



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Required landscape tables are missing from the landscape plan.
- Ensure that all street tree planting requirements are being met and confirm an adjustment is not needed.
- Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk has reviewed the documentation for Windler Midtown Phase One and has several conflicts.
 - Required landscape tables have been provided. Street tree planting requirements are shown in the required tables.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No public comments were received with this application submission. A neighborhood meeting will not be required.

2. Completeness and Clarity of the Application

- 2A. On a separate document, submit a lot and/housing type and open space dedication tracking table. Since we are shifting away from this on the site plan, we will need a document tracking that items at the time of final plat. The table should indicate the number of lots for each housing type within this FRLO area, as well as the tracts and land areas being dedicated/qualifying towards PROS credits. Since there appears to be little change between the neighborhood plan and the plat, I would anticipate this information to be similar to what was shown in the neighborhood plan. With each subsequent filing in this FRLO area, another column can be added.
- We have included this tracking information within the plan set. It can be separated if preferred.

3. Subdivision Comments

- 3A. Remove numbers from tract names.
- Removed

4. Streets and Pedestrian Comments

- 4A. Label the directional prefix for all street names.
- Road names updated per coordinating with Addressing.
- 4B. Road B should be named with this plat document. Contact addressing for a street name assignment.
- Road names updated per coordinating with Addressing.
- 4C. There is an addressing conflict for the western couplet of Denali Parkway that will impact addresses for this proposed plat. Please work with addressing to confirm the street names and addresses that will apply to this application.
- Road names updated per coordinating with Addressing.

5. Signage & Lighting Comments

- 5A. Advisory Comment – to increase security and deter vandalism you may want to add another light fixture to the west end of the playground.



- [KH Repsonse: Noted.](#)

6. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

Landscape Plan

Please refer to redlined plan set for all responses to the comments provided therein.

Sheet L0.0

- 6A. Update the sheet numbers to reflect just consecutive numbering 1, 2, 3,
- 6B. These are not construction drawings. This aspect of the review process has not changed. Remove the 100% construction drawings from the title.
- 6C. Add “Not for Construction” to all landscape plan sheets.

Sheet L0.1

- 6D. Include the plant symbols in the Plant Schedule
- 6E. It appears that there is a plant schedule for the tracts and a plant schedule for the curbside areas later in this plan set. If those are going to be kept separate, then the title of this plant schedule should reflect Tract Landscaping.
- 6F. Please update the Plant Schedule to reflect what the specimen tree will be.
- 6G. The note regarding curbside grasses is not sufficient. Either show the five-gallon designated grasses as a different plant symbol from the non-curbside ones or use a different abbreviation in the plant list and on the landscape plan.
- 6H. Adjust the wood mulch label or adjust the hatch provided in the legend so that they align.
- 6I. Only include the landscape notes typically required on landscape plans that can be found in the Landscape Reference Manual available on line as well as any other required notes by other departments like Life Safety and Public Works concerning site distance and fire hydrants etc. All construction notes should be removed. The Planning Department still does not review landscape construction drawings. Only include one set of notes. This should be treated as it if were still part of a Development Application.
- 6J. Include a table documenting the tract landscaping. The required and provided.
- 6K. Include a table documenting the curbside landscaping. The required and provided.
- 6L. Include a table documenting the required and provided street trees.
- 6M. Provide a lot typical plan and lot typicals for each of the lot types demonstrating compliance with the front yard landscape requirements. This requirement has not changed as a result of the landscape plans being submitted with the Plat. The lot typical plan should be similar to the snippet taken from the Neighborhood Plan.
- 6N. Please note for future reference. Curbside landscaping when adjacent to proposed residential lots may be included with the lot typical for the specified lot type and therefore a separate curbside landscape plan is not necessary other for the street trees. Those should never be included in the lot typical. The overall plan should include the street trees.
- 6O. Make sure these plans include all easements labeled and dimensioned to ensure that the plant material is outside of any proposed easements. Include the easements around the fire hydrants.
- 6P. Include the stop sign locations so that the proposed street trees are shown 50' from the face of a stop sign.
- 6Q. Include the sight triangles to ensure that plant material within the curbside areas does not exceed the maximum plant height of 26”.

Sheet L1.0

- 6R. Perhaps this sheet should just be identified as the tract landscape exhibit.
- 6S. Provide the identified missing street names.

Sheet L1.1

- 6T. Include the curbside landscape mulch treatment on the landscape plan and not these plans sheets.
- 6U. Any mulch, seed, sod etc. treatments should only be included on the landscape plan sheets.
- 6V. The title on this sheet should be updated to better reflect what is being shown on these sheets. There is no landscaping proposed. Much of this has nothing to do with the curbside area, but the amenities and paving.
- 6W. Enlarge the Key Map and include the street names as well as label the actual sheet on the Key Map.

**Sheet L2.1**

- 6X. Mulch is part of the landscape for the curbside area and shrub beds and should always be included on the landscape plan. Please indicate what the mulch treatment is expected to be and do not include that on the earlier sheets with essentially the amenities or the hardscape items.
- 6Y. Add a note to the plan referencing the Case Number and title where the curbside landscaping can be found for ALL the curbside areas that were previously included with an earlier site plans.
- 6Z. The Plant Schedule font is too small.

Sheets L2.2, L2.4 & L2.6

- 6AA. Check with Tim York in Aurora Water if these areas designated for sod will be permitted. This should be confirmed before irrigation plans are submitted for review or these areas may be denied and then a mylar change to these plans will be necessary to remove the sod and replace with other landscaping.

Sheet E1.0

- 6BB. This sheet appears to be all construction notes. Please remove this sheet.

Sheet LC0.0

- 6CC. Remove this sheet. This is all one plan set. Do not separate out the tract landscaping sheets from the curbside landscape sheets.

Sheet LC0.1

- 6DD. Remove this sheet and only have one set of notes for the entirety of the plan set. See comment on Sheet L0.1.
- 6EE. The curbside landscape plans should come before the lighting and detail sheets. Integrate these into the overall plan set with the tract landscaping.
- 6FF. Boxwoods do not perform well here. Please select a different plant.

Sheet LC1.0

- 6GG. Do not submit a plan with segments of streets for future submittals. Break the site up into sheets with matchlines as demonstrated below. Having little street segments makes the review process of the curbside landscaping and street trees difficult and not efficient for planning staff.

Sheet LC1.1

- 6HH. Add notes to all of these areas referring to the correct sheet in the plan set where the street trees and curbside landscaping are found.
- 6II. Are there easements associated with the fire hydrants?
- 6JJ. Where feasible, provide utilities from the alleys so that there are less conflicts with providing the required street and front yard trees.

Sheet LC1.4 & LC1.5 & LC1.7

- 6KK. Why are there no street trees within the identified areas? It looks like some streets will be deficient street trees otherwise. If that is the case, then an adjustment will be required.

Sheet LC1.10

- 6LL. Refer to the sheet within this plan set for the park planting

7. Addressing (Phil Turner / 303.739.7357 / pturner@auroragov.org)

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

MM Response: Street names coordinated with Phil Turner.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**8. Civil Engineering** (Julie Bingham / 303.739.77403 / jbingham@auroragov.org / Comments in green)

- Please refer to redlined plan set for all responses to the comments provided therein.
- 8B. Typical all sheets: identify the ROW widths and the limits of the ROW.
- 8C. Typical all sheets: Identify the internal walks as privately owned and maintained.



- 8D. Advisory: the centerline radius of this street has not been approved on the civil plans and as such this sheet may change if the variance is not approved.
- 8E. Remove all copyrights, typical. (pg 32)

9. Fire / Life Safety (Mark Apodaca / 303.739.7656 / mapodaca@auroragov.org / Comments in blue)

- Please refer to redlined plan set for all responses to the comments provided therein.

Sheet 40 of 48 / Curbside Landscape

- 9B. See note to relocate the tree, conflict with hydrant.

Sheet 41 of 48 / Curbside Landscape

- 9C. See note to relocate the tree, conflict with hydrant.

Plat sheet 15 of 24 / Plat

- 9D. Please show the 52' outside turning radius.

10. Traffic (Jason Igo / 303.739.1792 / jigo@auroragov.org / Comments in gold)

- Please refer to redlined plan set for all responses to the comments provided therein.

- 10B. Mail kiosk locations shall be specified in the Landscape Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:

-Outside of sight triangles as defined by COA Roadway Manual, standard TE-13

-Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)

-A minimum of 30' away from stop signs (for stop sign visibility)

-A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)

-Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.

11. PROS (Scott Hammons / 303.739.7147 / shammons@auroragov.org / Comments in mauve)

- Please refer to redlined plan set for all responses to the comments provided therein.

- 11B. Please include more amenities in open space areas.

- 11C. Please call out grades on pathways within open spaces.

12. Land Development Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

- 12A. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

MM Response: Statement of Authority will be provided with final plat submittal.

- 12B. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

MM Response: Noted. This will be provided with final plat submittal.

- 12C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

MM Response: Noted.

- 12D. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

MM Response: Monument Records provided.

- 12E. Send in a closure report to include the arc lengths for curve data for the plat exterior boundary per COA



2024 Subdivision Plat Checklist Item #19.d.

Subdivision Plat:

Sheet 1:

12F. Vicinity Map – Add missing publicly dedicated streets.

MM Response: Vicinity Map has been updated with available publicly dedicated streets.

12G. Dedication – Insert “and” between “Streets, Easements”

MM Response: Text has been revised.

12H. Covenants – Insert (collectively hereafter “Owner”) after “assigns” and insert (“City”) after “Aurora”

MM Response: Text has been revised.

12I. Covenants – Add Drainage and Utility covenants.

MM Response: Additional covenants have been added.

12J. Covenants – Insert “Use” between “and” and “Facilities”

MM Response: Text has been revised.

12K. Covenants – Revise Water and Sanitary Sewer to reflect Adams County pertinent information only.

MM Response: Text has been revised.

12L. Surveyors Certificate – Add last date in the field.

MM Response: This will be added once it is available.

12M. City of Aurora Approvals – Remove “the” following “conveyance of” and insert “and” between “Streets,” and “Easements”

MM Response: Text has been revised.

Sheet 2:

12N. General Notes - #4 Revise Tract names to be alphabetical only.

MM Response: Numbers have been removed from tract names.

12O. General Notes - #5 Revise “Road B” to reflect the approved road name.

MM Response: Road B revised to N. Coolidge St. per City addressing.

12P. General Notes - #8 Revise title commitment date to be within 30 days of plat approval date.

MM Response: Title commitment will be revised once it is available.

12Q. Legal Description – Insert “in the Adams County Clerk and Recorder’s official records” after the reception number in the preamble, insert “Quarter” after “Center”, insert “Whence ...” after Section 18, insert “in said records” after the reception number, call out “non-tangent” or “tangent, “compound”, “reverse” for all curves, confirm the number of courses that are along the southerly right-of-way,

MM Response: Legal has been updated to include the requested text and markups. Tangent curves are assumed to be tangent unless otherwise stated; all non-tangent, compound, and reverse curves have now been labels as such.

Sheet 3:

12R. Legal Description – Course #35 states departing from southerly right-of-way?, confirm placement of “said”, call out “non-tangent” or “tangent, “compound”, “reverse” for all curves.

MM Response: Legal has been updated to include the requested text and markups. Tangent curves are assumed to be tangent unless otherwise stated; all non-tangent, compound, and reverse curves have now been labels as such.

12S. Tract Use Table – Rename tracts to be alphabetical only, revise the tract use abbreviations as redlined.

MM Response: Numbers have been removed from tract names, “easement” has been added to abbreviation descriptions. We kept the short single letters (rather than “AE”, “DE”, etc) for abbreviations to save space in tight areas.

Sheet 4:

12T. Rename “Road B” to approved road name, Remove the length of monument for the N ¼ Corner.

MM Response: Road B renamed to N. Coolidge St. per City addressing. Length of monument removed.

Sheet 5:

12U. Revise the line and curve tables to reflect the written description bearing directions.

MM Response: Bearing directions have been revised to match written legal description.

**Sheets 6 - 22:**

12V. Rename tracts to alphabetical only, Use “WE” to replace “Water Esmt” per legend, dimension easements that are shown on both sides of parcel lines, Revise tract purpose abbreviations, Add tic marks on easements, Be consistent with ROW labels “Varies” versus dimensioned, Confirm easement labels, define what road center line monuments are being set with this plat, accurate state the Colorado Revised Statute being called out, Legend – only call the length of set monuments and not found monuments, Add AE to the Easement legend, determine if EA is required with Fire/Life Safety.

MM Response: All comments have been addressed. Monuments have been revised to clarify existing/proposed. The easement legend and Tract Use legend have been revised to add “Access Easement” to the Tract Use legend using the abbreviation “A” - these will be access easements for the entirety of the tract being labeled. There are no full tract Fire Lane easements, so no “FLE” is needed. The one fire lane easement in Tract Q (Sheets 15 & 16) has been labeled separately.

Sheet 9, 13, 14, 20 , & 21:

12W. Remove the Quarter Section line and labels.

MM Response: Section line and text has been removed.

Sheet 10, 11, 12, & 22:

12X. Add road center line monuments along the southerly center line intersects with the southerly boundary.

MM Response: Center line monuments have been added.

13. Xcel Energy (Donna George / 303.571.3306 / donna.l.george@xcelenergy.com)

13A. Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Windler Midtown Phase One and has several conflicts.

13B. There are no apparent utility easements for natural gas distribution within the lots that abut tracts. Additionally, the pocket water easements on the alley side of the lots prevent dry utilities from being located here, primarily natural gas. Please note that natural gas distribution facilities require minimum 6-foot-wide utility easements within each lot on the side of the lot that is drivable pavement (minimum 8-foot wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

MM Response: The 10’ UEs along the abutting tracts are intended for gas and electric. Access is provided via public roadway systems.

13C. Lots abutting tracts (i.e. Lots 6-11 abutting Tract X1) where the 10-foot utility easement is split between the lot and tract require that the 10-foot utility easement is (re)located entirely to within the lots in order to accommodate transformers - this assumes fencing will be placed along the lot line.

MM Response: Like the rest of the Windler and Painted Prairie subdivisions, these lots are alley loaded and will not have a fence along the lot line where the easement straddles the tract/lot line. There will only be small perpendicular fences marking property lines. Transformers will be placed within the tract and utility easements by separate document will be provided.

13D. PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision: Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

MM Response: Note has been added.

13E. Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: ReferralsXcelDistribution@xcelenergy.com.

MM Response: Noted.

13F. In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required



on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

MM Response: Noted.

13G. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via www.xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

MM Response: Noted.

13H. For additional easements that may need to be acquired by separate PSCo document (i.e. transformers), the Designer must contact a Right-of-Way Agent.

MM Response: Noted.

13I. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

MM Response: Noted.

WINDLER - MIDTOWN PHASE 1 LANDSCAPE & LIGHTING PLANS

~~100% CONSTRUCTION DOCUMENTS~~
OCTOBER 2024

SHEETS HAVE BEEN NUMBERED

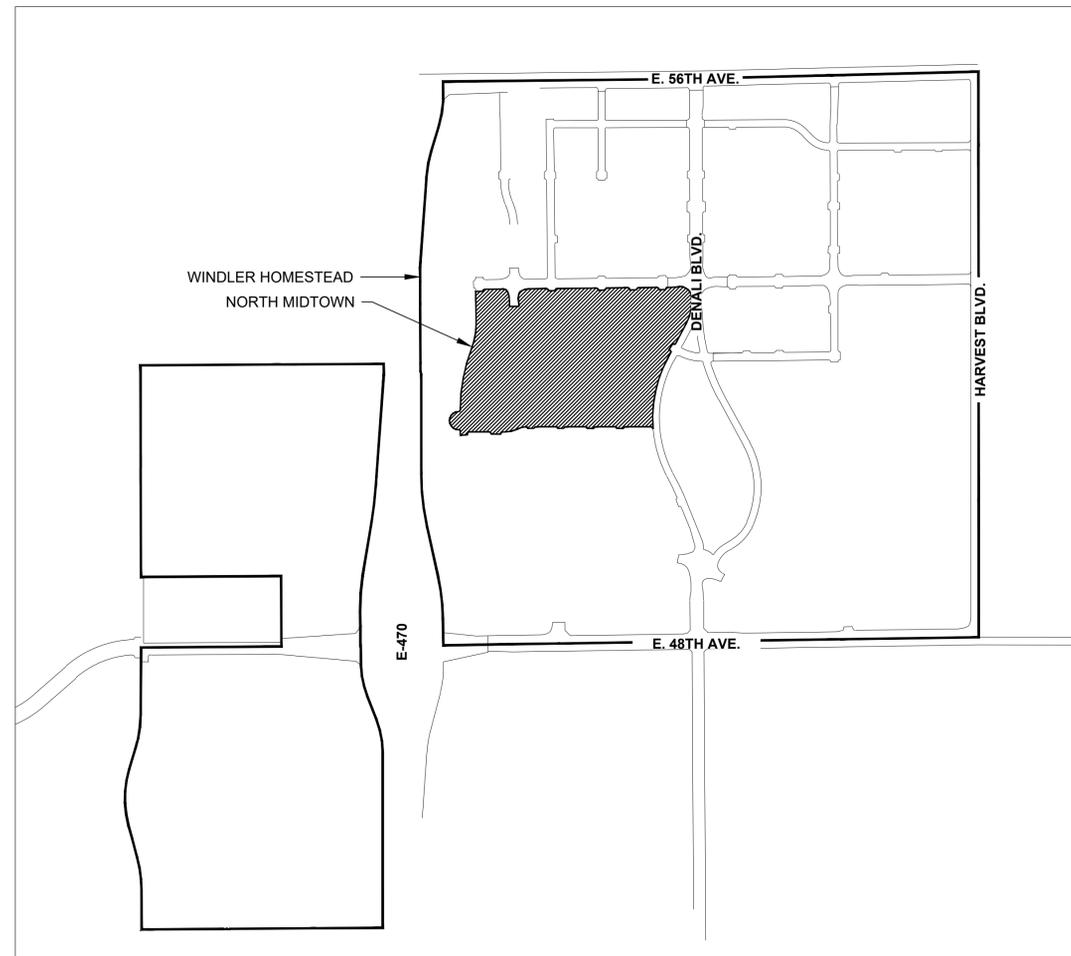
Update the sheet numbers to reflect just consecutive numbering 1, 2, 3.

SHEET INDEX

L0.0	COVERSHEET
L0.1	LANDSCAPE NOTES & PLANT SCHEDULE
L1.0	OVERALL MAP & SHEET INDEX
L1.1 - L1.9	LAYOUT & MATERIALS PLAN
L2.1 - L2.9	PLANTING PLAN
L3.1 - L3.7	SITE DETAILS
E1.0	ELECTRICAL NOTES
E1.1	ELECTRICAL PLAN
E2.1 - E2.2	ELECTRICAL DETAILS
LC0.0	CURBSIDE COVER SHEET
LC0.1	CURBSIDE LANDSCAPE NOTES & PLANT SCHEDULE
LC1.0	CURBSIDE OVERALL PLAN & SHEET INDEX
LC1.1 - LC1.12	CURBSIDE PLANTING PLAN
LC2.1	CURBSIDE PLANTING DETAILS

PLAN SET HAS BEEN REVISED

These are not construction drawings. This aspect of the review process has not changed. These plans are just being submitted with the plat while the rest of the plan set is reviewed with the civil drawings.



VICINITY MAP

1st SUBMITTAL
JASON IGO
jigo@auroragov.org

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

SHEET INFO:

WINDLER MIDTOWN
~~100% CONSTRUCTION DOCUMENTS~~
OPEN SPACE & ADJACENT CURBSIDE LANDSCAPE

DESIGN TEAM CONTACTS:

OWNER / DEVELOPER

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

PLANNER / LANDSCAPE ARCH.

people creating spaces
PCS GROUP INC.
WWW.PCSGROUPCO.COM
200 KALAMATH STREET
DENVER CO 80223
T 303.531.4905

CIVIL ENGINEER

MARTIN / MARTIN, INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215
CONTACT: DAVID LE, PE
PHONE: (303) 431-6100

IRRIGATION

HYDROSYSTEMS KDI
13949 W COLFAX AVE, STE 260
LAKEWOOD, CO 80401
CONTACT: JILL BERSANO
PHONE: (303) 980-5327
EMAIL: JILLB@HYDROSYSTEMSKDI.COM

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: _____

ADDED

Add "Not for Construction" to all landscape plan sheets.

SHEETS HAVE BEEN NUMBERED

Keep the sheet numbering just as consecutive numbers 1, 2, 3 etc.

L0.0

Include the plant symbols

PLANT SYMBOLS HAVE BEEN INCLUDED

PLANT SCHEDULE

It appears that there is a plant schedule for the tracts and a plant schedule for the curbside areas later in this plan set. If those are going to be kept separate, then the title of this plant schedule should reflect Tract Landscaping.

REVISED AS REQUESTED

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
DECIDUOUS TREES					
AF2	43	Acer rubrum 'Frank Jr.'	Redpointe® Maple	B & B	2.5"Cal
CS	4	Catalpa speciosa	Northern Catalpa	B & B	2.5"Cal
G12	54	Gleditsia triacanthos inermis 'Skyline' TM	Skyline Thornless Honey Locust	B & B	2.5"Cal
GD	18	Gymnocladia dioica 'Espresso'	Kentucky Coffee Tree	B & B	2.5"Cal
P22	11	Populus deltoides 'Stouxtland'	Eastern Cottonwood Stouxtland	B & B	2.5"Cal
QBO	21	Quercus buckleyi	Buckley Oak	B & B	2.5"Cal
QM2	49	Quercus muehlenbergii	Chinkapin Oak	B & B	2.5"Cal
SPEC TR	3	Specimen Tree	To Be Determined	B & B	TBD
TR	31	Thuja occidentalis japonicum	Japanese Podocarpus	B & B	2.5"Cal
TR	31	Tilia americana 'Redmond'	Redmond American Linden	B & B	2.5"Cal
GL	1	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5"Cal
UE	2	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	B & B	2.5"Cal
AE	29	Ulmus x 'Frontier'	Frontier Elm	B & B	2.5"Cal
UP2	66	Ulmus x Morton Glossy TM	Triumph Elm	B & B	2.5"Cal
EVERGREEN TREES					
JSP	90	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	6' Ht
PCS	58	Picea pungens	Colorado Spruce	B & B	6' Ht
SPE	3	Pinus heldreichii	Siberian Pine	B & B	6' Ht
ABP	10	Pinus nigra	Austrian Black Pine	B & B	6' Ht
PSS	22	Pinus strobiformis	Southwestern White Pine	B & B	6' Ht
ORNAMENTAL TREES					
AC2	27	Amelanchier 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	2"Cal
CA	2	Craegus ambigua	Redstart Hawthorn	B & B	2"Cal
MI	29	Malus x 'Indian Magic'	Indian Magic Crab Apple	B & B	2"Cal
ORNDAMENTAL TREES					
BB	144	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal	
FRG	35	Feather Reed Grass	Feather Reed Grass	1 gal	
ET	284	Eragrostis tichoides	Sand Lovegrass	1 gal	
BOG	51	Helictotrichon sempervirens	Blue Oat Grass	1 gal	
DMG	77	Miscanthus sinensis 'Yaku Jima'	Dwarf Maiden Grass	1 gal	
NP	131	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	1 gal	
PH	559	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 gal	
PV	28	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	
PG	16	Pennisetum alopecuroides	Fountain Grass	1 gal	
PA	182	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	1 gal	
RAG	24	Saccharum ravennae	Ravenna Grass	1 gal	
SS	94	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 gal	
SIS	47	Sorghastrum nutans 'Indian Steel'	Indian Grass	1 gal	
SH	32	Sporobolus heterolepis	Prairie Dropseed	1 gal	
SW	102	Sporobolus wrightii	Big Sacaton	1 gal	
DECIDUOUS SHRUBS					
AMA	289	Amelanchier alnifolia	Serviceberry	5 gal.	
ARB	107	Aronia arbutifolia 'Brilliantissima'	Brilliantissima Red Chokeberry	5 gal	
AM	149	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	5 gal	
BP	50	Buddleia davidii 'Purple Haze'	Purple Haze Butterfly Bush	5 gal	
DBB	87	Buddleja x 'Blue Chip'	Blue Chip Butterfly Bush	5 gal	
BSP	179	Caryopteris incana	Common Bluebeard Spirea	5 gal	
CM	63	Chamaebatia millefolium	Desert Sweet	5 gal	
RB	17	Chrysothamnus nauseosus	Rabbitbrush	5 gal	
CI	176	Cornus sericea 'Isanti'	Isanti Redosier Dogwood	5 gal	
CA2	177	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal	
ES	65	Ericameria nauseosa speciosa	Dwarf Blue Rabbitbrush	5 gal	
RA	19	Rhus typhina	Russian Sage	5 gal	
PL	10	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	5 gal	
LMO	78	Philadelphus lewisii 'Cheyenne'	Lewis Mock Orange	5 gal	
DGN	212	Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	5 gal	
MIN	40	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 gal	
PL2	76	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	5 gal	
PN3	13	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal	
PD	12	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal	
PJ	150	Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla	5 gal	
SQP	68	Potentilla fruticosa 'Sutters Gold'	Sutter's Gold Potentilla	5 gal	
PRB	130	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	5 gal	
RG	12	Potentilla fruticosa 'Red Ace' TM	Red Ace Bush Cinquefoil	5 gal	
PB2	30	Prunus besseyi	Western Sand Cherry	5 gal	
PPB	115	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal	
PC3	38	Prunus x cistena	Purple Leaf Sand Cherry	5 gal	
QG2	44	Quercus gambelii	Gambel Oak	5 gal	
RG	428	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
TLS	23	Rhus trilobata	Three-leaf Sumac	5 gal	
RAA	102	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	
RG2	38	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal	
FMR	15	Rosa Meidland series 'Fire'	Fire Meidland Rose	5 gal	
RD	166	Rosa x 'Morden Sunrise'	Morden Sunrise Rose	5 gal	
R3	275	Rosa x 'Nearly Wild'	Nearly Wild Rose	5 gal	
PKR	21	Rosa x 'Pink Knockout'	Rose	5 gal	
RXN	67	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	
GFS	20	Spiraea japonica 'Goldflame'	Goldflame Spirea	5 gal	
SS2	31	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea	5 gal	
SC2	292	Spiraea x 'Waldburn'	Magic Carpet Spirea	5 gal	
SO	10	Symphoricarpos occidentalis	Western Snowberry	5 gal	
SC	16	Symphoricarpos x chenautilii 'Hancock'	Hancock Chenautil Coralberry	5 gal	
SM	151	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
[Symbol]	64,007 sf	BLUEGRASS SOD	Cool Season Drought Resistant Sod / Colorado Hyper Blue -
[Symbol]	37,033 sf	CRUSHER FINES	CRUSHER FINES - GREY
[Symbol]	8,376 sf	ENGINEERED WOOD FIBER	
[Symbol]	7,938 sf	NATIVE SEED MIX A	Bouteloua dactyloides (30%) Bouteloua gracilis (70%)
[Symbol]	53,961 sf	PEA GRAVEL	3/8" Pea Gravel
[Symbol]	89,583 sf	NATIVE SEED MIX B	Flowering Seed Mix Koeleria macrantha (2%), Onyzopsis hymenoides (8%), Elymus trachycalus (8%), Elymus lanceolatus (6%), Pascopyrum smithii (10%), Stipa comata (3%), Stipa viridula (3%), Trifolium incarnatum (4%), Penstemon eatonii (28%), Cosmos sulphureus (28%)
[Symbol]	71,445 sf	WOOD MULCH	Shredded Cedar

Adjust label location or hatch.

Only include the landscape notes typically required on plans that can be found in the Landscape Reference available on line as well as any other required notes departments like Life Safety and Public Works concerning distance and fire hydrants etc. All construction notes should be removed. The Planning Department still does not review landscape construction drawings. Only include one set of notes. This should be treated as if it were still part of a Development Application.

Include a table documenting the tract landscaping. The required and provided.

Include a table documenting the curbside landscaping. The required and provided.

Include a table documenting the required and provided street trees.

Provide a lot typical plan and lot typical for each residential lot demonstrating compliance with the front yard landscape requirements. This requirement has no change landscape plans being submitted with the Plan. The lot typical plan should be similar to the snippet taken from the Neighborhood Plan.

Please note for future reference. Curbside planting remains in the plan adjacent to proposed residential lots in the plan typical for the specified lot type and the landscape plan is not necessary other than for the street trees. Those should never be included in the lot typical. The overall plan should include the street trees.

Make sure these plans include all easements and have been dimensioned to ensure that the plant materials are within the proposed easements. Include the easement notes on the drawings. ROW HYDRANTS DO NOT REQUIRE AN EASEMENT.

Include the stop sign locations so that the proposed stop signs are shown 50' from the face of a stop sign.

Include the sight triangles to ensure that plant material within the curbside areas does not exceed the maximum sight triangle.

GENERAL LAYOUT NOTES

ALL EXISTING GRADING, CURB LAYOUT, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS, AND ARE SHOWN FOR INFORMATION ONLY.

ALL PROPOSED UTILITIES, STREET LAYOUT AND GRADING INFORMATION WAS PREPARED BY OTHERS, AND ARE SHOWN FOR INFORMATION ONLY. REFER TO CIVIL DRAWING PACKAGE FOR FURTHER INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO CONSTRUCTION.

STREET LIGHTING WILL BE PROVIDED ON SITE PER CIVIL CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY LOCATIONS IN FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.

ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, CENTERLINE OF ARCHITECTURAL COLUMN, AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

COORDINATE PROPOSED WALKS AND RAMPS WITH EXISTING CONDITIONS. LAYOUT OF ARCS TO BE SMOOTH AND CONTINUOUS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.

UNLESS OTHERWISE NOTED, FOR ALL ATTACHED AND DETACHED CITY SIDEWALKS, ACCESSIBLE RAMPS AND CURBS & GUTTER WITHIN RIGHT-OF-WAY, REFER TO CIVIL CONTRACTOR SHALL VERIFY ALL WALK WIDTHS, GRADES AND ADJACENT CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES.

DRAWING AND PLAN NOTES REPRESENT FINISHED, BUILT CONDITIONS. ALL BRACING, TEMPORARY SUPPORTS AND SHORING NECESSARY FOR CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

REFER TO IRRIGATION DRAWINGS FOR GENERAL NOTES REGARDING IRRIGATION SYSTEM CONSTRUCTION.

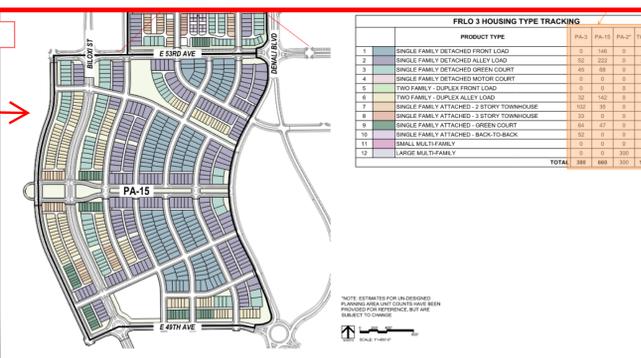
ALL QUANTITIES ARE PROVIDED FOR REFERENCE. CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL QUANTITIES AND NOTIFYING THE DISTRICT ENGINEER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

SITE PLAN NOTES:

REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF AURORA STANDARDS AT THE CONTRACTOR'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ALL VERTICAL CONCRETE SHALL BE A MINIMUM OF 4000 PSI AND SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING CODES. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED. LANDSCAPE ARCHITECT TO PROVIDE CONTRACTOR WITH DIGITAL FILES FOR LAYING OUT WALLS, LANTERS, WALKS, AND JOINTS, TO BE REVIEWED IN THE FIELD PRIOR TO POURING.



TREES SHALL BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.

PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.

FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER, EDGER INSTALLED ADJACENT TO TURF SHALL MAINTAIN A MAXIMUM FINISHED HEIGHT 1/2 INCH ABOVE ROOTING AREA.

LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRERD OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

TREES WITHIN THE TREE LAWN AND IN SIGHT TRIANGLES SHALL BE LIMBED UP TO 6' TO MEET SIGHT VISIBILITY REQUIREMENTS.

SOIL PREPARATION: LIST TYPE AND QUANTITY OF AMENDMENT(S) TO BE APPLIED. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.

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

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.

GENERAL GRADING/EARTHWORK NOTES:

PROPOSED SPOT ELEVATIONS AND CONTOURS ARE BASED ON OVERLOT GRADING BASE FILES AND EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENSING WORK AND SHALL VERIFY ACCURACY OF AS-BUILT GRADING WITH PROPOSED DESIGN AND NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.

MAXIMUM SLOPES IN LANDSCAPE AREAS SHALL NOT EXCEED 4:1 UNLESS OTHERWISE NOTED AND MINIMUM SLOPES IN LANDSCAPE AREAS SHALL BE 2% UNLESS OTHERWISE NOTED ON THE DRAWINGS.

MAXIMUM CROSS SLOPE ON ALL CONCRETE WALKS SHALL NOT EXCEED 2%; MAXIMUM SLOPE ALONG LENGTH OF WALKS SHALL NOT EXCEED 4.99%, UNLESS OTHERWISE NOTED.

PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED ON THE DRAWINGS.

TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING

CONTRACTOR SHALL ESTABLISH ROUGH GRADES TO WITHIN ONE-TENTH OF A FOOT AND ESTABLISH FINAL GRADES PER PLANS. GRADES REPRESENTED HERE ARE FINISH SURFACE GRADES, INCLUDING ANY TOPSOILS, AMENDMENTS, MULCHES, PAVING, ETC.

FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SEEDING/SODDING OR PLANTING.

CONTRACTOR TO GRADE AND REPAIR ALL DISTURBED AREAS IN ORDER TO CREATE A SMOOTH TRANSITION FROM NEW GRADE TO EXISTING GRADE, INCLUDING HARDSCAPE AND SOFTSCAPE AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

GRADING NOT SHOWN ALONG TREE LAWN/CURBSIDE LANDSCAPE AREA. CONTRACTOR SHALL MEET ADJACENT CONDITIONS AND AS PROVIDED IN CIVIL GRADING PLANS, AVAILABLE UPON REQUEST FROM THE DISTRICT ENGINEER.

ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF AURORA STANDARDS AT THE CONTRACTOR'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ALL VERTICAL CONCRETE SHALL BE A MINIMUM OF 4000 PSI AND SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING CODES. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED. LANDSCAPE ARCHITECT TO PROVIDE CONTRACTOR WITH DIGITAL FILES FOR LAYING OUT WALLS, LANTERS, WALKS, AND JOINTS, TO BE REVIEWED IN THE FIELD PRIOR TO POURING.

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REVISIONS:

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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

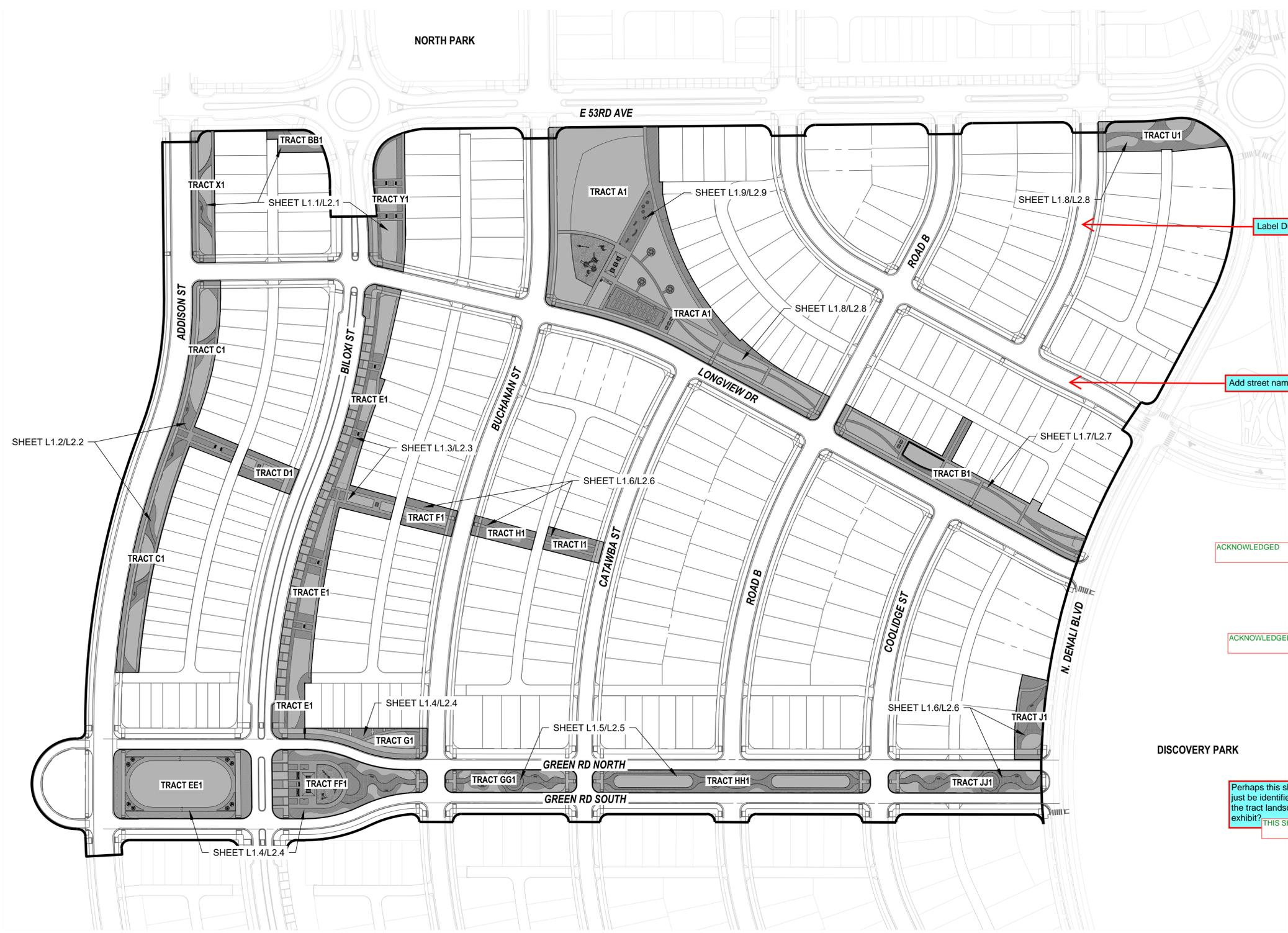
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**OVERALL MAP &
 SHEET INDEX**

L1.0



THIS SHEET HAS BEEN REMOVED

Label Duquesne Street

THIS SHEET HAS BEEN REMOVED

Add street name

ACKNOWLEDGED

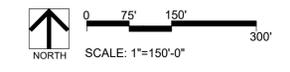
include more bike racks site wide

ACKNOWLEDGED

include more amenities site wide

Perhaps this should just be identified as the tract landscape exhibit?

