

THE POINT AT NINE MILE STATION - PLAZA

SITE PLAN

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

LEGAL DESCRIPTION

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

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

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

CITY OF AURORA SITE PLAN NOTES

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

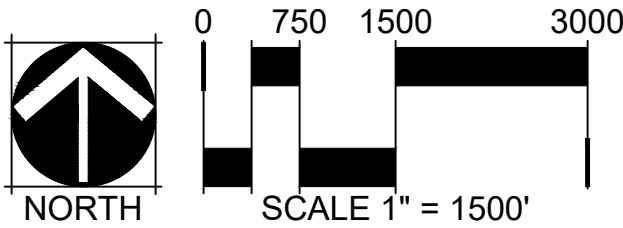
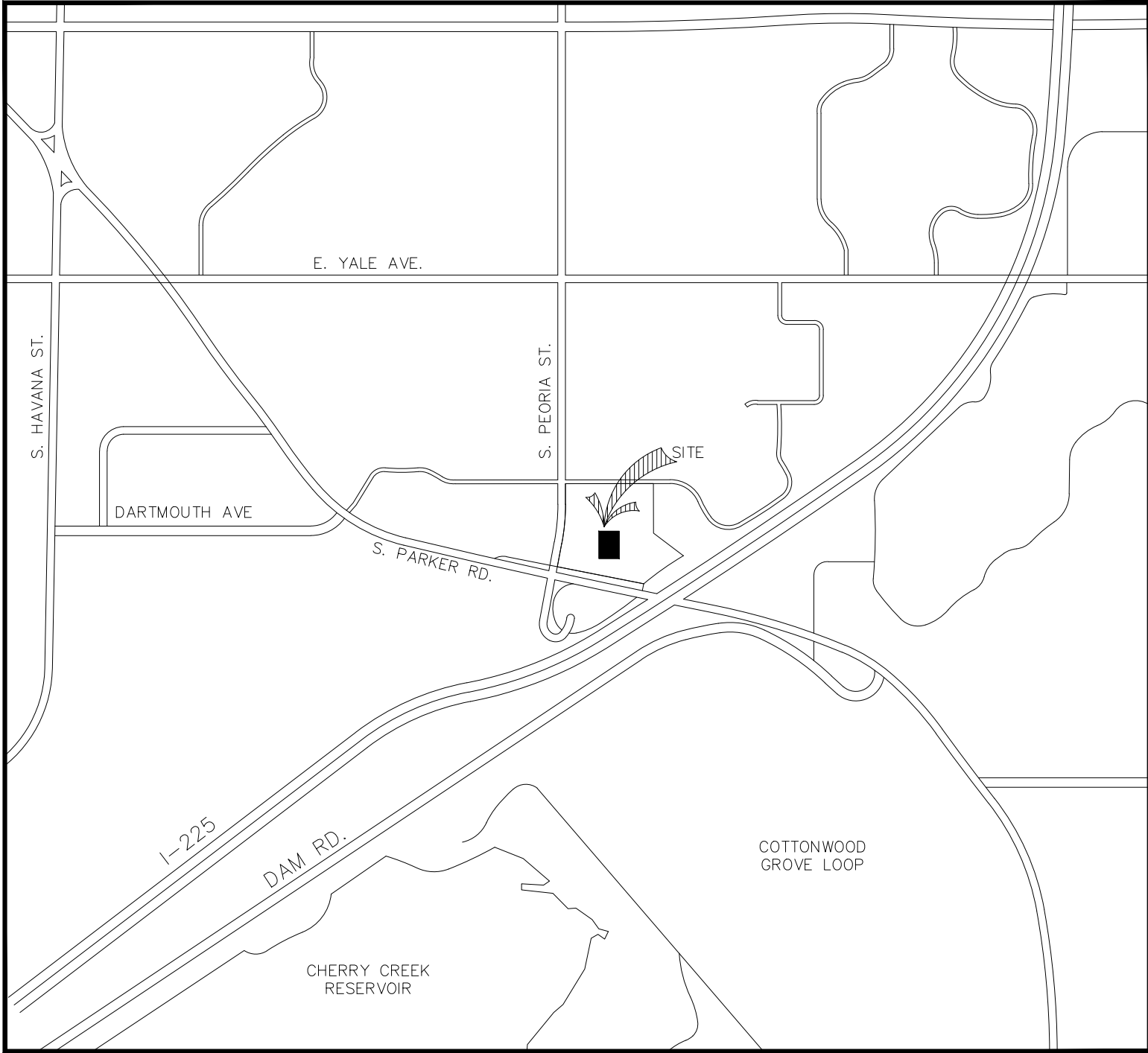
PROJECT TEAM

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

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

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

VICINITY MAP



PROJECT DATA

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

AMENDMENTS



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

OWNER:
ELBEL & CO

1 E YALE AVE
DENVER, CO
3037583500

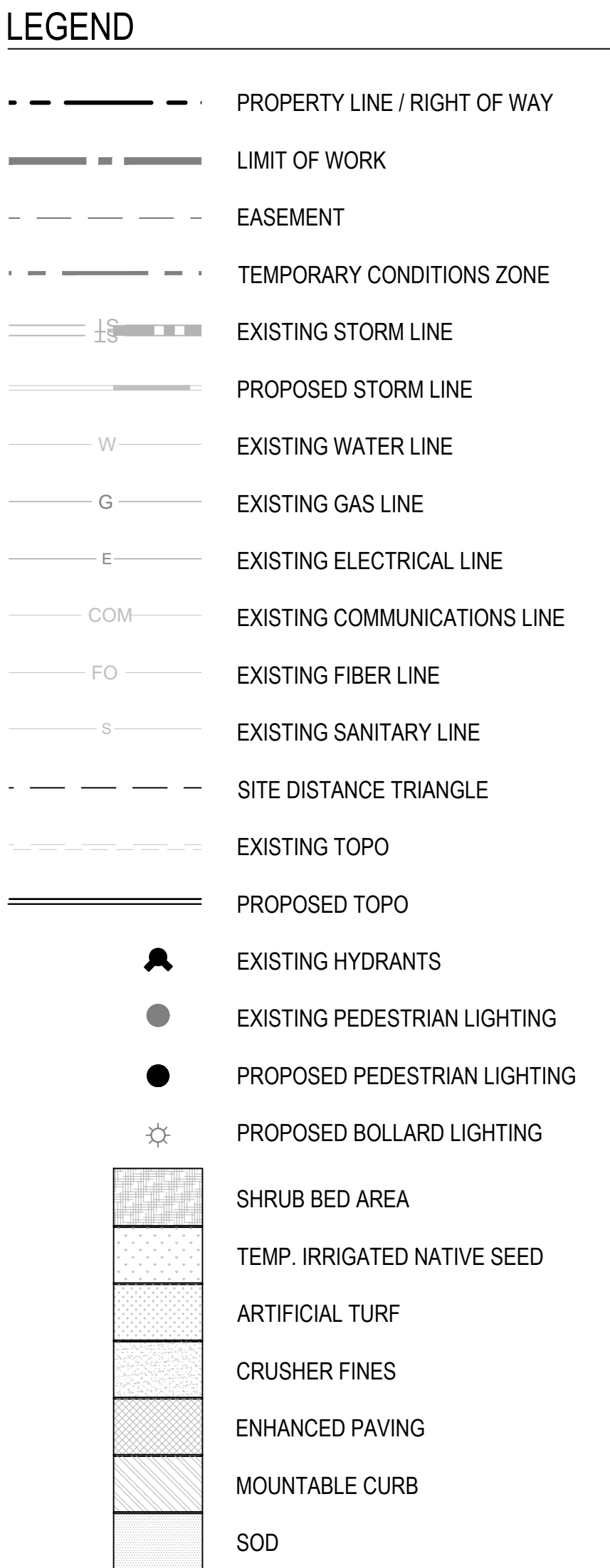
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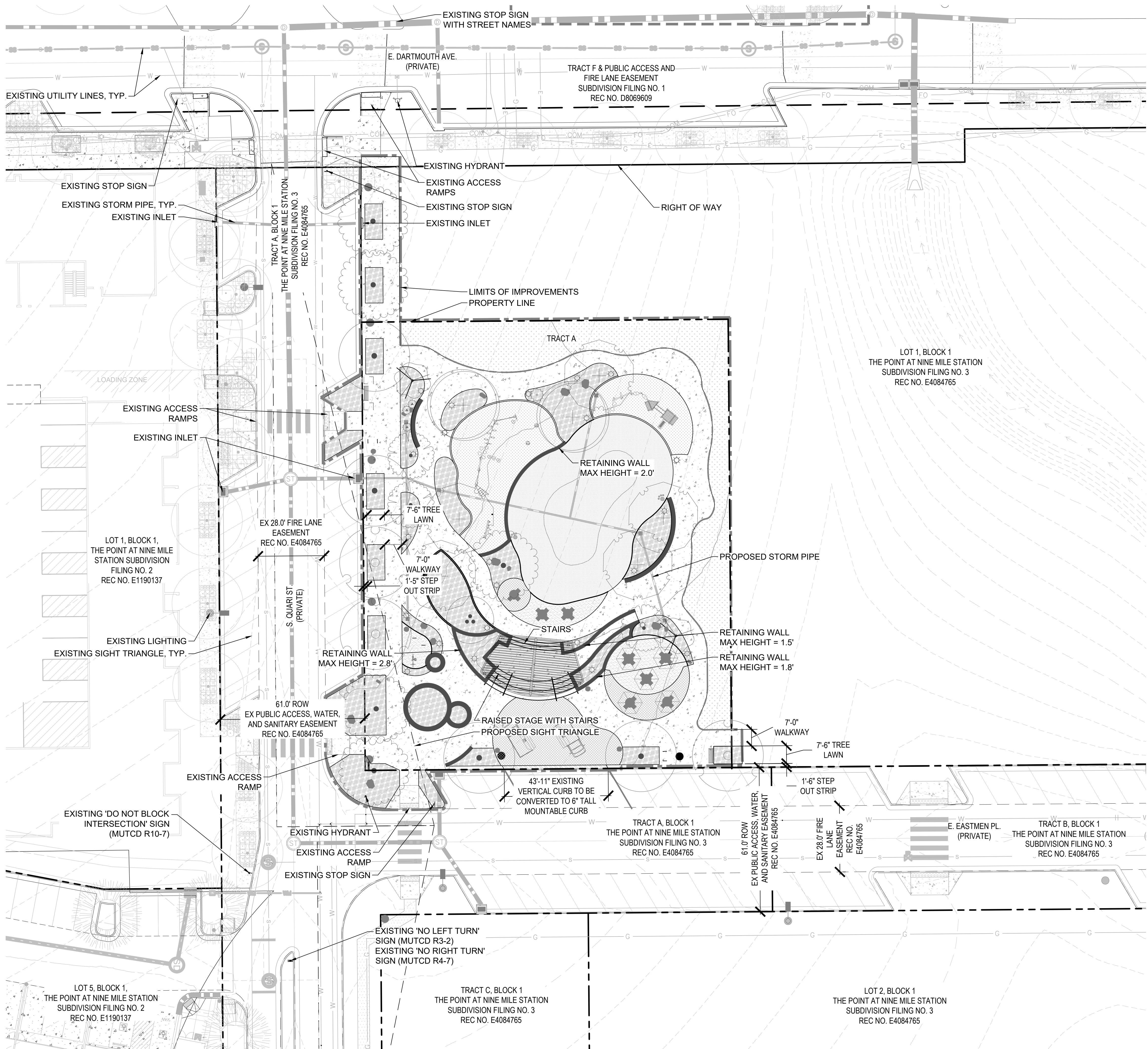
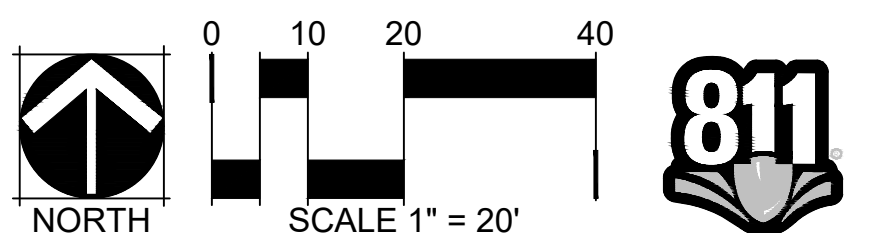
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3/14/25 SITE PLAN 01

