

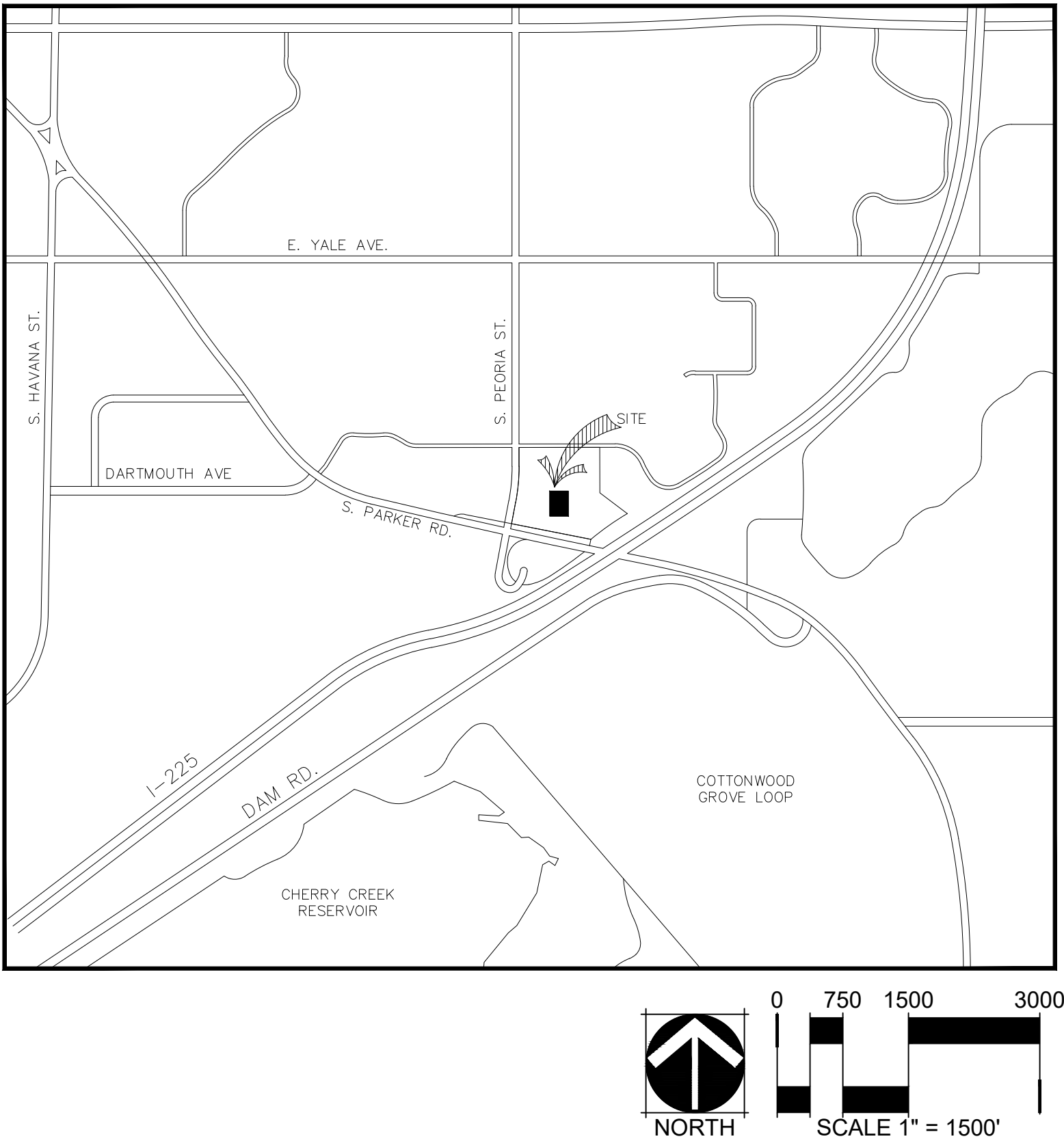
The Pre-Acceptance comments in green were made by Kendra Hanagami. My email is khanagam@auroragov.org.

THE POINT AT NINE MILE STATION - PLAZA

SITE PLAN

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

VICINITY MAP



PROJECT DATA

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

AMENDMENTS

LEGAL DESCRIPTION

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

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

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

CITY OF AURORA SITE PLAN NOTES

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

PROJECT TEAM

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

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

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

OWNER'S SIGNATURE BLOCK

THE POINT AT NINE MILE STATION - PLAZA SITE PLAN

LEGAL DESCRIPTION: TRACT A OF THE POINT AT NINE MILE STATION, SUBDIVISION FILING NO. 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, KOELBEL AND COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20__.

BY: _____
NAME: _____

STATE OF COLORADO

COUNTY OF ARAPAHOE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____
NOTARY BUSINESS ADDRESS _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

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: _____

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVERSHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE NOTES & SCHEDULES
6	LANDSCAPE NOTES & SCHEDULES
7	HARDSCAPE PLAN
8	PLANTING PLAN
9	HYDROZONE MAP
10	LANDSCAPE DETAILS
11	LANDSCAPE DETAILS
12	PHOTOMETRIC PLAN
13	PHOTOMETRIC DETAILS

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

OWNER:
KOELBEL & CO

5291 E YALE AVE
DENVER, CO
3037583500

NOT FOR
CONSTRUCTION

DRAFT

DATE:
03/14/25 SITE PLAN 01

SHEET TITLE:
COVERSHEET



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

OWNER:
ELBEL & CO

91 E YALE AVE
DENVER, CO
3037583500

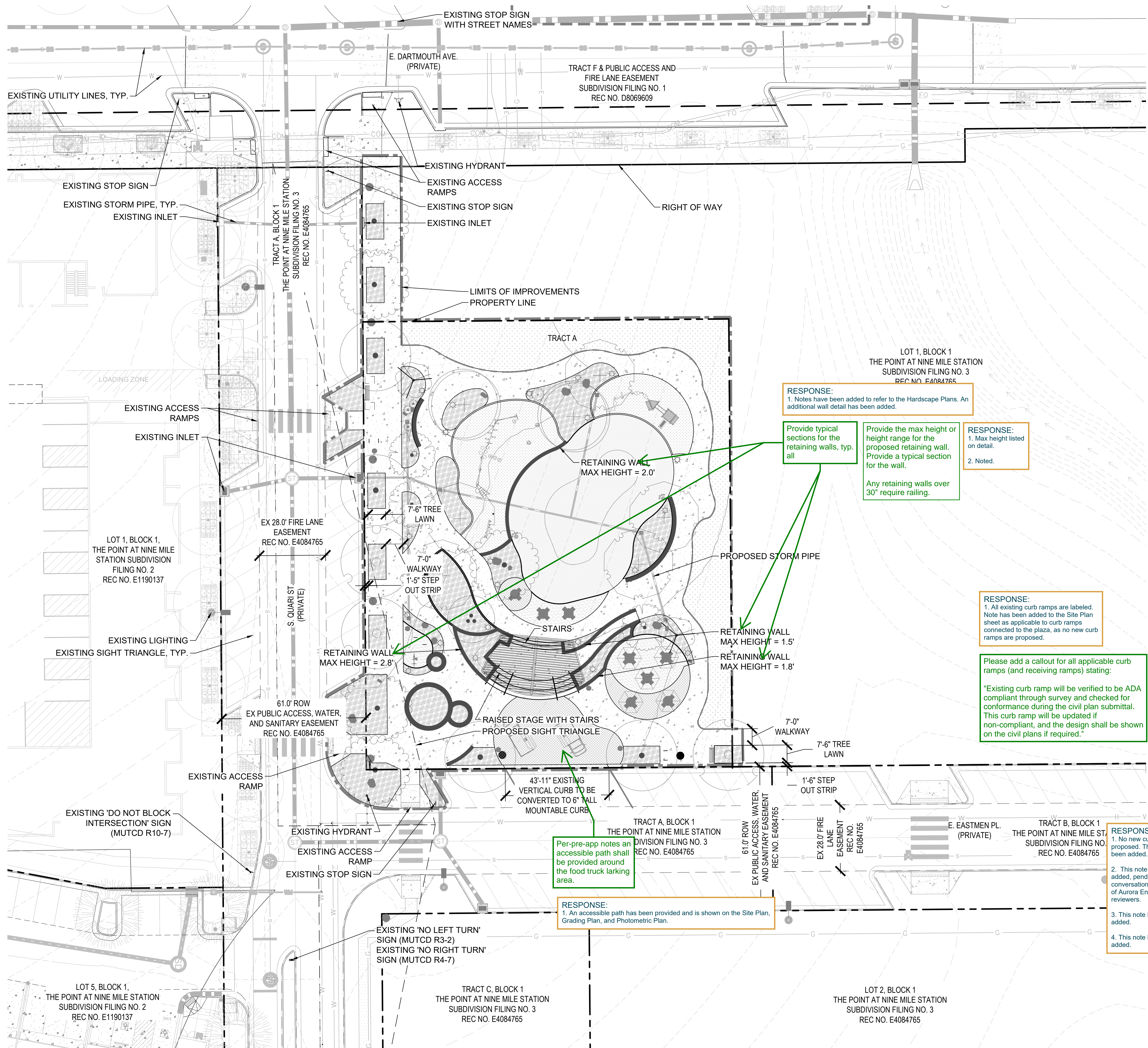
NOT FOR
CONSTRUCTION

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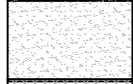
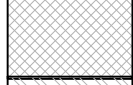


DATE: 3/14/25 SITE PLAN 01

SHEET TITLE:
SITE PLAN

2 OF 13



LEGEND

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

Please add the following notes:

1. Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
2. A photometric analysis of the existing private street lights along E Dartmouth Avenue, S Quari Street and E Eastman Place shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal the existing street light photometrics will be checked for compliance with the 2025 Roadway Manual, and additional lights will be added as required.
3. Private street lights will remain privately owned and maintained in perpetuity.
4. Any improvements shown on EDN 220209 and EDN 218100 that are adjacent to The Point at Nine Mile Station Subdivision Filing No. 4 Lot 1 and Tract A, are a requirement prior to Temporary Certificate of Occupancy or Certificate of Occupancy for this site.