THIS SHEET HAS BEEN REMOVED



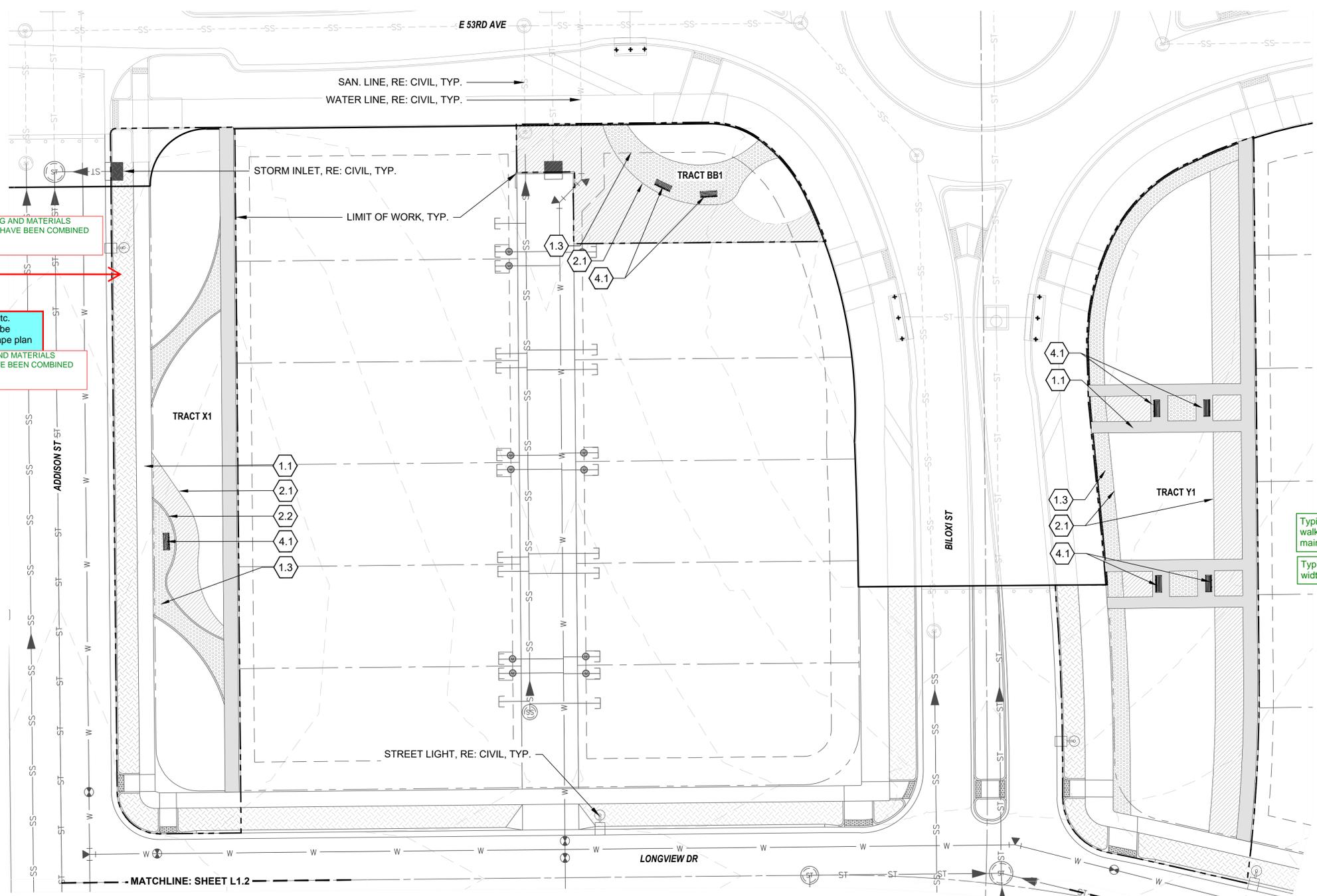
REVISIONS:

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SHEET INFO:

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



PLANTING AND MATERIALS SHEETS HAVE BEEN COMBINED

Include this information on the landscape plan and not these plans sheets.

Any mulch, seed, sod etc. treatments should only be included on the landscape plan sheets.

PLANTING AND MATERIALS SHEETS HAVE BEEN COMBINED

Show mail kiosk locations. MAIL KIOSK LOCATIONS PROVIDED

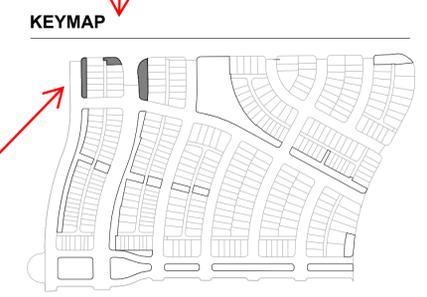
Typical all sheets: Identify the internal walks as privately owned and maintained. SEE NOTE 1 OF LANDSCAPE PLAN NOTES ON COVERSHEET

Typical all sheets: identify the ROW WIDTHS AND LIMITS HAVE BEEN IDENTIFIED

This title should be updated to better reflect what is being shown on these sheets. There is no landscaping proposed. Much of this has nothing to do with the curbside area, but the amenities and paving.

SHEET SET HAS BEEN UPDATED

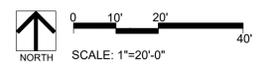
Add street names to the key map. REVISED



Label the actual sheet i.e. 1, 2 etc.

Mail kiosk locations shall be specified in the Site Plan. In coordination with the City of Windler, mail kiosks shall be located:

- Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
- Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
- A minimum of 30' away from stop signs (for stop sign visibility)
- A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
- Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.



LAYOUT PLAN L1.1

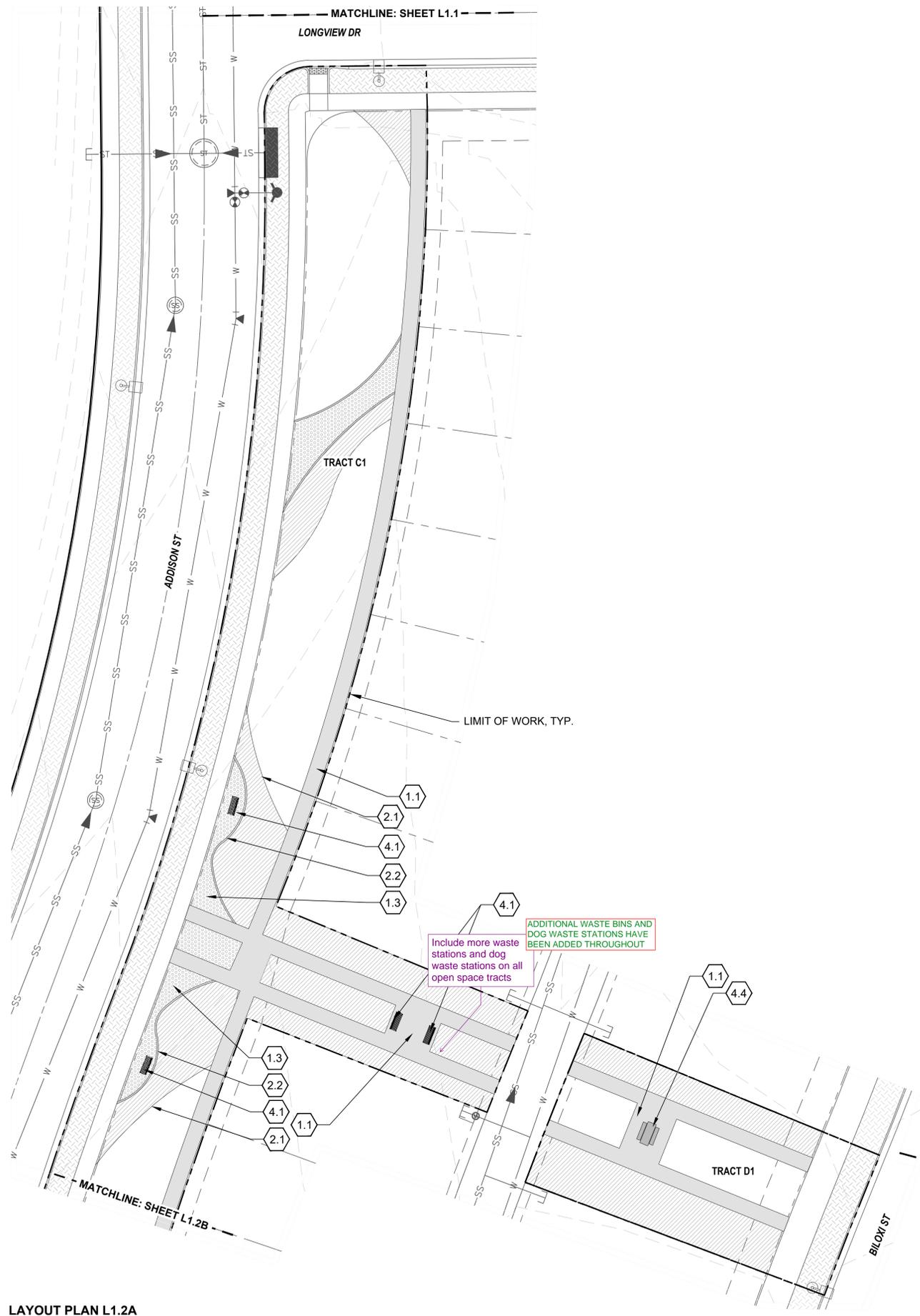
WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

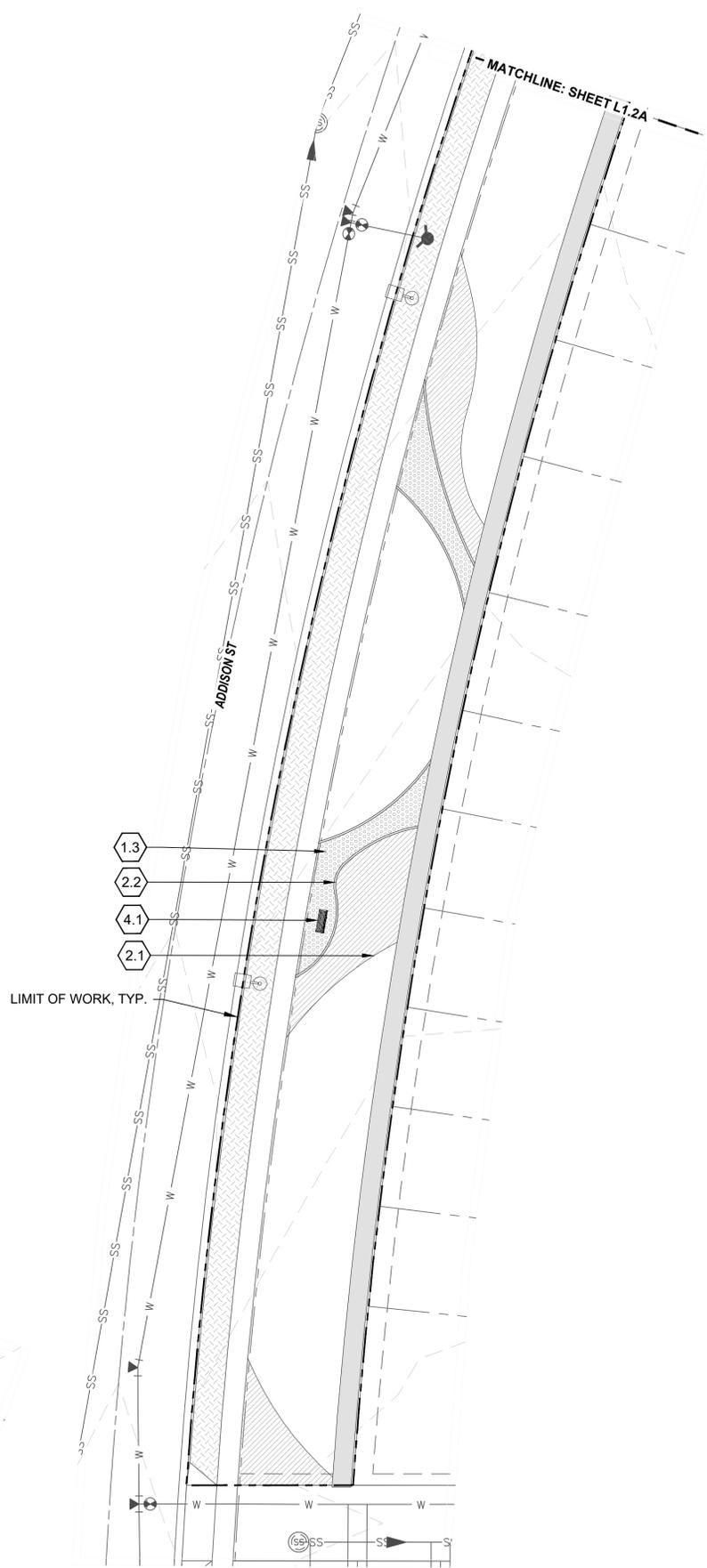
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11/15/2024

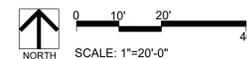
LAYOUT & MATERIALS PLAN



LAYOUT PLAN L1.2A



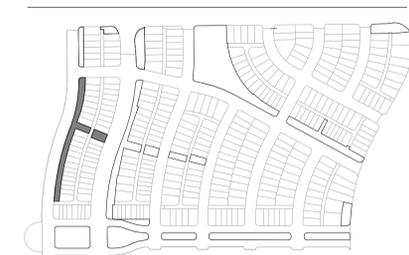
LAYOUT PLAN L1.2B



KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
 - 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 2.0 CURBS, EDGERS, & DRAINAGE**
 - 2.1 STEEL EDGER (5, L3.1)
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 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
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 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
 - 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
 - 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
 - 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)

KEYMAP



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

REVISIONS:

NO.	DATE	REVISION DESCRIPTION
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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

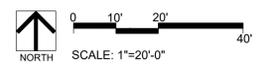
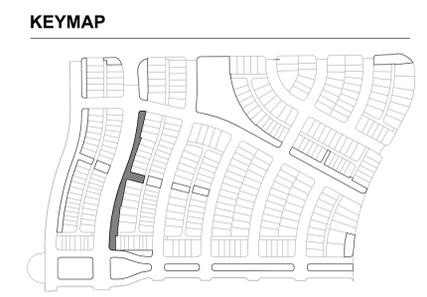
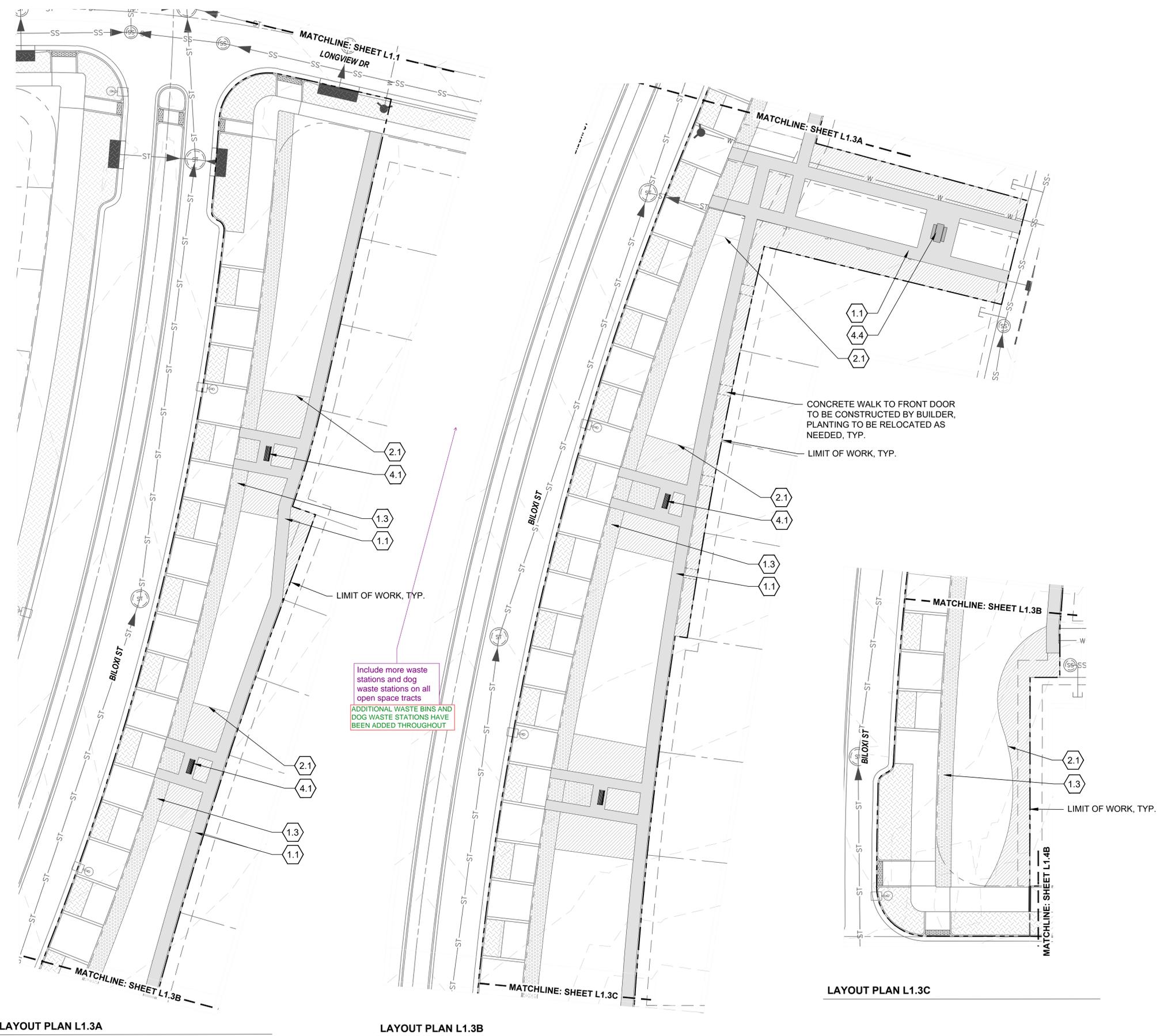
SCALE:
AS SHOWN

ISSUED:
11/15/2024

**LAYOUT &
 MATERIALS PLAN**

KEYNOTES

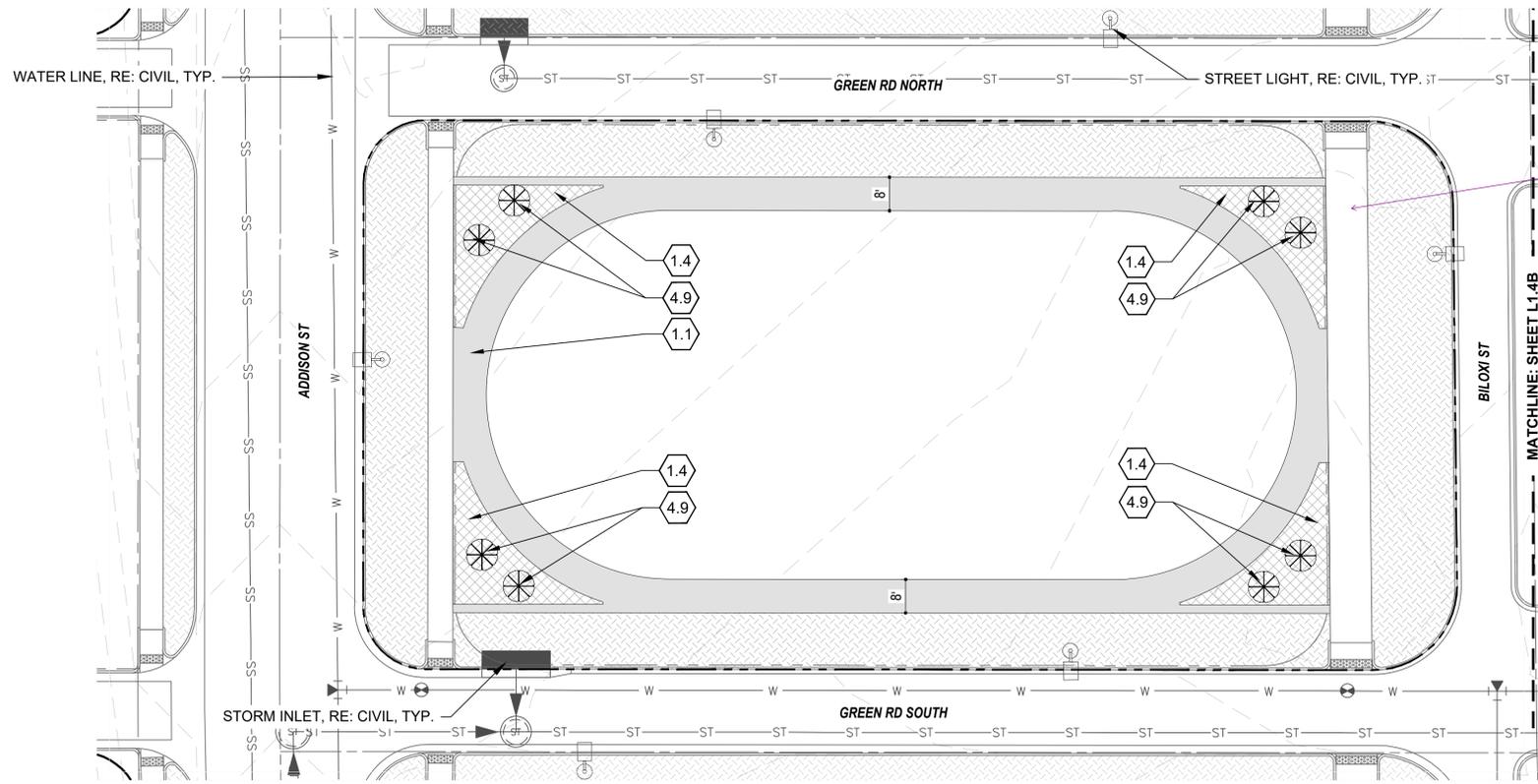
- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



LAYOUT PLAN L1.3A

LAYOUT PLAN L1.3B

LAYOUT PLAN L1.3C

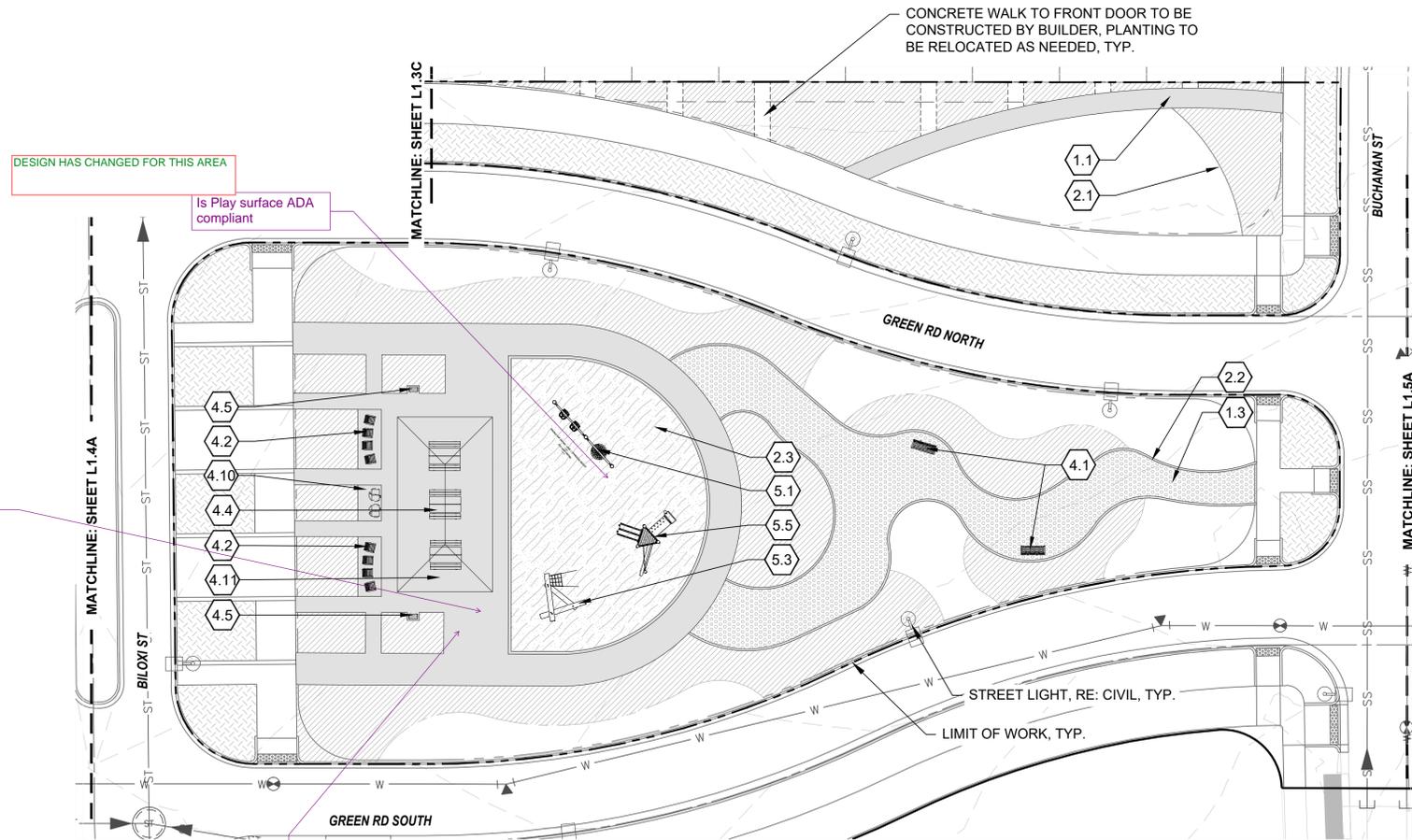


LAYOUT PLAN L1.4A

DESIGN HAS CHANGED FOR THIS AREA
include bike racks

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
 - 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
 - 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
 - 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
 - 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
 - 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



LAYOUT PLAN L1.4B

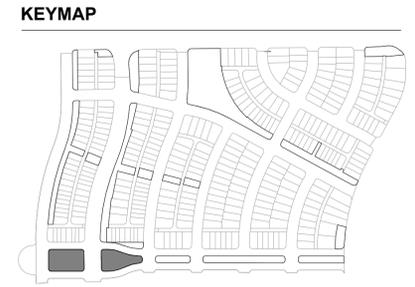
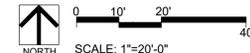
DESIGN HAS CHANGED FOR THIS AREA
include bike racks

Is Play surface ADA compliant

include water fountain
DESIGN HAS CHANGED FOR THIS AREA

CONCRETE WALK TO FRONT DOOR TO BE CONSTRUCTED BY BUILDER, PLANTING TO BE RELOCATED AS NEEDED, TYP.

Advisory: the centerline radius of this street has not been approved on the civil plans and as such this sheet may change if the variance is not approved.
DESIGN HAS CHANGED FOR THIS AREA



REVISIONS:

NO.	DATE	REVISION DESCRIPTION	BY
1.			
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

LAYOUT & MATERIALS PLAN

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

WINDLER MDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

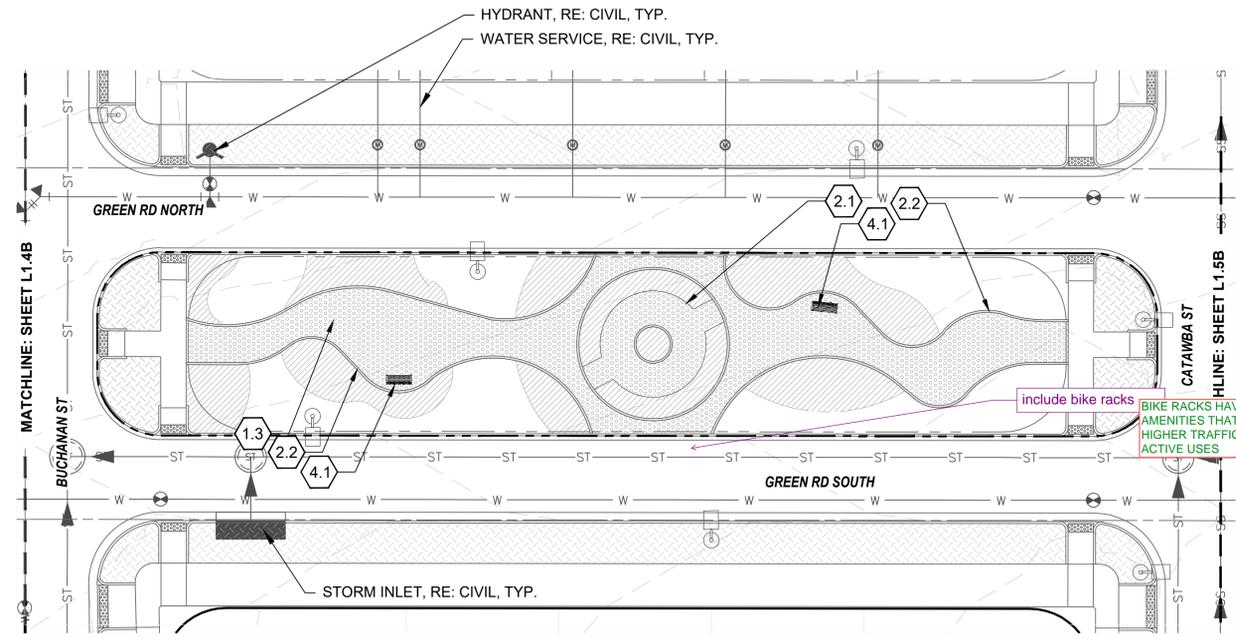
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN
 ISSUED:
11/15/2024

**LAYOUT &
 MATERIALS PLAN**

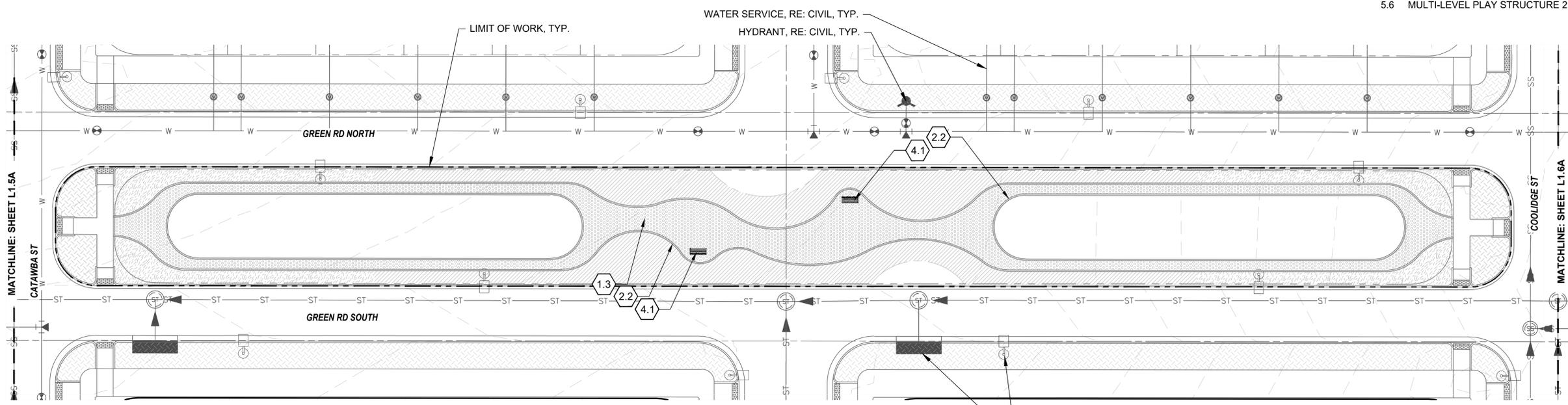
KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.4 DRAINAGE CLEANOUT (1, L3.5)
 - 2.5 PLAYGROUND DRAIN (2, L3.5)
 - 2.6 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



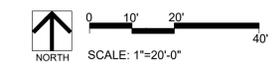
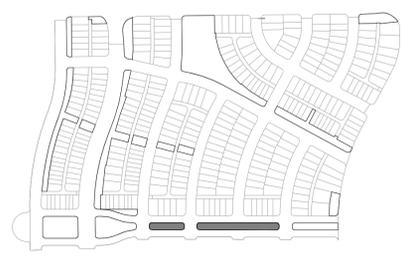
LAYOUT PLAN L1.5A

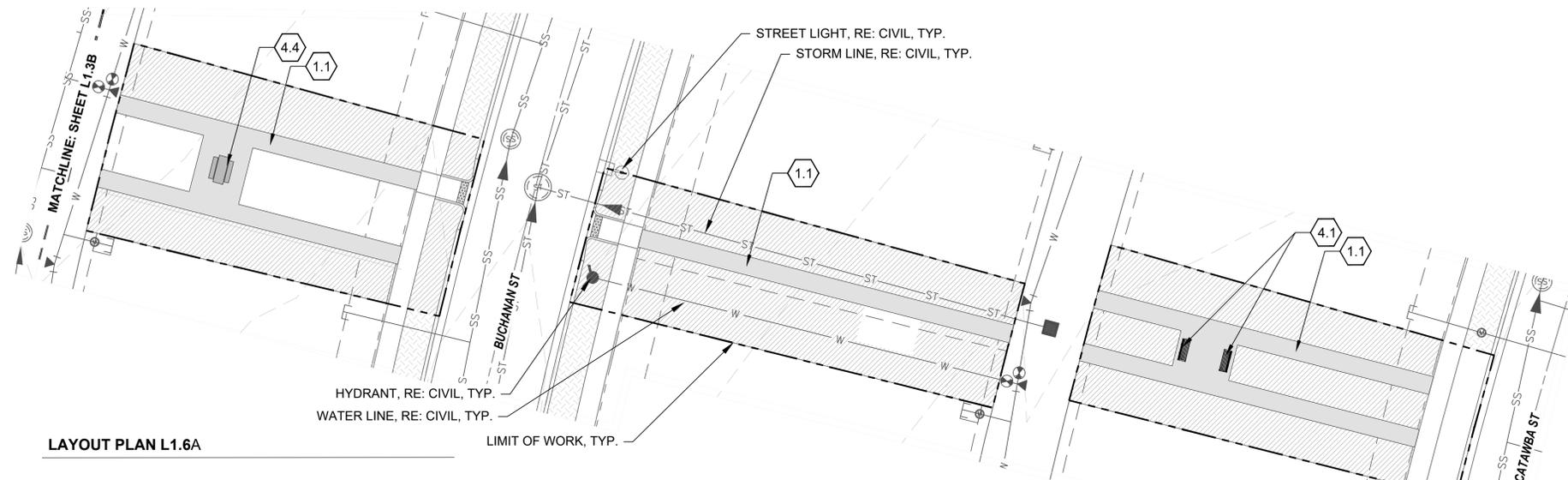
include bike racks
 BIKE RACKS HAVE BEEN RESERVED FOR AMENITIES THAT ARE EXPECTED TO DRAW HIGHER TRAFFIC AND/OR CONTAIN MORE ACTIVE USES



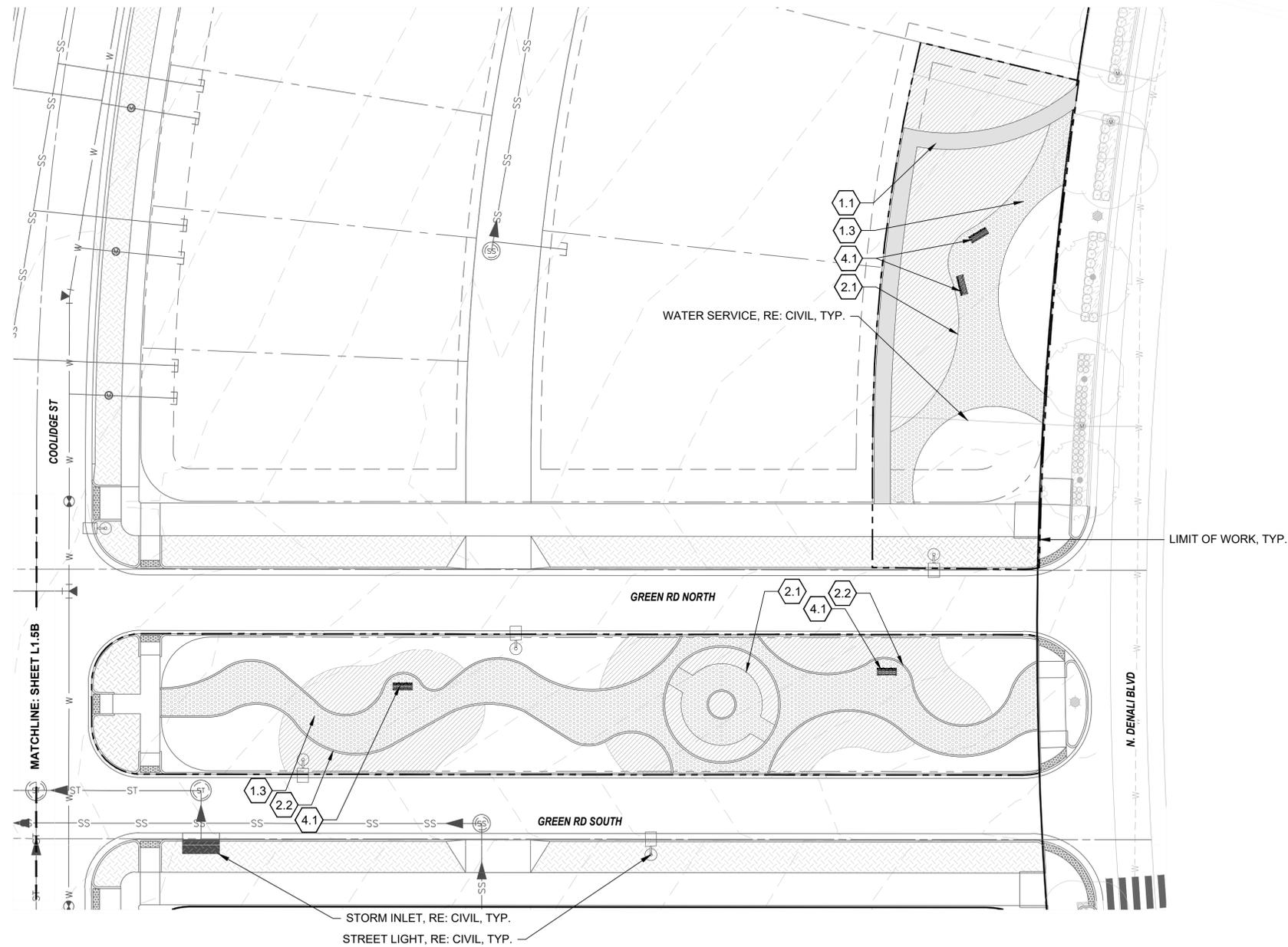
LAYOUT PLAN L1.5B

KEYMAP





LAYOUT PLAN L1.6A

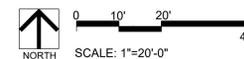


LAYOUT PLAN L1.6B

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
 - 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
 - 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
 - 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
 - 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
 - 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)

