tree per 40 LF)	1,203	31	32	Not Required	194	29
	Street Trees: East Yale Ave* (1 Street Tree per 40 LF)	511	13	16	Not Required	0	15.5
	Totals:	3,350	86	100	-	450	0 TE Transferred

*NOTES:
1.) 450 Shrubs Not Required within the R.O.W / Tree Lawn have been added within the Tree Lawn Area.
2.) 13 Trees are provided over the Required Number of Trees for the Street Tree Table, the inches from these trees will go towards Tree Mitigation Inches, quantity depends on type and size of extra Tree. Also, there is .5 inches per provided tree going towards Tree Mitigation Inches due to upsizing. See Mitigation Inches column for more detail.
3.) Distances measured between tangent points, Intersecting Drives Excluded.

Median and Parking Lot Island Landscape Table								
	Median and Parking Lot Island Description	Length (LF)/ Quantity	# of Trees Req.	# of Trees Provided	# of Shrubs Req.	# of Shrubs Provided	Transfers	Mitigation Inches
	Median Trees: All Parking Lots * (1 Tree per 30 LF)	1,610	54	50	Not Required	228	4 TE to Open Space Areas	25
	Parking Lot Islands: All Parking Lots* (1 Tree per Each)	36	36	26	Not Required	382	10 TE to Open Space Areas	13
	Totals:		90	76	-	610	14 TE Transferred	38.0

*NOTES:
1.) 610 Shrubs Not Required within the Medians and Parking Lot Islands have been added within these Areas.
2.) Because of Utility Conflicts 16 Deficient TE Required within the Parking Lot Islands and Median Areas have been accommodated in Open Space Areas, see Transfers Column for more detail.

Building Elevation Landscape Table									
Building	Building Elevation Landscape Description	Length (LF)/ Quantity	# of Trees Req.	# of Trees Provided	# of Reg. Shrubs Req.	# of Tall Shrubs Req.	# of Shrubs Provided	Transfers	Mitigation Inches
A	Building A Elevation (1.25 Plants Per 5 LF of Frontage)	450							
	5% Trees (Mix of Evergreen and Deciduous)		6	6					3.0
	15% Tall Shrubs						17	20	
	80% Other Shrubs				110		144		
B	Building B Elevation (1.25 Plants Per 5 LF of Frontage)	438							
	5% Trees (Mix of Evergreen and Deciduous)		6	6					3.0
	15% Tall Shrubs						17	18	
	80% Other Shrubs				105		190		
C	Building C Elevation (1.25 Plants Per 5 LF of Frontage)	435							
	5% Trees (Mix of Evergreen and Deciduous)		6	6					3.0
	15% Tall Shrubs						17	18	
	80% Other Shrubs				104		137		
D	Building D Elevation (1.25 Plants Per 5 LF of Frontage)	450							
	5% Trees (Mix of Evergreen and Deciduous)		6	6					3.0
	15% Tall Shrubs						17	18	
	80% Other Shrubs				107		143		
E	Building E Elevation (1.25 Plants Per 5 LF of Frontage)	326							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs						13	13	
	80% Other Shrubs				78		96		
F	Building F Elevation (1.25 Plants Per 5 LF of Frontage)	326							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs						13	13	
	80% Other Shrubs				78		73	5 Shrubs to Building G	
G	Building G Elevation (1.25 Plants Per 5 LF of Frontage)	326							
	5% Trees (Mix of Evergreen and Deciduous)		5	6					5.5
	15% Tall Shrubs						13	13	
	80% Other Shrubs				78		103		
H	Building H Elevation (1.25 Plants Per 5 LF of Frontage)	351							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs						14	14	
	80% Other Shrubs				84		104		
J (Clubhouse)	Building I (Clubhouse) Elevation* (1.25 Plants Per 5 LF of Frontage)	595							
	5% Trees (Mix of Evergreen and Deciduous)		8	16					28.0
	15% Tall Shrubs						23	26	
	80% Other Shrubs				142		142		

J (Poolhouse)	Building J Elevation (1.25 Plants Per 5 LF of Frontage)	90							
	5% Trees (Mix of Evergreen and Deciduous)		2	1				1 TE to Building I	1.0
	15% Tall Shrubs					4	4		
	80% Other Shrubs				22		31		
K	Building K Elevation (1.25 Plants Per 5 LF of Frontage)	233							
	5% Trees (Mix of Evergreen and Deciduous)		3	4					4.5
	15% Tall Shrubs					9	11		
	80% Other Shrubs				56		60		
L	Building L Elevation (1.25 Plants Per 5 LF of Frontage)	330							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs					13	13		
	80% Other Shrubs				79		81		
M	Building M Elevation (1.25 Plants Per 5 LF of Frontage)	330							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs					13	18		
	80% Other Shrubs				79		118		
N	Building N Elevation (1.25 Plants Per 5 LF of Frontage)	330							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs					13	17		
	80% Other Shrubs				79		153		
P	Building P Elevation (1.25 Plants Per 5 LF of Frontage)	323							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs					13	18		
	80% Other Shrubs				77		77		
Q	Building Q Elevation (1.25 Plants Per 5 LF of Frontage)	323							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs					13	13		
	80% Other Shrubs				77		123		
R	Building R Elevation (1.25 Plants Per 5 LF of Frontage)	323							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs					13	13		
	80% Other Shrubs				77		101		
S	Building S Elevation (1.25 Plants Per 5 LF of Frontage)	323							
	5% Trees (Mix of Evergreen and Deciduous)		5	5					2.5
	15% Tall Shrubs					13	13		
	80% Other Shrubs				77		133		
T	Building T Elevation (1.25 Plants Per 5 LF of Frontage)	885							
	5% Trees (Mix of Evergreen and Deciduous)		12	17					18.5
	15% Tall Shrubs					34	37		
	80% Other Shrubs				211		264		
	Totals:		104	118	1,720	282	2583	5 Shrubs and 1 TE	94.5

*NOTES:
1.) Due to the Depth of the required Urban Streetscape and keeping all planting at least 5' away from the building, transferring of Shrubs and one Tree needed to be Transferred. They have been accommodated along other Building Elevations. See Transfers Column for location.
2.) There are 384 Shrubs provided over the Required Number of Shrubs in this Table For Building Elevation Landscape.
3.) 14 Trees are provided over the Required Number of Trees for the Street Tree Table, the inches from these trees will go towards Tree Mitigation Inches, quantity depends on type and size of extra Tree. Also, there is .5 inches per provided tree going towards Tree Mitigation Inches due to upsizing. See Mitigation Inches column for more detail.

LANDSCAPE TOTALS:

	Tree Equivalents Req.	Shrubs Req.	Tree Equivalents Provided.	Shrubs Provided.	Mitigation Inches Provided.
GRAND TOTALS:	290	2,099	376	4,631	394.5 Inches
Total Tree Equivalents (TE):	290 (TE)	210 (TE)	376 (TE)	463 (TE)	
Total Required Tree Equivalents (TE) or Mitigation Inches:		500 (TE)			393.1 Inches Required
Total Provided Tree Equivalents (TE):				839 (TE)	394.5 Inches Provided

Mitigation Inches Notes:
1.) Inches include 3 inches per every Extra Provided Canopy Tree, 4" Per Every Extra Provided Evergreen Tree, 2.5" Per Every Extra Provided Ornamental Tree and .5 inches per Tree Required and Provided on Site because we Upsized our Canopy Trees to 3" Caliper, our Evergreens to 8", and our Ornamental Trees to 2.5" Caliper.



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

ILIFF STATION
SITE PLAN - SUBMITTAL
AURORA, COLORADO

OWNER:
DENNIS CAVALLARI

400 E. THIRD AVE. SUITE 500
FOSTER CITY, CA 94404
STEELWAVE

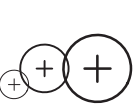
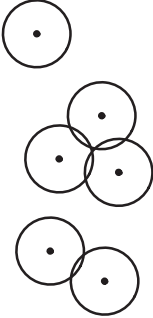
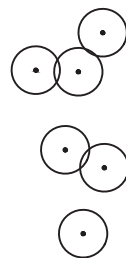
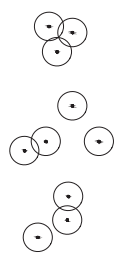
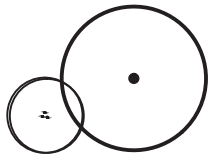
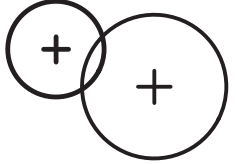
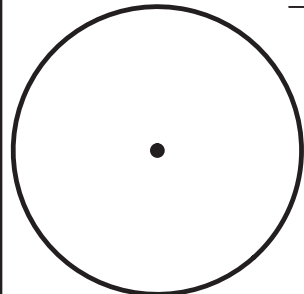


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10/20/15 - SP-02
11/25/15 - SP TECH
02/17/16 - SP TECH 2
03/04/16 - SP TECH 3
03/15/16 - SP MYLAR
08/18/17 - SP MYLAR 2
DELTA 1 - REVISIONS
01/09/18 - SP MYLAR 3
•03/16/18 - SP MYLAR 3
DELTA 2 - REVISIONS

SHEET TITLE:
NOTES AND
SCHEDULE



LANDSCAPE PLANT LIST



QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
(UNLESS OTHERWISE NOTED)				
DECIDUOUS CANOPY TREES				
5	ACE	ACCOLADE ELM	ULMUS 'MORTON'	3" CAL B&B
63	GMM	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	3" CAL B&B
26	RML	REDMOND LINDEN	TILIA AMERICAN 'REDMOND'	3" CAL B&B
49	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	3" CAL B&B
39	SHU	SHUMARD OAK	QUERCUS SHUMARDII	3" CAL B&B
33	SKY	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	3" CAL B&B
31	SSM	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	3" CAL B&B
EVERGREEN TREES				
6	AUS	AUSTRIAN PINE	PINUS NIGRA	8' HT. MIN (SPECIMEN)
2	BAK	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	8' HT. MIN (SPECIMEN)
16	BEM	COMPACT GEM BOSNIAN PINE	PINUS LEUCODERMIS 'COMPACT GEM'	8' HT. MIN (SPECIMEN)
3	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	8' HT. MIN (SPECIMEN)
DECIDUOUS ORNAMENTAL TREES				
7	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORS	2.5" CAL., B&B
10	CHP	CHANTICLEAR PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2.5" CAL., B&B
23	CSO	CRIMSON SPIRE OAK	QUERCUS ROBUR X ALBA 'CRIMSCHMDT'	2.5" CAL., B&B
7	NEW	NEWPORT PLUM	PRUNUS CERASIFER 'NEWPORT'	2.5" CAL., B&B
10	PHO	FASTIGIATE ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2.5" CAL., B&B
56	SPR	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2.5" CAL., B&B
DECIDUOUS SHRUBS- 2'-5' SPREAD				
17	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.
82	DCM	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODII 'CAROL MACKIE'	#5 CONT.
13	EUC	DWARF EUROPEAN CRANBERRY BUSH	VIBURNUM OPULUS 'NANUM'	#5 CONT.
112	FCW	PINK FLOWERING CARPET ROSE	ROSA X 'NOATRAUM'	#5 CONT.
144	GFS	GOLDFLAME SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	#5 CONT.
173	GND	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	#5 CONT.
156	JWS	JAPANESE WHITE SPIREA	SPIRAEA JAPONICA 'ALBIFLORA'	#5 CONT.
83	MKL	MISS KIM DWARF LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
483	NFS	NEON FLASH SPIREA	SPIRAEA JAPONICA 'NEON FLASH'	#5 CONT.
DECIDUOUS SHRUBS- 5'-7' SPREAD				
68	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.
41	CBU	COLUMNAR BUCKTHORN	RHAMNUS FRANGULA 'COLUMNARIS'	#5 CONT.
103	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.
117	DKO	DWARF KOREAN LILAC	SYRINGA MEYERI 'ROYALTY'	#5 CONT.
10	HTT	TINY TRUMPETS HONEYSUCKLE	LONICERA SYRINGANTHA 'WOLFII'	#5 CONT.
40	IDO	ISANTH DOGWOOD	CORNUS STOLONIFERA 'ISANTH'	#5 CONT.
105	SMS	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.
26	SWN	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.
26	WAR	WINE AND ROSES WEIGELA	WEIGELA FLORIDA 'ALEXANDRA'	#5 CONT.
DECIDUOUS SHRUBS- 7'-9' SPREAD				
8	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.
8	FSS	GRO LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW-LOW'	#5 CONT.
18	NCH	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA MELANOCARPA	#5 CONT.
83	SLB	SILVERBERRY	ELEAGNUS COMMUTATA	#5 CONT.
	VKS	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	#5 CONT.
EVERGREEN SHRUBS				
488	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
432	BRO	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.
103	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.
35	BCJ	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
15	CBJ	BLUE PROSTRATA SPRUCE	PICEA PUNGENS GLAUCA PROSTRATA	#5 CONT.
417	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	#5 CONT.
101	DSC	DWARF SCOTCH PINE	PINUS SYLVESTRIS 'GLAUCA NANA'	#5 CONT.
198	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
45	HUG	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.
16	SKJ	SKY ROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	#5 CONT.



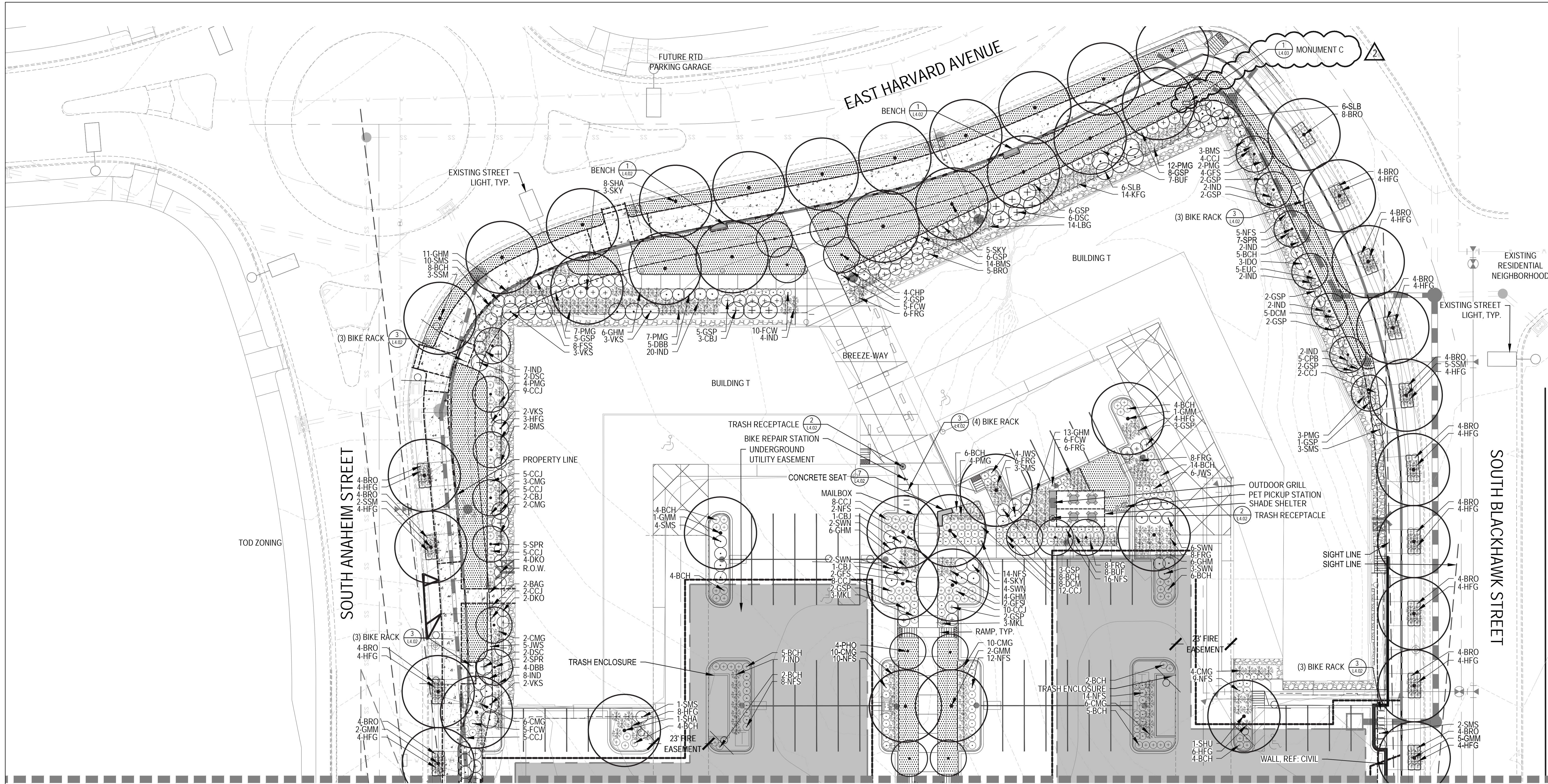
QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
GRASSES				
37	BAG	BLUE AVENA GRASS	HELOCTOTRICHON SEMPERVIRENS	#1 CONT.
290	CMG	COMPACT MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	#1 CONT.
420	FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	#1 CONT.
244	GHM	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.
569	HFG	HARDY FOUNTAIN GRASS	PENNISSETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
283	IND	INDIAN STEEL GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'	#1 CONT.
302	KFG	KOREAN FEATHER REED GRASS	CALAMAGROSTIS BRACHYTRICHA	#1 CONT.
55	LBG	PRAIRIE BLUES LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	#1 CONT.
54	MLM	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.
186	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	#1 CONT.
62	ZEB	ZEBRA GRASS	MISCANTHUS SSINENSIS 'STRICTUS'	#1 CONT.

MANICURED TURF TYPE TALL FESCUE SOD (IRRIGATED)

"REVEILLE" AVAILABLE FROM GARDNER TURF (303-252-1900)
"THERMAL BLUE" AVAILABLE FROM ROCKY MOUNTAIN SOD FARM (303-288-8280) OR APPROVED EQUAL

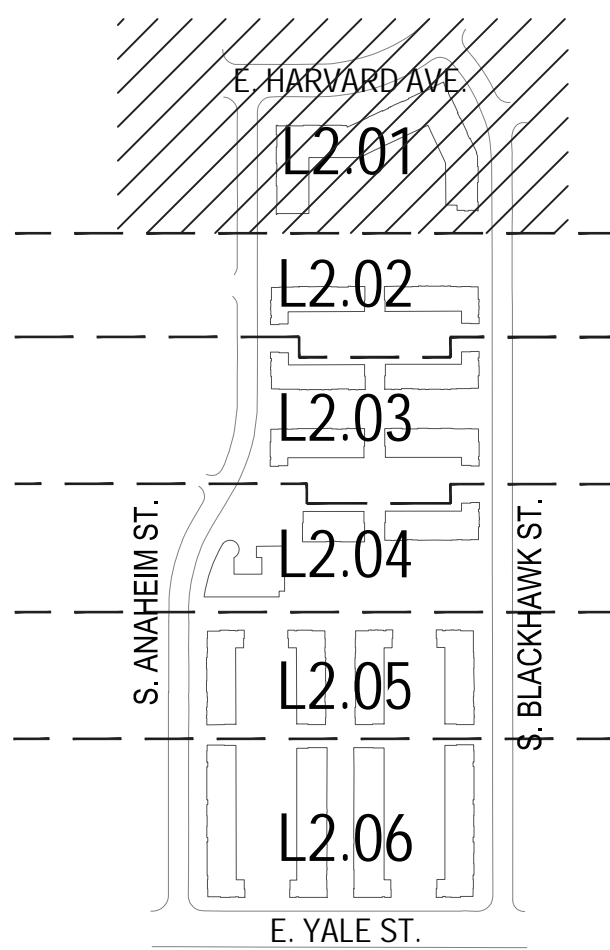


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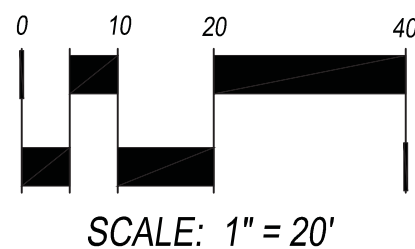
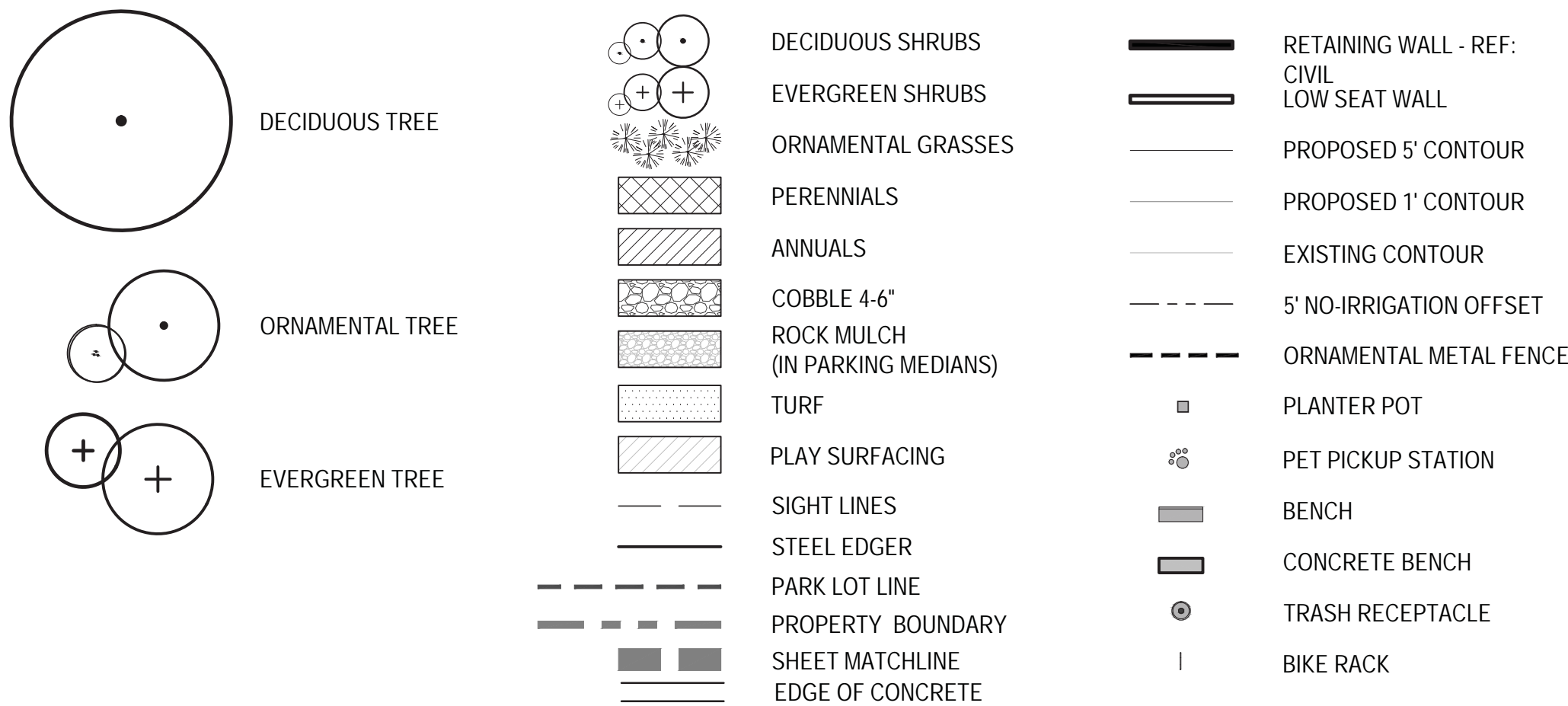


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KEY MAP



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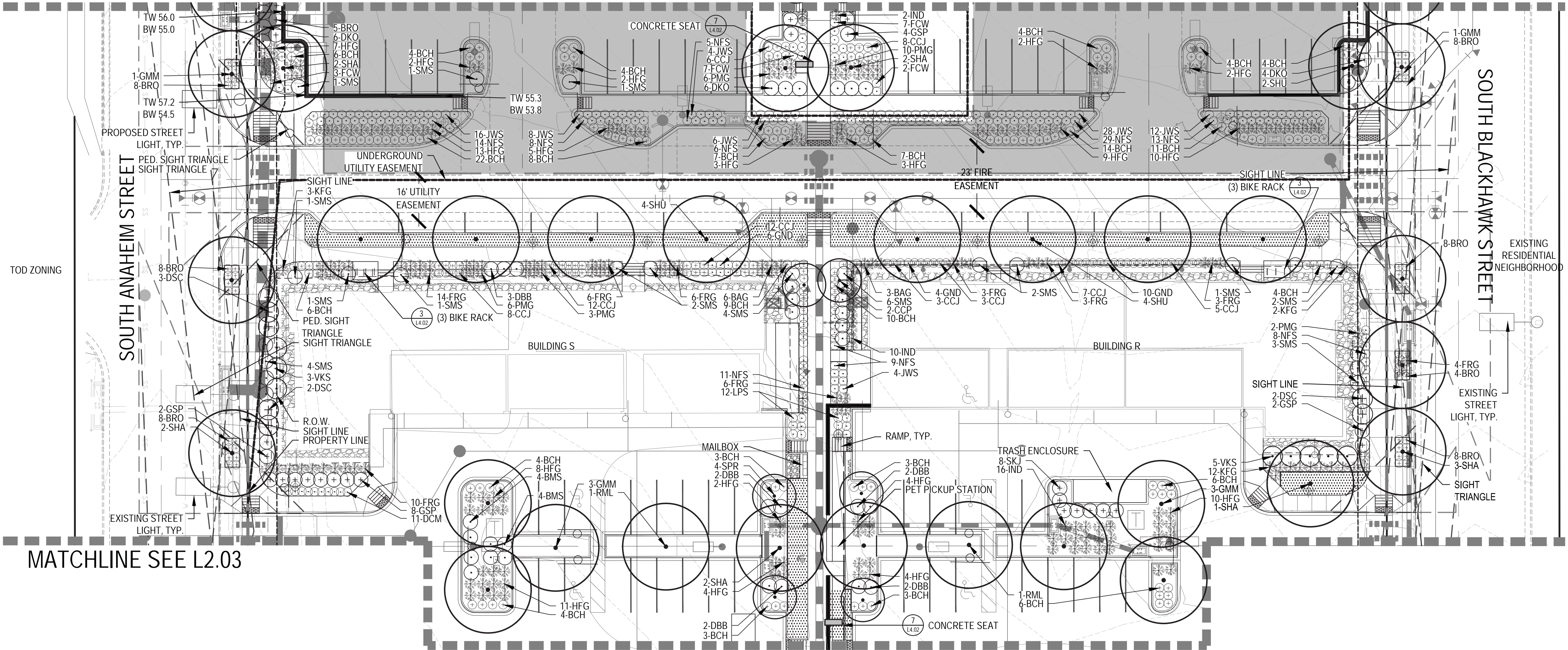
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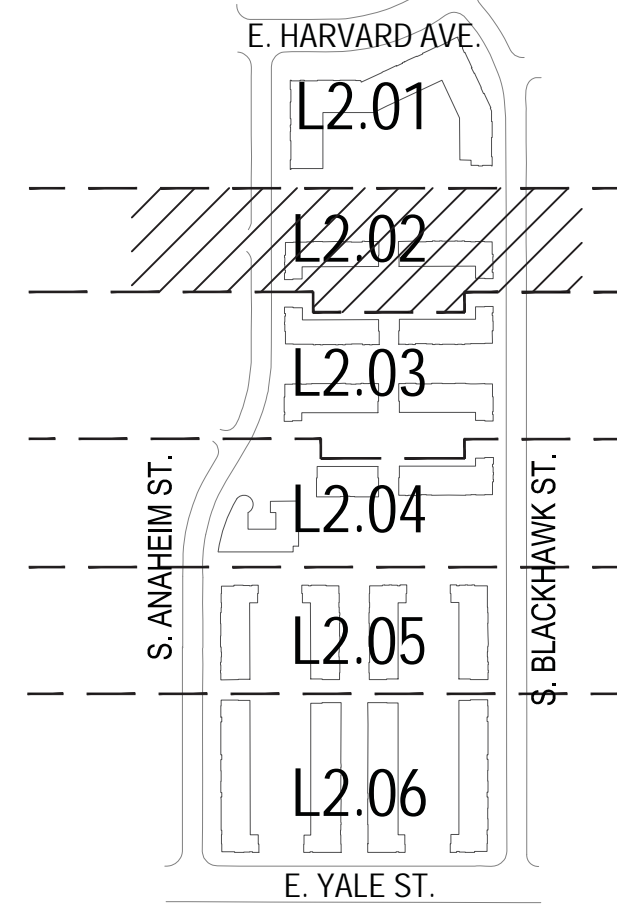
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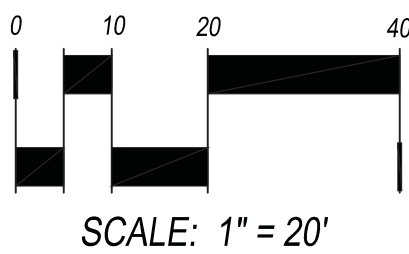
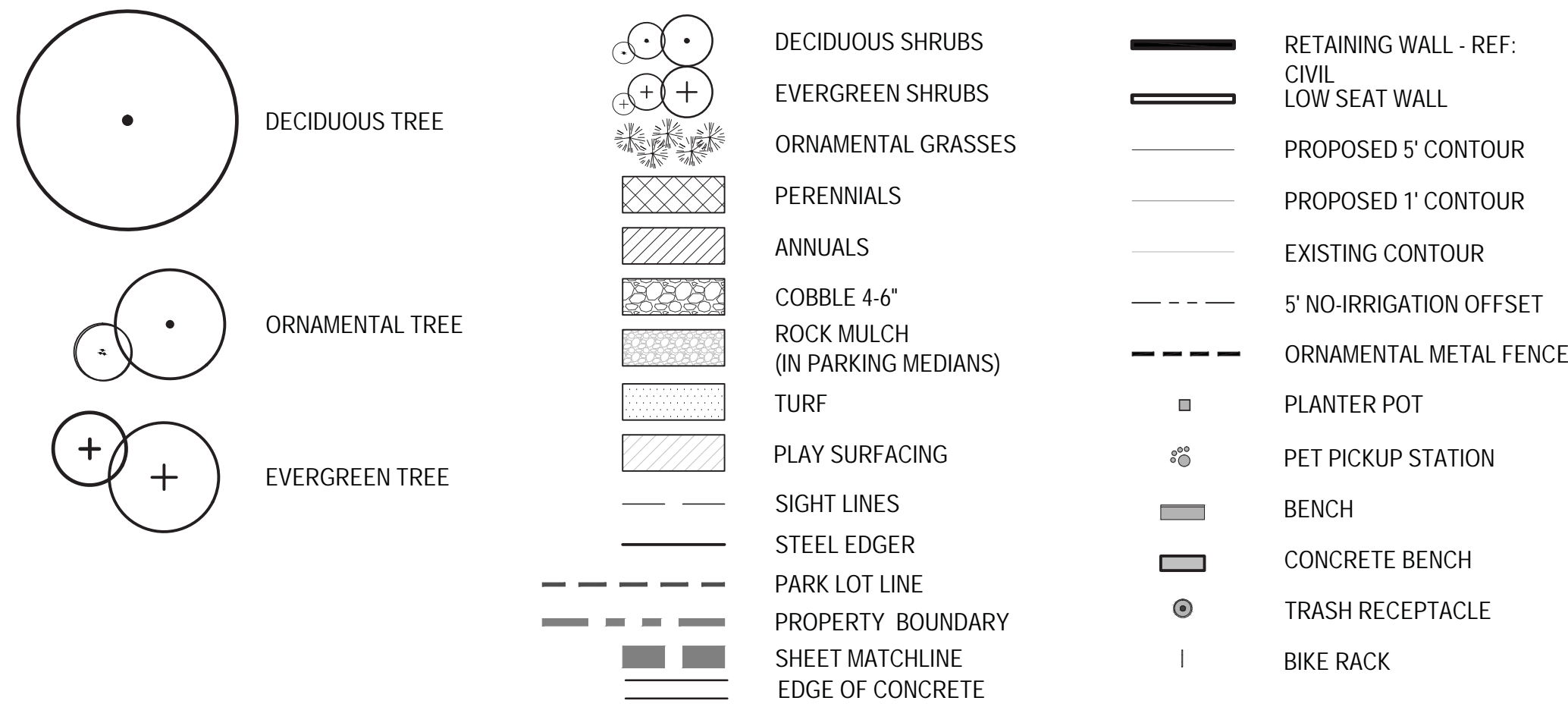
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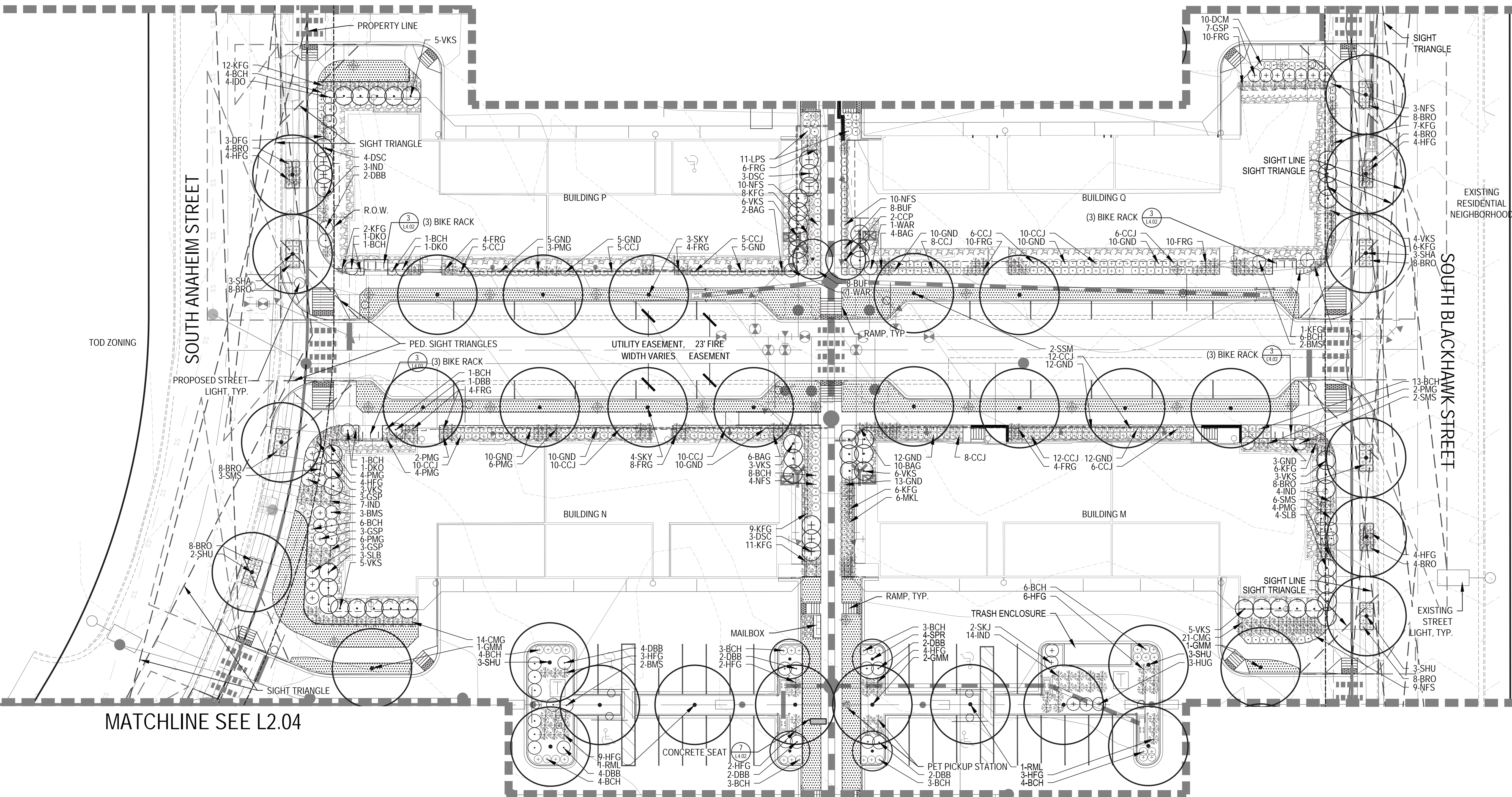


