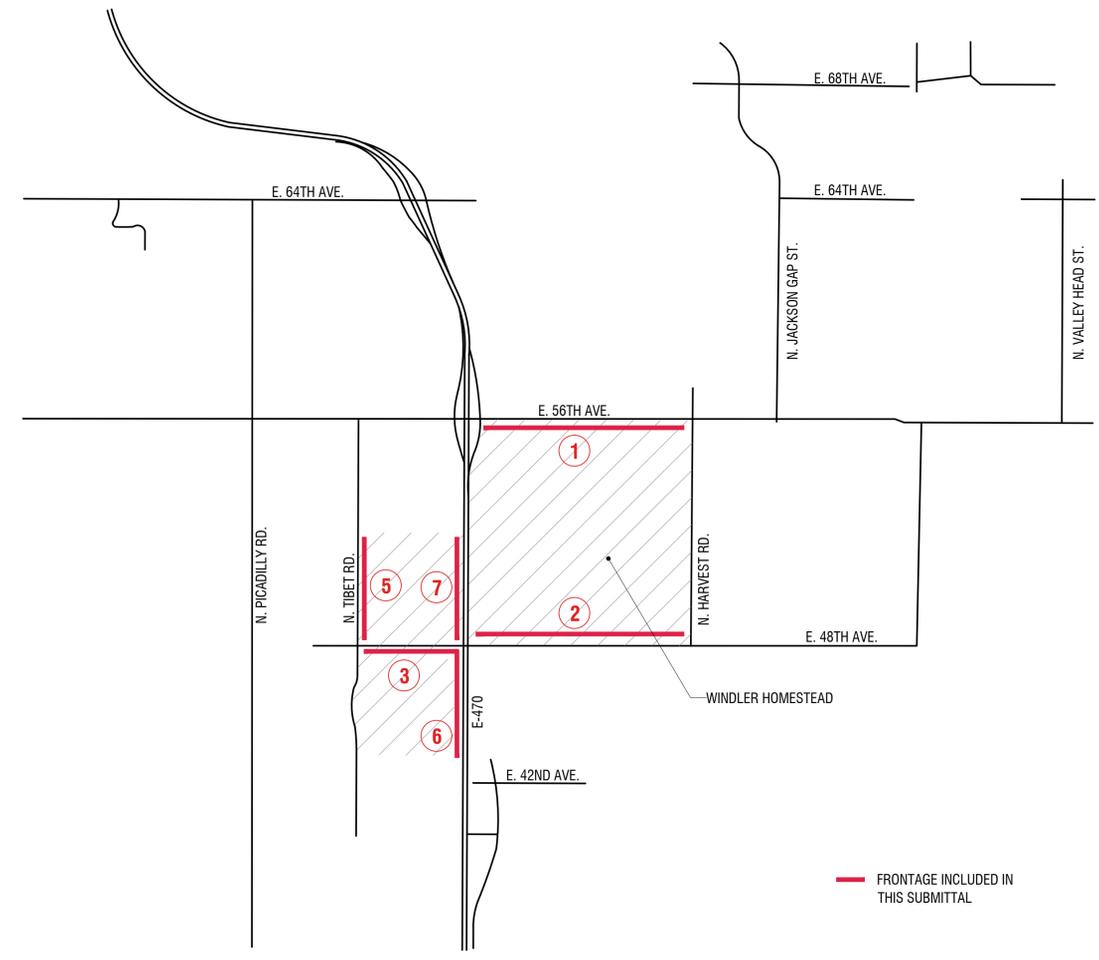


# SITE PLAN - WINDLER MONUMENT SIGNAGE AND ENTRY LANDSCAPE

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

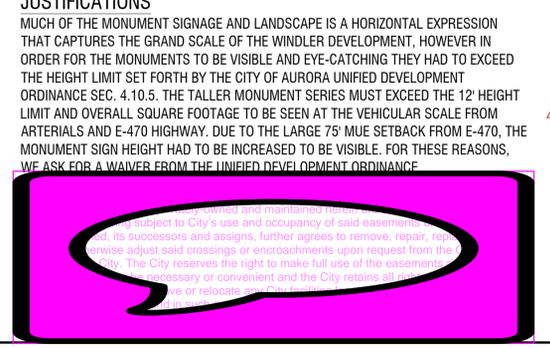


VICINITY MAP  
1" = 2000'

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

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

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



| SHEET INDEX |  |
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| 5           | PLANT SCHEDULE                               |
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| 23-39       | WINDLER ENTRY PLANTING                       |
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| 41          | LANDSCAPE WALL DETAILS                       |
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| 45          | A2 SECONDARY ENTRY MONUMENT                  |
| 46          | A2 - GLOW SECONDARY ENTRY MONUMENT           |
| 47          | B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT |
| 48          | LIGHTING STRATEGY AND MATERIAL BOARD         |

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## SIGNATURE BLOCKS

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

### LEGAL DESCRIPTION:

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

IN WITNESS WHEREOF, \_\_\_\_\_ HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.

BY: \_\_\_\_\_ CORPORATE SEAL  
(PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF COLORADO \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY SEAL  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS \_\_\_\_\_

## CITY OF AURORA APPROVALS

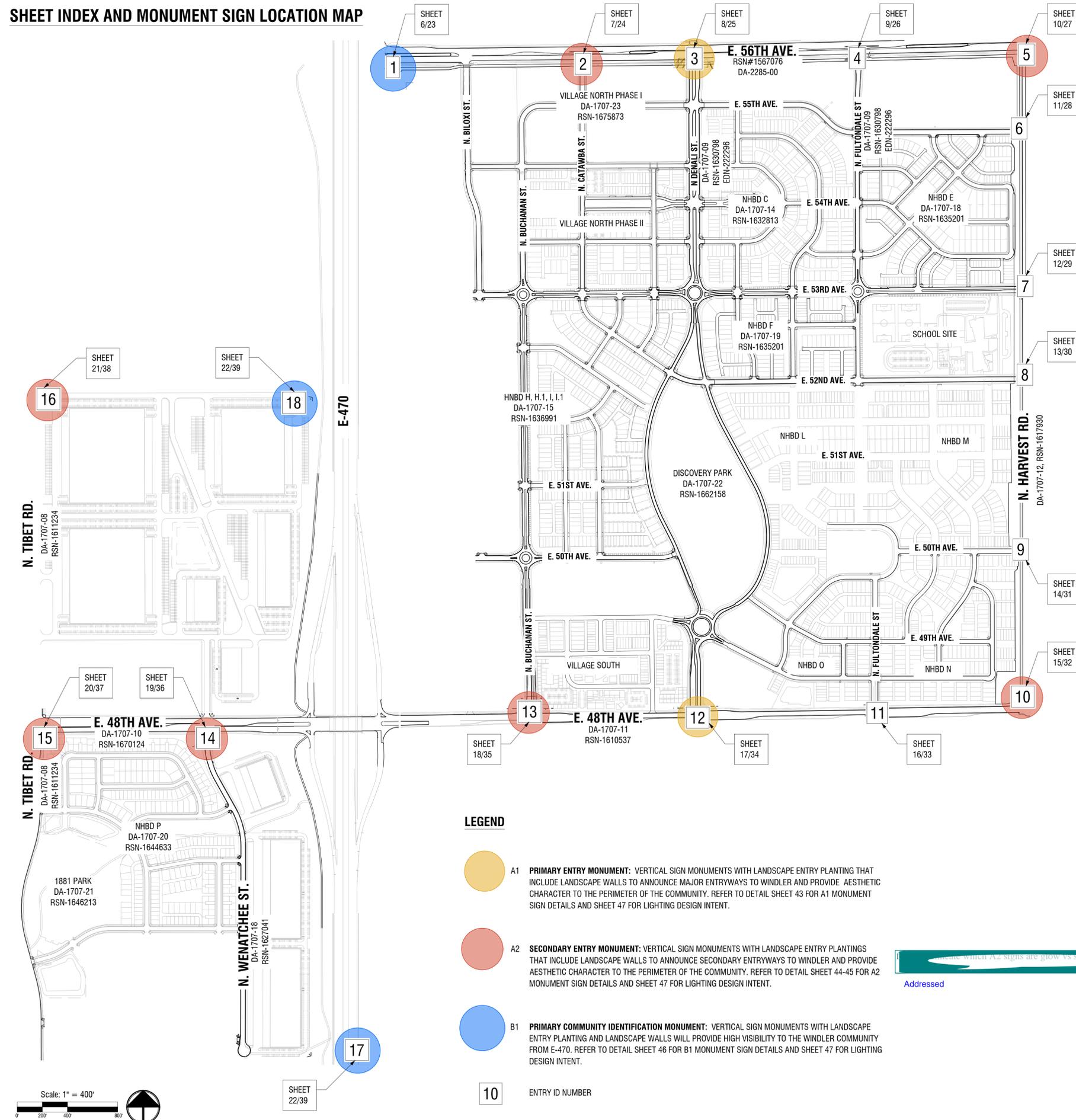
CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

**RECORDER'S CERTIFICATE:**  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

## AMENDMENTS

SHEET INDEX AND MONUMENT SIGN LOCATION MAP



LEGEND

- A1 **PRIMARY ENTRY MONUMENT:** VERTICAL SIGN MONUMENTS WITH LANDSCAPE ENTRY PLANTING THAT INCLUDE LANDSCAPE WALLS TO ANNOUNCE MAJOR ENTRYWAYS TO WINDLER AND PROVIDE AESTHETIC CHARACTER TO THE PERIMETER OF THE COMMUNITY. REFER TO DETAIL SHEET 43 FOR A1 MONUMENT SIGN DETAILS AND SHEET 47 FOR LIGHTING DESIGN INTENT.
- A2 **SECONDARY ENTRY MONUMENT:** VERTICAL SIGN MONUMENTS WITH LANDSCAPE ENTRY PLANTINGS THAT INCLUDE LANDSCAPE WALLS TO ANNOUNCE SECONDARY ENTRYWAYS TO WINDLER AND PROVIDE AESTHETIC CHARACTER TO THE PERIMETER OF THE COMMUNITY. REFER TO DETAIL SHEET 44-45 FOR A2 MONUMENT SIGN DETAILS AND SHEET 47 FOR LIGHTING DESIGN INTENT.
- B1 **PRIMARY COMMUNITY IDENTIFICATION MONUMENT:** VERTICAL SIGN MONUMENTS WITH LANDSCAPE ENTRY PLANTING AND LANDSCAPE WALLS WILL PROVIDE HIGH VISIBILITY TO THE WINDLER COMMUNITY FROM E-470. REFER TO DETAIL SHEET 46 FOR B1 MONUMENT SIGN DETAILS AND SHEET 47 FOR LIGHTING DESIGN INTENT.
- 10 ENTRY ID NUMBER

Addressed

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



**CIVITAS**  
 1200 Bannock St.  
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 Tel. 303 571.0053  
 Fax 303 425.0438

people creating spaces

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

**MONUMENT SIGNAGE AND ENTRY LANDSCAPE**  
 AURORA, COLORADO  
 WINDLER

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

Stamp:

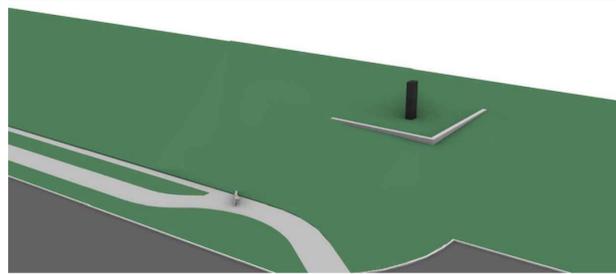
Issue Record:  
 7/12/24 AMENDMENT 1

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

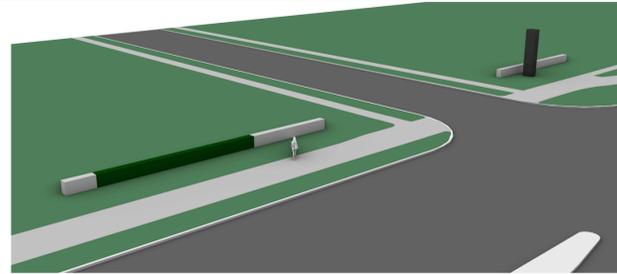
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 Drawn: NL  
 Checked: CV