RESPONSE:

1. No new curb ramps are proposed. This note has not been added.
2. This note has been added, pending further conversation with the City of Aurora Engineering reviewers.
3. This note has been added.
4. This note has been added.

RESPONSE:
1. All existing curb ramps are labeled. Note has been added to the Site Plan sheet as applicable to curb ramps connected to the plaza, as no new curb ramps are proposed.

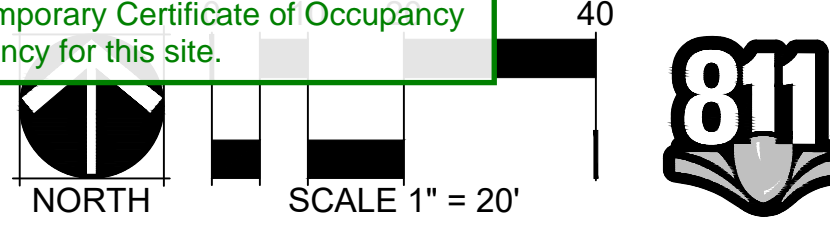
Provide the max height or height range for the proposed retaining wall. Provide a typical section for the wall.

Any retaining walls over 30" require railing.

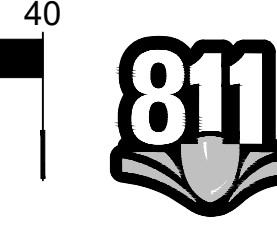
RESPONSE:
1. Notes have been added to refer to the Hardscape Plans. An additional wall detail has been added.

Per-pre-app notes an accessible path shall be provided around the food truck larking area.

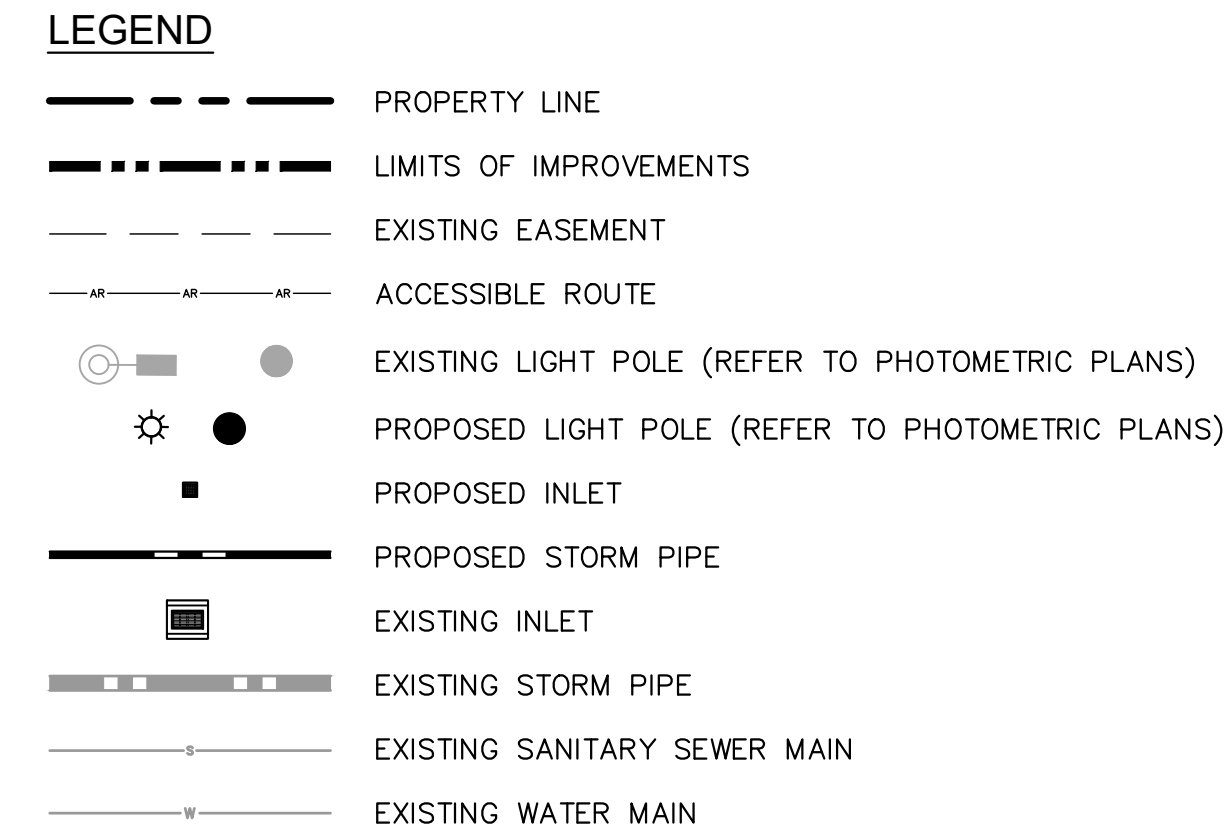
RESPONSE:
1. An accessible path has been provided and is shown on the Site Plan, Grading Plan, and Photometric Plan.



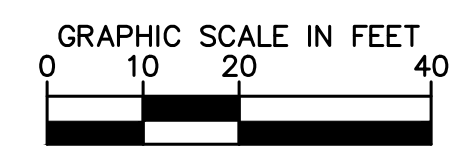
SCALE 1" = 20'







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



LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE MATERIAL SCHEDULE AND/OR TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED AFTER RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS CONTAINING SPECIFIED WOOD MULCH; REFER TO MATERIAL SCHEDULE. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. PLANTING BEDS ARE TO BE CONTAINED BY SPECIFIED EDGER; REFER TO MATERIAL SCHEDULE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3' OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. PLANTING BEDS TO BE MULCHED WITH SPECIFIED MULCH; REFER TO MATERIAL SCHEDULE.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH SPECIFIED METAL EDGER; REFER TO MATERIAL SCHEDULE.
25. WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
26. PRIOR TO THE PLACEMENT OF MULCH AND WEED BARRIER FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
27. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
28. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

CITY OF AURORA LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu yds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN.
4. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
7. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

LANDSCAPE MATERIAL SCHEDULE

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

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-01	LANDSCAPE BOULDER	LANDSCAPE BOULDER	COLORADO MATERIALS, INC	WWW.COLORADOMATERIALSINC.COM	TBD	TBD	REFER TO DETAIL FOR SIZES AND PLANS FOR LOCATIONS	3/ SHEET 10	INSTALL PER DETAIL.
S-02	WASTE RECEPACLE	ESPLANADE WASTE BASKET	EQUIPARC OR APPROVED EQUAL	EQUIPARC.COM	EP 3990	JATOBA	21" X 12" X 40"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-03	UMBRELLA	CYGNUS SOLSTICE UMBRELLA	LANDSCAPE FORMS OR APPROVED EQUAL	WWW.LANDSCAPEFORMS.COM	N/A	TBD	89.5" DIAMETER		PERFORATED ALUMINUM. INSTALL PER MANUFACTURER SPECIFICATIONS
S-04	BENCH	DIMANCHE BENCH WITH BACKREST	EQUIPARC OR APPROVED EQUAL	WWW.EQUIPARC.COM	EP 1930	TBD	71" X 23" X 33.5"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-05	PICNIC TABLE - STANDARD	HEXAGONAL TABLE	EQUIPARC OR APPROVED EQUAL	WWW.EQUIPARC.COM	EPA 2851	JATOBA	83" X 83" X 31"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-06	PICNIC TABLE- ADA	HEXAGONAL TABLE	EQUIPARC OR APPROVED EQUAL	WWW.EQUIPARC.COM	EPA 2851	JATOBA	83" X 83" X 31"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-07	BIKE RACK	DELTA 2 PLACE BIKE RACK	EQUIPARC OR APPROVED EQUAL	EQUIPARC.COM	EP 5950	JATOBA	7" X 8.5" X 30"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-08	BIKE REPAIR STATION	FIXIT PLUS WITH AIR KIT PRIME	DERO OR APPROVED EQUAL	WWW.DERO.COM	N/A	GALVANIZED	10.6" X 56"		AIR KIT PRIME ATTACHED. INSTALL PER MANUFACTURER SPECIFICATIONS
S-09	FREESTANDING PLANTER	ROUGH AND READY FREE FORM TREE ISLES	STREETLIFE	WWW.STREETLIFE.NL	N/A	POWDER COATED	SEE PLANS		INSTALL PER MANUFACTURER SPECIFICATIONS
S-10	FREESTANDING PLANTER BENCH	ROUGH AND READY FREE FORM TREE ISLES	STREETLIFE	WWW.STREETLIFE.NL	N/A	POWDER COAT / 20" HARDWOOD SEATING ALUMINUM	SEE PLANS		INSTALL PER MANUFACTURER SPECIFICATIONS
S-11	PET WASTE STATION	MODERN DOG KIT	PET PICK UPS	WWW.PETPICKUPS.COM	N/A		19.4"x9.1"x72.4"		INSTALL PER MANUFACTURER SPECIFICATIONS
S-12	2-5 YEAR PLAY EQUIPMENT	ROBINIA MARSH	KOMPAN	WWW.SUMMITRECREATION.COM	NRO934609	TBD	SEE PLANS		INSTALL PER MANUFACTURER SPECIFICATIONS
S-13	5-12 YEAR PLAY EQUIPMENT	DINO JUNGLE, BALANCE POLES, SPINNER PLATE	KOMPAN	WWW.SUMMITRECREATION.COM	NRO931753-ASTM_2D, NRO817-XX01, NRO110-XX01	TBD	SEE PLANS		INSTALL PER MANUFACTURER SPECIFICATIONS
S-14	SHADE STRUCTURE-STAGE	KOKOMO AMPLITHEATER	POLIGON	WWW.POLIGON.COM	60361	TBD	25' X 44'		INSTALL PER MANUFACTURER SPECIFICATIONS