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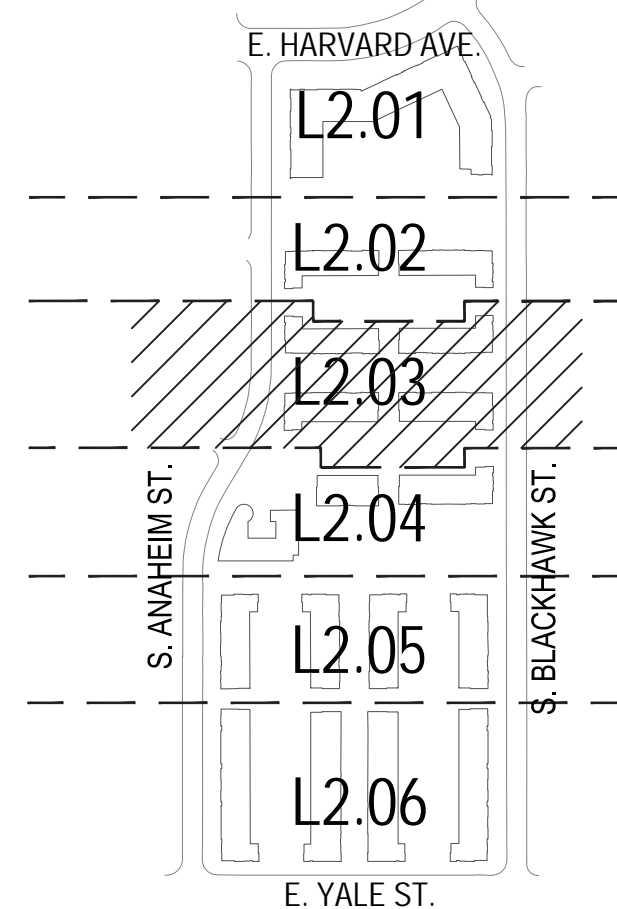
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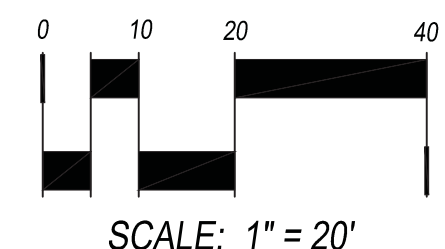
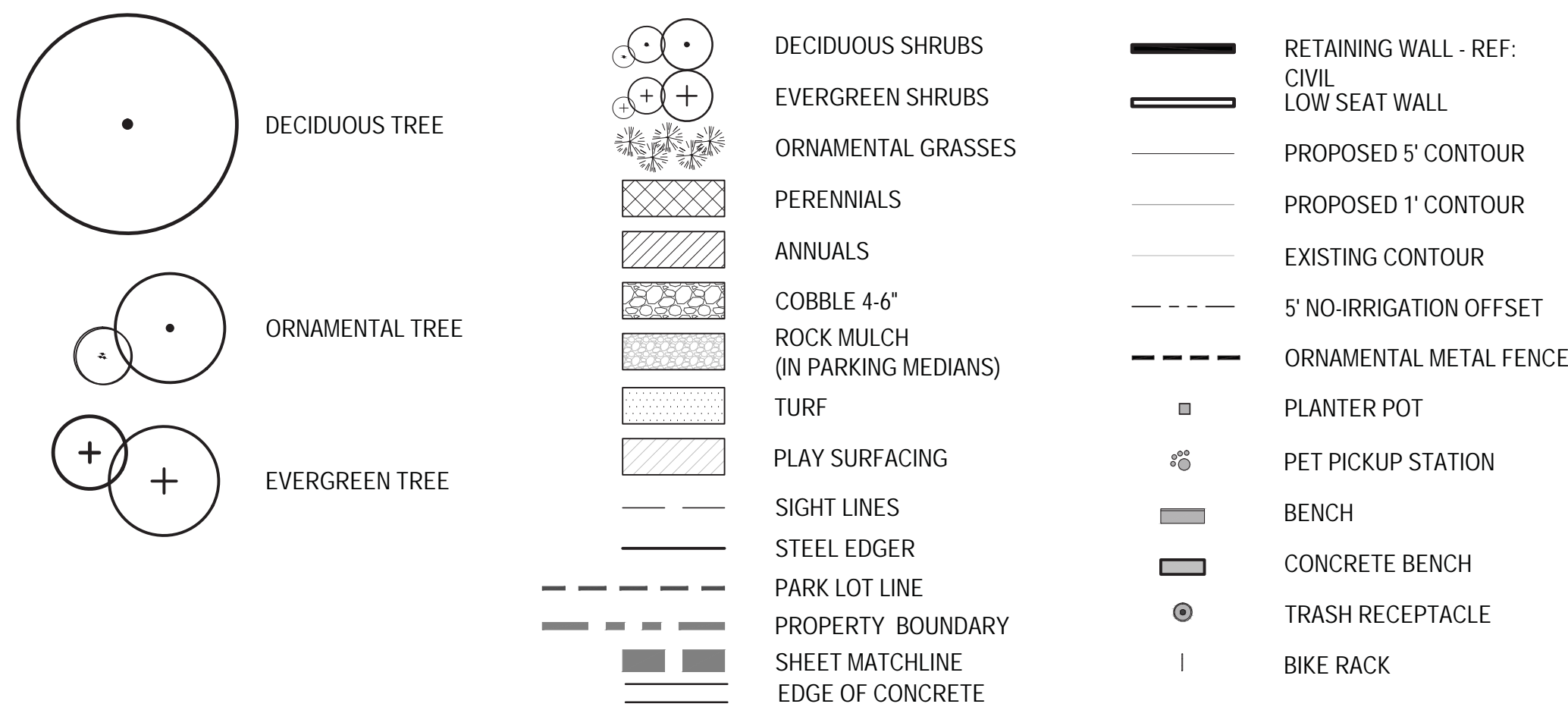
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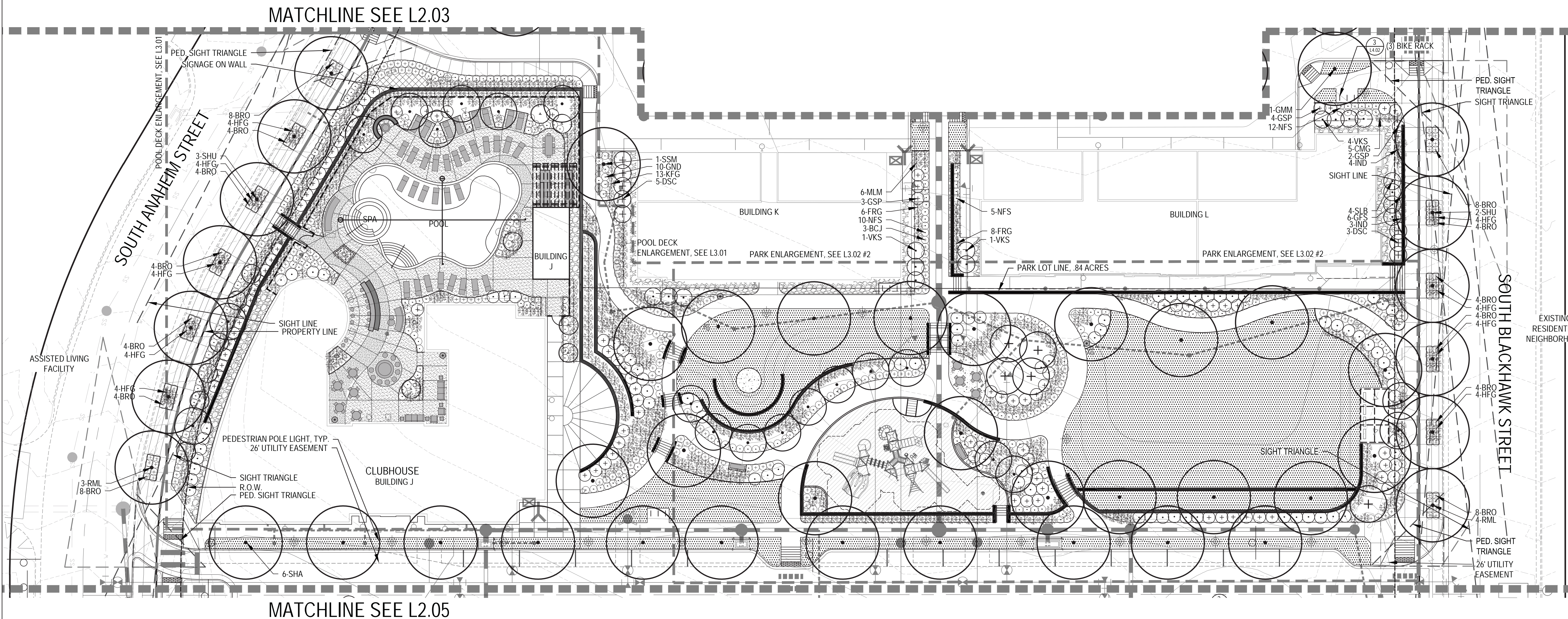


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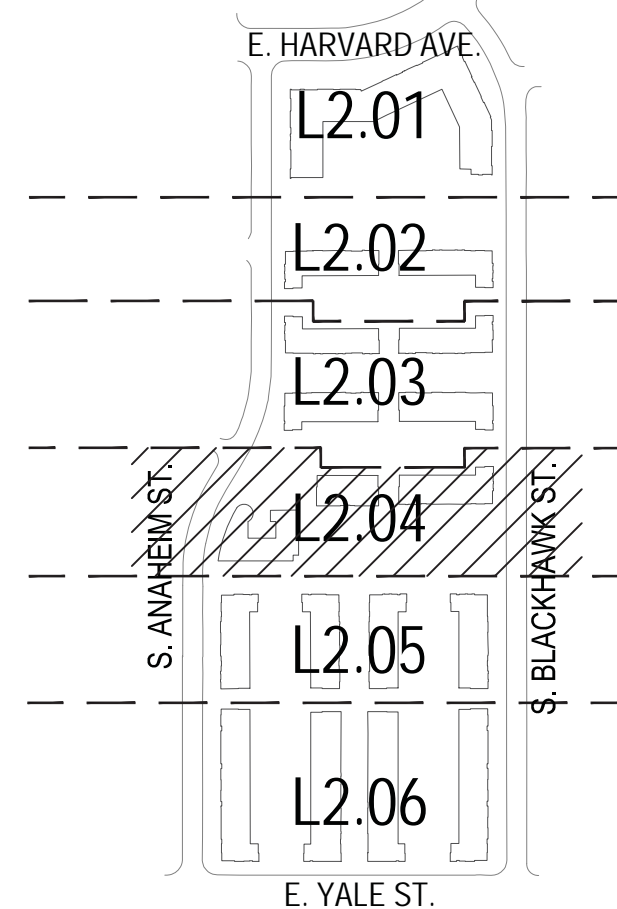


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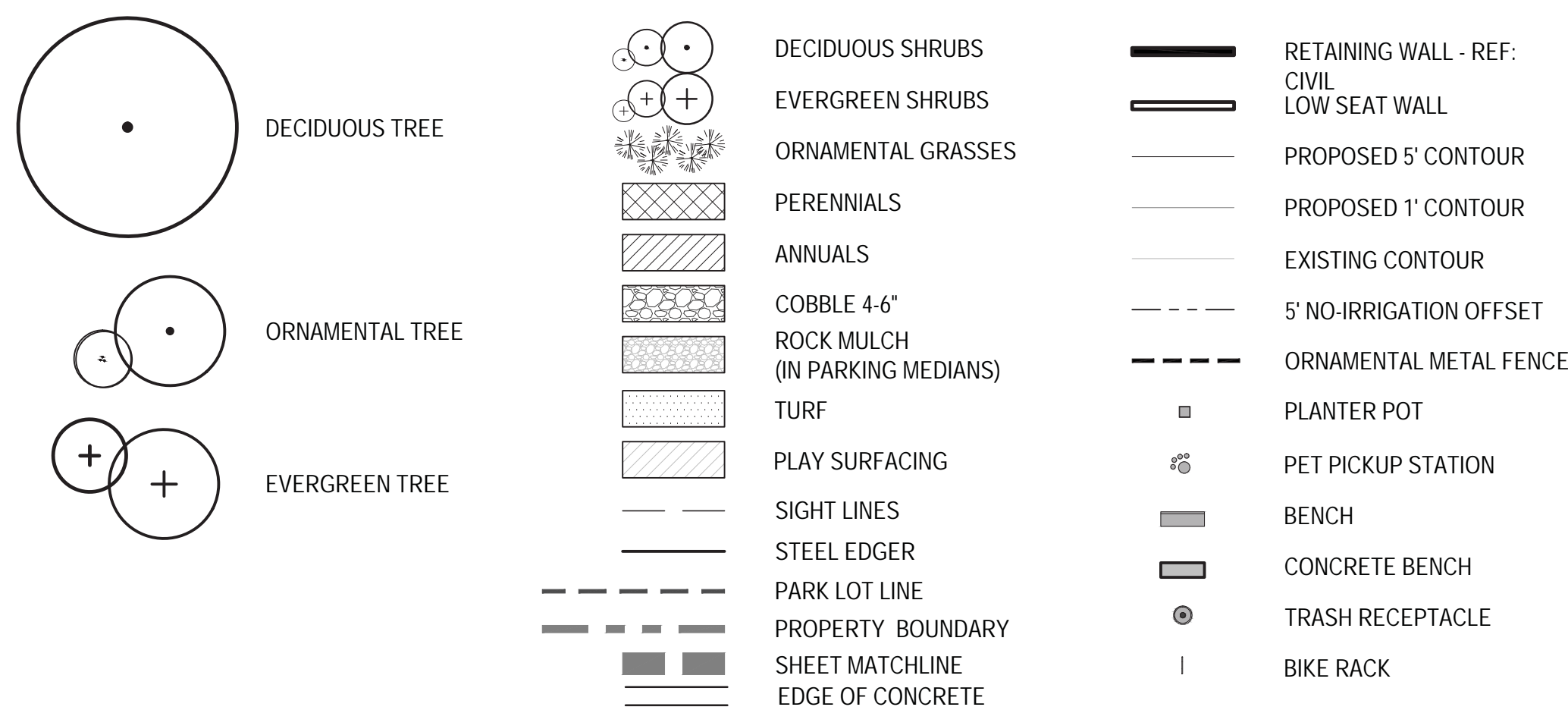




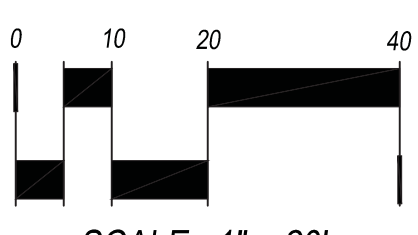
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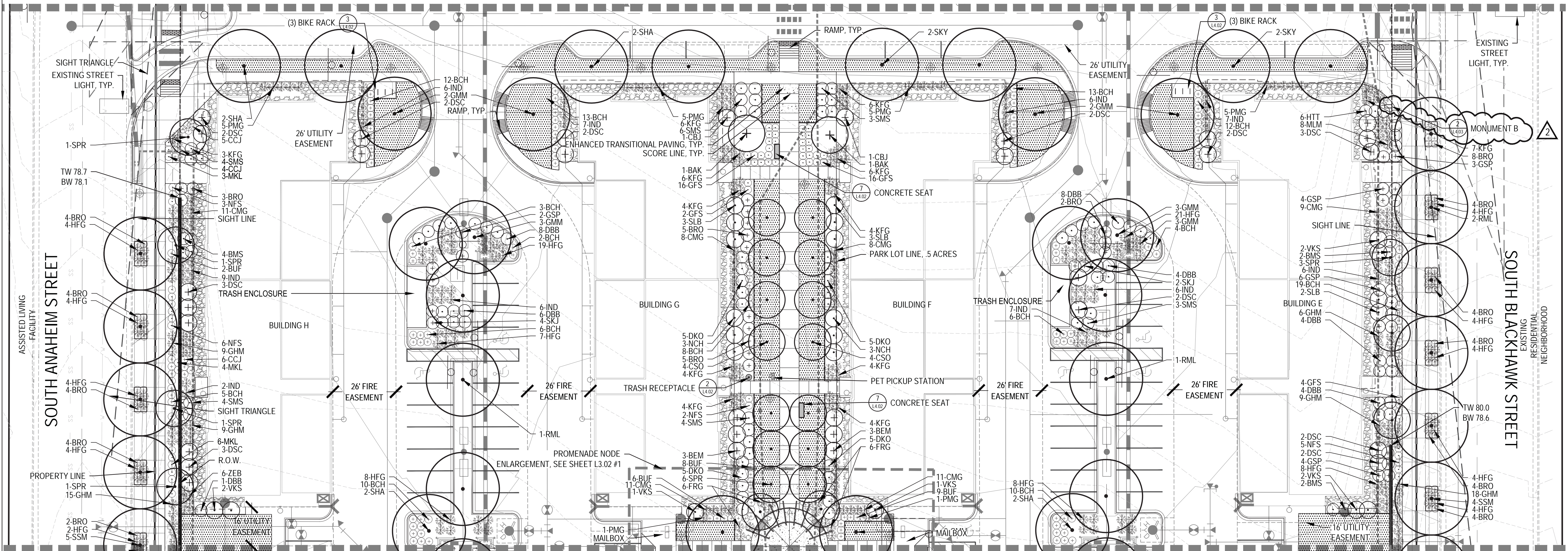
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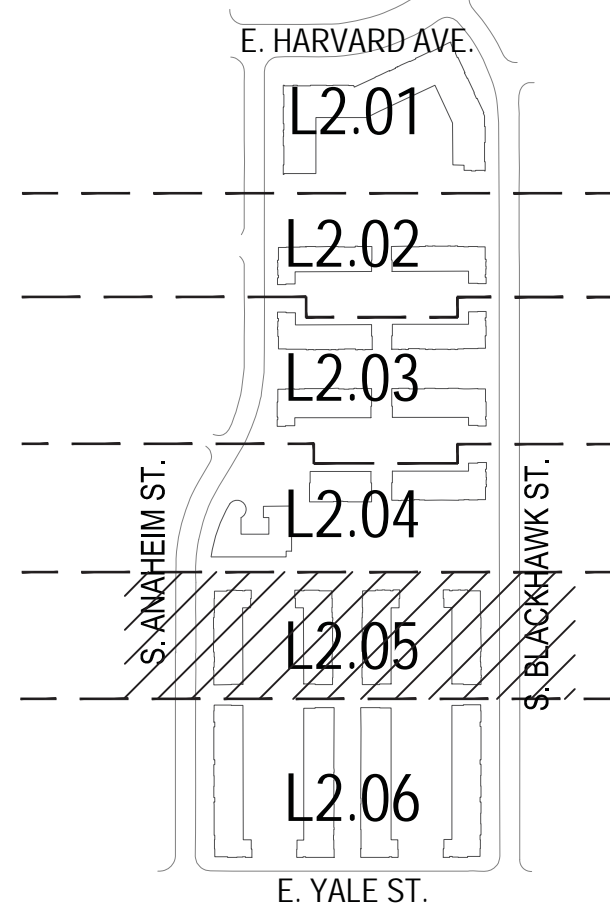
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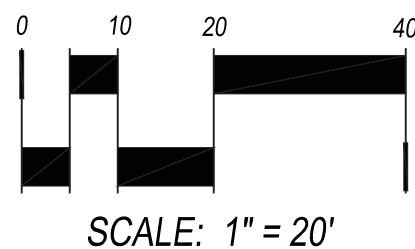
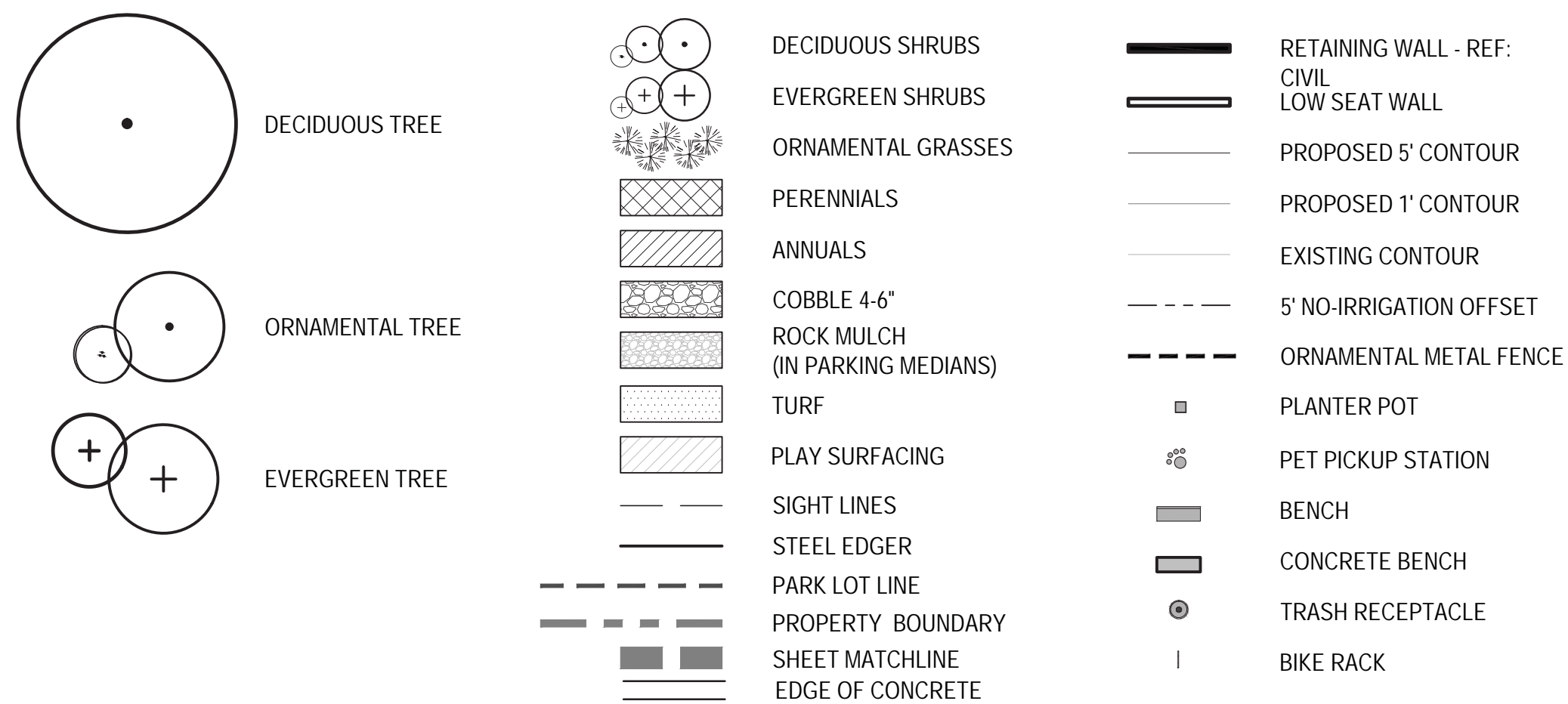
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KEY MAP