KEYMAP



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.			
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WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

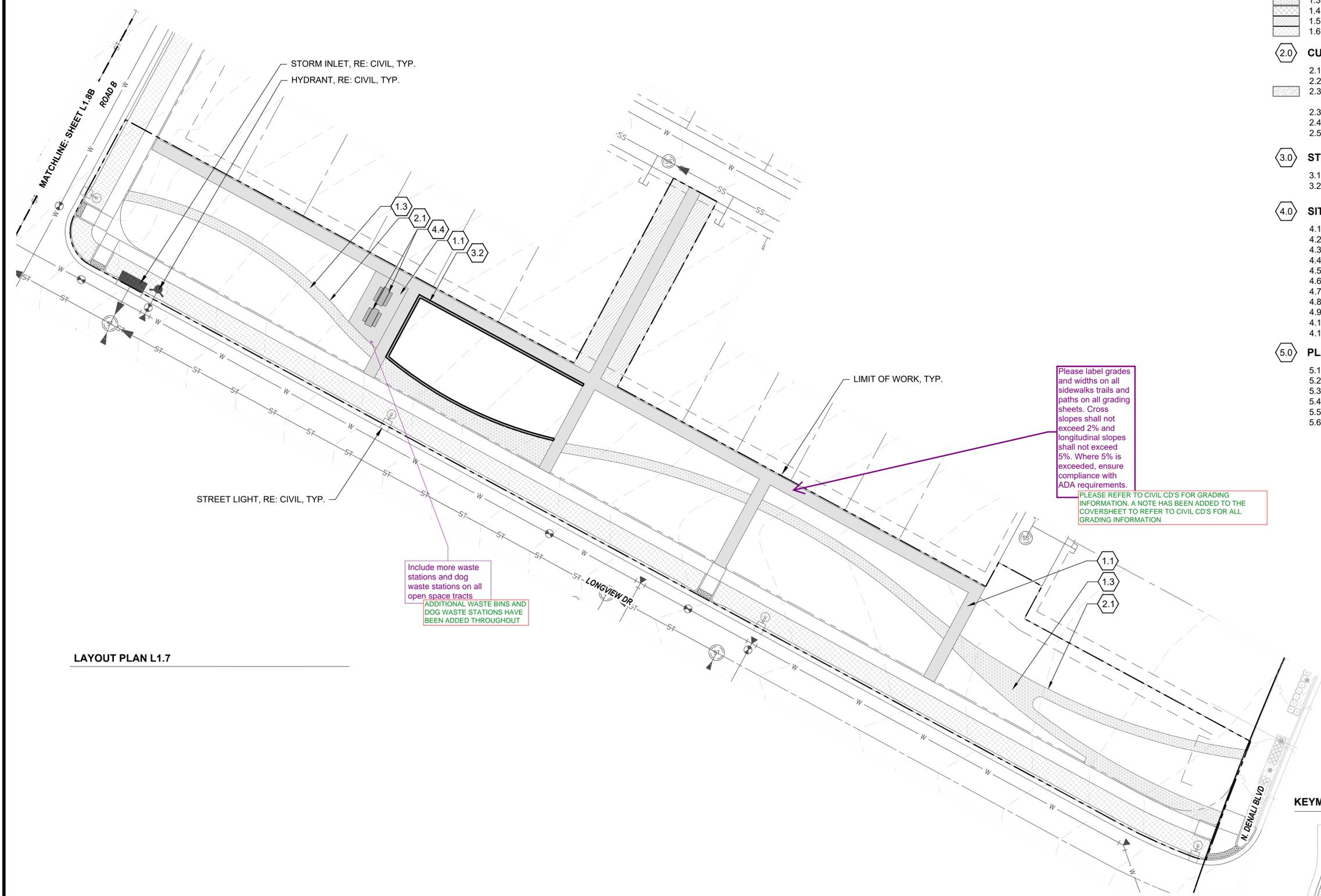
ISSUED:
11/15/2024

**LAYOUT &
 MATERIALS PLAN**

L1.7

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)

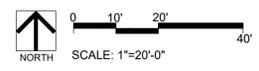
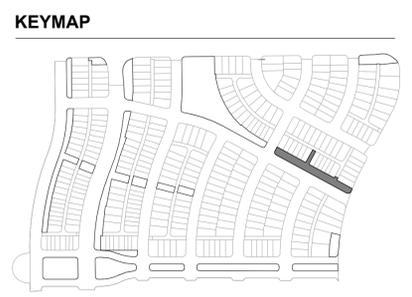


Please label grades and widths on all sidewalks trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.

PLEASE REFER TO CIVIL CD'S FOR GRADING INFORMATION. A NOTE HAS BEEN ADDED TO THE COVERSHEET TO REFER TO CIVIL CD'S FOR ALL GRADING INFORMATION

Include more waste stations and dog waste stations on all open space tracts
 ADDITIONAL WASTE BINS AND DOG WASTE STATIONS HAVE BEEN ADDED THROUGHOUT

LAYOUT PLAN L1.7



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

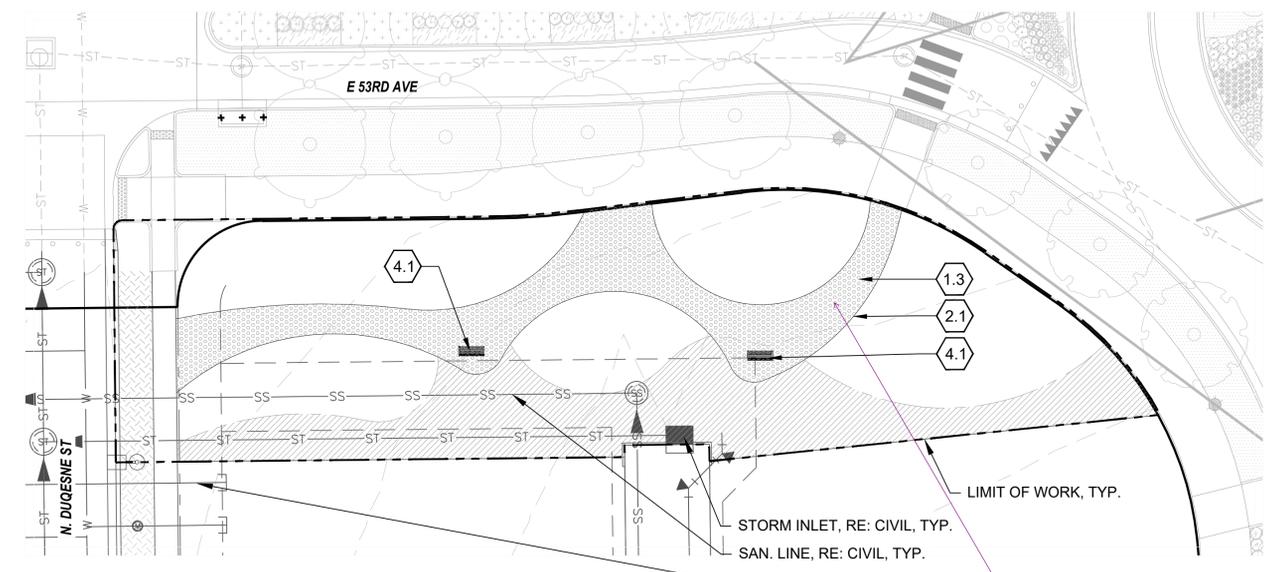
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11/15/2024

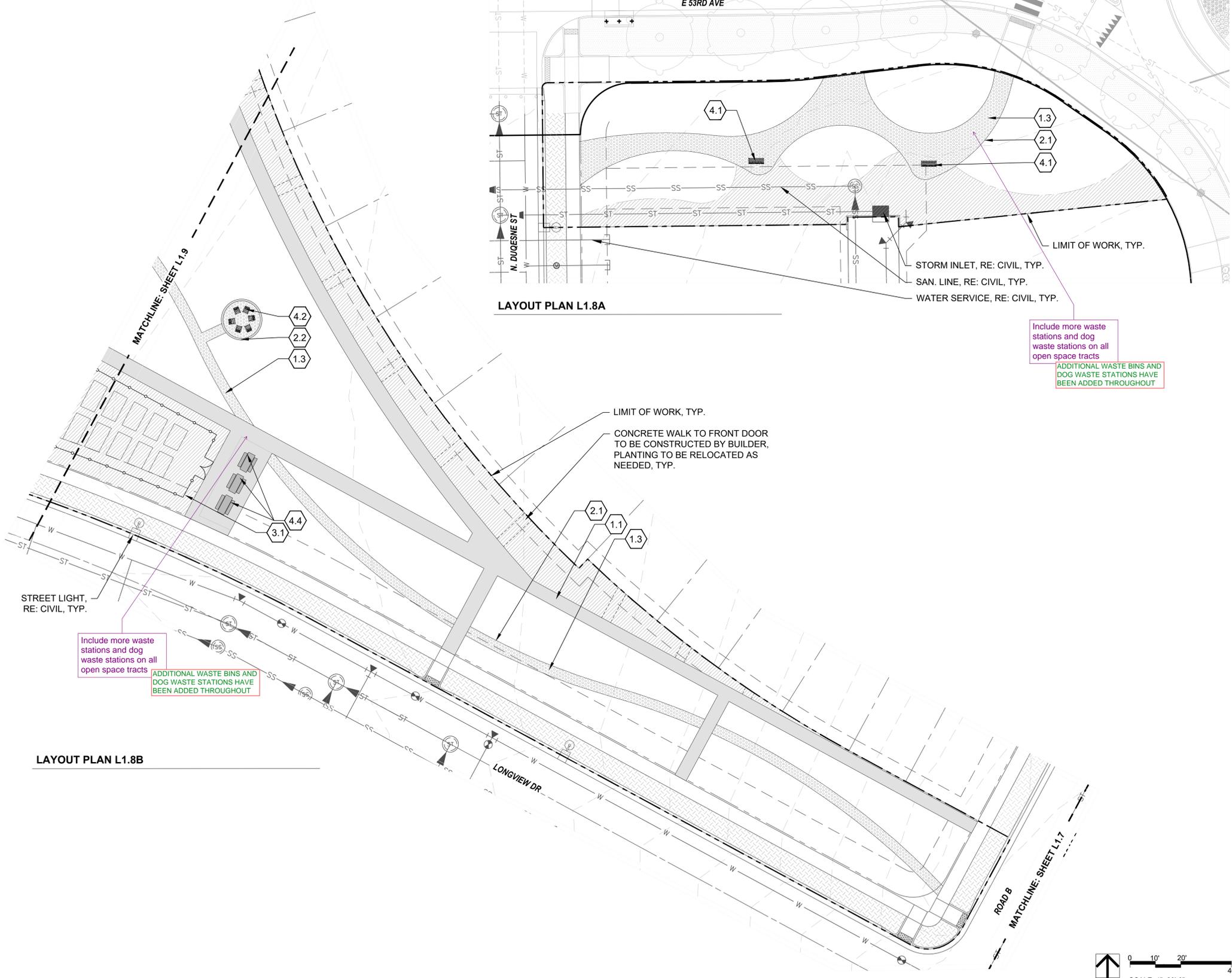
**LAYOUT &
 MATERIALS PLAN**

KEYNOTES

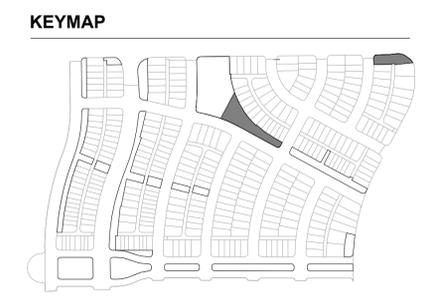
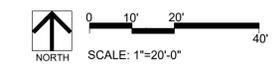
- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



LAYOUT PLAN L1.8A



LAYOUT PLAN L1.8B



Include more waste stations and dog waste stations on all open space tracts
 ADDITIONAL WASTE BINS AND DOG WASTE STATIONS HAVE BEEN ADDED THROUGHOUT

Include more waste stations and dog waste stations on all open space tracts
 ADDITIONAL WASTE BINS AND DOG WASTE STATIONS HAVE BEEN ADDED THROUGHOUT

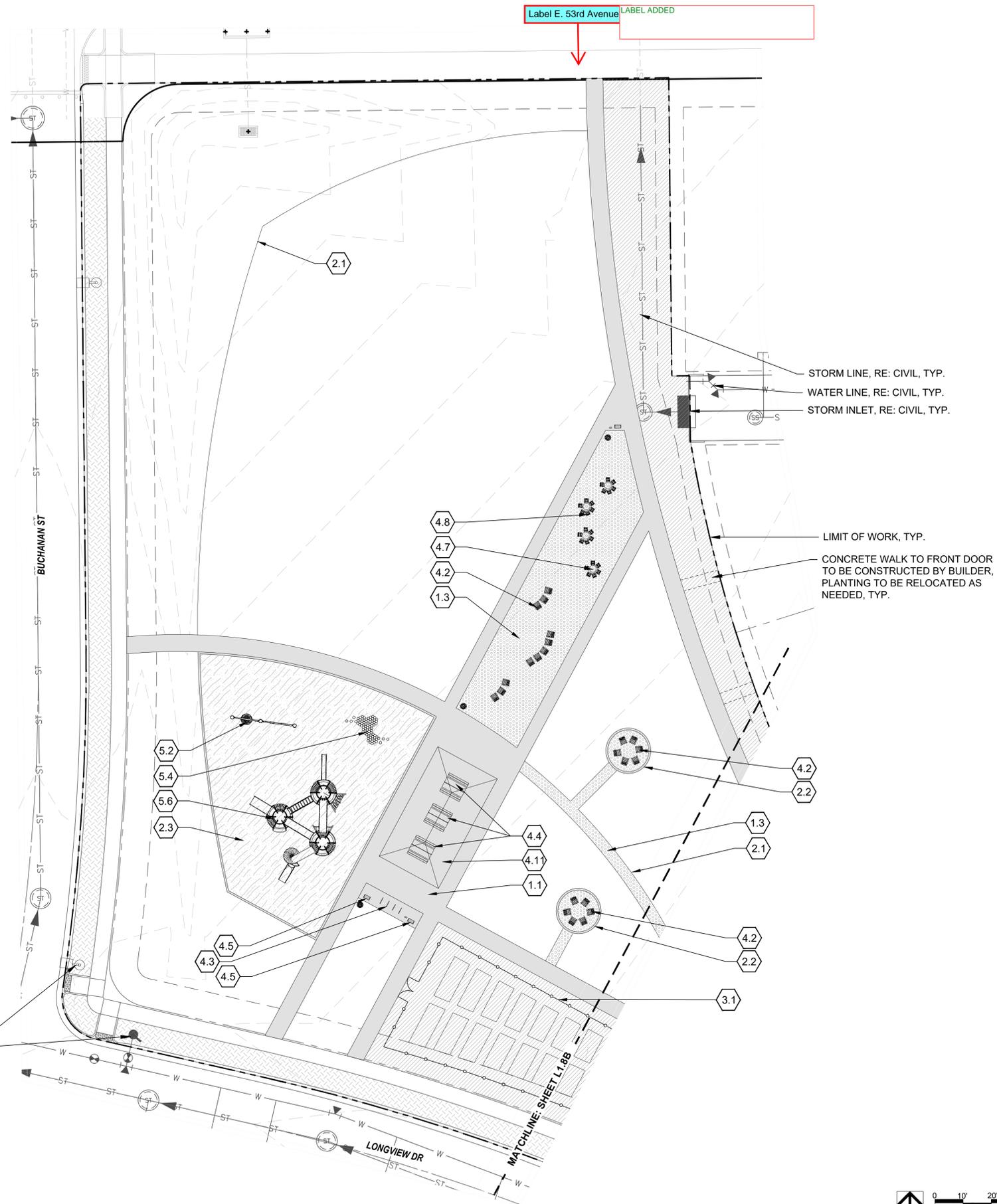
LIMIT OF WORK, TYP.
 CONCRETE WALK TO FRONT DOOR TO BE CONSTRUCTED BY BUILDER, PLANTING TO BE RELOCATED AS NEEDED, TYP.

STORM INLET, RE: CIVIL, TYP.
 SAN. LINE, RE: CIVIL, TYP.
 WATER SERVICE, RE: CIVIL, TYP.

STREET LIGHT, RE: CIVIL, TYP.

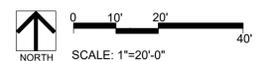
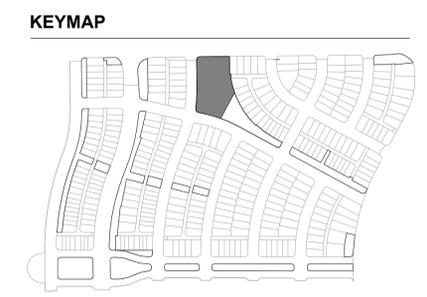
MATCHLINE: SHEET L1.9

ROAD B
 MATCHLINE: SHEET L1.7



KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH
 - 1.6 PEA GRAVEL
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, L3.1)
 - 2.2 CONCRETE EDGER (6, L3.1)
 - 2.3 EWF PLAYGROUND EDGE, SURFACE, & DRAINAGE (4, L3.5)
 - 2.3 DRAINAGE CLEANOUT (1, L3.5)
 - 2.4 PLAYGROUND DRAIN (2, L3.5)
 - 2.5 ADA PLAYGROUND RAMP (3, L3.5)
- 3.0 STEPS, WALLS & FENCING**
- 3.1 COMMUNITY GARDEN FENCE (1, L3.2)
 - 3.2 CONCRETE RETAINING WALL (7, L3.1)
- 4.0 SITE FURNISHINGS & SIGNAGE**
- 4.1 BENCH (1, L3.3)
 - 4.2 ADIRONDACK CHAIR (2, L3.3)
 - 4.3 BIKE RACK (3, L3.3)
 - 4.4 PICNIC TABLE (4, L3.3)
 - 4.5 WASTE BIN (5, L3.3)
 - 4.6 DOG WASTE BIN (6, L3.3)
 - 4.7 PARC TABLE (1, L3.4)
 - 4.8 PARC CHAIR (2, L3.4)
 - 4.9 TABLE MOUNTED UMBRELLA (3, L3.4)
 - 4.10 BBQ GRILL (4, L3.4)
 - 4.11 SHADE STRUCTURE (2, L3.2)
- 5.0 PLAY EQUIPMENT**
- 5.1 DOUBLE BAY SWING 1 (1, L3.6)
 - 5.2 DOUBLE BAY SWING 2 (2, L3.6)
 - 5.3 LOG PILE 1 (3, L3.6)
 - 5.4 LOG PILE 2 (4, L3.6)
 - 5.5 MULTI-LEVEL PLAY STRUCTURE 1 (5, L3.6)
 - 5.6 MULTI-LEVEL PLAY STRUCTURE 2 (6, L3.6)



LAYOUT PLAN L1.9

REVISIONS:

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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

LAYOUT & MATERIALS PLAN

RSN'S HAVE BEEN ADDED TO ALL PERIMETER STREETS FOUND IN OTHER DOCUMENT SETS

Add a note to the plan referencing the Case Number and title where the curbside landscaping can be found for ALL the curbside areas that were previously included with an earlier site plan.

PLANTING AND MATERIALS PLAN SHEETS HAVE BEEN COMBINED

Mulch is part of the landscape for the curbside area and should always be included on the landscape plan. Please indicate what the mulch treatment is expected to be and do not include that on the earlier sheets with amenities or the hardscape elements.

Include more waste stations and dog waste stations on all open space tracts

ADDITIONAL WASTE BINS AND DOG WASTE STATIONS HAVE BEEN ADDED THROUGHOUT

Include more waste stations and dog waste stations on all open space tracts

ADDITIONAL WASTE BINS AND DOG WASTE STATIONS HAVE BEEN ADDED THROUGHOUT

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AN UPDATED LEGENED HAS BEEN PROVIDED

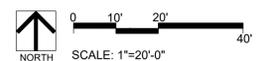
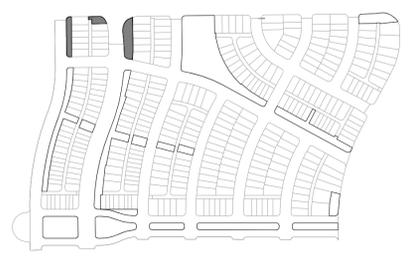
KEYNOTES

- 6.0 PLANTING
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

DECIDUOUS TREES	DECIDUOUS SHRUBS
QSO Buckley Oak	CAZ Arctostaphylos
QM2 Chinkapin Oak	RAA Autumn Amber Sumac
PD2 Eastern Cottonwood Siouland	DBB Blue Chip Butterfly Bush
UE Emerald Sunshine Elm	ARB Brilliantissima Red Chokeberry
AE Frontier Elm	BSP Common Bluebeard Spirea
GL Greenpire Littleleaf Linden	CM Desert Sweet
SJ Japanese Pagodatree	MN Diablo Ninebark
GD Kentucky Coffeetree	ES Dwarf Blue Rabbitbrush
CS Northern Catalpa	SM Dwarf Korean Lilac
TR Redmond American Linden	PL2 Dwarf Ninebark
AF2 Redpoint Maple	FMR Fire Meiland Rose
GIZ Skyline Thornless Honey Locust	RXN Flower Carpet Red Groundcover Rose
SPEC TR To Be Determined	QG2 Gambel Oak
UP2 Triumph Elm	PD Gold Drop Potentilla
	GFS Goldflame Spirea
	RG2 Green Mound Alpine Currant
	RS Gro-Low Fragrant Sumac
	RXN Flower Carpet Red Groundcover Rose
	SC2 Magic Carpet Spirea
	RD Morden Sunrise Rose
	R3 Nearly Wild Rose
	PFB Pawnee Buttes Sand Cherry
	PBP Pink Beauty Potentilla
	BP Purple Haze Butterfly Bush
	PC3 Purple Leaf Sand Cherry
	RB Rabbitbrush
	RAP Red Ace Bush Cinquefoil
	PKR Rose
	RSA Russian Sage
	AMA Serviceberry
	PN3 Summer Wine Ninebark
	SGP Sutter's Gold Potentilla
	TLS Three-leaf Sumac
	PB2 Western Sand Cherry
	SO Western Snowberry
	DGN Yellow Ninebark
EVERGREEN TREES	EVERGREEN SHRUBS
ABP Austrian Black Pine	MLJ Mother Lode Juniper
BPE Bosnian Pine	JAZ Alpine Carpet Juniper
PCS Colorado Spruce	JUB Blue Chip Juniper
PSS Southwestern White Pine	JW Blue Rug Juniper
JSP Spartan Juniper	CL Bloom
	JH Hughes Juniper
	AH Manzanita Colorado
	EC Purple-leaf Winter Creeper
	SGJ Sea Green Juniper
	PC2 Valley Cushion Mugo Pine
	BI Wintergreen Littleleaf Boxwood
ORNAMENTAL TREES	
AG2 Autumn Brilliance Serviceberry	
MI Indian Magic Crab Apple	
CA Russian Hawthorn	
ORNAMENTAL GRASSES	
SW Big Sacaton	
BB Blonde Ambition Blue Grama	
BOG Blue Oat Grass	
PH Blue Switch Grass	
PA Dwarf Fountain Grass	
DMG Dwarf Maiden Grass	
FRG Feather Reed Grass	
PG Fountain Grass	
SIS Indian Grass	
NP Mexican Feathergrass	
SH Prairie Dropseed	
RAG Ravenna Grass	
ET Sand Lovegrass	
PV Shenandoah Switch Grass	
SS Standing Ovation Little Bluestem	

KEYMAP



ENGINEERING:

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
303.431.6100 MARTINMARTIN.COM

LAND PLANNING:

pcs group inc. www.pcsgruopco.com
200 Kipling St
denver co 80223
1.303.531.4905

PREPARED FOR:

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVE. STE. 300
CENTENNIAL, CO 80112
PHONE: (303) 755-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

NO.	DATE	DESCRIPTION
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SHEET INFO:

WINDLER MIDTOWN 100% CONSTRUCTION DOCUMENTS OPEN SPACE & ADJACENT CURBSIDE LANDSCAPE

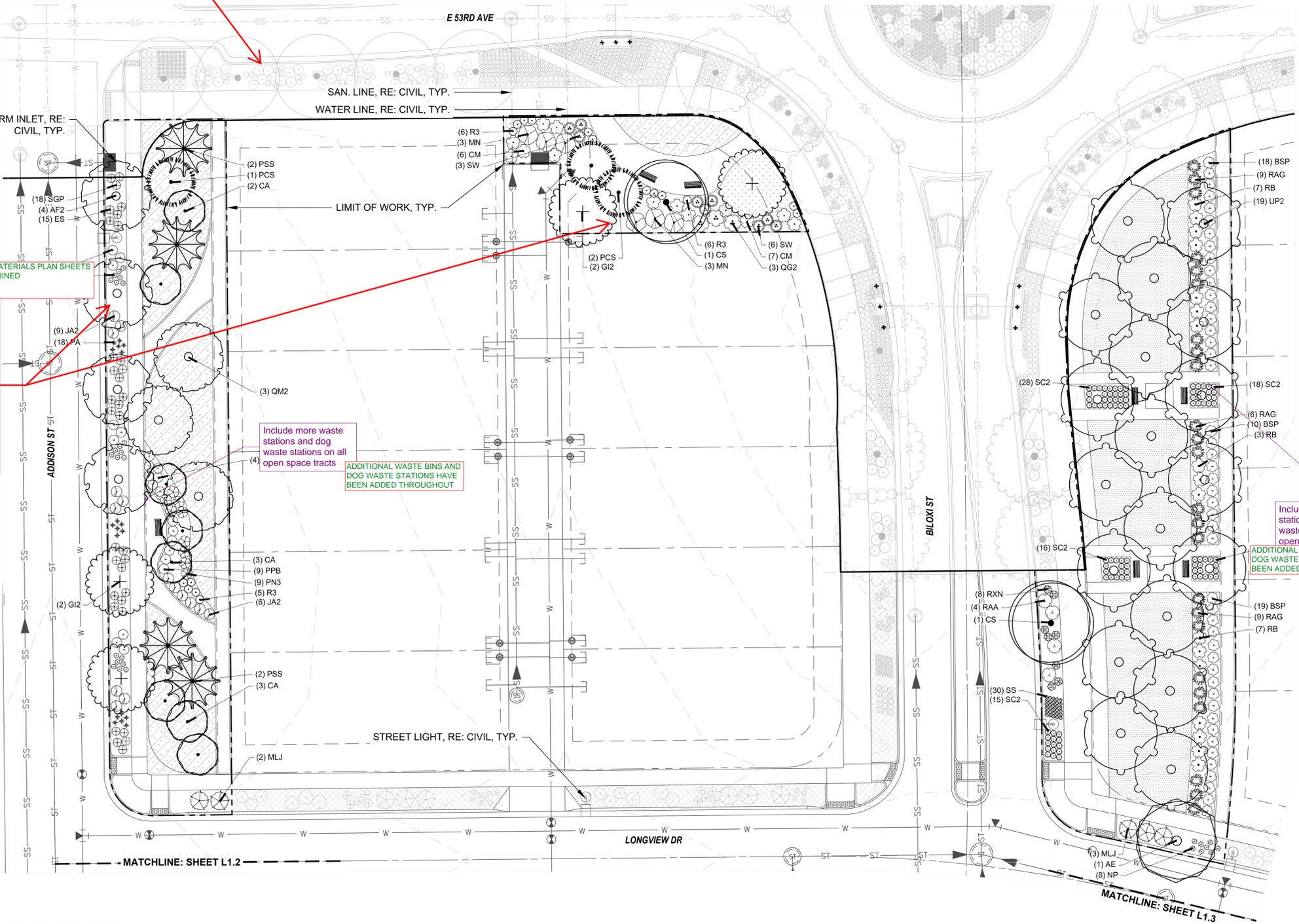
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PCS STAFF

DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

PLANTING PLAN



PLANTING PLAN L2.1

PREPARED FOR:
 WINDLER PUBLIC IMPROVEMENT
 AUTHORITY
 9155 E. NICHOLS AVE. STE. 300
 CENTENNIAL, CO 80112
 PHONE: (303) 795-9900
 EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

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SHEET INFO:

WINDLER MIDTOWN
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 LANDSCAPE

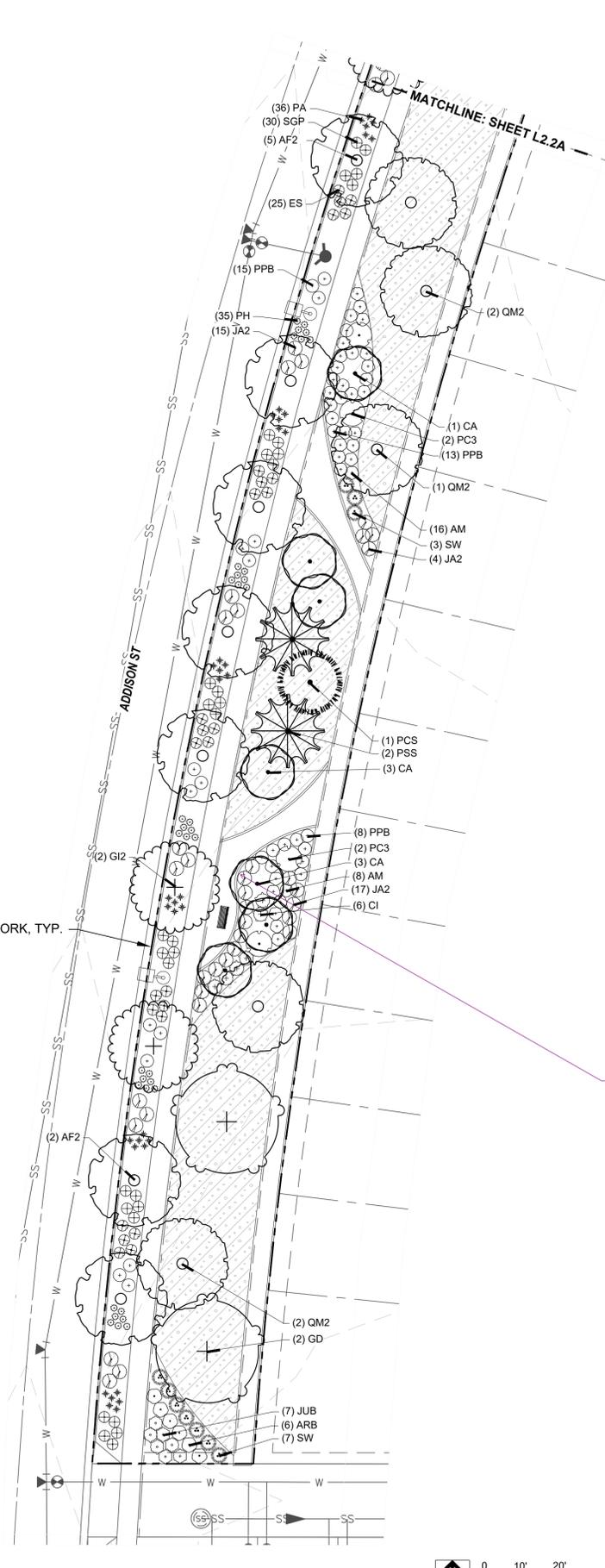
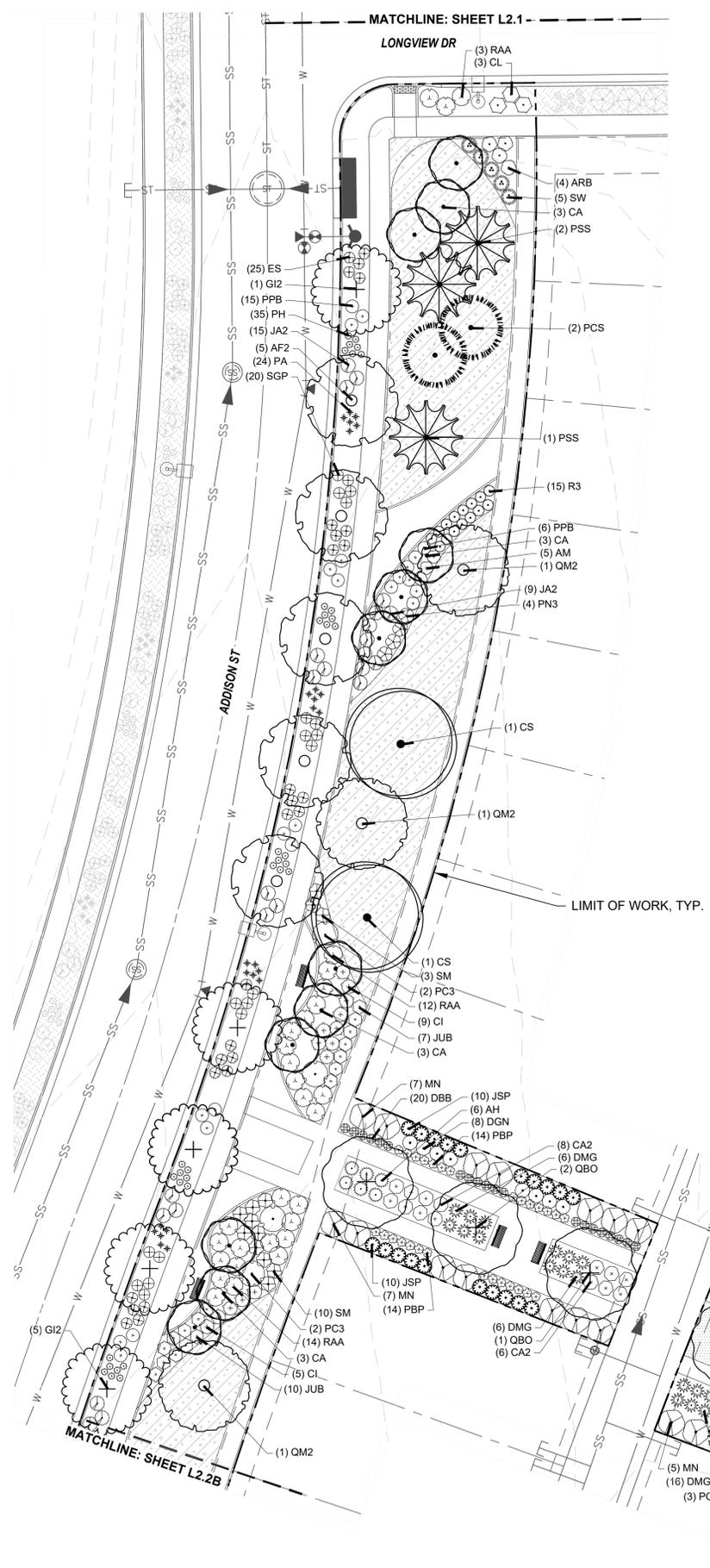
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PCS STAFF
 DESIGNED BY:
PCS STAFF
 SCALE:
AS SHOWN
 ISSUED:
11/15/2024
PLANTING PLAN

KEYNOTES

- 6.0 PLANTING
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

DECIDUOUS TREES	Buckley Oak	CAZ	Arctic Fire Dogwood
QM2	Chinkapin Oak	RAA	Autumn Amber Sumac
PD2	Eastern Cottonwood Siouland	DBB	Blue Chip Butterfly Bush
UE	Emerald Sunshine Elm	ARB	Brilliantissima Red Chokeberry
AE	Frontier Elm	BSP	Common Bluebeard Spirea
GL	Greenspire Littleleaf Linden	GM	Desert Sweet
SJ	Japanese Pagodatree	MN	Diablo Ninebark
GD	Kentucky Coffeetree	ES	Dwarf Blue Rabbitbrush
CS	Northern Catalpa	SM	Dwarf Korean Lilac
TR	Redmond American Linden	PL2	Dwarf Ninebark
AF2	Redpointe® Maple	FMR	Fire Meiland Rose
GIZ	Skyline Thornless Honey Locust	RXN	Flower Carpet Red Groundcover Rose
SPEC TR	To Be Determined	QG2	Gambel Oak
UP2	Triumph Elm	PD	Gold Drop Potentilla
		GFS	Goldflame Spirea
		RG2	Green Mound Alpine Currant
		RS	Gro-Low Fragrant Sumac
		SC	Hancock Chenault Coralberry
		AM	Iroquois Beauty™ Black Chokeberry
		CI	Isanti Redosier Dogwood
		PJ	Jackman's Potentilla
		LMO	Lewis Mock Orange
		SS2	Little Princess Japanese Spirea
		PL	Little Spire Russian Sage
		SC2	Magic Carpet Spirea
		RD	Morden Sunrise Rose
		R3	Nearly Wild Rose
		PBP	Pawnee Buttes Sand Cherry
		PBP	Pink Beauty Potentilla
		BP	Purple Haze Butterfly Bush
		PC3	Purple Leaf Sand Cherry
		RB	Rabbitbrush
		RAP	Red Ace Bush Cinquefoil
		PKR	Rose
		RSA	Russian Sage
		AMA	Serviceberry
		PN3	Summer Wine Ninebark
		SGP	Sutter's Gold Potentilla
		TLS	Three-leaf Sumac
		PB2	Western Sand Cherry
		SO	Western Snowberry
		DGN	Yellow Ninebark
EVERGREEN TREES	Austrian Black Pine		
ABP	Bosnian Pine		
BPE	Colorado Spruce		
PCS	Southwestern White Pine		
PSS	Spartan Juniper		
JSP			
ORNAMENTAL TREES	'Autumn Brilliance' Serviceberry		
AG2	Indian Magic Crab Apple		
MI	Russian Hawthorn		
CA			
ORNAMENTAL GRASSES	Big Sacaton		
SW	Blonde Ambition Blue Grama		
BB	Blue Oat Grass		
BOG	Blue Switch Grass		
PH	Dwarf Fountain Grass		
PA	Dwarf Maiden Grass		
DMG	Fountain Grass		
FRG	Indian Grass		
PG	Mexican Feathergrass		
PS	Prairie Dropseed		
SIS	Ravenna Grass		
NP	Sand Lovegrass		
SH	Shenandoah Switch Grass		
RAG	Standing Ovation Little Bluestem		
ET			
PV			
SS			
EVERGREEN SHRUBS	'Mother Lode' Juniper		
MLJ	Alpine Carpet Juniper		
JA2	Blue Chip Juniper		
JUB	Blue Rug Juniper		
JW	Broom		
CL	Hughes Juniper		
JH	Manzanita Colorado		
AH	Purple-leaf Winter Creeper		
EC	Sea Green Juniper		
SGJ	Valley Cushion Mugo Pine		
PC2	Wintergreen Littleleaf Boxwood		
BI			



WE HAVE COORDINATED PROPOSED TURF LOCATIONS WITH TIM YORK AND HAVE REVISED OUR PLANS AS REQUESTED

with Tim York in Aurora water if these areas designated for sod will be permitted. This should be confirmed before irrigation plans are submitted for review or these areas may be denied and then a mylar change to these plans will be necessary to remove the sod and replace with other landscaping.