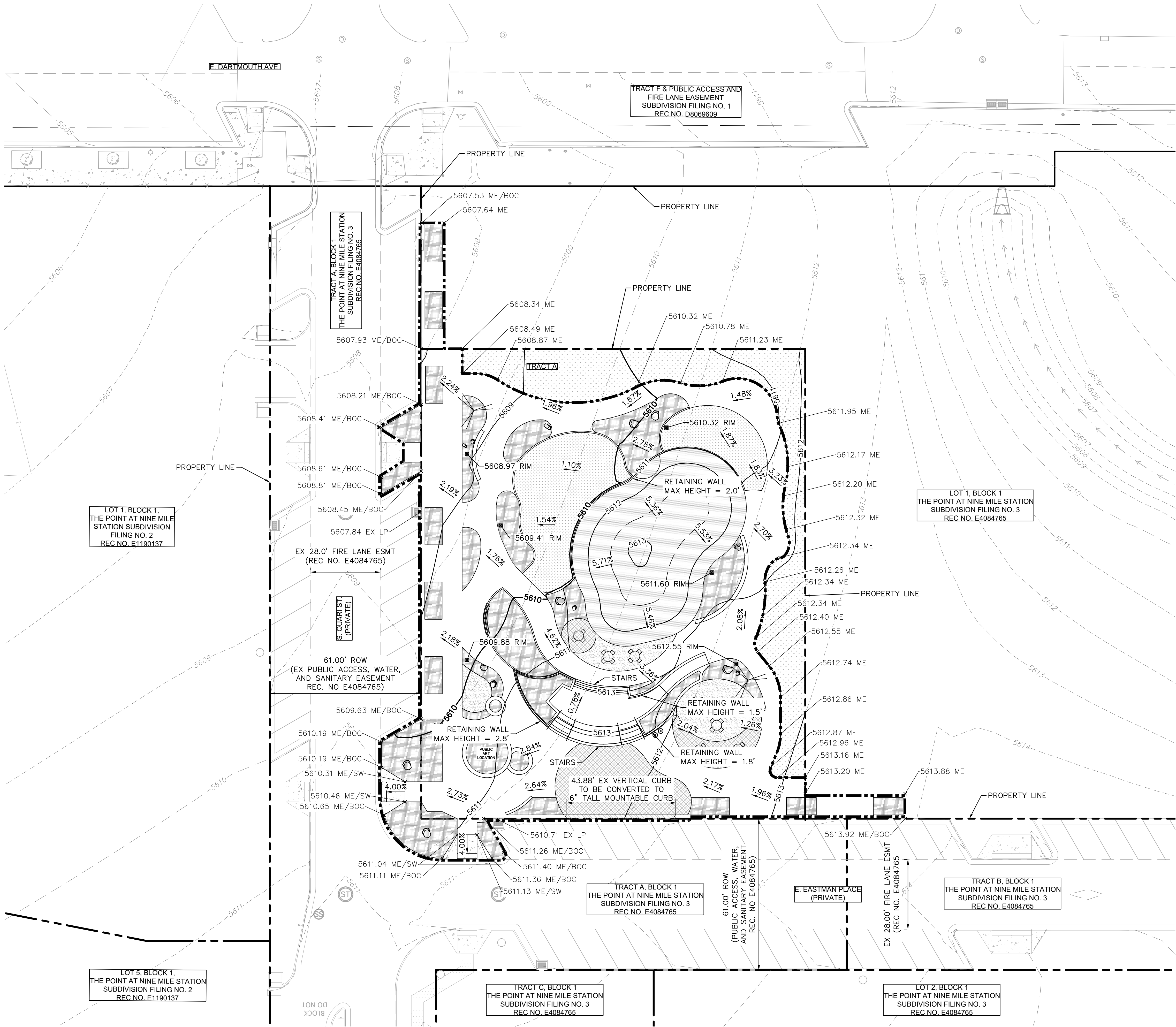
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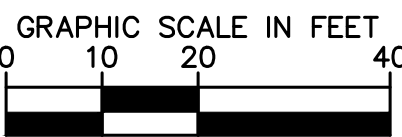
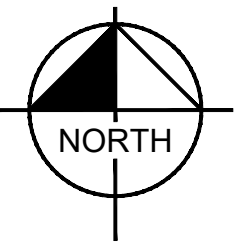
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| GRADING LEGEND | |
|----------------|--|
| | PROPERTY LINE |
| | LIMITS OF IMPROVEMENTS |
| | EXISTING EASEMENT |
| | ACCESSIBLE ROUTE |
| | EXISTING LIGHT POLE (REFER TO PHOTOMETRIC PLANS) |
| | PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLANS) |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

- GRADING NOTES**
- ALL IMMEDIATELY ADJACENT CIVIL INFRASTRUCTURE (ROADWAY + UTILITIES) COMPLETED WITHIN EDN 220209. ALL CIVIL INFRASTRUCTURE WITHIN DARTMOUTH COMPLETED WITHIN EDN 218100.
 - ALL OFF-SITE STORM SEWER COMPONENTS ARE PRIVATELY OWNED AND MAINTAINED, AND DESIGNED FOR 100-YEAR EVEN UNLESS OTHERWISE NOTED.
 - ALL ON-SITE STORM SEWER COMPONENTS ARE PRIVATELY OWNED AND MAINTAINED.