LEGEND

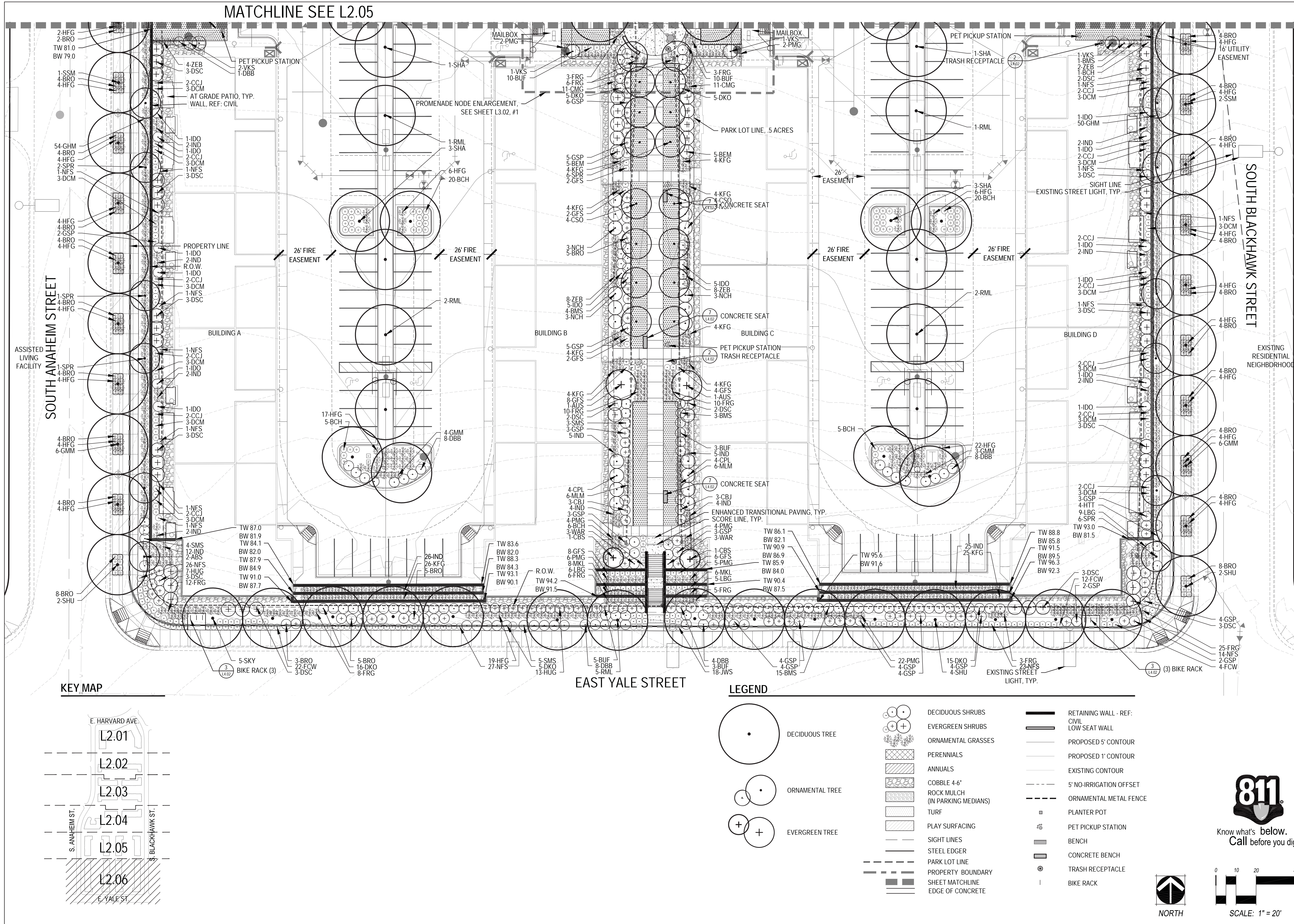


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ILIFF STATION
SITE PLAN - SUBMITTAL
AURORA, COLORADO

OWNER:
DENNIS CAVALLARI

400 E. THIRD AVE. SUITE 500
FOSTER CITY, CA 94404

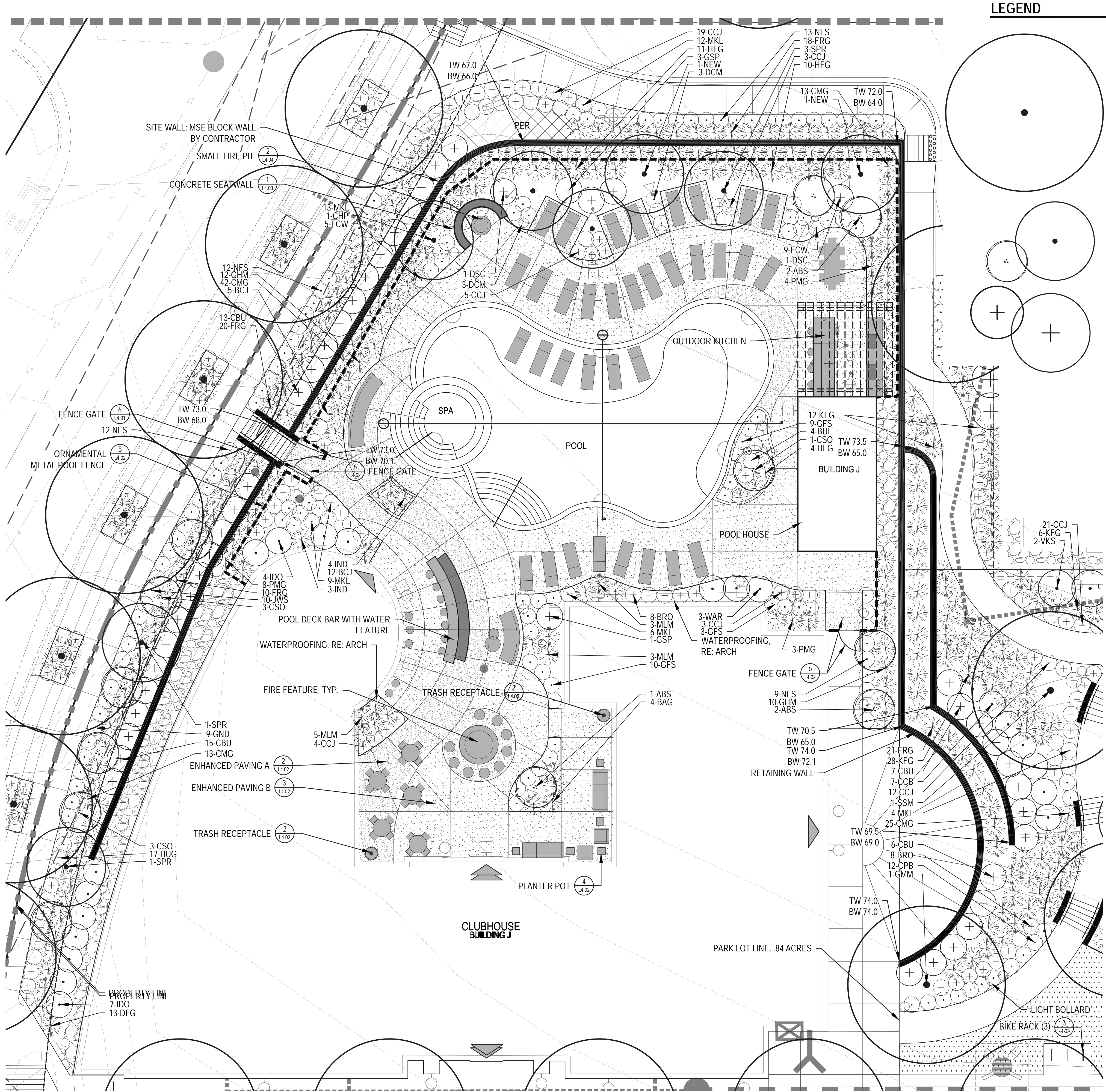
STEELWAVE

ATWELL
Architectural Planning

DATE:
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10/20/15 - SP-02
11/25/15 - SP TECH
02/17/16 - SP TECH 2
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01/09/18 - SP MYLAR 3
03/16/18 - SP MYLAR 3
DELTA 2 - REVISIONS

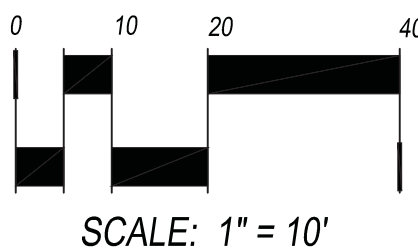
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LANDSCAPE PLAN

L2.06



LEGEND

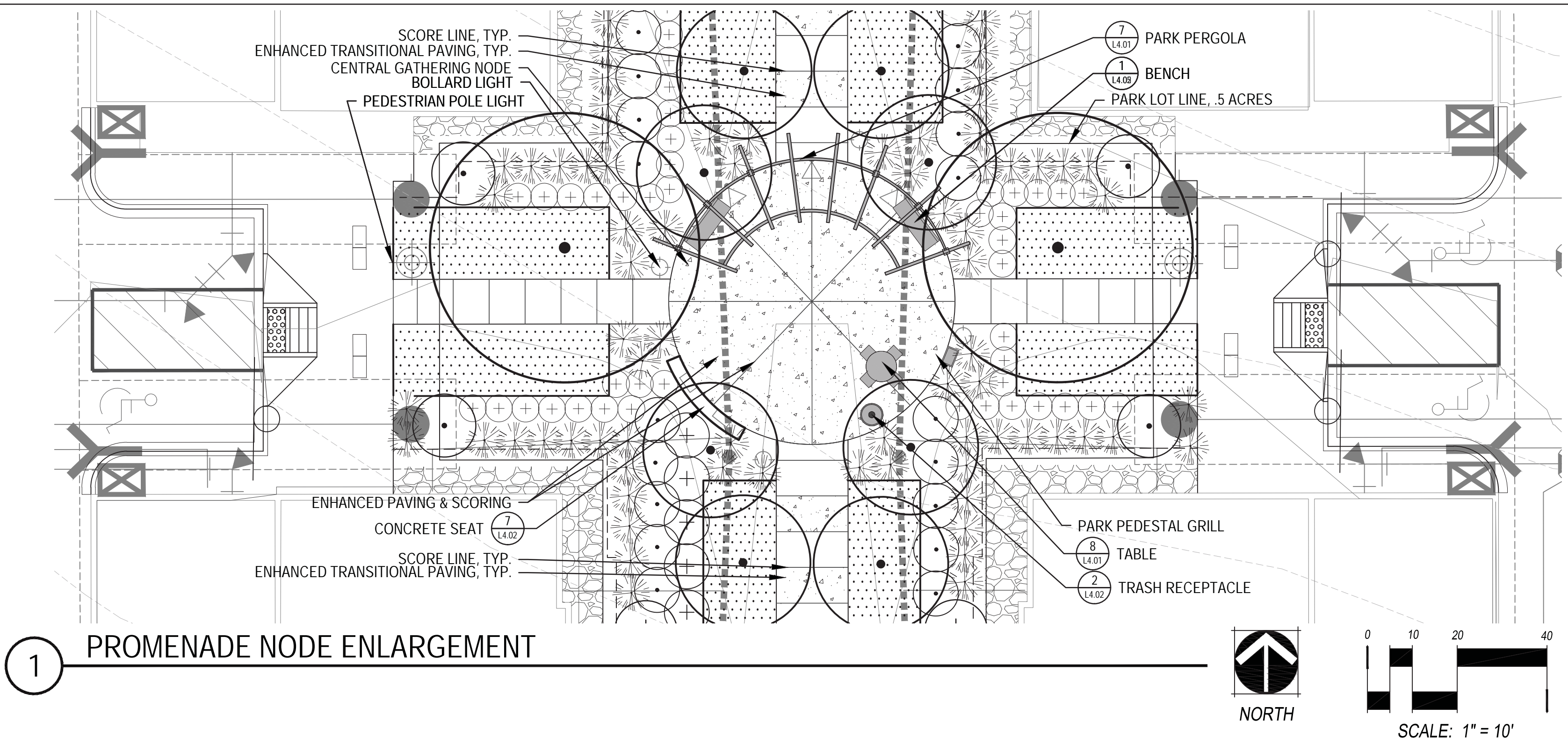
	DECIDUOUS TREE		DECIDUOUS SHRUBS		RETAINING WALL: REF. CIVIL
	ORNAMENTAL TREE		EVERGREEN SHRUBS		LOW SEAT WALL
	EVERGREEN TREE		ORNAMENTAL GRASSES		PROPOSED 5' CONTOUR
			PERENNIALS		PROPOSED 1' CONTOUR
			ANNUALS		EXISTING CONTOUR
			COBBLE		ORNAMENTAL METAL FENCE
			TURF		PLANTER POT
			PLAY SURFACING		PET PICKUP STATION
			STEEL EDGER		BENCH
			EDGE OF CONCRETE		CONCRETE BENCH
			PARK LOT LINE		TRASH RECEPTACLE
			PROPERTY LINE		BIKE RACK



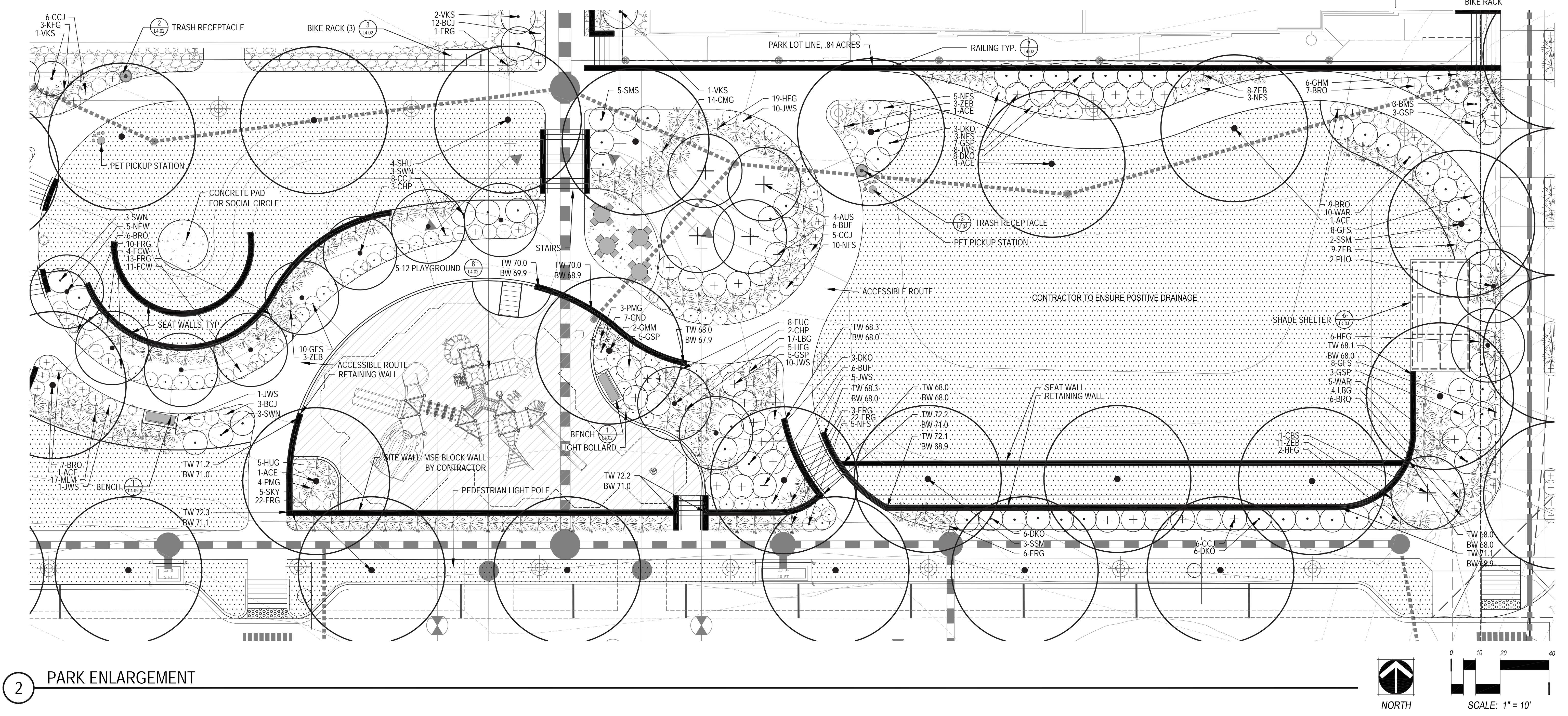
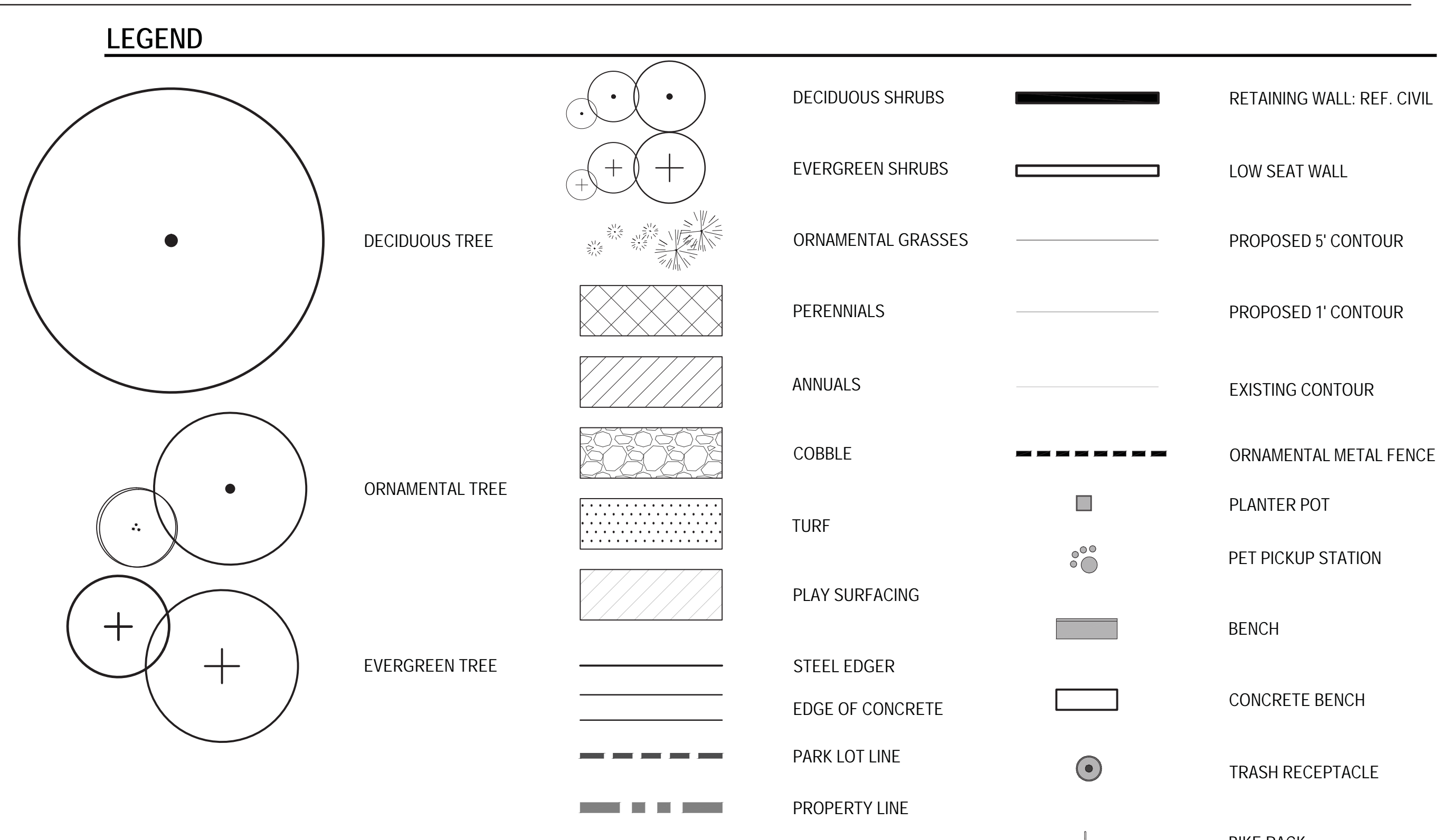
1 POOL DECK ENLARGEMENT

CHECKED BY: JC
DRAWN BY: TD / WBW

NOT FOR CONSTRUCTION



1 PROMENADE NODE ENLARGEMENT



2 PARK ENLARGEMENT



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

ILIFF STATION
SITE PLAN - SUBMITTAL
AURORA, COLORADO

OWNER:
DENNIS CAVALLARI

400 E. THIRD AVE. SUITE 500
FOSTER CITY, CA 94404

 **STEELWAVE**


Know what's below.
Call before you dig.

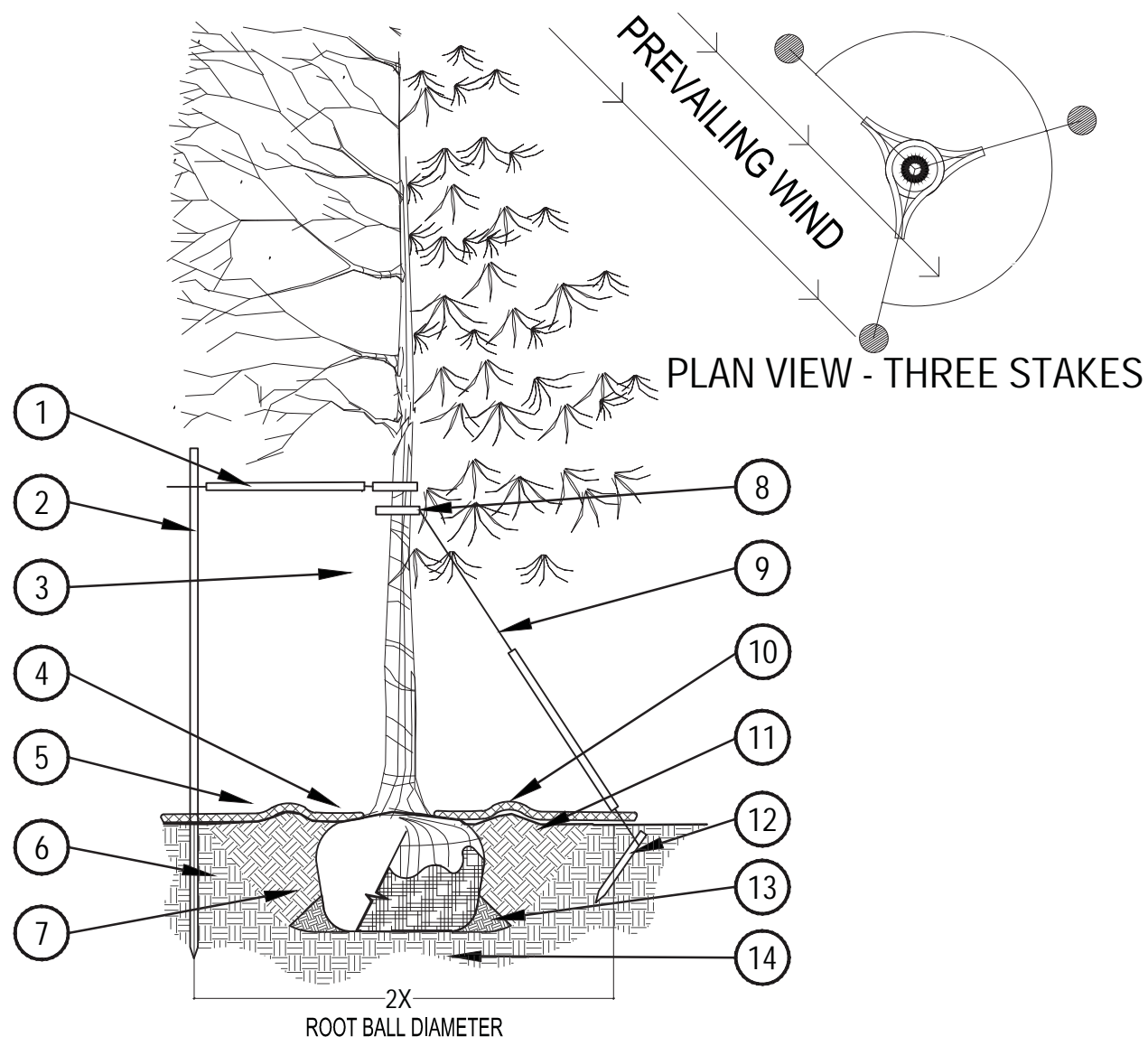

Architectural Planning

 **ATWELL**

DATE:
07/22/15 - SP-01
10/20/15 - SP-02
11/25/15 - SP TECH
02/17/16 - SP TECH 2
03/04/16 - SP TECH 3
03/15/16 - SP MYLAR
08/18/17 - SP MYLAR 2
DELTA 1 - REVISIONS
01/09/18 - SP MYLAR 3
03/16/18 - SP MYLAR 3
DELTA 2 - REVISIONS

SHEET TITLE:
LANDSCAPE
ENLARGEMENT

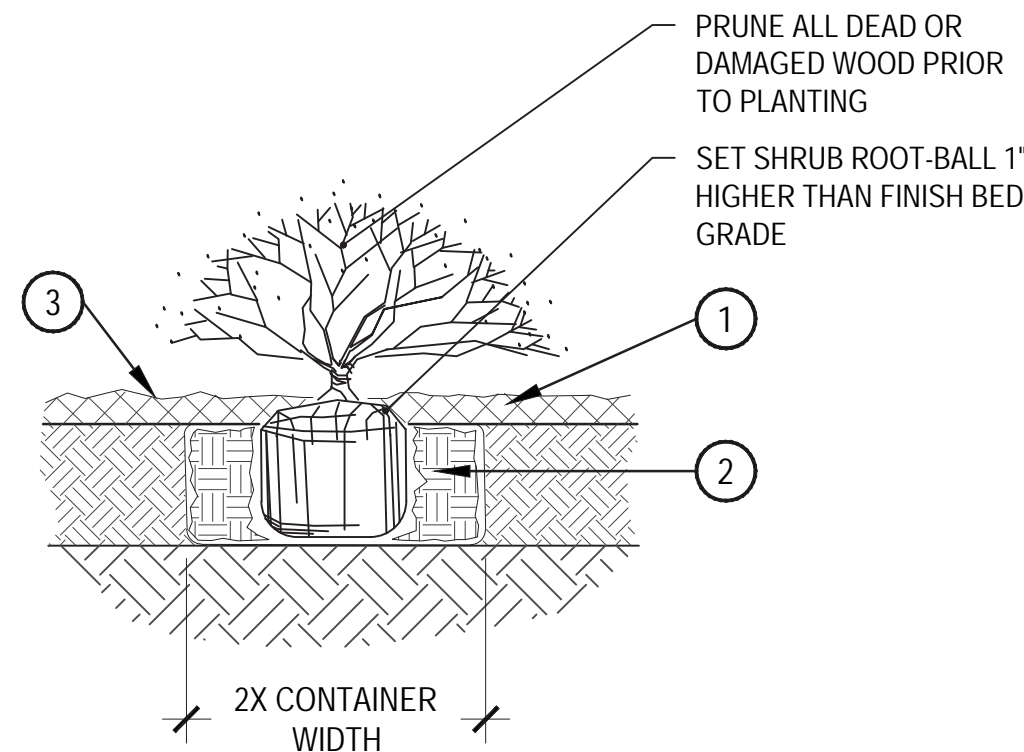
L3.02



1 TREE PLANTING DETAIL

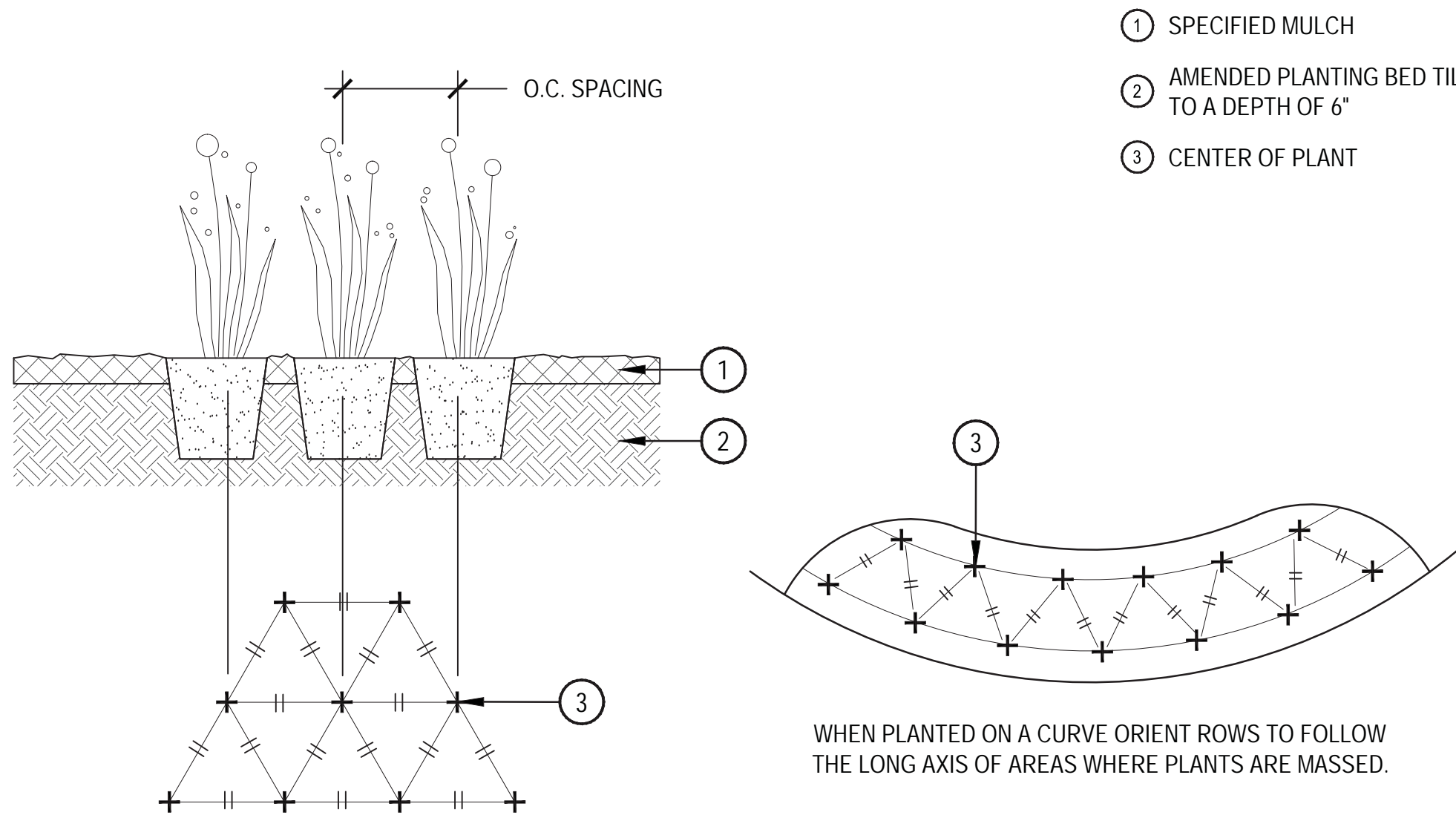
- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1.1 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1.2 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)
 - 1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 2. 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.

1. PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.



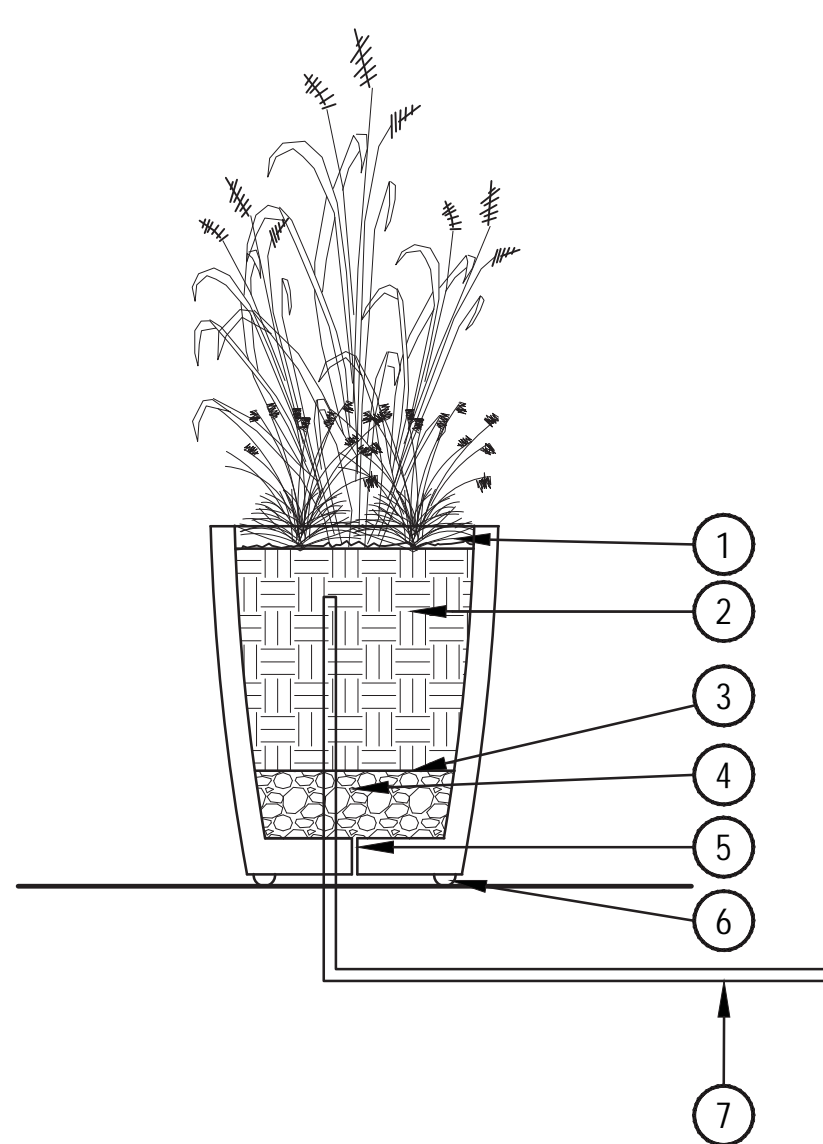
2 SHRUB PLANTING

1. SPECIFIED MULCH
 2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
 3. FINISH GRADE (TOP OF MULCH)
- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER



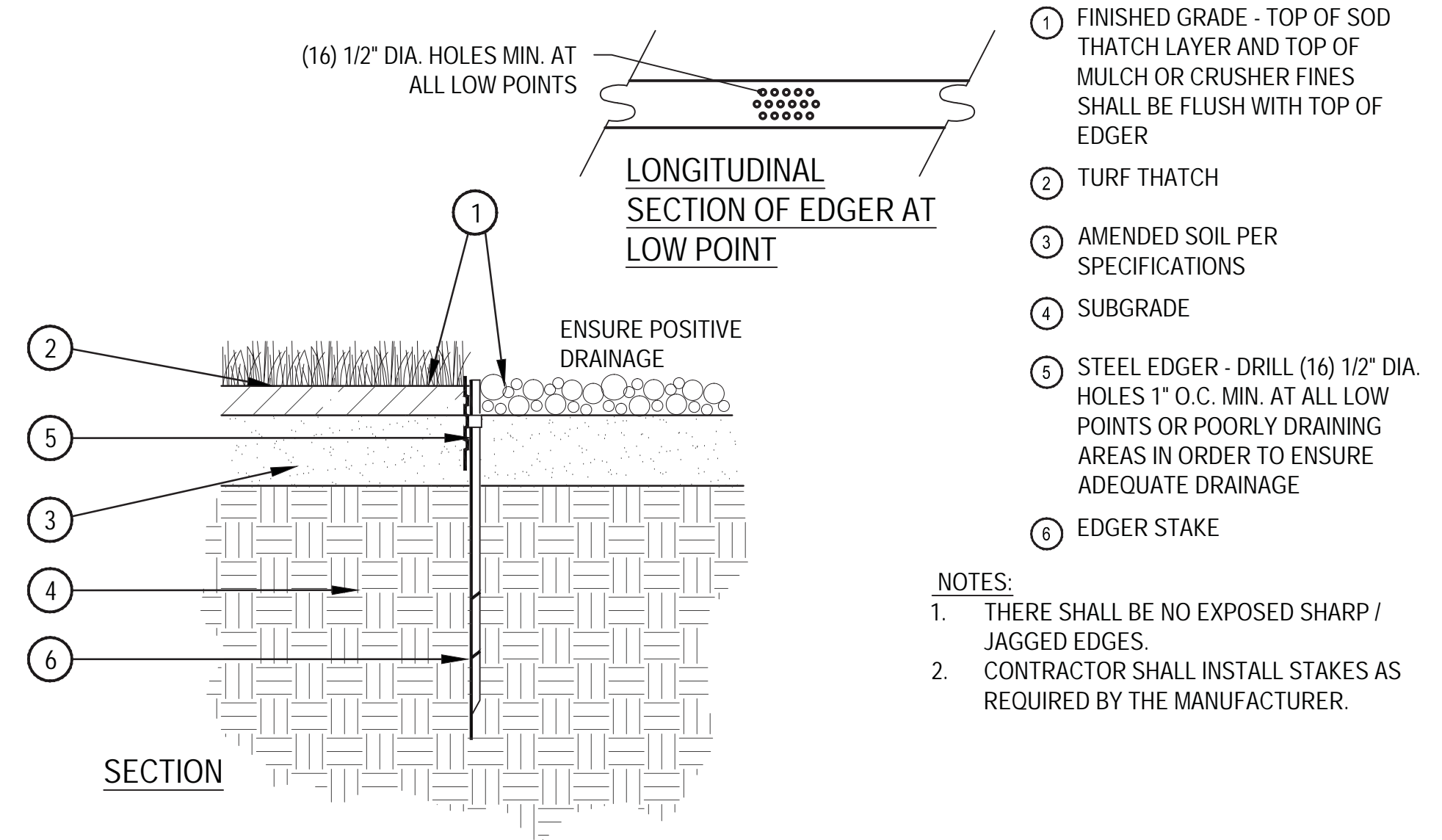
3 PERENNIAL PLANT LAYOUT

1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT



4 TYPICAL POT PLANTING DETAIL

1. 2" DEPTH MINI BARK PEBBLE WOOD MULCH
 2. AMENDED ANNUAL POT TOPSOIL PER SPECIFICATIONS.
 3. MIRAFI WEED CONTROL FABRIC
 4. 6" DEPTH CLEAN GRAVEL
 5. WEEP HOLE
 6. POT PADS BY ALLSOP, OR APPROVED EQUAL, WHEN POT SITS ON PAVEMENT
 7. IRRIGATION SOURCE CONNECTION
- NOTES:
1. ALL POTS TO BE IRRIGATED, REF. IRRIGATION DRAWINGS FOR MORE INFORMATION AND DETAIL.



5 STEEL EDGER

1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
 2. TURF THATCH
 3. AMENDED SOIL PER SPECIFICATIONS
 4. SUBGRADE
 5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
 6. EDGER STAKE
- NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.



6 PARK SHADE STRUCTURE

MANUFACTURER: COVERWORX, STEELWORX PRODUCT
DESCRIPTION: STEELWORX FLAT ROOF LARGE CANTILEVER MONOSLOPE (LOW-SLOPE) SHADE STRUCTURE, OR APPROVED EQUAL.
SIZE: 12' WIDTH X 22' LENGTH MINIMUM,
MATERIALS: HANDCRAFTED TUBULAR STEEL FRAMEWORK, ZINC-PRIMED POWDER-COATING, AND 12 GAUGE STEEL PANELS FOR ROOFING.
COLORS: ROOF TO BE GALVALUME PLUS AND STEEL STRUCTURE TO BE CHARCOAL.
WEBSITE:
<http://coverworx.com/steelworx/steelworx-cantilevered-monoslopes-dugouts>



7 PARK TRELLIS

MANUFACTURER: COVERWORX, STEELWORX PRODUCT
DESCRIPTION: STEELWORX RADIAL TRELLIS/ARBOR WITH STANDARD END CUT STEEL RAFTERS (SCALLOP CUT SHOWN IN PICTURE NOT PREFERRED)
SIZE: 8' WIDTH X 44' LENGTH
MATERIALS: HANDCRAFTED TUBULAR STEEL FRAMEWORK, ZINC-PRIMED POWDER-COATING
COLORS: GALVALUME PLUS STEEL STRUCTURE AND SLATS
WEBSITE:
<http://coverworx.com/steelworx/steelworx-pergolas-arbors/>



8 TABLE

ANOVA FURNISHINGS, CONTACT: MIKE HONERLAW 720-584-4327
DESCRIPTION: COSMOPOLITAN TABLE, 4 FLAT SEATS - #L1741, OR APPROVED EQUAL
SIZE: 87" SQ X 30" HEIGHT
MATERIALS: STEEL
FINISH AND COLOR: SILVER FOR METAL POWDER COAT
TABLE TO BE SURFACE MOUNTED
WEBSITE:
<http://www.anovafurnishings.com/product/11741-cosmopolitan-table-4-flat-seats>



Know what's below.
Call before you dig.



ANOVA FURNISHINGS, CONTACT:
ROB COLONDER 720-539-0997
DESCRIPTION: EXPOSITION 6'
CONTOUR BENCH - LEXC6, OR
APPROVED EQUAL
SIZE: 25.16" WIDTH X 33.37"
HEIGHT X 72.27" LENGTH, 74.77"
WITH ARMRESTS
MATERIALS: 10 GAUGE STEEL
SLAT SEAT WITH STEEL LEGS
AND ARMRESTS
FINISH AND COLOR OF SEAT:
HIGH PERFORMANCE FUSION
ADVANTAGE POWDER COATED
STEEL IN PEWTER, FINISH AND
COLOR OF LEGS AND ARMRESTS:
FADE-RESISTANT POWDER
COATED STEEL IN PEWTER
BENCH TO BE SURFACE
MOUNTED, ADA COMPLIANT
CONCRETE PAD REQUIRED
UNDER EACH BENCH LOCATION
WEBSITE:
anova-furnishings.com/product.aspx?i
d=LEXC6&nid=1



ANOVA FURNISHINGS
DESCRIPTION: EXPOSITION 45
GALLON SIDE DOOR RECEPTACLE
WITH BONNET TOP: LEX45, OR
APPROVED EQUAL
SIZE: BASE - FRONT 23.48" WIDTH
X SIDE 22.5" WIDTH, TOP - FRONT
29.97" WIDTH X SIDE 24" WIDTH,
HEIGHT - 43.95"
MATERIALS: HEAVY DUTY .25"
THICK STEEL FRONT AND BACK
PANELS. 12 GAUGE STEEL SIDE
PANELS WITH .75" GAP
HORIZONTAL SLOTTED PATTERN.
FEET ARE RUBBER AND LINER IS
HIGH-DENSITY POLYETHYLENE
PLASTIC.
FINISH AND COLOR:POWDER
COATED STEEL IN PEWTER
TRASH RECEPTACLE TO BE
SURFACE MOUNTED
WEBSITE:
anova-furnishings.com/product.aspx?i
d=LEX45&nid=3



LANDSCAPE FORMS, CONTACT:
VIVIAN KOVACS - 1-800-430-6206 X
1323
DESCRIPTION: BOLA STAINLESS
STEEL BIKE RACK, OR APPROVED
EQUAL
SIZE: 1.42" x 27.42" x 32"
MATERIALS: STAINLESS STEEL
BODY, 1.5" O.D. X .120" WALL
TUBING
FINISH AND COLOR:
POWDERCOAT SILVER FINISH
INSTALL PER MANUFACTURER'S
SPECIFICATIONS
WEBSITE:
www.landscapiforms.com/en-US/site
-furniture/Pages/bola-bike-rack.aspx

1 BENCH

SCALE: NTS

2 TRASH RECEPTACLE

SCALE: NTS

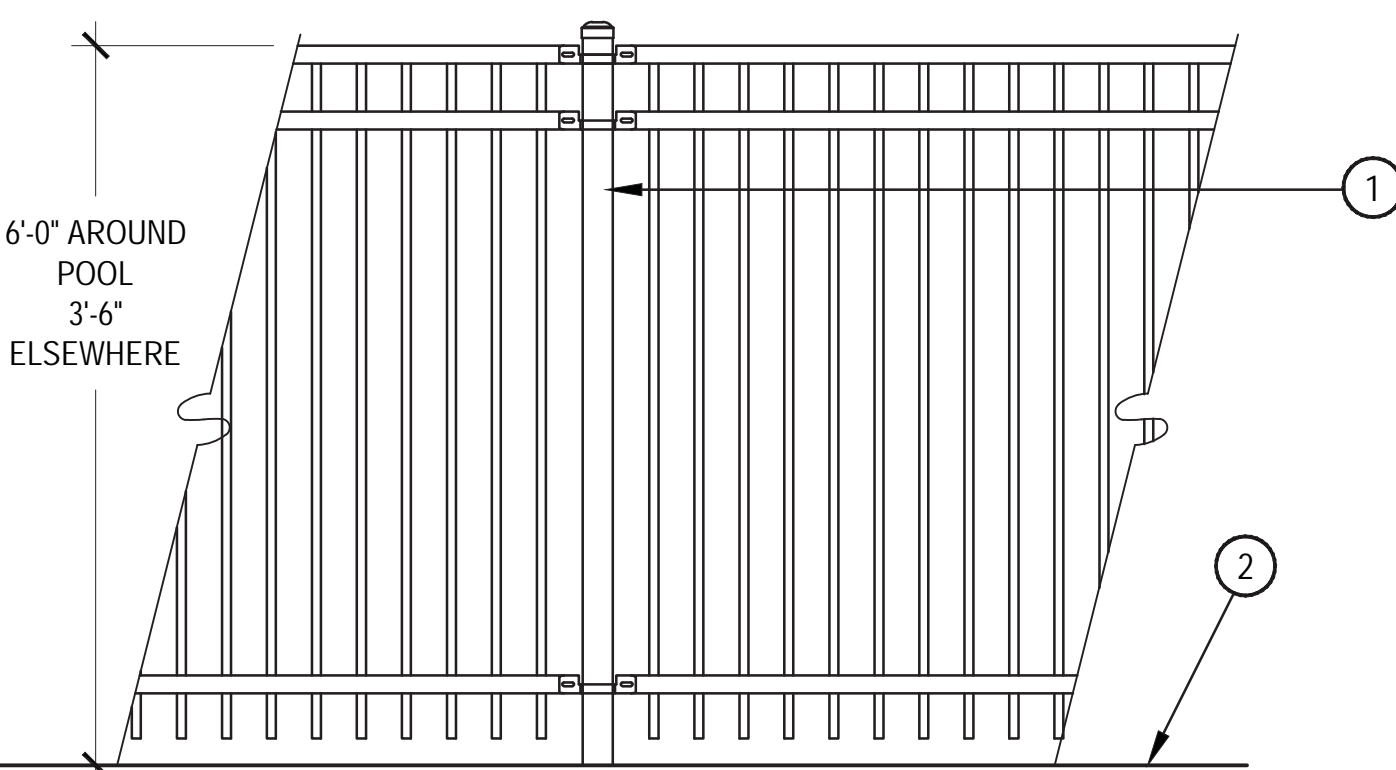
3 BIKE RACK

SCALE: NTS

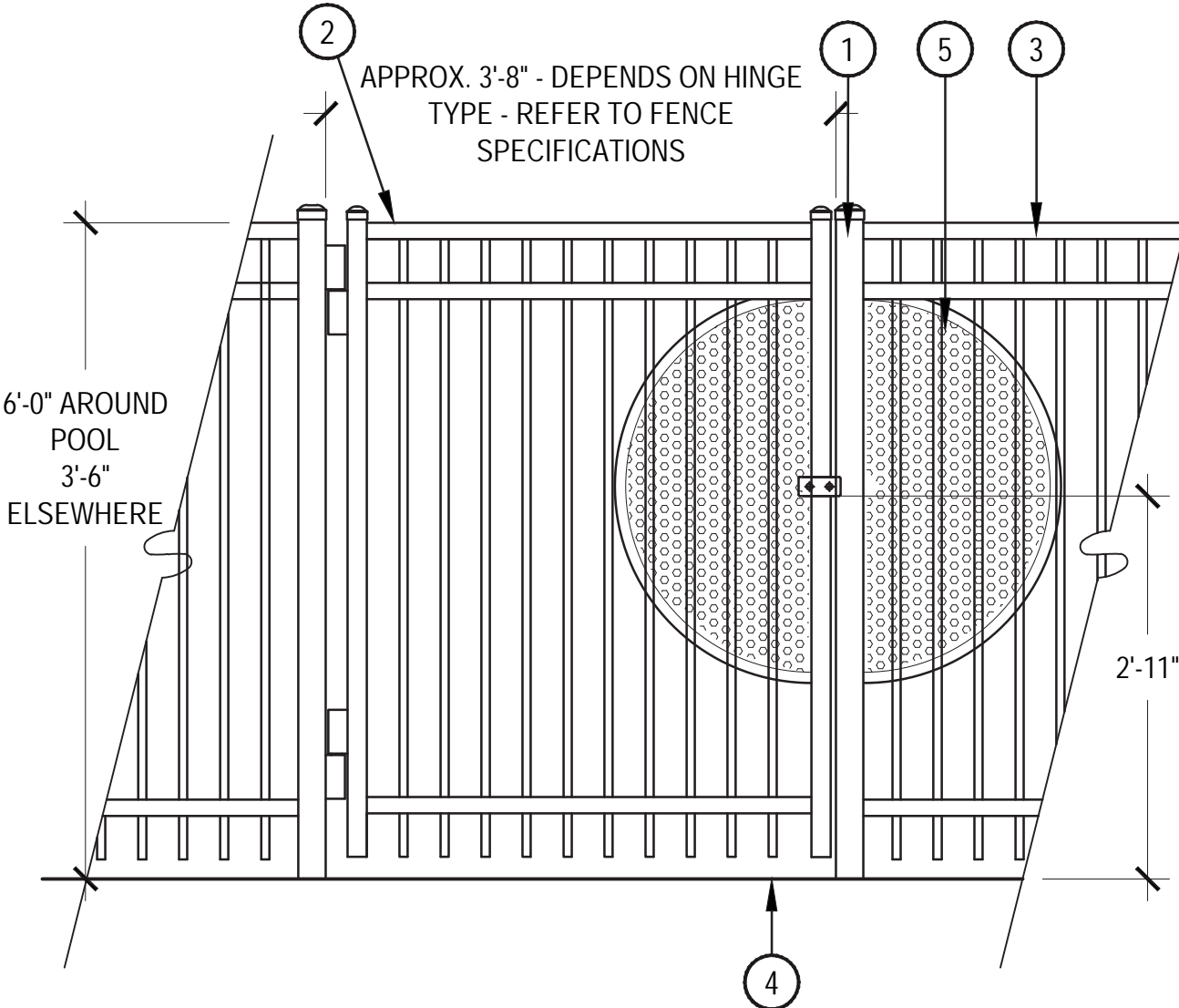


LANDSCAPE FORMS
DESCRIPTION: SORELLA
PLANTER, OR APPROVED EQUAL
MATERIALS: POWDER COATED
STEEL
SIZE: 15" LENGHT X 15" WIDTH X
18" HEIGHT
FINISH: POWDER COAT IN COLOR
"GRASS"
WEBSITE:
www.landscapiforms.com/en-US/Pro
ductData/Pages/Sorella-Planters.aspx

NOTES:
1. ALL POTS TO BE IRRIGATED,
SEE DETAIL 4 SHEET L4.01 FOR
PLANTING AND IRRIGATION
SOURCE CONNECTION DETAIL.



FENCE POST - SET IN CONCRETE
FOOTER, REFER TO FENCE
MANUFACTURER
SPECIFICATIONS FOR FOOTER
INFORMATION
1. FENCE SHALL BE BY
AMERISTAR FENCE OR
APPROVED OTHER, CONTACT:
AARON COPE 918-879-5884
ACOPE@AMERISTARFENCE.COM
WWW.AMERISTARFENCE.COM
2. FENCE STYLE FOR POOL
ENCLOSURE SHALL BE:
MONTAGE PLUS (POOL, PET,
PLAY FENCING) MAGESTIC - 3
RAIL, NO FLUSH BOTTOM
FENCE STYLE FOR ALL OTHER
LOCATIONS SHALL BE:
MONTAGE PLUS (STANDARD 4"
PICKET SPACING) MAGESTIC - 3
RAIL, NO FLUSH BOTTOM
COLOR: BLACK
3. ALL FENCING AROUND POOL
AREA SHALL MEET CURRENT
CITY, STATE AND IBC POOL
ENCLOSURE CODE
REQUIREMENTS.



1. GATE POST TYP.
2. GATE: ALL GATES SHALL BE SELF
CLOSING W/ GATE LOCK TO BE
APPROVED BY OWNER. ALL POOL
GATES SHALL MEET CURRENT STATE
AND IBC POOL ENCLOSURE CODE
REQUIREMENTS. PROVIDE PANIC
HARDWARE ON PUSH SIDE OF GATE FOR
EGRESS, SPRING HINGES, LEVER
HANDLE LOCK SET WITH PUSH BUTTON
KEYED ENTRY ON PULL SIDE.
3. ORNAMENTAL METAL FENCE
4. FINISH GRADE
5. FOR POOL GATES ONLY: PERFORATED
POWDER COATED BLACK TO MATCH
FENCE STEEL PLATING W/ NO GAPS
GREATER THAN 1/2".
NOTES:
1. FENCE SHALL BE BY AMERISTAR FENCE OR
APPROVED OTHER, CONTACT: AARON COPE
918-879-5884 ACOPE@AMERISTARFENCE.COM
WWW.AMERISTARFENCE.COM
2. POOL GATE SHALL MATCH POOL FENCE STYLE
REFER TO MANUFACTURERS SPECIFICATIONS
FOR INFORMATION ON FOOTER DEPTH.
4. COLOR: BLACK

4 PLANTER POT

SCALE: NTS

5 ORNAMENTAL METAL POOL FENCE

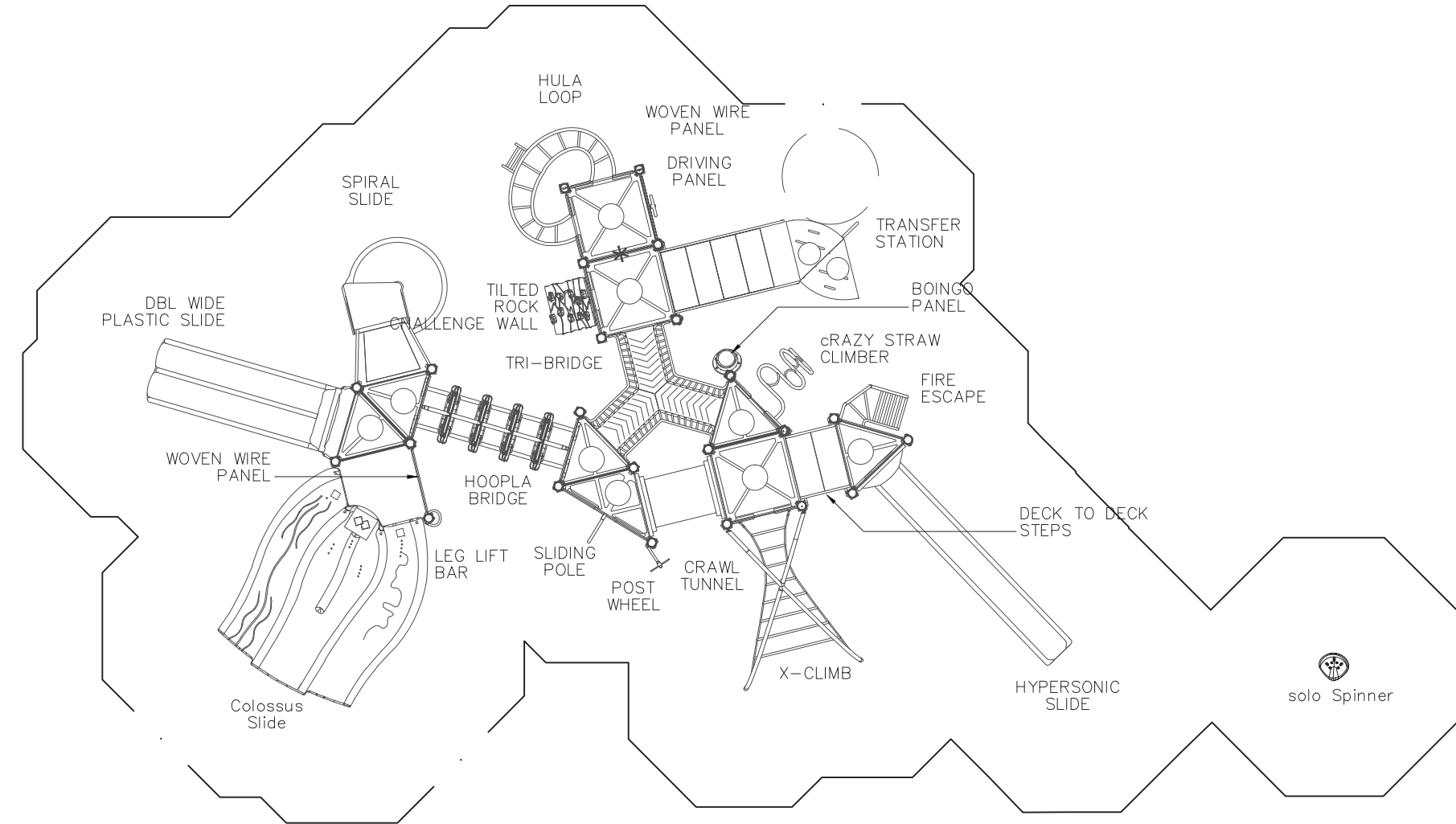
SCALE: 3/4" = 1'-0"

6 FENCE GATE

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



MANUFACTURER: CUSTOM
POUR-IN-PLACE
COLOR: STANDARD GRAY
FINISH: SMOOTH
OR APPROVED OTHER
NOTE: 3' STRUCTURAL FOOTING
BY OTHERS



8 5-12 PLAYGROUND

SCALE: NTS



MANUFACTURER: LITTLE TIKES
MODEL: CUSTOM
COLOR: APPLE CINNAMON
CONTACT: CATHY WEISSBERG,
RECREATION PLUS - 303.278.1455
CONTRACTOR TO PROVIDE
SPECIFIED PLAYGROUND, OR
APPROVED EQUAL.

7 CONCRETE SEAT WALL

SCALE: NTS

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



Know what's below.
Call before you dig.

ILIFF STATION
SITE PLAN - SUBMITTAL
AURORA, COLORADO

OWNER:
DENNIS CAVALLARI
400 E. THIRD AVE. SUITE 500
FOSTER CITY, CA 94404
STEELWAVE

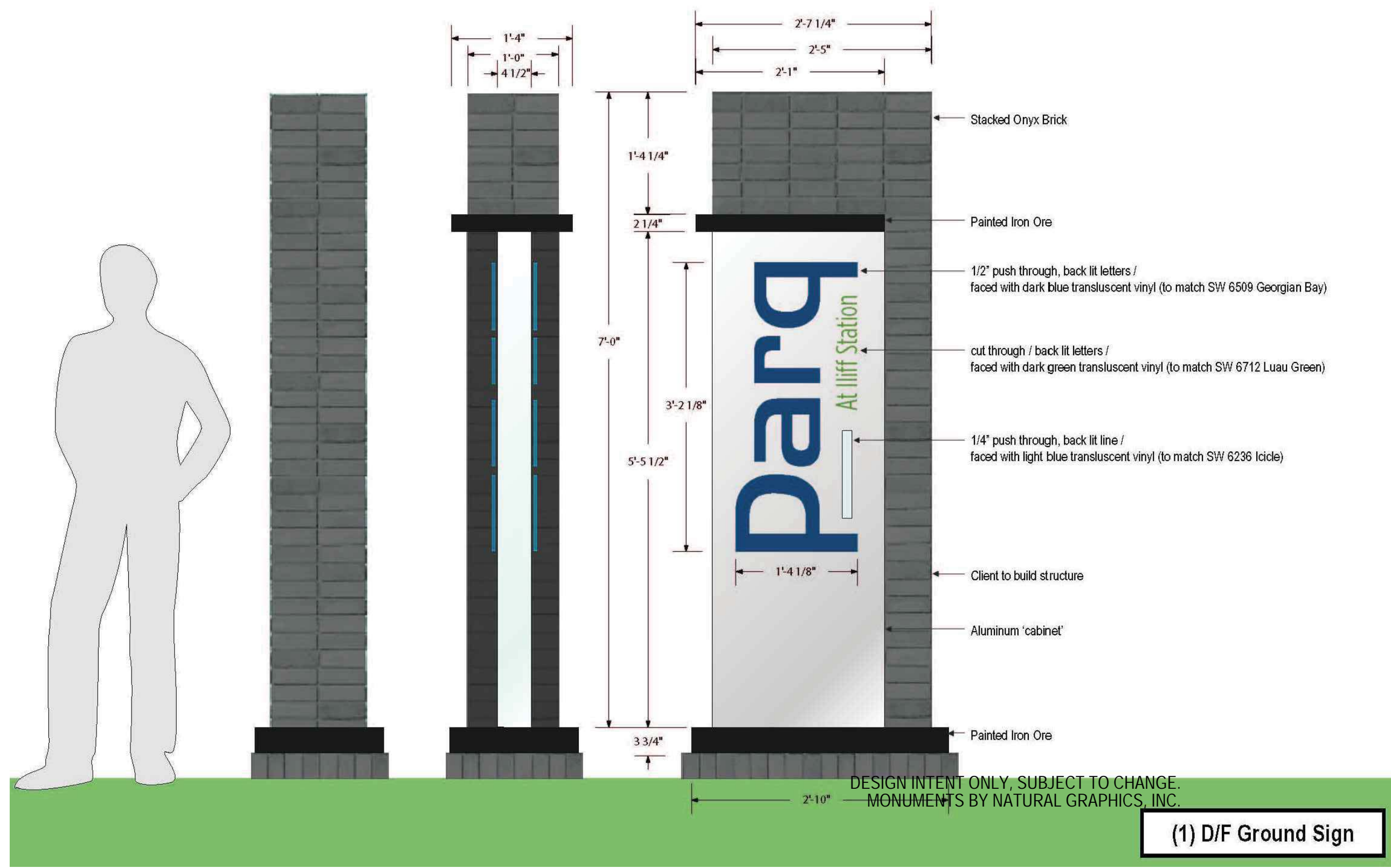


DATE:
07/22/15 - SP-01
10/20/15 - SP-02
11/25/15 - SP TECH
02/17/16 - SP TECH 2
03/04/16 - SP TECH 3
03/15/16 - SP MYLAR
08/18/17 - SP MYLAR 2
DELTA 1 - REVISIONS
01/09/18 - SP MYLAR 3
03/16/18 - SP MYLAR 3
DELTA 2 - REVISIONS