Include more waste stations and dog waste stations on all open space tracts

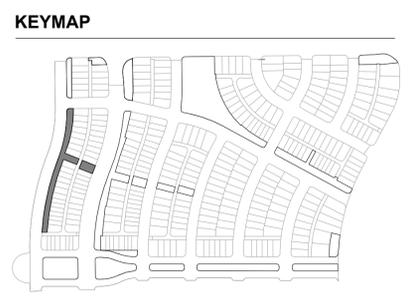
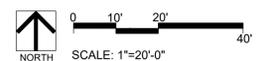
ADDITIONAL WASTE BINS AND DOG WASTE STATIONS HAVE BEEN ADDED THROUGHOUT

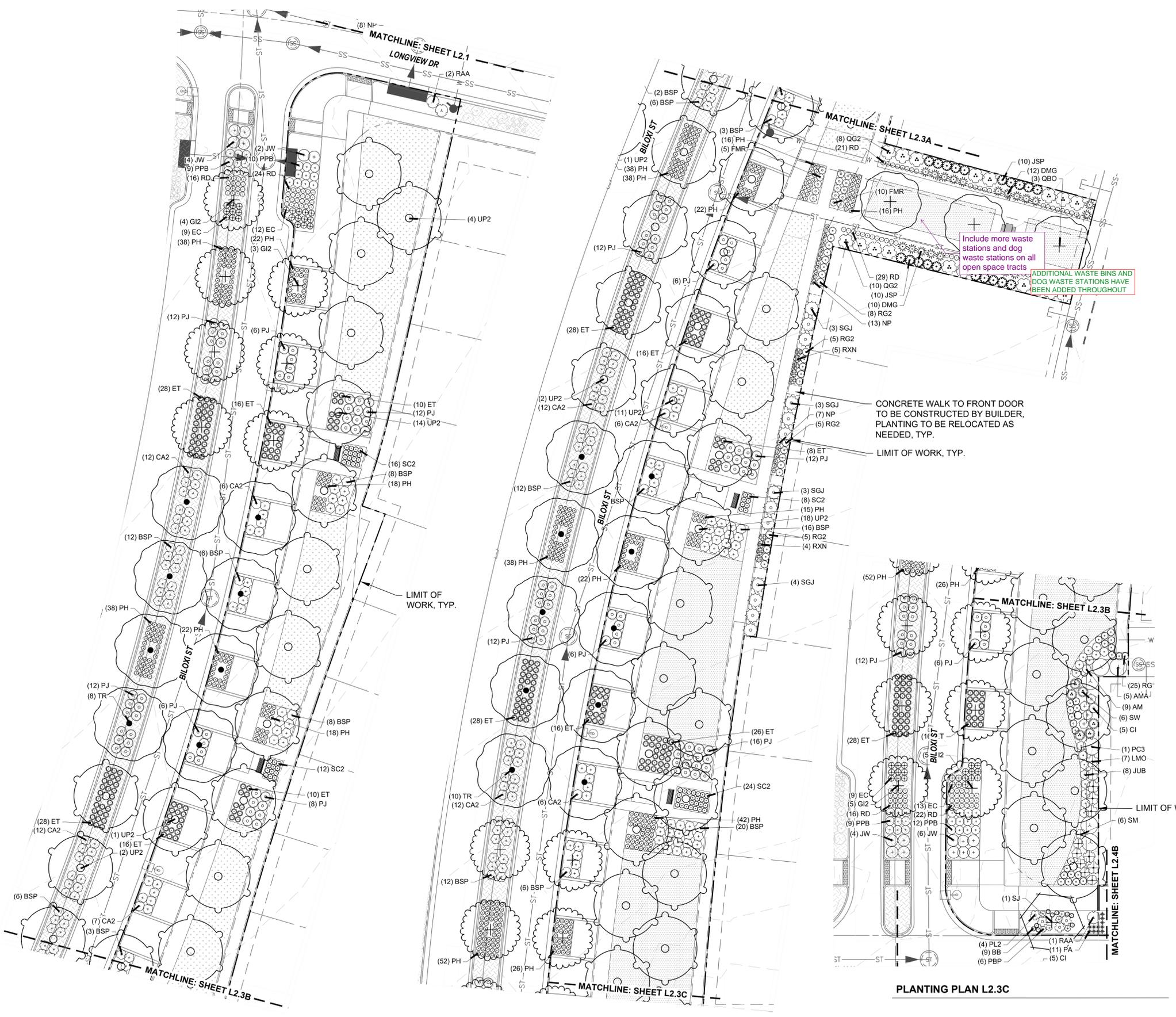
include more amenities

ADDITIONAL AMENITIES HAVE BEEN ADDED THROUGHOUT

PLANTING PLAN L2.2A

PLANTING PLAN L2.2B





KEYNOTES

- 6.0 **PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

DECIDUOUS TREES	DECIDUOUS SHRUBS
QSO Buckley Oak	CAZ Arctic Fire Dogwood
GM2 Chinkapin Oak	RAA Autumn Amber Sumac
PD2 Eastern Cottonwood Siouland	DBB Blue Chip Butterfly Bush
UE Emerald Sunshine Elm	ARB Brilliantissima Red Chokeberry
AE Frontier Elm	BSP Common Bluebeard Spirea
GL Greenpine Littleleaf Linden	CM Desert Sweet
SJ Japanese Pagodatree	MN Diablo Ninebark
GD Kentucky Coffeetree	ES Dwarf Blue Rabbitbrush
CS Northern Catalpa	SM Dwarf Korean Lilac
TR Redmond American Linden	PL2 Dwarf Ninebark
AF2 Redpointe® Maple	FMR Fire Meiland Rose
GIZ Skyline Thornless Honey Locust	RXN Flower Carpet Red Groundcover Rose
SPEC TR To Be Determined	QG2 Gambel Oak
UP2 Triumph Elm	PD Gold Drop Potentilla
	GFS Goldflame Spirea
	RG2 Green Mound Alpine Currant
	RS Gro-Low Fragrant Sumac
	SC Hancock Chenaunt Coralberry
	AM Iroquois Beauty™ Black Chokeberry
	CI Isanti Redosier Dogwood
	PJ Jackman's Potentilla
	LMO Lewis Mock Orange
	SS2 Little Princess Japanese Spirea
	PL Little Spire Russian Sage
	SC2 Magic Carpet Spirea
	RD Morden Sunrise Rose
	R3 Nearly Wild Rose
	PB Pawnee Buttes Sand Cherry
	PBP Pink Beauty Potentilla
	BP Purple Haze Butterfly Bush
	PC3 Purple Leaf Sand Cherry
	RB Rabbitbrush
	RAP Red Ace Bush Cinquefoil
	PKR Rose
	RSA Russian Sage
	AMA Serviceberry
	PN3 Summer Wine Ninebark
	SGP Sutter's Gold Potentilla
	TLS Three-leaf Sumac
	PB2 Western Sand Cherry
	SO Western Snowberry
	DGN Yellow Ninebark
ORNAMENTAL TREES	EVERGREEN SHRUBS
AG2 'Autumn Brilliance' Serviceberry	MLJ 'Mother Lode' Juniper
MI Indian Magic Crab Apple	JA2 Alpine Carpet Juniper
CA Russian Hawthorn	JUB Blue Chip Juniper
	JW Blue Rug Juniper
	CL Broom
	JH Hughes Juniper
	AH Manzanita Colorado
	EC Purple-leaf Winter Creeper
	SGJ Sea Green Juniper
	PC2 Valley Cushion Mugo Pine
	BI Wintergreen Littleleaf Boxwood
ORNAMENTAL GRASSES	
SW Big Sacaton	
BB Blonde Ambition Blue Grama	
BOG Blue Oat Grass	
PH Blue Switch Grass	
PA Dwarf Fountain Grass	
DMG Dwarf Maiden Grass	
FRG Feather Reed Grass	
PS Fountain Grass	
SIS Indian Grass	
NP Mexican Feathergrass	
SH Prairie Dropseed	
RAG Ravenna Grass	
ET Sand Lovegrass	
PV Shenandoah Switch Grass	
SS Standing Ovation Little Bluestem	

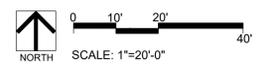
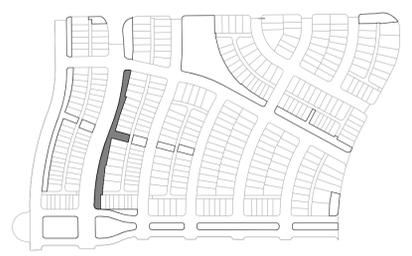
CONCRETE WALK TO FRONT DOOR TO BE CONSTRUCTED BY BUILDER, PLANTING TO BE RELOCATED AS NEEDED, TYP.

LIMIT OF WORK, TYP.

Include more waste stations and dog waste stations on all open space tracts

ADDITIONAL WASTE BINS AND DOG WASTE STATIONS HAVE BEEN ADDED THROUGHOUT

KEYMAP



PLANTING PLAN L2.3A

PLANTING PLAN L2.3B

PLANTING PLAN L2.3C

REVISIONS:

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WINDLER MIDTOWN
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 OPEN SPACE & ADJACENT CURBSIDE LANDSCAPE

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SHEET INFO:

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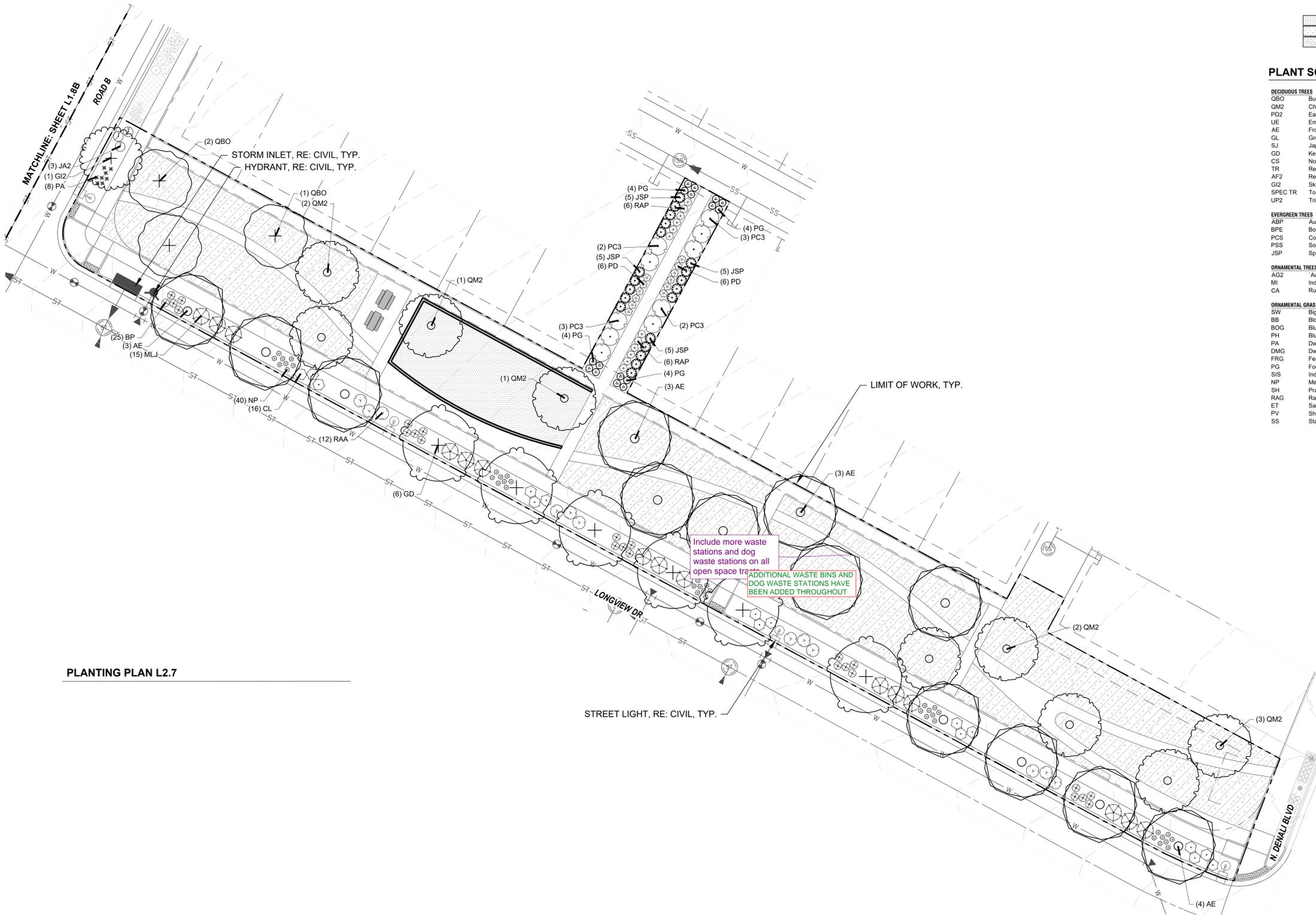
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF
 SCALE:
AS SHOWN
 ISSUED:
11/15/2024
PLANTING PLAN

KEYNOTES

- 6.0 PLANTING
- 6.1 SHRUB PLANTING (1, L5.6)
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 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

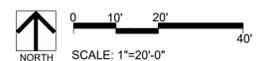
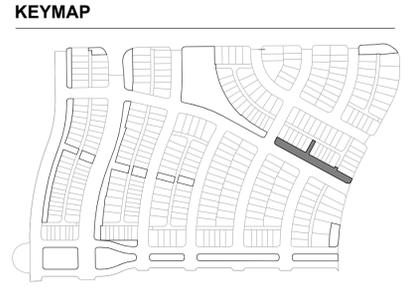
PLANT SCHEDULE

DECIDUOUS TREES	DECIDUOUS SHRUBS
QSO	Buckley Oak
QM2	Chinkapin Oak
PD2	Eastern Cottonwood Siouland
UE	Emerald Sunshine Elm
AE	Frontier Elm
GL	Greenspire Littleleaf Linden
SJ	Japanese Pagodatree
GD	Kentucky Coffeetree
CS	Northern Catalpa
TR	Redmond American Linden
AF2	Redpointe Maple
G12	Skyline Thornless Honey Locust
SPEC TR	To Be Determined
UP2	Triumph Elm
ABP	Austrian Black Pine
BPE	Bosnian Pine
PCS	Colorado Spruce
PSS	Southwestern White Pine
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MI	Indian Magic Crab Apple
CA	Russian Hawthorn
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BB	Blonde Ambition Blue Grama
BOG	Blue Oat Grass
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FRG	Feather Reed Grass
PG	Fountain Grass
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RAG	Ravenna Grass
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BSP	Common Bluebeard Spirea
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MN	Diablo Ninebark
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PL2	Dwarf Ninebark
FMR	Fire Meiland Rose
PXM	Flower Carpet Red Groundcover Rose
OG2	Gambel Oak
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GFS	Goldflame Spirea
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SC	Hancock Chenaault Coralberry
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CI	Isanti Redosier Dogwood
PJ	Jackman's Potentilla
LMO	Lewis Mock Orange
SS2	Little Princess Japanese Spirea
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RD	Morden Sunrise Rose
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PFB	Pawnee Buttes Sand Cherry
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JW	Blue Rug Juniper
CL	Broom
JH	Hughes Juniper
AH	Manzanita Colorado
EC	Purple-leaf Winter Creeper
SGJ	Sea Green Juniper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood



Include more waste stations and dog waste stations on all open space trees
 ADDITIONAL WASTE BINS AND DOG WASTE STATIONS HAVE BEEN ADDED THROUGHOUT

PLANTING PLAN L2.7



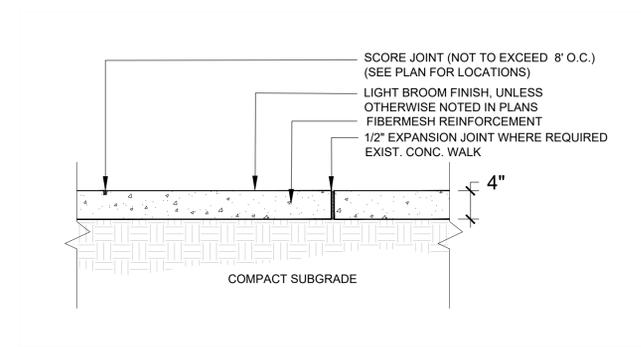
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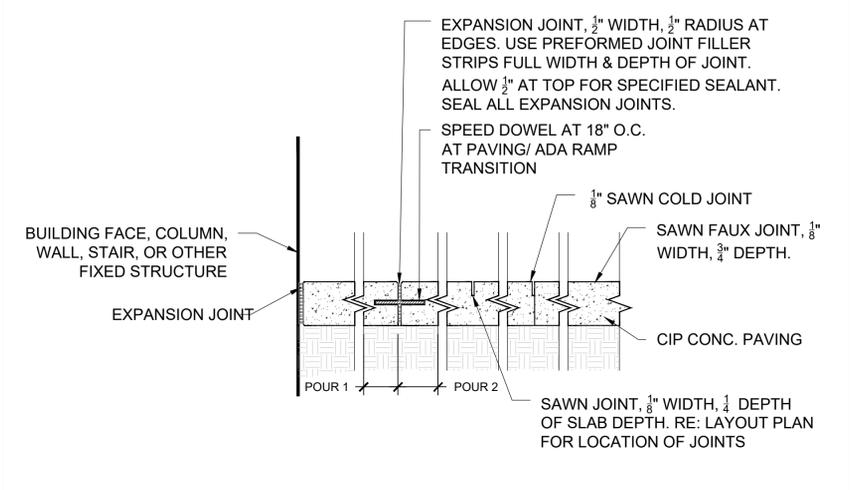
SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

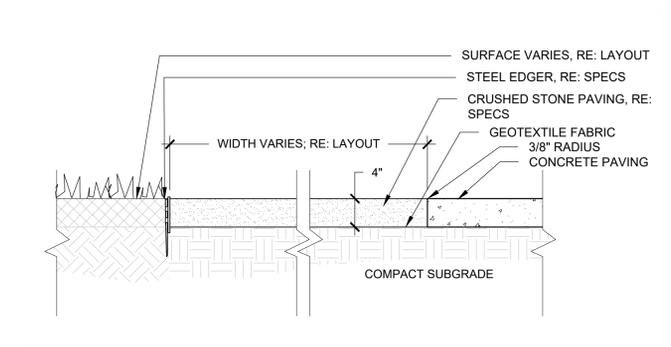
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF
 SCALE:
AS SHOWN
 ISSUED:
11/15/2024
 SITE DETAILS



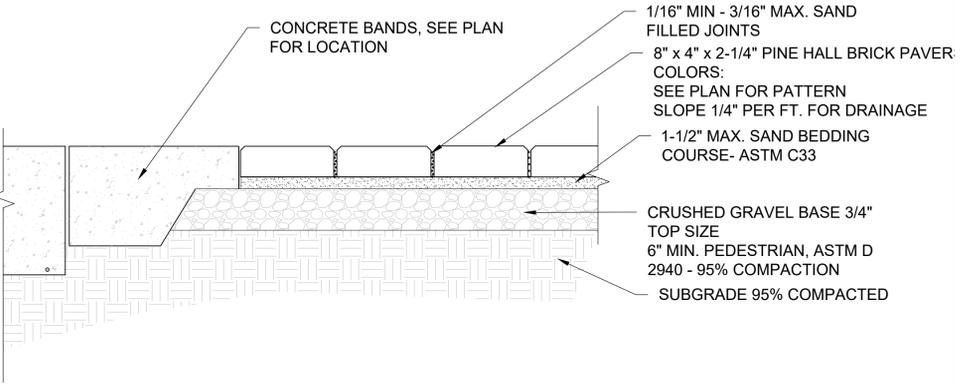
1 4" CONCRETE PAVING NOT TO SCALE



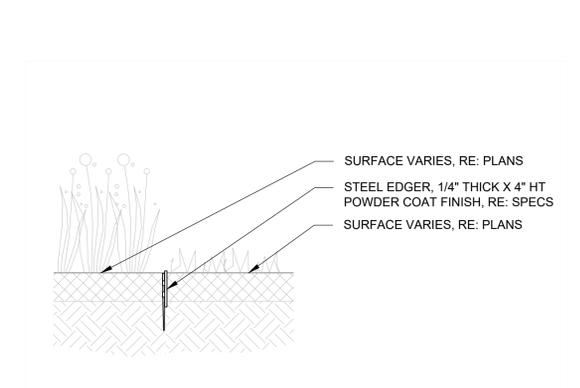
2 CONCRETE PAVING JOINTS NOT TO SCALE



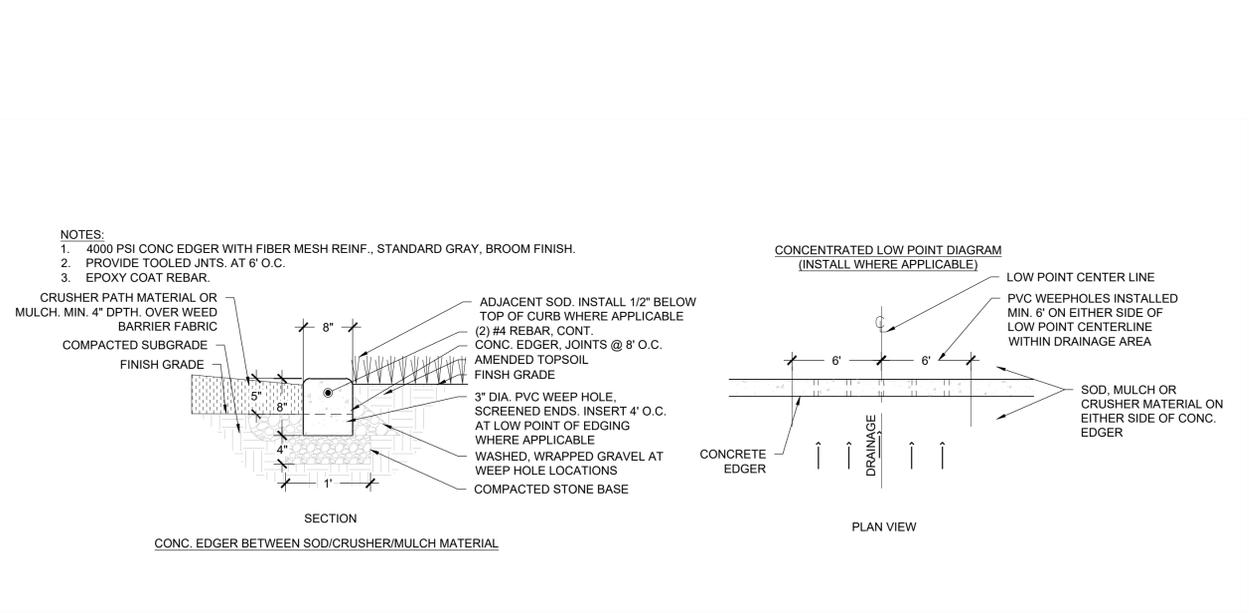
3 CRUSHED STONE PAVING NOT TO SCALE



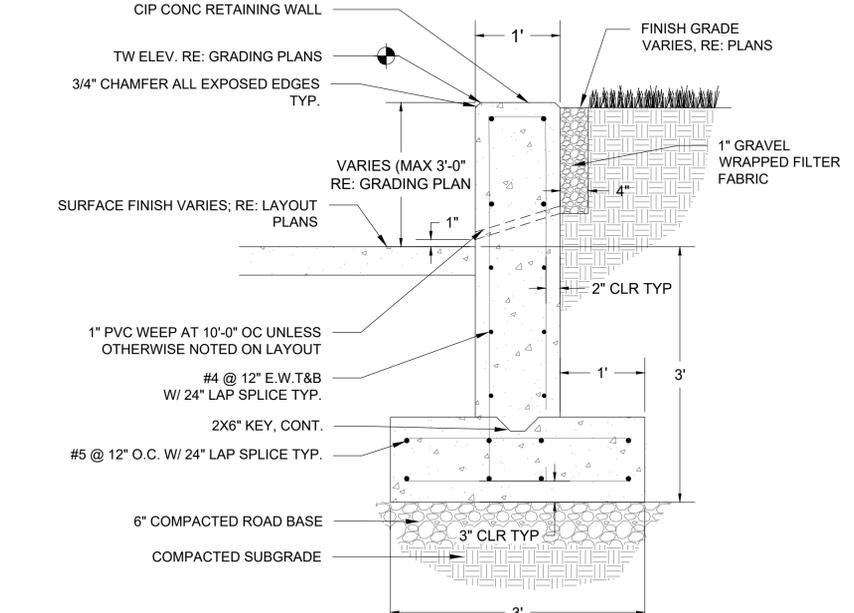
4 UNIT CONCRETE PAVERS NOT TO SCALE



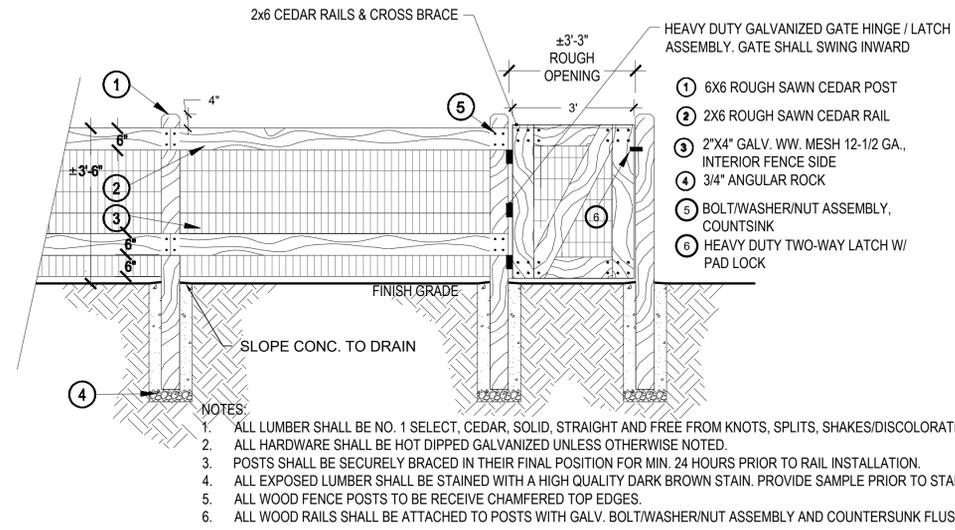
5 STEEL EDGER NOT TO SCALE



6 CONCRETE CURB NOT TO SCALE



7 CONCRETE RETAINING WALL NOT TO SCALE



1 COMMUNITY GARDEN FENCING

NOT TO SCALE



2 SHADE STRUCTURE

NOT TO SCALE

REVISIONS:

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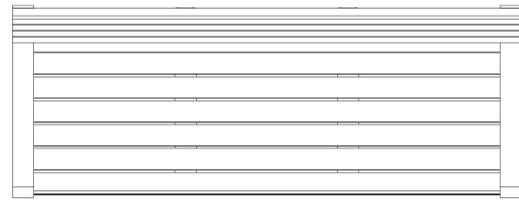
WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

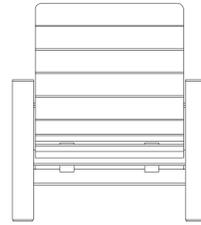
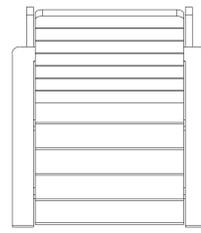
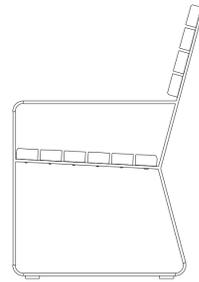
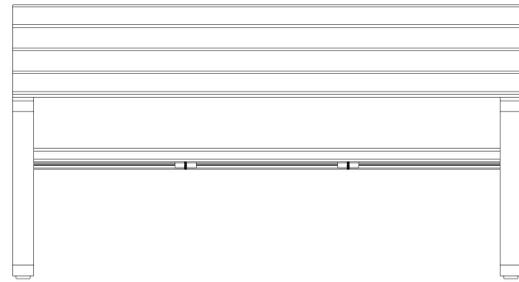
SCALE:
AS SHOWN

ISSUED:
11/15/2024

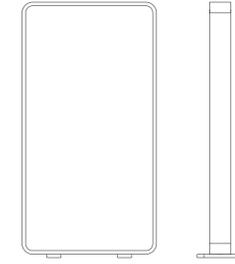
SITE DETAILS



- NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
 - 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLE FOR SURFACE MOUNTING
 - THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
 - SITE PIECES RECOMMENDS STAINLESS STEEL
 - DROP-IN ANCHORS W/ FLAT HEAD
 - SHIPS FULLY ASSEMBLED



- NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
 - THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
 - FREESTANDING OR SURFACE MOUNT
 - SITE PIECES RECOMMENDS STAINLESS STEEL
 - DROP-IN ANCHORS W/ FLAT HEAD FOR SURFACE MOUNT APPLICATIONS
 - SHIPS FULLY ASSEMBLED



- NOTES:
- ALL ALUMINUM CONSTRUCTION
 - 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
 - SITE PIECES RECOMMENDS STAINLESS STEEL
 - FLAT HEAD DROP-IN ANCHORS
 - SHIPS FULLY ASSEMBLED

PRE-DRILLED COUNTERSUNK HOLES

1 BENCH

MANUFACTURER: SITE PIECES
 PRODUCT NAME: MONOLINE BENCH
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

2 ADIRONDACK CHAIR

MANUFACTURER: SITE PIECES
 PRODUCT NAME: MONOLINE ALPINE CHAIR
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

3 BIKE RACK

MANUFACTURER: SITE PIECES
 PRODUCT NAME: ML - DUO BIKE RACK
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

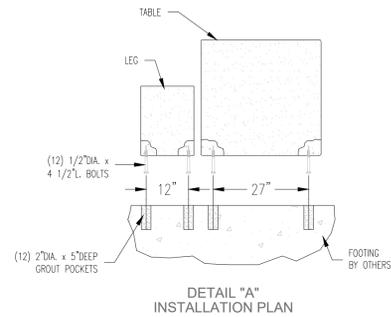
ISSUED:
11/15/2024

SITE DETAILS

SEALER: PERMASHIELD 4200 SEALER

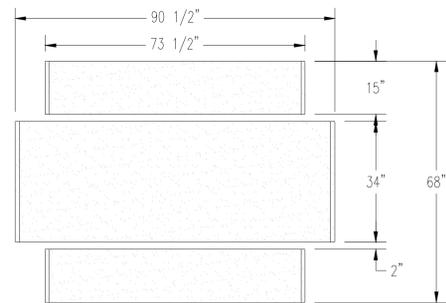
GENERAL PRODUCT NOTES:
 E = EXPOSED FINISHED SURFACE
 INSTALLATION IS REQUIRED BY OTHERS.
 ALL EDGES TO BE EASED.
 MANUFACTURING TOLERANCE ±1/4"

ANCHORING METHOD BY OTHERS
 NOTE:
 ANCHORING REQUIRED AS
 SHOWN ON DETAIL "A"

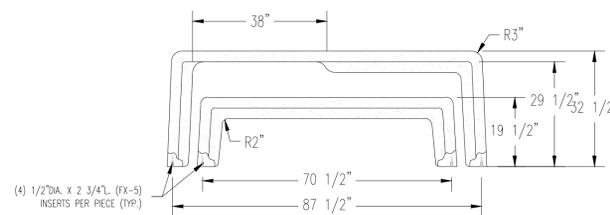


HARDWARE LIST

QTY	TYPE
12	1/2" DIA. x 4 1/2" L. BOLTS
12	2" DIA. x 5" DEEP GROUT POCKETS



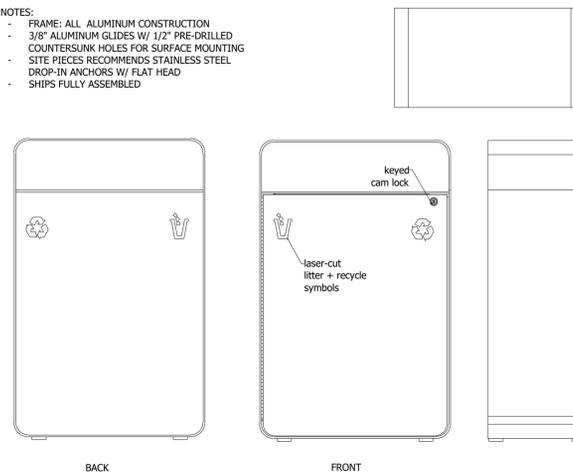
PLAN VIEW



ELEVATION VIEW

(4) 1/2" DIA. x 2 3/4" L. (FX-5) INSERTS PER PIECE (TYP.)

- NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
 - 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
 - SITE PIECES RECOMMENDS STAINLESS STEEL
 - DROP-IN ANCHORS W/ FLAT HEAD
 - SHIPS FULLY ASSEMBLED



BACK

FRONT

BACK

FRONT

4 PICNIC TABLE

MANUFACTURER: QCP
 PRODUCT NAME: STANDARD PICNIC TABLE - Q-STD90PT
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

5 WASTE BIN

MANUFACTURER: SITE PIECES
 PRODUCT NAME: ML-LG LITTER BIN
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

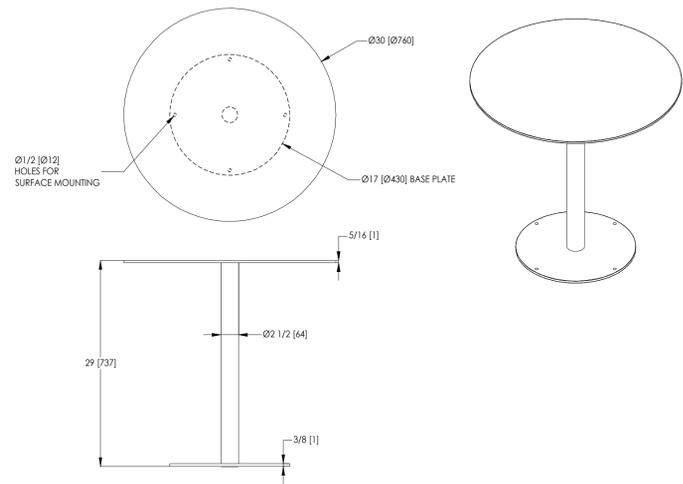
NOT TO SCALE

6 DOG WASTE BIN

MANUFACTURER: SITE PIECES
 PRODUCT NAME: MONOLINE DOG WASTE BIN
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

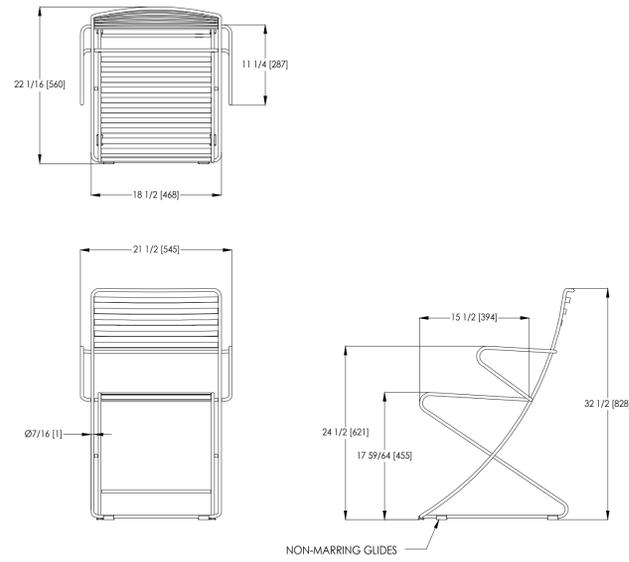
Parc Centre
Product Drawing
Date: 06/17/2022
Ph: 800.521.2546
www.landscapeforms.com



1 PARC TABLE
MANUFACTURER: LANDSCAPE FORMS
PRODUCT NAME: PARC TABLE
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

Parc Centre
Product Drawing
www.landscapeforms.com

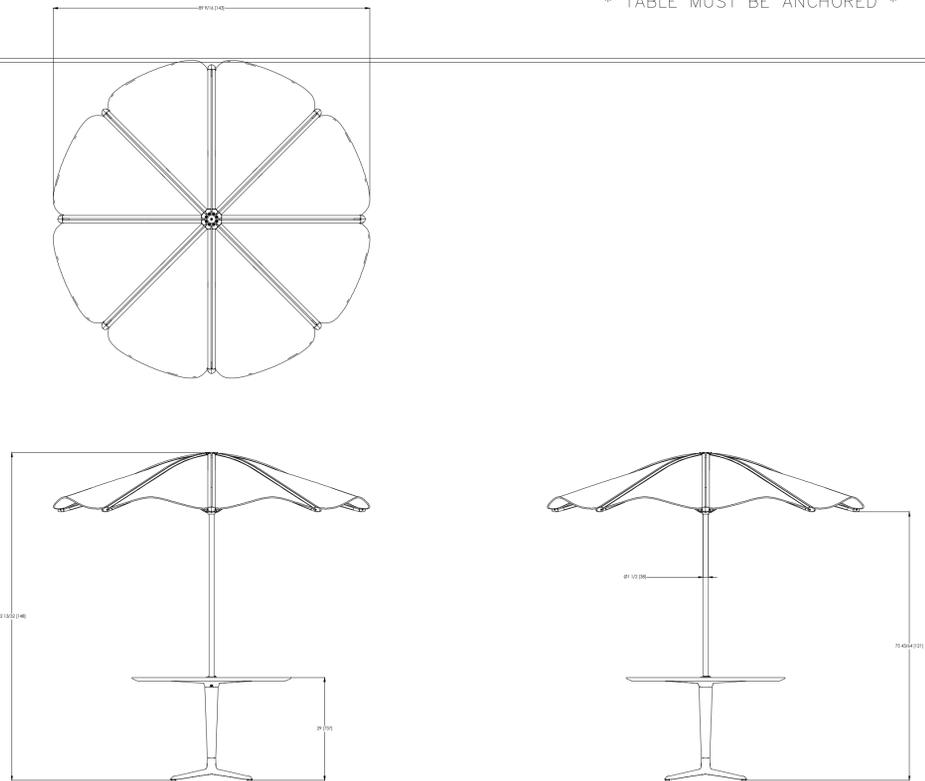


2 PARC CHAIR
MANUFACTURER: LANDSCAPE FORMS
PRODUCT NAME: PARC CHAIR WITH ARMS
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

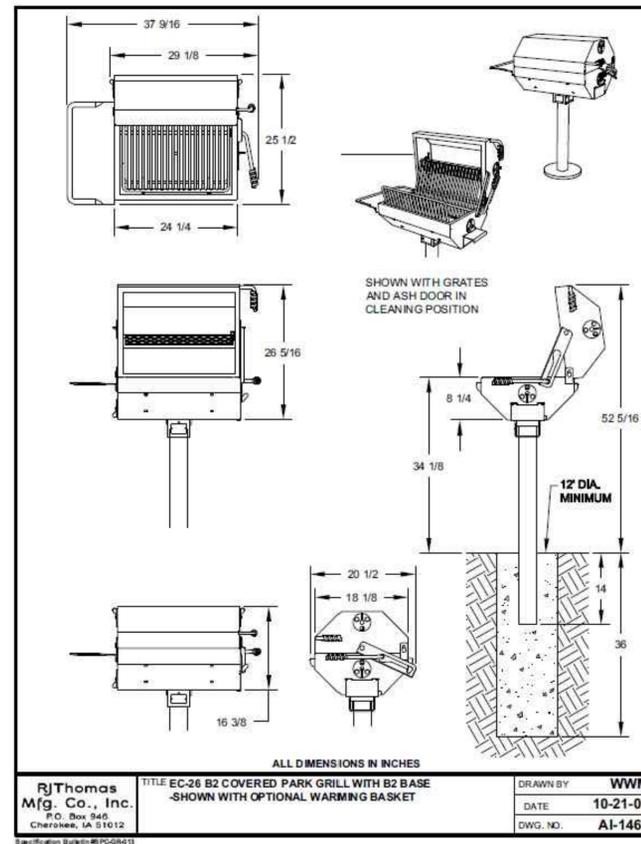
Will Coal bins be included
GRILLS HAVE BEEN REMOVED FROM PLANS

* TABLE MUST BE ANCHORED *



3 UMBRELLA TABLE
MANUFACTURER: LANDSCAPE FORMS
PRODUCT NAME: CYGNUS SUN SHADE W/ TABLE MOUNT
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE



4 BBQ GRILL
MANUFACTURER: PILOT ROCK
PRODUCT NAME: COVERED PARK GRILL: MODEL EC-26
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

ENGINEERING:
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

LAND PLANNING:
people creating spaces
pcs group inc. www.pcsgroupco.com
200 Kipling St.
denver co 80223
1.303.531.4905

PREPARED FOR:
WINDLER PUBLIC IMPROVEMENT
AUTHORITY
9155 E NICHOLS AVE. STE. 300
CENTENNIAL, CO 80112
PHONE: (303) 786-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

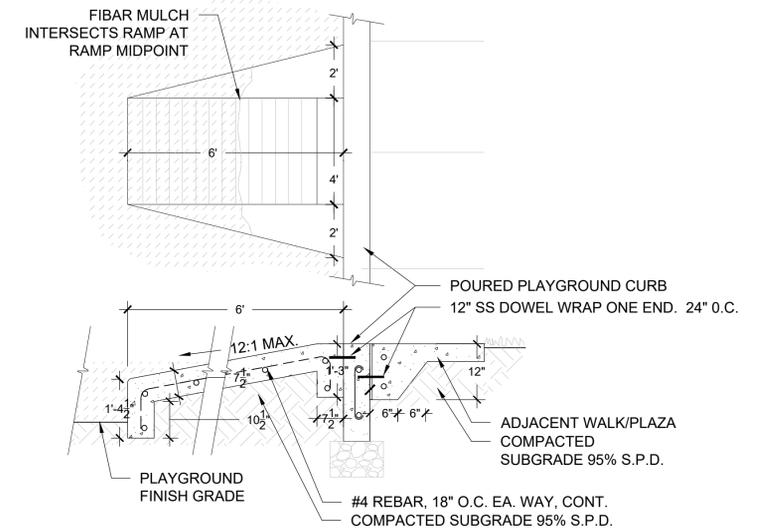
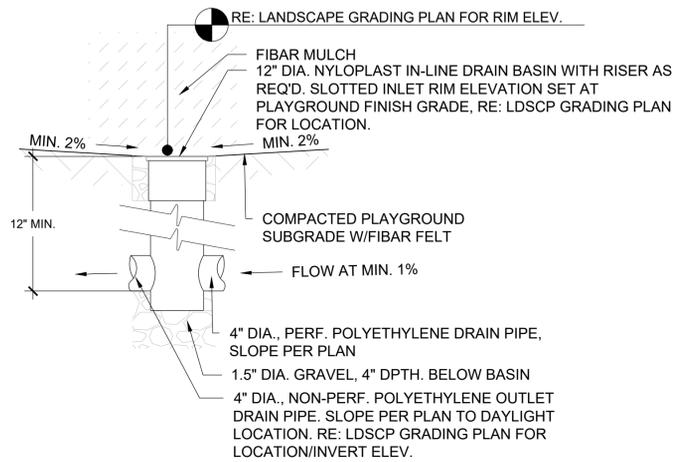
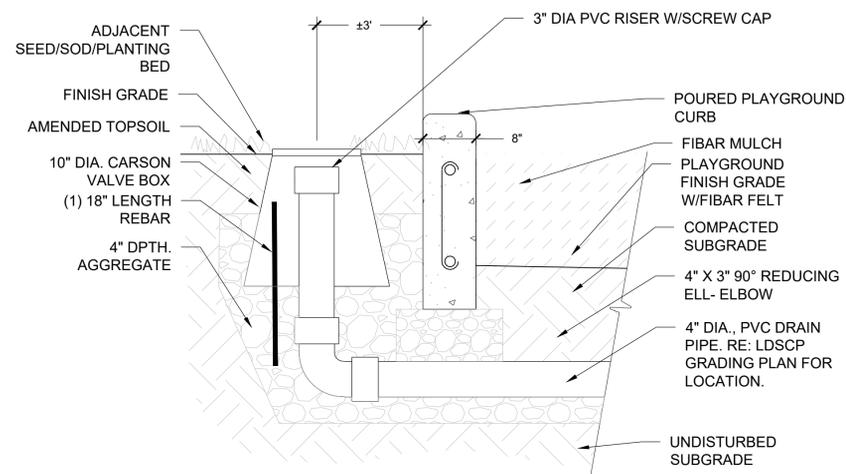
DRAWN BY: PCS STAFF
DESIGNED BY: PCS STAFF

SCALE: AS SHOWN

ISSUED: 11/15/2024

SITE DETAILS

L3.4



1 CLEANOUT

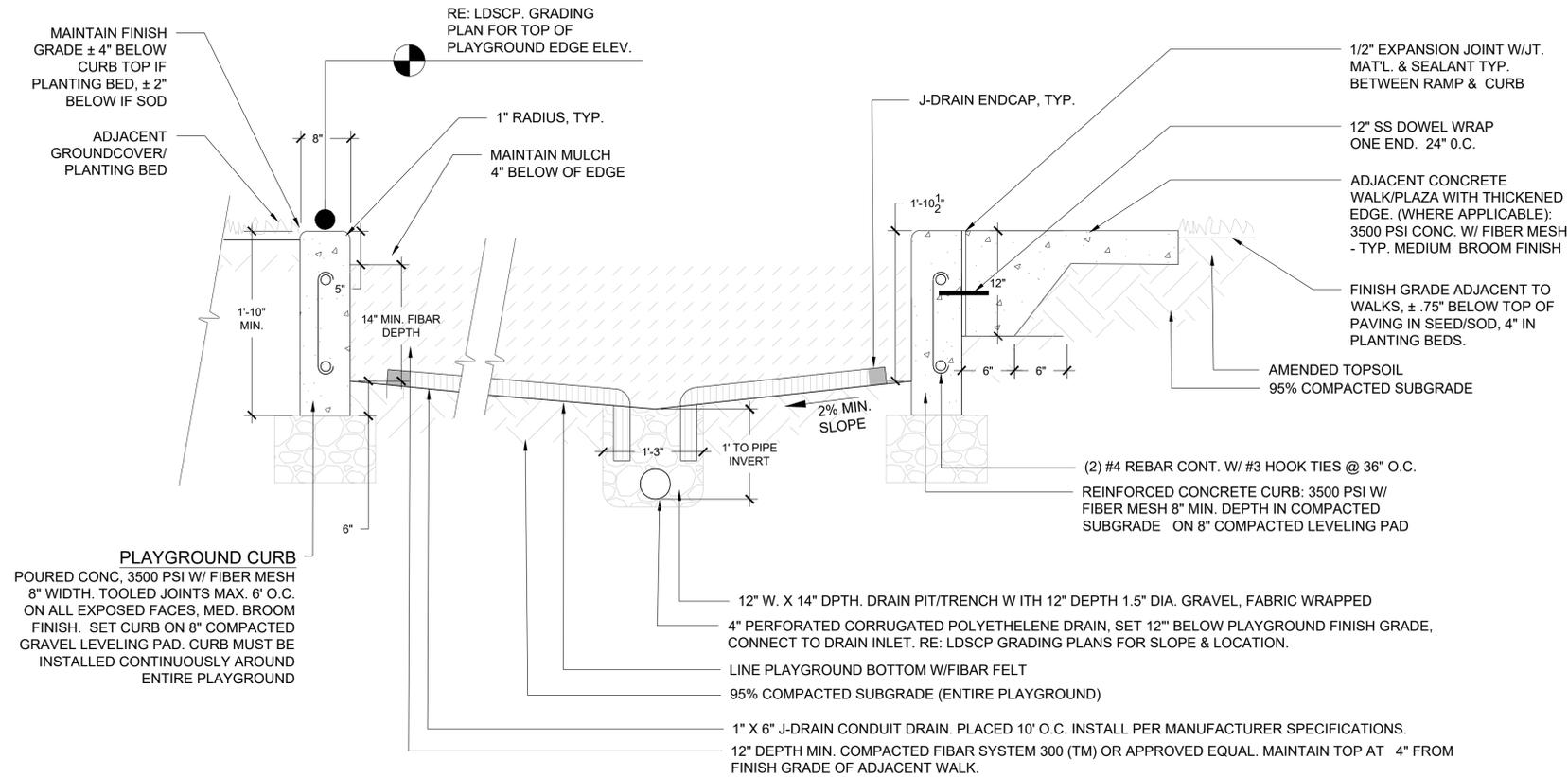
SCALE: NTS

2 PLAYGROUND DRAIN

SCALE: NTS

3 ADA PLAYGROUND RAMP

SCALE: NTS



4 EWF PLAYGROUND CURB, SURFACE & DRAINAGE

SCALE: NTS

REVISIONS:

NO.	DATE	REVISION DESCRIPTION
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 LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

SITE DETAILS



1 DOUBLE BAY SWING 1

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: DOUBLE BAY SWING - ALL-USER + BASKET
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

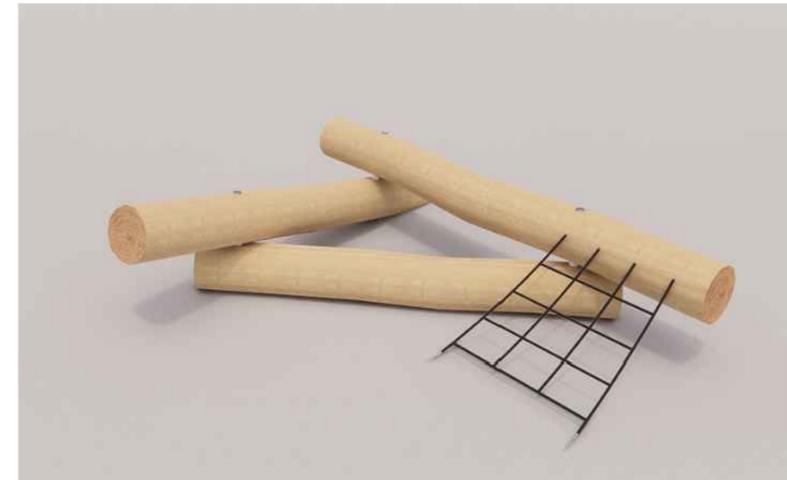
SCALE: NTS



2 DOUBLE BAY SWING 2

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: DOUBLE BAY SWING - BELT-BASKET
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SCALE: NTS



3 LOG PILE 1

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: LOG PILE 3.2
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SCALE: NTS



4 LOG PILE 2

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: MOKU YAMA 4.1
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

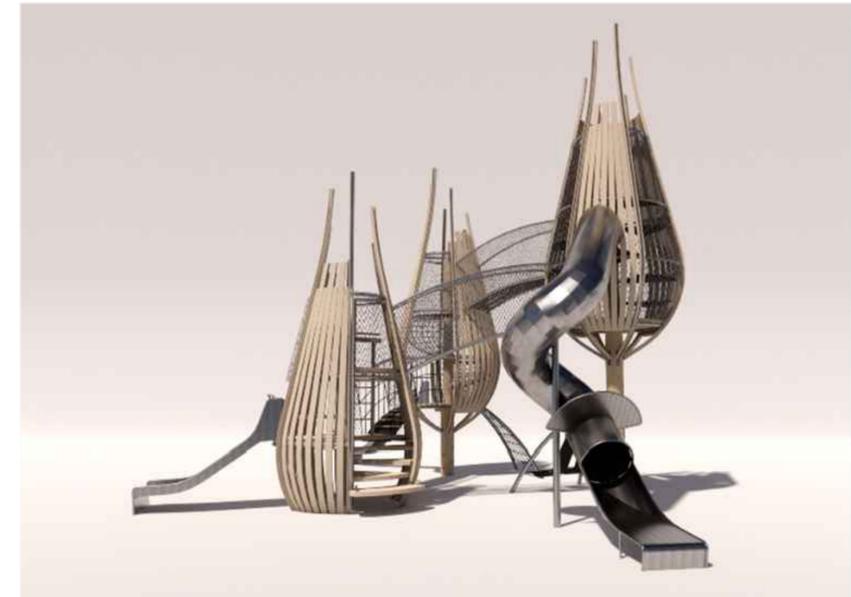
SCALE: NTS



5 MULTI-LEVEL PLAY STRUCTURE 1

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: SLIDE PLATFORM 900
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SCALE: NTS



6 MULTI-LEVEL PLAY STRUCTURE 2

MANUFACTURER: EARTHSCAPE
 PRODUCT NAME: FOREST TOWER TRIO
 NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SCALE: NTS

← Include ADA accessible play feature
 INCLUSIVE PLAY EQUIPMENT HAS BEEN ADDED

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

SITE DETAILS

REVISIONS:

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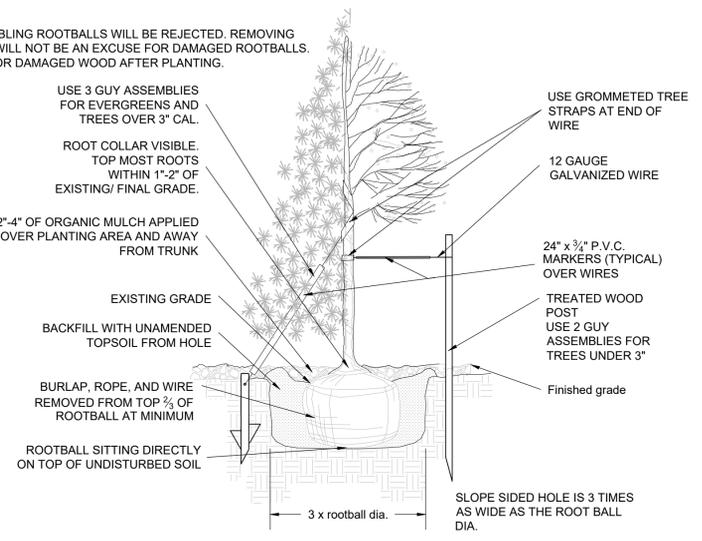
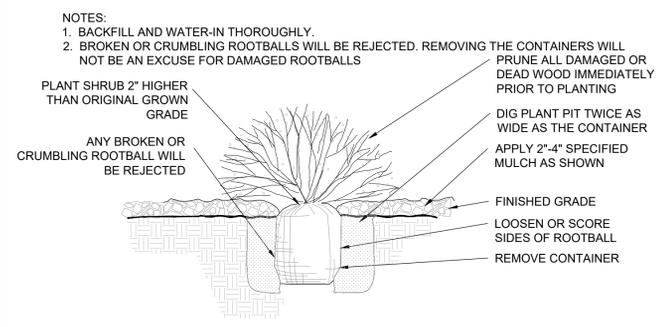
DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**PLANTING
 DETAILS**

- NOTES:
 1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



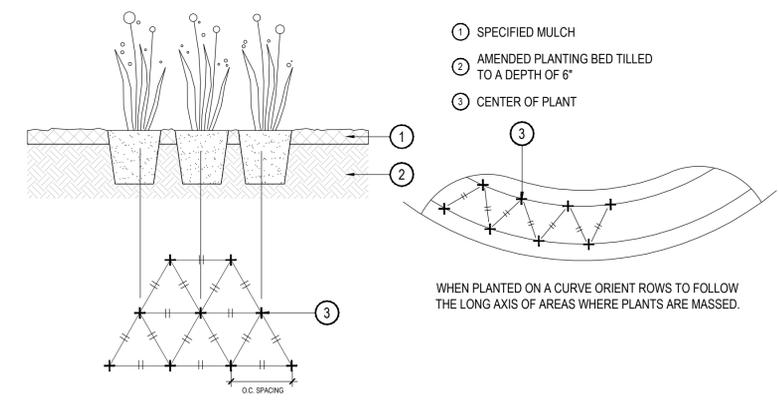
- NOTES:
 1. ALL WORK TO BE DONE AT TIME OF PLANTING
 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 4. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 5. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 6. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 7. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 8. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 9. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

1 SHRUB PLANTING

SCALE: NTS

2 TREE PLANTING

SCALE: NTS



3 PERENNIAL OR GRASS PLANTING

SCALE: NTS

Construction documentation notes. Remove these.

notes removed

GENERAL NOTES:

1. THE SUBMISSION OF A BID BY THE CONTRACTOR IS NOTIFICATION THAT THE CONTRACTOR HAS TOTALLY FAMILIARIZED HIMSELF WITH THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS AND HAS AGREED TO PROVIDE THE NECESSARY LABOR AND MATERIAL FOR THE COMPLETE INSTALLATION OF EACH SYSTEM IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY AND IN COMPLIANCE WITH ALL AUTHORITIES HAVING JURISDICTION.
2. THESE DRAWINGS ARE PRESENTED TO THE CONTRACTOR WITH THE UNDERSTANDING THAT THE CONTRACTOR IS AN EXPERT AND COMPETENT IN THE PREPARATION OF CONTRACT BID PRICES ON THE BASIS OF INFORMATION SUCH AS IS CONTAINED IN THESE DOCUMENTS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION AND IN COMPLETE CONFORMANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS. MINOR ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT MANIFESTLY NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE VARIOUS SYSTEMS, SHALL BE INCLUDED IN THE WORK AND IN THE PROPOSAL THE SAME AS IF SPECIFIED OR SHOWN ON THE DRAWINGS. IF ANY DEPARTURES FROM THE DRAWINGS ARE DEEMED NECESSARY, DETAILS OF SUCH DEPARTURES AND THE REASONS THEREFOR SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. NO DEPARTURES SHALL BE MADE WITHOUT PRIOR APPROVAL.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
4. THE DRAWINGS INDICATE ARRANGEMENTS AND APPROXIMATE SIZES AND RELATIVE LOCATIONS OF PRINCIPAL APPARATUS, EQUIPMENT, DEVICES, AND SERVICES TO BE PROVIDED. DRAWINGS ARE DIAGRAMMATIC AND ARE A GRAPHIC REPRESENTATION OF CONTRACT REQUIREMENTS BASED ON THE INFORMATION PROVIDED BY THE MANUFACTURER IDENTIFIED IN THE EQUIPMENT SCHEDULE AT THE SCALE INDICATED.
5. LAYOUT OF EQUIPMENT INDICATED ON THE DRAWINGS SHALL BE CHECKED AND COMPARED AGAINST ALL DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND EXACT LOCATIONS DETERMINED USING APPROVED SHOP DRAWINGS OF SUCH EQUIPMENT. WHERE PHYSICAL INTERFERENCES OCCUR, CONSULT WITH THE OWNER AND PREPARE DATED, DIMENSIONED DRAWINGS COORDINATED WITH ALL OTHER TRADES WORKING IN THIS AREA AND CORRECTING SUCH INTERFERENCE.
6. THE CONTRACTOR SHALL SCHEDULE THEIR WORK IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE SO THAT ALL OF THEIR WORK CAN BE INSTALLED WITHOUT DELAYING THE PROJECT. ALL WORK RELATED TO SHUTDOWN OF EXISTING SERVICES SHALL BE PERFORMED AT THE HOURS DESIGNATED BY THE OWNER WITH ALL ASSOCIATED COSTS BORNE BY THE CONTRACTOR AT NO COST TO THE OWNER. PROVIDE ANY TEMPORARY FACILITIES REQUIRED TO PERMIT OWNER'S USE OF EXISTING FACILITIES AND SYSTEMS TO REMAIN UNDISTURBED. COORDINATE ALL WORK, INCLUDING ALL SHUTDOWNS THAT AFFECT SYSTEMS AND/OR PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION, WITH OWNER.
7. THE CONTRACTOR SHALL SECURE AND PAY ALL FEES, LICENSES, INSPECTIONS, AND PERMITS PERTAINING TO THE CONTRACT. SUBMIT TO OWNER DUPLICATE CERTIFICATES OF INSPECTION FROM APPROVED INSPECTION AGENCY.
8. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMEN'S IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING, AND PROTECTION OF MATERIALS. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT. ALL EQUIPMENT INSTALLED SHALL BEAR THE LABEL OF AN APPROVED AGENCY.
11. THE CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT, AND TRANSFER TO POINT OF INSTALLATION FOR ALL FURNISHED ITEMS.
12. WHERE CONDUIT, CABLES, DUCTWORK, OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE PENETRATION SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE UL LISTED FIRE RATING OF THE PENETRATED WALL OR FLOOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLAB OPENINGS, WALL OPENINGS, BEAM PENETRATIONS, AND CORING AS IT RELATES TO THEIR WORK. THE CONTRACTOR SHALL SUBMIT SIZE AND LOCATION FOR REVIEW AND APPROVAL.
14. ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED, AND SEALED WITH A HIGH QUALITY SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.
15. THE CONTRACTOR SHALL SUBMIT SCHEDULE OF SUBMITTALS PRIOR TO SUBMITTING ANY SHOP DRAWINGS, ETC. TO BE SUBMITTED FOR THIS PROJECT, INCLUDING THE ANTICIPATED DATE OF EACH SUBMISSION. CONTRACTORS SHALL SUBMIT AN ELECTRONIC COPY OF THE COMPLETE SHOP DRAWINGS AND CATALOG CUTS, WIRING DIAGRAMS AND ASSOCIATED DATA TO THE OWNER FOR APPROVAL PRIOR TO PURCHASING EQUIPMENT OR STARTING ANY WORK. ANY WORK INSTALLED OR EQUIPMENT PURCHASED PRIOR TO RECEIPT OF OWNER APPROVED SUBMITTALS SHOP DRAWINGS THAT REQUIRES CHANGES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. SUBMIT CATALOG INFORMATION, FACTORY ASSEMBLY DRAWINGS AND FIELD INSTALLATION DRAWINGS AS REQUIRED FOR A COMPLETE EXPLANATION AND DESCRIPTION OF ALL ITEMS TO BE PROVIDED. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS. NO SUBMISSION WILL BE ACCEPTED WITHOUT THE SIGNED APPROVAL OF THE CONTRACTOR. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS.
17. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE OWNER WITH (3) COMPLETE BOUND COPIES OF ALL OWNER APPROVED SUBMITTALS AND ALL OPERATION AND MAINTENANCE MANUALS
18. ALL WORK FURNISHED UNDER THE CONTRACT SHALL BE GUARANTEED AGAINST ANY AND ALL DEFECTS IN WORKMANSHIP AND/OR MATERIALS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS, AND ANY DEFECTS OF WORKMANSHIP DEVELOPING DURING THIS PERIOD SHALL BE REMEDIED AND ANY DEFECTIVE MATERIAL REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.
19. INSTALLED SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT SOUND OR VIBRATION THAT IS OBJECTABLE TO THE OWNER, OBJECTABLE SOUND OR VIBRATION CONDITIONS DUE TO WORKMANSHIP SHALL BE CORRECTED IN APPROVED MANNER BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
20. THE CONTRACTOR SHALL SIMILARLY NOTIFY OWNER OF COMPLETION OF ALL WORK, INDICATING THE CONTRACTOR IS READY FOR THE OWNER TO PERFORM THE FINAL PUNCHLIST INSPECTION.
21. UPON COMPLETION OF ALL UNFINISHED OR FAULTY WORK NOTED IN THE OWNER'S FINAL PUNCH LIST, THE CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING A LETTER OF COMPLETION CERTIFYING THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ALL AS-BUILTS, MANUALS, ETC. HAVE BEEN SUBMITTED.
22. SHOULD A CONTRACTOR REQUIRE REMOVAL, RELOCATION, OR REROUITING OF ANOTHER TRADE'S WORK THAT IS NOT INDICATED ON DRAWINGS, THE CONTRACTOR REQUIRING SUCH WORK SHALL BE RESPONSIBLE FOR THAT WORK, AND PAY ALL REQUIRED COSTS.
23. ALL WORK INVOLVING ALTERATIONS TO EXISTING SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE REVIEWED WITH THE OWNER BEFORE BEGINNING WORK.
24. DEFINITION: UNLESS OTHERWISE NOTED, ALL WORK SPECIFIED HEREIN OR NOTED ON DRAWINGS, SHALL BE BY THE CONTRACTOR. THE TERM "PROVIDE" WHENEVER ENCOUNTERED ON DRAWINGS OR IN THESE SPECIFICATIONS, SHALL MEAN "FURNISH AND INSTALL."
25. CODES AND STANDARDS: ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS AND FIRE INSURANCE CARRIER'S REQUIREMENTS.
26. MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.
27. OUTLET AND SWITCH BOXES: PROVIDE AND INSTALL OUTLET BOXES OF PROPER TYPE AND SIZE AS REQUIRED AT ALL OUTLETS WHERE SHOWN. SECURED FIRMLY IN PLACE AND SET TRUE AND SQUARE AND FLUSH WITH THE FINISHED SURFACE.
28. WIRING: WIRES SHALL BE COPPER AND RATED FOR THE LOCATIONS IN WHICH THEY ARE INSTALLED. ALL RACEWAYS ARE SHOWN DIAGRAMMATICALLY, EXACT LOCATION TO BE DETERMINED ON THE JOB. CONTRACTOR SHALL ARRANGE ALL NEW CIRCUITS IN PANELS SO AS TO BALANCE THE LOAD ON ALL PHASES.
29. A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.
30. GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.
31. DEMONSTRATION OF COMPLETE ELECTRICAL SYSTEMS: UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF APPROVAL FROM THE

- RESPECTIVE INSPECTION AGENCIES. CONTRACTOR SHALL NOTIFY AND MAKE ALL THE NECESSARY ARRANGEMENTS WITH THE INSPECTING AGENCY AND LOCAL AUTHORITIES SO THAT INSPECTION MAY BE CARRIED OUT AT THE PROPER TIME.
- ENCLOSURES: INSTALL ENCLOSURES AND BOXES PLUMB. ANCHOR SECURELY TO WALL OR STRUCTURAL SUPPORTS AT EACH CORNER. USE MANUFACTURER RECOMMENDED ANCHOR BOLTS FOR VARIOUS STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE THE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND FOR REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION SO THAT THE LOCATION OF UNDERGROUND UTILITIES CAN BE MARKED.
- EXISTING GAS LINES ARE LOCATED IN THE RIGHT-OF-WAY. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE POTENTIALLY SHALLOW LINES. CONTACT ATMOS PRIOR TO CONSTRUCTION IN VICINITY OF EXISTING GAS LINE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DETAILS AND TECHNICAL SPECIFICATIONS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION AT ALL TIMES. NO SEPARATE PAY.
- ALL DISTURBED AREAS SHALL BE SOLID SODDED UNLESS OTHERWISE NOTED. AREAS THAT ARE HYDROMULCHED AND/OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. RESTORED AREAS SHALL BE WATERED, FERTILIZED, AND HYDROMULCHED AND/OR RESODDED, IF NECESSARY.
- ALL IRRIGATION SYSTEMS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN. ALL MODIFICATIONS SHALL BE COMPLETED BY LICENSED IRRIGATOR. NO SEPARATE PAY.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGES TO EXISTING IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PAVEMENT, IRRIGATION, LANDSCAPE, GRASS, AND TREES, AT NO ADDITIONAL COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AMOUNT. ALL ADJACENT PROPERTY DAMAGED BY THE PROPOSED CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN, NO SEPARATE PAY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE OWNER'S RECORDS. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER FULL SIZE MARKUPS THAT RECORD ALL CONSTRUCTION DEVIATING FROM THE PLANS AND ALL EXISTING PRIVATE UTILITIES ENCOUNTERED, BOTH HORIZONTALLY AND VERTICALLY.
- THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR AS APPROVED BY THE OWNER. NO SEPARATE PAY.
- WHERE APPLICABLE, THE CONTRACTOR SHALL PROTECT EXISTING PAVEMENT BY PLACING RUBBER MATS OR EARTH ON THE PAVEMENT TO PROTECT IT FROM TRACK MARKS AND/OR CRACKING DURING CONSTRUCTION (NON-PAY ITEM).
- THE CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS IN ADVANCE OF THE INSTALLATION OF ANY CONDUIT IN ORDER TO ALLOW FOR ADEQUATE TIME FOR REQUIRED RELOCATIONS FOR ADJUSTMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DELAYS RESULTING FROM HIS FAILURE TO IDENTIFY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH OWNER'S STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES AS APPLICABLE.
- CONTRACTOR IS TO MAINTAIN A CLEAN PROJECT AREA, FREE FROM WORKMAN TRASH AND REFUSE, AT ALL TIMES.
- EXCAVATION / TRENCHING AND BACKFILLING OPERATIONS SHALL BE COORDINATED SUCH THAT NO MORE THAN 200 LINEAR FEET OF TRENCH IS OPEN AT ANY ONE TIME. ALL OPEN EXCAVATIONS SHALL BE PROPERLY LIGHTED AND BARRICADED DURING HOURS CONTRACTOR IS NOT ON SITE.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MANHOLES AT ALL TIMES DURING CONSTRUCTION. NO STORAGE LOCATIONS SHALL OBSTRUCT ACCESS.
- NO EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED IN LOW AREAS OR ALONG NATURAL DRAINAGE WAYS, WITHOUT WRITTEN PERMISSION FROM THE LOCAL JURISDICTION. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN AREAS WITHOUT WRITTEN PERMISSION, HE SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST IF THE OWNER SO DIRECTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL EXCESS EXCAVATION. THE CONTRACTOR SHALL SUBMIT A "STOCKPILE PLAN" THAT SHOULD DESIGNATE LOCATIONS FOR TEMPORARY STORAGE OF THE EXCAVATED SOIL. THIS STOCKPILE PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOT BE ALLOWED TO STRING PIPE, FITTINGS, OR APPURTENANCES ALONG THE PROJECT.
- THE CONTRACTOR SHALL NOT BE ALLOWED TO STAGE OR STOCKPILE ANY SPOILS, EXCAVATED MATERIAL, OR FILL MATERIAL WITHIN PROJECT LIMITS WITHOUT PRIOR APPROVAL OF THE OWNER. CONTRACTOR SHALL BE REQUIRED TO TRANSPORT (IN/OUT) SPOILS AND FILL MATERIAL AS NECESSARY. CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH THE OWNER IF HE INTENDS TO STOCKPILE OR DELIVER SPOILS AT OR TO ANY LOCATION WITHIN THE PROPERTY.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS. REVEGETATION SHALL BE PERFORMED IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS UNLESS OTHERWISE DIRECTED. REVEGETATION SHALL BE ACCEPTABLE WHEN VEGETATION GROWTH ACHIEVES ONE INCH IN HEIGHT, WITH 85% COVERAGE, AND LESS THAN 10 SQUARE FEET BARE. LANDSCAPING SHALL BE REPLACED EQUAL OR BETTER THAN EXISTING CONDITIONS. REVEGETATION SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT COST AND REFLECTED IN THE UNIT BID PRICES FOR THE VARIOUS ITEMS LISTED IN THE PROPOSAL.
- AT PROJECT COMPLETION, THE CONTRACTOR SHALL CLEAN UP AND RESTORE THE AREA OF OPERATIONS TO A CONDITION AS GOOD OR BETTER THAN THAT WHICH EXISTED PRIOR TO INSTALLATION OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING THE FINISHED GRADE ELEVATIONS TO THE SAME ELEVATIONS THAT EXISTED PRIOR TO INSTALLATION OR TO THOSE SHOWN ON THE PLANS. A FINAL INSPECTION AND APPROVAL BY THE OWNER'S ON-SITE REPRESENTATIVE SHALL BE SECURED BEFORE THE CONTRACTOR MAY DEMOBILIZE THE JOB SITE. FOR CONCRETE PAVEMENT REPAIR, THE CONTRACTOR SHALL NEATLY SAWCUT SURFACES AT THE NEAREST JOINT PRIOR TO EXCAVATION. CONTRACTOR SHALL REMOVE AND REPAIR FULL PANELS. ANY ADDITIONAL DAMAGE TO PAVEMENT AND/OR CURB AND GUTTER SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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Kimley-Horn

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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

DRAWN BY:

WRP

DESIGNED BY:

WRP

SCALE:

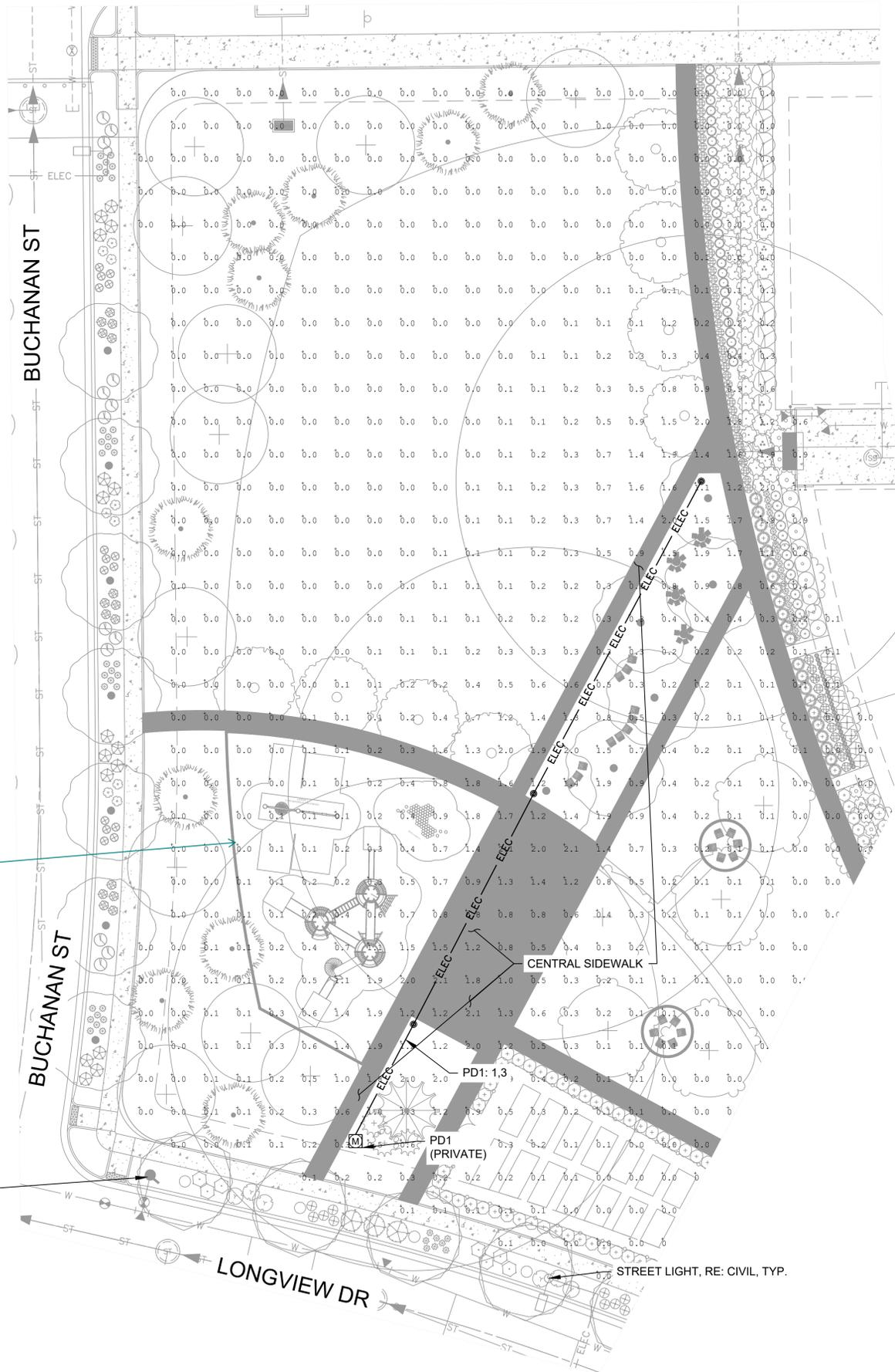
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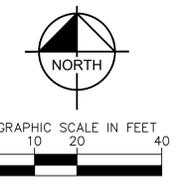
ELECTRICAL
NOTES

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noted

Advisory - you may want to consider adding light to this end of the playground.



