

DESIGN TEAM CONTACTS

DEVELOPER CONTACT

GVP WINDLER LLC
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
CONTACT: DON PROVOST
PHONE: (720)227-3618
EMAIL: DGP@ALBDEV.COM

SURVEYOR:

WESTWOOD
10333 E. DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: PATRICK STEENBERG

PLANNER / LANDSCAPE

ARCHITECT:
CIVITAS
1200 BANNOCK ST.
DENVER, CO 80204
CONTACT: MERINO IRFANO
PHONE: (303)818.8922
EMAIL: MIRFANO@CIVITASINC.COM

ENGINEER:

WESTWOOD
10333 E. DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: TOM OBLE

LANDSCAPE ARCHITECT:

PCS GROUP CO.
200 KALAMATH ST.
DENVER, CO 80223
CONTACT: JOHN PRESTWICH
PHONE: (303)531.4905
EMAIL: JOHN@PCSGROUPCO.COM

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A RESUBDIVISION OF TRACT H OF WINDLER SUBDIVISION FILING NO. 4, BEING WINDLER SUBDIVISION FILING NO. 5 AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BASIS OF BEARING:

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

BENCHMARK:

CITY OF AURORA BENCH MARK KNOWN AS 3S8518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 3S8518NW001, 2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD). SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

OWNER'S SIGNATURES WINDLER
NEIGHBORHOOD C - SITE PLAN

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, Donald G. Provost HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 23rd DAY OF April

BY: [Signature]
(PRINCIPALS OR OWNERS)

NAME: Donald G. Provost

TITLE: Manager

STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
23rd DAY OF April AD. 2024

BY: Donald G. Provost
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 11/12/25

NOTARY BUSINESS ADDRESS: 7155 E. Nichols Ave., Ste 300
Centennial, CO 80112

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 5/13/24

Planning Director: [Signature] Date: 5/14/24

Planning Commission: N/A Date: N/A
(Chairperson)

City Council: N/A Date: N/A
(Mayor)

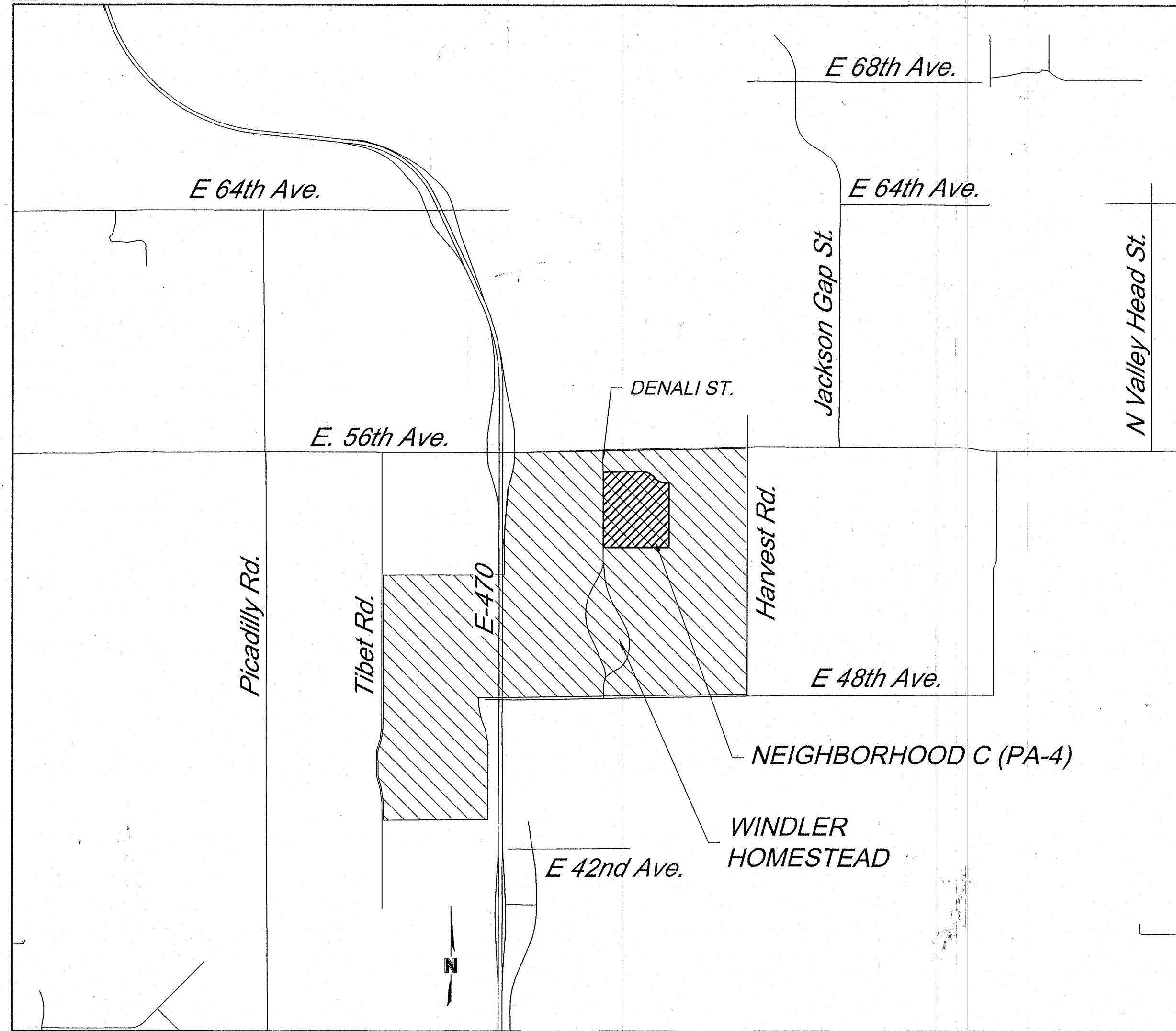
Attest: N/A Date: N/A
(City Clerk)

Database Approval Date 10/18/23

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: _____
Instrument No. _____

NEIGHBORHOOD C
PA-4 - SITE PLAN
PART OF WINDLER FLEXIBLE RESIDENTIAL LOT OPTION AREA 1
LOCATED IN SECTION 18, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
1" = 2000'

SITE DATA		
CURRENT ZONE	MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)	
SITE AREA	1,626,925 ± SQ. FT (37.35 ± ACRES)	
LOT AREA	839,677 ± SQ. FT (19.28 ± ACRES) - 51.6%	
LANDSCAPE AREA	276,866 ± SQ. FT (6.36 ± ACRES) - 17.0%	
RIGHT OF WAY AREA	360,417 ± SQ. FT (8.28 ± ACRES) - 22.2%	
PRIVATE ALLEYWAY AREA	149,965 ± SQ. FT (3.44 ± ACRES) - 9.2%	
MAXIMUM ALLOWABLE BUILDING HEIGHT	38'	
2015 IBC CONSTRUCTION TYPE OF STRUCTURE	V-B	
2015 IBC OCCUPANCY TYPE	R-3 (NON-FIRE SPRINKLED)	
NUMBER OF BUILDING(S) (TOWNHOUSE, DUPLEX, CONDO)	192	
SQUARE FOOTAGE OF BUILDINGS	N/A	
GROSS SQ. FT. OF BUILDINGS	N/A	
HEIGHT OF BUILDINGS	N/A	
DUPLEX	40	
NUMBER OF LOTS	293	
	REQUIRED	PROPOSED
PARKING SPACES	2 SPACES PER DWELLING UNIT X 300 UNITS =600 SPACES	600 GARAGE SPACES
BICYCLE SPACES	0	12
SIGNS	2 PER ENTRANCE OFF AN ARTERIAL/COLLECTOR ROADWAY	1
SIGN SQUARE FOOTAGE	MAX 96 SF PER SIGN; 6' MAX HEIGHT	12 SF

BUILDING SQUARE FOOTAGE AND TYPE NOT DETERMINED AT THIS TIME.

SHEET	TITLE
1	COVER SHEET
2	NOTES
3	TYPICAL STREET SECTIONS
4	TYPICAL LOT SETBACKS
5	TYPICAL LOT SETBACKS
6	TYPICAL LOT SETBACKS
7	TYPICAL LOT SETBACKS
8	TYPICAL LOT SETBACKS
9	TYPICAL LOT SETBACKS
10	TYPICAL LOT SETBACKS
11	FRLO STANDARDS TRACKING
12	OS TRACKING
13	OS AMENITY TRACKING
14	FENCE DIAGRAM
15	FENCE DETAILS
16	MAILBOX PLAN
17	CIRCULATION PLAN
18	OVERALL SITE PLAN
19	AREA SITE PLAN
20	AREA SITE PLAN
21	AREA SITE PLAN
22	AREA SITE PLAN
23	LINE & CURVE TABLES
24	OVERALL GRADING PLAN
25	AREA GRADING PLAN
26	AREA GRADING PLAN
27	AREA GRADING PLAN
28	AREA GRADING PLAN
29	OVERALL UTILITY PLAN
30	AREA UTILITY PLAN
31	AREA UTILITY PLAN
32	AREA UTILITY PLAN
33	AREA UTILITY PLAN
34	FIRE ACCESS
35	DETAILS
36	HOUSING TYPE AND LANDSCAPE REQUIREMENTS
37	RESIDENTIAL LANDSCAPE GUIDELINES AND SCHEDULE
38	TYPICAL LOT LANDSCAPE 1
39	TYPICAL LOT LANDSCAPE 2
40	TYPICAL LOT LANDSCAPE 3
41	TYPICAL LOT LANDSCAPE 4
42	TYPICAL LOT LANDSCAPE 5
43	TYPICAL LOT LANDSCAPE 6
44	LANDSCAPE NOTES (L0.00)
45	LANDSCAPE SHEET INDEX (L0.01)
46	LANDSCAPE DETAILS (L0.02)
47	LANDSCAPE DETAILS (L0.03)
48-53	STREETSCAPE PLANS (L1.00 - L1.05)
54-64	LINEAR PARK (L2.00 - L2.30)
65-89	OPEN SPACE PLANS (L3.00 - L3.24)
90	OVERALL LIGHTING PLAN
91	OPEN SPACE LIGHTING PLAN
92	OPEN SPACE LIGHTING PLAN
93	OPEN SPACE LIGHTING PLAN
94	OPEN SPACE LIGHTING PLAN
95	OPEN SPACE LIGHTING PLAN
96	OPEN SPACE LIGHTING PLAN
97	OPEN SPACE LIGHTING PLAN
98	OPEN SPACE LIGHTING PLAN
99	OPEN SPACE LIGHTING PLAN
100	OPEN SPACE LIGHTING PLAN
101	OPEN SPACE LIGHTING PLAN
102	OPEN SPACE LIGHTING PLAN
103	OPEN SPACE LIGHTING PLAN
104	OPEN SPACE LIGHTING PLAN
105	OPEN SPACE LIGHTING SCHEDULE

SCALE:
AS SHOWN

DRAWN BY:
CLF

CHECKED BY:
CAB

DATE:
2/23/2024

1

WINDLER NEIGHBORHOOD C
PLANNING AREA 4
INITIAL SITE PLAN

Westwood

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720-482-3526

GVP WINDLER, LLC
CONTACT: DON PROVOST
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
TEL: (720) 227-3618