SHEET TITLE:
LANDSCAPE
DETAILS

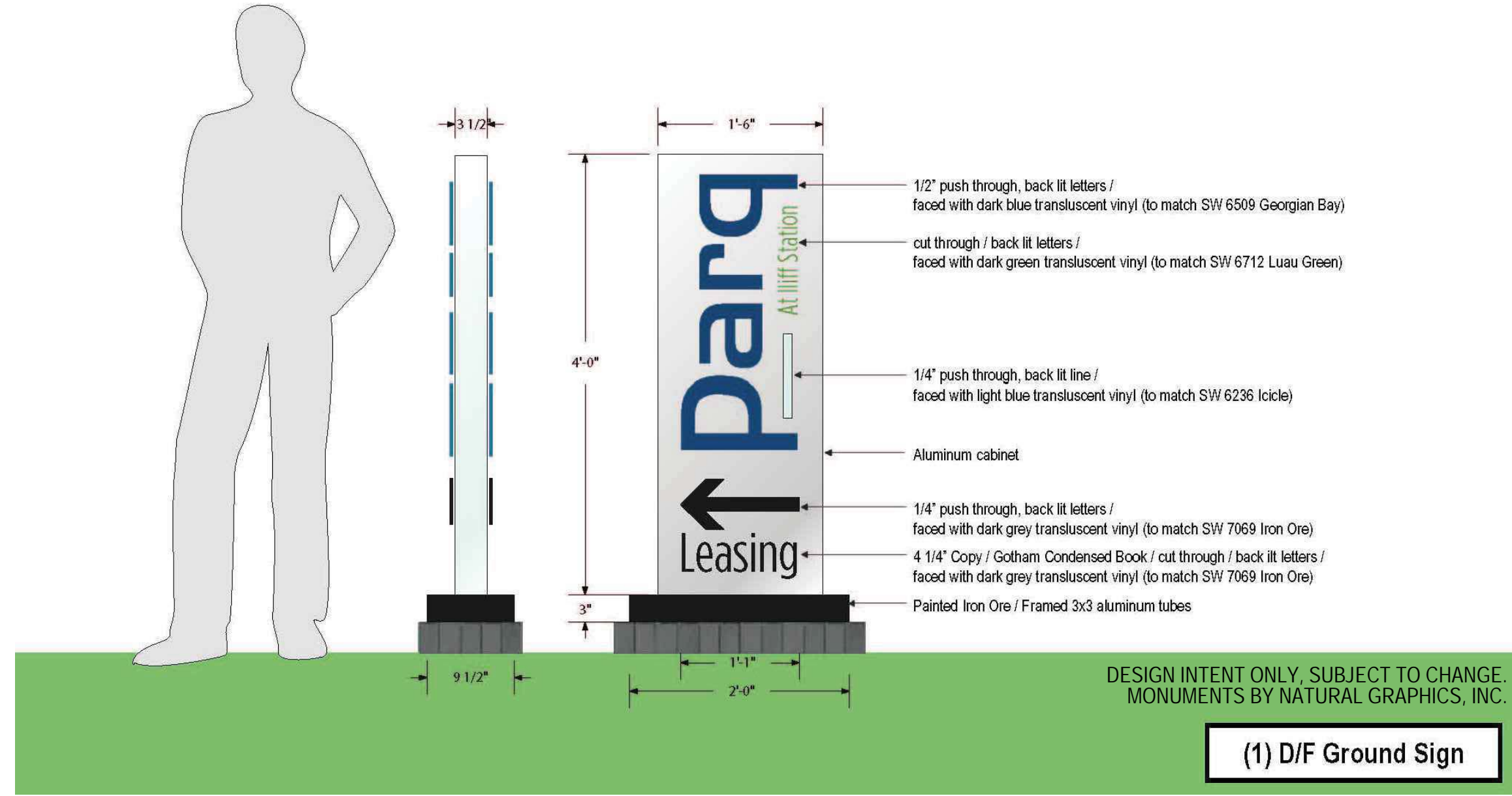
NOT FOR CONSTRUCTION

CHECKED BY: JC
DRAWN BY: TD / WBW



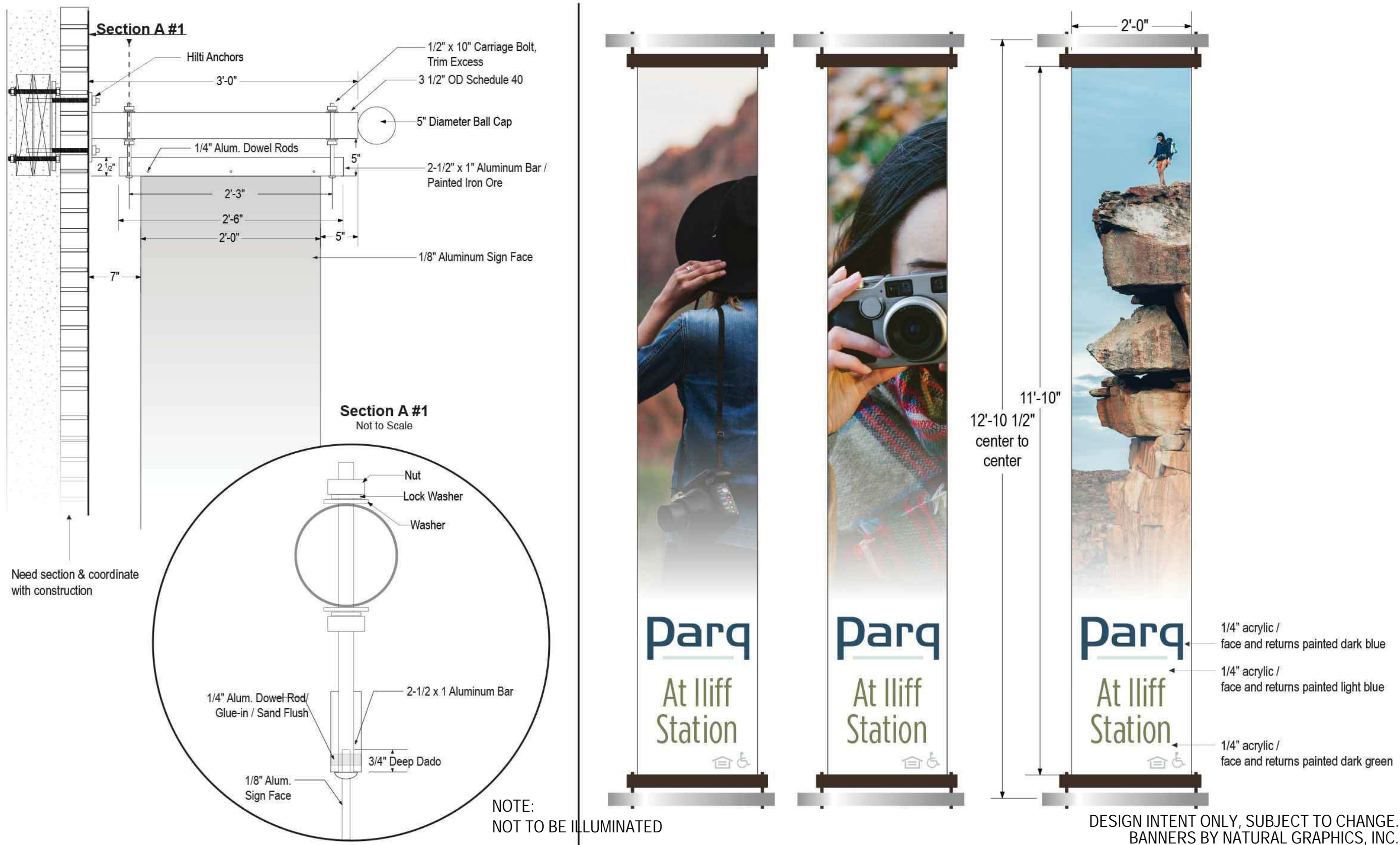
1 MONUMENT C

NOT TO SCALE



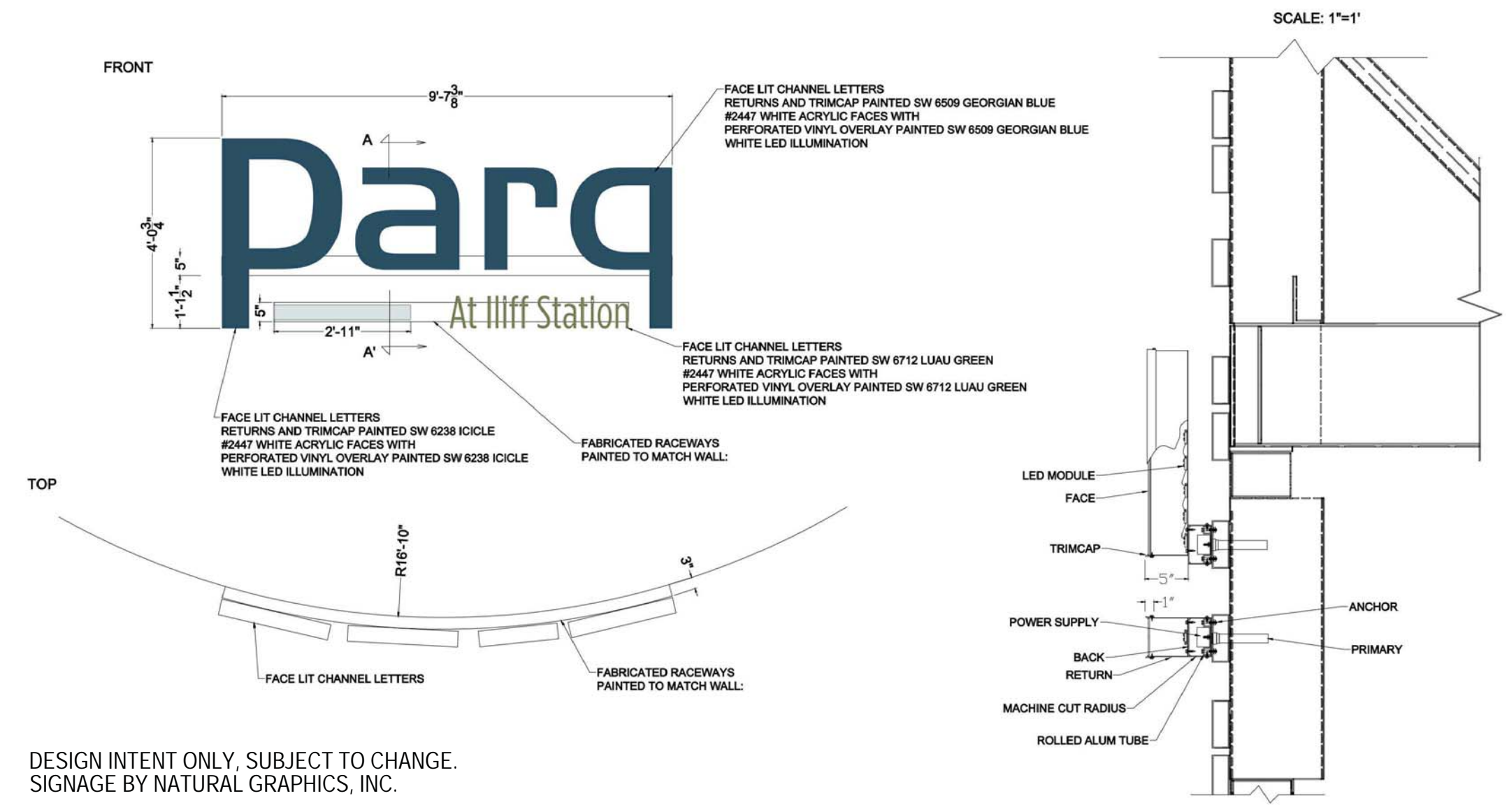
2 MONUMENT B

NOT TO SCALE



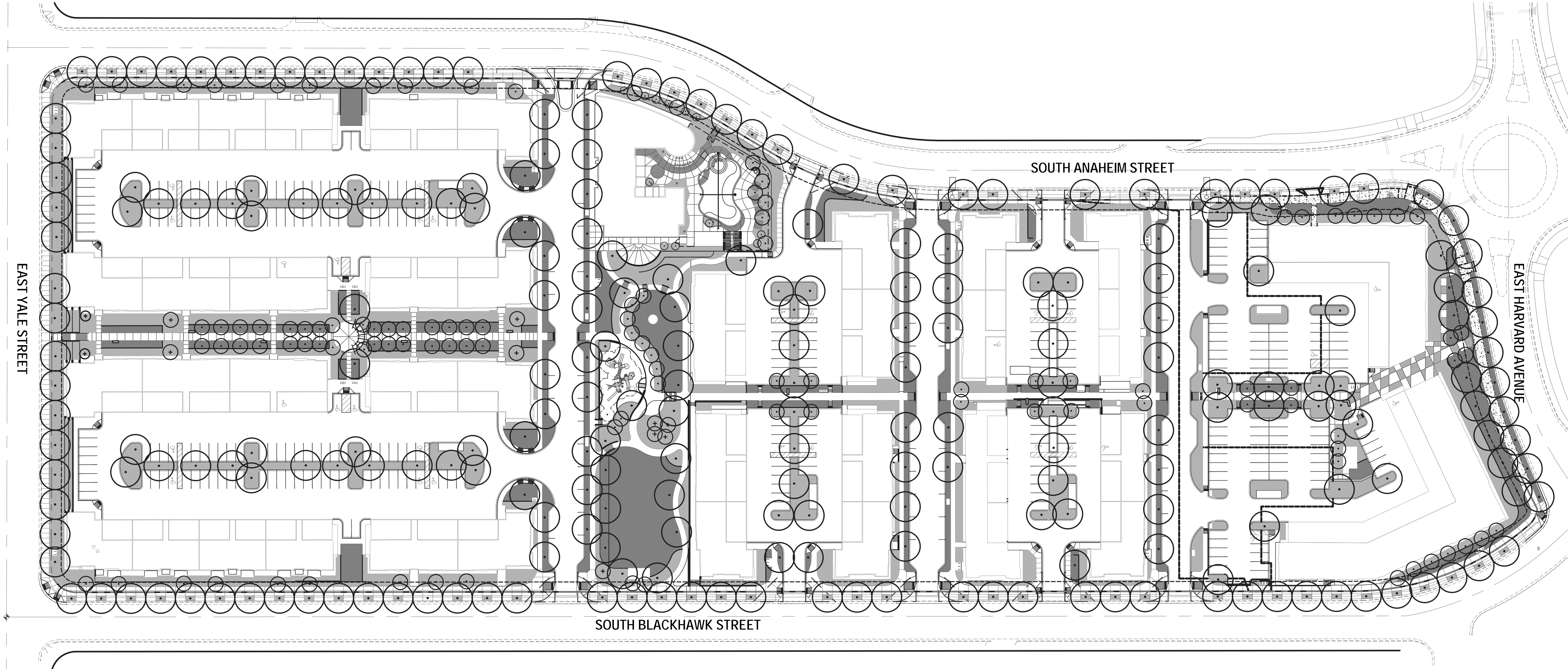
3 TYPICAL PROJECTING SIGNS - REFER TO SHEET C-2 AND ARCH FOR LOCATIONS

NOT TO SCALE



4 PROJECT IDENTIFICATION SIGN D - REFER TO SHEET C-2 FOR LOCATION

NOT TO SCALE



LEGEND

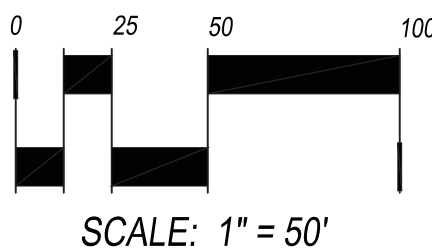
- HIGH WATER USE: MANICURED TURF
- LOW WATER USE: SHRUB BED\
- DECIDUOUS CANOPY:
NONE IN NON-IRRIGATED AREAS
- ORNAMENTAL TREES
NONE IN NON-IRRIGATED AREAS
- EVERGREEN TREES
NONE IN NON-IRRIGATED AREAS

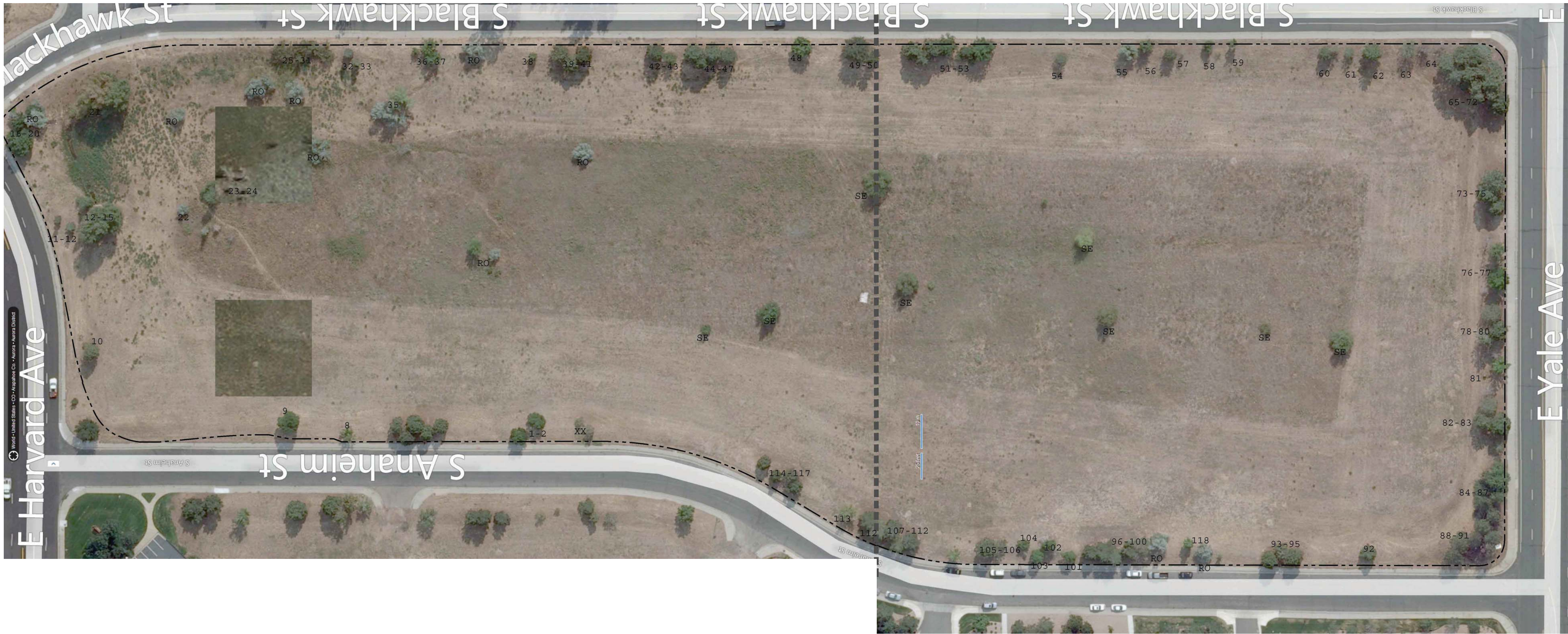
HYDRO-ZONE TABLES

PERMANENT TAP			
WATER USE TYPE	AREA (SF)		
HIGH WATER USE	47,551 SF		
LOW WATER USE	97,116 SF		
Z-TAP ZONE	0		
NON-IRRIGATED NATIVE	0		
CANOPY TREES	0	0	0
EVERGREEN/ORNAMENTAL TREES	0	0	0
TOTAL			0
TOTAL IRRIGATED AREA	144,667 SF		



Know what's below. Call before you dig.





E Yale Ave

S Anaheim St

S Blackhawk St

E Harvard Ave

XX

1-2

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NOT FOR CONSTRUCTION

CHECKED BY:
DRAWN BY:



Know what's below.
Call before you dig.

TREE #	SPECIES	DBH	HGT	AGE	SPEC %	LOC. %	COND. %	MITIGATION INCHES	\$ VALUE	COMMENTS
95	AP	14	40		0.75	0.65	0.45	6.3	\$ 1,600	Included bark at 7"
118	MAP	8	25		0.75	0.65	0.5	4.0	\$ 856	fair condition with co-doms
96	SP	11	35		0.7	0.65	0.1	1.1	\$ 227	turpentine beetles active- Stressed!
97A	SP	12	40		0.7	0.65	0.2	2.4	\$ 529	thin foliage, drought stress
98	SP	11	40		0.7	0.65	0.35	3.9	\$ 794	thin foliage, drought stress
99	SP	13	40		0.7	0.65	0.2	2.6	\$ 612	turpentine beetles active- Stressed!
100	SP	14	45		0.7	0.65	0.2	2.8	\$ 700	turpentine beetles active- Stressed!
101	ASH	8	25		0.7	0.65	0.25	2.0	\$ 364	twig dieback, co-doms
102	ASH	8	25		0.7	0.65	0.25	1.8	\$ 364	twig dieback, co-doms
103	ASH	7	25		0.7	0.65	0.25	1.8	\$ 296	twig dieback, co-doms
104	ASH	6	18		0.7	0.65	0.2	1.2	\$ 189	severe decay
105	AP	8	20		0.75	0.65	0.3	2.4	\$ 400	thin foliage, drought stress
106	AP	14	40		0.75	0.65	0.6	8.4	\$ 2,134	fair condition, co-doms in top
107	SP	12	40		0.7	0.65	0.2	2.4	\$ 529	turpentine beetles active- Stressed!
108	SP	11	30		0.7	0.65	0	0.0	\$ -	dead, girdling root visible
109	SP	10	35		0.7	0.65	0.2	2.0	\$ 385	turpentine beetles active- Stressed!
110	SP	8	20		0.7	0.65	0	0.0	\$ -	dead, girdling root visible
111	SP	30	30		0.7	0.65	0	0.0	\$ -	dead, girdling root visible
112	SP	12	40		0.7	0.65	0.2	2.4	\$ 529	turpentine beetles active- Stressed!
113	MAP	8	20		0.75	0.65	0.1	0.8	\$ 171	dead top, thin foliage, drought stress
114	AP	10	35		0.75	0.65	0.6	6.0	\$ 1,163	fair condition with co-doms
115	AP	10	35		0.75	0.65	0.6	6.0	\$ 1,163	fair condition with co-doms
116	AP	12	35		0.75	0.65	0.6	7.2	\$ 1,608	fair condition
117	AP	10	35		0.75	0.65	0.6	6.0	\$ 1,163	fair condition with co-doms
									\$ -	
	RO	0							\$ -	Weed Species
	SE	0							\$ -	No mitigation due to condition
									\$ -	
									\$ -	
									\$ -	
									\$ -	
									\$ -	
Total Inches		1274.0							\$ -	
SUBTOTAL FOR MITIGATION INCHES								393.1	\$ 90,839	

Notes:

1. All trees are under moderate to severe drought stress due to lack of irrigation.
2. Climatic events have impacted most deciduous species resulting is significant twig or top dieback.
3. Tree planting issues (planted too deep, wire baskets, girdling roots, etc.) may be present.
4. Presence of dead and/or severely stressed trees indicates heavy clay soils, resulting in shallow rooted trees prone to drought stress.
5. Trees originating from root suckers/sprouts are rated low due to structural defects and decay from the parent stump.
6. No formal maintenance pruning was done. Trees with co-dominant stems/trunks will be more prone to future breakage.
7. Species % per COA evaluation, with only minor differences, usually no more than 5%.
8. Location % per COA evaluation.

ILIFF STATION
SITE PLAN - SUBMITTAL
AURORA, COLORADO

400 E. THIRD AVE. SUITE 500
FOSTER CITY, CA 94404

DATE:

07/22/15 - SP-01
10/20/15 - SP-02
11/25/15 - SP TECH
02/17/16 - SP TECH 2
03/04/16 - SP TECH 3
03/15/16 - SP MYLAR
08/18/17 - SP MYLAR 2
DELTA 1 - REVISIONS
01/09/18 - SP MYLAR 3
•03/16/18 - SP MYLAR 3
DELTA 2 - REVISIONS

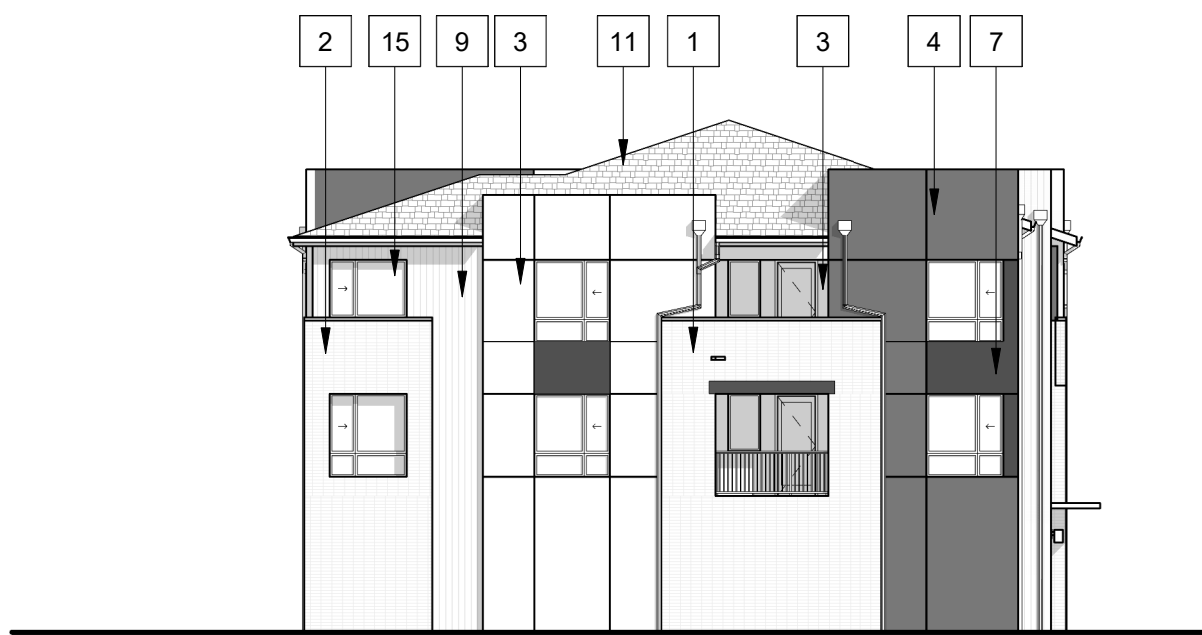
L6.02

KEYNOTES - ELEVATION

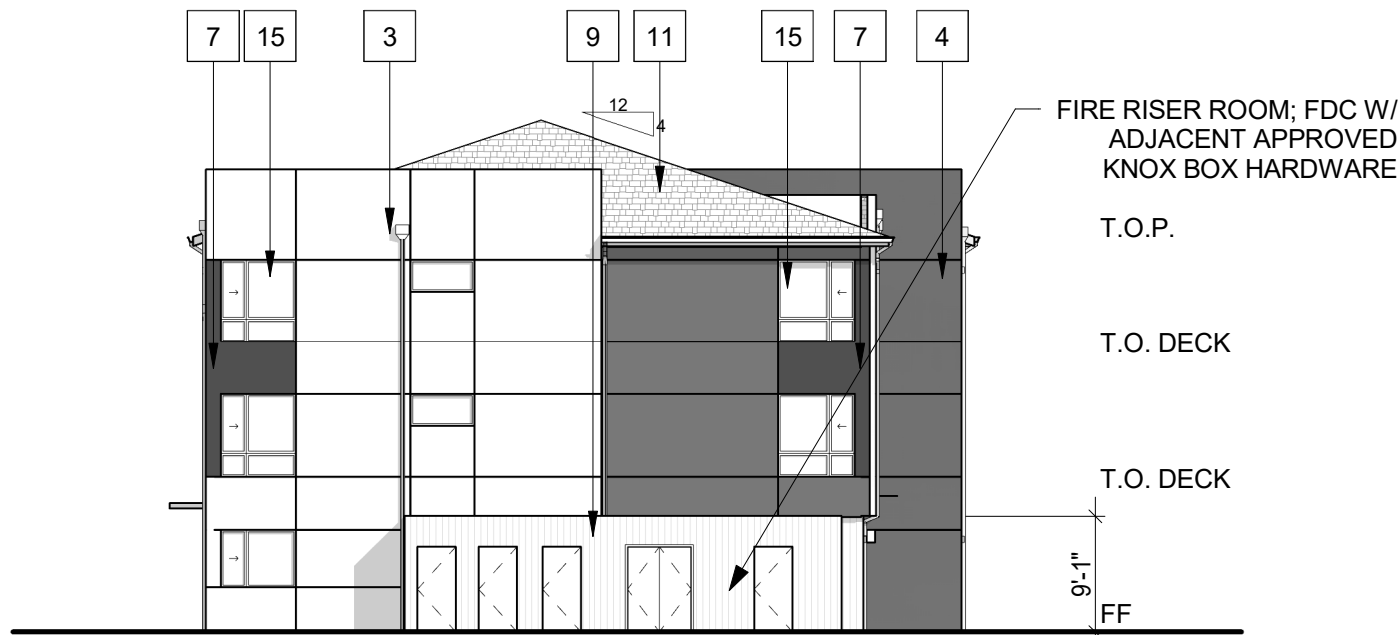
- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 7674 PEPPERCORN
- 7 STUCCO - SW # 9140 BLISTERY SKY
- 8 VERTICAL METAL SIDING
- 9 METAL AWNING
- 10 ASPHALT ROOF SHINGLES
- 11 METAL HANDRAIL
- 12 DOWNSPOUT
- 13 OVERHEAD GARAGE DOOR
- 14 VINYL WINDOW
- 15 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL; TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a



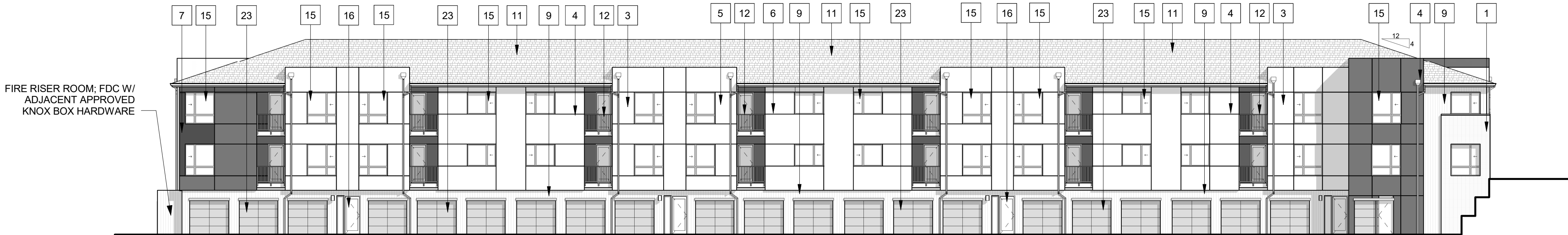
3 FRONT
1/16" = 1'-0"



4 LEFT
1/16" = 1'-0"



2 RIGHT
1/16" = 1'-0"



1 REAR
1/16" = 1'-0"

DESCRIPTION: BUILDING A; D - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



