



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

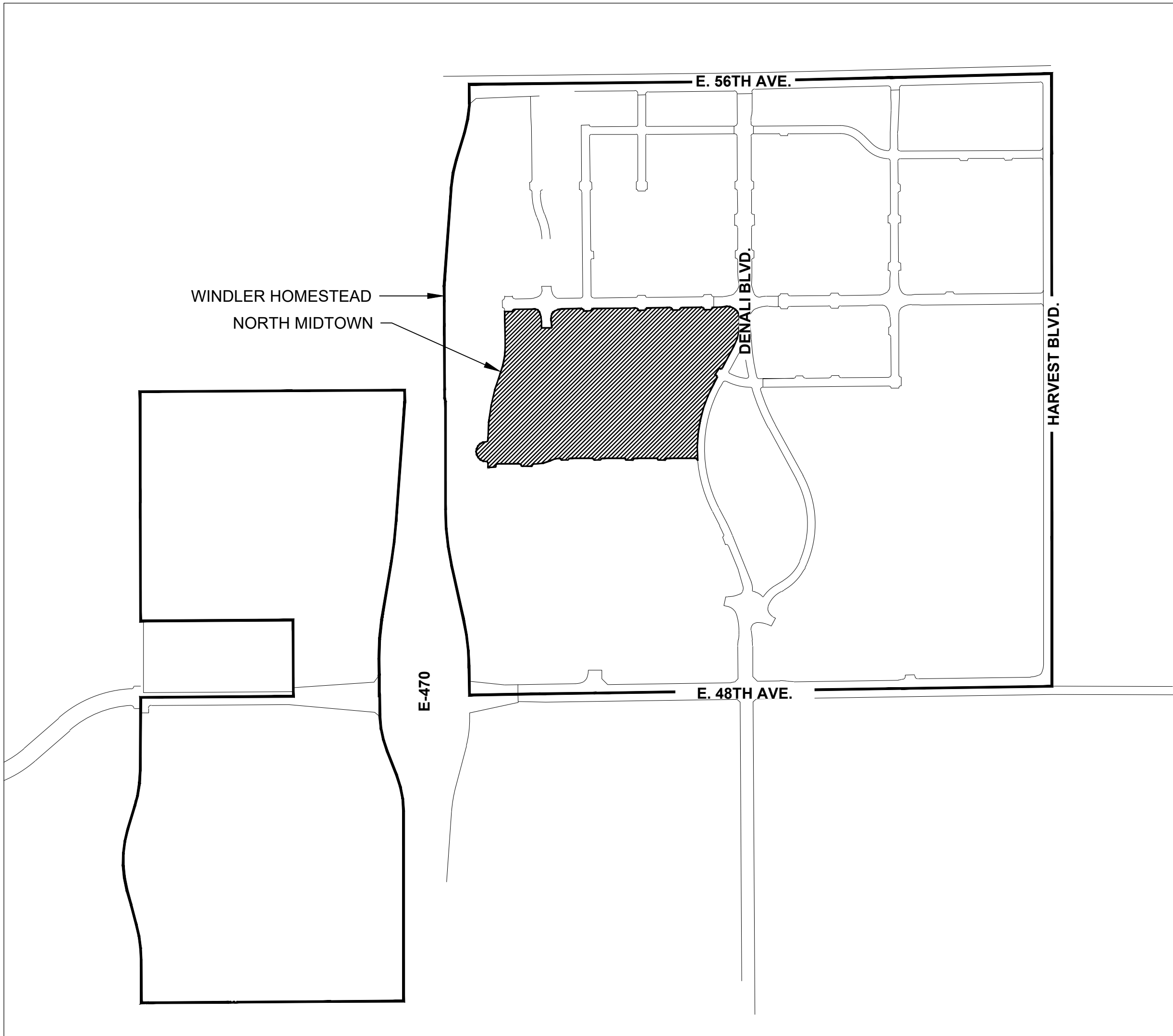
~~100% CONSTRUCTION DOCUMENTS~~
OCTOBER 2024

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.

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

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

1st SUBMITTAL
JASON IGO
jigo@auroragov.org



VICINITY MAP

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 |

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.

 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: _____

ENGINEERING:

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

LAND PLANNING:

pcs group inc. www.pcsgroupco.com
200 Kalamath 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) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

| REVISIONS: | | | | | |
|------------|----------------------|------|----|--|--|
| NO. | REVISION DESCRIPTION | DATE | 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

COVERSHEET

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 |
|------------------------|-----|--|--------------------------------|
| DECIDUOUS TREES | | | |
| AF2 | 43 | Acer rubrum 'Frank Jr.' | Redpointe® Maple |
| CS | 4 | Catalpa speciosa | Northern Catalpa |
| G12 | 54 | Gleditsia triacanthos 'inermis' 'Skyline'™ | Skyline Thornless Honey Locust |
| GO | 18 | Gymnocladus dioica 'Espresso' | Kentucky Coffee Tree |
| P02 | 11 | Populus deltoides 'Siouxland' | Populus deltoides 'Siouxland' |
| QBO | 21 | Quercus buckleyi | Buckley Oak |
| QM2 | 49 | Quercus muehlenbergii | Chinkapin Oak |
| * SPEC TR | 3 | Specimen Trees | To Be Determined |
| SJ | 55 | Styphionolobium japonicum | Japanese Pagoda Tree |
| TR | 31 | Tilia americana 'Redmond' | Redmond American Linden |
| GL | 1 | Tilia cordata 'Greenspire' | Greenspire Littleleaf Linden |
| UE | 2 | Ulmus propinqua 'Emerald Sunshine' | Emerald Sunshine Elm |
| AE | 29 | Ulmus x 'Frontier' | Frontier Elm |
| UP2 | 66 | Ulmus x 'Morton Glossy'™ | Triumph Elm |

| | | | |
|------------------------|----|-------------------------------|-------------------------|
| EVERGREEN TREES | | | |
| JSP | 90 | Juniperus chinensis 'Spartan' | Spartan Juniper |
| PCS | 58 | Picea pungens | Colorado Spruce |
| PPE | 3 | Pinus heldreichii | Bosnian Pine |
| ABP | 10 | Pinus nigra | Austrian Black Pine |
| PSS | 22 | Pinus strobiiformis | Southwestern White Pine |

| | | | |
|-------------------------|----|---------------------------------|----------------------------------|
| ORNAMENTAL TREES | | | |
| AC2 | 6 | Amelanchier 'Autumn Brilliance' | 'Autumn Brilliance' Serviceberry |
| CA | 27 | Crataegus ambigua | Russian Hawthorn |
| MI | 29 | Malus x 'Indian Magic' | Indian Magic Crab Apple |

| CODE | QTY | BOTANICAL NAME | COMMON NAME |
|---------------------------|-----|--|----------------------------------|
| ORNAMENTAL GRASSES | | | |
| BB | 144 | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama |
| FRG | 35 | Feather Reed Grass | Feather Reed Grass |
| ET | 284 | Eragrostis trichodes | Sand Lovegrass |
| BOG | 51 | Helictotrichon sempervirens | Blue Oat Grass |
| DMG | 77 | Miscanthus sinensis 'Yaku Jima' | Dwarf Maiden Grass |
| NP | 131 | Nassella tenuissima 'Pony Tails' | Mexican Feathergrass |
| PH | 559 | Panicum virgatum 'Heavy Metal' | Blue Chip Butterfly Grass |
| PV | 28 | Panicum virgatum 'Shenandoah' | Shenandoah Switch Grass |
| PG | 16 | Pennisetum alopecuroides | Fountain Grass |
| PA | 182 | Pennisetum alopecuroides 'Hamein' | Dwarf Fountain Grass |
| RAG | 24 | Saccharum ravennae | Ravenna Grass |
| SS | 94 | Schizachyrium scoparium 'Standing Ovation' | Standing Ovation Little Bluestem |
| SIS | 47 | Sorghastrum nutans 'Indian Steel' | Indian Grass |
| SH | 32 | Sporobolus heterolepis | Prairie Dropseed |
| SW | 102 | Sporobolus wrightii | Big Sacaton |

| | | | |
|-------------------------|-----|--|------------------------------------|
| DECIDUOUS SHRUBS | | | |
| AMA | 299 | Amelanchier alnifolia | Serviceberry |
| ARB | 107 | Aronia arbutifolia 'Brilliantissima' | Brilliantissima Red Chokeberry |
| AM | 149 | Aronia melanocarpa 'Morton' | Iroquois Beauty™ Black Chokeberry |
| BP | 50 | Buddleia davidii 'Purple Haze' | Purple Haze Butterfly Bush |
| DBB | 87 | Buddleja x 'Blue Chip' | Blue Chip Butterfly Bush |
| BSP | 179 | Caryopteris incana | Coryon Bluebeard Spirea |
| CM | 63 | Chamaebatiaria millefolium | Desert Sweet |
| RB | 17 | Chrysothamnus nauseosus | Rabbitbrush |
| CI | 176 | Cornus sericea 'Isanti' | Isanti Redosier Dogwood |
| CA2 | 177 | Cornus stolonifera 'Arctic Fire' | Arctic Fire Dogwood |
| ES | 65 | Ericameria nauseosa speciosa | Dwarf Fire Rabbitbrush |
| RSA | 19 | Perovskia atriplicifolia | Russian Sage |
| PL | 10 | Perovskia atriplicifolia 'Little Spire'™ | Little Spire Russian Sage |
| LMO | 78 | Philadelphus lewisii 'Cheyenne' | Lewis Mock Orange |
| DGN | 212 | Physocarpus opulifolius 'Dart's Gold' | Yellow Ninebark |
| MIN | 40 | Physocarpus opulifolius 'Diablo' | Diablo Ninebark |
| PL2 | 76 | Physocarpus opulifolius 'Little Devil'™ | Dwarf Ninebark |
| PN3 | 13 | Physocarpus opulifolius 'Summer Wine' | Summer Wine Ninebark |
| PD | 12 | Potentilla fruticosa 'Gold Drop' | Gold Drop Potentilla |
| PJ | 150 | Potentilla fruticosa 'Jackmanii' | Jackman's Potentilla |
| SGP | 68 | Potentilla fruticosa 'Sutters Gold' | Sutter's Gold Potentilla |
| PRB | 130 | Potentilla fruticosa 'Pink Beauty' | Pink Beauty Potentilla |
| RAP | 12 | Potentilla fruticosa 'Red Ace'™ | Red Ace Bush Cinquefoil |
| PB2 | 30 | Prunus besseyi | Western Sand Cherry |
| PPB | 115 | Prunus besseyi 'Pawnee Buttes' | Pawnee Buttes Sand Cherry |
| PC3 | 38 | Prunus x cistena | Purple Leaf Sand Cherry |
| QG2 | 44 | Quercus gambelii | Gambel Oak |
| RG | 428 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac |
| TLS | 23 | Rhus trilobata | Three-leaf Sumac |
| RAA | 102 | Rhus trilobata 'Autumn Amber' | Autumn Amber Sumac |
| RG2 | 38 | Ribes alpinum 'Green Mound' | Green Mound Alpine Currant |
| RM2 | 15 | Rosa medilandensis 'Fire' | Fire Mediland Rose |
| RD | 166 | Rosa x 'Morden Sunrise' | Morden Sunrise Rose |
| RK3 | 275 | Rosa x 'Nearly Wild' | Nearly Wild Rose |
| PKR | 21 | Rosa x 'Pink Knockout' | Rose |
| RXN | 67 | Rosa x 'Noare'™ | Flower Carpet Red Groundcover Rose |
| GFS | 20 | Spiraea japonica 'Goldflame' | Goldflame Spirea |
| SS2 | 31 | Spiraea japonica 'Little Princess' | Little Princess Japanese Spirea |
| W2 | 292 | Spiraea x bumalda 'Waburn' | Magic Carpet Spirea |
| SO | 10 | Symphoricarpos occidentalis | Western Snowberry |
| SC | 16 | Symphoricarpos x chenautilii 'Hancock' | Hancock Chenautili Coralberry |
| SM | 151 | Syringa meyeri 'Palbin' | Dwarf Korean Lilac |

* Specimen Trees to be owner-procured and installed

** All Curbside grasses shall be 5 Gal. minimum

This is not permitted. 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.

THIS HAS BEEN REVISED

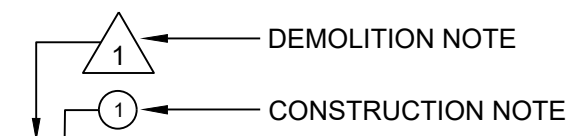
SYMBOLS & ABBREVIATIONS

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

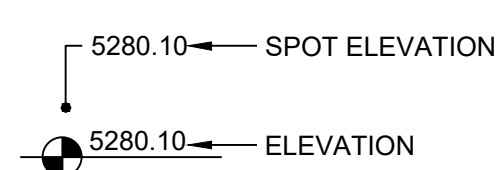
E.P. = EDGE OF PAVING
EXP. = EXPANSION
E.W. = EACH WAY
F.F. = FINISH FLOOR
F.G. = FINISH GRADE
FIN. = FINISH
F.H. = FIRE HYDRANT
FL. = FLOW LINE
FTG. = FOOTING
FT. = FEET
GA. = GAUGE
GALV. = GALVANIZED
H.W. = HEAD WALL
H.P. = HIGH POINT
HT. = HEIGHT
HORIZ. = HORIZON
I.D. = INNER DIAMETER
IN. = INCH
INV. = INVERT
L.P. = LOW POINT
L.F. = LINEAR FEET
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. = POLY(VINYL CHLORIDE) PIPE
PL. = PROPERTY LINE
R. = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
HT. = HEIGHT
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

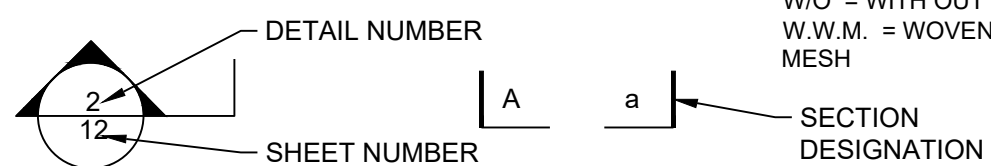
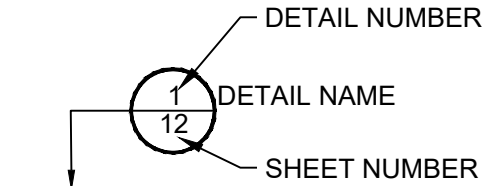
NOTE IDENTIFICATION



ELEVATION IDENTIFICATION



DETAIL IDENTIFICATION



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.

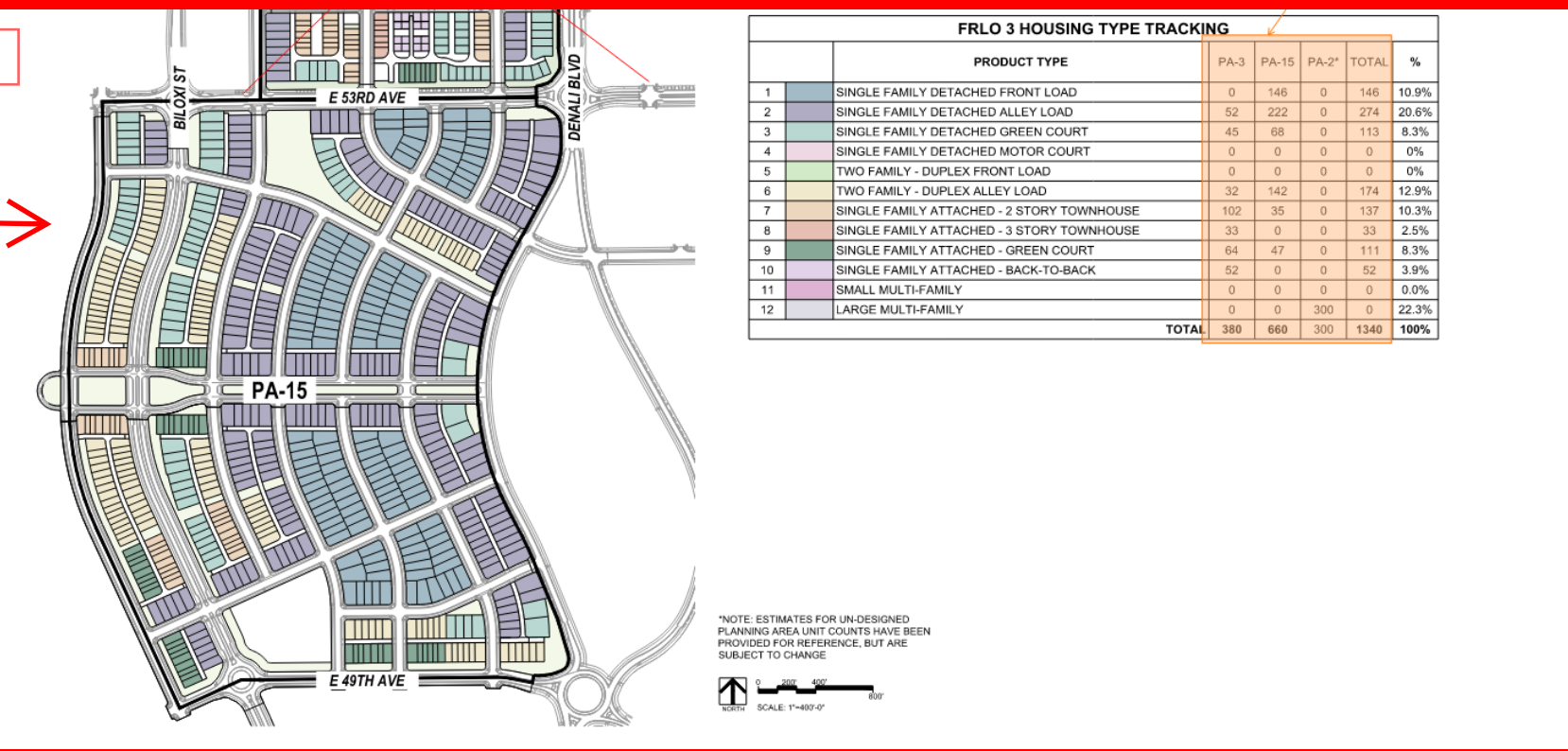
ALL QUANTITIES ARE PROVIDED FOR REFERENCE. CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL QUANTITIES AND NOTIFYING THE DISTRICT ENGINEER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

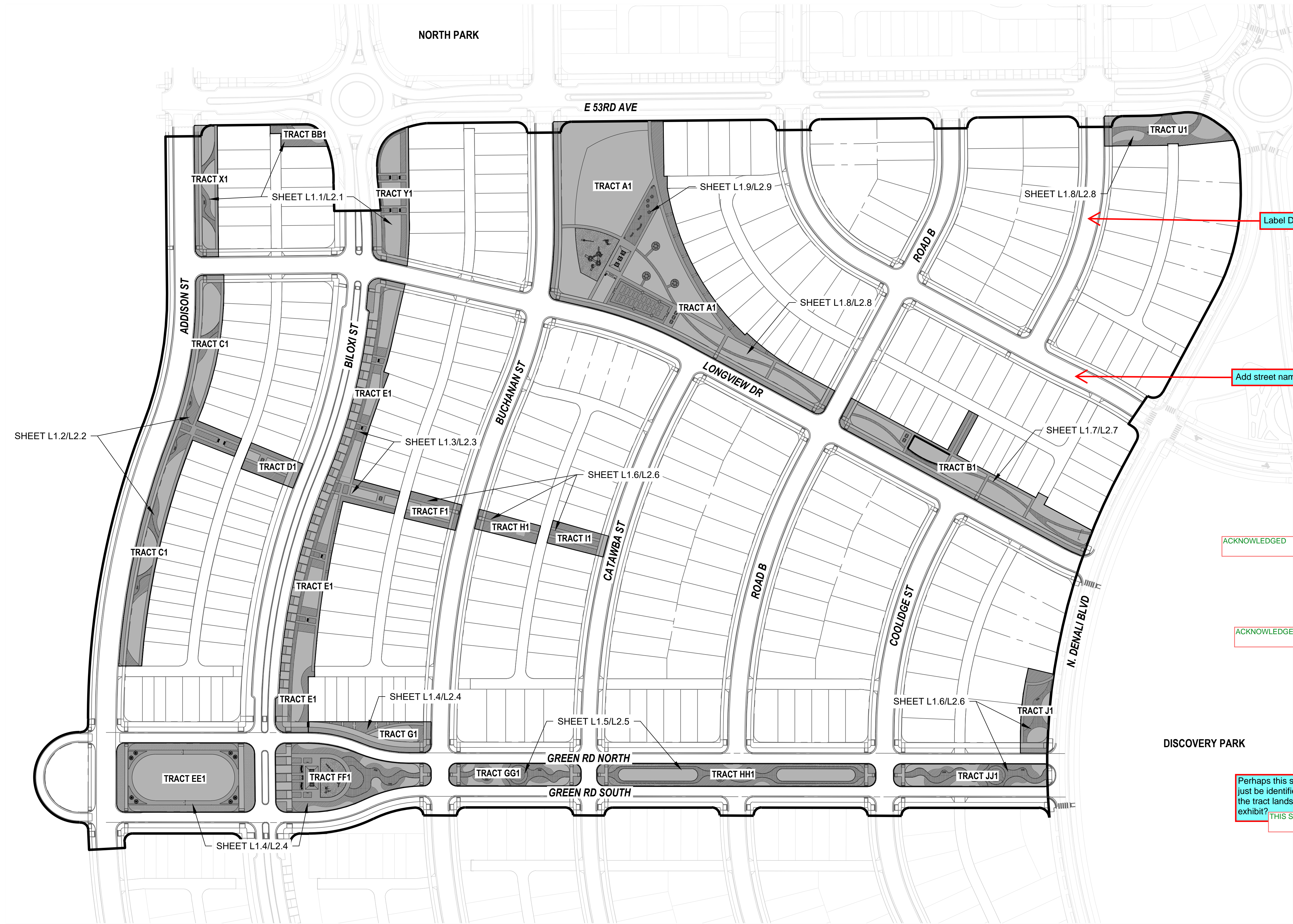
SITE PLAN NOTES:

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, LANTERS, WALKS, AND JOINTS, TO BE REVIEWED IN THE FIELD PRIOR TO POURING.





THIS SHEET HAS BEEN REMOVED

Label Duquesne Street

THIS SHEET HAS BEEN REMOVED

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



0 75' 150' 300'
SCALE: 1"=150'-0"

| REVISIONS: | | | | | | | |
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| NO. | 1. | 2. | 3. | 4. | 5. | 6. | 7. |
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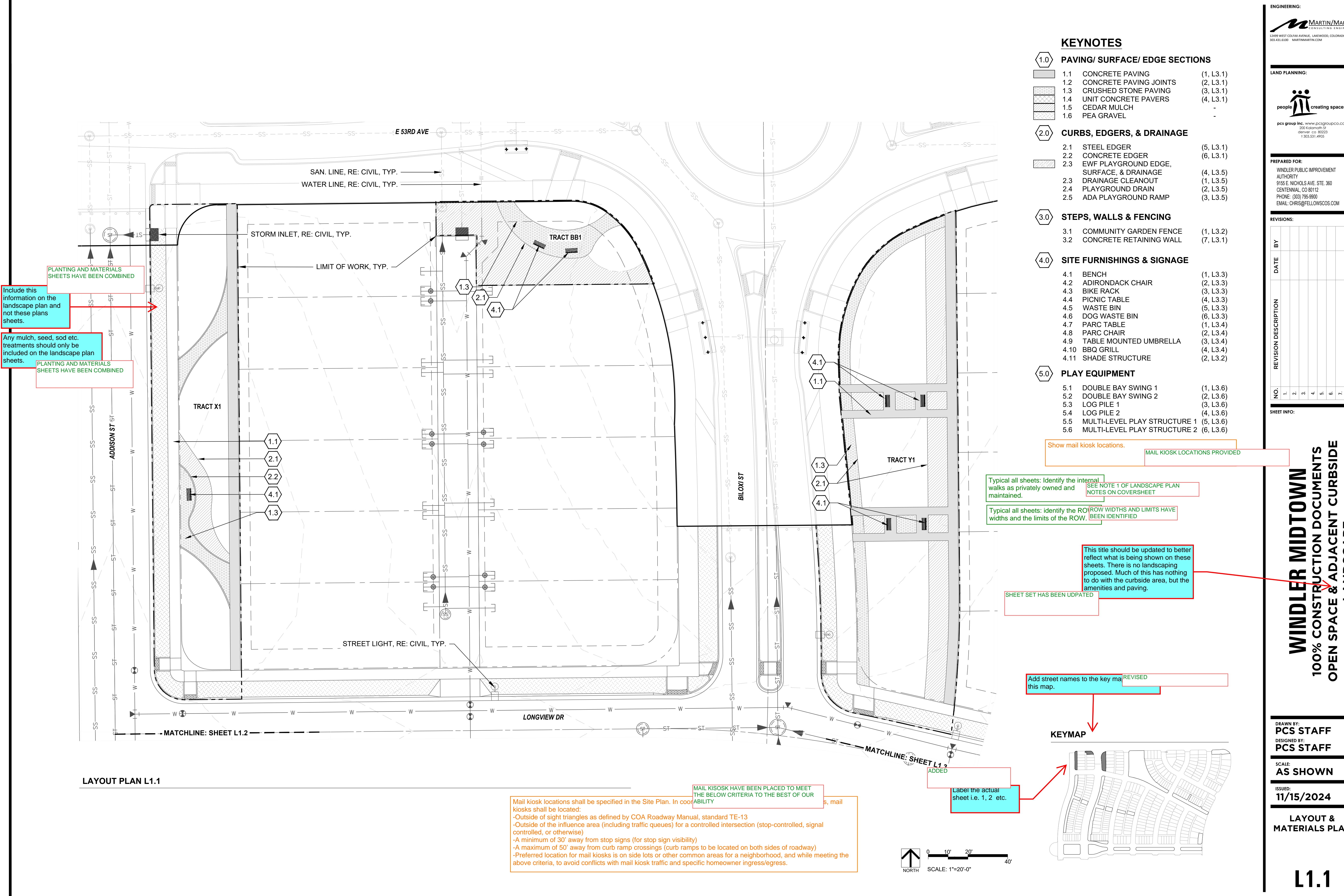
WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE LANDSCAPE

DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

**OVERALL MAP &
SHEET INDEX**



LAYOUT PLAN L1.1

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)

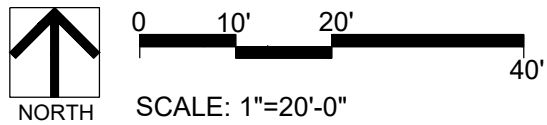
5.6

MULTI-LEVEL PLAY STRUCTURE 2

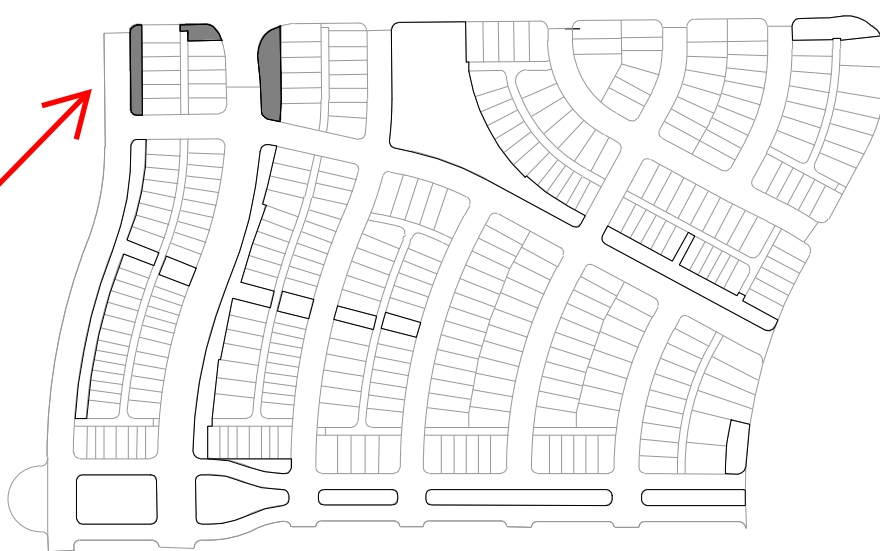
(6, L3.6)

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.



KEYMAP



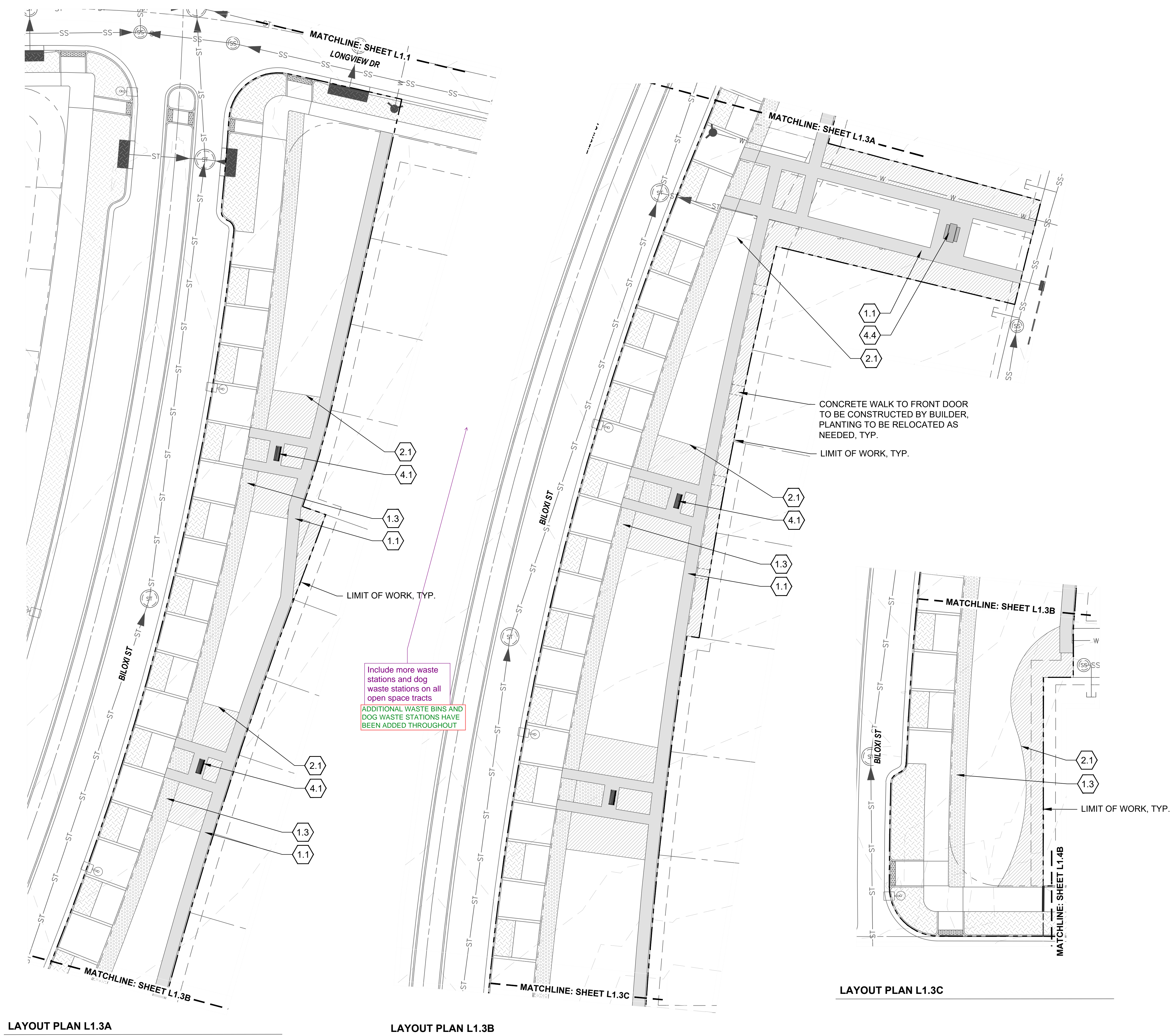
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SHEET INFO:

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

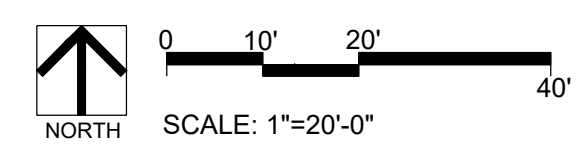
LAYOUT &
MATERIALS PLAN



LAYOUT PLAN L1.3A

LAYOUT PLAN L1.3B

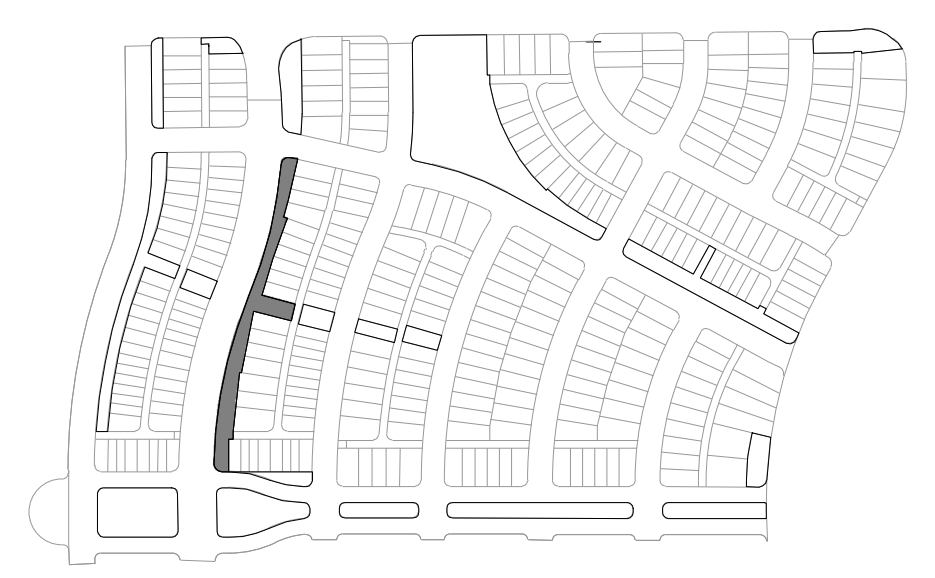
LAYOUT PLAN L1.3C



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



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) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

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SHEET INFO:

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

DRAWN BY:
PCS STAFF

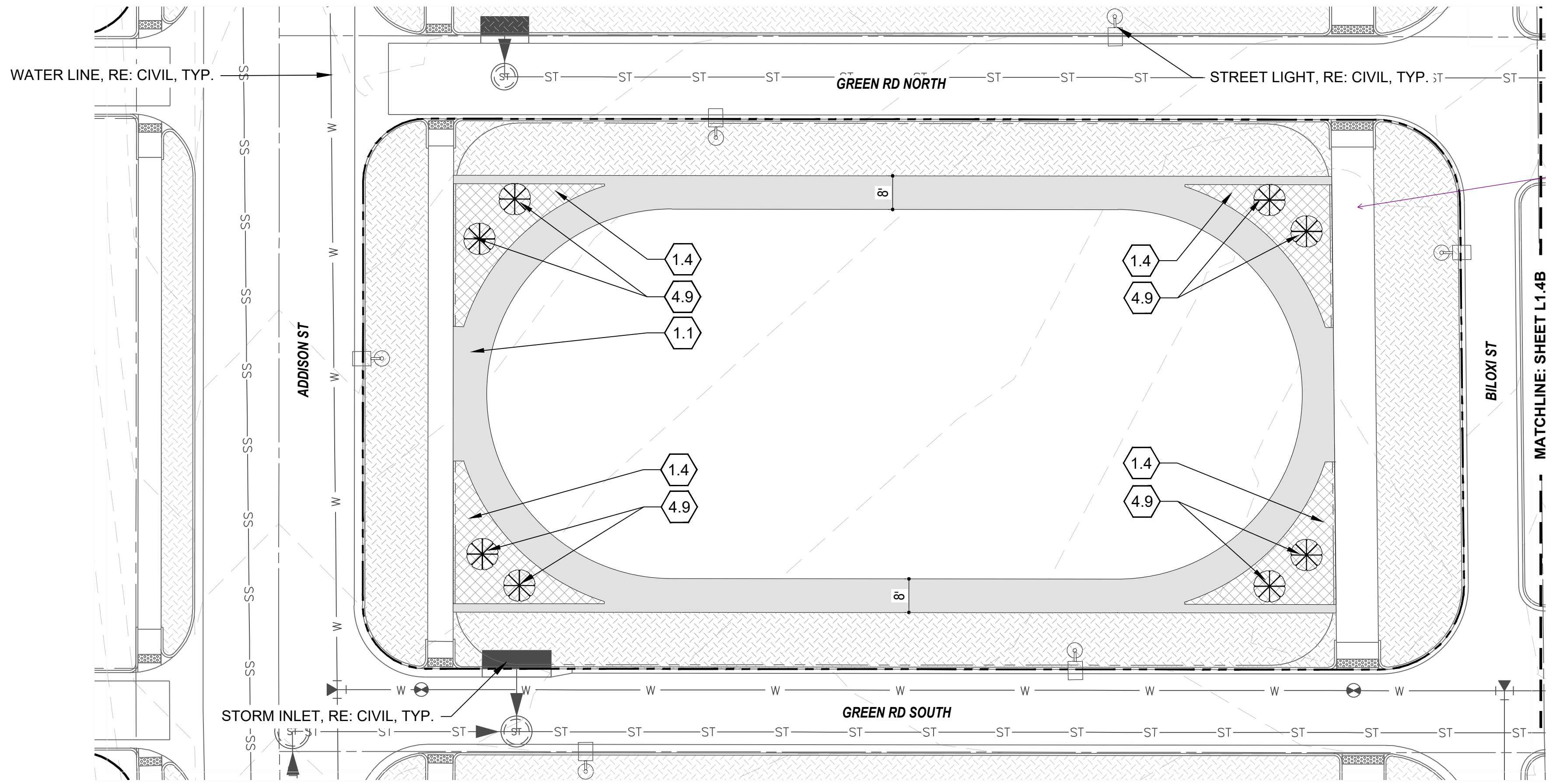
DESIGNED BY:
PCS STAFF

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AS SHOWN

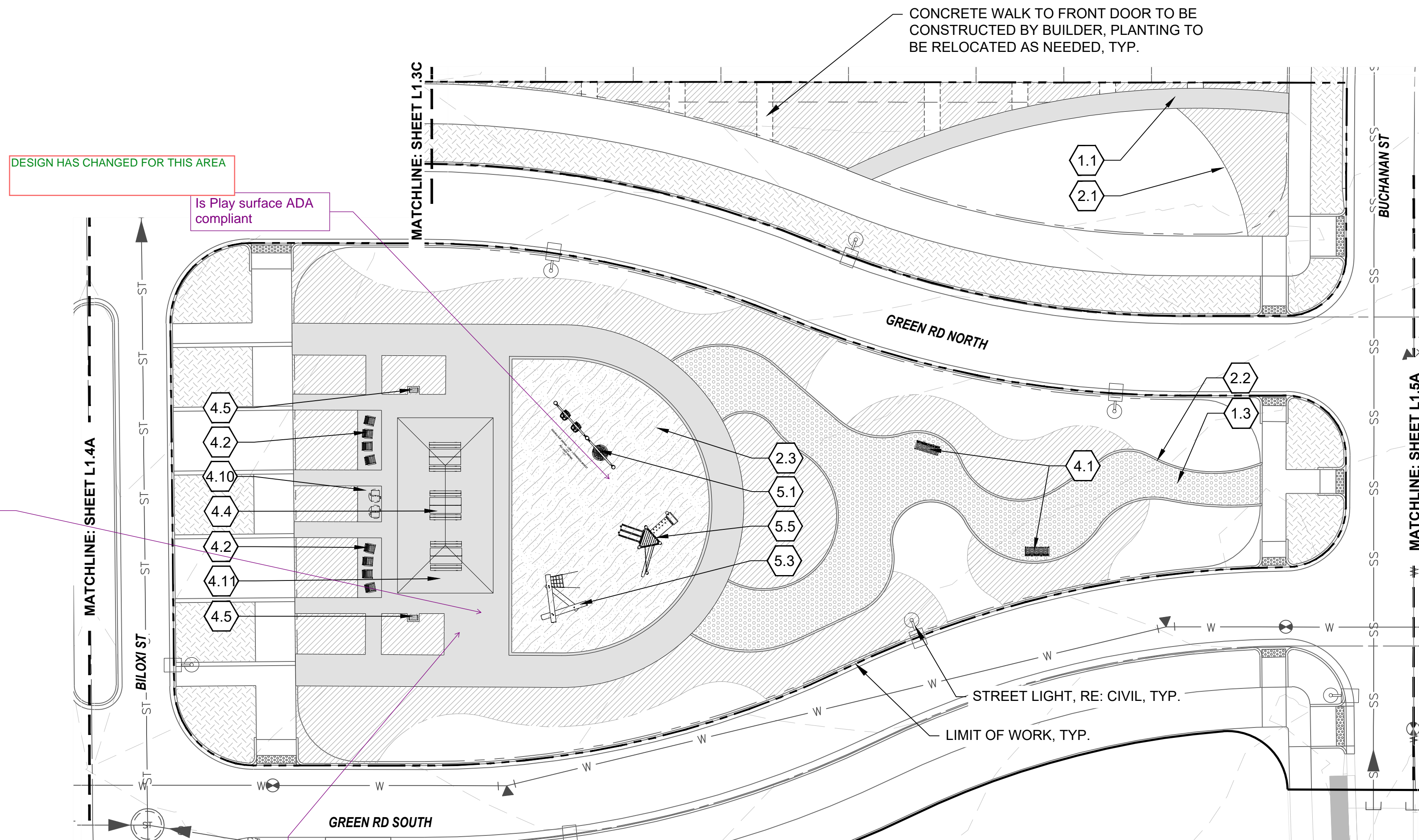
ISSUED:
11/15/2024

**LAYOUT &
MATERIALS PLAN**

L1.3



LAYOUT PLAN L1.4A



LAYOUT PLAN L1.4B

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)