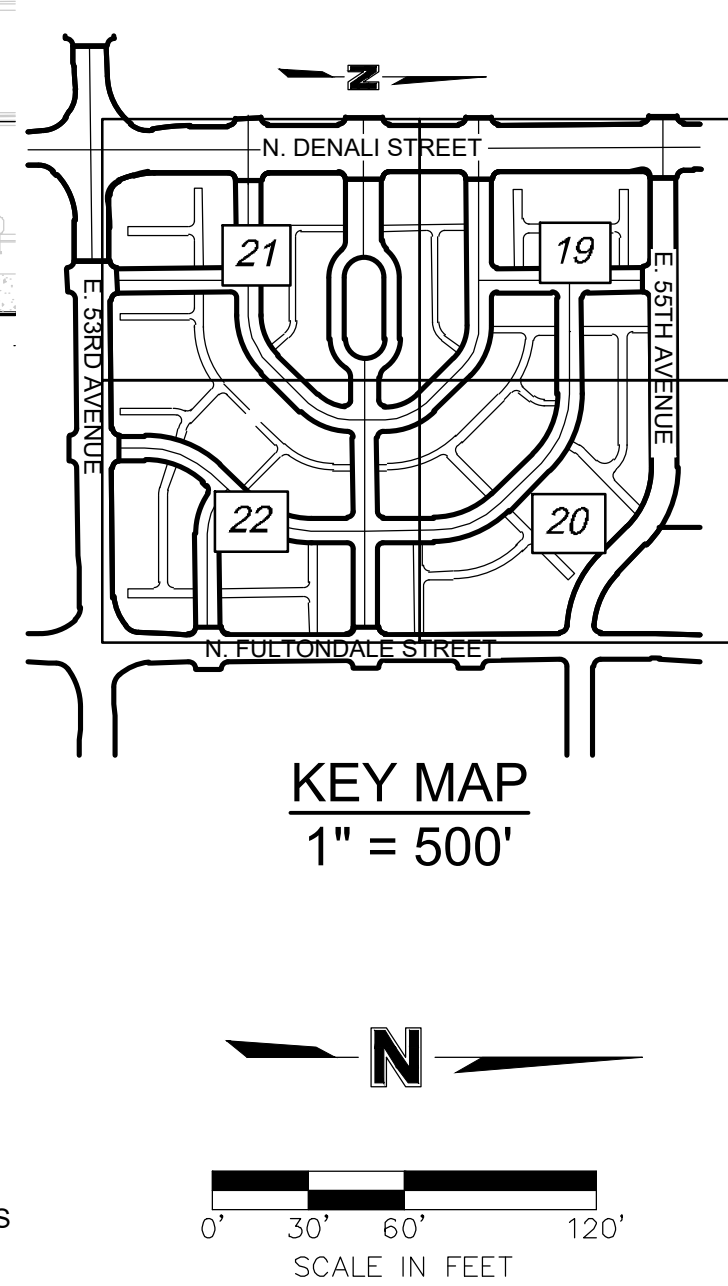
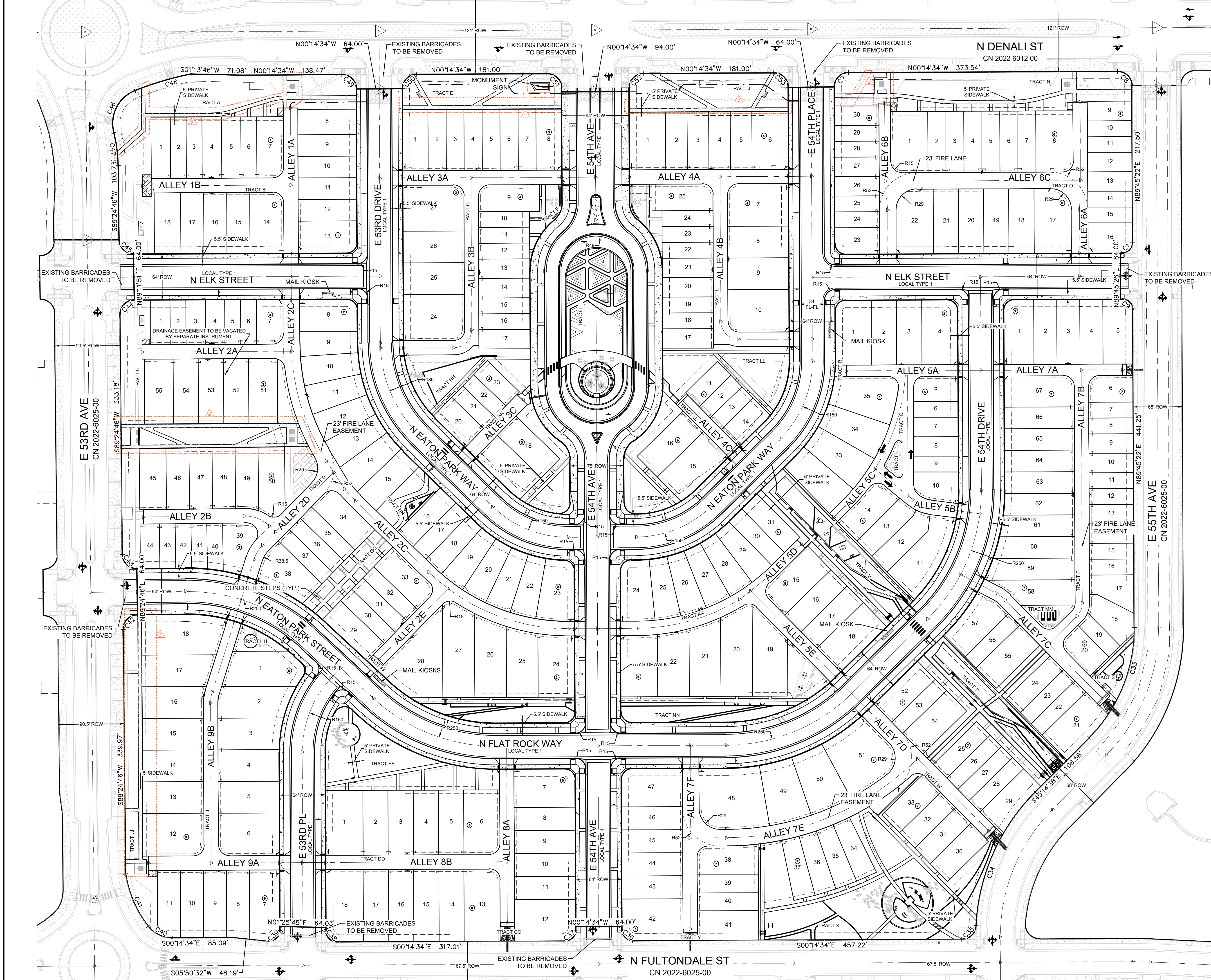
Revisions

No.

Date

Appr.

Date



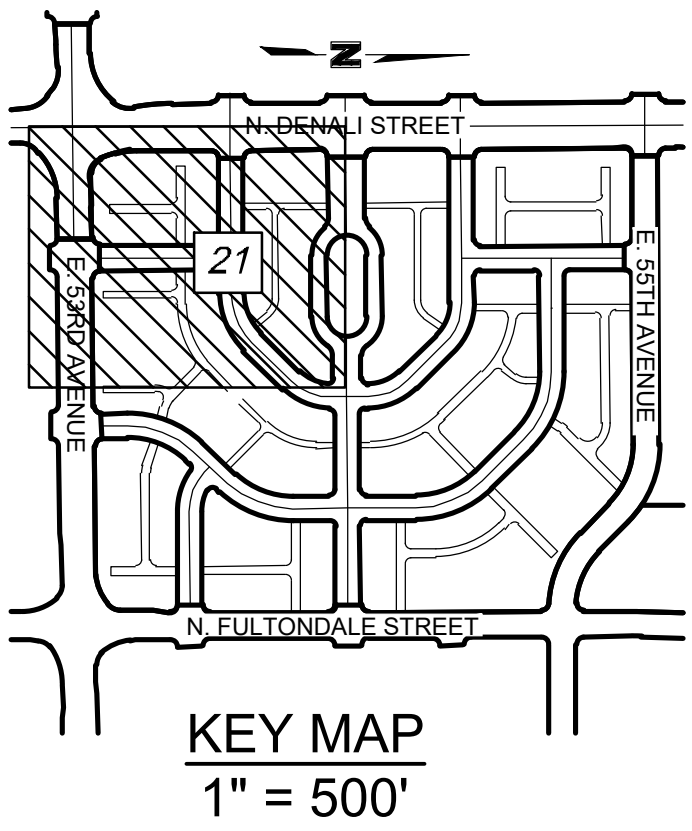
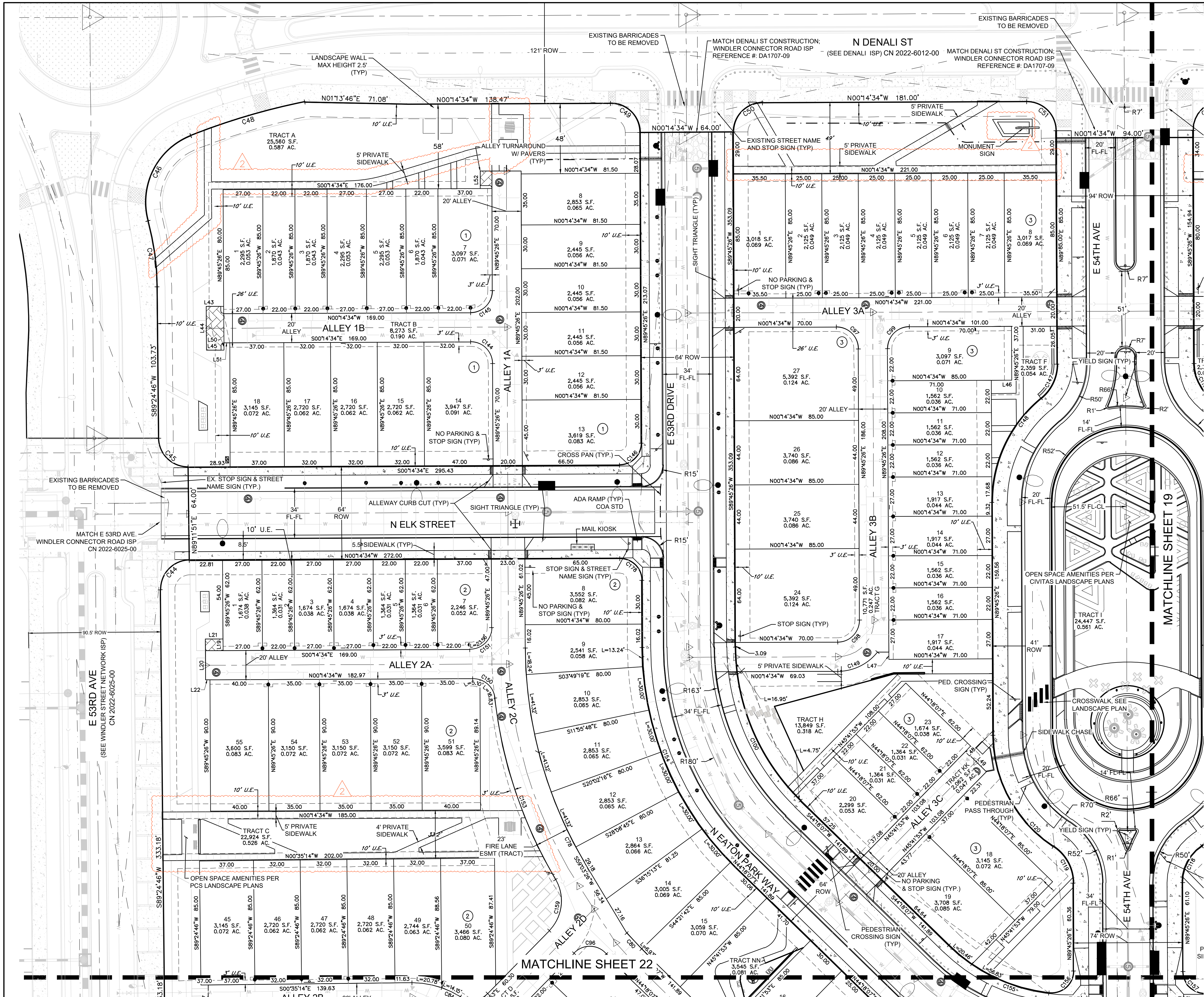
- NOTES:
1. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS SHALL BE DETERMINED WITH THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. TYPICAL STREET LIGHTS ON PUBLIC ROADS WILL BE OWNED AND OPERATED BY THE CITY OF AURORA AND MUST MEET C.O.A. STANDARDS.
 2. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS RESPONSIBLE FOR THE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
 3. ALL CROSS SPANS WILL BE REVIEWED AND APPROVED AS PART OF THE CONSTRUCTION DOCUMENT REVIEW.

LEGEND

- | | |
|--|--|
| | PROPOSED CURB
& GUTTER |
| | PROPOSED STREET LIGHT |
| | PROPOSED/EXISTING FIRE
HYDRANT |
| | PROPOSED CURB RETURN
SIDEWALK RAMP |
| | PROPOSED TEMPORARY ROAD
BARRIER TO BE REMOVED |
| | PROPOSED MID-BLOCK
RAMP |
| | TEMPORARY FLARED
END SECTION TO BE
REMOVED |
| | PUBLIC SIDEWALK |
| | SIGHT TRIANGLE LINE |
| | PROPOSED CONCRETE
CROSSSPAN |
| | PROPOSED STORM INLET |
| | PROPOSED MANHOLE |
| | RANGE POINT |
| | PROPOSED PEDESTRIAN LIGHT |
| | STREET CENTERLINE |
| | PUBLIC STREET
RIGHT-OF-WAY |
| | PROPERTY LOT LINE |
| | EDGE OF PAVEMENT |
| | PROPOSED EASEMENT |
| | EXISTING EASEMENT |
| | PROPERTY BOUNDARY |

SHEET NUMBER 18	DRAWN BY:	SCALE:	WINDLER NEIGHBORHOOD C PLANNING AREA 4 OVERALL SITE PLAN	<p>GVP WINDLER, LLC CONTACT: DON PROVOST 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (720) 227-3618</p> <p>Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</p> <p>Westwoodps.com Westwood Professional Services, Inc.</p>	<p>1 AMENDMENT 1 CAB</p> <p>2 AMENDMENT 2 CAB</p> <p>11/11/24 27/05</p>	<p>Date</p> <p>Appr.</p>
	CHECKED BY:	AS SHOWN				
	FILE NO:					
	DATE:	2/23/2024				