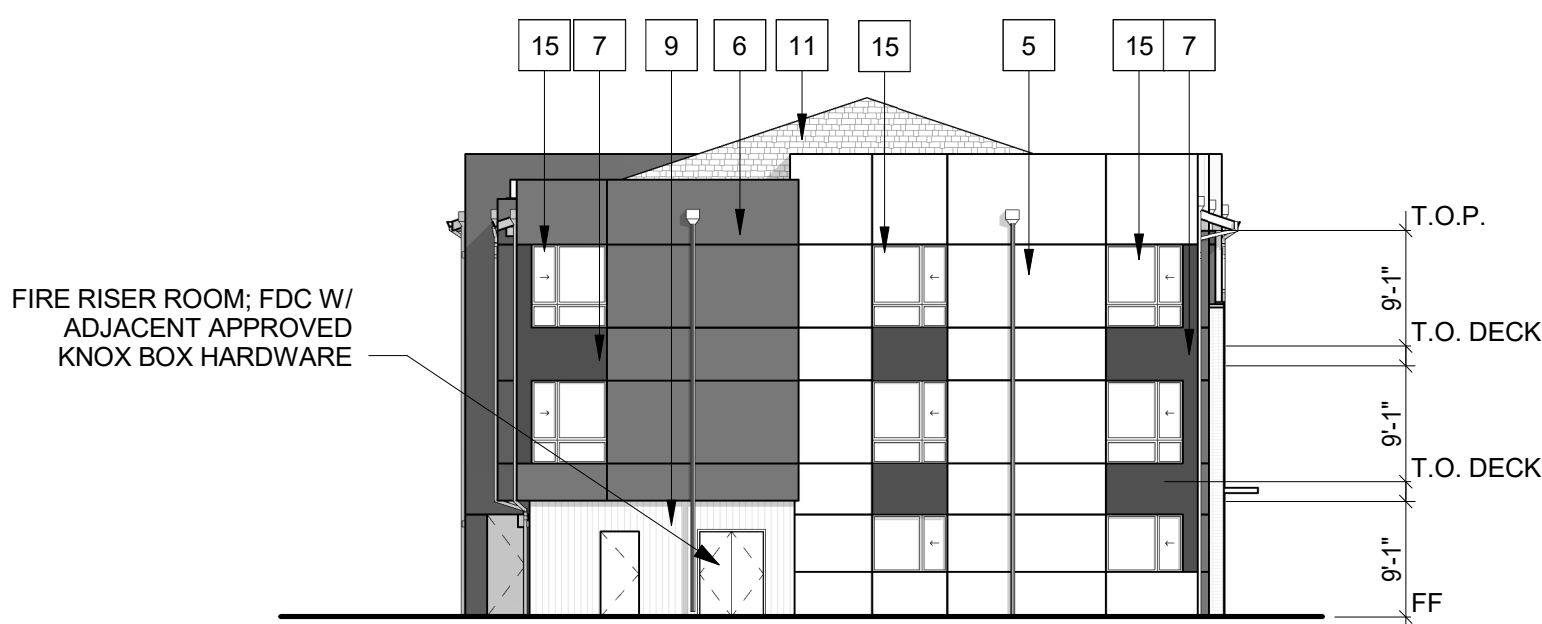
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Denver, CO 80202
ktgy.com
303.825.6400



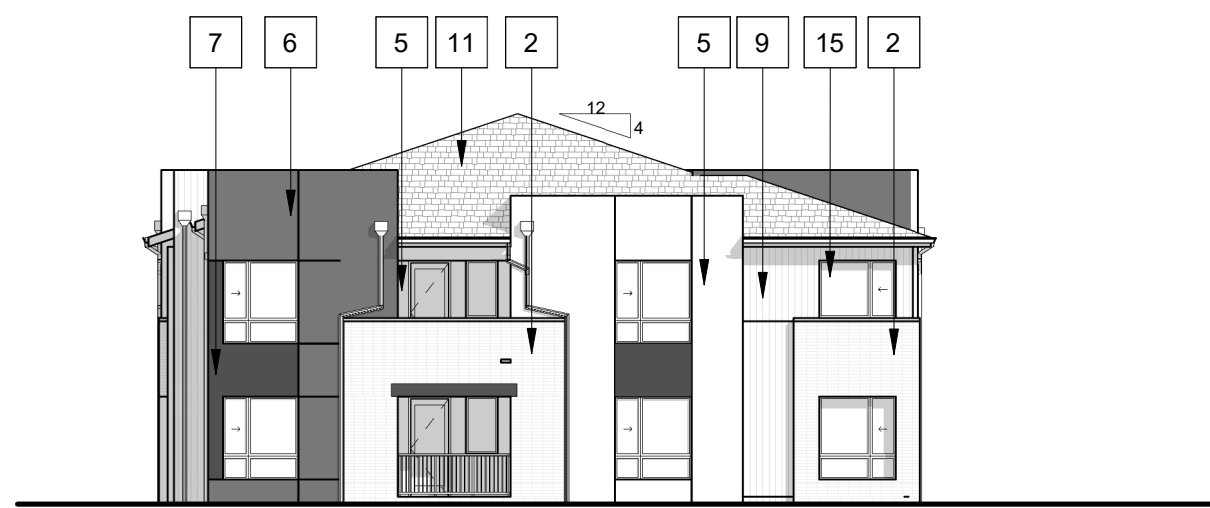
KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 6118 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
- 9 VERTICAL METAL SIDING
- 10 METAL AWNING
- 11 ASPHALT ROOF SHINGLES
- 12 METAL HANDRAIL
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- 14 OVERHEAD GARAGE DOOR
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- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

2 FRONT
1/16" = 1'-0"



1 LEFT
1/16" = 1'-0"



4 RIGHT
1/16" = 1'-0"



3 REAR
1/16" = 1'-0"

DESCRIPTION: BUILDING B; C - ELEVATIONS (STYLE B)

PROJECT NAME: LIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

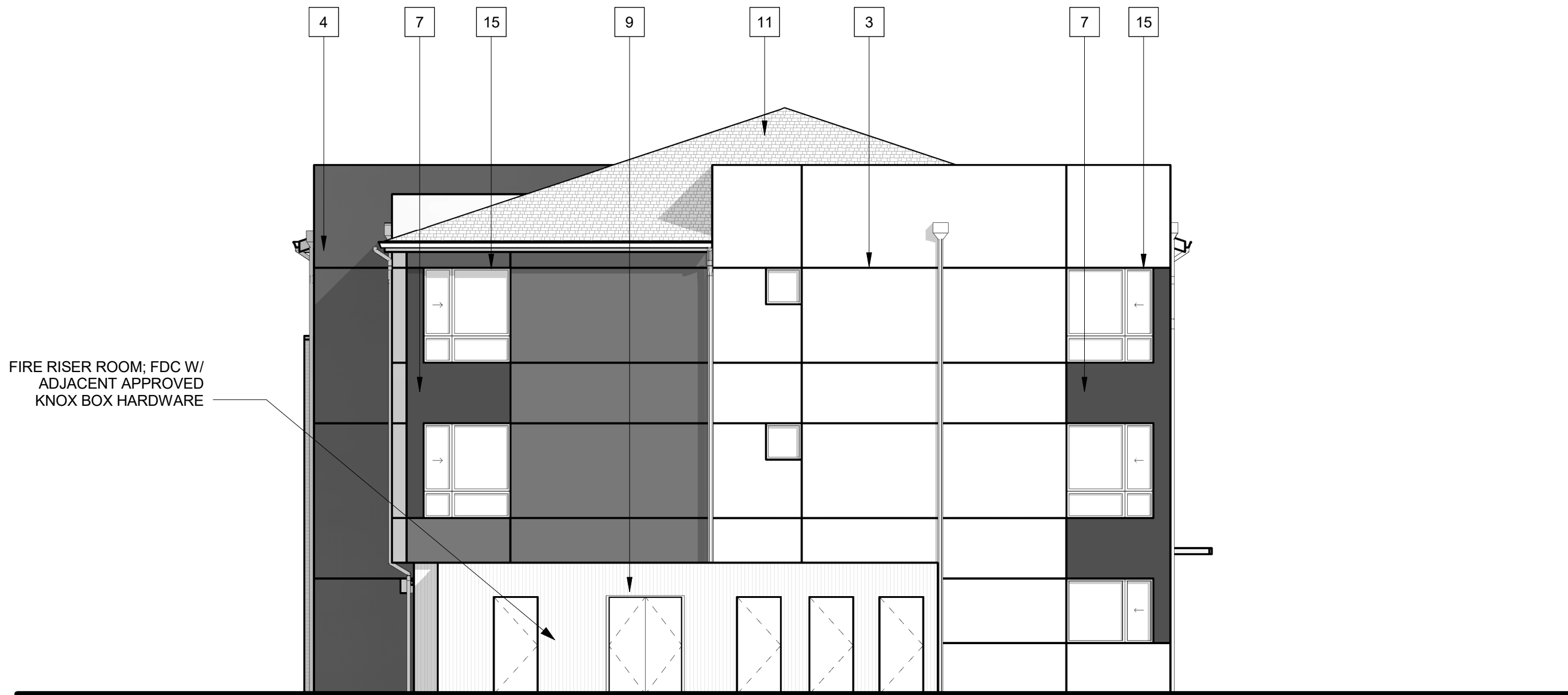
DATE: DECEMBER 20, 2017



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③ FRONT
1/8" = 1'-0"



④ LEFT
1/8" = 1'-0"



② REAR
1/8" = 1'-0"



① RIGHT
1/8" = 1'-0"

DESCRIPTION: BUILDING E, G, I, L, N - ELEVATIONS (STYLE A)
PROJECT NAME: ILIFF STATION
PROJECT NUMBER: 20130992
REFERENCE: STEELWAVE LLC
DATE: DECEMBER 20, 2017



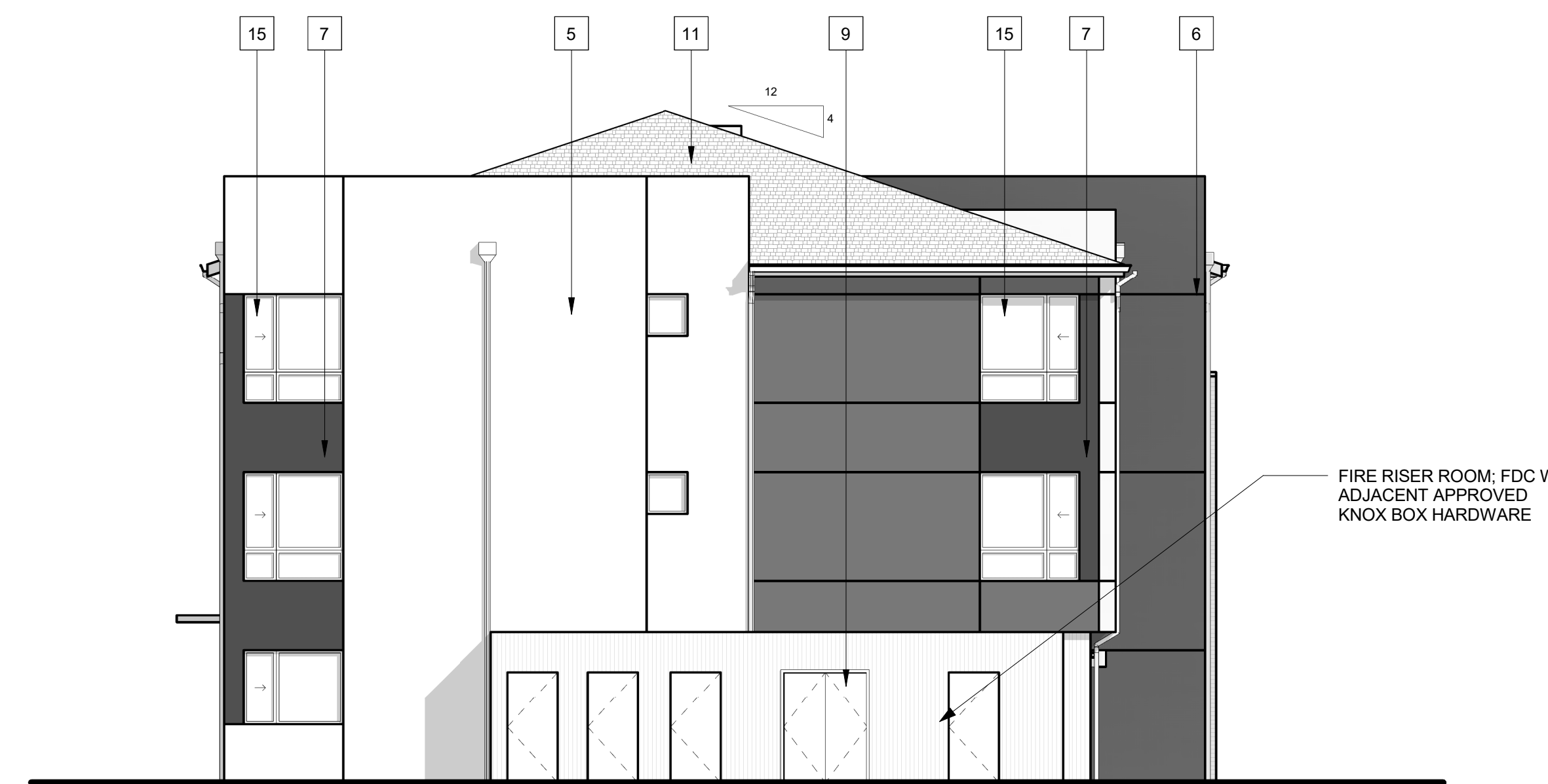
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ktgy.com
303.825.6400



KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
- 4 STUCCO - SW # 6152 SUPERIOR BRONZE
- 5 STUCCO - SW # 6119 ANTIQUE WHITE
- 6 STUCCO - SW # 7618 LEATHER BOUND
- 7 STUCCO - SW # 9140 BLISTERY SKY
- 8 VERTICAL METAL SIDING
- 9 METAL AWNING
- 11 ASPHALT ROOF SHINGLES
- 12 METAL HANDRAIL
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② FRONT
1/8" = 1'-0"



① LEFT
1/8" = 1'-0"



③ REAR
1/8" = 1'-0"

DESCRIPTION: BUILDING F, H, M - ELEVATIONS (STYLE B)
PROJECT NAME: LIFF STATION
PROJECT NUMBER: 20130992
REFERENCE: STEELWAVE LLC
DATE: DECEMBER 20, 2017



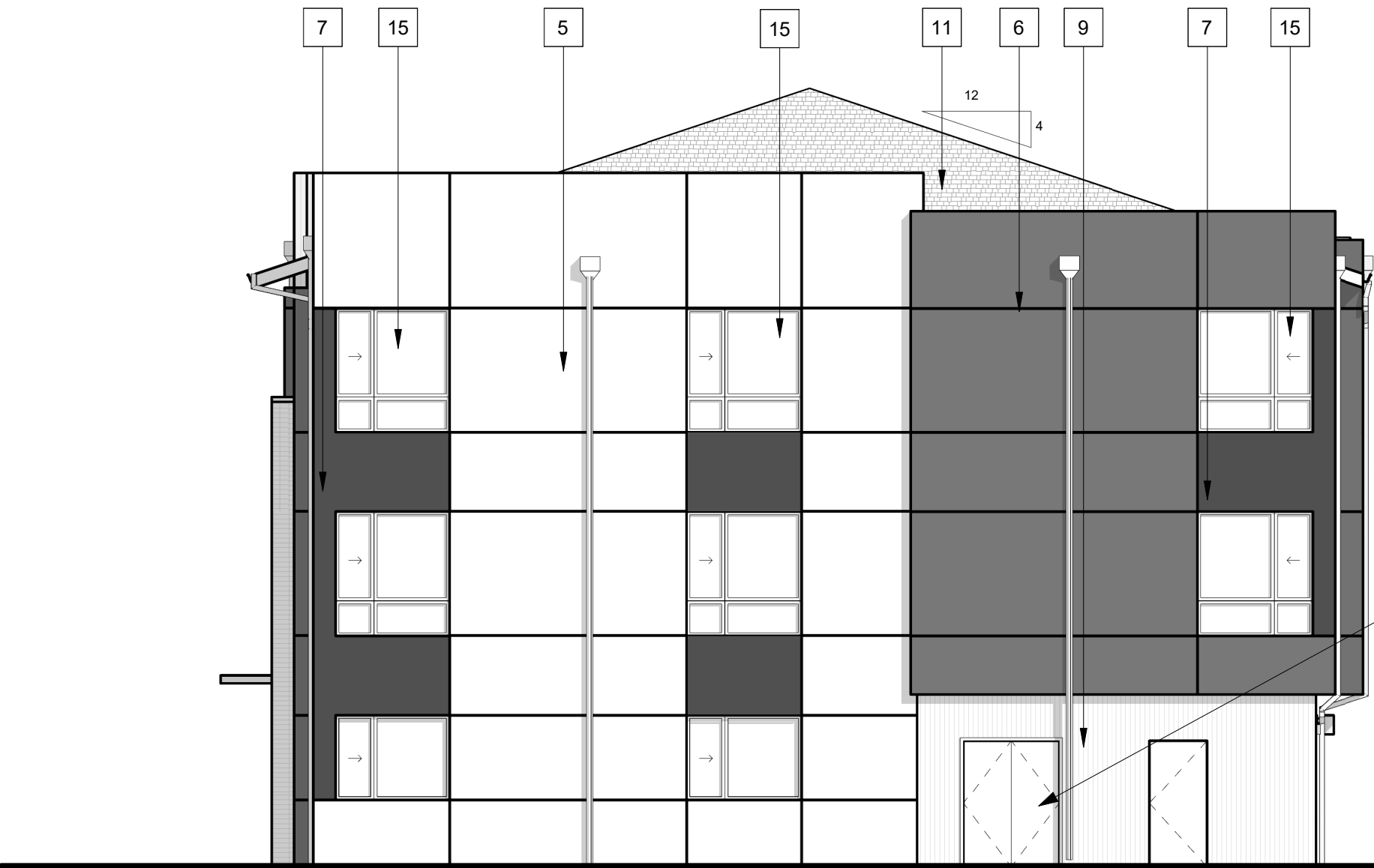
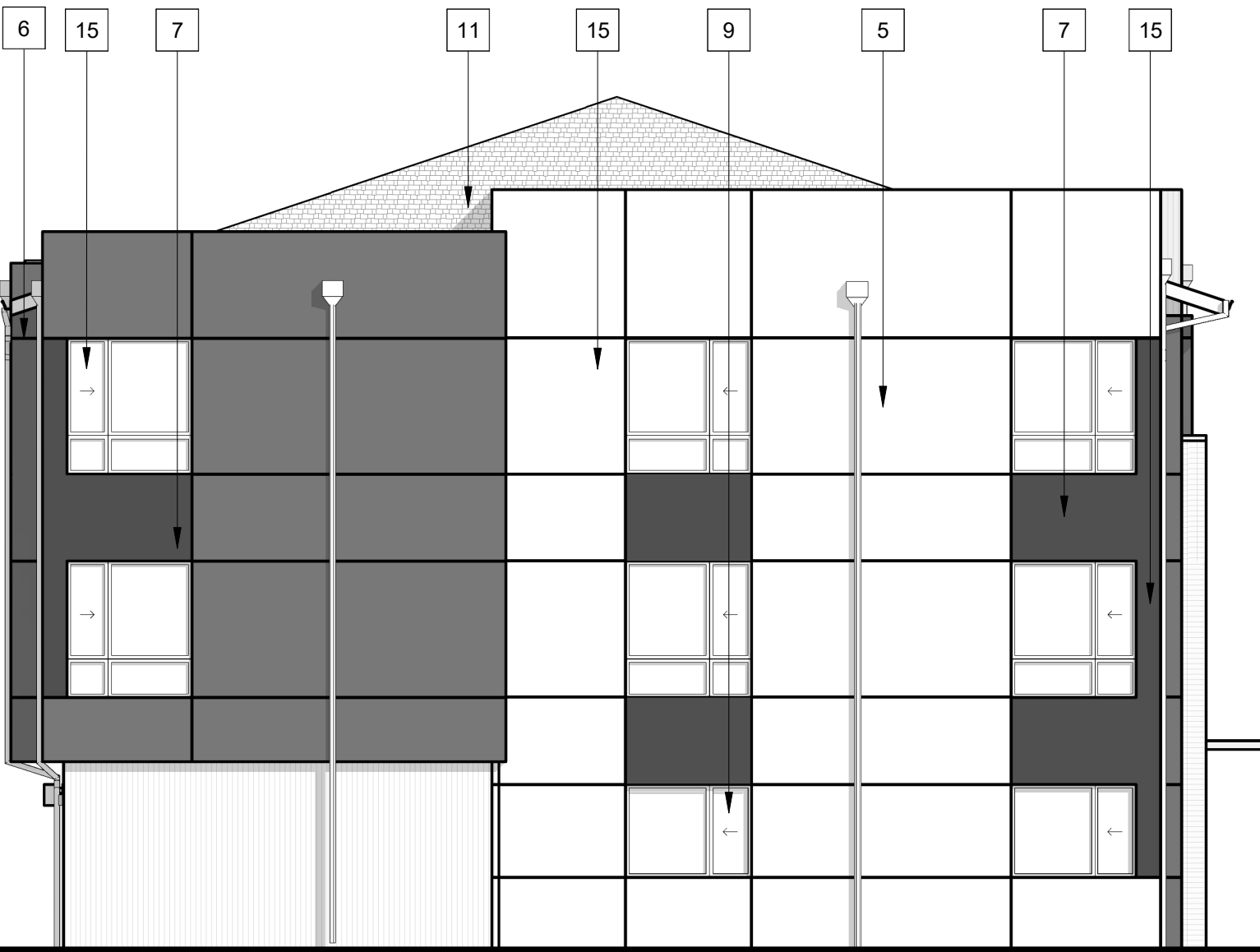
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KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
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- 6 STUCCO - SW # 7618 LEATHER BOUND
- 7 STUCCO - SW # 7674 PEPPERCORN
- 8 STUCCO - SW # 9140 BLISTERY SKY
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- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069
- 27 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

③ FRONT
1/8" = 1'-0"



④ LEFT
1/8" = 1'-0"

① RIGHT
1/8" = 1'-0"



② REAR
1/8" = 1'-0"

DESCRIPTION: BUILDING K - ELEVATIONS (STYLE B)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



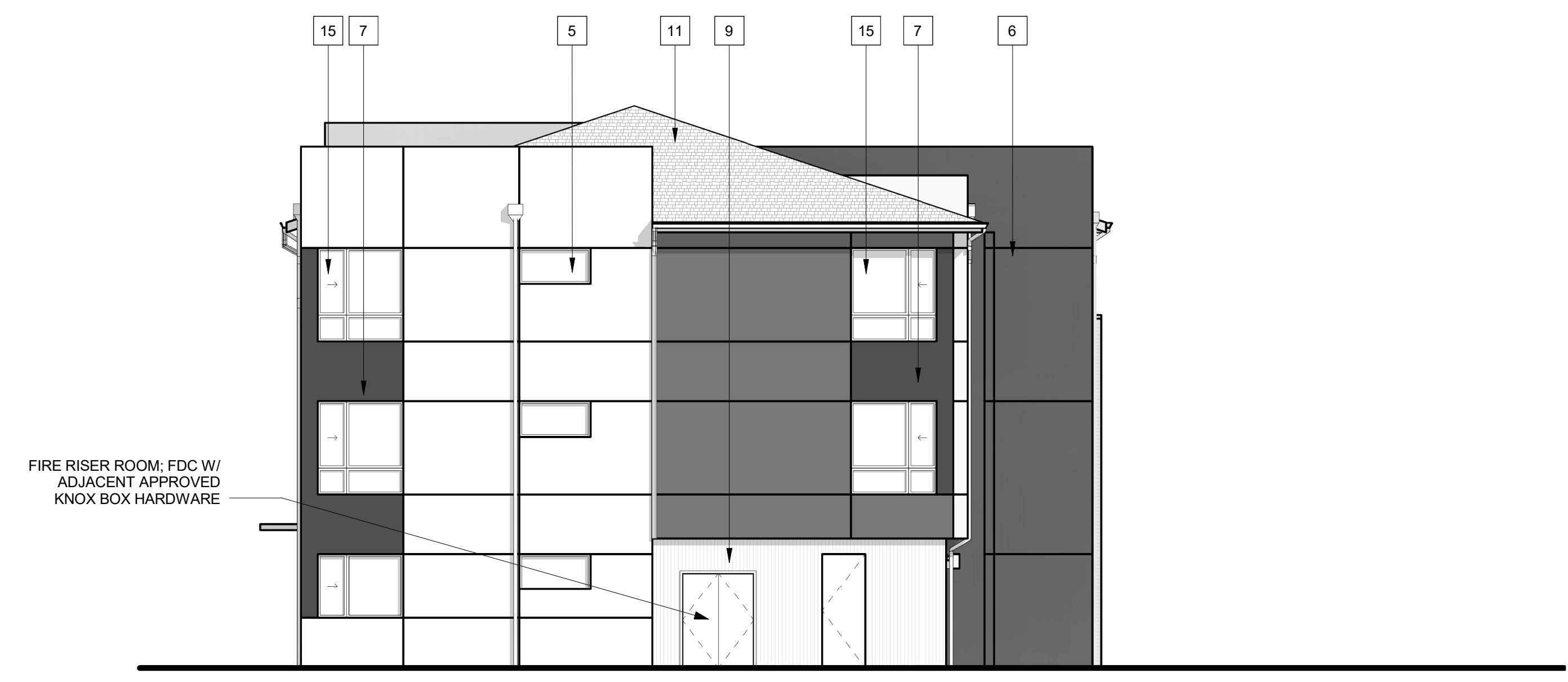
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KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
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- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069
- 27 FRENCH ROAST
- 28 STOREFRONT
- 29 COLORED GLAZING (COLOR VARIES) RE: A6.7a

2 FRONT
1/8" = 1'-0"



1 RIGHT
1/8" = 1'-0"



4 LEFT
1/8" = 1'-0"



3 REAR
1/8" = 1'-0"

DESCRIPTION: BUILDING P, R - ELEVATIONS (STYLE B)
PROJECT NAME: LIFF STATION
PROJECT NUMBER: 20130992
REFERENCE: STEELWAVE LLC
DATE: DECEMBER 20, 2017



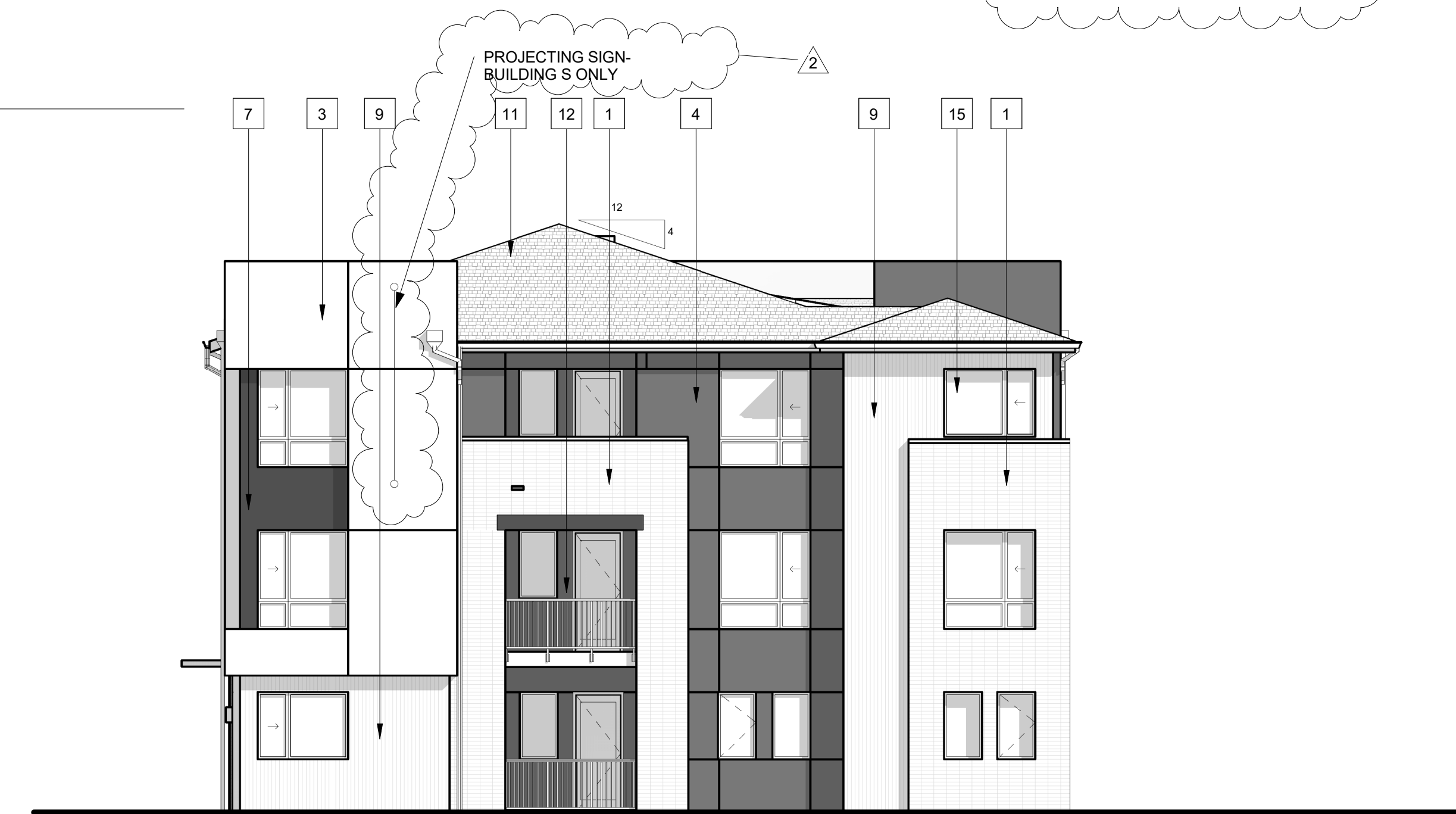
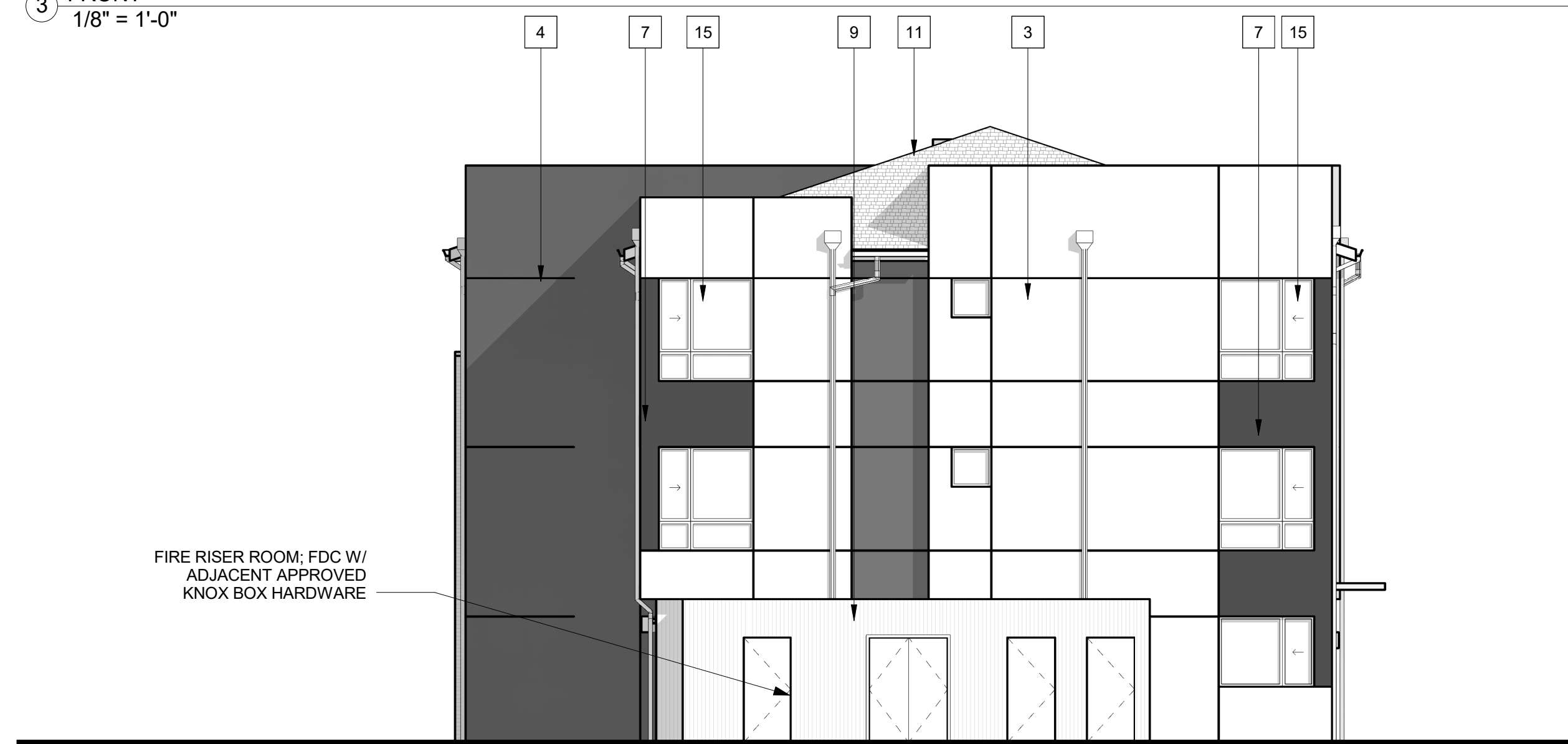
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KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
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- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