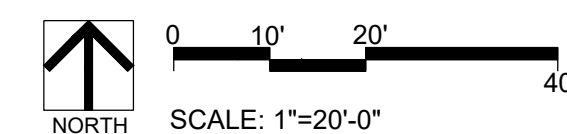
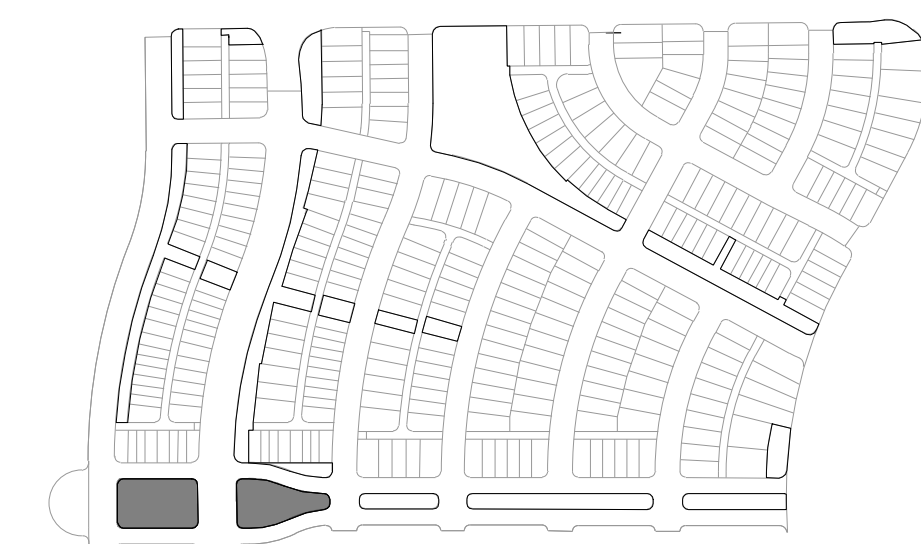
DESIGN HAS CHANGED FOR THIS AREA

include bike racks

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

KEYMAP



ENGINEERING:

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

LAND PLANNING:



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. 360
CENTENNIAL CO 80112
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

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

SCALE:

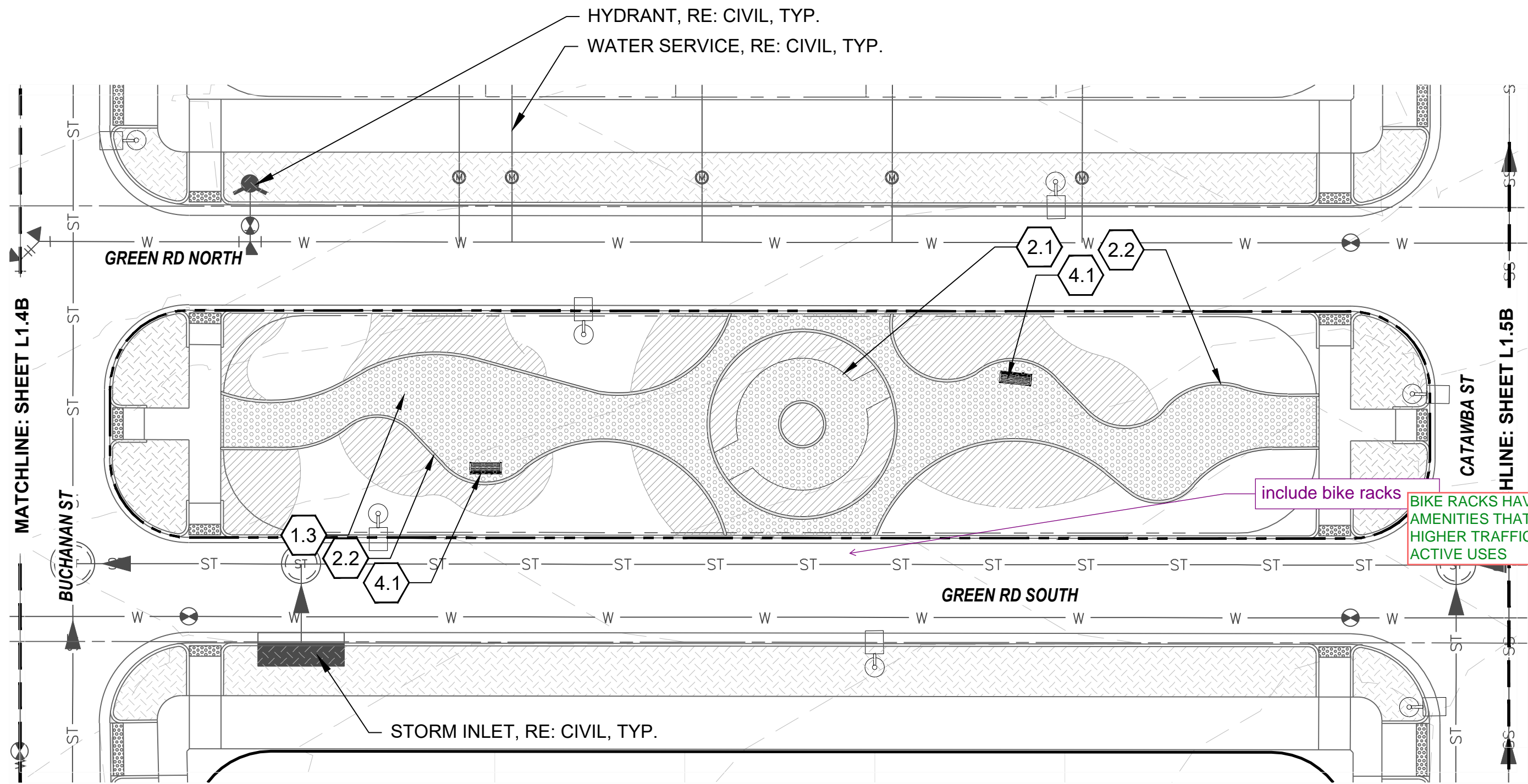
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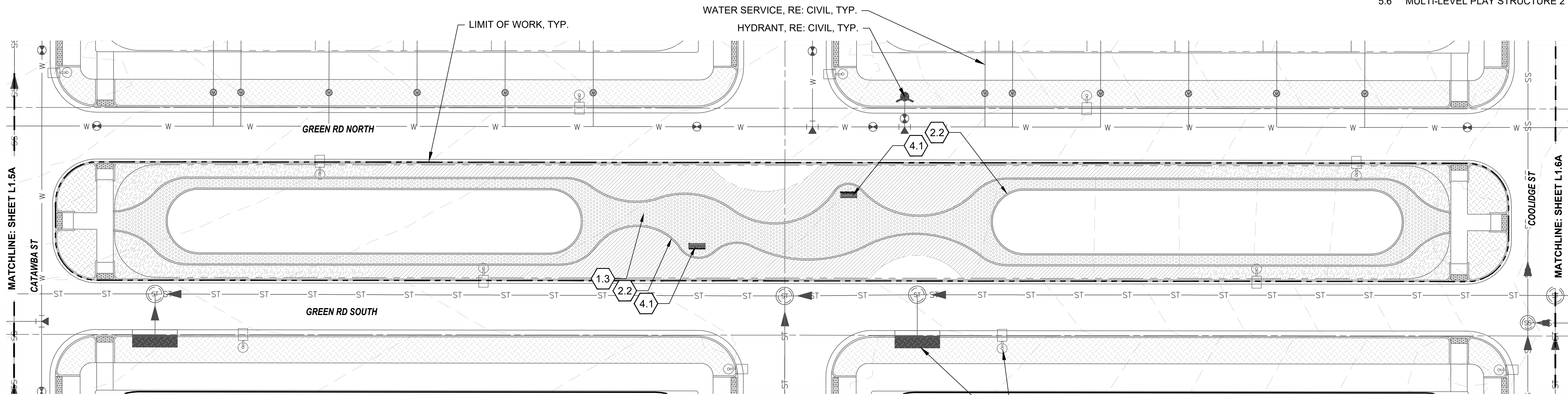
11/15/2024

LAYOUT &
MATERIALS PLAN

L1.4



LAYOUT PLAN L1.5A



LAYOUT PLAN L1.5B

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) |

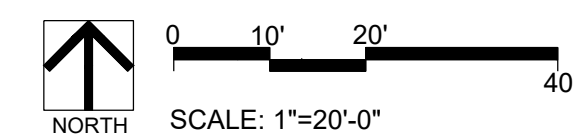
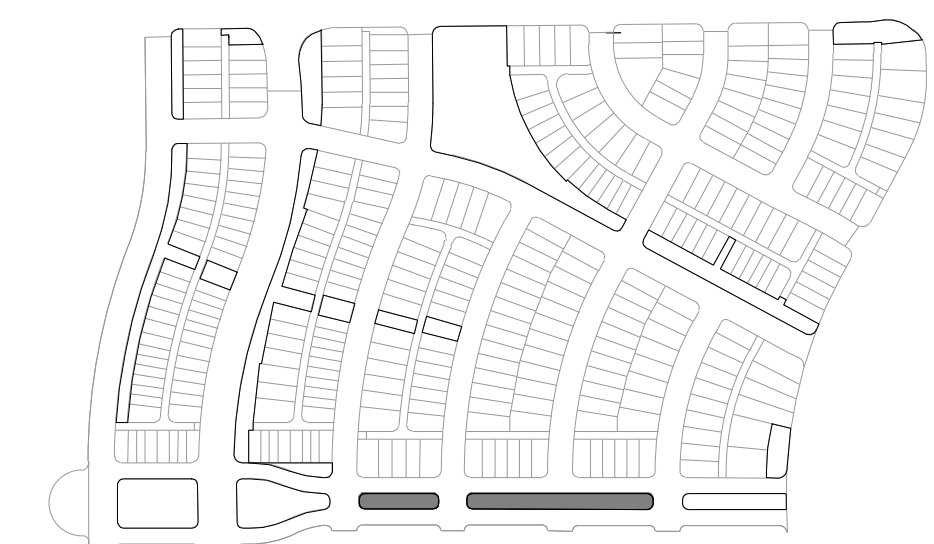
4.0 SITE FURNISHINGS & SIGNAGE

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| 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



ENGINEERING:

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
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. 360
CENTENNIAL CO 80112
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

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SHEET INFO:

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

DRAWN BY:

PCS STAFF

DESIGNED BY:

PCS STAFF

SCALE:

AS SHOWN

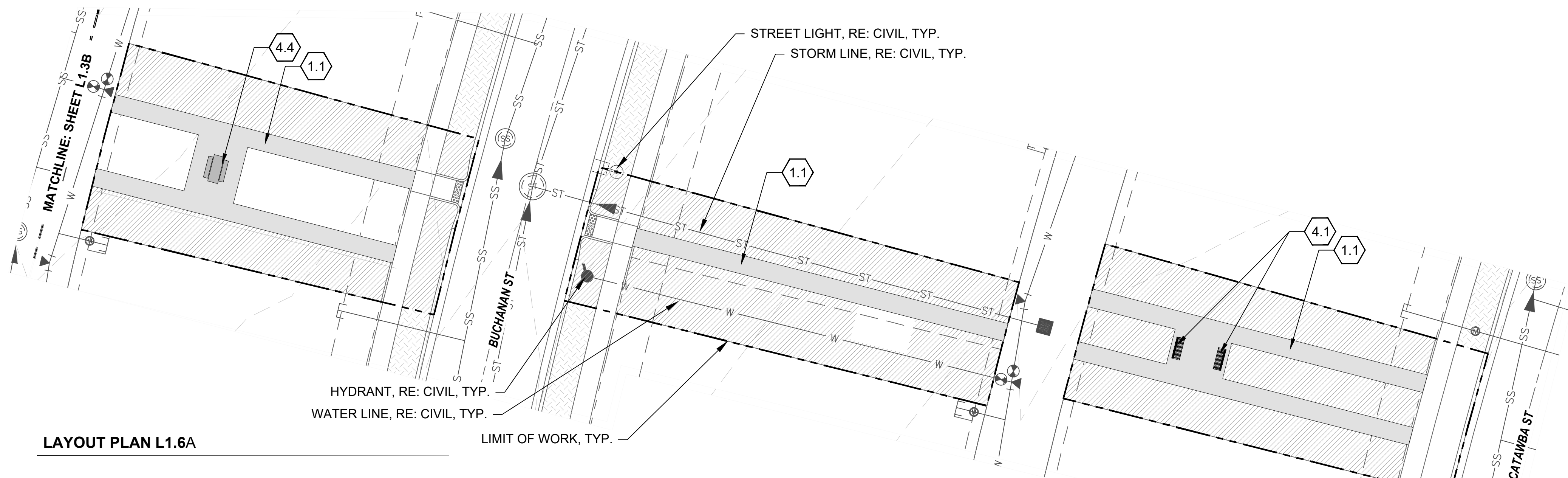
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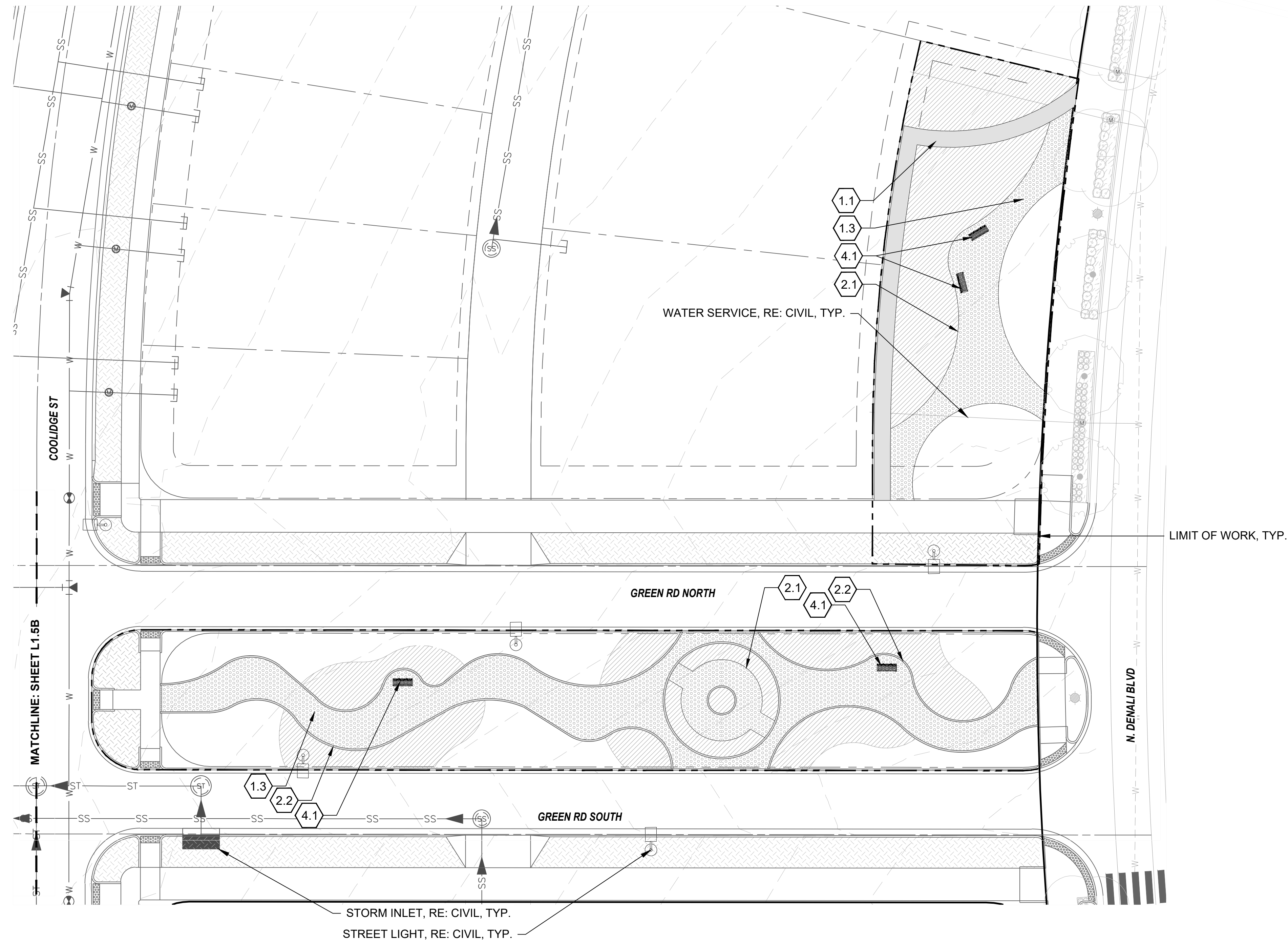
LAYOUT &

MATERIALS PLAN

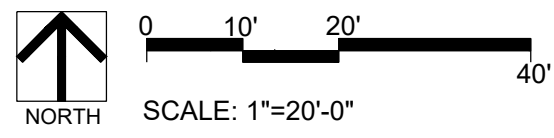
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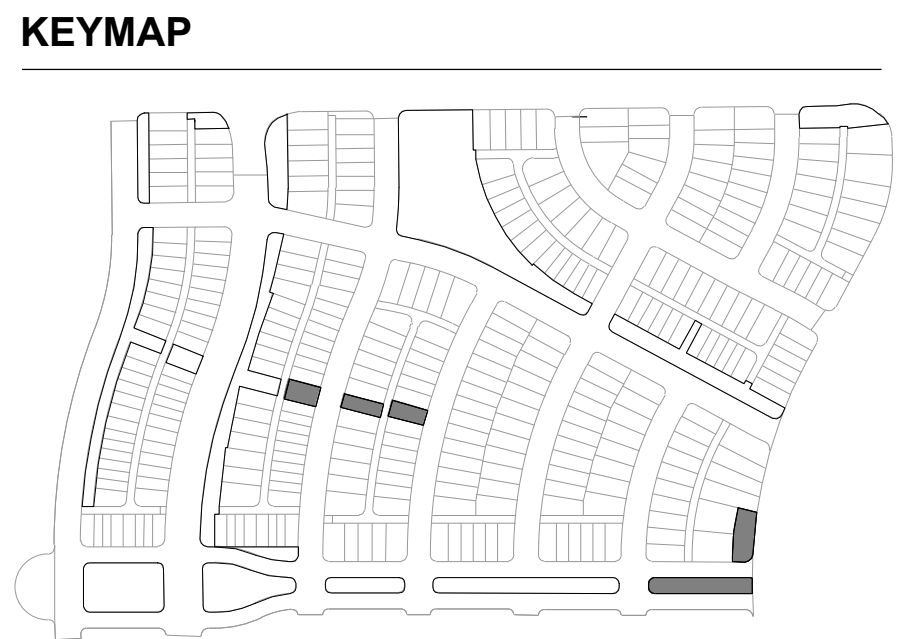
LAYOUT PLAN L1.6A



LAYOUT PLAN L1.6B

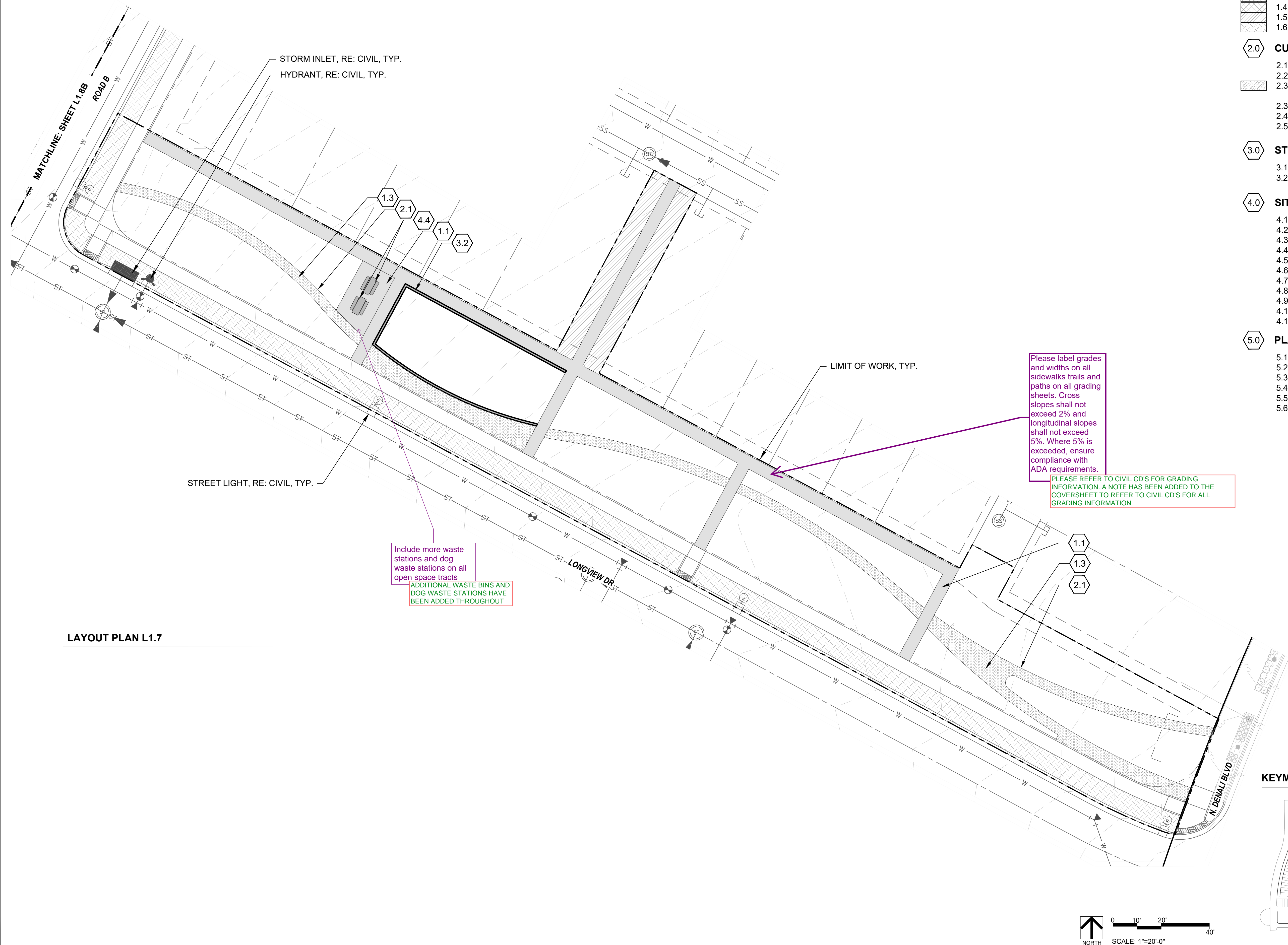


- KEYNOTES**
- 1.0 PAVING/ SURFACE/ EDGE SECTIONS**
- 1.1 CONCRETE PAVING (1, L3.1)
 - 1.2 CONCRETE PAVING JOINTS (2, L3.1)
 - 1.3 CRUSHED STONE PAVING (3, L3.1)
 - 1.4 UNIT CONCRETE PAVERS (4, L3.1)
 - 1.5 CEDAR MULCH (-)
 - 1.6 PEA GRAVEL (-)
- 2.0 CURBS, EDGERS, & DRAINAGE**
- 2.1 STEEL EDGER (5, 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)



REVISIONS:

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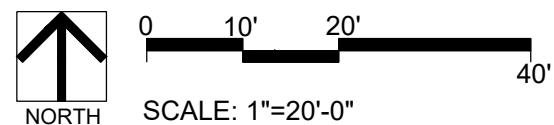
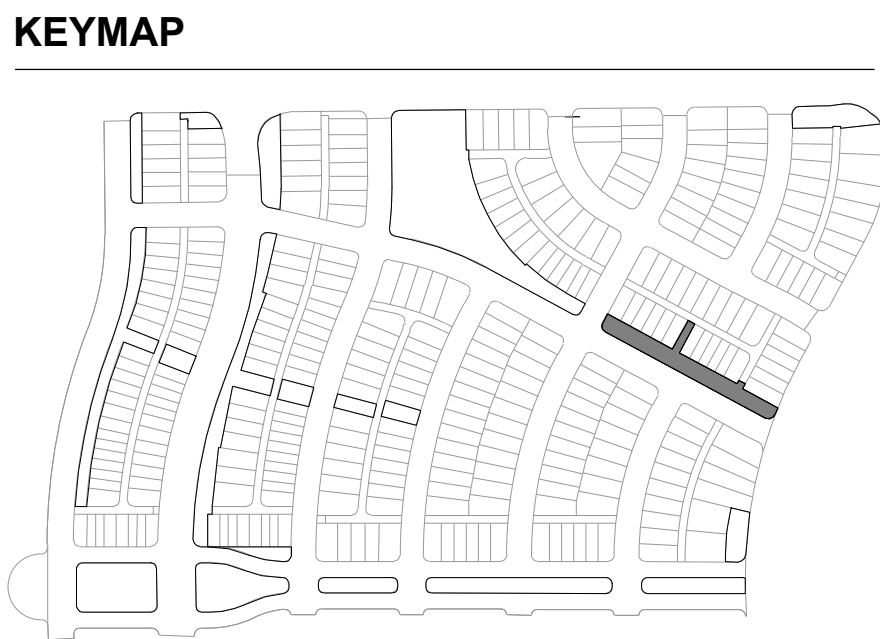
LAYOUT PLAN L1.7

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



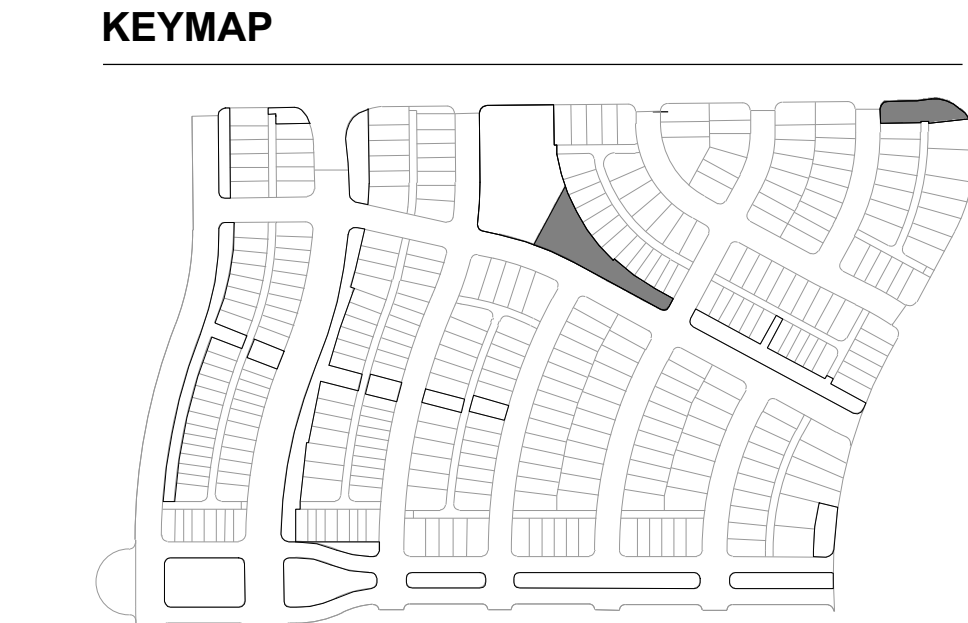
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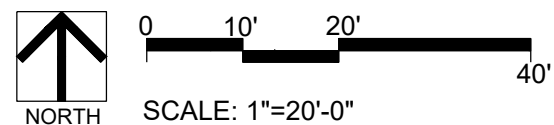
WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

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

LAYOUT &
MATERIALS PLAN



L1.8



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 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 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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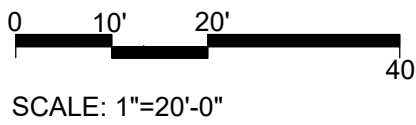
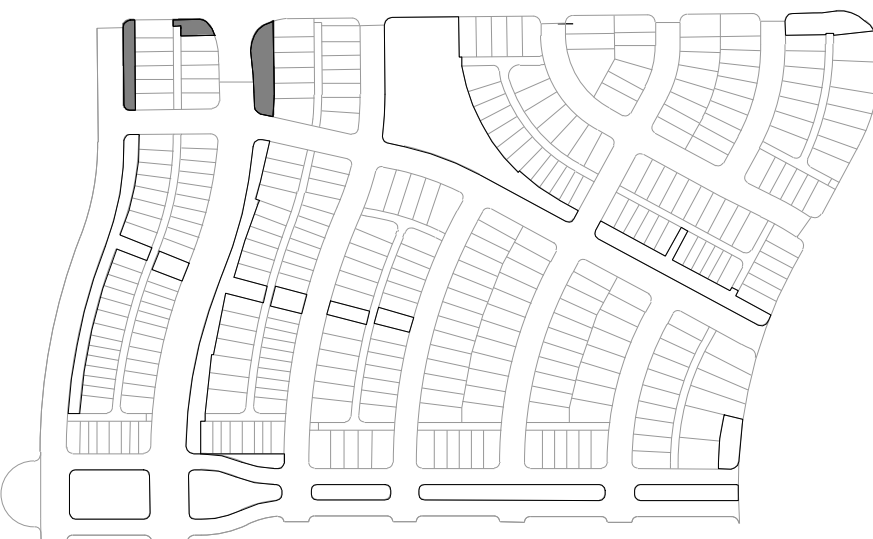
KEYNOTES

| | | |
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| 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 | CA2 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 Greaspire 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 Weidland Rose |
| GI2 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 |
| EVERGREEN TREES | GFS Goldflame Spirea |
| ABP Austrian Black Pine | RG2 Green Mound Alpine Currant |
| BPE Bosnian Pine | RG3 Gro-Low Fragrant Sumac |
| PCS Colorado Spruce | SC Hancock Chenaault Coralberry |
| PSS Southwestern White Pine | AM Iroquois Beauty™ Black Chokeberry |
| JSP Spartan Juniper | CI Isanti Redosier Dogwood |
| ORNAMENTAL TREES | PJ Jackman's Potentilla |
| AG2 'Autumn Brilliance' Serviceberry | LMO Lewis Mock Orange |
| MI Indian Magic Crab Apple | SS2 Little Princess Japanese Spirea |
| CA Russian Hawthorn | PL Little Spire Russian Sage |
| ORNAMENTAL GRASSES | SC2 Magic Carpet Spirea |
| SW Big Sacaton | RD Morden Sunrise Rose |
| BB Blonde Ambition Blue Grama | R3 Nearly Wild Rose |
| BOG Blue Oat Grass | PPB Pawnee Buttes Sand Cherry |
| PH Blue Switch Grass | PBP Pink Beauty Potentilla |
| PA Dwarf Fountain Grass | BP Purple Haze Butterfly Bush |
| DMG Dwarf Maiden Grass | PC3 Purple Leaf Sand Cherry |
| FRG Feather Reed Grass | RB Rabbitbrush |
| PG Fountain Grass | RAP Red Ace Bush Cinquefoil |
| SIS Indian Grass | PKR Rose |
| NP Mexican Feathergrass | RSA Russian Sage |
| SH Prairie Dropseed | AMA Serviceberry |
| RAG Ravenna Grass | PN3 Summer Wine Ninebark |
| ET Sand Lovegrass | SGP Sutter's Gold Potentilla |
| PV Shenandoah Switch Grass | TLS Three-leaf Sumac |
| SS Standing Ovation Little Bluestem | PB2 Western Sand Cherry |
| | SO Western Snowberry |
| | DGN Yellow Ninebark |
| EVERGREEN SHRUBS | |
| MLJ 'Mother Lode' Juniper | |
| JA2 Alpine Carpet Juniper | |
| 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 | |

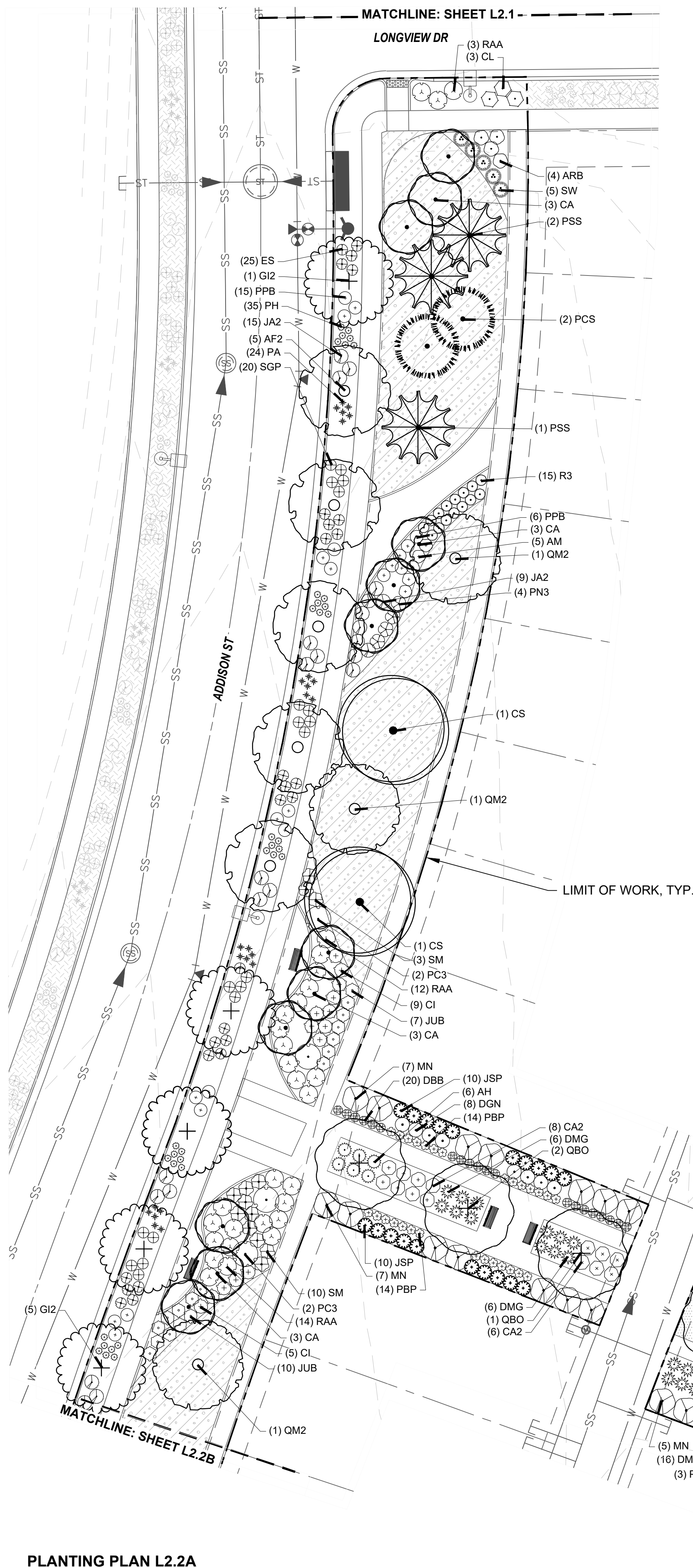
KEYMAP



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SHEET INFO:

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LANDSCAPE



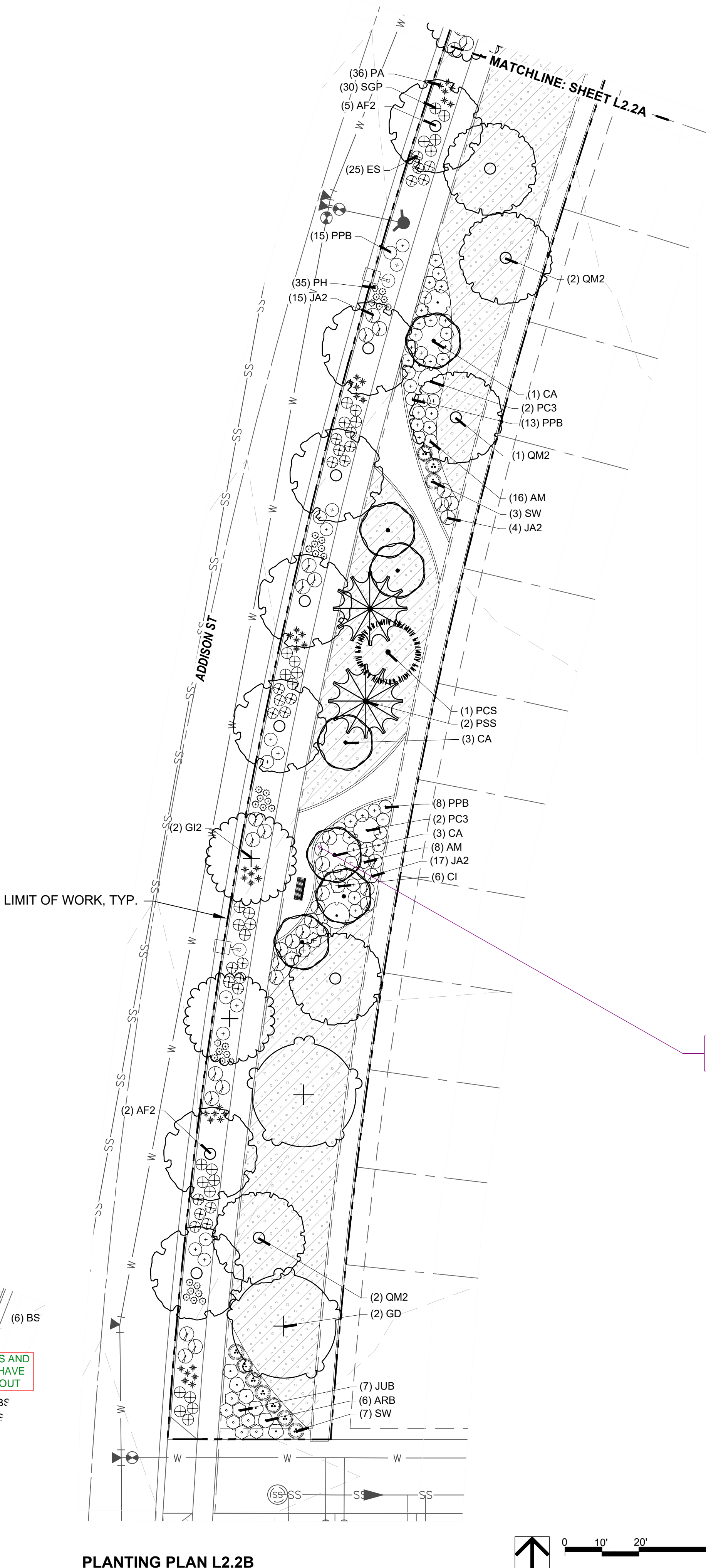
PLANTING PLAN L2.2A

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



PLANTING PLAN L2.2B

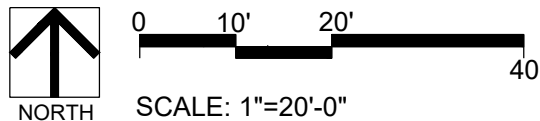
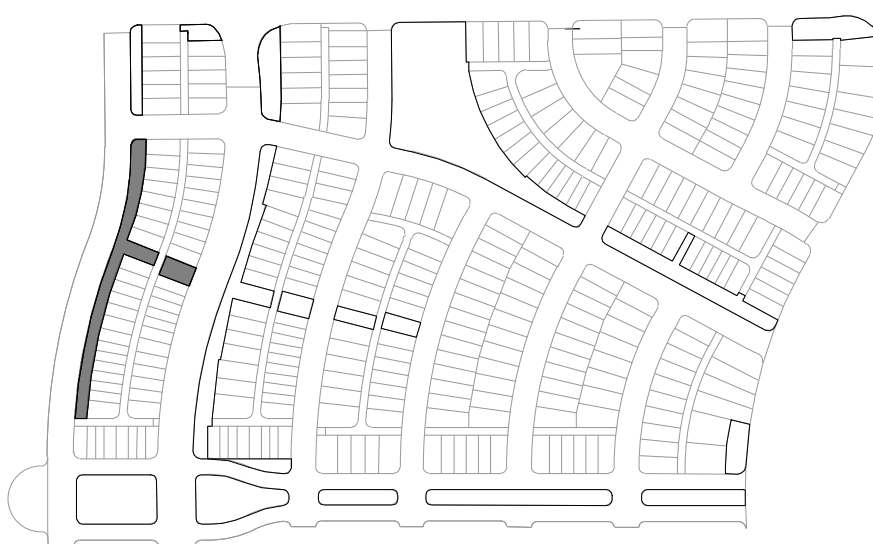
KEYNOTES