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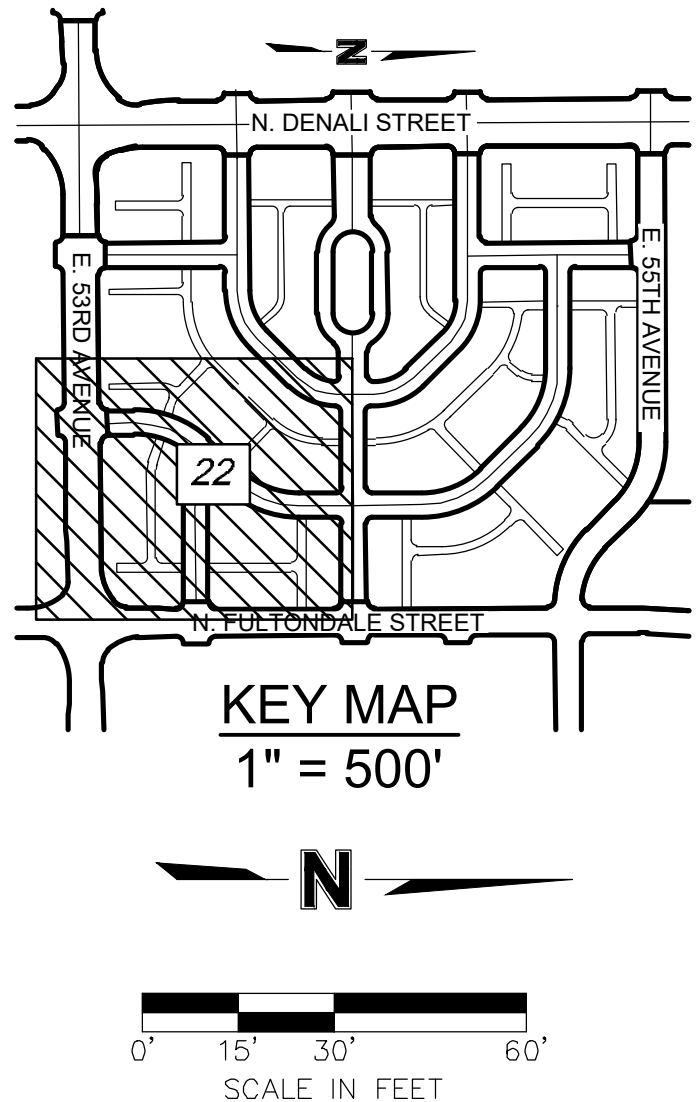
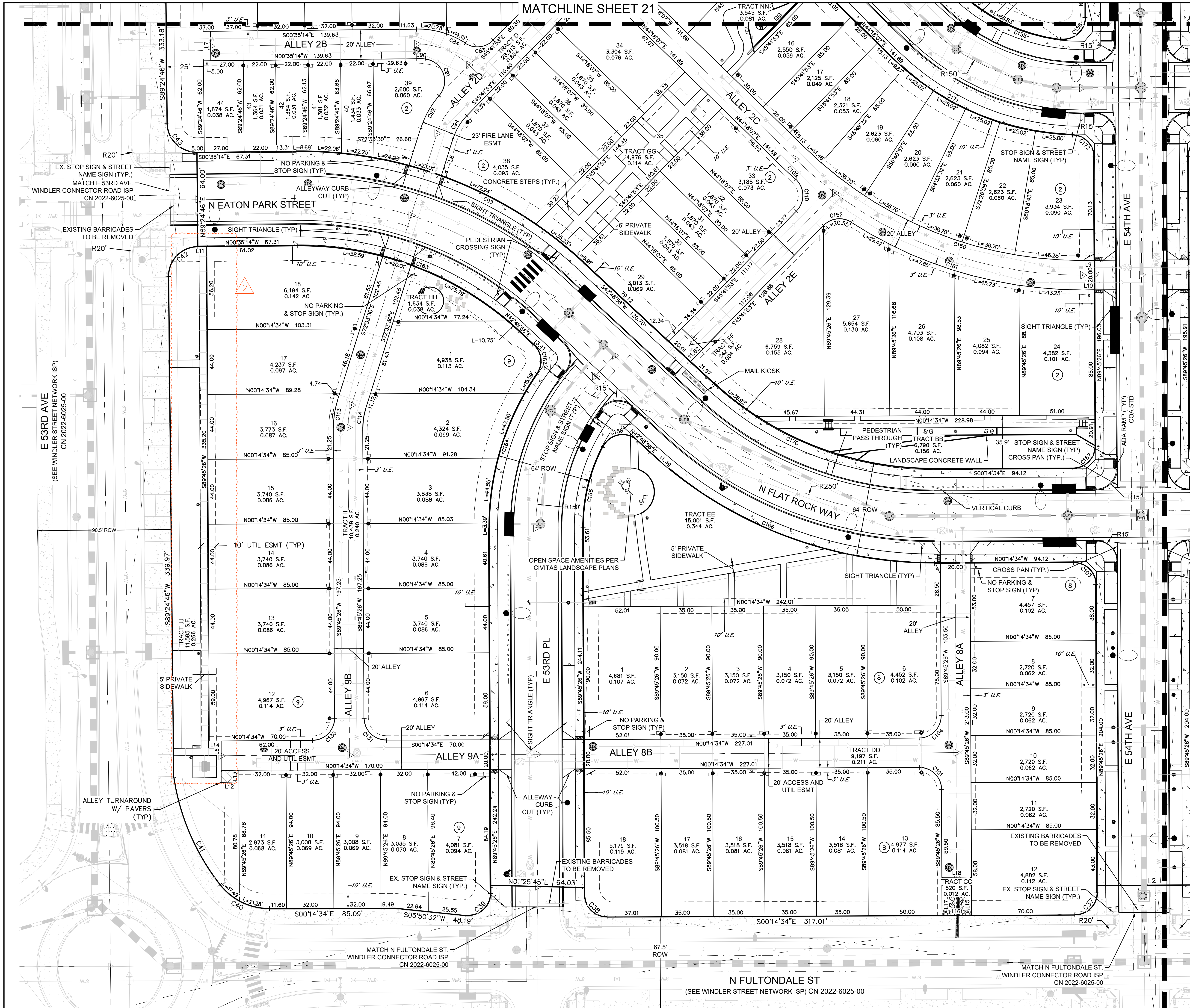
- NOTES:
- STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS SHALL BE DETERMINED WITH THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. TYPICAL STREET LIGHTS ON PUBLIC ROADS WILL BE OWNED AND OPERATED BY THE CITY OF AURORA AND MUST MEET C.O.A. STANDARDS.
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LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED/ EXISTING FIRE HYDRANT
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER TO BE REMOVED
- PROPOSED MID-BLOCK RAMP
- TEMPORARY FLARED END SECTION TO BE REMOVED
- PUBLIC SIDEWALK
- SIGHT TRIANGLE LINE
- PROPOSED CONCRETE CROSSSPAN
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- RANGE POINT
- PROPOSED PEDESTRIAN LIGHT
- STREET CENTERLINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY

SHEET NUMBER 21	DRAWN BY:		SCALE:	WINDLER NEIGHBORHOOD C PLANNING AREA 4 AREA SITE PLAN	GVP WINDLER, LLC CONTACT: DON PROVOST 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (720) 227-3618	<div>Westwood</div> <div>Westwoodps.com</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwood Professional Services, Inc.</div>	1		AMENDMENT 1	11/1/24	CAB		
	CHECKED BY:		AS SHOWN				2	AMENDMENT 2	2/7/25	CAB			
	DATE:		FILE NO:				-	-	-	-	-		
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							No.	Revisions	Date	Init.	Appr.	Date	


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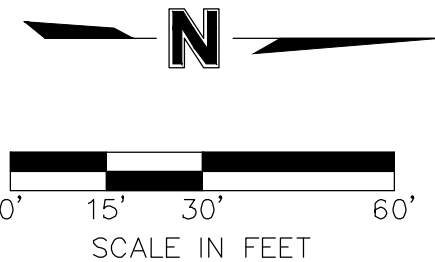
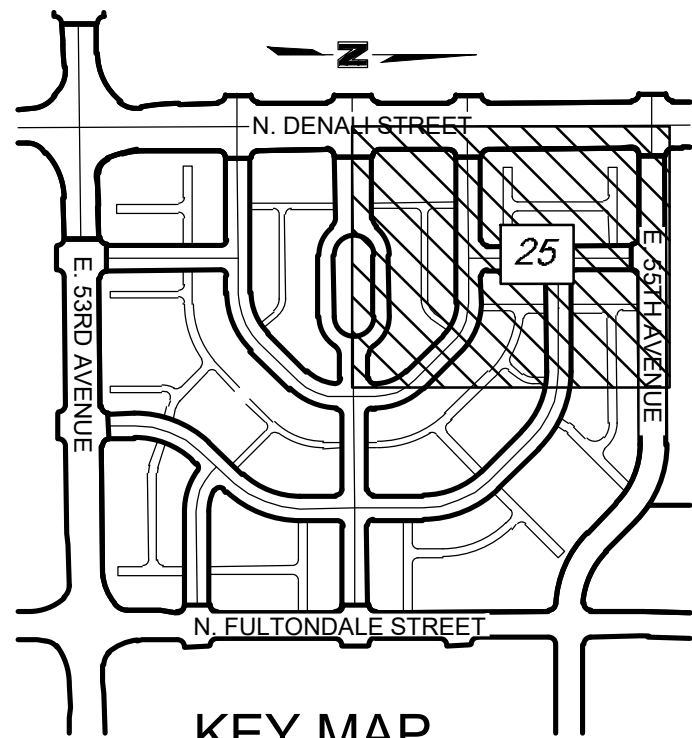
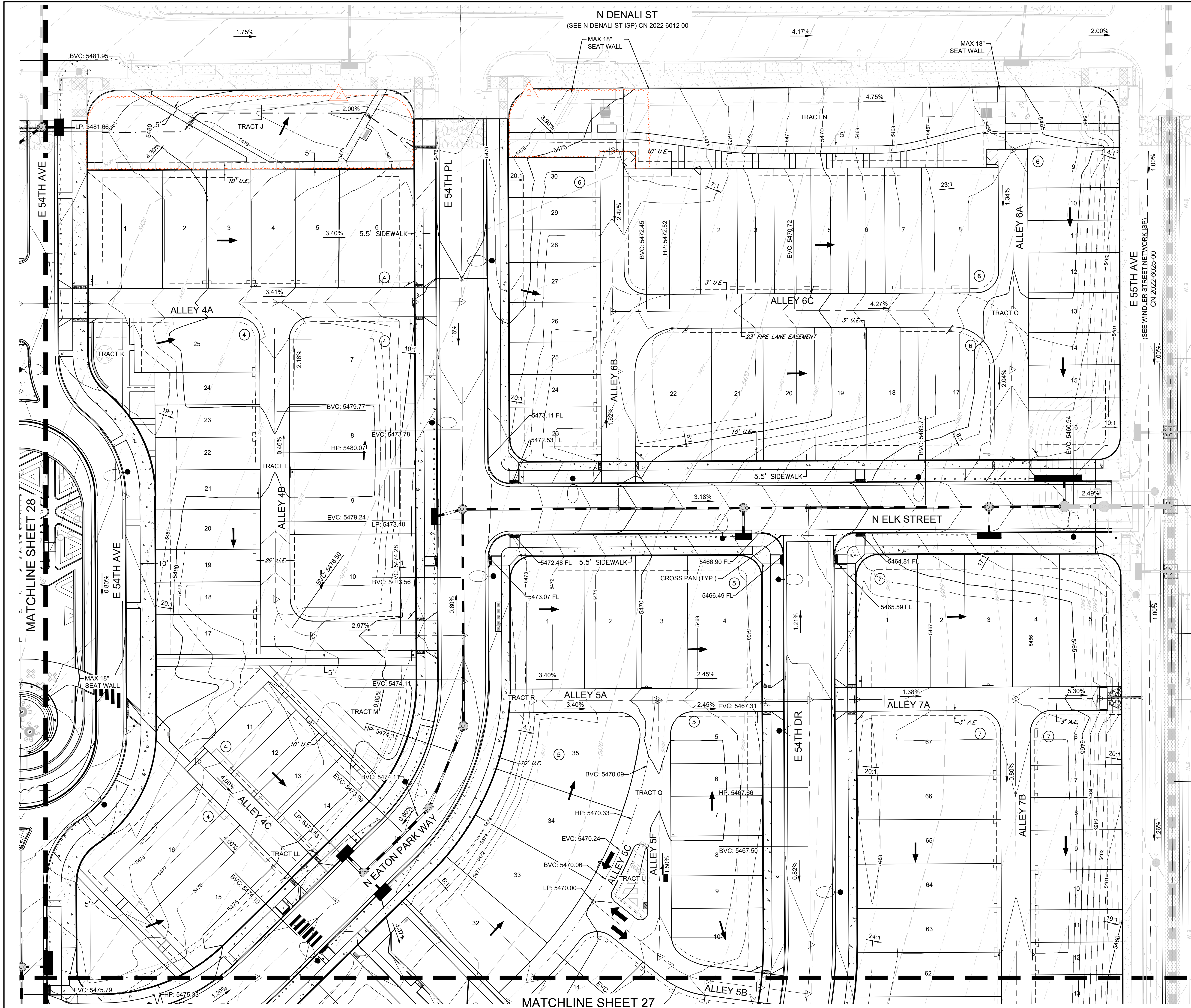
- NOTES:
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LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STREET LIGHT
- PROPOSED/ EXISTING FIRE HYDRANT
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER TO BE REMOVED
- PROPOSED MID-BLOCK RAMP
- TEMPORARY FLARED END SECTION TO BE REMOVED
- PUBLIC SIDEWALK
- SIGHT TRIANGLE LINE
- PROPOSED CONCRETE CROSSSPAN
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- RANGE POINT
- PROPOSED PEDESTRIAN LIGHT
- STREET CENTERLINE
- PUBLIC STREET
- RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY

SHEET NUMBER 22	DRAWN BY:	CLF	SCALE:	WINDLER NEIGHBORHOOD C PLANNING AREA 4 AREA SITE PLAN				GVP WINDLER, LLC CONTACT: DON PROVOST 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (720) 227-3618							
	CHECKED BY:	CAB	FILE NO:					Westwoodps.com 10333 E DRY CREEK RD., SUITE 400 ENGLEWOOD, CO 80112 TEL: 720-462-9526 Westwood Professional Services, Inc.							
	DATE:	2/23/2024													
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								2 AMENDMENT 2				2/7/25		CAB	
								No. Revisions				Date		Init.	Appr.