MONUMENT SIGN LOCATION MAP AND SHEET INDEX

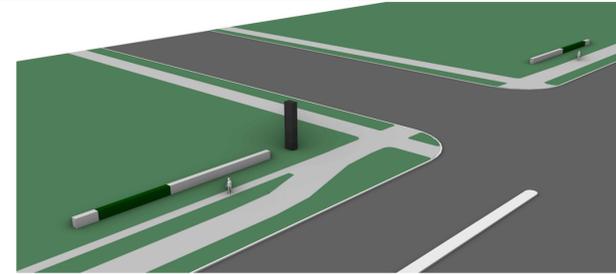
**E. 56TH AVE. FRONTAGE**



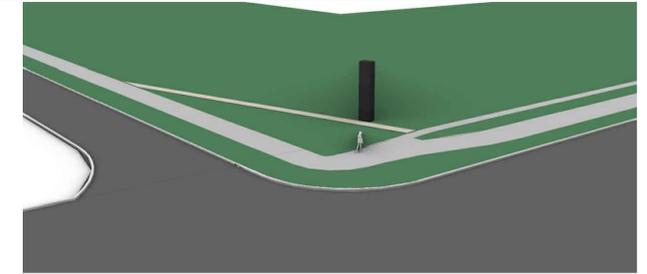
**1 B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND E. 56TH AVE.**  
RE: SHEET 6 AND 23



**2 A2 - GLOW SECONDARY ENTRY MONUMENT AT N. CATAWBA ST. AND E. 56TH AVE.**  
RE: SHEET 7 AND 24

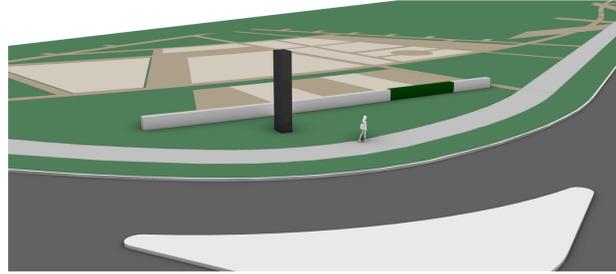


**3 A1 PRIMARY ENTRY MONUMENT AT N. DENALI ST. AND E. 56TH AVE.**  
RE: SHEET 8 AND 25

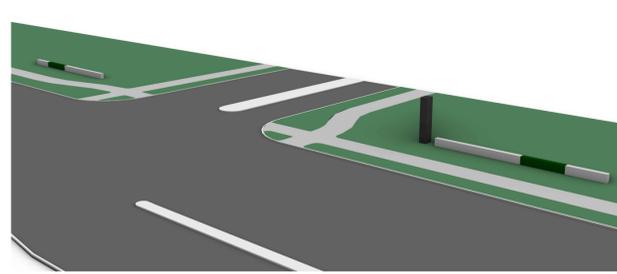


**5 A2 SECONDARY ENTRY MONUMENT AT N. HARVEST RD. AND E. 56TH AVE.**  
RE: SHEET 10 AND 27

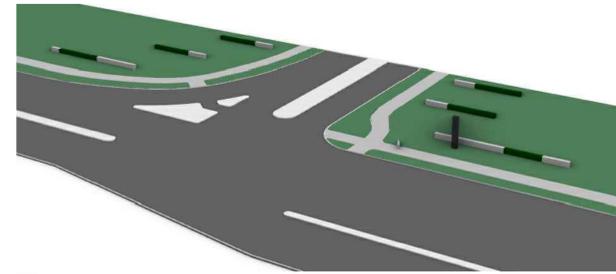
**NORTH OF E. 48TH AVE. FRONTAGE EAST OF E-470**



**10 A2 - GLOW SECONDARY ENTRY MONUMENT AT E. 48TH AVE. AND N. HARVEST RD.**  
RE: SHEET 15 AND 32

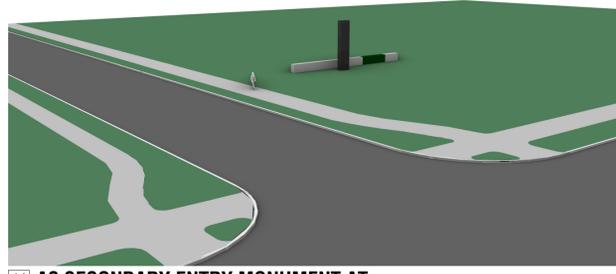


**12 A1 PRIMARY ENTRY MONUMENT AT E. 48TH AVE. AND N. DENALI ST.**  
RE: SHEET 17 AND 34

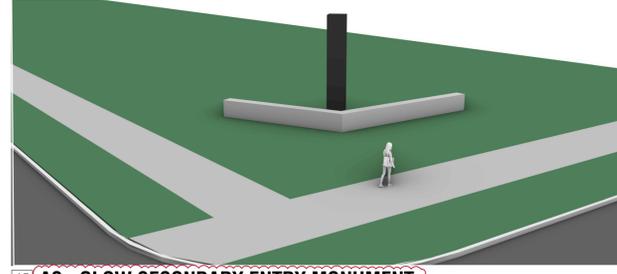


**13 A2 SECONDARY ENTRY MONUMENT AT N. BUCHANAN ST. AND E. 48TH AVE.**  
RE: SHEET 18 AND 35

**SOUTH OF E. 48TH AVE. FRONTAGE WEST OF E-470**

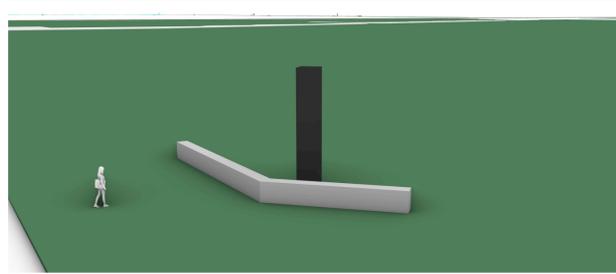


**14 A2 SECONDARY ENTRY MONUMENT AT N. WENATCHEE ST. AND E. 48TH AVE.**  
RE: SHEET 19 AND 36



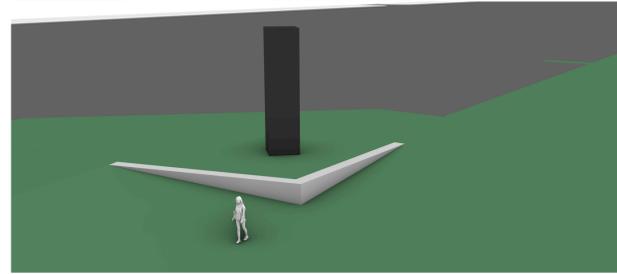
**15 A2 - GLOW SECONDARY ENTRY MONUMENT AT N. TIBET RD. AND E. 48TH AVE.**  
RE: SHEET 20 AND 37

**N. TIBET RD. FRONTAGE**

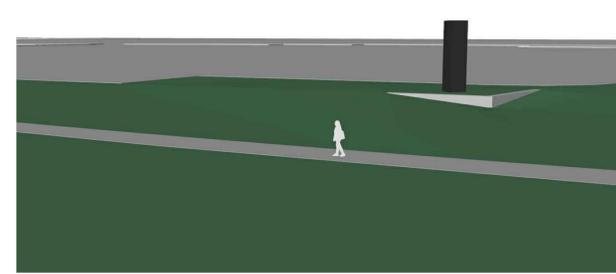


**16 A2 SECONDARY ENTRY MONUMENT AT N. TIBET RD. AND FUTURE INDUSTRIAL SITE**  
RE: SHEET 21 AND 38

**E-470 FRONTAGE**



**17 B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470**  
RE: SHEET 22 AND 39



**18 B1 PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND FUTURE INDUSTRIAL SITE**  
RE: SHEET 22 AND 39

**LEGEND**

- VERTICAL SIGN MONUMENT
- HORIZONTAL DECORATIVE LANDSCAPE WALL
- ORNAMENTAL GRASS HEDGE

**GRAPHIC INTENT:**

THE INTENT OF THESE GRAPHICS IS TO SHOW THE RELATIONSHIP AND MASSING BETWEEN ALL ELEMENTS OF THE MONUMENT SIGNAGE.

Stamp:

**Issue Record:**

7/12/24 AMENDMENT 1

**Revisions:**

SIGN TYPE CHANGED FROM A2 TO A2-GLOW.

CVT Proj. #: \_\_\_\_\_

Drawn: NL

Checked: CV

Stamp:

Issue Record:  
7/12/24 AMENDMENT 1

Revisions:  
B1 MONUMENT SIGN SIZE

CVT Proj. #:  
Drawn: NL  
Checked: CV

**SITE LIGHTING NOTES:**

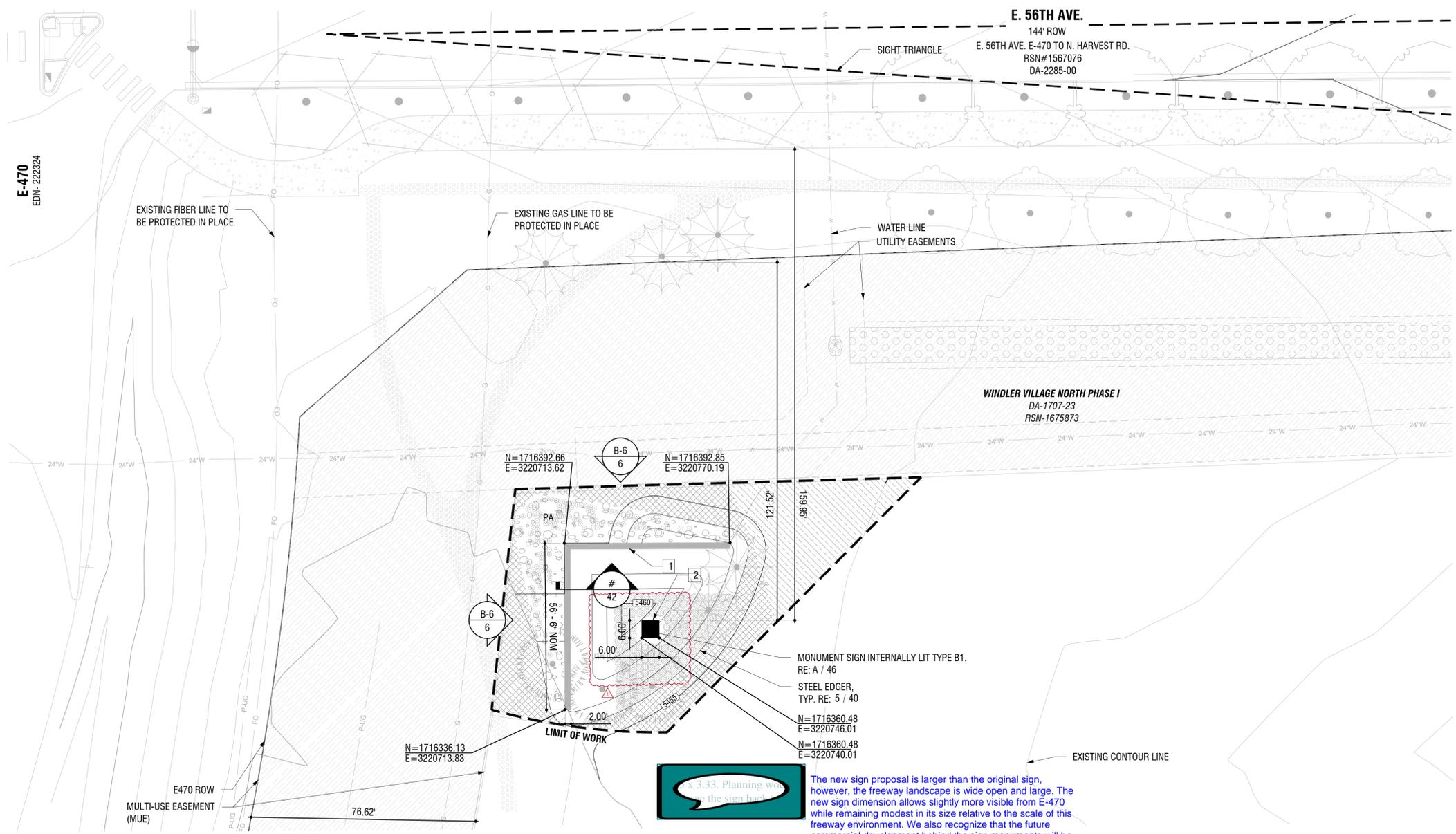
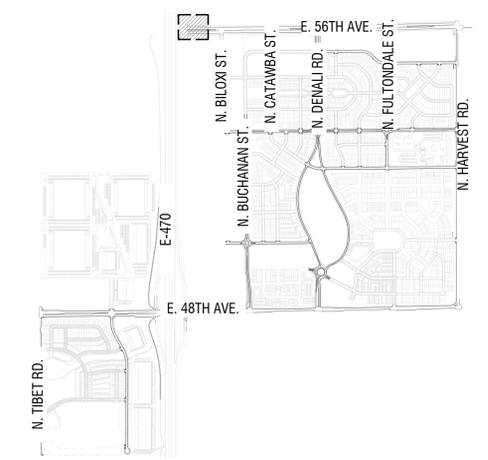
- 1 WALL LIGHTING - LANDSCAPE WALLS TO BE LIT WITH WALL WASHER LIGHTS AND WILL MEET CITY OF AURORA LIGHTING REGULATIONS RE: DETAIL SHEET DT.09, PAGE 47
- 2 MONUMENT SIGN - TO BE INTERNALLY LIT AND WILL FOLLOW CITY OF AURORA LIGHTING REGULATIONS AND E-470 LIGHTING REGULATIONS. RE: DETAIL SHEET DT.09,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