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| 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 | CA2 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 | QM 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 Weildland Rose |
| GI2 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 |
| EVERGREEN TREES | RG2 Green Mound Alpine Currant |
| ABP Austrian Black Pine | RG Gro-Low Fragrant Sumac |
| BPE Bosnian Pine | SC Hancock Chenault Coralberry |
| PCS Colorado Spruce | AM Iroquois Beauty™ Black Chokeberry |
| PSS Southwestern White Pine | CI Isanti Redosier Dogwood |
| JSP Spartan Juniper | PJ Jackman's Potentilla |
| | LMO Lewis Mock Orange |
| ORNAMENTAL TREES | SS2 Little Princess Japanese Spirea |
| AG2 'Autumn Brilliance' Serviceberry | PL Little Spire Russian Sage |
| MI Indian Magic Crab Apple | SC2 Magic Carpet Spirea |
| CA Russian Hawthorn | RD Morden Sunrise Rose |
| | R3 Nearly Wild Rose |
| ORNAMENTAL GRASSES | PBP Pawnee Buttes Sand Cherry |
| SW Big Sacaton | BP Pink Beauty Potentilla |
| BB Blonde Ambition Blue Grama | BP Purple Haze Butterfly Bush |
| BOG Blue Oat Grass | PC3 Purple Leaf Sand Cherry |
| PH Blue Switch Grass | RB Rabbitbrush |
| PA Dwarf Fountain Grass | RAP Red Ace Bush Cinquefoil |
| DMG Dwarf Maiden Grass | PKR Rose |
| FRG Feather Reed Grass | RSA Russian Sage |
| PG Fountain Grass | AMA Serviceberry |
| SIS Indian Grass | PN3 Summer Wine Ninebark |
| NP Mexican Feathergrass | SGP Sutter's Gold Potentilla |
| SH Prairie Dropseed | TLS Three-leaf Sumac |
| RAG Ravenna Grass | PB2 Western Sand Cherry |
| ET Sand Lovegrass | SO Western Snowberry |
| PV Shenandoah Switch Grass | DGN Yellow Ninebark |
| SS Standing Ovation Little Bluestem | |
| | EVERGREEN SHRUBS |
| | MLJ 'Mother Lode' Juniper |
| | JA2 Alpine Carpet Juniper |
| | 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 |

KEYMAP



PREPARED FOR:
WINDLER PUBLIC IMPROVEMENT
AUTHORITY
9155 E. NICHOLS AVE. STE. 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

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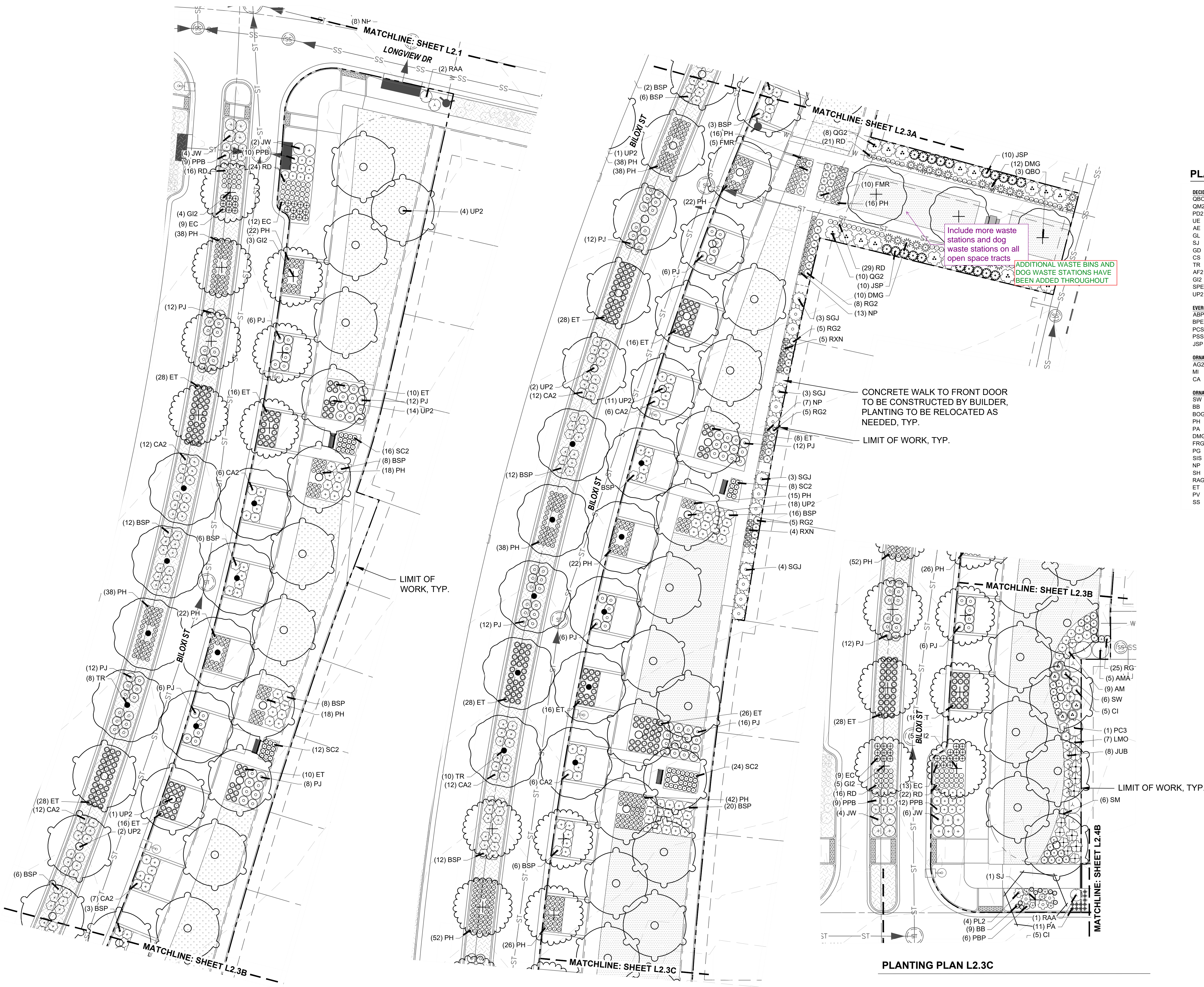
WINDLER MIDDTOWN
100% CONSTRUCTION DOCUMENTS
OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

PLANTING PLAN



PLANTING PLAN L2.3A

PLANTING PLAN L2.3B

PLANTING PLAN L2.3C

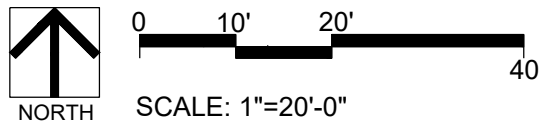
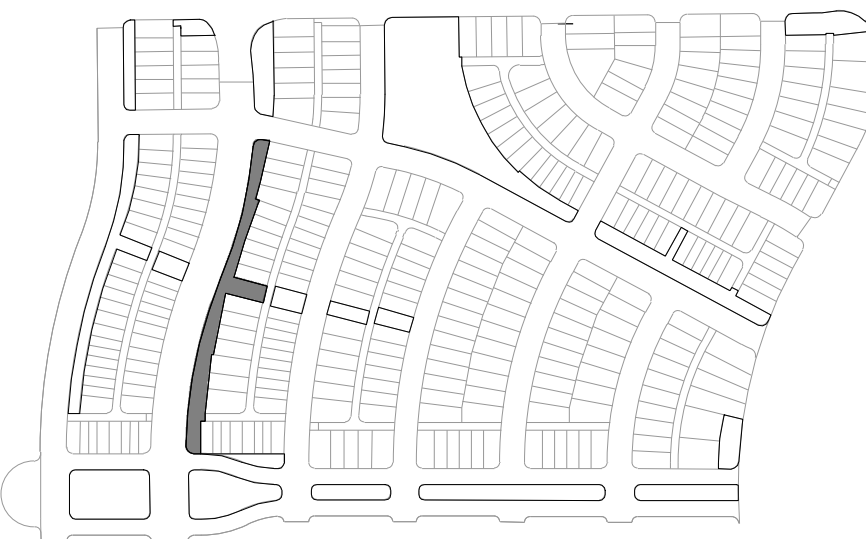
KEYNOTES

- 6.0 PLANTING
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| 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 | CA2 | Arctic Fire Dogwood |
| QM2 | Chinkapin Oak | RAA | Autumn Amber Sumac |
| PD2 | Eastern Cottonwood | DBB | Blue Chip Butterfly Bush |
| UE | Emerald Sunshine Elm | ARB | Brilliantissima Red Chokeberry |
| AE | Frontier Elm | BSP | Common Bluebeard Spirea |
| GL | Greenspire 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 Weildland Rose |
| GI2 | 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 |
| EVERGREEN TREES | | GFS | Goldflame Spirea |
| ABP | Austrian Black Pine | RG2 | Green Mound Alpine Currant |
| BPE | Bosnian Pine | RG | Gro-Low Fragrant Sumac |
| PCS | Colorado Spruce | SC | Hancock Chenaault Coralberry |
| PSS | Southwestern White Pine | AM | Iroquois Beauty™ Black Chokeberry |
| JSP | Spartan Juniper | CI | Isanti Redosier Dogwood |
| ORNAMENTAL TREES | | PJ | Jackman's Potentilla |
| AG2 | 'Autumn Brilliance' Serviceberry | LMO | Lewis Mock Orange |
| MI | Indian Magic Crab Apple | SS2 | Little Princess Japanese Spirea |
| CA | Russian Hawthorn | PL | Little Spire Russian Sage |
| ORNAMENTAL GRASSES | | SC2 | Magic Carpet Spirea |
| SW | Big Sacaton | RD | Morden Sunrise Rose |
| BB | Blonde Ambition Blue Grama | R3 | Nearly Wild Rose |
| BOG | Blue Oat Grass | PBP | Pawnee Buttes Sand Cherry |
| PH | Blue Switch Grass | PBP | Pink Beauty Potentilla |
| PA | Dwarf Fountain Grass | BP | Purple Haze Butterfly Bush |
| DMG | Dwarf Maiden Grass | PC3 | Purple Leaf Sand Cherry |
| FRG | Feather Reed Grass | RB | Rabbitbrush |
| FG | Fountain Grass | RAP | Red Ace Bush Cinquefoil |
| PS | Indian Grass | PKR | Rose |
| NP | Mexican Feathergrass | RSA | Russian Sage |
| SH | Prairie Dropseed | AMA | Serviceberry |
| RAG | Ravenna Grass | PN3 | Summer Wine Ninebark |
| ET | Sand Lovegrass | SGP | Sutter's Gold Potentilla |
| PV | Shenandoah Switch Grass | TLS | Three-leaf Sumac |
| SS | Standing Ovation Little Bluestem | PB2 | Western Sand Cherry |
| | | SO | Western Snowberry |
| | | DGN | Yellow Ninebark |
| EVERGREEN SHRUBS | | | |
| MLJ | 'Mother Lode' Juniper | | |
| JA2 | Alpine Carpet Juniper | | |
| 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 | | |

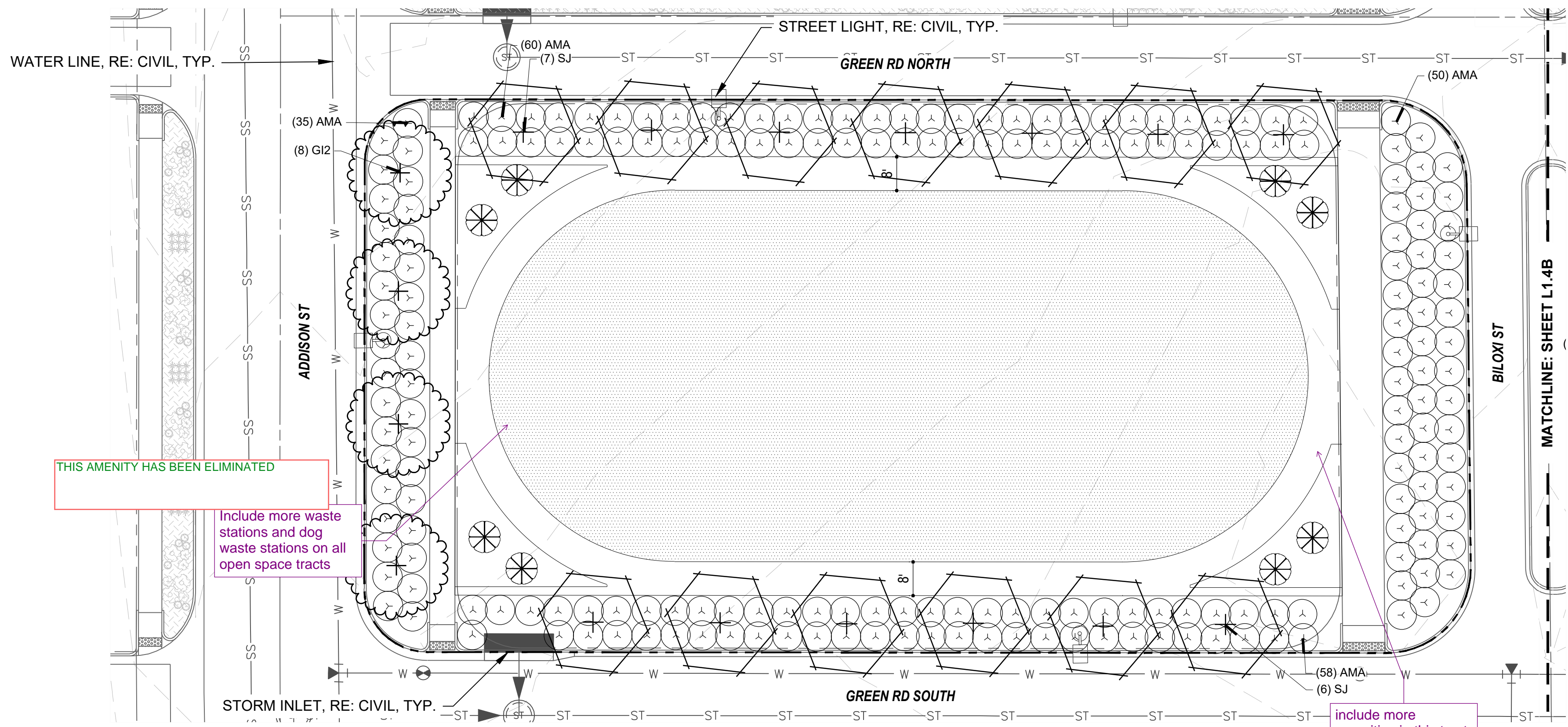
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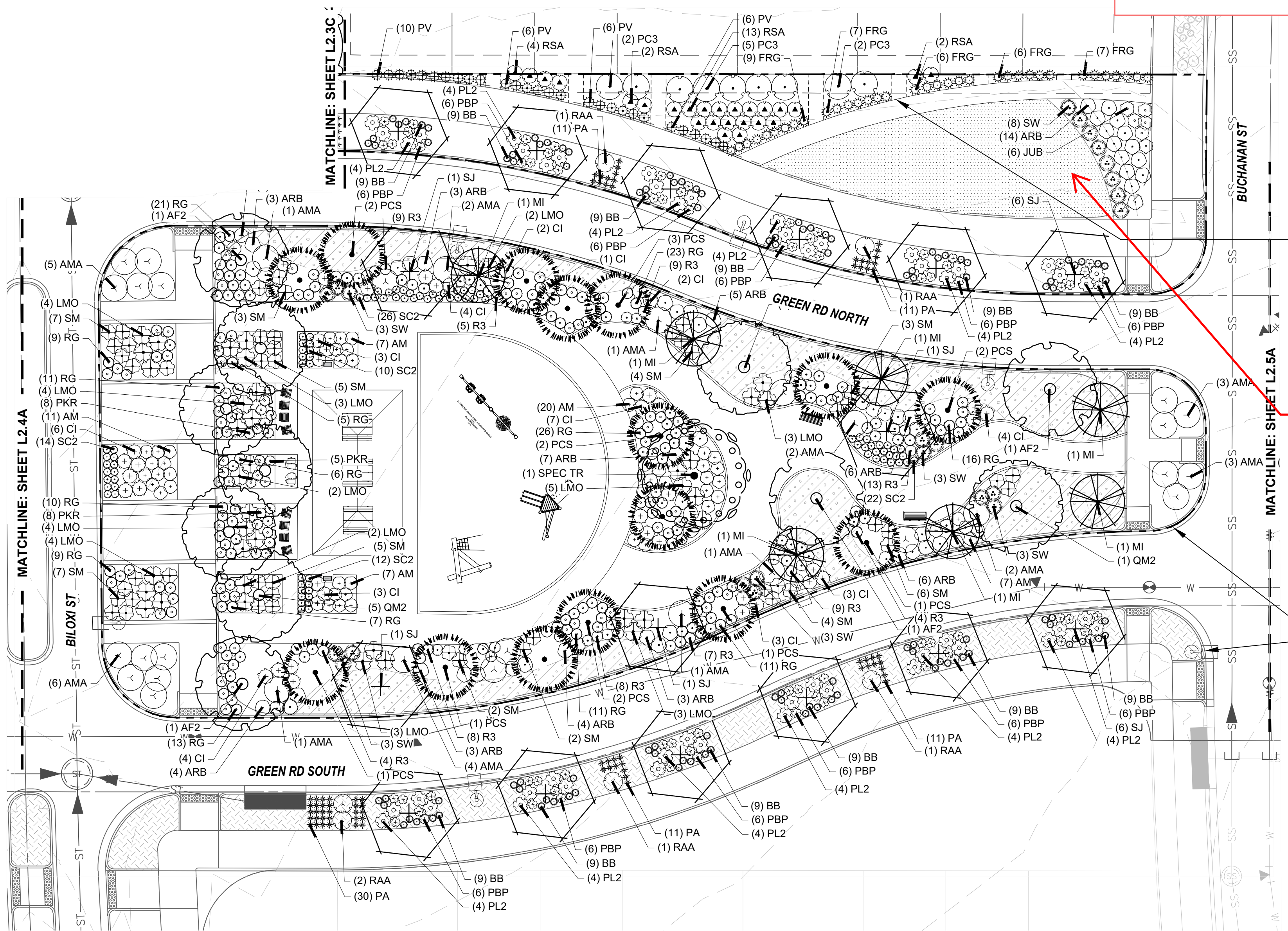
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SHEET INFO:

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



PLANTING PLAN L2.4A



PLANTING PLAN L2.4B

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 Buckeye Oak | CA2 Arctic Fire Dogwood |
| QM2 Chinkapin Oak | RAA Autumn Amber Sumac |
| PD2 Eastern Cottonwood | DBB Blue Chip Butterfly Bush |
| UE Emerald Sunshine Elm | ARB Brilliantissima Red Chokeberry |
| AE Frontier Elm | BSP Common Bluebeard Spirea |
| GL Greenpire 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 |
| GI2 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 |
| EVERGREEN TREES | EVERGREEN SHRUBS |
| ABP Austrian Black Pine | RG2 Green Mound Alpine Currant |
| BPE Bosnian Pine | RG Gro-Low Fragrant Sumac |
| PCS Colorado Spruce | SC Hanceo Chenault Coralberry |
| PSS Southwestern White Pine | AM Iroquois Beauty™ Black Chokeberry |
| JSP Spartan Juniper | CI Isanti Redosier Dogwood |
| ORNAMENTAL TREES | ORNAMENTAL SHRUBS |
| AG2 'Autumn Brilliance' Serviceberry | PJ Jackman's Potentilla |
| MI Indian Magic Crab Apple | LMO Lewis Mock Orange |
| CA Russian Hawthorn | 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 |
| ORNAMENTAL GRASSES | EVERGREEN SHRUBS |
| SW Big Sacaton | MLJ 'Mother Lode' Juniper |
| BB Blonde Ambition Blue Grama | JA2 Alpine Carpet Juniper |
| BOG Blue Oat Grass | JUB Blue Chip Juniper |
| PH Blue Switch Grass | JW Blue Rug Juniper |
| PA Dwarf Fountain Grass | CL Broom |
| DMG Dwarf Maiden Grass | JH Hughes Juniper |
| FRG Feather Reed Grass | AH Manzanita Colorado |
| PC Fountain Grass | EC Purple-leaf Winter Creeper |
| SIS Indian Grass | SGJ Sea Green Juniper |
| NP Mexican Feathergrass | PC2 Valley Cushion Mugo Pine |
| SH Prairie Dropseed | BI Wintergreen Littleleaf Boxwood |
| 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.

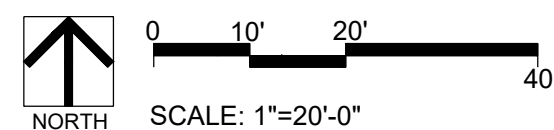
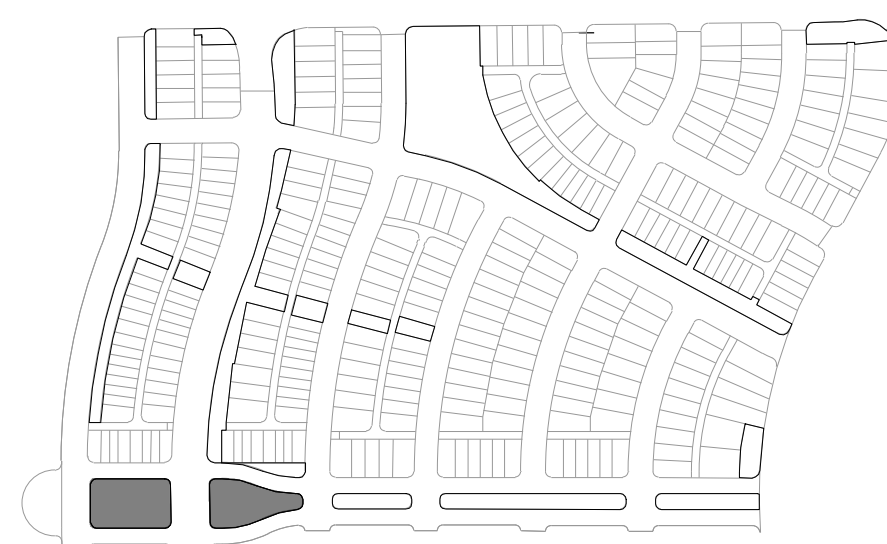
Please check with Tim York in Aurora Water if this area will be permitted to be sod.

WE HAVE COORDINATED PROPOSED TURF LOCATIONS WITH TIM YORK AND HAVE REVISED OUR PLANS AS REQUESTED, HOWEVER THIS PROPOSED TRACT HAS BEEN REVISED

LIMIT OF WORK, TYP.

STREET LIGHT, RE: CIVIL, TYP.

KEYMAP



LAND PLANNING:



PREPARED FOR:

WINDLER PUBLIC IMPROVEMENT
AUTHORITY
9155 E. NICHOLS AVE. STE. 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

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

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

DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

ISSUED:
11/15/2024

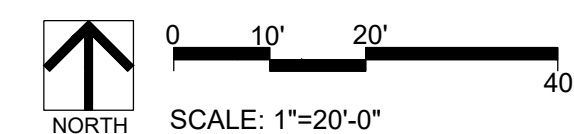
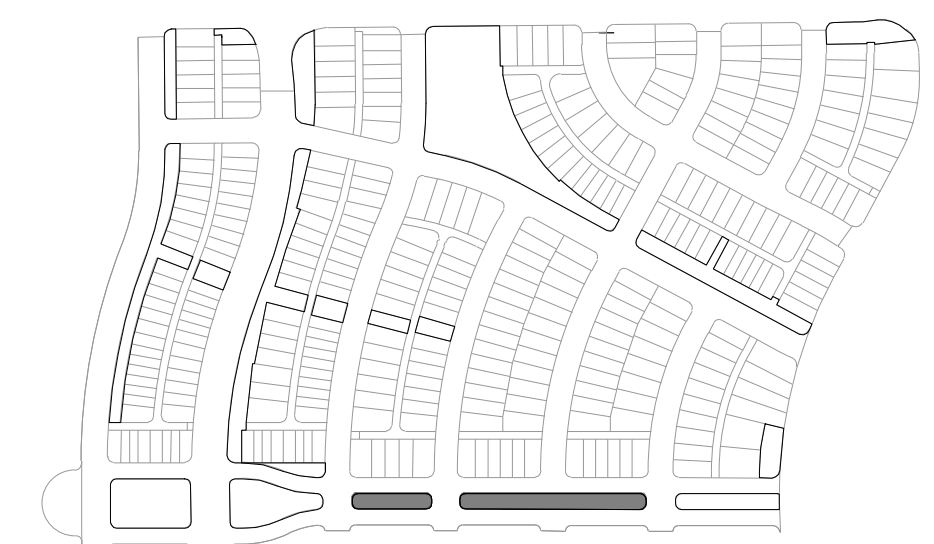
PLANTING PLAN



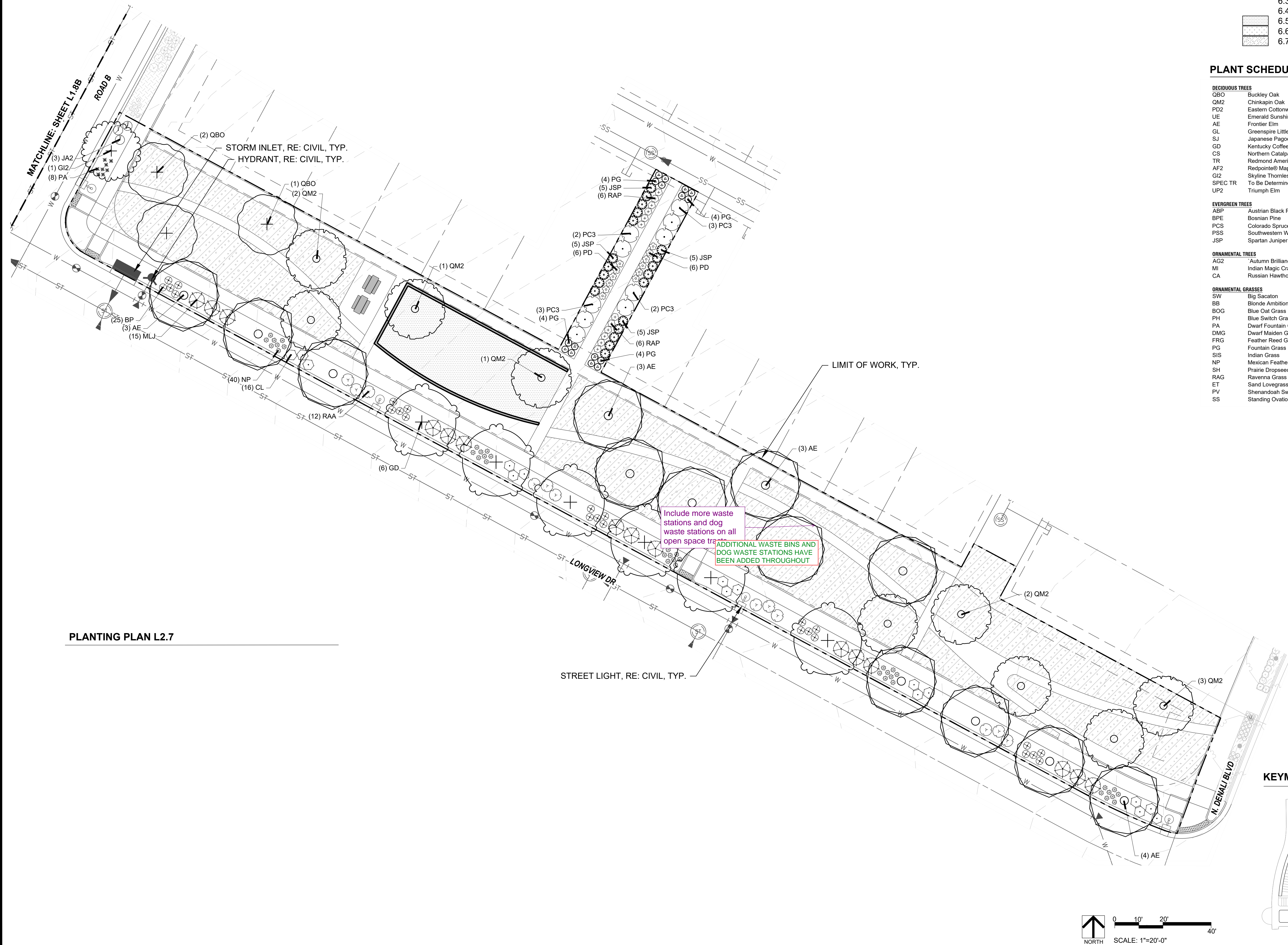
| EVERGREEN SHRUBS | |
|------------------|--------------------------------|
| MLJ | 'Mother Lode' Juniper |
| JA2 | Alpine Carpet Juniper |
| JUB | Blue Chip Juniper |
| JW | Blue Rug Juniper |
| CL | Broom |
| JH | Hughes Juniper |
| AH | Manzanita Colorado |
| EC | Purple-leaf Winter Creeper |
| SGJ | Sea Green Juniper |
| PC2 | Valley Cushion Mugo Pine |
| BI | Wintergreen Littleleaf Boxwood |

| | | |
|-----|----------------------------|-----------|
| 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 | - |

L2.5







PLANTING PLAN L2.7

KEYNOTES

6.0

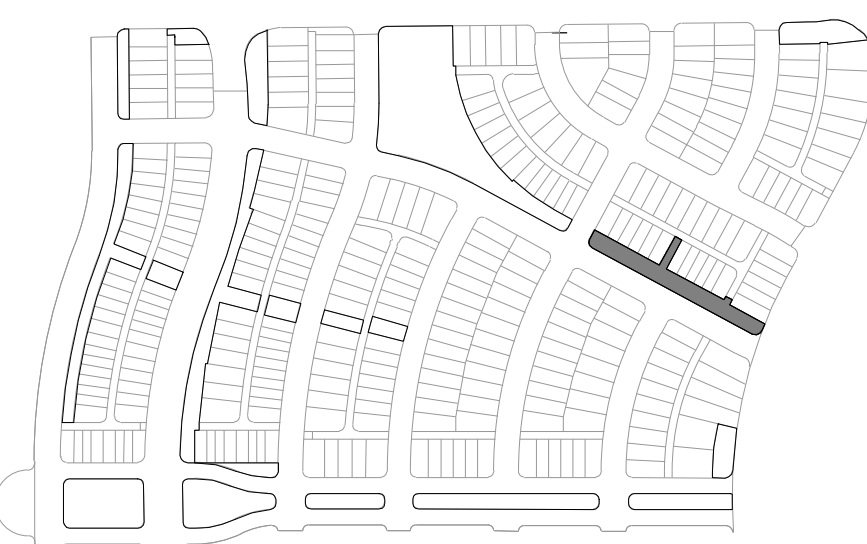
PLANTING

| | | |
|-----|----------------------------|-----------|
| 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 |
| QBO Buckle Oak | CA2 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 | QM 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 Medallion Rose |
| G12 Skyline Thornless Honey Locust | RXL Flower Carpet Red Groundcover Rose |
| SPEC TR To Be Determined | QG2 Gambel Oak |
| UP2 Triumph Elm | PD Gold Drop Potentilla |
| | GFS Goldflame Spirea |
| EVERGREEN TREES | RG2 Green Mound Alpine Currant |
| ABP Austrian Black Pine | RG Gro-Low Fragrant Sumac |
| BPE Bosnian Pine | SC Hancock Chenault Coralberry |
| PCS Colorado Spruce | AM Iroquois Beauty™ Black Chokeberry |
| PSS Southwestern White Pine | CI Isanti Redosier Dogwood |
| JSP Spartan Juniper | PJ Jackman's Potentilla |
| | LMO Lewis Mock Orange |
| ORNAMENTAL TREES | SS2 Little Princess Japanese Spirea |
| AG2 'Autumn Brilliance' Serviceberry | PL Little Spire Russian Sage |
| MI Indian Magic Crab Apple | SC2 Magic Carpet Spirea |
| CA Russian Hawthorn | RD Morden Sunrise Rose |
| | R3 Nearly Wild Rose |
| ORNAMENTAL GRASSES | PBP Pawnee Buttes Sand Cherry |
| SW Big Sacaton | BPB Pink Beauty Potentilla |
| BB Blonde Ambition Blue Grama | BP Purple Haze Butterfly Bush |
| BOG Blue Oat Grass | PC3 Purple Leaf Sand Cherry |
| PH Blue Switch Grass | RB Rabbitbrush |
| PA Dwarf Fountain Grass | RAP Red Ace Bush Cinquefoil |
| DMG Dwarf Maiden Grass | PKR Rose |
| FRG Feather Reed Grass | RSA Russian Sage |
| PG Fountain Grass | AMA Serviceberry |
| SIS Indian Grass | PN3 Summer Wine Ninebark |
| NP Mexican Feathergrass | SGP Sutter's Gold Potentilla |
| SH Prairie Dropseed | TLS Three-leaf Sumac |
| RAG Ravenna Grass | PB2 Western Sand Cherry |
| ET Sand Lovegrass | SO Western Snowberry |
| PV Shenandoah Switch Grass | DGN Yellow Ninebark |
| SS Standing Ovation Little Bluestem | |
| | EVERGREEN SHRUBS |
| | MLJ 'Mother Lode' Juniper |
| | JA2 Alpine Carpet Juniper |
| | 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 |

KEYMAP



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. 360
CENTENNIAL, CO 80112
PHONE: (303) 785-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

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

SHEET INFO:

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

DRAWN BY:

PCS STAFF

DESIGNED BY:

PCS STAFF

SCALE:

AS SHOWN

ISSUED:

11/15/2024

PLANTING PLAN

L2.7

| REVISIONS: | | | | | | | | |
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| NO. | REVISION DESCRIPTION | DATE | BY | | | | | |
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SHEET INFO:

WINDLER MIDTOWN
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OPEN SPACE & ADJACENT CURBSIDE
LANDSCAPE

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

L2.8

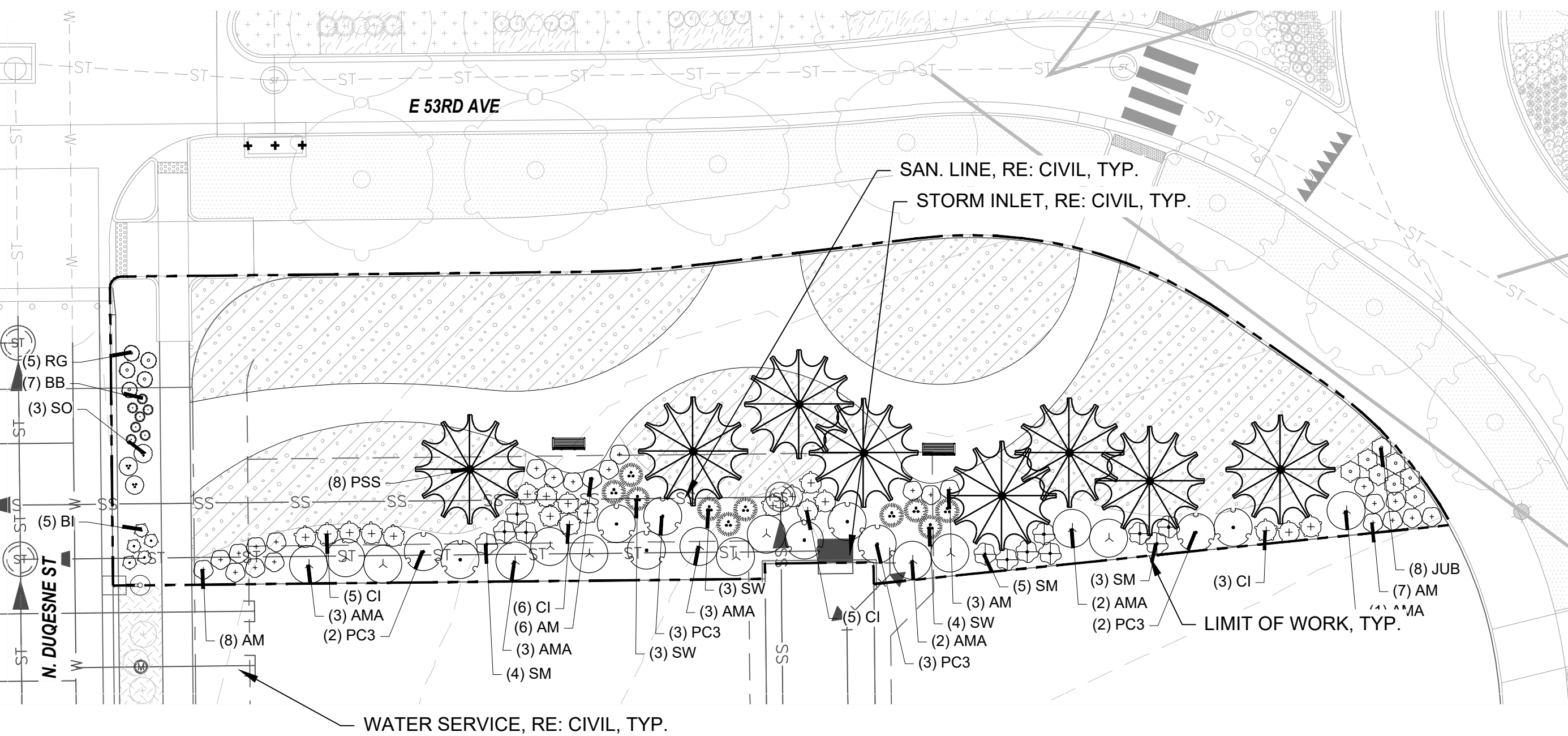
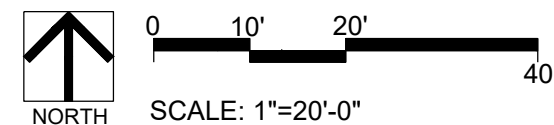
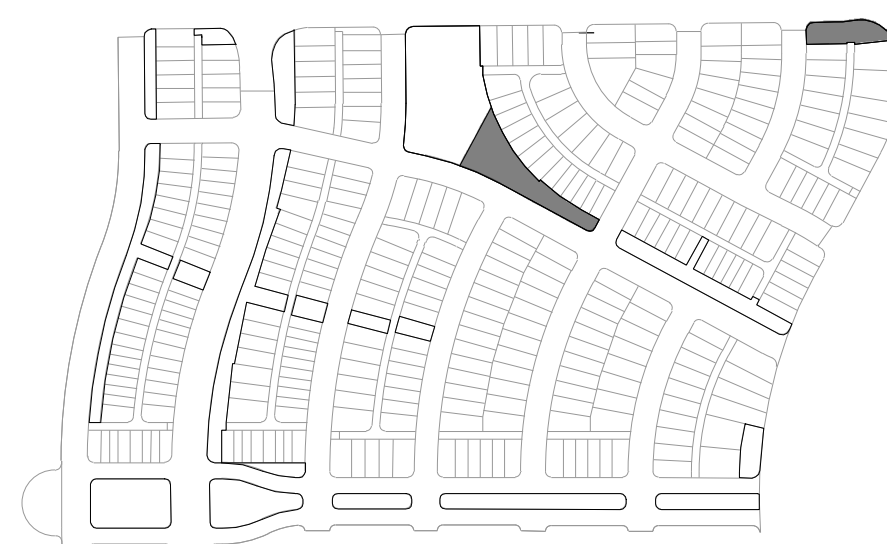
KEYNOTES

| 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 | - |

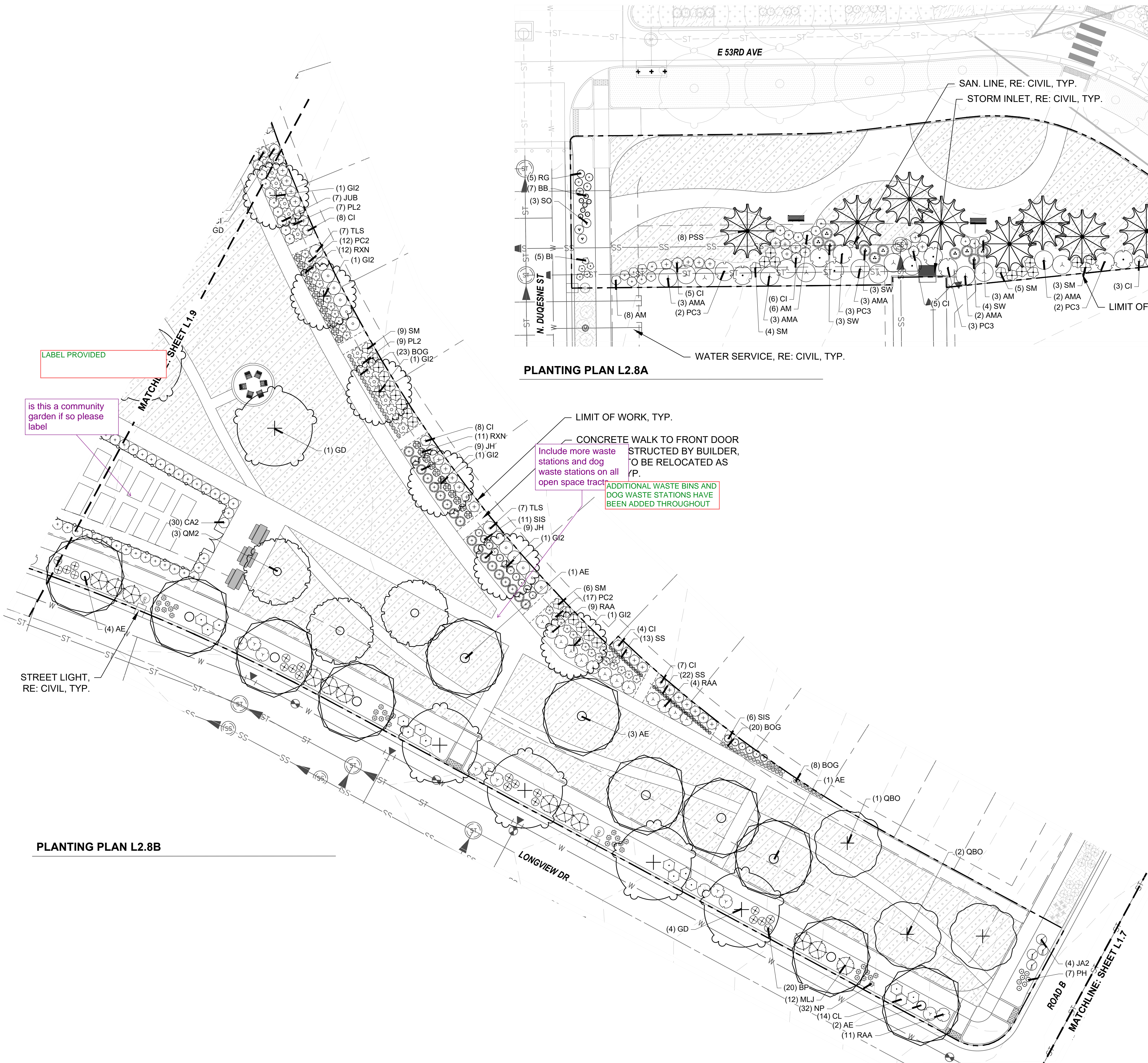
PLANT SCHEDULE

| DECIDUOUS TREES | | DECIDUOUS SHRUBS | |
|--------------------|----------------------------------|------------------|------------------------------------|
| QBO | Buckley Oak | CA2 | 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 | 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 Weildland Rose |
| GI2 | 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 |
| EVERGREEN TREES | | GFS | Goldflame Spirea |
| ABP | Austrian Black Pine | RG2 | Green Mound Alpine Currant |
| BPE | Bosnian Pine | RG | Gro-Low Fragrant Sumac |
| PCS | Colorado Spruce | SC | Hancock Chenaault Coralberry |
| PSS | Southwestern White Pine | AM | Iroquois Beauty™ Black Chokeberry |
| JSP | Spartan Juniper | CI | Isanti Redosier Dogwood |
| ORNAMENTAL TREES | | PJ | Jackman's Potentilla |
| AG2 | 'Autumn Brilliance' Serviceberry | LMO | Lewis Mock Orange |
| MI | Indian Magic Crab Apple | SS2 | Little Princess Japanese Spirea |
| CA | Russian Hawthorn | PL | Little Spire Russian Sage |
| ORNAMENTAL GRASSES | | SC2 | Magic Carpet Spirea |
| SW | Big Sacaton | RD | Morden Sunrise Rose |
| BB | Blonde Ambition Blue Grama | R3 | Nearly Wild Rose |
| BOG | Blue Oat Grass | PBB | Pawnee Buttes Sand Cherry |
| PH | Blue Switch Grass | PBP | Pink Beauty Potentilla |
| PA | Dwarf Fountain Grass | BP | Purple Haze Butterfly Bush |
| DMG | Dwarf Maiden Grass | PC3 | Purple Leaf Sand Cherry |
| FRG | Feather Reed Grass | RB | Rabbitbrush |
| PG | Fountain Grass | RAP | Red Ace Bush Cinquefoil |
| SIS | Indian Grass | PKR | Rose |
| NP | Mexican Feathergrass | RSA | Russian Sage |
| SH | Prairie Dropseed | AMA | Serviceberry |
| RAG | Ravenna Grass | PN3 | Summer Wine Ninebark |
| ET | Sand Lovegrass | SGP | Sutter's Gold Potentilla |
| PV | Shenandoah Switch Grass | TLS | Three-leaf Sumac |
| SS | Standing Ovation Little Bluestem | PB2 | Western Sand Cherry |
| | | SO | Western Snowberry |
| | | DGN | Yellow Ninebark |
| | | EVERGREEN SHRUBS | |
| | | MLJ | 'Mother Lode' Juniper |
| | | JA2 | Alpine Carpet Juniper |
| | | 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 |