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

KEY NOTES

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

2/ SHEET 11

WATER USE

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

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

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

OWNER:
KOEHLER & CO

5291 E YALE AVE
DENVER, CO
3037583500

NOT FOR
CONSTRUCTION

DRAFT

DATE: _____

03/14/25 SITE PLAN 01

SHEET TITLE:


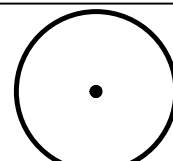
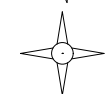
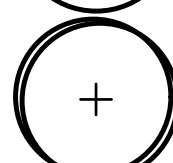

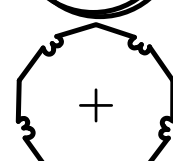

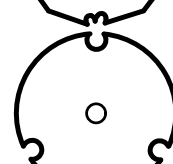
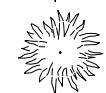
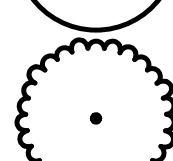
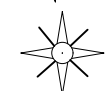
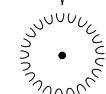


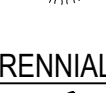

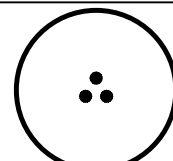
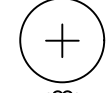
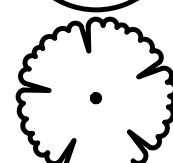

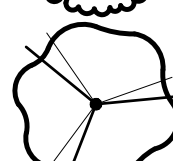

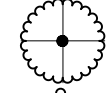

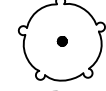
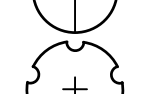


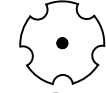
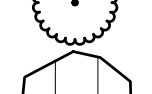
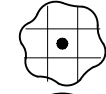
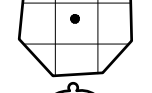
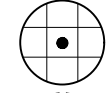

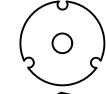


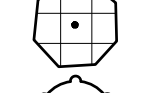
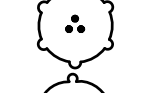





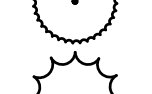
LANDSCAPE
NOTES & SCHEDULES

5 OF 13



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

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	ORNAMENTAL GRASSES						
DECIDUOUS CANOPY TREES								AC HY	15	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1
	AC AB	4	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE® FREEMAN MAPLE	B & B	2" CAL		AN WI	13	ANDROPOGON GERARDII 'WINDWALKER'	WINDWALKER BIG BLUE STEM	CONT.	#1
	GL SH	2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2" CAL		BO BA	29	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1
	GY DI	5	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL		CA BR	34	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1
	QU RO	3	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL		CA KF	64	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
	UL PR	5	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	B & B	2" CAL		DE CA	132	DESCHAMPسيا CESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	CONT.	#1
EVERGREEN TREES								MU RE	86	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT.	#1
	JU WO	3	JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR JUNIPER	B & B	6' HEIGHT	PERENNIALS						
	PI IS	1	PICEA PUNGENS 'ISELI FASTIGIATE'	FASTIGIATE SPRUCE	B & B	6' HEIGHT		AC CO	11	ACHILLEA X 'CORONATION GOLD'	CORONATION GOLD YARROW	CONT.	#1
ORNAMENTAL TREES								AL MO	17	ALCHEMILLA MOLLIS	LADY'S MANTLE	CONT.	#1
	AM AB	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6' CLUMP		AR FI	41	ARTEMISIA LUDOVICIANA 'VALERIE FINNIS'	VALERIE FINNIS SAGEBRUSH	CONT.	#1
	KO PA	3	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	1.5" CAL		BA AU	3	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	CONT.	#1
	MA PR	2	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL		CE TO	24	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	CONT.	#1
DECIDUOUS SHRUBS								CO MO	38	COREOPSIS X 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	#1
	AR LS	51	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	#5		EC PU	9	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1
	CH MI	3	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	CONT.	#5		GA AR	12	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1
	FR SC	2	FRANGULA ALNUS 'RON WILLIAMS'	FINE LINE® ALDER BUCKTHORN	CONT.	#5		HE PU	61	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CREVICE ALUMROOT	CONT.	#1
	SA EV	3	SAMBUCUS NIGRA 'EVA'	BLACK LACE® ELDERBERRY	CONT.	#5		PE HU	11	PENSTEMON DIGITALIS 'HUSKER RED'	HUSKER RED BEARDTONGUE	CONT.	#1
	SP ME	3	SPIRAEA THUNBERGII 'OGON'	MELLOW YELLOW™ SPIREA	CONT.	#5		SE SI	17	SEDUM SIEBOLDII	SIEBOLD STONECROP	CONT.	#1
	SY AL	1	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	CONT.	#5		TH PS	32	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	CONT.	#1
EVERGREEN SHRUBS							IRRIGATED TURF GRASS BLEND: SOD						
	AR CO	13	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	HEAT RESISTANT TEXAS BLUEGRASS BLEND BY BITTERSWEET TURF FARMS, INC., OR APPROVED EQUAL.						
	EP EQ	14	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	CONT.	#5	% OF TOTAL						
	EU BL	20	EUONYMUS FORTUNEI 'BLONDY'™	BLONDY EUNONYMUS	CONT.	#5	100%						
	EU EG	24	EUONYMUS FORTUNEI 'EMERALD GAIETY'™	EMERALD GAIETY EUONYMUS	CONT.	#5	NATIVE SEED MIX- TEMPORARILY IRRIGATED						
	JU CH	3	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	CONT.	#5	COA TEMPORARY SEED MIX OR APPROVED EQUAL						
	JU BL	8	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	CONT.	#5	COMMON NAME						
	JU BR	6	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	% OF TOTAL						
	JU BL	2	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	CONT.	#5	PLS#/#1000 ACRE						
	PI BI	5	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5	WESTERN WHEATGRASS						
	PI WH	9	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5	INDIAN RICEGRASS						
							ANNUAL RYEGRASS						
							SIDE OATS GRAMA						
							TOTAL						
							100% 28 PLS#/#1000 ACRE						

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

OWNER:
KOELBEL & CO

5291 E YALE AVE
DENVER, CO
3037583500

NOT FOR
CONSTRUCTION

DRAFT

DATE:
03/14/25 SITE PLAN 01

SHEET TITLE:
HARDSCAPE
PLAN

LEGEND

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

- EXISTING HYDRANTS
EXISTING PEDESTRIAN LIGHTING
PROPOSED PEDESTRIAN LIGHTING
PROPOSED BOLLARD LIGHTING
- | SYMBOL | DESCRIPTION |
|--------|-------------|
|--------|-------------|

- | | |
|----------|----------------------------------|
| [Symbol] | M-01 SHRUB BED AREA |
| [Symbol] | M-02 TEMP. IRRIGATED NATIVE SEED |
| [Symbol] | M-03 ARTIFICIAL TURF |
| [Symbol] | M-04 CRUSHER FINES |
| [Symbol] | M-05 ENHANCED PAVING |
| [Symbol] | M-06 MOUNTABLE CURB |
| [Symbol] | SOD |
| [Symbol] | M-07 METAL EDGER |

- | SYMBOL | DESCRIPTION |
|--------|-------------|
|--------|-------------|
- [Symbol] S-01 LANDSCAPE BOULDER

- [Symbol] S-02 WASTE RECEPTACLE

- [Symbol] S-03 UMBRELLA

- [Symbol] S-04 BENCH

- [Symbol] S-05 PICNIC TABLE - STANDARD

- [Symbol] S-06 PICNIC TABLE- ADA

- [Symbol] S-07 BIKE RACK

- [Symbol] S-08 BIKE REPAIR STATION

- [Symbol] S-09 FREESTANDING PLANTER

- [Symbol] S-10 FREESTANDING PLANTER BENCH

- [Symbol] S-11 PET WASTE STATION

- [Symbol] S-12 2-5 YEAR PLAY EQUIPMENT

- [Symbol] S-13 5-12 YEAR PLAY EQUIPMENT

- SYMBOL DESCRIPTION

- (N-01) EXISTING CONTOURS, TYP.

- (N-02) PROPOSED CONTOURS, TYP.