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:

3/14/2025 SITE PLAN 01

SHEET TITLE:

PRELIMINARY

UTILITY PLAN

LEGEND

- PROPERTY LINE
- LIMITS OF IMPROVEMENTS
- EXISTING EASEMENT
- ACCESSIBLE ROUTE
- EXISTING LIGHT POLE (REFER TO PHOTOMETRIC PLANS)
- PROPOSED LIGHT POLE (REFER TO PHOTOMETRIC PLANS)
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING INLET
- EXISTING STORM PIPE
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN

UTILITY NOTES

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

LANDSCAPE NOTES

1.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF AURORA LANDSCAPE NOTES

1.

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

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

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

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

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6.

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

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

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

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

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

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

OWNER:
KOELBEL & CO

5291 E YALE AVE
DENVER, CO
3037583500

NOT FOR
CONSTRUCTION


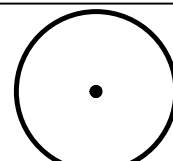
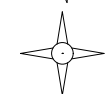
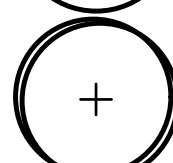

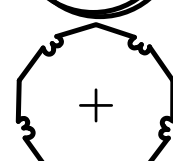

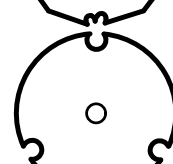
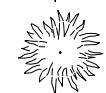
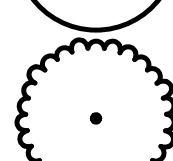
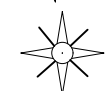
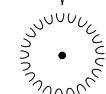


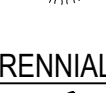

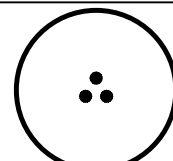
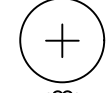
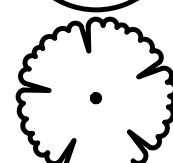

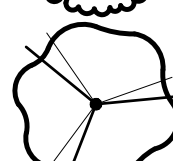

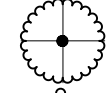

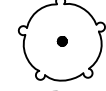
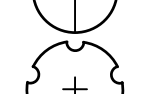


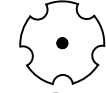
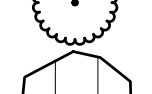
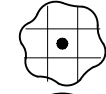
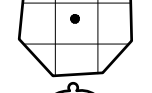
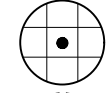

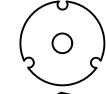


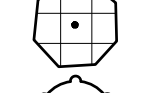
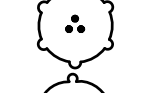





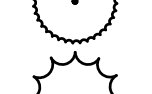
DRAFT

DATE:
03/14/25 SITE PLAN 01

SHEET TITLE:
LANDSCAPE
NOTES & SCHEDULES



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 | DESCHAMPSIA 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 | | | | | | | | | | | | | |
|  | AR CO | 13 | ARCTOSTAPHYLOS X COLORADOENSIS | MOCK BEARBERRY MANZANITA | CONT. | #5 | | | | | | | |
|  | EP EQ | 14 | EPHEDRA EQUISETINA | BLUESTEM JOINT FIR | CONT. | #5 | | | | | | | |
|  | EU BL | 20 | EUONYMUS FORTUNEI 'BLONDY'™ | BLONDY EUNONYMUS | CONT. | #5 | | | | | | | |
|  | EU EG | 24 | EUONYMUS FORTUNEI 'EMERALD GAIETY'™ | EMERALD GAIETY EUONYMUS | CONT. | #5 | | | | | | | |
|  | JU CH | 3 | JUNIPERUS CHINENSIS 'ARMSTRONGII' | ARMSTRONG JUNIPER | CONT. | #5 | | | | | | | |
|  | JU BL | 8 | JUNIPERUS HORIZONTALIS 'BLUE CHIP' | BLUE CHIP CREEPING JUNIPER | CONT. | #5 | | | | | | | |
|  | JU BR | 6 | JUNIPERUS SABINA 'BROADMOOR' | BROADMOOR JUNIPER | CONT. | #5 | | | | | | | |
|  | JU BL | 2 | JUNIPERUS SQUAMATA 'BLUE STAR' | BLUE STAR JUNIPER | CONT. | #5 | | | | | | | |
|  | PI BI | 5 | PINUS MUGO 'BIG TUNA' | BIG TUNA MUGO PINE | CONT. | #5 | | | | | | | |
|  | PI WH | 9 | PINUS MUGO 'WHITE BUD' | WHITE BUD MUGO PINE | CONT. | #5 | | | | | | | |

IRRIGATED TURF GRASS BLEND: SOD

HEAT RESISTANT TEXAS BLUEGRASS BLEND BY BITTERSWEET TURF FARMS, INC., OR APPROVED EQUAL.

% OF TOTAL

100%

NATIVE SEED MIX- TEMPORARILY IRRIGATED

COA TEMPORARY SEED MIX OR APPROVED EQUAL

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

IRRIGATED TURF GRASS BLEND: SOD

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

NATIVE SEED MIX- TEMPORARILY IRRIGATED

| COA TEMPORARY SEED MIX OR APPROVED EQUAL | | |
|--|------------|--------------------|
| COMMON NAME | % OF TOTAL | PLS#/#1000 ACRE |
| WESTERN WHEATGRASS | 53.6% | 15.0 |
| INDIAN RICEGRASS | 17.9% | 5.0 |
| ANNUAL RYEGRASS | 17.9% | 5.0 |
| SIDEOATS GRAMA | 10.7% | 3.0 |
| TOTAL | 100% | 28 PLS#/#1000 ACRE |

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

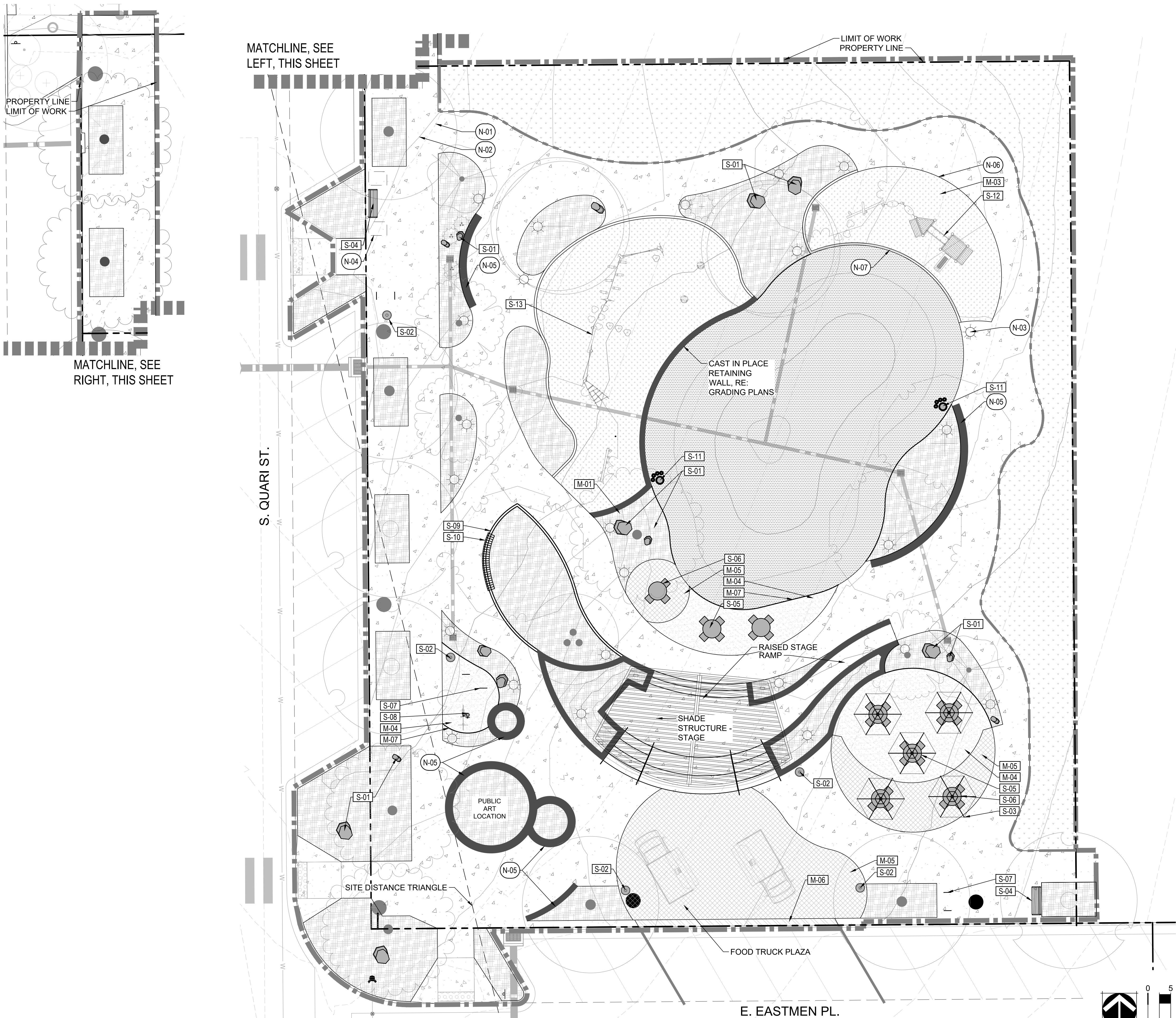
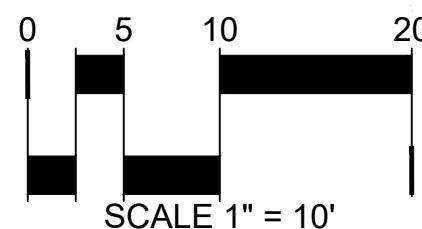
| | |
|--|------------------------------|
| | PROPERTY LINE / RIGHT OF WAY |
| | LIMIT OF WORK |
| | EASEMENT |
| | MATCH LINE |
| | TEMPORARY CONDITIONS ZONE |
| | EXISTING STORM LINE |
| | PROPOSED STORM LINE |
| | EXISTING WATER LINE |
| | SITE DISTANCE TRIANGLE |
| | EXISTING TOPO |
| | PROPOSED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