**LEGEND**

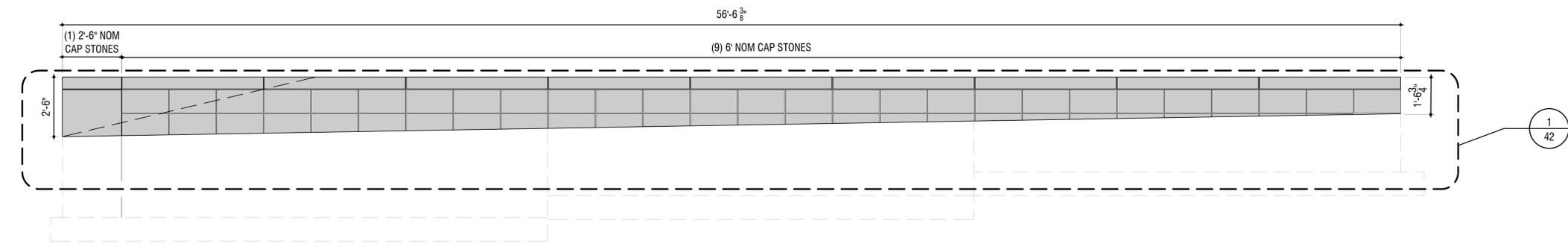
- MONUMENT SIGNAGE, RE: 43-47
- ▬ LANDSCAPE WALL, RE: 41-42
- STREETLIGHT, RE: CIVIL
- △ SIGHT TRIANGLE, RE: CIVIL
- - - MATCHLINE
- - - RIGHT OF WAY (ROW)
- - - LIMIT OF WORK
- DARK 3/4" ROCK MULCH
- LIGHT 3/4" ROCK MULCH
- CRUSHER FINES
- 3" SHREDDED CEDAR MULCH
- ⊙ ELEVATION
- N=X  
E=Y NORTH AND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

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

**KEY MAP**



The new sign proposal is larger than the original sign, however, the freeway landscape is wide open and large. The new sign dimension allows slightly more visible from E-470 while remaining modest in its size relative to the scale of this freeway environment. We also recognize that the future commercial development behind the sign monuments will be significantly larger than the signs, it is our opinion that the signs with the added dimension will be stronger visually as a foreground to this development. Please refer to the attached graphic A, B and C for visual comparison. These demonstrate that the 6'x6'x30" scale is appropriate in this environment.



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



MONUMENT SIGNAGE  
AND ENTRY LANDSCAPE  
AURORA, COLORADO  
WINDLER

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

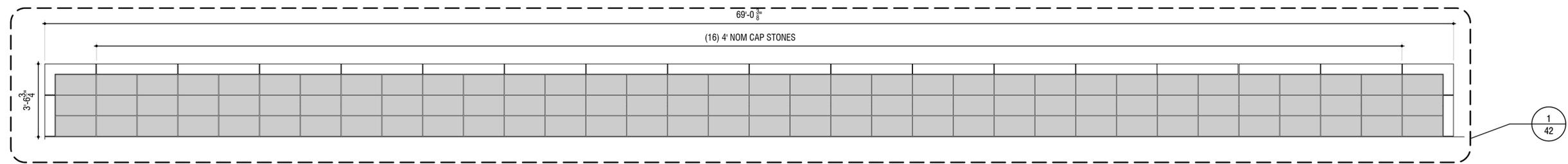
Stamp:

Issue Record:  
7/12/24 AMENDMENT 1

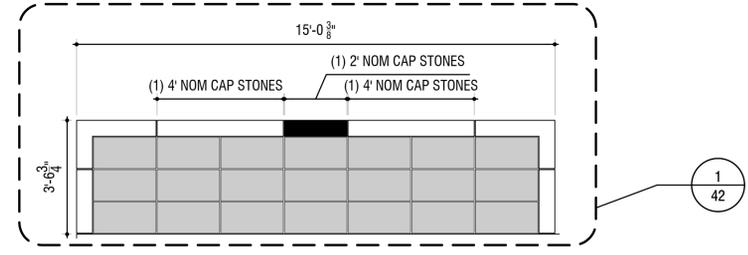
Revisions:  
LABEL ERROR

CVT Proj. #:  
Drawn: NL  
Checked: CV

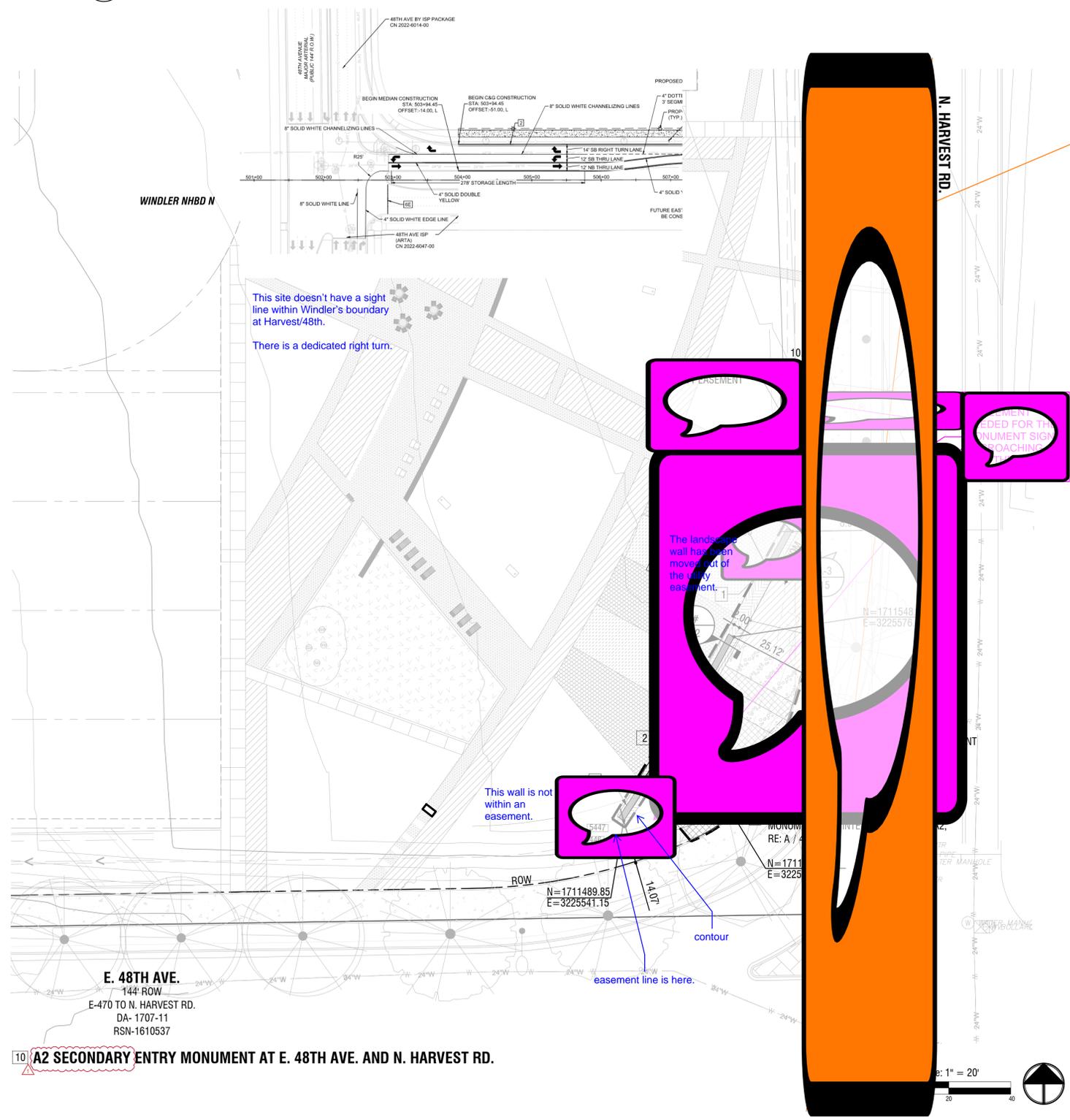
WINDLER ENTRY  
LAYOUT



A-11 LANDSCAPE WALL ELEVATION  
SCALE: 3/8"=1'-0" XREF



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



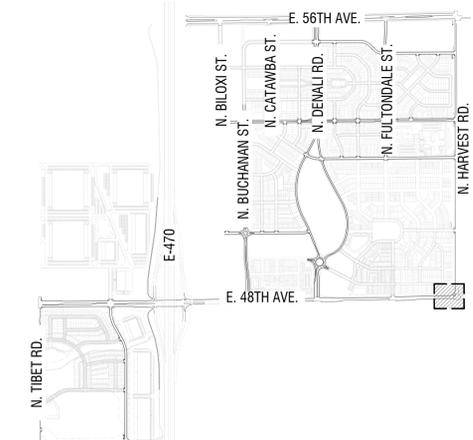
LEGEND

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

SITE LIGHTING NOTES:

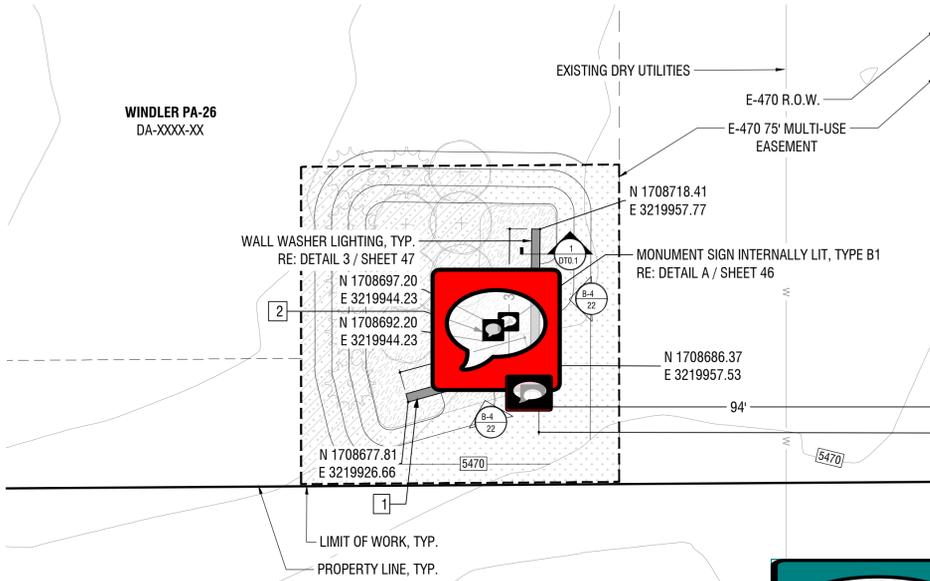
- 1 WALL LIGHTING - LANDSCAPE WALLS TO BE LIT WITH WALL WASHER LIGHTS AND WILL MEET CITY OF AURORA LIGHTING REGULATIONS RE: DETAIL SHEET DT.09, PAGE 47
- 2 MONUMENT SIGN - TO BE INTERNALLY LIT AND WILL FOLLOW CITY OF AURORA LIGHTING REGULATIONS AND E-470 LIGHTING REGULATIONS. RE: DETAIL SHEET DT.09,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

KEY MAP



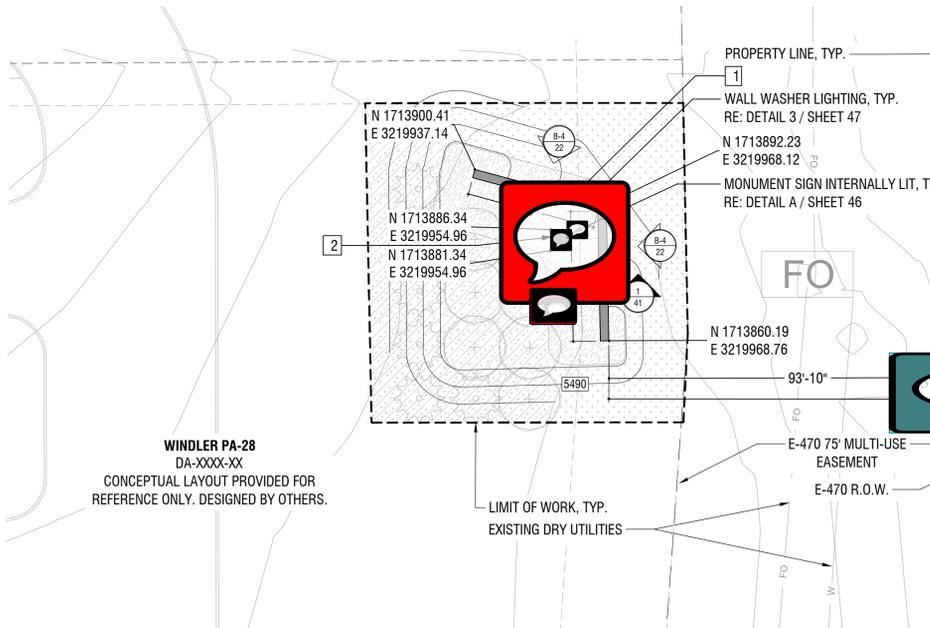
NOTE: PLANT SYMBOLS SHOWN ON LAYOUT PLANS FOR REFERENCE ONLY. REFER TO WINDLER ENTRY PLANTING SHEETS 23 - 39, FOR FULL LANDSCAPE LEGEND, PLANT MATERIAL, AND INDIVIDUAL PLAN NOTATIONS FOR EACH SPECIES.

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



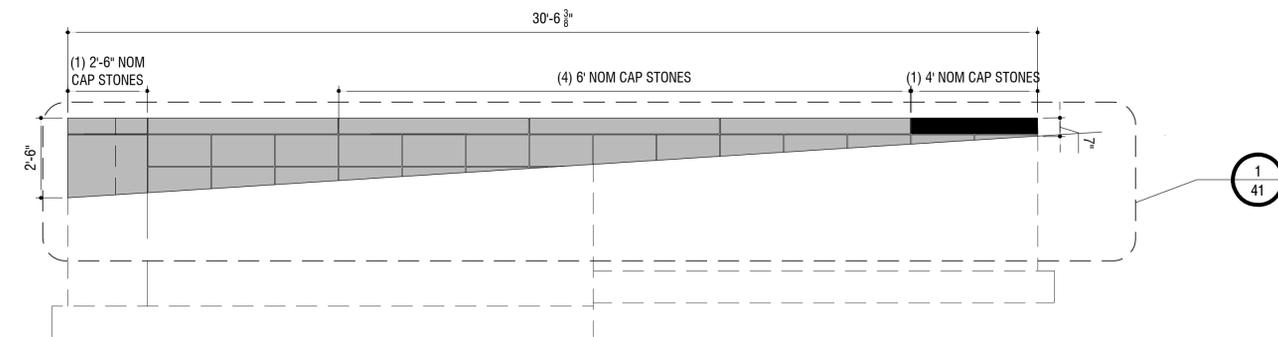
17 B1 - PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND PA-26

The new sign proposal is larger than the original sign, however, the freeway landscape is wide open and large. The new sign dimension allows slightly more visible from E-470 while remaining modest in its size relative to the scale of this freeway environment. We also recognize that the future commercial development behind the sign monuments will be significantly larger than the signs, it is our opinion that the signs with the added dimension will be stronger visually as a foreground to this development. Please refer to the attached graphic A, B and C for visual comparison. These demonstrate that the 6'x6'x30' scale is appropriate in this environment.



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

The new sign proposal is larger than the original sign, however, the freeway landscape is wide open and large. The new sign dimension allows slightly more visible from E-470 while remaining modest in its size relative to the scale of this freeway environment. We also recognize that the future commercial development behind the sign monuments will be significantly larger than the signs, it is our opinion that the signs with the added dimension will be stronger visually as a foreground to this development. Please refer to the attached graphic A, B and C for visual comparison. These demonstrate that the 6'x6'x30' scale is appropriate in this environment.



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

SITE LIGHTING NOTES:

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

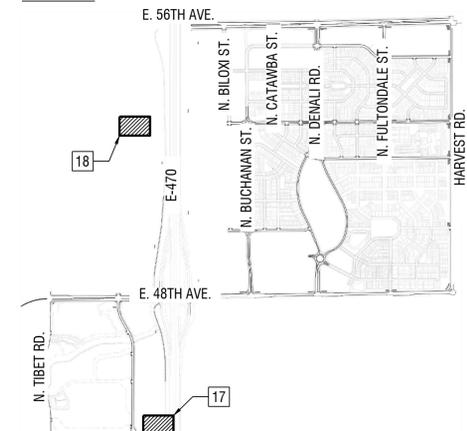


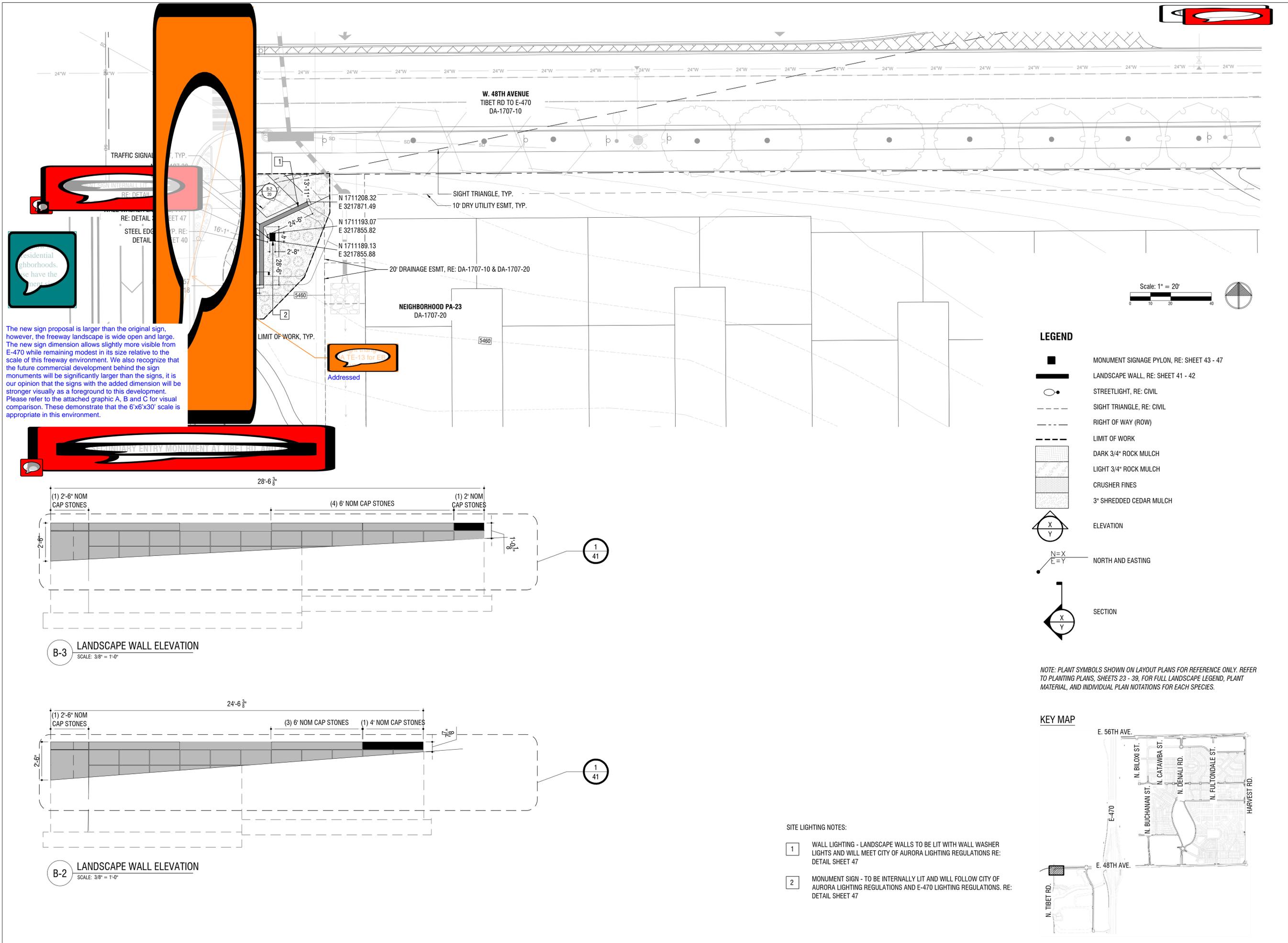
LEGEND

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

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

KEY MAP





residential neighborhoods. we have the new

The new sign proposal is larger than the original sign, however, the freeway landscape is wide open and large. The new sign dimension allows slightly more visible from E-470 while remaining modest in its size relative to the scale of this freeway environment. We also recognize that the future commercial development behind the sign monuments will be significantly larger than the signs, it is our opinion that the signs with the added dimension will be stronger visually as a foreground to this development. Please refer to the attached graphic A, B and C for visual comparison. These demonstrate that the 6'x6'x30' scale is appropriate in this environment.