3 FRONT
1/8" = 1'-0"



4 LEFT
1/8" = 1'-0"



1 RIGHT
1/8" = 1'-0"



2 REAR
1/8" = 1'-0"



DESCRIPTION: BUILDING Q, S - ELEVATIONS (STYLE A)

PROJECT NAME: ILIFF STATION

PROJECT NUMBER: 20130992

REFERENCE: STEELWAVE LLC

DATE: DECEMBER 20, 2017



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① FRONT
1/16" = 1'-0"



② LEFT
1/16" = 1'-0"



③ RIGHT
1/16" = 1'-0"



④ REAR
1/16" = 1'-0"

KEYNOTES - ELEVATION

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- 22 STOREFRONT
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- 24 SCREENED MECHANICAL WELL, TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

DESCRIPTION: BUILDING T - ELEVATIONS

PROJECT NAME: ILIFF STATION

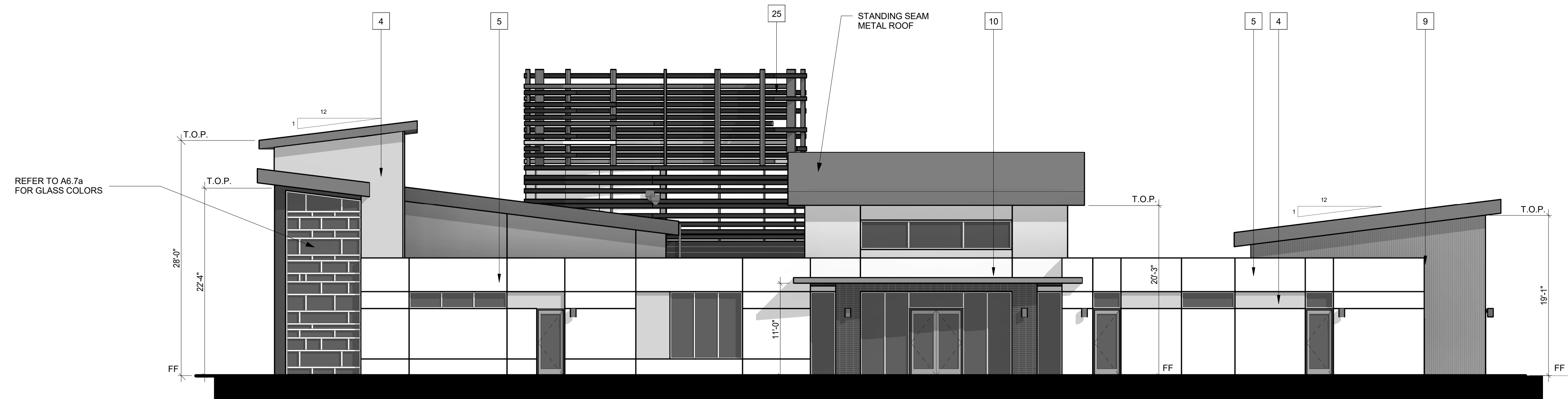
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REFERENCE: STEELWAVE LLC

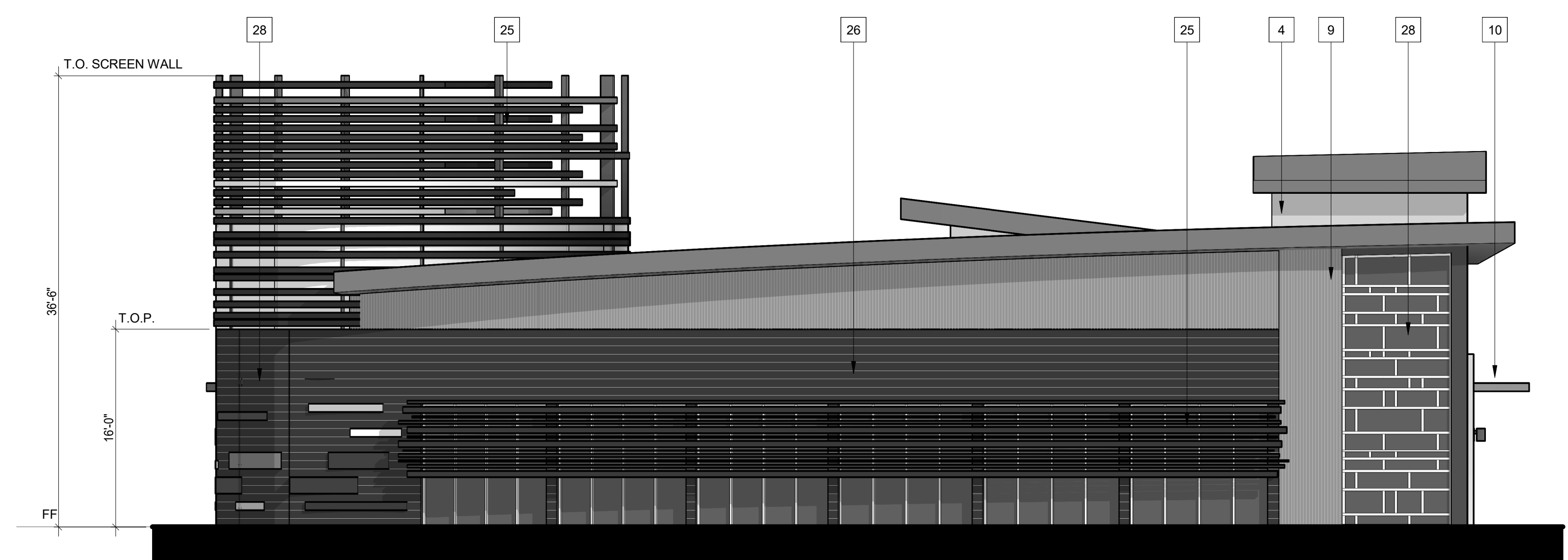
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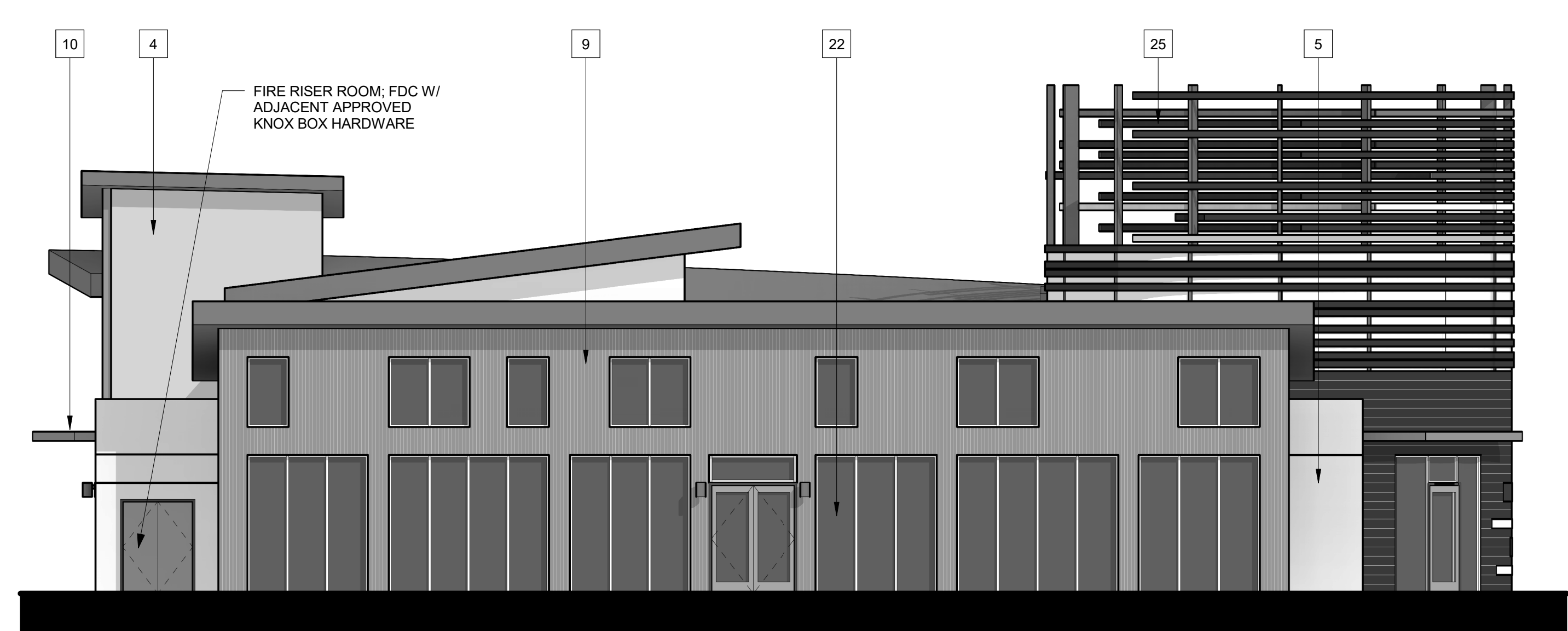
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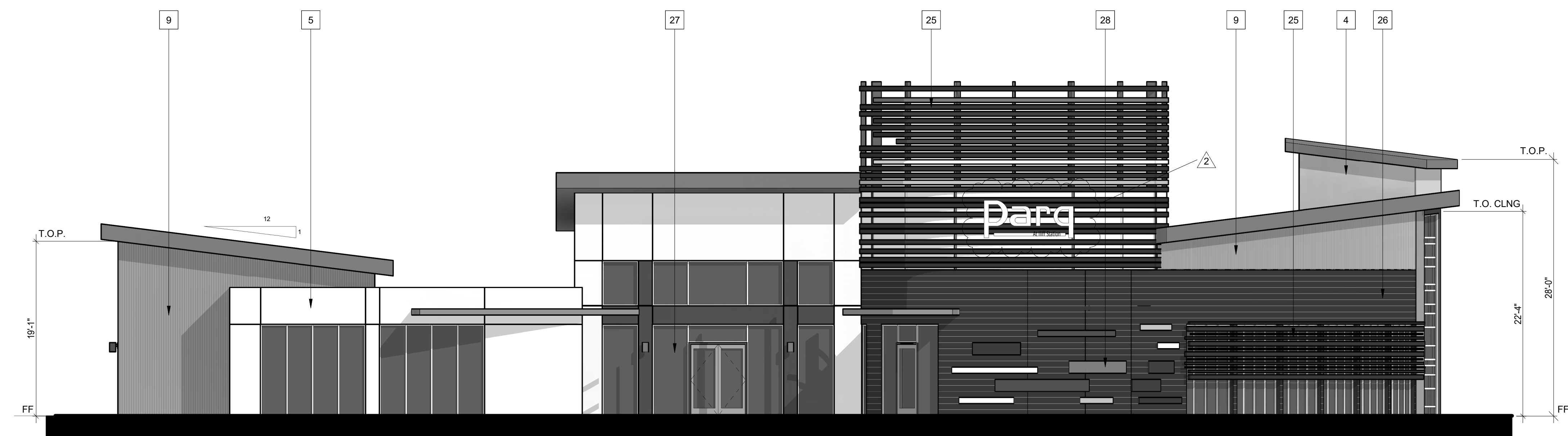
④ FRONT
NTS



① LEFT
NTS



③ RIGHT
NTS



② REAR
NTS

KEYNOTES - ELEVATION

- 1 BRICK - STACKED - GREY BRICK
- 2 BRICK - STACKED - BLACK
- 3 STUCCO - SW # 6119 FRENCH ROAST
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- 16 BUILDING ENTRY
- 21 EXTERIOR LIGHT SCONCE
- 22 STOREFRONT
- 23 OVERHEAD GARAGE DOOR
- 24 SCREENED MECHANICAL WELL: TYP.
- 25 METAL SCREEN (COLOR VARIES)
- 26 FIBER CEMENT LAP SIDING - SW # 6069 FRENCH ROAST
- 27 STOREFRONT
- 28 COLORED GLAZING (COLOR VARIES) RE: A6.7a

DESCRIPTION: CLUBHOUSE - ELEVATIONS

PROJECT NAME: ILIFF STATION

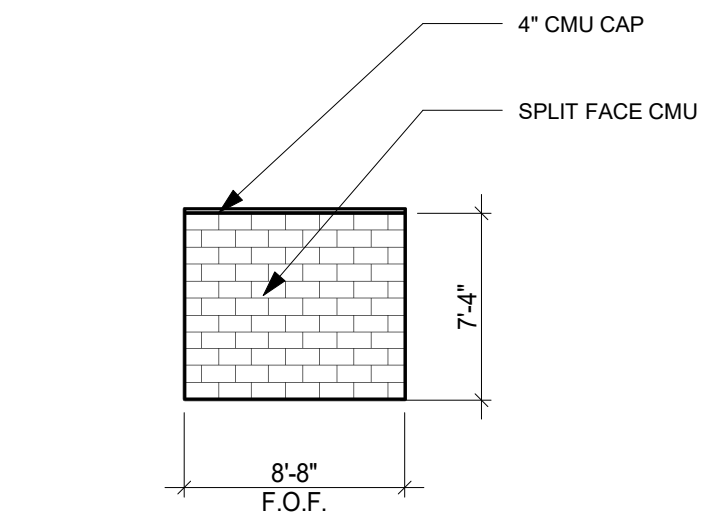
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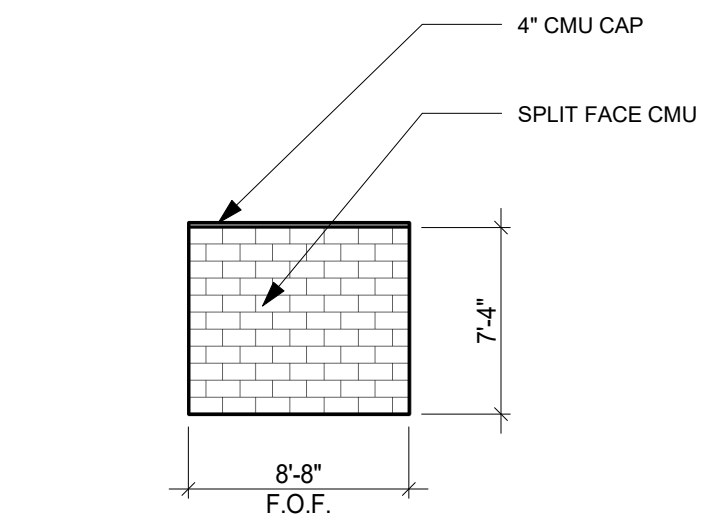
DATE: DECEMBER 20, 2017



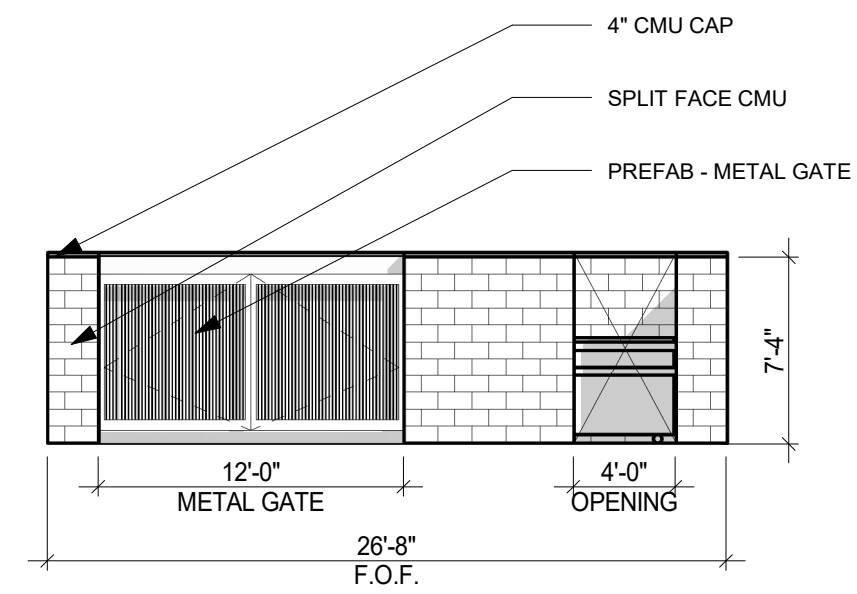
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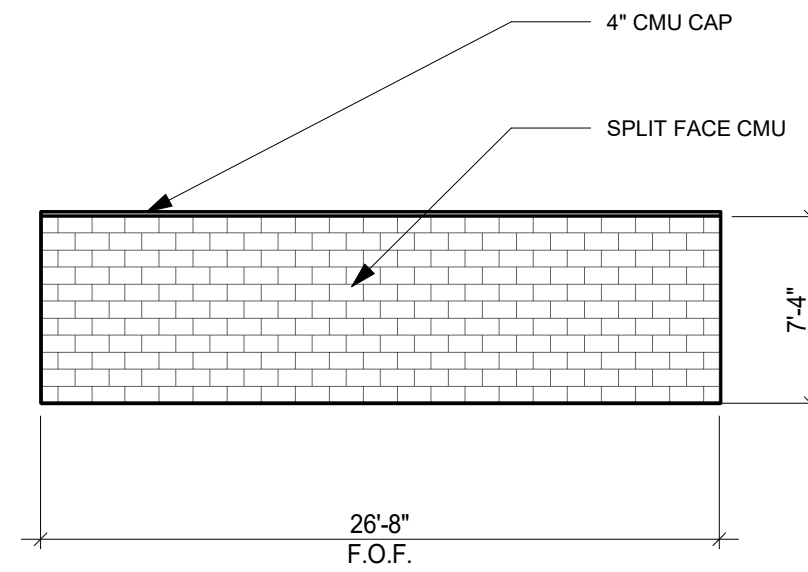
⑤ LEFT
1/8" = 1'-0"



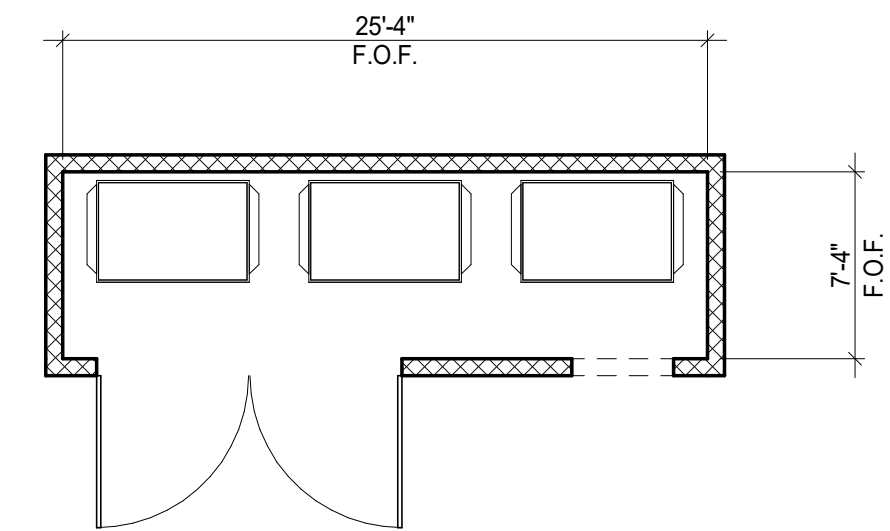
③ RIGHT
1/8" = 1'-0"



④ FRONT
1/8" = 1'-0"

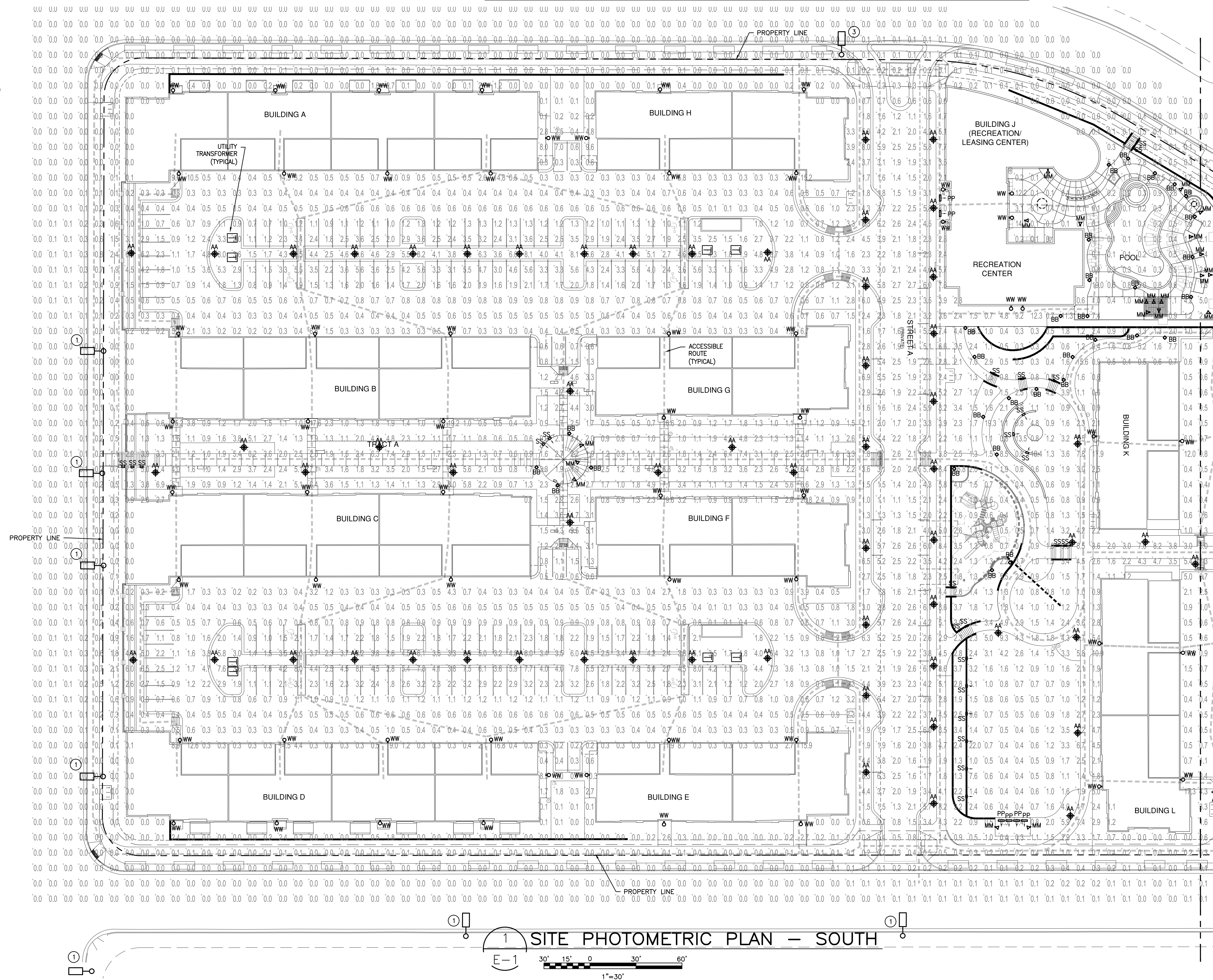


② REAR
1/8" = 1'-0"



① FLOOR PLAN
1/8" = 1'-0"

ILIFF STATION SITE PHOTOMETRIC PLAN - SOUTH



SDP LIGHTING GENERAL NOTES:

1. ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL (ON/OFF). PHOTO SENSORS TO BE LOCATED AT POWER SOURCE / BUILDING SERVING LUMINAIRES.

DRAWING NOTES:

- 1 EXISTING PUBLIC STREET LIGHT TO REMAIN.
- 2 NEW PUBLIC STREET LIGHT.
- 3 EXISTING PUBLIC STREET LIGHT TO BE RELOCATED.

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Overall site 02.12.16	+	1.6 fc	22.0 fc	0.0 fc	N/A	N/A	0.1:1
PARKING MIDDLE	+	2.1 fc	20.3 fc	0.0 fc	N/A	N/A	0.1:1
PARKING SE	+	1.6 fc	15.4 fc	0.0 fc	N/A	N/A	0.1:1
PARKING SW	+	1.7 fc	14.9 fc	0.0 fc	N/A	N/A	0.1:1
SO MIDDLE PARKING	+	2.0 fc	17.5 fc	0.0 fc	N/A	N/A	0.1:1
SPINE NORTH & PARK	+	2.6 fc	21.3 fc	0.0 fc	N/A	N/A	0.1:1
SPINE SOUTH	+	2.6 fc	21.7 fc	0.0 fc	N/A	N/A	0.1:1
STREET A	+	3.0 fc	13.8 fc	0.0 fc	N/A	N/A	0.1:1
STREET B	+	2.9 fc	20.5 fc	0.0 fc	N/A	N/A	0.1:1
STREET C & NORTH PARKING	+	2.4 fc	21.6 fc	0.0 fc	N/A	N/A	0.1:1

811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL

866.850.4200 www.atwell-group.com
143 UNIVERSITY DRIVE, SUITE 700
LAKEWOOD, CO 80226
303.462.1100

W 1/2 OF THE SW 1/4 OF SECTION 30
TOWN 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

STEELWAVE, LLC
ILIFF STATION APARTMENTS
LOT 1, BLOCK 2,
SOUTHEAST CROSSING

CLIENT
DATE 03-04-2016
SP TECH #1

REVISIONS
SCALE AS SHOWN

DR. ALF CH.
P.M. TK
JOB
SHEET NO. E-1

GIVEN & ASSOCIATES INC.
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
Ph: 303.716.1270
Fax: 303.716.1272
www.givenandassociates.com
Project # 15082

30' 15' 0' 30' 60'
1"=30'

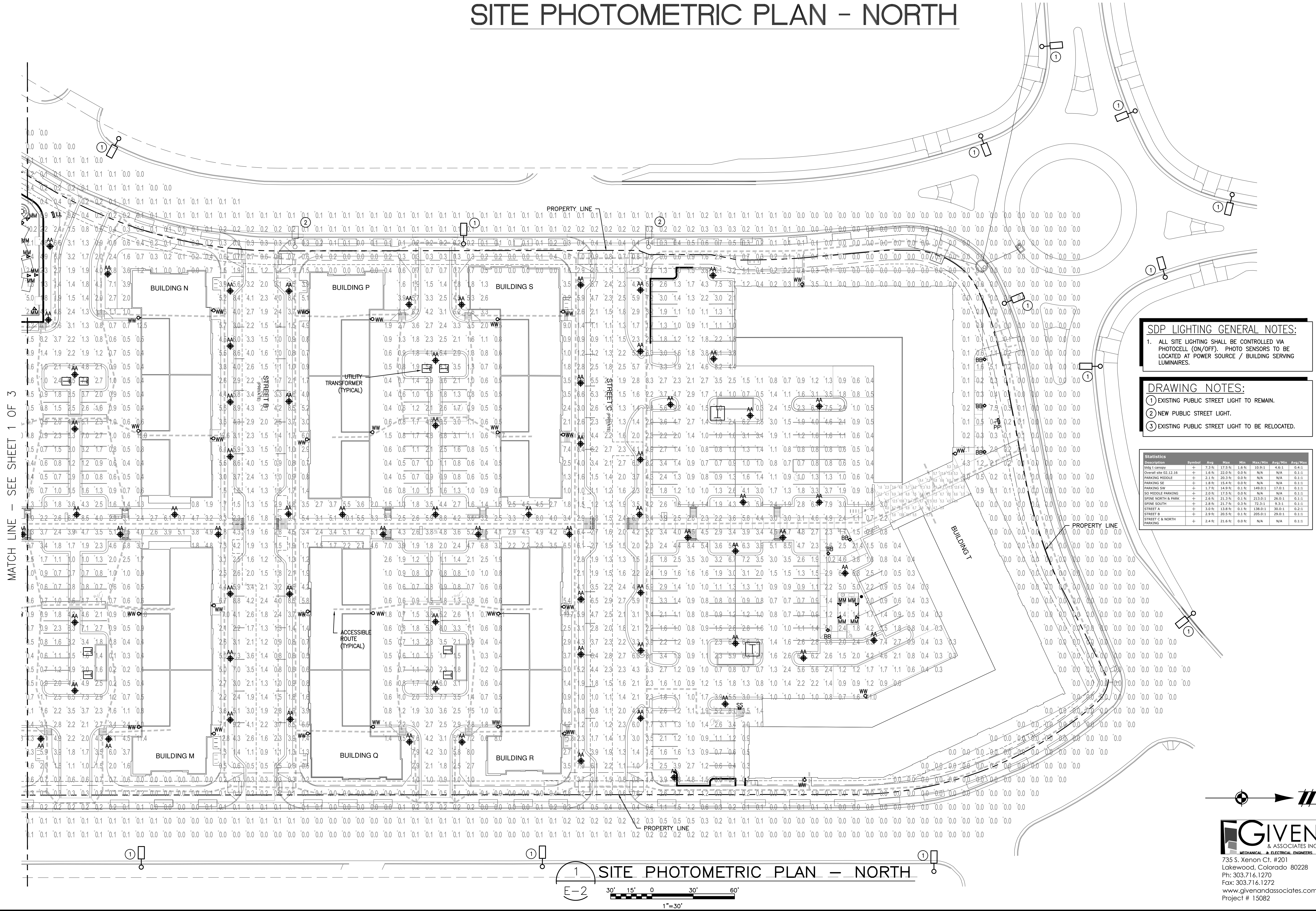
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MATCH LINE - SEE SHEET 1 OF 3

ILIFF STATION SITE PHOTOMETRIC PLAN - NORTH



SDP LIGHTING GENERAL NOTES:

1. ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL (ON/OFF). PHOTO SENSORS TO BE LOCATED AT POWER SOURCE / BUILDING SERVING LUMINAIRES.