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

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

| | | |
|--|------|----------------------------|
| | S-01 | LANDSCAPE BOULDER |
| | S-02 | WASTE RECEPTACLE |
| | S-03 | UMBRELLA |
| | S-04 | BENCH |
| | S-05 | PICNIC TABLE - STANDARD |
| | S-06 | PICNIC TABLE- ADA |
| | S-07 | BIKE RACK |
| | S-08 | BIKE REPAIR STATION |
| | S-09 | FREESTANDING PLANTER |
| | S-10 | FREESTANDING PLANTER BENCH |
| | S-11 | PET WASTE STATION |
| | S-12 | 2-5 YEAR PLAY EQUIPMENT |
| | S-13 | 5-12 YEAR PLAY EQUIPMENT |

| | | |
|--|------|--|
| | 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
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CONSTRUCTION

DRAFT

DATE:
03/14/25 SITE PLAN 01

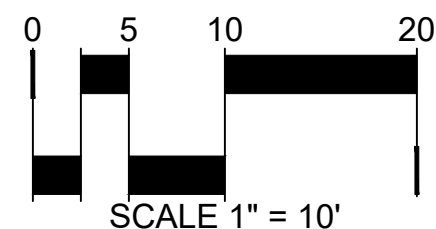
SHEET TITLE:
PLANTING PLAN

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 'UCONNAN165' |
| CH MI | CHAMAEBATIARIA MILLEFOLIUM |
| FR SC | FRANGULA ALNUS 'RON WILLIAMS' |
| SA EV | SAMBUCUS NIGRA 'EVA' |
| SP ME | SPIRAEA THUNBERGII 'OGON' |
| SY AL | SYMPHORICARPOS ALBUS |

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

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

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

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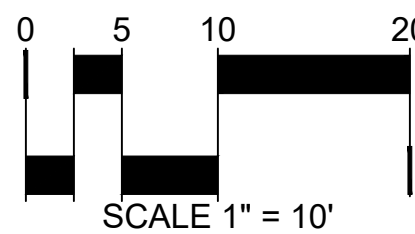
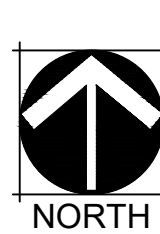
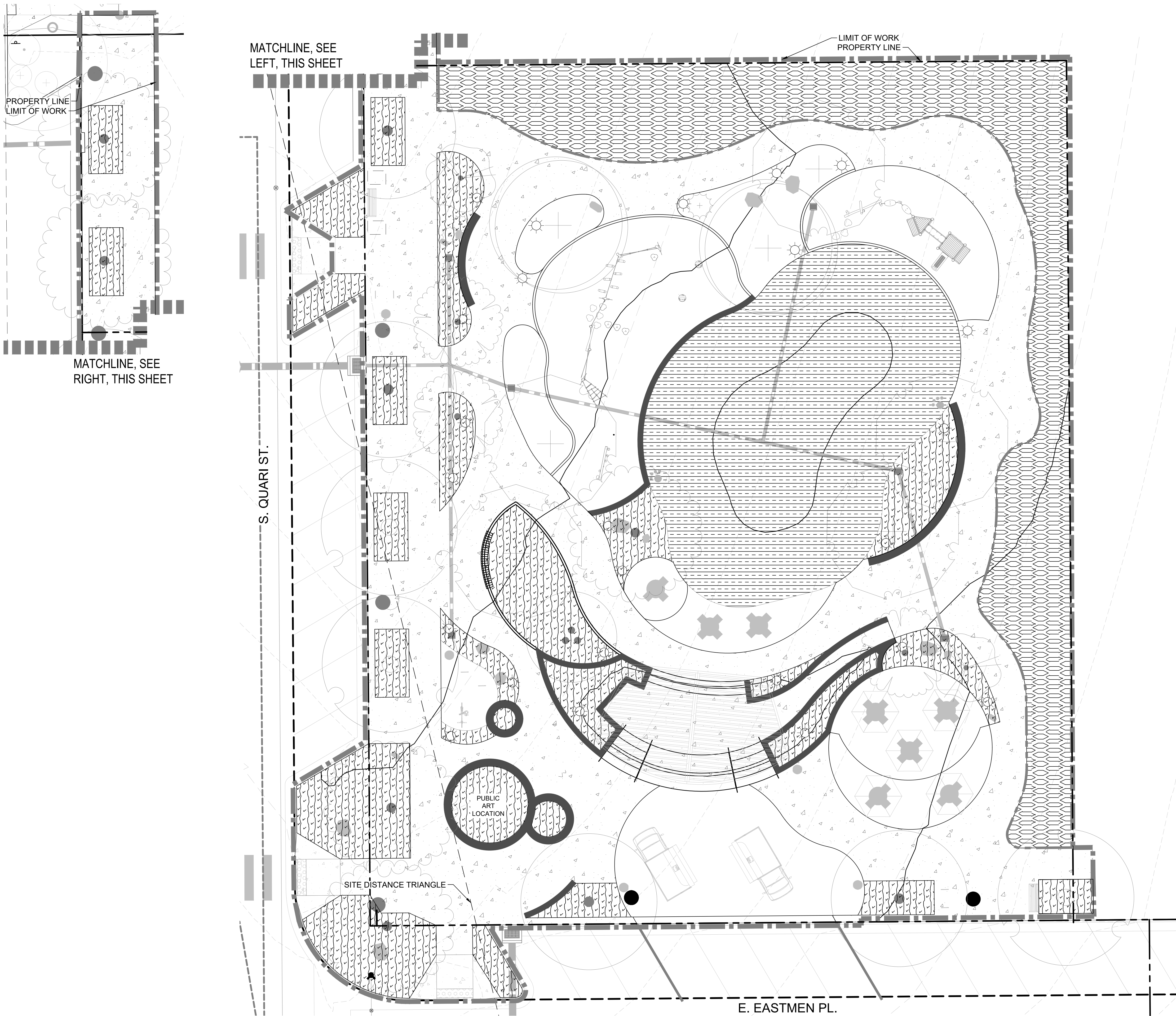
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HYDROZONE
PLAN