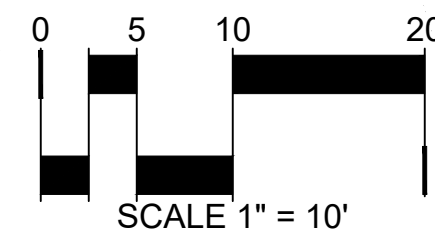
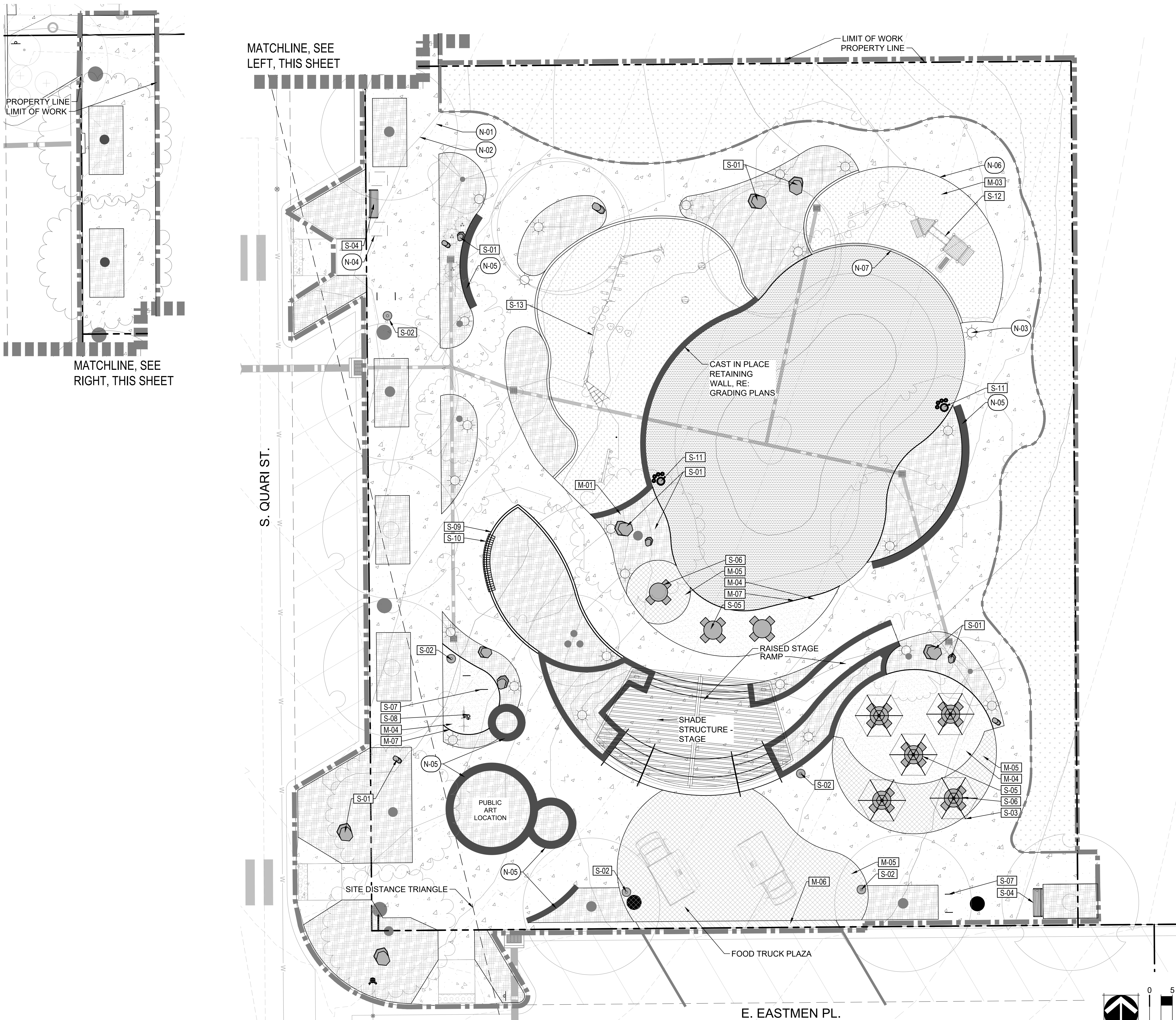
- (N-03) BOLLARD LIGHTING, TYP. RE: PHOTOMETRIC PLANS

- (N-04) ADA CLEAR SPACE FOR SEATING

- (N-05) FREESTANDING SEAT WALL
DETAIL 6 / SHEET 10

- (N-06) MONOLITHIC PLAYGROUND CURB
DETAIL 1 / SHEET 11

- (N-07) FREESTANDING CONCRETE PLAYGROUND
CURB
DETAIL 2 / SHEET 11



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

OWNER:
KOELBEL & CO

5291 E YALE AVE
DENVER, CO
3037583500

NOT FOR
CONSTRUCTION

DRAFT

DATE:
03/14/25 SITE PLAN 01

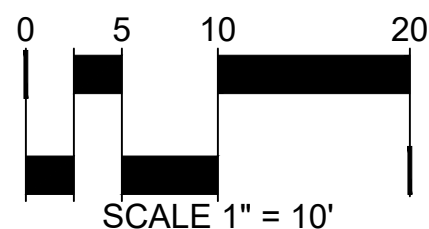
SHEET TITLE:
PLANTING PLAN

LEGEND

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

- EXISTING HYDRANTS
EXISTING PEDESTRIAN LIGHTING
PROPOSED PEDESTRIAN LIGHTING
PROPOSED BOLLARD LIGHTING
SYMBOL DESCRIPTION

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



MATCHLINE, SEE
LEFT, THIS SHEET

LIMIT OF WORK
PROPERTY LINE

MATCHLINE, SEE
RIGHT, THIS SHEET

PLANT SCHEDULE

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

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

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

DECIDUOUS SHRUBS	
AR LS	ARONIA MELANOCARPA 'UCONNAM165'
CH MI	CHAMAEBATIARIA MILLEFOLIUM
FR SC	FRANGULA ALNUS 'RON WILLIAMS'
SA EV	SAMBUCUS NIGRA 'EVA'
SP ME	SPIRAEA THUNBERGII 'OGON'
SY AL	SYMPHORICARPOS ALBUS

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

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

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

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03/14/25 SITE PLAN 01

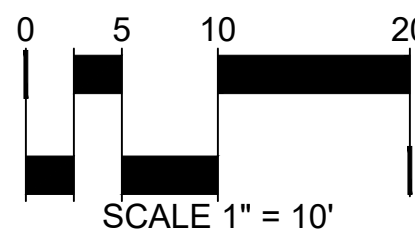
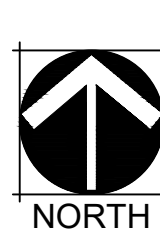
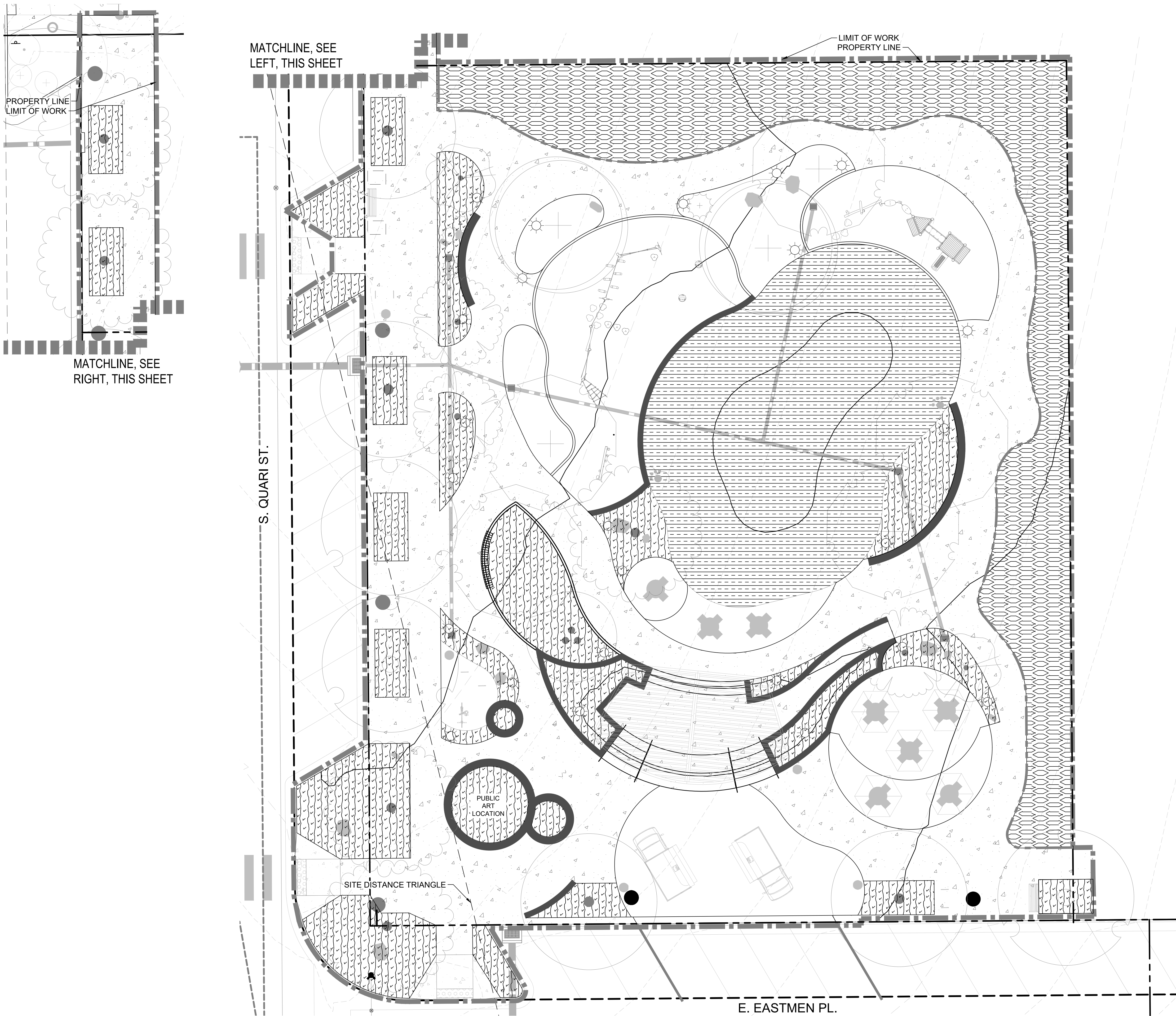
SHEET TITLE:
HYDROZONE
PLAN