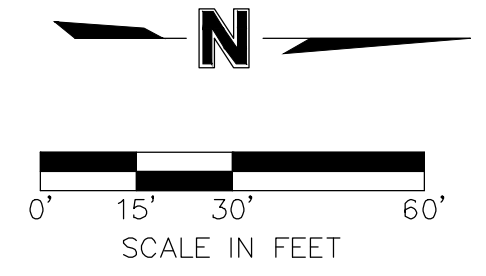
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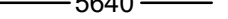
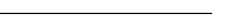





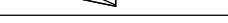
- NOTES:**
1. ALL INLETS ARE COA TYPE R UNLESS OTHERWISE NOTED.
 2. STORM SEWER IN PUBLIC RIGHT OF WAY IS PUBLIC.
 3. WATER METERS LOCATED ON LOT LINES SHALL HAVE ADDRESS TAGS INSTALLED ON THE YOKES AND LIDS. SEE COA UTILITY DETAIL 203-1.
 4. ALL CROSS PANS WILL BE REVIEWED AND APPROVED AS PART OF THE CONSTRUCTION DOCUMENT REVIEW.

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EMERGENCY OVERFLOW LOCATION
	PROPOSED EDGE DRAIN

SHEET NUMBER <div>25</div>	DRAWN BY:	CLF	SCALE:	WINDLER NEIGHBORHOOD C PLANNING AREA 4 AREA GRADING PLAN	GVP WINDLER, LLC CONTACT: DON PROVOST 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (720) 227-3618	<div>Westwood</div> <div>Westwoodps.com</div> <div>Westwood Professional Services, Inc.</div>							
	CHECKED BY:	CAB	FILE NO:										
	DATE:	2/23/2024											
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							No.		Revisions	Date	Init.	Appr.	Date

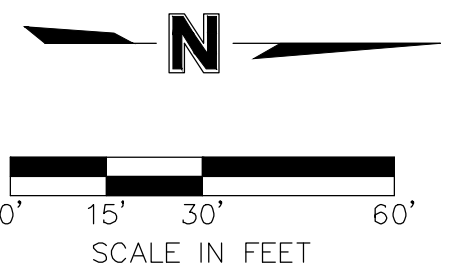
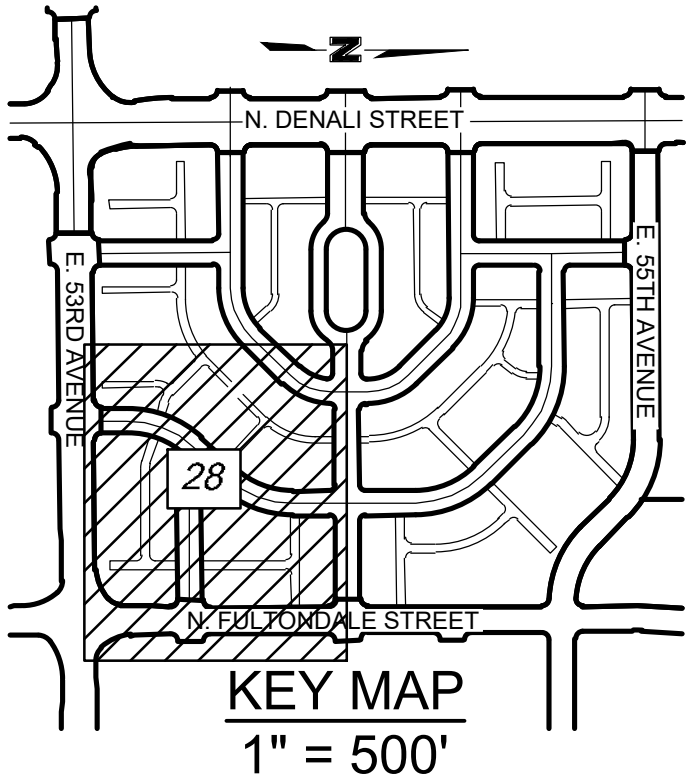
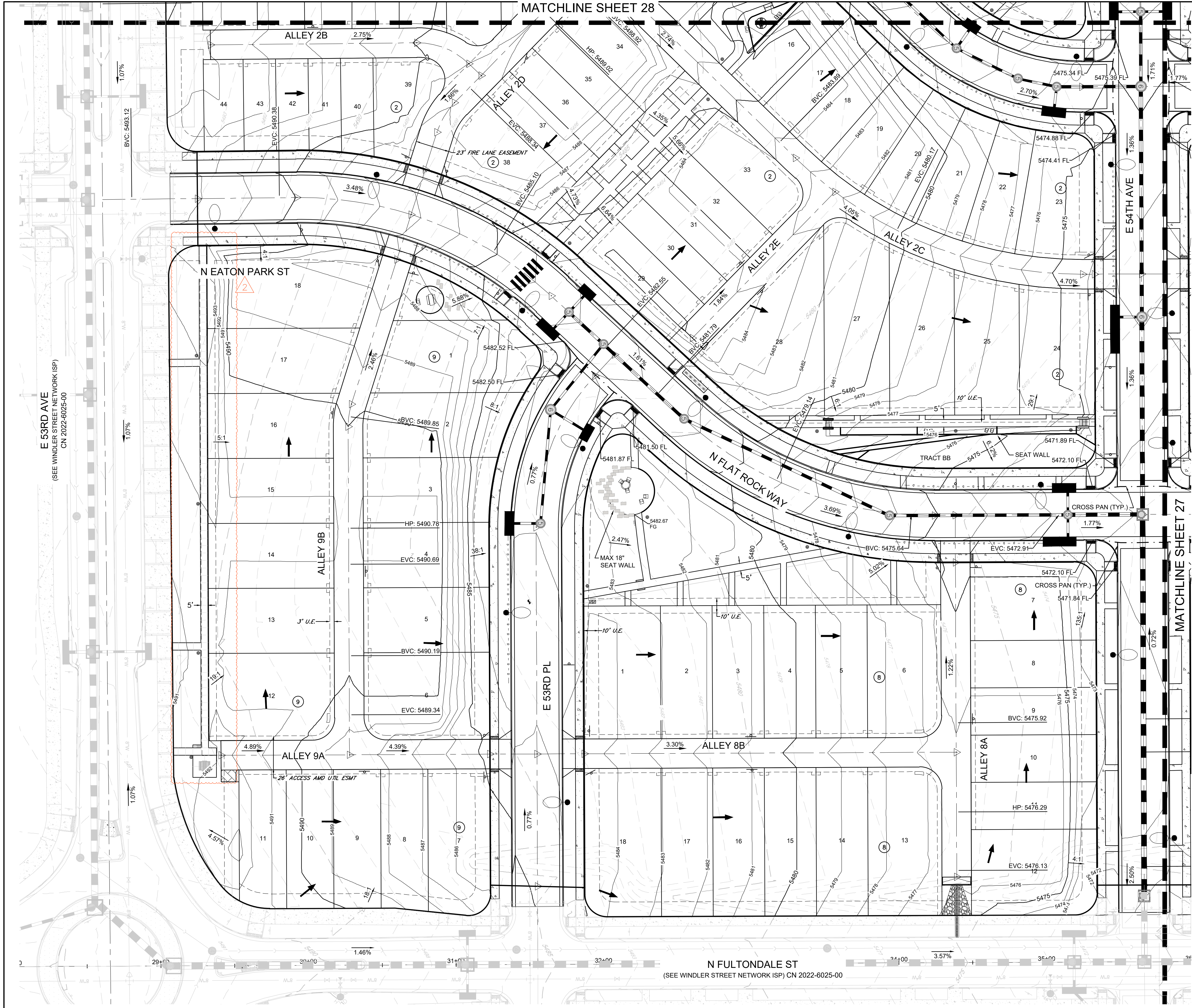


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	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EMERGENCY OVERFLOW LOCATION
	PROPOSED EDGE DRAIN

SHEET NUMBER <div>27</div>	DRAWN BY: CLF		SCALE: AS SHOWN	<div>WINDLER NEIGHBORHOOD C PLANNING AREA 4 AREA GRADING PLAN</div> <div>GVP WINDLER, LLC CONTACT: DON PROVOST 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (720) 227-3618</div> <div><div>Westwood</div><div>10333 E DRY CREEK RD. 5750 DTC PARKWAY, SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.</div></div>	1 AMENDMENT 1		11/1/24	CAB	
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							No.	Revisions	Date

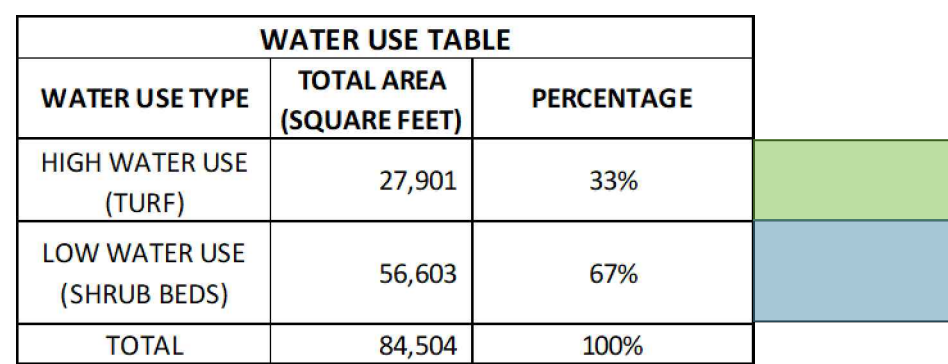
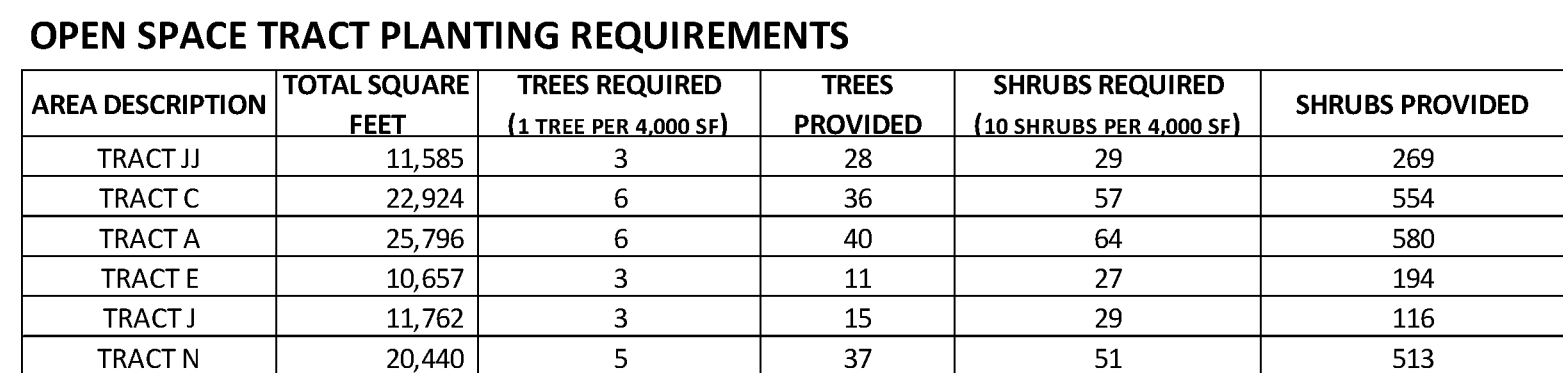
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- NOTES:**
1. ALL INLETS ARE COA TYPE R UNLESS OTHERWISE NOTED.
 2. STORM SEWER IN PUBLIC RIGHT OF WAY IS PUBLIC.
 3. WATER METERS LOCATED ON LOT LINES SHALL HAVE ADDRESS TAGS INSTALLED ON THE YOKES AND LIDS. SEE COA UTILITY DETAIL 203-1.
 4. ALL CROSS PANS WILL BE REVIEWED AND APPROVED AS PART OF THE CONSTRUCTION DOCUMENT REVIEW.