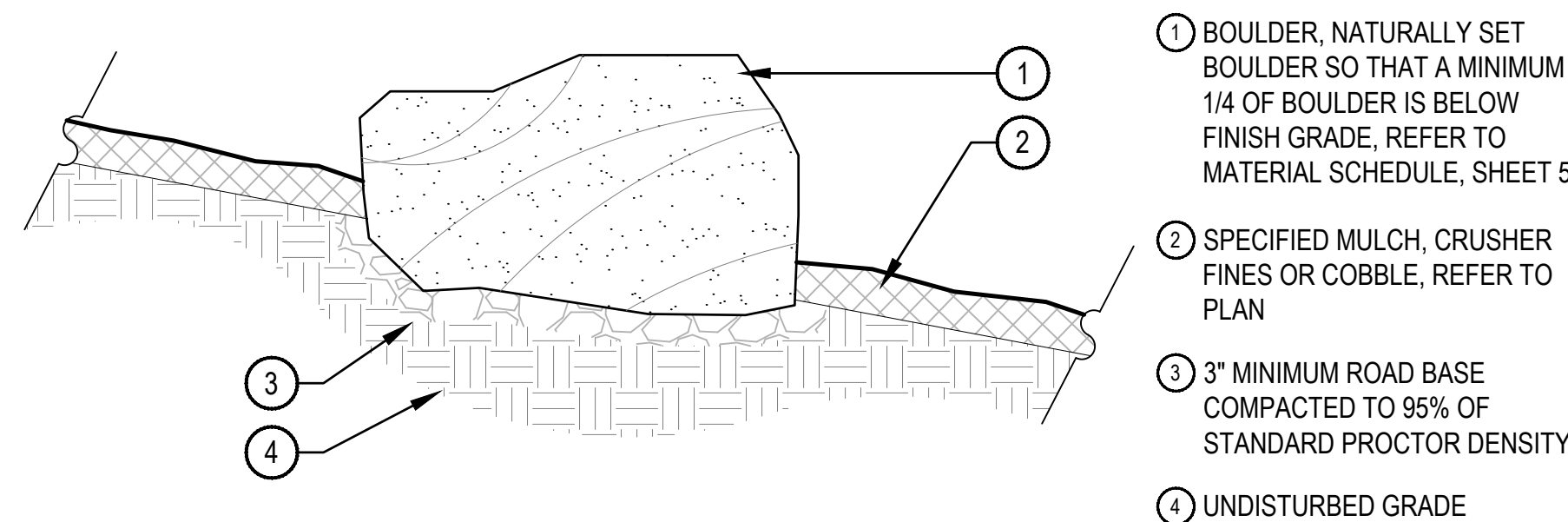
LEGEND

- PROPERTY LINE / RIGHT OF WAY
- LIMIT OF WORK
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- EXISTING STORM LINE
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- 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 |





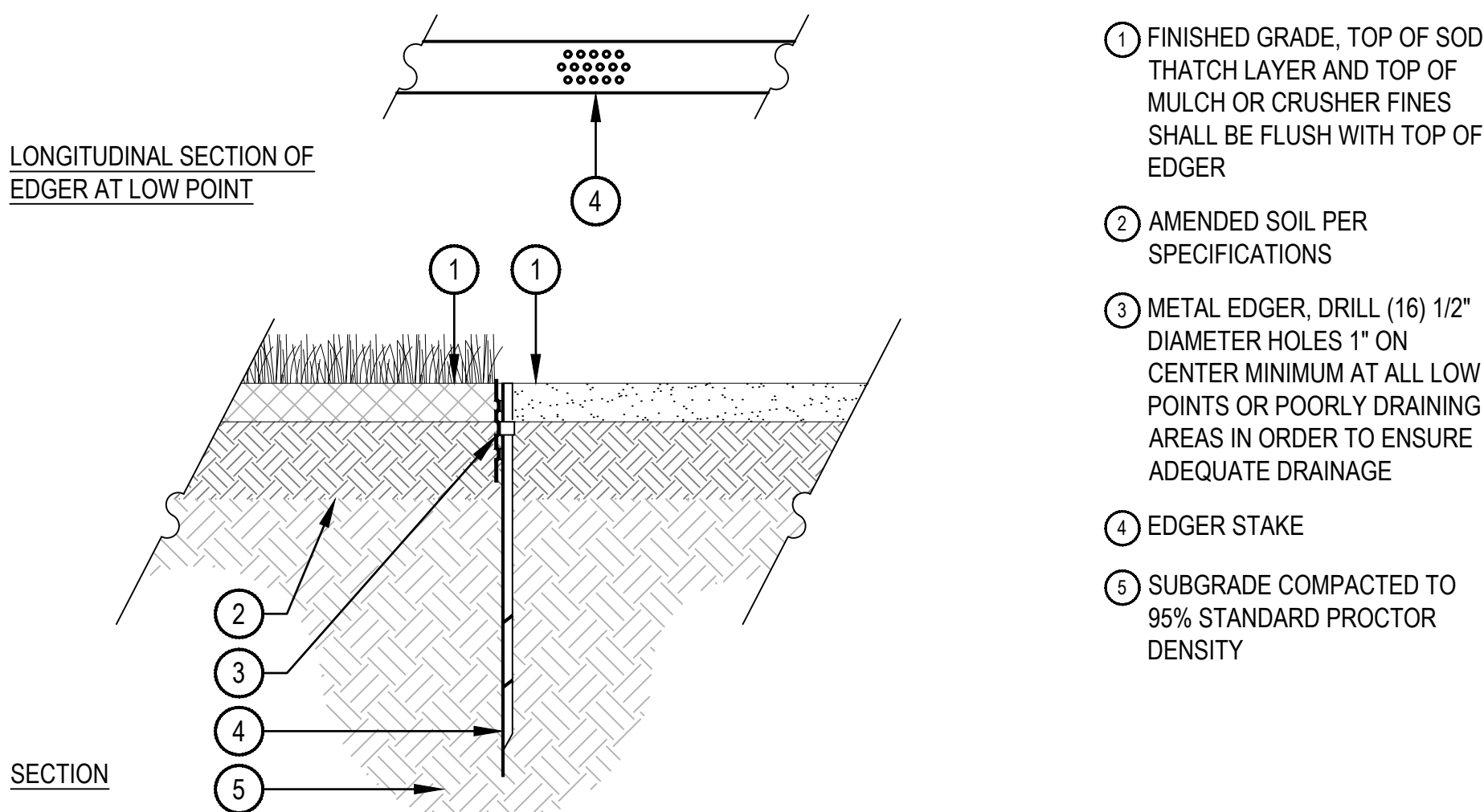
| BOULDER SIZES | | |
|---------------|-------------------|---------------------------------------|
| QTY. | ITEM | SIZE |
| TBD | 'A' SIZED BOULDER | 24 - 30" DIAMETER X 18" MINIMUM DEPTH |
| TBD | 'B' SIZED BOULDER | 30 - 48" DIAMETER X 24" MINIMUM DEPTH |
| TBD | 'C' SIZED BOULDER | 48 - 60" DIAMETER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