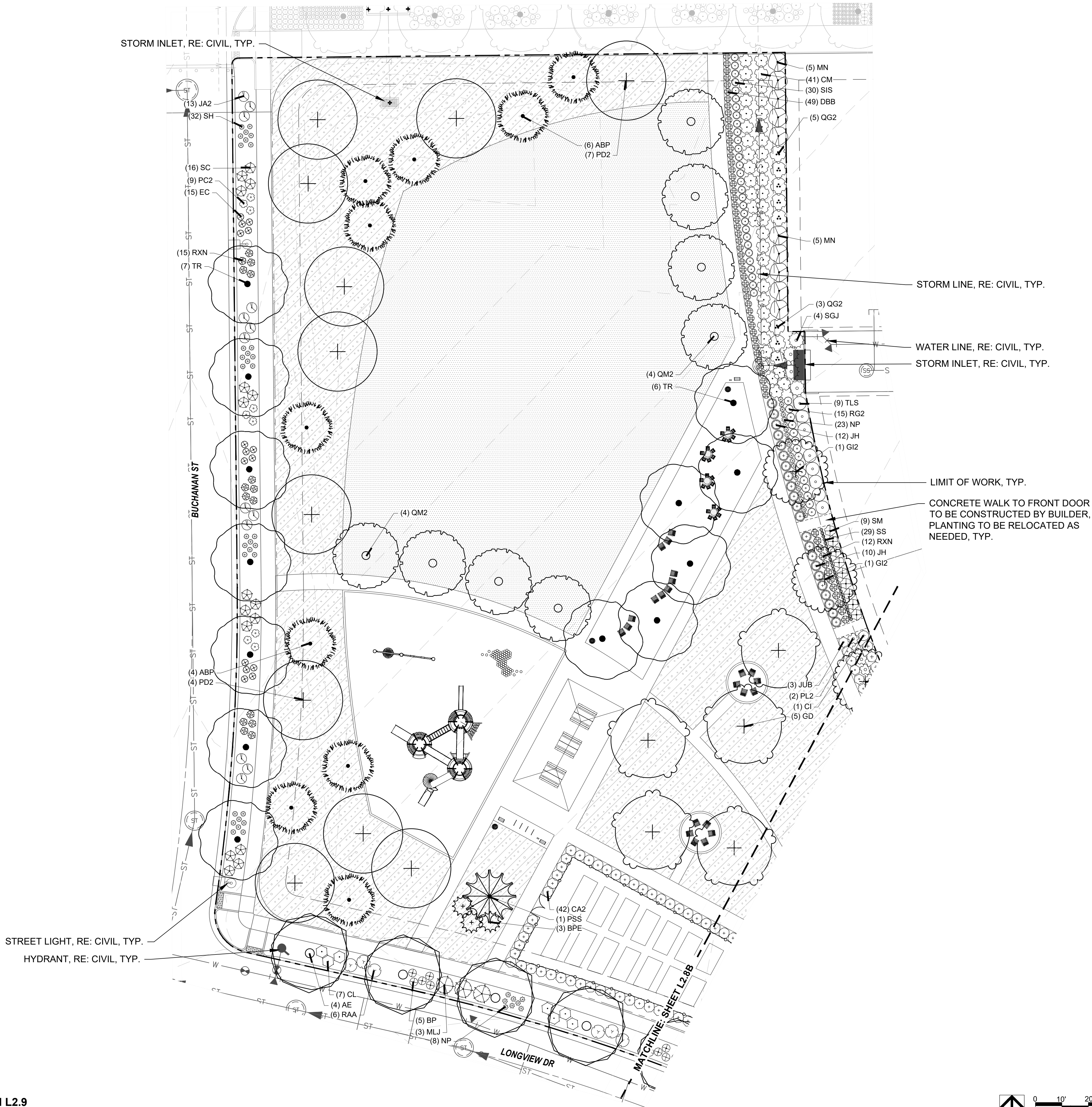
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PLANTING PLAN L2.8A



PLANTING PLAN L2.8B



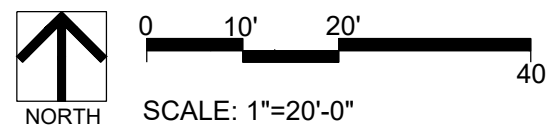
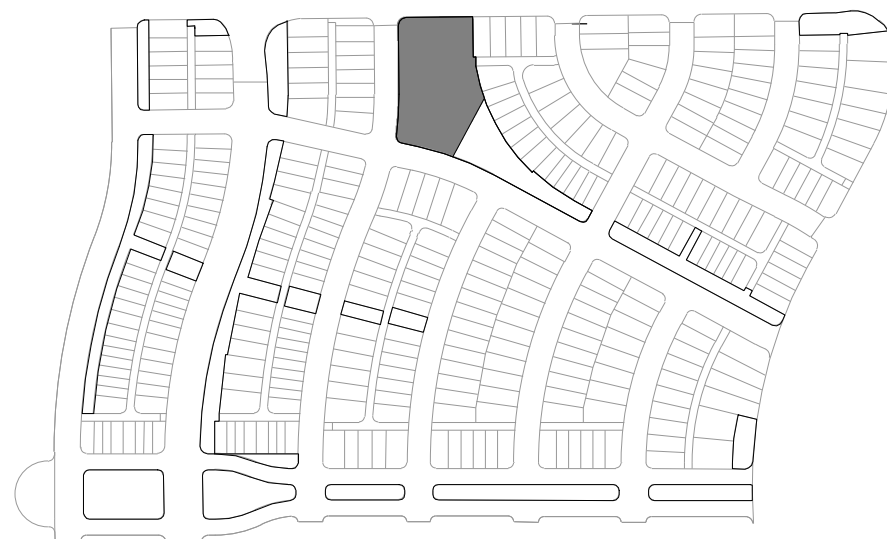
KEYNOTES

| 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 Buckle Oak | CA2 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 | 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 Meidland Rose |
| GI2 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 |
| EVERGREEN TREES | EVERGREEN SHRUBS |
| ABP Austrian Black Pine | RG2 Green Mound Alpine Currant |
| BPE Bosnian Pine | RG Gro-Low Fragrant Sumac |
| PCS Colorado Spruce | SC Hancock Chenaault Coralberry |
| PSS Southwestern White Pine | AM Iroquois Beauty™ Black Chokeberry |
| JSP Spartan Juniper | CI Isanti Redosier Dogwood |
| | PJ Jackman's Potentilla |
| ORNAMENTAL TREES | ORNAMENTAL SHRUBS |
| AG2 'Autumn Brilliance' Serviceberry | LMO Lewis Mock Orange |
| MI Indian Magic Crab Apple | SS2 Little Princess Japanese Spirea |
| CA Russian Hawthorn | PL Little Spire Russian Sage |
| | SC2 Magic Carpet Spirea |
| ORNAMENTAL GRASSES | ORNAMENTAL TREES |
| SW Big Sacaton | RD Morden Sunrise Rose |
| BB Blonde Ambition Blue Grama | R3 Nearly Wild Rose |
| BOG Blue Oat Grass | PPB Pawnee Buttes Sand Cherry |
| PH Blue Switch Grass | PBP Pink Beauty Potentilla |
| PA Dwarf Fountain Grass | BP Purple Haze Butterfly Bush |
| DMG Dwarf Maiden Grass | PC3 Purple Leaf Sand Cherry |
| FRG Feather Reed Grass | RB Rabbitbrush |
| PG Fountain Grass | RAP Red Ace Bush Cinquefoil |
| SIS Indian Grass | PKR Rose |
| NP Mexican Feathergrass | RSA Russian Sage |
| SH Prairie Dropseed | AMA Serviceberry |
| RAG Ravenna Grass | PN3 Summer Wine Ninebark |
| ET Sand Lovegrass | SGP Sutter's Gold Potentilla |
| PV Shenandoah Switch Grass | TLS Three-leaf Sumac |
| SS Standing Ovation Little Bluestem | PB2 Western Sand Cherry |
| | SO Western Snowberry |
| | DGN Yellow Ninebark |
| | EVERGREEN SHRUBS |
| | MLJ 'Mother Lode' Juniper |
| | JA2 Alpine Carpet Juniper |
| | 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 |

KEYMAP

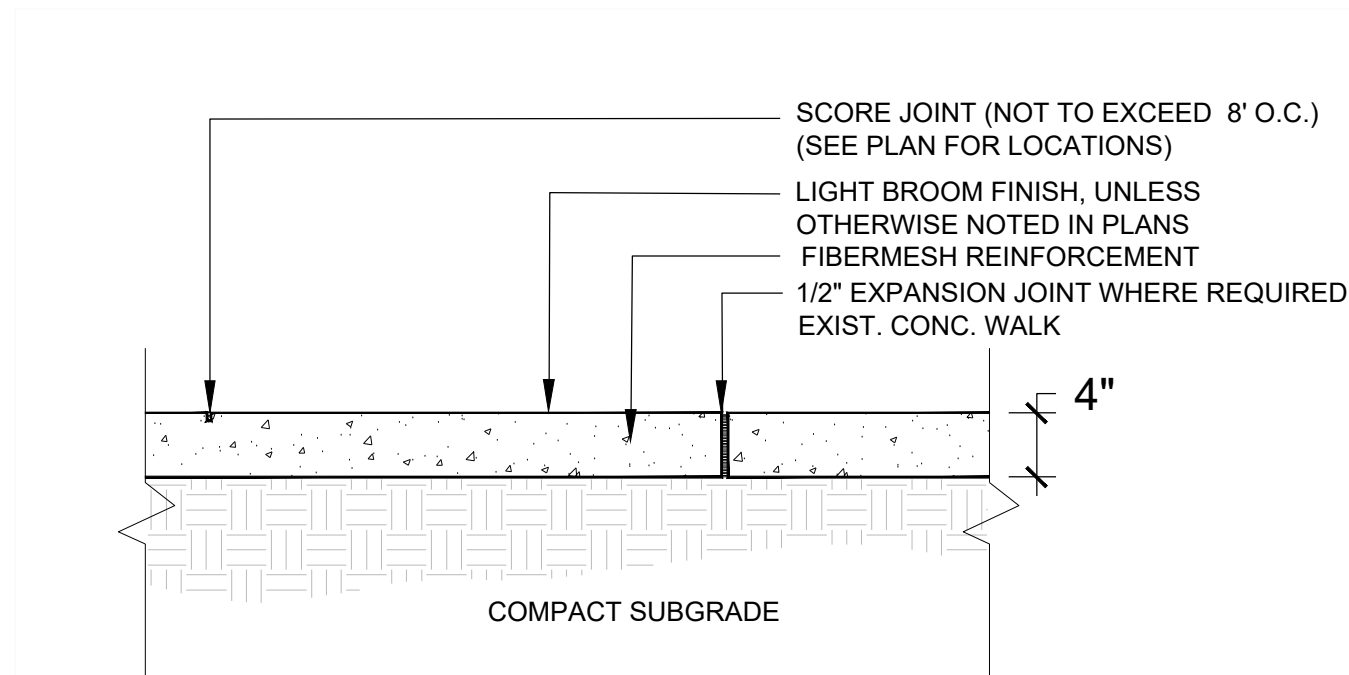


PLANTING PLAN L2.9

| REVISIONS: | NO. | DATE | BY | REVISION DESCRIPTION |
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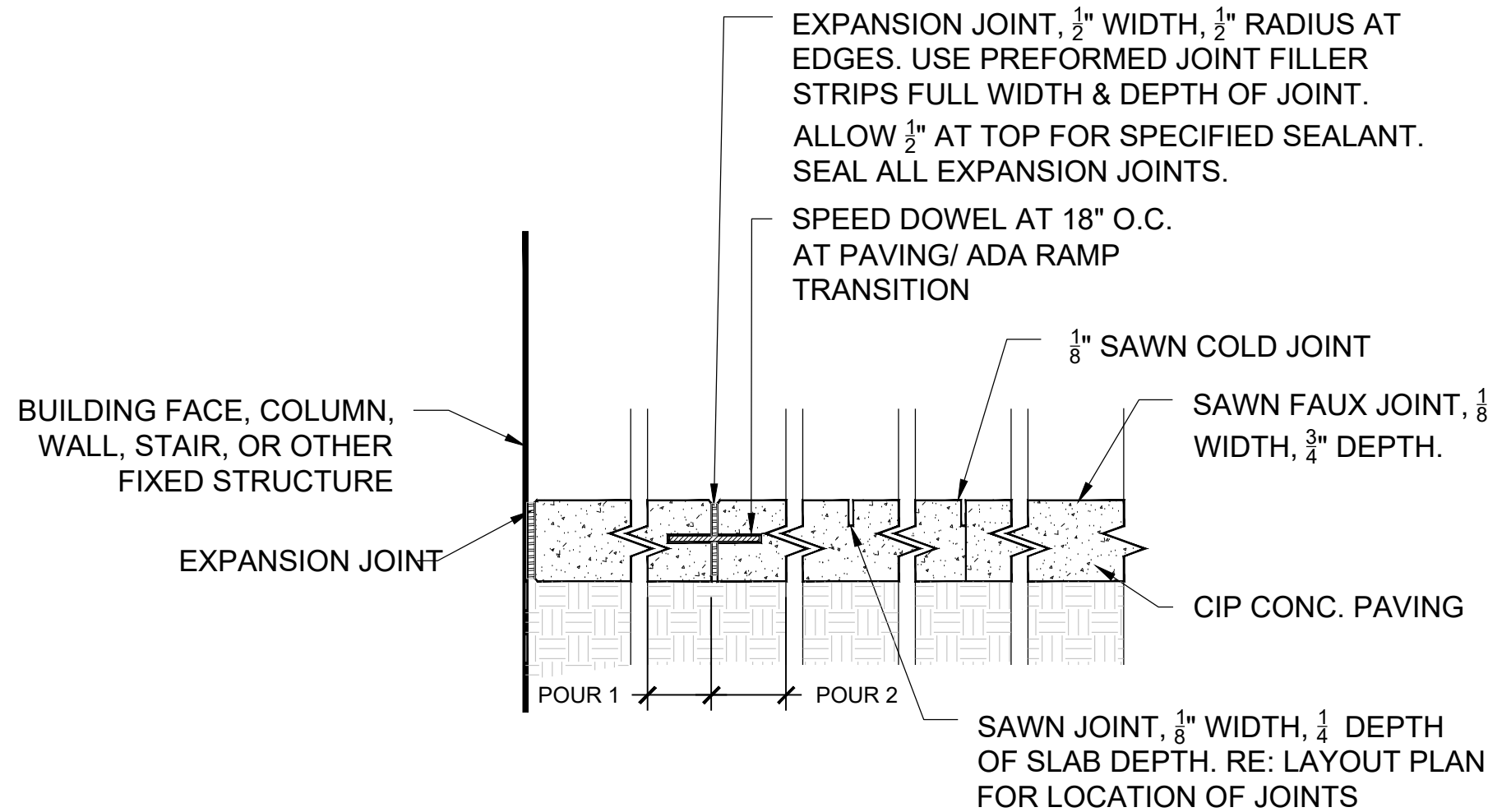
SHEET INFO:

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



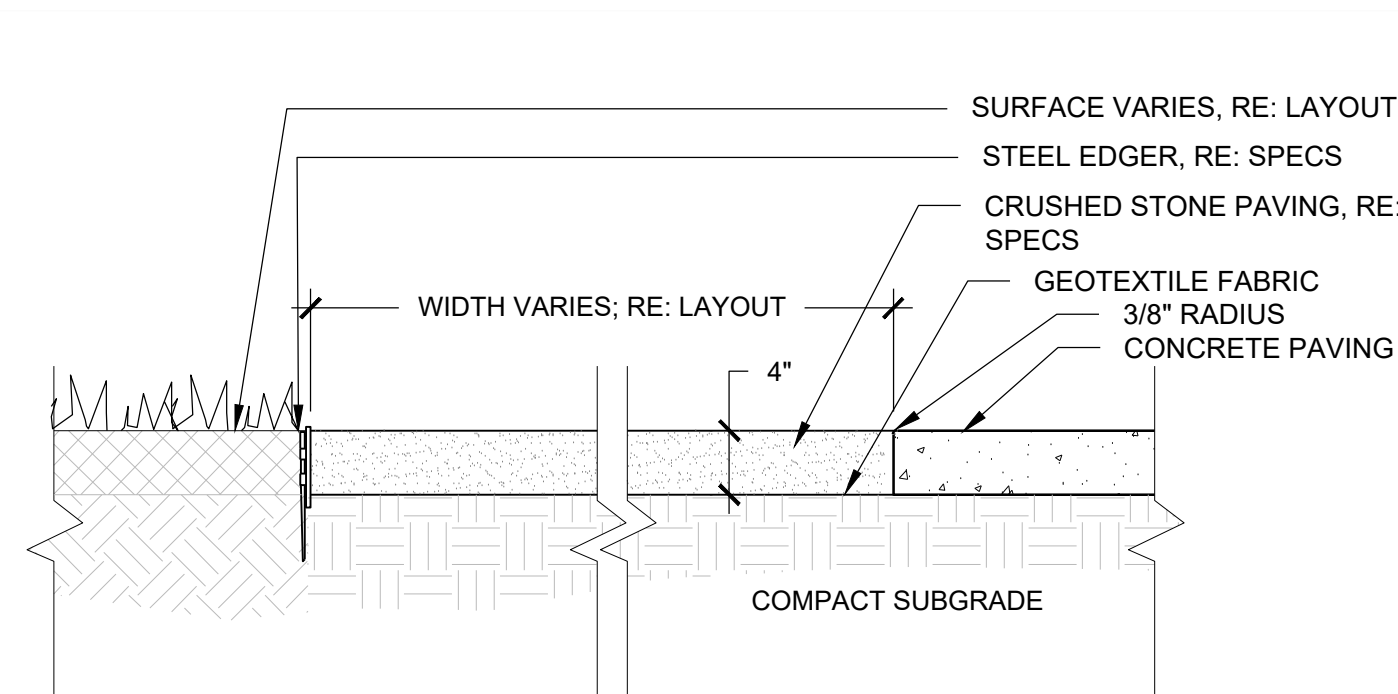
1 4" CONCRETE PAVING

NOT TO SCALE



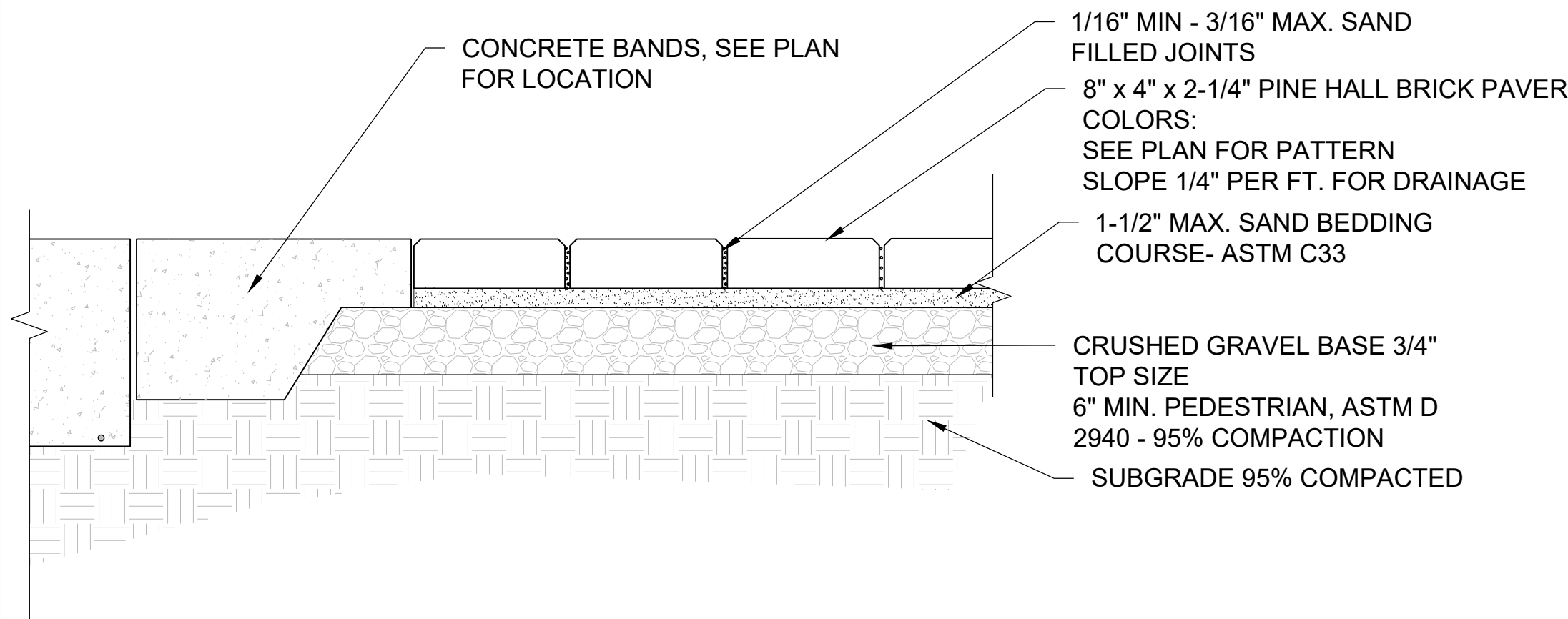
2 CONCRETE PAVING JOINTS

NOT TO SCALE



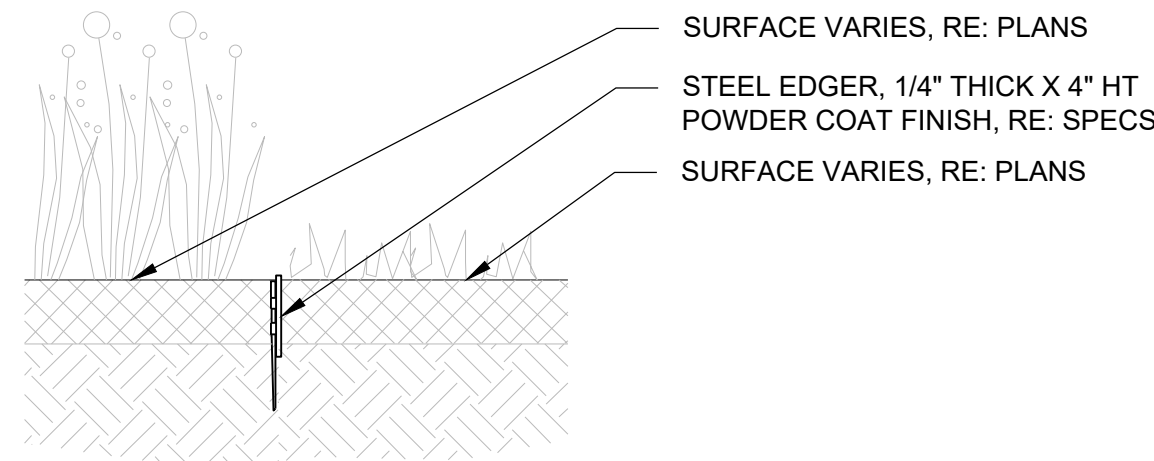
3 CRUSHED STONE PAVING

NOT TO SCALE



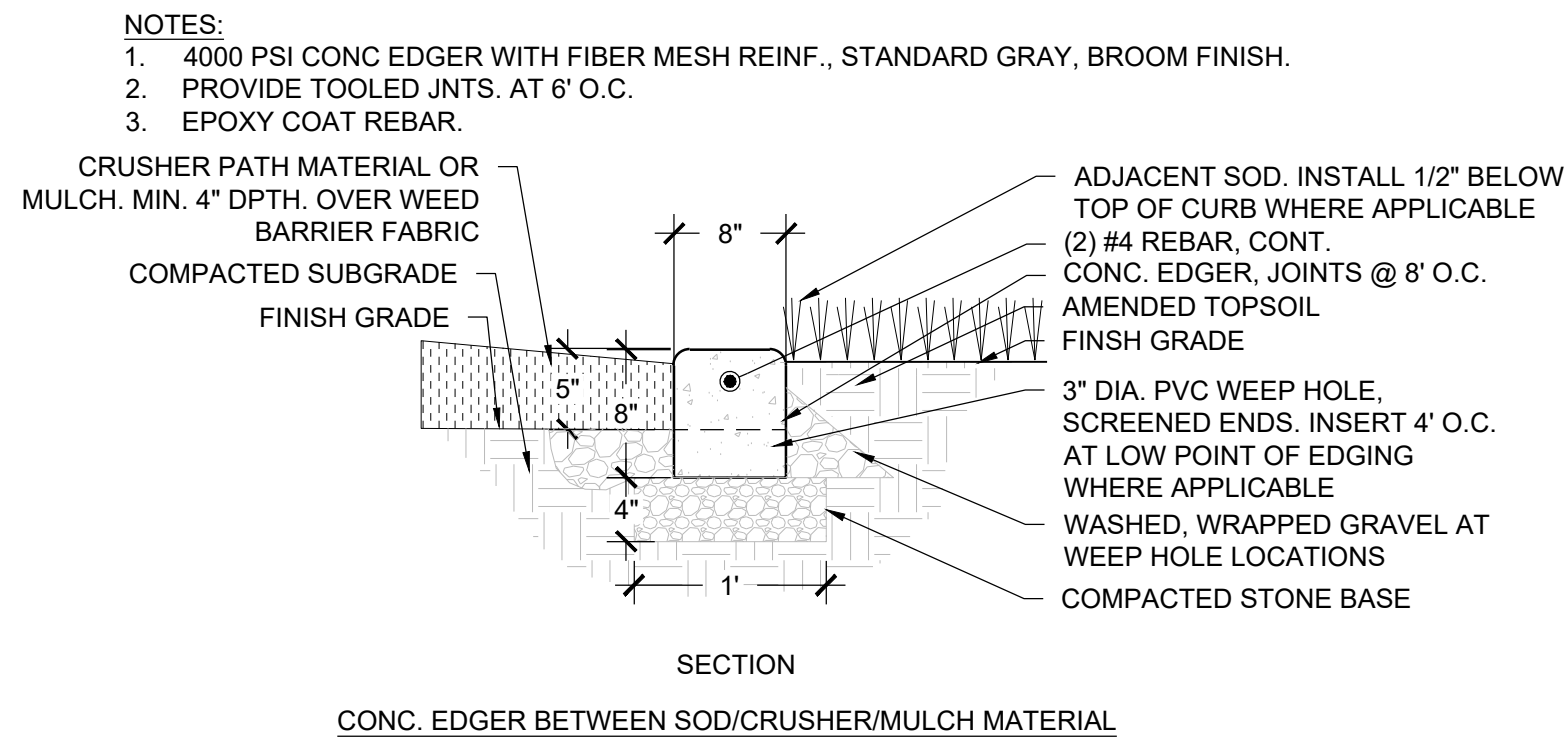
4 UNIT CONCRETE PAVERS

NOT TO SCALE



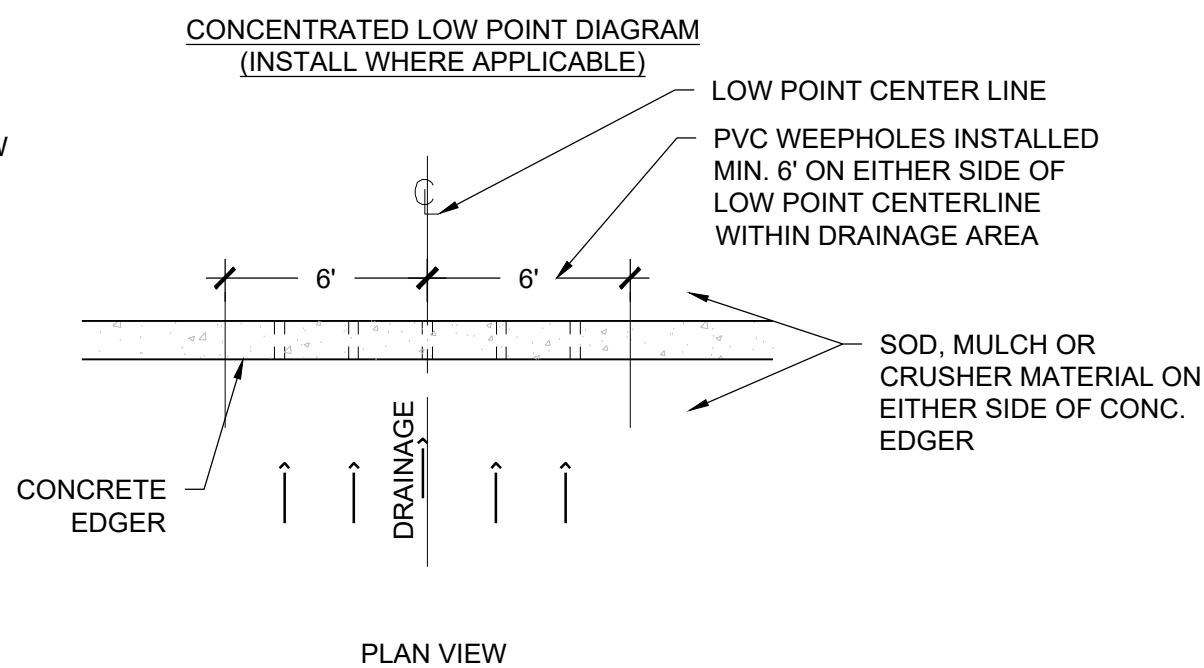
5 STEEL EDGER

NOT TO SCALE



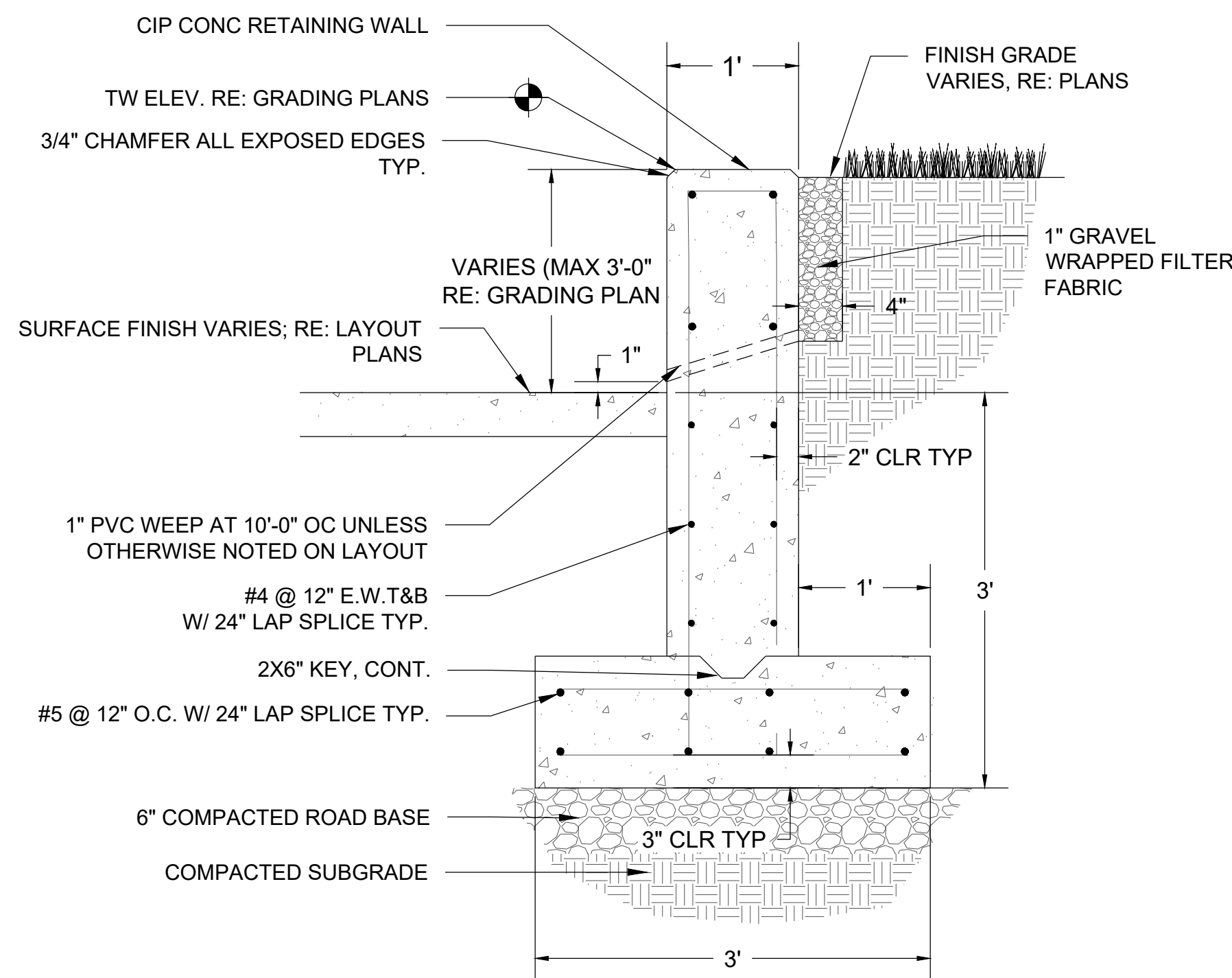
6 CONCRETE CURB

NOT TO SCALE

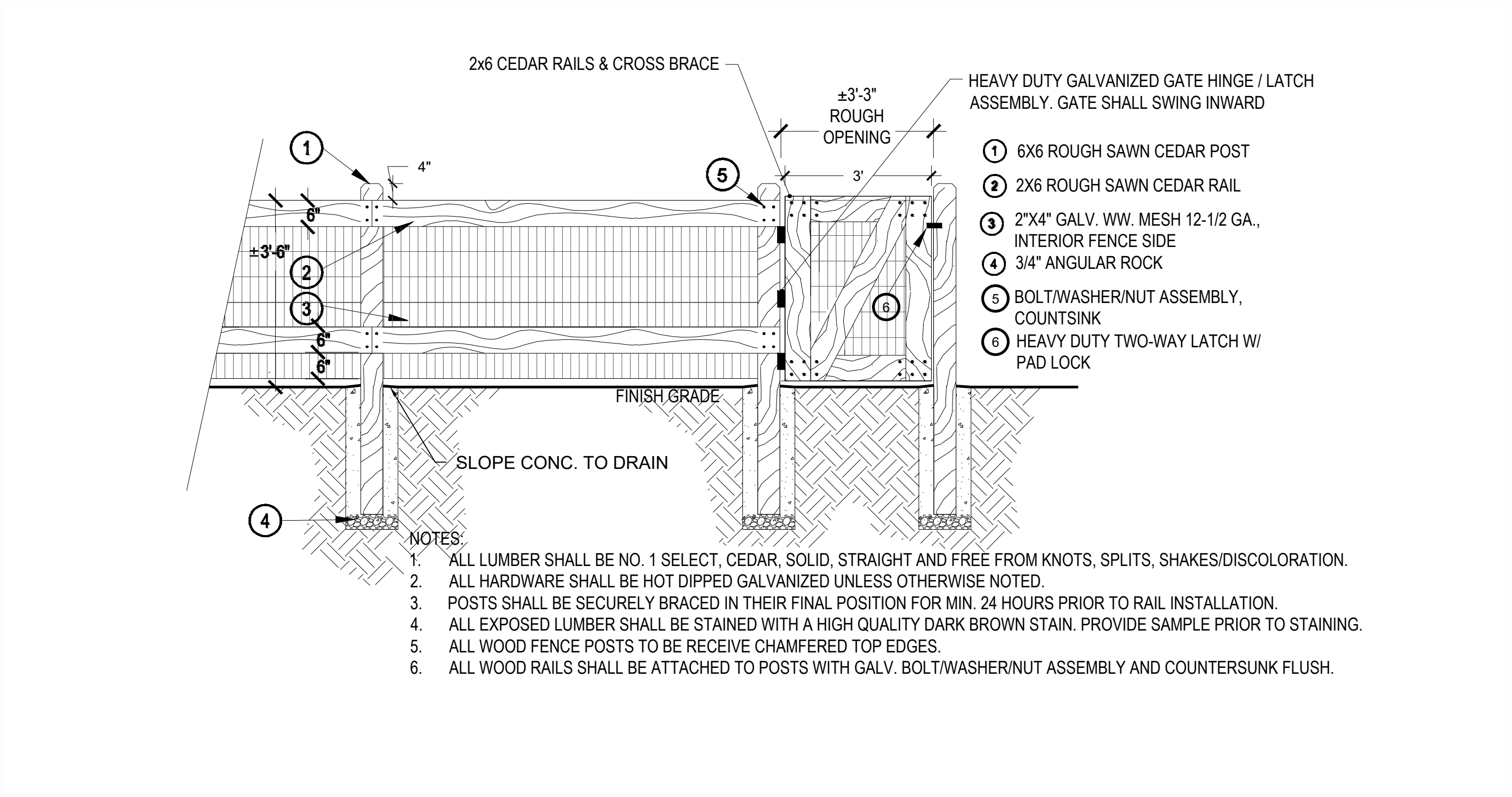


7 CONCRETE RETAINING WALL

NOT TO SCALE



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1 COMMUNITY GARDEN FENCING

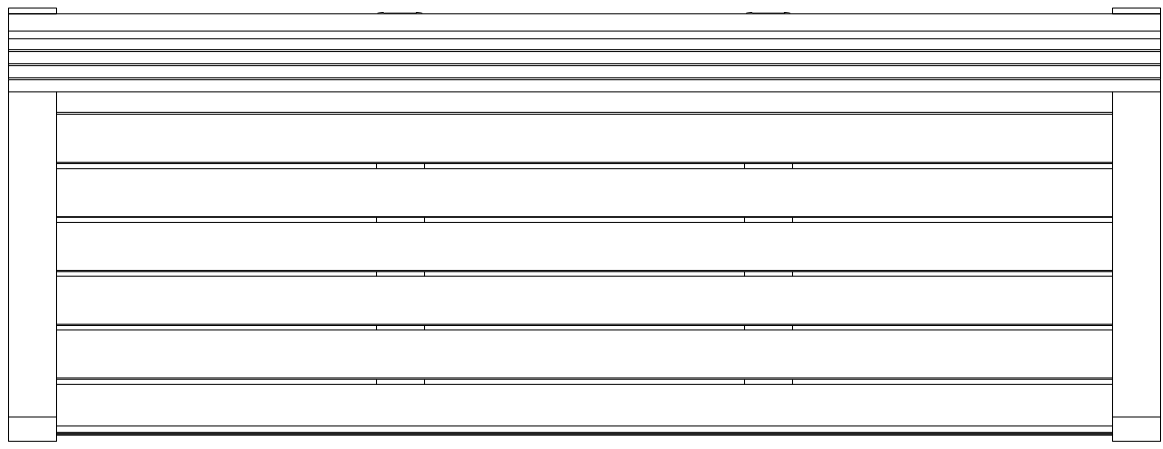
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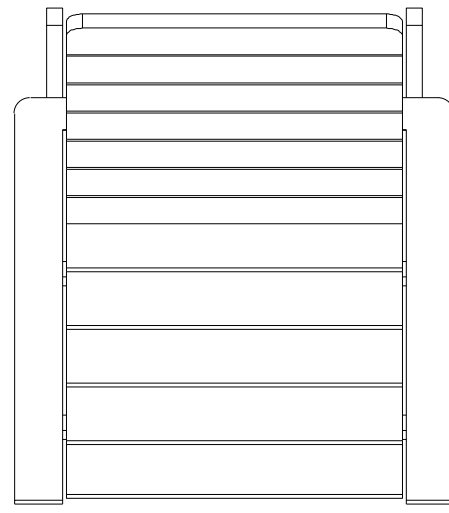
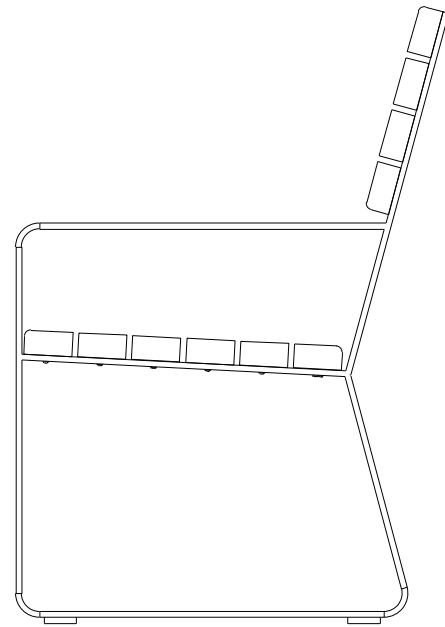
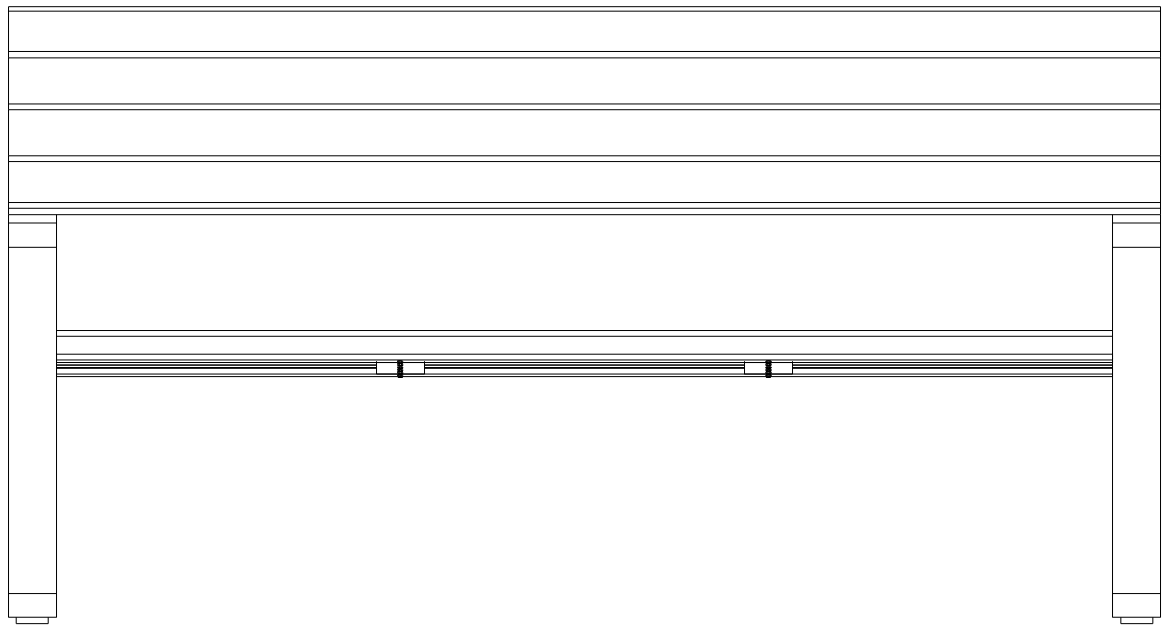
2 SHADE STRUCTURE