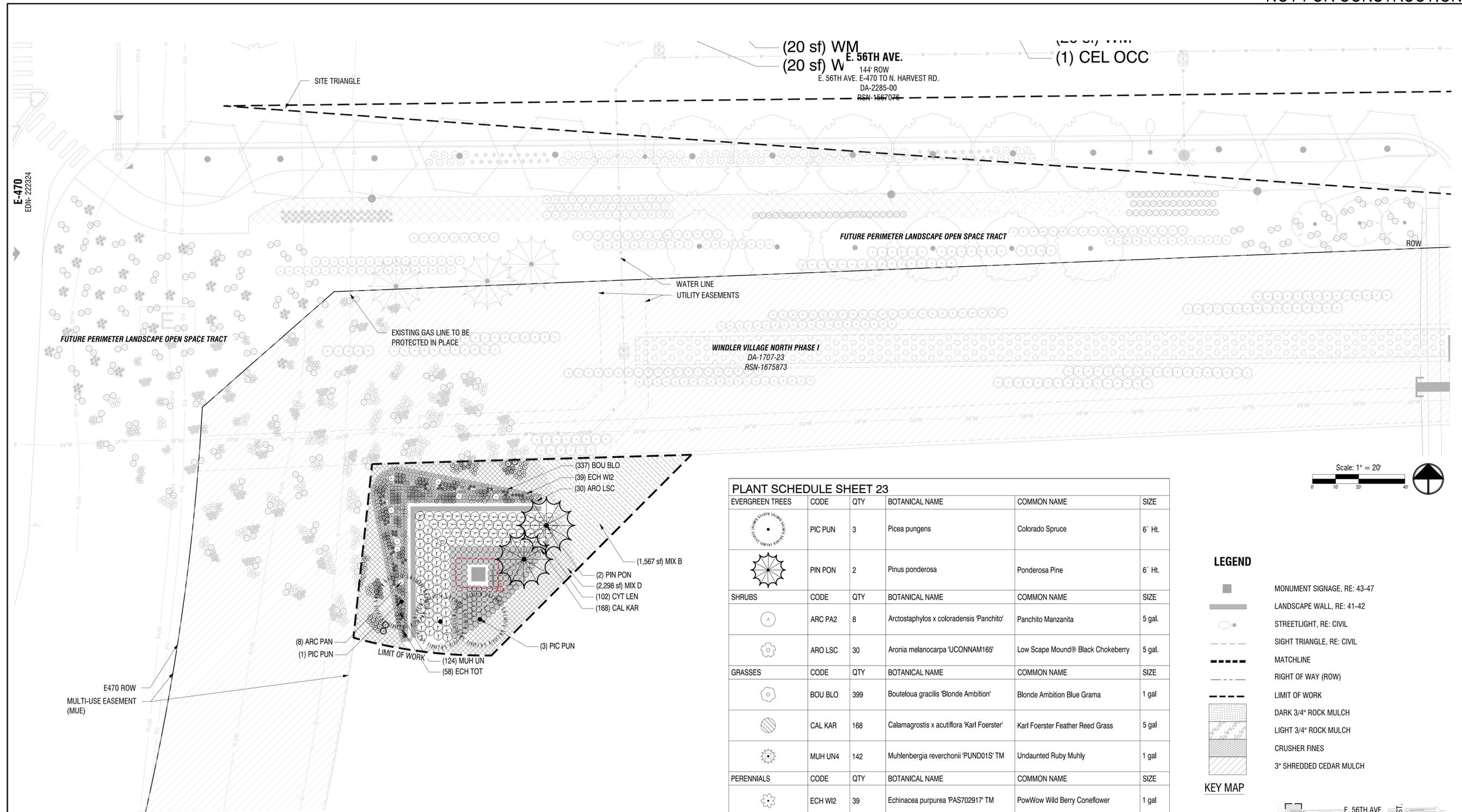


CVT Proj. #:

Drawn:

Checked:

WINDLER ENTRY  
LAYOUT



(20 sf) WM  
(20 sf) W  
E. 56TH AVE.  
144' ROW  
E. 56TH AVE. E-470 TO N. HARVEST RD.  
DA-2285-00  
RSN-1667076

(1) CEL OCC

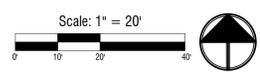
FUTURE PERIMETER LANDSCAPE OPEN SPACE TRACT

FUTURE PERIMETER LANDSCAPE OPEN SPACE TRACT

WATER LINE  
UTILITY EASEMENTS

EXISTING GAS LINE TO BE  
PROTECTED IN PLACE

WINDLER VILLAGE NORTH PHASE I  
DA-1707-23  
RSN-1675873

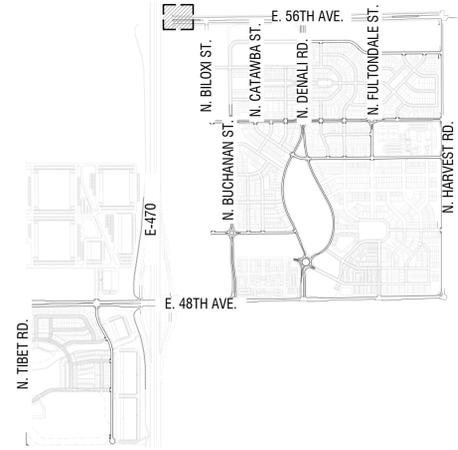


| PLANT SCHEDULE SHEET 23 |         |          |  |                                   |        |
|-------------------------|---------|----------|--|-----------------------------------|--------|
| EVERGREEN TREES         | CODE    | QTY      | BOTANICAL NAME   | COMMON NAME                       | SIZE   |
|                         | PIC PUN | 3        | Picea pungens  | Colorado Spruce                   | 6' Ht. |
|                         | PIN PON | 2        | Pinus ponderosa  | Ponderosa Pine                    | 6' Ht. |
| SHRUBS                  | CODE    | QTY      | BOTANICAL NAME   | COMMON NAME                       | SIZE   |
|                         | ARC PA2 | 8        | Arctostaphylos x coloradensis 'Panchito'   | Panchito Manzanita                | 5 gal. |
|                         | ARO LSC | 30       | Aronia melanocarpa 'UCONNAM165'  | Low Scape Mound® Black Chokeberry | 5 gal. |
| GRASSES                 | CODE    | QTY      | BOTANICAL NAME   | COMMON NAME                       | SIZE   |
|                         | BOU BLO | 399      | Bouteloua gracilis 'Blonde Ambition'   | Blonde Ambition Blue Grama        | 1 gal  |
|                         | CAL KAR | 168      | Calamagrostis x acutiflora 'Karl Foerster'   | Karl Foerster Feather Reed Grass  | 5 gal  |
|                         | MUH UN4 | 142      | Muhlenbergia reverchonii 'PUND01S' TM  | Undaunted Ruby Muhly              | 1 gal  |
| PERENNIALS              | CODE    | QTY      | BOTANICAL NAME   | COMMON NAME                       | SIZE   |
|                         | ECH WI2 | 39       | Echinacea purpurea 'PAS702917' TM  | PowWow Wild Berry Coneflower      | 1 gal  |
|                         | ECH TOT | 58       | Echinacea x 'Tomato Soup'  | Tomato Soup Coneflower            | 1 gal  |
| EVERGREEN SHRUBS        | CODE    | QTY      | BOTANICAL NAME   | COMMON NAME                       | SIZE   |
|                         | CYT LEN | 104      | Cytisus x 'Lena'   | Lena Broom                        | 5 gal  |
|                         | HES PAR | 6        | Hesperaloe parviflora  | Red Yucca                         | 5 gal  |
| SOD/SEED                | CODE    | QTY      | BOTANICAL NAME   | COMMON NAME                       | SIZE   |
|                         | MIX D   | 2,298 sf | Blue Grama Seed<br>20% Bouteloua gracilis, 80% Bouteloua dactyloides   |                                   | seed   |
|                         | MIX B   | 1,567 sf | Tall Native Seed Mix<br>Koeleria macrantha (2%),<br>Oryzopsis hymenoides (8%), Elymus trachycaulus (8%), Elymus lanceolatus (6%), Pascopyrum smithii (10%), Stipa comata (3%), Stipa viridula (3%),<br>Trifolium incarnatum (4%), Penstemon eatonii (28%), Cosmos sulphureus (28%) |                                   | seed   |