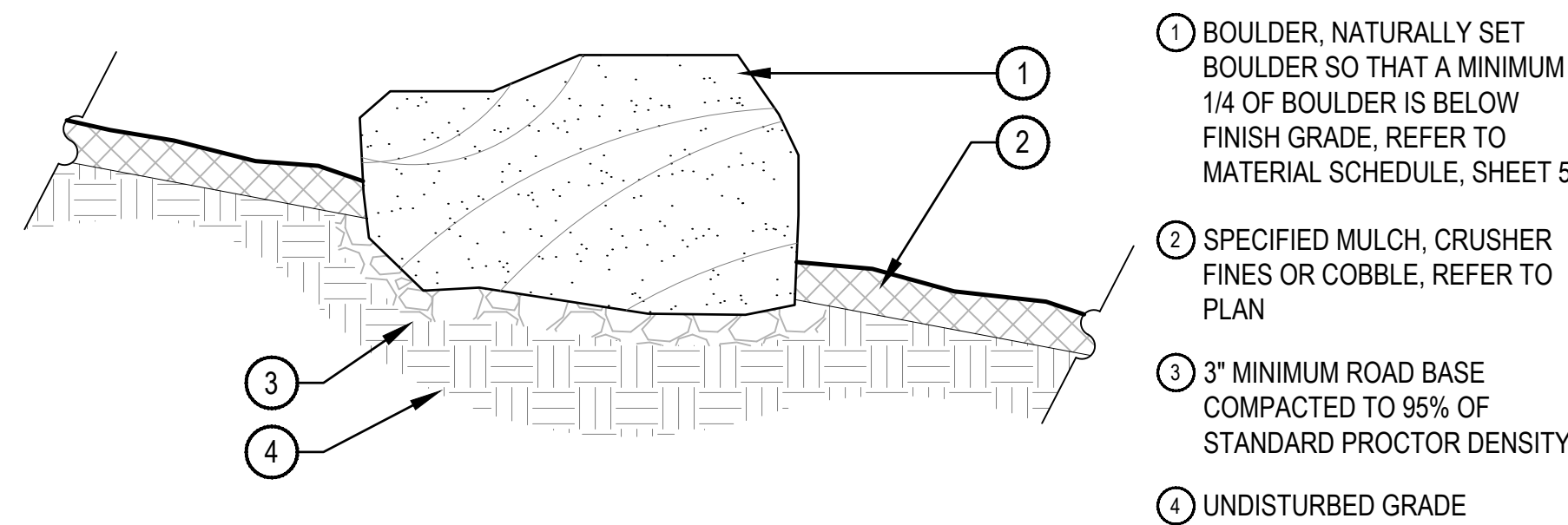
LEGEND

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

HYDROZONE TABLE

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



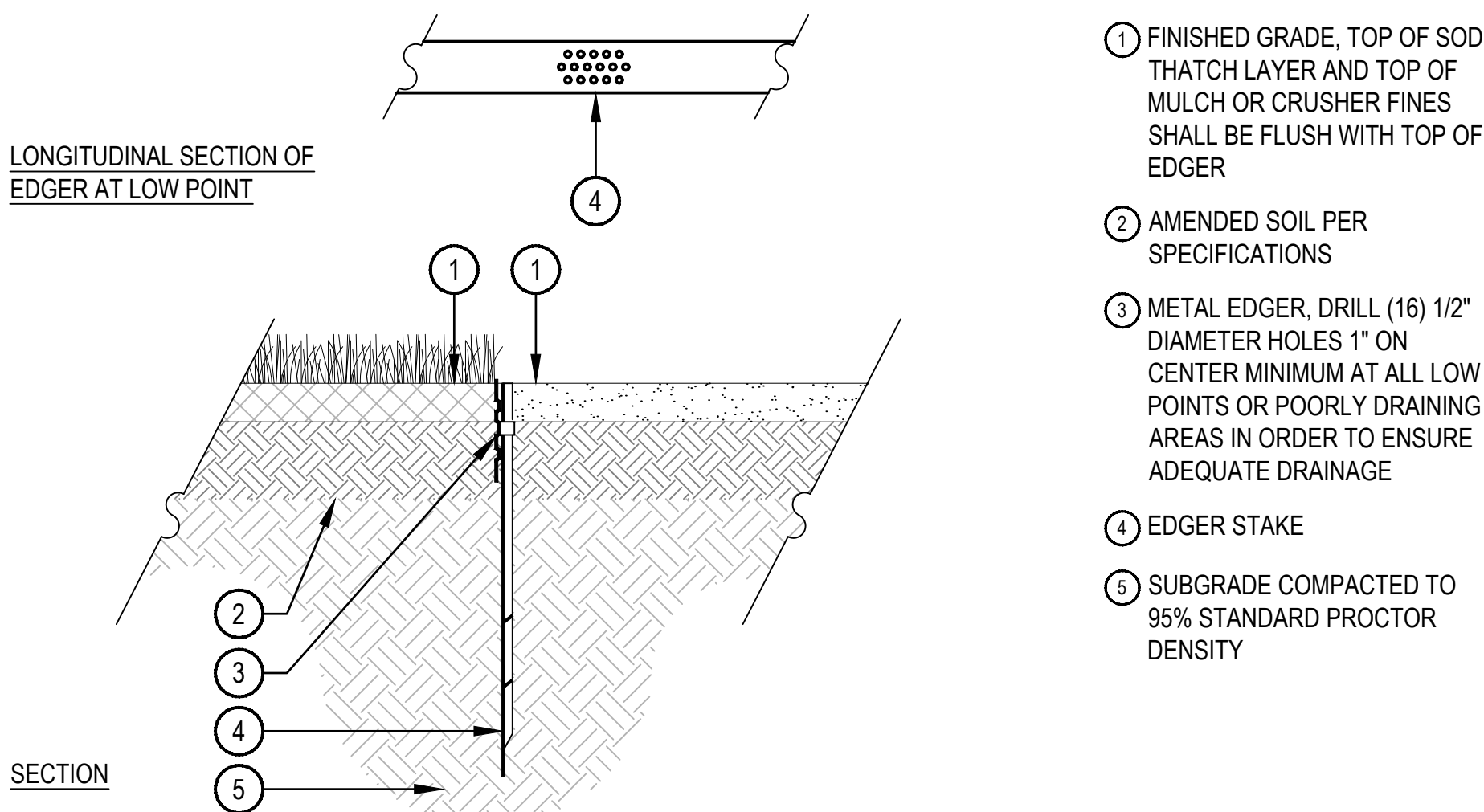


BOULDER SIZES		
QTY.	ITEM	SIZE
TBD	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
TBD	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
TBD	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

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

LANDSCAPE BOULDER

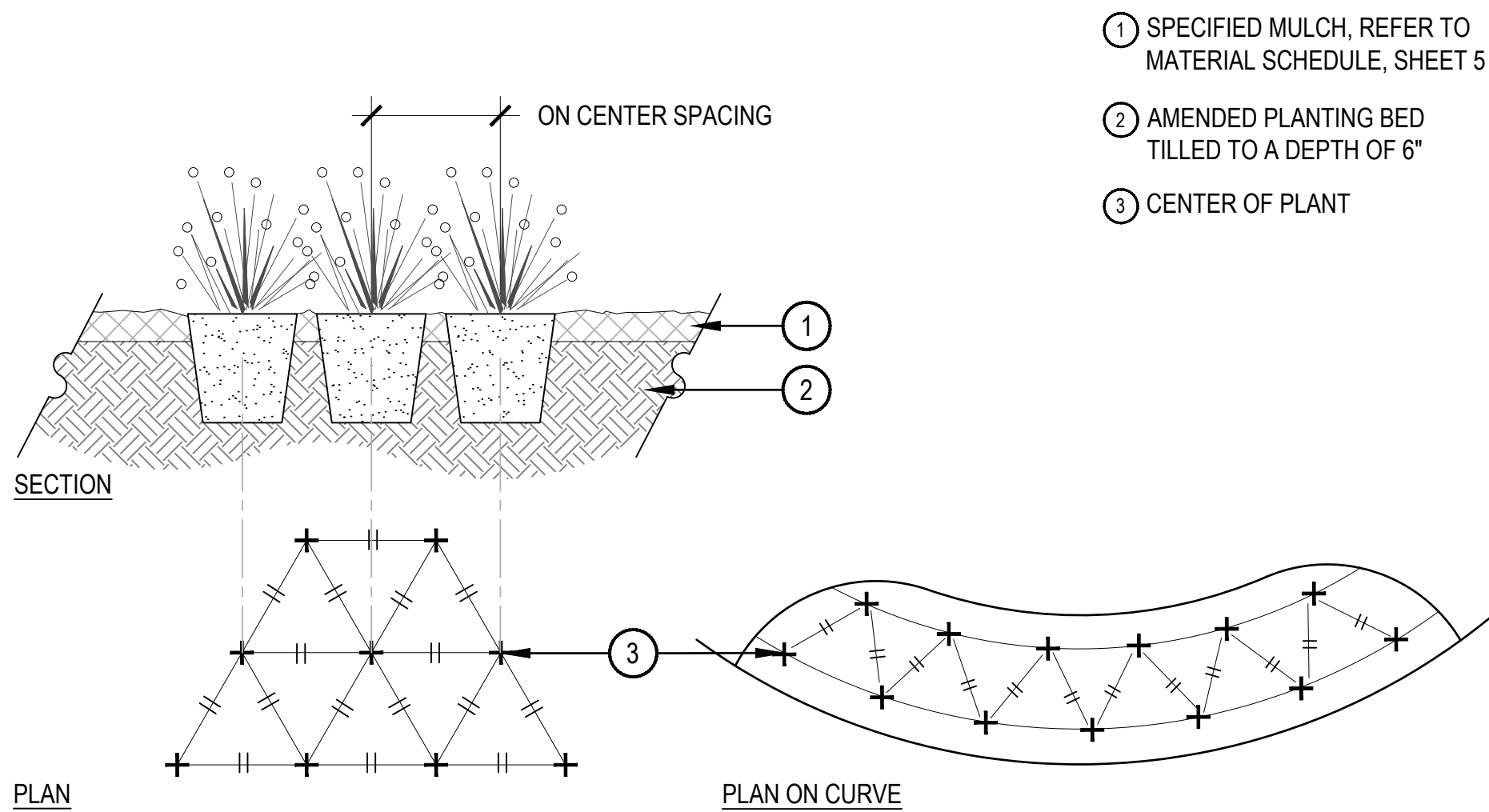
SCALE: 3/4" = 1'-0"