NOT TO SCALE

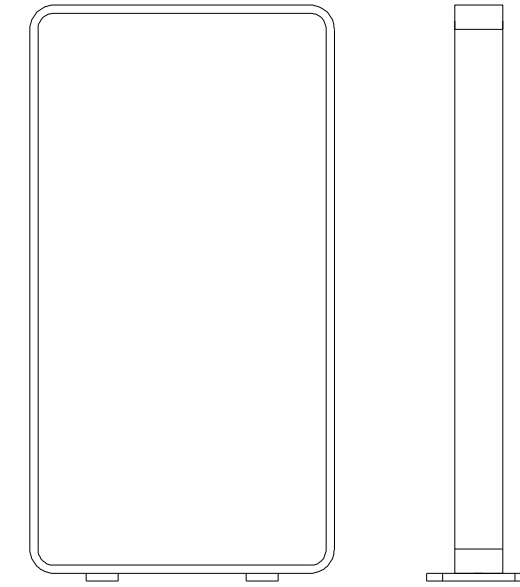
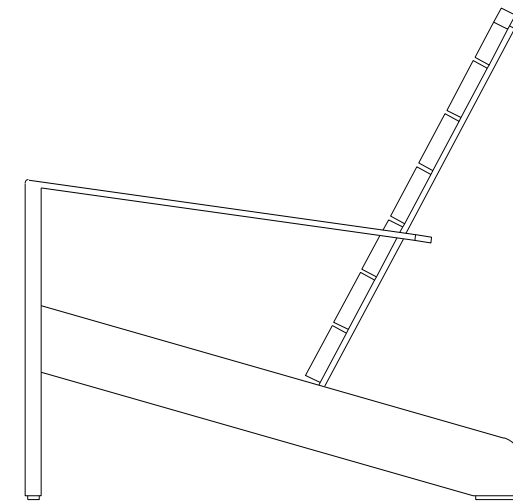
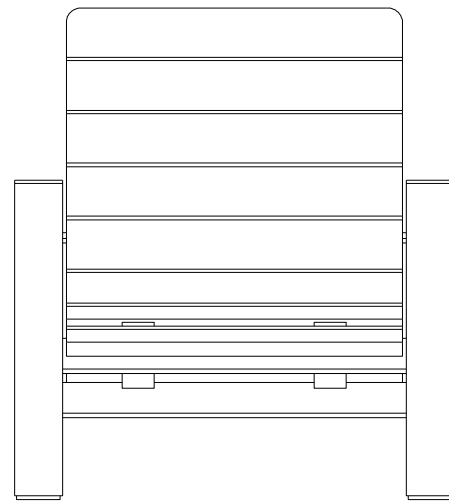
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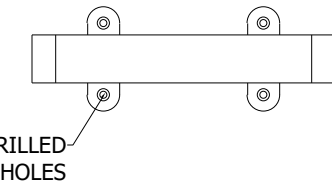
- NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
 - 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLE FOR SURFACE MOUNTING
 - THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
 - SITE PIECES RECOMMENDS STAINLESS STEEL DROP-IN ANCHORS W/ FLAT HEAD
 - SHIPS FULLY ASSEMBLED



- 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



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

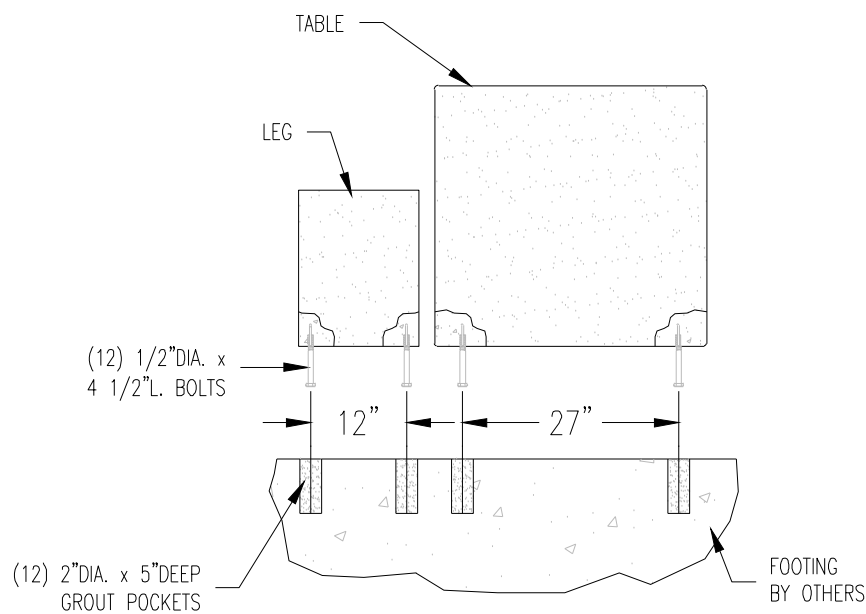
MANUFACTURER: SITE PIECES
PRODUCT NAME: ML - DUO BIKE RACK
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOT TO SCALE

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

ANCHORING METHOD BY OTHERS

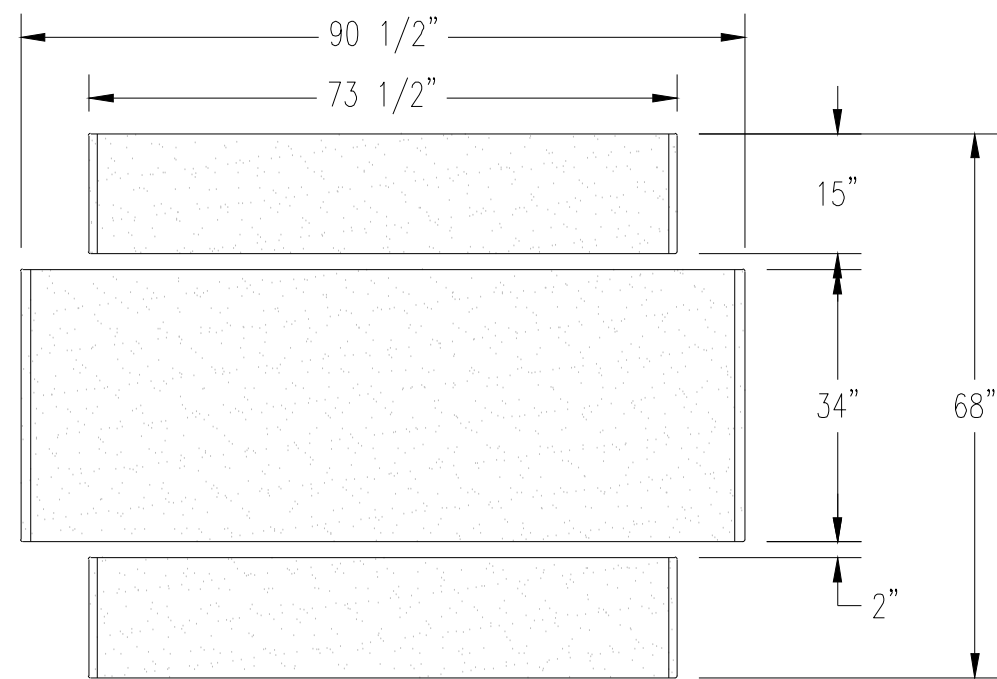
NOTE:
ANCHORING REQUIRED AS SHOWN ON DETAIL "A"



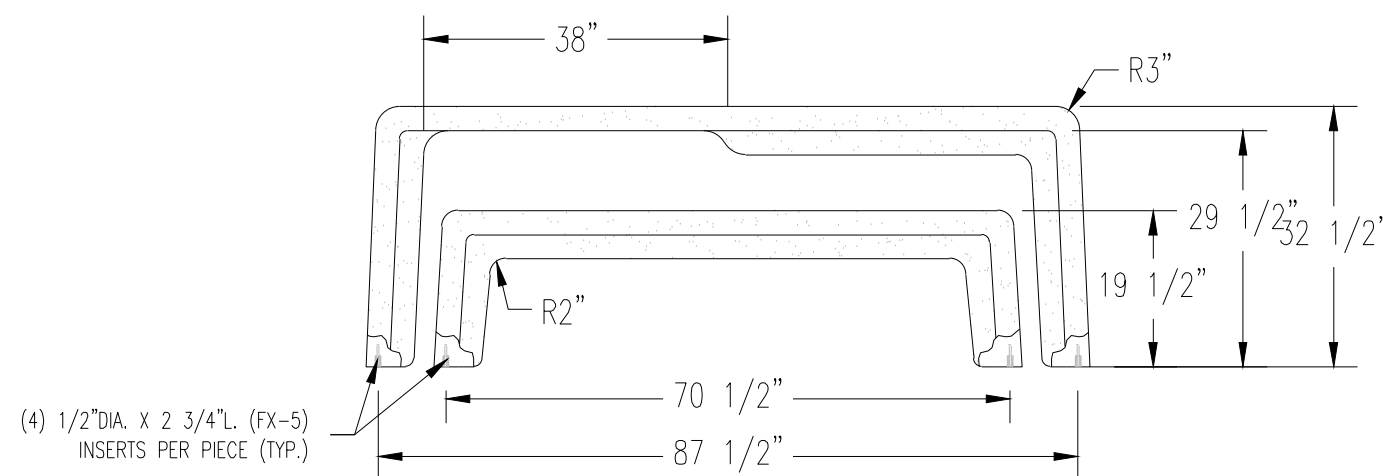
DETAIL "A"
INSTALLATION PLAN

| HARDWARE LIST | |
|---------------|---|
| QTY | TYPE |
| 4 | 1/2" DIA. X 2 3/4" L. (PK-5) INSERTS PER PIECE (TYP.) |

SEALER: PERMASHIELD 4200 SEALER



PLAN VIEW



ELEVATION VIEW

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

ENGINEERING:

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

LAND PLANNING:



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. 360
CENTENNIAL CO 80112
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

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

SITE DETAILS

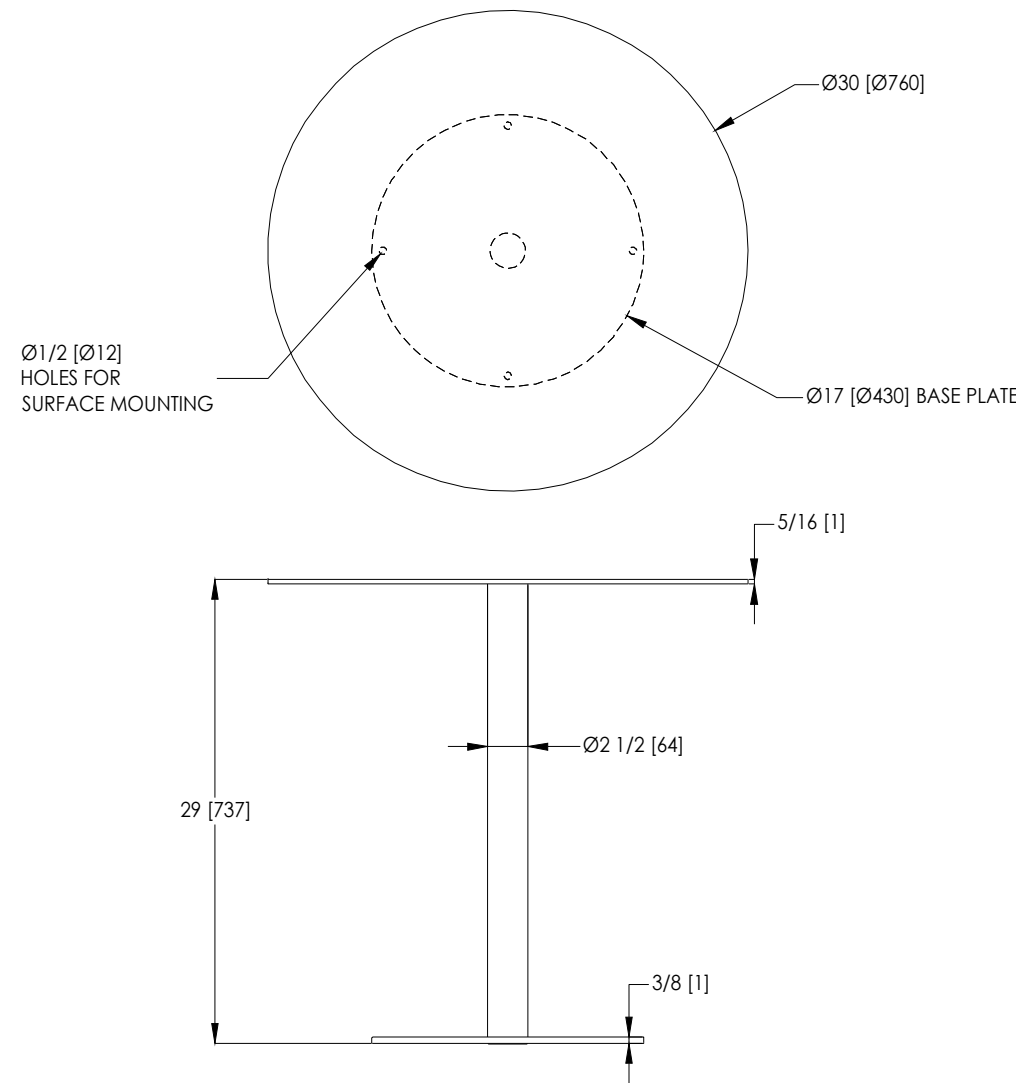
L3.3

Parc Centre
Product Drawing

30in Round Top, Surface Mount

www.landscapiforms.com

Date: 06/17/2022
Ph: 800.521.2546



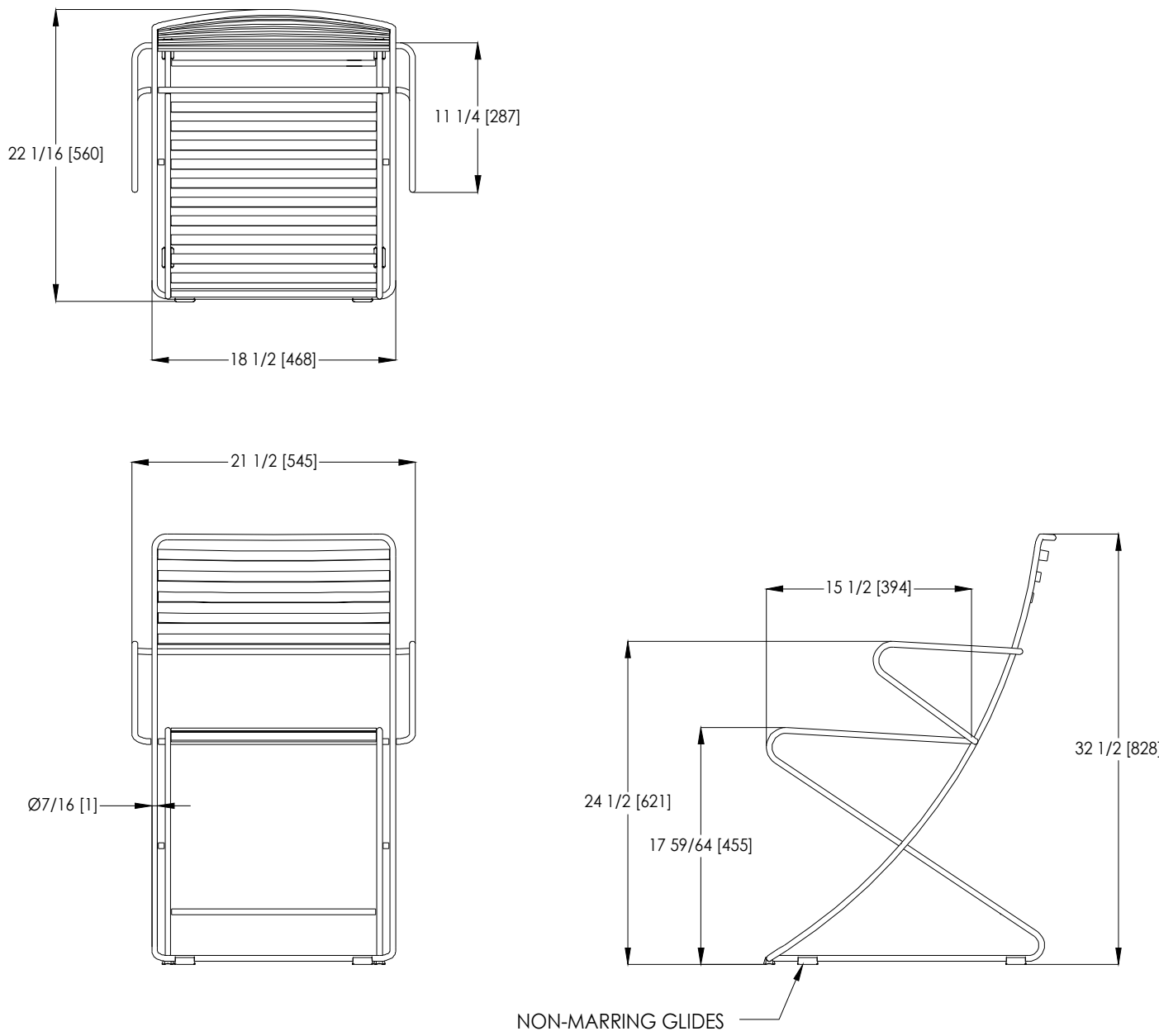
1 PARC TABLE

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

NOT TO SCALE

Parc Centre
Product Drawing

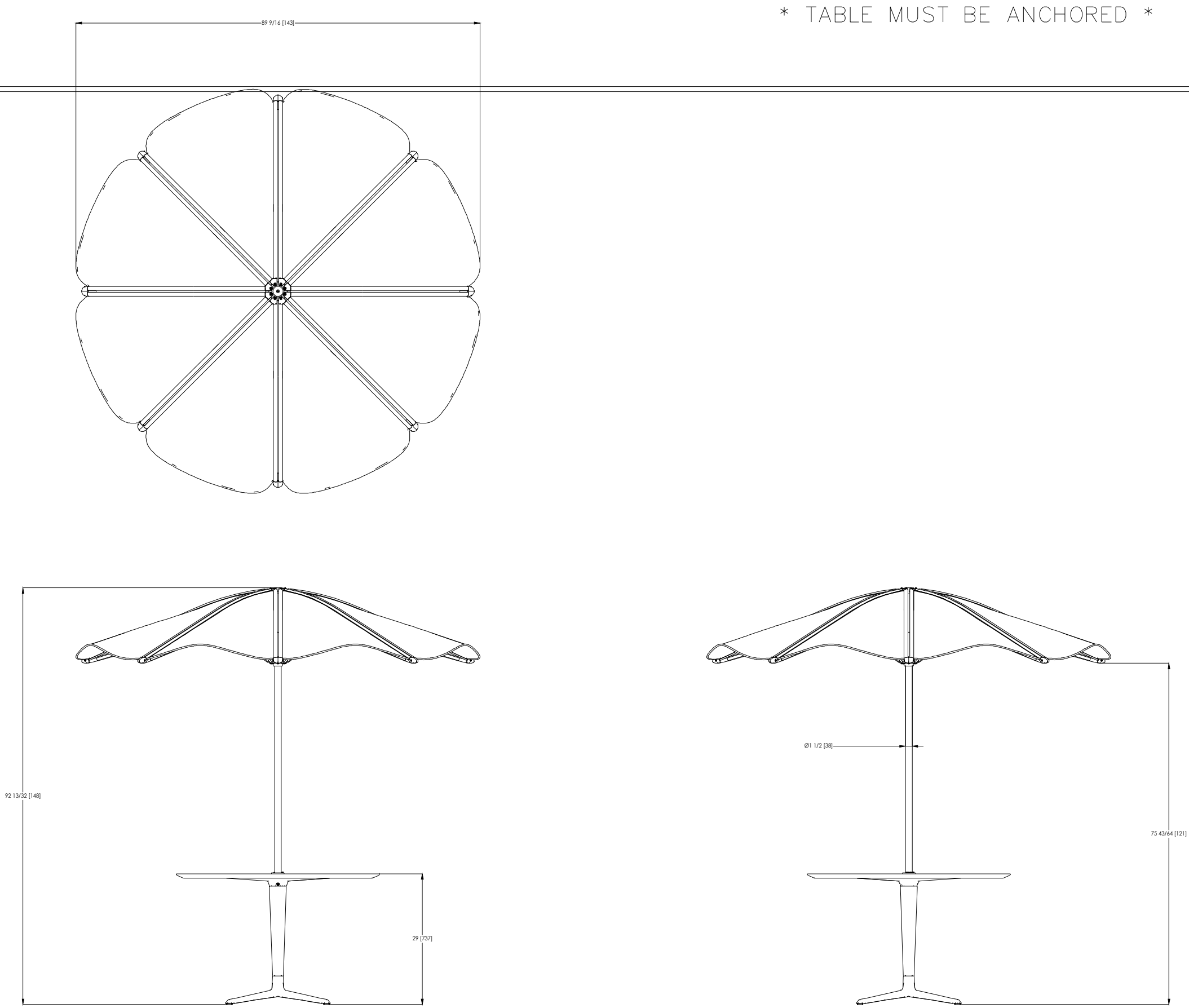
www.landscapiforms.com



2 PARC CHAIR

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

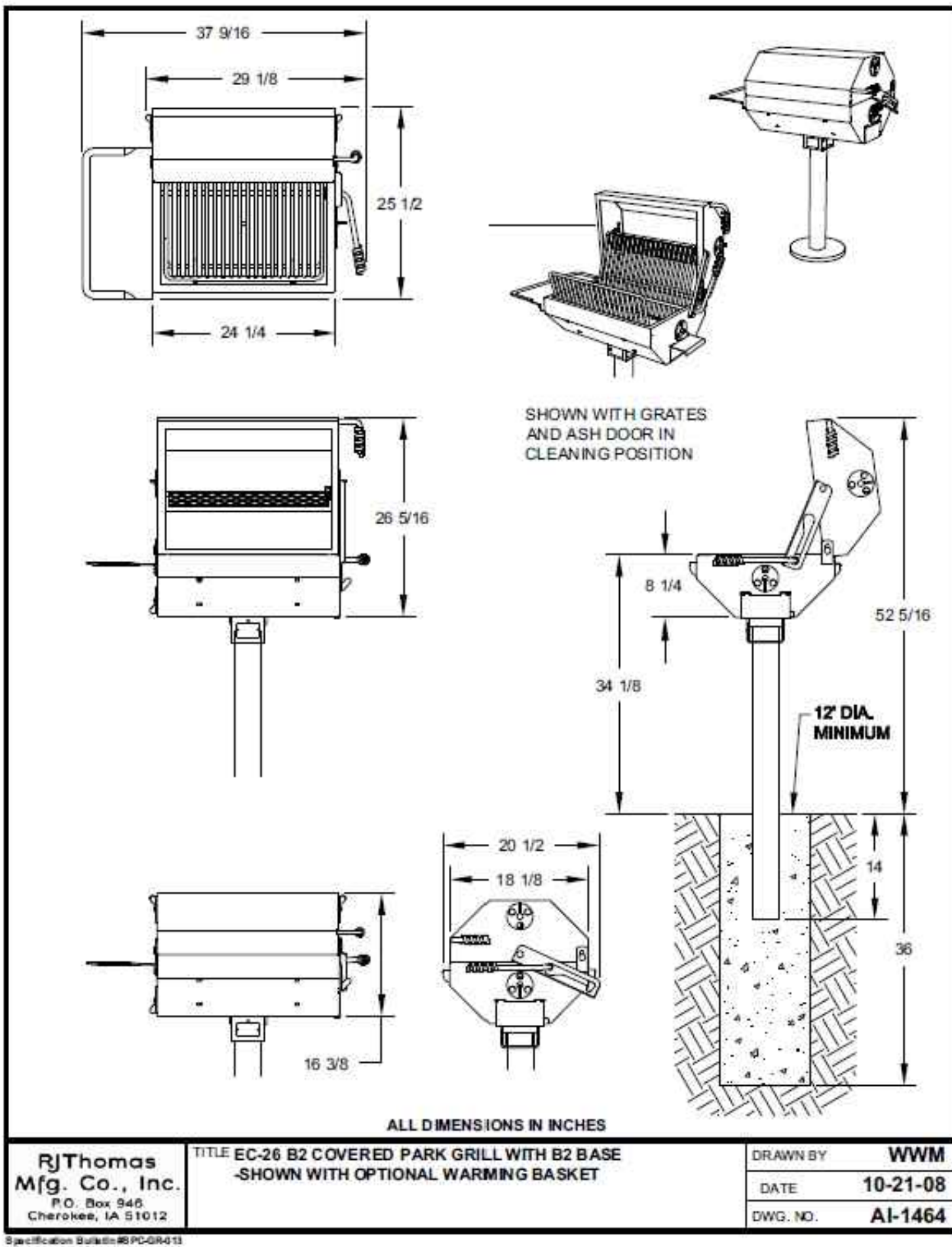
NOT TO SCALE



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

Will Coal bins be included

GRILLS HAVE BEEN REMOVED FROM PLANS

ENGINEERING:

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

LAND PLANNING:

people creating spaces
pc1 group inc. www.pc1groupco.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) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

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SHEET INFO:

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

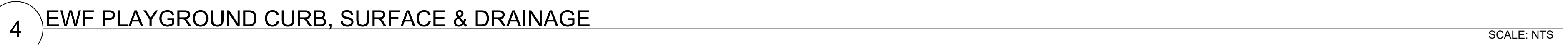
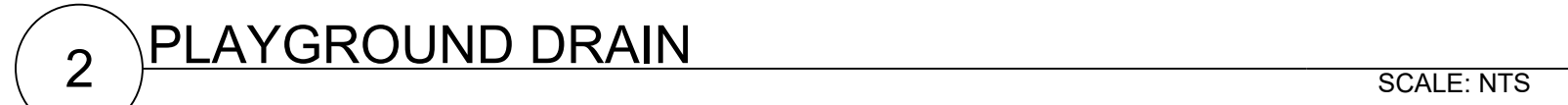
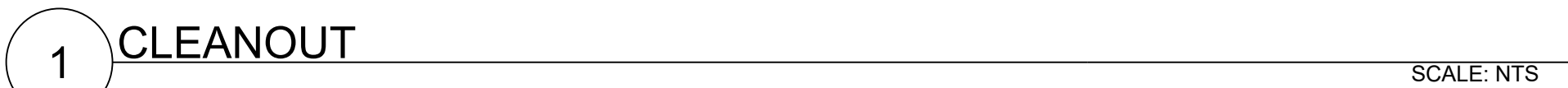
DRAWN BY:
PCS STAFF
DESIGNED BY:
PCS STAFF

SCALE:
AS SHOWN

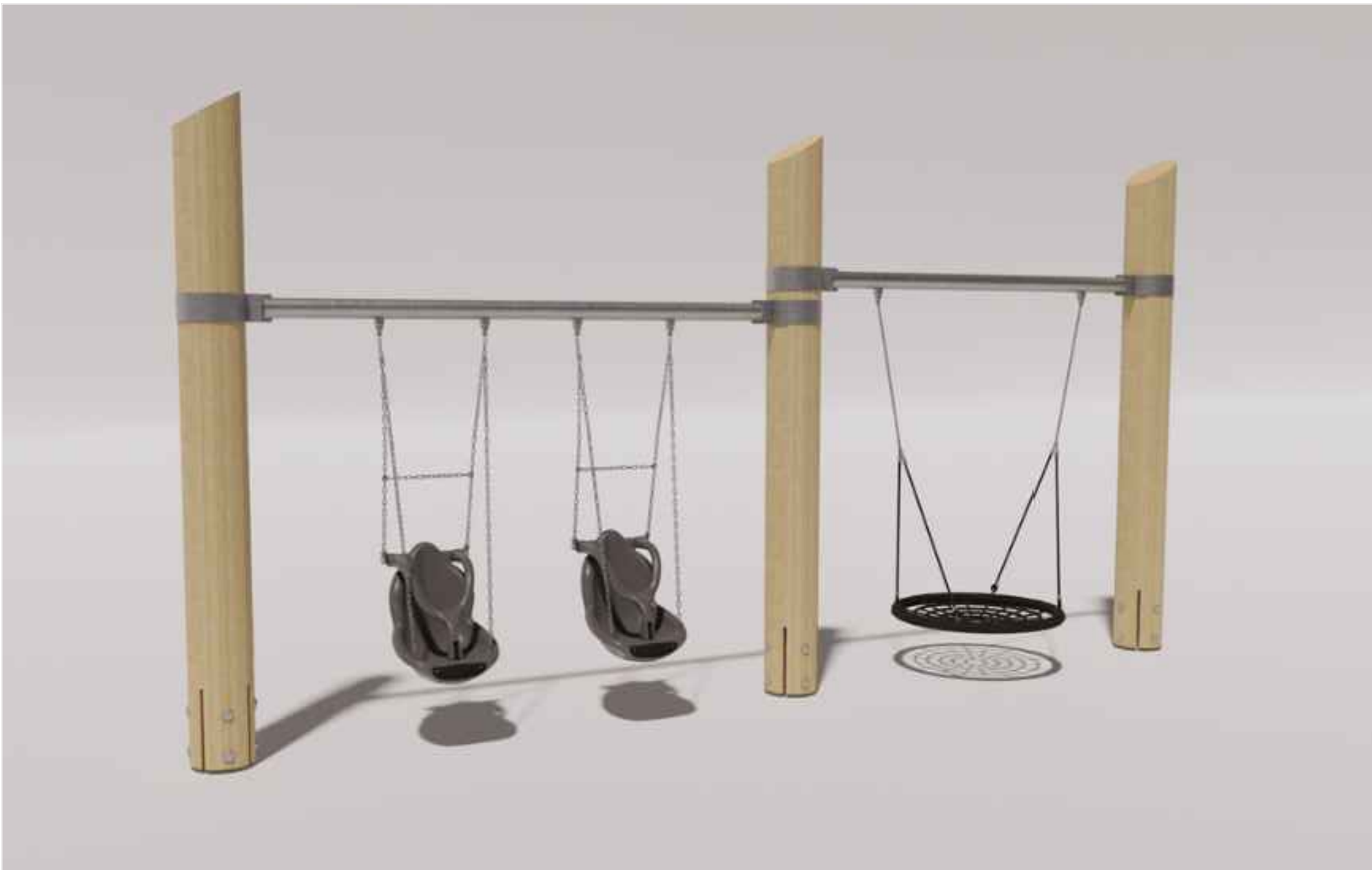
ISSUED:
11/15/2024

SITE DETAILS

L3.4



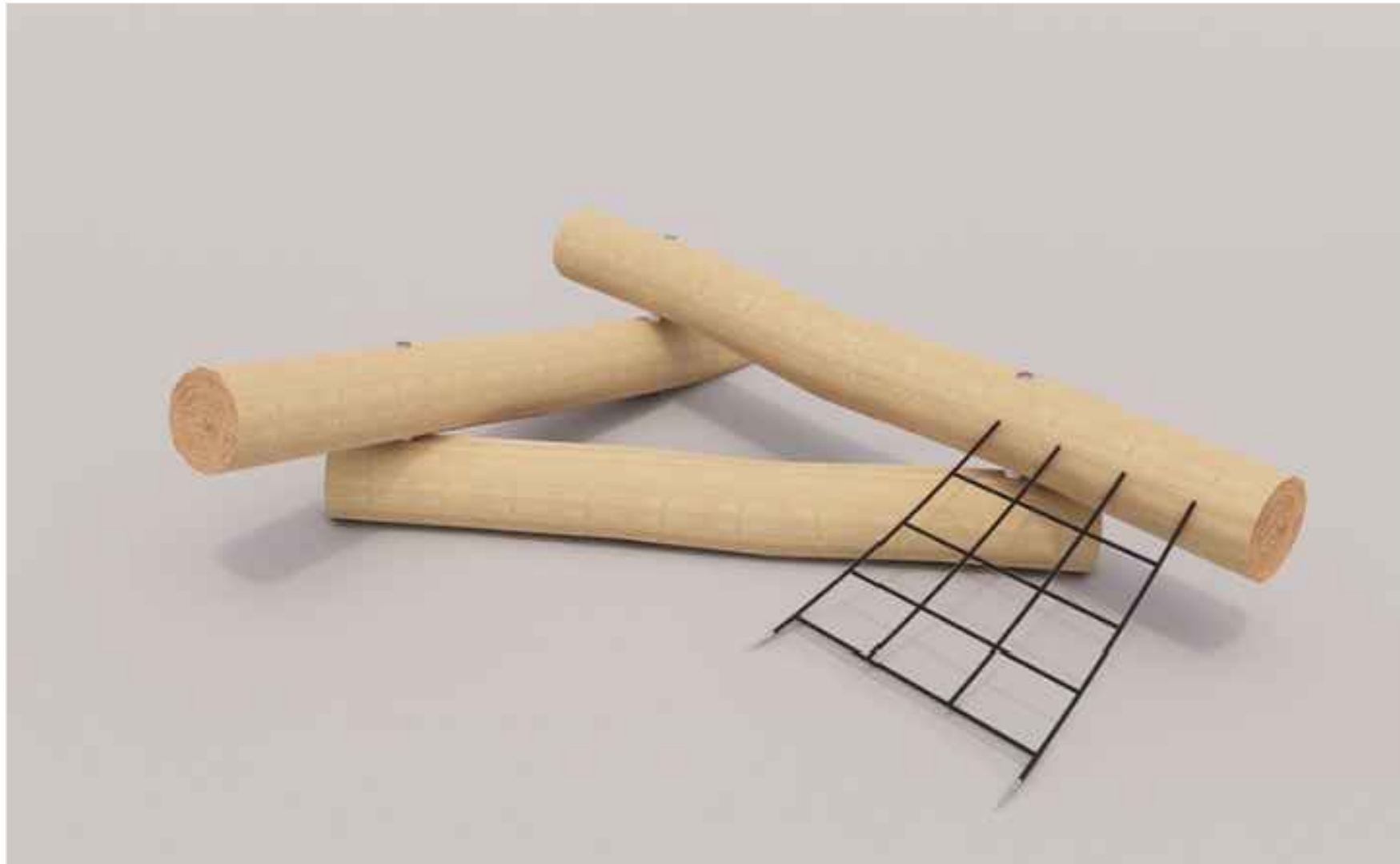
L3.5



1 DOUBLE BAY SWING 1
MANUFACTURER: EARTHSCAPE
PRODUCT NAME: DOUBLE BAY SWING - ALL-USER + BASKET
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS
SCALE: NTS