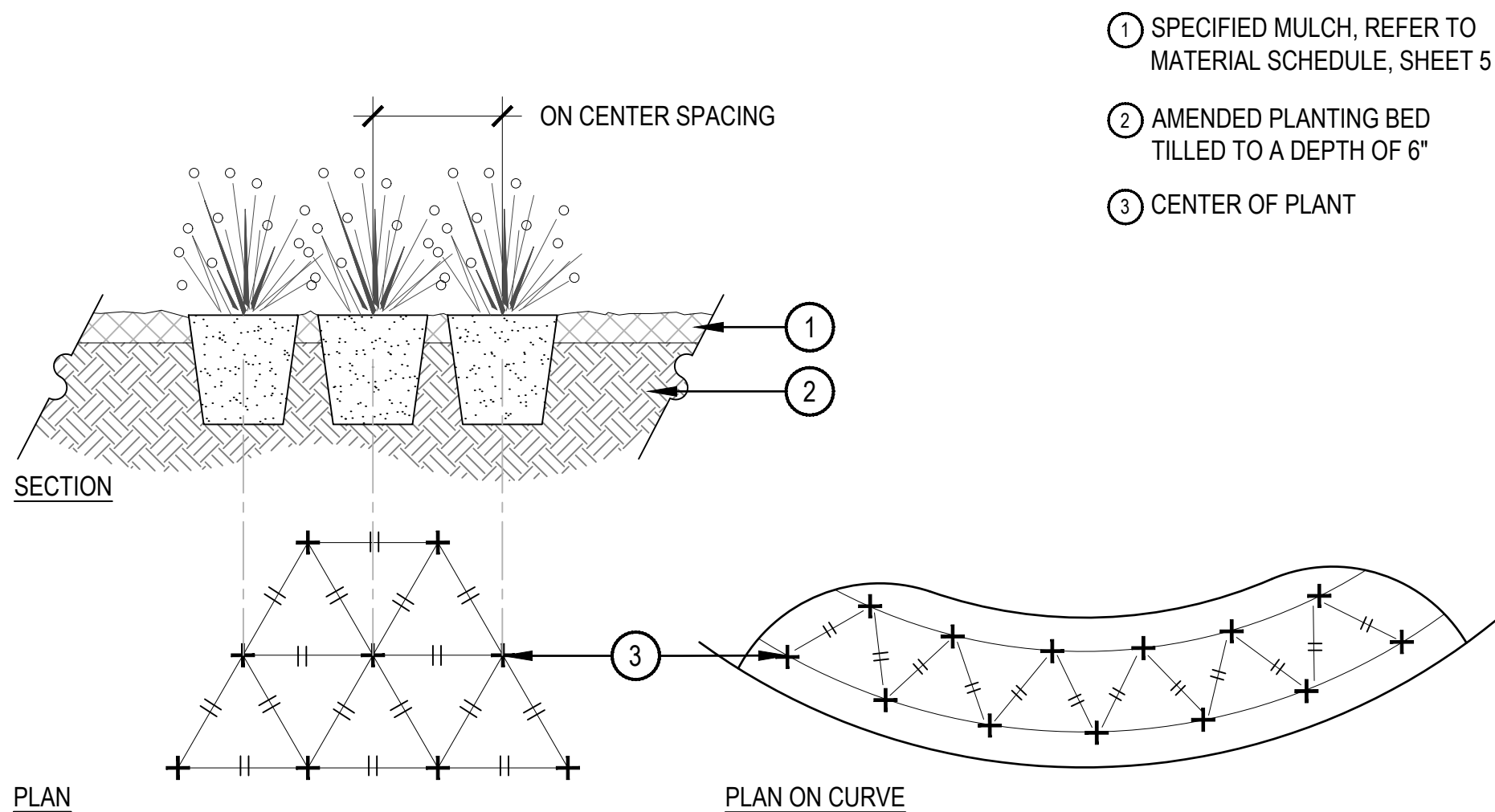


NOTES:

- 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"



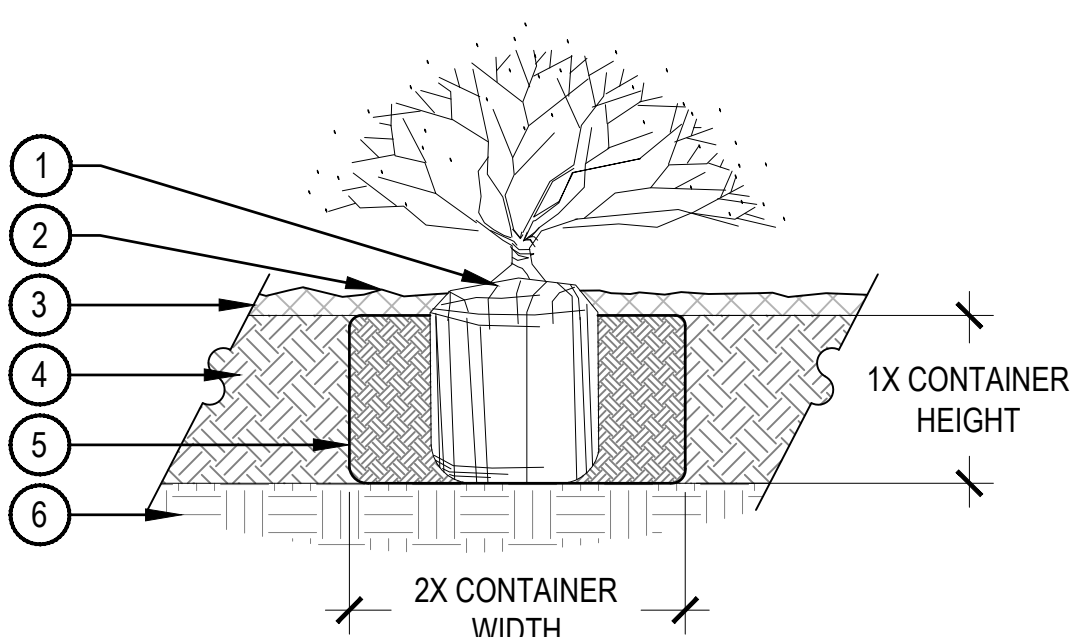
NOTES:

- 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"

- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET 5
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL



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

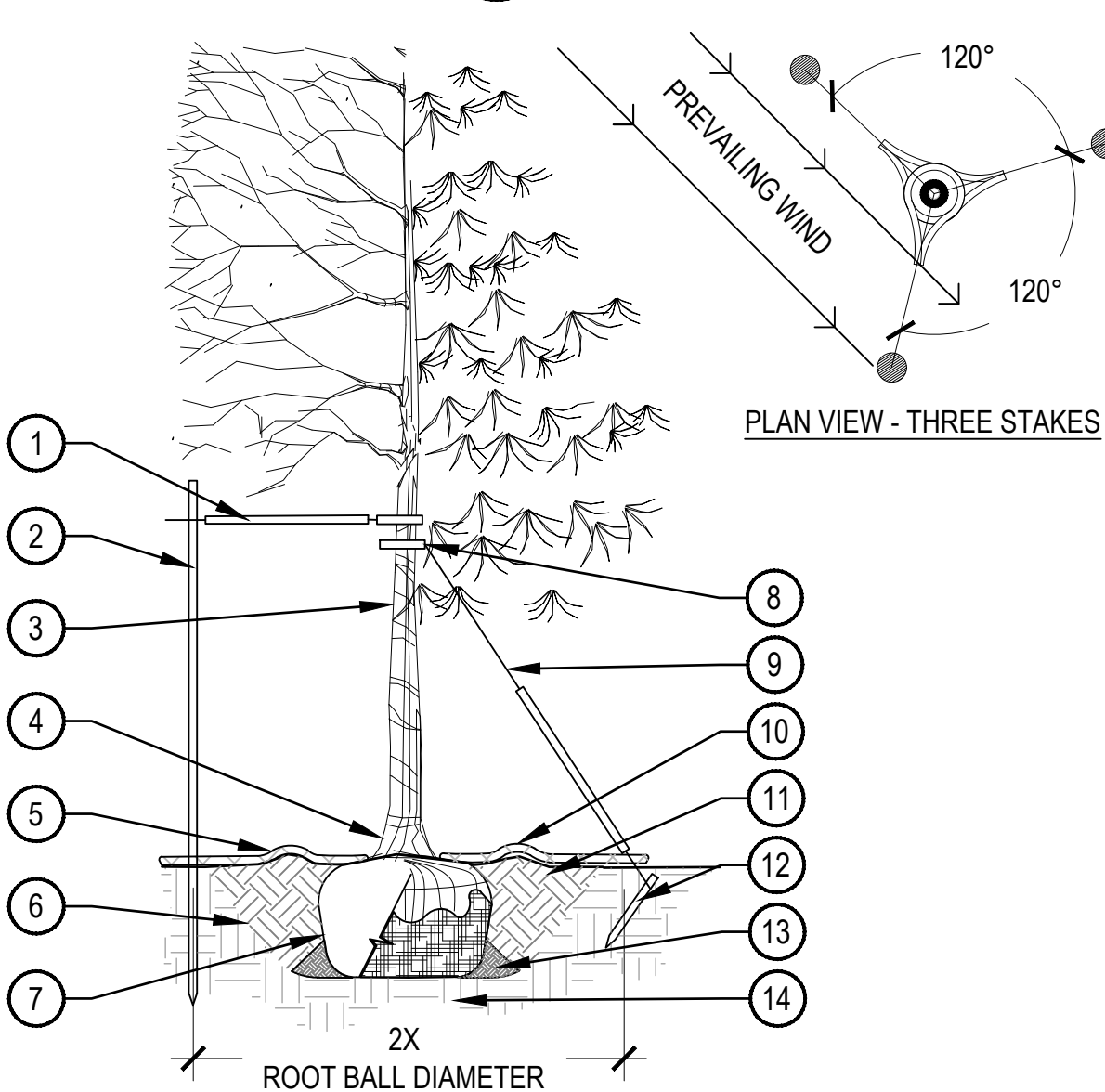
SCALE: 1 1/2" = 1'-0"

PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

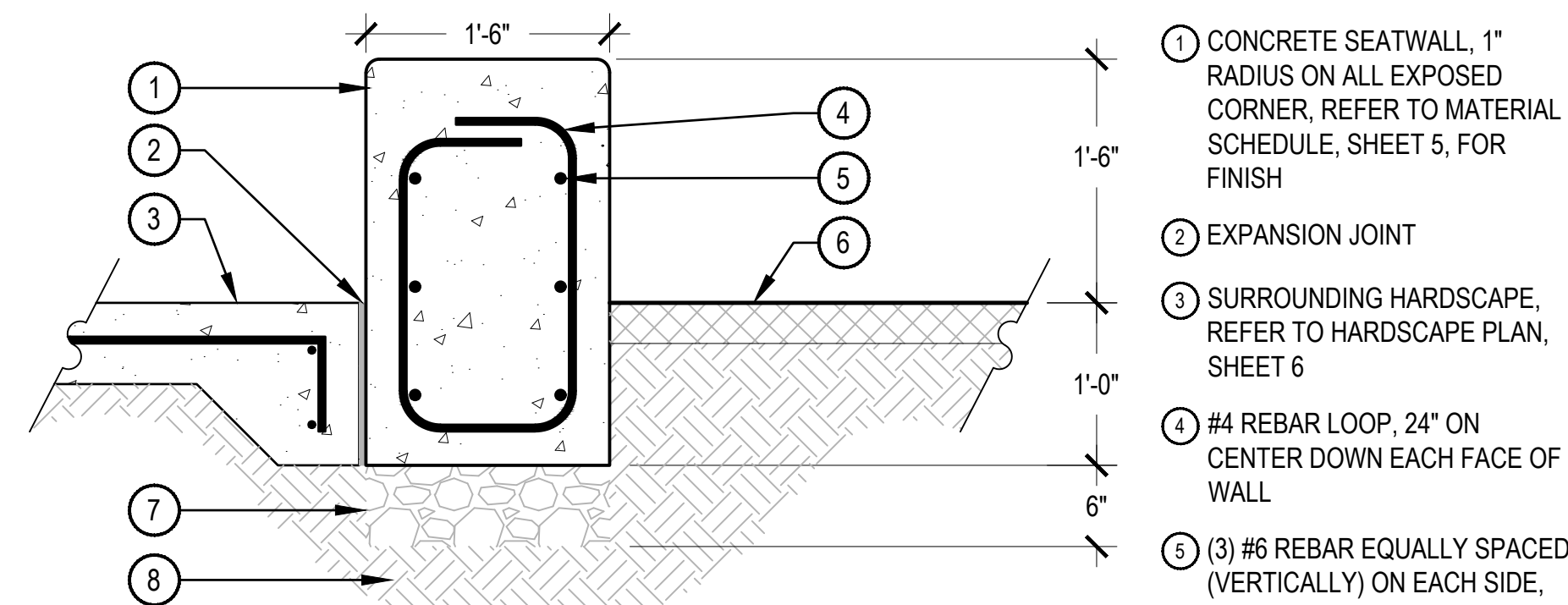
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



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

TREE PLANTING DETAIL

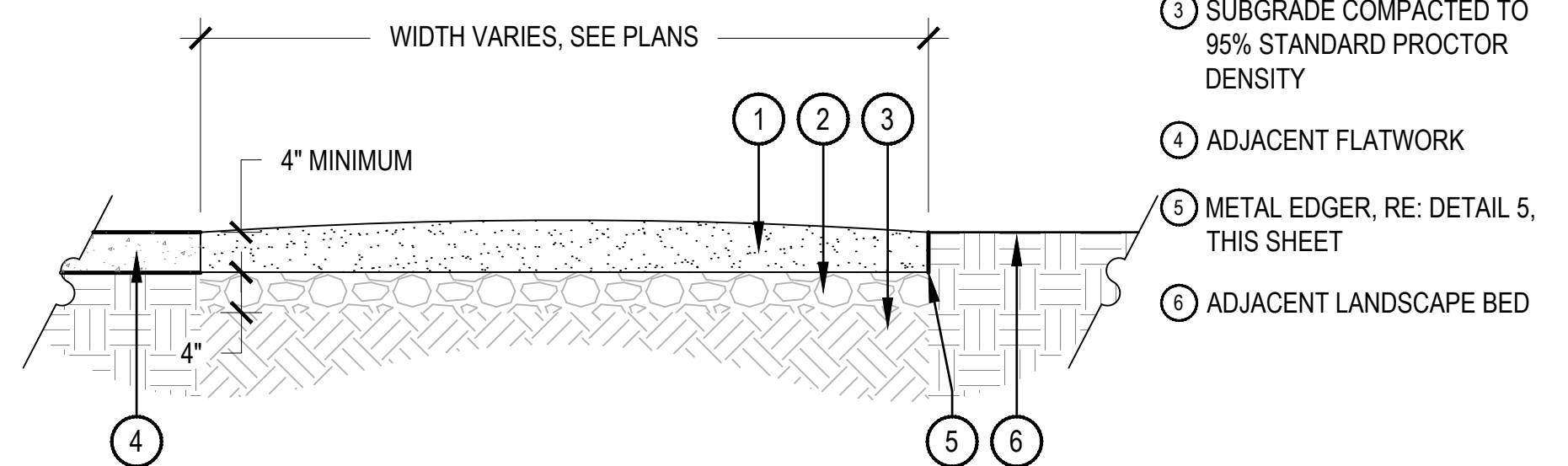
SCALE: 3/16" = 1'-0"



NOTES:

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

- CONCRETE SEATWALL, 1" RADIUS ON ALL EXPOSED CORNER, REFER TO MATERIAL SCHEDULE, SHEET 5, FOR FINISH
- EXPANSION JOINT
- SURROUNDING HARDSCAPE, REFER TO HARDSCAPE PLAN, SHEET 6
- #4 REBAR LOOP, 24" ON CENTER DOWN EACH FACE OF WALL
- (3) #6 REBAR EQUALLY SPACED (VERTICALLY) ON EACH SIDE, CONTINUOUS DOWN LENGTH OF WALL, OVERLAP SPLICES 12"
- SURROUNDING LANDSCAPE, REFER TO PLANS
- COMPACTED AGGREGATE BASE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



NOTES:

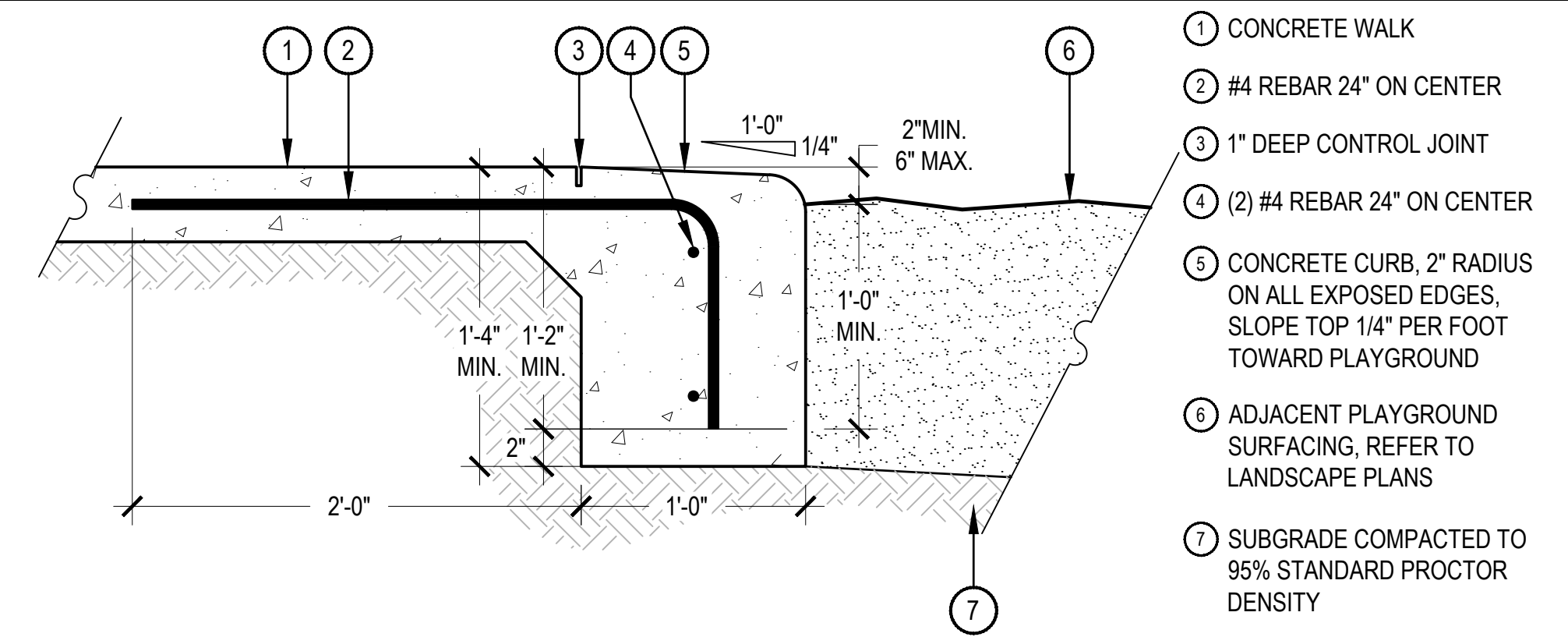
- COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
- USE A SMALL 4" RIDING ROLLER TO COMPACT AREA IN MINIMUM 2 EQUAL LIFTS.
- CROWN OF 2% IN FLAT AREAS AS SHOWN.
- APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