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

METAL EDGER

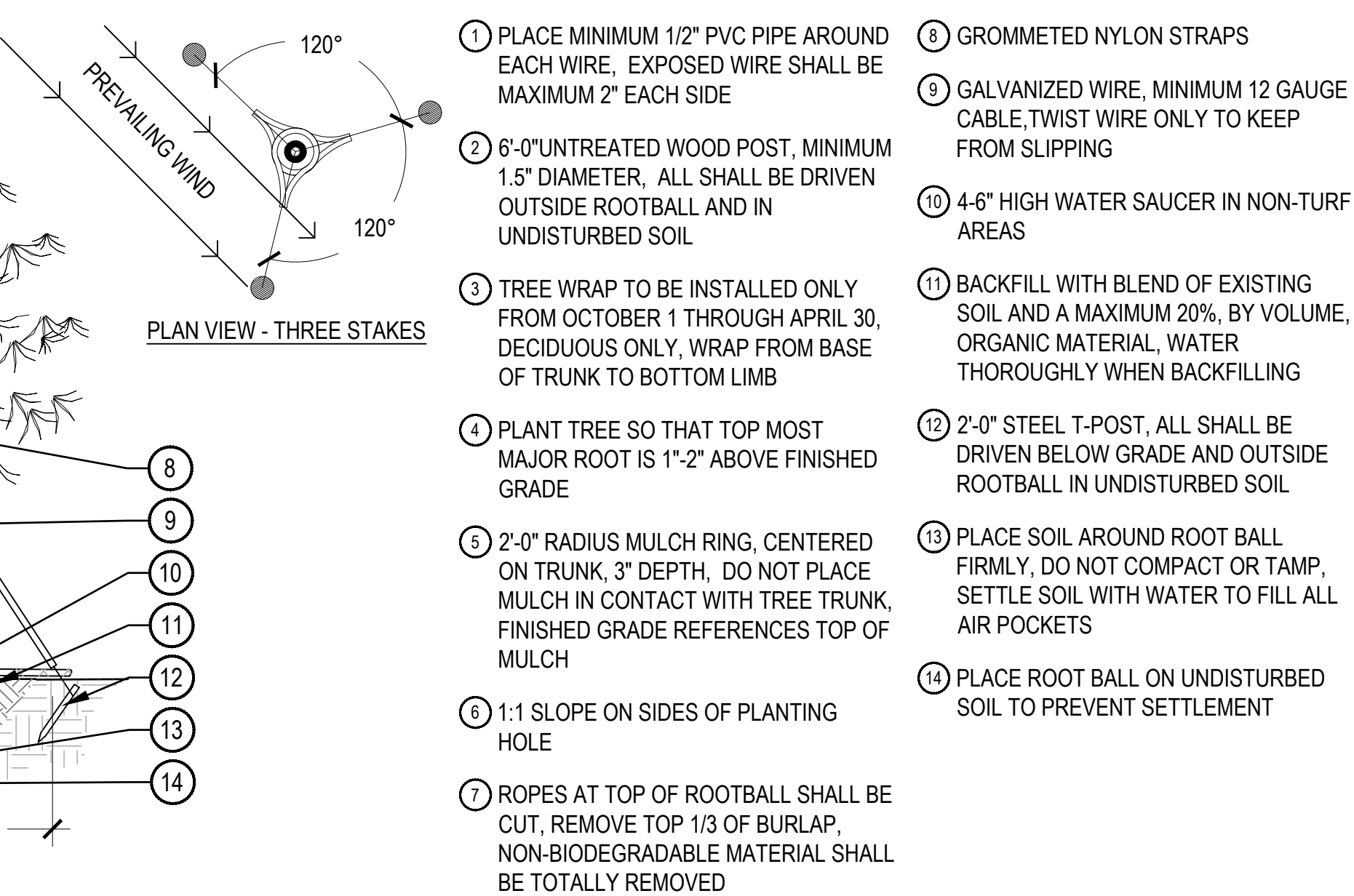
SCALE: 1" = 1'-0"



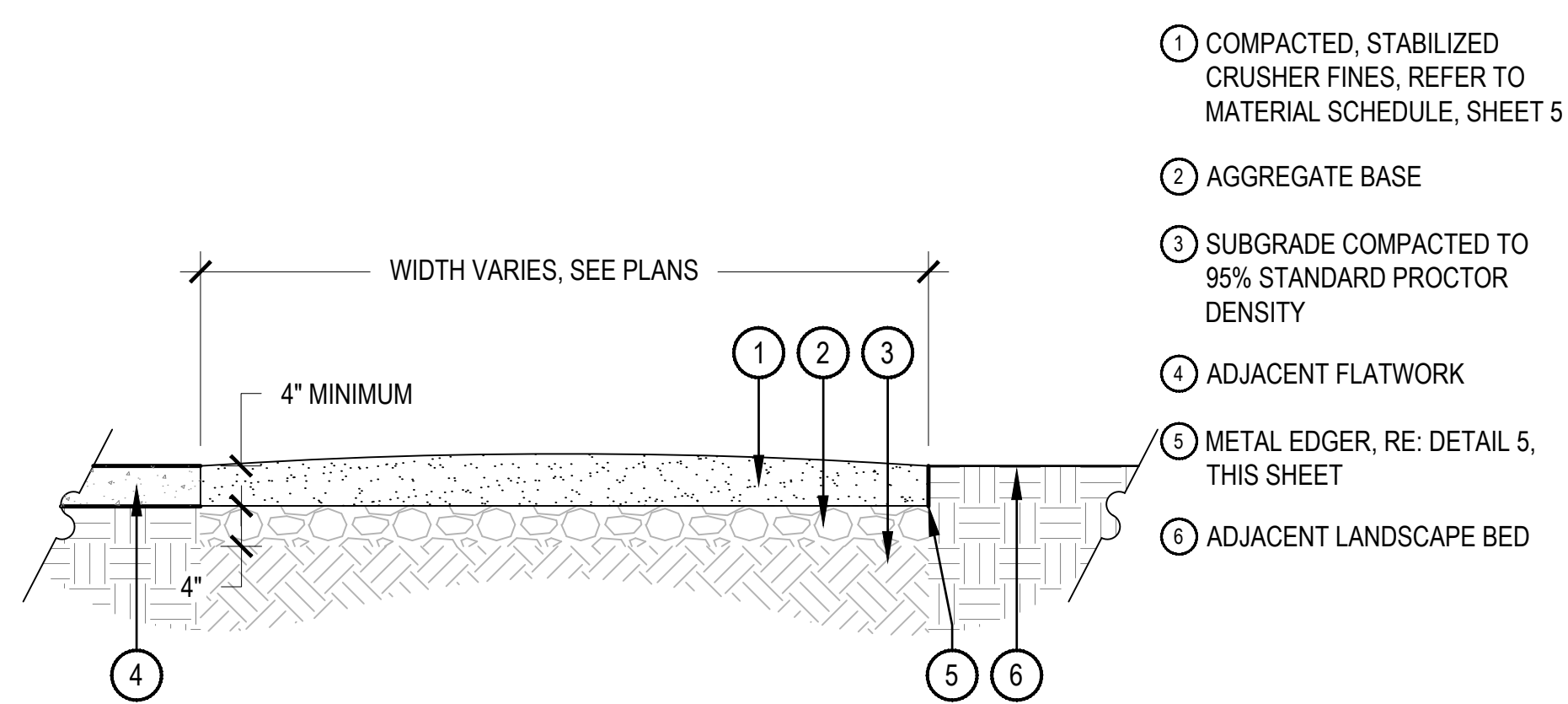
- NOTES:
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



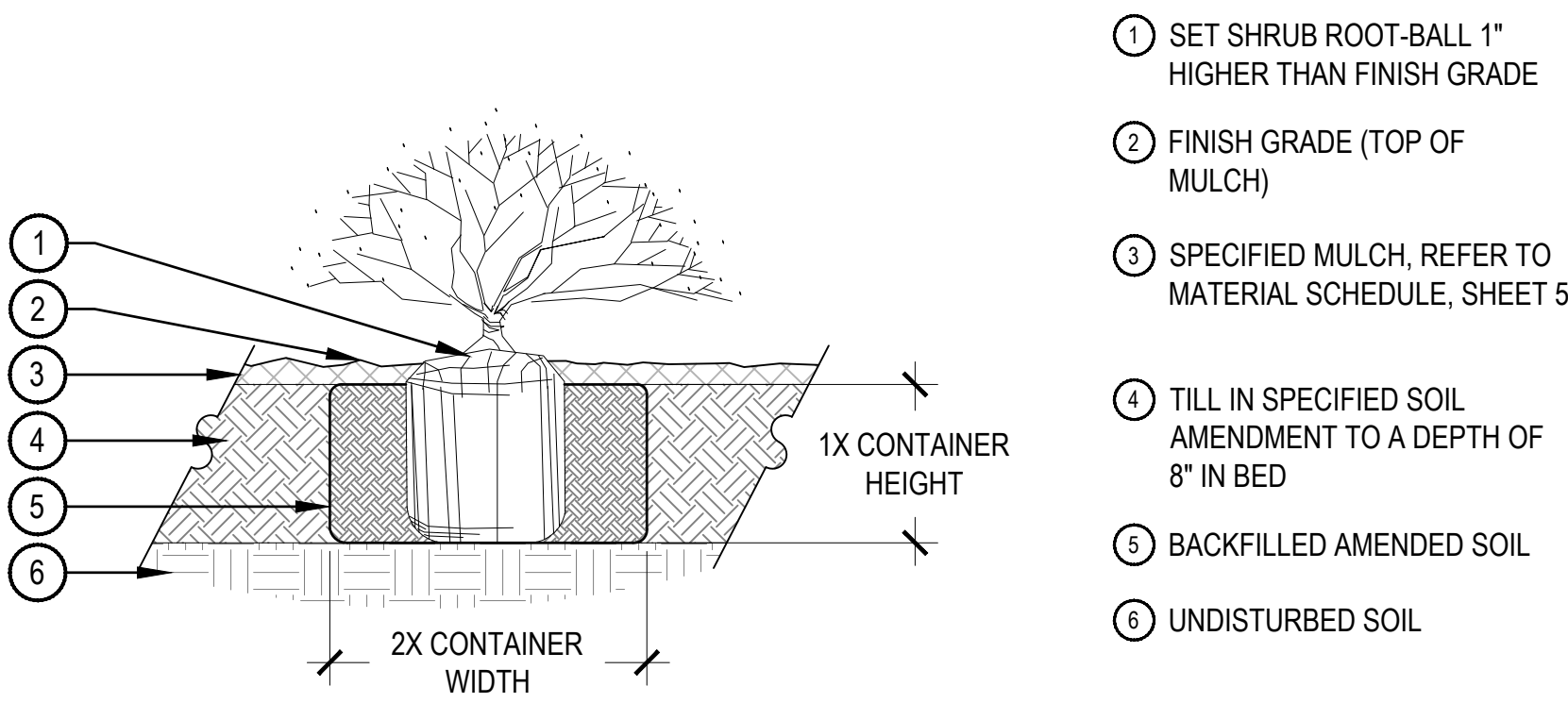
SCALE: 3/16" = 1'-0"