**LEGEND**

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

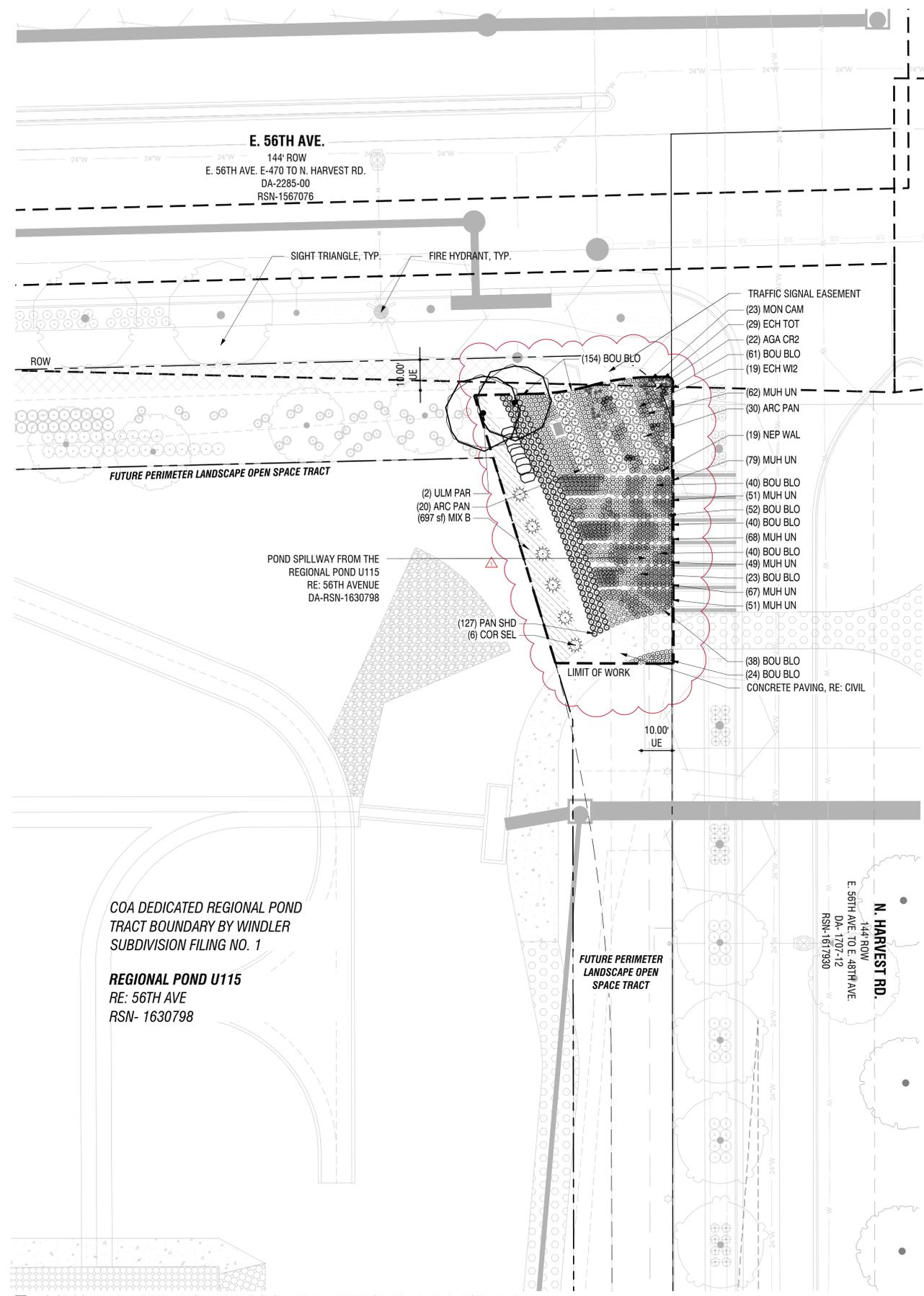
**KEY MAP**



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

**PLANT SCHEDULE SHEET 27**

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



**LEGEND**

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

**KEY MAP**



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

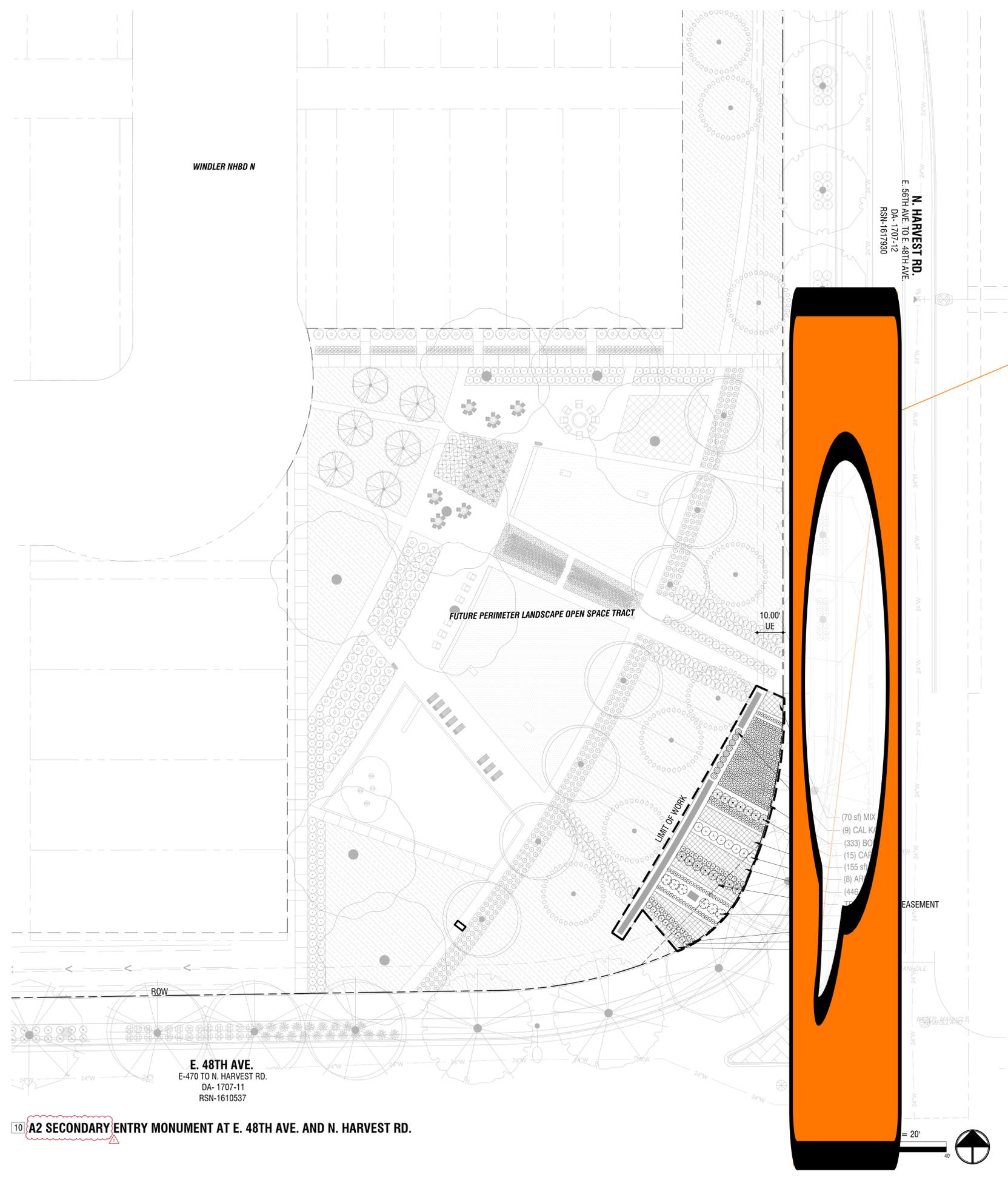


**PLANT SCHEDULE SHEET 32**

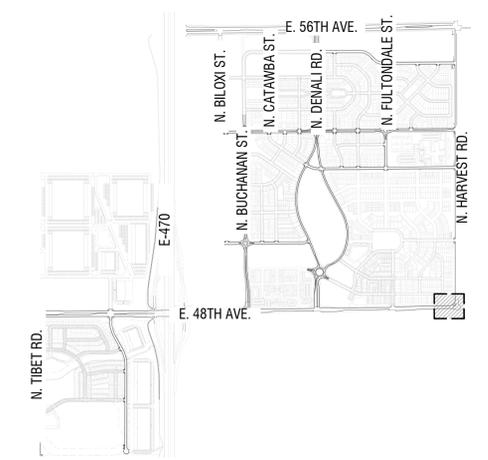
| SHRUBS     | CODE    | QTY    | BOTANICAL NAME   | COMMON NAME                      | SIZE   |
|------------|---------|--------|--|----------------------------------|--------|
|            | ARC PA2 | 8      | Arctostaphylos x coloradensis 'Panchito'                             | Panchito Manzanita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

**LEGEND**

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



**KEY MAP**



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



Stamp:

Issue Record:



CVT Proj. #: \_\_\_\_\_  
Drawn: \_\_\_\_\_  
Checked: \_\_\_\_\_

### PLANT SCHEDULE SHEET 39 - MONUMENT 17

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

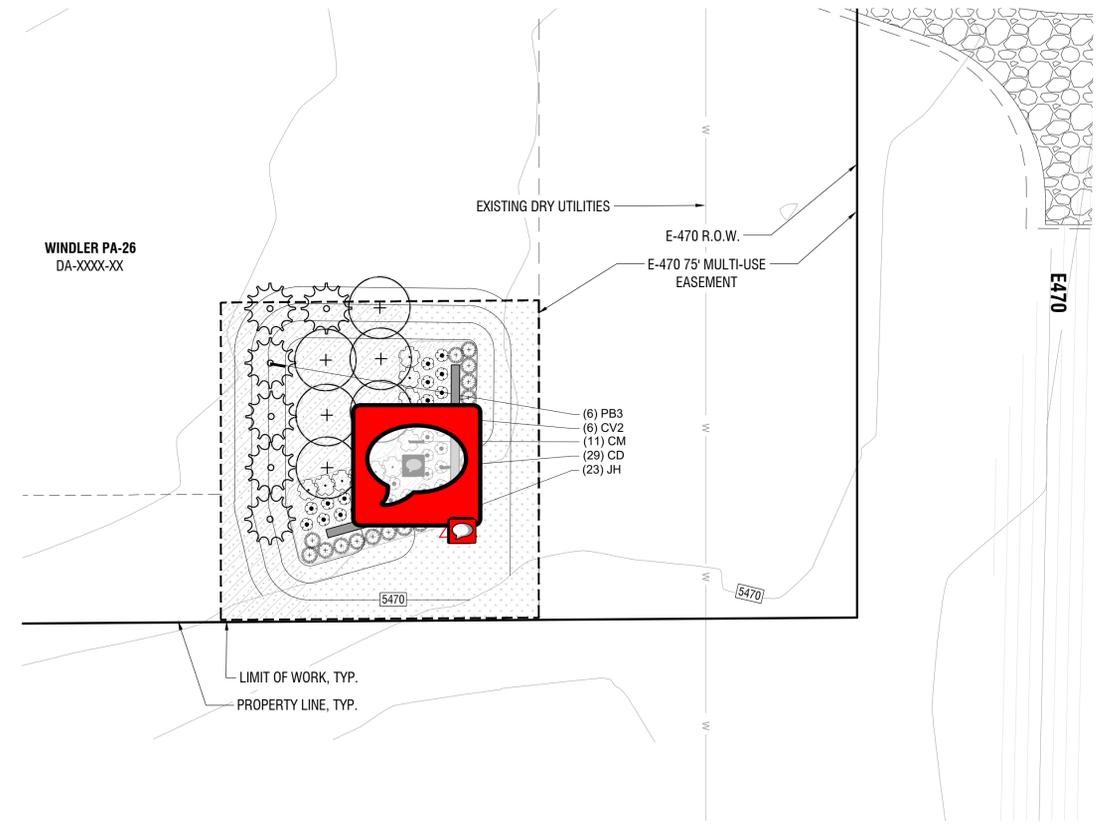
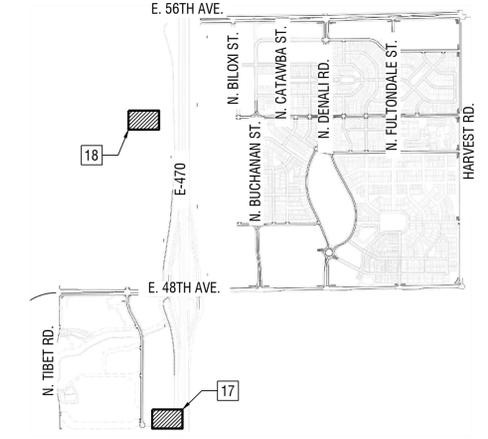
### PLANT SCHEDULE SHEET 39 - MONUMENT 18

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

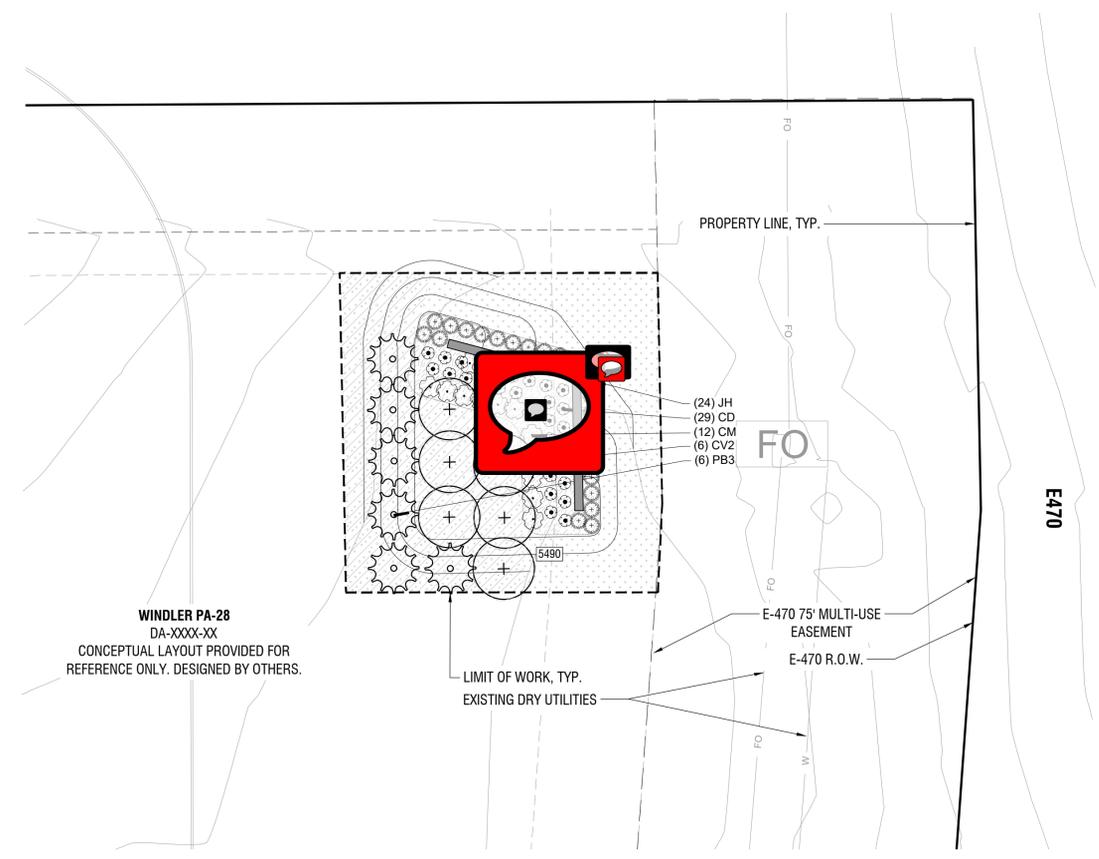
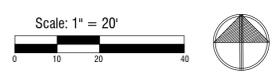
### LEGEND