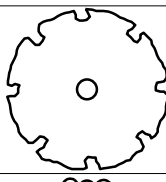
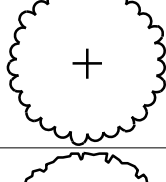
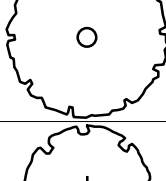
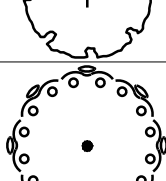
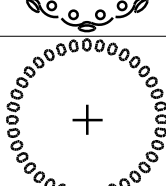
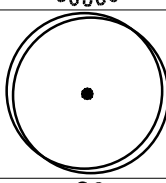
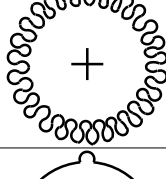
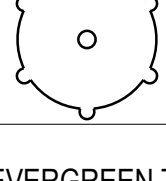
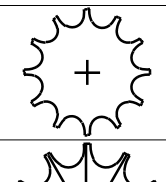

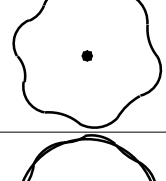
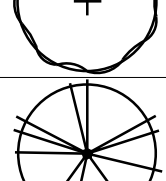
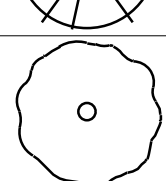
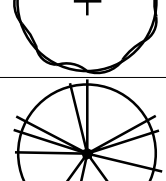
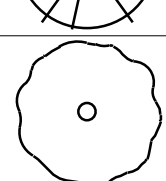
LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	EMERGENCY OVERFLOW LOCATION
	PROPOSED EDGE DRAIN




SHEET NUMBER <div>28</div>	DRAWN BY:	CLF	SCALE: AS SHOWN	<div>WINDLER NEIGHBORHOOD C PLANNING AREA 4 AREA GRADING PLAN</div> <div>GVP WINDLER, LLC CONTACT: DON PROVOST 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 TEL: (720) 227-3618</div> <div>Westwoodps.com 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.462.3526 Westwood Professional Services, Inc.</div> <div>Westwood</div>								
	CHECKED BY:	CAB										
	DATE:	2/23/2024										
					No.	Revisions	Date	Init.	Appr.	Date		
					-	-	-	-	-	-	-	
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					-	-	-	-	-	-	-	



1 UPDATED WATER USE PLAN AND
PLANT TRACKING TABLE

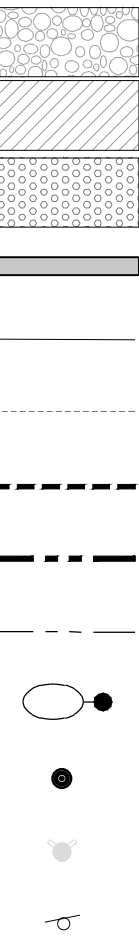
PLANT SCHEDULE FOR LINEAR PARKS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
DECIDUOUS TREES						
	AF2	4	Acer rubrum 'Frank Jr.'	Redpointe® Maple	B & B	2.5"Cal
	GI2	2	Gleditsia triacanthos inermis 'Skyline'™	Skyline Thornless Honey Locust	B & B	2.5"Cal
	QM2	9	Quercus muehlenbergii	Chinkapin Oak	B & B	2.5"Cal
	QC2	3	Quercus robur 'Crimschmidt'™	English Oak	B & B	2.5"Cal
	SPEC TR	2	Specimen Tree	To Be Determined	B & B	To Be Determined- Owner Procured
	SH2	8	Styphnolobium japonicum 'Halka'	Millstone™ Japanese Pagoda Tree	B & B	2.5"Cal
	TS	8	Tilia tomentosa 'Sterling'	Sterling Silver Linden	B & B	2.5"Cal
	UE	1	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	B & B	2.5"Cal
	UP2	44	Ulmus x 'Morton Glossy'™	Triumph Elm	B & B	2.5"Cal
EVERGREEN TREES						
	BPE	20	Pinus heldreichii	Bosnian Pine	B & B	8' Ht
	PSS	11	Pinus strobiformis	Southwestern White Pine	B & B	8' Ht
ORNAMENTAL TREES						
	AG2	5	Amelanchier 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2"Cal
	CV2	20	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	B & B	2"Cal
	MI	9	Malus x 'Indian Magic'	Indian Magic Crab Apple	B & B	2"Cal
	MS	6	Malus x 'Spring Snow'	Spring Snow Crab Apple	B & B	2"Cal

SYMBOL	CODE	QTY				
GROUND COVERS						
	SOD	27,901 sf	Cool Season Drought Resistant Sod / Colorado Hyper Blue -			
	MIX A	11,517 sf	Native Seed Mix Bouteloua dactyloides (30%) Bouteloua gracilis (70%)			
	MIX B	6,640 sf	Flowering Seed Mix Koeleria macrantha (2%), Oryzopsis hymenoides (8%), Elymus trachycaulus (8%), Elymus lanceolatus (6%), Pascopyrum smithii (10%), Stipa comata (3%), Stipa viridula (3%), Trifolium incarnatum (4%), Penstemon eatonii (28%), Cosmos sulphureus (28%)			

ORNAMENTAL GRASSES						
	BB	22	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal	
	FRG	113	Calamagrostis 'Karl Foerster'	Feather Reed Grass	1 gal	
	ET	148	Eragrostis trichodes	Sand Lovegrass	1 gal	
	MM	60	Miscanthus sinensis 'Morning Light'	Morning Light Silver Grass	1 gal	
	PH	119	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 gal	
	SH	130	Sporobolus heterolepis	Prairie Dropseed	1 gal	
DECIDUOUS SHRUBS						
	AMA	6	Amelanchier alnifolia	Serviceberry	5 gal.	
	ARB	5	Aronia arbutifolia 'Brilliantissima'	Brilliantissima Red Chokeberry	5 gal	
	AM	282	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	5 gal	
	CD	86	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Shrub	5 gal	
	CFC	36	Caryopteris x clandonensis 'First Choice'	First Choice Bluebeard	5 gal	
	RB	24	Chrysothamnus nauseosus	Rabbitbrush	5 gal	
	CI	10	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal	
	CA2	73	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal	
	FF	19	Forsythia x 'Northern Sun'	Northern Sun Forsythia	5 gal	
	GL2	55	Genista lydia	Broom	5 gal	
	JA	79	Jamesia americana	Waxflower	5 gal	
	PL2	34	Physocarpus opulifolius 'Little Devil'™	Dwarf Ninebark	5 gal	
	PN3	13	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal	
	PJ	10	Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla	5 gal	
	RAP	96	Potentilla fruticosa 'Red Ace'™	Red Ace Bush Cinquefoil	5 gal	
	PPB	70	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	
	RAA	176	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	
	RG2	403	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.	
	GC	44	Ribes aureum	Golden Currant	5 gal	
	FMR	140	Rosa Meidiland series 'Fire'	Fire Meidiland Rose	5 gal	
	GFS	14	Spiraea japonica 'Goldflame'	Goldflame Spirea	5 gal	
	SS2	148	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea	5 gal	
	SC2	48	Spiraea x bumalda 'Walburna'	Magic Carpet Spirea	5 gal	
	SO	26	Symphoricarpos occidentalis	Western Snowberry	5 gal	
	SC	25	Symphoricarpos x chenaultii 'Hancock'	Hancock Chenault Coralberry	5 gal	
	SM	21	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal	
EVERGREEN SHRUBS						
	AH	14	Arctostaphylos x coloradoensis	Manzanita Colorado	5 gal	
	AP	144	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	5 gal	
	CL	18	Cytisus x 'Lena'	Broom	5 gal	
	JSP2	88	Juniperus chinensis 'Spartan'	Spartan Juniper	5 gal	
	JH	19	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal	
PERENNIALS / GROUNDCOVERS						
	EPW	44	Echinacea purpurea 'PAS702917'™	PowWow Wild Berry Coneflower	1 gal	
	NL	55	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal	
	PRR	14	Penstemon 'Red Rocks'	Red Rocks Penstemon	1 gal	
	SP3	61	Salvia pachyphylla	Mojave Sage	1 gal	

LEGEND



1.5" - 3" COBBLE MULCH

WOOD MULCH

CRUSHED STONE PAVING, RE: DETAIL SHEET 85

WALL, RE: DETAIL SHEETS 64 & 86

METAL EDGER, RE: DETAIL SHEET 86

SPADE CUT EDGER, RE: DETAIL SHEET 64

MATCHLINE

LIMIT OF WORK

RIGHT OF WAY (ROW)

STREET LIGHT, RE: CIVIL

PEDESTRIAN LIGHT, RE: CIVIL

FIRE HYDRANT, RE: CIVIL

SIGN, RE: CIVIL

1 UPDATED PLANT SCHEDULE

[illegible]

TRACT C

- ADIRONDACK CHAIR, TYP. RE: DTL E/85
- CRUSHED STONE PAVING, TYP. RE: DTL C/85
- STEEL EDGER, TYP. RE: DTL D/86
- DOG BAG HOLDER, RE: DTL D/88
- LITTER BIN, RE: DTL C/88
- BENCH, RE: DTL 4/84
- PED LIGHT, TYP. RE: PHOTOMETRIC PLAN
- 30" CONCRETE WALL, RE: DTL H/87
- 5' CONCRETE WALK, RE: DTL B/85
- PICNIC TABLE, RE: DTL B/88
- GARDEN PLANTERS, RE: DTL G/87
- CRUSHED STONE PAVING, TYP. RE: DTL C/85
- STEEL EDGER, TYP. RE: DTL D/86

GREEN COURT AREA IS EXCLUDED FROM LINEAR PARK OPEN SPACE TOTALS (11,566 SF)

56C LINEAR PARK LAYOUT PLAN

MATCHLINE SHEET 56A

53RD AVENUE

TRACT JJ

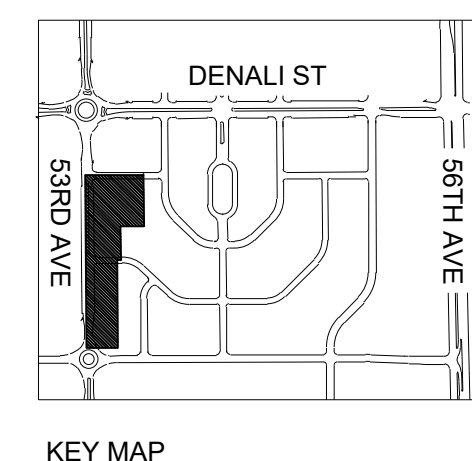
N ELK ST

N EATON PARK ST

MATCHLINE SHEET 56A

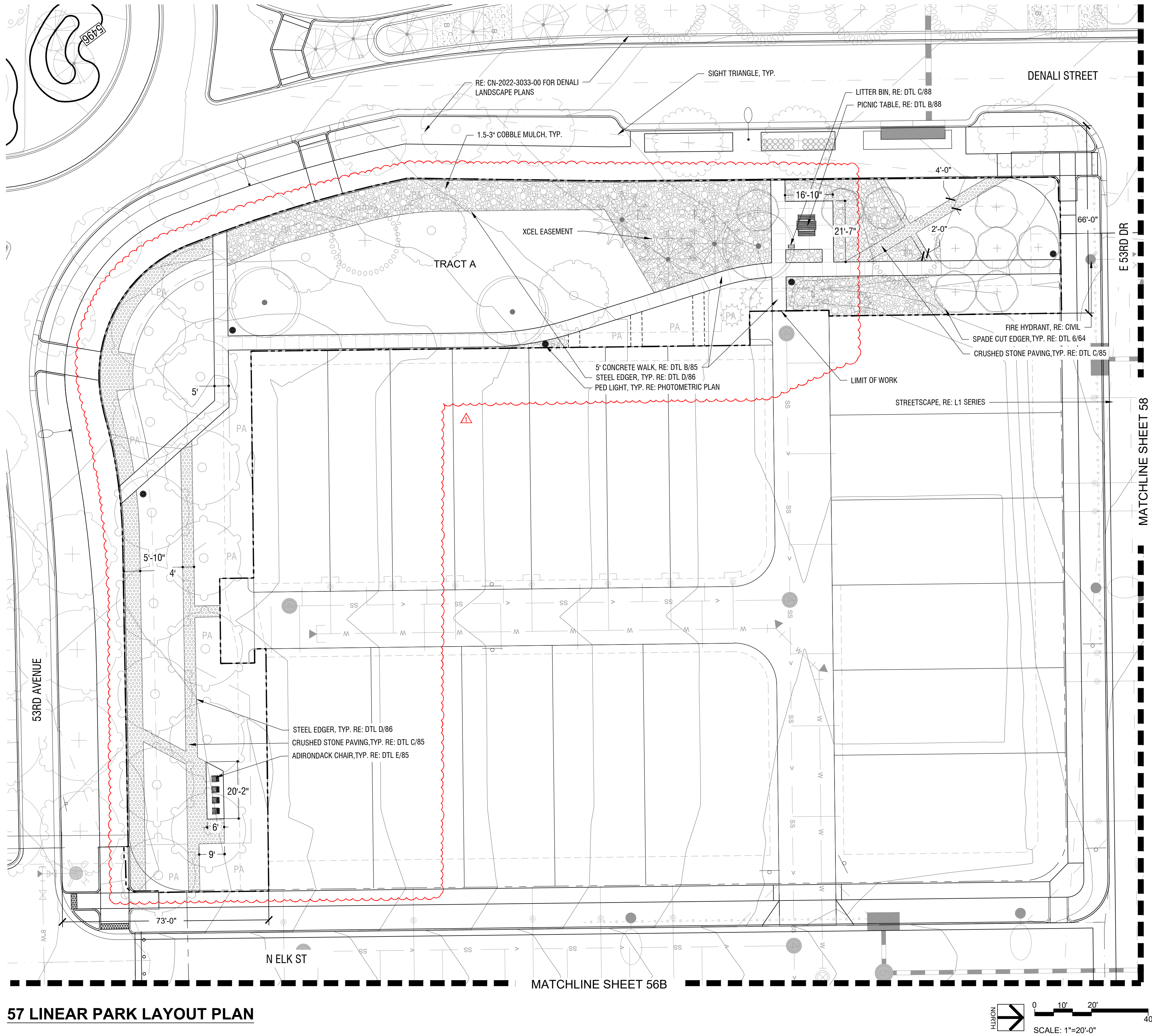
	1.5\" - 3\" COBBLE MULCH
	WOOD MULCH
	CRUSHED STONE PAVING, RE: DETAIL SHEET 85
	WALL, RE: DETAIL SHEETS 64 & 86
	METAL EDGER, RE: DETAIL SHEET 86
	SPADE CUT EDGER, RE: DETAIL SHEET 64
	MATCHLINE
	LIMIT OF WORK
	RIGHT OF WAY (ROW)
	STREET LIGHT, RE: CIVIL
	PEDESTRIAN LIGHT, RE: CIVIL
	FIRE HYDRANT, RE: CIVIL
	SIGN, RE: CIVIL

 UPDATED LINEAR PARK LAYOUT

[illegible]