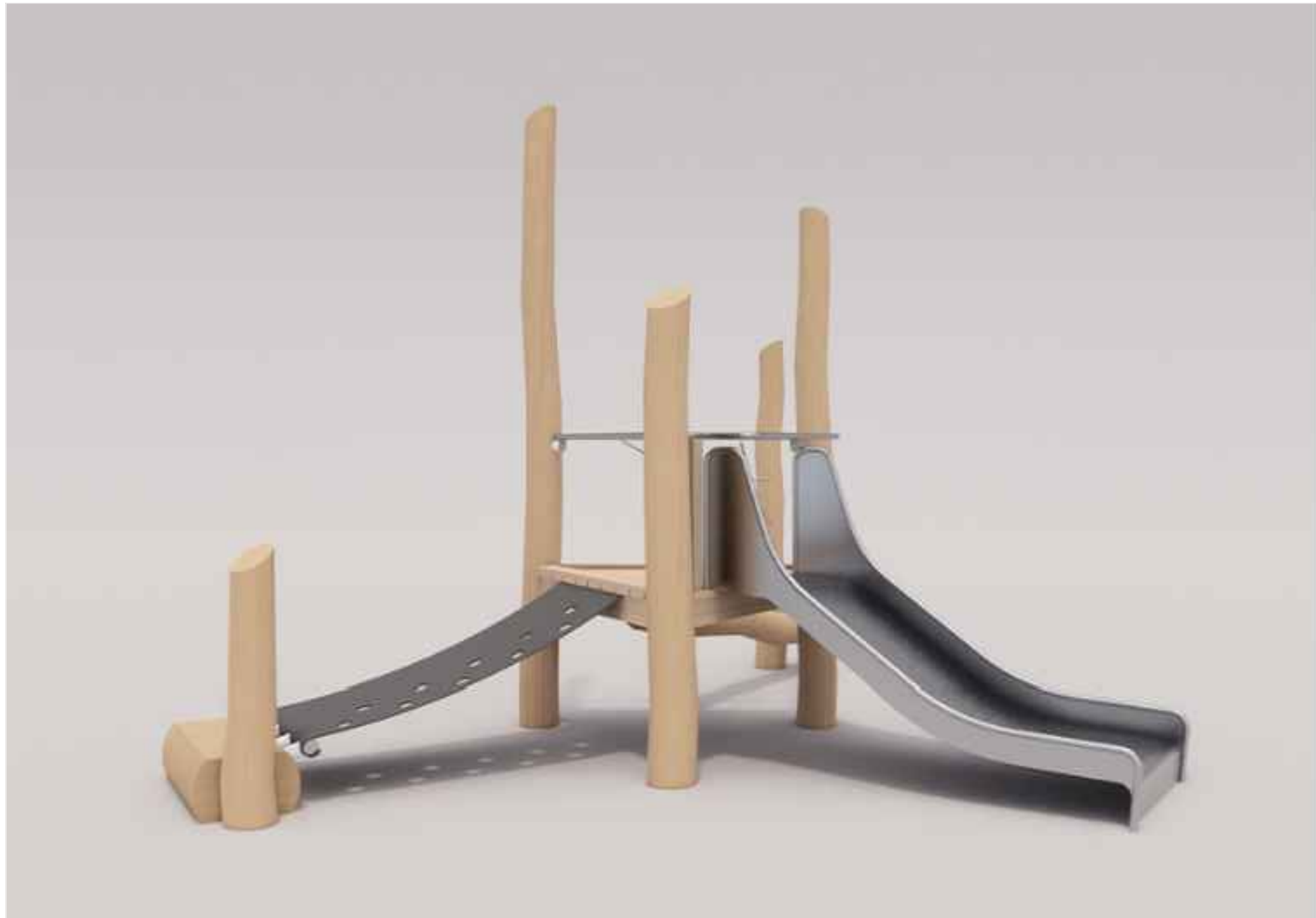
2 DOUBLE BAY SWING 2
MANUFACTURER: EARTHSCAPE
PRODUCT NAME: DOUBLE BAY SWING - BELT-BASKET
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS
SCALE: NTS



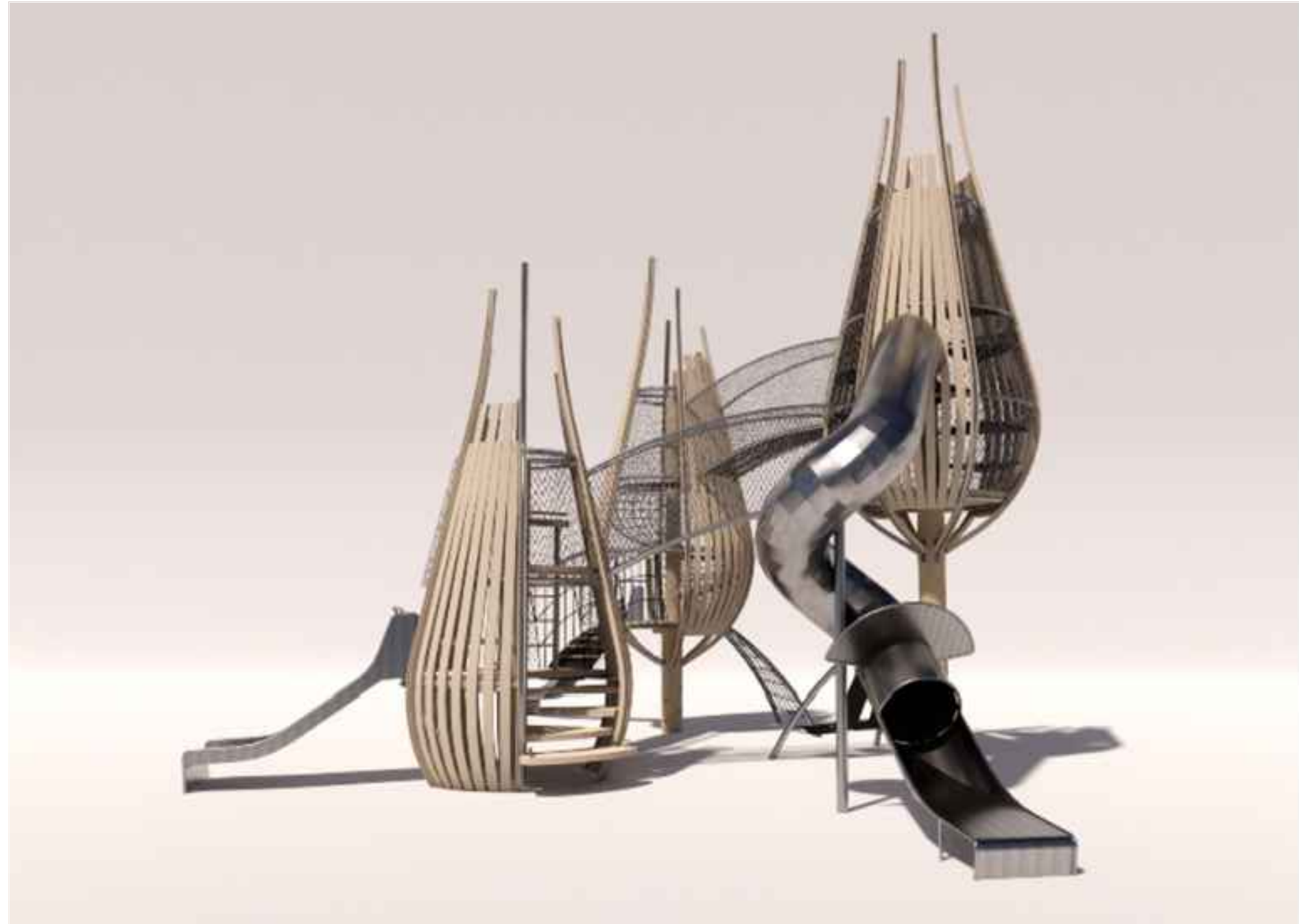
3 LOG PILE 1
MANUFACTURER: EARTHSCAPE
PRODUCT NAME: LOG PILE 3.2
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS
SCALE: NTS



4 LOG PILE 2
MANUFACTURER: EARTHSCAPE
PRODUCT NAME: MOKU YAMA 4.1
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS
SCALE: NTS



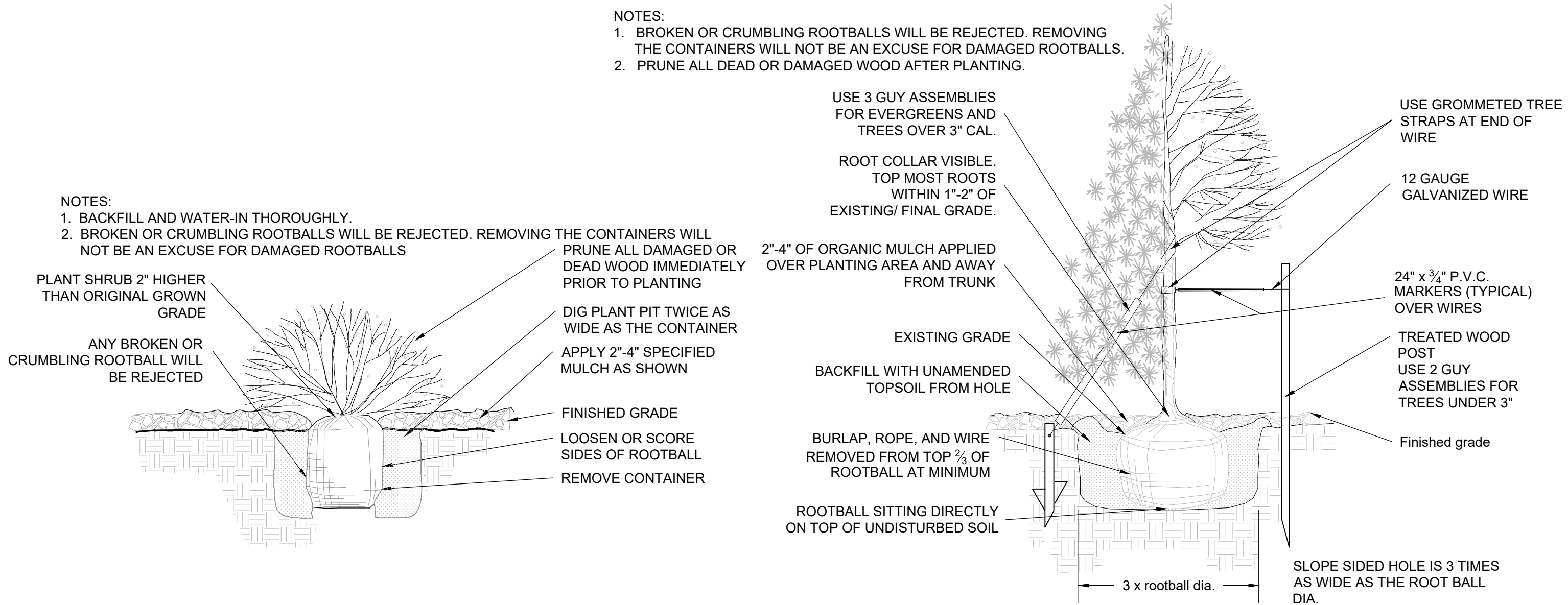
5 MULTI-LEVEL PLAY STRUCTURE 1
MANUFACTURER: EARTHSCAPE
PRODUCT NAME: SLIDE PLATFORM 900
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS
SCALE: NTS



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: | | | | |
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- NOTES:**
- ALL WORK TO BE DONE AT TIME OF PLANTING
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - RESETING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WIL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

1

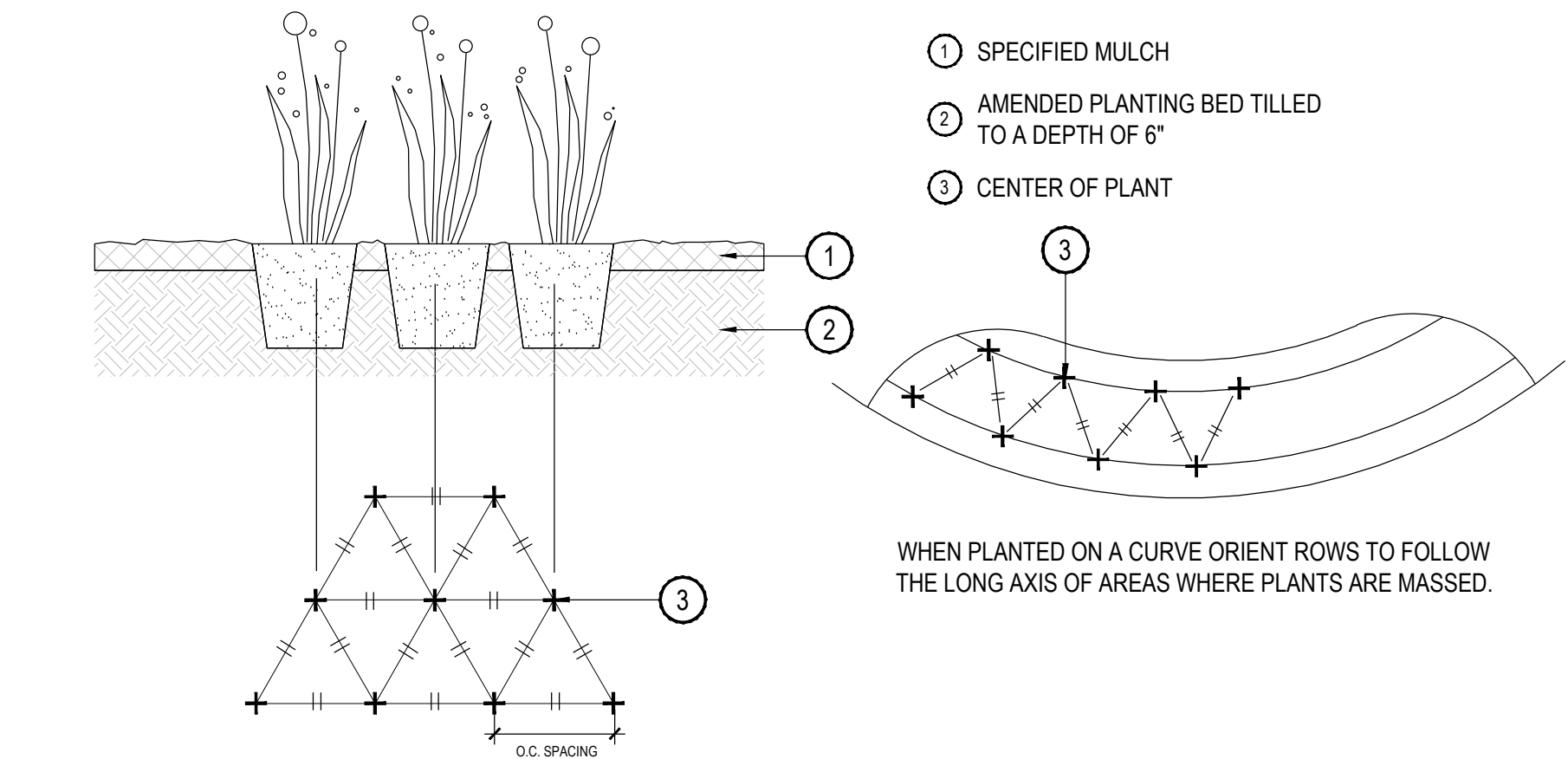
SHRUB PLANTING

SCALE: NTS

2

TREE PLANTING

SCALE: NTS



3

PERENNIAL OR GRASS PLANTING

SCALE: NTS

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

**PLANTING
 DETAILS**

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 THEREFORE 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 REROUTING 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.
32. ENCLOSURES: INSTALL ENCLOSURES AND BOXES PLUMB. ANCHOR SECURELY TO WALL OR STRUCTURAL SUPPORTS AT EACH CORNER. USE MANUFACTURER RECOMMENDED ANCHOR BOLTS FOR VARIOUS STRUCTURES.
 33. 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.
 34. 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.
 35. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DETAILS AND TECHNICAL SPECIFICATIONS UNLESS NOTED OTHERWISE.
 36. 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.
 37. 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.
 38. 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.
 39. 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.
 40. 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.
 41. 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.
 42. 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).
 43. 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.
 44. 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.
 45. 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.
 46. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES AS APPLICABLE.
 47. CONTRACTOR IS TO MAINTAIN A CLEAN PROJECT AREA, FREE FROM WORKMAN TRASH AND REFUSE, AT ALL TIMES.
 48. 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.
 49. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MANHOLES AT ALL TIMES DURING CONSTRUCTION. NO STORAGE LOCATIONS SHALL OBSTRUCT ACCESS.
 50. 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.
 51. 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.
 52. 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.
 53. 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.
 54. 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.

ENGINEERING:

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

LAND PLANNING:



pcs group inc. www.pcsgruopco.com
2001 Kalamazoo 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) 785-9800
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

| REVISION | DESCRIPTION | DATE | BY |
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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
NOTES

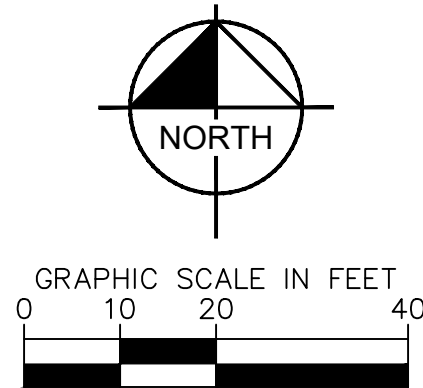
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noted

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

HYDRANT, RE: CIVIL, TYP.

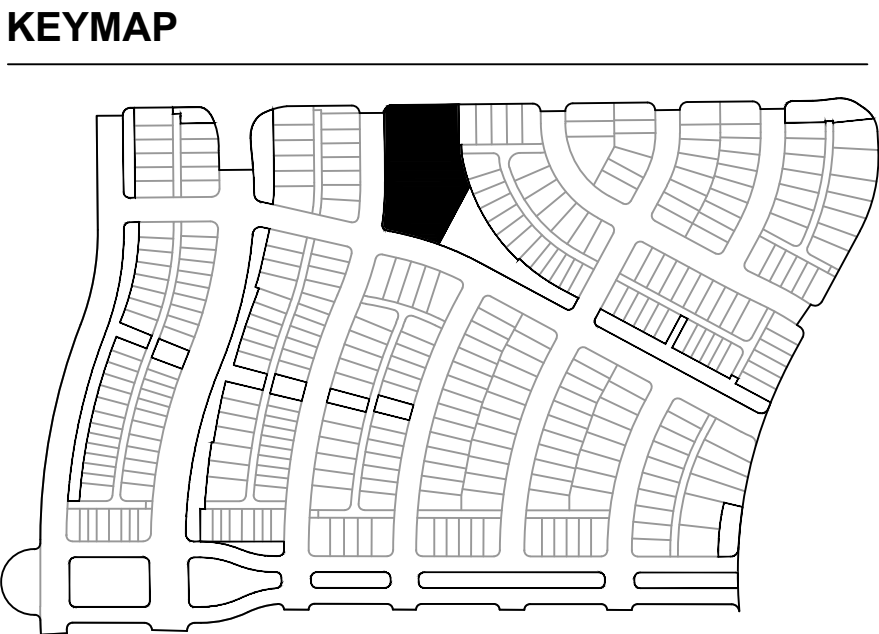
STREET LIGHT, RE: CIVIL, TYP.



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

- NOTES:
- ALL CONDUCTORS SHALL BE (2) #8 AWG CU + (1) #8 GND IN 1" CONDUIT, UNLESS OTHERWISE NOTED.
 - ALL CONDUIT ROUTING IS DIAGRAMMATICAL IN NATURE. CONTRACTOR SHALL COORDINATE EXACT CONDUIT LOCATIONS WITH UTILITIES.
 - 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 |



| REVISIONS: | | BY | DATE | REVISION DESCRIPTION |
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SHEET INFO:

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

Invue

ARB Arbor Post Top

Decorative Luminaire

Product Features

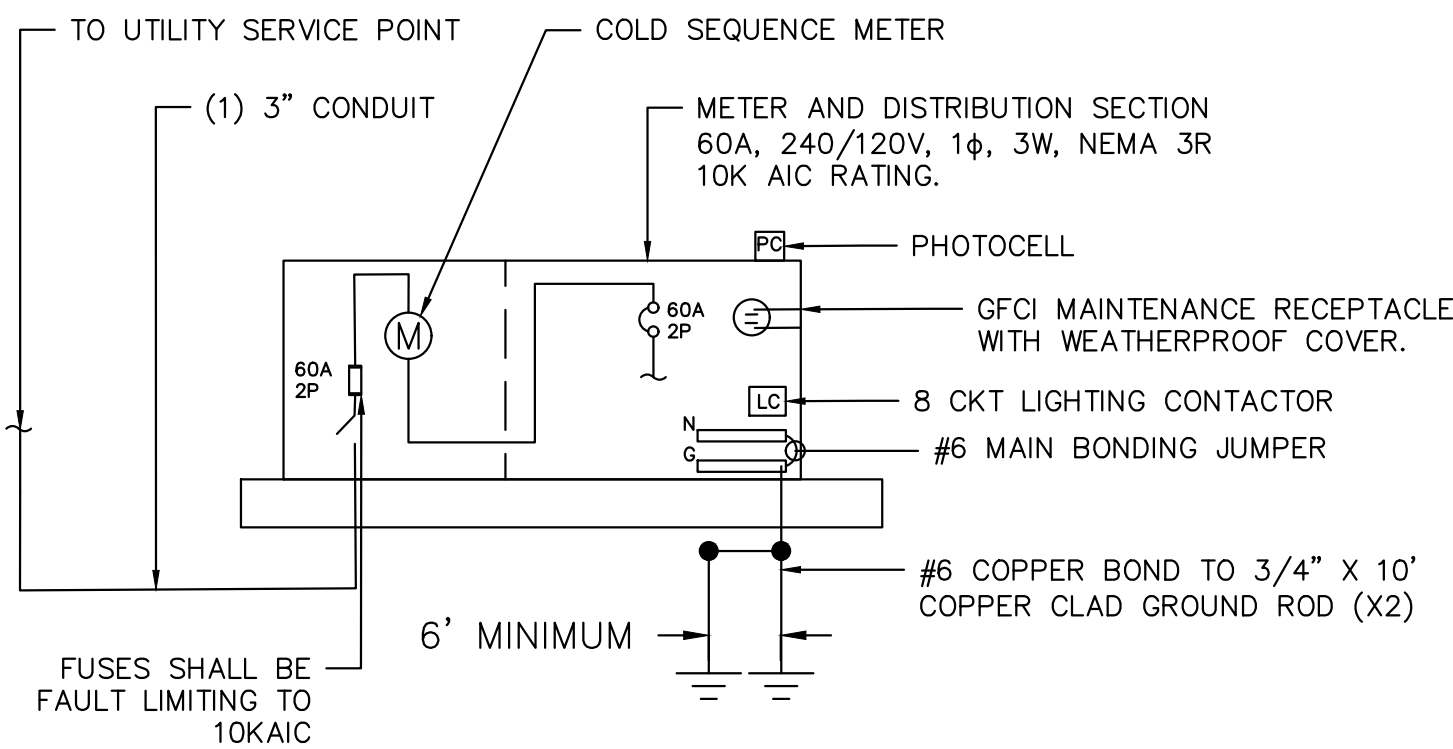


Dimensional and Mounting Details

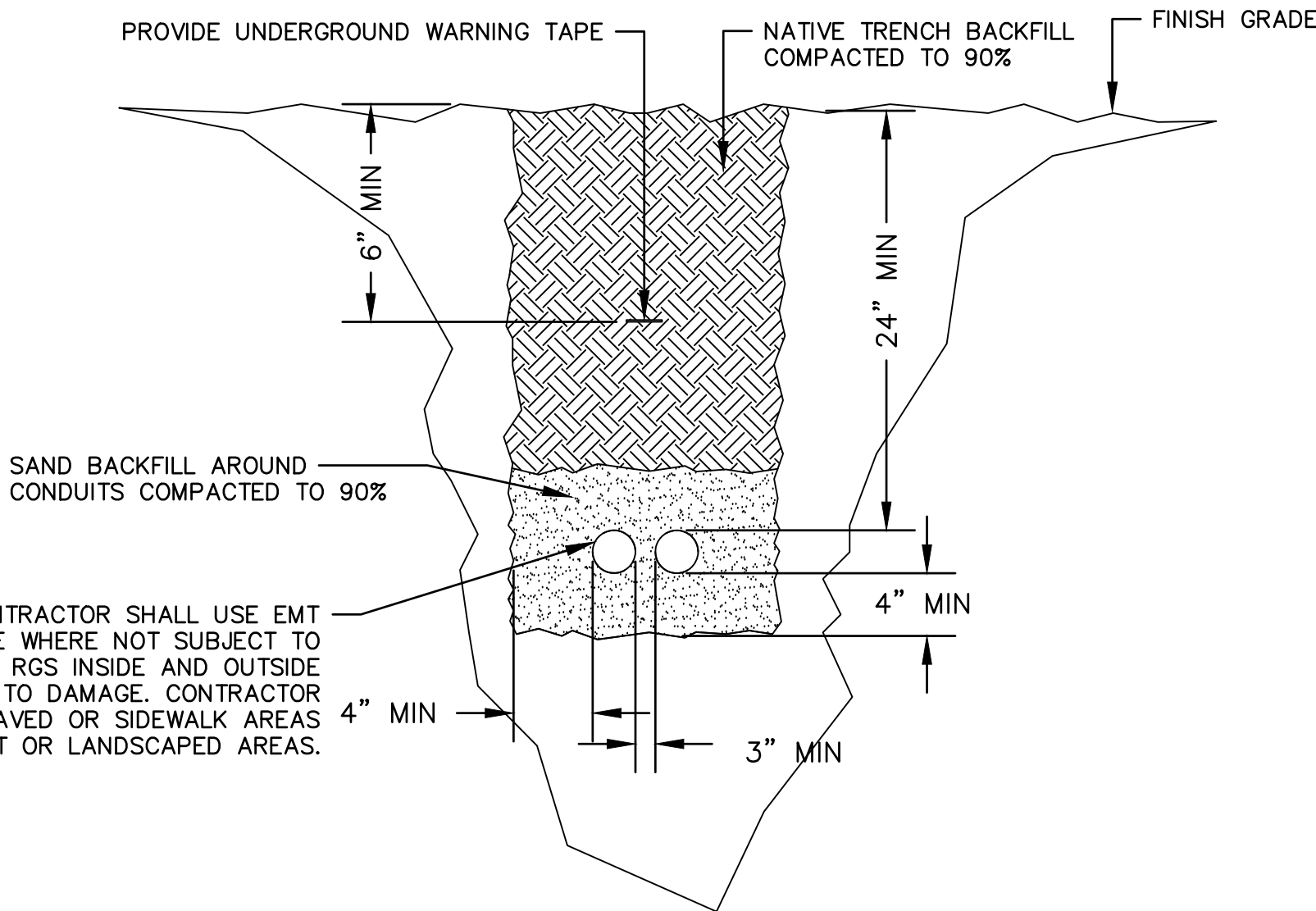
- WaveLinX PRO Wireless
- WaveLinX LITE Wireless

COOPER Lighting Solutions
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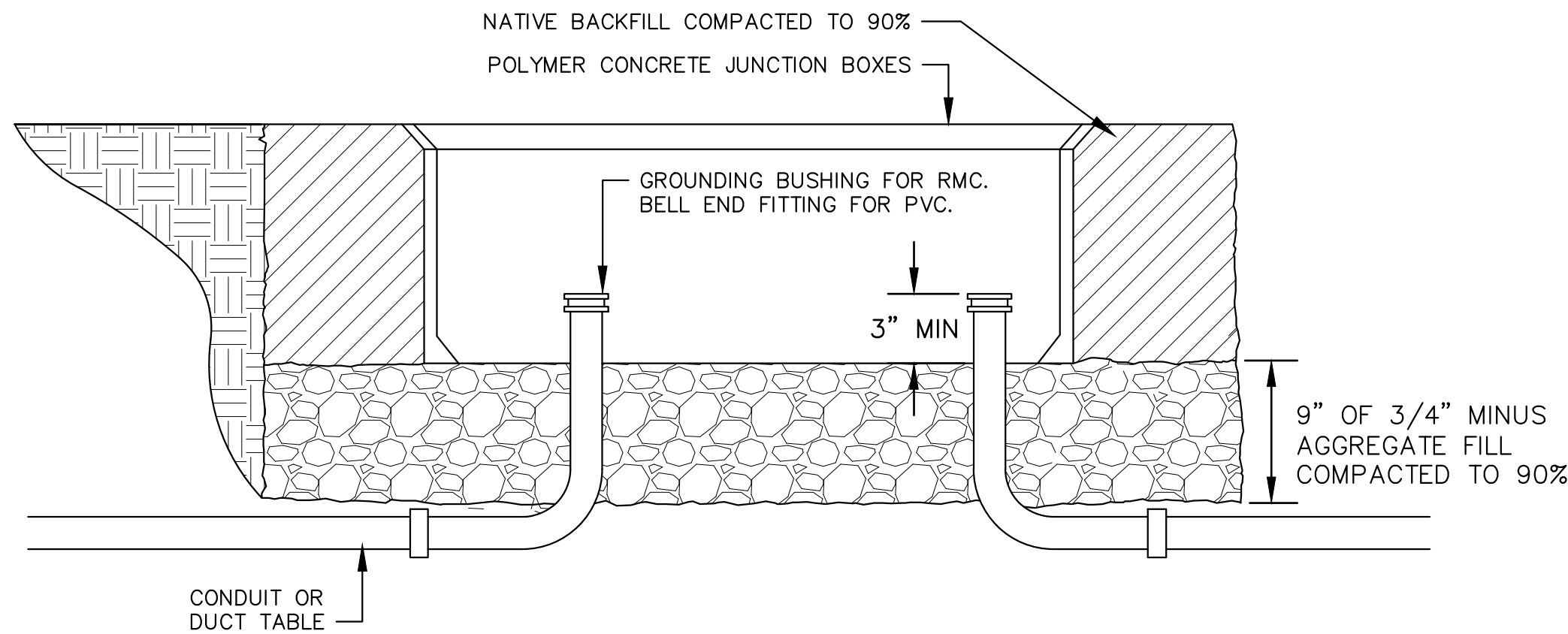
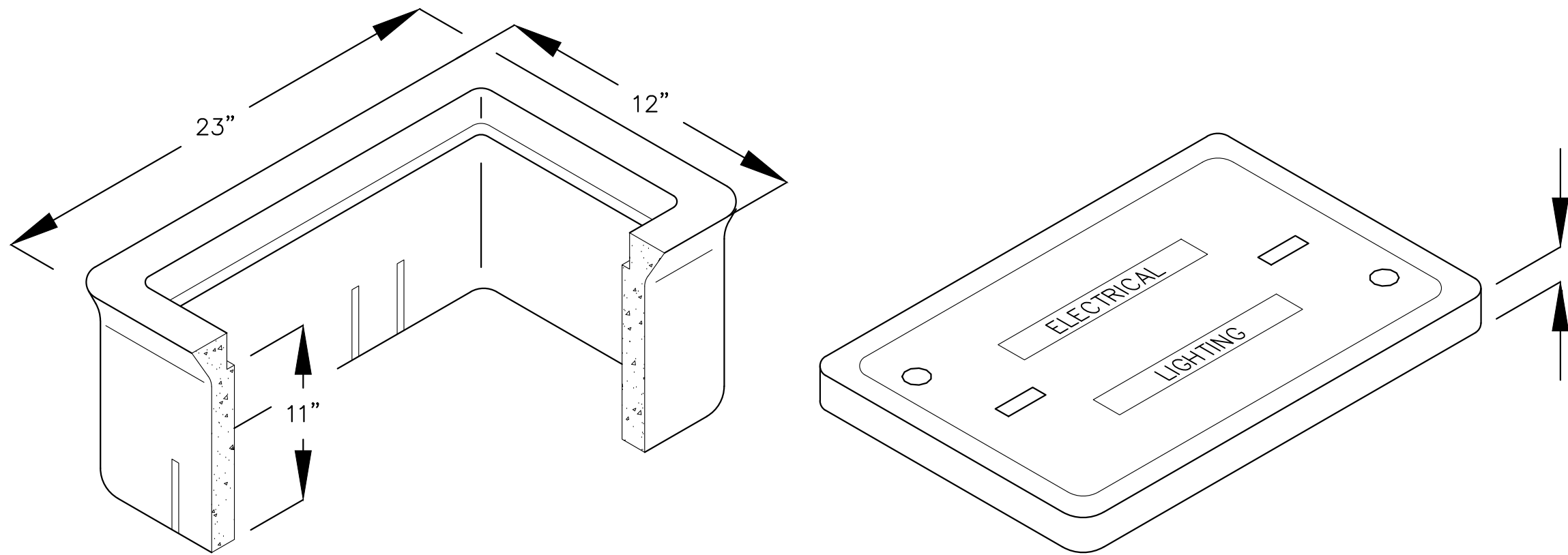
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1 PEDESTAL DETAIL (TYP.)
SCALE: NTS



2 TRENCH DETAIL
SCALE: NTS



3 GROUND BOX DETAIL
SCALE: NTS

| NEW PANEL | | | | PANEL NAME: PD1 (PRIVATE) | | | | | | | | | | |
|-----------------------|---------------------|-----------|------|---------------------------|-------------|-----|--------|--------------------|--------|------|-----------|-----------------------|-----|--|
| LOCATION: POCKET PARK | | | | VOLTS: 120/240V | | | | A/C RATING: 10K | | | | | | |
| SUPPLY FROM: UTILITY | | | | PHASES: 1 | | | | MAINS TYPE: MCB | | | | | | |
| MOUNTING: PEDESTAL | | | | WIRES: 3 | | | | MAINS RATING: 60 A | | | | | | |
| ENCLOSURE: NEMA 3R | | | | | | | | MCB RATING: 60 A | | | | | | |
| 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 | | 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

ENGINEERING:

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2000 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

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) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

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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

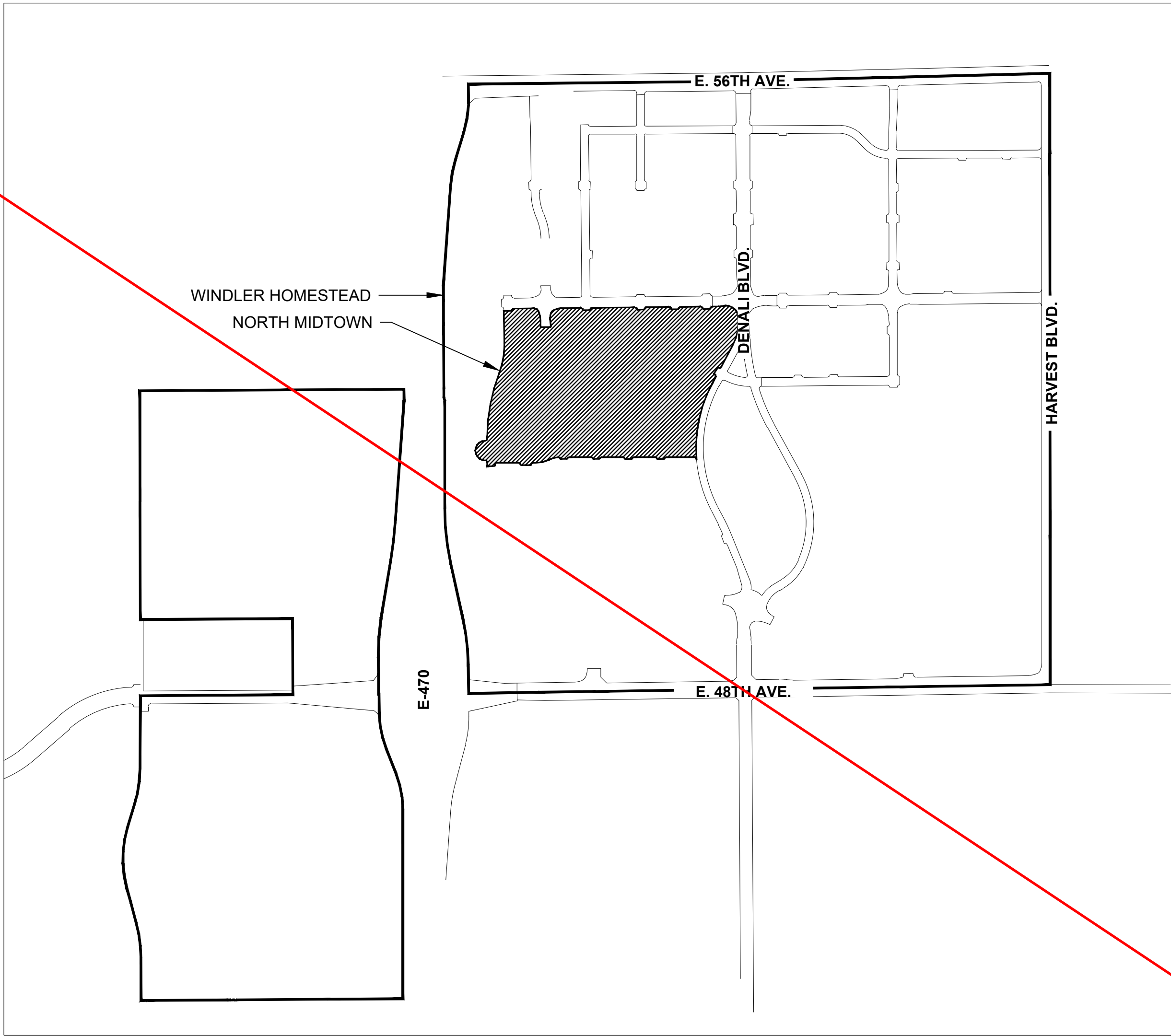
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WINDLER - MIDTOWN PHASE 1 CURBSIDE LANDSCAPE PLANS

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
303.431.6100 MARTINMARTIN.COM

LAND PLANNING:
people creating spaces
pc1 group inc. www.pc1groupco.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) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

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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 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 |

| | | | | |
|------------------|-----|--|------------------------------------|-------|
| 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 bumalda 'Walbuma' | Magic Carpet Spirea | 5 gal |
| SO | 76 | Symphoricarpos occidentalis | Western Snowberry | 5 gal |
| SC | 54 | Symphoricarpos x chenaultii 'Hancock' | Hancock Chenault Coralberry | 5 gal |

| | | | | |
|------------------|-----|--------------------------------------|--------------------------------|-------|
| 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 |

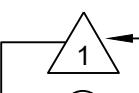
SYMBOLS & ABBREVIATIONS

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

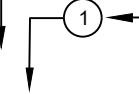
E.P. = EDGE OF PAVING
EXP. = EXPANSION
E.W. = EACH WAY
F.F. = FINISH FLOOR
F.G. = FINISH GRADE
FIN. = FINISH
F.H. = FIRE HYDRANT
FL. = FLOW LINE
FTG. = FOOTING
FT. = FEET
GA. = GAUGE
GALV. = GALVANIZED
H.W. = HEAD WALL
H.P. = HIGH POINT
HT. = HEIGHT
HORIZ. = HORIZON
I.D. = INNER DIAMETER
IN. = INCH
INV. = INVERT
L.P. = LOW POINT
L.F. = LINEAR FEET
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

NOTE IDENTIFICATION

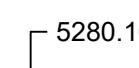


DEMOLITION NOTE

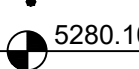


CONSTRUCTION NOTE

ELEVATION IDENTIFICATION




5280.10 SPOT ELEVATION

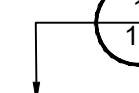


5280.10 ELEVATION


DETAIL IDENTIFICATION



DETAIL NUMBER

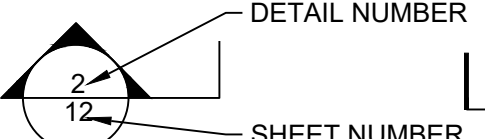


DETAIL NAME



SHEET NUMBER

DETAIL SECTION IDENTIFICATION

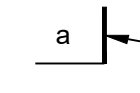


DETAIL NUMBER

2

12

SHEET NUMBER



SECTION DESIGNATION

A

a

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.

PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

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 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.