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

### KEY MAP

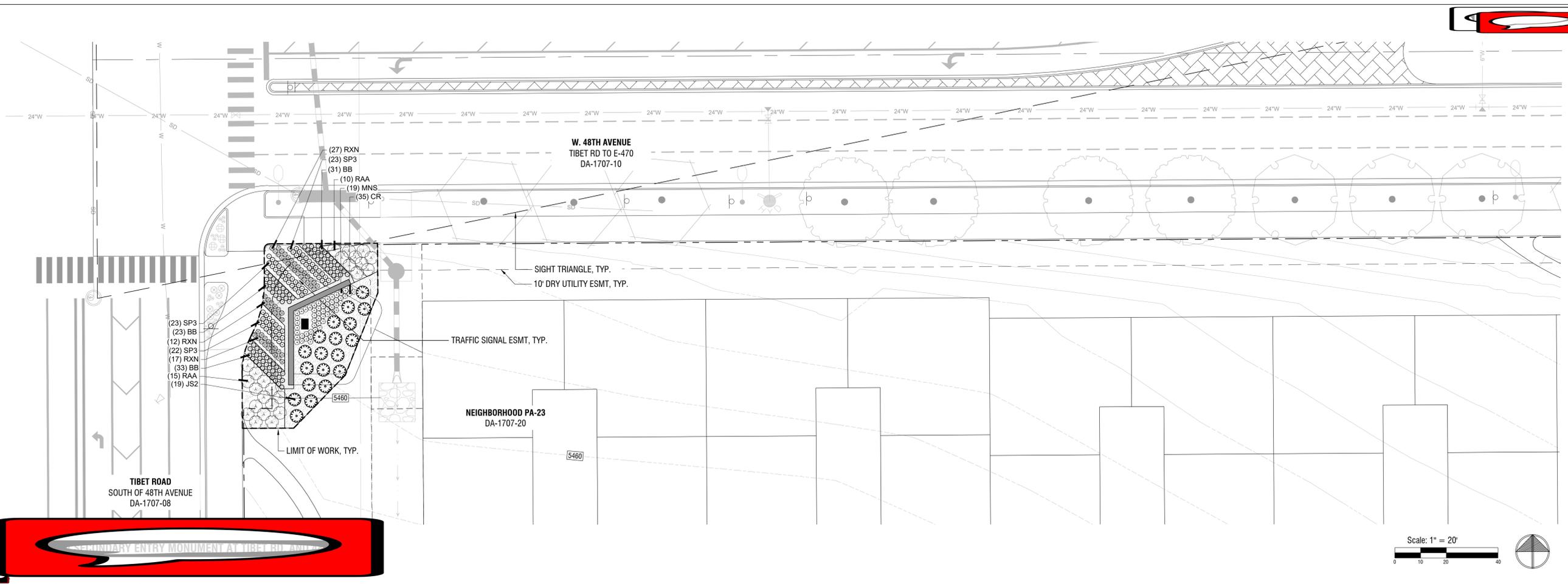


17 B1 - PRIMARY COMMUNITY IDENTIFICATION MONUMENT AT E-470 AND PA-26



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





PLANT SCHEDULE SHEET 37

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

**LEGEND**

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

**KEY MAP**

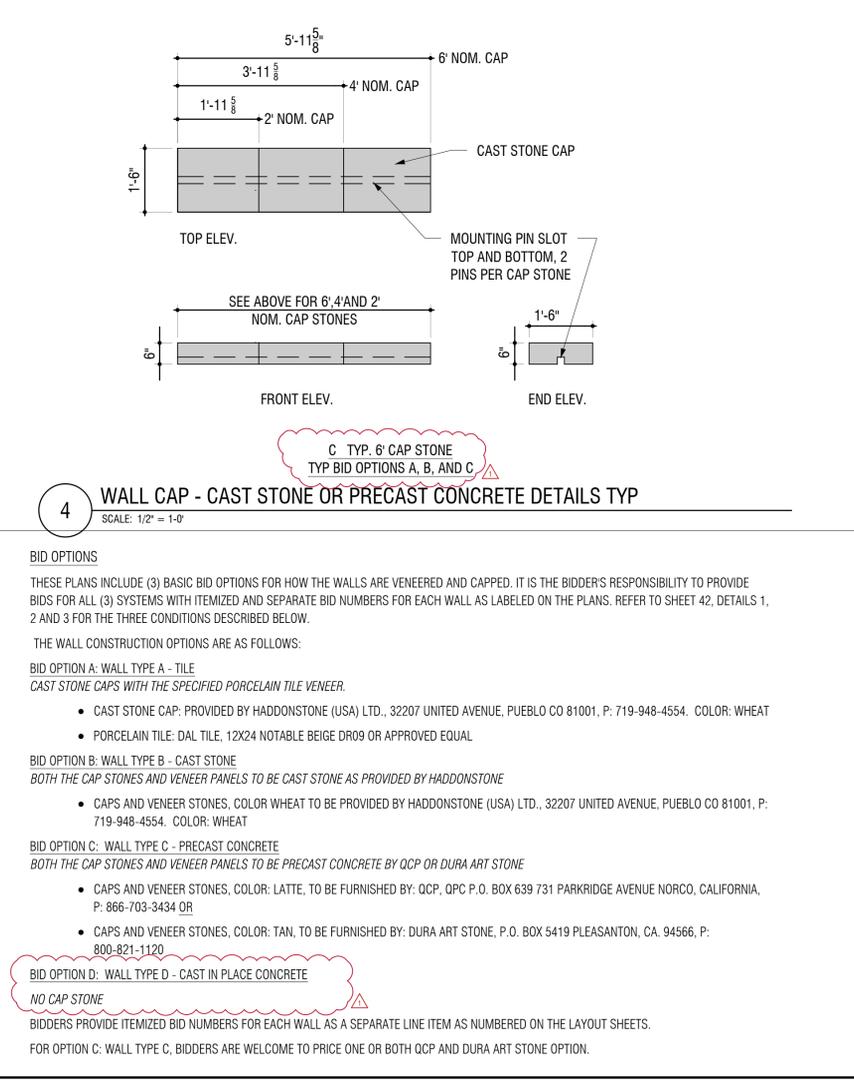
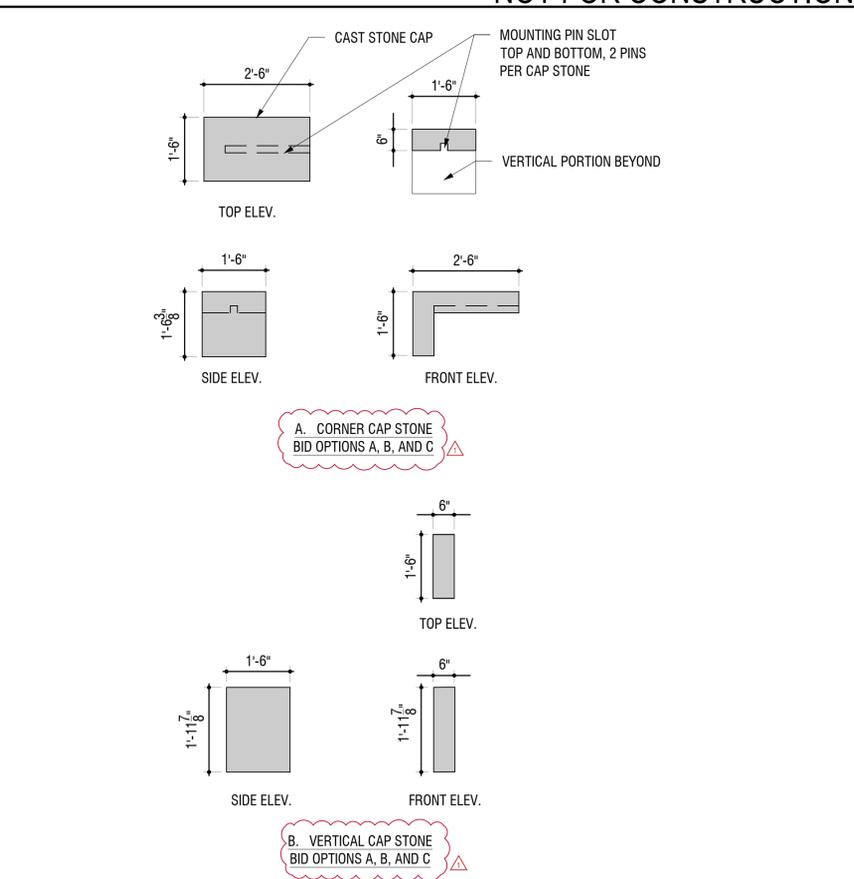
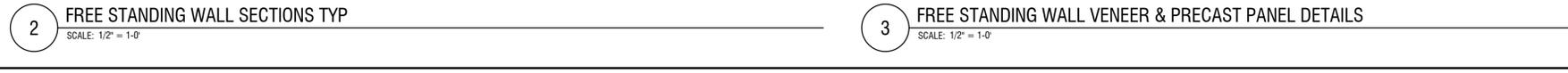
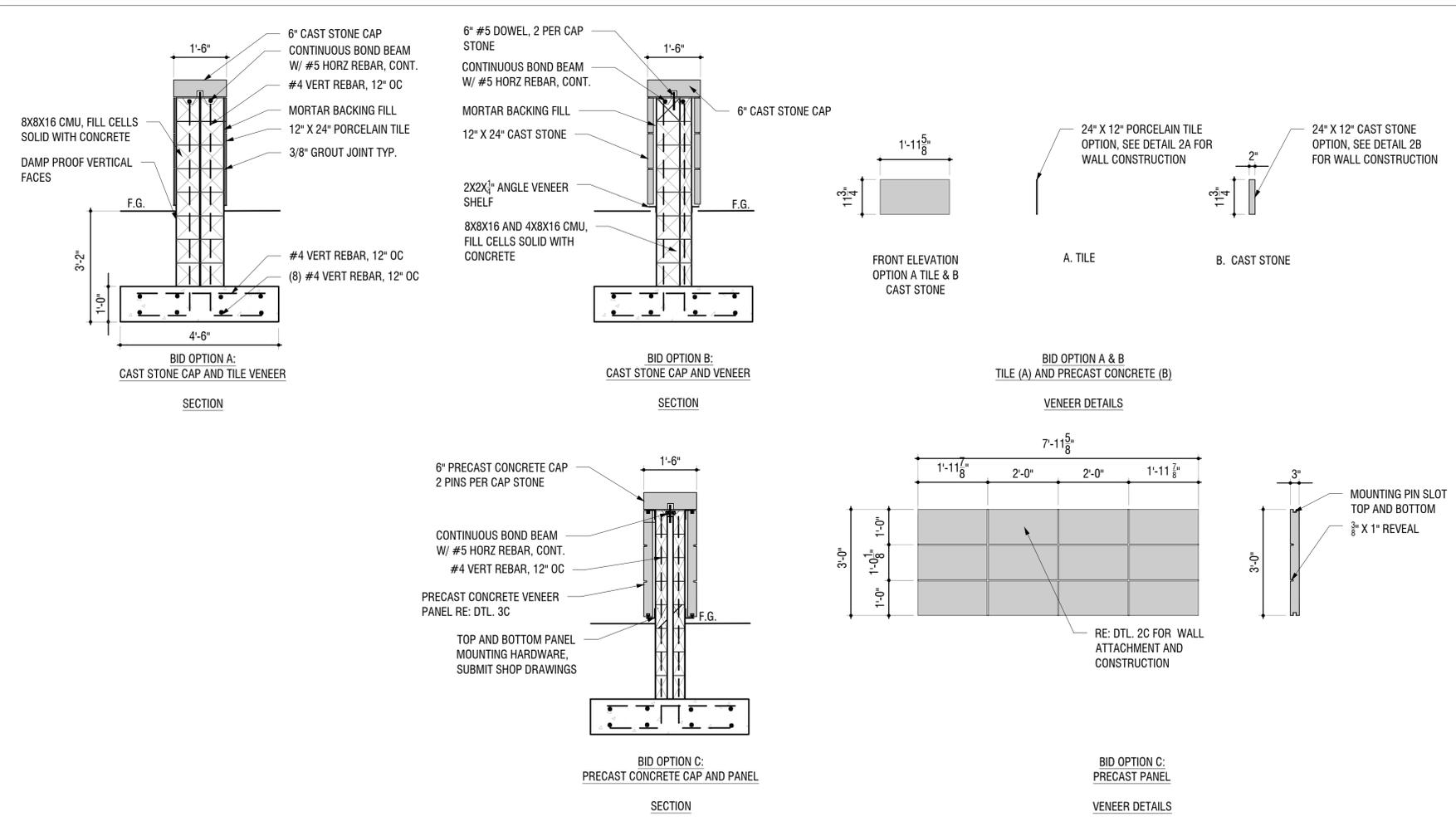
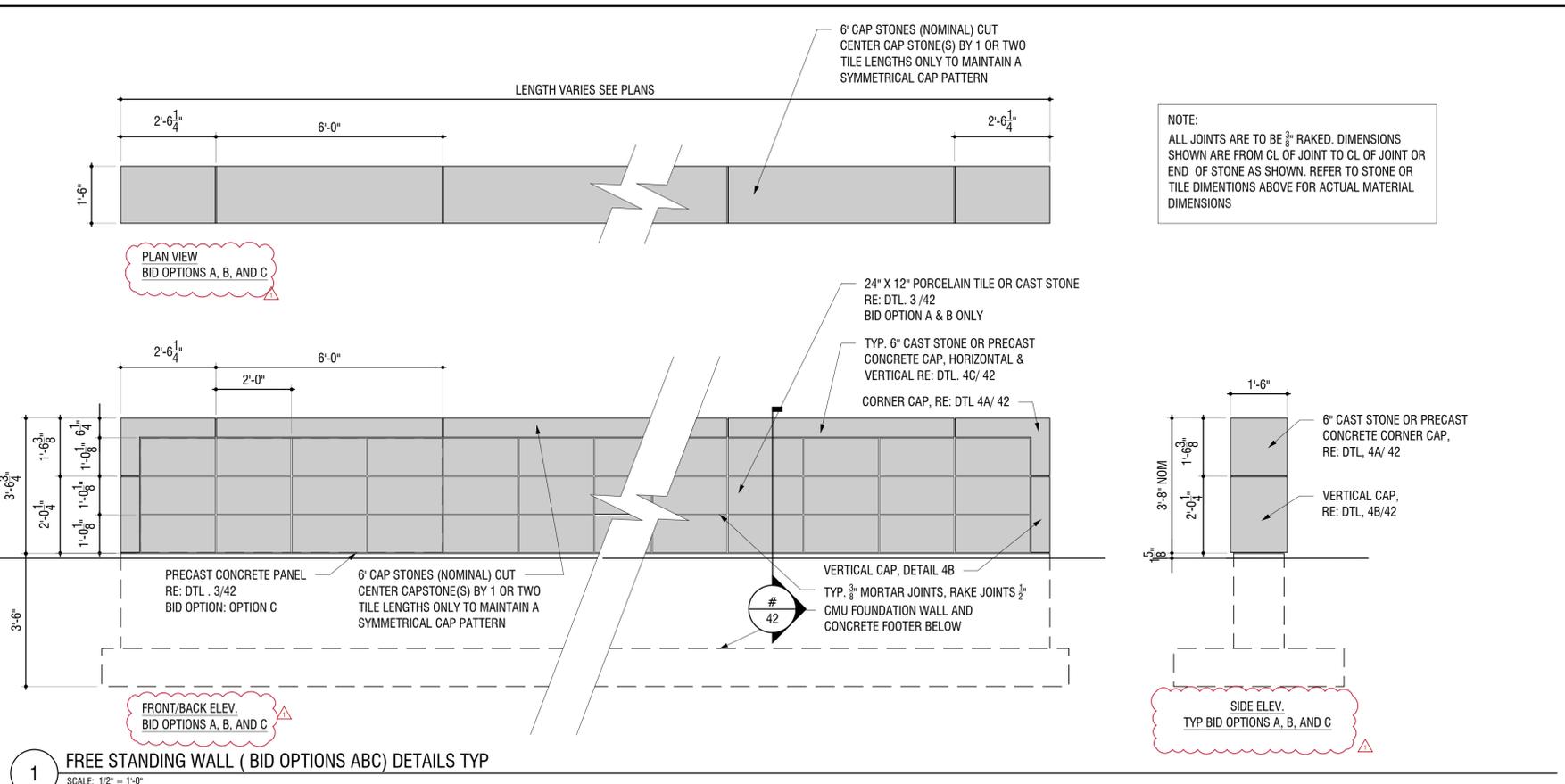