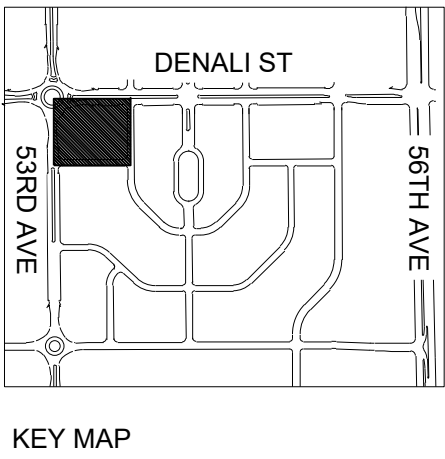
V:\WINDLER RANCH\LANDSCAPE ARCHITECTURE\CURRENT DIV\GSINBHD_C SITE PLAN\AMEND 1.DWG, JEFF, 11/14/24

NOT FOR CONSTRUCTION





LEGEND

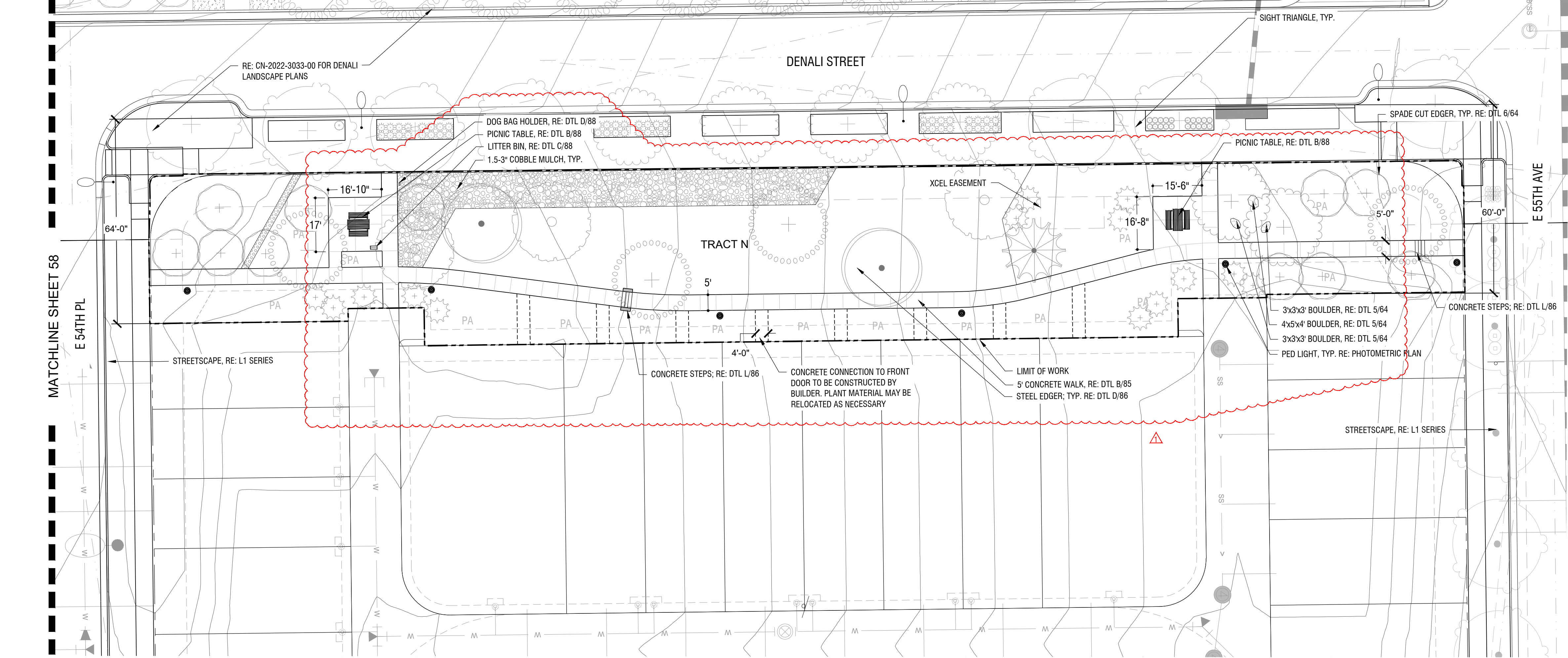
- 1.5" - 3" COBBLE MULCH
- WOOD MULCH
- CRUSHED STONE PAVING, RE: DETAIL SHEET 85
- WALL, RE: DETAIL SHEETS 64 & 86
- METAL EDGER, RE: DETAIL SHEET 86
- SPADE CUT EDGER, RE: DETAIL SHEET 64
- MATCHLINE
- LIMIT OF WORK
- RIGHT OF WAY (ROW)
- STREET LIGHT, RE: CIVIL
- PEDESTRIAN LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- SIGN, RE: CIVIL



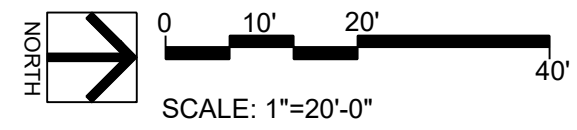
UPDATED LINEAR PARK LAYOUT

SHEET NUMBER	DRAWN BY:	SCALE:	AS SHOWN	FILE NO:	DATE:	04.05.2024	CHECKED BY:	R0043248.00	WINDLER FRLO AREA 1 SITE PLAN (PA-4) LINEAR PARK LAYOUT PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE, SUITE 360 DENVER, CO 80212 PHONE: (303) 756-5900	 PCS GROUP, INC. pcsgroupco.com PO BOX 18287 Denver, CO 80218	Westwood Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9528	10333 E DRY CREEK RD SUITE 400 ENGLEWOOD, CO 80112	No.	Revisions	Date	Init.	Appr.	Date	 AMENDMENT 1	11/15/24

V:\WINDLER RANCH\LANDSCAPE ARCHITECTURE\CURRENT DIV\GINSBHD C SITE PLAN\AMEND 1.DWG, JEFF, 11/14/24

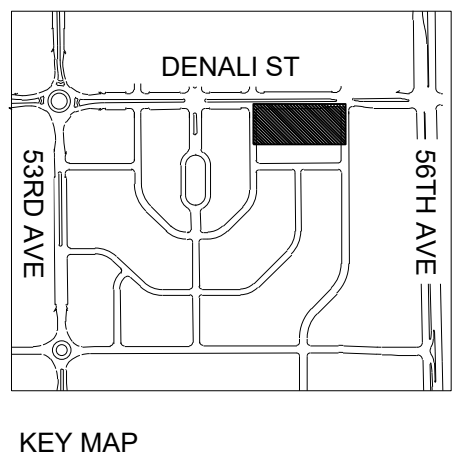


59 LINEAR PARK LAYOUT PLAN





LEGEND

- 1.5" - 3" COBBLE MULCH
- WOOD MULCH
- CRUSHED STONE PAVING, RE: DETAIL SHEET 85
- WALL, RE: DETAIL SHEETS 64 & 86
- METAL EDGER, RE: DETAIL SHEET 86
- SPADE CUT EDGER, RE: DETAIL SHEET 64
- MATCHLINE
- LIMIT OF WORK
- RIGHT OF WAY (ROW)
- STREET LIGHT, RE: CIVIL
- PEDESTRIAN LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- SIGN, RE: CIVIL



UPDATED LINEAR PARK LAYOUT

NOT FOR CONSTRUCTION

SHEET NUMBER	59	DRAWN BY:	SCALE:	WINDLER FRLO AREA 1 SITE PLAN (PA-4)	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80012 PHONE: (303) 756-5900	 PCS GROUP, INC. PCS@PCS.CO PO BOX 18287 DENVER, CO 80218	Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	10333 E DRY CREEK RD, SUITE 400 ENGLEWOOD, CO 80112		AMENDMENT 1	11/15/24								
		CHECKED BY:	AS SHOWN																
		FILE NO:																	
		DATE:	04.05.2024																
			R0043248.00																

Matchline Sheet 60B

N EATON PARK ST

53RD AVENUE

TRACT JJ

(14) MM
(17) SO
(6) GC
(50) RG2
(8) RAA
(13) UP2

SIGHT TRIANGLE, TYP.

LIMIT OF WORK

(8) RAA
(15) FMR
(43) RG2
(9) SO
(24) PH

(63) RG2
(6) JSP2
(16) AM
(3) GC
(6) JSP2
(15) SS2

Matchline Sheet 60C

60C LINEAR PARK LANDSCAPE PLAN

MATCHLINE SHEET 61

N ELK ST

SIGHT TRIANGLE, TYP.

(9) PL2
(2) AM
(25) SC2
(17) UP2

(6) GC
(23) SC2
(35) AM
(6) JSP2

13'-11"

6'-9"

6'

4'

TRACT C

(6) JSP2
(52) AM
(3) GC
(6) JSP2

(15) AM
(9) AP
(20) SS2

11'-4"

(17) AP
(3) MS
(20) RAA
(17) FMR
(9) MM

(4) AF2
(19) JH
(3) MS
(13) RAA
(19) AM
(14) RG2

(18) RAP
(43) RG2
(5) AG2

15'-6"

TRACT C

(6) JSP2
(38) AM
(3) GC
(6) JSP2

(37) AM
(6) JSP2
(6) GC

N EATON PARK ST

MATCHLINE SHEET 60A

53RD AVENUE

60C LINEAR PARK LANDSCAPE PLAN


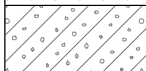




MATCHLINE SHEET 60A

(4) AM

TRACT JJ

53RD AVENUE

DECIDUOUS TREES	
QM2	Chinkapin Oak
UE	Emerald Sunshine Elm
QC2	English Oak
SH2	Millstone™ Japanese Pagoda Tree
AF2	Redpointe® Maple
GI2	Skyline Thornless Honey Locust
TS	Sterling Silver Linden
SPEC TR	To Be Determined
UP2	Triumph Elm
EVERGREEN TREES	
BPE	Bosnian Pine
PSS	Southwestern White Pine
ORNAMENTAL TREES	
AG2	'Autumn Brilliance' Serviceberry
CV2	'Winter King' Hawthorn
MI	Indian Magic Crab Apple
MS	Spring Snow Crab Apple
ORNAMENTAL GRASSES	
BB	Blonde Ambition Blue Grama
PH	Blue Switch Grass
FRG	Feather Reed Grass
MM	Morning Light Silver Grass
SH	Prairie Dropseed
ET	Sand Lovegrass
DECIDUOUS SHRUBS	
CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
ARB	Brilliantissima Red Chokeberry
GL2	Broom
SM	Dwarf Korean Lilac
PL2	Dwarf Ninebark
FMR	Fire Meidiland Rose
CFC	First Choice Bluebeard
GC	Golden Currant
GFS	Goldflame Spirea
RG2	Green Mound Alpine Currant
SC	Hancock Chenaunt Coralberry
AM	Iroquois Beauty™ Black Chokeberry
CI	Isanti Redosier Dogwood
PJ	Jackman's Potentilla
SS2	Little Princess Japanese Spirea
SC2	Magic Carpet Spirea
FF	Northern Sun Forsythia
PPB	Pawnee Buttes Sand Cherry
RB	Rabbitbrush
RAP	Red Ace Bush Cinquefoil
AMA	Serviceberry
PN3	Summer Wine Ninebark
JA	Waxflower
SO	Western Snowberry
EVERGREEN SHRUBS	
CL	Broom
JH	Hughes Juniper
AH	Manzanita Colorado
AP	Panchito Manzanita
JSP2	Spartan Juniper

PERENNIALS / GROUNDCOVERS	
SP3	Mojave Sage
EPW	PowWow Wild Berry Coneflower
PRR	Red Rocks Penstemon
NL	Walkers Low Catmint
SYMBOL	COMMON NAME
GROUND COVERS	
	MIX A
	MIX B
	SOD
	CRUSHER FINES
	ROCK MULCH, 3/4"- 1.5" COBBLE
	WOOD MULCH

A key map showing a street grid. Denali St runs horizontally across the top. 56th Ave runs vertically on the right. 53rd Ave runs vertically on the left. A black rectangular area is highlighted on the street between 53rd Ave and 56th Ave, just below Denali St.

20'

40'

"=20'-0"







**WINDLER FRLO AREA 1
SITE PLAN (PA-4)**


DRAWN BY:	SCALE:
	AS SHOWN
CHECKED BY:	

60
ET NUMBER

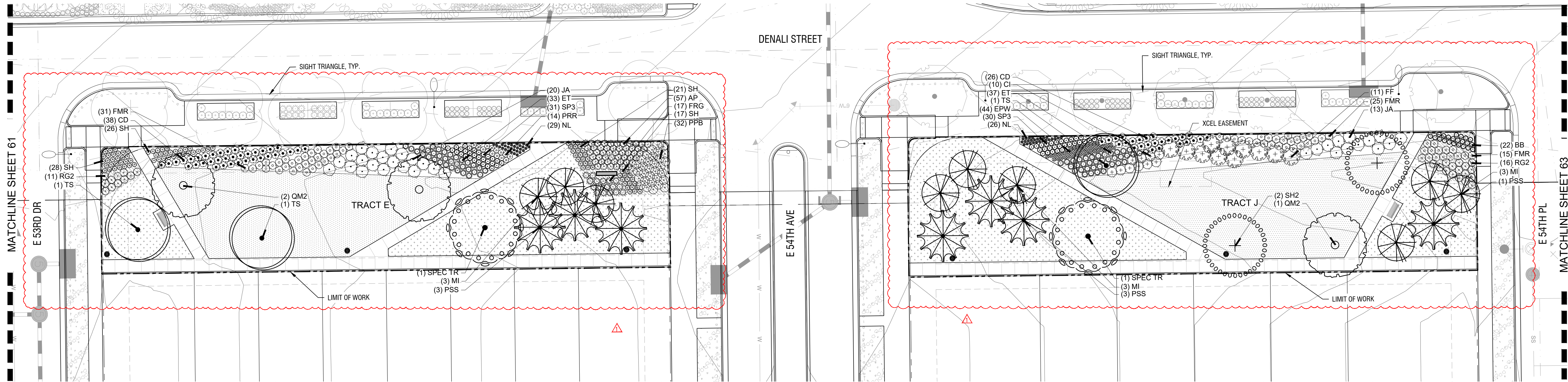


A key map showing a street grid. Denali St runs horizontally across the top. 53rd Ave runs vertically on the left, and 56th Ave runs vertically on the right. A shaded square is located on Denali St, between 53rd Ave and 56th Ave, indicating the project location.