LEGEND		
QTY	Symbol	Description
3EA	⊙	PRIVATE POST TOP LIGHT
1EA	M	METER/PEDESTAL
225LF	— ELEC —	ELECTRICAL CONDUIT

- NOTES:
1. ALL CONDUCTORS SHALL BE (2) #8 AWG CU + (1) #8 GND IN 1" CONDUIT, UNLESS OTHERWISE NOTED.
 2. ALL CONDUIT ROUTING IS DIAGRAMMATICAL IN NATURE. CONTRACTOR SHALL COORDINATE EXACT CONDUIT LOCATIONS WITH UTILITIES.
 3. PRIVATE STREET LIGHTS WILL REMAIN PRIVATELY OWNED AND MAINTAINED IN PERPETUITY.

LIGHTING SUMMARY TABLE			
MIDTOWN POCKET PARK			
AREA	AVG. ILLUMINANCE (FC)	UNIFORMITY (AVE/MIN)	MIN. ILLUMINANCE (FC)
CENTRAL SIDEWALK	1.02	10.20	0.10

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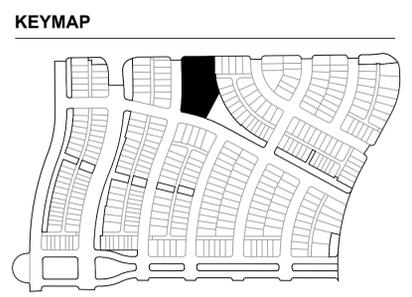
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SHEET INFO:

WINDLER MIDTOWN
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 OPEN SPACE & ADJACENT CURBSIDE
 LANDSCAPE



DRAWN BY:
WRP

DESIGNED BY:
WRP

SCALE:
AS SHOWN

ISSUED:
11/15/2024

ELECTRICAL PLAN

Project	Catalog #	Type
Prepared by	Notes	Date



Invue

ARB Arbor Post Top

Decorative Luminaire

Product Features



Product Certifications



Connected Systems

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless

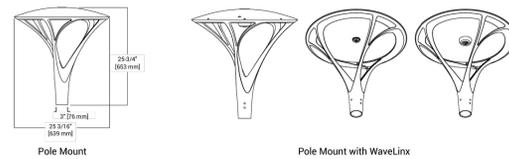
Interactive Menu

- Order Information page 3
- Product Specifications page 4
- Optical Distributions page 4
- Control Options page 5

Quick Facts

- Low copper content two piece aluminum housing
- Type II, III and IV asymmetric and type V symmetric NEMA distributions
- Up to 110 LPW
- 4000K @ 70 CRI standard, other options are available
- 3G vibration rated (post top) and 1.5G (single/twin pole accessories)
- Wall mount accessories available

Dimensional and Mounting Details



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Invue ARB Arbor Post Top

Ordering Information

SAMPLE NUMBER: ARB-B2-LED-D1-T2-GM

Product Family 1,2	Lumens 1	Lamp Type	Voltage	Distribution	Color 1
ARB-ARB Post Top BAA-ARB Arbor Post Top Bay American Act Compliant 1,2	B1-Nominal 2,300 Lumens B2-Nominal 4,500 Lumens B3-Nominal 8,500 Lumens B4-Nominal 1,500 Lumens	LED-Solid State Light Emitting Diodes	D1-Dimming Driver (120-277V) 247-247V 480-480V 1,2	T2-Type II T3-Type III T4-Type IV T5-Type V	AP-Grey B2-Black B3-Black B4-Black GM-Graphite Metallic White

Options (Add as Suffix) Accessories (Order Separately)

<p>7530-75 CRI / 3000K CCT 1</p> <p>7535-75 CRI / 3000K CCT 1</p> <p>8030-80 CRI / 3000K CCT 1</p> <p>8035-80 CRI / 3000K CCT 1</p> <p>ARB-ARB Arbor Post 1,2</p> <p>23MSP-Parafilm 20kV MOV Surge Protection Device</p> <p>20K-Series 20kV UL 1449 Surge Protection Device</p> <p>PC-Button Type Photocell</p> <p>PER-NEMA 3-Pin Twistlock Photocell Receptacle</p> <p>PER-NEMA 5-Pin Twistlock Photocell Receptacle</p> <p>HA-50°C High Ambient Temperature 1,2</p> <p>SPB1-Dimming Occupancy Sensor with Bluetooth Interface, 4" Mounting 1,2</p> <p>SPB2-Dimming Occupancy Sensor with Bluetooth Interface, 8" Mounting 1,2</p> <p>SPB4-Dimming Occupancy Sensor with Bluetooth Interface, 21" Mounting 1,2</p> <p>MS-LB-Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height 1,2</p> <p>MS-LD-Motion Sensor for ON/OFF Operation, 9" Mounting Height 1,2</p> <p>MS-LW-Motion Sensor for ON/OFF Operation, 21" Mounting Height 1,2</p> <p>MS-DIM-LB-Motion Sensor for Dimming Operation, Maximum 8' Mounting Height 1,2</p> <p>MS-DIM-LD-Motion Sensor for Dimming Operation, 9" Mounting Height 1,2</p> <p>MS-DIM-LW-Motion Sensor for Dimming Operation, 21" Mounting Height 1,2</p> <p>WLSXX-WaveLinX LITE SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7" - 15" Mounting</p> <p>WLSXX-WaveLinX LITE SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 21" - 40" Mounting</p> <p>WPSXX-WaveLinX PRO SR Driver, Dimming Motion and Daylight, WAC Programmable, 7" - 15" Mounting 1,2,3,4,5,6,7,8</p> <p>WPSXX-WaveLinX PRO SR Driver, Dimming Motion and Daylight, WAC Programmable, 15" - 40" Mounting 1,2,3,4,5,6,7,8</p> <p>LWR-LW-Enlighten Wireless Sensor, Wide Lens for 8" - 16" Mounting Height 4,5</p> <p>LWR-LW-Enlighten Wireless Sensor, Narrow Lens for 15" - 40" Mounting Height 4,5</p> <p>ULTB-Fiber Light Ball Driver 1,2</p> <p>DMB-100 External Dimming Leads 1,2</p> <p>VS-Tempered Glass Vandal Shield</p> <p>CC-Coastal Certification</p> <p>SPB2L-FSP-301-L2 (Wattstopper DALI sensor)</p> <p>SPB4L-FSP-301-L2 (Wattstopper DALI sensor)</p> <p>TH-Touchless hardware</p> <p>F-Single Fuse 1,2</p>	<p>ASAA-XX-Single Pole Mount Arm 1,2</p> <p>ARWM-XX-Wall Mount Arm</p> <p>ARFAS-XX-Flex Mount Bracket 1,2</p> <p>ARFAX-XX-Pole Adapter (F.O.D. Pole)</p> <p>FBR-100-Wireless Configuration Tool for Occupancy Sensor 1,2</p> <p>WOLC-7P-10A-Wireless Outdoor Control Module (7-FIN) 1,2</p>
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- NOTES:
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS15001EN for additional information.
 - Fixture height over standard 3" D.D. 10mm, 3" D.D. 10mm when used with a ARFAX-XX 4" D.D. pole adapter.
 - Standard 6000K CCT - nominal 7000K.
 - Not available with Type V distribution.
 - Requires the use of a step down transformer.
 - Only for use with 480V Wye systems. For NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as these Phase Three Wye Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Custom and DALI color mixing may be available upon request. Contact your lighting representative for more information.
 - Standard ball beam depth, see standard B3 ball beam permitting network.
 - Not available with B3 lumens package in Type I, III, or IV star locations.
 - Control system is not available with photocell (PCL), photocell receptacle (PER or PER2), or control systems MS, LWR, DIM or SPB.
 - Not available with HA option.
 - Some areas where (PCL) may be overly sensitive below 20°C (4°F).
 - For device to be field configurable, requires WAC gateway components WAC-PCE and WPC-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more WaveLinX application information.
 - Enlighten wireless sensor and factory installed and require network components LWR-EM-1, LWR-GW-1, and LWR-PAB in appropriate quantities. See website for application information.
 - See website for B3 lumens package.
 - See website for B3 lumens package.
 - Low voltage control leads through 18" outside fixture.
 - Requires XX with pole color.
 - Fits on 3" D.D. x 4" long stems for nominal 4" D.D. pole top.
 - This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
 - Smart device with mobile application required to change system defaults. See controls section for details.
 - Capable construction finish with survey needed to over 1,000 hours per ASTM B117 with a millirating of 8 per ASTM D1684.
 - Only product configurations with this designation are built to be compliant with the Bay American Act of 1932 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components imported may vary or be subject to additional import requirements.
 - Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
 - Minimum ball beam clearance from pole and stem over use Choice Lumens Package B1. See B3 line for photometric performance.
 - Must specify voltage 120V, 277V, or 347V to use the single hot leg.
 - Not available with B12 option.
 - DA Certified for 3000K CCT and warmer only.



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LUMINAIRE CUTSHEETS

SCALE: NTS

LUMINAIRE SCHEDULE								
SYMBOL	DESCRIPTION	MANUFACTURER AND MODEL	VOLTAGE	WATTAGE	LUMENS	FINISH	POLE HEIGHT	POLE FOUNDATION
⊙	POST TOP LED, TYPE V, BLACK FINISH	COOPER ARBOR ARB-B3-LED-D1-T5-BK-7030	120-277V	86 W	8,511 LUMENS	BLACK	14'-0"	SEE COA STREET LIGHT FOUNDATION DETAILS L4-1 AND L5.1

ENGINEERING:

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SHEET INFO:

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LANDSCAPE

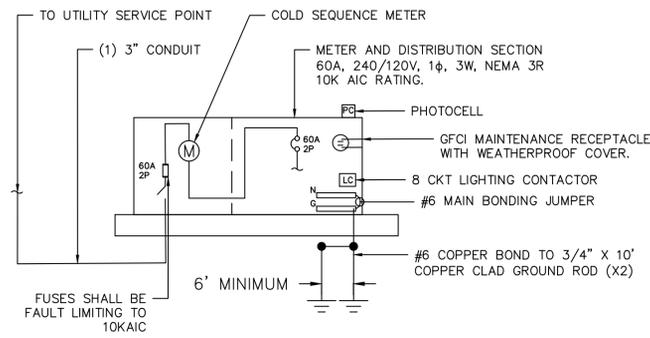
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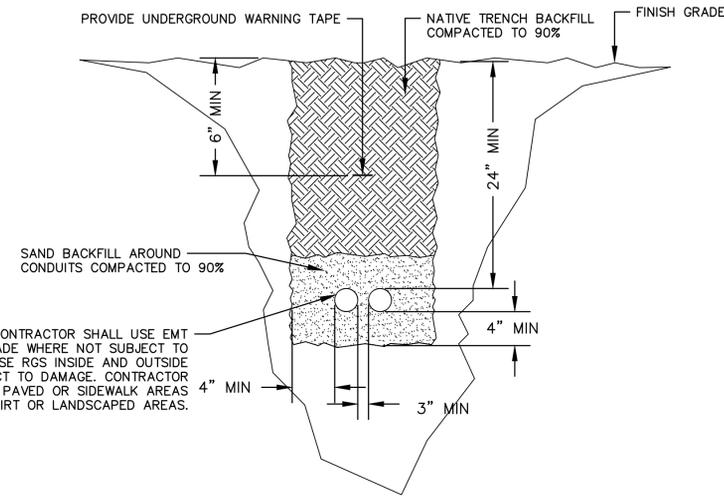
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ELECTRICAL
DETAILS

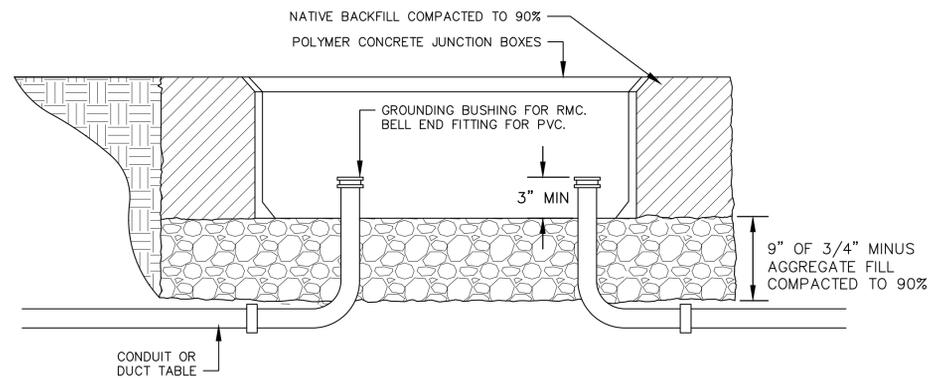
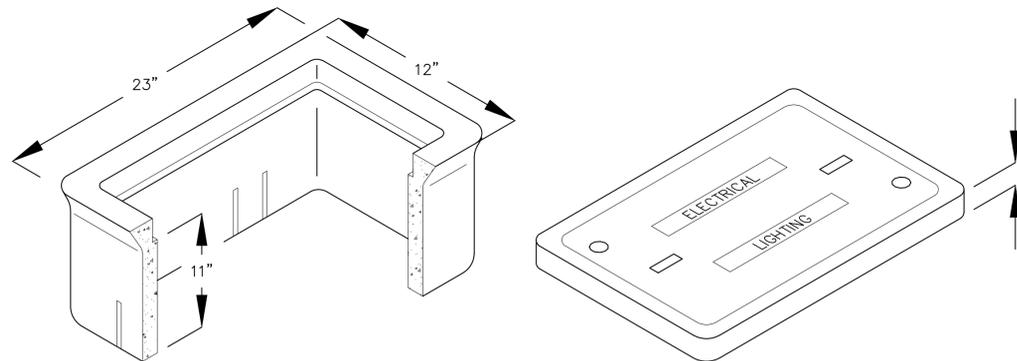
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1 PEDESTAL DETAIL (TYP.)
SCALE: NTS



2 TRENCH DETAIL
SCALE: NTS



3 GROUND BOX DETAIL
SCALE: NTS

NEW PANEL		PANEL NAME: PD1 (PRIVATE)													
LOCATION: POCKET PARK		VOLTS: 120/240V		AIC RATING: 10K		PHASES: 1		MAINS TYPE: MCB		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL	
SUPPLY FROM: UTILITY		PHASES: 1		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL	
ENCLOSURE: NEMA 3R		WIRES: 3		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL		MOUNTING: PEDESTAL	
CKT	CIRCUIT DESCRIPTION	LOAD TYPE	TRIP	POLES	A (VA)	B (VA)	POLES	TRIP	LOAD TYPE	CIRCUIT DESCRIPTION	CKT				
1	PATHWAY LIGHTING	L	20	2	129	500				IRRIGATION CONTROLLER	2				
3	PATHWAY LIGHTING	L	20	2		129				SPACE	4				
5	SPACE									SPACE	6				
7	SPACE									SPACE	8				
TOTAL LOAD:					629 VA	129 VA									
TOTAL AMPS:					5.2 A	1.1 A									

NOTE: THE DESIGN PRESENTED HERON IS PROVIDED FOR INFORMATION ONLY. ELECTRICAL WORK IS UNDER THE AUTHORITY OF THE COA BUILDING DEPARTMENT AND WILL BE SUBMITTED FOR REVIEW AND APPROVAL AS PART OF THE PERMITTING PROCESS FOR THE PUBLIC STREET LIGHTS.

4 PANEL SCHEDULES
SCALE: NTS

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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

DRAWN BY:
WRP
DESIGNED BY:
WRP

SCALE:
AS SHOWN

ISSUED:
11/15/2024

ELECTRICAL
DETAILS

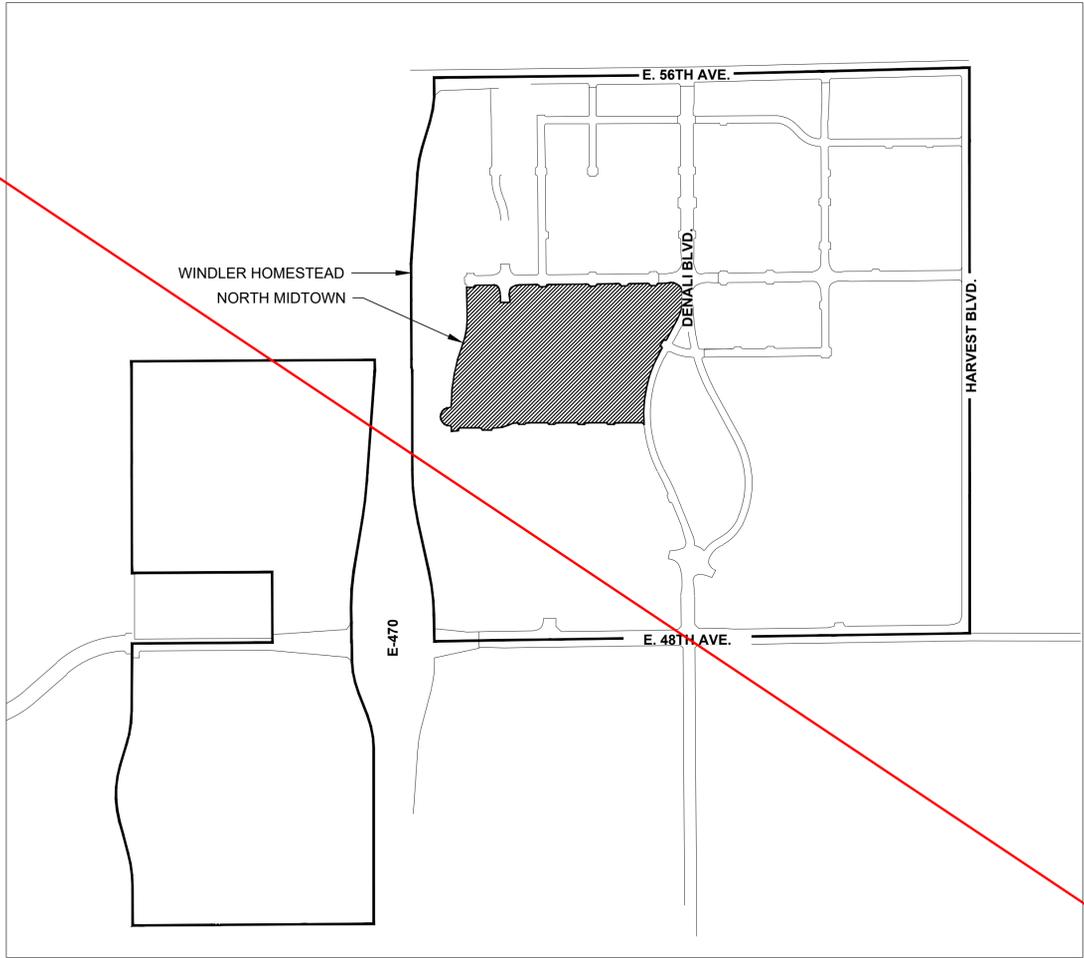
E2.2

WINDLER - MIDTOWN PHASE 1 CURBSIDE LANDSCAPE PLANS

100% CONSTRUCTION DOCUMENTS
OCTOBER 2024

Remove this sheet. This is all one plan set. Do not separate out the tract landscaping sheets from the curbside landscape sheets.

PLAN SET HAS BEEN REVISED



VICINITY MAP

ENGINEERING:
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
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CENTENNIAL CO 80112
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EMAIL: CHRIS@FELLOWSCOS.COM

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WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

CURBSIDE COVER SHEET

LCO.0

MIDTOWN - NORTH BUILDER-CURBSIDE PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
DECIDUOUS TREES					
AF2	37	Acer rubrum 'Frank Jr.'	Redpointe® Maple	B & B	2.5"Cal
CS	18	Catalpa speciosa	Northern Catalpa	B & B	2.5"Cal
CO	34	Celtis occidentalis	Common Hackberry	B & B	2.5"Cal
GI2	47	Gleditsia triacanthos inermis 'Skyline' TM	Skyline Thornless Honey Locust	B & B	2.5"Cal
GD	38	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	B & B	2.5"Cal
QBO	21	Quercus buckleyi	Buckley Oak	B & B	2.5"Cal
SJ	33	Styphnolobium japonicum	Japanese Pagodatree	B & B	2.5"Cal
TR	30	Tilia americana 'Redmond'	Redmond American Linden	B & B	2.5"Cal
GL	14	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5"Cal
UE	45	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	B & B	2.5"Cal
AE	17	Ulmus x 'Frontier'	Frontier Elm	B & B	2.5"Cal
UP2	6	Ulmus x Morton Glossy TM	Triumph Elm	B & B	2.5"Cal

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
ORNAMENTAL GRASSES				
BB	400	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	5 gal
CO2	107	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	5 gal
ET	329	Eragrostis trichodes	Sand Lovegrass	5 gal
BOG	302	Helictotrichon sempervirens	Blue Oat Grass	5 gal
NP	418	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	5 gal
PH	343	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	5 gal
PA	382	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	5 gal
SS	30	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	5 gal
SH	88	Sporobolus heterolepis	Prairie Dropseed	5 gal

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS SHRUBS				
CPB	72	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal
BP	239	Buddleia davidii 'Purple Haze'	Purple Haze Butterfly Bush	5 gal
BSP	38	Caryopteris incana	Common Bluebeard Spirea	5 gal
CD	83	Caryopteris x clandonensis 'Dark Knight'	Blue Mist Shrub	5 gal
CA2	40	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	5 gal
ES	129	Ericameria nauseosa speciosa	Dwarf Blue Rabbitbrush	5 gal
PL	130	Perovskia atriplicifolia 'Little Spire' TM	Little Spire Russian Sage	5 gal
PL2	228	Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark	5 gal
PJ	46	Potentilla fruticosa 'Jackmanii'	Jackman's Potentilla	5 gal
SGP	322	Potentilla fruticosa 'Sutters Gold'	Sutter's Gold Potentilla	5 gal
PBP	308	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	5 gal
PPB	257	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	5 gal
RG	126	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal
RAA	120	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal
RD	48	Rosa x 'Morden Sunrise'	Morden Sunrise Rose	5 gal
RXN	68	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal
SC2	15	Spiraea x burmalda 'Walbura'	Magic Carpet Spirea	5 gal
SO	76	Symphoricarpos occidentalis	Western Snowberry	5 gal
SC	54	Symphoricarpos x chenaultii 'Hancock'	Hancock Chenault Coralberry	5 gal

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN SHRUBS				
BI	125	Buxus sinica 'Wintergreen'	Wintergreen Littleleaf Boxwood	5 gal
CL	42	Cytisus x 'Lena'	Broom	5 gal
EC	101	Euonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	5 gal
JA2	116	Juniperus communis 'Alpine Carpet'	Alpine Carpet Juniper	5 gal
JUB	106	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal
MLJ	52	Juniperus horizontalis 'Mother Lode'	'Mother Lode' Juniper	5 gal
JW	86	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	5 gal
BJ	51	Juniperus sabinna 'Buffalo'	Buffalo Juniper	5 gal
PC2	42	Pinus mugo 'Valley Cushion'	Valley Cushion Mugo Pine	5 gal

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME
	122,186 sf	PEA GRAVEL	3/8" Pea Gravel

SYMBOLS & ABBREVIATIONS

AC. = ACRE APPROXIMATE = APPROX. B&B = BALL AND BURLAP BOC = BACK OF CURB B.M. = BENCH MARK BLDG. = BUILDING B.S. = BOTTOM OF STAIR B.W. = BOTTOM OF WALL CAL. = CALIPER C.B. = CATCH BASIN CL. CATCH BASIN CENTER LINE C.O. = CLEANOUT COL. = COLUMN CONC. = CONCRETE CONT. = CONTINUOUS CONTR. = CONTRACTOR C.F. = CUBIC FEET C.Y. = CUBIC YARD DET. = DETAIL DIM. = DIMENSION DIA. = DIAMETER DWG. = DRAWING EA. = EACH ELEV. = ELEVATION EXIST. = EXISTING	E.P. = EDGE OF PAVING EXP. = EXPANSION E.W. = EACH WAY F.F. = FINISH FLOOR F.G. = FINISH GRADE FIN. = FINISH F.H. = FIRE HYDRANT FL. = FLOW LINE FTG. = FOOTING FT. = FEET GA. = GAUGE GALV. = GALVANIZED H.W. = HEAD WALL H.P. = HIGH POINT HT. = HEIGHT HORIZ. = HORIZON I.D. = INNER DIAMETER IN. = INCH INV. = INVERT L.P. = LOW POINT L.F. = LINEAR FEET L.S.Y. = SQUARE YARD MAX. = MAXIMUM M.H. = MAN HOLE MIN. = MINIMUM MISC. = MISCELLANEOUS N.I.C. = NOT IN CONTRACT	N.T.S. = NOT TO SCALE O.C. = ON CENTER O.D. = OUTSIDE DIAMETER P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF CONNECTION P.V.C. = POLYVINYL CHLORIDE PIPE PL. = PROPERTY LINE R. = RADIUS R.C.P. = REINFORCED CONCRETE PIPE R.O.W. = RIGHT OF WAY REQD. = REQUIRED REINF. = REINFORCED SHT. = SHEET SPEC. = SPECIFICATIONS SQ. = SQUARE S.F. = SQUARE FEET S.Y. = SQUARE YARD S.S. = STAINLESS STEEL T.C. = TOP OF CURB T.S. = TOP OF STAIR T.W. = TOP OF WALL TYP. = TYPICAL VERT. = VERTICAL W/O = WITH OUT W.W.M. = WOVEN WIRE MESH	<p>NOTE IDENTIFICATION</p> DEMOLITION NOTE CONSTRUCTION NOTE <p>ELEVATION IDENTIFICATION</p> SPOT ELEVATION ELEVATION <p>DETAIL IDENTIFICATION</p> DETAIL NUMBER DETAIL NAME SHEET NUMBER
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GENERAL LAYOUT NOTES

ALL EXISTING GRADING, CURB LAYOUT, EASEMENTS AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS, AND ARE SHOWN FOR INFORMATION ONLY.

ALL PROPOSED UTILITIES, STREET LAYOUT AND GRADING INFORMATION WAS PREPARED BY OTHERS, AND ARE SHOWN FOR INFORMATION ONLY. REFER TO CIVIL DRAWING PACKAGE FOR FURTHER INFORMATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO CONSTRUCTION.

STREET LIGHTING WILL BE PROVIDED ON SITE PER CIVIL CONSTRUCTION DRAWINGS. CONTRACTOR TO VERIFY LOCATIONS IN FIELD PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.

ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, CENTERLINE OF ARCHITECTURAL COLUMN, AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

COORDINATE PROPOSED WALKS AND RAMPS WITH EXISTING CONDITIONS. LAYOUT OF ARCS TO BE SMOOTH AND CONTINUOUS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO FORMING.

UNLESS OTHERWISE NOTED, FOR ALL ATTACHED AND DETACHED CITY SIDEWALKS, ACCESSIBLE RAMPS AND CURB & GUTTER WITHIN RIGHT-OF-WAY, REFER TO CIVIL CONTRACTOR SHALL VERIFY ALL WALK WIDTHS, GRADES AND ADJACENT CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES.

DRAWING AND PLAN NOTES REPRESENT FINISHED, BUILT CONDITIONS. ALL BRACING, TEMPORARY SUPPORTS AND SHORING NECESSARY FOR CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

REFER TO IRRIGATION DRAWINGS FOR GENERAL NOTES REGARDING IRRIGATION SYSTEM CONSTRUCTION.

ALL QUANTITIES ARE PROVIDED FOR REFERENCE. CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL QUANTITIES AND NOTIFYING THE DISTRICT ENGINEER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

SITE PLAN NOTES:
REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.

ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF AURORA STANDARDS AT THE CONTRACTOR'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

ALL VERTICAL CONCRETE SHALL BE A MINIMUM OF 4000 PSI AND SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING CODES. ALL CONCRETE PAVING SHALL BE PER CITY OF AURORA STANDARDS FOR DEPTH AND REINFORCEMENT UNLESS OTHERWISE NOTED. JOINTING TO MATCH WIDTH OF WALK UNLESS OTHERWISE NOTED. LANDSCAPE ARCHITECT TO PROVIDE CONTRACTOR WITH DIGITAL FILES FOR LAYING OUT WALLS, PLANTERS, WALKS, AND JOINTS, TO BE REVIEWED IN THE FIELD PRIOR TO POURING.

GENERAL LANDSCAPE NOTES
REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

VERIFY PLANT COUNTS AND SQUARE FOOTAGES. QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.

CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.

TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING.

TREES TO BE PLANTED A MINIMUM OF 4 FEET FROM FACE OF BUILDING, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.

PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.

FINISH GRADES OF SHRUB AREAS AND LAWNS SHALL BE 1 1/2 INCHES BELOW ADJACENT PAVING OR HEADER. EDGER INSTALLED ADJACENT TO TURF SHALL MAINTAIN A MAXIMUM FINISHED HEIGHT 1/2 INCH ABOVE ROOTING AREA.

LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.

LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.

THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.

LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

TREES WITHIN THE TREE LAWN AND IN SIGHT TRIANGLES SHALL BE LIMBED UP TO 6' TO MEET SIGHT VISIBILITY REQUIREMENTS.

SOIL PREPARATION: LIST TYPE AND QUANTITY OF AMENDMENT(S) TO BE APPLIED. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.

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

ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.

GENERAL GRADING/EARTHWORK NOTES:

PROPOSED SPOT ELEVATIONS AND CONTOURS ARE BASED ON OVERLOT GRADING BASE FILES AND EXISTING TOPOGRAPHY BASE FILES PROVIDED BY OTHERS. PCS GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE GRADING INFORMATION OR AS-BUILT CONDITIONS. CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENSING WORK AND SHALL VERIFY ACCURACY OF AS-BUILT GRADING WITH PROPOSED DESIGN AND NOTIFY THE LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.

MAXIMUM SLOPES IN LANDSCAPE AREAS SHALL NOT EXCEED 4:1 UNLESS OTHERWISE NOTED AND MINIMUM SLOPES IN LANDSCAPE AREAS SHALL BE 2% UNLESS OTHERWISE NOTED ON THE DRAWINGS.

MAXIMUM CROSS SLOPE ON ALL CONCRETE TERACES SHALL NOT EXCEED 2%; MAXIMUM SLOPE ALONG LENGTH OF WALKS SHALL NOT EXCEED 4.99%, UNLESS OTHERWISE NOTED.

PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED ON THE DRAWINGS.

TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING

CONTRACTOR SHALL ESTABLISH ROUGH GRADES TO WITHIN ONE-TENTH OF A FOOT AND ESTABLISH FINAL GRADES PER PLANS. GRADES REPRESENTED HERE ARE FINISH SURFACE GRADES, INCLUDING ANY TOPSOILS, AMENDMENTS, MULCHES, PAVING, ETC.

FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SEEDING/SODDING OR PLANTING.

CONTRACTOR TO GRADE AND REPAIR ALL DISTURBED AREAS IN ORDER TO CREATE A SMOOTH TRANSITION FROM NEW GRADE TO EXISTING GRADE, INCLUDING HARDSCAPE AND SOFTSCAPE AREAS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.

GRADING NOT SHOWN ALONG TREE LAWN/CURBSIDE LANDSCAPE AREA. CONTRACTOR SHALL MEET ADJACENT CONDITIONS AND AS PROVIDED IN CIVIL GRADING PLANS, AVAILABLE UPON REQUEST FROM THE DISTRICT ENGINEER.

Only have one set of notes for the entirety of the plan set. See comment on Sheet L0.1

The curbside landscape plans should come before the lighting and detail sheets. Integrate these into the overall plan set with the tract landscaping.

BOXWOODS HAVE BEEN REPLACED

Boxwoods do not perform well here. Please select a different plant.

ENGINEERING:



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
303.431.6100 MARTINMARTIN.COM

LAND PLANNING:



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REVISIONS:

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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

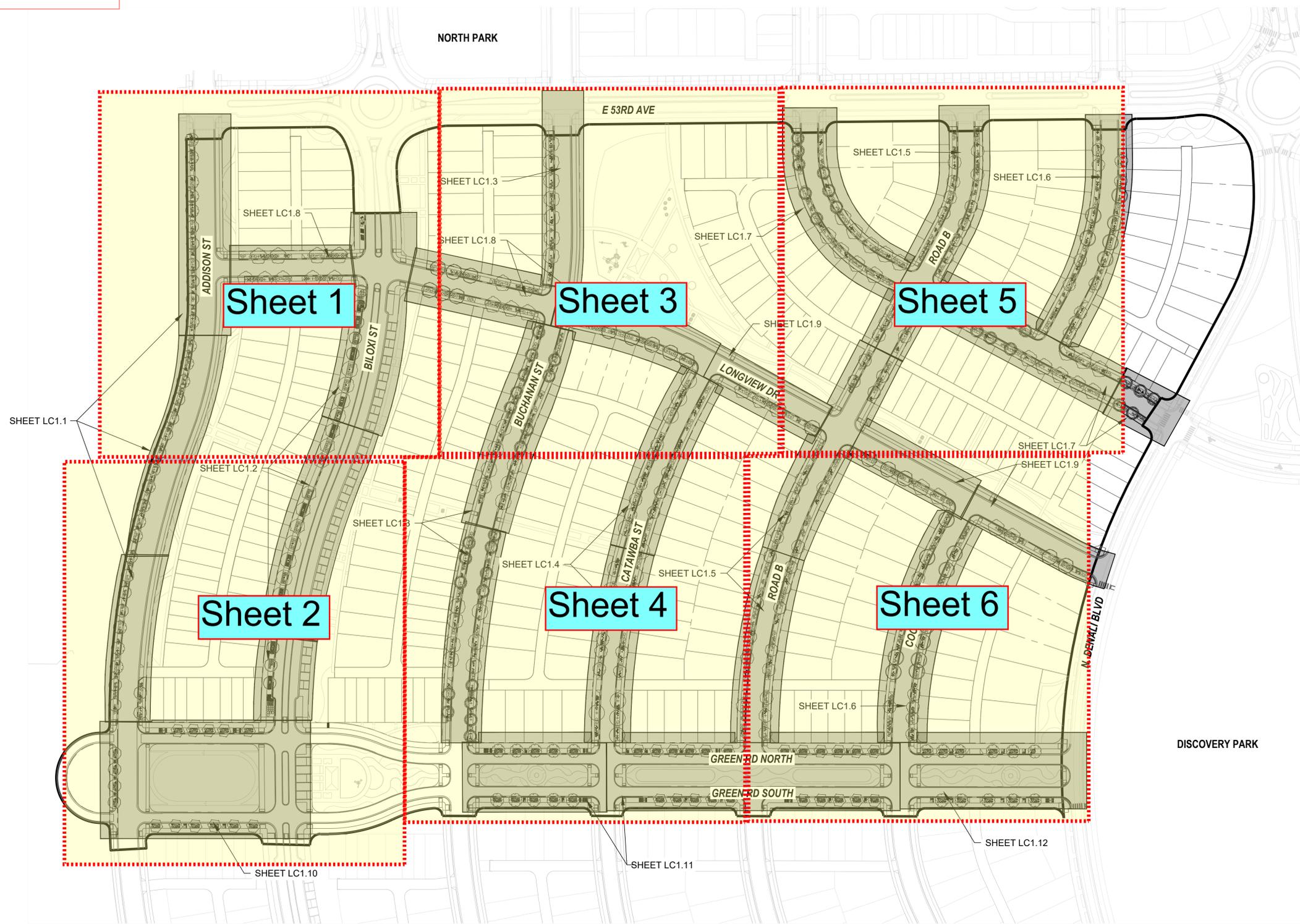
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CURBSIDE LANDSCAPE NOTES & PLANT SCHEDULE

LCO.1

Do not submit a plan with segments of streets for future submittals. Break the site up into sheets with matchlines as demonstrated below. Having little street segments makes the review process of the curbside landscaping and street trees difficult and not efficient for planning staff.