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

CRUSHER FINES AREA

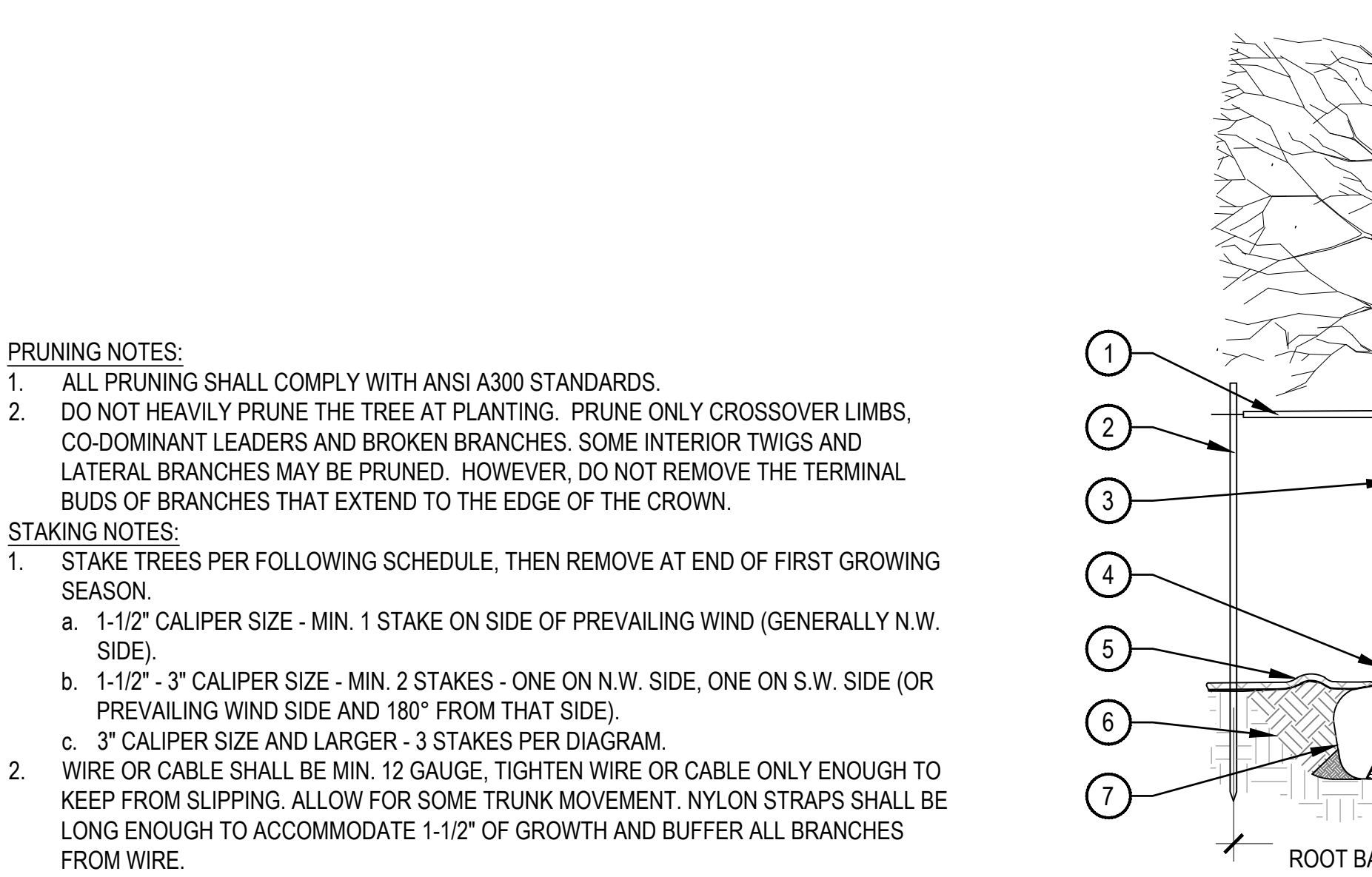
SCALE: 3/4" = 1'-0"