Stamp:

Issue Record:  
7/12/24 AMENDMENT 1

Revisions:  
LABELS CHANGED TO REFLECT ADDITIONAL WALL CONSTRUCTION OPTION

CVT Proj. #: \_\_\_\_\_  
Drawn: NL  
Checked: CV



BID OPTIONS

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

THE WALL CONSTRUCTION OPTIONS ARE AS FOLLOWS:

BID OPTION A: WALL TYPE A - TILE  
CAST STONE CAPS WITH THE SPECIFIED PORCELAIN TILE VENEER.

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

BID OPTION B: WALL TYPE B - CAST STONE  
BOTH THE CAP STONES AND VENEER PANELS TO BE CAST STONE AS PROVIDED BY HADDONSTONE

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

BID OPTION C: WALL TYPE C - PRECAST CONCRETE  
BOTH THE CAP STONES AND VENEER PANELS TO BE PRECAST CONCRETE BY QCP OR DURA ART STONE

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

BID OPTION D: WALL TYPE D - CAST IN PLACE CONCRETE  
NO CAP STONE

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

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

Stamp:

Issue Record:

7/12/24 AMENDMENT 1

Revisions:

OPTION D - CAST IN PLACE CONCRETE WALL ADDED

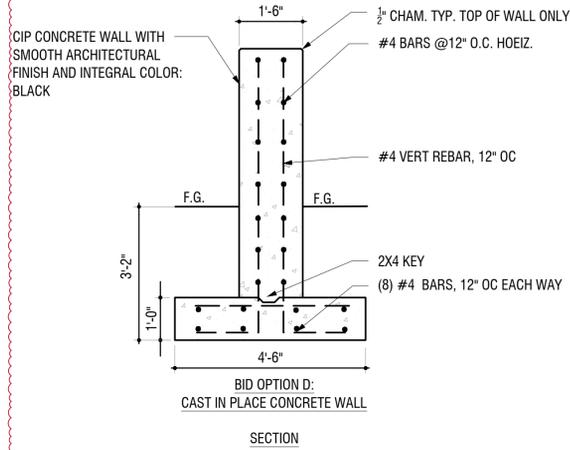
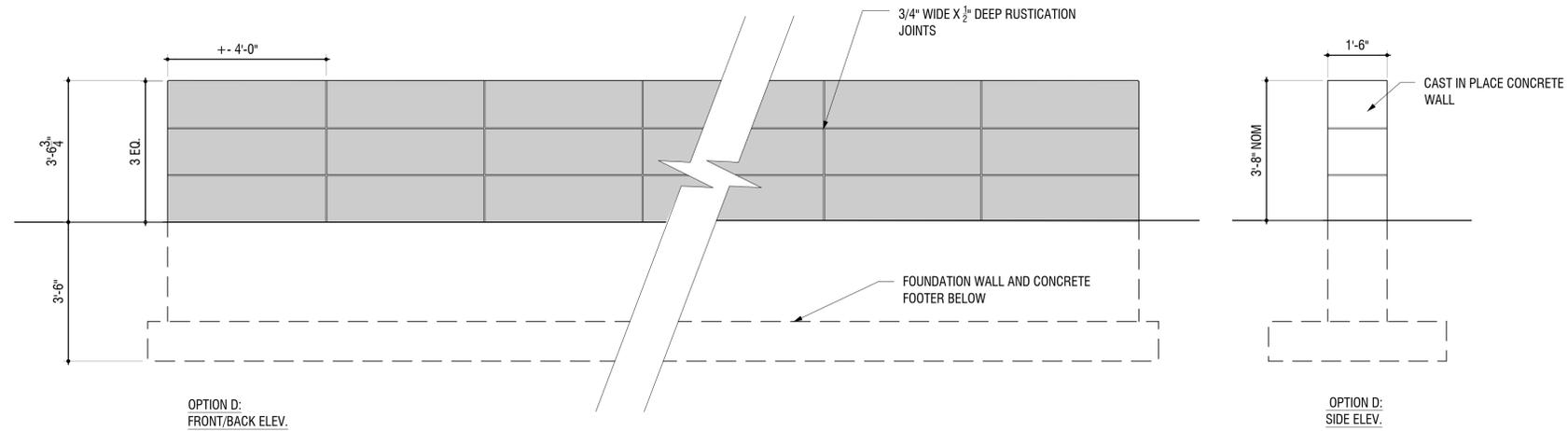
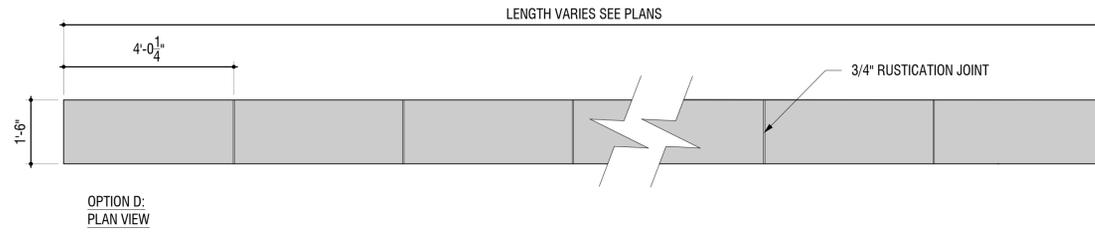
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Drawn: NL

Checked: CV

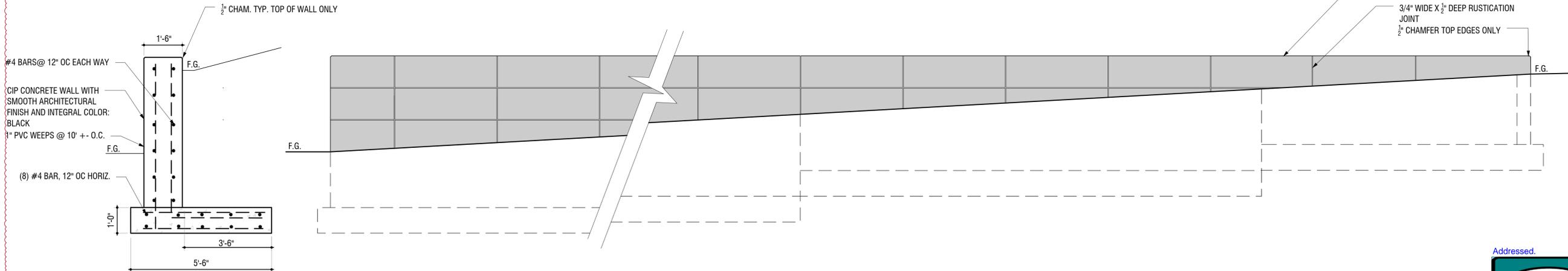
CAST IN PLACE WALL  
OPTION D

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



1 OPTION D: FREESTANDING WALL  
SCALE: 1/2" = 1'-0"

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



2 OPTION D: CORNER WALL WITH SLOPED GRADE DETAIL  
SCALE: 1/2" = 1'-0"

Addressed.