REVISED AS REQUESTED



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

WINDLER MIDTOWN
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 BUILDER CURBSIDE LANDSCAPE

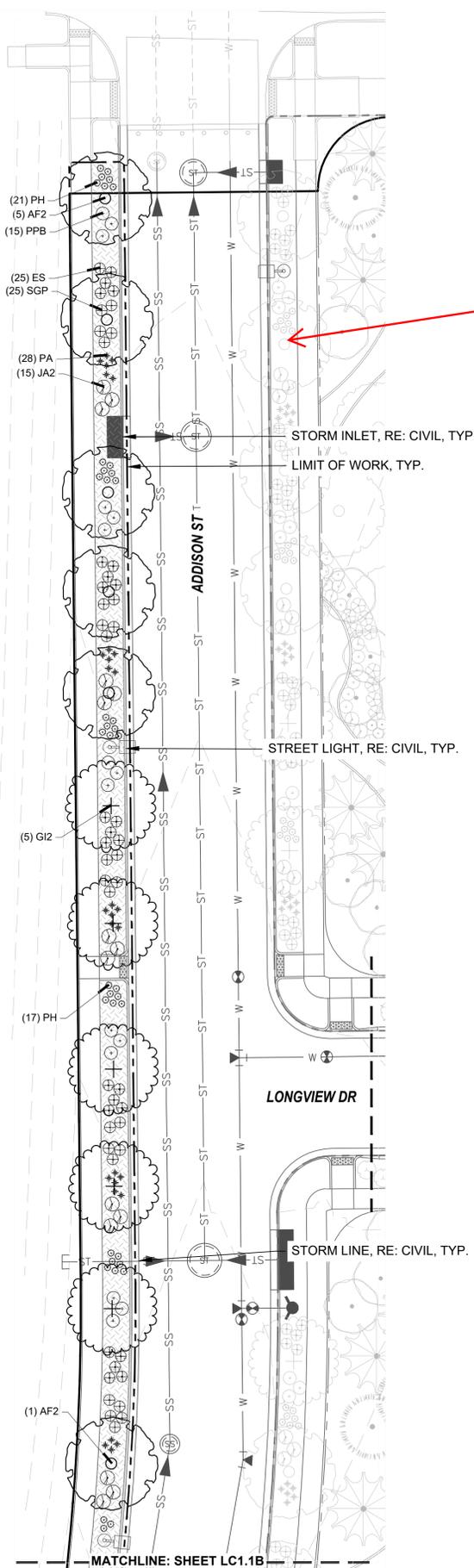
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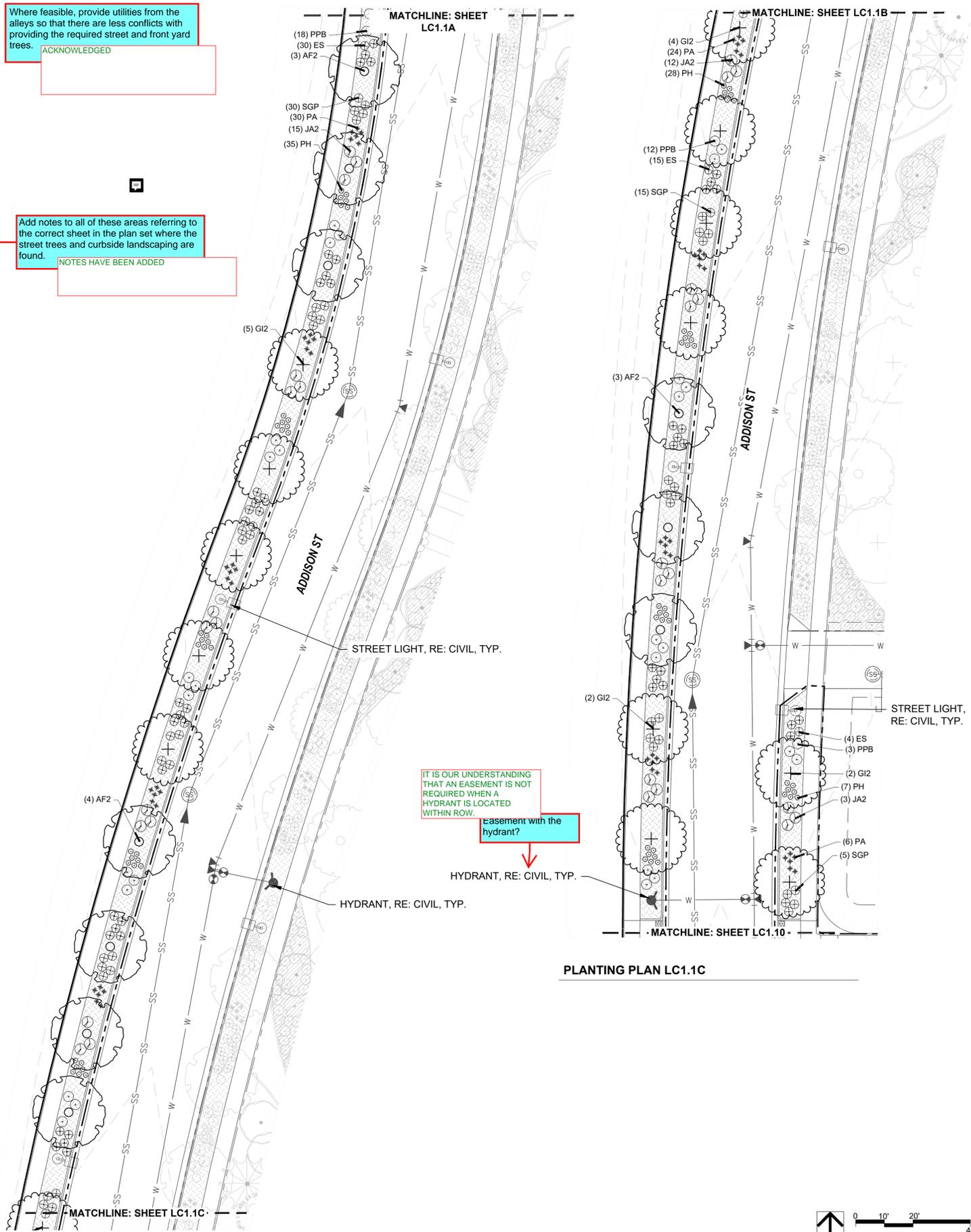
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**CURBSIDE
 OVERALL PLAN &
 SHEET INDEX**

LC1.0



PLANTING PLAN LC1.1A



PLANTING PLAN LC1.1C

PLANTING PLAN LC1.1B

Where feasible, provide utilities from the alleys so that there are less conflicts with providing the required street and front yard trees.
ACKNOWLEDGED

Add notes to all of these areas referring to the correct sheet in the plan set where the street trees and curbside landscaping are found.
NOTES HAVE BEEN ADDED

IT IS OUR UNDERSTANDING THAT AN EASEMENT IS NOT REQUIRED WHEN A HYDRANT IS LOCATED WITHIN ROW.
Easement with the hydrant?

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -

- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

DECIDUOUS TREES

QBO	Buckley Oak
CO	Common Hackberry
UE	Emerald Sunshine Elm
AE	Frontier Elm
QL	Greenspire Littleleaf Linden
SJ	Japanese Pagodatree
GD	Kentucky Coffeetree
CS	Northern Catalpa
TR	Redmond American Linden
AF2	Redpointe® Maple
GI2	Skyline Thornless Honey Locust
UP2	Triumph Elm

ORNAMENTAL GRASSES

BB	Blonde Ambition Blue Grama
BOG	Blue Oat Grass
PH	Blue Switch Grass
PA	Dwarf Fountain Grass
NP	Mexican Feathergrass
CO2	Overdam Feather Reed Grass
SH	Prairie Dropseed
ET	Sand Lovegrass
SS	Standing Ovation Little Bluestem

DECIDUOUS SHRUBS

CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
BSP	Common Bluebeard Spirea
CPB	Crimson Pygmy Barberry
ES	Dwarf Blue Rabbitbrush
PL2	Dwarf Ninebark
RXN	Flower Carpet Red Groundcover Rose 1-2T, 2-3W
RG	Gro-Low Fragrant Sumac
SC	Hancock Chenault Coralberry
PJ	Jackman's Potentilla
PL	Little Spire Russian Sage
SC2	Magic Carpet Spirea
RD	Morden Sunrise Rose
PPB	Pawnee Buttes Sand Cherry
PBP	Pink Beauty Potentilla
BP	Purple Haze Butterfly Bush
SGP	Sutter's Gold Potentilla
SO	Western Snowberry

EVERGREEN SHRUBS

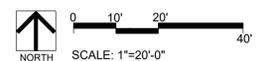
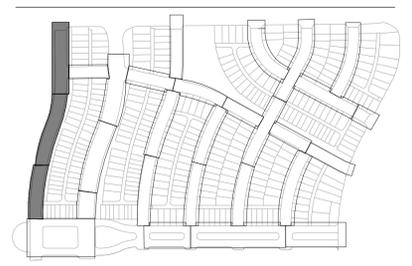
MLJ	'Mother Lode' Juniper
JA2	Alpine Carpet Juniper
JUB	Blue Chip Juniper
JW	Blue Rug Juniper
CL	Broom
BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

SYMBOL COMMON NAME

GROUND COVERS

[Symbol]	3/8" Pea Gravel
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KEYMAP



REVISIONS:

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SHEET INFO:

WINDLER MDTOWN
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BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
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ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**CURBSIDE
 PLANTING PLAN**

LC1.4

KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -

- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

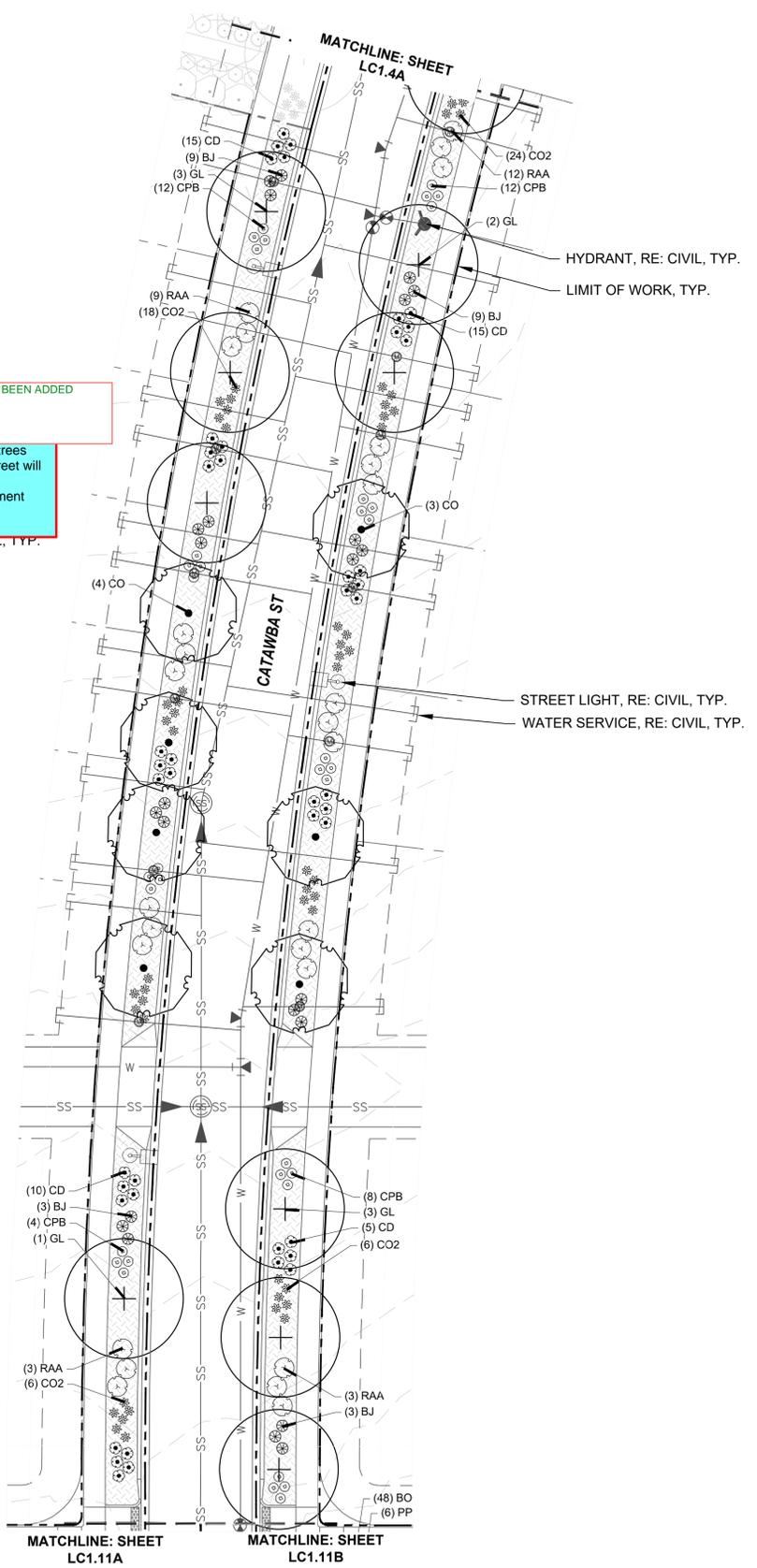
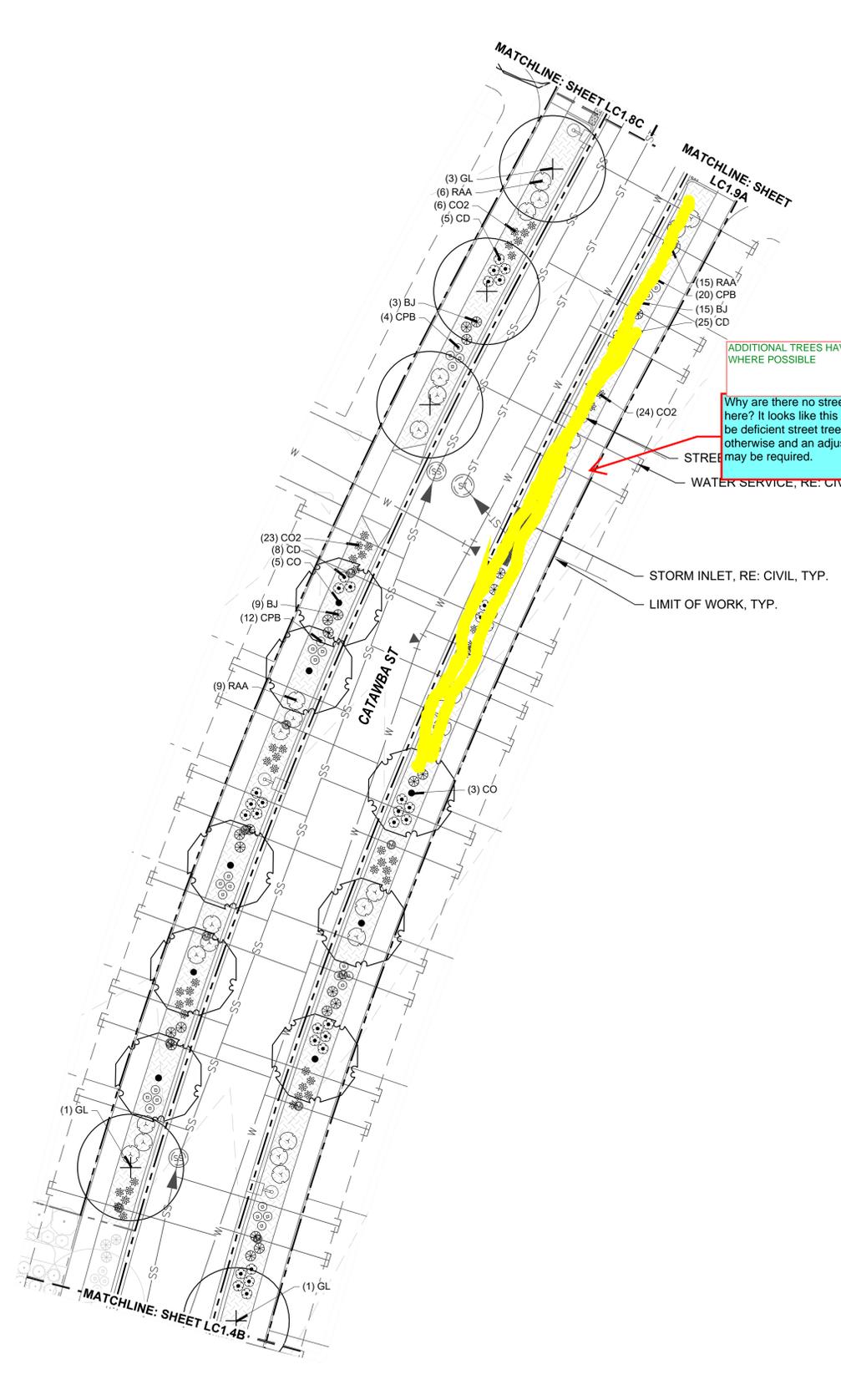
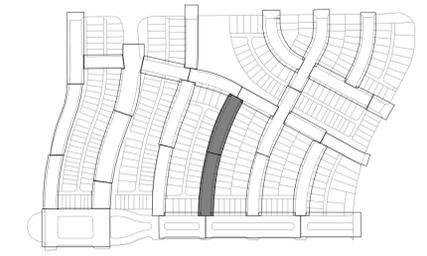
PLANT SCHEDULE

- DECIDUOUS TREES**
- QBO Buckley Oak
 - CO Common Hackberry
 - UE Emerald Sunshine Elm
 - AE Frontier Elm
 - QL Greenspire Littleleaf Linden
 - SJ Japanese Pagodatree
 - GD Kentucky Coffeetree
 - CS Northern Catalpa
 - TR Redmond American Linden
 - AF2 Redpointe® Maple
 - GI2 Skyline Thornless Honey Locust
 - UP2 Triumph Elm
- ORNAMENTAL GRASSES**
- BB Blonde Ambition Blue Grama
 - BOG Blue Oat Grass
 - PH Blue Switch Grass
 - PA Dwarf Fountain Grass
 - NP Mexican Feathergrass
 - CO2 Overdam Feather Reed Grass
 - SH Prairie Dropseed
 - ET Sand Lovegrass
 - SS Standing Ovation Little Bluestem

- DECIDUOUS SHRUBS**
- CA2 Arctic Fire Dogwood
 - RAA Autumn Amber Sumac
 - CD Blue Mist Shrub
 - BSP Common Bluebeard Spirea
 - CPB Crimson Pygmy Barberry
 - ES Dwarf Blue Rabbitbrush
 - PL2 Dwarf Ninebark
 - RXN Flower Carpet Red Groundcover Rose
 - 1-2T, 2-3W Gro-Low Fragrant Sumac
 - RG Gro-Low Fragrant Sumac
 - SC Hancock Chenault Coralberry
 - PJ Jackman's Potentilla
 - PL Little Spire Russian Sage
 - SC2 Magic Carpet Spirea
 - RD Morden Sunrise Rose
 - PPB Pawnee Buttes Sand Cherry
 - PBP Pink Beauty Potentilla
 - BP Purple Haze Butterfly Bush
 - SGP Sutter's Gold Potentilla
 - SO Western Snowberry
- EVERGREEN SHRUBS**
- MLJ Mother Lode® Juniper
 - JA2 Alpine Carpet Juniper
 - JUB Blue Chip Juniper
 - JW Blue Rug Juniper
 - CL Broom
 - BJ Buffalo Juniper
 - EC Purple-leaf Winter Creeper
 - PC2 Valley Cushion Mugo Pine
 - BI Wintergreen Littleleaf Boxwood

- SYMBOL COMMON NAME**
- GROUND COVERS**
- 3/8" Pea Gravel

KEYMAP



ADDITIONAL TREES HAVE BEEN ADDED WHERE POSSIBLE

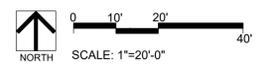
Why are there no street trees here? It looks like this street will be deficient street trees otherwise and an adjustment may be required.

STREET LIGHT, RE: CIVIL, TYP.

WATER SERVICE, RE: CIVIL, TYP.

STORM INLET, RE: CIVIL, TYP.

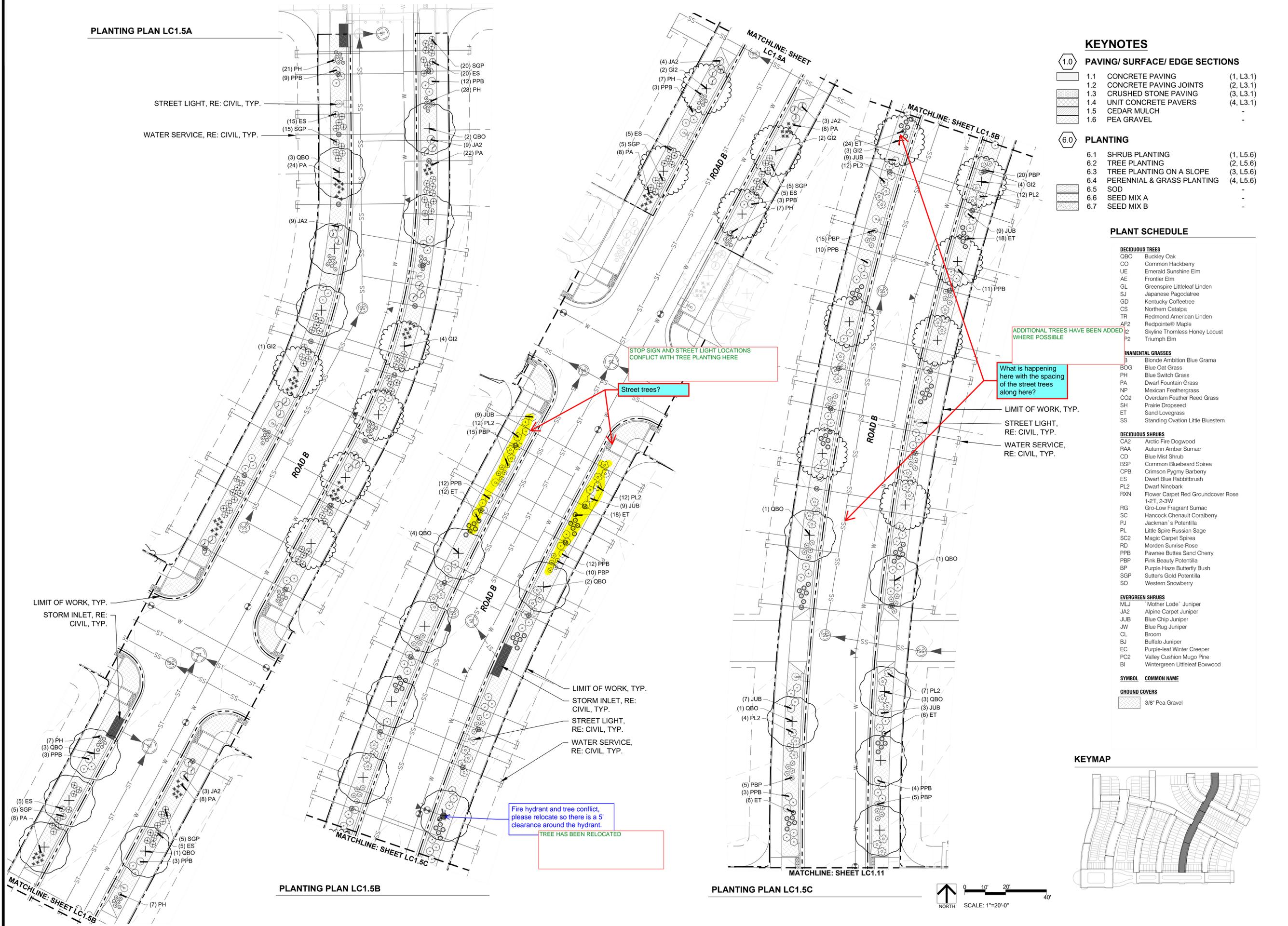
LIMIT OF WORK, TYP.



PLANTING PLAN LC1.4A

PLANTING PLAN LC1.4B

PLANTING PLAN LC1.5A



KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -
- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
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 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

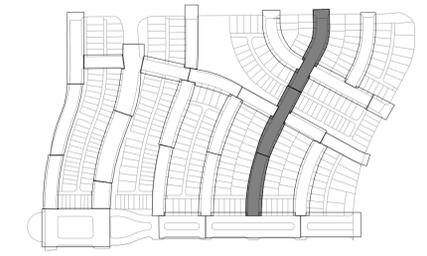
PLANT SCHEDULE

DECIDUOUS TREES	
QBO	Buckley Oak
CO	Common Hackberry
UE	Emerald Sunshine Elm
AE	Frontier Elm
QL	Greenspire Littleleaf Linden
SJ	Japanese Pagodatree
GD	Kentucky Coffeetree
CS	Northern Catalpa
TR	Redmond American Linden
AF2	Redpointe® Maple
PL2	Skyline Thornless Honey Locust
P2	Triumph Elm
PERENNIAL GRASSES	
B	Blonde Ambition Blue Grama
BOG	Blue Oat Grass
PH	Blue Switch Grass
PA	Dwarf Fountain Grass
NP	Mexican Feathergrass
CO2	Overdam Feather Reed Grass
SH	Prairie Dropseed
ET	Sand Lovegrass
SS	Standing Ovation Little Bluestem
DECIDUOUS SHRUBS	
CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
BSP	Common Bluebeard Spirea
CPB	Crimson Pygmy Barberry
ES	Dwarf Blue Rabbitbrush
PL2	Dwarf Ninebark
RXN	Flower Carpet Red Groundcover Rose
RG	1-2T, 2-3W Gro-Low Fragrant Sumac
SC	Hancock Chenault Coralberry
PJ	Jackman's Potentilla
PL	Little Spire Russian Sage
SC2	Magic Carpet Spirea
RD	Morden Sunrise Rose
PPB	Pawnee Buttes Sand Cherry
PBP	Pink Beauty Potentilla
BP	Purple Haze Butterfly Bush
SGP	Sutter's Gold Potentilla
SO	Western Snowberry
EVERGREEN SHRUBS	
MLJ	"Mother Lode" Juniper
JA2	Alpine Carpet Juniper
JUB	Blue Chip Juniper
JW	Blue Rug Juniper
CL	Broom
BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

SYMBOL COMMON NAME

SYMBOL	COMMON NAME
[Pattern]	3/8" Pea Gravel

KEYMAP



ENGINEERING:
MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
 303.431.6100 MARTINMARTIN.COM

LAND PLANNING:

 pcs group inc. www.pcsgruopco.com
 200 Kipling St
 denver co 80223
 1.303.531.4905

PREPARED FOR:
 WINDLER PUBLIC IMPROVEMENT
 AUTHORITY
 9155 E NICHOLS AVE. STE. 360
 CENTENNIAL, CO 80112
 PHONE: (303) 756-9900
 EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
1.			
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SHEET INFO:

WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN
 ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

LC1.5

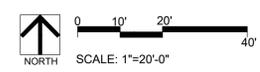
STOP SIGN AND STREET LIGHT LOCATIONS CONFLICT WITH TREE PLANTING HERE

Street trees?

What is happening here with the spacing of the street trees along here?

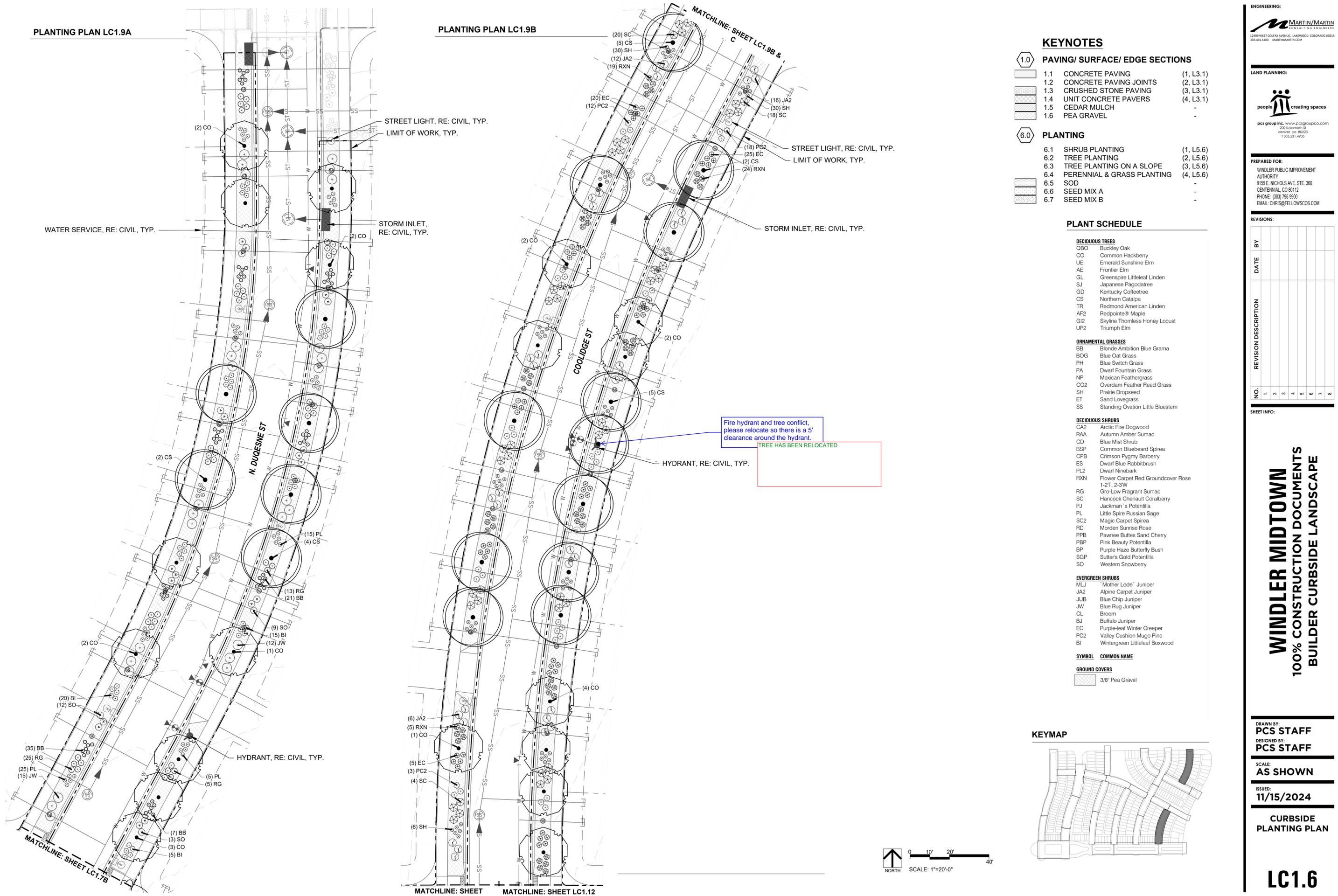
LIMIT OF WORK, TYP.
 STREET LIGHT, RE: CIVIL, TYP.
 WATER SERVICE, RE: CIVIL, TYP.

Fire hydrant and tree conflict, please relocate so there is a 5' clearance around the hydrant.
 TREE HAS BEEN RELOCATED



PLANTING PLAN LC1.9A

PLANTING PLAN LC1.9B



KEYNOTES

1.0	PAVING/ SURFACE/ EDGE SECTIONS	
1.1	CONCRETE PAVING	(1, L3.1)
1.2	CONCRETE PAVING JOINTS	(2, L3.1)
1.3	CRUSHED STONE PAVING	(3, L3.1)
1.4	UNIT CONCRETE PAVERS	(4, L3.1)
1.5	CEDAR MULCH	-
1.6	PEA GRAVEL	-

6.0	PLANTING	
6.1	SHRUB PLANTING	(1, L5.6)
6.2	TREE PLANTING	(2, L5.6)
6.3	TREE PLANTING ON A SLOPE	(3, L5.6)
6.4	PERENNIAL & GRASS PLANTING	(4, L5.6)
6.5	SOD	-
6.6	SEED MIX A	-
6.7	SEED MIX B	-

PLANT SCHEDULE

DECIDUOUS TREES

QBO	Buckley Oak
CO	Common Hackberry
UE	Emerald Sunshine Elm
AE	Frontier Elm
QL	Greenspire Littleleaf Linden
SJ	Japanese Pagodatree
GD	Kentucky Coffeetree
CS	Northern Catalpa
TR	Redmond American Linden
AF2	Redpointe® Maple
GI2	Skyline Thornless Honey Locust
UP2	Triumph Elm

ORNAMENTAL GRASSES

BB	Blonde Ambition Blue Grama
BOG	Blue Oat Grass
PH	Blue Switch Grass
PA	Dwarf Fountain Grass
NP	Mexican Feathergrass
CO2	Overdam Feather Reed Grass
SH	Prairie Dropseed
ET	Sand Lovegrass
SS	Standing Ovation Little Bluestem

DECIDUOUS SHRUBS

CA2	Arctic Fire Dogwood
RAA	Autumn Amber Sumac
CD	Blue Mist Shrub
BSP	Common Bluebeard Spirea
CPB	Crimson Pygmy Barberry
ES	Dwarf Blue Rabbitbrush
PL2	Dwarf Ninebark
RXN	Flower Carpet Red Groundcover Rose 1-2T, 2-3W
RG	Gro-Low Fragrant Sumac
SC	Hancock Chenault Coralberry
PJ	Jackman's Potentilla
PL	Little Spire Russian Sage
SC2	Magic Carpet Spirea
RD	Morden Sunrise Rose
PPB	Pawnee Buttes Sand Cherry
PBP	Pink Beauty Potentilla
BP	Purple Haze Butterfly Bush
SGP	Sutter's Gold Potentilla
SO	Western Snowberry

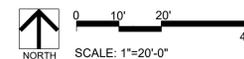
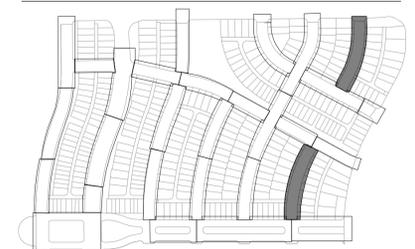
EVERGREEN SHRUBS

MLJ	Mother Lode® Juniper
JA2	Alpine Carpet Juniper
JUB	Blue Chip Juniper
JW	Blue Rug Juniper
CL	Broom
BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

SYMBOL COMMON NAME

SYMBOL	COMMON NAME
[Pattern]	3/8" Pea Gravel

KEYMAP



REVISIONS:

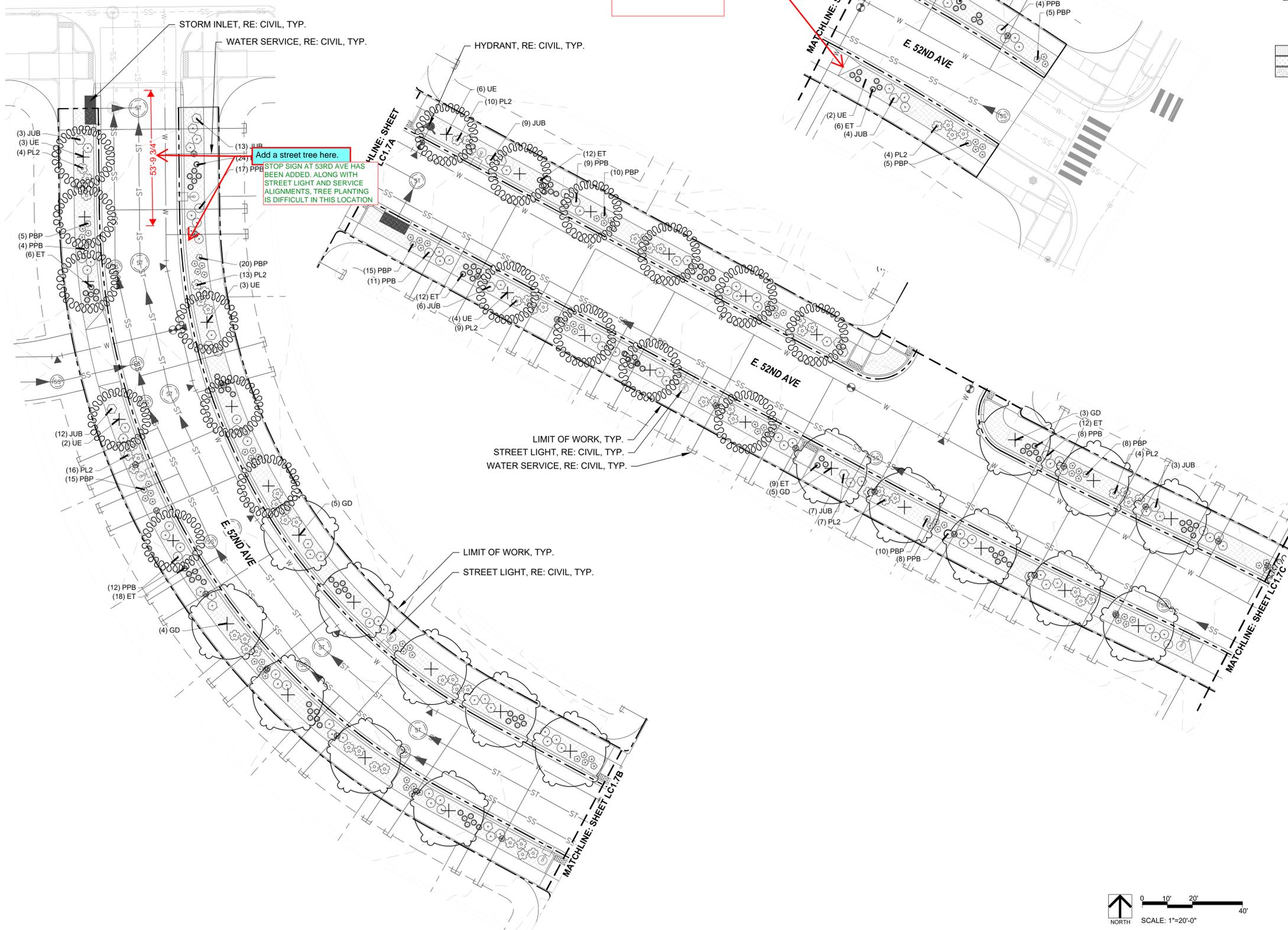
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WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 BUILDER CURBSIDE LANDSCAPE