SYMBOL	COMMON NAME
GROUND COVERS	
	MIX A
	MIX B
	SOD
	CRUSHER FINES
	ROCK MULCH, 3/4" - 1.5" COBBLE
	WOOD MULCH

SHEET NUMBER <div>61</div>	DRAWN BY:	SCALE: AS SHOWN	WINDLER FRLO AREA 1 SITE PLAN (PA-4) LINEAR PARK LANDSCAPE PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WP/IA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	<div>Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526</div>	<div><div>△</div>AMENDMENT 1</div> <div>11/15/24</div>				
	CHECKED BY:	FILE NO: R0043248.00					No.	Revisions	Date	Appr.
	DATE: 04.05.2024									

V:\WINDLER RANCH\LANDSCAPE ARCHITECTURE\CURRENT DIV\G\NBHD_C SITE PLAN\AMEND 1.DWG, JEFF, 11/14/24



62 LINEAR PARK LANDSCAPE PLAN

PLANT SCHEDULE

DECIDUOUS TREES		DECIDUOUS SHRUBS		EVERGREEN SHRUBS			
QM2	Chinkapin Oak	CA2	Arctic Fire Dogwood	CL	Broom		
UE	Emerald Sunshine Elm	RAA	Autumn Amber Sumac	JH	Hughes Juniper		
QC2	English Oak	CD	Blue Mist Shrub	AH	Manzanita Colorado		
SH2	Millstone™ Japanese Pagoda Tree	ARB	Brilliantissima Red Chokeberry	AP	Panchito Manzanita		
AF2	Redpointe® Maple	GL2	Broom	JSP2	Spartan Juniper		
GI2	Skyline Thornless Honey Locust	SM	Dwarf Korean Lilac	PERENNIALS / GROUNDCOVERS			
TS	Sterling Silver Linden	PL2	Dwarf Ninebark				
SPEC TR	To Be Determined	FMR	Fire Meidiland Rose				
UP2	Triumph Elm	CFC	First Choice Bluebeard	EPW	PowWow Wild Berry Coneflower		
EVERGREEN TREES		GC	Golden Currant	PRR	Red Rocks Penstemon		
		GFS	Goldflame Spirea	NL	Walkers Low Catmint		
		RG2	Green Mound Alpine Currant	SYMBOL		COMMON NAME	
BPE	Bosnian Pine	SC	Hancock Chenault Coralberry				
PSS	Southwestern White Pine	AM	Iroquois Beauty™ Black Chokeberry	GROUND COVERS			
ORNAMENTAL TREES		CI	Isanti Redosier Dogwood				
		PJ	Jackman's Potentilla				
		SS2	Little Princess Japanese Spirea				
AG2	'Autumn Brilliance' Serviceberry	SC2	Magic Carpet Spirea				MIX A
CV2	'Winter King' Hawthorn	FF	Northern Sun Forsythia				MIX B
MI	Indian Magic Crab Apple	PPB	Pawnee Buttes Sand Cherry				SOD
MS	Spring Snow Crab Apple	RB	Rabbitbrush				CRUSHER FINES
ORNAMENTAL GRASSES		RAP	Red Ace Bush Cinquefoil		ROCK MULCH, 3/4"- 1.5" COBBLE		
		AMA	Serviceberry		WOOD MULCH		
		PN3	Summer Wine Ninebark				
SH	Prairie Dropseed	JA	Waxflower				
ET	Sand Lovegrass	SO	Western Snowberry				

NOT FOR CONSTRUCTION

Westwood

Westwoodups.com
Westwood Professional Services, Inc. TEL: 720.482.9528

PCS GROUP, INC.

pcsgroupinc.com
PO BOX 18287
Denver, CO 80218

WINDLER PUBLIC IMPROVEMENT
AUTHORITY (WPIA)

9155 E. NICHOLS AVE, SUITE 360
DENVER, CO 80231
PHONE: (303) 756-9800

WINDLER FRLO AREA 1
SITE PLAN (PA-4)

LINEAR PARK LANDSCAPE PLAN

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

AS SHOWN

FILE NO:

R0043248.00

SHEET NUMBER

62

11/15/24

AMENDMENT 1

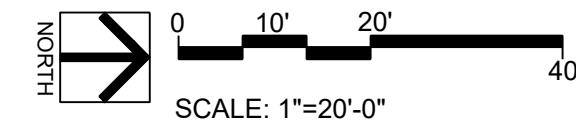
Revisions

No.

Date

Appr.

Date



MATCHLINE SHEET 62

— SIGHT TRIANGLE, TYP.
— LIMIT OF WORK

E 55TH AVE

CONSTRUCTION

DECIDUOUS TREES	
QM2	Chinkapin Oak
UE	Emerald Sunshine Elm
QC2	English Oak
SH2	Millstone™ Japanese Pagoda Tree
AF2	Redpointe® Maple
GI2	Skyline Thornless Honey Locust
TS	Sterling Silver Linden
SPEC TR	To Be Determined
UP2	Triumph Elm

BPE	Bosnian Pine
PSS	Southwestern White Pine


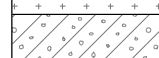




AG2	'Autumn Brilliance' Serviceberry
CV2	'Winter King' Hawthorn
MI	Indian Magic Crab Apple
MS	Spring Snow Crab Apple

BB	Blonde Ambition Blue Grama
PH	Blue Switch Grass
FRG	Feather Reed Grass
MM	Morning Light Silver Grass
SH	Prairie Dropseed
ET	Sand Lovegrass

CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
ARB	Brilliantissima Red Chokeberry
GL2	Broom
SM	Dwarf Korean Lilac
PL2	Dwarf Ninebark
FMR	Fire Meidiland Rose
CFC	First Choice Bluebeard
GC	Golden Currant
GFS	Goldflame Spirea
RG2	Green Mound Alpine Currant
SC	Hancock Chenaault Coralberry
AM	Iroquois Beauty™ Black Chokeberry
CI	Isanti Redosier Dogwood
PJ	Jackman's Potentilla
SS2	Little Princess Japanese Spirea
SC2	Magic Carpet Spirea
FF	Northern Sun Forsythia
PPB	Pawnee Buttes Sand Cherry
RB	Rabbitbrush
RAP	Red Ace Bush Cinquefoil
AMA	Serviceberry
PN3	Summer Wine Ninebark
JA	Waxflower
SO	Western Snowberry


CL	Broom
JH	Hughes Juniper
AH	Manzanita Colorado
AP	Panchito Manzanita
JSP2	Spartan Juniper

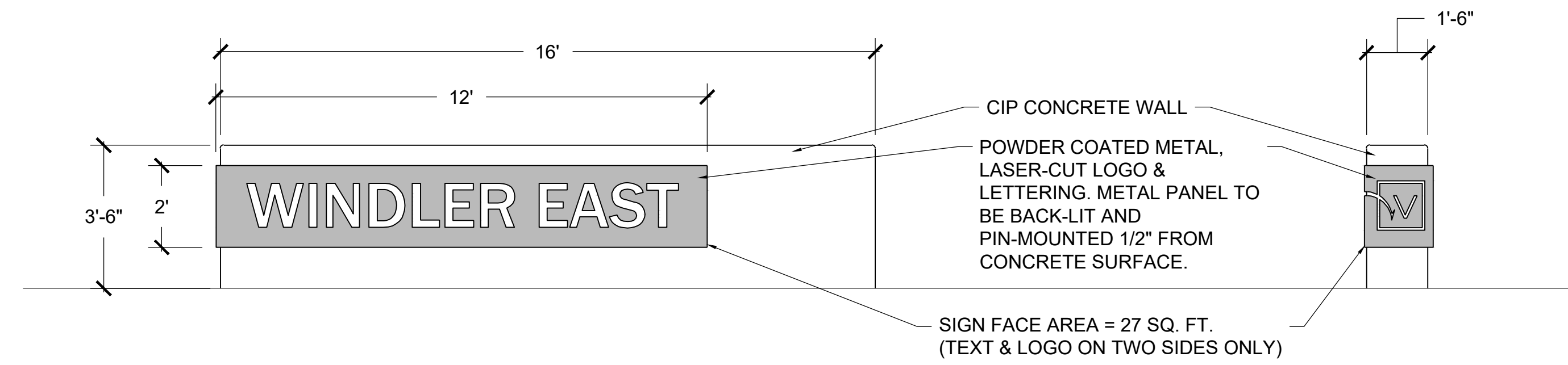
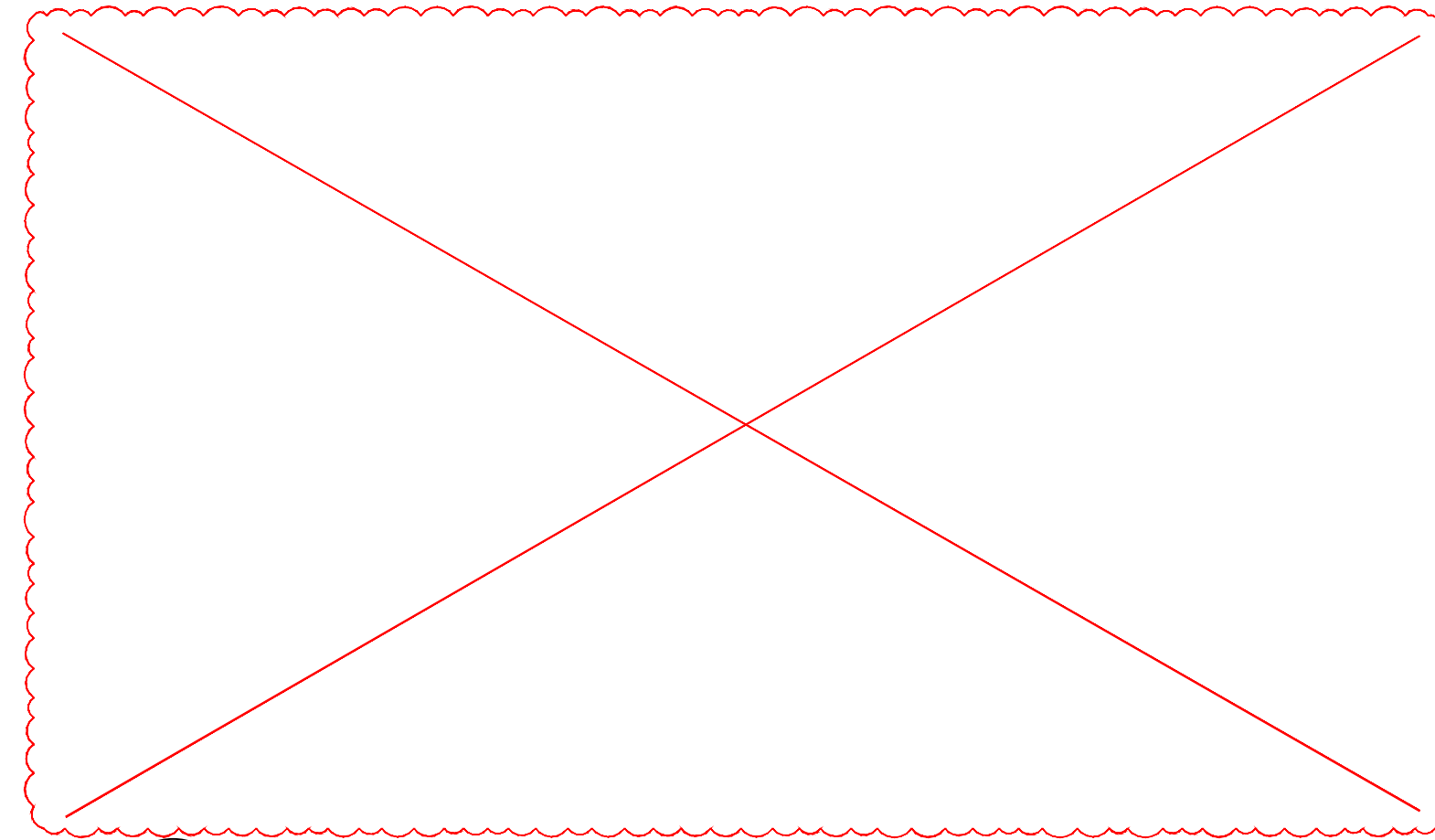
SP3	Mojave Sage
EPW	PowWow Wild Berry Coneflower
PRR	Red Rocks Penstemon
NL	Walkers Low Catmint

GROUND COVERS	
	MIX A
	MIX B
	SOD
	CRUSHER FINES
	ROCK MULCH, 3/4" - 1.5" COBBLE
	WOOD MULCH

A map of the area around the intersection of Denali St and 56th Ave. The subject property is highlighted with a black rectangle. The map shows Denali St running horizontally, 53rd Ave running vertically on the left, and 56th Ave running vertically on the right. The subject property is located on Denali St, east of 56th Ave.