CRUSHER FINES AREA

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

FREESTANDING CONCRETE SEATWALL

SCALE: 1" = 1'-0"

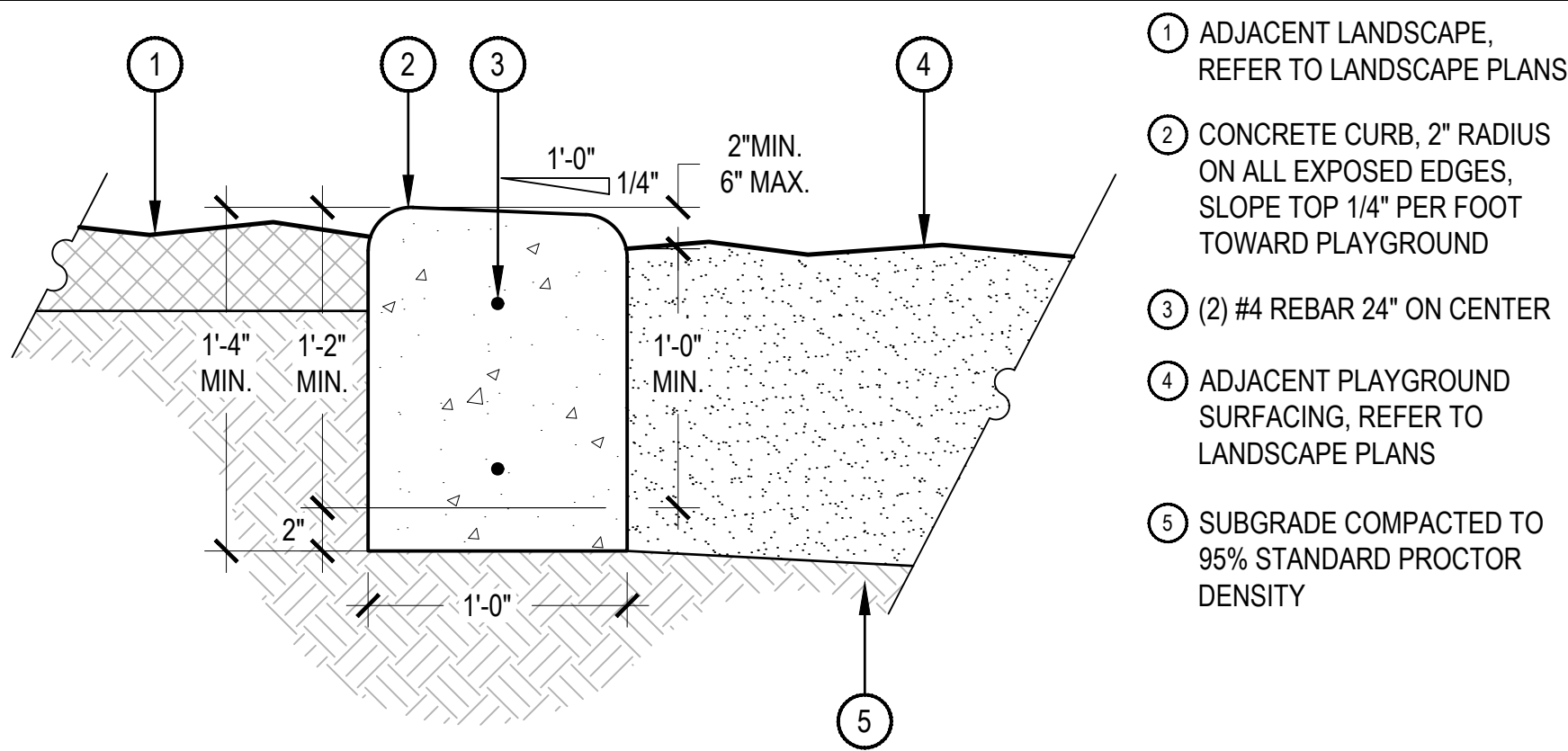


- 1 CONCRETE WALK
- 2 #4 REBAR 24" ON CENTER
- 3 1" DEEP CONTROL JOINT
- 4 (2) #4 REBAR 24" ON CENTER
- 5 CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 6 ADJACENT PLAYGROUND SURFACING, REFER TO LANDSCAPE PLANS
- 7 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR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



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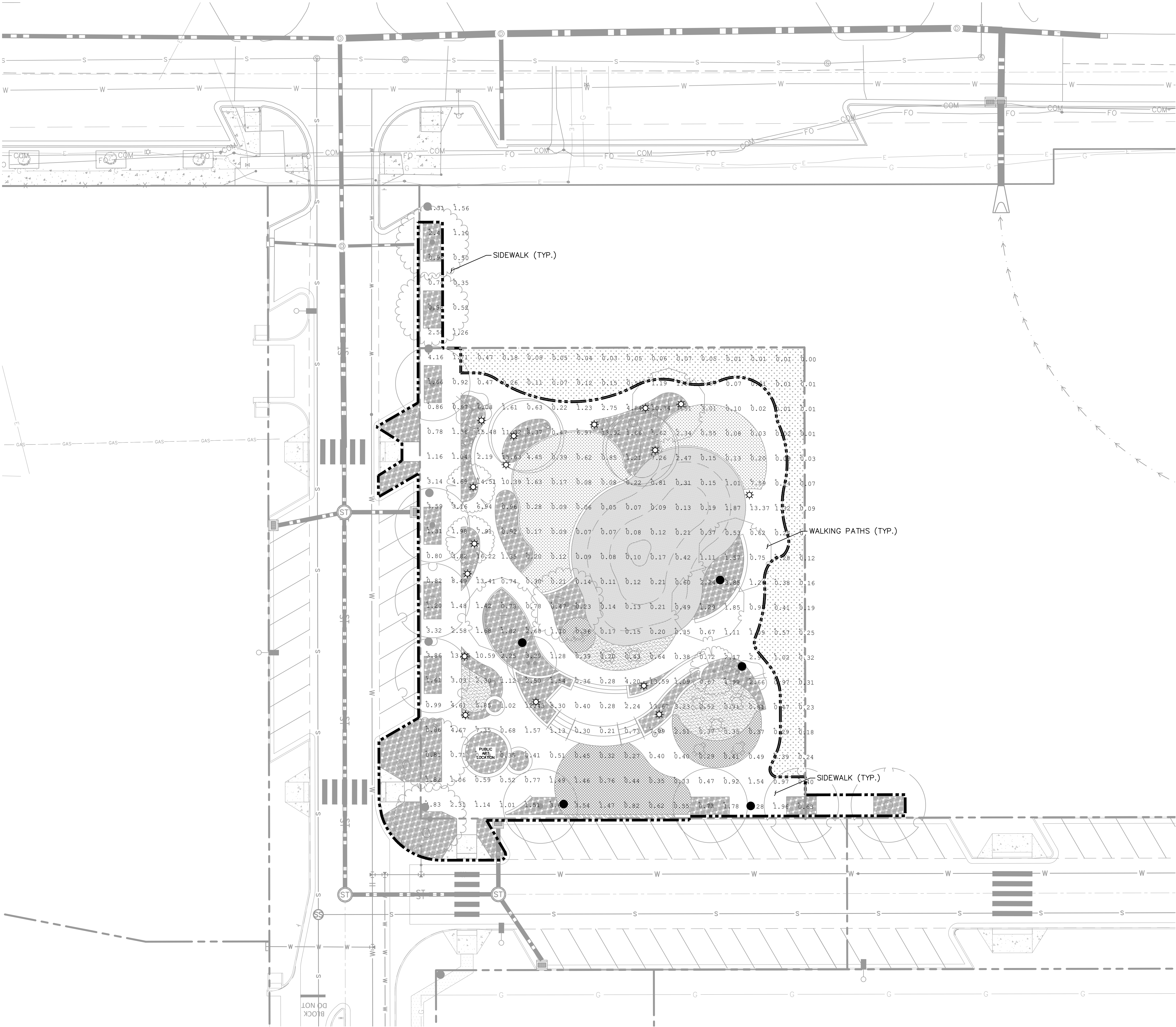
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DATE:

3/14/2025 SITE PLAN.01

SHEET TITLE:

PHOTOMETRIC
PLAN



LEGEND

QTY

16

5

6

4

PROPOSED BOLLARD LIGHT

PROPOSED PL1 LIGHT

EXISTING PL1 LIGHT

EXISTING STREET LIGHT

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