PLANTING PLAN LC1.7C

PLANTING PLAN LC1.7A

PLANTING PLAN LC1.7B



KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
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 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

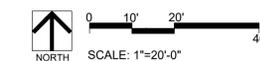
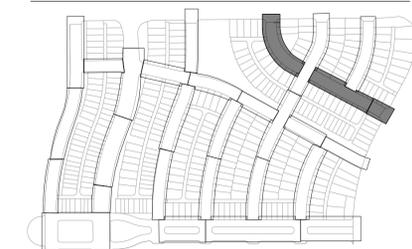
PLANT SCHEDULE

- DECIDUOUS TREES**
- QBO Buckley Oak
 - CO Common Hackberry
 - UE Emerald Sunshine Elm
 - AE Frontier Elm
 - QL Greenspire Littleleaf Linden
 - SJ Japanese Pagodatre
 - GD Kentucky Coffeetree
 - CS Northern Catalpa
 - TR Redmond American Linden
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 - GI2 Skyline Thornless Honey Locust
 - UP2 Triumph Elm
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- BB Blonde Ambition Blue Grama
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 - PH Blue Switch Grass
 - PA Dwarf Fountain Grass
 - NP Mexican Feathergrass
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 - SH Prairie Dropseed
 - ET Sand Lovegrass
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 - RAA Autumn Amber Sumac
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 - ES Dwarf Blue Rabbitbrush
 - PL2 Dwarf Ninebark
 - RXN Flower Carpet Red Groundcover Rose
 - 1-2T, 2-3W Gro-Low Fragrant Sumac
 - RG Hancock Chenault Coralberry
 - SC Jackman's Potentilla
 - PJ Little Spire Russian Sage
 - PL Magic Carpet Spirea
 - SC2 Morden Sunrise Rose
 - RD Pawnee Buttes Sand Cherry
 - PPB Pink Beauty Potentilla
 - BP Purple Haze Butterfly Bush
 - SGP Sutter's Gold Potentilla
 - SO Western Snowberry
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- SYMBOL COMMON NAME**
- GROUND COVERS**
- 3/8" Pea Gravel

KEYMAP



REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

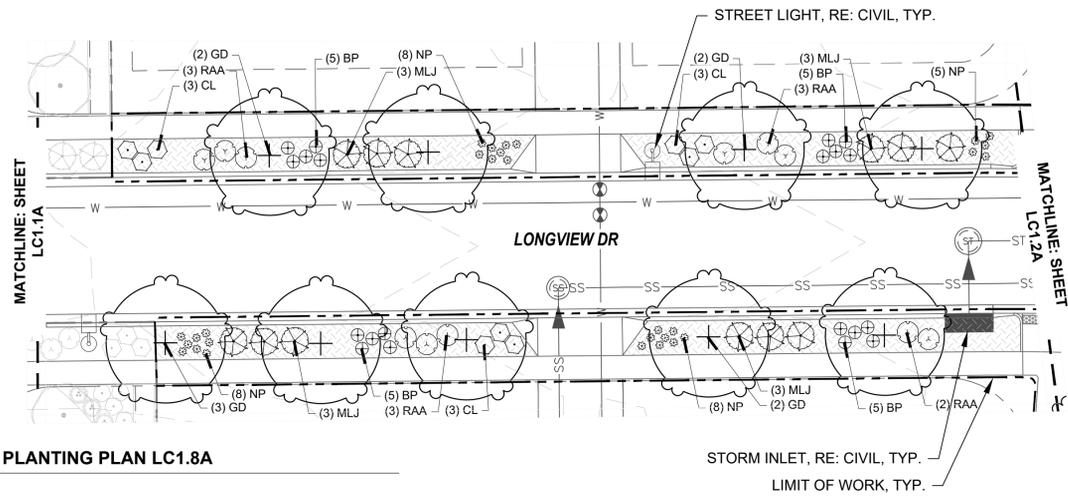
DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

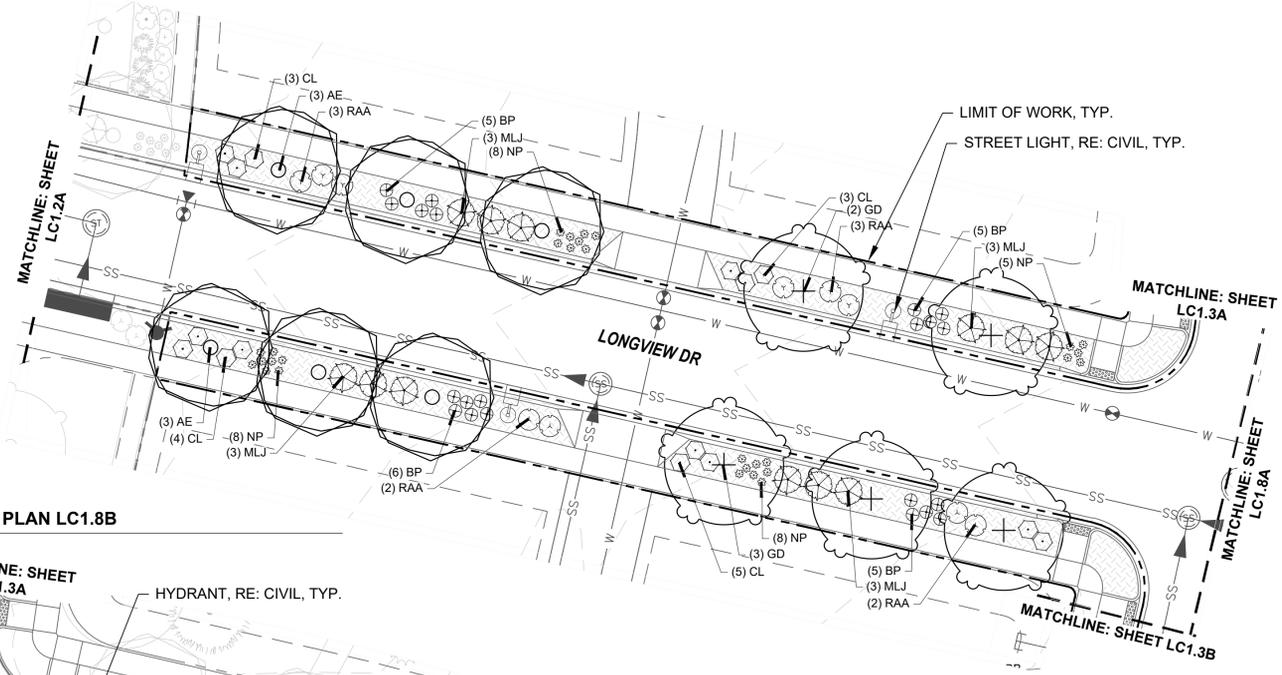
ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

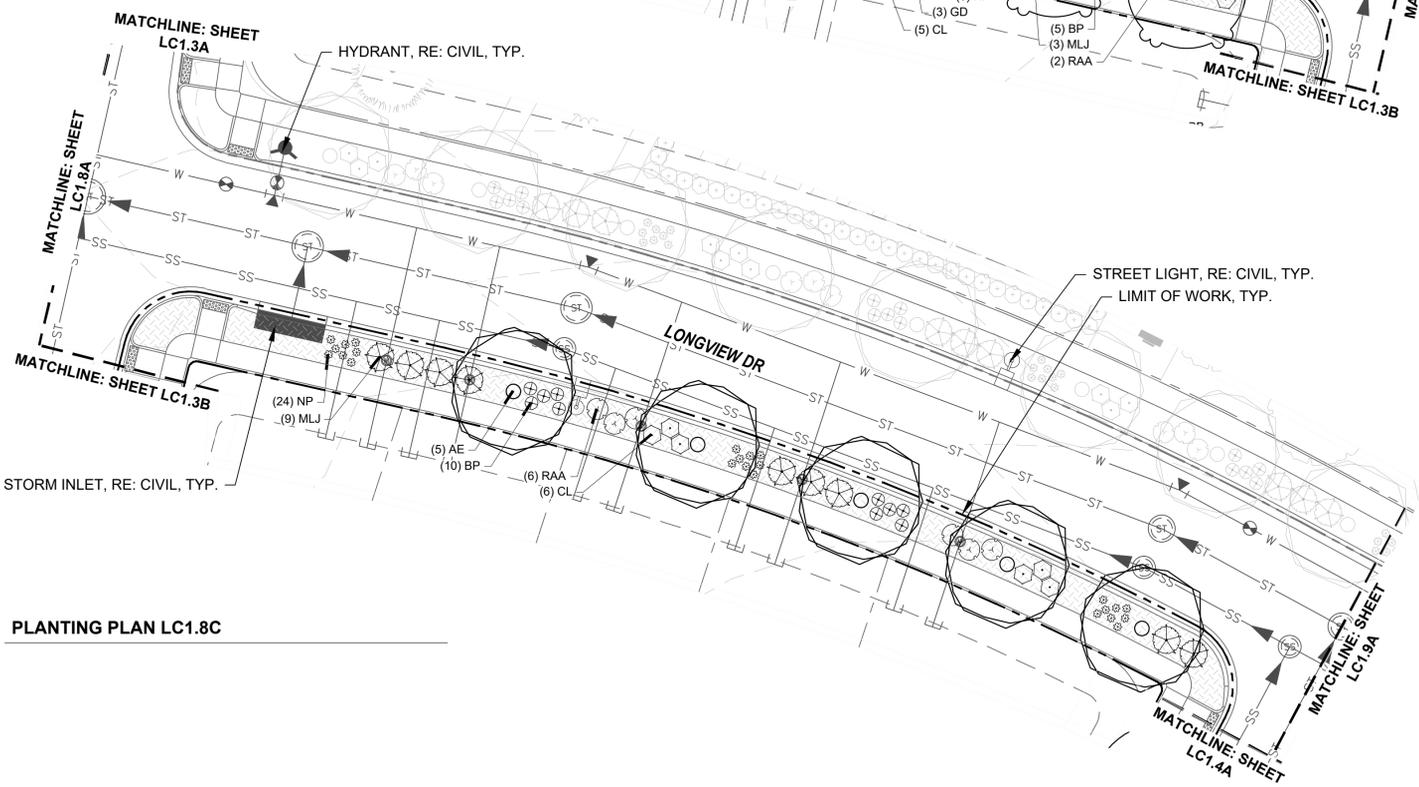
LC1.7



PLANTING PLAN LC1.8A



PLANTING PLAN LC1.8B



PLANTING PLAN LC1.8C

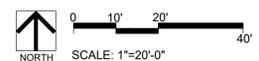
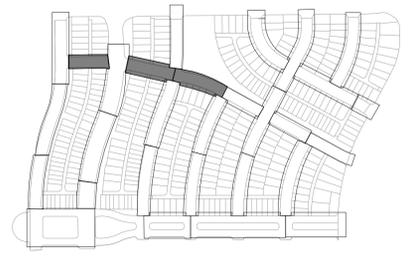
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- SYMBOL COMMON NAME**
- GROUND COVERS**
- 3/8" Pea Gravel

KEYMAP



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
1.			
2.			
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

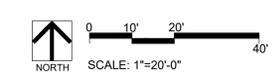
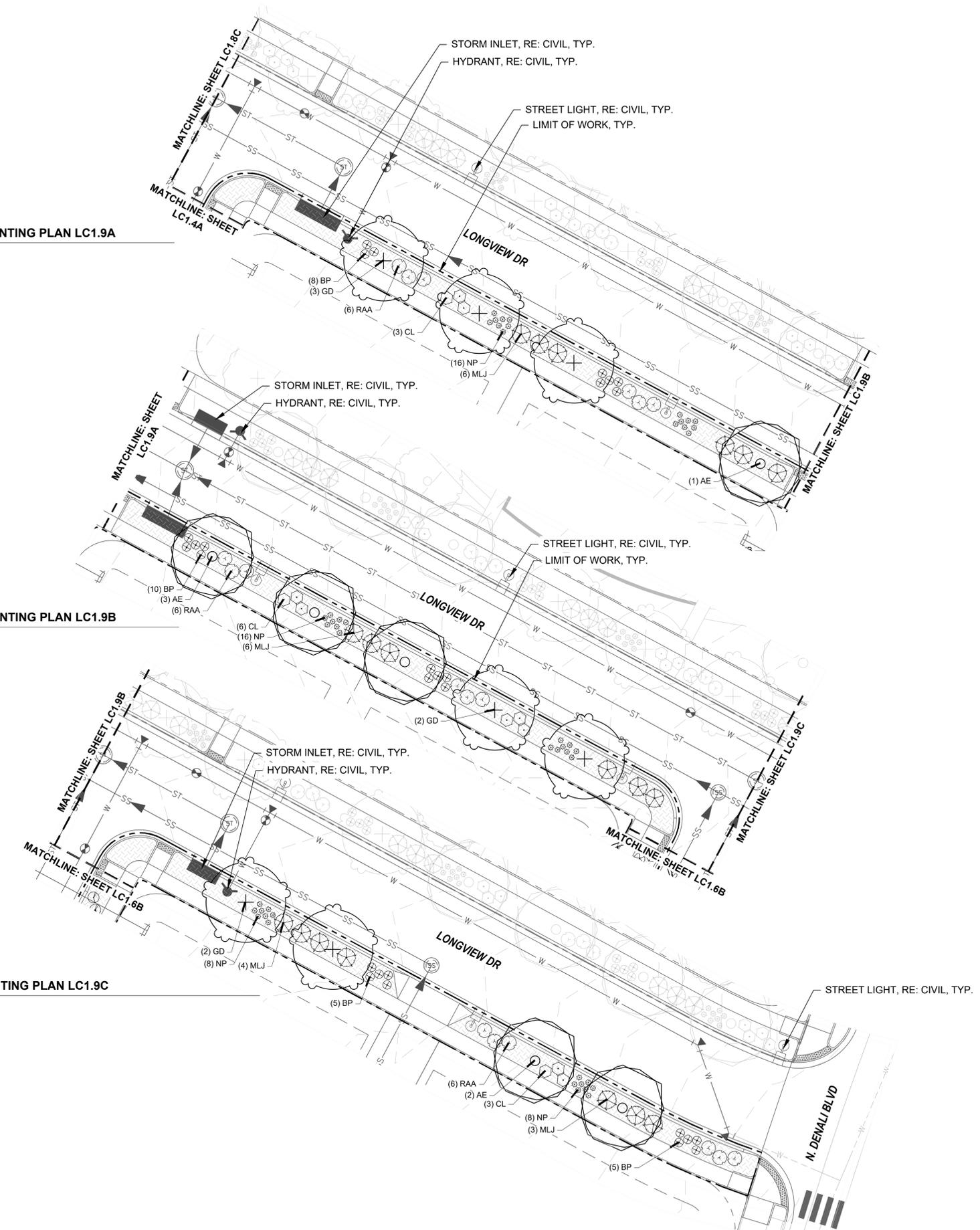
CURBSIDE PLANTING PLAN

LC1.8

PLANTING PLAN LC1.9A

PLANTING PLAN LC1.9B

PLANTING PLAN LC1.9C



KEYNOTES

1.0 PAVING/ SURFACE/ EDGE SECTIONS

1.1	CONCRETE PAVING	(1, L3.1)
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PLANT SCHEDULE

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EVERGREEN SHRUBS

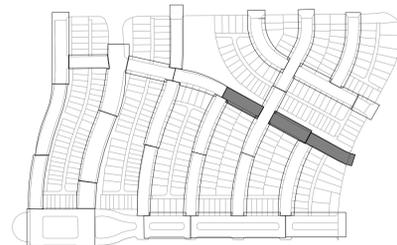
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BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

SYMBOL COMMON NAME

GROUND COVERS

3/8" Pea Gravel

KEYMAP



REVISIONS:

NO.	DATE	REVISION DESCRIPTION	BY
1.			
2.			
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SHEET INFO:

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BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

CURBSIDE PLANTING PLAN

LC1.9

REVISIONS:

NO.	DATE	REVISION DESCRIPTION	BY
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**CURBSIDE
 PLANTING PLAN**

LC1.10

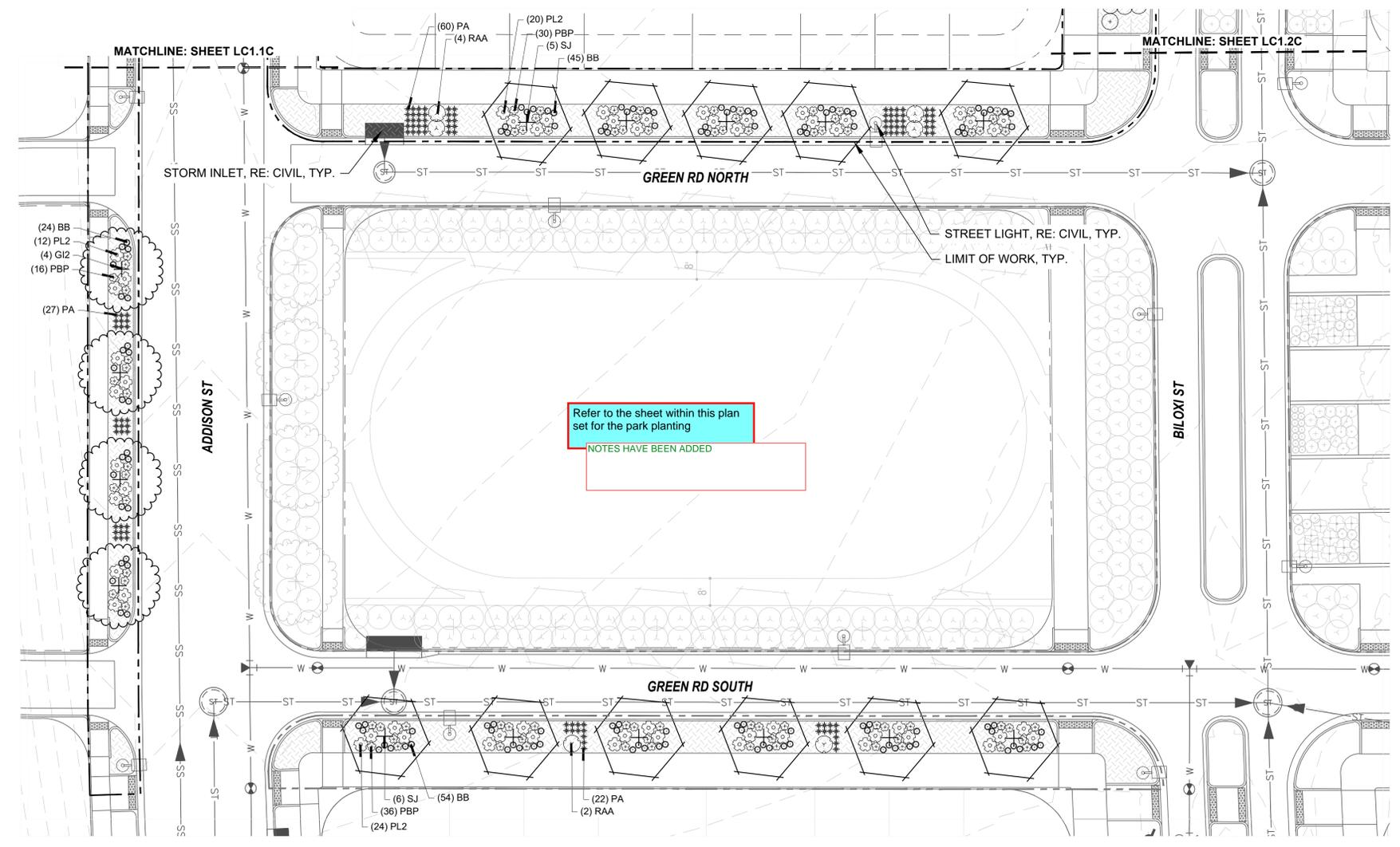
KEYNOTES

- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH -
 - 1.6 PEA GRAVEL -

- 6.0 PLANTING**
- 6.1 SHRUB PLANTING (1, L5.6)
 - 6.2 TREE PLANTING (2, L5.6)
 - 6.3 TREE PLANTING ON A SLOPE (3, L5.6)
 - 6.4 PERENNIAL & GRASS PLANTING (4, L5.6)
 - 6.5 SOD -
 - 6.6 SEED MIX A -
 - 6.7 SEED MIX B -

PLANT SCHEDULE

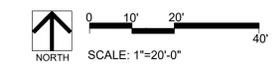
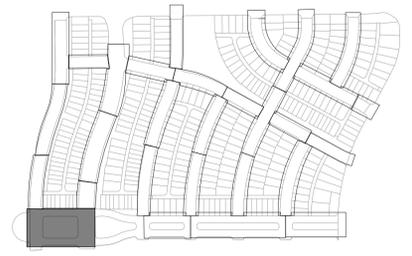
- DECIDUOUS TREES**
- QBO Buckley Oak
 - CO Common Hackberry
 - UE Emerald Sunshine Elm
 - AE Frontier Elm
 - QL Greenspire Littleleaf Linden
 - SJ Japanese Pagodatre
 - GD Kentucky Coffeetree
 - CS Northern Catalpa
 - TR Redmond American Linden
 - AF2 Redpointe® Maple
 - G12 Skyline Thornless Honey Locust
 - UP2 Triumph Elm
- ORNAMENTAL GRASSES**
- BB Blonde Ambition Blue Grama
 - BOG Blue Oat Grass
 - PH Blue Switch Grass
 - PA Dwarf Fountain Grass
 - NP Mexican Feathergrass
 - CO2 Overdam Feather Reed Grass
 - SH Prairie Dropseed
 - ET Sand Lovegrass
 - SS Standing Ovation Little Bluestem
- DECIDUOUS SHRUBS**
- CA2 Arctic Fire Dogwood
 - RAA Autumn Amber Sumac
 - CD Blue Mist Shrub
 - BSP Common Bluebeard Spirea
 - CPB Crimson Pygmy Barberry
 - ES Dwarf Blue Rabbitbrush
 - PL2 Dwarf Ninebark
 - RXN Flower Carpet Red Groundcover Rose
 - 1-2T, 2-3W
 - RG Gro-Low Fragrant Sumac
 - SC Hancock Chenault Coralberry
 - PJ Jackman's Potentilla
 - PL Little Spire Russian Sage
 - SC2 Magic Carpet Spirea
 - RD Morden Sunrise Rose
 - PPB Pawnee Buttes Sand Cherry
 - PBP Pink Beauty Potentilla
 - BP Purple Haze Butterfly Bush
 - SGP Sutter's Gold Potentilla
 - SO Western Snowberry
- EVERGREEN SHRUBS**
- MLJ Mother Lode Juniper
 - JA2 Alpine Carpet Juniper
 - JUB Blue Chip Juniper
 - JWB Blue Rug Juniper
 - CL Broom
 - BJ Buffalo Juniper
 - EC Purple-leaf Winter Creeper
 - PC2 Valley Cushion Mugo Pine
 - BI Wintergreen Littleleaf Boxwood
- SYMBOL COMMON NAME**
- GROUND COVERS**
- 3/8" Pea Gravel

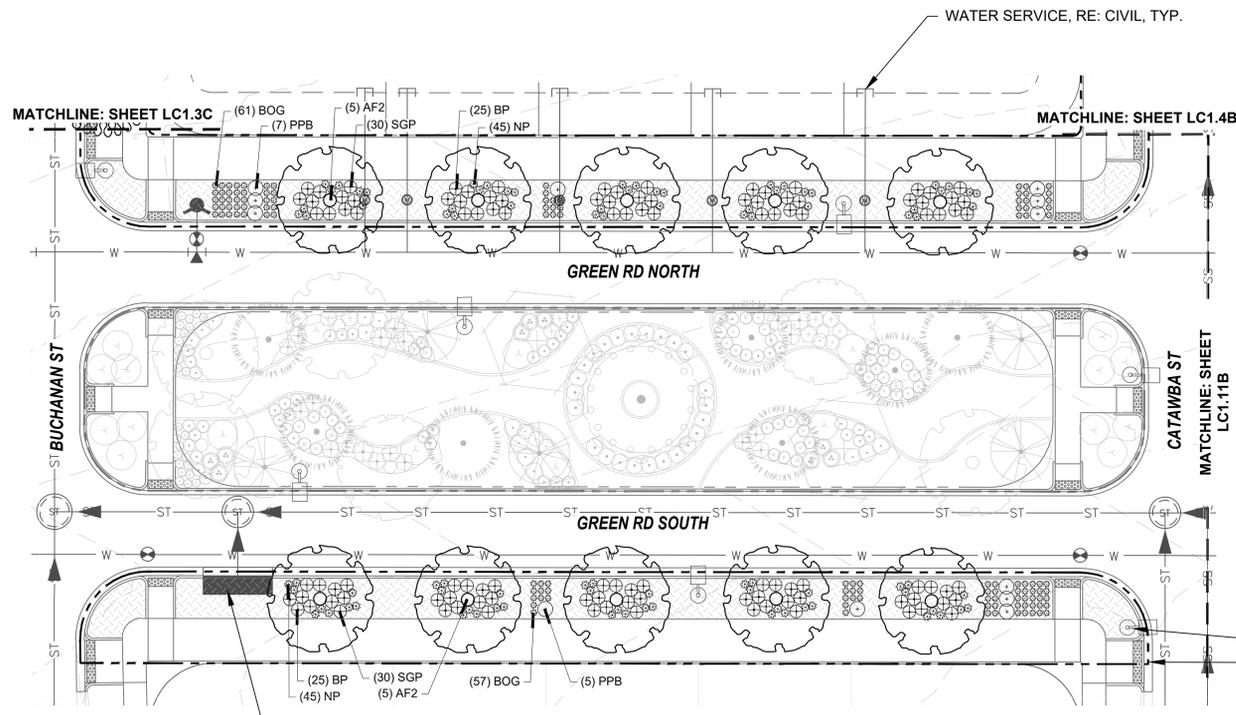


Refer to the sheet within this plan set for the park planting
 NOTES HAVE BEEN ADDED

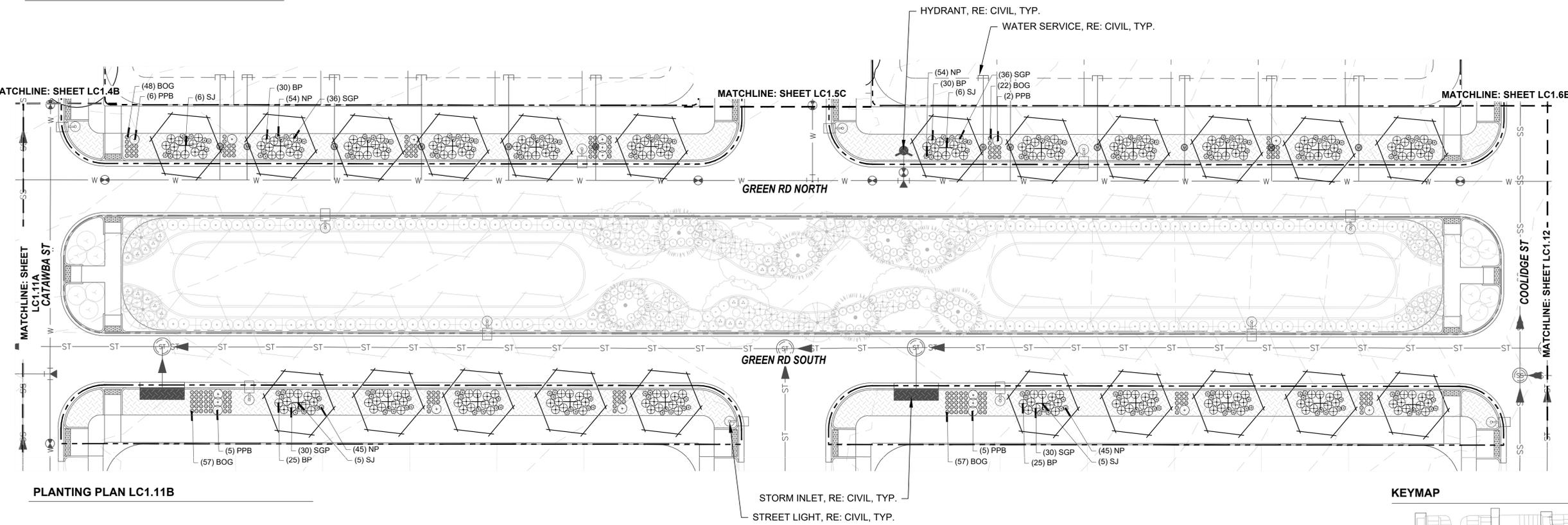
PLANTING PLAN LC1.10

KEYMAP





PLANTING PLAN LC1.11A



PLANTING PLAN LC1.11B

PLANT SCHEDULE

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ENGINEERING:

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

LAND PLANNING:

people creating spaces

pcs group inc. www.pcsgruopco.com
200 Kipling St
denver co 80223
1.303.531.4905

PREPARED FOR:

WINDLER PUBLIC IMPROVEMENT
AUTHORITY
9155 E NICHOLS AVE. STE. 360
CENTENNIAL, CO 80112
PHONE: (303) 756-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

NO.	DATE	BY	REVISION DESCRIPTION
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF

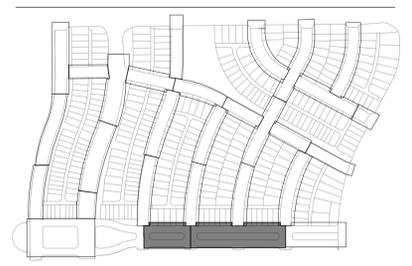
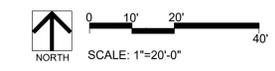
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**CURBSIDE
PLANTING PLAN**

LC1.11



REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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PLANT SCHEDULE

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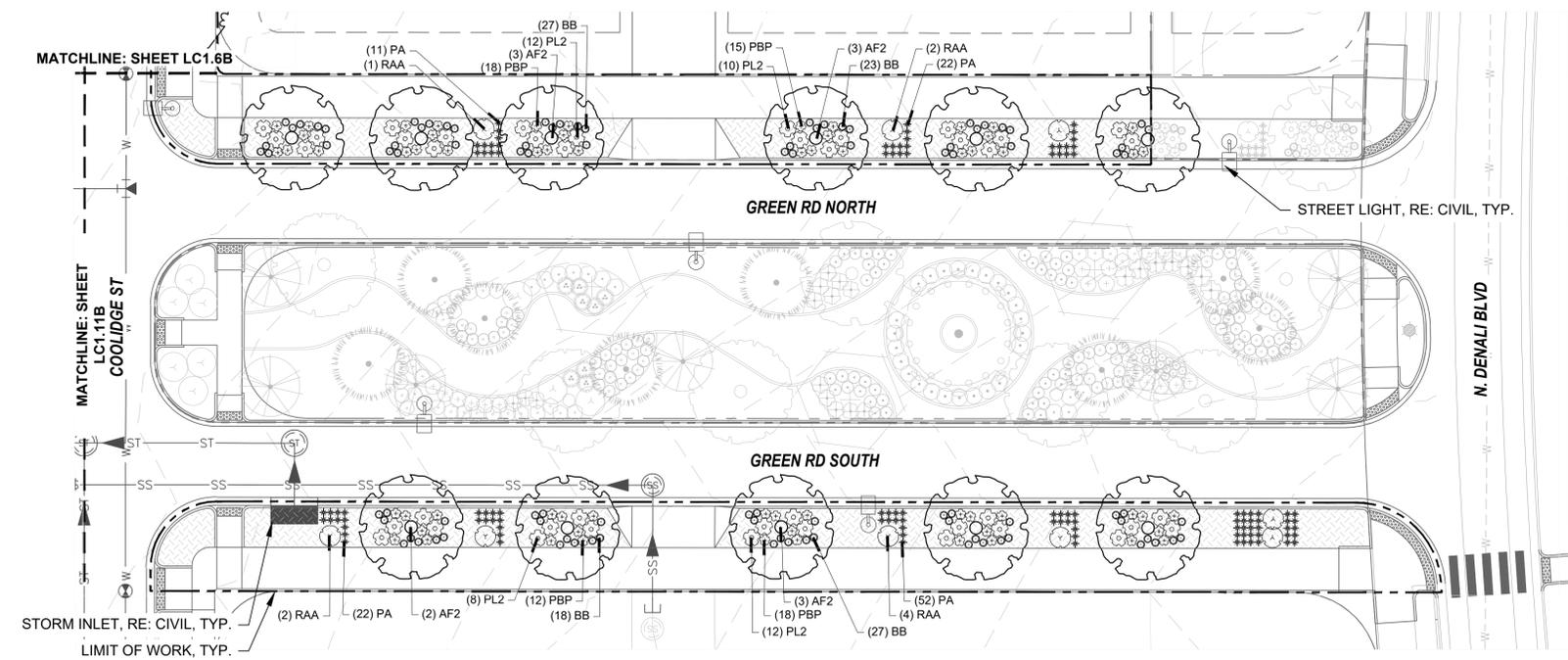
EVERGREEN SHRUBS

MLJ	Mother Lode® Juniper
JA2	Alpine Carpet Juniper
JUB	Blue Chip Juniper
JW	Blue Rug Juniper
CL	Broom
BJ	Buffalo Juniper
EC	Purple-leaf Winter Creeper
PC2	Valley Cushion Mugo Pine
BI	Wintergreen Littleleaf Boxwood

SYMBOL COMMON NAME

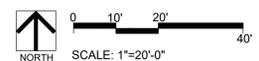
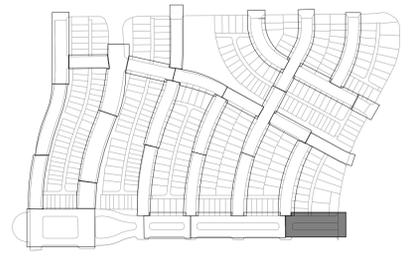
GROUND COVERS

	3/8" Pea Gravel
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PLANTING PLAN LC1.12

KEYMAP



WINDLER MIDTOWN
 100% CONSTRUCTION DOCUMENTS
 BUILDER CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF
 SCALE:
AS SHOWN
 ISSUED:
11/15/2024
CURBSIDE PLANTING PLAN

LC1.12

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY
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SHEET INFO:

WINDLER MIDTOWN
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DRAWN BY:
PCS STAFF
 DESIGNED BY:
PCS STAFF

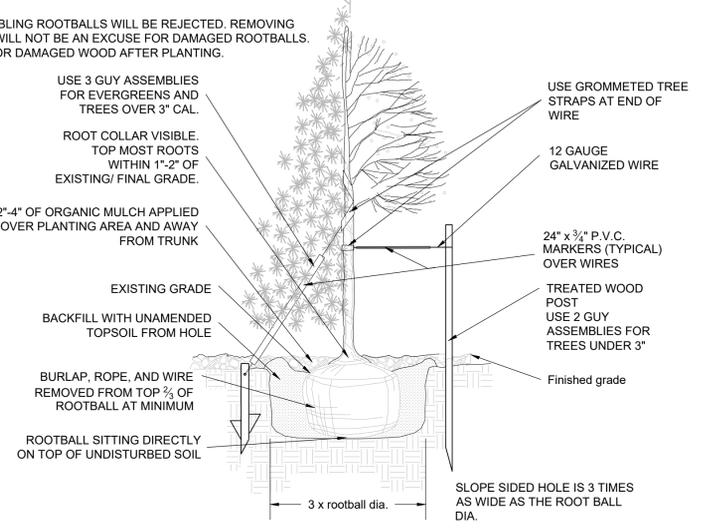
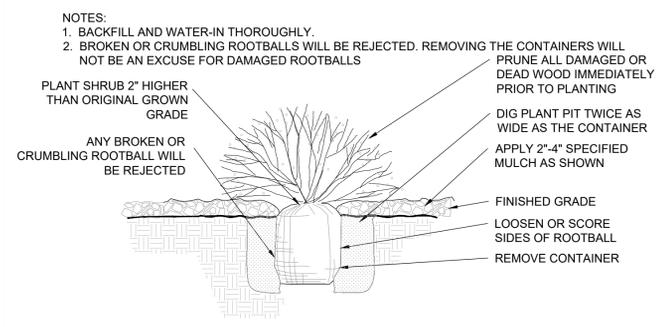
SCALE:
AS SHOWN

ISSUED:
11/15/2024

**CURBSIDE
 PLANTING
 DETAILS**

LC2.1

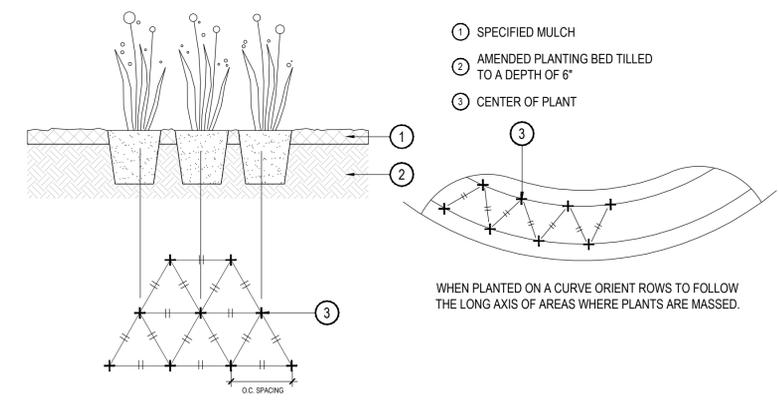
- NOTES:
 1. BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 2. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



- NOTES:
 1. ALL WORK TO BE DONE AT TIME OF PLANTING
 2. PEEL BACK ONLY TOP OF BURLAP REQUIRED TO PERFORM WORK. REPLACE BURLAP BEFORE MOVING TREE INTO PLANTING PIT. DO NOT REMOVE WIRE BASKET UNTIL INSIDE PLANTING PIT.
 3. MEASURE NEW HEIGHT OF ROOTBALL AND DIG PLANTING PIT SO FINAL TOP ROOTBALL GRADE IS 3" ABOVE FINAL GRADE SURROUNDING BALL. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 4. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 5. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 6. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 7. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 8. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 9. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

1 SHRUB PLANTING SCALE: NTS

2 TREE PLANTING SCALE: NTS



3 PERENNIAL OR GRASS PLANTING SCALE: NTS