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

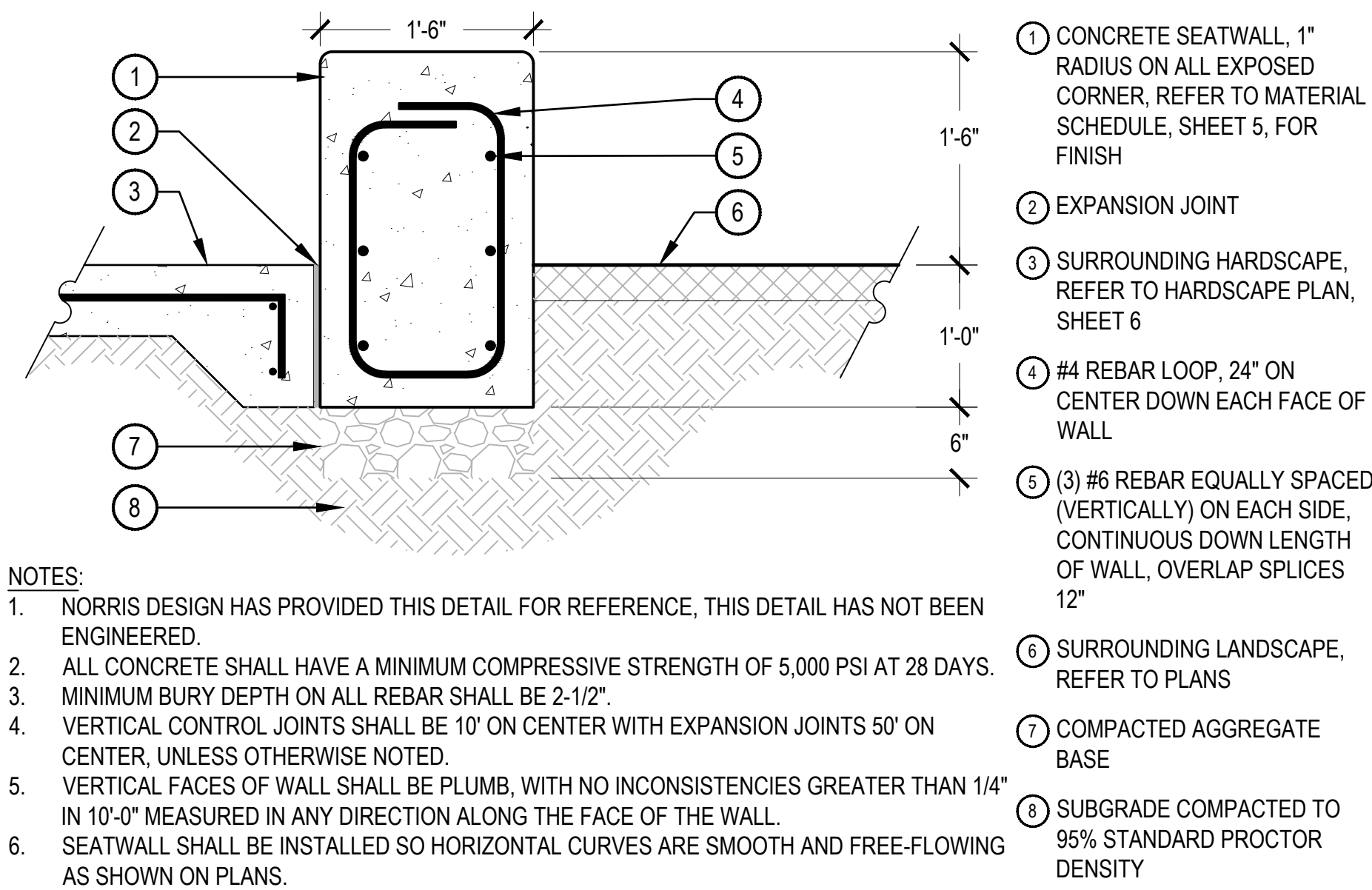
SHRUB PLANTING

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



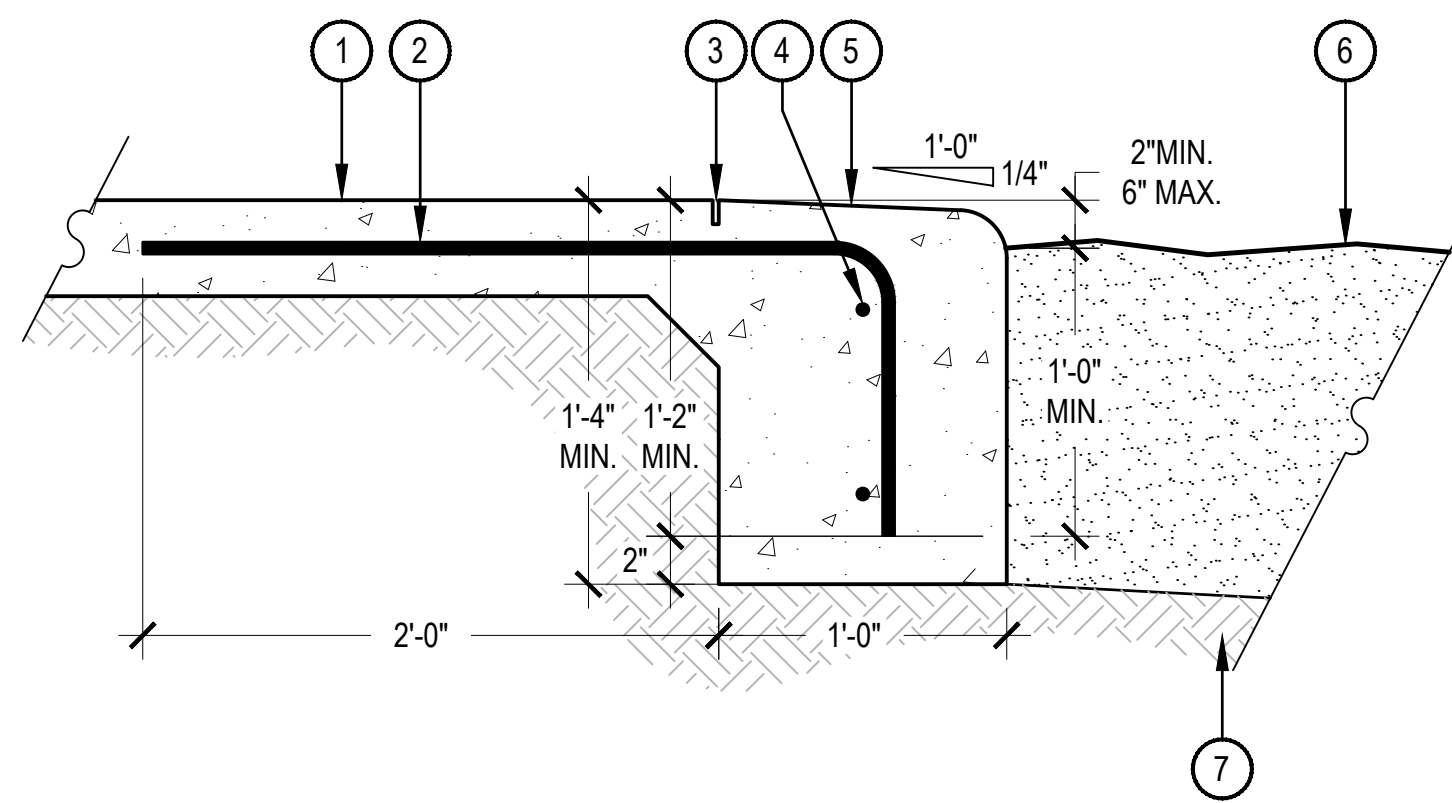
TREE PLANTING DETAIL

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



FREESTANDING CONCRETE SEATWALL

SCALE: 1" = 1'-0"

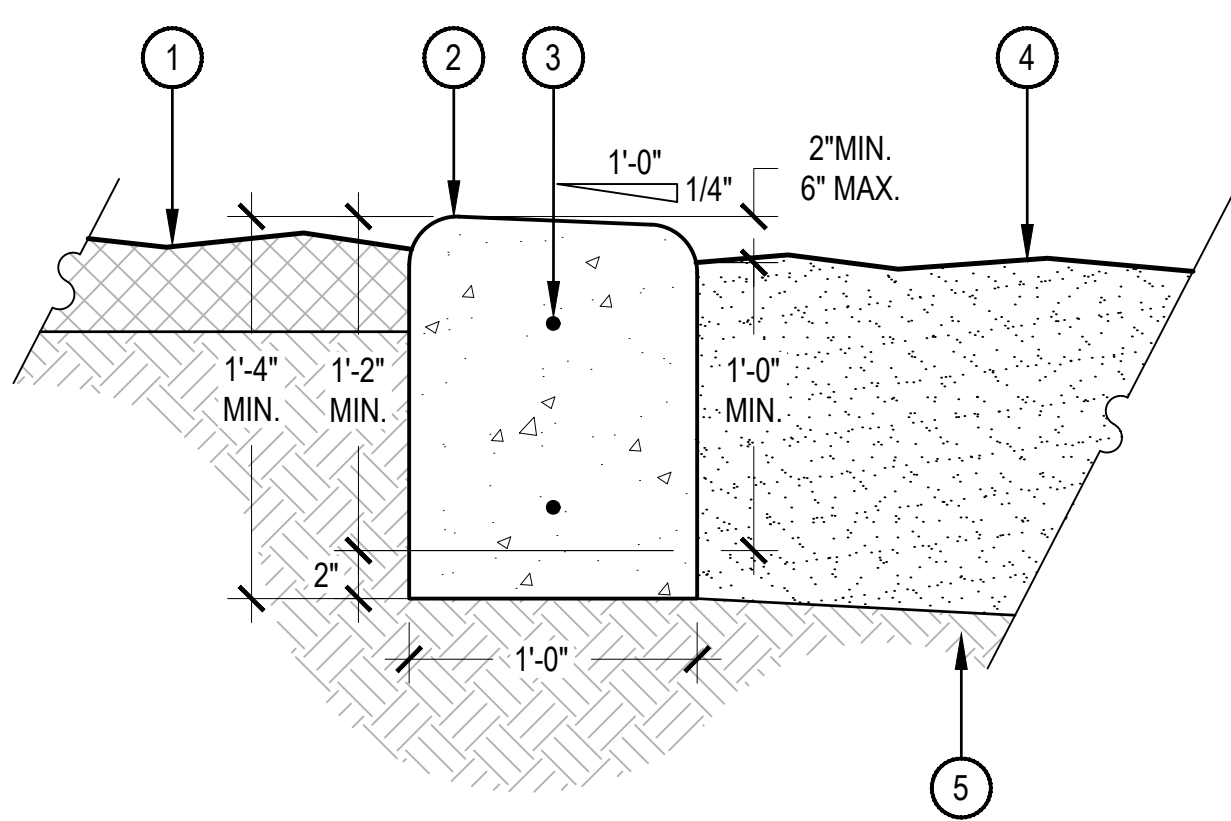


- 1 CONCRETE WALK
- 2 #4 REBAR 24" ON CENTER
- 3 1" DEEP CONTROL JOINT
- 4 (2) #4 REBAR 24" ON CENTER
- 5 CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 6 ADJACENT PLAYGROUND SURFACING, REFER TO LANDSCAPE PLANS
- 7 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

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

1 MONOLITHIC CONCRETE PLAYGROUND CURB

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



- 1 ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 2 CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 3 (2) #4 REBAR 24" ON CENTER
- 4 ADJACENT PLAYGROUND SURFACING, REFER TO LANDSCAPE PLANS
- 5 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

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

2 FREE STANDING CONCRETE PLAYGROUND CURB

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



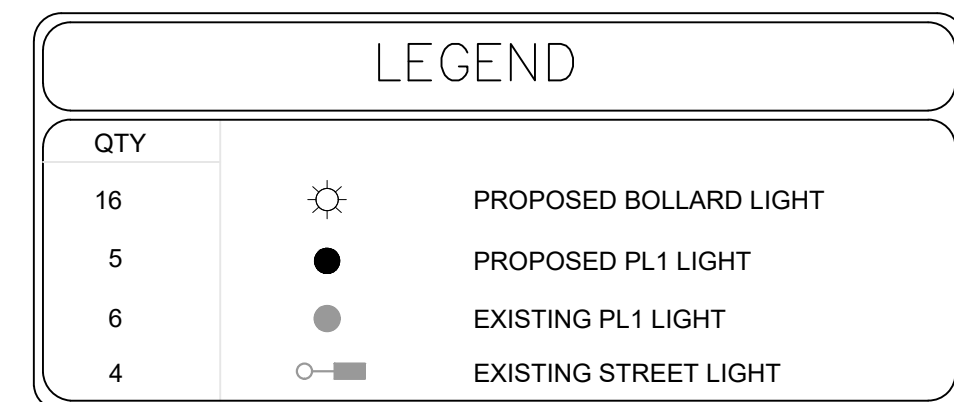
THE POINT - CENTRAL PLAZA
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[illegible]

12 OF 13



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

RESPONSE:

1. This note has been added, pending further conversation with the City of Aurora Engineering reviewers.
2. This note has been added.

Please add the following notes:

1. A photometric analysis of the existing private street lights along E Dartmouth Avenue, S Quarf Street and E Eastman Place shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal the existing street light photometrics will be checked for compliance with the 2025 Roadway Manual and additional lights will be added as required.

2. Private street lights will remain privately owned and maintained in perpetuity.

RESPONSE:
1. These additions have not been added at this time, pending discussion of the photometric requirements for this project.

For E Dartmouth Avenue, S Quari Street and E Eastman Place, private streets shall have streetlights in conformance with COA standards

Identify the following information as part of the site plan submittal in conformance with Section 3.L.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- **Adjacent Land Use Category (i.e., TOD), as applicable**
- Number of lanes
- Back-to-back curb width
- **Pedestrian Activity Level**
- **Pavement Type: R3, for all lighting calculations**