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

REVISED

ENGINEERING:

LAND PLANNING:

pcs group inc. www.pcsgruopco.com
200 Kipling Dr. #1
denver co 80223
1 303.531.4905

PREPARED FOR:

WINDLER PUBLIC IMPROVEMENT
AUTHORITY
9155 E NICHOLS AVE. STE. 360
CENTENNIAL CO 80112
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

| NO. | REVISION DESCRIPTION | DATE | 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:

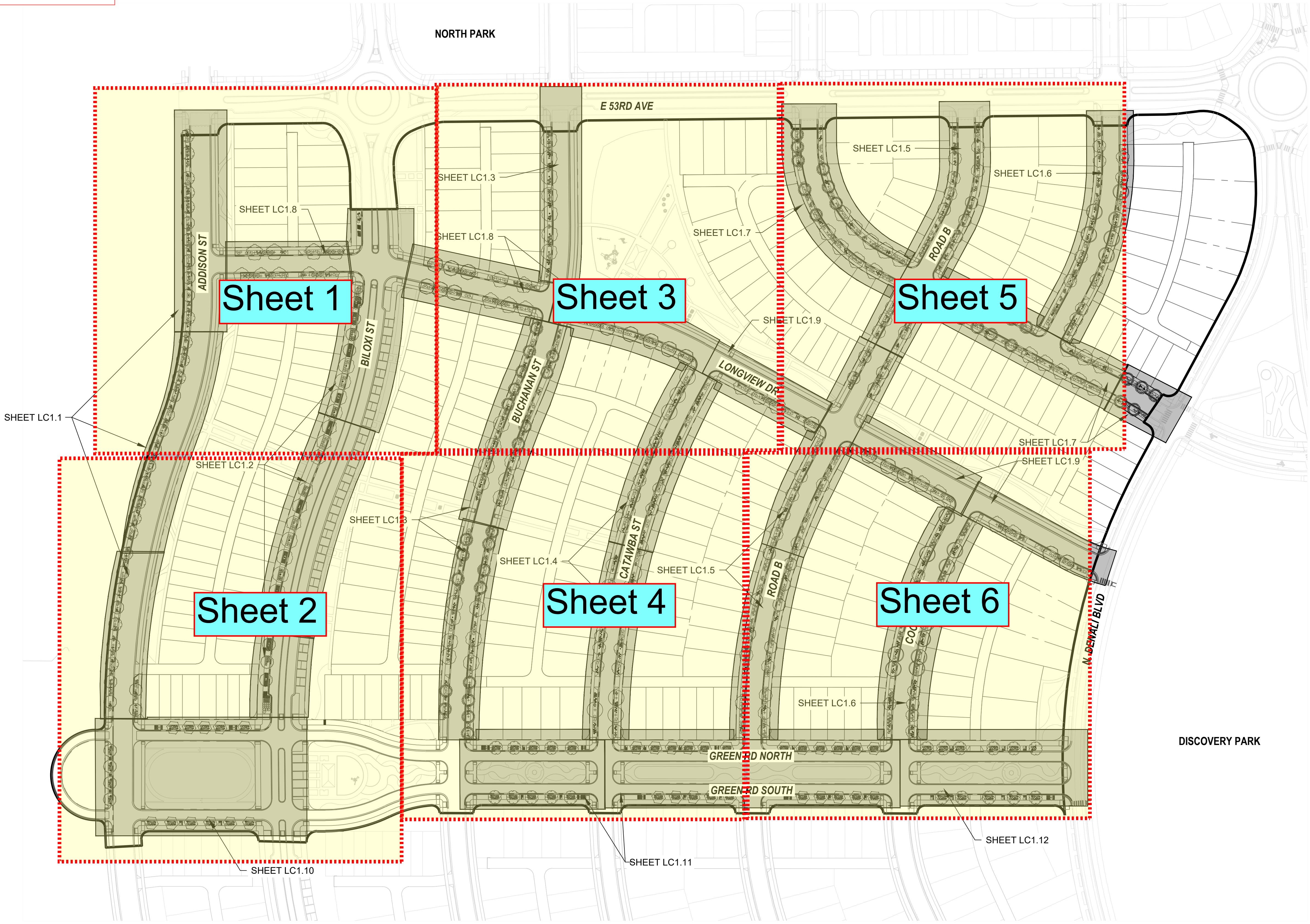
11/15/2024

CURBSIDE
LANDSCAPE
NOTES & PLANT
SCHEDULE

L00.1

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
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

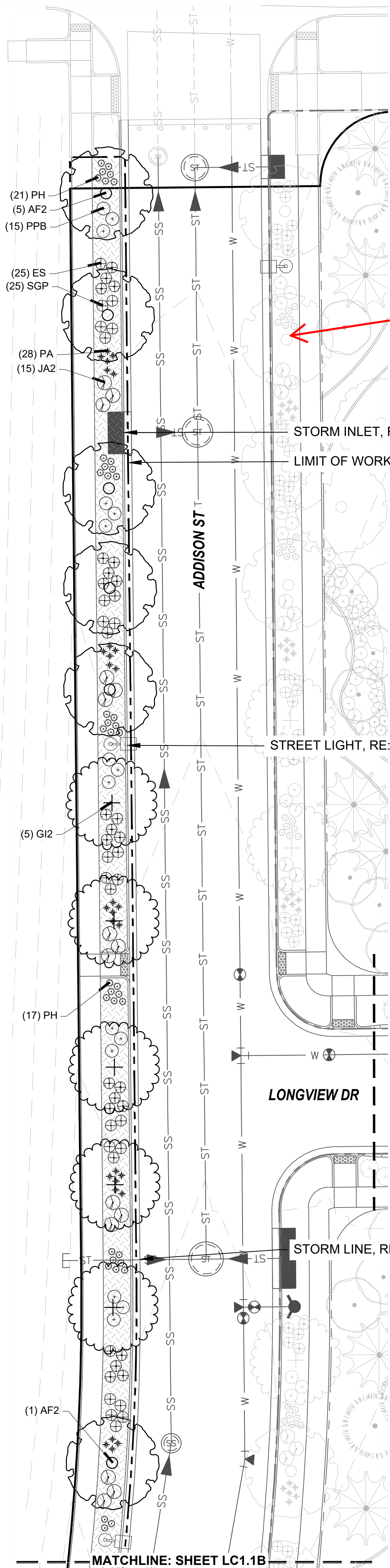
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PCS STAFF
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PCS STAFF

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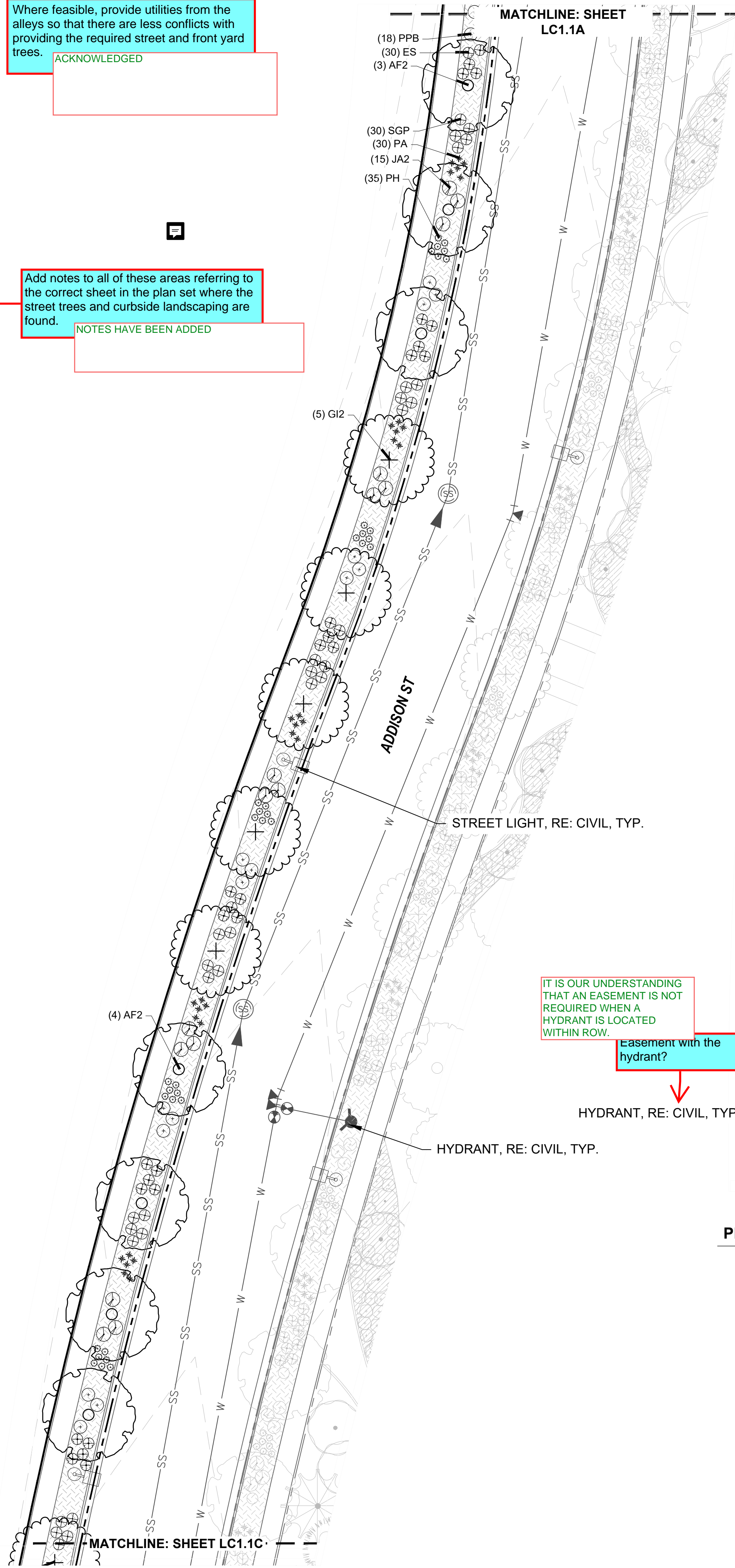
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11/15/2024

**CURBSIDE
OVERALL PLAN &
SHEET INDEX**

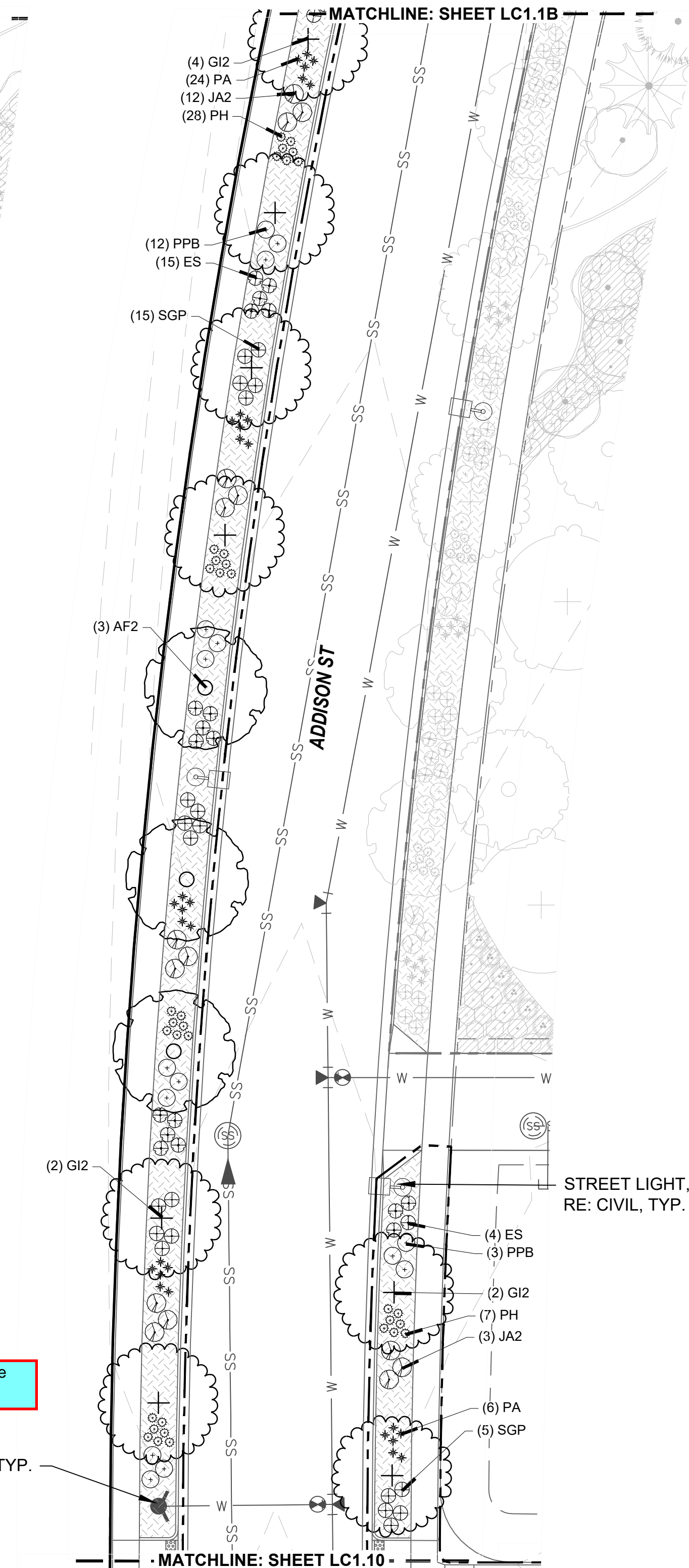
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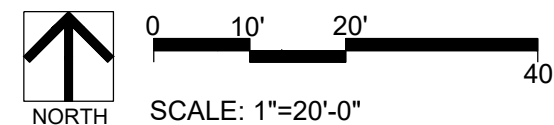
PLANTING PLAN LC1.1A



PLANTING PLAN LC1.1B



PLANTING PLAN LC1.1C



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 |
| 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

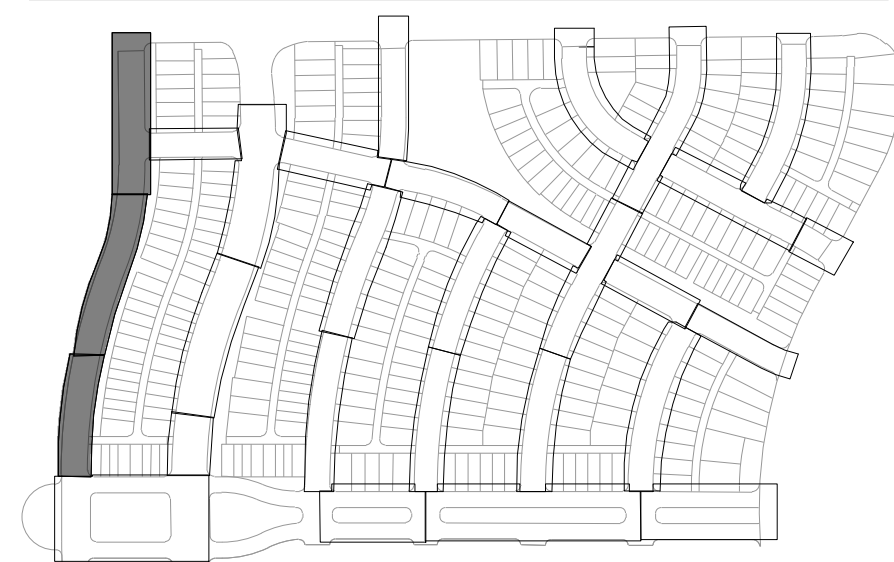
| | |
|-----|--------------------------------|
| MLJ | 'Mother Lode' Juniper |
| JA2 | Alpine Carpet Juniper |
| JUB | Blue Chip Juniper |
| JW | Blue Rug Juniper |
| CL | Broom |
| BJ | Buffalo Juniper |
| EC | Purple-leaf Winter Creeper |
| PC2 | Valley Cushion Mugo Pine |
| BI | Wintergreen Littleleaf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

SYMBOL COMMON NAME

GROUND COVERS

| | |
|--|-----------------|
| | 3/8" Pea Gravel |
|--|-----------------|

KEYMAP



ENGINEERING:



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) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

| NO. | REVISION DESCRIPTION | DATE | BY |
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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

DRAWN BY:

PCS STAFF

DESIGNED BY:

PCS STAFF

SCALE:

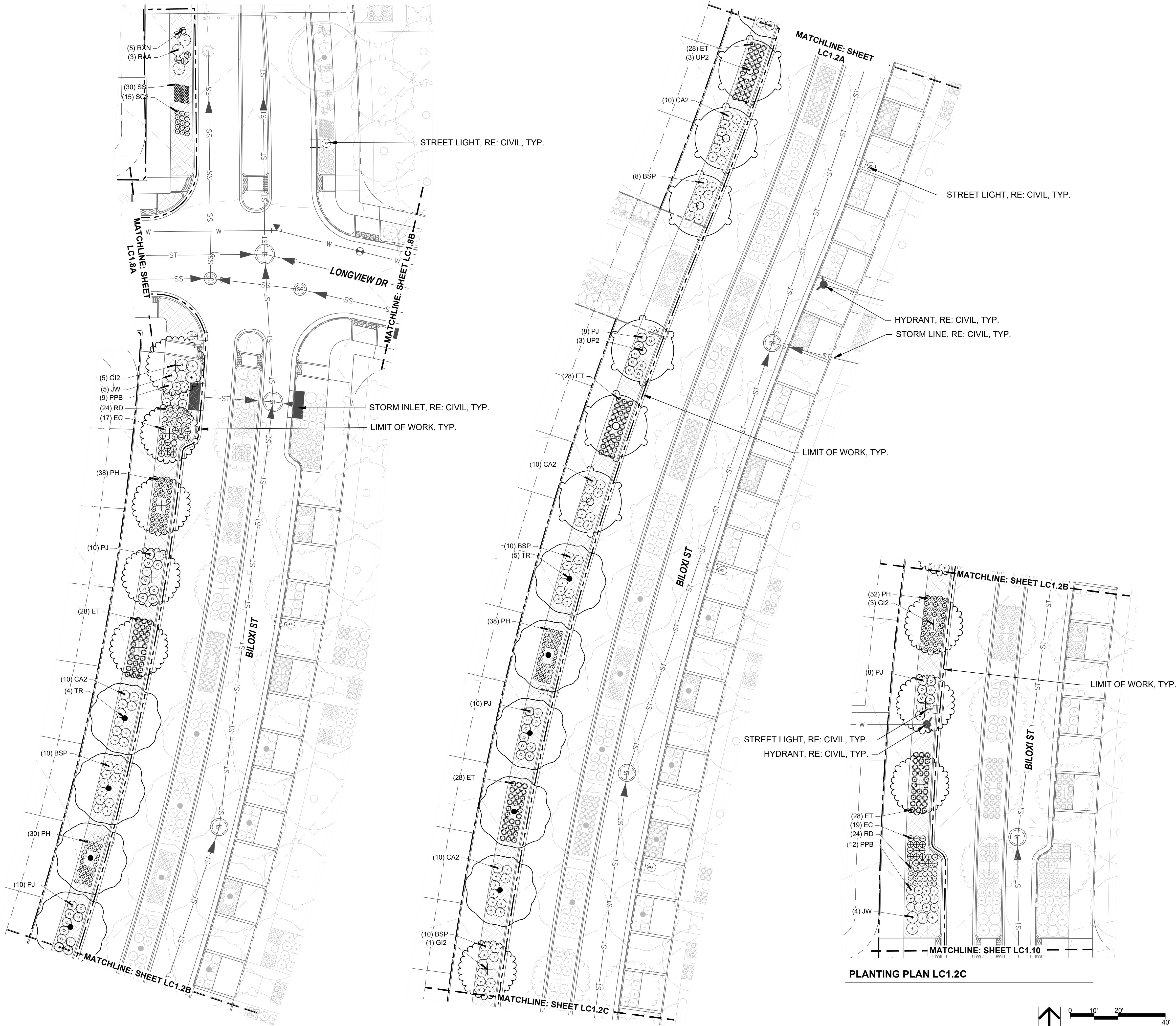
AS SHOWN

ISSUED:

11/15/2024

CURBSIDE
PLANTING PLAN

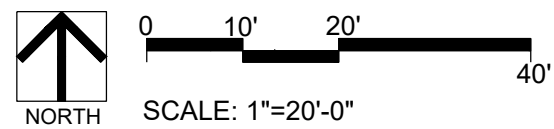
LC1.1



PLANTING PLAN LC1.2A

PLANTING PLAN LC1.2B

PLANTING PLAN LC1.2C



KEYNOTES

| PAVING/ SURFACE/ EDGE SECTIONS | | |
|--------------------------------|----------------------------|-----------|
| 1.0 | 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 | - |

| PLANTING | | |
|----------|--------------------------------|-----------|
| 6.0 | 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 |
| GL | Greenspire Littleleaf Linden |
| SJ | Japanese Pagodatre |
| 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 |

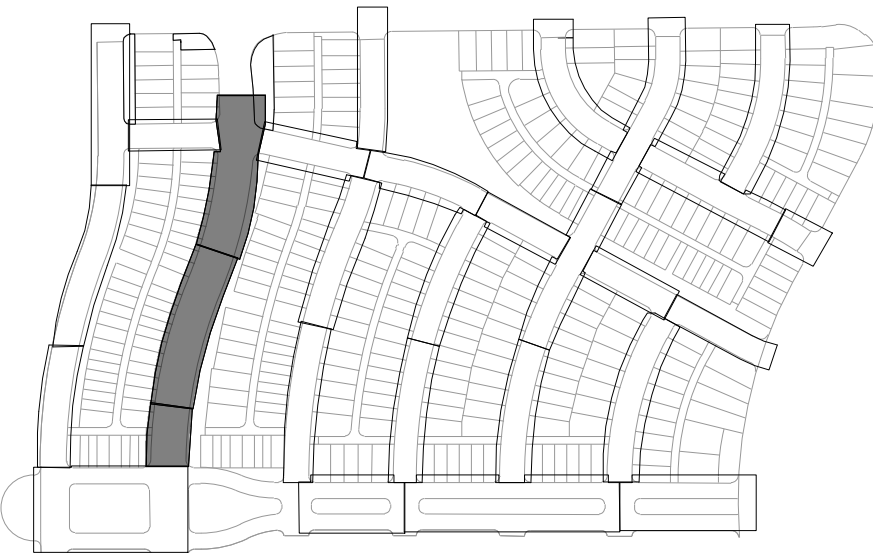
| DECIDUOUS SHRUBS | |
|------------------|------------------------------------|
| CA2 | Arctic Fire Dogwood |
| RAA | Autumn Amber Sumac |
| CD | Blue Mist Shrub |
| BSP | Common Bluebeard Spirea |
| CPB | Crimson Pygmy Barberry |
| ES | Dwarf Blue Rabbitbrush |
| PL2 | Dwarf Ninebark |
| RXN | Flower Carpet Red Groundcover Rose |
| | 1-2T, 2-3W |
| RG | Gro-Low Fragrant Sumac |
| SC | Hancock Chenaunt 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



| REVISIONS: | |
|------------|----------------------|
| NO. | REVISION DESCRIPTION |
| 1. | |
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| 8. | |

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

LC1.2



1.0 PAVING/ SURFACE/ EDGE SECTIONS

6.0 PLANTING


PLANT SCHEDULE

| | |
|-----|--------------------------------|
| QBO | Buckley Oak |
| CO | Common Hackberry |
| 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 |
| GI2 | Skyline Thornless Honey Locust |
| UP2 | Triumph Elm |

| | |
|-----|----------------------------------|
| 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 |

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

| | |
|-----|--------------------------------|
| 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 |

GROUND COVER: 3/8" Pea Gravel

SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

LC1.3

| REVISIONS: | |
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| NO. | 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**

LC1.4

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 |
| GL | Greenspire Littleleaf Linden |
| SJ | Japanese Pagodatre |
| 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 Chenaunt 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 |

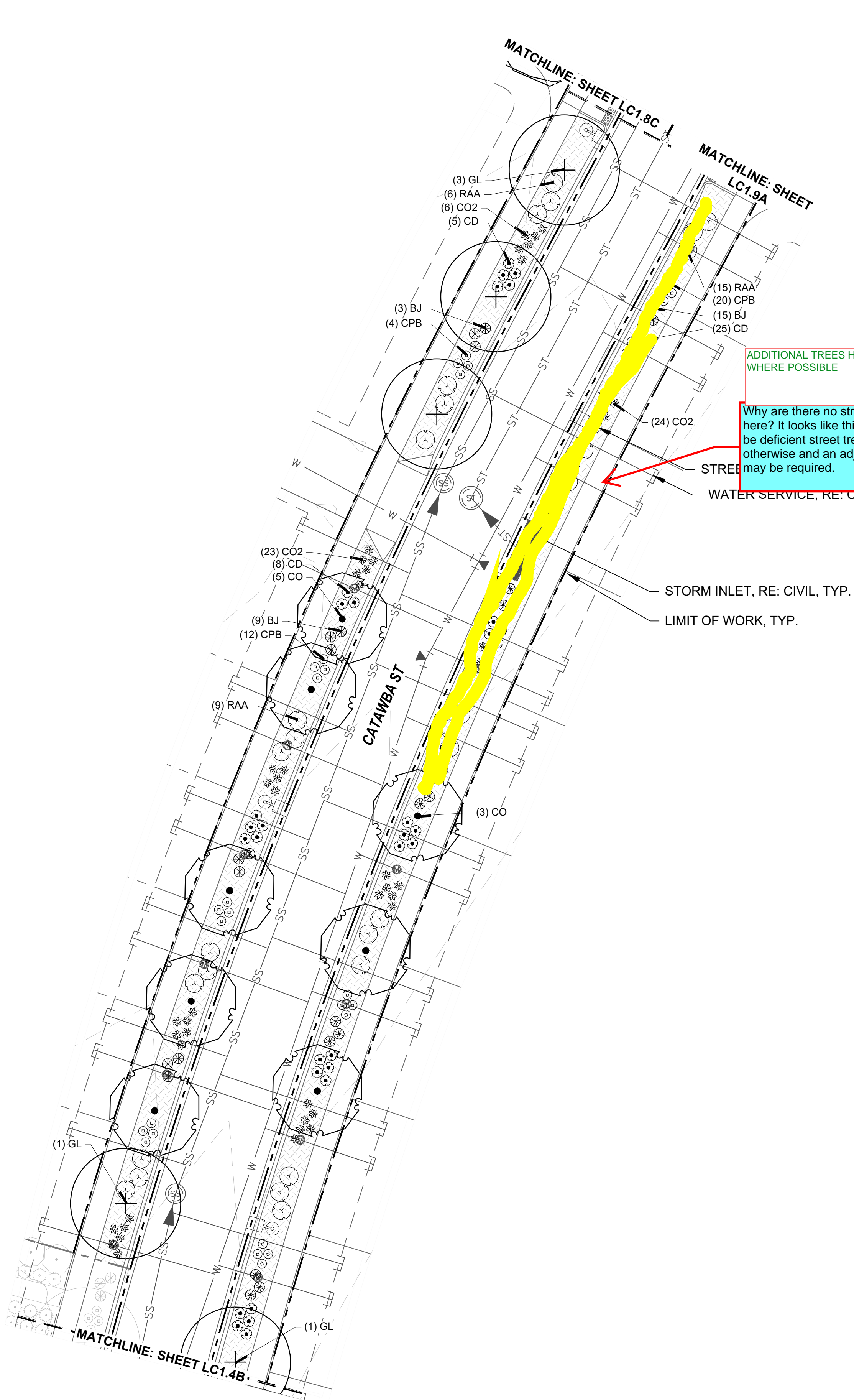
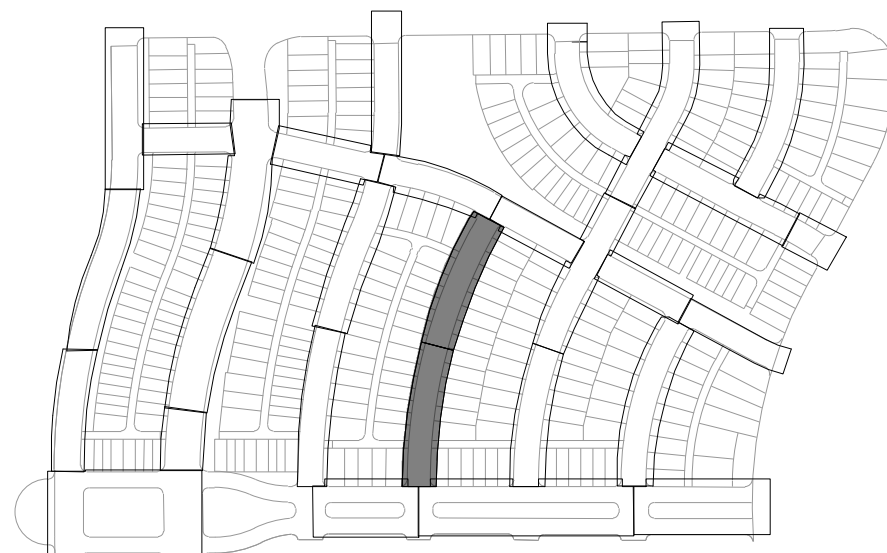
EVERGREEN SHRUBS

| | |
|-----|--------------------------------|
| 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 |

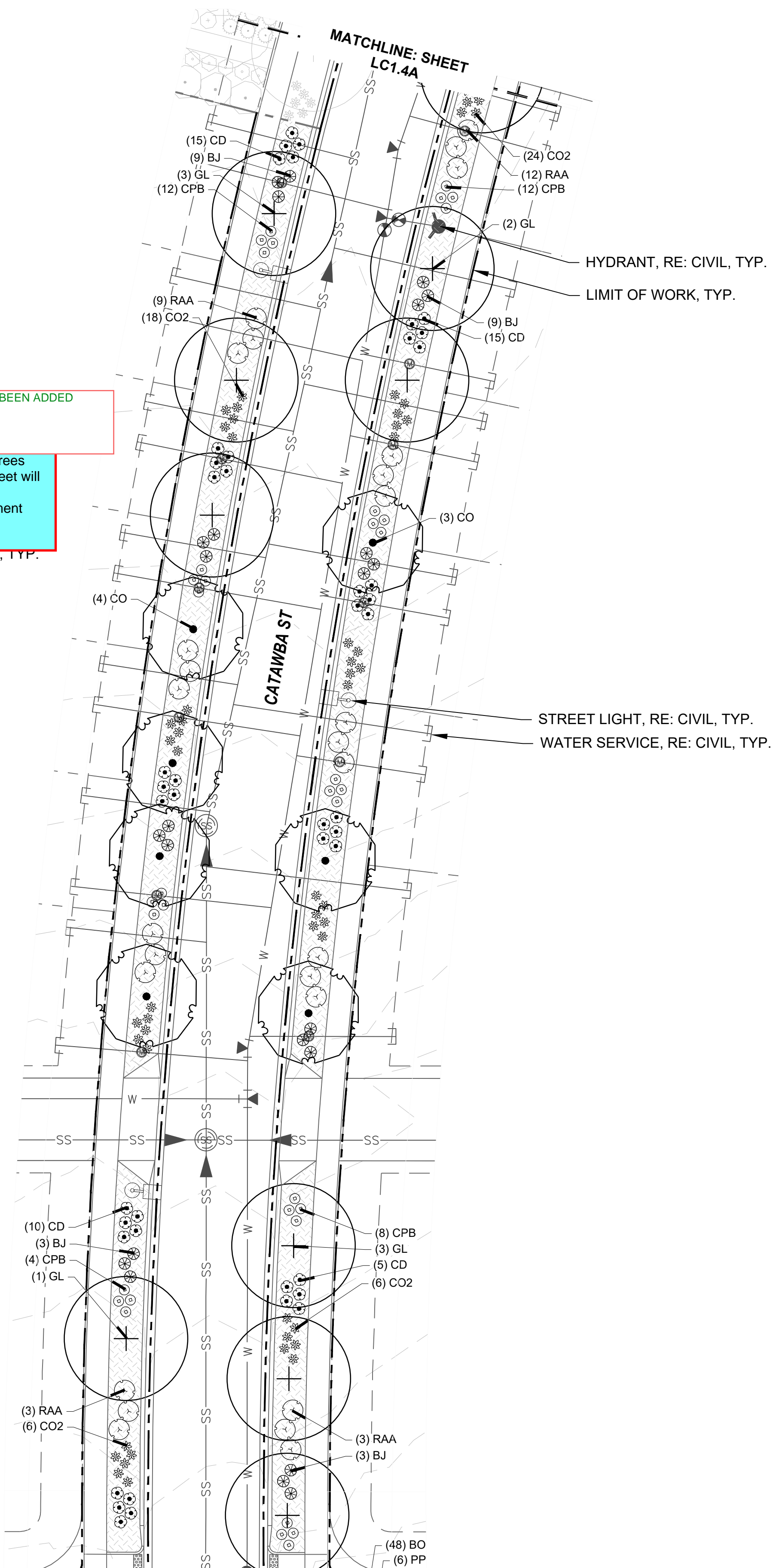
SYMBOL COMMON NAME

| GROUND COVERS | |
|---------------|-----------------|
| | 3/8" Pea Gravel |

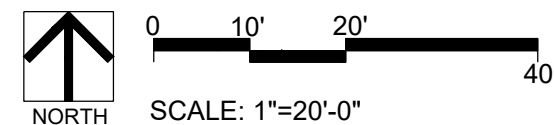
KEYMAP

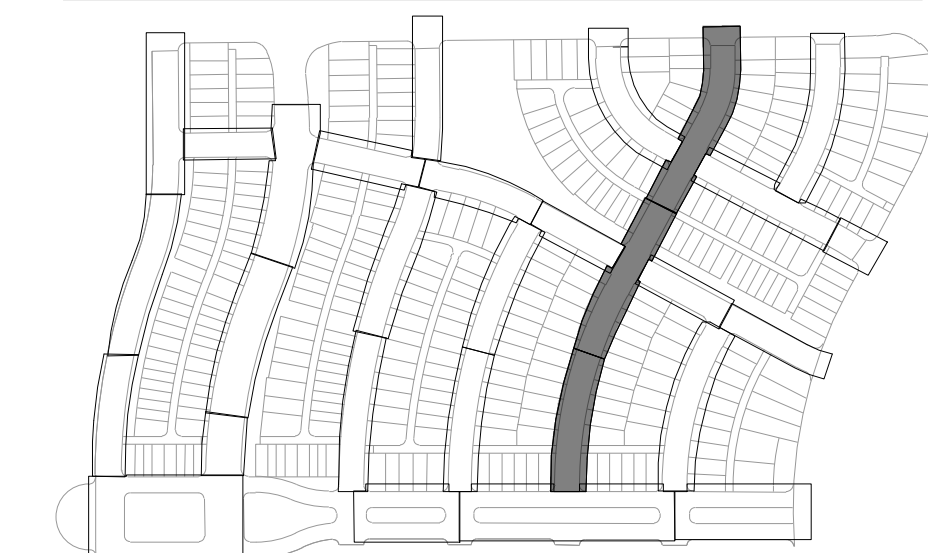


PLANTING PLAN LC1.4A



PLANTING PLAN LC1.4B



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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUIJ DER CURBSIDE LANDSCAPE

LC1.5

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 Pagodatre |
| 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 |
| RG | 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

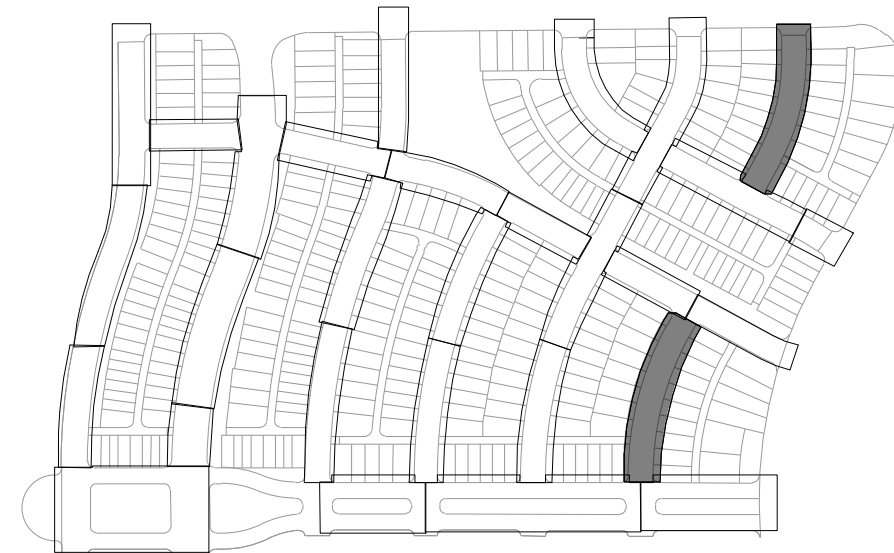
| | |
|-----|--------------------------------|
| MLJ | Mother Lode® Juniper |
| JA2 | Alpine Carpet Juniper |
| JUB | Blue Chip Juniper |
| JW | Blue Rug Juniper |
| CL | Broom |
| BJ | Buffalo Juniper |
| EC | Purple-leaf Winter Creeper |
| PC2 | Valley Cushion Mugo Pine |
| BI | Wintergreen Littleleaf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

SYMBOL COMMON NAME

GROUND COVERS

| |
|-----------------|
| 3/8" Pea Gravel |
|-----------------|

KEYMAP



ENGINEERING:

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
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) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

| NO. | REVISION DESCRIPTION | DATE | BY |
|-----|----------------------|------|----|
| 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

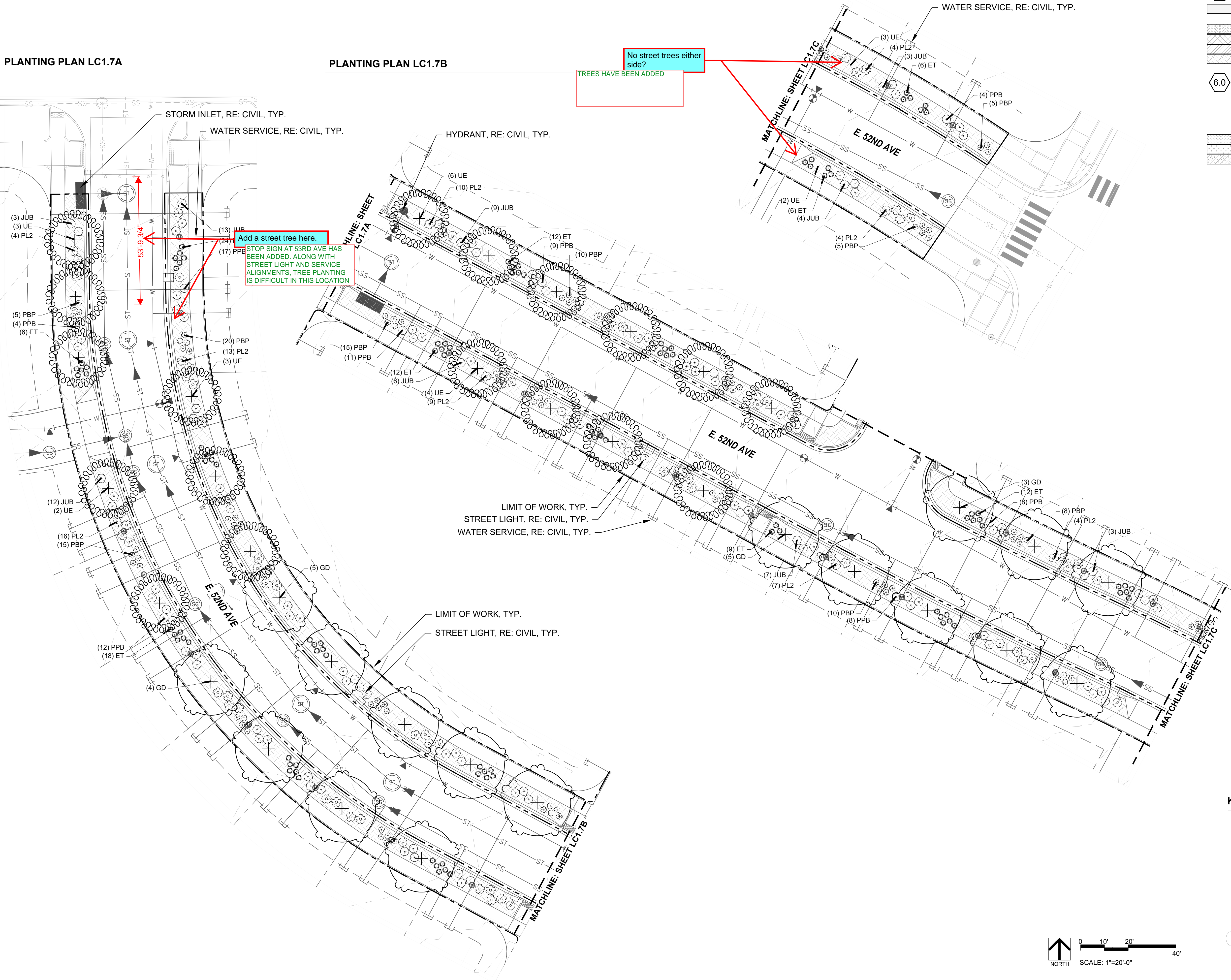
CURBSIDE
PLANTING PLAN

LC1.6

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) |
| 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 |
| GL | Greenspire Littleleaf Linden |
| SJ | Japanese Pagodatre |
| 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 |

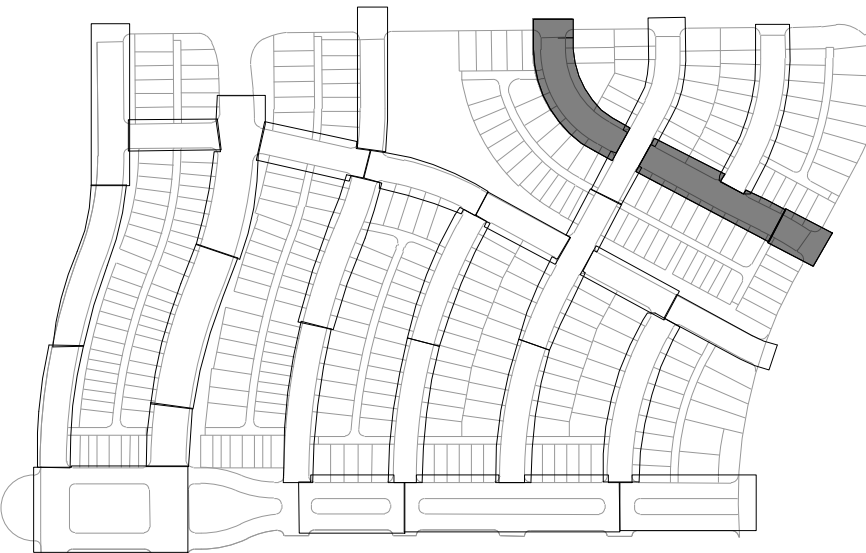
| DECIDUOUS SHRUBS | |
|------------------|------------------------------------|
| CA2 | Arctic Fire Dogwood |
| RAA | Autumn Amber Sumac |
| CD | Blue Mist Shrub |
| BSP | Common Bluebeard Spirea |
| CPB | Crimson Pygmy Barberry |
| ES | Dwarf Blue Rabbitbrush |
| PL2 | Dwarf Ninebark |
| RXN | Flower Carpet Red Groundcover Rose |
| RG | Gro-Low Fragrant Sumac |
| SC | Hancock Chenaunt 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 |