DRAWING NOTES:

- 1 EXISTING PUBLIC STREET LIGHT TO REMAIN.
- 2 NEW PUBLIC STREET LIGHT.
- 3 EXISTING PUBLIC STREET LIGHT TO BE RELOCATED.

Statistics							
Description	Symbol	Avg	Min	Max	Avg/Min	Avg/Max	Avg/Min
High Canyon	+	7.3 f.c.	17.5 f.c.	1.6 f.c.	10.9:1	4.6:1	0.4:1
Overall site 02.12.16	+	1.6 f.c.	22.0 f.c.	0.0 f.c.	N/A	N/A	0.1:1
Parking Middle	+	2.1 f.c.	20.3 f.c.	0.0 f.c.	N/A	N/A	0.1:1
Parking SE	+	1.8 f.c.	15.4 f.c.	0.0 f.c.	N/A	N/A	0.1:1
Parking SW	+	1.7 f.c.	14.9 f.c.	0.1 f.c.	149.0:1	17.0:1	0.1:1
SD Middle Parking	+	2.0 f.c.	17.5 f.c.	0.0 f.c.	N/A	N/A	0.1:1
SPINE NORTH & PARK	+	2.4 f.c.	21.3 f.c.	0.1 f.c.	213.0:1	26.0:1	0.1:1
SPINE SOUTH	+	2.4 f.c.	21.7 f.c.	0.3 f.c.	72.3:1	9.3:1	0.1:1
STREET A	+	3.0 f.c.	13.8 f.c.	0.1 f.c.	138.0:1	20.0:1	0.2:1
STREET B	+	2.9 f.c.	20.5 f.c.	0.1 f.c.	205.0:1	28.0:1	0.1:1
STREET C & NORTH PARKING	+	2.4 f.c.	21.6 f.c.	0.0 f.c.	N/A	N/A	0.1:1

GIVEN
MECHANICAL & ELECTRICAL ENGINEERS
735 S. Xenon Ct. #201
Lakewood, Colorado 80228
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Fax: 303.716.1272
www.givenandassociates.com
Project # 15082

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TOWN 4 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

CLIENT: STEELWAVE, LLC
PROJECT: ILIFF STATION APARTMENTS LOT 1, BLOCK 2, SOUTHEAST CROSSING

DATE: 03-04-2016
SP TECH: AS

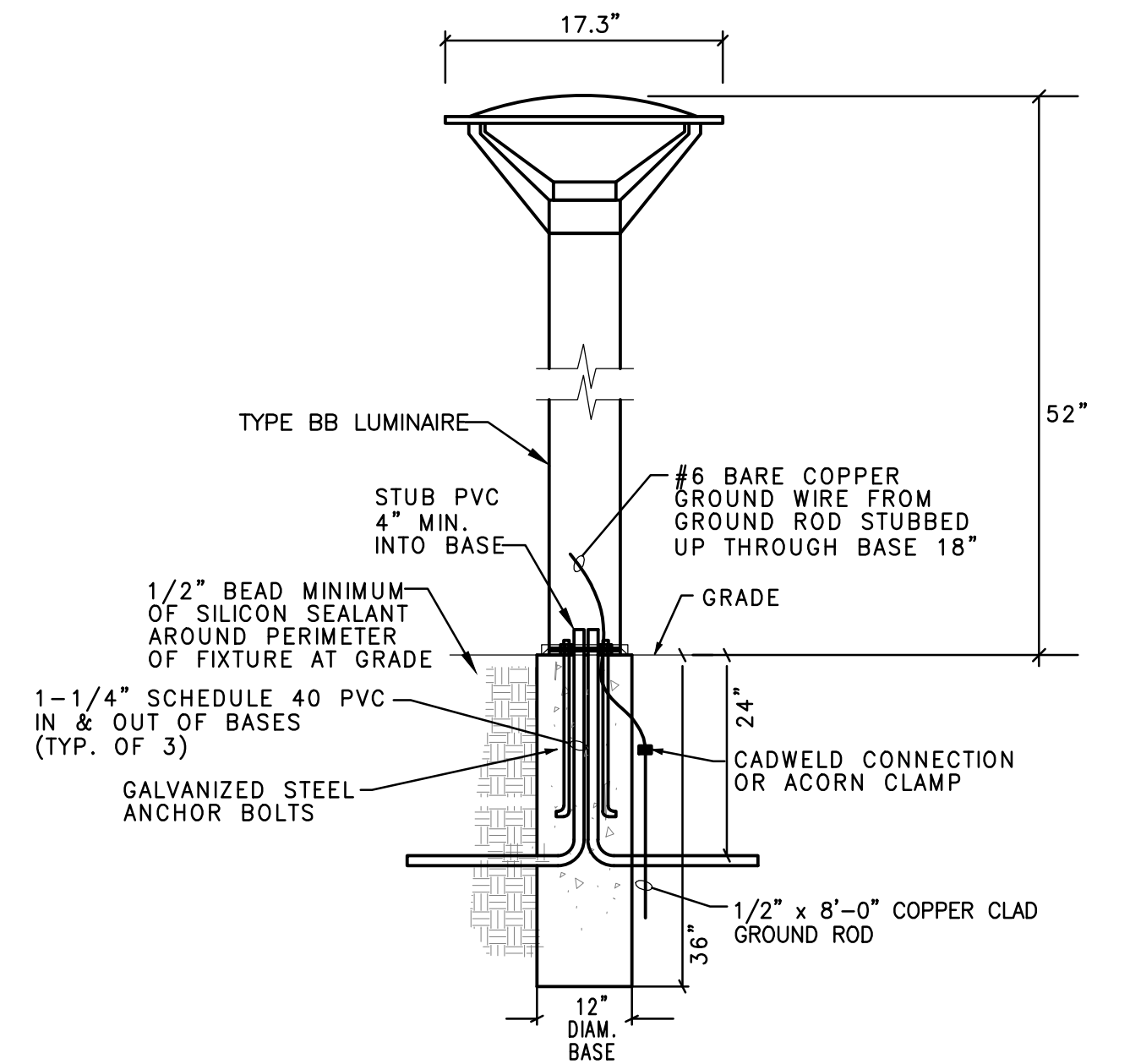
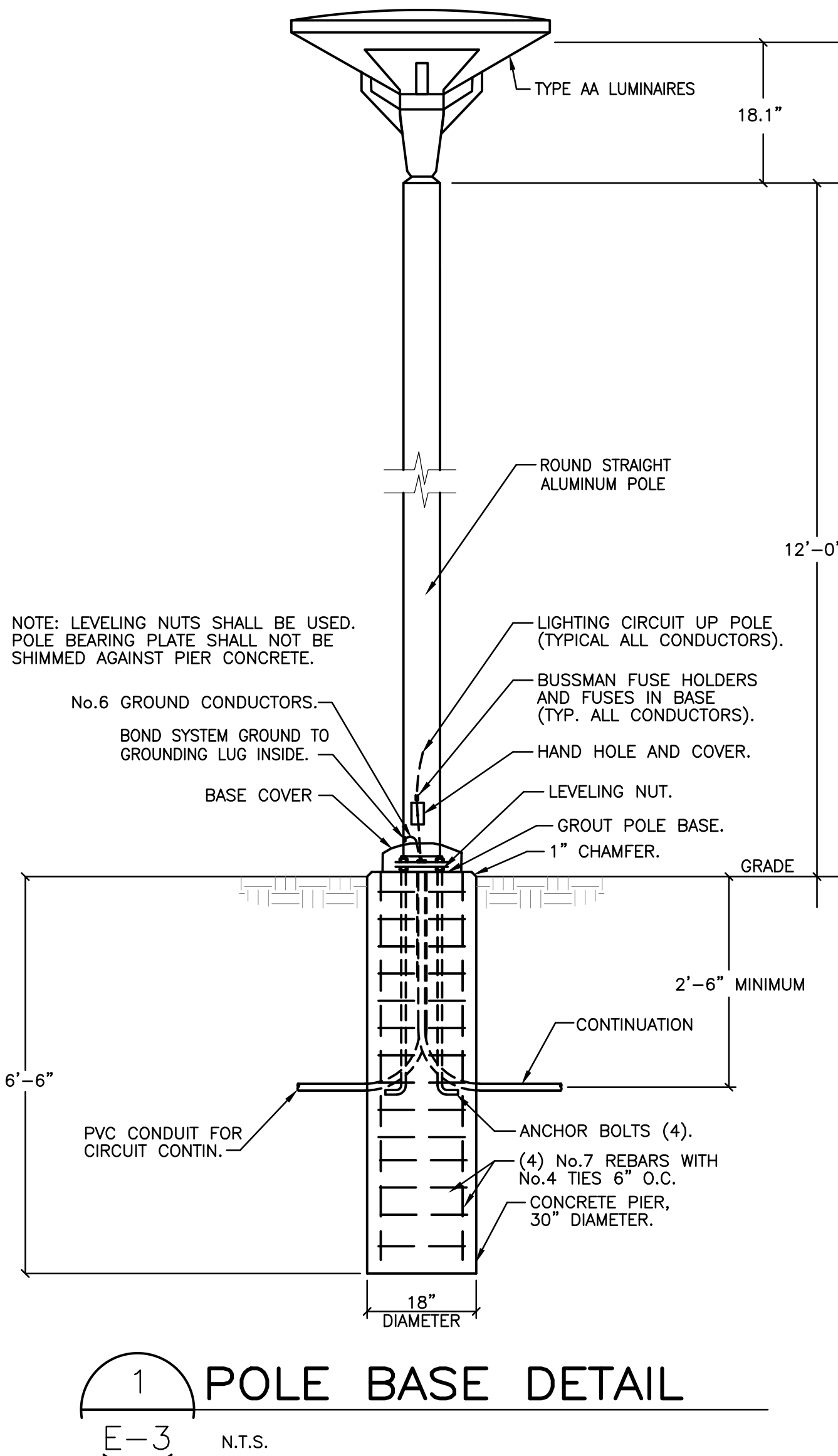
REVISIONS
SCALE: AS SHOWN

DR. ALF CH.
P.M. TK
BOOK
JOB 14,102
SHEET NO. E-2

CAD FILE: E-STEWING

1 SITE PHOTOMETRIC PLAN - NORTH
E-2
30' 15' 0 30' 60'
1"=30'

ILIFF STATION SITE LIGHTING CUT SHEETS



TYPE AA

Kipp Post

KIP-PP-LED-V3-SURGE-PROT

PRODUCT SPECIFICATION

Product description

Design: Affixed luminaire

Concept: The fixture emits symmetrical light directed downwards. The angle of the internal diffuser, together with the slightly conical top shade, ensures a wide band of glare-free, uniform lighting.

Finish: Black or natural painted aluminum, powder coated

Material: Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

Mounting: Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

Weight: Max. 25 lbs.

Label: cULus, Wet location, BEER.

Product Code	Light source	Voltage	Power	Electrical shock protect	Transition to pole
KIP-PP	1x 100W LED 14-12V	120-277V	100W	NO	NOT APPLICABLE
KIP-PP	1x 100W LED 14-12V	120-277V	100W	NO	NOT APPLICABLE
KIP-PP	1x 100W LED 14-12V	120-277V	100W	NO	NOT APPLICABLE

Specifications & notes:

- 1. All LED light sources with 120-277V ballast is only available with 120-277V ballast.
- 2. Transition to pole: 120-277V ballast is only available with 120-277V ballast.
- 3. Consult factory for product applications for Photo Sensor and Wireless Control system.

LOUIS POULSEN Louis Poulsen Lighting | 3300 Marlin Parkway | Ft. Collins, CO 80504 | (970) 226-3221 | Fax: (970) 226-3222 | lousipoulsen.com

TYPE MM

Euro Wall Spot PURE LED

Cat. NO. EWSL

PURE LED Pure Performance

The Euro Wall Spot PURE LED is for situations where the luminaire needs to be discreet. The spotlight can be aimed in any direction. This luminaire has a fully adjustable arm allowing 360 degree rotation and 0-90 degree elevation with a built-in glare guard. The Euro Wall Spot has been designed to be mounted on walls and provide directional light for pathways and structural elements of a building.

The Retro™ is a 11/240 mains option suited to an installation where mounting a driver is a problem, e.g. a brick wall where there is only the cable protruding out of the wall and it is not an option to recess the driver or when replacing an existing light fitting. The base size increases in size to accommodate the encapsulated IP66 dimmable driver.

The Hunza PURE LED system uses the latest Cree MTG-2 LED chips for maximum performance and long life. Power supply options include a choice of integral 12 volt driver or 120/240V (Retro) driver. There is also an external remote driver (series connection) option. The PURE LED system incorporates an innovative Plug-and-Play system for an easy replacement or upgrade of either the LED engine or integral driver.

Ordering Information

Luminaire	Driver mA	Beam Angle	Colour Temp	Accessories	Material/Finish
EWSL	1500	15°	3000K	CJK150 - Cable Joint Kit	COP - Copper
EWSL	1500	15°	3000K	CJK150 - Cable Joint Kit	SS - Stainless

Ordering Example: EWSL S 153 CJK150 SS

HUNZA HUNZA FACTORY 130 Fabian Mawer Ave. Sait. Africa. 2012 New Zealand. Ph: 64-6-528 9471 Fax: 64-6-528 9361 Email: info@hunza.co.nz Website: www.hunza.co.nz

INTERNATIONAL CONTACTS: www.hunza.co.nz/contacts.php

TYPE BB

Kipp Bollard

KIB-LED

PRODUCT SPECIFICATION

Product description

Design: Affixed luminaire

Concept: The fixture emits symmetrical light directed downwards. The relation between the slightly rounded top shade and the angle of the inner post diffuser ensures a wide non glare light distribution.

Finish: Black or natural painted aluminum, powder coated

Material: Diffuser: Injection molded white cast acrylic. Top shade: Black or white, injection molded ASA. Endcap: Injection molded U.V. stabilized clear polycarbonate. Frame: Die cast aluminum. Post: Extruded aluminum. Base plate: Die cast aluminum.

Mounting: Post top. Mounted on steel round aluminum (DMS) or round straight aluminum (RSM) pole.

Weight: Max. 41 lbs.

Label: cULus, Wet location, BEER.

Product Code	Light source	Voltage	Power	Electrical shock protect	Transition to pole
KIB-PP	1x 100W LED 14-12V	120-277V	100W	NO	NOT APPLICABLE
KIB-PP	1x 100W LED 14-12V	120-277V	100W	NO	NOT APPLICABLE
KIB-PP	1x 100W LED 14-12V	120-277V	100W	NO	NOT APPLICABLE

Specifications & notes:

- 1. All LED light sources with 120-277V ballast is only available with 120-277V ballast.
- 2. Transition to pole: 120-277V ballast is only available with 120-277V ballast.
- 3. Consult factory for product applications for Photo Sensor and Wireless Control system.

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TYPE CC

PERFORMANCE IN LIGHTING

Q-CEILING CODE 070138

Indoor and outdoor ceiling-mount fixture, consisting of: Extruded aluminum profile housing, painted. Die cast aluminum trim painted after chemical preparation of the surface. Polymer gasket. Extra-clear flat tempered glass diffuser with internal screen-printing. Polymer gasket. Stainless steel locking screws. Aluminum heat sink. 90-95% high performance anodized aluminum circular reflector. 4000 K and 3000 K LED array. High-power LEDs with next generation high intensity light beam.

PERFORMANCE IN LIGHTING

Code	Mount	LED	Power	Beam	Color	Beam	Beam	Beam	Beam
CC-1	Q-CEILING	Q-CEILING	Q-CEILING	Q-CEILING	Q-CEILING	Q-CEILING	Q-CEILING	Q-CEILING	Q-CEILING

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TYPE LL

DC-47840

Decorative Commercial BLN Series LED Linear Sign/Wall Light General Purpose 25W and 50W

Application:

- The BLN Linear Series provides excellent performance in a sign LED, linear LED, wall wash, and light. The application possibilities are endless.
- Construction:
- Heavy duty extruded aluminum housing.
- Die cast aluminum and caps.
- Aluminum door frame with stainless steel optic lens and tempered glass lens.
- Heavy duty die cast mounting bracket with 3/16-14 NPT threaded mounting. 360° degree of rotation for easy aiming.
- Polyester powder finish for excellent impact, corrosion and UV resistance.
- Extra-clear flat tempered glass diffuser with internal screen-printing.
- Polymer gasket.
- Diffuse tempered glass lens provides excellent light output with low glare and is thermal and shock resistant.
- Components are RoHS compliant.
- LED light engine and driver are field replaceable.
- Electrical:
- Compliant to meet UL 1598 standards for wet location and 40°C ambient.
- Warranty:
- 5 Year Limited Warranty.

Green Choice: BLN25W-LL-WT

BLN	L	U	W
25W	50W	100W	150W

PHILIPS Stonco

TYPE SS

PERFORMANCE IN LIGHTING

ALU TECH RO CODE 074686

Series of Class I LED luminaires for recessed wall mounting. Housing in anodized aluminum. All versions are equipped with either white 3000 K or 4000 K LED LED driver included.

Features provided complete with LED circuit.

Colour rendering index CRI > 90.

LED circuit designed in compliance with the current Lumen Maintenance (LM80) regulation, with reliable quality of light for a life up to 50,000 hours, corresponding to L70 for 50°C. Luminaires, driver and other components that differ from the LED circuit not included.

IP65 connector included.

Supplied with 1m long HBNF-S cable (different lengths available on demand).

Recessed stainless steel housing to be ordered separately.

Consult factory for custom colors.

Consult factory for non-catalogued luminaire types.

PERFORMANCE IN LIGHTING

Code	Mount	LED	Power	Beam	Color	Beam	Beam	Beam	Beam
SS-1	ALU TECH RO	ALU TECH RO	ALU TECH RO	ALU TECH RO	ALU TECH RO	ALU TECH RO	ALU TECH RO	ALU TECH RO	ALU TECH RO

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TYPE WW

6" LED LUMINAIRE LCC6LED

120-277V 0.10V Dimming 1000-1800 Lumens

LifeForms

APPLICATIONS:

- Indoor and outdoor lighting.
- Between 1000-1800 lumens. This is suitable for applications in a variety of commercial, retail and industrial spaces to achieve wide, uniform lighting.
- Decorative luminaire for use in retail, office or home with existing lighting system.
- Can be used in a variety of applications including: Hospitality, retail, office, residential, etc.

HOUSING:

- Extruded, 6" thick anodized aluminum cylinder body with stainless steel end cap and post. Housing and die cast aluminum end cap are built around a variety of architectural styles including: Contemporary, modern, etc.

REFLECTOR:

- High power LED light engine with integrated reflector with stainless steel end cap and post. Housing and die cast aluminum end cap are built around a variety of architectural styles including: Contemporary, modern, etc.

LED LIGHT ENGINE:

- The LCC6LED light engine has either 40, 60 or 80 power LEDs (SMD), which are used in a variety of applications.

INSTALLATION:

- Consult factory for custom colors.
- Consult factory for non-catalogued luminaire types.

WARRANTY:

- 5 Year Warranty. See www.prescolite.com for details.

prescolite A Division of Halab Lighting, Inc.

SDP / SITE LUMINAIRE SCHEDULE									
PLAN MARK	MOUNTING	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	NO. OF LAMPS	LAMP TYPE	LAMP LUMENS	QTY.	REMARKS
AA	POST TOP	POST TOP AREA LIGHT	LOUIS POULSEN - KIPP POST	120-277	1	4W LED 4000K	128	128	FINISH PER CIVIL/ARCHITECT WITH SURGE PROTECTOR
	FOUNDATION IN GRADE	12"	LOUIS POULSEN - ROUND STRAIGHT ALUMINUM 100001302 WITH T-RSA-4.5" TRANSITION	-	-	-	-	128	FINISH PER CIVIL/ARCHITECT
BB	FOUNDATION IN GRADE	BOLLARD	LOUIS POULSEN - KIPP BOLLARD 58479013	120-277	1	30W LED 4000K	1530	37	FINISH PER CIVIL/ARCHITECT
CC	CEILING SURFACE	5" SQUARE CYLINDER	PERFORMANCE IN LIGHTING - Q-CEILING 070138	120-277	1	30W LED 4000K	2465	6	4000K
LL	STEM	4" LINEAR SIGN LIGHT	PHILIPS DAY-BRITE BLN-SOW-L-U-4.5"-BLST-12-BLWB6	120-277	1	50W LED 4000K	1900	1	COLOR TBD
MM	TO WALL	LANDSCAPE SPOT LIGHT	HUNZA - EURO WALL SPOT PURE LED EWS/L-RU-38-4-EURF	120/12	1	5W 4000K	340	24	COLOR TBD
PP	IN-GRADE	LED PATH LIGHT	PERFORMANCE IN LIGHTING - WAYLIGHT 420 A15/1 307543	120-277	1	14W LED 4000K	903	16	ASYMETRIC WIDE REFLECTOR
SS	RECESSED WALL	LIGHT	PERFORMANCE IN LIGHTING - ALU TECH RO 074686	120-277	1	11W LED 4000K	421	25	MOUNTING HEIGHT TBD
WW	WALL	6" DIAMETER CYLINDER	PRESCOLITE LCC6LED-W-18L-40K-8-11-WFL45-W-WC-82	120/208	1	25W LED 1800	88	88	4000K

NOTES:
1. VERIFY FIXTURE COLOR WITH OWNER / ARCHITECT PRIOR TO ORDERING.
2. ALL SITE LIGHTING FIXTURES TO BE 4000K.

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STEELWAVE, LLC

ILIFF STATION APARTMENTS
LOT 1, BLOCK 2,
SOUTHEAST CROSSING

CLIENT

DATE 03-04-2016

SCALE AS SHOWN

REVISIONS

DR. ALF CH.

P.M. TK

BOOK

JOB 14.102

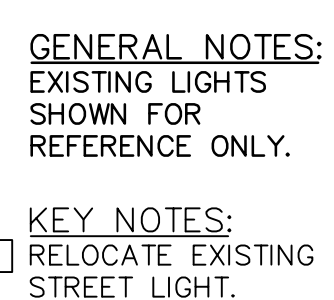
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OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

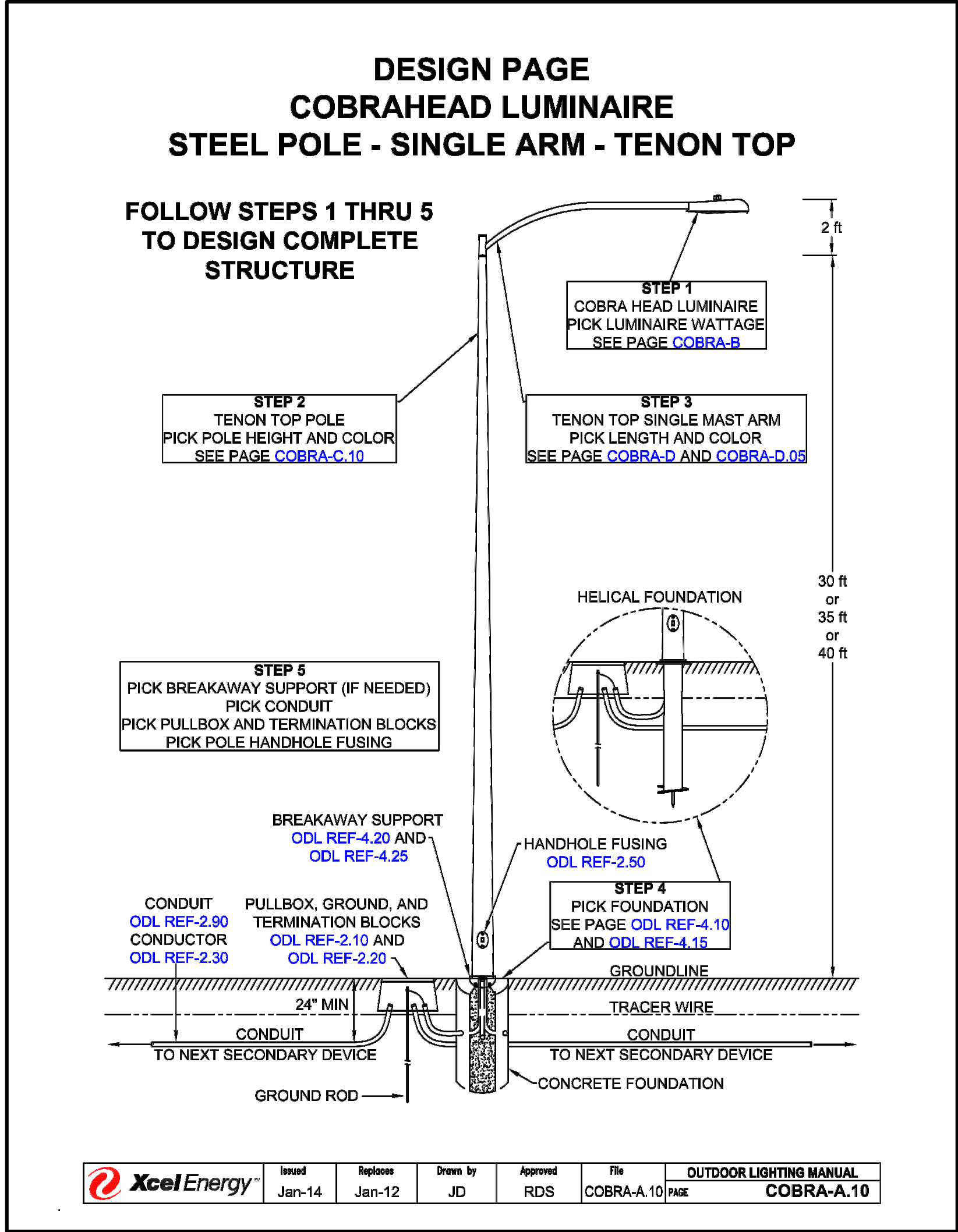
STEELWAVE, LLC
ILIFF STATION APARTMENTS
LOT 1, BLOCK 2,
SOUTHEAST CROSSING

DATE 03-04-2016

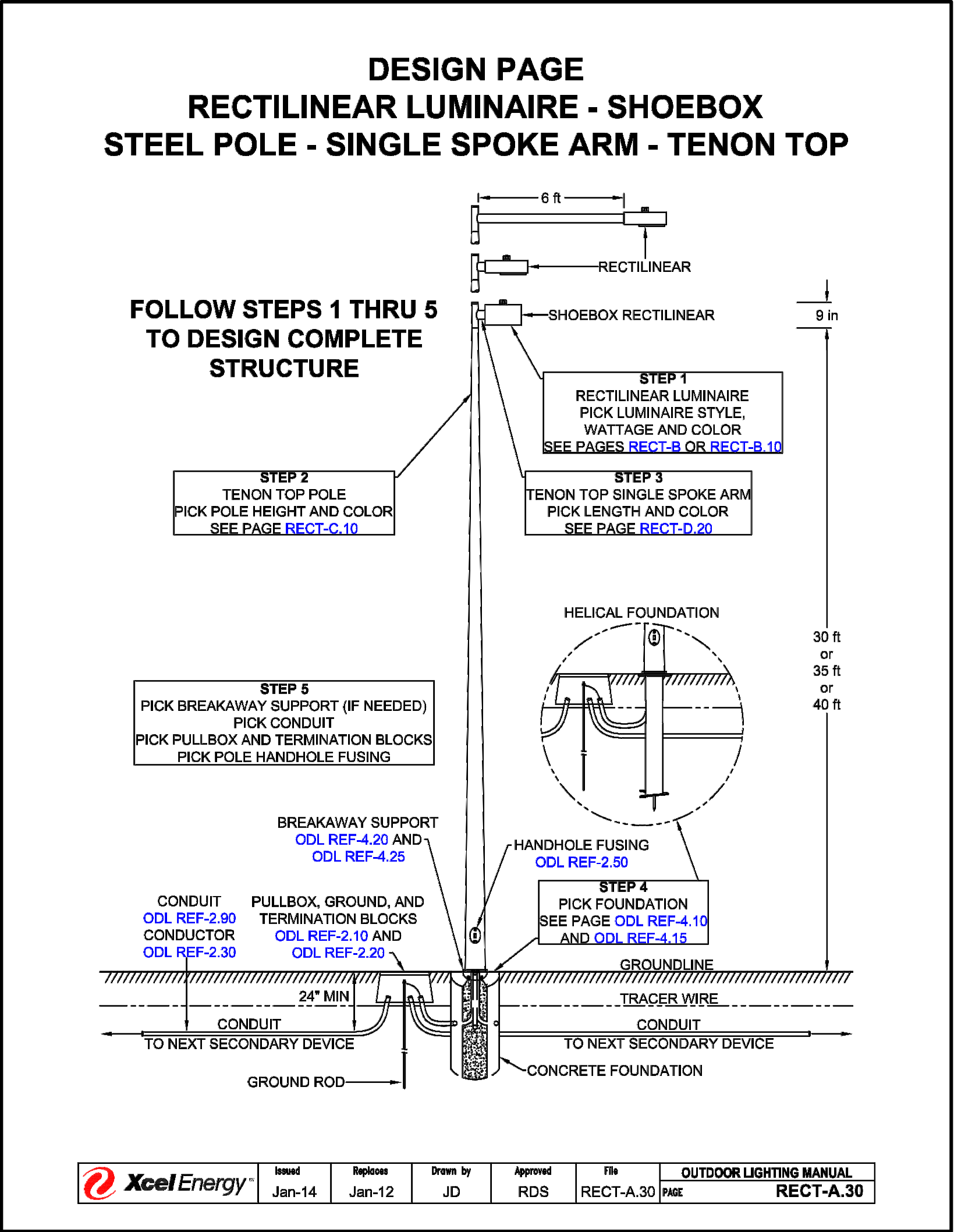
P. TECH. #3

REVISIONS	
SCALE	AS SHOWN
	
R.	CH.
M. JK	
BOOK	--
DB	14.102
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E-4	

ILIFF STATION STREET LIGHTS



FIXTURE L1



FIXTURE L2

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