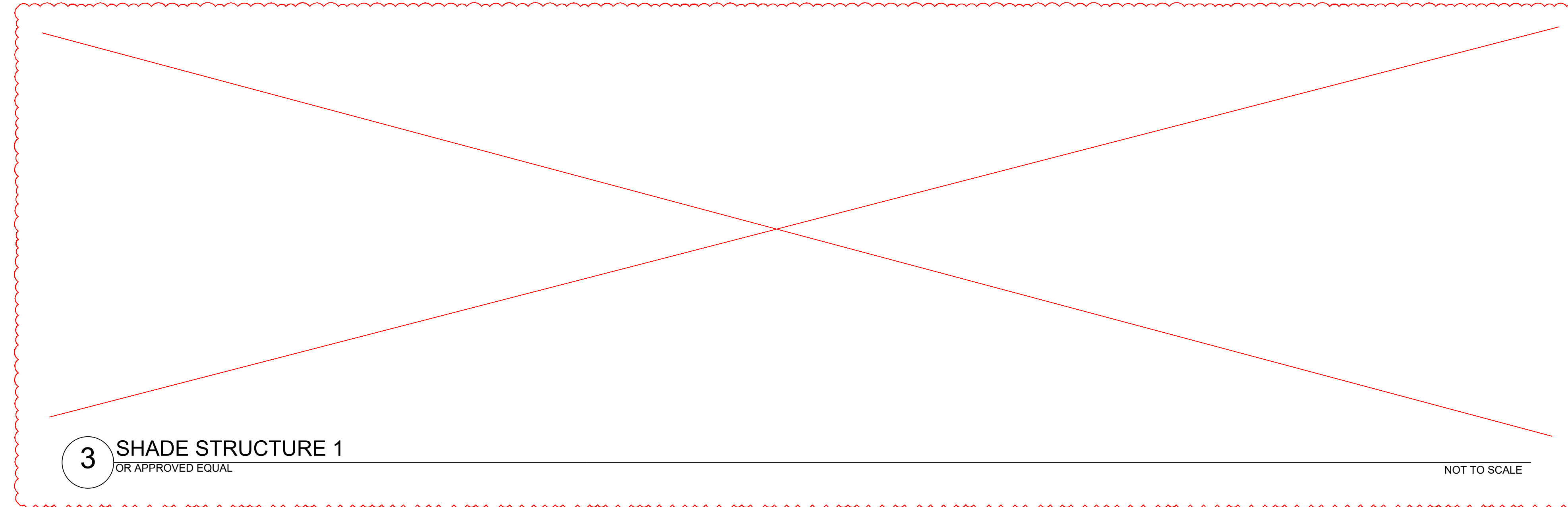
KEY MAP

SHEET NUMBER <div>63</div>	DRAWN BY:	SCALE: AS SHOWN	WINDLER FRLO AREA 1 SITE PLAN (PA-4)	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WP/IA) 9155 E NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9600	<div>Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526</div>	AMENDMENT 1	11/15/24			
	CHECKED BY:	FILE NO: R0043248.00								



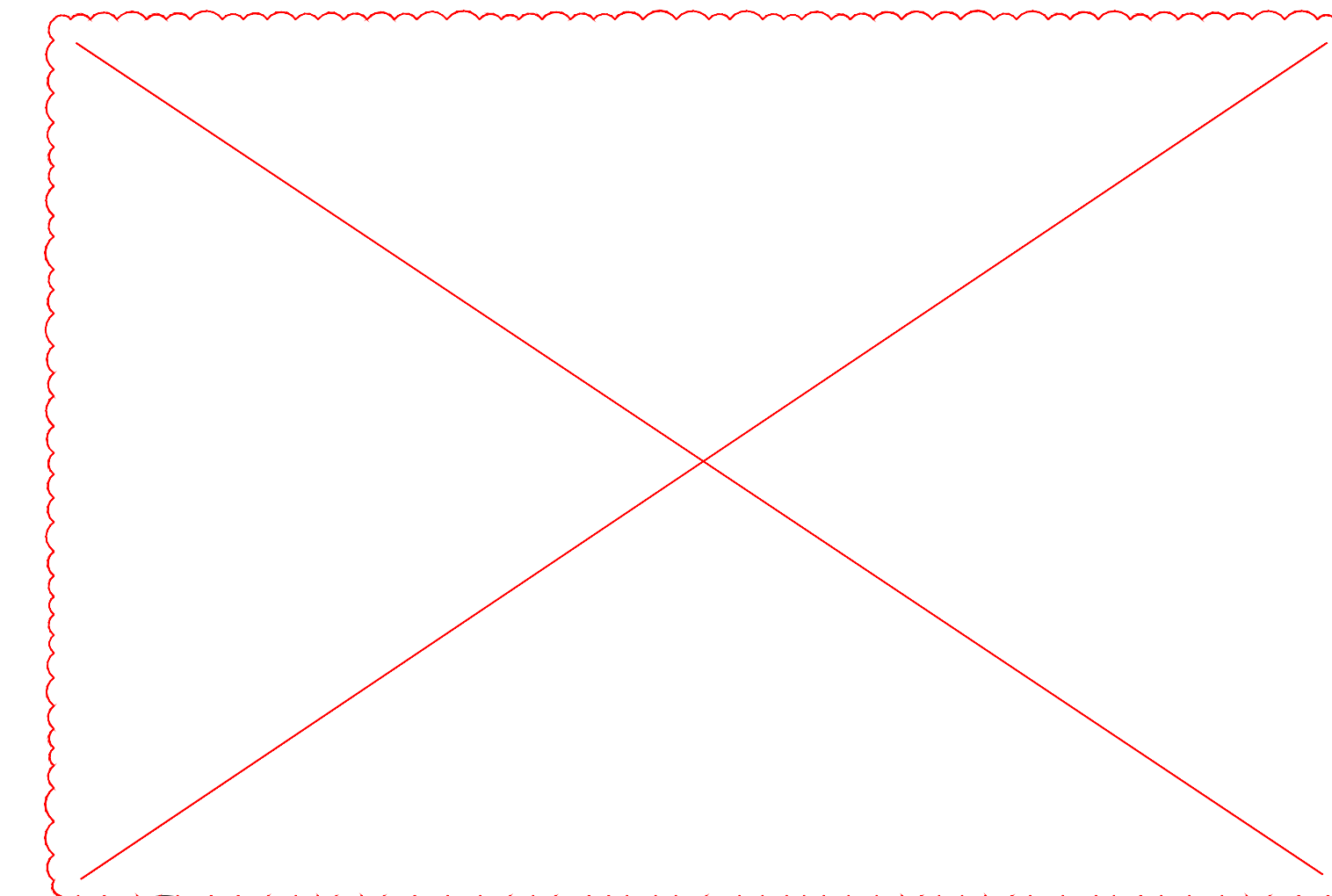
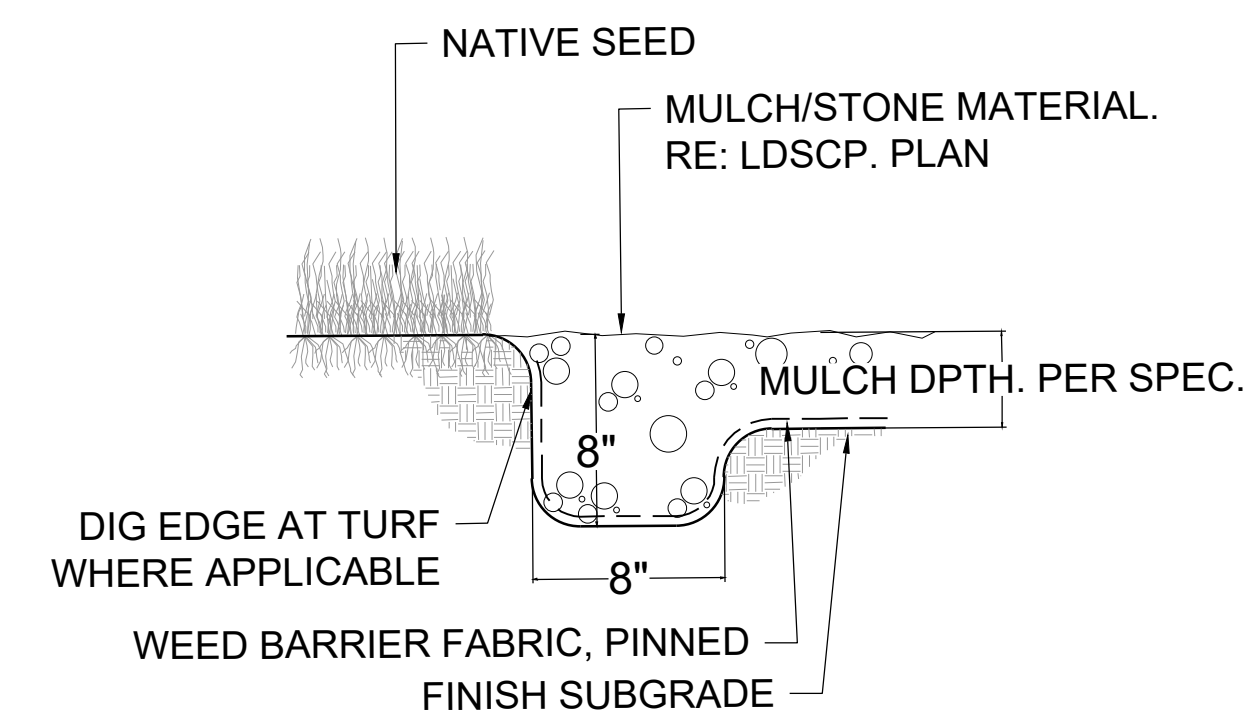
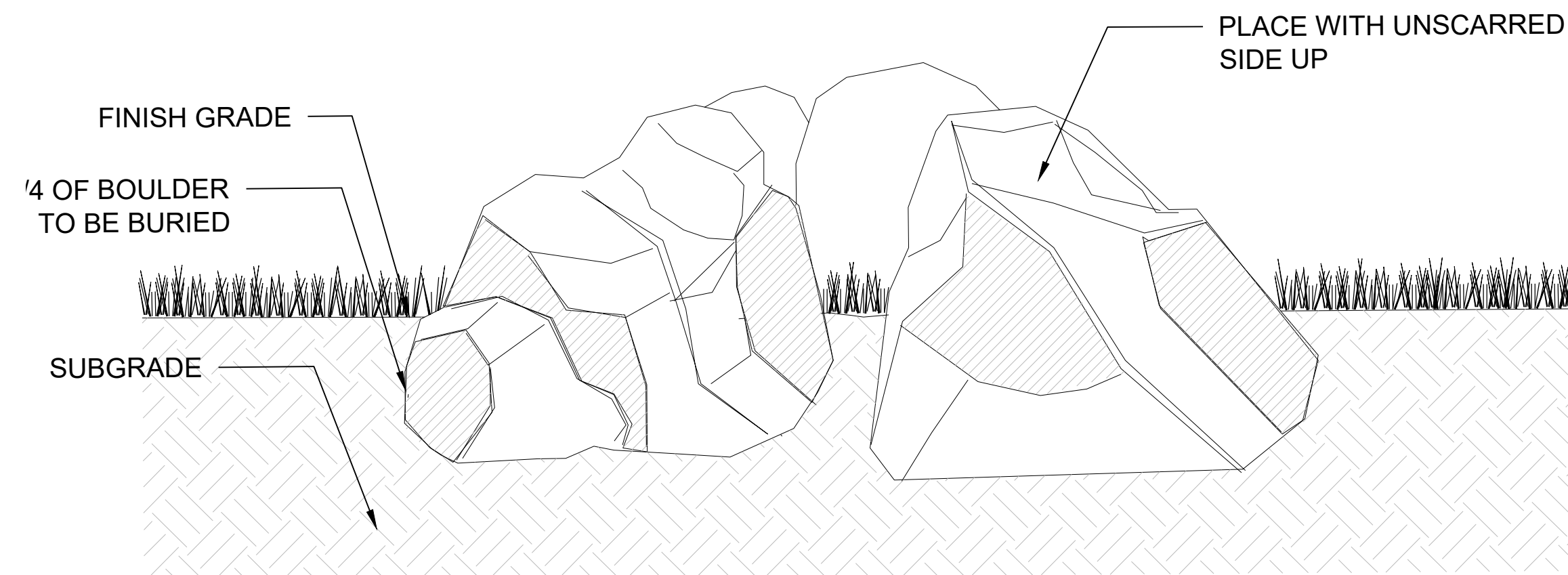
NOTES:

1. THE SIGN SHOWN HERE IS REPRESENTATIVE OF THE SCOPE OF FABRICATION BUT FINAL DESIGN WILL BE PROVIDED BY AN INDEPENDENT CONSTRUCTION PROCESS.
2. OWNER/LAND ARCH. SHALL APPROVE ALL LAYOUT/STAKING OF SIGNAGE PRIOR TO CONSTRUCTION.
3. SIGN FOOTING SHALL BE PROVIDED BY STRUCTURAL ENGINEER.



MANUFACTURER: SITE PIECES
MODEL: MONOLINE BACKED BENCH
DIMENSIONS: 72"X27"
COLOR: TBD

- NOTES:
1. BOULDERS TO CONSIST OF GRAY/TAN GRANITE, WITH
ROUNDED/WEATHERED FINISH
 2. REFER TO SITE PLAN FOR SIZE



 REMOVAL OF BRICK WALL, SHADE
STRUCTURE AND CONCRETE CURB
FROM PLANS. REVISION OF
MONUMENT SIGN DESIGN.