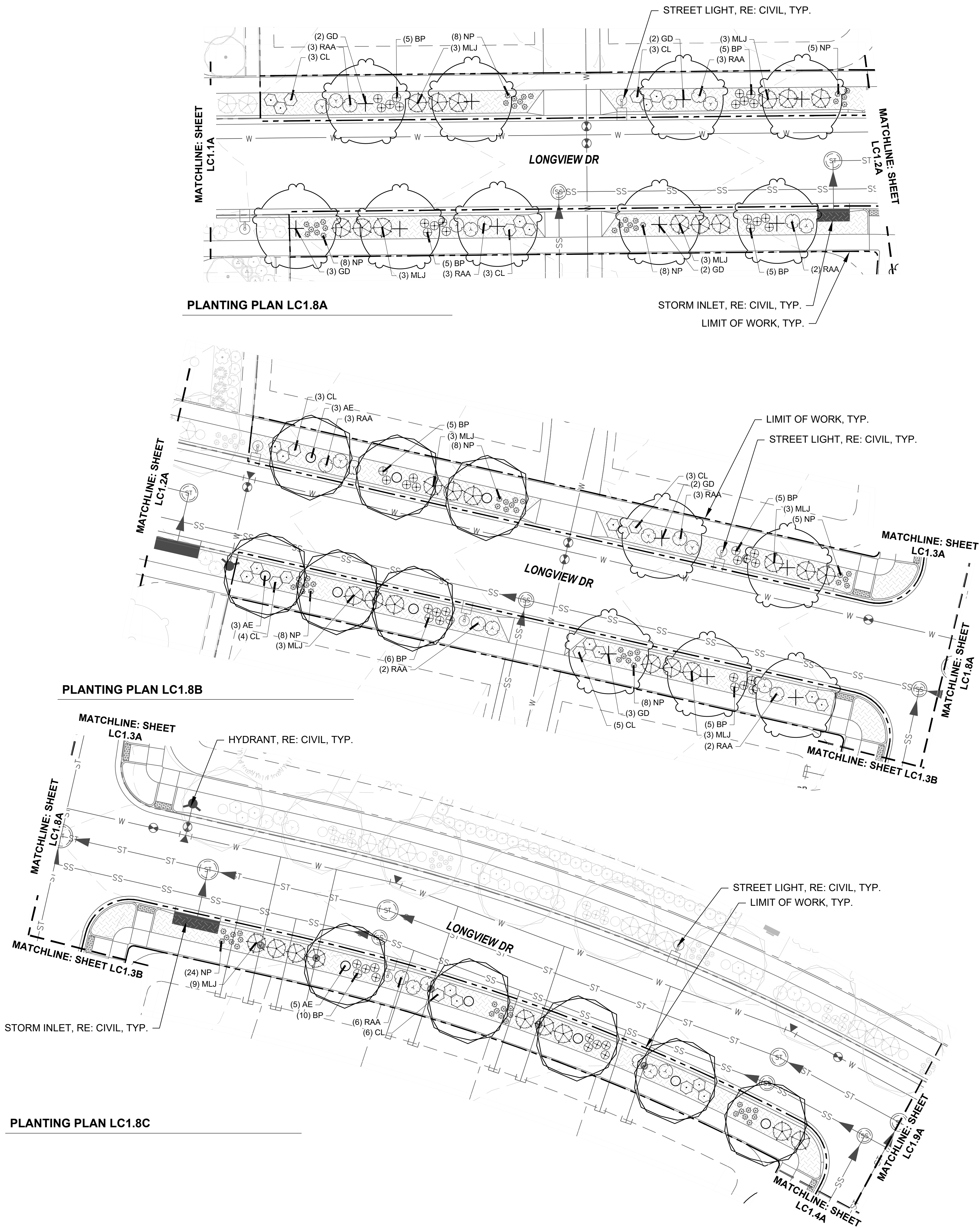
KEYMAP



| REVISIONS: | |
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| NO. | REVISION DESCRIPTION |
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| 8. | |

SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE



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 |
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| ORNAMENTAL GRASSES | |
|--------------------|----------------------------------|
| BB | Blonde Ambition Blue Grama |
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| 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 |

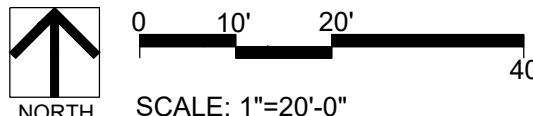
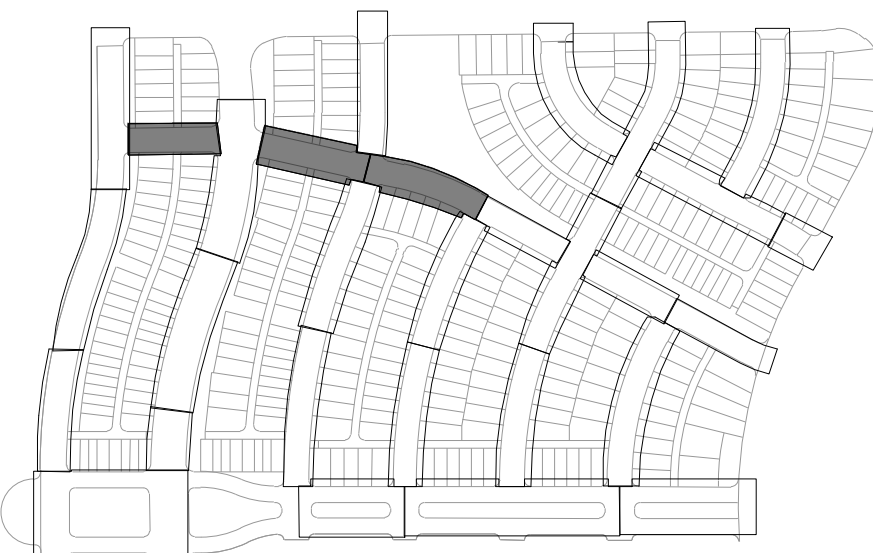
| DECIDUOUS SHRUBS | |
|------------------|------------------------------------|
| CA2 | Arctic Fire Dogwood |
| RAA | Autumn Amber Sumac |
| CD | Blue Mist Shrub |
| BSP | Common Bluebeard Spirea |
| CPB | Crimson Pygmy Barberry |
| ES | Dwarf Blue Rabbitbrush |
| PL2 | Dwarf Ninebark |
| RXN | Flower Carpet Red Groundcover Rose |
| RG | 1-2T, 2-3W |
| RG | Gro-Low Fragrant Sumac |
| SC | Hancock Chenaunt Coralberry |
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| SO | Western Snowberry |

| EVERGREEN SHRUBS | |
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| MLJ | 'Mother Lode' Juniper |
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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. | REVISION DESCRIPTION |
| 1. | |
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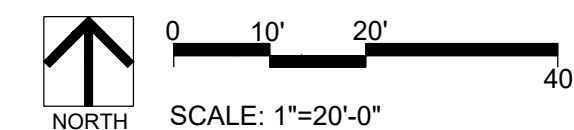
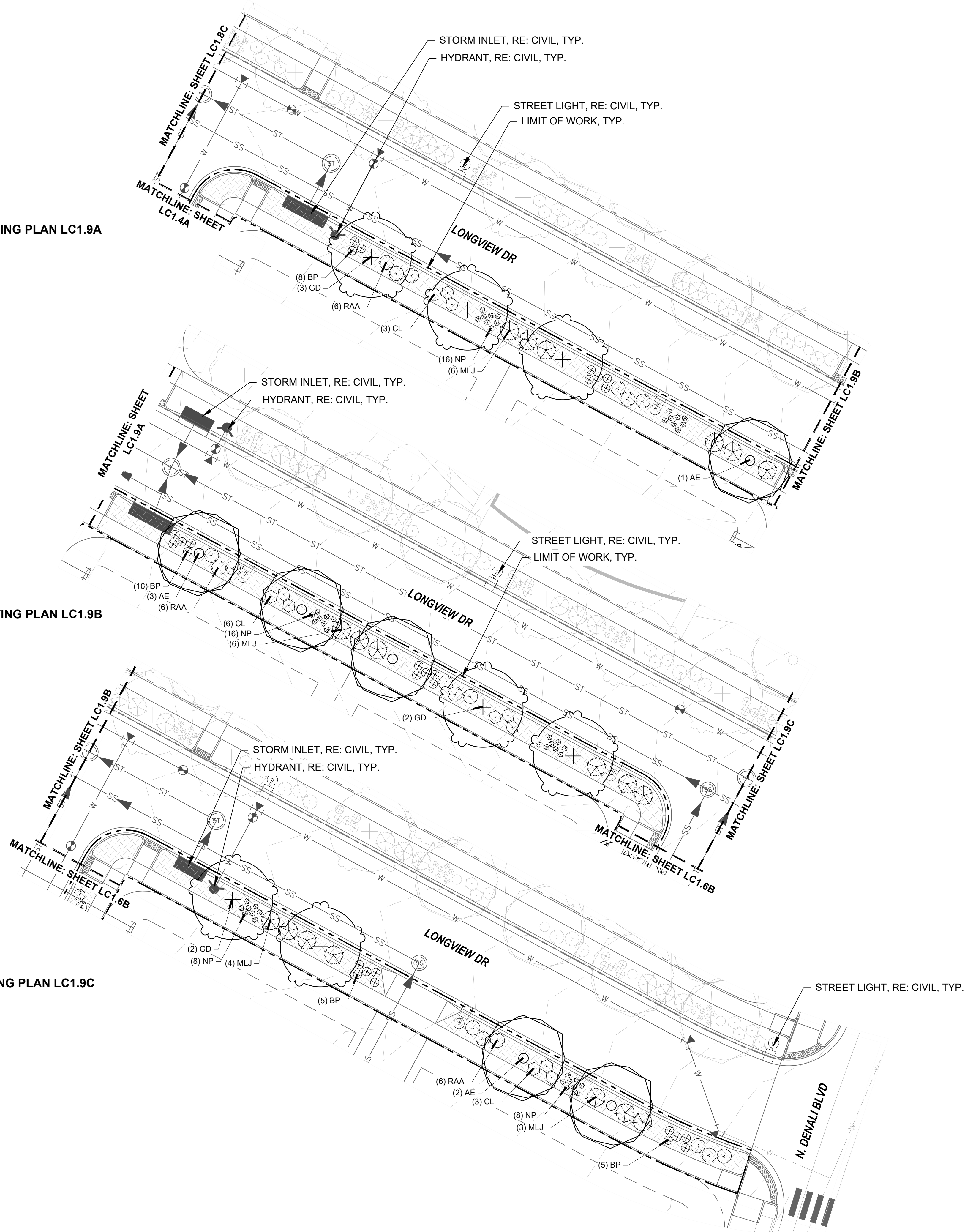
SHEET INFO:

WINDLER MIDTOWN 100% CONSTRUCTION DOCUMENTS BUILDER CURBSIDE LANDSCAPE

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) |
| 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 |
| 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 Chenaunt 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

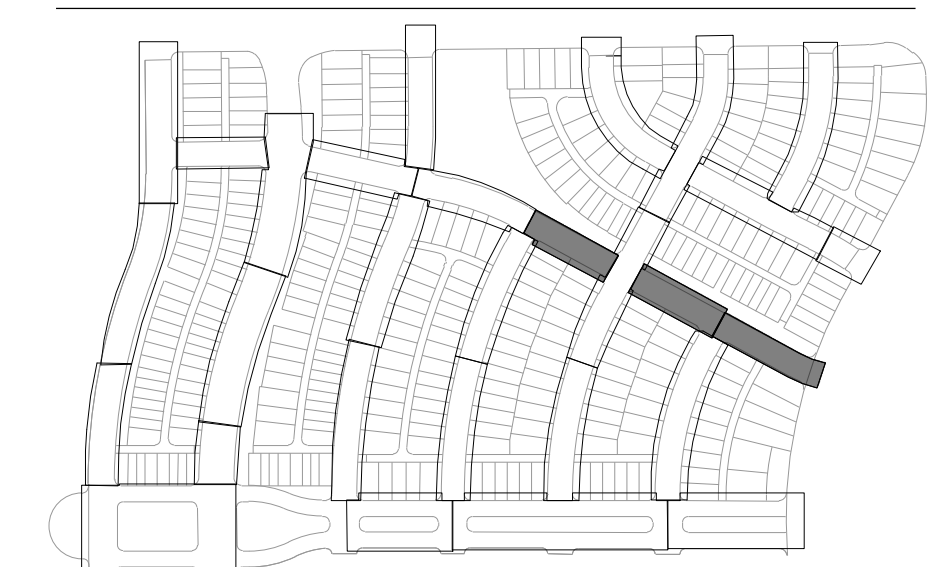
| | |
|-----|--------------------------------|
| MLJ | Mother Lode® Juniper |
| JA2 | Alpine Carpet Juniper |
| JUB | Blue Chip Juniper |
| JW | Blue Rug Juniper |
| CL | Broom |
| BJ | Buffalo Juniper |
| EC | Purple-leaf Winter Creeper |
| PC2 | Valley Cushion Mugo Pine |
| BI | Wintergreen Littleleaf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

SYMBOL COMMON NAME

GROUND COVERS

| | |
|--|-----------------|
| | 3/8" Pea Gravel |
|--|-----------------|

KEYMAP



ENGINEERING:

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

LAND PLANNING:



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. 360
CENTENNIAL CO 80112
PHONE: (303) 786-9900
EMAIL: CHRIS@FELLOWSCOS.COM

REVISIONS:

| NO. | REVISION DESCRIPTION | DATE | BY |
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SHEET INFO:

WINDLER MIDTOWN 100% CONSTRUCTION DOCUMENTS BUILDER CURBSIDE LANDSCAPE

DRAWN BY:

PCS STAFF

DESIGNED BY:

PCS STAFF

SCALE:

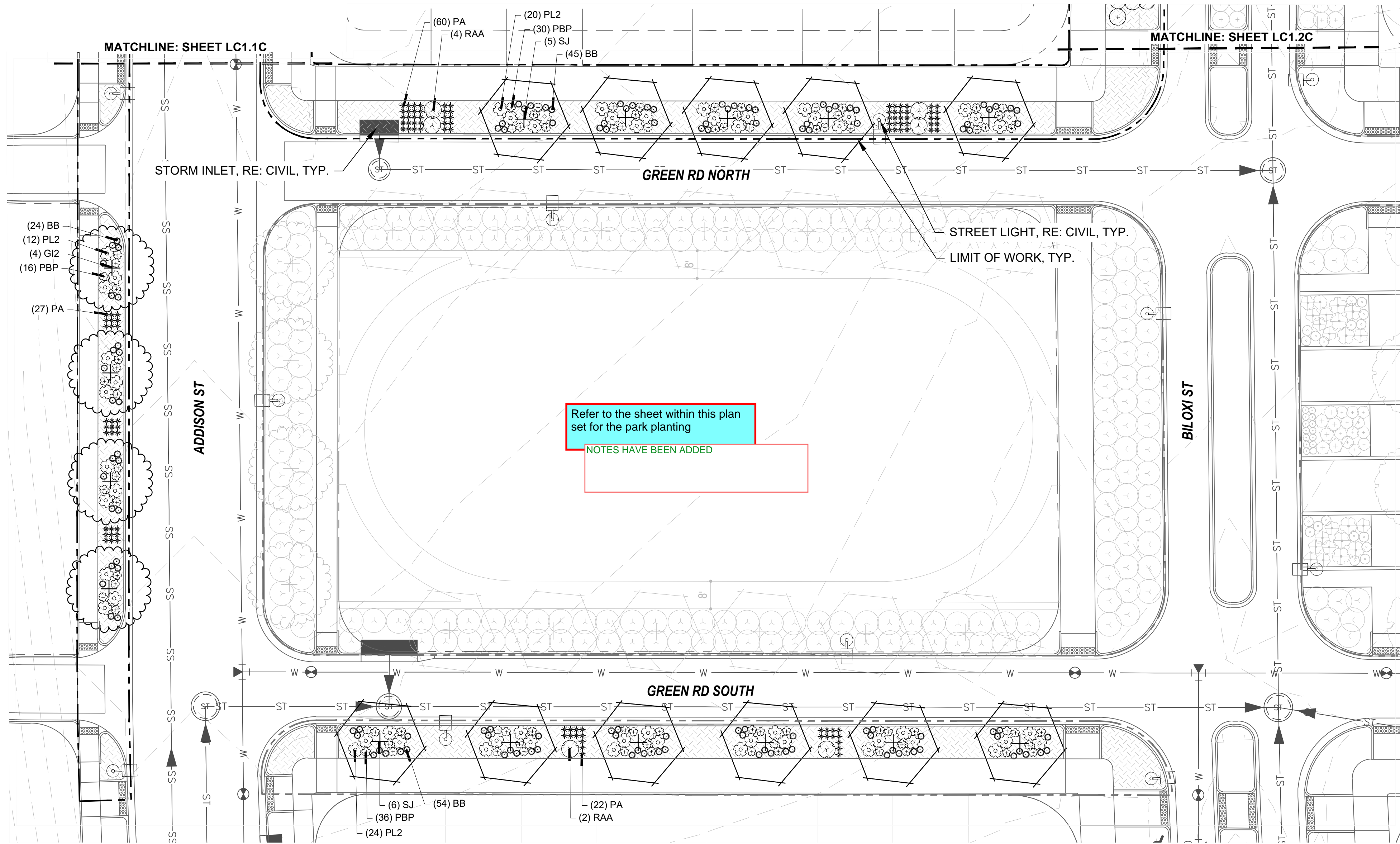
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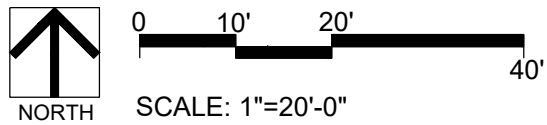
11/15/2024

CURBSIDE
PLANTING PLAN

LC1.9



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 |
| GL | Greenspire Littleleaf Linden |
| SJ | Japanese Pagodatre |
| 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 |

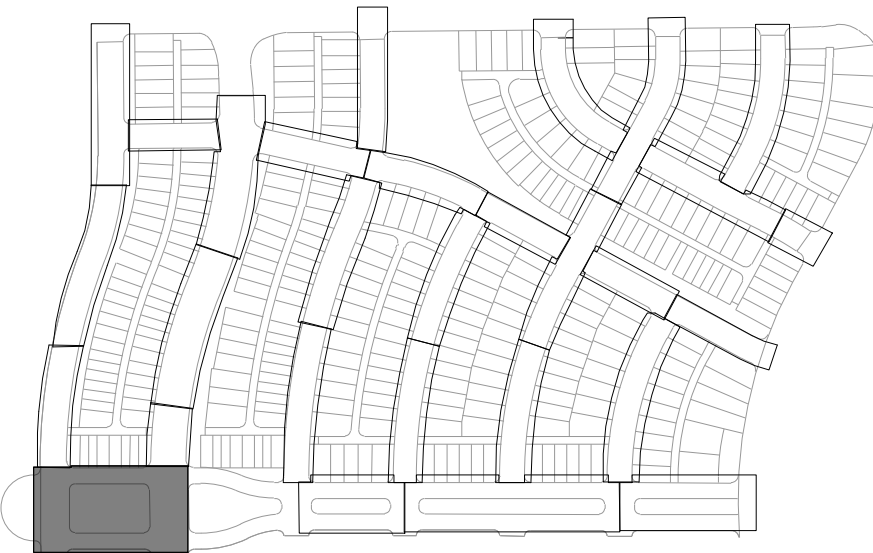
| DECIDUOUS SHRUBS | |
|------------------|------------------------------------|
| CA2 | Arctic Fire Dogwood |
| RAA | Autumn Amber Sumac |
| CD | Blue Mist Shrub |
| BSP | Common Bluebeard Spirea |
| CPB | Crimson Pygmy Barberry |
| ES | Dwarf Blue Rabbitbrush |
| PL2 | Dwarf Ninebark |
| RXN | Flower Carpet Red Groundcover Rose |
| | 1-2T, 2-3W |
| RG | Gro-Low Fragrant Sumac |
| SC | Hancock Chennault 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 |

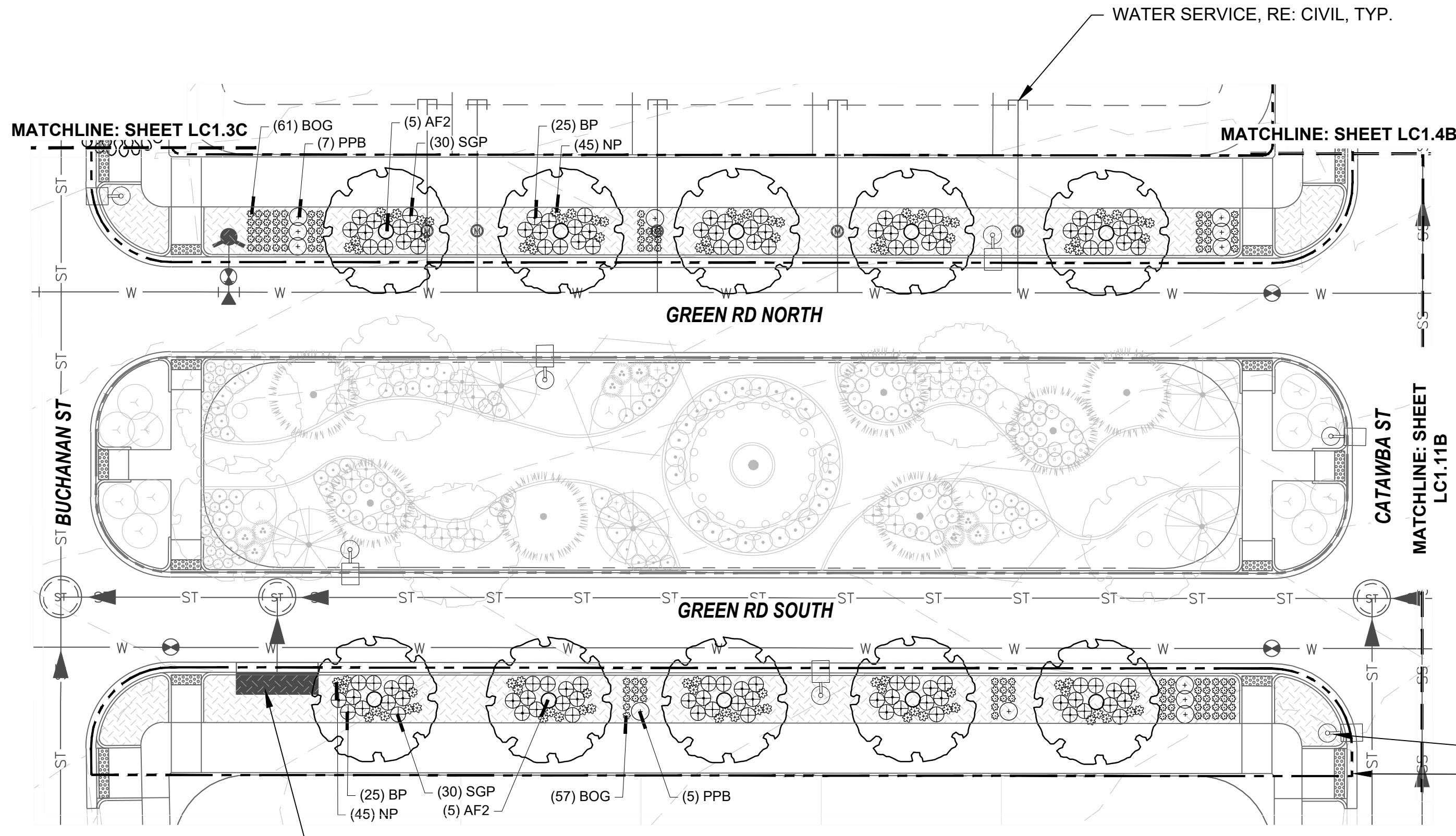
KEYMAP



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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE



PLANTING PLAN LC1.11A

PLANT SCHEDULE

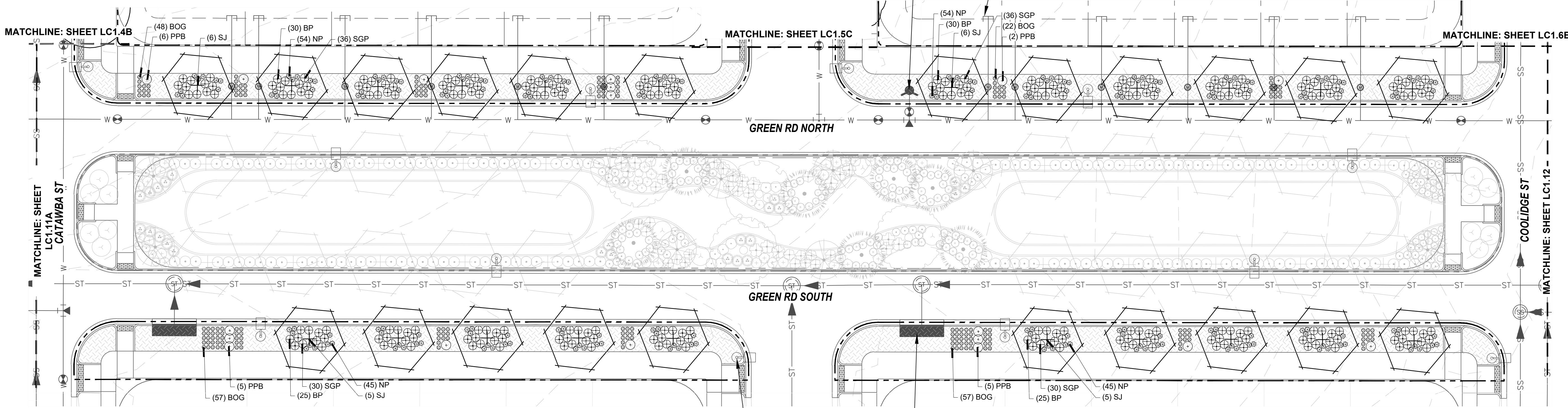
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| DECIDUOUS TREES | | EVERGREEN SHRUBS | |
| QBO | Buckley Oak | MLJ | "Mother Lode" Juniper |
| CO | Common Hackberry | JA2 | Alpine Carpet Juniper |
| UE | Emerald Sunshine Elm | JUB | Blue Chip Juniper |
| AE | Frontier Elm | JW | Blue Rug Juniper |
| GL | Greenspire Littleleaf Linden | CL | Broom |
| SJ | Japanese Pagodatree | BJ | Buffalo Juniper |
| GD | Kentucky Coffeetree | EC | Purple-leaf Winter Creeper |
| CS | Northern Catalpa | PC2 | Valley Cushion Mugo Pine |
| TR | Redmond American Linden | BI | Wintergreen Littleleaf Boxwood |
| AF2 | Redpointe® Maple | | |
| GI2 | Skyline Thornless Honey Locust | | |
| UP2 | Triumph Elm | | |
| ORNAMENTAL GRASSES | | SYMBOL COMMON NAME | |
| 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 Ovaton Little Bluestem | | |
| DECIDUOUS SHRUBS | | GROUND COVERS | |
| CA2 | Arctic Fire Dogwood | | 3/8" Pea Gravel |
| 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 | Gro-Low Fragrant Sumac | | |
| SC | Hancock Chenaault Coralberry | | |
| FJ | 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 | | |

KEYNOTES

| | | |
|-----|--------------------------------|-----------|
| 1.0 | 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 | 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 | - |

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

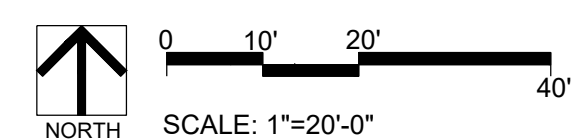
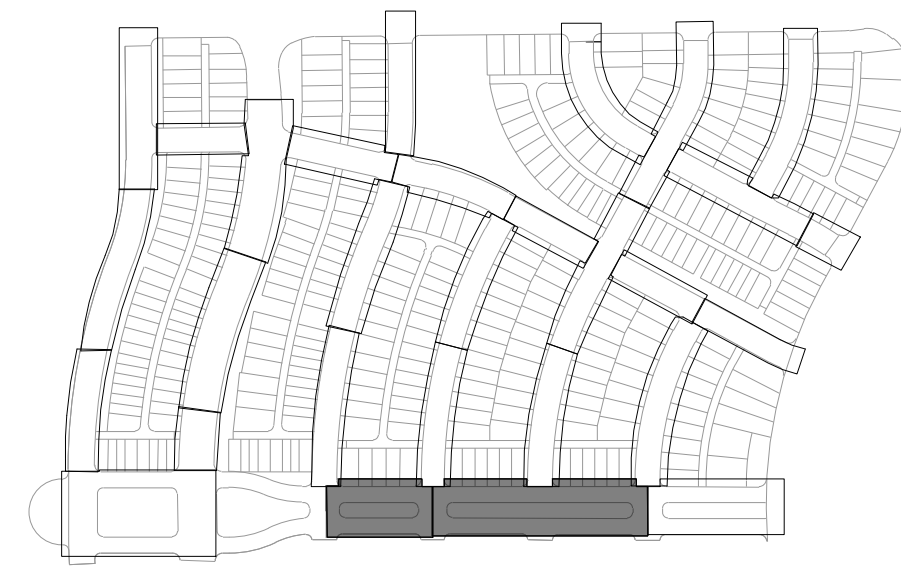
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WATER SERVICE, RE: CIVIL, TYP.



PLANTING PLAN LC1.11B

STORM INLET, RE: CIVIL, TYP.
STREET LIGHT, RE: CIVIL, TYP.

KEYMAP



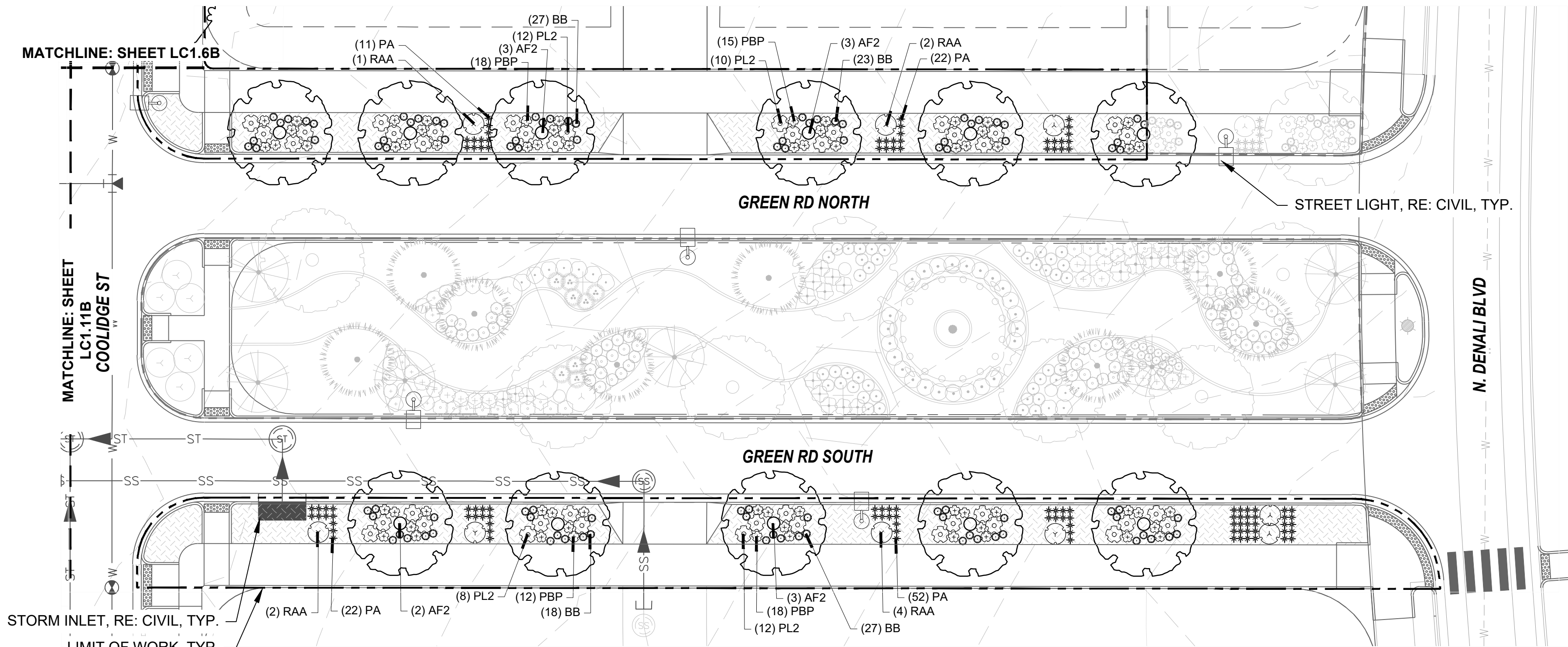
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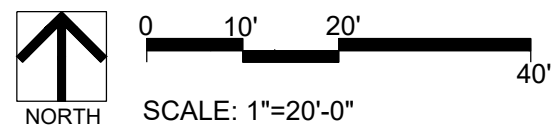
WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE

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

CURBSIDE
PLANTING PLAN



PLANTING PLAN LC1.12



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 |

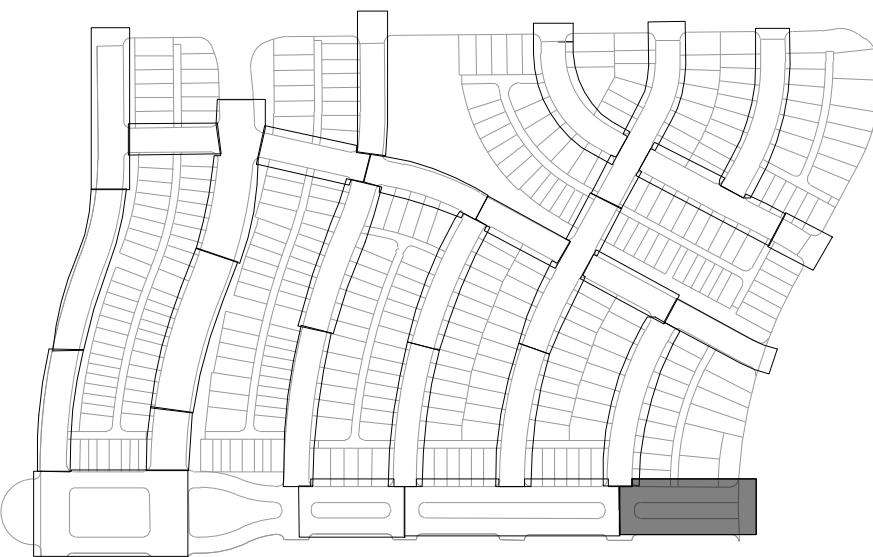
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| DECIDUOUS SHRUBS | |
| CA2 | Arctic Fire Dogwood |
| RAA | Autumn Amber Sumac |
| CD | Blue Mist Shrub |
| BSP | Common Bluebeard Spirea |
| CPB | Crimson Pygmy Barberry |
| ES | Dwarf Blue Rabbitbrush |
| PL2 | Dwarf Ninebark |
| RXN | Flower Carpet Red Groundcover Rose |
| RG | 1-2T, 2-3W |
| RG | Gro-Low Fragrant Sumac |
| SC | Hancock Chenaunt 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 |

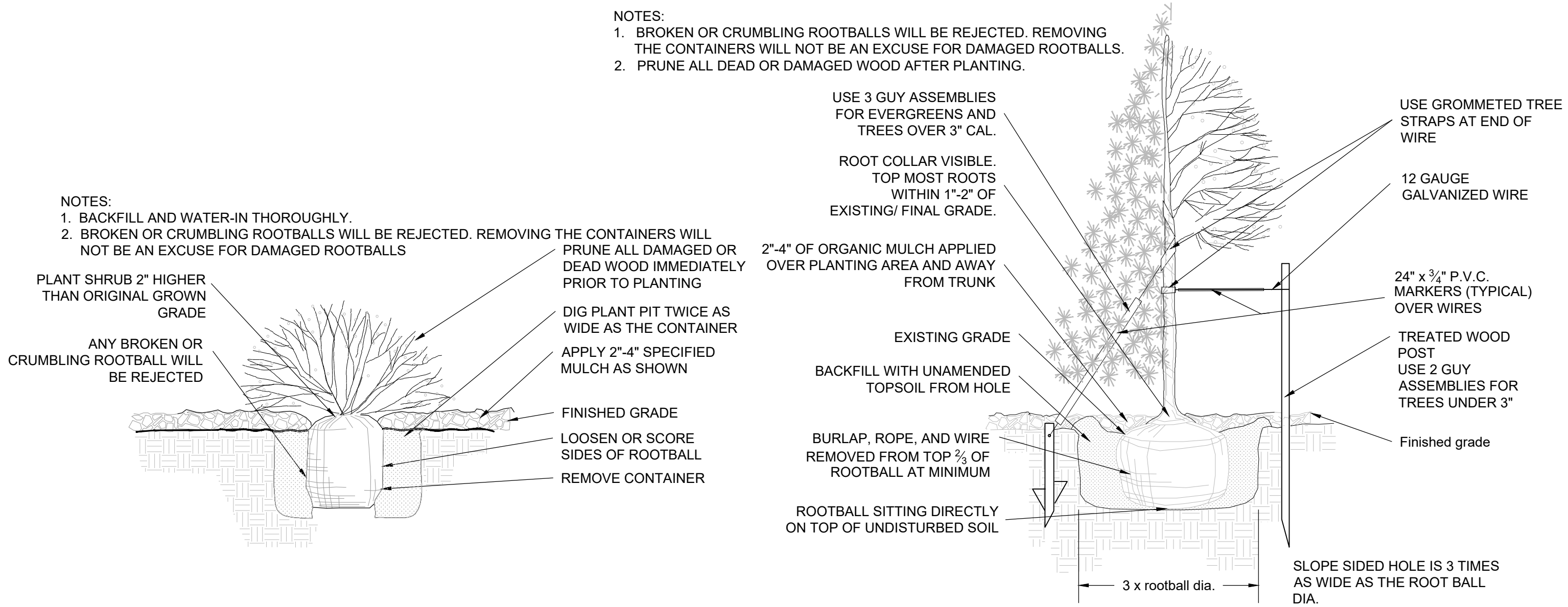
KEYMAP



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SHEET INFO:

WINDLER MIDTOWN
100% CONSTRUCTION DOCUMENTS
BUILDER CURBSIDE LANDSCAPE



- 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. RESETING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WIL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

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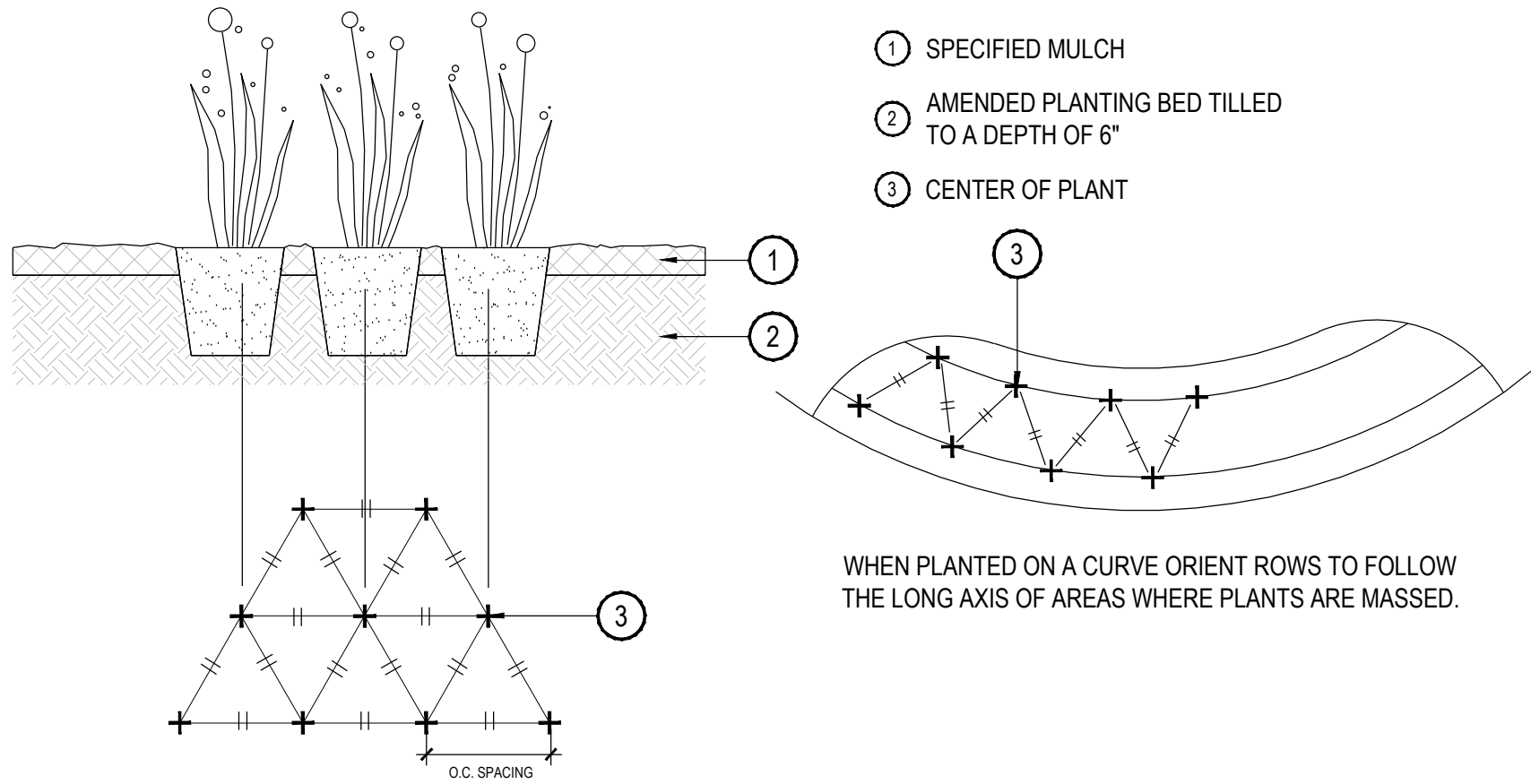
SHRUB PLANTING

SCALE: NTS

2

TREE PLANTING

SCALE: NTS



3

PERENNIAL OR GRASS PLANTING

SCALE: NTS

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